

# RETREAT AT TIMBERRIDGE FILING NO. 1

## COUNTY OF EL PASO, STATE OF COLORADO

# CONSTRUCTION DRAWINGS

AUGUST 2019

### GENERAL CONSTRUCTION NOTES:

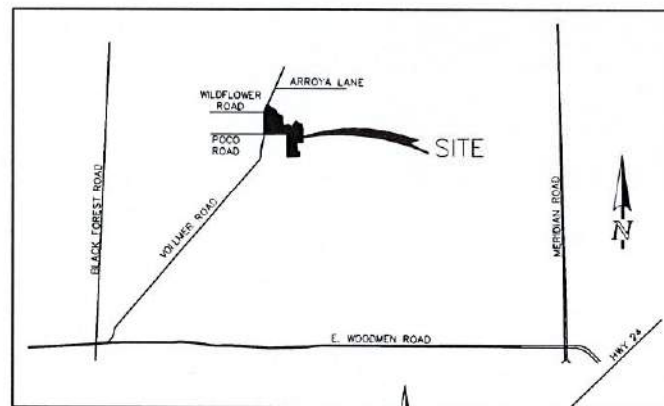
1. THE LOCATION OF EXISTING UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY AND MAY NOT INCLUDE ALL UTILITIES. THE EXCAVATION CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK. THE CONTRACTOR AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY HIS FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UTILITIES.
2. BEFORE COMMENCING ANY EXCAVATION, CALL 1-800-922-1987 FOR EXISTING UTILITY LOCATIONS.
3. THE CONTRACTOR WILL TAKE THE NECESSARY PRECAUTIONS TO PROTECT EXISTING UTILITIES FROM DAMAGE DUE TO THIS OPERATION. ANY DAMAGE TO THE UTILITIES WILL BE REPAIRED AT THE CONTRACTOR'S EXPENSE, AND ANY SERVICE DISRUPTION WILL BE SETTLED BY THE CONTRACTOR.
4. ALL BACKFILL, SUB-BASE AND/OR BASE COURSE (CLASS 6) MATERIAL SHALL BE COMPACTED TO THE SOILS ENGINEER'S RECOMMENDATIONS, AND APPROVED BY EL PASO COUNTY PLANNING AND COMMUNITY DEVELOPMENT (PCD).
5. ALL STATIONING IS CENTERLINE UNLESS OTHERWISE INDICATED. ALL ELEVATIONS ARE CENTERLINE UNLESS OTHERWISE INDICATED.
6. THE CONTRACTOR SHALL REVEGETATE ALL DISTURBED AREAS AS SOON AS POSSIBLE AND EROSION CONTROL SHALL BE INSTALLED AND MAINTAINED IN A FUNCTIONAL MANNER AT ALL TIMES. DEVELOPER RESPONSIBLE FOR MAINTAINING DISTURBED AREAS UNTIL REVEGETATION IS COMPLETE.
7. ALL DISTURBED PAVEMENT EDGES SHALL BE CUT TO NEAT LINES. REPAIR SHALL CONFORM TO THE EPC ECM APPENDIX K - 1.2C.
8. ADDITIONAL EROSION CONTROL STRUCTURES MAY BE REQUIRED AT THE TIME OF CONSTRUCTION.
9. BUILDING CONTRACTORS WILL BE RESPONSIBLE FOR CONSTRUCTING POSITIVE DRAINAGE AWAY FROM ALL STRUCTURES.
10. ASPHALT THICKNESS AND BASE COURSE THICKNESS (COMPACTED) FOR ROADS SHALL BE PER DESIGN REPORT BY OWNER'S GEOTECHNICAL ENGINEER. OWNER'S GEOTECHNICAL ENGINEER TO BE ON SITE AT TIME OF ROAD CONSTRUCTION TO EVALUATE SOIL CONDITIONS AND DETERMINE IF ADDITIONAL MEASURES ARE NECESSARY TO ASSURE STABILITY OF THE NEW ROADS. PAVEMENT DESIGN SHALL BE APPROVED BY PLANNING AND COMMUNITY DEVELOPMENT PRIOR TO CONSTRUCTION.
11. THE CONTRACTOR SHALL REVEGETATE ALL DISTURBED AREAS WITHIN 31 DAYS OF SUBSTANTIAL GRADING COMPLETION. EROSION CONTROL SHALL BE INSTALLED AND MAINTAINED IN A FUNCTIONAL MANNER AT ALL TIMES. DEVELOPER IS RESPONSIBLE FOR MAINTAINING DISTURBED AREAS UNTIL REVEGETATION IS COMPLETE.
12. TYPE M RIP-RAP WITH 4" OF TYPE II GRANULAR BEDDING AND WRAP 180N OR EQUAL MAY BE SUBSTITUTED WHERE TYPE L RIP-RAP WITH WRAP 700 OR EQUAL IS SPECIFIED.
13. ALL MATERIALS AND INSTALLATION PROCEDURES SHALL BE IN COMPLIANCE WITH ANY AND ALL APPLICABLE EL PASO COUNTY STANDARDS.

### STANDARD NOTES FOR EL PASO COUNTY CONSTRUCTION PLANS:

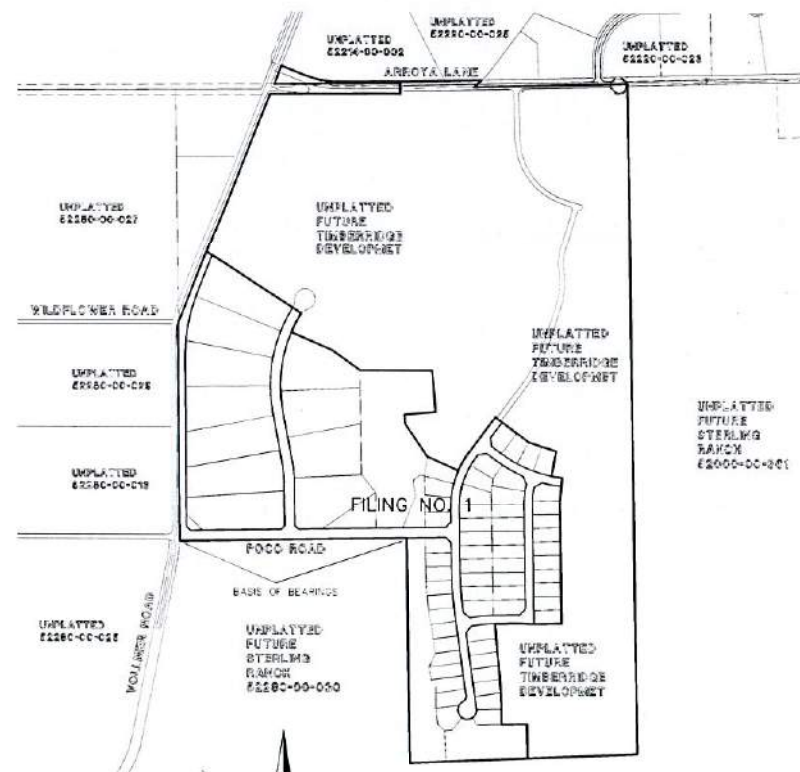
1. ALL DRAINAGE AND ROADWAY CONSTRUCTION SHALL MEET THE STANDARDS AND SPECIFICATIONS OF THE CITY OF COLORADO SPRINGS/EL PASO COUNTY DRAINAGE CRITERIA MANUAL, VOLUMES 1 AND 2, AND THE EL PASO COUNTY ENGINEERING CRITERIA MANUAL.
2. CONTRACTOR SHALL BE RESPONSIBLE FOR THE NOTIFICATION AND FIELD NOTIFICATION OF ALL EXISTING UTILITIES, WHETHER SHOWN ON THE PLANS OR NOT, BEFORE BEGINNING CONSTRUCTION. LOCATION OF EXISTING UTILITIES SHALL BE VERIFIED BY THE CONTRACTOR PRIOR TO CONSTRUCTION. CALL 811 TO CONTACT THE UTILITY NOTIFICATION CENTER OF COLORADO (UNCC).
3. CONTRACTOR SHALL KEEP A COPY OF THESE APPROVED PLANS, THE GRADING AND EROSION CONTROL PLAN, THE STORMWATER MANAGEMENT PLAN (SWMP), THE SOILS AND GEOTECHNICAL REPORT, AND THE APPROPRIATE DESIGN AND CONSTRUCTION STANDARDS AND SPECIFICATIONS AT THE JOB SITE AT ALL TIMES, INCLUDING THE FOLLOWING:
  - a. EL PASO COUNTY ENGINEERING CRITERIA MANUAL (ECM)
  - b. CITY OF COLORADO SPRINGS/EL PASO COUNTY DRAINAGE CRITERIA MANUAL, VOLUMES 1 AND 2
  - c. COLORADO DEPARTMENT OF TRANSPORTATION (CDOT) STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION
  - d. CDOT M & S STANDARDS
4. NOTWITHSTANDING ANYTHING DEPICTED IN THESE PLANS IN WORDS OR GRAPHIC REPRESENTATION, ALL DESIGN AND CONSTRUCTION RELATED TO ROADS, STORM DRAINAGE AND EROSION CONTROL SHALL CONFORM TO THE STANDARDS AND REQUIREMENTS OF THE MOST RECENT VERSION OF THE RELEVANT ADOPTED EL PASO COUNTY STANDARDS INCLUDING THE LAND DEVELOPMENT CODE, THE ENGINEERING CRITERIA MANUAL, THE DRAINAGE CRITERIA MANUAL, AND THE DRAINAGE CRITERIA MANUAL VOLUME 2. ANY DEVIATIONS FROM REGULATIONS AND STANDARDS MUST BE REQUESTED, AND APPROVED, IN WRITING. ANY MODIFICATIONS NECESSARY TO MEET CRITERIA AFTER-THE-FACT WILL BE ENTIRELY THE DEVELOPER'S RESPONSIBILITY TO RECTIFY.
5. IT IS THE DESIGN ENGINEER'S RESPONSIBILITY TO ACCURATELY SHOW EXISTING CONDITIONS, BOTH ON-SITE AND OFF-SITE, ON THE CONSTRUCTION PLANS. ANY MODIFICATIONS NECESSARY DUE TO CONFLICTS, OMISSIONS, OR CHANGED CONDITIONS WILL BE ENTIRELY THE DEVELOPER'S RESPONSIBILITY TO RECTIFY.
6. CONTRACTOR SHALL SCHEDULE A PRE-CONSTRUCTION MEETING WITH EL PASO COUNTY PLANNING AND COMMUNITY DEVELOPMENT - INSPECTIONS, PRIOR TO STARTING CONSTRUCTION.
7. IT IS THE CONTRACTOR'S RESPONSIBILITY TO UNDERSTAND THE REQUIREMENTS OF ALL JURISDICTIONAL AGENCIES AND TO OBTAIN ALL REQUIRED PERMITS, INCLUDING BUT NOT LIMITED TO EL PASO COUNTY EROSION AND STORMWATER QUALITY CONTROL PERMIT (ESQCP), REGIONAL BUILDING FLOODPLAIN DEVELOPMENT PERMIT, U.S. ARMY CORPS OF ENGINEERS-ISSUED 404 AND/OR 404 PERMITS, AND COUNTY AND STATE FUGITIVE DUST PERMITS.
8. CONTRACTOR SHALL NOT DEVIATE FROM THE PLANS WITHOUT FIRST OBTAINING WRITTEN APPROVAL FROM THE DESIGN ENGINEER AND PCD. CONTRACTOR SHALL NOTIFY THE DESIGN ENGINEER IMMEDIATELY UPON DISCOVERY OF ANY ERRORS OR INCONSISTENCIES.
9. ALL STORM DRAIN PIPE SHALL BE CLASS III RCP UNLESS OTHERWISE NOTED AND APPROVED BY PCD.
10. CONTRACTOR SHALL COORDINATE GEOTECHNICAL TESTING PER ECM STANDARDS. PAVEMENT DESIGN SHALL BE APPROVED BY EL PASO COUNTY PCD PRIOR TO PLACEMENT OF CURB AND GUTTER AND PAVEMENT.
11. ALL CONSTRUCTION TRAFFIC MUST ENTER/EXIT THE SITE AT APPROVED CONSTRUCTION ACCESS POINTS.
12. SHORT VISIBILITY TRIANGLES AS IDENTIFIED IN THE PLANS SHALL BE PROVIDED AT ALL INTERSECTIONS. OBSTRUCTIONS GREATER THAN 18 INCHES ABOVE FLOWLINE ARE NOT ALLOWED WITHIN SIGHT TRIANGLES.
13. SIGNING AND STRIPING SHALL COMPLY WITH EL PASO COUNTY DEPARTMENT OF PUBLIC WORKS AND MUTCD CRITERIA.
14. CONTRACTOR SHALL OBTAIN ANY PERMITS REQUIRED BY EL PASO COUNTY DEPARTMENT OF PUBLIC WORKS, INCLUDING WORK WITHIN THE RIGHT-OF-WAY AND SPECIAL TRANSPORT PERMITS.
15. THE LIMITS OF CONSTRUCTION SHALL REMAIN WITHIN THE PROPERTY LINE UNLESS OTHERWISE NOTED. THE OWNER/DEVELOPER SHALL OBTAIN WRITTEN PERMISSION AND EASEMENTS, WHERE REQUIRED, FROM ADJOINING PROPERTY OWNER(S) PRIOR TO ANY OFF-SITE DISTURBANCE, GRADING, OR CONSTRUCTION.

### SIGNING AND STRIPING NOTES:

1. ALL SIGNS AND PAVEMENT MARKINGS SHALL BE IN COMPLIANCE WITH THE CURRENT MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD).
2. REMOVAL OF EXISTING PAVEMENT MARKINGS SHALL BE ACCOMPLISHED BY A METHOD THAT DOES NOT MATERIALLY DAMAGE THE PAVEMENT. THE PAVEMENT MARKINGS SHALL BE REMOVED TO THE EXTENT THAT THEY WILL NOT BE VISIBLE UNDER DAY OR NIGHT CONDITIONS. AT NO TIME WILL IT BE ACCEPTABLE TO PAINT OVER EXISTING PAVEMENT MARKINGS.
3. ANY DEVIATION FROM THE STRIPING AND SIGNING PLAN SHALL BE APPROVED BY EL PASO COUNTY PLANNING AND COMMUNITY DEVELOPMENT.
4. ALL SIGNS SHOWN ON THE SIGNING AND STRIPING PLAN SHALL BE NEW SIGNS. EXISTING SIGNS MAY REMAIN OR BE REUSED IF THEY MEET CURRENT EL PASO COUNTY AND MUTCD STANDARDS.
5. STREET NAME AND REGULATORY STOP SIGNS SHALL BE ON THE SAME POST AT INTERSECTIONS.
6. ALL REMOVED SIGNS SHALL BE DISPOSED OF IN A PROPER MANNER BY THE CONTRACTOR.
7. ALL STREET NAME SIGNS SHALL HAVE "T" SERIES LETTERS, WITH LOCAL ROADWAY SIGNS BEING 4" UPPER-LOWER CASE LETTERING ON 8" BLANK AND NON-LOCAL ROADWAY SIGNS BEING 6" LETTERING, UPPER-LOWER CASE ON 12" BLANK, WITH A WHITE BORDER THAT IS NOT RECESSED. MULTI-LANE ROADWAYS WITH SPEED LIMITS OF 40 MPH OR HIGHER SHALL HAVE 8" UPPER-LOWER CASE LETTERING ON 18" BLANK WITH A WHITE BORDER THAT IS NOT RECESSED. THE WIDTH OF THE NON-RECESSED WHITE BORDERS SHALL MATCH PAGE 255 OF THE 2012 MUTCD "STANDARD HIGHWAY SIGNS".
8. ALL TRAFFIC SIGNS SHALL HAVE A MINIMUM HIGH INTENSITY PRISMATIC GRADE SHEETING.
9. ALL LOCAL RESIDENTIAL STREET SIGNS SHALL BE MOUNTED ON A 1.75" X 1.75" SQUARE TUBE SIGN POST AND STUB POST BASE. FOR OTHER APPLICATIONS, REFER TO THE CDOT STANDARD S-514-B REGARDING USE OF THE P2 TUBULAR STEEL POST SLIPBASE DESIGN.
10. ALL SIGNS SHALL BE SINGLE SHEET ALUMINUM WITH 0.100" MINIMUM THICKNESS.
11. ALL LIMIT LINES/STOP LINES, CROSSWALK LINES, PAVEMENT LEGENDS, AND ARROWS SHALL BE A MINIMUM 125 MIL THICKNESS PREFORMED THERMOPLASTIC PAVEMENT MARKINGS WITH TAPERED LEADING EDGES PER CDOT STANDARD S-627-1. WORD AND SYMBOL MARKINGS SHALL BE THE NARROW TYPE. STOP BARS SHALL BE 24" IN WIDTH. CROSSWALKS LINES SHALL BE 12" WIDE AND 8" LONG PER CDOT S-627-1.
12. ALL LONGITUDINAL LINES SHALL BE A MINIMUM 15MIL THICKNESS EPOXY PAINT. ALL NON-LOCAL RESIDENTIAL ROADWAYS SHALL INCLUDE BOTH RIGHT AND LEFT EDGE LINE STRIPING AND ANY ADDITIONAL STRIPING AS REQUIRED BY CDOT S-627-1.
13. THE CONTRACTOR SHALL NOTIFY EL PASO COUNTY PLANNING AND COMMUNITY DEVELOPMENT (719) 520-0819 PRIOR TO AND UPON COMPLETION OF SIGNING AND STRIPING.
14. THE CONTRACTOR SHALL OBTAIN A WORK IN THE RIGHT OF WAY PERMIT FROM THE EL PASO COUNTY DEPARTMENT OF PUBLIC WORKS (DPW) PRIOR TO ANY SIGNAGE OR STRIPING WORK WITHIN AN EXISTING EL PASO COUNTY ROADWAY.



VICINITY MAP  
N.T.S.



SITE MAP  
SCALE: 1" = 500'

### BASIS OF BEARINGS:

THE SOUTH LINE OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 28, TOWNSHIP 12 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN, BEING MONUMENTED AT THE WEST END WHICH IS THE SOUTHWEST CORNER OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 28, BY A 3-1/4" ALUMINUM SURVEYORS CAP STAMPED "ES 10376, 2006" AND AT THE EAST END, WHICH IS A 30" WITNESS CORNER TO THE EAST OF THE EAST QUARTER CORNER OF SAID SECTION 28, BY A 3-1/4" ALUMINUM SURVEYORS CAP STAMPED "ES 10376, 2006", IS ASSUMED TO BEAR S89°08'28"W A DISTANCE OF 1326.68 FEET.

### BENCHMARKS:

BENCHMARK #1: A 3.25 ALUMINUM SURVEYORS CAP STAMPED "WC 30 2006 PLS 10376" LOCATED 50 FEET OF THE EAST QUARTER CORNER OF SECTION 28, TOWNSHIP 12 SOUTH, RANGE 65 WEST OF THE 6TH PRINCIPAL MERIDIAN. ELEVATION = 7168.20

BENCHMARK #2: A 3.25 ALUMINUM SURVEYORS CAP STAMPED "2006 PLS 10376" LOCATED AT THE SOUTHWEST CORNER OF SECTION 28, TOWNSHIP 12 SOUTH, RANGE 65 WEST OF THE 6TH PRINCIPAL MERIDIAN. ELEVATION = 7141.36

### AGENCIES:

- OWNER/DEVELOPER: TIMBERRIDGE DEVELOPMENT GROUP, LLC  
6365 CORPORATE DRIVE, SUITE 200  
COLORADO SPRINGS, CO 80919  
MR. LOREN J. MORELAND, (719) 592-9333
- CIVIL ENGINEER: CLASSIC CONSULTING ENGINEERS & SURVEYORS  
619 N. CASCADE AVENUE, SUITE 200  
COLORADO SPRINGS, COLORADO 80903  
MR. MARC A. WHORTON, P.E. (719) 785-2802
- COUNTY ENGINEERING: EL PASO COUNTY PLANNING AND COMMUNITY DEVELOPMENT  
2880 INTERNATIONAL CIRCLE, SUITE 110  
COLORADO SPRINGS, COLORADO 80910  
MR. JEFF RICE (719) 520-7877
- GAS COMPANY: BLACKHILLS ENERGY  
37 WIDEFIELD BOULEVARD  
WIDEFIELD, COLORADO 80511  
MR. GEORGE M. PETERSON, (719) 392-3481
- ELECTRIC COMPANY: MOUNTAIN VIEW ELECTRIC  
P.O. BOX 1600  
LIMON, COLORADO 80826  
MR. LES ULFERS, (719) 495-2283
- FIRE DISTRICT: BLACK FOREST FIRE PROTECTION DISTRICT  
11445 TEACHOUT ROAD  
COLORADO SPRINGS, CO 80908  
CHIEF BRYAN JACK, (719) 495-4300
- TELEPHONE COMPANY: CENTURY LINK  
(LOCATORS) 811  
AT & T  
(LOCATORS) 811

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### APPROVALS:

#### DESIGN ENGINEER'S STATEMENT:

THESE DETAILED PLANS AND SPECIFICATIONS WERE PREPARED UNDER MY DIRECTION AND SUPERVISION. SAID PLANS AND SPECIFICATIONS HAVE BEEN PREPARED ACCORDING TO THE CRITERIA ESTABLISHED BY THE COUNTY FOR DETAILED ROADWAY, DRAINAGE, GRADING AND EROSION CONTROL PLANS AND SPECIFICATIONS, AND SAID PLANS AND SPECIFICATIONS ARE IN CONFORMITY WITH APPLICABLE MASTER DRAINAGE PLANS AND MASTER TRANSPORTATION PLANS. SAID PLANS AND SPECIFICATIONS MEET THE PURPOSES FOR WHICH THE PARTICULAR ROADWAY AND DRAINAGE FACILITIES ARE DESIGNED AND ARE CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. I ACCEPT RESPONSIBILITY FOR ANY LIABILITY DIRECTLY CAUSED BY THE NEGLIGENCE, ACTS, ERRORS, OR OMISSIONS ON MY PART IN PREPARATION OF THESE DETAILED PLANS AND SPECIFICATIONS.

MARC A. WHORTON, COLORADO P.E. #37155  
FOR AND ON THE BEHALF OF CLASSIC CONSULTING ENGINEERS & SURVEYORS

6/9/2020  
DATE

#### OWNER/DEVELOPER'S STATEMENT:

I, THE OWNER/DEVELOPER HAVE READ AND WILL COMPLY WITH THE REQUIREMENTS OF THE EROSION CONTROL PLAN AND AS SPECIFIED IN THESE DETAILED PLANS AND SPECIFICATIONS.

*Loren J. Moreland*  
LOREN J. MORELAND

6/9/2020  
DATE

#### EL PASO COUNTY:

COUNTY PLAN REVIEW IS PROVIDED ONLY FOR GENERAL CONFORMANCE WITH COUNTY DESIGN CRITERIA. THE COUNTY IS NOT RESPONSIBLE FOR THE ACCURACY AND ADEQUACY OF THE DESIGN, DIMENSIONS, AND/OR ELEVATIONS WHICH SHALL BE CONFIRMED AT THE JOB SITE. THE COUNTY THROUGH THE APPROVAL OF THIS DOCUMENT ASSUMES NO RESPONSIBILITY FOR COMPLETENESS AND/OR ACCURACY OF THIS DOCUMENT.

FILED IN ACCORDANCE WITH THE REQUIREMENTS OF THE EL PASO COUNTY LAND DEVELOPMENT CODE, DRAINAGE CRITERIA MANUAL, VOLUMES 1 AND 2 AND ENGINEERING CRITERIA MANUAL AS AMENDED.  
IN ACCORDANCE WITH WITH ECM SECTION 1.12, THESE CONSTRUCTION DOCUMENTS WILL BE VALID FOR CONSTRUCTION FOR A PERIOD OF 2 YEARS FROM THE DATE SIGNED BY THE EL PASO COUNTY ENGINEER. IF CONSTRUCTION HAS NOT STARTED WITHIN THOSE 2 YEARS, THE PLANS WILL NEED TO BE RESUBMITTED FOR APPROVAL, INCLUDING PAYMENT OF REVIEW FEES AT THE PLANNING AND COMMUNITY DEVELOPMENT DIRECTOR'S DISCRETION.

JENNIFER IRVINE, P.E.  
COUNTY ENGINEER / ECM ADMINISTRATOR

DATE  
PCD No. SF-19-009

48 HOURS BEFORE YOU DIG,  
CALL UTILITY LOCATORS  
811  
UTILITY NOTIFICATION CENTER OF COLORADO  
IT'S THE LAW

THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK. THE CONTRACTOR SHALL BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE CAUSED BY HIS FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.

NO.	REVISION	DATE	REVIEW:
1	REVISED PER COUNTY COMMENTS	08-13-19	
2	REVISED PER COUNTY COMMENTS	6-5-20	

PREPARED UNDER MY DIRECT SUPERVISION FOR AND ON BEHALF OF CLASSIC CONSULTING ENGINEERS AND SURVEYORS, LLC

MARC A. WHORTON, COLORADO P.E. #37155

6/9/2020  
DATE

CLASSIC CONSULTING

RETREAT AT TIMBERRIDGE FILING NO. 1 CONSTRUCTION DRAWINGS TITLE SHEET			
DESIGNED BY	MAW	SCALE	DATE 04-05-19
DRAWN BY	MAW	(H) 1" = N/A	SHEET 1 OF 35
CHECKED BY	(V) 1" = N/A	JOB NO.	1165.00

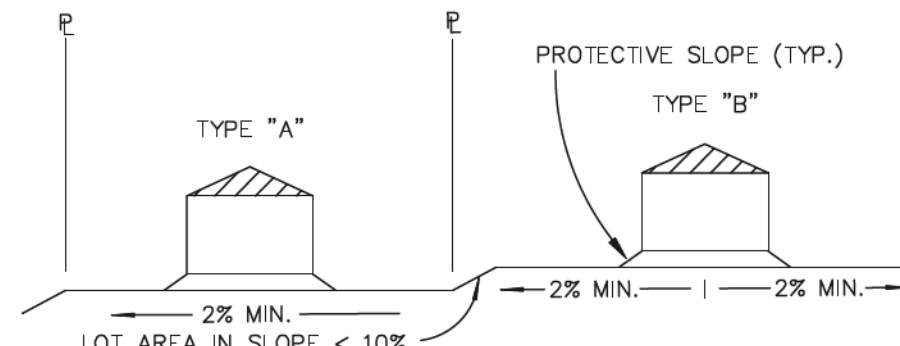


# AS-BUILT

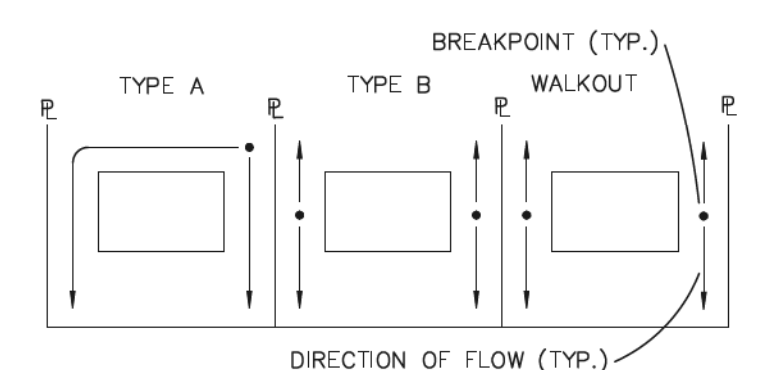
## 1-6-2023

### STANDARD NOTES FOR EL PASO COUNTY GRADING AND EROSION CONTROL PLANS:

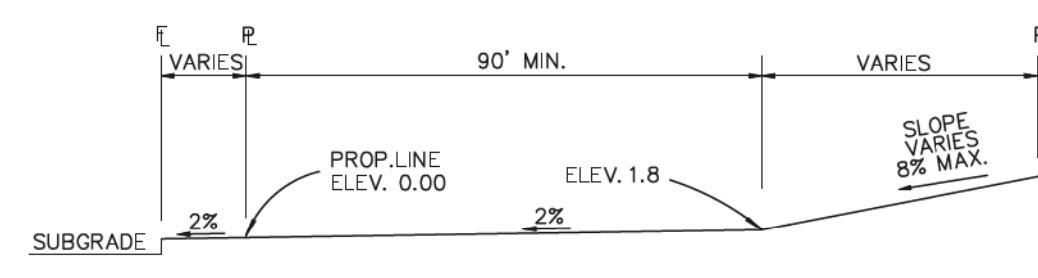
- STORMWATER DISCHARGES FROM CONSTRUCTION SITES SHALL NOT CAUSE OR THREATEN TO CAUSE POLLUTION, CONTAMINATION, OR DEGRADATION OF STATE WATERS. ALL WORK AND EARTH DISTURBANCE SHALL BE DONE IN A MANNER THAT MINIMIZES POLLUTION OF ANY ON-SITE OR OFF-SITE WATERS, INCLUDING WETLANDS.
- NOTWITHSTANDING ANYTHING DEPICTED IN THESE PLANS IN WORDS OR GRAPHIC REPRESENTATION, ALL DESIGN AND CONSTRUCTION RELATED TO ROADS, STORM DRAINAGE AND EROSION CONTROL SHALL CONFORM TO THE STANDARDS AND REQUIREMENTS OF THE MOST RECENT VERSION OF THE RELEVANT ADOPTED EL PASO COUNTY STANDARDS, INCLUDING THE LAND DEVELOPMENT CODE, THE ENGINEERING CRITERIA MANUAL, THE DRAINAGE CRITERIA MANUAL, AND THE DRAINAGE CRITERIA MANUAL VOLUME 2. ANY DEVIATIONS TO REGULATIONS AND STANDARDS MUST BE REQUESTED, AND APPROVED, IN WRITING.
- A SEPARATE STORMWATER MANAGEMENT PLAN (SWMP) FOR THIS PROJECT SHALL BE COMPLETED AND AN EROSION AND STORMWATER QUALITY CONTROL PERMIT (ESQCP) ISSUED PRIOR TO COMMENCING CONSTRUCTION. DURING CONSTRUCTION THE SWMP IS THE RESPONSIBILITY OF THE DESIGNATED QUALIFIED STORMWATER MANAGER OR CERTIFIED EROSION CONTROL INSPECTOR AND SHALL BE LOCATED ON SITE AT ALL TIMES DURING CONSTRUCTION AND SHALL BE KEPT UP TO DATE WITH WORK PROGRESS AND CHANGES IN THE FIELD.
- ONCE THE ESQCP IS APPROVED AND A (NOTICE TO PROCEED) HAS BEEN ISSUED, THE CONTRACTOR MAY INSTALL THE INITIAL STAGE EROSION AND SEDIMENT CONTROL MEASURES AS INDICATED ON THE APPROVED E.C.C. A PRECONSTRUCTION MEETING BETWEEN THE CONTRACTOR, ENGINEER, AND EL PASO COUNTY WILL BE HELD PRIOR TO ANY CONSTRUCTION. IT IS THE RESPONSIBILITY OF THE APPLICANT TO COORDINATE THE MEETING TIME AND PLACE WITH COUNTY STAFF.
- CONTROL MEASURES MUST BE INSTALLED PRIOR TO COMMENCEMENT OF ACTIVITIES THAT MAY CONTRIBUTE POLLUTANTS TO STORMWATER. TEMPORARY SEDIMENT AND EROSION CONTROL MEASURES FOR ALL SLOPES, CHANNELS, DITCHES, OR ANY DISTURBED LAND AREA SHALL BE COMPLETED IMMEDIATELY UPON COMPLETION OF THE DISTURBANCE.
- ALL TEMPORARY SEDIMENT AND EROSION CONTROL MEASURES SHALL BE MAINTAINED AND REMAIN IN EFFECTIVE OPERATING CONDITION UNTIL PERMANENT SOIL EROSION CONTROL MEASURES ARE IMPLEMENTED AND FINAL STABILIZATION IS ESTABLISHED. ALL PERSONS ENGAGED IN LAND DISTURBANCE ACTIVITIES SHALL ASSESS THE ADEQUACY OF CONTROL MEASURES AT THE SITE AND IDENTIFY IF CHANGES TO THOSE CONTROL MEASURES IS NEEDED TO ENSURE THE CONTINUED EFFECTIVE PERFORMANCE OF THE CONTROL MEASURES. ALL CHANGES TO TEMPORARY SEDIMENT AND EROSION CONTROL MEASURES MUST BE INCORPORATED INTO THE STORMWATER MANAGEMENT PLAN.
- TEMPORARY STABILIZATION SHALL BE IMPLEMENTED ON DISTURBED AREAS AND STOCKPILES WHERE GROUND DISTURBING CONSTRUCTION ACTIVITY HAS PERMANENTLY CEASED OR TEMPORARILY CEASED FOR LONGER THAN 14 DAYS.
- FINAL STABILIZATION MUST BE IMPLEMENTED AT ALL APPLICABLE CONSTRUCTION SITES. FINAL STABILIZATION IS ACHIEVED WHEN ALL GROUND DISTURBING ACTIVITIES ARE COMPLETE AND ALL DISTURBED AREAS EITHER HAVE A UNIFORM VEGETATIVE COVER WITH INDIVIDUAL PLAN DENSITY OF 70 PERCENT OF PRE-DISTURBANCE LEVELS ESTABLISHED OR EQUIVALENT PERMANENT ALTERNATIVE STABILIZATION METHOD IS IMPLEMENTED. ALL TEMPORARY SEDIMENT AND EROSION CONTROL MEASURES SHALL BE REMOVED UPON FINAL STABILIZATION AND BEFORE PERMIT CLOSURE.
- ALL PERMANENT STORMWATER MANAGEMENT FACILITIES SHALL BE INSTALLED AS DEFINED IN THE APPROVED PLANS. ANY PROPOSED CHANGES THAT AFFECT THE HYDROLOGY OR HYDRAULICS OF A PERMANENT STORMWATER MANAGEMENT STRUCTURE MUST BE APPROVED BY THE EGM ADMINISTRATOR PRIOR TO IMPLEMENTATION.
- EARTH DISTURBANCES SHALL BE CONDUCTED IN SUCH A MANNER SO AS TO EFFECTIVELY MINIMIZE ACCELERATED SOIL EROSION AND RESULTING SEDIMENTATION. ALL DISTURBANCES SHALL BE DESIGNED, CONSTRUCTED, AND COMPLETED SO THAT THE EXPOSED AREA OF ANY DISTURBED LAND SHALL BE LIMITED TO THE SHORTEST PRACTICAL PERIOD OF TIME. PRE-EXISTING VEGETATION SHALL BE PROTECTED AND MAINTAINED WITHIN 50 HORIZONTAL FEET OF A WATERS OF THE STATE, UNLESS SHOWN TO BE INFEASIBLE AND SPECIFICALLY REQUESTED AND APPROVED.
- COMPACTION OF SOIL MUST BE PREVENTED IN AREAS DESIGNATED FOR INFILTRATION CONTROL MEASURES OR WHERE FINAL STABILIZATION WILL BE ACHIEVED BY VEGETATIVE COVER. AREAS DESIGNATED FOR INFILTRATION CONTROL MEASURES SHALL ALSO BE PROTECTED FROM SEDIMENTATION DURING CONSTRUCTION UNTIL FINAL STABILIZATION IS ACHIEVED. IF COMPACTION PREVENTION IS NOT FEASIBLE DUE TO SITE CONSTRAINTS, ALL AREAS DESIGNATED FOR INFILTRATION AND VEGETATION CONTROL MEASURES MUST BE LOOSENED PRIOR TO INSTALLATION OF THE CONTROL MEASURE(S).
- ANY TEMPORARY OR PERMANENT FACILITY DESIGNED AND CONSTRUCTED FOR THE CONVEYANCE OF STORMWATER AROUND, THROUGH, OR FROM THE EARTH DISTURBANCE AREA SHALL BE A STABILIZED CONVEYANCE DESIGNED TO MINIMIZE EROSION AND THE DISCHARGE OF SEDIMENT OFF SITE.
- CONCRETE WASH WATER SHALL BE CONTAINED AND DISPOSED OF IN ACCORDANCE WITH THE SWMP. NO WASH WATER SHALL BE DISCHARGED TO OR ALLOWED TO RUNOFF TO STATE WATERS, INCLUDING ANY SURFACE OR SUBSURFACE STORM DRAINAGE SYSTEM OR FACILITIES. CONCRETE WASHOUTS SHALL NOT BE LOCATED IN AN AREA WHERE SHALLOW GROUNDWATER MAY BE PRESENT, OR WITHIN 50 FEET OF A SURFACE WATER BODY, CREEK OR STREAM.
- DURING DEWATERING OPERATIONS: UNCONTAMINATED GROUND WATER MAY BE DISCHARGED ON SITE, BUT SHALL NOT LEAVE THE SITE IN THE FORM OF SURFACE RUNOFF UNLESS AN APPROVED STATE DEWATERING PERMIT IS IN PLACE..
- EROSION CONTROL BLANKETING OR OTHER PROTECTIVE COVERING SHALL BE USED ON SLOPES STEEPER THAN 3:1.
- CONTRACTOR SHALL BE RESPONSIBLE FOR THE REMOVAL OF ALL WASTES FROM THE CONSTRUCTION SITE FOR DISPOSAL IN ACCORDANCE WITH LOCAL AND STATE REGULATORY REQUIREMENTS. NO CONSTRUCTION DEBRIS, TREE SLASH, BUILDING MATERIAL WASTES OR UNUSED BUILDING MATERIALS SHALL BE BURIED, DUMPED OR DISCHARGED AT THE SITE.
- WASTE MATERIALS SHALL NOT BE TEMPORARILY PLACED IN THE STREET, ALLEY OR OTHER PUBLIC WAY, UNLESS IN ACCORDANCE WITH AN APPROVED TRAFFIC CONTROL PLAN. CONTROL MEASURES MAY BE REQUIRED BY EL PASO COUNTY ENGINEERING IF DEEMED NECESSARY, BASED ON SPECIFIC CONDITIONS AND CIRCUMSTANCES.
- TRACKING OF SOILS AND CONSTRUCTION DEBRIS OFF-SITE SHALL BE MINIMIZED. MATERIALS TRACKED OFFSITE SHALL BE CLEANED UP AND PROPERLY DISPOSED OF IMMEDIATELY.
- THE OWNER/DEVELOPER SHALL BE RESPONSIBLE FOR THE REMOVAL OF ALL CONSTRUCTION DEBRIS, DIRT, TRASH, ROCK, SEDIMENT, SOIL AND SAND THAT MAY ACCUMULATE IN ROADS, STORM DRAINS AND OTHER DRAINAGE CONVEYANCE SYSTEMS AND STORMWATER APPURTENANCES AS A RESULT OF SITE DEVELOPMENT.
- THE QUANTITY OF MATERIALS STORED ON THE PROJECT SITE SHALL BE LIMITED, AS MUCH AS PRACTICAL, TO THAT QUANTITY REQUIRED TO PERFORM THE WORK IN AN ORDERLY SEQUENCE. ALL MATERIALS STORED ON-SITE SHALL BE STORED IN A NEAT, ORDERLY MANNER, IN THEIR ORIGINAL CONTAINERS, WITH ORIGINAL MANUFACTURER'S LABELS.
- NO CHEMICAL(S) HAVING THE POTENTIAL TO BE RELEASED IN STORMWATER ARE TO BE STORED OR USED ONSITE UNLESS PERMISSION FOR THE USE OF A SPECIFIC CHEMICAL(S) IS GRANTED IN WRITING BY THE EGM ADMINISTRATOR. IN GRANTING APPROVAL FOR THE USE OF SUCH CHEMICAL(S), SPECIAL CONDITIONS AND MONITORING MAY BE REQUIRED.
- BULK STORAGE OF ALLOWED PETROLEUM PRODUCTS OR OTHER LIQUID CHEMICALS IN ACCESS OF 55 GALLONS SHALL REQUIRE ADEQUATE SECONDARY CONTAINMENT PROTECTION TO CONTAIN ALL SPILLS ONSITE AND TO PREVENT ANY SPILLED MATERIALS FROM ENTERING STATE WATERS, ANY SURFACE OR SUBSURFACE STORM DRAINAGE SYSTEM OR FACILITIES.
- NO PERSON SHALL CAUSE THE IMPEDIMENT OF STORMWATER FLOW IN THE CURB AND GUTTER OR DITCH EXCEPT WITH APPROVED SEDIMENT CONTROL MEASURES.
- OWNER/DEVELOPER AND THEIR AGENTS SHALL COMPLY WITH THE COLORADO WATER QUALITY CONTROL ACT (TITLE 25, ARTICLE 8, CRS), AND THE CLEAN WATER ACT (33 USC 1344), IN ADDITION TO THE REQUIREMENTS OF THE LAND DEVELOPMENT CODE, DCM VOLUME II AND THE EGM APPENDIX I. ALL APPROPRIATE PERMITS MUST BE OBTAINED BY THE CONTRACTOR PRIOR TO CONSTRUCTION (1041, NPDES, FLOODPLAIN, 404, FUGITIVE DUST, ETC.). IN THE EVENT OF CONFLICTS BETWEEN THESE REQUIREMENTS AND LAWS, RULES, OR REGULATIONS OF OTHER FEDERAL, STATE, OR COUNTY AGENCIES, THE MORE RESTRICTIVE LAWS, RULES, OR REGULATIONS SHALL APPLY.
- ALL CONSTRUCTION TRAFFIC MUST ENTER/EXIT THE SITE AT APPROVED CONSTRUCTION ACCESS POINTS.
- PRIOR TO CONSTRUCTION THE PERMITEE SHALL VERIFY THE LOCATION OF EXISTING UTILITIES.
- A WATER SOURCE SHALL BE AVAILABLE ON SITE DURING EARTHWORK OPERATIONS AND UTILIZED AS REQUIRED TO MINIMIZE DUST FROM EARTHWORK EQUIPMENT AND WIND.
- THE SOILS REPORTS FOR THIS SITE HAVE BEEN PREPARED BY ENTECH ENGINEERING, INC. TITLED "SOIL GEOLOGY, GEOLOGIC HAZARD AND WASTEWATER STUDY - THE RETREAT AT TIMBER RIDGE VOLLMER ROAD AND ARROYA LANE," DATED APRIL 12, 2017, REVISED DECEMBER 1, 2017 AND "SUBSURFACE SOIL INVESTIGATION RETREAT AT TIMBERRIDGE, FILING NO. 1 POCO ROAD SAND CREEK CROSSING, DROP STRUCTURES AND DETENTION PONDS" DATED AUGUST 8, 2019. THESE REPORTS SHALL BE CONSIDERED A PART OF THESE PLANS.
- AT LEAST TEN (10) DAYS PRIOR TO THE ANTICIPATED START OF CONSTRUCTION, FOR PROJECTS THAT WILL DISTURB ONE (1) ACRE OR MORE, THE OWNER OR OPERATOR OF CONSTRUCTION ACTIVITY SHALL SUBMIT A PERMIT APPLICATION FOR STORMWATER DISCHARGE TO THE COLORADO DEPARTMENT OF PUBLIC HEALTH AND ENVIRONMENT, WATER QUALITY DIVISION. THE APPLICATION CONTAINS CERTIFICATION OF COMPLETION OF A STORMWATER MANAGEMENT PLAN (SWMP), OF WHICH THIS GRADING AND EROSION CONTROL PLAN MAY BE A PART. FOR INFORMATION OR APPLICATION MATERIALS CONTACT:  
COLORADO DEPARTMENT OF PUBLIC HEALTH AND ENVIRONMENT  
WATER QUALITY CONTROL DIVISION  
WOOD - PERMITS  
4300 CHERRY CREEK DRIVE SOUTH  
DENVER, CO 80246-1530  
ATTN: PERMITS UNIT



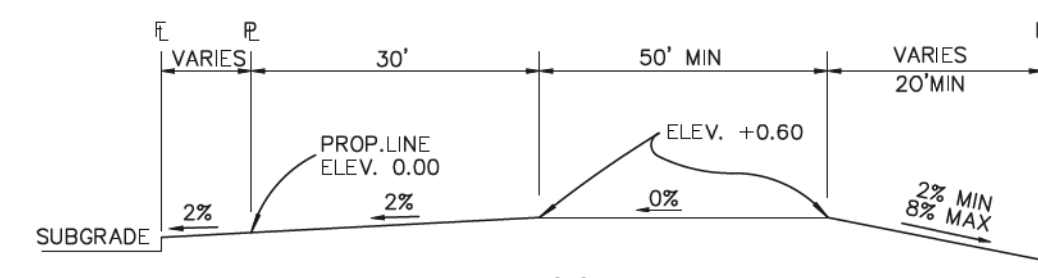
TYPICAL LOT SECTION DETAIL  
N.T.S.



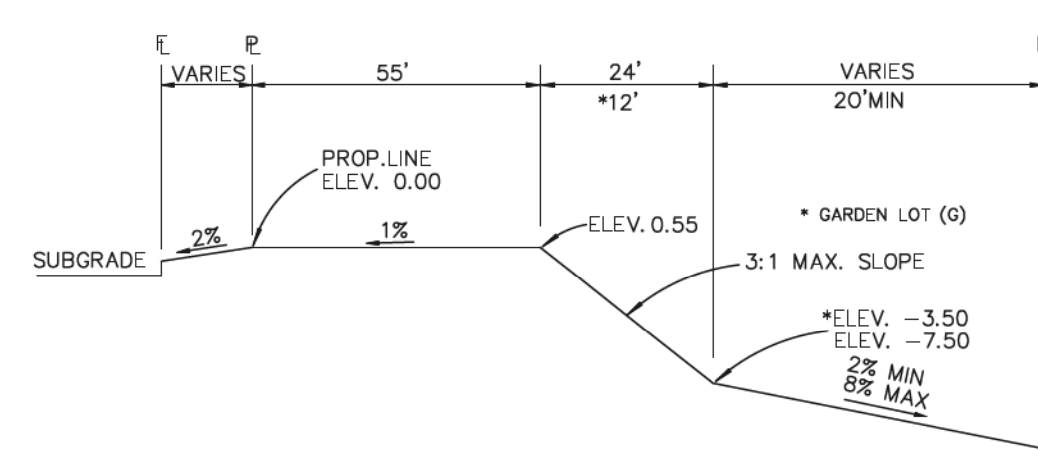
LOT DRAINAGE TYPES  
N.T.S.



TYPICAL (A) LOT  
N.T.S.



TYPICAL (B) LOT  
N.T.S.

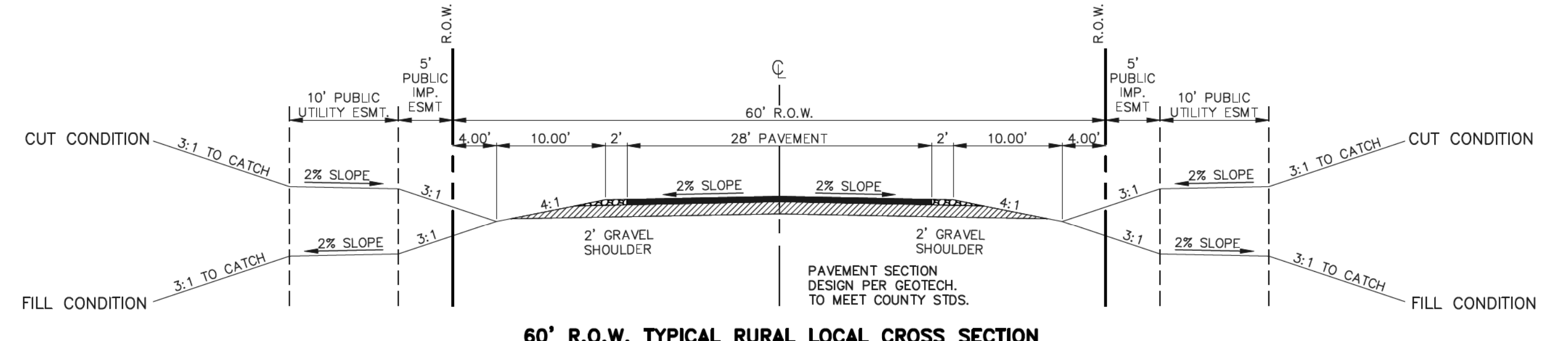


TYPICAL WALKOUT LOT (W/O) OR GARDEN (G)  
N.T.S.

NOTES:

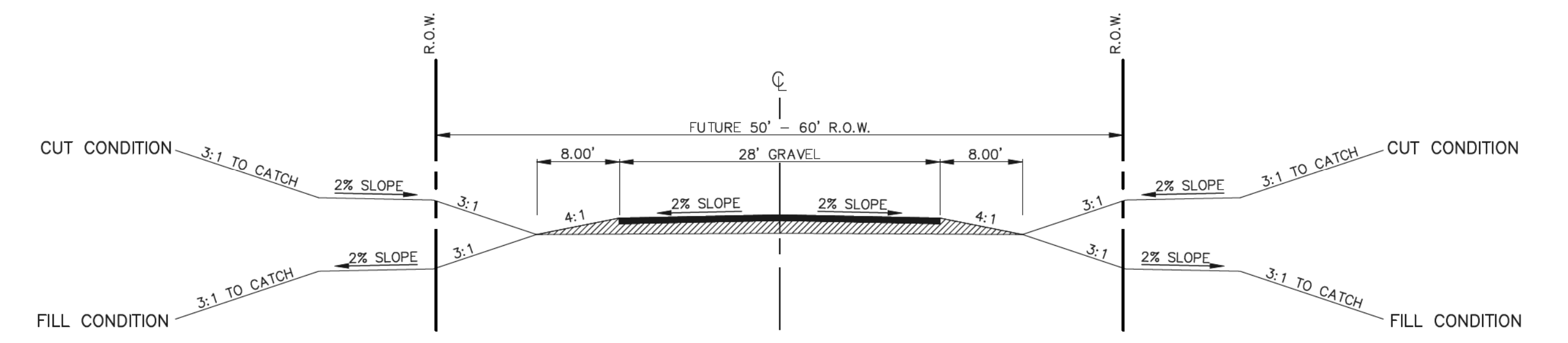
- BASED ON GREATER TYPICAL DEPTH OF PROPOSED LOTS, ALL LOT TEMPLATES ADJUSTED AND ADDITIONAL 5'.
- "T" LOTS OR "TRANSITION" LOTS OCCUR IN PLACES WHERE BOTH PROPERTY LINES CANNOT BE GRADED AS THE TYPICAL STANDARD LOT TEMPLATES SHOWN. THESE LOTS WILL STILL BE GRADED TO CREATE POSITIVE DRAINAGE AWAY FROM THE STRUCTURE.

SIDE LOT SWALES ARE REQUIRED ON THE DOWNHILL LOTS, EITHER BY BUILDER OR GRADING CONTRACTOR.



60' R.O.W. TYPICAL RURAL LOCAL CROSS SECTION  
SCALE: 1" = 10'

SIGN PLACEMENT PER 2009 MUTCD FIG. 2A-2 A AND LOCATED 8' BEHIND GRAVEL SHOULDER



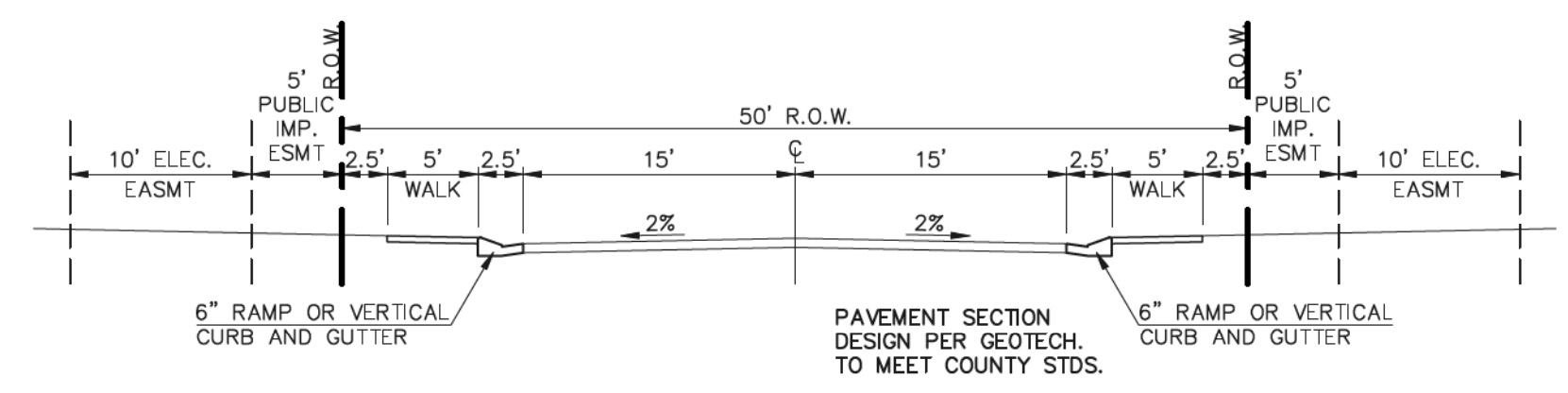
FUTURE R.O.W. TYPICAL SECONDARY ACCESS ROAD  
SCALE: 1" = 10'

SECONDARY EMERGENCY ACCESS UP TO ARROYA LANE

SIGN PLACEMENT PER 2009 MUTCD FIG. 2A-2 A AND LOCATED 8' BEHIND GRAVEL SHOULDER

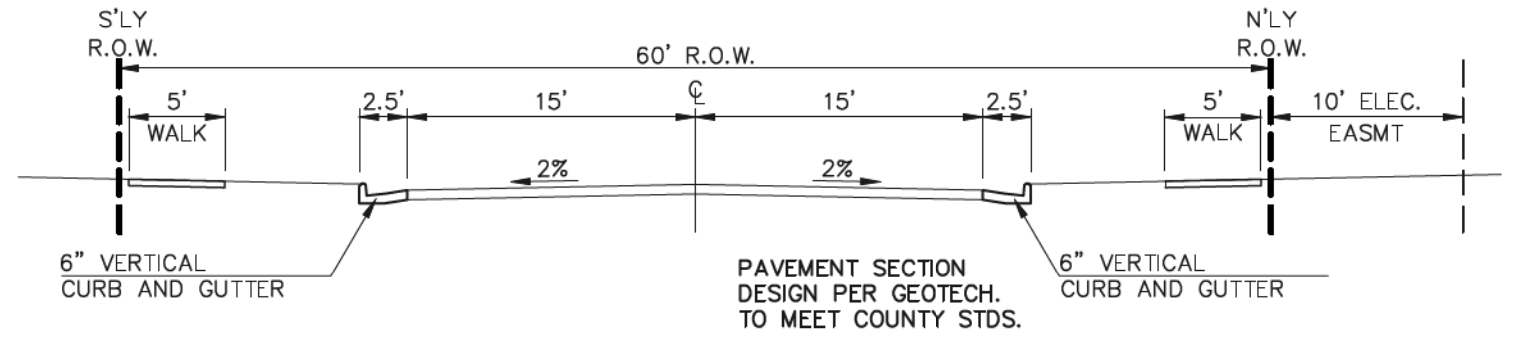
NO ADDITIONAL IMPROVEMENTS REQUIRED AT THIS TIME ON THE EXISTING ARROYA LANE AS IT CURRENTLY FUNCTIONS AS A VIABLE EMERGENCY ACCESS DRIVE PER BLACK FOREST FIRE DISTRICT.

FUTURE PLATTING ADJACENT TO ARROYA LANE WILL REQUIRE ADDITIONAL IMPROVEMENTS TO THIS ROADWAY.



50' R.O.W. TYPICAL URBAN LOCAL CROSS SECTION  
SCALE: 1" = 10'

ANTELOPE RAVINE DRIVE  
RABBIT TAIL PLACE  
ELK ANTLER LANE  
BISON VALLEY TRAIL



60' R.O.W. TYPICAL URBAN LOCAL CROSS SECTION  
SCALE: 1" = 10'

POCO ROAD

<p>48 HOURS BEFORE YOU DIG, CALL UTILITY LOCATORS</p> <p><b>811</b></p> <p>UTILITY NOTIFICATION CENTER OF COLORADO IT'S THE LAW</p> <p>THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK. THE CONTRACTOR SHALL BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE CAUSED BY HIS FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.</p>	<p>NO. REVISION</p> <p>DATE</p>	<p>REVIEW:</p> <p>PREPARED UNDER MY DIRECT SUPERVISION FOR AND ON BEHALF OF CLASSIC CONSULTING ENGINEERS AND SURVEYORS, LLC</p> <p>6/9/2020</p> <p>DATE</p>	<p>RETREAT AT TIMBERRIDGE FILING NO. 1</p> <p>CONSTRUCTION DRAWINGS</p> <p>STREET SECTIONS / EROSION CONTROL NOTES</p> <p>DESIGNED BY PRA SCALE DATE 04-05-19</p> <p>DRAWN BY PRA (H) 1" = N/A SHEET 2 OF 35</p> <p>CHECKED BY (V) 1" = N/A JOB NO. 1185.00</p>
	<p>1 REVISED PER COUNTY COMMENTS 06-10-19</p> <p>2 REVISED PER COUNTY COMMENTS 01-21-20</p> <p>3 REVISED PER COUNTY COMMENTS 6-5-20</p>	<p>MARC A. WHORTON, COLORADO P.E. #37155</p>	
	<p>CLASSIC CONSULTING</p> <p>619 N. Cascade Avenue, Suite 200 (719)785-0790 Colorado Springs, Colorado 80903 (719)785-0799(Fax)</p>		

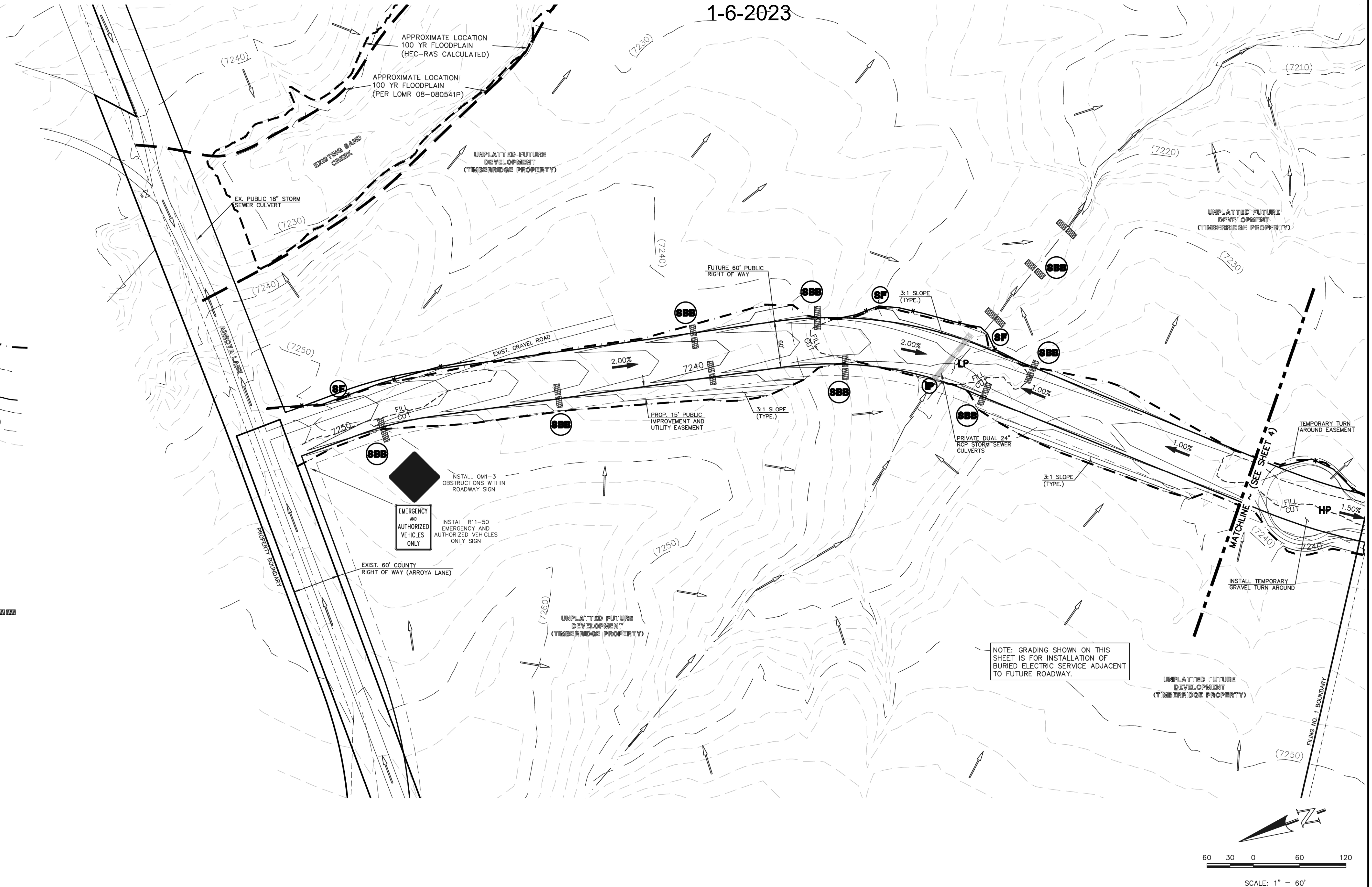


AS-BUILT  
1-6-2023

**LEGEND**

LIMIT OF GRADING	
CUT/FILL LINE	
PROPOSED CONTOUR-10	
PROPOSED CONTOUR-2	
EXISTING CONTOUR-10	
EXISTING CONTOUR-2	
SILT FENCE	
SILT FENCE	
SEEDING/MULCHING	
VEHICLE TRACKING CONTROL	
STRAW BALES	
INLET PROTECTION	
EROSION CONTROL BLANKET	
TEMPORARY SEDIMENT BASIN	
EXIST. DIRECTION OF FLOW	
DIRECTION OF FLOW	
HIGH POINT	H.P.
LOW POINT	L.P.
A LOT	(A)
B LOT	(B)
WALKOUT LOT	(W/O)
NATURAL LOT	(N)
TRANSITION LOT	(T)
GARDEN LOT	(G)
EROSION CONTROL BLANKET (NORTH AMERICAN GREEN - SC150 OR EQUIVALENT) TO BE INSTALLED ON ALL 3:1 SLOPES OR GREATER	

SEEDING/MULCHING NOTE:  
SEEDING AND MULCHING SHALL BE INSTALLED INSIDE THE ENTIRE LIMITS OF GRADING EXCLUDING ROADWAY SURFACES, SIDEWALK AREAS AND RIP-RAP AREAS.



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NO.	REVISION	DATE
1	REVISED PER COUNTY COMMENTS	08-13-19
2	REVISED PER COUNTY COMMENTS	1-21-20

REVIEW:  
PREPARED UNDER MY DIRECT SUPERVISION FOR AND ON BEHALF OF CLASSIC CONSULTING ENGINEERS AND SURVEYORS, LLC

MARC A. WHORTON, COLORADO P.E. #37155

DATE: 6/9/2020

**CLASSIC CONSULTING**

619 N. Cascade Avenue, Suite 200  
Colorado Springs, Colorado 80903

(719) 785-0790  
(719) 785-0799 (Fax)

RETREAT AT TIMBERIDGE FILING NO. 1  
CONSTRUCTION PLANS  
GRADING & EROSION CONTROL PLAN

DESIGNED BY	PRA	SCALE	DATE	04-05-19
DRAWN BY	ESO	(H) 1" = 60'	SHEET	3 OF 35
CHECKED BY	(V)	1" = N/A	JOB NO.	1185.00



**LEGEND**

- LIMIT OF GRADING
- CUT/FILL LINE
- PROPOSED CONTOUR-10
- PROPOSED CONTOUR-2
- EXISTING CONTOUR-10
- EXISTING CONTOUR-2
- SILT FENCE
- FEMA FLOODPLAIN
- SILT FENCE
- SEEDING/MULCHING
- ROCK CHECK DAM
- VEHICLE TRACKING CONTROL
- STRAW BALES

- INLET PROTECTION
- EROSION CONTROL BLANKET
- TURF REINFORCEMENT MAT (NORTH AMERICAN GREEN - ROLLMAX P300 OR EQUIV.)
- TEMPORARY SEDIMENT BASIN
- EXIST. DIRECTION OF FLOW
- DIRECTION OF FLOW
- HIGH POINT
- LOW POINT
- A LOT
- B LOT
- WALKOUT LOT
- NATURAL LOT
- TRANSITION LOT
- GARDEN LOT

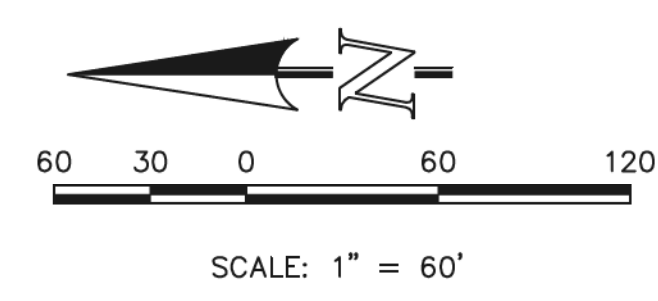
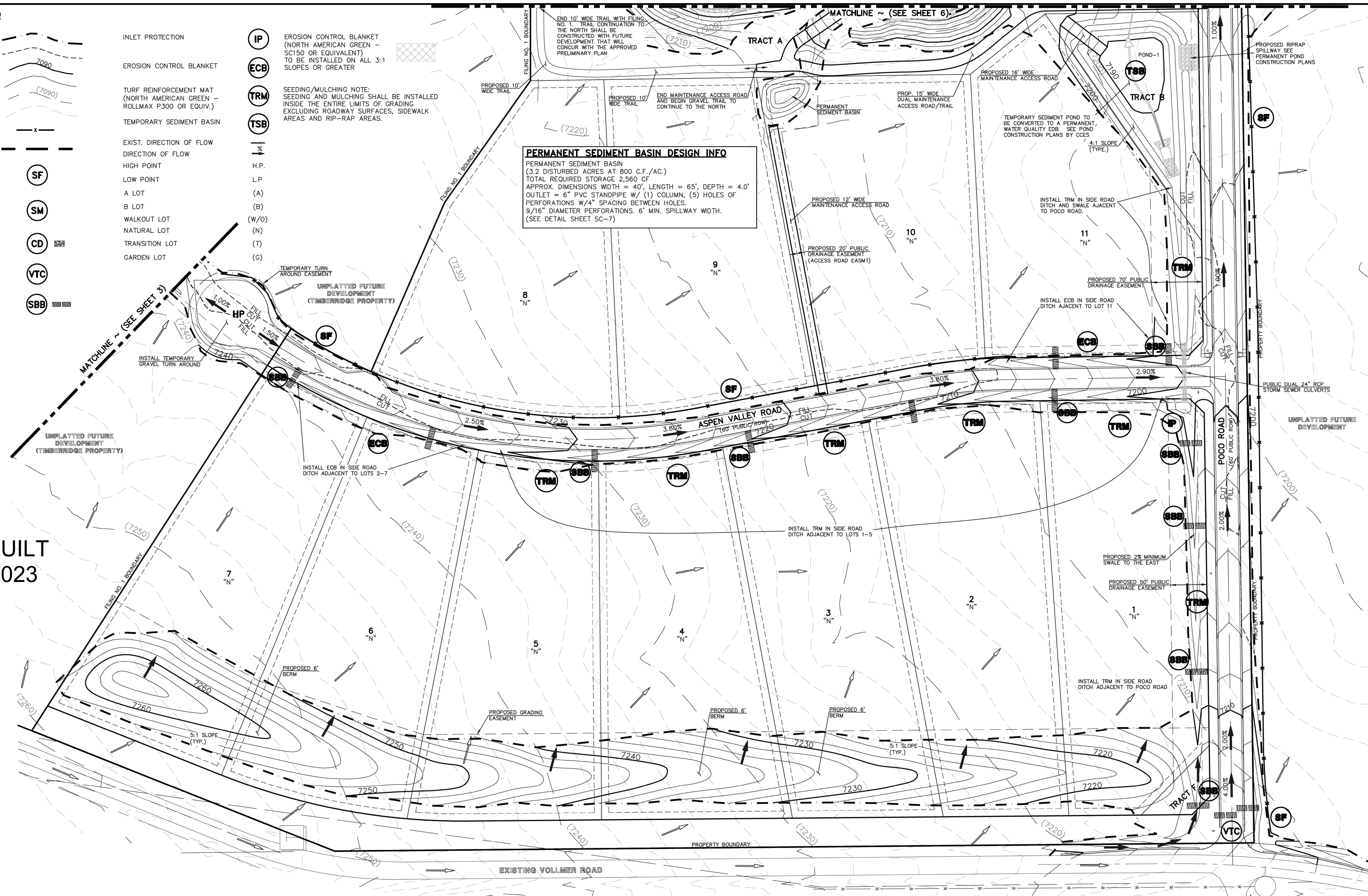
**IP** EROSION CONTROL BLANKET (NORTH AMERICAN GREEN - SC150 OR EQUIVALENT) TO BE INSTALLED ON ALL 3:1 SLOPES OR GREATER

**TRM** SEEDING/MULCHING NOTE: SEEDING AND MULCHING SHALL BE INSTALLED INSIDE THE ENTIRE LIMITS OF GRADING EXCLUDING ROADWAY SURFACES, SIDEWALK AREAS AND RIP-RAP AREAS.

**PERMANENT SEDIMENT BASIN DESIGN INFO**

PERMANENT SEDIMENT BASIN  
(3.2 DISTURBED ACRES AT 800 C.F./AC.)  
TOTAL REQUIRED STORAGE 2,560 CF  
APPROX. DIMENSIONS WIDTH = 40', LENGTH = 65', DEPTH = 4.0'  
OUTLET = 6" PVC STANDPIPE W/ (1) COLUMN, (5) HOLES OF PERFORATIONS W/4" SPACING BETWEEN HOLES.  
9/16" DIAMETER PERFORATIONS. 6" MIN. SPILLWAY WIDTH.  
(SEE DETAIL SHEET SC-7)

AS-BUILT  
1-6-2023



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NO.	REVISION	DATE
1	REVISED PER COUNTY COMMENTS	08-13-19
2	REVISED PER COUNTY COMMENTS	03-05-20

REVIEW:

PREPARED UNDER MY DIRECT SUPERVISION FOR AND ON BEHALF OF CLASSIC CONSULTING ENGINEERS AND SURVEYORS, LLC

MARC A. WHORTON, COLORADO, P.E. #37155

DATE: 6/9/2020

**CLASSIC CONSULTING**

619 N. Cascade Avenue, Suite 200  
Colorado Springs, Colorado 80903

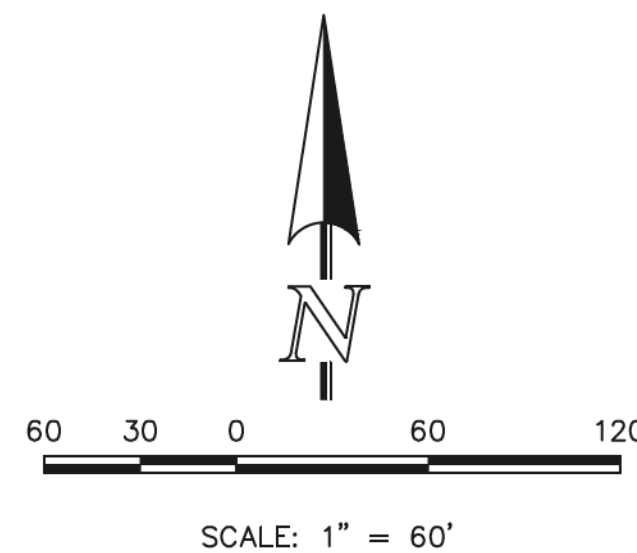
(719) 785-0790  
(719) 785-0799 (fax)

RETREAT AT TIMBERIDGE FILING NO. 1  
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GRADING & EROSION CONTROL PLAN

DESIGNED BY	PRA	SCALE	DATE	04-05-19
DRAWN BY	ESO	(H) 1" = 60'	SHEET	4 OF 35
CHECKED BY	(V)	1" = N/A	JOB NO.	1185.00



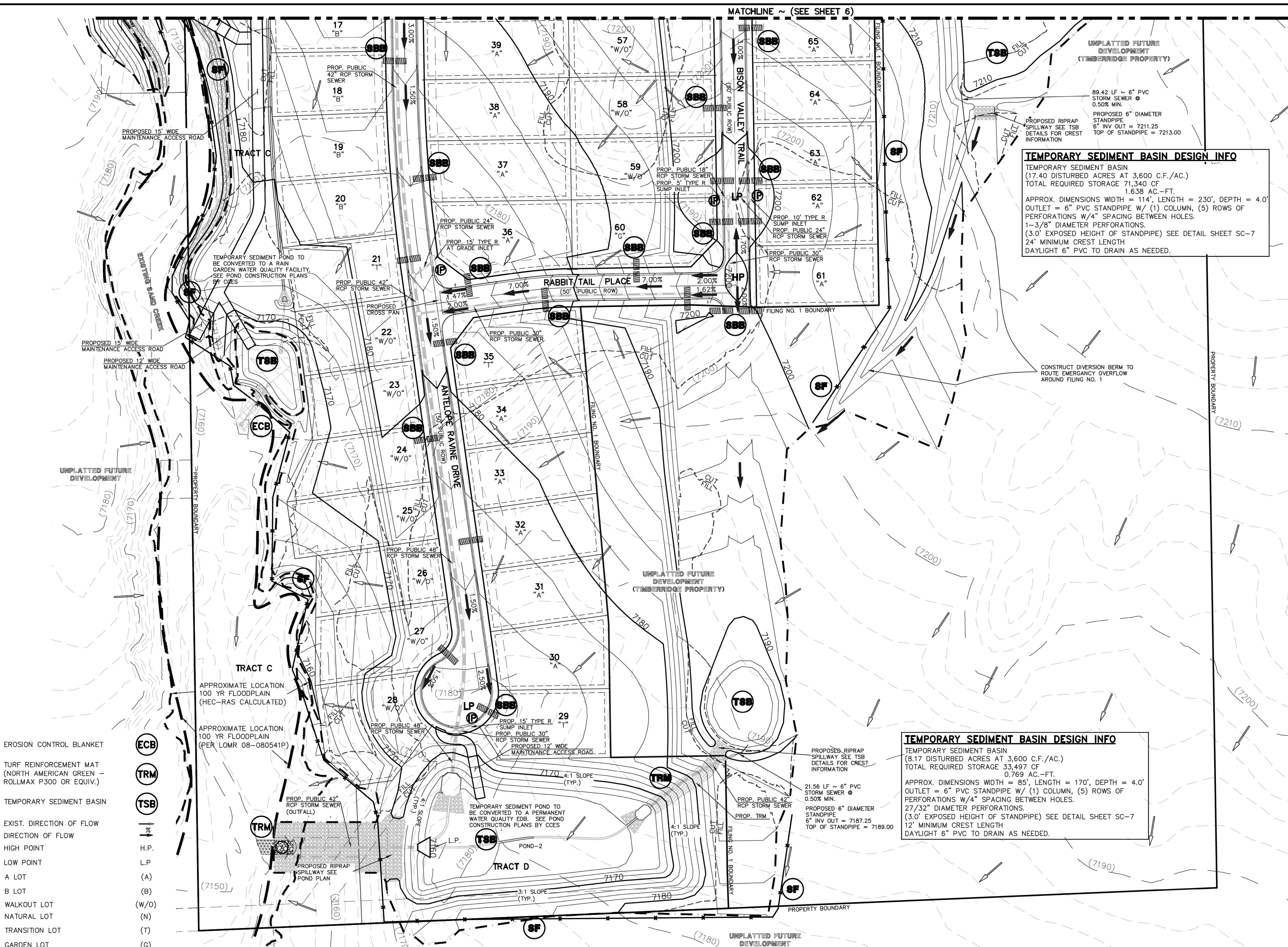




AS-BUILT  
1-6-2023

**LEGEND**

- LIMIT OF GRADING
- CUT/FILL LINE
- PROPOSED CONTOUR-10
- PROPOSED CONTOUR-2
- EXISTING CONTOUR-10
- EXISTING CONTOUR-2
- SILT FENCE
- FEMA FLOODPLAIN
- SILT FENCE
- SEEDING/MULCHING
- ROCK CHECK DAM
- VEHICLE TRACKING CONTROL
- STRAW BALES
- INLET PROTECTION
- EROSION CONTROL BLANKET
- TURF REINFORCEMENT MAT (NORTH AMERICAN GREEN - ROLLMAX P300 OR EQUIV.)
- TEMPORARY SEDIMENT BASIN
- EXIST. DIRECTION OF FLOW
- HIGH POINT
- LOW POINT
- A LOT
- B LOT
- WALKOUT LOT
- NATURAL LOT
- TRANSITION LOT
- GARDEN LOT
- EROSION CONTROL BLANKET (NORTH AMERICAN GREEN - SC150 OR EQUIVALENT) TO BE INSTALLED ON ALL 3:1 SLOPES OR GREATER



**TEMPORARY SEDIMENT BASIN DESIGN INFO**  
 TEMPORARY SEDIMENT BASIN  
 (17.40 DISTURBED ACRES AT 3,600 C.F./AC.)  
 TOTAL REQUIRED STORAGE 71,340 CF  
 1.638 AC.-FT.  
 APPROX. DIMENSIONS WIDTH = 114', LENGTH = 230', DEPTH = 4.0'  
 OUTLET = 6" PVC STANDPIPE W/ (1) COLUMN, (5) ROWS OF PERFORATIONS W/4" SPACING BETWEEN HOLES.  
 1-3/8" DIAMETER PERFORATIONS.  
 (3.0' EXPOSED HEIGHT OF STANDPIPE) SEE DETAIL SHEET SC-7  
 24' MINIMUM CREST LENGTH  
 DAYLIGHT 6" PVC TO DRAIN AS NEEDED.

**TEMPORARY SEDIMENT BASIN DESIGN INFO**  
 TEMPORARY SEDIMENT BASIN  
 (8.17 DISTURBED ACRES AT 3,600 C.F./AC.)  
 TOTAL REQUIRED STORAGE 33,497 CF  
 0.769 AC.-FT.  
 APPROX. DIMENSIONS WIDTH = 85', LENGTH = 170', DEPTH = 4.0'  
 OUTLET = 6" PVC STANDPIPE W/ (1) COLUMN, (5) ROWS OF PERFORATIONS W/4" SPACING BETWEEN HOLES.  
 27/32" DIAMETER PERFORATIONS.  
 (3.0' EXPOSED HEIGHT OF STANDPIPE) SEE DETAIL SHEET SC-7  
 12' MINIMUM CREST LENGTH  
 DAYLIGHT 6" PVC TO DRAIN AS NEEDED.

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1	REVISED PER COUNTY COMMENTS	08-13-19
2	REVISED PER COUNTY COMMENTS	1-21-20

REVIEW:  
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MARC A. WHORTON, COLORADO, P.E. #37155

6/9/2020

RETREAT AT TIMBERIDGE FILING NO. 1  
CONSTRUCTION PLANS  
GRADING & EROSION CONTROL PLAN

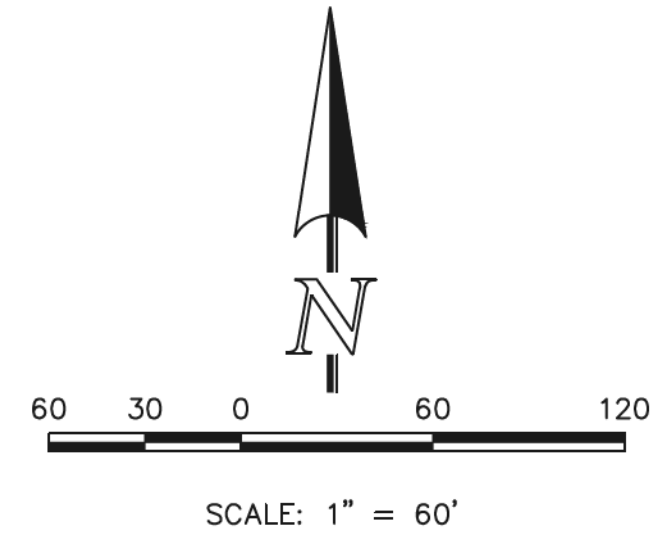
DESIGNED BY	PRA	SCALE	DATE
6/9/2020			04-05-19
DRAWN BY	ESO	(H) 1" = 60'	SHEET 5 OF 35
		(V) 1" = N/A	JOB NO. 1185.00

CLASSIC CONSULTING



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1-6-2023

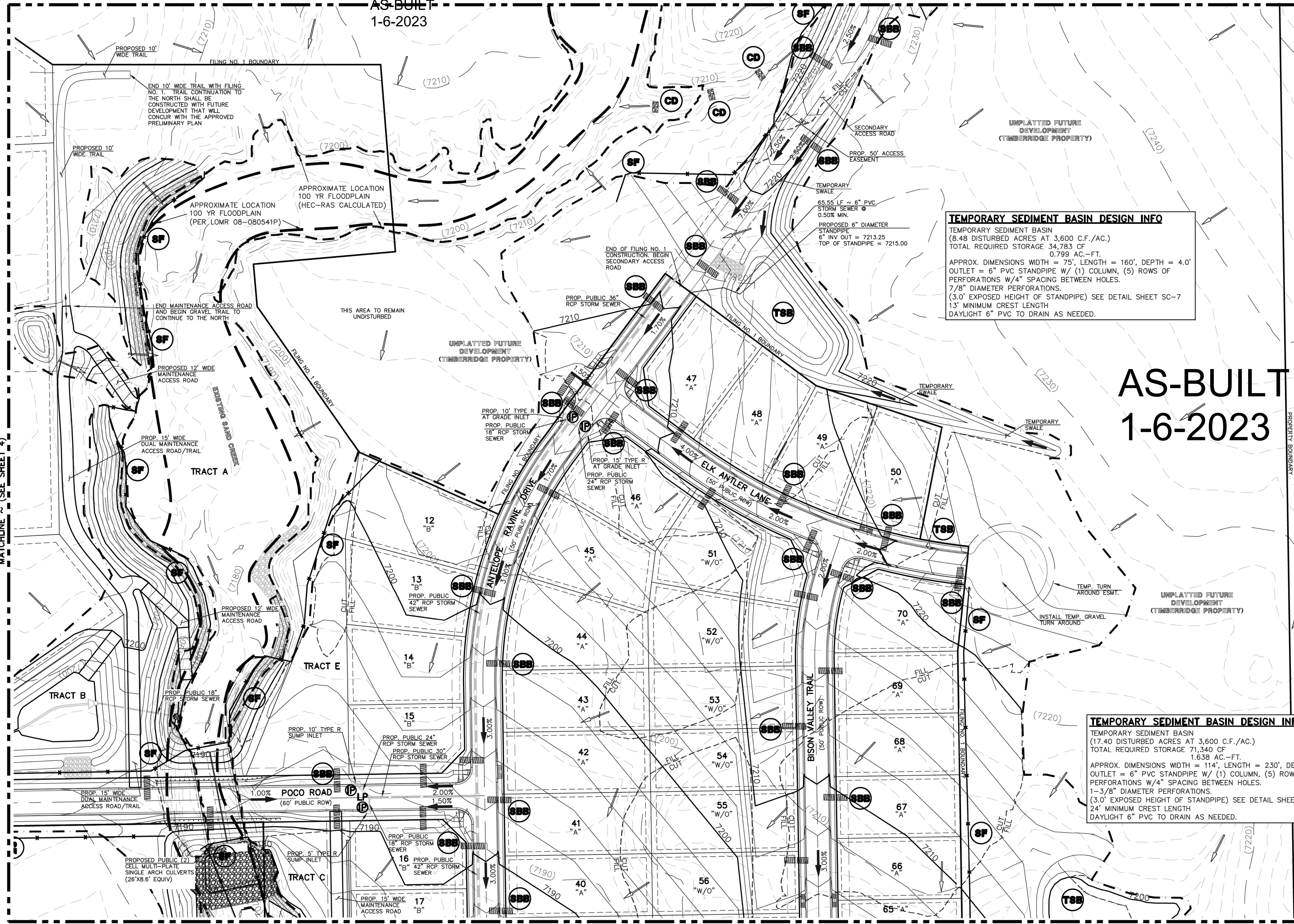
MATCHLINE ~ (SEE SHEET 7)



**LEGEND**

- LIMIT OF GRADING
- CUT/FILL LINE
- PROPOSED CONTOUR-10
- PROPOSED CONTOUR-2
- EXISTING CONTOUR-10
- EXISTING CONTOUR-2
- SILT FENCE
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MATCHLINE ~ (SEE SHEET 4)



**TEMPORARY SEDIMENT BASIN DESIGN INFO**  
 TEMPORARY SEDIMENT BASIN  
 (8.48 DISTURBED ACRES AT 3,600 C.F./AC.)  
 TOTAL REQUIRED STORAGE 34,783 CF  
 0.799 AC.-FT.  
 APPROX. DIMENSIONS WIDTH = 75', LENGTH = 160', DEPTH = 4.0'  
 OUTLET = 6" PVC STANDPIPE W/ (1) COLUMN, (5) ROWS OF PERFORATIONS W/4" SPACING BETWEEN HOLES.  
 7/8" DIAMETER PERFORATIONS.  
 (3.0' EXPOSED HEIGHT OF STANDPIPE) SEE DETAIL SHEET SC-7  
 13' MINIMUM CREST LENGTH  
 DAYLIGHT 6" PVC TO DRAIN AS NEEDED.

AS-BUILT  
1-6-2023

**TEMPORARY SEDIMENT BASIN DESIGN INFO**  
 TEMPORARY SEDIMENT BASIN  
 (17.40 DISTURBED ACRES AT 3,600 C.F./AC.)  
 TOTAL REQUIRED STORAGE 71,340 CF  
 1.638 AC.-FT.  
 APPROX. DIMENSIONS WIDTH = 114', LENGTH = 230', DEPTH = 4.0'  
 OUTLET = 6" PVC STANDPIPE W/ (1) COLUMN, (5) ROWS OF PERFORATIONS W/4" SPACING BETWEEN HOLES.  
 1-3/8" DIAMETER PERFORATIONS.  
 (3.0' EXPOSED HEIGHT OF STANDPIPE) SEE DETAIL SHEET SC-7  
 24' MINIMUM CREST LENGTH  
 DAYLIGHT 6" PVC TO DRAIN AS NEEDED.

MATCHLINE ~ (SEE SHEET 5)

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1	REVISED PER COUNTY COMMENTS	08-12-19										
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CLASSIC CONSULTING

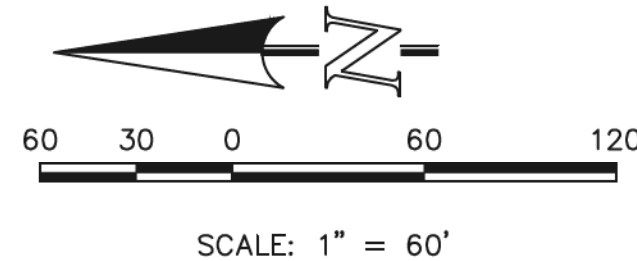


# AS-BUILT 1-6-2023

## LEGEND

- LIMIT OF GRADING
- CUT/FILL LINE
- PROPOSED CONTOUR-10
- PROPOSED CONTOUR-2
- EXISTING CONTOUR-10
- EXISTING CONTOUR-2
- SILT FENCE
- FEMA FLOODPLAIN
- SILT FENCE
- SEEDING/MULCHING
- ROCK CHECK DAM
- VEHICLE TRACKING CONTROL
- STRAW BALES
- INLET PROTECTION
- EROSION CONTROL BLANKET
- TURF REINFORCEMENT MAT (NORTH AMERICAN GREEN - ROLLMAX P300 OR EQUIV.)
- TEMPORARY SEDIMENT BASIN
- EXIST. DIRECTION OF FLOW
- DIRECTION OF FLOW
- HIGH POINT
- LOW POINT
- A LOT
- B LOT
- WALKOUT LOT
- NATURAL LOT
- TRANSITION LOT
- GARDEN LOT
- EROSION CONTROL BLANKET (NORTH AMERICAN GREEN - SC150 OR EQUIVALENT) TO BE INSTALLED ON ALL 3:1 SLOPES OR GREATER

SEEDING/MULCHING NOTE:  
SEEDING AND MULCHING SHALL BE INSTALLED INSIDE THE ENTIRE LIMITS OF GRADING EXCLUDING ROADWAY SURFACES, SIDEWALK AREAS AND RIP-RAP AREAS.



48 HOURS BEFORE YOU DIG,  
CALL UTILITY LOCATORS  
**811**  
UTILITY NOTIFICATION CENTER OF COLORADO  
IT'S THE LAW

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NO.	REVISION	DATE
1	REVISED PER COUNTY COMMENTS	08-13-19
2	REVISED PER COUNTY COMMENTS	2-21-20

REVIEW:

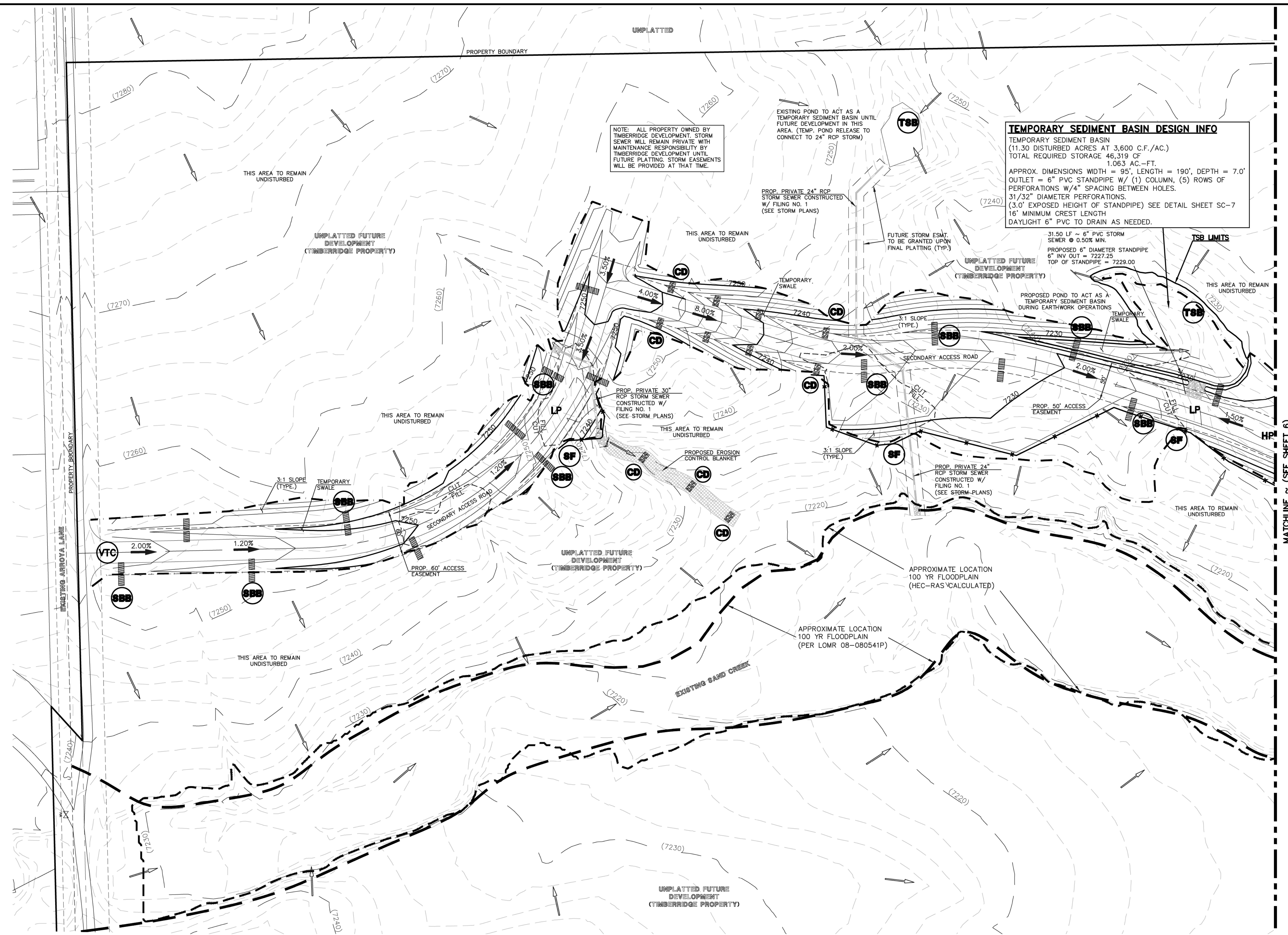
PREPARED UNDER MY DIRECT SUPERVISION FOR AND ON BEHALF OF  
CLASSIC CONSULTING ENGINEERS AND SURVEYORS, LLC

6/9/2020 DATE

MARC A. WHORTON, CO. BRABO, P.E. #37155

**RETREAT AT TIMBERIDGE FILING NO. 1  
CONSTRUCTION PLANS**  
GRADING & EROSION CONTROL PLAN

DESIGNED BY	PRA	SCALE	DATE
			04-05-19
DRAWN BY	ESO	(H) 1" = 60'	SHEET 7 OF 35
CHECKED BY	(V) 1" = N/A	JOB NO.	1185.00

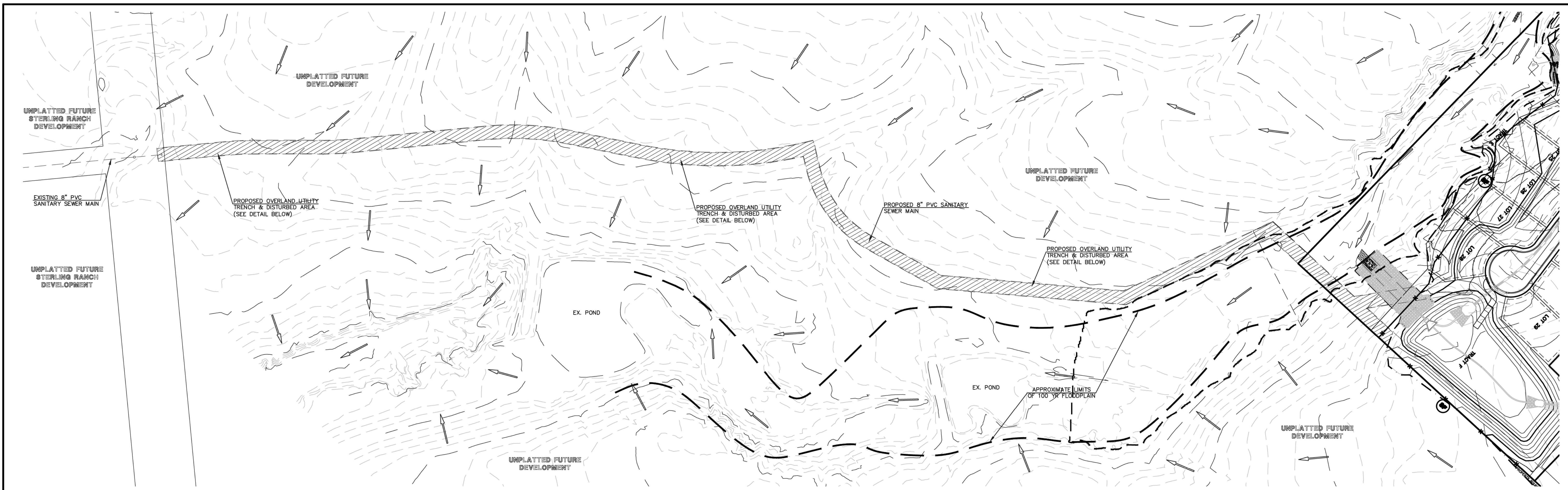


**TEMPORARY SEDIMENT BASIN DESIGN INFO**  
 TEMPORARY SEDIMENT BASIN  
 (11.30 DISTURBED ACRES AT 3,600 C.F./AC.)  
 TOTAL REQUIRED STORAGE 46,319 CF  
 1.063 AC.-FT.  
 APPROX. DIMENSIONS WIDTH = 95', LENGTH = 190', DEPTH = 7.0'  
 OUTLET = 6" PVC STANDPIPE W/ (1) COLUMN, (5) ROWS OF PERFORATIONS W/4" SPACING BETWEEN HOLES.  
 31/32" DIAMETER PERFORATIONS.  
 (3.0' EXPOSED HEIGHT OF STANDPIPE) SEE DETAIL SHEET SC-7  
 16' MINIMUM CREST LENGTH  
 DAYLIGHT 6" PVC TO DRAIN AS NEEDED.

NOTE: ALL PROPERTY OWNED BY TIMBERIDGE DEVELOPMENT. STORM SEWER WILL REMAIN PRIVATE WITH MAINTENANCE RESPONSIBILITY BY TIMBERIDGE DEVELOPMENT UNTIL FUTURE PLATTING. STORM EASEMENTS WILL BE PROVIDED AT THAT TIME.

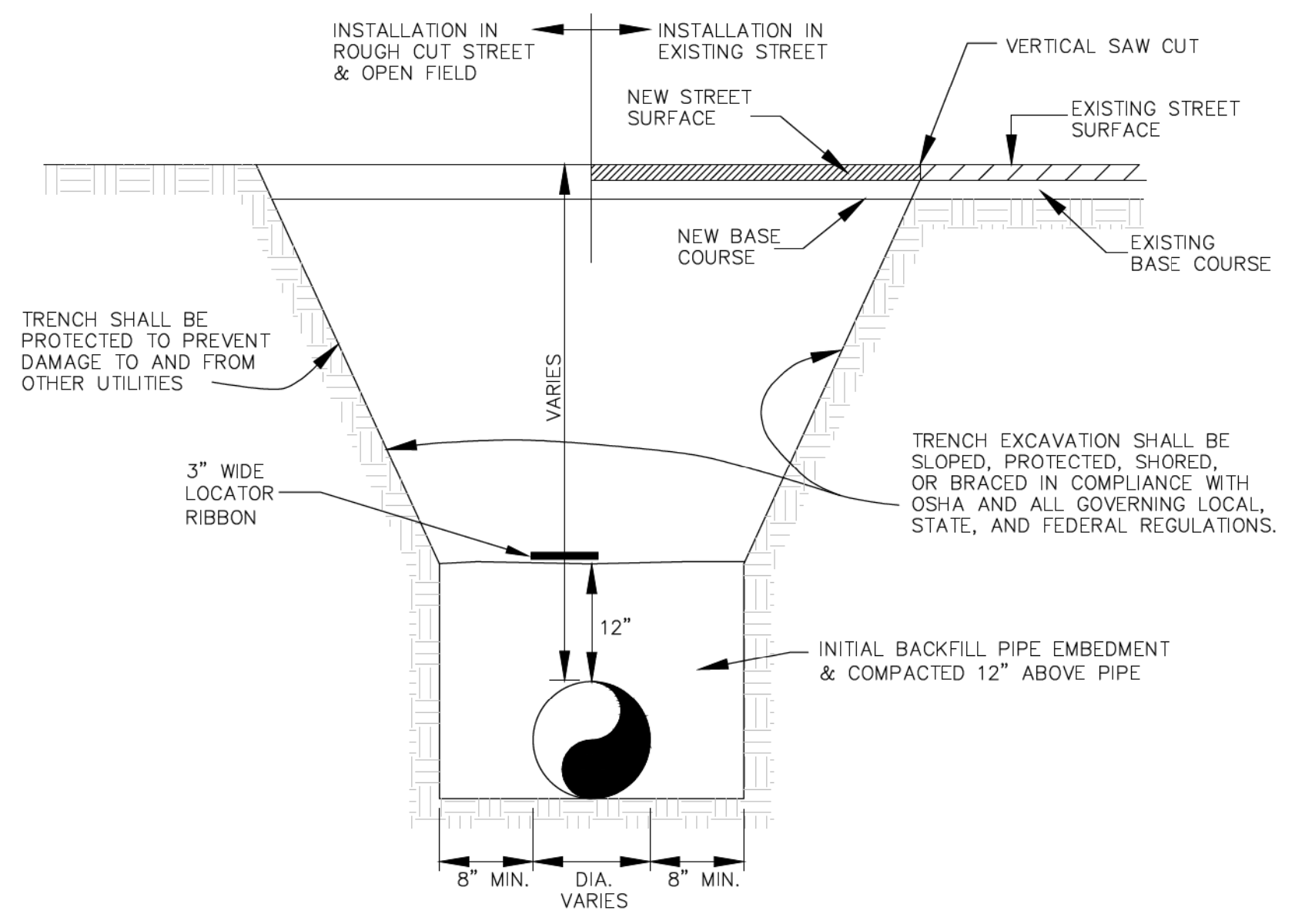
MATCHLINE ~ (SEE SHEET 6)





**LEGEND**

- LIMIT OF GRADING
- PROPOSED CONTOUR-10
- PROPOSED CONTOUR-2
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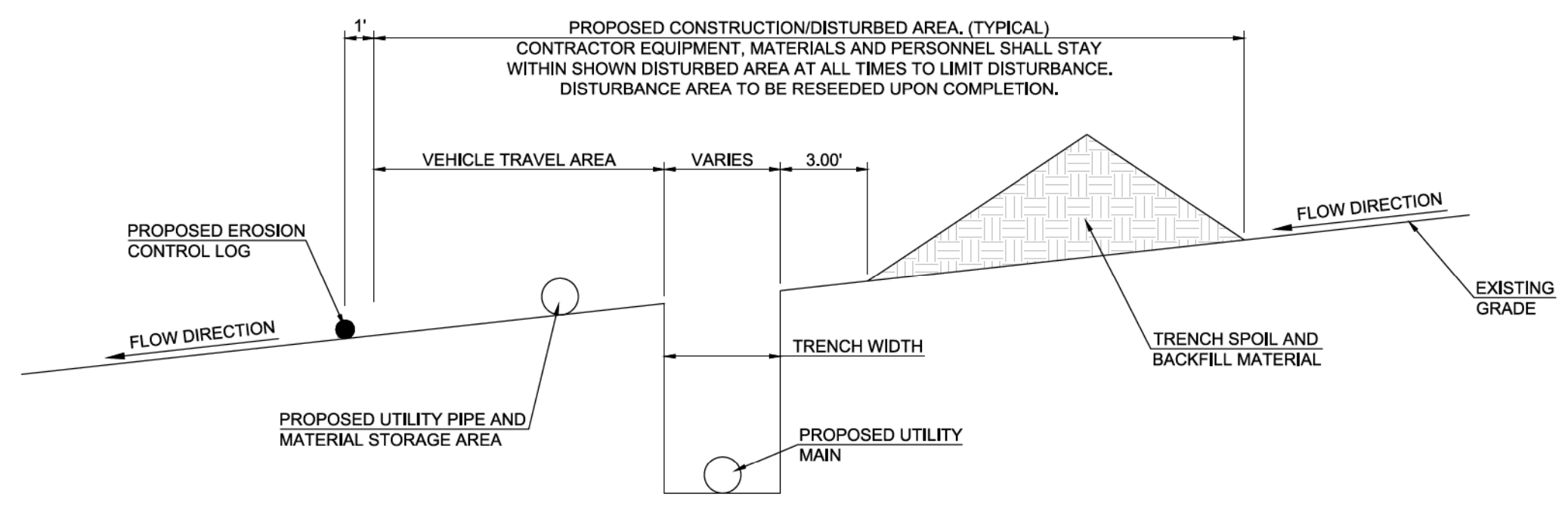


BOTTOM OF TRENCH WIDTH	
PIPE DIAMETER	MINIMUM WIDTH
6"	24"
12"	30"

AN OVER EXCAVATED TRENCH SHALL BE FILLED AND THOROUGHLY COMPACTED

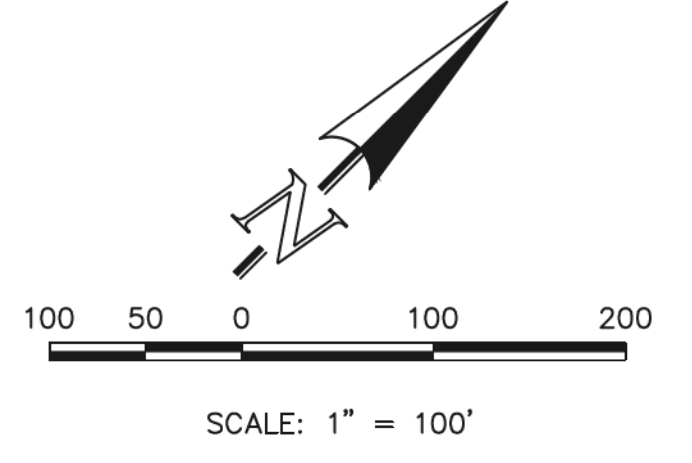
UNDER NO CIRCUMSTANCES WILL PIPE BE LAID IN A PROPOSED FILL AREA PRIOR TO IT BEING COMPLETELY FILLED. THE FILL WILL BE PLACED AND COMPACTED TO PROPOSED GRADE OF THE PIPE.

**TYPICAL TRENCH CROSS SECTION**



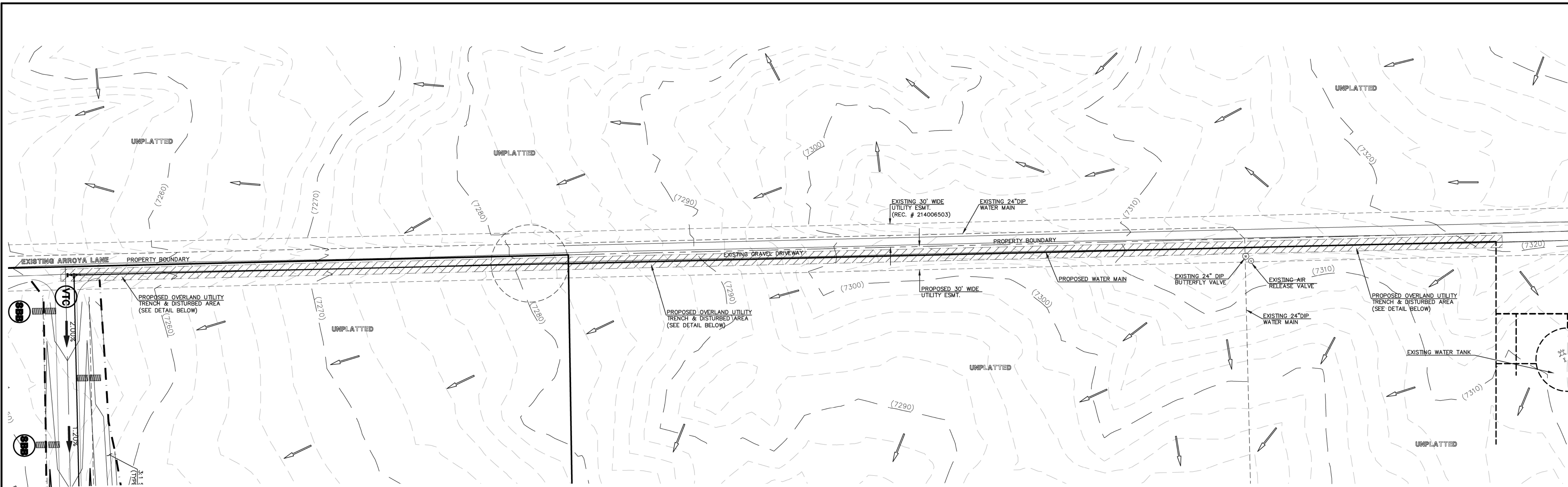
**TYPICAL OVERLAND UTILITY TRENCH & DISTURBED AREA DETAIL**

**AS-BUILT**  
**1-6-2023**



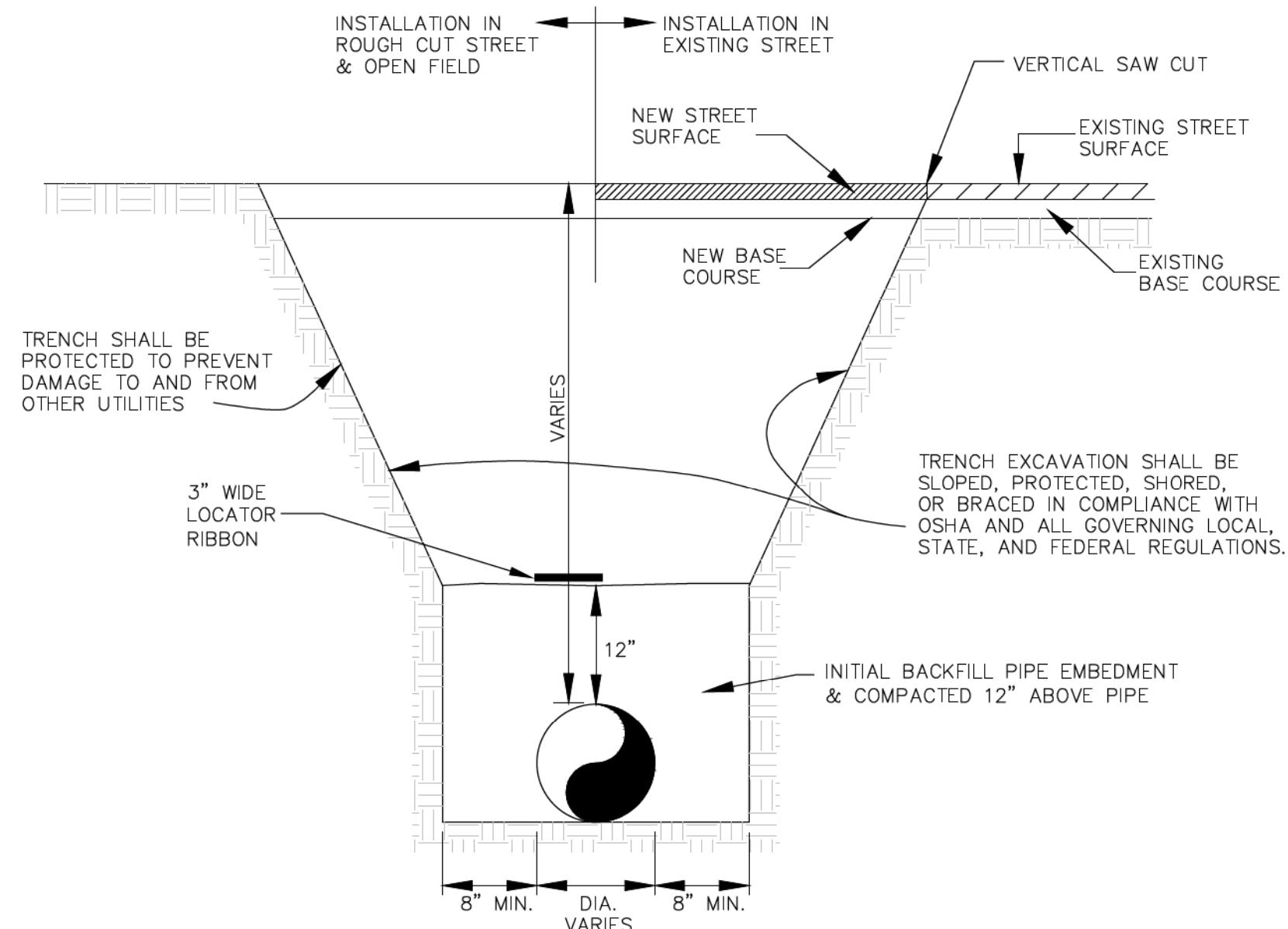
<p>48 HOURS BEFORE YOU DIG, CALL UTILITY LOCATORS <b>811</b></p> <p>UTILITY NOTIFICATION CENTER OF COLORADO IT'S THE LAW</p> <p>THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK. THE CONTRACTOR SHALL BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE CAUSED BY HIS FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.</p>	<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th>NO.</th> <th>REVISION</th> <th>DATE</th> </tr> </thead> <tbody> <tr> <td>1</td> <td>REVISED PER COUNTY COMMENTS</td> <td>08-13-19</td> </tr> </tbody> </table>	NO.	REVISION	DATE	1	REVISED PER COUNTY COMMENTS	08-13-19	<p>REVIEW:</p> <p>PREPARED UNDER MY DIRECT SUPERVISION FOR AND ON BEHALF OF CLASSIC CONSULTING ENGINEERS AND SURVEYORS, LLC</p> <p>MARC. A. WHORTON, COLORADO P.E. #37155</p> <p>DATE: 6/9/2020</p>	<p><b>CLASSIC CONSULTING</b></p> <p>619 N. Cascade Avenue, Suite 200 Colorado Springs, Colorado 80903 (719)785-0790 (719)785-0799(Fax)</p>	<p>RETREAT AT TIMBERRIDGE FILING NO. 1 CONSTRUCTION PLANS GRADING &amp; EROSION CONTROL PLAN</p> <table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td>DESIGNED BY</td> <td>PRA</td> <td>SCALE</td> <td>DATE</td> <td>04-05-19</td> </tr> <tr> <td>DRAWN BY</td> <td>ESO</td> <td>(H) 1" = 100'</td> <td>SHEET</td> <td>8 OF 35</td> </tr> <tr> <td>CHECKED BY</td> <td>(V) 1" = N/A</td> <td>JOB NO.</td> <td colspan="2">1185.00</td> </tr> </table>	DESIGNED BY	PRA	SCALE	DATE	04-05-19	DRAWN BY	ESO	(H) 1" = 100'	SHEET	8 OF 35	CHECKED BY	(V) 1" = N/A	JOB NO.	1185.00	
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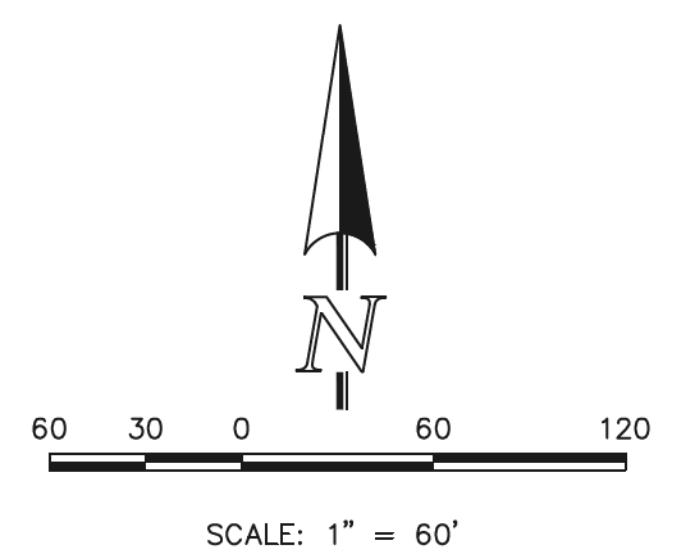
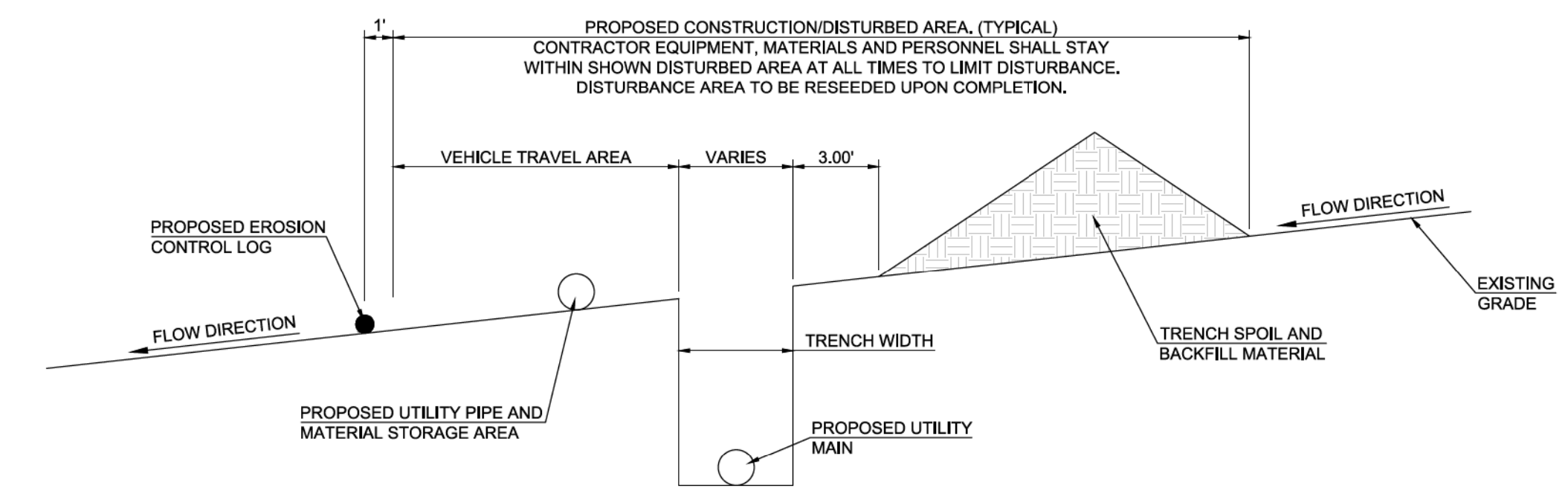
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**TYPICAL TRENCH CROSS SECTION**

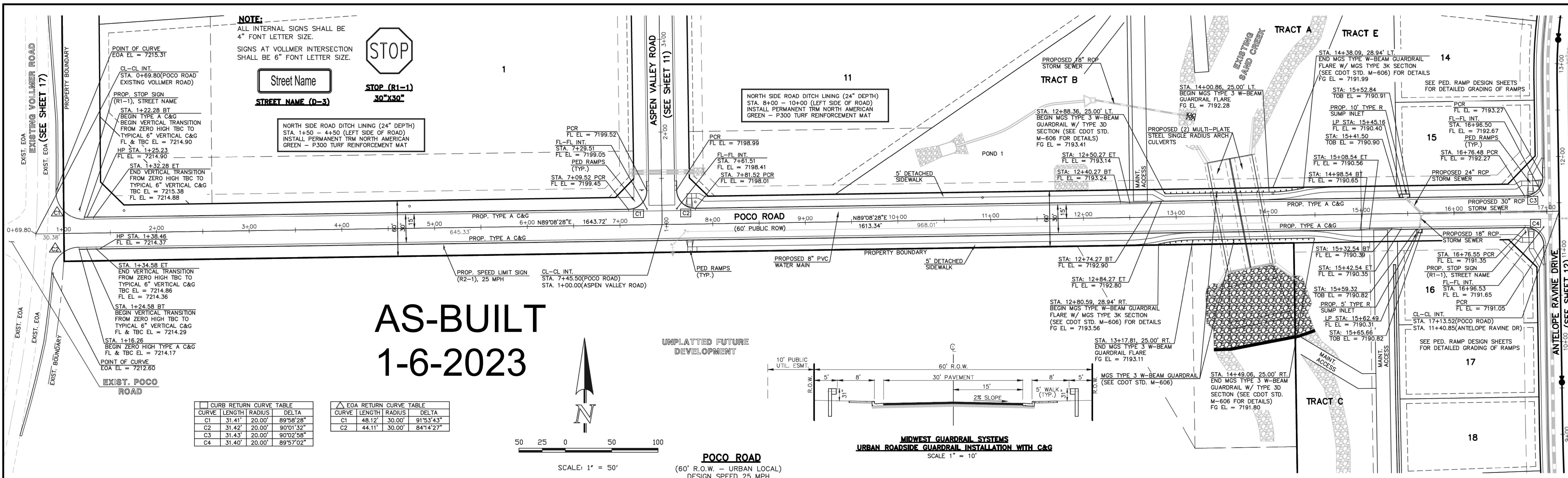
**AS-BUILT  
1-6-2023**



**TYPICAL OVERLAND UTILITY TRENCH & DISTURBED AREA DETAIL**

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**NOTE:**  
ALL INTERNAL SIGNS SHALL BE 4" FONT LETTER SIZE.  
SIGNS AT VOLLMER INTERSECTION SHALL BE 6" FONT LETTER SIZE.

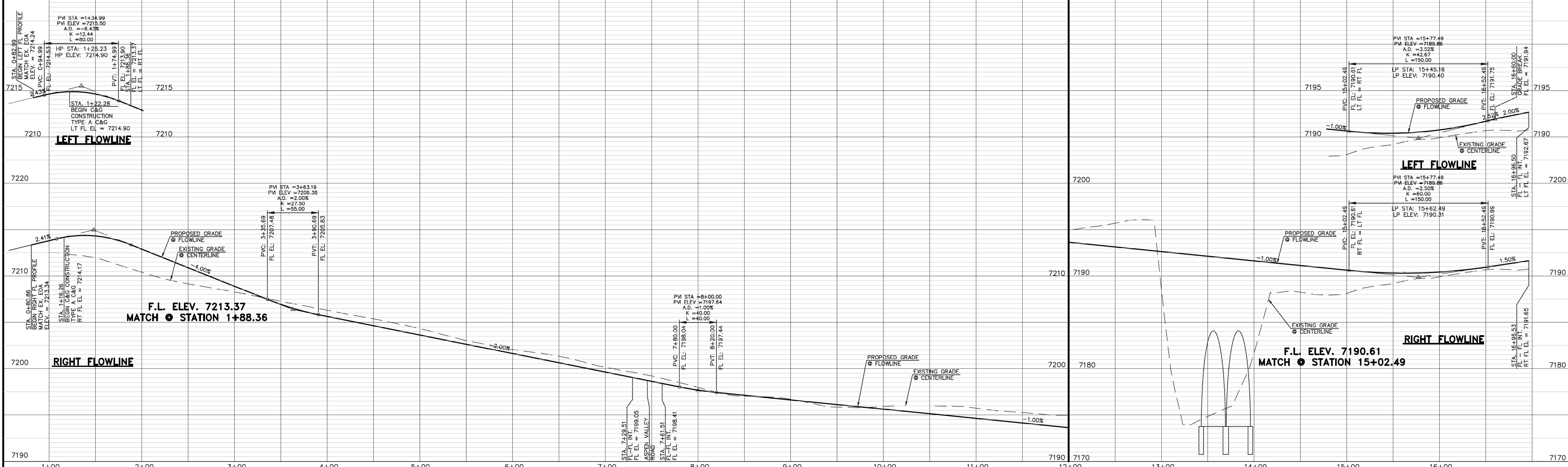


Street Name  
**STREET NAME (D-3)**

NORTH SIDE ROAD DITCH LINING (24" DEPTH)  
STA. 14+50 - 44+50 (LEFT SIDE OF ROAD)  
INSTALL PERMANENT TRM NORTH AMERICAN GREEN - P300 TURF REINFORCEMENT MAT

CURB RETURN CURVE TABLE			
CURVE	LENGTH	RADIUS	DELTA
C1	31.41'	20.00'	89°58'28"
C2	31.42'	20.00'	90°01'32"
C3	31.43'	20.00'	90°02'58"
C4	31.40'	20.00'	89°57'02"

EOA RETURN CURVE TABLE			
CURVE	LENGTH	RADIUS	DELTA
C1	48.12'	30.00'	91°53'43"
C2	44.11'	30.00'	84°14'27"



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NO.	REVISION	DATE
1	REVISED PER COUNTY COMMENTS	08-13-19
2	REVISED PER COUNTY COMMENTS	3-13-20
3	REVISED PER COUNTY COMMENTS	6-8-20

REVIEW:  
PREPARED UNDER MY DIRECT SUPERVISION FOR AND ON BEHALF OF  
CLASSIC CONSULTING ENGINEERS AND SURVEYORS, LLC

MARC A. WHORTON, COLORADO #37155  
DATE: 6/9/2020



619 N. Cascade Avenue, Suite 200  
Colorado Springs, Colorado 80903  
(719)785-0790  
(719)785-0799(fax)

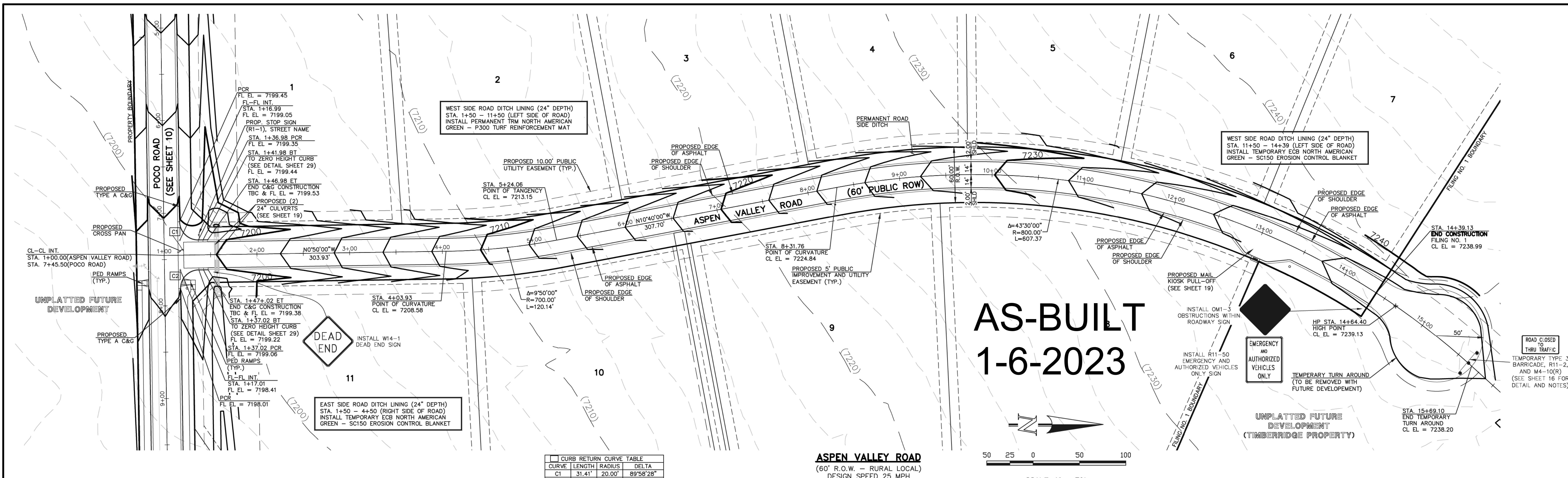
RETREAT AT TIMBERIDGE FILING NO. 1  
CONSTRUCTION PLANS

STREET IMPROVEMENT PLANS  
POCO ROAD

DESIGNED BY	SCALE	DATE
MAW	(H) 1" = 50'	04-05-19
DRAWN BY	SCALE	DATE
ESO	(V) 1" = 5'	04-05-19

SHEET 10 OF 35  
JOB NO. 1185.00





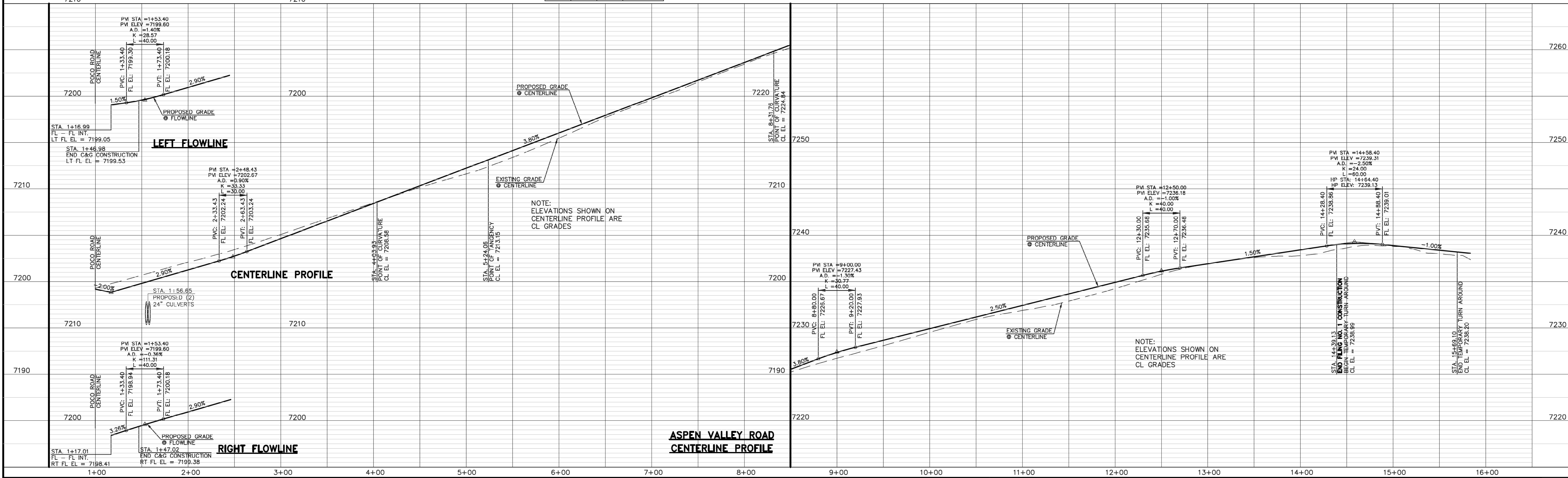
**AS-BUILT  
1-6-2023**



SCALE: 1" = 50'

CURB RETURN CURVE TABLE			
CURVE	LENGTH	RADIUS	DELTA
C1	31.41'	20.00'	89°58'28"
C2	31.42'	20.00'	90°01'32"

**ASPEN VALLEY ROAD**  
(60' R.O.W. - RURAL LOCAL)  
DESIGN SPEED 25 MPH



PROPERTY BOUNDARY  
POCO ROAD (SEE SHEET 10)  
PROPOSED TYPE A C&G  
PROPOSED CROSS PAN  
CL-CL INT.  
STA. 1+00.00 (ASPEN VALLEY ROAD)  
STA. 7+45.50 (POCO ROAD)  
PROPOSED RAMP (TYP.)  
UNPLATED FUTURE DEVELOPMENT  
PROPOSED TYPE A C&G

WEST SIDE ROAD DITCH LINING (24" DEPTH)  
STA. 1+50 - 11+50 (LEFT SIDE OF ROAD)  
INSTALL PERMANENT TRM NORTH AMERICAN GREEN - P300 TURF REINFORCEMENT MAT

PROPOSED 10.00' PUBLIC UTILITY EASEMENT (TYP.)

PROPOSED EDGE OF ASPHALT  
PROPOSED EDGE OF SHOULDER

PERMANENT ROAD SIDE DITCH

WEST SIDE ROAD DITCH LINING (24" DEPTH)  
STA. 11+50 - 14+39 (LEFT SIDE OF ROAD)  
INSTALL TEMPORARY ECB NORTH AMERICAN GREEN - SC150 EROSION CONTROL BLANKET

PROPOSED EDGE OF SHOULDER  
PROPOSED EDGE OF ASPHALT

PROPOSED MAIL KIOSK PULL-OFF (SEE SHEET 19)

INSTALL OM-3 OBSTRUCTIONS WITHIN ROADWAY SIGN

INSTALL R11-50 EMERGENCY AND AUTHORIZED VEHICLES ONLY SIGN

EMERGENCY AND AUTHORIZED VEHICLES ONLY

TEMPORARY TURN AROUND (TO BE REMOVED WITH FUTURE DEVELOPMENT)

UNPLATED FUTURE DEVELOPMENT (TIMBERRIDGE PROPERTY)

ROAD CLOSED TO THRU TRAFFIC  
TEMPORARY TYPE 3 BARRICADE, R11-2, AND M4-10(R) (SEE SHEET 16 FOR DETAIL AND NOTES)

STA. 14+39.13  
END CONSTRUCTION  
FILING NO. 1  
CL. EL. = 7238.99

HP STA. 14+64.40  
HIGH POINT  
CL. EL. = 7239.13

TEMPORARY TURN AROUND  
CL. EL. = 7238.20

STA. 15+69.10  
END TEMPORARY TURN AROUND  
CL. EL. = 7238.20

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NO.	REVISION	DATE
1	REVISED PER COUNTY COMMENTS	08-13-19
2	ADDED MAIL KIOSK PULL-OFF	2-12-20

REVIEW:  
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CLASSIC CONSULTING ENGINEERS AND SURVEYORS, LLC

MARC A. WHORTON, COLORADO P.E. #37155  
DATE: 6/9/2020

RETREAT AT TIMBERRIDGE FILING NO. 1  
CONSTRUCTION PLANS  
STREET IMPROVEMENT PLANS  
ASPEN VALLEY ROAD

DESIGNED BY: MAW  
SCALE: (H) 1" = 50'  
(V) 1" = 5'

DATE: 04-05-19  
SHEET 11 OF 35  
JOB NO. 1185.00

**CLASSIC CONSULTING**

619 N. Cascade Avenue, Suite 200  
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(719) 785-0790  
(719) 785-0799 (fax)

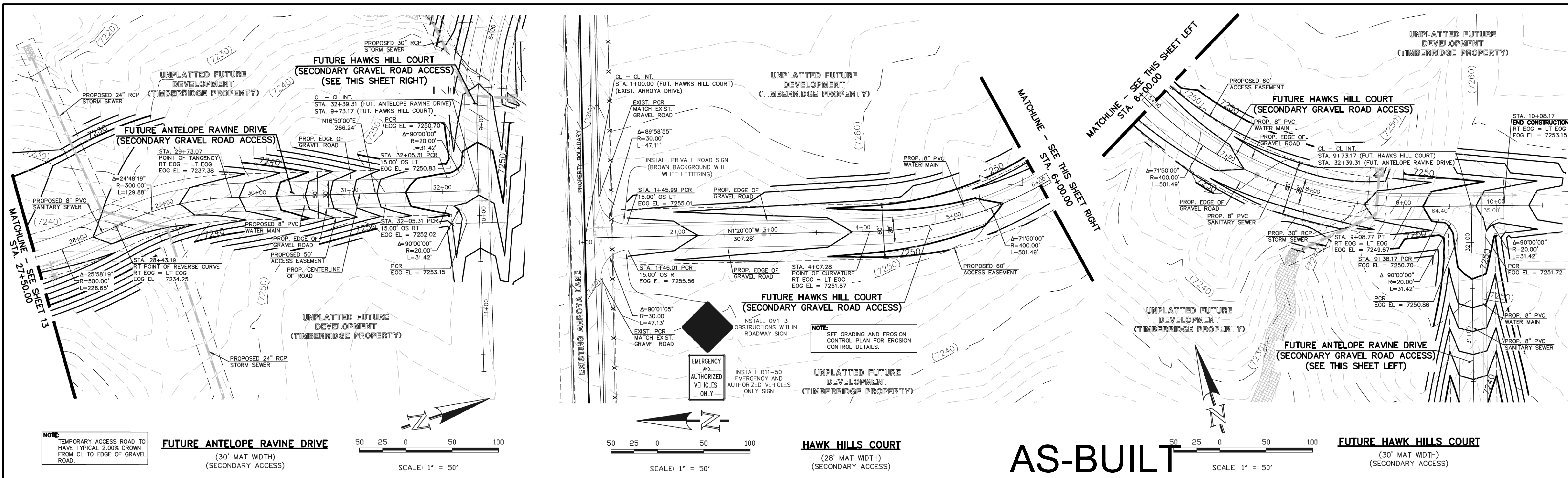






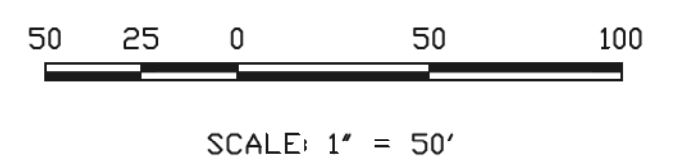
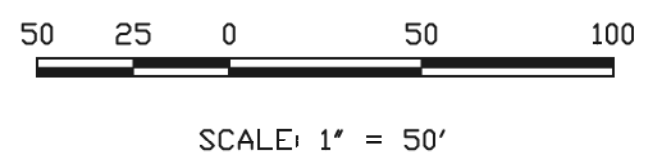






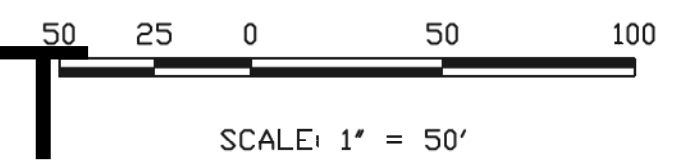
NOTE: TEMPORARY ACCESS ROAD TO HAVE TYPICAL 2.00% CROWN FROM CL TO EDGE OF GRAVEL ROAD.

**FUTURE ANTELOPE RAVINE DRIVE**  
(30' MAT WIDTH)  
(SECONDARY ACCESS)

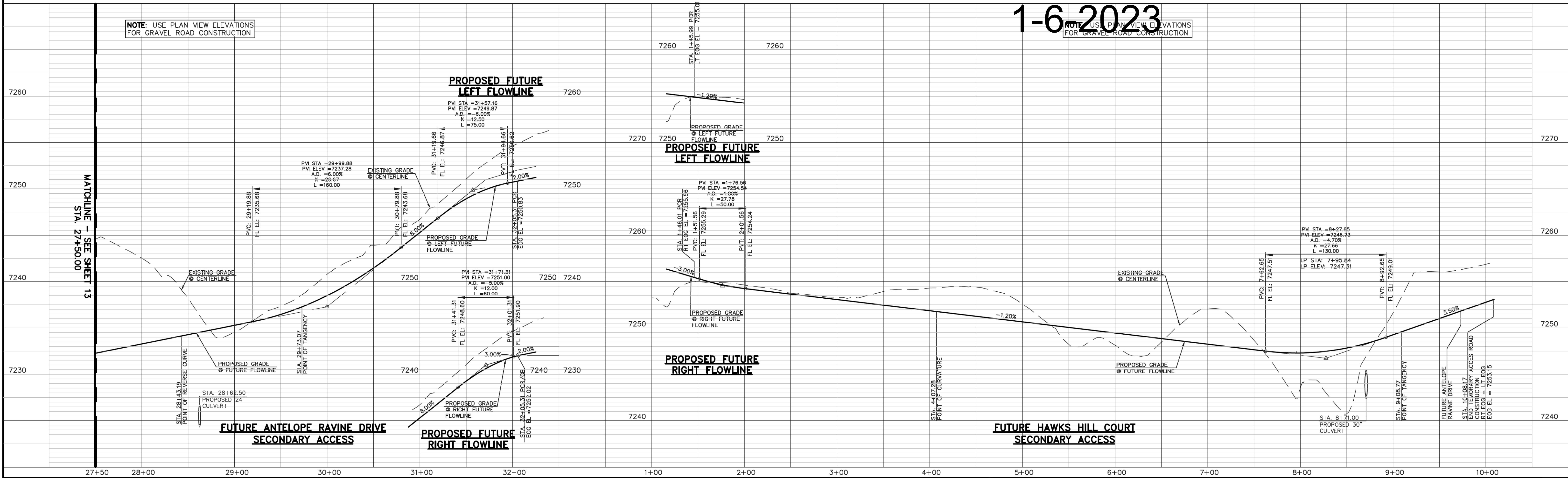


**HAWK HILLS COURT**  
(28' MAT WIDTH)  
(SECONDARY ACCESS)

**AS-BUILT**  
**1-6-2023**



**FUTURE HAWK HILLS COURT**  
(30' MAT WIDTH)  
(SECONDARY ACCESS)



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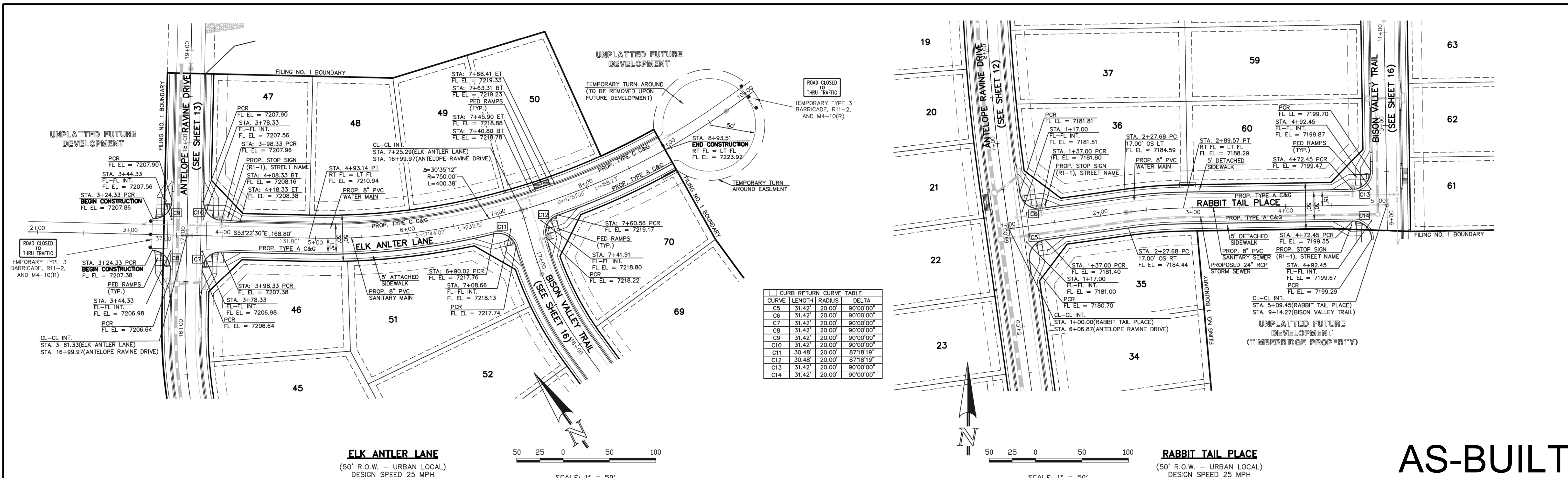
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CONSTRUCTION PLANS  
STREET IMPROVEMENT PLANS  
ANTELOPE RAVINE DR. & HAWK HILL CT.

DESIGNED BY: MAW  
DRAWN BY: ESO  
CHECKED BY:

SCALE: (H) 1" = 50'  
(V) 1" = 5'

DATE: 04-05-19  
SHEET 14 OF 35  
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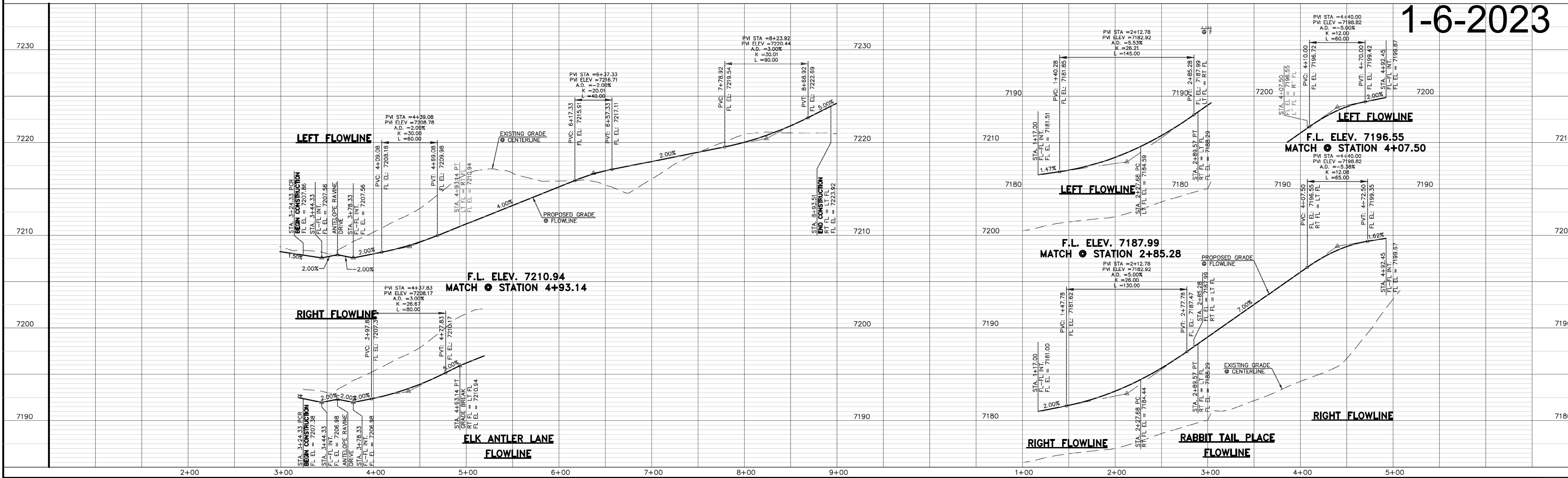




**ELK ANTLER LANE**  
(50' R.O.W. - URBAN LOCAL)  
DESIGN SPEED 25 MPH

**RABBIT TAIL PLACE**  
(50' R.O.W. - URBAN LOCAL)  
DESIGN SPEED 25 MPH

**AS-BUILT**  
**1-6-2023**



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1	REVISED PER COUNTY COMMENTS	08-13-19
2	REVISED PER COUNTY COMMENTS	6-9-20

REVIEW:  
PREPARED UNDER MY DIRECT SUPERVISION FOR AND ON BEHALF OF  
CLASSIC CONSULTING ENGINEERS AND SURVEYORS, LLC

MARC A. WHORTON, COLORADO P.E. #37155  
DATE: 6/10/2020



RETREAT AT TIMBERIDGE FILING NO. 1  
CONSTRUCTION PLANS  
STREET IMPROVEMENT PLANS  
ELK ANTLER LANE & RABBIT TAIL PLACE

DESIGNED BY: MAW  
DRAWN BY: ESO  
CHECKED BY:

SCALE: (H) 1" = 50'  
(V) 1" = 5'

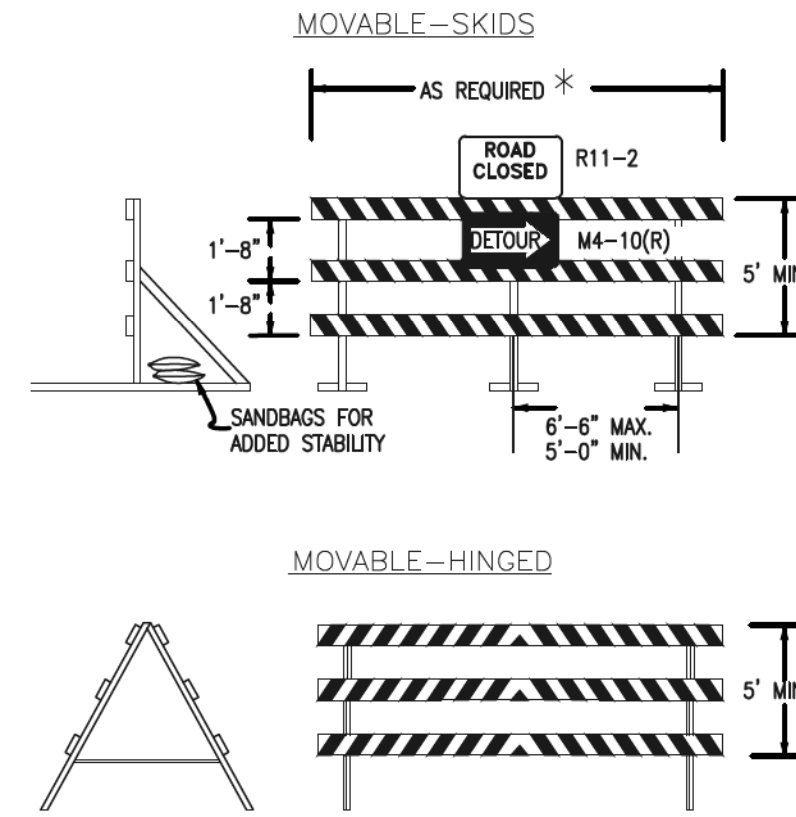
DATE: 04-05-19  
SHEET 15 OF 35  
JOB NO. 1185.00



RAIL LENGTH TABLE \*

TYPE 3 BARRICADE		LENGTH
FIXED	MOVABLE	
F - A	M - A	8' - 14'
F - B	M - B	15' - 24'
F - C	M - C	25' - 35'
F - D	M - D	> 35'

- NOTES**
- TYPE 3 BARRICADES HAVE 3 REFLECTORIZED RAIL FACES IF FACING TRAFFIC IN ONE DIRECTION AND 6 IF FACING TRAFFIC IN TWO DIRECTIONS.
  - THE PORTION OF THE POST ABOVE THE GROUND LINE SHALL BE PAINTED IN ACCORDANCE WITH THE APPROPRIATE GENERAL NOTE.
  - DETACHABLE EXTENSION WING RAILS FOR BYPASSING OF CONSTRUCTION EQUIPMENT ARE PERMITTED, WHEN NECESSARY, ON FIXED OR MOVABLE TYPE 3 BARRICADES. THE LENGTH SHALL BE ADEQUATE TO CLOSE THE SHOULDER AS REQUIRED.



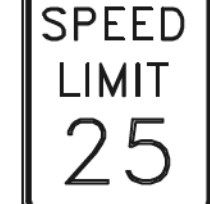
TYPICAL TYPE 3 BARRICADES



STOP (R1-1)  
30"x30"

Street Name

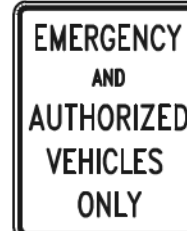
STREET NAME (D-3)



SPEED LIMIT (R2-1)  
24"x30"

NO OUTLET →

W14-2aR & W14-2aL

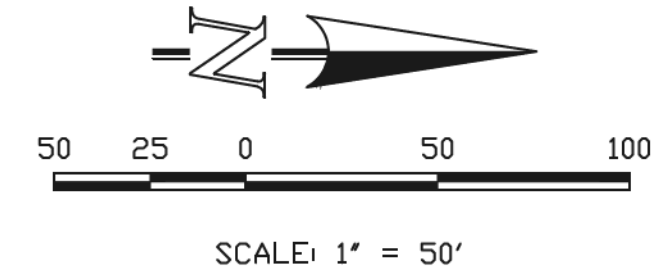
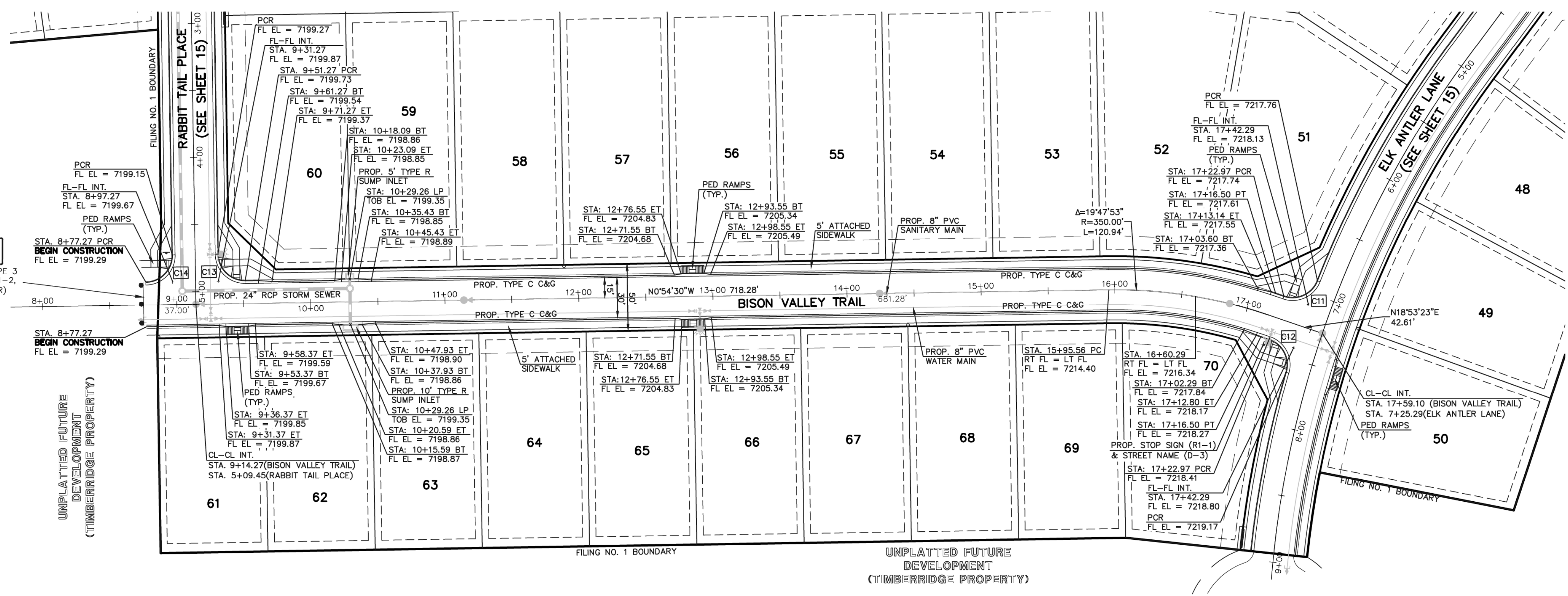


INSTALL R11-50 EMERGENCY AND AUTHORIZED VEHICLES ONLY SIGN



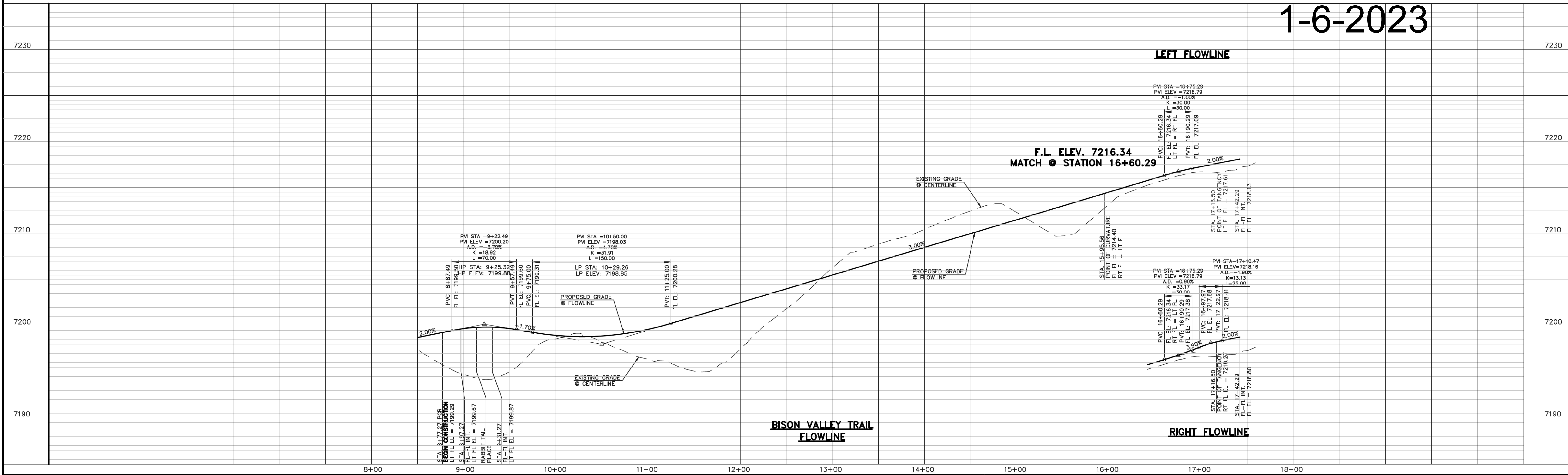
INSTALL OM1-3 OBSTRUCTIONS WITHIN ROADWAY SIGN

CURVE	LENGTH	CURVE RADIUS	DELTA
C11	30.48'	20.00'	87°18'19"
C12	30.48'	20.00'	87°18'19"
C13	31.42'	20.00'	90°00'00"
C14	31.42'	20.00'	90°00'00"



**BISON VALLEY TRAIL**  
(50' R.O.W. - URBAN LOCAL)  
DESIGN SPEED 25 MPH

**AS-BUILT**  
**1-6-2023**



48 HOURS BEFORE YOU DIG,  
CALL UTILITY LOCATORS  
**811**  
UTILITY NOTIFICATION CENTER OF COLORADO  
IT'S THE LAW

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MARC A. WHORTON, COLORADO P.E. #37155

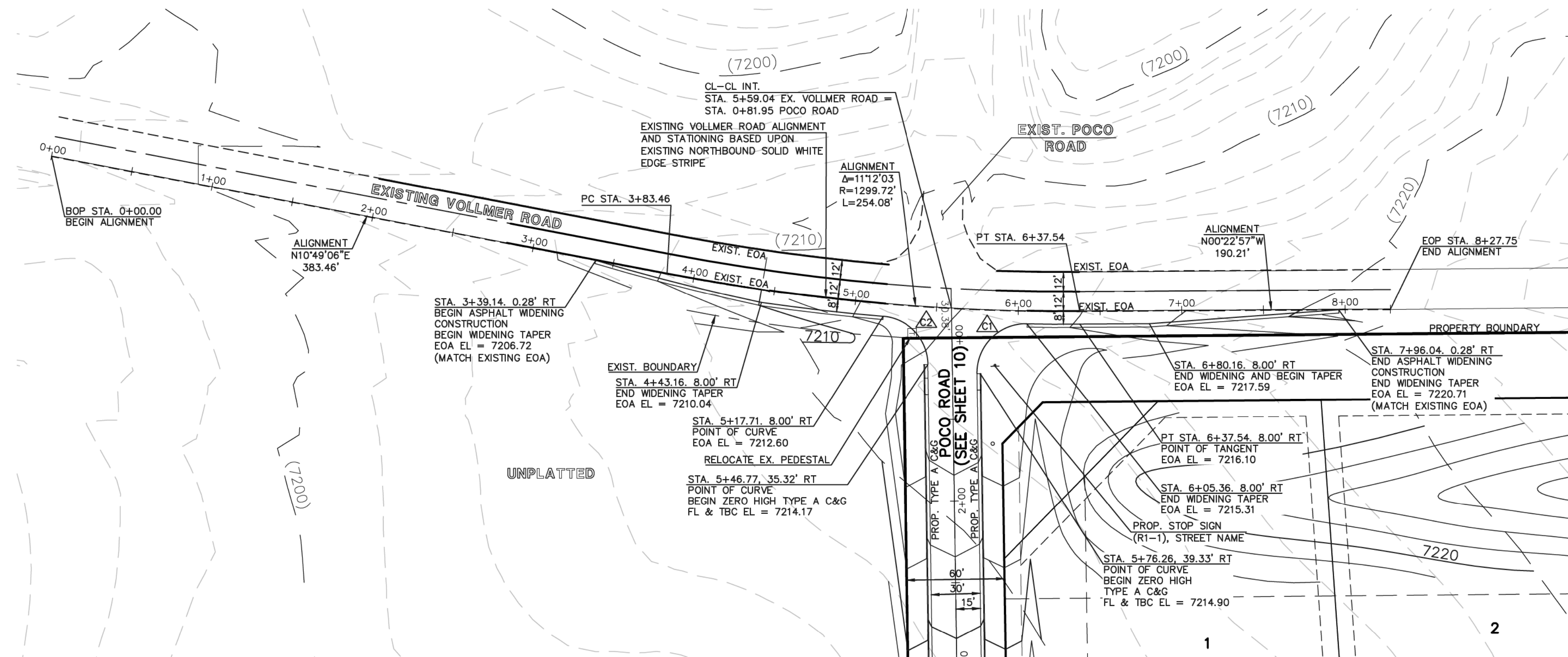
DATE: 6/10/2020



RETREAT AT TIMBRIDGE FILING NO. 1  
CONSTRUCTION PLANS  
STREET IMPROVEMENT PLANS  
BISON VALLEY TRAIL

DESIGNED BY	MAW	SCALE	DATE	04-05-19
DRAWN BY	ESO	(H) 1" = 50'	SHEET	16 OF 35
CHECKED BY	(V) 1" = 5'	JOB NO.	1185.00	





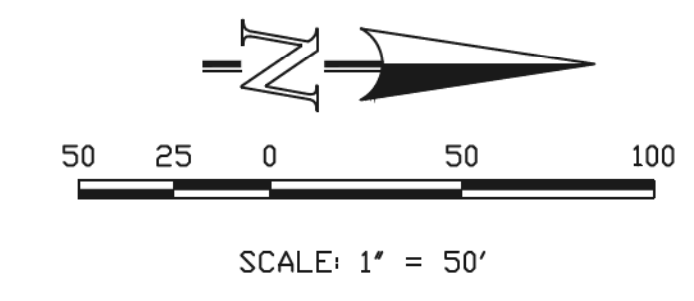
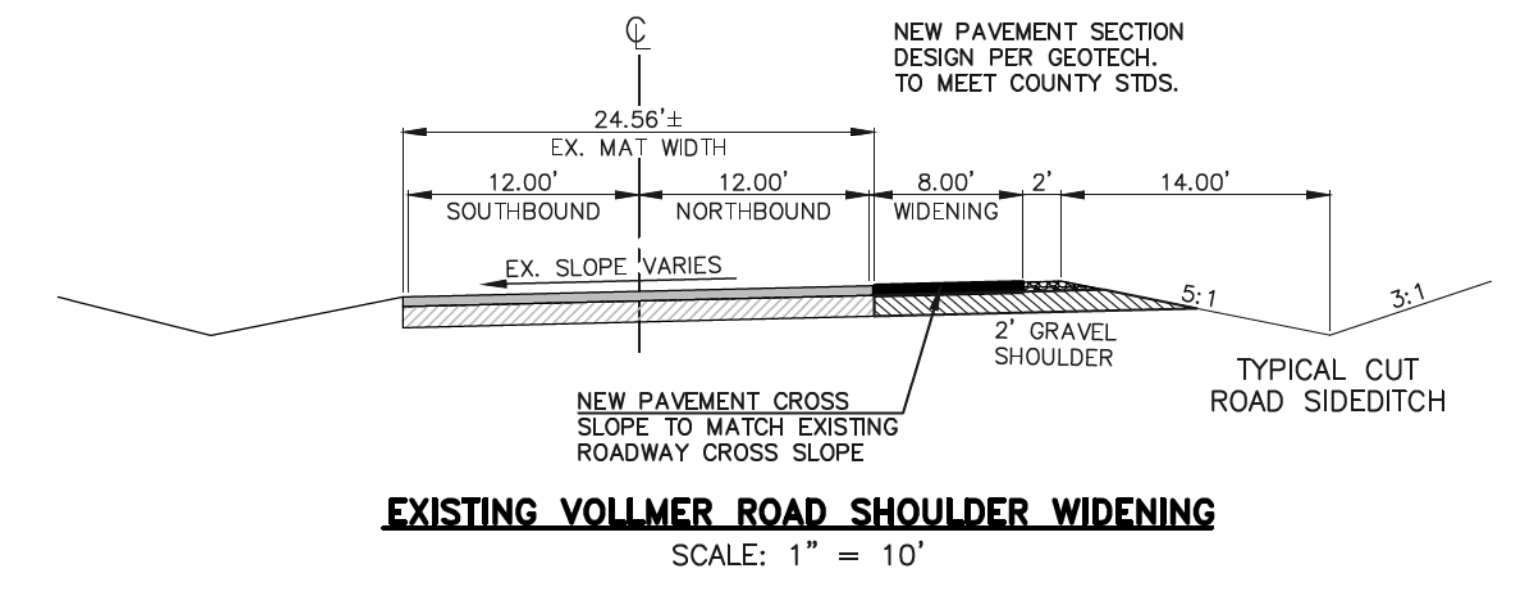
△	EOA RETURN	CURVE TABLE	
CURVE	LENGTH	RADIUS	DELTA
C1	48.12'	30.00'	91°53'43"
C2	44.11'	30.00'	84°14'27"

**EXISTING VOLLMER ROAD**  
 (R.O.W. VARIES— RURAL MINOR ARTERIAL)  
 POSTED SPEED 45 MPH

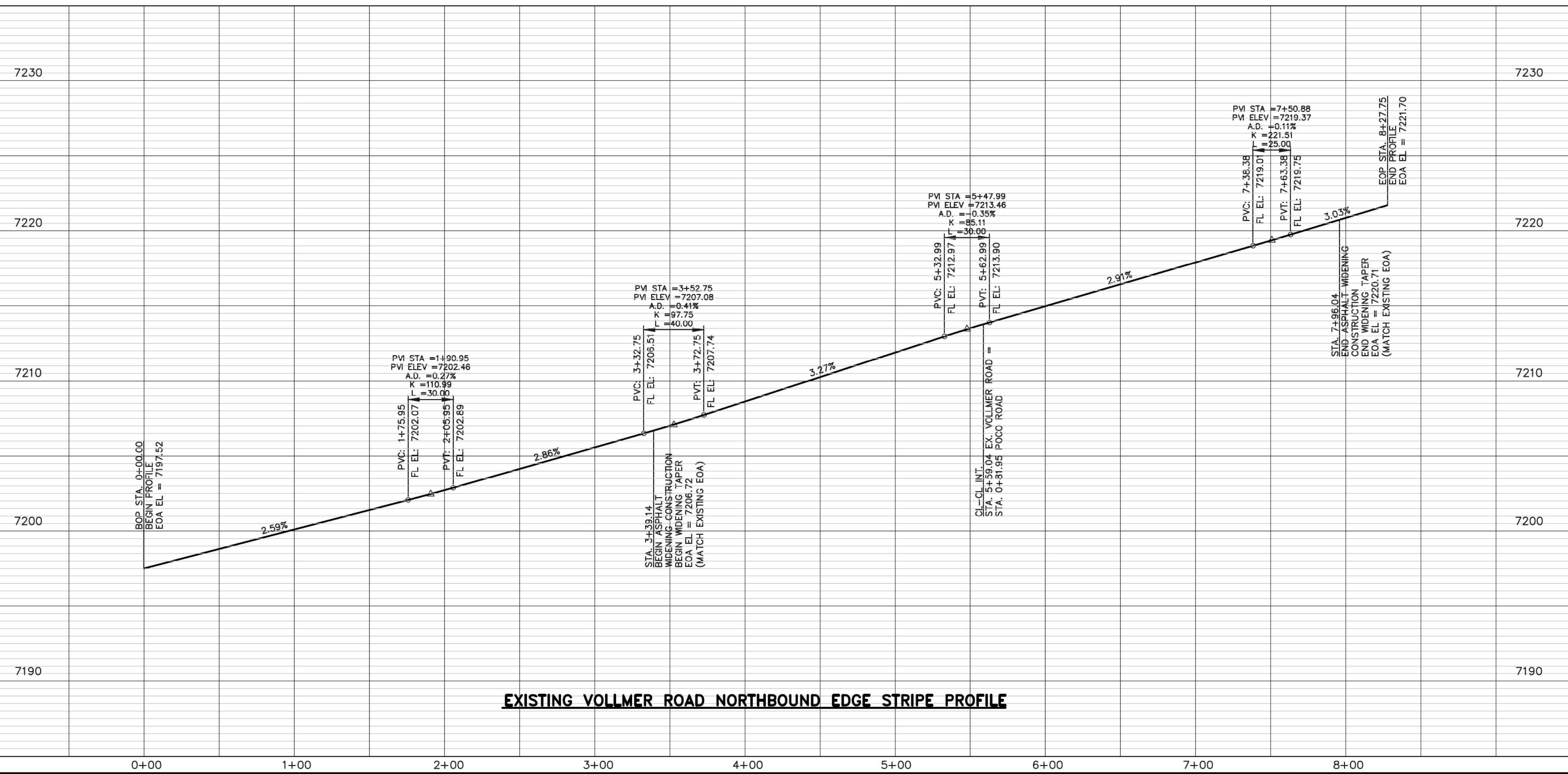
**NOTE:**  
 ALL INTERNAL SIGNS SHALL BE 4" FONT LETTER SIZE.  
 SIGNS AT VOLLMER INTERSECTION SHALL BE 6" FONT LETTER SIZE.

Street Name  
**STREET NAME (P-3)**

**STOP (R1-1)**  
**30"x30"**



**AS-BUILT**  
**1-6-2023**



**EXISTING VOLLMER ROAD NORTHBOUND EDGE STRIPE PROFILE**

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6/10/2020

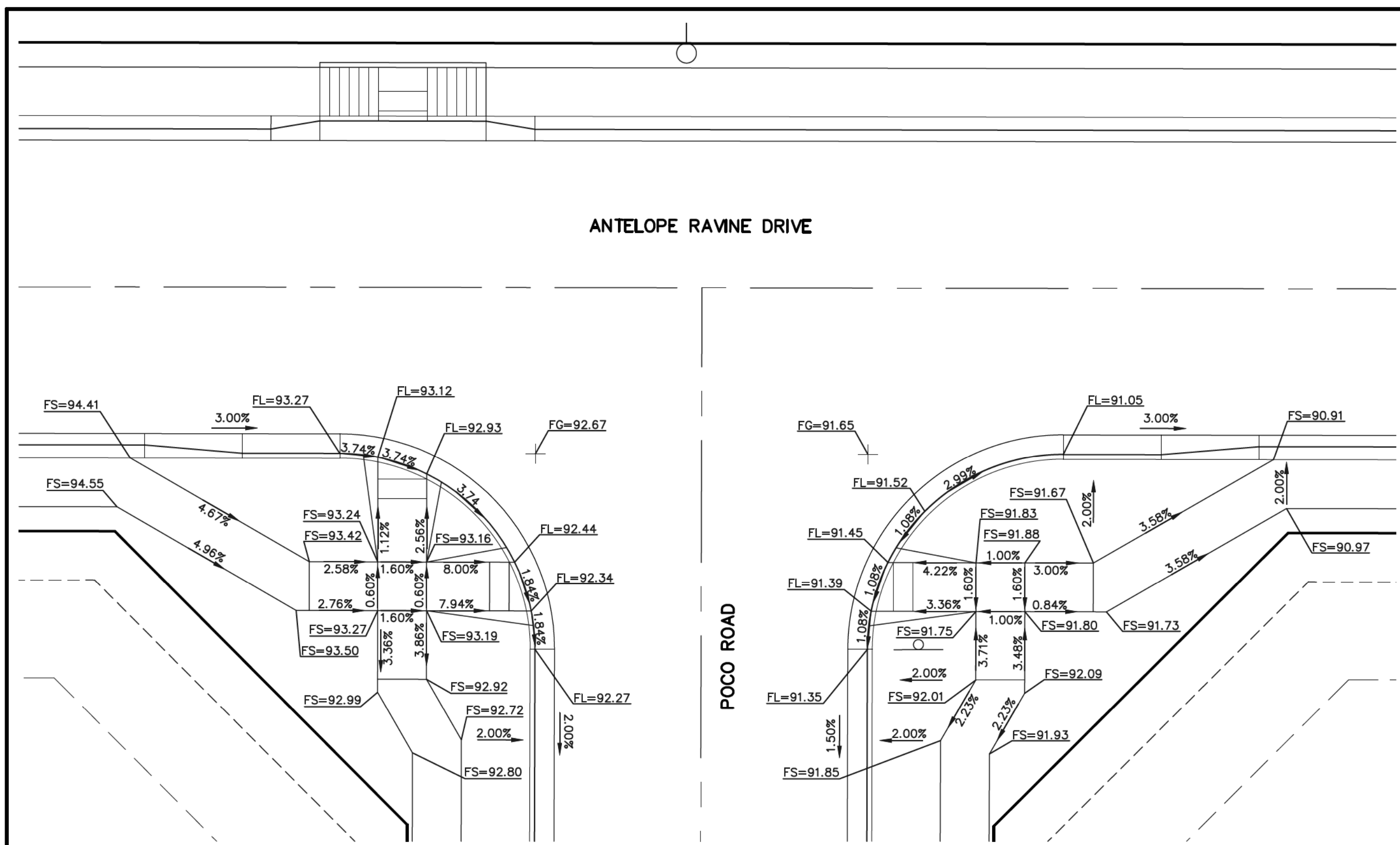


**RETREAT AT TIMBERRIDGE FILING NO. 1**  
**CONSTRUCTION PLANS**  
 STREET IMPROVEMENT PLANS  
 VOLLMER ROAD EAST SHOULDER WIDENING

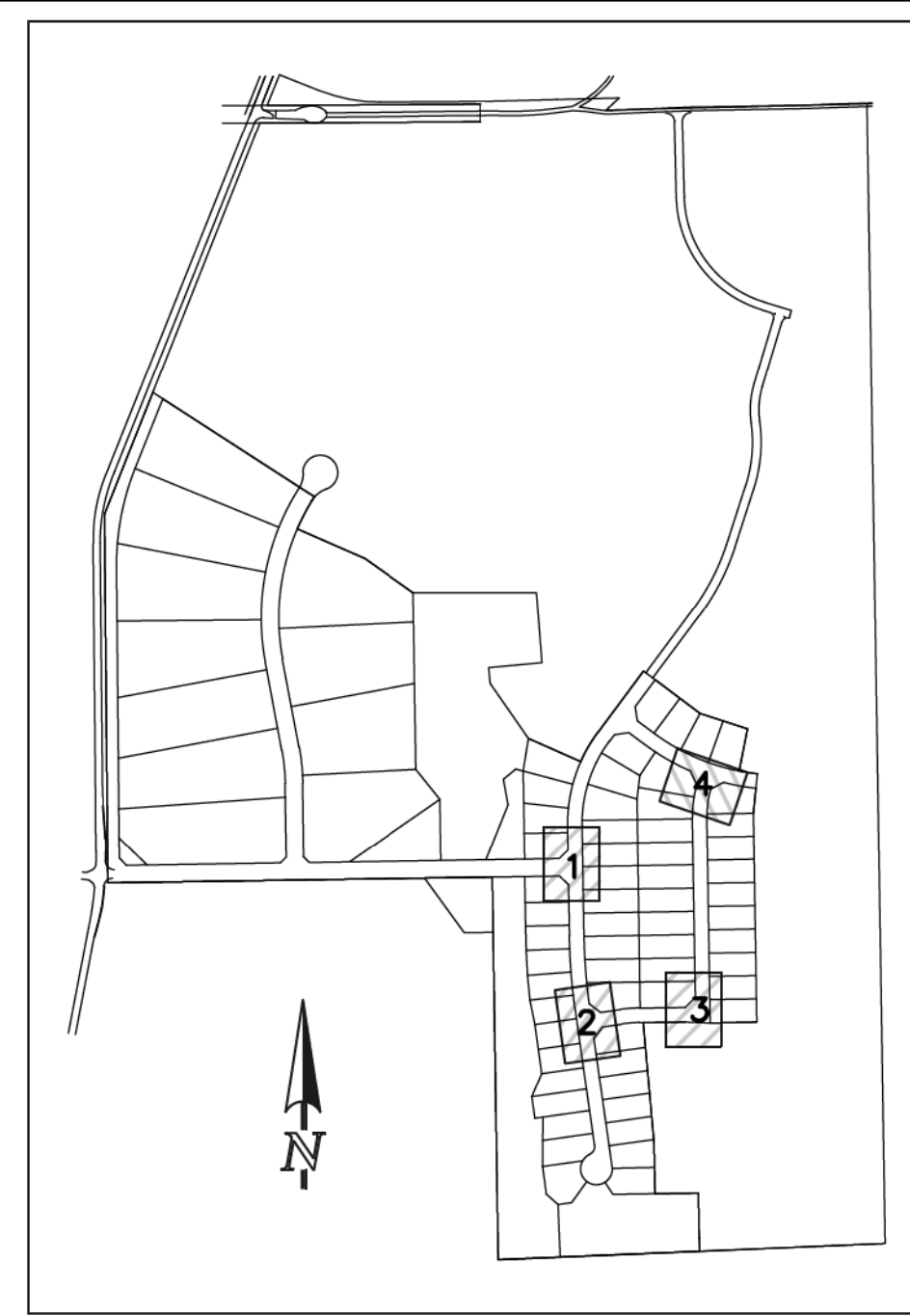
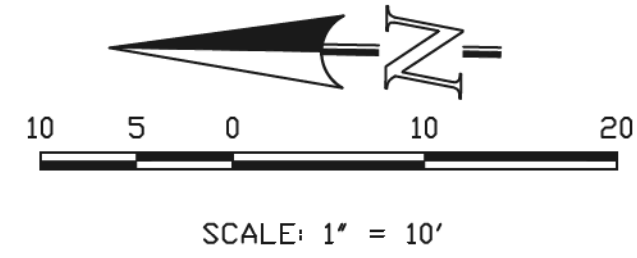
DESIGNED BY	MAW	SCALE	DATE	04-05-19
DRAWN BY	ESO	(H) 1" = 50'	SHEET	17 OF 35
CHECKED BY	(V)	1" = 5'	JOB NO.	1185.00



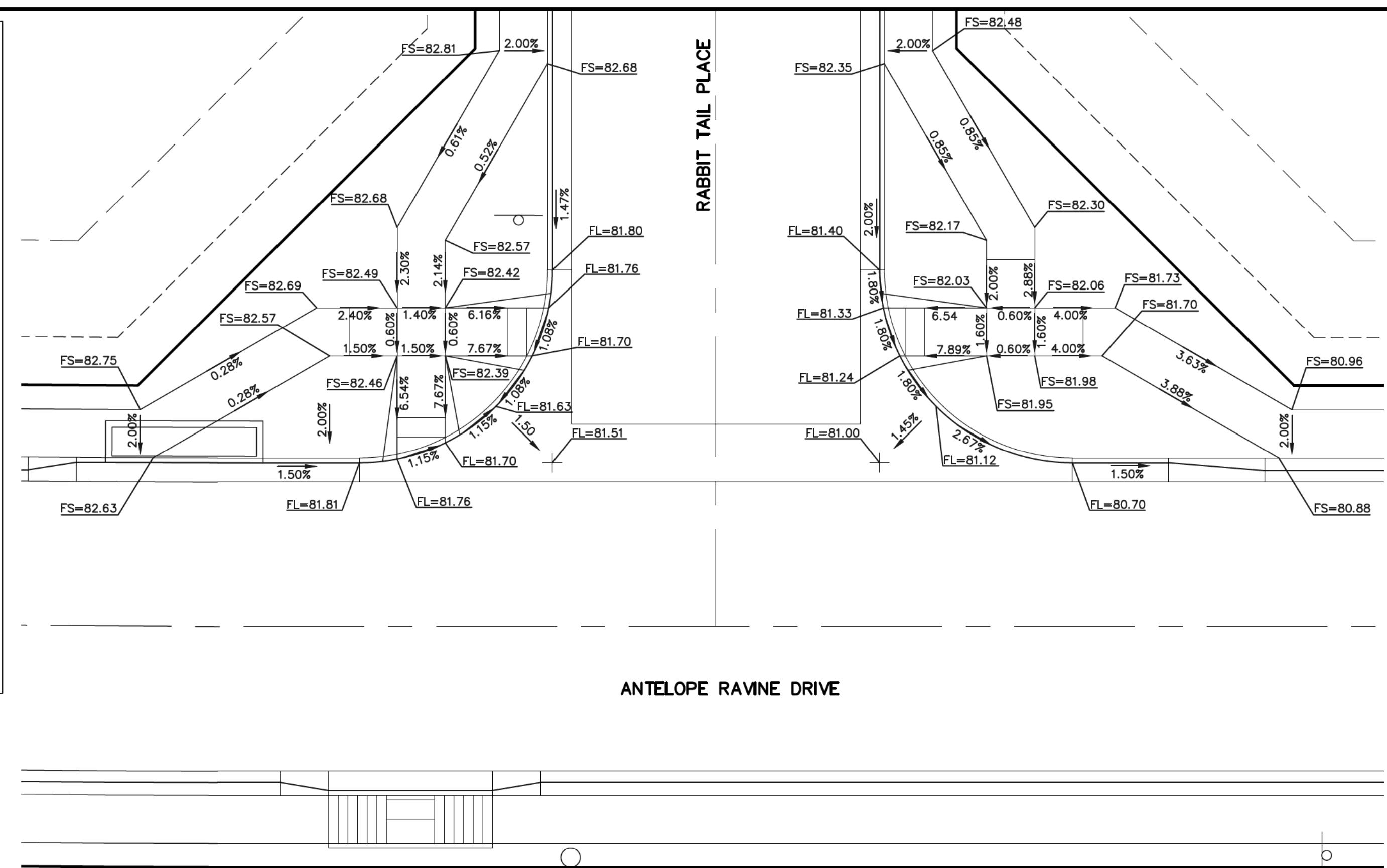




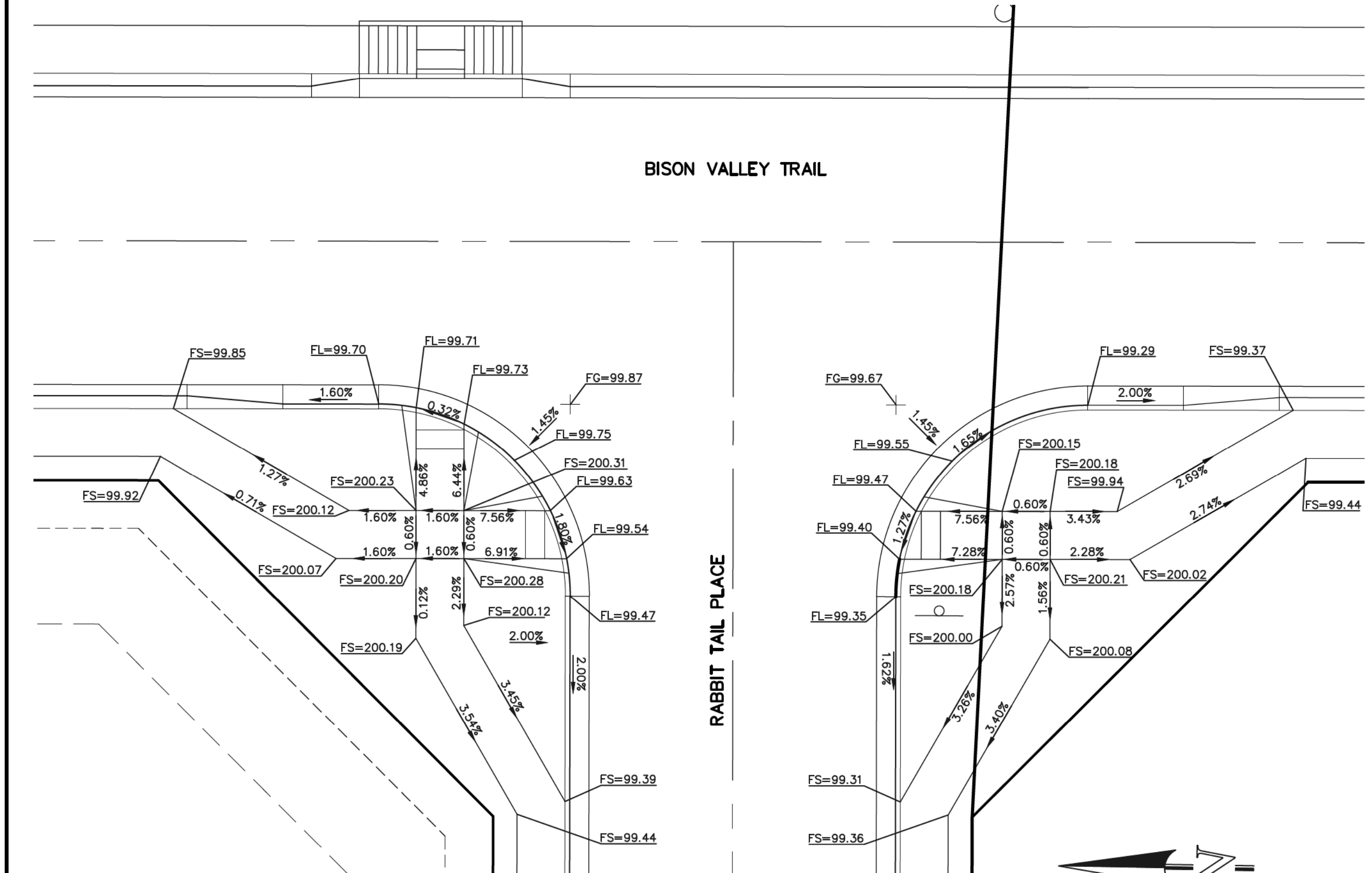
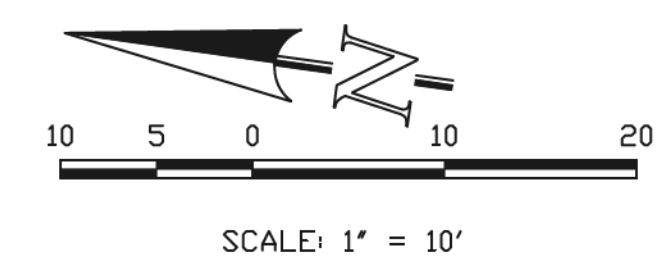
**INTERSECTION OF  
POCO ROAD & ANTELOPE RAVINE DRIVE  
'RAMP-01'**



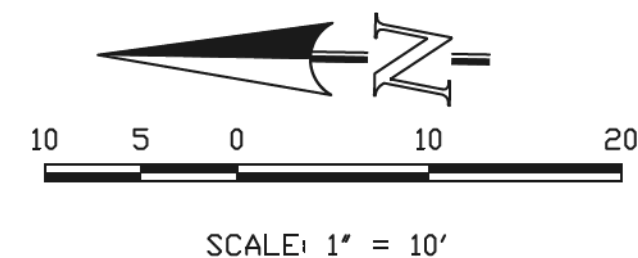
**KEY MAP  
NOT TO SCALE**



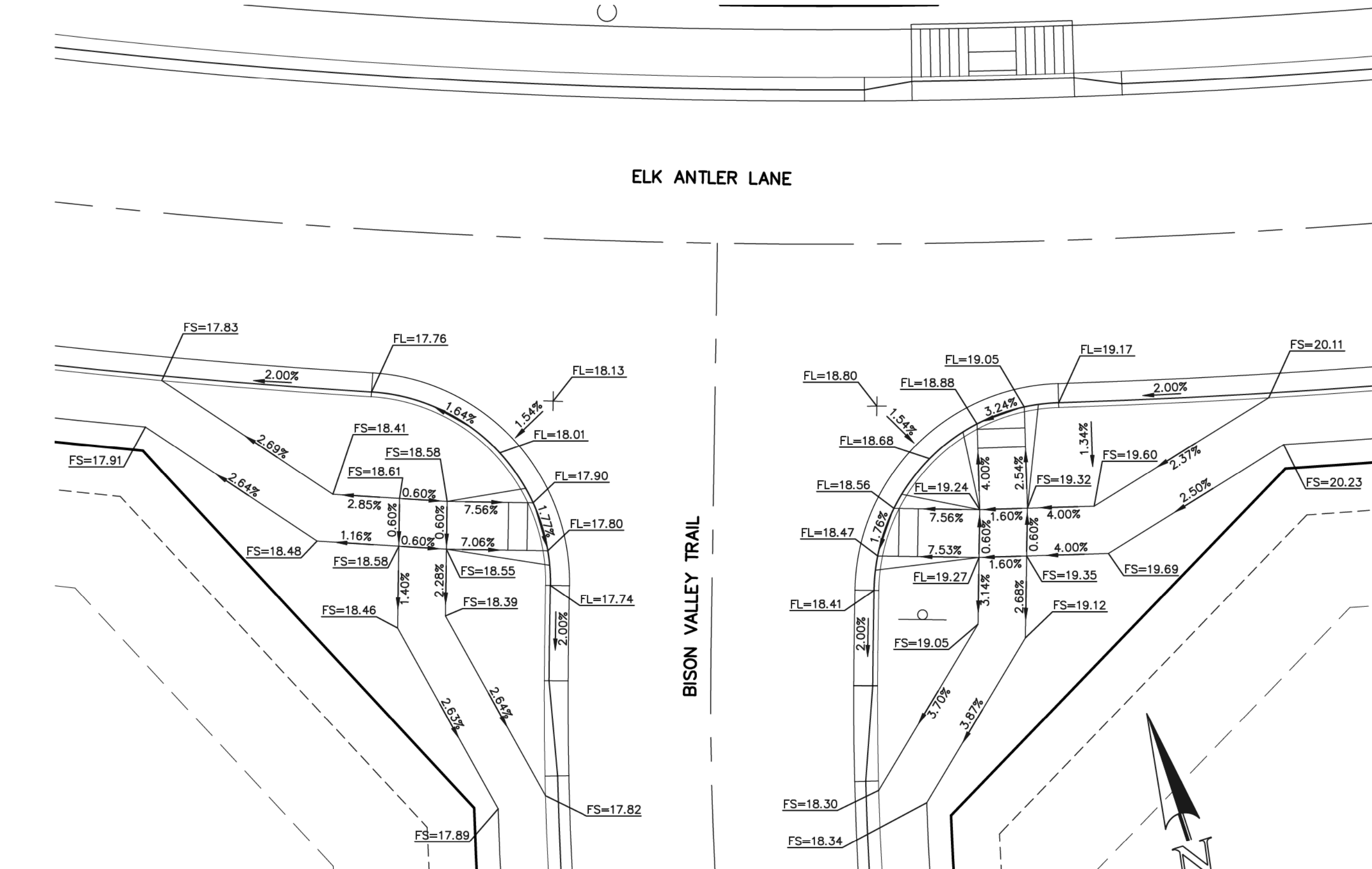
**INTERSECTION OF  
ANTELOPE RAVINE DRIVE & RABBIT TAIL PLACE  
'RAMP-02'**



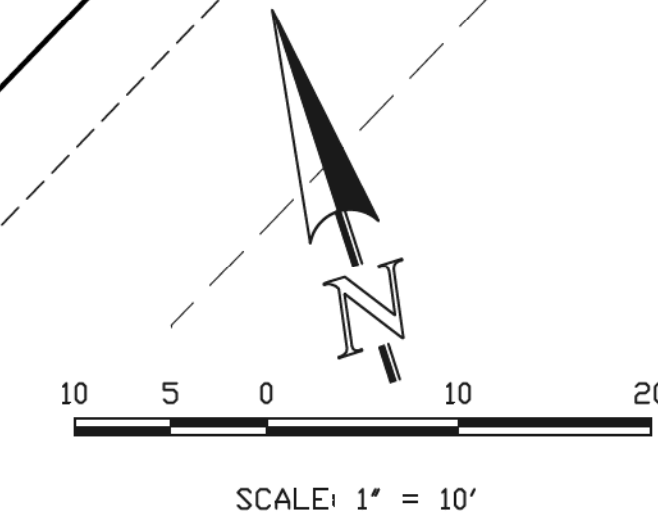
**INTERSECTION OF  
BISON VALLEY TRAIL & RABBIT TAIL PLACE  
'RAMP-03'**



**AS-BUILT  
1-6-2023**



**INTERSECTION OF  
ELK ANTLER LANE & BISON VALLEY TRAIL  
'RAMP-04'**



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CLASSIC CONSULTING ENGINEERS AND SURVEYORS, LLC  
MARC A. WHORTON, COLORADO P.E. #37155  
DATE: 6/10/2020



619 N. Cascade Avenue, Suite 200  
Colorado Springs, Colorado 80903  
(719) 785-0790  
(719) 785-0799 (fax)

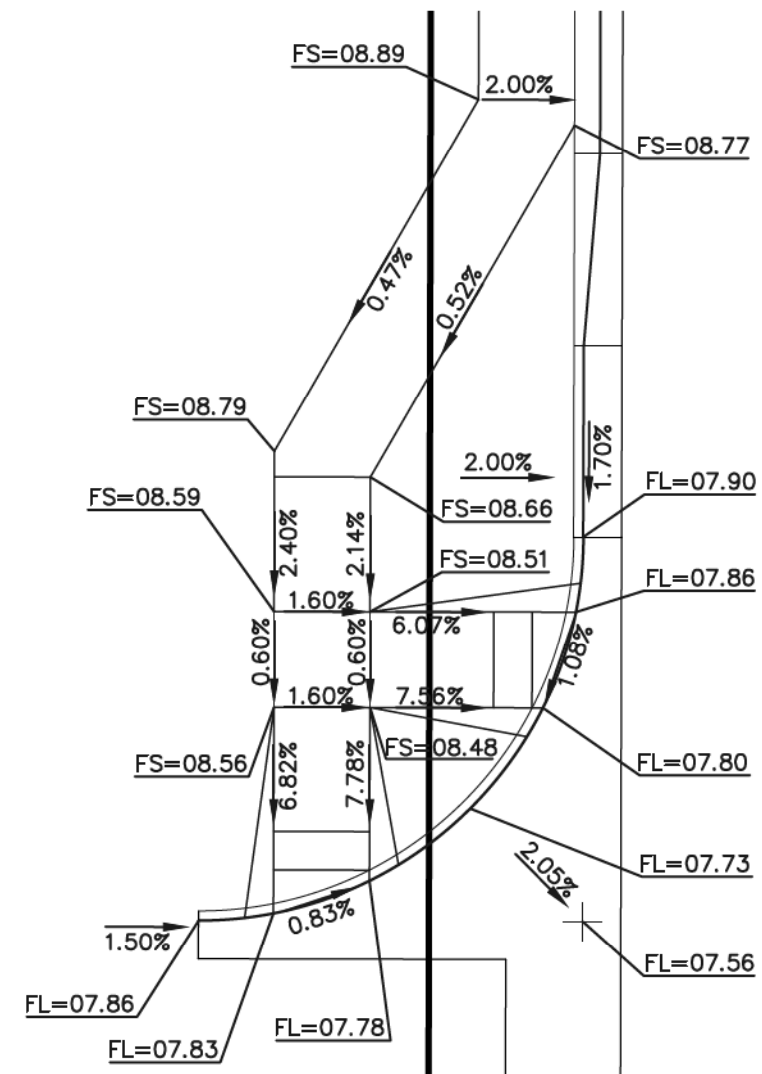
RETREAT AT TIMBERIDGE FILING NO. 1  
CONSTRUCTION PLANS  
STREET IMPROVEMENT PLANS  
PEDESTRIAN RAMP DETAILS 1-4

DESIGNED BY	PRA	SCALE	DATE
DRAWN BY	PRA	(H) 1" = 10'	02-12-20
CHECKED BY	(V) 1" = N/A		

SHEET 18 OF 35  
JOB NO. 1185.00

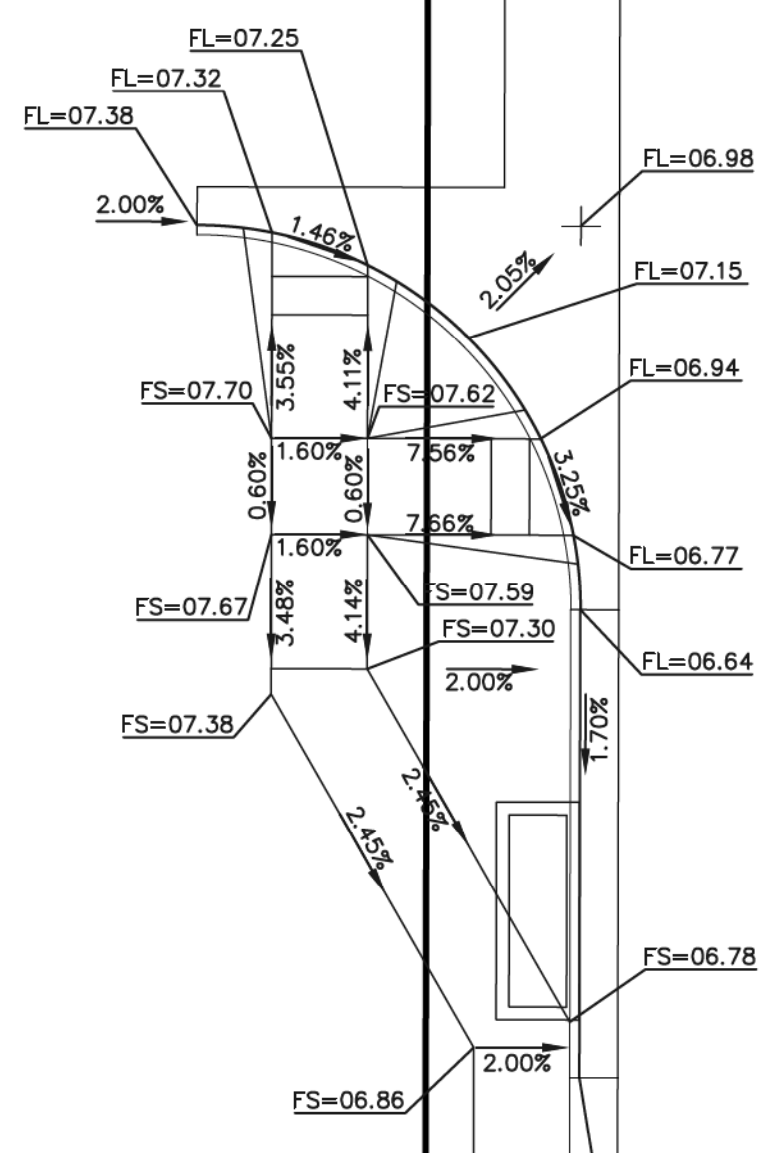




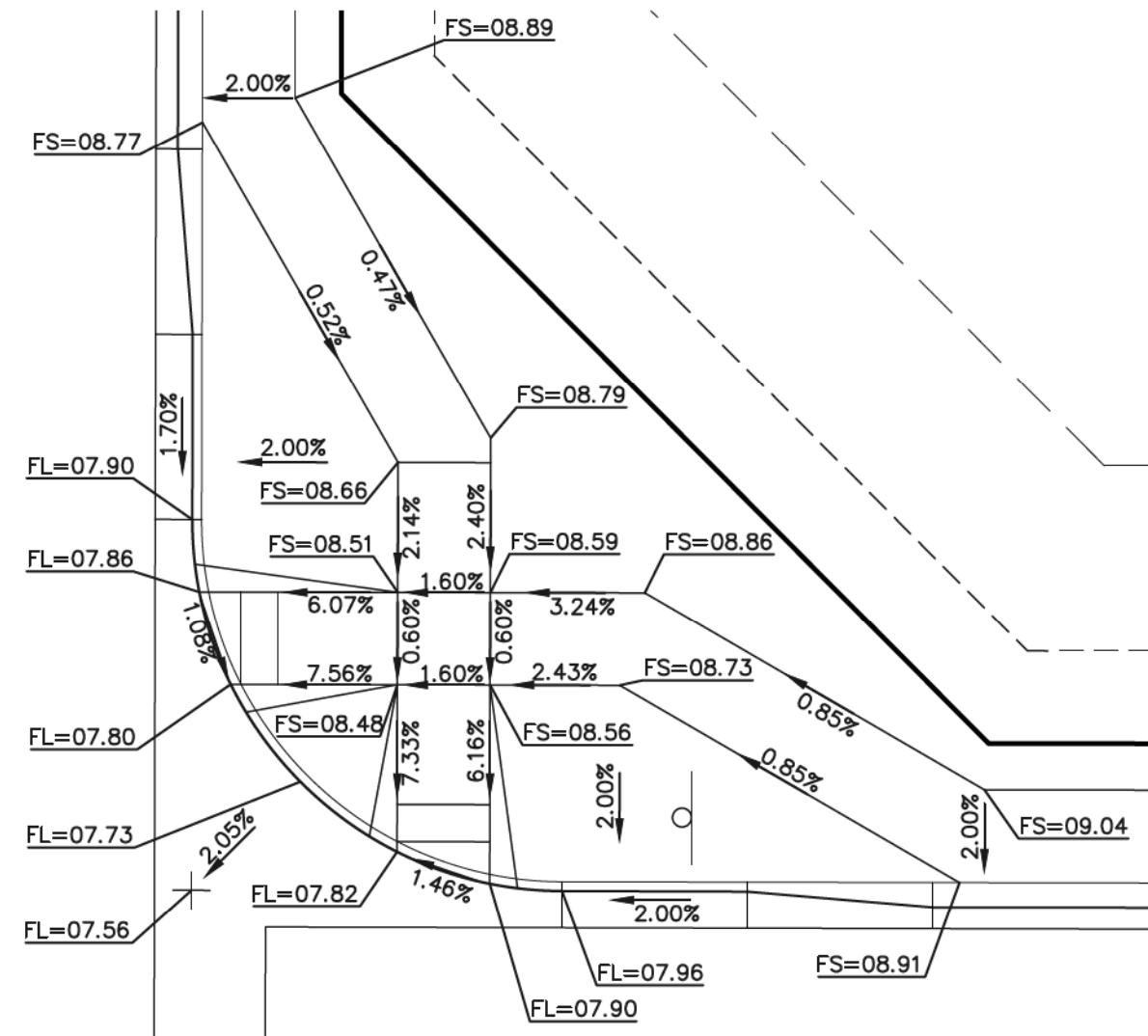
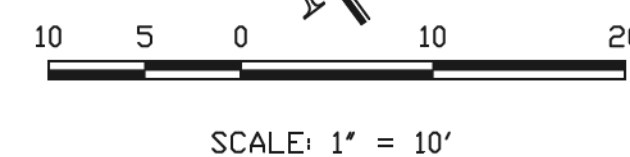


FUTURE ELK ANTLER LANE

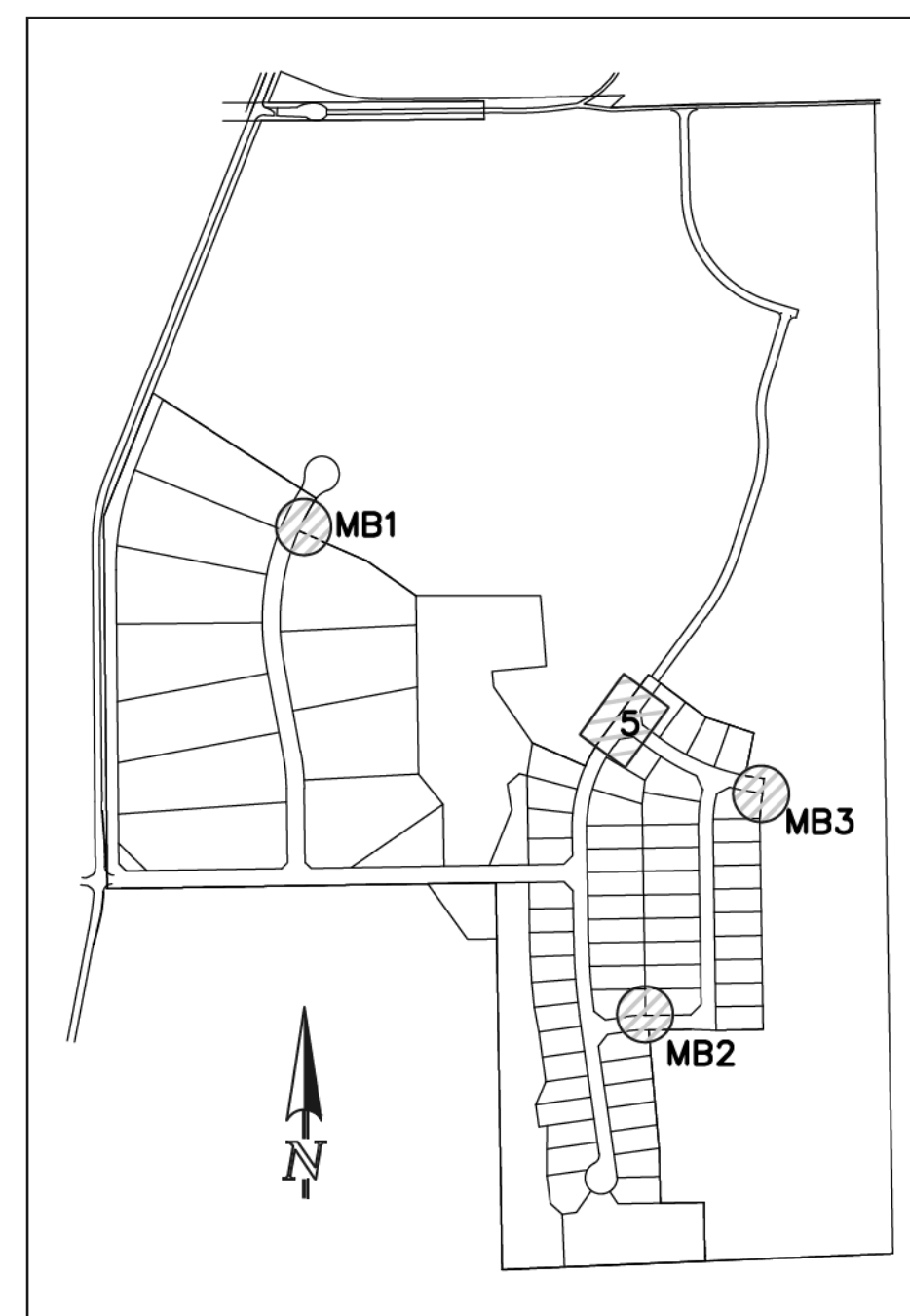
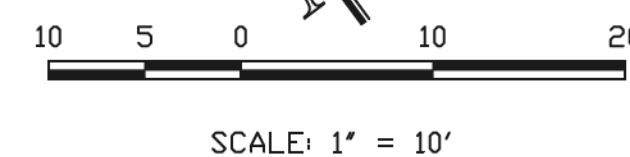
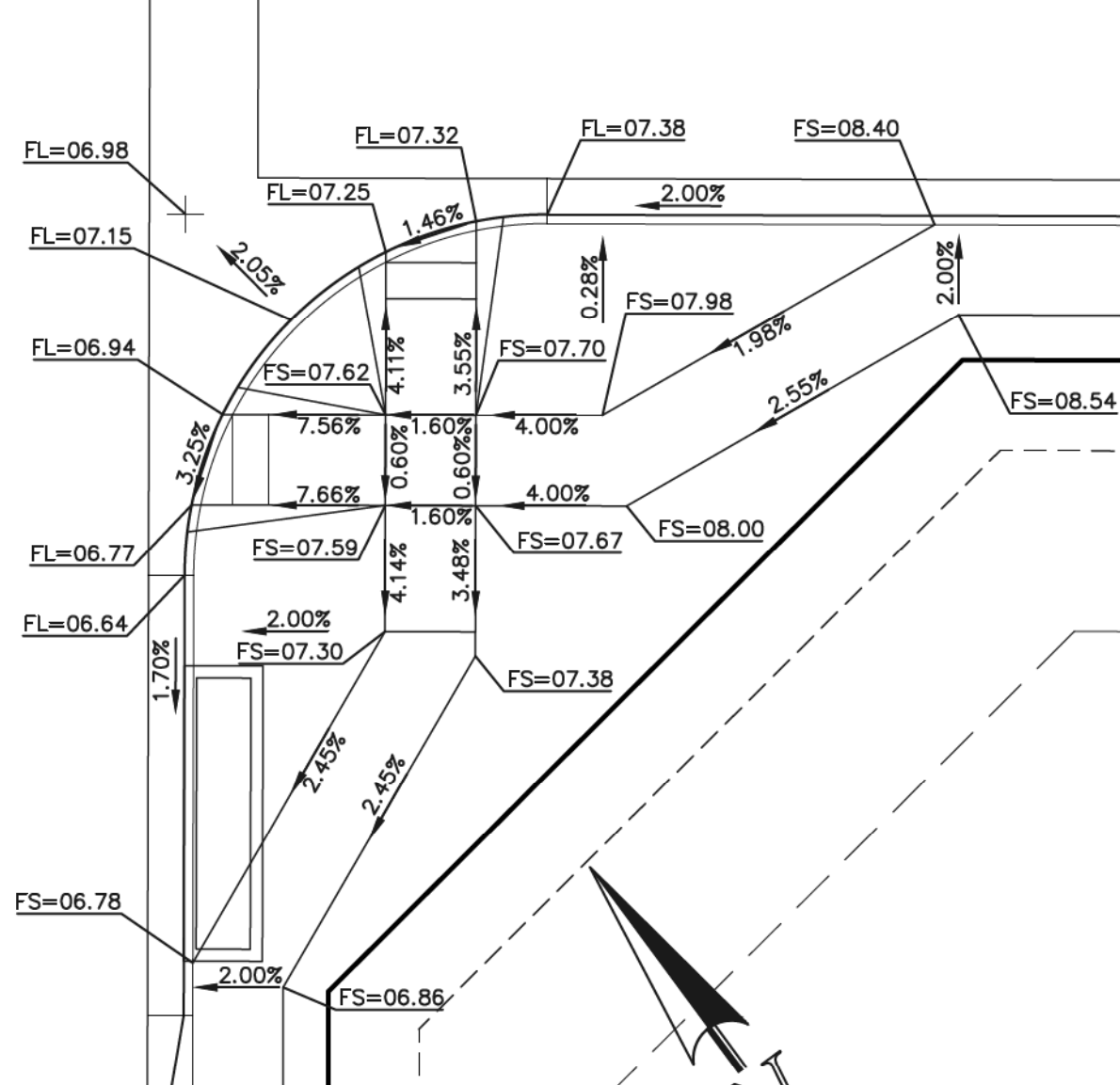
ANTELOPE RAVINE DRIVE



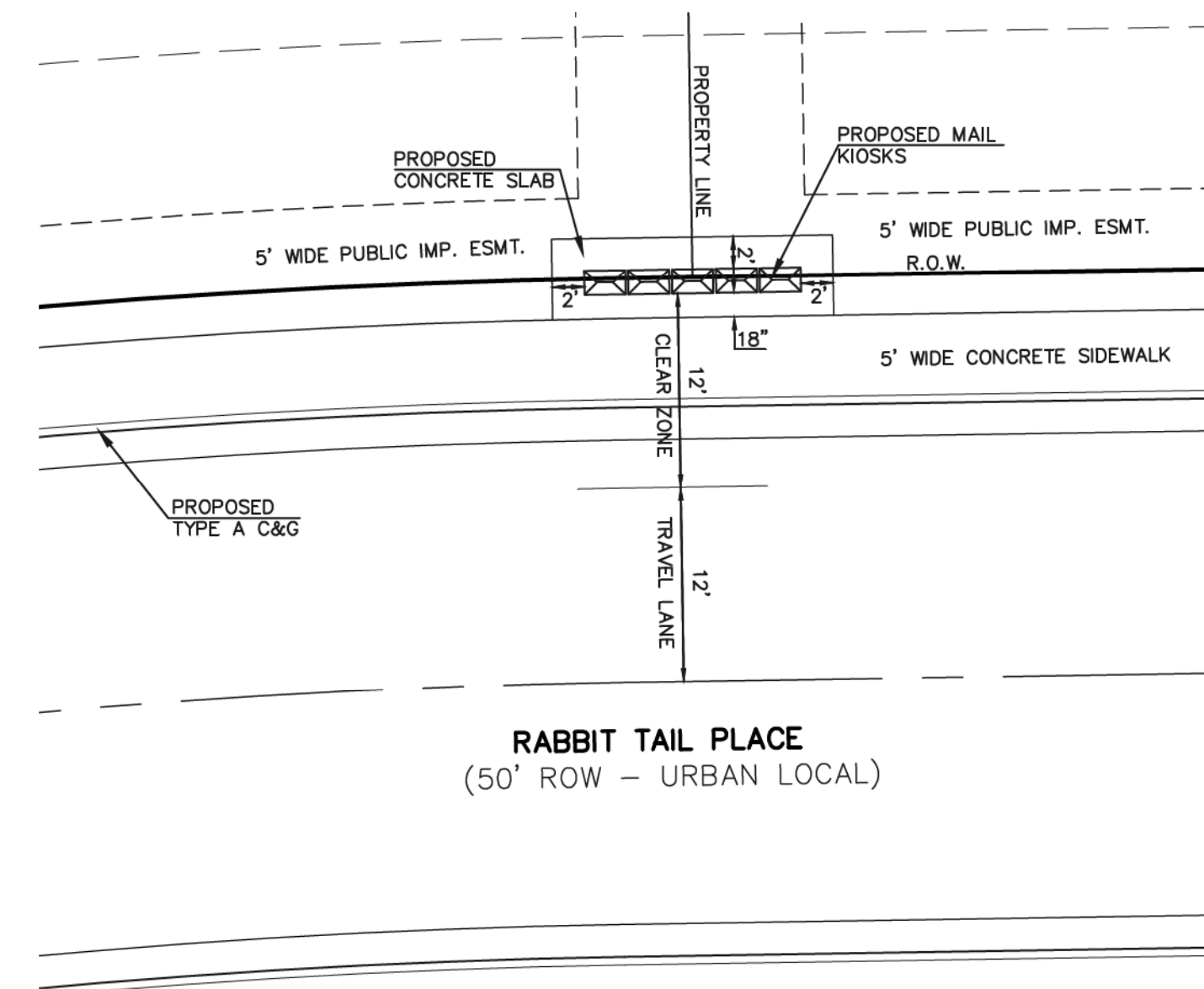
INTERSECTION OF  
ELK ANTLER LANE & ANTELOPE RAVINE DRIVE  
"RAMP-05"



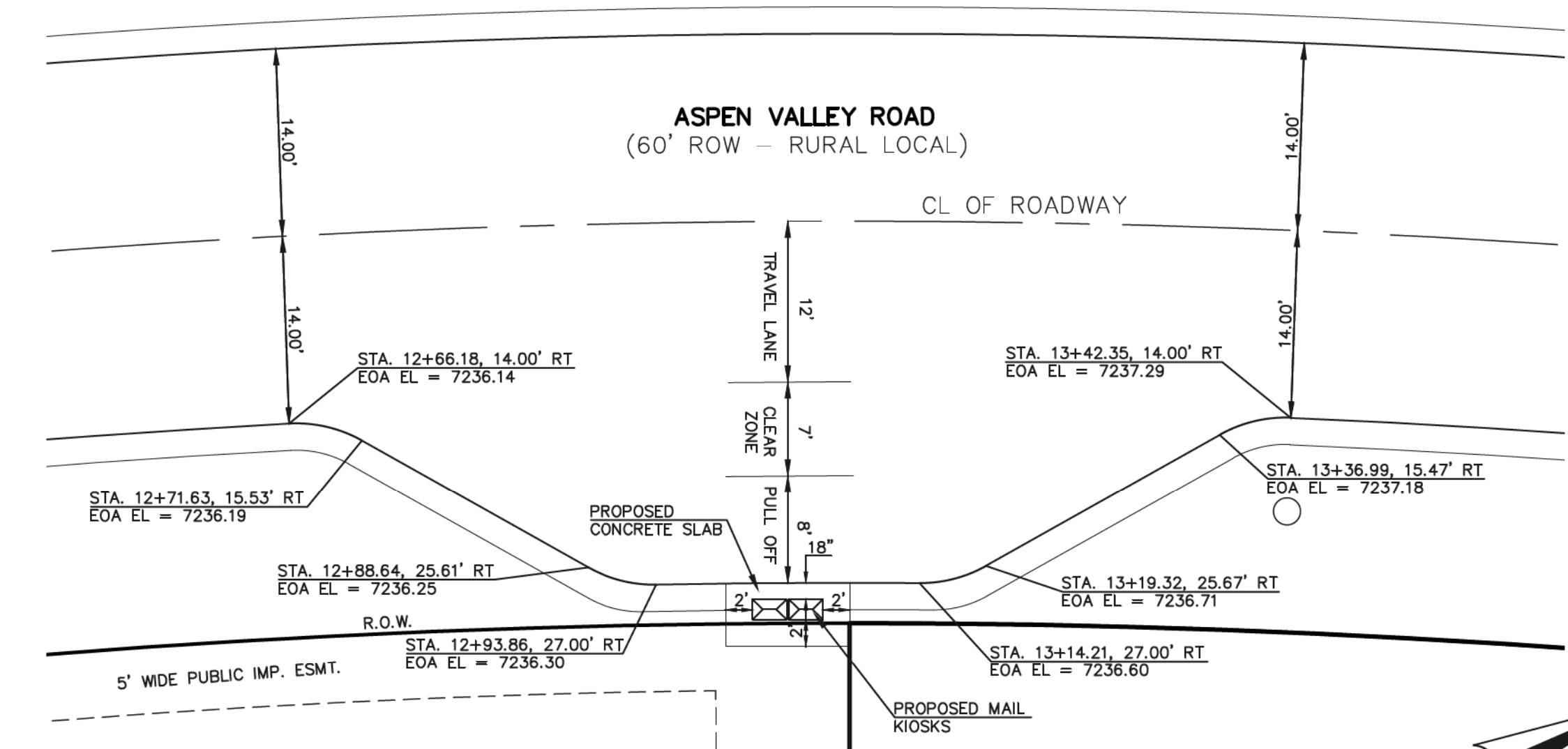
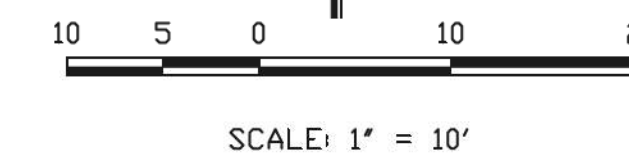
ELK ANTLER LANE



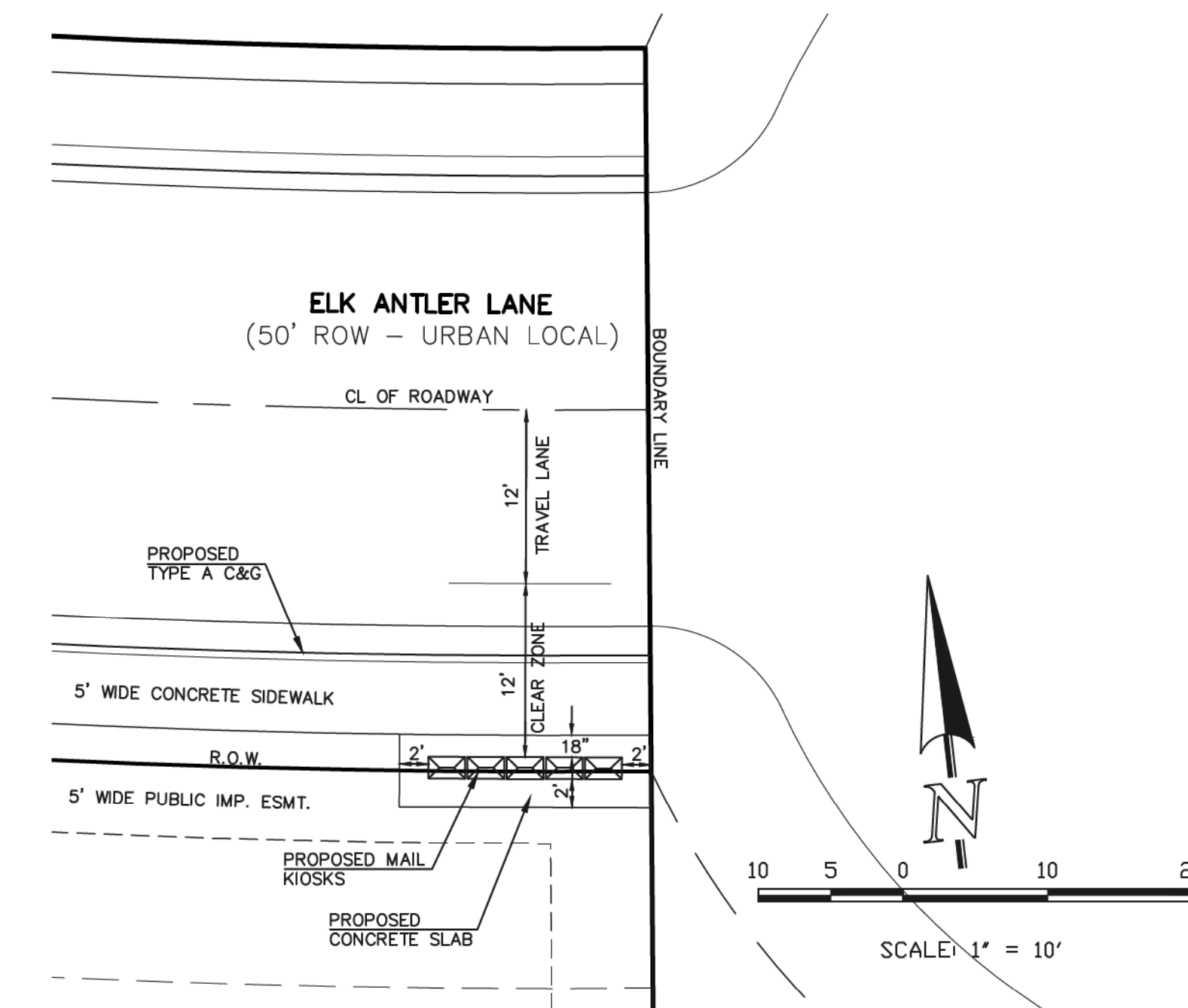
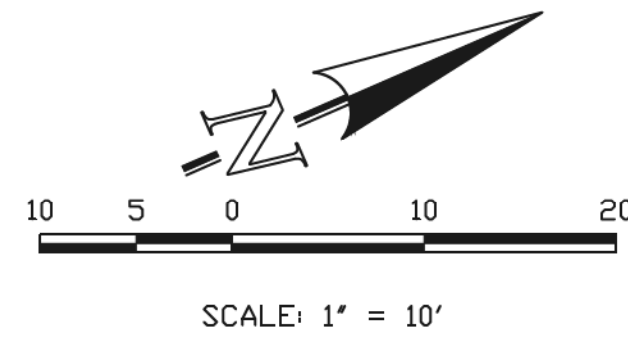
KEY MAP  
NOT TO SCALE



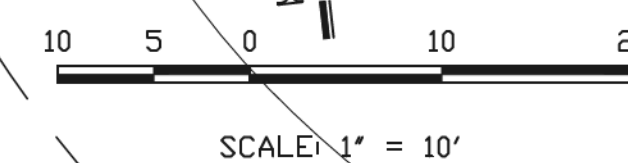
(5)-16 USPS CLUSTER BOX UNIT (CBU) LOCATION  
CBU CLUSTER - MB2



(2)-16 USPS CLUSTER BOX UNIT (CBU) LOCATION  
CBU CLUSTER - MB1



(5)-16 USPS CLUSTER BOX UNIT (CBU) LOCATION  
CBU CLUSTER - MB3



PROPOSED MAIL KIOSK  
NOT TO SCALE

LOCATION OF CLUSTER BOX UNITS WILL BE ADEQUATELY  
LIGHTED WITH FREE STANDING OR STREET LIGHTS

AS-BUILT  
1-6-2023

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6/10/2020  
DATE

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Colorado Springs, Colorado 80903

(719) 785-0790  
(719) 785-0799 (fax)

RETREAT AT TIMBERIDGE FILING NO. 1 CONSTRUCTION PLANS			
PEDESTRIAN RAMP DETAIL 5 & USPS CLUSTER BOX DETAILS			
DESIGNED BY	PRA	SCALE	DATE 02-12-20
DRAWN BY	PRA	(H) 1" = 10'	SHEET 19 OF 35
CHECKED BY	(V) 1" = N/A	JOB NO.	1185.00







### American Revolution LED Series 247L

#### PRODUCT OVERVIEW



#### Features:

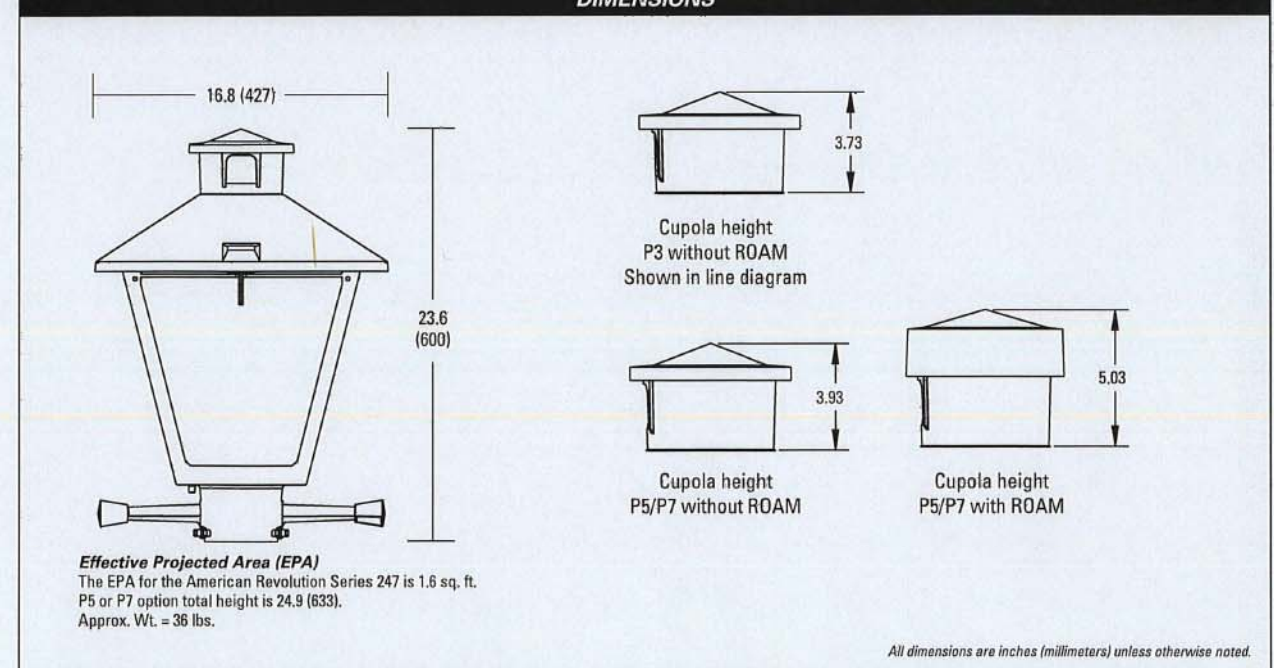
- Die-cast aluminum housing and hood for long-life performance
- Die-cast trigger latch (TL) and captive thumb screws option available for easy access to internal components
- Optical assembly designed for maximum performance, available in Type II, Type III and Type V
- Hinged hood and captive thumb screws provision afford quick, easy access to electrical and optical area for servicing
- Slipfitter with three set screws allows secure installation to pole sizes 2-3/8" or 3" O.D.
- Surge protection device (standard) exceeds ANSI C82.41 Category C1 criteria (surge tested at 10kV/5kA)
- Complies with ANSI: C136.2, C136.10, C136.15
- CSA listed and suitable for up to 30°C ambient
- Rated L70, LED life greater than 100,000 hours at 25°C
- Replaces up to 150W HPS light source incumbent models
- LED electronic 0V-10V dimmable driver
- DesignLights Consortium® (DLC) qualified product. Not all versions of this product may be DLC qualified. Please check the DLC Qualified Products List at [www.designlights.org/DPL](http://www.designlights.org/DPL) to confirm which versions are qualified.

#### Applications:

- Streetscapes
- Walkways
- Pathways
- Parks

MVEA spec \* 247L 10LEDE10 MVOLT 4K RS AY PCLL

#### DIMENSIONS



Note: Specifications subject to change without notice.

American Revolution Series 247L LED



### American Revolution LED Series 247L

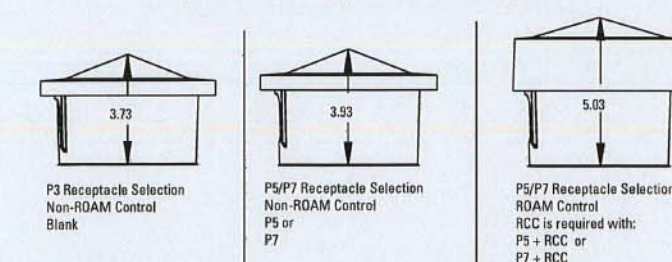
#### ORDERING INFORMATION

Example: 247L 20LEDE70 MVOLT 4K RS AY

Series	Performance Package	Voltage	Color Temperature (CCT)
247L American Revolution LED	<b>20LEDE10</b> 20 Chips, 1050 mA Driver, 72 input watts <b>20LEDE70</b> 20 Chips, 700 mA Driver, 40 input watts <b>10LEDE10</b> 10 Chips, 1050 mA Driver, 38 input watts <b>10LEDE70</b> 10 Chips, 700 mA Driver, 28 input watts <b>10LEDE35</b> 10 Chips, 525 mA Driver, 18 input watts <b>10LEDE35</b> 10 Chips, 350 mA Driver, 13 input watts	<b>MVOLT</b> Multi-volt, 120-277V <b>247</b> 247V <b>480</b> 480V	<b>3K</b> 3000K <b>4K</b> 4000K <b>5K</b> 5000K

Distribution	Optics	Options	Miscellaneous
R2 Type II R3 Type III RS Type V	AY Acrylic PY Polycarbonate	<b>Paint</b> (blank) Black (standard) GY Gray DBB Dark Bronze WH White BZ Bronze  <b>Photocentral</b> (blank) 3 pin NEMA Photocentral Receptacle (standard) NR 1 No Photocentral Receptacle PS 1 5 pin NEMA Photocentral Receptacle (diminable driver included) P7 1 7 pin NEMA Photocentral Receptacle (diminable driver included) PCLL 15 Solid State Long Life Photocentral PCSS 15 Not CSA Listed Solid State Long Life Photocentral (120-277V)	<b>SS</b> Stainless steel hardware <b>NL</b> NEMA Label <b>XL</b> Not CSA Listed <b>TL</b> Tool-less Entry <b>LDR</b> Ladder Rest <b>SH</b> Shorting Cap <b>SH*</b> Not CSA Listed Shorting Cap <b>HSB</b> House Side Shield Black <b>HSW</b> House Side Shield White <b>CR</b> Enhanced Corrosion Resistant Finish <b>RCC*</b> ROAM Dimming Node Cupola Cover  <b>Accessories</b> <b>RNCS7</b> ROAM Dimming Node Cupola Cover

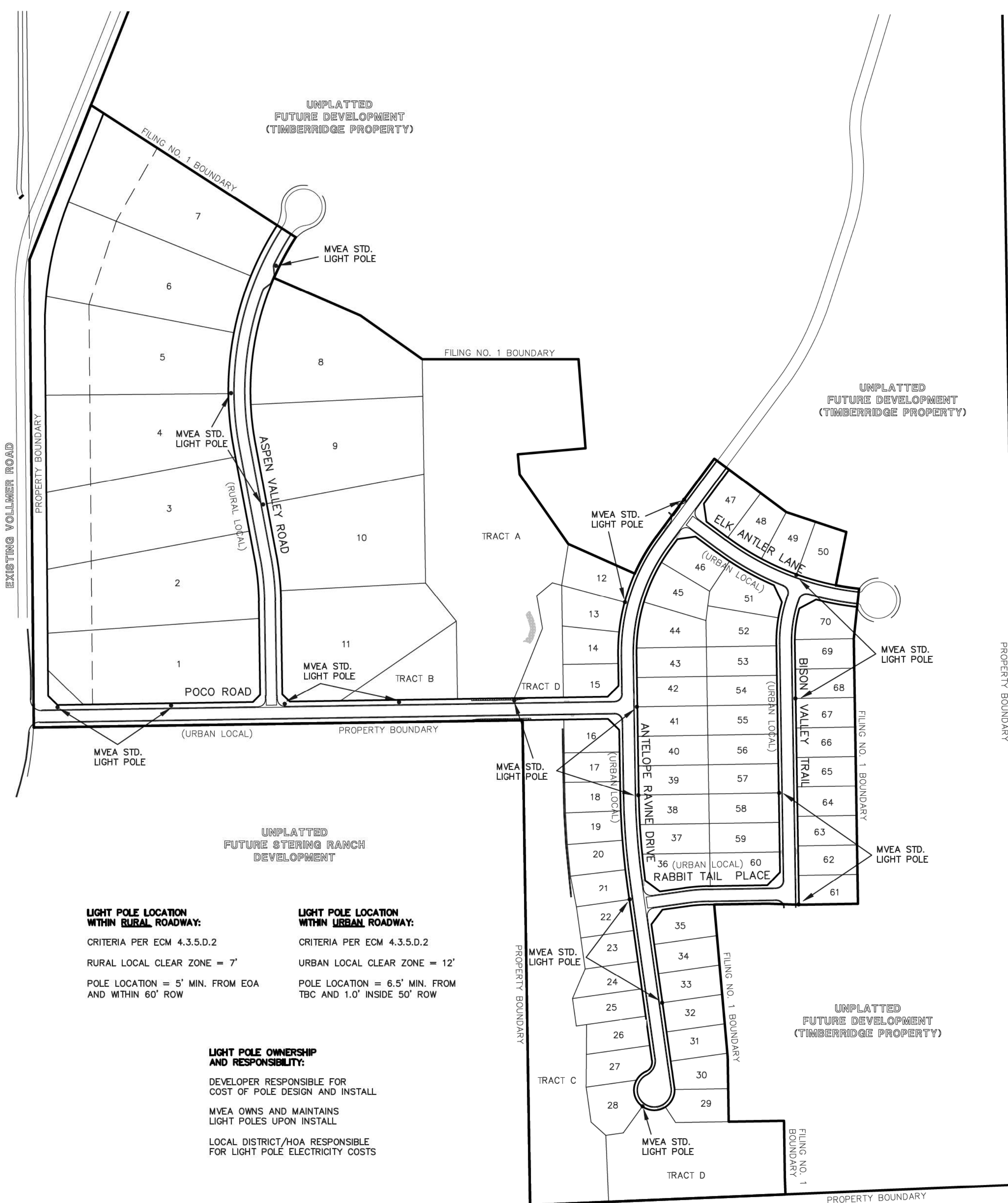
Cupola size based on type of control and receptacle



- Notes:
- Other colors available, please contact factory
  - PC and SH not available with NR option
  - Taller cupola cover (RCC) is required when used with ROAM or other similar wireless monitoring control systems
  - Standard failure mode="Fail On"
  - Photocenters supplied with ANSI Standard Turn-On levels
  - XL option is required
  - Ships with unit, field installed
  - Required when using ROAM or other similar wireless monitoring control systems

**AEL** American Electric Lighting  
 All Headquarters: 3025 Columbia Road, Greenville, OH 45903  
 www.aelamericanelectriclighting.com  
 © 2017 Acuity Brands Lighting, Inc. All Rights Reserved. 02/2017

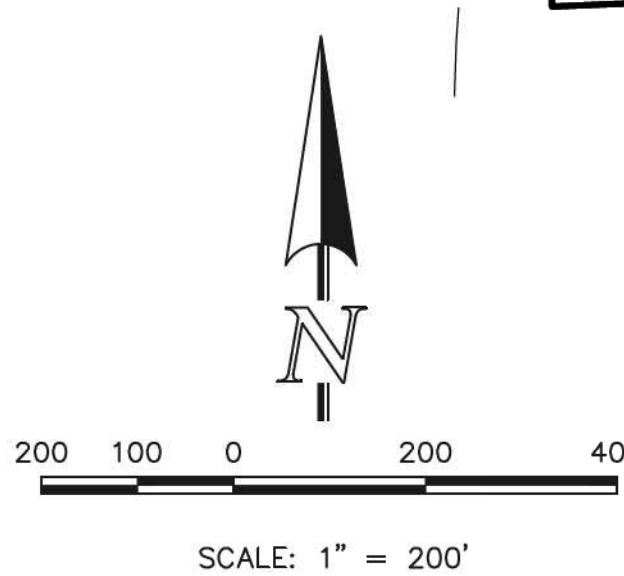
Warranty: Five-year limited warranty. Complete warranty terms located at [www.aelamericanelectriclighting.com/customerresources/CWTS](http://www.aelamericanelectriclighting.com/customerresources/CWTS). Actual performance may differ as a result of end-user environment and application. All values are design or typical values, measured under laboratory conditions at 25 °C. Specifications subject to change without notice.  
 Please contact your sales representative for the latest product information.



**LIGHT POLE LOCATION WITHIN RURAL ROADWAY:**  
 CRITERIA PER ECM 4.3.5.D.2  
 RURAL LOCAL CLEAR ZONE = 7'  
 POLE LOCATION = 5' MIN. FROM EOA AND WITHIN 60' ROW

**LIGHT POLE LOCATION WITHIN URBAN ROADWAY:**  
 CRITERIA PER ECM 4.3.5.D.2  
 URBAN LOCAL CLEAR ZONE = 12'  
 POLE LOCATION = 6.5' MIN. FROM TBC AND 1.0' INSIDE 50' ROW

**LIGHT POLE OWNERSHIP AND RESPONSIBILITY:**  
 DEVELOPER RESPONSIBLE FOR COST OF POLE DESIGN AND INSTALL  
 MVEA OWNS AND MAINTAINS LIGHT POLES UPON INSTALL  
 LOCAL DISTRICT/HOA RESPONSIBLE FOR LIGHT POLE ELECTRICITY COSTS



ORIENTATION VIEWED FROM TOP OF POLE

COLOR: BLACK

<b>CMT</b> CMT 110 Wood Street Suffolk, NC 29118 803.414.4270 www.cmtpole.com	<b>MOUNTAIN VIEW</b>	
	CAT. NO.: TB23-D-50-S-H-T238	SPECS: WIND VEL.: 100@1.3
QUANTITY:	JOB NUMBER:	TOT. LENGTH: 23'-0"
PO. NUMBER:	APPD BY:	EMBED DEPTH: 4'-0"
REV. DATE BY	REMARKS	TIP WIDTH: 4.41"
QUOTE:		WEIGHT: 50 lbs.
		STATIC DEFL.:
		TOTAL DEFL.:
		DRAWN BY: PLF
		DATE: 01/16/2017

# AS-BUILT 1-6-2023

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REVIEW:

PREPARED UNDER MY DIRECT SUPERVISION FOR AND ON BEHALF OF CLASSIC CONSULTING ENGINEERS AND SURVEYORS, LLC

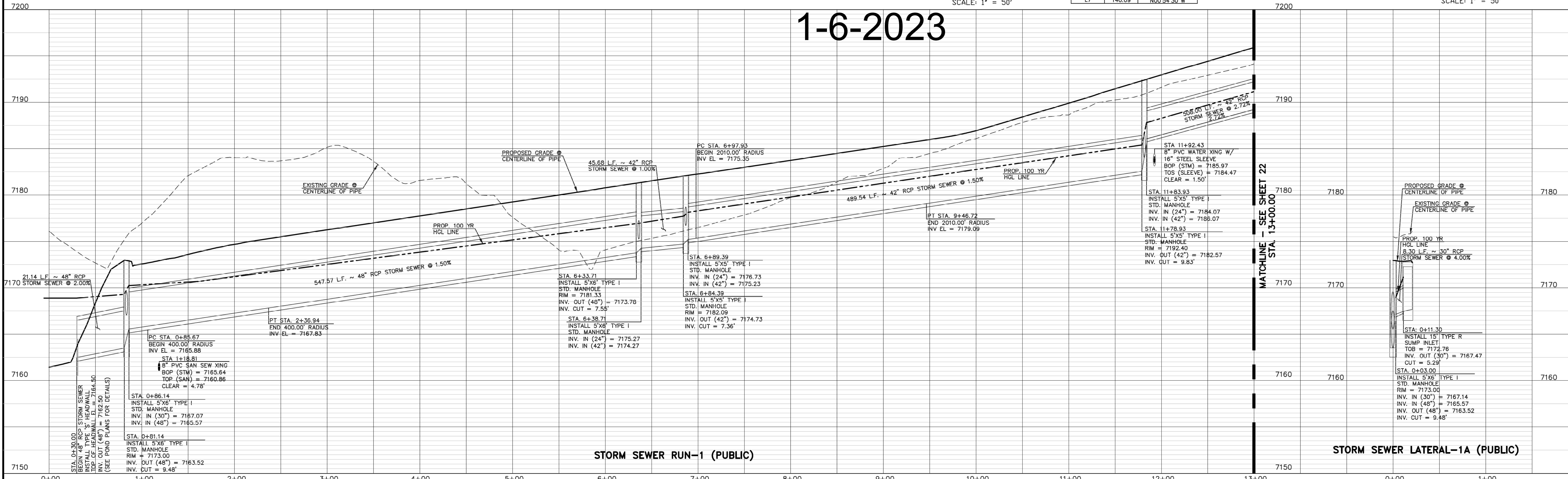
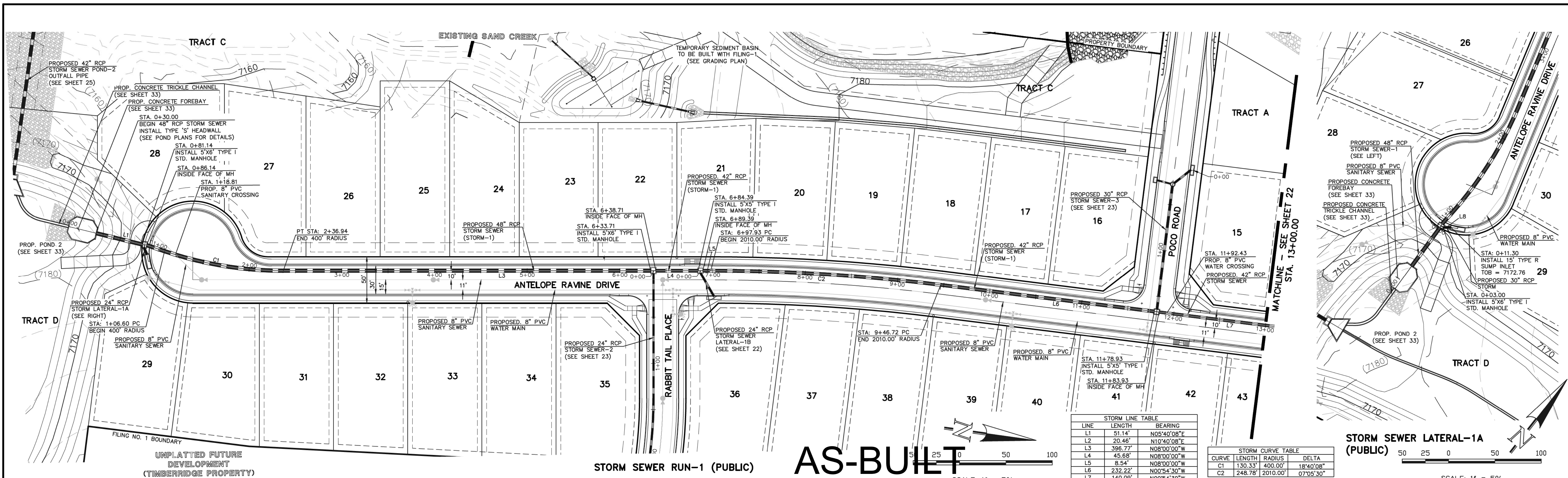
MARC. A. WHORTON, COLORADO REG. #37155 DATE: 6/10/2020

RETREAT AT TIMBERRIDGE FILING NO. 1 CONSTRUCTION PLANS  
 STREET LIGHT POLE LOCATION PLAN

DESIGNED BY	MAW	SCALE	DATE	04-05-20
DRAWN BY	MAW	(H) 1" = 200'	SHEET	20 OF 35
CHECKED BY	(V) 1" = N/A	JOB NO.	1185.00	

619 N. Cascade Avenue, Suite 200 Colorado Springs, Colorado 80903 (719)785-0790 (719)785-0799(Fax)





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NO.	REVISION	DATE
1	REVISED PER COUNTY COMMENTS	08-13-19

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MARC A. WHORTON, COLORADO P.E. #37155

DATE: 6/10/2020

RETREAT AT TIMBERIDGE FILING NO. 1  
CONSTRUCTION PLANS  
STORM SEWER PLAN

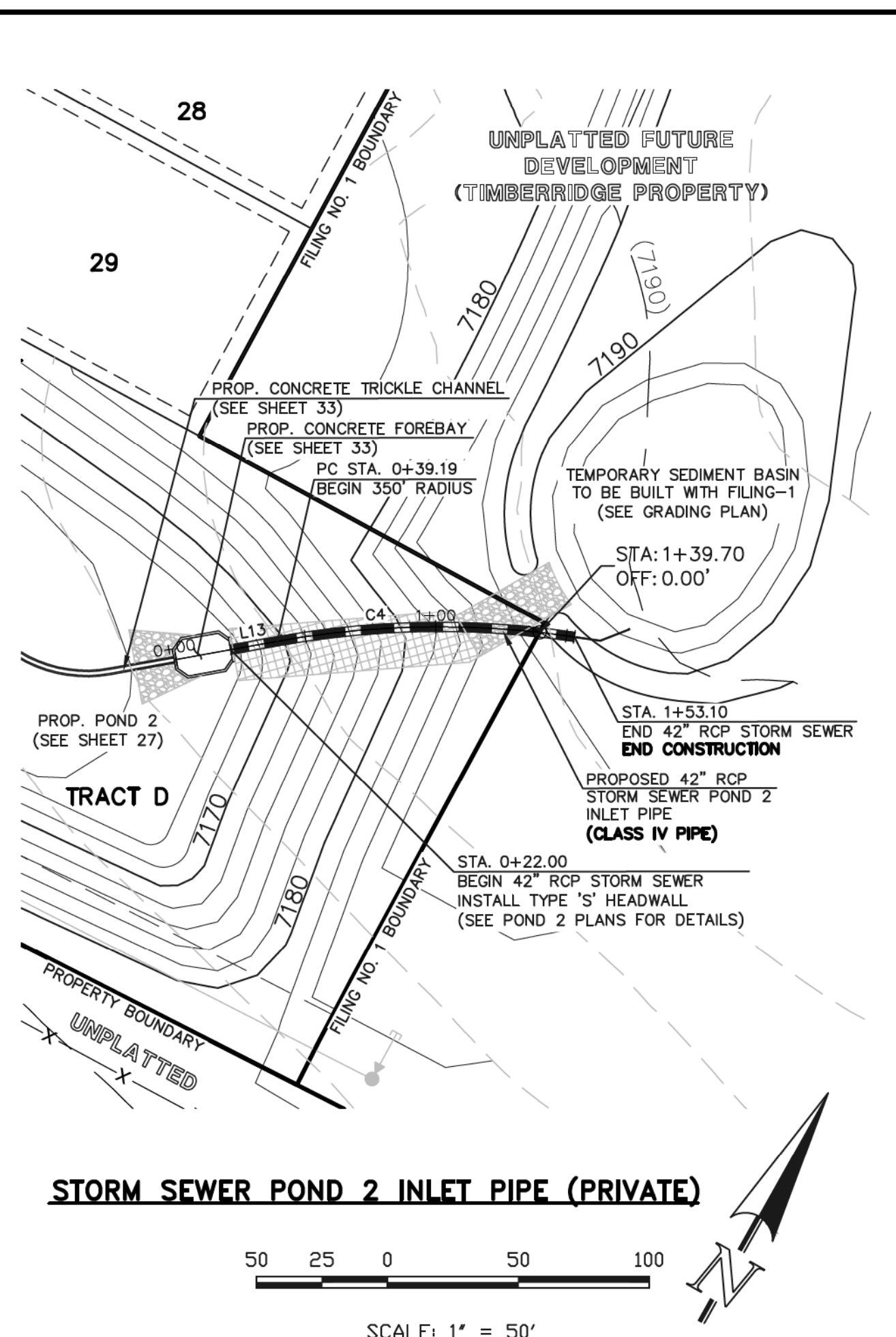
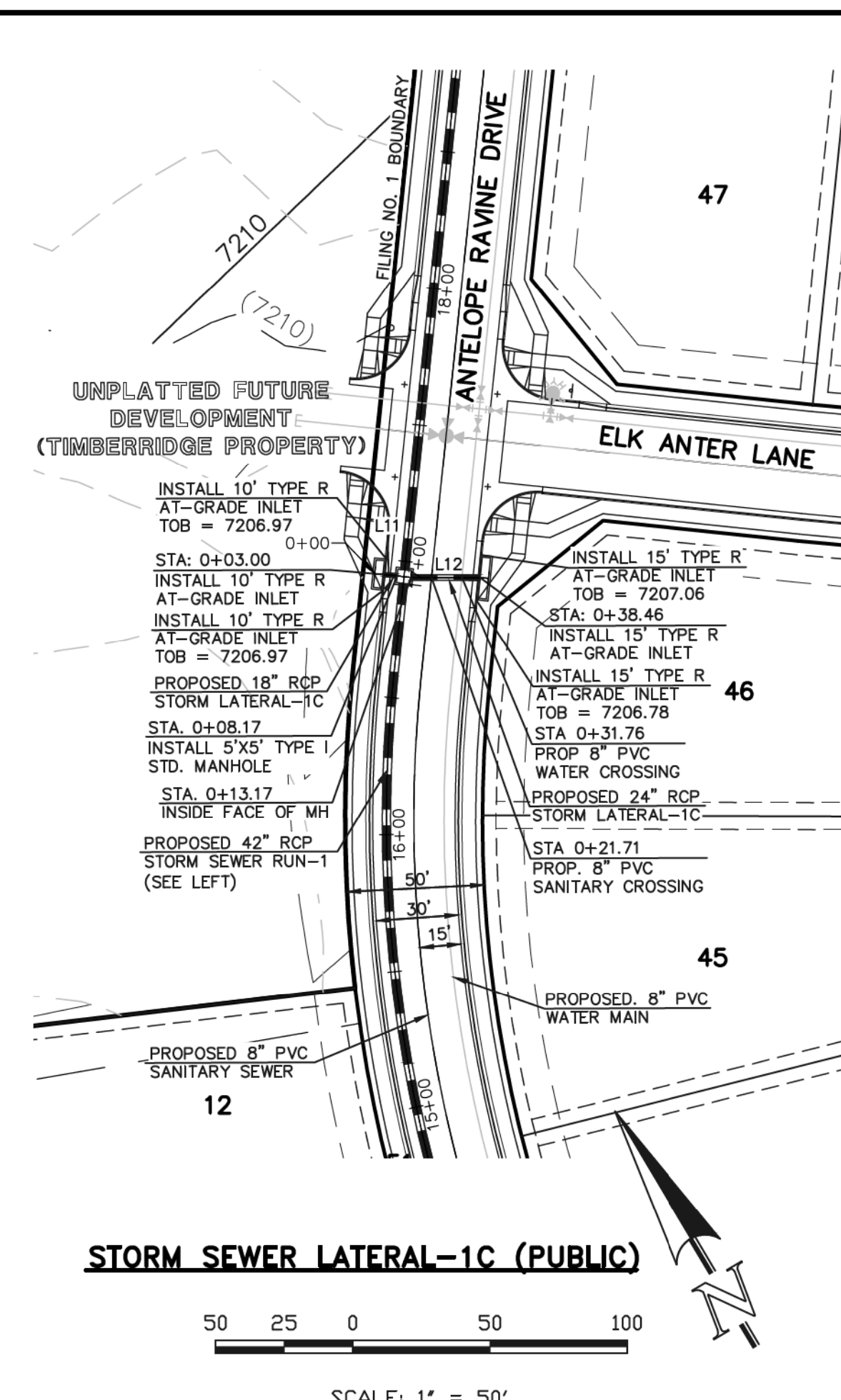
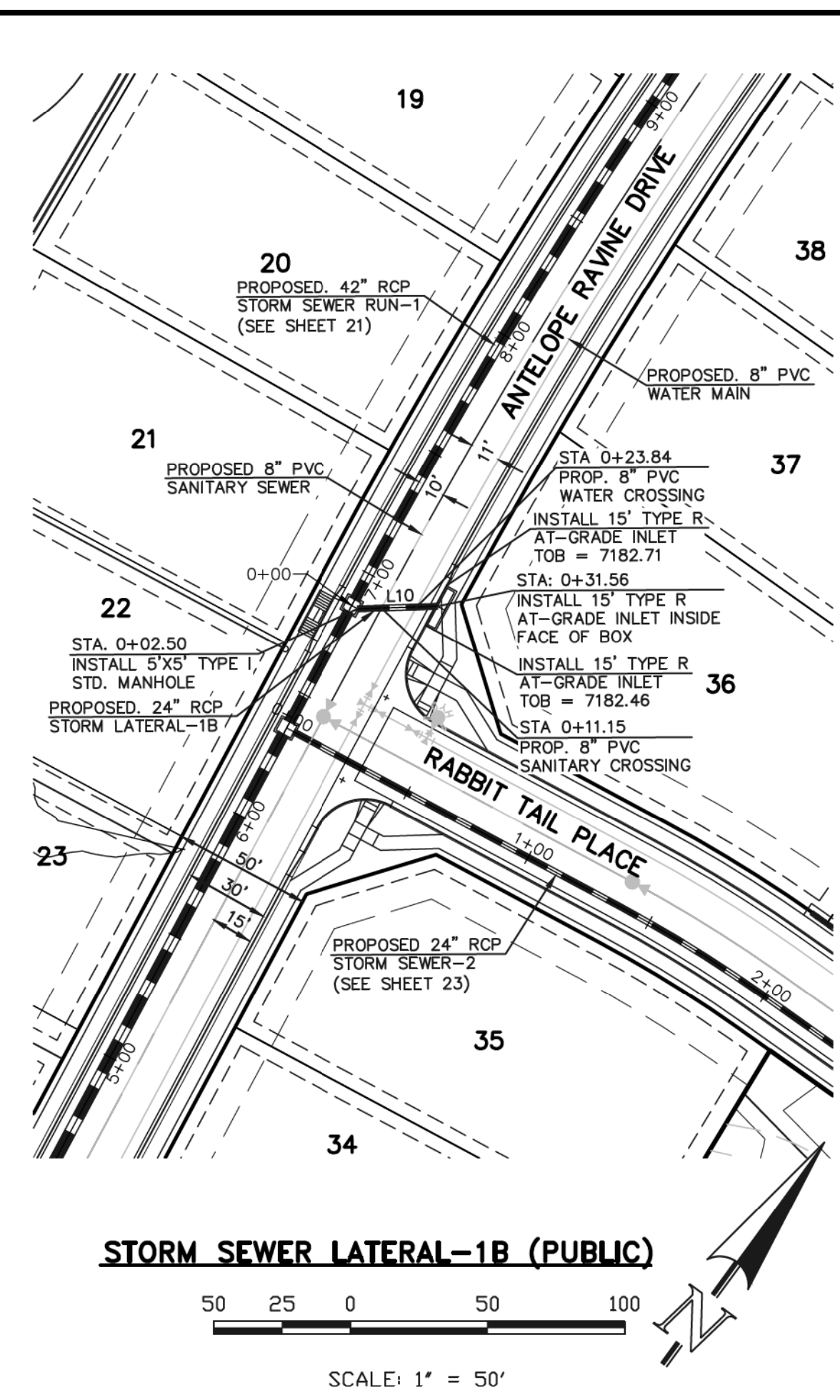
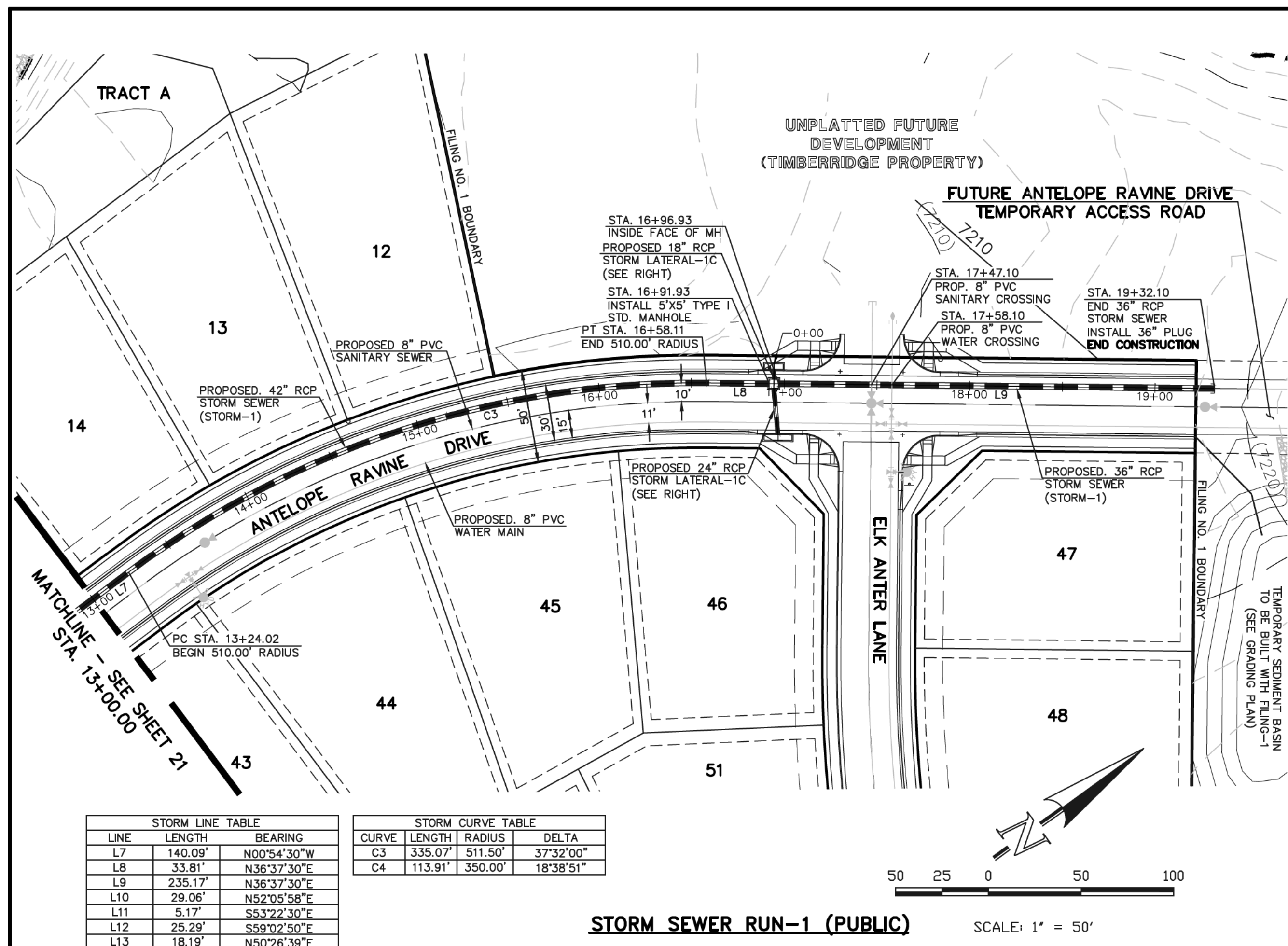
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DRAWN BY	SCALE	DATE
ESO	(V) 1" = 5'	04-05-19

SHEET 21 OF 35  
JOB NO. 1185.00

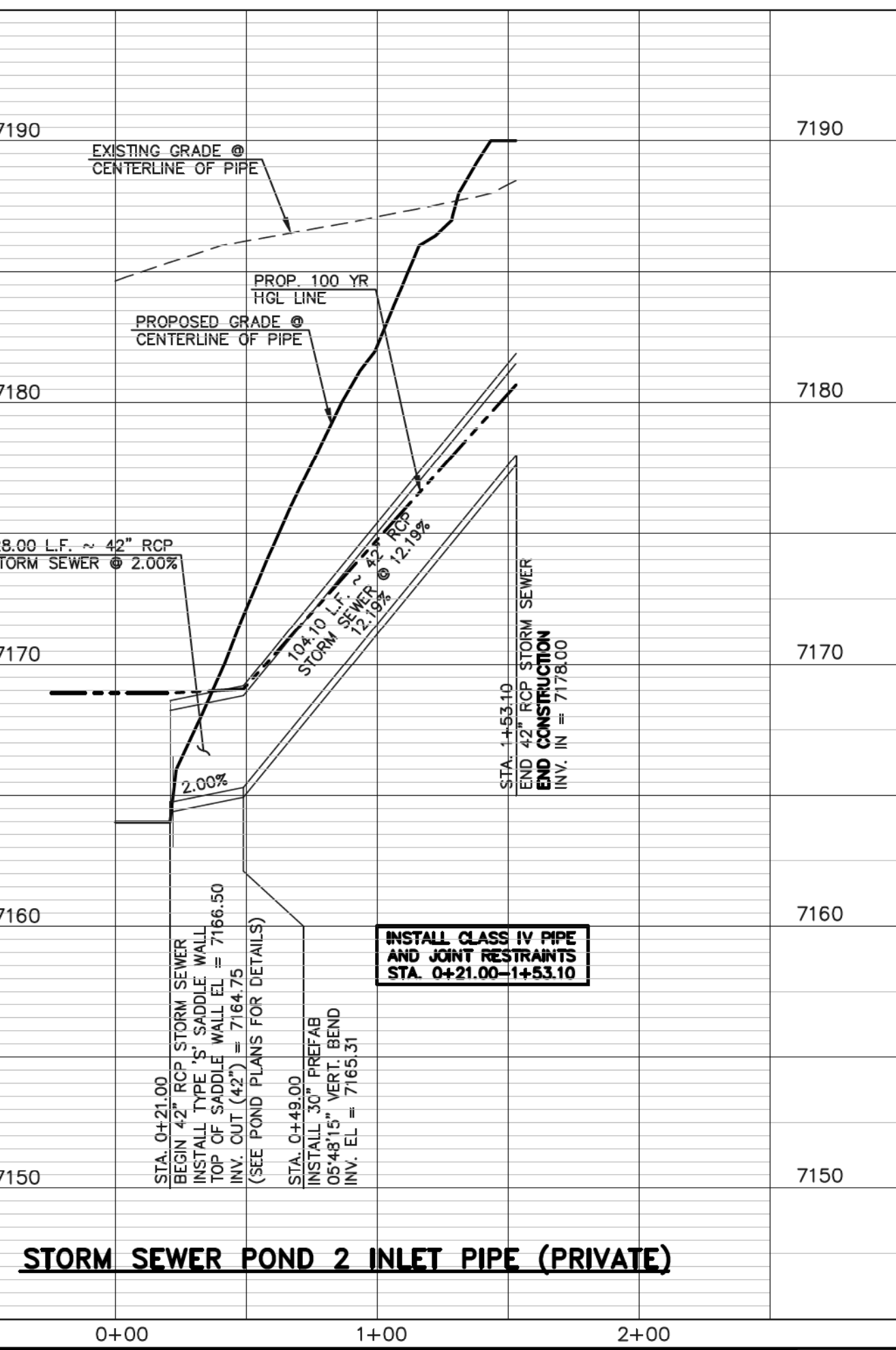
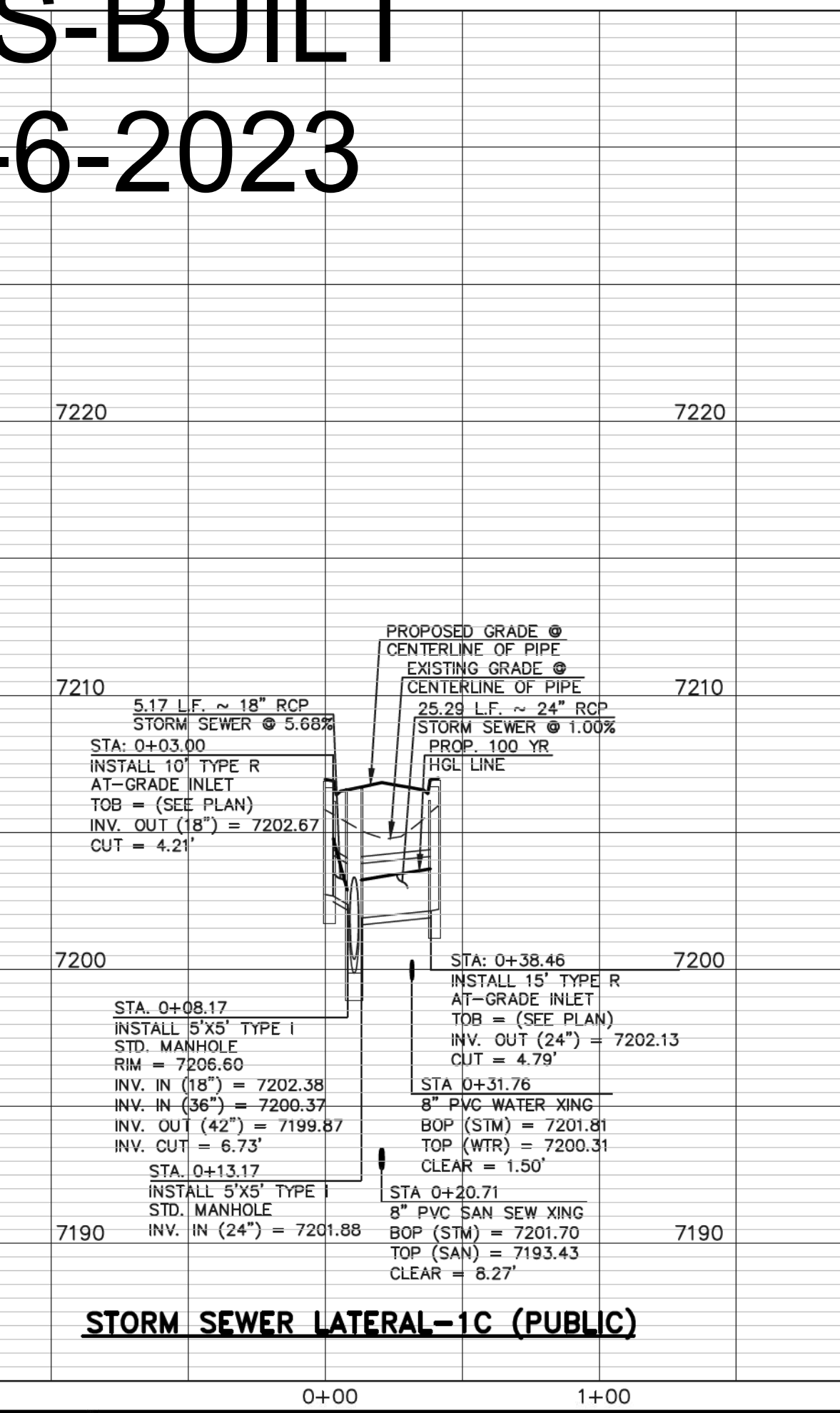
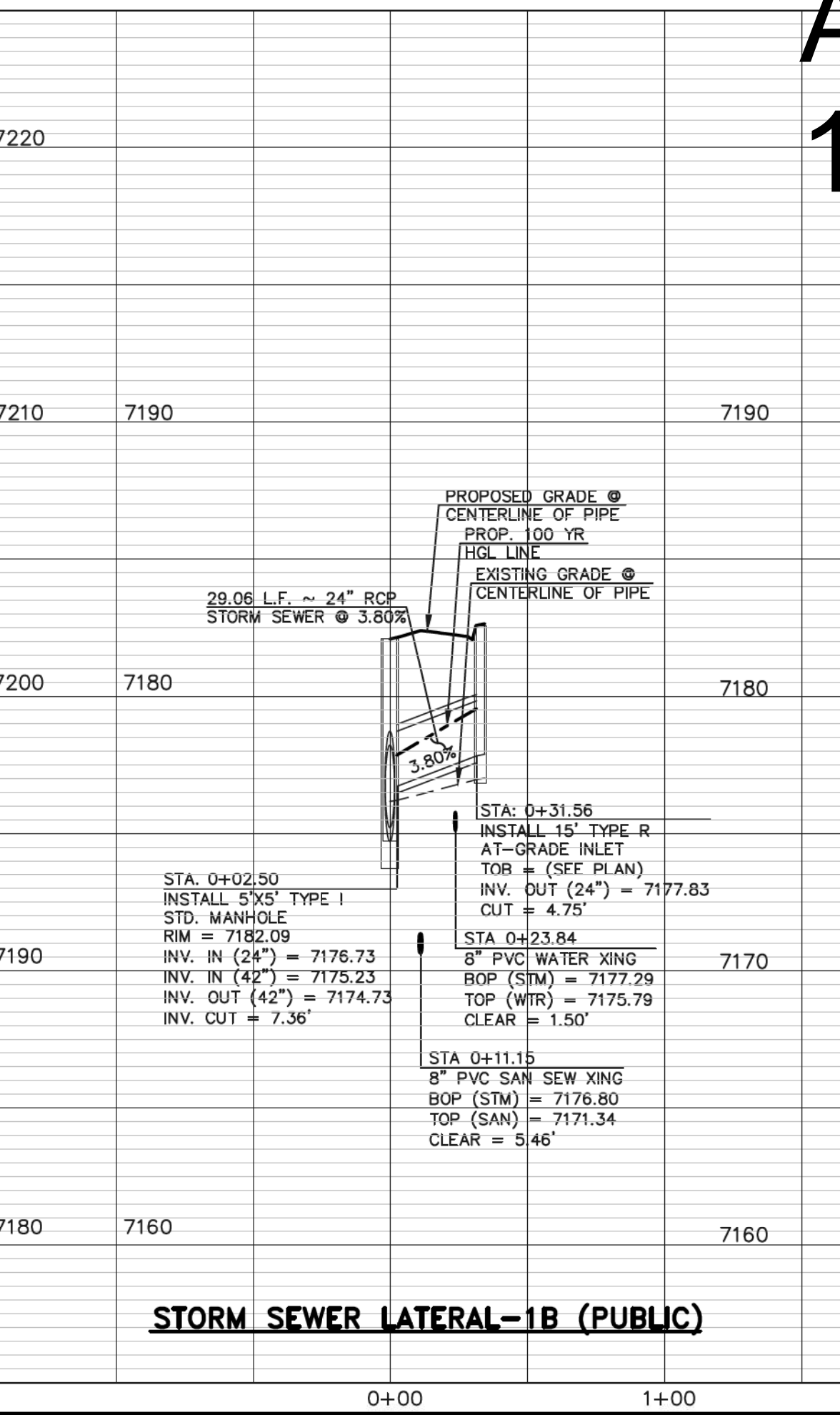
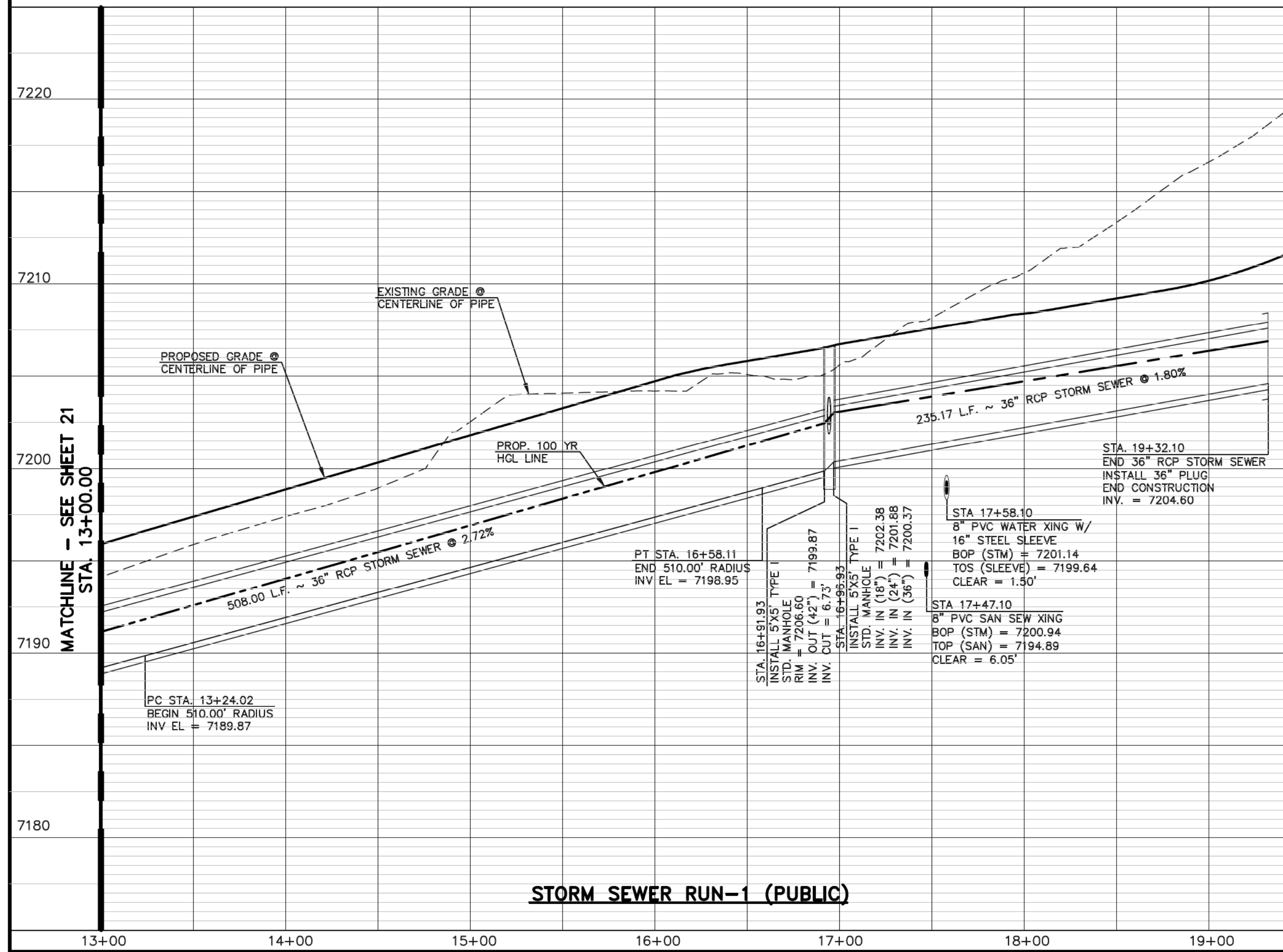
**CLASSIC CONSULTING**

619 N. Cascade Avenue, Suite 200  
Colorado Springs, Colorado 80903  
(719) 785-0790  
(719) 785-0799 (fax)





**AS-BUILT**  
**1-6-2023**



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NO.	REVISION	DATE
1	REVISED PER COUNTY COMMENTS	08-13-19
2	REVISED PER COUNTY COMMENTS	3-13-20

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MARC A. WHORTON, COLORADO P.E. #37155

DATE: 6/10/2020

CLASSIC CONSULTING

619 N. Cascade Avenue, Suite 200  
Colorado Springs, Colorado 80903

(719)785-0790  
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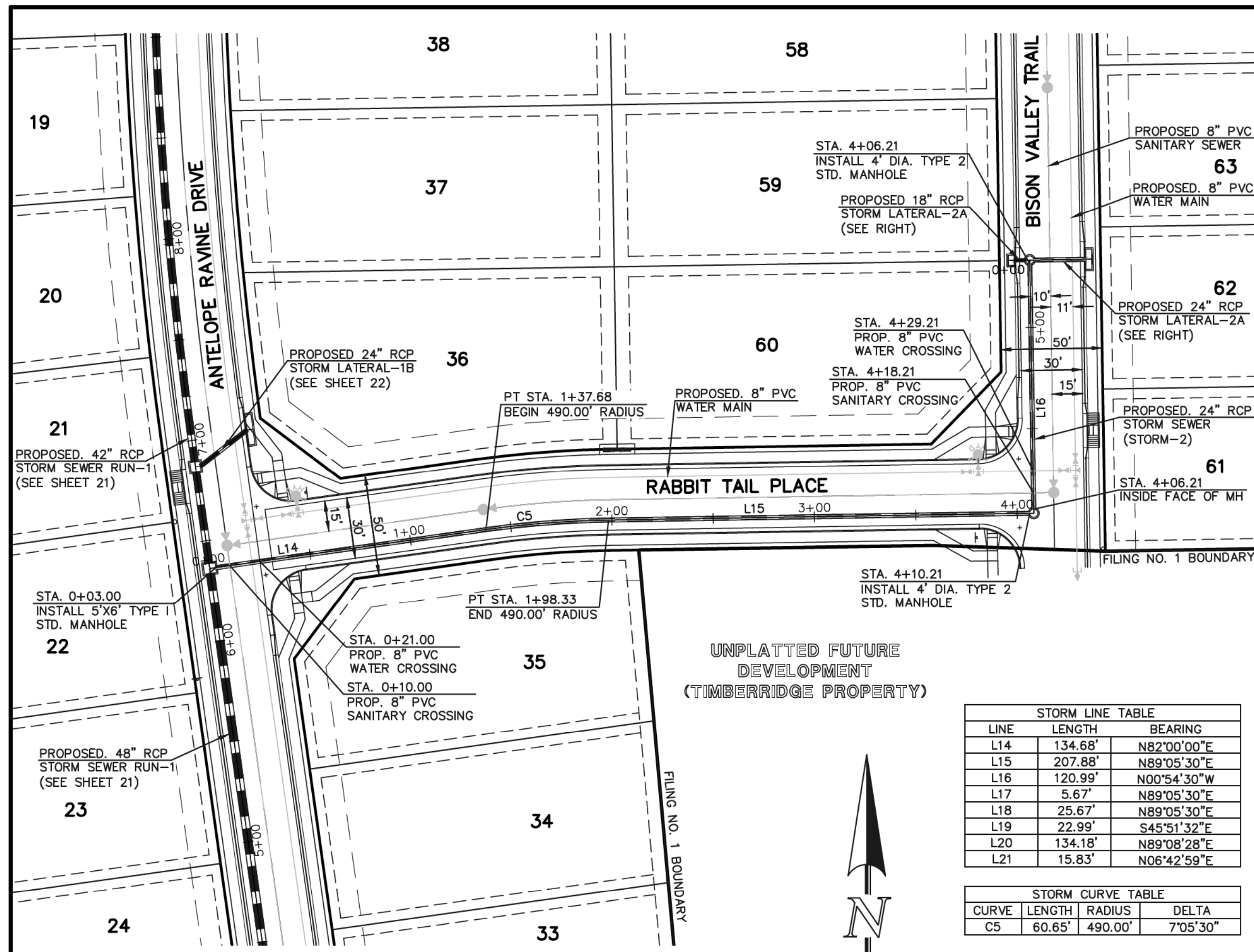
RETREAT AT TIMBERIDGE FILING NO. 1  
CONSTRUCTION PLANS  
STORM SEWER PLAN

DESIGNED BY: MAW  
DRAWN BY: ESO  
CHECKED BY:

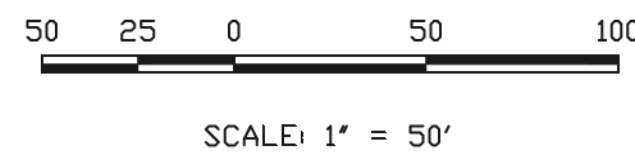
SCALE: (H) 1" = 50'  
(V) 1" = 5'

DATE: 04-05-19  
SHEET 22 OF 35  
JOB NO. 1185.00





**STORM SEWER RUN-2 (PUBLIC)**

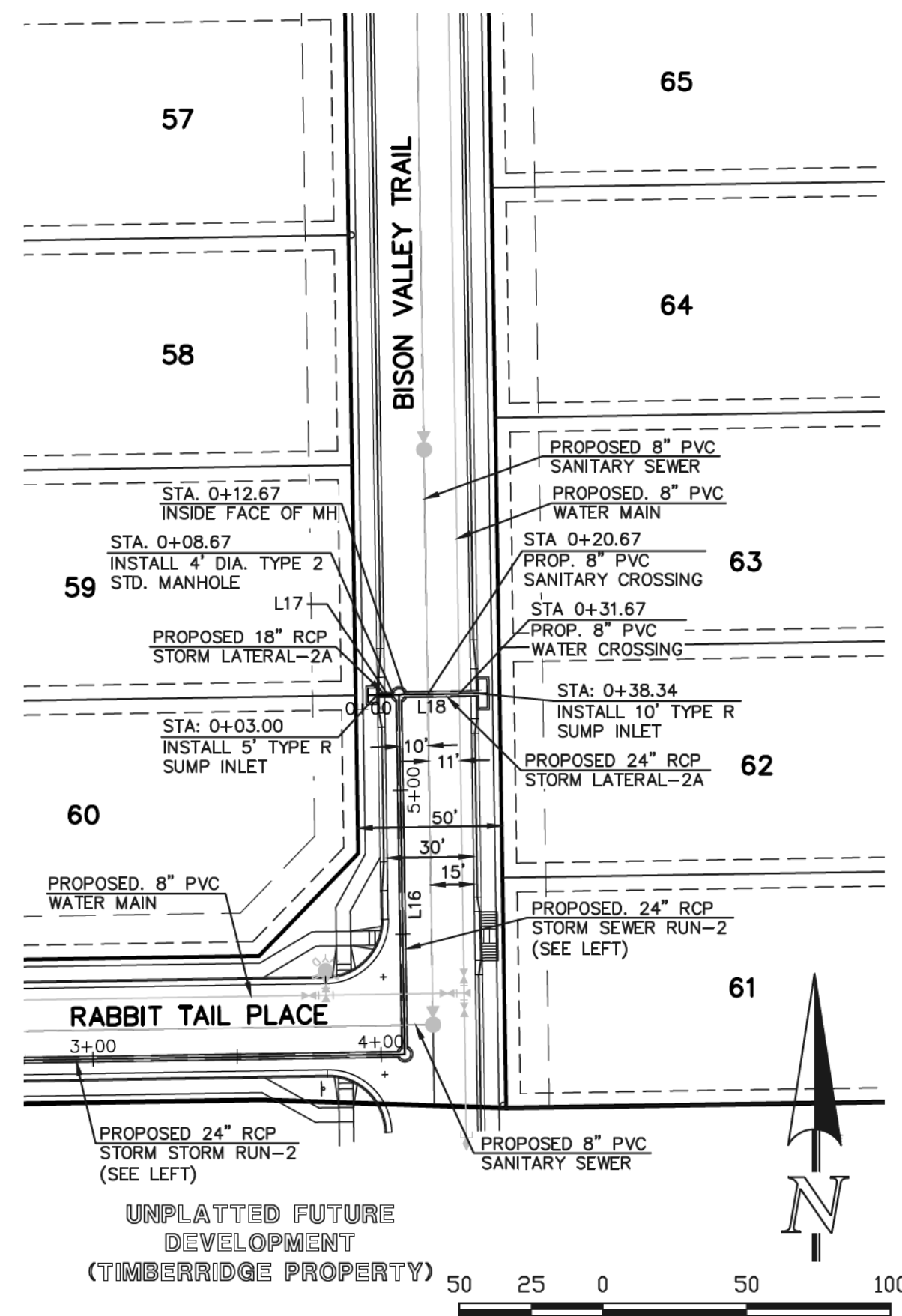


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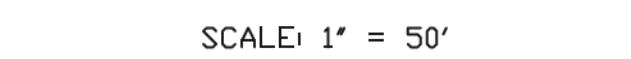
STORM LINE TABLE		
LINE	LENGTH	BEARING
L14	134.68'	N82°00'00"E
L15	207.88'	N89°05'30"E
L16	120.99'	N00°54'30"W
L17	5.67'	N89°05'30"E
L18	25.67'	N89°05'30"E
L19	22.99'	S45°51'32"E
L20	134.18'	N89°08'28"E
L21	15.83'	N06°42'59"E

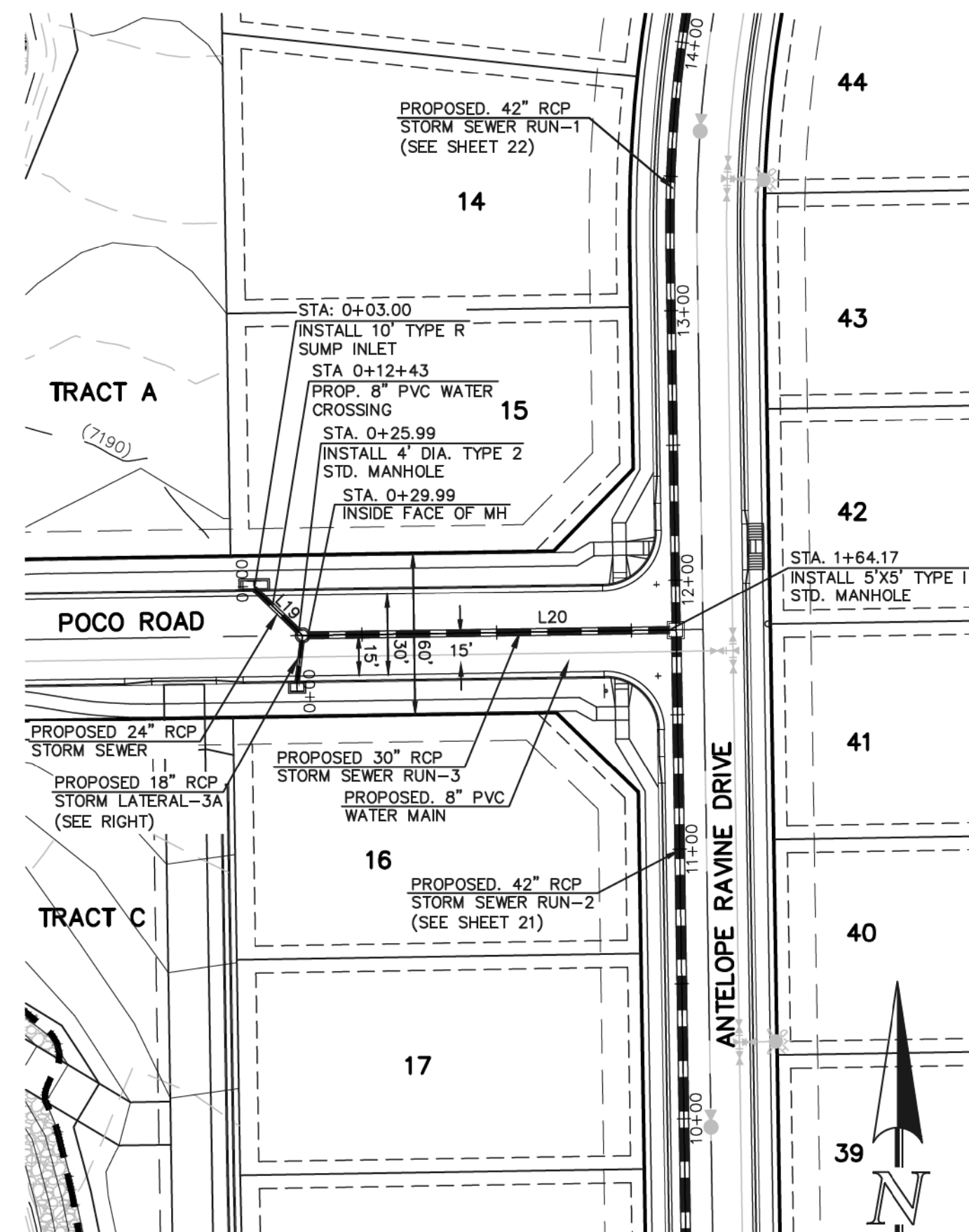
STORM CURVE TABLE			
CURVE	LENGTH	RADIUS	DELTA
C5	60.65'	490.00'	7°05'30"



**STORM SEWER LATERAL-2A (PUBLIC)**



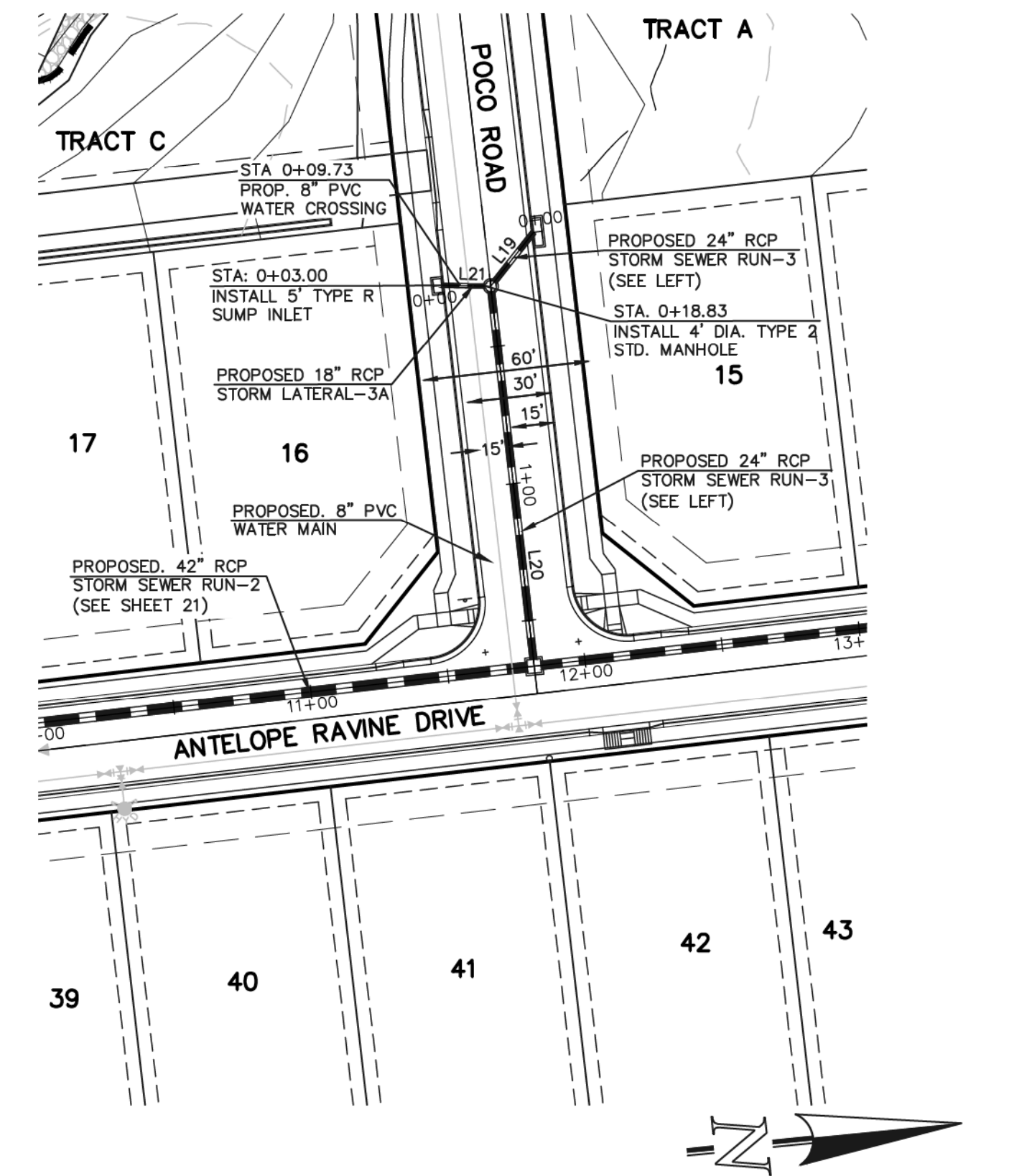
SCALE: 1" = 50'



**STORM SEWER RUN-3 (PUBLIC)**



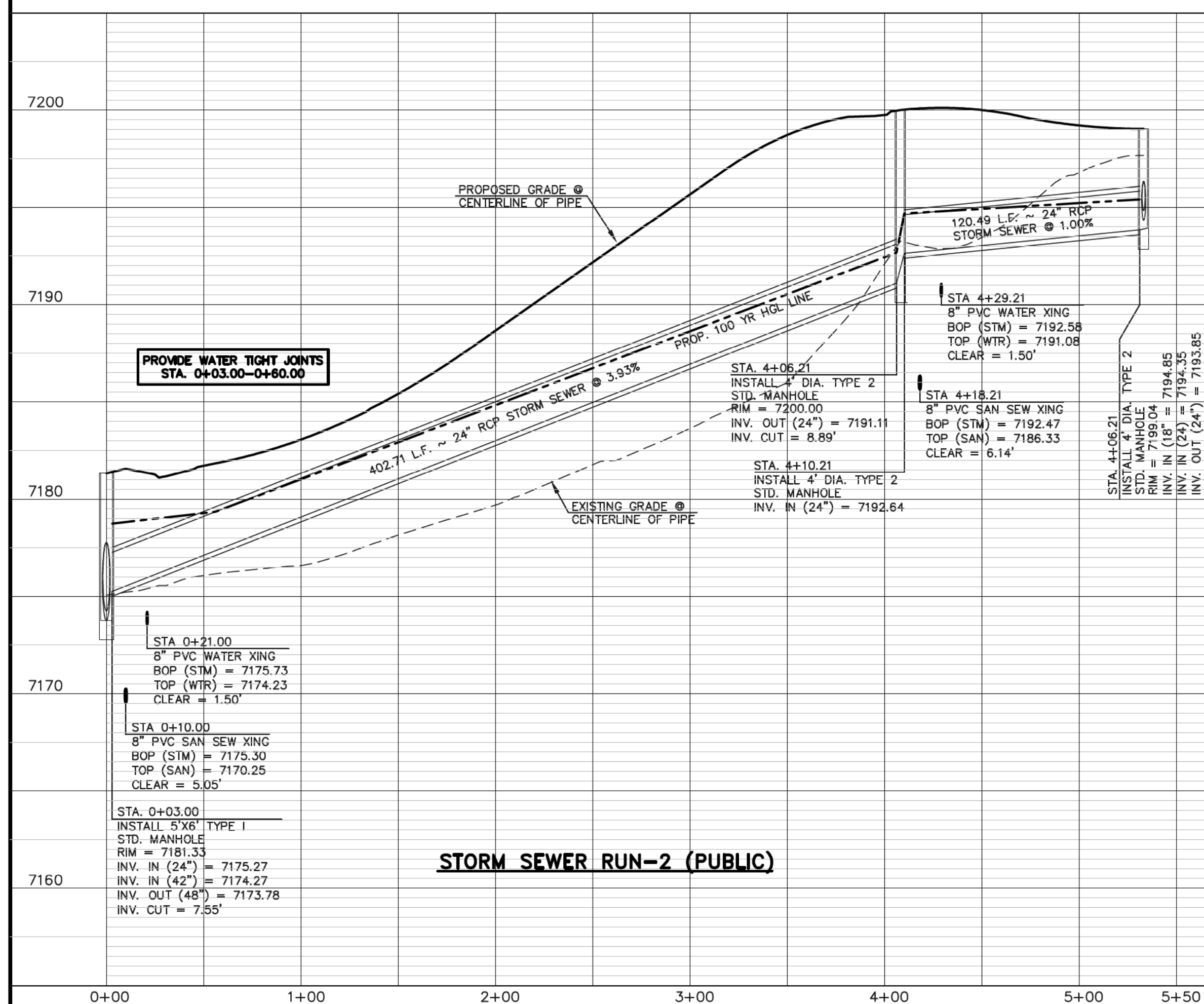
SCALE: 1" = 50'



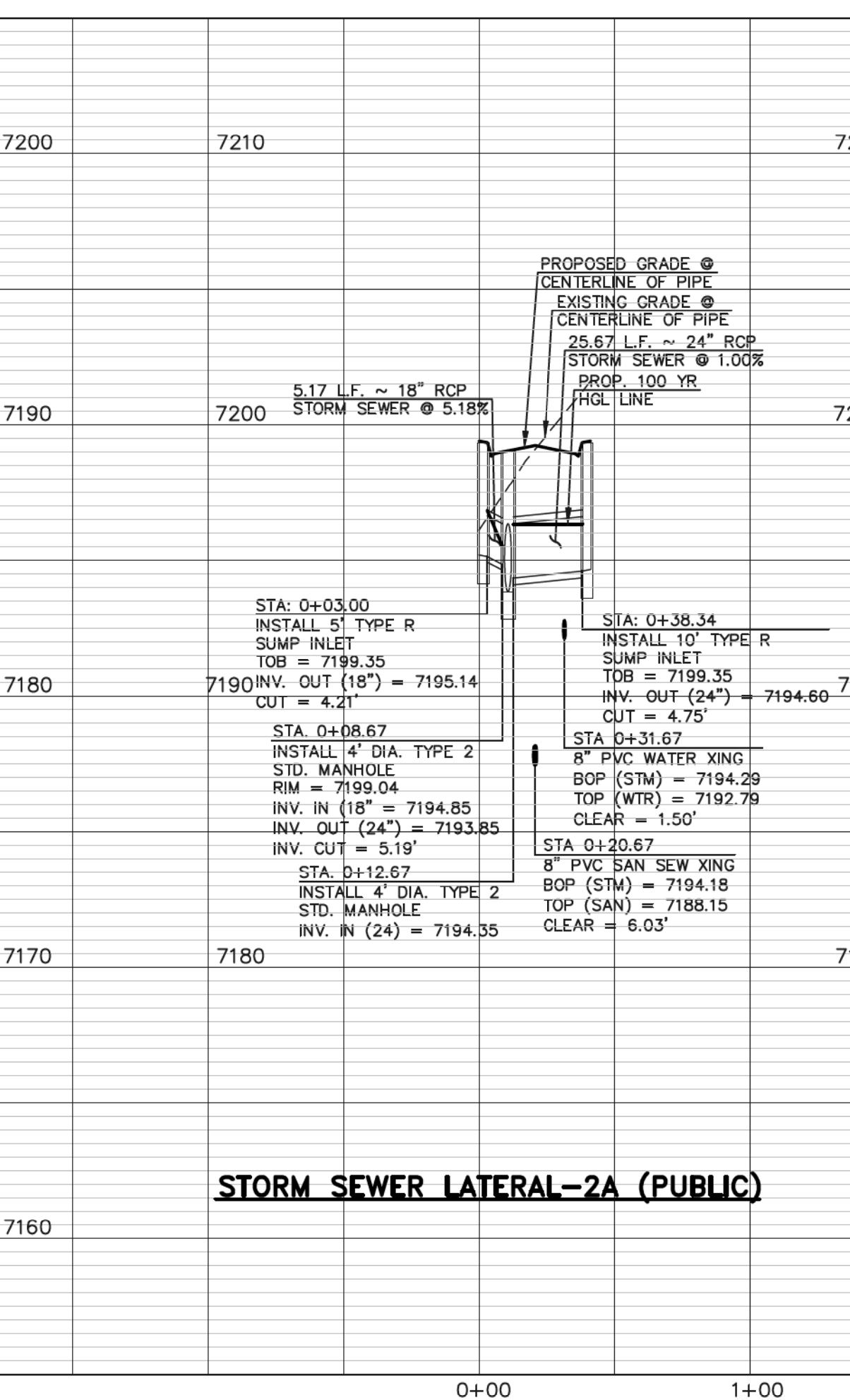
**STORM SEWER LATERAL-3A PUBLIC**



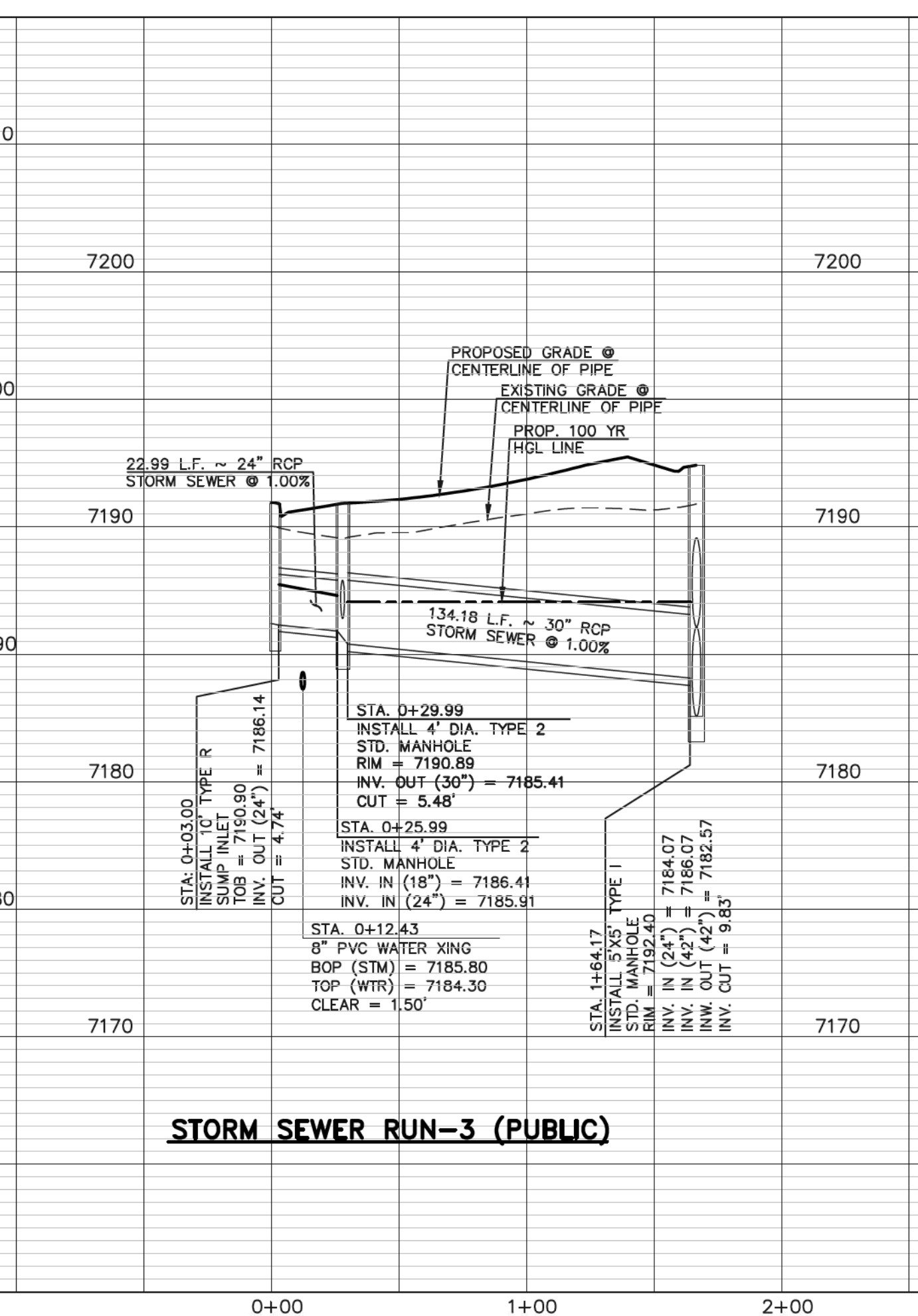
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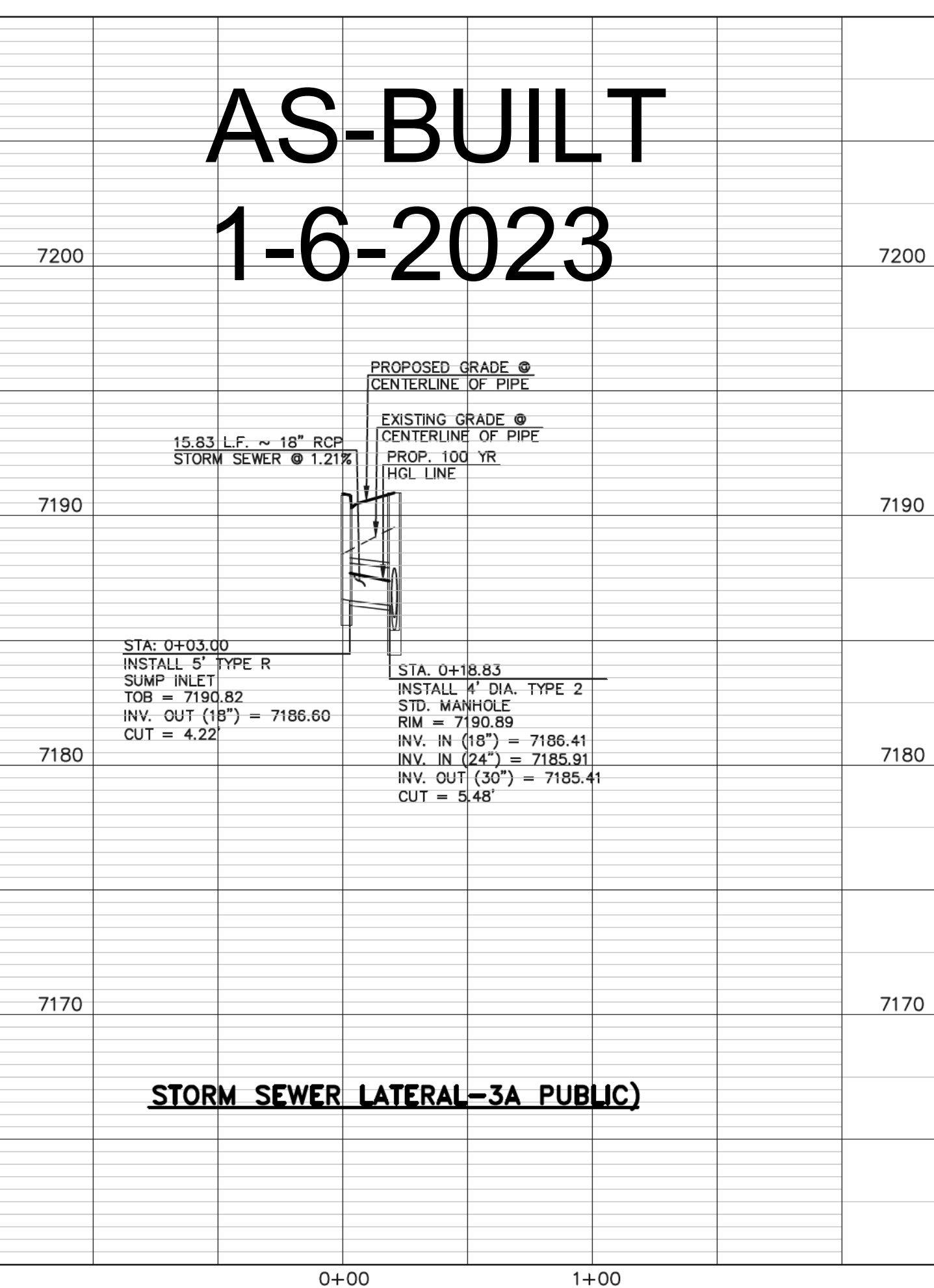
**STORM SEWER RUN-2 (PUBLIC)**



**STORM SEWER LATERAL-2A (PUBLIC)**



**STORM SEWER RUN-3 (PUBLIC)**



**STORM SEWER LATERAL-3A PUBLIC**

**AS-BUILT  
1-6-2023**

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MARC A. WHORTON, COLORADO P.E. #37155  
DATE: 6/10/2020

619 N. Cascade Avenue, Suite 200  
Colorado Springs, Colorado 80903  
(719)785-0790  
(719)785-0799(Fax)

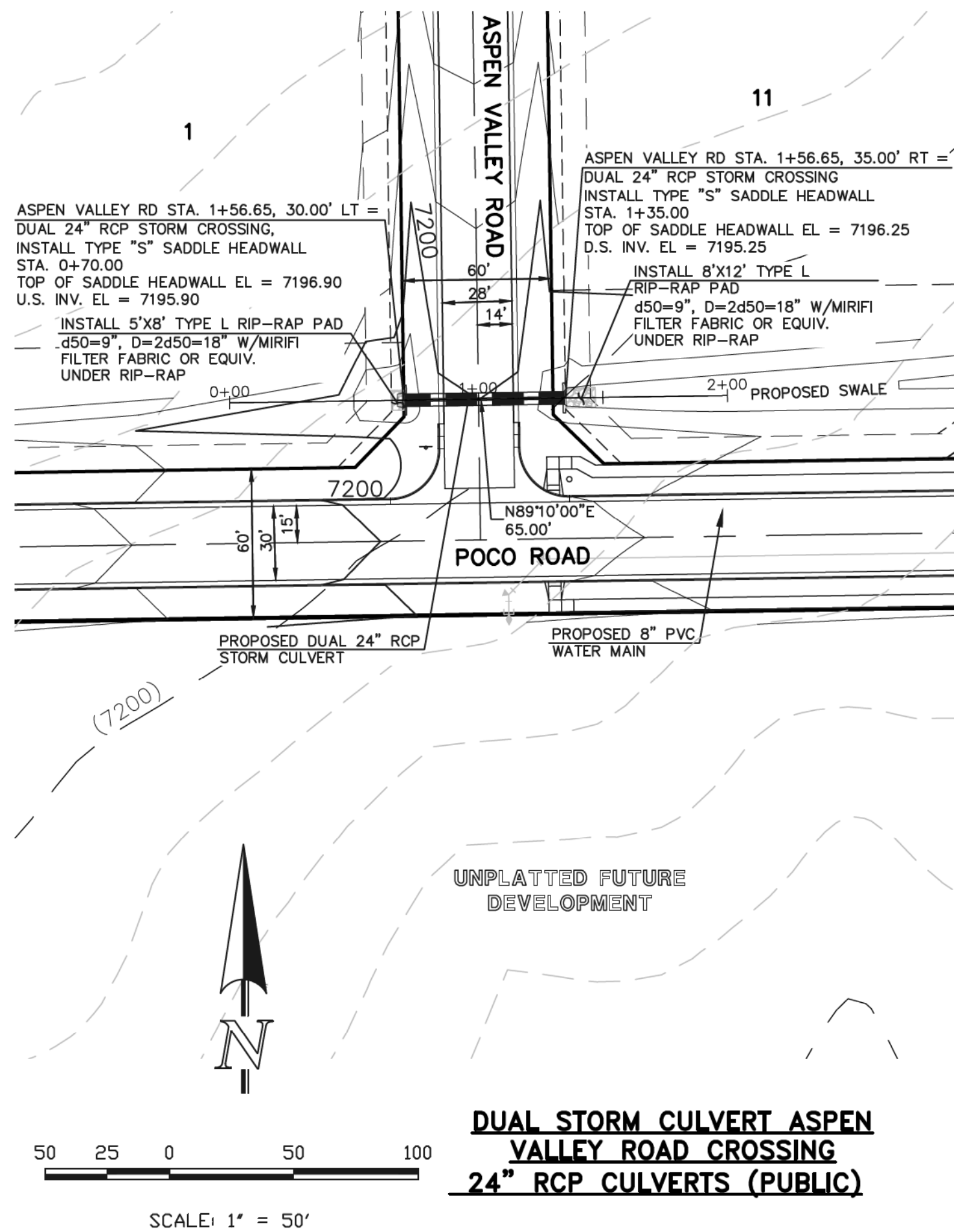
RETREAT AT TIMBERIDGE FILING NO. 1  
CONSTRUCTION PLANS  
STORM SEWER PLAN

DESIGNED BY	SCALE	DATE
MAW	(H) 1" = 50'	04-05-19
DRAWN BY	SCALE	DATE
ESO	(V) 1" = 5'	04-05-19

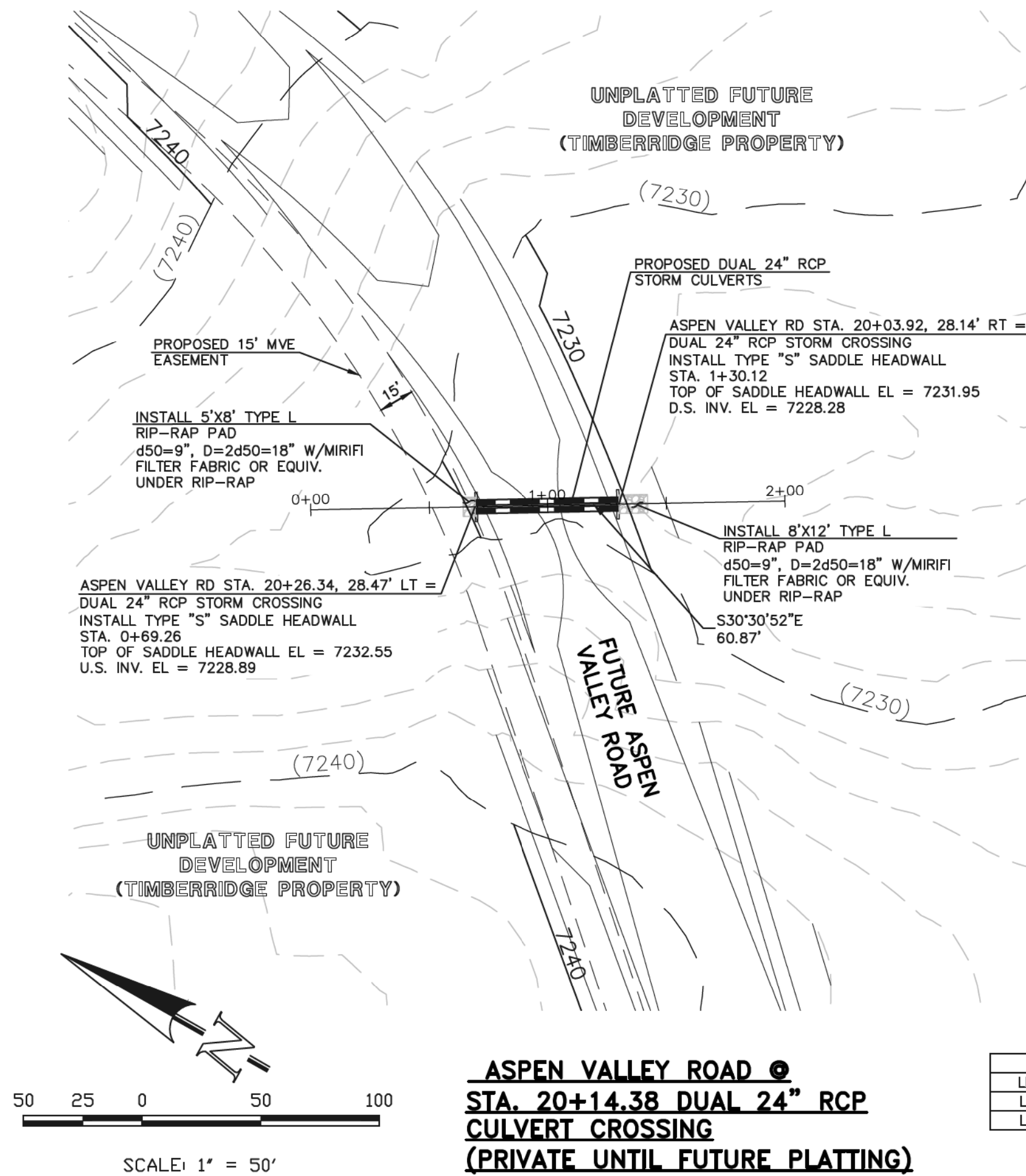
SHEET 23 OF 35  
JOB NO. 1185.00



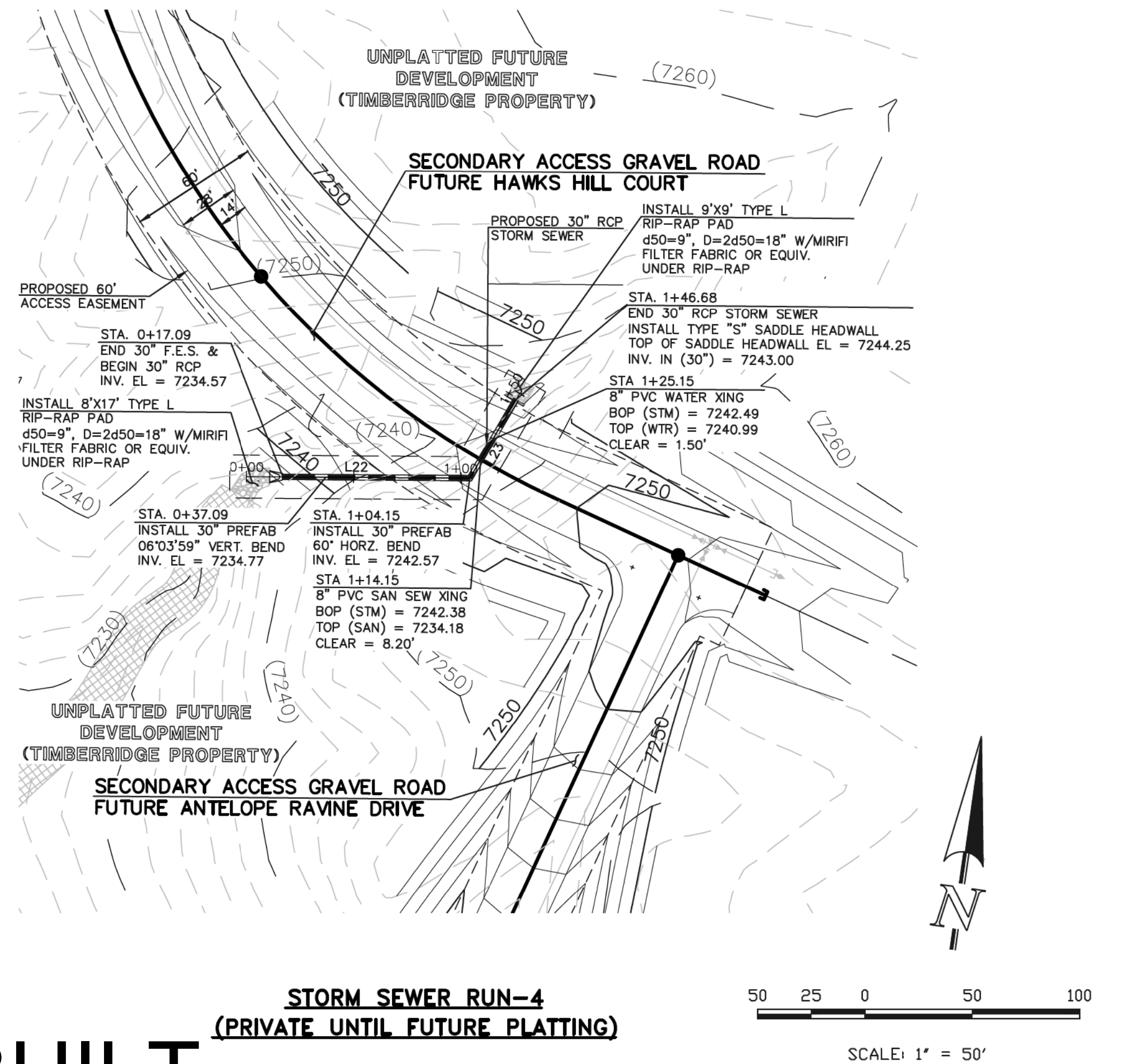




**DUAL STORM CULVERT ASPEN VALLEY ROAD CROSSING 24\"/>**



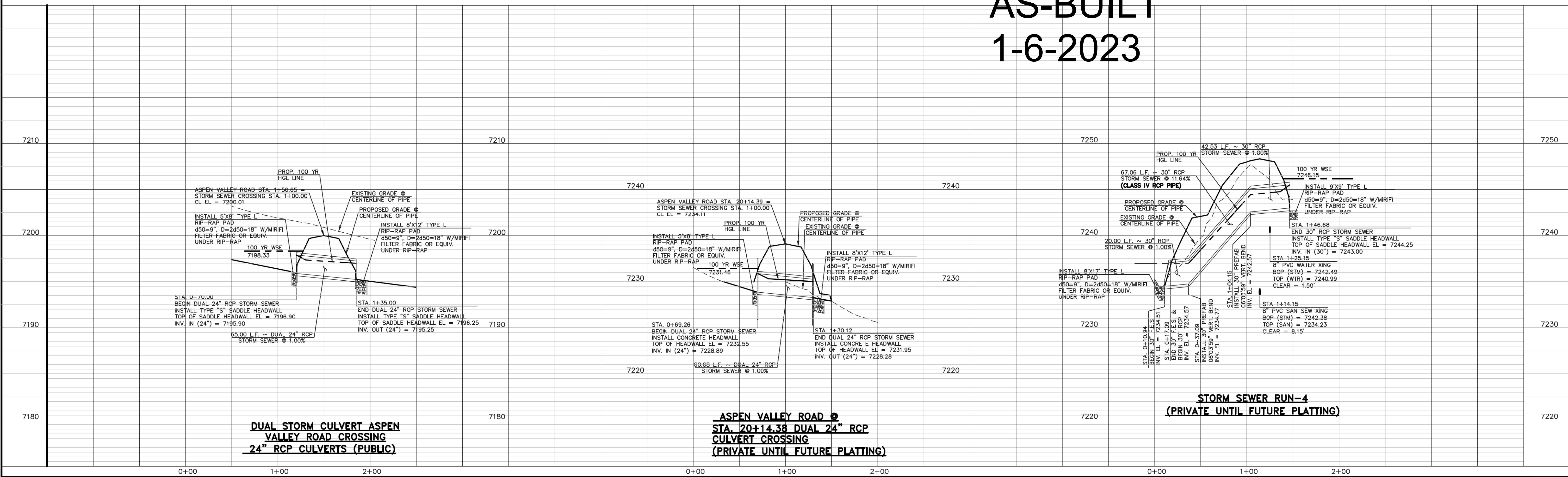
**ASPEN VALLEY ROAD @ STA. 20+14.38 DUAL 24\"/>**



**STORM SEWER RUN-4 (PRIVATE UNTIL FUTURE PLATTING)**

LINE	LENGTH	BEARING
L22	87.06'	N82°23'14\"/>
L23	42.53'	N22°23'14\"/>

**AS-BUILT  
1-6-2023**



**DUAL STORM CULVERT ASPEN VALLEY ROAD CROSSING 24\"/>**

**ASPEN VALLEY ROAD @ STA. 20+14.38 DUAL 24\"/>**

**STORM SEWER RUN-4 (PRIVATE UNTIL FUTURE PLATTING)**

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NO.	REVISION	DATE
1	REVISED PER COUNTY COMMENTS	08-13-19
2	REVISED PER COUNTY COMMENTS	3-16-20

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DATE: 6/10/2020



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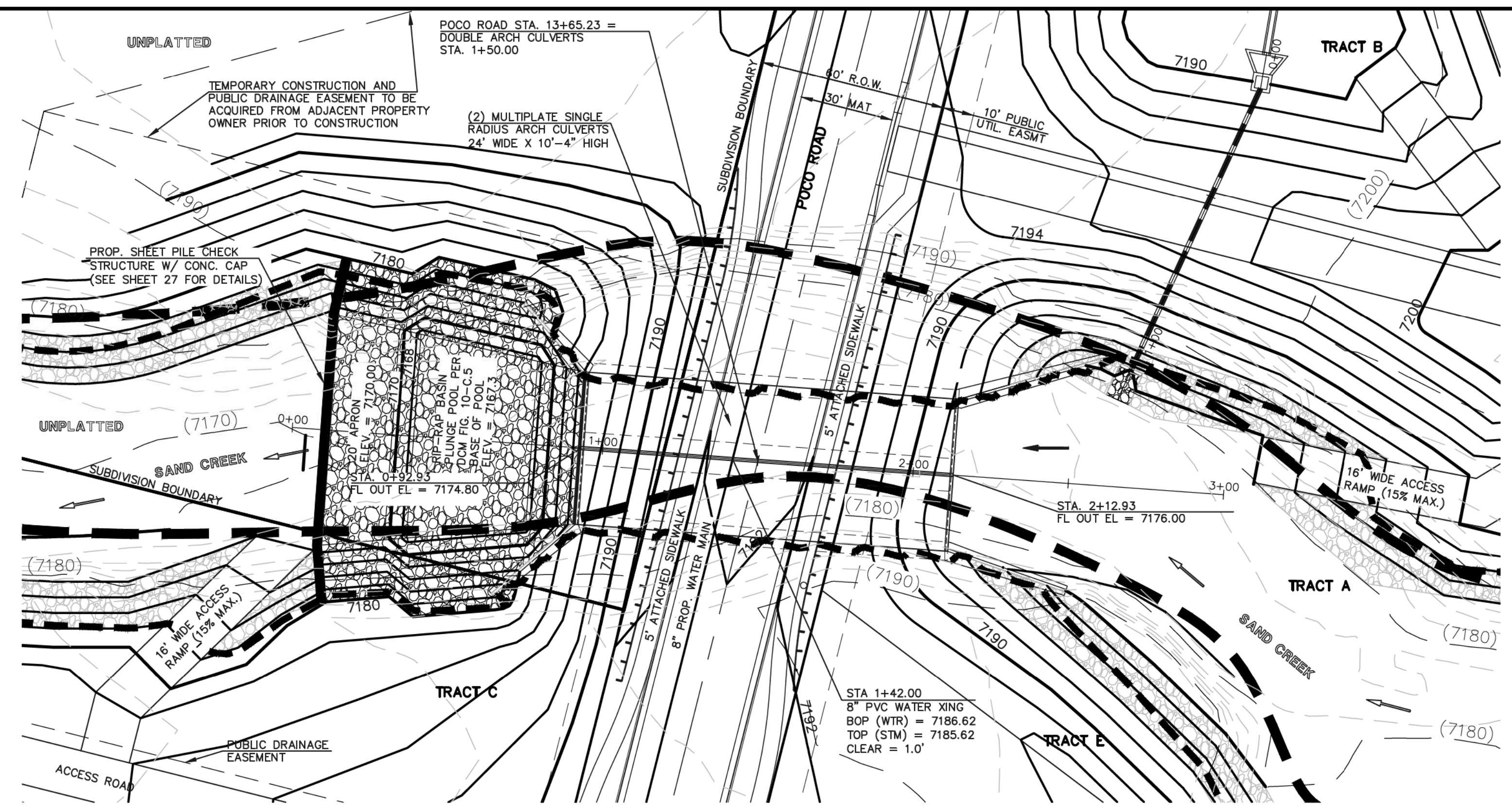
DESIGNED BY	SCALE	DATE
MAW	(H) 1" = 50'	04-05-19
DRAWN BY	SCALE	SHEET
ESO	(V) 1" = 5'	24 OF 35
CHECKED BY	SCALE	JOB NO.
	(V) 1" = 5'	1185.00



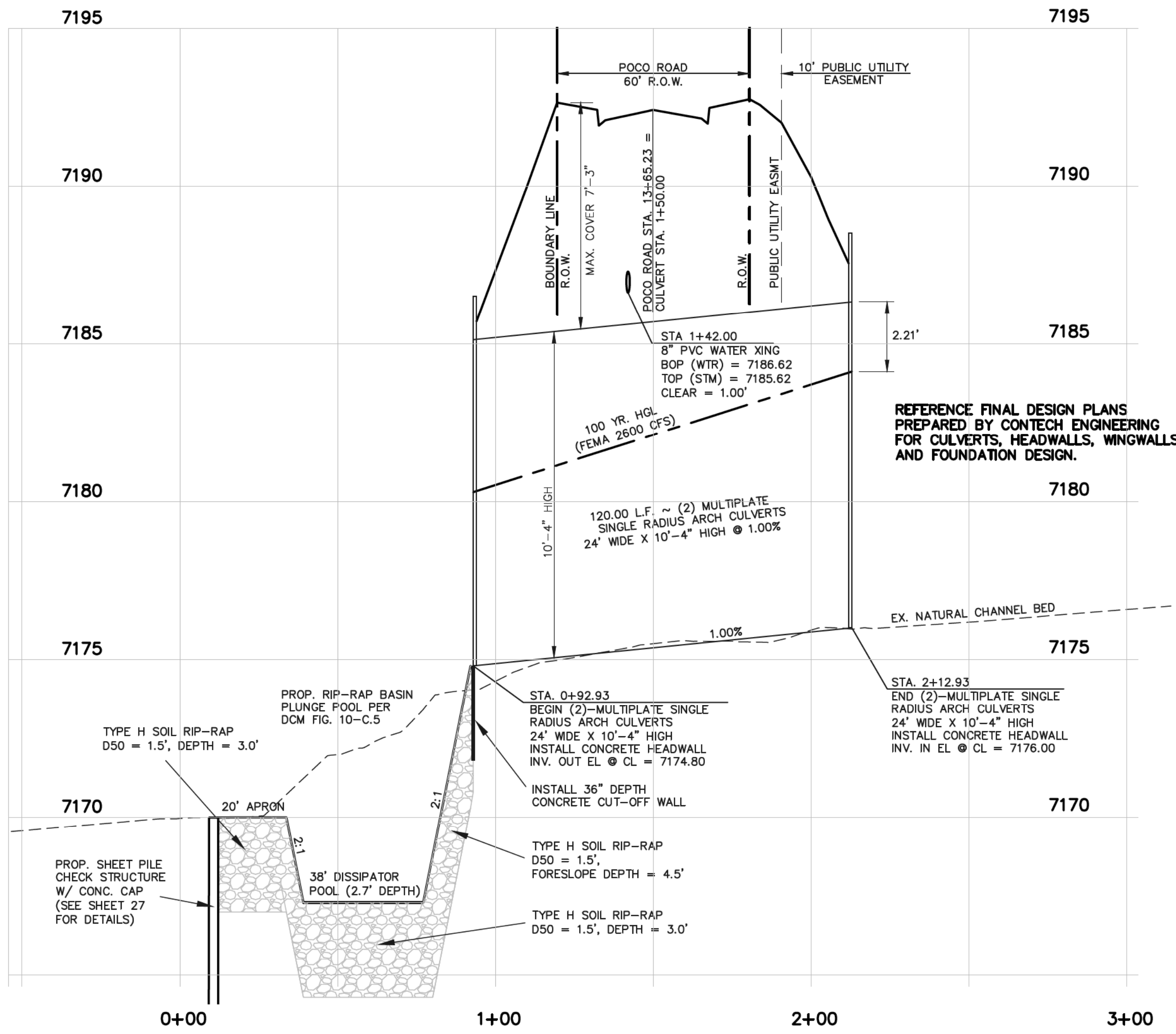
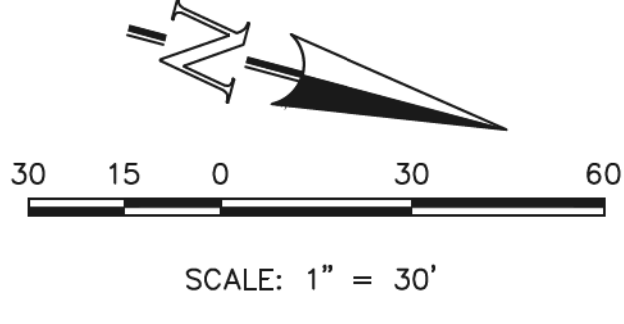








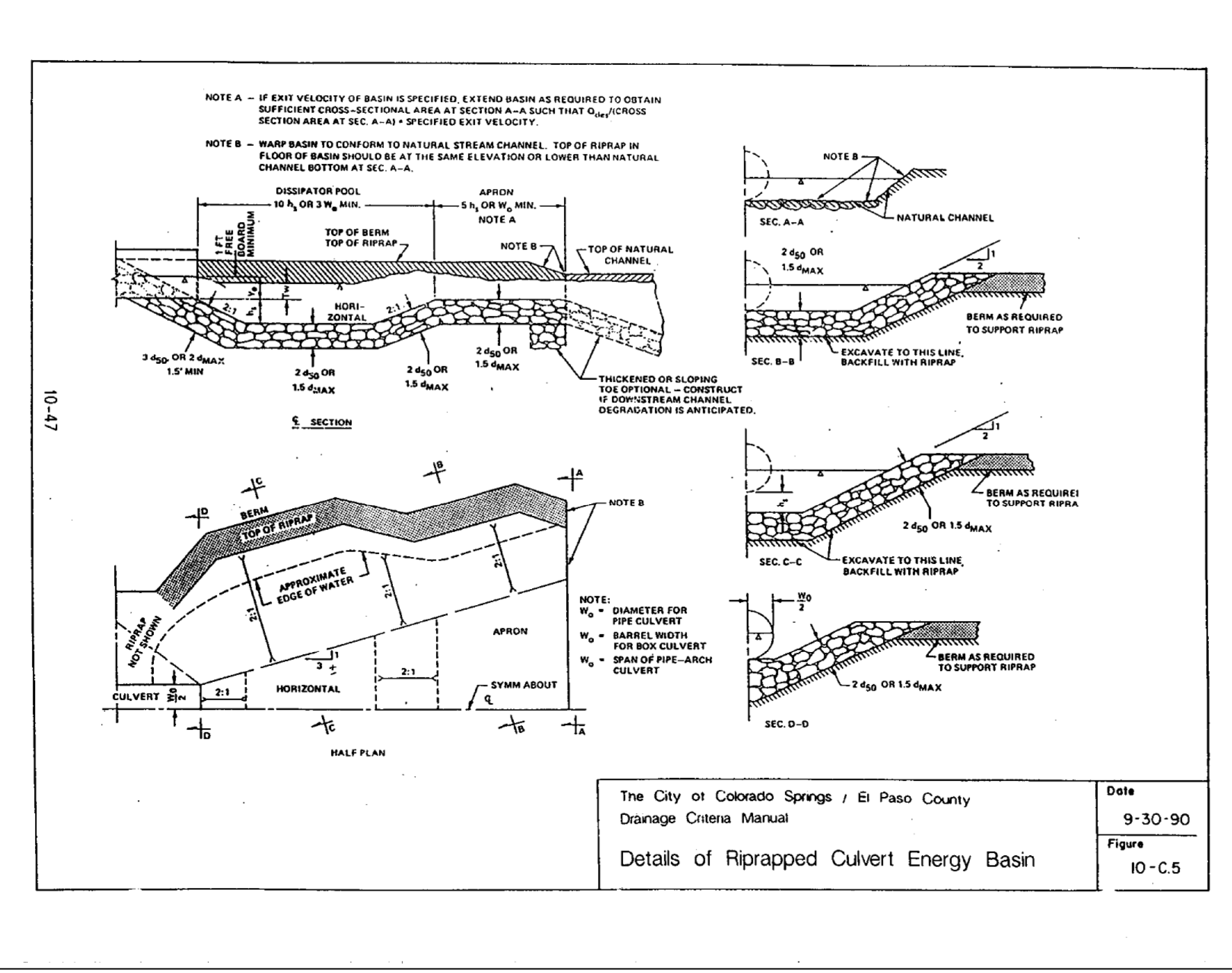
**TWO MULTI-PLATE STEEL ARCH CULVERT CROSSING**



**TWO MULTI-PLATE STEEL ARCH CULVERT CROSSING**

HORIZONTAL SCALE: 1" = 30'  
VERTICAL SCALE: 1" = 3'

REFERENCE FINAL DESIGN PLANS PREPARED BY CONTECH ENGINEERING FOR CULVERTS, HEADWALLS, WINGWALLS AND FOUNDATION DESIGN.

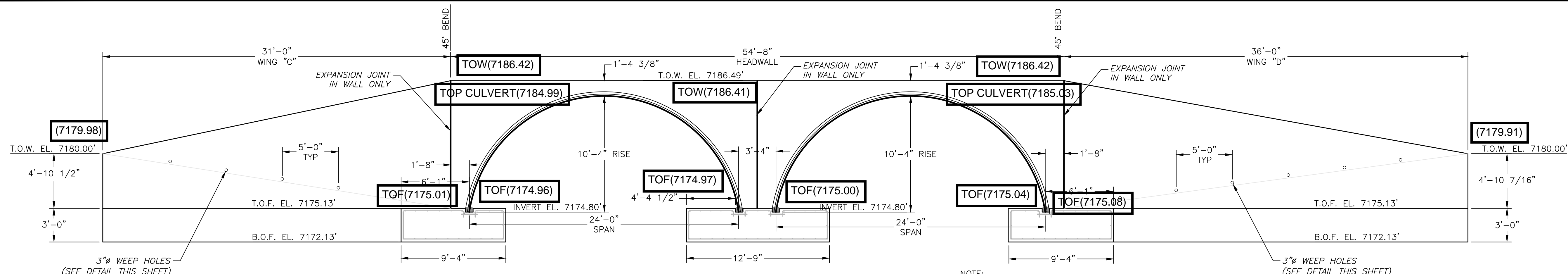


The City of Colorado Springs / El Paso County  
Damage Criteria Manual  
Details of Riprapped Culvert Energy Basin  
Date: 9-30-90  
Figure: 10-C.5

**AS-BUILT**  
**1-6-2023**

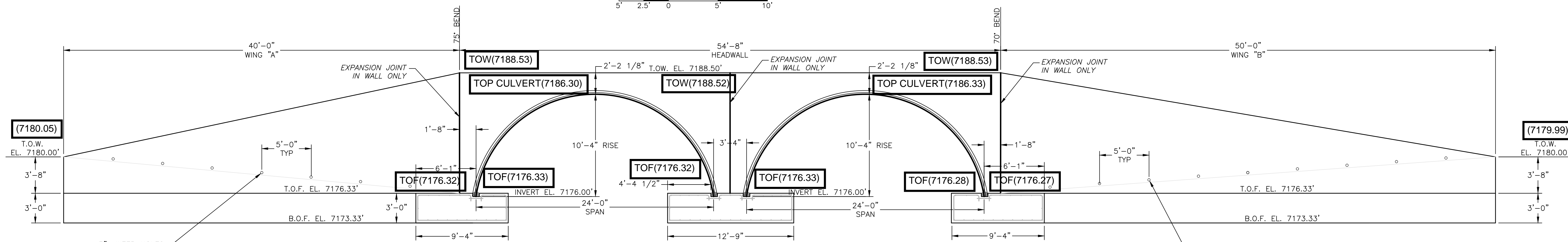
<p>48 HOURS BEFORE YOU DIG, CALL UTILITY LOCATORS <b>811</b> UTILITY NOTIFICATION CENTER OF COLORADO IT'S THE LAW</p> <p>THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK. THE CONTRACTOR SHALL BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE CAUSED BY HIS FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.</p>	<p>NO. REVISION</p> <p>1 REVISED PER COUNTY COMMENTS 08-13-19</p> <p>2 REVISED PER COUNTY COMMENTS 03-20-20</p> <p>3 REVISED PER COUNTY COMMENTS 6-9-20</p>	<p>DATE</p> <p>6/10/2020</p>	<p>REVIEW:</p> <p>PREPARED UNDER MY DIRECT SUPERVISION FOR AND ON BEHALF OF CLASSIC CONSULTING ENGINEERS AND SURVEYORS, LLC</p> <p>MARC A. WHORTON, COLORADO P.E. #37155</p>	<p>CLASSIC CONSULTING</p>	<p>RETREAT AT TIMBERIDGE FILING NO. 1 CONSTRUCTION PLANS POCO ROAD CULVERT CROSSING</p>
	<p>DESIGNED BY PRA</p> <p>DRAWN BY PRA</p> <p>CHECKED BY (V)</p>	<p>SCALE (H) 1" = 30' (V) 1" = 3'</p>	<p>DATE 04-05-19</p> <p>SHEET 26 OF 35</p> <p>JOB NO. 1185.00</p>	<p>CLASSIC CONSULTING</p> <p>619 N. Cascade Avenue, Suite 200 Colorado Springs, Colorado 80903</p> <p>(719) 785-0790 (719) 785-0799 (fax)</p>	<p>DATE 04-05-19</p> <p>SHEET 26 OF 35</p> <p>JOB NO. 1185.00</p>





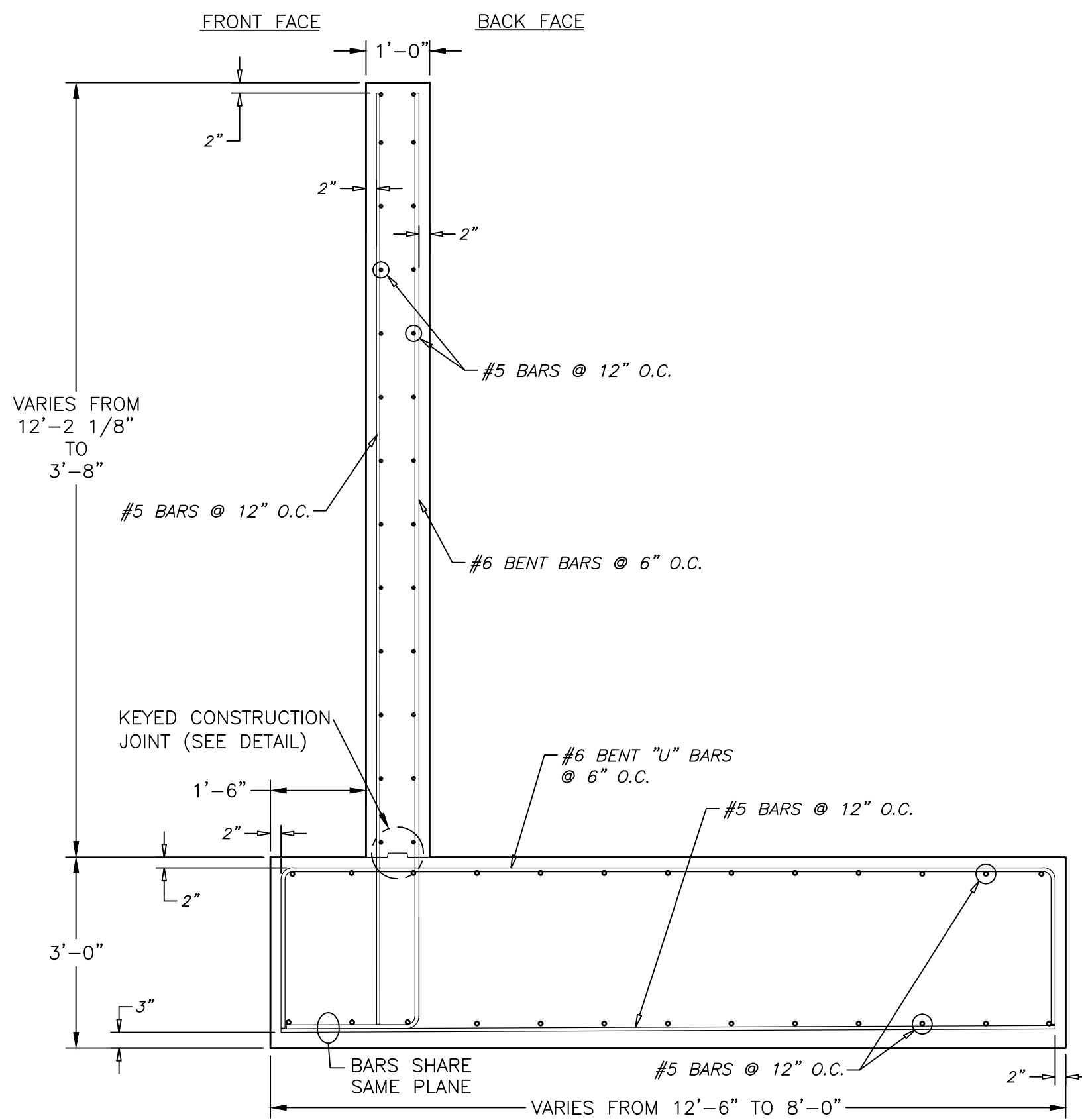
ELEVATION VIEW (DOWNSTREAM)

NOTE: WINGWALLS ARE ROTATED FOR CLARITY SEE PLAN VIEW FOR EXACT LOCATIONS

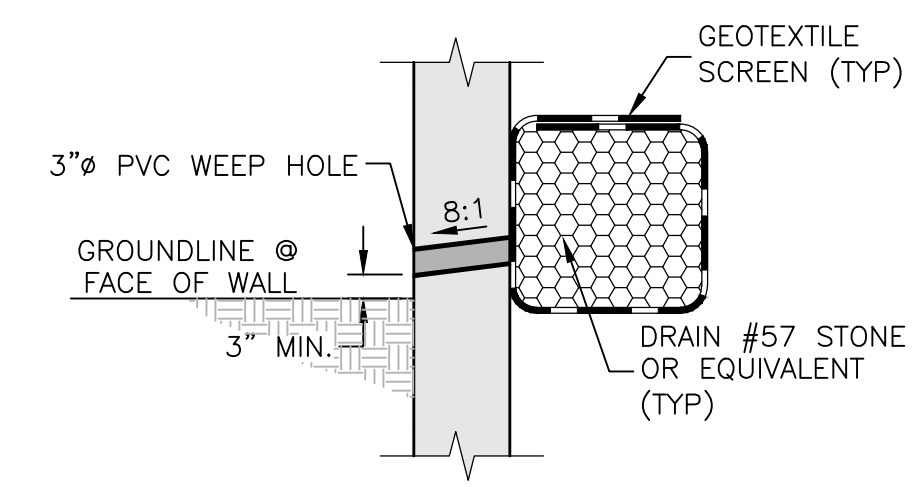


ELEVATION VIEW (UPSTREAM)

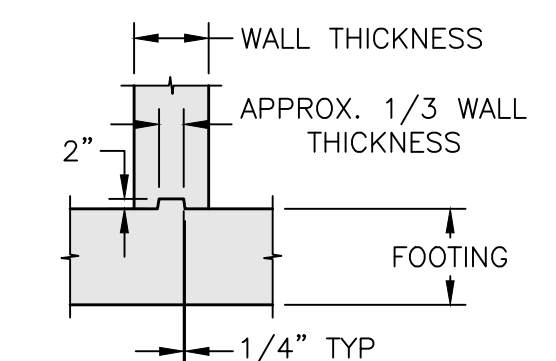
NOTE: WINGWALLS ARE ROTATED FOR CLARITY SEE PLAN VIEW FOR EXACT LOCATIONS



TYPICAL WINGWALL SECTION



WEEP HOLE DETAIL NOT TO SCALE

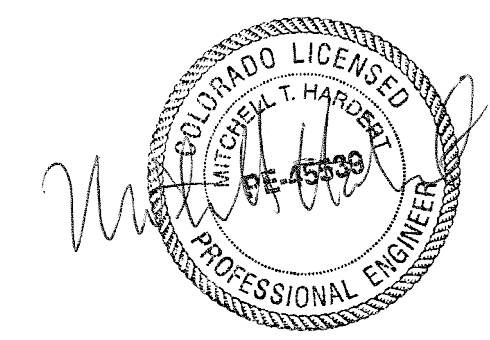


KEYED CONSTRUCTION JOINT DETAIL NOT TO SCALE

AS-BUILT SURVEY AS-BUILTS TAKEN

(7176.29)

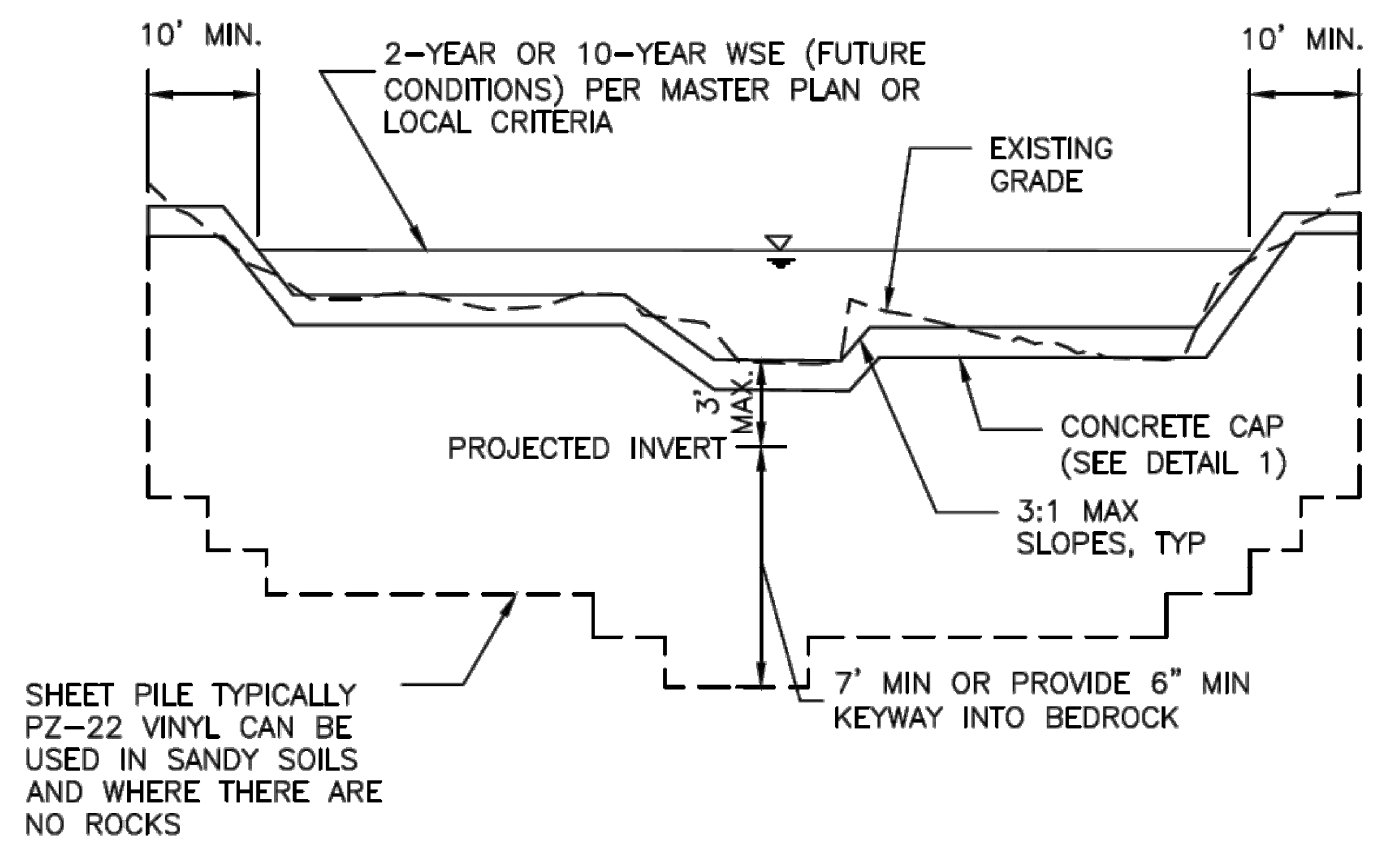
9/3/21, 9/8/21, 9/9/21



- NOTE:
- 1.) CONCRETE SHALL BE  $f'c = 3,500$  psi.
  - 2.) ALL REINFORCEMENT SHALL BE ASTM A-615, GRADE 60.
  - 3.) FOOTING IS DESIGNED FOR A 3,500 psf ALLOWABLE BEARING CAPACITY. THIS VALUE MUST BE FIELD VERIFIED PRIOR TO CONSTRUCTION.
  - 4.) SCOUR IS NOT ADDRESSED HEREIN AND IS THE RESPONSIBILITY OF OTHERS THAN CBC ENGINEERS.

<b>CBC Engineers</b>			
<b>ELEVATION VIEWS AND WINGWALL SECTION</b>			
Drawn By	Date	CONTECH ENGINEERED SOLUTIONS, LLC DESIGN OF CONCRETE SPREAD FOOTINGS, CONCRETE HEADWALLS AND WINGWALLS FOR A TWIN 24'x10'-4" MULTI-PLATE ARCH STRUCTURE (617696); RETREAT AT TIMBER RIDGE, EL PASO, COLORADO	
JBE	03/20/20	Project No.	CBC-23088
Approved By	Date	Rev.	Sheet
			3 OF 8
Scale	GRAPHIC		

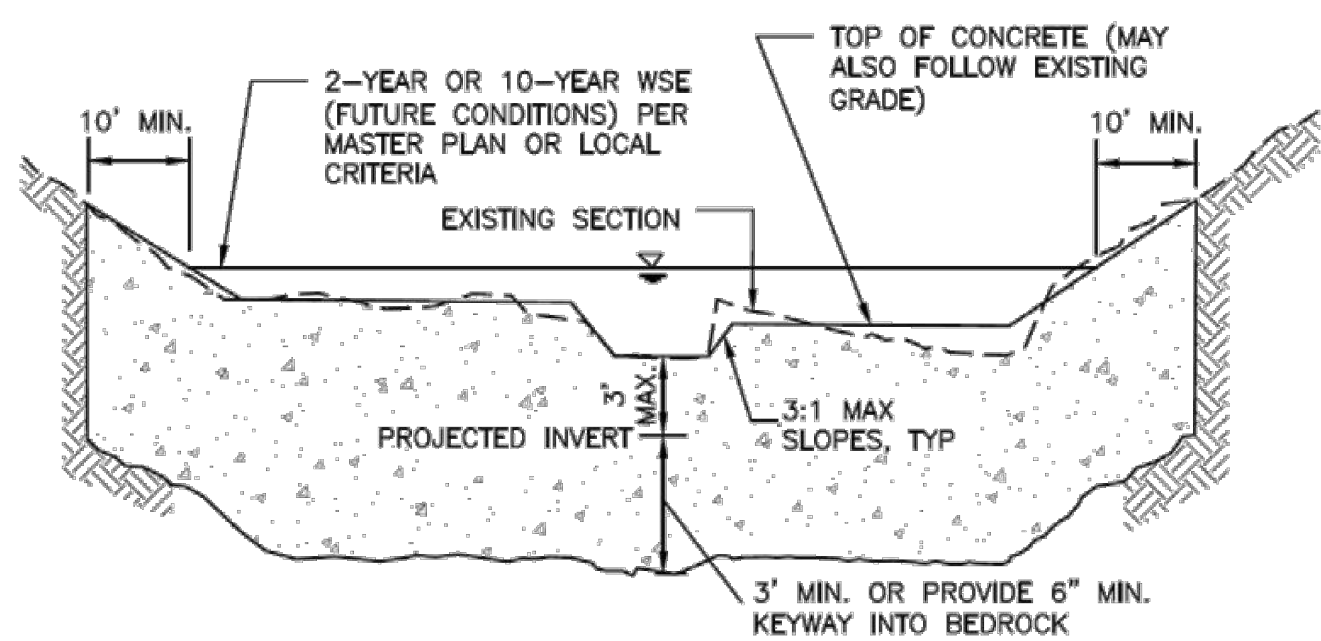




SHEET PILE TYPICALLY PZ-22 VINYL CAN BE USED IN SANDY SOILS AND WHERE THERE ARE NO ROCKS

NOTE: THE STRUCTURE MAY BE COVERED WITH 6" OF SOIL OUTSIDE OF THE LOW FLOW AREA.

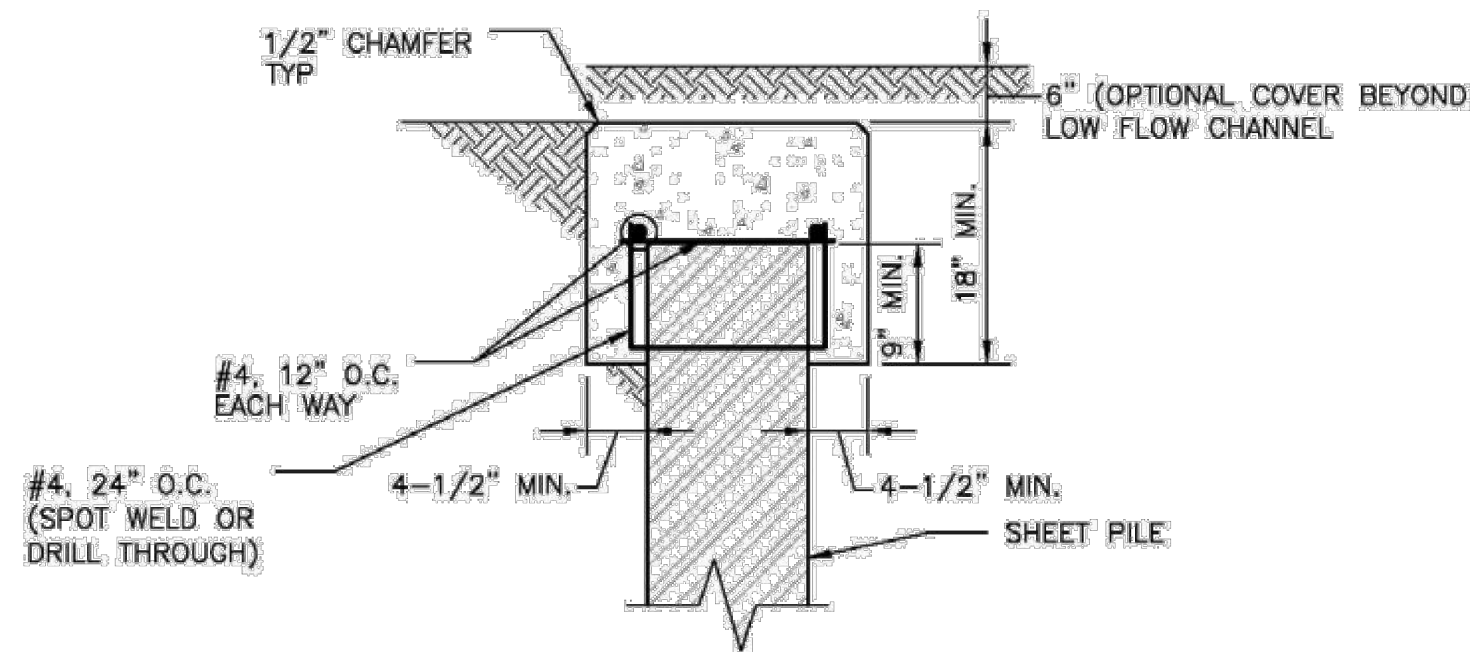
SECTION A-1  
SHEET PILE CHECK



NOTES:  
1. TRENCH IN UNDISTURBED SOIL FORM TOP 6" OF CHECK. DO NOT OVER EXCAVATE TO FORM WALLS OR CONSTRUCT A FOOTING.  
2. THE STRUCTURE MAY BE COVERED WITH 6" OF SOIL OUTSIDE OF THE LOW FLOW AREA.  
3. VIBRATE CONCRETE INTO TRENCH.

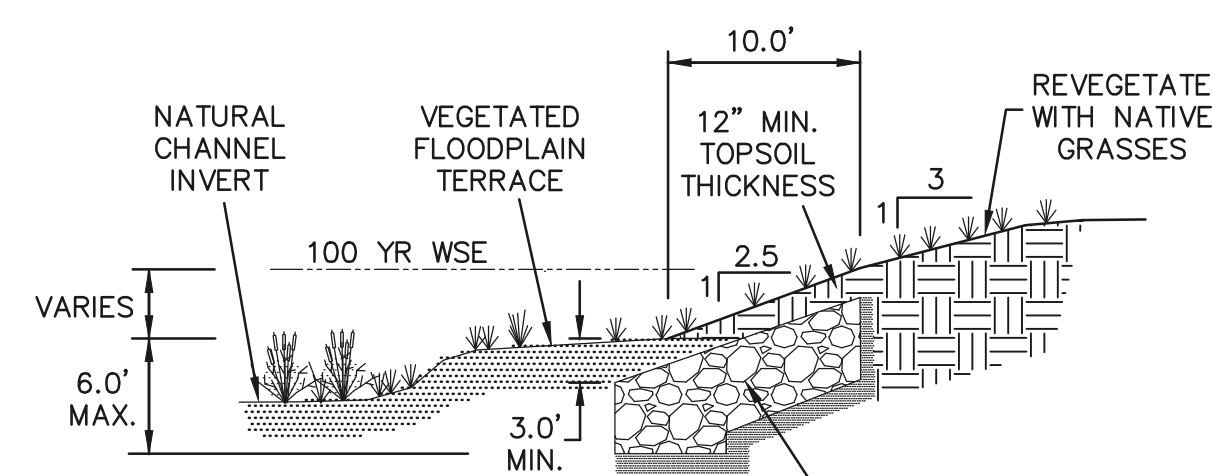
SECTION A-2  
CONCRETE CHECK

Figure 9-27. Check structure details (Part 2 of 3)



DETAIL 1  
CONCRETE SHEET PILE CAP

Figure 9-28. Check structure details (Part 3 of 3)



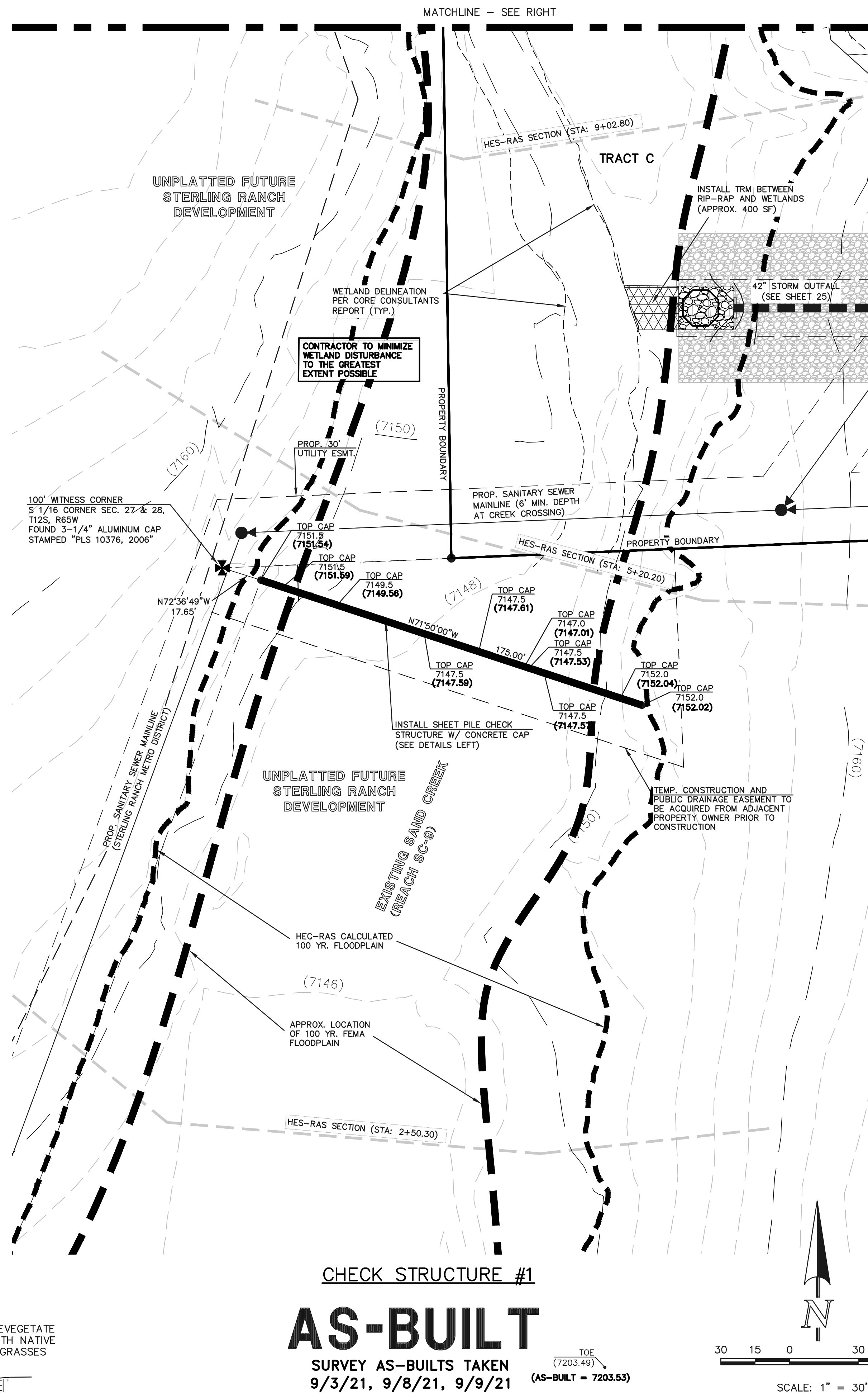
NO DISTURBANCE OF WETLANDS WITHIN NATURAL CHANNEL INVERT

SELECTIVE RIP-RAP BANK STABILIZATION

SECTION A-A

N.T.S.

TYPE 'L' BURIED SOIL RIP-RAP (d50=9", D=2d50=18") WITH 12" THICK NATIVE SAND BEDDING

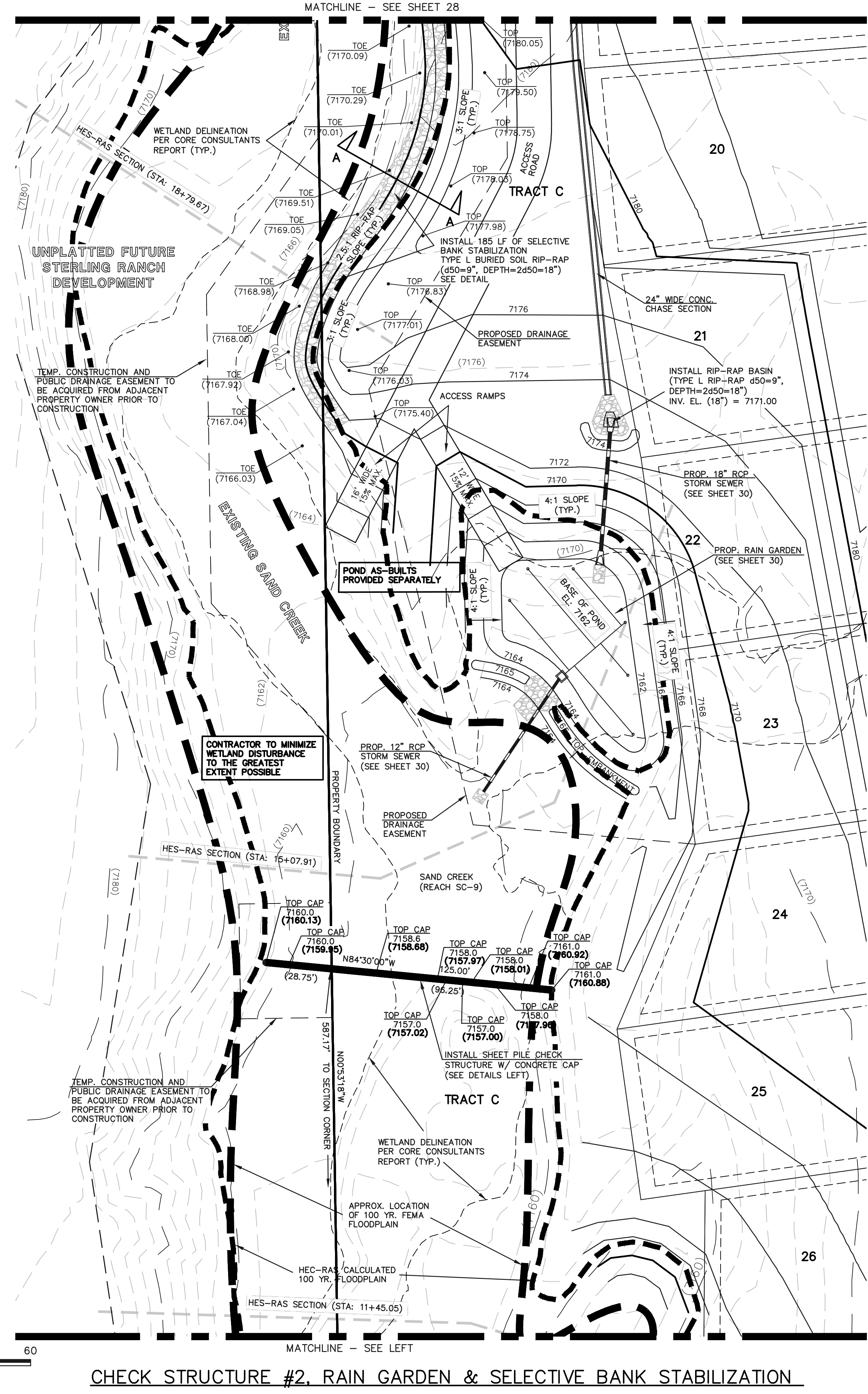


CHECK STRUCTURE #1

# AS-BUILT

SURVEY AS-BUILTS TAKEN  
9/3/21, 9/8/21, 9/9/21

(AS-BUILT = 7203.53)



CHECK STRUCTURE #2, RAIN GARDEN & SELECTIVE BANK STABILIZATION

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		2	ADDED SHEET PILE TOP CAP ELEVATIONS 1-25-21

REVIEW:	DATE
PREPARED UNDER MY DIRECT SUPERVISION FOR AND ON BEHALF OF CLASSIC CONSULTING AND SURVEYORS, LLC	11/3/2021
MARC A. WHORTON, P.E., P.S., P.L.S., P.C.E. #37155	

619 N. Cascade Avenue, Suite 200  
Colorado Springs, Colorado 80903  
(719) 785-0790  
(719) 785-0799 (Fax)

RETREAT AT TIMBERIDGE FILING NO. 1 CONSTRUCTION PLANS CHECK STRUCTURES AND SELECTIVE BANK STABILIZATION			
DESIGNED BY	MAW	SCALE	DATE 04-05-19
DRAWN BY	MAW	(H) 1" = 30'	SHEET 27 OF 35
CHECKED BY	(V) 1" = N/A	JOB NO.	1185.00



N:\118500\DRAWINGS\CONSTRUCTION\27-28-29-118500-G\CHANNEL REV AS-BUILT.dwg, 11/03/2021 10:06:18 AM, 1:1











**Bioretention T-3**

Table B-1. Material specification for bioretention/rain garden facilities

Material	Manufacturer	Product Name	Quantity	Notes
Gravel	...	...	...	...
...	...	...	...	...

November 2015 Urban Drainage and Flood Control District Urban Storm Drainage Criteria Manual Volume 3 B-7

**T-3 Bioretention**

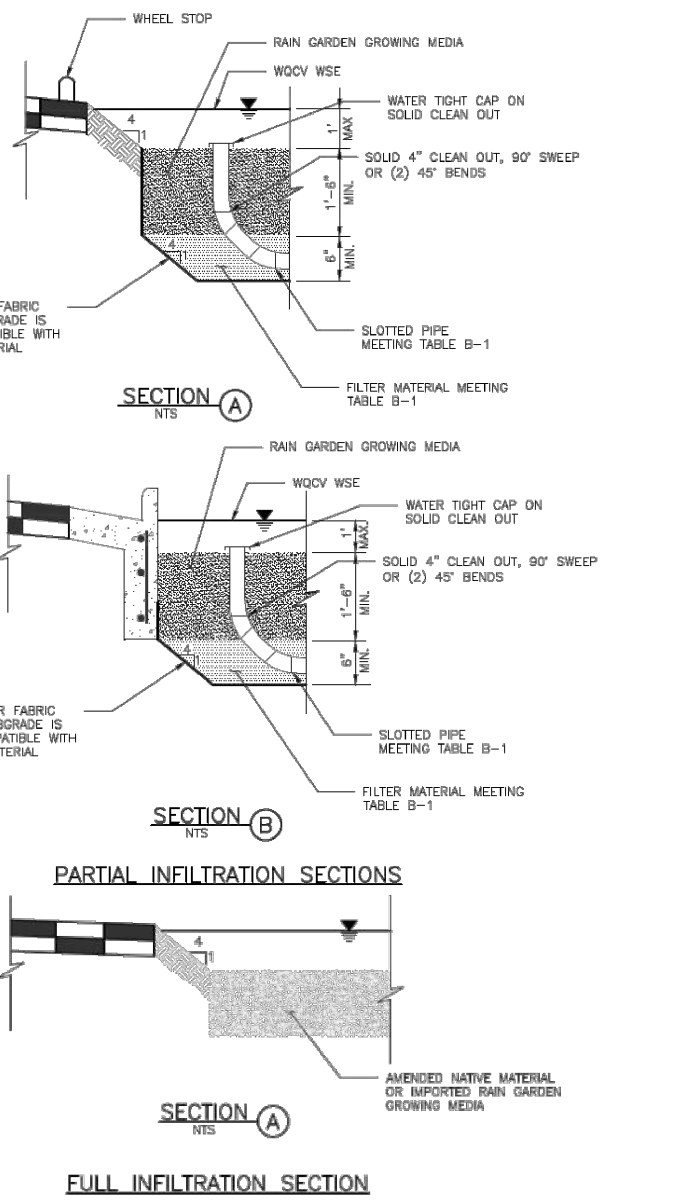
Table B-3. Native seed mix for rain gardens

Common Name	Scientific Name	Variety	PLS' lbs per Acre	Ounces per Acre
Sand bluestem	Andropogon hallii	Garden	3.5	
Sideoats grama	Bouteloua curtipendula	Butte	3	
Prairie sandreed	Calamovilfa longifolia	Goshen	3	
Indian ricegrass	Oryzopsis hymenoides	Paloma	3	
Switchgrass	Panicum virgatum	Blackwell	4	
Western wheatgrass	Pascopyrum smithii	Arriba	3	
Little bluestem	Schizachyrium scoparium	Patura	3	
Alkali sacaton	Sporobolus airoides		3	
Sand dropseed	Sporobolus cryptandrus		3	
Pasture sage	Artemisia frigida		2	
Blue aster	Aster laevis		4	
Blanket flower	Gaillardia aristata		8	
Prairie coneflower	Ratibida columnifera		4	
Purple prairieflower	Dalea (Petalostemum) purpurea		2	
Sub-Totals:			27.5	22
Total lbs per acre:			28.9	

\* Wildflower seed (optional) for a more diverse and natural look.  
F.E.S. = Pure Live Seed.

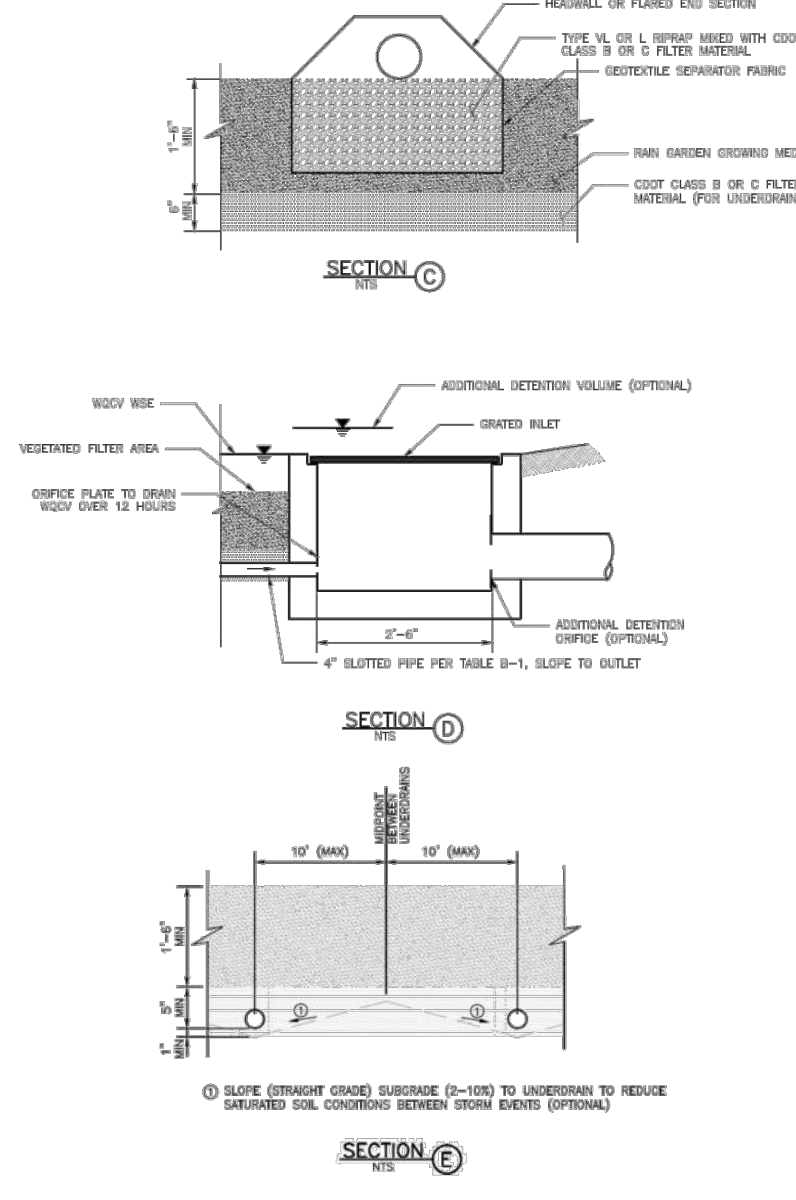
B-12 Urban Drainage and Flood Control District Urban Storm Drainage Criteria Manual Volume 3 November 2015

**T-3 Bioretention**

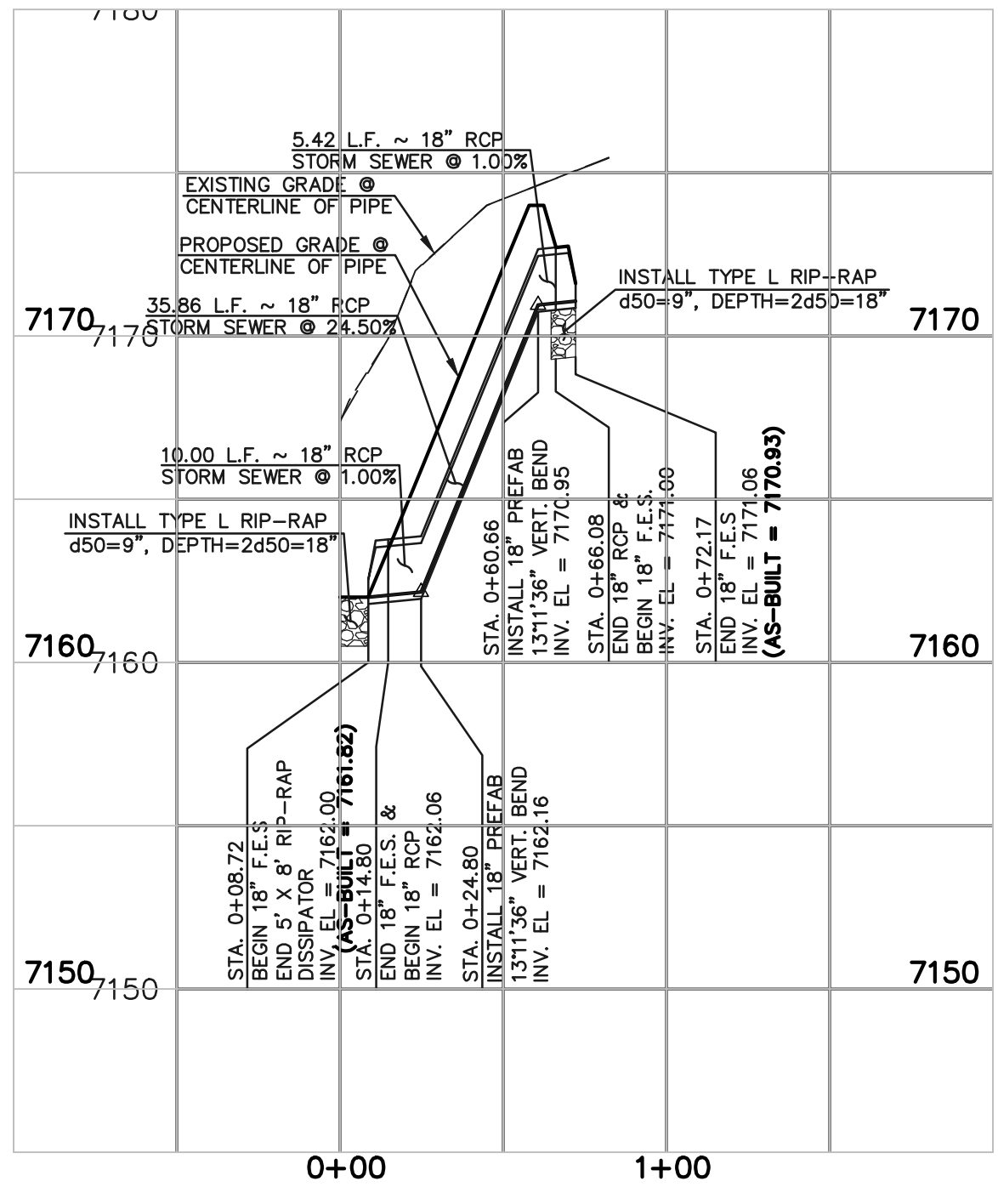


B-16 Urban Drainage and Flood Control District Urban Storm Drainage Criteria Manual Volume 3 November 2015

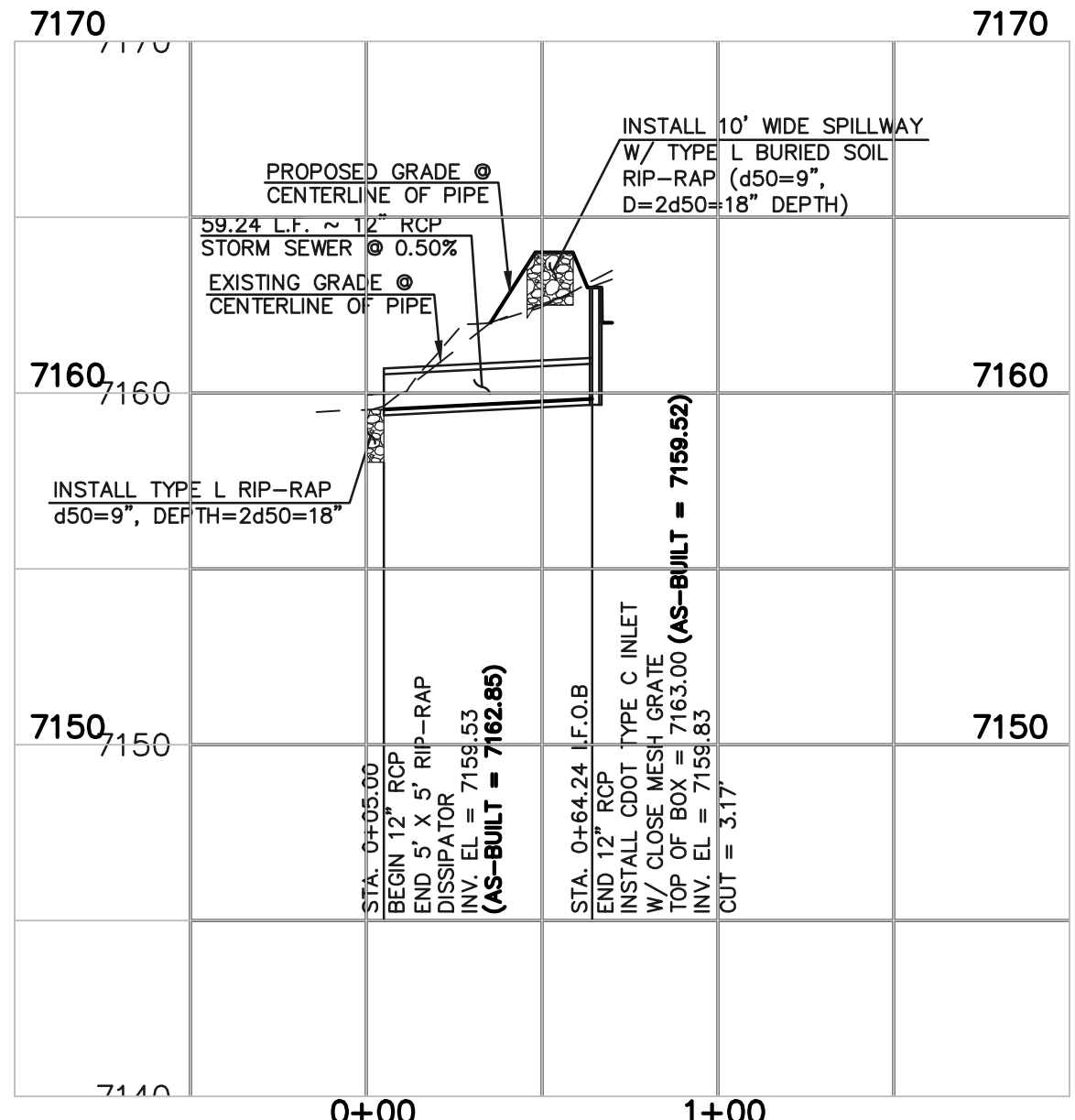
**T-3 Bioretention**



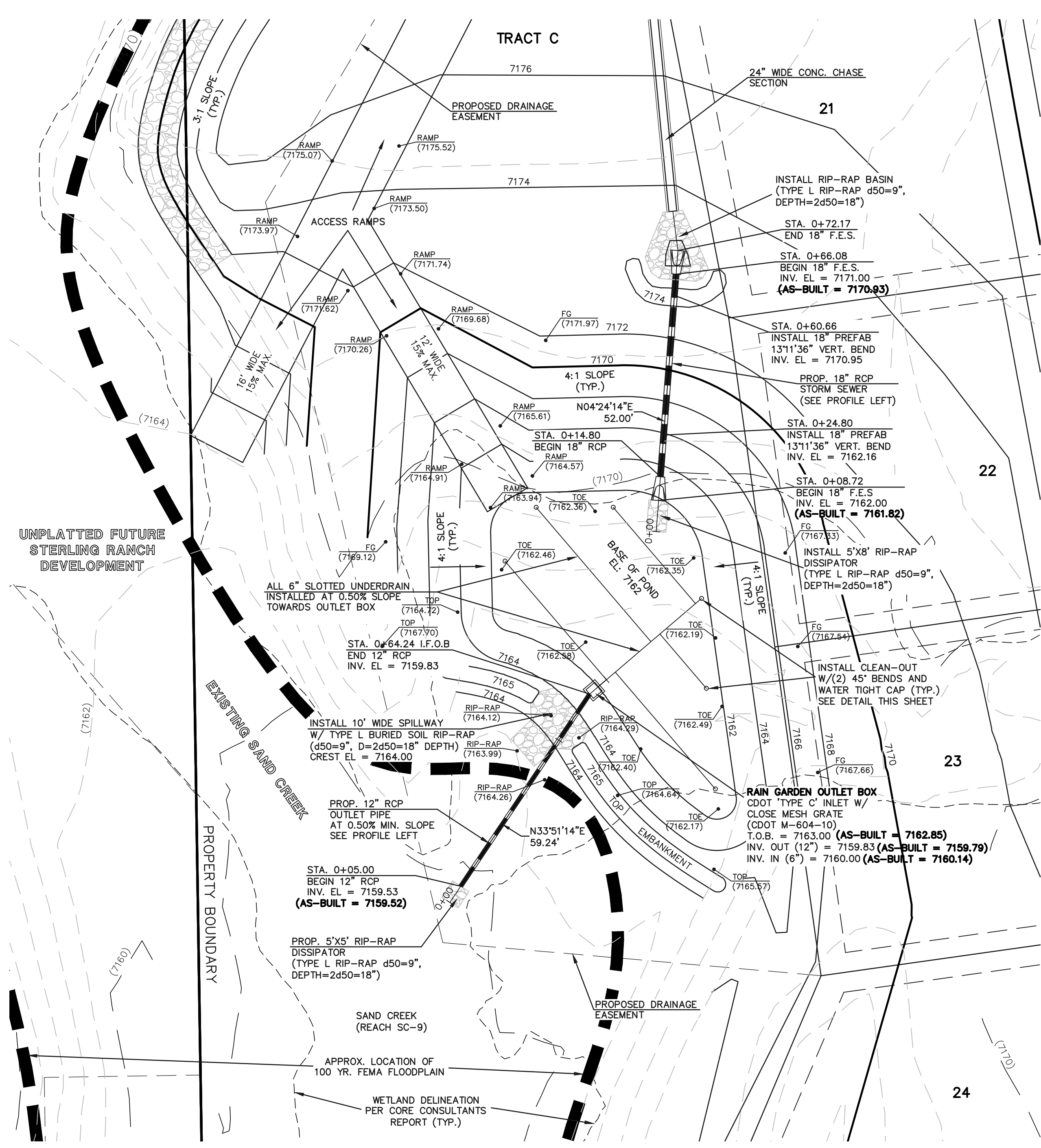
November 2015 Urban Drainage and Flood Control District Urban Storm Drainage Criteria Manual Volume 3 B-17



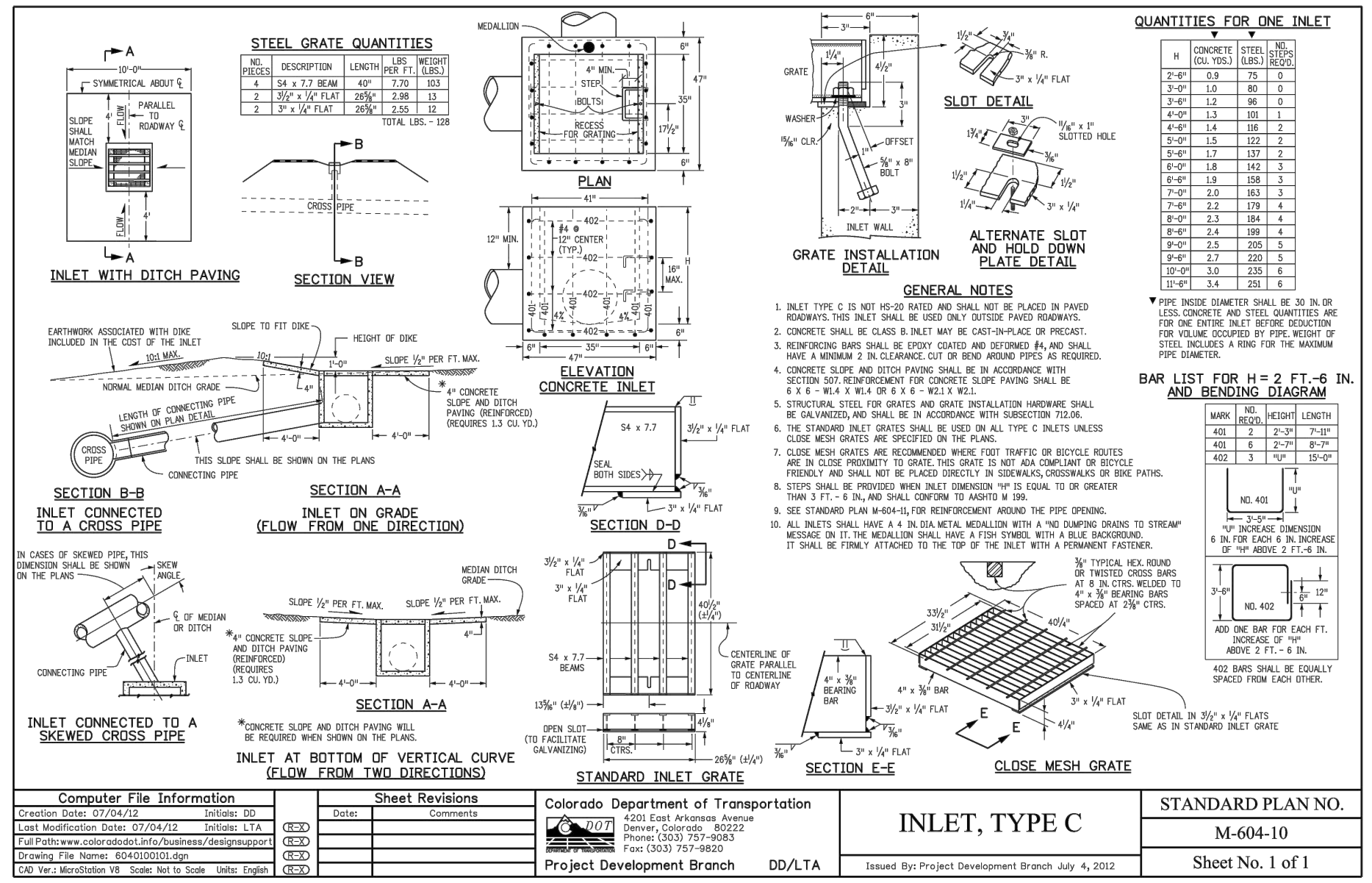
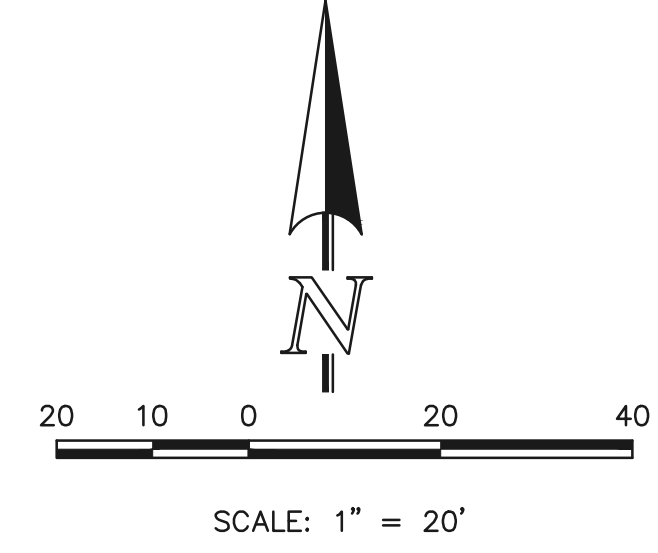
18" RCP INLET TO RAIN GARDEN SCALE 1" = 50' HORIZ. 1" = 5' VERT.



12" RCP STORM SEWER OUTLET FROM RAIN GARDEN SCALE 1" = 50' HORIZ. 1" = 5' VERT.



**RAIN GARDEN**  
WQCV REQUIRED = 1,045 CF  
WQCV PROVIDED = 3,572 CF  
UNDERDRAIN ORIFICE DIA. = 13/16 IN.  
6" SLOTTED UNDERDRAIN SPACED 15" O.C.



**QUANTITIES FOR ONE INLET**

ITEM	QUANTITY
1. CONCRETE (TOTAL)	1.00
2. STEEL GRATE	1.00
3. SAND	1.00
4. GRAVEL	1.00
5. GEOTEXTILE	1.00
6. UNDERDRAIN	1.00
7. RAMP	1.00
8. ACCESS RAMP	1.00
9. RAMP	1.00
10. RAMP	1.00
11. RAMP	1.00
12. RAMP	1.00
13. RAMP	1.00
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97. RAMP	1.00
98. RAMP	1.00
99. RAMP	1.00
100. RAMP	1.00

48 HOURS BEFORE YOU DIG, CALL UTILITY LOCATORS  
**811**  
UTILITY NOTIFICATION CENTER OF COLORADO  
IT'S THE LAW

NO.	REVISION	DATE	REVIEW:
1	REVISED PER COUNTY COMMENTS	08-13-19	PREPARED UNDER MY DIRECT SUPERVISION FOR AND ON BEHALF OF CLASSIC CONSULTING ENGINEERING AND SURVEYORS, LLC
2	REVISED PER COUNTY COMMENTS	04-16-20	
3	REVISED PER COUNTY COMMENTS	6-9-20	



RETREAT AT TIMBERIDGE FILING NO. 1  
CONSTRUCTION PLANS  
RAIN GARDEN AND DETAILS

DESIGNED BY MAW SCALE DATE 04-05-19  
DRAWN BY MAW (H) 1" = 30' SHEET 30 OF 35  
CHECKED BY (V) 1" = N/A JOB NO. 1185.00

**AS-BUILT** TOPO./STRUCTURE AS-BUILTS TAKEN 9/29/22

SEE RETREAT AT TIMBERIDGE FILING NO. 1 GRADING AND EROSION CONTROL PLAN FOR EROSION CONTROL DETAILS.

THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK. THE CONTRACTOR SHALL BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE CAUSED BY HIS FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.

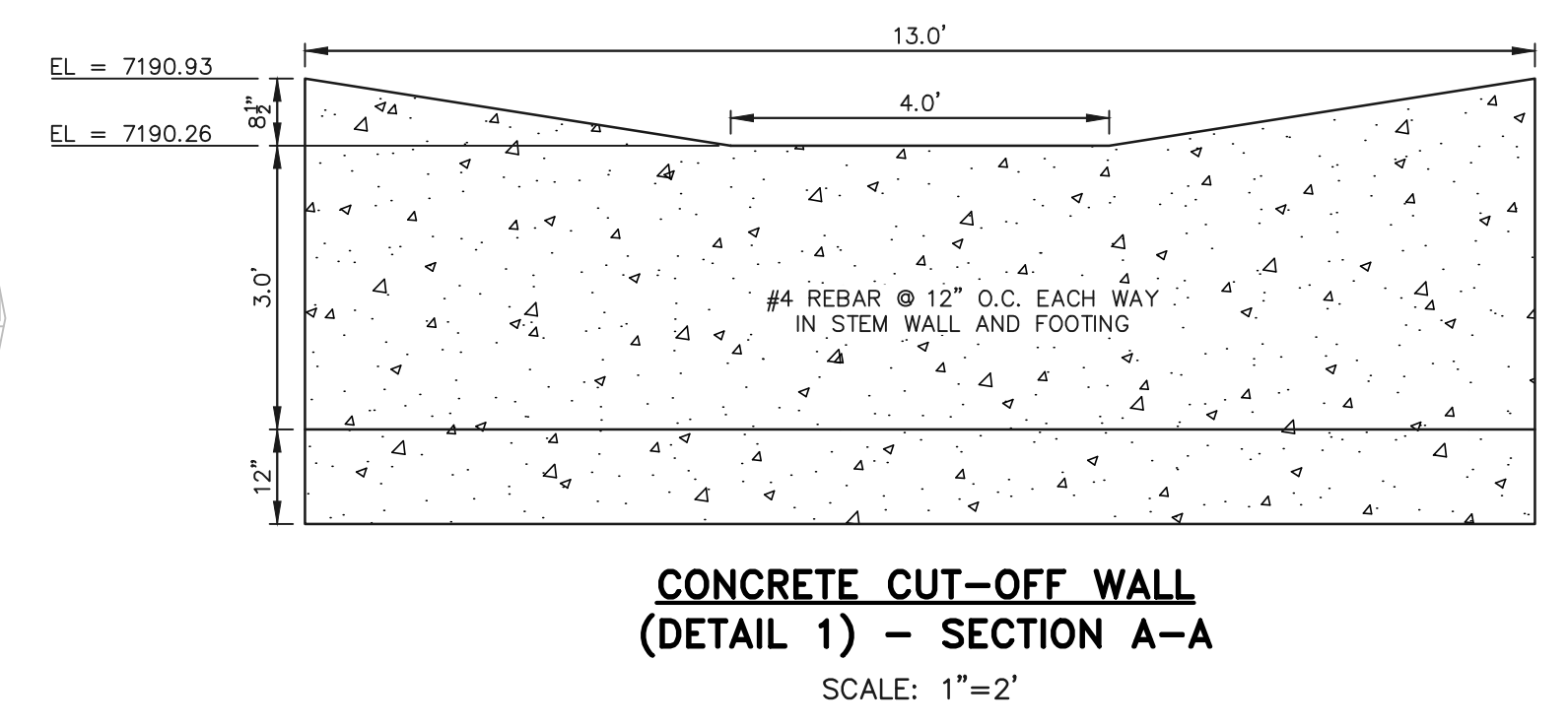
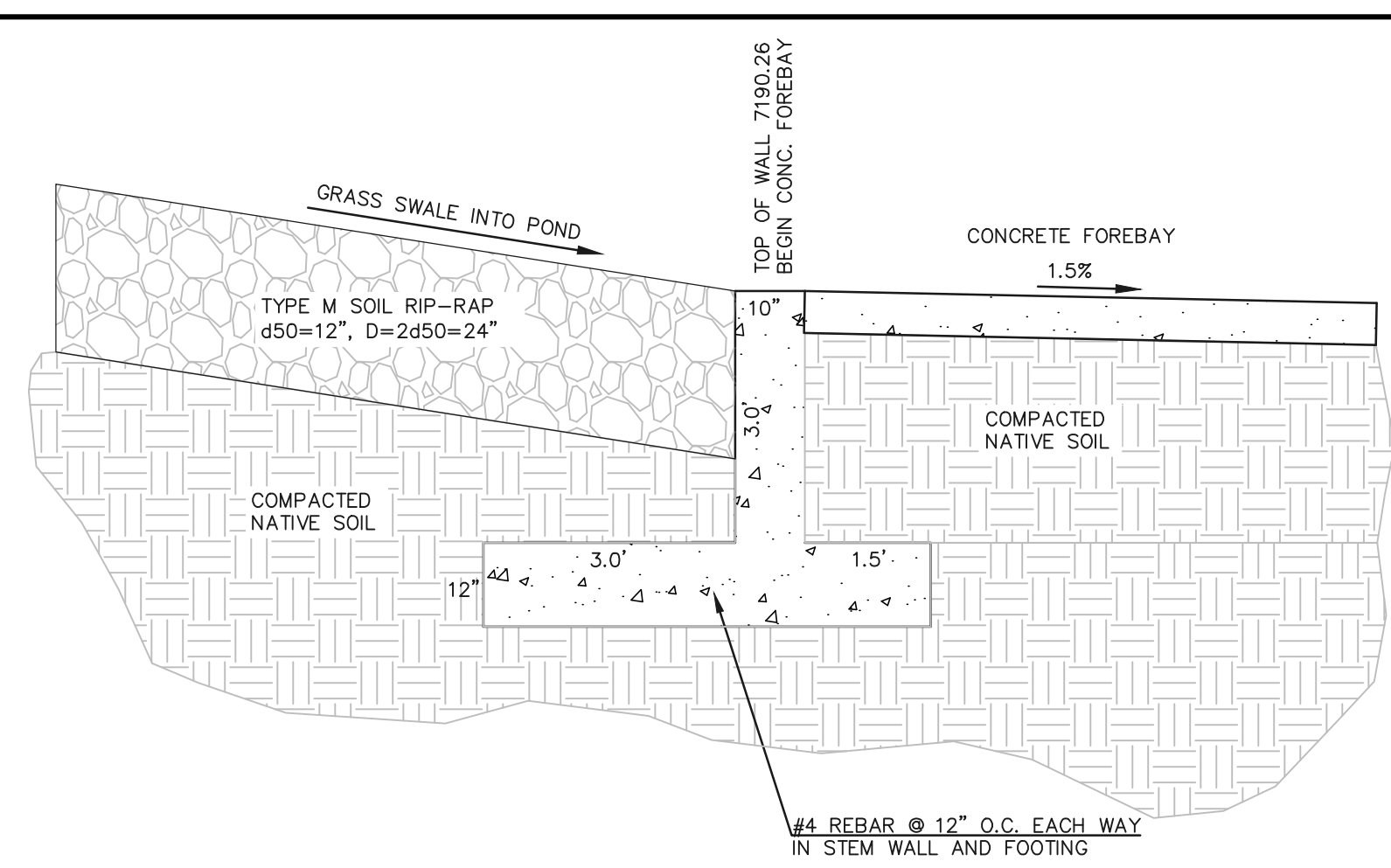
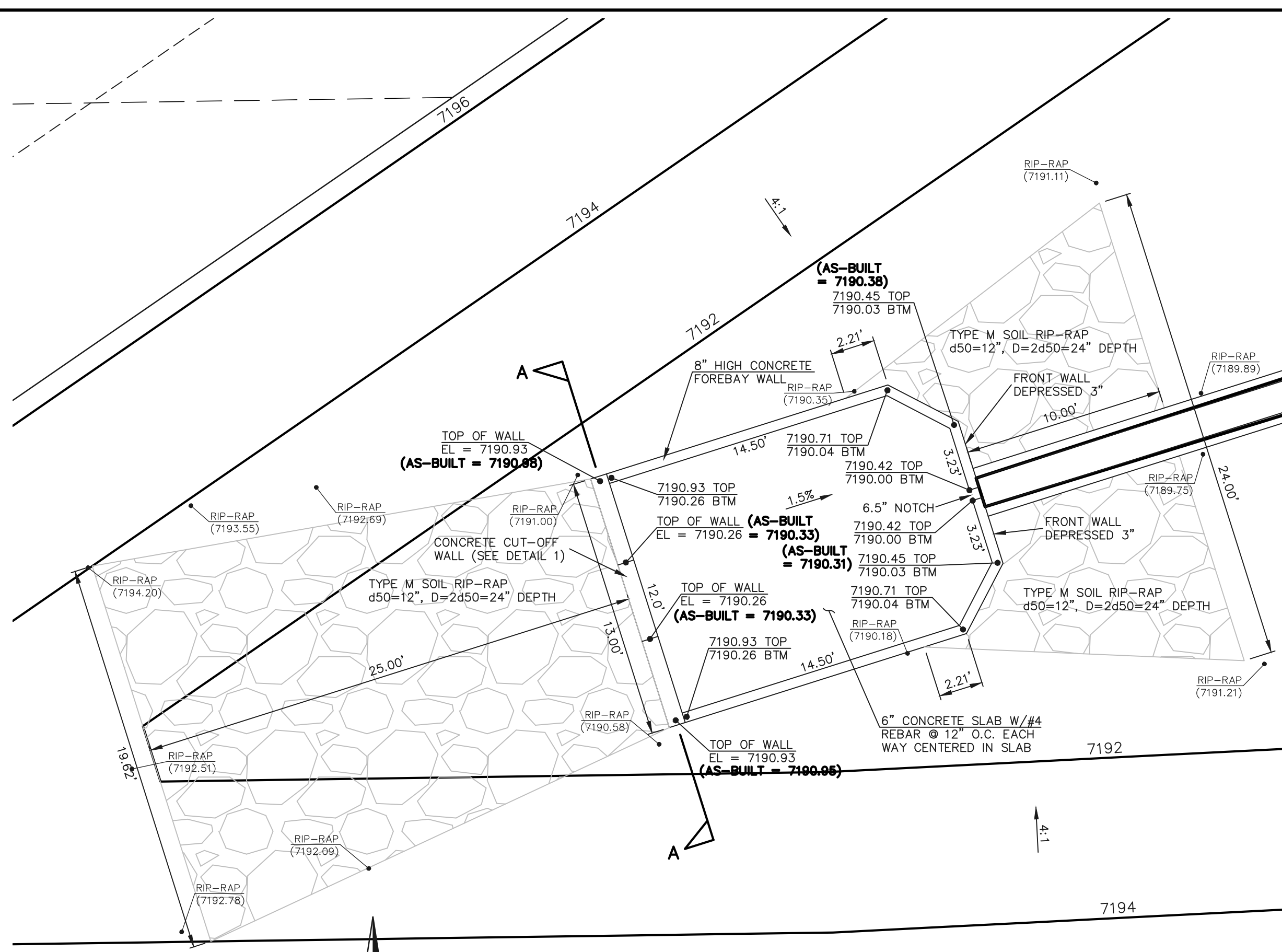
NO.	REVISION	DATE	REVIEW:
1	REVISED PER COUNTY COMMENTS	08-13-19	PREPARED UNDER MY DIRECT SUPERVISION FOR AND ON BEHALF OF CLASSIC CONSULTING ENGINEERING AND SURVEYORS, LLC
2	REVISED PER COUNTY COMMENTS	04-16-20	
3	REVISED PER COUNTY COMMENTS	6-9-20	

MARC A. WHORTON, COLORADO REGISTERED PROFESSIONAL ENGINEER, NO. 37155

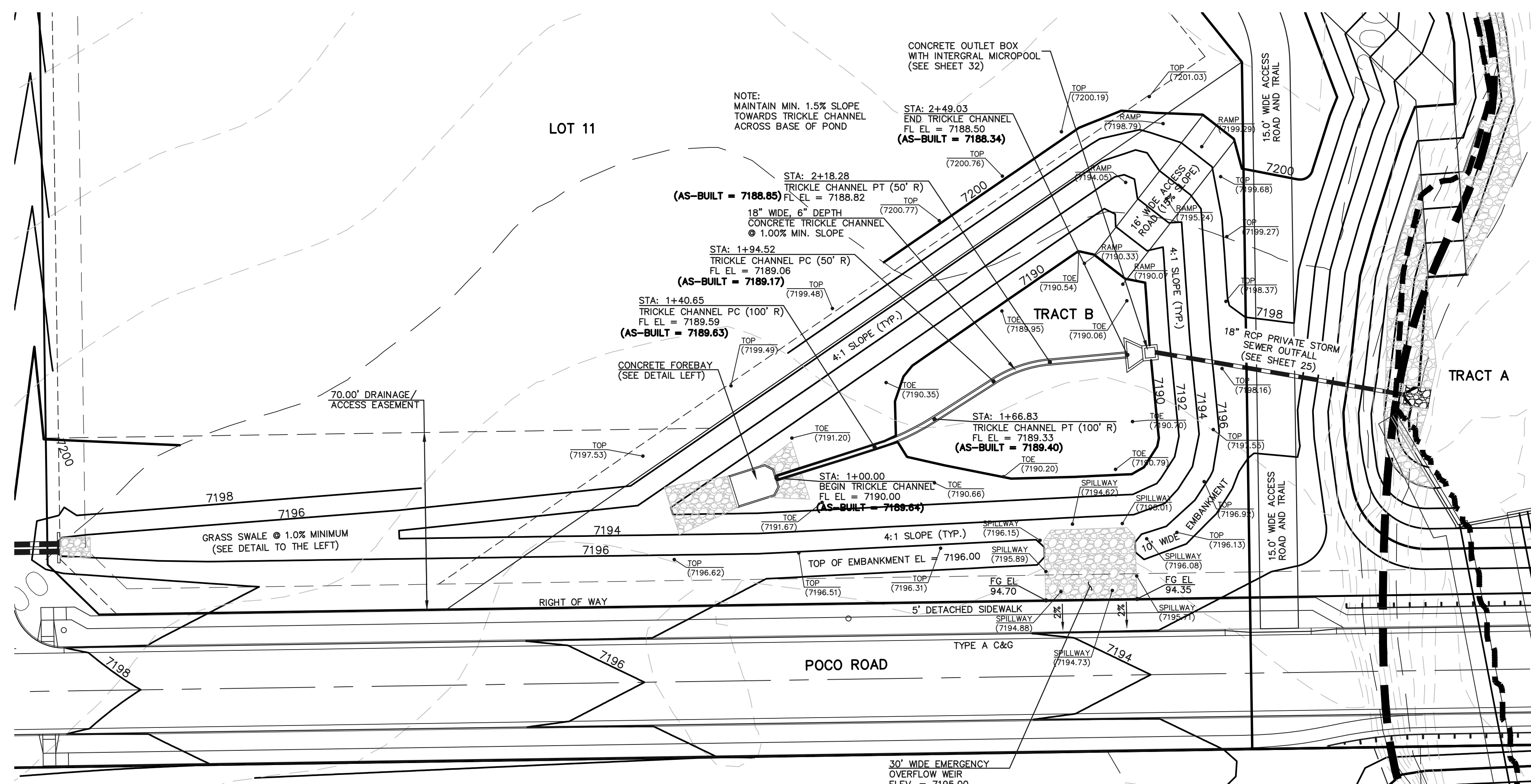
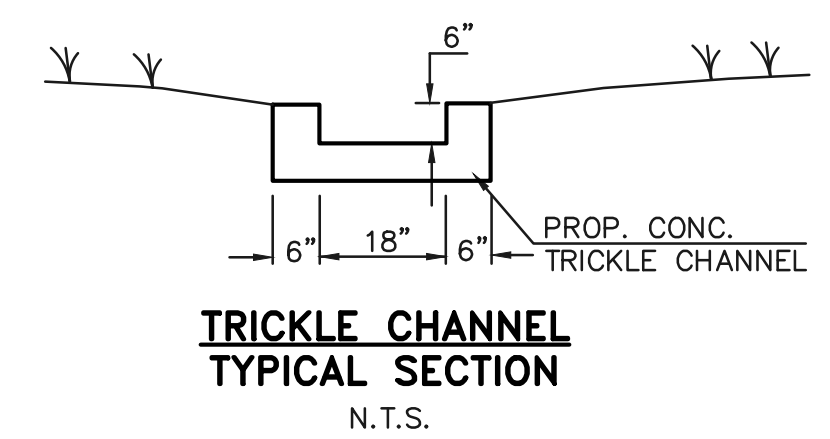
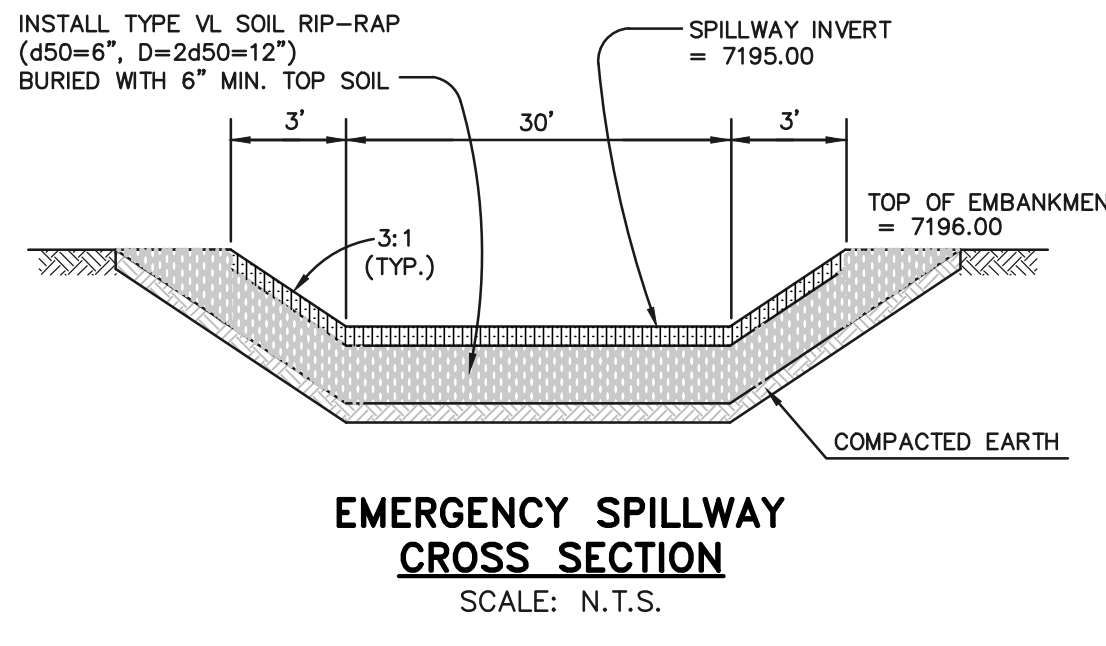
10/26/2022 DATE

719 N. Cascade Avenue, Suite 200  
Colorado Springs, Colorado 80903  
(719) 785-0790  
(719) 785-0799 (Fax)

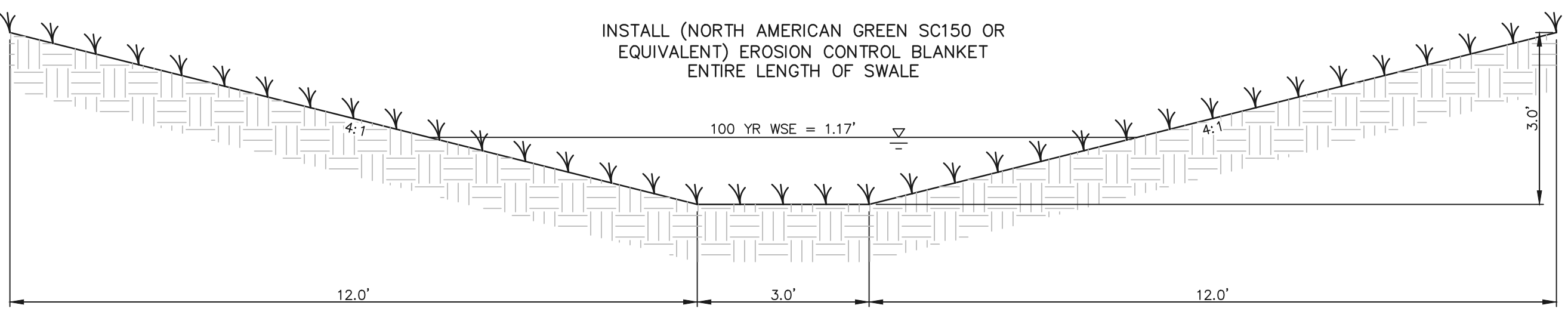




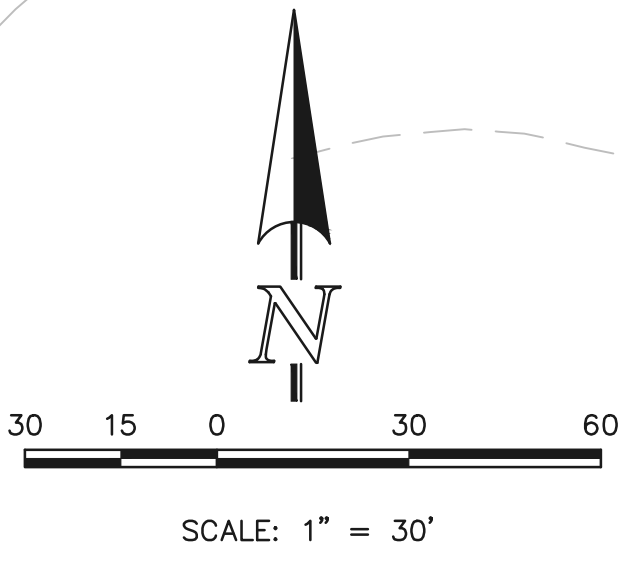
CONCRETE FOREBAY SCALE: 1"=5'



DETENTION FACILITY POND 1



GRASS SWALE INTO POND 1 SCALE: 1"=2'



AS-BUILT

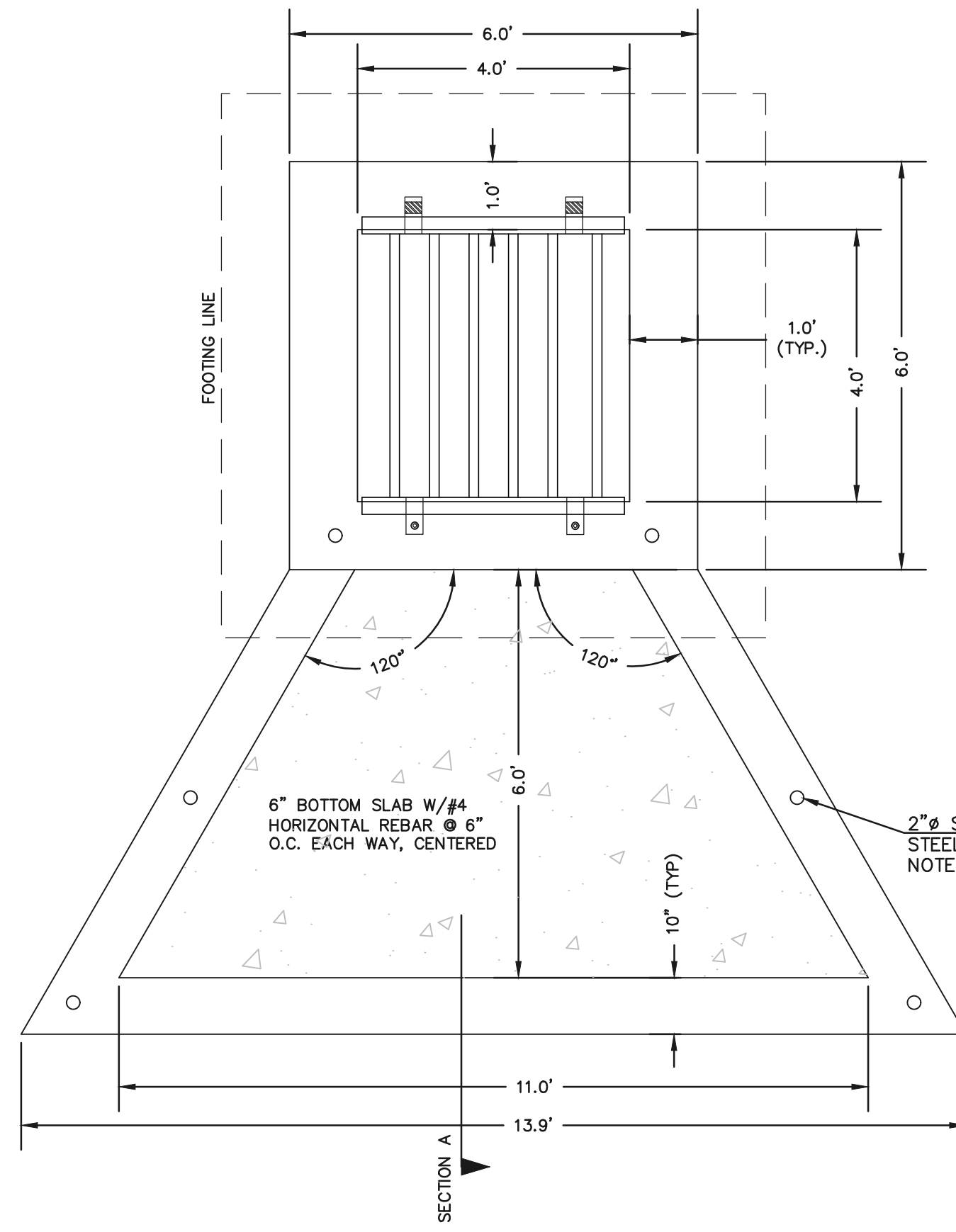
TOPO./STRUCTURE AS-BUILTS TAKEN 9/29/22

SEE RETREAT AT TIMBERIDGE FILING NO. 1 GRADING AND EROSION CONTROL PLAN FOR EROSION CONTROL DETAILS.

<p>48 HOURS BEFORE YOU DIG, CALL UTILITY LOCATORS <b>811</b> UTILITY NOTIFICATION CENTER OF COLORADO IT'S THE LAW</p> <p>THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK. THE CONTRACTOR SHALL BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE CAUSED BY HIS FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.</p>	NO. REVISION	DATE	REVIEW:	<p>CLASSIC CONSULTING</p> <p>619 N. Cascade Avenue, Suite 200 (719)785-0790 Colorado Springs, Colorado 80903 (719)785-0799(Fax)</p>	<p>RETREAT AT TIMBERIDGE FILING NO. 1 CONSTRUCTION PLANS DETENTION FACILITY POND 1 POND PLAN</p> <p>DESIGNED BY MAW SCALE DATE 04-05-19</p> <p>DRAWN BY MAW (H) 1"= 30' SHEET 31 OF 35</p> <p>CHECKED BY (V) 1"= N/A JOB NO. 1185.00</p>	
	1	REVISED PER COUNTY COMMENTS	08-14-19			<p>PREPARED UNDER MY DIRECT SUPERVISION FOR AND ON BEHALF OF CLASSIC CONSULTING ENGINEERS AND SURVEYORS, LLC</p> <p>MARC A. WHORTON, P.E. #37155</p> <p>10/26/2022 DATE</p>
	2	REVISED PER COUNTY COMMENTS	04-16-20			
	3	REVISED ACCESS RAMP LOCATION	6-9-20			

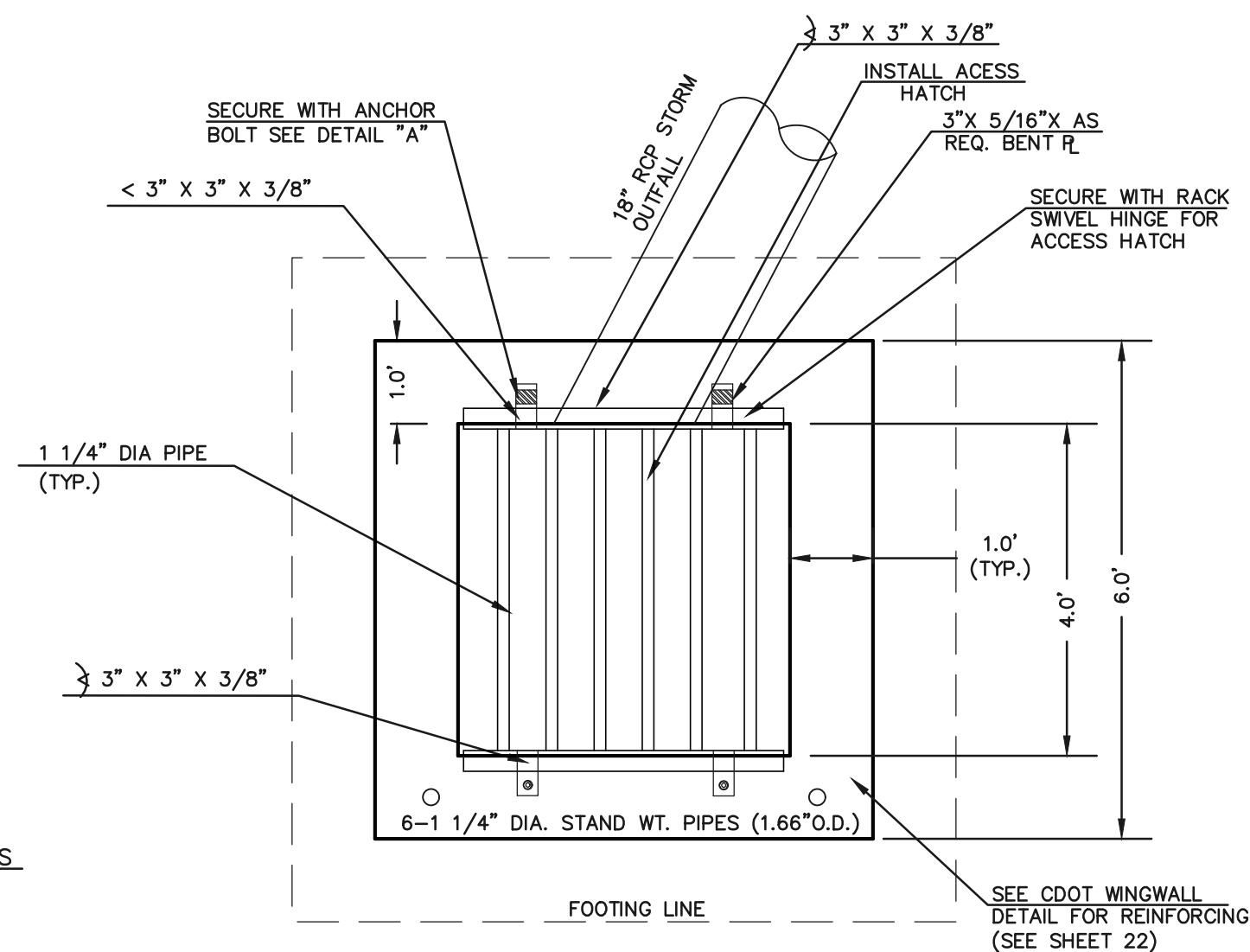
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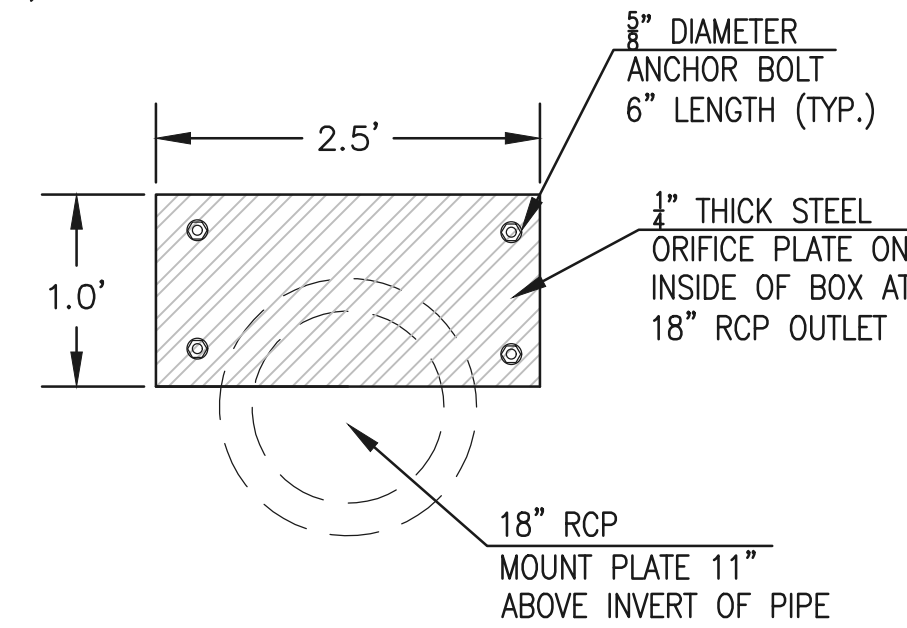


**CONCRETE MICROPOOL**  
SCALE 1" = 2'

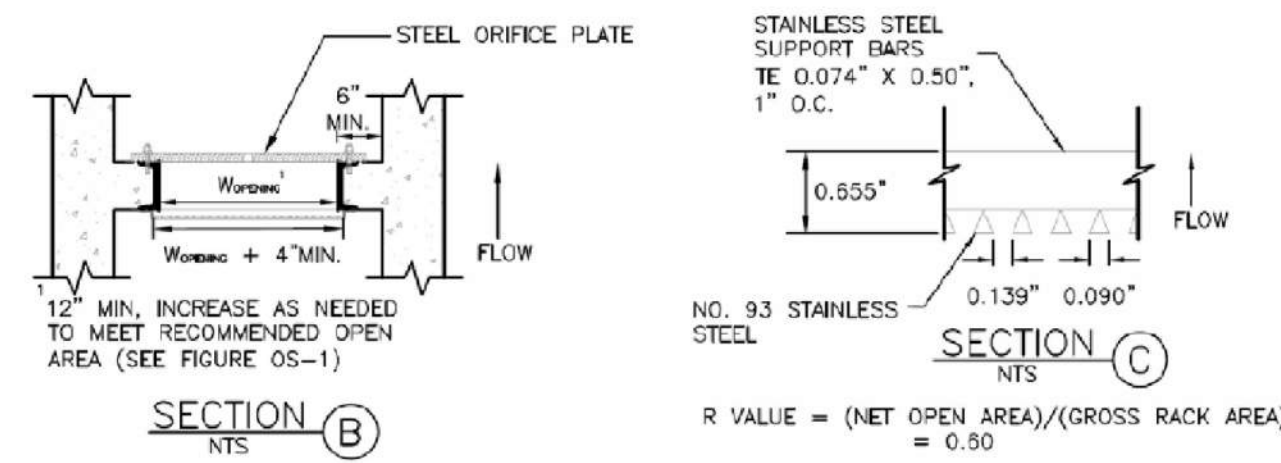
- NOTES:
1. WELD PLATES MAY BE SUBSTITUTED FOR PIPE EMBEDMENT.
  2. DESIGN CRITERIA SHALL BE IN ACCORDANCE WITH AASHTO STANDARDS.
  3. HANDRAIL DESIGN SHALL BE COMPATIBLE WITH THE DESIGN OF THE WINGWALLS AND HEADWALLS.
  4. RAILING POSTS SHALL BE SET TO NORMAL TO GRADE. RAILS SHALL RUN PARALLEL TO THE SLOPES OF TOPS OF THE WALLS.
  5. ALL RAILS SHALL HAVE EXPANSION JOINTS SPACED AT 40'-0" MAX. JOINT ENDS SHALL BE FREE OF ANY SHARP EDGES OR CORNERS.



**4'X4' OUTLET BOX OVERFLOW TRASH RACK**  
SCALE 1" = 2'

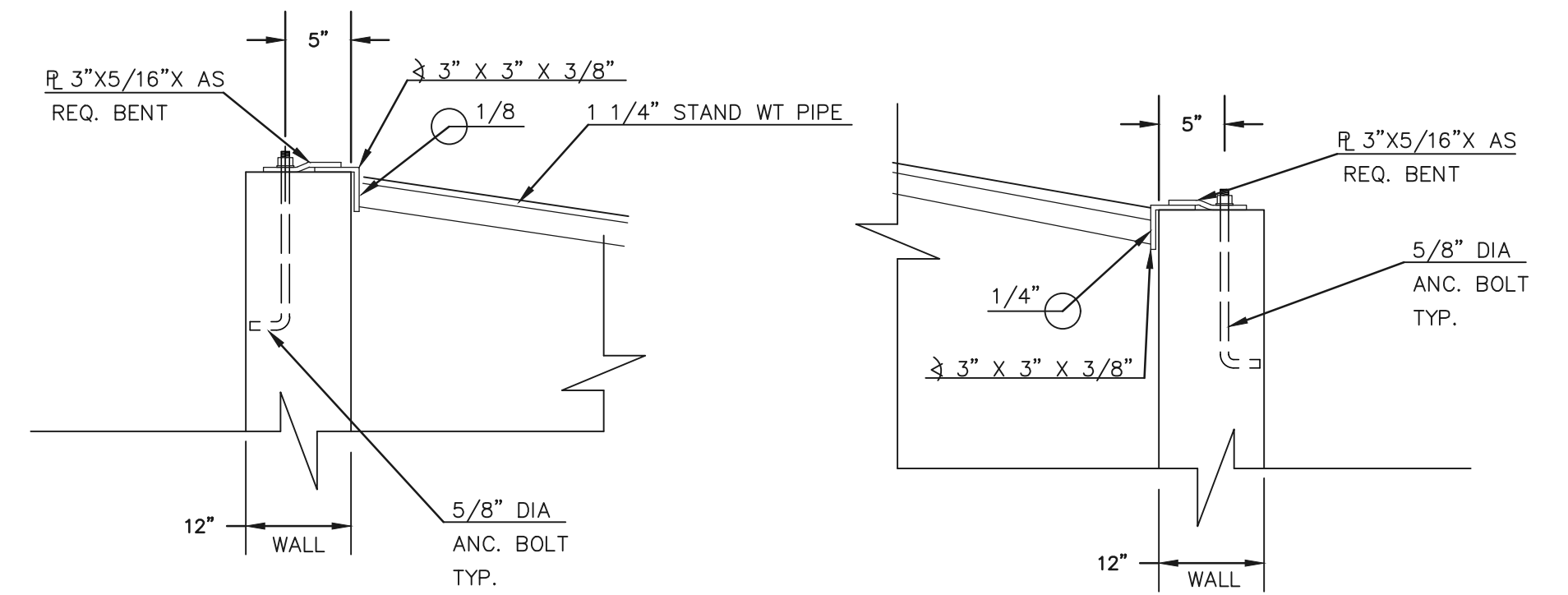


**OUTLET BOX ORIFICE PLATE - 1/4" STEEL**

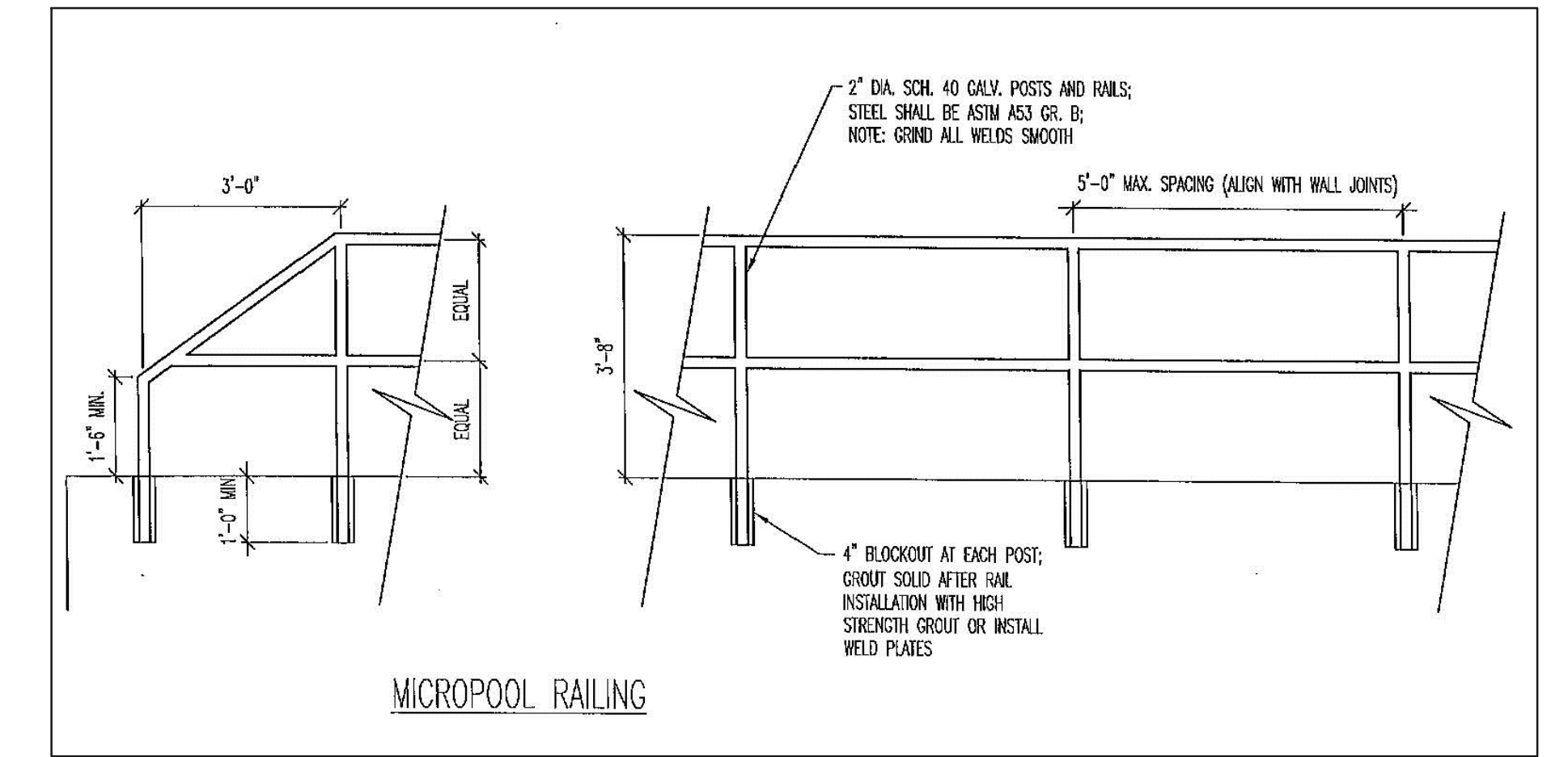


**SECTION B**  
N.T.S.

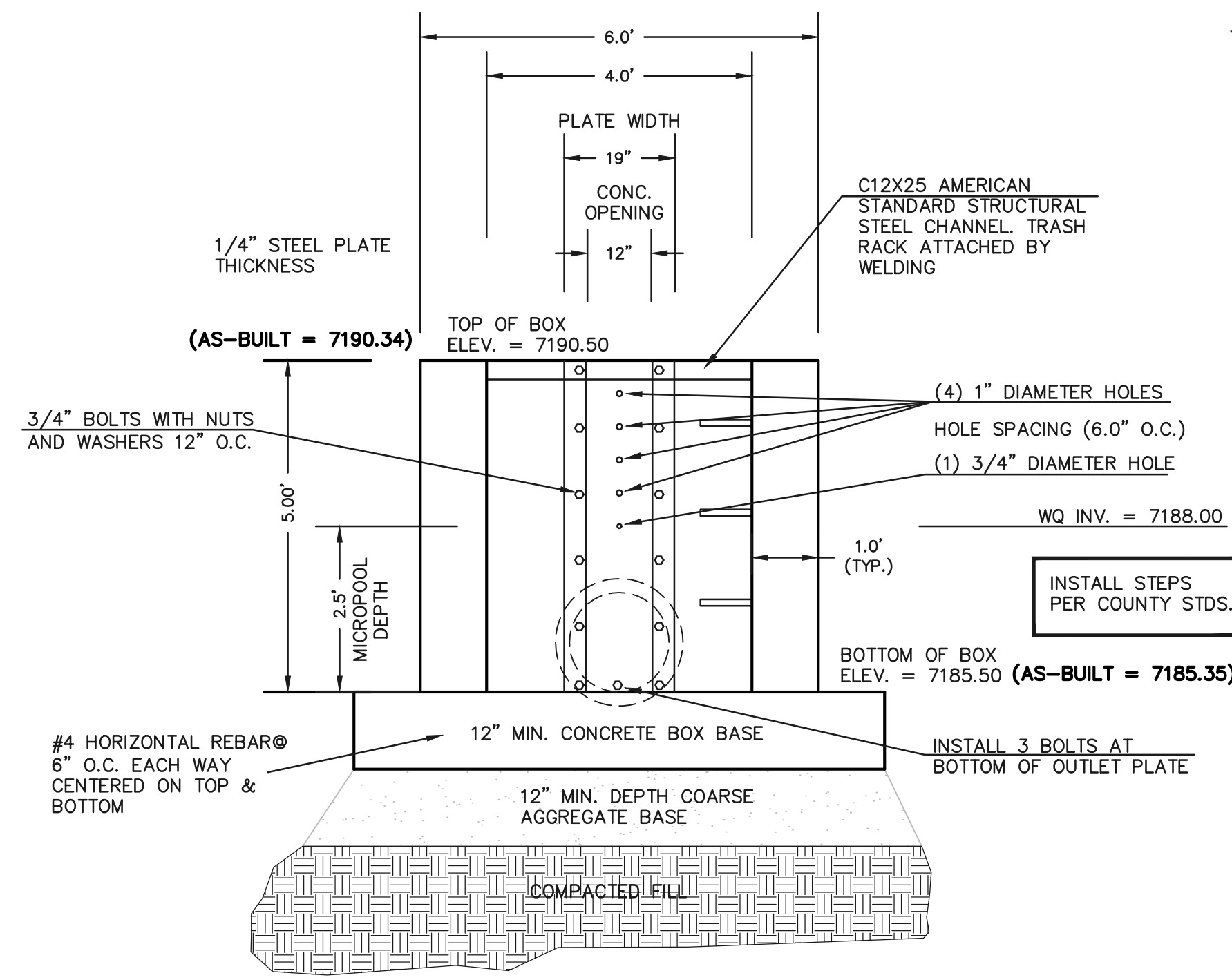
**SECTION C**  
N.T.S.



**OUTLET BOX RAILING**  
N.T.S.



**MICROPOOL RAILING**



**4'X4' OUTLET BOX ORIFICE PLATE**  
SCALE 1" = 2'

(ALL MATERIALS PER EL PASO COUNTY SPECIFICATIONS)

ORIFICE PLATE NOTES:

1. INSTALL HOLES AS SHOWN ON DETAIL TO LEFT.
2. PROVIDE GASKET MATERIAL BETWEEN THE ORIFICE PLATE AND CONCRETE

EURV AND WQCV TRASH RACKS:

3. WELL-SCREEN TRASH RACKS SHALL BE STAINLESS STEEL AND SHALL BE ATTACHED BY INTERMITTENT WELDS ALONG THE EDGE OF THE MOUNTING FRAME.
4. BAR GRATE TRASH RACKS SHALL BE ALUMINUM AND SHALL BE BOLTED USING STAINLESS STEEL HARDWARE.
5. STRUCTURAL DESIGN OF TRASH RACKS SHALL BE BASED ON FULL HYDROSTATIC HEAD WITH ZERO HEAD DOWNSTREAM OF RACK

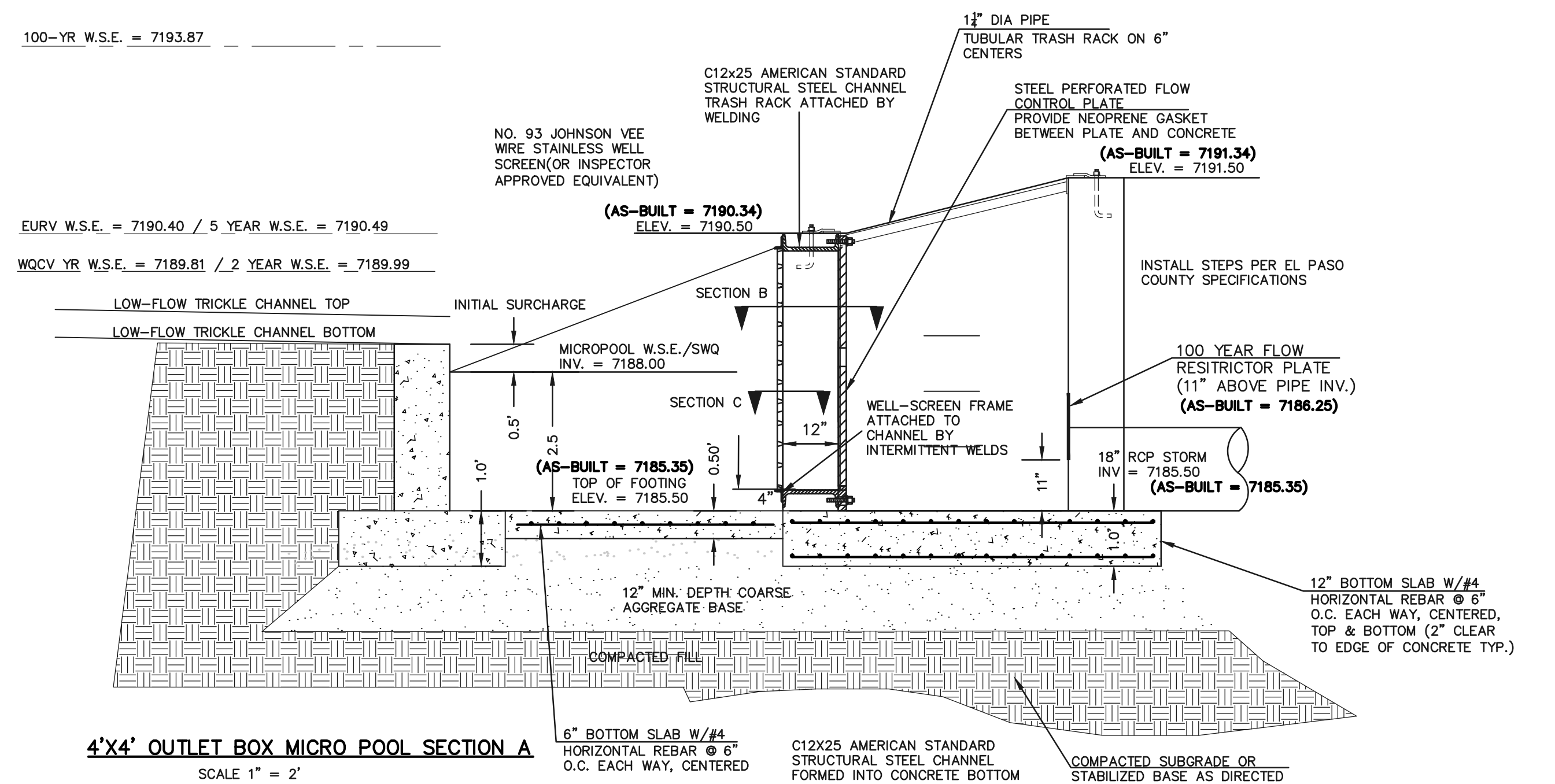
OVERFLOW TRASH RACKS:

1. ALL TRASH RACKS SHALL BE MOUNTED USING STAINLESS STEEL HARDWARE AND PROVIDED WITH HINGED AND LOCKABLE OR BOLTABLE ACCESS PANELS
2. TRASH RACKS SHALL BE STAINLESS STEEL, ALUMINUM, OR STEEL. STEEL TRASH RACKS SHALL BE HOT DIP GALVANIZED AND MAY BE HOT POWDER COATED AFTER GALVANIZING.
3. TRASH RACKS SHALL BE DESIGNED SUCH THAT THE DIAGONAL DIMENSION OF EACH OPENING IS SMALLER THAN THE DIAMETER OF THE OUTLET PIPE.
4. STRUCTURAL DESIGN OF THE TRASH RACKS SHALL BE BASED ON FULL HYDROSTATIC HEAD WITH ZERO HEAD DOWNSTREAM OF THE RACK.

100-YR W.S.E. = 7193.87

EURV W.S.E. = 7190.40 / 5 YEAR W.S.E. = 7190.49

WQCV YR W.S.E. = 7189.81 / 2 YEAR W.S.E. = 7189.99



**4'X4' OUTLET BOX MICRO POOL SECTION A**  
SCALE 1" = 2'

**AS-BUILT**

TOPO./STRUCTURE AS-BUILTS  
TAKEN  
9/29/22

48 HOURS BEFORE YOU DIG,  
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**811**

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NO.	REVISION	DATE
1	REVISED PER COUNTY COMMENTS	08-13-19
2	REVISED PER COUNTY COMMENTS	04-16-20
3	REVISED PER COUNTY COMMENTS	6-9-20

REVIEW:  
PREPARED UNDER MY DIRECT SUPERVISION FOR AND ON BEHALF OF  
CLASSIC CONSULTING ENGINEERS AND SURVEYORS, LLC

MARC A. WHORTON, COLORADO REGISTERED PROFESSIONAL ENGINEER #37155

10/26/2022 DATE

**CLASSIC CONSULTING**

619 N. Cascade Avenue, Suite 200  
Colorado Springs, Colorado 80903

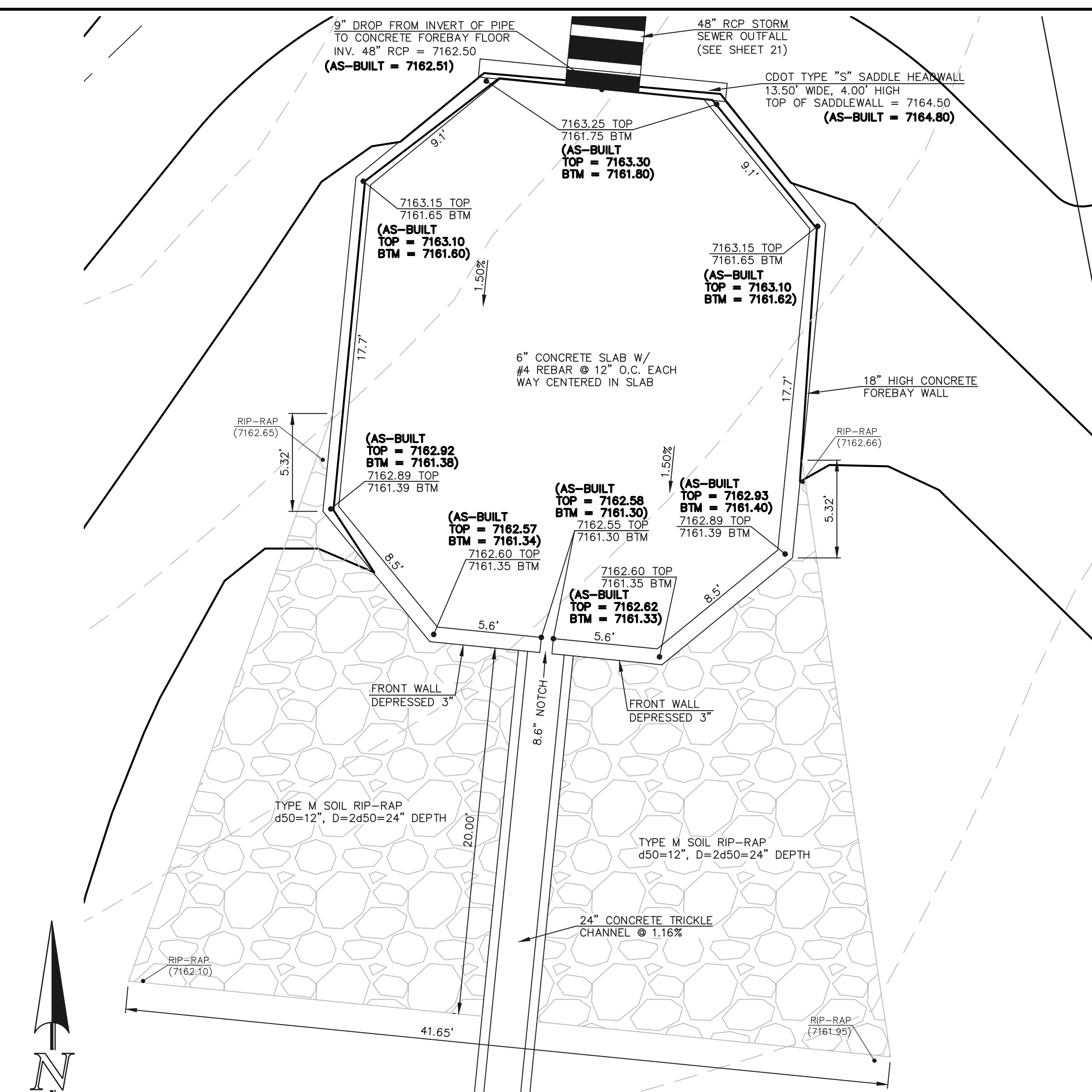
(719) 785-0790  
(719) 785-0799 (Fax)

RETREAT AT TIMBERDRIE FILING NO. 1  
CONSTRUCTION DRAWINGS  
DETENTION FACILITY 1  
OUTLET BOX DETAILS

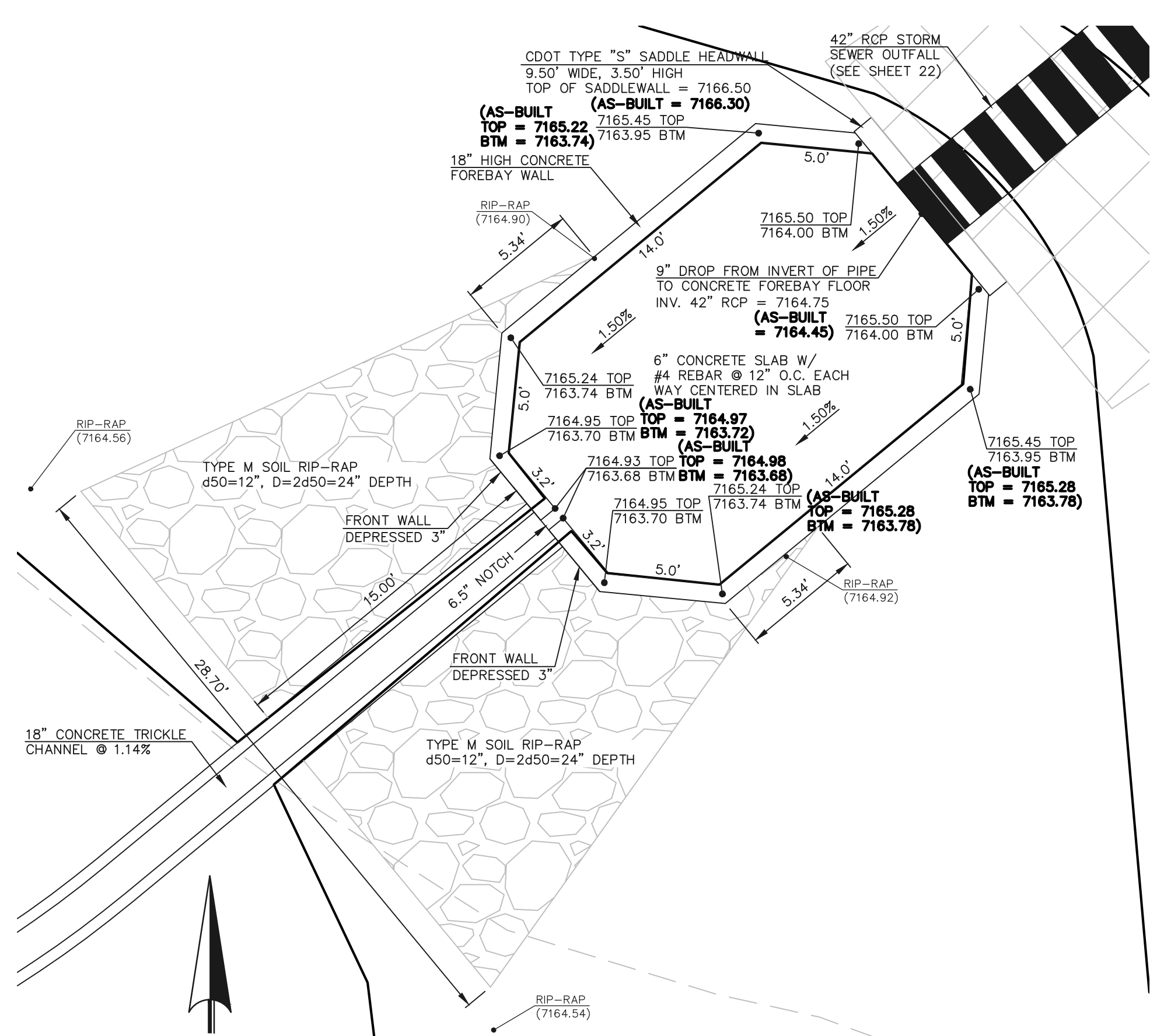
DESIGNED BY MAW SCALE DATE 04-05-19  
DRAWN BY MAW (H) 1" = N/A SHEET 32 OF 35  
CHECKED BY (V) 1" = N/A JOB NO. 1185.00

CLASSIC CONSULTING

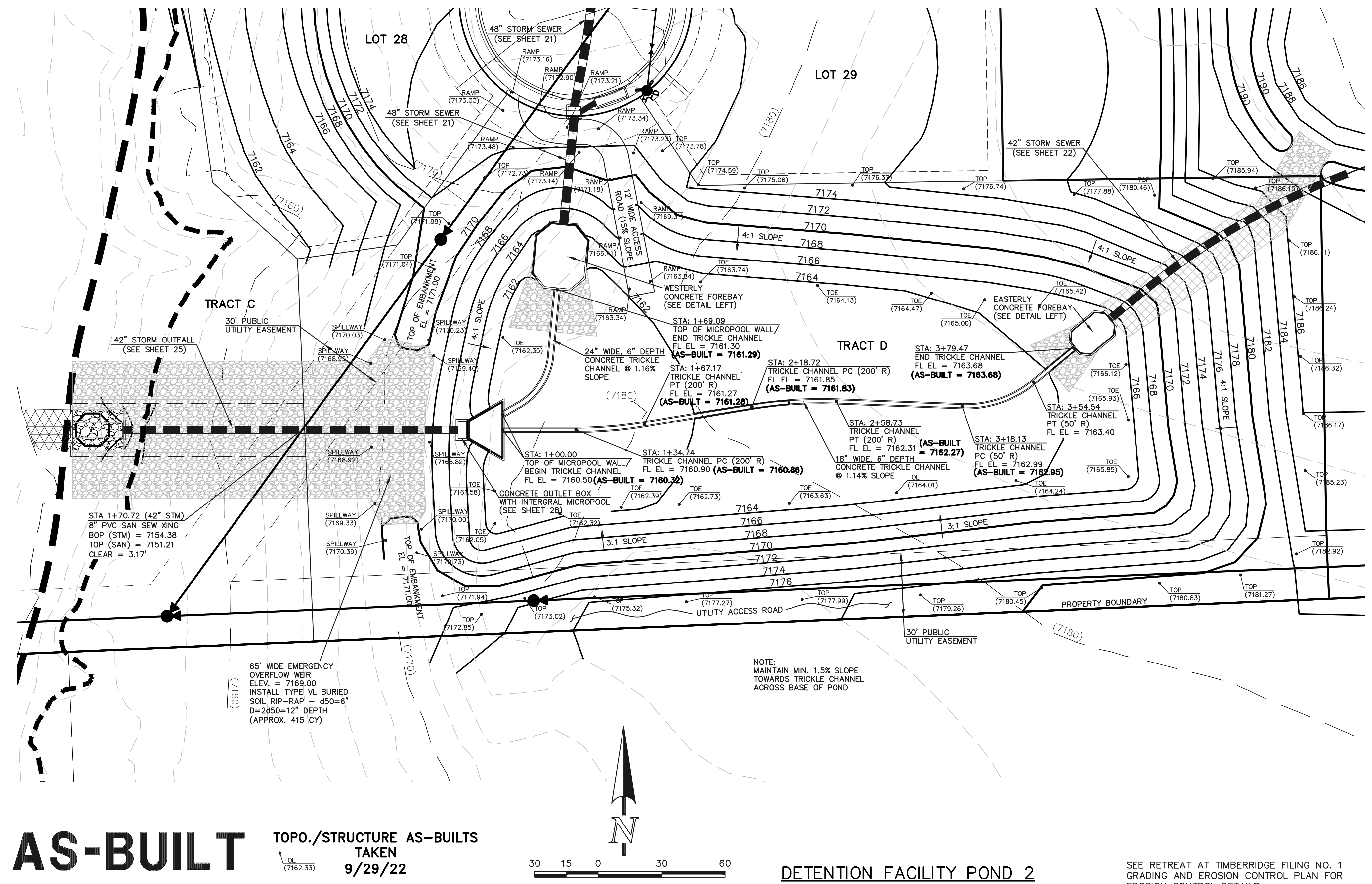
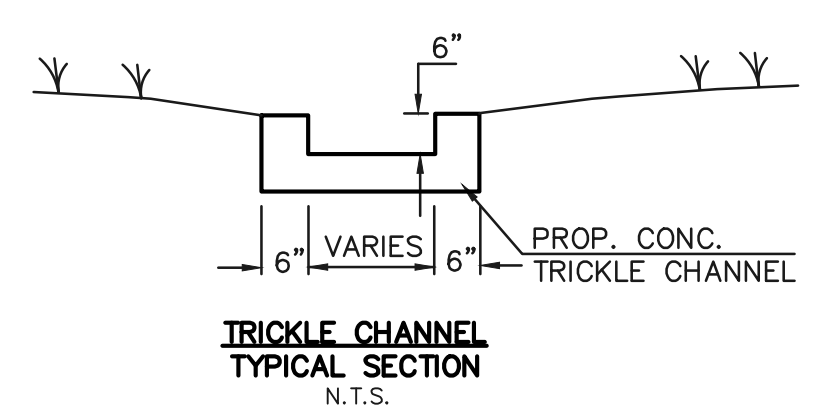




**WESTERY CONCRETE FOREBAY**  
SCALE: 1" = 5'



**EASTERLY CONCRETE FOREBAY**  
SCALE: 1" = 5'



**AS-BUILT** TOPO./STRUCTURE AS-BUILTS  
TAKEN 9/29/22



**DETENTION FACILITY POND 2**

SEE RETREAT AT TIMBERIDGE FILING NO. 1  
CONSTRUCTION PLANS FOR EROSION CONTROL DETAILS.

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1	REVISED PER COUNTY COMMENTS	08-13-19	PREPARED UNDER MY DIRECT SUPERVISION FOR AND ON BEHALF OF CLASSIC CONSULTING ENGINEERS AND SURVEYORS, LLC

MARC A. WHORTON, REGISTERED PROFESSIONAL ENGINEER #37155  
DATE 10/26/2022



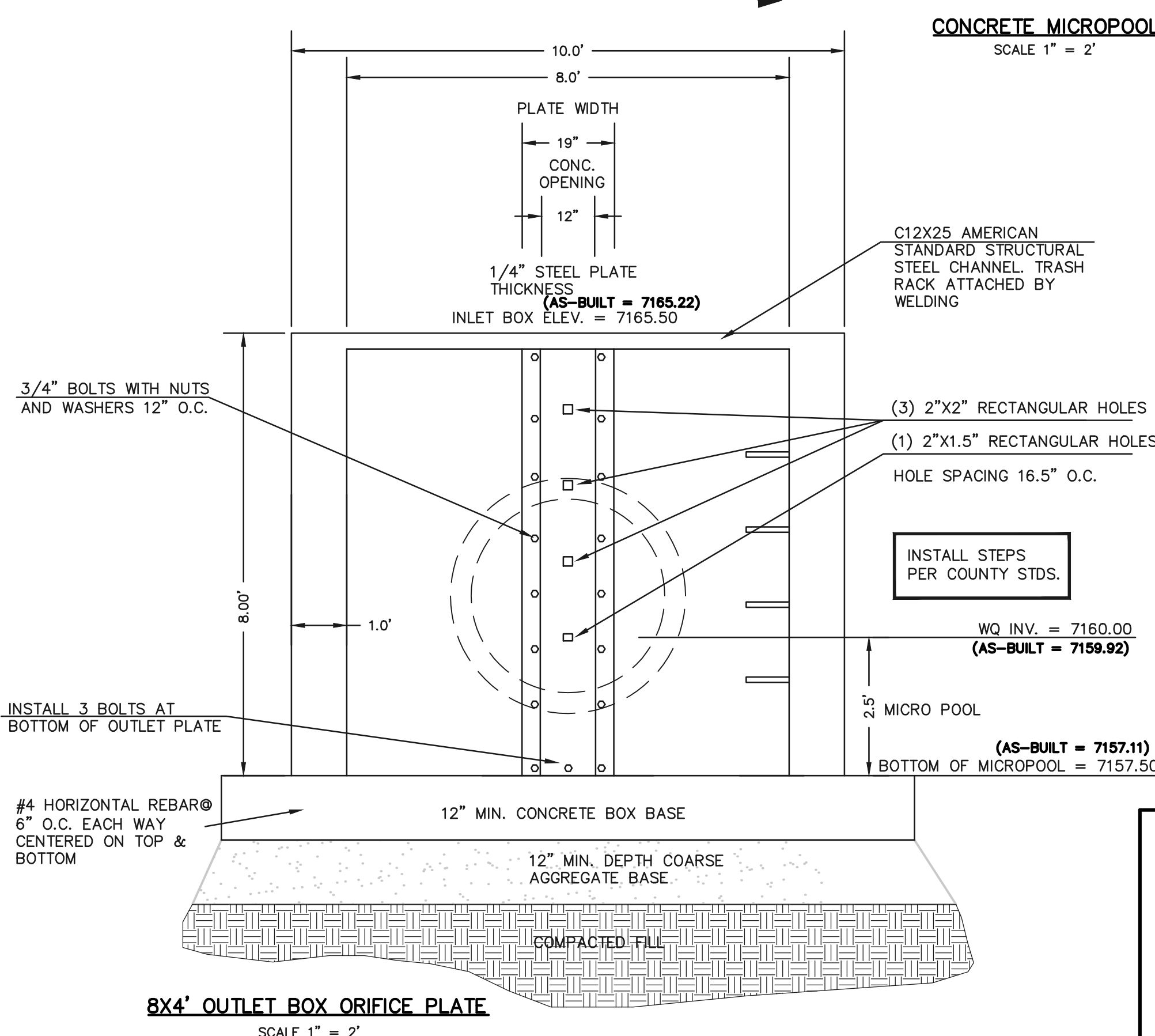
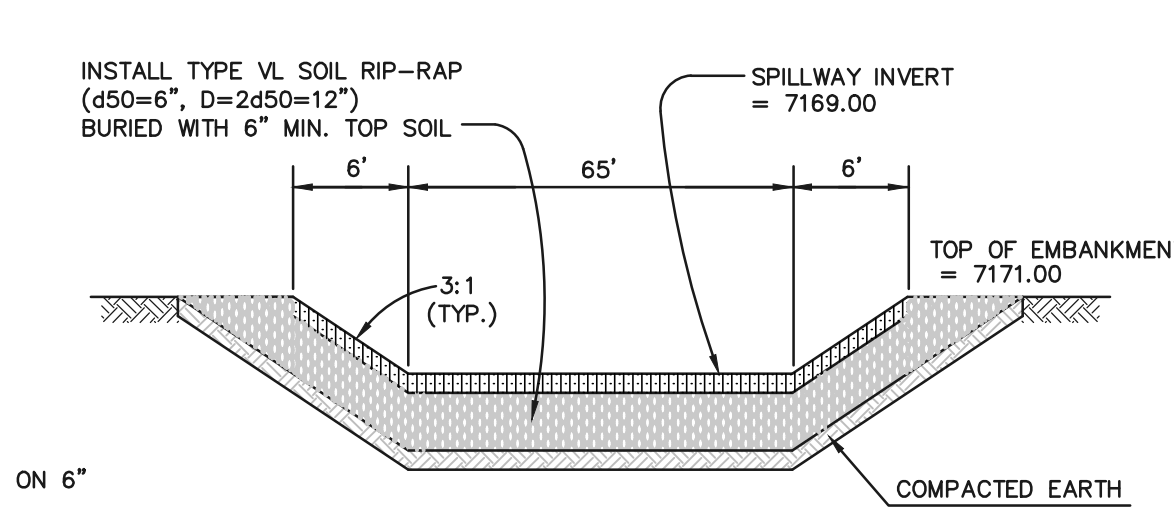
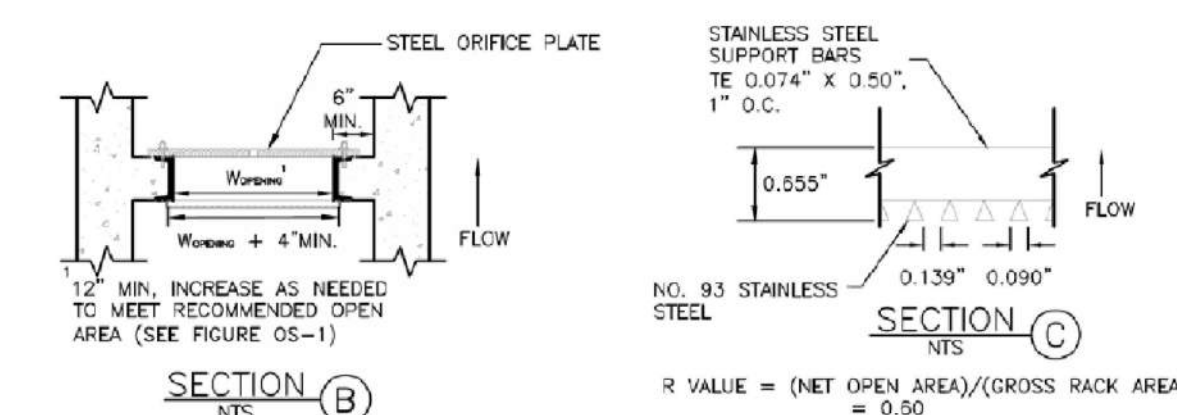
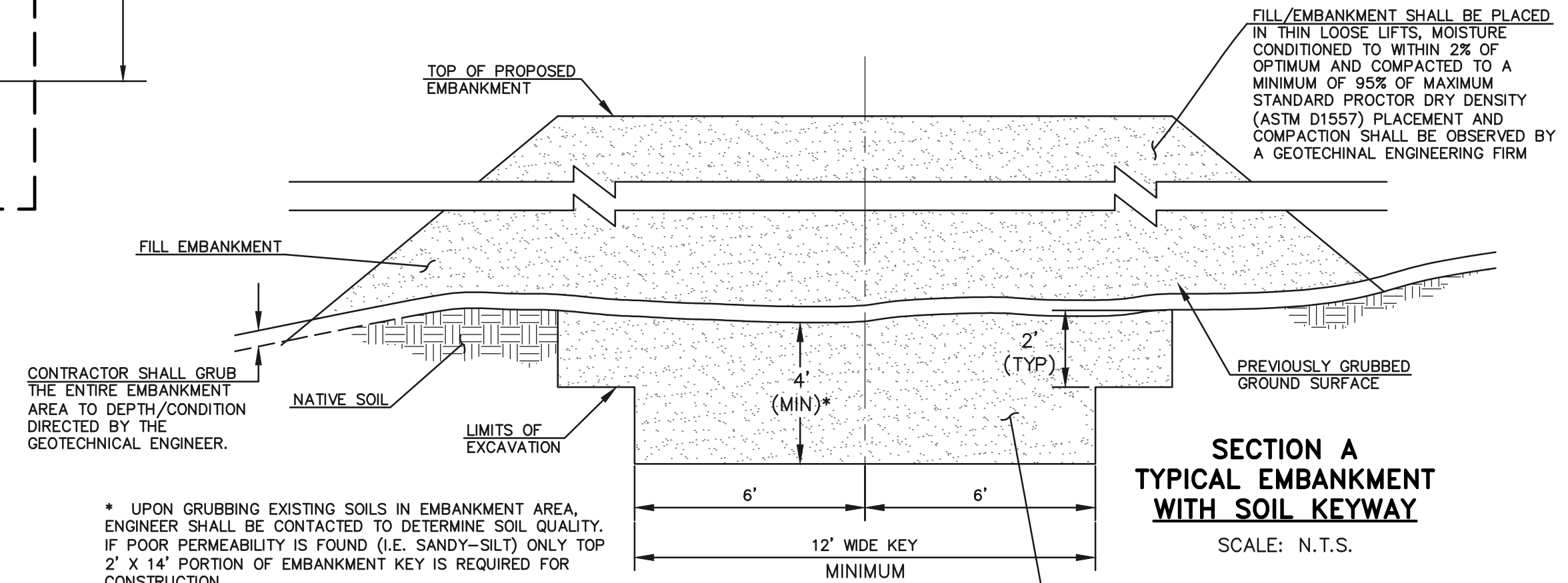
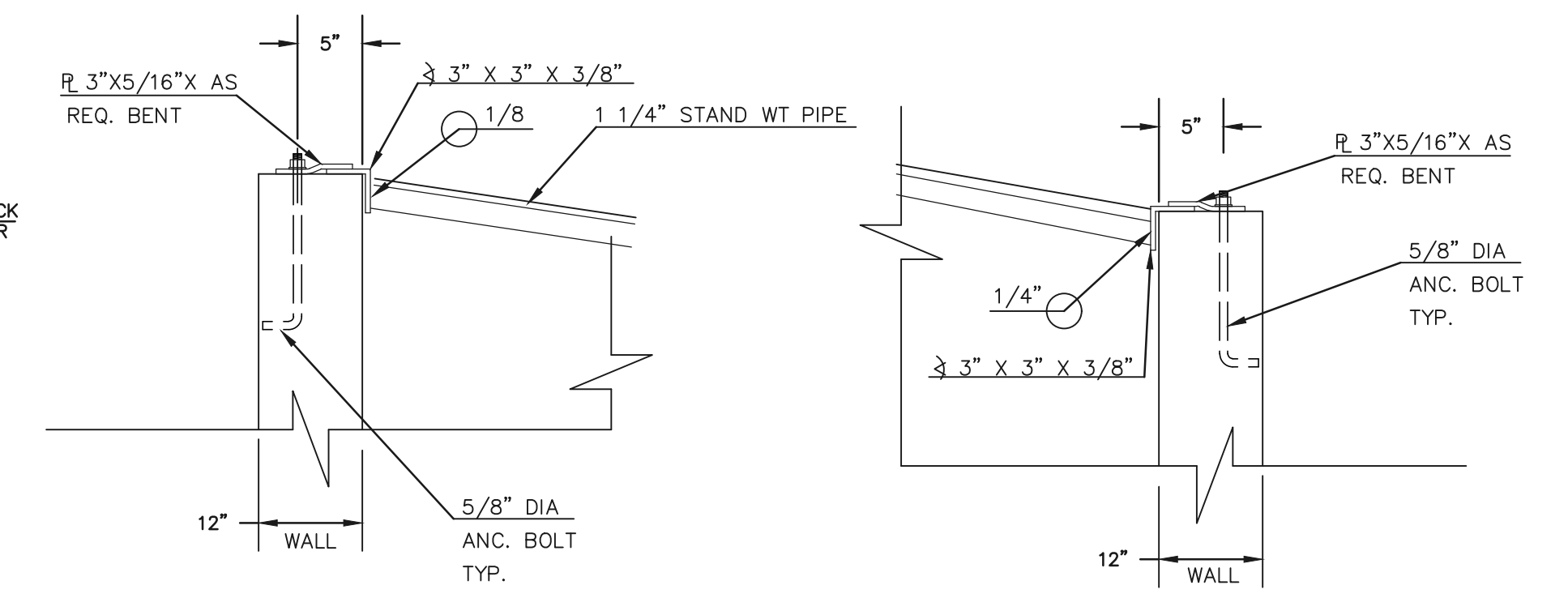
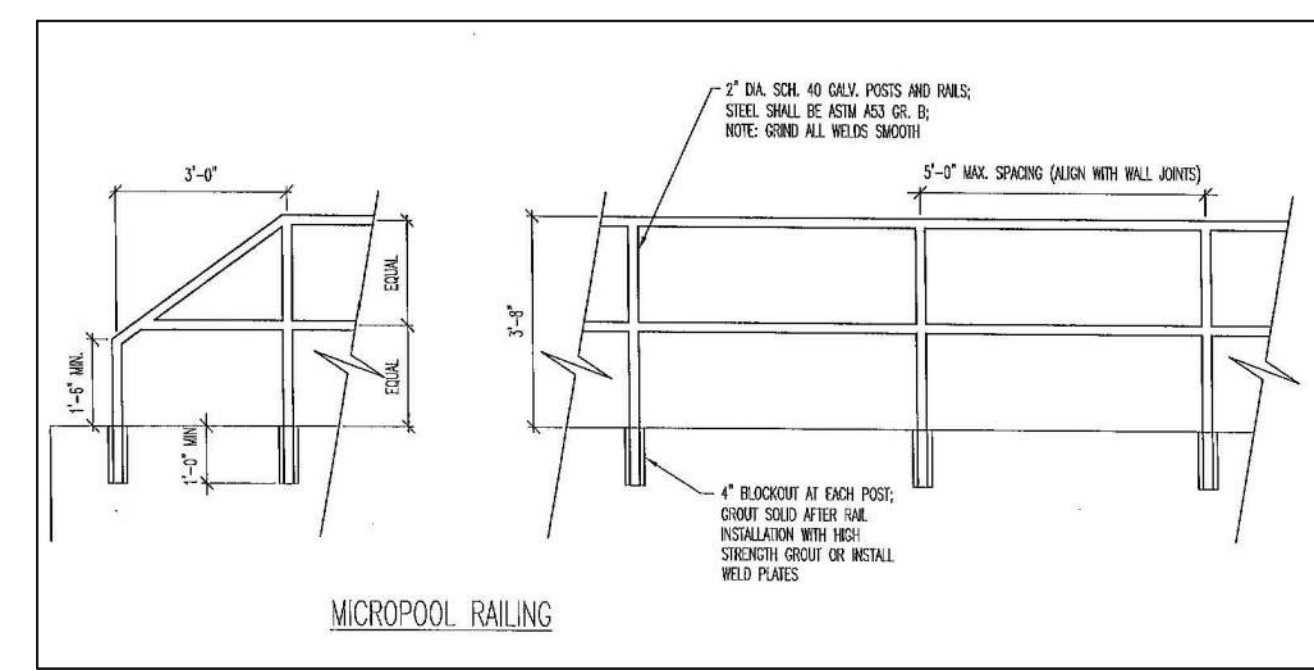
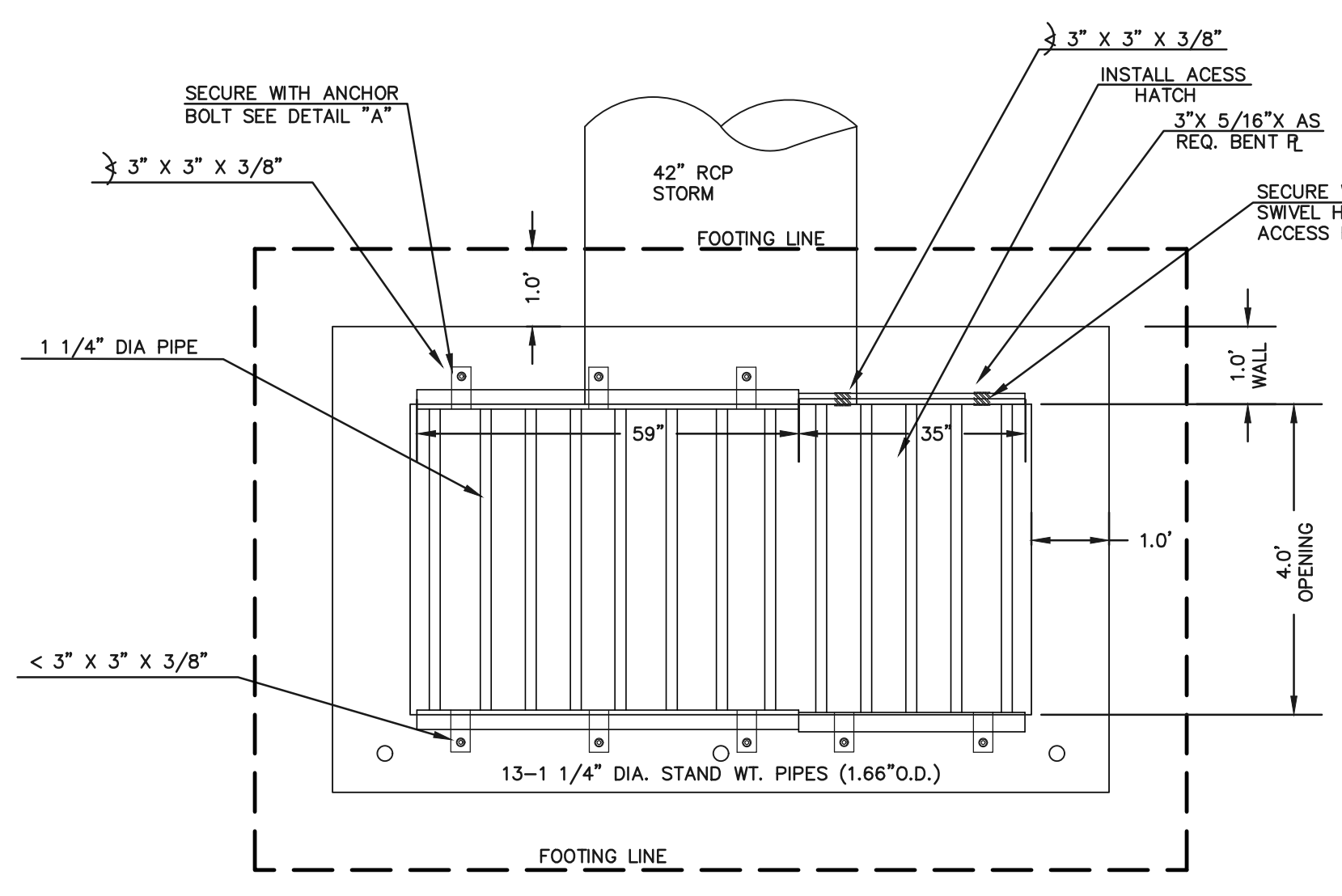
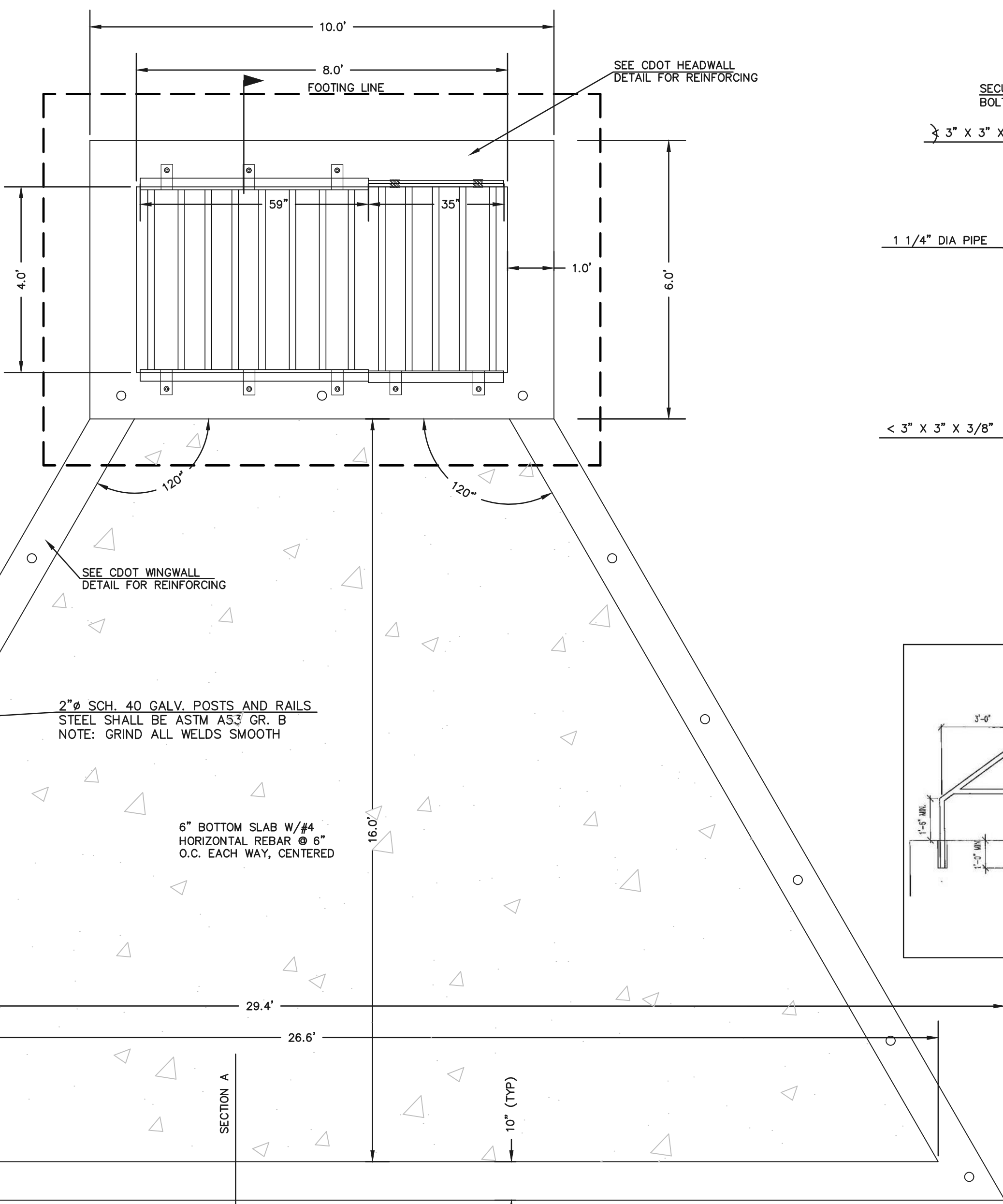
RETREAT AT TIMBERIDGE FILING NO. 1  
CONSTRUCTION PLANS  
DETENTION FACILITY POND 2  
POND PLAN

DESIGNED BY	MAW	SCALE	DATE	04-05-19
DRAWN BY	MAW	(H) 1" = 30'	SHEET	33 OF 35
CHECKED BY	(V)	1" = N/A	JOB NO.	1185.00

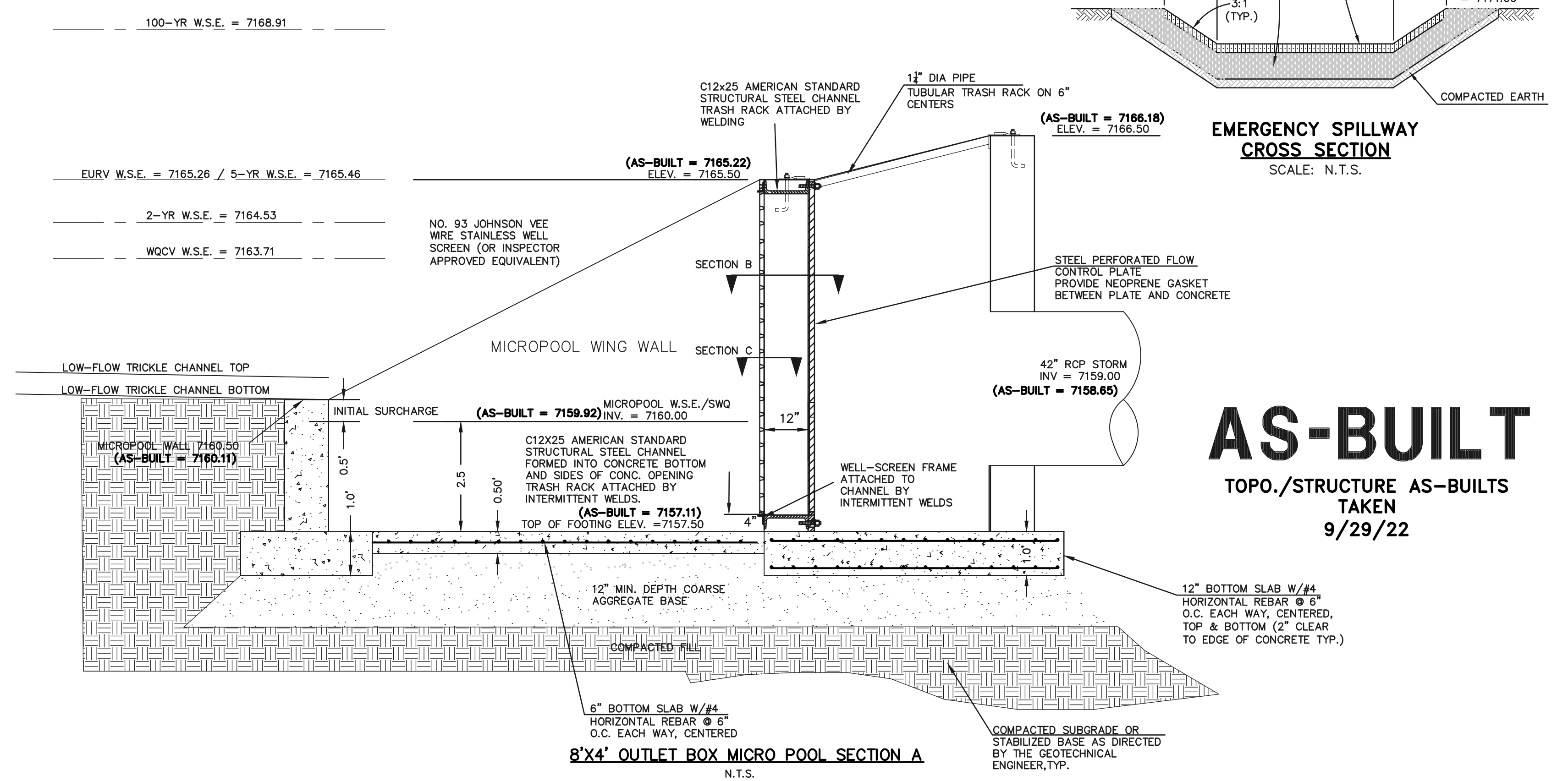
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- NOTES:
1. WELD PLATES MAY BE SUBSTITUTED FOR PIPE EMBEDMENT. DESIGN CRITERIA SHALL BE IN ACCORDANCE WITH AASHTO STANDARDS.
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  3. RAILING POSTS SHALL BE SET TO NORMAL TO GRADE. RAILS SHALL RUN PARALLEL TO THE SLOPES OF TOPS OF THE WALLS.
  4. ALL RAILS SHALL HAVE EXPANSION JOINTS SPACED AT 40'-0" MAX. JOINT ENDS SHALL BE FREE OF ANY SHARP EDGES OR CORNERS.



- (ALL MATERIALS PER EL PASO COUNTY SPECIFICATIONS)
- ORIFICE PLATE NOTES:
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  2. PROVIDE GASKET MATERIAL BETWEEN THE ORIFICE PLATE AND CONCRETE.
- EURV AND WOCV TRASH RACKS:
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  5. STRUCTURAL DESIGN OF TRASH RACKS SHALL BE BASED ON FULL HYDROSTATIC HEAD WITH ZERO HEAD DOWNSTREAM OF RACK
- OVERFLOW TRASH RACKS:
1. ALL TRASH RACKS SHALL BE MOUNTED USING STAINLESS STEEL HARDWARE AND PROVIDED WITH HINGED AND LOCKABLE OR BOLTABLE ACCESS PANELS
  2. TRASH RACKS SHALL BE STAINLESS STEEL, ALUMINUM, OR STEEL. STEEL TRASH RACKS SHALL BE HOT DIP GALVANIZED AND MAY BE HOT POWDER COATED AFTER GALVANIZING.
  3. TRASH RACKS SHALL BE DESIGNED SUCH THAT THE DIAGONAL DIMENSION OF EACH OPENING IS SMALLER THAN THE DIAMETER OF THE OUTLET PIPE.
  4. STRUCTURAL DESIGN OF THE TRASH RACKS SHALL BE BASED ON FULL HYDROSTATIC HEAD WITH ZERO HEAD DOWNSTREAM OF THE RACK.



48 HOURS BEFORE YOU DIG, CALL UTILITY LOCATORS

**811**

UTILITY NOTIFICATION CENTER OF COLORADO  
IT'S THE LAW

THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK. THE CONTRACTOR SHALL BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE CAUSED BY HIS FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.

NO.	REVISION	DATE
1	REVISED PER COUNTY COMMENTS	08-13-19
2	REVISED PER COUNTY COMMENTS	04-16-20
3	REVISED 42" RCP INVERT PER STATE COMMENTS	3-29-21

REVIEW:

PREPARED UNDER MY DIRECT SUPERVISION FOR AND ON BEHALF OF CLASSIC CONSULTING ENGINEERS AND SURVEYORS, LLC

MARC A. WHORTON, COLORADO REGISTERED PROFESSIONAL ENGINEER #37155

10/26/2022

**CLASSIC CONSULTING**

619 N. Cascade Avenue, Suite 200  
Colorado Springs, Colorado 80903

(719) 785-0790  
(719) 785-0799 (Fax)

RETREAT AT TIMBERIDGE FILING NO. 1

CONSTRUCTION PLANS

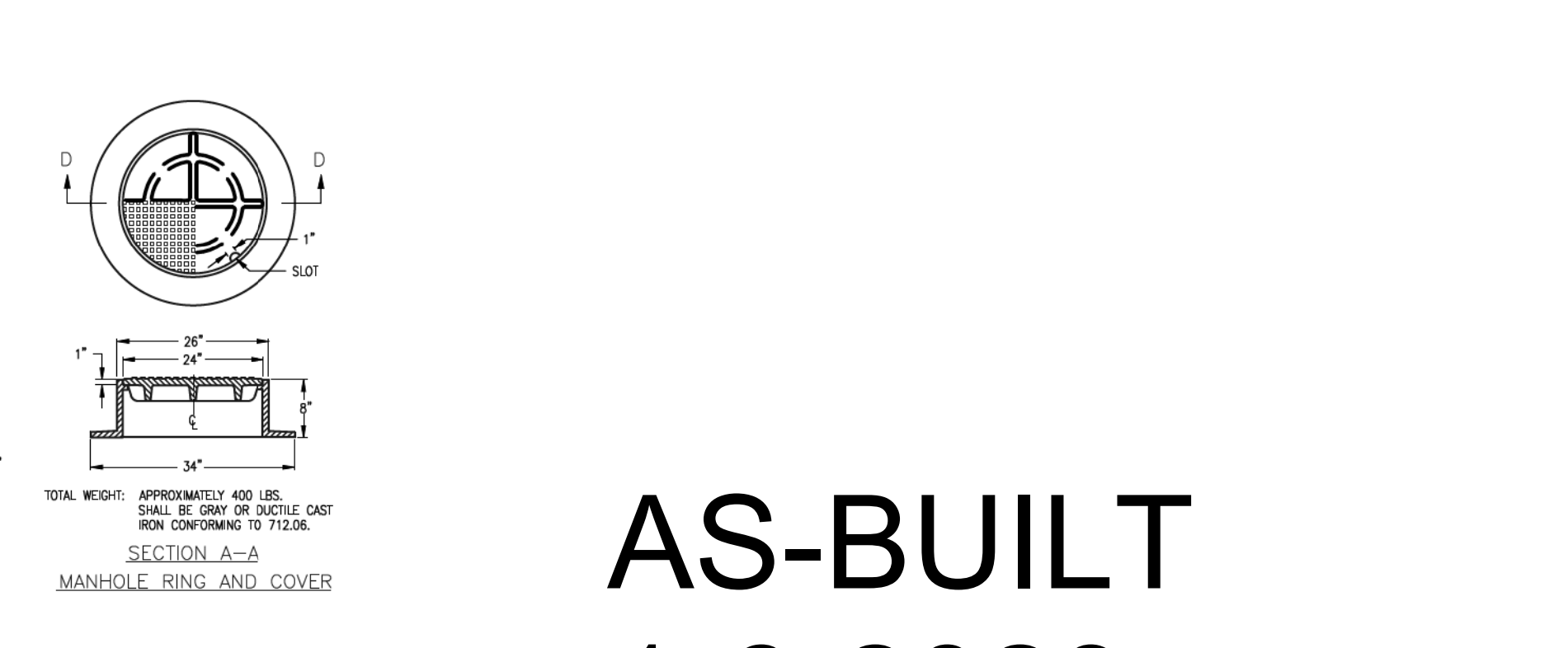
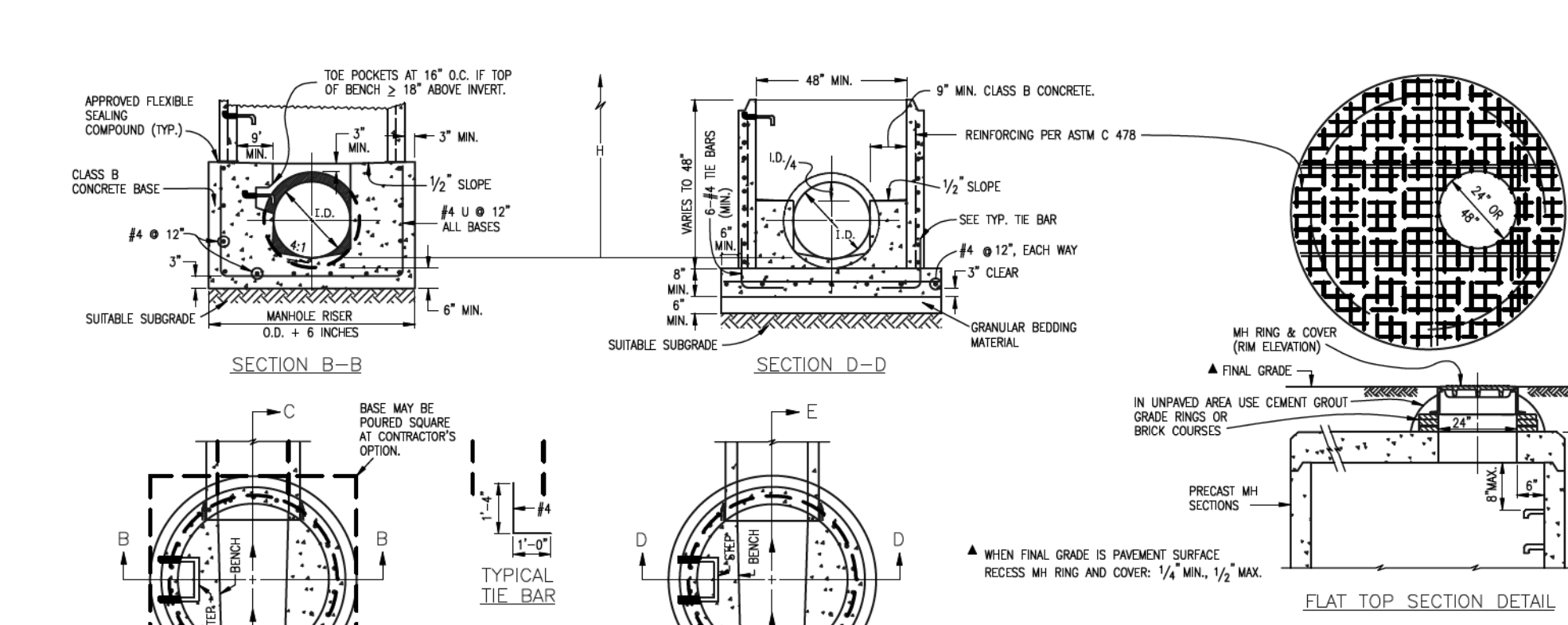
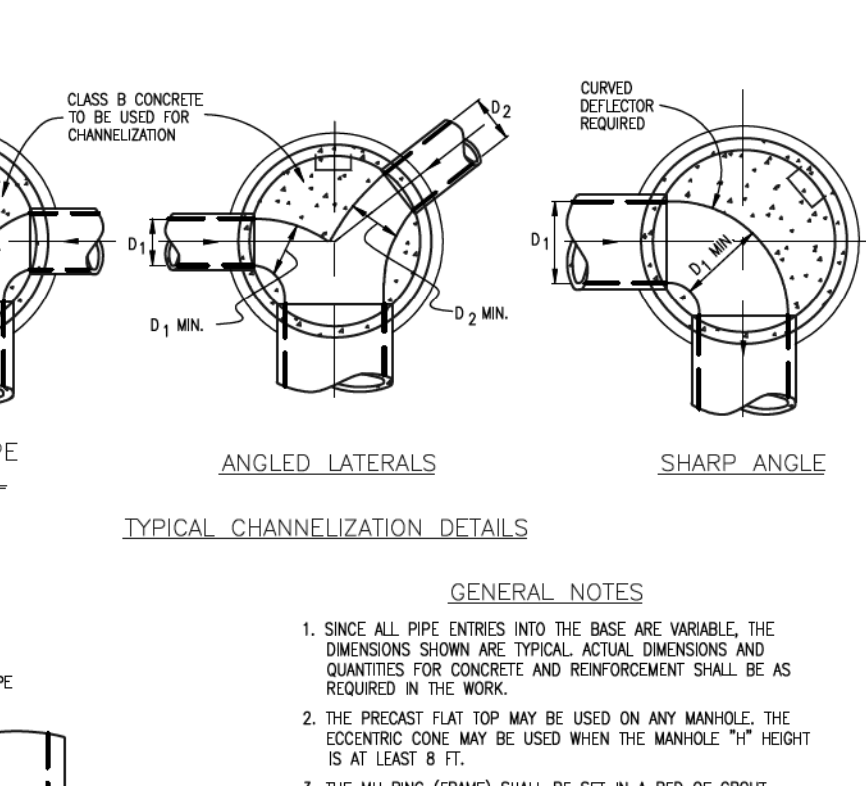
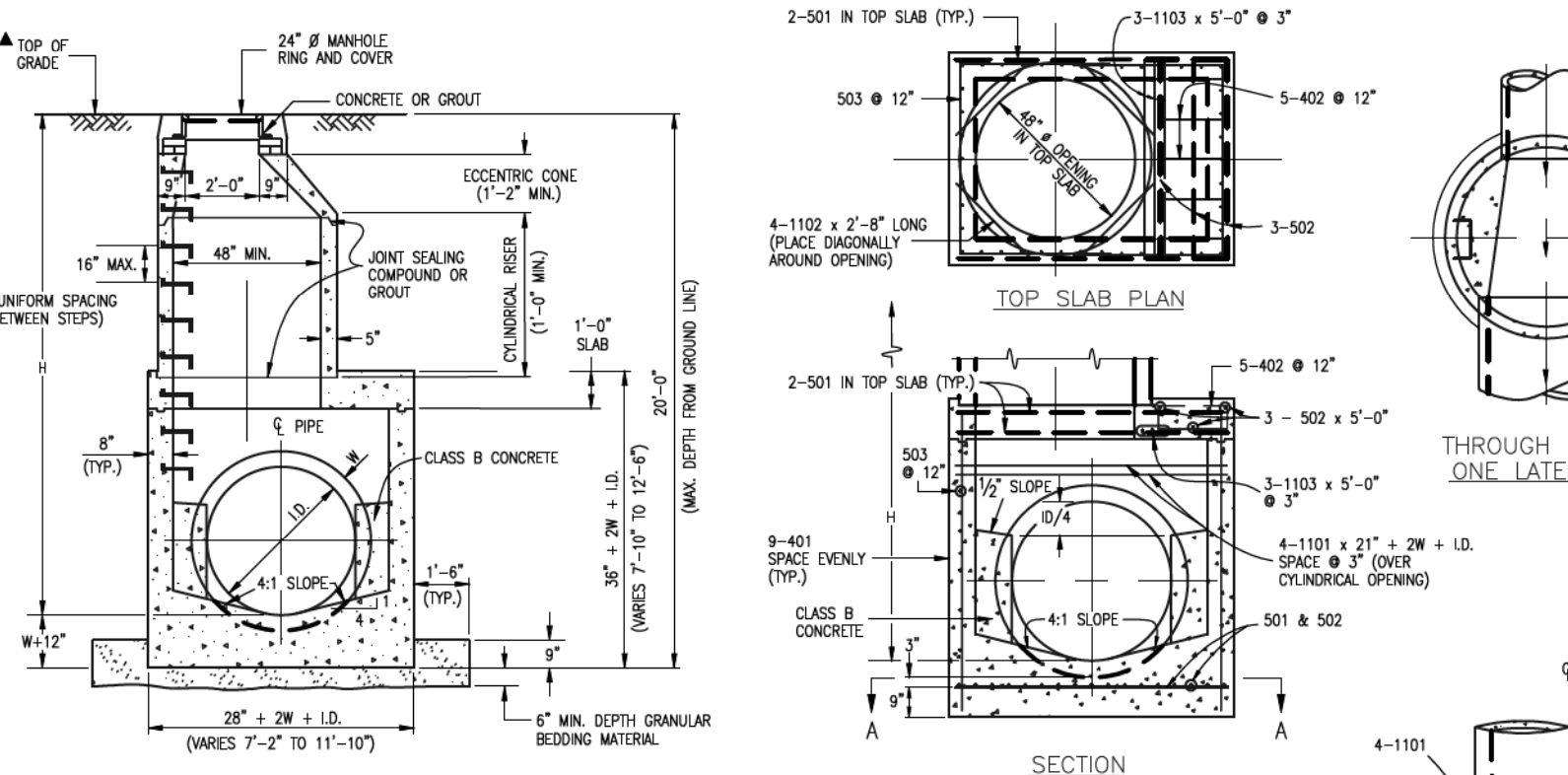
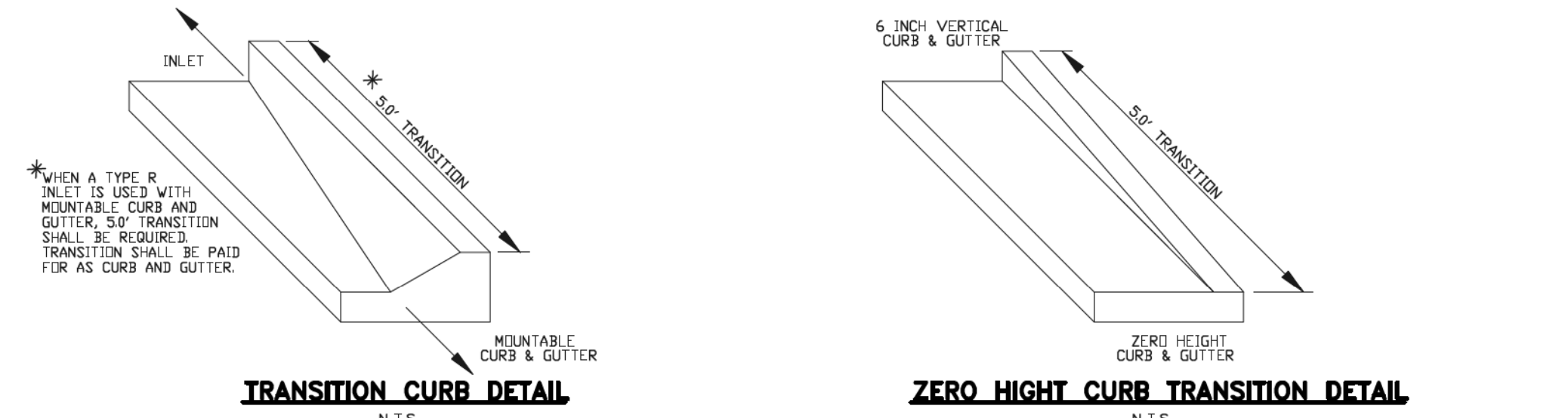
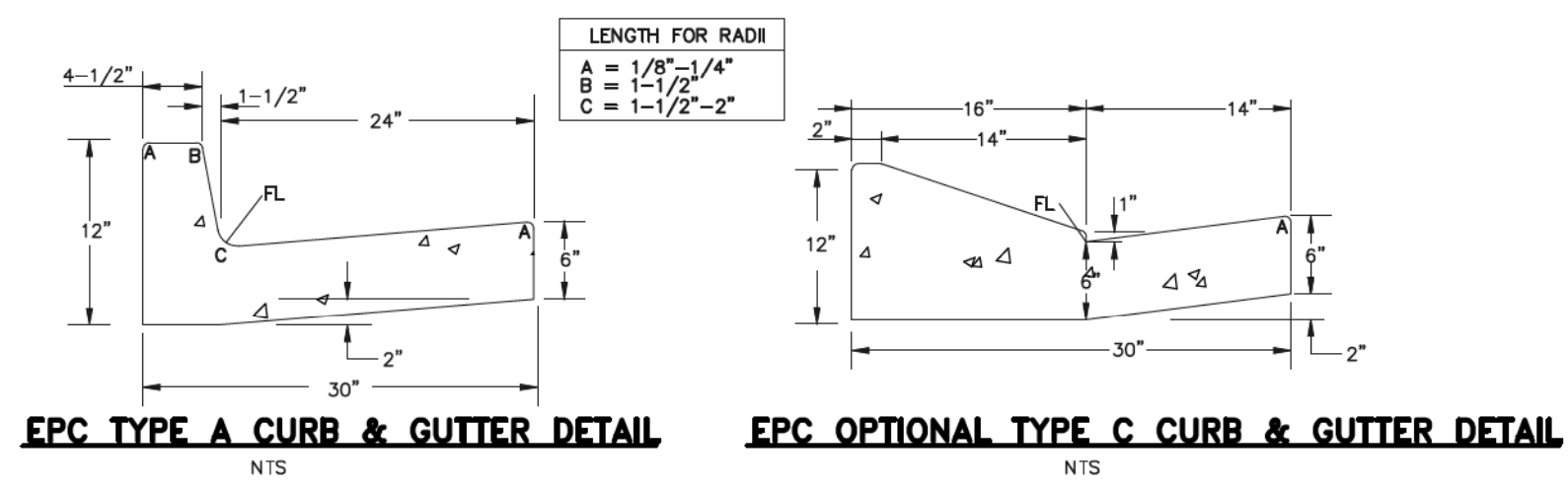
DETENTION FACILITY 2

OUTLET BOX DETAILS

DESIGNED BY	MAW	SCALE	DATE	04-05-19
DRAWN BY	MAW	(H) 1" = N/A	SHEET	34 OF 35
CHECKED BY	(V) 1" = N/A	JOB NO.	1185.00	

CLASSIC CONSULTING





QUANTITIES FOR CONCRETE MANHOLE BOX BASE

MARK	SIZE	TYPE	WT. P.Y.T.	NO. REQ'D.	LENGTH	NO. REQ'D.	LENGTH	NO. REQ'D.	LENGTH	NO. REQ'D.	LENGTH	NO. REQ'D.	LENGTH	NO. REQ'D.	LENGTH	NO. REQ'D.	LENGTH	NO. REQ'D.	LENGTH		
401	4	I	0.668	18	18	18	18	18	18	18	18	18	18	18	18	18	18	18	18	18	
402	4	II	0.668	18	18	18	18	18	18	18	18	18	18	18	18	18	18	18	18	18	
501	5	I	1.043	17	17	17	17	17	17	17	17	17	17	17	17	17	17	17	17	17	
502	5	II	1.043	17	17	17	17	17	17	17	17	17	17	17	17	17	17	17	17	17	
503	5	III	1.043	17	17	17	17	17	17	17	17	17	17	17	17	17	17	17	17	17	
504	5	IV	1.043	17	17	17	17	17	17	17	17	17	17	17	17	17	17	17	17	17	
1101	11	I	5.313	4	4	4	4	4	4	4	4	4	4	4	4	4	4	4	4	4	
1102	11	II	5.313	4	4	4	4	4	4	4	4	4	4	4	4	4	4	4	4	4	
1103	11	III	5.313	4	4	4	4	4	4	4	4	4	4	4	4	4	4	4	4	4	
1104	11	IV	5.313	4	4	4	4	4	4	4	4	4	4	4	4	4	4	4	4	4	
REINFORCING STEEL TOTAL				865.6	1073.4	1073.4	1073.4	1073.4	1073.4	1073.4	1073.4	1073.4	1073.4	1073.4	1073.4	1073.4	1073.4	1073.4	1073.4	1073.4	1073.4
CONCRETE - CURB VARDS - TOTAL				6.0	6.6	7.3	8.0	8.5	11.1												

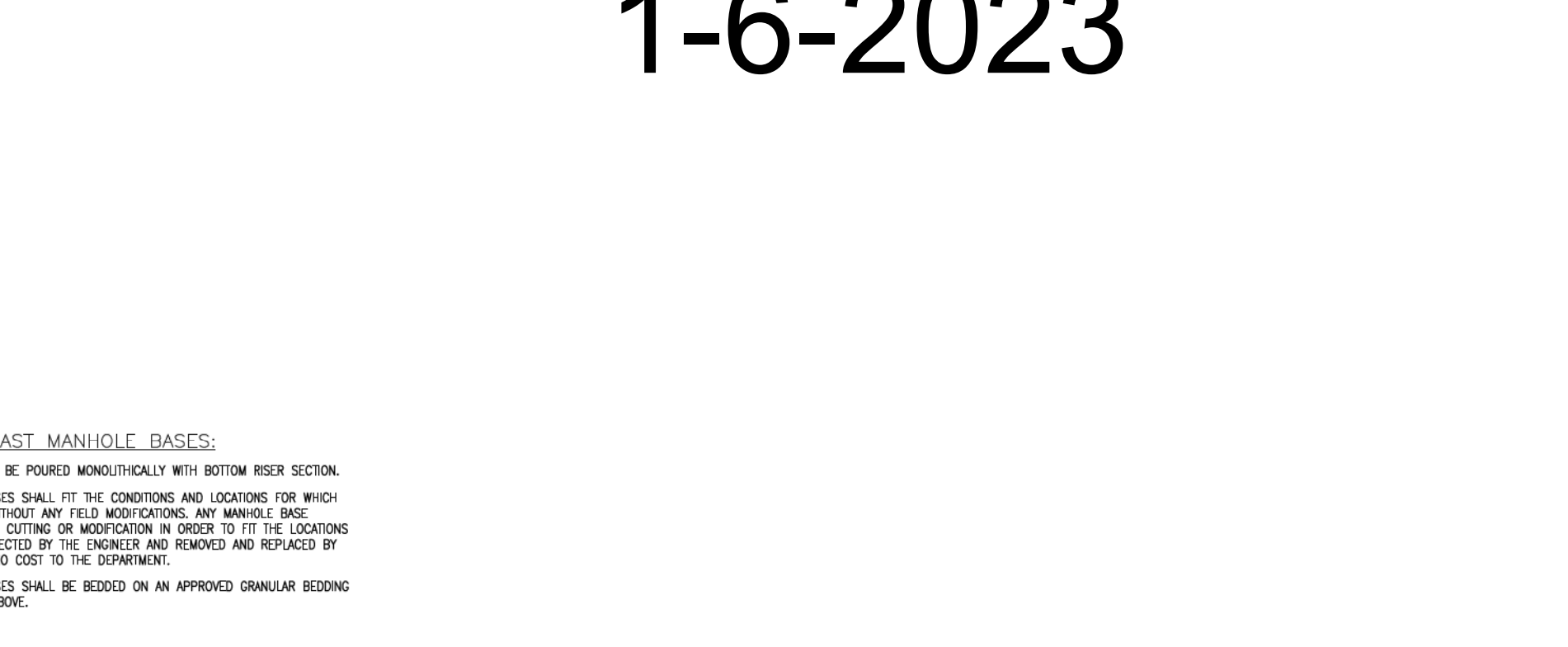
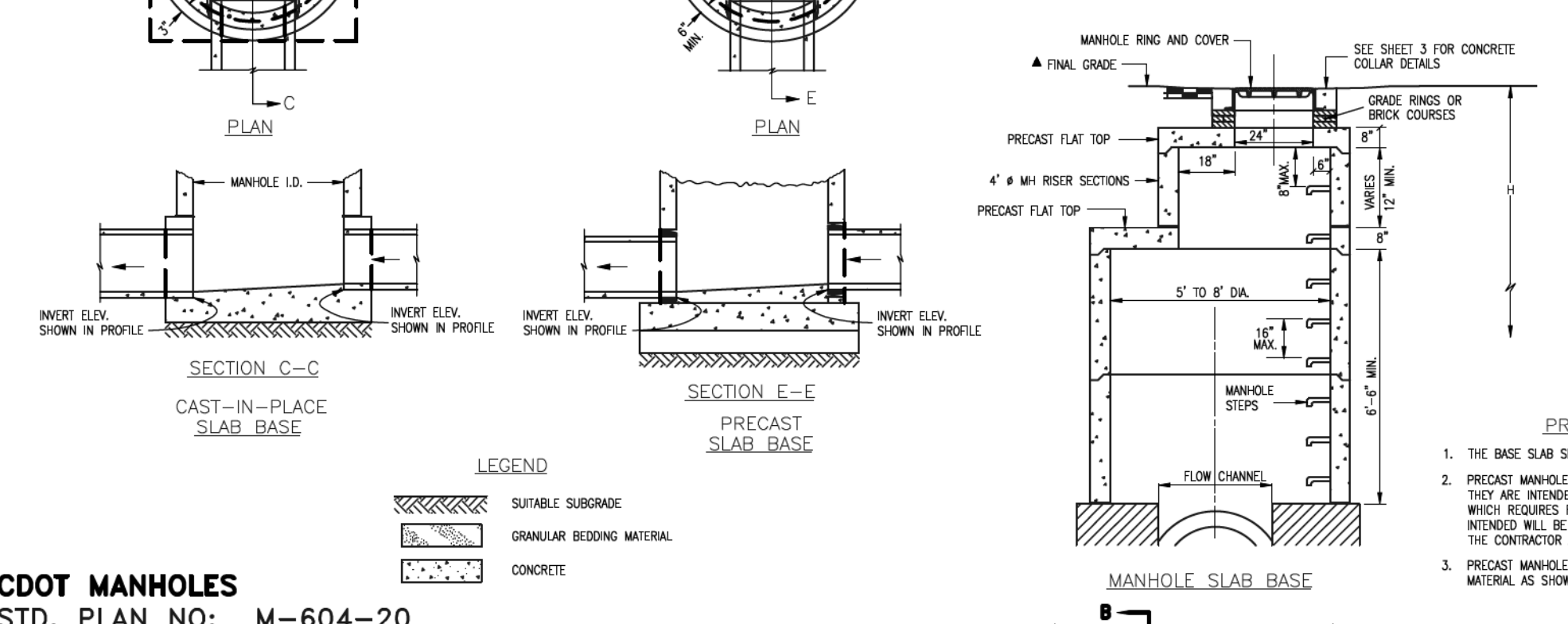
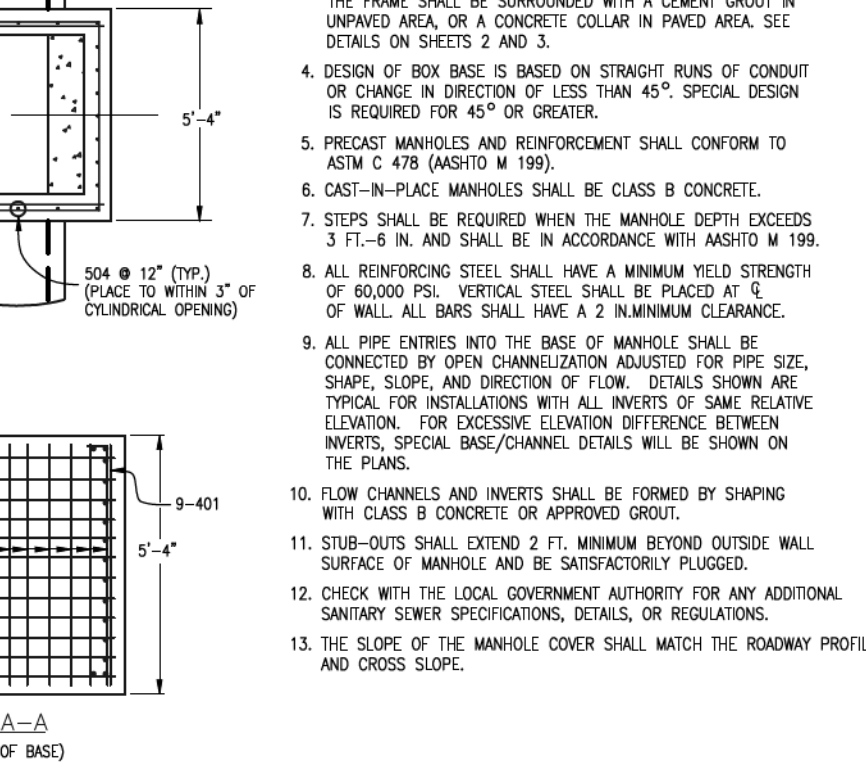


TABLE ONE ~ BAR LIST FOR CURB INLETS, TYPE "R"

MARK	DIA. IN.	O.C. SPACING	TYPE	INLETS, H = 5'				INLETS, H = 5'				
				NO. REQ'D.	LENGTH	NO. REQ'D.	LENGTH	NO. REQ'D.	LENGTH	NO. REQ'D.	LENGTH	
401	11"	II	15	21	26	11	11					
402	11"	II	7	13	18	7	7					
403	9"	II	4	10	14	4	4					
406	6"	VI	11	8'-10"	21	8'-10"	31	8'-10"	11	8'-10"	11	8'-10"
405	6"	VIII	7	8'-10"	7	8'-10"	7	8'-10"	7	8'-10"	7	8'-10"
407	1 1/2"	II	3	5'-10"	3	5'-10"	3	5'-10"	3	5'-10"	3	5'-10"
408	12"	II	3	6'-0"	3	11'-0"	3	11'-0"	3	16'-0"	3	16'-0"
409	8"	II	6	5'-10"	6	10'-10"	6	10'-10"	6	15'-10"	6	15'-10"
410	11"	II	3	3	3	3	3					
411	11"	II	3	3	3	3	3					
412	11"	II	3	3	3	3	3					
413	9"	II	7	10'-10"	7	15'-10"						
501	5 1/2"	IV	11	3'-4"	22	3'-4"	33	3'-4"	22	3'-4"	33	3'-4"
502	5 1/2"	II	5	3'-6"	16	3'-6"	27	3'-6"	6	3'-6"	6	3'-6"
503	5 1/2"	IX	3	3	3	3	3					
504	3 1/2"	IX	3	3	3	3	3					
601	2 1/2"	V	2	8'-10"	2	8'-10"	2	8'-10"	2	8'-10"	4	8'-10"
88.5			1	5'-10"	1	10'-10"	1	15'-10"	1	10'-10"	1	15'-10"

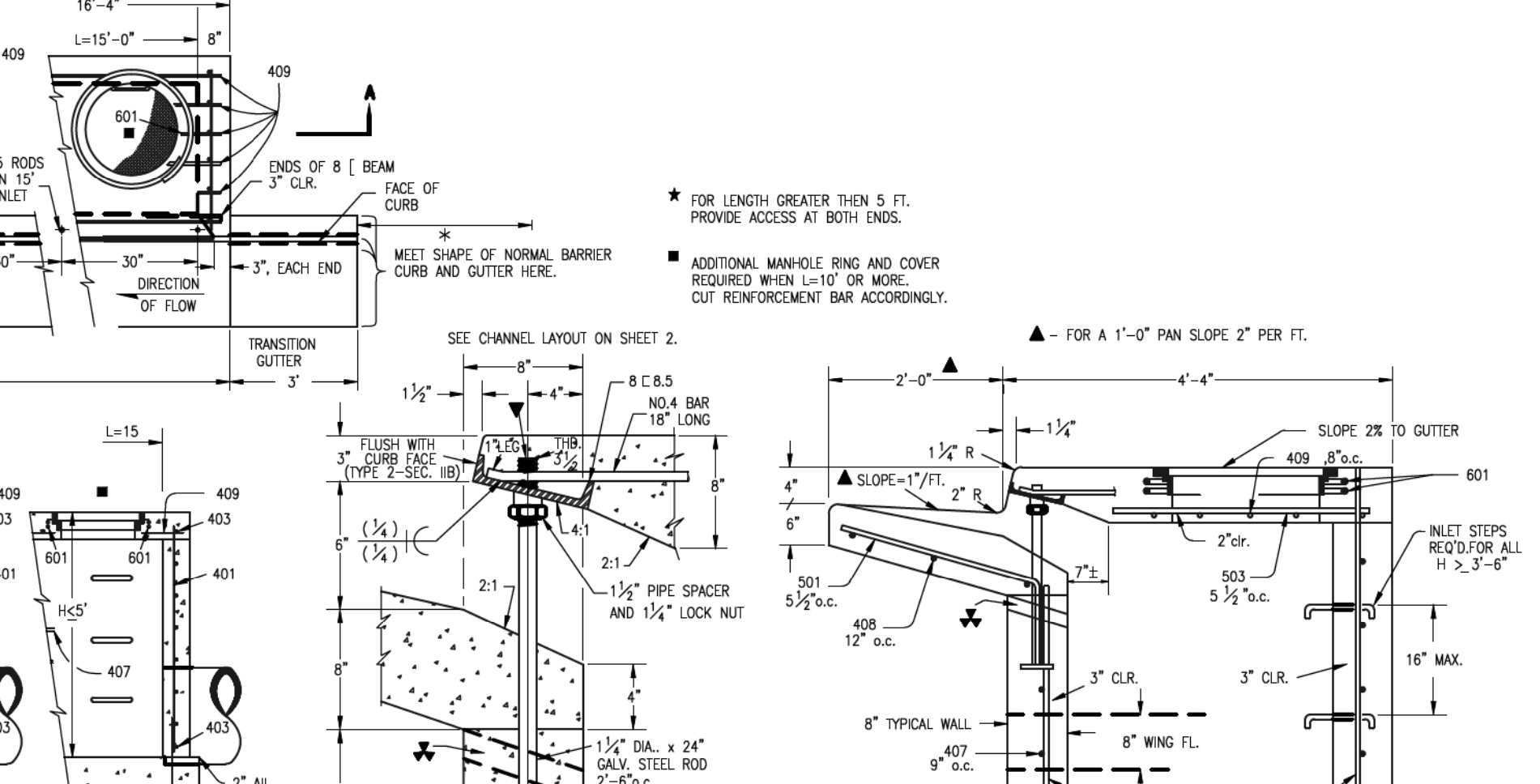
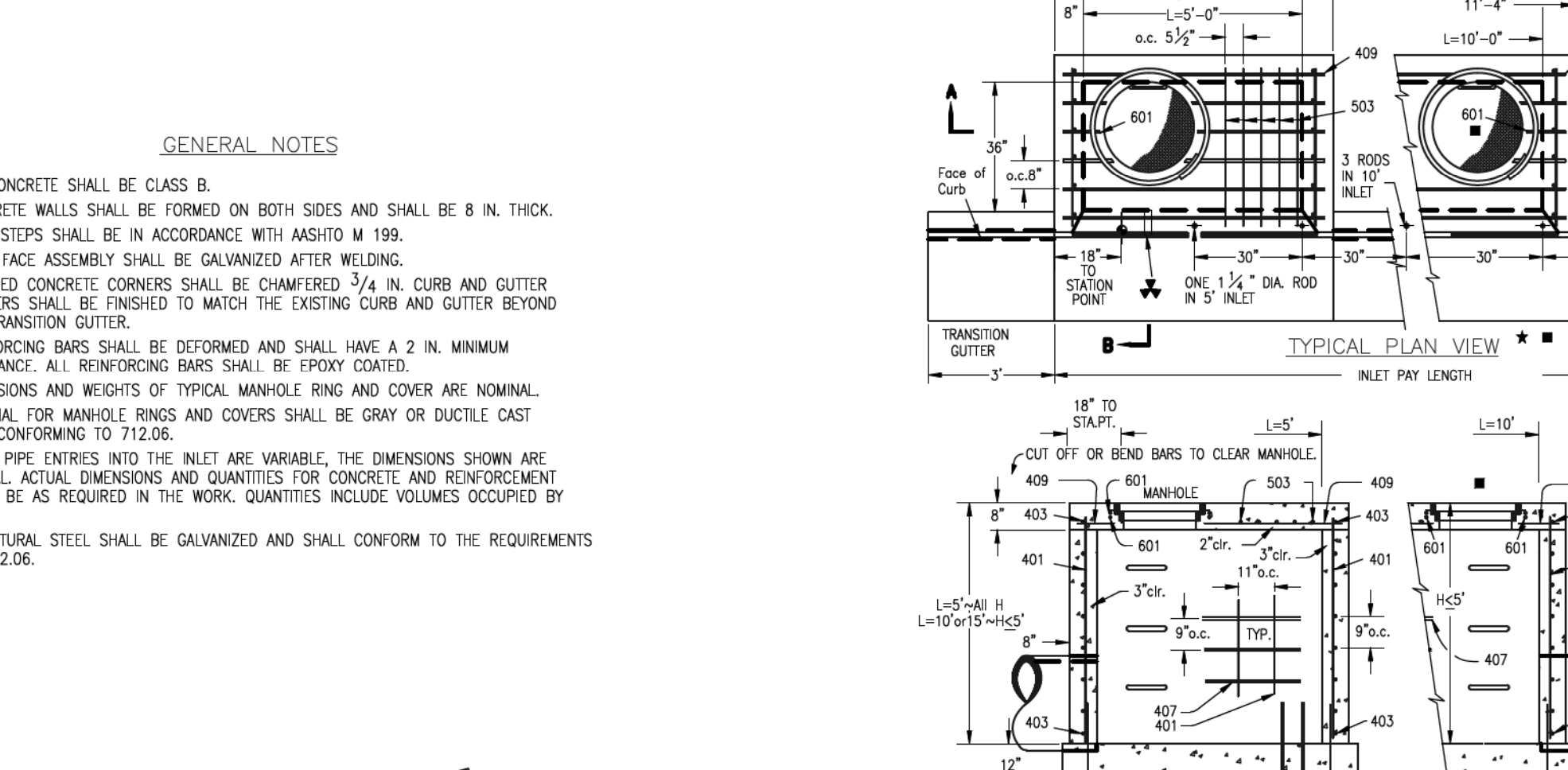
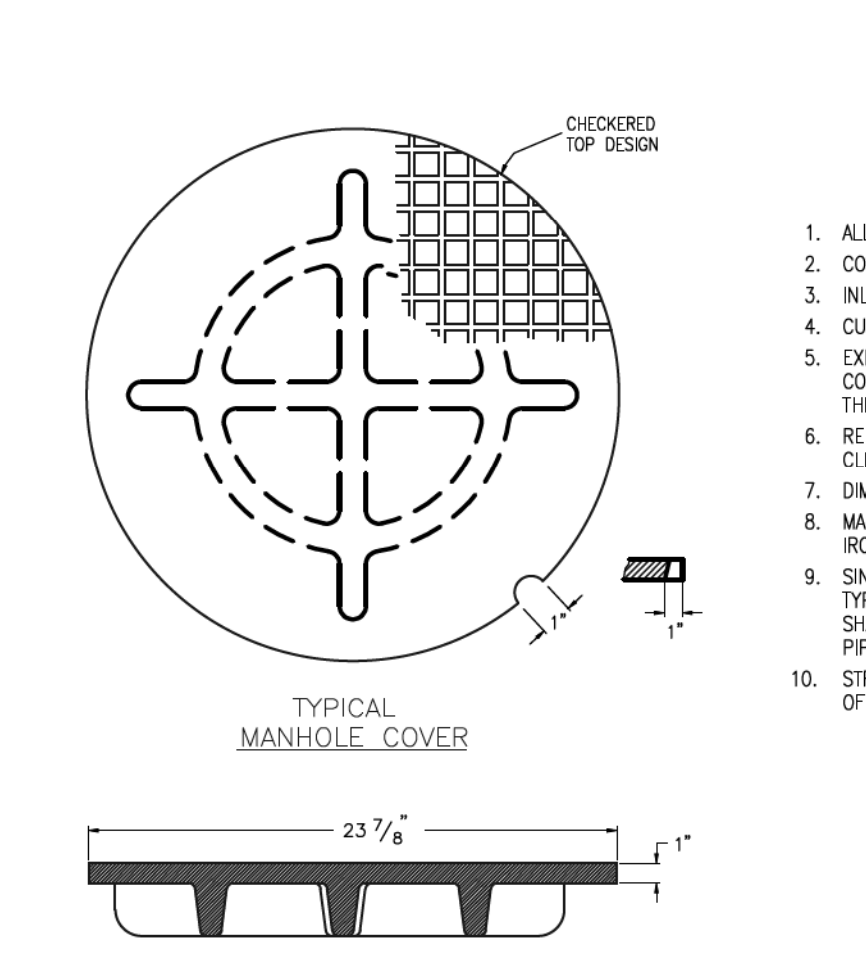
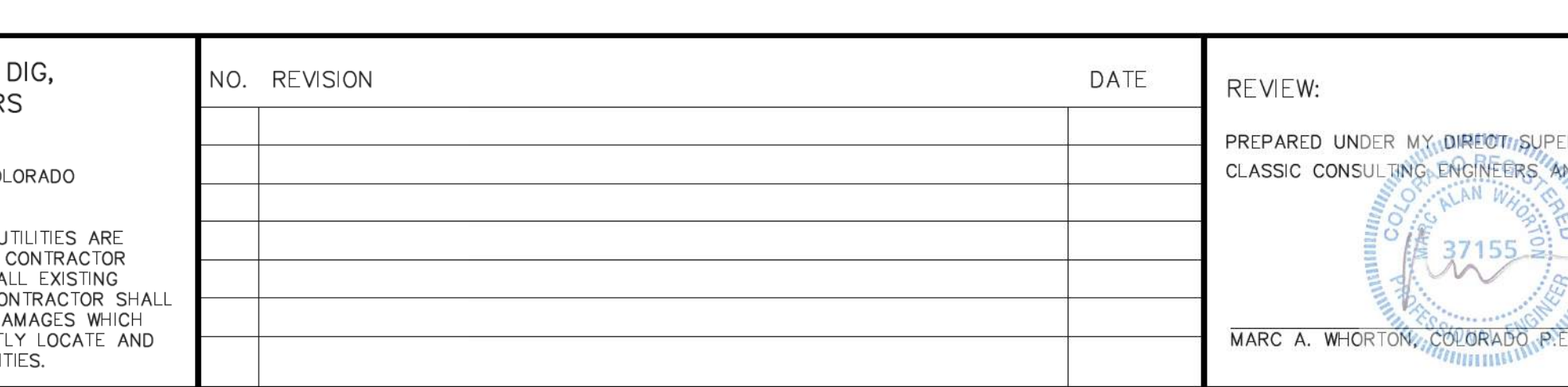
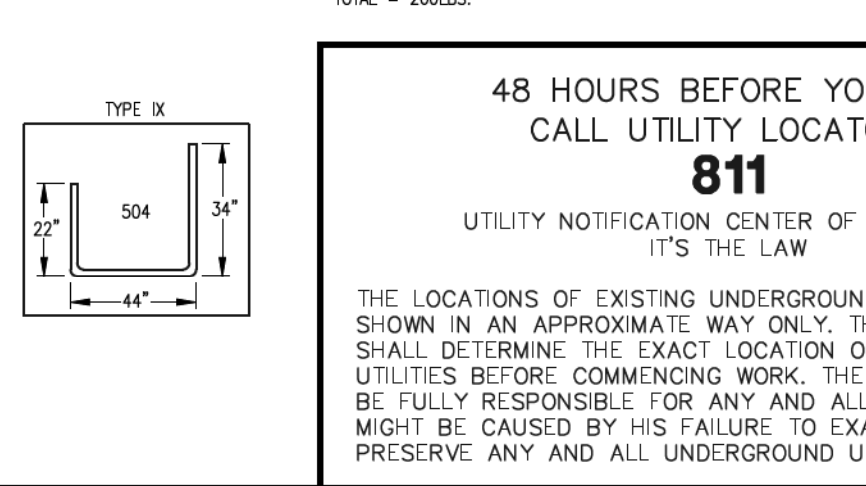
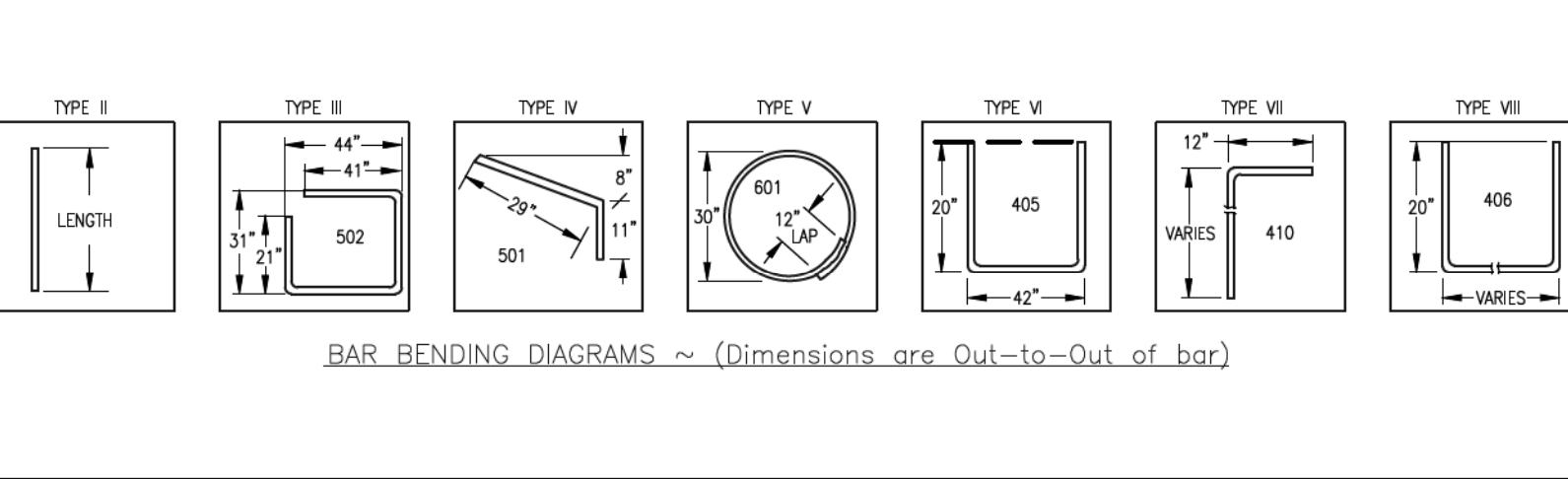
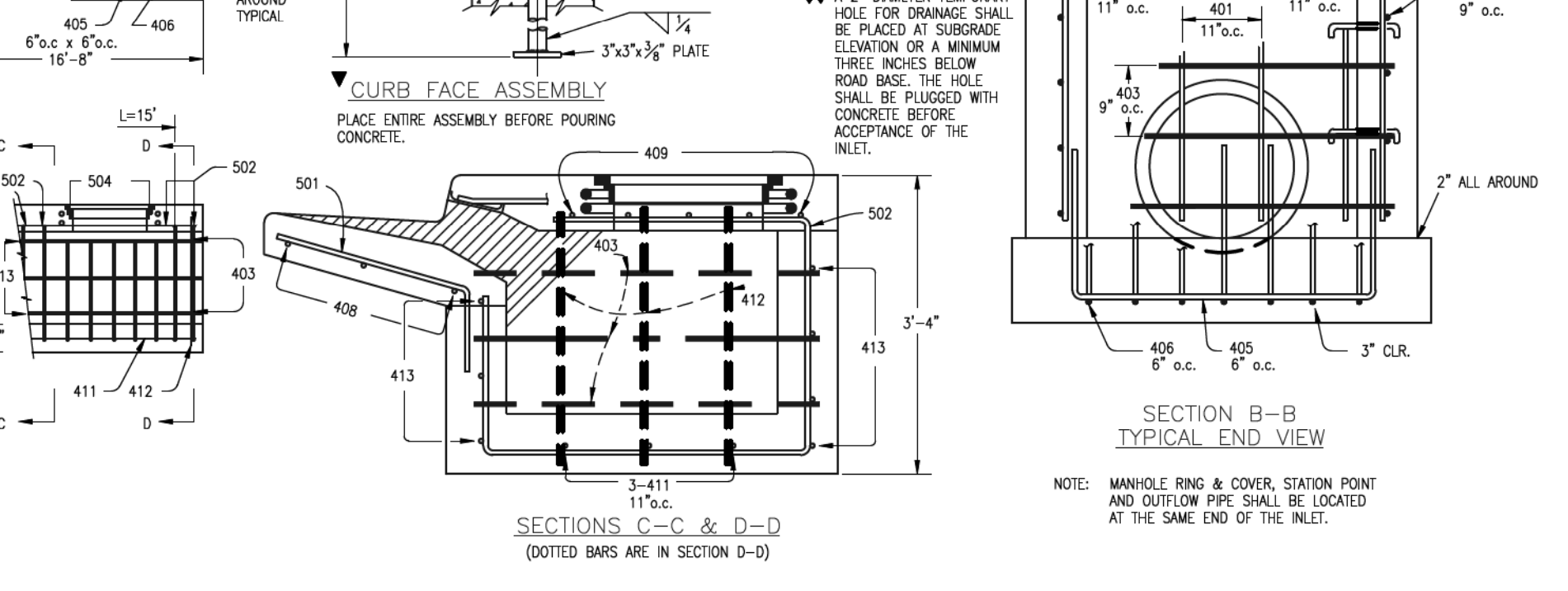
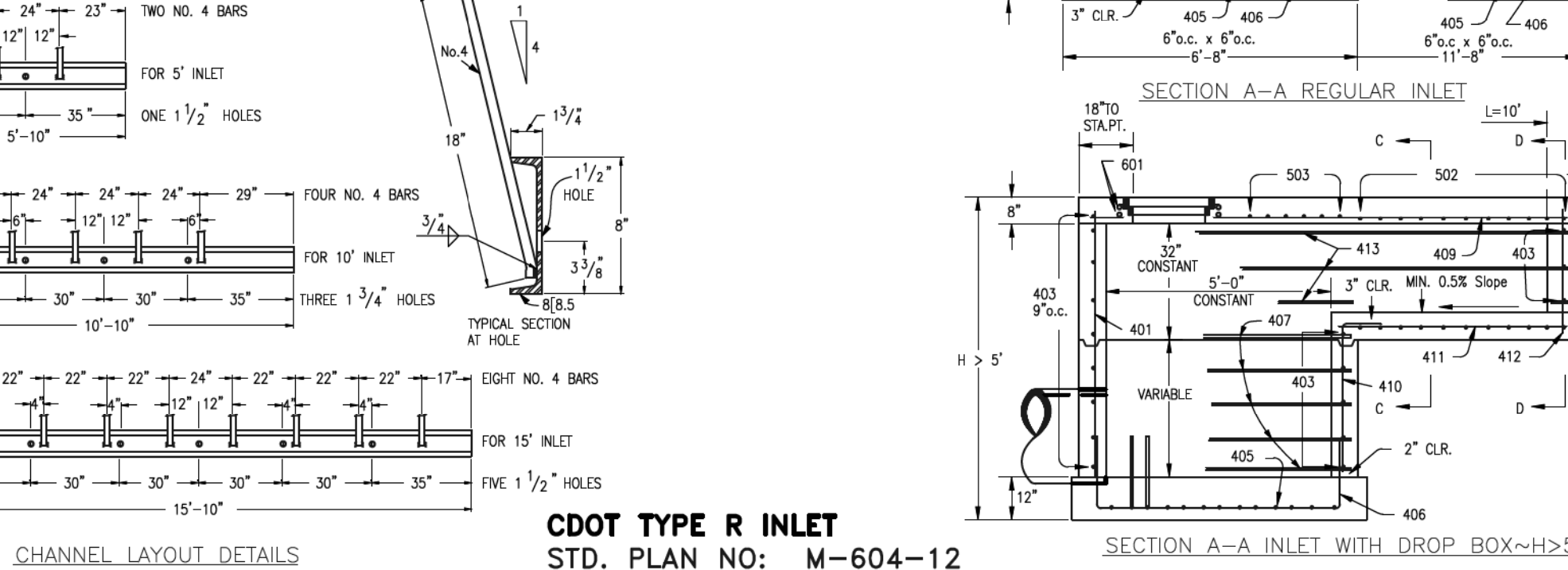
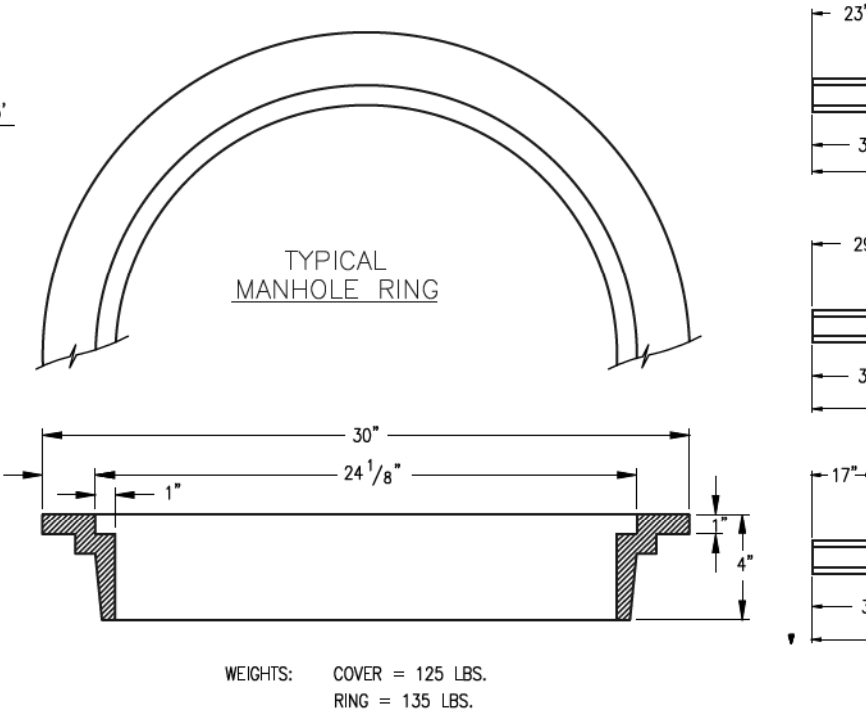


TABLE TWO ~ BARS AND QUANTITIES VARIABLE WITH "H"

H'	LENGTH	REGULAR INLETS			L=5'			L=10'			L=15'		
		NO. REQ'D.	LENGTH	NO. REQ'D.	LENGTH	NO. REQ'D.	LENGTH	NO. REQ'D.	LENGTH	NO. REQ'D.	LENGTH	NO. REQ'D.	LENGTH
3'-0"	2'-8"	10	7	3.4	305	5.3	528	7.9	747				
3'-6"	3'-2"	10	7	3.4	305	5.3	528	7.9	747				
4'-0"	3'-8"	12	9	3.9	324	6.4	571	8.8	803				
4'-6"	3'-2"	12	9	3.9	324	6.4	571	8.8	803				
5'-0"	4'-8"	14	11	4.1	354	6.7	602	9.3	844				
5'-6"	5'-2"	16	13	4.4	375	6.0	607	7.4	850				
6'-0"	4'-8"	16	13	4.4	375	6.0	607	7.4	850				
6'-6"	5'-2"	18	15	4.8	402	6.4	637	7.8	880				
7'-0"	6'-8"	20	17	5.0	423	6.6	654	8.0	897				
7'-6"	7'-2"	20	17	5.0	423	6.6	654	8.0	897				
8'-0"	7'-8"	22	19	5.5	451	7.1	684	8.5	927				
8'-6"	8'-2"	24	21	5.7	471	7.3	702	8.7	944				
9'-0"	8'-8"	24	21	5.7	471	7.3	702	8.7	944				
9'-6"	9'-2"	26	23	6.2	499	7.8	732	9.2	974				
10'-0"	9'-8"	28	25	6.4	520	8.0	749	9.4	992				
10'-6"	10'-2"	28	25	6.4	520	8.3	759	9.7	1001				
11'-0"	10'-8"	30	27	6.8	547	8.5	779	9.9	1022				



AS-BUILT  
1-6-2023

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NO. REVISION

DATE

REVIEW:

PREPARED UNDER MY DIRECT SUPERVISION FOR AND ON BEHALF OF CLASSIC CONSULTING ENGINEERS AND SURVEYORS, LLC

MARC A. WHORTON, COLORADO P.E. #37155

6/10/2020

RETREAT AT TIMBERIDGE FILING NO. 1  
CONSTRUCTION PLANS  
DETAIL SHEET

DESIGNED BY MAW SCALE DATE 04-05-19

DRAWN BY MAW (H) 1" = NA SHEET 35 OF 35

CHECKED BY (V) 1" = NA JOB NO. 1185.00

CLASSIC CONSULTING

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