

RETREAT AT TIMBERRIDGE FILING NO. 1

COUNTY OF EL PASO, STATE OF COLORADO

CONSTRUCTION DRAWINGS

AUGUST 2019

GENERAL CONSTRUCTION NOTES:

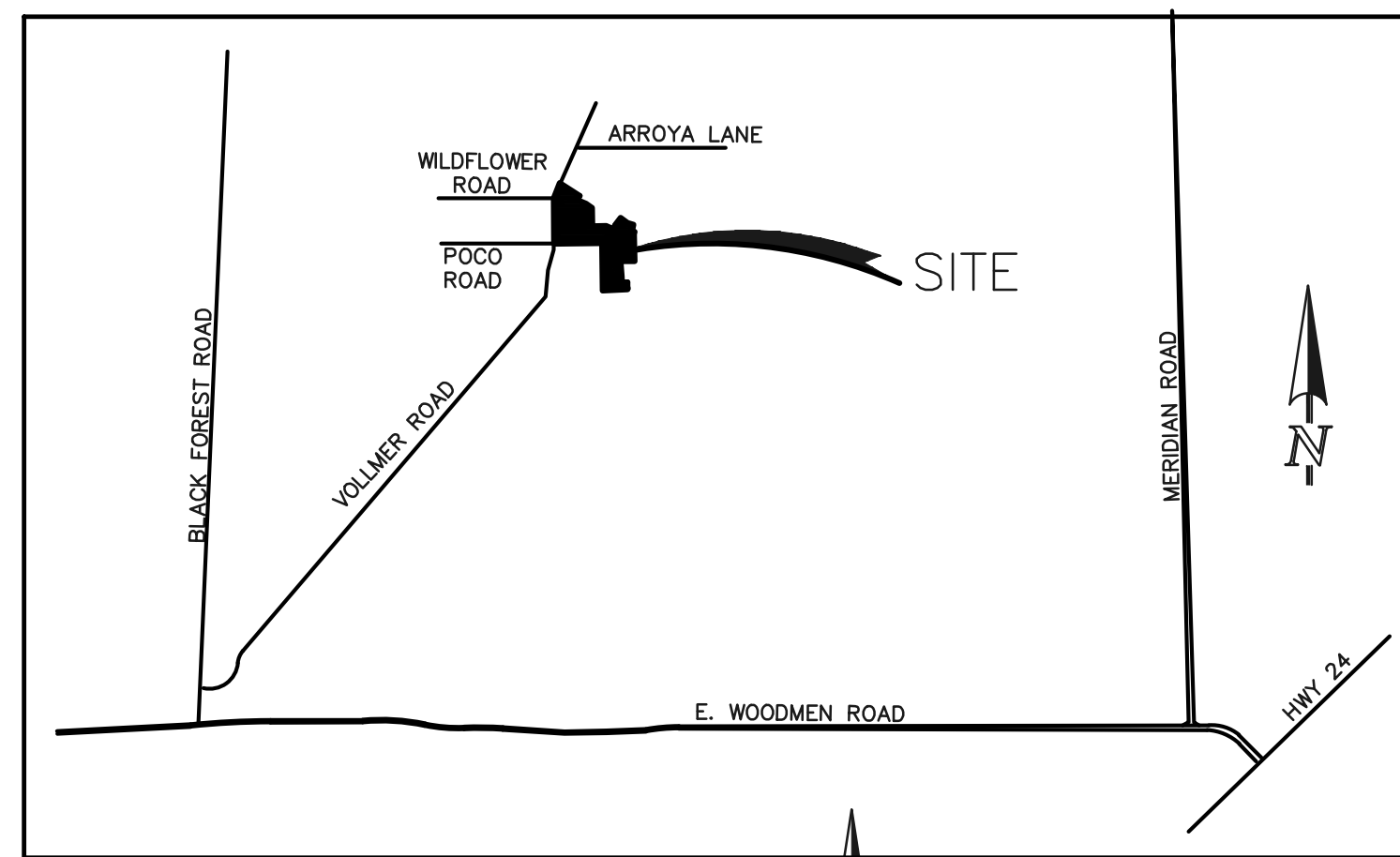
- THE LOCATION OF EXISTING UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY AND MAY NOT INCLUDE ALL UTILITIES. THE EXCAVATION CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK. THE CONTRACTOR AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY HIS FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UTILITIES.
- BEFORE COMMENCING ANY EXCAVATION, CALL 1-800-922-1987 FOR EXISTING UTILITY LOCATIONS.
- 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.
- 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).
- ALL STATIONING IS CENTERLINE UNLESS OTHERWISE INDICATED. ALL ELEVATIONS ARE CENTERLINE UNLESS OTHERWISE INDICATED.
- 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.
- ALL DISTURBED PAVEMENT EDGES SHALL BE CUT TO NEAT LINES. REPAIR SHALL CONFORM TO THE EPC ECM APPENDIX K - 1.2C.
- ADDITIONAL EROSION CONTROL STRUCTURES MAY BE REQUIRED AT THE TIME OF CONSTRUCTION.
- BUILDING CONTRACTORS WILL BE RESPONSIBLE FOR CONSTRUCTING POSITIVE DRAINAGE AWAY FROM ALL STRUCTURES.
- 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.
- THE CONTRACTOR SHALL REVEGETATE ALL DISTURBED AREAS WITHIN 21 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.
- TYPE M RIP-RAP WITH 4" OF TYPE II GRANULAR BEDDING AND MIRAFI 180N OR EQUAL MAY BE SUBSTITUTED WHERE TYPE L RIP-RAP WITH MIRAFI FW 700 OR EQUAL IS SPECIFIED.
- 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:

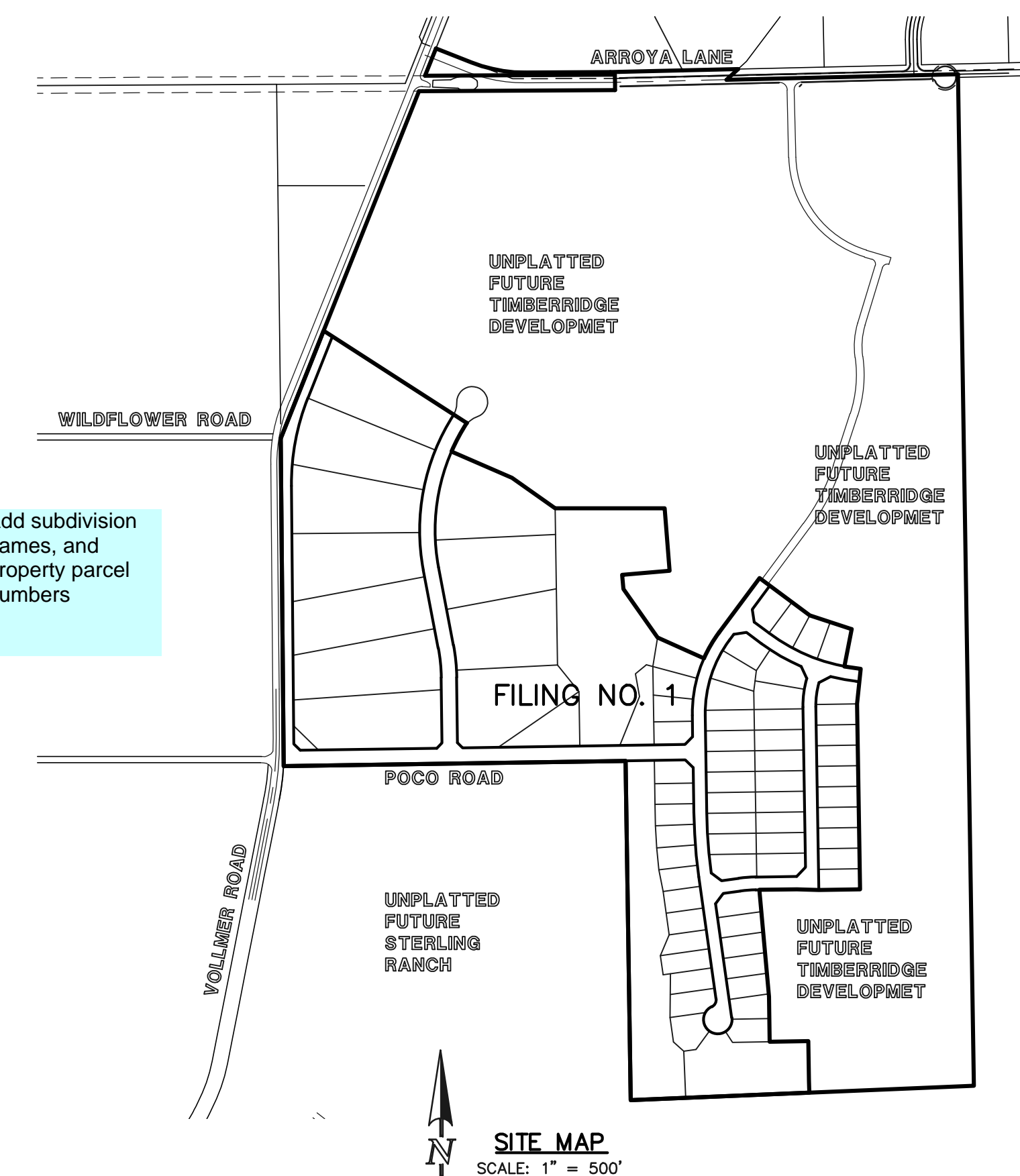
- ALL DRAINAGE AND ROADWAY CONSTRUCTION SHALL MEET THE STANDARDS AND SPECIFICATIONS OF THE CITY OF COLORADO SPRINGS/EL PASO COUNTY DRAINAGE CRITERIA MANUAL, VOLUMES 1 AND 2, AND THE EL PASO COUNTY ENGINEERING CRITERIA MANUAL.
- CONTRACTOR SHALL BE RESPONSIBLE FOR THE NOTIFICATION AND FIELD NOTIFICATION 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).
- CONTRACTOR SHALL KEEP A COPY OF THESE APPROVED PLANS, THE GRADING AND EROSION CONTROL PLAN, THE STORMWATER MANAGEMENT PLAN (SMP), THE SOILS AND GEOTECHNICAL REPORT, AND THE APPROPRIATE DESIGN AND CONSTRUCTION STANDARDS AND SPECIFICATIONS AT THE JOB SITE AT ALL TIMES, INCLUDING THE FOLLOWING:
 - EL PASO COUNTY ENGINEERING CRITERIA MANUAL (ECM)
 - CITY OF COLORADO SPRINGS/EL PASO COUNTY DRAINAGE CRITERIA MANUAL, VOLUMES 1 AND 2
 - COLORADO DEPARTMENT OF TRANSPORTATION (CDOT) STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION
 - CDOT M & S STANDARDS
- 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.
- 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.
- CONTRACTOR SHALL SCHEDULE A PRE-CONSTRUCTION MEETING WITH EL PASO COUNTY PLANNING AND COMMUNITY DEVELOPMENT - INSPECTIONS, PRIOR TO STARTING CONSTRUCTION.
- 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 401 AND/OR 404 PERMITS, AND COUNTY AND STATE FUGITIVE DUST PERMITS.
- 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.
- ALL STORM DRAIN PIPE SHALL BE CLASS III RCP UNLESS OTHERWISE NOTED AND APPROVED BY PCD.
- 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.
- ALL CONSTRUCTION TRAFFIC MUST ENTER/EXIT THE SITE AT APPROVED CONSTRUCTION ACCESS POINTS.
- SIGHT 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.
- SIGNING AND STRIPING SHALL COMPLY WITH EL PASO COUNTY DEPARTMENT OF PUBLIC WORKS AND MUTCD CRITERIA.
- 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.
- 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:

- ALL SIGNS AND PAVEMENT MARKINGS SHALL BE IN COMPLIANCE WITH THE CURRENT MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD).
- 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.
- ANY DEVIATION FROM THE STRIPING AND SIGNING PLAN SHALL BE APPROVED BY EL PASO COUNTY PLANNING AND COMMUNITY DEVELOPMENT.
- 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.
- STREET NAME AND REGULATORY STOP SIGNS SHALL BE ON THE SAME POST AT INTERSECTIONS.
- ALL REMOVED SIGNS SHALL BE DISPOSED OF IN A PROPER MANNER BY THE CONTRACTOR.
- ALL STREET NAME SIGNS SHALL HAVE "1" 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".
- ALL TRAFFIC SIGNS SHALL HAVE A MINIMUM HIGH INTENSITY PRISMATIC GRADE SHEETING.
- 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-614-8 REGARDING USE OF THE P2 TUBULAR STREET POST SLIPBASE DESIGN.
- ALL SIGNS SHALL BE SINGLE SHEET ALUMINUM WITH 0.100" MINIMUM THICKNESS.
- 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. CROSSWALK LINES SHALL BE 12" WIDE AND 8' LONG PER CDOT S-627-1.
- 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.
- THE CONTRACTOR SHALL NOTIFY EL PASO COUNTY PLANNING AND COMMUNITY DEVELOPMENT (719) 520-6819 PRIOR TO AND UPON COMPLETION OF SIGNING AND STRIPING.
- 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 ADDITIONAL OR STRIPING WORK WITHIN AN EXISTING EL PASO COUNTY ROADWAY.



VICINITY MAP
N.T.S.



SITE MAP
SCALE: 1" = 500'

BENCHMARKS:

BENCHMARK #1: A 3.25 ALUMINUM SURVEYORS CAP STAMPED 'WC 30 2006 PLS 10376' LOCATED 30 EAST 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 SOUTHEAST CORNER OF SECTION 28, TOWNSHIP 12 SOUTH, RANGE 65 WEST OF THE 6TH PRINCIPAL MERIDIAN. ELEVATION: = 7141.36

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	PREPARED UNDER MY DIRECT SUPERVISION FOR AND ON BEHALF OF CLASSIC CONSULTING ENGINEERS AND SURVEYORS, LLC
			MARC A. WHORTON, COLORADO P.E. #37155

DATE	DATE

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

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. 1185.00

AGENCIES:

- OWNER/DEVELOPER: TIMBERRIDGE DEVELOPMENT GROUP, LLC
6385 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 80911
MR. GEORGE M. PETERSON, (719) 392-3491
- ELECTRIC COMPANY: MOUNTAIN VIEW ELECTRIC
2880 INTERNATIONAL CIRCLE, SUITE 110
LIMON, COLORADO 80828
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 NEGLIGENT 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

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

EL PASO COUNTY:

COUNTY PLAN REVIEW IS PROVIDED ONLY FOR GENERAL PERFORMANCE 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.

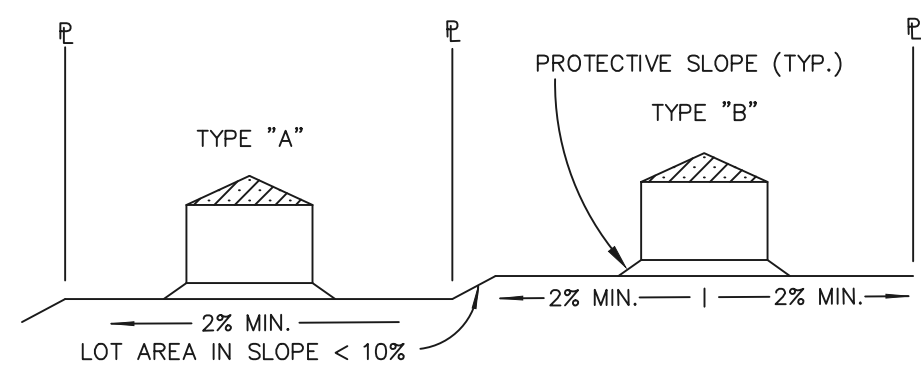
JENNIFER IRVINE, P.E.
COUNTY ENGINEER / ECM ADMINISTRATOR

PCD No. SF-19-009

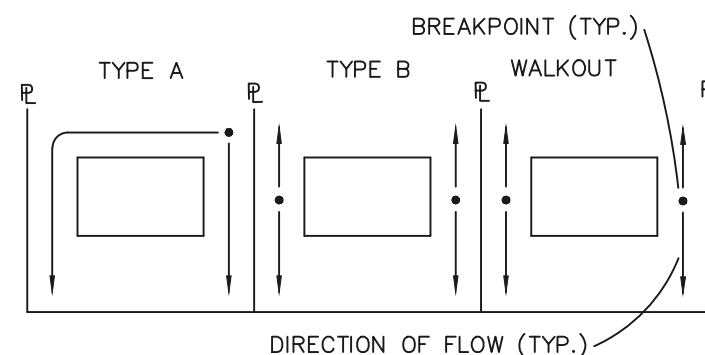
STANDARD NOTES FOR EL PASO COUNTY GRADING AND EROSION CONTROL PLANS:

- 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 G.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 PRIOR TO IMPLEMENTATION.
- 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. AN AREA THAT IS GOING TO REMAIN IN AN INTERIM STATE FOR MORE THAN 60 DAYS SHALL ALSO BE STABILIZED.
- 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 PLANT 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 EFFECT THE HYDROLOGY OR HYDRAULICS OF A PERMANENT STORMWATER MANAGEMENT STRUCTURES MUST BE APPROVED BY THE ECM ADMINISTRATOR PRIOR TO IMPLEMENTATION.
- ANY EARTH DISTURBANCE 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 INFEASIBLE.
- 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 SHALL ALSO BE PROTECTED FROM SEDIMENTATION DURING CONSTRUCTION UNTIL FINAL STABILIZATION IS ACHIEVED.
- 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 WASHOUT SHALL NOT BE LOCATED IN AN AREA WHERE SHALLOW GROUNDWATER MAY BE PRESENT, OR WITHIN 50 FEET OF A SURFACE WATER BODY.
- DEWATERING OPERATIONS: UNCONTAMINATED GROUND WATER MAY BE DISCHARGED ON SITE, BUT MAY NOT LEAVE THE SITE IN THE FORM OF SURFACE RUNOFF.
- EROSION CONTROL BLANKETING IS TO BE USED ON SLOPES STEEPER THAN 3:1.
- BUILDING, CONSTRUCTION, EXCAVATION, OR OTHER WASTE MATERIALS SHALL NOT BE TEMPORARILY PLACED OR STORED IN THE STREET, ALLEY, OR OTHER PUBLIC WAY, UNLESS IN ACCORDANCE WITH AN APPROVED TRAFFIC CONTROL PLAN. BMP'S MAY BE REQUIRED BY EL PASO COUNTY ENGINEERING IF DEEMED NECESSARY, BASED ON SPECIFIC CONDITIONS AND CIRCUMSTANCES.
- VEHICLE TRACKING OF SOILS AND CONSTRUCTION DEBRIS OFF-SITE SHALL BE MINIMIZED. MATERIALS TRACKED OFFSITE SHALL BE CLEANED UP AND PROPERLY DISPOSED OF IMMEDIATELY.
- 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.
- THE OWNER, SITE DEVELOPER, CONTRACTOR, AND/OR THEIR AUTHORIZED AGENTS SHALL BE RESPONSIBLE FOR THE REMOVAL OF ALL CONSTRUCTION DEBRIS, DIRT, TRASH, ROCK, SEDIMENT, AND SAND THAT MAY ACCUMULATE IN THE STORM SEWER OR OTHER DRAINAGE CONVEYANCE SYSTEM 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 MANNER. ALL MATERIALS STORED ON-SITE SHALL BE STORED IN A NEAT, ORDERLY MANNER, IN THEIR ORIGINAL CONTAINERS, WITH ORIGINAL MANUFACTURER'S LABELS.
- NO CHEMICALS ARE TO BE USED BY THE CONTRACTOR, WHICH HAVE THE POTENTIAL TO BE RELEASED IN STORMWATER UNLESS PERMISSION FOR THE USE OF A SPECIFIC CHEMICAL IS GRANTED IN WRITING BY THE ECM ADMINISTRATOR. IN GRANTING THE USE OF SUCH CHEMICALS, SPECIAL CONDITIONS AND MONITORING MAY BE REQUIRED.
- BULK STORAGE OF PETROLEUM PRODUCTS OR OTHER LIQUID CHEMICALS IN EXCESS OF 55 GALLONS SHALL HAVE ADEQUATE SECONDARY CONTAINMENT PROTECTION TO CONTAIN ALL SPILLS AND PREVENT ANY SPILLED MATERIAL FROM ENTERING STATE WATERS, INCLUDING ANY SURFACE OR SUBSURFACE STORM DRAINAGE SYSTEM OR FACILITIES.
- NO PERSON SHALL CAUSE THE IMPEDIMENT OF STORMWATER FLOW IN THE FLOW LINE OF THE CURB AND GUTTER OR IN THE DITCH FLOW LINE.
- INDIVIDUALS 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 INCLUDED IN THE DCM VOLUME 1, AND THE ECM APPENDIX 1. ALL APPROPRIATE PERMITS MUST BE OBTAINED BY THE CONTRACTOR PRIOR TO CONSTRUCTION (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 ACTUAL 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 HAS 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 INVESTIGATION FOR THE RETREAT AT TIMBER RIDGE, FILING NO. 1 POOCO ROAD, SAND CREEK CROSSING, DROF 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 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
 WQCD - PERMITS
 4300 CHERRY CREEK DRIVE SOUTH
 DENVER, CO 80246-1530
 ATTN: PERMITS UNIT

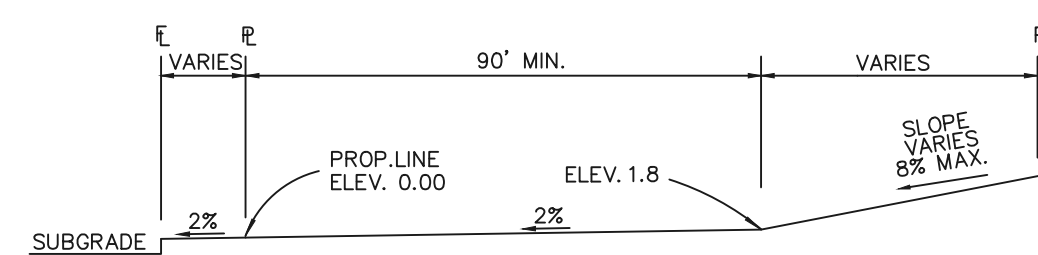
Updated the notes to the new standard notes found on the GEC Checklist. Unresolved.



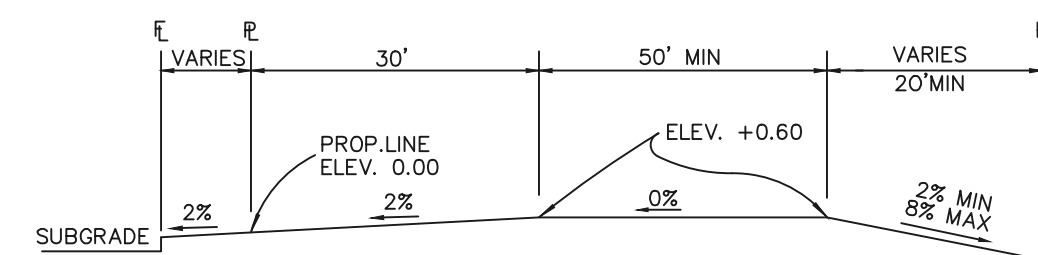
TYPICAL LOT SECTION DETAIL
N.T.S.



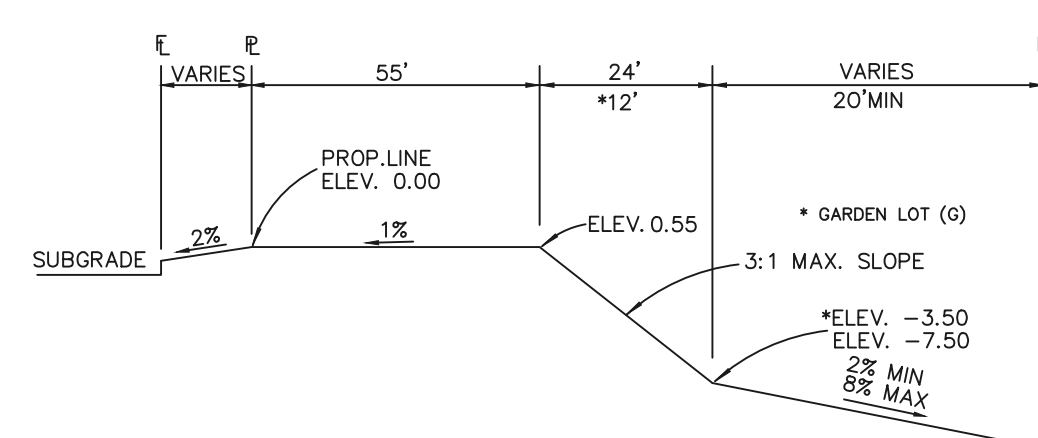
LOT DRAINAGE TYPES
N.T.S.



TYPICAL (A) LOT
N.T.S.



TYPICAL (B) LOT
N.T.S.



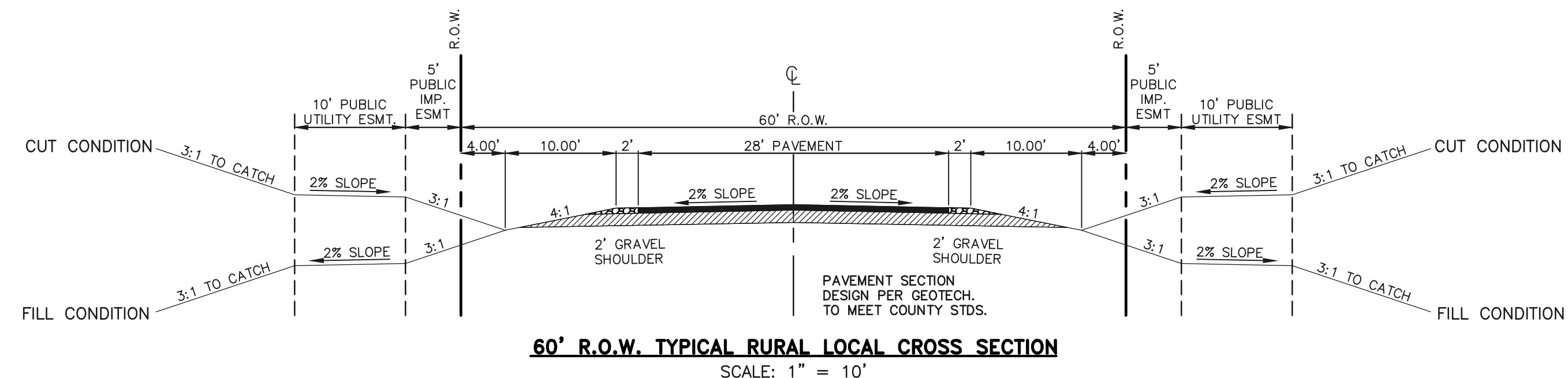
TYPICAL WALKOUT LOT (W/O) OR GARDEN (G)
N.T.S.

NOTES:

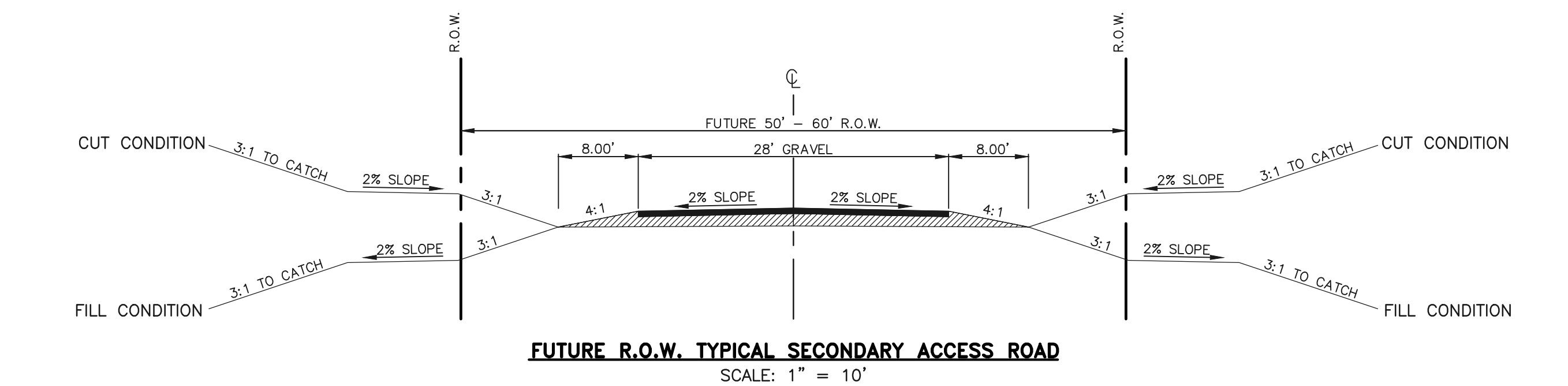
BASED ON GREATER TYPICAL DEPTH OF PROPOSED LOTS, ALL LOT TEMPLATES ADJUSTED AND ADDITIONAL 5'.

"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'

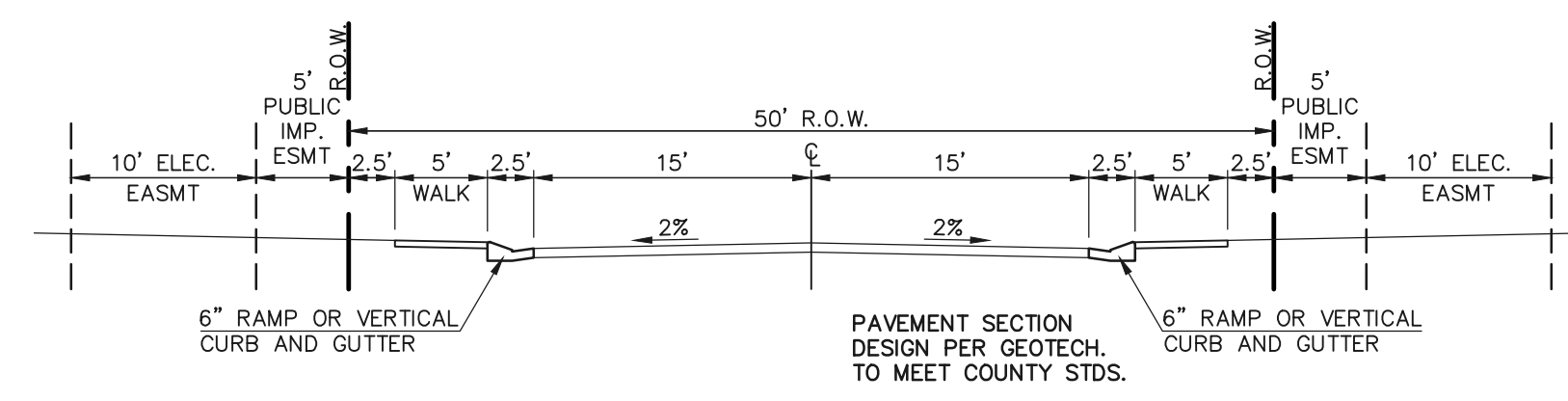


FUTURE R.O.W. TYPICAL SECONDARY ACCESS ROAD
SCALE: 1" = 10'

SECONDARY EMERGENCY ACCESS UP TO ARROYA LANE

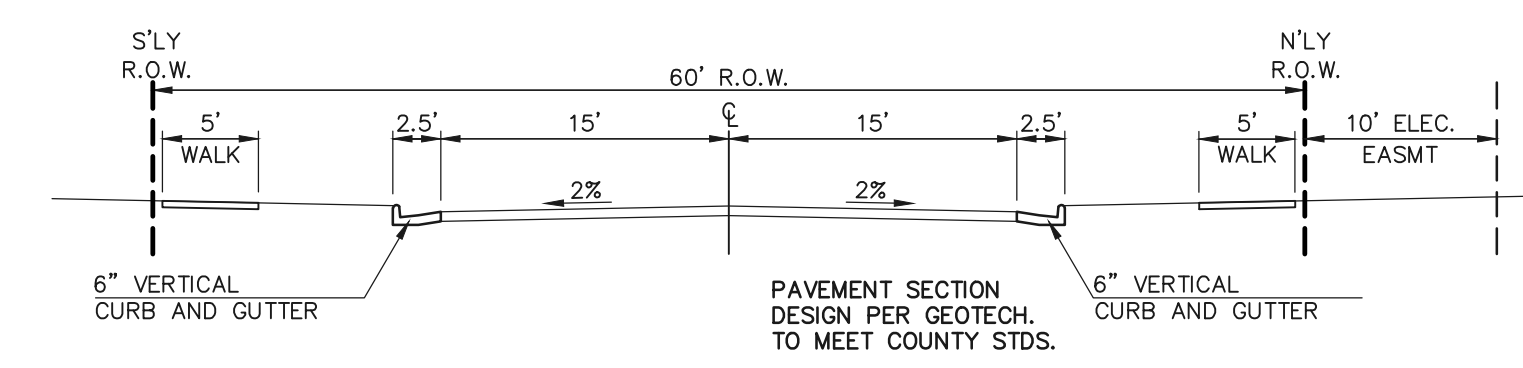
NO ADDITIONAL IMPROVEMENTS REQUIRED AT THIS TIME ON THE EXISTING ARROYA LANE AS IT CURRENTLY FUNCTIONS AS A VIABLE EMERGENCY ACCESS DRIVE PER BLACK FOREST FIRE DISTRICT.

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

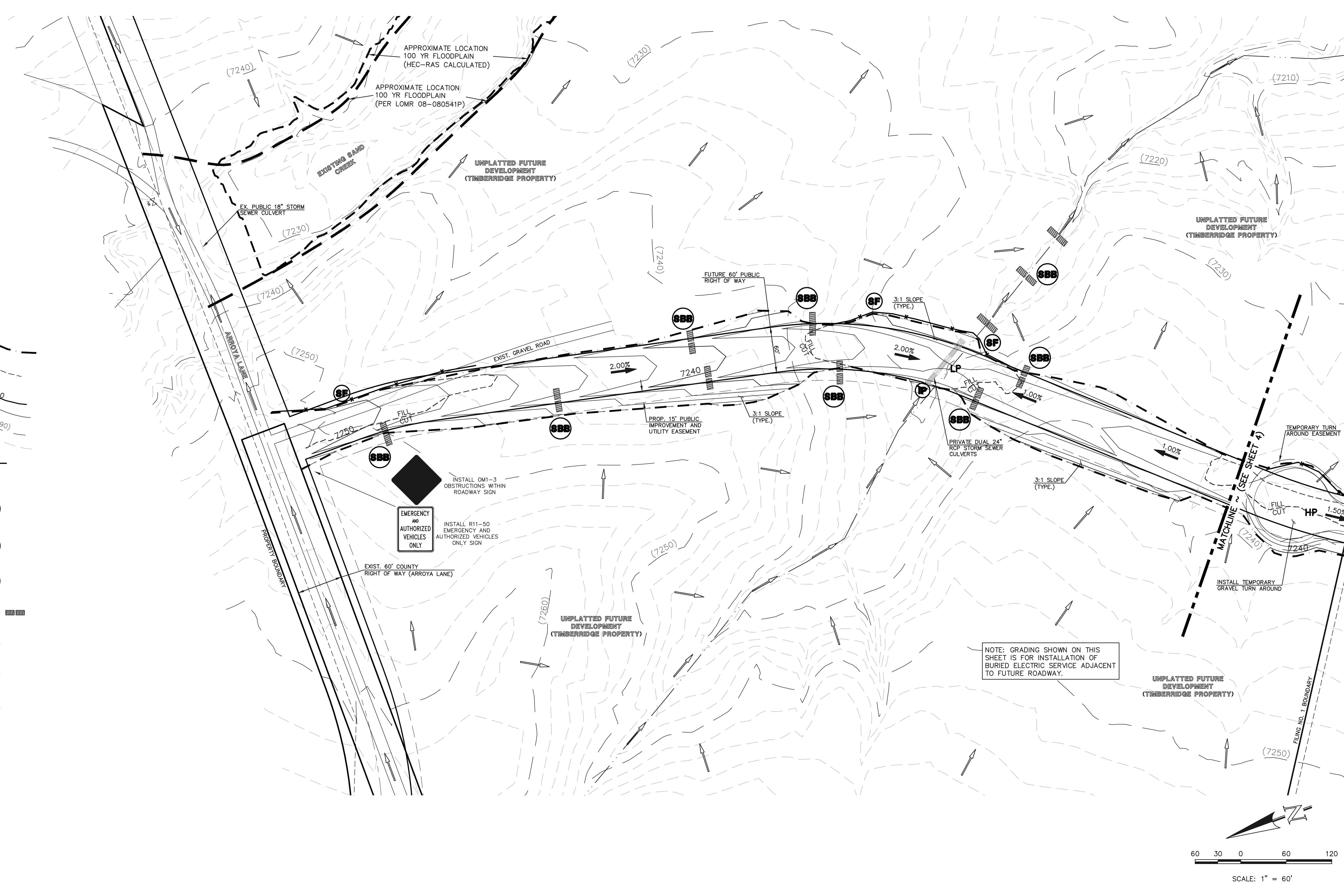
48 HOURS BEFORE YOU DIG, CALL UTILITY LOCATORS 811 UTILITY NOTIFICATION CENTER OF COLORADO IT'S THE LAW THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK. THE CONTRACTOR 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 1 REVISED PER COUNTY COMMENTS 2 REVISED PER COUNTY COMMENTS	DATE 06-10-19 01-21-20	REVIEW: PREPARED UNDER MY DIRECT SUPERVISION FOR AND ON BEHALF OF CLASSIC CONSULTING ENGINEERS AND SURVEYORS, LLC MARC A. WHORTON, COLORADO P.E. #37155	RETREAT AT TIMBERIDGE FILING NO. 1 CONSTRUCTION DRAWINGS STREET SECTIONS / EROSION CONTROL NOTES DESIGNED BY PRA SCALE DATE 04-05-19 DRAWN BY PRA (H) 1" = N/A SHEET 2 OF 35 CHECKED BY (V) 1" = N/A JOB NO. 1185.00
	DATE			

N:\18500\DRAWINGS\CONSTRUCTION\18500-05-01.dwg, 4/13/2020 9:35:12 AM, 1:1

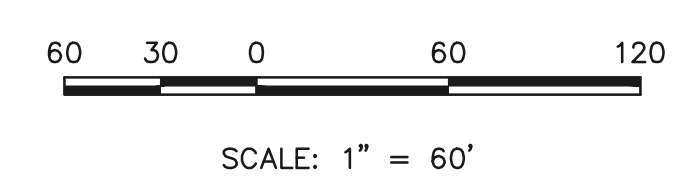
LEGEND

- 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
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- HIGH POINT
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- 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.



NOTE: GRADING SHOWN ON THIS SHEET IS FOR INSTALLATION OF BURIED ELECTRIC SERVICE ADJACENT TO FUTURE ROADWAY.



<p>48 HOURS BEFORE YOU DIG, CALL UTILITY LOCATORS 811 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> <tr> <td>2</td> <td>REVISED PER COUNTY COMMENTS</td> <td>1-21-20</td> </tr> <tr> <td> </td> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> <td> </td> </tr> </tbody> </table>	NO.	REVISION	DATE	1	REVISED PER COUNTY COMMENTS	08-13-19	2	REVISED PER COUNTY COMMENTS	1-21-20										<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 DATE</p>
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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 P.E. #37155 DATE


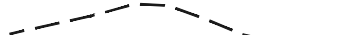

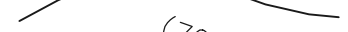









CLASSIC CONSULTINGSM





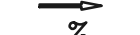

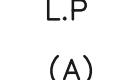
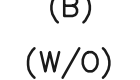
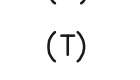





619 N. Cascade Avenue, Suite 200 (719) 785-0790
Colorado Springs, Colorado 80903 (719) 785-0799 (fax)


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

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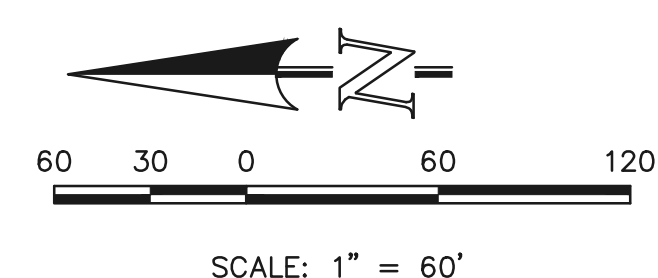
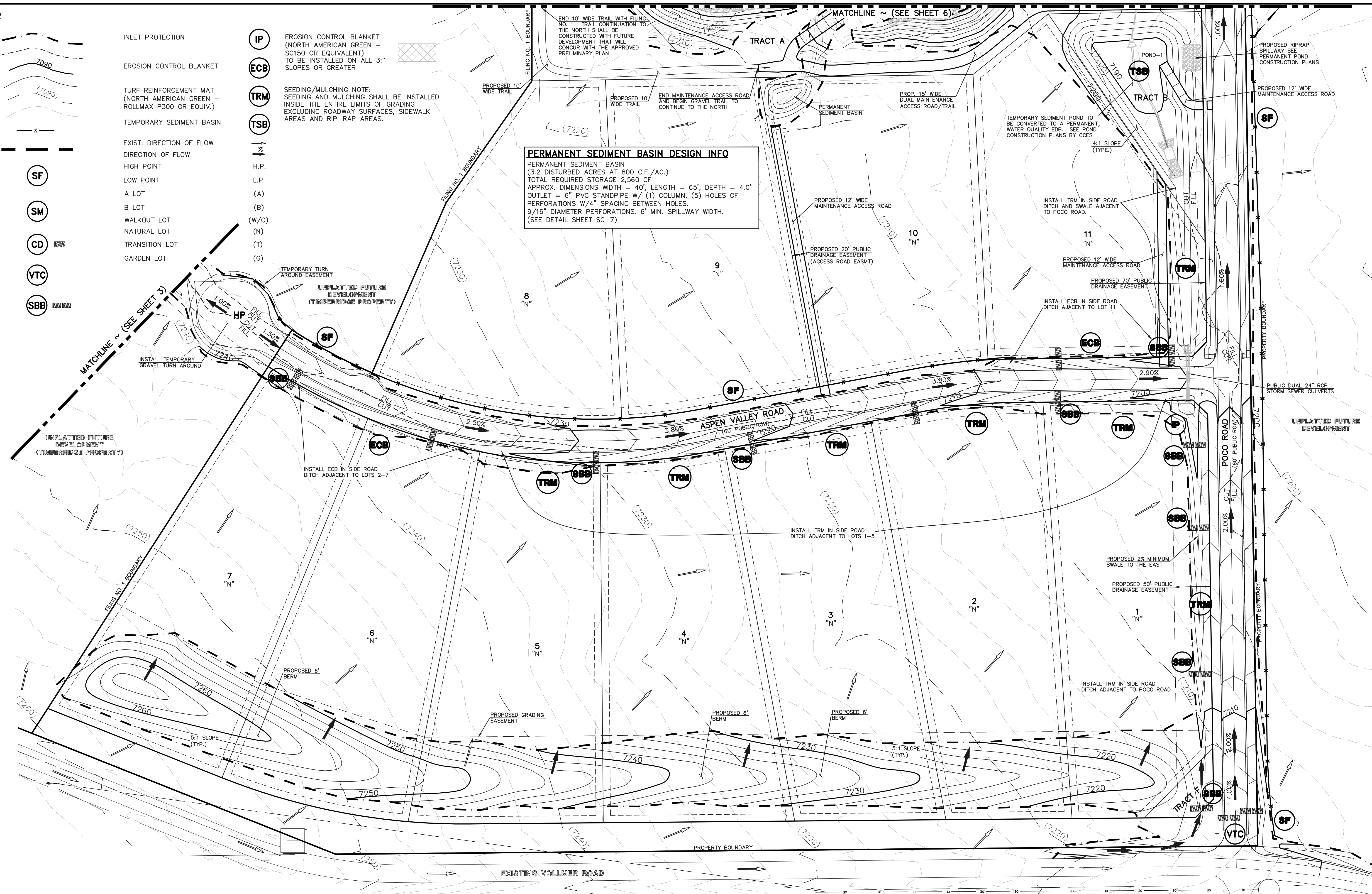
LEGEND

- 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 
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- A LOT 
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- NATURAL LOT 
- TRANSITION LOT 
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- 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.

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)



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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

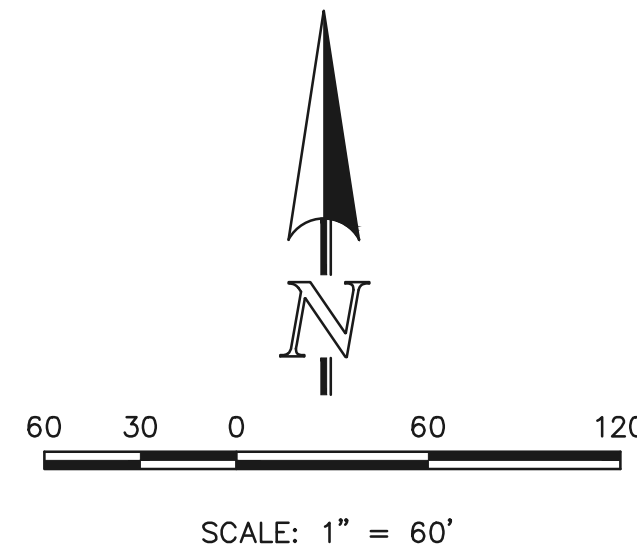


RETREAT AT TIMBERIDGE FILING NO. 1
 CONSTRUCTION PLANS
 GRADING & EROSION CONTROL PLAN

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



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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.

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 (A)
- B LOT (B)
- WALKOUT LOT (W/O)
- NATURAL LOT (N)
- TRANSITION LOT (T)
- GARDEN LOT (G)
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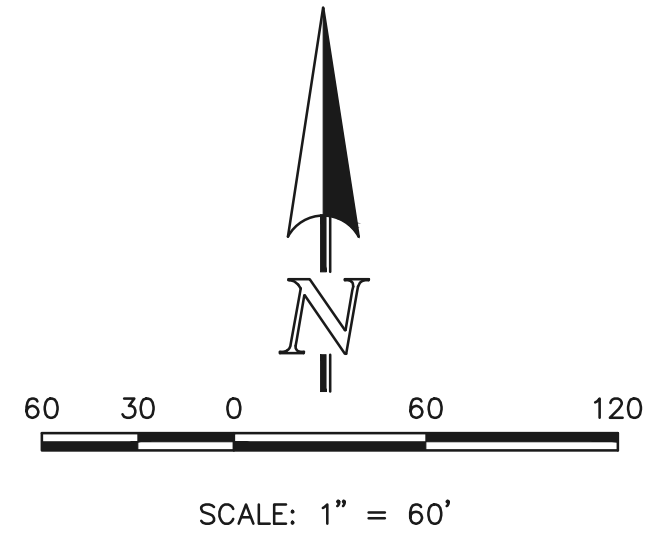


RETREAT AT TIMBERIDGE FILING NO. 1
CONSTRUCTION PLANS
 GRADING & EROSION CONTROL PLAN

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

add "entire" (typ.)
 Unresolved.

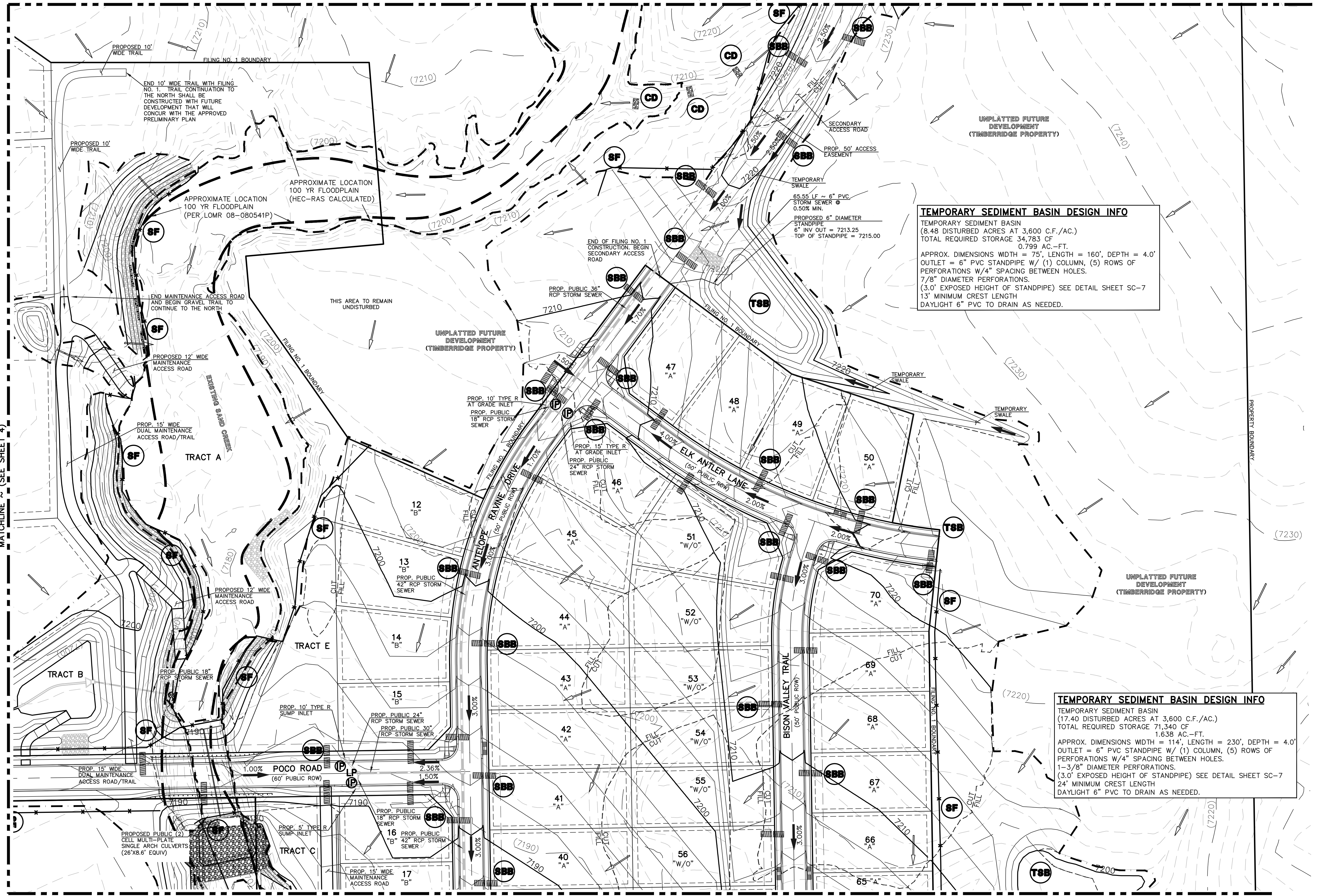
MATCHLINE ~ (SEE SHEET 7)



LEGEND

- LIMIT OF GRADING
- CUT/FILL LINE
- PROPOSED CONTOUR-10
- PROPOSED CONTOUR-2
- EXISTING CONTOUR-10
- EXISTING CONTOUR-2
- SILT FENCE
- FEMA FLOODPLAIN
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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
 0.793 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.

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.
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 24' MINIMUM CREST LENGTH
 DAYLIGHT 6" PVC TO DRAIN AS NEEDED.

MATCHLINE ~ (SEE SHEET 5)

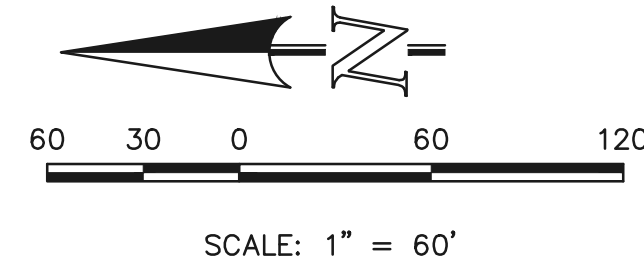
<p>48 HOURS BEFORE YOU DIG, CALL UTILITY LOCATORS 811 UTILITY NOTIFICATION CENTER OF COLORADO IT'S THE LAW</p> <p>THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK. THE 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>08-12-19</td> </tr> <tr> <td>2</td> <td>REVISED PER COUNTY COMMENTS</td> <td>1-21-20</td> </tr> </tbody> </table>	NO.	REVISION	DATE	1	REVISED PER COUNTY COMMENTS	08-12-19	2	REVISED PER COUNTY COMMENTS	1-21-20	<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 DATE</p>		<p>RETREAT AT TIMBERIDGE FILING NO. 1 CONSTRUCTION PLANS GRADING & 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" = 60'</td> <td>SHEET</td> <td>6 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" = 60'	SHEET	6 OF 35	CHECKED BY	(V) 1" = N/A	JOB NO.	1185.00	
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N:\PROJECTS\TIMBERIDGE\CONSTRUCTION\DWG\18500-05-05.dwg, 4/6/2020 10:06:31 AM, 1:1

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 LIMITS OF GRADING EXCLUDING ROADWAY SURFACES, SIDEWALK AREAS AND RIP-RAP AREAS.



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	2-21-20

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

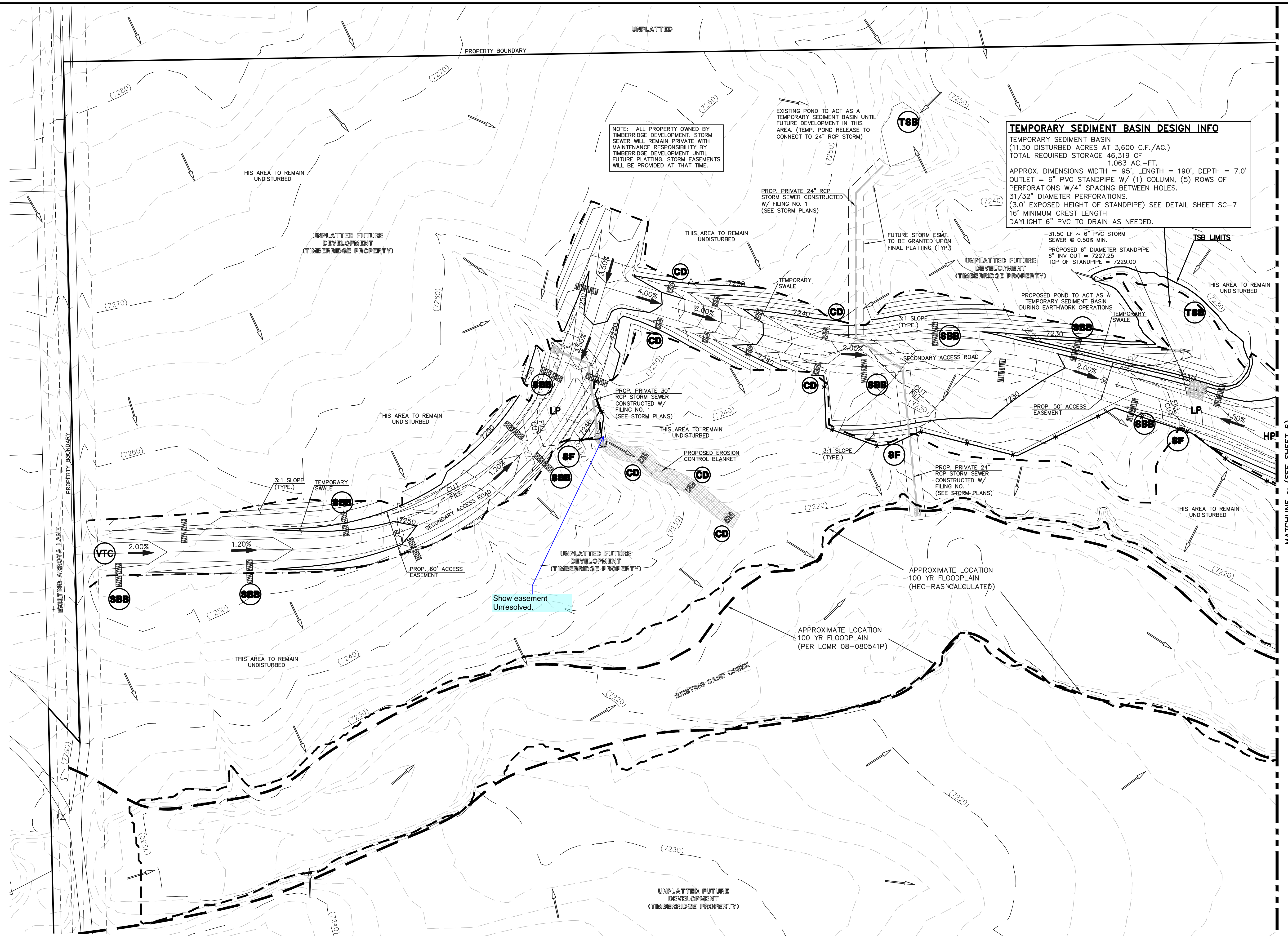
MARC. A. WHORTON, COLORADO P.E. #37155 DATE



618 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	7 OF 35
CHECKED BY	(V)	1" = N/A	JOB NO.	1185.00



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.

EXISTING POND TO ACT AS A TEMPORARY SEDIMENT BASIN UNTIL FUTURE DEVELOPMENT IN THIS AREA. (TEMP. POND RELEASE TO CONNECT TO 24" RCP STORM)

PROP. PRIVATE 24" RCP STORM SEWER CONSTRUCTED W/ FILING NO. 1 (SEE STORM PLANS)

FUTURE STORM ESMT. TO BE GRANTED UPON FINAL PLATTING (TYP.)

PROP. PRIVATE 30" RCP STORM SEWER CONSTRUCTED W/ FILING NO. 1 (SEE STORM PLANS)

PROPOSED EROSION CONTROL BLANKET

PROP. PRIVATE 24" RCP STORM SEWER CONSTRUCTED W/ FILING NO. 1 (SEE STORM PLANS)

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.

31.50 LF ~ 6" PVC STORM SEWER @ 0.50% MIN.
PROPOSED 6" DIAMETER STANDPIPE 6" INV OUT = 7227.25
TOP OF STANDPIPE = 7229.00

PROPOSED POND TO ACT AS A TEMPORARY SEDIMENT BASIN DURING EARTHWORK OPERATIONS

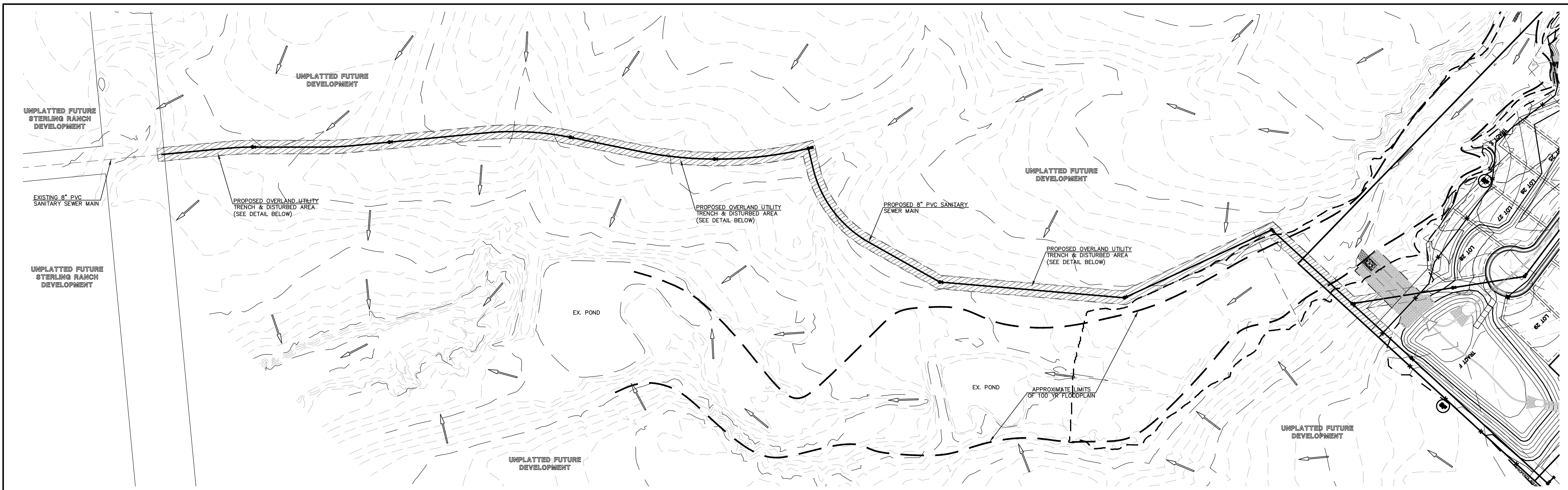
3:1 SLOPE (TYPE.)

3:1 SLOPE (TYPE.)

APPROXIMATE LOCATION 100 YR FLOODPLAIN (HEC-RAS CALCULATED)

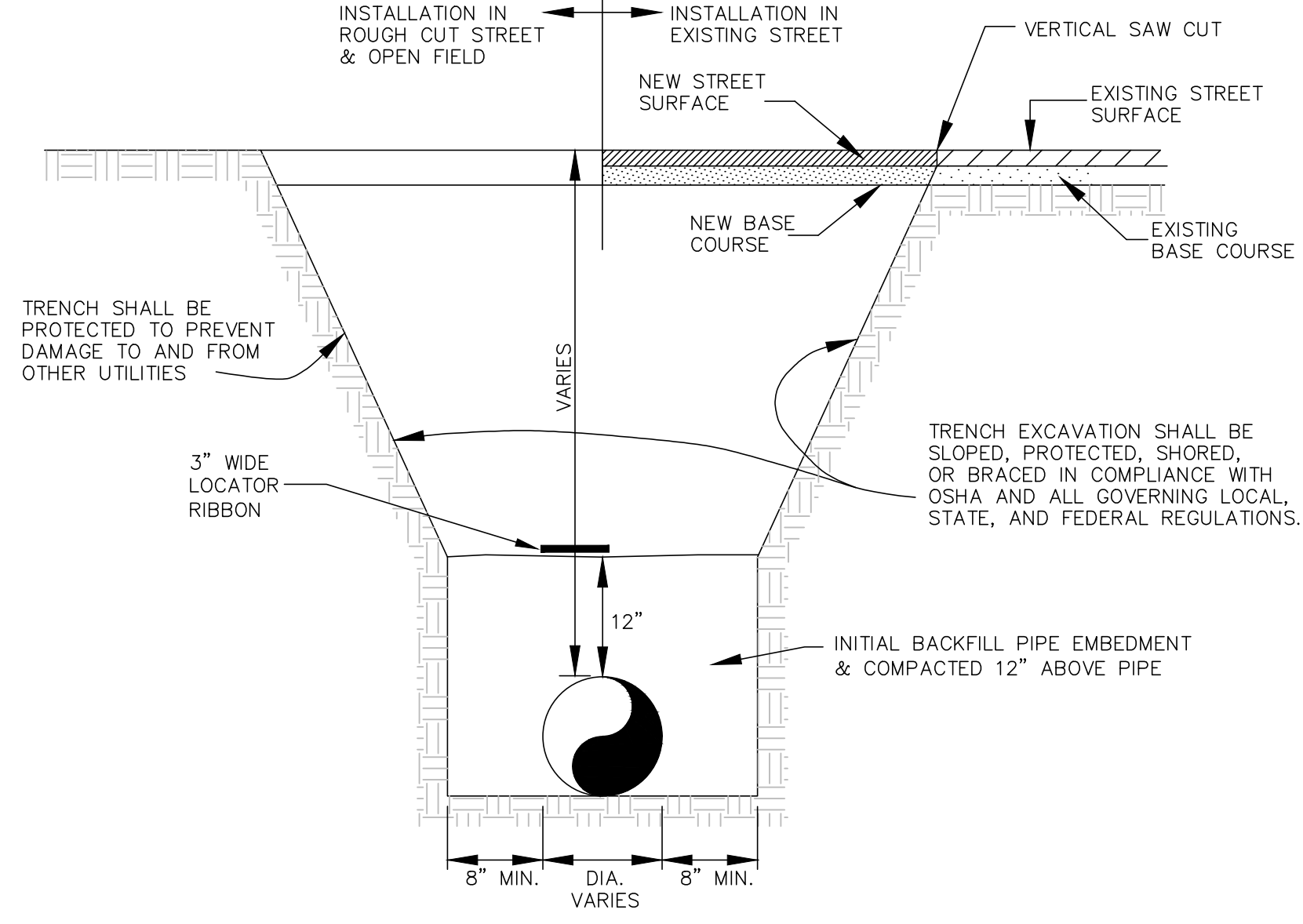
APPROXIMATE LOCATION 100 YR FLOODPLAIN (PER LOMR 08-080541P)

MATCHLINE ~ (SEE SHEET 6)



LEGEND

- LIMIT OF GRADING
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- PROPOSED CONTOUR-2
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- SILT FENCE
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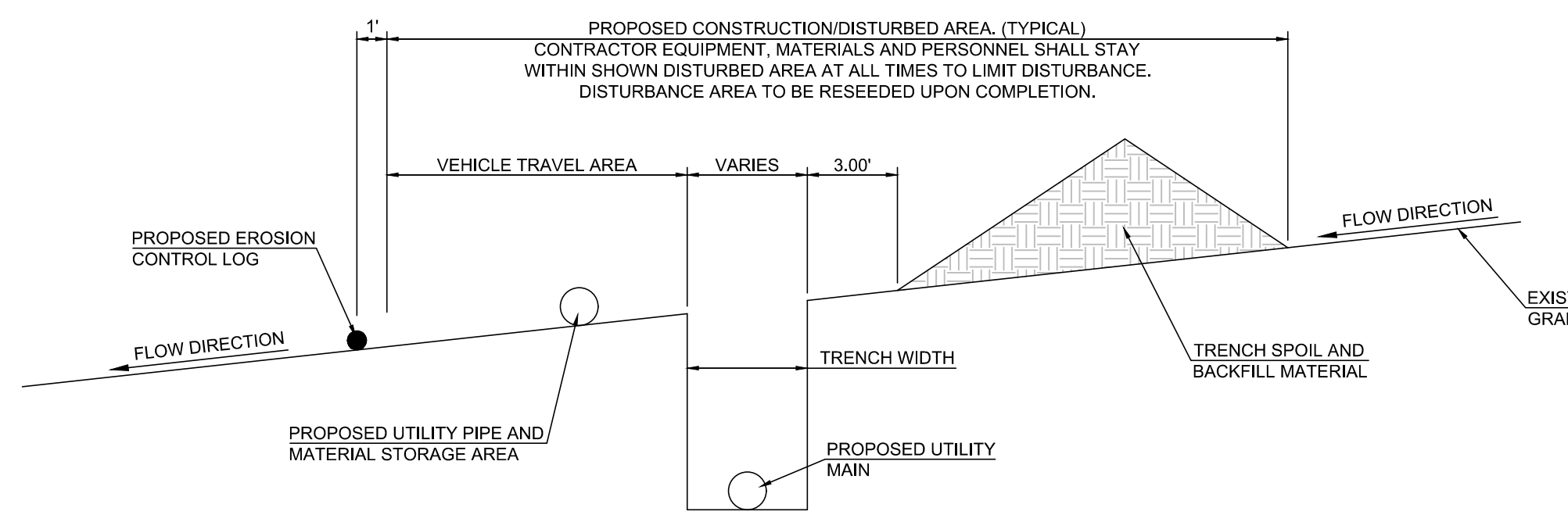


BOTTOM OF TRENCH WIDTH	
PIPE DIAMETER	MINIMUM WIDTH
6"	24"
12"	30"

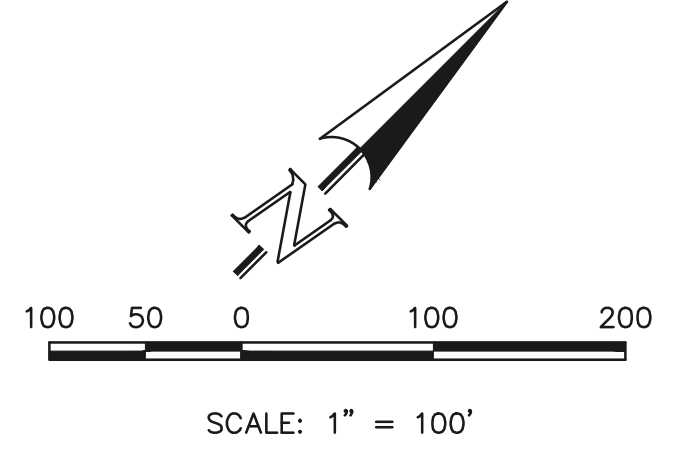
AN OVER EXCAVATED TRENCH SHALL BE FILLED AND THOROUGHLY COMPACTED

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



<p>48 HOURS BEFORE YOU DIG, CALL UTILITY LOCATORS</p> <p>811</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>1 REVISED PER COUNTY COMMENTS</p>	<p>DATE</p> <p>08-13-19</p>
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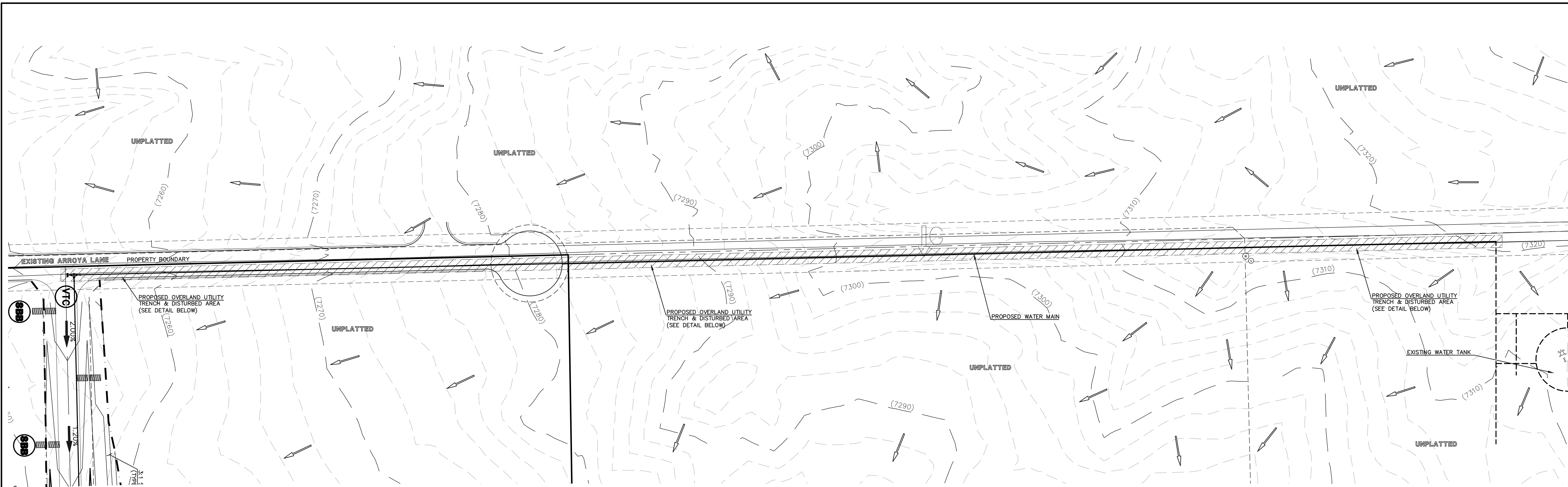
MARC. A. WHORTON, COLORADO P.E. #37155 DATE

619 N. Cascade Avenue, Suite 200
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(719) 785-0790
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<p>RETREAT AT TIMBERRIDGE FILING NO. 1 CONSTRUCTION PLANS GRADING & EROSION CONTROL PLAN</p>			
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

N:\118500\DRAWINGS\CONSTRUCTION\08-118500-05-07 SAN SEW TRENCH.dwg, 4/6/2020, 10:47:54 AM, 1:1

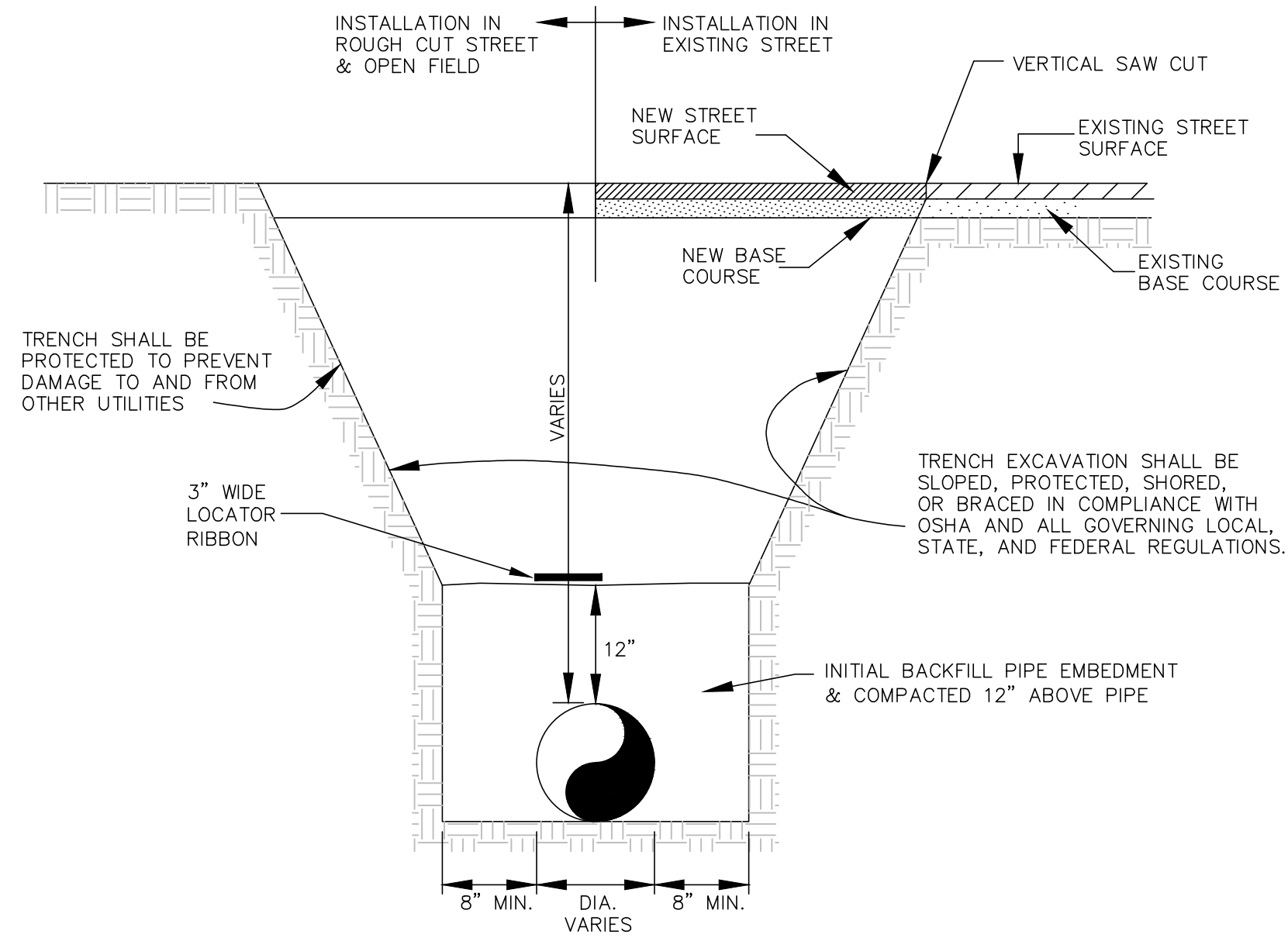


LEGEND

- LIMIT OF GRADING
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- PROPOSED CONTOUR-2
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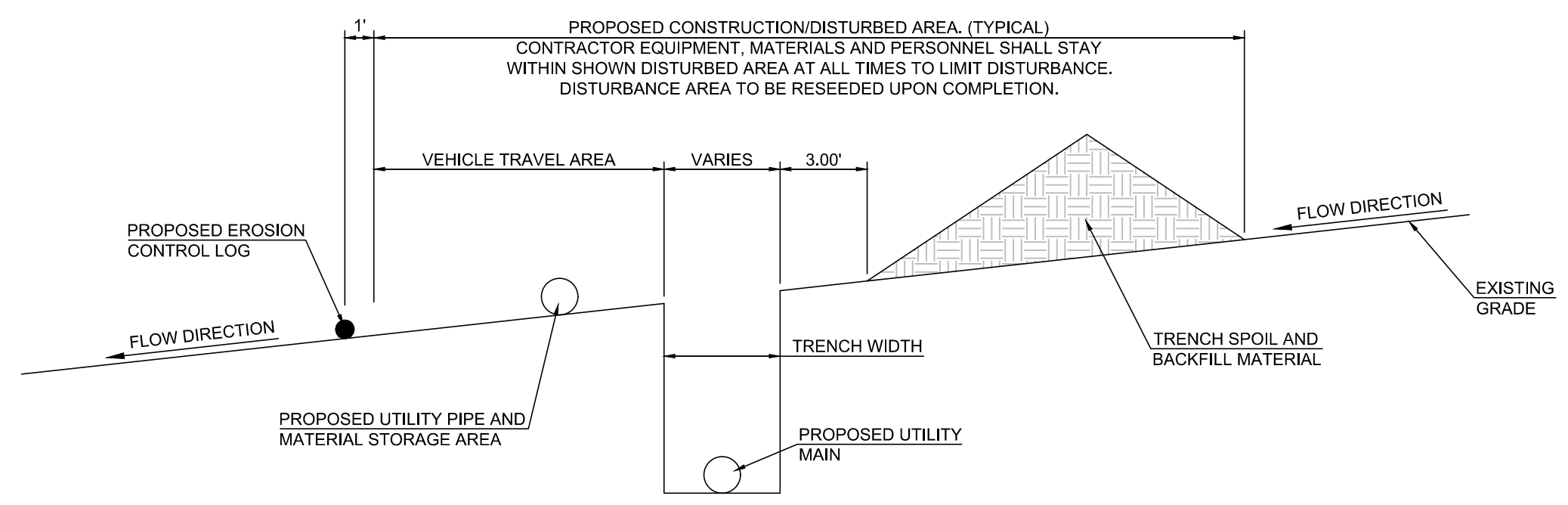
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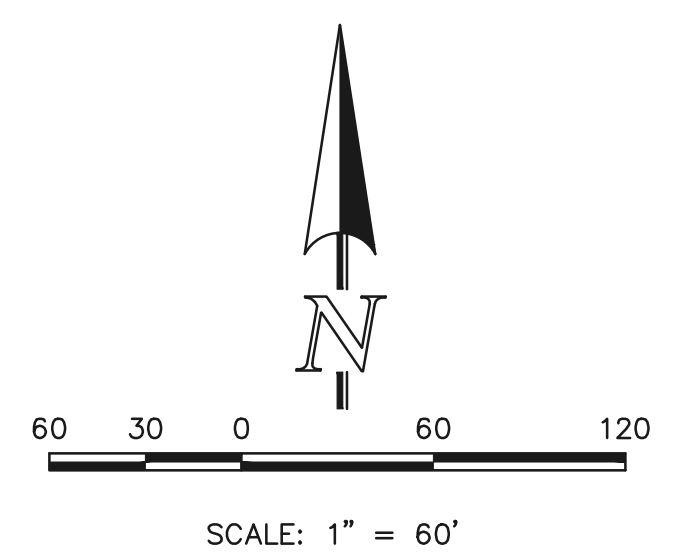
BOTTOM OF TRENCH WIDTH	
PIPE DIAMETER	MINIMUM WIDTH
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TYPICAL OVERLAND UTILITY TRENCH & DISTURBED AREA DETAIL



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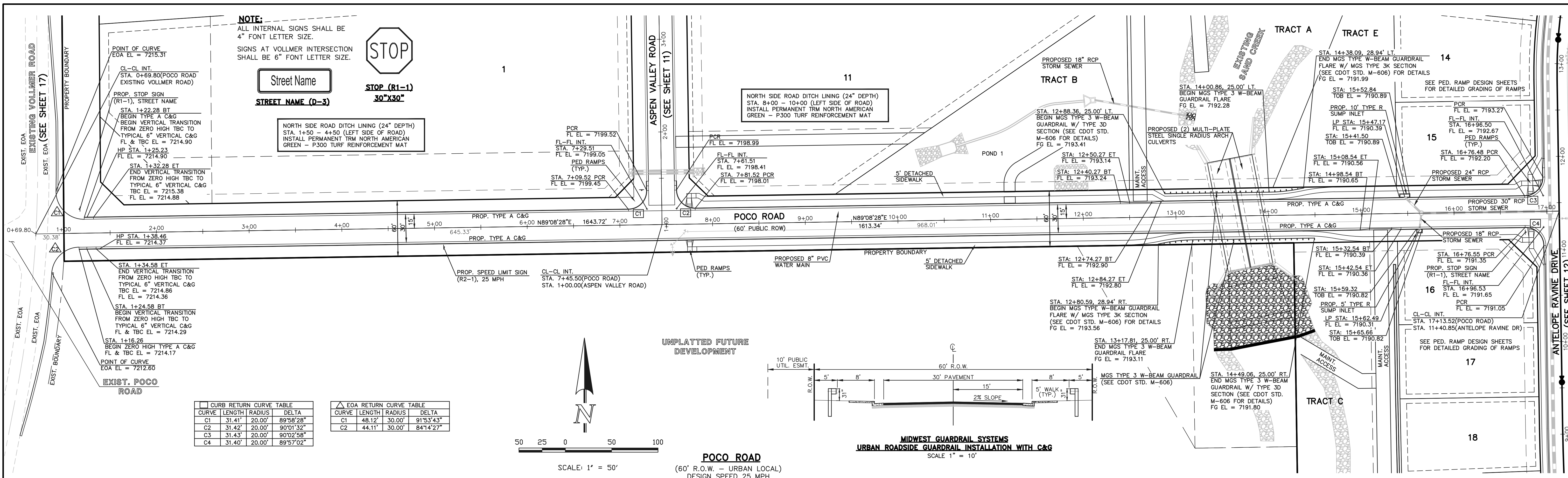
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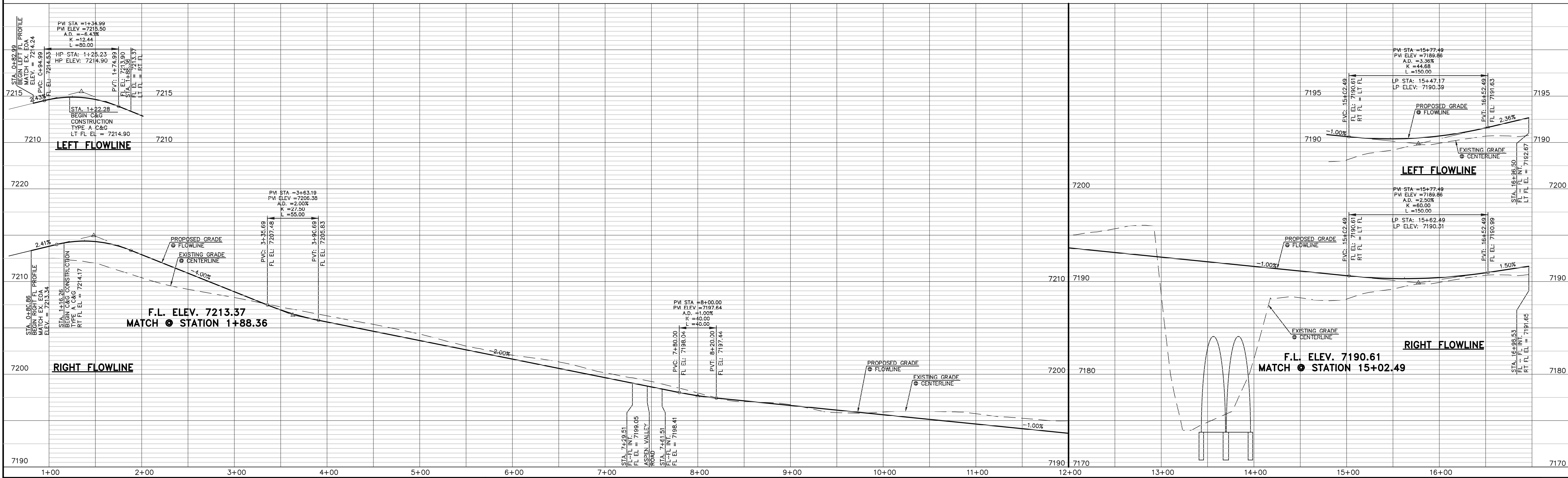
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DESIGNED BY	PRA	SCALE	DATE 04-05-19
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CHECKED BY		(V) 1" = N/A	JOB NO. 1185.00

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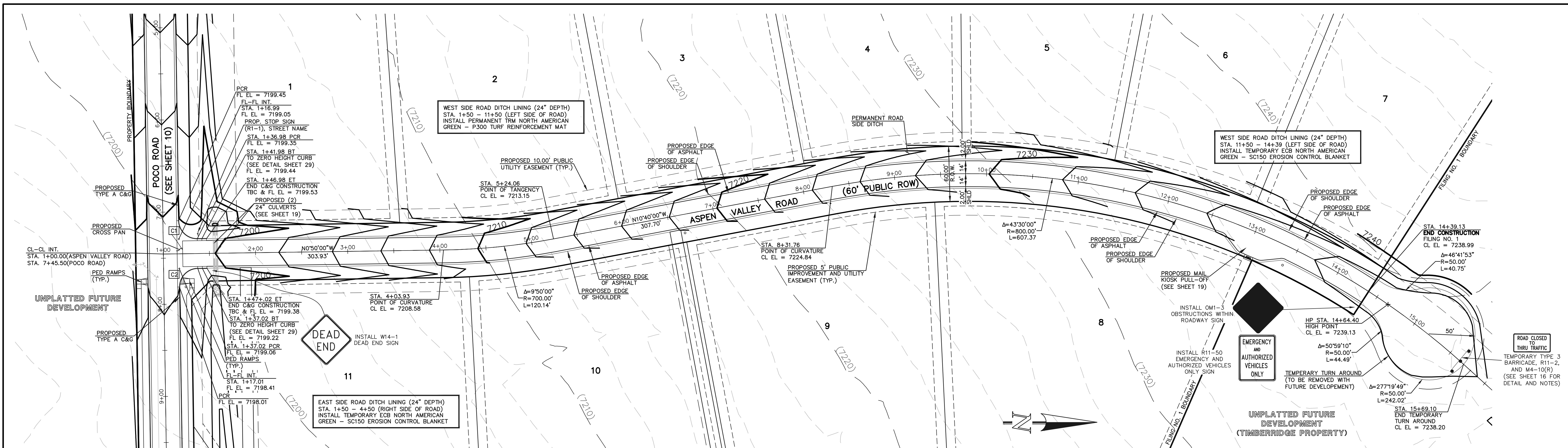
MARC A. WHORTON, COLORADO P.E. #37155 DATE



RETREAT AT TIMBERIDGE FILING NO. 1
CONSTRUCTION PLANS
STREET IMPROVEMENT PLANS
POCO ROAD

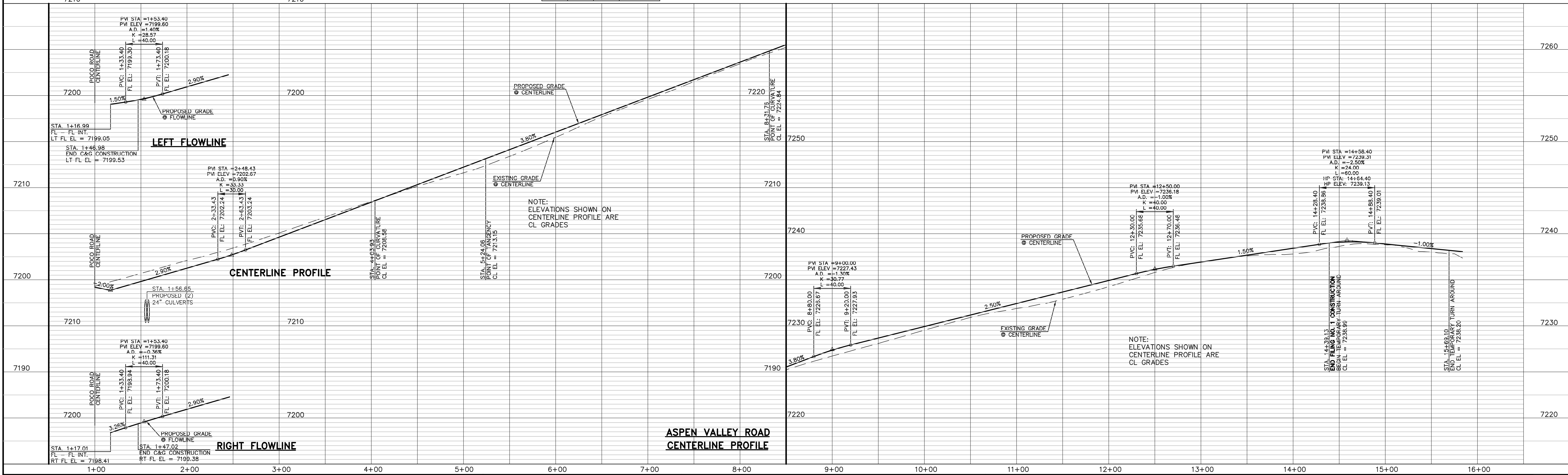
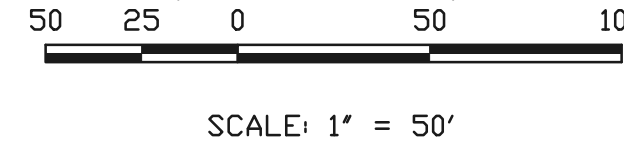
DESIGNED BY	MAW	SCALE	DATE	04-05-19
DRAWN BY	ESO	(H) 1" = 50'	SHEET	10 OF 35
CHECKED BY	(V) 1" = 5'	JOB NO.	1185.00	

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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



UNPLATED FUTURE DEVELOPMENT
 (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.)
 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 / SHOULDER

PERMANENT ROAD SIDE DITCH

PROPOSED MAIL KIOSK PULL-OFF (SEE SHEET 19)

INSTALL OM-1-3 OBSTRUCTIONS WITHIN ROADWAY SIGN

INSTALL R11-50 EMERGENCY AND AUTHORIZED VEHICLES ONLY SIGN

UNPLATED FUTURE DEVELOPMENT (TIMBERIDGE PROPERTY)

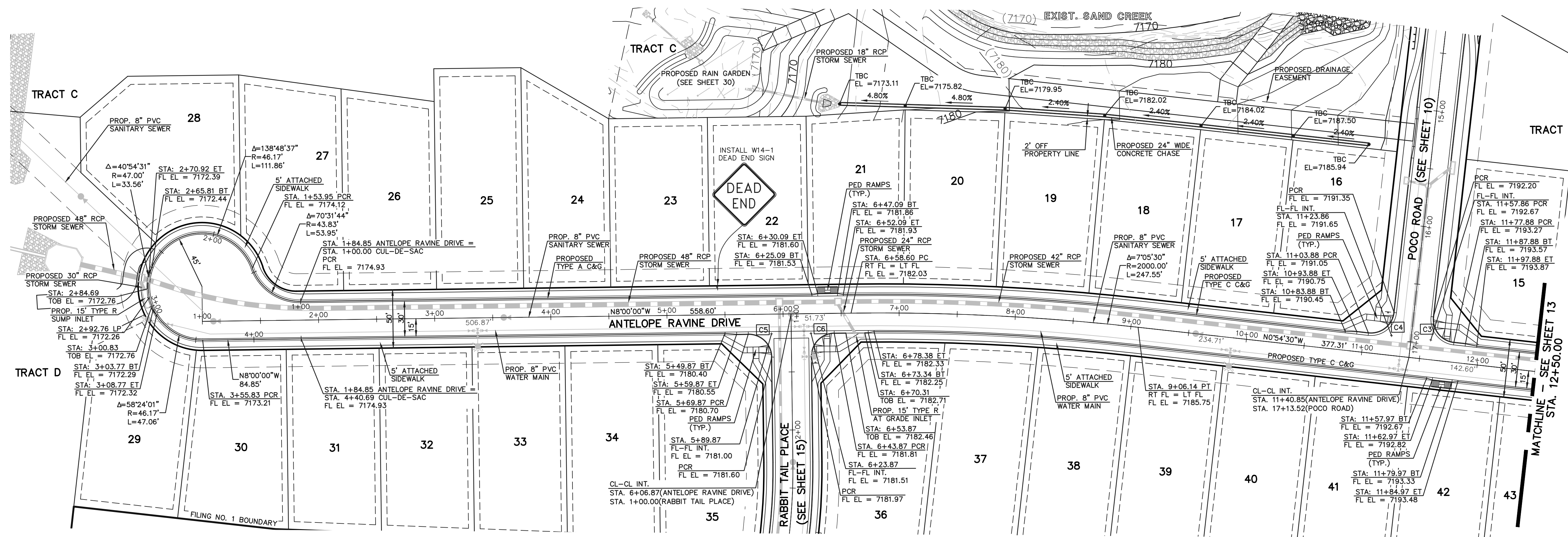
ROAD CLOSED TO THRU TRAFFIC
 TEMPORARY TYPE 3 BARRICADE, R11-2, AND M4-10(R)
 (SEE SHEET 16 FOR DETAIL AND NOTES)

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CLASSIC CONSULTING

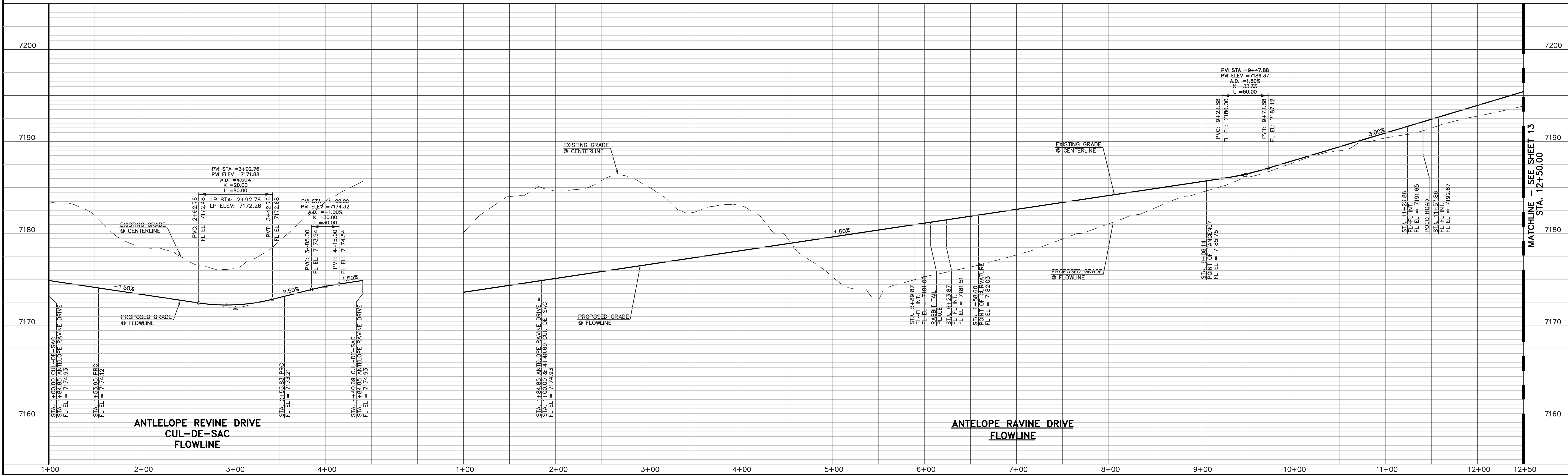
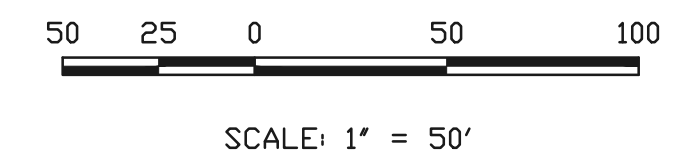
618 N. Cascade Avenue, Suite 200
 Colorado Springs, Colorado 80903
 (719) 785-0790
 (719) 785-0799 (Fax)

N:\118500\DRAWINGS\CONSTRUCTION\11-118500-5-02.dwg, 4/20/2020 3:25:26 PM, 1/1



CURVE	LENGTH	RADIUS	DELTA
C3	31.43'	20.00'	90°02'58"
C4	31.40'	20.00'	89°57'02"
C5	31.42'	20.00'	90°00'00"
C6	31.42'	20.00'	90°00'00"

ANTELOPE RAVINE DRIVE
 (50' R.O.W. - URBAN LOCAL)
 DESIGN SPEED 25 MPH



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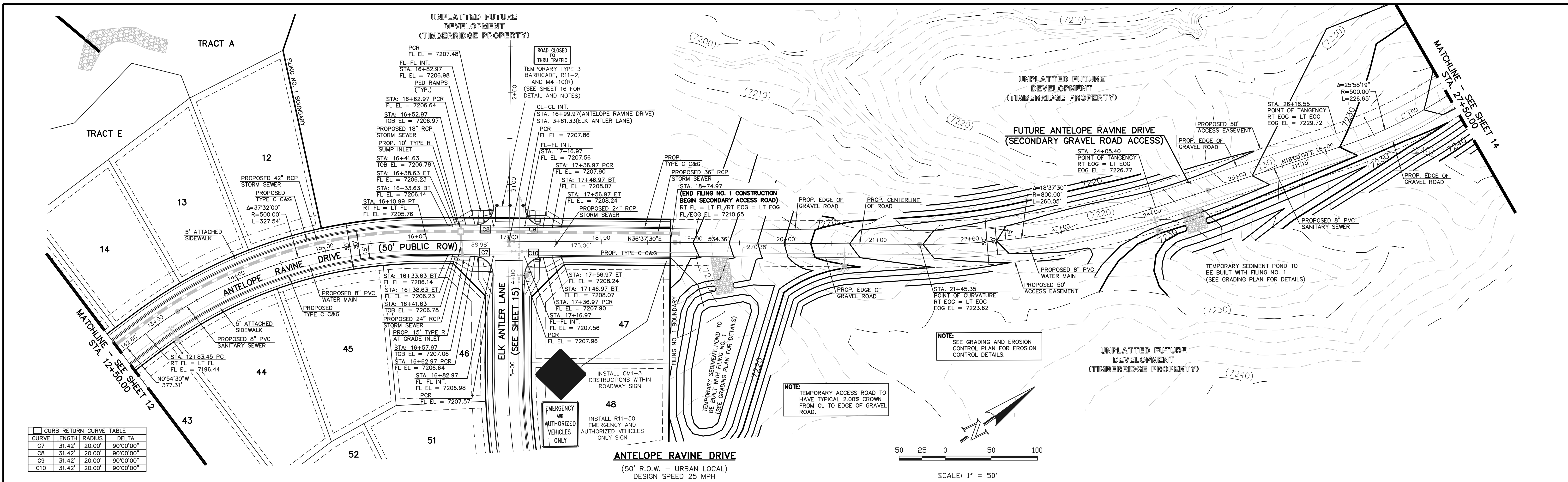
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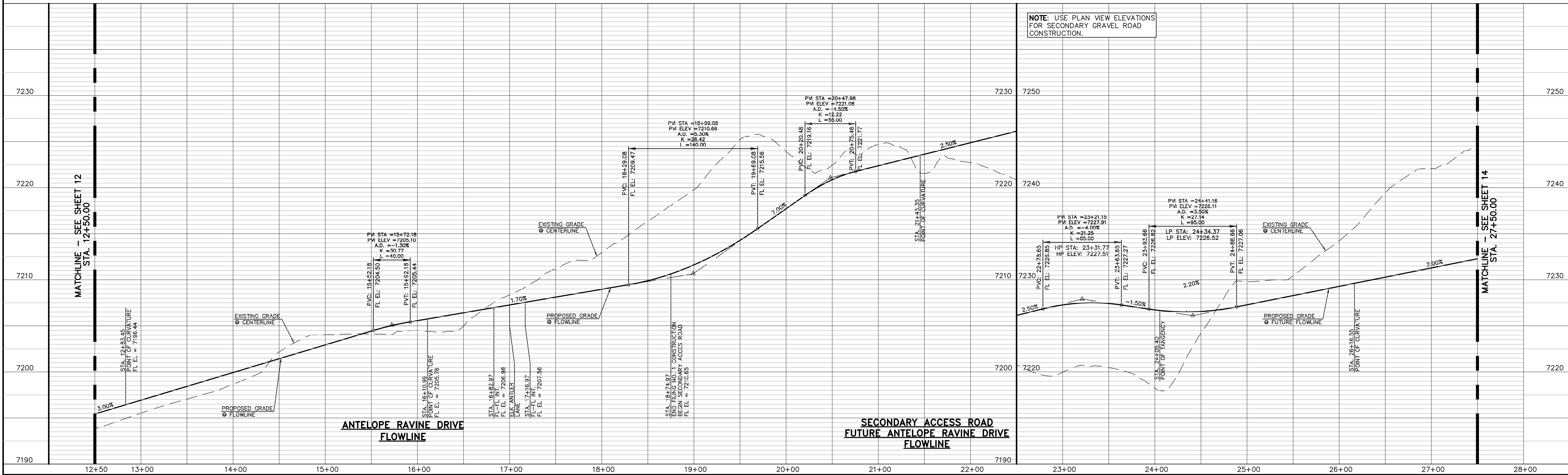
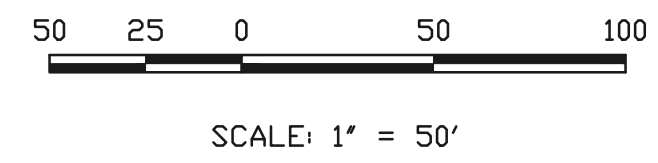
RETREAT AT TIMBERIDGE FILING NO. 1
 CONSTRUCTION PLANS
 STREET IMPROVEMENT PLANS
 ANTELOPE RAVINE DRIVE & CUL-DE-SAC

DESIGNED BY MAW SCALE DATE 04-05-19
 DRAWN BY ESO (H) 1" = 50' SHEET 12 OF 35
 CHECKED BY (V) 1" = 5' JOB NO. 1185.00

N:\118500\DRAWINGS\CONSTRUCTION\12-118500-5-02.dwg, 4/13/2020 10:39:14 AM, 1:1



CURVE	LENGTH	RADIUS	DELTA
C7	31.42'	20.00'	90°00'00"
C8	31.42'	20.00'	90°00'00"
C9	31.42'	20.00'	90°00'00"
C10	31.42'	20.00'	90°00'00"



NOTE: USE PLAN VIEW ELEVATIONS FOR SECONDARY GRAVEL ROAD CONSTRUCTION.

MATCHLINE - SEE SHEET 12
STA. 12+50.00

ANTELOPE RAVINE DRIVE
FLOWLINE

MATCHLINE - SEE SHEET 14
STA. 27+50.00

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	3-13-20

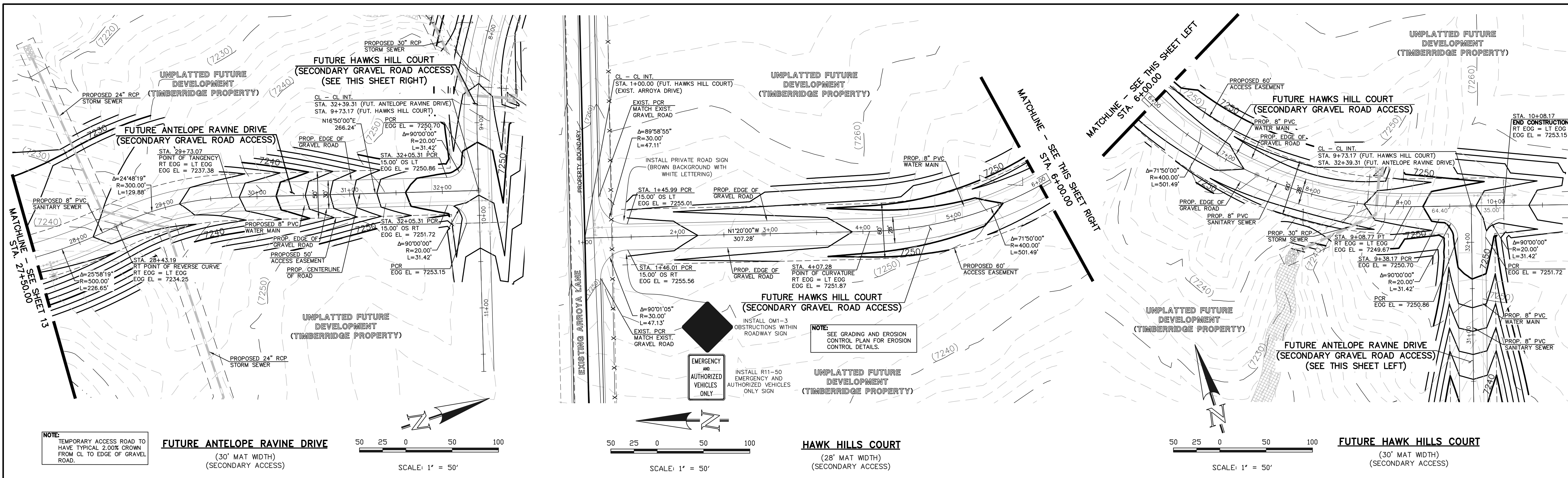
REVIEW: PREPARED UNDER MY DIRECT SUPERVISION FOR AND ON BEHALF OF CLASSIC CONSULTING ENGINEERS AND SURVEYORS, LLC

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



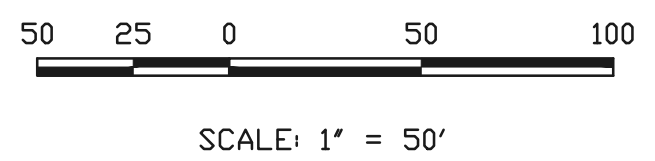
RETREAT AT TIMBERIDGE FILING NO. 1
CONSTRUCTION PLANS
STREET IMPROVEMENT PLANS
ANTELOPE RAVINE DRIVE

DESIGNED BY	MAW	SCALE	DATE	04-05-19
DRAWN BY	ESO	(H) 1" = 50'	SHEET	13 OF 35
CHECKED BY	(V) 1" = 5'	JOB NO.	1185.00	

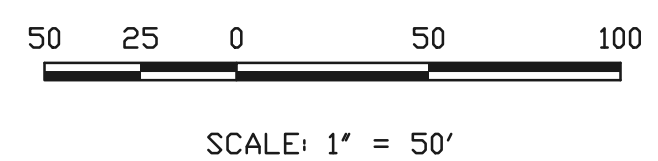


NOTE: TEMPORARY ACCESS ROAD TO HAVE TYPICAL 2.00% CROWN FROM CL TO EDGE OF GRAVEL ROAD.

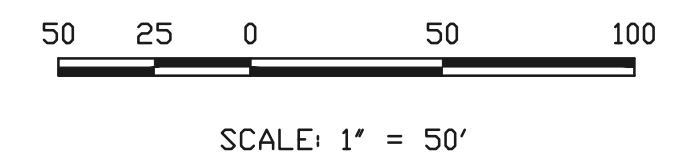
FUTURE ANTELOPE RAVINE DRIVE
(30' MAT WIDTH)
(SECONDARY ACCESS)



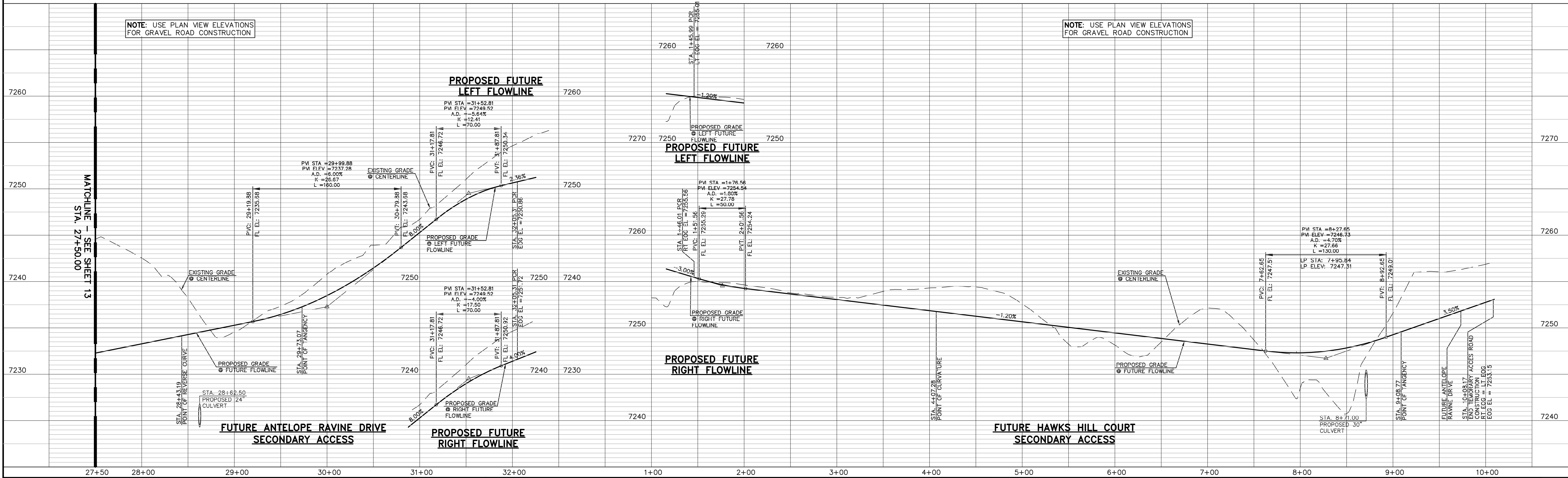
HAWK HILLS COURT
(28' MAT WIDTH)
(SECONDARY ACCESS)



FUTURE HAWKS HILL COURT
(30' MAT WIDTH)
(SECONDARY ACCESS)



FUTURE HAWKS HILL COURT
(30' MAT WIDTH)
(SECONDARY ACCESS)



NOTE: USE PLAN VIEW ELEVATIONS FOR GRAVEL ROAD CONSTRUCTION

NOTE: USE PLAN VIEW ELEVATIONS FOR GRAVEL ROAD CONSTRUCTION

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

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



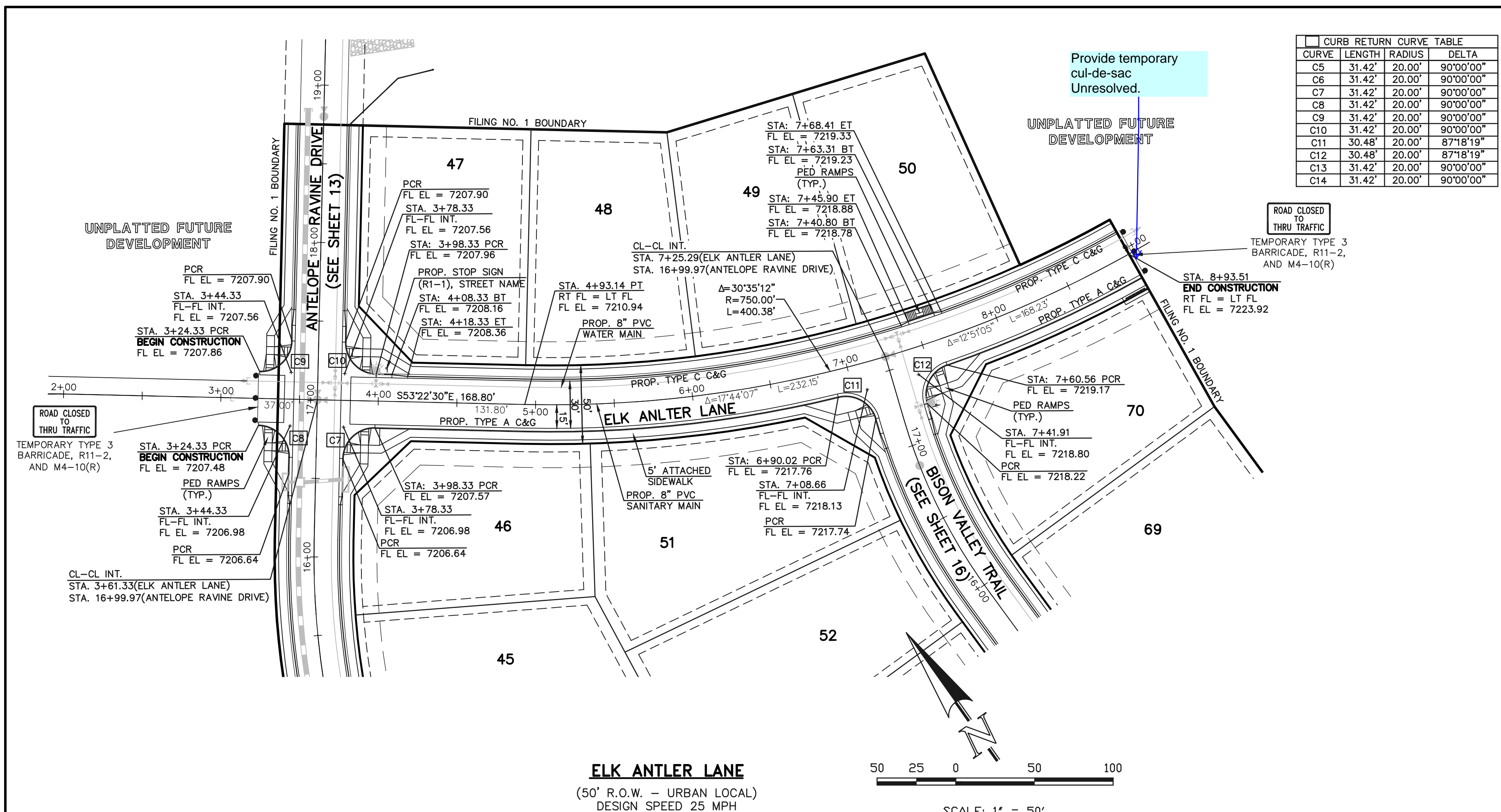
RETREAT AT TIMBERIDGE FILING NO. 1
CONSTRUCTION PLANS
STREET IMPROVEMENT PLANS
ANTELOPE RAVINE DR. & HAWK HILL CT.

DESIGNED BY MAW SCALE DATE 04-05-19
DRAWN BY ESO (H) 1" = 50' SHEET 14 OF 35
CHECKED BY (V) 1" = 5' JOB NO. 1185.00

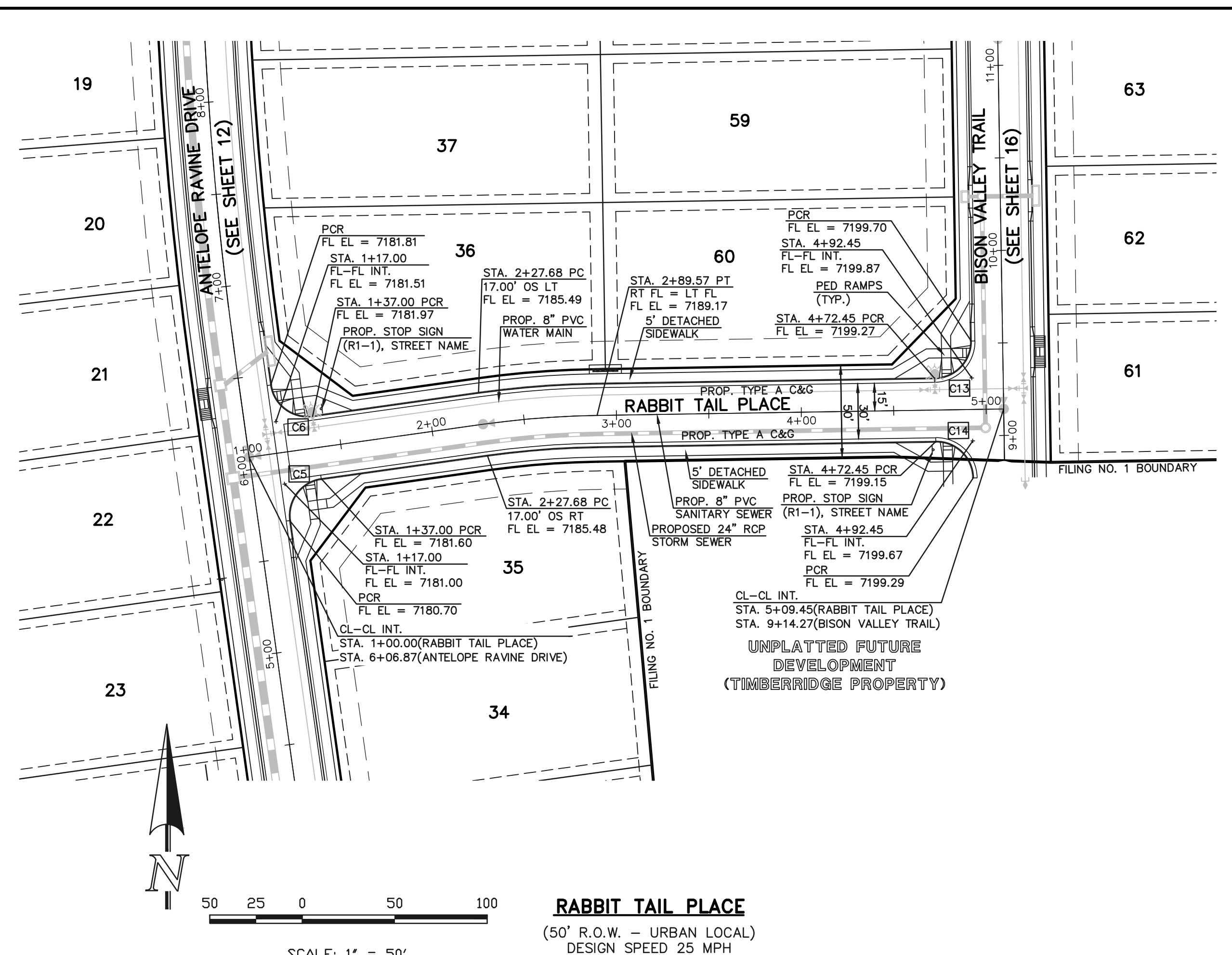
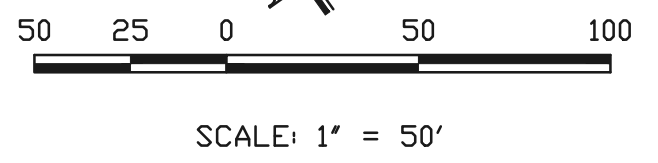
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CURVE	LENGTH	RADIUS	DELTA
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C6	31.42'	20.00'	90°00'00"
C7	31.42'	20.00'	90°00'00"
C8	31.42'	20.00'	90°00'00"
C9	31.42'	20.00'	90°00'00"
C10	31.42'	20.00'	90°00'00"
C11	30.48'	20.00'	87°18'19"
C12	30.48'	20.00'	87°18'19"
C13	31.42'	20.00'	90°00'00"
C14	31.42'	20.00'	90°00'00"

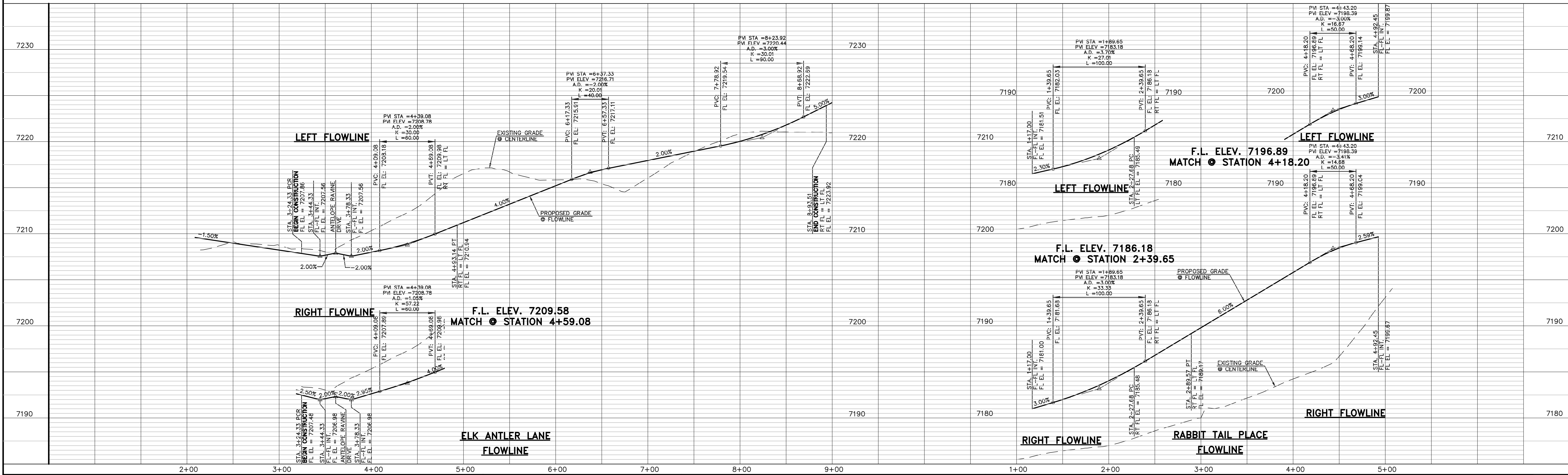
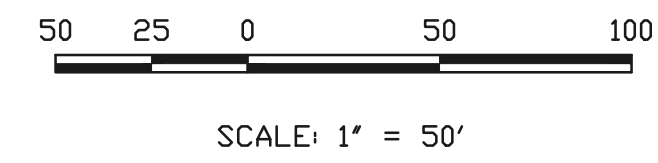
ROAD CLOSED TO THRU TRAFFIC
TEMPORARY TYPE 3 BARRICADE, R11-2, AND M4-10(R)



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



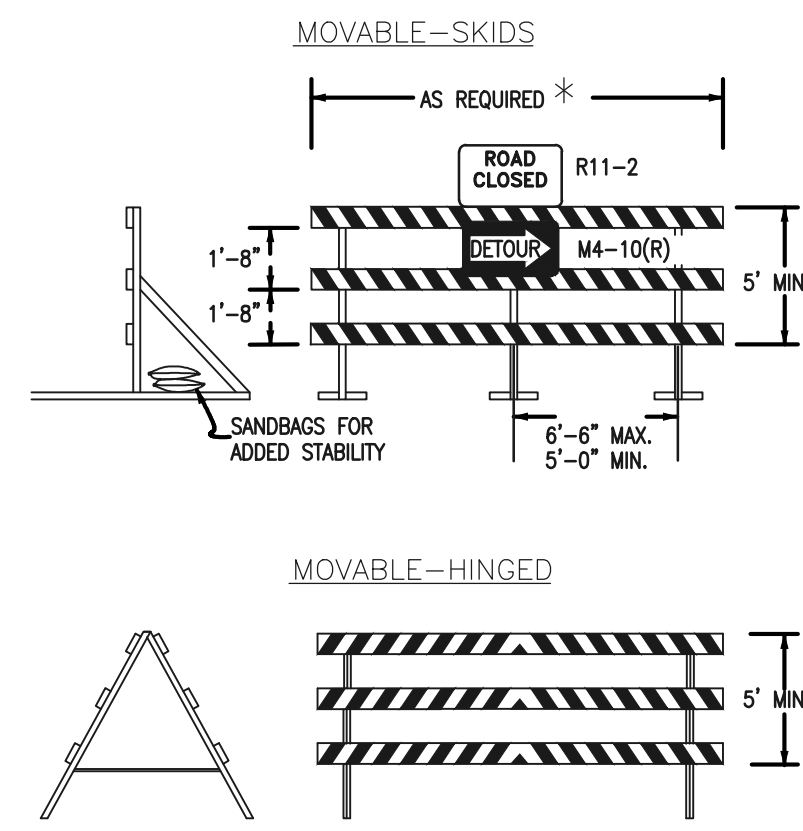
<p>48 HOURS BEFORE YOU DIG, CALL UTILITY LOCATORS 811 UTILITY NOTIFICATION CENTER OF COLORADO IT'S THE LAW</p> <p>THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK. THE 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: 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 DATE</p>		<p>RETREAT AT TIMBERIDGE FILING NO. 1 CONSTRUCTION PLANS STREET IMPROVEMENT PLANS ELK ANTLER LANE & RABBIT TAIL PLACE</p> <table border="1" style="width:100%; border-collapse: collapse;"> <tr> <td>DESIGNED BY</td> <td>MAW</td> <td>SCALE</td> <td>DATE</td> </tr> <tr> <td>DRAWN BY</td> <td>ESO</td> <td>(H) 1" = 50'</td> <td>04-05-19</td> </tr> <tr> <td>CHECKED BY</td> <td>(V) 1" = 5'</td> <td>SHEET 15 OF 35</td> <td>JOB NO. 1185.00</td> </tr> </table>	DESIGNED BY	MAW	SCALE	DATE	DRAWN BY	ESO	(H) 1" = 50'	04-05-19	CHECKED BY	(V) 1" = 5'	SHEET 15 OF 35	JOB NO. 1185.00
NO.	REVISION	DATE																				
1	REVISED PER COUNTY COMMENTS	08-13-19																				
DESIGNED BY	MAW	SCALE	DATE																			
DRAWN BY	ESO	(H) 1" = 50'	04-05-19																			
CHECKED BY	(V) 1" = 5'	SHEET 15 OF 35	JOB NO. 1185.00																			

N:\118500\DRAWINGS\CONSTRUCTION\15-118500-5-06.dwg, 4/17/2020 10:59:30 AM, 1:1

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 BORROW PIT AND/OR SHOULDER AS REQUIRED.



TYPICAL TYPE 3 BARRICADES

STOP (R1-1) 30"x30"

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

SPEED LIMIT 25 (R2-1) 24"x30"

NO OUTLET → (W14-2aR & W14-2aL)

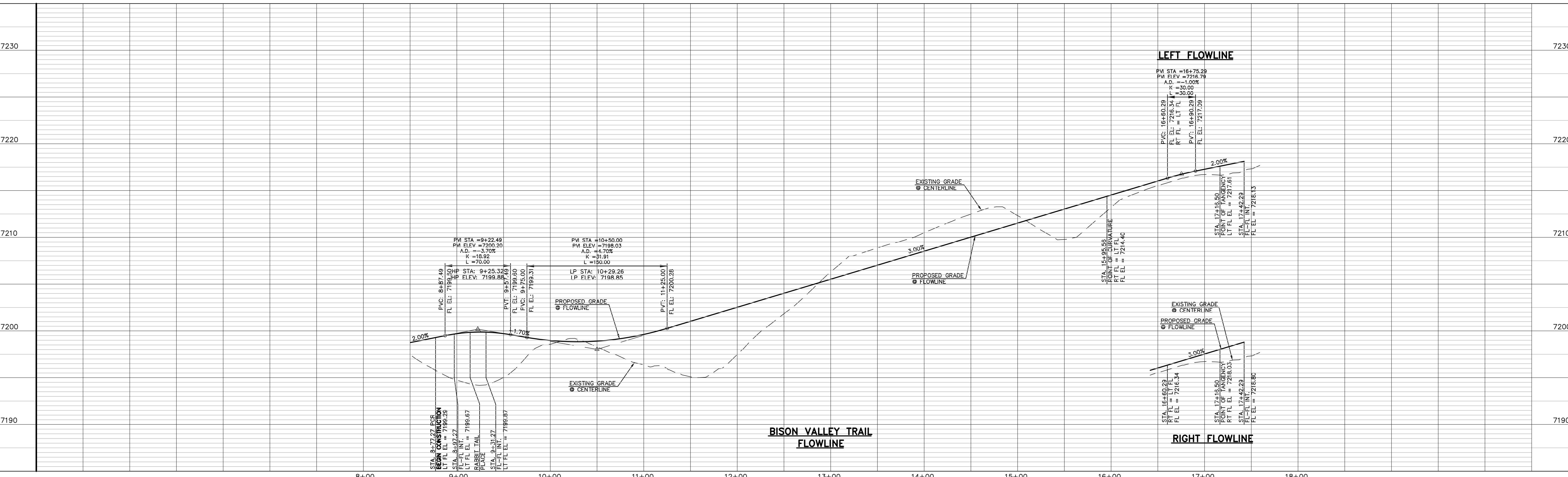
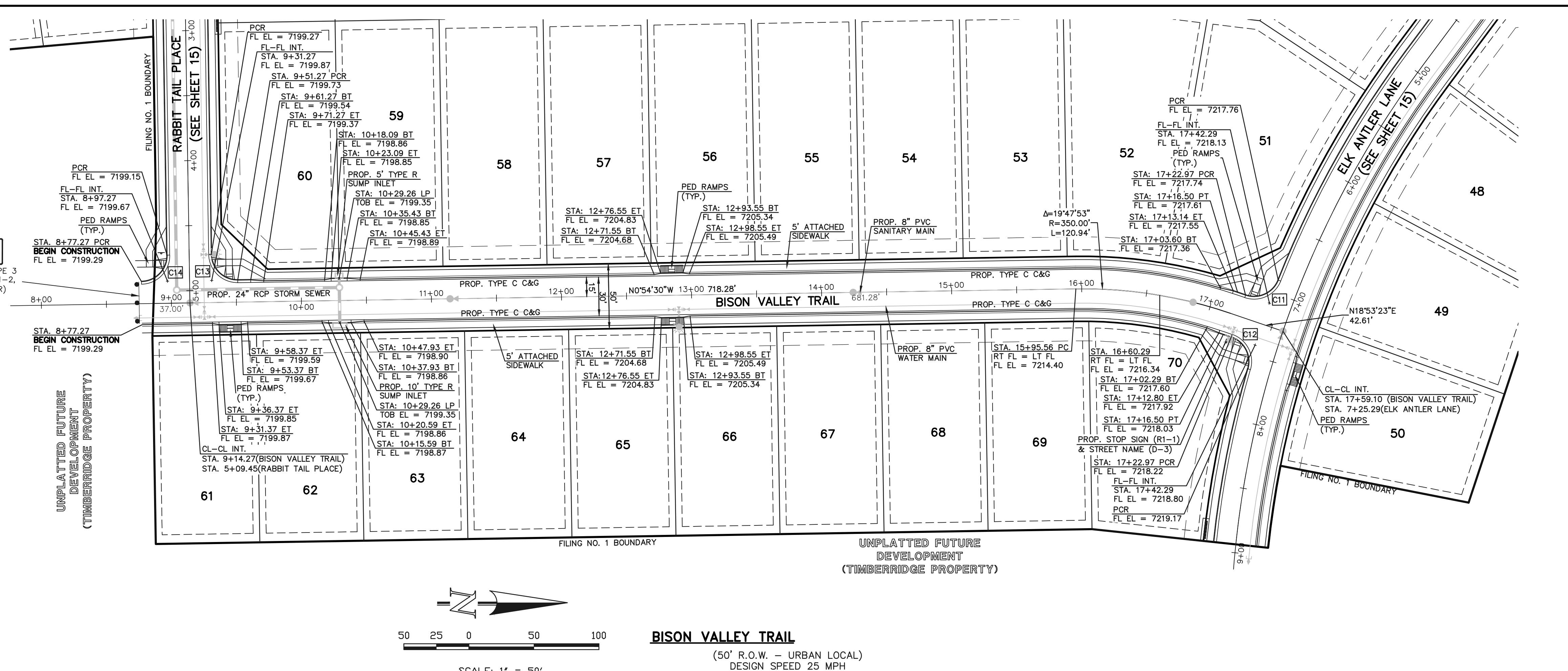
EMERGENCY AND AUTHORIZED VEHICLES ONLY (R11-50)

INSTALL R11-50 EMERGENCY AND AUTHORIZED VEHICLES ONLY SIGN

INSTALL OM1-3 OBSTRUCTIONS WITHIN ROADWAY SIGN

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

CURVE	LENGTH	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"



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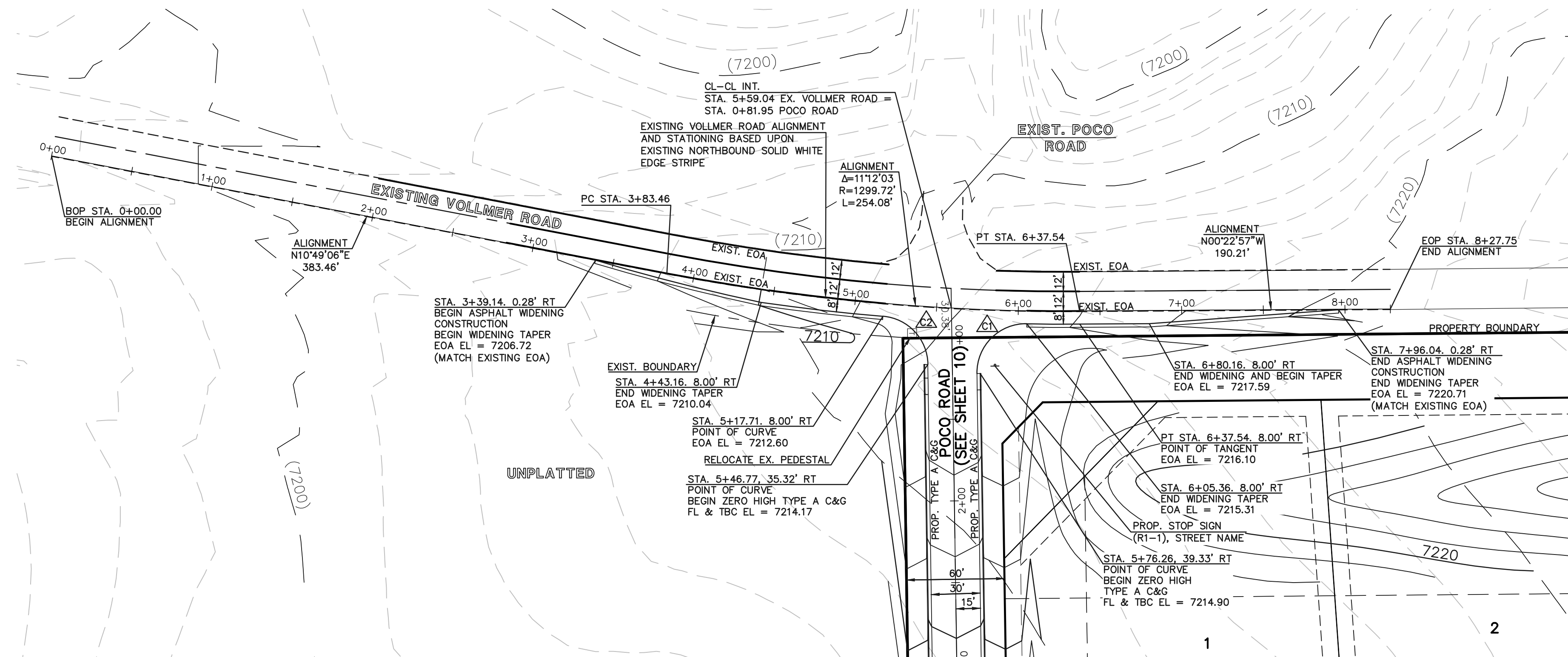
NO.	REVISION	DATE
1	REVISED PER COUNTY COMMENTS	08-13-19

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

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

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

RETREAT AT TIMBERRIDGE 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

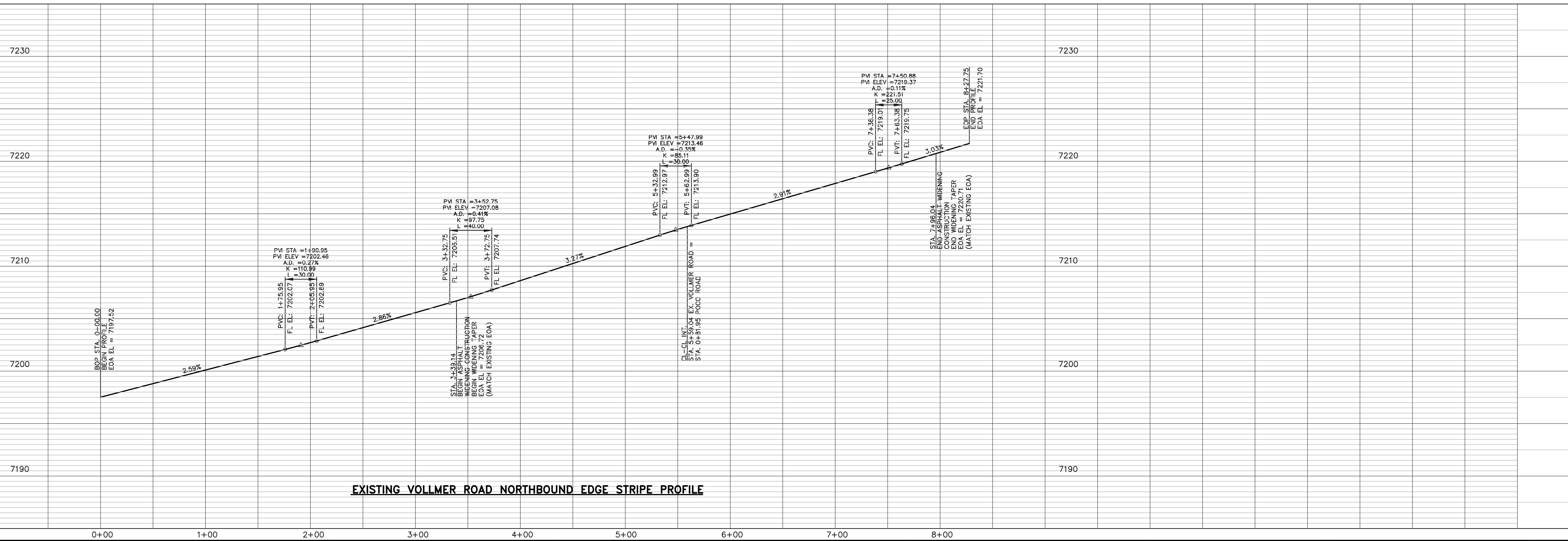
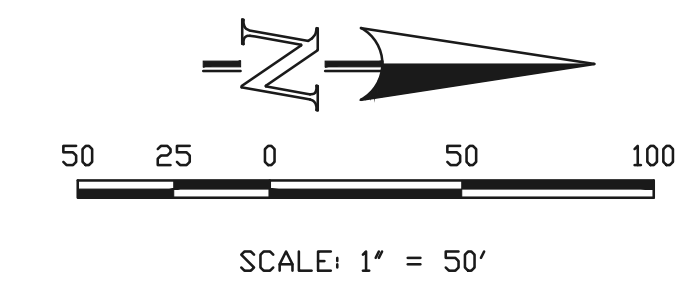
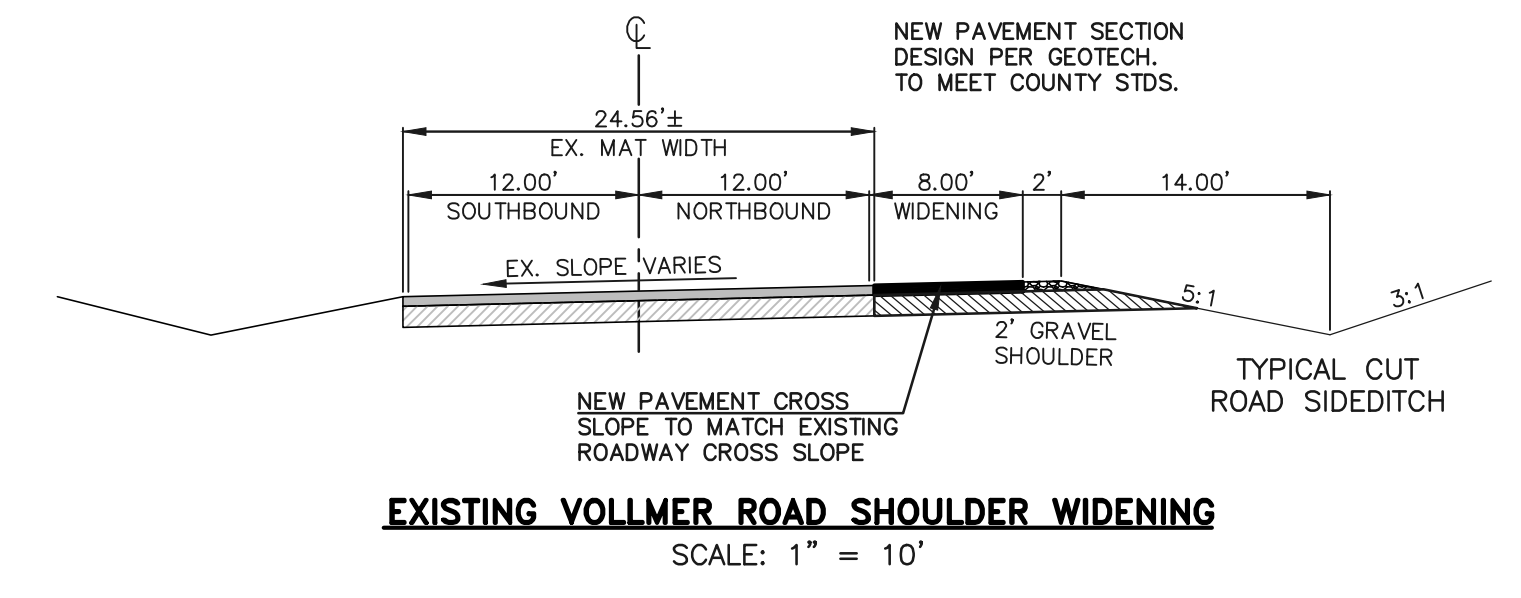


△	EOA RETURN CURVE TABLE		
CURVE	LENGTH	RADIUS	DELTA
C1	48.12'	30.00'	91°53'43"
C2	44.11'	30.00'	84°14'27"

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

Street Name
 STREET NAME (R-3)

STOP (R1-1)
 30"x30"



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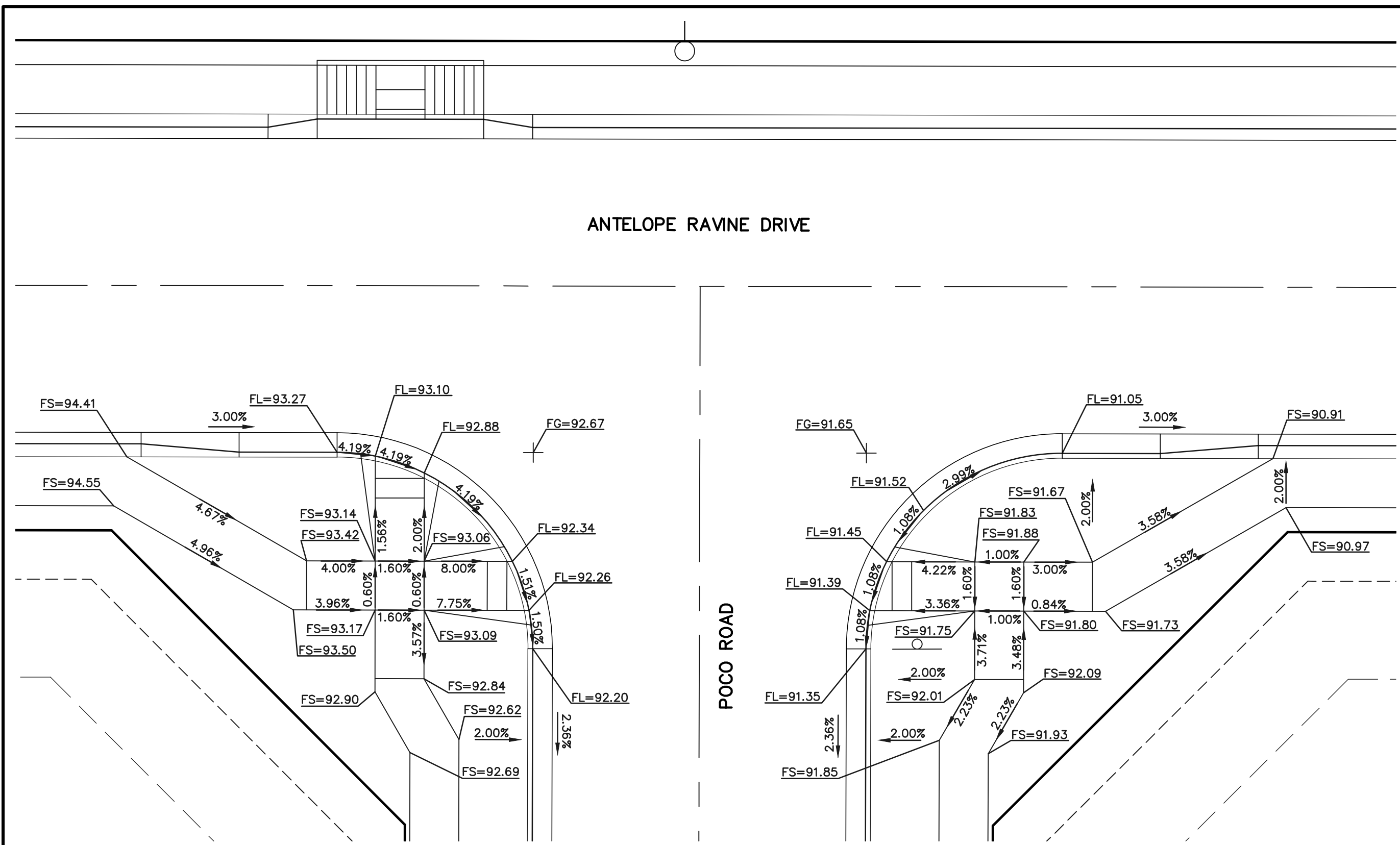


RETREAT AT TIMBERIDGE FILING NO. 1
 CONSTRUCTION PLANS
 STREET IMPROVEMENT PLANS
 VOLLMER ROAD EAST SHOULDER WIDENING

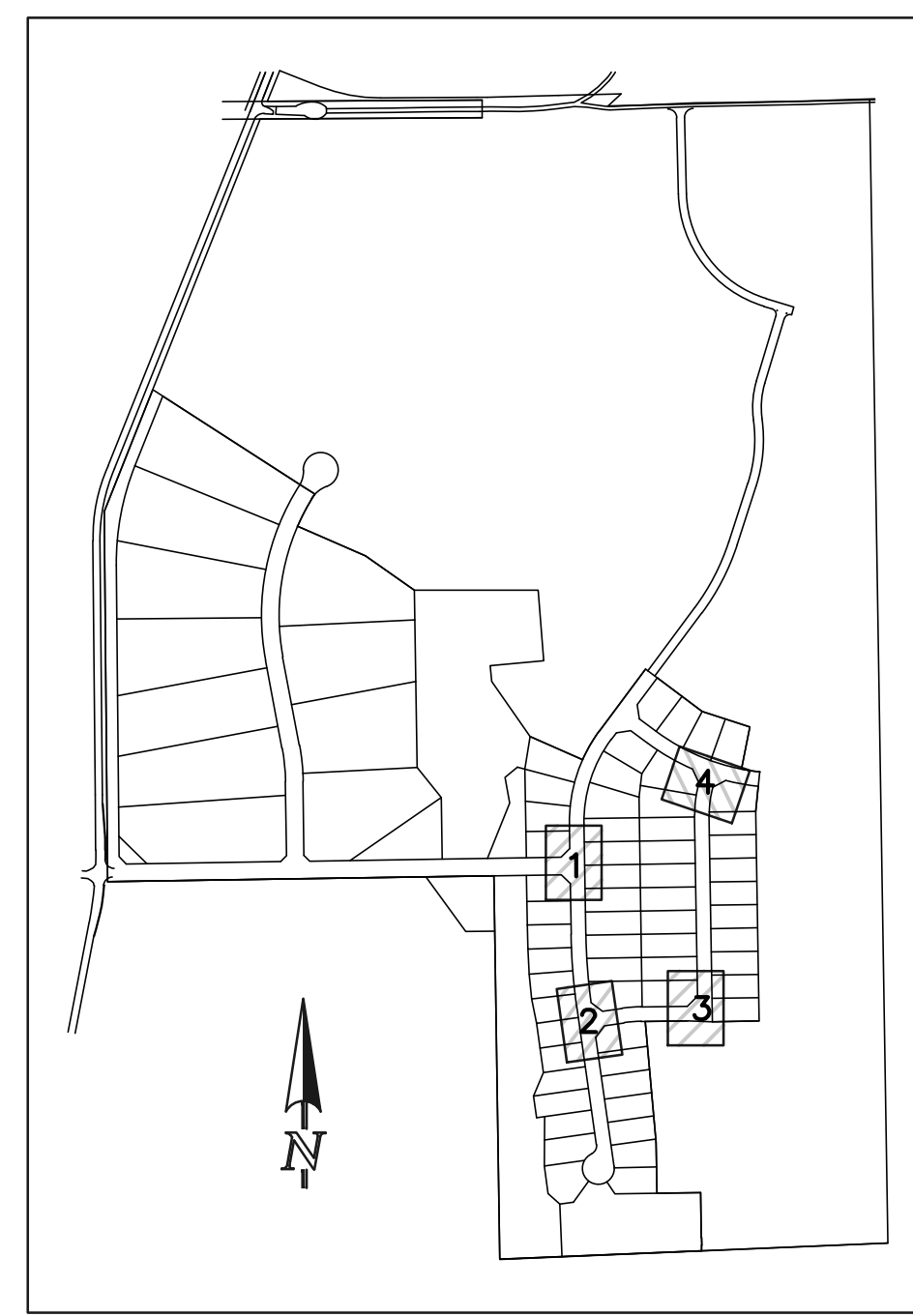
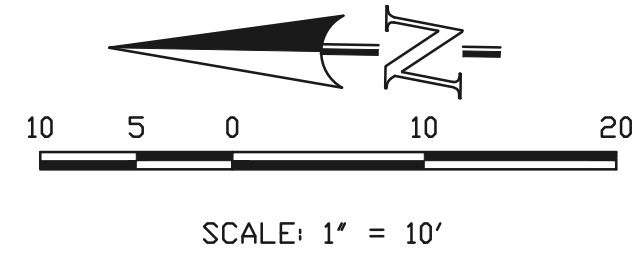
DESIGNED BY: MAW
 DRAWN BY: ESO
 CHECKED BY:

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

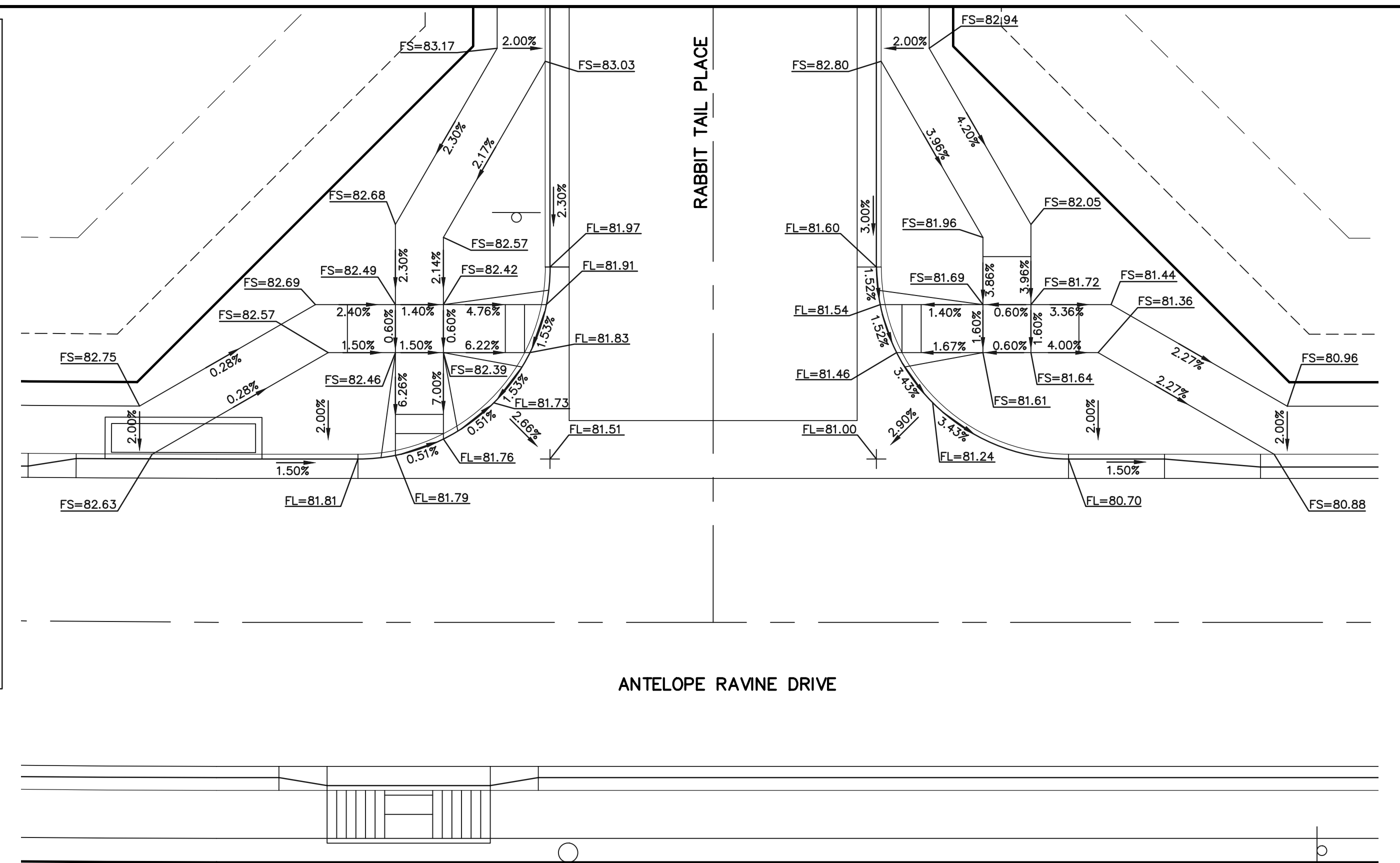
DATE: 04-05-19
 SHEET 17 OF 35
 JOB NO. 1185.00



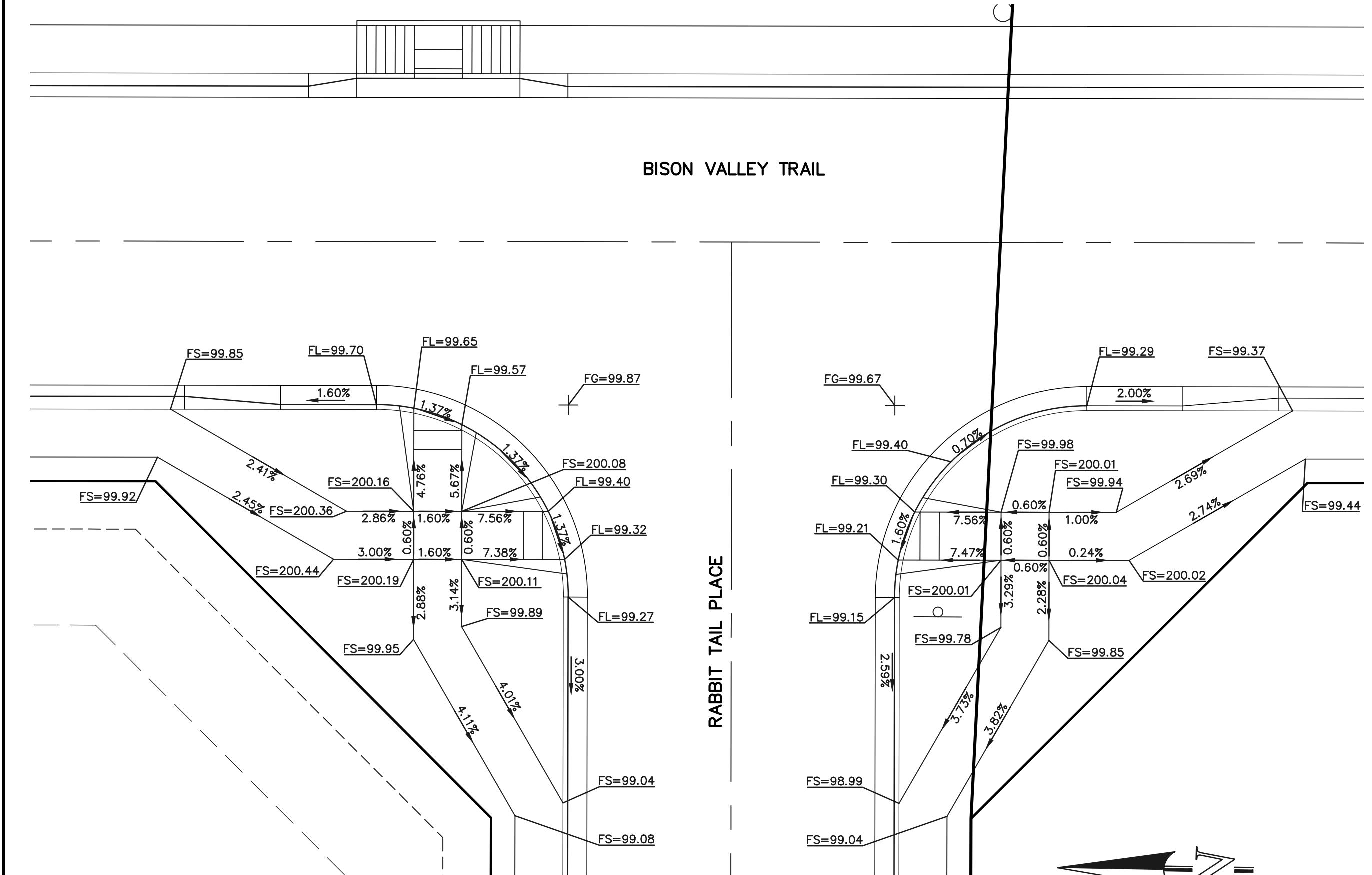
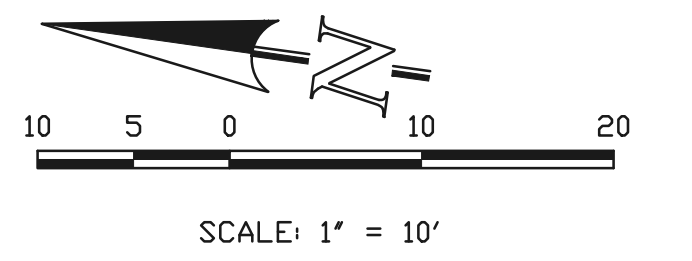
INTERSECTION OF
POCO ROAD & ANTELOPE RAVINE DRIVE
'RAMP-01'



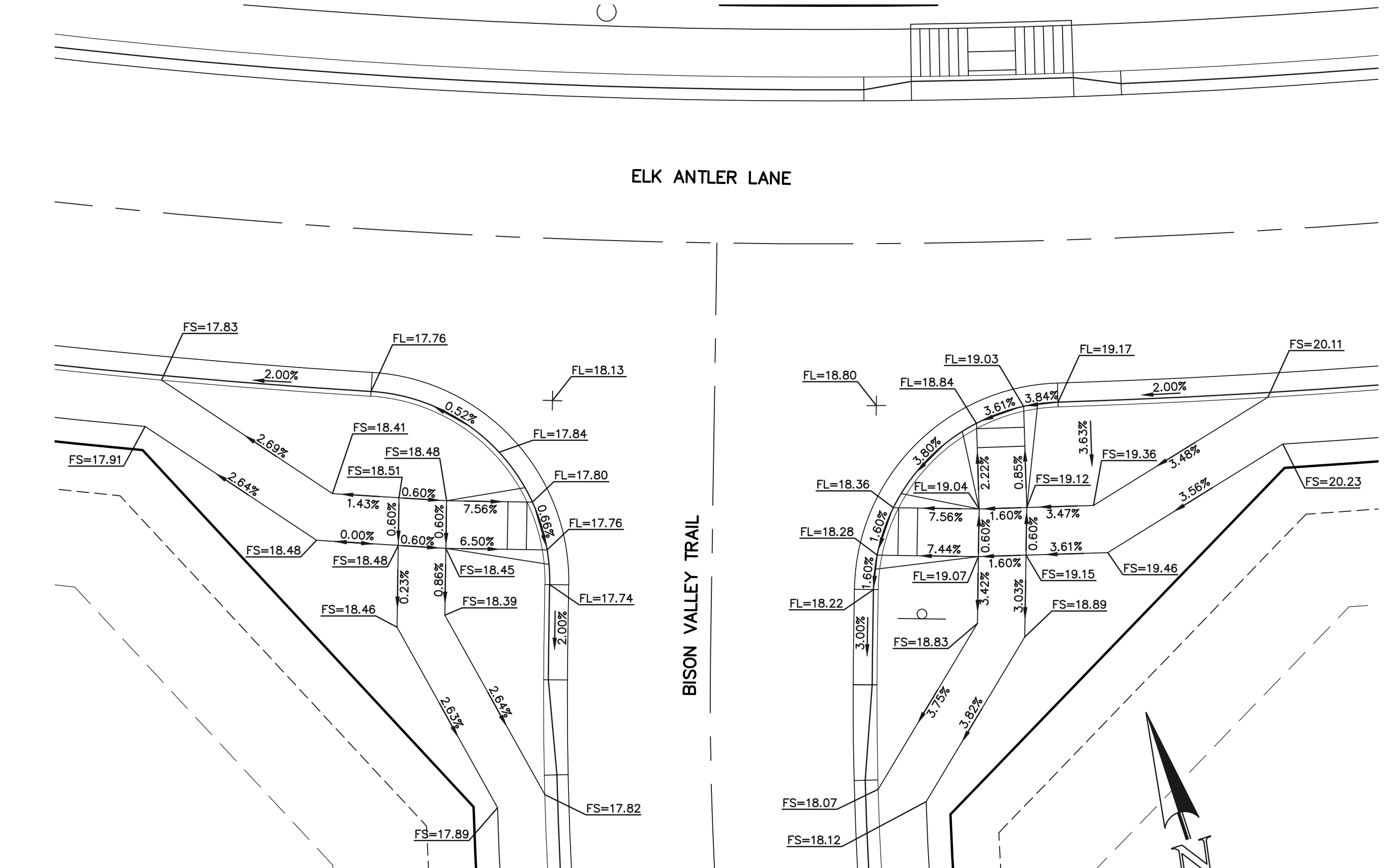
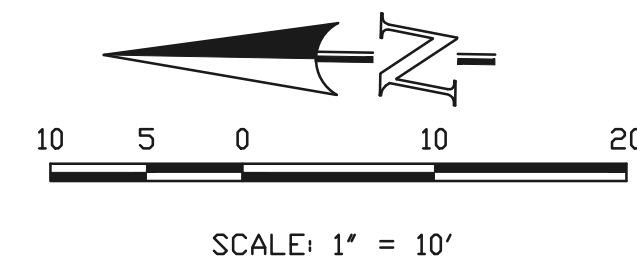
KEY MAP
NOT TO SCALE



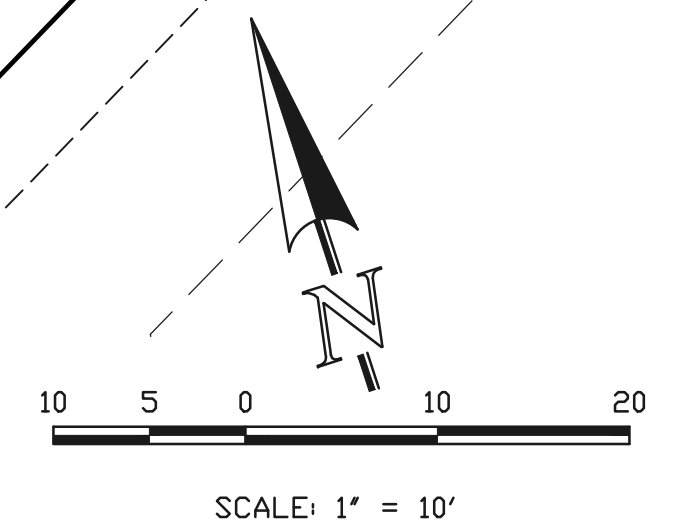
INTERSECTION OF
ANTELOPE RAVINE DRIVE & RABBIT TAIL PLACE
'RAMP-02'



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



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



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NO.	REVISION	DATE
1	REVISED PER COUNTY COMMENTS	2-12-20

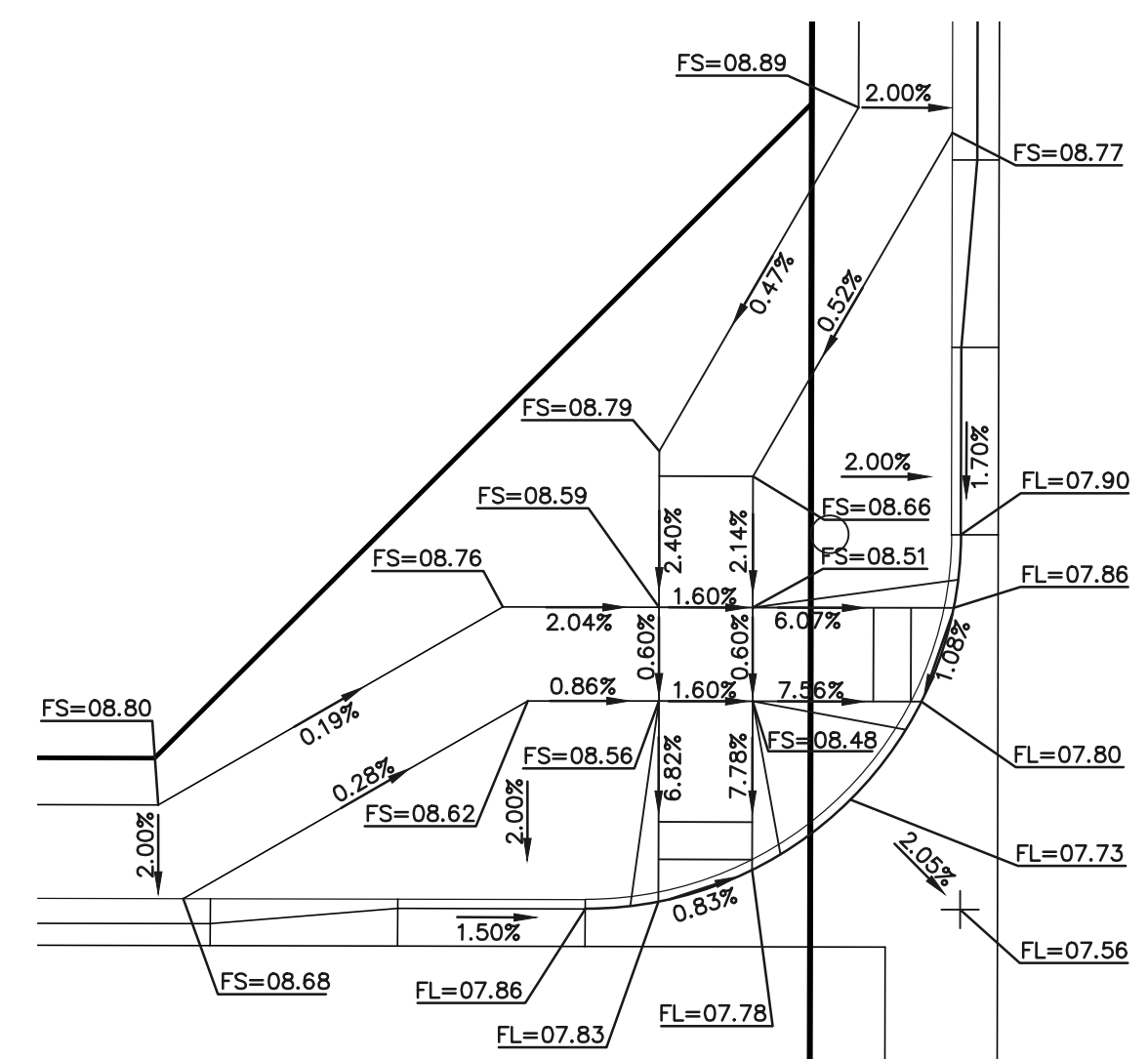
REVIEW:
PREPARED UNDER MY DIRECT SUPERVISION FOR AND ON BEHALF OF CLASSIC CONSULTING ENGINEERS AND SURVEYORS, LLC
MARC A. WHORTON, COLORADO P.E. #37155 DATE

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

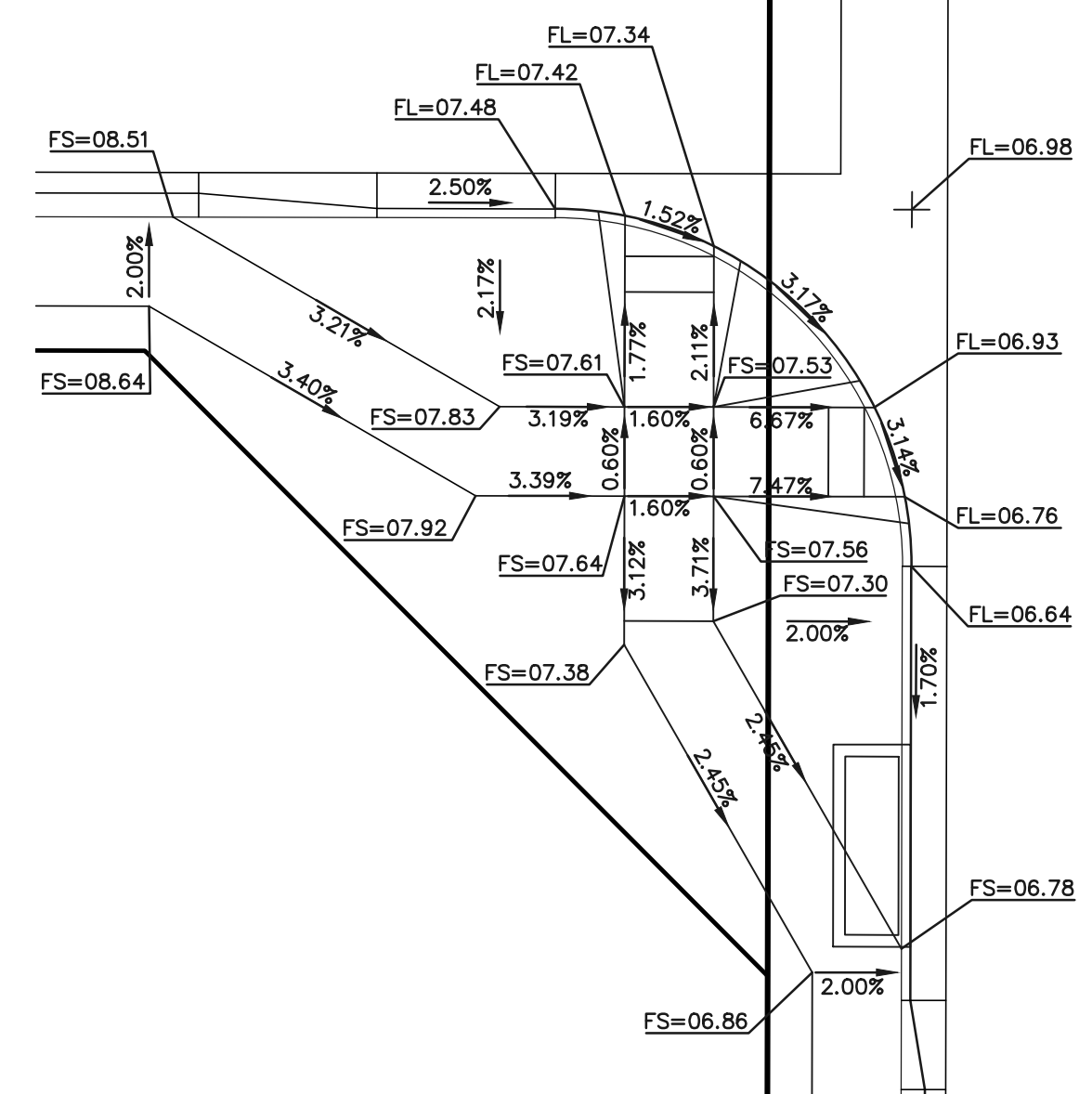
RETREAT AT TIMBERIDGE FILING NO. 1 CONSTRUCTION PLANS STREET IMPROVEMENT PLANS PEDESTRIAN RAMP DETAILS 1-4			
DESIGNED BY	PRA	SCALE	DATE 02-12-20
DRAWN BY	PRA	(H) 1" = 10'	SHEET 18 OF 35
CHECKED BY		(V) 1" = N/A	JOB NO. 1185.00



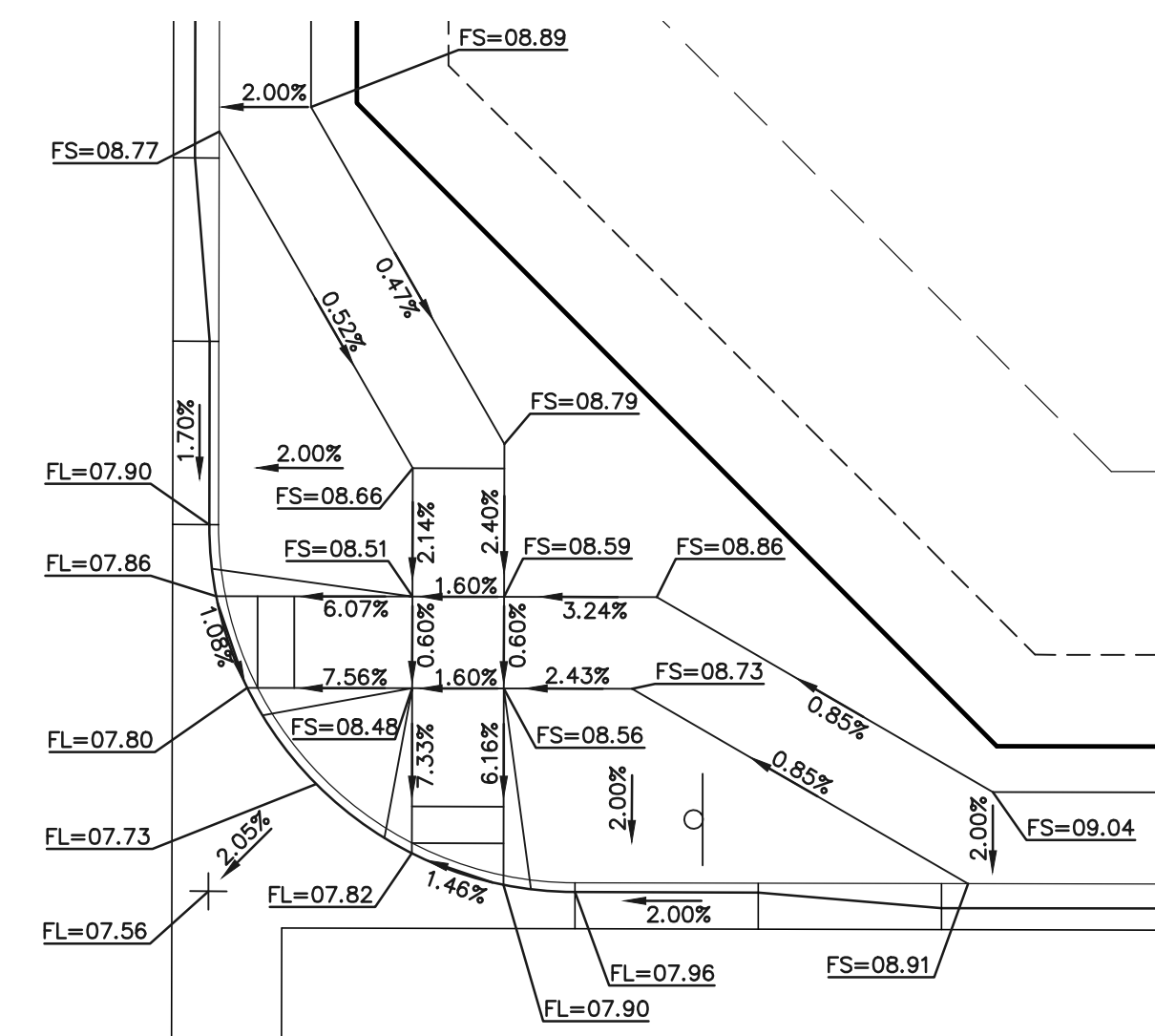
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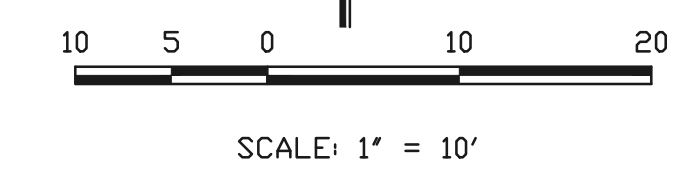
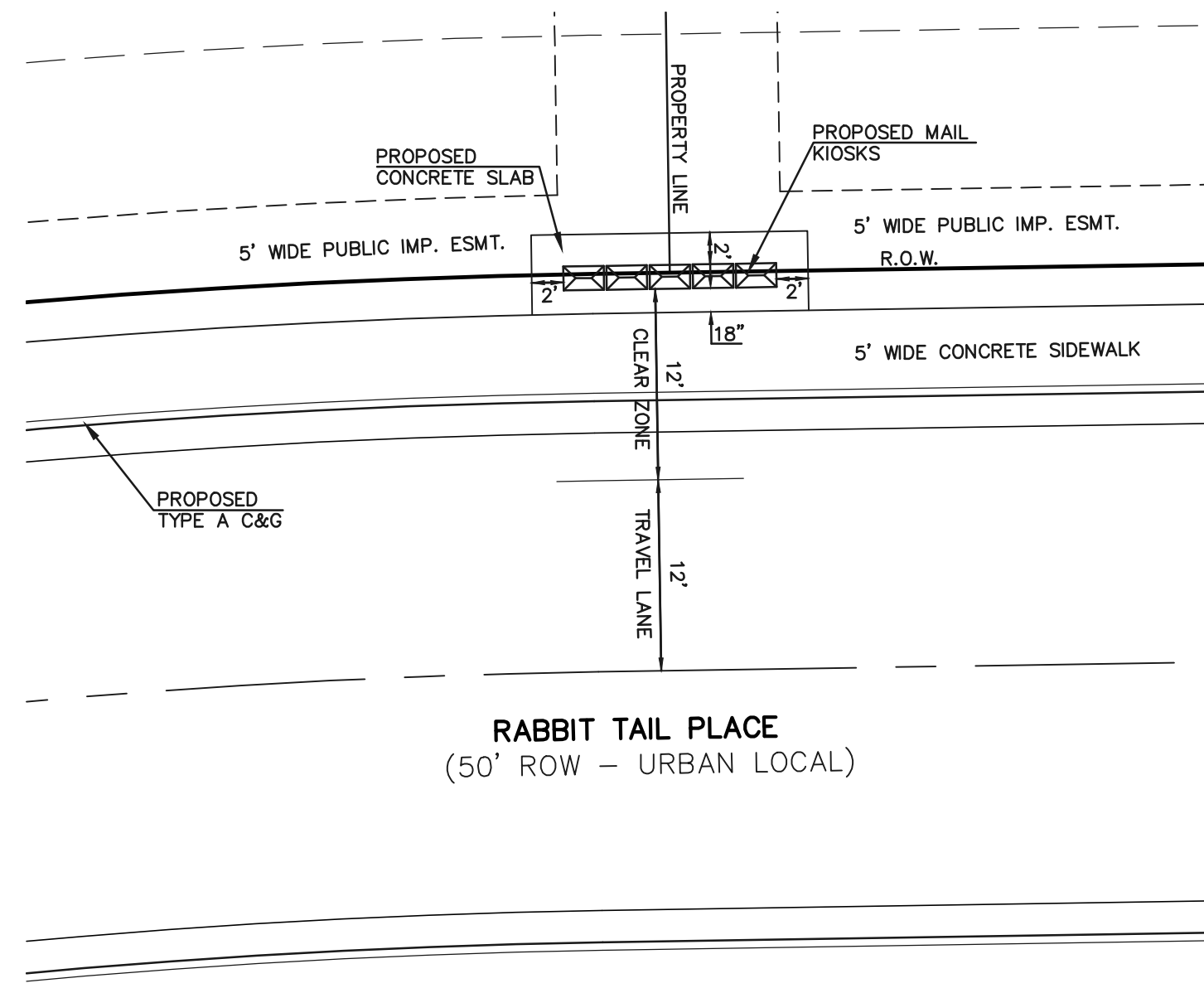
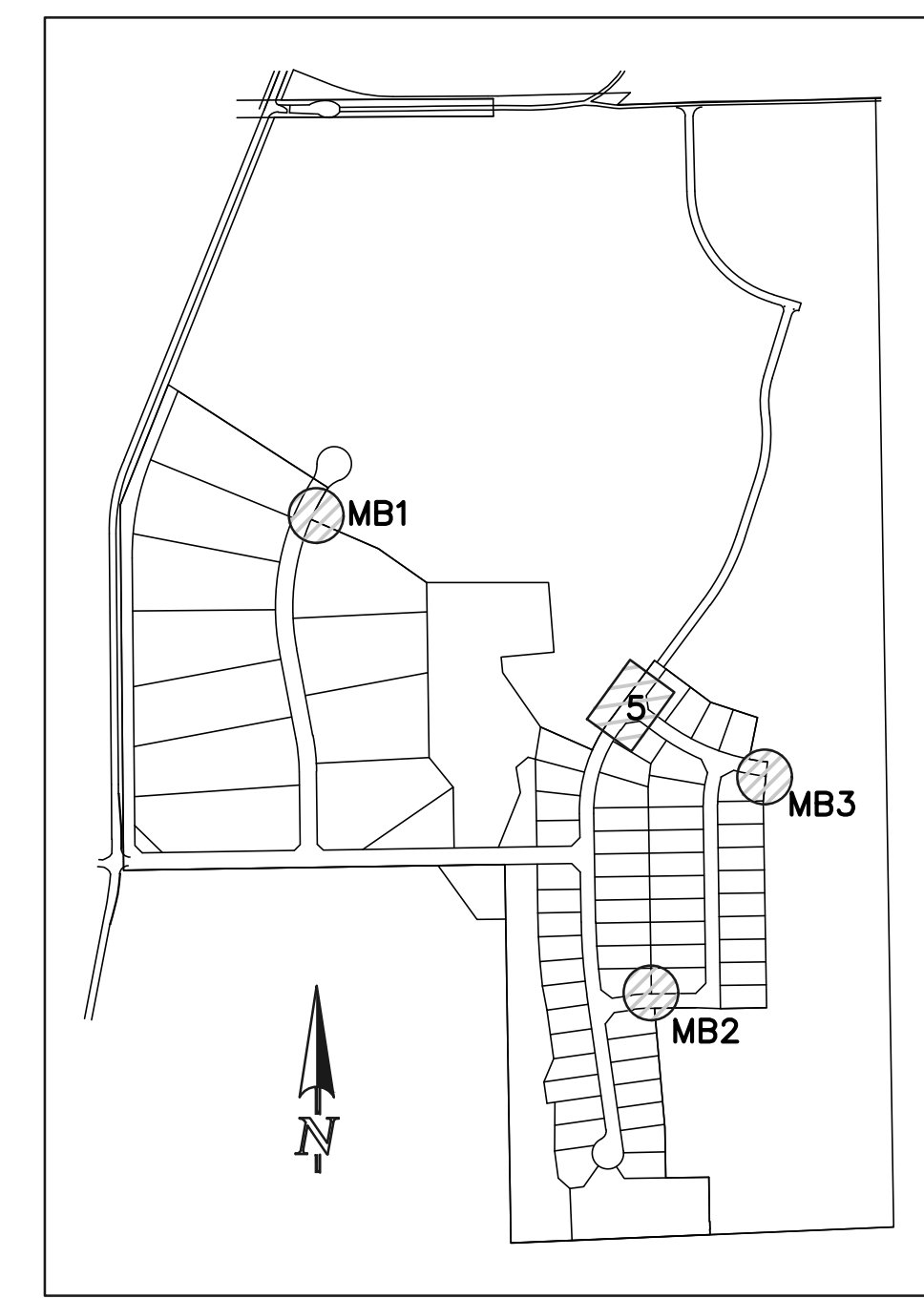
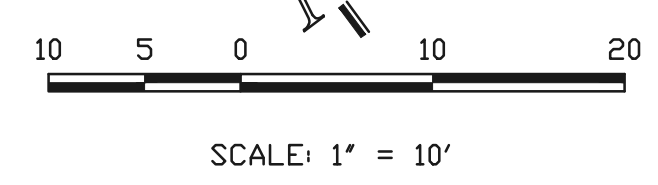
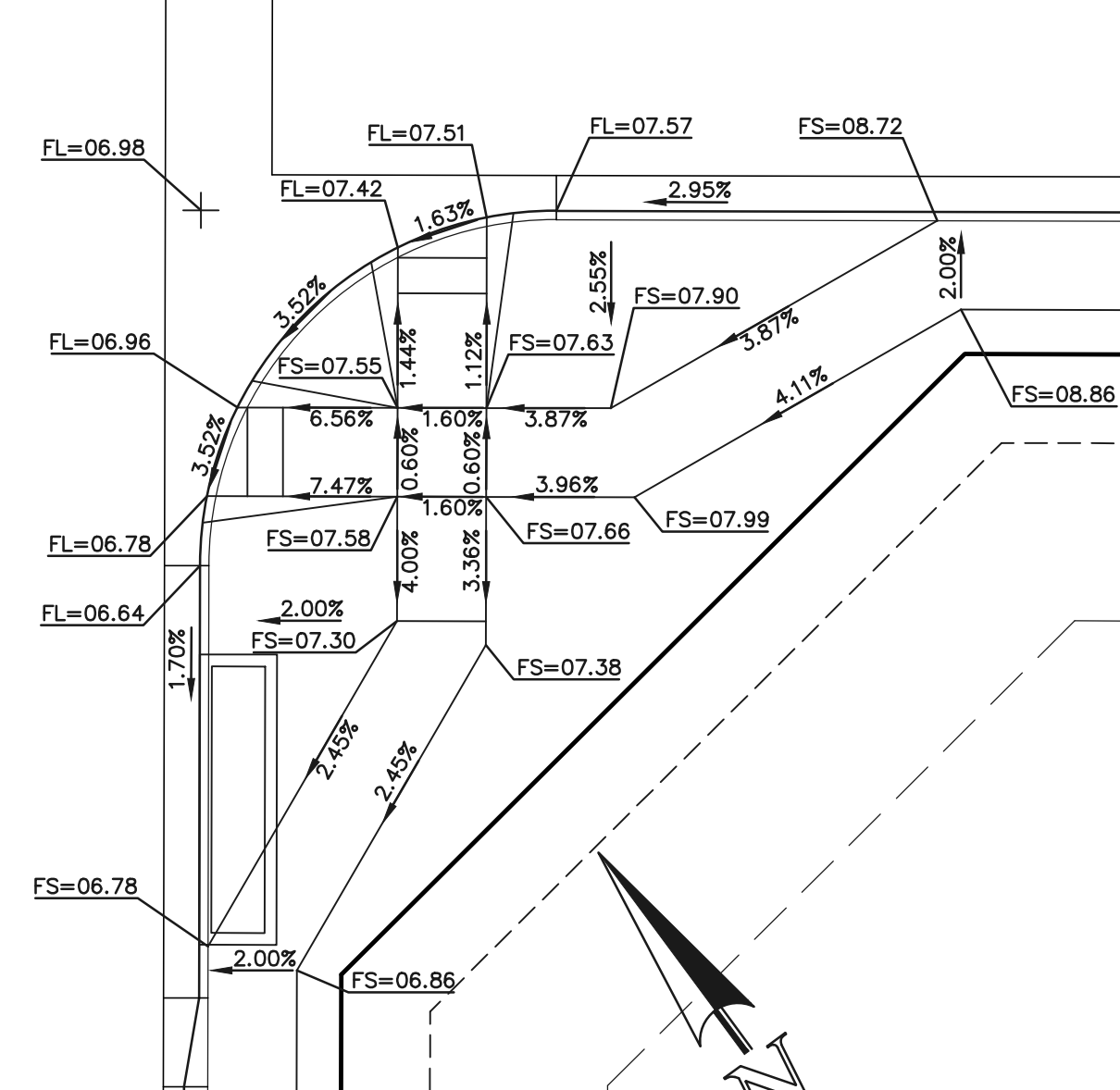
ELK ANTLER LANE



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



ELK ANTLER LANE

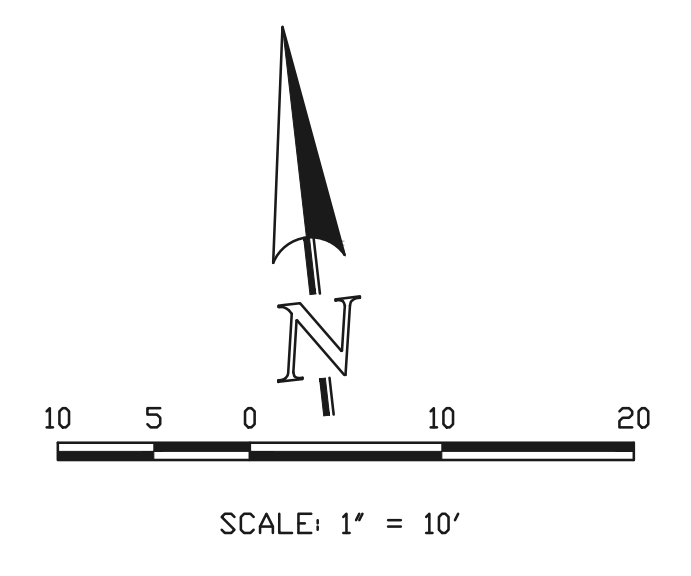
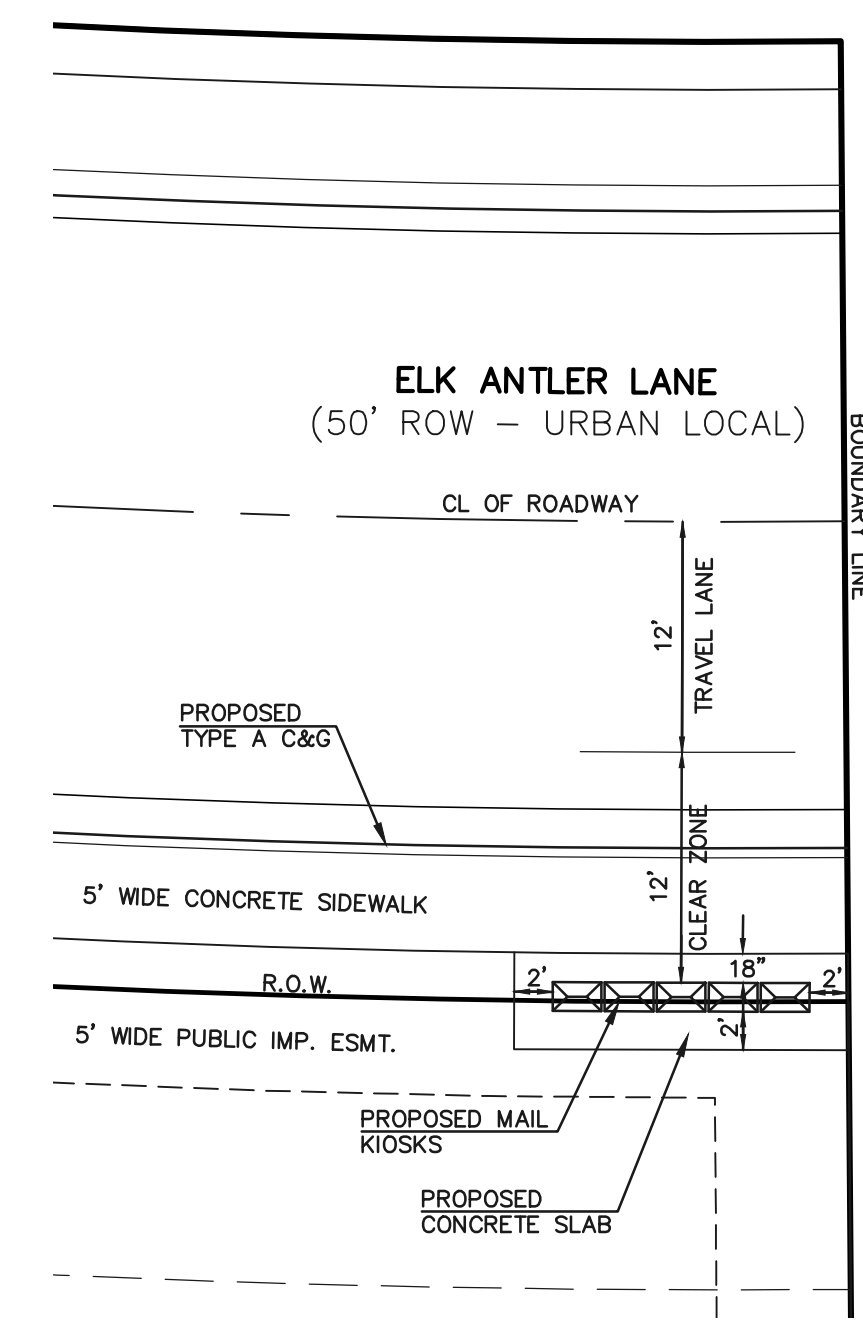
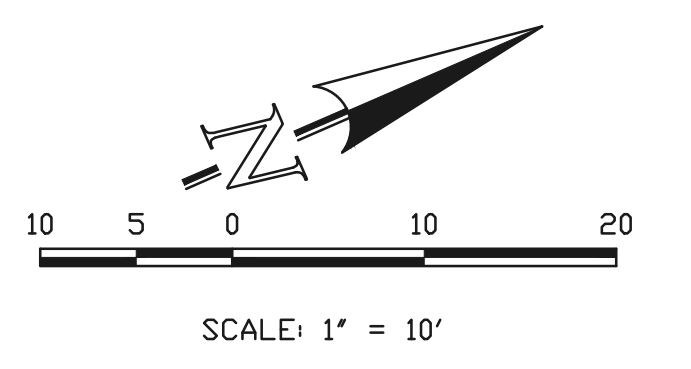
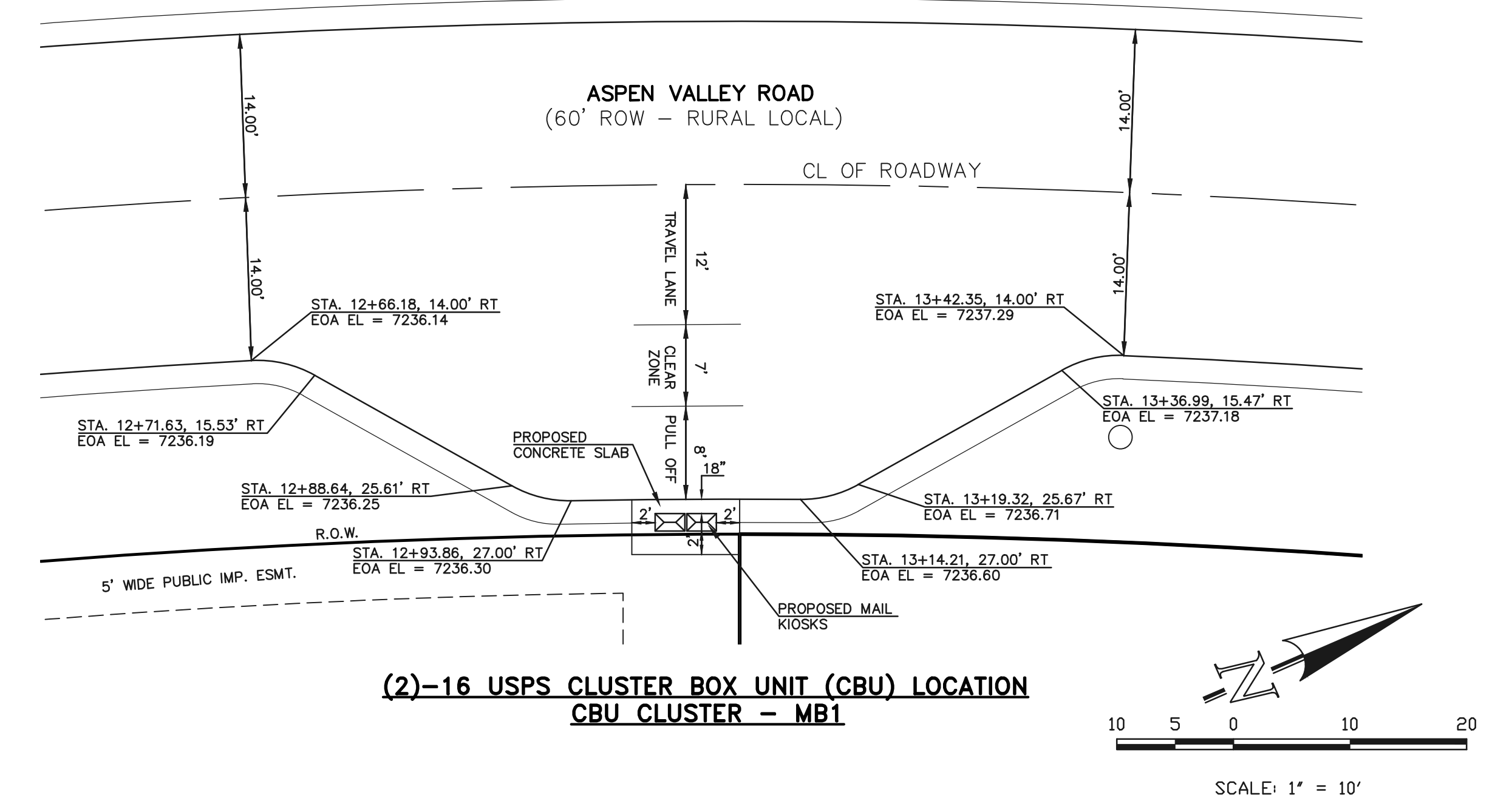


LOCATION OF CLUSTER BOX UNITS WILL BE ADEQUATELY
LIGHTED WITH FREE STANDING OR STREET LIGHTS

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



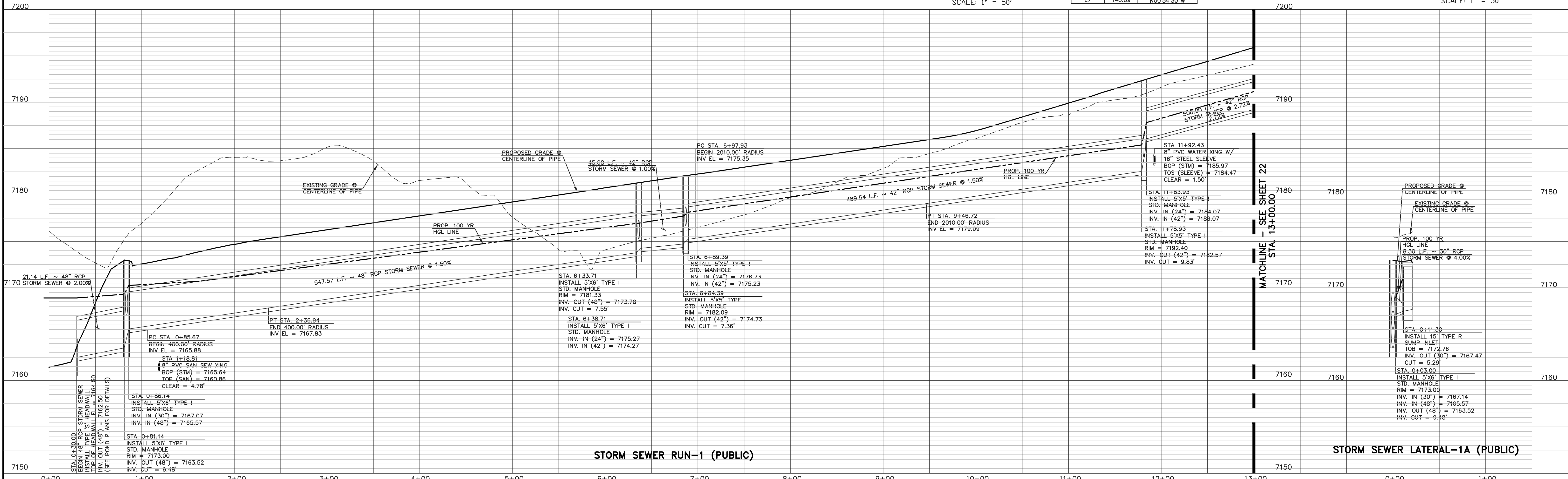
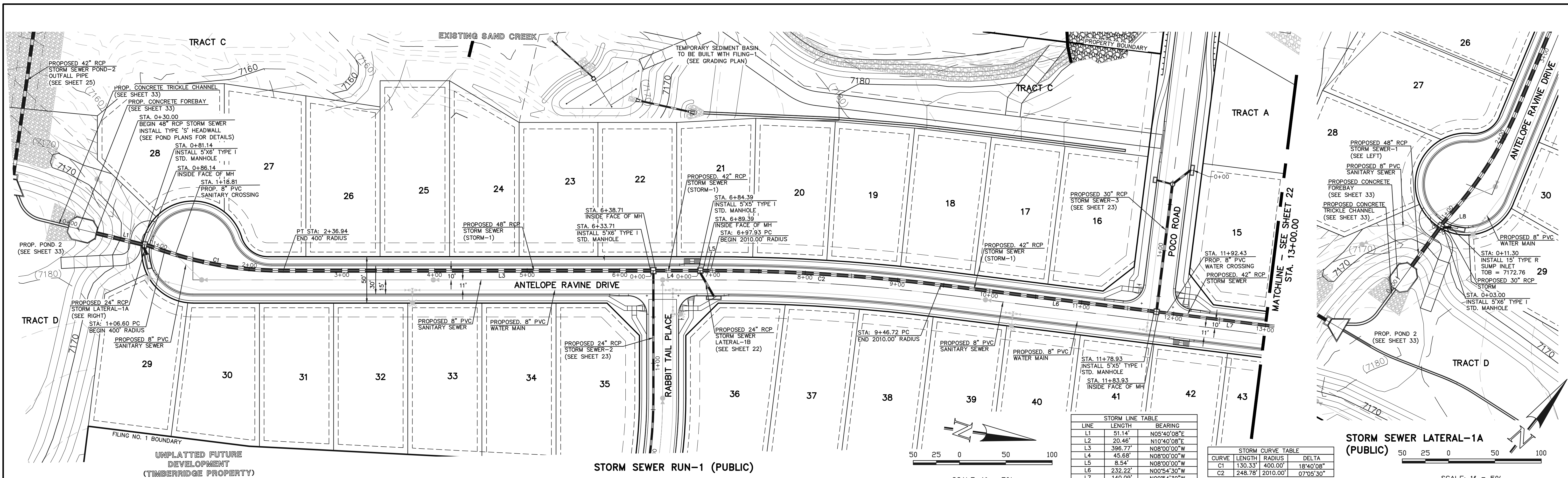
RETREAT AT TIMBERIDGE FILING NO. 1 CONSTRUCTION PLANS PEDESTRIAN RAMP DETAIL 5 & USPS CLUSTER BOX DETAILS			
DESIGNED BY	PRA	SCALE	DATE 02-12-20
DRAWN BY	PRA	(H) 1" = 10'	SHEET 19 OF 35
CHECKED BY		(V) 1" = N/A	JOB NO. 1185.00



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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	2-12-20

N:\118500\DRAWINGS\CONSTRUCTION\19-PED-RAMP-02-DETAIL.dwg, 4/29/2020, 5:12:26 PM, 1:1



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

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

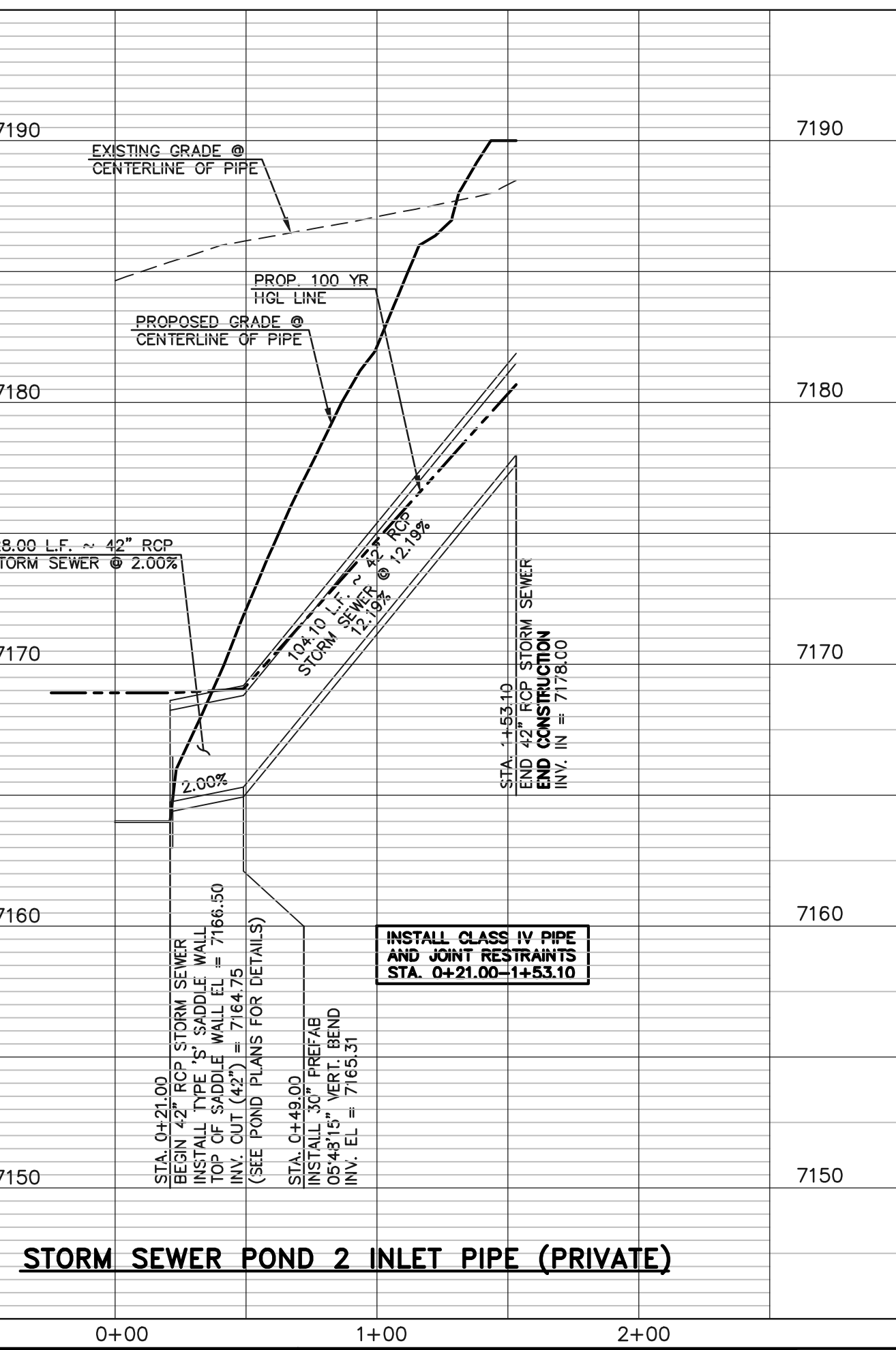
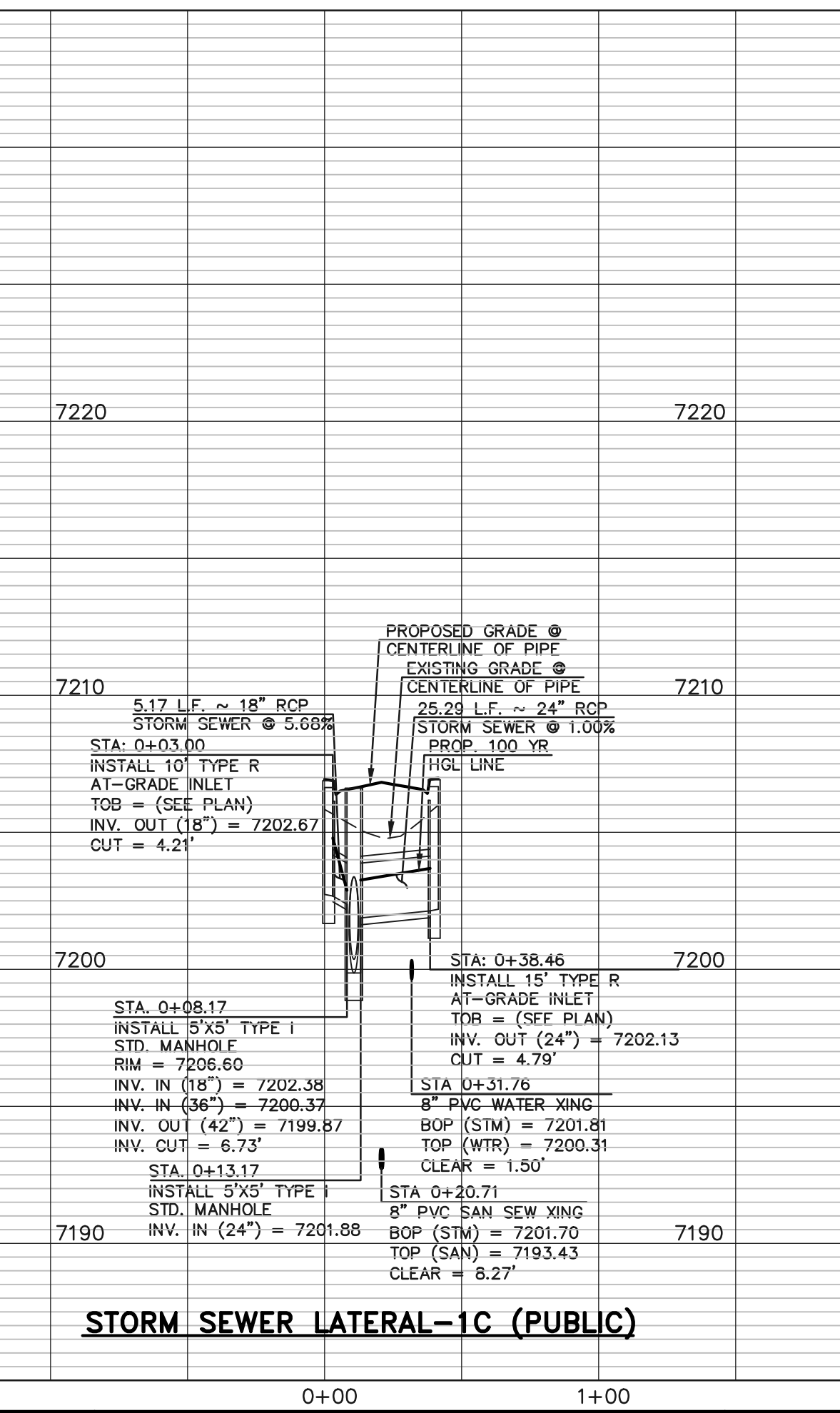
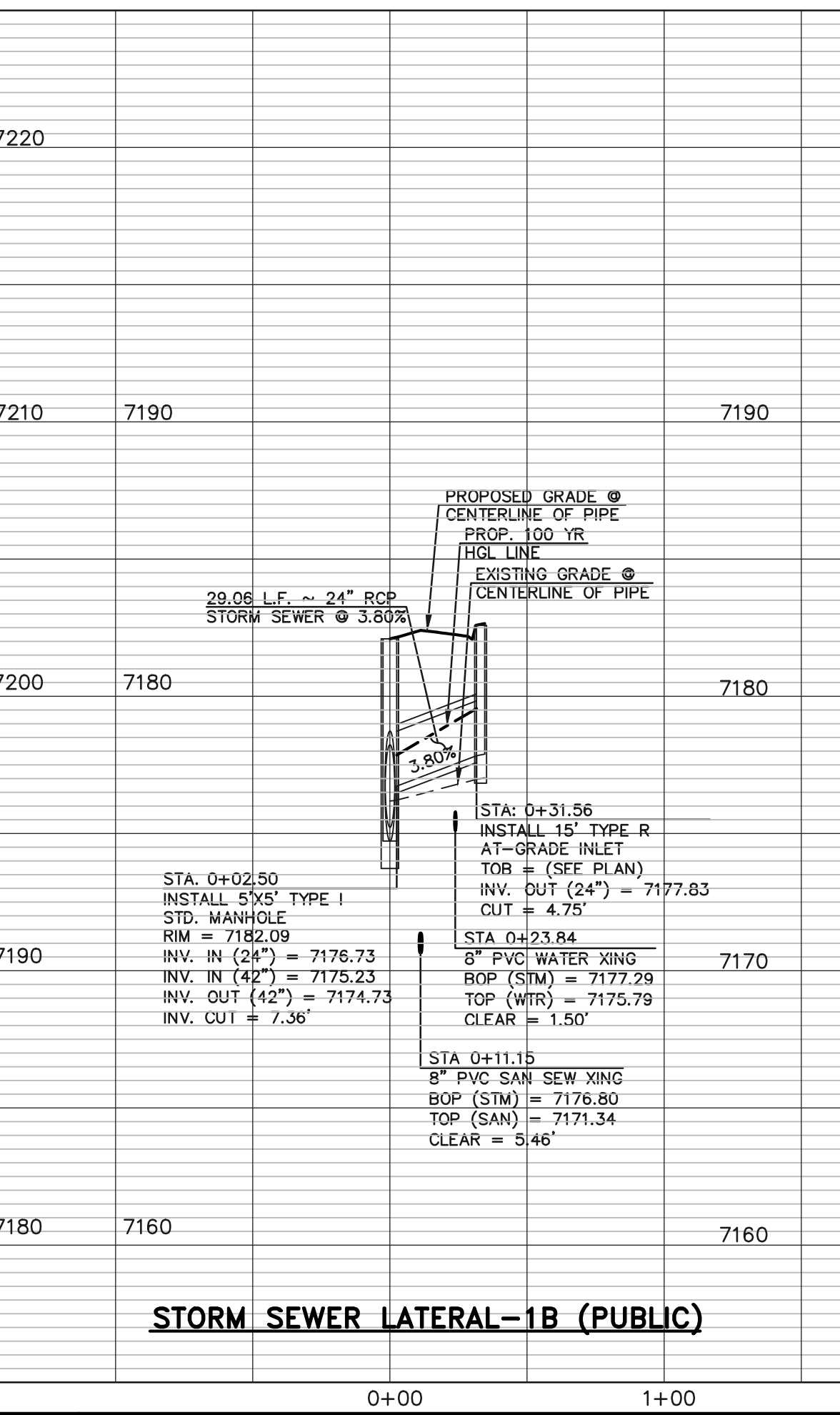
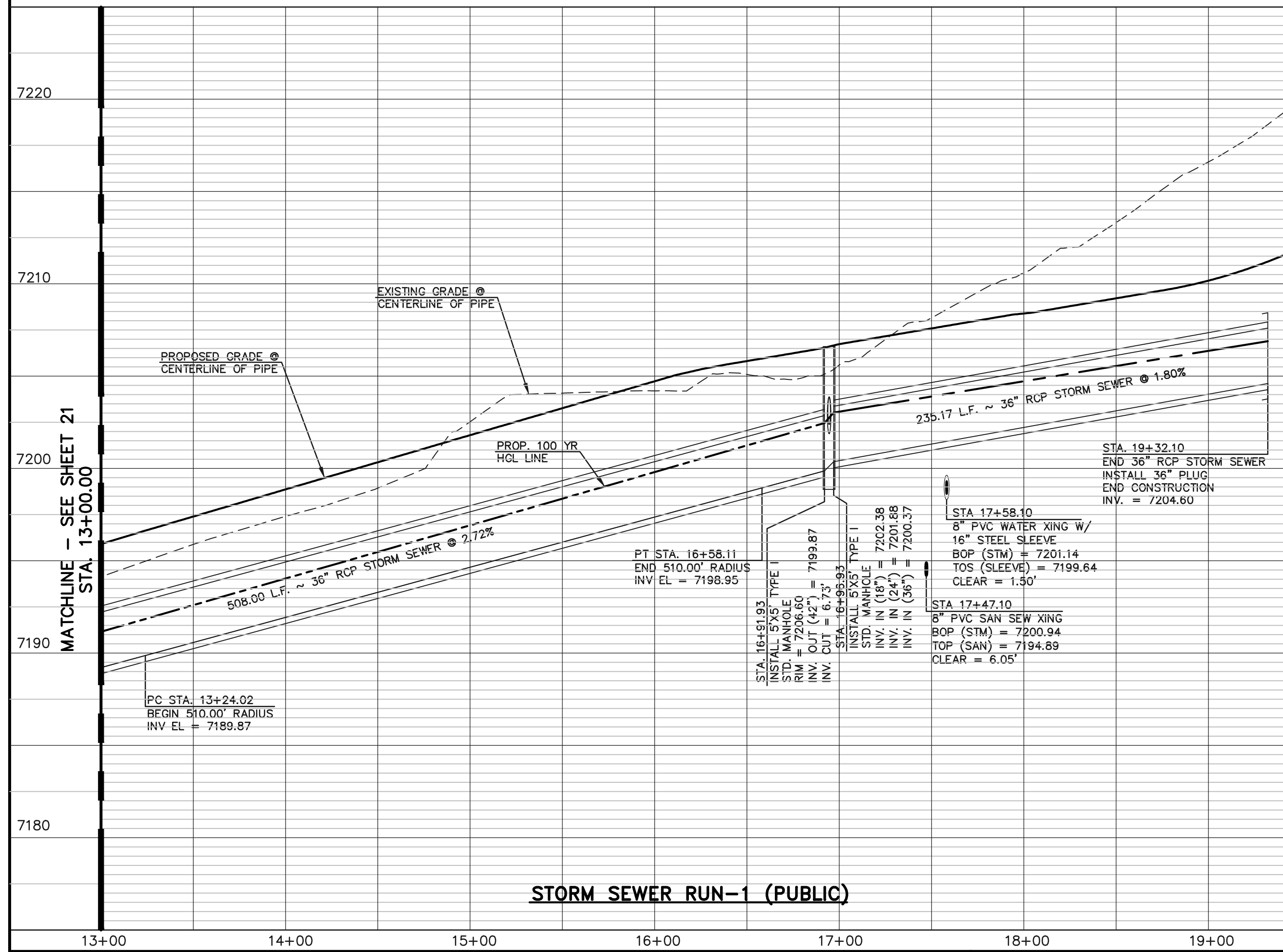
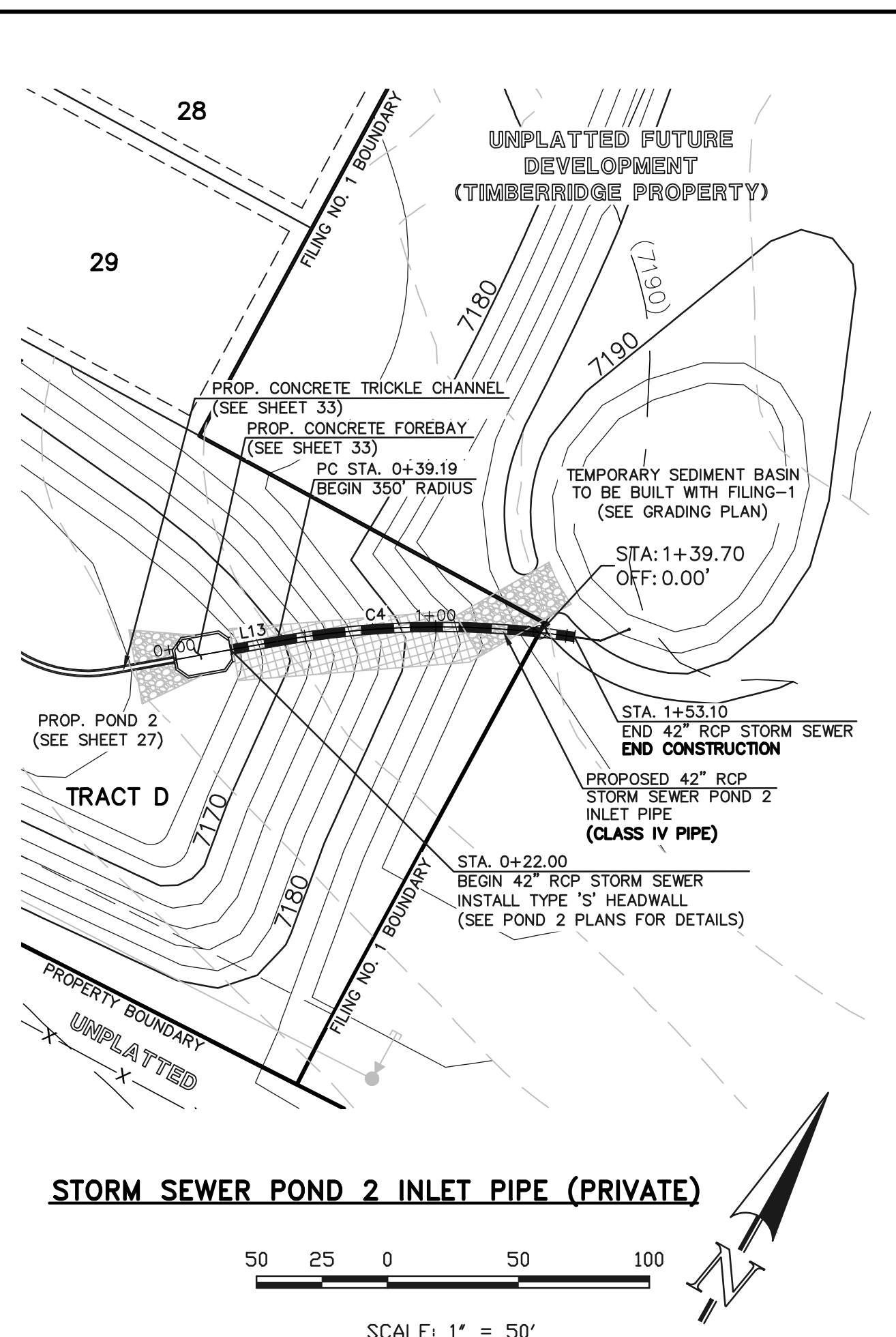
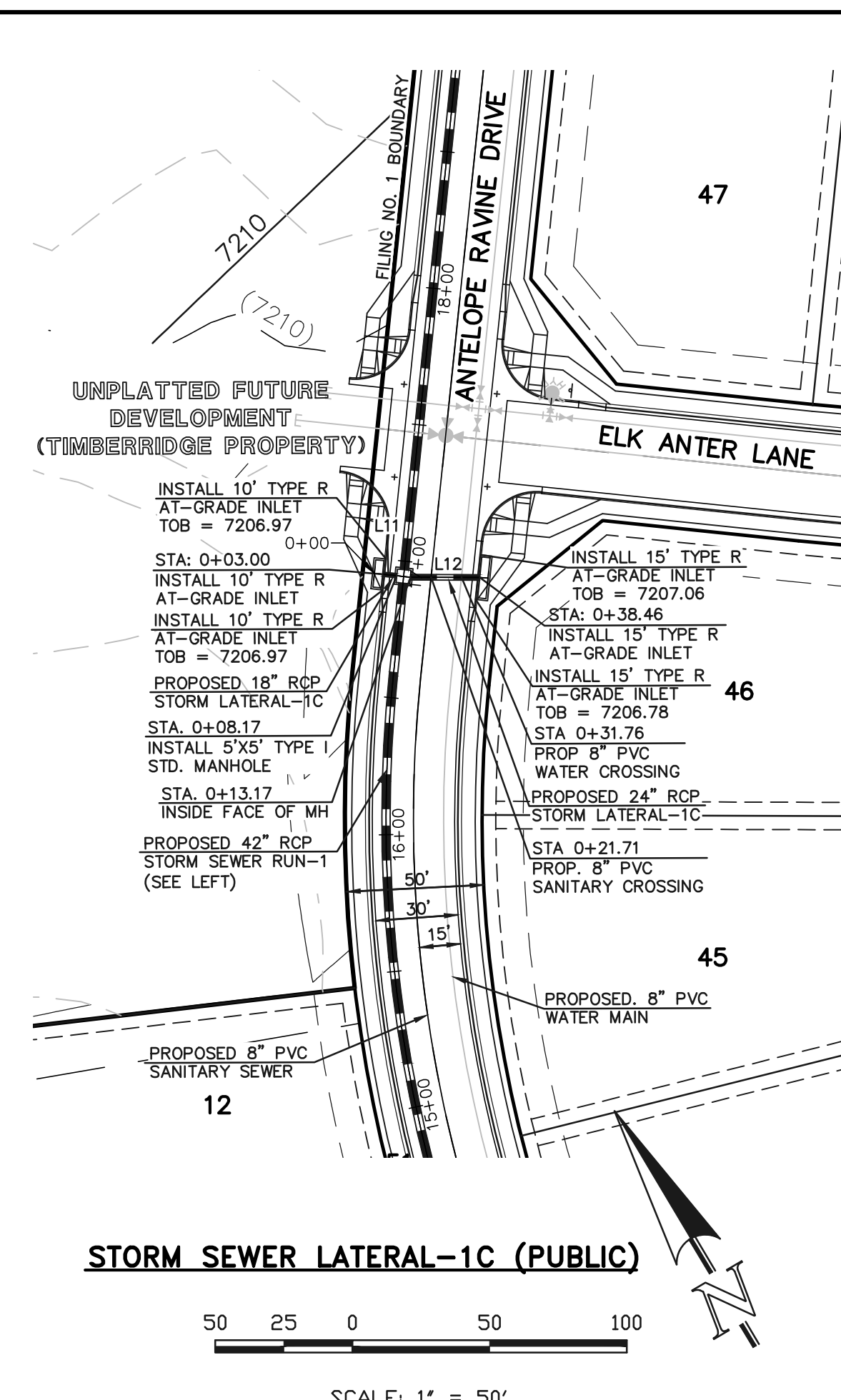
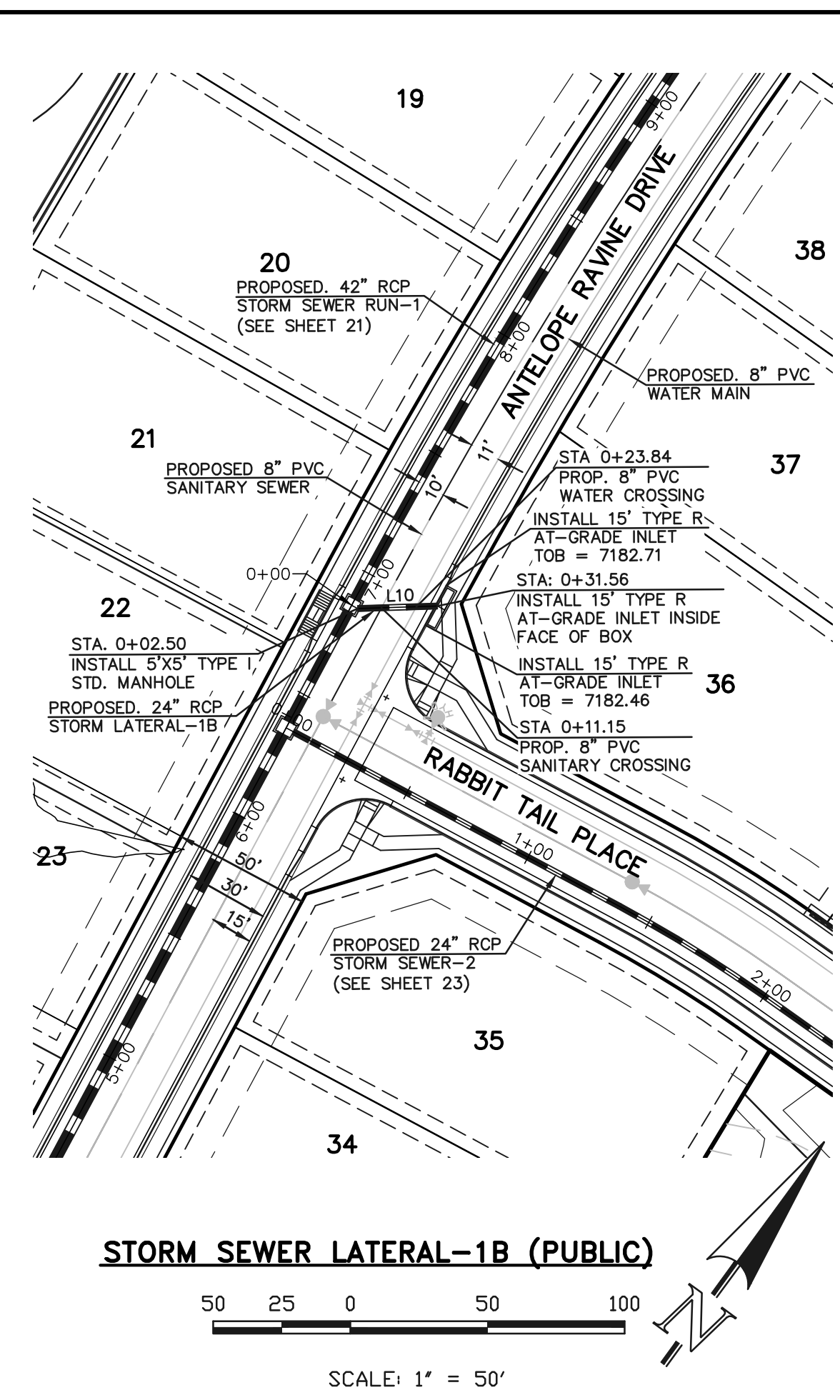
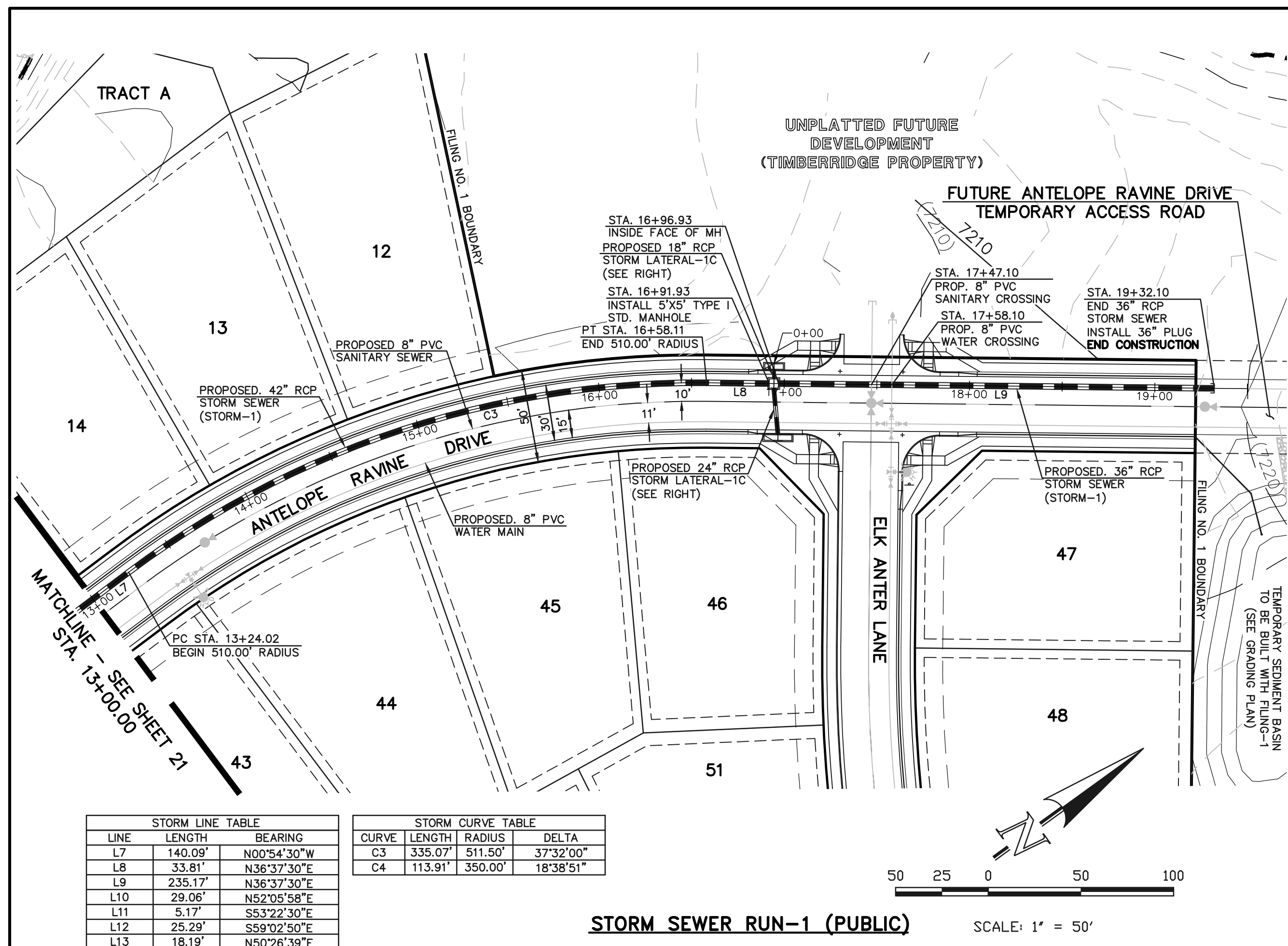
RETREAT AT TIMBERIDGE FILING NO. 1
CONSTRUCTION PLANS
STORM SEWER PLAN

DESIGNED BY: MAW SCALE: DATE: 04-05-19
DRAWN BY: ESO (H) 1" = 50' SHEET 21 OF 35
CHECKED BY: (V) 1" = 5' JOB NO. 1185.00

CLASSIC CONSULTING

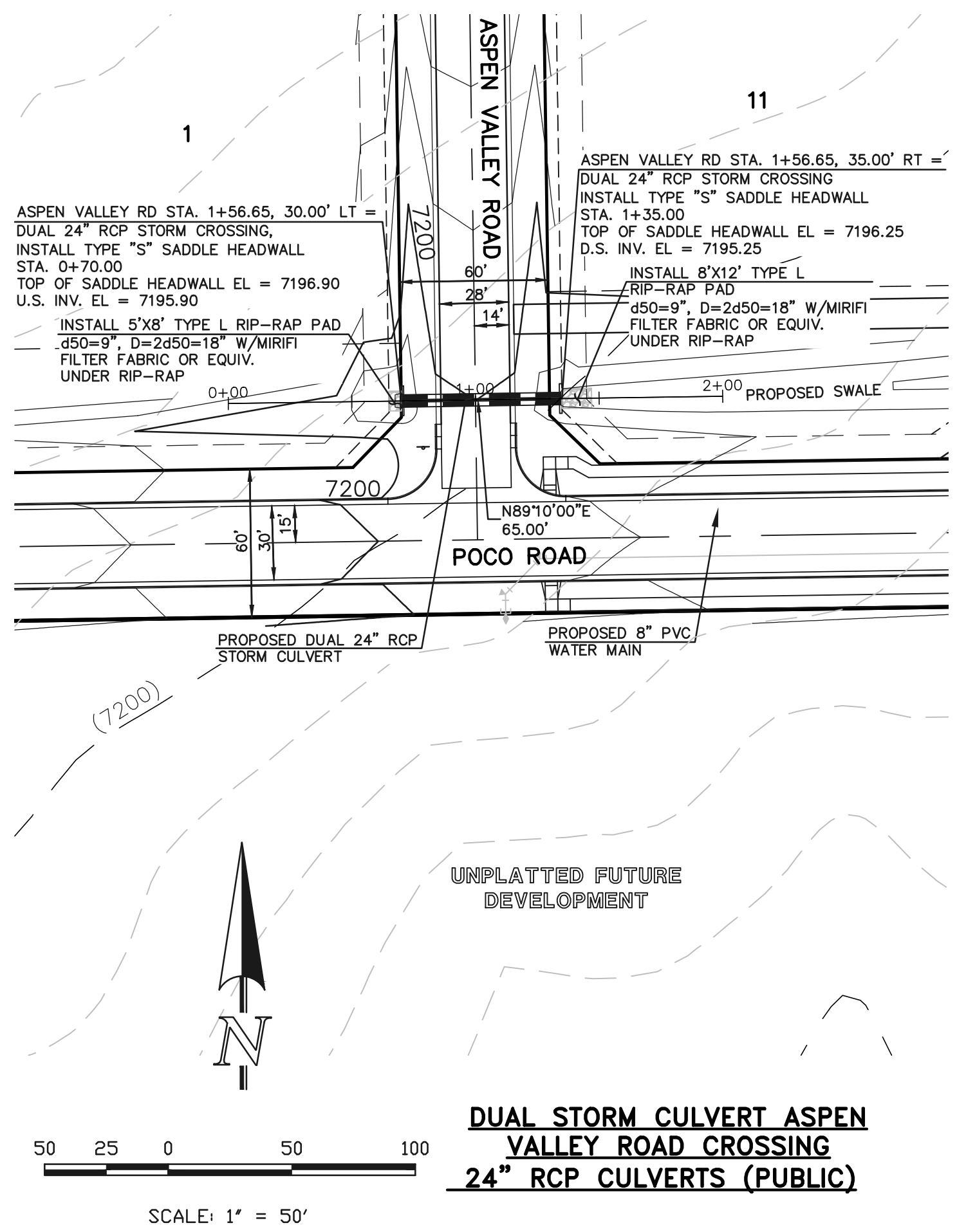
618 N. Cascade Avenue, Suite 200 (719) 785-0790
Colorado Springs, Colorado 80903 (719) 785-0799(fax)

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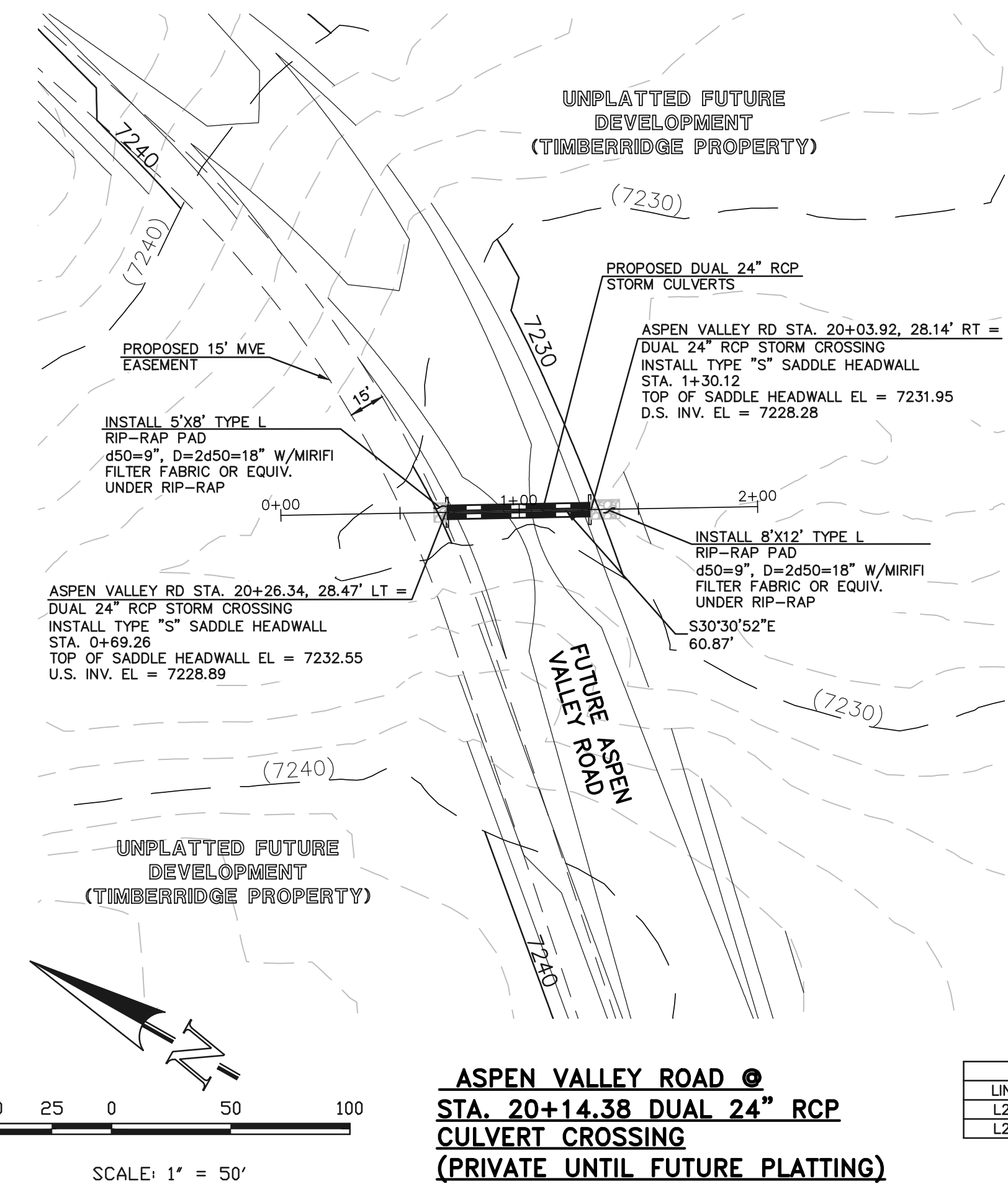


<p>48 HOURS BEFORE YOU DIG, CALL UTILITY LOCATORS 811 UTILITY NOTIFICATION CENTER OF COLORADO IT'S THE LAW</p> <p>THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK. THE 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 3-13-20</p>	<p>DATE</p> <p>08-13-19</p> <p>3-13-20</p>	<p>REVIEW:</p> <p>PREPARED UNDER MY DIRECT SUPERVISION FOR AND ON BEHALF OF CLASSIC CONSULTING ENGINEERS AND SURVEYORS, LLC</p>	<p>RETREAT AT TIMBERIDGE FILING NO. 1 CONSTRUCTION PLANS STORM SEWER PLAN</p> <p>DESIGNED BY MAW SCALE DATE 04-05-19</p> <p>DRAWN BY ESO (H) 1" = 50' SHEET 22 OF 35</p> <p>CHECKED BY (V) 1" = 5' JOB NO. 1185.00</p>
	<p>MARC A. WHORTON, COLORADO P.E. #37155 DATE</p>		<p>CLASSIC CONSULTING</p> <p>618 N. Cascade Avenue, Suite 200 (719)785-0790 Colorado Springs, Colorado 80903 (719)785-0799(fax)</p>	

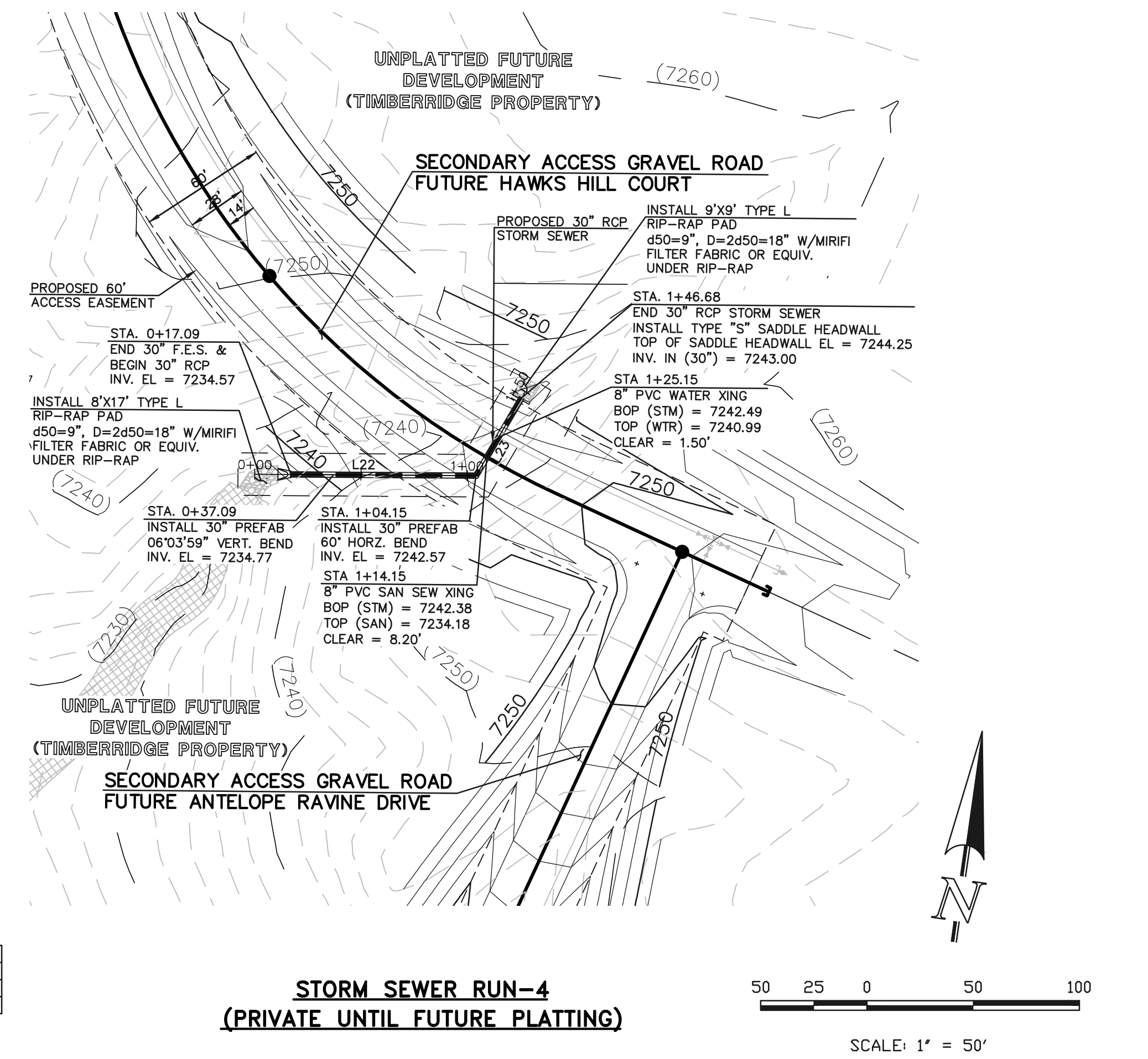
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DUAL STORM CULVERT ASPEN VALLEY ROAD CROSSING 24" RCP CULVERTS (PUBLIC)

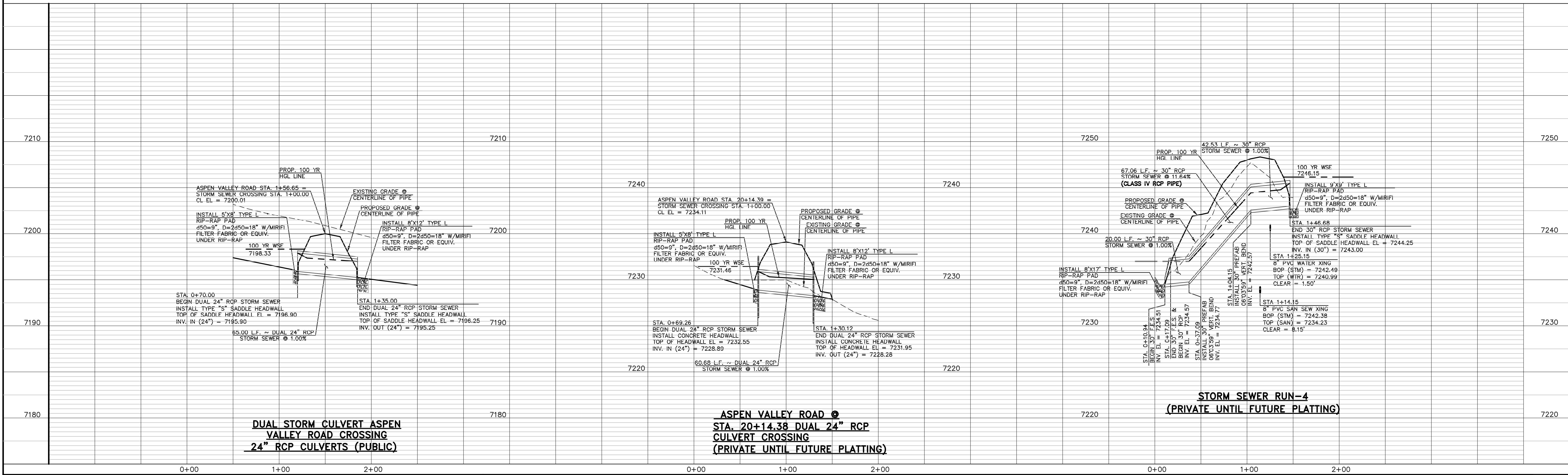


ASPEN VALLEY ROAD @ STA. 20+14.38 DUAL 24" RCP CULVERT CROSSING (PRIVATE UNTIL FUTURE PLATTING)



STORM SEWER RUN-4 (PRIVATE UNTIL FUTURE PLATTING)

LINE	LENGTH	BEARING
L22	87.06'	N82°23'14"E
L23	42.53'	N22°23'14"E



DUAL STORM CULVERT ASPEN VALLEY ROAD CROSSING 24" RCP CULVERTS (PUBLIC)

ASPEN VALLEY ROAD @ STA. 20+14.38 DUAL 24" RCP CULVERT CROSSING (PRIVATE UNTIL FUTURE PLATTING)

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

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

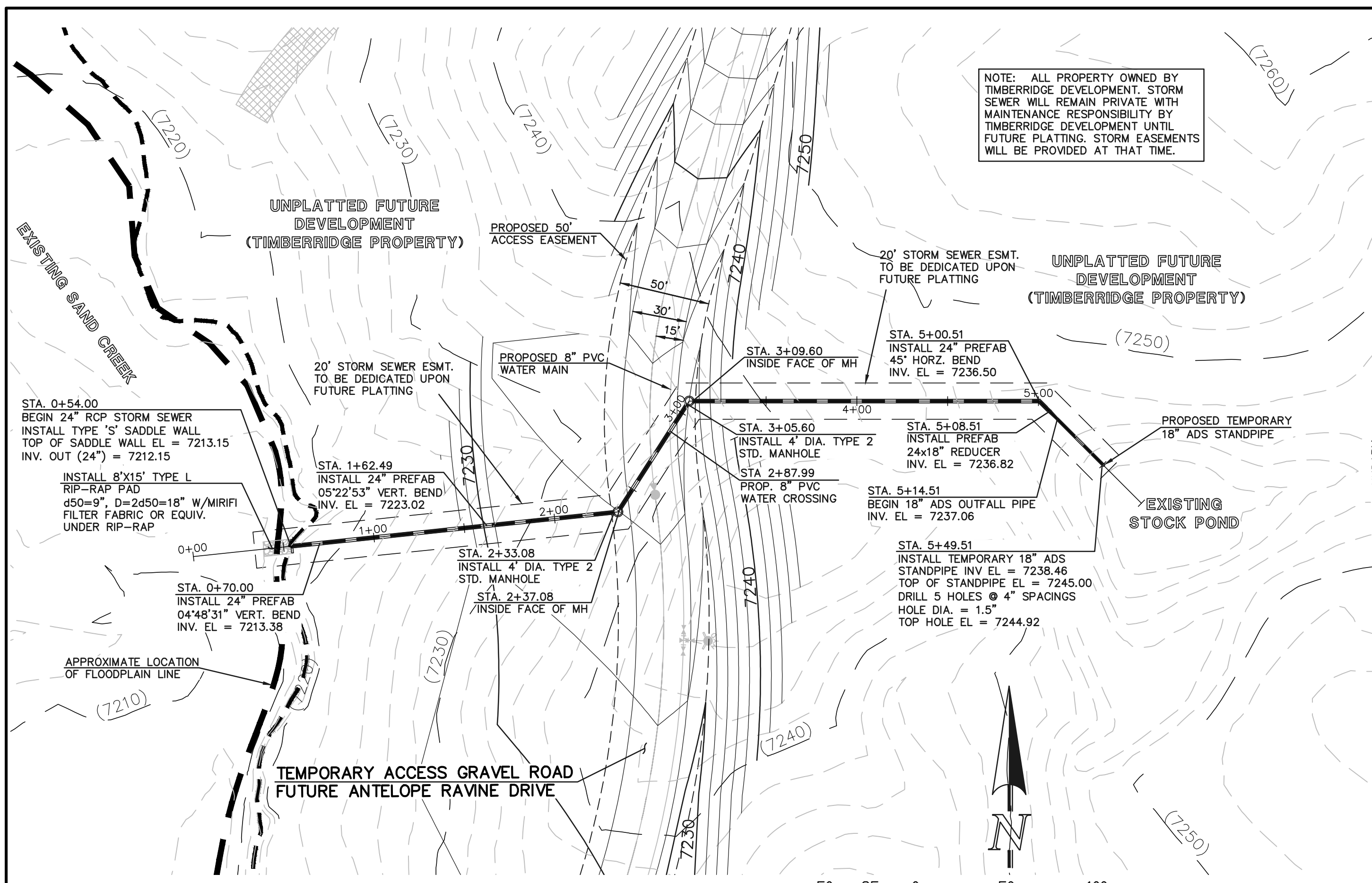
618 N. Cascade Avenue, Suite 200
Colorado Springs, Colorado 80903
(719)785-0790
(719)785-0799(Fax)

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

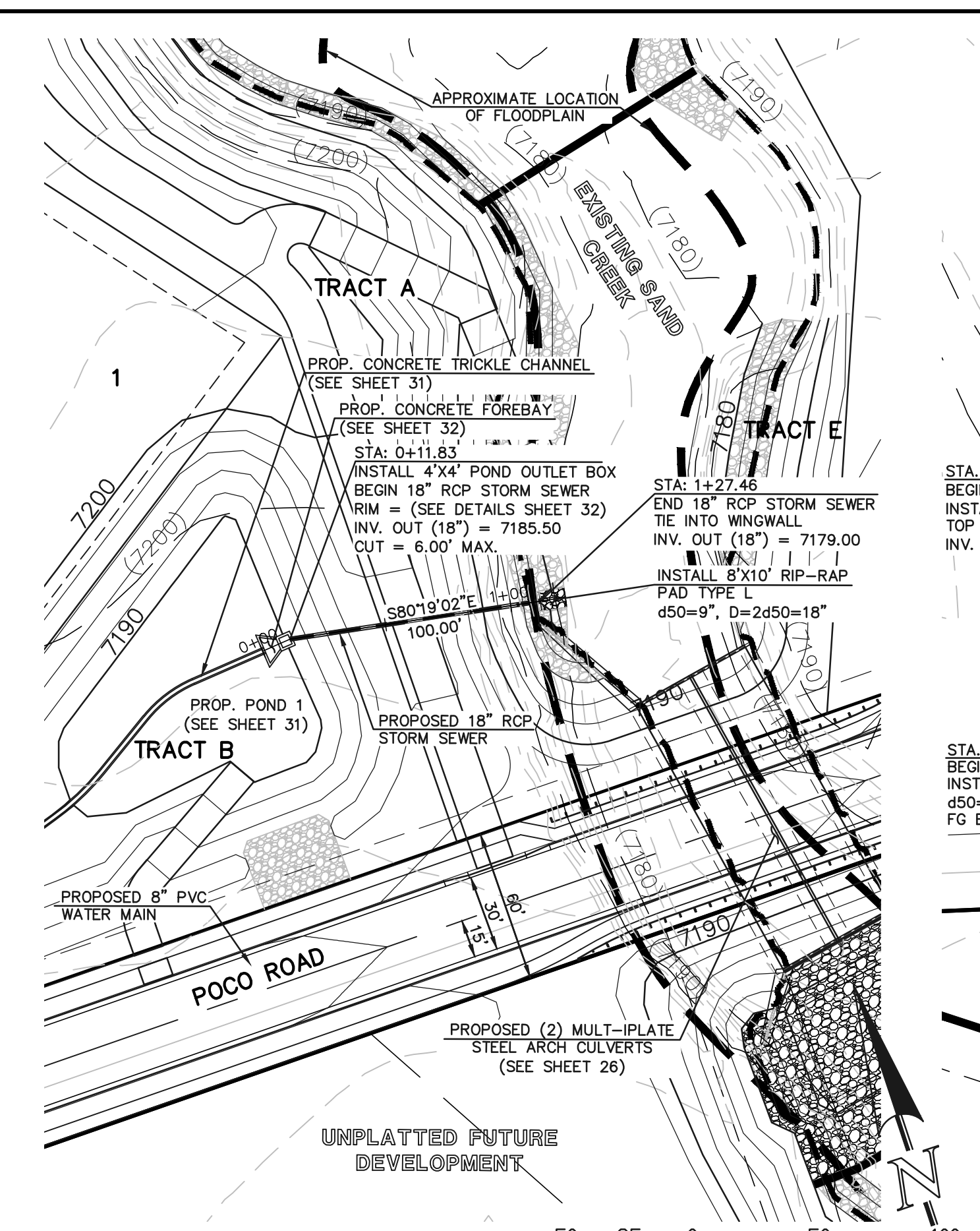
DESIGNED BY	MAW	SCALE	DATE	04-05-19
DRAWN BY	ESO	(H) 1" = 50'	SHEET	24 OF 35
CHECKED BY		(V) 1" = 5'	JOB NO.	1185.00

N:\118500\DRAWINGS\CONSTRUCTION\118500-STM-04.dwg, 4/15/2020 1:26:33 PM, 1:1

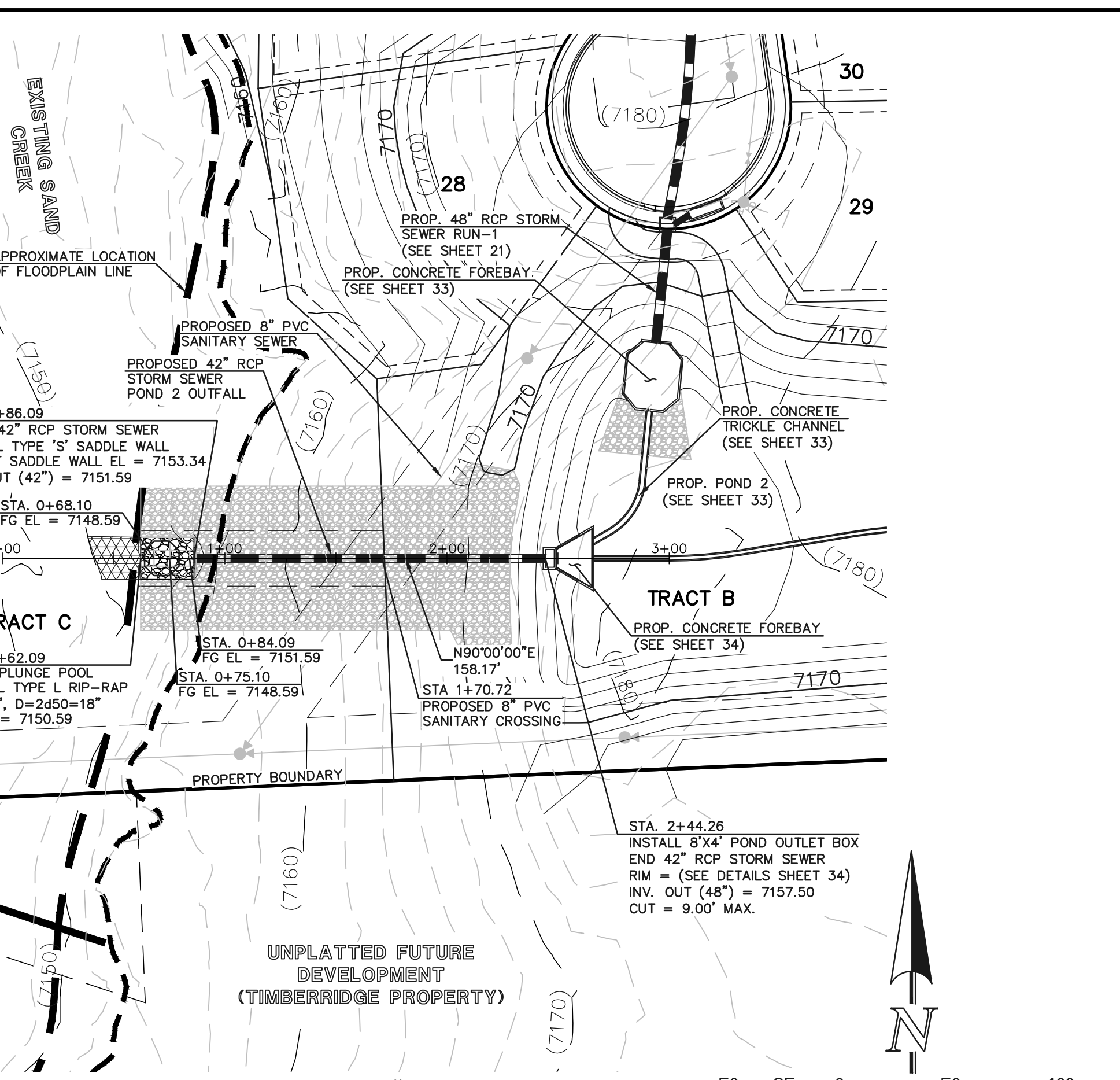
NOTE: ALL PROPERTY OWNED BY TIMBERIDGE DEVELOPMENT. STORM SEWER WILL REMAIN PRIVATE WITH MAINTENANCE RESPONSIBILITY BY TIMBERIDGE DEVELOPMENT UNTIL FUTURE PLATTING. STORM EASEMENTS WILL BE PROVIDED AT THAT TIME.



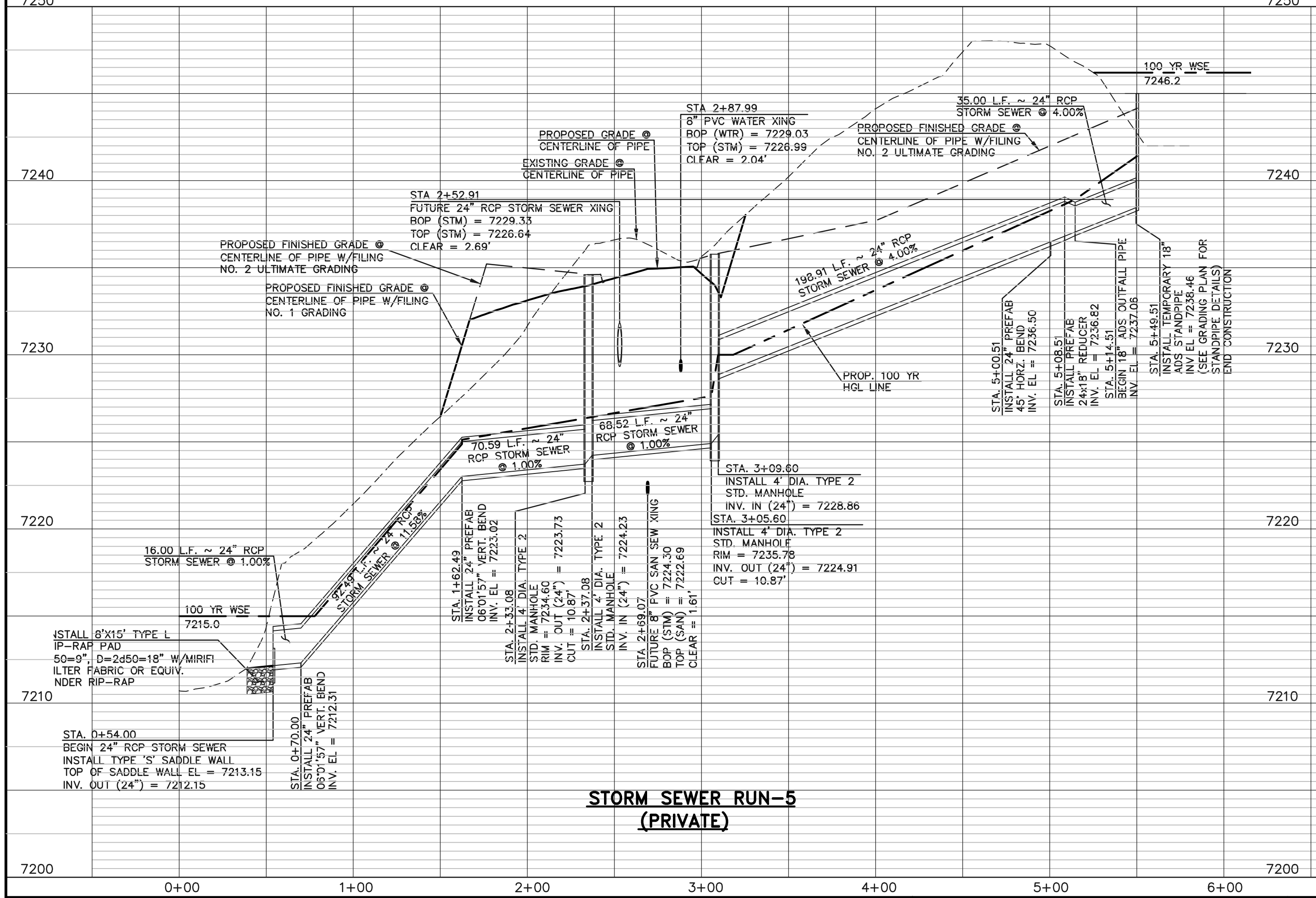
STORM SEWER RUN-5 (PRIVATE)
SCALE: 1" = 50'



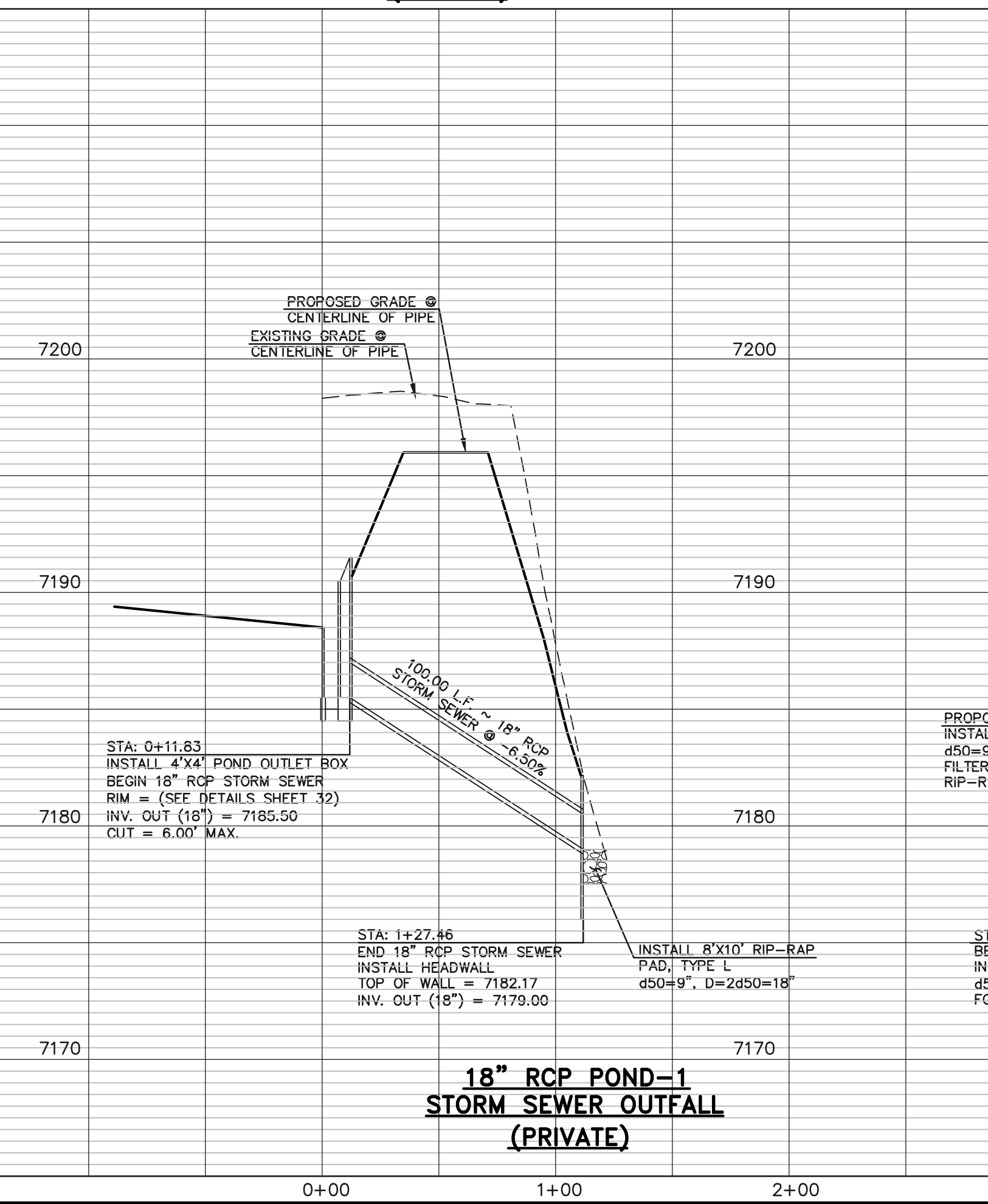
18" RCP POND-1 STORM SEWER OUTFALL (PRIVATE)
SCALE: 1" = 50'



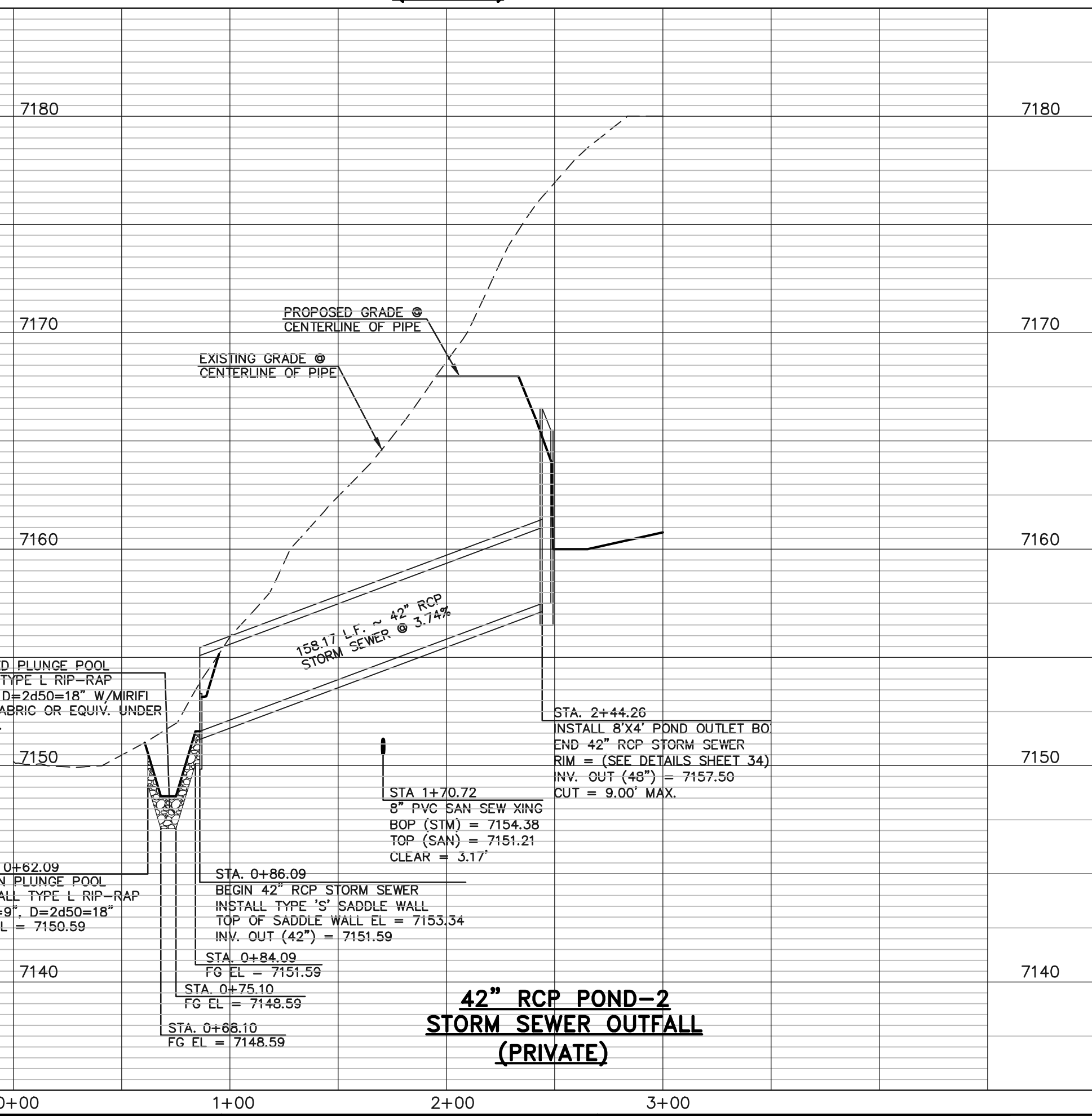
42" RCP POND-2 STORM SEWER OUTFALL (PRIVATE)
SCALE: 1" = 50'



STORM SEWER RUN-5 (PRIVATE)



18" RCP POND-1 STORM SEWER OUTFALL (PRIVATE)



42" RCP POND-2 STORM SEWER OUTFALL (PRIVATE)

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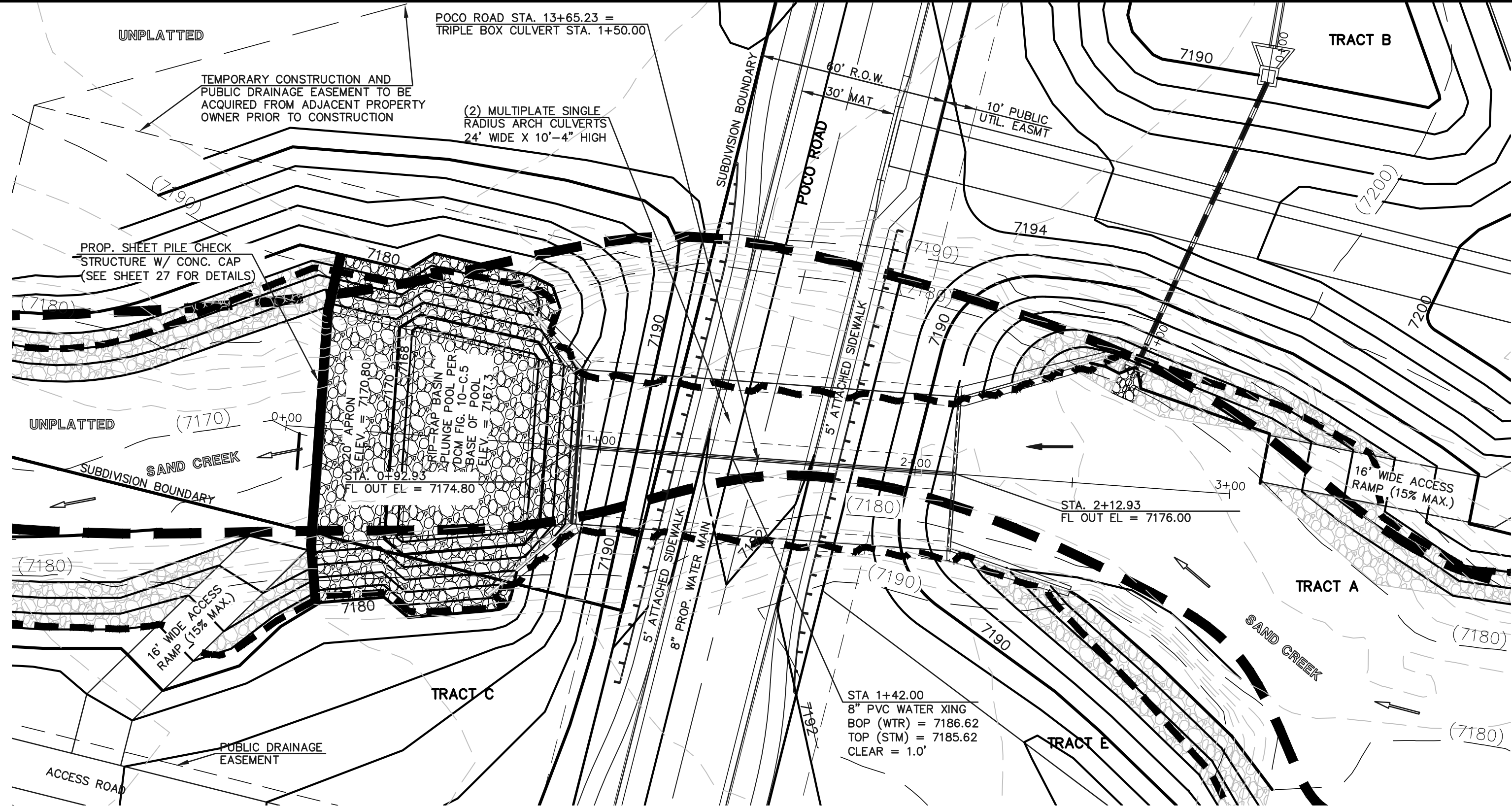
NO.	REVISION	DATE
1	REVISED PER COUNTY COMMENTS	08-13-19
2	REVISED PER COUNTY COMMENTS	3-16-20

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

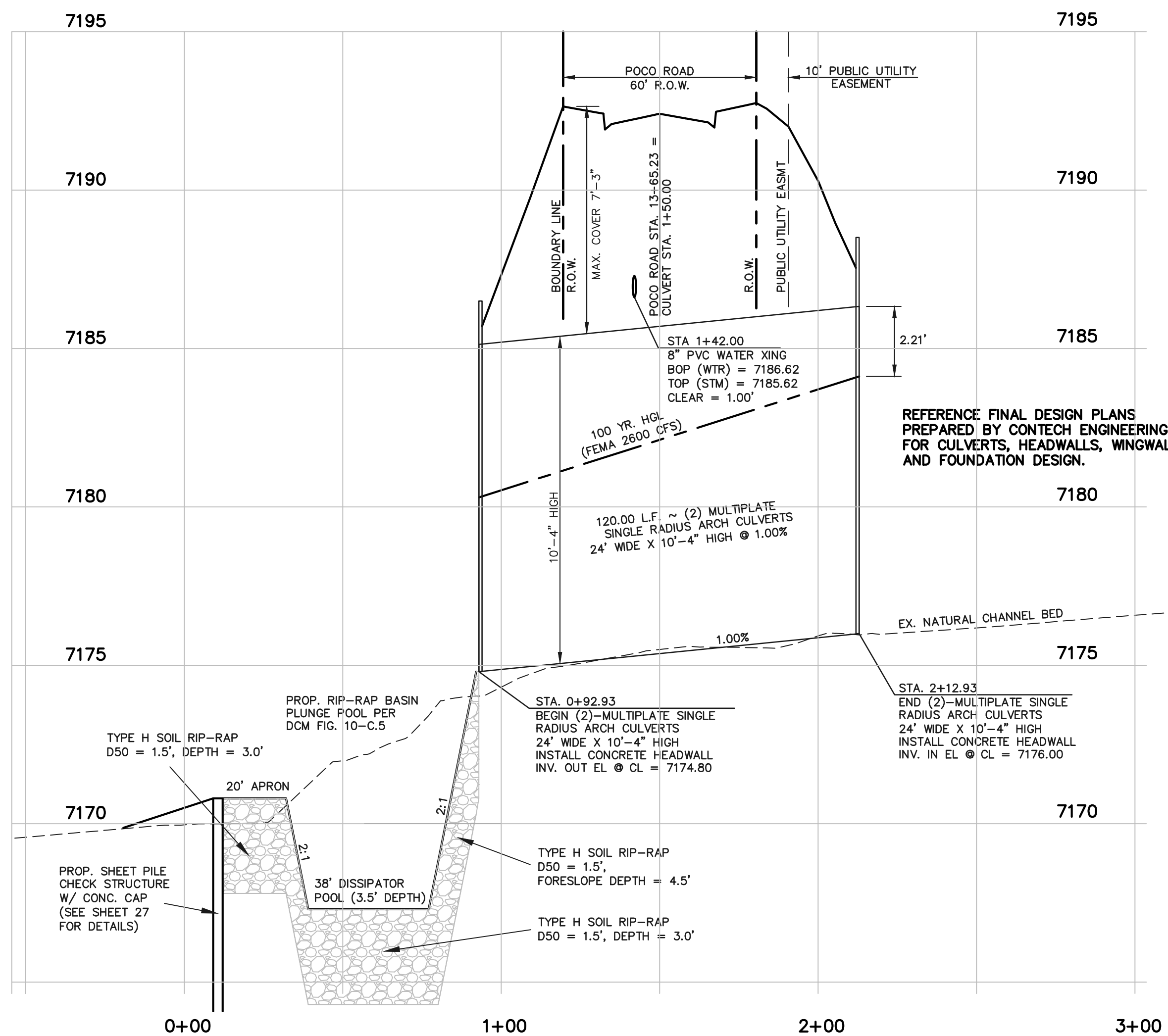
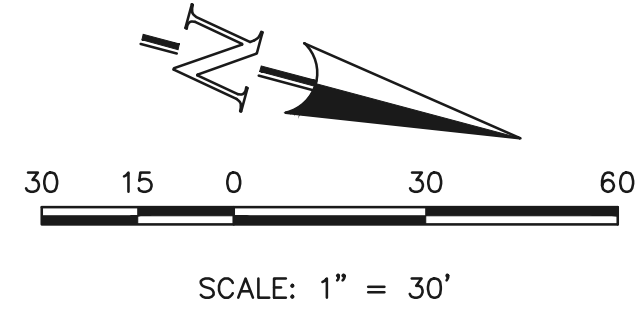


RETREAT AT TIMBERIDGE FILING NO. 1
CONSTRUCTION PLANS
STORM SEWER PLAN
DESIGNED BY MAW SCALE DATE 04-05-19
DRAWN BY ESO (H) 1" = 50' SHEET 25 OF 35
CHECKED BY (V) 1" = 5' JOB NO. 1185.00

N:\118500\DRAWINGS\CONSTRUCTION\DWG\25-118500-STM-05.dwg, 4/15/2020 2:14:39 PM, 1:1



TWO MULTI-PLATE STEEL ARCH CULVERT CROSSING



TWO MULTI-PLATE STEEL ARCH CULVERT CROSSING

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

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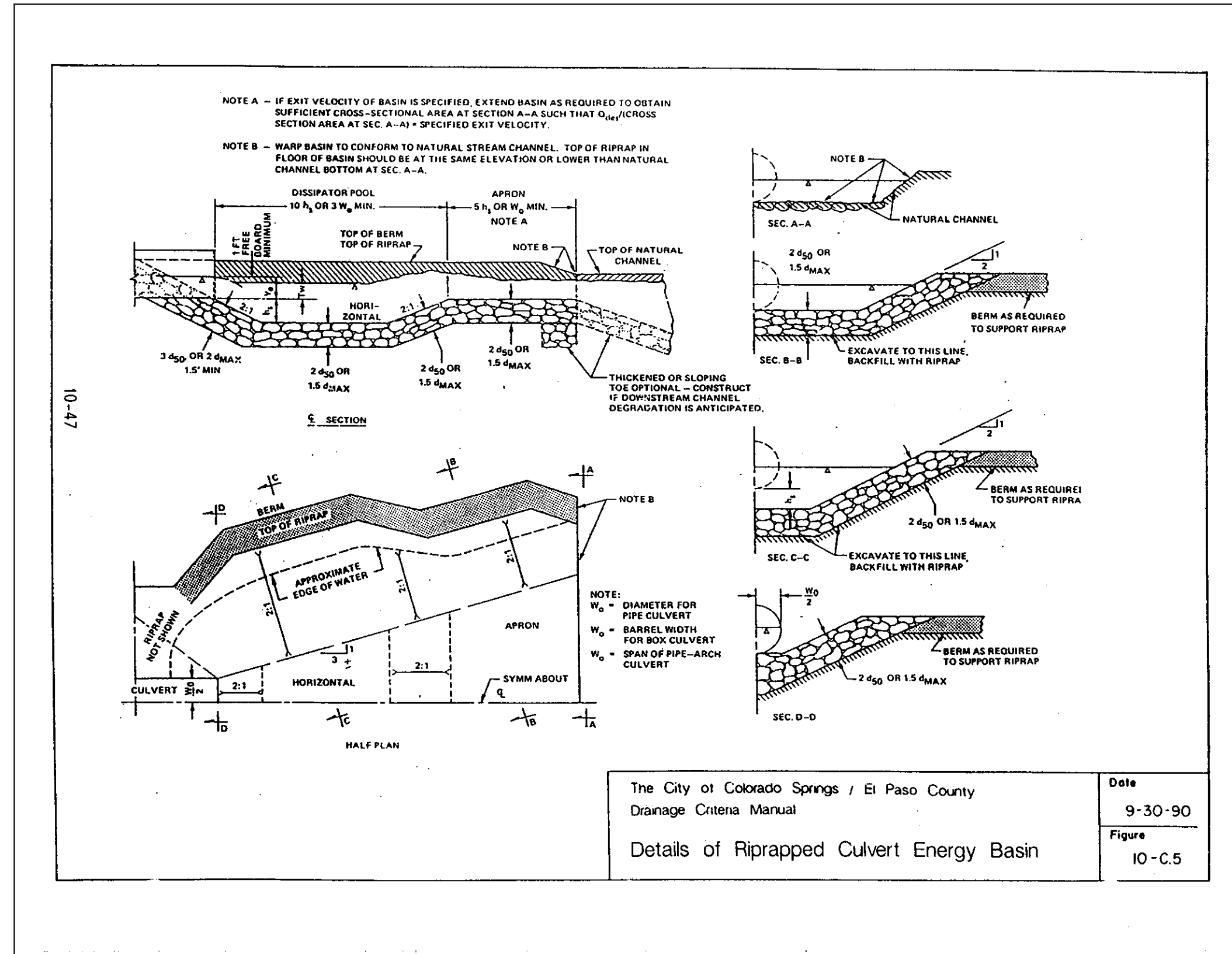
THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK. THE CONTRACTOR SHALL BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE CAUSED BY HIS FAILURE TO EXACTLY LOCATE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

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

REVIEW:	DATE
PREPARED UNDER MY DIRECT SUPERVISION FOR AND ON BEHALF OF CLASSIC CONSULTING ENGINEERS AND SURVEYORS, LLC	
MARC A. WHORTON, COLORADO P.E. #37155	DATE

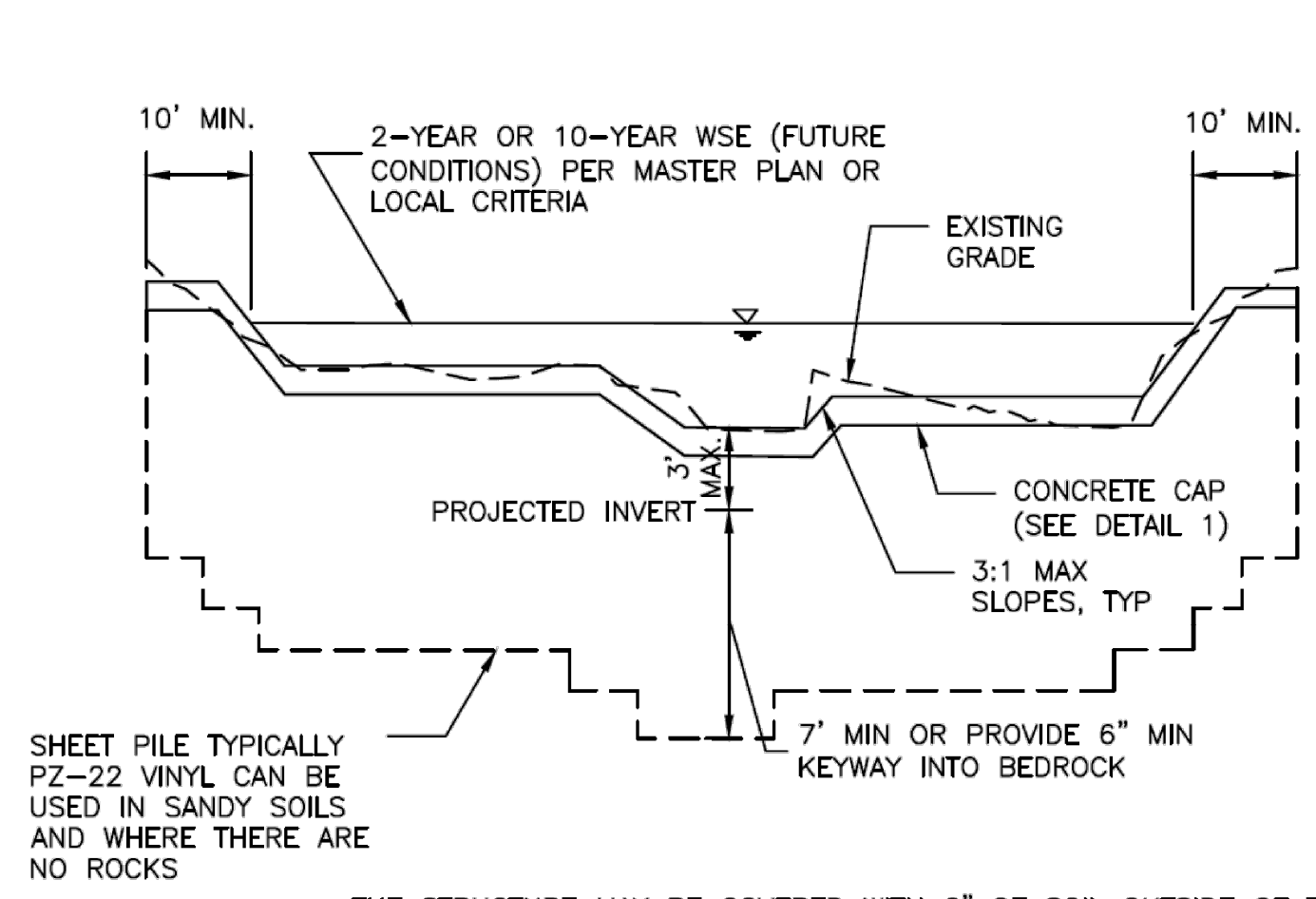
619 N. Cascade Avenue, Suite 200
Colorado Springs, Colorado 80903
(719) 785-0790
(719) 785-0799 (fax)

RETREAT AT TIMBERIDGE FILING NO. 1 CONSTRUCTION PLANS POCO ROAD CULVERT CROSSING			
DESIGNED BY	PRA	SCALE	DATE 04-05-19
DRAWN BY	PRA	(H) 1" = 30'	SHEET 26 OF 35
CHECKED BY		(V) 1" = 3'	JOB NO. 1185.00

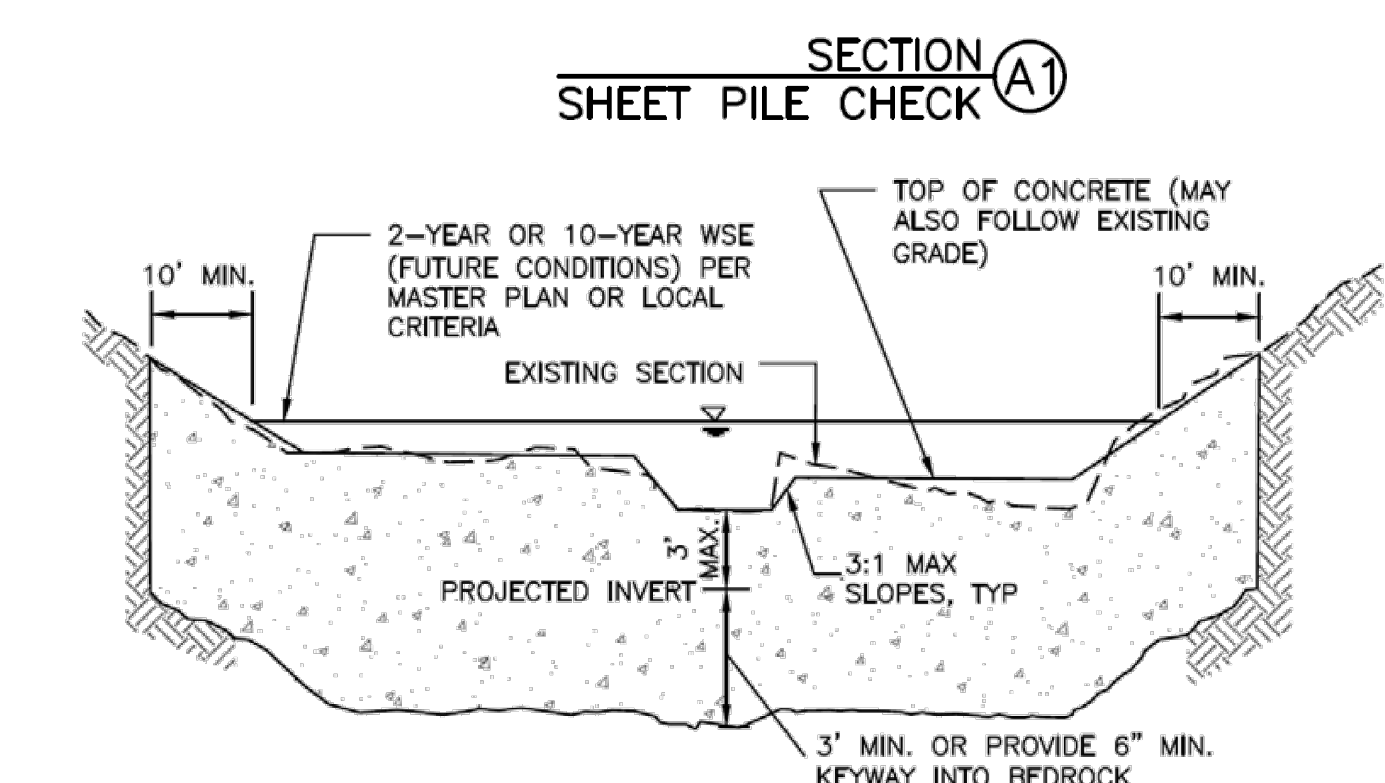


The City of Colorado Springs / El Paso County
Damage Criteria Manual
Details of Riprapped Culvert Energy Basin
Date: 9-30-90
Figure: 10-C.5

N:\118500\DRAWINGS\CONSTRUCTION\118500-STM-06-BOX-CULVERT.dwg, 4/13/2020 2:20:10 PM, 1:1



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



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.

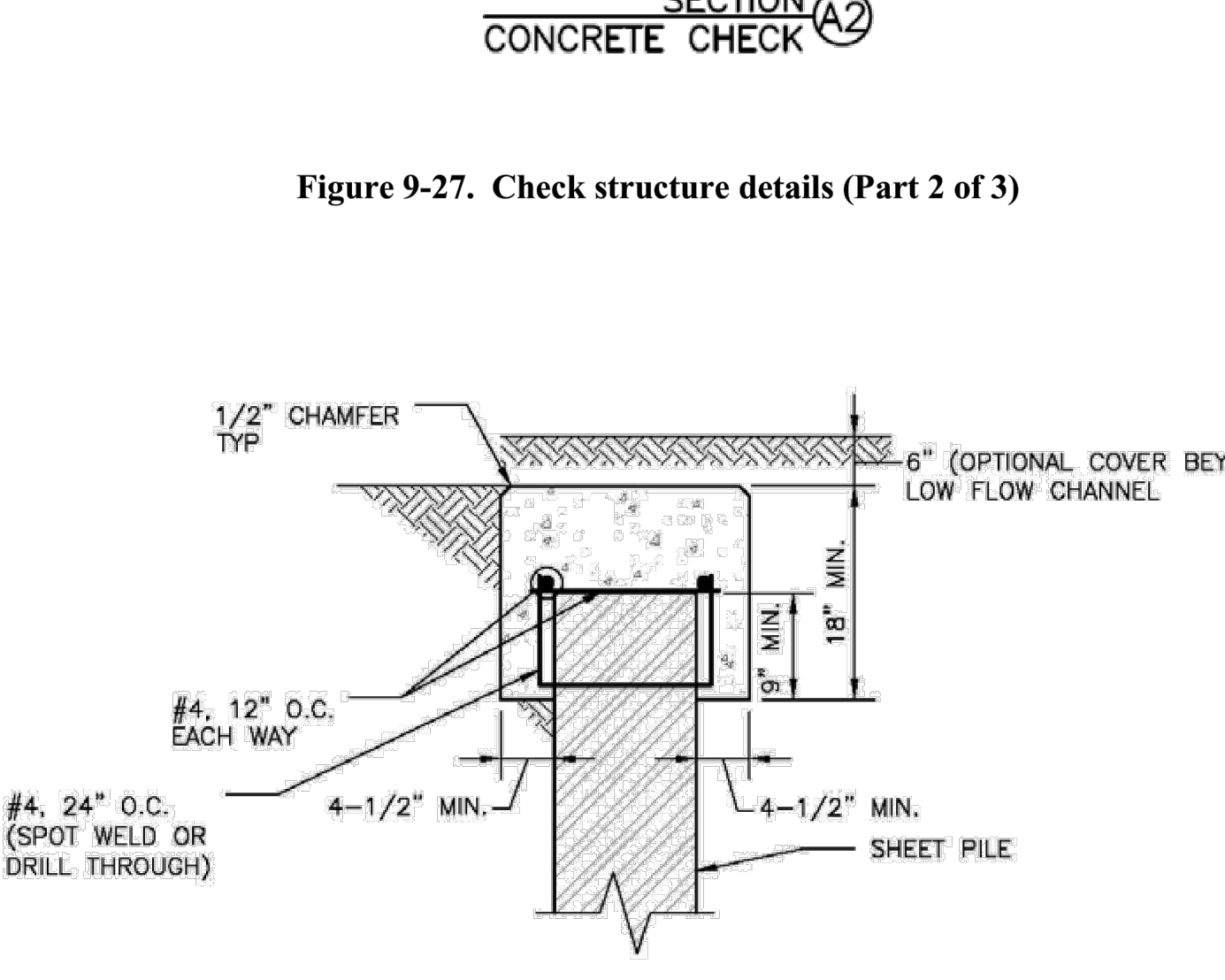


Figure 9-28. Check structure details (Part 3 of 3)

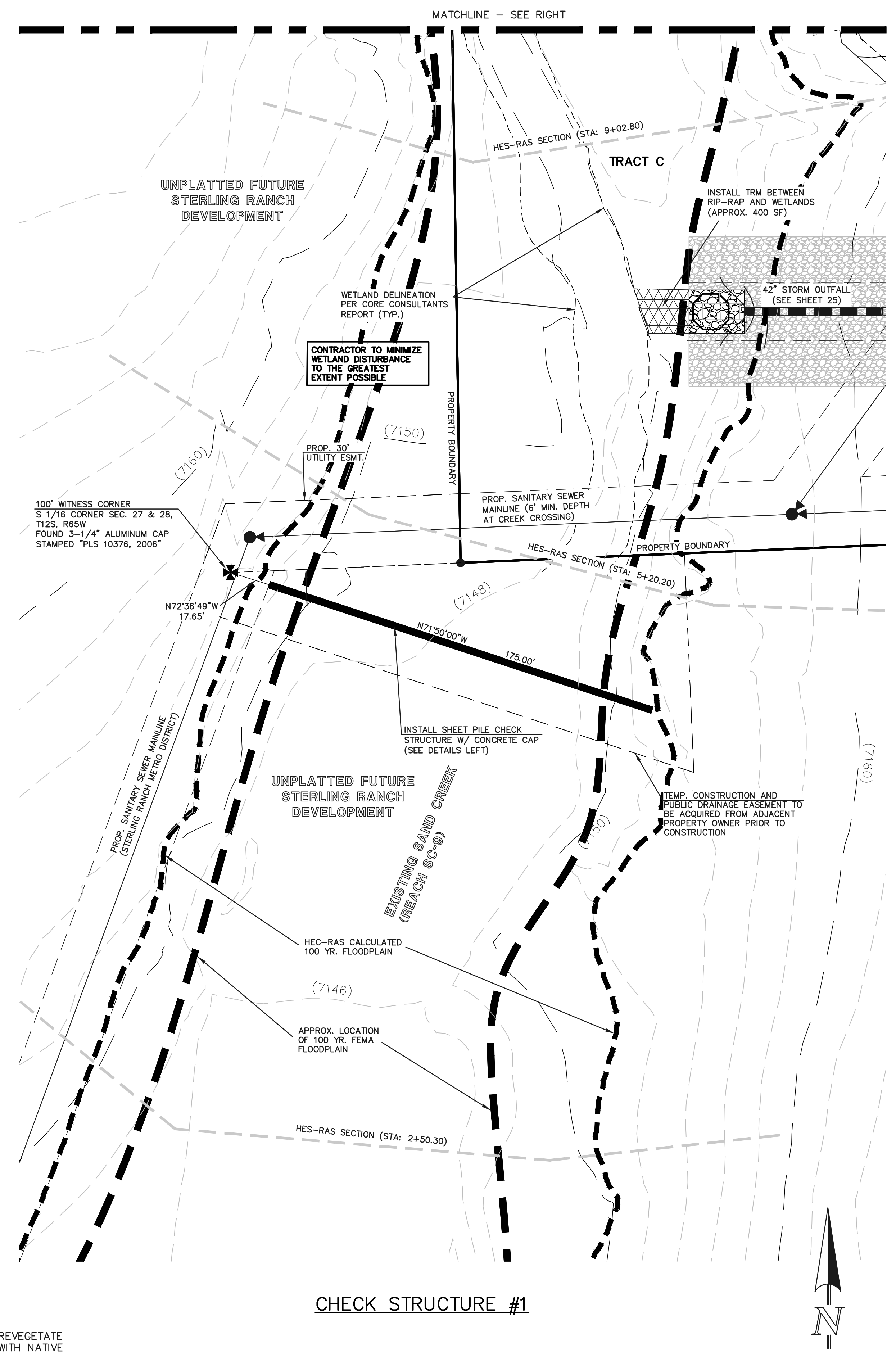
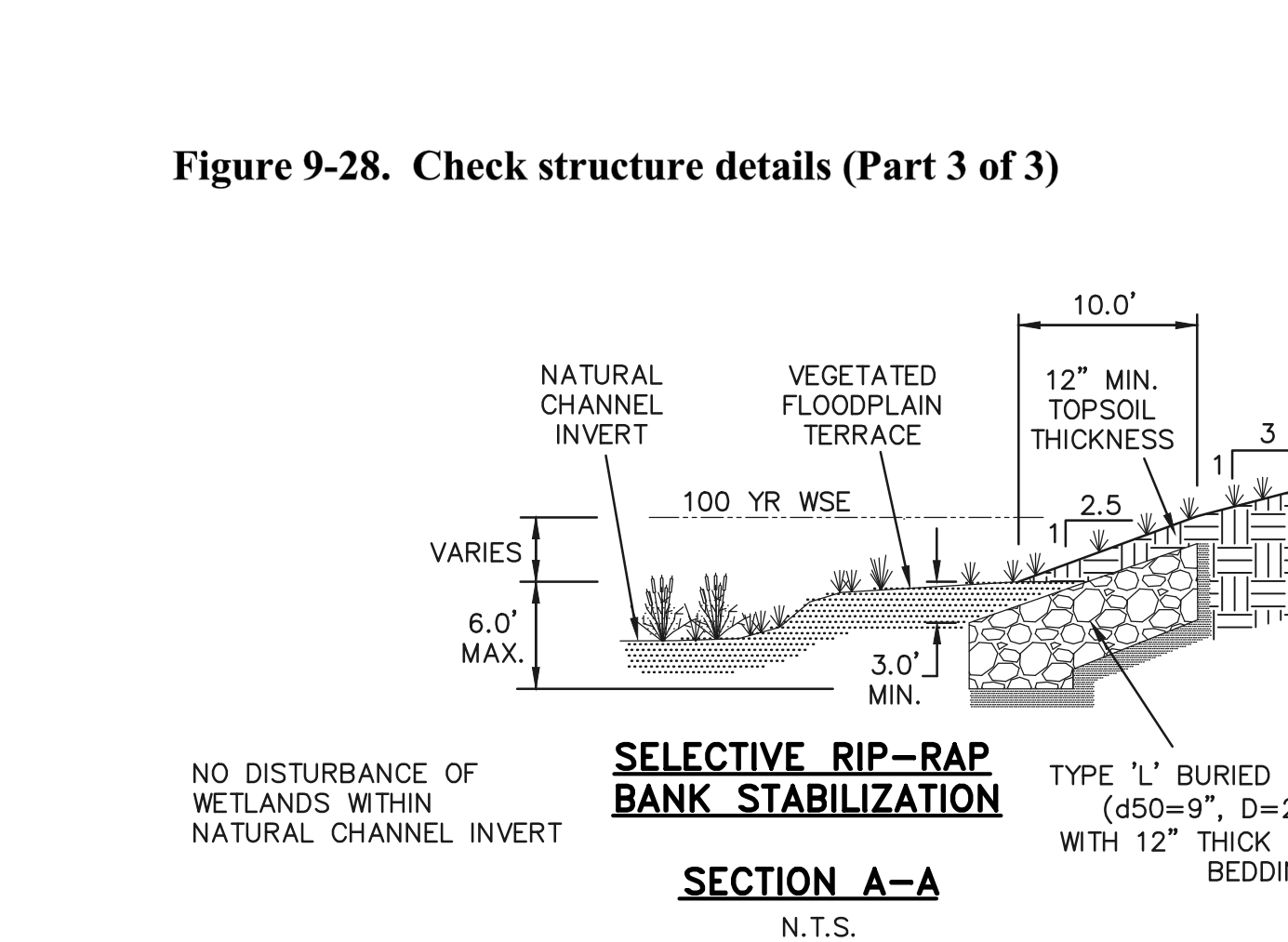


Figure 9-27. Check structure details (Part 2 of 3)

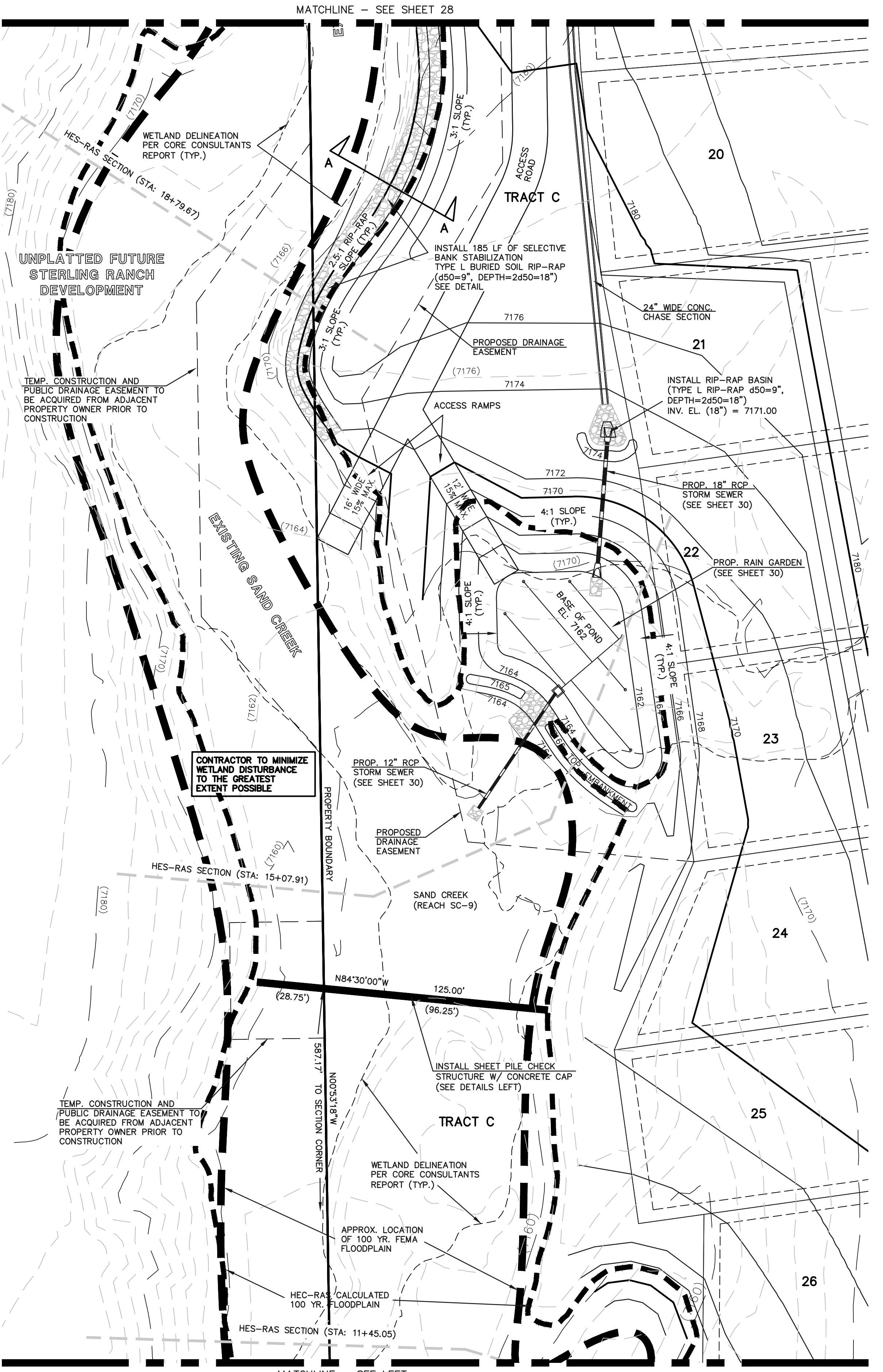


Figure 9-28. Check structure details (Part 3 of 3)

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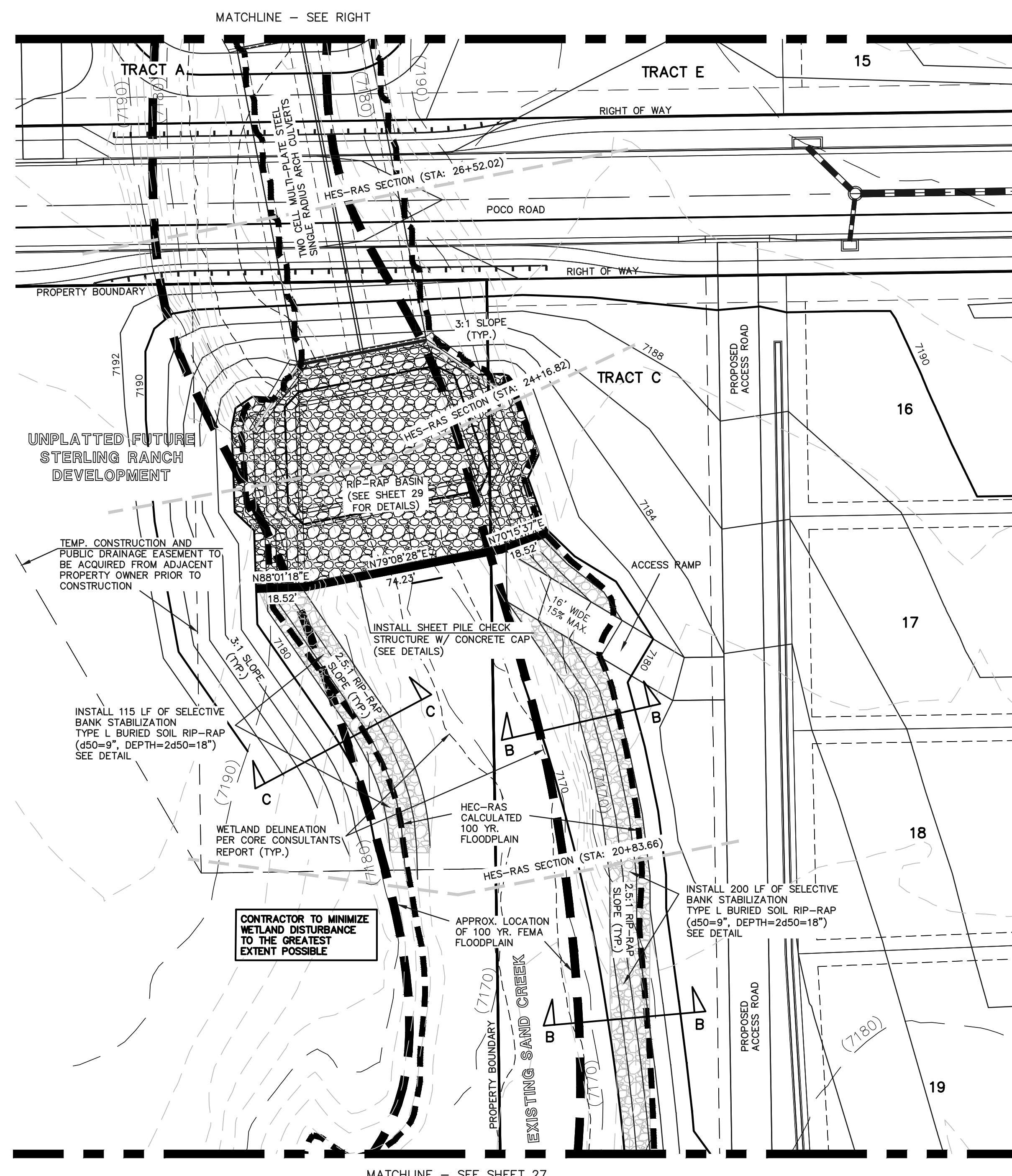
MARC A. WHORTON, COLORADO P.E. #37155 DATE



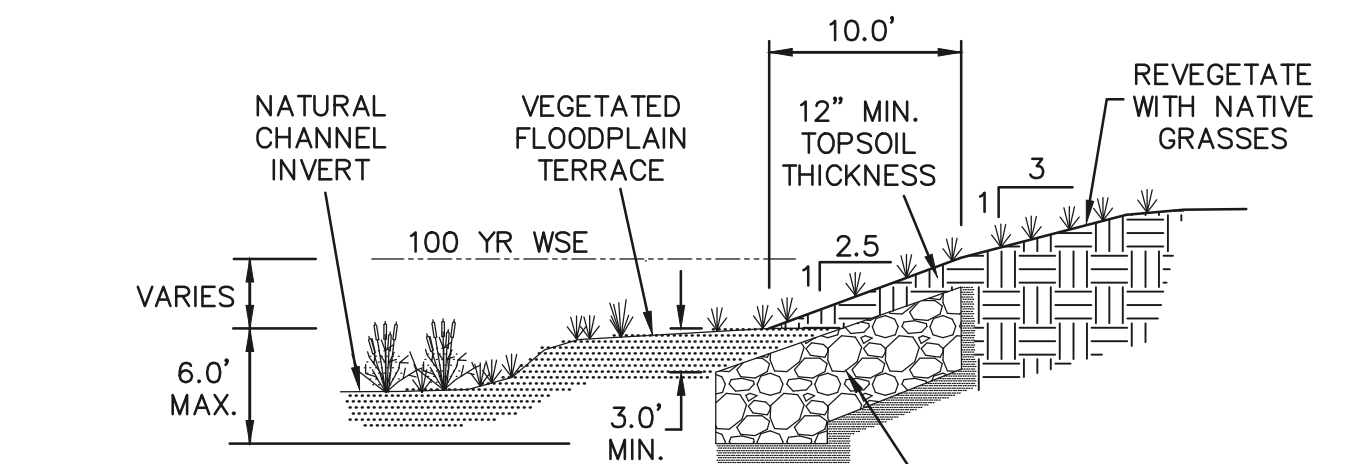
RETREAT AT TIMBERIDGE FILING NO. 1
 CONSTRUCTION PLANS
 CHECK STRUCTURES AND
 SELECTIVE BANK STABILIZATION

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

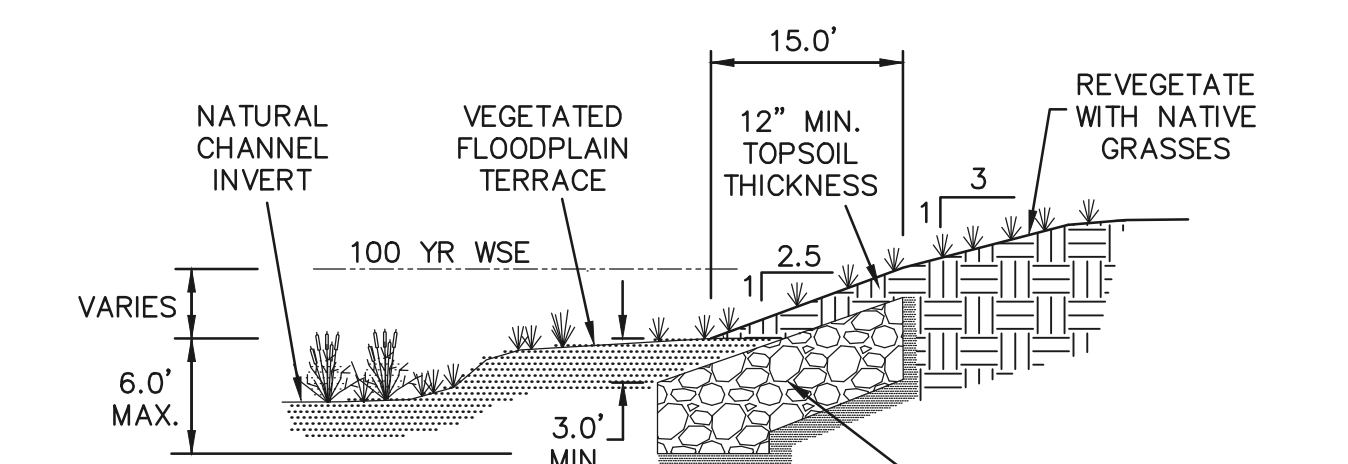
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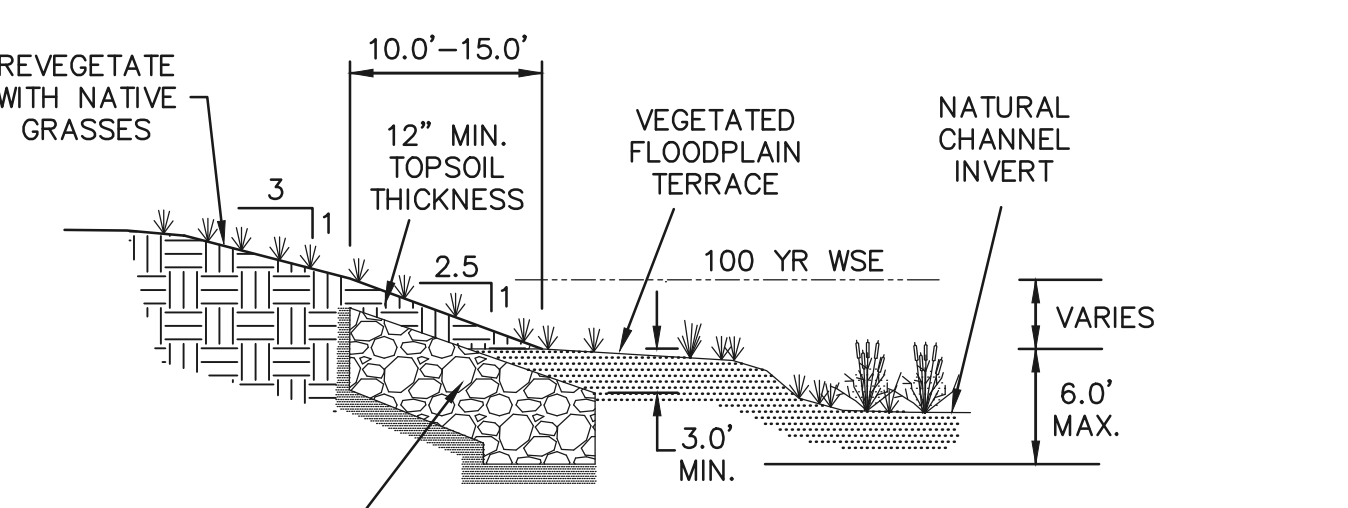
CHECK STRUCTURE #3 & SELECTIVE BANK STABILIZATION



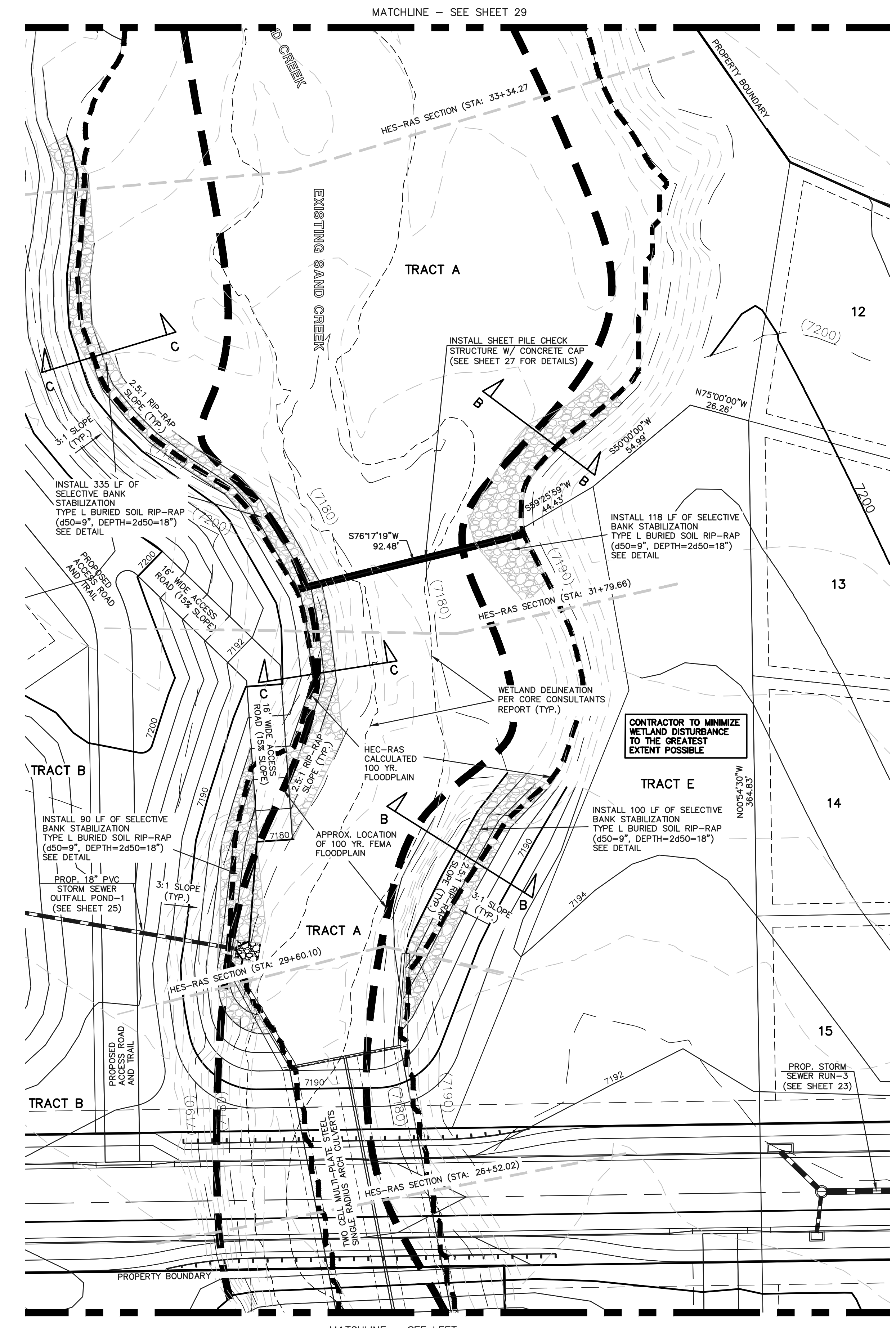
NO DISTURBANCE OF WETLANDS WITHIN NATURAL CHANNEL INVERT
SELECTIVE RIP-RAP BANK STABILIZATION
SECTION A-A
 N.T.S.



NO DISTURBANCE OF WETLANDS WITHIN NATURAL CHANNEL INVERT
SELECTIVE RIP-RAP BANK STABILIZATION
SECTION B-B
 N.T.S.



NO DISTURBANCE OF WETLANDS WITHIN NATURAL CHANNEL INVERT
SELECTIVE RIP-RAP BANK STABILIZATION
SECTION C-C
 N.T.S.



CHECK STRUCTURE #4 & SELECTIVE BANK STABILIZATION

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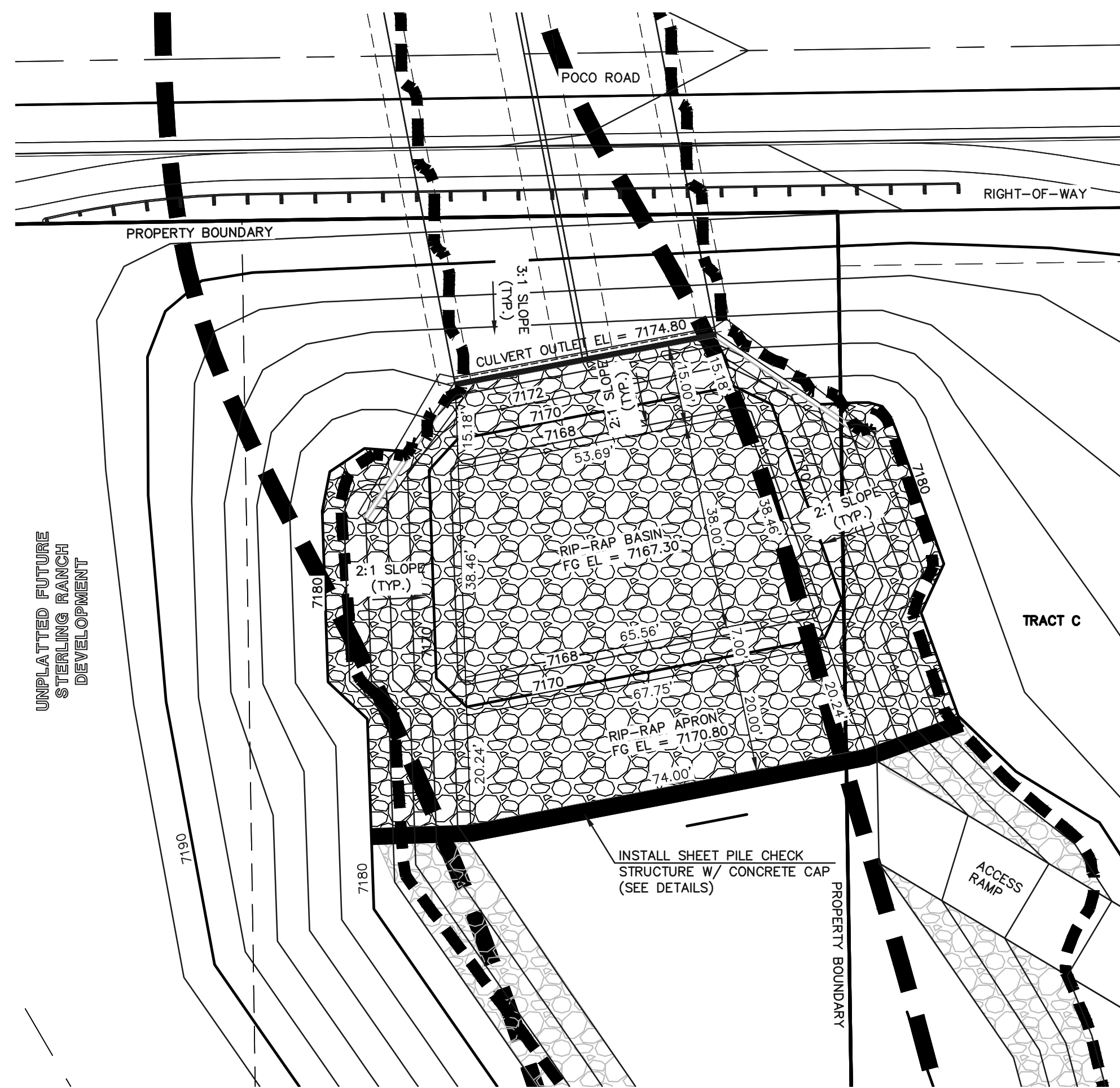
MARC A. WHORTON, COLORADO P.E. #37155 DATE



RETREAT AT TIMBERIDGE FILING NO. 1
 CONSTRUCTION PLANS
 CHECK STRUCTURES AND
 SELECTIVE BANK STABILIZATION

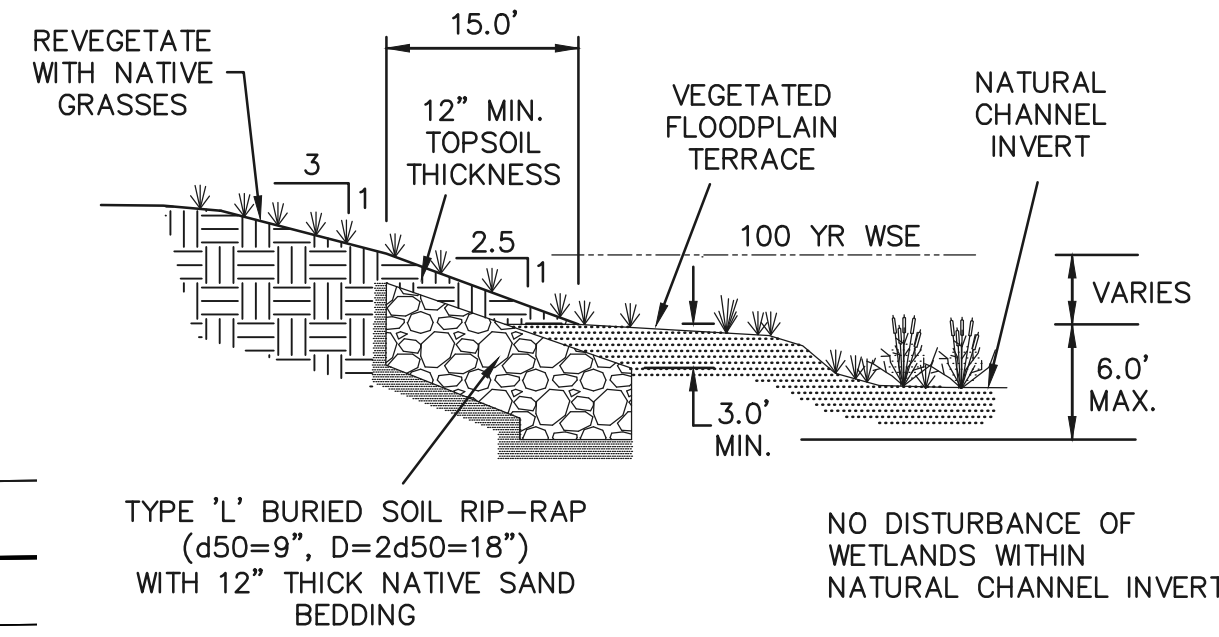
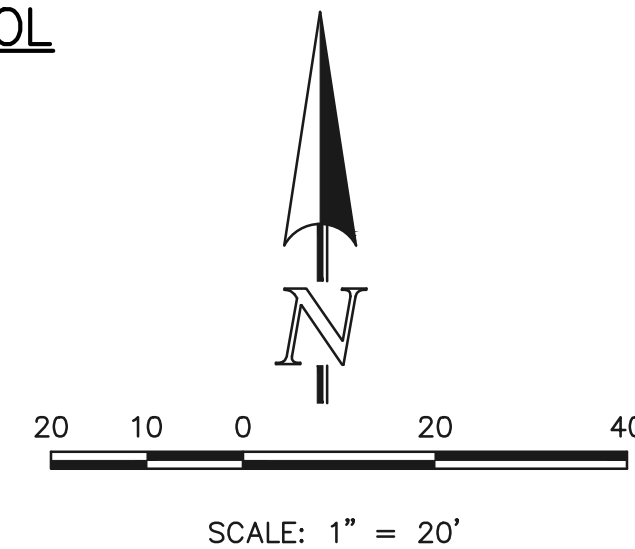
DESIGNED BY MAW SCALE DATE 04-05-19
 DRAWN BY MAW (H) 1" = 30' SHEET 28 OF 35
 CHECKED BY (V) 1" = N/A JOB NO. 1185.00

N:\18500\DRAWINGS\CONSTRUCTION\37-28-29-18500-CHANNEL_REV.dwg, 4/5/2020 2:17:03 PM, 1:1



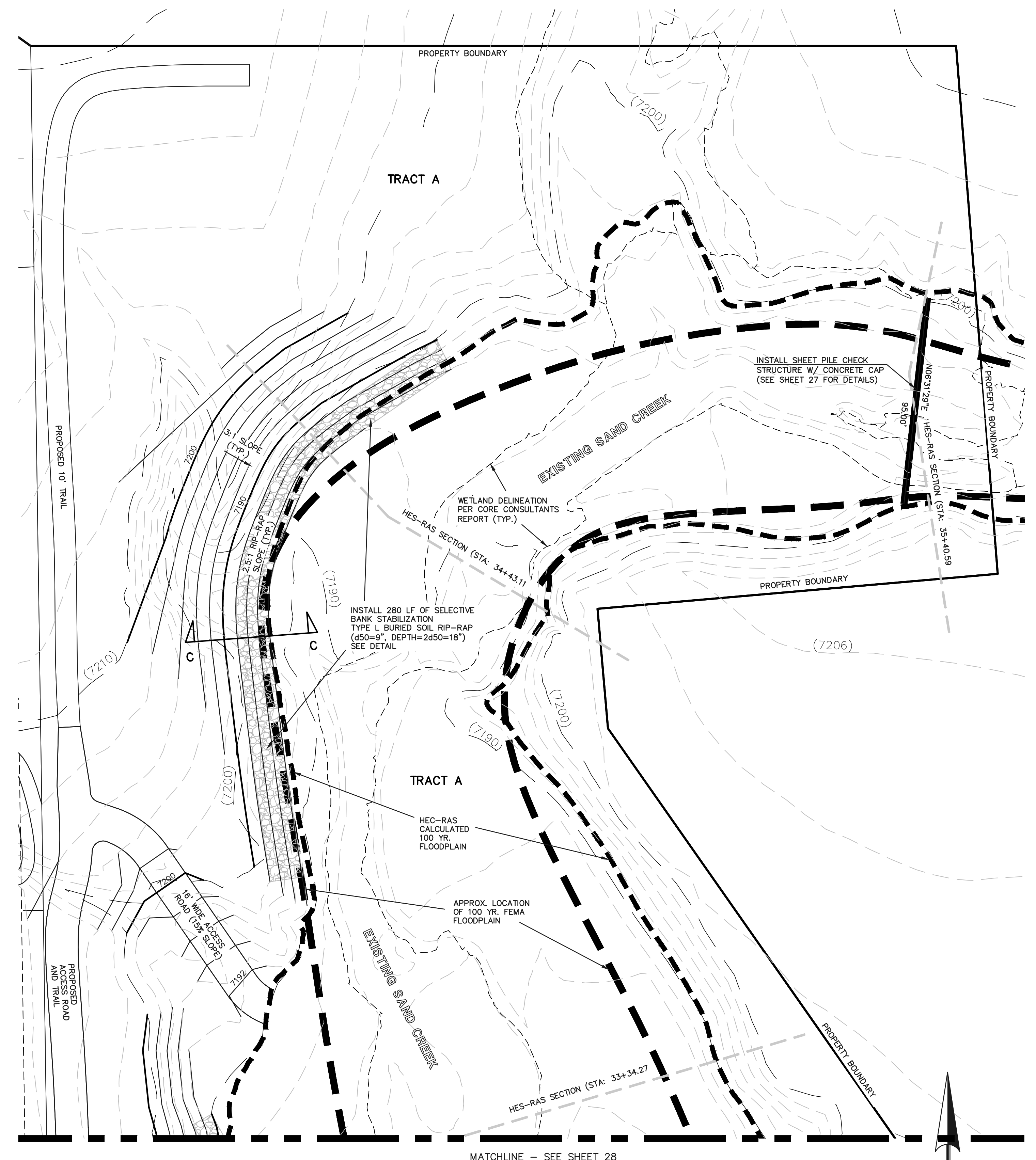
RIP-RAP BASIN PLUNGE POOL
(PER DCM FIG. 10-C.5)

TYPE H SOIL RIP-RAP
D50 = 1.5' DEPTH = 3.0'-4.5'

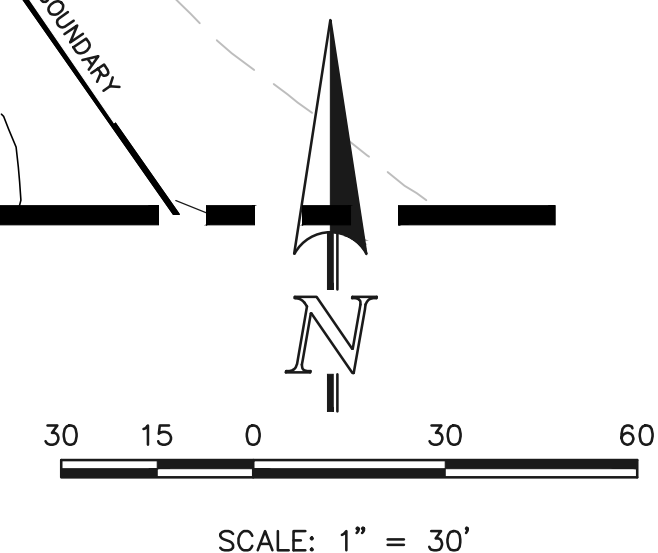


SELECTIVE RIP-RAP BANK STABILIZATION

SECTION C-C
N.T.S.



CHECK STRUCTURE #5 & SELECTIVE BANK STABILIZATION



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

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

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



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 29 OF 35
		(V) 1" = N/A	JOB NO. 1185.00



CLASSIC CONSULTING

N:\118500\DRAWINGS\CONSTRUCTION\27-28-29-118500-CHANNEL_REV.dwg, 4/5/2020 2:19:57 PM, 1-1

Bioretention T-3

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

Material	Quantity	Unit	Notes
Gravel (3/4" - 1 1/2")	100	cu yd	For filter layer
Gravel (1/2" - 3/4")	100	cu yd	For filter layer
Gravel (3/8" - 1/2")	100	cu yd	For filter layer
Gravel (No. 20)	100	cu yd	For filter layer
Gravel (No. 40)	100	cu yd	For filter layer
Gravel (No. 60)	100	cu yd	For filter layer
Gravel (No. 80)	100	cu yd	For filter layer
Gravel (No. 100)	100	cu yd	For filter layer
Gravel (No. 120)	100	cu yd	For filter layer
Gravel (No. 150)	100	cu yd	For filter layer
Gravel (No. 200)	100	cu yd	For filter layer
Gravel (No. 250)	100	cu yd	For filter layer
Gravel (No. 300)	100	cu yd	For filter layer
Gravel (No. 350)	100	cu yd	For filter layer
Gravel (No. 400)	100	cu yd	For filter layer
Gravel (No. 450)	100	cu yd	For filter layer
Gravel (No. 500)	100	cu yd	For filter layer
Gravel (No. 550)	100	cu yd	For filter layer
Gravel (No. 600)	100	cu yd	For filter layer
Gravel (No. 650)	100	cu yd	For filter layer
Gravel (No. 700)	100	cu yd	For filter layer
Gravel (No. 750)	100	cu yd	For filter layer
Gravel (No. 800)	100	cu yd	For filter layer
Gravel (No. 850)	100	cu yd	For filter layer
Gravel (No. 900)	100	cu yd	For filter layer
Gravel (No. 950)	100	cu yd	For filter layer
Gravel (No. 1000)	100	cu yd	For filter layer
Gravel (No. 1050)	100	cu yd	For filter layer
Gravel (No. 1100)	100	cu yd	For filter layer
Gravel (No. 1150)	100	cu yd	For filter layer
Gravel (No. 1200)	100	cu yd	For filter layer
Gravel (No. 1250)	100	cu yd	For filter layer
Gravel (No. 1300)	100	cu yd	For filter layer
Gravel (No. 1350)	100	cu yd	For filter layer
Gravel (No. 1400)	100	cu yd	For filter layer
Gravel (No. 1450)	100	cu yd	For filter layer
Gravel (No. 1500)	100	cu yd	For filter layer
Gravel (No. 1550)	100	cu yd	For filter layer
Gravel (No. 1600)	100	cu yd	For filter layer
Gravel (No. 1650)	100	cu yd	For filter layer
Gravel (No. 1700)	100	cu yd	For filter layer
Gravel (No. 1750)	100	cu yd	For filter layer
Gravel (No. 1800)	100	cu yd	For filter layer
Gravel (No. 1850)	100	cu yd	For filter layer
Gravel (No. 1900)	100	cu yd	For filter layer
Gravel (No. 1950)	100	cu yd	For filter layer
Gravel (No. 2000)	100	cu yd	For filter layer

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

T-3 Bioretention

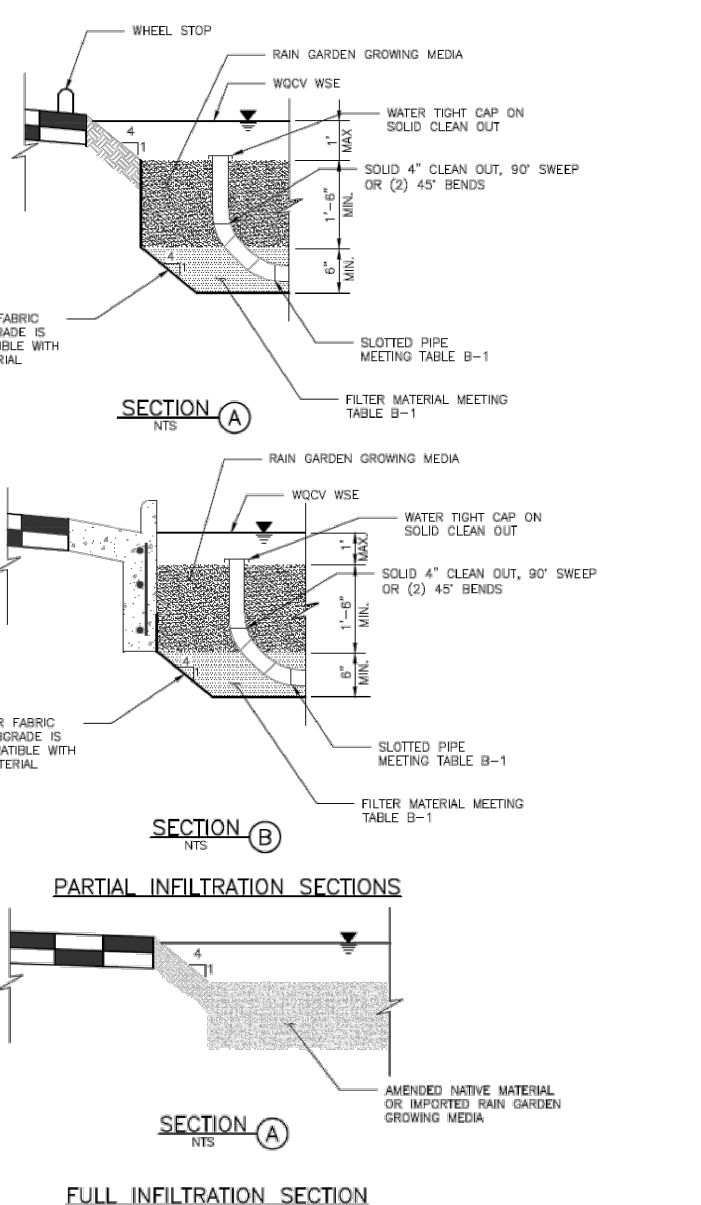
Table B-3. Native seed mix for rain gardens

Common Name	Scientific Name	Variety	PLS ¹ lbs per Acre	Omnis per Acre
Sand bluestem	Andropogon hallii	Garden	3.5	
Sideoats grama	Bouteloua curtipendula	Butte	3	
Prairie sandreed	Calamovilfa longifolia	Gowhen	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 ²	Artemisia frigida		2	
Blue aster ²	Aster laevis		4	
Blanket flower ²	Gaillardia aristata		8	
Prairie coneflower ²	Ratibida columnifera		4	
Purple prairieclover ²	Dalea (Petalostemum) purpurea		3	
Sub-Total:			27.5	22
Total lbs per acre:			28.9	

¹ Wildflower seed (optional) for a more diverse and natural look.
² PLS = Pure Live Seed.

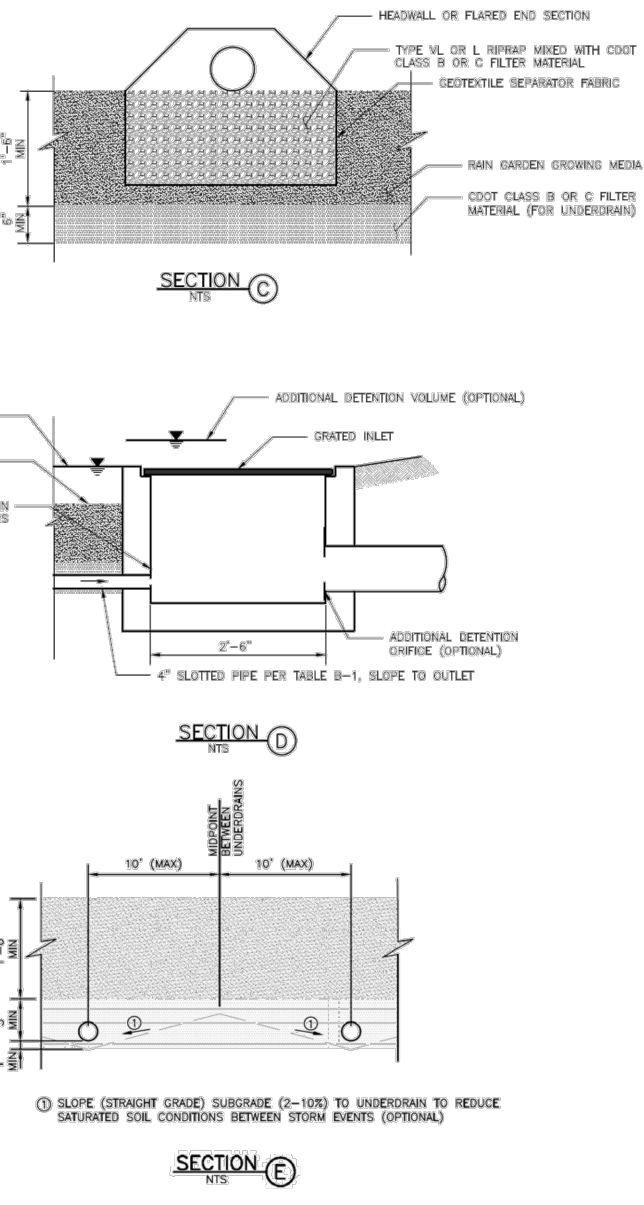
B-12 Urban Drainage and Flood Control District Urban Storm Drainage Criteria Manual Volume 3 November 2015

T-3 Bioretention

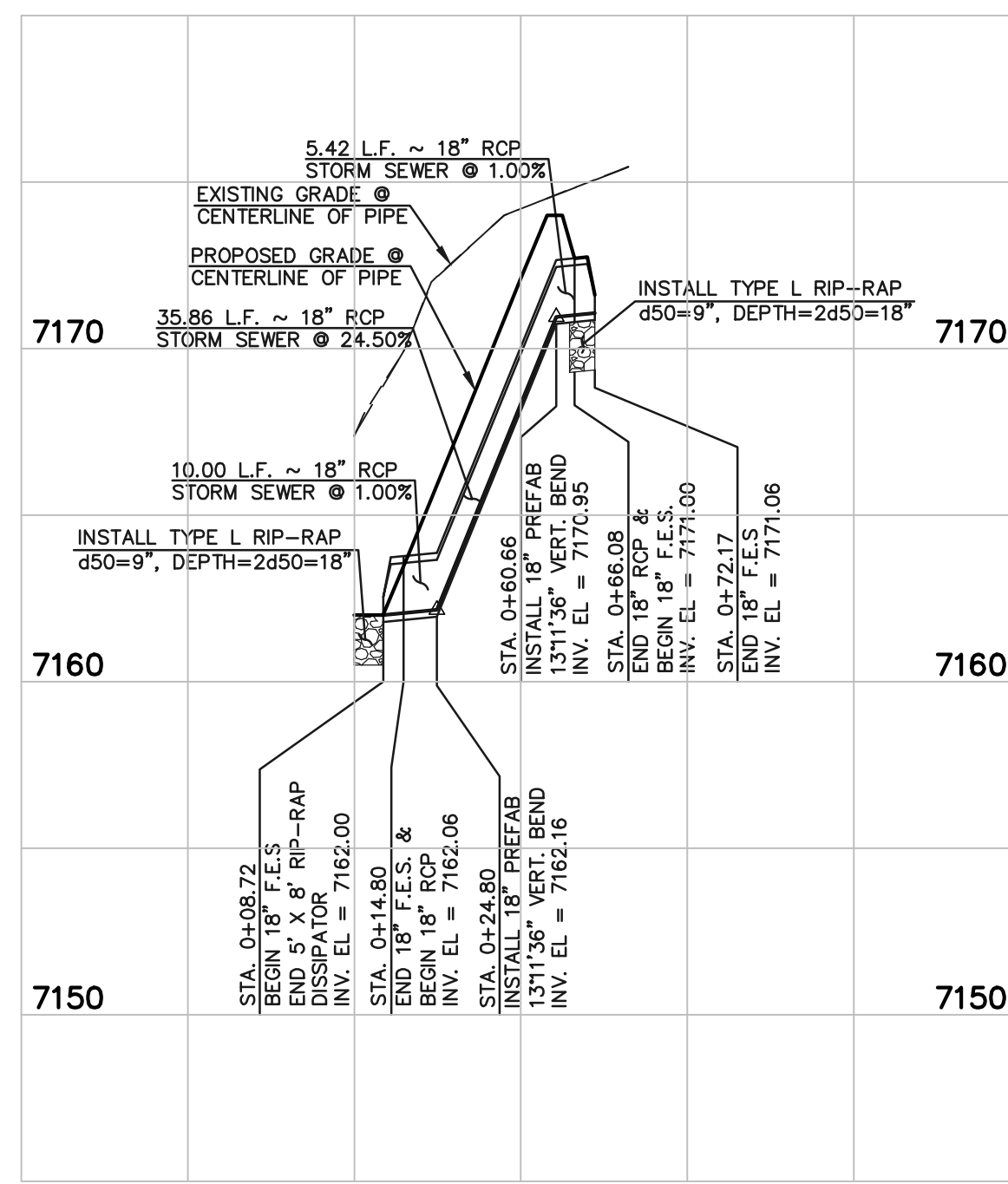


B-16 Urban Drainage and Flood Control District Urban Storm Drainage Criteria Manual Volume 3 November 2015

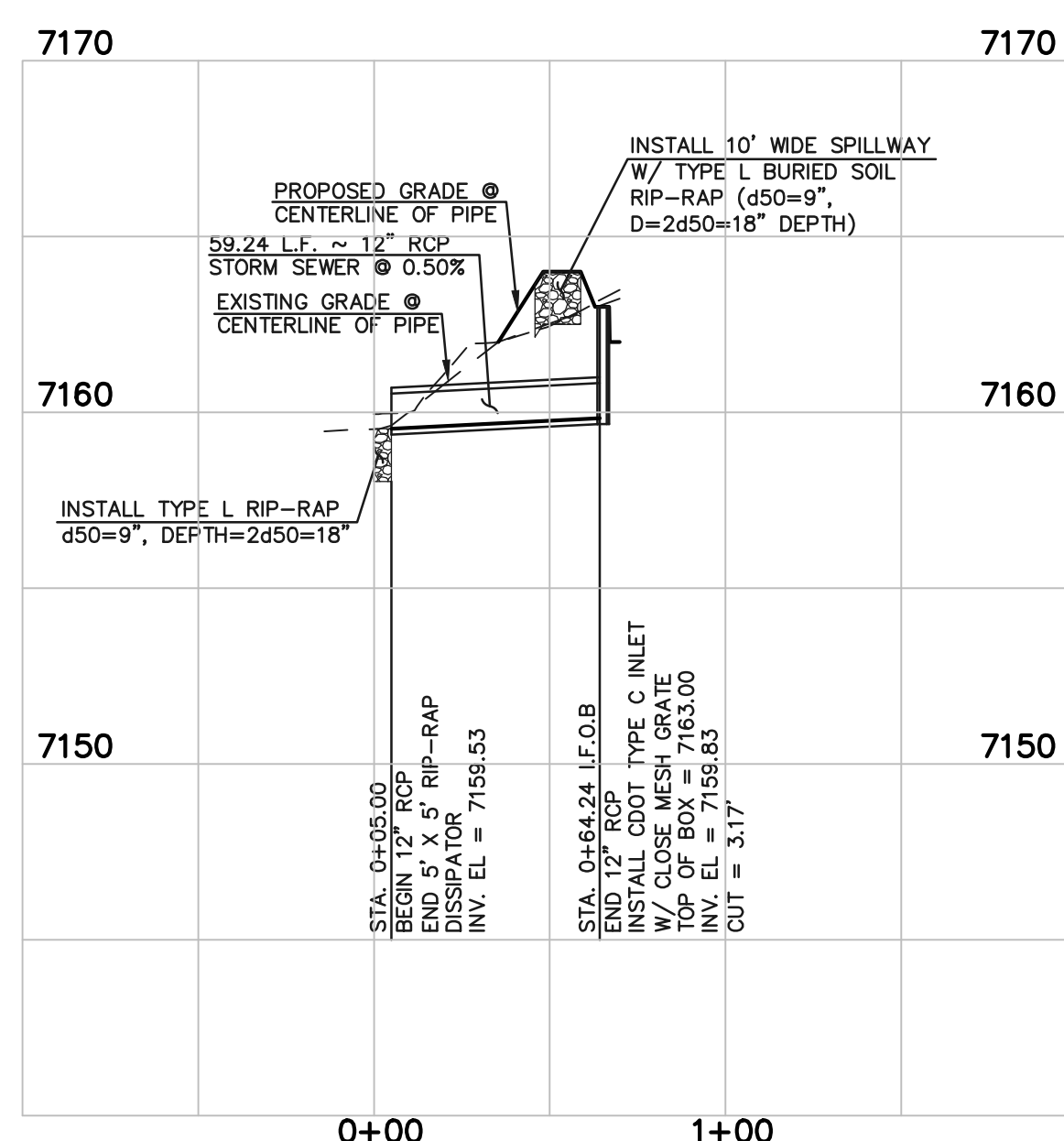
Bioretention T-3



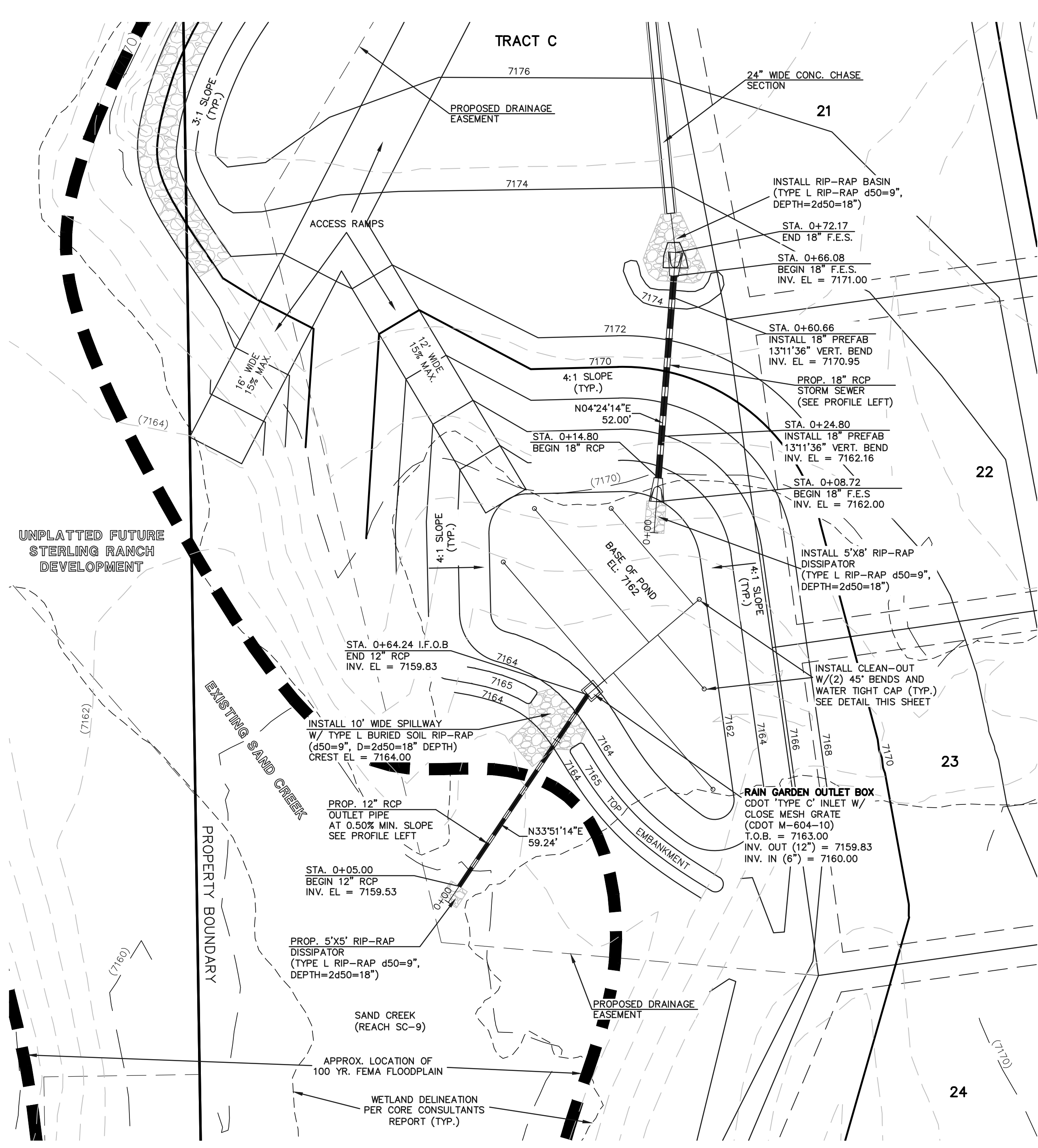
November 2015 Urban Drainage and Flood Control District Urban Storm Drainage Criteria Manual Volume 3 B-17



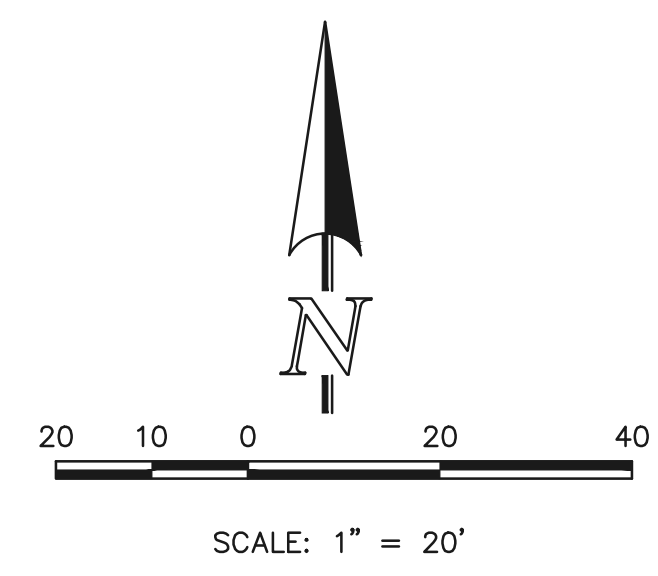
12" RCP INLET TO RAIN GARDEN
SCALE 1" = 50' HORIZ.
1" = 5' VERT.



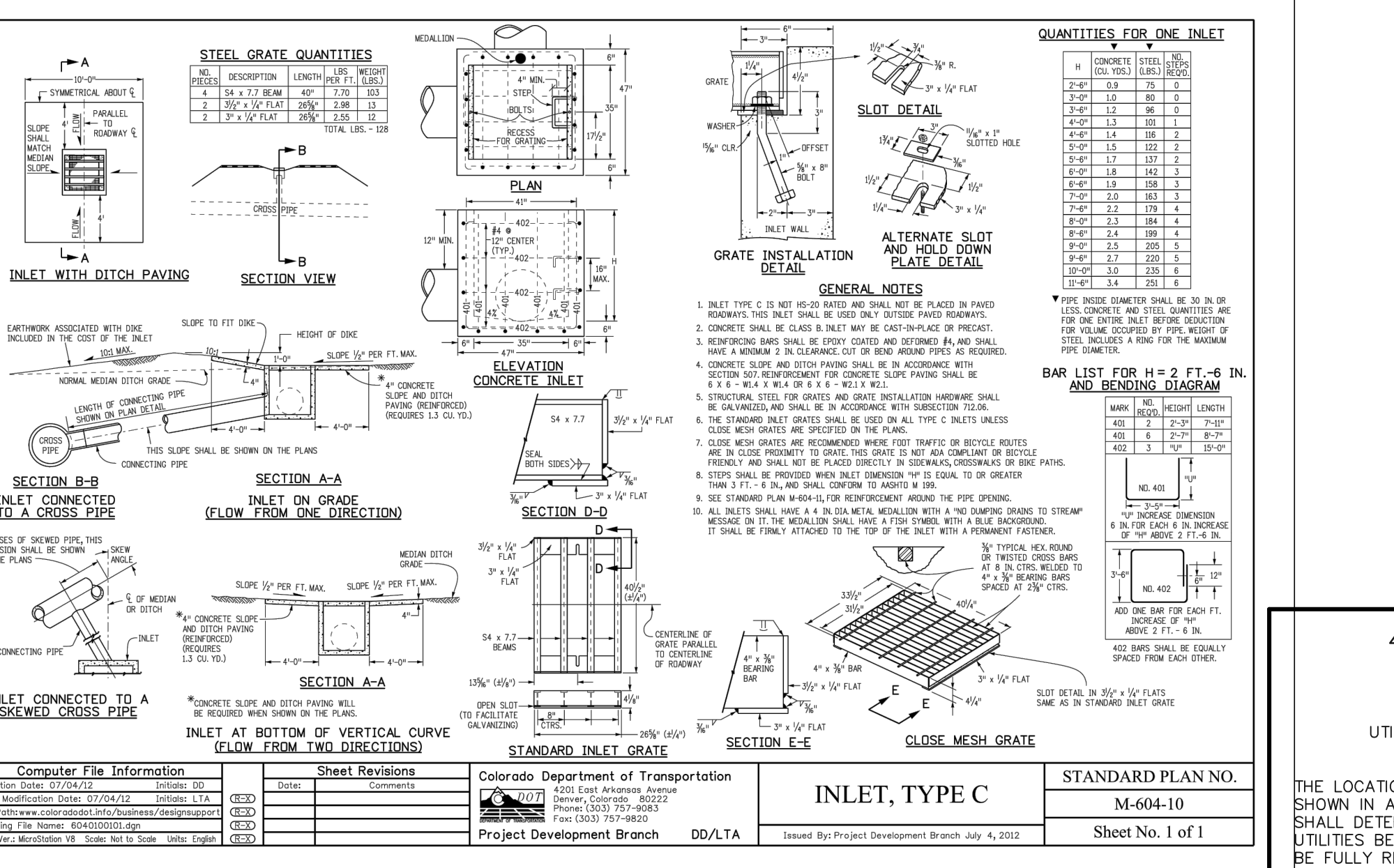
12" RCP STORM SEWER OUTLET FROM RAIN GARDEN
SCALE 1" = 50' HORIZ.
1" = 5' VERT.



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.



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



NO.	REVISION	DATE	REVIEW:
1	REVISED PER COUNTY COMMENTS	08-13-19	
2	REVISED PER COUNTY COMMENTS	04-16-20	

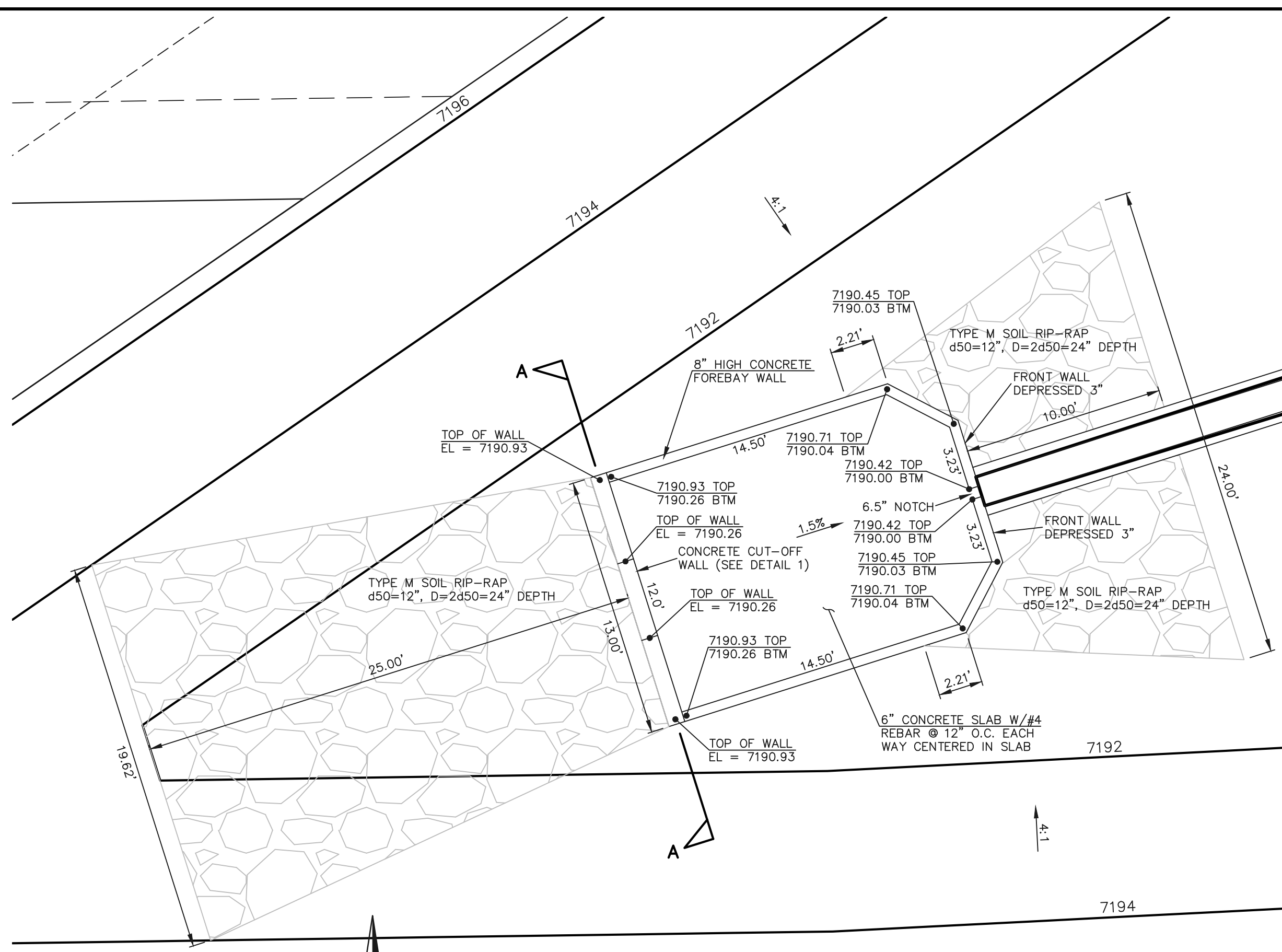
PREPARED UNDER MY DIRECT SUPERVISION FOR AND ON BEHALF OF CLASSIC CONSULTING ENGINEERS AND SURVEYORS, LLC
MARC A. WHORTON, COLORADO P.E. #37155 DATE



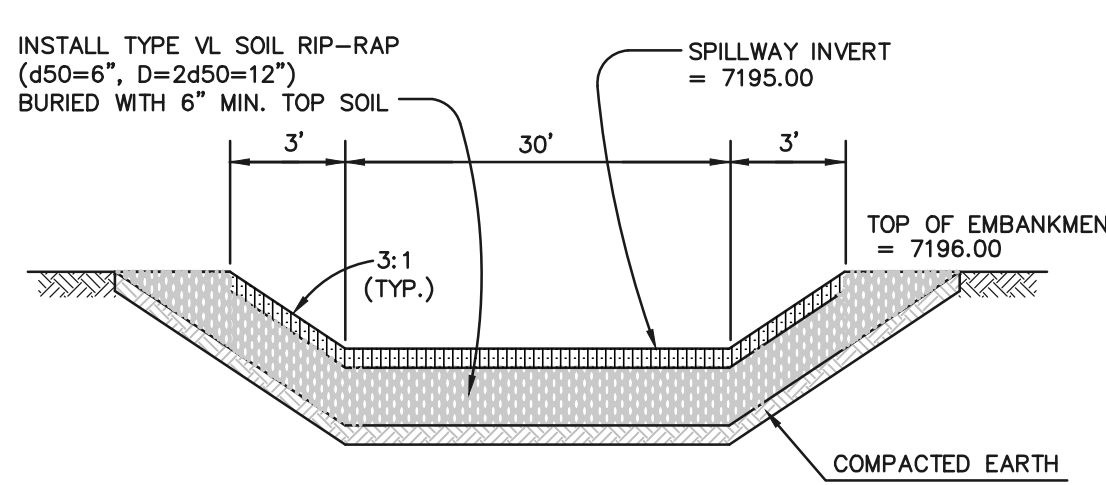
DESIGNED BY	MAW	SCALE	DATE
04-05-19			
DRAWN BY	MAW	(H) 1" = 30'	SHEET 30 OF 35
CHECKED BY	MAW	(V) 1" = N/A	JOB NO. 1185.00

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

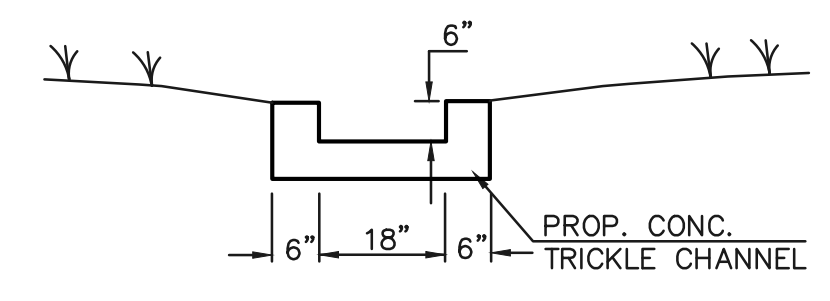
THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK. THE CONTRACTOR SHALL BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE CAUSED BY HIS FAILURE TO EXACTLY LOCATE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



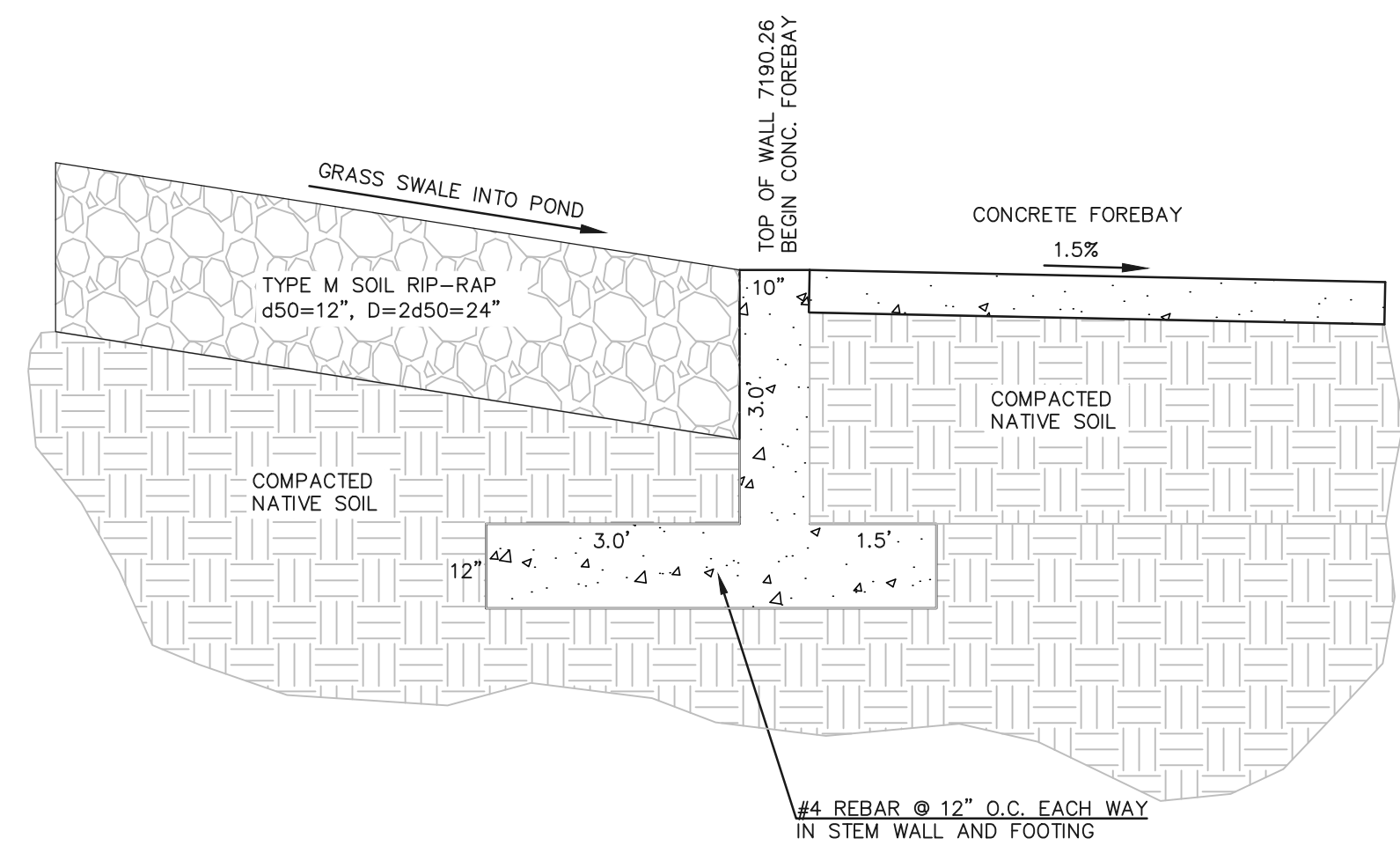
CONCRETE FOREBAY
SCALE: 1" = 5'



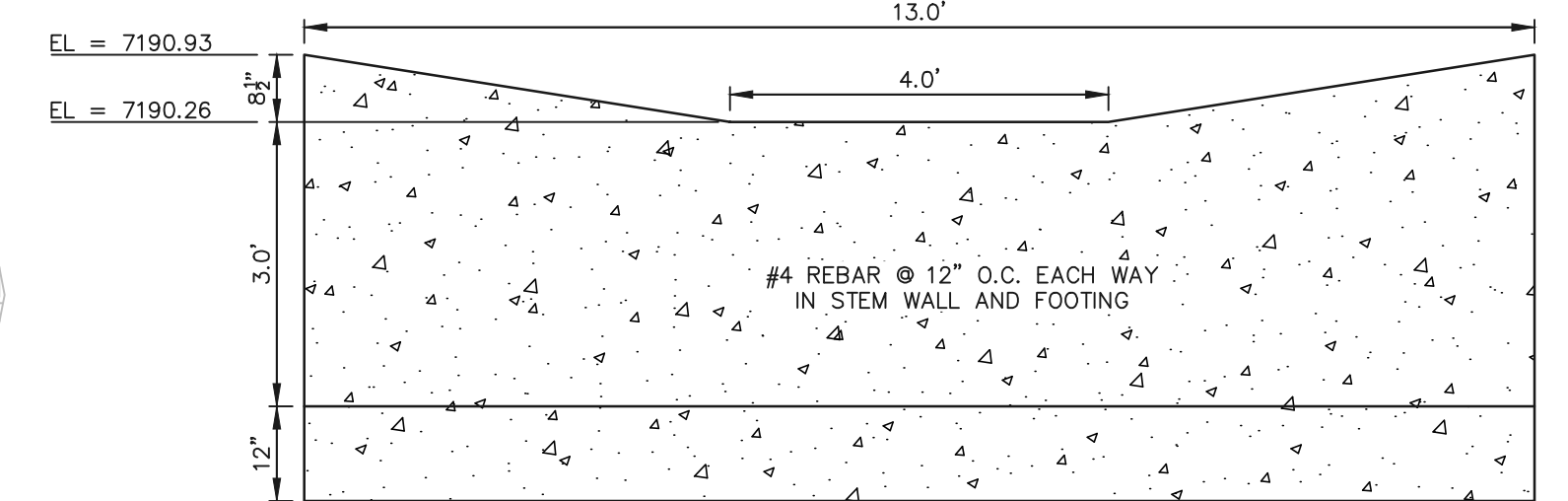
EMERGENCY SPILLWAY CROSS SECTION
SCALE: N.T.S.



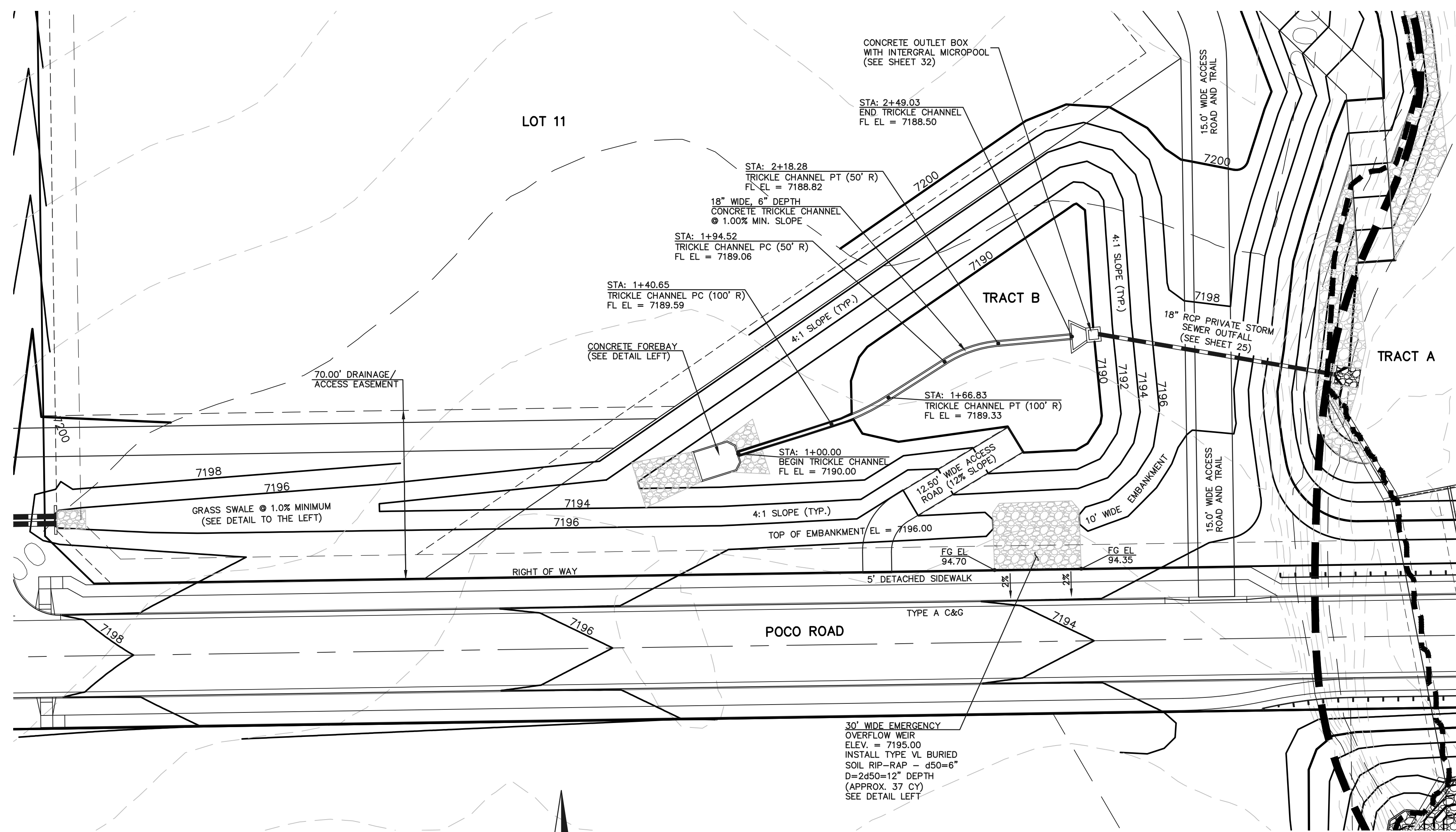
TRICKLE CHANNEL TYPICAL SECTION
N.T.S.



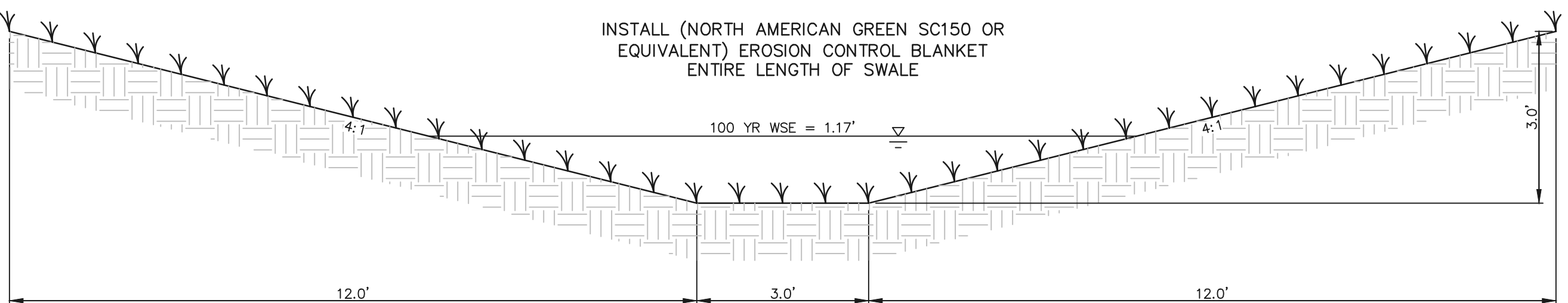
CONCRETE CUT-OFF WALL (DETAIL 1)
SCALE: 1" = 2'



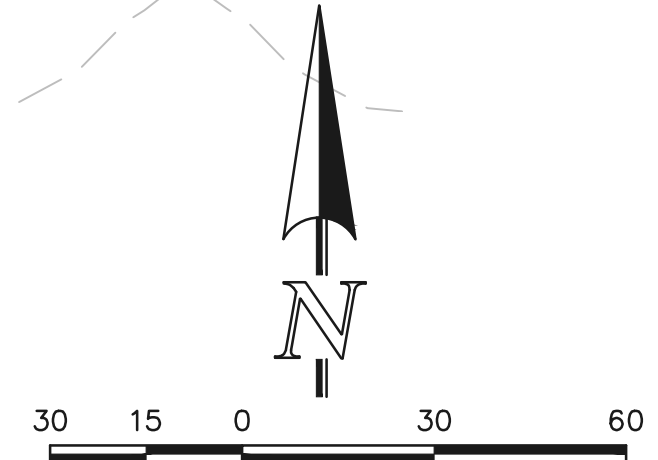
CONCRETE CUT-OFF WALL (DETAIL 1) - SECTION A-A
SCALE: 1" = 2'



DETENTION FACILITY POND 1



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



SCALE: 1" = 30'

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

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811
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NO.	REVISION	DATE	REVIEW:
1	REVISED PER COUNTY COMMENTS	08-14-19	PREPARED UNDER MY DIRECT SUPERVISION FOR AND ON BEHALF OF CLASSIC CONSULTING ENGINEERS AND SURVEYORS, LLC
2	REVISED PER COUNTY COMMENTS	04-16-20	

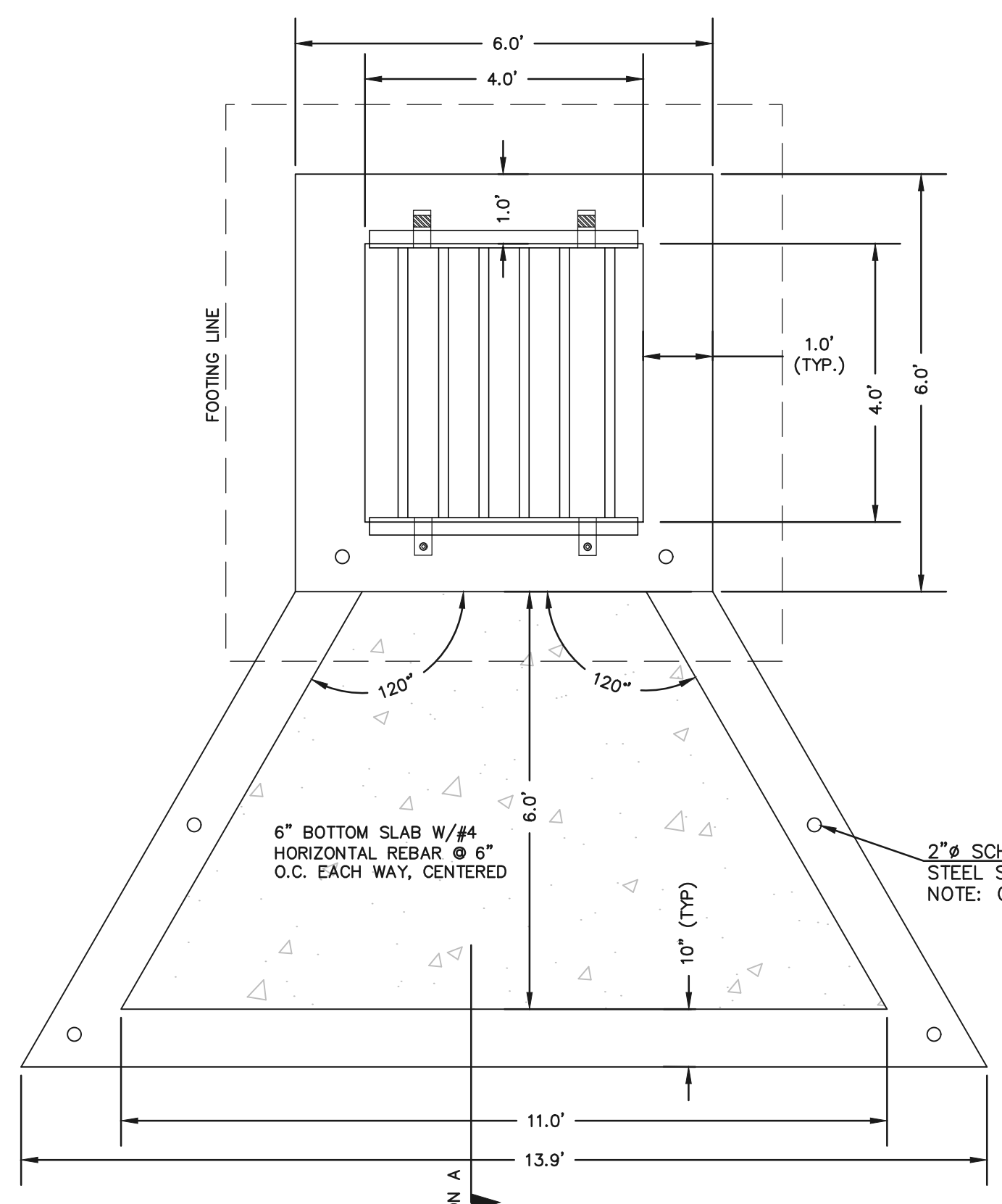
MARC A. WHORTON, COLORADO P.E. #37155 DATE



RETREAT AT TIMBERRIDGE FILING NO. 1 CONSTRUCTION PLANS			
DETENTION FACILITY POND 1 POND PLAN			
DESIGNED BY	MAW	SCALE	DATE 04-05-19
DRAWN BY	MAW	(H) 1" = 30'	SHEET 31 OF 35
CHECKED BY		(V) 1" = N/A	JOB NO. 1185.00

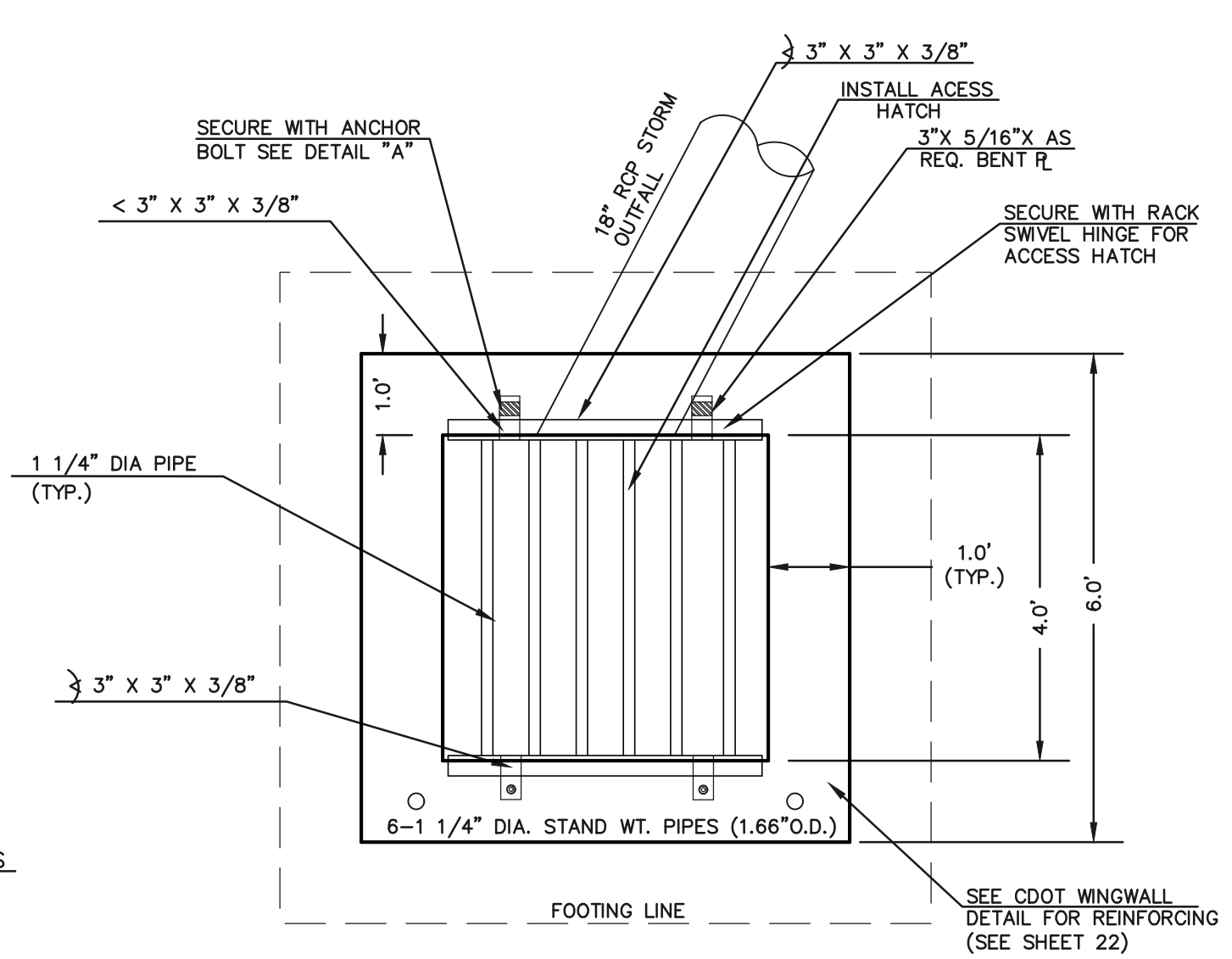


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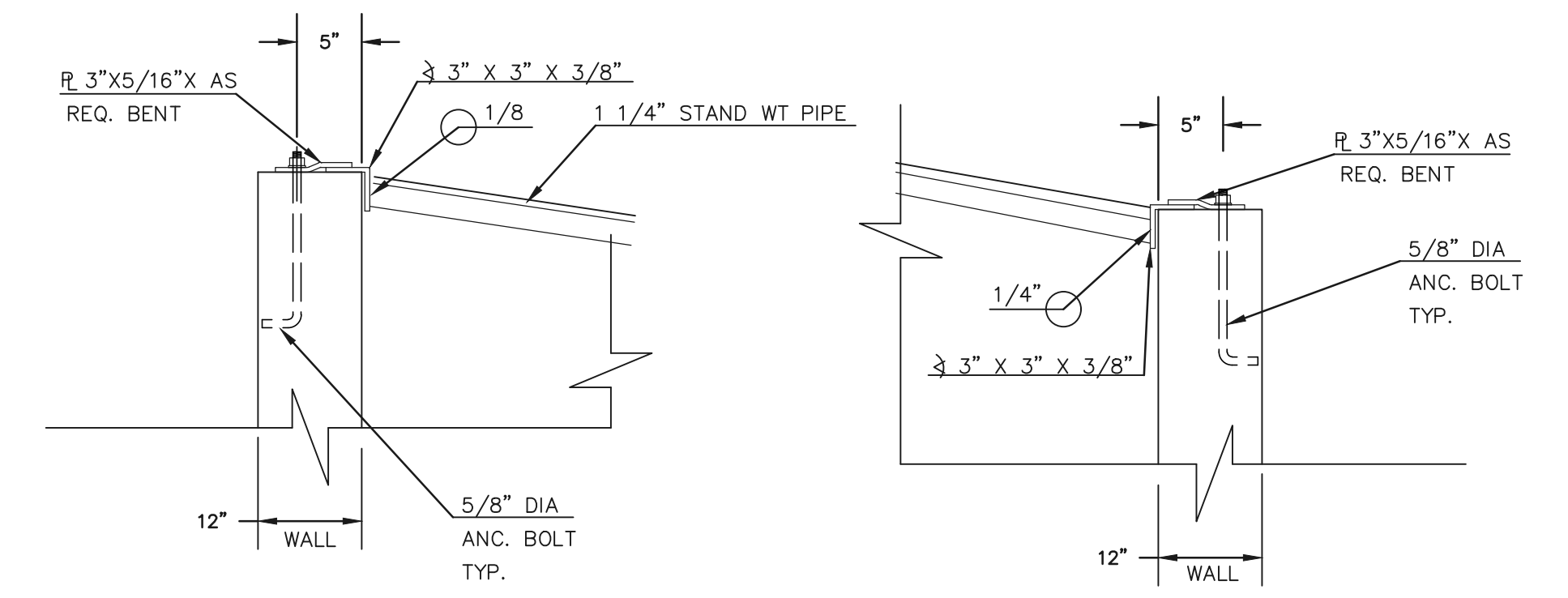


CONCRETE MICROPOOL
SCALE 1" = 2'

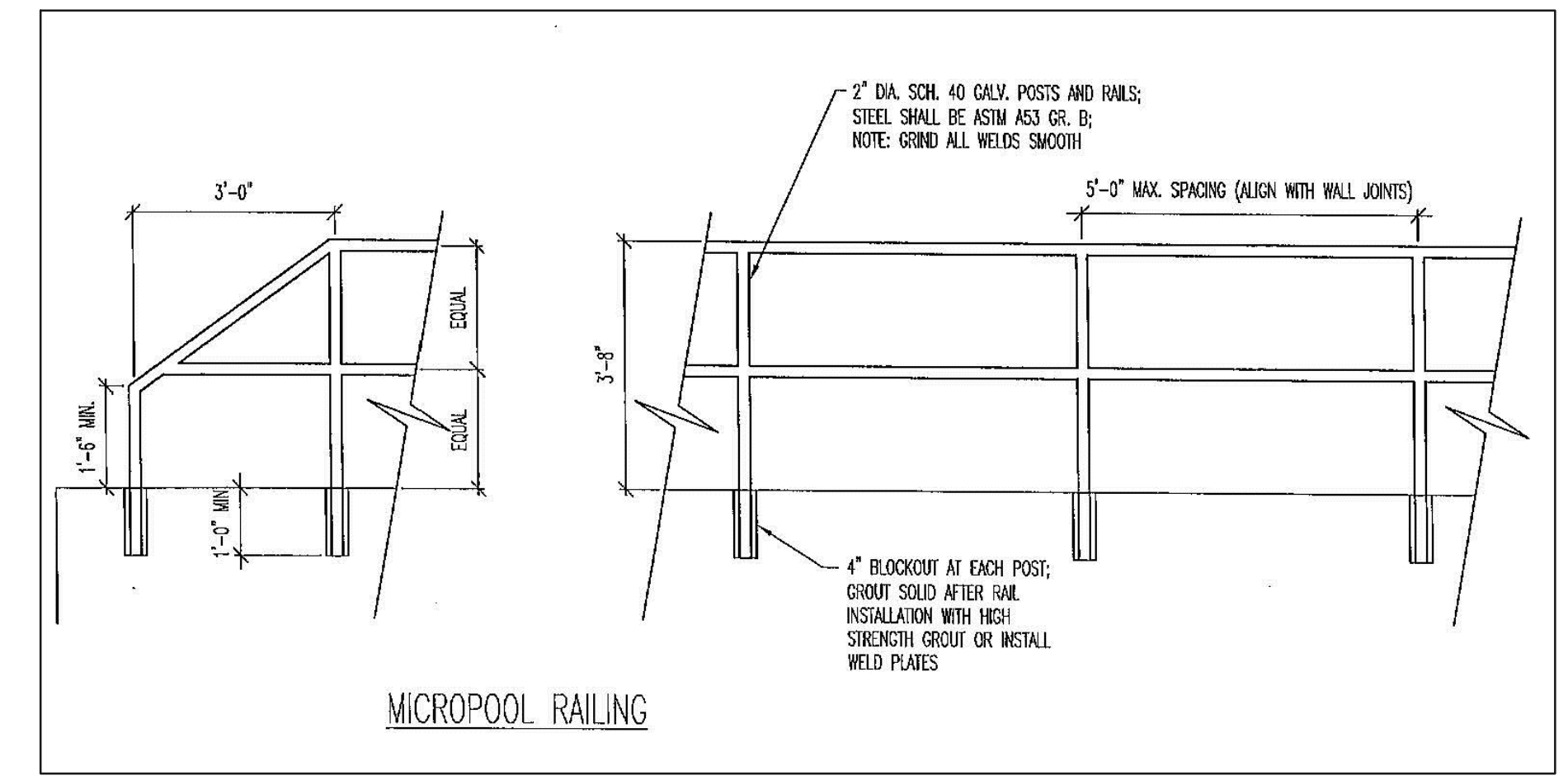
- NOTES:
1. WELD PLATES MAY BE SUBSTITUTED FOR PIPE EMBEDMENT.
 2. DESIGN CRITERIA SHALL BE IN ACCORDANCE WITH AASHTO STANDARDS.
 3. HANDRAIL DESIGN SHALL BE COMPATIBLE WITH THE DESIGN OF THE WINGWALLS AND HEADWALLS.
 4. RAILING POSTS SHALL BE SET TO NORMAL TO GRADE. RAILS SHALL RUN PARALLEL TO THE SLOPES 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.



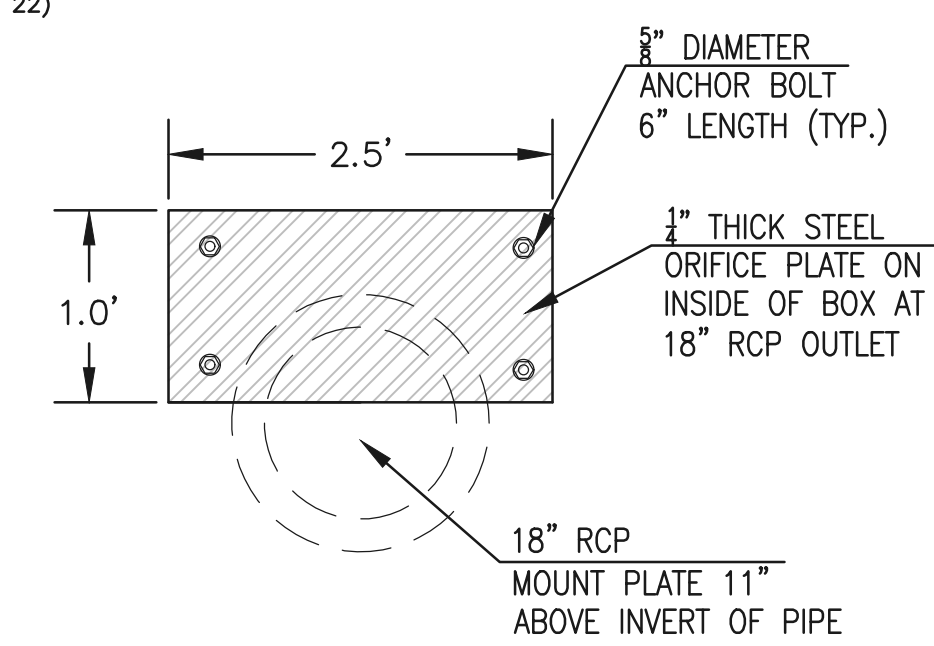
4'x4' OUTLET BOX OVERFLOW TRASH RACK
SCALE 1" = 2'



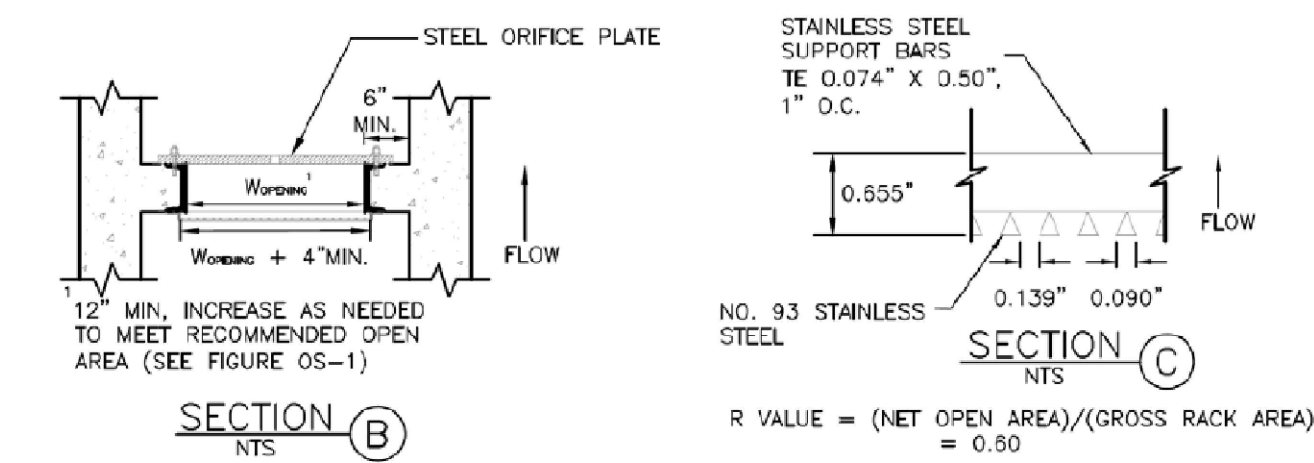
OUTLET BOX RAILING
N.T.S.



MICROPOOL RAILING

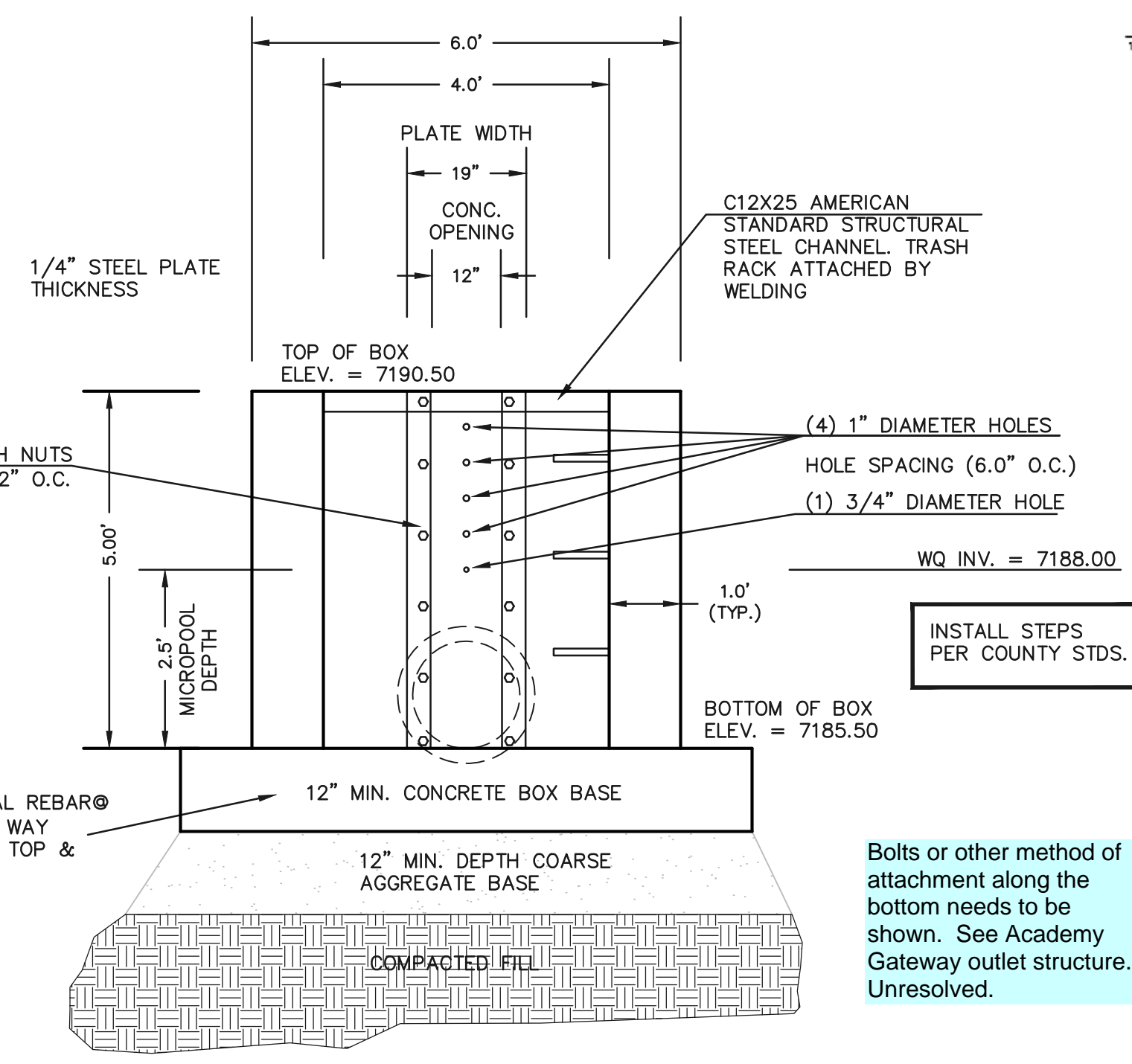


OUTLET BOX ORIFICE PLATE - 1/4" STEEL



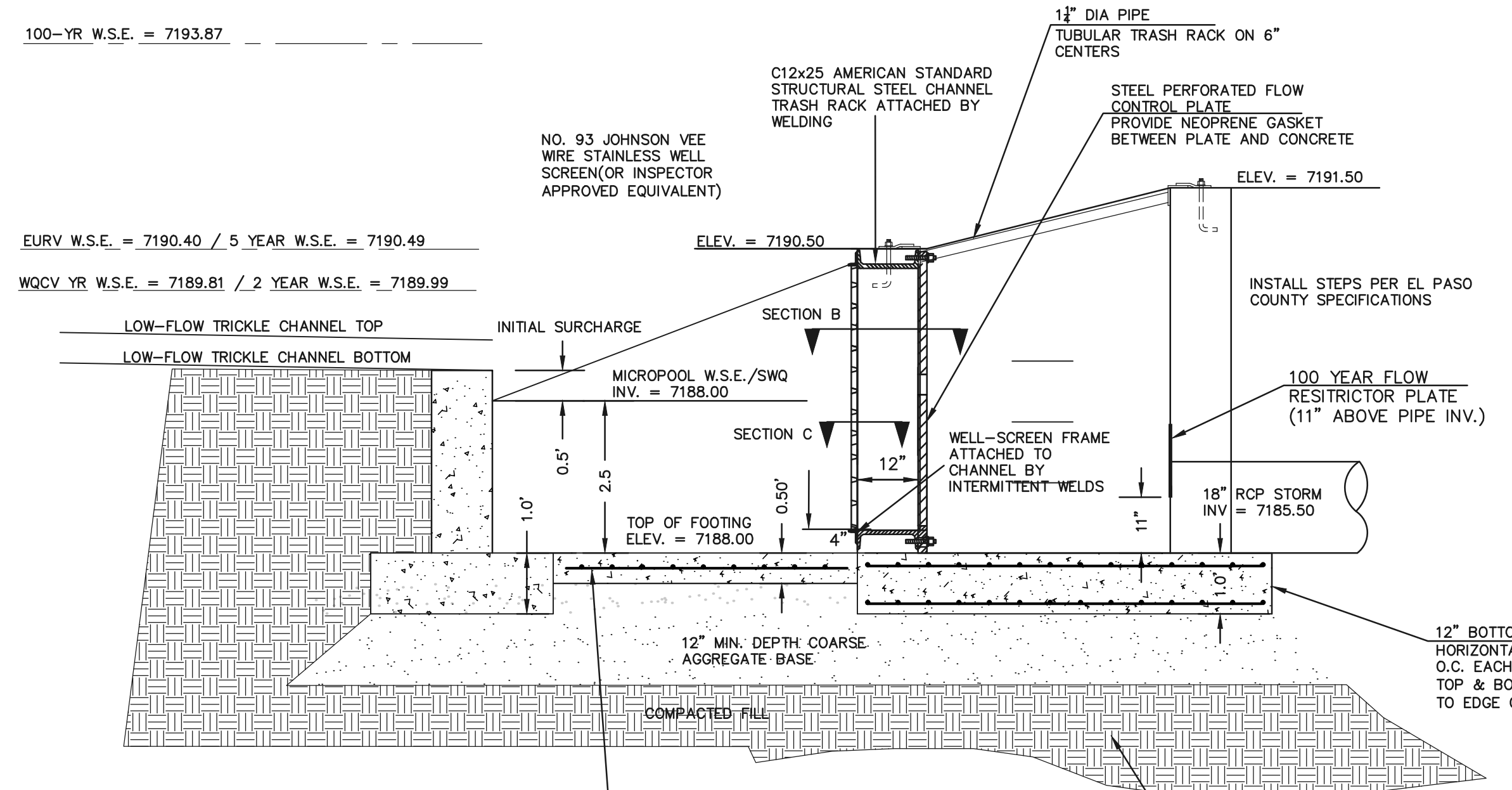
SECTION B
N.T.S.

SECTION C
N.T.S.



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.



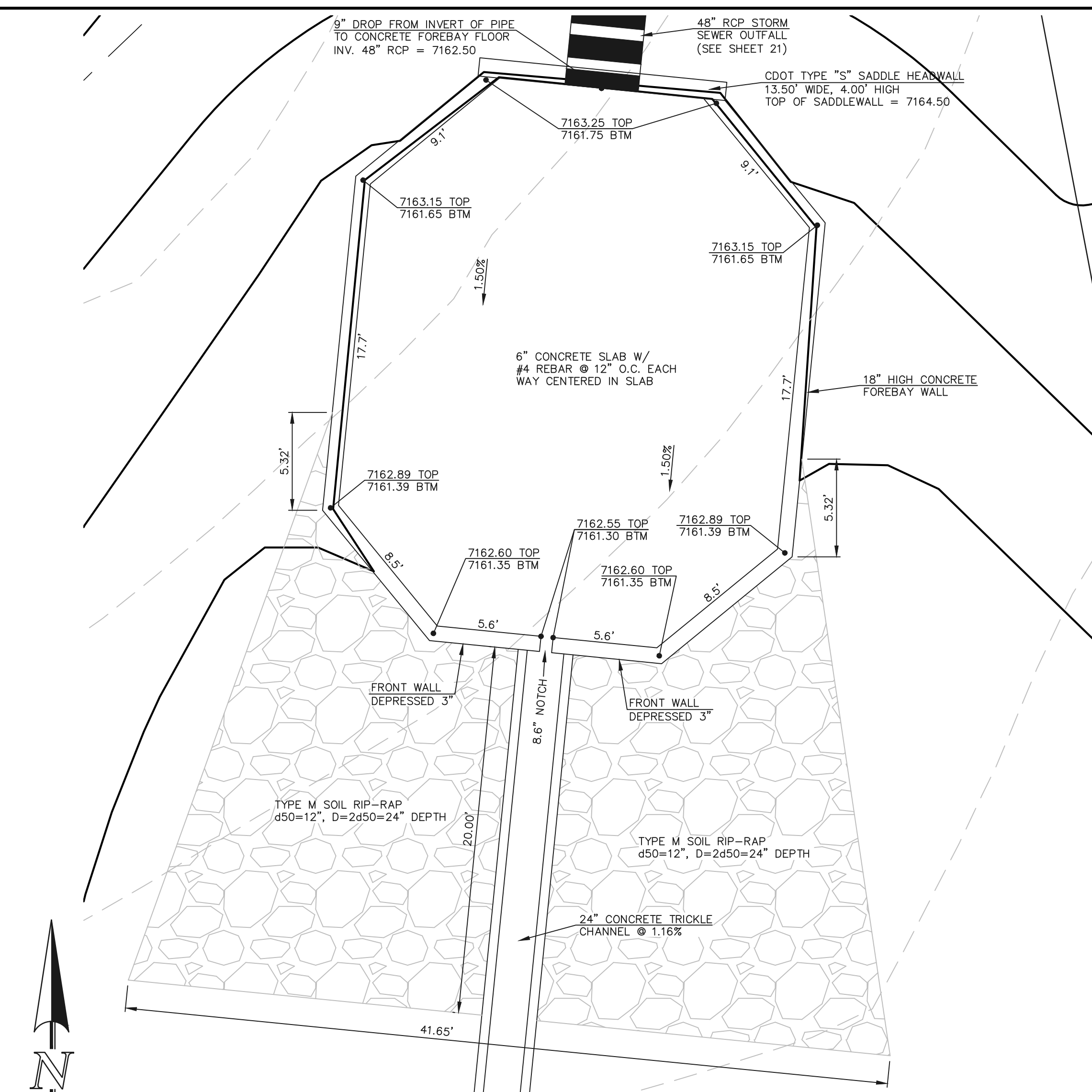
4'x4' OUTLET BOX MICRO POOL SECTION A
SCALE 1" = 2'

<p>48 HOURS BEFORE YOU DIG, CALL UTILITY LOCATORS</p> <p>811</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>1 REVISED PER COUNTY COMMENTS 08-13-19</p> <p>2 REVISED PER COUNTY COMMENTS 04-16-20</p>	<p>DATE</p> <p>08-13-19</p> <p>04-16-20</p>	<p>REVIEW:</p> <p>PREPARED UNDER MY DIRECT SUPERVISION FOR AND ON BEHALF OF CLASSIC CONSULTING ENGINEERS AND SURVEYORS, LLC</p>	<p>RETREAT AT TIMBERDRISS FILING NO. 1</p> <p>CONSTRUCTION DRAWINGS</p> <p>DETENTION FACILITY 1</p> <p>OUTLET BOX DETAILS</p>	<p>DESIGNED BY MAW SCALE DATE 04-05-19</p> <p>DRAWN BY MAW (H) 1"= N/A SHEET 32 OF 35</p> <p>CHECKED BY (V) 1"= N/A JOB NO. 1185.00</p>
	<p>MARC A. WHORTON, COLORADO P.E. #37155</p>	<p>DATE</p>	<p>DATE</p>		

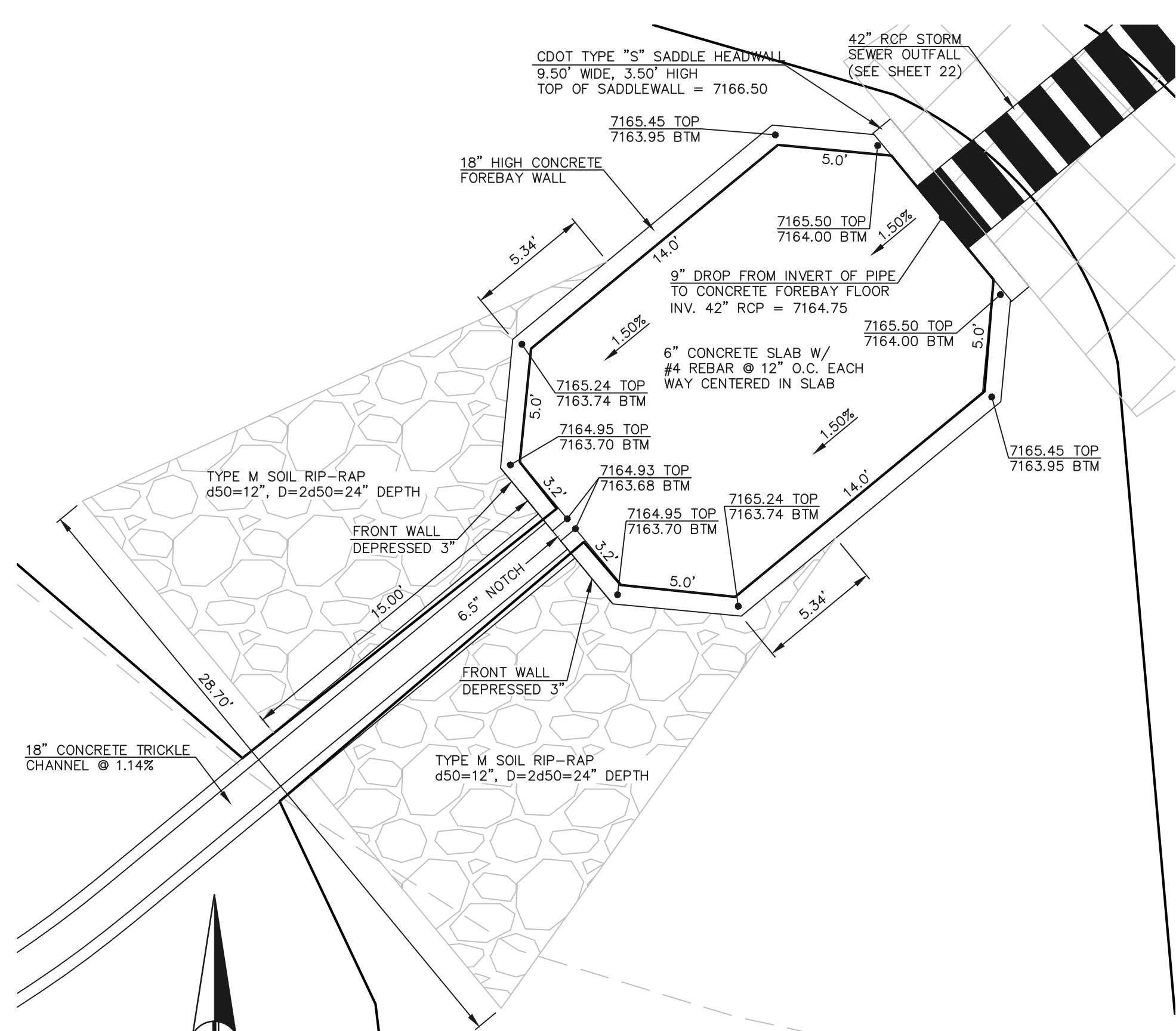
CLASSIC CONSULTING

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

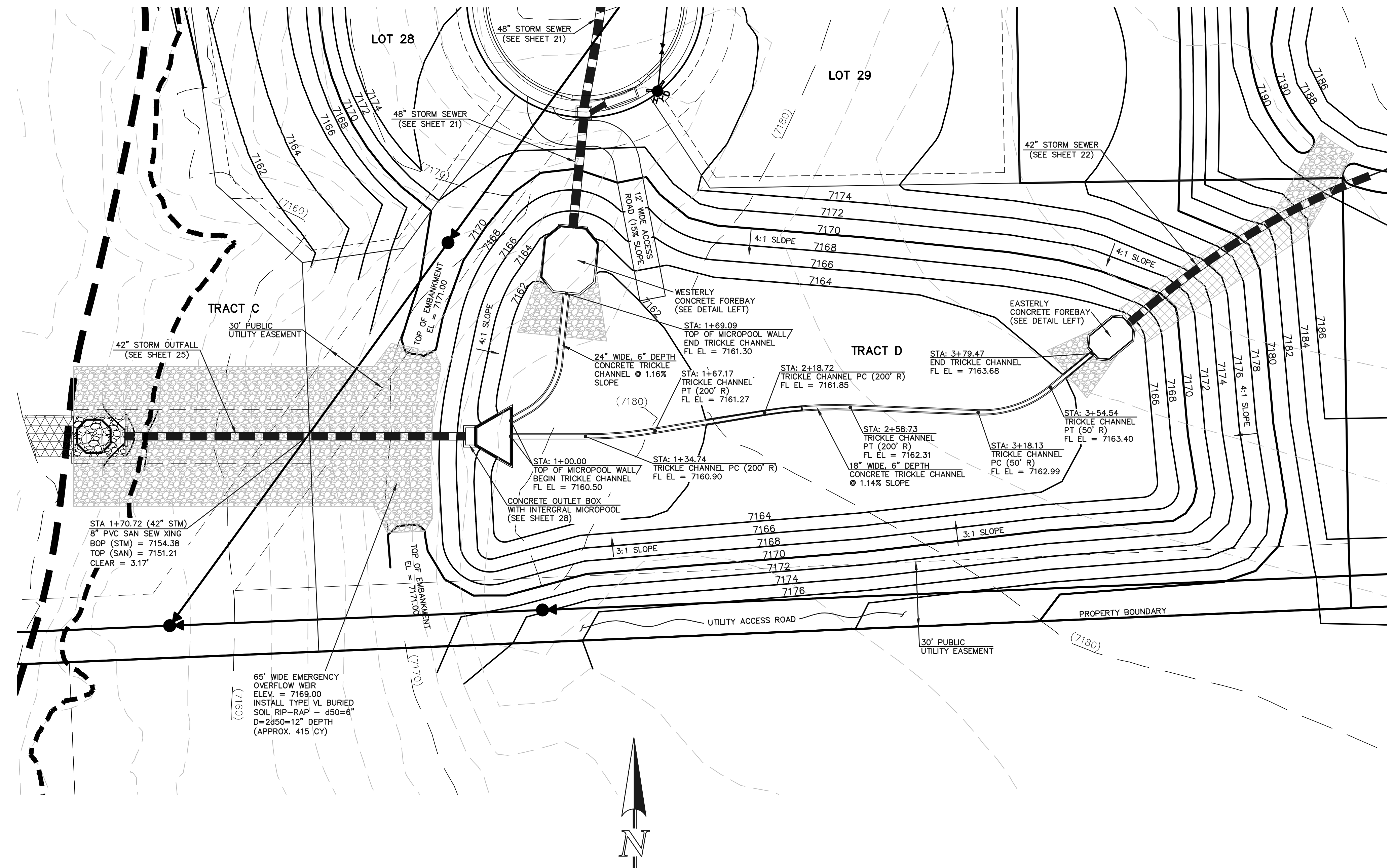
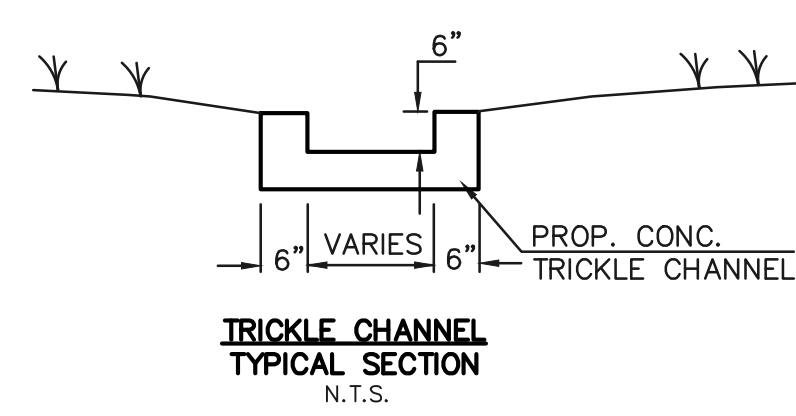
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WESTERLY CONCRETE FOREBAY
SCALE: 1" = 5'



EASTERLY CONCRETE FOREBAY
SCALE: 1" = 5'



DETENTION FACILITY POND 2

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</p> <p>811</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>1 REVISED PER COUNTY COMMENTS</p>	<p>DATE</p> <p>08-13-19</p>	<p>REVIEW:</p> <p>PREPARED UNDER MY DIRECT SUPERVISION FOR AND ON BEHALF OF CLASSIC CONSULTING ENGINEERS AND SURVEYORS, LLC</p>	<p>DESIGNED BY MAW</p> <p>DRAWN BY MAW</p> <p>CHECKED BY</p>	<p>SCALE (H) 1" = 30'</p> <p>(V) 1" = N/A</p>	<p>DATE 04-05-19</p> <p>SHEET 33 OF 35</p> <p>JOB NO. 1185.00</p>
	<p>MARC A. WHORTON, COLORADO P.E. #37155</p>	<p>DATE</p>	<p>619 N. Cascade Avenue, Suite 200 Colorado Springs, Colorado 80903</p> <p>(719) 785-0790 (719) 785-0799 (fax)</p>			



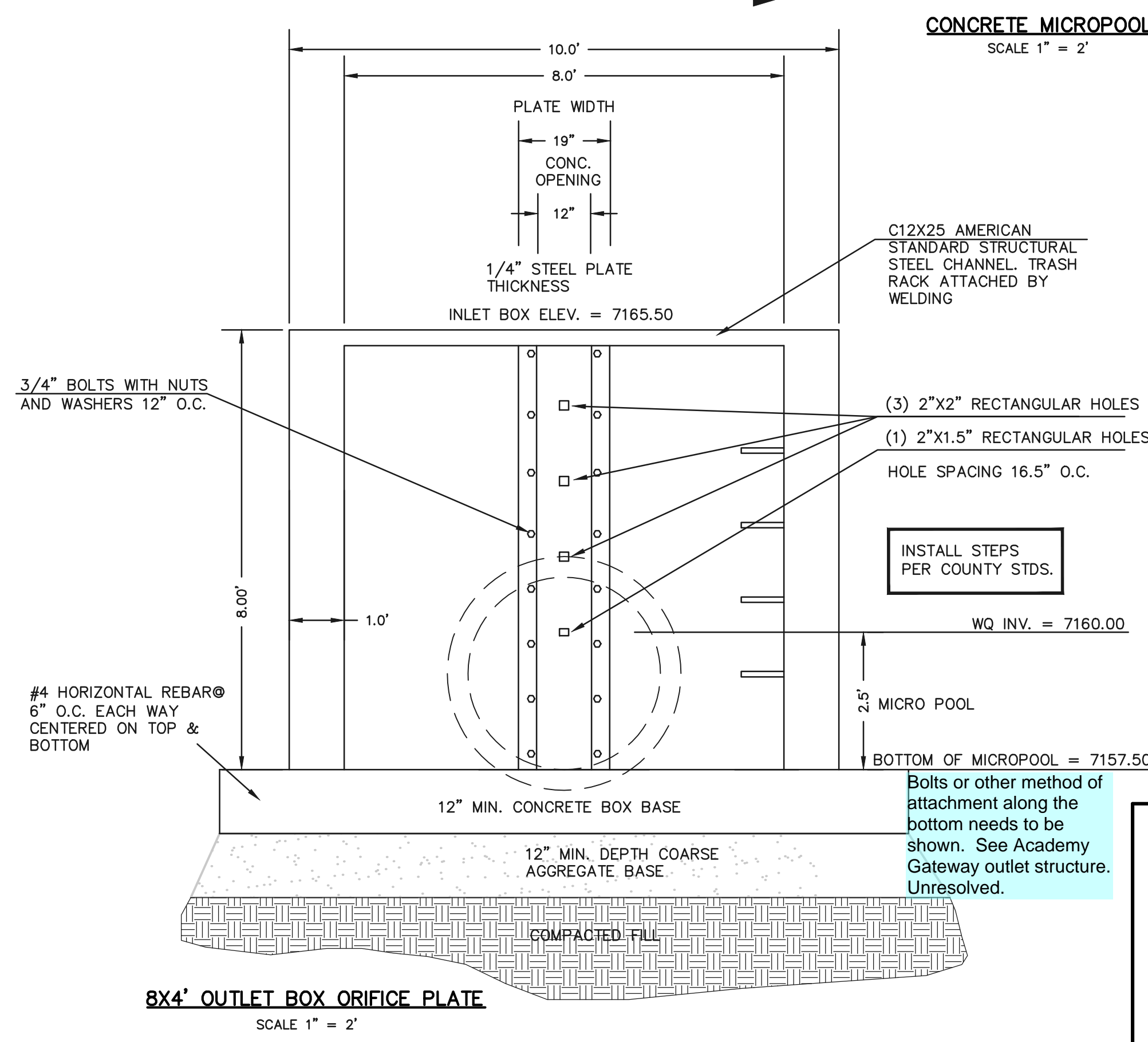
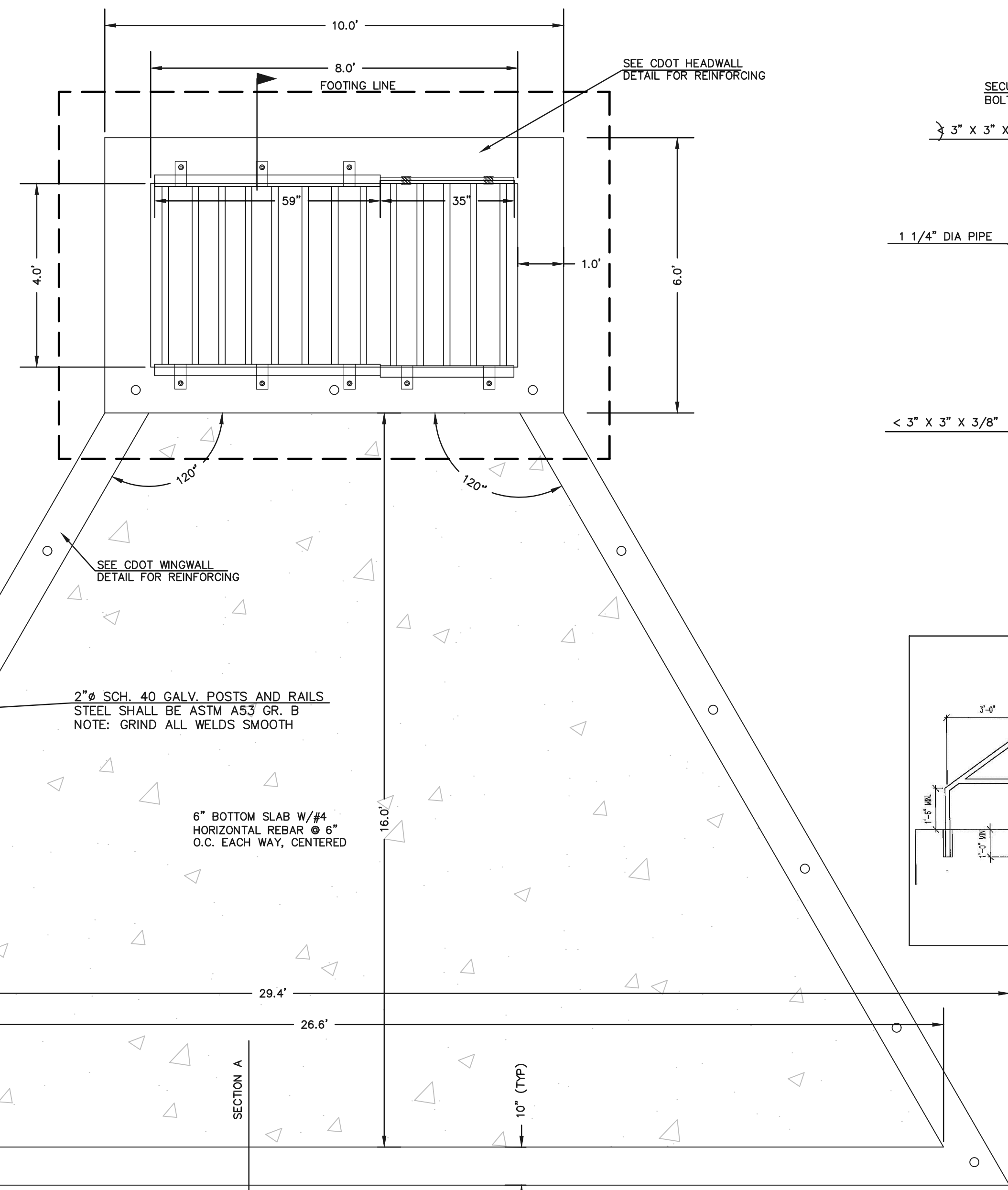
RETREAT AT TIMBERIDGE FILING NO. 1 CONSTRUCTION PLANS
DETENTION FACILITY POND 2
POND PLAN



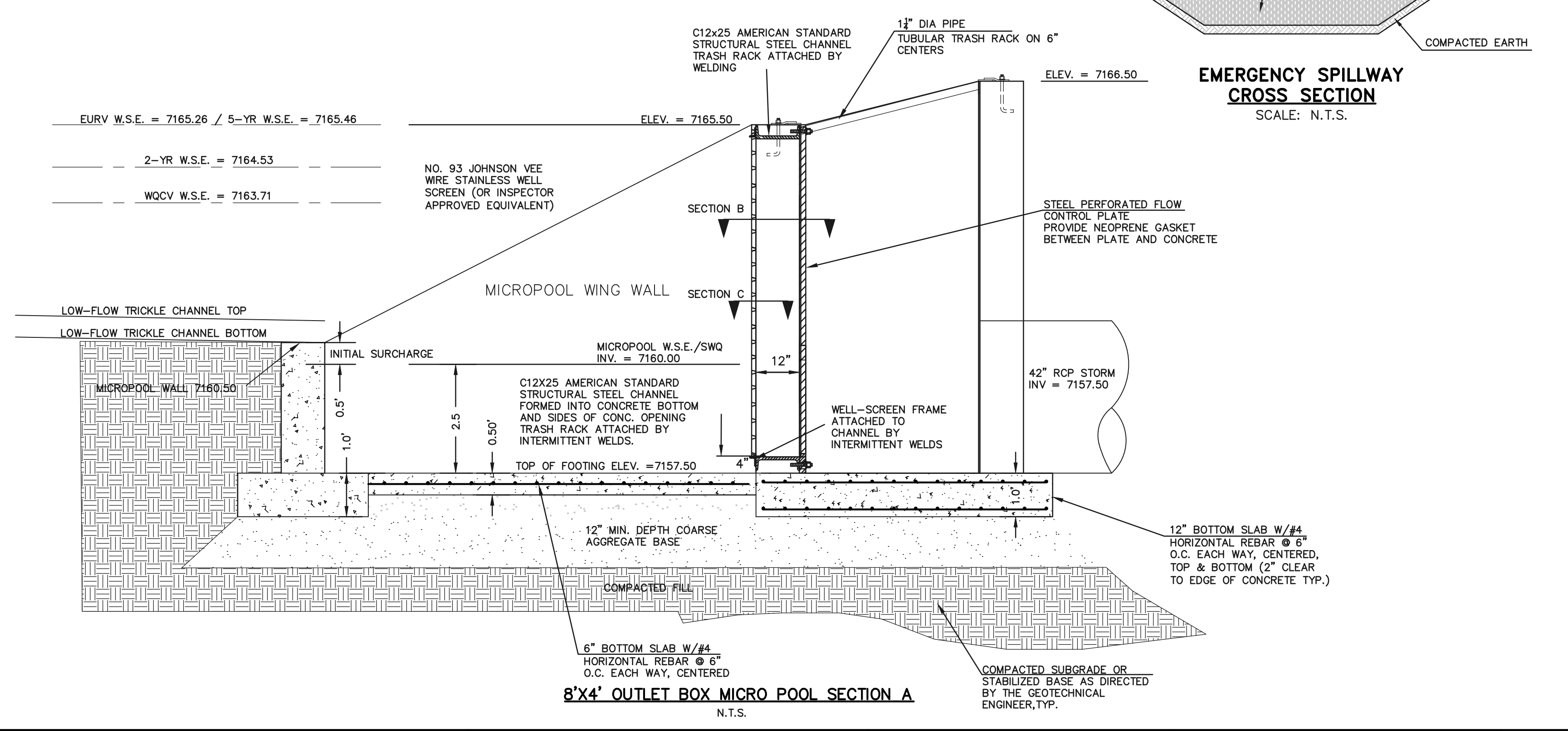
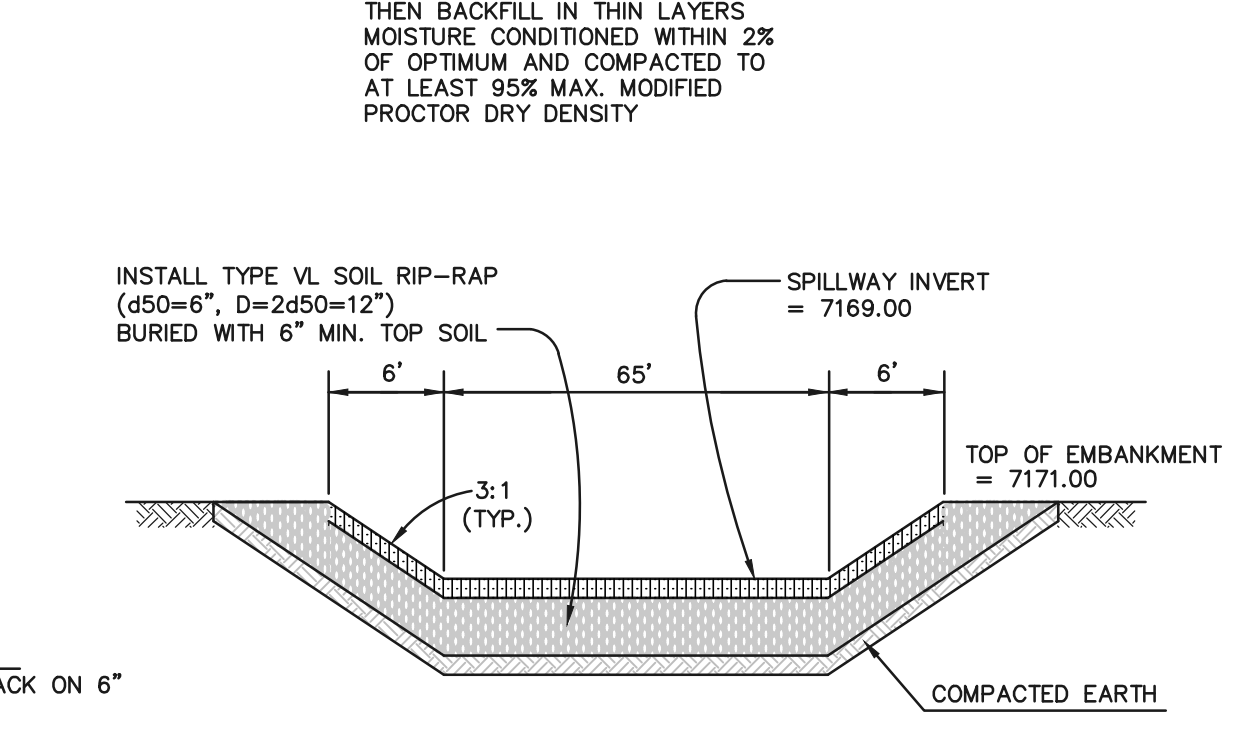
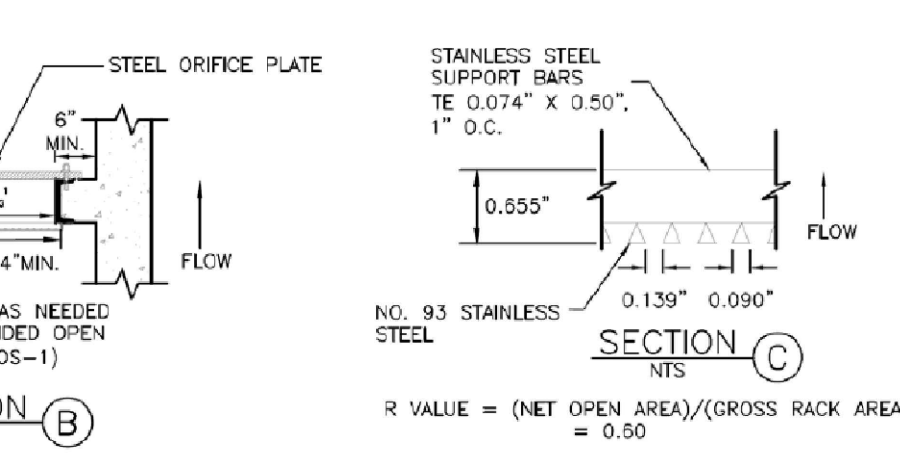
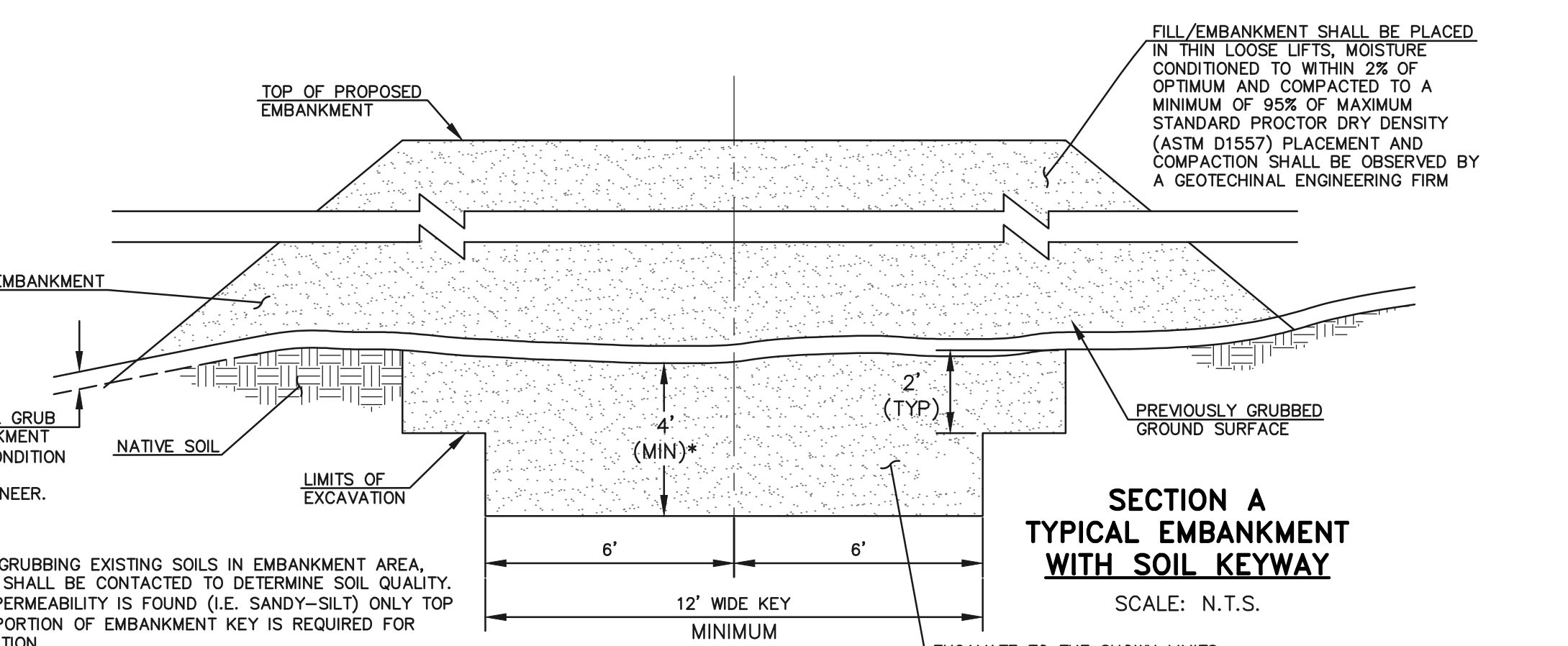
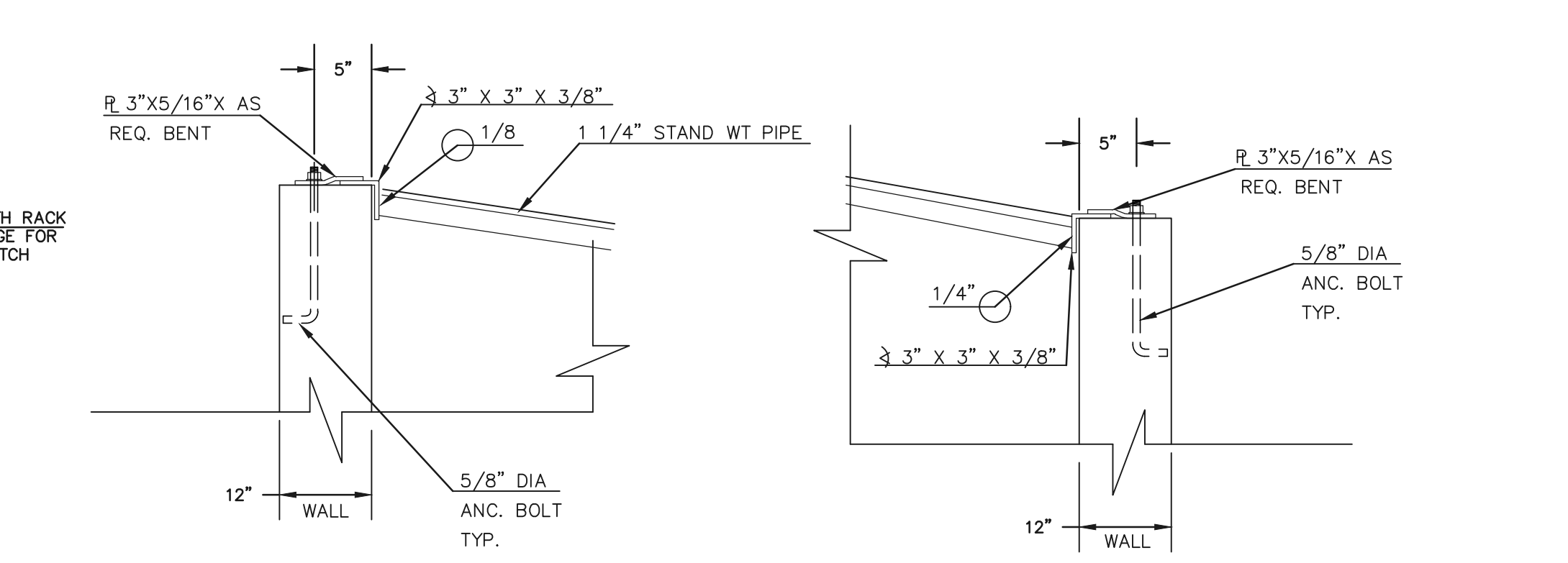
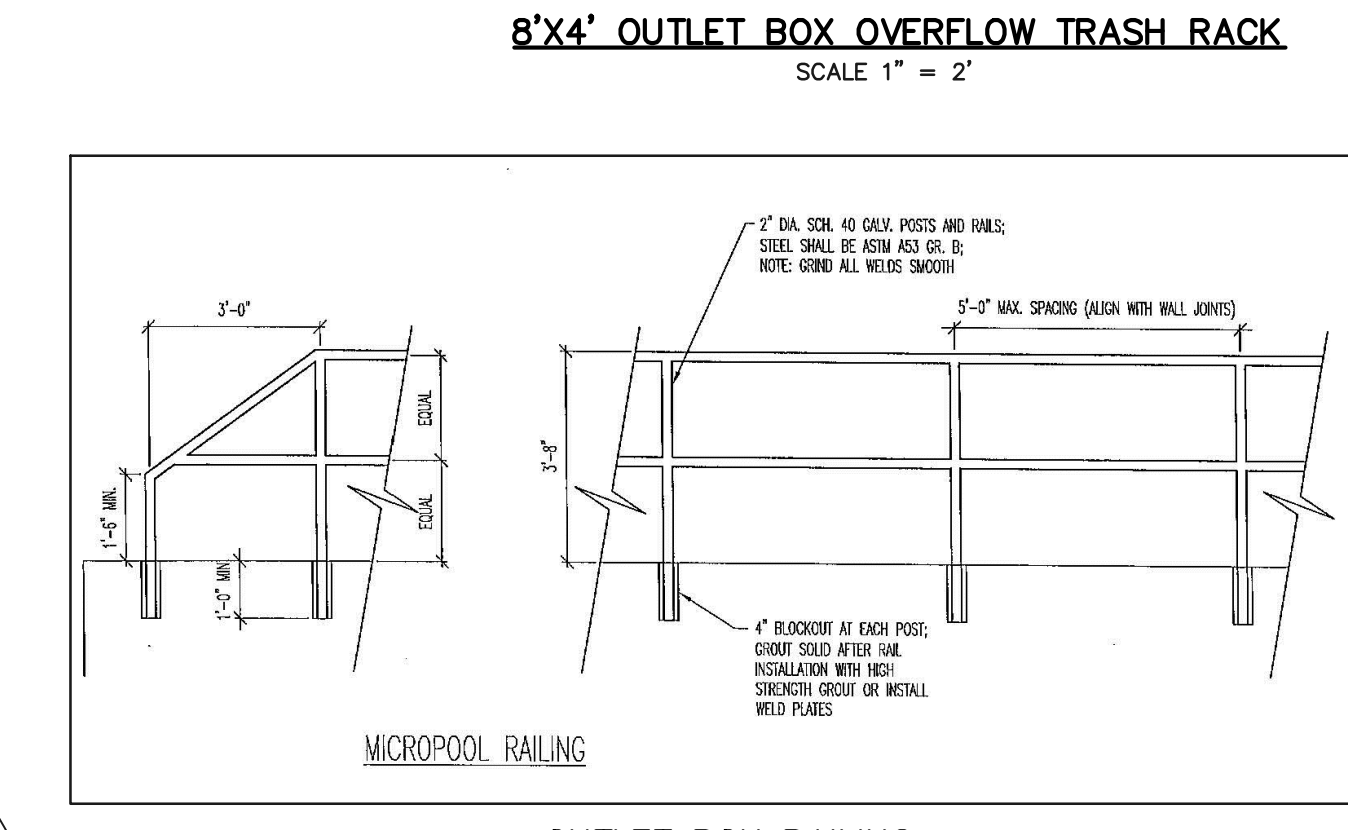
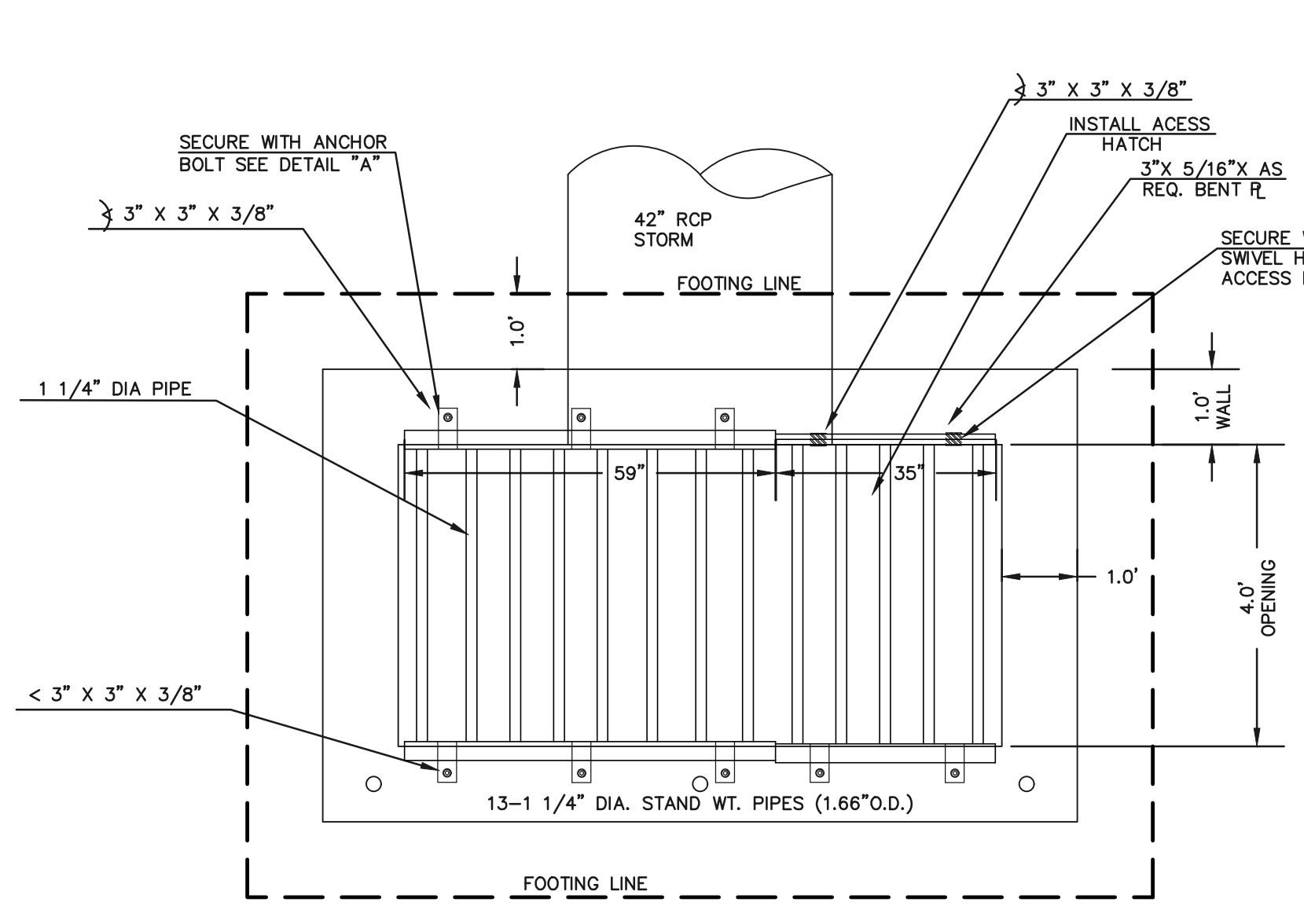
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NOTES:

1. WELD PLATES MAY BE SUBSTITUTED FOR PIPE EMBEDMENT. DESIGN CRITERIA SHALL BE IN ACCORDANCE WITH AASHTO STANDARDS.
2. HANDRAIL DESIGN SHALL BE COMPATIBLE WITH THE DESIGN OF THE WINGWALLS AND HEADWALLS.
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.



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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

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



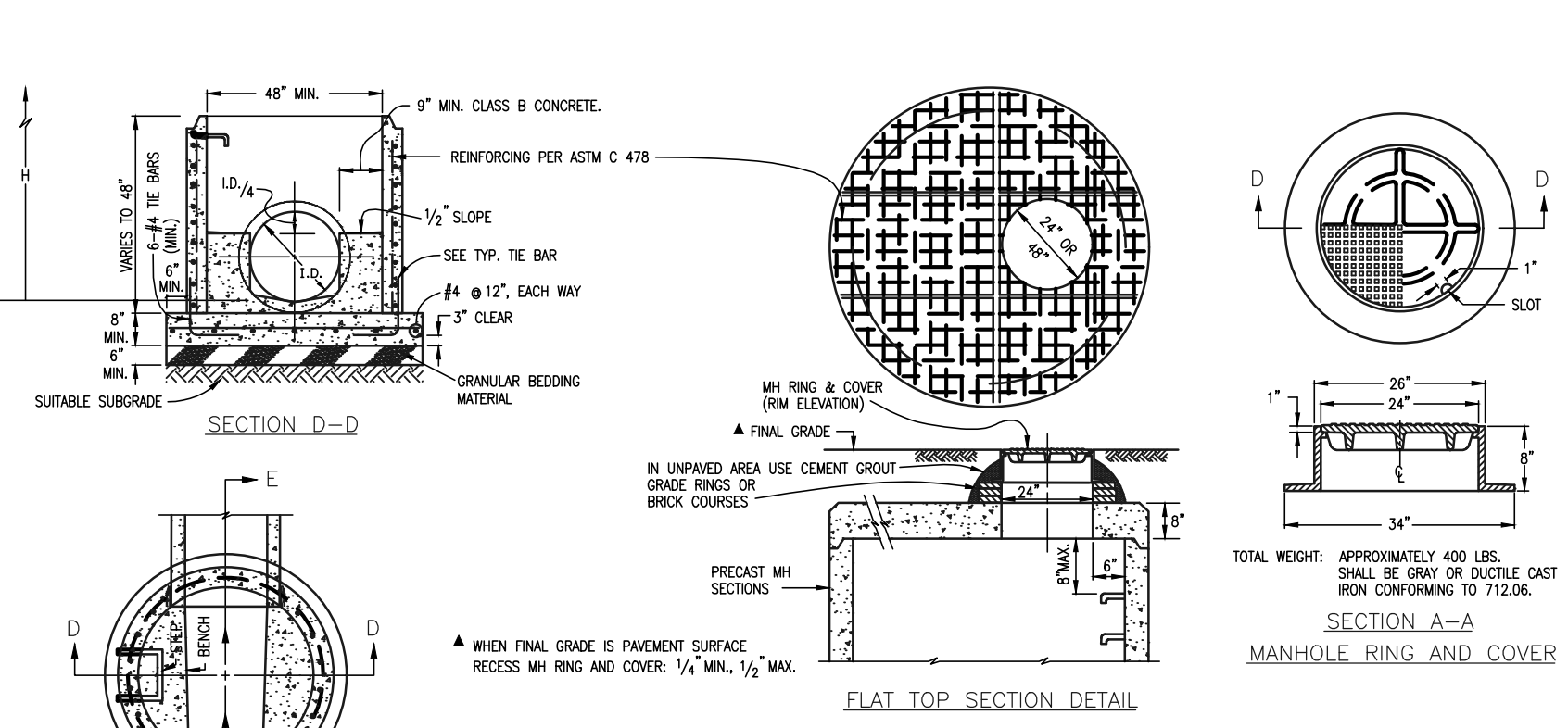
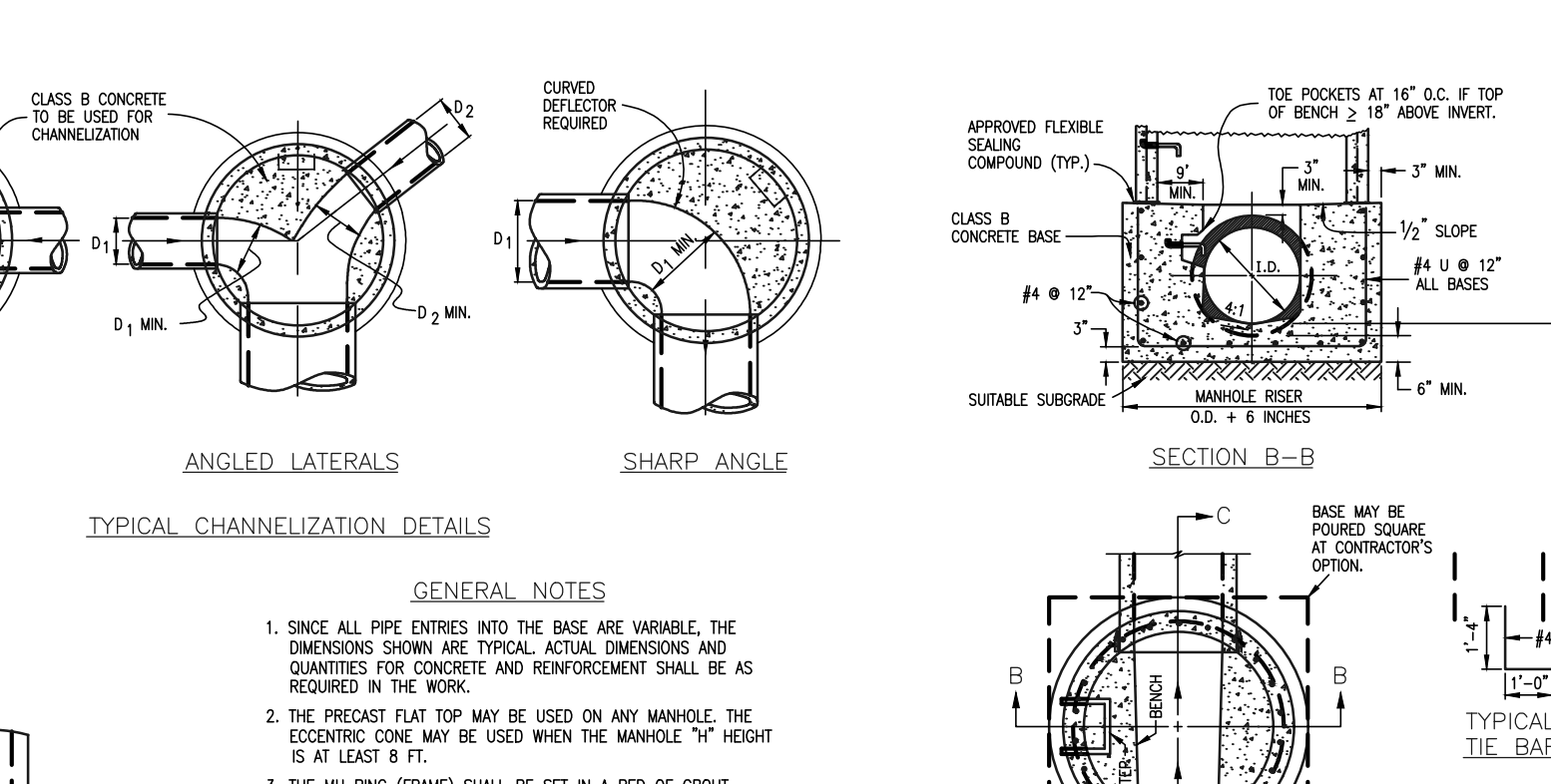
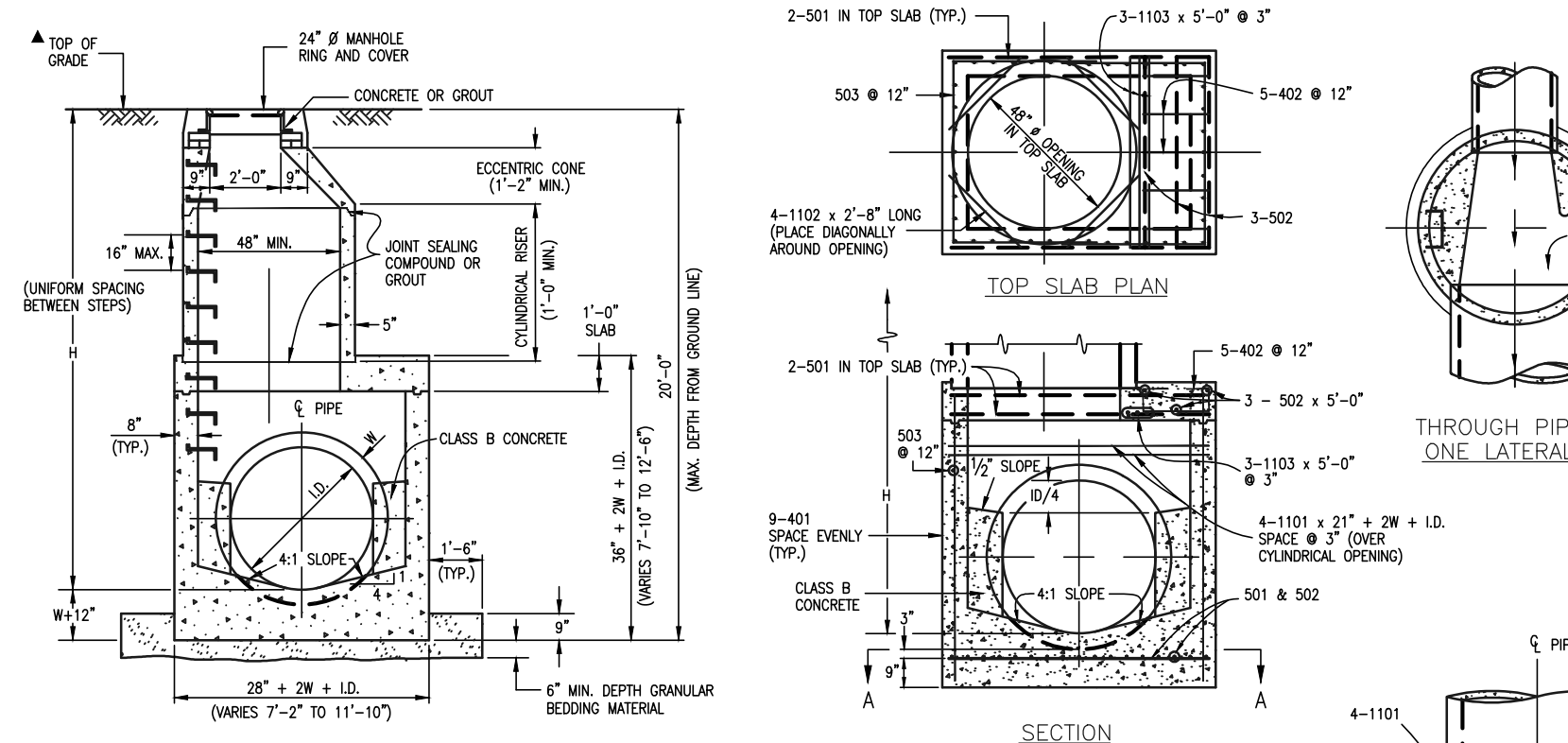
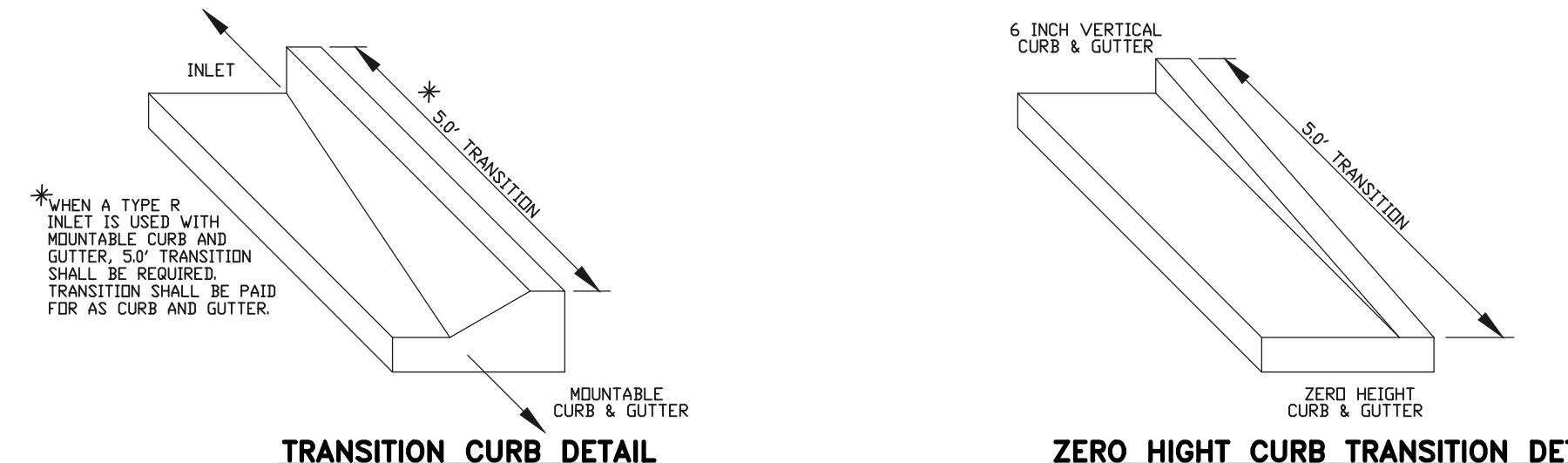
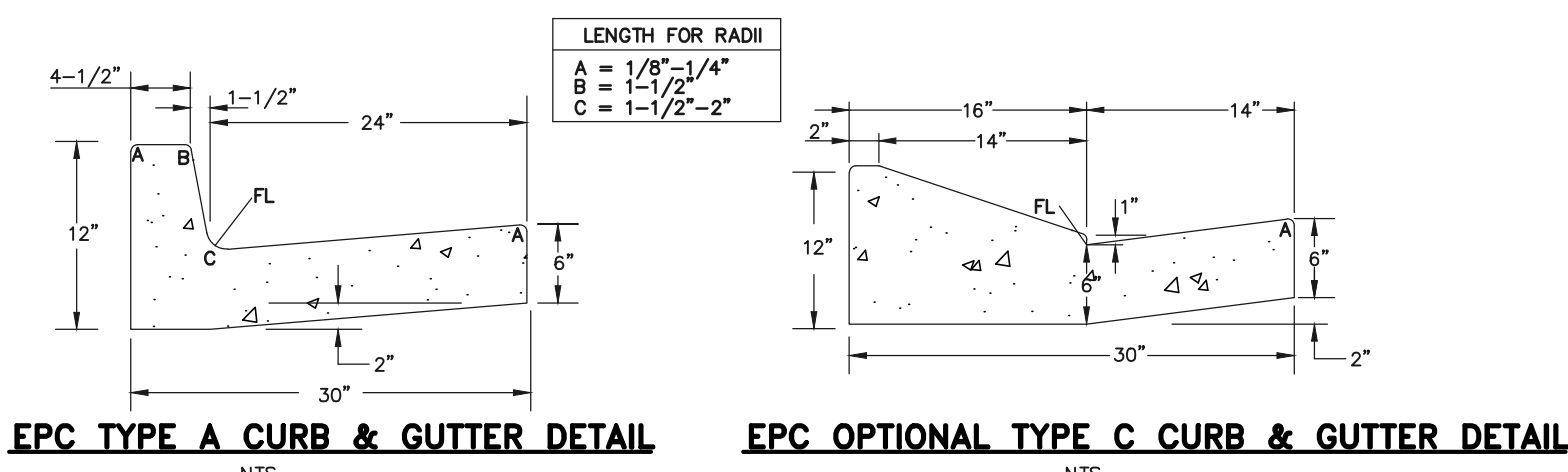
RETREAT AT TIMBERIDGE FILING NO. 1
CONSTRUCTION PLANS
DETENTION FACILITY 2
OUTLET BOX DETAILS

DESIGNED BY	SCALE	DATE
MAW	(H) 1" = N/A	04-05-19

DRAWN BY	SCALE	SHEET	OF
MAW	(V) 1" = N/A	34	35

CHECKED BY	SCALE	JOB NO.
	(V) 1" = N/A	1185.00





QUANTITIES FOR CONCRETE MANHOLE BOX BASE

MARK	SIZE	TYPE	WT. PER FT.	NO. REQ'D.	LENGTH	NO. REQ'D.	LENGTH	NO. REQ'D.	LENGTH	NO. REQ'D.	LENGTH	FORMULAS
401	4	I	0.668	18	18	18	18	18	18	18	18	401 BAR LENGTH = 32"W+I.D.
402	4	II	0.668	5	5	5	5	5	5	5	5	402 BAR LENGTH = I.D. + 2W
501	5	I	1.043	17	17	17	17	17	17	17	17	501 BAR LENGTH = 24" + I.D. + 2W
502	5	II	1.043	22	22	22	22	22	22	22	22	502 NUMBER BARS REQ'D. = 3 + (24+I.D.+2W)/16
503	5	II	1.043	12	12	12	12	12	12	12	12	503 NUMBER BARS REQ'D. = 2 + (12+I.D.+2W)/16
504	5	I	1.043	12	12	12	12	12	12	12	12	504 NUMBER BARS REQ'D. = 2 + (24+I.D.+2W)/16
1101	11	I	5.313	4	4	4	4	4	4	4	4	1101 BAR LENGTH = 21" + I.D. + 2W
1102	11	I	5.313	4	4	4	4	4	4	4	4	1102 BAR LENGTH = 21" + I.D. + 2W
1103	11	I	5.313	3	3	3	3	3	3	3	3	1103 BAR LENGTH = 16"W+I.D./2

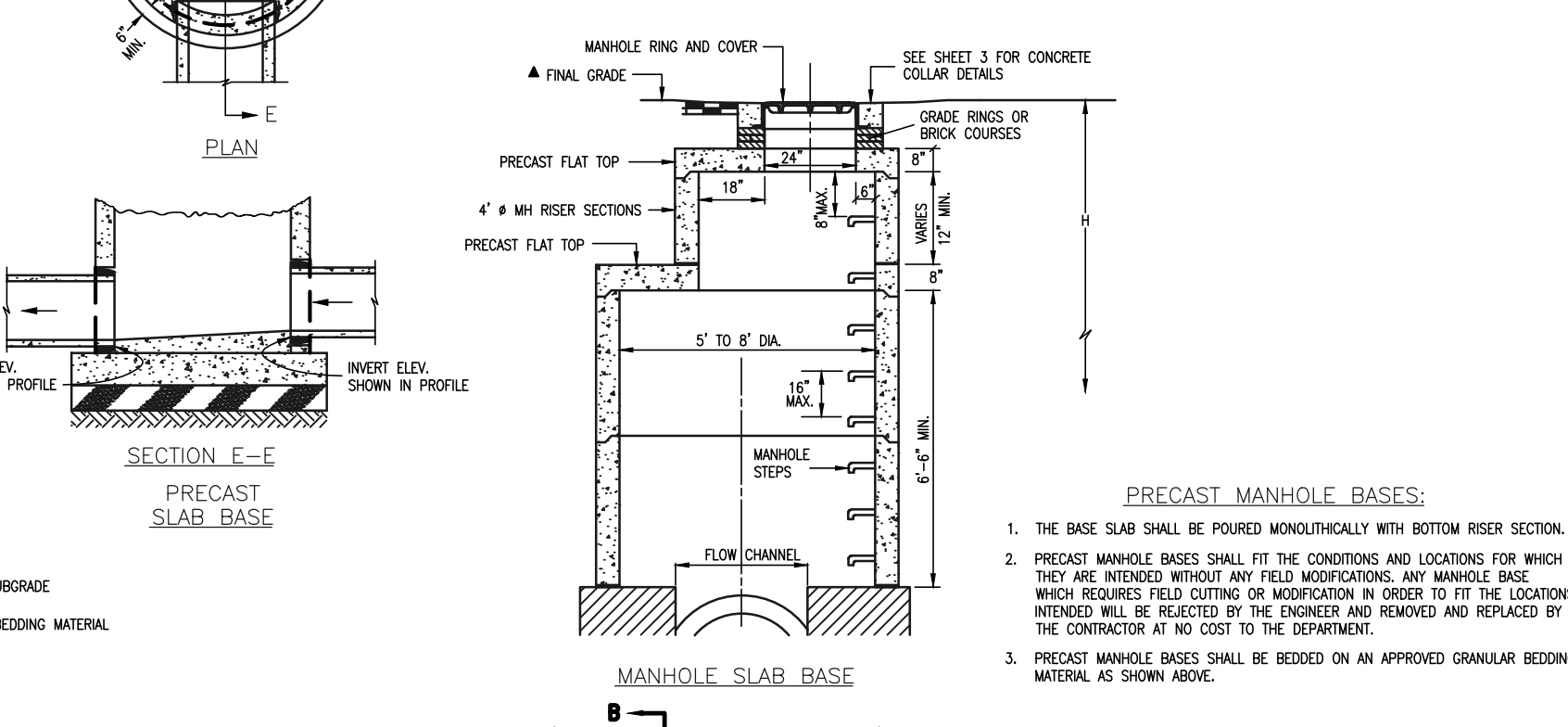
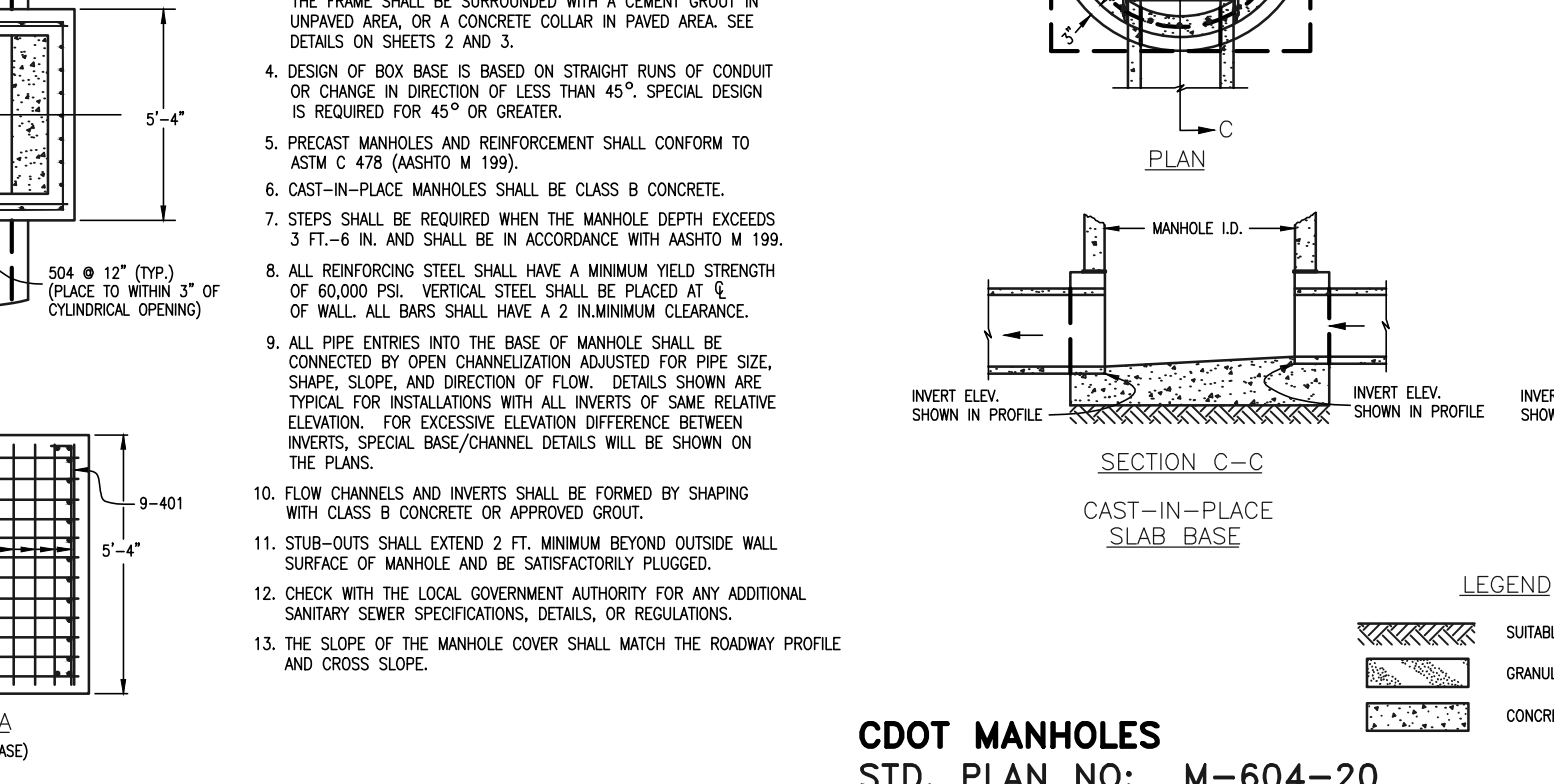


TABLE ONE ~ BAR LIST FOR CURB INLETS, TYPE "R"

MARK	DIA. IN.	O.C. SPACING	TYPE	ALL INLETS				INLETS, H = 5'			
				L=5'	L=10'	L=15'	L=20'	L=5'	L=10'	L=15'	L=20'
401	11"	II	7	21	26	11	11	7	7	7	7
402	11"	II	7	21	26	11	11	7	7	7	7
403	9"	II	7	21	26	11	11	7	7	7	7
406	6"	VI	11	6"-10"	21	6"-10"	11	6"-10"	11	6"-10"	11
405	6"	VIII	7	6"-10"	7	6"-10"	7	6"-10"	7	6"-10"	7
407	1 1/2"	II	7	6"-10"	10	6"-10"	7	6"-10"	7	6"-10"	7
408	12"	II	3	6"-10"	3	6"-10"	3	6"-10"	3	6"-10"	3
409	8"	II	6	5"-10"	6	5"-10"	6	5"-10"	6	5"-10"	6
410	11"	VII	7	6"-10"	7	6"-10"	7	6"-10"	7	6"-10"	7
411	11"	II	7	6"-10"	7	6"-10"	7	6"-10"	7	6"-10"	7
412	11"	II	7	6"-10"	7	6"-10"	7	6"-10"	7	6"-10"	7
413	9"	II	7	6"-10"	7	6"-10"	7	6"-10"	7	6"-10"	7
501	5 1/2"	IV	11	3"-4"	22	3"-4"	33	3"-4"	22	3"-4"	33
502	5 1/2"	III	11	3"-6"	16	3"-6"	27	3"-6"	6	3"-6"	6
503	5 1/2"	II	5	3"-6"	16	3"-6"	27	3"-6"	6	3"-6"	6
504	5 1/2"	IX	11	3"-6"	16	3"-6"	27	3"-6"	6	3"-6"	6
601	2 1/2"	V	2	8"-10"	2	8"-10"	2	8"-10"	2	8"-10"	4

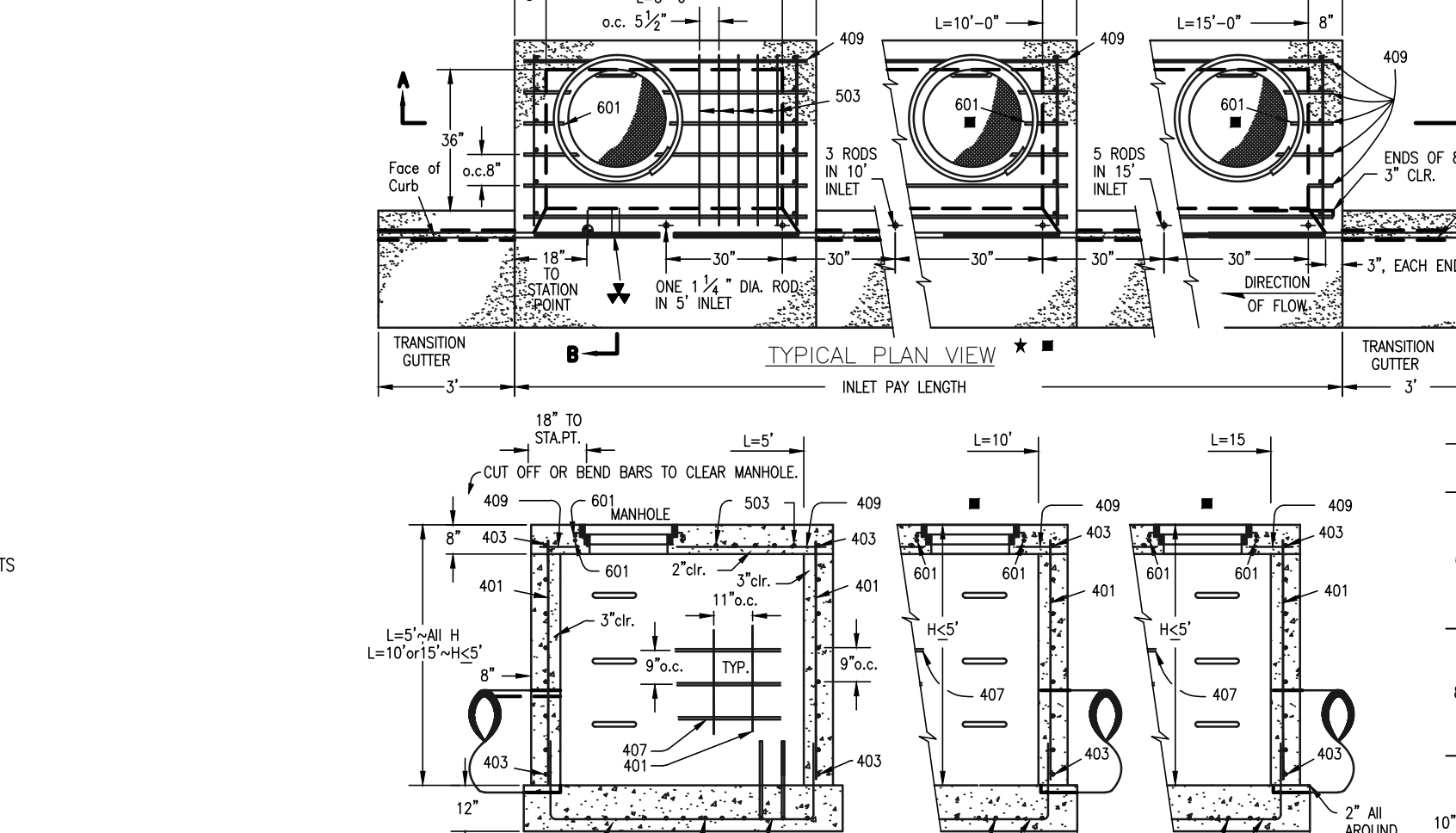
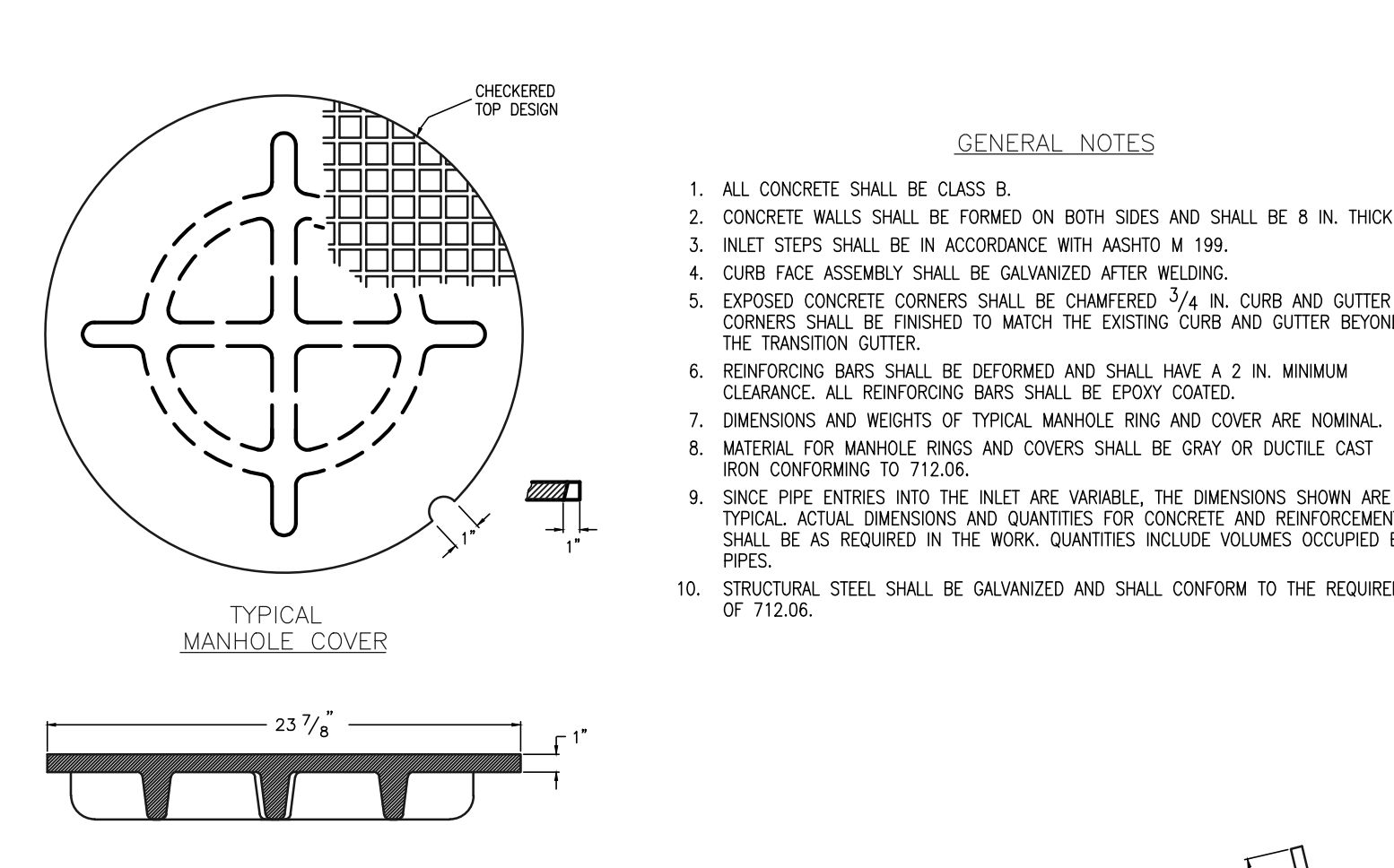
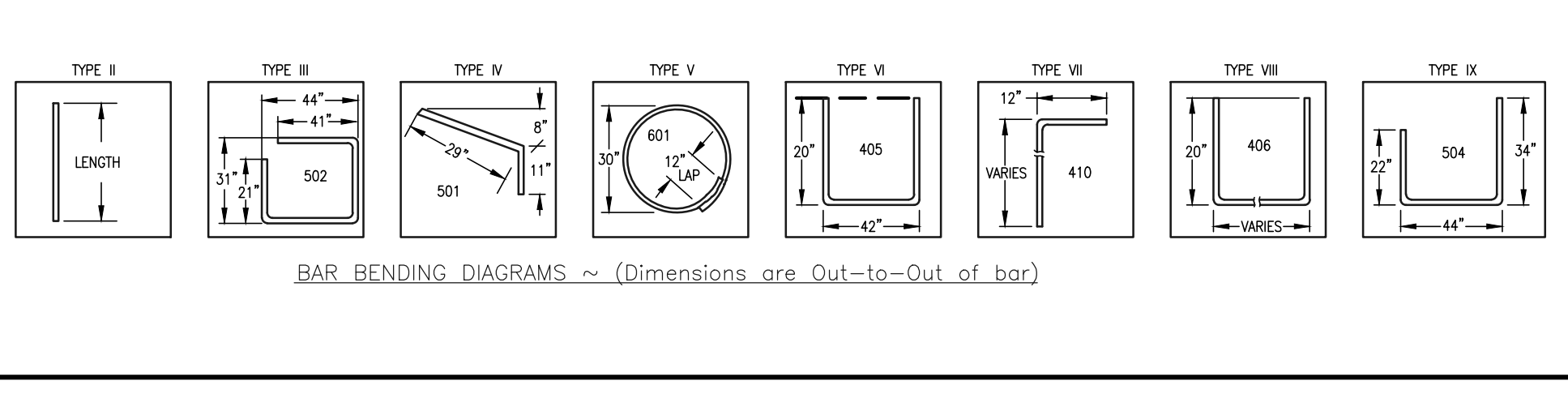
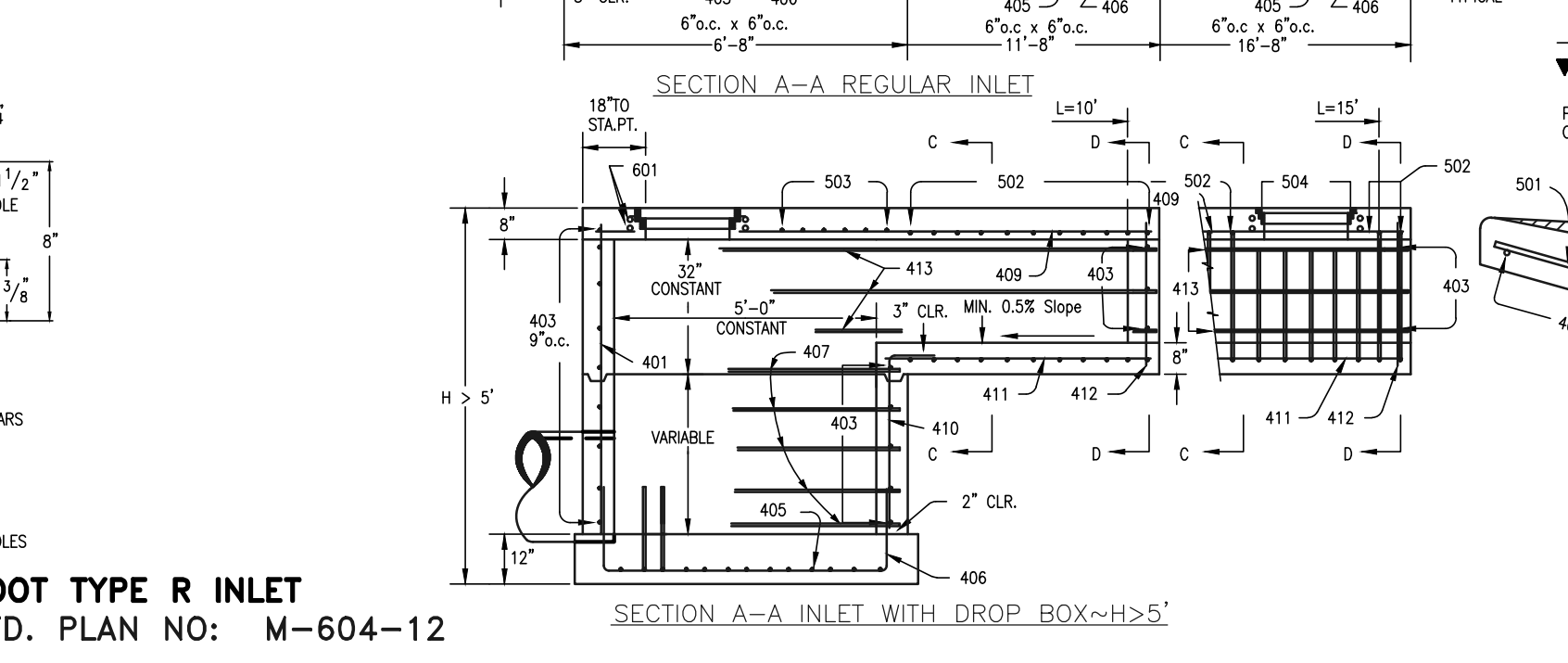
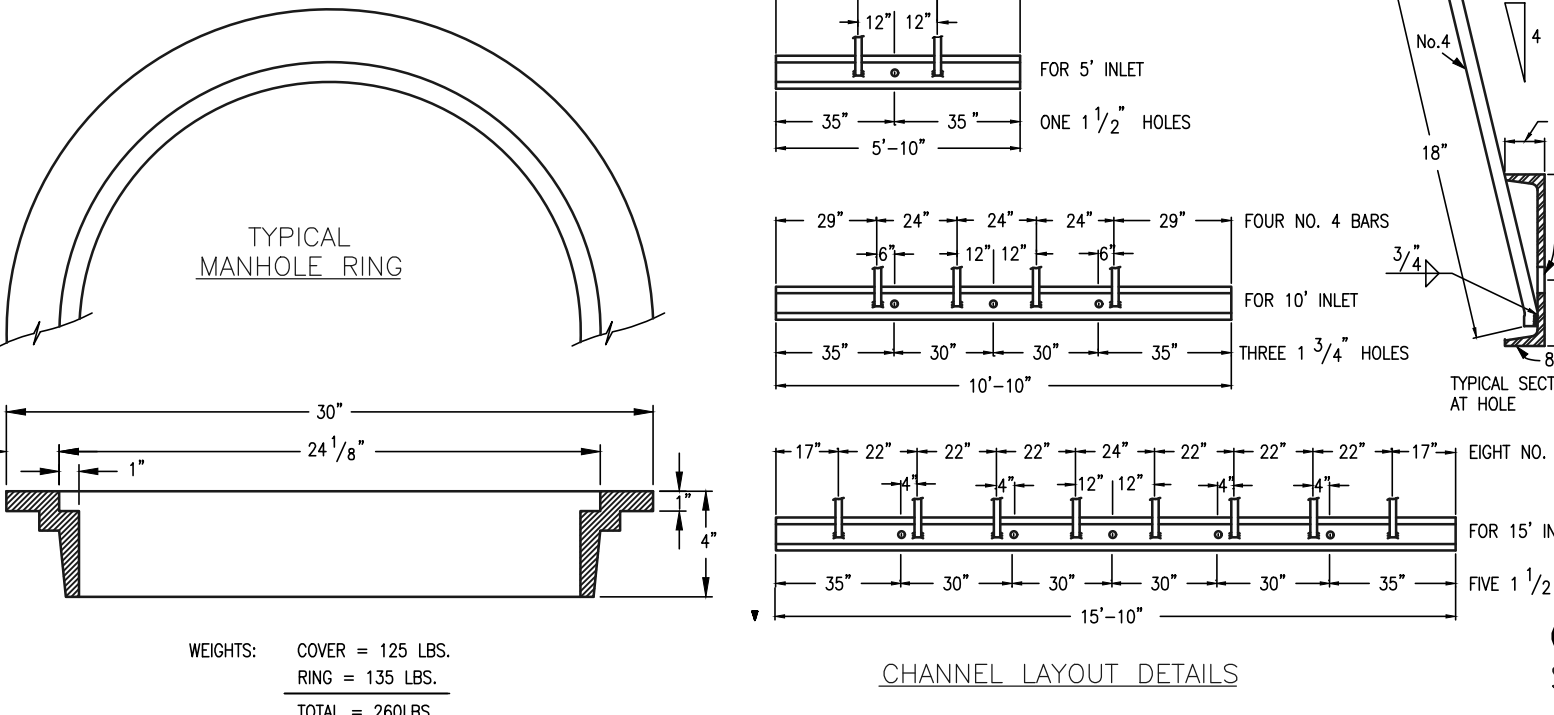


TABLE TWO ~ BARS AND QUANTITIES VARIABLE WITH "H"

H'	LENGTH	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	3.2	285	5.3	497	7.4	706				
3'-6"	3'-2"	10	7	3.4	305	5.7	528	7.9	747				
4'-0"	3'-8"	12	9	3.7	326	6.0	559	8.4	785				
4'-6"	4'-2"	12	9	3.9	334	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	7.0	607	7.4	850				
6'-0"	5'-8"	16	13	4.6	382	7.2	616	7.6	860				
6'-6"	6'-2"	18	15	4.8	402	7.4	637	7.8	880				
7'-0"	6'-8"	20	17	5.0	423	7.6	654	8.0	897				
7'-6"	7'-2"	20	17	5.3	430	7.9	664	8.3	907				
8'-0"	7'-8"	22	19	5.5	451	8.1	684	8.5	927				
8'-6"	8'-2"	24	21	5.7	471	8.3	702	8.7	944				
9'-0"	8'-8"	24	21	6.0	479	8.5	711	9.0	954				
9'-6"	9'-2"	26	23	6.2	499	8.7	732	9.2	974				
10'-0"	9'-8"	28	25	6.4	520	9.0	749	9.4	992				
10'-6"	10'-2"	28	25	6.7	527	9.3	759	9.7	1001				
11'-0"	10'-8"	30	27	6.9	547	9.5	779	9.9	1022				



48 HOURS BEFORE YOU DIG, CALL UTILITY LOCATORS

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NO.	REVISION	DATE

CDOT TYPE R INLET
STD. PLAN NO: M-604-12

REVIEW:

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

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

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

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