

RETREAT AT TIMBERRIDGE FILING NO. 1

COUNTY OF EL PASO, STATE OF COLORADO

CONSTRUCTION DRAWINGS

AUGUST 2019

GENERAL CONSTRUCTION NOTES:

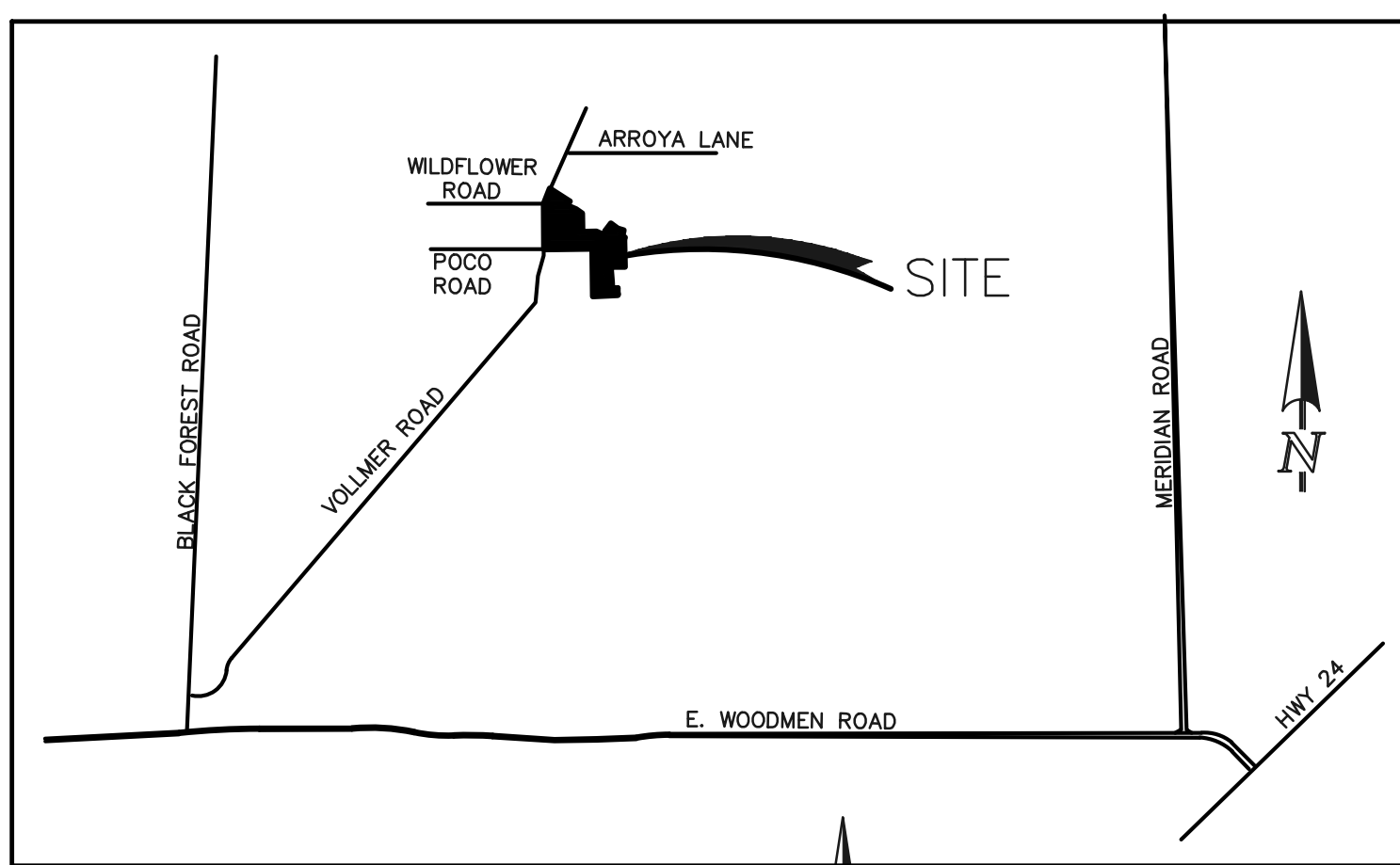
- THE LOCATION OF EXISTING UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY AND MAY NOT INCLUDE ALL UTILITIES. THE EXCAVATION CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK. THE CONTRACTOR AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT 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:

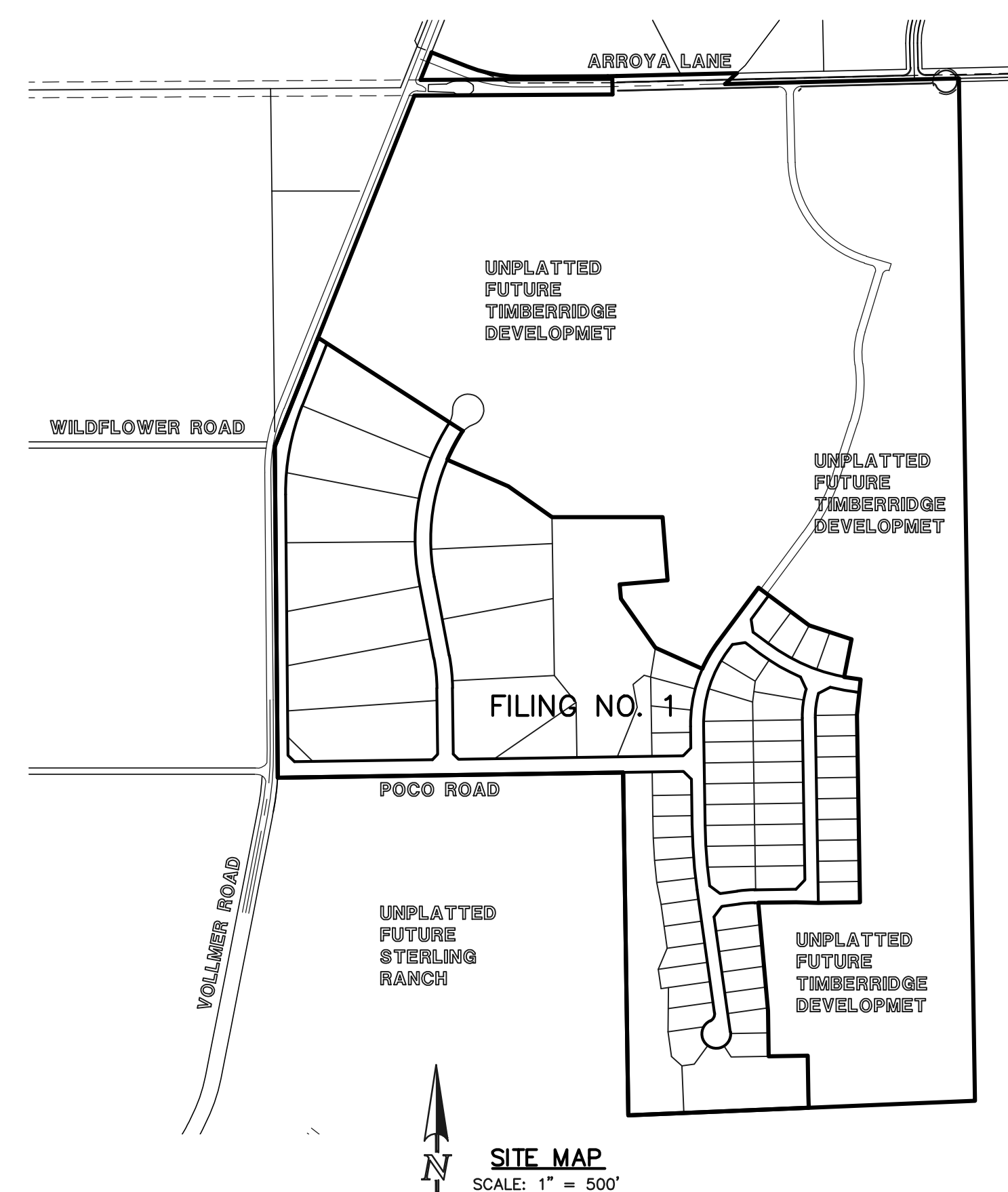
- ALL DRAINAGE AND ROADWAY CONSTRUCTION SHALL MEET THE STANDARDS AND SPECIFICATIONS OF THE CITY OF COLORADO SPRINGS/EL PASO COUNTY DRAINAGE CRITERIA MANUAL, VOLUMES 1 AND 2, AND THE EL PASO COUNTY ENGINEERING CRITERIA MANUAL.
- CONTRACTOR SHALL BE RESPONSIBLE FOR THE NOTIFICATION AND FIELD NOTIFICATION 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 (SWMP), THE SOILS AND GEOTECHNICAL REPORT, AND THE APPROPRIATE DESIGN AND CONSTRUCTION STANDARDS AND SPECIFICATIONS AT THE JOB SITE AT ALL TIMES, INCLUDING THE FOLLOWING:
 - 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 ONSITE AND OFFSITE, 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 "1D" 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 SIGNAGE 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

BENCH MARK #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

Basis of bearings / control points w/ coordinates?

Engineering Review
05/15/2020 10:27:32 AM
dsdrice
JeffRice@elpasoco.com
(719) 520-7877
EPC Planning & Community
Development Department

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
11445 TEACHOUT ROAD
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

SHEET INDEX

SHEET 1 OF 35	TITLE SHEET
SHEET 2 OF 35	STREET SECTIONS / EROSION CONTROL NOTES
SHEET 3-9 OF 35	OVERLOT GRADING & EROSION CONTROL PLAN
SHEET 10 OF 35	POCO ROAD PLAN AND PROFILE
SHEET 11 OF 35	ASPEN VALLEY ROAD PLAN AND PROFILES
SHEET 12-13 OF 35	ANTELOPE RAVINE DRIVE PLAN AND PROFILE
SHEET 14 OF 35	ANTELOPE RAVINE DR. & HAWK HILLS CT. PLAN AND PROFILE
SHEET 15 OF 35	ELK ANTLER LANE & RABBIT TAIL PLACE PLAN AND PROFILE
SHEET 16 OF 35	BISON VALLEY TRAIL PLAN AND PROFILE
SHEET 17 OF 35	EXISTING VOLLER ROAD EAST SHOULDER WIDENING
SHEET 18-19 OF 35	PEDESTRIAN RAMPS & USPS CLUSTER BOX DETAILS
SHEET 20 OF 35	STREET LIGHT POLE LOCATION PLAN
SHEET 21-25 OF 35	STORM SEWER PLAN AND PROFILES
SHEET 26 OF 35	POCO ROAD (2) MP STEEL ARCH CULVERTS CROSSING (ALSO REFERENCE CULVERT DESIGN PLANS BY CONTECH DATED 3/20/20 UNDER SEPARATE DOCUMENT)
SHEET 27-29 OF 35	CHANNEL CHECK STRUCTURES & BANK STABILIZATION PLAN
SHEET 30 OF 35	RAIN GARDEN Provide channel improvements profile.
SHEET 31-32 OF 35	POND PLAN-1 AND DETAILS
SHEET 33-34 OF 35	POND PLAN-2 AND DETAILS
SHEET 35 OF 35	DETAIL SHEET

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
DATE

OWNER/DEVELOPER'S STATEMENT:

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

LOREN J. MORELAND
DATE

EL PASO COUNTY:

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

FILED IN ACCORDANCE WITH THE REQUIREMENTS OF THE EL PASO COUNTY LAND DEVELOPMENT CODE, DRAINAGE CRITERIA MANUAL VOLUMES 1 AND 2 AND ENGINEERING CRITERIA MANUAL AS AMENDED.

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

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

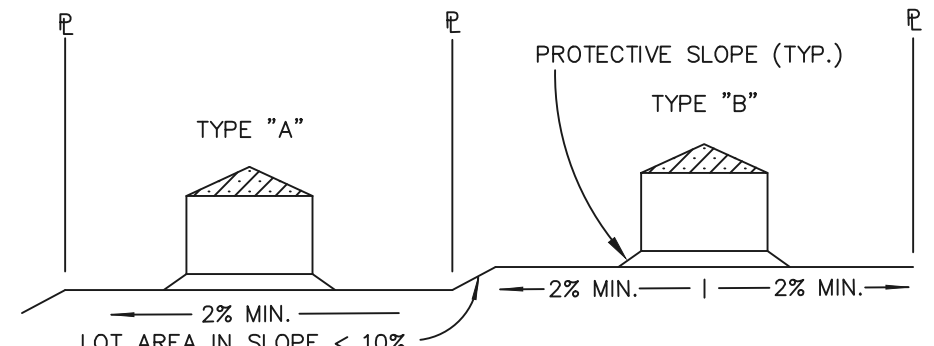
PCD No. SF-19-009

48 HOURS BEFORE YOU DIG, CALL UTILITY LOCATORS 811 UTILITY NOTIFICATION CENTER OF COLORADO IT'S THE LAW THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK. THE CONTRACTOR SHALL BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE CAUSED BY HIS FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.	NO. REVISION 1 REVISED PER COUNTY COMMENTS	DATE 08-13-19	REVIEW: PREPARED UNDER MY DIRECT SUPERVISION FOR AND ON BEHALF OF CLASSIC CONSULTING ENGINEERS AND SURVEYORS, LLC	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
	MARC A. WHORTON, COLORADO P.E. #37155 DATE		619 N. Cascade Avenue, Suite 200 (719) 785-0790 Colorado Springs, Colorado 80903 (719) 785-0799(Fax)	

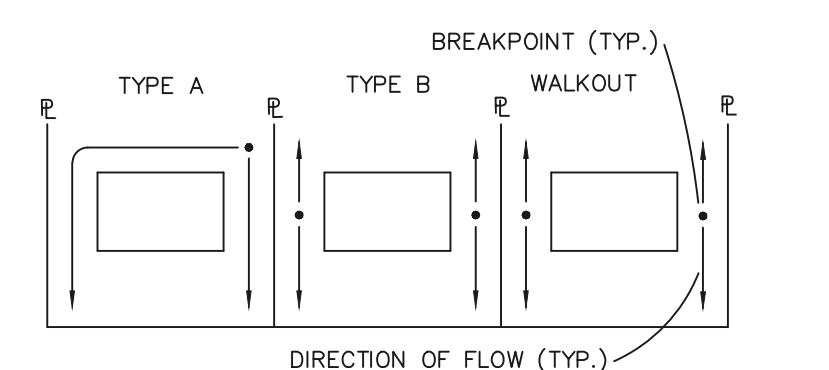
N:\ELPASO\DRAWINGS\CONSTRUCTION\19-01-11850-009-TITLE.dwg, 4/29/2019, 3:36:41 PM, 1:1

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

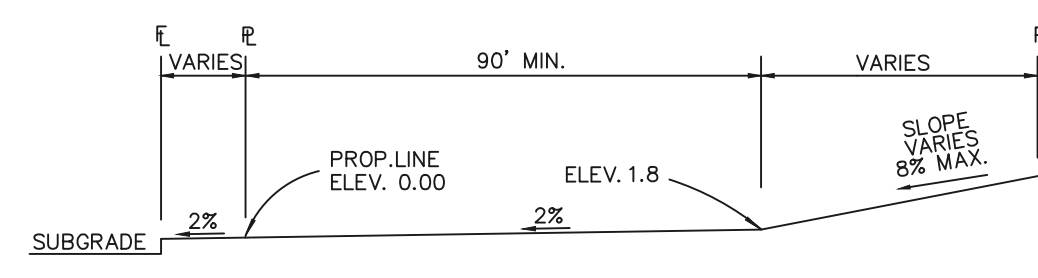
- STORMWATER DISCHARGES FROM CONSTRUCTION SITES SHALL NOT CAUSE OR THREATEN TO CAUSE POLLUTION, CONTAMINATION, OR DEGRADATION OF STATE WATERS. ALL WORK AND EARTH DISTURBANCE SHALL BE DONE IN A MANNER THAT MINIMIZES POLLUTION OF ANY ON-SITE OR OFF-SITE WATERS, INCLUDING WETLANDS.
- NOTWITHSTANDING ANYTHING 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 AFFECT 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 SEQUENCE. 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 SOIL INVESTIGATION OF THE RETREAT AT TIMBER RIDGE, FILING NO. 1 POCO 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



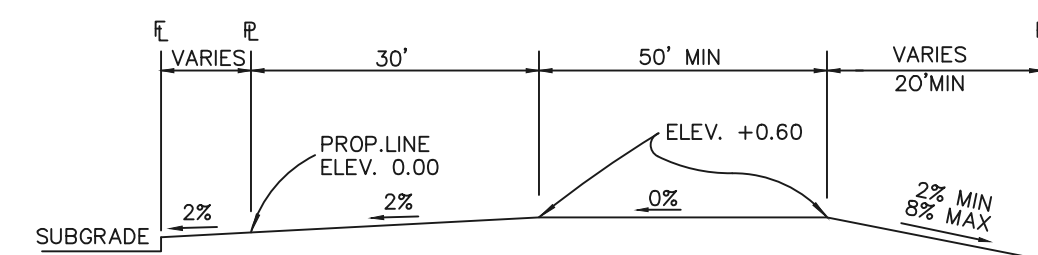
TYPICAL LOT SECTION DETAIL
N.T.S.



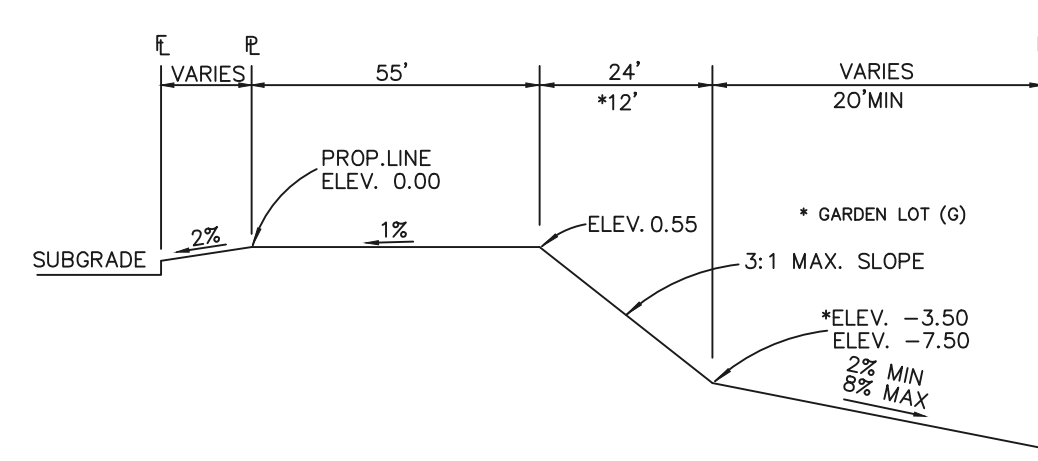
LOT DRAINAGE TYPES
N.T.S.



TYPICAL (A) LOT
N.T.S.



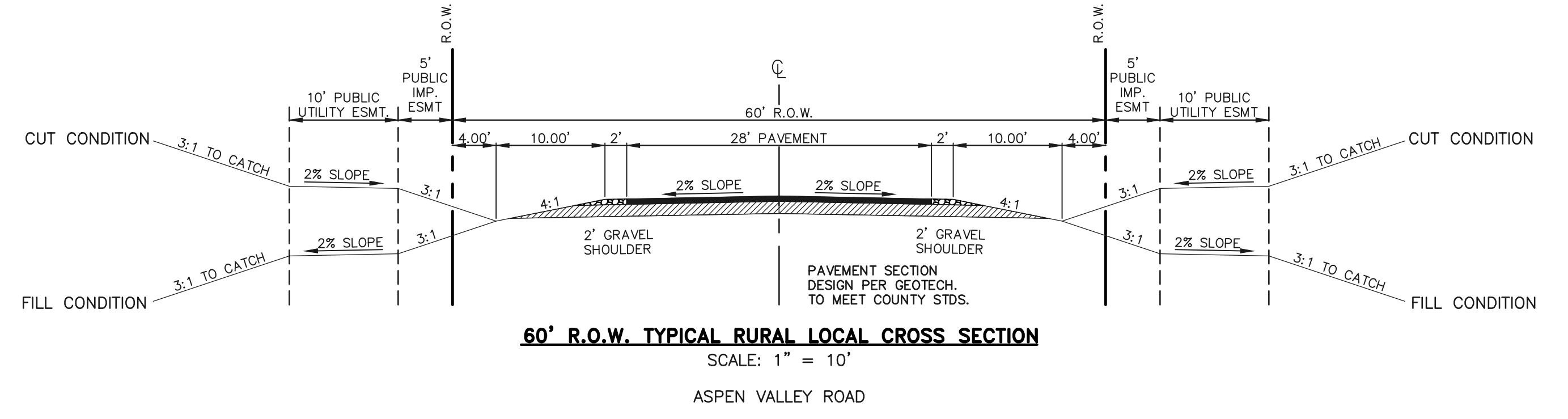
TYPICAL (B) LOT
N.T.S.



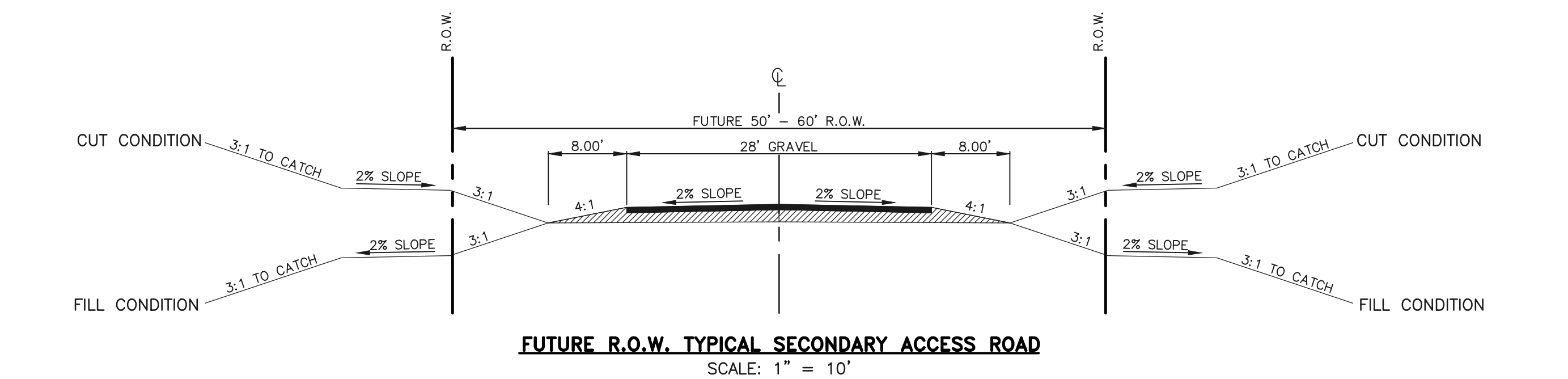
TYPICAL WALKOUT LOT (W/O) OR GARDEN (G)
N.T.S.

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'

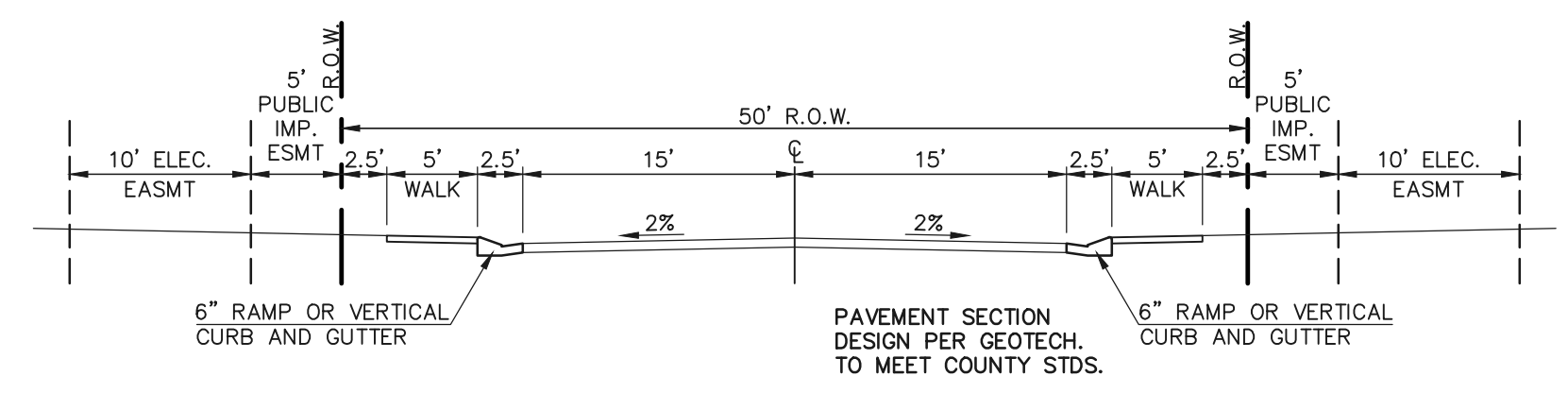


FUTURE R.O.W. TYPICAL SECONDARY ACCESS ROAD
SCALE: 1" = 10'

SECONDARY EMERGENCY ACCESS UP TO ARROYA LANE

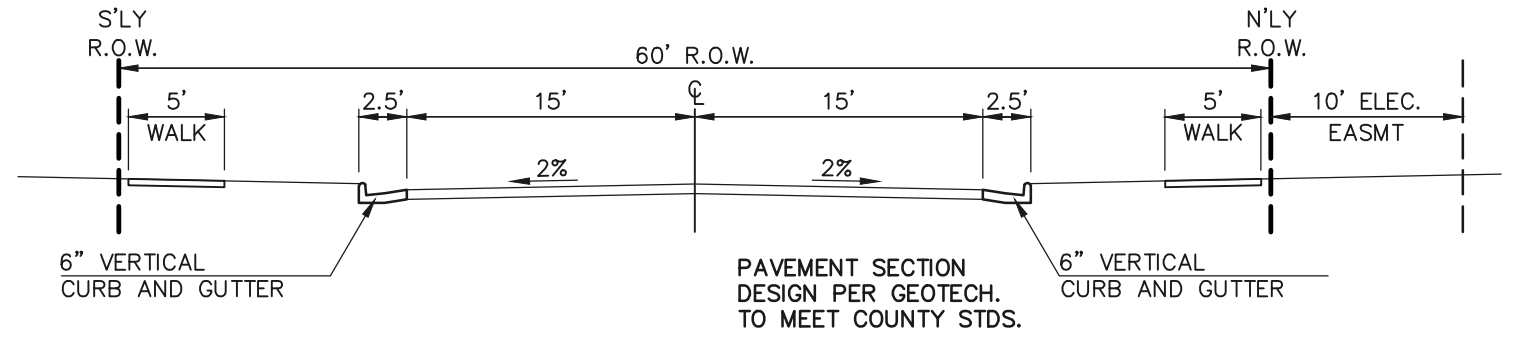
NO ADDITIONAL IMPROVEMENTS REQUIRED AT THIS TIME ON THE EXISTING ARROYA LANE AS IT CURRENTLY FUNCTIONS AS A VIABLE EMERGENCY ACCESS DRIVE PER BLACK FOREST FIRE DISTRICT.

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'

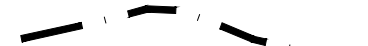
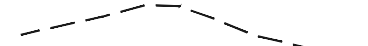
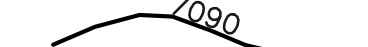
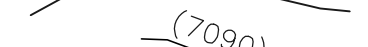

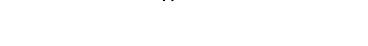












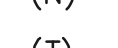
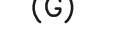





POCO ROAD

Update the notes to the new standard notes.

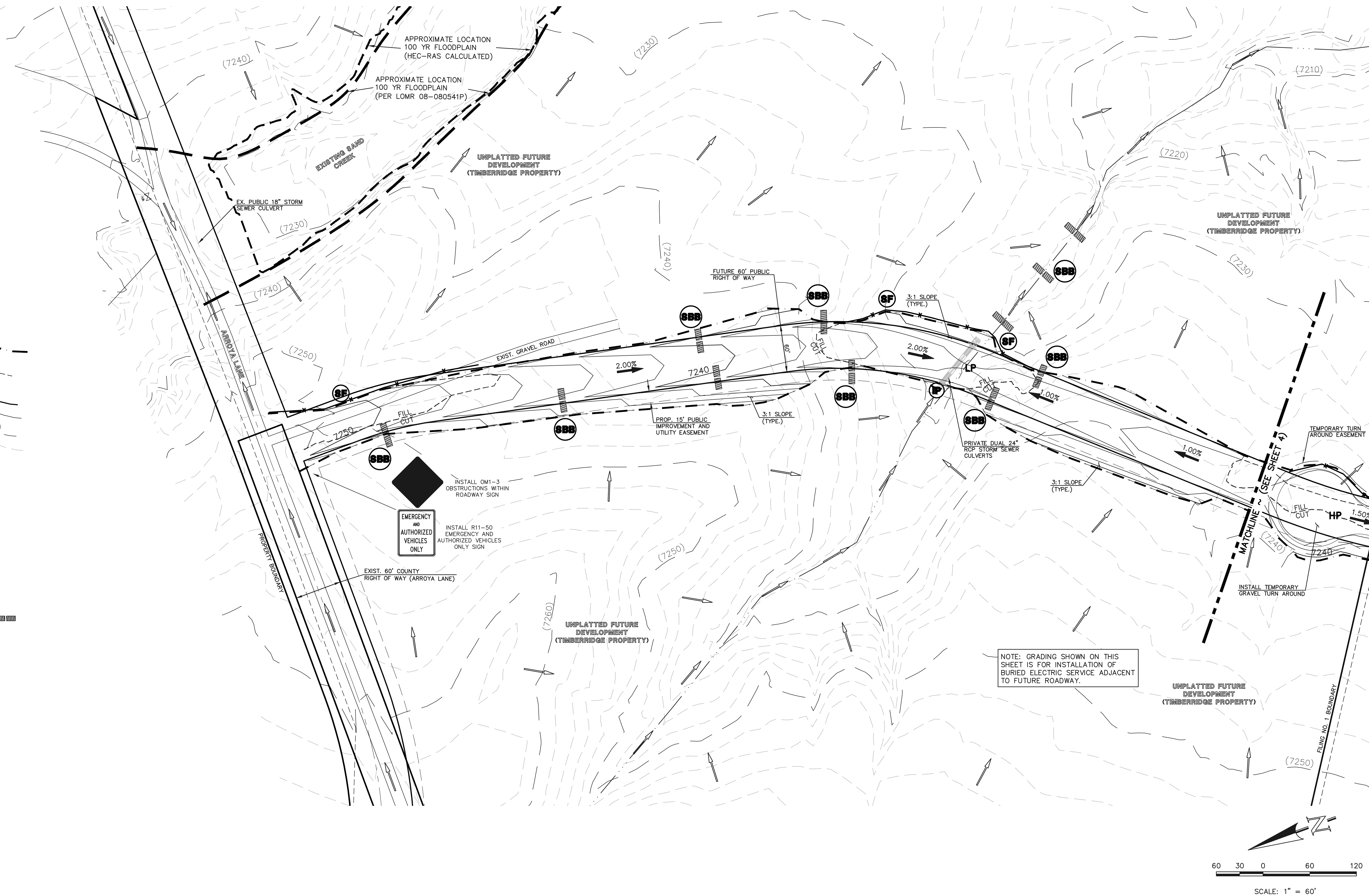
48 HOURS BEFORE YOU DIG, CALL UTILITY LOCATORS 811 UTILITY NOTIFICATION CENTER OF COLORADO IT'S THE LAW THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK. THE CONTRACTOR 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:\118500\118500\118500\CONSTRUCTION\118500-05-01.dwg, 4/13/2020 9:35:12 AM, 1:1

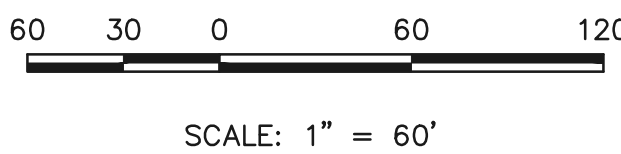
LEGEND

- 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 
- DIRECTION OF FLOW 
- HIGH POINT 
- LOW POINT 
- A LOT 
- B LOT 
- WALKOUT LOT 
- NATURAL LOT 
- TRANSITION LOT 
- GARDEN LOT 
- EROSION CONTROL BLANKET (NORTH AMERICAN GREEN - SC150 OR EQUIVALENT) TO BE INSTALLED ON ALL 3:1 SLOPES OR GREATER 

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



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



48 HOURS BEFORE YOU DIG, CALL UTILITY LOCATORS 811 UTILITY NOTIFICATION CENTER OF COLORADO IT'S THE LAW		NO. REVISION 1 REVISED PER COUNTY COMMENTS 08-13-19 2 REVISED PER COUNTY COMMENTS 1-21-20	DATE 08-13-19 1-21-20
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.		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	3 OF 35
CHECKED BY	(V)	1" = N/A	JOB NO.	1185.00

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



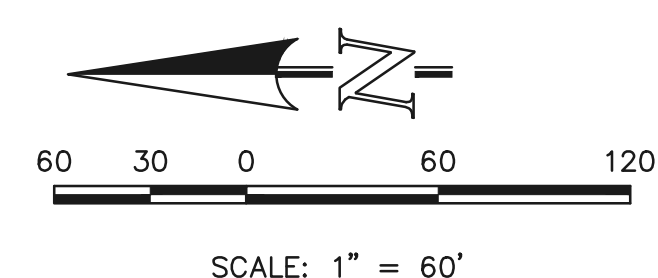
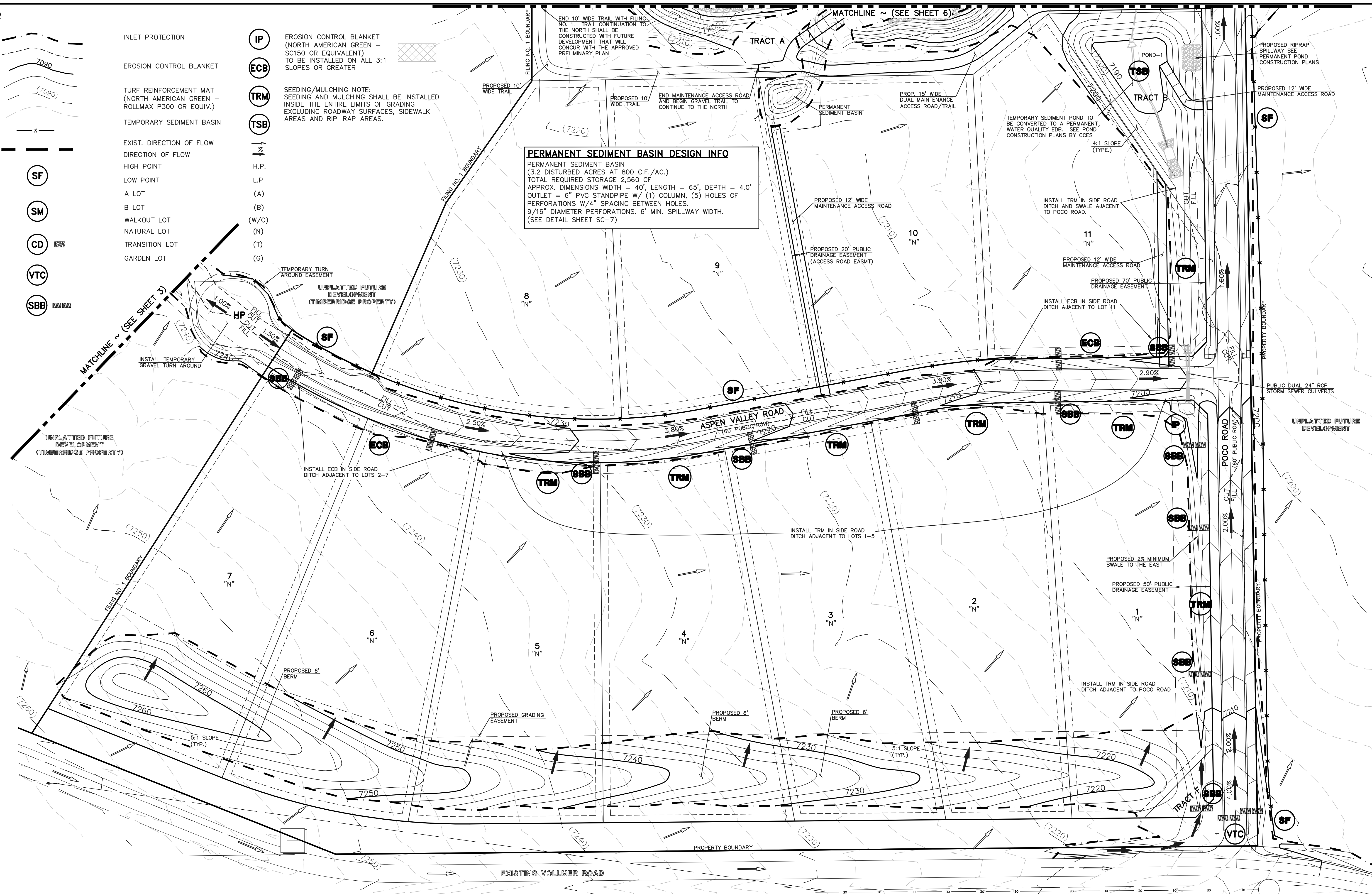
LEGEND

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

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

- EROSION CONTROL BLANKET (NORTH AMERICAN GREEN - SC150 OR EQUIVALENT) TO BE INSTALLED ON ALL 3:1 SLOPES OR GREATER
- SEEDING/MULCHING NOTE: SEEDING AND MULCHING SHALL BE INSTALLED INSIDE THE ENTIRE LIMITS OF GRADING EXCLUDING ROADWAY SURFACES, SIDEWALK AREAS AND RIP-RAP AREAS.

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)



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

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

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

CLASSIC CONSULTING
SM

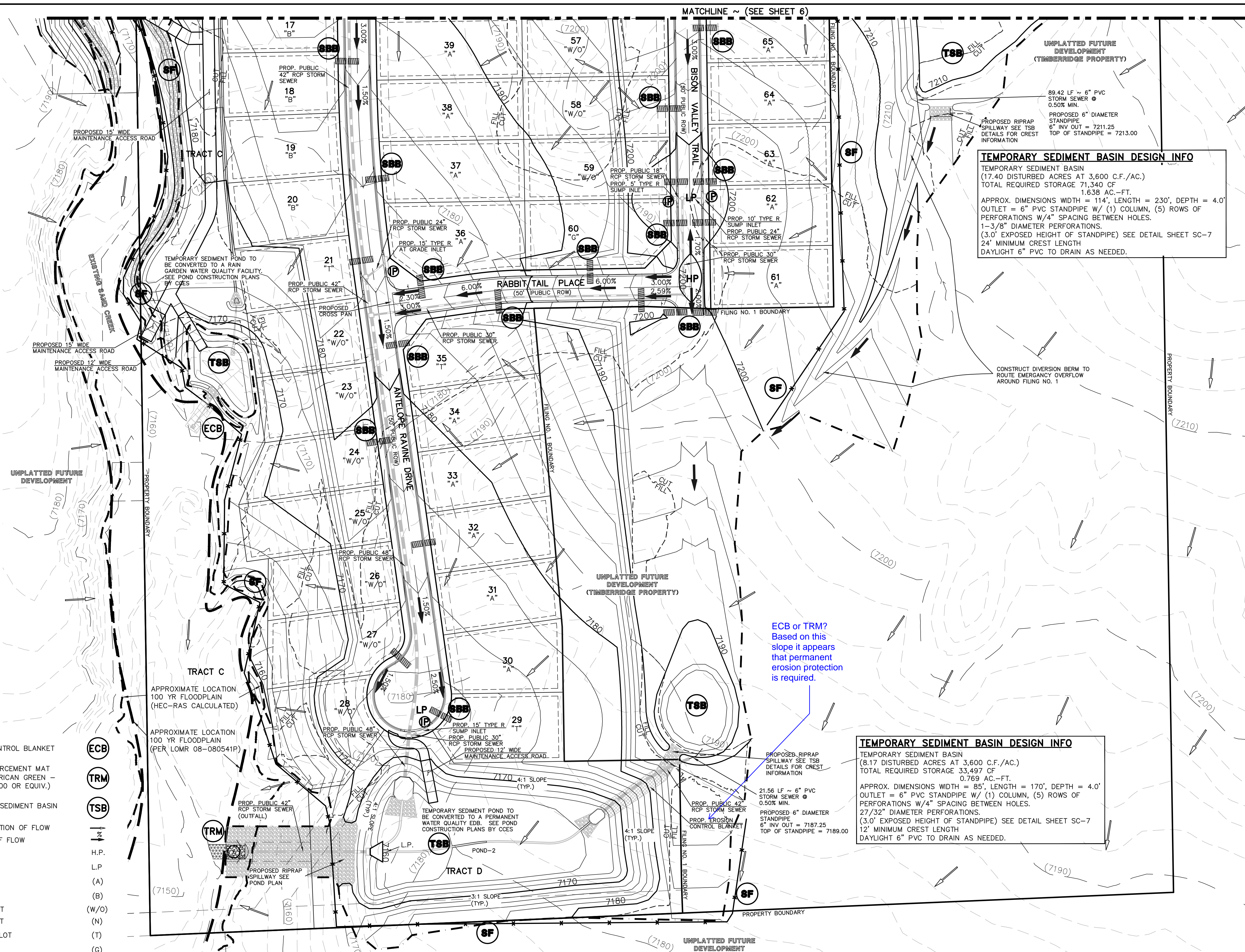
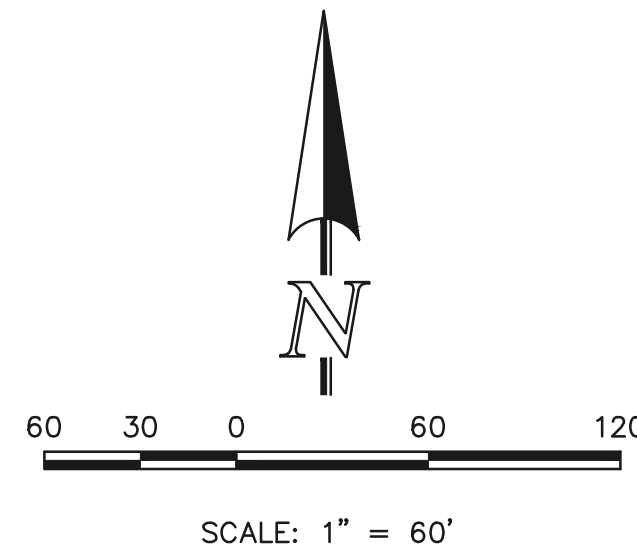
619 N. Cascade Avenue, Suite 200 (719)785-0790
 Colorado Springs, Colorado 80903 (719)785-0799(Fax)

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



N:\118500\DRAWINGS\CONSTRUCTION\04-118500-05-03.dwg, 4/6/2020 9:51:23 AM, 1:1



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.

ECB or TRM?
 Based on this slope it appears that permanent erosion protection is required.

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)
- 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,
 CALL UTILITY LOCATORS
811
 UTILITY NOTIFICATION CENTER OF COLORADO
 IT'S THE LAW

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

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

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

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

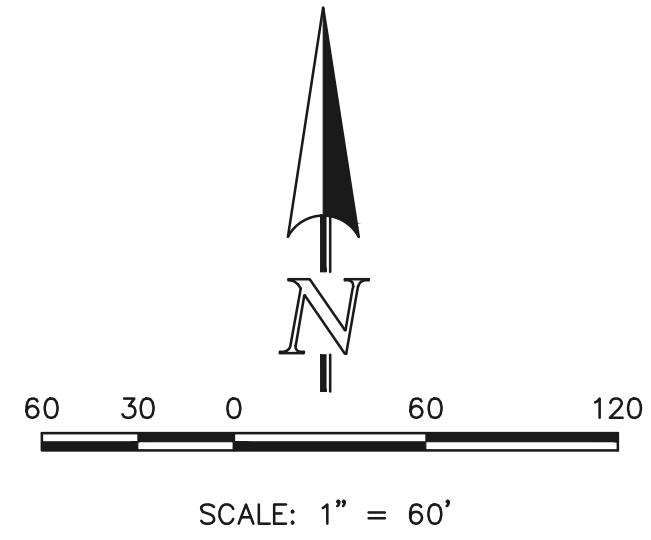


RETREAT AT TIMBERIDGE FILING NO. 1
CONSTRUCTION PLANS
 GRADING & EROSION CONTROL PLAN

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	

N:\18500\DRAWINGS\CONSTRUCTION\18500-05-18500-05-04.dwg, 4/6/2020 9:55:09 AM, 1:1

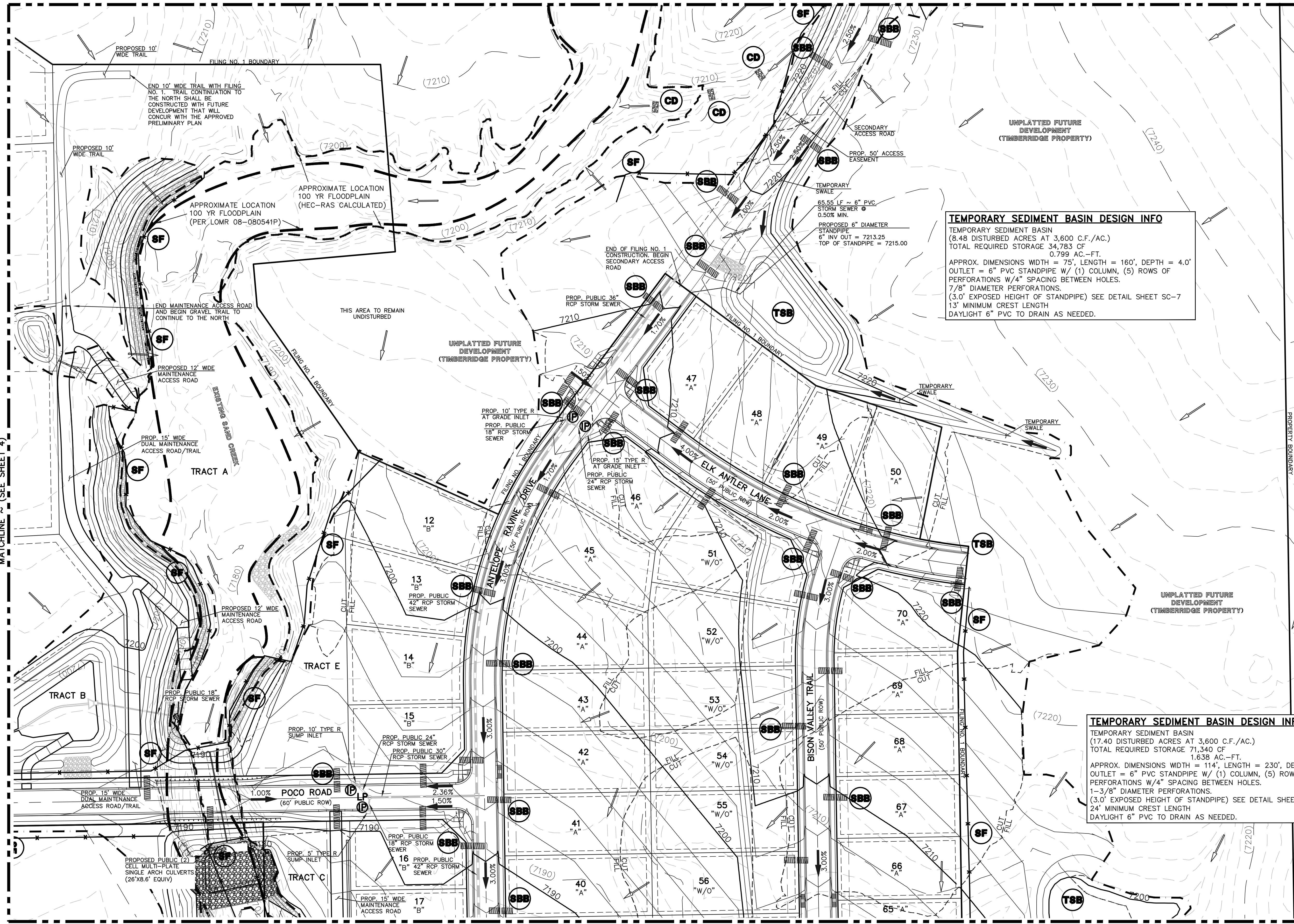
MATCHLINE ~ (SEE SHEET 7)



LEGEND

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

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.

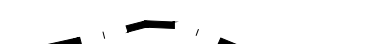


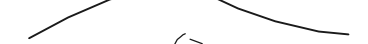




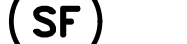

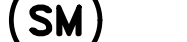
















TEMPORARY SEDIMENT BASIN DESIGN INFO
 TEMPORARY SEDIMENT BASIN
 (17.40 DISTURBED ACRES AT 3,600 C.F./AC.)
 TOTAL REQUIRED STORAGE 71,340 CF
 1.638 AC.-FT.
 APPROX. DIMENSIONS WIDTH = 114', LENGTH = 230', DEPTH = 4.0'
 OUTLET = 6" PVC STANDPIPE W/ (1) COLUMN, (5) ROWS OF PERFORATIONS W/4" SPACING BETWEEN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


MATCHLINE ~ (SEE SHEET 5)

<p>48 HOURS BEFORE YOU DIG, CALL UTILITY LOCATORS</p> <p style="text-align: center;">811</p> <p style="text-align: center;">UTILITY NOTIFICATION CENTER OF COLORADO IT'S THE LAW</p> <p><small>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.</small></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>CLASSIC CONSULTING</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	
NO.	REVISION	DATE																										
1	REVISED PER COUNTY COMMENTS	08-12-19																										
2	REVISED PER COUNTY COMMENTS	1-21-20																										
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																									

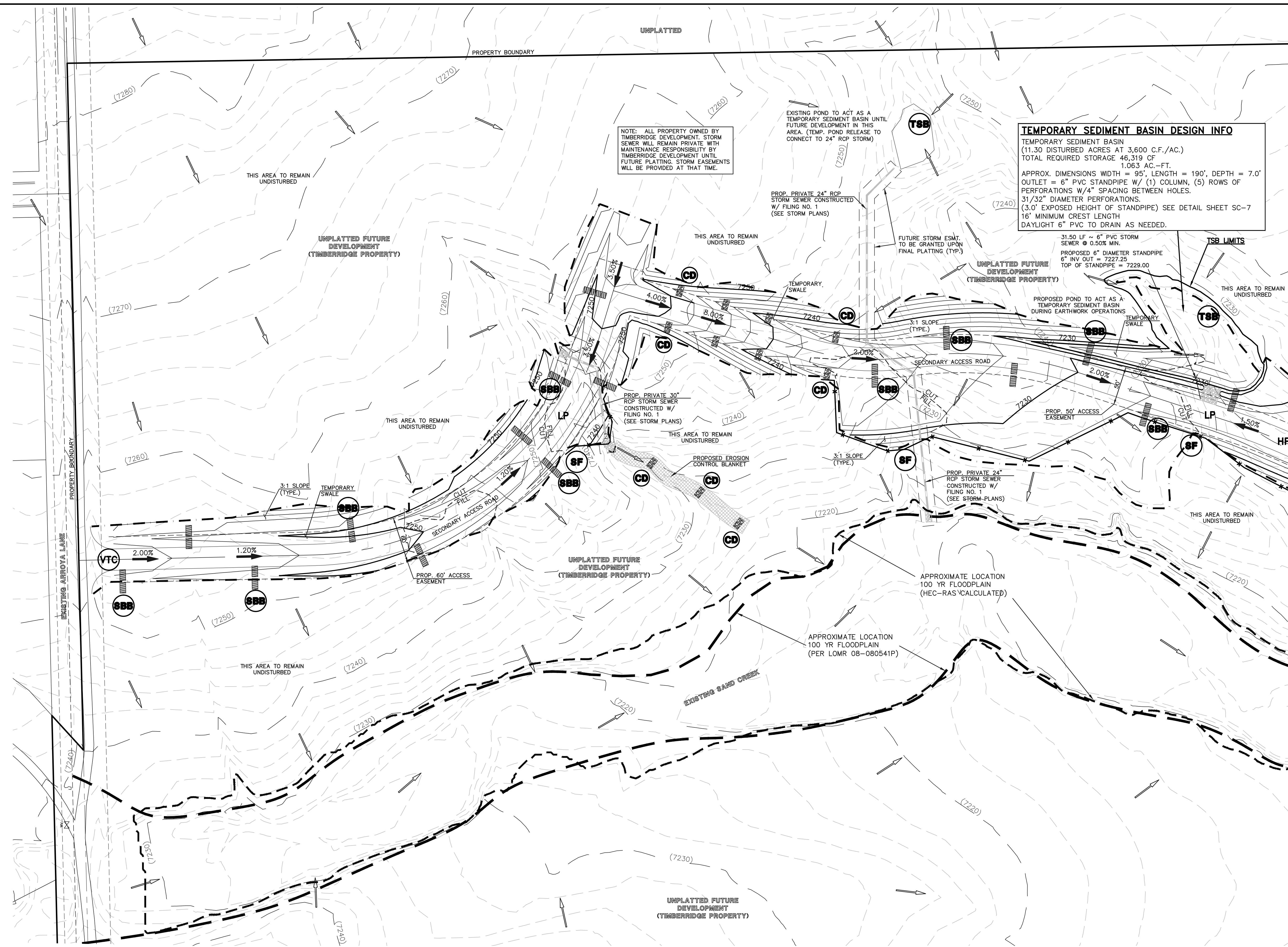
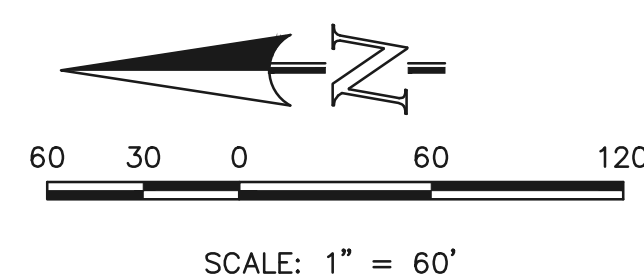
N:\PROJECTS\TIMBERIDGE\CONSTRUCTION\DWG\18500-05-05.dwg, 4/6/2020 10:06:31 AM, 1:1

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.



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

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

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

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.

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

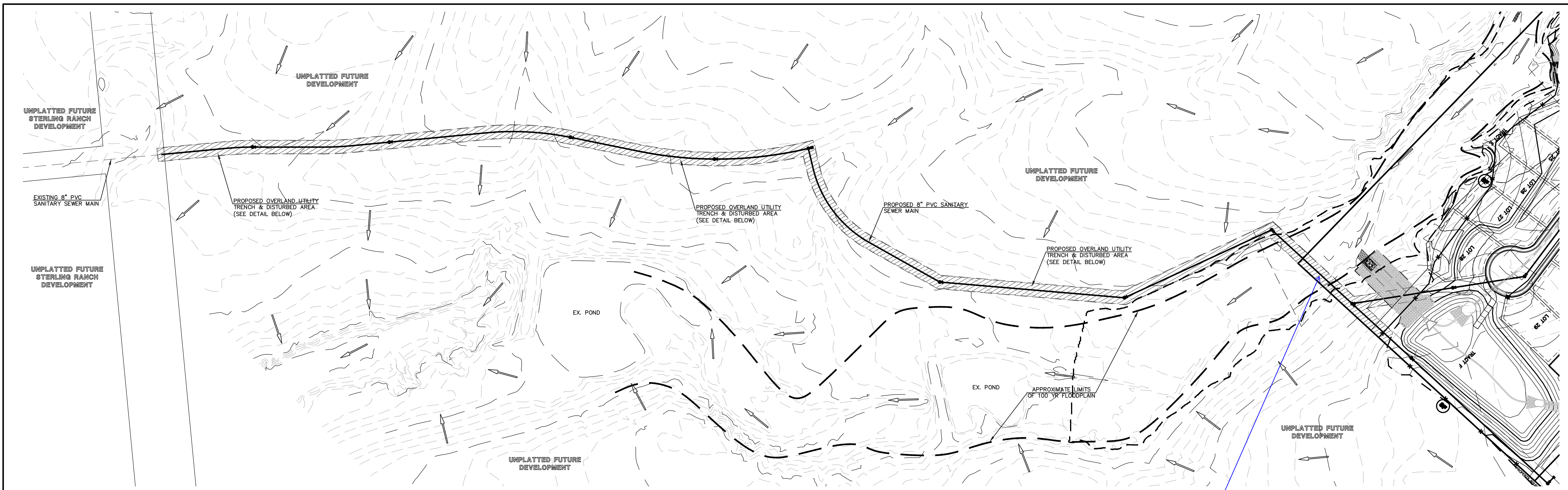
REVIEW:
 PREPARED UNDER MY DIRECT SUPERVISION FOR AND ON BEHALF OF
 CLASSIC CONSULTING ENGINEERS AND SURVEYORS, LLC

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

RETREAT AT TIMBRIDGE 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

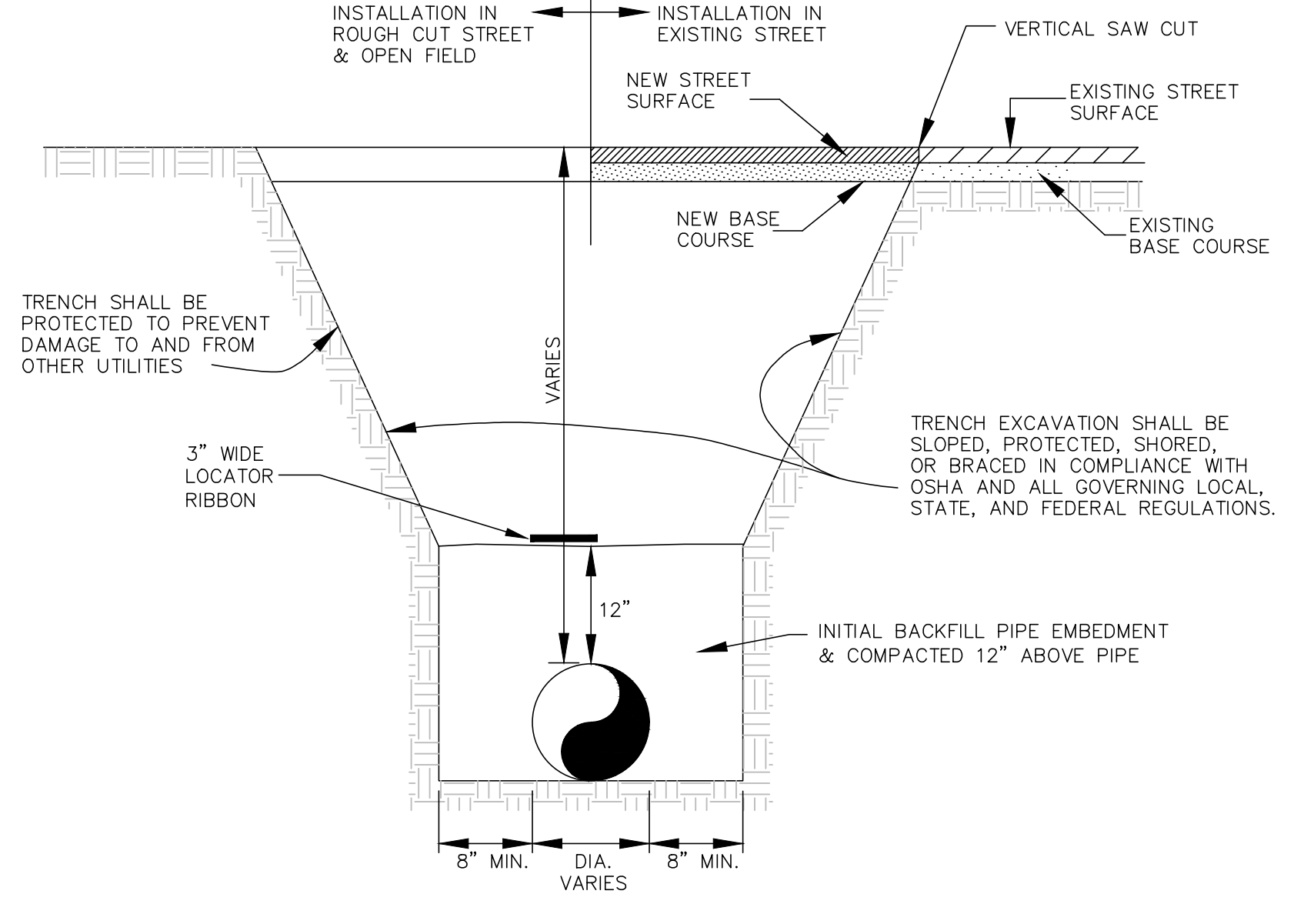
MATCHLINE ~ (SEE SHEET 6)



LEGEND

- LIMIT OF GRADING
- PROPOSED CONTOUR-10
- PROPOSED CONTOUR-2
- EXISTING CONTOUR-10
- EXISTING CONTOUR-2
- SILT FENCE
- SILT FENCE
- SEEDING/MULCHING
- ROCK CHECK DAM
- VEHICLE TRACKING CONTROL
- STRAW BALES
- INLET PROTECTION
- EROSION CONTROL BLANKET
- TURF REINFORCEMENT MAT
- TEMPORARY SEDIMENT BASIN
- EXIST. DIRECTION OF FLOW
- DIRECTION OF FLOW
- HIGH POINT
- LOW POINT
- EROSION CONTROL BLANKET (NORTH AMERICAN GREEN - SC150 OR EQUIVALENT) TO BE INSTALLED ON ALL 3:1 SLOPES OR GREATER

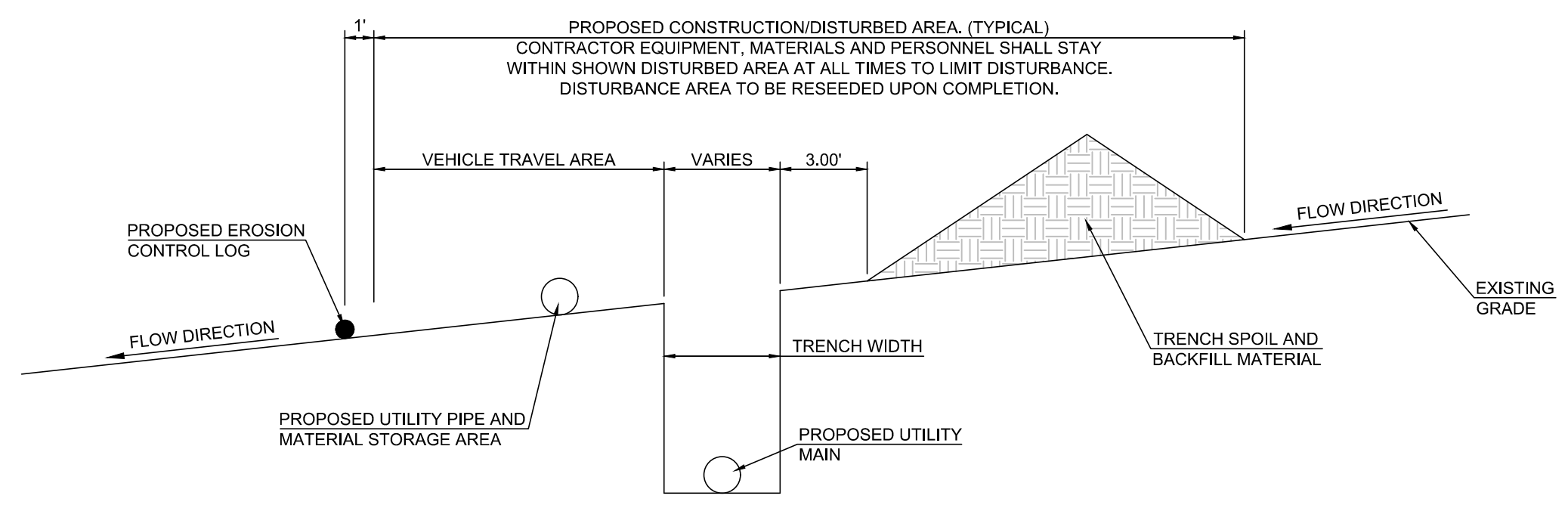
SEEDING/MULCHING NOTE:
SEEDING AND MULCHING SHALL BE INSTALLED INSIDE LIMITS OF GRADING EXCLUDING ROADWAY SURFACES, SIDEWALK AREAS AND RIP-RAP AREAS.



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

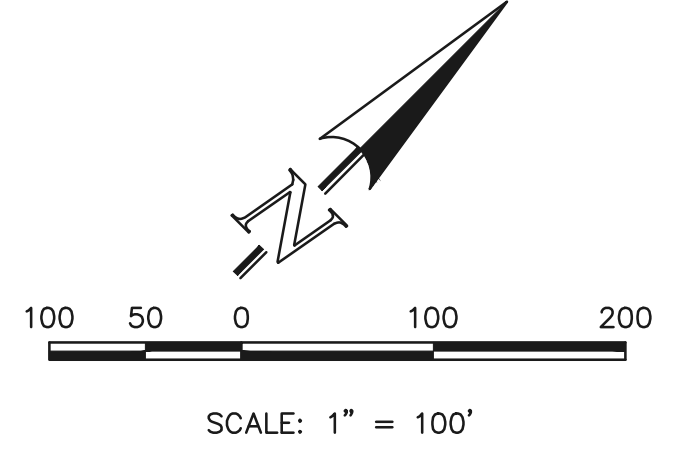
AN OVER EXCAVATED TRENCH SHALL BE FILLED AND THOROUGHLY COMPACTED
UNDER NO CIRCUMSTANCES WILL PIPE BE LAID IN A PROPOSED FILL AREA PRIOR TO IT BEING COMPLETELY FILLED. THE FILL WILL BE PLACED AND COMPACTED TO PROPOSED GRADE OF THE PIPE.

TYPICAL TRENCH CROSS SECTION



TYPICAL OVERLAND UTILITY TRENCH & DISTURBED AREA DETAIL

Is there a creek crossing temp BMP/dewatering detail?



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

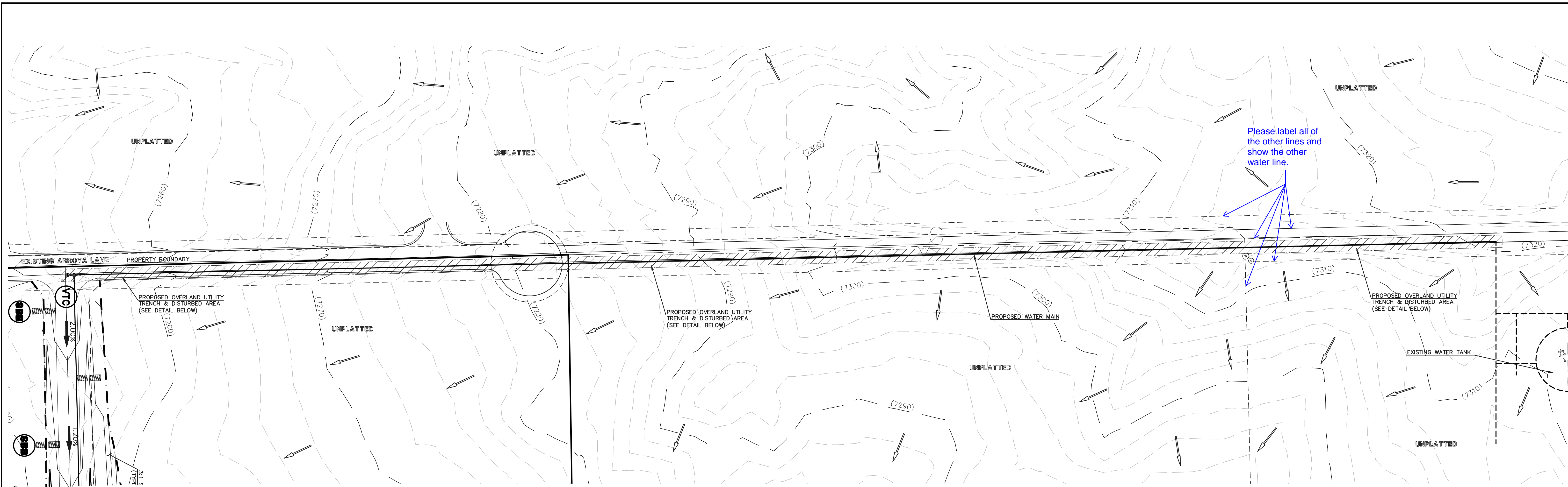
THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK. THE CONTRACTOR SHALL BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE CAUSED BY HIS FAILURE TO EXACTLY LOCATE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

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

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 TIMBERRIDGE FILING NO. 1			
CONSTRUCTION PLANS			
GRADING & EROSION CONTROL PLAN			
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

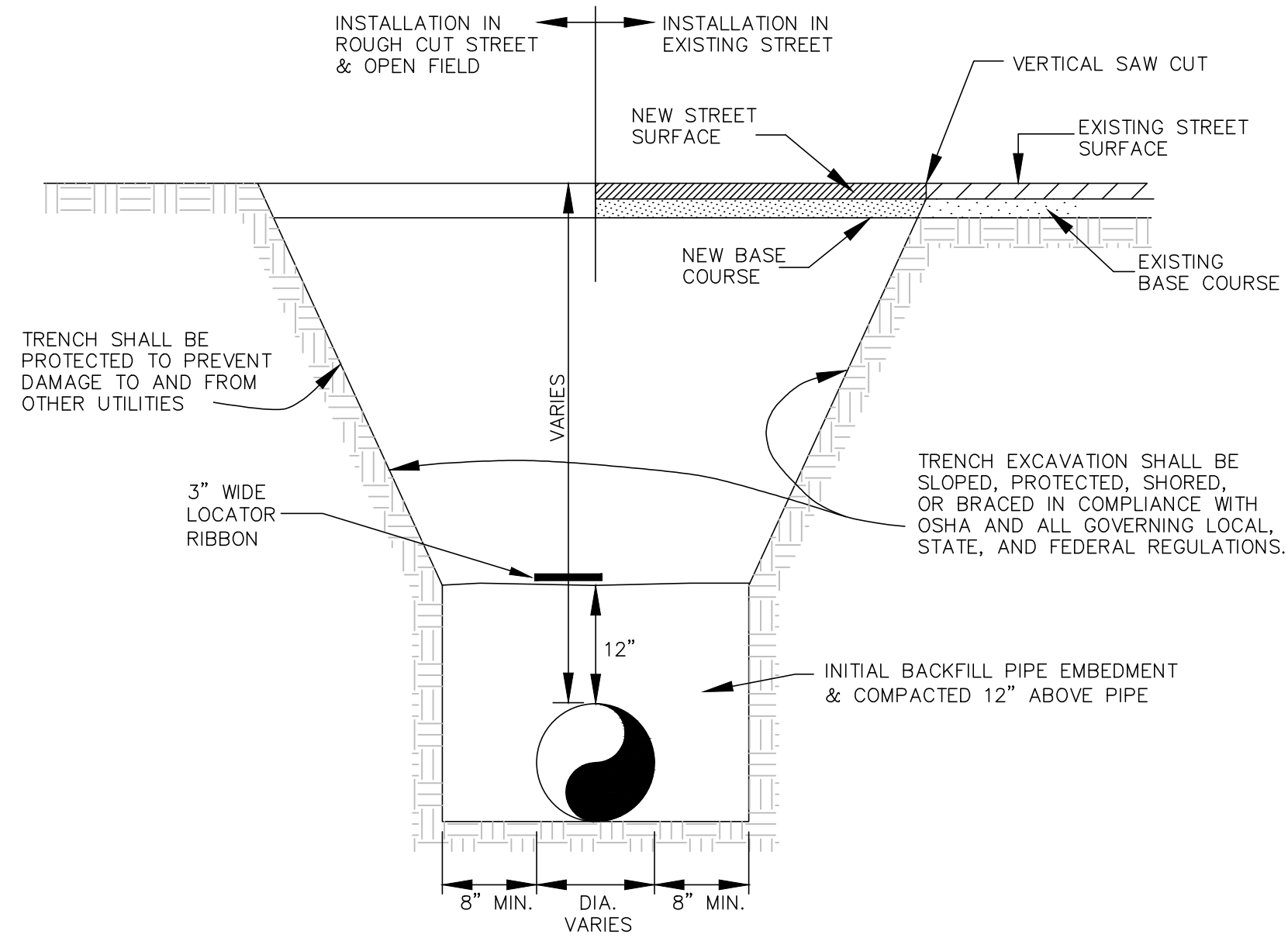


LEGEND

- LIMIT OF GRADING
- PROPOSED CONTOUR-10
- PROPOSED CONTOUR-2
- EXISTING CONTOUR-10
- EXISTING CONTOUR-2
- SILT FENCE
- SILT FENCE
- SEEDING/MULCHING
- ROCK CHECK DAM
- VEHICLE TRACKING CONTROL
- STRAW BALES
- INLET PROTECTION
- EROSION CONTROL BLANKET
- TURF REINFORCEMENT MAT
- TEMPORARY SEDIMENT BASIN
- EXIST. DIRECTION OF FLOW
- DIRECTION OF FLOW
- HIGH POINT
- LOW POINT

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

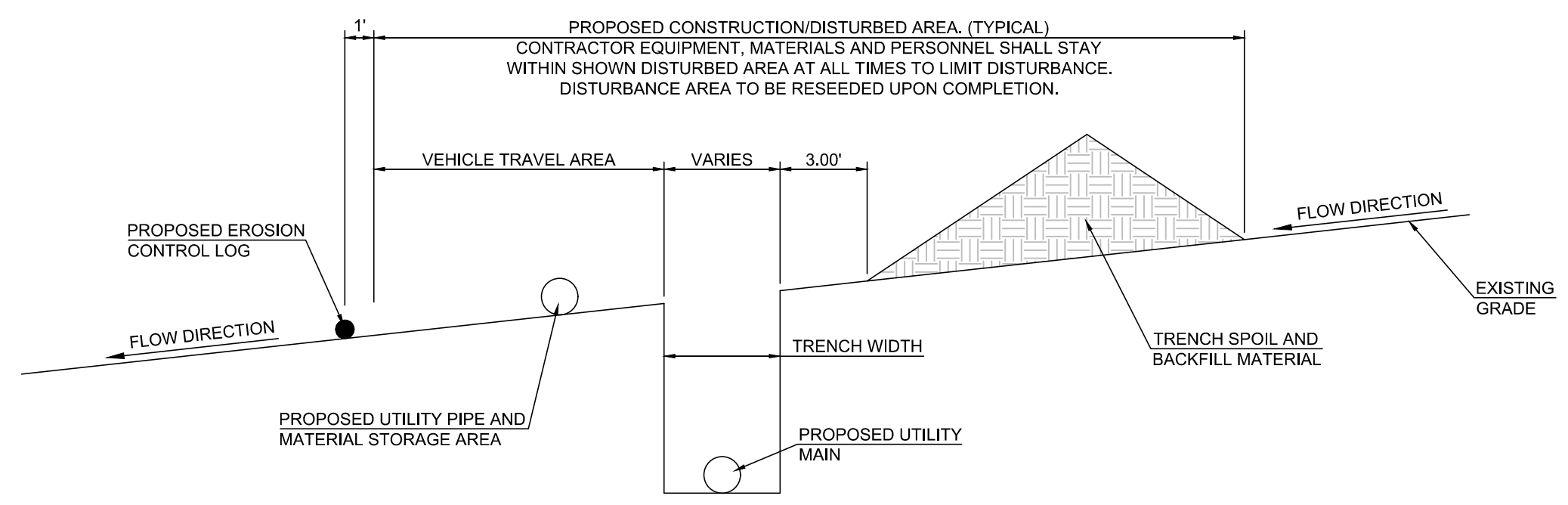
SEEDING/MULCHING NOTE:
SEEDING AND MULCHING SHALL BE INSTALLED INSIDE LIMITS OF GRADING EXCLUDING ROADWAY SURFACES, SIDEWALK AREAS AND RIP-RAP AREAS.



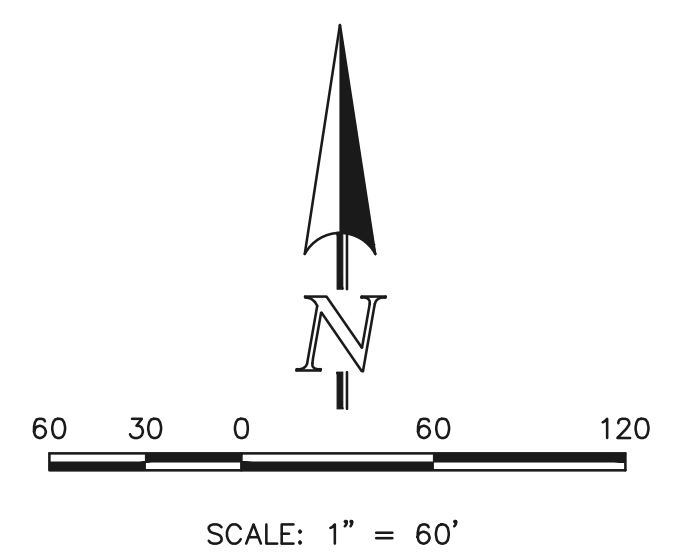
BOTTOM OF TRENCH WIDTH	
PIPE DIAMETER	MINIMUM WIDTH
6"	24"
12"	30"

AN OVER EXCAVATED TRENCH SHALL BE REFILLED 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

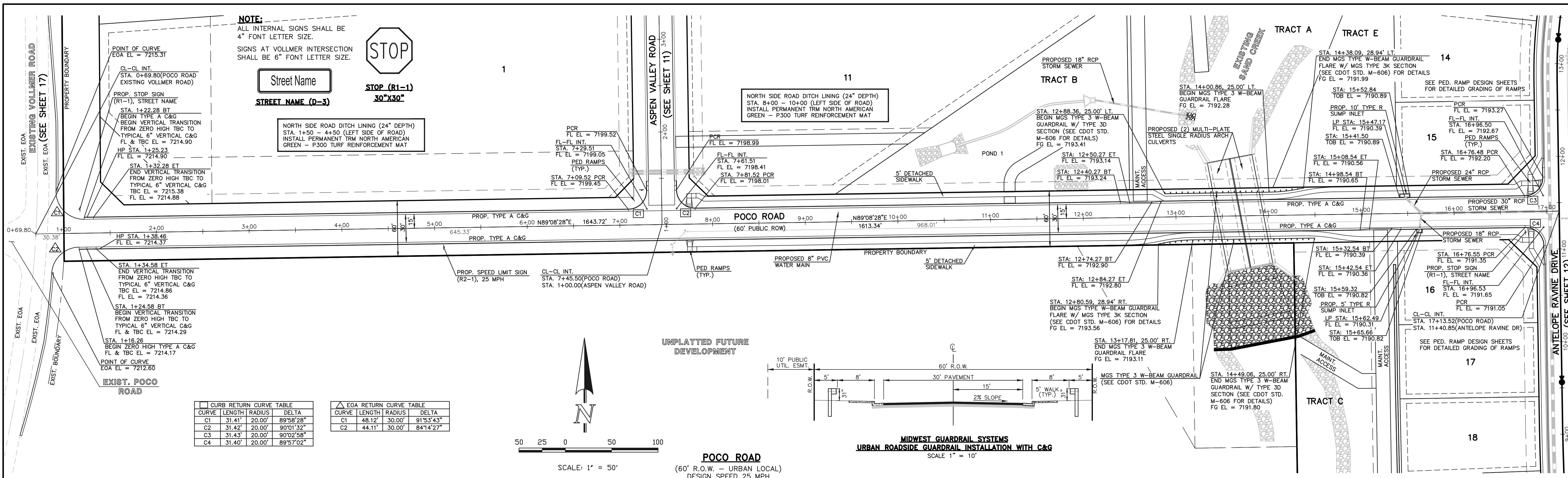


<p>48 HOURS BEFORE YOU DIG, CALL UTILITY LOCATORS 811 UTILITY NOTIFICATION CENTER OF COLORADO IT'S THE LAW</p>	NO. REVISION	DATE	REVIEW:
	1 REVISED PER COUNTY COMMENTS	08-13-19	PREPARED UNDER MY DIRECT SUPERVISION FOR AND ON BEHALF OF CLASSIC CONSULTING ENGINEERS AND SURVEYORS, LLC
<p>THE LOCATIONS OF 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>			MARC. A. WHORTON, COLORADO P.E. #37155 DATE

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

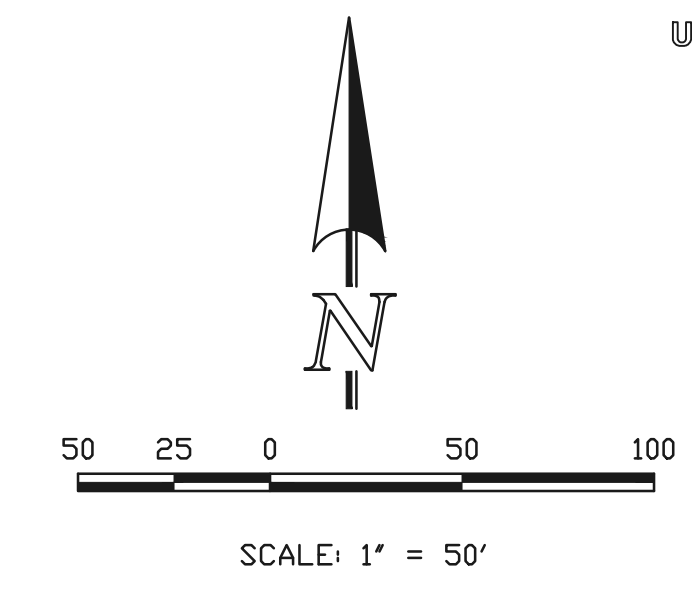
RETREAT AT TIMBERIDGE FILING NO. 1			
CONSTRUCTION PLANS			
GRADING & EROSION CONTROL PLAN			
DESIGNED BY	PRA	SCALE	DATE 04-05-19
DRAWN BY	ESO	(H) 1" = 60'	SHEET 9 OF 35
CHECKED BY		(V) 1" = N/A	JOB NO. 1185.00

N:\118500\DRAWINGS\CONSTRUCTION\118500-05-08 WATER TRENCH.dwg, 4/16/2020 10:54:18 AM, 1:1



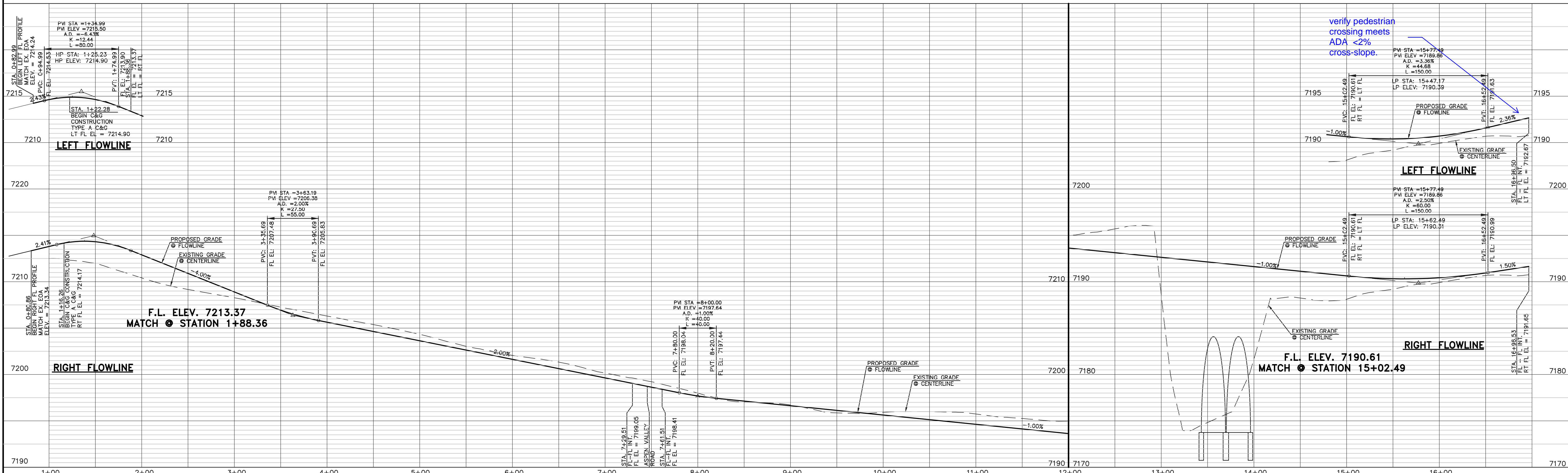
CURB RETURN CURVE TABLE			
CURVE	LENGTH	RADIUS	DELTA
C1	31.41'	20.00'	89°58'28"
C2	31.42'	20.00'	90°01'32"
C3	31.43'	20.00'	90°02'58"
C4	31.40'	20.00'	89°57'02"

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



POCO ROAD
(60' R.O.W. - URBAN LOCAL)
DESIGN SPEED 25 MPH

MIDWEST GUARDRAIL SYSTEMS
URBAN ROADSIDE GUARDRAIL INSTALLATION WITH C&G
SCALE 1" = 10'



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

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

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

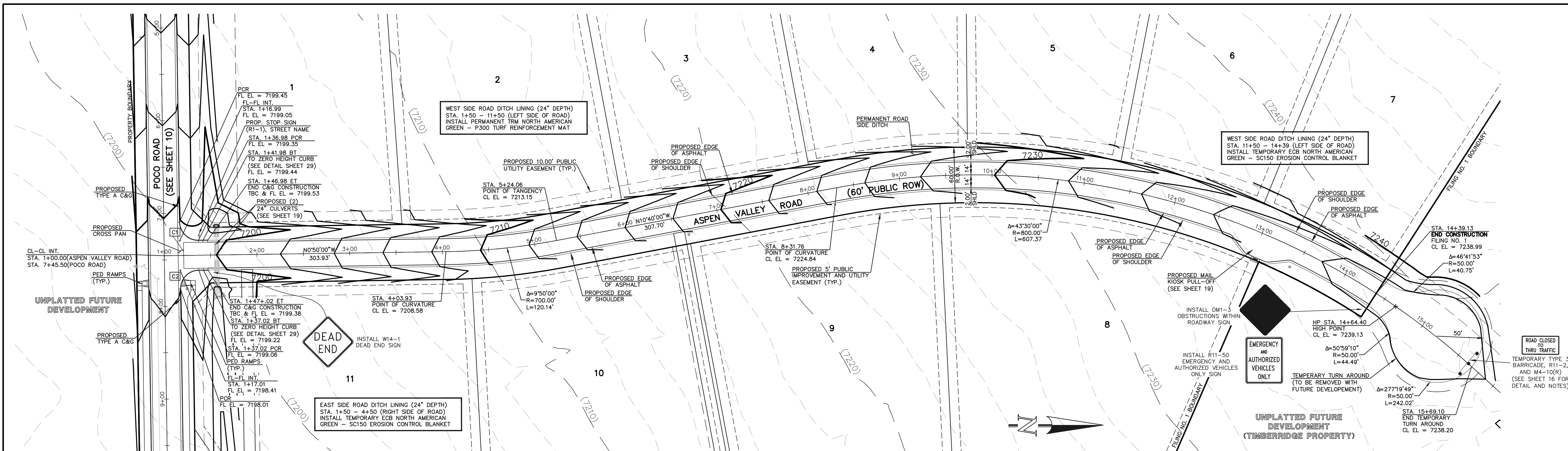
REVIEW:
PREPARED UNDER MY DIRECT SUPERVISION FOR AND ON BEHALF OF
CLASSIC CONSULTING ENGINEERS AND SURVEYORS, LLC

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



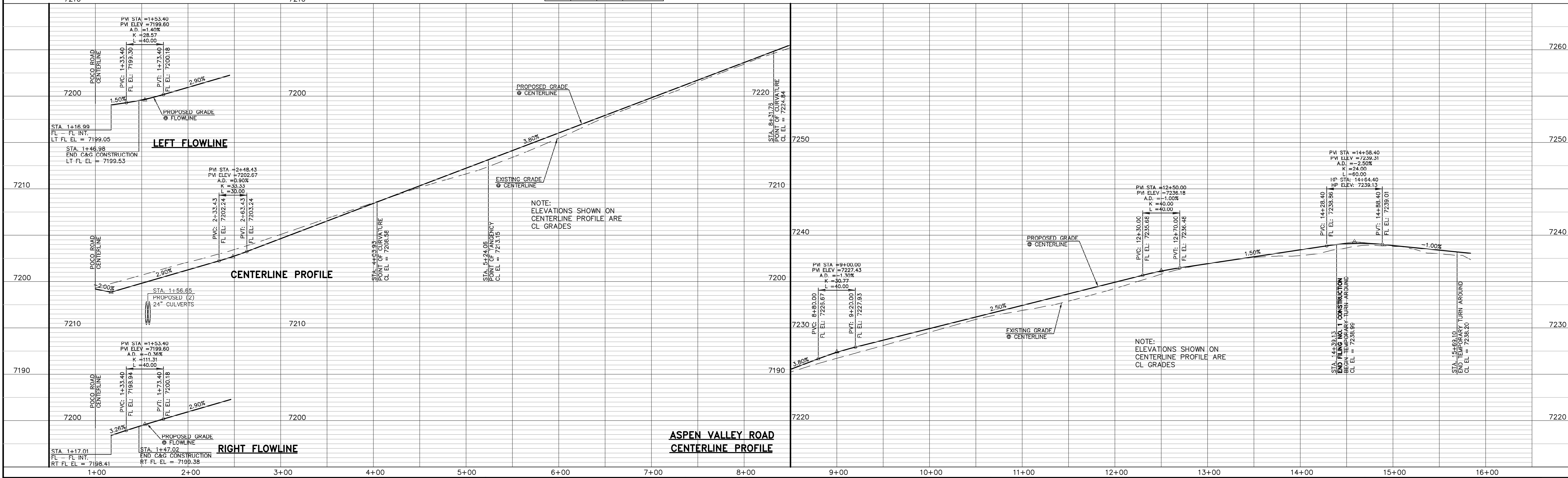
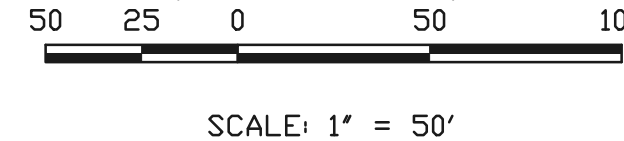
RETREAT AT TIMBERIDGE FILING NO. 1
CONSTRUCTION PLANS
STREET IMPROVEMENT PLANS
POCO ROAD

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	



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



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

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

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

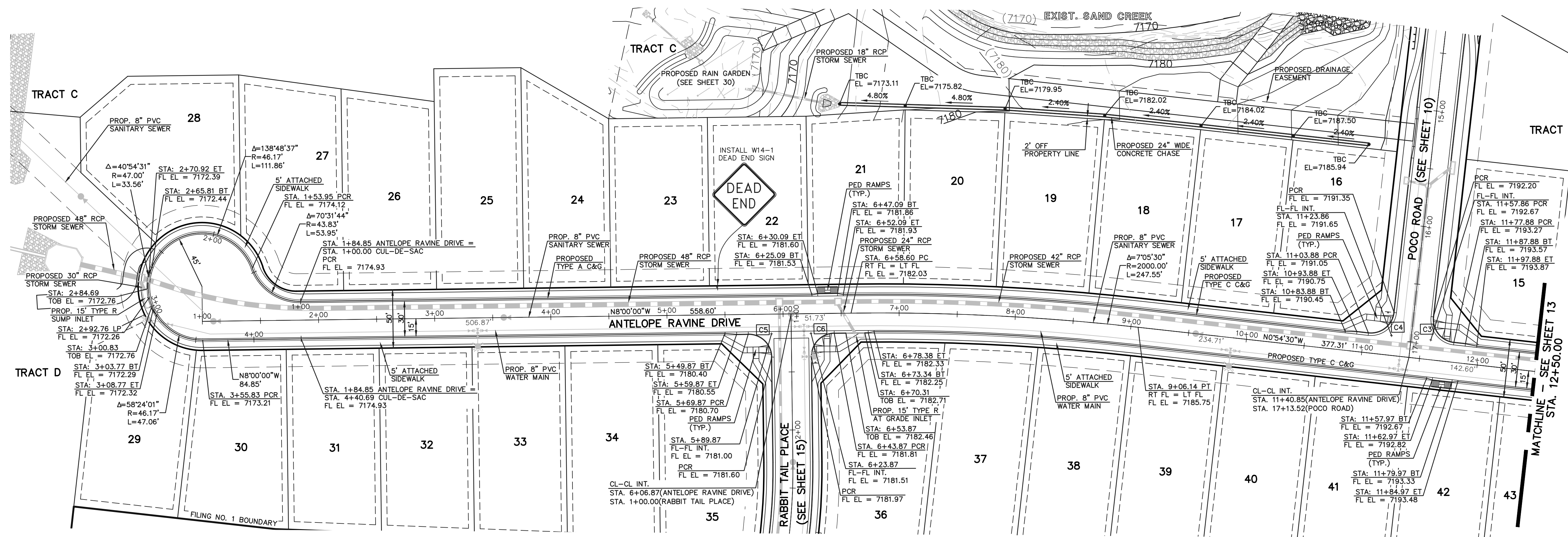
CLASSIC CONSULTING

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
 STREET IMPROVEMENT PLANS
 ASPEN VALLEY ROAD

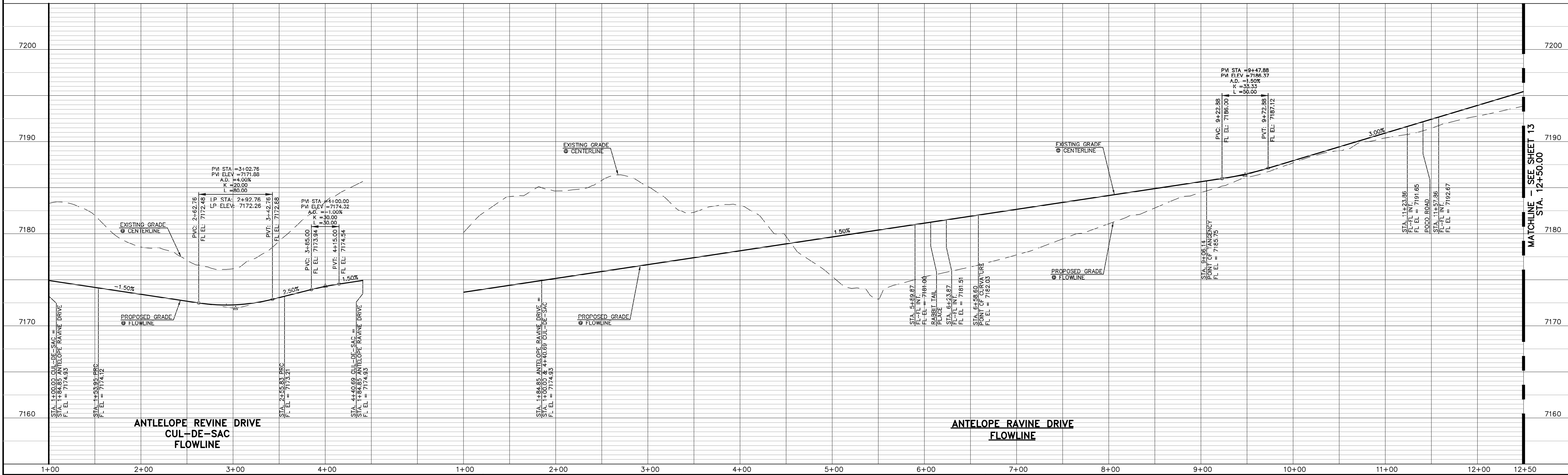
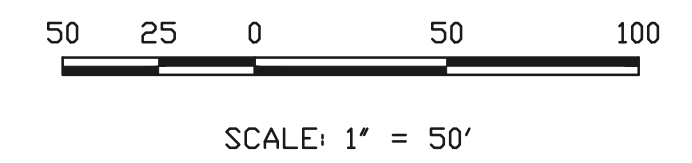
DESIGNED BY	MAW	SCALE	DATE	04-05-19
DRAWN BY	ESO	(H) 1" = 50'	SHEET	11 OF 35
CHECKED BY	(V) 1" = 5'	JOB NO.	1185.00	

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



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

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

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

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

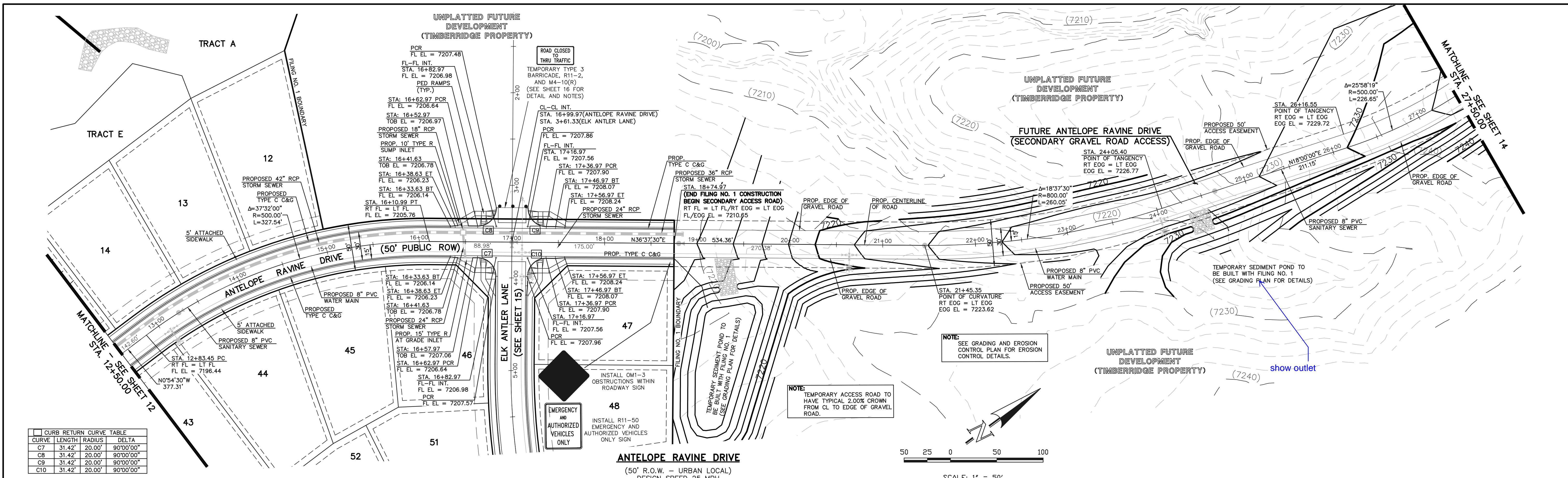
MARC A. WHORTON, COLORADO P.E. #37155 DATE



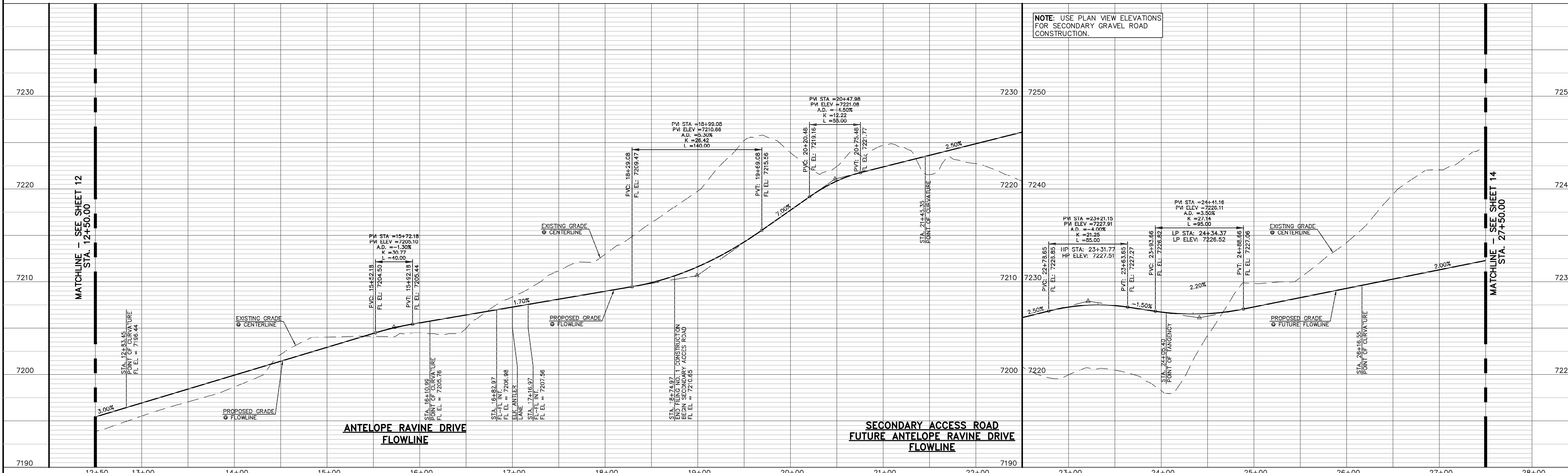
RETREAT AT TIMBERIDGE FILING NO. 1
 CONSTRUCTION PLANS
 STREET IMPROVEMENT PLANS
 ANTELOPE RAVINE DRIVE & CUL-DE-SAC

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"



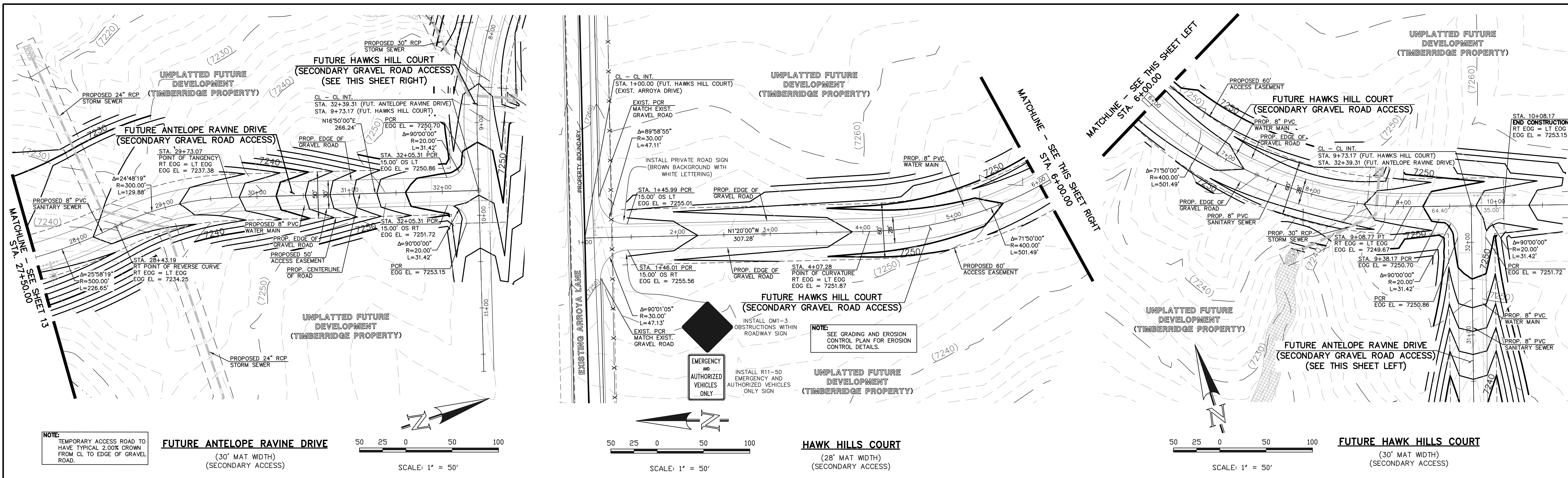
NOTE: USE PLAN VIEW ELEVATIONS FOR SECONDARY GRAVEL ROAD CONSTRUCTION.

<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>	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
	2 REVISED PER COUNTY COMMENTS	3-13-20	
			MARC A. WHORTON, COLORADO P.E. #37155

CLASSIC CONSULTING

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	
STREET IMPROVEMENT PLANS ANTELOPE RAVINE DRIVE	
DESIGNED BY	MAW
DRAWN BY	ESO
CHECKED BY	
SCALE	(H) 1" = 50' (V) 1" = 5'
DATE	04-05-19
SHEET	13 OF 35
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)

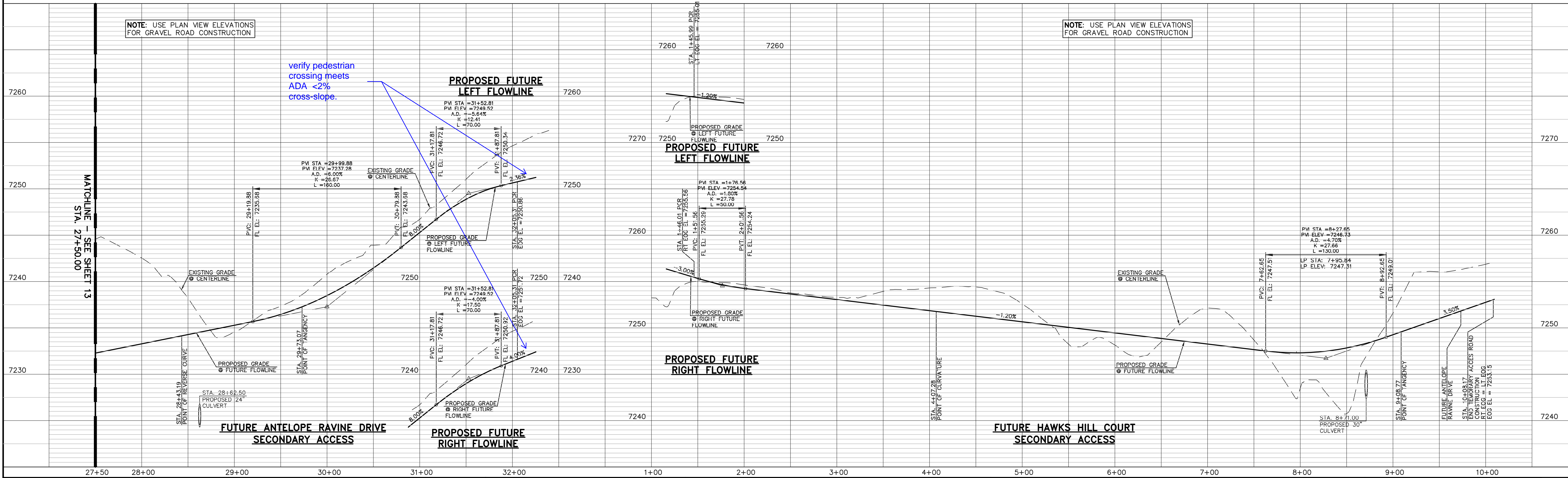
SCALE: 1" = 50'

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

SCALE: 1" = 50'

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

SCALE: 1" = 50'



NOTE: USE PLAN VIEW ELEVATIONS FOR GRAVEL ROAD CONSTRUCTION

NOTE: USE PLAN VIEW ELEVATIONS FOR GRAVEL ROAD CONSTRUCTION

verify pedestrian crossing meets ADA <2% cross-slope.

PROPOSED FUTURE LEFT FLOWLINE

PROPOSED FUTURE LEFT FLOWLINE

PROPOSED FUTURE RIGHT FLOWLINE

FUTURE HAWK HILLS COURT SECONDARY ACCESS

FUTURE ANTELOPE RAVINE DRIVE SECONDARY ACCESS

PROPOSED FUTURE RIGHT FLOWLINE

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

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

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

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

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

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

CURVE	LENGTH	RADIUS	DELTA
C5	31.42'	20.00'	90°00'00"
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)

TEMPORARY TYPE 3 BARRICADE, R11-2, AND M4-10(R)

END CONSTRUCTION
RT FL = LT FL
FL EL = 7223.92

END CONSTRUCTION
RT FL = LT FL
FL EL = 7223.92

END CONSTRUCTION
RT FL = LT FL
FL EL = 7223.92

END CONSTRUCTION
RT FL = LT FL
FL EL = 7223.92

END CONSTRUCTION
RT FL = LT FL
FL EL = 7223.92

END CONSTRUCTION
RT FL = LT FL
FL EL = 7223.92

END CONSTRUCTION
RT FL = LT FL
FL EL = 7223.92

END CONSTRUCTION
RT FL = LT FL
FL EL = 7223.92

END CONSTRUCTION
RT FL = LT FL
FL EL = 7223.92

END CONSTRUCTION
RT FL = LT FL
FL EL = 7223.92

END CONSTRUCTION
RT FL = LT FL
FL EL = 7223.92

END CONSTRUCTION
RT FL = LT FL
FL EL = 7223.92

END CONSTRUCTION
RT FL = LT FL
FL EL = 7223.92

END CONSTRUCTION
RT FL = LT FL
FL EL = 7223.92

END CONSTRUCTION
RT FL = LT FL
FL EL = 7223.92

END CONSTRUCTION
RT FL = LT FL
FL EL = 7223.92

END CONSTRUCTION
RT FL = LT FL
FL EL = 7223.92

END CONSTRUCTION
RT FL = LT FL
FL EL = 7223.92

END CONSTRUCTION
RT FL = LT FL
FL EL = 7223.92

END CONSTRUCTION
RT FL = LT FL
FL EL = 7223.92

END CONSTRUCTION
RT FL = LT FL
FL EL = 7223.92

END CONSTRUCTION
RT FL = LT FL
FL EL = 7223.92

END CONSTRUCTION
RT FL = LT FL
FL EL = 7223.92

END CONSTRUCTION
RT FL = LT FL
FL EL = 7223.92

END CONSTRUCTION
RT FL = LT FL
FL EL = 7223.92

END CONSTRUCTION
RT FL = LT FL
FL EL = 7223.92

END CONSTRUCTION
RT FL = LT FL
FL EL = 7223.92

END CONSTRUCTION
RT FL = LT FL
FL EL = 7223.92

END CONSTRUCTION
RT FL = LT FL
FL EL = 7223.92

END CONSTRUCTION
RT FL = LT FL
FL EL = 7223.92

END CONSTRUCTION
RT FL = LT FL
FL EL = 7223.92

END CONSTRUCTION
RT FL = LT FL
FL EL = 7223.92

END CONSTRUCTION
RT FL = LT FL
FL EL = 7223.92

END CONSTRUCTION
RT FL = LT FL
FL EL = 7223.92

END CONSTRUCTION
RT FL = LT FL
FL EL = 7223.92

END CONSTRUCTION
RT FL = LT FL
FL EL = 7223.92

END CONSTRUCTION
RT FL = LT FL
FL EL = 7223.92

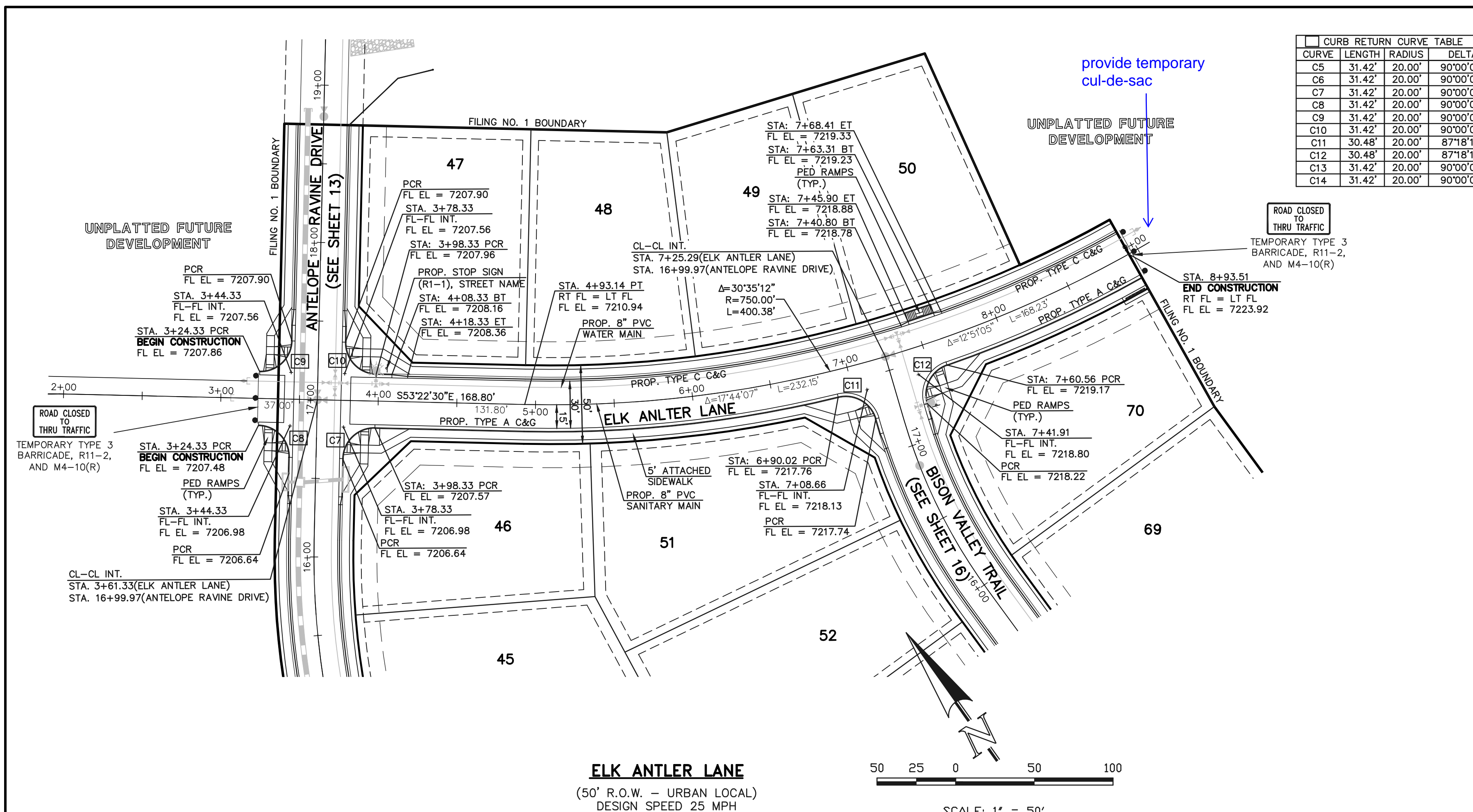
END CONSTRUCTION
RT FL = LT FL
FL EL = 7223.92

END CONSTRUCTION
RT FL = LT FL
FL EL = 7223.92

END CONSTRUCTION
RT FL = LT FL
FL EL = 7223.92

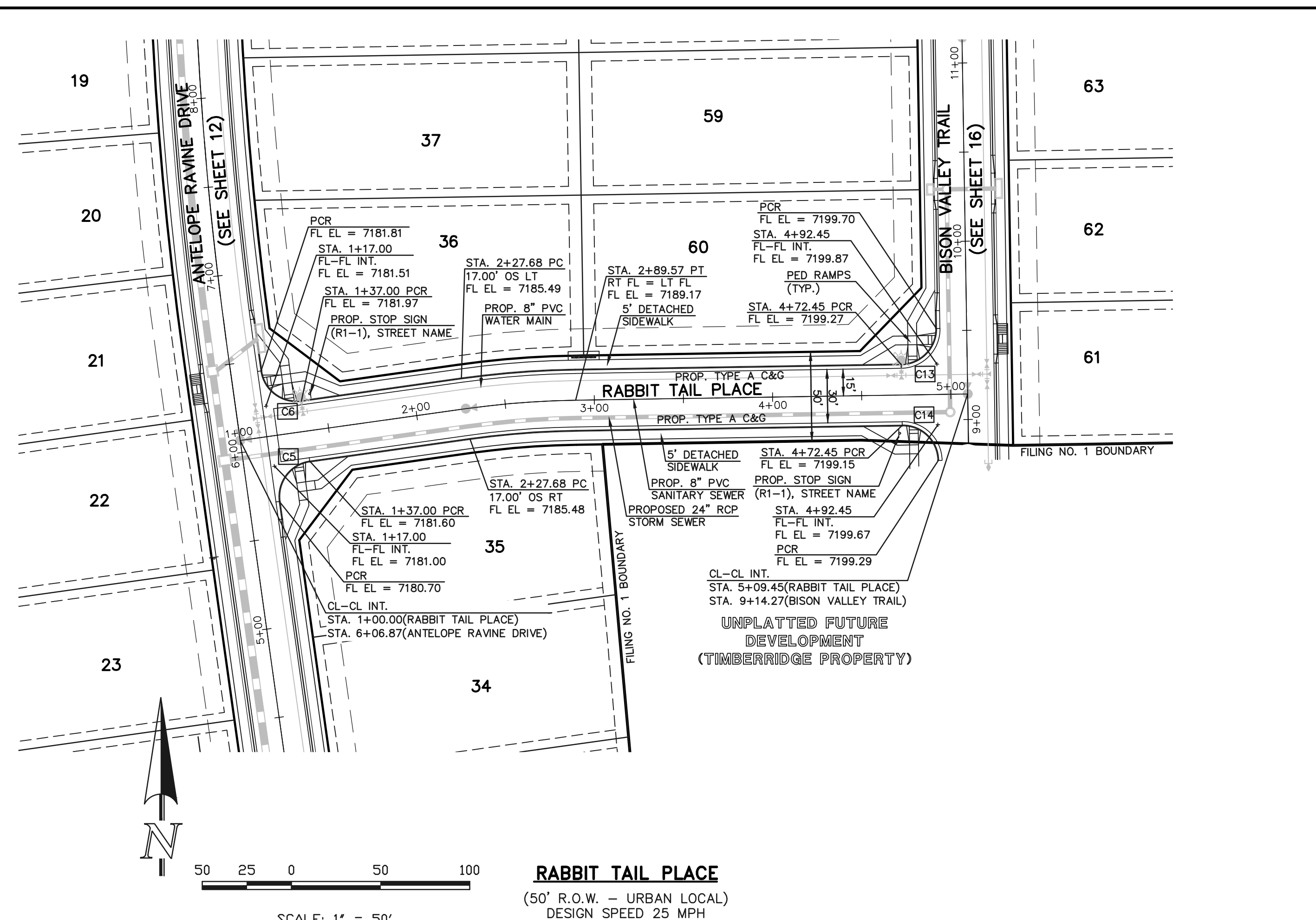
END CONSTRUCTION
RT FL = LT FL
FL EL = 7223.92

END CONSTRUCTION
RT FL = LT FL
FL EL = 7223.92



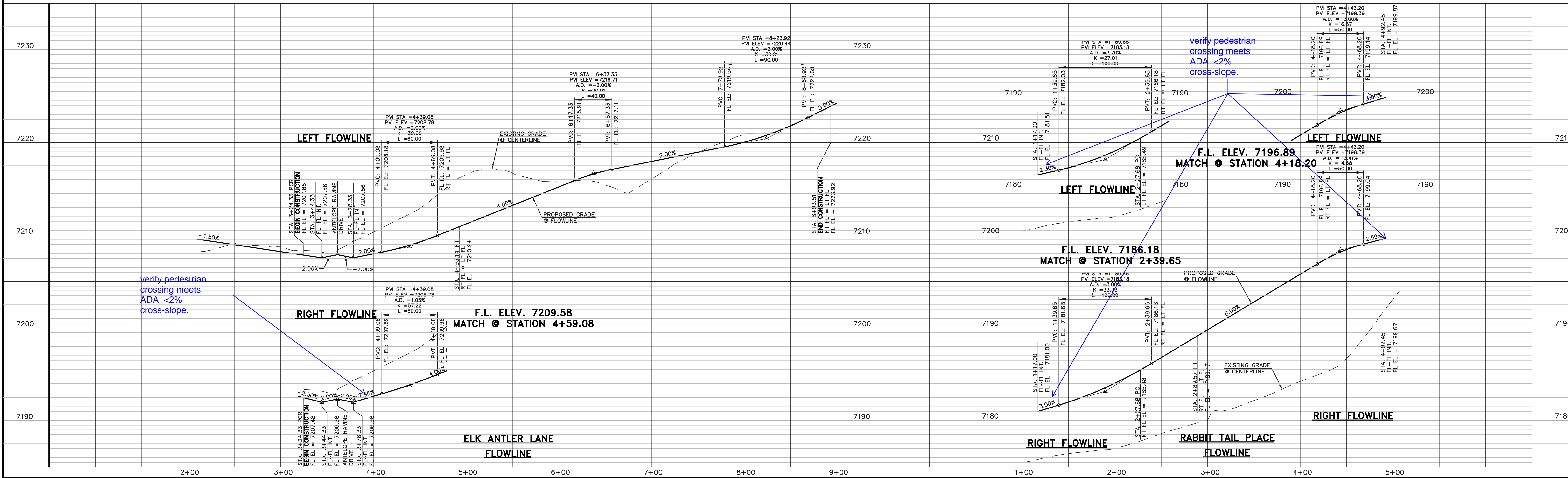
ELK ANTLER LANE
(50' R.O.W. - URBAN LOCAL)
DESIGN SPEED 25 MPH

SCALE: 1" = 50'



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

SCALE: 1" = 50'



verify pedestrian crossing meets ADA <2% cross-slope.

verify pedestrian crossing meets ADA <2% cross-slope.

F.L. ELEV. 7209.58
MATCH @ STATION 4+59.08

F.L. ELEV. 7186.18
MATCH @ STATION 2+39.65

F.L. ELEV. 7196.89
MATCH @ STATION 4+18.20

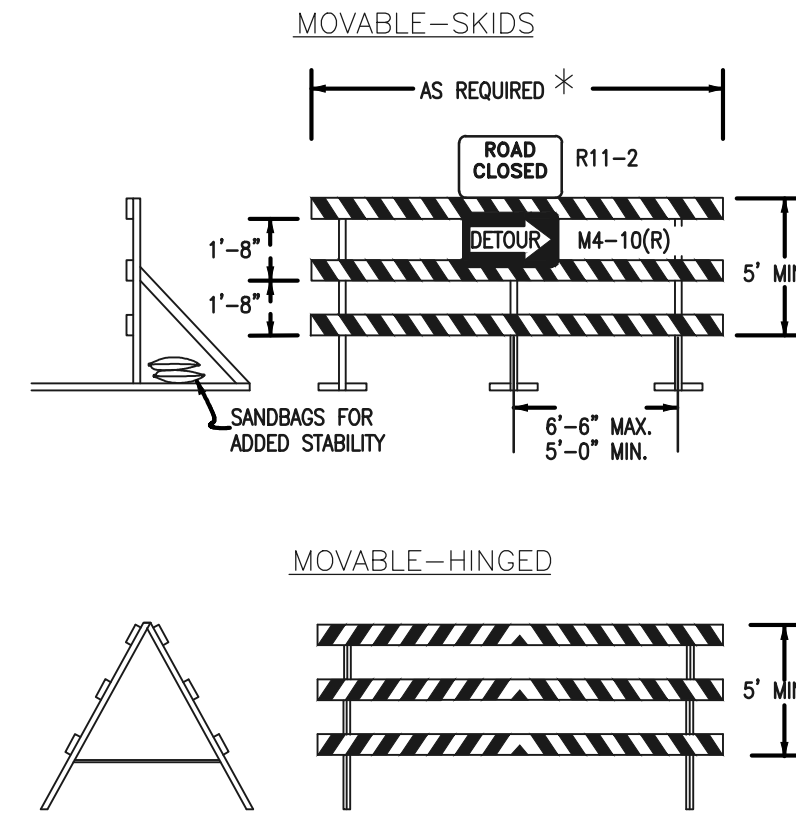
<p>48 HOURS BEFORE YOU DIG, CALL UTILITY LOCATORS 811 UTILITY NOTIFICATION CENTER OF COLORADO IT'S THE LAW</p> <p>THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK. THE 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</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>RETREAT AT TIMBERIDGE FILING NO. 1 CONSTRUCTION PLANS STREET IMPROVEMENT PLANS ELK ANTLER LANE & RABBIT TAIL PLACE</p> <p>DESIGNED BY MAW SCALE DATE 04-05-19 DRAWN BY ESO (H) 1" = 50' SHEET 15 OF 35 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>	

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"



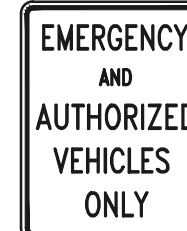
Street Name
STREET NAME (D-3)



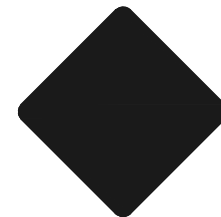
SPEED LIMIT 25
SPEED LIMIT (R2-1)
24"x30"



NO OUTLET →
W14-2aR & W14-2aL

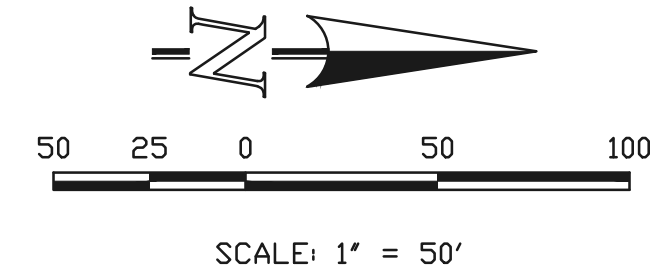
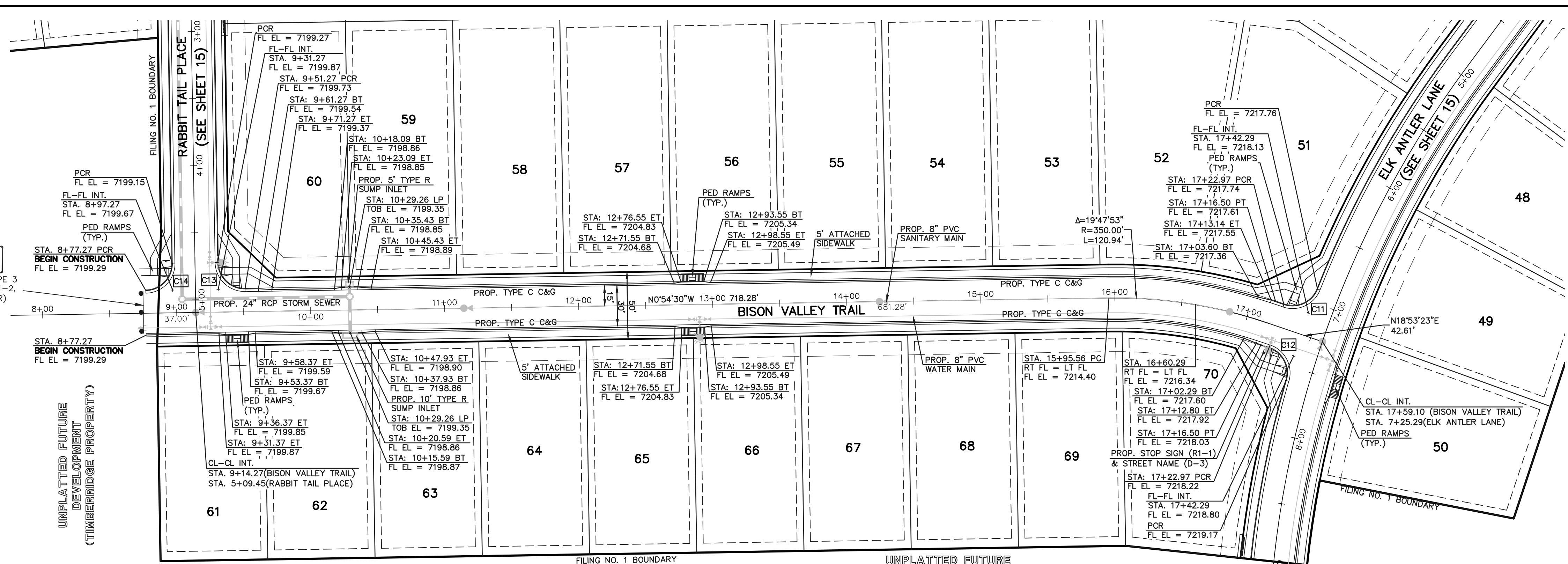


EMERGENCY AND AUTHORIZED VEHICLES ONLY
INSTALL R11-50 EMERGENCY AND AUTHORIZED VEHICLES ONLY SIGN

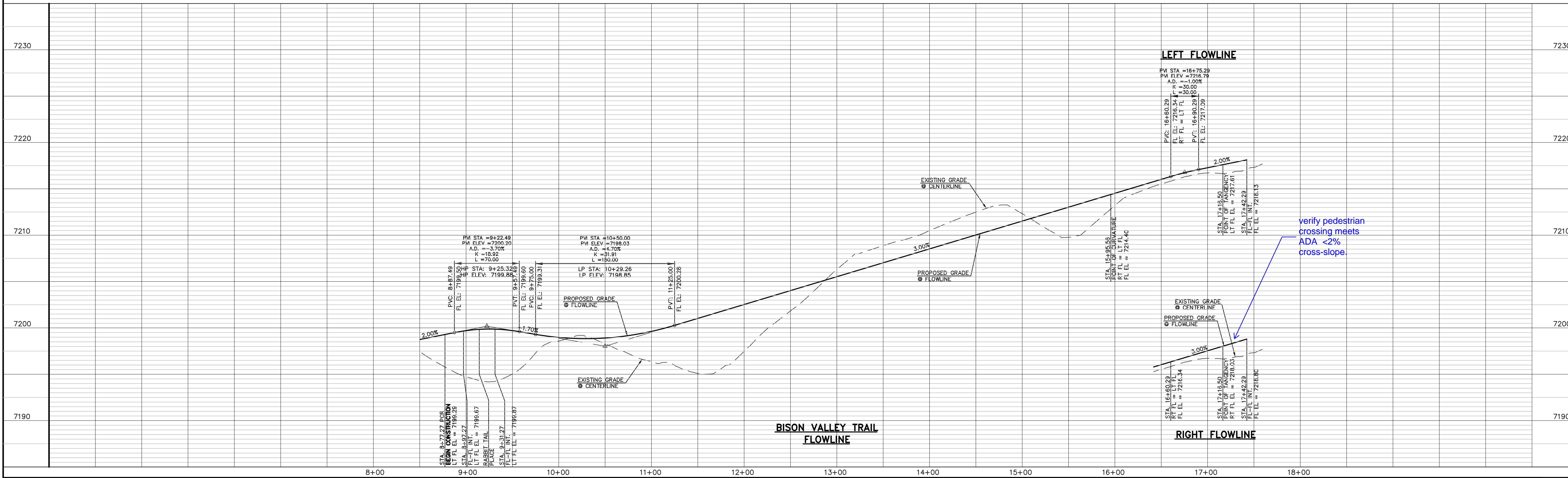


INSTALL OM1-3 OBSTRUCTIONS WITHIN ROADWAY SIGN

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"



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



verify pedestrian crossing meets ADA <2% cross-slope.

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

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

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

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

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

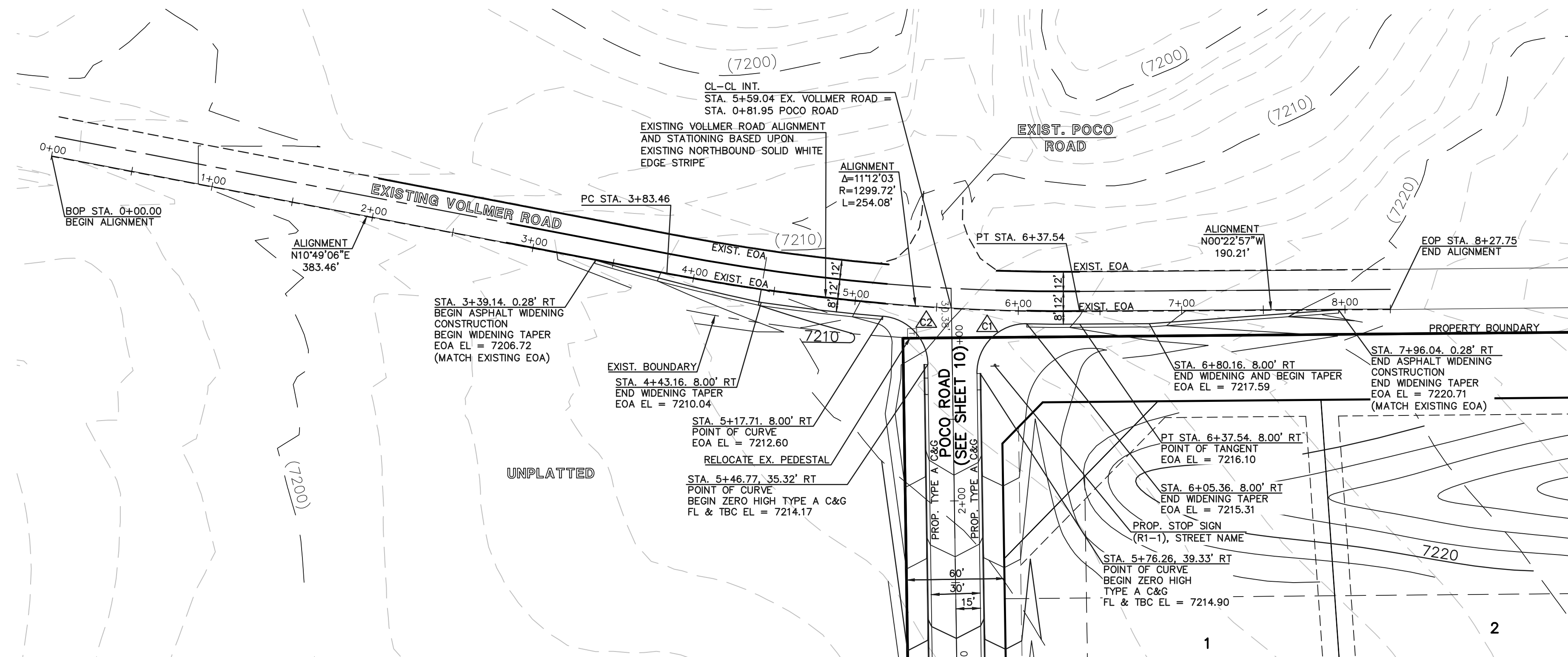


RETREAT AT TIMBERRIDGE FILING NO. 1
CONSTRUCTION PLANS
STREET IMPROVEMENT PLANS
BISON VALLEY TRAIL

DESIGNED BY: MAW
DRAWN BY: ESO
CHECKED BY:

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

DATE: 04-05-19
SHEET 16 OF 35
JOB NO. 1185.00

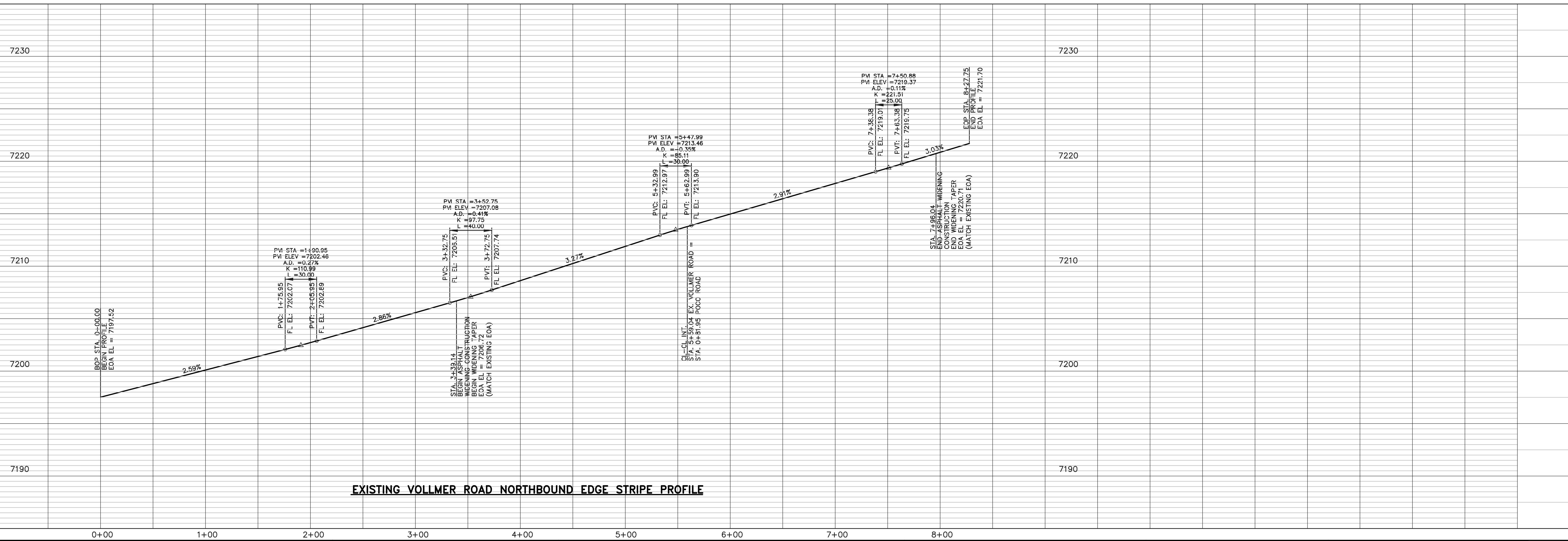
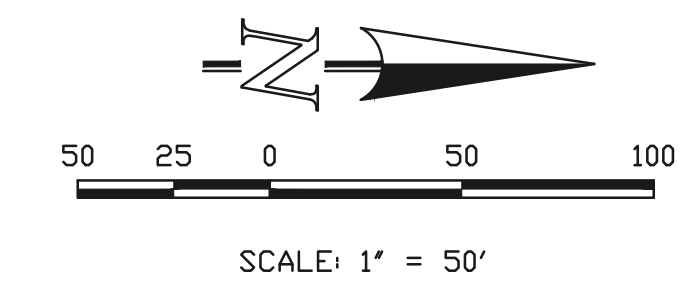
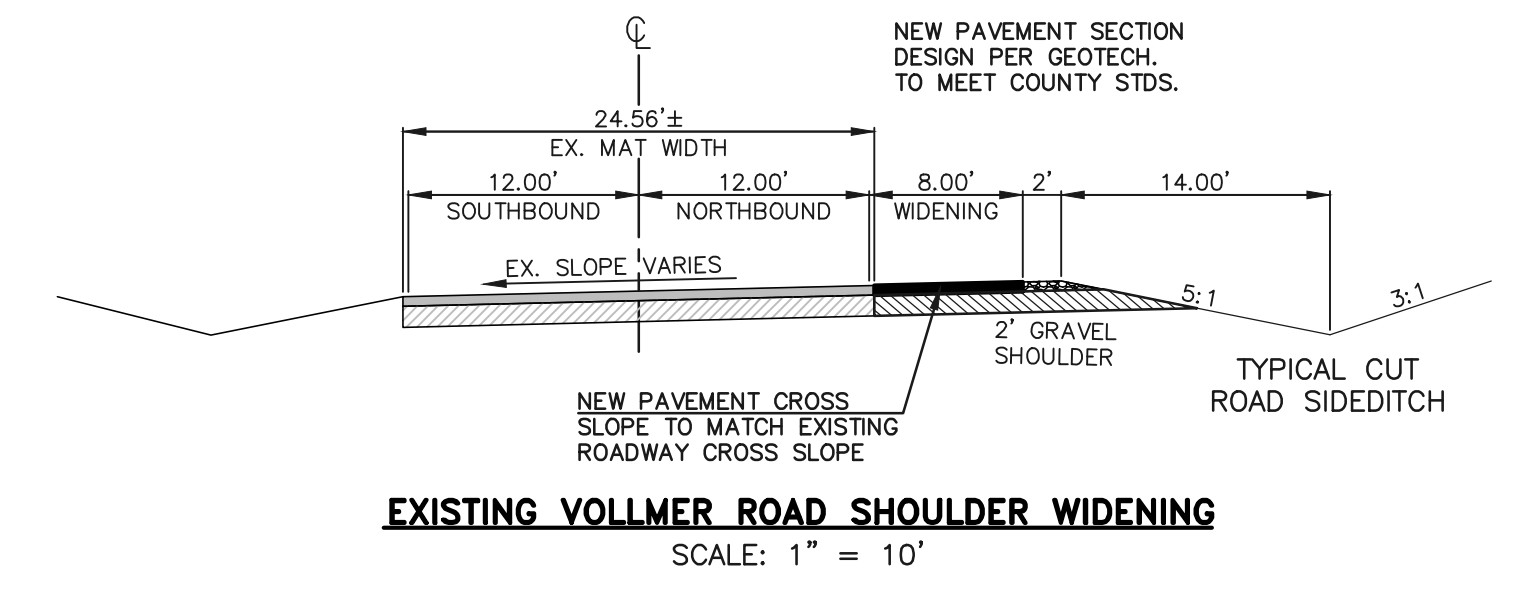


△	EA RETURN CURVE TABLE		
CURVE	LENGTH	RADIUS	DELTA
C1	48.12'	30.00'	91°53'43"
C2	44.11'	30.00'	84°14'27"

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"



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

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

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

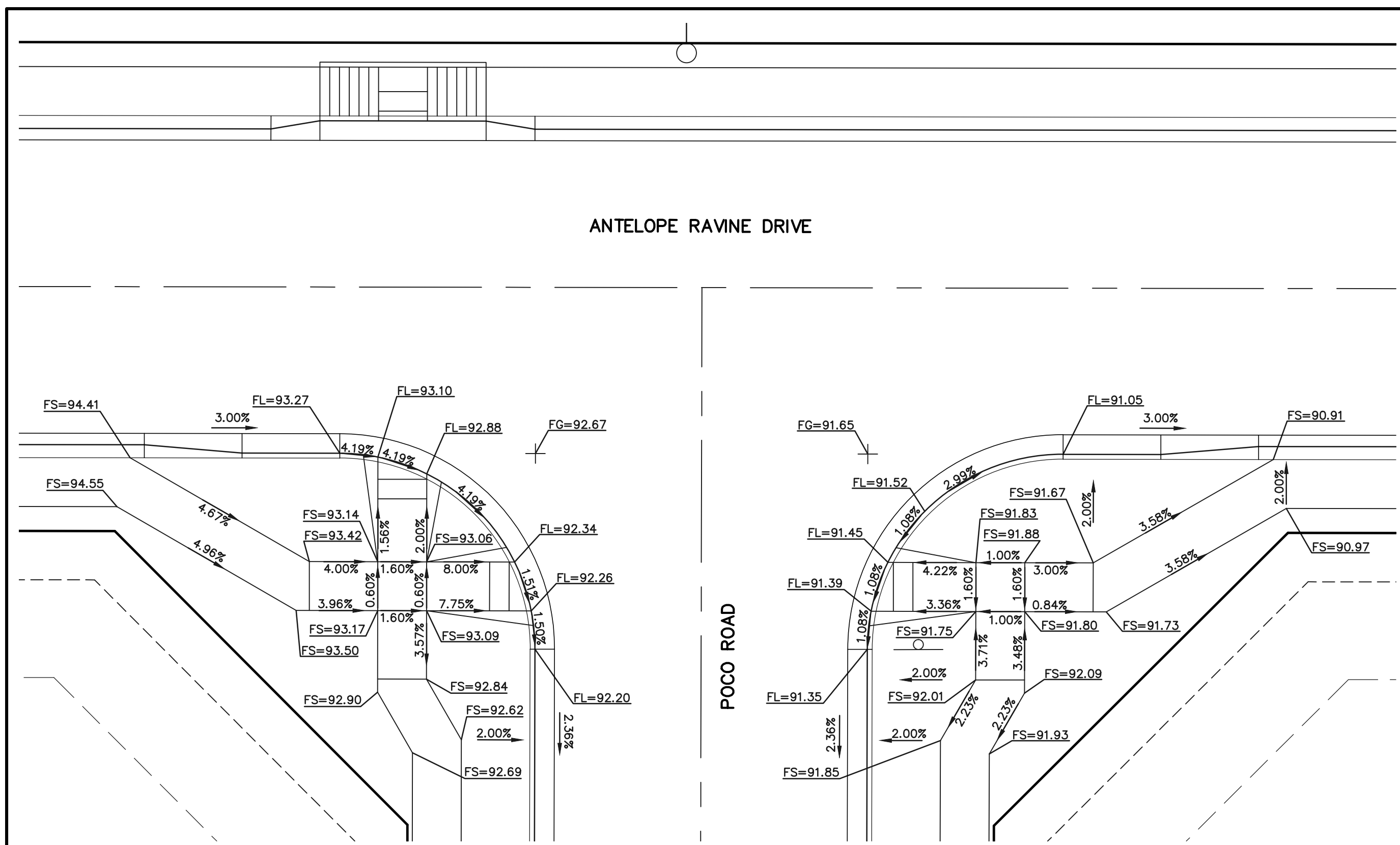
REVIEW:
 PREPARED UNDER MY DIRECT SUPERVISION FOR AND ON BEHALF OF CLASSIC CONSULTING ENGINEERS AND SURVEYORS, LLC

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

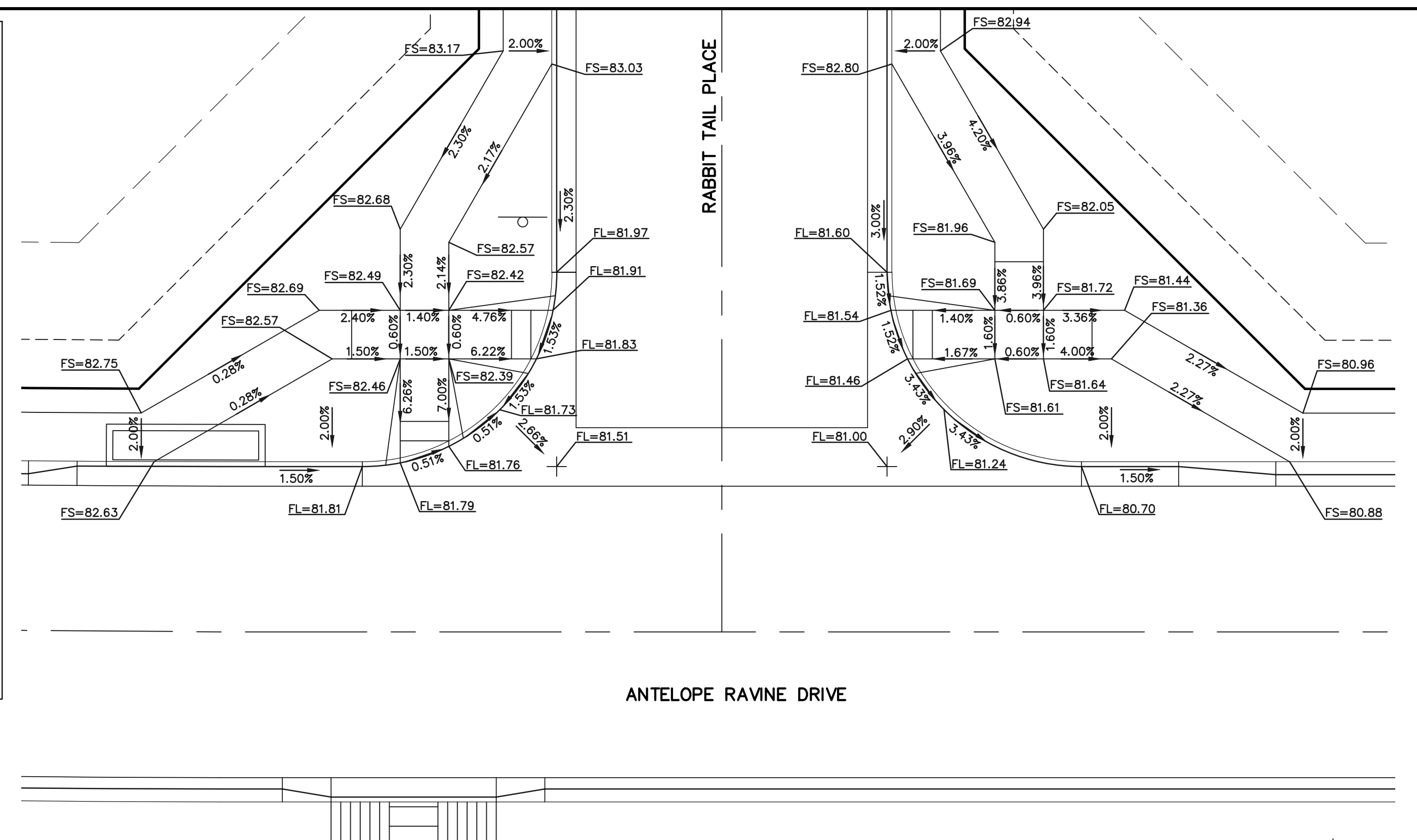
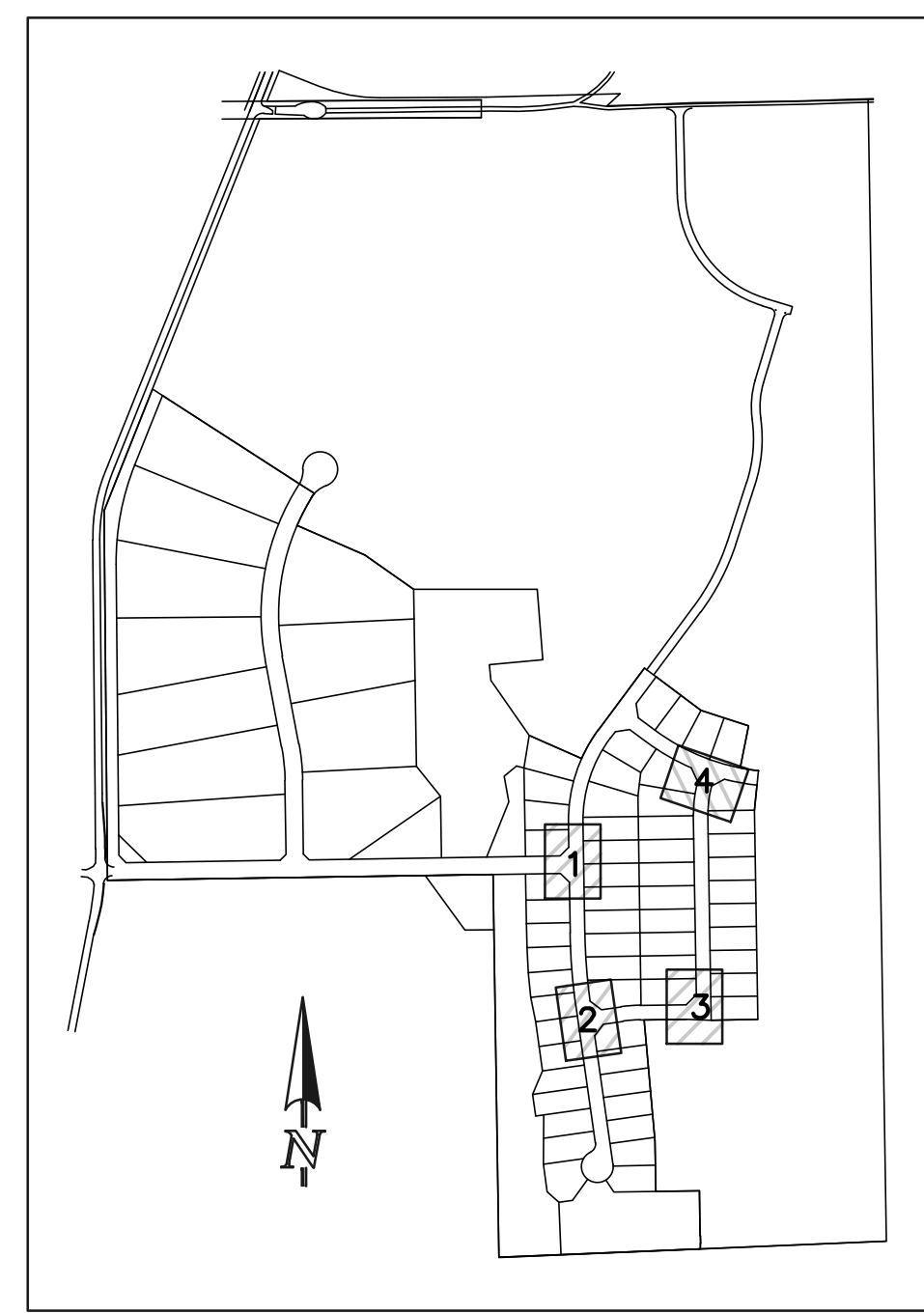
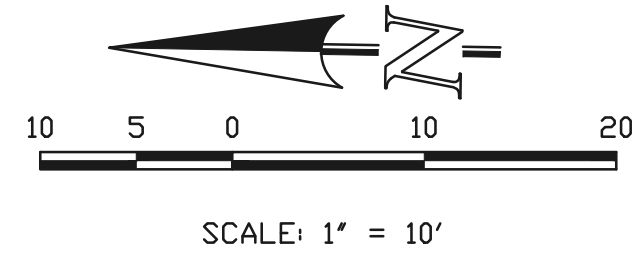


RETREAT AT TIMBERIDGE FILING NO. 1
 CONSTRUCTION PLANS
 STREET IMPROVEMENT PLANS
 VOLLMER ROAD EAST SHOULDER WIDENING

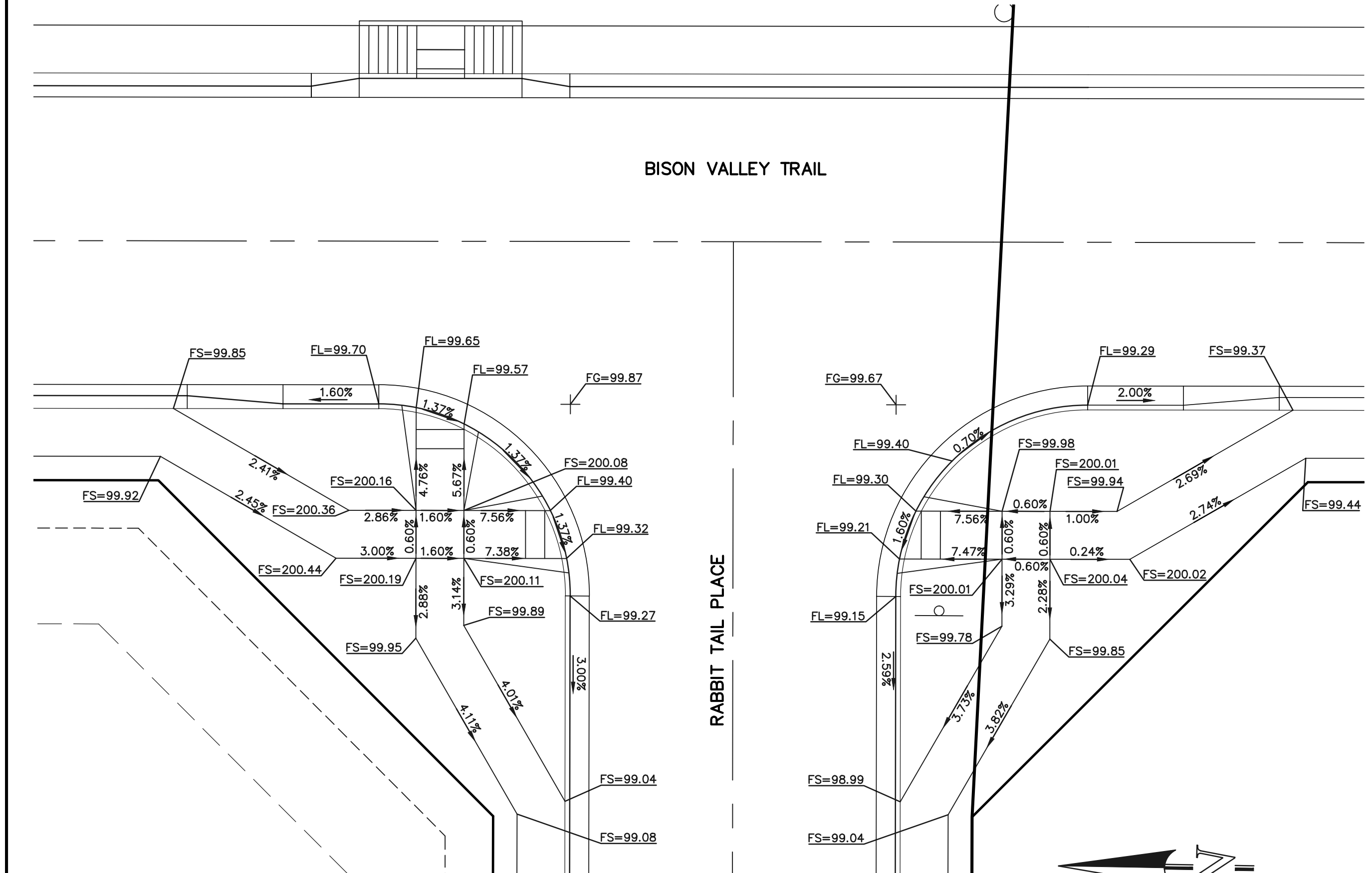
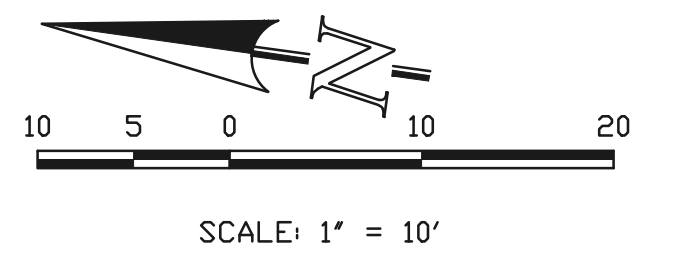
DESIGNED BY MAW SCALE DATE 04-05-19
 DRAWN BY ESO (H) 1" = 50' SHEET 17 OF 35
 CHECKED BY (V) 1" = 5' JOB NO. 1185.00



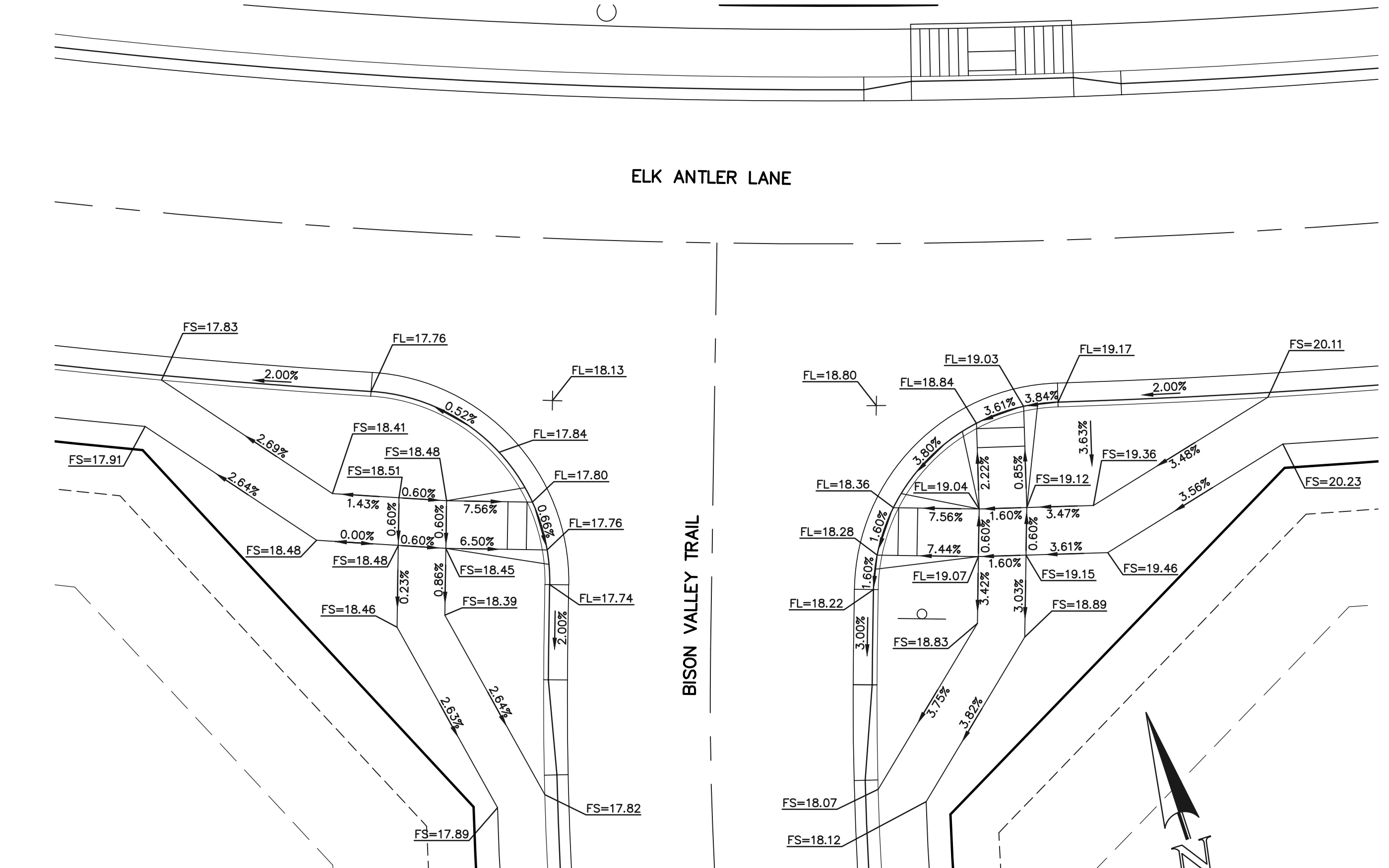
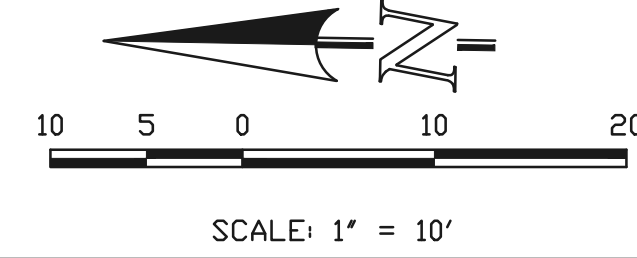
INTERSECTION OF
POCO ROAD & ANTELOPE RAVINE DRIVE
'RAMP-01'



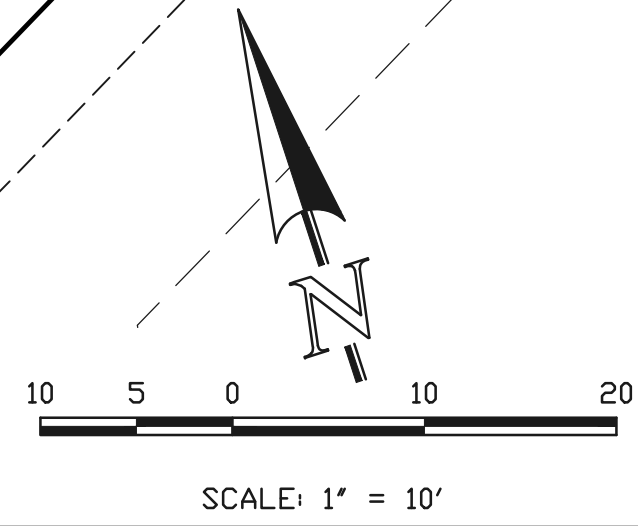
INTERSECTION OF
ANTELOPE RAVINE DRIVE & RABBIT TAIL PLACE
'RAMP-02'



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



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



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

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

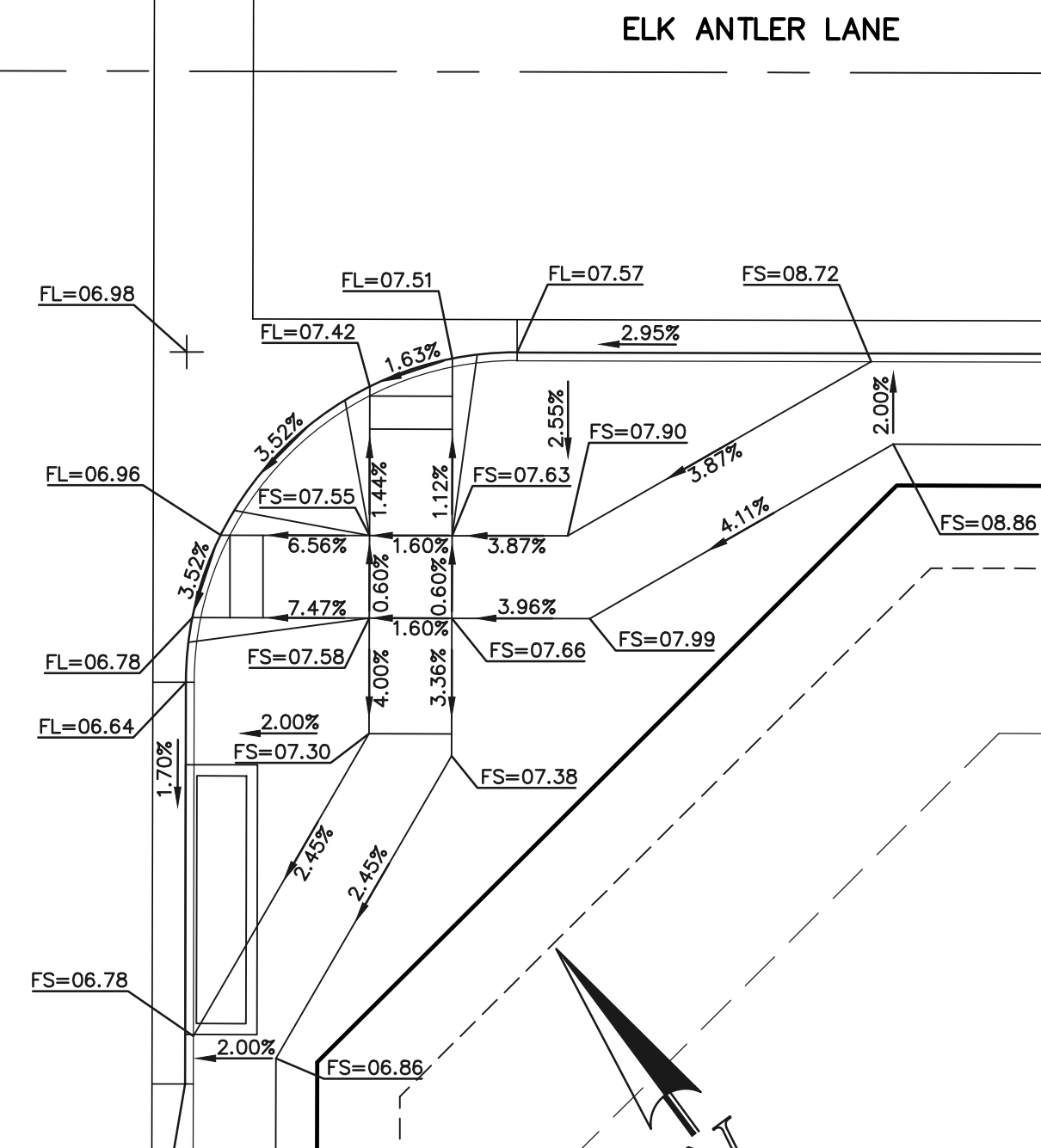
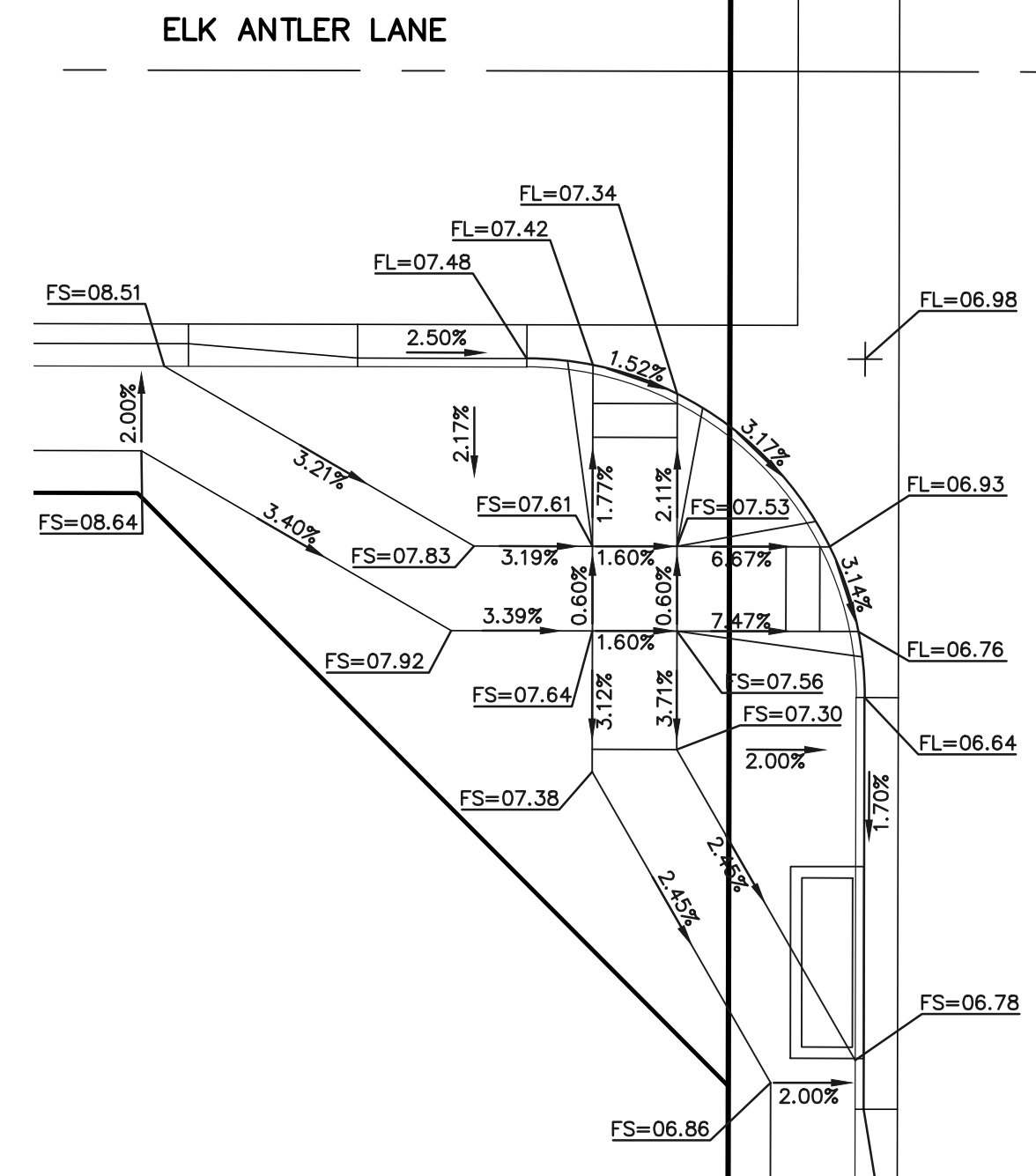
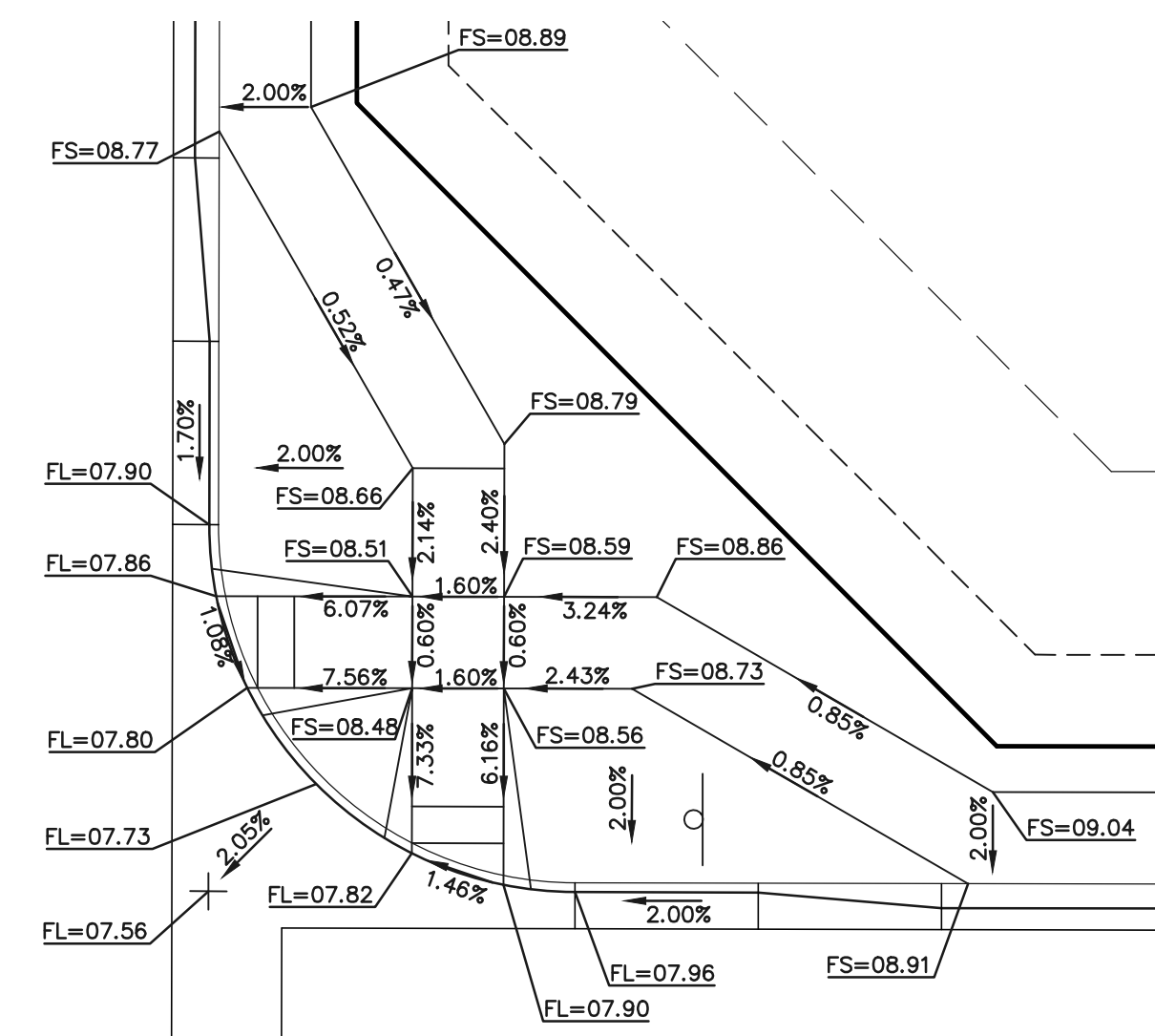
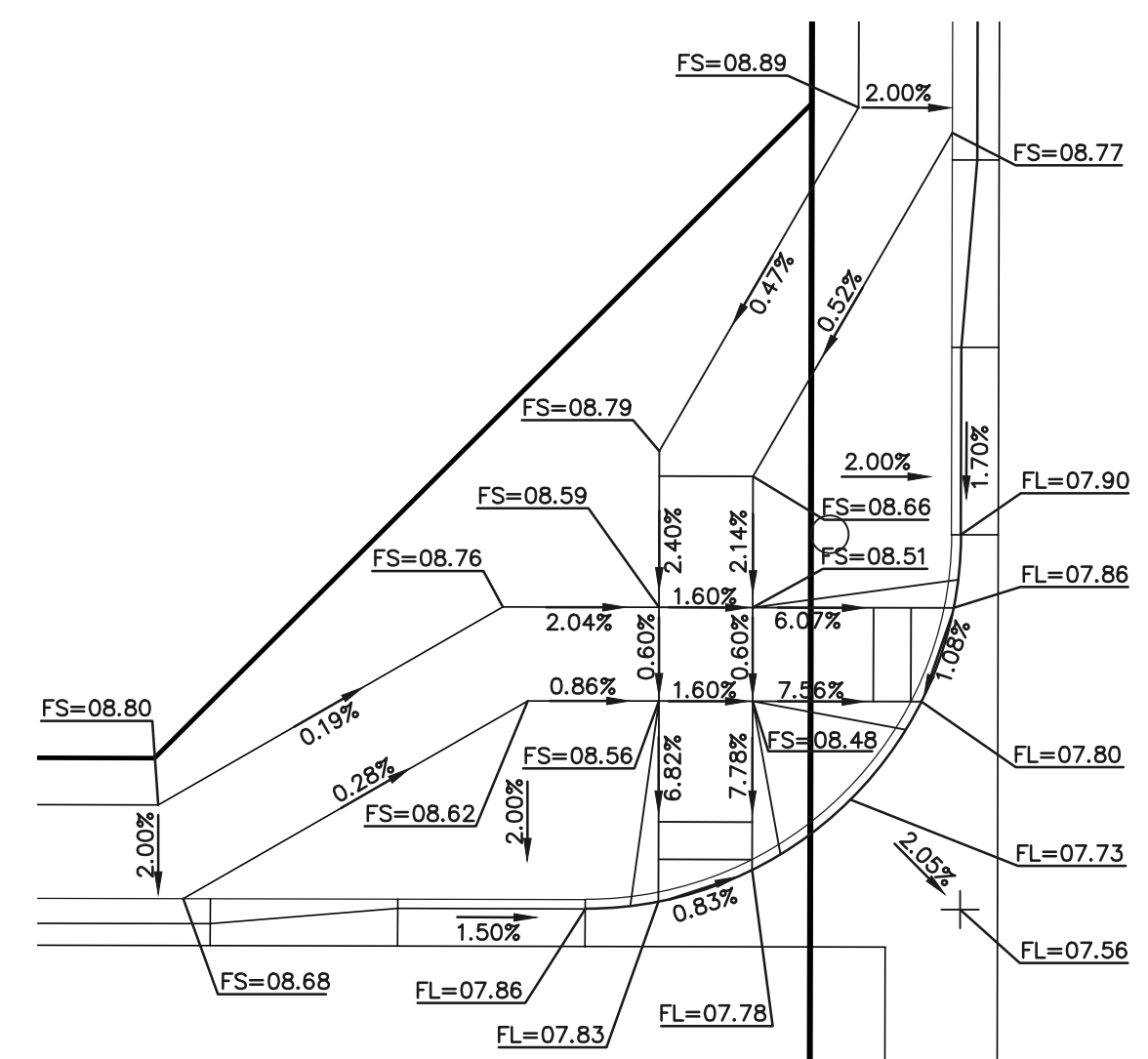
NO.	REVISION	DATE
1	REVISED PER COUNTY COMMENTS	2-12-20

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

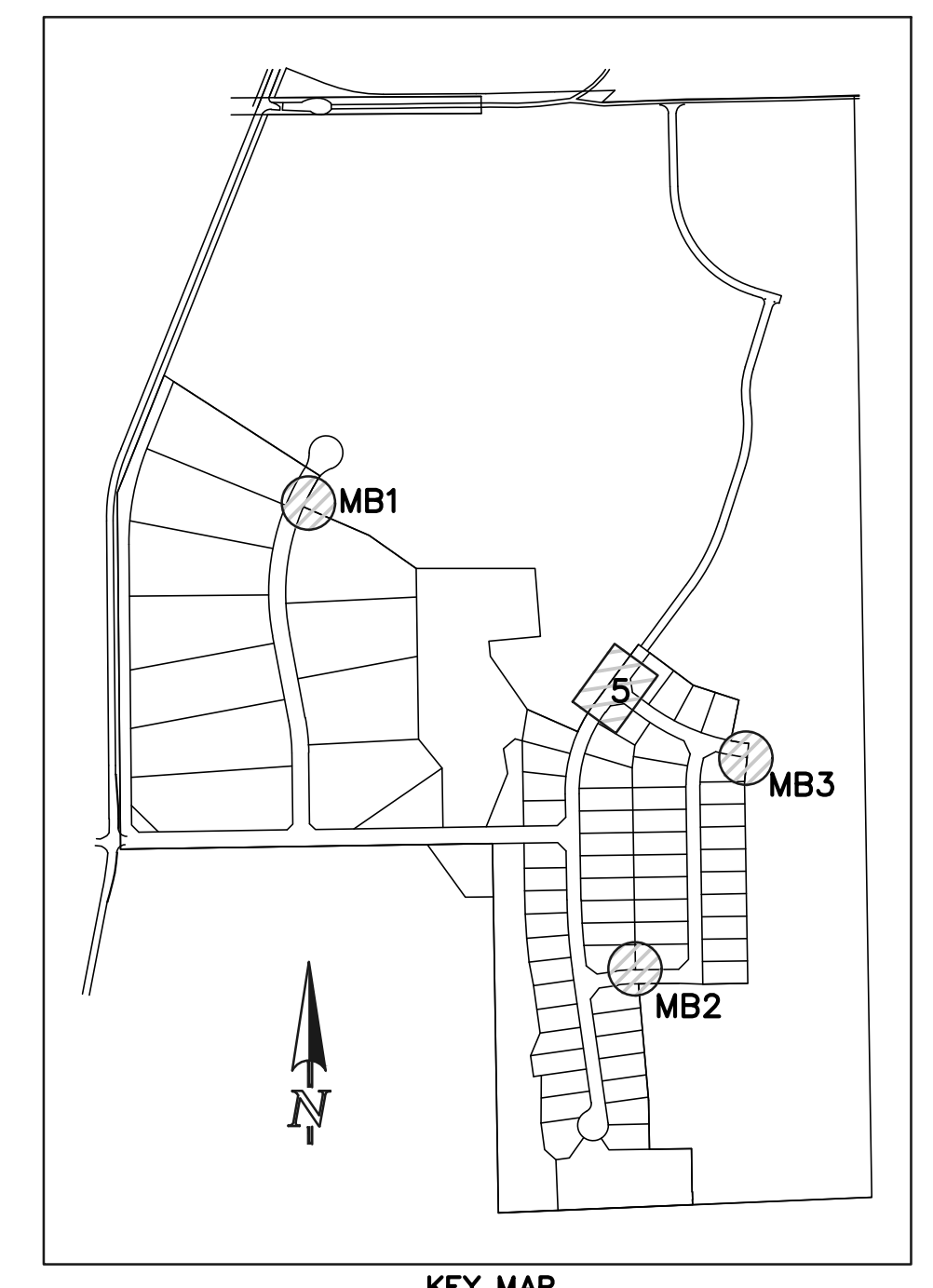
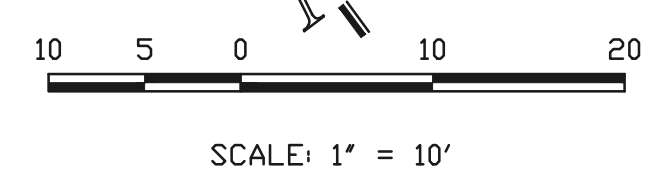


RETREAT AT TIMBERIDGE FILING NO. 1 CONSTRUCTION PLANS STREET IMPROVEMENT PLANS PEDESTRIAN RAMP DETAILS 1-4			
DESIGNED BY	PRA	SCALE	DATE 02-12-20
DRAWN BY	PRA	(H) 1" = 10'	SHEET 18 OF 35
CHECKED BY		(V) 1" = N/A	JOB NO. 1185.00

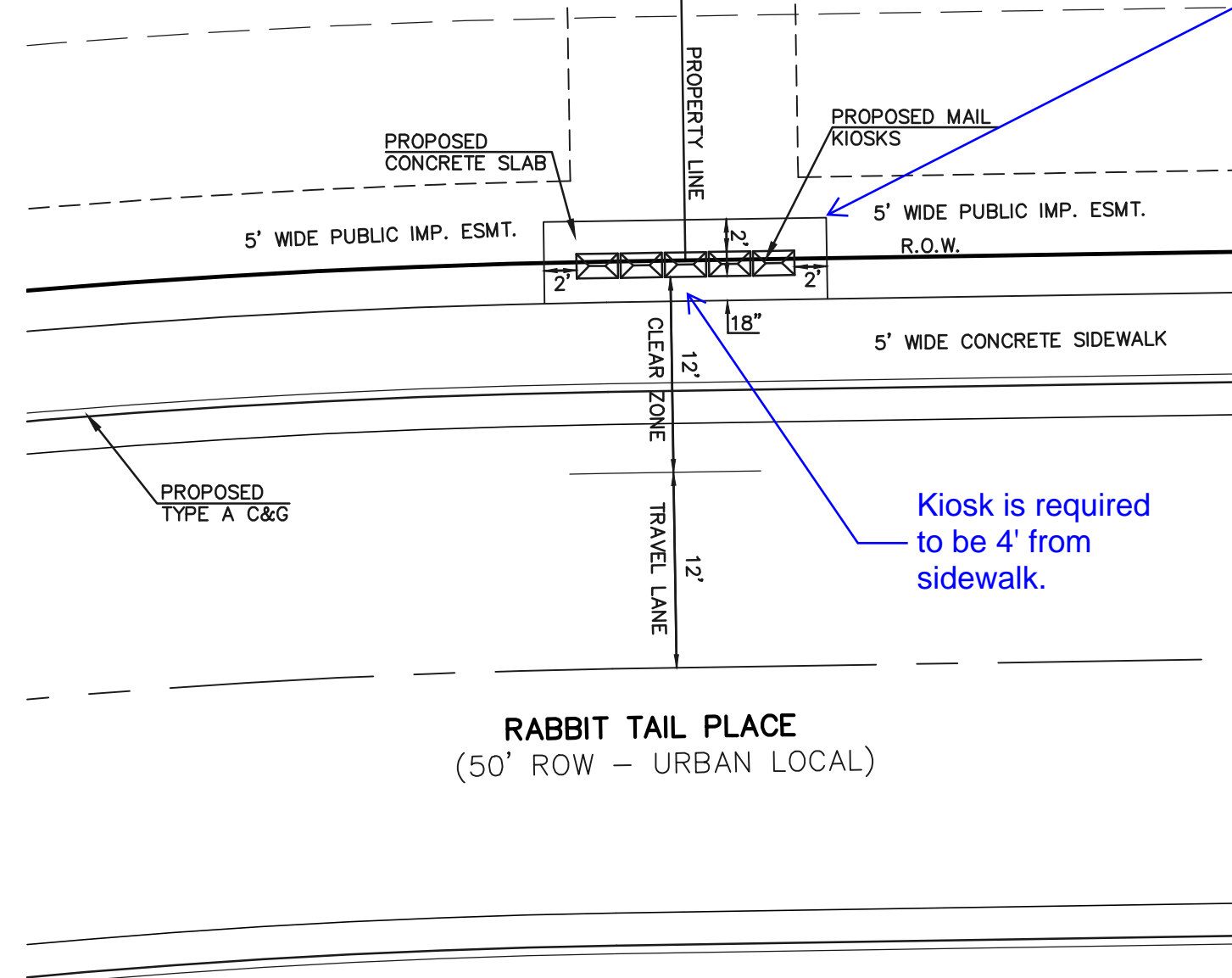
N:\18500\DRAWINGS\CONSTRUCTION\18-FED-RAMP-01-DETAIL.dwg, 4/20/2020 3:13:50 PM, 1:1



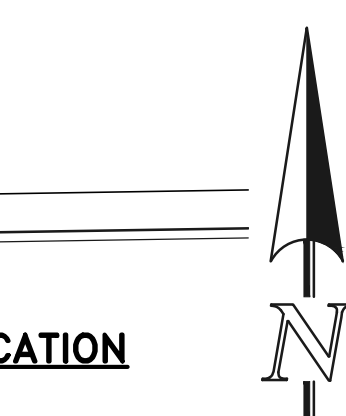
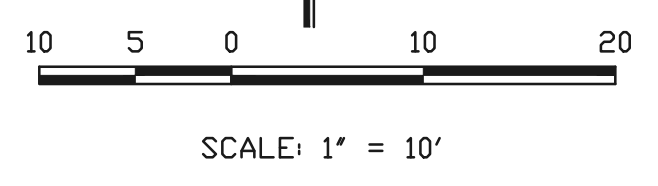
**INTERSECTION OF
ELK ANTLER LANE & ANTELOPE RAVINE DRIVE
'RAMP-05'**



**KEY MAP
NOT TO SCALE**

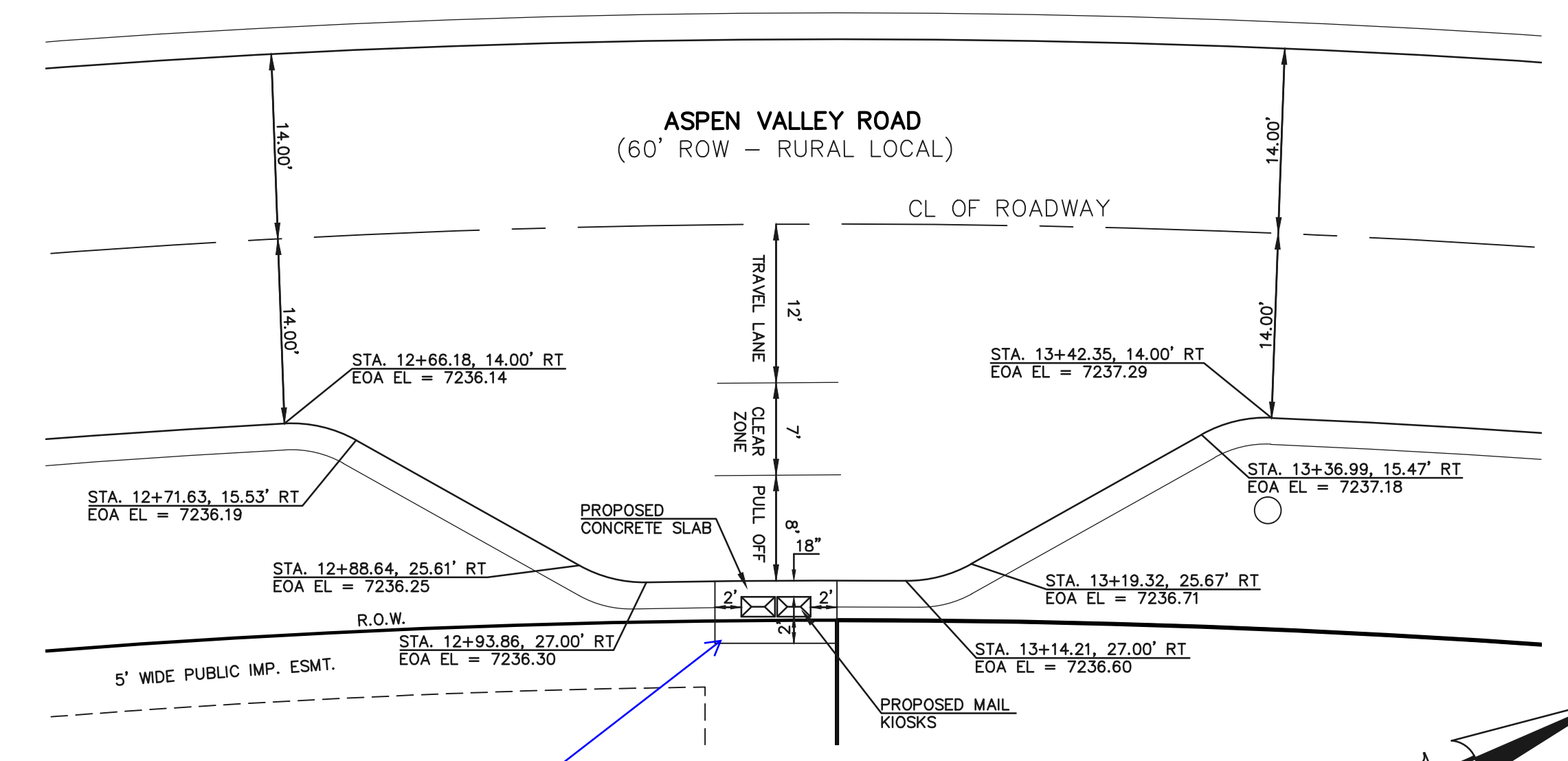


**(5)-16 USPS CLUSTER BOX UNIT (CBU) LOCATION
CBU CLUSTER - MB2**



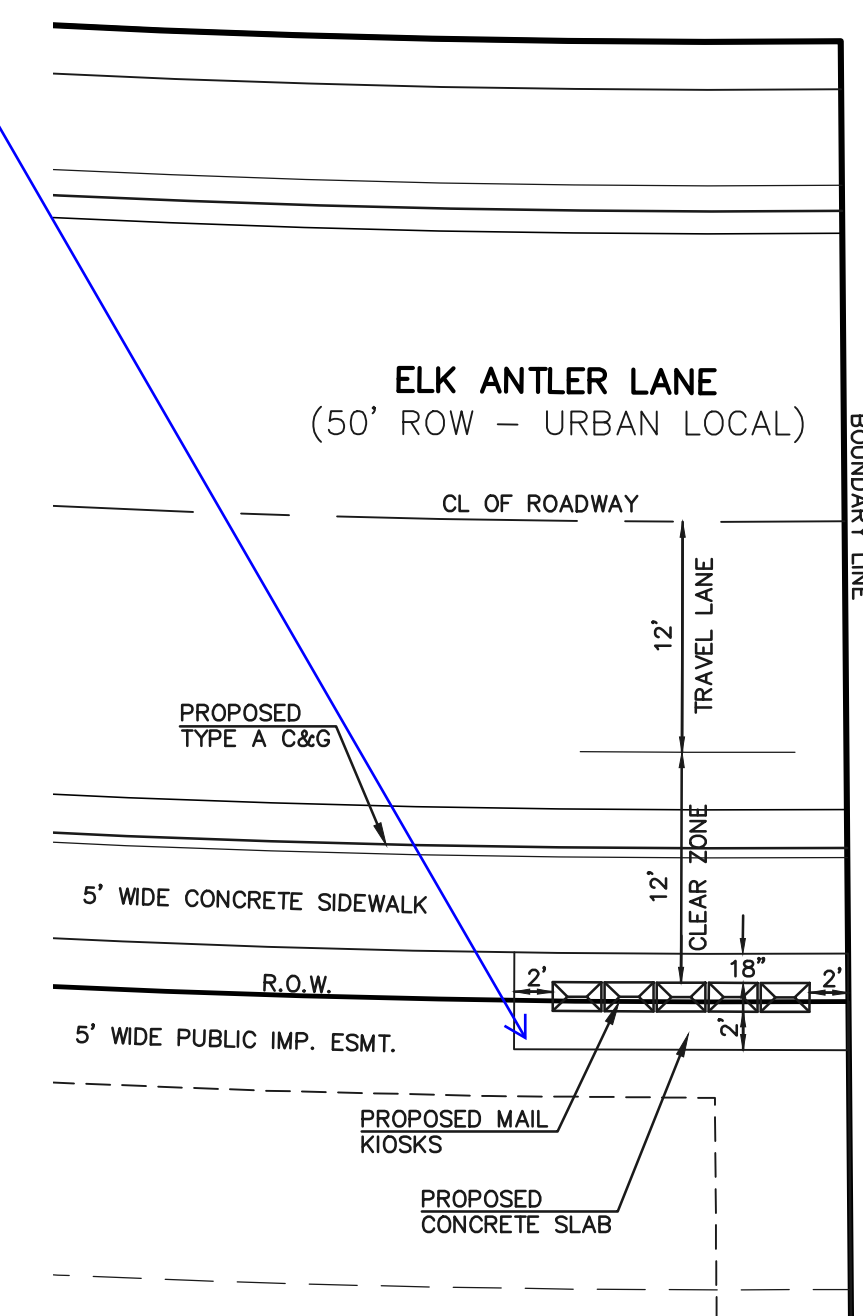
**PROPOSED MAIL KIOSK
NOT TO SCALE**

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

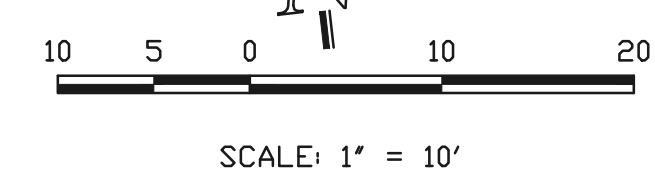


**(2)-16 USPS CLUSTER BOX UNIT (CBU) LOCATION
CBU CLUSTER - MB1**

Additional ROW required for slab? Verify with P.O.



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



48 HOURS BEFORE YOU DIG,
CALL UTILITY LOCATORS
811
UTILITY NOTIFICATION CENTER OF COLORADO
IT'S THE LAW
THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK. THE CONTRACTOR SHALL BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE CAUSED BY HIS FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.

NO.	REVISION	DATE
1	REVISED PER COUNTY COMMENTS	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



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

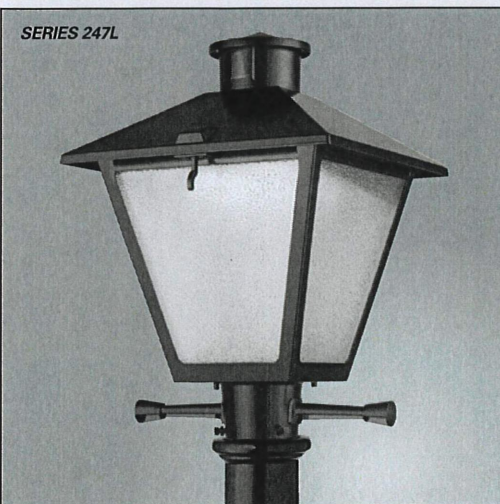


N:\118500\DRAWINGS\CONSTRUCTION\19-PED-RAMP-02-DETAIL.dwg, 4/29/2020, 5:12:26 PM, 1:1



American Revolution LED Series 247L

PRODUCT OVERVIEW



Features:

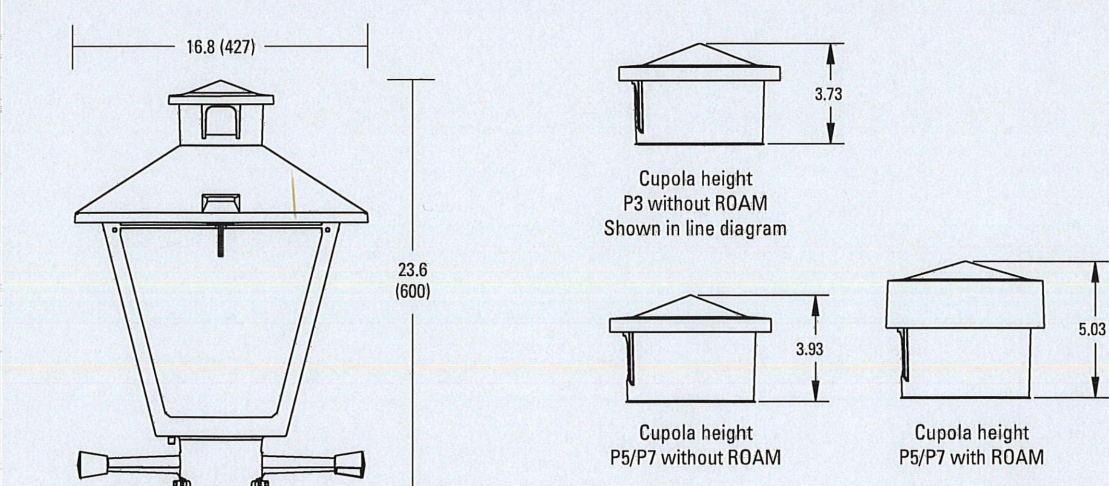
- Die-cast aluminum housing and hood for long-life performance
- Die-cast trigger latch (TL) and captive thumb screws option available for easy access to internal components
- Optical assembly designed for maximum performance, available in Type II, Type III and Type V
- Hinged hood and captive thumb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

Applications:

- Streetscapes
- Walkways
- Pathways
- Parks

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

DIMENSIONS



Note: Specifications subject to change without notice.
American Revolution Series 247L LED



American Revolution LED Series 247L

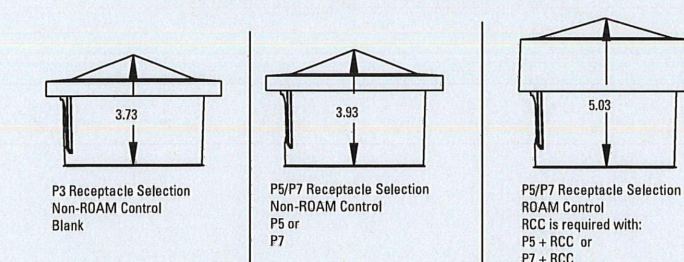
ORDERING INFORMATION

Example: 247L 20LEDE70 MVOLT 4K RS AY

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

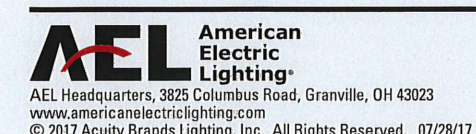
Distribution	Optics	Options	Miscellaneous
R2 Type II R3 Type III RS Type V	AY Acrylic PY Polycarbonate	Paint (blank) Black (standard) GY Gray DB Dark Bronze WH White BZ Bronze Photocontrol (blank) 3 pin NEMA Photocontrol Receptacle (standard) NR 1 No Photocontrol Receptacle PS 1 5 pin NEMA Photocontrol Receptacle (diminable driver included) P7 2 7 pin NEMA Photocontrol Receptacle (diminable driver included) PCLL 15 Solid State Long Life Photocontrol PCCS 15 Not CSA Listed Solid State Long Life Photocontrol (120-277V)	SS Stainless steel hardware NL NEMA Label XL Not CSA Listed TL Tool-less Entry LDR Ladder Rest SH Shorting Cap SHX Not CSA Listed Shorting Cap HSB House Side Shield Black HSW House Side Shield White CR Enhanced Corrosion Resistant Finish RCC ROAM Dimming Node Cupola Cover Accessories RNCS7 ROAM Dimming Node Cupola Cover

Cupola size based on type of control and receptacle

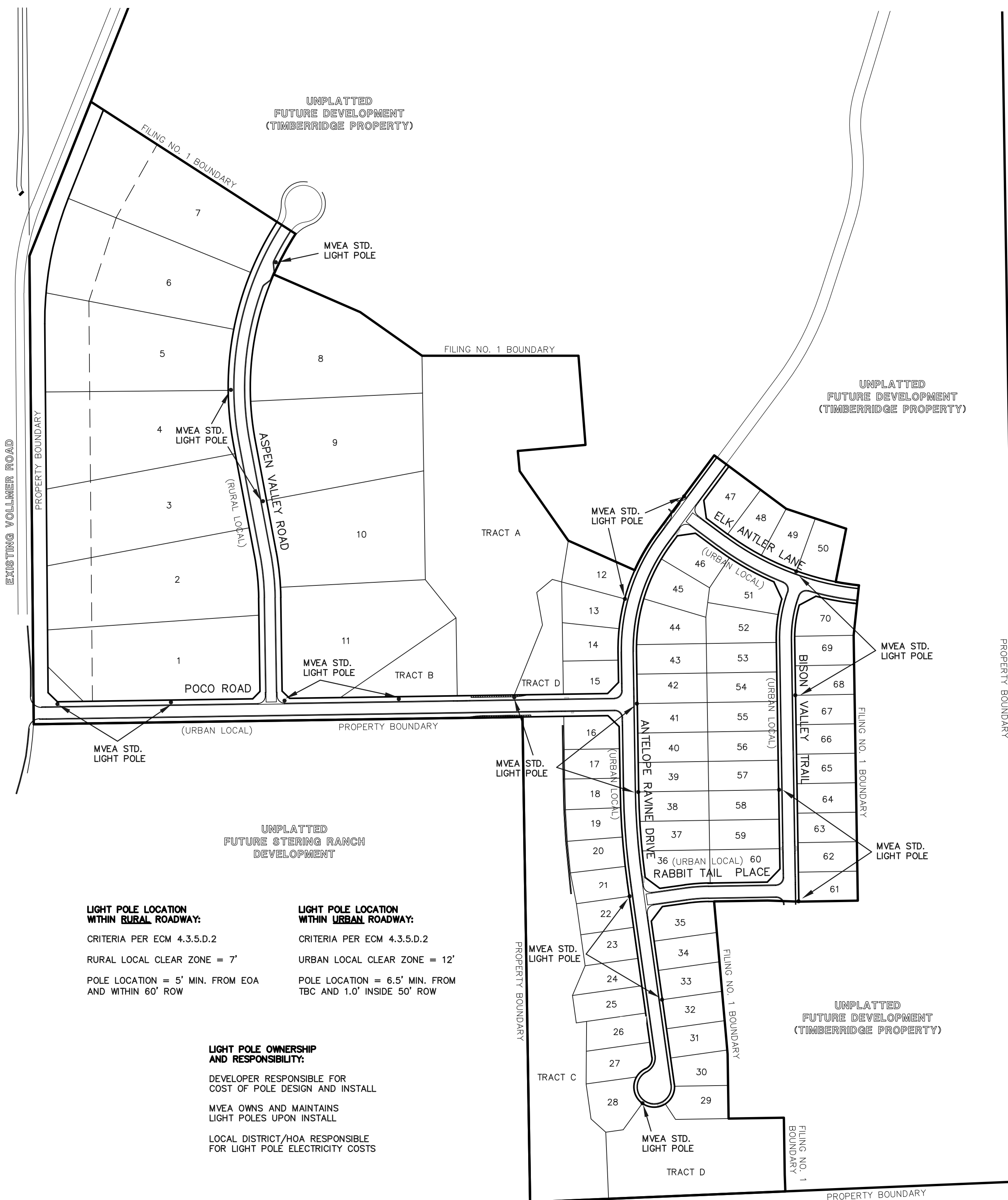


Notes:

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



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



LIGHT POLE LOCATION WITHIN RURAL ROADWAY:

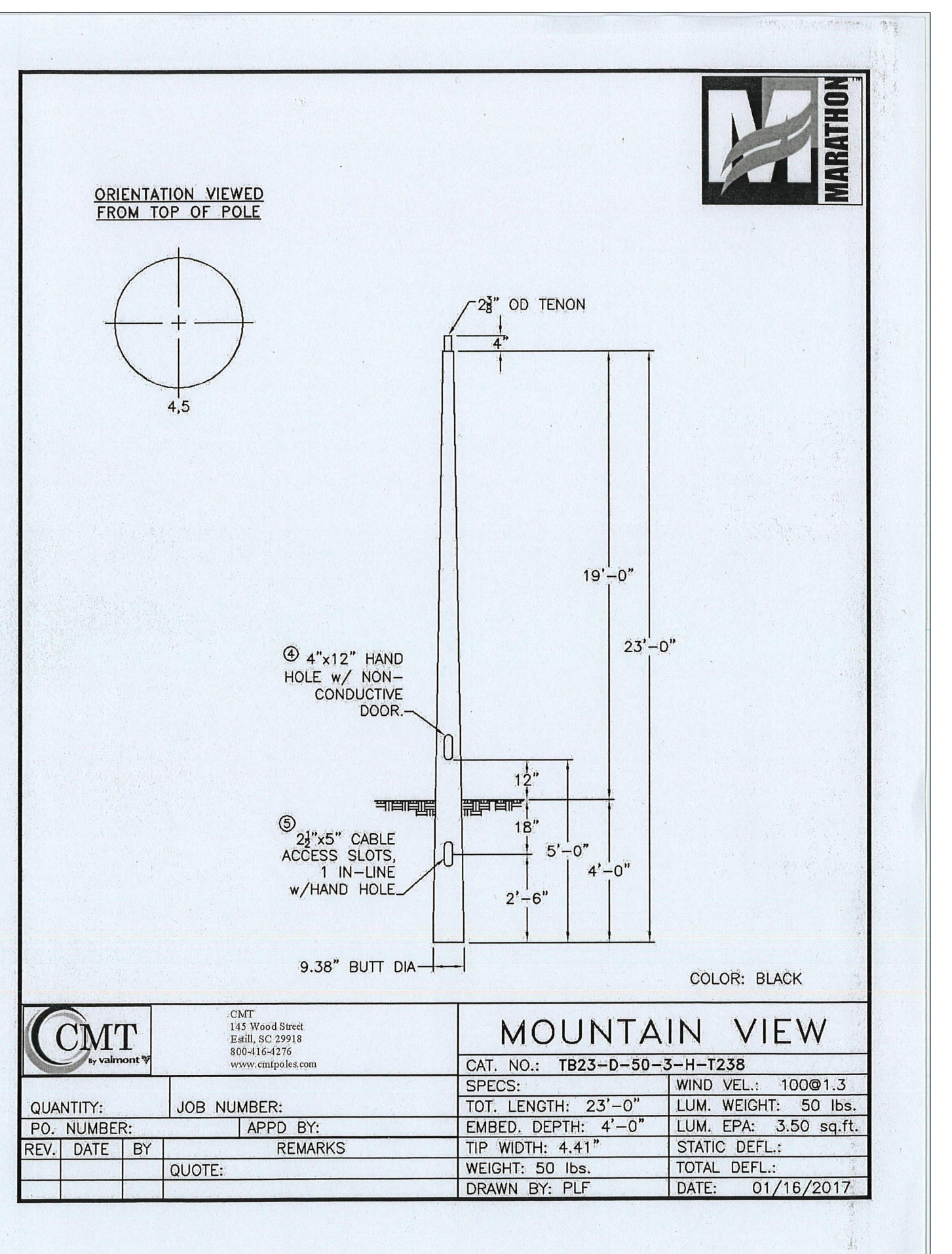
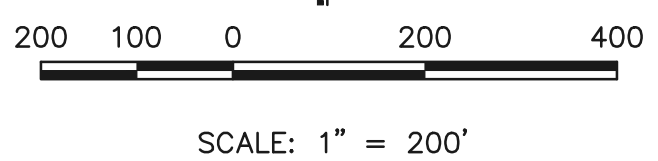
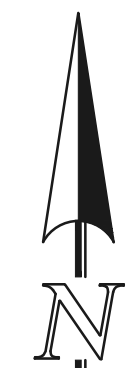
CRITERIA PER ECM 4.3.5.D.2
 RURAL LOCAL CLEAR ZONE = 7'
 POLE LOCATION = 5' MIN. FROM EOA AND WITHIN 60' ROW

LIGHT POLE LOCATION WITHIN URBAN ROADWAY:

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

LIGHT POLE OWNERSHIP AND RESPONSIBILITY:

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



48 HOURS BEFORE YOU DIG, CALL UTILITY LOCATORS 811 UTILITY NOTIFICATION CENTER OF COLORADO IT'S THE LAW		NO. REVISION	DATE
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.			

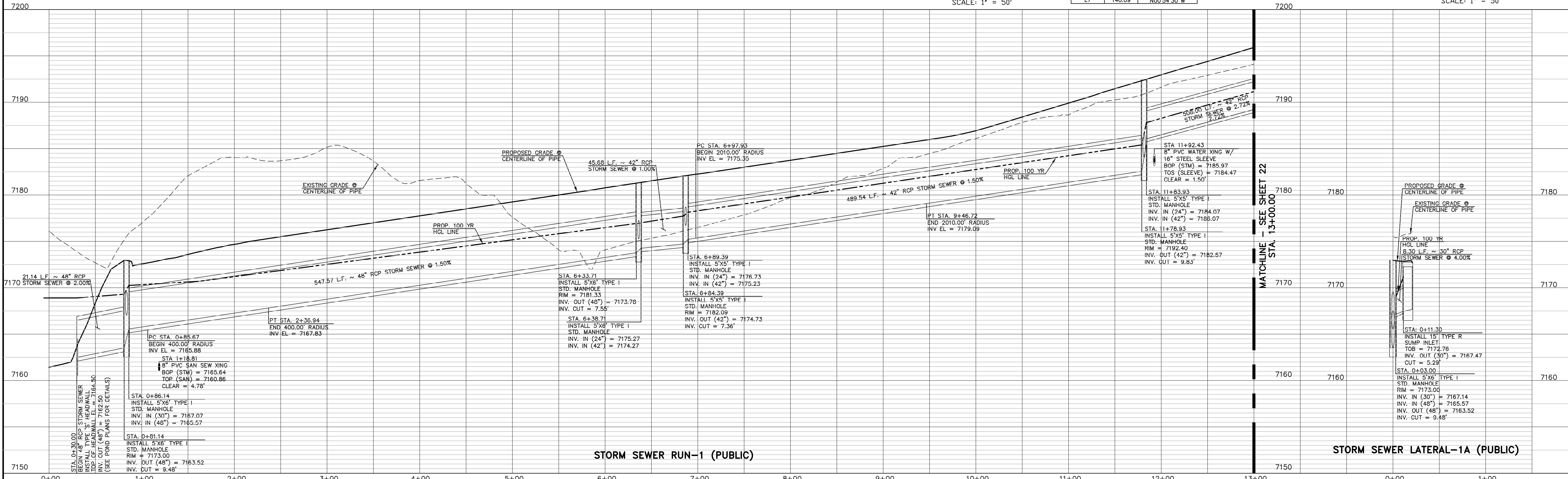
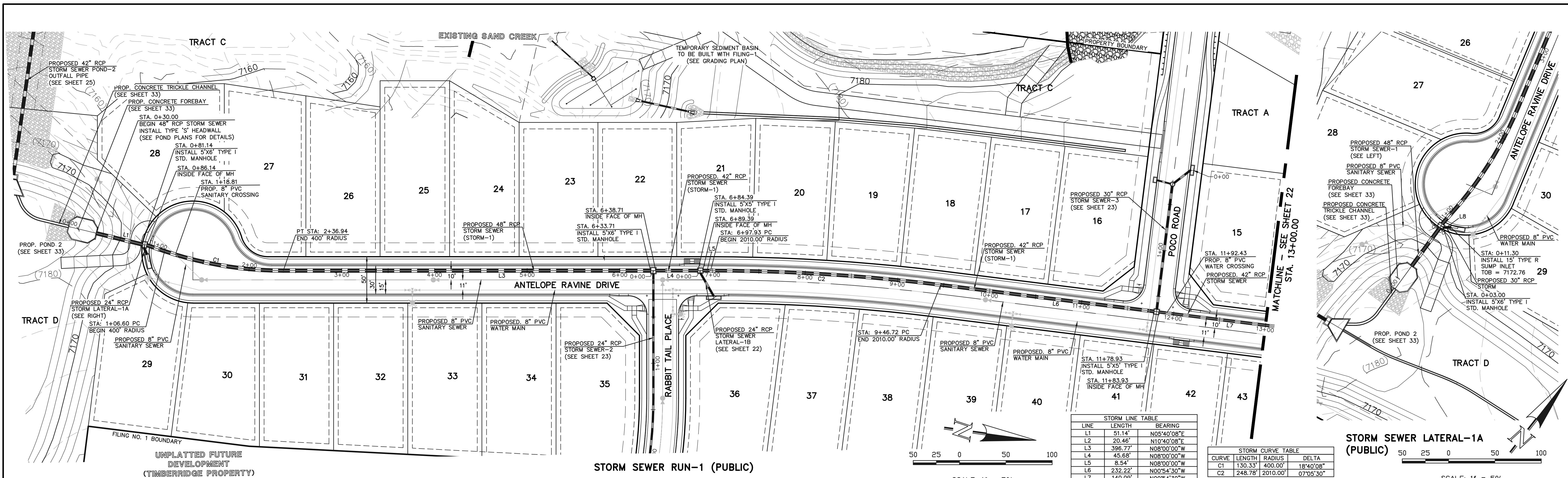
REVIEW:	DATE
PREPARED UNDER MY DIRECT SUPERVISION FOR AND ON BEHALF OF CLASSIC CONSULTING ENGINEERS AND SURVEYORS, LLC	
MARC. A. WHORTON, COLORADO P.E. #37155	DATE

CLASSIC CONSULTING

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

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

N:\118500\DRAWINGS\CONSTRUC\TBN_30-118500-STREET LIGHTS.dwg, 4/17/2020, 2:22:40 PM, 1:1



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

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

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

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

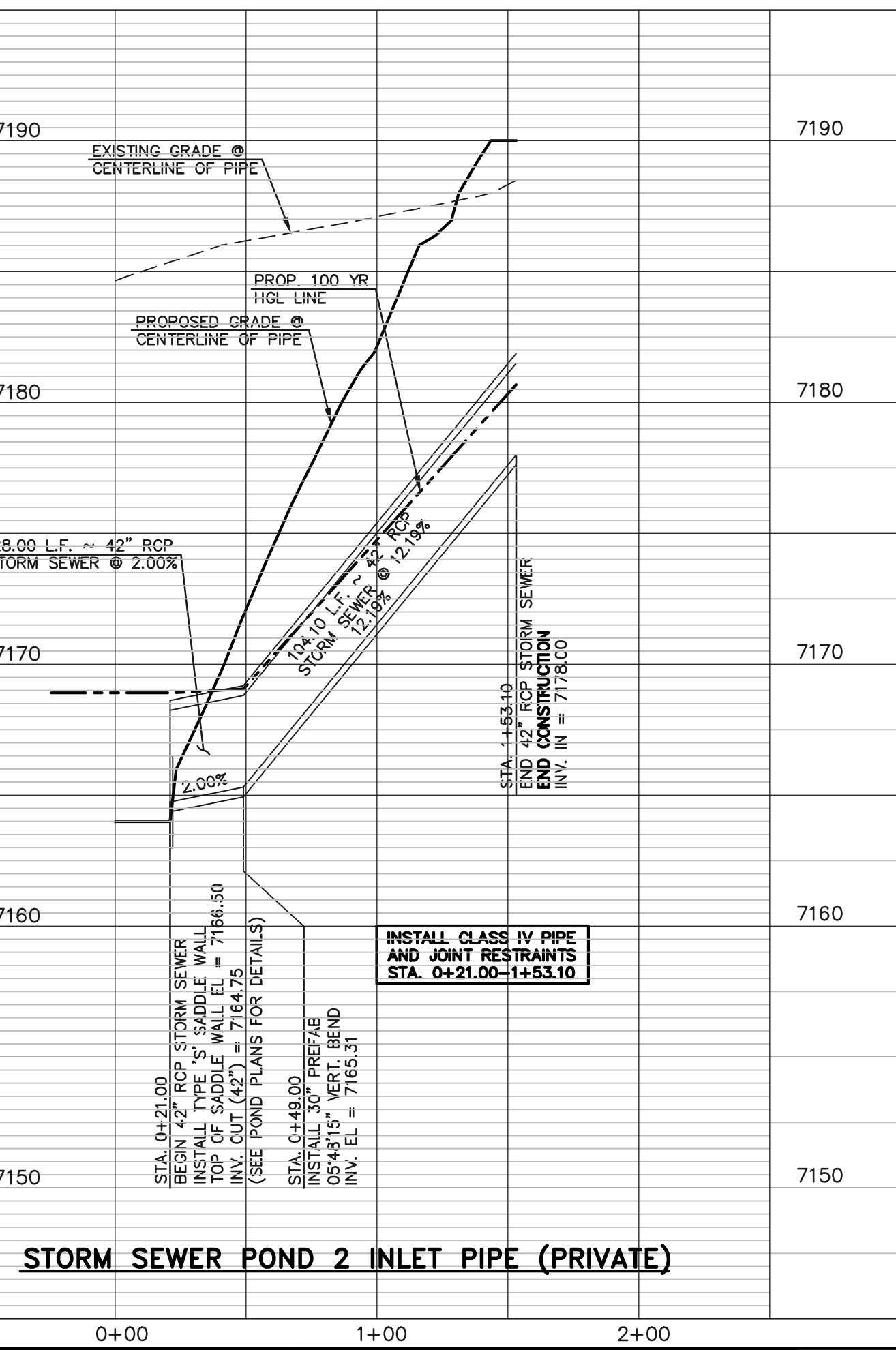
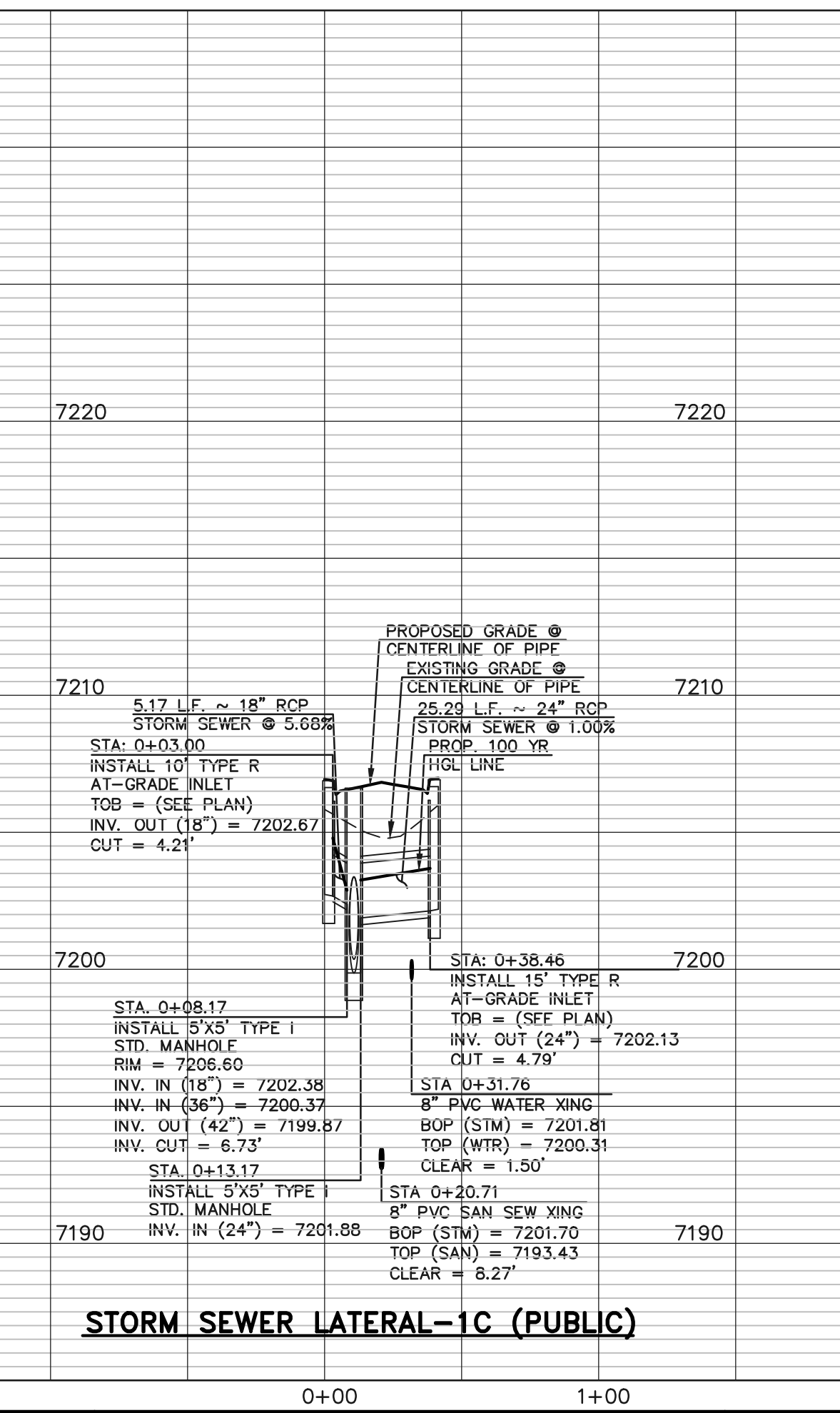
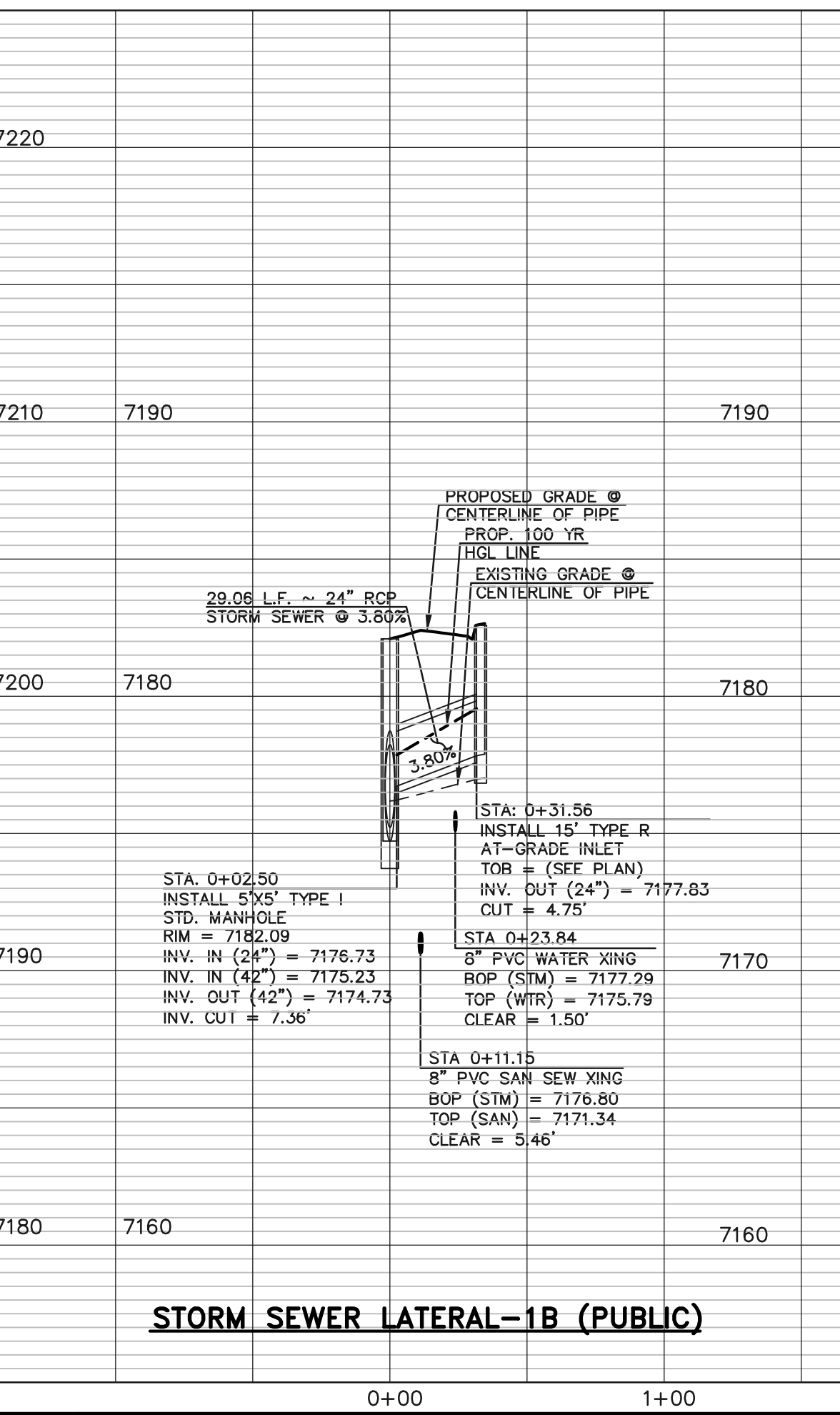
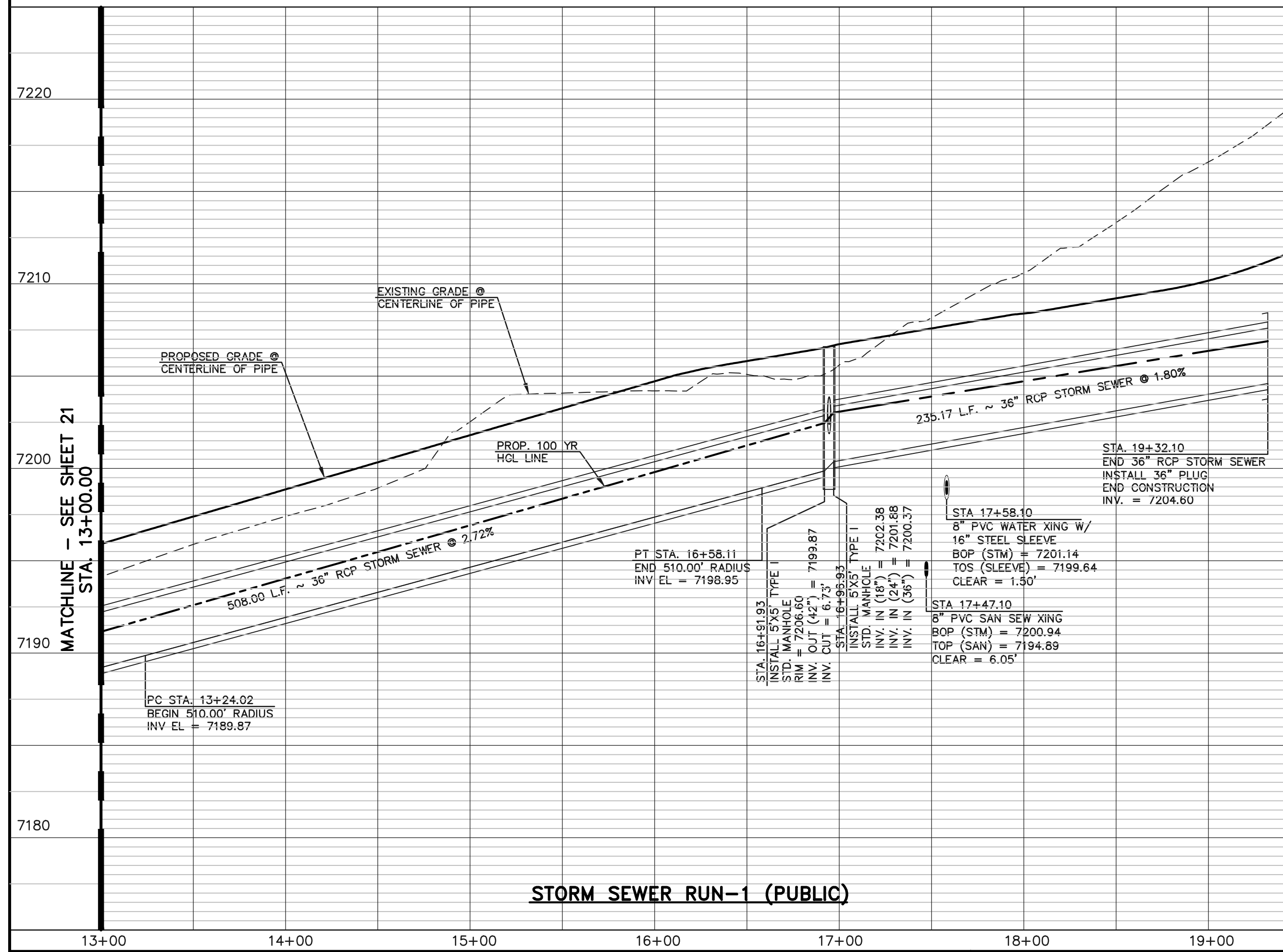
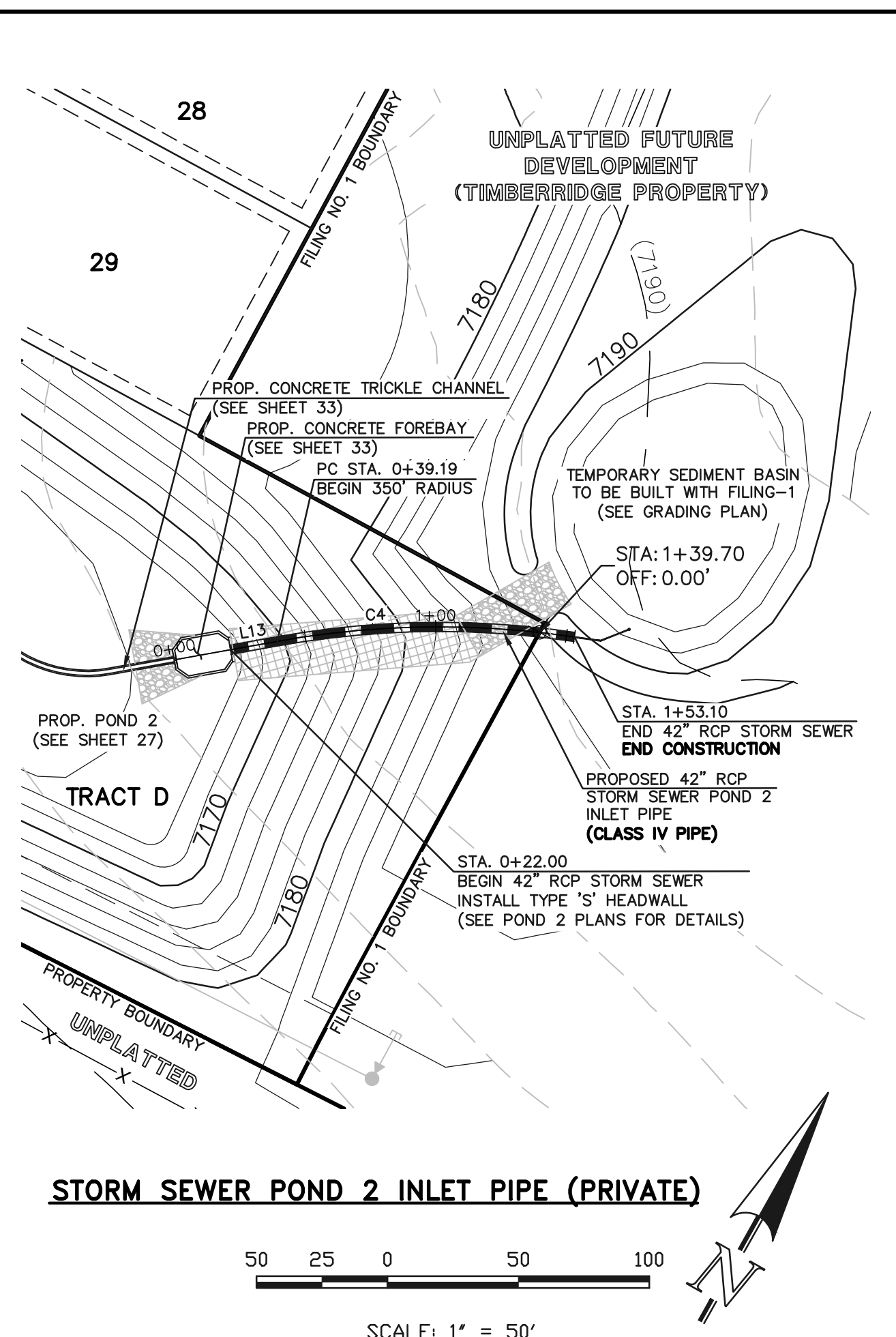
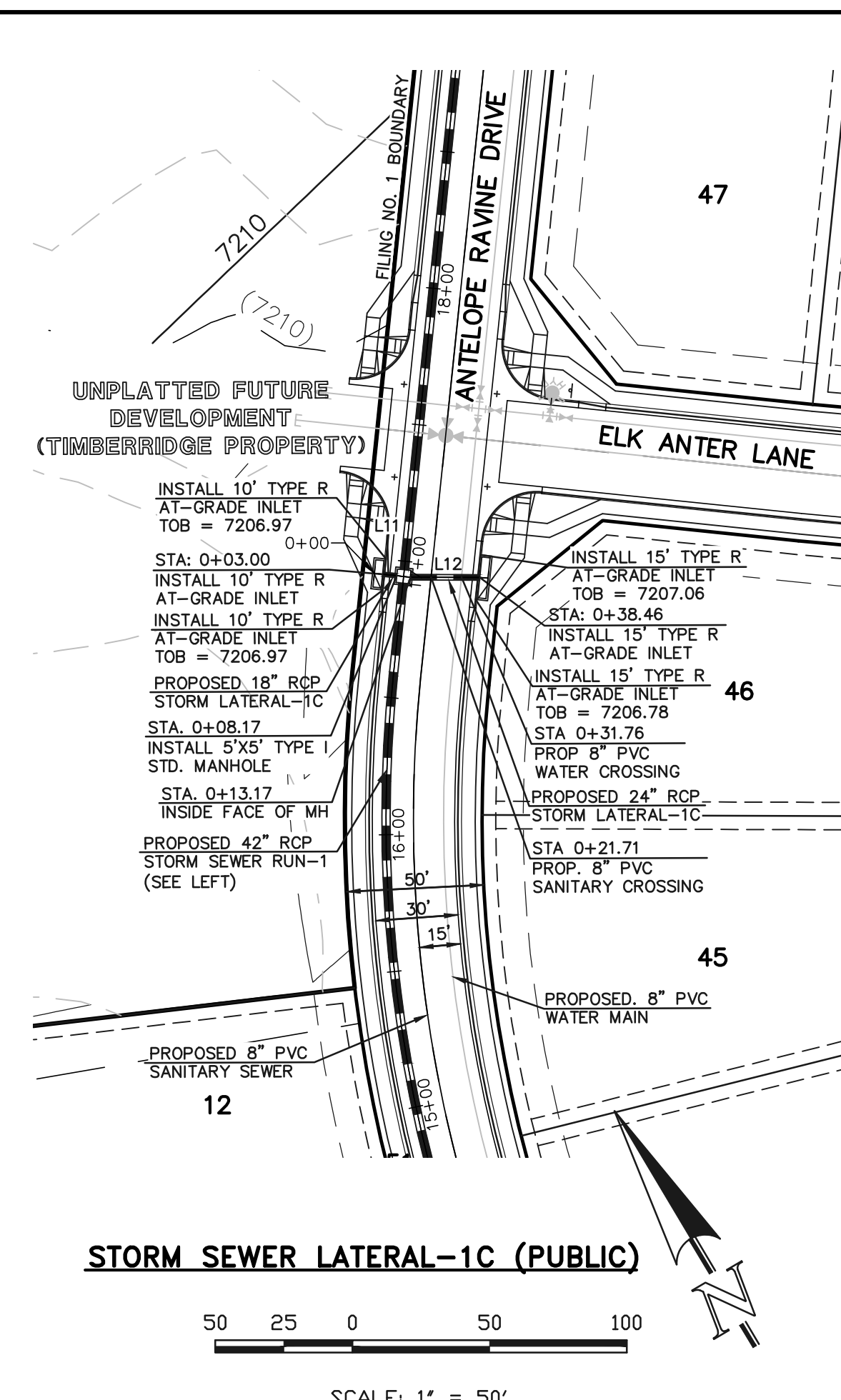
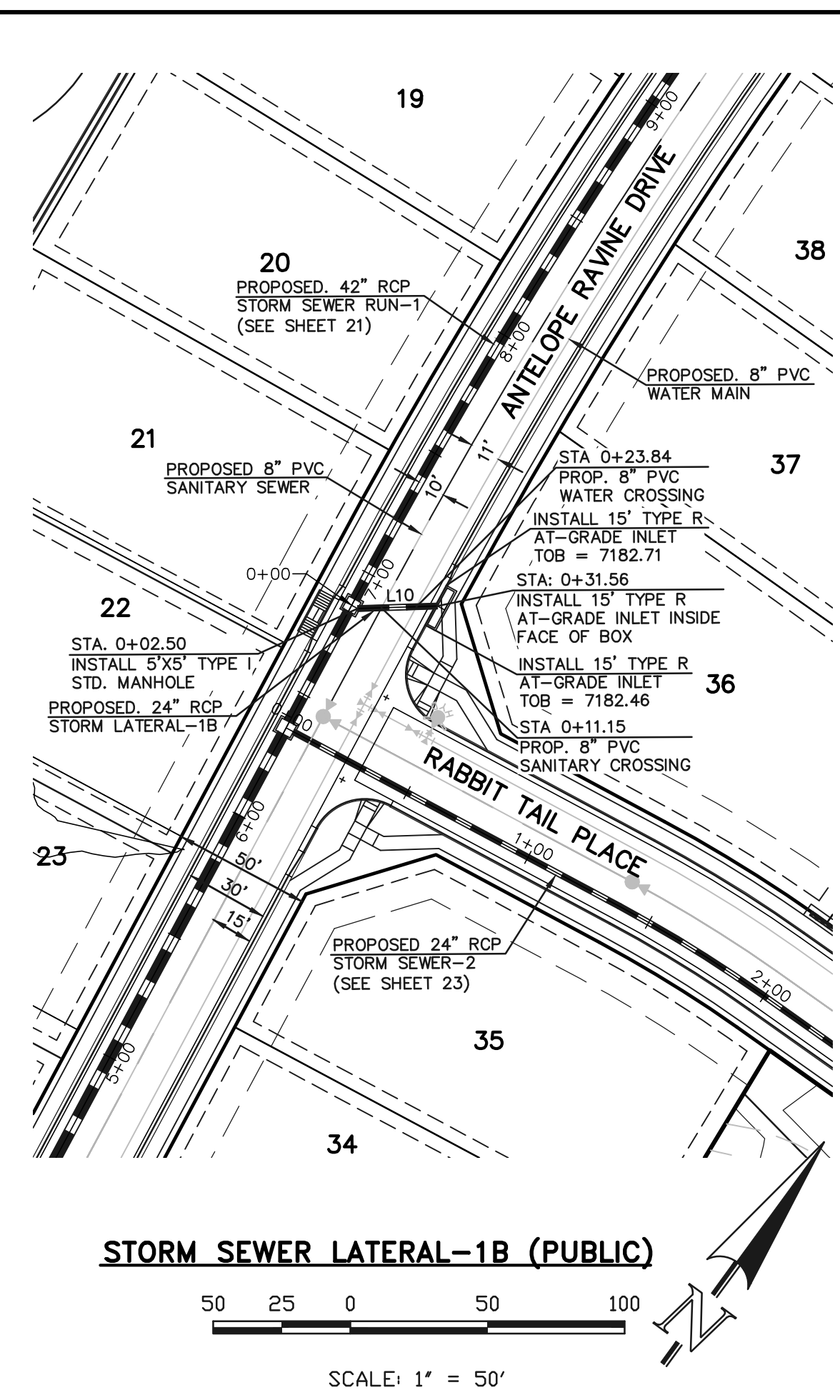
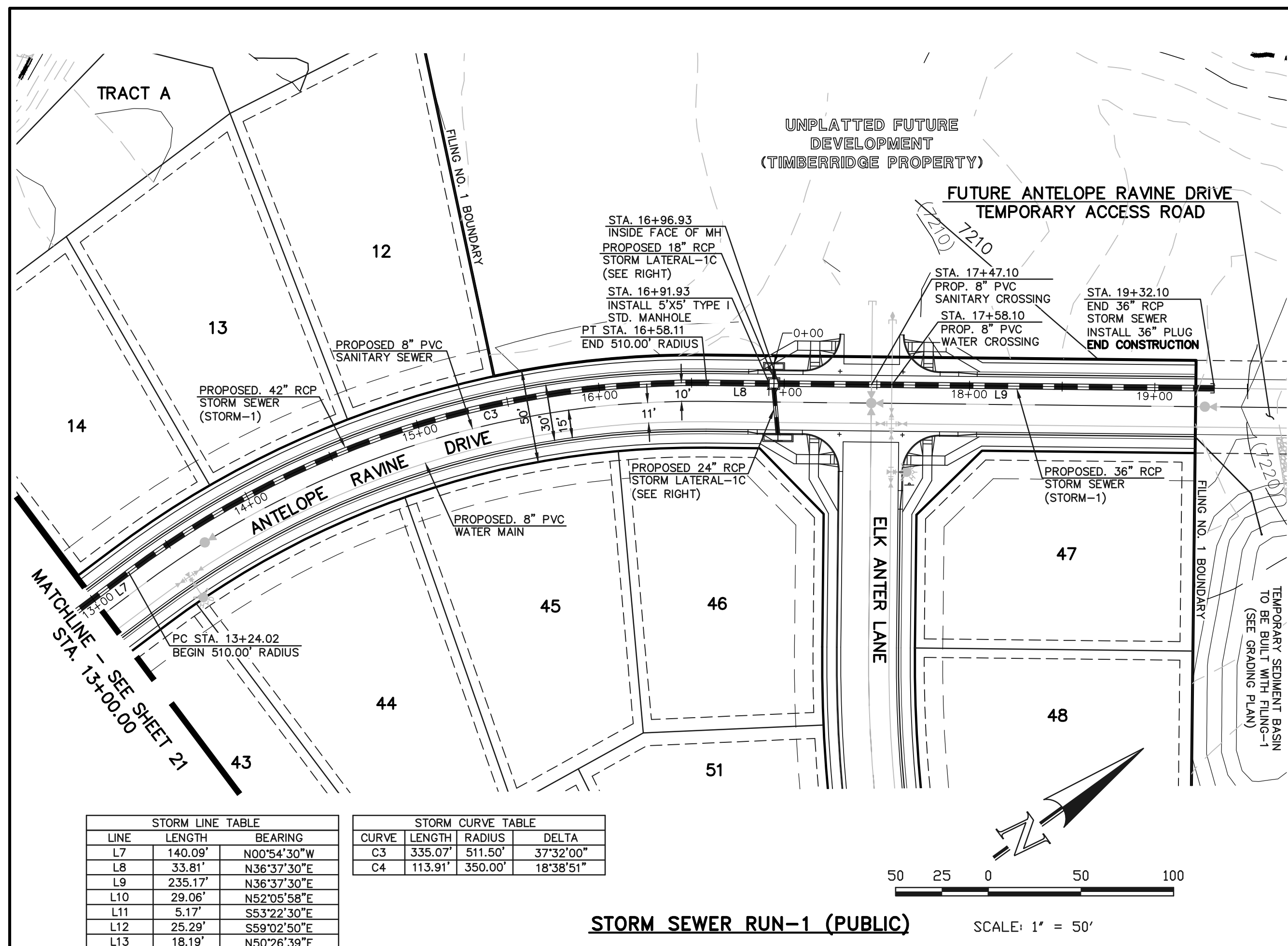
CLASSIC CONSULTING

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	

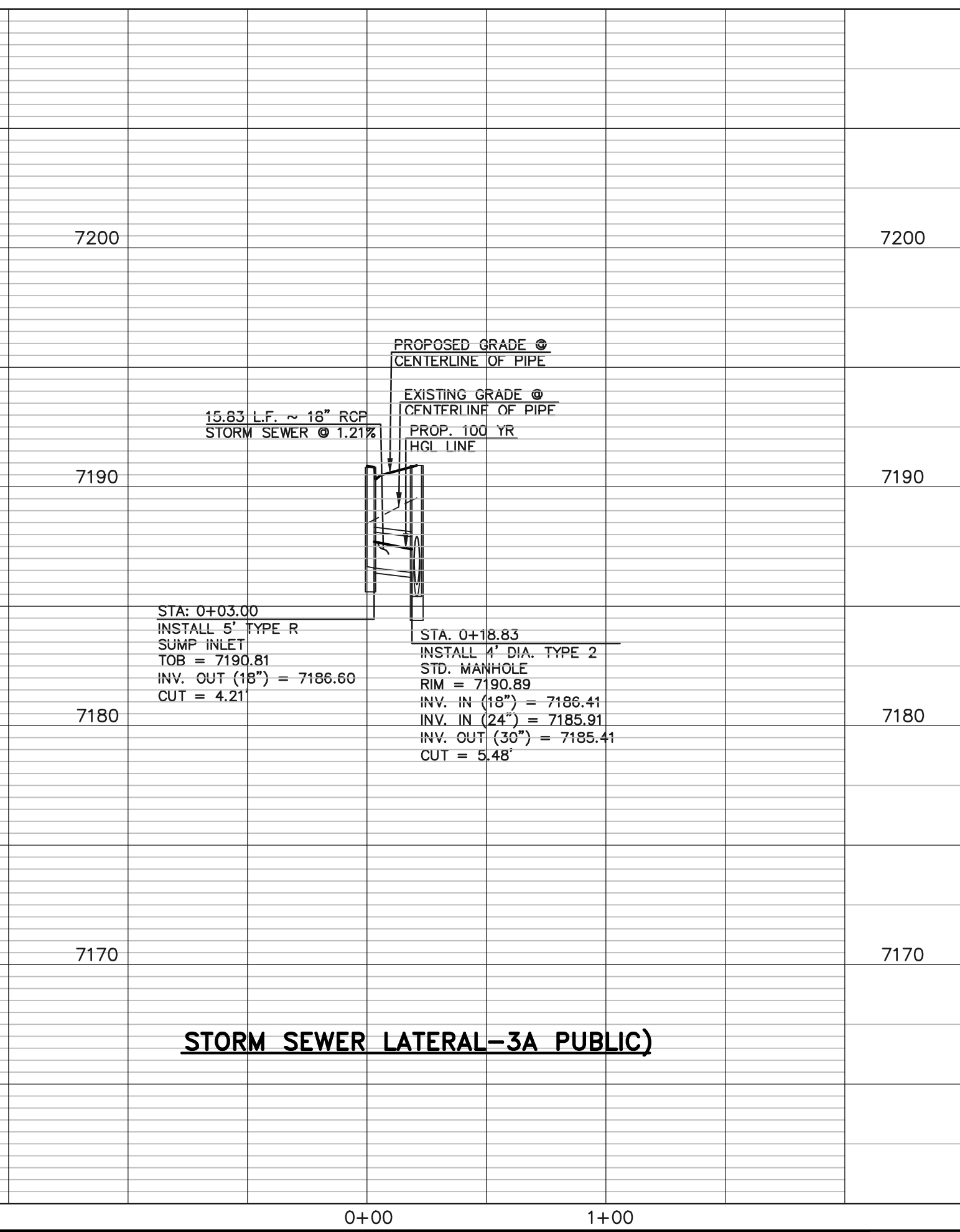
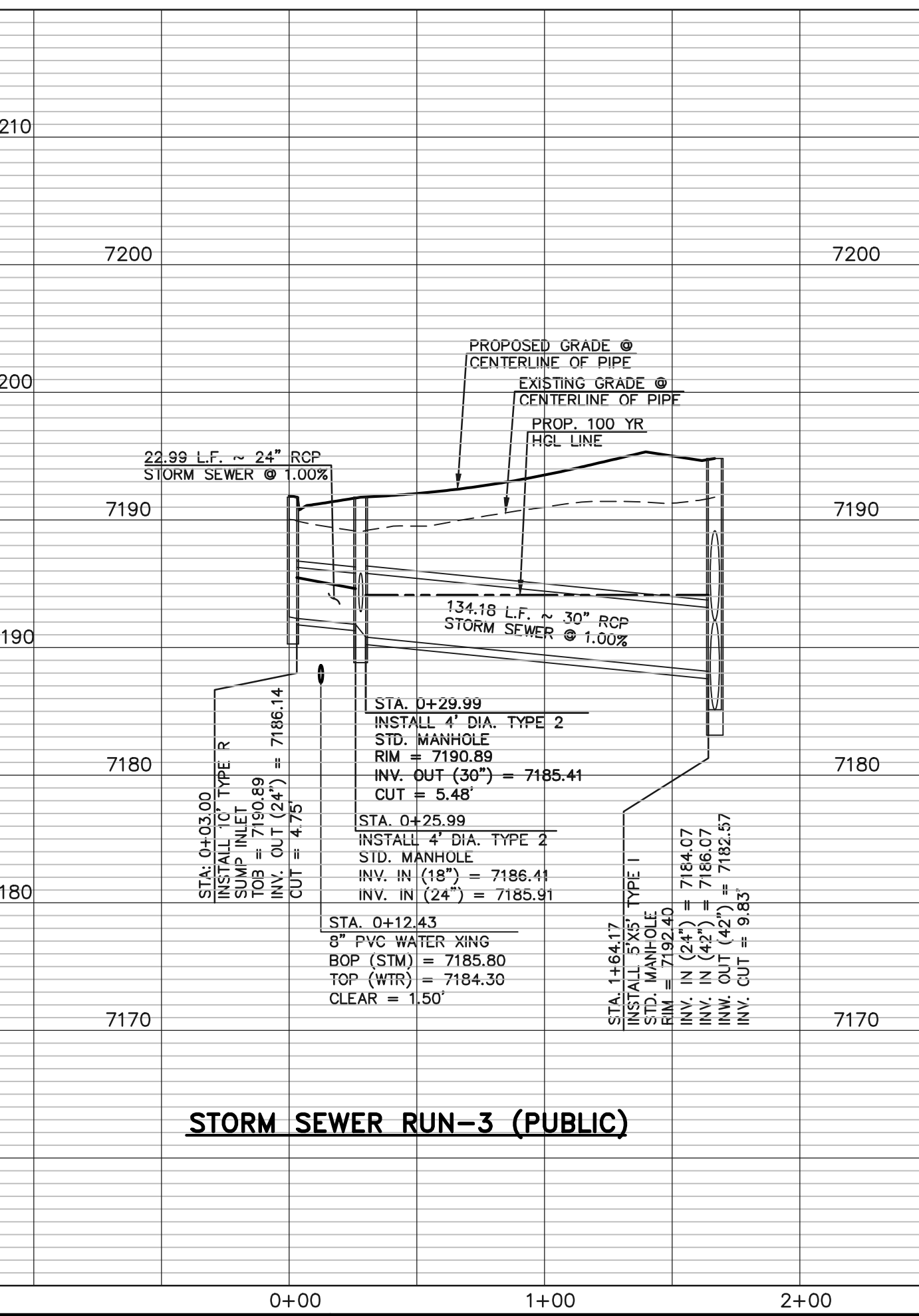
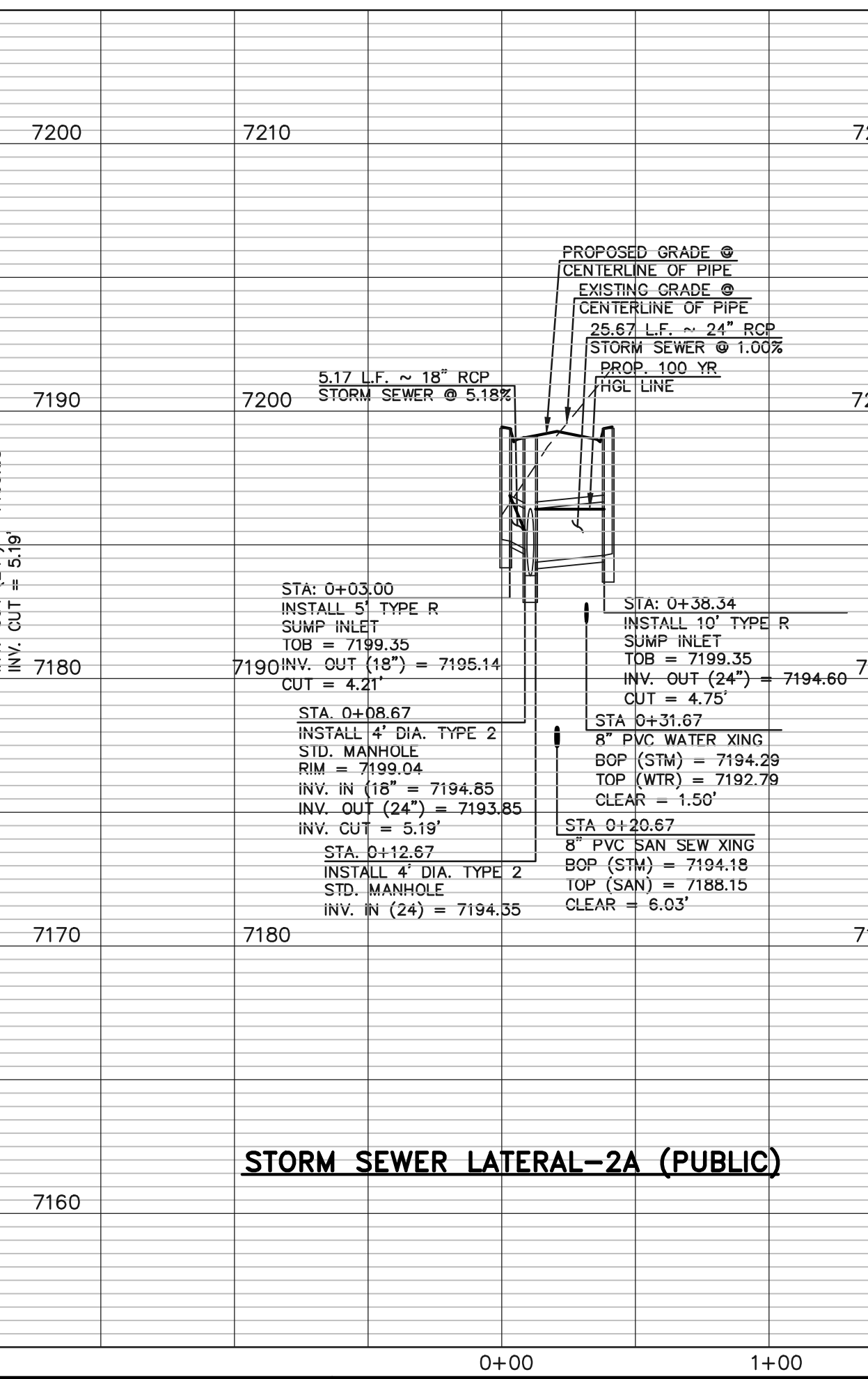
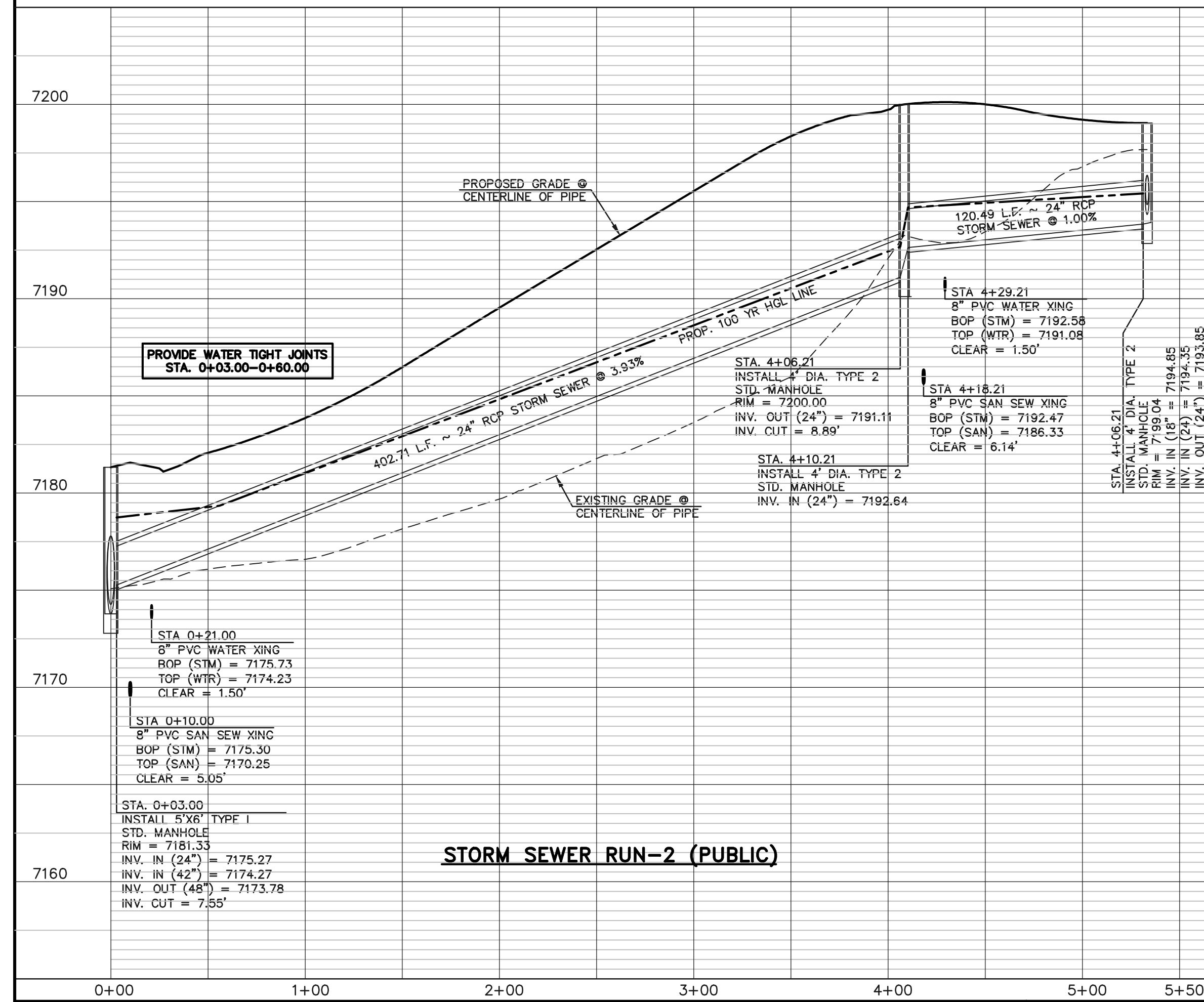
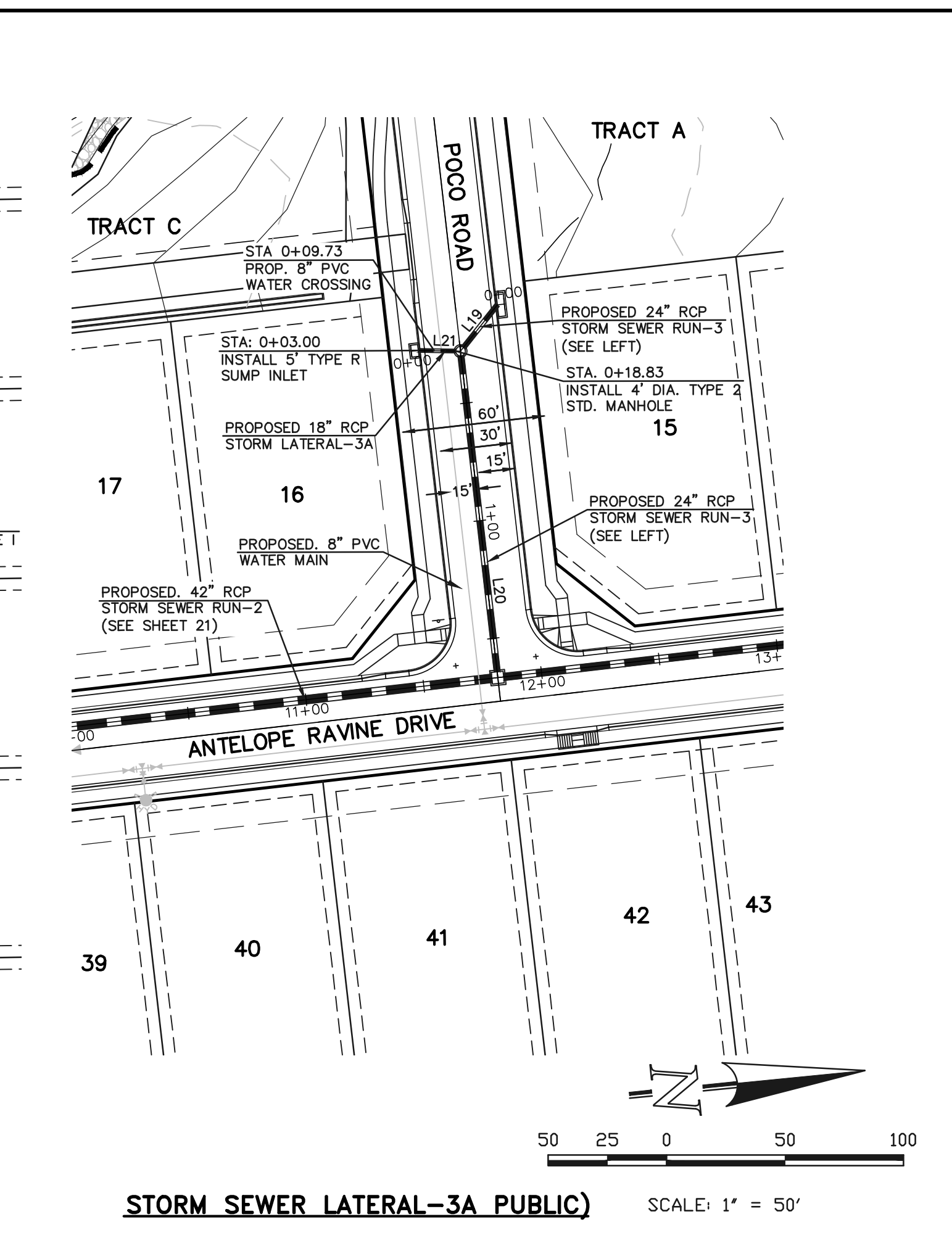
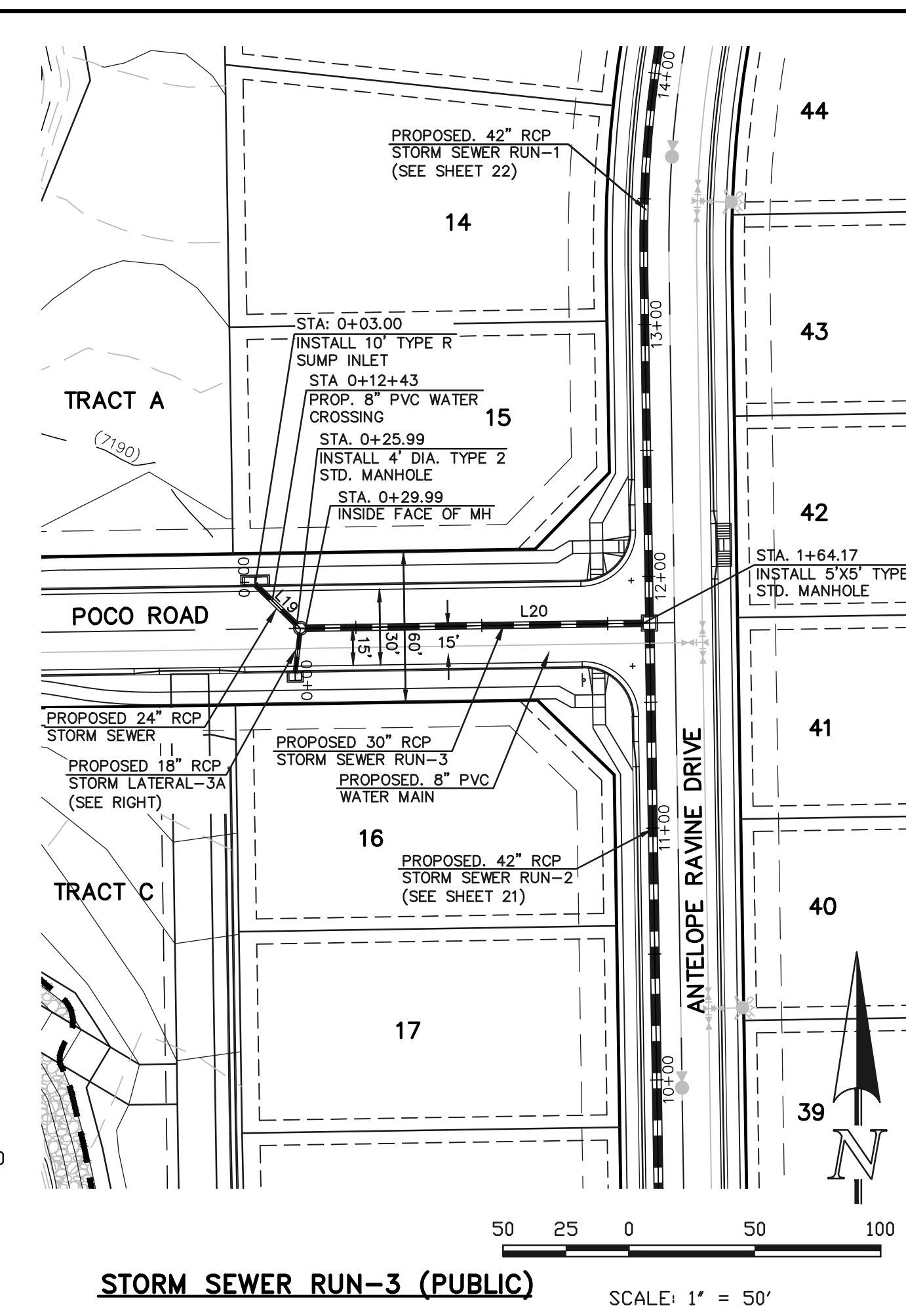
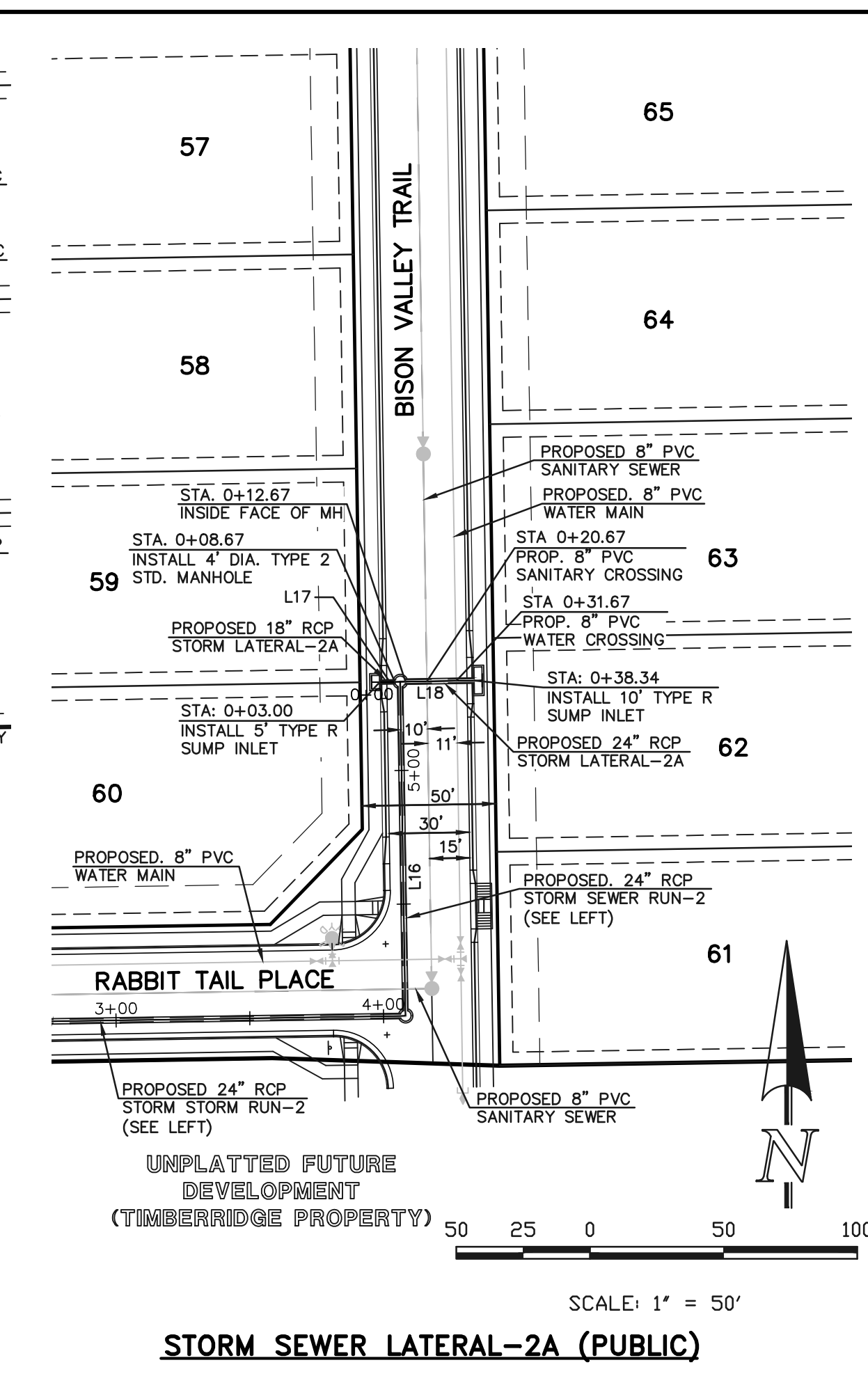
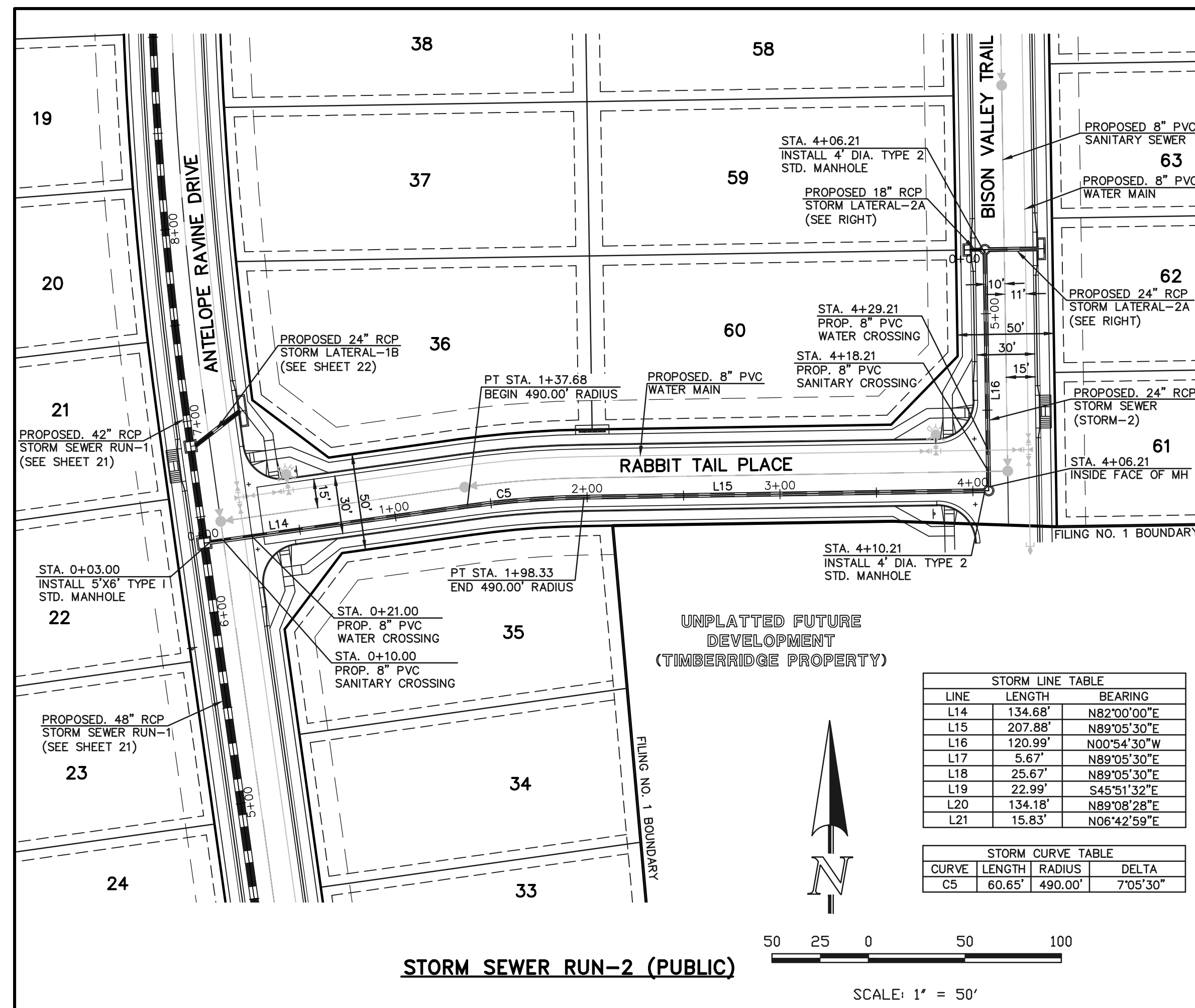
618 N. Cascade Avenue, Suite 200 Colorado Springs, Colorado 80903 (719)785-0790 (719)785-0799(fax)

N:\118500\DRAWINGS\CONSTRUCTION\DWG\21-118500-STM-01.dwg, 4/13/2020 11:31:57 PM, 1:1

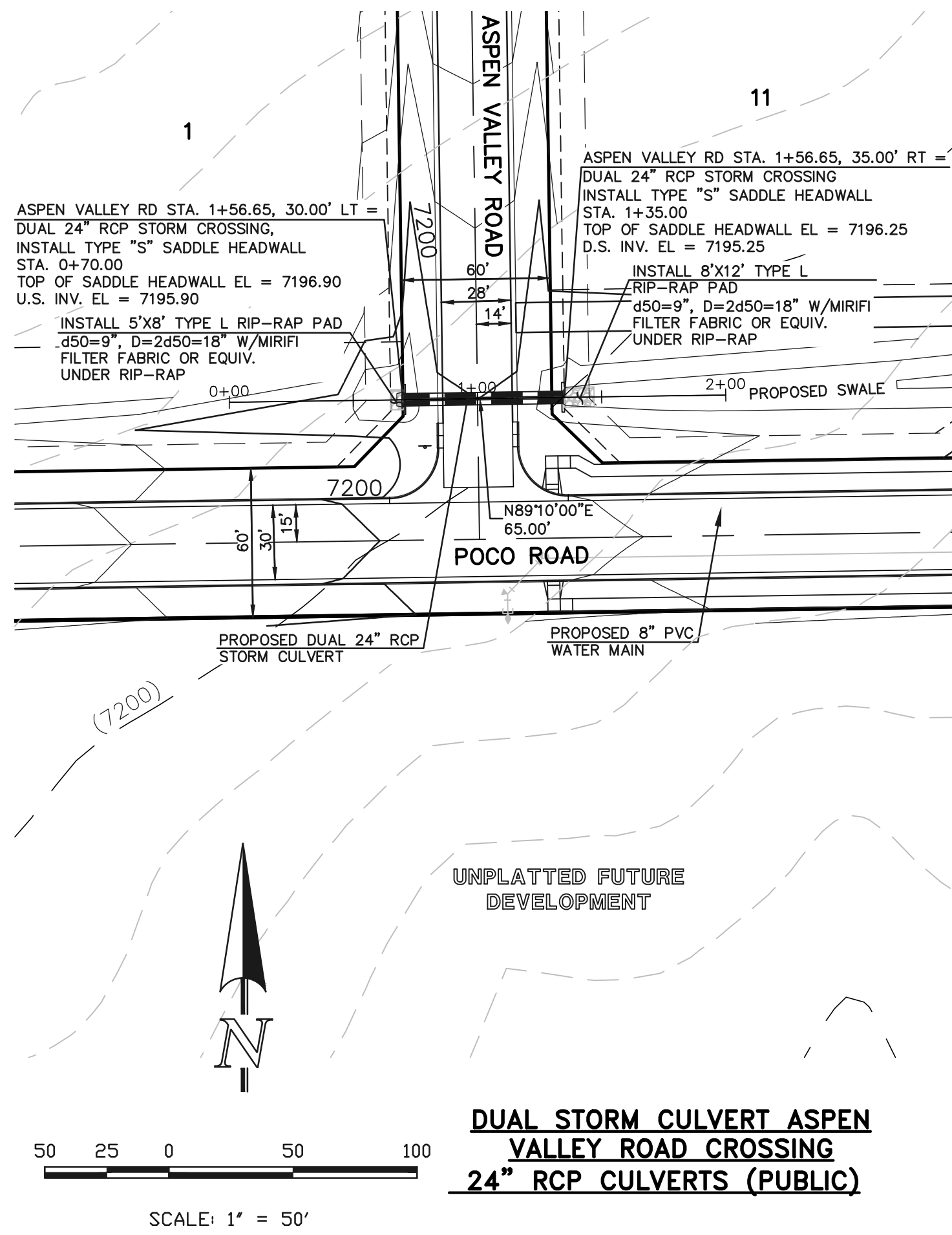


<p>48 HOURS BEFORE YOU DIG, CALL UTILITY LOCATORS 811 UTILITY NOTIFICATION CENTER OF COLORADO IT'S THE LAW</p> <p>THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK. THE 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>619 N. Cascade Avenue, Suite 200 (719)785-0790 Colorado Springs, Colorado 80903 (719)785-0799(fax)</p>	

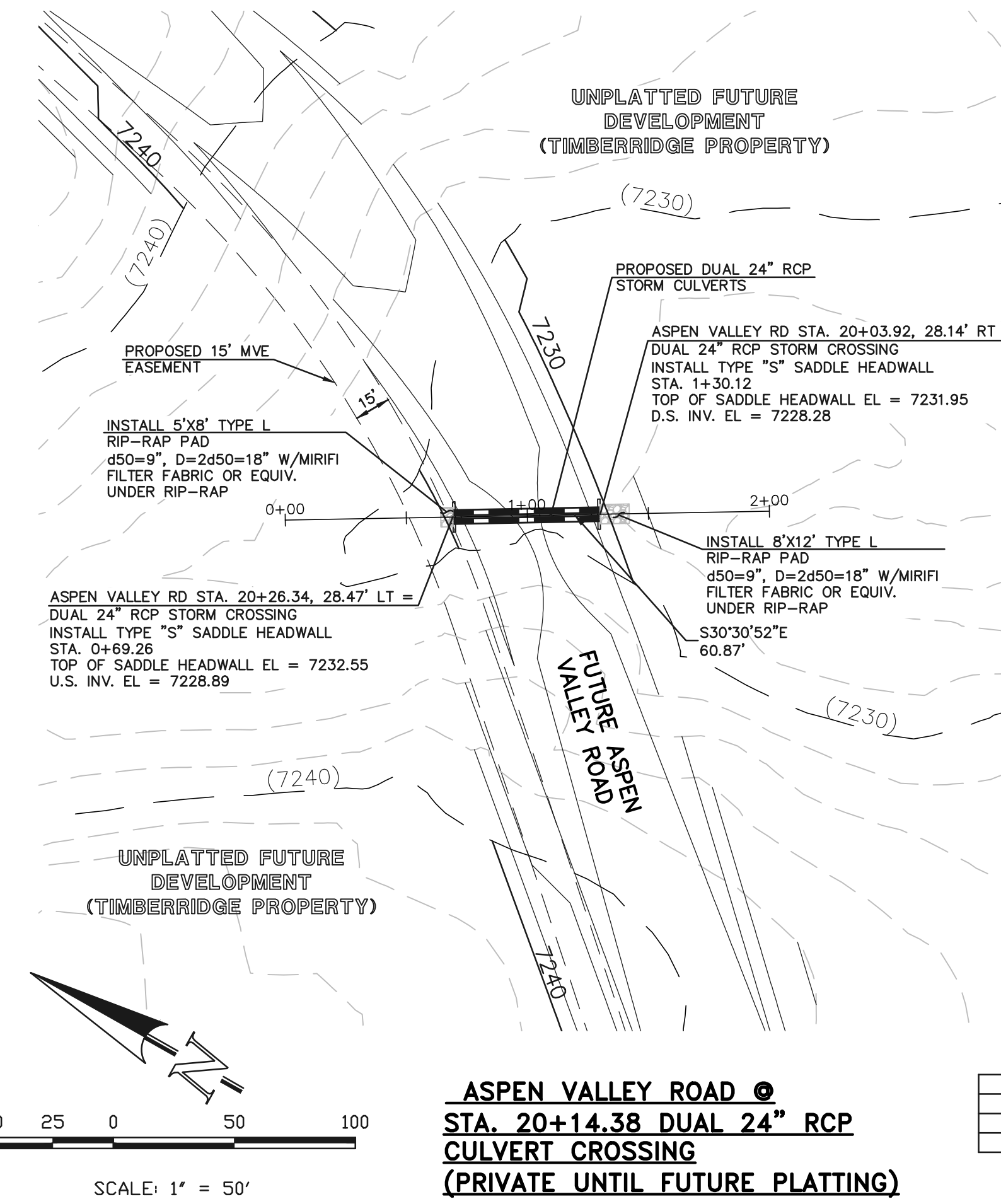
N:\118500\DRAWINGS\CONSTRUCTION\118500-STM-02.dwg, 4/15/2020 11:09:14 AM, 1:1



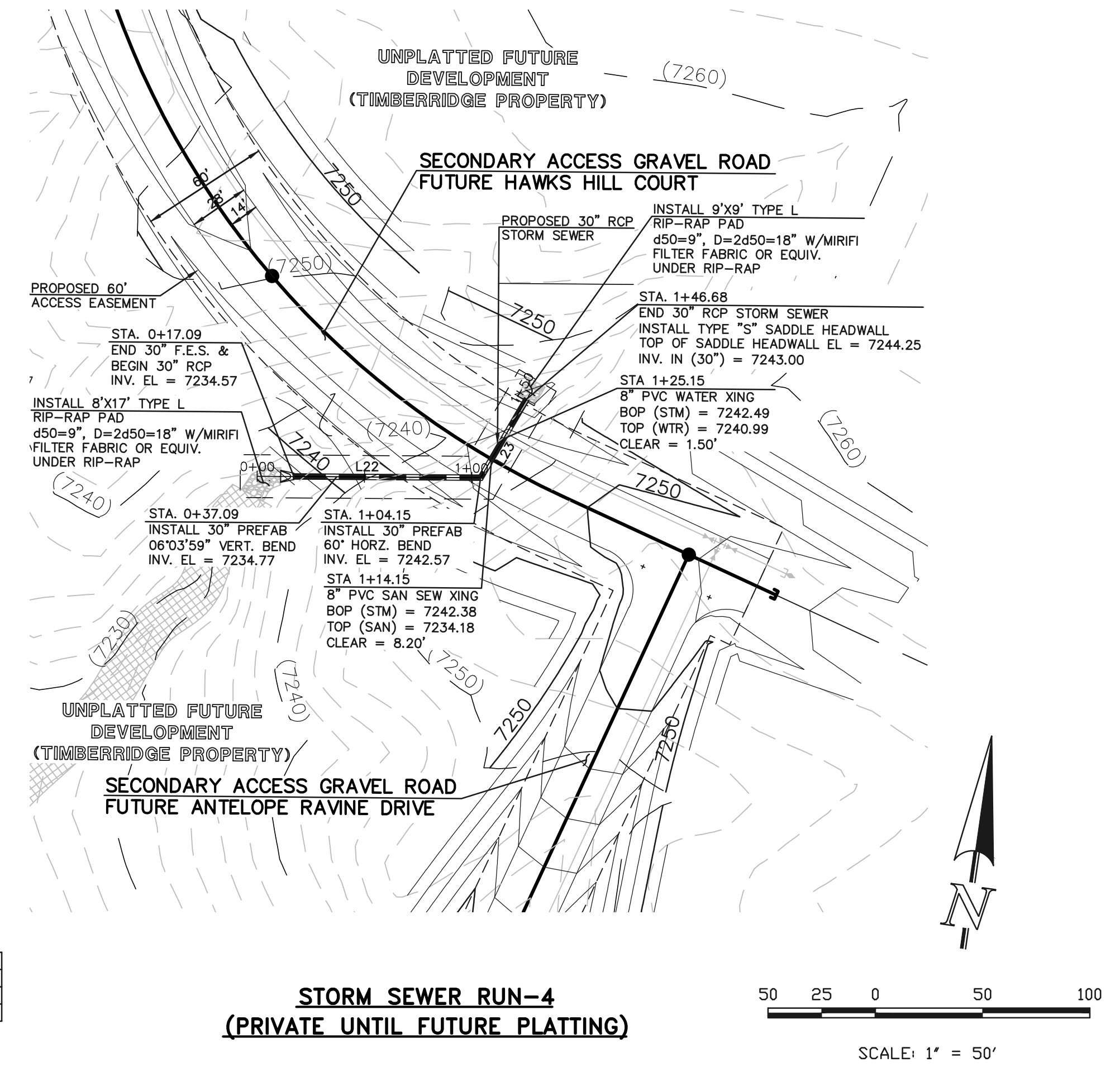
<p>48 HOURS BEFORE YOU DIG, CALL UTILITY LOCATORS 811 UTILITY NOTIFICATION CENTER OF COLORADO IT'S THE LAW</p> <p>THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK. THE 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</p> <p>2 REVISED PER COUNTY COMMENTS</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 DRAWN BY ESO (H) 1" = 50' (V) 1" = 5' SHEET 23 OF 35 CHECKED BY JOB NO. 1185.00</p>
	<p>MARC A. WHORTON, COLORADO P.E. #37155</p>		<p>DATE</p>	



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

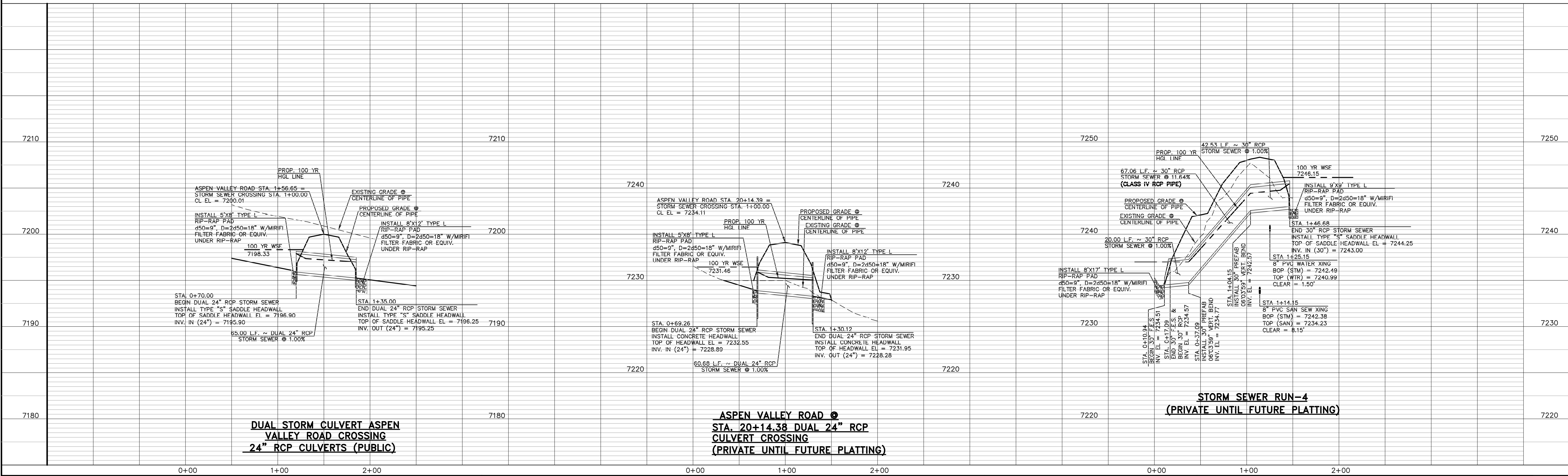


ASPEN VALLEY ROAD @ STA. 20+14.38 DUAL 24\"/>



STORM SEWER RUN-4 (PRIVATE UNTIL FUTURE PLATTING)

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



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

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

STORM SEWER RUN-4 (PRIVATE UNTIL FUTURE PLATTING)

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

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

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

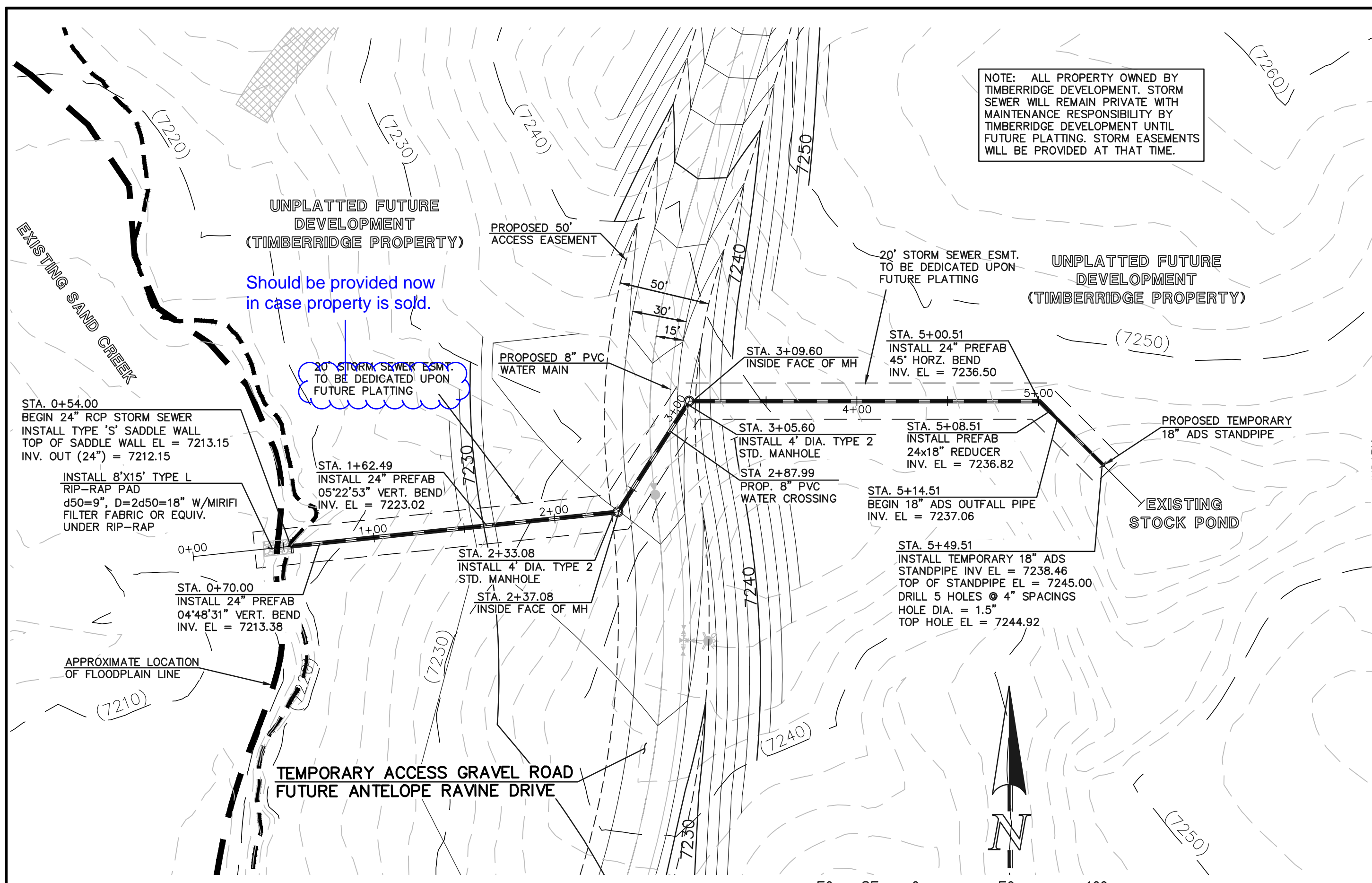


RETREAT AT TIMBERIDGE FILING NO. 1 CONSTRUCTION PLANS STORM SEWER PLAN

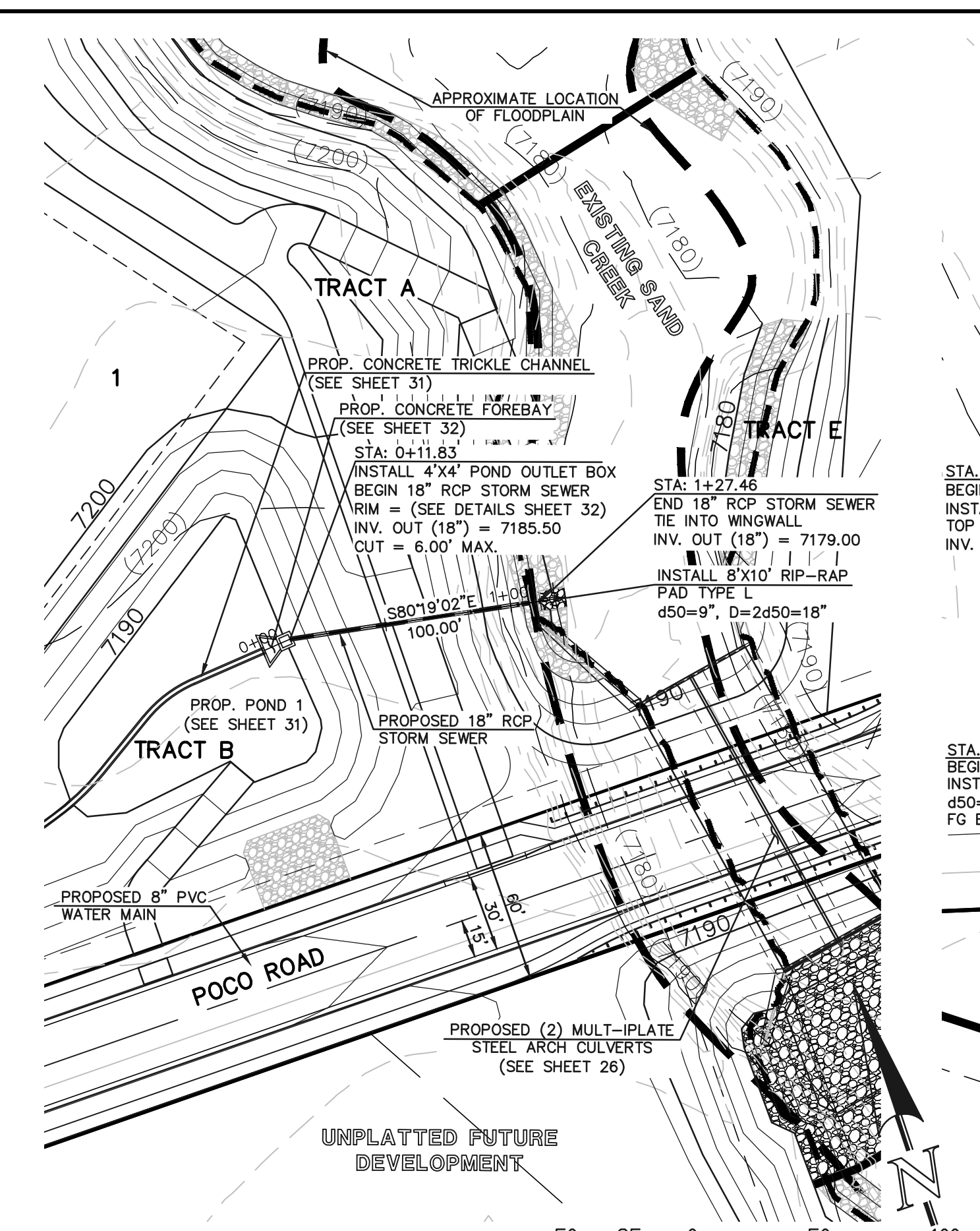
DESIGNED BY MAW SCALE DATE 04-05-19
 DRAWN BY ESO (H) 1"= 50' SHEET 24 OF 35
 CHECKED BY (V) 1"= 5' JOB NO. 1185.00

N:\118500\DRAWINGS\CONSTRUCTION\118500-STM-04.dwg, 4/13/2020 1:26:33 PM, 1:1

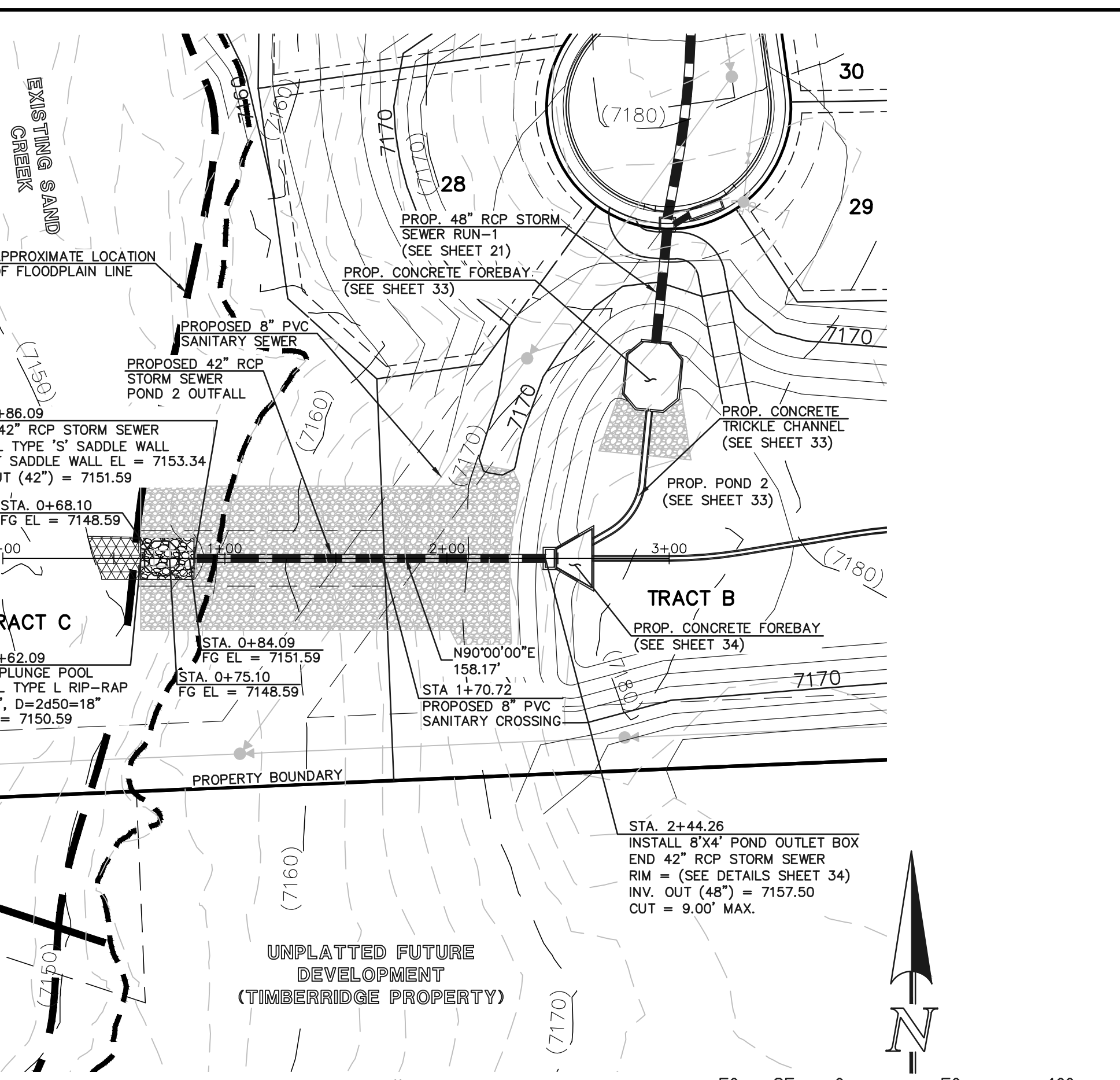
NOTE: ALL PROPERTY OWNED BY TIMBERRIDGE DEVELOPMENT. STORM SEWER WILL REMAIN PRIVATE WITH MAINTENANCE RESPONSIBILITY BY TIMBERRIDGE DEVELOPMENT UNTIL FUTURE PLATTING. STORM EASEMENTS WILL BE PROVIDED AT THAT TIME.



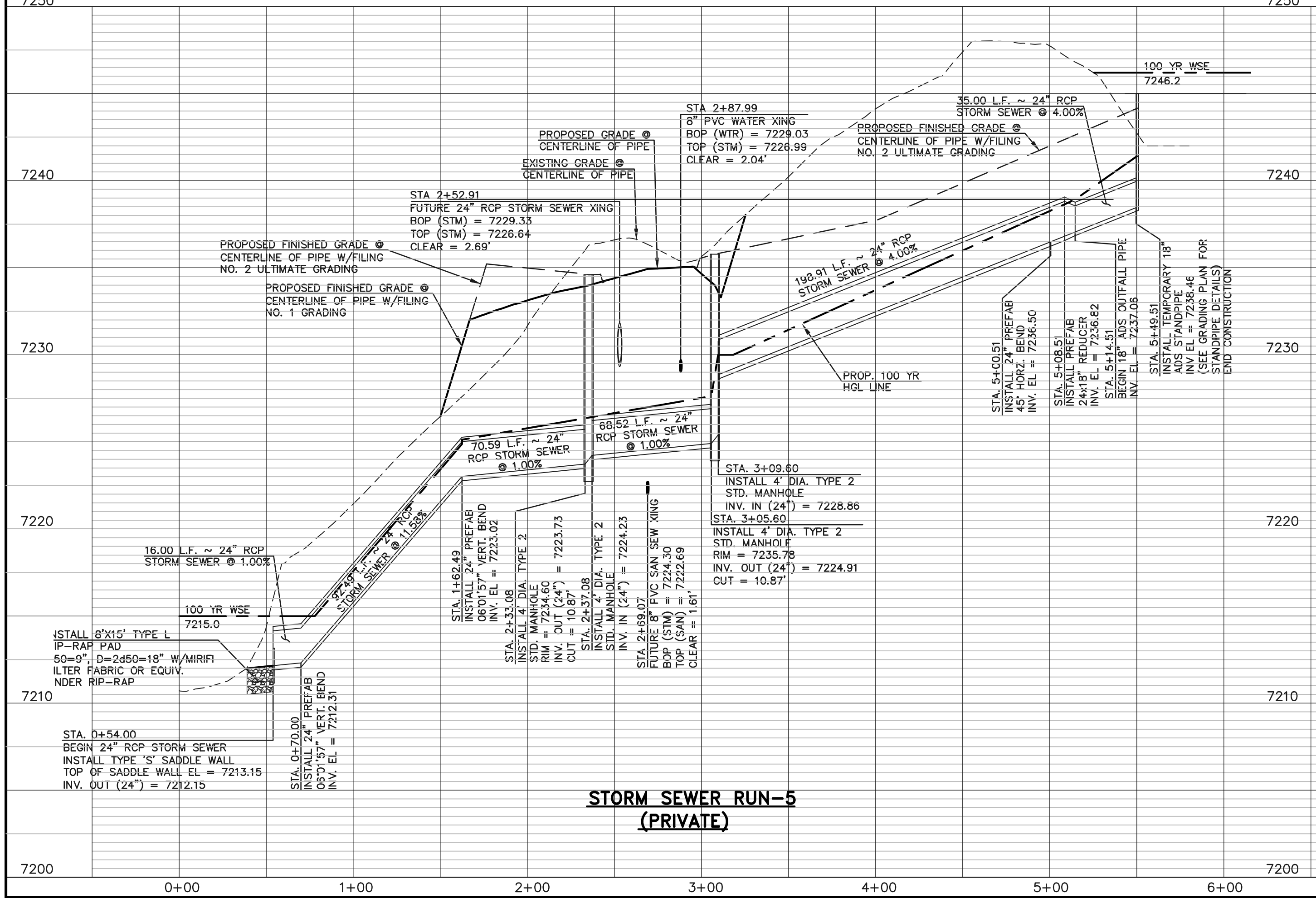
STORM SEWER RUN-5 (PRIVATE)
SCALE: 1" = 50'



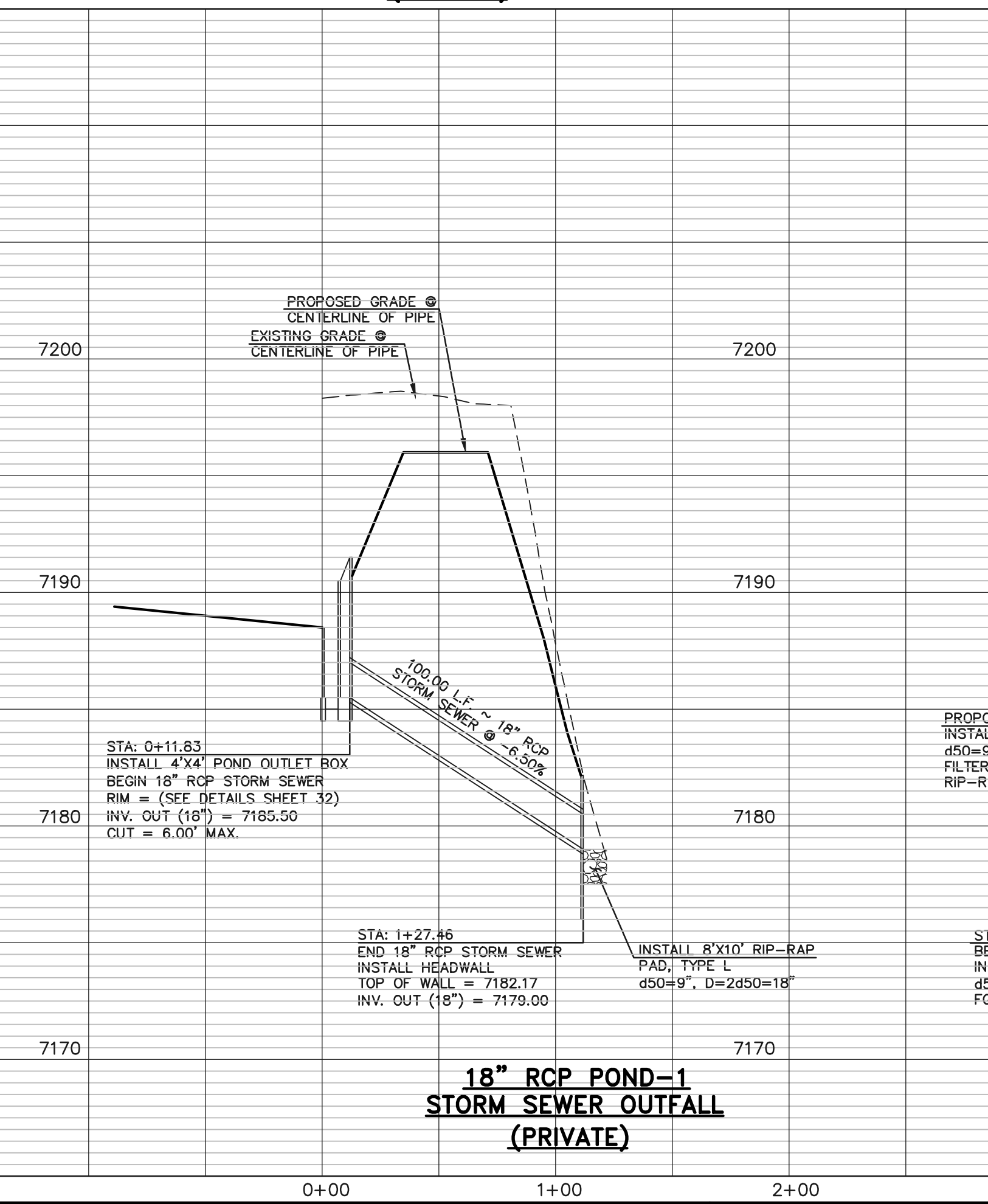
18" RCP POND-1 STORM SEWER OUTFALL (PRIVATE)
SCALE: 1" = 50'



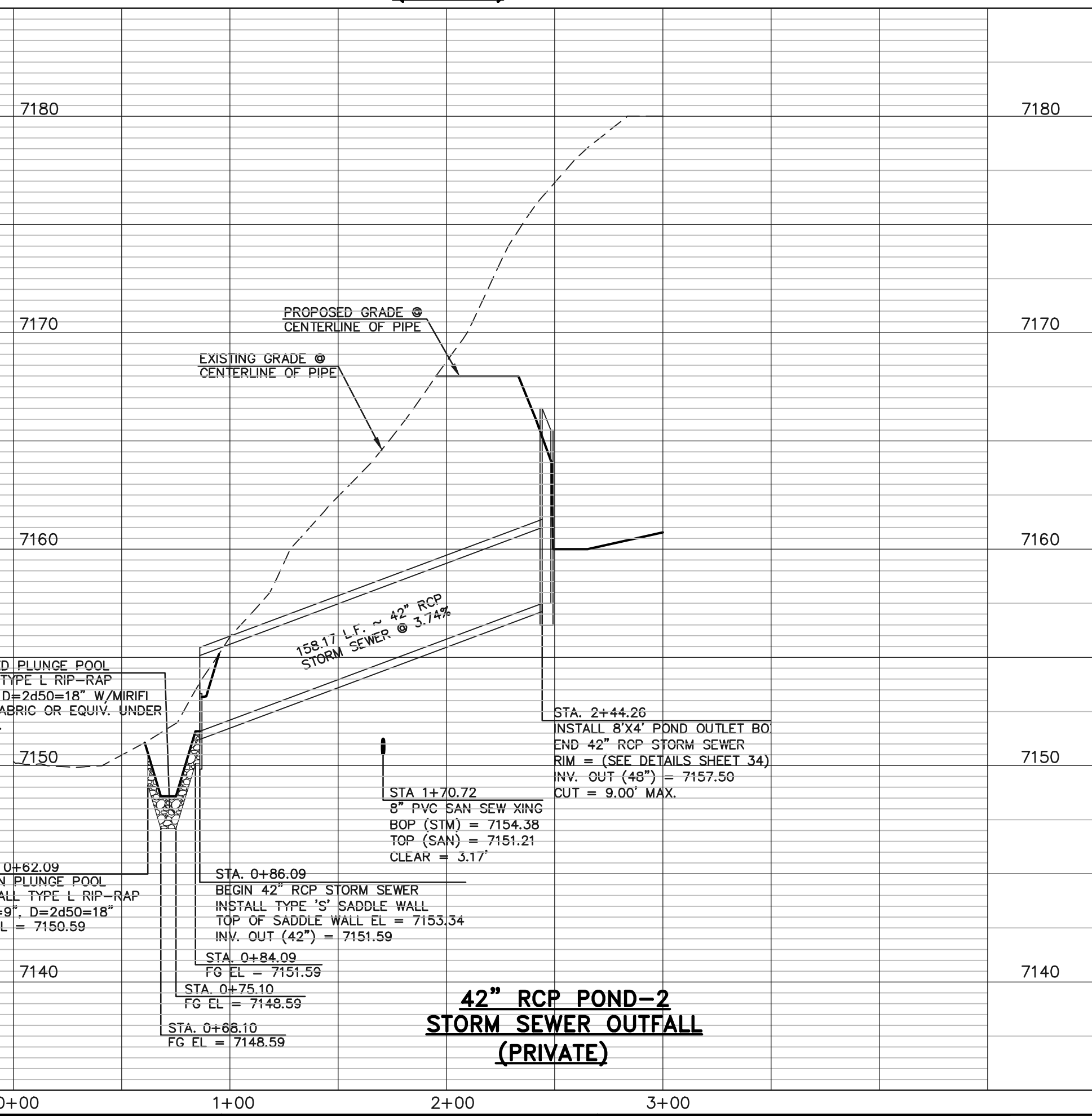
42" RCP POND-2 STORM SEWER OUTFALL (PRIVATE)
SCALE: 1" = 50'



STORM SEWER RUN-5 (PRIVATE)



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



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

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

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

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

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

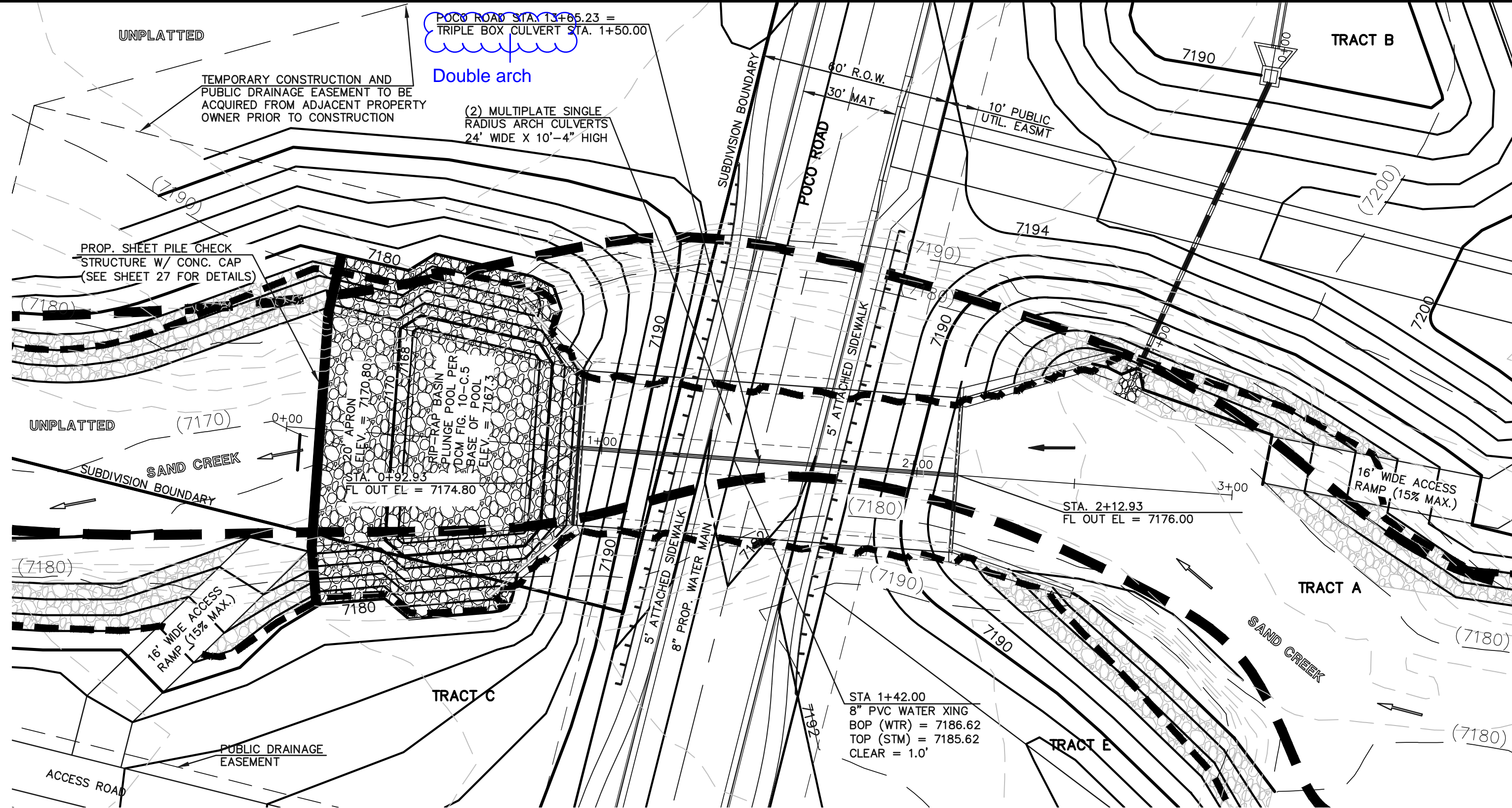
MARC A. WHORTON, COLORADO P.E. #37155 DATE



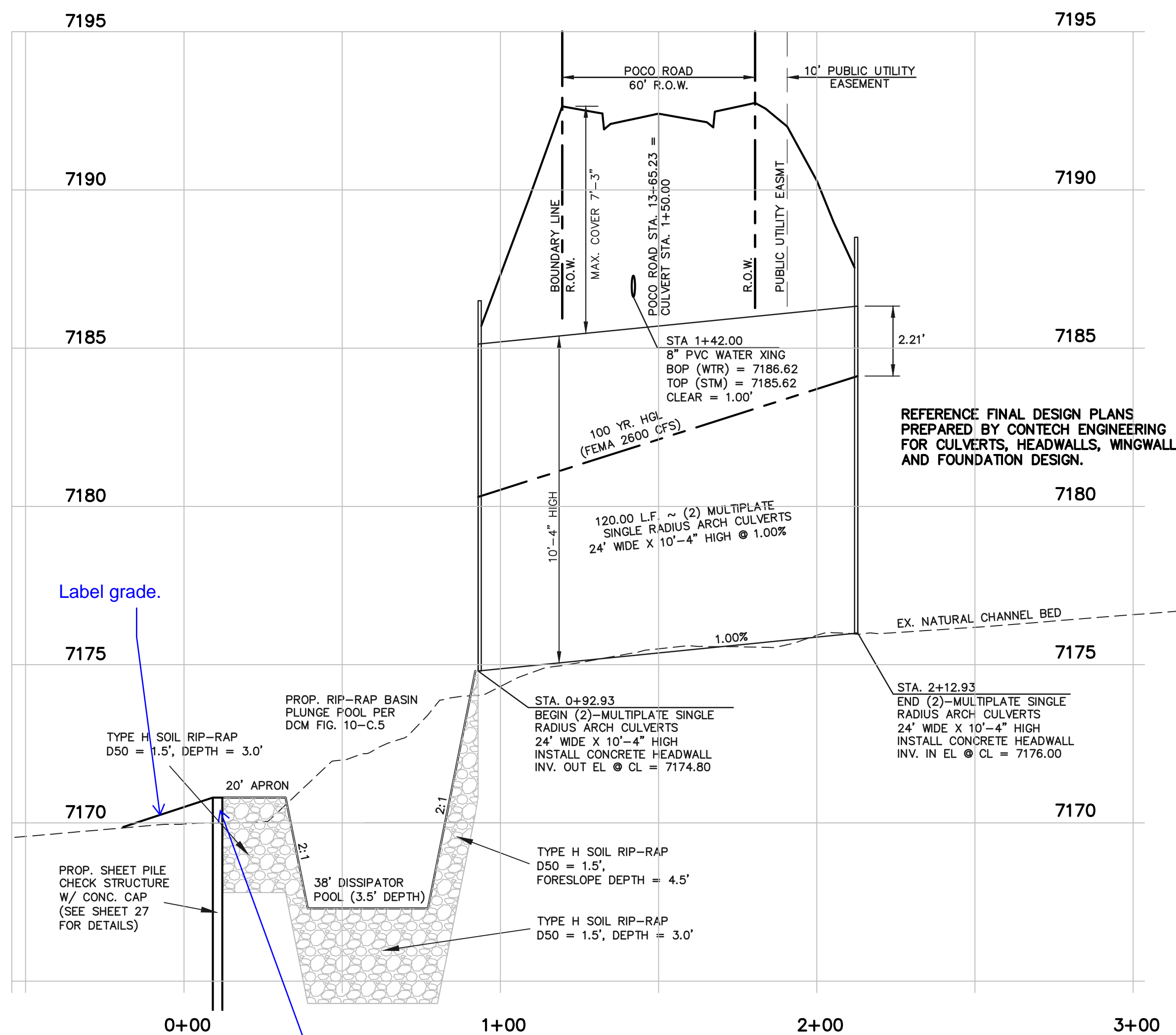
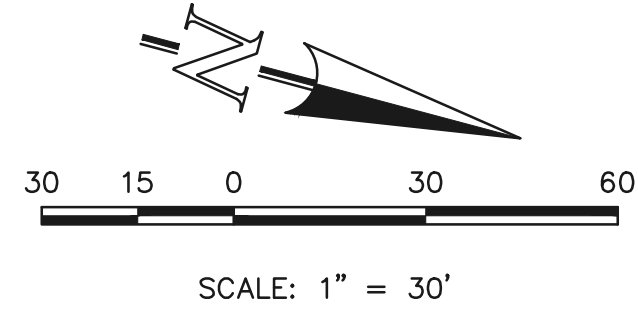
RETREAT AT TIMBERRIDGE FILING NO. 1
CONSTRUCTION PLANS
STORM SEWER PLAN

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\118500-STM-05.dwg, 4/15/2020 2:14:39 PM, 1:1



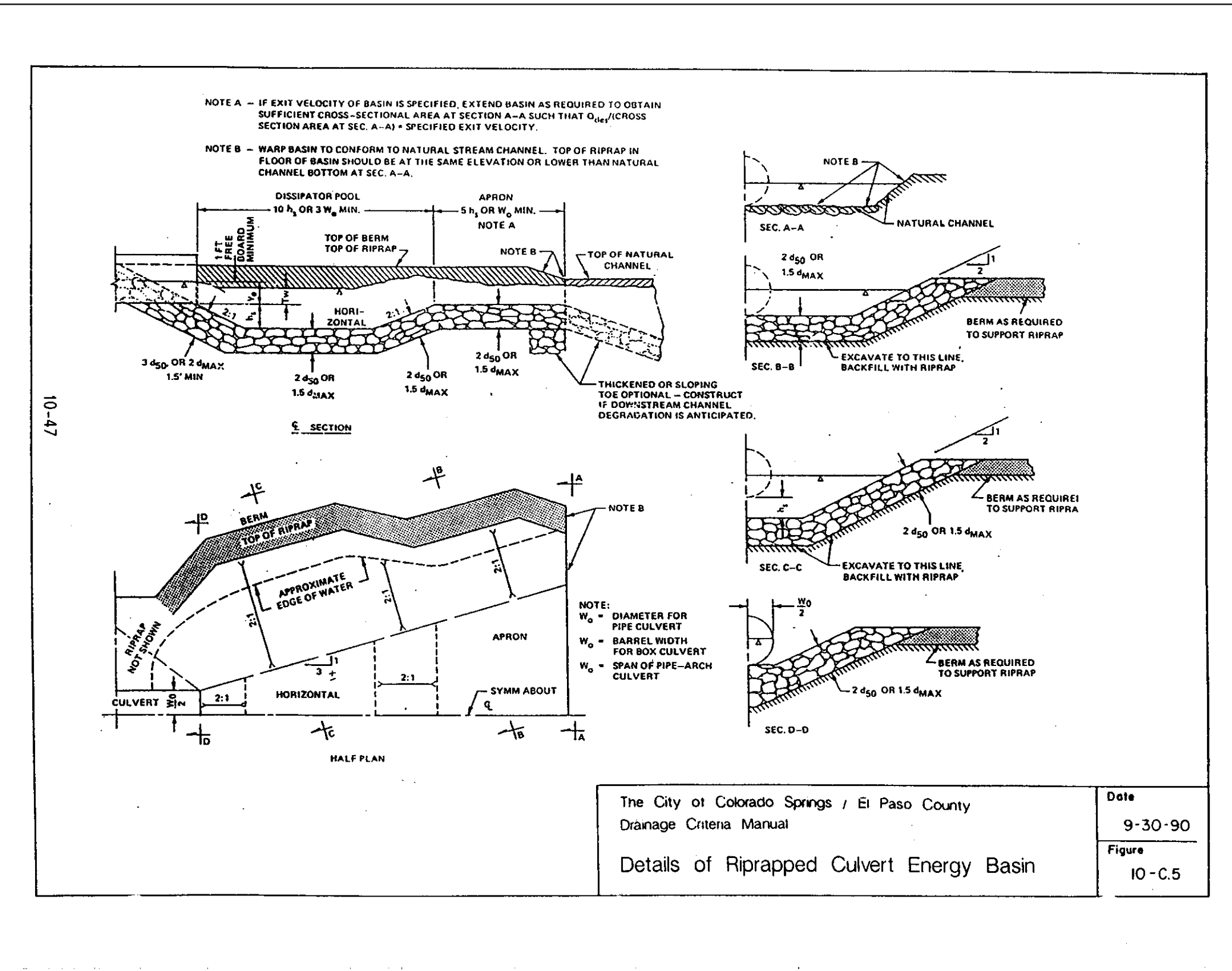
TWO MULTI-PLATE STEEL ARCH CULVERT CROSSING



TWO MULTI-PLATE STEEL ARCH CULVERT CROSSING

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

The invert should be lower to match existing grade here, or additional protection provided on the steeper slope downstream.



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

48 HOURS BEFORE YOU DIG,
CALL UTILITY LOCATORS

811

UTILITY NOTIFICATION CENTER OF COLORADO
IT'S THE LAW

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

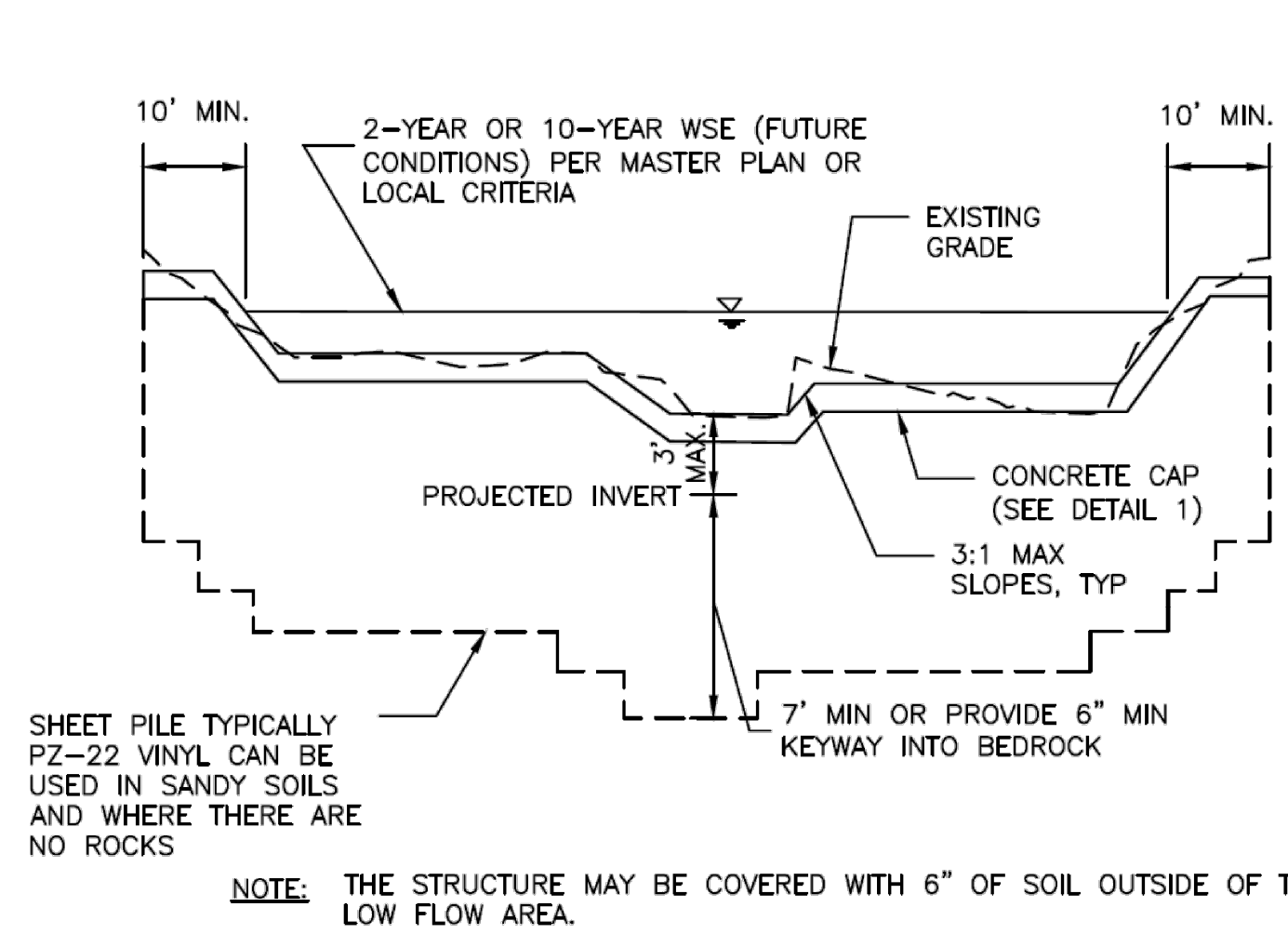
NO.	REVISION	DATE
1	REVISED PER COUNTY COMMENTS	08-13-19
2	REVISED PER COUNTY COMMENTS	03-20-20

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

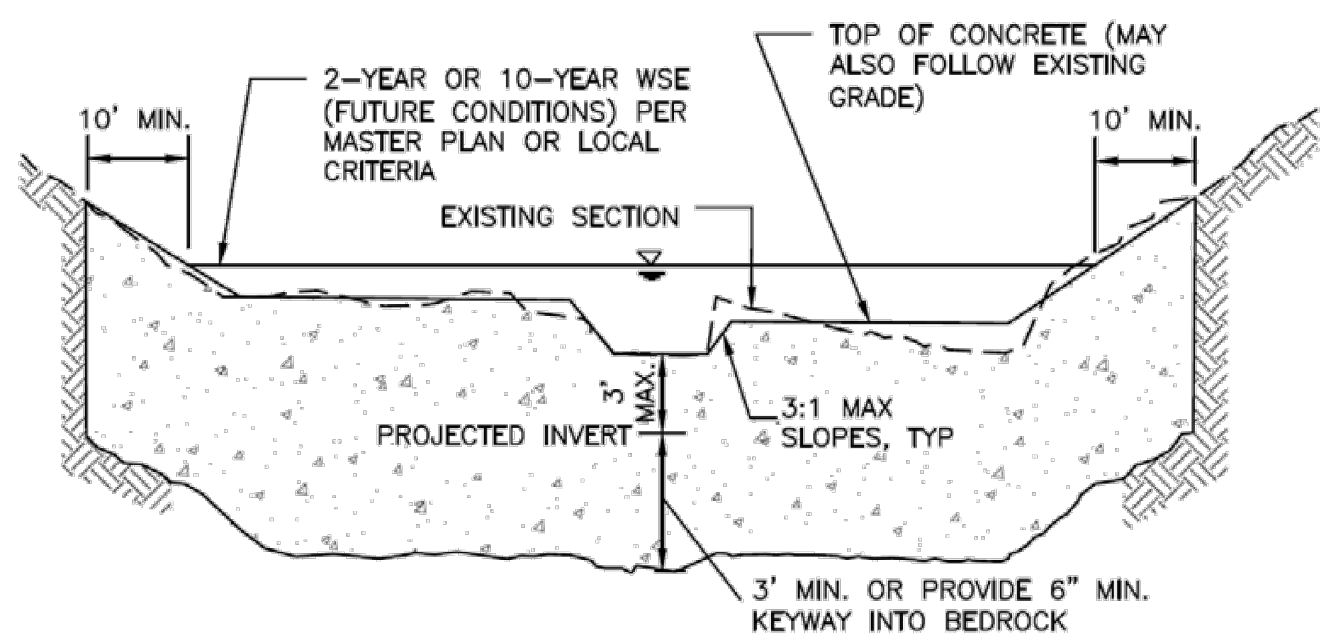
619 N. Cascade Avenue, Suite 200
Colorado Springs, Colorado 80903
(719) 785-0790
(719) 785-0799 (fax)

RETRAIT 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

CLASSIC CONSULTING



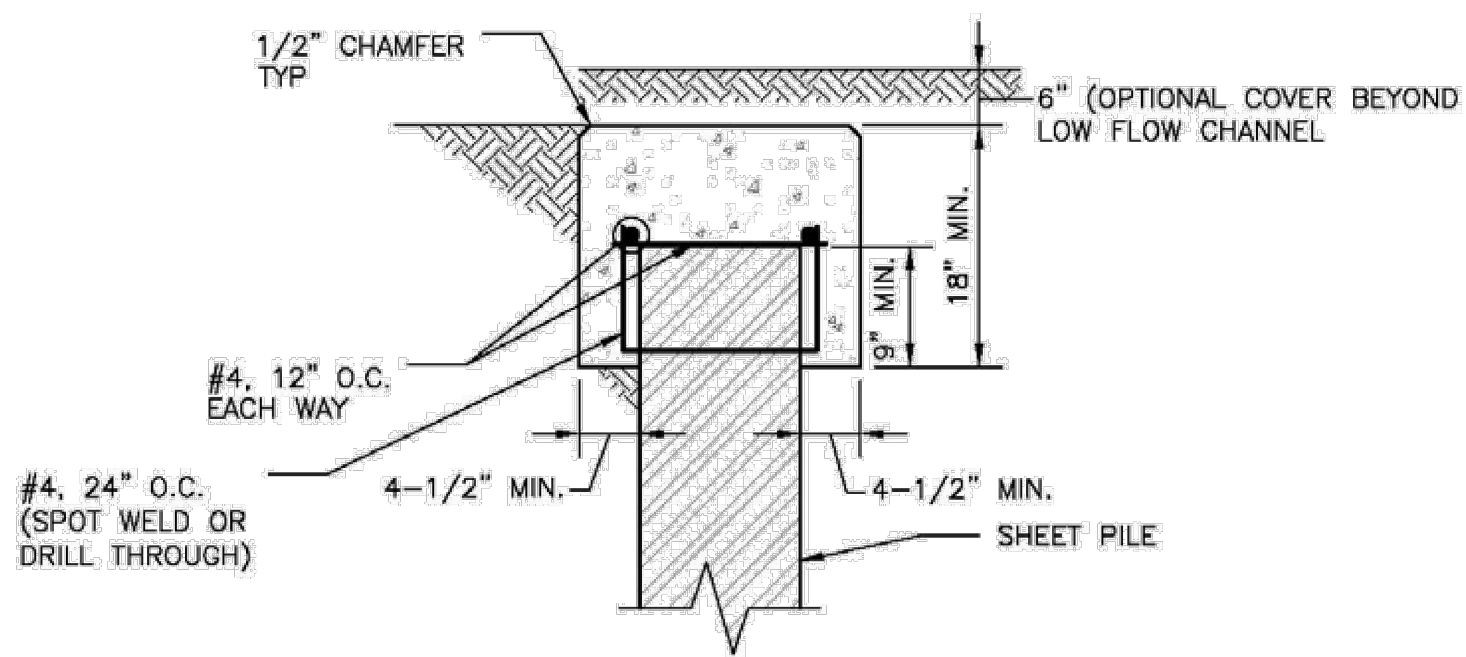
SECTION A1
SHEET PILE CHECK



SECTION A2
CONCRETE CHECK

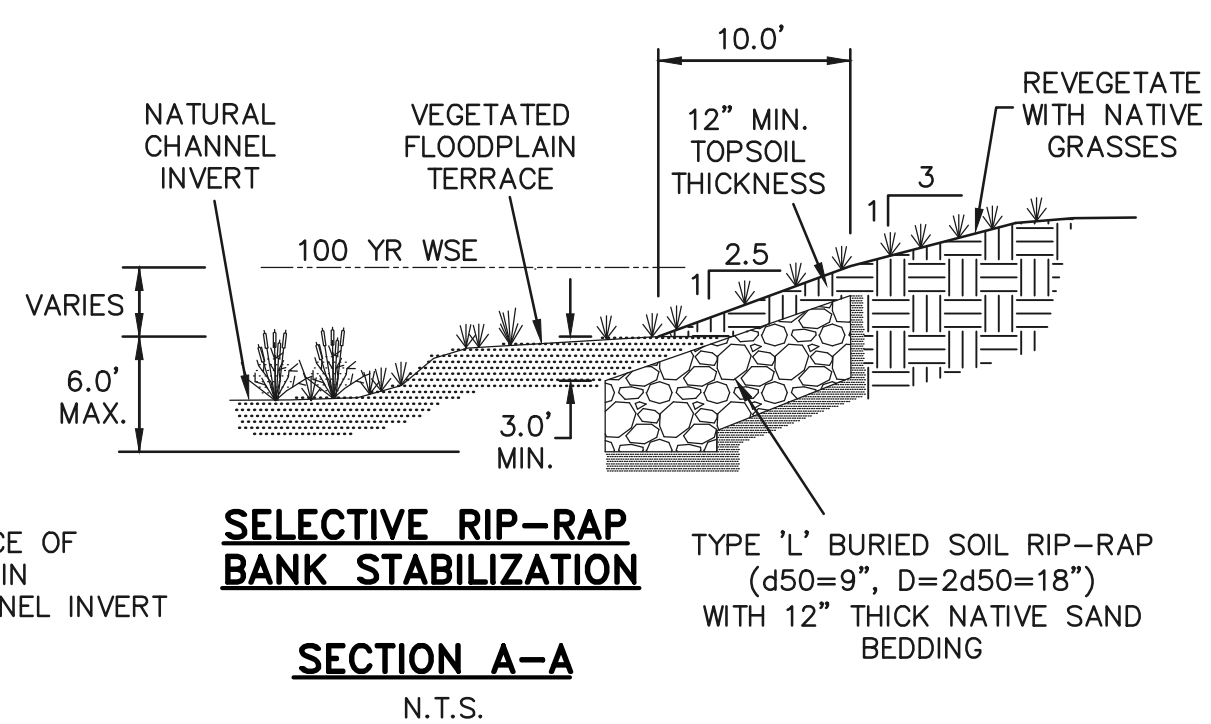
- NOTES:
- TRENCH IN UNDISTURBED SOIL FORM TOP 6" OF CHECK. DO NOT OVER EXCAVATE TO FORM WALLS OR CONSTRUCT A FOOTING.
 - THE STRUCTURE MAY BE COVERED WITH 6" OF SOIL OUTSIDE OF THE LOW FLOW AREA.
 - VIBRATE CONCRETE INTO TRENCH.

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

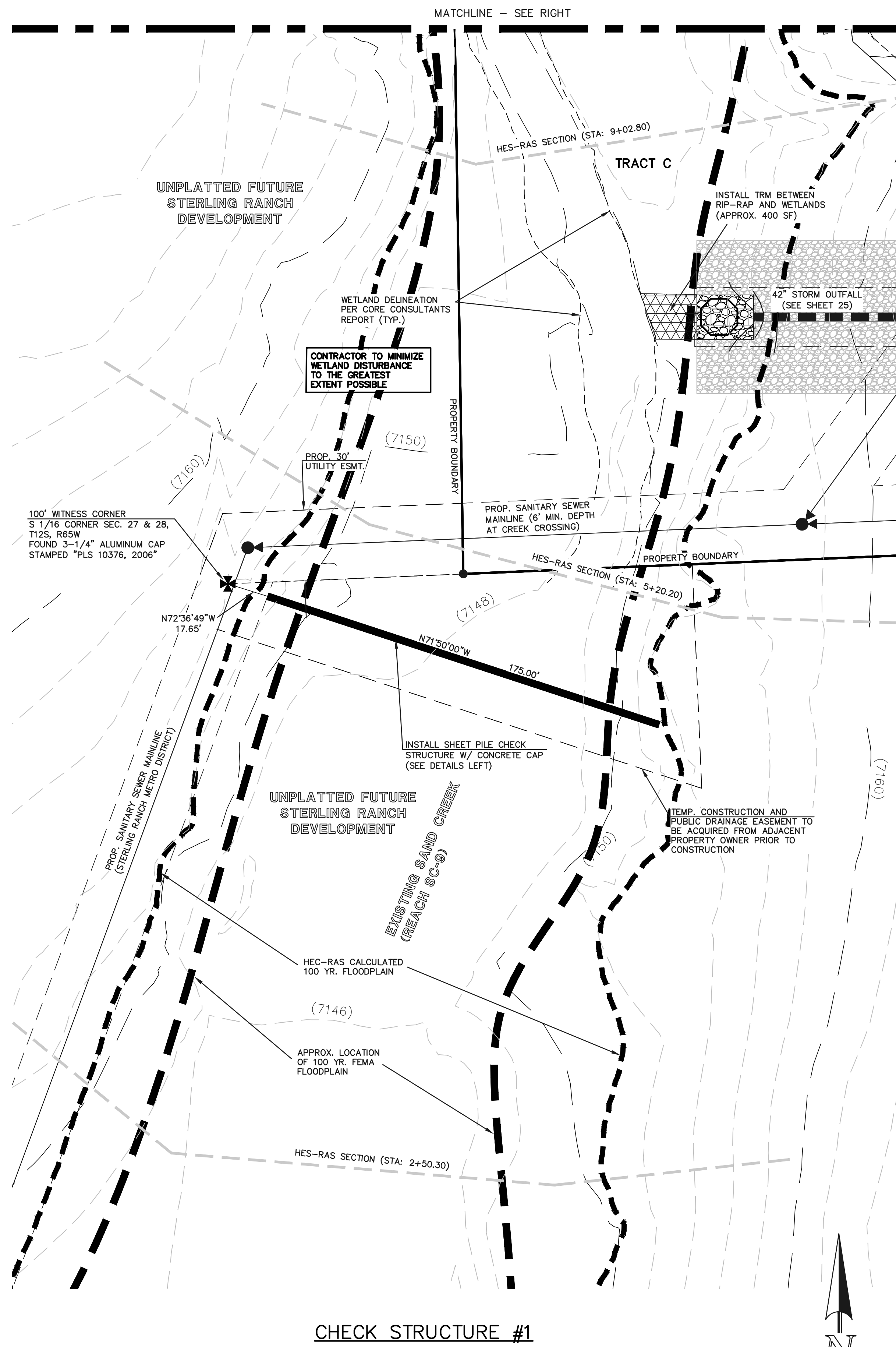


DETAIL 1
CONCRETE SHEET PILE CAP

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



SECTION A-A
SELECTIVE RIP-RAP BANK STABILIZATION
N.T.S.



CHECK STRUCTURE #1

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

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

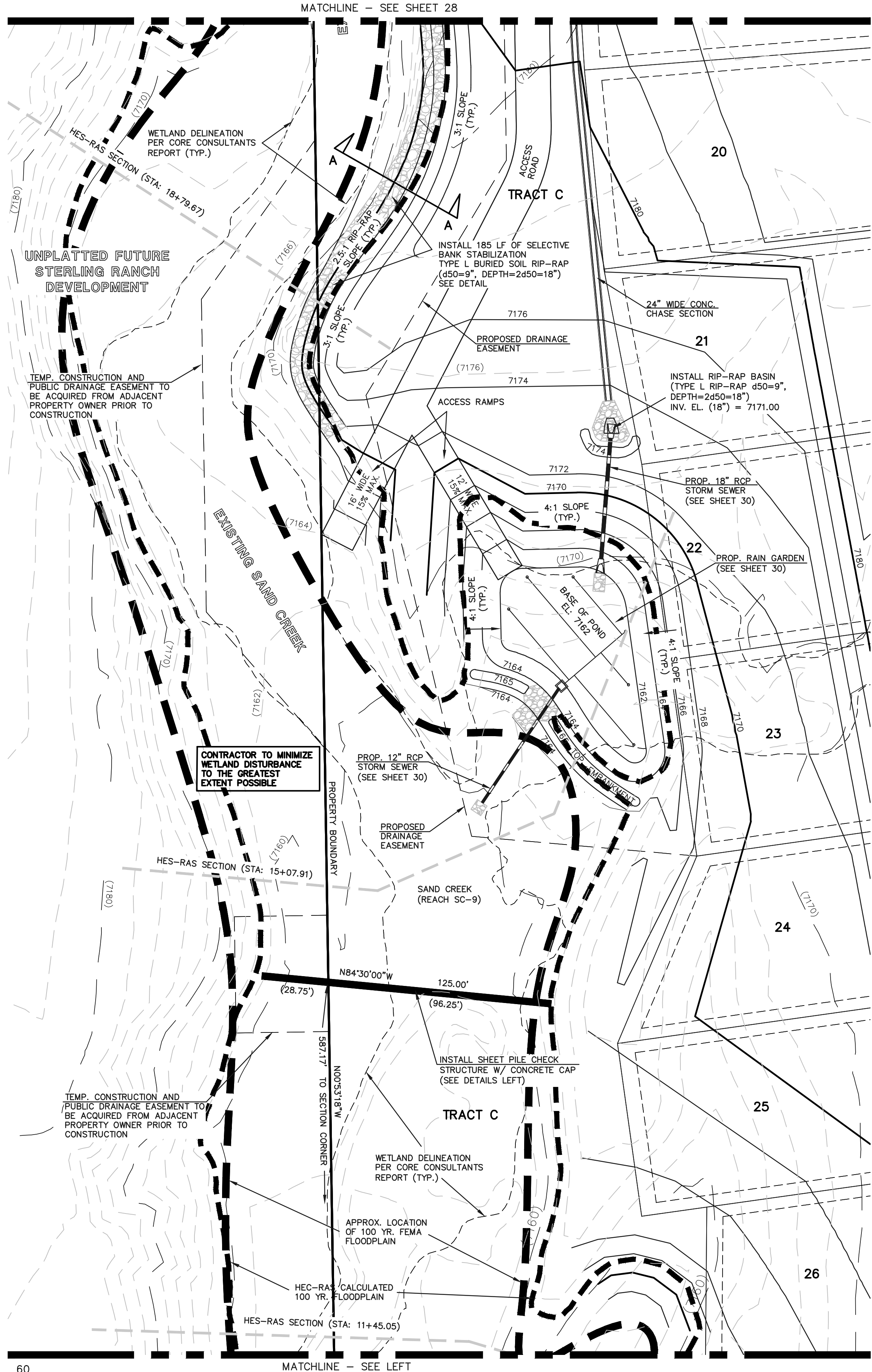
THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK. THE CONTRACTOR SHALL BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE CAUSED BY HIS FAILURE TO EXACTLY LOCATE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

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

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

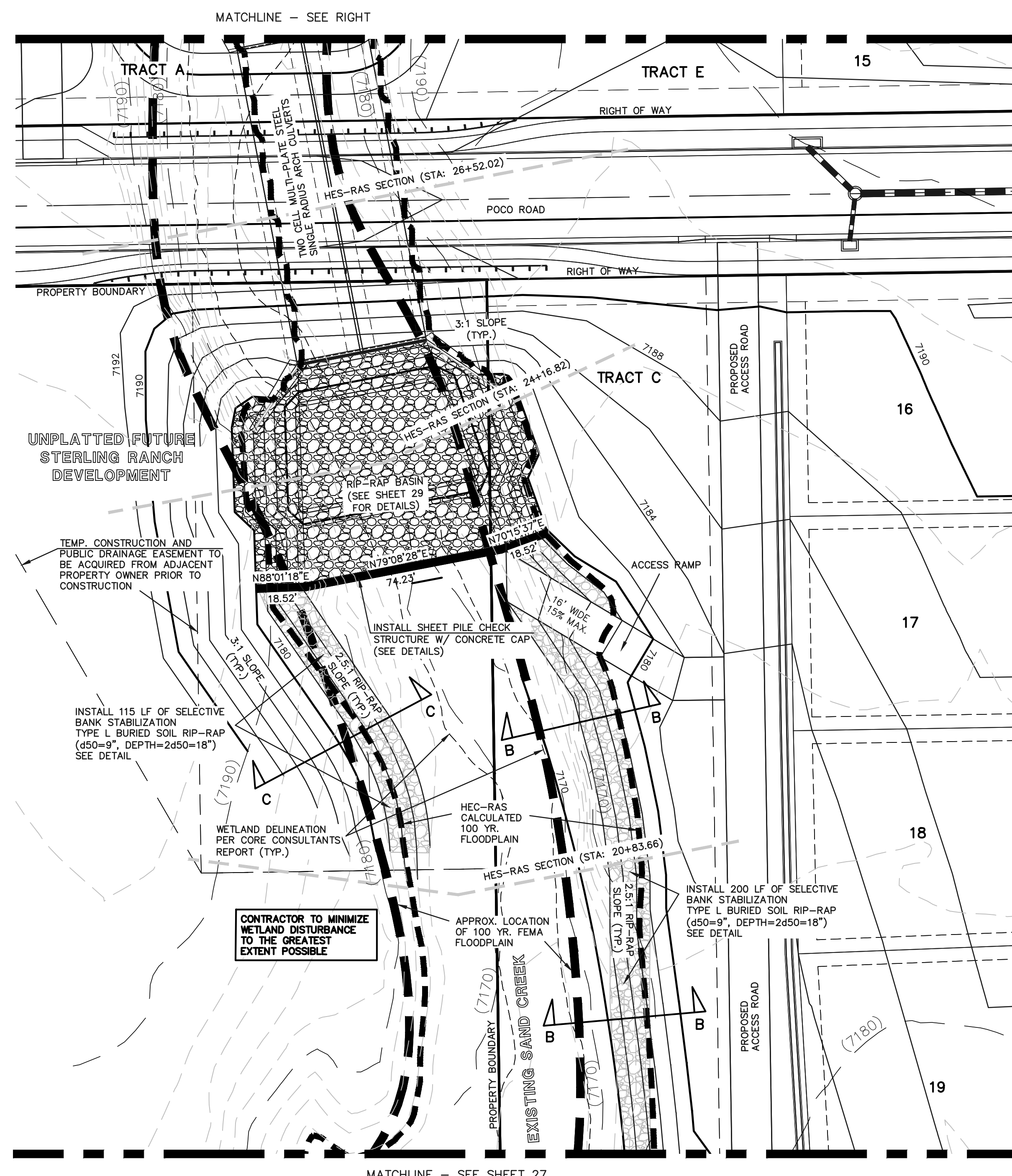


RETREAT AT TIMBERIDGE FILING NO. 1
CONSTRUCTION PLANS
CHECK STRUCTURES AND
SELECTIVE BANK STABILIZATION
DESIGNED BY MAW SCALE DATE 04-05-19
DRAWN BY MAW (H) 1" = 30' SHEET 27 OF 35
CHECKED BY (V) 1" = N/A JOB NO. 1185.00

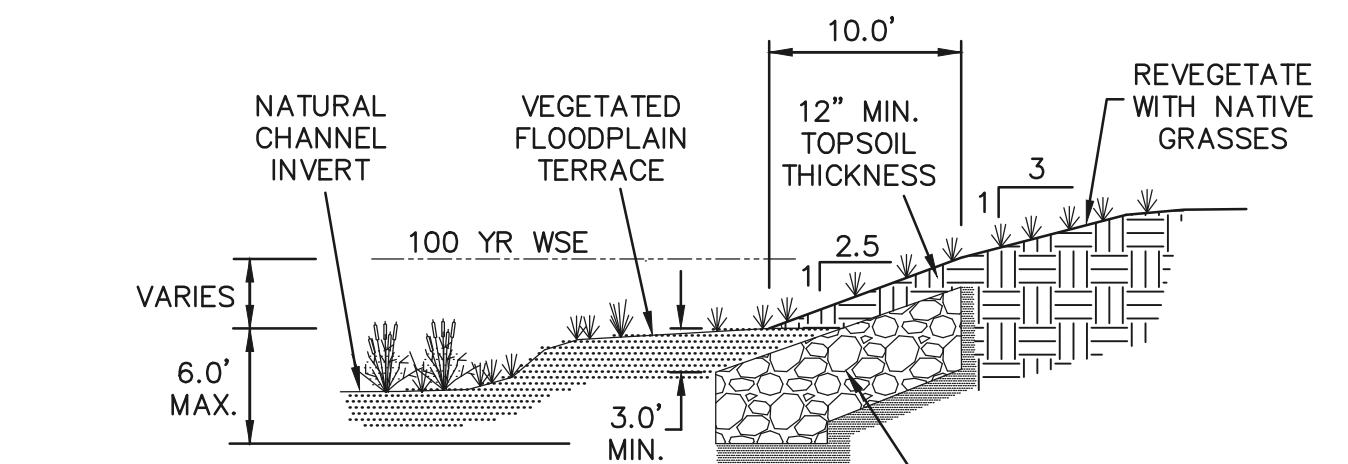


CHECK STRUCTURE #2, RAIN GARDEN & SELECTIVE BANK STABILIZATION

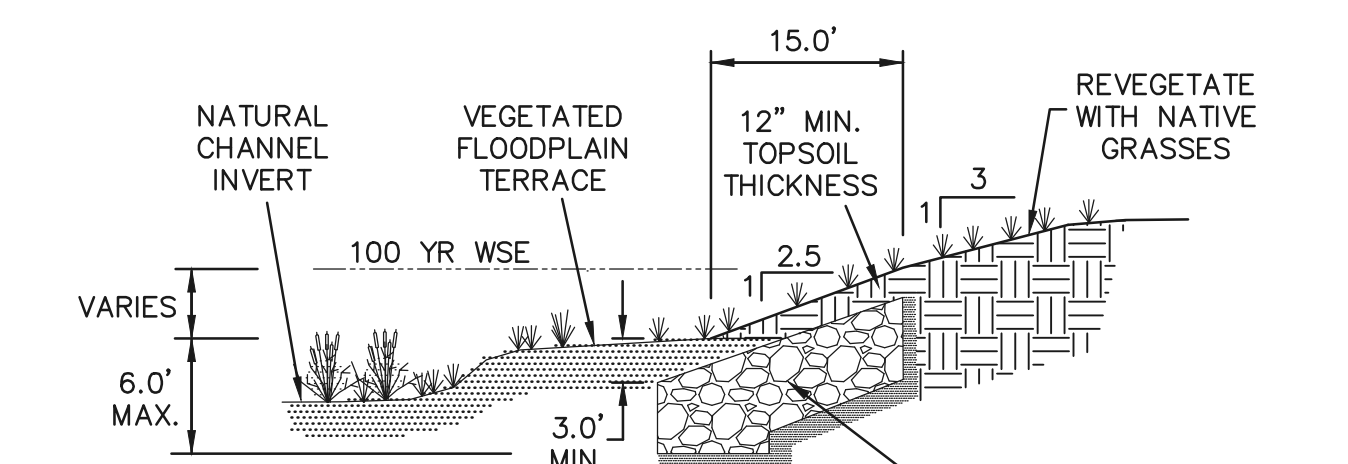
N:\118500\DRAWINGS\CONSTRUCTIVE\DWG\27-28-30-118500-CHANNEL_REV.dwg, 4/5/2020, 2:14:46 PM, 1:1



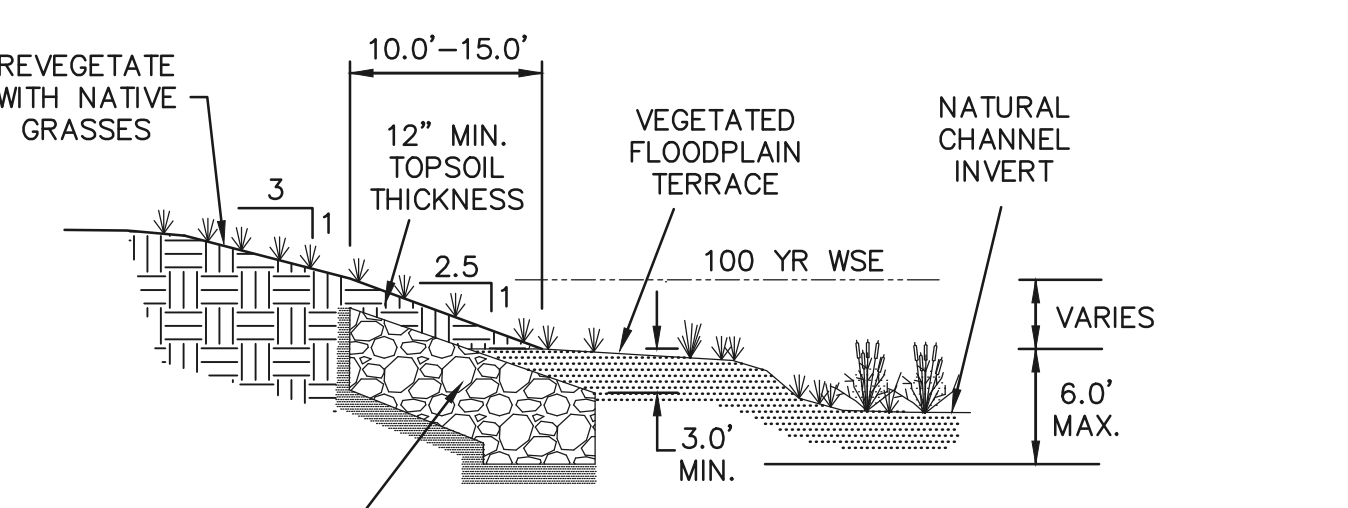
CHECK STRUCTURE #3 & SELECTIVE BANK STABILIZATION



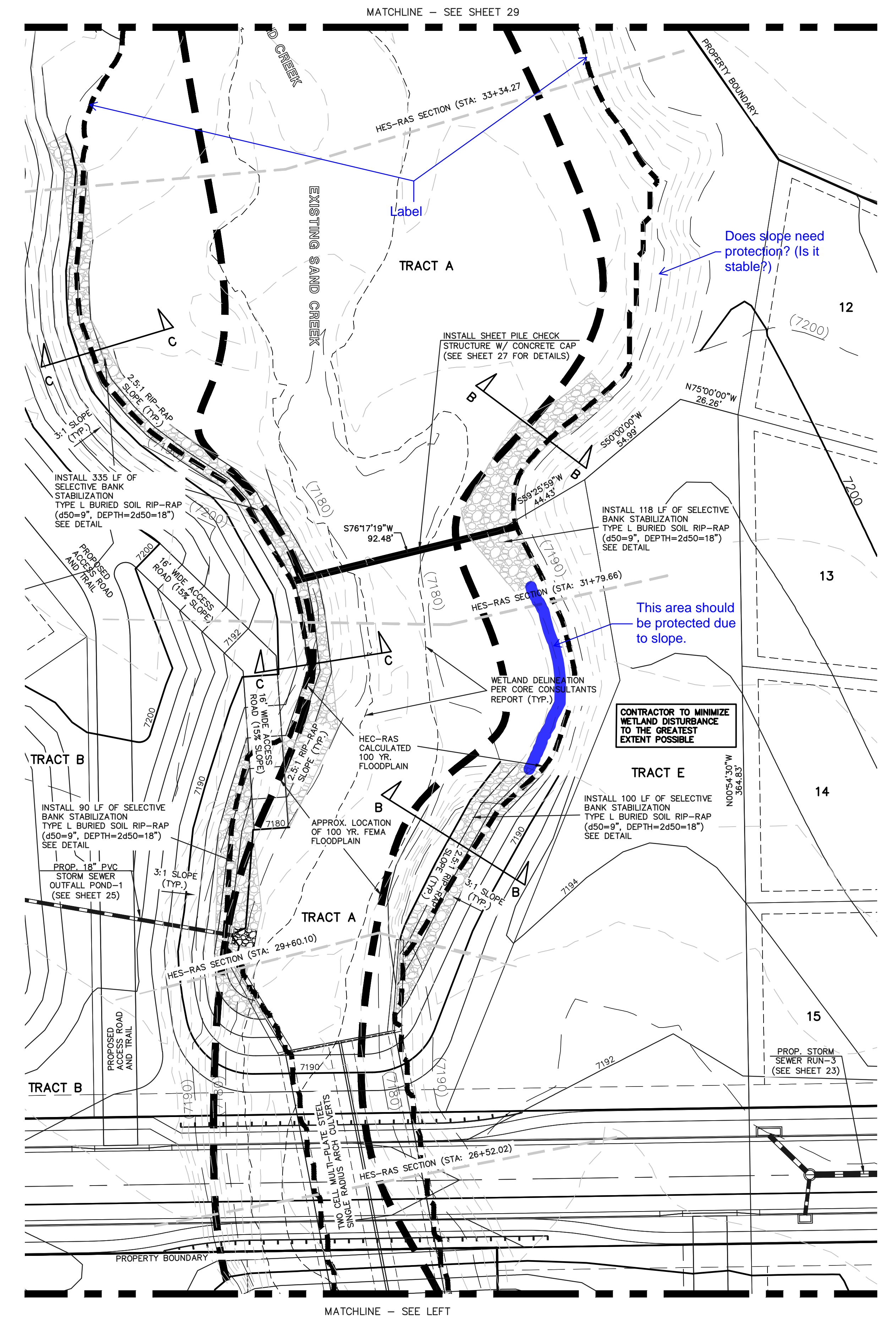
NO DISTURBANCE OF WETLANDS WITHIN NATURAL CHANNEL INVERT
SELECTIVE RIP-RAP BANK STABILIZATION
SECTION A-A
 N.T.S.



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



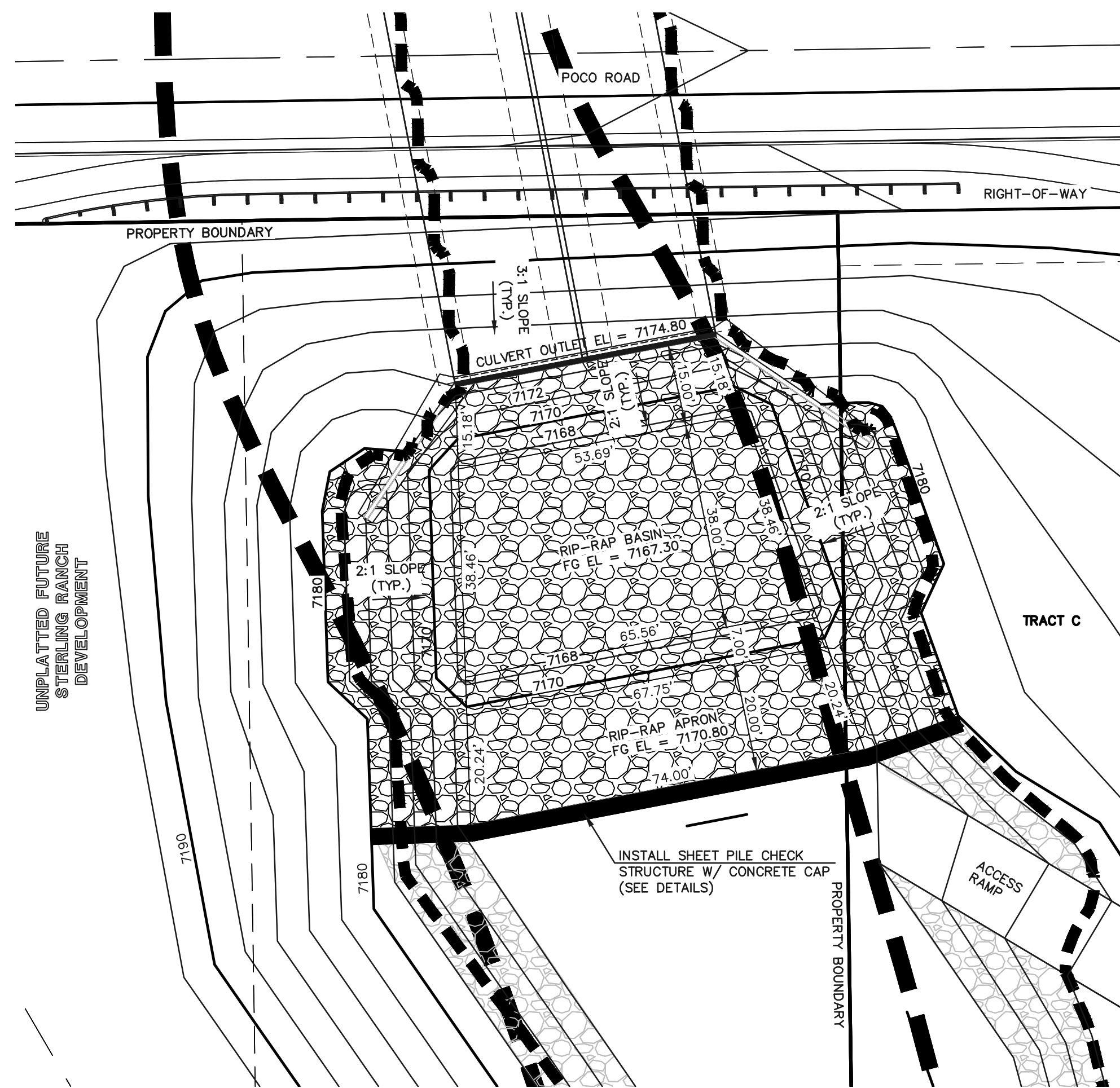
NO DISTURBANCE OF WETLANDS WITHIN NATURAL CHANNEL INVERT
SELECTIVE RIP-RAP BANK STABILIZATION
SECTION C-C
 N.T.S.



CHECK STRUCTURE #4 & SELECTIVE BANK STABILIZATION

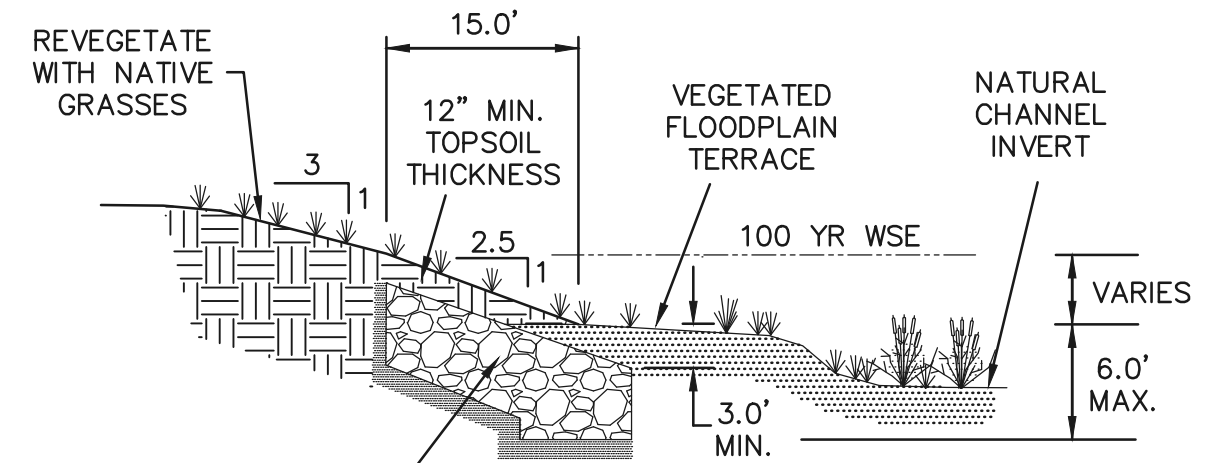
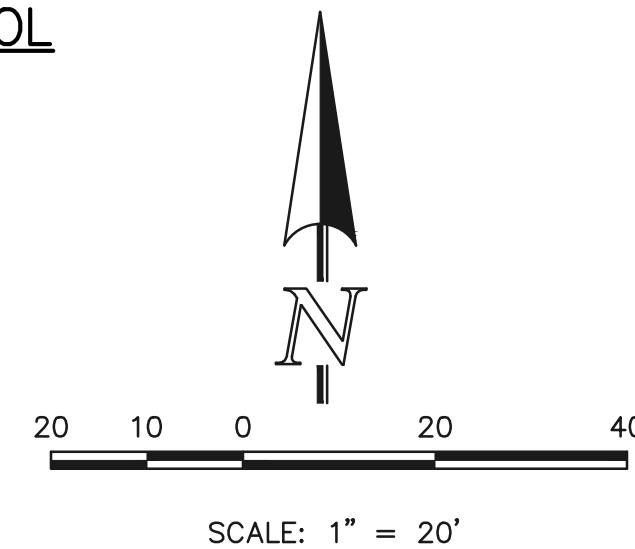
<p>48 HOURS BEFORE YOU DIG, CALL UTILITY LOCATORS 811 UTILITY NOTIFICATION CENTER OF COLORADO IT'S THE LAW</p> <p>THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK. THE 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</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>RETREAT AT TIMBERIDGE FILING NO. 1 CONSTRUCTION PLANS CHECK STRUCTURES AND SELECTIVE BANK STABILIZATION</p> <p>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</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>	

N:\18500\DRAWINGS\CONSTRUCTION\37-28-29-118500-CHANNEL_REV.dwg, 4/5/2020 2:17:03 PM, 1:1



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

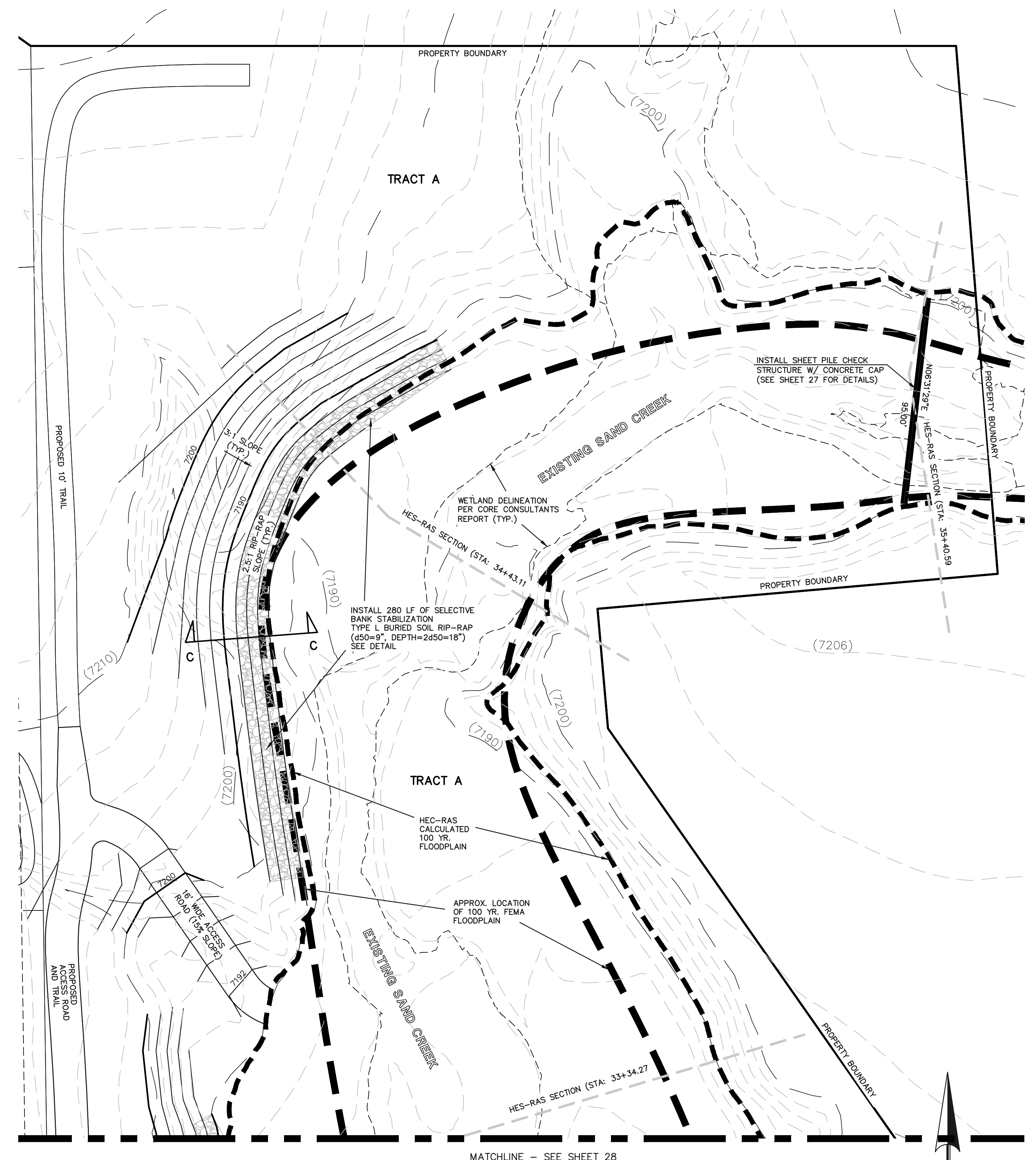
TYPE H SOIL RIP-RAP
D50 = 1.5' DEPTH = 3.0'-4.5'



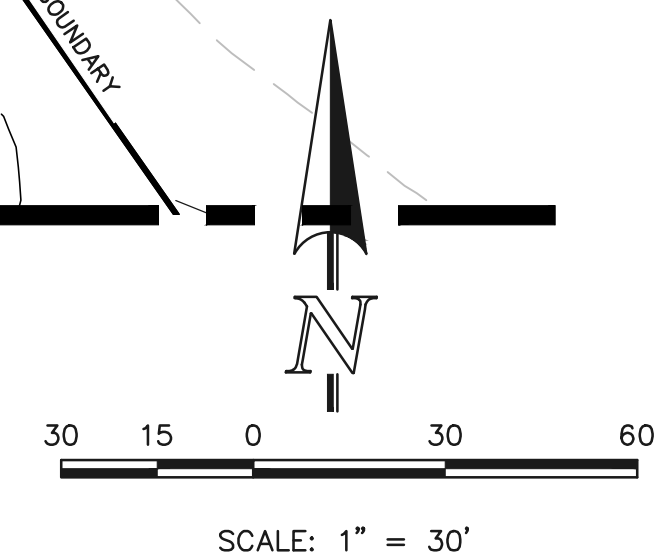
TYPE "L" BURIED SOIL RIP-RAP
(d50=9", D=2d50=18")
WITH 12" THICK NATIVE SAND
BEDDING

**SELECTIVE RIP-RAP
BANK STABILIZATION**

SECTION C-C
N.T.S.



CHECK STRUCTURE #5 & SELECTIVE BANK STABILIZATION



<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>CLASSIC CONSULTING</p> <p>619 N. Cascade Avenue, Suite 200 Colorado Springs, Colorado 80903</p> <p>(719) 785-0790 (719) 785-0799 (fax)</p>	<p>RETRAT AT TIMBERRIDGE FILING NO. 1 CONSTRUCTION PLANS CHECK STRUCTURES AND SELECTIVE BANK STABILIZATION</p>
	<p>SEE RETREAT AT TIMBERRIDGE FILING NO. 1 GRADING AND EROSION CONTROL PLAN FOR EROSION CONTROL DETAILS.</p>	<p>MARC A. WHORTON, COLORADO P.E. #37155</p>	<p>DATE</p>		<p>DESIGNED BY MAW SCALE DATE 04-05-19</p> <p>DRAWN BY MAW (H) 1"= 30' SHEET 29 OF 35</p> <p>CHECKED BY (V) 1"= N/A JOB NO. 1185.00</p>

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 base 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

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

T-3 Bioretention

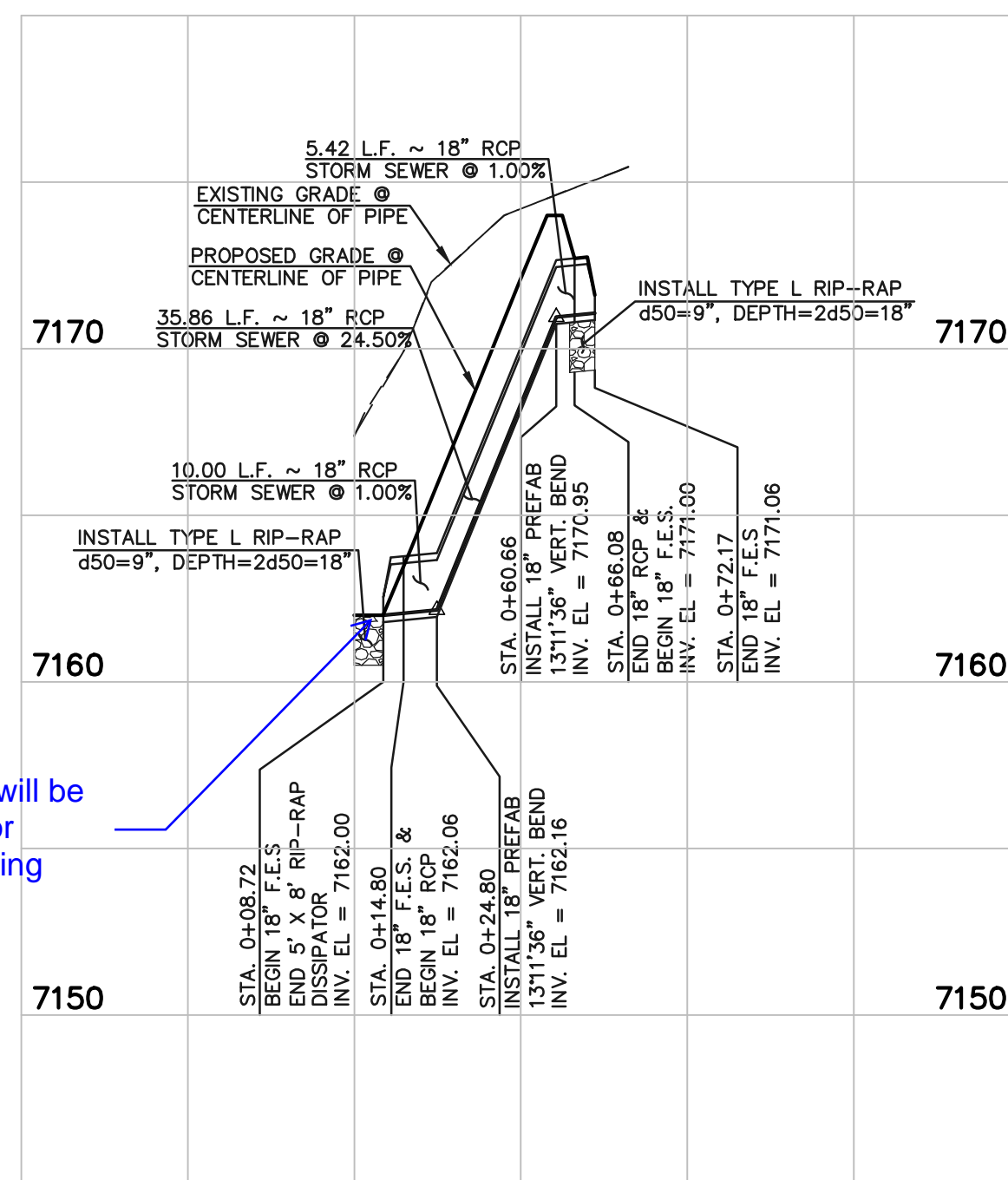
Table B-3. Native seed mix for rain gardens

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	Goshen	3	
Indian ricegrass	Oryzopsis hymenoides	Paloma	3	
Switchgrass	Panicum virgatum	Blackwell	4	
Western wheatgrass	Pascopyrum smithii	Arriba	3	
Little bluestem	Schizachyrium scoparium	Patura	3	
Alkali sacaton	Sporobolus airoides		3	
Sand dropseed	Sporobolus cryptandrus		3	
Pasture sage 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		4	
Sub-Total:			27.5	22
Total lbs per acre:			28.9	

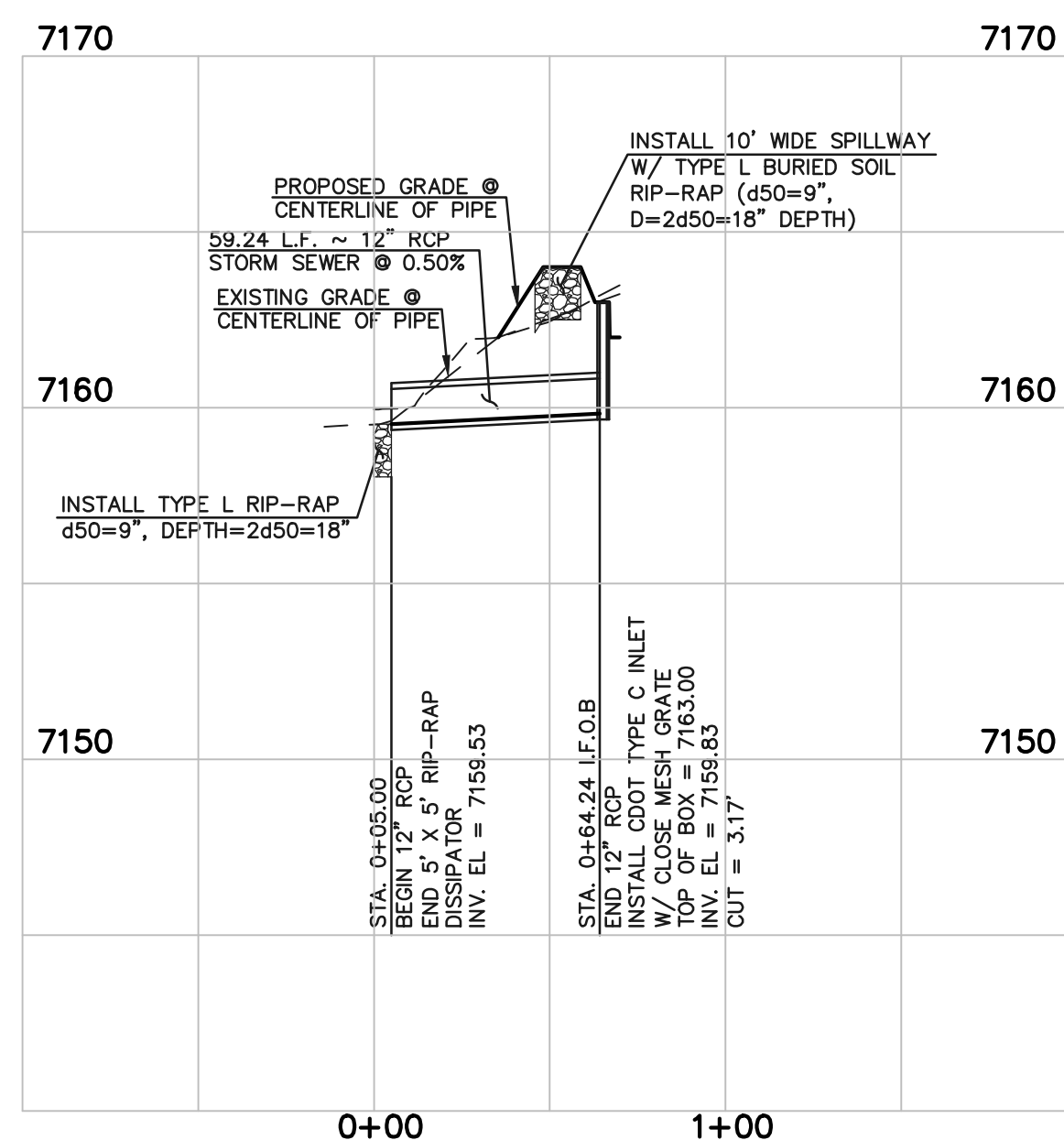
¹ Wildflower seed (optional) for a more diverse and natural look.
² PLS = Pure Live Seed.

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

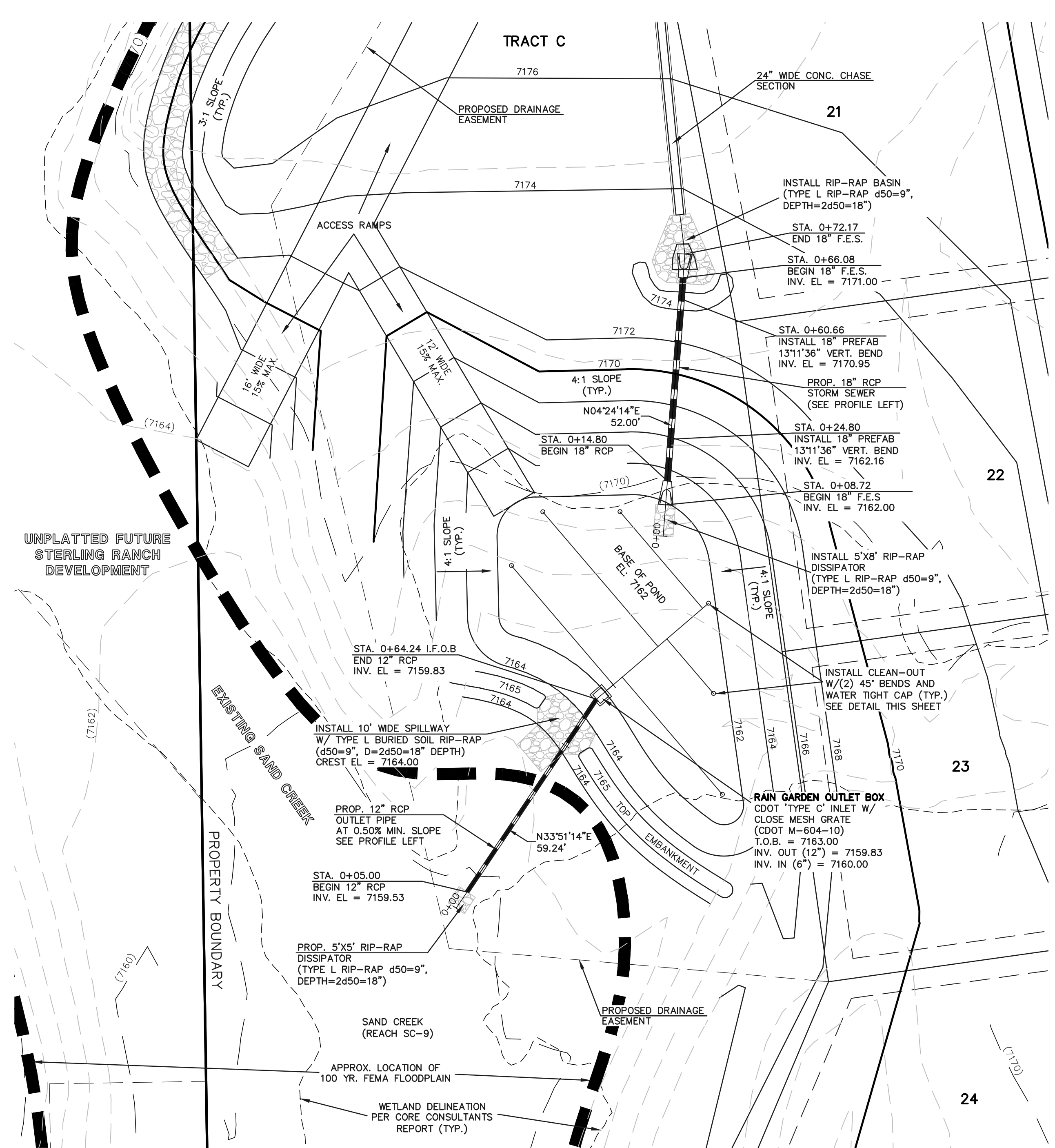
Verify that dissipation will be adequate for velocity exiting pipe.



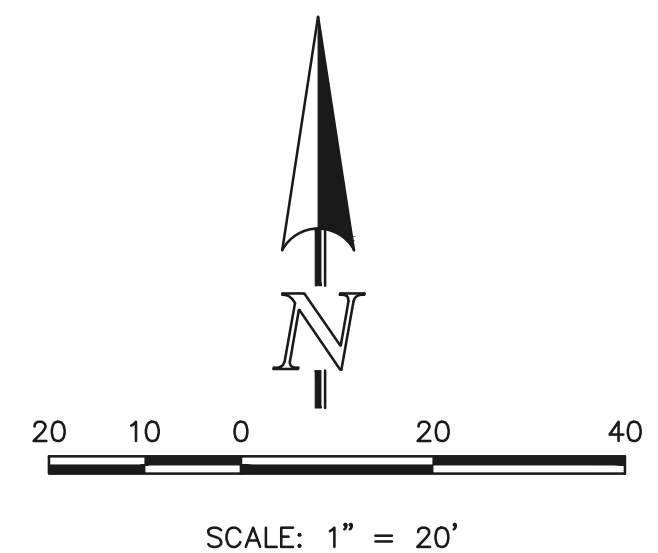
18" RCP INLET TO RAIN GARDEN
SCALE 1" = 50' HORIZ.
1" = 5' VERT.



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

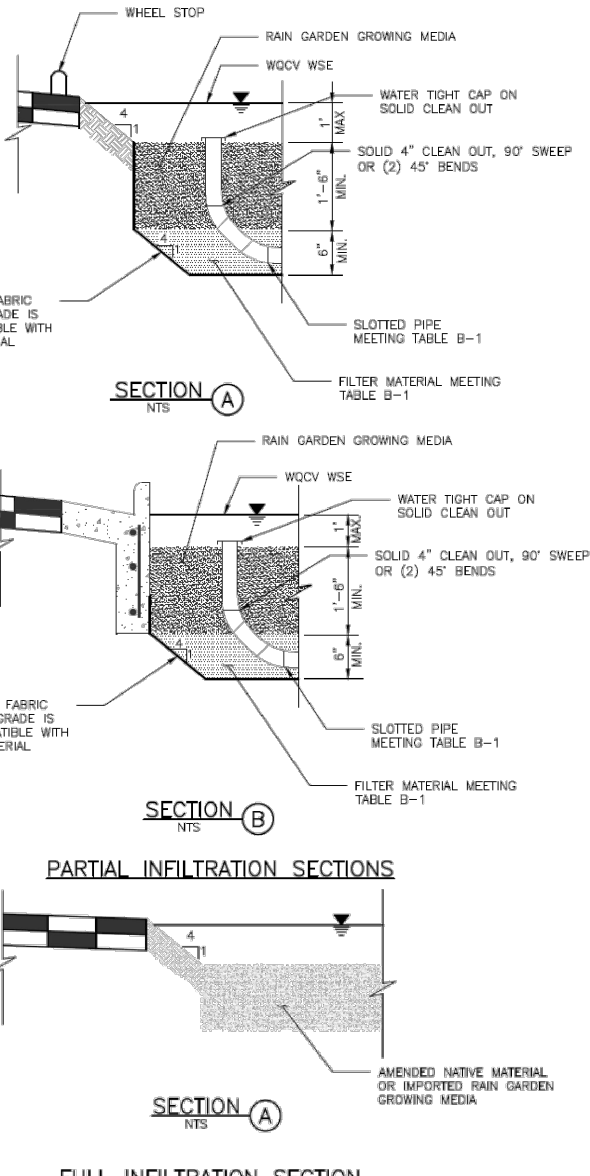


RAIN GARDEN
WQCV PROVIDED = 1,045 CF
WQCV PROVIDED = 3,572 CF
UNDERDRAIN ORIFICE DIA. = 13/16 IN.
6" SLOTTED UNDERDRAIN SPACED 15' O.C.



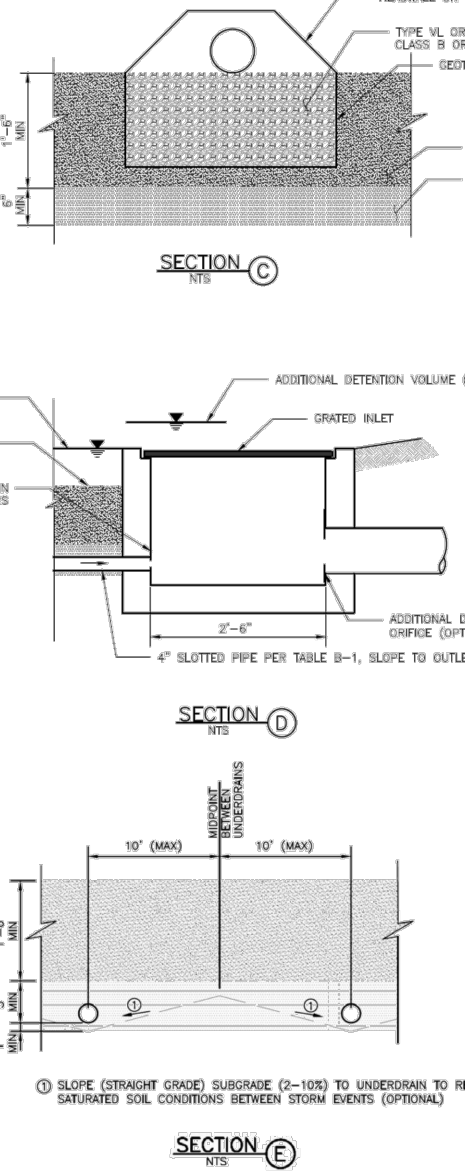
SEE RETREAT AT TIMBERIDGE FILING NO. 1 GRADING AND EROSION CONTROL PLAN FOR EROSION CONTROL DETAILS.

T-3 Bioretention

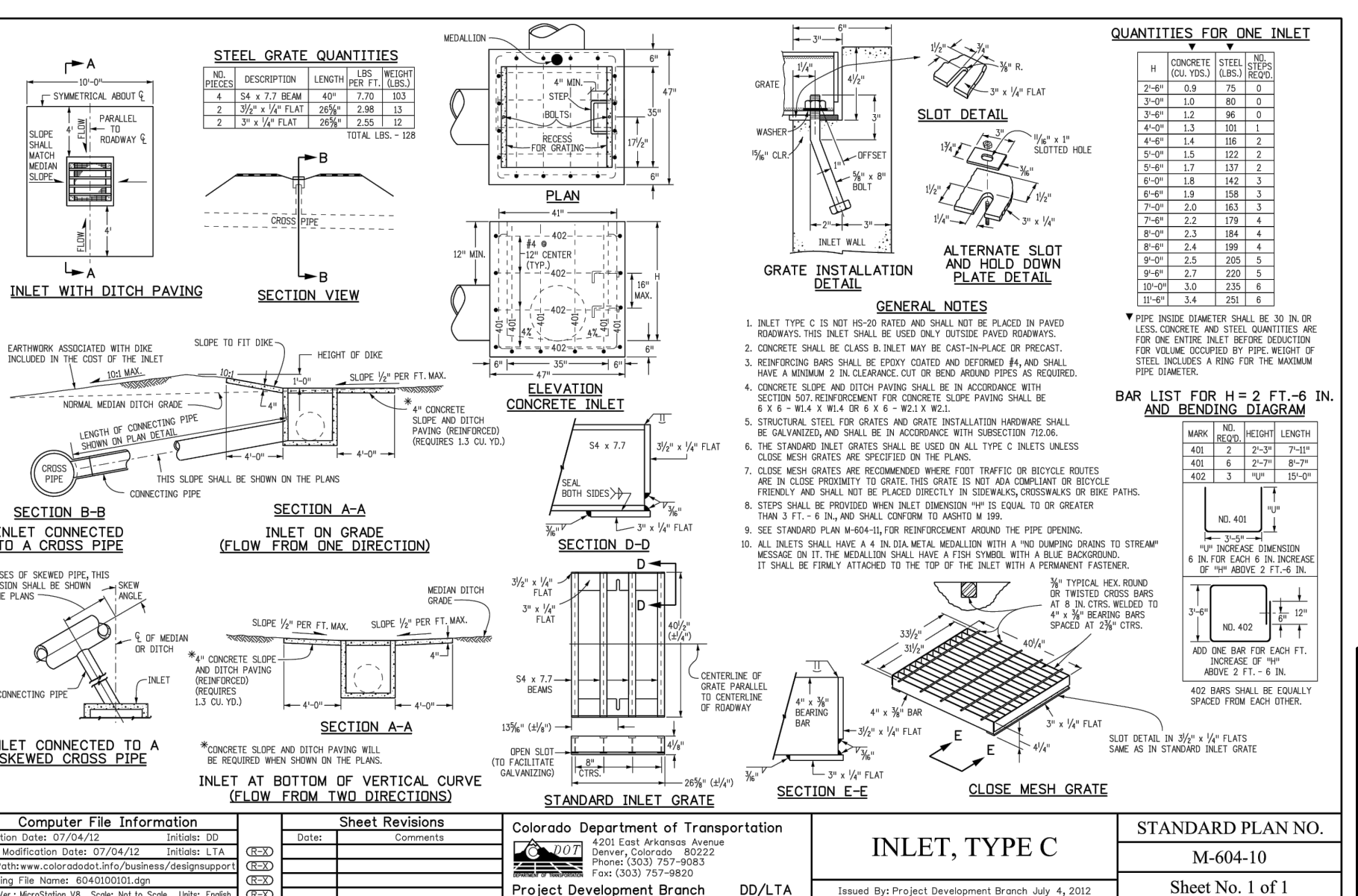


B-16 Urban Drainage and Flood Control District Urban Storm Drainage Criteria Manual Volume 3 November 2015

Bioretention T-3



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



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

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. 402
NO. 403
NO. 404
NO. 405
NO. 406
NO. 407
NO. 408
NO. 409
NO. 410
NO. 411
NO. 412
NO. 413
NO. 414
NO. 415
NO. 416
NO. 417
NO. 418
NO. 419
NO. 420
NO. 421
NO. 422
NO. 423
NO. 424
NO. 425
NO. 426
NO. 427
NO. 428
NO. 429
NO. 430
NO. 431
NO. 432
NO. 433
NO. 434
NO. 435
NO. 436
NO. 437
NO. 438
NO. 439
NO. 440
NO. 441
NO. 442
NO. 443
NO. 444
NO. 445
NO. 446
NO. 447
NO. 448
NO. 449
NO. 450
NO. 451
NO. 452
NO. 453
NO. 454
NO. 455
NO. 456
NO. 457
NO. 458
NO. 459
NO. 460
NO. 461
NO. 462
NO. 463
NO. 464
NO. 465
NO. 466
NO. 467
NO. 468
NO. 469
NO. 470
NO. 471
NO. 472
NO. 473
NO. 474
NO. 475
NO. 476
NO. 477
NO. 478
NO. 479
NO. 480
NO. 481
NO. 482
NO. 483
NO. 484
NO. 485
NO. 486
NO. 487
NO. 488
NO. 489
NO. 490
NO. 491
NO. 492
NO. 493
NO. 494
NO. 495
NO. 496
NO. 497
NO. 498
NO. 499
NO. 500

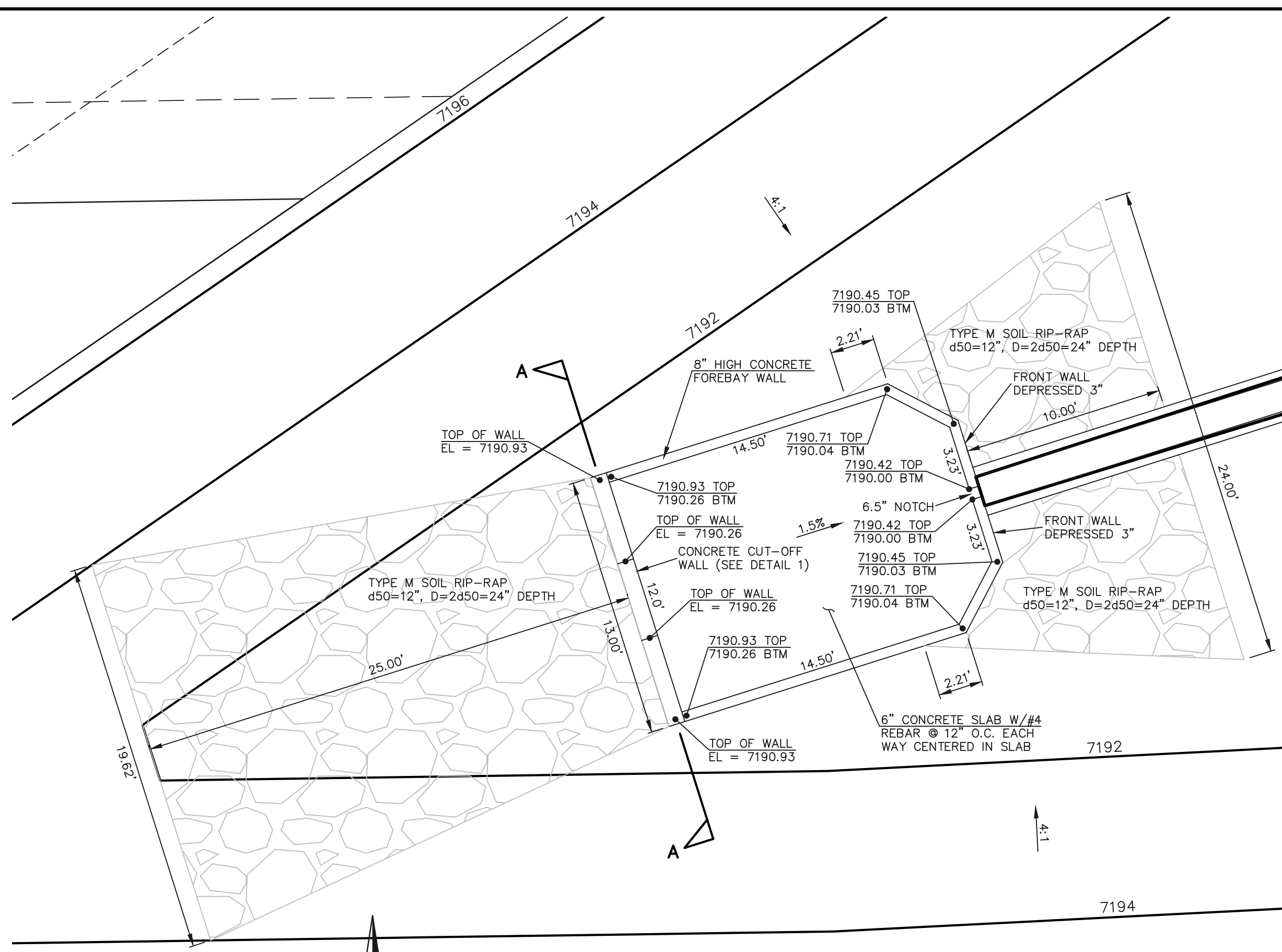


RETREAT AT TIMBERIDGE FILING NO. 1
CONSTRUCTION PLANS
RAIN GARDEN AND DETAILS

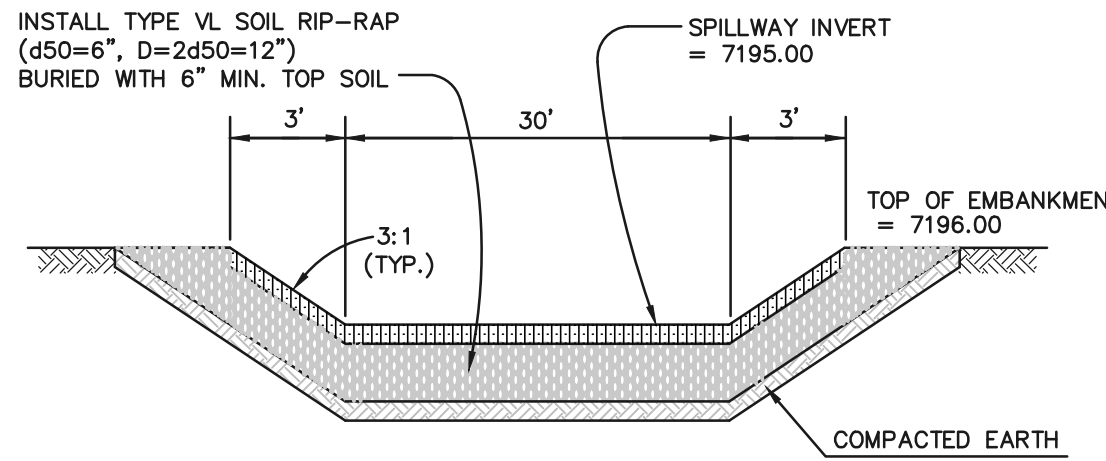
DESIGNED BY MAW SCALE DATE 04-05-19
DRAWN BY MAW (H) 1" = 30' SHEET 30 OF 35
CHECKED BY (V) 1" = N/A JOB NO. 1185.00

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

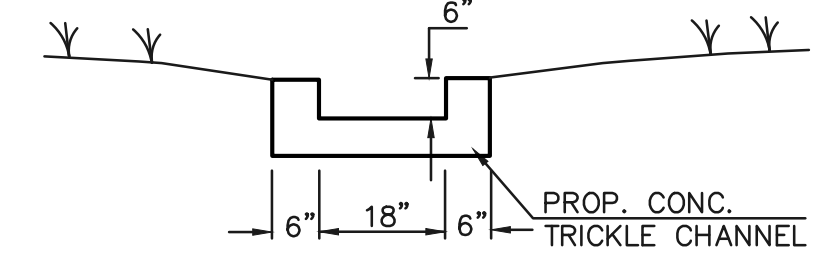
618 N. Cascade Avenue, Suite 200 (719)785-0790
Colorado Springs, Colorado 80903 (719)785-0799(fax)



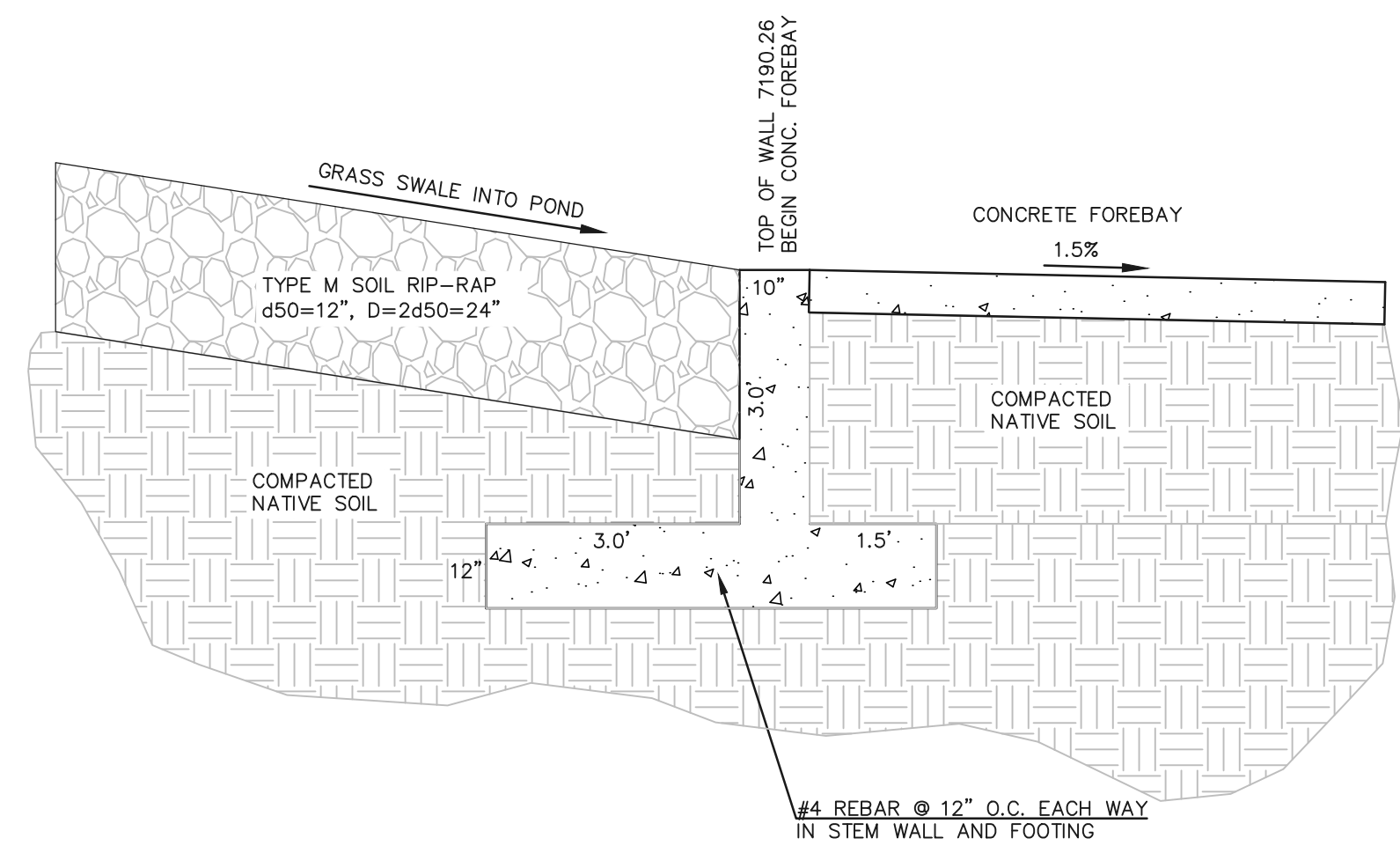
CONCRETE FOREBAY
SCALE: 1" = 5'



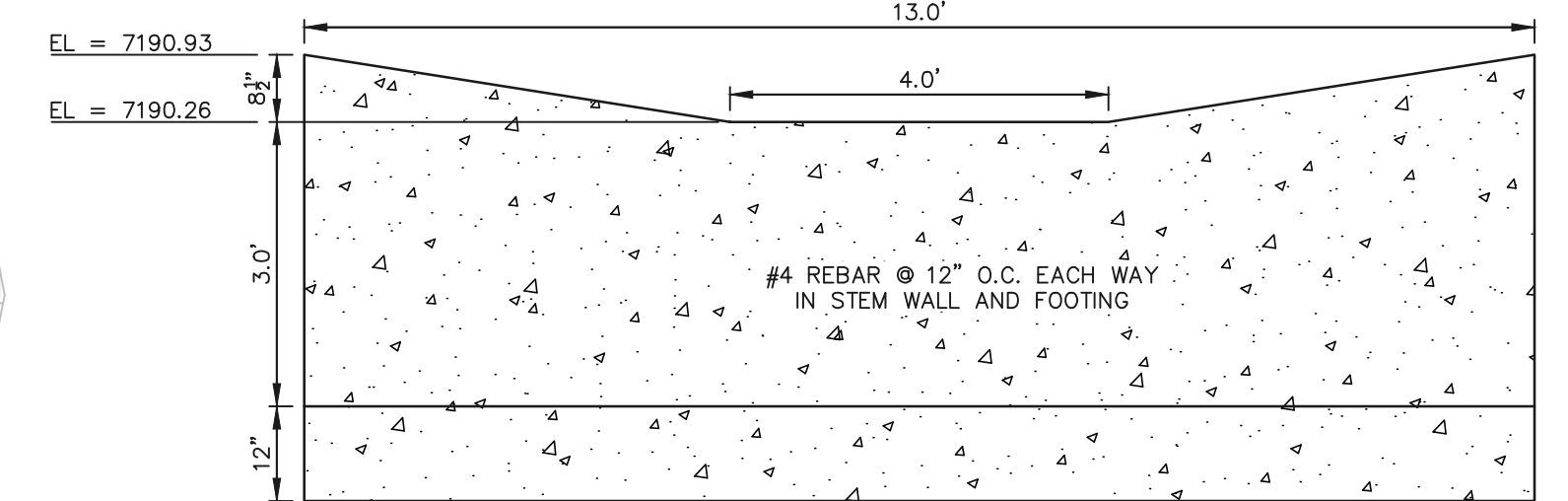
EMERGENCY SPILLWAY CROSS SECTION
SCALE: N.T.S.



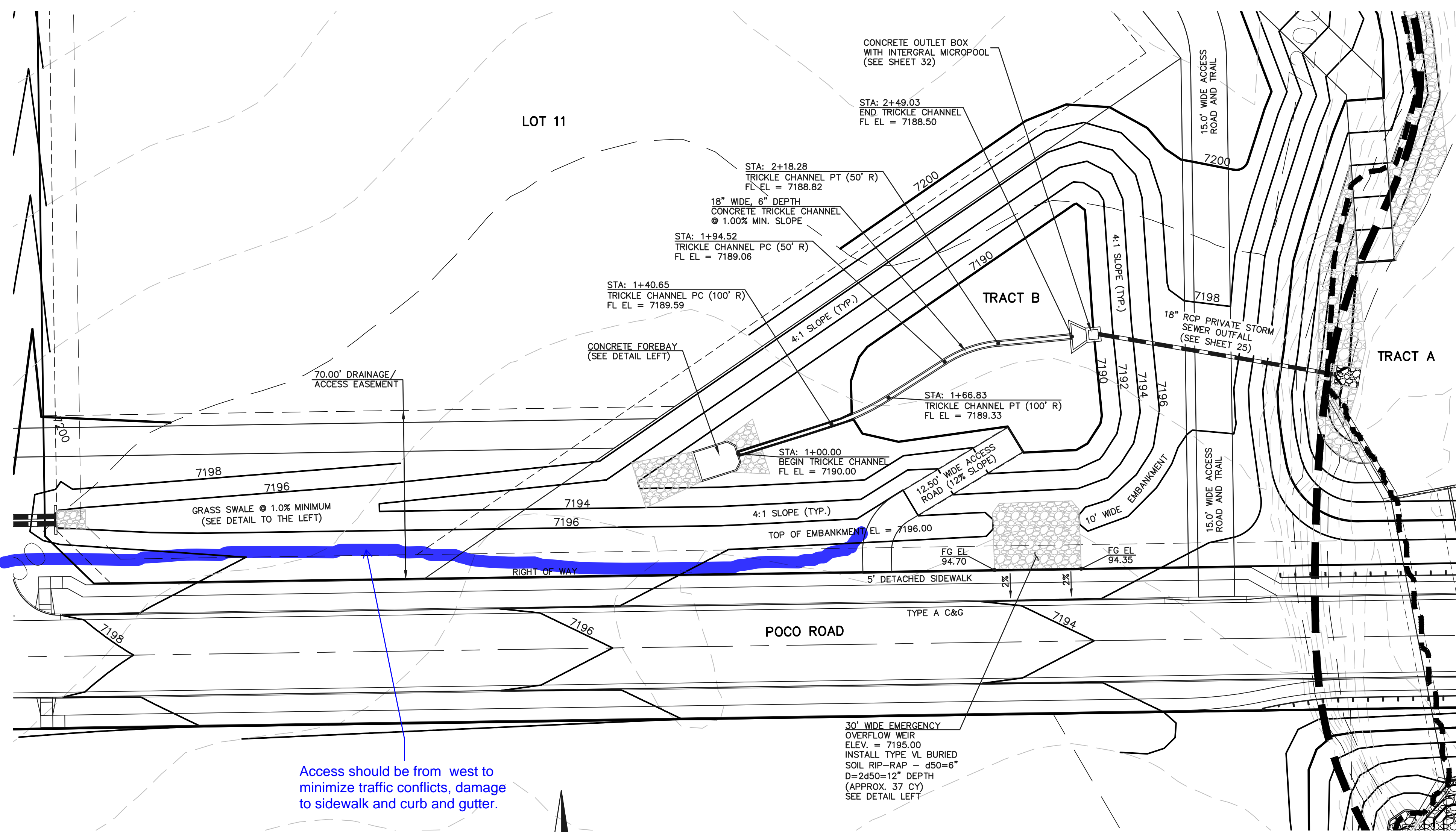
TRICKLE CHANNEL TYPICAL SECTION
N.T.S.



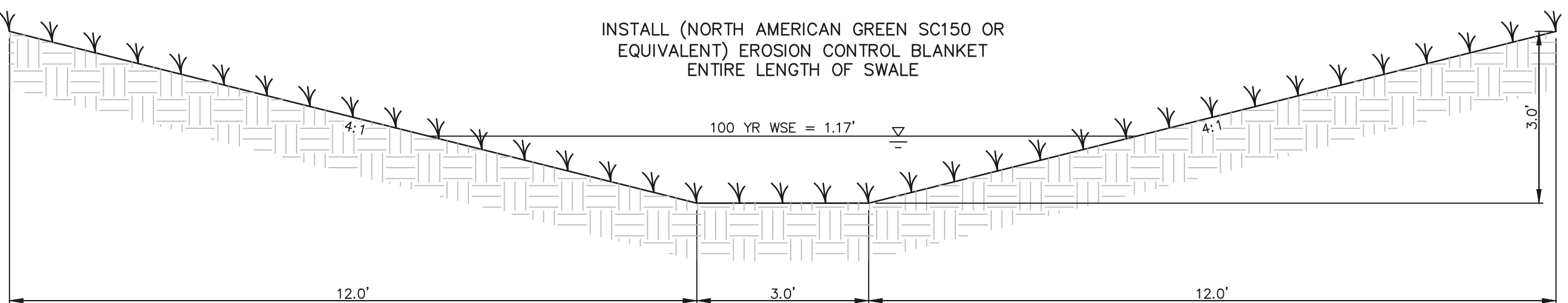
CONCRETE CUT-OFF WALL (DETAIL 1)
SCALE: 1" = 2'



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

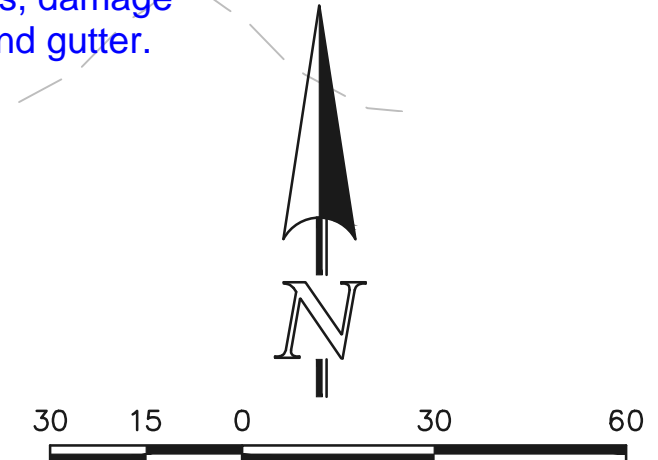


DETENTION FACILITY POND 1



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

Access should be from west to minimize traffic conflicts, damage to sidewalk and curb and gutter.



SCALE: 1" = 30'

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

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.

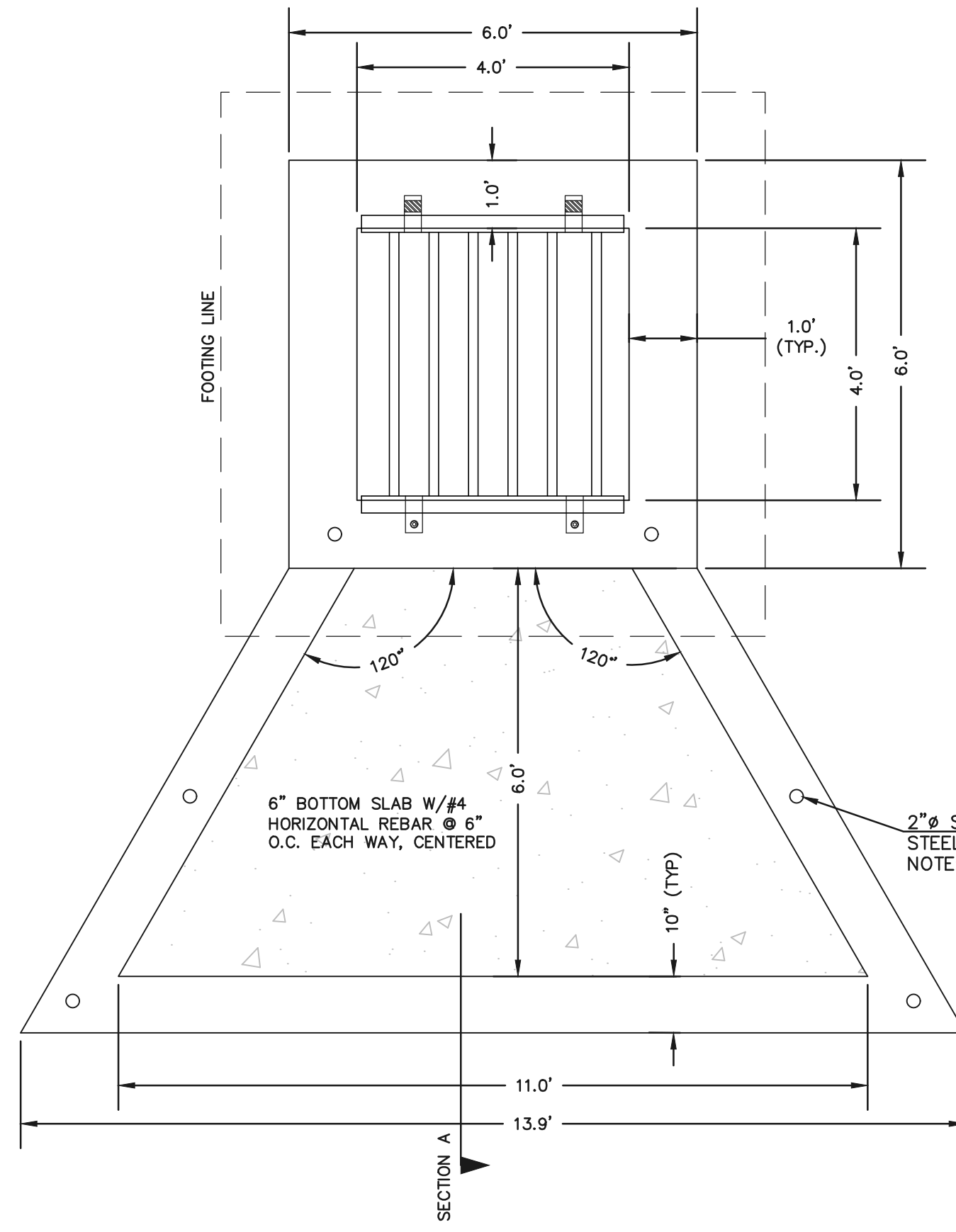
NO.	REVISION	DATE	REVIEW:
1	REVISED PER COUNTY COMMENTS	08-14-19	PREPARED UNDER MY DIRECT SUPERVISION FOR AND ON BEHALF OF CLASSIC CONSULTING ENGINEERS AND SURVEYORS, LLC
2	REVISED PER COUNTY COMMENTS	04-16-20	

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



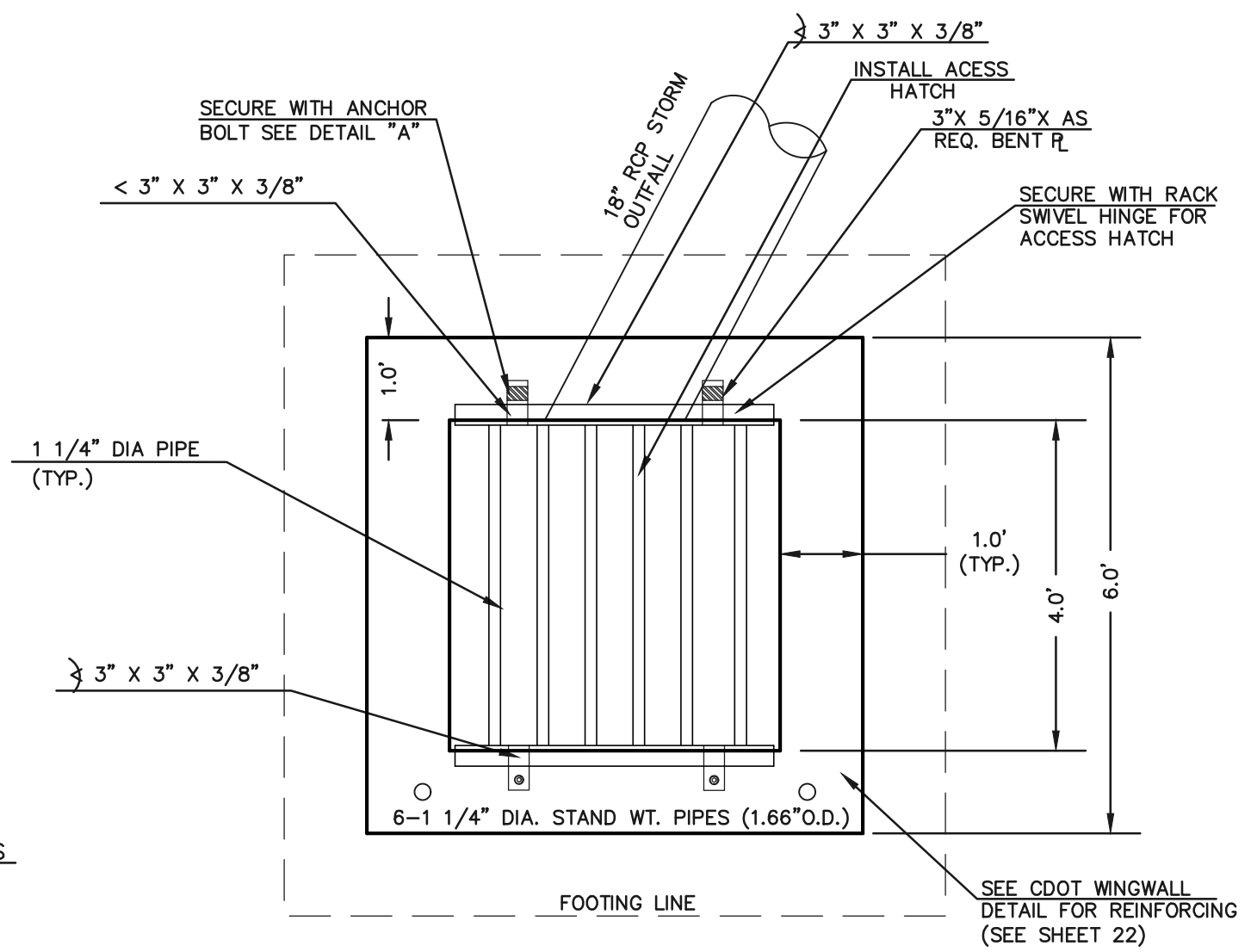
RETREAT AT TIMBERRIDGE FILING NO. 1 CONSTRUCTION PLANS			
DETENTION FACILITY POND 1 POND PLAN			
DESIGNED BY	MAW	SCALE	DATE 04-05-19
DRAWN BY	MAW	(H) 1" = 30'	SHEET 31 OF 35
CHECKED BY		(V) 1" = N/A	JOB NO. 1185.00

N:\118500\DRAWINGS\CONSTRUCT\DRAW\31-118500-POND-POND-SHEET-02.dwg, 4/18/2020 4:57:54 PM, 1:1

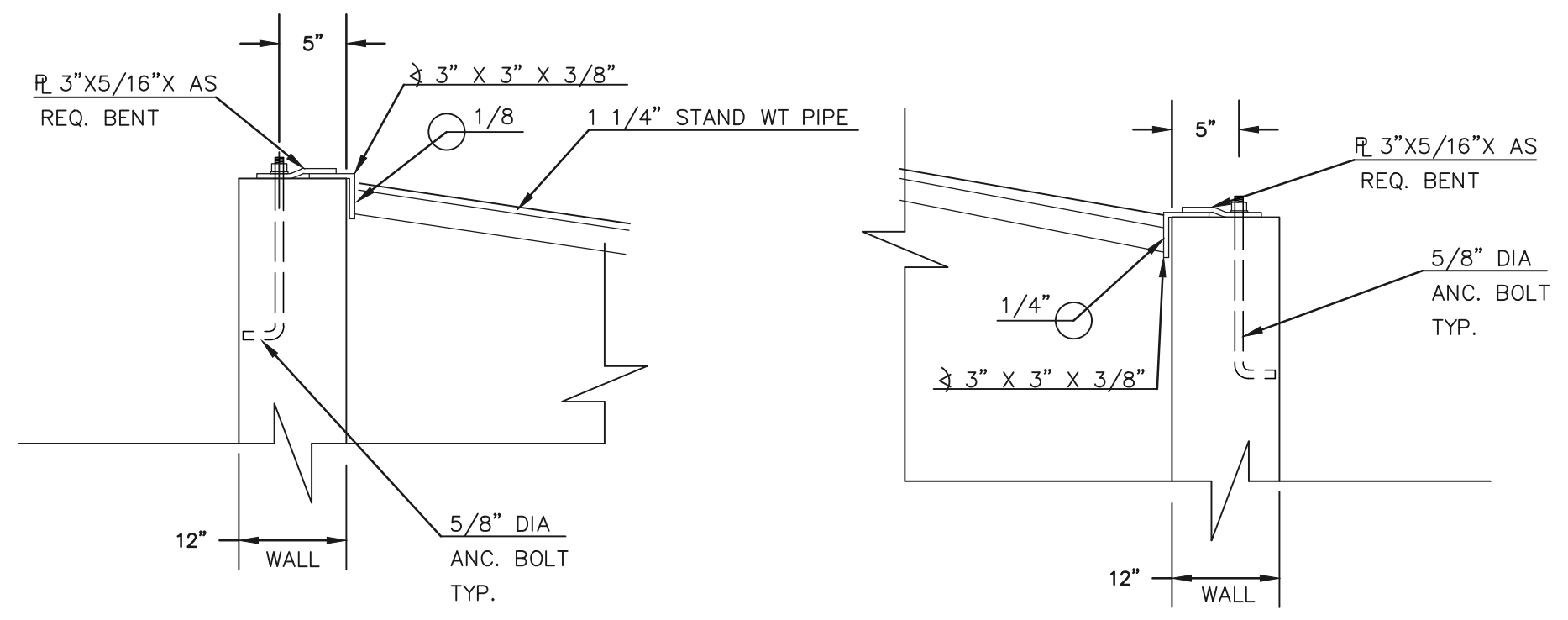


CONCRETE MICROPOOL
SCALE 1" = 2'

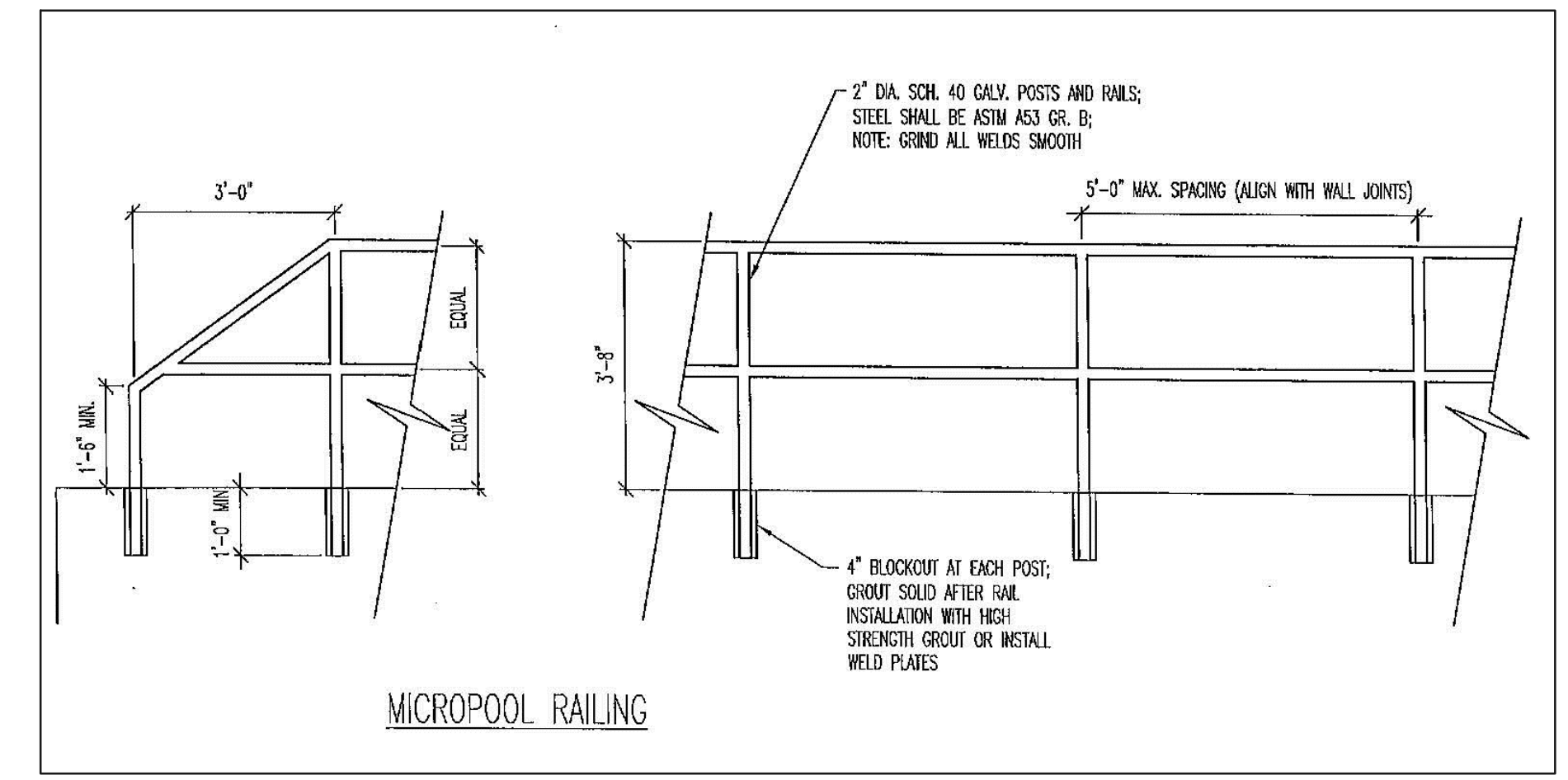
- NOTES:
1. WELD PLATES MAY BE SUBSTITUTED FOR PIPE EMBEDMENT.
 2. DESIGN CRITERIA SHALL BE IN ACCORDANCE WITH AASHTO STANDARDS.
 3. HANDRAIL DESIGN SHALL BE COMPATIBLE WITH THE DESIGN OF THE WINGWALLS AND HEADWALLS.
 4. RAILING POSTS SHALL BE SET TO NORMAL TO GRADE. RAILS SHALL RUN PARALLEL TO THE SLOPES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



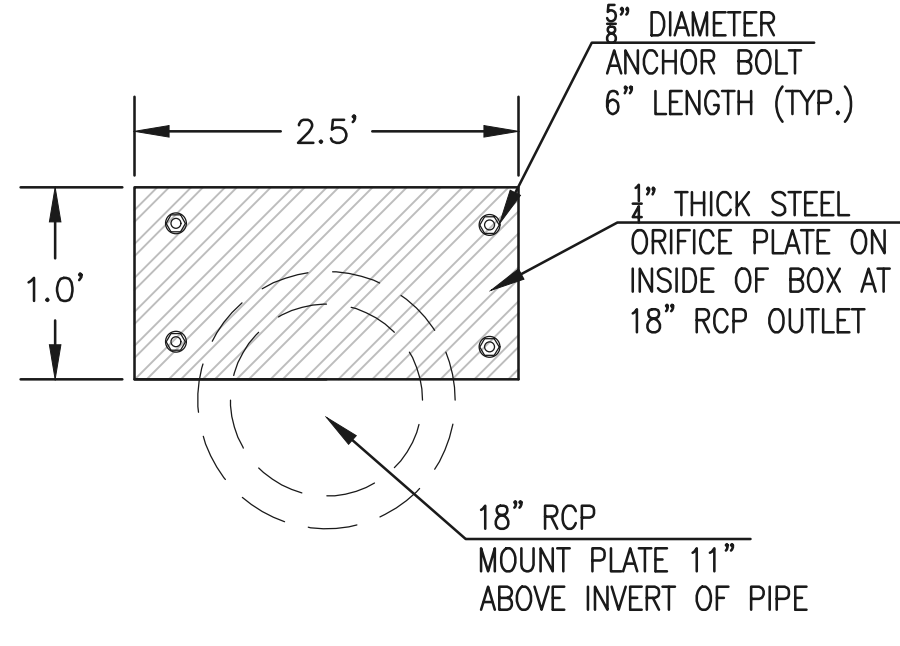
4'x4' OUTLET BOX OVERFLOW TRASH RACK
SCALE 1" = 2'



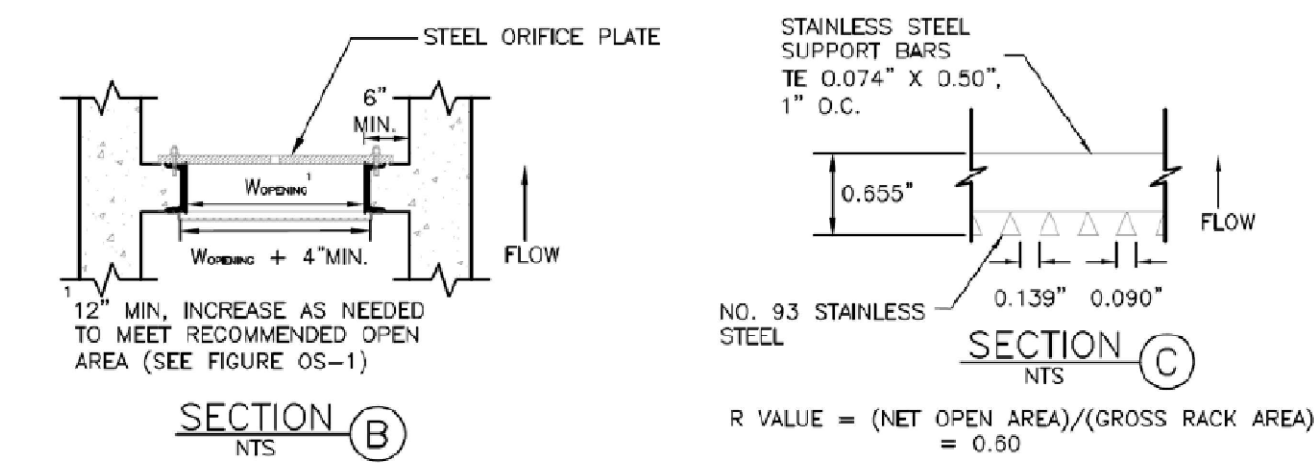
OUTLET BOX RAILING
N.T.S.



MICROPOOL RAILING
N.T.S.

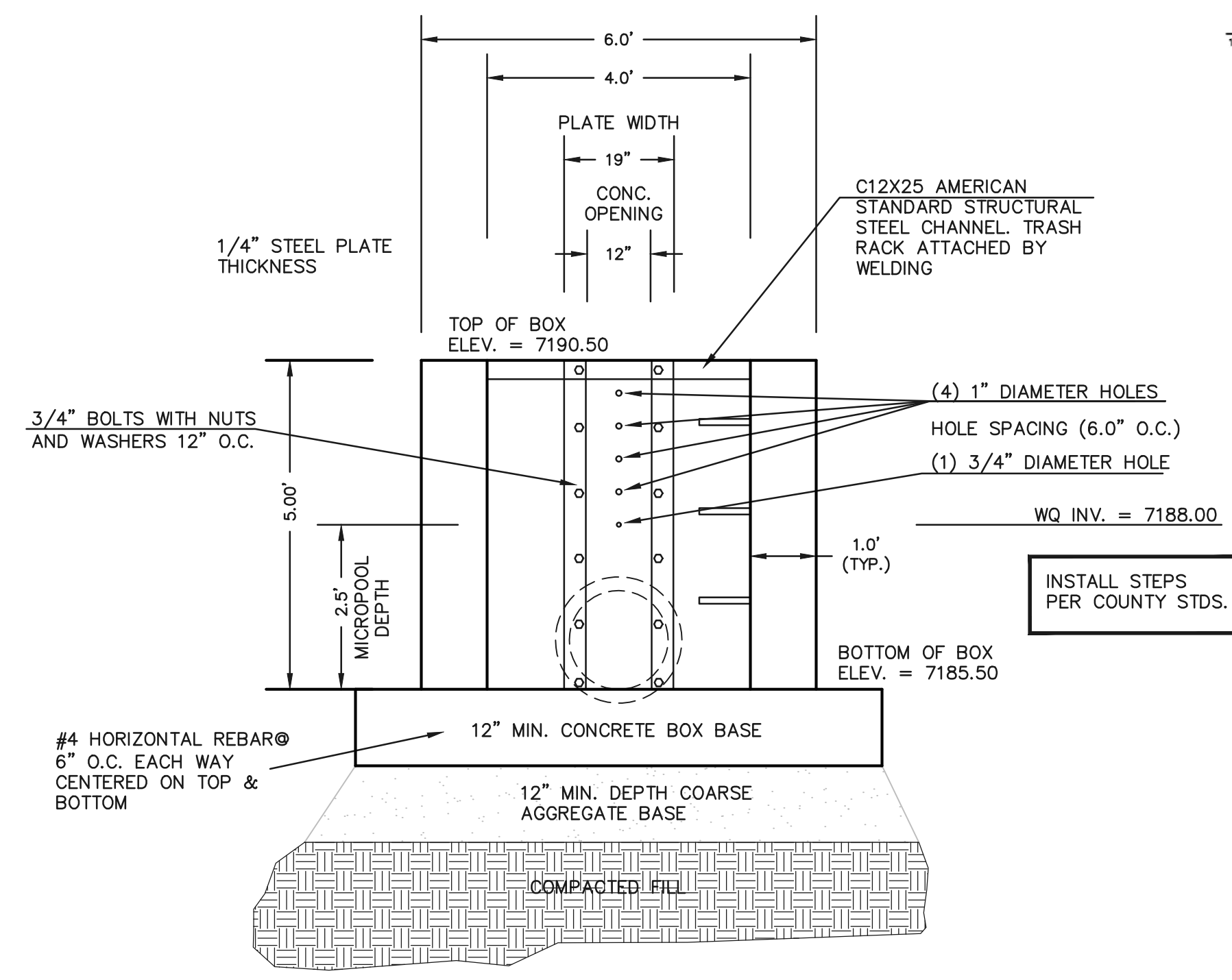


OUTLET BOX ORIFICE PLATE - 1/4" STEEL



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:

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

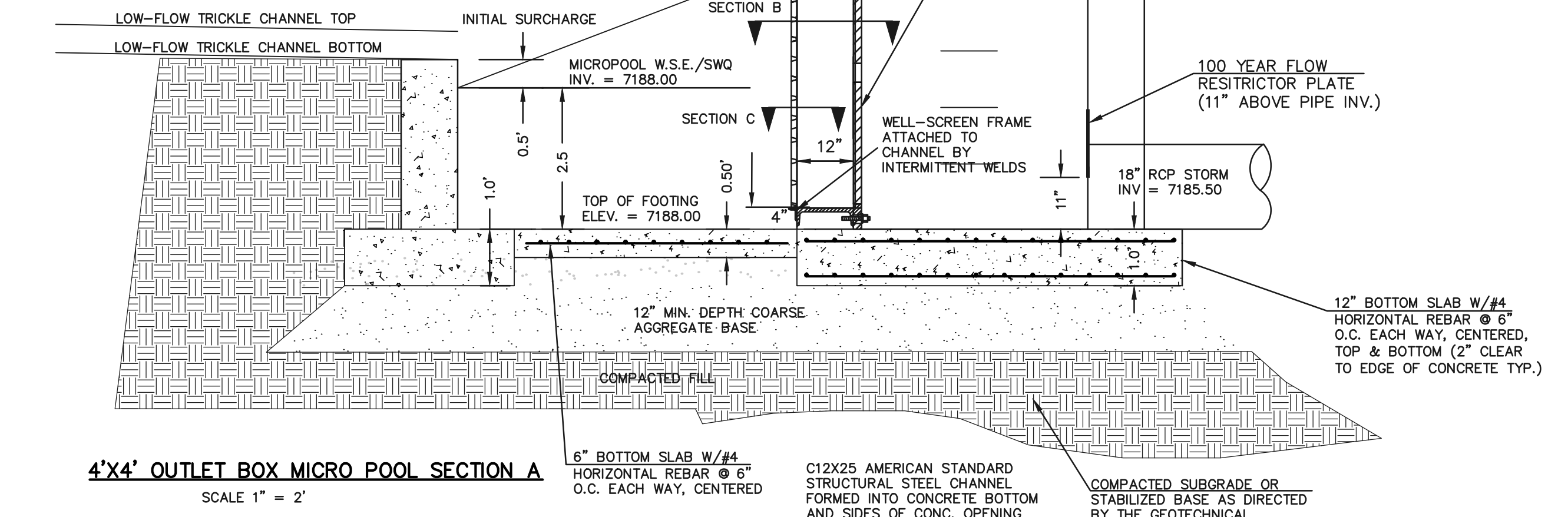
OVERFLOW TRASH RACKS:

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

100-YR W.S.E. = 7193.87

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

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



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

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

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

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

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

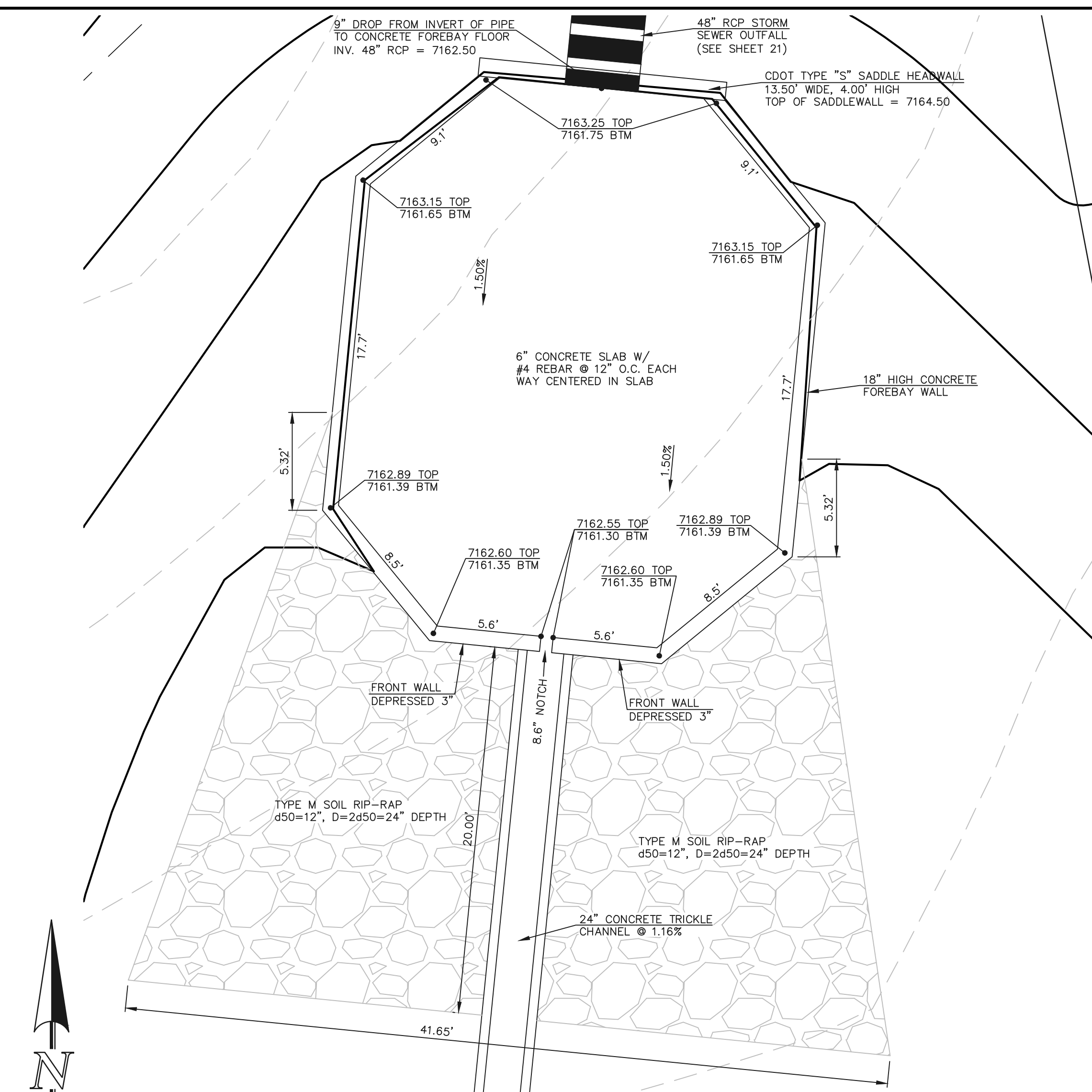
MARC A. WHORTON, COLORADO P.E. #37155 DATE



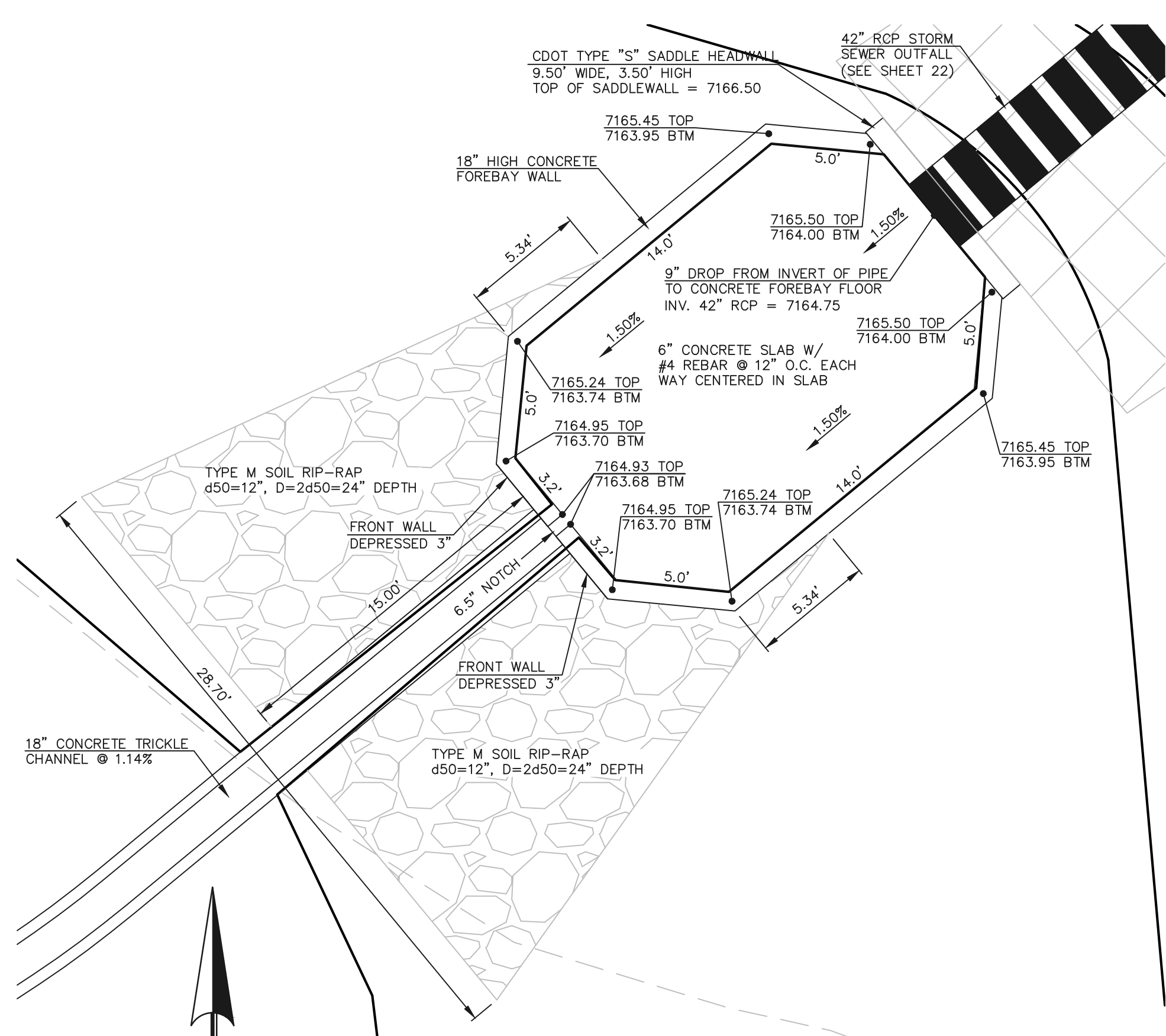
RETREAT AT TIMBERDRIE FILING NO. 1
CONSTRUCTION DRAWINGS
DETENTION FACILITY 1
OUTLET BOX DETAILS

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

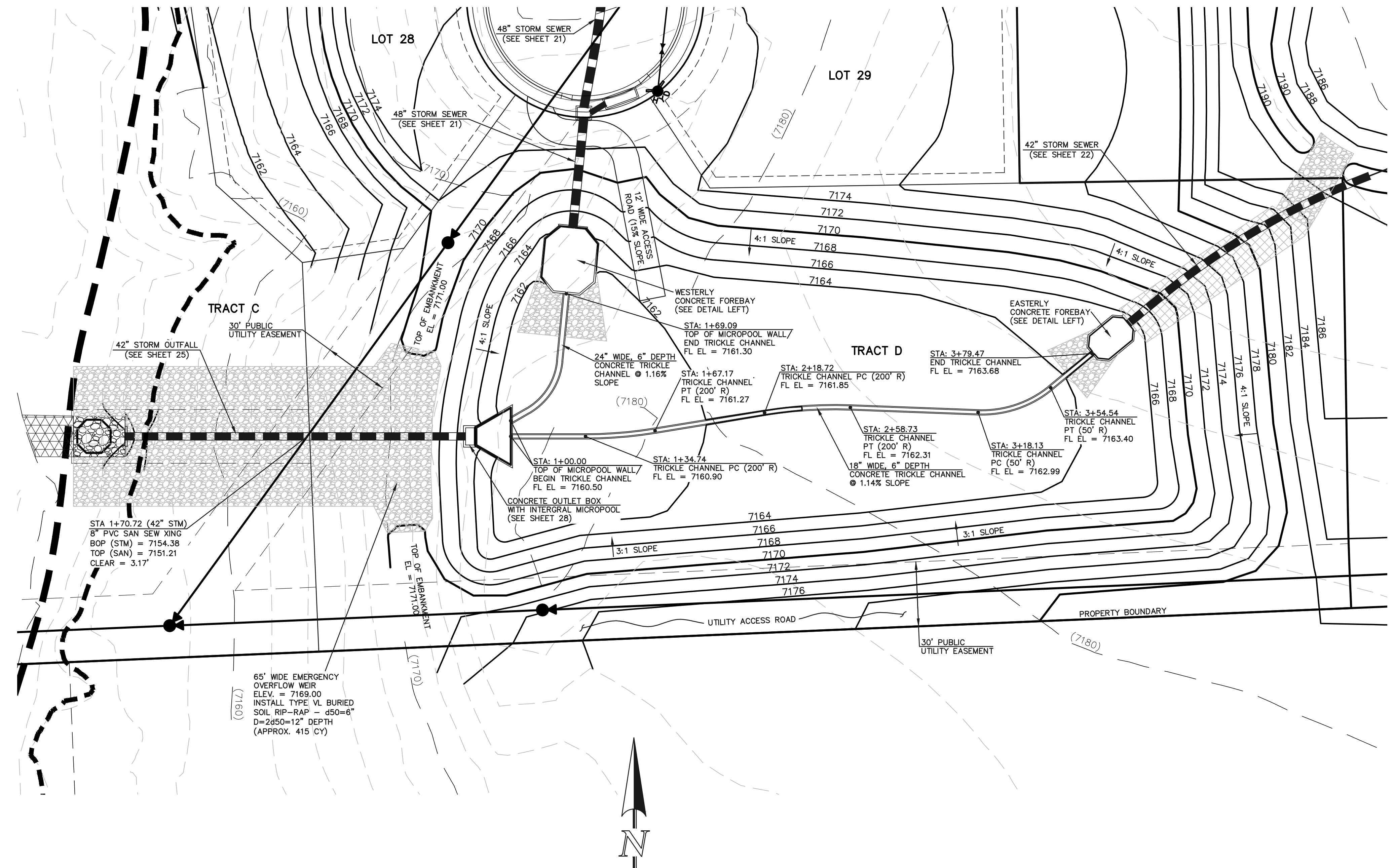
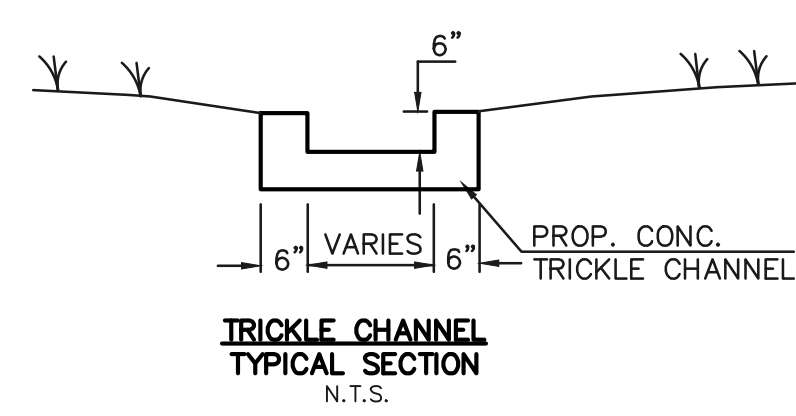
N:\118500\DRAWINGS\CONSTRUCTION\118500-OUTLET DETAIL-05.dwg, 4/16/2020, 4:59:40 PM, 1/1



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.

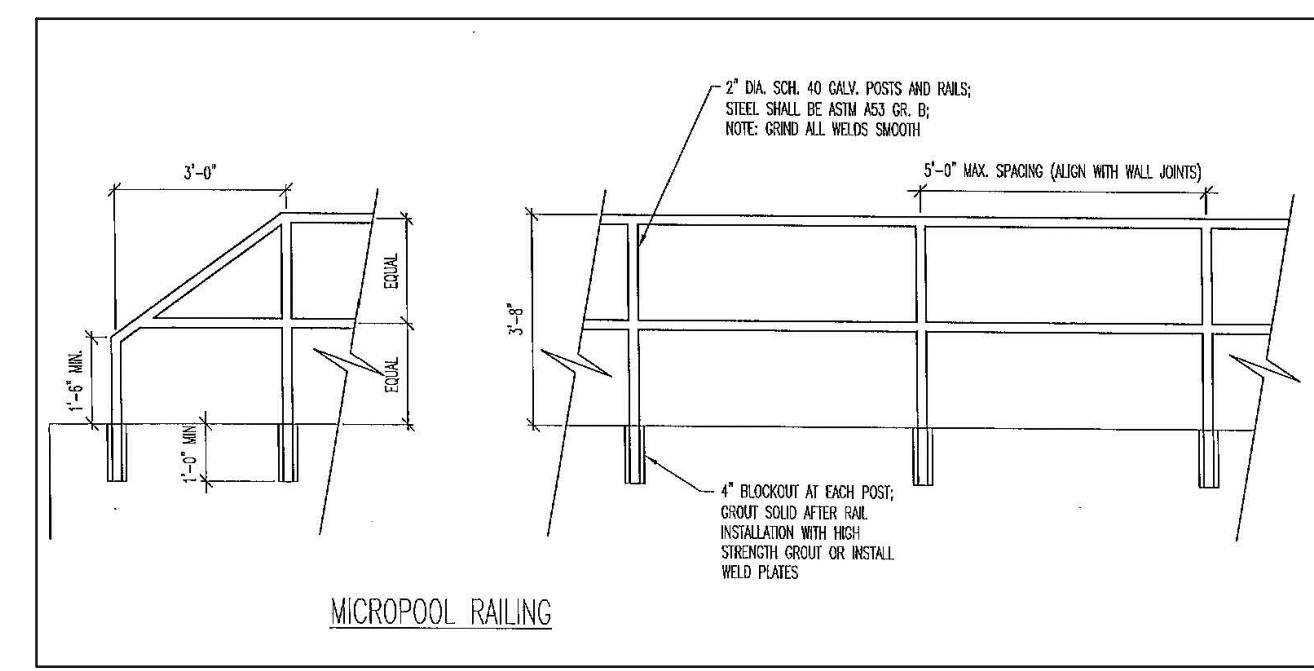
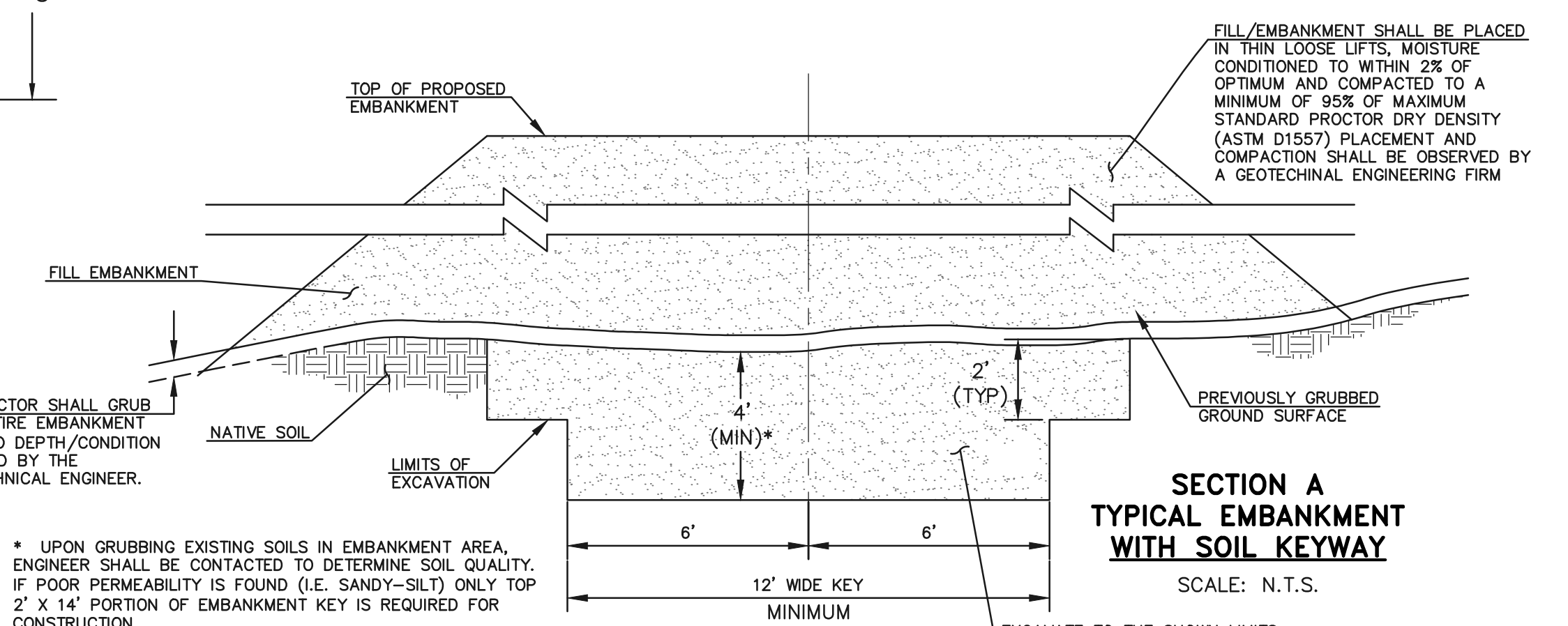
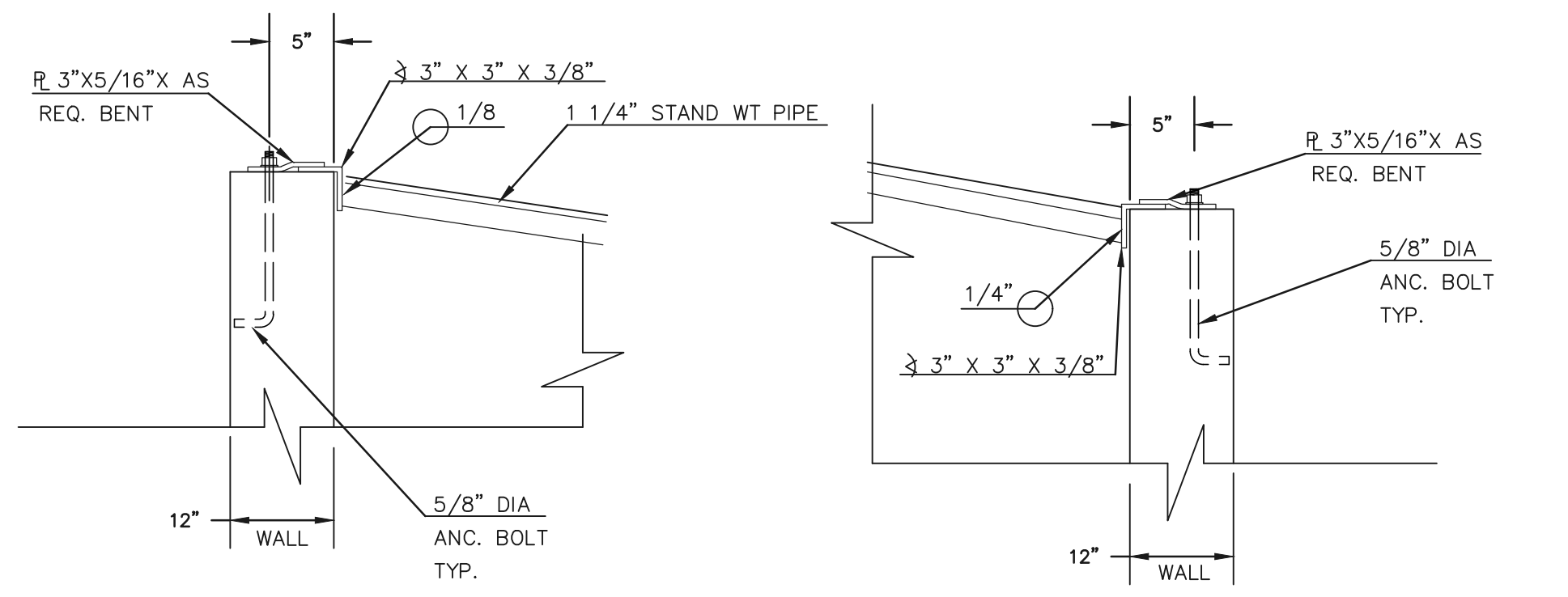
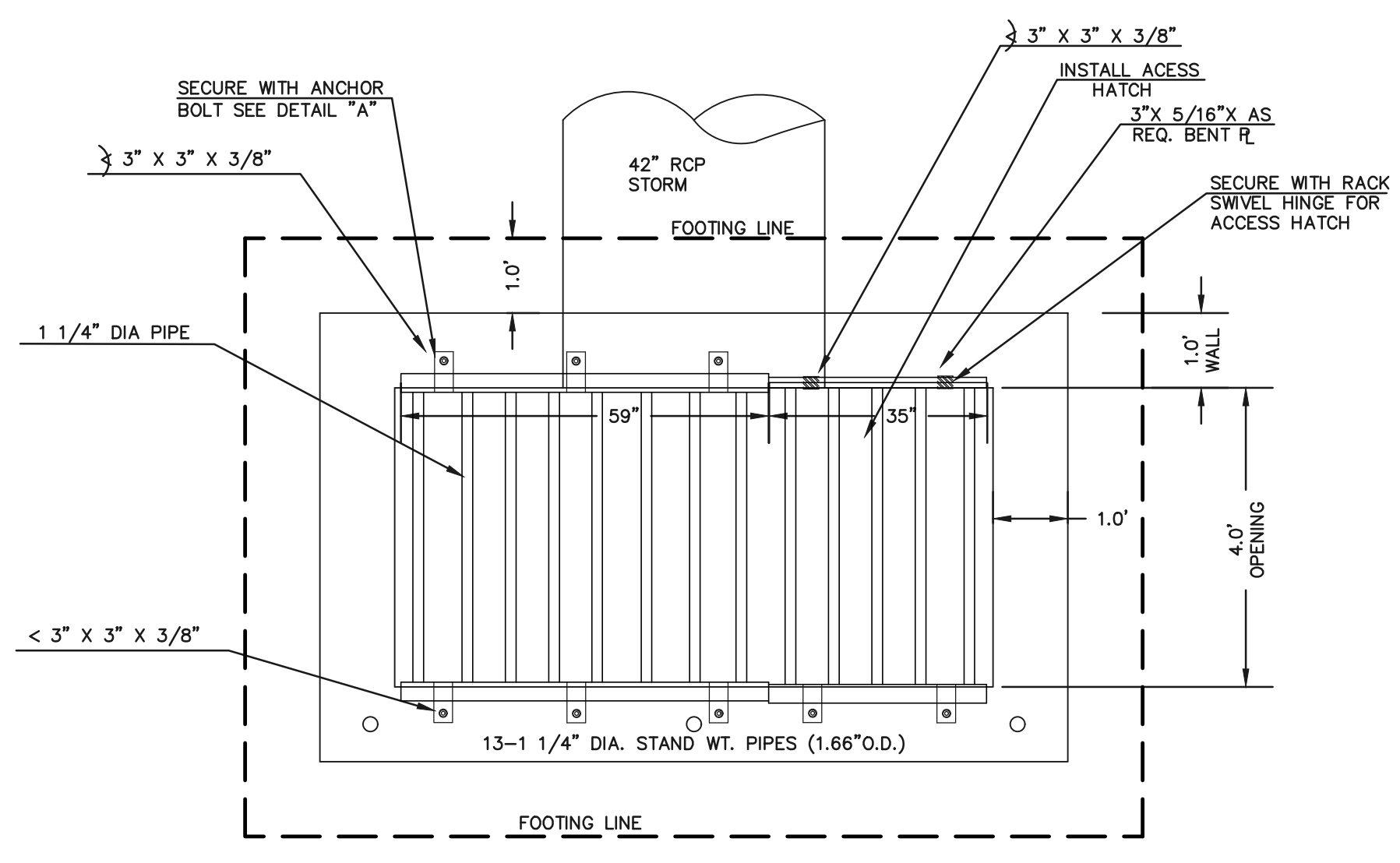
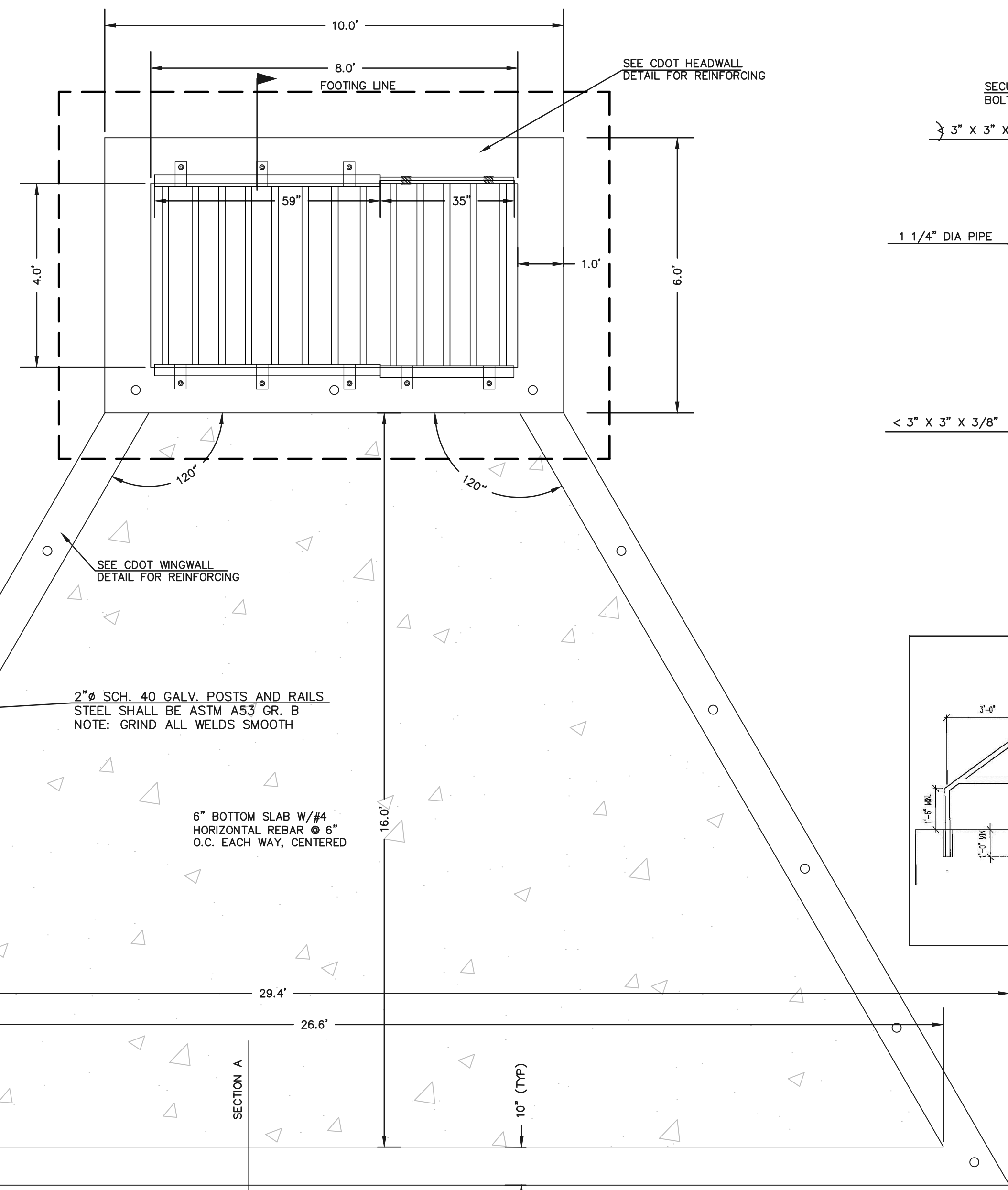
<p>48 HOURS BEFORE YOU DIG, CALL UTILITY LOCATORS</p> <p>811</p> <p>UTILITY NOTIFICATION CENTER OF COLORADO IT'S THE LAW</p> <p>THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING 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>618 N. Cascade Avenue, Suite 200 Colorado Springs, Colorado 80903</p> <p>(719)785-0790 (719)785-0799(Fax)</p>			



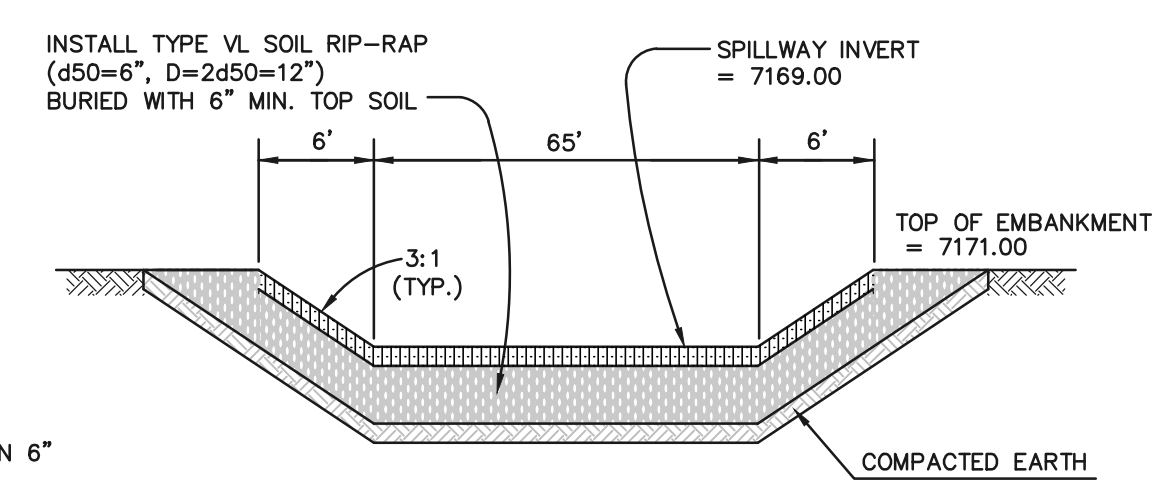
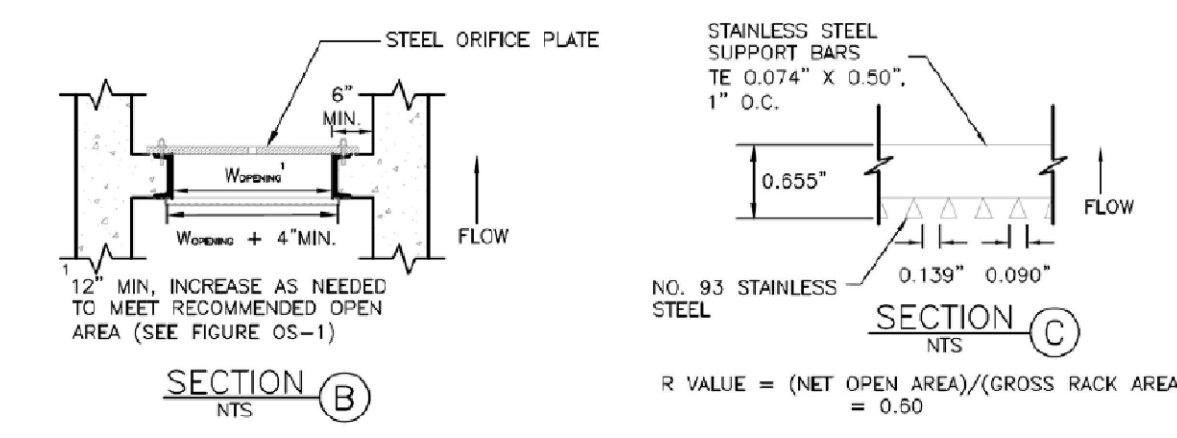
N:\118500\DRAWINGS\CONSTRUCTION\118500-FOND-SHEET-04.dwg, 4/15/2020, 2:36:44 PM, 1:1

NOTES:

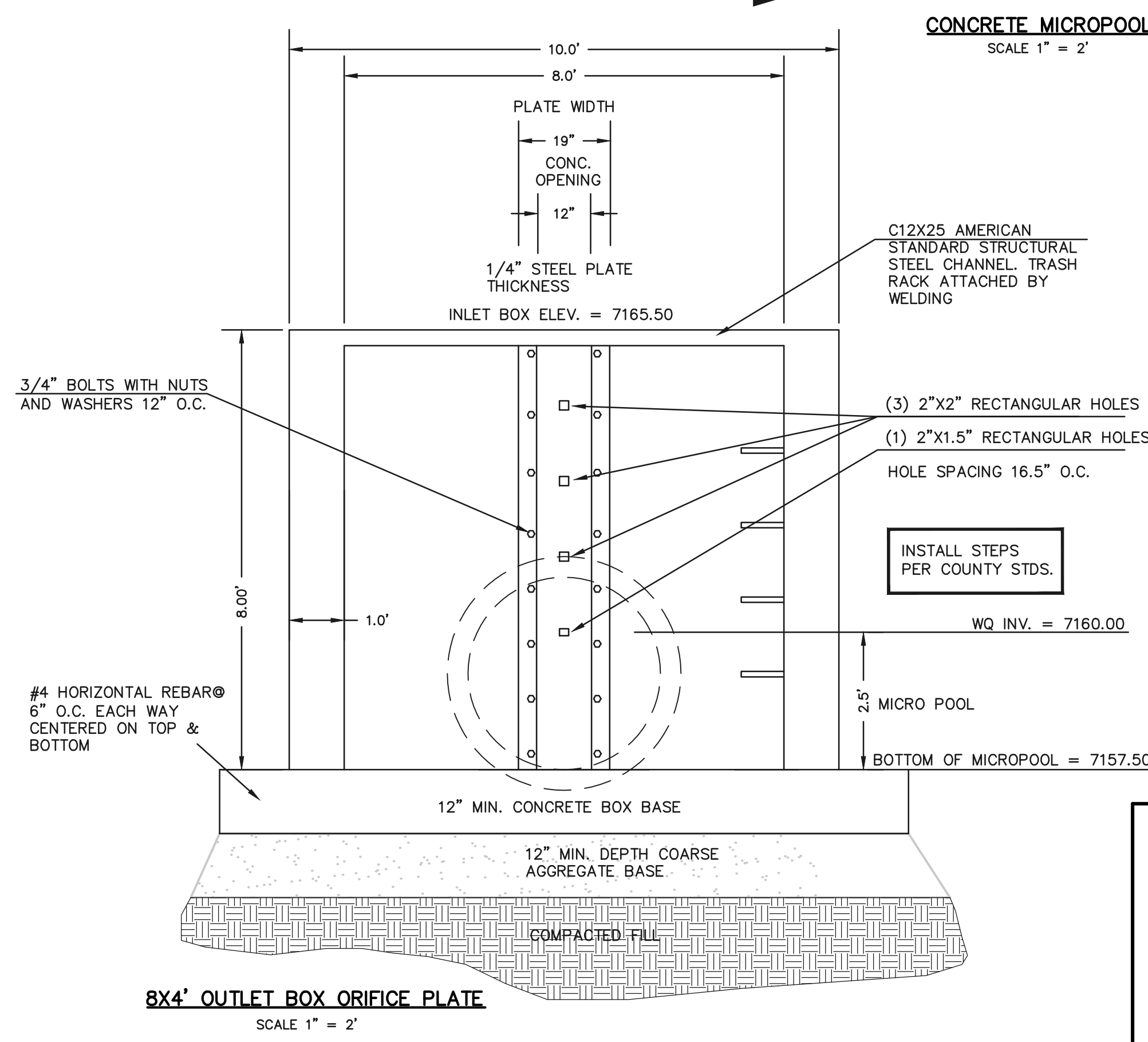
1. WELD PLATES MAY BE SUBSTITUTED FOR PIPE EMBEDMENT. DESIGN CRITERIA SHALL BE IN ACCORDANCE WITH AASHTO STANDARDS.
2. HANDRAIL DESIGN SHALL BE COMPATIBLE WITH THE DESIGN OF THE WINGWALLS AND HEADWALLS.
3. RAILING POSTS SHALL BE SET TO NORMAL TO GRADE. RAILS SHALL RUN PARALLEL TO THE SLOPES OF TOPS OF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



OUTLET BOX RAILING
N.T.S.

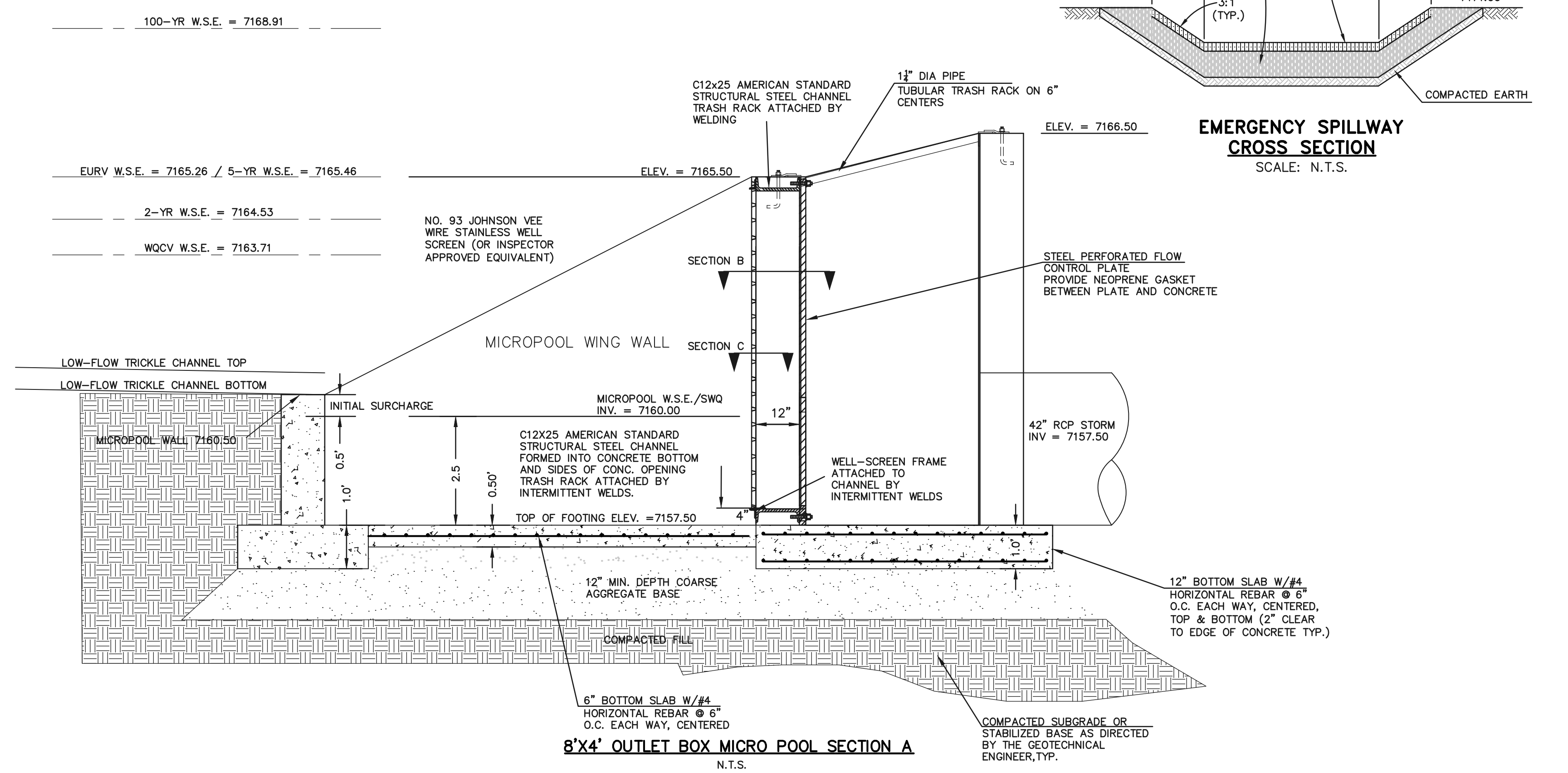


EMERGENCY SPILLWAY CROSS SECTION
SCALE: N.T.S.



8'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 WOCV 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. 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.



8'x4' OUTLET BOX MICRO POOL SECTION A
N.T.S.

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

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

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

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

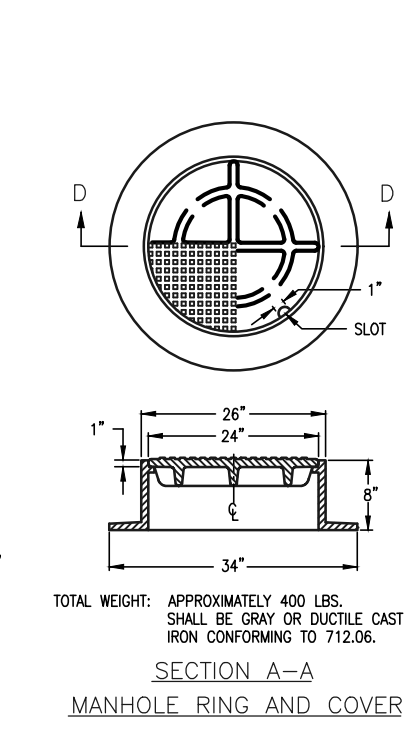
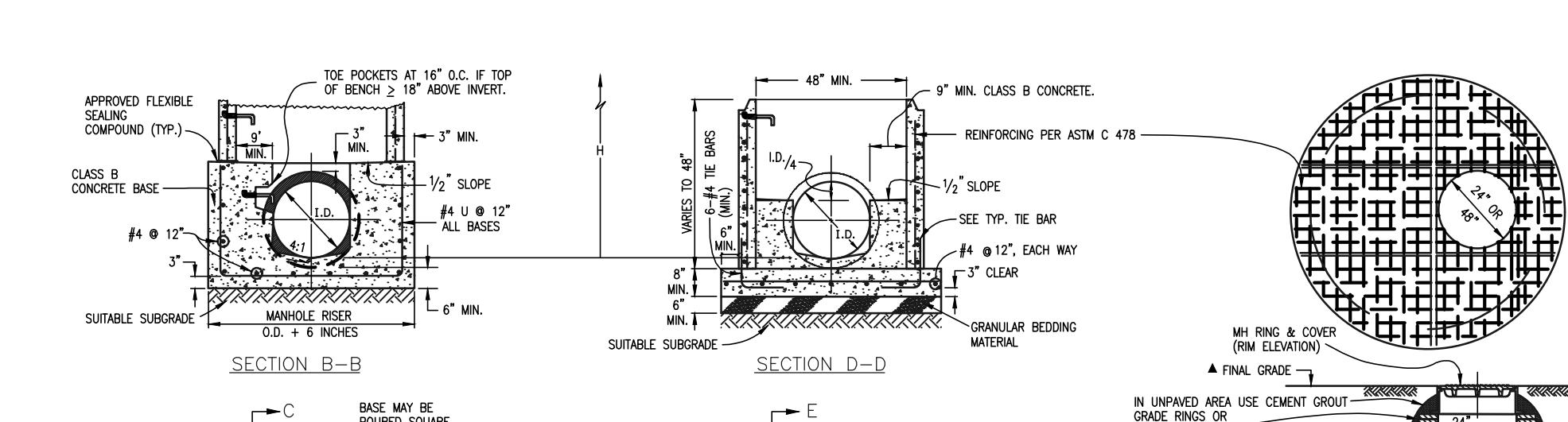
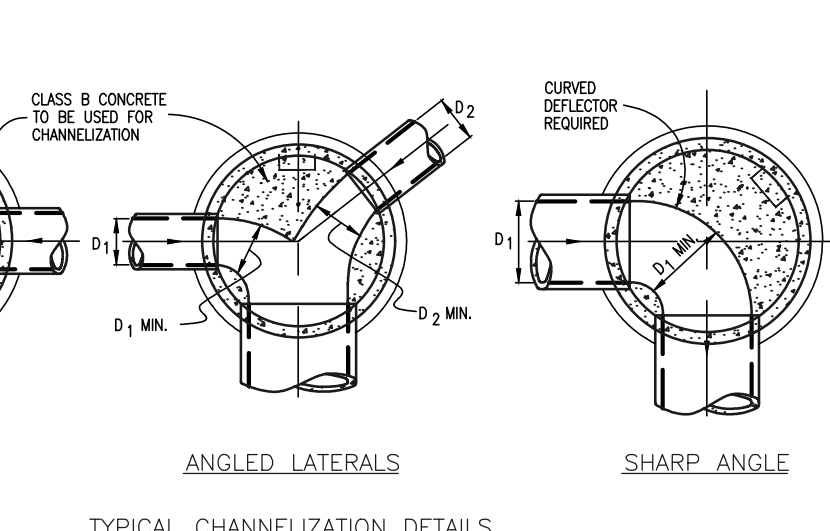
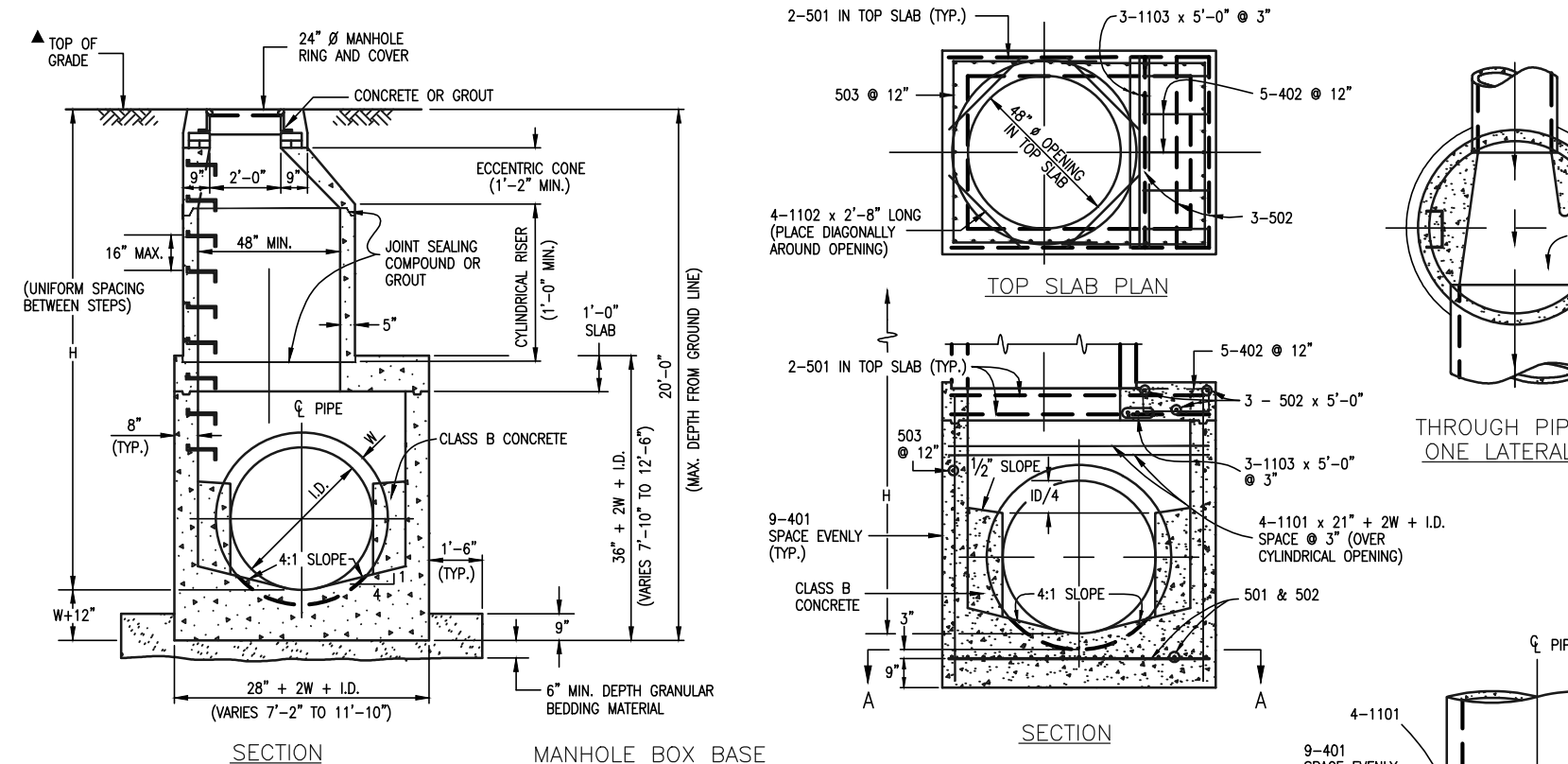
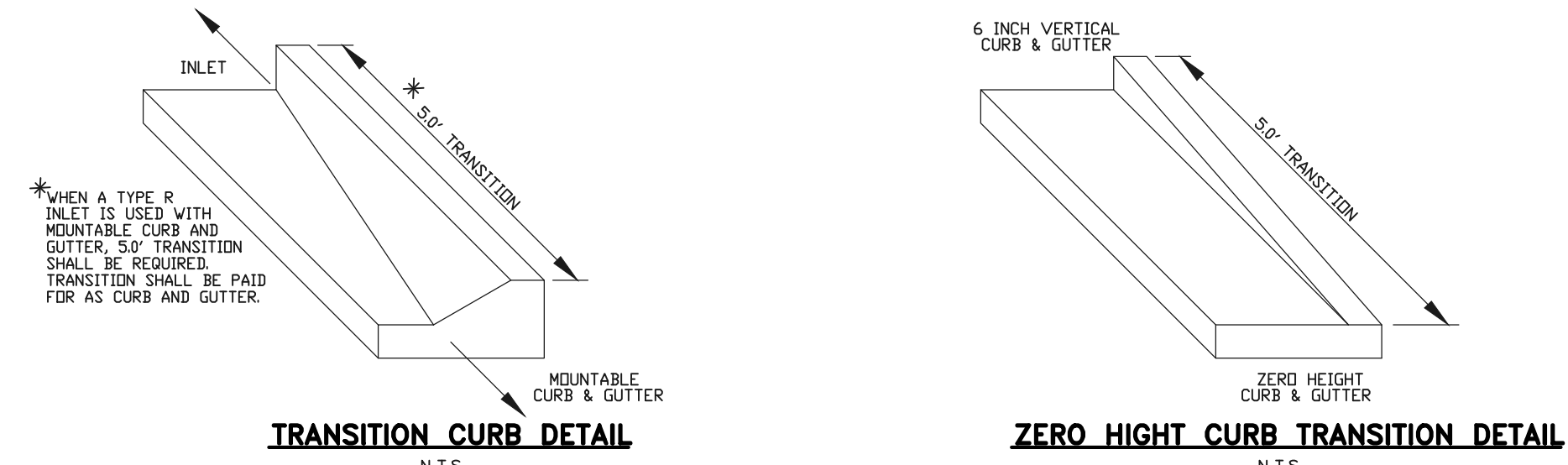
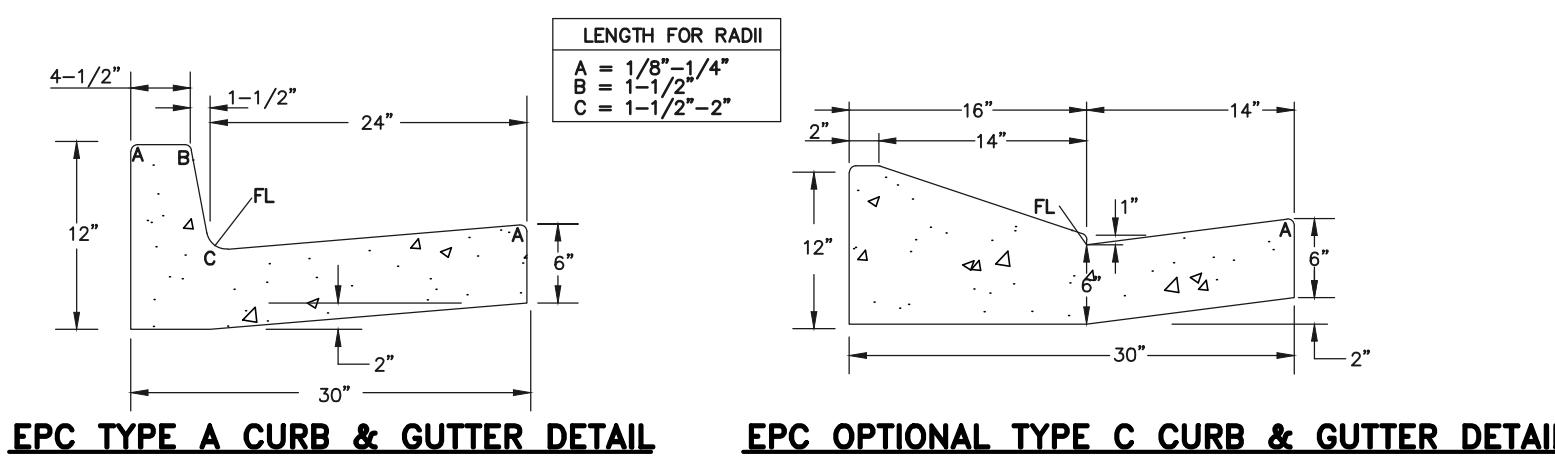
MARC A. WHORTON, COLORADO P.E. #37155 DATE

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
DETENTION FACILITY 2
OUTLET BOX DETAILS

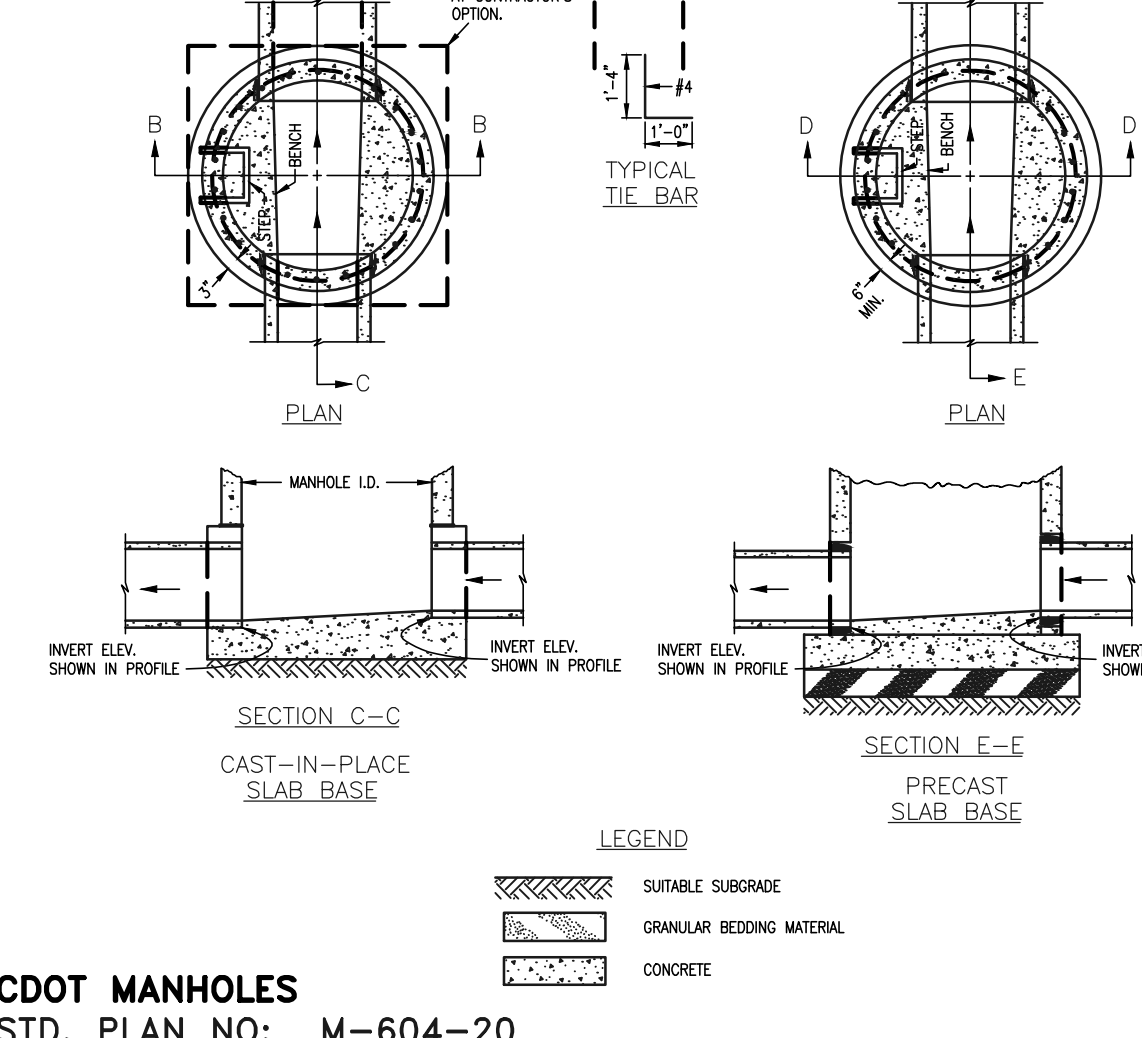
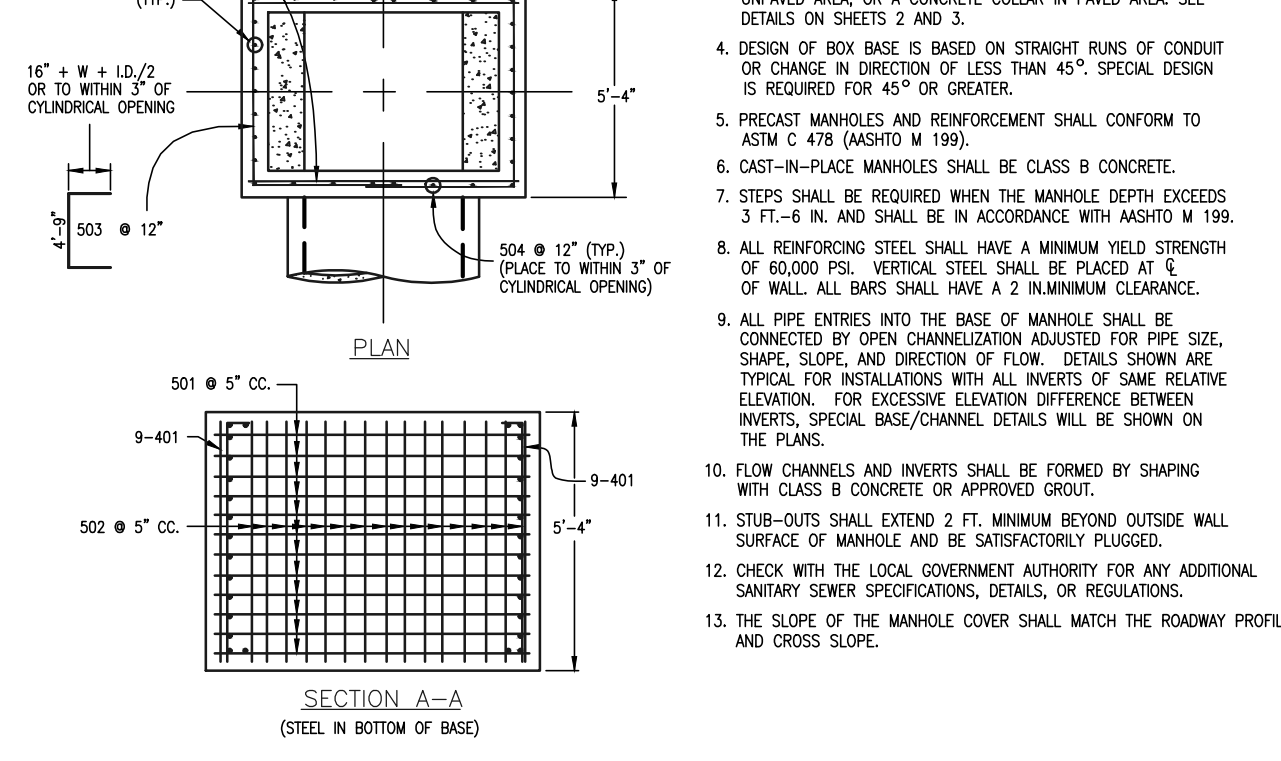
DESIGNED BY	MAW	SCALE	DATE	04-05-19
DRAWN BY	MAW	(H) 1" = N/A	SHEET	34 OF 35
CHECKED BY		(V) 1" = N/A	JOB NO.	1185.00

CLASSIC CONSULTING



QUANTITIES FOR CONCRETE MANHOLE BOX BASE

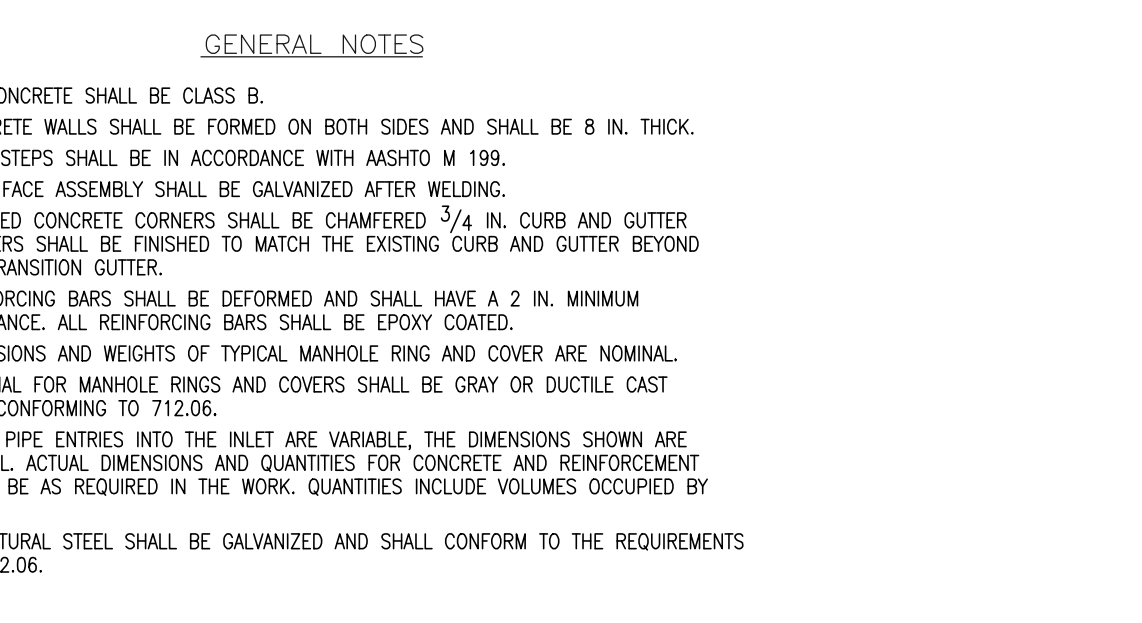
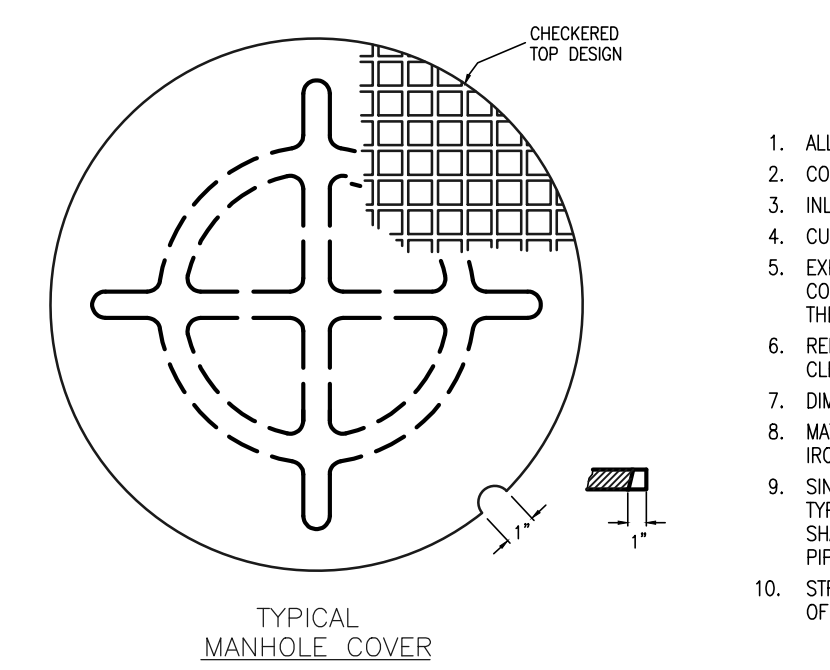
MARK	SIZE	TYPE	WT. /YD.	NO. REQ'D.	LENGTH	NO. REQ'D.	LENGTH	NO. REQ'D.	LENGTH	NO. REQ'D.	LENGTH	NO. REQ'D.	LENGTH	NO. REQ'D.	LENGTH	FORMULAS
401	4	I	0.668	18	18	18	18	18	18	18	18	18	18	18	18	401 BAR LENGTH = 32"W+I.D.
402	4	II	0.668	5	5	5	5	5	5	5	5	5	5	5	5	402 BAR LENGTH = I.D. + 2W
501	5	I	1.043	17	17	17	17	17	17	17	17	17	17	17	17	501 BAR LENGTH = 24" + I.D. + 2W
502	5	II	1.043	22	22	22	22	22	22	22	22	22	22	22	22	502 NUMBER BARS REQ'D. = 3 + (24+I.D.+2W)/L
503	5	II	1.043	12	12	12	12	12	12	12	12	12	12	12	12	503 NUMBER BARS REQ'D. = 2 + (12+I.D.+2W)/L
504	5	I	1.043	12	12	12	12	12	12	12	12	12	12	12	12	504 BAR LENGTH = 4"-9"+(16"W+I.D.)/2
1101	11	I	5.313	4	4	4	4	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	4	4	4	4	1102 BAR LENGTH = 21" + I.D. + 2W
1103	11	I	5.313	3	3	3	3	3	3	3	3	3	3	3	3	1103 BAR LENGTH = 16"W+I.D./2



CDOT MANHOLES STD. PLAN NO: M-604-20

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

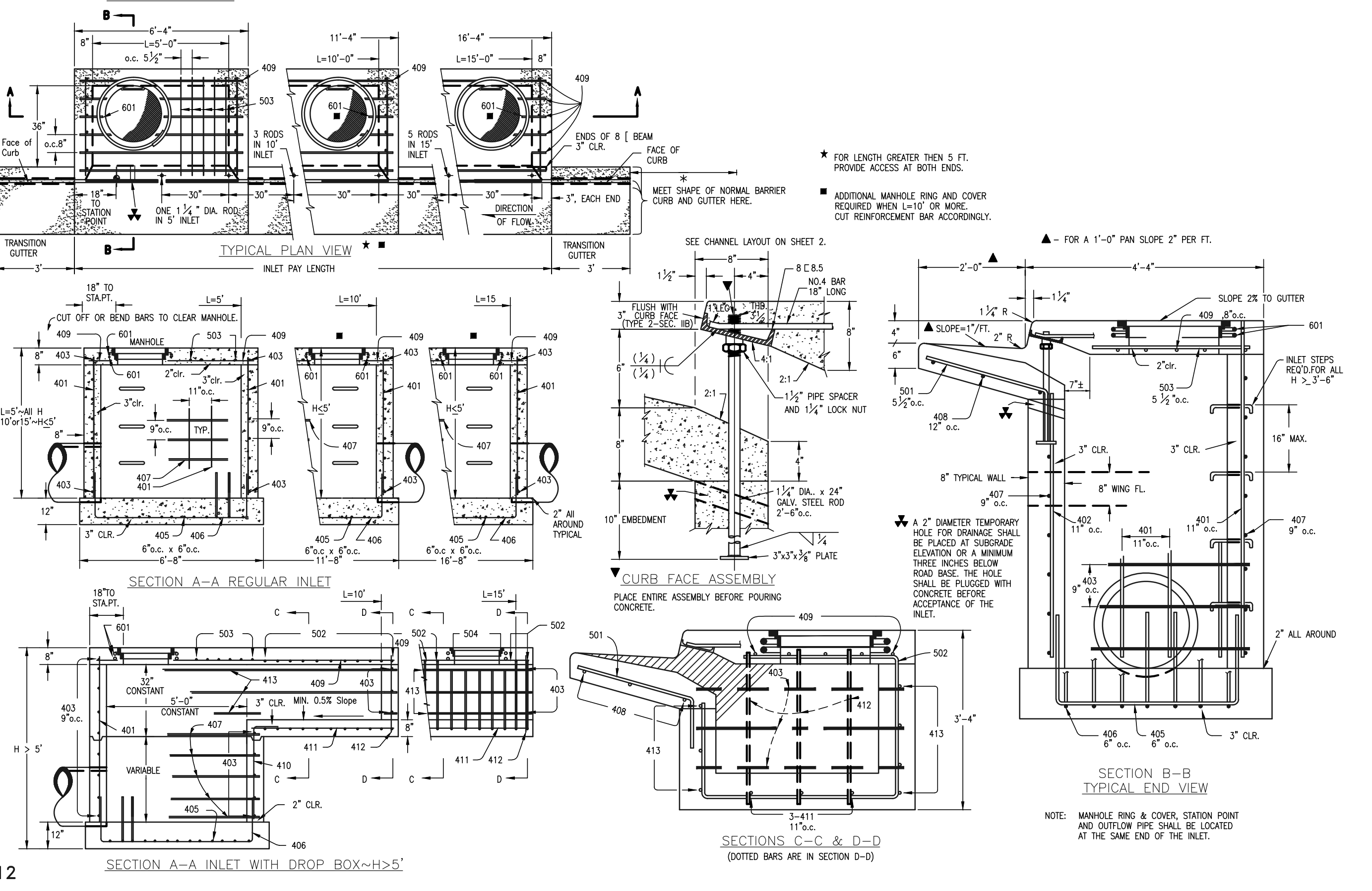
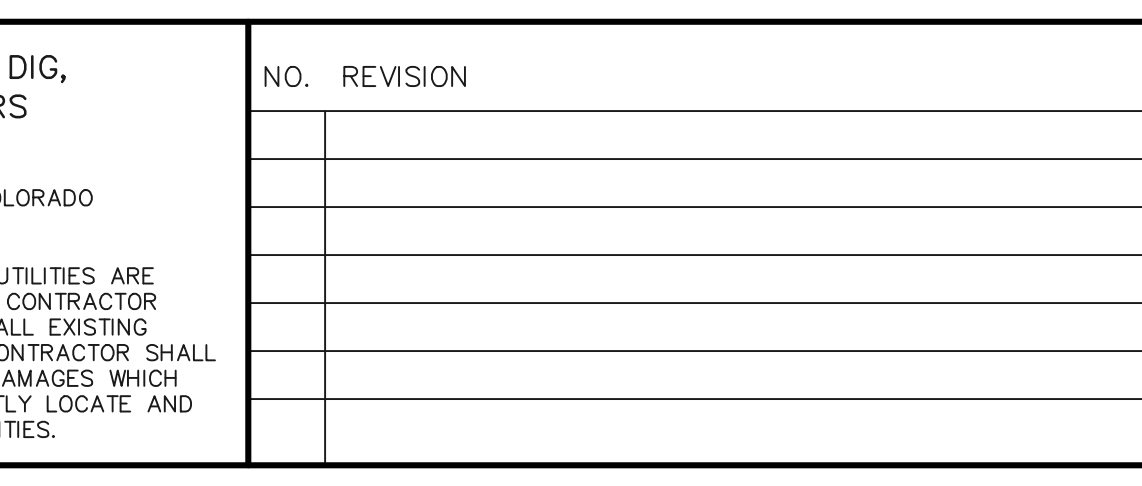
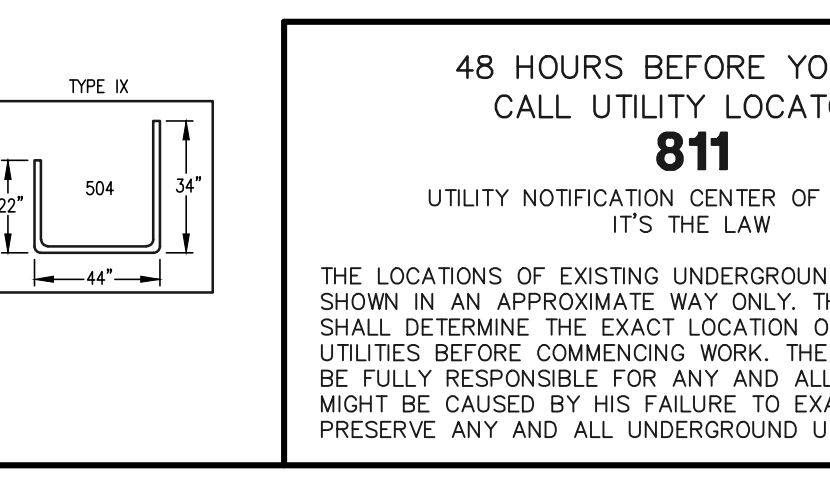
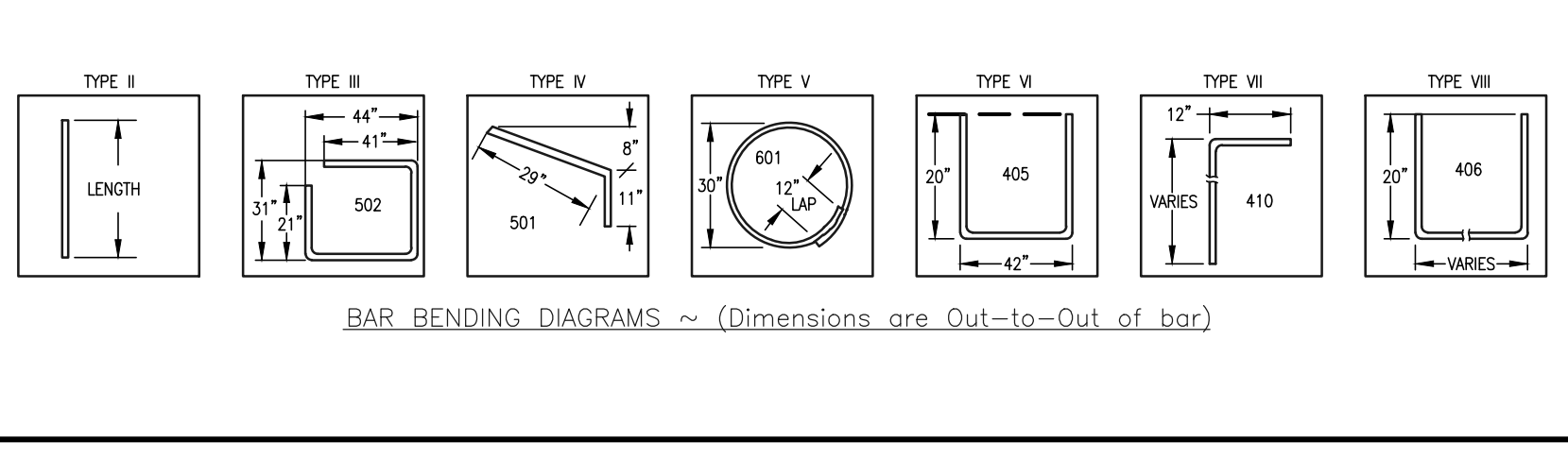
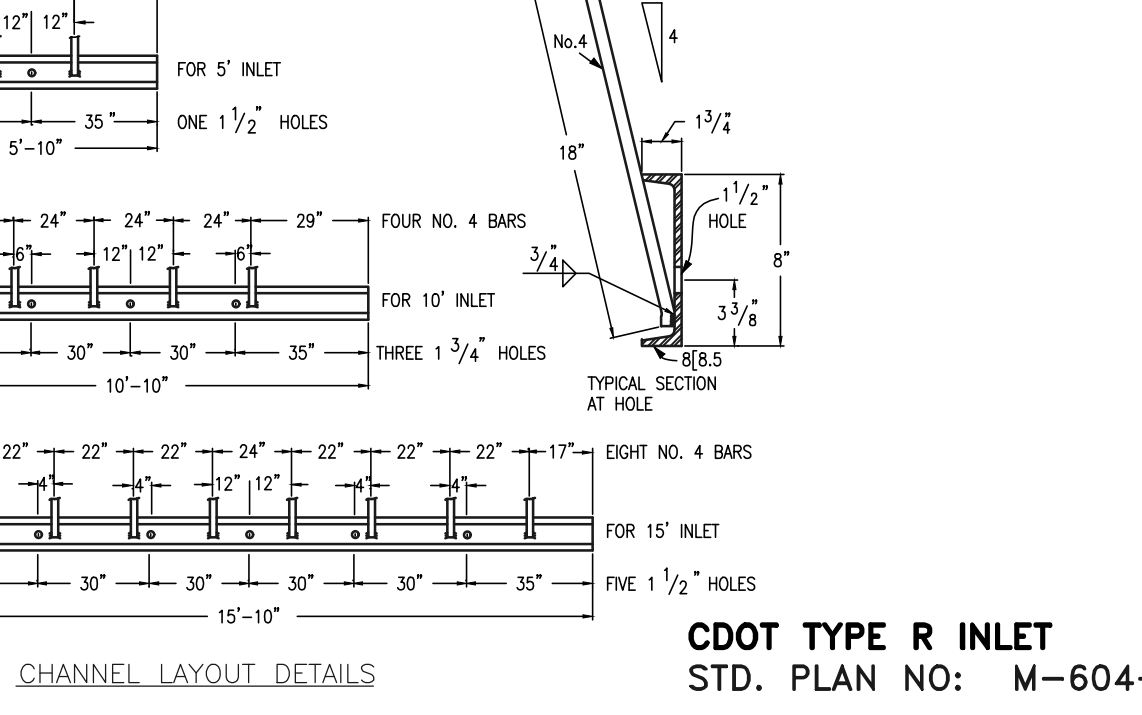
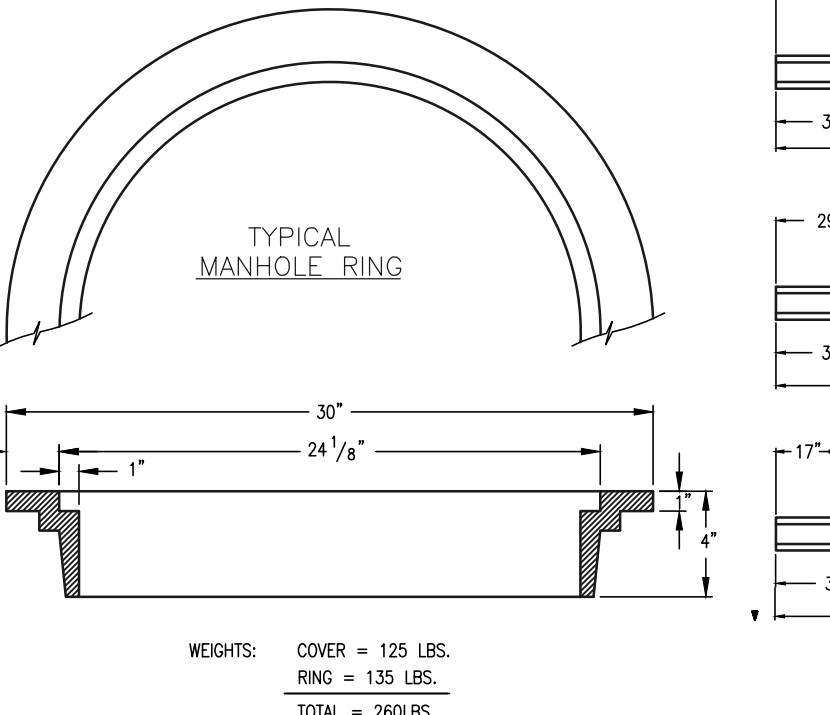
MARK	DIA. IN.	O.C. SPACING	TYPE	ALL INLETS				INLETS, H = 5'			
				L=5'	L=10'	L=15'	L=20'	L=5'	L=10'	L=15'	L=20'
401	11"	II	7	21	21	21	21	11	11	11	11
402	11"	II	7	13	13	13	13	7	7	7	7
403	9"	II	7	4'-10"	4'-10"	4'-10"	4'-10"	4'-10"	4'-10"	4'-10"	4'-10"



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

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	3.9	326	6.0	559	8.4	795				
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				



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:

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

CLASSIC CONSULTING

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

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