

# RETREAT AT TIMBERRIDGE FILING NO. 1

## COUNTY OF EL PASO, STATE OF COLORADO

# CONSTRUCTION DRAWINGS

APRIL 2019

### GENERAL CONSTRUCTION NOTES:

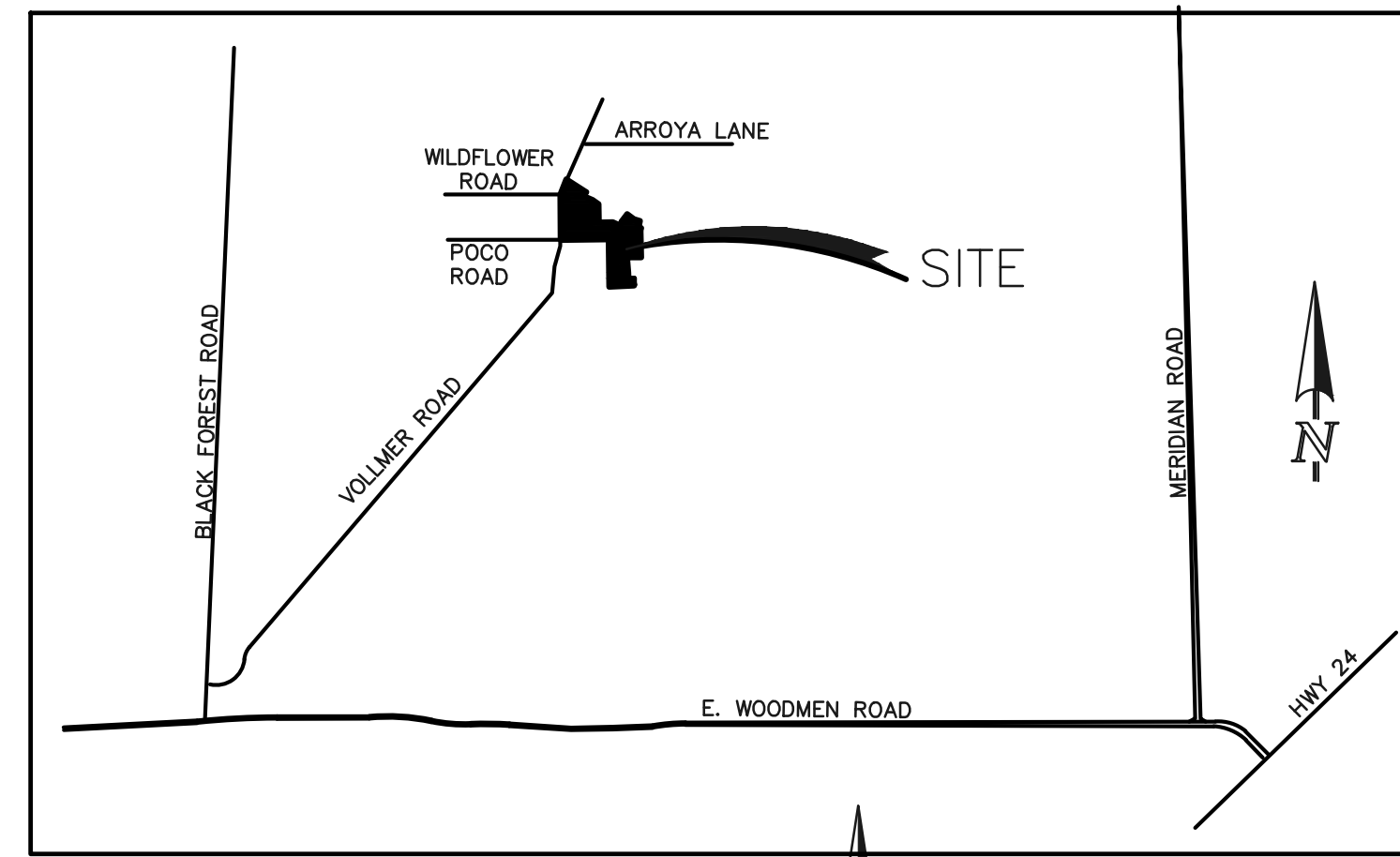
- THE LOCATION OF EXISTING UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY AND MAY NOT INCLUDE ALL UTILITIES. THE EXCAVATION CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK. THE CONTRACTOR AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY HIS FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UTILITIES.
- BEFORE COMMENCING ANY EXCAVATION, CALL 1-800-922-1987 FOR EXISTING UTILITY LOCATIONS.
- THE CONTRACTOR WILL TAKE THE NECESSARY PRECAUTIONS TO PROTECT EXISTING UTILITIES FROM DAMAGE DUE TO THIS OPERATION. ANY DAMAGE TO THE UTILITIES WILL BE REPAIRED AT THE CONTRACTOR'S EXPENSE, AND ANY SERVICE DISRUPTION WILL BE SETTLED BY THE CONTRACTOR.
- ALL BACKFILL, SUB-BASE AND/OR BASE COURSE (CLASS 6) MATERIAL SHALL BE COMPACTED TO THE SOILS ENGINEER'S RECOMMENDATIONS, AND APPROVED BY EL PASO COUNTY PLANNING AND COMMUNITY DEVELOPMENT (PCD).
- ALL STATIONING IS CENTERLINE UNLESS OTHERWISE INDICATED. ALL ELEVATIONS ARE CENTERLINE UNLESS OTHERWISE INDICATED.
- THE CONTRACTOR SHALL REVEGETATE ALL DISTURBED AREAS AS SOON AS POSSIBLE AND EROSION CONTROL SHALL BE INSTALLED AND MAINTAINED IN A FUNCTIONAL MANNER AT ALL TIMES. DEVELOPER RESPONSIBLE FOR MAINTAINING DISTURBED AREAS UNTIL REVEGETATION IS COMPLETE.
- ALL DISTURBED PAVEMENT EDGES SHALL BE CUT TO NEAT LINES. REPAIR SHALL CONFORM TO THE EPC ECM APPENDIX K - 1.2C.
- ADDITIONAL EROSION CONTROL STRUCTURES MAY BE REQUIRED AT THE TIME OF CONSTRUCTION.
- BUILDING CONTRACTORS WILL BE RESPONSIBLE FOR CONSTRUCTING POSITIVE DRAINAGE AWAY FROM ALL STRUCTURES.
- ASPHALT THICKNESS AND BASE COURSE THICKNESS (COMPACTED) FOR ROADS SHALL BE PER DESIGN REPORT BY OWNER'S GEOTECHNICAL ENGINEER. OWNER'S GEOTECHNICAL ENGINEER TO BE ON SITE AT TIME OF ROAD CONSTRUCTION TO EVALUATE SOIL CONDITIONS AND DETERMINE IF ADDITIONAL MEASURES ARE NECESSARY TO ASSURE STABILITY OF THE NEW ROADS. PAVEMENT DESIGN SHALL BE APPROVED BY PLANNING AND COMMUNITY DEVELOPMENT PRIOR TO CONSTRUCTION.
- THE CONTRACTOR SHALL REVEGETATE ALL DISTURBED AREAS WITHIN 21 DAYS OF SUBSTANTIAL GRADING COMPLETION. EROSION CONTROL SHALL BE INSTALLED AND MAINTAINED IN A FUNCTIONAL MANNER AT ALL TIMES. DEVELOPER IS RESPONSIBLE FOR MAINTAINING DISTURBED AREAS UNTIL REVEGETATION IS COMPLETE.
- TYPE M RIP-RAP WITH 4" OF TYPE II GRANULAR BEDDING AND MIRAFI 180N OR EQUAL MAY BE SUBSTITUTED WHERE TYPE L RIP-RAP WITH MIRAFI FW 700 OR EQUAL IS SPECIFIED.
- ALL MATERIALS AND INSTALLATION PROCEDURES SHALL BE IN COMPLIANCE WITH ANY AND ALL APPLICABLE EL PASO COUNTY STANDARDS.

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

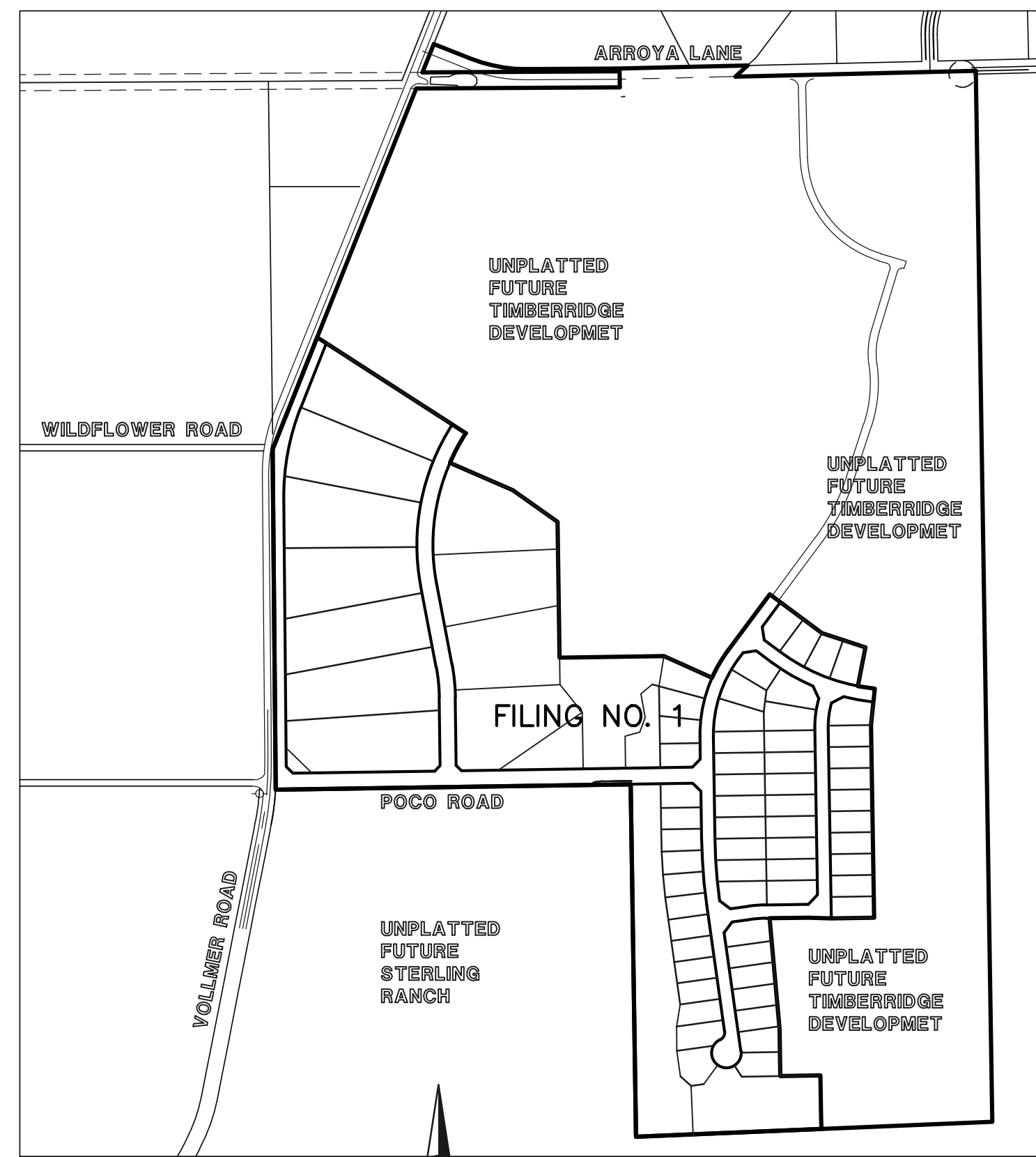
- ALL DRAINAGE AND ROADWAY CONSTRUCTION SHALL MEET THE STANDARDS AND SPECIFICATIONS OF THE CITY OF COLORADO SPRINGS/EL PASO COUNTY DRAINAGE CRITERIA MANUAL, VOLUMES 1 AND 2, AND THE EL PASO COUNTY ENGINEERING CRITERIA MANUAL.
- CONTRACTOR SHALL BE RESPONSIBLE FOR THE NOTIFICATION AND FIELD NOTIFICATION OF ALL EXISTING UTILITIES, WHETHER SHOWN ON THE PLANS OR NOT, BEFORE BEGINNING CONSTRUCTION. LOCATION OF EXISTING UTILITIES SHALL BE VERIFIED BY THE CONTRACTOR PRIOR TO CONSTRUCTION. CALL 811 TO CONTACT THE UTILITY NOTIFICATION CENTER OF COLORADO (UNCC).
- CONTRACTOR SHALL KEEP A COPY OF THESE APPROVED PLANS, THE GRADING AND EROSION CONTROL PLAN, THE STORMWATER MANAGEMENT PLAN (SMP), THE SOILS AND GEOTECHNICAL REPORT, AND THE APPROPRIATE DESIGN AND CONSTRUCTION STANDARDS AND SPECIFICATIONS AT THE JOB SITE AT ALL TIMES, INCLUDING THE FOLLOWING:
  - EL PASO COUNTY ENGINEERING CRITERIA MANUAL (ECM)
  - CITY OF COLORADO SPRINGS/EL PASO COUNTY DRAINAGE CRITERIA MANUAL, VOLUMES 1 AND 2
  - COLORADO DEPARTMENT OF TRANSPORTATION (CDOT) STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION
  - CDOT M & S STANDARDS
- NOTWITHSTANDING ANYTHING DEPICTED IN THESE PLANS IN WORDS OR GRAPHIC REPRESENTATION, ALL DESIGN AND CONSTRUCTION RELATED TO ROADS, STORM DRAINAGE AND EROSION CONTROL SHALL CONFORM TO THE STANDARDS AND REQUIREMENTS OF THE MOST RECENT VERSION OF THE RELEVANT ADOPTED EL PASO COUNTY STANDARDS, INCLUDING THE LAND DEVELOPMENT CODE, THE ENGINEERING CRITERIA MANUAL, THE DRAINAGE CRITERIA MANUAL, AND THE DRAINAGE CRITERIA MANUAL, VOLUME 2. ANY DEVIATIONS FROM REGULATIONS AND STANDARDS MUST BE REQUESTED, AND APPROVED, IN WRITING. ANY MODIFICATIONS NECESSARY TO MEET CRITERIA AFTER-THE-FACT WILL BE ENTIRELY THE DEVELOPER'S RESPONSIBILITY TO RECTIFY.
- IT IS THE DESIGN ENGINEER'S RESPONSIBILITY TO ACCURATELY SHOW EXISTING CONDITIONS, BOTH 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 8" 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 STEEL 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 PERFORMED 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

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

### 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  
P.O. BOX 1600  
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 25	TITLE SHEET
SHEET 2 OF 25	STREET SECTIONS / EROSION CONTROL NOTES
SHEET 3-6 OF 25	OVERLOT GRADING & EROSION CONTROL PLAN
SHEET 7 OF 25	POCO ROAD PLAN AND PROFILE
SHEET 8 OF 25	ASPEN VALLEY ROAD PLAN AND PROFILES
SHEET 9-10 OF 25	ANTELOPE RAVINE DRIVE PLAN AND PROFILE
SHEET 11 OF 25	ANTELOPE RAVINE DR. & HAWK HILLS CT. PLAN AND PROFILE
SHEET 12 OF 25	ELK ANTLER LANE & RABBIT TAIL PLACE PLAN AND PROFILE
SHEET 13 OF 25	BISON VALLEY TRAIL PLAN AND PROFILE
SHEET 14-18 OF 25	STORM SEWER PLAN AND PROFILES
SHEET 19 OF 25	(3) 8'X12' BOX CULVERTS
SHEET 20 OF 25	PERMANENT POND AND CHECK DAM
SHEET 21-22 OF 25	POND PLAN-1
SHEET 23-24 OF 25	POND PLAN-2
SHEET 25 OF 25	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 NEGLIGENCE, ACTS, ERRORS, OR OMISSIONS ON MY PART IN PREPARATION OF THESE DETAILED PLANS AND SPECIFICATIONS.

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

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-XXX

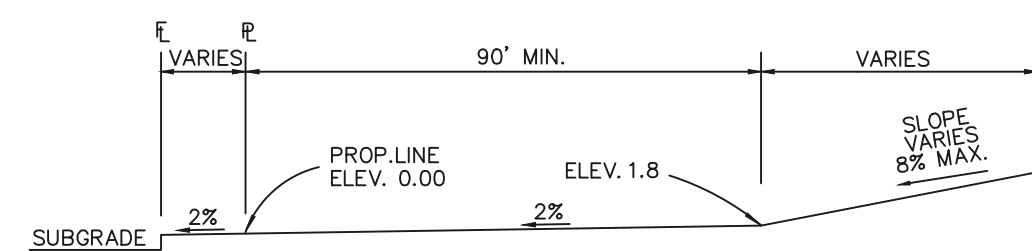
<p>48 HOURS BEFORE YOU DIG, CALL UTILITY LOCATORS</p> <p><b>811</b></p> <p>UTILITY NOTIFICATION CENTER OF COLORADO IT'S THE LAW</p> <p>THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK. THE CONTRACTOR SHALL BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE CAUSED BY HIS FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.</p>	NO. REVISION	DATE	REVIEW:		<p>RETREAT AT TIMBERRIDGE FILING NO. 1 CONSTRUCTION DRAWINGS</p> <p>TITLE SHEET</p> <table border="1"> <tr> <td>DESIGNED BY</td> <td>MAW</td> <td>SCALE</td> <td>DATE</td> <td>04-05-19</td> </tr> <tr> <td>DRAWN BY</td> <td>MAW</td> <td>(H) 1"= N/A</td> <td>SHEET</td> <td>1 OF 25</td> </tr> <tr> <td>CHECKED BY</td> <td></td> <td>(V) 1"= N/A</td> <td>JOB NO.</td> <td>1185.00</td> </tr> </table>	DESIGNED BY	MAW	SCALE	DATE	04-05-19	DRAWN BY	MAW	(H) 1"= N/A	SHEET	1 OF 25	CHECKED BY		(V) 1"= N/A	JOB NO.	1185.00
	DESIGNED BY	MAW	SCALE			DATE	04-05-19													
DRAWN BY	MAW	(H) 1"= N/A	SHEET	1 OF 25																
CHECKED BY		(V) 1"= N/A	JOB NO.	1185.00																
<p>PREPARED UNDER MY DIRECT SUPERVISION FOR AND ON BEHALF OF CLASSIC CONSULTING ENGINEERS AND SURVEYORS, LLC</p> <p>MARC A. WHORTON, COLORADO P.E. #37155</p> <p>DATE</p>																				

N:\USERS\JENIRVINE\CONSTRUCTION\19-18500-CDS-TITLE.dwg, 4/5/2019 11:06:12 AM, 1:1

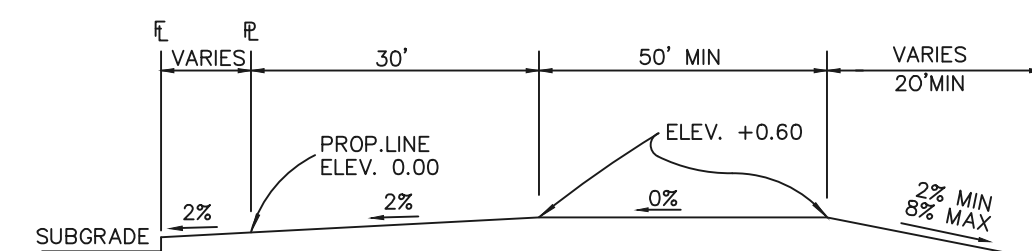
**EL PASO COUNTY GRADING AND EROSION CONTROL NOTES:**

- CONSTRUCTION MAY NOT COMMENCE UNTIL A CONSTRUCTION PERMIT IS OBTAINED FROM PLANNING AND COMMUNITY DEVELOPMENT (PCD) AND A PRE-CONSTRUCTION CONFERENCE IS HELD WITH PLANNING AND COMMUNITY DEVELOPMENT INSPECTORS.
- 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 STORMWATER MANAGER. SHALL BE LOCATED ON SITE AT ALL TIMES AND SHALL BE KEPT UP TO DATE WITH WORK PROGRESS AND CHANGES IN THE FIELD.
- ONCE THE ESQCP HAS BEEN ISSUED, THE CONTRACTOR MAY INSTALL THE INITIAL STAGE EROSION AND SEDIMENT CONTROL BMPs AS INDICATED ON THE GEC. A PRE-CONSTRUCTION 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 PCD INSPECTIONS STAFF.
- SOIL EROSION CONTROL MEASURES FOR ALL SLOPES, CHANNELS, DITCHES, OR ANY DISTURBED LAND AREA SHALL BE COMPLETED WITHIN 21 CALENDAR DAYS AFTER FINAL GRADING, OR FINAL EARTH DISTURBANCE, HAS BEEN COMPLETED. DISTURBED AREAS AND STOCKPILES WHICH ARE NOT AT FINAL GRADE BUT WILL REMAIN DORMANT FOR LONGER THAN 30 DAYS SHALL ALSO BE MULCHED WITHIN 21 DAYS AFTER INTERIM GRADING. AN AREA THAT IS GOING TO REMAIN IN AN INTERIM STATE FOR MORE THAN 60 DAYS SHALL ALSO BE SEEDED. ALL TEMPORARY SOIL EROSION CONTROL MEASURES AND BMPs SHALL BE MAINTAINED UNTIL PERMANENT SOIL EROSION CONTROL MEASURES ARE IMPLEMENTED AND ESTABLISHED.
- TEMPORARY SOIL EROSION CONTROL FACILITIES SHALL BE REMOVED AND EARTH DISTURBANCE AREAS GRADED AND STABILIZED WITH PERMANENT SOIL EROSION CONTROL MEASURES PURSUANT TO STANDARDS AND SPECIFICATION PRESCRIBED IN THE DCM VOLUME II AND THE ENGINEERING CRITERIA MANUAL (ECM) APPENDIX I.
- ALL PERSONS ENGAGED IN EARTH DISTURBANCE SHALL IMPLEMENT AND MAINTAIN ACCEPTABLE SOIL EROSION AND SEDIMENT CONTROL MEASURES INCLUDING BMPs IN CONFORMANCE WITH THE EROSION CONTROL TECHNICAL STANDARDS OF THE DRAINAGE CRITERIA MANUAL (DCM) VOLUME II AND IN ACCORDANCE WITH THE STORMWATER MANAGEMENT PLAN (SWMP).
- ALL TEMPORARY EROSION CONTROL FACILITIES INCLUDING BMPs AND ALL PERMANENT FACILITIES INTENDED TO CONTROL EROSION OF ANY EARTH DISTURBANCE OPERATIONS, SHALL BE INSTALLED AS DEFINED IN THE APPROVED PLANS, THE SWMP AND THE DCM VOLUME II AND MAINTAINED THROUGHOUT THE DURATION OF THE EARTH DISTURBANCE OPERATION.
- ANY EARTH DISTURBANCE SHALL BE CONDUCTED IN SUCH A MANNER SO AS TO EFFECTIVELY REDUCE 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.
- ANY TEMPORARY OR PERMANENT FACILITY DESIGNED AND CONSTRUCTED FOR THE CONVEYANCE OF STORMWATER AROUND, THROUGH, OR FROM THE EARTH DISTURBANCE AREA SHALL BE DESIGNED TO LIMIT THE DISCHARGE TO A NON-EROSIVE VELOCITY.
- 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.
- 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. BMPs 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 STRUCTURES FOR PETROLEUM PRODUCTS AND OTHER CHEMICALS SHALL HAVE ADEQUATE PROTECTION SO AS 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 DITCHLINE.
- 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 II AND THE ECM APPENDIX I. 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 REPORT FOR THIS SITE HAS BEEN PREPARED BY RMG - ROCKY MOUNTAIN GROUP TITLED "GEOLOGY AND SOILS REPORT AND WASTEWATER STUDY WITH DETENTION STORAGE CRITERIA - REDTAIL RANCH SUBDIVISION", DATED NOV. 9, 2018, AND SHALL BE CONSIDERED A PART OF THESE PLANS.
- AT LEAST TEN 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:

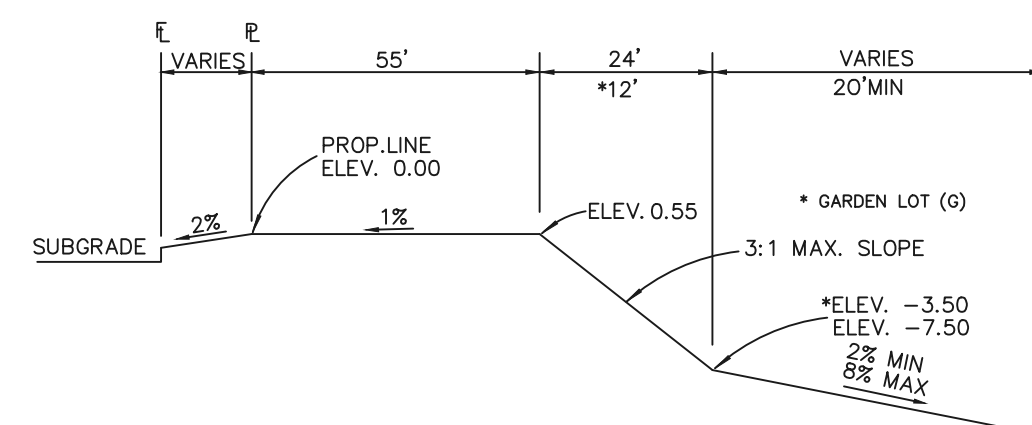
COLORADO DEPARTMENT OF PUBLIC HEALTH AND ENVIRONMENT  
WATER QUALITY CONTROL DIVISION  
WOOD - PERMITS  
4300 CHERRY CREEK DRIVE SOUTH  
DENVER, CO 80246-1530  
ATTN: PERMITS UNIT



**TYPICAL (A) LOT**  
N.T.S.



**TYPICAL (B) LOT**  
N.T.S.



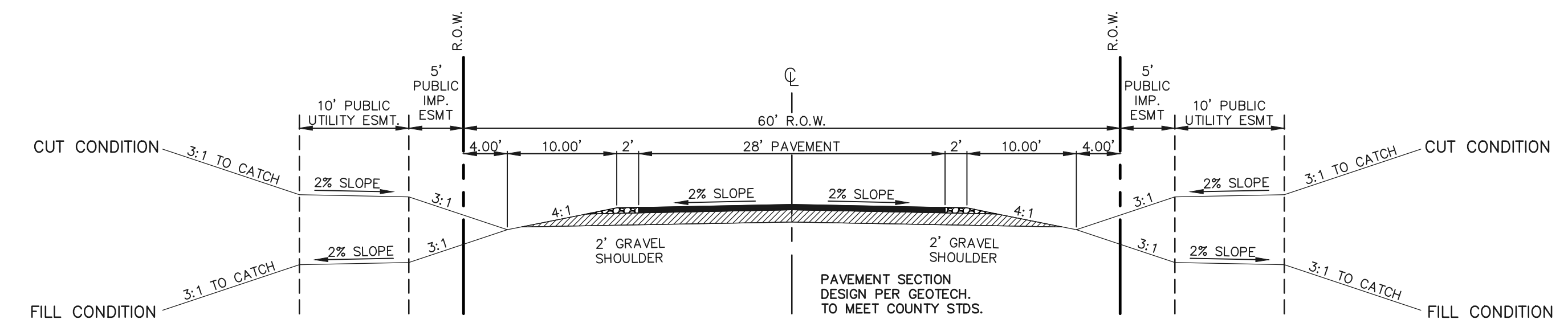
**TYPICAL WALKOUT LOT (W/O) OR GARDEN (G)**  
N.T.S.

**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.

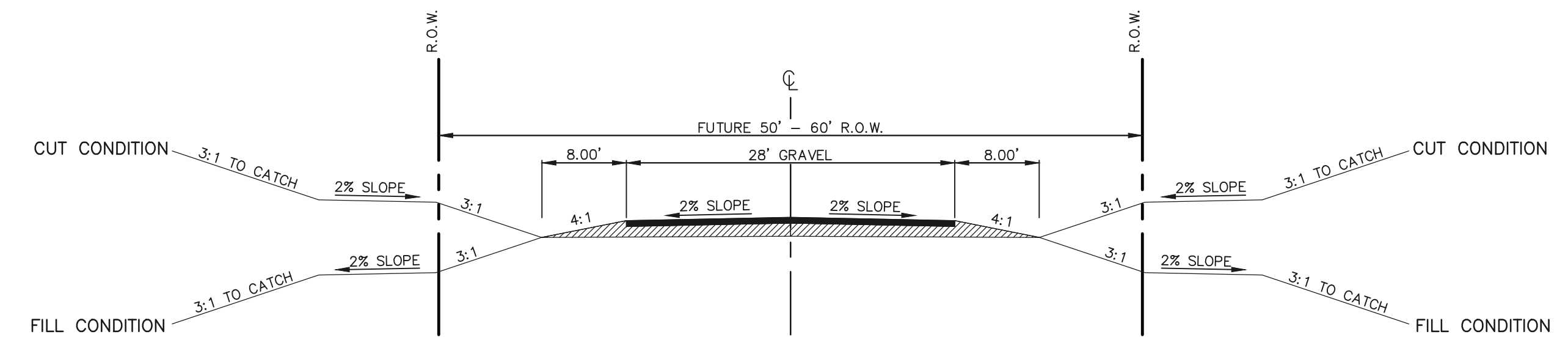
Add a note that side lot swales are required on the downhill lots, either by builder or grading contractor.



**60' R.O.W. TYPICAL RURAL LOCAL CROSS SECTION**

SCALE: 1" = 10'

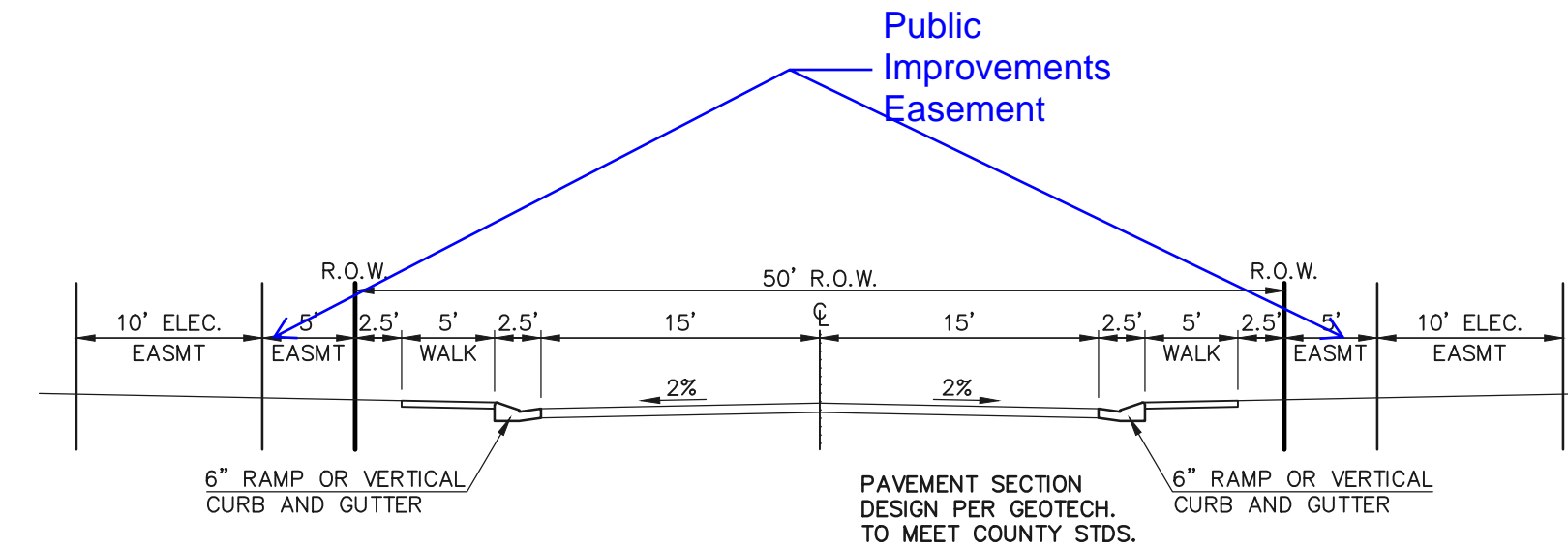
ASPEN VALLEY ROAD



**FUTURE R.O.W. TYPICAL SECONDARY ACCESS ROAD**

SCALE: 1" = 10'

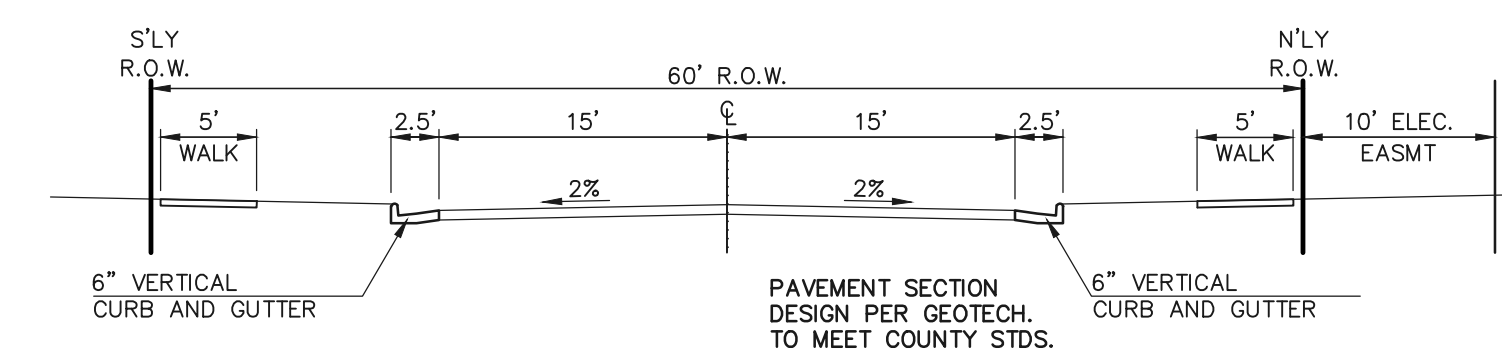
SECONDARY EMERGENCY ACCESS UP TO ARROYA LANE



**50' R.O.W. TYPICAL URBAN LOCAL CROSS SECTION**

SCALE: 1" = 10'

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



**60' R.O.W. TYPICAL URBAN LOCAL CROSS SECTION**

SCALE: 1" = 10'

POCO ROAD

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

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

NO.	REVISION	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 DRAWINGS  
STREET SECTIONS / EROSION CONTROL NOTES

DESIGNED BY	PRA	SCALE	DATE	04-05-19
DRAWN BY	PRA	(H) 1" = N/A	SHEET	2 OF 25
CHECKED BY		(V) 1" = N/A	JOB NO.	1185.00

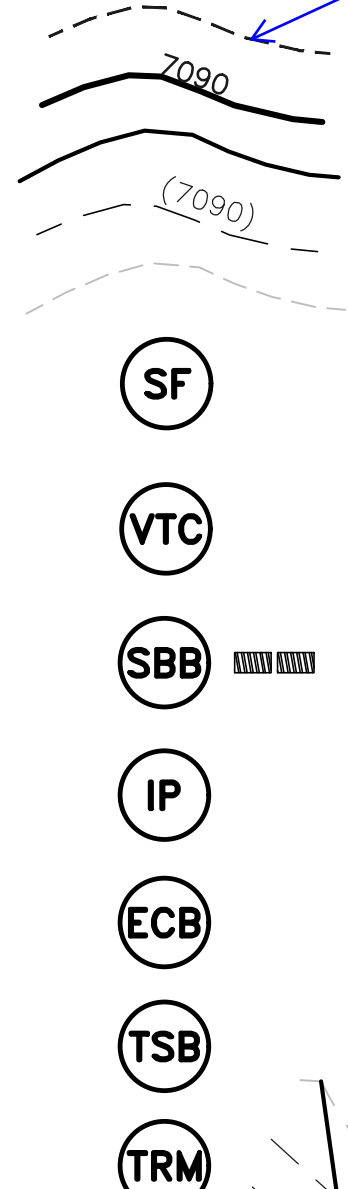


This looks like the easement lines; please use different linetype or make this thicker/darker

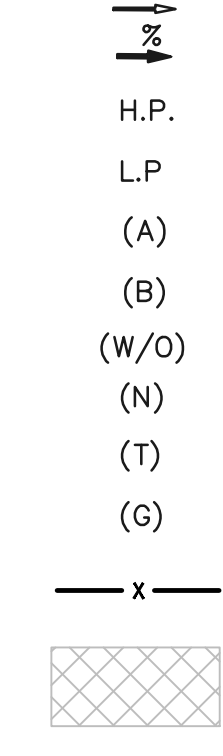
Where is the trail?

LEGEND

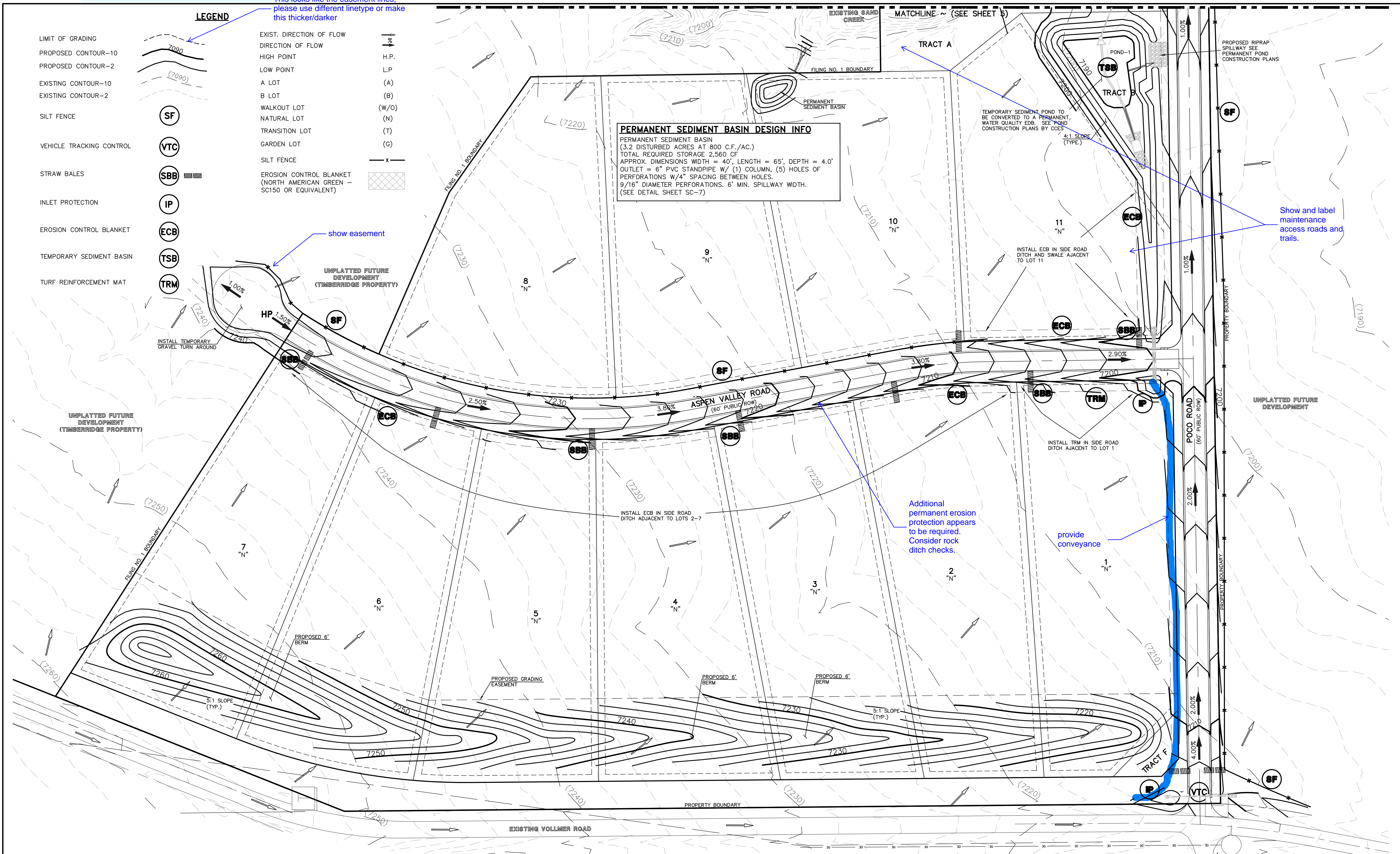
- LIMIT OF GRADING
- PROPOSED CONTOUR-10
- PROPOSED CONTOUR-2
- EXISTING CONTOUR-10
- EXISTING CONTOUR-2
- SILT FENCE
- VEHICLE TRACKING CONTROL
- STRAW BALES
- INLET PROTECTION
- EROSION CONTROL BLANKET
- TEMPORARY SEDIMENT BASIN
- TURF REINFORCEMENT MAT



- EXIST. DIRECTION OF FLOW
- DIRECTION OF FLOW
- HIGH POINT
- LOW POINT
- A LOT
- B LOT
- WALKOUT LOT
- NATURAL LOT
- TRANSITION LOT
- GARDEN LOT
- SILT FENCE
- EROSION CONTROL BLANKET (NORTH AMERICAN GREEN - SC150 OR EQUIVALENT)



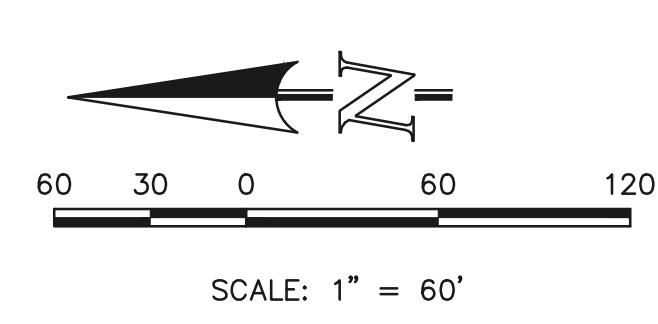
**PERMANENT SEDIMENT BASIN DESIGN INFO**  
 PERMANENT SEDIMENT BASIN  
 (3.2 DISTURBED ACRES AT 800 C.F./AC.)  
 TOTAL REQUIRED STORAGE 2,560 CF  
 APPROX. DIMENSIONS WIDTH = 40', LENGTH = 65', DEPTH = 4.0'  
 OUTLET = 6" PVC STANDPIPE W/ (1) COLUMN, (5) HOLES OF PERFORATIONS W/4" SPACING BETWEEN HOLES.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



Show and label maintenance access roads and trails.

Additional permanent erosion protection appears to be required. Consider rock ditch checks.

provide conveyance



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 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 25
CHECKED BY	(V) 1" = N/A	JOB NO.	1185.00	

CLASSIC CONSULTING

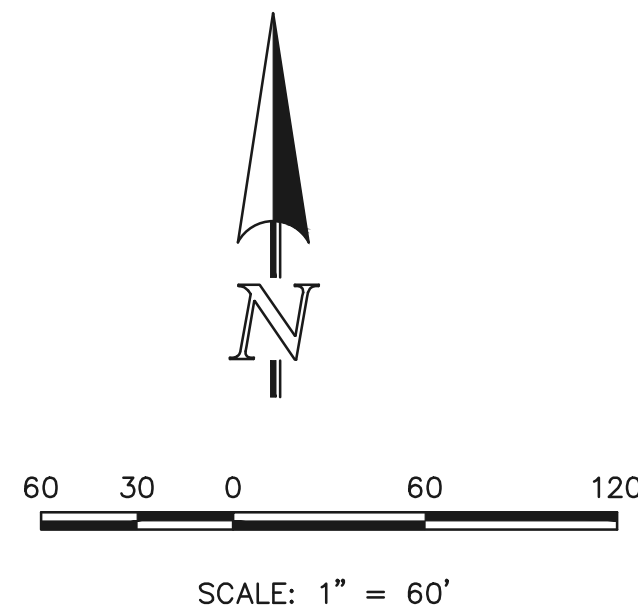
**PERMANENT SEDIMENT BASIN DESIGN INFO**  
 PERMANENT SEDIMENT BASIN  
 (2.0 DISTURBED ACRES AT 3,600 C.F./AC.)  
 TOTAL REQUIRED STORAGE 7,200 CF  
 APPROX. DIMENSIONS WIDTH = 90', LENGTH = 105', DEPTH = 4.0'  
 OUTLET = 6" PVC STANDPIPE W/ (1) COLUMN, (5) ROWS OF PERFORATIONS W/4" SPACING BETWEEN HOLES. 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  
 (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.

Show spillway protection

Provide spillway erosion protection down the slope.



**LEGEND**

- |                          |  |                          |       |
|--------------------------|--|--------------------------|-------|
| LIMIT OF GRADING         |  | EXIST. DIRECTION OF FLOW |       |
| PROPOSED CONTOUR-10      |  | DIRECTION OF FLOW        |       |
| PROPOSED CONTOUR-2       |  | HIGH POINT               | H.P.  |
| EXISTING CONTOUR-10      |  | LOW POINT                | L.P.  |
| EXISTING CONTOUR-2       |  | A LOT                    | (A)   |
| SILT FENCE               |  | B LOT                    | (B)   |
| VEHICLE TRACKING CONTROL |  | WALKOUT LOT              | (W/O) |
| STRAW BALES              |  | NATURAL LOT              | (N)   |
| INLET PROTECTION         |  | TRANSITION LOT           | (T)   |
| EROSION CONTROL BLANKET  |  | GARDEN LOT               | (G)   |
| TEMPORARY SEDIMENT BASIN |  | SILT FENCE               | X     |

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

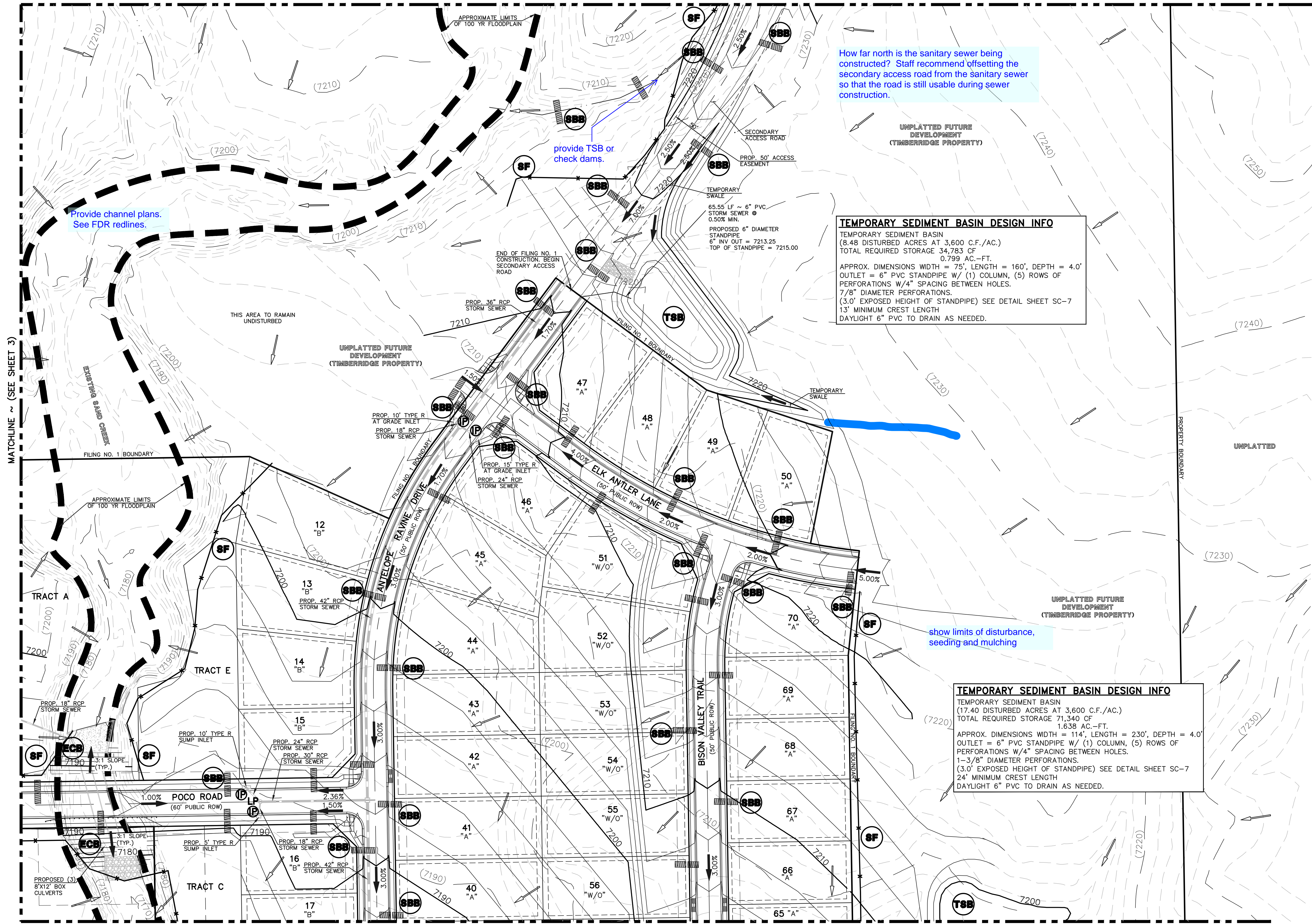
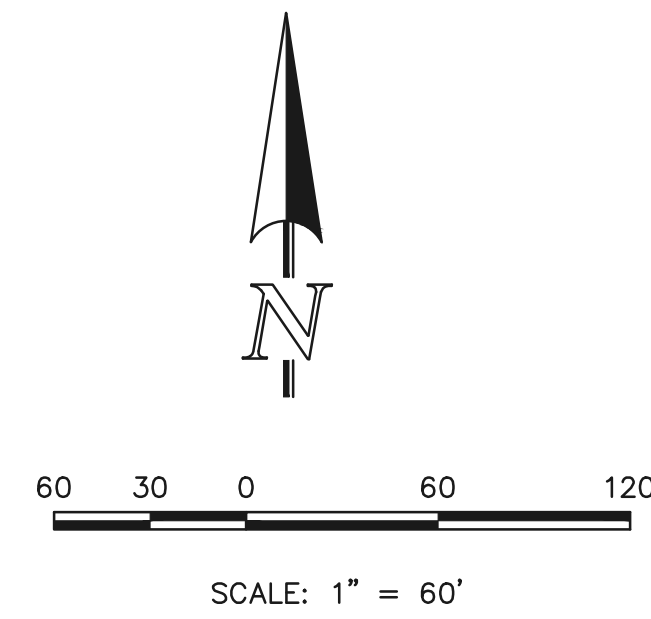
MARC A. WHORTON, COLORADO P.E. #37155 DATE

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

DESIGNED BY	PRA	SCALE	DATE	04-05-19
DRAWN BY	ESO	(H) 1" = 60'	SHEET	4 OF 25
CHECKED BY	(V)	1" = N/A	JOB NO.	1185.00

N:\118500\DRAWINGS\CONSTRUCTION\04-118500-CR-03.dwg, 4/5/2019 11:18:15 AM, 1:1

MATCHLINE ~ (SEE SHEET 6)



Provide channel plans.  
See FDR redlines.

provide TSB or  
check dams.

How far north is the sanitary sewer being  
constructed? Staff recommend offsetting the  
secondary access road from the sanitary sewer  
so that the road is still usable during sewer  
construction.

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

show limits of disturbance,  
seeding and mulching

**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.

**LEGEND**

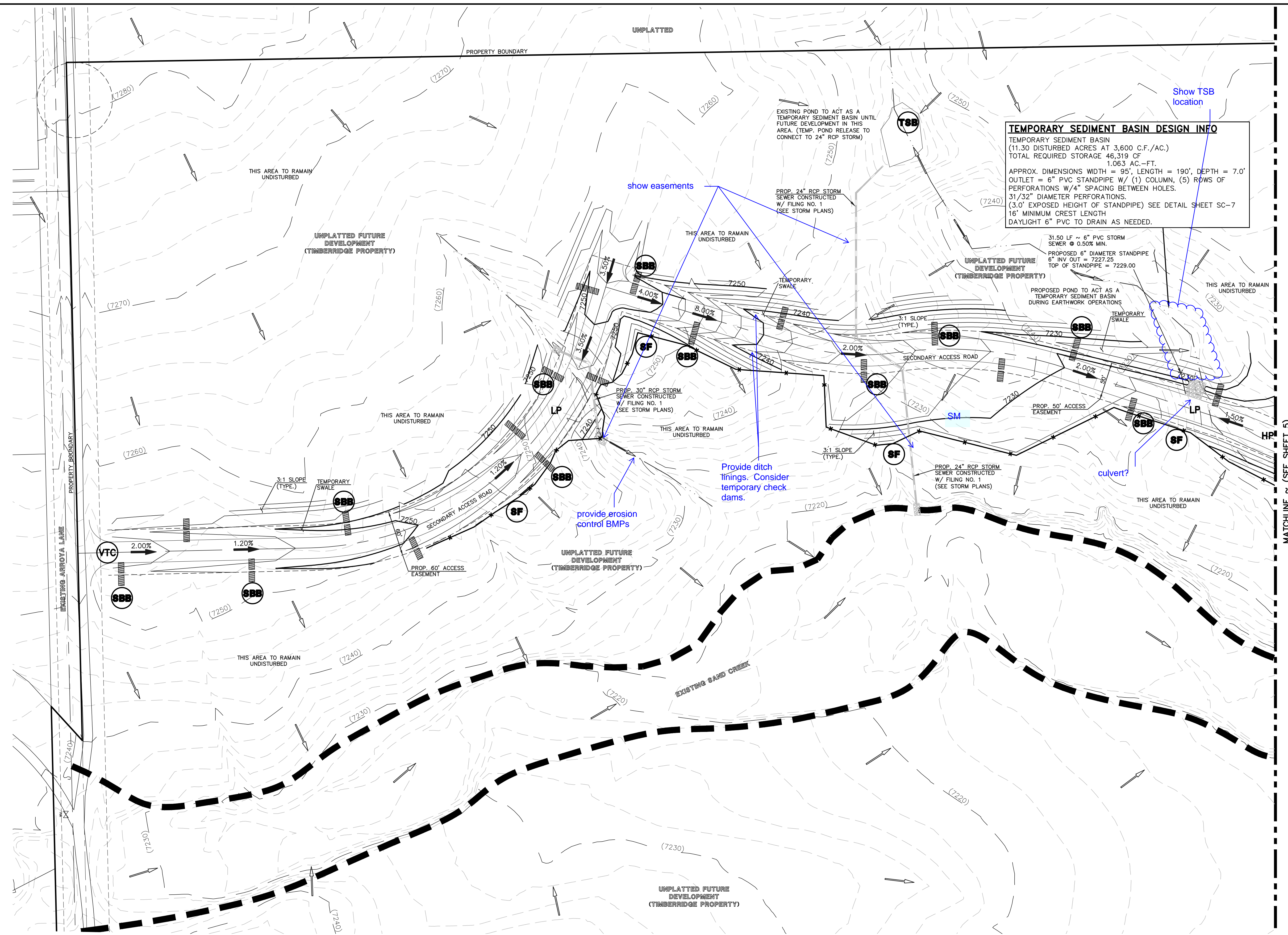
- LIMIT OF GRADING
- PROPOSED CONTOUR-10
- PROPOSED CONTOUR-2
- EXISTING CONTOUR-10
- EXISTING CONTOUR-2
- SILT FENCE
- VEHICLE TRACKING CONTROL
- STRAW BALES
- INLET PROTECTION
- EROSION CONTROL BLANKET
- TEMPORARY SEDIMENT BASIN
- EXIST. DIRECTION OF FLOW
- DIRECTION OF FLOW
- HIGH POINT
- LOW POINT
- A LOT
- B LOT
- WALKOUT LOT
- NATURAL LOT
- TRANSITION LOT
- GARDEN LOT
- SILT FENCE

MATCHLINE ~ (SEE SHEET 3)

MATCHLINE ~ (SEE SHEET 4)

<p>48 HOURS BEFORE YOU DIG, CALL UTILITY LOCATORS <b>811</b> UTILITY NOTIFICATION CENTER OF COLORADO IT'S THE LAW</p> <p>THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK. THE CONTRACTOR SHALL BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE CAUSED BY HIS FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.</p>	<p>NO. REVISION</p> <table border="1"> <tr><td> </td><td> </td></tr> <tr><td> </td><td> </td></tr> <tr><td> </td><td> </td></tr> <tr><td> </td><td> </td></tr> </table>									<p>DATE</p>	<p>REVIEW:</p> <p>PREPARED UNDER MY DIRECT SUPERVISION FOR AND ON BEHALF OF CLASSIC CONSULTING ENGINEERS AND SURVEYORS, LLC</p>	<p><b>CLASSIC CONSULTING</b></p> <p>618 N. Cascade Avenue, Suite 200 Colorado Springs, Colorado 80903</p> <p>(719)785-0790 (719)785-0799(Fax)</p>	<p>RETREAT AT TIMBERIDGE FILING NO. 1 CONSTRUCTION PLANS GRADING &amp; EROSION CONTROL PLAN</p>
<p>DESIGNED BY PRA</p> <p>DRAWN BY ESO</p> <p>CHECKED BY</p>	<p>SCALE (H) 1"= 60' (V) 1"= N/A</p>	<p>DATE 04-05-19</p> <p>SHEET 5 OF 25</p> <p>JOB NO. 1185.00</p>											

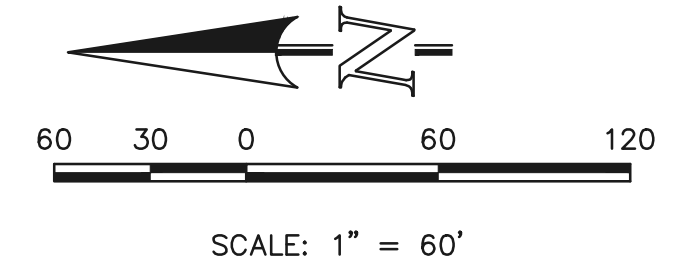
N:\118500\DRAWINGS\CONSTRUCTION\05-118500-CR-04.dwg, 4/5/2019 1:04:12 PM, 1:1



**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.

**LEGEND**

- LIMIT OF GRADING
- PROPOSED CONTOUR-10
- PROPOSED CONTOUR-2
- EXISTING CONTOUR-10
- EXISTING CONTOUR-2
- SILT FENCE
- Seeding / Mulching SM
- 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
- SILT FENCE
- EXISTING GRAVEL ROAD WHICH MAY OR MAY NOT BE REMOVED WITH THE BUILDING OF HOUSES



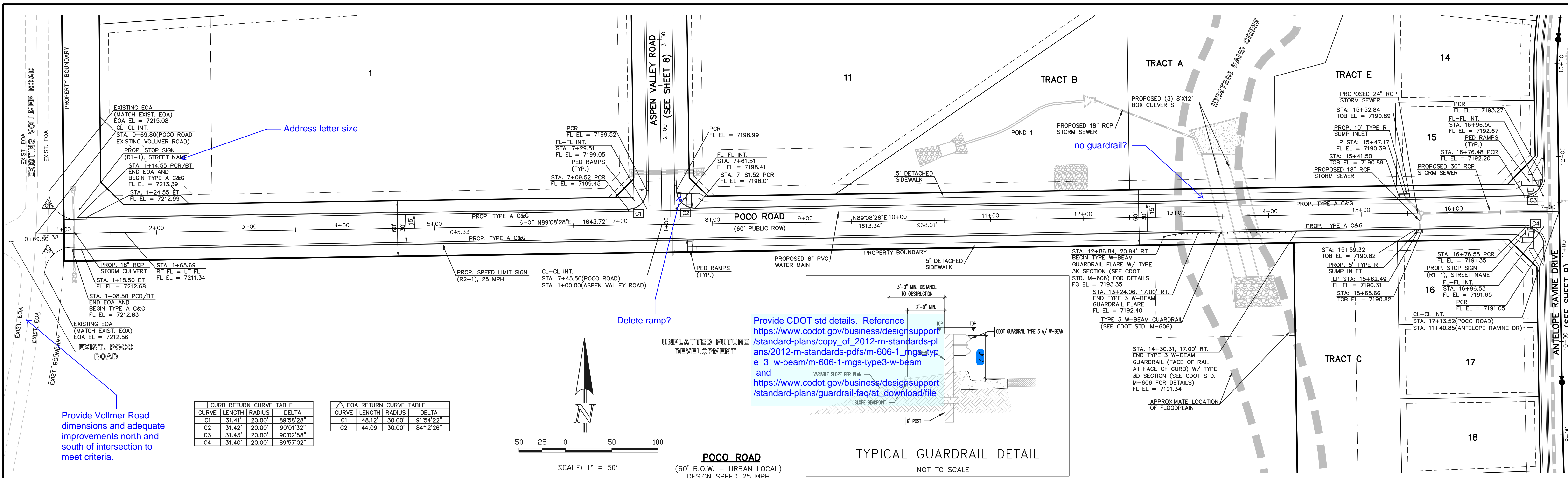
48 HOURS BEFORE YOU DIG, CALL UTILITY LOCATORS <b>811</b> UTILITY NOTIFICATION CENTER OF COLORADO IT'S THE LAW		
THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK. THE 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 DATE

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

<b>RETREAT AT TIMBERRIDGE FILING NO. 1</b> <b>CONSTRUCTION PLANS</b> GRADING & EROSION CONTROL PLAN			
DESIGNED BY	PRA	SCALE	DATE 04-05-19
DRAWN BY	ESO	(H) 1" = 60'	SHEET 6 OF 25
CHECKED BY	(V) 1" = N/A	JOB NO.	1185.00

MATCHLINE ~ (SEE SHEET 5)

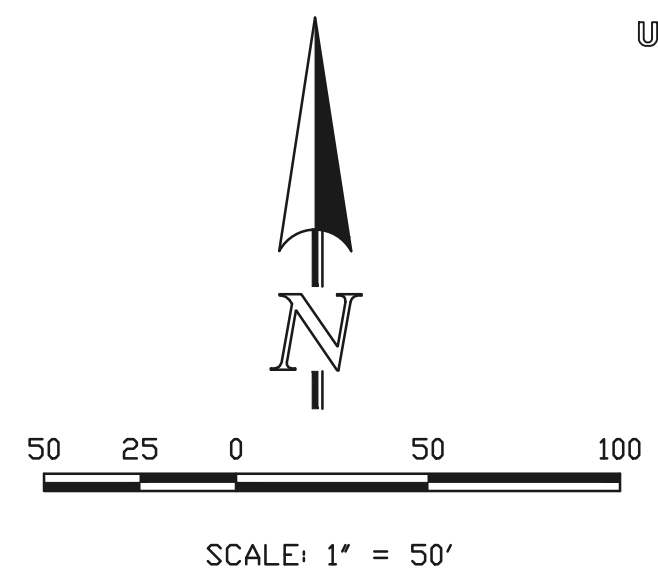
N:\118500\DRAWINGS\CONSTRUCTION\06-118500-CR-05.dwg, 4/5/2019 11:33:00 AM, 1:1



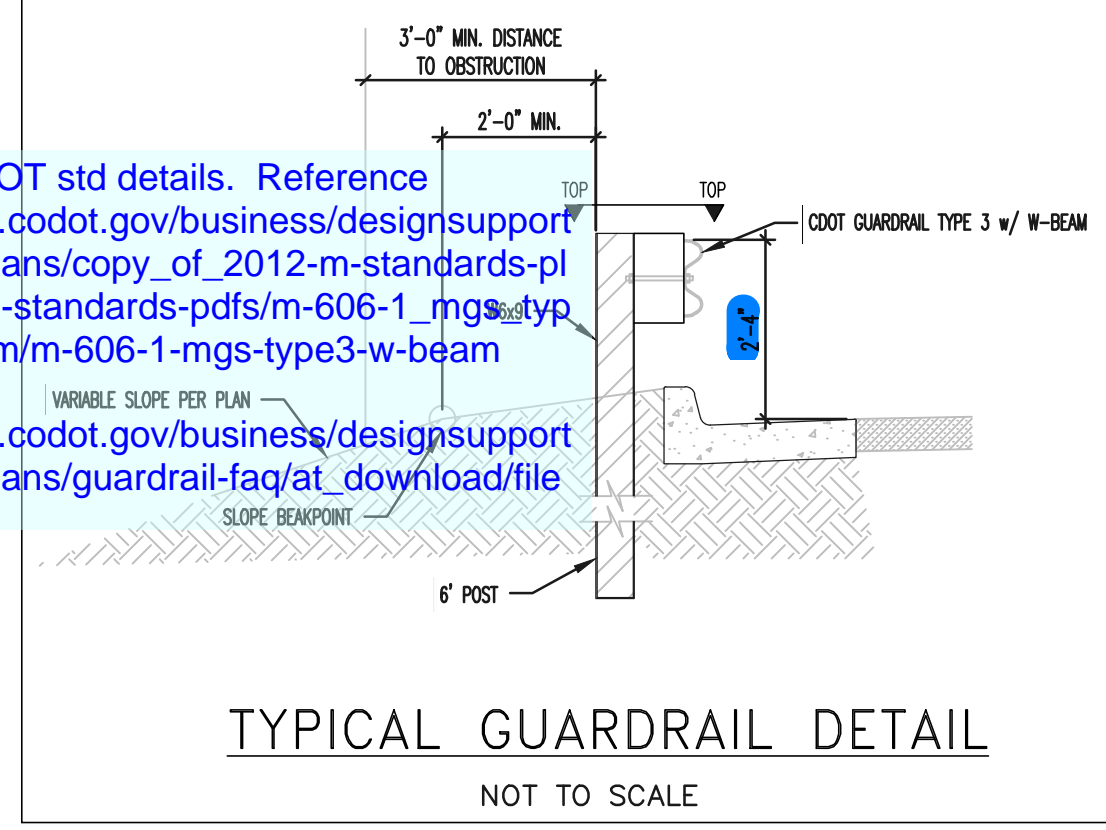
CURB RETURN CURVE TABLE			
CURVE	LENGTH	RADIUS	DELTA
C1	31.41'	20.00'	89°58'28"
C2	31.42'	20.00'	90°01'32"
C3	31.43'	20.00'	90°02'58"
C4	31.40'	20.00'	89°57'02"

EOA RETURN CURVE TABLE			
CURVE	LENGTH	RADIUS	DELTA
C1	48.12'	30.00'	91°54'22"
C2	44.09'	30.00'	84°12'26"



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



Provide CDOT std details. Reference [https://www.codot.gov/business/designsupport/standard-plans/copy\\_of\\_2012-m-standards-plans/2012-m-standards-pdfs/m-606-1\\_mgs\\_type\\_e\\_3\\_w-beam/m-606-1-mgs-type3-w-beam](https://www.codot.gov/business/designsupport/standard-plans/copy_of_2012-m-standards-plans/2012-m-standards-pdfs/m-606-1_mgs_type_e_3_w-beam/m-606-1-mgs-type3-w-beam) and [https://www.codot.gov/business/designsupport/standard-plans/guardrail-faq/at\\_download/file](https://www.codot.gov/business/designsupport/standard-plans/guardrail-faq/at_download/file)

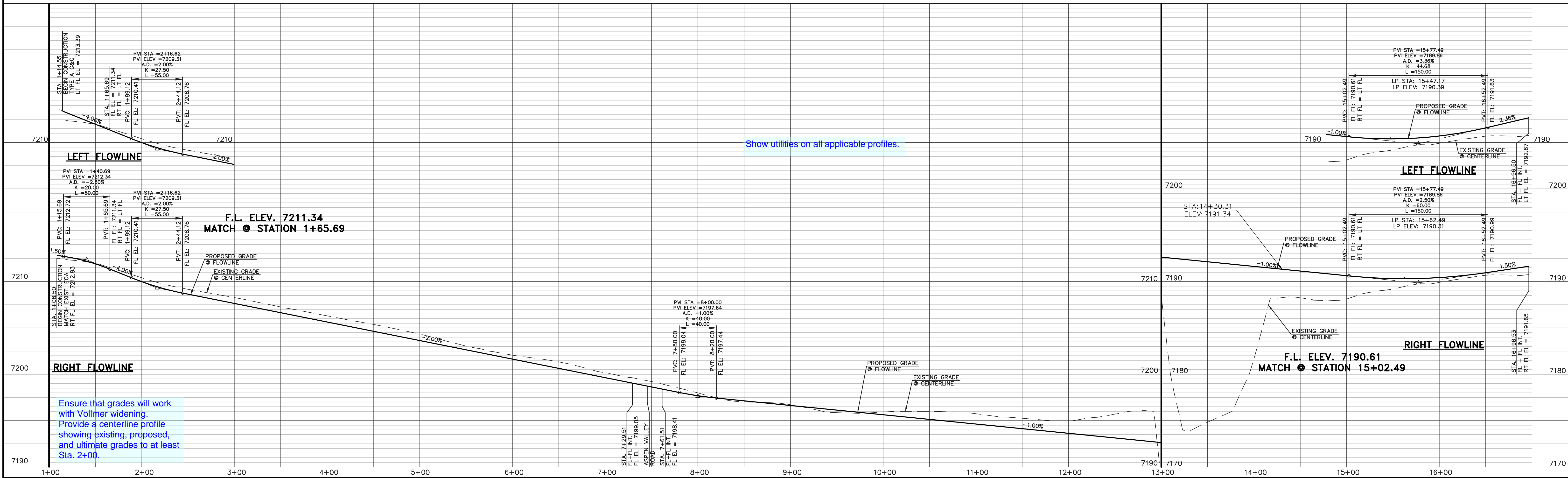
Provide Vollmer Road dimensions and adequate improvements north and south of intersection to meet criteria.

Delete ramp?

no guardrail?

Show utilities on all applicable profiles.

Ensure that grades will work with Vollmer widening. Provide a centerline profile showing existing, proposed, and ultimate grades to at least Sta. 2+00.



DESIGN DATA: POCO ROAD

SIDEWALKS: WIDTH: 5' LOCATION:  Attached  Detached

CURB TYPE:  1  5  3  A  C

R/W WIDTH: 60' MAT WIDTH: 30'

STREET TYPE: URBAN LOCAL HVEEM

PAVEMENT: TYPE: HMA  PCC  THICKNESS: \_\_\_\_\_

COMPOSITE SECTION: HMA \_\_\_\_\_ BASE \_\_\_\_\_ SUBGRADE STABILIZATION: CHEMICAL:  MECH.:  TYPE: \_\_\_\_\_ THICKNESS: \_\_\_\_\_

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

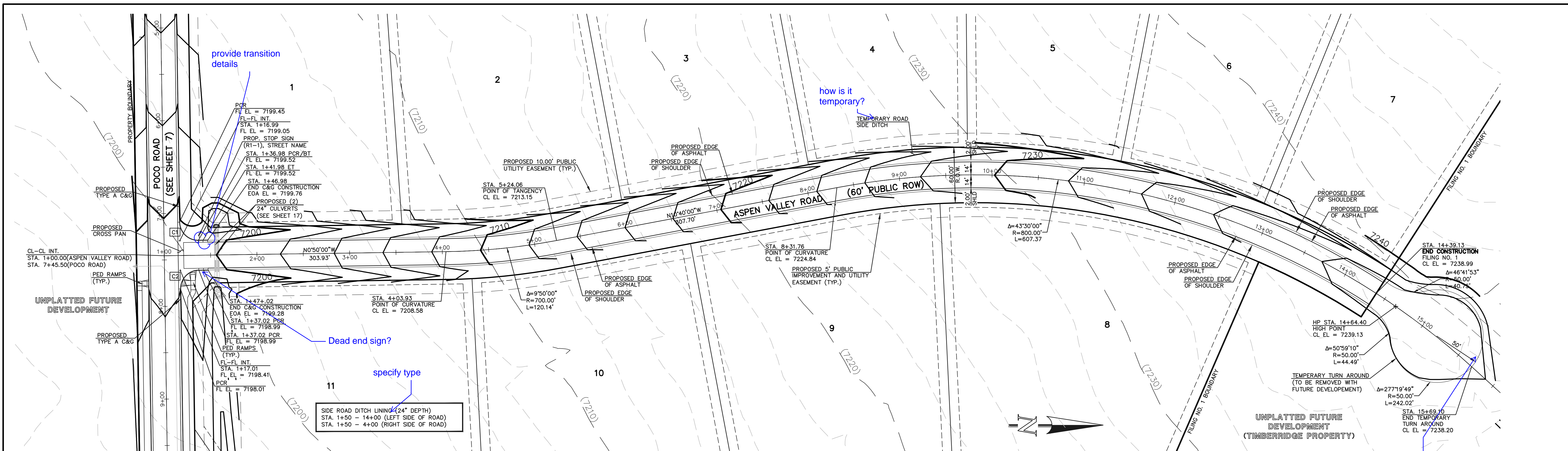
MARC A. WHORTON, COLORADO P.E. #37155 DATE



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

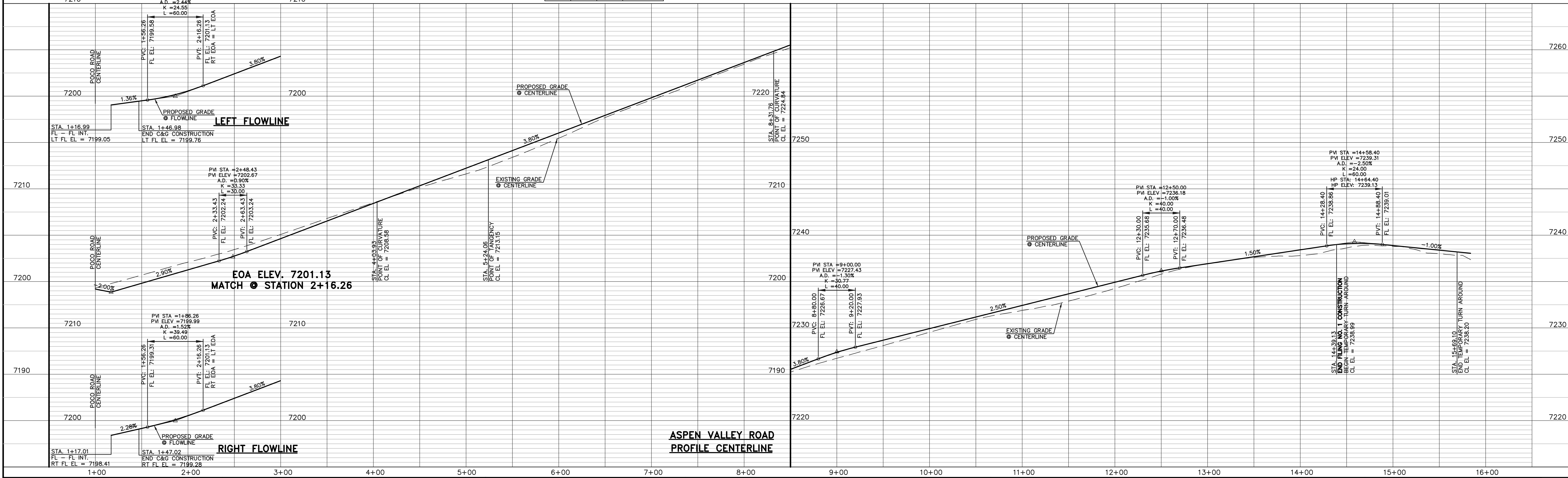
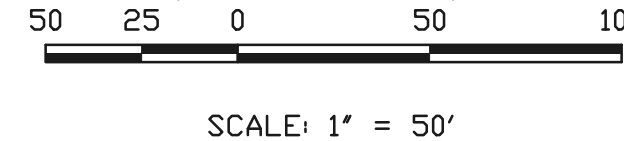
DESIGNED BY	MAW	SCALE	DATE	04-05-19
DRAWN BY	ESO	(H) 1" = 50'	SHEET	7 OF 25
CHECKED BY		(V) 1" = 5'	JOB NO.	1185.00

N:\118500\DRAWINGS\CONSTRUCTION\07-118500-SI-C1.dwg, 4/5/2019 3:09:43 PM, 1:1



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



DESIGN DATA: ASPEN VALLEY ROAD	PAVEMENT: TYPE: HMA <input type="checkbox"/> PCC <input type="checkbox"/>
SIDEWALKS: WIDTH: N/A	THICKNESS: _____
LOCATION: <input type="checkbox"/> Attached <input type="checkbox"/> Detached	COMPOSITE SECTION: _____
CURB TYPE: <input type="checkbox"/> 1 <input type="checkbox"/> 5 <input type="checkbox"/> 3 <input checked="" type="checkbox"/> A <input type="checkbox"/> C	BASE: _____
R/W WIDTH: 60' MAT WIDTH: 28'	SUBGRADE STABILIZATION: _____
STREET TYPE: RURAL LOCAL HVEEM: _____	CHEMICAL: <input type="checkbox"/> MECH.: <input type="checkbox"/>
	THICKNESS: _____

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 DATE \_\_\_\_\_

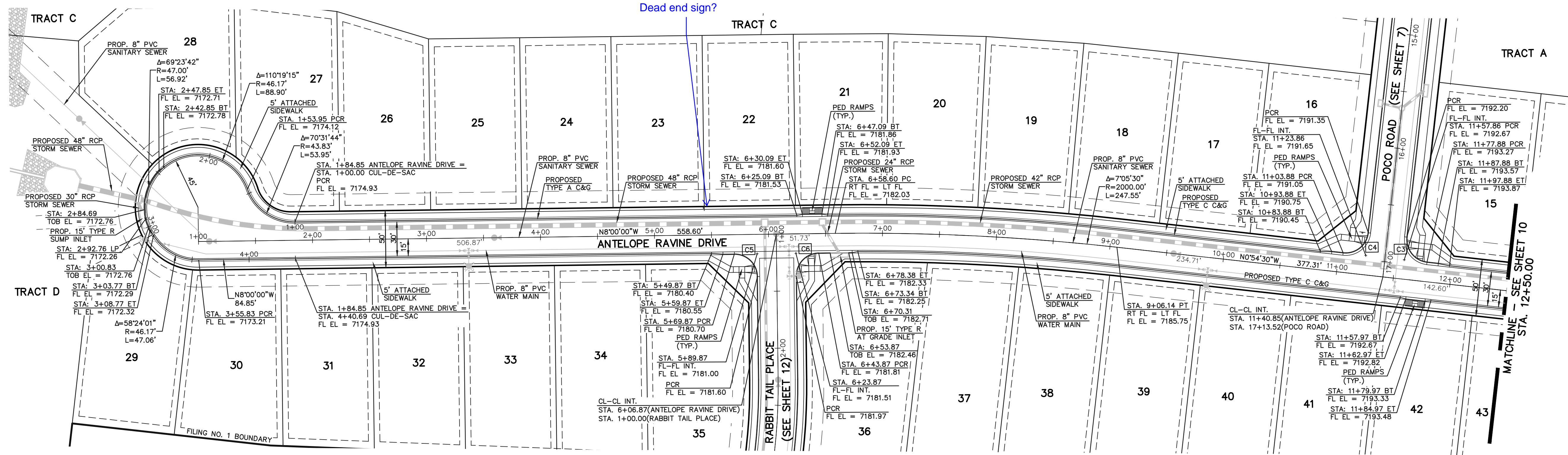
**CLASSIC CONSULTING**

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

<b>RETREAT AT TIMBERIDGE FILING NO. 1</b>			
<b>CONSTRUCTION PLANS</b>			
STREET IMPROVEMENT PLANS			
ASPEN VALLEY ROAD			
DESIGNED BY	MAW	SCALE	DATE 04-05-19
DRAWN BY	ESO	(H) 1" = 50'	SHEET 8 OF 25
CHECKED BY		(V) 1" = 5'	JOB NO. 1185.00

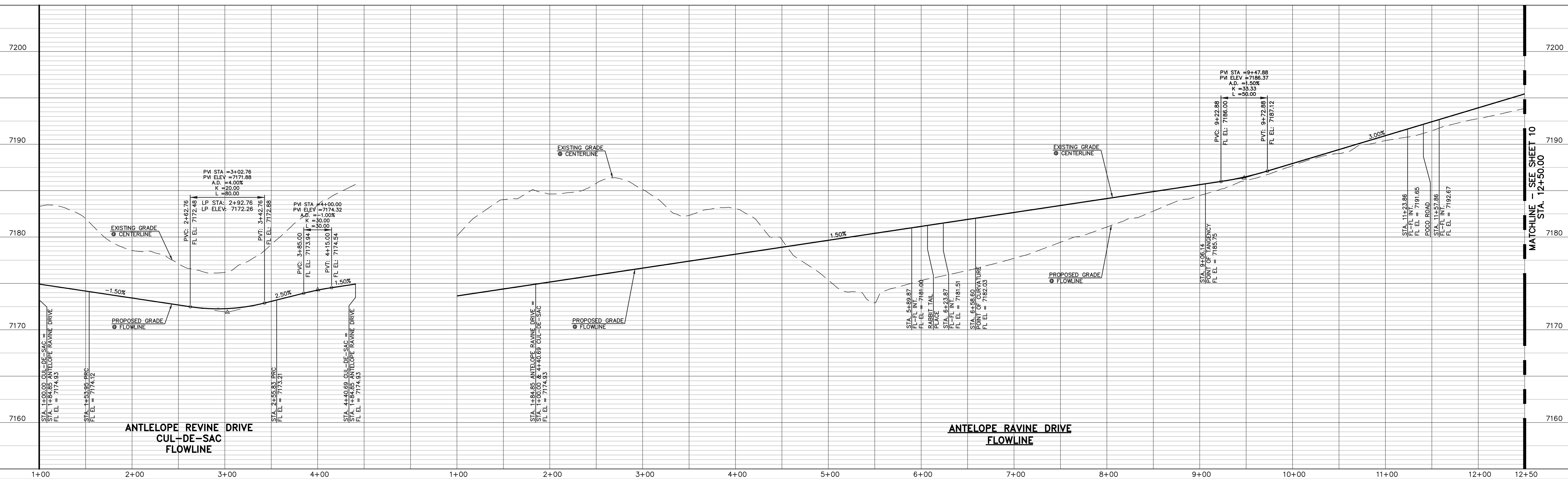
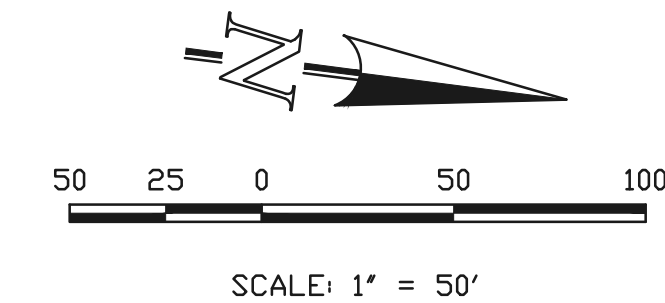
N:\118500\DRAWINGS\CONSTRUCTION\08-118500-SI-C2.dwg, 4/5/2019 12:18:46 PM, 1:1





CURVE	LENGTH	RADIUS	DELTA
C3	31.42'	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



DESIGN DATA: ANTELOPE RAVINE DRIVE  
 SIDEWALKS: WIDTH: 5'  
 LOCATION:  Attached  Detached  
 CURB TYPE:  1  5  3  A  C  
 R/W WIDTH: 50' MAT WIDTH: 30'  
 STREET TYPE: URBAN LOCAL HVEEM

PAVEMENT: TYPE: HMA  PCC   
 THICKNESS: \_\_\_\_\_  
 COMPOSITE SECTION: HMA \_\_\_\_\_ BASE \_\_\_\_\_ SUBGRADE STABILIZATION: \_\_\_\_\_ CHEMICAL:  MECH.:  TYPE: \_\_\_\_\_ THICKNESS: \_\_\_\_\_

**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.

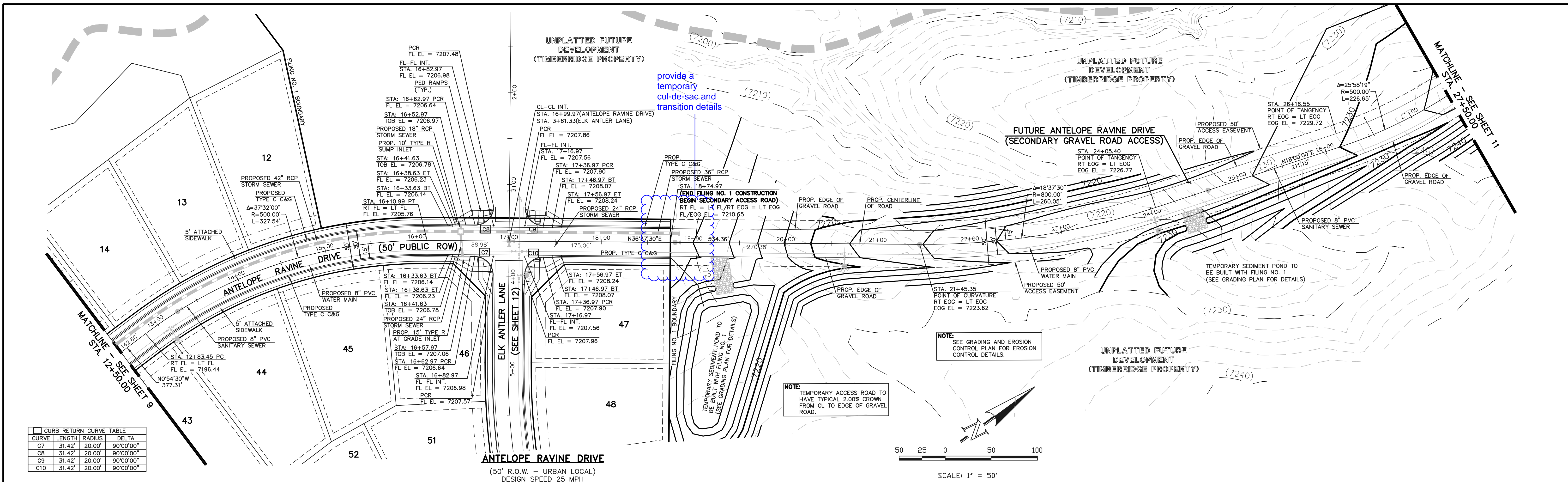
NO.	REVISION	DATE

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

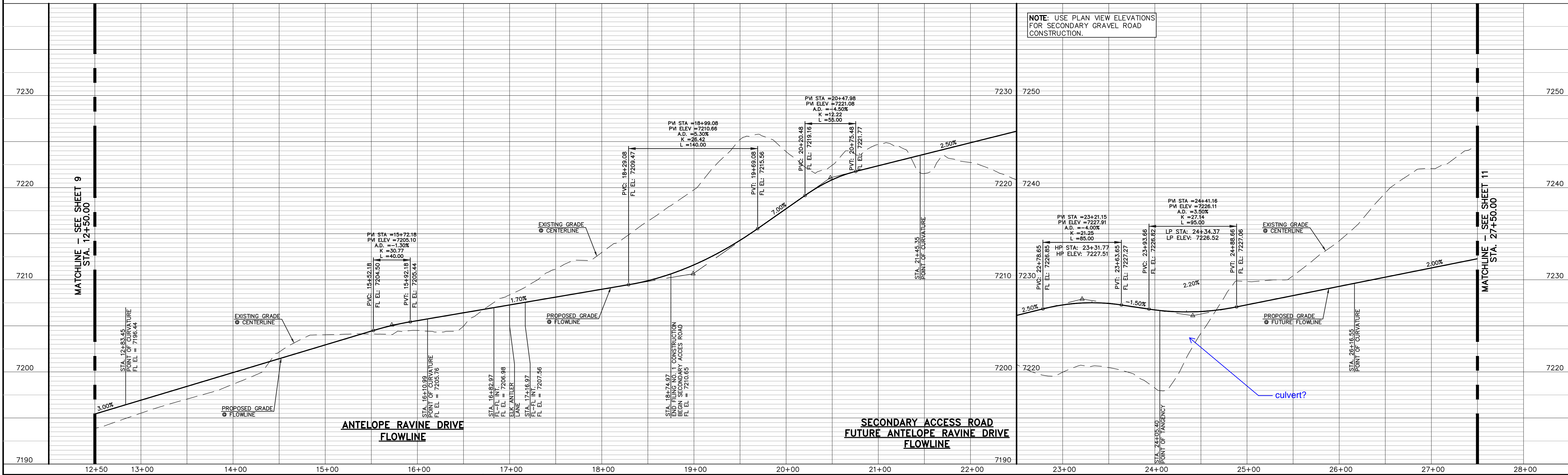
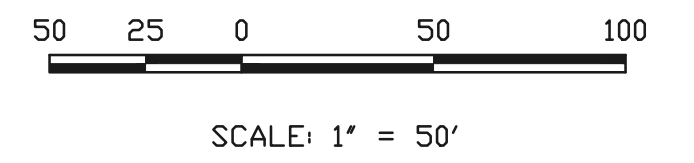


RETREAT AT TIMBERIDGE FILING NO. 1  
 CONSTRUCTION PLANS  
 STREET IMPROVEMENT PLANS  
 ANTELOPE RAVINE DRIVE & CUL-DE-SAC

DESIGNED BY	MAW	SCALE	DATE	04-05-19
DRAWN BY	ESO	(H) 1" = 50'	SHEET	9 OF 25
CHECKED BY		(V) 1" = 5'	JOB NO.	1185.00



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"



DESIGN DATA: ANTELOPE RAVINE DRIVE	PAVEMENT: TYPE: HMA <input type="checkbox"/> PCC <input type="checkbox"/>
SIDEWALKS: WIDTH: 5'	THICKNESS:
LOCATION: <input checked="" type="checkbox"/> Attached <input type="checkbox"/> Detached	COMPOSITE SECTION:
CURB TYPE: <input type="checkbox"/> 1 <input type="checkbox"/> 5 <input type="checkbox"/> 3 <input checked="" type="checkbox"/> A <input type="checkbox"/> C	BASE:
R/W WIDTH: 50'	SUBGRADE STABILIZATION:
STREET TYPE: URBAN LOCAL	CHEMICAL: <input type="checkbox"/> MECH.: <input type="checkbox"/>
	TYPE:
	THICKNESS:

**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

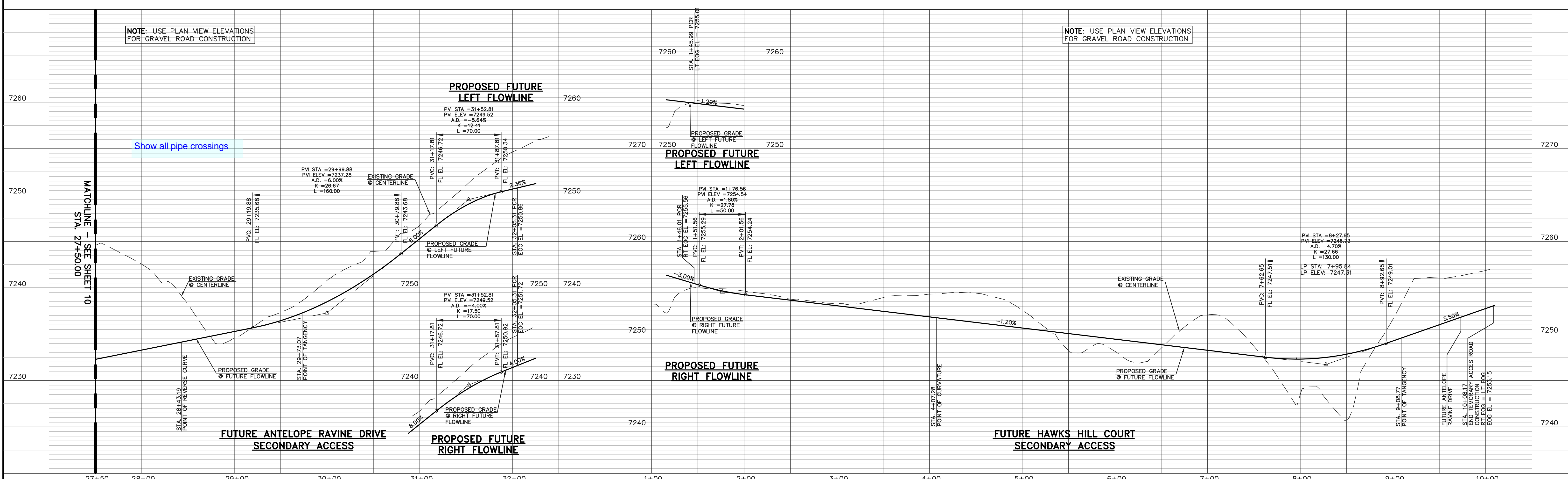
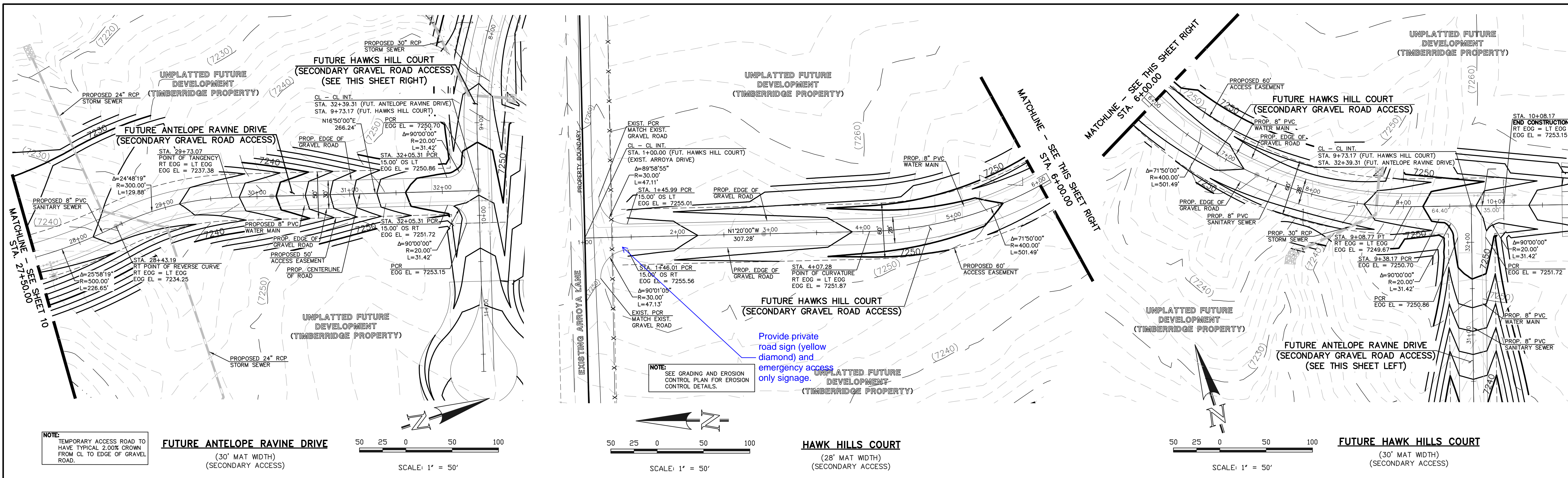
REVIEW: PREPARED UNDER MY DIRECT SUPERVISION FOR AND ON BEHALF OF CLASSIC CONSULTING ENGINEERS AND SURVEYORS, LLC

MARC A. WHORTON, COLORADO P.E. #37155 DATE: \_\_\_\_\_



<b>RETREAT AT TIMBERIDGE FILING NO. 1 CONSTRUCTION PLANS</b>			
STREET IMPROVEMENT PLANS ANTELOPE RAVINE DRIVE			
DESIGNED BY	MAW	SCALE	DATE 04-05-19
DRAWN BY	ESO	(H) 1" = 50'	SHEET 10 OF 25
CHECKED BY	(V) 1" = 5'	JOB NO.	1185.00

N:\118500\DRAWINGS\CONSTRUCTION\10-118500-50-04.dwg, 4/5/2019 12:15:47 PM, 1/1



<b>DESIGN DATA:</b> FUTURE ANTELOPE RAVINE DRIVE & FUTURE HAWKS HILL COURT (TEMPORARY ACCESS) SIDEWALKS: WIDTH: N/A LOCATION: <input type="checkbox"/> Attached <input type="checkbox"/> Detached CURB TYPE: <input type="checkbox"/> 1 <input type="checkbox"/> 5 <input type="checkbox"/> 3 R/W WIDTH: N/A MAT WIDTH: 30' STREET TYPE: URBAN/RURAL LOCAL HVEEM	<b>PAVEMENT:</b> TYPE: HMA <input type="checkbox"/> PCC <input type="checkbox"/> THICKNESS: _____ COMPOSITE SECTION: _____ HMA: _____ BASE: _____ SUBGRADE STABILIZATION: _____ CHEMICAL: <input type="checkbox"/> MECH.: <input type="checkbox"/> TYPE: _____ THICKNESS: _____	<b>48 HOURS BEFORE YOU DIG, CALL UTILITY LOCATORS 811</b> 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 DATE _____	<b>RETREAT AT TIMBERIDGE FILING NO. 1 CONSTRUCTION PLANS</b> STREET IMPROVEMENT PLANS ANTELOPE RAVINE DR. & HAWK HILL CT. DESIGNED BY: MAW SCALE: DATE: 04-05-19 DRAWN BY: ESO (H) 1" = 50' SHEET 11 OF 25 CHECKED BY: (V) 1" = 5' JOB NO. 1185.00

N:\118500\DRAWINGS\CONSTRUCTION\11-118500-5-05.dwg, 4/5/2019 12:10:34 PM, 1:11

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)

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

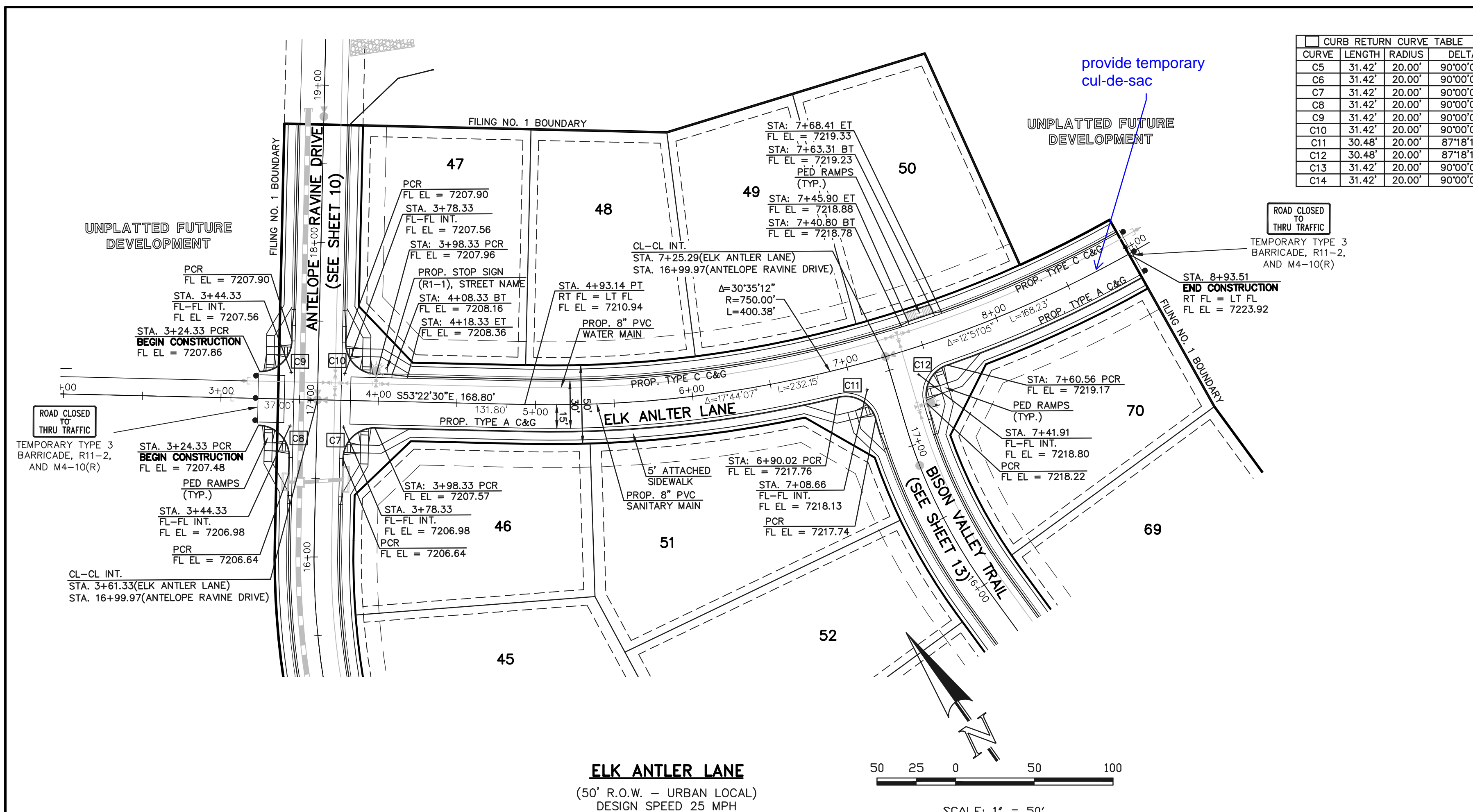
END CONSTRUCTION  
RT FL = LT FL  
FL EL = 7223.92

END CONSTRUCTION  
RT FL = LT FL  
FL EL = 7223.92

END CONSTRUCTION  
RT FL = LT FL  
FL EL = 7223.92

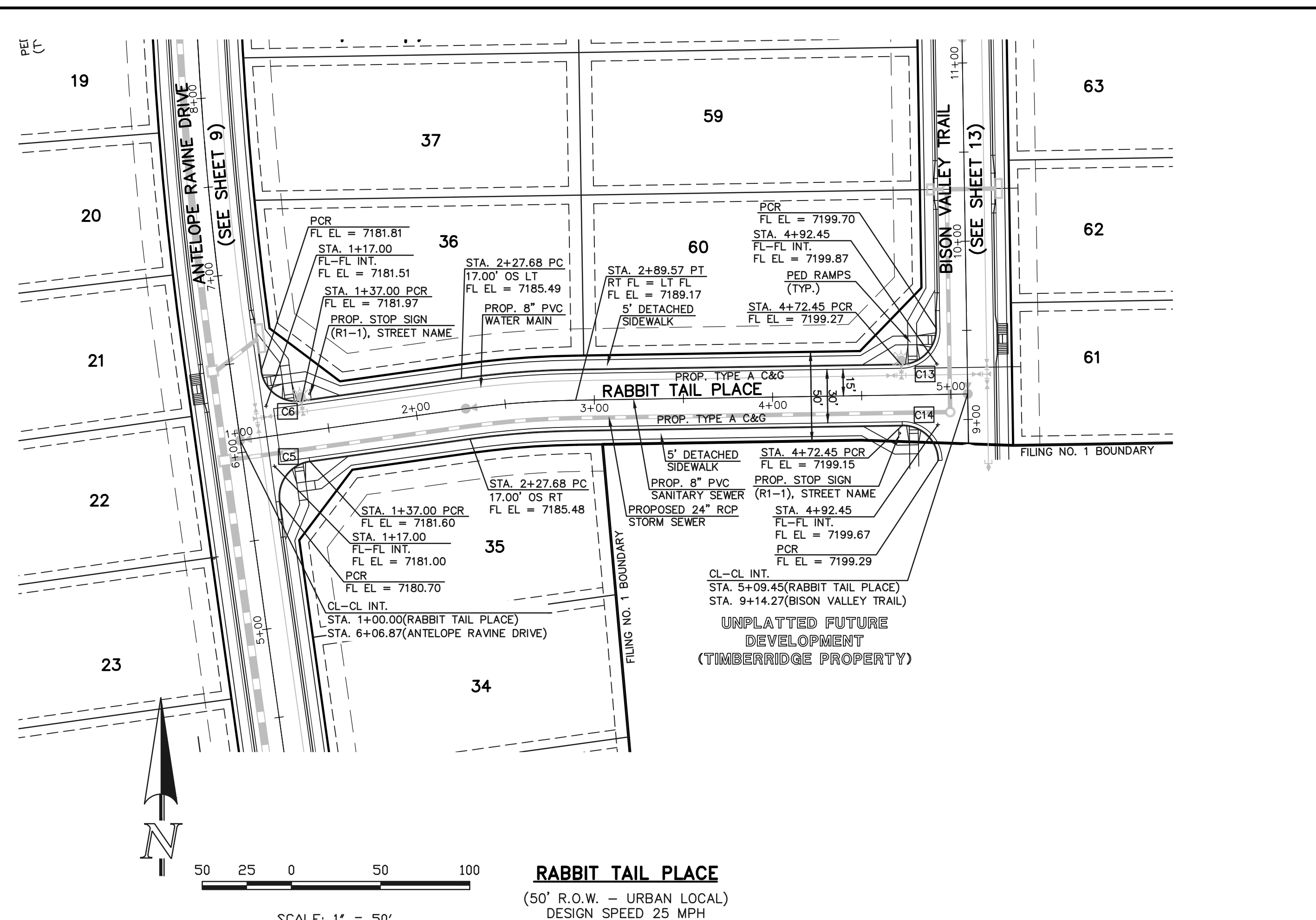
END CONSTRUCTION  
RT FL = LT FL  
FL EL = 7223.92

END CONSTRUCTION  
RT FL = LT FL  
FL EL = 7223.92



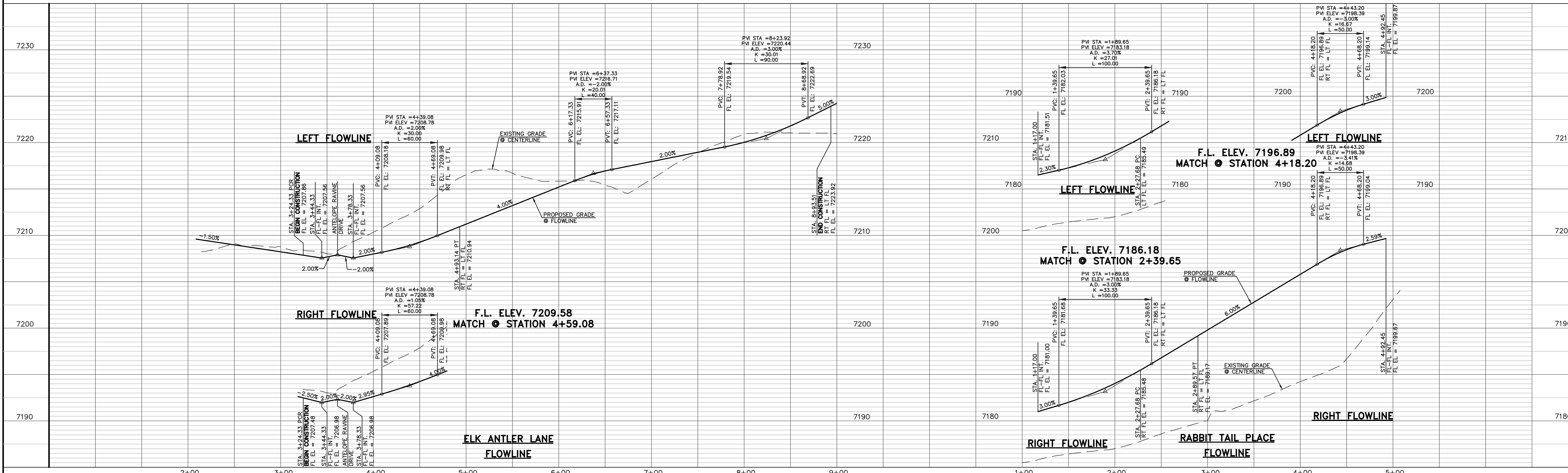
**ELK ANTLER LANE**  
(50' R.O.W. - URBAN LOCAL)  
DESIGN SPEED 25 MPH

SCALE: 1" = 50'



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

SCALE: 1" = 50'



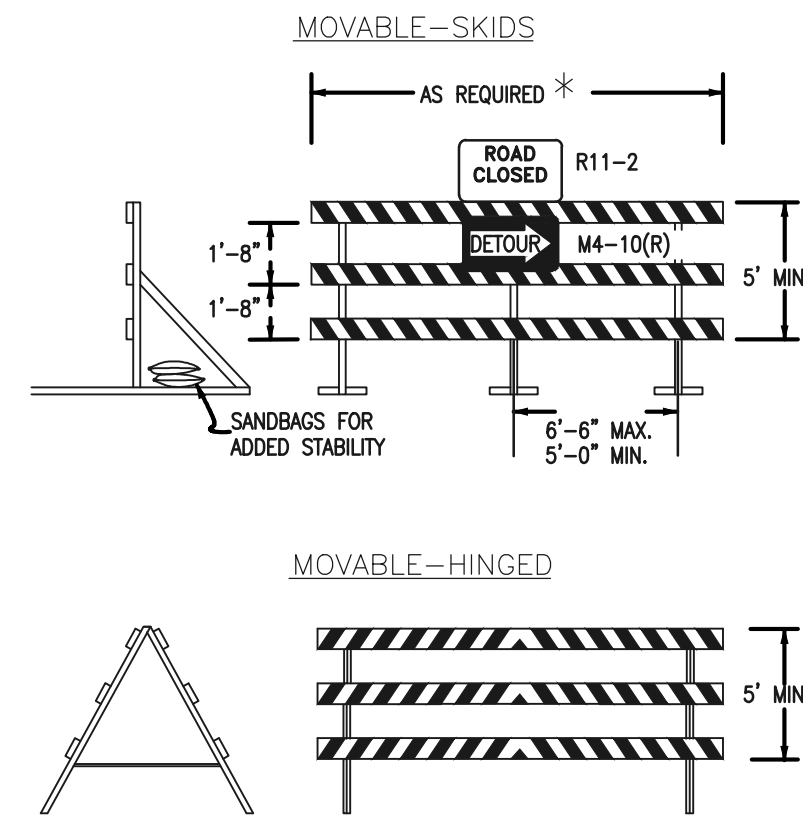
DESIGN DATA: ELK ANTLER LANE & RABBIT TAIL PLACE SIDEWALKS: WIDTH: 5' LOCATION: <input checked="" type="checkbox"/> Attached <input type="checkbox"/> Detached CURB TYPE: <input type="checkbox"/> 1 <input type="checkbox"/> 5 <input type="checkbox"/> 3 <input checked="" type="checkbox"/> A <input type="checkbox"/> C R/W WIDTH: 50' MAT WIDTH: 30' STREET TYPE: URBAN LOCAL HVEEM	PAVEMENT: TYPE: HMA <input type="checkbox"/> PCC <input type="checkbox"/> THICKNESS: COMPOSITE SECTION HMA BASE SUBGRADE STABILIZATION: CHEMICAL: <input type="checkbox"/> MECH.: <input type="checkbox"/> TYPE: THICKNESS:	48 HOURS BEFORE YOU DIG, CALL UTILITY LOCATORS <b>811</b> 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 STREET IMPROVEMENT PLANS ELK ANTLER LANE & RABBIT TAIL PLACE

N:\118500\DRAWINGS\CONSTRUCTION\12-118500-SU-06.dwg, 4/5/2019 12:14:03 PM, 1/1

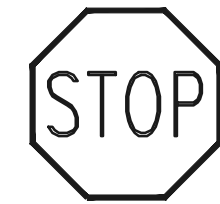
RAIL LENGTH TABLE \*

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"

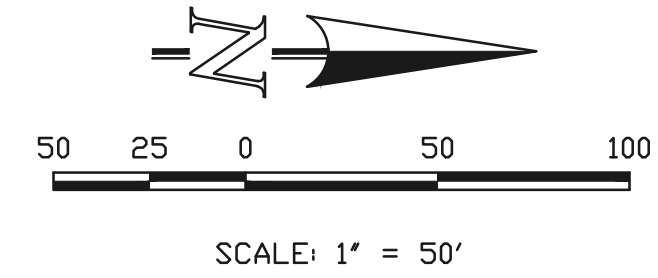
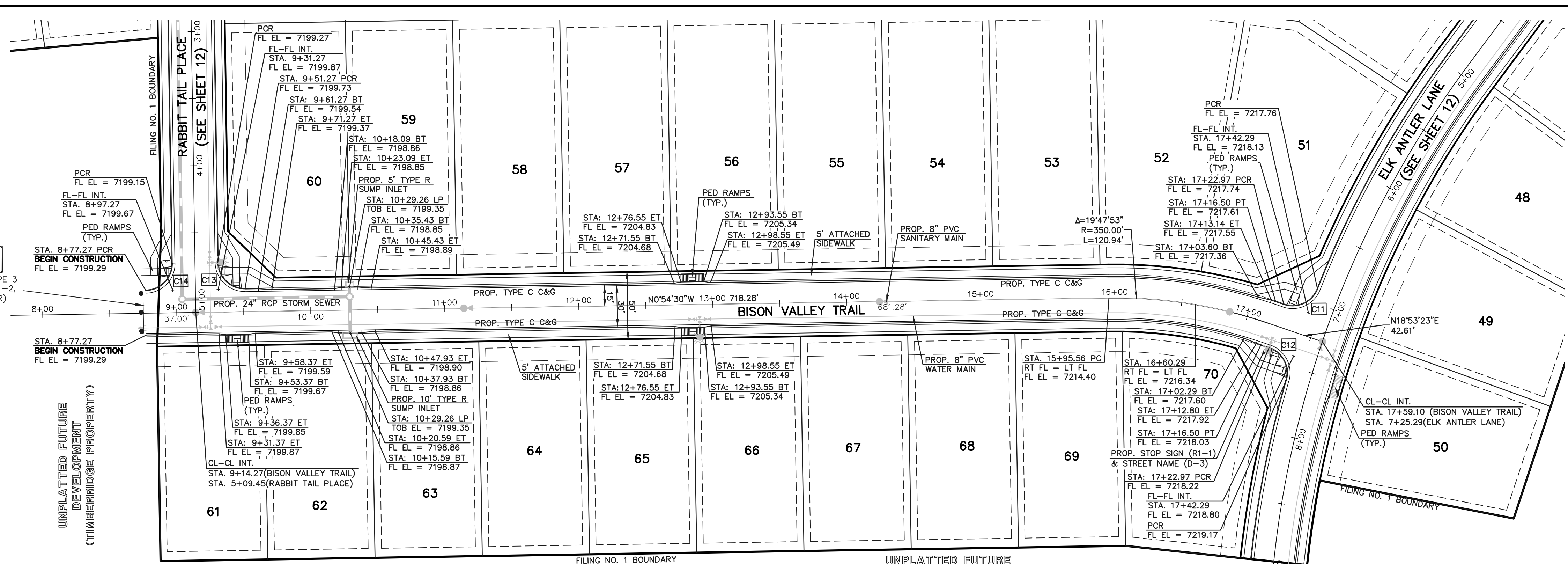


NO OUTLET →  
W14-2aR & W14-2aL

**NOTE:**  
ALL INTERNAL SIGNS SHALL BE 4" FONT LETTER SIZE.

Address POCO/Vollmer font size

CURB RETURN CURVE TABLE			
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



DESIGN DATA: BISON VALLEY TRAIL

PAVEMENT: TYPE: HMA  PCC

THICKNESS \_\_\_\_\_

COMPOSITE SECTION HMA \_\_\_\_\_

BASE \_\_\_\_\_

SUBGRADE STABILIZATION: CHEMICAL:  MECH.:

TYPE: \_\_\_\_\_

THICKNESS \_\_\_\_\_

SIDEWALKS: WIDTH: 5' LOCATION:  Attached  Detached

CURB TYPE  1  5  3  A  C

R/W WIDTH 50' MAT WIDTH 30'

STREET TYPE URBAN LOCAL HVEEM \_\_\_\_\_

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 DATE \_\_\_\_\_



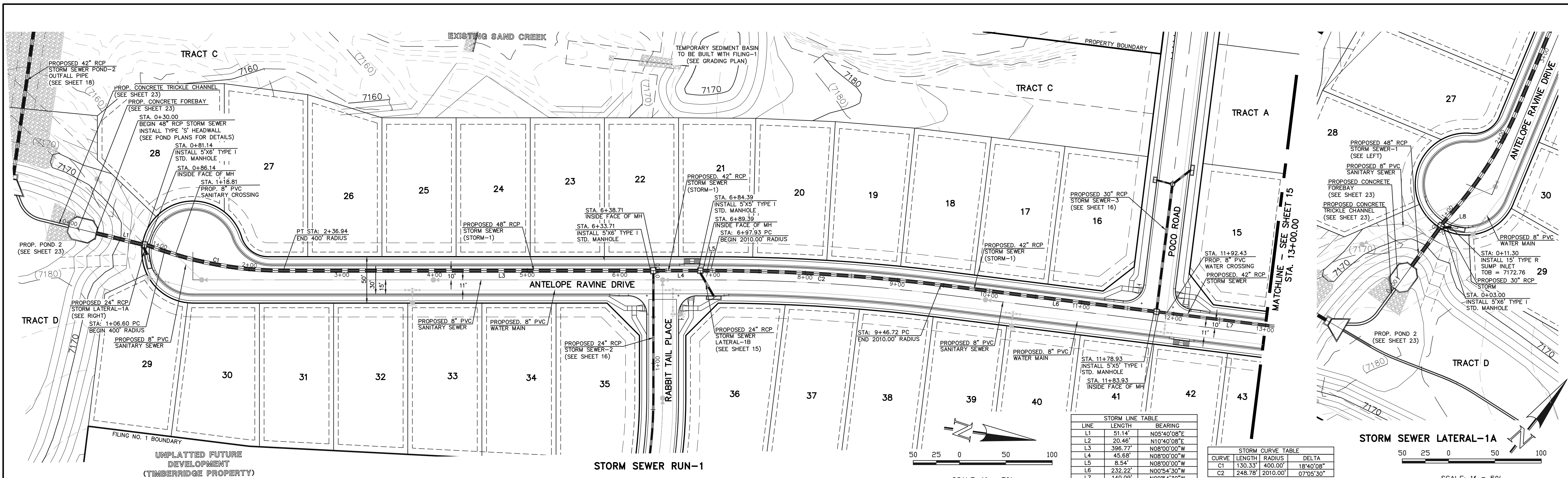
RETREAT AT TIMBERIDGE FILING NO. 1 CONSTRUCTION PLANS

STREET IMPROVEMENT PLANS

BISON VALLEY TRAIL

DESIGNED BY	MAW	SCALE	DATE	04-05-19
DRAWN BY	ESO	(H) 1" = 50'	SHEET	13 OF 25
CHECKED BY	(V) 1" = 5'	JOB NO.	1185.00	

N:\118500\DRAWINGS\CONSTRUCTION\118500-50-07.dwg, 4/5/2019 12:22:57 PM, 1:1

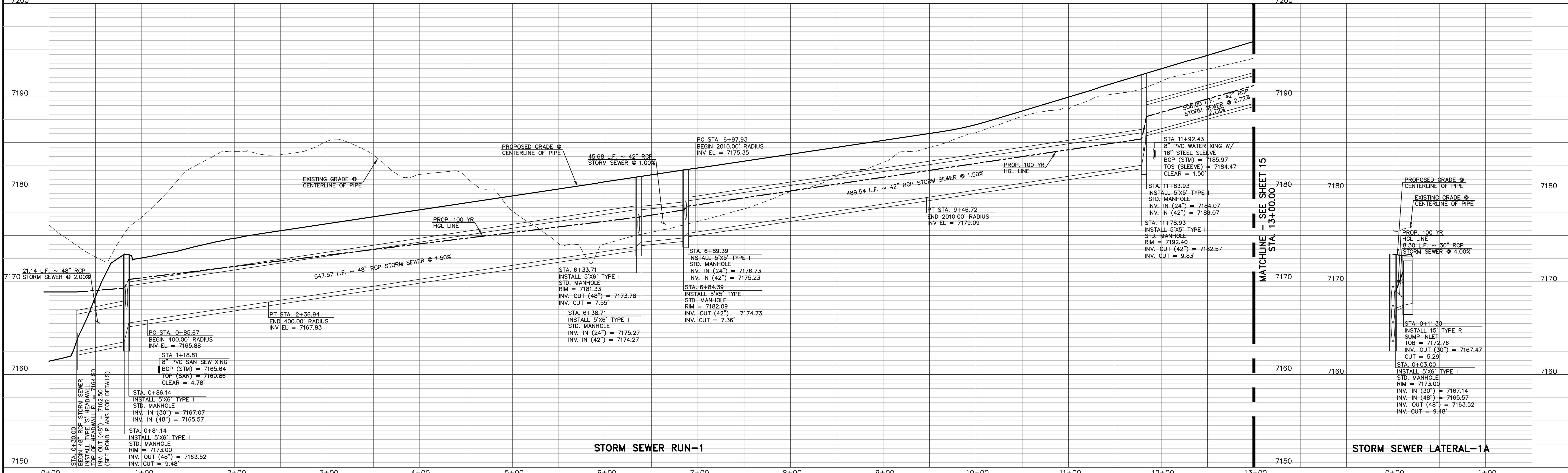


**STORM LINE TABLE**

LINE	LENGTH	BEARING
L1	51.14'	N05°40'08"E
L2	20.46'	N10°40'08"E
L3	396.77'	N08°00'00"W
L4	45.68'	N08°00'00"W
L5	8.54'	N08°00'00"W
L6	232.22'	N00°54'30"W
L7	140.09'	N00°54'30"W

**STORM CURVE TABLE**

CURVE	LENGTH	RADIUS	DELTA
C1	130.33'	400.00'	18°40'08"
C2	248.78'	2010.00'	07°05'30"



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

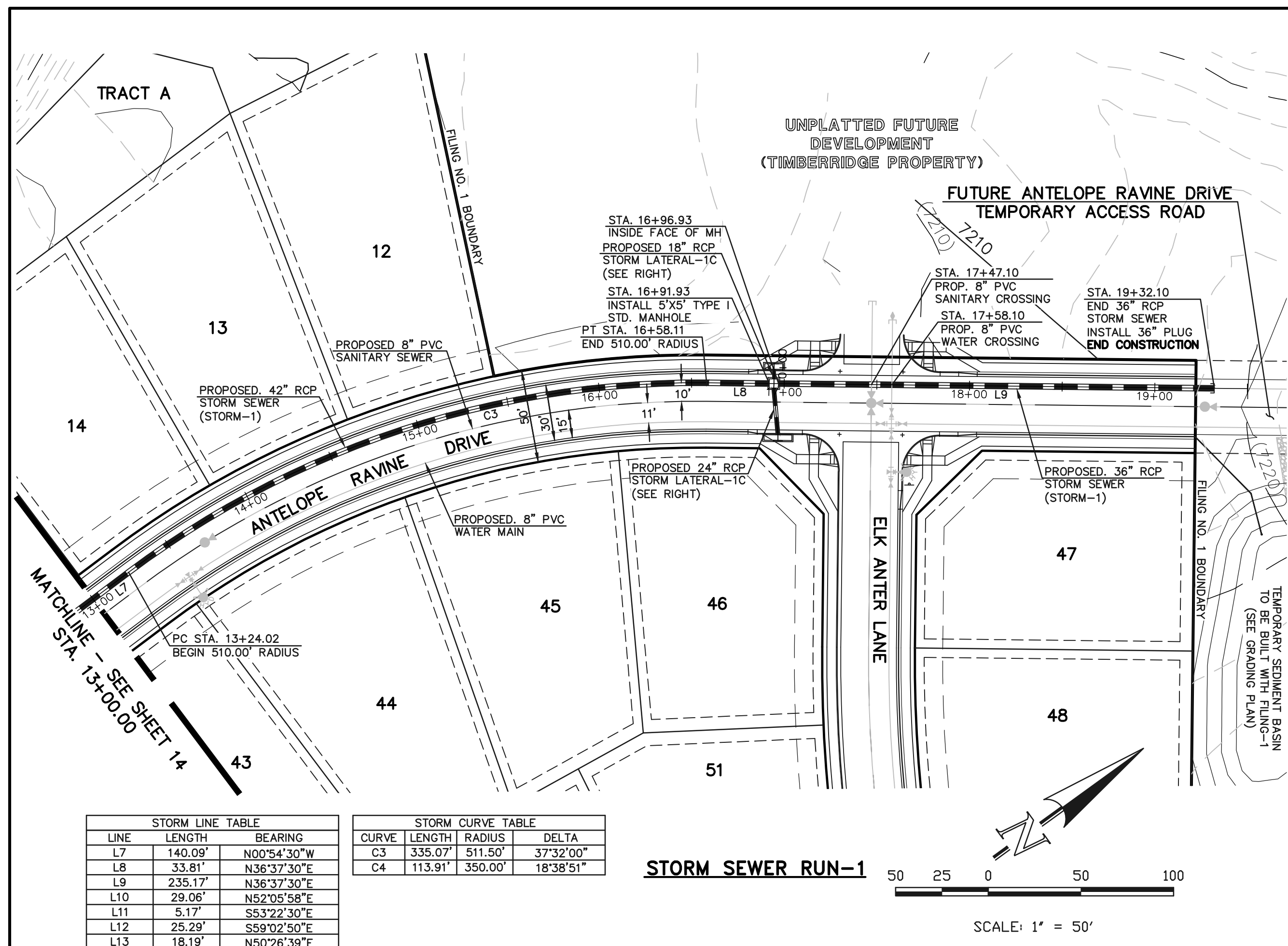
MARC A. WHORTON, COLORADO P.E. #37155      DATE



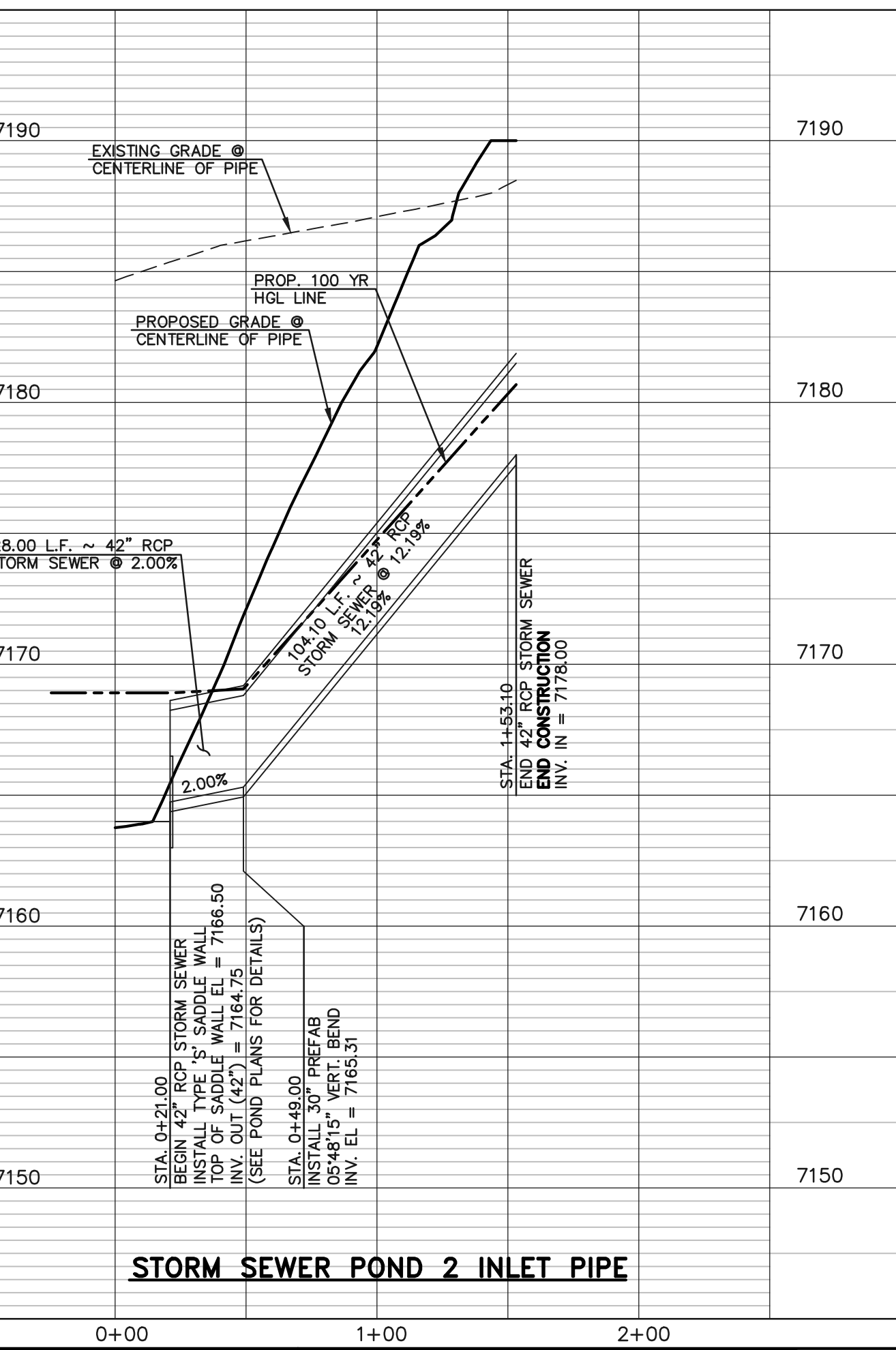
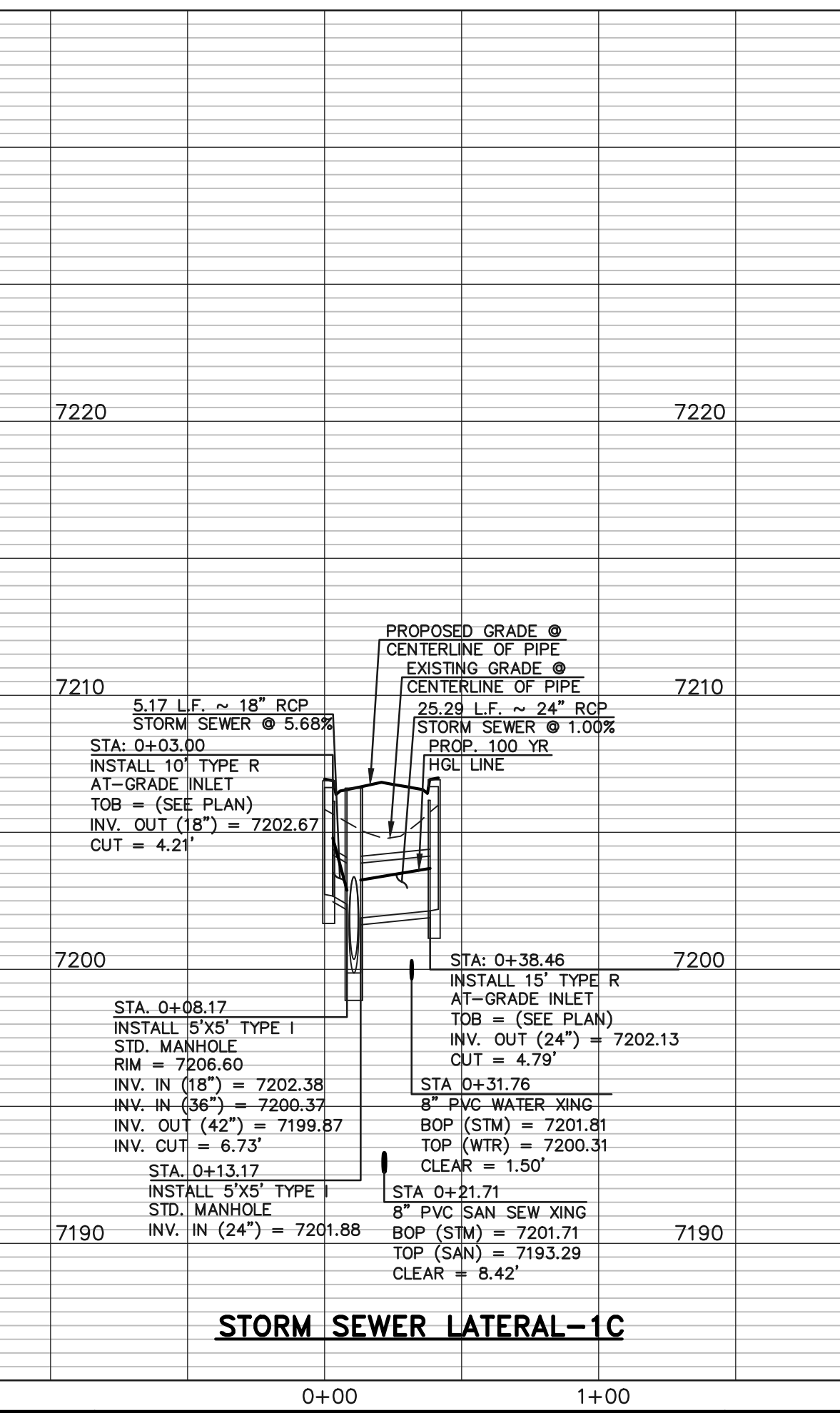
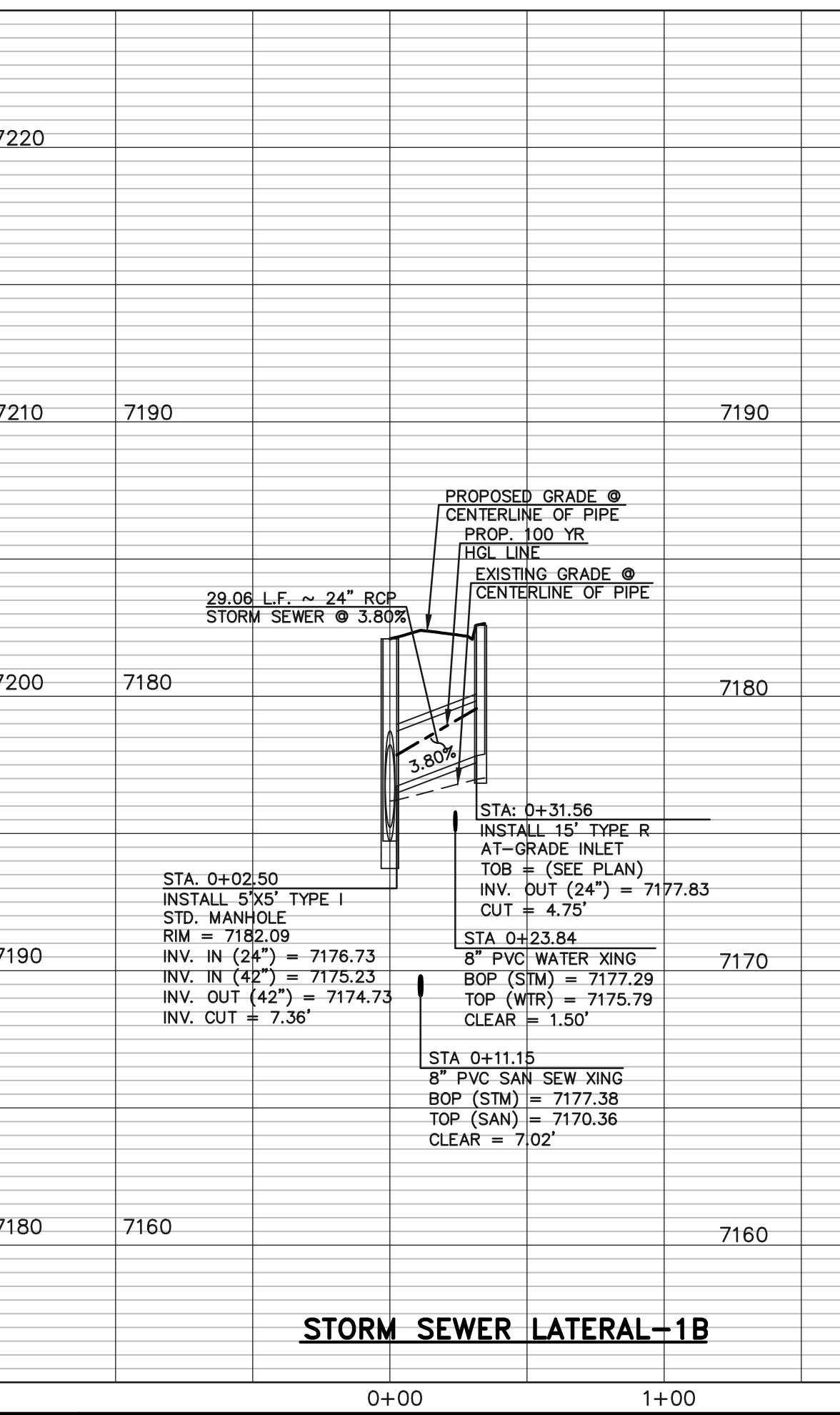
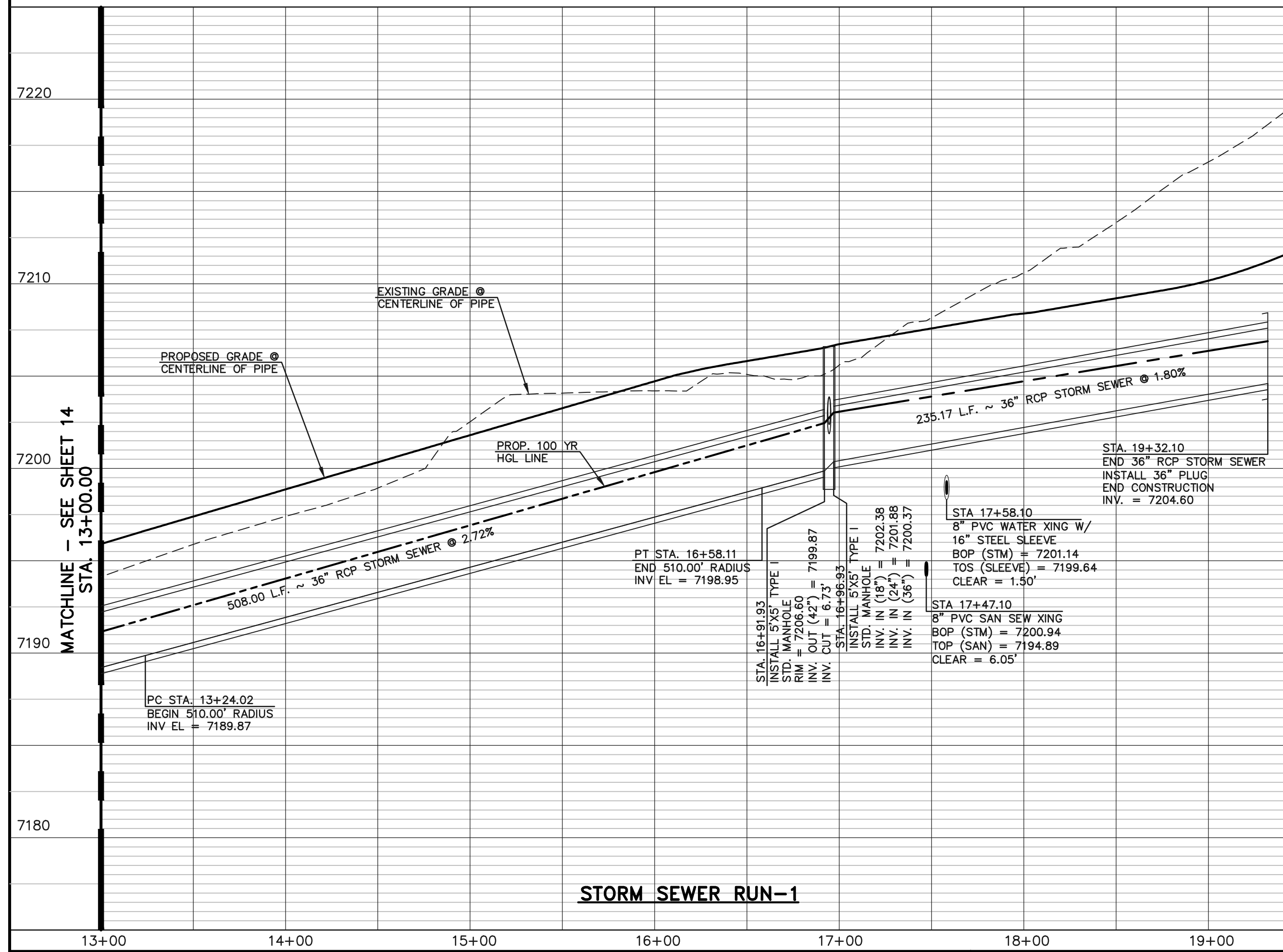
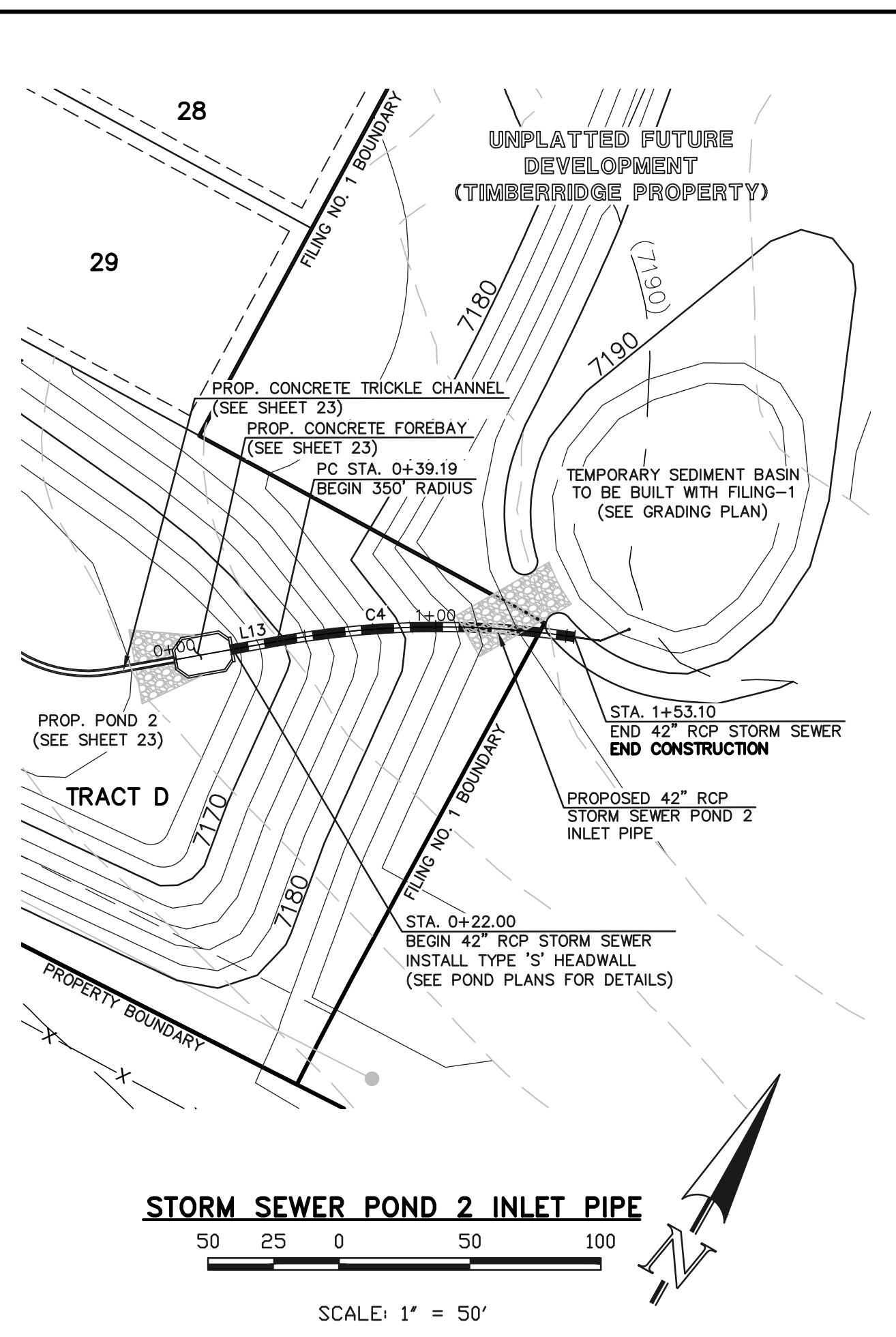
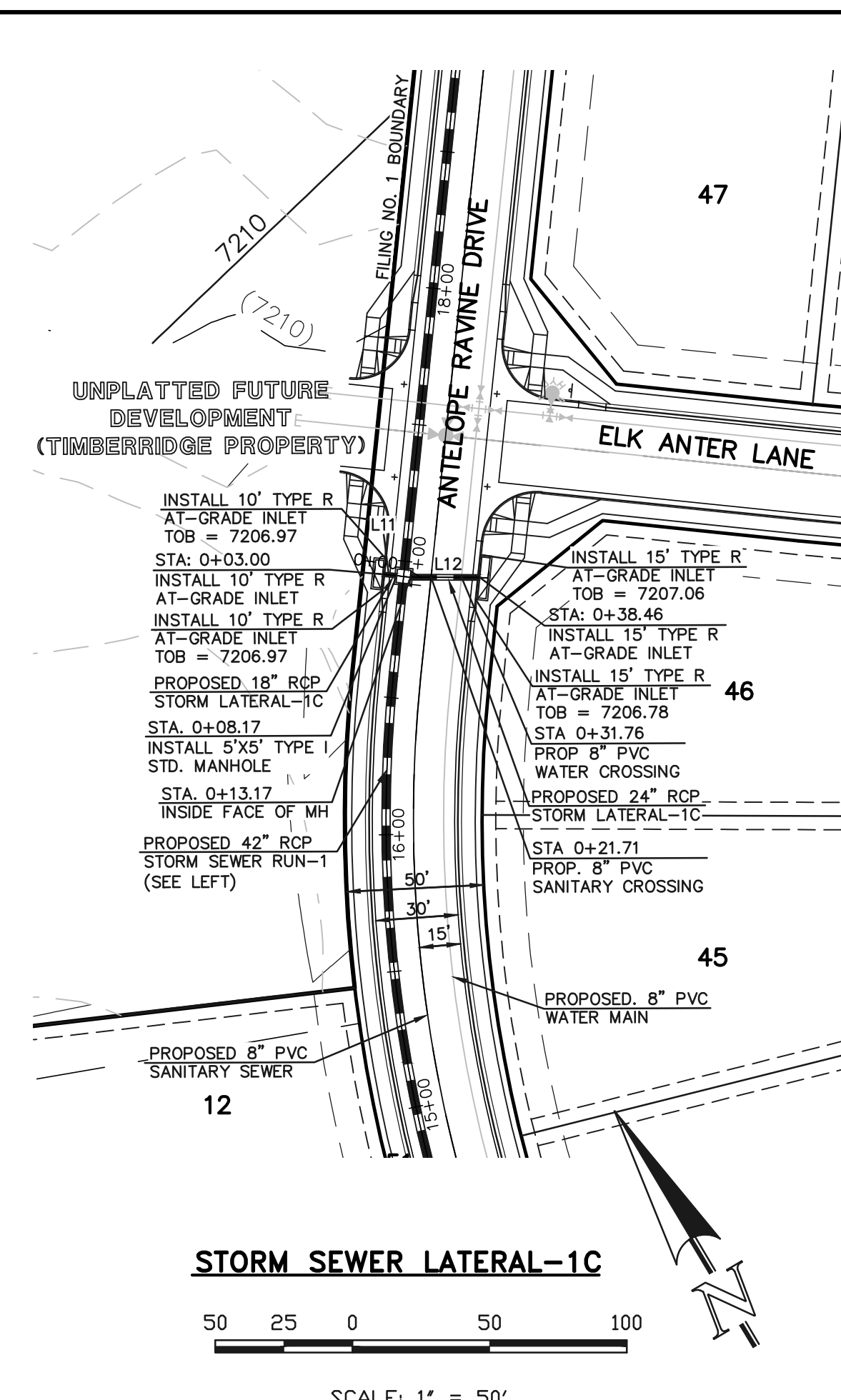
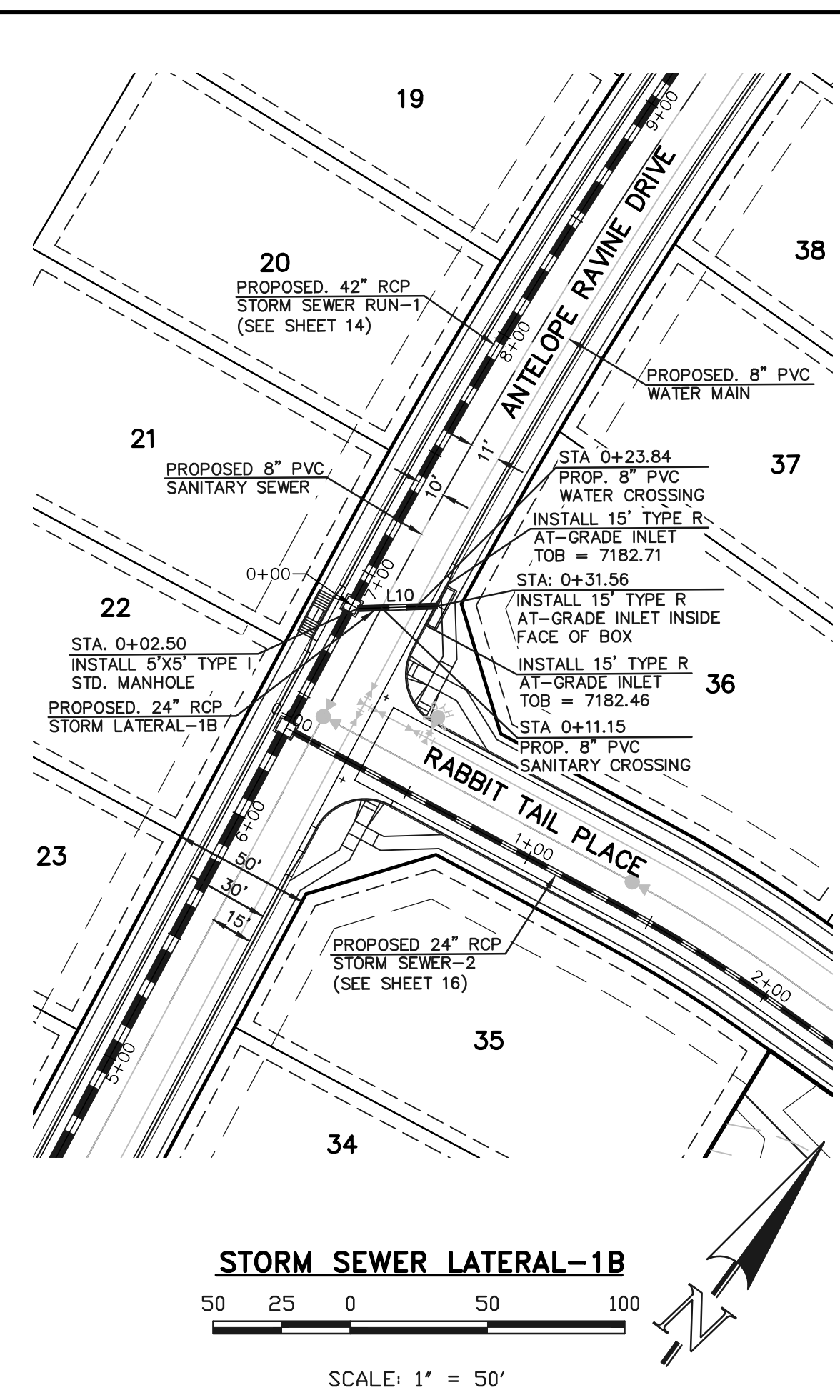
RETREAT AT TIMBERIDGE FILING NO. 1  
CONSTRUCTION PLANS  
STORM SEWER PLAN

DESIGNED BY	MAW	SCALE	DATE	04-05-19
DRAWN BY	ESO	(H) 1" = 50'	SHEET	14 OF 25
CHECKED BY	(V) 1" = 5'	JOB NO.	1185.00	

N:\118500\DRAWINGS\CONSTRUCTION\14-118500-314-01.dwg, 4/5/2019 2:15:43 PM, 1:1



STORM LINE TABLE			STORM CURVE TABLE			
LINE	LENGTH	BEARING	CURVE	LENGTH	RADIUS	DELTA
L7	140.09'	N00°54'30"W	C3	335.07'	511.50'	37°32'00"
L8	33.81'	N36°37'30"E	C4	113.91'	350.00'	18°38'51"
L9	235.17'	N36°37'30"E				
L10	29.06'	N52°05'58"E				
L11	5.17'	S83°22'30"E				
L12	25.29'	S89°02'50"E				
L13	18.19'	N50°26'39"E				



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

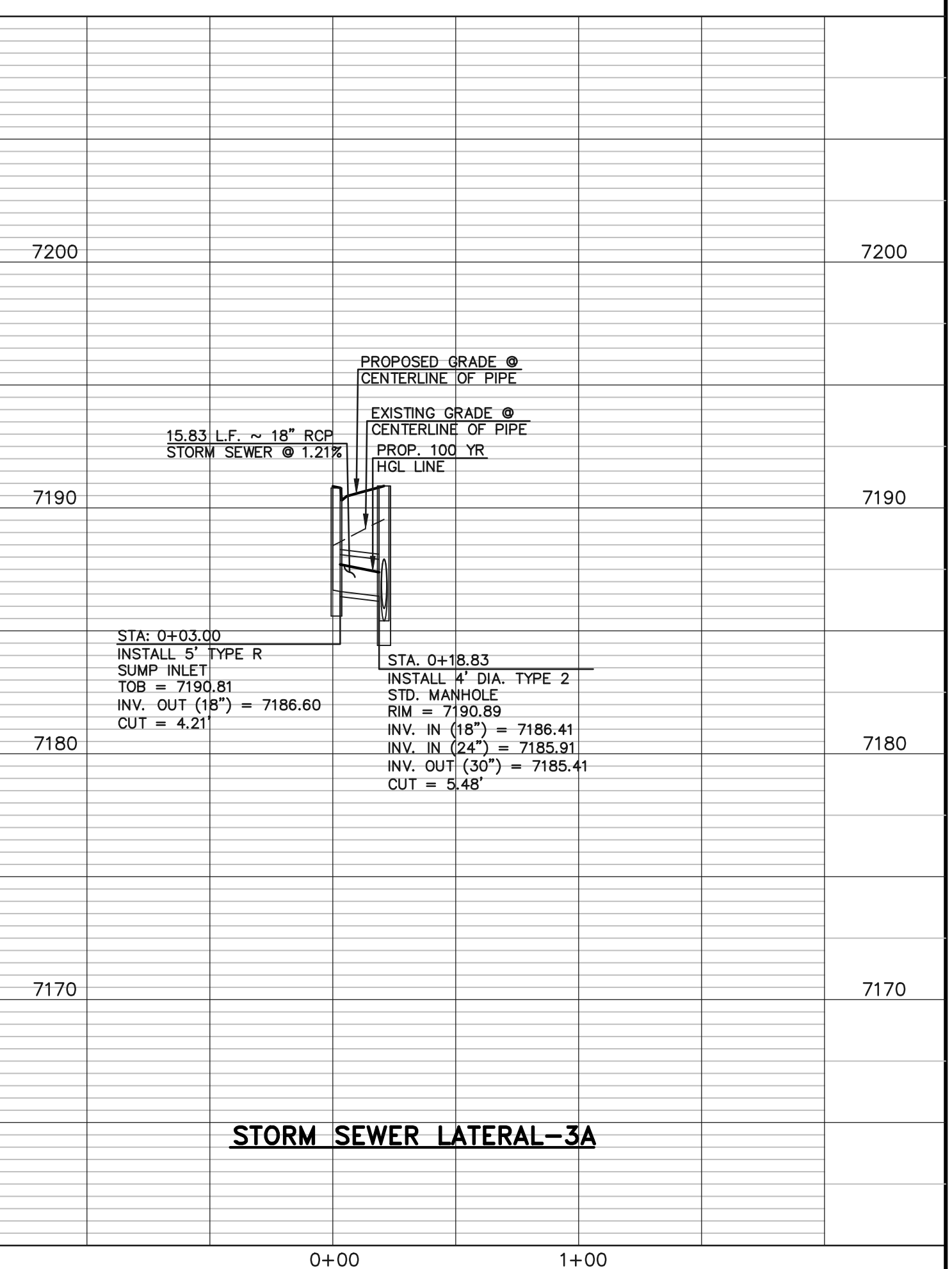
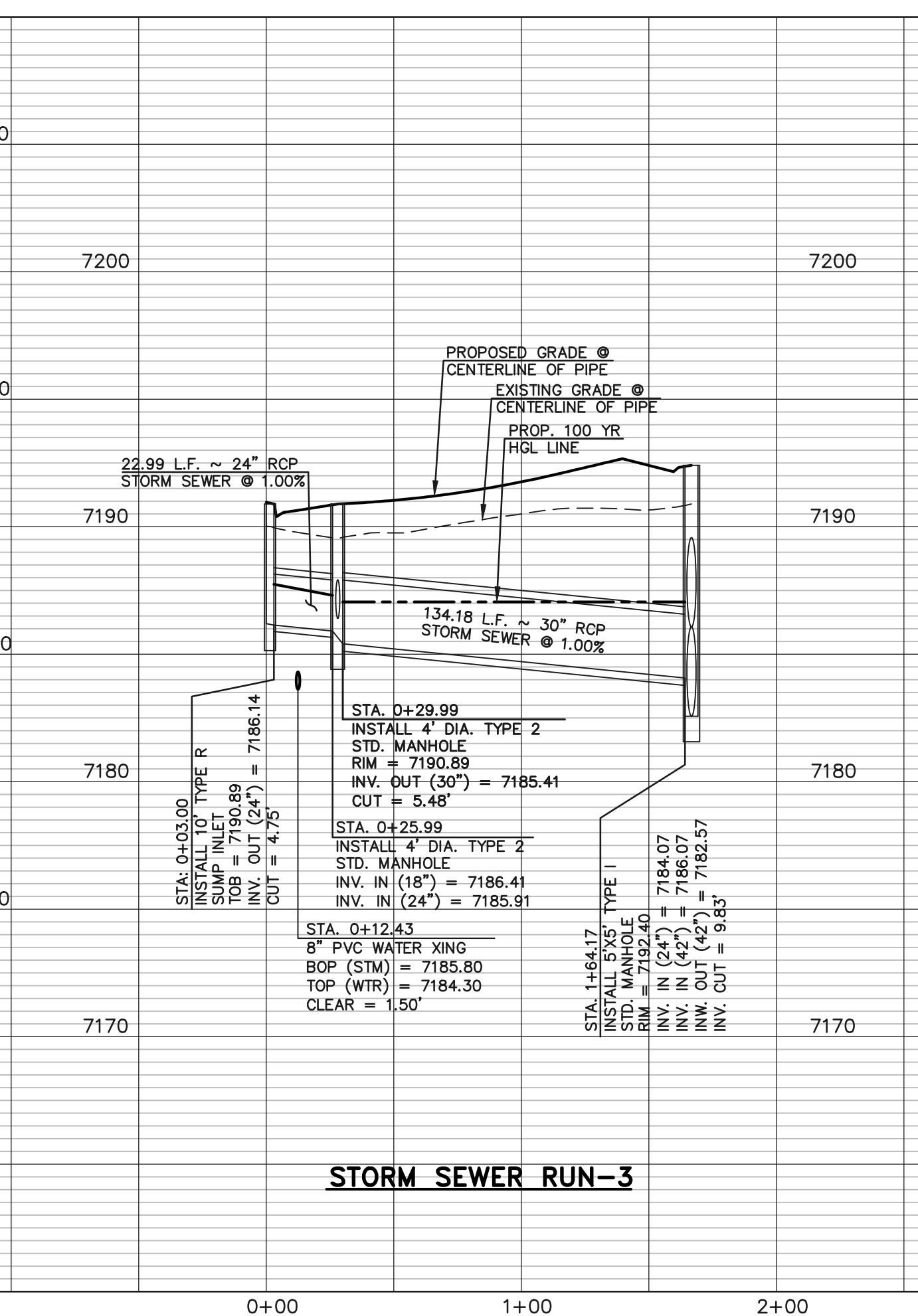
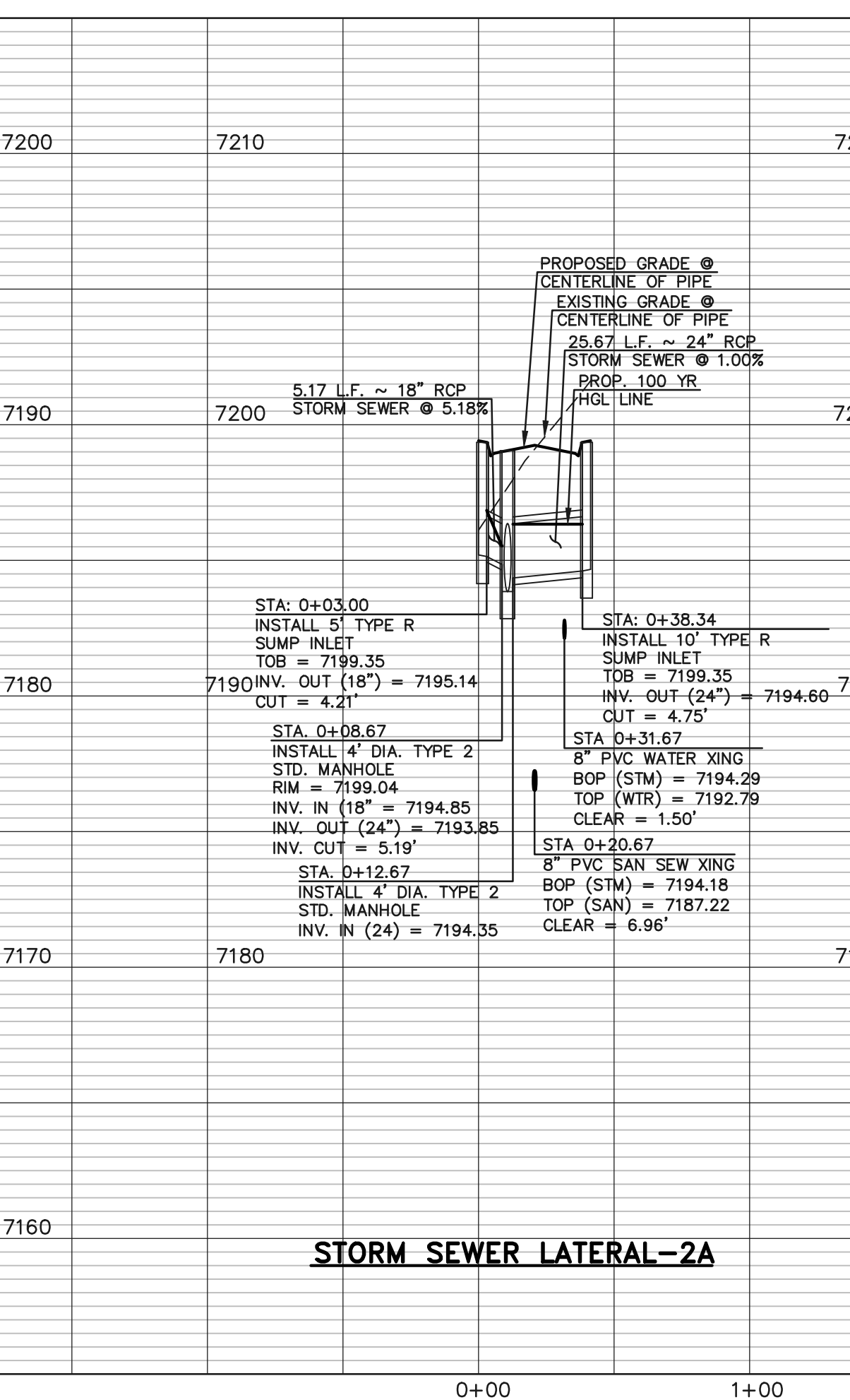
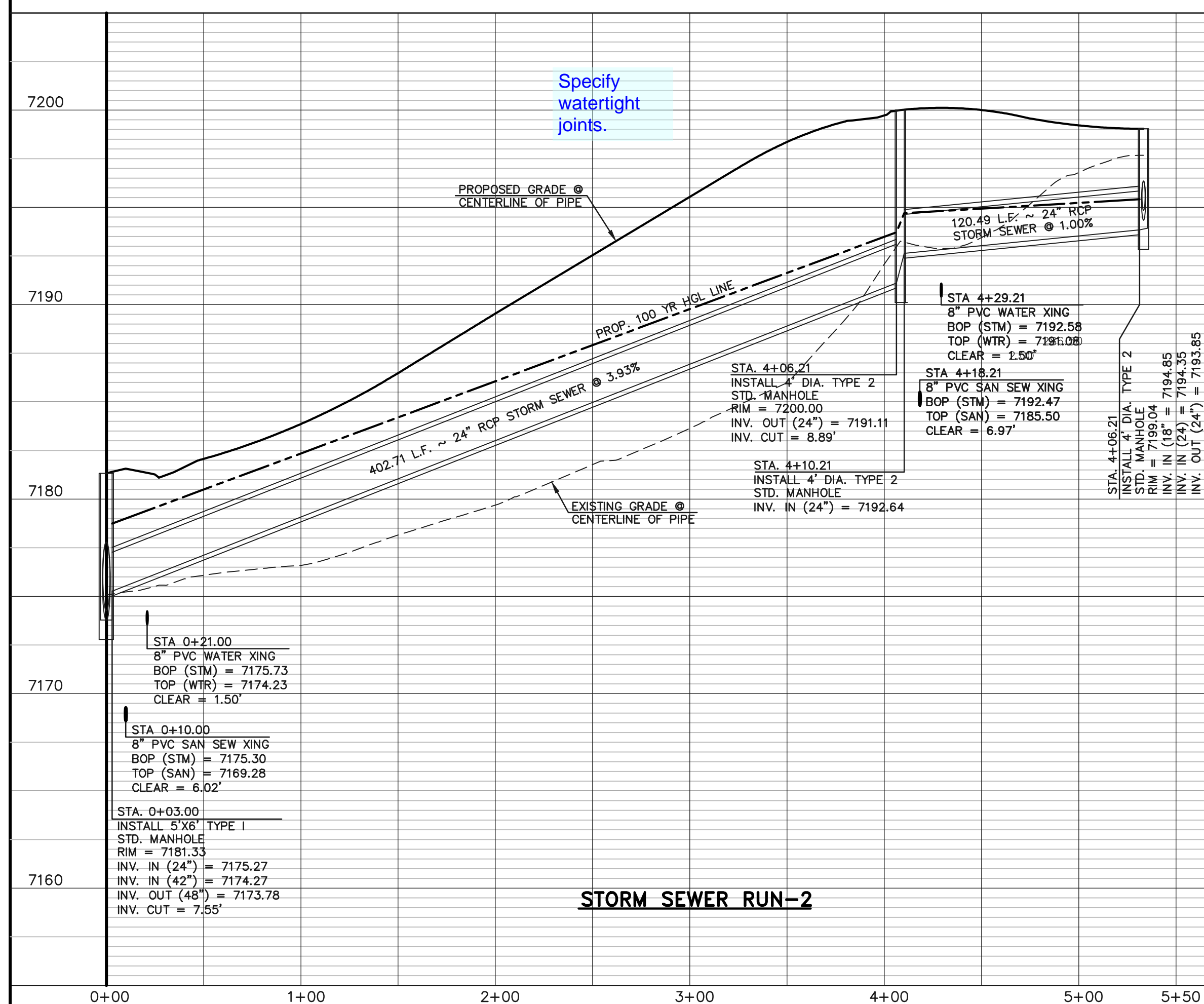
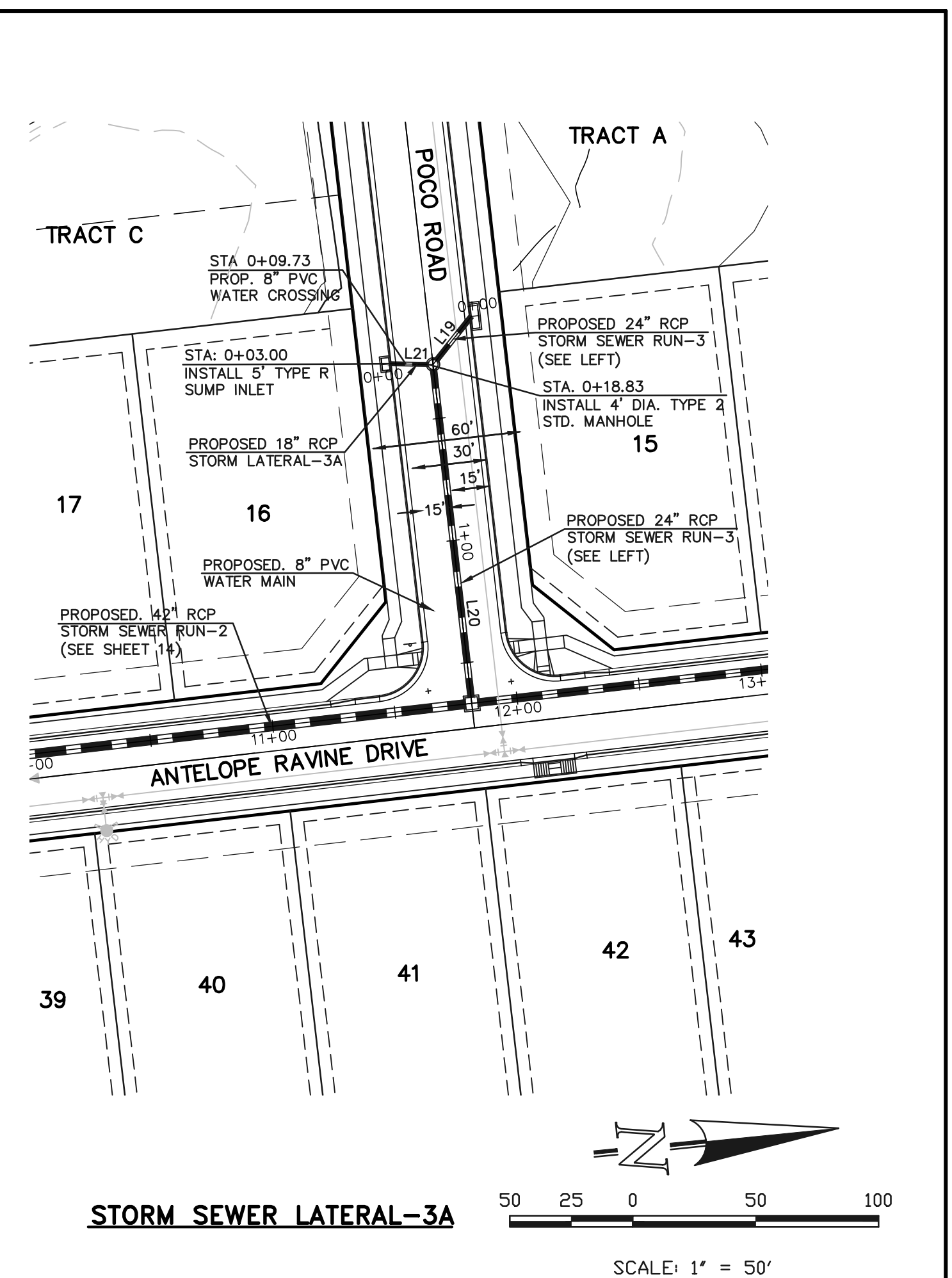
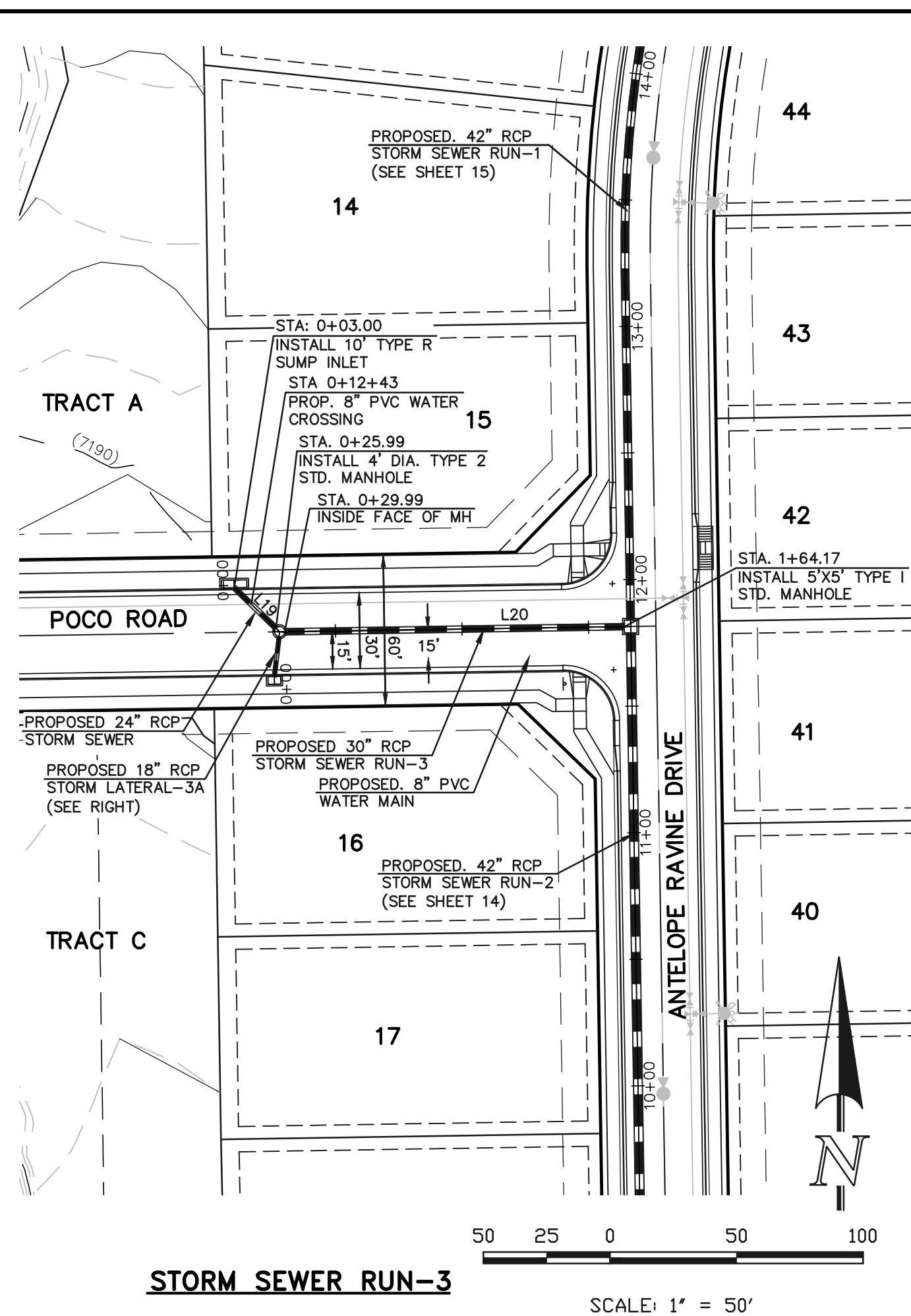
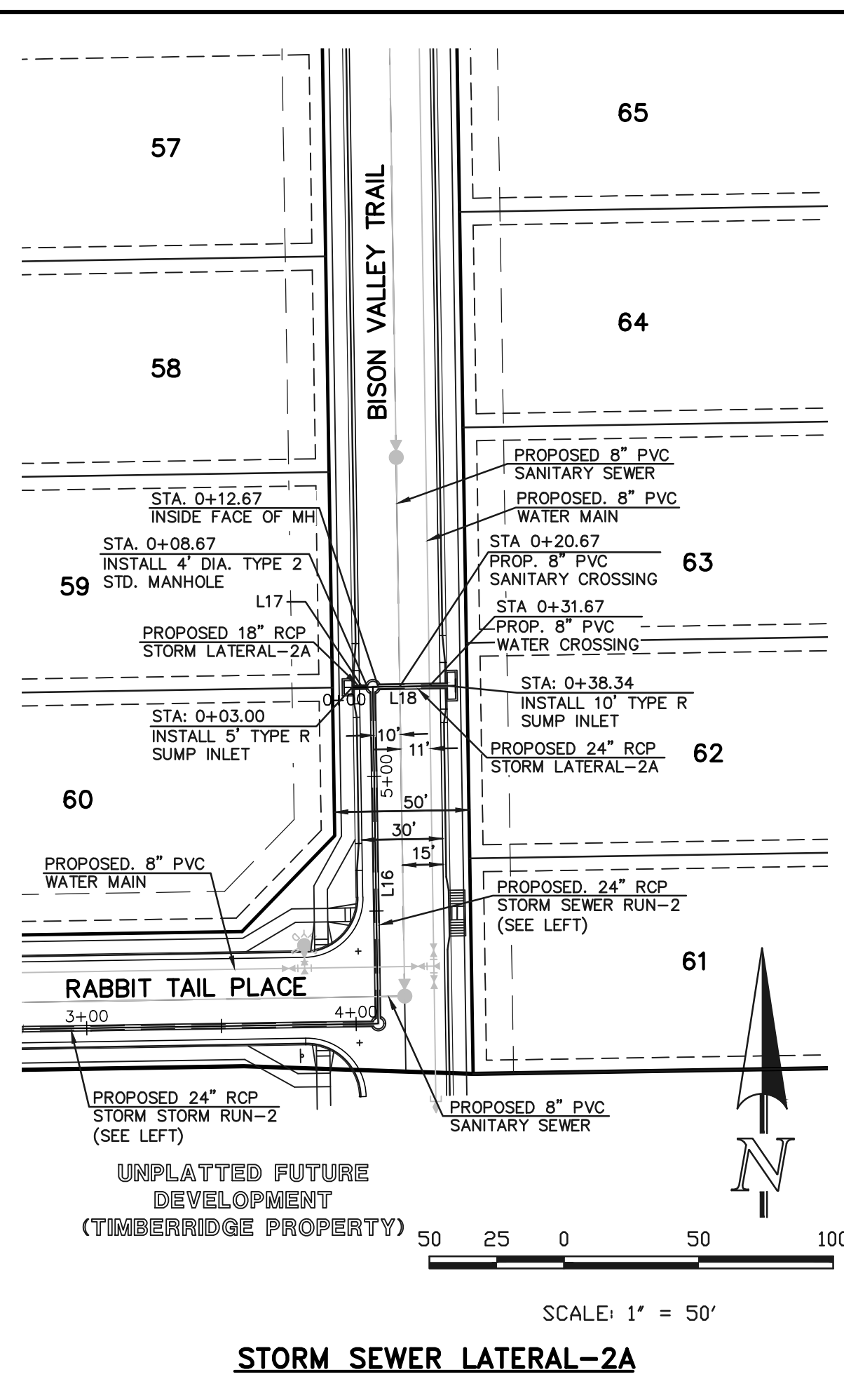
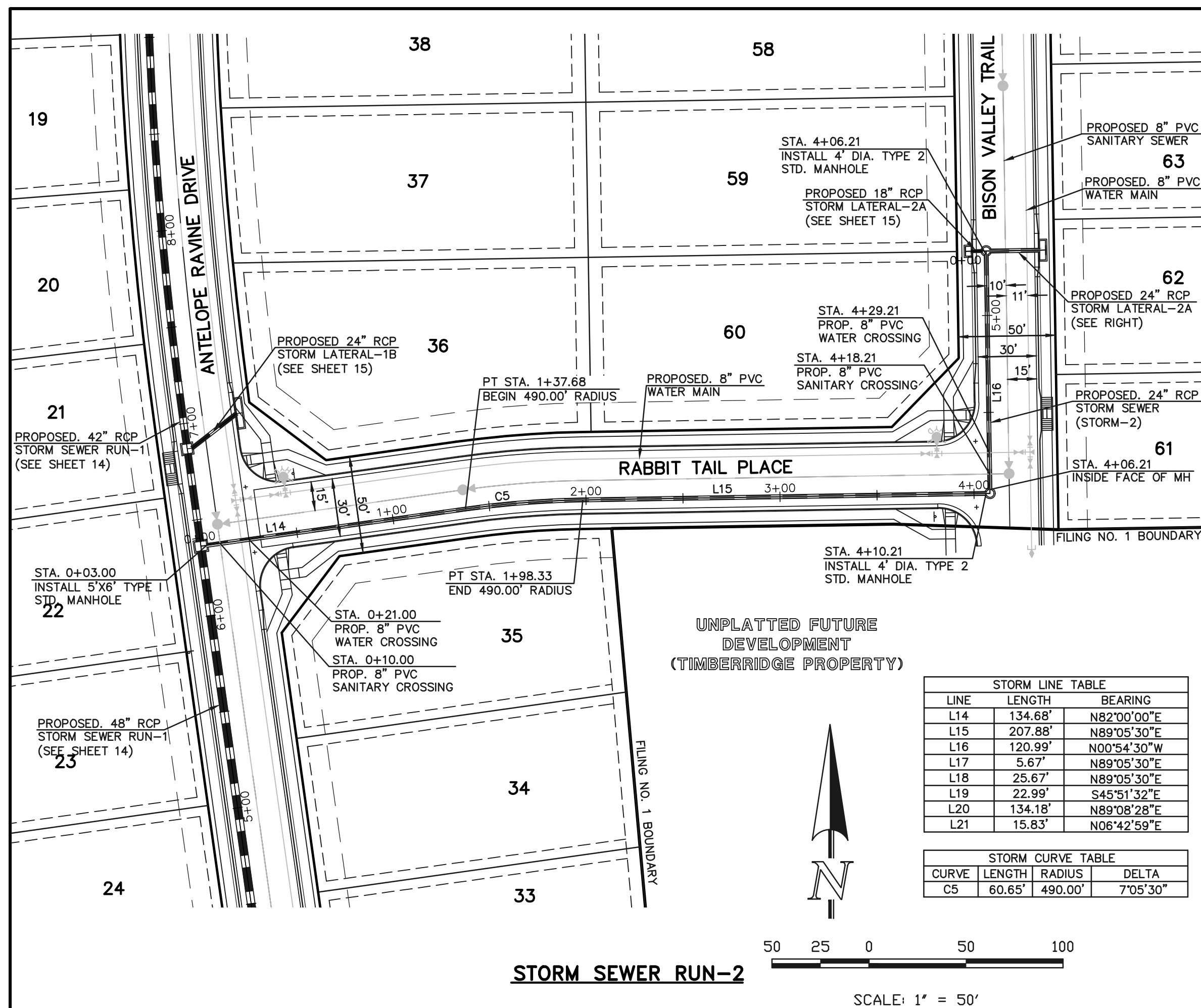
MARC A. WHORTON, COLORADO P.E. #37155      DATE

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

DESIGNED BY	MAW	SCALE	DATE
DRAWN BY	ESO	(H) 1" = 50'	04-05-19
CHECKED BY	(V) 1" = 5'	SHEET 15 OF 25	JOB NO. 1185.00

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

N:\118500\DRAWINGS\CONSTRUCTION\15-118500- STA-02.dwg, 4/5/2019 2:23:18 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

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

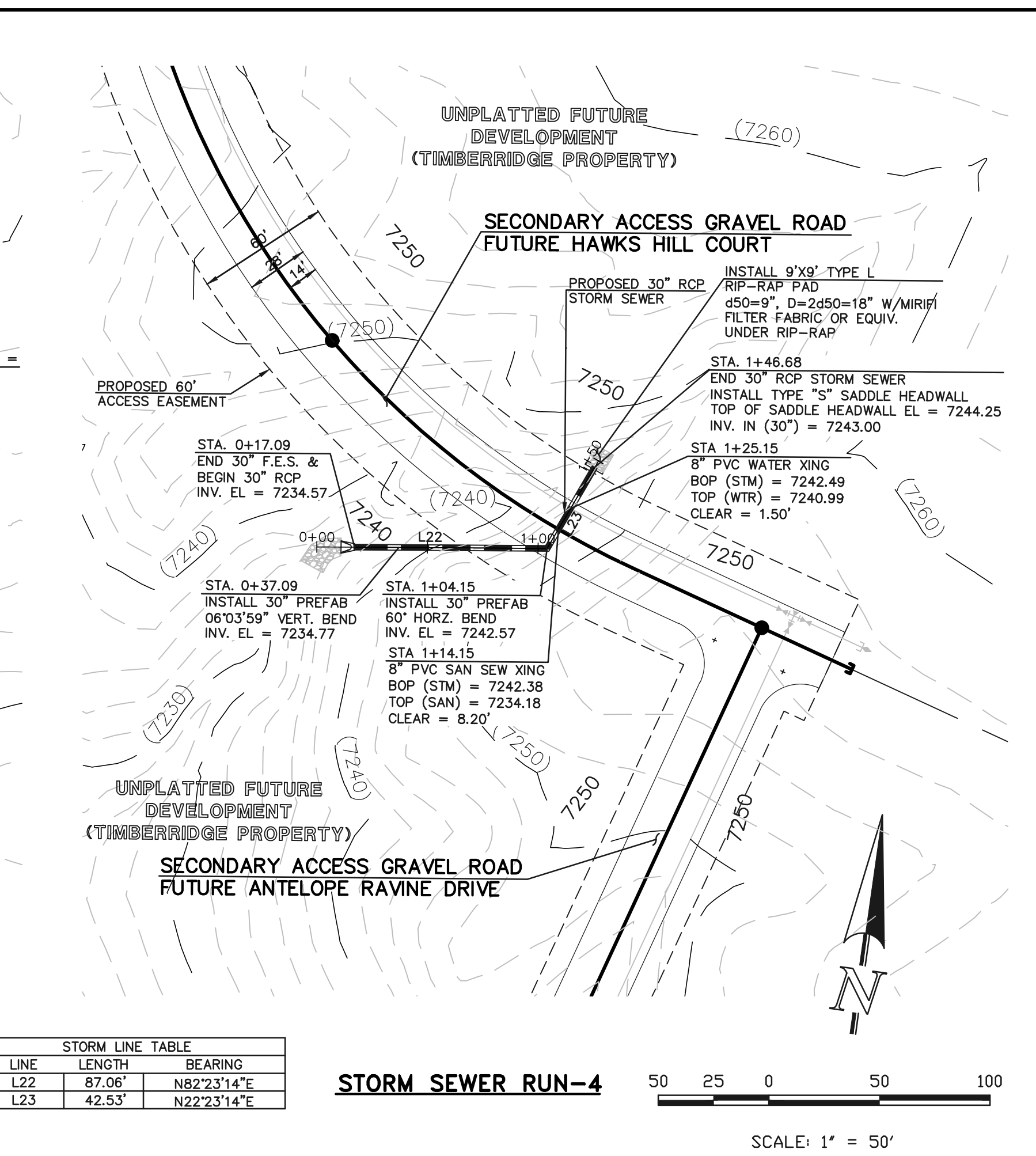
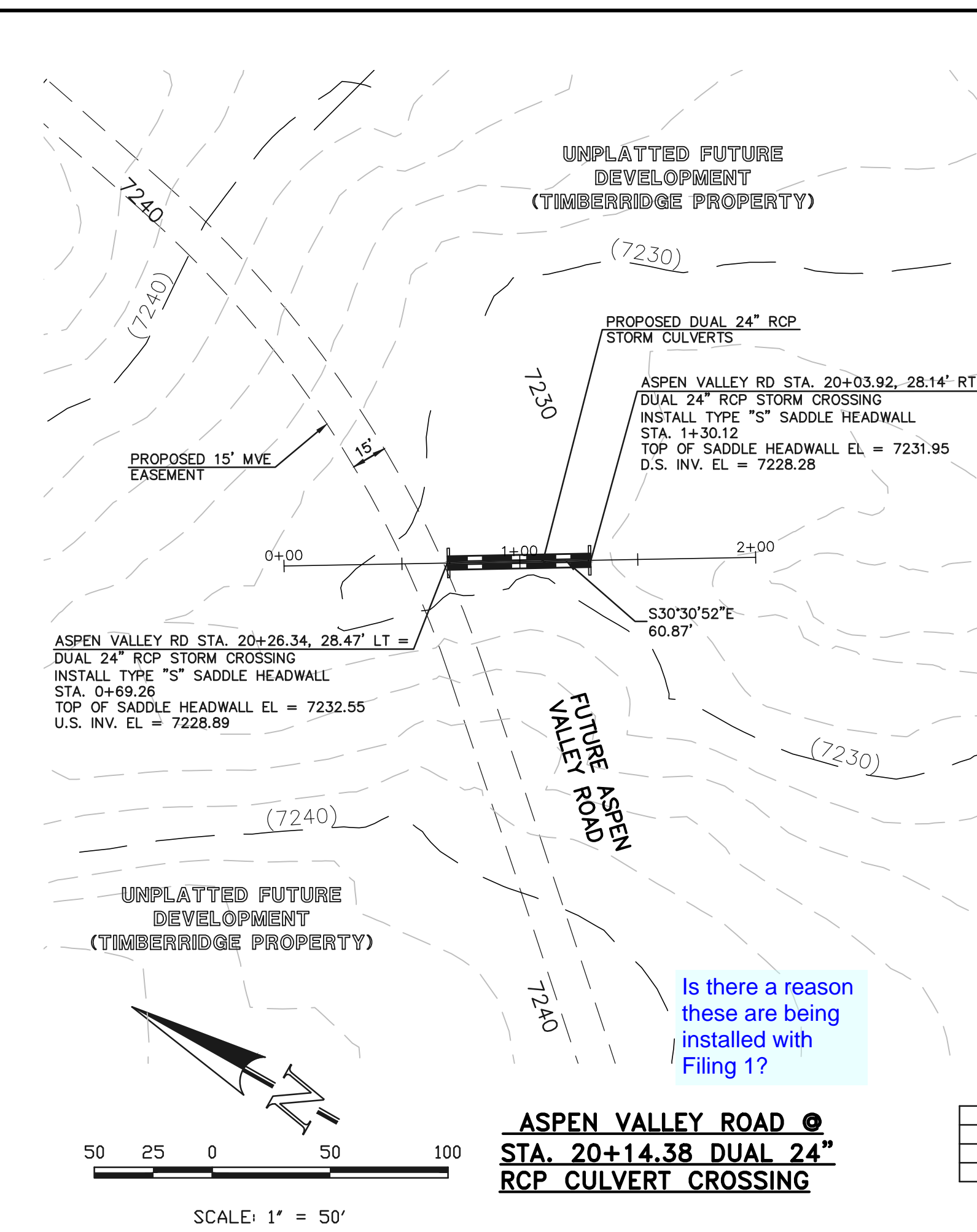
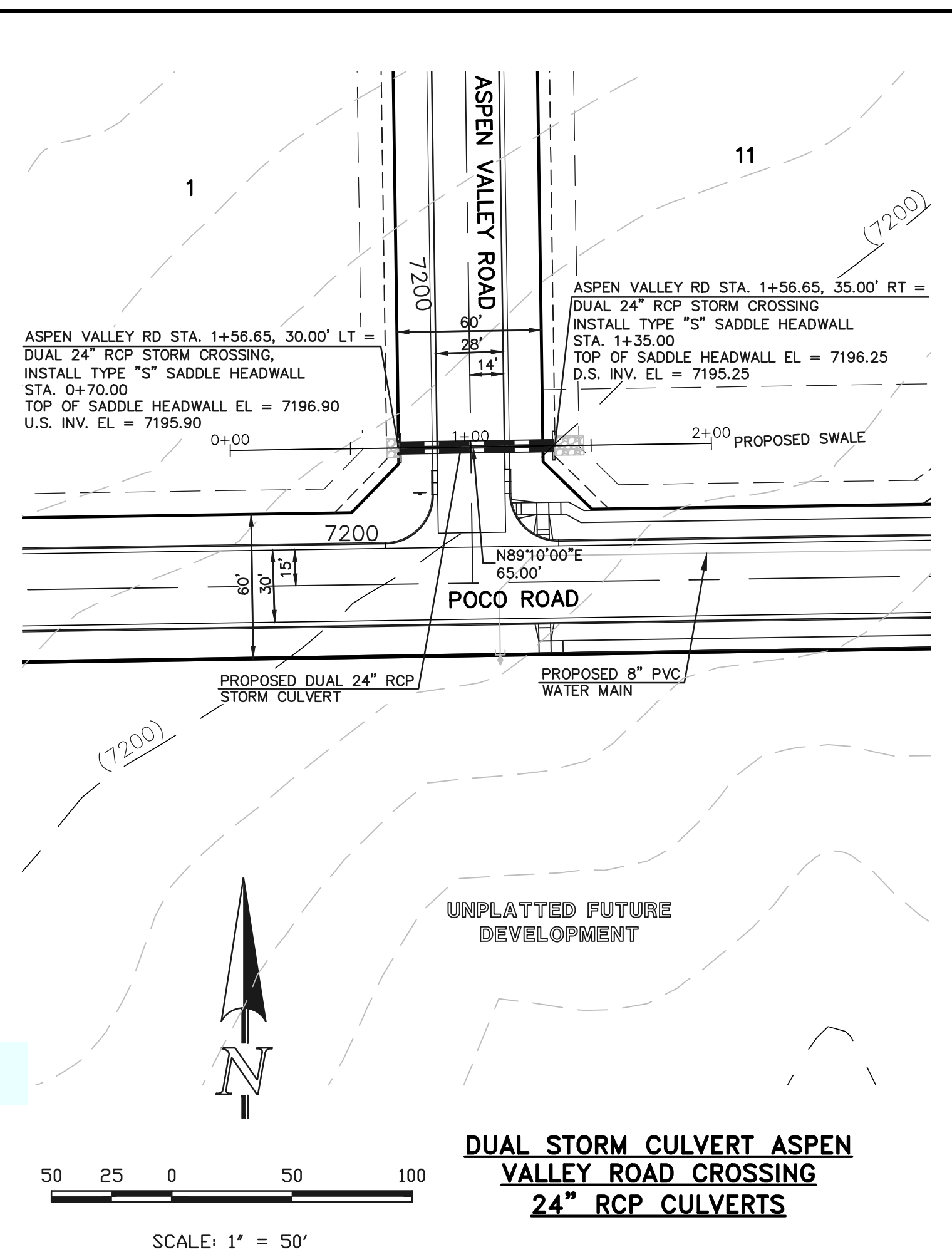
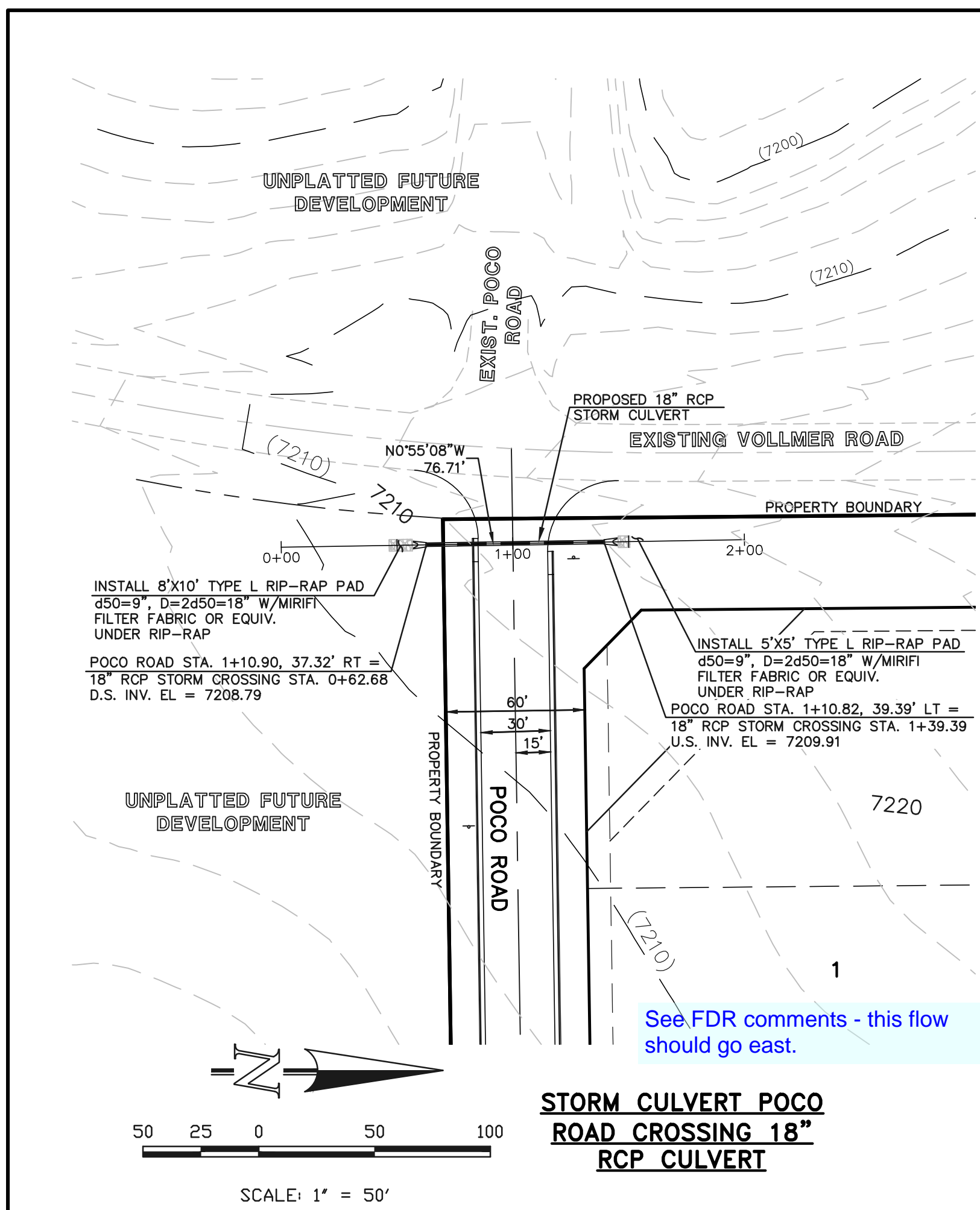
MARC A. WHORTON, COLORADO P.E. #37155 DATE

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

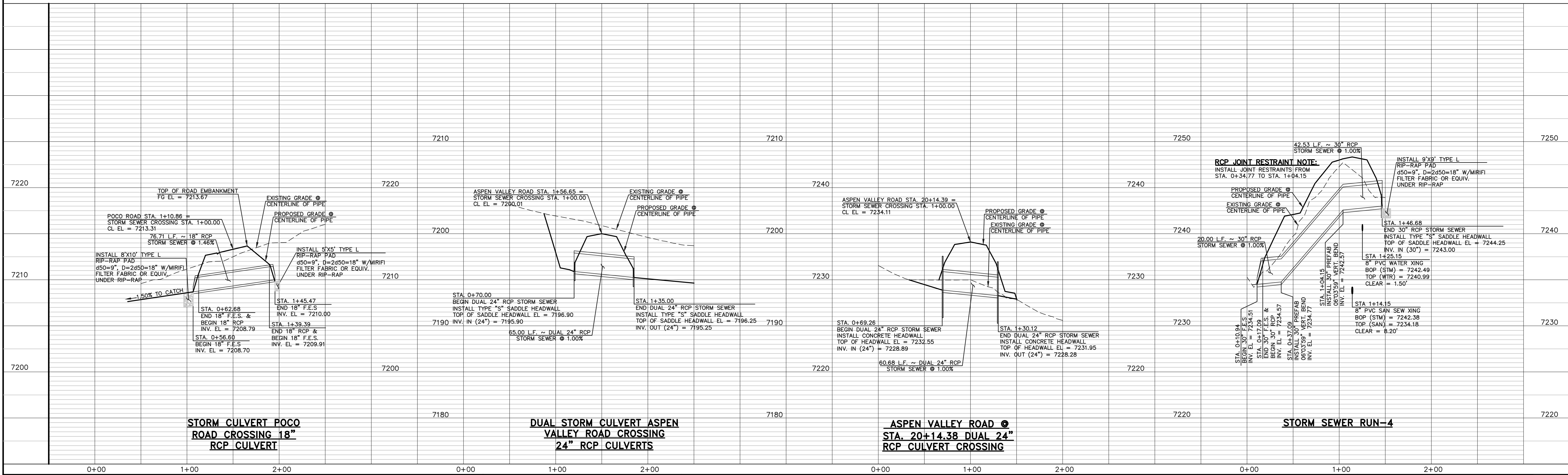
DESIGNED BY	MAW	SCALE	DATE
DRAWN BY	ESO	(H) 1" = 50'	04-05-19
CHECKED BY	(V) 1" = 5'	SHEET 16 OF 25	JOB NO. 1185.00

N:\118500\DRAWINGS\CONSTRUCTION\118500-STA-03.dwg, 4/5/2019 2:24:52 PM, 1/1





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



NO.	REVISION	DATE

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.

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

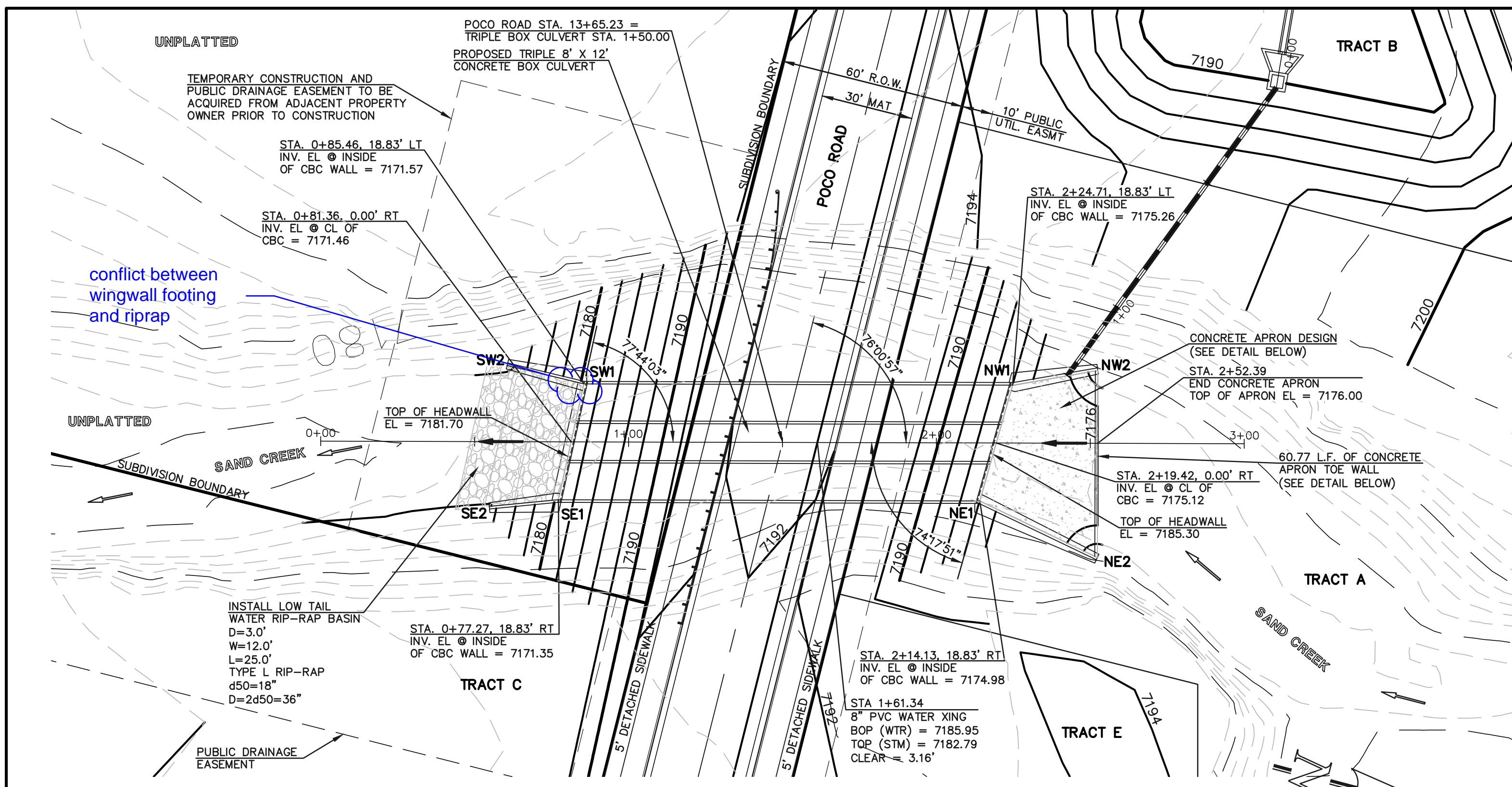
**CLASSIC CONSULTING**

DESIGNED BY MAW SCALE DATE 04-05-19  
DRAWN BY ESO (H) 1" = 50' SHEET 17 OF 25  
CHECKED BY (V) 1" = 5' JOB NO. 1185.00

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

N:\118500\DRAWINGS\CONSTRUCTION\17-118500-318-04.dwg, 4/5/2019 2:29:25 PM, 1:1





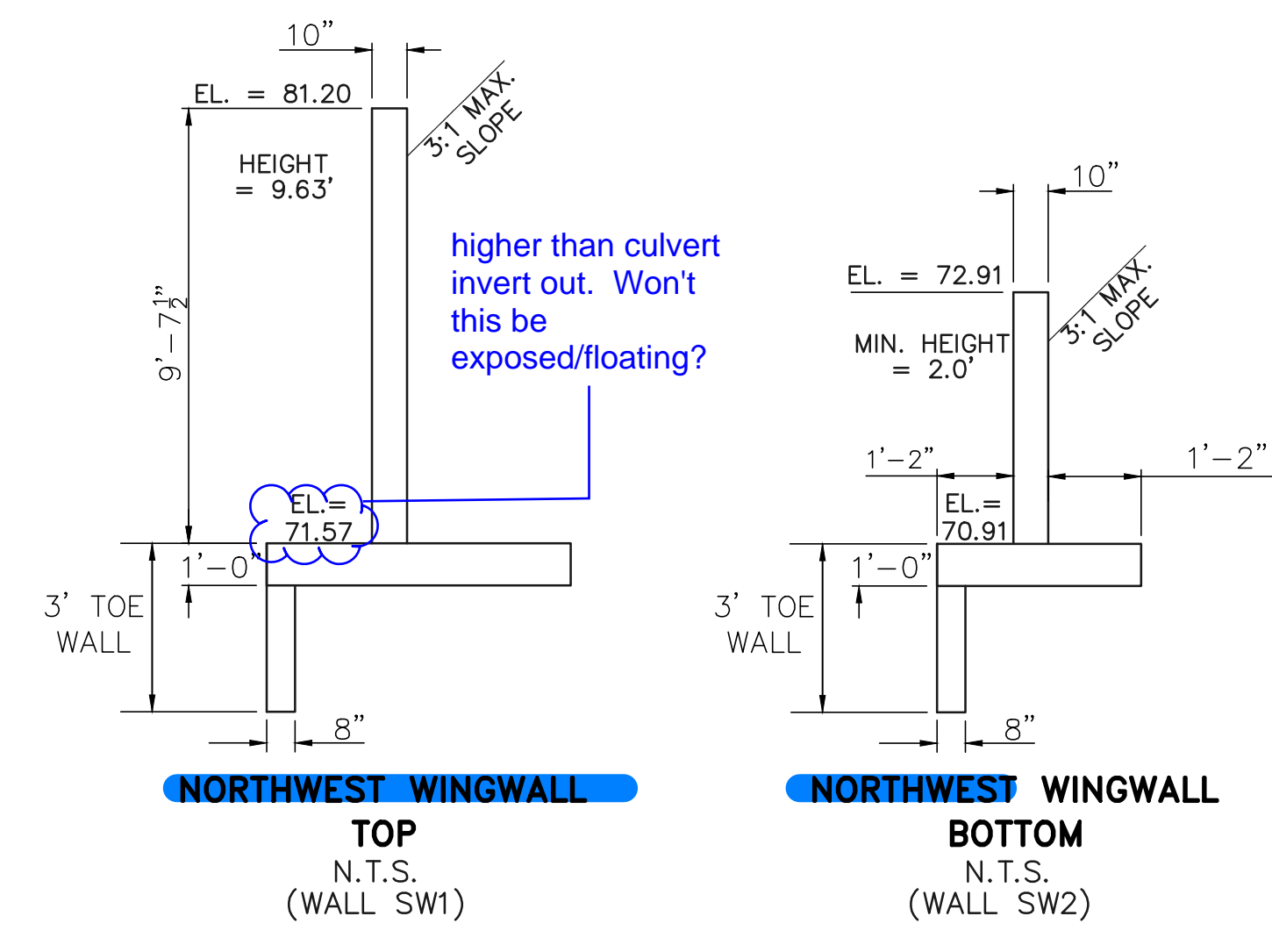
**TRIPLE 8' X 12' CONCRETE BOX CULVERT CROSSING**  
 PER CDOT M-601-3  
 SEE CDOT M-601-3 FOR DESIGN REQUIREMENTS

SCALE: 1" = 30'

**SOUTHWEST HEADWALL/WINGWALLS**

PER CDOT M-601-20  
 SEE CDOT M-601-20 FOR DESIGN REQUIREMENTS

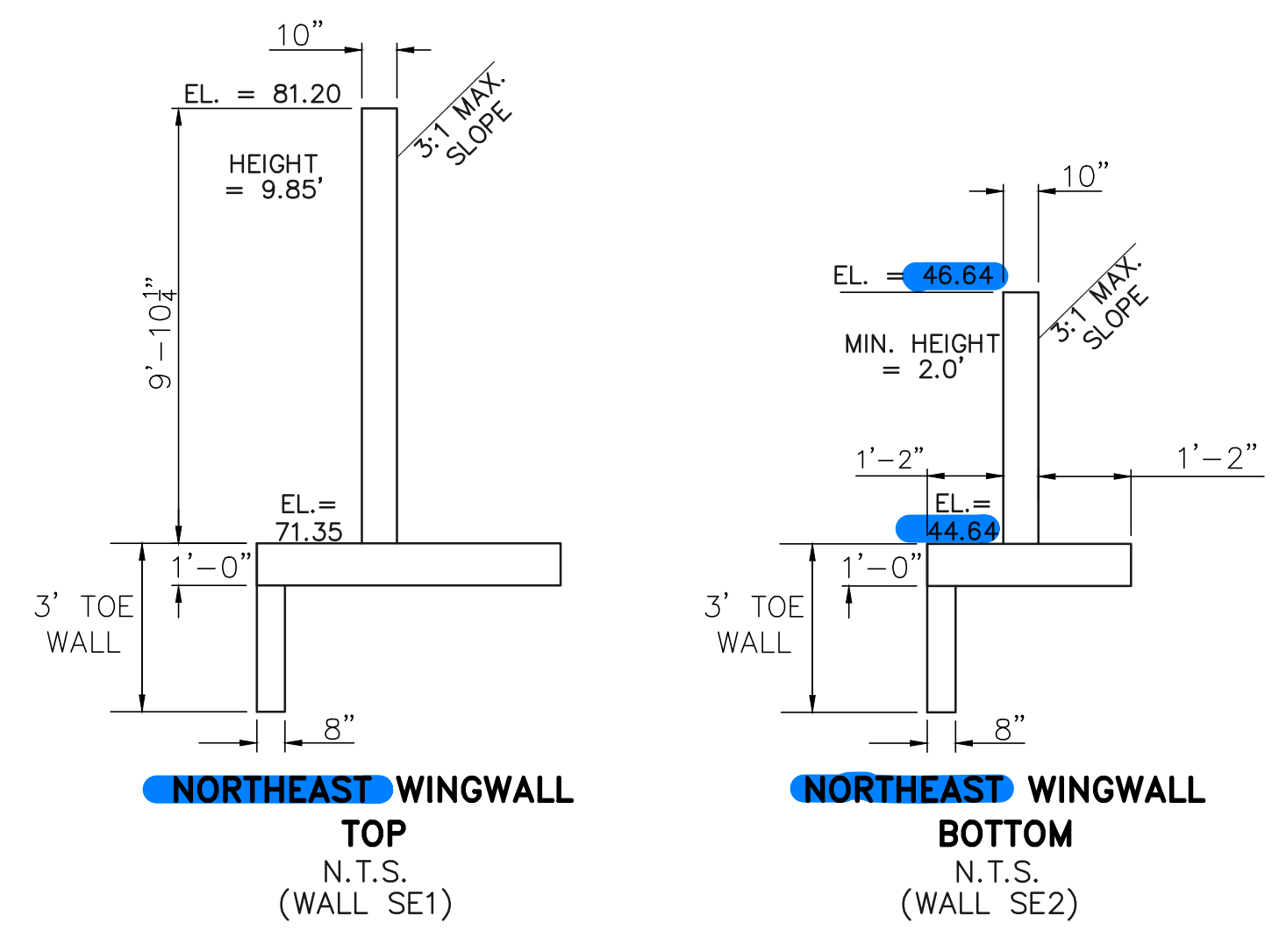
EL AT TOP OF HEADWALL = 7181.70  
 EL AT TOP OF WINGWALL SW1 = 7181.20  
 EL AT TOP OF WINGWALL SW2 = 7172.91  
 EL AT TOP OF SW1 FOOTING = 7171.57  
 EL AT TOP OF SW2 FOOTING = 7170.91



**SOUTHEAST HEADWALL/WINGWALLS**

PER CDOT M-601-20  
 SEE CDOT M-601-20 FOR DESIGN REQUIREMENTS

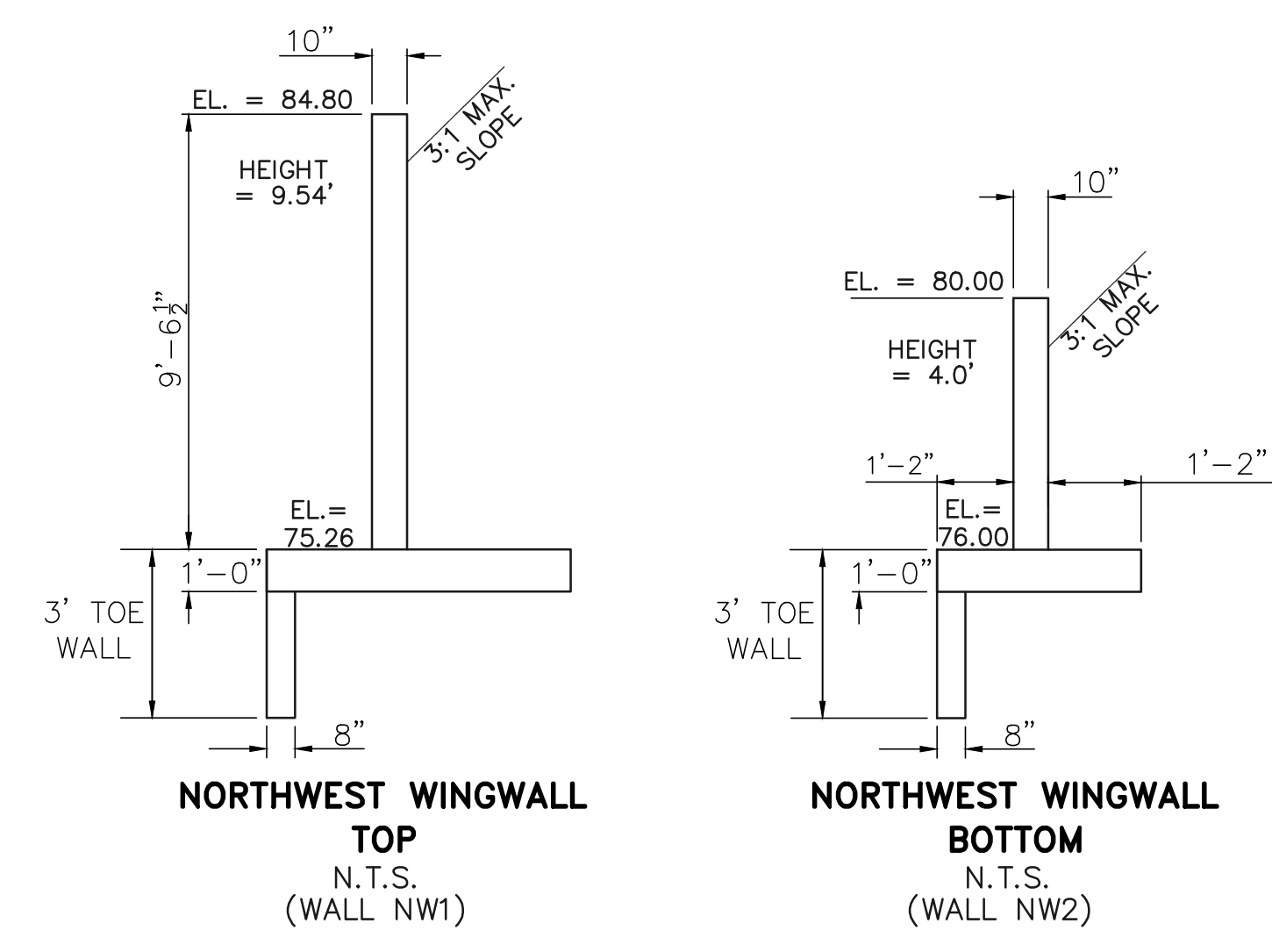
EL AT TOP OF HEADWALL = 7181.70  
 EL AT TOP OF WINGWALL SE1 = 7181.20  
 EL AT TOP OF WINGWALL SE2 = 7172.91  
 EL AT TOP OF SE1 FOOTING = 7171.35  
 EL AT TOP OF SE2 FOOTING = 7170.76



**NORTHWEST HEADWALL/WINGWALLS**

PER CDOT M-601-20  
 SEE CDOT M-601-20 FOR DESIGN REQUIREMENTS

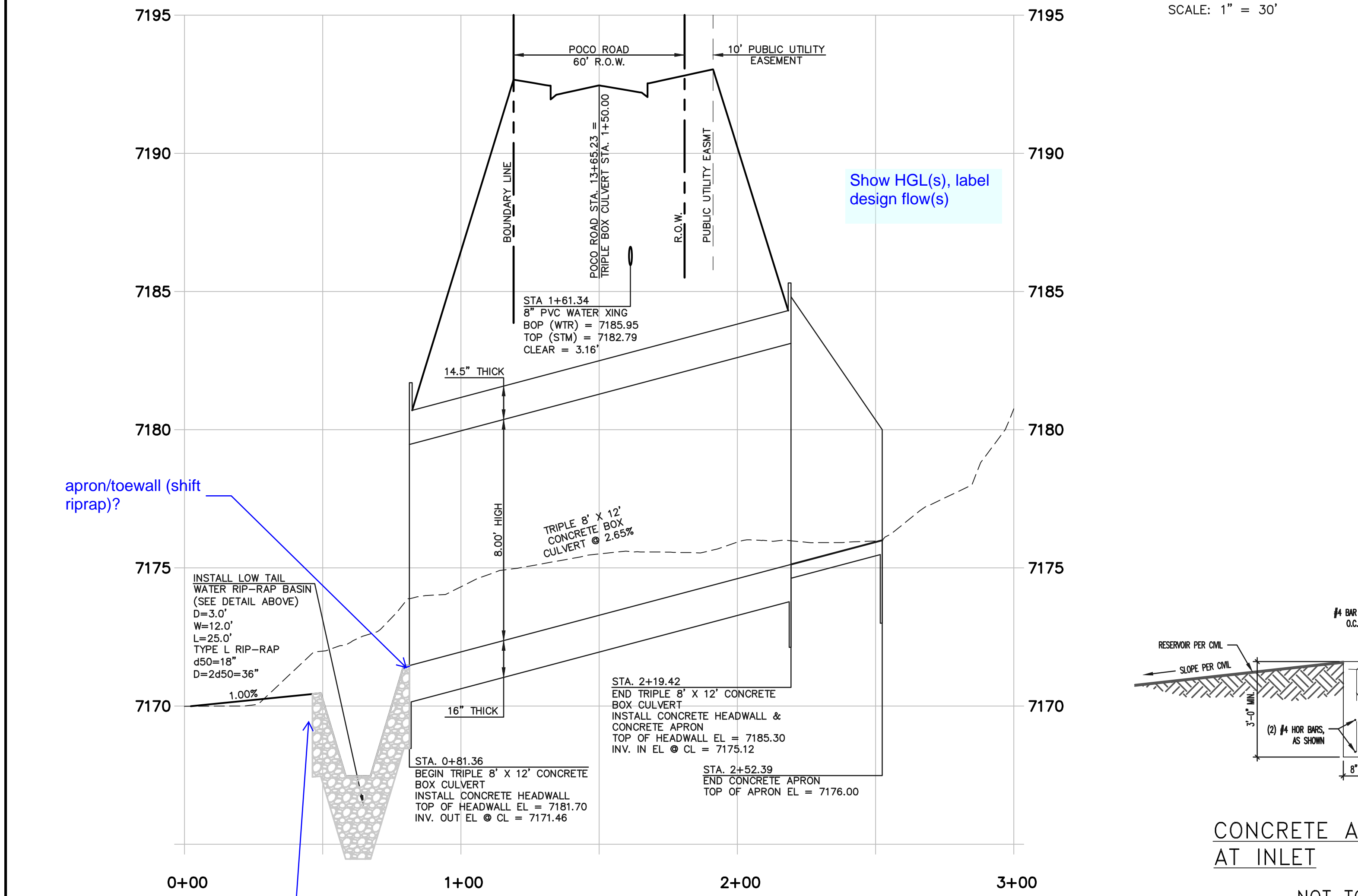
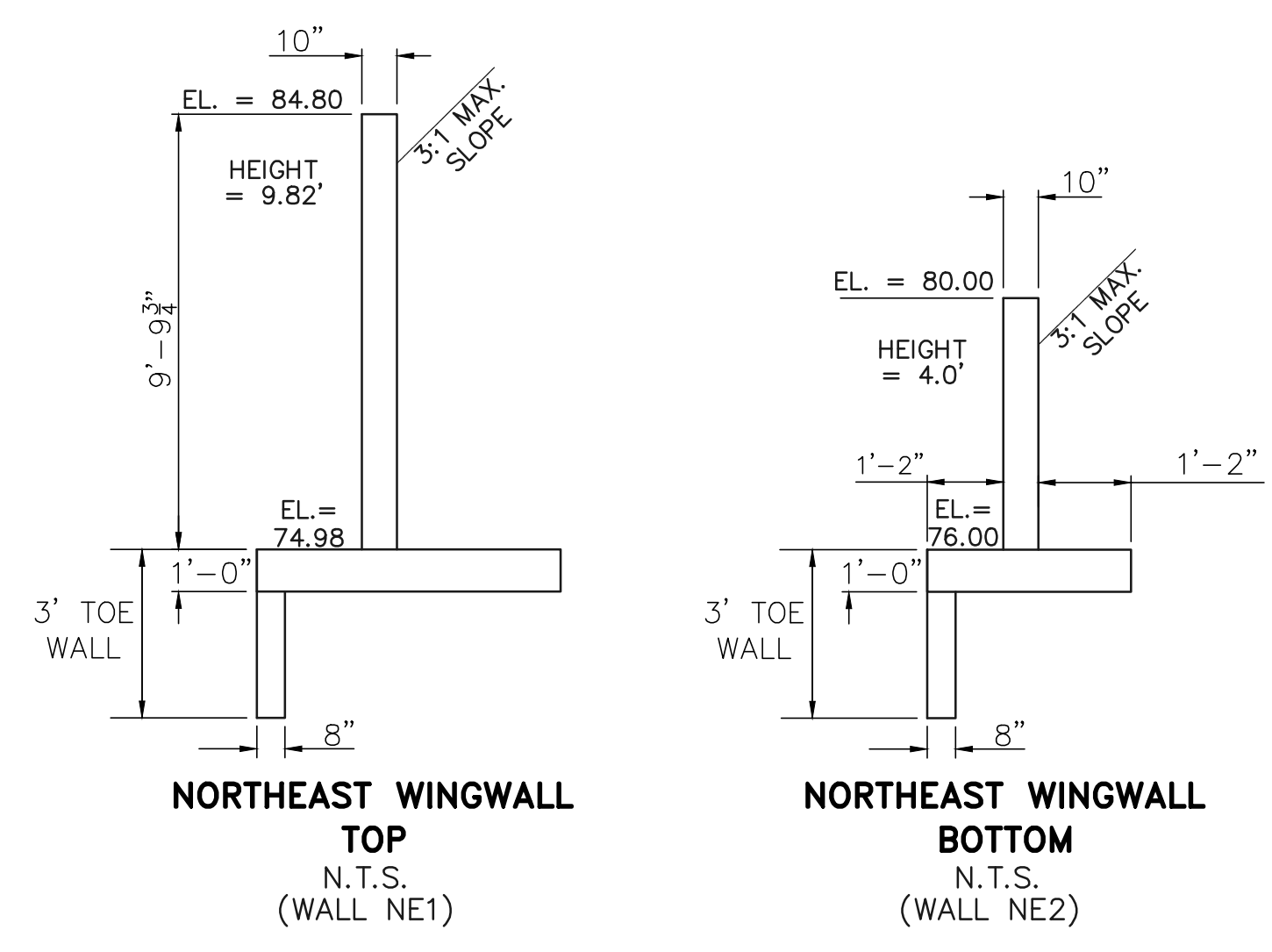
EL AT TOP OF HEADWALL = 7185.30  
 EL AT TOP OF WINGWALL NW1 = 7184.80  
 EL AT TOP OF WINGWALL NW2 = 7180.00  
 EL AT TOP OF NW1 FOOTING = 7175.26  
 EL AT TOP OF NW2 FOOTING = 7176.00



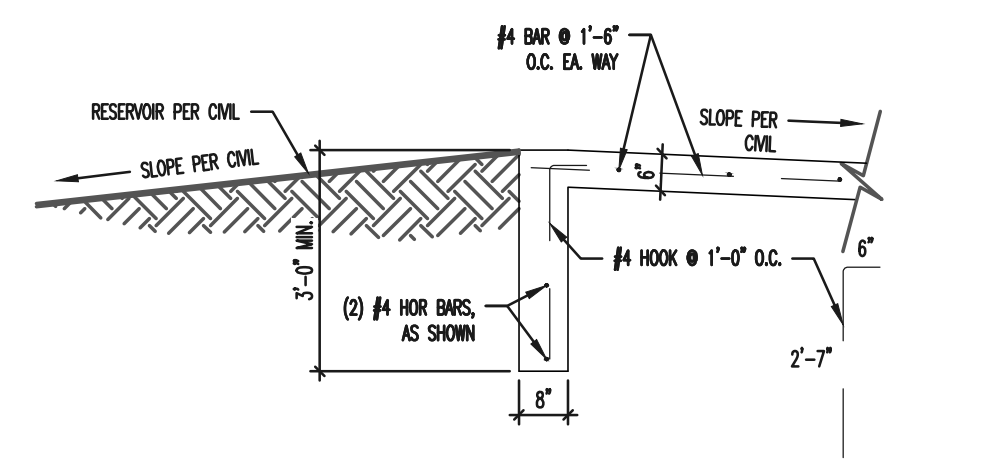
**NORTHEAST HEADWALL/WINGWALLS**

PER CDOT M-601-20  
 SEE CDOT M-601-20 FOR DESIGN REQUIREMENTS

EL AT TOP OF HEADWALL = 7185.30  
 EL AT TOP OF WINGWALL NE1 = 7184.80  
 EL AT TOP OF WINGWALL NE2 = 7180.00  
 EL AT TOP OF NE1 FOOTING = 7174.98  
 EL AT TOP OF NE2 FOOTING = 7176.00



**TRIPLE 8' X 12' CONCRETE BOX CULVERT CROSSING**  
 HORIZONTAL SCALE: 1" = 30'  
 VERTICAL SCALE: 1" = 3'



**CONCRETE APRON TOE WALL AT INLET**  
 NOT TO SCALE

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 DATE



RETREAT AT TIMBERIDGE FILING NO. 1  
 CONSTRUCTION PLANS  
 STORM SEWER BOX CULVERT CROSSING

DESIGNED BY	PRA	SCALE	DATE	04-05-19
DRAWN BY	PRA	(H) 1" = 30'	SHEET	19 OF 25
CHECKED BY		(V) 1" = 3'	JOB NO.	1185.00

N:\118500\DRAWINGS\CONSTRUCTION\19-118500- STA-06-BOX CULVERT.dwg, 4/5/2019 2:30:21 PM, 1:1

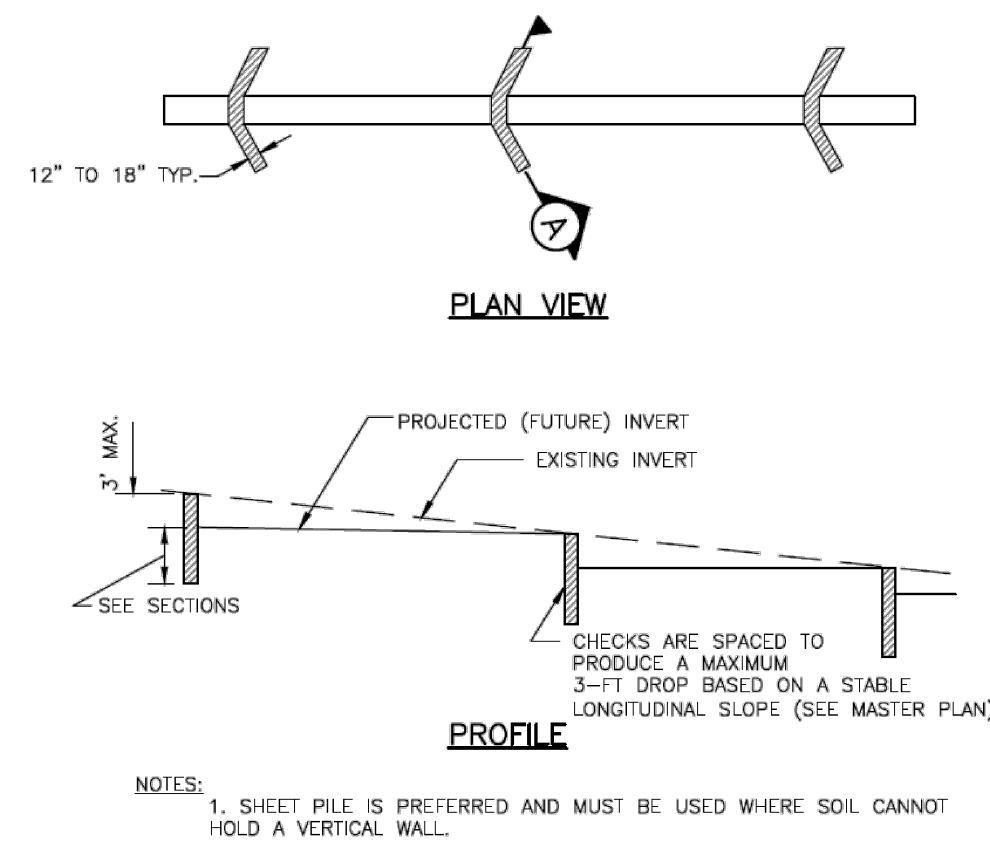


Figure 9-26. Check structure details (Part 1 of 3)

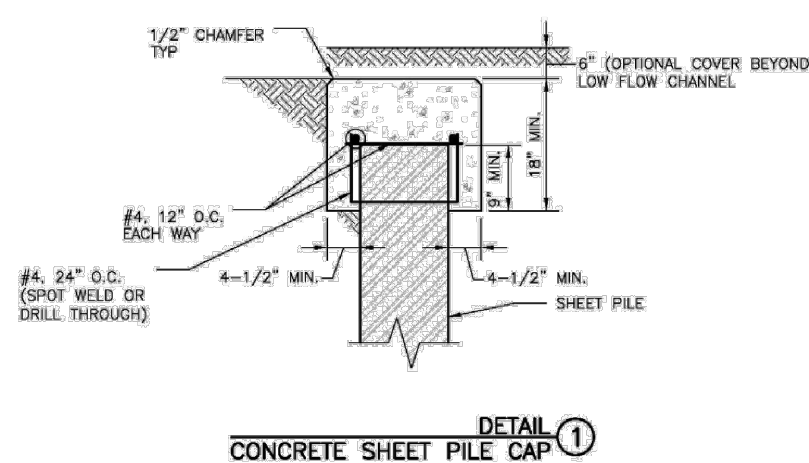
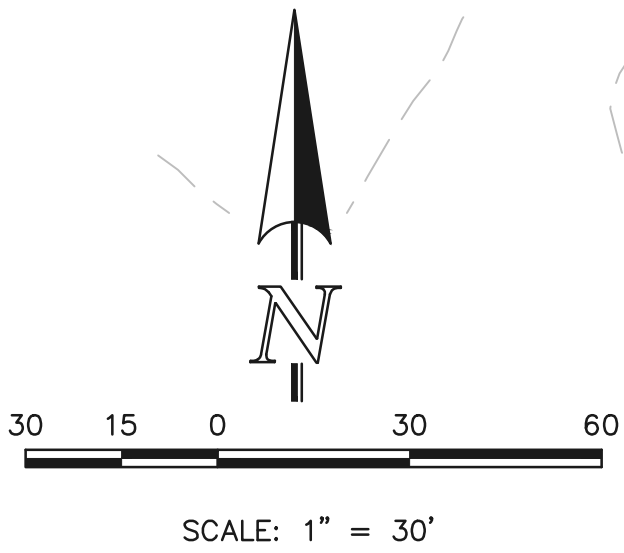
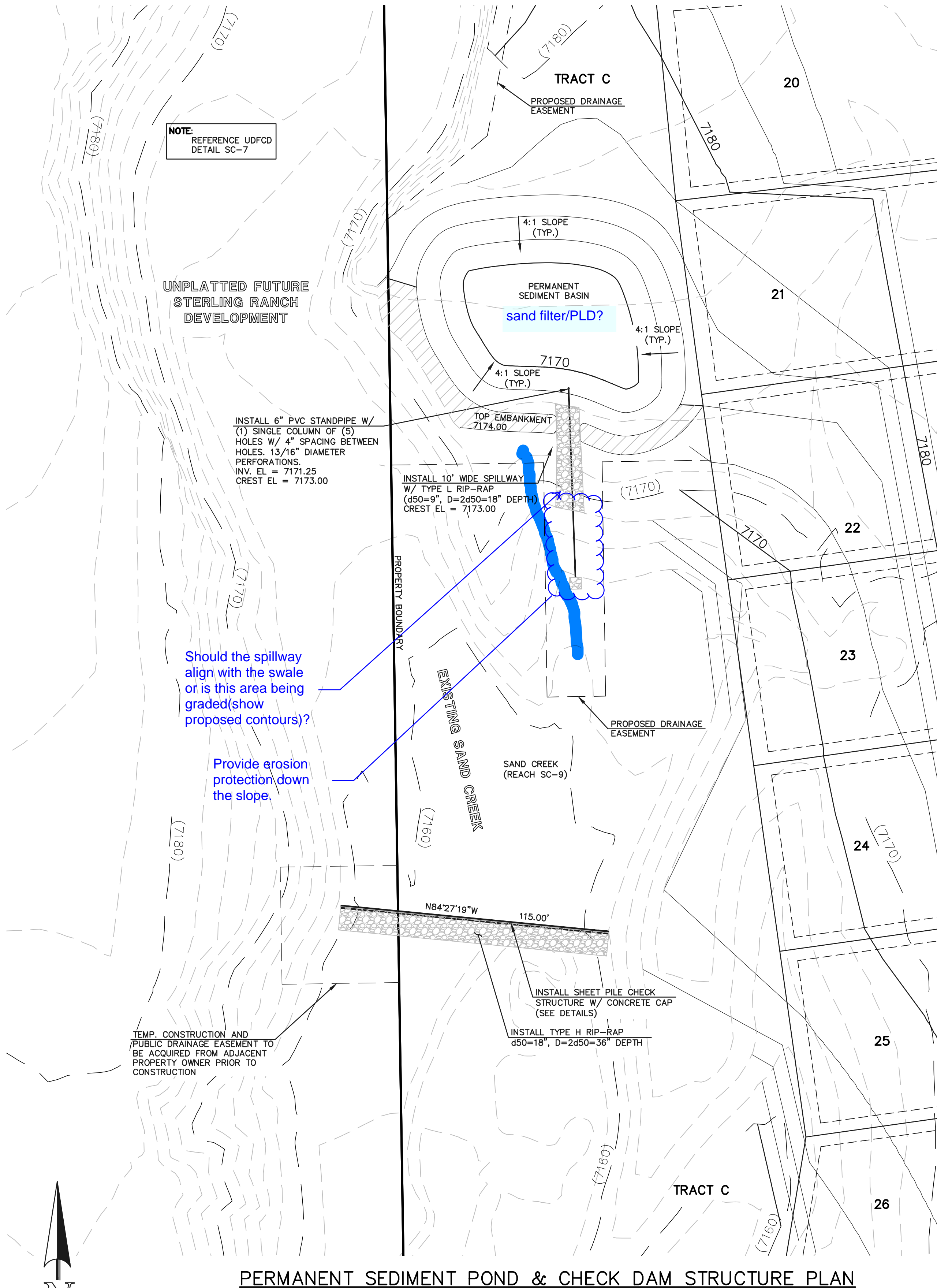


Figure 9-28. Check structure details (Part 3 of 3)



Should the spillway align with the swale or is this area being graded (show proposed contours)?

Provide erosion protection down the slope.

NOTE: REFERENCE UDFCD DETAIL SC-7

INSTALL 6\"/>

INSTALL 10\"/>

TEMP. CONSTRUCTION AND PUBLIC DRAINAGE EASEMENT TO BE ACQUIRED FROM ADJACENT PROPERTY OWNER PRIOR TO CONSTRUCTION

INSTALL SHEET PILE CHECK STRUCTURE W/ CONCRETE CAP (SEE DETAILS)

INSTALL TYPE H RIP-RAP d50=18\", D=2450=36\"/>

Provide channel plan and profile and actual cross-sections.

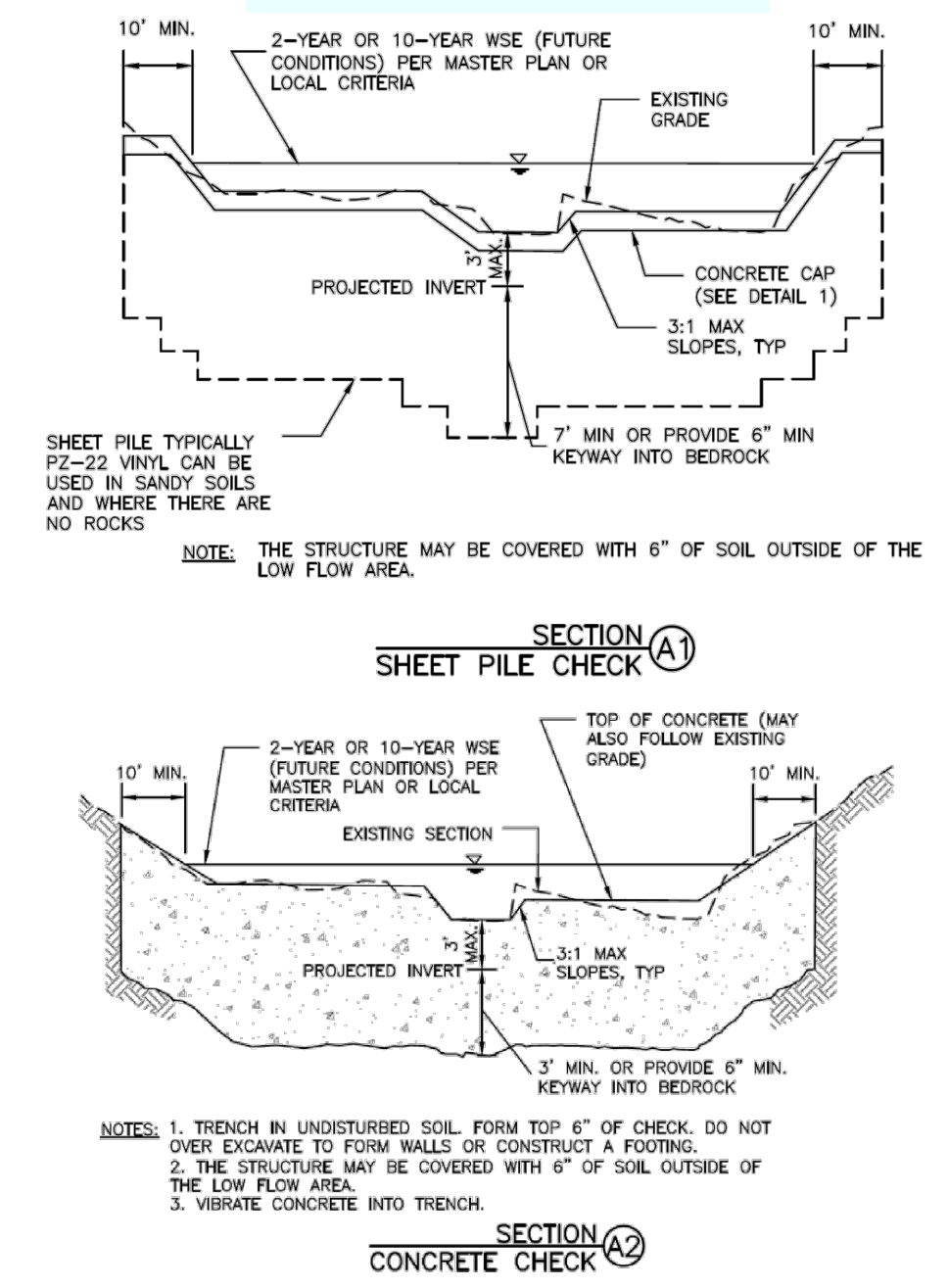
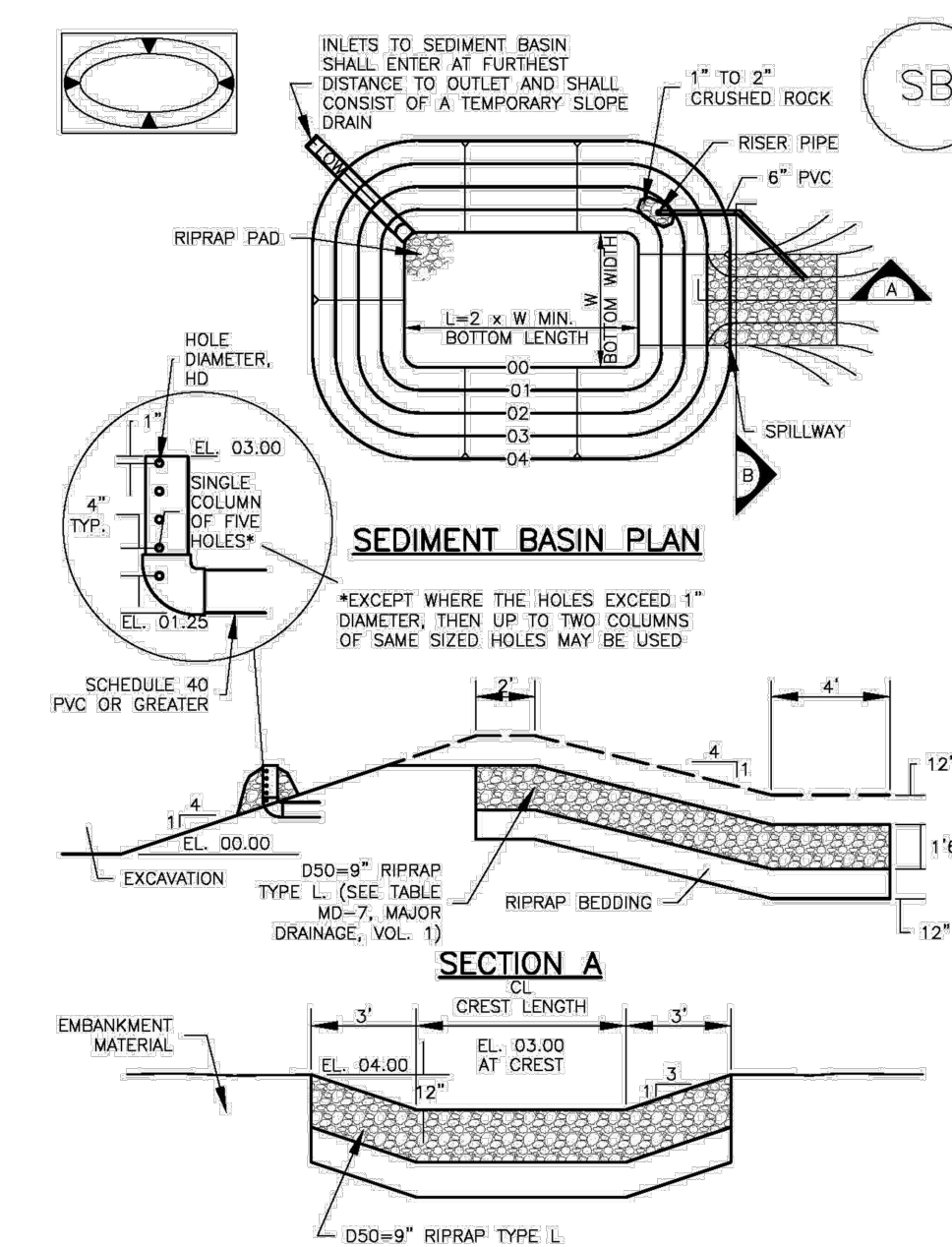


Figure 9-27. Check structure details (Part 2 of 3)

Sediment Basin (SB) SC-7



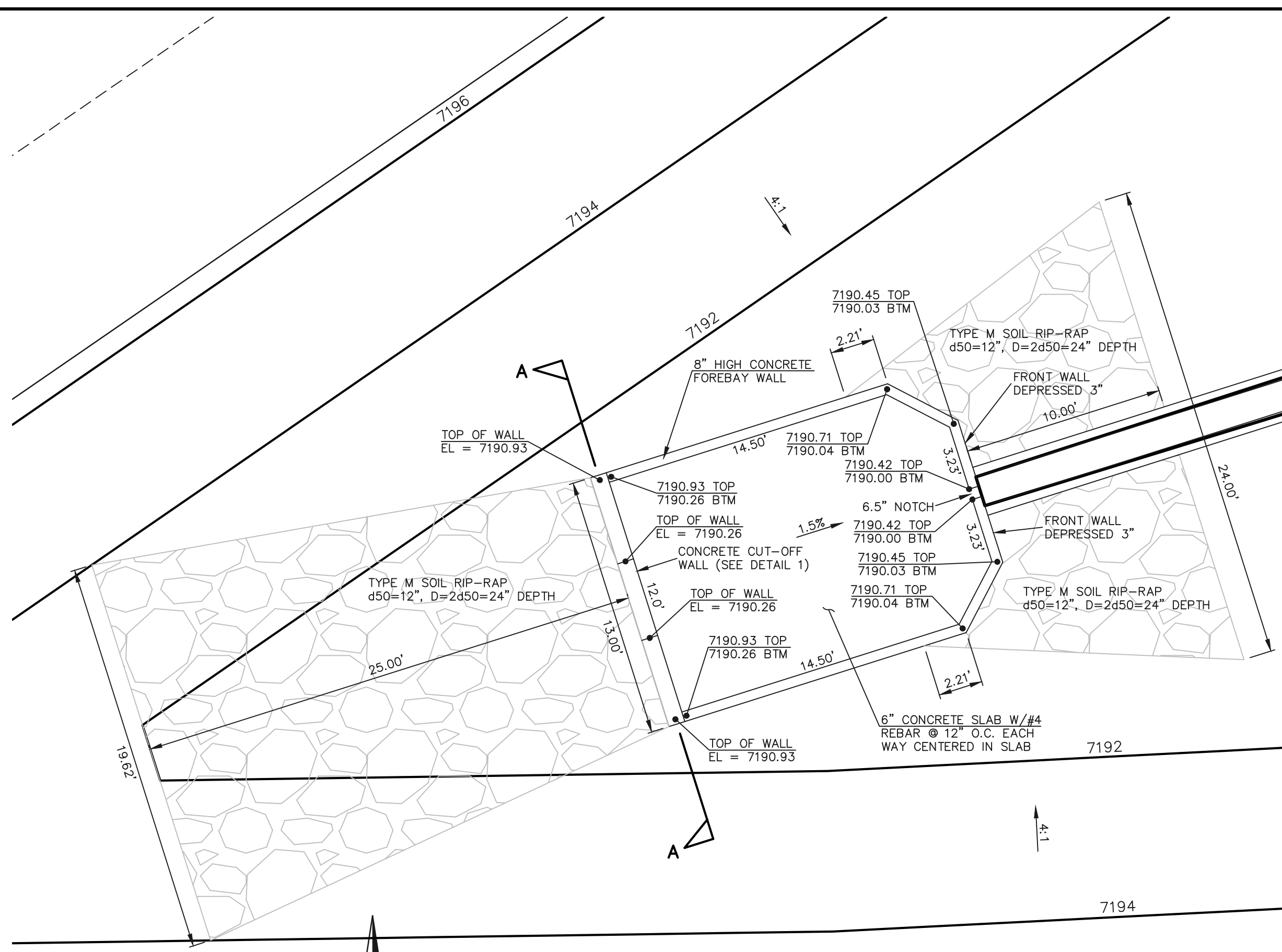
SEE RETREAT AT TIMBERBRIDGE FILING NO. 1 GRADING AND EROSION CONTROL PLAN FOR EROSION CONTROL DETAILS.

<p>48 HOURS BEFORE YOU DIG, CALL UTILITY LOCATORS</p> <p><b>811</b></p> <p>UTILITY NOTIFICATION CENTER OF COLORADO IT'S THE LAW</p> <p>THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK. THE CONTRACTOR SHALL BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE CAUSED BY HIS FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.</p>	NO. REVISION	DATE	REVIEW:
			MARC A. WHORTON, COLORADO P.E. #37155 DATE

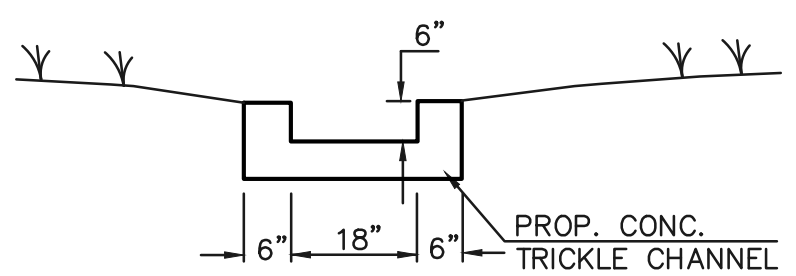
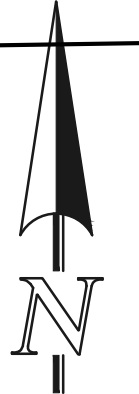


<p>RETREAT AT TIMBERBRIDGE FILING NO. 1 CONSTRUCTION PLANS</p> <p>PERMANENT SEDIMENT POND &amp; CHECK DAM PLAN</p>			
DESIGNED BY	MAW	SCALE	DATE 04-05-19
DRAWN BY	MAW	(H) 1" = 30'	SHEET 20 OF 25
CHECKED BY		(V) 1" = N/A	JOB NO. 1185.00

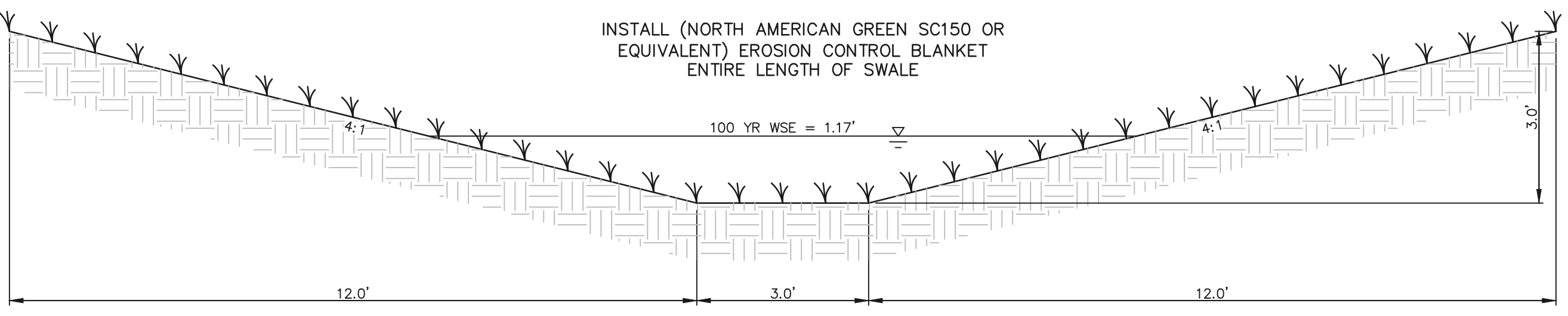
N:\118500\DRAWINGS\CONSTRUCTION\20-118500-FOUND & CHECK DAM.dwg, 4/5/2019 2:22:20 PM, 1:1



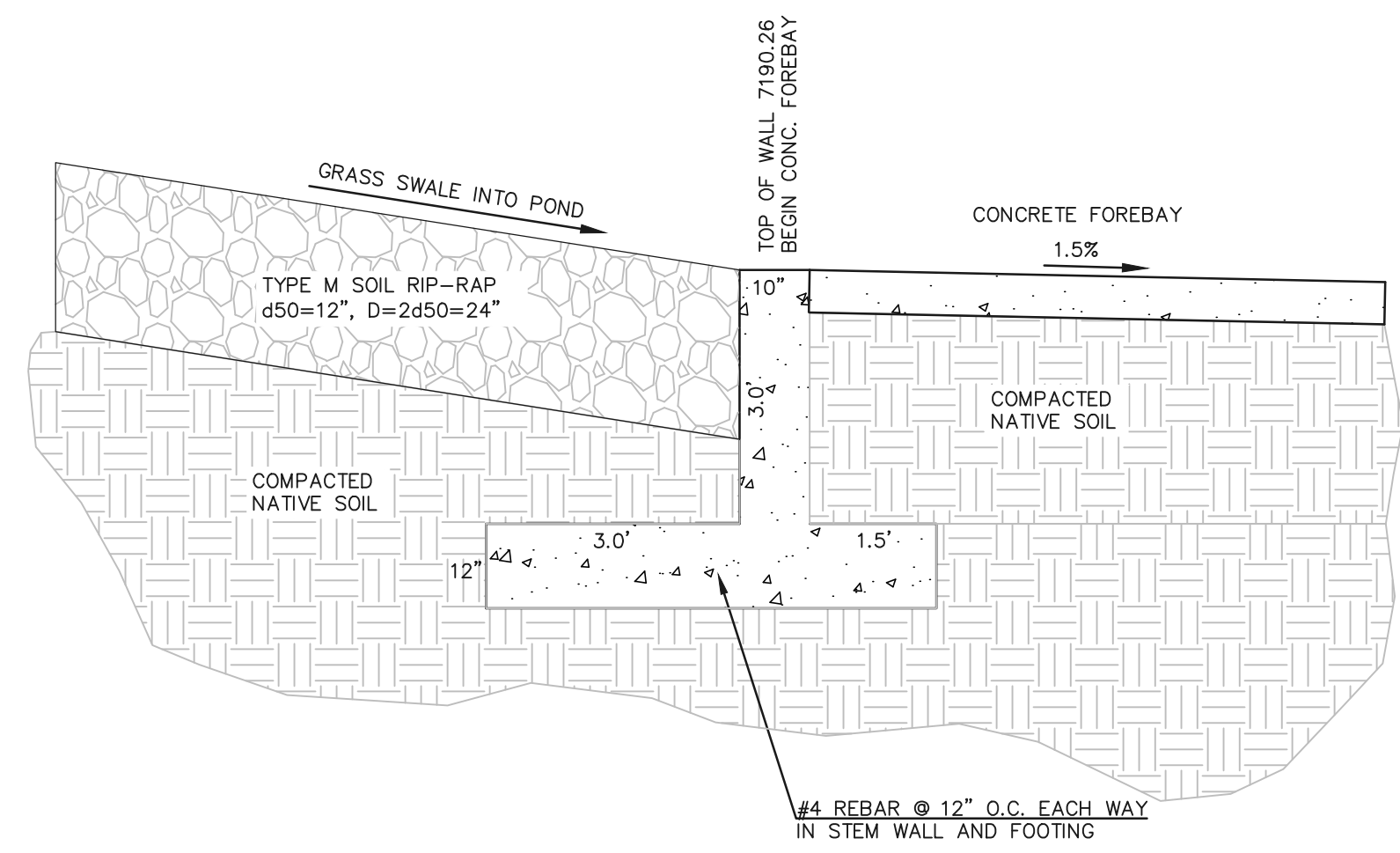
**CONCRETE FOREBAY**  
SCALE: 1" = 5'



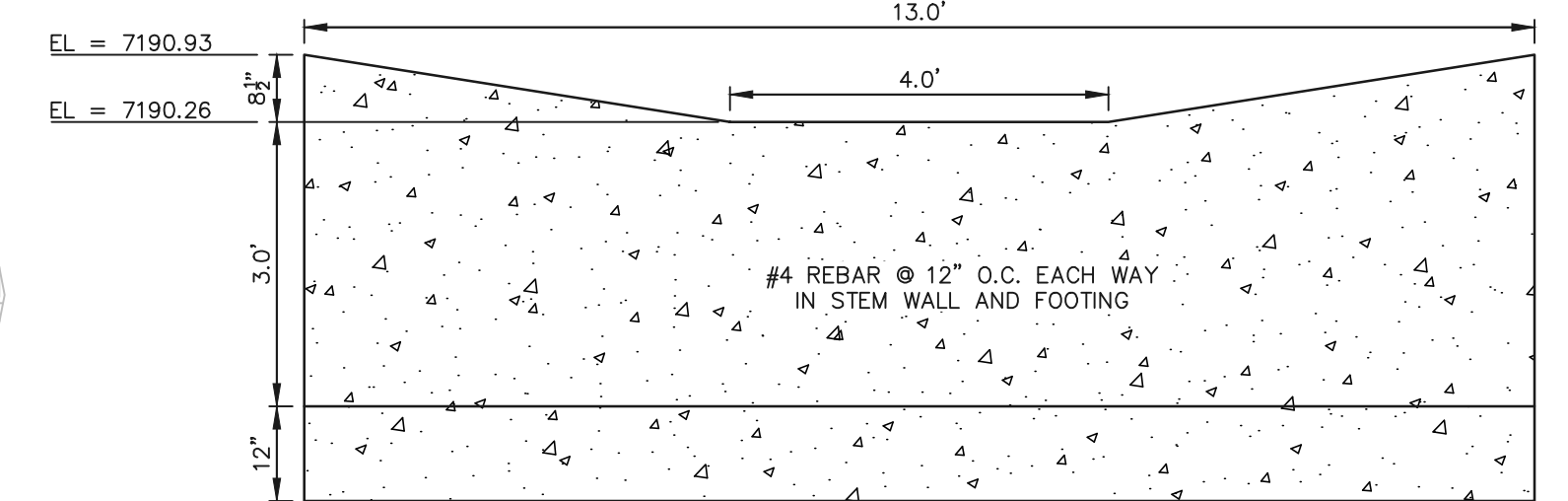
**TRICKLE CHANNEL TYPICAL SECTION**  
N.T.S.



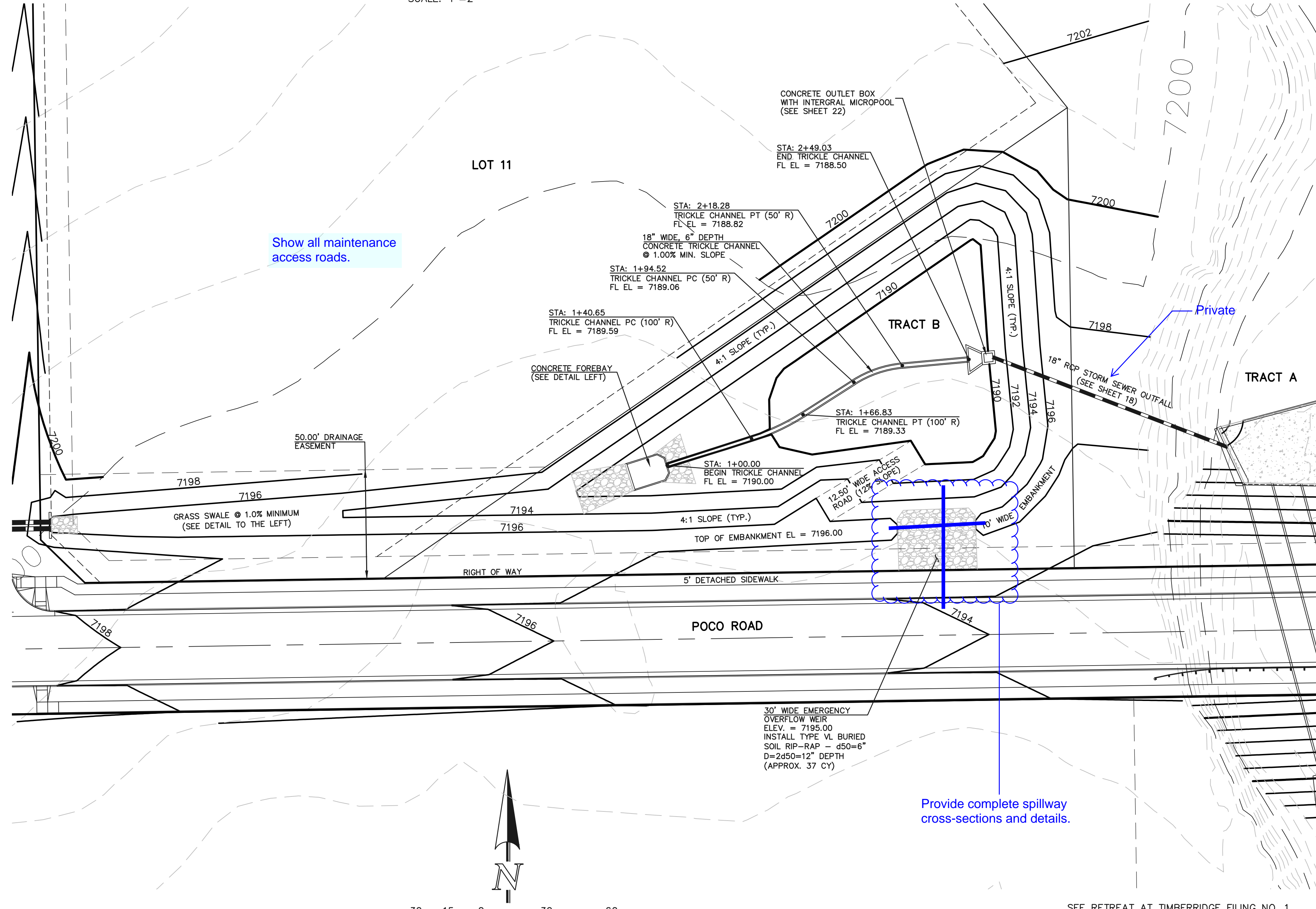
**GRASS SWALE INTO POND 1**  
SCALE: 1" = 2'



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

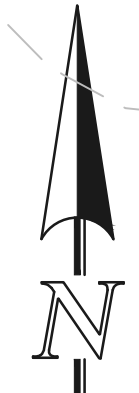


**CONCRETE CUT-OFF WALL (DETAIL 1) - SECTION A-A**  
SCALE: 1" = 2'



Show all maintenance access roads.

Provide complete spillway cross-sections and details.



SCALE: 1" = 30'

**DETENTION FACILITY POND 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	REVIEW:

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

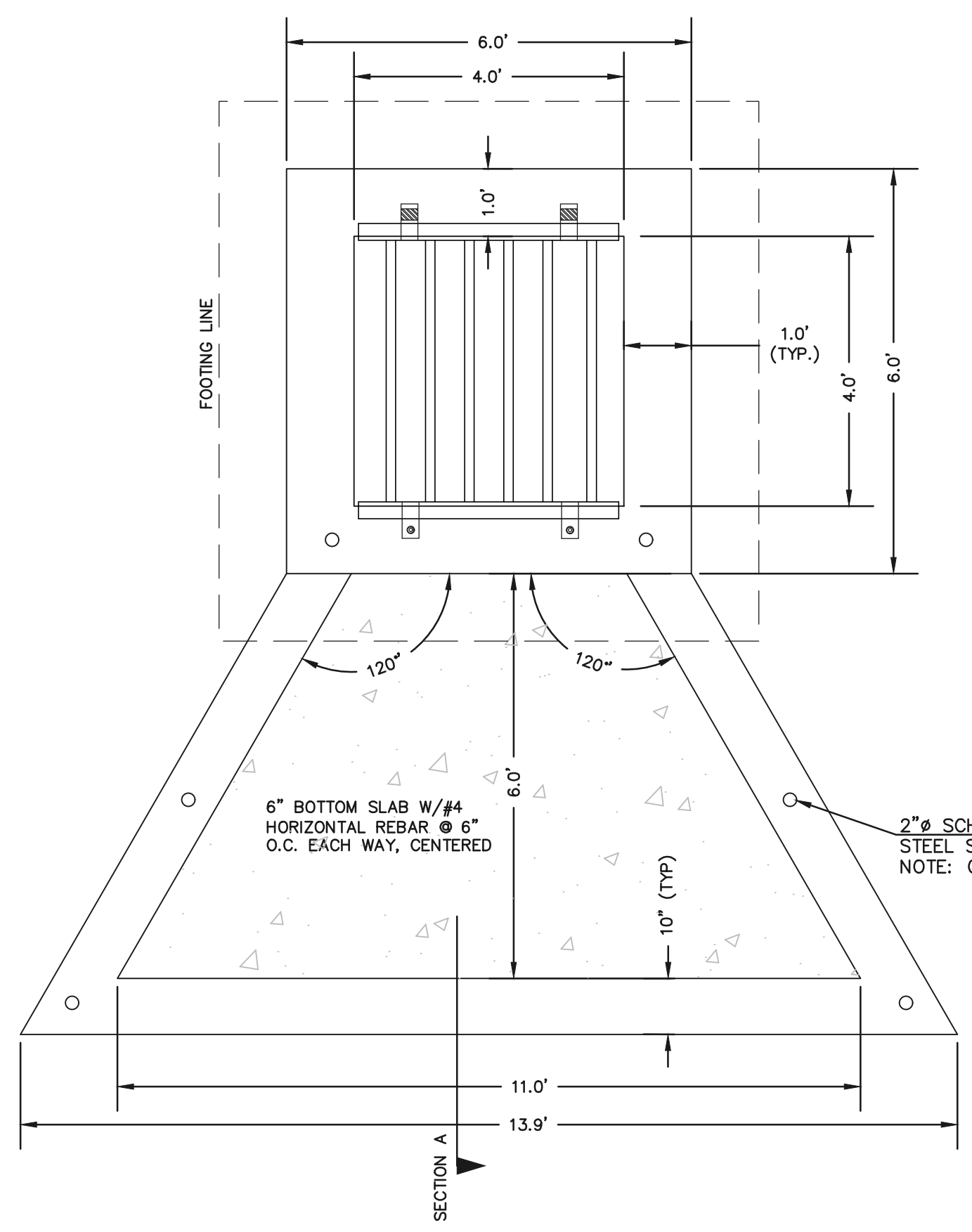
MARC A. WHORTON, COLORADO P.E. #37155 DATE



RETREAT AT TIMBERIDGE FILING NO. 1 CONSTRUCTION PLANS DETENTION FACILITY POND 1 POND PLAN			
DESIGNED BY	MAW	SCALE	DATE 04-05-19
DRAWN BY	MAW	(H) 1" = 30'	SHEET 21 OF 25
CHECKED BY	(V) 1" = N/A	JOB NO.	1185.00

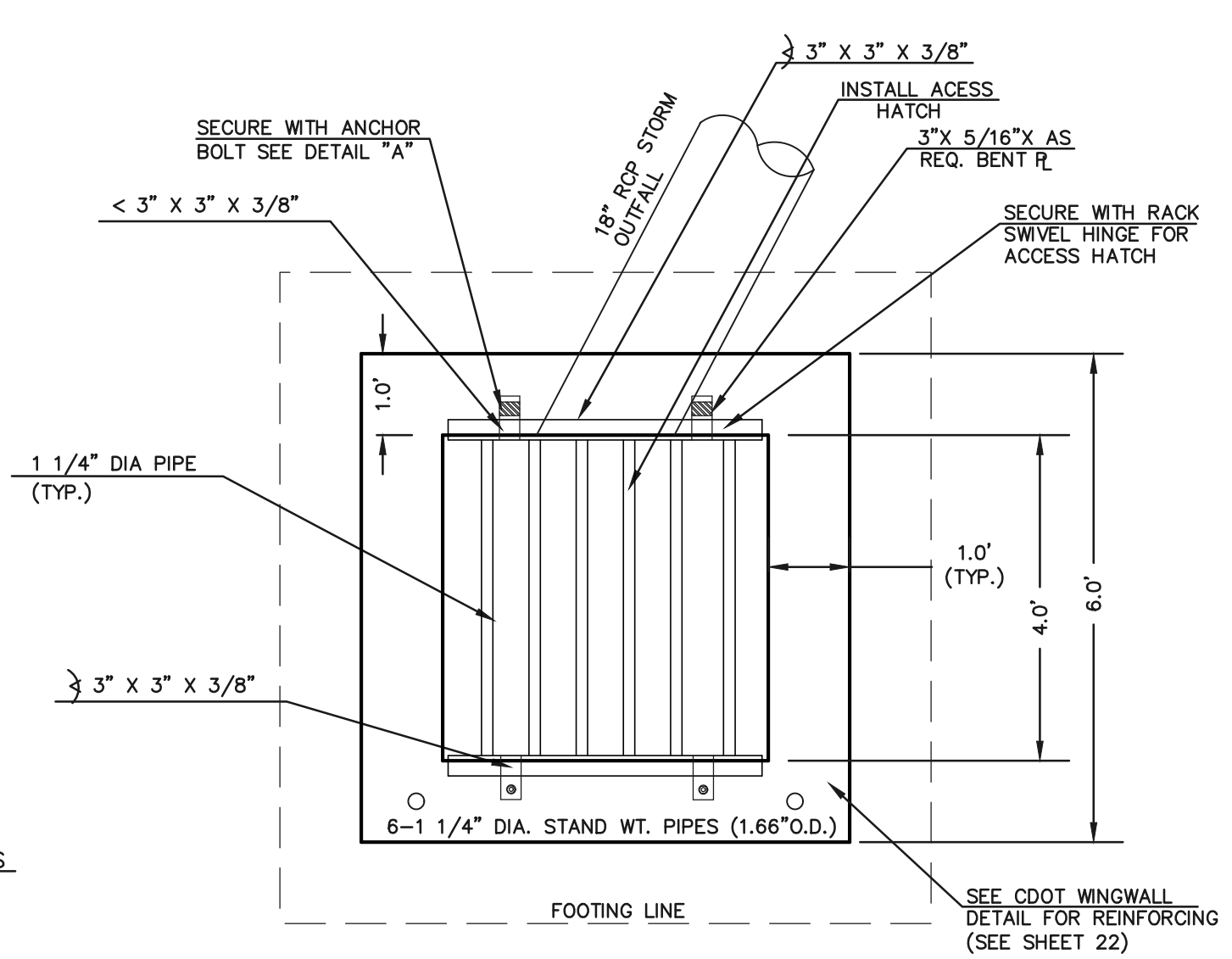


N:\118500\DRAWINGS\CONSTRUCTION\118500-POND-SHEET-02.dwg, 4/15/2019 12:39:54 PM, 1:1

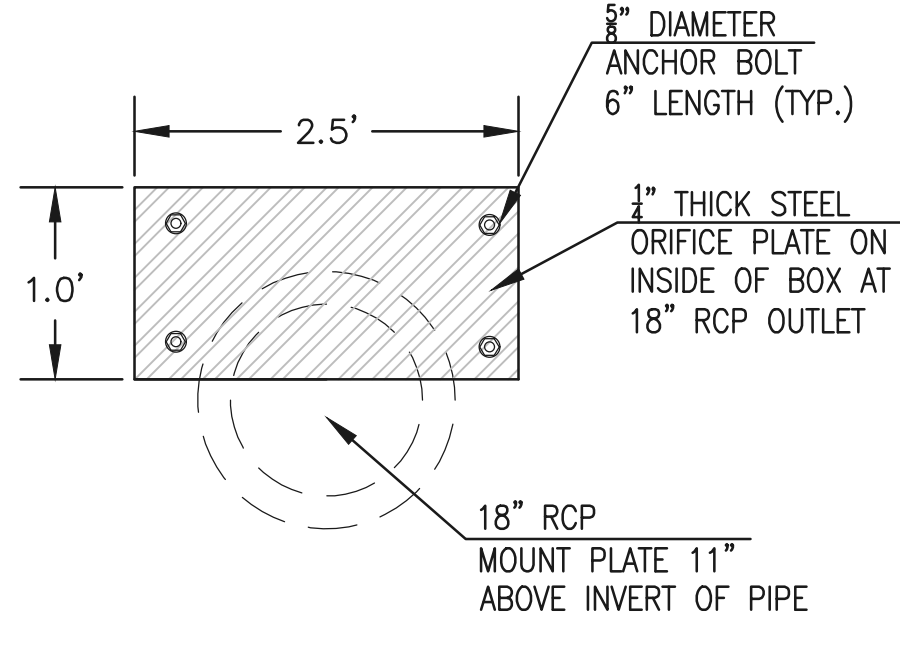


**CONCRETE MICROPOOL**  
SCALE 1" = 2'

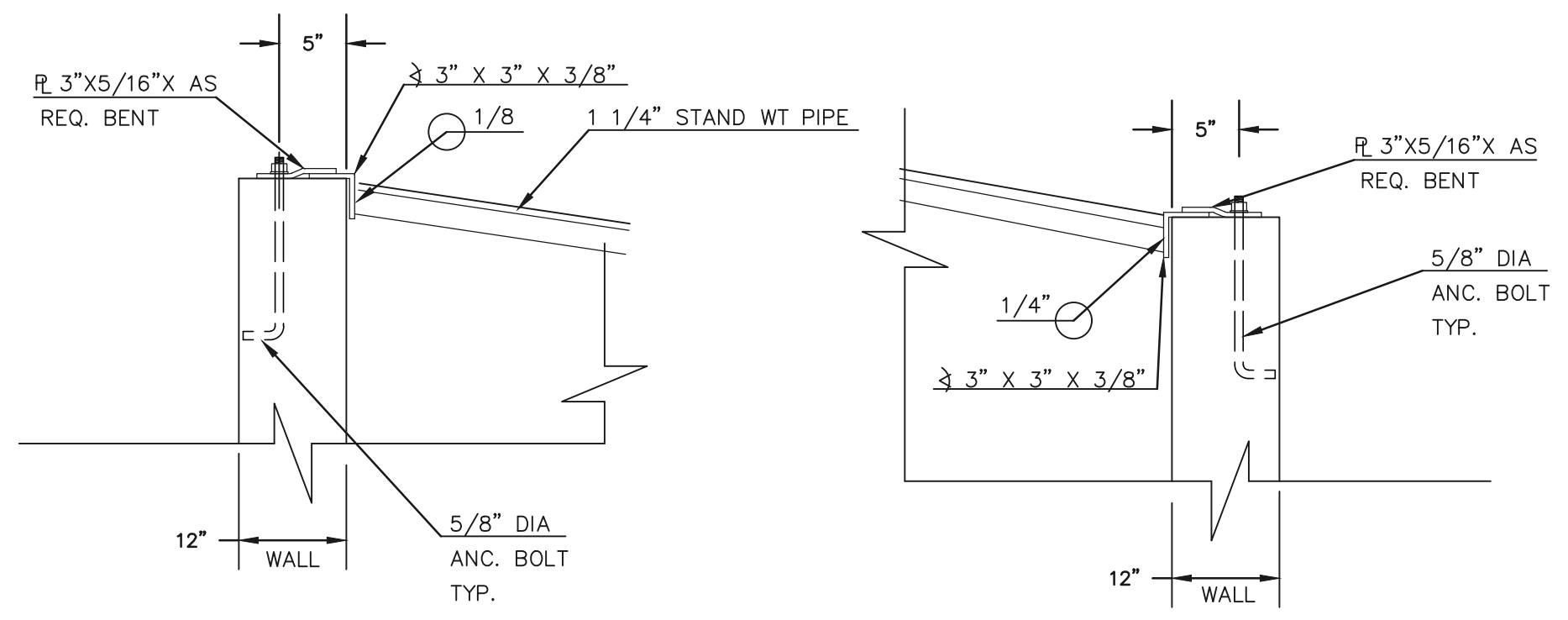
- NOTES:
1. WELD PLATES MAY BE SUBSTITUTED FOR PIPE EMBEDMENT.
  2. DESIGN CRITERIA SHALL BE IN ACCORDANCE WITH AASHTO STANDARDS.
  3. HANDRAIL DESIGN SHALL BE COMPATIBLE WITH THE DESIGN OF THE WINGWALLS AND HEADWALLS.
  4. RAILING POSTS SHALL BE SET TO NORMAL TO GRADE. RAILS SHALL RUN PARALLEL TO THE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



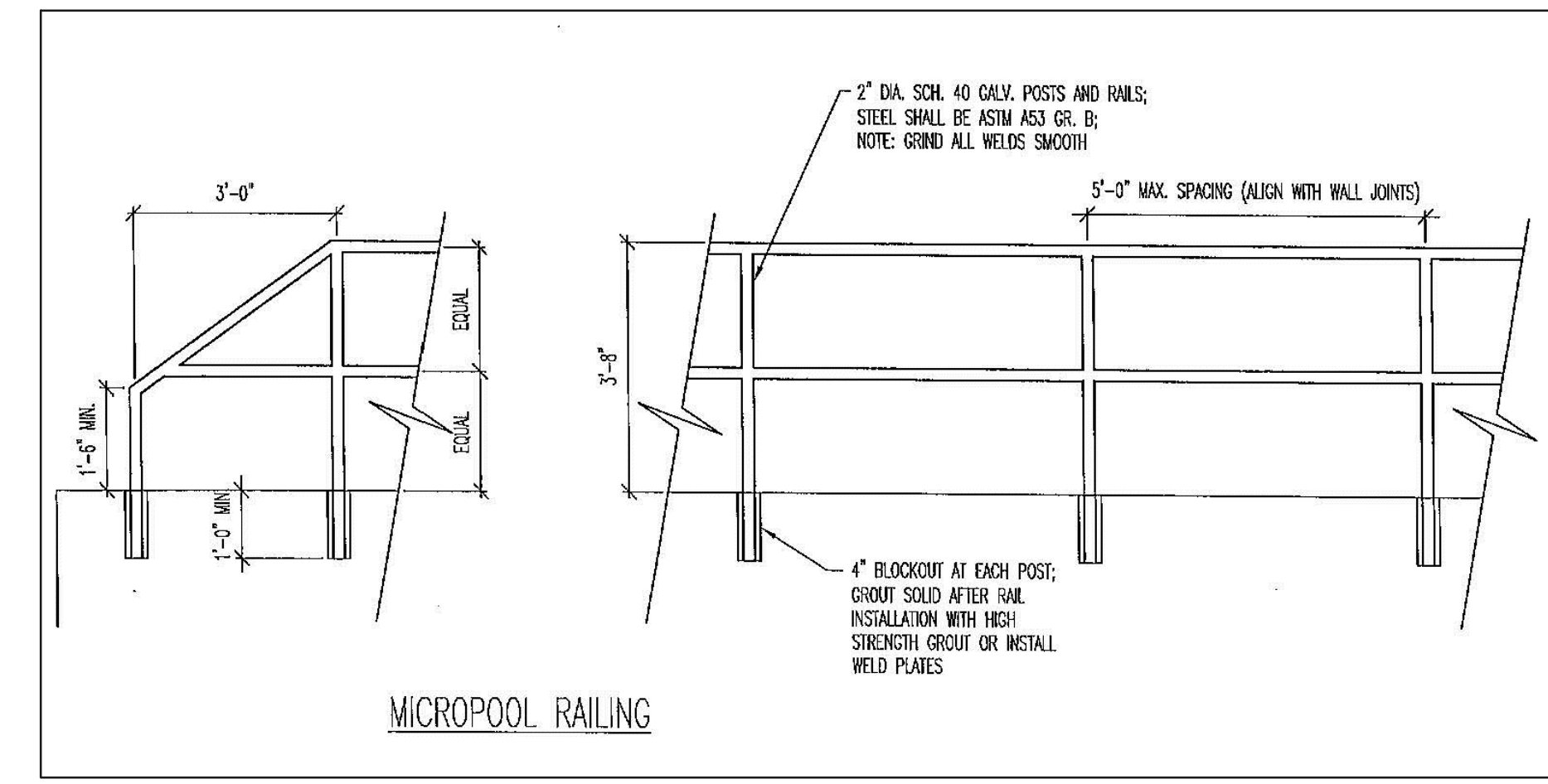
**4'X4' OUTLET BOX OVERFLOW TRASH RACK**  
SCALE 1" = 2'



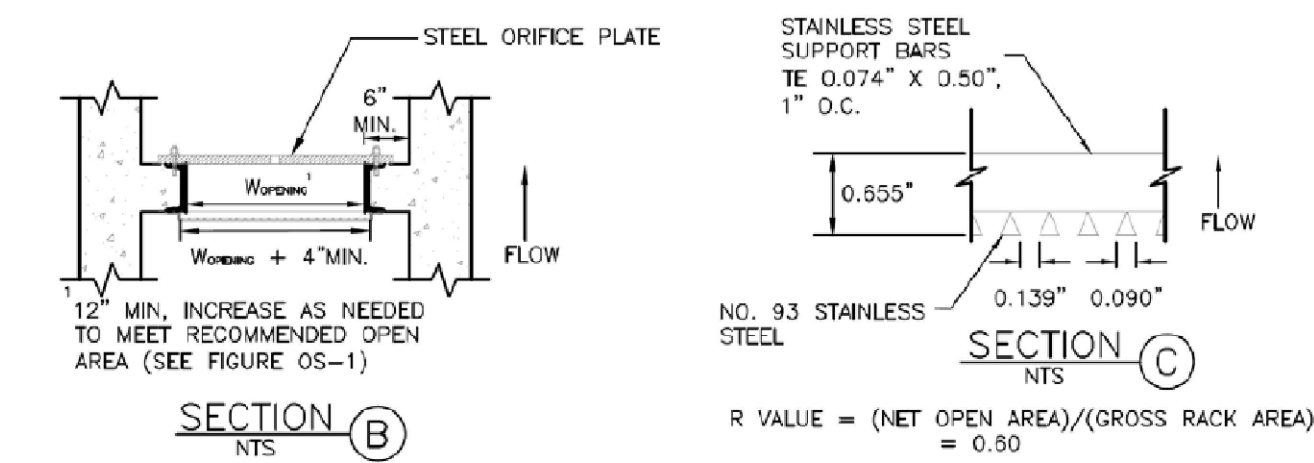
**OUTLET BOX ORIFICE PLATE - 1/4" STEEL**



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



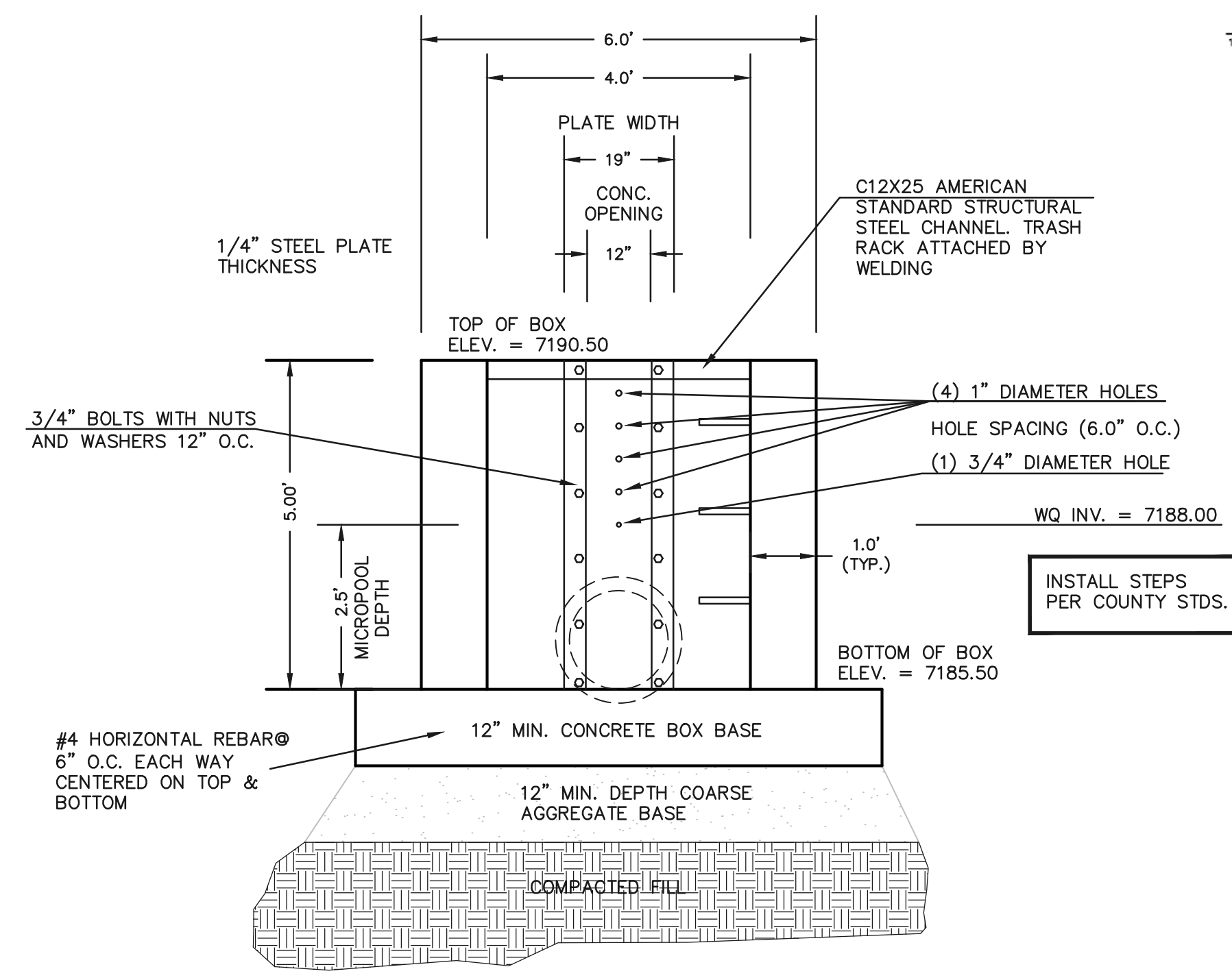
**MICROPOOL RAILING**



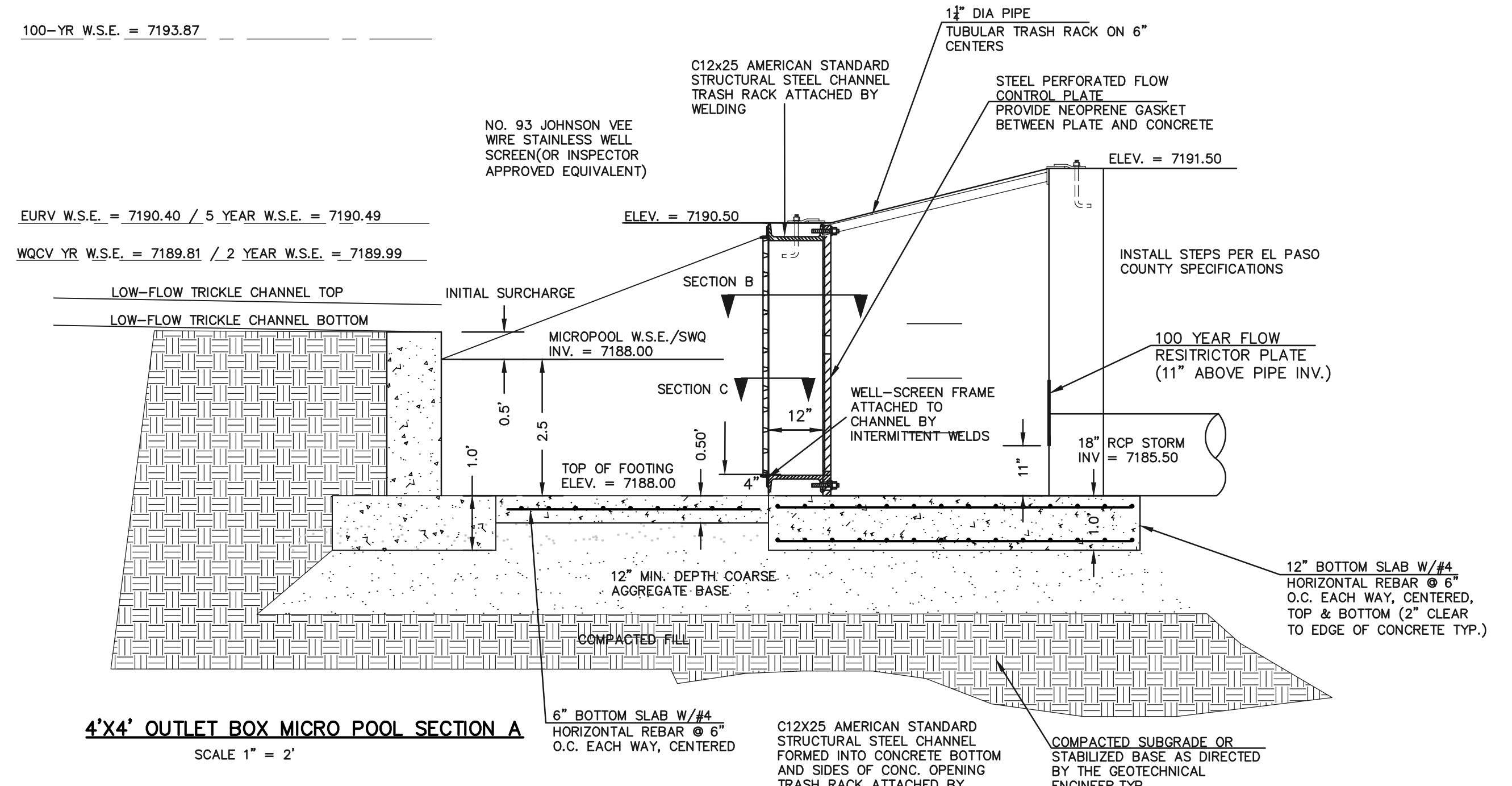
- (ALL MATERIALS PER EL PASO COUNTY SPECIFICATIONS)
- ORIFICE PLATE NOTES:
1. INSTALL HOLES AS SHOWN ON DETAIL TO RIGHT.
  2. PROVIDE GASKET MATERIAL BETWEEN THE ORIFICE PLATE AND CONCRETE

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

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



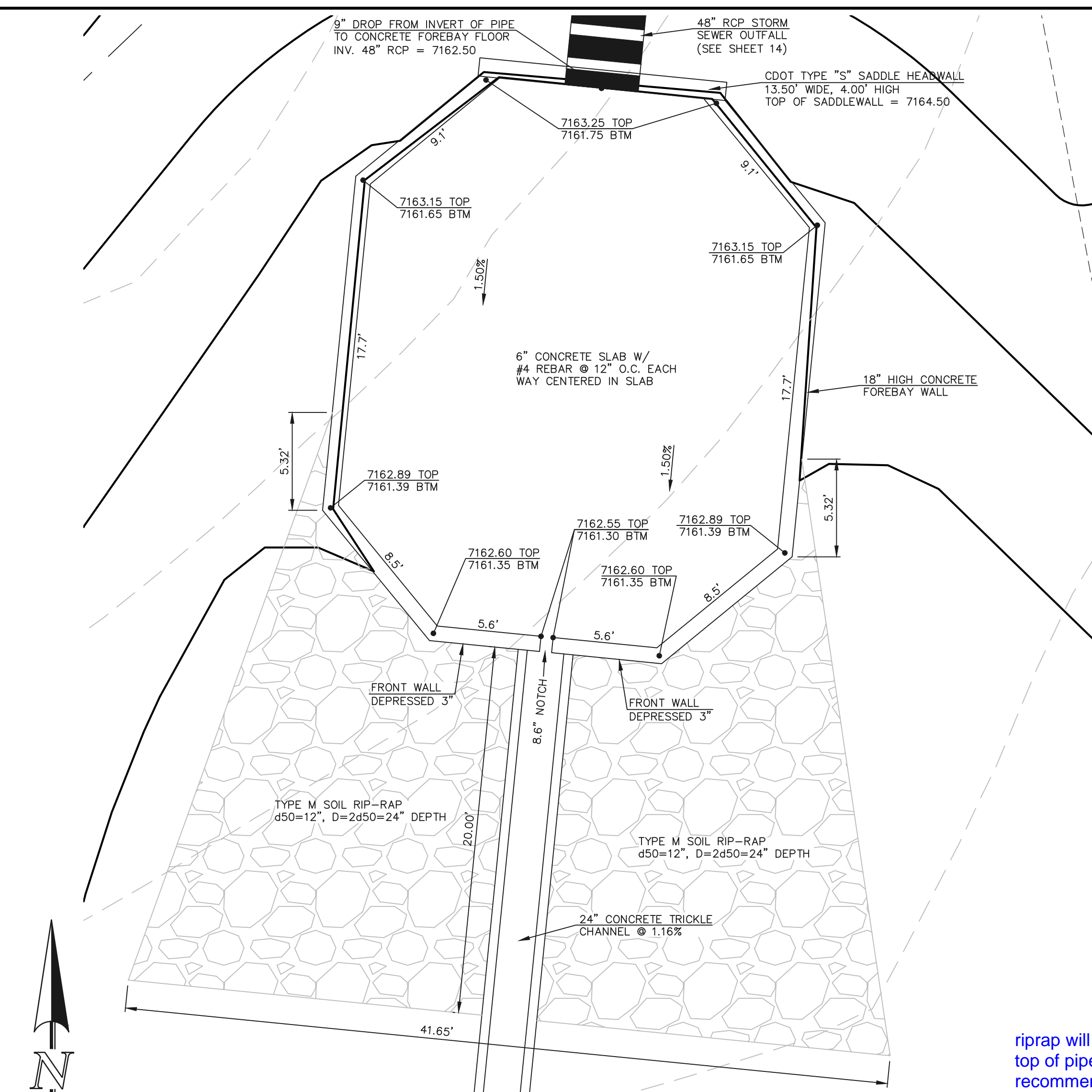
**4'X4' OUTLET BOX ORIFICE PLATE**  
SCALE 1" = 2'



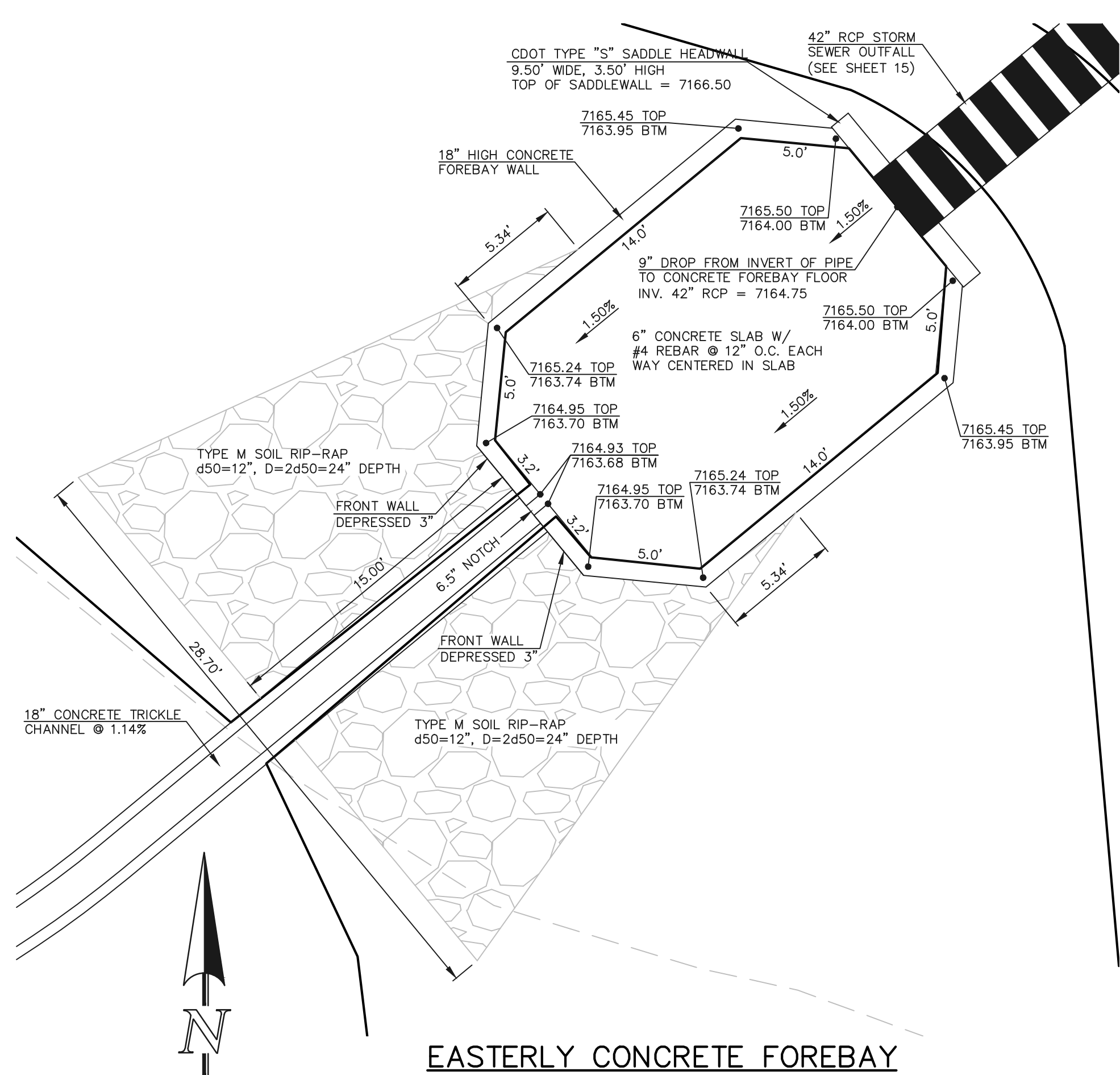
**4'X4' OUTLET BOX MICRO POOL SECTION A**  
SCALE 1" = 2'

<p>48 HOURS BEFORE YOU DIG, CALL UTILITY LOCATORS</p> <p><b>811</b></p> <p>UTILITY NOTIFICATION CENTER OF COLORADO IT'S THE LAW</p> <p>THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK. THE CONTRACTOR SHALL BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE CAUSED BY HIS FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.</p>	<p>NO. REVISION</p> <p>DATE</p>	<p>REVIEW:</p> <p>PREPARED UNDER MY DIRECT SUPERVISION FOR AND ON BEHALF OF CLASSIC CONSULTING ENGINEERS AND SURVEYORS, LLC</p> <p>MARC A. WHORTON, COLORADO P.E. #37155</p>	<p>RETREAT AT TIMBERDRESS FILING NO. 1</p> <p>CONSTRUCTION DRAWINGS</p> <p>DETENTION FACILITY 1</p> <p>OUTLET BOX DETAILS</p> <table border="1"> <tr> <td>DESIGNED BY</td> <td>MAW</td> <td>SCALE</td> <td>DATE</td> <td>04-05-19</td> </tr> <tr> <td>DRAWN BY</td> <td>MAW</td> <td>(H) 1" = N/A</td> <td>SHEET</td> <td>22 OF 25</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	MAW	SCALE	DATE	04-05-19	DRAWN BY	MAW	(H) 1" = N/A	SHEET	22 OF 25	CHECKED BY	(V) 1" = N/A	JOB NO.	1185.00	
	DESIGNED BY	MAW		SCALE	DATE	04-05-19												
DRAWN BY	MAW	(H) 1" = N/A	SHEET	22 OF 25														
CHECKED BY	(V) 1" = N/A	JOB NO.	1185.00															
<p>CLASSIC CONSULTING</p> <p>618 N. Cascade Avenue, Suite 200 Colorado Springs, Colorado 80903</p> <p>(719) 785-0790 (719) 785-0799 (fax)</p>																		

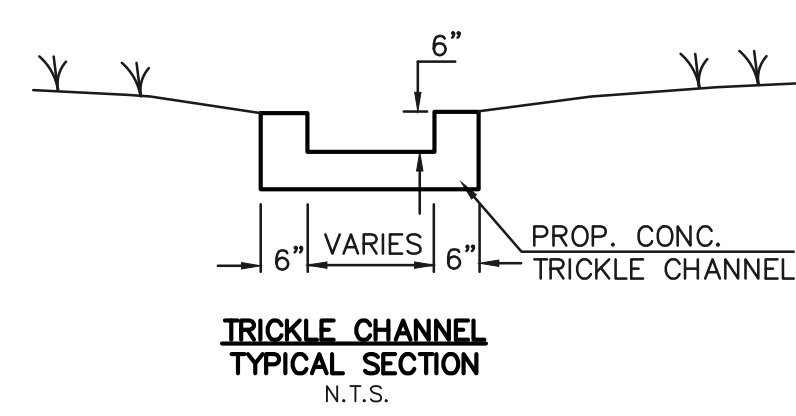
N:\118500\DRAWINGS\CONSTRUCTION\22-118500-OUTLET DETAIL-05.dwg, 4/5/2019 12:41:37 PM, 1:1



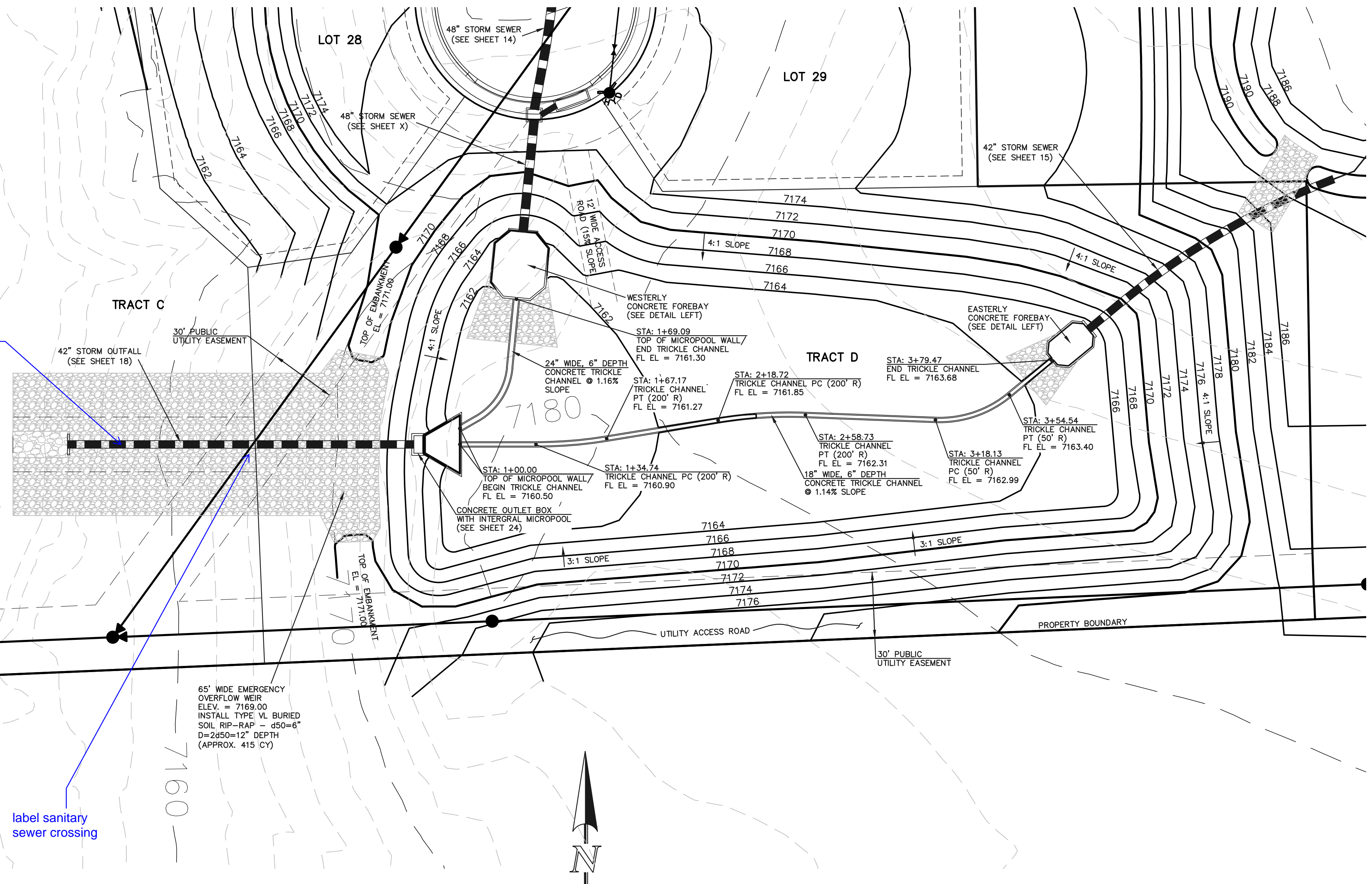
**WESTERLY CONCRETE FOREBAY**  
SCALE: 1" = 5'



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



riprap will be on top of pipe. detail recommended.



label sanitary sewer crossing



**DETENTION FACILITY POND 2**  
SCALE: 1" = 30'

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><b>811</b></p> <p>UTILITY NOTIFICATION CENTER OF COLORADO IT'S THE LAW</p> <p>THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK. THE CONTRACTOR SHALL BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE CAUSED BY HIS FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.</p>	NO. REVISION	DATE	REVIEW:	<p>PREPARED UNDER MY DIRECT SUPERVISION FOR AND ON BEHALF OF CLASSIC CONSULTING ENGINEERS AND SURVEYORS, LLC</p> <p>MARC A. WHORTON, COLORADO P.E. #37155</p>	<p>RETREAT AT TIMBERIDGE FILING NO. 1 CONSTRUCTION PLANS DETENTION FACILITY POND 2 POND PLAN</p>
					<p>DESIGNED BY MAW SCALE DATE 04-05-19</p> <p>DRAWN BY MAW (H) 1" = 30' SHEET 23 OF 25</p> <p>CHECKED BY (V) 1" = N/A JOB NO. 1185.00</p>



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

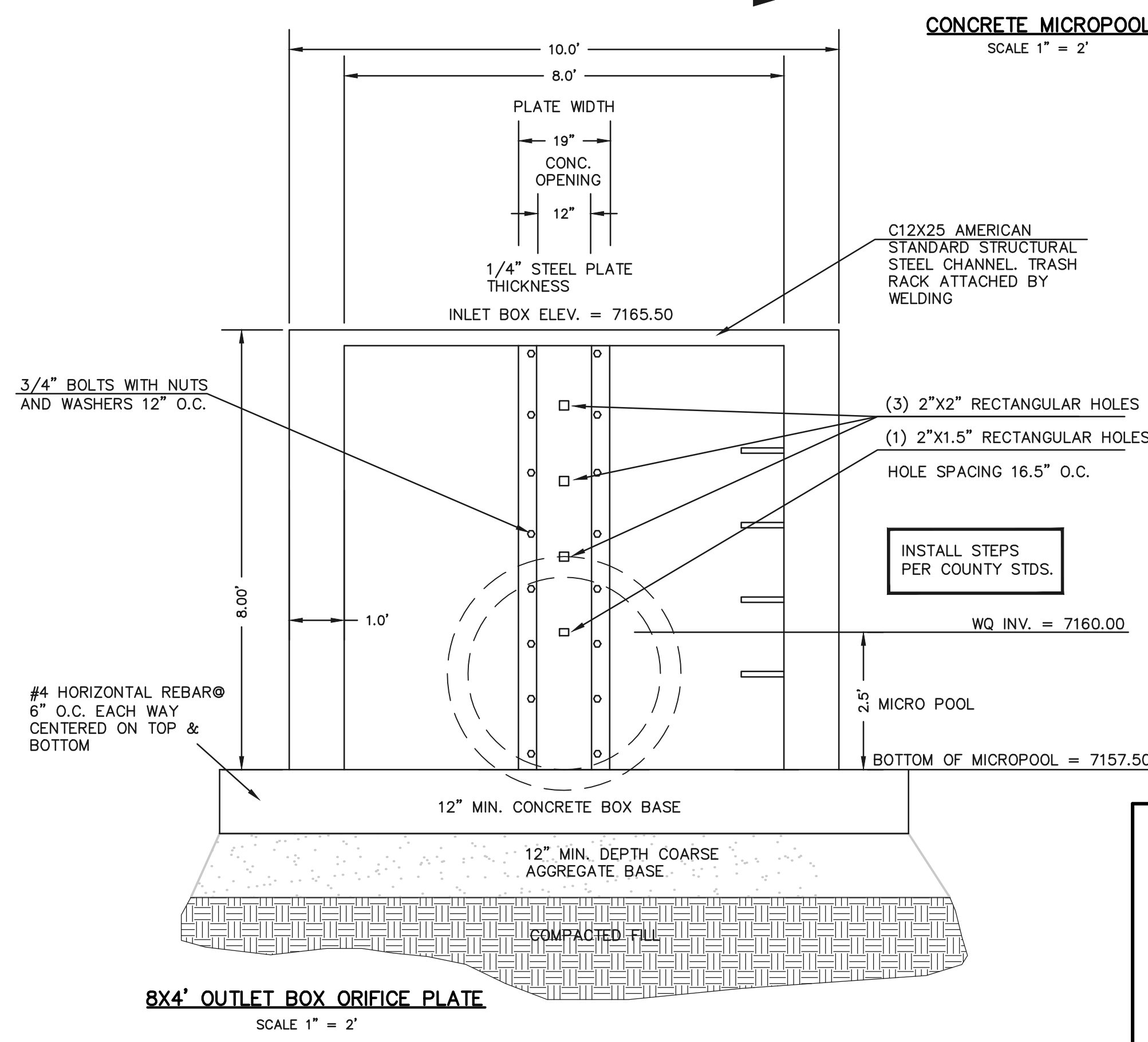
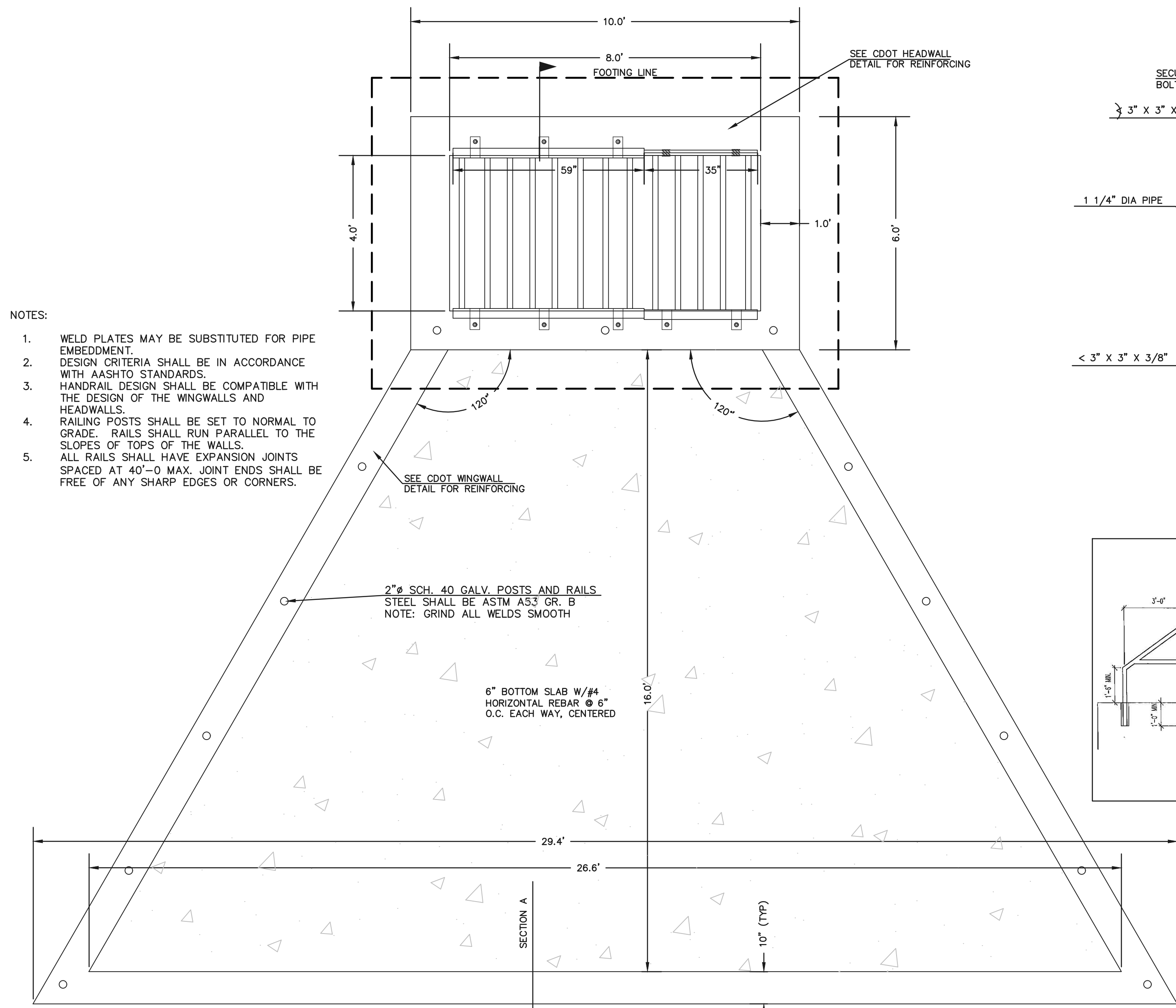


1185.00

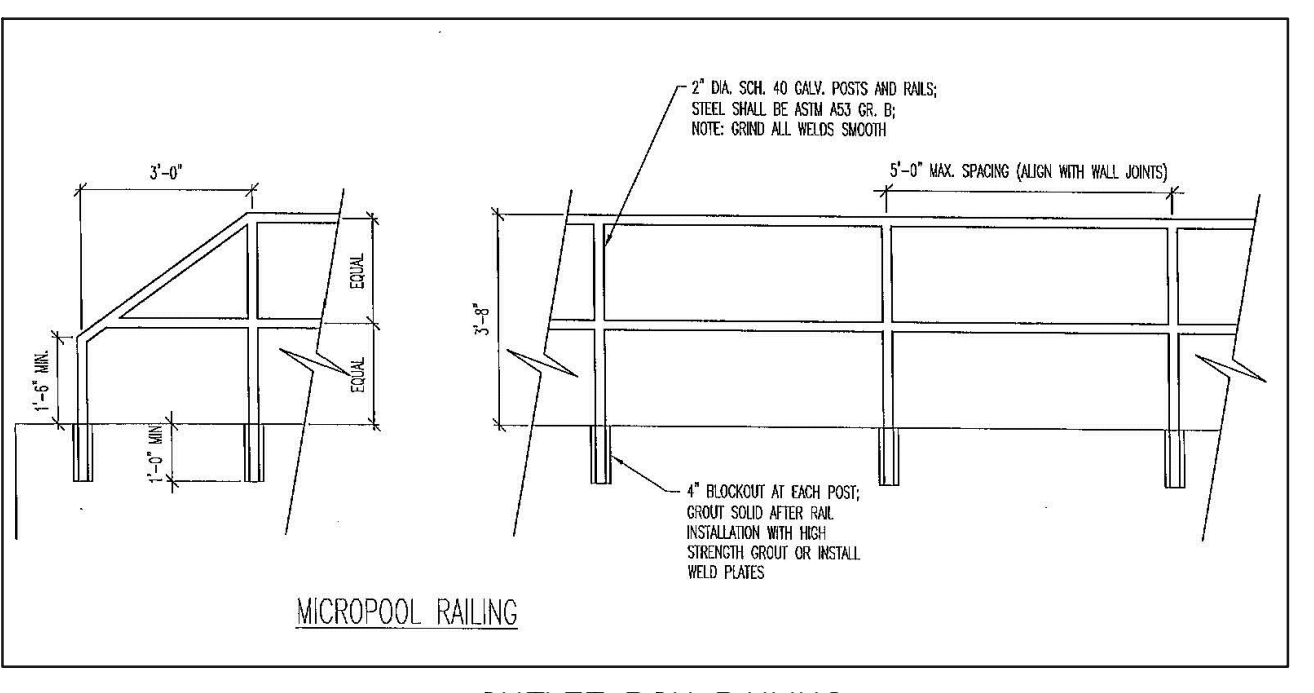
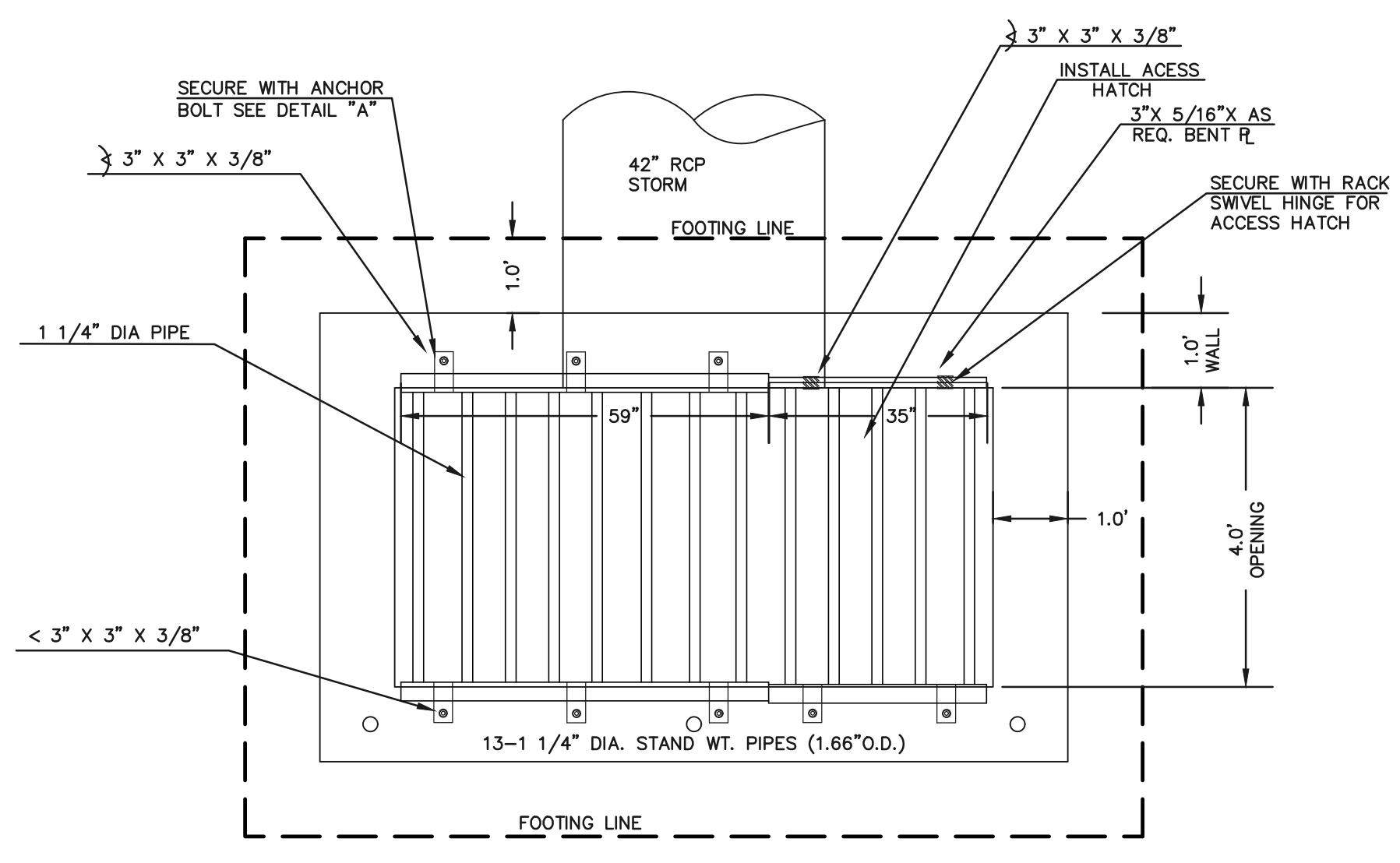
N:\118500\DRAWINGS\CONSTRUCTION\118500-CON-04.dwg, 4/15/2019 12:42:44 PM, 1:1

**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.



- (ALL MATERIALS PER EL PASO COUNTY SPECIFICATIONS)
- ORIFICE PLATE NOTES:**
1. INSTALL HOLES AS SHOWN ON DETAIL TO RIGHT.
  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. 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.



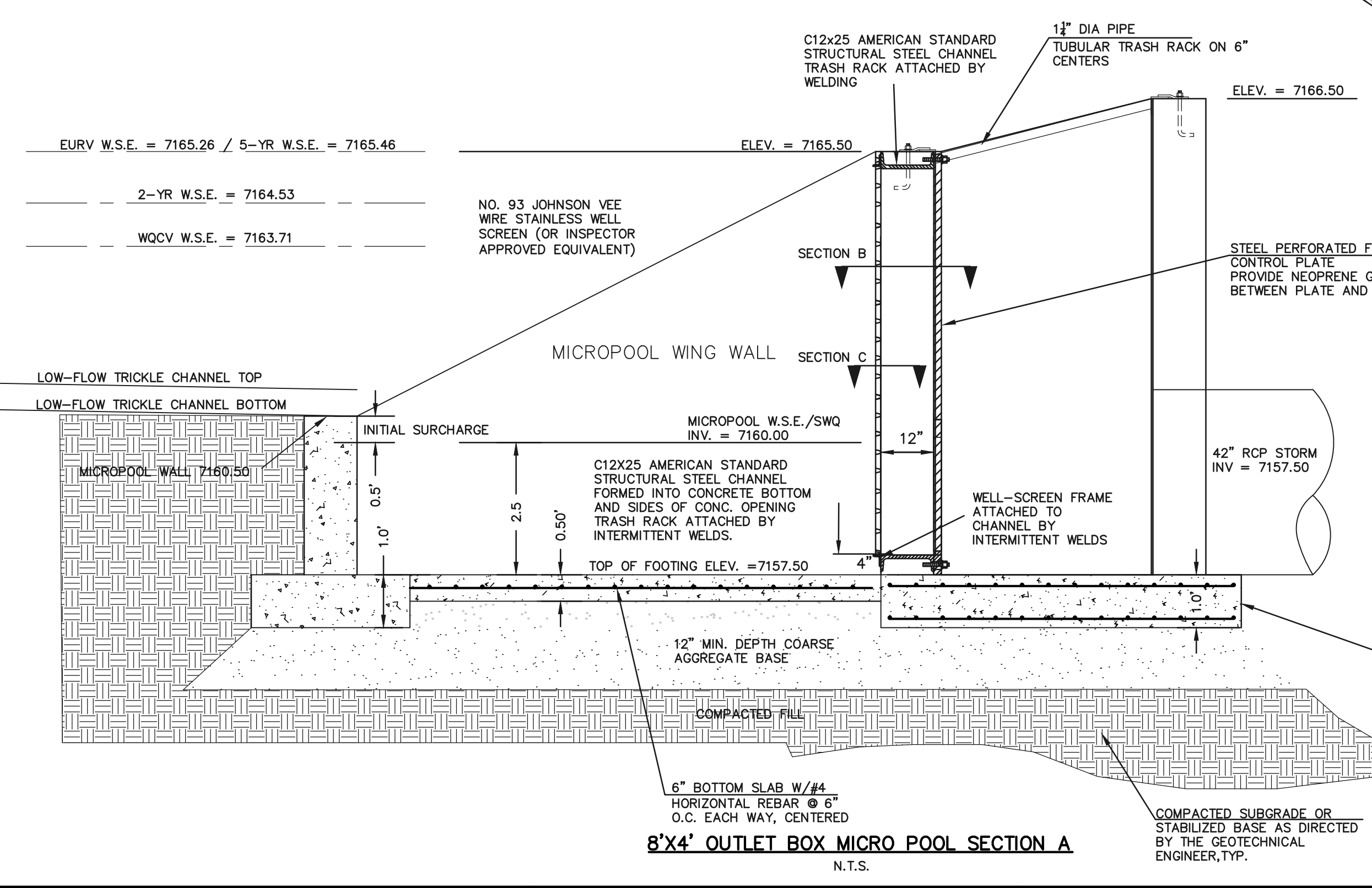
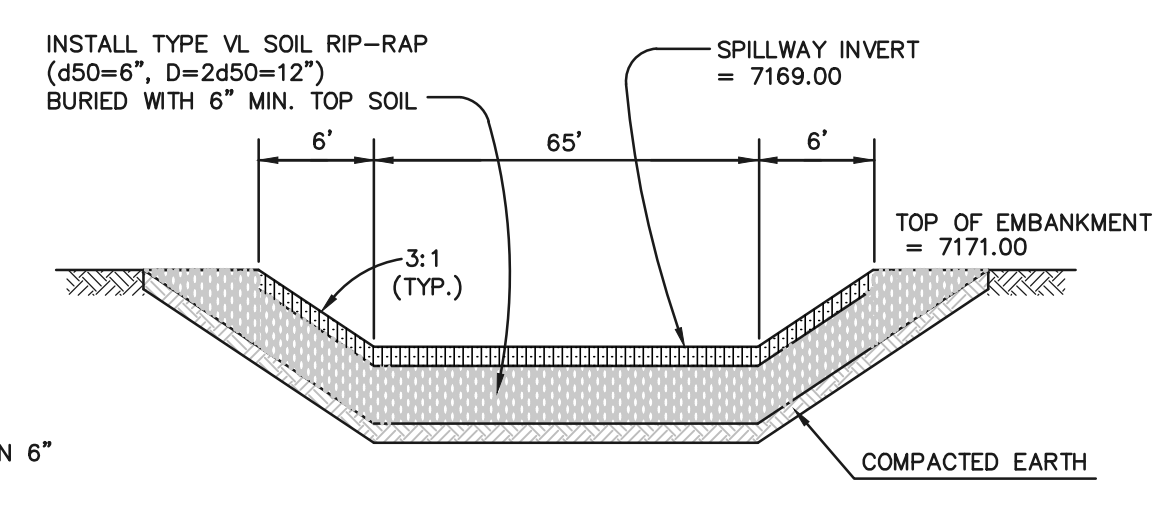
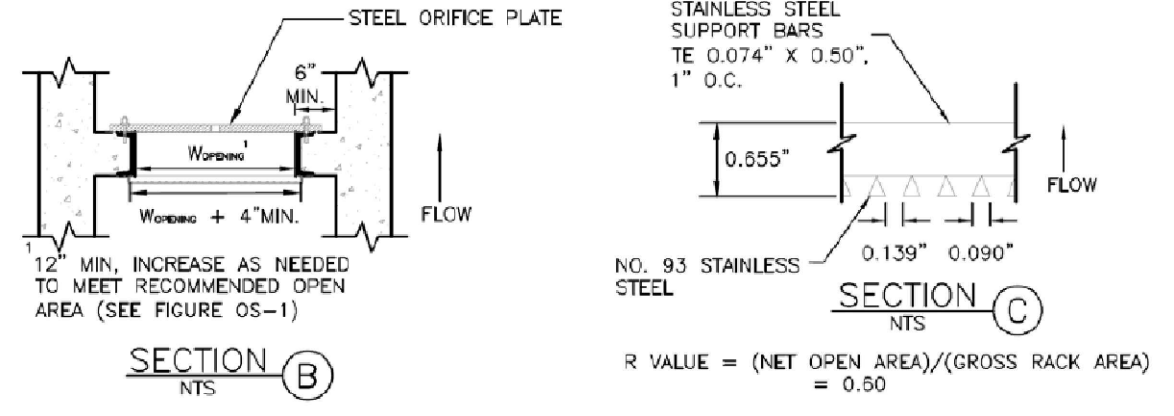
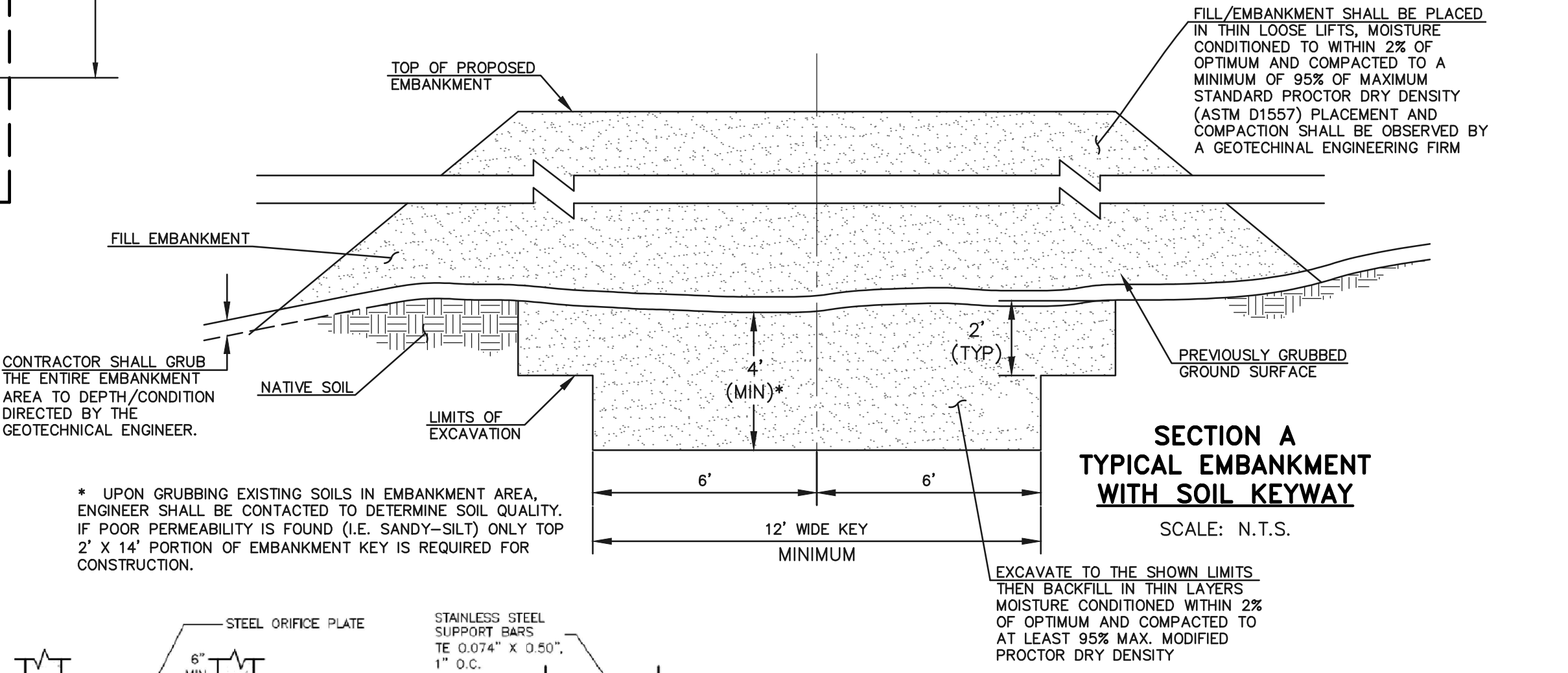
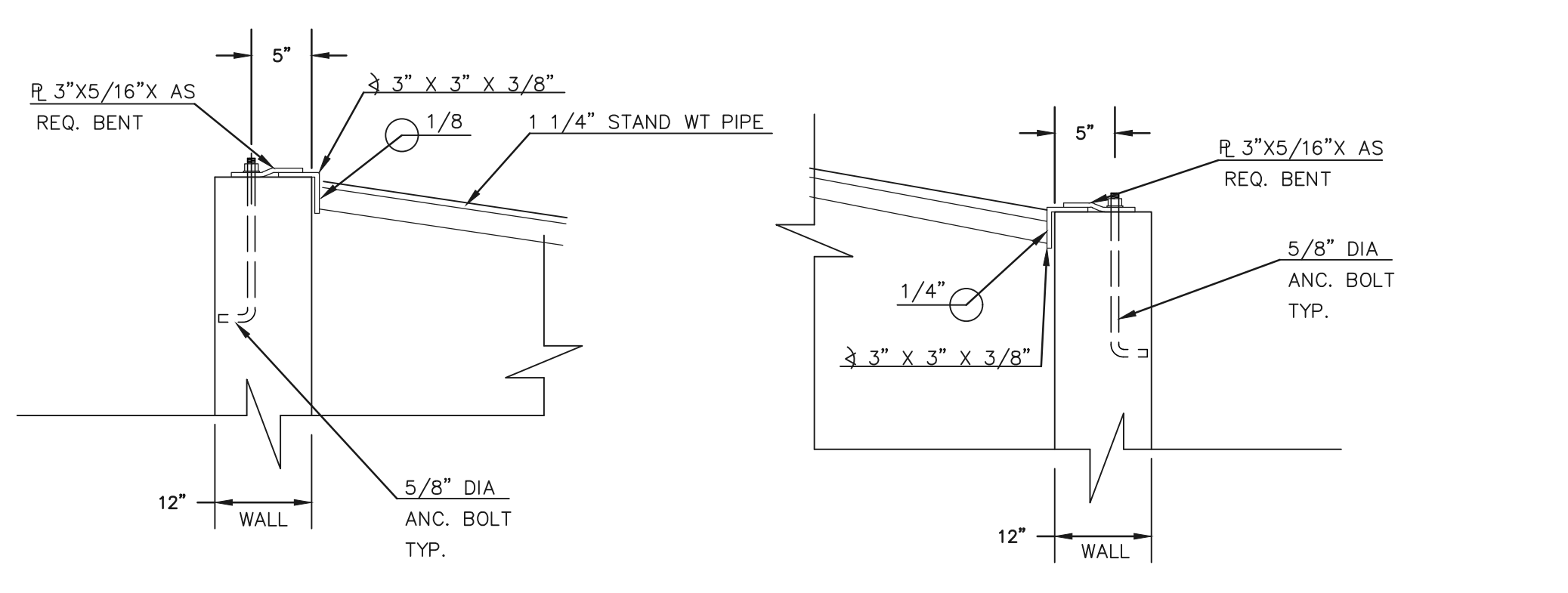
100-YR W.S.E. = 7168.91

EURV W.S.E. = 7165.26 / 5-YR W.S.E. = 7165.46

2-YR W.S.E. = 7164.53

WOCV W.S.E. = 7163.71

NO. 93 JOHNSON VEE WIRE STAINLESS WELL SCREEN (OR INSPECTOR APPROVED EQUIVALENT)



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

DATE



RETREAT AT TIMBERRIDGE FILING NO. 1

CONSTRUCTION PLANS

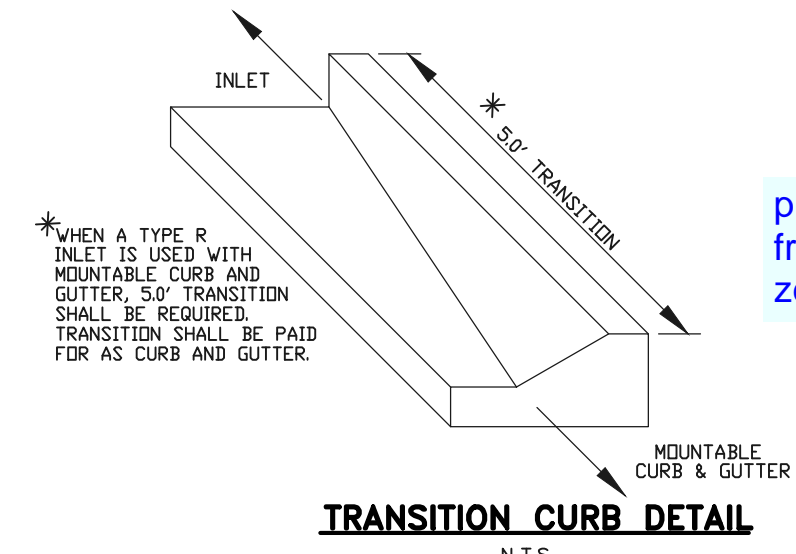
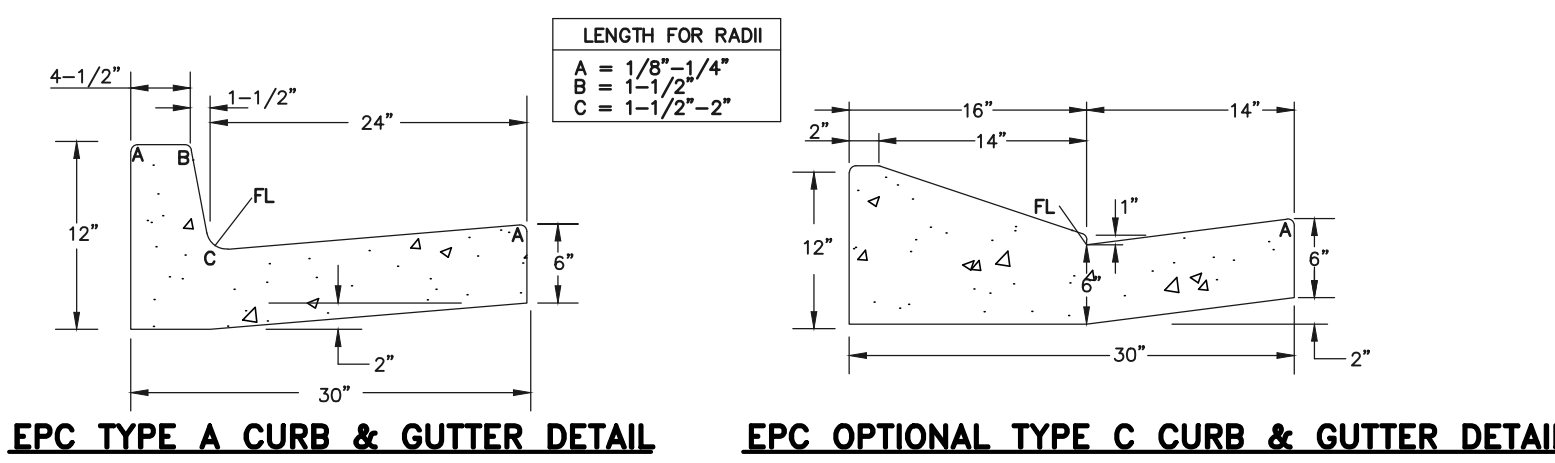
DETENTION FACILITY 2

OUTLET BOX DETAILS

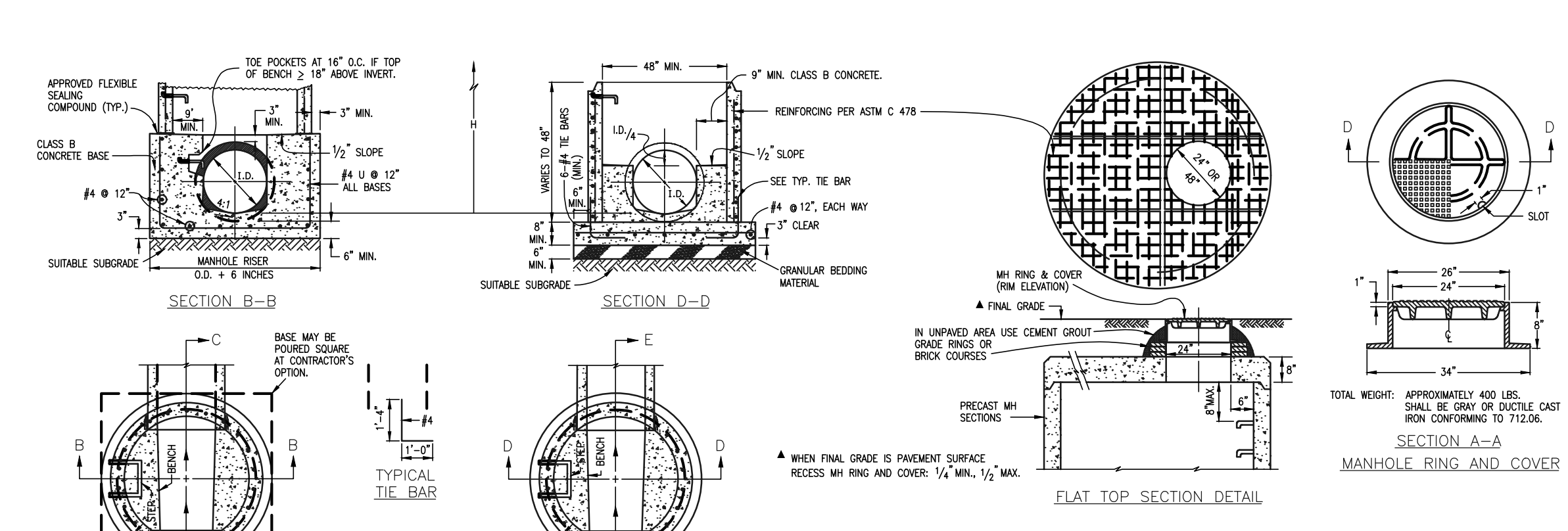
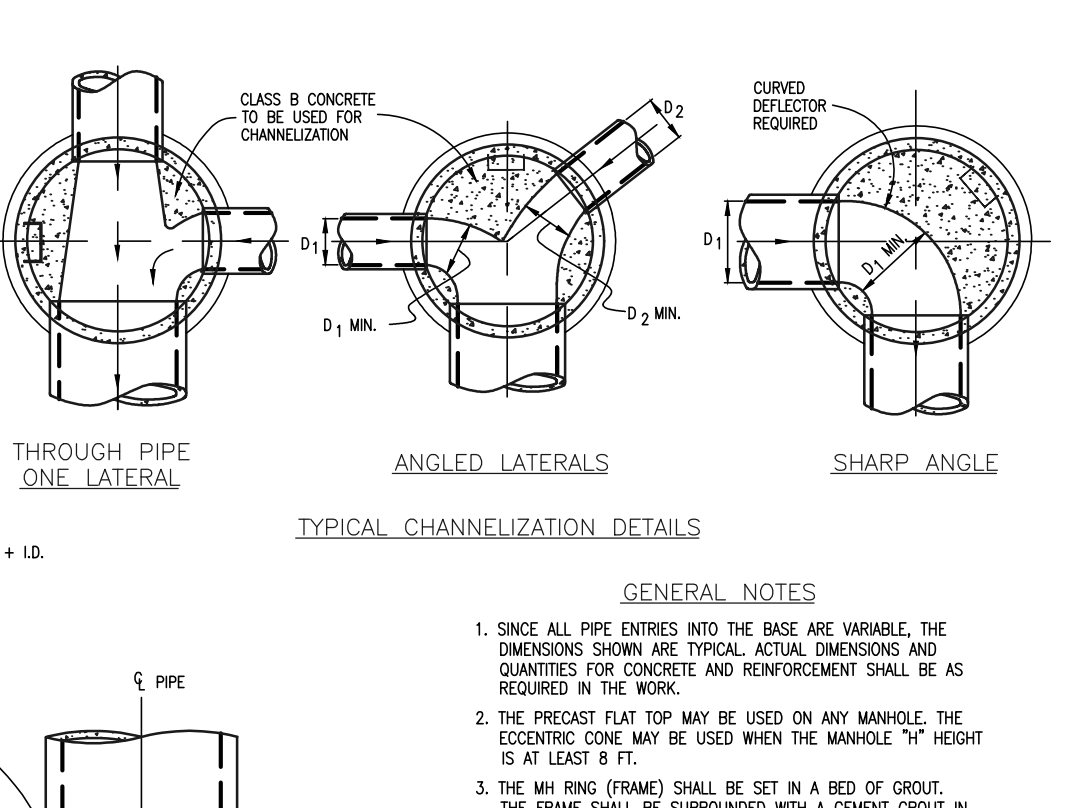
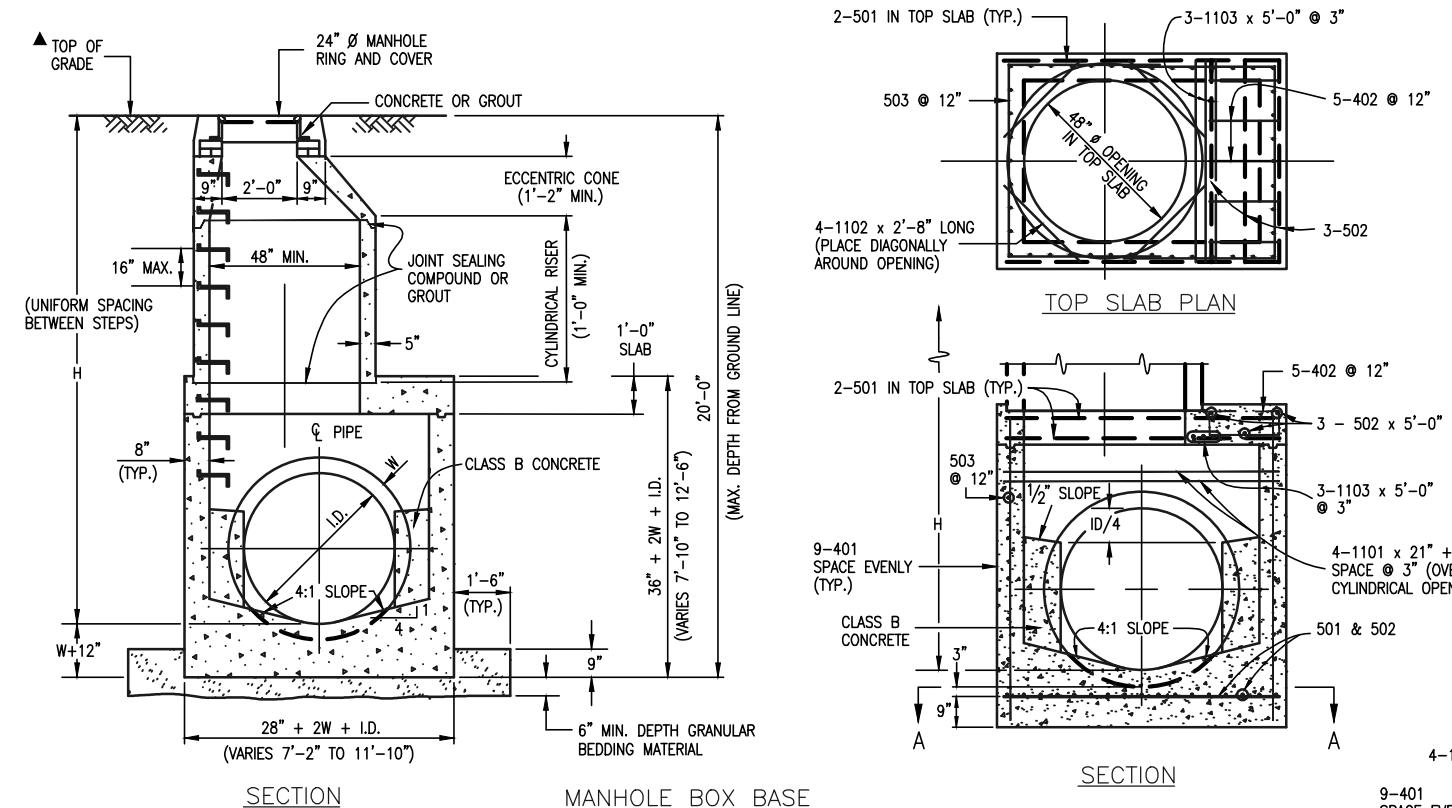
DESIGNED BY	MAW	SCALE	DATE
			04-05-19
DRAWN BY	MAW	(H) 1" = N/A	SHEET 24 OF 25
CHECKED BY	(V) 1" = N/A	JOB NO.	1185.00





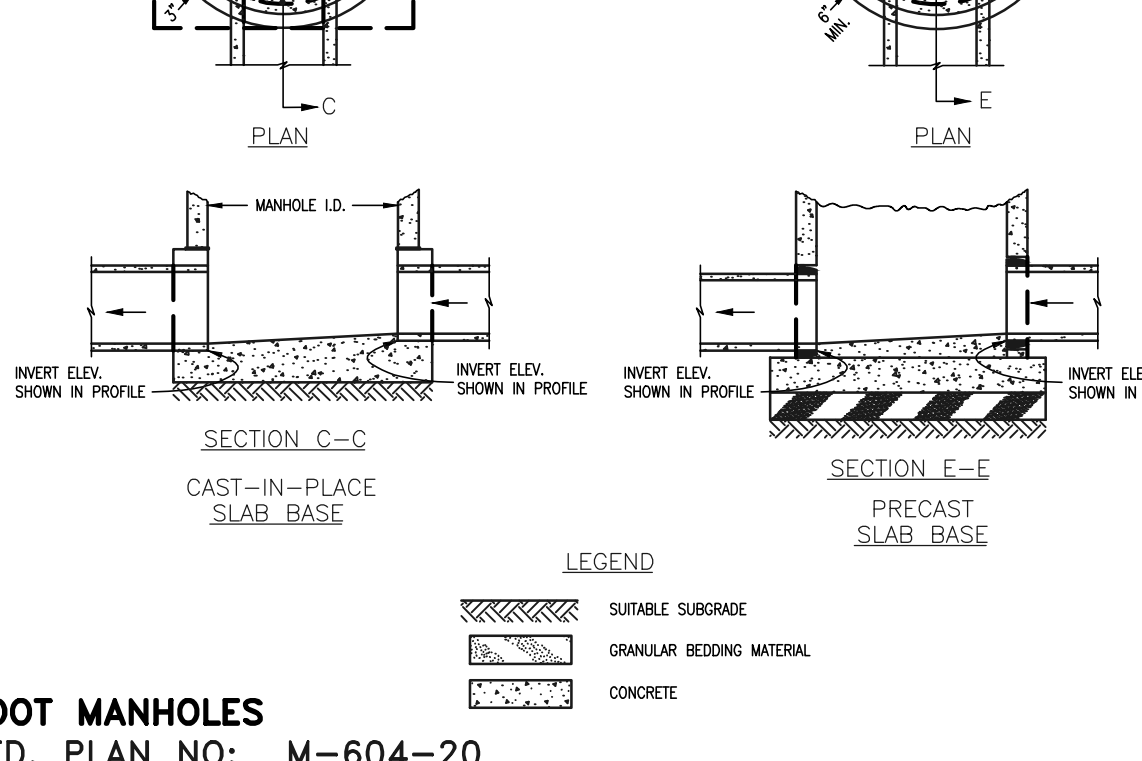
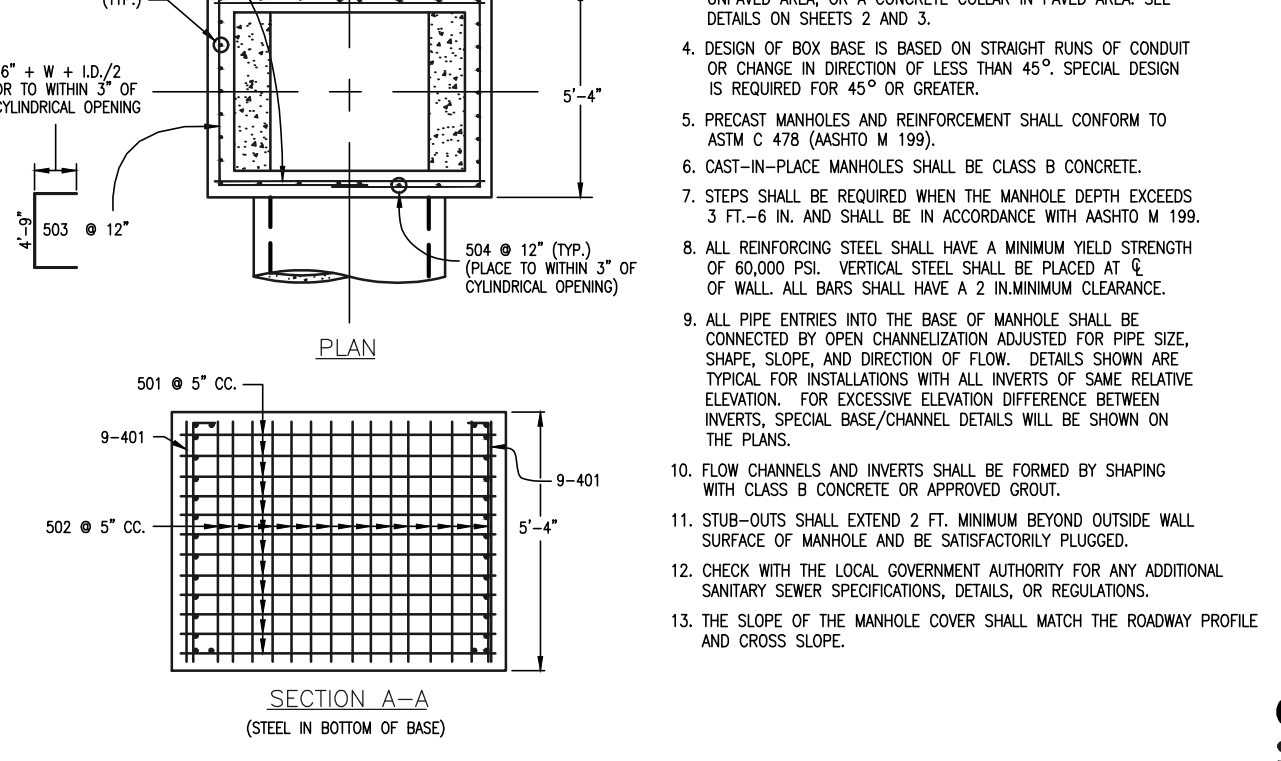


provide details for transitions from curb and gutter to zero-height, ditch



QUANTITIES FOR CONCRETE MANHOLE BOX BASE

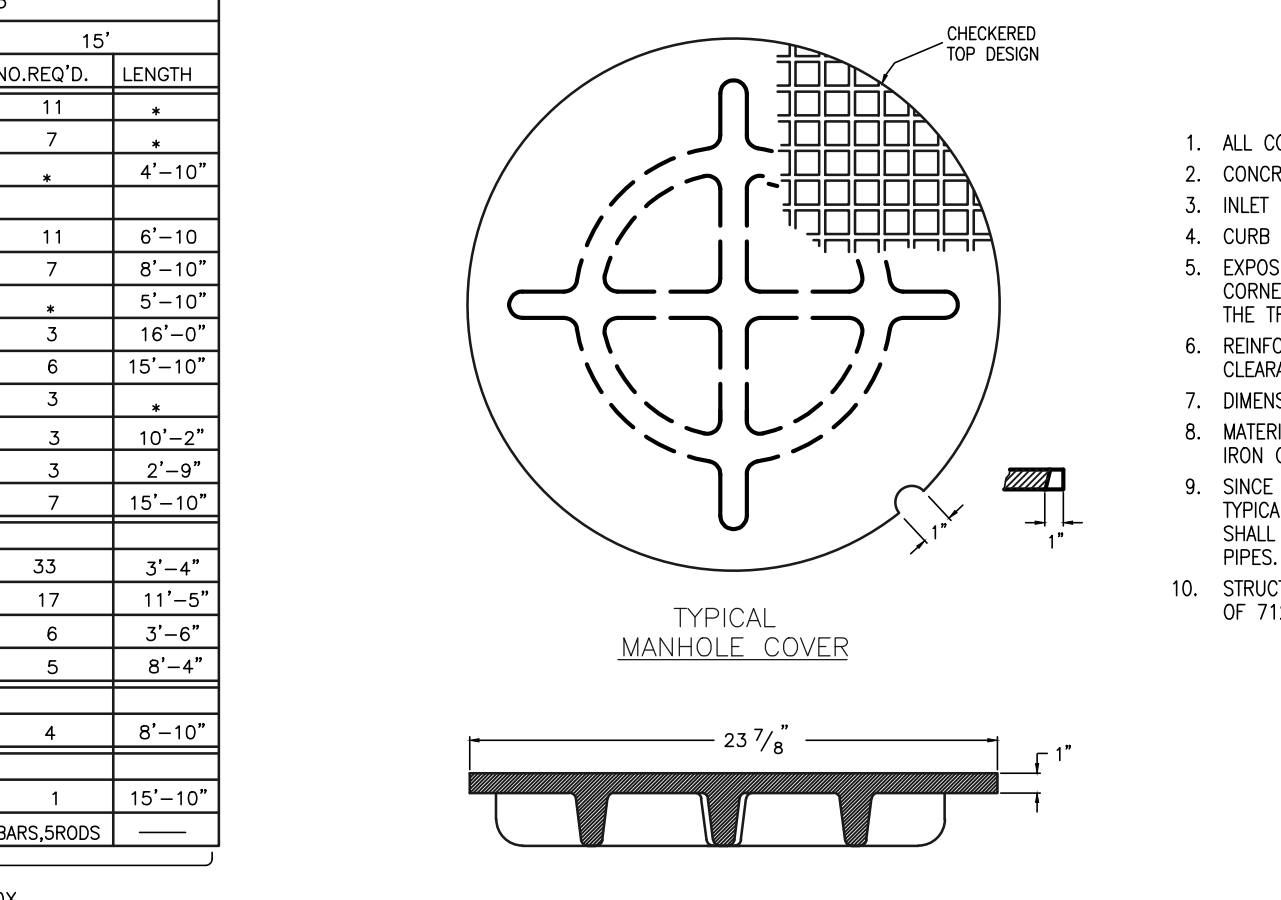
MARK	SIZE	TYPE	WT. PER FT.	NO. REQ'D.	LENGTH	NO. REQ'D.	LENGTH	NO. REQ'D.	LENGTH	NO. REQ'D.	LENGTH	NO. REQ'D.	LENGTH	NO. REQ'D.	LENGTH	FORMULAS
401	4	I	0.668	18	18	18	18	18	18	18	18	18	18	18	18	401 BAR LENGTH = 32*W+I.D.
402	4	II	0.668	5	5	5	5	5	5	5	5	5	5	5	402 BAR LENGTH = I.D. + 2W	
501	5	I	1.043	17	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	502 NUMBER BARS REQ'D. = 3 + (24*I.D./2W + 1)	
503	5	II	1.043	12	12	12	12	12	12	12	12	12	12	12	503 NUMBER BARS REQ'D. = 2 + (12*I.D./2W + 1)	
504	5	I	1.043	12	12	12	12	12	12	12	12	12	12	12	504 BAR LENGTH = 4*W + 2(I.D. + W/2)	
1101	11	I	5.313	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	1102 BAR LENGTH = 21* + I.D. + 2W	
1103	11	I	5.313	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	26	26	11	11	11	11	11
402	11"	II	7	13	13	18	18	7	7	7	7	7
403	9"	II	7	4	4	4	4	4	4	4	4	4
406	6"	VI	11	6	6	6	6	6	6	6	6	6
405	6"	VIII	7	7	7	7	7	7	7	7	7	7
407	1 1/2"	II	3	3	3	3	3	3	3	3	3	3
408	12"	II	3	3	3	3	3	3	3	3	3	3
409	8"	II	6	6	6	6	6	6	6	6	6	6
410	11"	VII	11	11	11	11	11	11	11	11	11	11
411	11"	II	7	7	7	7	7	7	7	7	7	7
412	11"	II	7	7	7	7	7	7	7	7	7	7
413	9"	II	7	7	7	7	7	7	7	7	7	7
501	5 1/2"	IV	11	3	3	3	3	3	3	3	3	3
502	5 1/2"	III	5	3	3	3	3	3	3	3	3	3
503	5 1/2"	II	5	3	3	3	3	3	3	3	3	3
504	5 1/2"	IX	11	3	3	3	3	3	3	3	3	3
601	2 1/2"	V	2	2	2	2	2	2	2	2	2	2

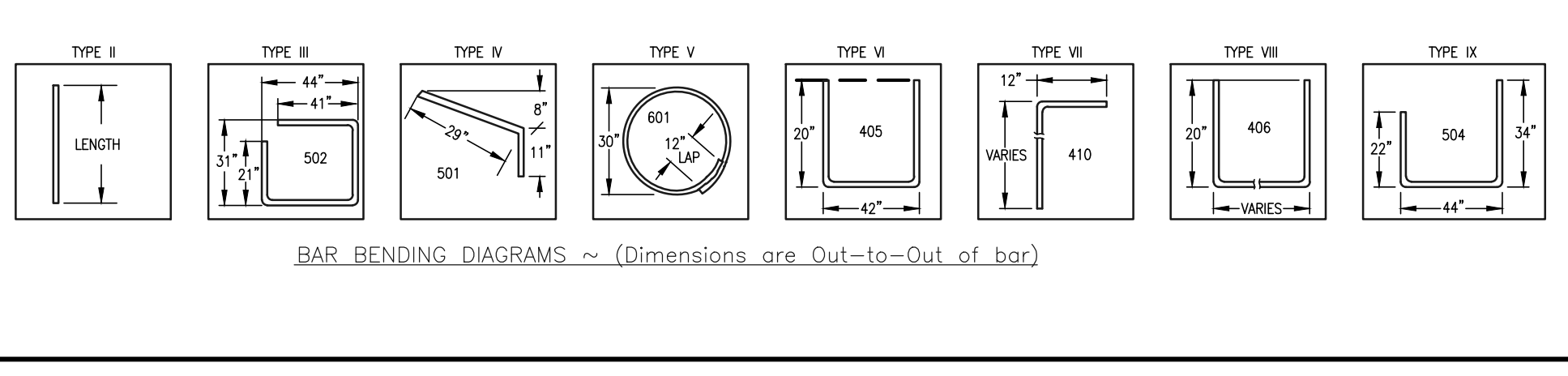
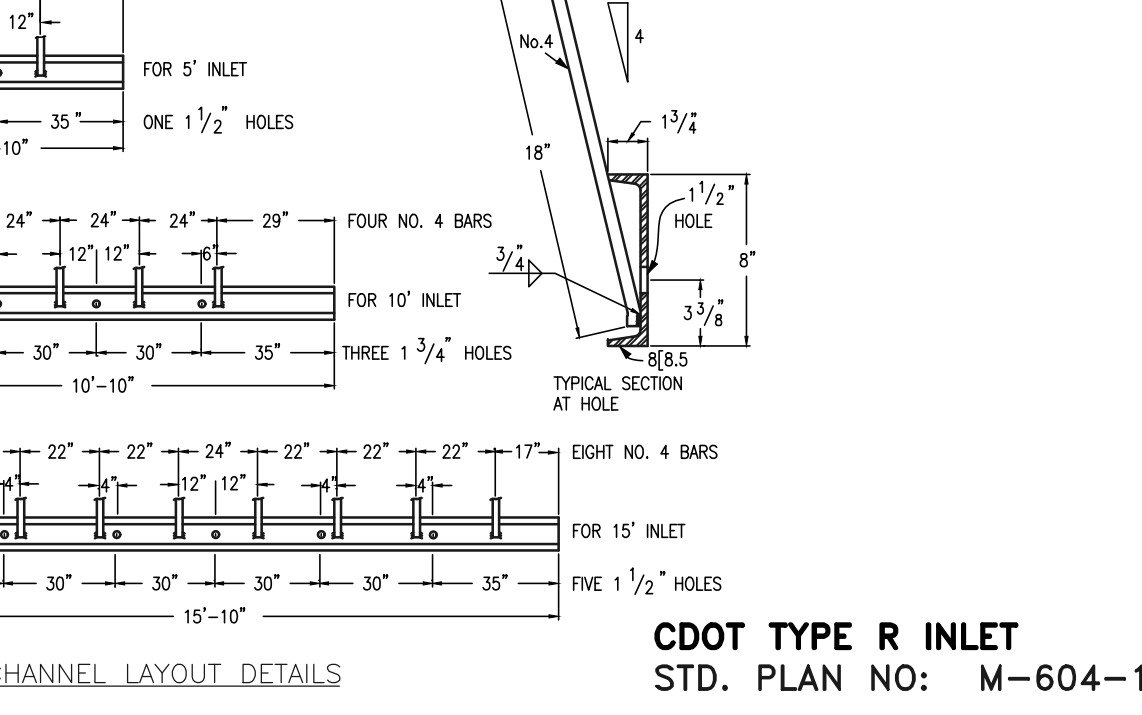
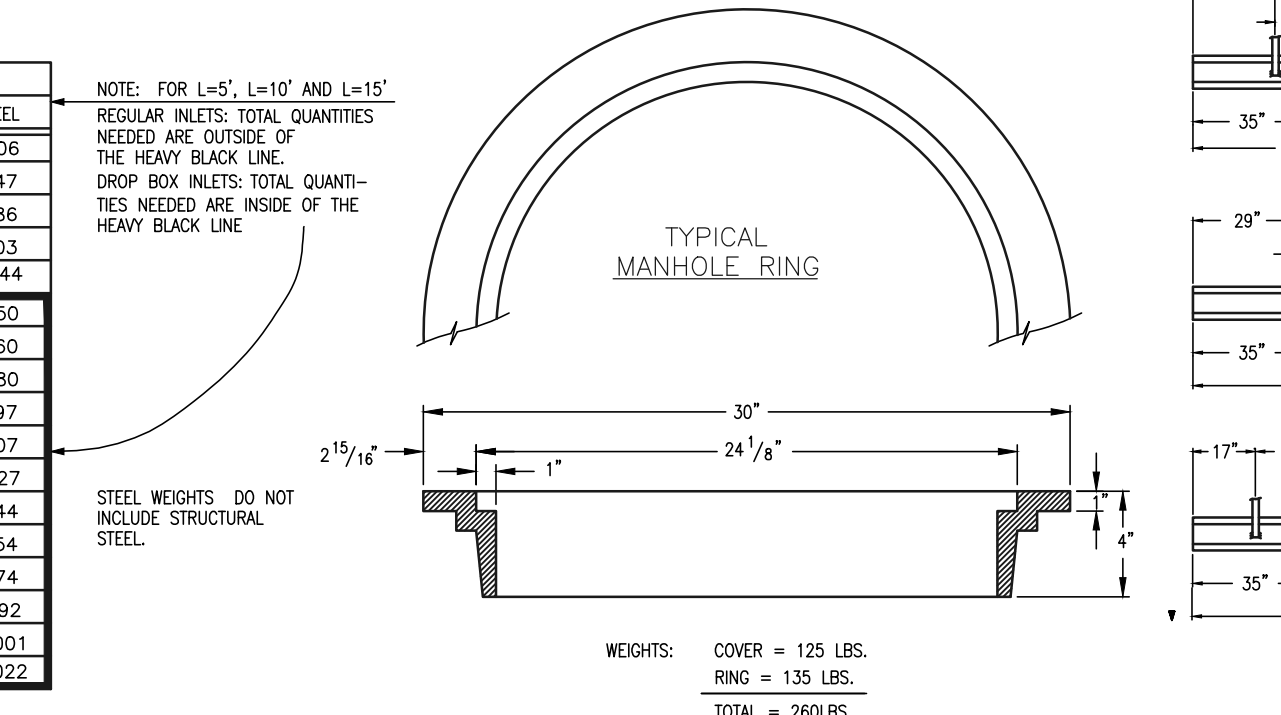


GENERAL NOTES

- ALL CONCRETE SHALL BE CLASS B.
- CONCRETE WALLS SHALL BE FORMED ON BOTH SIDES AND SHALL BE 8 IN. THICK.
- INLET STEPS SHALL BE IN ACCORDANCE WITH AASHTO M 199.
- CURB FACE ASSEMBLY SHALL BE GALVANIZED AFTER WELDING.
- EXPOSED CONCRETE CORNERS SHALL BE CHAMFERED 3/4" IN CURB AND GUTTER CORNERS SHALL BE FINISHED TO MATCH THE EXISTING CURB AND GUTTER BEYOND THE TRANSITION GUTTER.
- REINFORCING BARS SHALL BE DEFORMED AND SHALL HAVE A 2 IN. MINIMUM CLEARANCE. ALL REINFORCING BARS SHALL BE EPOXY COATED.
- DIMENSIONS AND WEIGHTS OF TYPICAL MANHOLE RING AND COVER ARE NOMINAL.
- MATERIAL FOR MANHOLE RINGS AND COVERS SHALL BE GRAY OR DUCTILE CAST IRON CONFORMING TO 712.06.
- SINCE PIPE ENTRIES INTO THE BASE ARE VARIABLE, THE DIMENSIONS SHOWN ARE TYPICAL. ACTUAL DIMENSIONS AND QUANTITIES FOR CONCRETE AND REINFORCEMENT SHALL BE AS REQUIRED IN THE WORK. QUANTITIES INCLUDE VOLUMES OCCUPIED BY PIPES.
- STRUCTURAL STEEL SHALL BE GALVANIZED AND SHALL CONFORM TO THE REQUIREMENTS OF 712.06.

TABLE TWO ~ BARS AND QUANTITIES VARIABLE WITH "H"

H	L	L=5'				L=10'				L=15'			
		NO. REQ'D.	LENGTH	NO. REQ'D.	LENGTH	NO. REQ'D.	LENGTH	NO. REQ'D.	LENGTH	NO. REQ'D.	LENGTH	NO. REQ'D.	LENGTH
3'-0"	2'-8"	10	7	3.2	285	5.3	497	7.4	706				
3'-6"	3'-2"	10	7	3.4	305	5.7	528	7.9	747				
4'-0"	3'-8"	12	9	3.7	326	6.0	559	8.4	795				
4'-6"	4'-2"	12	9	3.9	334	6.4	571	8.9	803				
5'-0"	4'-8"	14	11	4.1	354	6.7	602	9.3	844				
5'-6"	5'-2"	16	13	4.4	375	7.0	607	9.7	850				
6'-0"	5'-8"	16	13	4.6	382	7.4	616	10.1	860				
6'-6"	6'-2"	18	15	4.8	402	7.7	637	10.6	880				
7'-0"	6'-8"	20	17	5.0	423	8.0	654	11.1	897				
7'-6"	7'-2"	20	17	5.2	430	8.4	664	11.6	907				
8'-0"	7'-8"	22	19	5.5	451	8.7	684	12.1	927				
8'-6"	8'-2"	24	21	5.7	471	9.0	702	12.6	944				
9'-0"	8'-8"	24	21	5.9	479	9.4	711	13.0	954				
9'-6"	9'-2"	26	23	6.2	499	9.7	732	13.5	974				
10'-0"	9'-8"	28	25	6.4	520	10.0	749	14.0	992				
10'-6"	10'-2"	28	25	6.7	527	10.4	759	14.5	1001				
11'-0"	10'-8"	30	27	6.9	547	10.7	779	15.0	1022				



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	9-26-18

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

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



PAINT BRUSH HILLS FILING NO. 13E  
 CONSTRUCTION PLANS  
 DETAIL SHEET

DESIGNED BY MAW SCALE DATE 04-05-19  
 DRAWN BY MAW (H) 1"= NA SHEET 25 OF 25  
 CHECKED BY (V) 1"= NA JOB NO. 1185.00

N:\USERS\CRANKS\CONSTRUCTING\25-18500-DETAIL SHEET-01.dwg, 4/5/2019 12:43:59 PM, 1:1