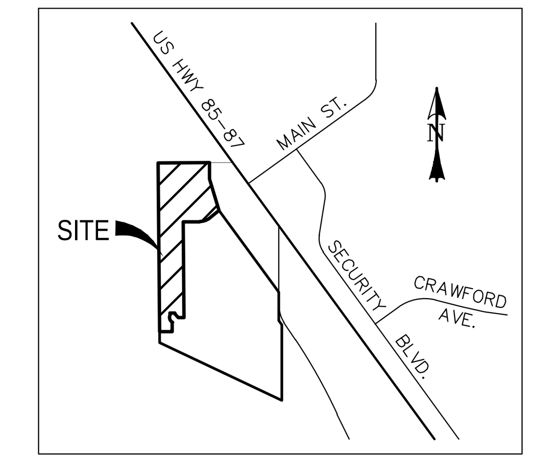
RIVERBEND CROSSING FILING NO. 2

STREET IMPROVEMENT, STORM SEWER, AND SIGNAGE & STRIPING CONSTRUCTION DRAWINGS

EL PASO COUNTY, COLORADO



VICINITY MAP
SCALE: N.T.S.

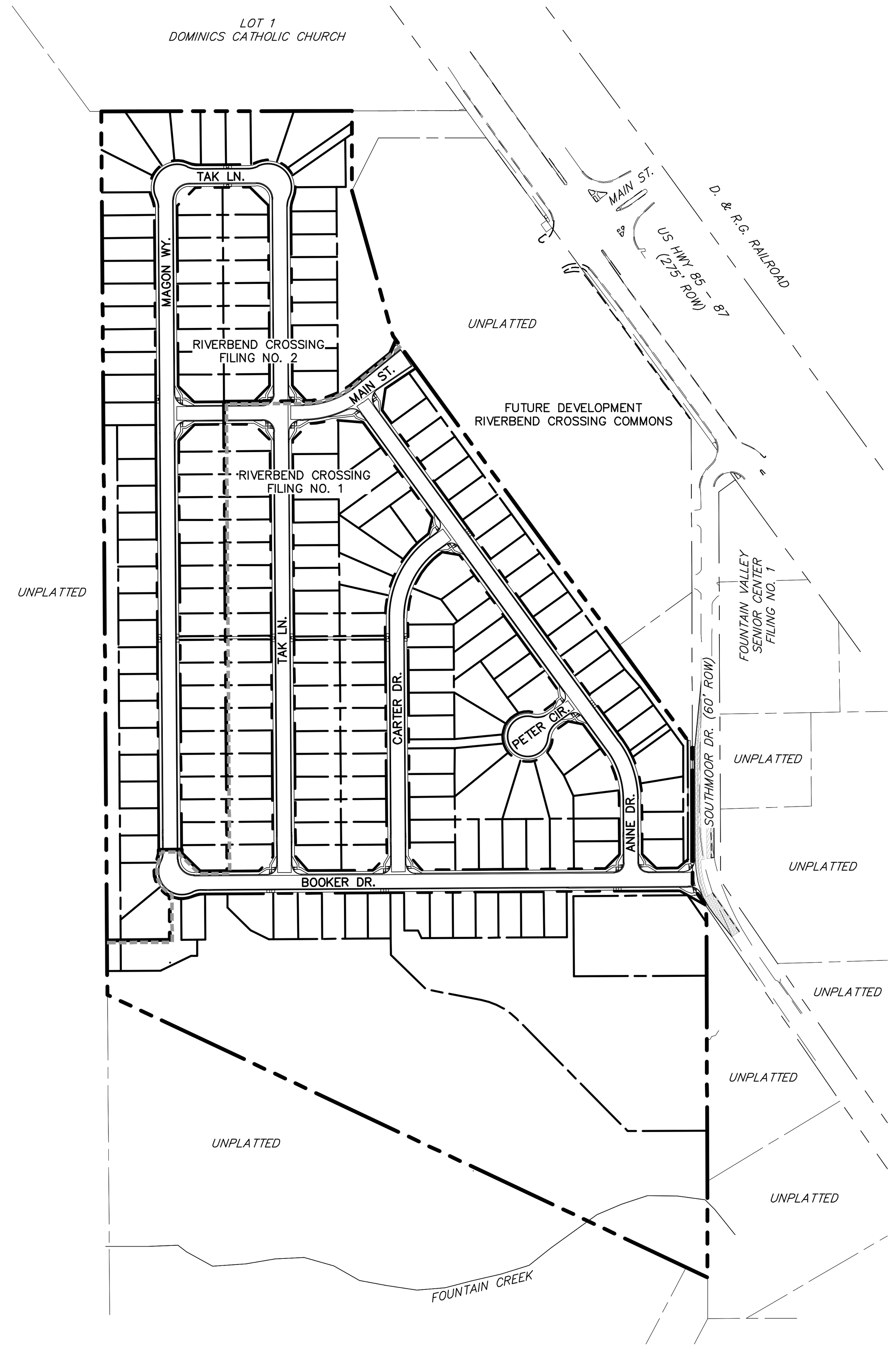
STANDARD CONSTRUCTION NOTES:

1. ALL DRAINAGE AND ROADWAY CONSTRUCTION SHALL MEET THE STANDARDS AND SPECIFICATIONS OF THE CITY OF COLORADO SPRINGS/EL PASO COUNTY DRAINAGE CRITERIA MANUAL, VOLUMES 1 AND 2, AND THE EL PASO COUNTY ENGINEERING CRITERIA MANUAL.
2. CONTRACTOR SHALL BE RESPONSIBLE FOR THE NOTIFICATION AND FIELD NOTIFICATION OF ALL EXISTING UTILITIES, WHETHER SHOWN ON THE PLANS OR NOT, BEFORE BEGINNING CONSTRUCTION. LOCATION OF EXISTING UTILITIES SHALL BE VERIFIED BY THE CONTRACTOR PRIOR TO CONSTRUCTION. CALL 811 TO CONTACT THE UTILITY NOTIFICATION CENTER OF COLORADO (UNCC).
3. CONTRACTOR SHALL KEEP A COPY OF THESE APPROVED PLANS, THE GRADING AND EROSION CONTROL PLAN, THE STORMWATER MANAGEMENT PLAN (SWMP), THE SOILS AND GEOTECHNICAL REPORT, AND THE APPROPRIATE DESIGN AND CONSTRUCTION STANDARDS AND SPECIFICATIONS AT THE JOB SITE AT ALL TIMES, INCLUDING THE FOLLOWING:
   A. EL PASO COUNTY ENGINEERING CRITERIA MANUAL (ECM)
   B. CITY OF COLORADO SPRINGS/EL PASO COUNTY DRAINAGE CRITERIA MANUAL, VOLUMES 1 AND 2
   C. COLORADO DEPARTMENT OF TRANSPORTATION (CDOT) STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION
   D. CDOT M & S STANDARDS
4. NOTWITHSTANDING ANYTHING DEPICTED IN THESE PLANS IN WORDS OR GRAPHIC REPRESENTATION, ALL DESIGN AND CONSTRUCTION RELATED TO ROADS, STORM DRAINAGE AND EROSION CONTROL SHALL CONFORM TO THE STANDARDS AND REQUIREMENTS OF THE MOST RECENT VERSION OF THE RELEVANT ADOPTED EL PASO COUNTY STANDARDS, INCLUDING THE LAND DEVELOPMENT CODE, THE ENGINEERING CRITERIA MANUAL, THE DRAINAGE CRITERIA MANUAL, AND THE DRAINAGE CRITERIA MANUAL VOLUME 2. ANY DEVIATIONS FROM REGULATIONS AND STANDARDS MUST BE REQUESTED, AND APPROVED, IN WRITING. ANY MODIFICATIONS NECESSARY TO MEET CRITERIA AFTER-THE-FACT WILL BE ENTIRELY THE DEVELOPER'S RESPONSIBILITY TO RECTIFY.
5. IT IS THE DESIGN ENGINEER'S RESPONSIBILITY TO ACCURATELY SHOW EXISTING CONDITIONS, BOTH 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.
6. CONTRACTOR SHALL SCHEDULE A PRE-CONSTRUCTION MEETING WITH EL PASO COUNTY PLANNING AND COMMUNITY DEVELOPMENT (PCD) – INSPECTIONS, PRIOR TO STARTING CONSTRUCTION.
7. IT IS THE CONTRACTOR'S RESPONSIBILITY TO UNDERSTAND THE REQUIREMENTS OF ALL JURISDICTIONAL AGENCIES AND TO OBTAIN ALL REQUIRED PERMITS, INCLUDING BUT NOT LIMITED TO EL PASO COUNTY EROSION AND STORMWATER QUALITY CONTROL PERMIT (ESQCP), REGIONAL BUILDING FLOODPLAIN DEVELOPMENT PERMIT, U.S. ARMY CORPS OF ENGINEERS-ISSUED 401 AND/OR 404 PERMITS, AND COUNTY AND STATE FUGITIVE DUST PERMITS.
8. CONTRACTOR SHALL NOT DEVIATE FROM THE PLANS WITHOUT FIRST OBTAINING WRITTEN APPROVAL FROM THE DESIGN ENGINEER AND PCD. CONTRACTOR SHALL NOTIFY THE DESIGN ENGINEER IMMEDIATELY UPON DISCOVERY OF ANY ERRORS OR INCONSISTENCIES.
9. ALL STORM DRAIN PIPE SHALL BE CLASS III RCP UNLESS OTHERWISE NOTED AND APPROVED BY PCD.
10. CONTRACTOR SHALL COORDINATE GEOTECHNICAL TESTING PER ECM STANDARDS. PAVEMENT DESIGN SHALL BE APPROVED BY EL PASO COUNTY PCD PRIOR TO PLACEMENT OF CURB AND GUTTER AND PAVEMENT.
11. ALL CONSTRUCTION TRAFFIC MUST ENTER/EXIT THE SITE AT APPROVED CONSTRUCTION ACCESS POINTS.
12. 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.
13. SIGNING AND STRIPING SHALL COMPLY WITH EL PASO COUNTY DOT AND MUTCD CRITERIA. [IF APPLICABLE, ADDITIONAL SIGNING AND STRIPING NOTES WILL BE PROVIDED.]
14. CONTRACTOR SHALL OBTAIN ANY PERMITS REQUIRED BY EL PASO COUNTY DOT, INCLUDING WORK WITHIN THE RIGHT-OF-WAY AND SPECIAL TRANSPORT PERMITS.
15. THE LIMITS OF CONSTRUCTION SHALL REMAIN WITHIN THE PROPERTY LINE UNLESS OTHERWISE NOTED. THE OWNER/DEVELOPER SHALL OBTAIN WRITTEN PERMISSION AND EASEMENTS, WHERE REQUIRED, FROM ADJOINING PROPERTY OWNER(S) PRIOR TO ANY OFF-SITE DISTURBANCE, GRADING, OR CONSTRUCTION.
16. EL PASO COUNTY DOES NOT OWN AND IS NOT RESPONSIBLE FOR THE UNDERDRAINS OR GROUNDWATER DISCHARGE SYSTEMS SHOWN ON THESE PLANS AND ASSUMES NO LIABILITY FOR WATER RIGHTS ADMINISTRATION BY APPROVING THESE PLANS. MAINTENANCE AND WATER RIGHTS ARE THE RESPONSIBILITY OF THE **DEVELOPER** AND THE **RIVERBEND CROSSING** PROPERTY OWNER'S ASSOCIATION.

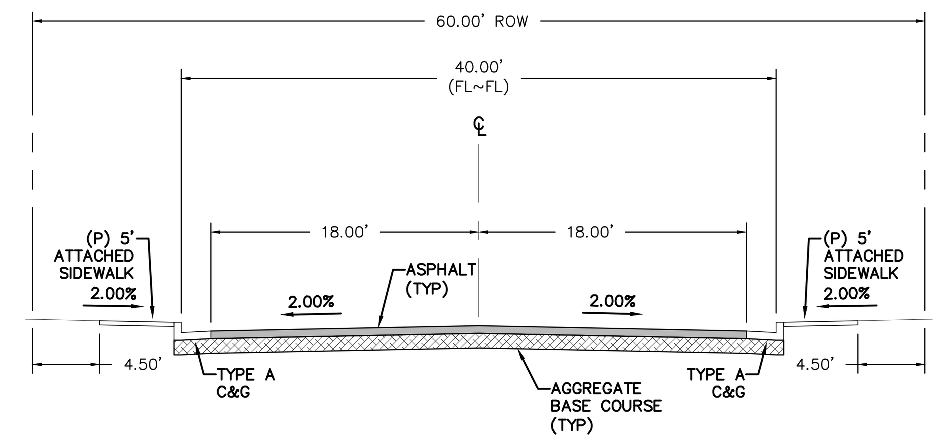
STANDARD NOTES FOR EL PASO COUNTY GRADING AND EROSION CONTROL PLANS:

1. 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 (EPC) STANDARDS, INCLUDING THE LAND DEVELOPMENT CODE (LDC), THE ENGINEERING CRITERIA MANUAL (ECM), THE DRAINAGE CRITERIA MANUAL (DCM) VOLUME 1 AND 2. ANY DEVIATIONS FROM REGULATIONS AND STANDARDS MUST BE REQUESTED, AND APPROVED, IN WRITING.
2. A PRECONSTRUCTION MEETING BETWEEN THE PERMIT HOLDER(S) AND EL PASO COUNTY SHALL BE HELD PRIOR TO ANY CONSTRUCTION ACTIVITIES. IT IS THE RESPONSIBILITY OF THE PERMIT HOLDER(S) TO COORDINATE THE MEETING TIME AND PLACE WITH COUNTY STAFF. NO LAND DISTURBANCE OR CONSTRUCTION ACTIVITIES BEYOND THE INSTALLATION OF THE INITIAL CONSTRUCTION CONTROL MEASURES (CCMS), AS INDICATED ON THE APPROVED GEC PLAN OR CDS WITH GEC PLANS, MAY OCCUR PRIOR TO RECEIVING A NOTICE TO PROCEED (NTP) ISSUED BY THE ECM ADMINISTRATOR. FAILURE TO OBTAIN A NOTICE TO PROCEED PRIOR TO BEGINNING LAND DISTURBING ACTIVITIES MAY RESULT IN AN IMMEDIATE STOP WORK ORDER (SWO).
3. CONSTRUCTION CONTROL MEASURES MUST BE INSTALLED PRIOR TO COMMENCEMENT OF ACTIVITIES THAT COULD CONTRIBUTE POLLUTANTS TO STORMWATER. STORMWATER RUNOFF FROM ALL DISTURBED AREAS AND SOIL STORAGE AREAS MUST UTILIZE OR FLOW TO ONE OR MORE CCM(S) TO MINIMIZE EROSION OR SEDIMENT IN THE DISCHARGE. THE CCM(S) MUST CONTAIN OR FILTER FLOWS IN ORDER TO PREVENT THE BYPASS OF FLOWS WITHOUT TREATMENT AND MUST BE APPROPRIATE FOR STORMWATER RUNOFF FROM DISTURBED AREAS AND FOR THE EXPECTED FLOW RATE, DURATION, AND FLOW CONDITIONS (E.G., SHEET OR CONCENTRATED FLOW).
4. ALL CCMS SHALL BE MAINTAINED AND REMAIN IN EFFECTIVE OPERATING CONDITION UNTIL FINAL STABILIZATION IS ACHIEVED. THE QUALIFIED STORMWATER MANAGER (QSM) SHALL ASSESS THE ADEQUACY OF CCMS AT THE SITE AND IDENTIFY IF CHANGES TO THOSE CCMS ARE NEEDED TO ENSURE THE CONTINUED EFFECTIVE PERFORMANCE OF THE CCMS.
5. PRIOR TO CONSTRUCTION THE PERMIT HOLDER(S) SHALL VERIFY THE LOCATION OF EXISTING UTILITIES.
6. MANAGEMENT OF THE STORMWATER MANAGEMENT PLAN (SWMP) DURING CONSTRUCTION IS THE RESPONSIBILITY OF THE DESIGNATED QSM. THE SWMP SHALL BE LOCATED ON-SITE OR DIGITALLY ACCESSIBLE AT ALL TIMES DURING CONSTRUCTION ACTIVITIES AND MUST BE IMPLEMENTED AS WRITTEN FROM THE START OF CONSTRUCTION ACTIVITY UNTIL FINAL STABILIZATION IS ACHIEVED. THE QSM SHALL AMEND THE SWMP WHEN THERE IS A CHANGE IN DESIGN, CONSTRUCTION, OPERATION, OR MAINTENANCE OF THE SITE WHICH WOULD REQUIRE THE IMPLEMENTATION OF NEW OR REVISED CCMS OR IF THE SWMP PROVES TO BE INEFFECTIVE IN CONTROLLING POLLUTANTS IN STORMWATER RUNOFF ASSOCIATED WITH CONSTRUCTION ACTIVITY OR WHEN CCMS ARE NO LONGER NECESSARY AND ARE REMOVED. THE QSM SHALL MAINTAIN A RECORD OF AMENDMENTS MADE TO THE SWMP THAT INCLUDES THE DATE AND IDENTIFICATION OF THE CHANGES.
7. EARTH DISTURBANCES SHALL BE CONDUCTED IN SUCH A MANNER SO AS TO EFFECTIVELY MINIMIZE ACCELERATED SOIL EROSION AND RESULTING SEDIMENTATION. ALL DISTURBANCES SHALL BE DESIGNED, CONSTRUCTED, AND COMPLETED SO THAT THE EXPOSED AREA OF ANY DISTURBED LAND SHALL BE LIMITED TO THE SHORTEST PRACTICAL PERIOD OF TIME. PRE-EXISTING VEGETATION SHALL BE PROTECTED AND MAINTAINED WITHIN 50 HORIZONTAL FEET OF A RECEIVING WATER UNLESS SHOWN TO BE INFEASIBLE AND SPECIFICALLY REQUESTED AND APPROVED. IN ADDITION TO MAINTAINING 50 HORIZONTAL FEET OF PRE-EXISTING VEGETATION UPGRADIENT OF A RECEIVING WATER (UNLESS INFEASIBLE AND APPROVED), THE PERMIT HOLDER(S) MUST INSTALL CCMS UPGRADIENT OF THE VEGETATIVE BUFFER.
8. TEMPORARY STABILIZATION MEASURES SHALL BE IMPLEMENTED ON DISTURBED AREAS AND STOCKPILES WHERE GROUND DISTURBING CONSTRUCTION ACTIVITY HAS PERMANENTLY CEASED OR TEMPORARILY CEASED FOR LONGER THAN 14 DAYS.
9. EROSION CONTROL BLANKET (ECB) OR OTHER APPROVED CONTROL MEASURE(S) SHALL BE USED ON SLOPES STEEPER THAN 3:1.
10. VEHICLE TRACKING CONTROLS (VTC) MUST BE IMPLEMENTED TO MINIMIZE VEHICLE TRACKING OF SEDIMENT FROM DISTURBED AREAS. VTCS MUST INCLUDE A STRUCTURE CONTROL MEASURE (E.G., TRACKING PAD) AND MAY INCLUDE A NON-STRUCTURAL CONTROL MEASURE (E.G., SWEEPING). MATERIAL TRACKED OFF-SITE SHALL BE CLEANED UP AND PROPERLY DISPOSED OF IMMEDIATELY.
11. ANY TEMPORARY OR PERMANENT CONTROL MEASURE DESIGNED AND CONSTRUCTED FOR THE CONVEYANCE OF STORMWATER AROUND, THROUGH, OR FROM THE EARTH DISTURBANCE AREA SHALL BE A STABILIZED CONVEYANCE DESIGNED TO MINIMIZE EROSION AND THE DISCHARGE OF SEDIMENT OFF-SITE.
12. NO PERSON SHALL CAUSE THE IMPEDIMENT OF STORMWATER FLOW IN THE CURB AND GUTTER, PERMANENT CONTROL MEASURES (PCMS), OR DITCHES EXCEPT WITH APPROVED SEDIMENT CONTROL MEASURES.
13. ALL PCMS SHALL BE INSTALLED AS DESIGNED IN THE APPROVED PLANS. ANY PROPOSED CHANGES THAT AFFECT THE DESIGN OR FUNCTION OF PCMS MUST BE APPROVED BY THE ECM ADMINISTRATOR PRIOR TO IMPLEMENTATION.
14. SOIL COMPACTION MUST BE MINIMIZED IN AREAS WHERE INFILTRATION PCMS WILL BE INSTALLED OR IN AREAS WHERE FINAL STABILIZATION WILL BE ACHIEVED BY VEGETATIVE COVER. AREAS DESIGNATED FOR INFILTRATION PCMS SHALL ALSO BE PROTECTED FROM SEDIMENTATION DURING CONSTRUCTION UNTIL FINAL STABILIZATION IS ACHIEVED. IF SOIL COMPACTION DOES OCCUR IN AREAS WHERE FINAL STABILIZATION WILL BE ACHIEVED BY VEGETATIVE COVER OR IN AREAS WHERE INFILTRATION PCMS WILL BE INSTALLED, DECOMPACTION OF THE SOIL MUST BE COMPLETED PRIOR TO PLANTING OR INSTALLATION OF THE PCM(S). AN INFILTRATION TEST MUST BE CONDUCTED FOR ALL INFILTRATION PCMS AND THE INFILTRATION TEST RESULTS SUBMITTED TO EL PASO COUNTY PRIOR TO PRELIMINARY ACCEPTANCE (PA).
15. FINAL STABILIZATION MUST BE IMPLEMENTED AT ALL APPLICABLE CONSTRUCTION SITES. FINAL STABILIZATION IS ACHIEVED WHEN ALL GROUND DISTURBING ACTIVITIES AT THE SITE HAVE BEEN COMPLETED AND PERMANENT STABILIZATION METHODS ARE COMPLETE. WHEN USING VEGETATIVE COVER AS A PERMANENT STABILIZATION METHOD, THE VEGETATION SHALL BE EVENLY DISTRIBUTED PERENNIAL VEGETATION AND OF THE VARIETY AND SPECIES FOUND IN THE COUNTY-APPROVED SEED MIXES OR IN THE APPROVED GEC PLAN. VEGETATION COVERAGE SHALL BE, AT A MINIMUM, EQUAL TO 70% OF WHAT WOULD HAVE BEEN PROVIDED BY NATIVE VEGETATION IN A LOCAL, UNDISTURBED AREA OR ADEQUATE REFERENCE SITE. ALL TEMPORARY CCMS SHALL BE REMOVED UPON FINAL STABILIZATION AND PRIOR TO STORMWATER PERMIT TERMINATION.
16. 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.
17. CONCRETE WASH WATER SHALL BE CONTAINED AND DISPOSED OF IN ACCORDANCE WITH THE SWMP. NO WASH WATER SHALL BE DISCHARGED TO OR ALLOWED TO BE DISCHARGED OFFSITE OR TO ENTER STATE WATERS, INCLUDING ANY SURFACE OR SUBSURFACE STORM DRAINAGE SYSTEM OR CONTROL MEASURES. CONCRETE WASHOUT AREAS SHALL NOT BE LOCATED IN AN AREA WHERE SHALLOW GROUNDWATER MAY BE PRESENT, OR WITHIN 50 FEET OF A SURFACE WATER BODY, CREEK, OR STREAM.
18. DURING CONSTRUCTION DEWATERING OPERATIONS, UNCONTAMINATED GROUNDWATER MAY BE DISCHARGED ON-SITE IN ACCORDANCE WITH THE COLORADO DEPARTMENT OF PUBLIC HEALTH AND ENVIRONMENT'S (CDPHE) LOW RISK DISCHARGE GUIDANCE POLICY FOR DISCHARGES OF UNCONTAMINATED GROUNDWATER TO LAND. IF CONSTRUCTION DEWATERING OPERATIONS ARE UNABLE TO MEET ALL CRITERIA, CONDITIONS, AND CONTROL MEASURE REQUIREMENTS OF THE LOW RISK DISCHARGE GUIDANCE POLICY, A COLORADO DISCHARGE PERMIT SYSTEM (CDPS) GENERAL PERMIT COG080000 WILL BE REQUIRED.
19. CONTRACTOR SHALL BE RESPONSIBLE FOR THE REMOVAL OF ALL WASTE 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.
20. THE PERMIT HOLDER(S) SHALL BE RESPONSIBLE FOR THE REMOVAL OF ALL CONSTRUCTION DEBRIS, DIRT, TRASH, ROCK, SEDIMENT, SOIL, AND SAND THAT MAY ACCUMULATE IN ROADS, STORM DRAINS AND OTHER DRAINAGE CONVEYANCE SYSTEMS AND STORMWATER APPURTENANCES AS A RESULT OF SITE DEVELOPMENT.
21. 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.
22. 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. APPROPRIATE CMS SHALL BE UTILIZED BASED ON SPECIFIC CONDITIONS AND CIRCUMSTANCES.
23. BULK STORAGE (I.E., INDIVIDUAL CONTAINERS OF 55 GALLONS OR GREATER) OF ALLOWED PETROLEUM PRODUCTS OR OTHER ALLOWED LIQUID SHALL REQUIRE ADEQUATE SECONDARY CONTAINMENT, OR EQUIVALENT PROTECTION, TO CONTAIN ALL SPILLS ON-SITE AND TO PREVENT ANY SPILLED MATERIALS FROM ENTERING STATE WATERS, ANY SURFACE OR SUBSURFACE STORM DRAINAGE SYSTEM, OR OTHER FACILITIES.
24. NO CHEMICAL(S) HAVING THE POTENTIAL TO BE RELEASED IN STORMWATER ARE TO BE STORED OR USED ON-SITE UNLESS PERMISSION FOR THE USE OF SUCH CHEMICAL(S) IS GRANTED IN WRITING BY THE ECM ADMINISTRATOR. IN GRANTING APPROVAL FOR THE USE OF SUCH CHEMICAL(S), SPECIAL CONDITIONS AND MONITORING MAY BE REQUIRED.
25. ON AREAS OF EXPOSED SOIL, MINIMIZE DUST THROUGH THE APPROPRIATE APPLICATION OF WATER OR OTHER DUST SUPPRESSION TECHNIQUES. WATER APPLICATION MUST BE CONDUCTED IN A MANNER TO PREVENT DISCHARGE OFFSITE UNLESS AUTHORIZED BY A CDPS OR NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM (NPDES) PERMIT.
26. ALL CONSTRUCTION TRAFFIC MUST ENTER/EXIT THE SITE ONLY AT APPROVED CONSTRUCTION ACCESS POINTS.
27. FOR SITES WHERE A SOILS REPORT IS REQUIRED, THE APPROVED SOILS REPORT FOR THIS SITE SHALL BE CONSIDERED A PART OF THESE PLANS.
28. PERMIT HOLDER(S) AND THEIR AGENTS SHALL COMPLY WITH THE "COLORADO WATER QUALITY CONTROL ACT" (TITLE 25, ARTICLE 8, CRS), AND THE "CLEAN WATER ACT" (33 USC 1344), IN ADDITION TO THE REQUIREMENTS OF THE LAND DEVELOPMENT CODE, DRAINAGE CRITERIA MANUAL VOLUME 2, AND ENGINEERING CRITERIA MANUAL. ALL APPLICABLE LOCAL, STATE, AND FEDERAL PERMITS MUST BE OBTAINED PRIOR TO CONSTRUCTION. IN THE EVENT OF CONFLICTS BETWEEN THESE REQUIREMENTS AND OTHER LAWS, RULES, OR REGULATIONS OF OTHER FEDERAL, STATE, LOCAL, OR COUNTY AGENCIES, THE MOST RESTRICTIVE LAWS, RULES, OR REGULATIONS SHALL APPLY.
29. AT LEAST TEN (10) DAYS PRIOR TO THE ANTICIPATED START OF CONSTRUCTION, FOR PROJECTS THAT WILL DISTURB ONE (1) ACRE OR MORE OR LESS THAN 1 ACRE AND PART OF A LARGER COMMON PLAN OF DEVELOPMENT OR SALE THAT WOULD DISTURB 1 OR MORE ACRES, THE PERMIT HOLDER(S) SHALL SUBMIT A PERMIT APPLICATION FOR STORMWATER DISCHARGE (COR400000 PERMIT) TO THE CDPHE WATER QUALITY DIVISION. THE APPLICATION CONTAINS CERTIFICATION OF COMPLETION OF A SWMP, OF WHICH THIS GEC PLAN MAY BE A PART. FOR INFORMATION OR APPLICATION MATERIALS CONTACT:

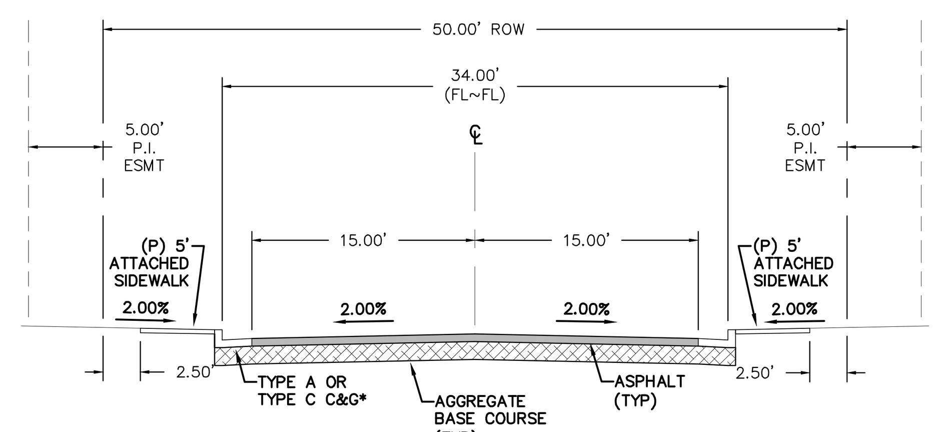
   COLORADO DEPARTMENT OF PUBLIC HEALTH AND ENVIRONMENT
   WATER QUALITY CONTROL DIVISION
   WQCD – PERMITS
   4300 CHERRY CREEK DRIVE SOUTH
   DENVER, CO 80246-1530
   ATTN: PERMITS UNIT



SITE MAP
SCALE: N.T.S.



TYPICAL SECTION - URBAN RESIDENTIAL COLLECTOR - MODIFIED*
(* ATTACHED SIDEWALKS)
DESIGN SPEED: 40 mph
POSTED SPEED: 35 mph
SCALE: N.T.S.



TYPICAL SECTION - URBAN LOCAL
(*SEE PLANS FOR LOCATIONS)
DESIGN SPEED: 25 mph
POSTED SPEED: 25 mph
SCALE: N.T.S.

CONSTRUCTION PLANS AND SPECIFICATIONS ENGINEERS 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 CAUSED BY ANY NEGLIGENT ACTS, ERRORS OR OMISSIONS ON MY PART IN PREPARATION OF THESE DETAILED PLANS AND SPECIFICATIONS.

DAVID L. MIJARES, COLORADO PE #40510 — DATE: 10/15/21

OWNER/DEVELOPER STATEMENT:

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

OWNER SIGNATURE – AVATAR EQUITIES LLC
6800 JERICHO TURNPIKE, SUITE 120W, #204
SYOSSET, NY 11791

DATE: 6/22/26

EL PASO COUNTY APPROVAL:

"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 THE 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 ECM SECTION 1.12, THESE CONSTRUCTION DOCUMENTS WILL BE VALID FOR CONSTRUCTION FOR A PERIOD OF 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.

Daniel Torres, P.E. — Digitally signed by Daniel Torres, P.E. Reason: Authorized signatory as County Engineer designee Date: 2026.10.21 11:35:48-06'00'

JOSHUA J. PALMER, P.E.
COUNTY ENGINEER / ECM ADMINISTRATOR

DATE: 10/21/2026

LEGEND

EXISTING	(E)	ALGEBRAIC DIFFERENCE	AD
PROPOSED	(P)	POINT OF VERTICAL INTERSECTION	PVI
CURB & GUTTER	C&G	STATION	STA
EASEMENT	ESMT	FLOWLINE	FL
PUBLIC	PUB	INTERSECTION-INTERSECTION	INT-INT
PUBLIC IMPROVEMENT	PI	BOUNDARY	
BEGIN TRANSITION	BT	RIGHT-OF-WAY	
EDGE OF ASPHALT	EOA	LOT LINE	
GRADE BREAK	GB	EASEMENT	
END TRANSITION	ET	(E) CONTOUR, INDEX	5700
CURB RETURN	CR	(E) CONTOUR	
POINT OF CURVATURE	PC	(E) STORM SEWER	
POINT OF TANGENCY	PT	(P) CONTOUR, INDEX	5700
POINT ON CURVE	POC	(P) CONTOUR	
POINT OF COMPOUND CURVATURE	PCC	(P) STORM SEWER, INLET, MH	
POINT OF REVERSE CURVATURE	PRC	INLET DETAIL CALL-OUT	#
RADIUS POINT	RP	CURB RETURN RADIUS CALL-OUT	15
TYPE 'A' CURB AND GUTTER	A	GRADE CALL-OUT	X.XX%
TYPE 'C' CURB AND GUTTER, OPTIONAL	C	SPOT ELEVATION	XX.XX

SHEET INDEX:

TITLE SHEET	1 OF 14
MAIN STREET	2 OF 14
TAK LANE, MAGON WAY, KNUCKLE 01, & KNUCKLE 02	3 OF 14
MAGON WAY	4 OF 14
STM-04, STM-04D, & STM-04E	5 OF 14
SIGNAGE & STRIPING PLAN	6 OF 14
DETAIL SHEET	7 OF 14
DETAIL SHEET	8 OF 14
LIGHTING PLAN	9 OF 14
GRADING AND EROSION CONTROL NORTH	10 OF 14
GRADING AND EROSION CONTROL SOUTH	11 OF 14
GRADING AND EROSION CONTROL DETAILS	12 OF 14
GRADING AND EROSION CONTROL DETAILS	13 OF 14
GRADING AND EROSION CONTROL DETAILS	14 OF 14

PCD FILE #: SF2518

REV.	DESCRIPTION	DATE
1	ADDRRESS AGENCY COMMENTS	04/23/21
2	REVISED EPCO NOTES/SIGNATURE BLOCKS	8/1/25

Know what's **below.** Call 72 hours before you dig.
For more details visit: www.call811.com

BENCHMARK:

NGS BENCHMARK U 404; LOCATED 0.35 MILES NORTH OF MAIN STREET IN FOUNTAIN, 128.0 FEET NORTHEAST OF THE CENTERLINE OF U.S. HIGHWAY 85, 44.6 FEET SOUTHWEST OF A POWER LINE CROSSING AND 20.7 FEET NORTH OF THE CENTER OF A SANITARY SEWER MANHOLE COVER.

ELEVATION = 5737.76 (NAVD88)

PREPARED FOR:
AVATAR EQUITIES, LLC
6800 JERICHO TURNPIKE
SUITE 120W #204
SYOSSET, NY 11791

BASIS OF BEARINGS:

THE WEST LINE OF THE NORTHEAST QUARTER (NE 1/4) OF SECTION 14, TOWNSHIP 15 SOUTH, RANGE 66 WEST OF THE 6TH P.M., MONUMENTED AT THE NORTH QUARTER (N 1/4) CORNER WITH A 3 1/4" ALUMINUM CAP, STAMPED "BARRON LAND 2018 PLS 38141" AND AT THE CENTER QUARTER (C 1/4) CORNER WITH A 3 1/4" ALUMINUM CAP, STAMPED "OLIVER E. WATTS 2000 PE-LS 9853" AND BEARS S 00°24'11" E, 2640.42 FEET.

CATAMOUNT ENGINEERING
PO BOX 692 DIVIDE, CO 80814 (719)426-2124

RIVERBEND CROSSING FILING NO. 2
STREET, STORM, SIGNAGE & STRIPING CONSTRUCTION DRAWINGS

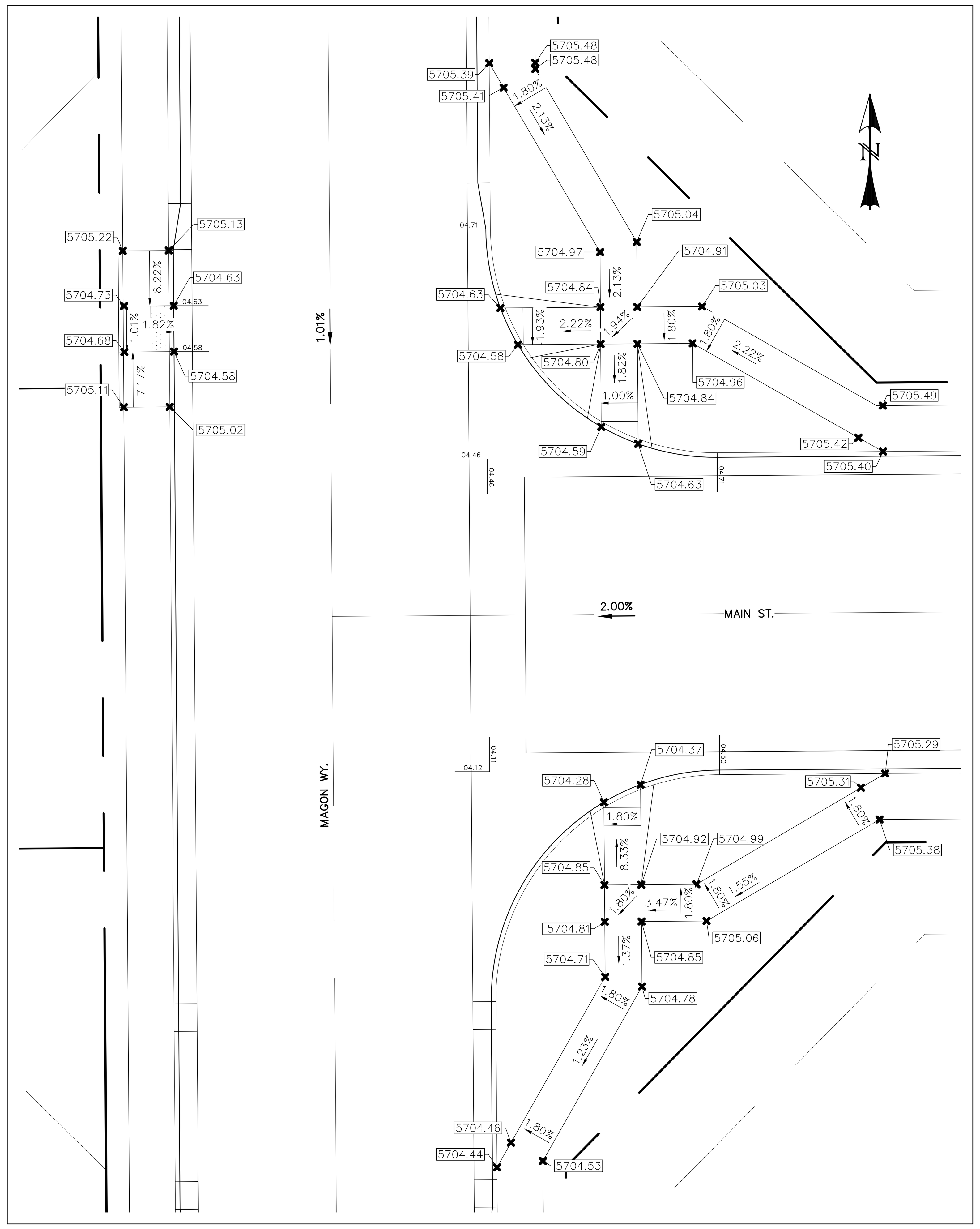
DESIGNED BY: MGP	DRAWN BY: MGP
SCALE: N/A	DATE: 03/24/21
JOB NUMBER	SHEET
17–114	1 OF 14

M:\Catamount Dropbox\Projects_2025\25-440 Riverbend 2025\DWG_Sheets\County\Filing 2 Street & Storm Plans\17-114-CDs F2-01-Cover – _Cover – 4/24/2018 4:03:56 PM – david

***** FILING CONSTRUCTION NOTE:**

SEE "RIVERBEND COMMONS FILING NO. 1 STREETS, STORM SEWER, AND SIGNAGE AND STRIPING" CONSTRUCTION PLANS BY CATAMOUNT ENGINEERING.

LINE TABLE		
LINE	BEARING	DISTANCE
L1	S89° 35' 49"W	125.00

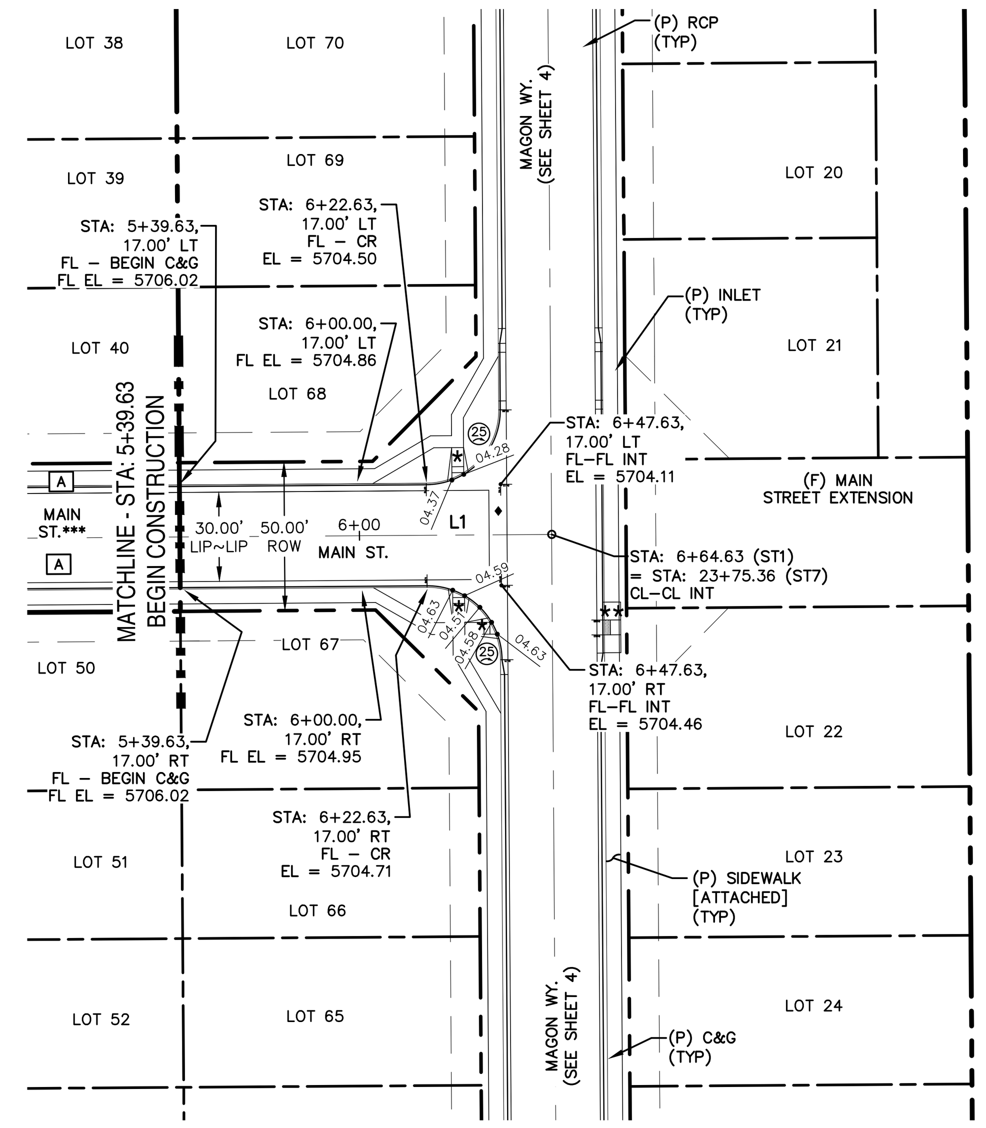


PEDESTRIAN RAMP DETAIL
SCALE: 1" = 10'

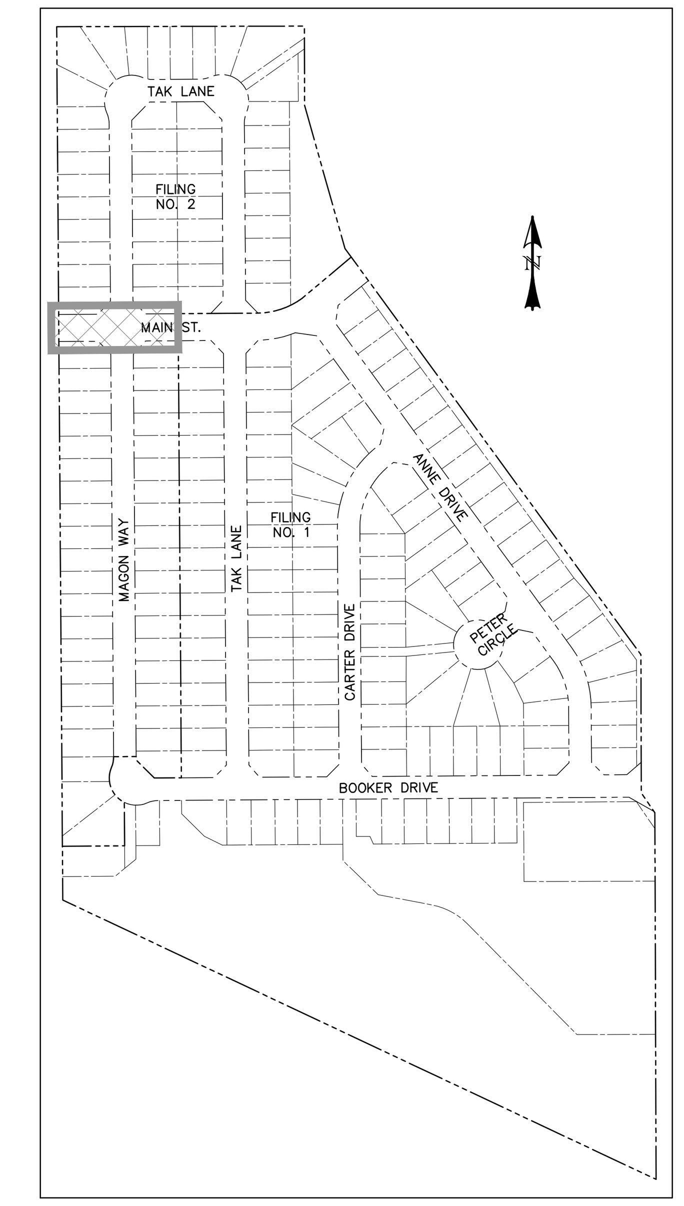
* PED INTERSECTION RAMP
(REF: SD 2–41 & SD 2–42)

** PARALLEL PED RAMP
(REF: SD 2–50)

♦ STANDARD CROSSPAN
(REF: SD 2–26)

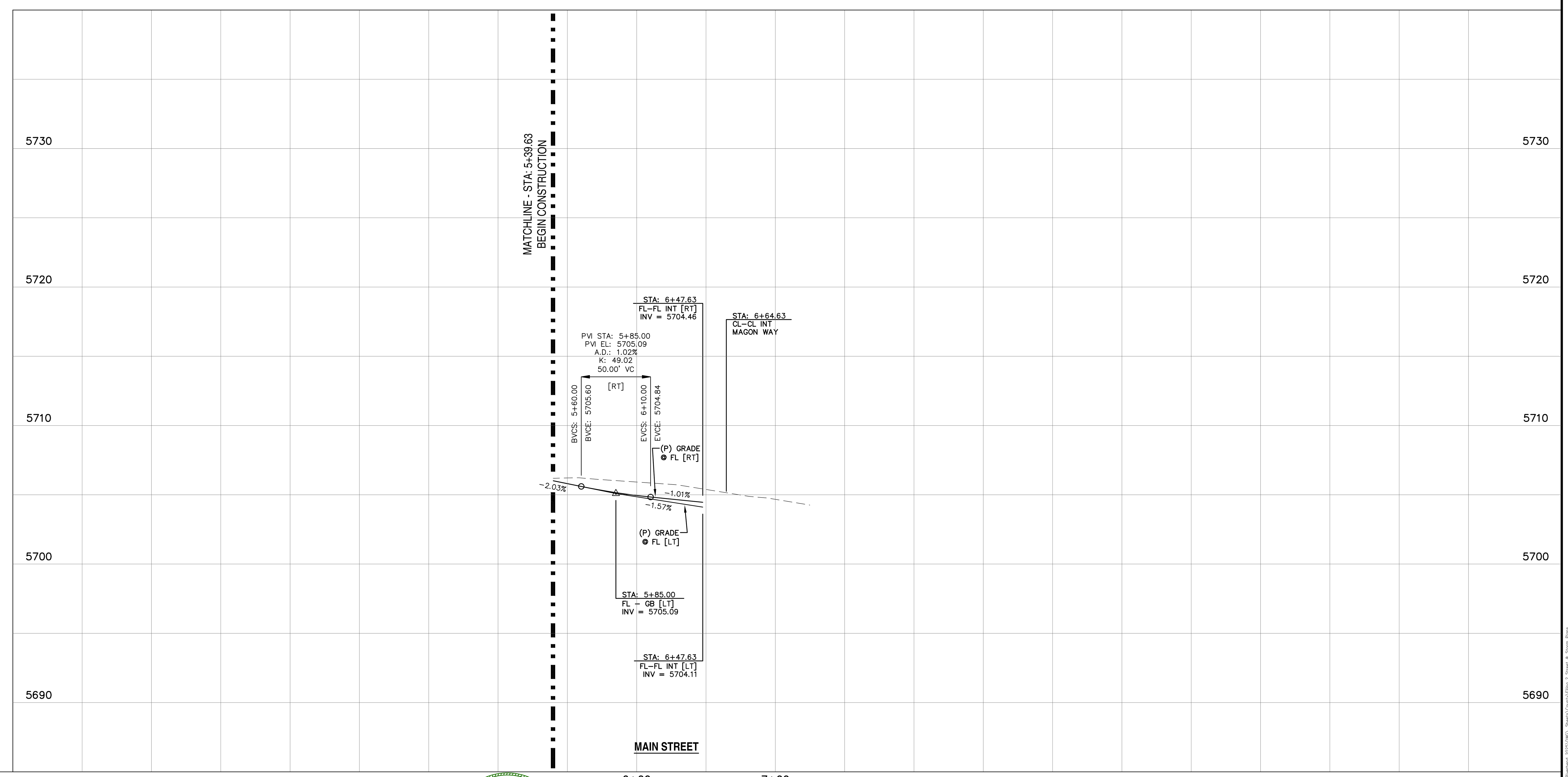


MAIN STREET - LOCAL
STA: 5+39 ~ 8+25



LOCATION MAP
SCALE: N.T.S.

0 50 100
HORIZONTAL SCALE: 1" = 50'
VERTICAL SCALE: 1" = 5'



MAIN STREET

REV.	DESCRIPTION	DATE
1	ADDRRESS AGENCY COMMENTS	04/23/21
2	REVISED EPCO NOTES/SIGNATURE BLOCKS	8/1/25

Know what's below. Call 72 hours before you dig.
For more details visit: www.call811.com

STREET NAME ABREVIATIONS:

MAIN STREET	= ST1
BOOKER DR	= ST2
TAK LANE	= ST6
MAGON WAY	= ST7

PREPARED FOR:
AVATAR EQUITIES, LLC
6800 JERICHO TURNPIKE
SUITE 120W #204
SYOSSET, NY 11791

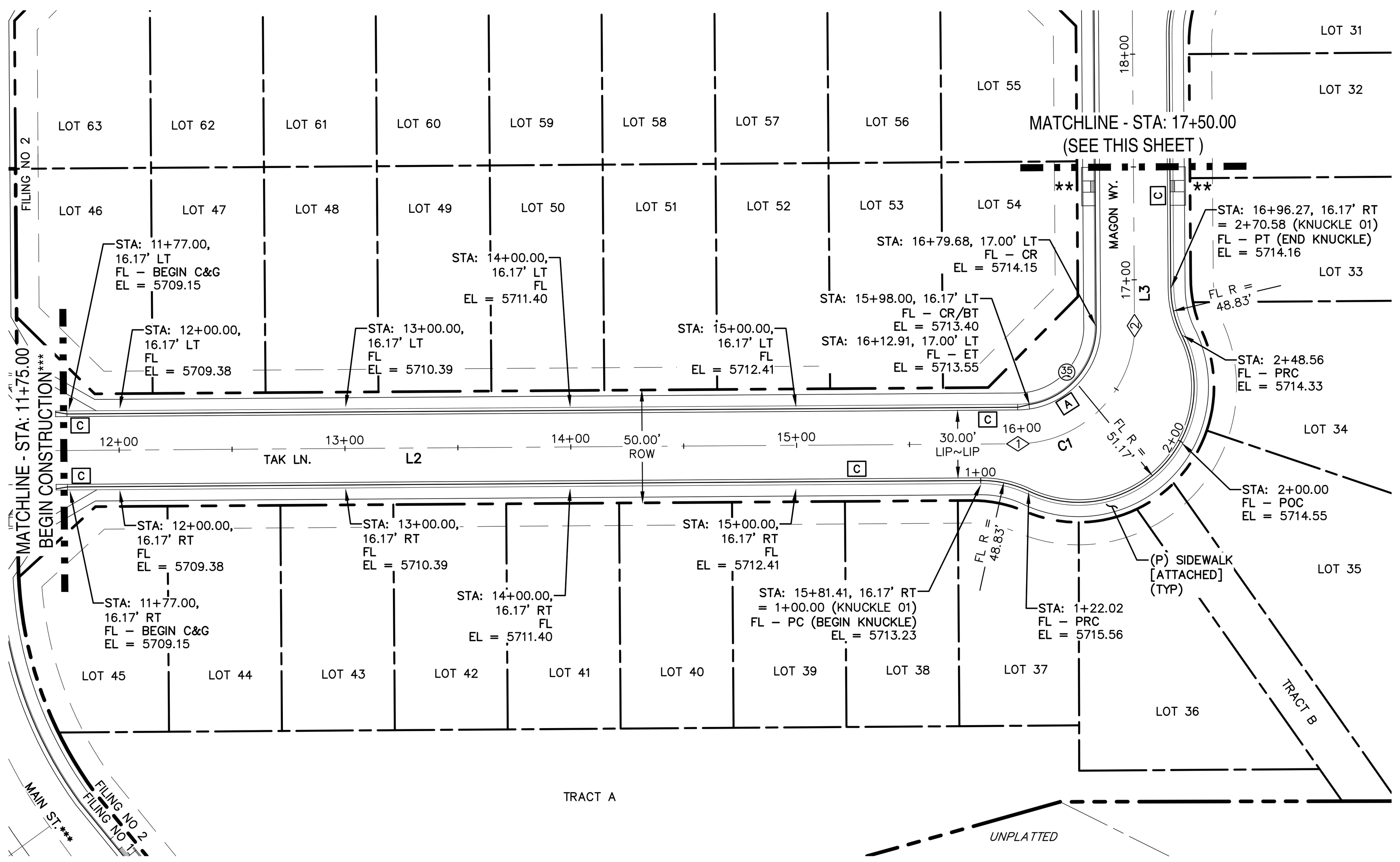
PREPARED UNDER MY DIRECT SUPERVISION FOR AND BEHALF OF CATAMOUNT ENGINEERING.
COLORADO LICENSED PROFESSIONAL ENGINEER DAVID L. MIJARES 40510
DAVID L. MIJARES, COLORADO PE #40510 — 10/19/20 DATE

CATAMOUNT ENGINEERING
321 W. HENRIETTA AVE PO BOX 221 WOODLAND PARK, CO 80866 (719)426-2124

RIVERBEND CROSSING
FILING NO. 2
MAIN STREET
STREET IMPROVEMENT PLAN

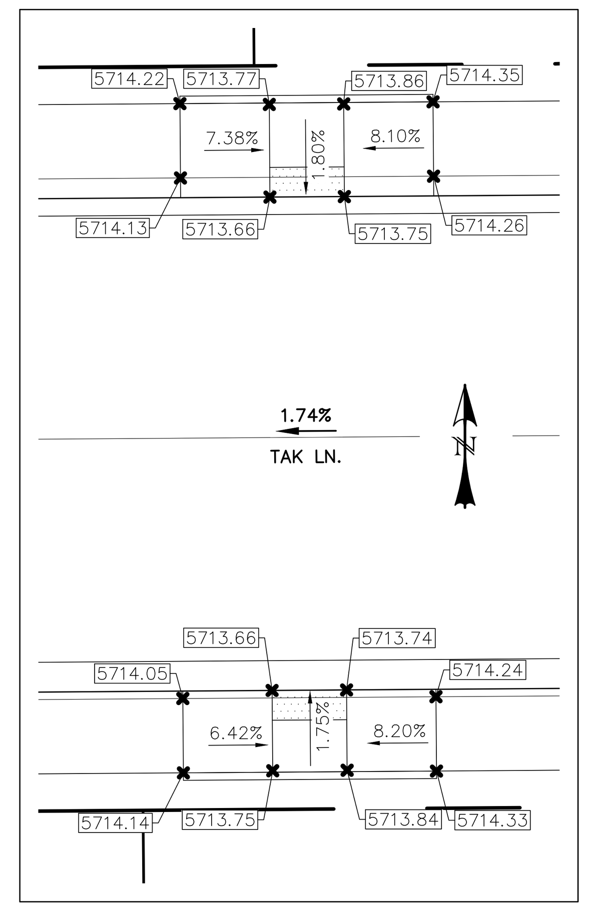
DESIGNED BY: MGP	DRAWN BY: MGP
SCALE: 1" = 50'	DATE: 03/24/21
JOB NUMBER	SHEET
17–114	2 OF 14

M:\Catamount Dropbox\Projects_2025\25-440 Riverbend 2025\DWG_Sheets\County\Filing 2 Street & Storm Plans\17-114-CDs F2-02-SI - St A-Main - SI - A - Monday, March 9, 2026 9:49:36 AM - david



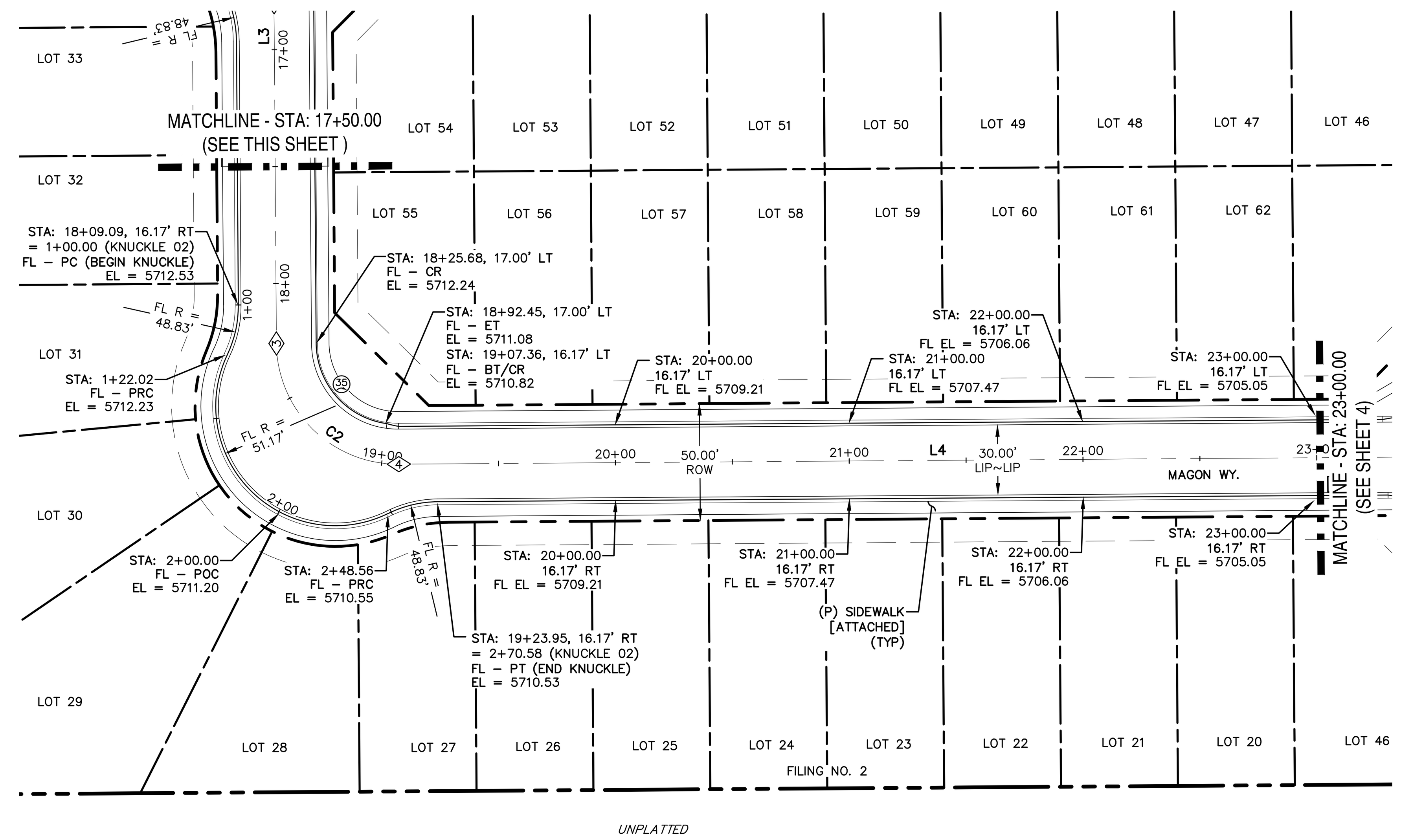
TAK LANE & MAGON WAY - LOCAL

STA: 11+75 ~ 17+50



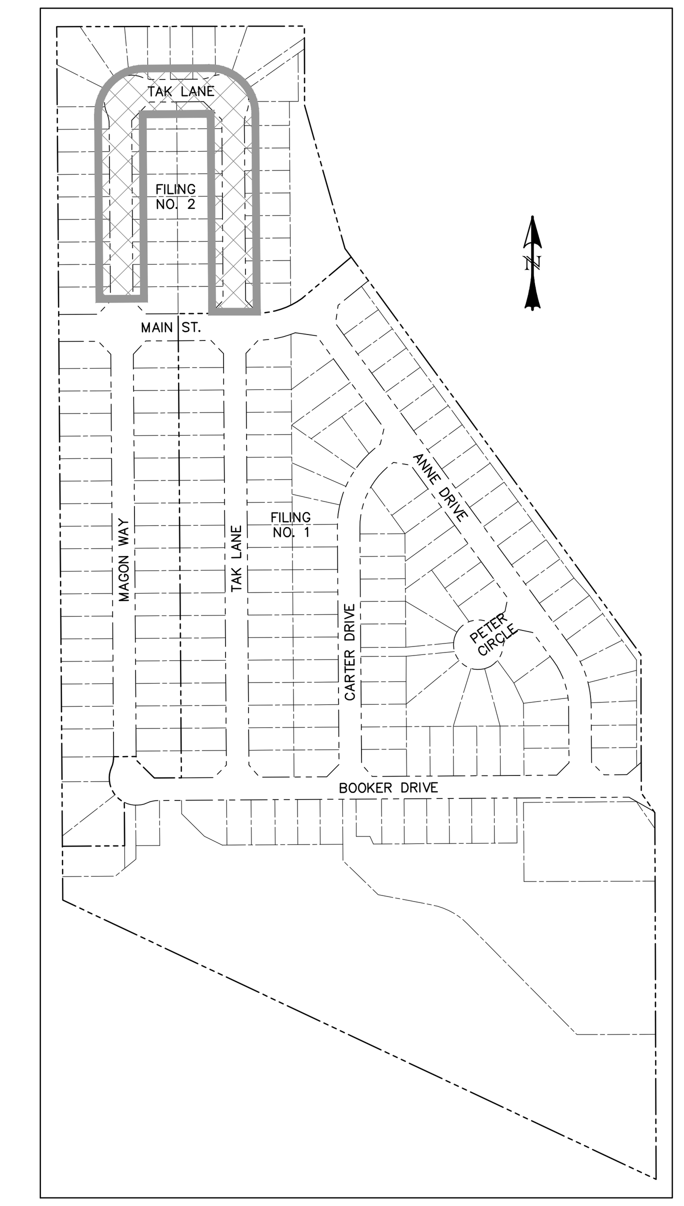
PEDESTRIAN RAMP DETAIL

SCALE: 1" = 10'



MAGON WAY -LOCAL

STA: 17+50 ~ 23+00



LOCATION MAP

SCALE: N.T.S.

***** FILING CONSTRUCTION NOTE:**

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* PED INTERSECTION RAMP (REF: SD 2–41 & SD 2–42)

** PARALLEL PED RAMP (REF: SD 2–50)

♦ STANDARD CROSSPAN (REF: SD 2–26)

POINT TABLE - CL

NUMBER	STATION	TYPE
1	15+98.00	PC
2	16+79.68	PT
3	18+25.68	PC
4	19+07.36	PT

LINE TABLE

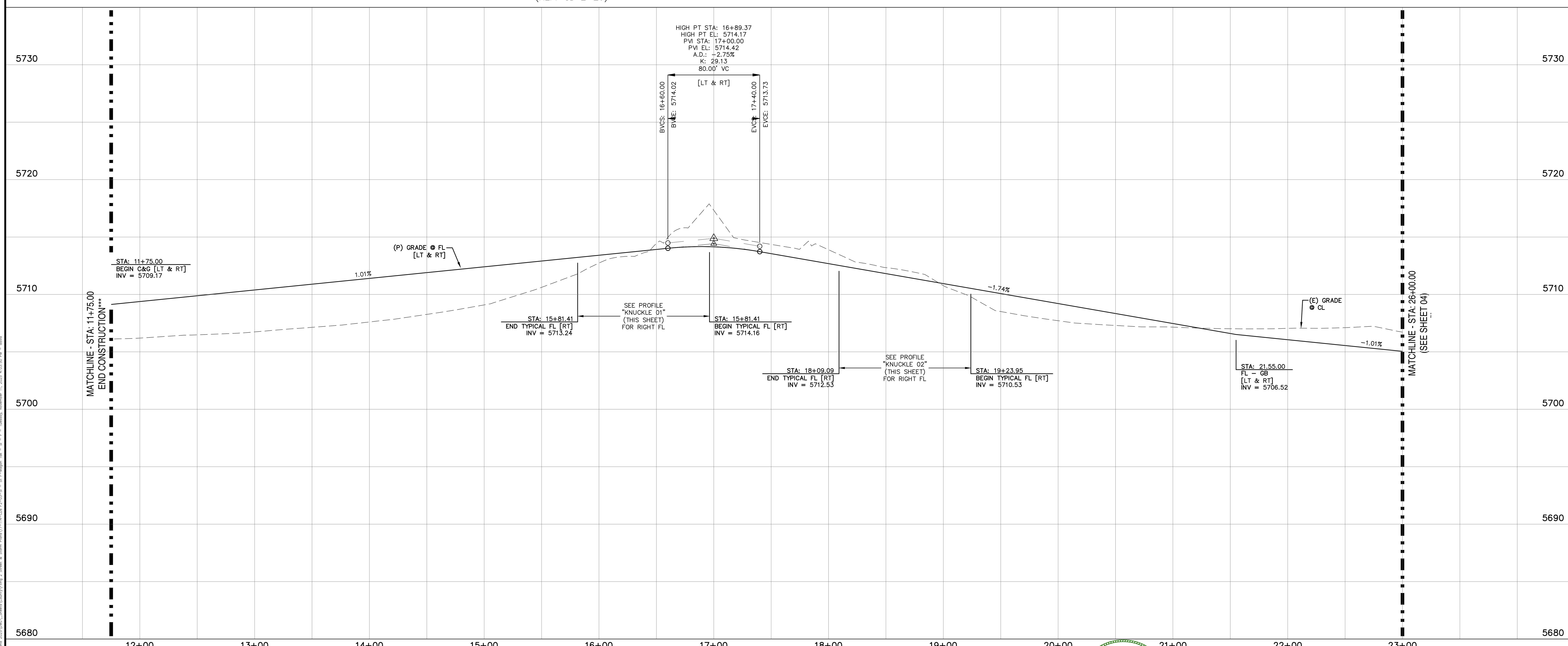
LINE	BEARING	DISTANCE
L2	N0° 24' 11"W	423.00
L3	S89° 35' 49"W	146.00
L4	S0° 24' 11"E	1425.04

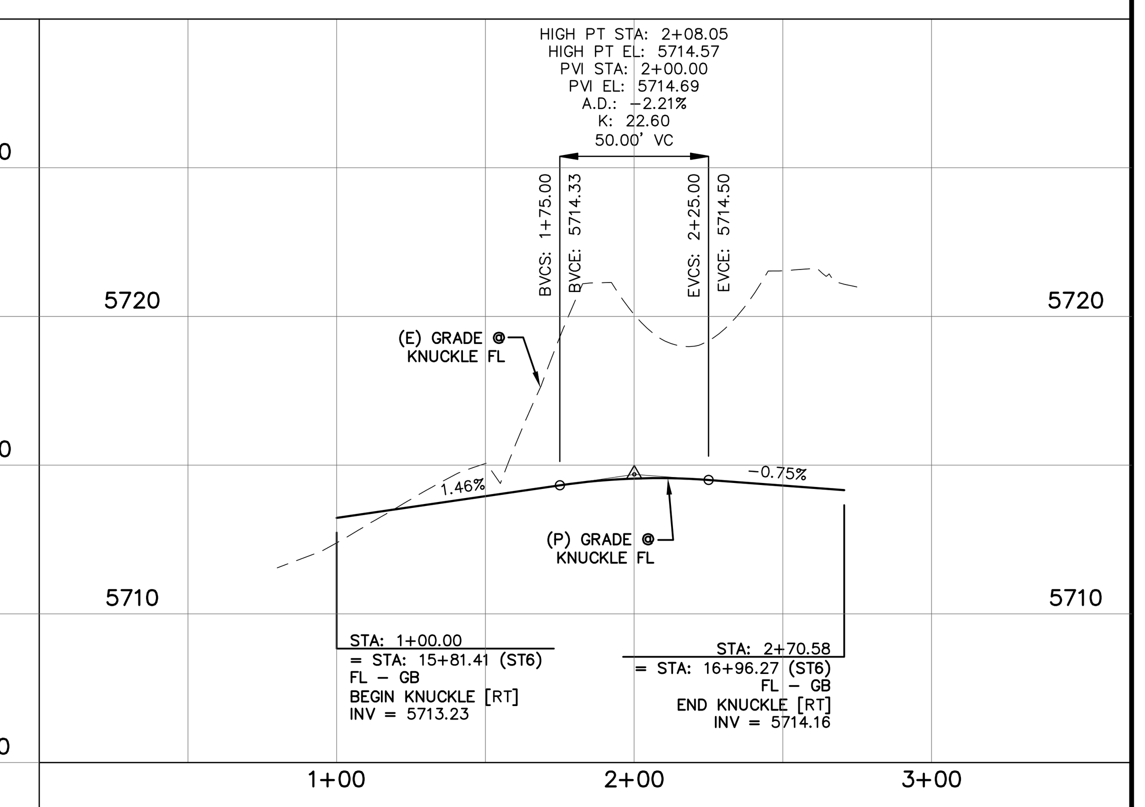
CURVE TABLE

CURVE	DELTA	RADIUS	LENGTH
C1	90°00'00"	52.00	81.68
C2	90°00'00"	52.00	81.68

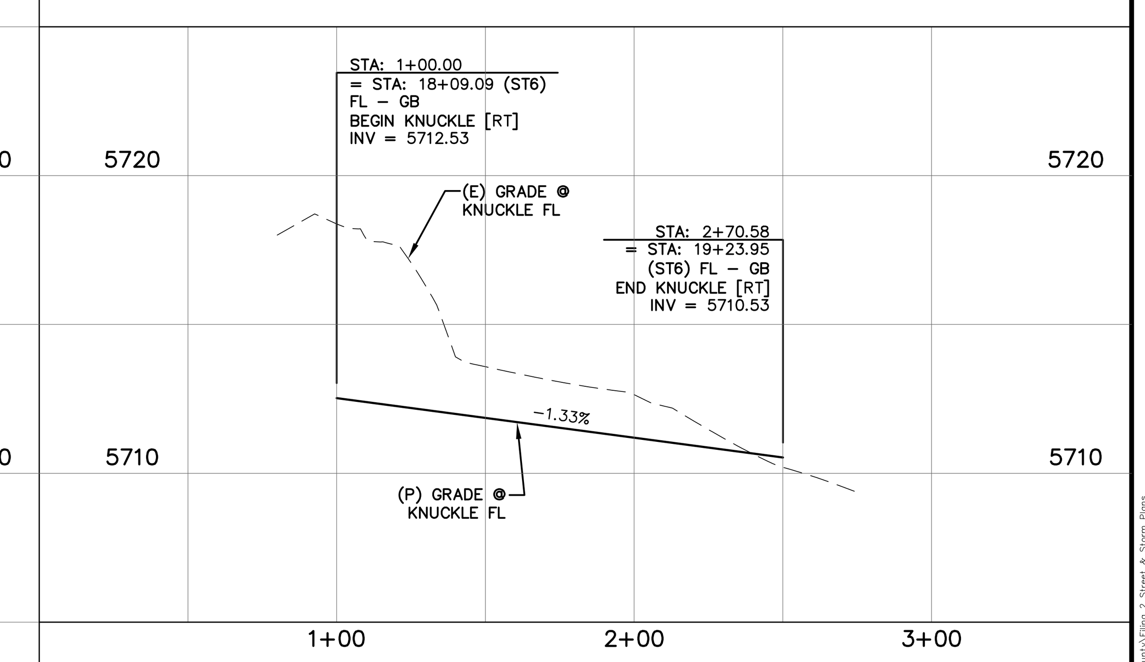
0 50 100

HORIZONTAL SCALE: 1" = 50'
VERTICAL SCALE: 1" = 5'





KNUCKLE 01



KNUCKLE 02

REV.	DESCRIPTION	DATE
1	ADDRRESS AGENCY COMMENTS	04/23/21
2	REVISED EPCO NOTES/SIGNATURE BLOCKS	8/1/25

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TAK LANE	= ST6
MAGON WAY	= ST7

PREPARED FOR:

AVATAR EQUITIES, LLC

6800 JERICHO TURNPIKE
SUITE 120W #204
SYOSSET, NY 11791

PREPARED UNDER MY DIRECT SUPERVISION FOR AND BEHALF OF CATAMOUNT ENGINEERING.

COLORADO LICENSED PROFESSIONAL ENGINEER DAVID L. MIJARES 40510

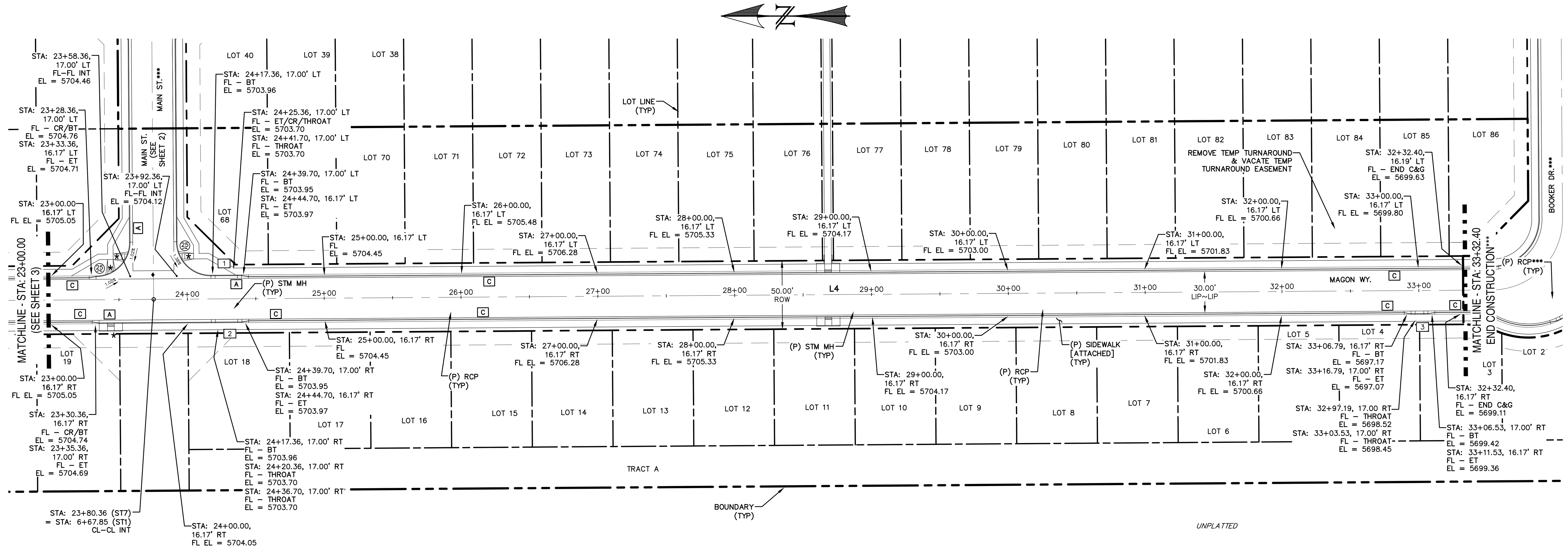
DAVID L. MIJARES, COLORADO PE #40510 — 10/19/20 DATE

CATAMOUNT ENGINEERING
321 W. HENRIETTA AVE PO BOX 221 WOODLAND PARK, CO 80866 (719)426-2124

RIVERBEND CROSSING
FILING NO. 2
TAK LANE & MAGON WAY
STREET IMPROVEMENT PLAN

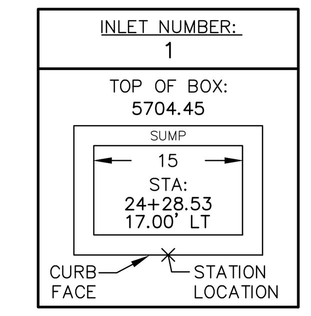
DESIGNED BY: MGP	DRAWN BY: MGP
SCALE: 1" = 50'	DATE: 03/24/21
JOB NUMBER	SHEET
17–114	3 OF 14

M:\Catamount Dropbox\Projects\25-440 Riverbend 2025\DWG_Sheets\County\Filing 2 Street & Storm Plans\17-114-CDs F2-03-SI – SI F-Magon Tak – SI – F – Tuesday, November 11, 2025 4:03:50 PM – david

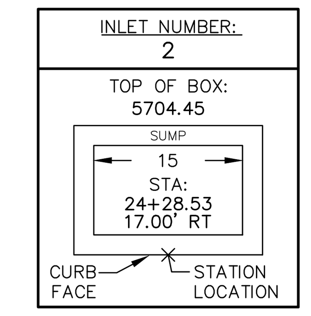


MAGON WAY - LOCAL
STA: 23+00 ~ 33+35

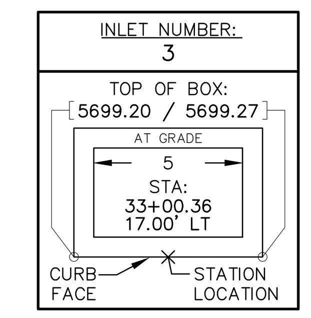
* PED INTERSECTION RAMP (REF: SD 2-41 & SD 2-42)
** PARALLEL PED RAMP (REF: SD 2-50)
◆ STANDARD CROSSPAN (REF: SD 2-26)



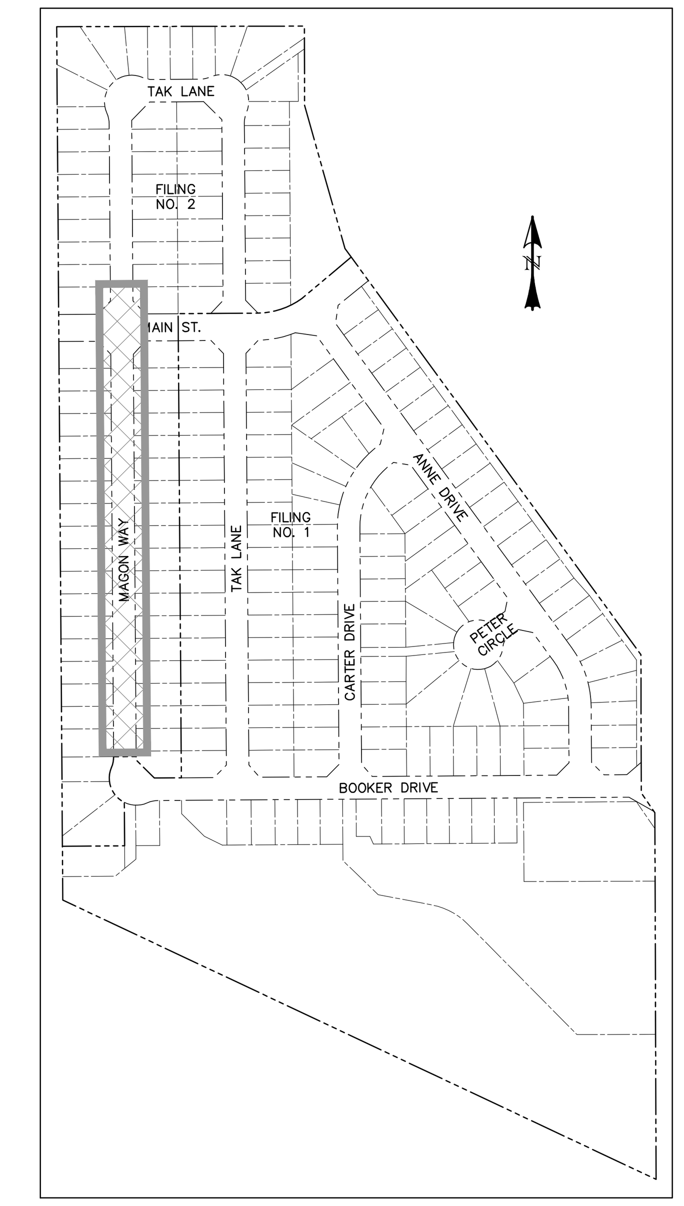
INLET DATA
SCALE: N.T.S.



INLET DATA
SCALE: N.T.S.



INLET DATA
SCALE: N.T.S.



LOCATION MAP
SCALE: N.T.S.

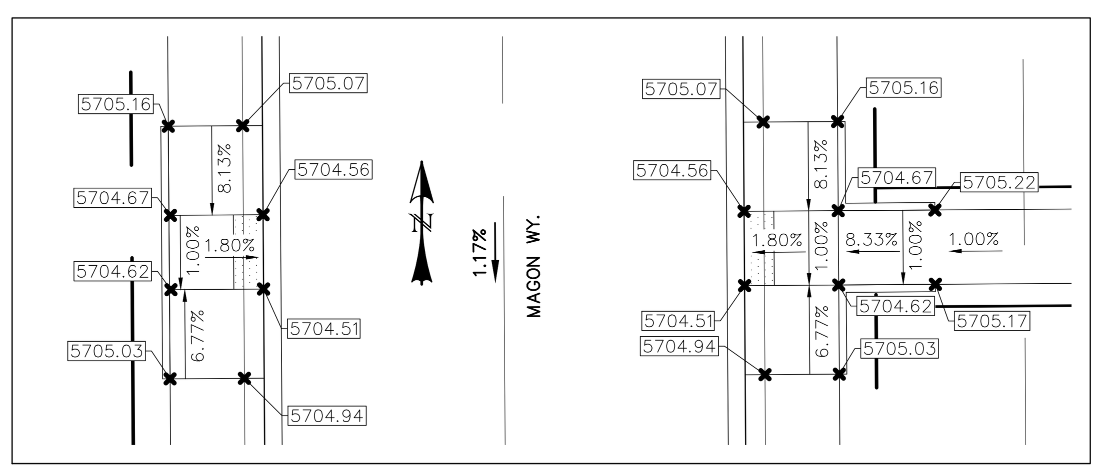
***** FILING CONSTRUCTION NOTE:**

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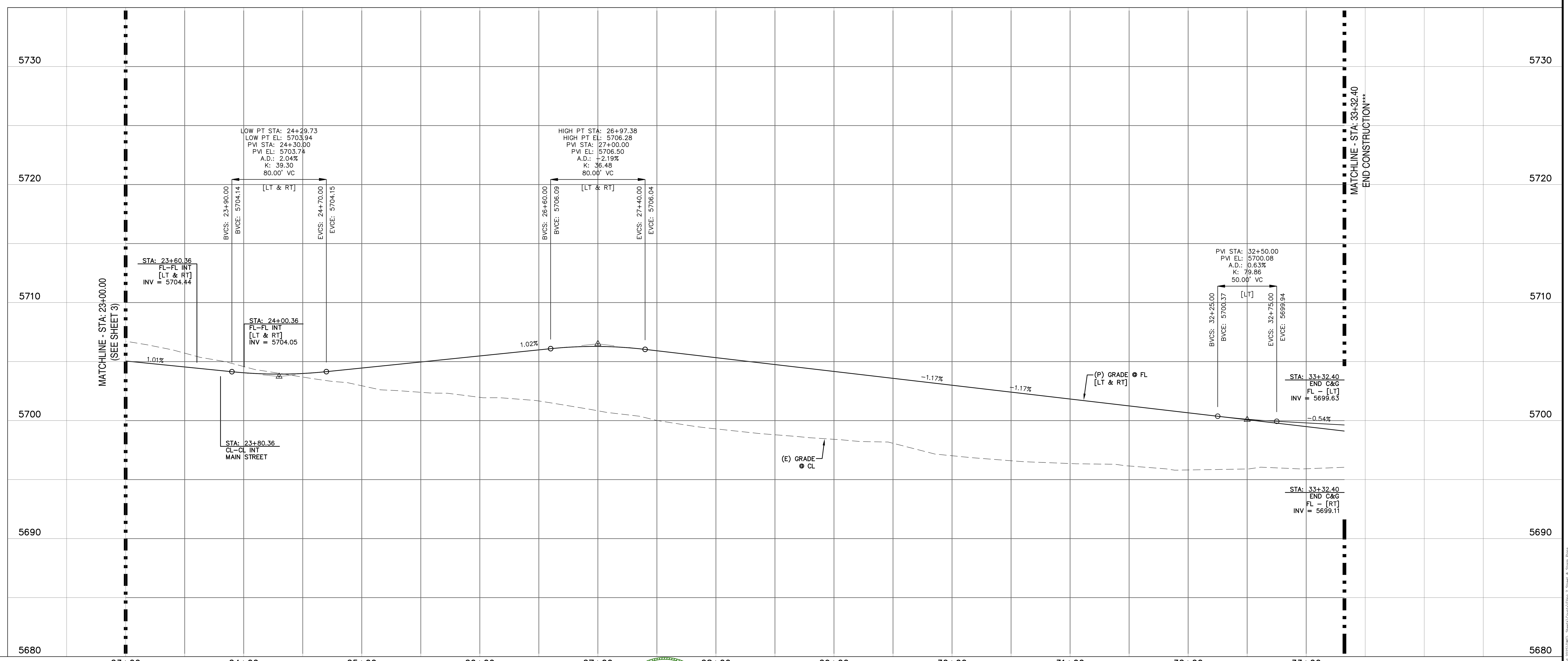
LINE TABLE		
LINE	BEARING	DISTANCE
L4	S0° 24' 11"E	1425.04

NOTE: SEE SHEET 2 FOR MAIN STREET & MAGON WAY PEDESTRIAN RAMP DETAILS.

0 50 100
HORIZONTAL SCALE: 1" = 50'
VERTICAL SCALE: 1" = 5'



PEDESTRIAN RAMP DETAIL
SCALE: 1" = 10'



REV.	DESCRIPTION	DATE
1	ADDRRESS AGENCY COMMENTS	04/23/21
2	REVISED EPCO NOTES/SIGNATURE BLOCKS	8/1/25

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6800 JERICHO TURNPIKE
SUITE 120W #204
SYOSSET, NY 11791

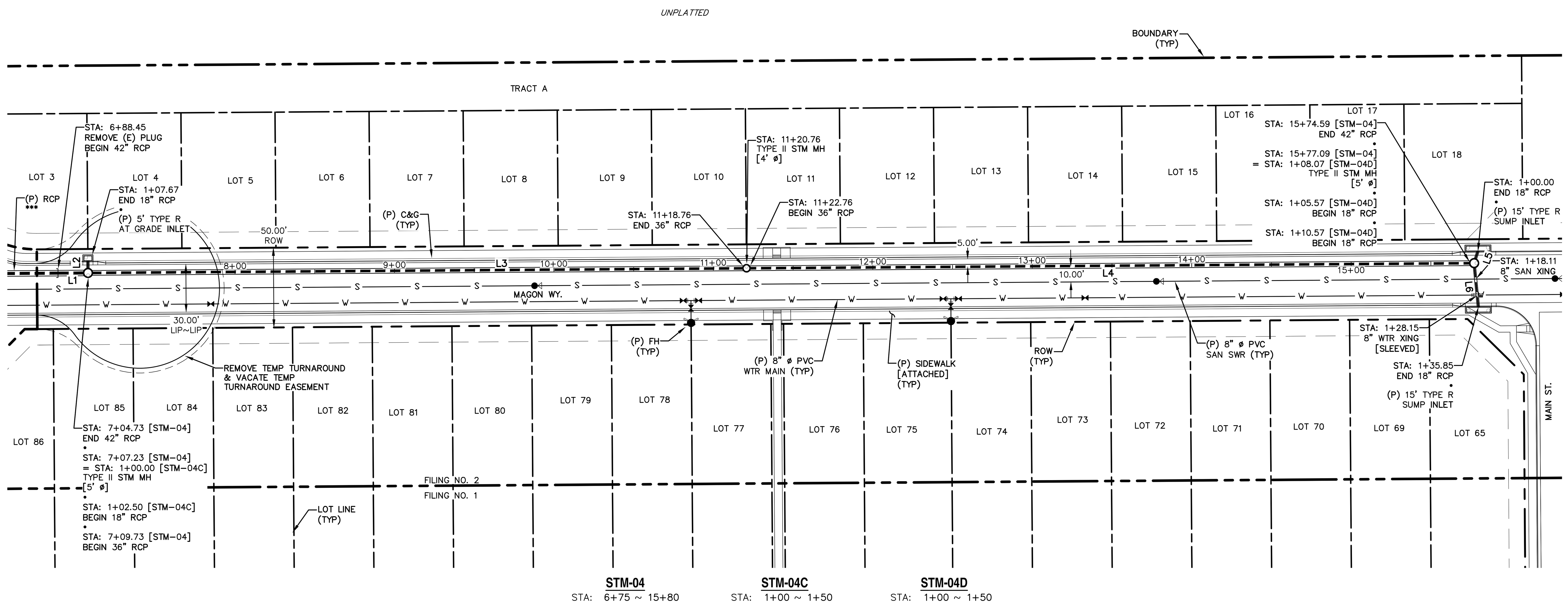
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COLORADO LICENSED PROFESSIONAL ENGINEER DAVID L. MIJARES 40510
DAVID L. MIJARES, COLORADO PE #40510 — DATE 10/19/20

CATAMOUNT ENGINEERING
321 W. HENRIETTA AVE PO BOX 221
WOODLAND PARK, CO 80866 (719)426-2124

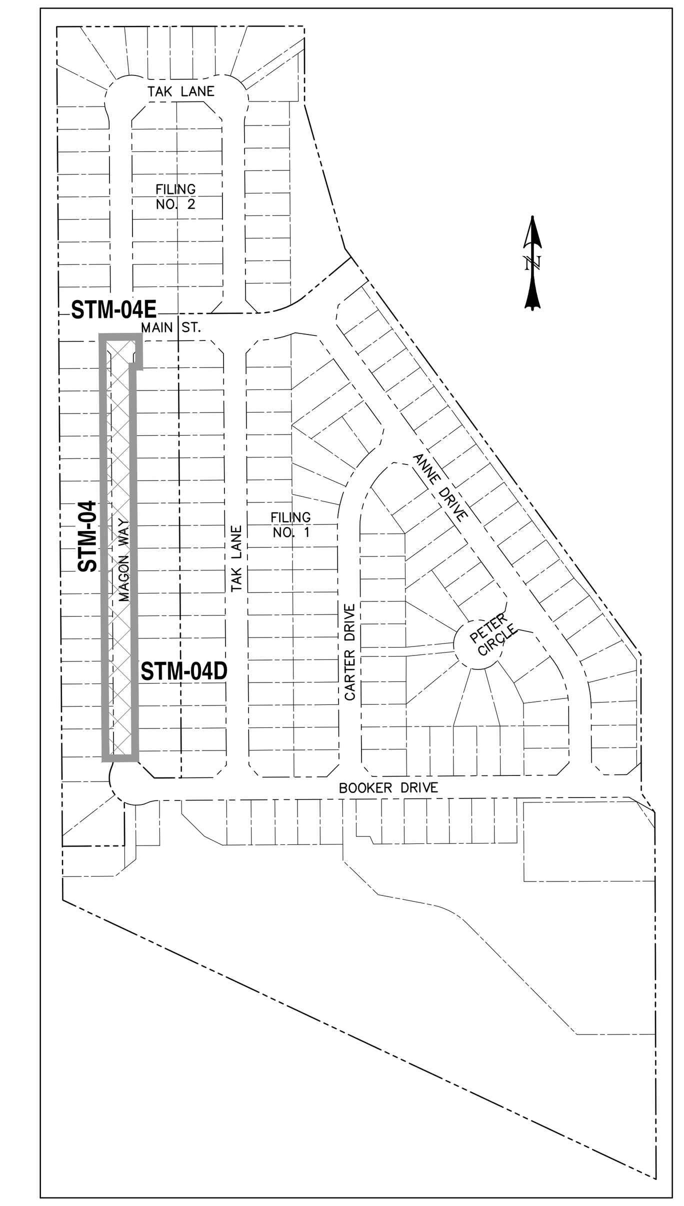
RIVERBEND CROSSING
FILING NO. 2
MAGON WAY
STREET IMPROVEMENT PLAN

DESIGNED BY: MGP	DRAWN BY: MGP
SCALE: 1" = 50'	DATE: 03/24/21
JOB NUMBER	SHEET
17-114	4 OF 14

M:\Catamount Dropbox\Projects\25-440 Riverbend 2025\DWG_Sheets\County\Filing 2 Street & Storm Plans\17-114-CDs F2-04-SI - SI F-Magon - SI - F - Tuesday, November 11, 2025 4:04:10 PM - david



LINE TABLE		
LINE	BEARING	DISTANCE
L1	N0° 24' 11"W	16.28
L2	S89° 35' 49"W	5.17
L3	N0° 24' 11"W	408.50
L4	N0° 24' 11"W	451.83
L5	N72° 20' 59"W	5.57
L6	N84° 26' 04"E	25.28


LOCATION MAP
SCALE: N.T.S.

***** FILING CONSTRUCTION NOTE:**

SEE "RIVERBEND COMMONS FILING NO. 1 STREETS, STORM SEWER, AND SIGNAGE AND STRIPING" CONSTRUCTION PLANS BY CATAMOUNT ENGINEERING.

0 50 100
HORIZONTAL SCALE: 1" = 50'
VERTICAL SCALE: 1" = 5'



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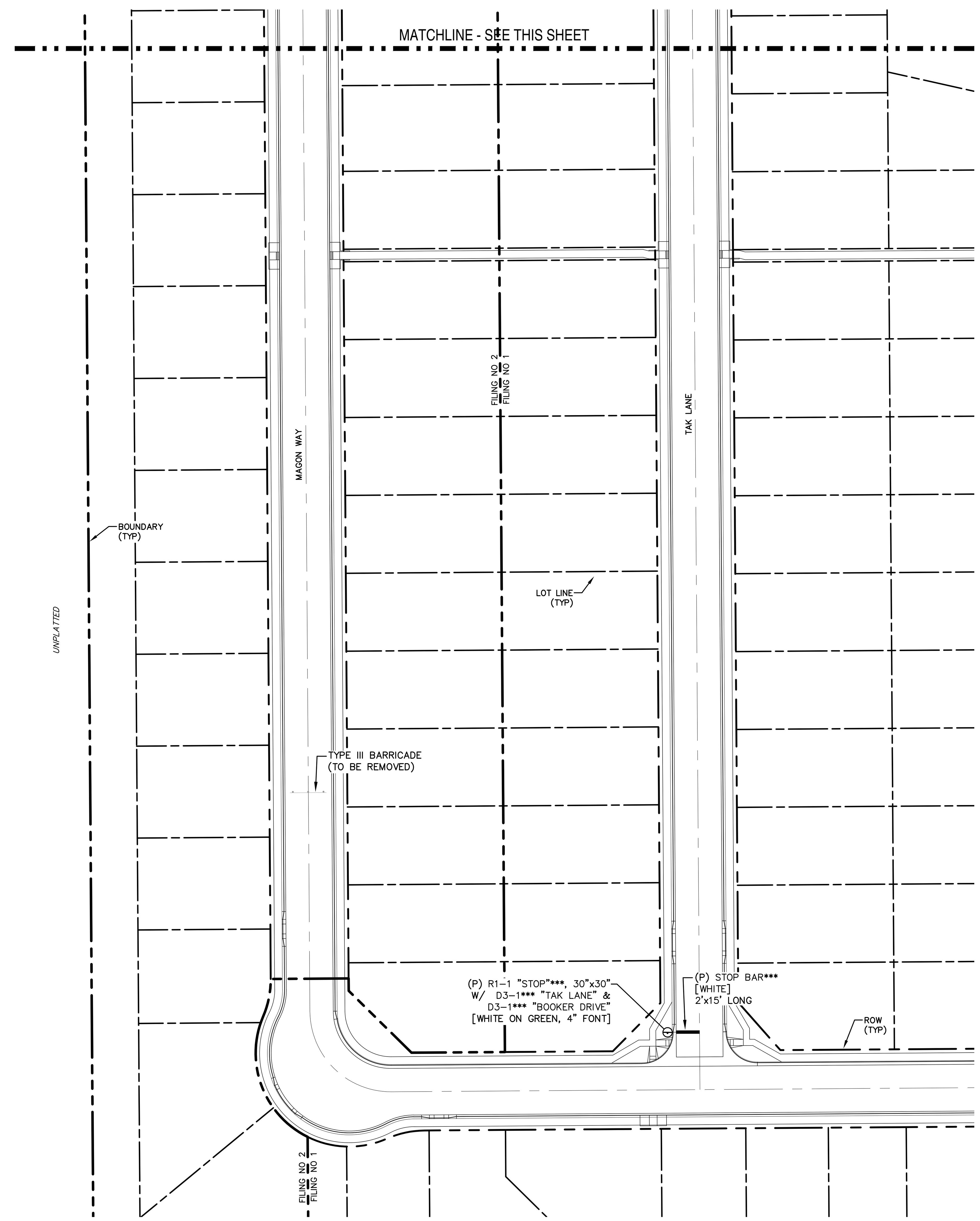
PREPARED UNDER MY DIRECT SUPERVISION FOR AND BEHALF OF CATAMOUNT ENGINEERING.
COLORADO LICENSED DAVID L. MIJARES 40510 PROFESSIONAL ENGINEER
DAVID L. MIJARES, COLORADO PE #40510 — DATE 10/19/20

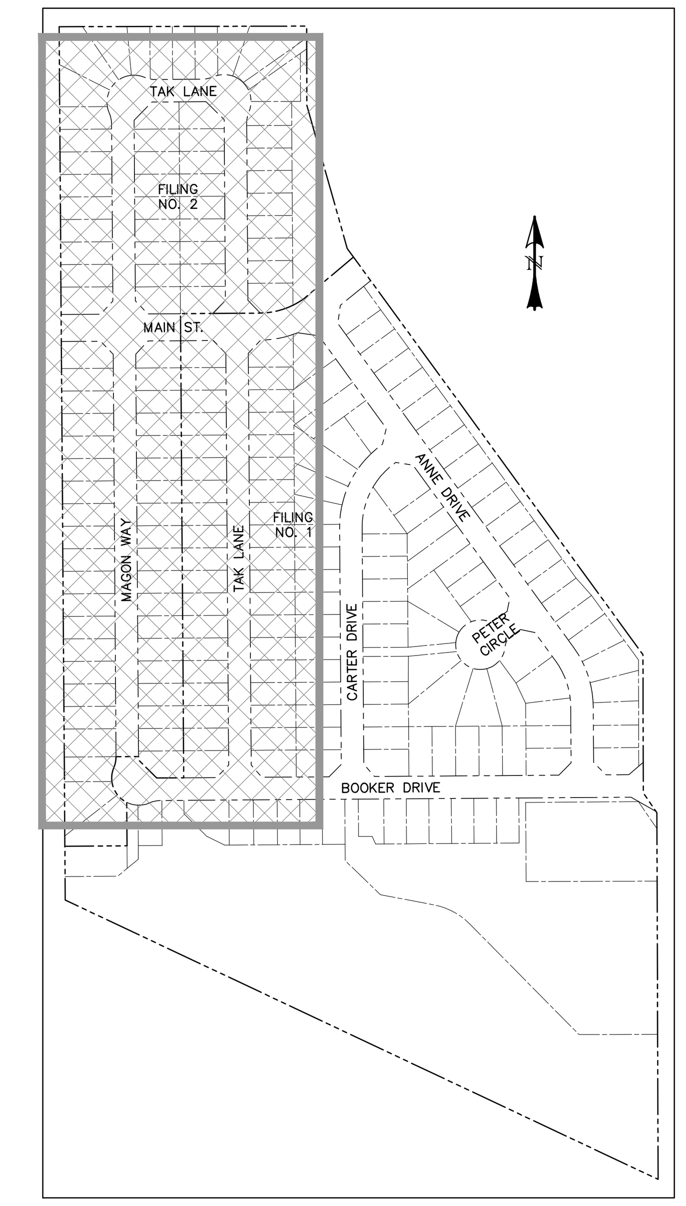
CATAMOUNT ENGINEERING
321 W. HENRIETTA AVE, PO BOX 221, WOODLAND PARK, CO 80866, (719)426-2124

RIVERBEND CROSSING
FILING NO. 2
STORM SEWER
PLAN & PROFILE

DESIGNED BY: MGP	DRAWN BY: MGP
SCALE: 1" = 50'	DATE: 03/24/21
JOB NUMBER	SHEET
17-114	5 OF 14







LOCATION MAP
SCALE: N.T.S.

0 50 100
SCALE: 1" = 50'

SIGNAGE & STRIPING NOTES:

1. ALL SIGNS AND PAVEMENT MARKINGS SHALL BE IN COMPLIANCE WITH THE CURRENT MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD).
2. REMOVAL OF EXISTING PAVEMENT MARKINGS SHALL BE ACCOMPLISHED BY A METHOD THAT DOES NOT MATERIALLY DAMAGE THE PAVEMENT. THE PAVEMENT MARKINGS SHALL BE REMOVED TO THE EXTENT THAT THEY WILL NOT BE VISIBLE UNDER DAY OR NIGHT CONDITIONS. AT NO TIME WILL IT BE ACCEPTABLE TO PAINT OVER EXISTING PAVEMENT MARKINGS.
3. ANY DEVIATION FROM THE STRIPING AND SIGNING PLAN SHALL BE APPROVED BY EL PASO COUNTY DEVELOPMENT SERVICES.
4. ALL SIGNS SHOWN ON THE SIGNING AND STRIPING PLAN SHALL BE NEW SIGNS. EXISTING SIGNS MAY REMAIN OR BE REUSED IF THEY MEET CURRENT EL PASO COUNTY AND MUTCD STANDARDS.
5. STREET NAME AND REGULATORY STOP SIGNS SHALL BE ON THE SAME POST AT INTERSECTIONS.
6. ALL REMOVED SIGNS SHALL BE DISPOSED OF IN A PROPER MANNER BY THE CONTRACTOR.
7. ALL STREET NAME SIGNS SHALL HAVE "C" SERIES LETTERS, WITH LOCAL ROADWAY SIGNS BEING 4" UPPER-LOWER CASE LETTERING ON 8" BLANK AND NON-LOCAL ROADWAY SIGNS BEING 6" LETTERING, UPPER-LOWER CASE ON 12" BLANK, WITH ½" 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 ½" WHITE BORDER THAT IS NOT RECESSED.
8. ALL TRAFFIC SIGNS SHALL HAVE A MINIMUM HIGH INTENSITY PRISMATIC GRADE SHEETING.
9. ALL LOCAL RESIDENTIAL STREET SIGNS SHALL BE MOUNTED ON A 1.75" X 1.75" SQUARE TUBE SIGN POST AND STUB POST BASE. FOR OTHER APPLICATIONS, REFER TO THE CDOT STANDARD S-614-8 REGARDING USE OF THE P2 TUBULAR STEEL POST SLIPBASE DESIGN.
10. ALL SIGNS SHALL BE SINGLE SHEET ALUMINUM WITH 0.100" MINIMUM THICKNESS.
11. ALL LIMIT LINES/STOP LINES, CROSSWALK LINES, PAVEMENT LEGENDS, AND ARROWS SHALL BE A MINIMUM 125 MIL THICKNESS PREFORMED THERMOPLASTIC PAVEMENT MARKINGS WITH TAPERED LEADING EDGES PER CDOT STANDARD S-627-1. WORD AND SYMBOL MARKINGS SHALL BE THE NARROW TYPE. STOP BARS SHALL BE 24" IN WIDTH. CROSSWALKS LINES SHALL BE 12" WIDE AND 8' LONG PER CDOT S-627-1.
12. ALL LONGITUDINAL LINES SHALL BE A MINIMUM 15MIL THICKNESS EPOXY PAINT. ALL NON-LOCAL RESIDENTIAL ROADWAYS SHALL INCLUDE BOTH RIGHT AND LEFT EDGE LINE STRIPING AND ANY ADDITIONAL STRIPING AS REQUIRED BY CDOT S-627-1.
13. THE CONTRACTOR SHALL NOTIFY EL PASO COUNTY DEVELOPMENT SERVICES (719) 520-6819 PRIOR TO AND UPON COMPLETION OF SIGNING AND STRIPING.
14. THE CONTRACTOR SHALL OBTAIN A WORK IN THE RIGHT OF WAY PERMIT FROM THE EL PASO COUNTY PUBLIC SERVICE DEPARTMENT (PSD) PRIOR TO ANY SIGNAGE OR STRIPING WORK WITHIN AN EXISTING EL PASO COUNTY ROADWAY.

LEGEND

EXISTING	(E)
PROPOSED	(P)
CURB AND GUTTER	C&G

***** FILING CONSTRUCTION NOTE:**

SEE "RIVERBEND COMMONS FILING NO. 1 STREETS, STORM SEWER, AND SIGNAGE AND STRIPING" CONSTRUCTION PLANS BY CATAMOUNT ENGINEERING.

REV.	DESCRIPTION	DATE
1	ADDRRESS AGENCY COMMENTS	04/23/21
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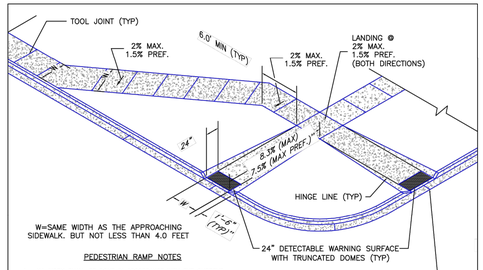
PREPARED UNDER MY DIRECT SUPERVISION FOR AND BEHALF OF CATAMOUNT ENGINEERING.
COLORADO LICENSED PROFESSIONAL ENGINEER DAVID L. MIJARES 40510
DAVID L. MIJARES, COLORADO PE #40510 — DATE 10/19/20

CATAMOUNT ENGINEERING
321 W. HENRIETTA AVE, PO BOX 221, WOODLAND PARK, CO 80866, (719)426-2124

RIVERBEND CROSSING
FILING NO. 2
SIGNAGE & STRIPING PLAN

DESIGNED BY: MGP	DRAWN BY: MGP
SCALE: 1" = 50'	DATE: 03/24/21
JOB NUMBER	SHEET
17-114	6 OF 14

M:\Catamount Dropbox\Projects\25-440 Riverbend 2025\DWG_Sheets\County\Filing 2 Street & Storm Plans\17-114-CDs F2-06-SiStr -- Sign-Stripe -- Tuesday, November 11, 2025 4:04:34 PM -- david



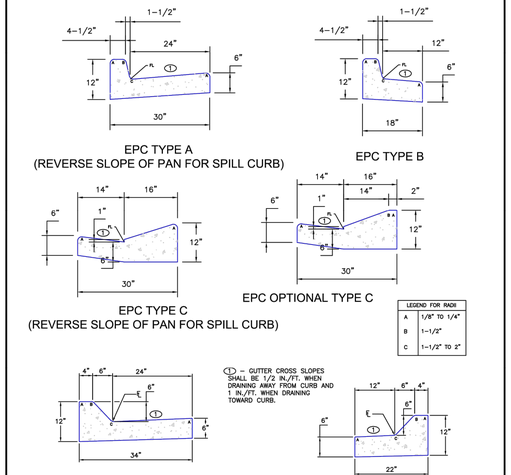
PEDESTRIAN RAMP NOTES

1. ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE CURRENT ENGINEERING CRITERIA MANUAL AND ADA REQUIREMENTS.
2. CONTRACTOR TO NOTIFY ENGINEERING DIVISION INSPECTION STAFF 48 HOURS PRIOR TO CONCRETE PLACEMENT.
3. PEDESTRIAN CURB RAMP CONSTRUCTION SHALL BE A MINIMUM 4,500 PSI CONCRETE, MINIMUM 4" THICK, NON-COLORED, NON-SCORED, COARSE BROOM FINISH.
4. PEDESTRIAN CURB RAMP LOCATION AND LENGTH MAY REQUIRE MODIFICATION TO MAINTAIN THE 8.3% MAXIMUM RUNNING RAMP SLOPE DUE TO STREET INTERSECTION GRADES AND/OR ALIGNMENTS. SEE ECM SECTION 6.3.6 FOR PEDESTRIAN PUSHBUTTON LOCATION REQUIREMENTS.
5. DETECTABLE WARNING SURFACE SHALL START A MINIMUM OF 6" BUT NOT MORE THAN 8" FROM THE FLOWLINE OF THE CURB AT ANY POINT.
6. DETECTABLE WARNING SURFACE SHALL BE PREFABRICATED, CAST IRON (PATINA NATURAL FINISH) AND IN ACCORDANCE WITH ECM CHAPTER 6 AND SD_2-42. THERMOPLASTIC TRUNCATED DOMES AND PAVERS WILL NOT BE ACCEPTED.
7. THE DETECTABLE WARNING SURFACE SHALL BE 24" IN LENGTH AND THE FULL WIDTH OF THE RAMP.
8. PEDESTRIAN CURB RAMP WIDTH REQUIRED IS SAME AS APPROACHING SIDEWALK, 4' MINIMUM.
9. ALL PEDESTRIAN CURB RAMPS WILL BE PERPENDICULAR TO TRAFFIC WITH THE EXCEPTION OF MID-BLOCK OR TERMINAL RAMPS WHICH MAY BE PARALLEL, SUBJECT TO APPROVAL.
10. DRAINAGE STRUCTURES, TRAFFIC SIGNAL/SIGNAGE, UTILITIES/JUNCTION BOXES, OR OTHER OBSTRUCTIONS WITHIN PROPOSED PEDESTRIAN CURB RAMP AREAS AND LANDINGS ARE PROHIBITED.
11. THE COUNTER SLOPE OF THE GUTTER OR ROAD AT THE FOOT OF A RAMP SHALL NOT EXCEED 5%.

GENERAL NOTES

1. WHERE THE 1'-6" FLARED SIDE(S) OF A PERPENDICULAR CURB RAMP IS (ARE) CONTIGUOUS WITH A PEDESTRIAN OR HARD SURFACE AREA (PEDESTRIAN CIRCULATION PATH), THE MAXIMUM FLARE SLOPE SHALL NOT EXCEED 10:1.
2. PEDESTRIAN WALKWAY (PEDESTRIAN ACCESS ROUTE) AND/OR LOCATION OF EXISTING OR FUTURE PEDESTRIAN RAMPS ON OPPOSITE CORNERS SHALL BE REVIEWED BEFORE CONSTRUCTING NEW RAMPS.
3. AT MARKED PEDESTRIAN CROSSINGS, THE BOTTOM OF THE RAMPS, EXCLUSIVE OF THE FLARE SIDES, SHALL BE TOTALLY CONTAINED WITHIN THE MARKINGS.

6/23/20	Pedestrian Curb Ramp Detail	
DATE APPROVED:	Standard Drawing	
Jennifer E. Irvine	REVISION DATE: 6/23/20	FILE NAME: SD_2-41
DEPARTMENT OF PUBLIC WORKS		



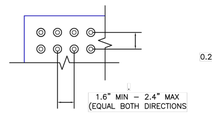
① – GUTTER CROSS SLOPES SHALL BE 1/2 IN./FT. WHEN DRAINING AWAY FROM CURB AND 1 IN./FT. WHEN DRAINING TOWARD CURB.

NOTE: SIDEWALK/CURB & GUTTER SHALL NOT BE POURED MONOLITHICALLY

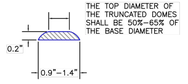
SCALE: NOT TO SCALE

6/23/20	Typical Curb and Gutter Details	
DATE APPROVED:	Standard Drawing	
Joshua J. Palmer	REVISION DATE: 7/18/23	FILE NAME: SD_2-20
DEPARTMENT OF PUBLIC WORKS		

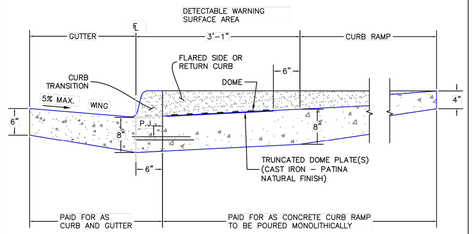
TRUNCATED DOME DETAILS



DOME SPACING



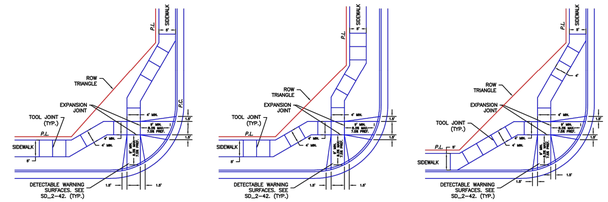
ELEVATION VIEW



P.J.= PERMISSABLE JOINT WITH EPOXY-COATED DEFORMED NO. 4 BARS CONFORMING TO AASHTO M 284 AT 18 IN. SPACING

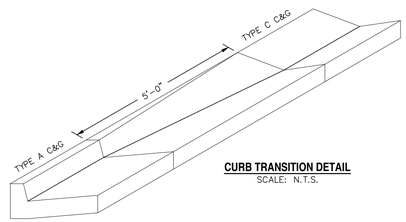
SIDE CROSS SECTION VIEW OF DETECTABLE WARNING SURFACE, CURB AND GUTTER

6/23/20	Detectable Warning Surface Details	
DATE APPROVED:	Standard Drawing	
Jennifer E. Irvine	REVISION DATE: 6/23/20	FILE NAME: SD_2-42
DEPARTMENT OF PUBLIC WORKS		



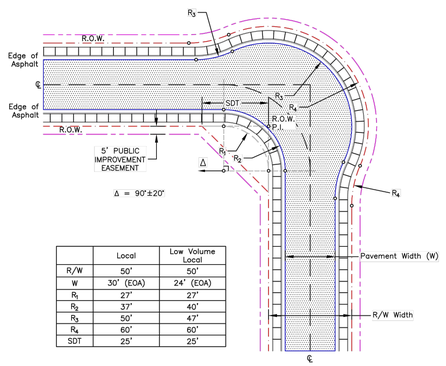
SCALE: NOT TO SCALE

6/23/20	Pedestrian Curb Ramp Detail	
DATE APPROVED:	Standard Drawing	
Jennifer E. Irvine	REVISION DATE: 6/23/20	FILE NAME: SD_2-40
DEPARTMENT OF PUBLIC WORKS		



CURB TRANSITION DETAIL
SCALE: N.T.S.

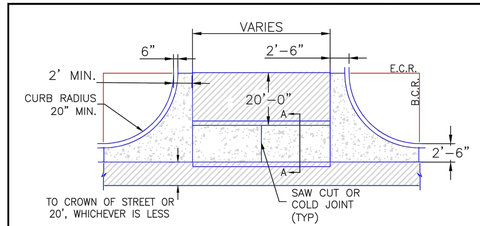
URBAN LOCAL & LOW-VOLUME LOCAL KNUCKLE DETAILS



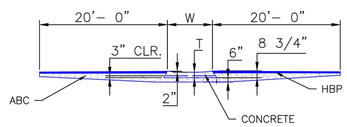
	Local	Low Volume Local
R/W	50'	50'
W	30' (EOA)	24' (EOA)
R_1	27'	27'
R_2	37'	40'
R_3	50'	47'
R_4	60'	60'
SDT	25'	25'

SDT = SIGHT DISTANCE TRIANGLE
DESIGN SPEED = 15 MPH

7/9/09	Urban Local & Low-Volume Local Knuckle	
DATE APPROVED:	Standard Drawing	
Joshua J. Palmer	REVISION DATE: 7/18/23	FILE NAME: SD_2-77
DEPARTMENT OF PUBLIC WORKS		



PLAN VIEW



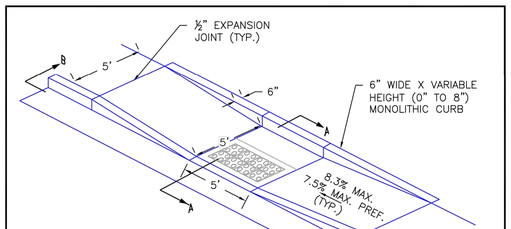
SECTION A–A

NOTES

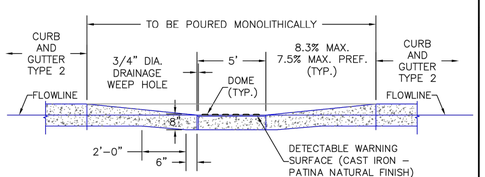
1. W – WIDTH SHALL BE 6' FOR LOCAL, 8' FOR COLLECTORS, AND 10' FOR ARTERIAL ROADS.
2. T – SQUARED-OFF RETURN TO BE POURED MONOLITHICALLY, 8" PCC FOR LOCAL ROADS, 9" FOR COLLECTORS WITH 6x6 – 4.4 W.W.F. OR #4 REINFORCING BAR @ 18" EACH WAY.
3. ▨ = 3" MINIMUM ASPHALT DEPTH (2 LIFTS).
4. DESIGN TO SPECIFY ELEVATIONS AT PI AND PCR.

SCALE: NOT TO SCALE

8/11/11	Typical Cross Pan Layout Detail	
DATE APPROVED:	Standard Drawing	
André P. Brackin	REVISION DATE: 12/8/15	FILE NAME: SD_2-26
DEPARTMENT OF TRANSPORTATION		



SECTION A–A



SECTION B–B

SCALE: NOT TO SCALE

6/23/20	Parallel Pedestrian Curb Ramp Detail	
DATE APPROVED:	Standard Drawing	
Jennifer E. Irvine	REVISION DATE: 6/23/20	FILE NAME: SD_2-50
DEPARTMENT OF PUBLIC WORKS		

REV.	DESCRIPTION	DATE
1	ADDRESS AGENCY COMMENTS	04/23/21
2	REVISED EPCO NOTES/SIGNATURE BLOCKS	8/1/25

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PREPARED FOR:
AVATAR EQUITIES, LLC
6800 JERICHO TURNPIKE
SUITE 120W #204
SYOSSET, NY 11791

PREPARED UNDER THE DIRECT SUPERVISION OF AND FOR AND BEHALF OF CATAMOUNT ENGINEERING.
DAVID L. MIJARES, COLORADO P.E. #40510
10/19/20 DATE

CATAMOUNT ENGINEERING
321 W. HENRIETTA AVE PO BOX 221 WOODLAND PARK, CO 80866 (719)425-2124

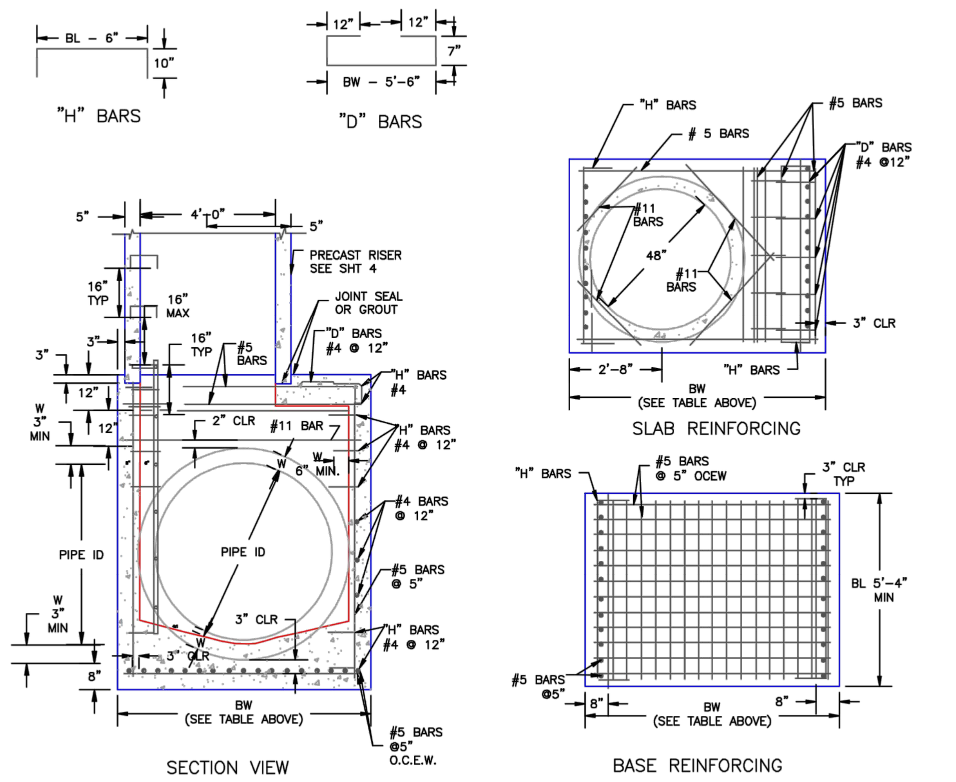
RIVERBEND CROSSING FILING NO. 2

DETAIL SHEET

DESIGNED BY: MGP	DRAWN BY: MGP
SCALE: VARIES	DATE: 03/24/21
JOB NUMBER 17-114	SHEET 7 OF 14

P:\EDM\July_2022_Edits\SD_2-77.dwg, Port, 7/27/2023 10:37:47 AM, dohnorton, Supersedes All Previously Dated Sets

P:\EDM\July_2022_Edits\SD_2-20.dwg, Layout1, 7/27/2023 10:37:45 AM, dohnorton, Supersedes All Previously Dated Sets



PIPE ID	BW
48" AND SMALLER	6'-4"
54"	6'-10"
60" AND LARGER	OD + 16"

NOTES

1. TYPE I MANHOLE SHALL BE USED WHEN APPROPRIATE AND TYPICALLY FOR PIPE SIZES LARGER THAN 30 INCHES I.D..

2. VIEW AND DETAILS SHOWN ARE TYPICAL FOR STRAIGHT THROUGH DESIGN ONLY. DESIGN ENGINEER SHALL DETERMINE MANHOLE BASE CONFIGURATION AND DIMENSIONS FOR PARTICULAR PIPE SIZES AND ALIGNMENT.

3. EITHER LADDER OR STEPS SHALL BE INSTALLED WHEN MANHOLE DEPTH EXCEEDS 30". LOWEST STEP SHALL BE BE A MAXIMUM OF 16" ABOVE THE FLOOR.

4. FLOOR OF THE MANHOLE SHALL BE TROWELLED TO A SMOOTH, HARD SURFACE AND SHALL SLOPE TOWARDS THE OUTLET (8:1 MAX., ½" PER FT. MIN). FLOOR SHALL BE SHAPED AND CHANNELED; SEE SD_3-2 FOR TYPICAL CHANNEL DETAILS.

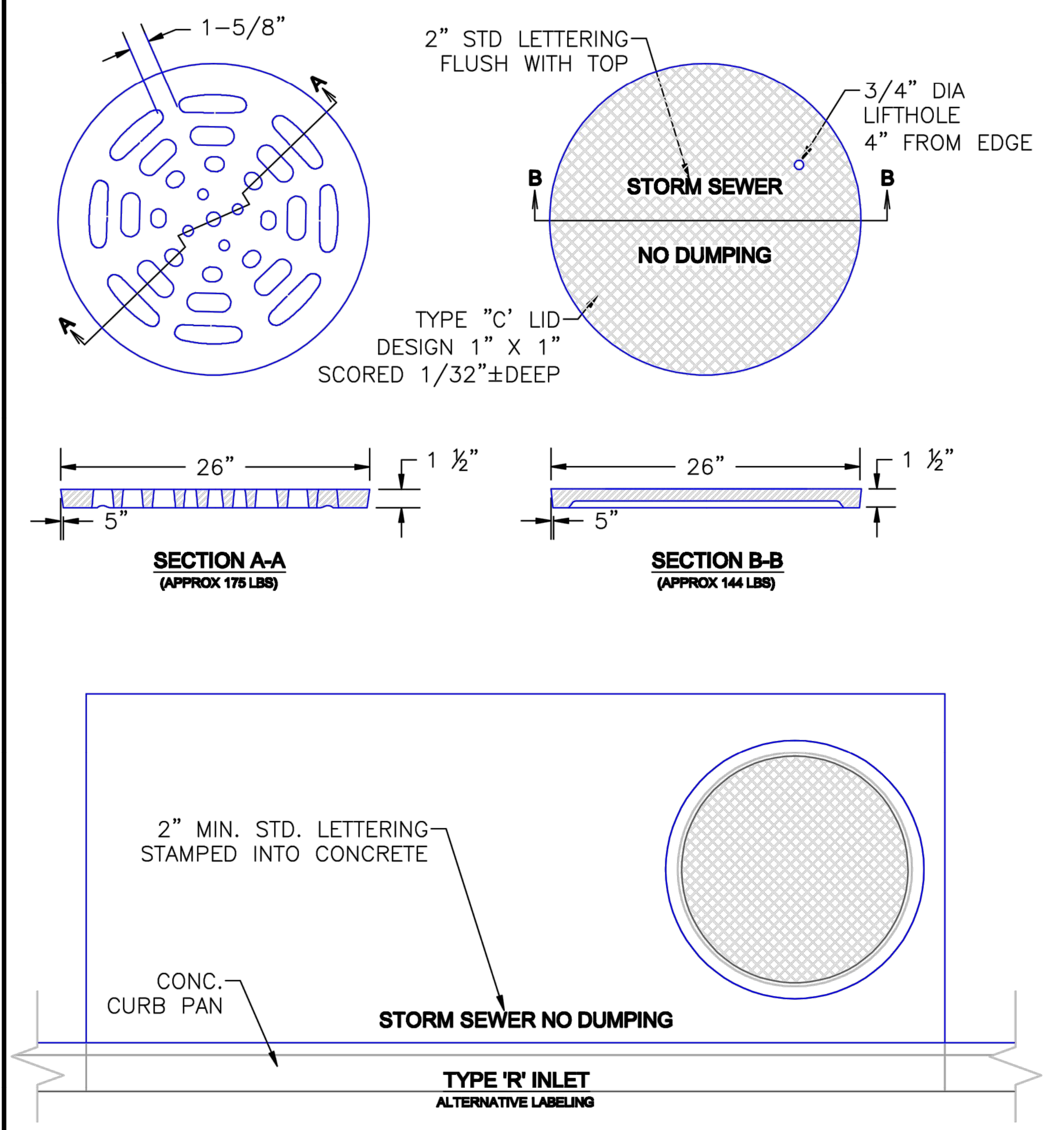
SCALE: NOT TO SCALE

7/9/09
DATE APPROVED:
André Brackin
DEPARTMENT OF TRANSPORTATION

Storm Sewer Manhole Detail
Type I
Standard Drawing

REVISION DATE: 7/9/09 | FILE NAME: SD_3-1

EL PASO COUNTY DEPARTMENT OF TRANSPORTATION



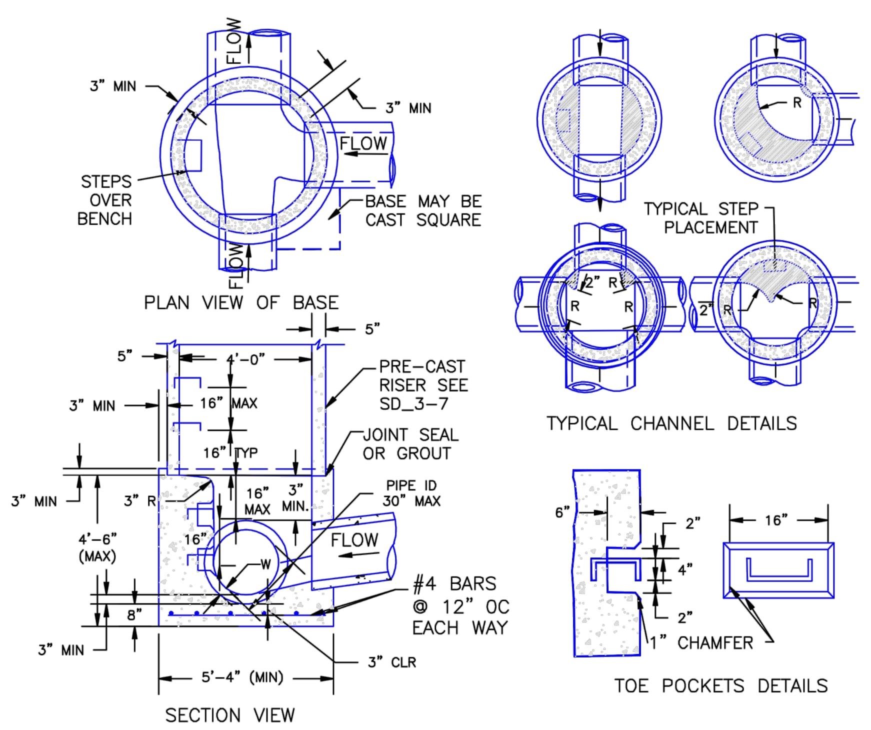
SCALE: NOT TO SCALE

9/16/10
DATE APPROVED:
André P. Brackin
DEPARTMENT OF TRANSPORTATION

Storm Sewer Manhole
Details
Standard Drawing

REVISION DATE: 9/16/10 | FILE NAME: SD_3-5

EL PASO COUNTY DEPARTMENT OF TRANSPORTATION



NOTES

1. TYPE II MANHOLES SHALL BE USED WHEN APPROPRIATE AND TYPICALLY WHEN THE PIPE SIZES ARE 30" OR LESS INSIDE DIAMETER.

2. VIEW AND DETAILS ARE TYPICAL. DESIGN ENGINEER SHALL DETERMINE MANHOLE BASE CONFIGURATION AND DIMENSIONS FOR PARTICULAR PIPE SIZES AND ALIGNMENT.

3. EITHER LADDER OF STEPS SHALL BE INSTALLED WHEN MANHOLE DEPTH EXCEEDS 30". STEPS IN BASE SHALL BE INSTALLED IN "TOE POCKETS" (SEE DETAIL THIS SHEET). LOWEST STEP SHALL BE A MAXIMUM OF 16" ABOVE THE FLOOR.

4. PIPES SHALL BE TRIMMED TO FINAL SHAPE AND SET BEFORE MANHOLE IS POURED.

5. BENCH SHALL BE SLOPED TOWARD CENTER OF MANHOLE BASE (4:1 MAX., ½" PER FOOT. MIN.).

6. FLOOR OF MANHOLE SHALL BE TROWELLED TO A SMOOTH, HARD SURFACE AND SHALL SLOPE TOWARDS THE OUTLET (8:1., ½" PER FT. MIN.) . FLOOR SHALL BE SHAPED AND CHANNELED; SEE DETAILS THIS SHEET.

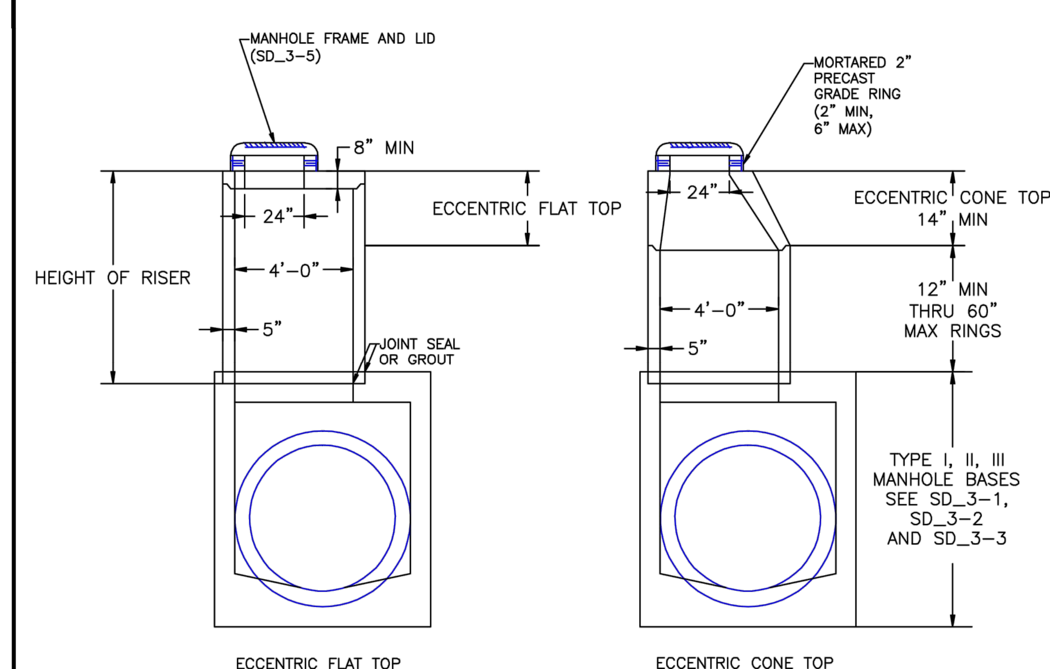
SCALE: NOT TO SCALE

DATE APPROVED:
André P. Brackin
DEPARTMENT OF TRANSPORTATION

Storm Sewer Manhole Detail
Type II
Standard Drawing

REVISION DATE: 11/10/04 | FILE NAME: SD_3-2

EL PASO COUNTY DEPARTMENT OF TRANSPORTATION



NOTES

1. ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE STANDARD AND SUPPLEMENTAL SPECIFICATIONS APPLICABLE TO THE PROJECT.
2. PRECAST RISERS SHALL CONFORM TO ASTM C478.
3 STEPS SHALL BE INSTALLED WHEN MANHOLE DEPTH EXCEEDS 30". STEPS SHALL BE CAST IRON OR EXTRUDED ALUMINUM, 1000 LB CAPACITY, 12" WIDE WITH NON-SKID GROOVES AND DROP FRONT ON SAFETY NOSES, IN ACCORDANCE WITH APPROVED OSHA REQUIREMENTS.

SCALE: NOT TO SCALE

8/11/11
DATE APPROVED:
André P. Brackin
DEPARTMENT OF TRANSPORTATION

Storm Sewer Manhole
Riser and Cover Detail
Standard Drawing

REVISION DATE: 11/23/04 | FILE NAME: SD_3-7

EL PASO COUNTY DEPARTMENT OF TRANSPORTATION

REV.	DESCRIPTION	DATE
1	ADDRRESS AGENCY COMMENTS	04/23/21
2	REVISED EPCO NOTES/SIGNATURE BLOCKS	8/1/25

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PREPARED FOR:
AVATAR EQUITIES, LLC
6800 JERICHO TURNPIKE
SUITE 120W #204
SYOSSET, NY 11791

PREPARED UNDER MY DIRECT SUPERVISION FOR AND BEHALF OF CATAMOUNT ENGINEERING.
COLORADO LICENSED DAVID L. MIJARES 40510 PROFESSIONAL ENGINEER
DAVID L. MIJARES, COLORADO PE #40510 — 10/19/20 DATE

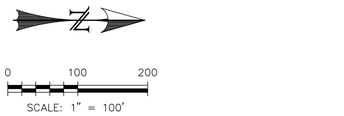
CATAMOUNT ENGINEERING
321 W. HENRIETTA AVE PO BOX 221 WOODLAND PARK, CO 80866 (719)426-2124

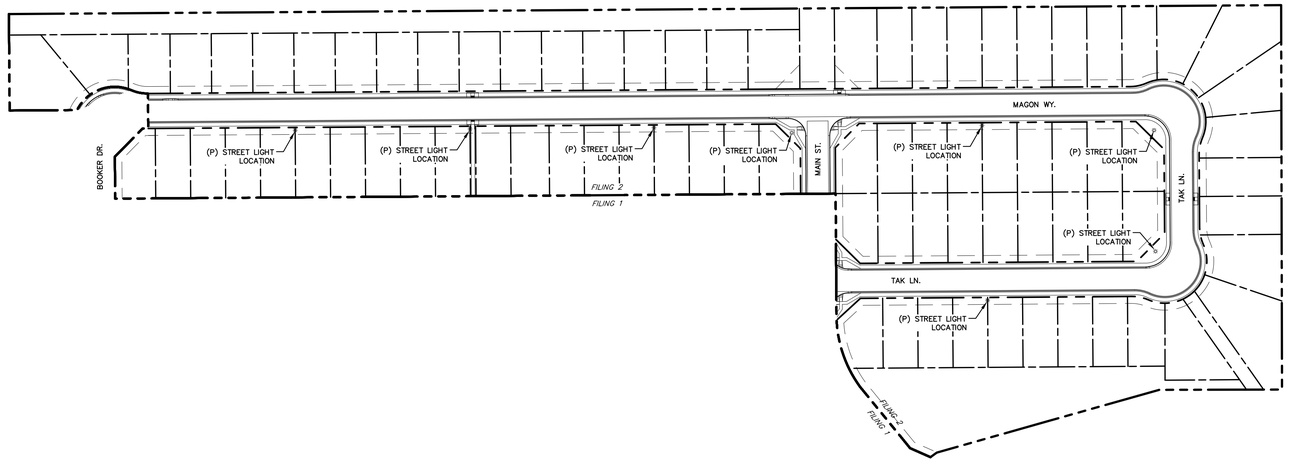
RIVERBEND CROSSING
FILING NO. 2

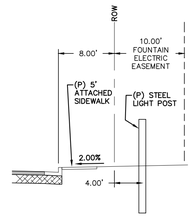
DETAIL SHEET

DESIGNED BY: MGP	DRAWN BY: MGP
SCALE: VARIES	DATE: 03/24/21
JOB NUMBER	SHEET
17–114	8 OF 14

M:\Catamount Dropbox\Projects\25-440 Riverbend 2025\DWG_Sheets\County\Filing 2 Street & Storm Plans\17-114-CDs F2-08-Detail Sheet - Details - Tuesday, November 11, 2025 4:04:48 PM - david







TYPICAL LIGHT POST LOCATION - LOCAL
(12.00' MIN; SEE PLANS FOR LOCATIONS)
SCALE: N.T.S.

Fountain Electric Construction Standards and Specifications
2017 Edition

Street Lights

Overview
The intent of this policy is to specify street lighting standards to be uniformly implemented throughout the certified service territory of the Electric Department. This policy has been designed to promote vehicle and pedestrian safety that is fair and affordable to the residents of the territory.

The purpose of the Standard

For the installation of all street lighting fixtures (luminaires) to be in conformance with this Standard as well as the provisions of the International Dark-Sky Association where feasible.

Contract Lights

The City will install private property contract lighting. (See City of Fountain tariff for pricing.)

New Subdivisions

The developer shall pay the full capital costs of every light to be installed by the Electric Department. This includes, but is not limited to, poles, fixtures, underground wiring, and any equipment necessary to construct an operational lighting system.

Residential Streets - Minimum Standards

Street lights shall be located at all intersections and 250' or every four lots between the intersections.
Street light standards shall be as follows:
Standard Street Light Type: 22' direct-buried fiberglass pole, 100W high pressure sodium or LED equivalent, full cutoff post top style fixture.

Collector Streets in Residential Areas - Minimum Standards

Street lights shall be located at all intersections and 250' spacing between the intersections.
Street light standards shall be as follows:
Standard Street Light Type: 25' steel pole, 8' mast arm, 100W high pressure sodium or LED equivalent, and full cutoff Cobra head style fixture.

- Alternatives to the standards listed above may be proposed for consideration by Electric Department.

Arterial Streets - Minimum Standards

Street lighting shall be located at all intersections and 185' spacing between the intersections.
Street light standards shall be as follows:
Standard Street Light Type: 32' AL. pole, 8' mast arm, 400W high pressure sodium or LED equivalent, and full cutoff Cobra head style fixture.

- Alternatives to the standards listed above may be proposed for consideration by the Electric Department.**Operation and Maintenance**

Fountain Electric Construction Standards and Specifications
2017 Edition

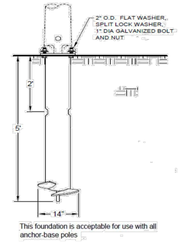
Locals-L1



Collector L2



Fountain Electric Construction Standards and Specifications
2017 Edition



This foundation is acceptable for use with all anchor-base poles

SCREW-IN BASE (FOUNDATION)

1. Install foundation just above grade.
2. Avoid use in areas with existing underground utilities if location is within 18" from the edge of the helix. If potholing is required, backfill around the screw-in base with flowable fill to achieve proper compaction.
3. Neutral conductor shall be bonded to the pole at the pole grounding lug.
4. This foundation is designed to be used with a maximum 40' steel pole with a 12' mast arm, and a 75 lb. luminaire, under the condition of 100 m.p.h. winds.

Fountain Electric Construction Standards and Specifications
2017 Edition

The replacement of lamps, fixtures, and poles are maintained by the Electric Department.

Residents are requested to contact the Electric Department for street lights that are not operating, stay on continuously, or are turning on and off repeatedly.

Maintenance costs, which include power, equipment failures and equipment replacement, are covered through the operating costs of the street lights and shall be a cost to the City of Fountain.

REV.	DESCRIPTION	DATE
1	ADDRESS AGENCY COMMENTS	04/23/21
2	REVISED EPCO NOTES/SIGNATURE BLOCKS	8/1/25

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PREPARED FOR:
AVATAR EQUITIES, LLC
6800 JERICHO TURNPIKE
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SYOSSET, NY 11791

PREPARED UNDER MY DIRECT SUPERVISION FOR AND BEHALF OF CATAMOUNT ENGINEERING.
COLORADO LICENSED DAVID L. MIJARES 40510 REGISTERED PROFESSIONAL ENGINEER
DAVID L. MIJARES, COLORADO PE #40510 — 03/26/21 DATE

CATAMOUNT ENGINEERING
321 W. HENRIETTA AVE PO BOX 221 WOODLAND PARK, CO 80866 (719)426-2124

RIVERBEND CROSSING
FILING NO. 2

LIGHTING PLAN

DESIGNED BY:	DLM	DRAWN BY:	DBM
SCALE:	1" = 100'	DATE:	03/24/21
JOB NUMBER		SHEET	
17-114		9 OF 14	

G:\Catamount Engineering\Projects\17-114 Riverbend 2020\CAD_Sheets\County\Filing 2 Street & Storm Plans\17-114-FP2-ST-Street Lighting - Lighting Plan - Tuesday, November 11, 2025 4:54:59 PM - dmm

BASIC GRADING, EROSION AND STORMWATER QUALITY REQUIREMENTS AND GENERAL PROHIBITIONS:

*INFORMATION TAKEN FROM THE EL PASO COUNTY DRAINAGE CRITERIA MANUAL VOLUME 2, HEREIN REFERRED TO AS THE "MANUAL."

1. STORMWATER DISCHARGES FROM CONSTRUCTION SITES SHALL NOT CAUSE OR THREATEN TO CAUSE POLLUTION, CONTAMINATION, OR DEGRADATION OF STATE WATERS.
2. CONCRETE WASH WATER SHALL NOT BE DISCHARGED TO OR ALLOWED TO RUNOFF TO STATE WATERS, INCLUDING ANY SURFACE OR SUBSURFACE STORM DRAINAGE SYSTEM FACILITIES.
3. BUILDING, CONSTRUCTION, EXCAVATION, OR OTHER WASTE MATERIALS SHALL NOT BE TEMPORARILY PLACED OR STORED IN THE STREET, ALLEY, OR OTHER PUBLIC WAY, UNLESS IN ACCORDANCE WITH AN APPROVED TRAFFIC CONTROL PLAN. BMP'S MAY BE REQUIRED BY COUNTY ENGINEERING IF DEEMED NECESSARY, BASED ON SPECIFIC CONDITIONS AND CIRCUMSTANCES (E.G., ESTIMATED TIME OF EXPOSURE, SEASON OF THE YEAR, ETC.).
4. VEHICLE TRACKING OF SOILS OFF-SITE SHALL BE MINIMIZED.
5. ALL WASTES COMPOSED OF BUILDING MATERIALS MUST BE REMOVED FROM THE CONSTRUCTION SITE FOR DISPOSAL IN ACCORDANCE WITH LOCAL AND STATE REGULATORY REQUIREMENTS. NO BUILDING MATERIAL WASTES OR UNUSED BUILDING MATERIALS SHALL BE BURIED, DUMPED, OR DISCHARGED AT THE SITE.
6. 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 COUNTY ENGINEER. IN GRANTING THE USE OF SUCH CHEMICALS, SPECIAL CONDITIONS AND MONITORING MAY BE REQUIRED.
7. 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, INCLUDED ANY SURFACE OR SUBSURFACE STORM DRAINAGE SYSTEM OR FACILITIES.
8. ALL PERSONS ENGAGED IN EARTH DISTURBANCE SHALL IMPLEMENT AND MAINTAIN ACCEPTABLE SOIL EROSION AND SEDIMENT CONTROL MEASURES INCLUDING BMP'S IN CONFORMANCE WITH THE EROSION CONTROL TECHNICAL STANDARDS OF THE MANUAL AND IN ACCORDANCE WITH THE EROSION AND STORMWATER QUALITY CONTROL PLAN APPROVED THE COUNTY OF EL PASO, IF REQUIRED.
9. ALL TEMPORARY EROSION CONTROL FACILITIES INCLUDING BMP'S AND ALL PERMANENT FACILITIES INTENDED TO CONTROL EROSION OF ANY EARTH DISTURBANCE OPERATIONS, SHALL BE INSTALLED AS DEFINED IN THE APPROVED PLANS AND THE MANUAL AND MAINTAINED THROUGHOUT THE DURATION OF THE EARTH DISTURBANCE OPERATION. THE INSTALLATION OF THE FIRST LEVEL OF TEMPORARY EROSION CONTROL FACILITIES AND BMP'S SHALL BE INSTALLED AND INSPECTED PRIOR TO ANY EARTH DISTURBANCE OPERATIONS TAKING PLACE.
10. ANY EARTH DISTURBANCE SHALL BE CONDUCTED IN SUCH A MANNER SO AS TO EFFECTIVELY REDUCE ACCELERATED SOIL EROSION AND RESULTING SEDIMENTATION.
11. ALL EARTH DISTURBANCES SHALL BE DESIGNED, CONSTRUCTED, AND COMPLETED IN SUCH A MANNER SO THAT THE EXPOSED AREA OF ANY DISTURBED LAND SHALL BE LIMITED TO THE SHORTEST PRACTICAL PERIOD OF TIME.
12. ALL WORK AND EARTH DISTURBANCE SHALL BE DONE IN A MANNER THAT MINIMIZES POLLUTION OF ANY ON-SITE OR OFF-SITE WATERS, INCLUDING WETLANDS.
13. SUSPENDED SEDIMENT CAUSED BY ACCELERATED SOIL EROSION SHALL BE MINIMIZED IN RUNOFF WATER BEFORE IT LEAVES THE SITE OF THE EARTH DISTURBANCE.
14. 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.
15. TEMPORARY SOIL EROSION CONTROL FACILITIES SHALL BE REMOVED AND EARTH DISTURBANCE AREAS GRADED AND STABILIZED WITH PERMANENT SOIL EROSION CONTROL MEASURES PURSUANT TO THE STANDARDS AND SPECIFICATIONS PRESCRIBED IN THE MANUAL, AND IN ACCORDANCE WITH THE PERMANENT EROSION CONTROL FEATURES SHOWN ON THE EROSION AND STORMWATER QUALITY CONTROL PLANS APPROVED BY THE COUNTY OF EL PASO, IF REQUIRED.
16. SOIL EROSION CONTROL MEASURES FOR ALL SLOPES, CHANNELS, DITCHES, OR ANY DISTURBED LAND AREA SHALL BE COMPLETED WITHIN TWENTY-ONE (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 BMP'S SHALL BE MAINTAINED UNTIL PERMANENT SOIL EROSION CONTROL MEASURES ARE IMPLEMENTED.
17. NO PERSON SHALL CAUSE, PERMIT, OR CONTRIBUTE TO THE DISCHARGE INTO THE MUNICIPAL SEPARATE STORM SEWER POLLUTANTS THAT COULD CAUSE THE COUNTY OF EL PASO TO BE IN VIOLATION OF ITS COLORADO DISCHARGE PERMIT SYSTEM MUNICIPAL STORMWATER DISCHARGE PERMIT.
18. 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.
19. NO PERSON SHALL CAUSE THE IMPEDIMENT OF STORMWATER FLOW IN THE FLOW LINE OF THE CURB AND GUTTER, INCLUDING THE TEMPORARY OR PERMANENT RAMPING WITH MATERIALS FOR VEHICLE ACCESS.
20. INDIVIDUALS SHALL COMPLY WITH THE "COLORADO WATER QUALITY CONTROL ACT" (TITLE 25, ARTICLE 8, CRS), AND THE "CLEAN WATER ACT" (33 USC 1344), REGULATIONS PROMULGATED, CERTIFICATIONS OR PERMITS ISSUED, IN ADDITION TO THE REQUIREMENTS INCLUDED IN THE MANUAL. IN THE EVENT OF CONFLICTS BETWEEN THESE REQUIREMENTS AND WATER QUALITY CONTROL LAWS, RULES, OR REGULATIONS OF OTHER FEDERAL OR STATE AGENCIES, THE MORE RESTRICTIVE LAWS, RULES, OR REGULATIONS SHALL APPLY.
21. THE QUANTITY OF MATERIALS STORED ON THE PROJECT SITE SHALL BE LIMITED, AS MUCH AS PRACTICAL, TO THAT QUANTITY REQUIRED TO PERFORM 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. MATERIALS SHALL NOT BE STORED IN A LOCATION WHERE THEY MAY BE CARRIED BY STORMWATER RUNOFF INTO A STATE WATER AT ANY TIME.
22. SPILL PREVENTION AND CONTAINMENT MEASURES SHALL BE USED AT STORAGE, AND EQUIPMENT FUELING AND SERVICING AREAS TO PREVENT THE POLLUTION OF ANY STATE WATERS, INCLUDING WETLANDS. ALL SPILLS SHALL BE CLEANED UP IMMEDIATELY AFTER DISCOVERY, OR CONTAINED UNTIL APPROPRIATE CLEANUP METHODS CAN BE EMPLOYED. MANUFACTURER'S RECOMMENDED METHODS FOR SPILL CLEANUP SHALL BE FOLLOWED, ALONG WITH PROPER DISPOSAL METHODS.

EROSION PROTECTION & REVEGETATION REQUIREMENTS
PER U.S.D.A. SOIL CONSERVATION SERVICE GUIDELINES

1 PRACTICE NO. & NAME 342 - CRITICAL AREA TREATMENT
RANGE SITE SANDY FOOTHILLS

2 PLANNED:
SEEDED PREP:
A METHOD
B DATES OCT. 15-MAY 31
C CLEAN TILLED XX
FIRM SEEDBED XX
STUBBLE COVER
INTERSEED
OTHER

SEEDING OPERATION:
A METHOD:
DRILL XX
INTERSEED
BROADCAST
B DRILL SPACING 6-12"
TYPE GRASS W/AGITATOR
C DATE OCT. 15 - MAY 31
D PLANTING DEPTH 1/4-1/2"

FERTILIZER:
POUNDS ACTUAL PER
ACRE N2 40
(AVAILABLE)
P205 40
K N/A

WEED CONTROL: N/A

MOWING:
CHEMICAL: XX
DATES:
SEE S.C.S. FOR SPECIFIC RECOMMENDATIONS AT HERBICIDE APPLICATION TIME

MULCH:
KIND: LONG - STEM NATIVE HAY
AMOUNT: 4,000 POUNDS/ACRE
HOW-APPLIED: N/A
HOW-ANCHORED: CRIMPED
ANCHORAGE DEPTH: 4"

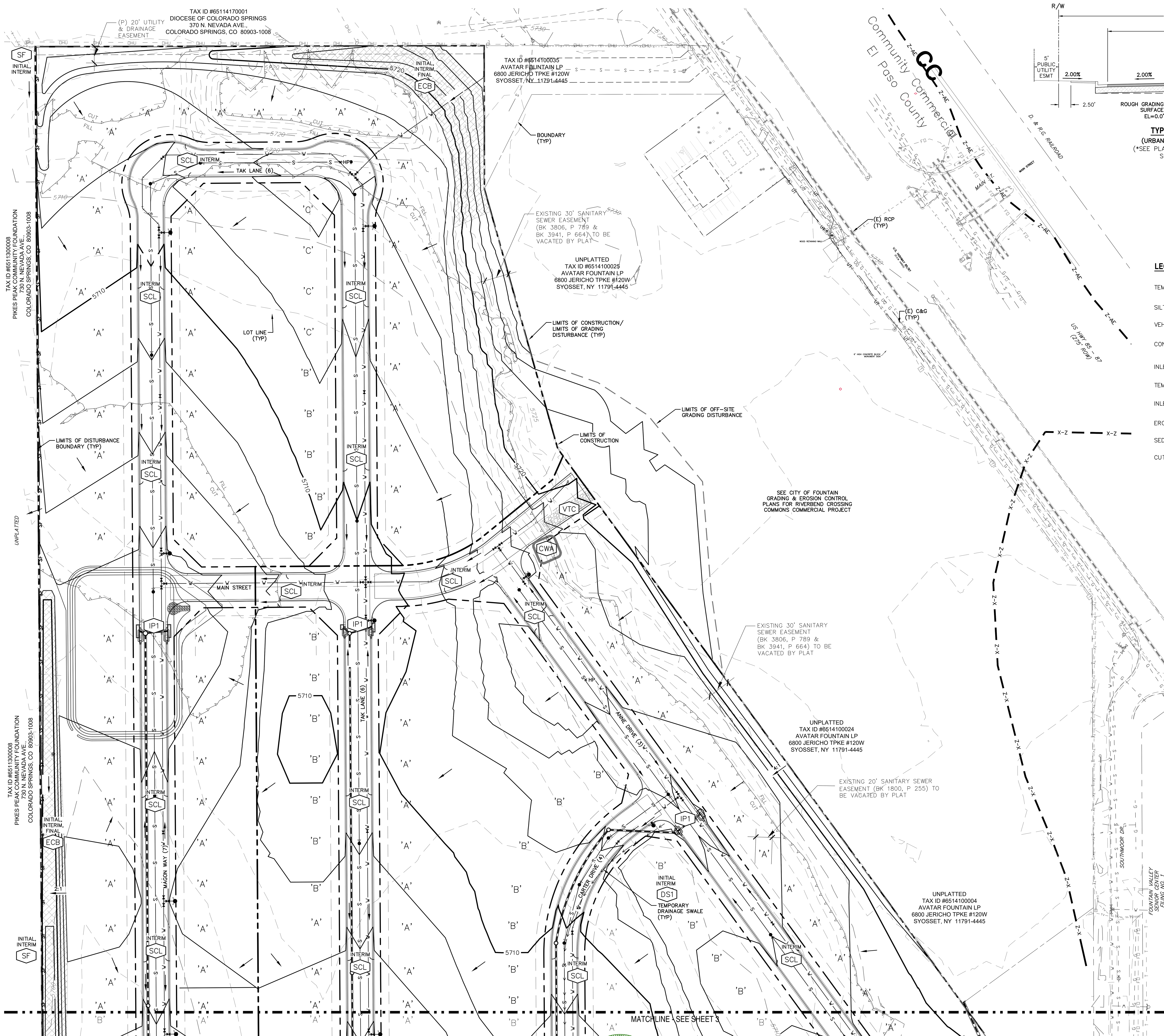
SEED:

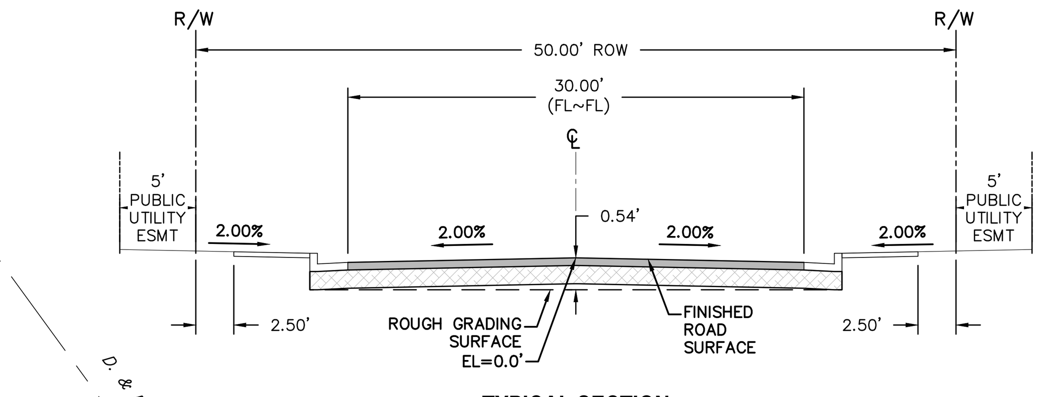
VARIETY	SPECIES	REQUIRED PLS RATES PER ACRES (100%)
GOSHEN	PRAIRIE SANDREED	6.5
VAUGHN	SIDEOATS GRAMMA	9.0
LOVINGTON	BLUE GRAMMA	3.0
BLACKWELL	SWITCH GRASS	4.5
PASTURA	LITTLE BLUESTEM	7.0

(2) % OF SPECIES IN MIXTURE	PLS SEEDING RATE PER SPECIES/ACRE (1) x (2)	(4) PLANNED ACRE	(5) TOTAL PLS LBS/ SPECIES PLANNED (3) x (4)
15	0.98	43.6	42.7
25	2.25	43.6	98.1
15	0.45	43.6	19.6
20	0.90	43.6	39.2
25	1.75	43.6	76.3

SEEDING GUIDELINES

1. SEEDBED PREPARATION
THE SEEDBED SHOULD BE WELL-SETTLED AND FIRM, BUT FRIABLE ENOUGH THAT THE SEED CAN BE PLACED AT THE SPECIFIED DEPTHS. COMPETITIVE STANDS OF WEEDS THAT ARE PRESENT BEFORE SEEDING MUST BE CONTROLLED BY SHALLOW TILLAGE OR BY APPLICATION OF HERBICIDES. SOILS THAT HAVE BEEN OVER-COMPACTED BY TRAFFIC OR EQUIPMENT, ESPECIALLY WHEN WET, SHOULD BE TILLED TO BREAK UP ROOTING-RESTRICTIVE LAYERS, THEN HARROWED, ROLLED, OR PACKED TO PREPARE THE REQUIRED FIRM SEEDBED.
2. FERTILIZER
FERTILIZER SHOULD BE APPLIED AT A RATE OF 50 POUNDS OF AVAILABLE NITROGEN PER ACRE AND 40 POUNDS OF AVAILABLE PHOSPHATE PER ACRE. THE TIME OF APPLICATION SHOULD BE IMMEDIATELY PRIOR TO SEEDING, AT THE TIME OF SEEDING, OR IMMEDIATELY FOLLOWING SEEDING, DEPENDING ON THE KIND OF FERTILIZER AND TYPE OF EQUIPMENT USED.
3. SEEDING
SEED SHOULD BE PLANTED WITH A GRASS DRILL ON ALL SLOPES OF 33% (3:1) OR FLATTER. SEED MAY BE BROADCAST BY HAND, BY MECHANICAL SPREADER, OR BY HYDRAULIC EQUIPMENT ON AREAS THAT ARE SMALL, TOO STEEP, OR NOT ACCESSIBLE FOR SEED DRILL OPERATIONS. SEED PLANTED WITH A DRILL SHOULD BE COVERED WITH SOIL TO A DEPTH OF 1/4 TO 3/4 INCH. SEED PLANTED BY THE BROADCAST METHOD SHALL BE INCORPORATED INTO THE SOIL SURFACE, NOT TO EXCEED A DEPTH OF 3/4 INCH, BY RAKING, HARROWING, OR OTHER PROVEN METHOD. THE TIME OF SEEDING IS FROM OCTOBER 15th – MAY 31ST. SEED PLANTED IN THE LATE FALL WILL REMAIN DORMANT UNTIL SPRING, WHEN IT WILL GERMINATE.
4. MULCHING
SEEDED AREAS SHOULD BE MULCHED TO CONSERVE MOISTURE; PREVENT SURFACE COMPACTION OR CRUSTING; REDUCE RUNOFF AND EROSION; CONTROL INSECTS; AND HELP ESTABLISH PLANT COVER. NATIVE HAY OR STRAW SHOULD BE APPLIED AT A RATE OF 4,000 POUNDS PER ACRE AND CRIMPED INTO THE GROUND. ON SLOPES GREATER THAN 3:1, AN AGRONOMY BLANKET SHOULD BE USED.
5. SUPPLEMENTAL WATER
IN LOW RAINFALL AREAS, WHERE WATER IS AVAILABLE AND WHERE RAPID ESTABLISHMENT IS NEEDED, IRRIGATION OF NEW SEEDING SHOULD BE PERFORMED DURING THE FIRST GROWING SEASON. WATER SHOULD BE APPLIED AT APPROXIMATELY ONE WEEK INTERVALS, AT A RATE OF 3/4 TO 1 INCH PER APPLICATION, WHEN RAINFALL IS DEFICIENT FOR PLANT DEVELOPMENT.





TYPICAL SECTION
(URBAN LOCAL ROADWAY)
(*SEE PLANS FOR LOCATIONS)
SCALE: N.T.S.

LEGEND - EROSION CONTROL MEASURES

TEMPORARY SEDIMENT BASIN	SB
SILT FENCE	SF
VEHICLE TRACKING CONTROL	VTC
CONCRETE WASHOUT	CW
INLET PROTECTION – CURB INLET	IP1
TEMPORARY DRAINAGE SWALE	DS1
INLET PROTECTION – GRATE INLET	IP3
EROSION CONTROL BLANKET	ECB
SEDIMENT CONTROL LOG	SCL
CUT/FILL LINE	CUT / FILL

NOTES:

1. EXISTING VEGETATION ON THIS SITE PRIMARILY CONSIST OF GRASSES AND WEEDS.

REV.	DESCRIPTION	DATE

Know what's below. Call 72 hours before you dig. For more details visit: www.call811.com

PREPARED FOR:
AVATAR EQUITIES, LLC
6800 JERICHO TURNPIKE
SUITE 120W #204
SYOSSET, NY 11791

PREPARED UNDER MY DIRECT SUPERVISION FOR AND BEHALF OF CATAMOUNT ENGINEERING.
DAVID L. MIJARES, COLORADO PE #40510 — DATE 10/19/20

CATAMOUNT ENGINEERING
321 W. HENRIETTA AVE PO BOX 221 WOODLAND PARK, CO 80866 (719)426-2124

RIVERBEND CROSSING
FILING NO 2
GRADING & EROSION CONTROL PLAN

DESIGNED BY: DLM	DRAWN BY: DBM
SCALE: 1" = 60'	DATE: 03/30/21
JOB NUMBER 17-114	SHEET 10 OF 14

BASIC GRADING, EROSION AND STORMWATER QUALITY REQUIREMENTS AND GENERAL PROHIBITIONS:

*INFORMATION TAKEN FROM THE EL PASO COUNTY DRAINAGE CRITERIA MANUAL VOLUME 2, HEREIN REFERRED TO AS THE "MANUAL."

1. 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.
2. CONCRETE WASH WATER SHALL NOT BE DISCHARGED TO OR ALLOWED TO RUNOFF TO STATE WATERS, INCLUDING ANY SURFACE OR SUBSURFACE STORM DRAINAGE SYSTEM FACILITIES.
3. BUILDING, CONSTRUCTION, EXCAVATION, OR OTHER WASTE MATERIALS SHALL NOT BE TEMPORARILY PLACED OR STORED IN THE STREET, ALLEY, OR OTHER PUBLIC WAY, UNLESS IN ACCORDANCE WITH AN APPROVED TRAFFIC CONTROL PLAN. BMP'S MAY BE REQUIRED BY COUNTY ENGINEERING IF DEEMED NECESSARY, BASED ON SPECIFIC CONDITIONS AND CIRCUMSTANCES (E.G., ESTIMATED TIME OF EXPOSURE, SEASON OF THE YEAR, ETC.).
4. VEHICLE TRACKING OF SOILS OFF–SITE SHALL BE MINIMIZED.
5. ALL WASTES COMPOSED OF BUILDING MATERIALS MUST BE REMOVED FROM THE CONSTRUCTION SITE FOR DISPOSAL IN ACCORDANCE WITH LOCAL AND STATE REGULATORY REQUIREMENTS. NO BUILDING MATERIAL WASTES OR UNUSED BUILDING MATERIALS SHALL BE BURIED, DUMPED, OR DISCHARGED AT THE SITE.
6. 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 COUNTY ENGINEER. IN GRANTING THE USE OF SUCH CHEMICALS, SPECIAL CONDITIONS AND MONITORING MAY BE REQUIRED.
7. 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, INCLUDED ANY SURFACE OR SUBSURFACE STORM DRAINAGE SYSTEM OR FACILITIES.
8. ALL PERSONS ENGAGED IN EARTH DISTURBANCE SHALL IMPLEMENT AND MAINTAIN ACCEPTABLE SOIL EROSION AND SEDIMENT CONTROL MEASURES INCLUDING BMP'S IN CONFORMANCE WITH THE EROSION CONTROL TECHNICAL STANDARDS OF THE MANUAL AND IN ACCORDANCE WITH THE EROSION AND STORMWATER QUALITY CONTROL PLAN APPROVED THE COUNTY OF EL PASO, IF REQUIRED.
9. ALL TEMPORARY EROSION CONTROL FACILITIES INCLUDING BMP'S AND ALL PERMANENT FACILITIES INTENDED TO CONTROL EROSION OF ANY EARTH DISTURBANCE OPERATIONS, SHALL BE INSTALLED AS DEFINED IN THE APPROVED PLANS AND THE MANUAL AND MAINTAINED THROUGHOUT THE DURATION OF THE EARTH DISTURBANCE OPERATION. THE INSTALLATION OF THE FIRST LEVEL OF TEMPORARY EROSION CONTROL FACILITIES AND BMP'S SHALL BE INSTALLED AND INSPECTED PRIOR TO ANY EARTH DISTURBANCE OPERATIONS TAKING PLACE.
10. ANY EARTH DISTURBANCE SHALL BE CONDUCTED IN SUCH A MANNER SO AS TO EFFECTIVELY REDUCE ACCELERATED SOIL EROSION AND RESULTING SEDIMENTATION.
11. ALL EARTH DISTURBANCES SHALL BE DESIGNED, CONSTRUCTED, AND COMPLETED IN SUCH A MANNER SO THAT THE EXPOSED AREA OF ANY DISTURBED LAND SHALL BE LIMITED TO THE SHORTEST PRACTICAL PERIOD OF TIME.
12. ALL WORK AND EARTH DISTURBANCE SHALL BE DONE IN A MANNER THAT MINIMIZES POLLUTION OF ANY ON–SITE OR OFF–SITE WATERS, INCLUDING WETLANDS.
13. SUSPENDED SEDIMENT CAUSED BY ACCELERATED SOIL EROSION SHALL BE MINIMIZED IN RUNOFF WATER BEFORE IT LEAVES THE SITE OF THE EARTH DISTURBANCE.
14. 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.
15. TEMPORARY SOIL EROSION CONTROL FACILITIES SHALL BE REMOVED AND EARTH DISTURBANCE AREAS GRADED AND STABILIZED WITH PERMANENT SOIL EROSION CONTROL MEASURES PURSUANT TO THE STANDARDS AND SPECIFICATIONS PRESCRIBED IN THE MANUAL, AND IN ACCORDANCE WITH THE PERMANENT EROSION CONTROL FEATURES SHOWN ON THE EROSION AND STORMWATER QUALITY CONTROL PLANS APPROVED BY THE COUNTY OF EL PASO, IF REQUIRED.
16. SOIL EROSION CONTROL MEASURES FOR ALL SLOPES, CHANNELS, DITCHES, OR ANY DISTURBED LAND AREA SHALL BE COMPLETED WITHIN TWENTY–ONE (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 BMP'S SHALL BE MAINTAINED UNTIL PERMANENT SOIL EROSION CONTROL MEASURES ARE IMPLEMENTED.
17. NO PERSON SHALL CAUSE, PERMIT, OR CONTRIBUTE TO THE DISCHARGE INTO THE MUNICIPAL SEPARATE STORM SEWER POLLUTANTS THAT COULD CAUSE THE COUNTY OF EL PASO TO BE IN VIOLATION OF ITS COLORADO DISCHARGE PERMIT SYSTEM MUNICIPAL STORMWATER DISCHARGE PERMIT.
18. 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.
19. NO PERSON SHALL CAUSE THE IMPEDIMENT OF STORMWATER FLOW IN THE FLOW LINE OF THE CURB AND GUTTER, INCLUDING THE TEMPORARY OR PERMANENT RAMPING WITH MATERIALS FOR VEHICLE ACCESS.
20. INDIVIDUALS SHALL COMPLY WITH THE "COLORADO WATER QUALITY CONTROL ACT" (TITLE 25, ARTICLE 8, CRS), AND THE "CLEAN WATER ACT" (33 USC 1344), REGULATIONS PROMULGATED, CERTIFICATIONS OR PERMITS ISSUED, IN ADDITION TO THE REQUIREMENTS INCLUDED IN THE MANUAL. IN THE EVENT OF CONFLICTS BETWEEN THESE REQUIREMENTS AND WATER QUALITY CONTROL LAWS, RULES, OR REGULATIONS OF OTHER FEDERAL OR STATE AGENCIES, THE MORE RESTRICTIVE LAWS, RULES, OR REGULATIONS SHALL APPLY.
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EROSION PROTECTION & REVEGETATION REQUIREMENTS
PER U.S.D.A. SOIL CONSERVATION SERVICE GUIDELINES

1 PRACTICE NO. & NAME 342 – CRITICAL AREA TREATMENT
RANGE SITE SANDY FOOTHILLS

2 PLANNED:
SEEDED PREP:
A METHOD ______
B DATES OCT. 15–MAY 31
C CLEAN TILLED XX
FIRST SEEDBED XX
STUBBLE COVER ______
INTERSEED ______
OTHER ______

SEEDING OPERATION:
A METHOD:
DRILL XX
INTERSEED ______
BROADCAST ______
B DRILL SPACING 6–12"
TYPE GRASS W/AGITATOR
C DATE OCT. 15 – MAY 31
D PLANTING DEPTH 1/4–1/2"

FERTILIZER:
POUNDS ACTUAL PER ACRE N2 40
(AVAILABLE)
P205 40
K N/A

WEED CONTROL: N/A
MOWING: ______
CHEMICAL: XX
DATES: ______
SEE S.C.S. FOR SPECIFIC RECOMMENDATIONS AT HERBICIDE APPLICATION TIME

MULCH:
KIND: LONG – STEM NATIVE HAY
AMOUNT: 4,000 POUNDS/ACRE
HOW–APPLIED: N/A
HOW–ANCHORED: CRIMPED
ANCHORAGE DEPTH: 4"

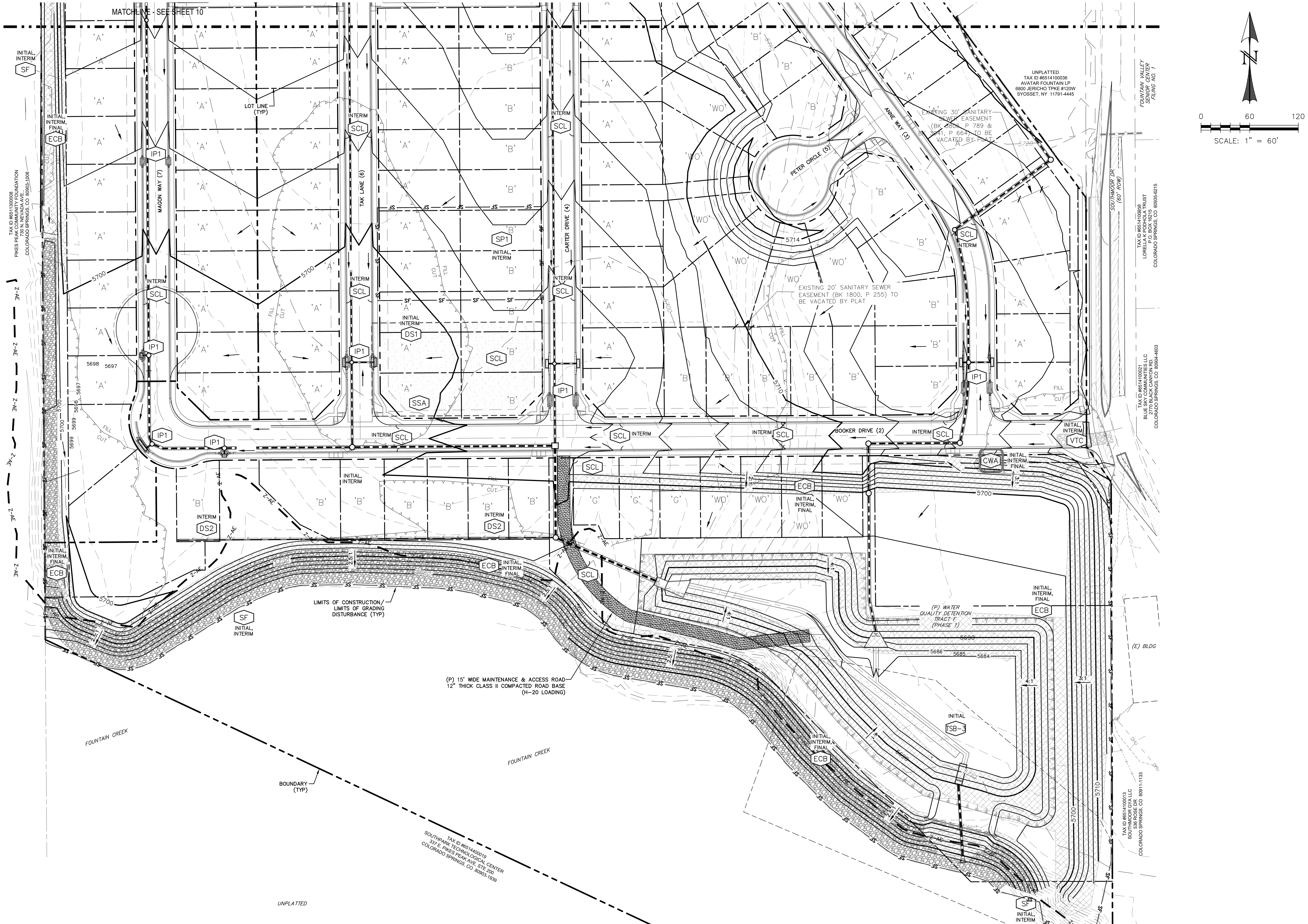
SEED:

VARIETY	SPECIES	REQUIRED PLS RATES PER ACRES (100%)
GOSHEN	PRAIRIE SANDREED	6.5
VAUGHN	SIDEOATS GRAMMA	9.0
LOVINGTON	BLUE GRAMMA	3.0
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(2) % OF SPECIES IN MIXTURE	PLS SEEDING RATE PER SPECIES/ACRE (1) x (2)	(4) PLANNED ACRE	(5) TOTAL PLS LBS/ SPECIES PLANNED (3) x (4)
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LEGEND - EROSION CONTROL MEASURES

TEMPORARY SEDIMENT BASIN	SB
SILT FENCE	SF
VEHICLE TRACKING CONTROL	VTC
CONCRETE WASHOUT	CW
INLET PROTECTION – CURB INLET	IP1
TEMPORARY DRAINAGE SWALE	DS1
INLET PROTECTION – GRATE INLET	IP3
EROSION CONTROL BLANKET	ECB
SEDIMENT CONTROL LOG	SCL
CUT/FILL LINE	CUT / FILL

NOTES:

1. EXISTING VEGETATION ON THIS SITE PRIMARILY CONSIST OF GRASSES AND WEEDS.

REV.	DESCRIPTION	DATE

Know what's below. Call 72 hours before you dig. For more details visit: www.call811.com

PREPARED FOR:
AVATAR EQUITIES, LLC
6800 JERICHO TURNPIKE
SUITE 120W #204
SYOSSET, NY 11791

PREPARED UNDER MY DIRECT SUPERVISION FOR AND BEHALF OF CATAMOUNT ENGINEERING.
DAVID L. MIJARES, COLORADO PE #40510 — DATE 10/19/20

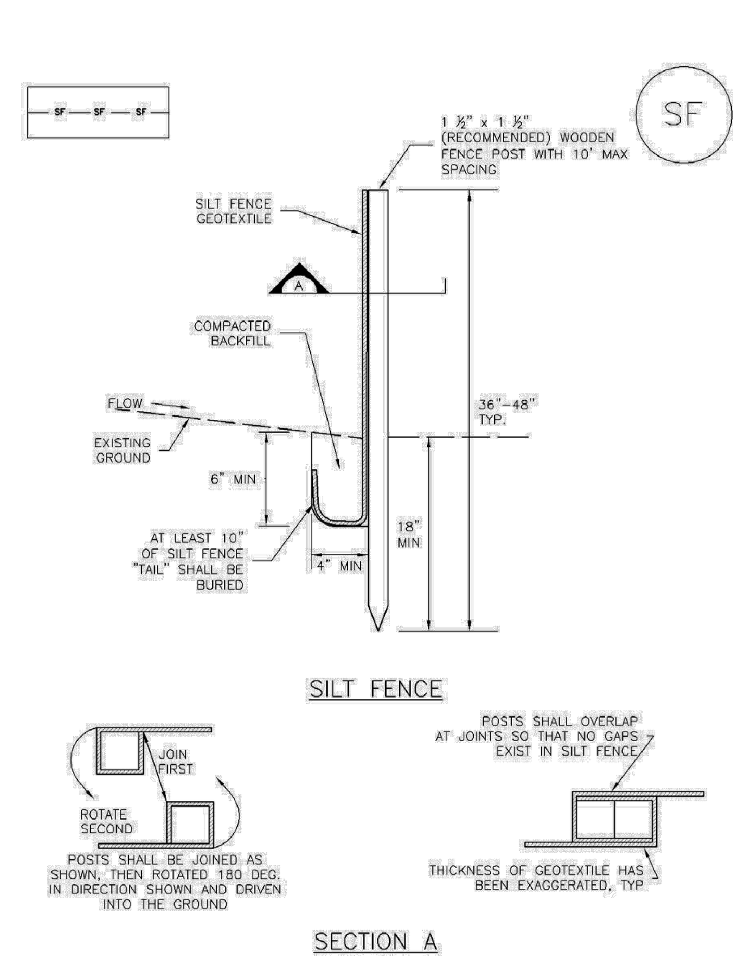
CATAMOUNT ENGINEERING
321 W. HENRIETTA AVE PO BOX 221 WOODLAND PARK, CO 80866 (719)426-2124

RIVERBEND CROSSING FILING NO 2
GRADING & EROSION CONTROL PLAN

DESIGNED BY: DLM	DRAWN BY: DBM
SCALE: 1" = 60'	DATE: 03/30/21
JOB NUMBER	SHEET
17–114	11 OF 14

M:\Catamount Dropbox\Projects\25-440 Riverbend 2025\DWG_Sheets\County\Filing 2 Street & Storm Plans\17-114-CDs F2-11-GEC – G-EC – Tuesday, November 11, 2025 4:05:20 PM – david

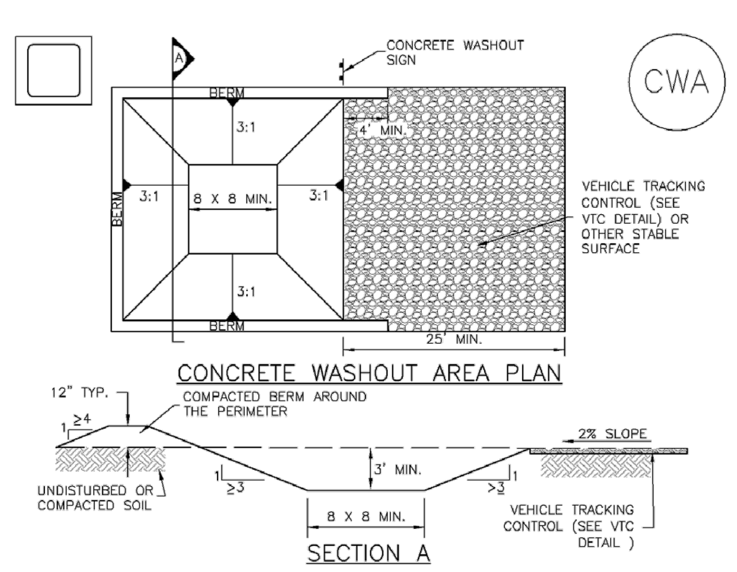
Silt Fence (SF) — SC-1



SF–1. SILT FENCE

SF

Concrete Washout Area (CWA) — MM-1



CWA–1. CONCRETE WASHOUT AREA

CWA INSTALLATION NOTES

1. SEE PLAN VIEW FOR:
 –CWA INSTALLATION LOCATION.

2. DO NOT LOCATE AN UNLINED CWA WITHIN 400' OF ANY NATURAL DRAINAGE PATHWAY OR WATERBODY. DO NOT LOCATE WITHIN 1,000' OF ANY WELLS OR DRINKING WATER SOURCES. IF SITE CONSTRAINTS MAKE THIS INFEASIBLE, OR IF HIGHLY PERMEABLE SOILS EXIST ON SITE, THE CWA MUST BE INSTALLED WITH AN IMPERMEABLE LINER (16 MIL MIN. THICKNESS) OR SURFACE STORAGE ALTERNATIVES USING PREFABRICATED CONCRETE WASHOUT DEVICES OR A LINED ABOVE GROUND STORAGE ARE SHOULD BE USED.

3. THE CWA SHALL BE INSTALLED PRIOR TO CONCRETE PLACEMENT ON SITE.

4. CWA SHALL INCLUDE A FLAT SUBSURFACE PIT THAT IS AT LEAST 8' BY 8' SLOPES LEADING OUT OF THE SUBSURFACE PIT SHALL BE 3:1 OR FLATTER. THE PIT SHALL BE AT LEAST 3' DEEP.

5. BERM SURROUNDING SIDES AND BACK OF THE CWA SHALL HAVE MINIMUM HEIGHT OF 1'.

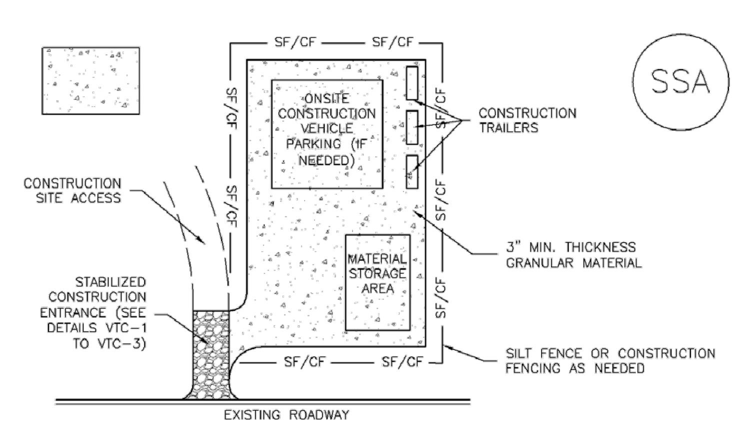
6. VEHICLE TRACKING PAD SHALL BE SLOPED 2% TOWARDS THE CWA.

7. SIGNS SHALL BE PLACED AT THE CONSTRUCTION ENTRANCE, AT THE CWA, AND ELSEWHERE AS NECESSARY TO CLEARLY INDICATE THE LOCATION OF THE CWA TO OPERATORS OF CONCRETE TRUCKS AND PUMP RIGS.

8. USE EXCAVATED MATERIAL FOR PERIMETER BERM CONSTRUCTION.

CWA

Stabilized Staging Area (SSA) — SM-6



SSA–1. STABILIZED STAGING AREA

STABILIZED STAGING AREA INSTALLATION NOTES

1. SEE PLAN VIEW FOR
 –LOCATION OF STAGING AREA(S).
 –CONTRACTOR MAY ADJUST LOCATION AND SIZE OF STAGING AREA WITH APPROVAL FROM THE LOCAL JURISDICTION.

2. STABILIZED STAGING AREA SHOULD BE APPROPRIATE FOR THE NEEDS OF THE SITE. OVERSIZING RESULTS IN A LARGER AREA TO STABILIZE FOLLOWING CONSTRUCTION.

3. STAGING AREA SHALL BE STABILIZED PRIOR TO OTHER OPERATIONS ON THE SITE.

4. THE STABILIZED STAGING AREA SHALL CONSIST OF A MINIMUM 3" THICK GRANULAR MATERIAL.

5. UNLESS OTHERWISE SPECIFIED BY LOCAL JURISDICTION, ROCK SHALL CONSIST OF DOT SECT. #703, AASHTO #3 COARSE AGGREGATE OR 6" (MINUS) ROCK.

6. ADDITIONAL PERIMETER BMPs MAY BE REQUIRED INCLUDING BUT NOT LIMITED TO SILT FENCE AND CONSTRUCTION FENCING.

STABILIZED STAGING AREA MAINTENANCE NOTES

1. INSPECT BMPs EACH WORKDAY, AND MAINTAIN THEM IN EFFECTIVE OPERATING CONDITION. MAINTENANCE OF BMPs SHOULD BE PROACTIVE, NOT REACTIVE. INSPECT BMPs AS SOON AS POSSIBLE (AND ALWAYS WITHIN 24 HOURS) FOLLOWING A STORM THAT CAUSES SURFACE EROSION, AND PERFORM NECESSARY MAINTENANCE.

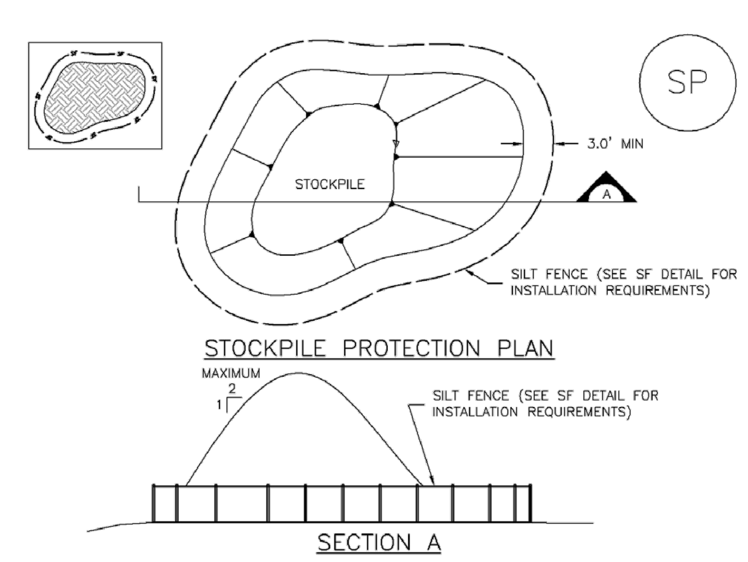
2. FREQUENT OBSERVATIONS AND MAINTENANCE ARE NECESSARY TO MAINTAIN BMPs IN EFFECTIVE OPERATING CONDITION. INSPECTIONS AND CORRECTIVE MEASURES SHOULD BE DOCUMENTED THOROUGHLY.

3. WHERE BMPs HAVE FAILED, REPAIR OR REPLACEMENT SHOULD BE INITIATED UPON DISCOVERY OF THE FAILURE.

4. ROCK SHALL BE REAPPLIED OR REGRADED AS NECESSARY IF RUTTING OCCURS OR UNDERLYING SUBGRADE BECOMES EXPOSED.

SSA

Stockpile Management (SP) — MM-2



SP–1. STOCKPILE PROTECTION

STOCKPILE PROTECTION INSTALLATION NOTES

1. SEE PLAN VIEW FOR:
 –LOCATION OF STOCKPILES.
 –TYPE OF STOCKPILE PROTECTION.

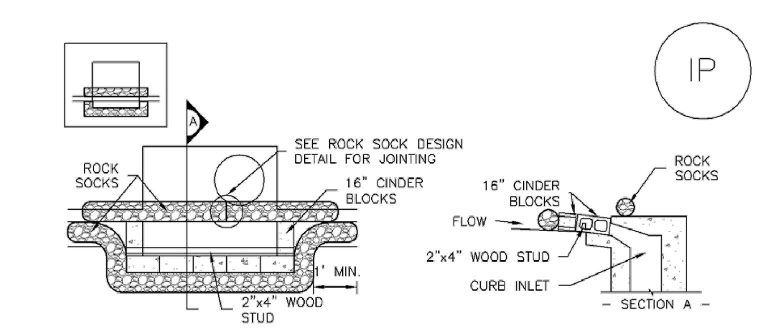
2. INSTALL PERIMETER CONTROLS IN ACCORDANCE WITH THEIR RESPECTIVE DESIGN DETAILS. SILT FENCE IS SHOWN IN THE STOCKPILE PROTECTION DETAILS; HOWEVER, OTHER TYPES OF PERIMETER CONTROLS INCLUDING SEDIMENT CONTROL LOGS OR ROCK SOCKS MAY BE SUITABLE IN SOME CIRCUMSTANCES. CONSIDERATIONS FOR DETERMINING THE APPROPRIATE TYPE OF PERIMETER CONTROL FOR A STOCKPILE INCLUDE WHETHER THE STOCKPILE IS LOCATED ON A PERVIOUS OR IMPERVIOUS SURFACE, THE RELATIVE HEIGHTS OF THE PERIMETER CONTROL AND STOCKPILE, THE ABILITY OF THE PERIMETER CONTROL TO CONTAIN THE STOCKPILE WITHOUT FAILING IN THE EVENT THAT MATERIAL FROM THE STOCKPILE SHIFTS OR SLUMPS AGAINST THE PERIMETER, AND OTHER FACTORS.

3. STABILIZE THE STOCKPILE SURFACE WITH SURFACE ROUGHENING, TEMPORARY SEEDING AND MULCHING, EROSION CONTROL BLANKETS, OR SOIL BINDERS. SOILS STOCKPILED FOR AN EXTENDED PERIOD (TYPICALLY FOR MORE THAN 60 DAYS) SHOULD BE SEEDED AND MULCHED WITH A TEMPORARY GRASS COVER ONCE THE STOCKPILE IS PLACED (TYPICALLY WITHIN 14 DAYS). USE OF MULCH ONLY OR A SOIL BINDER IS ACCEPTABLE IF THE STOCKPILE WILL BE IN PLACE FOR A MORE LIMITED TIME PERIOD (TYPICALLY 30–60 DAYS).

4. FOR TEMPORARY STOCKPILES ON THE INTERIOR PORTION OF A CONSTRUCTION SITE, WHERE OTHER DOWNGRADIENT CONTROLS, INCLUDING PERIMETER CONTROL, ARE IN PLACE, STOCKPILE PERIMETER CONTROLS MAY NOT BE REQUIRED.

SP1

SC-6 — Inlet Protection (IP)



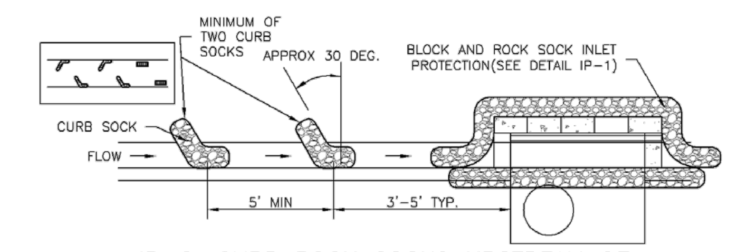
IP–1. BLOCK AND ROCK SOCK SUMP OR ON GRADE INLET PROTECTION

BLOCK AND CURB SOCK INLET PROTECTION INSTALLATION NOTES

1. SEE ROCK SOCK DESIGN DETAIL FOR INSTALLATION REQUIREMENTS.

2. CONCRETE "CINDER" BLOCKS SHALL BE LAID ON THEIR SIDES AROUND THE INLET IN A SINGLE ROW, ABUTTING ONE ANOTHER WITH THE OPEN END FACING AWAY FROM THE CURB.

3. GRAVEL BAGS SHALL BE PLACED AROUND CONCRETE BLOCKS, CLOSELY ABUTTING ONE ANOTHER AND JOINTED TOGETHER IN ACCORDANCE WITH ROCK SOCK DESIGN DETAIL.



IP–2. CURB ROCK SOCKS UPSTREAM OF INLET PROTECTION

CURB ROCK SOCK INLET PROTECTION INSTALLATION NOTES

1. SEE ROCK SOCK DESIGN DETAIL INSTALLATION REQUIREMENTS.

2. PLACEMENT OF THE SOCK SHALL BE APPROXIMATELY 30 DEGREES FROM PERPENDICULAR IN THE OPPOSITE DIRECTION OF FLOW.

3. SOCKS ARE TO BE FLUSH WITH THE CURB AND SPACED A MINIMUM OF 5 FEET APART.

4. AT LEAST TWO CURB SOCKS IN SERIES ARE REQUIRED UPSTREAM OF ON–GRADE INLETS.

IP1

SC-1 — Silt Fence (SF)

SILT FENCE INSTALLATION NOTES

1. SILT FENCE MUST BE PLACED AWAY FROM THE TOE OF THE SLOPE TO ALLOW FOR WATER PONDING. SILT FENCE AT THE TOE OF A SLOPE SHOULD BE INSTALLED IN A FLAT LOCATION AT LEAST SEVERAL FEET (2–5 FT) FROM THE TOE OF THE SLOPE TO ALLOW ROOM FOR PONDING AND DEPOSITION.

2. A UNIFORM 6" X 4" ANCHOR TRENCH SHALL BE EXCAVATED USING TRENCHER OR SILT FENCE INSTALLATION DEVICE. NO ROAD GRADERS, BACKHOES, OR SIMILAR EQUIPMENT SHALL BE USED.

3. COMPACT ANCHOR TRENCH BY HAND WITH A "JUMPING JACK" OR BY WHEEL ROLLING. COMPACTION SHALL BE SUCH THAT SILT FENCE RESISTS BEING PULLED OUT OF ANCHOR TRENCH BY HAND.

4. SILT FENCE SHALL BE PULLED TIGHT AS IT IS ANCHORED TO THE STAKES. THERE SHOULD BE NO NOTICEABLE SAG BETWEEN STAKES AFTER IT HAS BEEN ANCHORED TO THE STAKES.

5. SILT FENCE FABRIC SHALL BE ANCHORED TO THE STAKES USING 1" HEAVY DUTY STAPLES OR NAILS WITH 1" HEADS. STAPLES AND NAILS SHOULD BE PLACED 3" ALONG THE FABRIC DOWN THE STAKE.

6. AT THE END OF A RUN OF SILT FENCE ALONG A CONTOUR, THE SILT FENCE SHOULD BE TURNED PERPENDICULAR TO THE CONTOUR TO CREATE A "J–HOOK." THE "J–HOOK" EXTENDING PERPENDICULAR TO THE CONTOUR SHOULD BE OF SUFFICIENT LENGTH TO KEEP RUNOFF FROM FLOWING AROUND THE END OF THE SILT FENCE (TYPICALLY 10' – 20').

7. SILT FENCE SHALL BE INSTALLED PRIOR TO ANY LAND DISTURBING ACTIVITIES.

SILT FENCE MAINTENANCE NOTES

1. INSPECT BMPs EACH WORKDAY, AND MAINTAIN THEM IN EFFECTIVE OPERATING CONDITION. MAINTENANCE OF BMPs SHOULD BE PROACTIVE, NOT REACTIVE. INSPECT BMPs AS SOON AS POSSIBLE (AND ALWAYS WITHIN 24 HOURS) FOLLOWING A STORM THAT CAUSES SURFACE EROSION, AND PERFORM NECESSARY MAINTENANCE.

2. FREQUENT OBSERVATIONS AND MAINTENANCE ARE NECESSARY TO MAINTAIN BMPs IN EFFECTIVE OPERATING CONDITION. INSPECTIONS AND CORRECTIVE MEASURES SHOULD BE DOCUMENTED THOROUGHLY.

3. WHERE BMPs HAVE FAILED, REPAIR OR REPLACEMENT SHOULD BE INITIATED UPON DISCOVERY OF THE FAILURE.

4. SEDIMENT ACCUMULATED UPSTREAM OF THE SILT FENCE SHALL BE REMOVED AS NEEDED TO MAINTAIN THE FUNCTIONALITY OF THE BMP, TYPICALLY WHEN DEPTH OF ACCUMULATED SEDIMENTS IS APPROXIMATELY 6".

5. REPAIR OR REPLACE SILT FENCE WHEN THERE ARE SIGNS OF WEAR, SUCH AS SAGGING, TEARING, OR COLLAPSE.

6. SILT FENCE IS TO REMAIN IN PLACE UNTIL THE UPSTREAM DISTURBED AREA IS STABILIZED AND APPROVED BY THE LOCAL JURISDICTION, OR IS REPLACED BY AN EQUIVALENT PERIMETER SEDIMENT CONTROL BMP.

7. WHEN SILT FENCE IS REMOVED, ALL DISTURBED AREAS SHALL BE COVERED WITH TOPSOIL, SEEDED AND MULCHED OR OTHERWISE STABILIZED AS APPROVED BY LOCAL JURISDICTION.

(DETAIL ADAPTED FROM TOWN OF PARKER, COLORADO AND CITY OF AURORA, NOT AVAILABLE IN AUTOCAD)

NOTE: MANY JURISDICTIONS HAVE BMP DETAILS THAT VARY FROM UDFCD STANDARD DETAILS. CONSULT WITH LOCAL JURISDICTIONS AS TO WHICH DETAIL SHOULD BE USED WHEN DIFFERENCES ARE NOTED.

MM-1 — Concrete Washout Area (CWA)

CWA MAINTENANCE NOTES

1. INSPECT BMPs EACH WORKDAY, AND MAINTAIN THEM IN EFFECTIVE OPERATING CONDITION. MAINTENANCE OF BMPs SHOULD BE PROACTIVE, NOT REACTIVE. INSPECT BMPs AS SOON AS POSSIBLE (AND ALWAYS WITHIN 24 HOURS) FOLLOWING A STORM THAT CAUSES SURFACE EROSION, AND PERFORM NECESSARY MAINTENANCE.

2. FREQUENT OBSERVATIONS AND MAINTENANCE ARE NECESSARY TO MAINTAIN BMPs IN EFFECTIVE OPERATING CONDITION. INSPECTIONS AND CORRECTIVE MEASURES SHOULD BE DOCUMENTED THOROUGHLY.

3. WHERE BMPs HAVE FAILED, REPAIR OR REPLACEMENT SHOULD BE INITIATED UPON DISCOVERY OF THE FAILURE.

4. THE CWA SHALL BE REPAIRED, CLEANED, OR ENLARGED AS NECESSARY TO MAINTAIN CAPACITY FOR CONCRETE WASTE. CONCRETE MATERIALS, ACCUMULATED IN PIT, SHALL BE REMOVED ONCE THE MATERIALS HAVE REACHED A DEPTH OF 2'.

5. CONCRETE WASHOUT WATER, WASTED PIECES OF CONCRETE AND ALL OTHER DEBRIS IN THE SUBSURFACE PIT SHALL BE TRANSPORTED FROM THE JOB SITE IN A WATER–TIGHT CONTAINER AND DISPOSED OF PROPERLY.

6. THE CWA SHALL REMAIN IN PLACE UNTIL ALL CONCRETE FOR THE PROJECT IS PLACED.

7. WHEN THE CWA IS REMOVED, COVER THE DISTURBED AREA WITH TOP SOIL, SEED AND MULCH OR OTHERWISE STABILIZED IN A MANNER APPROVED BY THE LOCAL JURISDICTION.

(DETAIL ADAPTED FROM DOUGLAS COUNTY, COLORADO AND THE CITY OF PARKER, COLORADO, NOT AVAILABLE IN AUTOCAD).

NOTE: MANY JURISDICTIONS HAVE BMP DETAILS THAT VARY FROM UDFCD STANDARD DETAILS. CONSULT WITH LOCAL JURISDICTIONS AS TO WHICH DETAIL SHOULD BE USED WHEN DIFFERENCES ARE NOTED.

SM-6 — Stabilized Staging Area (SSA)

STABILIZED STAGING AREA MAINTENANCE NOTES

5. STABILIZED STAGING AREA SHALL BE ENLARGED IF NECESSARY TO CONTAIN PARKING, STORAGE, AND UNLOADING/LOADING OPERATIONS.

6. THE STABILIZED STAGING AREA SHALL BE REMOVED AT THE END OF CONSTRUCTION. THE GRANULAR MATERIAL SHALL BE REMOVED OR, IF APPROVED BY THE LOCAL JURISDICTION, USED ON SITE, AND THE AREA COVERED WITH TOPSOIL, SEEDED AND MULCHED OR OTHERWISE STABILIZED IN A MANNER APPROVED BY LOCAL JURISDICTION.

NOTE: MANY MUNICIPALITIES PROHIBIT THE USE OF RECYCLED CONCRETE AS GRANULAR MATERIAL FOR STABILIZED STAGING AREAS DUE TO DIFFICULTIES WITH RE–ESTABLISHMENT OF VEGETATION IN AREAS WHERE RECYCLED CONCRETE WAS PLACED.

NOTE: MANY JURISDICTIONS HAVE BMP DETAILS THAT VARY FROM UDFCD STANDARD DETAILS. CONSULT WITH LOCAL JURISDICTIONS AS TO WHICH DETAIL SHOULD BE USED WHEN DIFFERENCES ARE NOTED.

(DETAILS ADAPTED FROM DOUGLAS COUNTY, COLORADO, NOT AVAILABLE IN AUTOCAD)

MM-2 — Stockpile Management (SM)

STOCKPILE PROTECTION MAINTENANCE NOTES

1. INSPECT BMPs EACH WORKDAY, AND MAINTAIN THEM IN EFFECTIVE OPERATING CONDITION. MAINTENANCE OF BMPs SHOULD BE PROACTIVE, NOT REACTIVE. INSPECT BMPs AS SOON AS POSSIBLE (AND ALWAYS WITHIN 24 HOURS) FOLLOWING A STORM THAT CAUSES SURFACE EROSION, AND PERFORM NECESSARY MAINTENANCE.

2. FREQUENT OBSERVATIONS AND MAINTENANCE ARE NECESSARY TO MAINTAIN BMPs IN EFFECTIVE OPERATING CONDITION. INSPECTIONS AND CORRECTIVE MEASURES SHOULD BE DOCUMENTED THOROUGHLY.

3. WHERE BMPs HAVE FAILED, REPAIR OR REPLACEMENT SHOULD BE INITIATED UPON DISCOVERY OF THE FAILURE.

STOCKPILE PROTECTION MAINTENANCE NOTES

4. IF PERIMETER PROTECTION MUST BE MOVED TO ACCESS SOIL STOCKPILE, REPLACE PERIMETER CONTROLS BY THE END OF THE WORKDAY.

5. STOCKPILE PERIMETER CONTROLS CAN BE REMOVED ONCE ALL THE MATERIAL FROM THE STOCKPILE HAS BEEN USED.

(DETAILS ADAPTED FROM PARKER, COLORADO, NOT AVAILABLE IN AUTOCAD)

NOTE: MANY JURISDICTIONS HAVE BMP DETAILS THAT VARY FROM UDFCD STANDARD DETAILS. CONSULT WITH LOCAL JURISDICTIONS AS TO WHICH DETAIL SHOULD BE USED WHEN DIFFERENCES ARE NOTED.

SC-6 — Inlet Protection (IP)

GENERAL INLET PROTECTION INSTALLATION NOTES

1. SEE PLAN VIEW FOR:
 –LOCATION OF INLET PROTECTION.
 –TYPE OF INLET PROTECTION (IP.1, IP.2, IP.3, IP.4, IP.5, IP.6)

2. INLET PROTECTION SHALL BE INSTALLED PROMPTLY AFTER INLET CONSTRUCTION OR PAVING IS COMPLETE (TYPICALLY WITHIN 48 HOURS). IF A RAINFALL/RUNOFF EVENT IS FORECAST, INSTALL INLET PROTECTION PRIOR TO ONSET OF EVENT.

3. MANY JURISDICTIONS HAVE BMP DETAILS THAT VARY FROM UDFCD STANDARD DETAILS. CONSULT WITH LOCAL JURISDICTIONS AS TO WHICH DETAIL SHOULD BE USED WHEN DIFFERENCES ARE NOTED.

INLET PROTECTION MAINTENANCE NOTES

1. INSPECT BMPs EACH WORKDAY, AND MAINTAIN THEM IN EFFECTIVE OPERATING CONDITION. MAINTENANCE OF BMPs SHOULD BE PROACTIVE, NOT REACTIVE. INSPECT BMPs AS SOON AS POSSIBLE (AND ALWAYS WITHIN 24 HOURS) FOLLOWING A STORM THAT CAUSES SURFACE EROSION, AND PERFORM NECESSARY MAINTENANCE.

2. FREQUENT OBSERVATIONS AND MAINTENANCE ARE NECESSARY TO MAINTAIN BMPs IN EFFECTIVE OPERATING CONDITION. INSPECTIONS AND CORRECTIVE MEASURES SHOULD BE DOCUMENTED THOROUGHLY.

3. WHERE BMPs HAVE FAILED, REPAIR OR REPLACEMENT SHOULD BE INITIATED UPON DISCOVERY OF THE FAILURE.

4. SEDIMENT ACCUMULATED UPSTREAM OF INLET PROTECTION SHALL BE REMOVED AS NECESSARY TO MAINTAIN BMP EFFECTIVENESS, TYPICALLY WHEN STORAGE VOLUME REACHES 50% OF CAPACITY, A DEPTH OF 6" WHEN SILT FENCE IS USED, OR ¼ OF THE HEIGHT FOR STRAW BALES.

5. INLET PROTECTION IS TO REMAIN IN PLACE UNTIL THE UPSTREAM DISTURBED AREA IS PERMANENTLY STABILIZED, UNLESS THE LOCAL JURISDICTION APPROVES EARLIER REMOVAL OF INLET PROTECTION IN STREETS.

6. WHEN INLET PROTECTION AT AREA INLETS IS REMOVED, THE DISTURBED AREA SHALL BE COVERED WITH TOP SOIL, SEEDED AND MULCHED, OR OTHERWISE STABILIZED IN A MANNER APPROVED BY THE LOCAL JURISDICTION.

(DETAIL ADAPTED FROM TOWN OF PARKER, COLORADO AND CITY OF AURORA, COLORADO, NOT AVAILABLE IN AUTOCAD)

NOTE: MANY JURISDICTIONS HAVE BMP DETAILS THAT VARY FROM UDFCD STANDARD DETAILS. CONSULT WITH LOCAL JURISDICTIONS AS TO WHICH DETAIL SHOULD BE USED WHEN DIFFERENCES ARE NOTED.

NOTE: THE DETAILS INCLUDED WITH THIS FACT SHEET SHOW COMMONLY USED, CONVENTIONAL METHODS OF INLET PROTECTION IN THE DENVER METROPOLITAN AREA. THERE ARE MANY PROPRIETARY INLET PROTECTION METHODS ON THE MARKET. UDFCD NEITHER ENDORSES NOR DISCOURAGES USE OF PROPRIETARY INLET PROTECTION; HOWEVER, IN THE EVENT PROPRIETARY METHODS ARE USED, THE APPROPRIATE DETAIL FROM THE MANUFACTURER MUST BE INCLUDED IN THE SWMP AND THE BMP MUST BE INSTALLED AND MAINTAINED AS SHOWN IN THE MANUFACTURER'S DETAILS.

NOTE: SOME MUNICIPALITIES DISCOURAGE OR PROHIBIT THE USE OF STRAW BALES FOR INLET PROTECTION. CHECK WITH LOCAL JURISDICTION TO DETERMINE IF STRAW BALE INLET PROTECTION IS ACCEPTABLE.

REV.	DESCRIPTION	DATE

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COLORADO LICENSED DAVID L. MIJARES 40510 PROFESSIONAL ENGINEER

DAVID L. MIJARES, COLORADO PE #40510 — 10/19/20 DATE

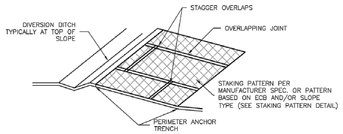
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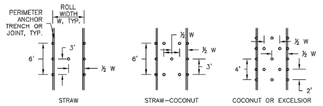
GRADING & EROSION CONTROL DETAILS

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SCALE: NTS	DATE: 03/30/21
JOB NUMBER	SHEET
17–114	12 OF 14

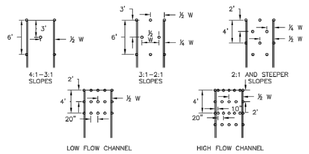
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ECB–3. OUTSIDE OF DRAINAGEWAY



STAKING PATTERNS BY ECB TYPE



STAKING PATTERNS BY SLOPE OR CHANNEL TYPE

ECB

EROSION CONTROL BLANKET MAINTENANCE NOTES

1. INSPECT BMPs EACH WORKDAY, AND MAINTAIN THEM IN EFFECTIVE OPERATING CONDITION. MAINTENANCE OF BMPs SHOULD BE PROACTIVE, NOT REACTIVE. INSPECT BMPs AS SOON AS POSSIBLE (AND ALWAYS WITHIN 24 HOURS) FOLLOWING A STORM THAT CAUSES SURFACE EROSION, AND PERFORM NECESSARY MAINTENANCE.

2. FREQUENT OBSERVATIONS AND MAINTENANCE ARE NECESSARY TO MAINTAIN BMPs IN EFFECTIVE OPERATING CONDITION. INSPECTIONS AND CORRECTIVE MEASURES SHOULD BE DOCUMENTED THOROUGHLY.

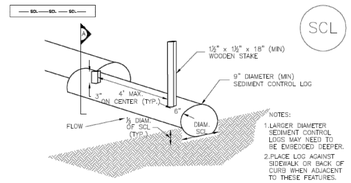
3. WHERE BMPs HAVE FAILED, REPAIR OR REPLACEMENT SHOULD BE INITIATED UPON DISCOVERY OF THE FAILURE.

4. ECBs SHALL BE LEFT IN PLACE TO EVENTUALLY BIODEGRADE, UNLESS REQUESTED TO BE REMOVED BY THE LOCAL JURISDICTION.

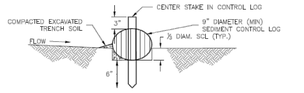
5. ANY ECB PULLED OUT, TORN, OR OTHERWISE DAMAGED SHALL BE REPAIRED OR REINSTALLED. ANY SUBGRADE AREAS BELOW THE GEOTEXTILE THAT HAVE ERODED TO CREATED A VOID UNDER THE BLANKET, OR THAT REMAIN DEVOID OF GRASS SHALL BE REPAIRED, RESEEDED AND MULCHED AND THE ECB REINSTALLED.

NOTE: MANY JURISDICTIONS HAVE BMP DETAILS THAT VARY FROM UDFCD STANDARD DETAILS. CONSULT WITH LOCAL JURISDICTIONS AS TO WHICH DETAIL SHOULD BE USED WHEN DIFFERENCES ARE NOTED.

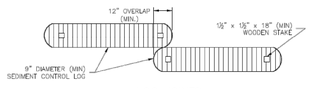
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TRENCHED SEDIMENT CONTROL LOG



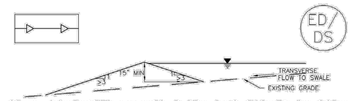
SECTION
TRENCHED SEDIMENT CONTROL LOG Ⓐ



LOG JOINTS

SCL–1. TRENCHED SEDIMENT CONTROL LOG

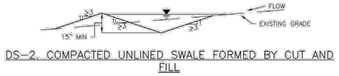
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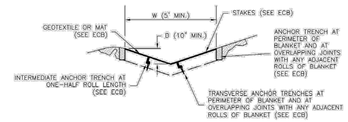
ED–1. COMPACTED UNLINED EARTH DIKE FORMED BY BERM



DS–1. COMPACTED UNLINED EXCAVATED SWALE



DS–2. COMPACTED UNLINED SWALE FORMED BY CUT AND FILL



DS–3. ECB LINED SWALE (CUT AND FILL OR BERM)

EARTH DIKE AND DRAINAGE SWALE MAINTENANCE NOTES

1. INSPECT BMPs EACH WORKDAY, AND MAINTAIN THEM IN EFFECTIVE OPERATING CONDITION. MAINTENANCE OF BMPs SHOULD BE PROACTIVE, NOT REACTIVE. INSPECT BMPs AS SOON AS POSSIBLE (AND ALWAYS WITHIN 24 HOURS) FOLLOWING A STORM THAT CAUSES SURFACE EROSION, AND PERFORM NECESSARY MAINTENANCE.

2. FREQUENT OBSERVATIONS AND MAINTENANCE ARE NECESSARY TO MAINTAIN BMPs IN EFFECTIVE OPERATING CONDITION. INSPECTIONS AND CORRECTIVE MEASURES SHOULD BE DOCUMENTED THOROUGHLY.

3. WHERE BMPs HAVE FAILED, REPAIR OR REPLACEMENT SHOULD BE INITIATED UPON DISCOVERY OF THE FAILURE.

4. SWALES SHALL REMAIN IN PLACE UNTIL THE END OF CONSTRUCTION; IF APPROVED BY LOCAL JURISDICTION, SWALES MAY BE LEFT IN PLACE.

5. WHEN A SWALE IS REMOVED, THE DISTURBED AREA SHALL BE COVERED WITH TOPSOIL, SEEDED AND MULCHED OR OTHERWISE STABILIZED IN A MANNER APPROVED BY LOCAL JURISDICTION.

(DETAIL ADAPTED FROM DOUGLAS COUNTY, COLORADO AND THE CITY OF COLORADO SPRINGS, COLORADO, NOT AVAILABLE IN AUTOCAD)

NOTE: MANY JURISDICTIONS HAVE BMP DETAILS THAT VARY FROM UDFCD STANDARD DETAILS. CONSULT WITH LOCAL JURISDICTIONS AS TO WHICH DETAIL SHOULD BE USED WHEN DIFFERENCES ARE NOTED.

EROSION CONTROL BLANKET INSTALLATION NOTES

1. SEE PLAN VIEW FOR:
   –LOCATION OF ECB.
   –TYPE OF ECB (STRAW, STRAW–COCONUT, COCONUT, OR EXCELSIOR).
   –AREA, A, IN SQUARE YARDS OF EACH TYPE OF ECB.

2. 100% NATURAL AND BIODEGRADABLE MATERIALS ARE PREFERRED FOR RECPs, ALTHOUGH SOME JURISDICTIONS MAY ALLOW OTHER MATERIALS IN SOME APPLICATIONS.

3. IN AREAS WHERE ECBs ARE SHOWN ON THE PLANS, THE PERMITTEE SHALL PLACE TOPSOIL AND PERFORM FINAL GRADING, SURFACE PREPARATION, AND SEEDING AND MULCHING. SUBGRADE SHALL BE SMOOTH AND MOIST PRIOR TO ECB INSTALLATION AND THE ECB SHALL BE IN FULL CONTACT WITH SUBGRADE. NO GAPS OR VOIDS SHALL EXIST UNDER THE BLANKET.

4. PERIMETER ANCHOR TRENCH SHALL BE USED ALONG THE OUTSIDE PERIMETER OF ALL BLANKET AREAS.

5. JOINT ANCHOR TRENCH SHALL BE USED TO JOIN ROLLS OF ECBs TOGETHER (LONGITUDINALLY AND TRANSVERSELY) FOR ALL ECBs EXCEPT STRAW WHICH MAY USE AN OVERLAPPING JOINT.

6. INTERMEDIATE ANCHOR TRENCH SHALL BE USED AT SPACING OF ONE–HALF ROLL LENGTH FOR COCONUT AND EXCELSIOR ECBs.

7. OVERLAPPING JOINT DETAIL SHALL BE USED TO JOIN ROLLS OF ECBs TOGETHER FOR ECBs ON SLOPES.

8. MATERIAL SPECIFICATIONS OF ECBs SHALL CONFORM TO TABLE ECB–1.

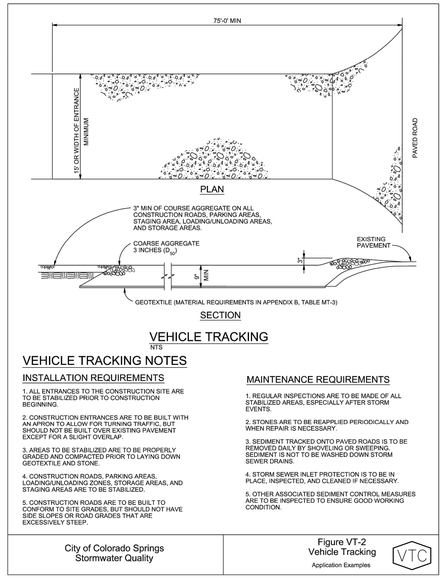
9. ANY AREAS OF SEEDING AND MULCHING DISTURBED IN THE PROCESS OF INSTALLING ECBS SHALL BE RESEEDED AND MULCHED.

10. DETAILS ON DESIGN PLANS FOR MAJOR DRAINAGEWAY STABILIZATION WILL GOVERN IF DIFFERENT FROM THOSE SHOWN HERE.

TABLE ECB–1. ECB MATERIAL SPECIFICATIONS

TYPE	COCONUT CONTENT	STRAW CONTENT	EXCELSIOR CONTENT	RECOMMENDED NETTING**
STRAW*	–	100%	–	DOUBLE/ NATURAL
STRAW–COCONUT	30% MIN	70% MAX	–	DOUBLE/ NATURAL
COCONUT	100%	–	–	DOUBLE/ NATURAL
EXCELSIOR	–	–	100%	DOUBLE/ NATURAL

*STRAW ECBs MAY ONLY BE USED OUTSIDE OF STREAMS AND DRAINAGE CHANNELS.
**ALTERNATE NETTING MAY BE ACCEPTABLE IN SOME JURISDICTIONS



SECTION

VEHICLE TRACKING

VEHICLE TRACKING NOTES

INSTALLATION REQUIREMENTS

1. ALL ENTRANCES TO THE CONSTRUCTION SITE ARE TO BE STABILIZED PRIOR TO CONSTRUCTION BEGINNING.

2. CONSTRUCTION ENTRANCES ARE TO BE BUILT WITH AN APRON TO ALLOW FOR TURNING TRAFFIC, BUT SHOULD NOT BE BUILT OVER EXISTING PAVEMENT EXCEPT FOR A SLIGHT OVERLAP.

3. AREAS TO BE STABILIZED ARE TO BE PROPERLY GRADED AND COMPACTED PRIOR TO LAYING DOWN GEOTEXTILE AND STONE.

4. CONSTRUCTION ROADS, PARKING AREAS, LOADING/UNLOADING ZONES, STORAGE AREAS, AND STAGING AREAS ARE TO BE STABILIZED.

5. CONSTRUCTION ROADS ARE TO BE BUILT TO CONFORM TO SITE GRADES, BUT SHOULD NOT HAVE SIDE SLOPES OR ROAD GRADES THAT ARE EXCESSIVELY STEEP.

MAINTENANCE REQUIREMENTS

1. REGULAR INSPECTIONS ARE TO BE MADE OF ALL STABILIZED AREAS, ESPECIALLY AFTER STORM EVENTS.

2. STONES ARE TO BE REAPPLIED PERIODICALLY AND WHEN REPAIR IS NECESSARY.

3. SEDIMENT TRACKED ONTO PAVED ROADS IS TO BE REMOVED DAILY BY SHOVELING OR SWEEPING. SEDIMENT IS NOT TO BE WASHED DOWN STORM SEWER DRAINS.

4. STORM SEWER INLET PROTECTION IS TO BE IN PLACE, INSPECTED, AND CLEANED IF NECESSARY.

5. OTHER ASSOCIATED SEDIMENT CONTROL MEASURES ARE TO BE INSPECTED TO ENSURE GOOD WORKING CONDITION.

City of Colorado Springs
Stormwater Quality

Figure VT-2
Vehicle Tracking
Application Examples

VTC

SEDIMENT CONTROL LOG INSTALLATION NOTES

1. SEE PLAN VIEW FOR LOCATION AND LENGTH OF SEDIMENT CONTROL LOGS.

2. SEDIMENT CONTROL LOGS THAT ACT AS A PERIMETER CONTROL SHALL BE INSTALLED PRIOR TO ANY UPGRADIENT LAND–DISTURBING ACTIVITIES.

3. SEDIMENT CONTROL LOGS SHALL CONSIST OF STRAW, COMPOST, EXCELSIOR OR COCONUT FIBER, AND SHALL BE FREE OF ANY NOXIOUS WEED SEEDS OR DEFECTS INCLUDING RIPS, HOLES AND OBVIOUS WEAR.

4. SEDIMENT CONTROL LOGS MAY BE USED AS SMALL CHECK DAMS IN DITCHES AND SWALES. HOWEVER, THEY SHOULD NOT BE USED IN PERENNIAL STREAMS.

5. IT IS RECOMMENDED THAT SEDIMENT CONTROL LOGS BE TRENCHED INTO THE GROUND TO A DEPTH OF APPROXIMATELY ⅓ OF THE DIAMETER OF THE LOG. IF TRENCHING TO THIS DEPTH IS NOT FEASIBLE AND/OR DESIRABLE (SHORT TERM INSTALLATION WITH DESIRE NOT TO DAMAGE LANDSCAPE) A LESSER TRENCHING DEPTH MAY BE ACCEPTABLE WITH MORE ROBUST STAKING. COMPOST LOGS THAT ARE 8 LB/FT DO NOT NEED TO BE TRENCHED.

6. THE UPHILL SIDE OF THE SEDIMENT CONTROL LOG SHALL BE BACKFILLED WITH SOIL OR FILTER MATERIAL THAT IS FREE OF ROCKS AND DEBRIS. THE SOIL SHALL BE TIGHTLY COMPACTED INTO THE SHAPE OF A RIGHT TRIANGLE USING A SHOVEL OR WEIGHTED LAWN ROLLER OR BLOWN IN PLACE.

7. FOLLOW MANUFACTURERS' GUIDANCE FOR STAKING. IF MANUFACTURERS' INSTRUCTIONS DO NOT SPECIFY SPACING, STAKES SHALL BE PLACED ON 4' CENTERS AND EMBEDDED A MINIMUM OF 4" INTO THE GROUND. 3" OF THE STAKE SHALL PROTRUDE FROM THE TOP OF THE LOG. STAKES THAT ARE BROKEN PRIOR TO INSTALLATION SHALL BE REPLACED. COMPOST LOGS SHOULD BE STAKED 10' ON CENTER.

SEDIMENT CONTROL LOG MAINTENANCE NOTES

1. INSPECT BMPs EACH WORKDAY, AND MAINTAIN THEM IN EFFECTIVE OPERATING CONDITION. MAINTENANCE OF BMPs SHOULD BE PROACTIVE, NOT REACTIVE. INSPECT BMPs AS SOON AS POSSIBLE (AND ALWAYS WITHIN 24 HOURS) FOLLOWING A STORM THAT CAUSES SURFACE EROSION, AND PERFORM NECESSARY MAINTENANCE.

2. FREQUENT OBSERVATIONS AND MAINTENANCE ARE NECESSARY TO MAINTAIN BMPs IN EFFECTIVE OPERATING CONDITION. INSPECTIONS AND CORRECTIVE MEASURES SHOULD BE DOCUMENTED THOROUGHLY.

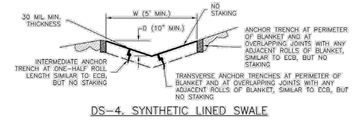
3. WHERE BMPs HAVE FAILED, REPAIR OR REPLACEMENT SHOULD BE INITIATED UPON DISCOVERY OF THE FAILURE.

4. SEDIMENT ACCUMULATED UPSTREAM OF SEDIMENT CONTROL LOG SHALL BE REMOVED AS NEEDED TO MAINTAIN FUNCTIONALITY OF THE BMP, TYPICALLY WHEN DEPTH OF ACCUMULATED SEDIMENTS IS APPROXIMATELY ½ OF THE HEIGHT OF THE SEDIMENT CONTROL LOG.

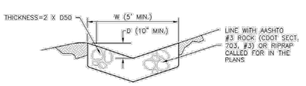
5. SEDIMENT CONTROL LOG SHALL BE REMOVED AT THE END OF CONSTRUCTION.COMPOST FROM COMPOST LOGS MAY BE LEFT IN PLACE AS LONG AS BAGS ARE REMOVED AND THE AREA SEEDED. IF DISTURBED AREAS EXIST AFTER REMOVAL, THEY SHALL BE COVERED WITH TOP SOIL, SEEDED AND MULCHED OR OTHERWISE STABILIZED IN A MANNER APPROVED BY THE LOCAL JURISDICTION.

(DETAILS ADAPTED FROM TOWN OF PARKER, COLORADO, JEFFERSON COUNTY, COLORADO, DOUGLAS COUNTY, COLORADO, AND CITY OF AURORA, COLORADO, NOT AVAILABLE IN AUTOCAD)

NOTE: MANY JURISDICTIONS HAVE BMP DETAILS THAT VARY FROM UDFCD STANDARD DETAILS. CONSULT WITH LOCAL JURISDICTIONS AS TO WHICH DETAIL SHOULD BE USED WHEN DIFFERENCES ARE NOTED.



DS–4. SYNTHETIC LINED SWALE



DS–5. RIPRAP LINED SWALE

EARTH DIKE AND DRAINAGE SWALE INSTALLATION NOTES

1. SEE SITE PLAN FOR:
   – LOCATION OF DIVERSION SWALE.
   – TYPE OF SWALE (UNLINED, COMPACTED AND/OR LINED).
   – LENGTH OF EACH SWALE.
   – DEPTH, D, AND WIDTH, W DIMENSIONS.
   – FOR ECB/TRM LINED DITCH, SEE ECB DETAIL.
   – FOR RIPRAP LINED DITCH, SIZE OF RIPRAP, D50.

2. SEE DRAINAGE PLANS FOR DETAILS OF PERMANENT CONVEYANCE FACILITIES AND/OR DIVERSION SWALES EXCEEDING 2–YEAR FLOW RATE OR 10 CFS.

3. EARTH DIKES AND SWALES INDICATED ON SWMP PLAN SHALL BE INSTALLED PRIOR TO LAND–DISTURBING ACTIVITIES IN PROXIMITY.

4. EMBANKMENT IS TO BE COMPACTED TO 90% OF MAXIMUM DENSITY AND WITHIN 2% OF OPTIMUM MOISTURE CONTENT ACCORDING TO ASTM D698.

5. SWALES ARE TO DRAIN TO A SEDIMENT CONTROL BMP.

6. FOR LINED DITCHES, INSTALLATION OF ECB/TRM SHALL CONFORM TO THE REQUIREMENTS OF THE ECB DETAIL.

7. WHEN CONSTRUCTION TRAFFIC MUST CROSS A DIVERSION SWALE, INSTALL A TEMPORARY CULVERT WITH A MINIMUM DIAMETER OF 12 INCHES.

REV.	DESCRIPTION	DATE

Know what's below. Call 72 hours before you dig.
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PREPARED FOR:
AVATAR EQUITIES, LLC
6800 JERICHO TURNPIKE
SUITE 120W #204
SYOSSET, NY 11791

PREPARED UNDER MY DIRECT SUPERVISION FOR AND ON BEHALF OF CATAMOUNT ENGINEERING.
COLORADO LICENSED DAVID L. MUJARES 40510 PROFESSIONAL ENGINEER
DAVID L. MUJARES, COLORADO P.E. NO. 40510
10/19/20
DATE

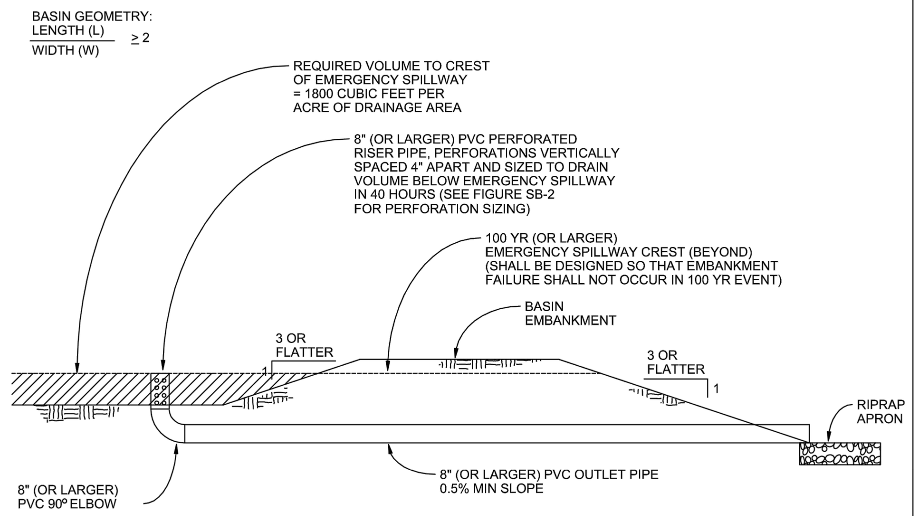
CATAMOUNT ENGINEERING
321 W. HENRIETTA AVE WOODLAND PARK, CO 80866
PO BOX 221 (719)439-2124

RIVERBEND CROSSING FILING NO 2

GRADING & EROSION CONTROL DETAILS

DESIGNED BY:	MGP	DRAWN BY:	MGP
SCALE:	NTS	DATE:	03/30/21
JOB NUMBER		SHEET	
17–114		13 OF 14	

N:\Catamount Projects\Projects\20-xxx Riverbend 2020\CAD_Sheets\Grading & Erosion Control\Filing 2 Sheet & Name Files\17-114-GEn-F2-13-Details - GEC - Details - 0.dwg - Tuesday, November 10, 2020 4:05:18 PM - dwolf



SEDIMENT BASIN

NTS

SEDIMENT BASIN NOTES

INSTALLATION REQUIREMENTS

1. SEDIMENT BASINS SHALL BE INSTALLED BEFORE ANY CLEARING AND/OR GRADING IS UNDERTAKEN.

2. THE AREA UNDER WHICH THE EMBANKMENT IS TO BE INSTALLED SHALL BE CLEARED, GRUBBED, AND STRIPPED OF ALL VEGETATION AND ROOT MAT.

3. THE OUTLET OF THE BASIN SHALL BE DESIGNED TO DRAIN ITS VOLUME IN 40 HOURS.

4. THE OUTLET IS TO BE LOCATED AT THE FURTHEST DISTANCE FROM THE INLET OF THE BASIN. BAFFLES MAY BE NEEDED TO INCREASE THE FLOW LENGTH AND SETTLING TIME.

5. EMBANKMENT MATERIAL SHALL CONSIST OF SOIL WITH A MINIMUM OF 15% PASSING A #200 SIEVE. EXCAVATED SOIL CAN BE USED IF IT MEETS THIS REQUIREMENT.

6. EMBANKMENT IS TO BE COMPACTED TO AT LEAST 90% OF MAXIMUM DENSITY AND WITHIN 2% OF OPTIMUM MOISTURE CONTENT ACCORDING TO ASTM D 698.

7. WHEN A BASIN IS INSTALLED NEAR A RESIDENTIAL AREA, FOR SAFETY REASONS, A SIGN SHALL BE POSTED AND THE AREA SECURED WITH A FENCE.

MAINTENANCE REQUIREMENTS

1. CONTRACTOR SHALL INSPECT SEDIMENT BASINS AFTER EACH RAINFALL, AT LEAST DAILY DURING PROLONGED RAINFALL, AND WEEKLY DURING PERIODS NO RAINFALL.

2. SEDIMENT BASINS SHALL BE CLEANED OUT BEFORE SEDIMENT HAS FILLED HALF THE VOLUME OF THE BASIN.

3. SEDIMENT BASINS SHALL REMAIN OPERATIONAL AND PROPERLY MAINTAINED UNTIL THE SITE AREA IS PERMANENTLY STABILIZED WITH ADEQUATE VEGETATIVE COVER AND/OR OTHER PERMANENT STRUCTURE AS APPROVED BY THE CITY.

City of Colorado Springs
Stormwater Quality

Figure SB-1
Sediment Basin
Construction Detail and Maintenance Requirements

SB

Required Area per Row (in^2)

DEPTH 4.0'

DESIGN VOLUME = 1.01 A-FT

Design Volume (acre-ft)	Depth at Outlet (ft) 1.0	1.5	2.0	2.5	3.0	3.5	4.0	4.5
2	15.04	7.71	5.10	3.76	2.95	2.41	2.02	1.73
1	7.52	3.86	2.55	1.88	1.48	1.21	1.01	0.87
0.6	4.51	2.31	1.53	1.13	0.89	0.72	0.61	0.52
0.4	3.01	1.54	1.02	0.75	0.59	0.48	0.40	0.35
0.2	1.50	0.77	0.51	0.38	0.30	0.24	0.20	0.17
0.1	0.75	0.39	0.26	0.19	0.15	0.12	0.10	0.09
0.06	0.45	0.23	0.15	0.11	0.09	0.07	0.06	0.05
0.04	0.30	0.15	0.10	0.08	0.06	0.05	0.04	0.03
0.02	0.15	0.08	0.05	0.04	0.03	0.02	0.02	0.02
0.01	0.08	0.04	0.03	0.02	0.01	0.01	0.01	0.01

TABLE SB-1

3 HOLES PER ROW

11/16" DIAM

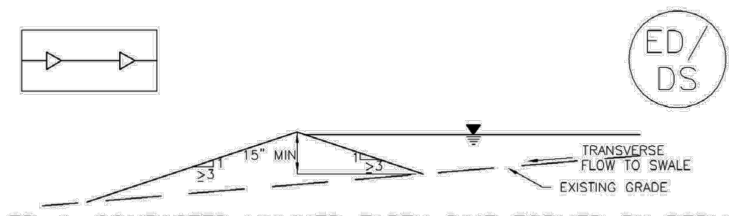
Circular Perforation Sizing

Hole Diameter (in)	Hole Diameter (in)	Area per Row (in^2) n = 1	n = 2	n = 3
1/4	0.250	0.05	0.10	0.15
5/16	0.313	0.08	0.15	0.23
3/8	0.375	0.11	0.22	0.33
7/16	0.438	0.15	0.30	0.45
1/2	0.500	0.20	0.39	0.59
9/16	0.563	0.25	0.50	0.75
5/8	0.625	0.31	0.61	0.92
11/16	0.688	0.37	0.74	1.11
3/4	0.750	0.44	0.88	1.33
7/8	0.875	0.60	1.20	1.80
1	1.000	0.79	1.57	2.36
1 1/8	1.125	0.99	1.99	2.98
1 1/4	1.250	1.23	2.45	3.68
1 3/8	1.375	1.48	2.97	4.45
1 1/2	1.500	1.77	3.53	5.30
1 5/8	1.625	2.07	4.15	6.22
1 3/4	1.750	2.41	4.81	7.22
1 7/8	1.875	2.76	5.52	8.28
2	2.000	3.14	6.28	9.42
n = Number of columns of perforations				
Minimum steel plate thickness		1/4"	5/16"	3/8"

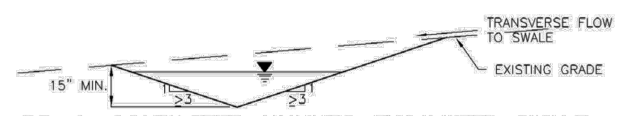
TABLE SB-2

City of Colorado Springs
Stormwater Quality

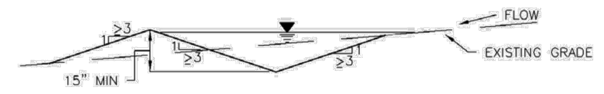
Figure SB-2
Outlet Sizing
Application Techniques and Maintenance Requirements



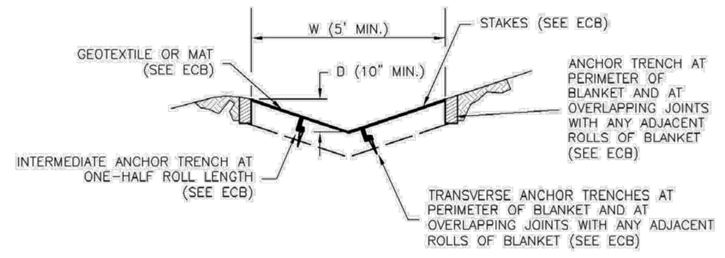
ED-1. COMPACTED UNLINED EARTH DIKE FORMED BY BERM



DS-1. COMPACTED UNLINED EXCAVATED SWALE

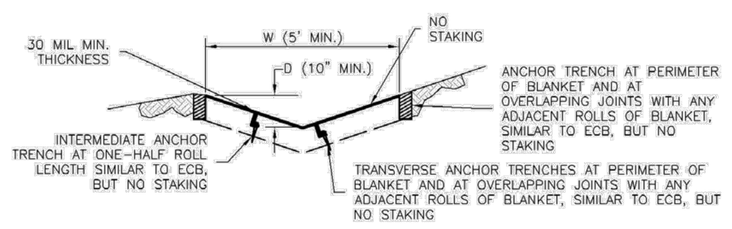


DS-2. COMPACTED UNLINED SWALE FORMED BY CUT AND FILL

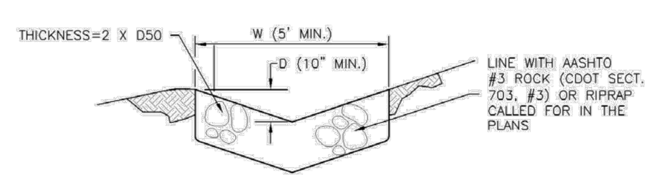


DS-3. ECB LINED SWALE (CUT AND FILL OR BERM)

DS



DS-4. SYNTHETIC LINED SWALE



DS-5. RIPRAP LINED SWALE

EARTH DIKE AND DRAINAGE SWALE INSTALLATION NOTES

1. SEE SITE PLAN FOR:
   - LOCATION OF DIVERSION SWALE
   - TYPE OF SWALE (UNLINED, COMPACTED AND/OR LINED).
   - LENGTH OF EACH SWALE.
   - DEPTH, D, AND WIDTH, W DIMENSIONS.
   - FOR ECB/TRM LINED DITCH, SEE ECB DETAIL.
   - FOR RIPRAP LINED DITCH, SIZE OF RIPRAP, D50.

2. SEE DRAINAGE PLANS FOR DETAILS OF PERMANENT CONVEYANCE FACILITIES AND/OR DIVERSION SWALES EXCEEDING 2-YEAR FLOW RATE OR 10 CFS.

3. EARTH DIKES AND SWALES INDICATED ON SWMP PLAN SHALL BE INSTALLED PRIOR TO LAND-DISTURBING ACTIVITIES IN PROXIMITY.

4. EMBANKMENT IS TO BE COMPACTED TO 90% OF MAXIMUM DENSITY AND WITHIN 2% OF OPTIMUM MOISTURE CONTENT ACCORDING TO ASTM D698.

5. SWALES ARE TO DRAIN TO A SEDIMENT CONTROL BMP.

6. FOR LINED DITCHES, INSTALLATION OF ECB/TRM SHALL CONFORM TO THE REQUIREMENTS OF THE ECB DETAIL.

7. WHEN CONSTRUCTION TRAFFIC MUST CROSS A DIVERSION SWALE, INSTALL A TEMPORARY CULVERT WITH A MINIMUM DIAMETER OF 12 INCHES.

EARTH DIKE AND DRAINAGE SWALE MAINTENANCE NOTES

1. INSPECT BMPs EACH WORKDAY, AND MAINTAIN THEM IN EFFECTIVE OPERATING CONDITION. MAINTENANCE OF BMPs SHOULD BE PROACTIVE, NOT REACTIVE. INSPECT BMPs AS SOON AS POSSIBLE (AND ALWAYS WITHIN 24 HOURS) FOLLOWING A STORM THAT CAUSES SURFACE EROSION, AND PERFORM NECESSARY MAINTENANCE.

2. FREQUENT OBSERVATIONS AND MAINTENANCE ARE NECESSARY TO MAINTAIN BMPs IN EFFECTIVE OPERATING CONDITION. INSPECTIONS AND CORRECTIVE MEASURES SHOULD BE DOCUMENTED THOROUGHLY.

3. WHERE BMPs HAVE FAILED, REPAIR OR REPLACEMENT SHOULD BE INITIATED UPON DISCOVERY OF THE FAILURE.

4. SWALES SHALL REMAIN IN PLACE UNTIL THE END OF CONSTRUCTION; IF APPROVED BY LOCAL JURISDICTION, SWALES MAY BE LEFT IN PLACE.

5. WHEN A SWALE IS REMOVED, THE DISTURBED AREA SHALL BE COVERED WITH TOPSOIL, SEEDED AND MULCHED OR OTHERWISE STABILIZED IN A MANNER APPROVED BY LOCAL JURISDICTION.

(DETAIL ADAPTED FROM DOUGLAS COUNTY, COLORADO AND THE CITY OF COLORADO SPRINGS, COLORADO, NOT AVAILABLE IN AUTOCAD)

NOTE: MANY JURISDICTIONS HAVE BMP DETAILS THAT VARY FROM UDFCD STANDARD DETAILS. CONSULT WITH LOCAL JURISDICTIONS AS TO WHICH DETAIL SHOULD BE USED WHEN DIFFERENCES ARE NOTED.

REV.	DESCRIPTION	DATE

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PREPARED FOR:

AVATAR EQUITIES, LLC

6800 JERICHO TURNPIKE
SUITE 120W #204
SYOSSET, NY 11791

PREPARED UNDER MY DIRECT SUPERVISION FOR AND BEHALF OF CATAMOUNT ENGINEERING.

COLORADO LICENSED DAVID L. MIJARES 40510 PROFESSIONAL ENGINEER

DAVID L. MIJARES, COLORADO PE #40510 — 10/19/20 DATE

CATAMOUNT ENGINEERING
321 W. HENRIETTA AVE WOODLAND PARK, CO 80866
PO BOX 221 (719)426-2124

RIVERBEND CROSSING FILING NO 2

GRADING & EROSION CONTROL DETAILS

DESIGNED BY: MGP	DRAWN BY: MGP
SCALE: NTS	DATE: 03/30/21
JOB NUMBER	SHEET
17-114	14 OF 14

M:\Catamount Dropbox\Projects\25-440 Riverbend 2025\DWG_Sheets\County\Filing 2 Street & Storm Plans\17-114-CDs F2-14-Details - GEC - Details - G-EC - Tuesday, November 11, 2025 4:05:48 PM - david