

ST-01005  
2645



# SUNSET VILLAGE FILING NO. 4

## CONSTRUCTION PLANS

**Contacts List:**

El Paso County Planning and Community Development  
Gilbert LaForce, PE  
719-520-7945  
gilbertlaforce@elpasoco.com  
Ryan Howser  
719-520-6049; ryanhowser@elpasoco.com

**Owner/Developer**  
Scott Van Whye  
Sunset Village View, LLC.  
303-519-5100

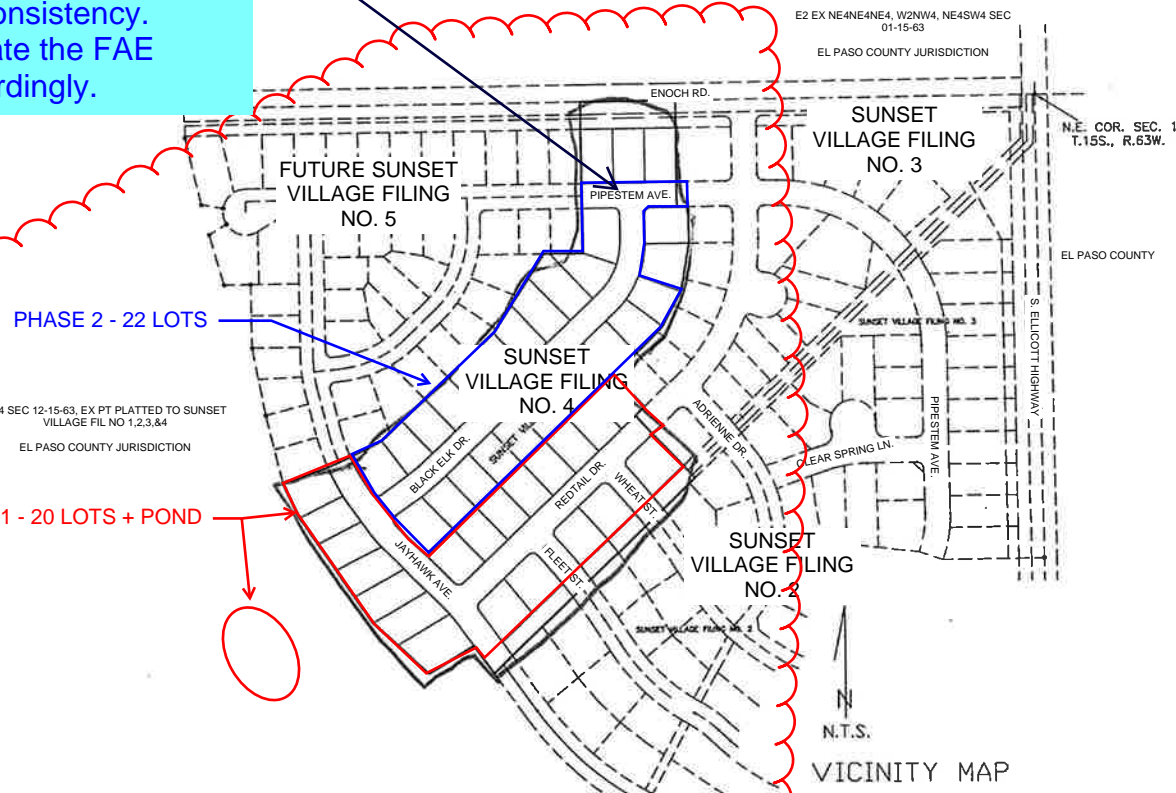
**Civil Engineer**  
Richard Lyon, PE  
Atwell, LLC.  
rlyon@atwell-group.com

Sheet 3 notes  
Pipestem as part of  
Phase I. Update  
either the phase  
boundary or sheet 3  
for consistency.  
Update the FAE  
accordingly.

Correct, updated on sheet 3 per  
Phasing plan.

EPC STORMWATER REVIEW COMMENTS  
IN ORANGE BOXES WITH BLACK TEXT

**Reviewed by:**  
**Glenn Reese, P.E.**  
**Stormwater Engineer II**  
**GlennReese@ElPasoCo.com**  
**719-675-2654**



### INDEX

- 1) COVER SHEET
- 2) GENERAL NOTES AND DETAILS
- 3) STREET & SANITARY SEWER PLAN (PIPESTEM)
- 4) STREET & SANITARY SEWER PLAN (REDTAIL DRIVE)
- 5) STREET & SANITARY SEWER PLAN (BLACK ELK DRIVE)
- 6) STREET & SANITARY SEWER PLAN (JAYHAWK AVE.)
- 7) STREET PLAN (WHEAT DRIVE)
- 8) STREET PLAN (FLEET STREET)
- 9) STREET PLAN (ENOCH ROAD)
- 10) UTILITY PLAN
- D-1) DEVELOPED DRAINAGE AND EROSION CONTROL PLAN
- D-2) STORM DRAIN PLAN AND PROFILE
- D-3) DETENTION POND PLAN AND DETAILS
- HW-1) ELLICOTT HIGHWAY IMPROVEMENT PLAN AND PROFILE
- 15) SIGNAGE AND STRIPING PLAN
- 16) CDOT S-614-1 DETAILS
- 17) POND PLAN
- 18) POND DETAILS
- 19) POND DETAILS
- 20) DETAILS
- 21) DETAILS
- 22) DETAILS

THE FOLLOWING STANDARD DETAILS ARE INCLUDED IN THIS PLAN SET:

- EL PASO COUNTY DETAILS:
- EPC DETAIL SD 2-20 TYPICAL CURB AND GUTTER
  - EPC DETAIL SD 2-26 TYPICAL CROSS PAN LAYOUT
  - EPC DETAIL SD 2-41 PEDESTRIAN INTERSECTION RAMP
  - EPC DETAIL SD 2-42 DETECTABLE WARNING SURFACE
  - EPC DETAIL SD 2-50 PARALLEL PEDESTRIAN CURB RAMP

EROSION CONTROL MEASURES:

- CONCRETE WASHOUT AREA
- VEHICLE TRACKING CONTROL
- ROCK SOCKS
- INLET PROTECTION
- SEEDING AND MULCHING
- STRAW BALE BARRIER / CHECK DAM
- SILT FENCE



4575 GALLEY ROAD SUITE 200  
COLORADO SPRINGS COLORADO  
(719) 597-9900 80915

PROJECT 00-0908 DATE 10-08-01 DRAWN J.L.K.

SHEET 1 OF 22

MODIFIED FOR S.I.A. CD SET  
RICHARD D. LYON, PE  
ATWELL, LLC.  
DECEMBER, 2021  
EPC PROJ.: CDR-21-008

Sunset Village

REVISION 1: 12/03/2021

### ENGINEER'S STATEMENT:

THESE DETAILED PLANS AND SPECIFICATIONS WERE PREPARED UNDER MY DIRECTION AND SUPERVISION. SAID DETAILED PLANS AND SPECIFICATIONS HAVE BEEN PREPARED ACCORDING TO THE CRITERIA ESTABLISHED BY THE COUNTY FOR DETAILED DRAINAGE PLANS AND SPECIFICATIONS, AND SAID DETAILED PLANS AND SPECIFICATIONS ARE IN CONFORMITY WITH THE MASTER PLAN OF THE DRAINAGE BASIN. SAID DETAILED PLANS AND SPECIFICATIONS MEET THE PURPOSE FOR WHICH THE PARTICULAR DRAINAGE FACILITIES ARE DESIGNED. I ACCEPT RESPONSIBILITY FOR ANY LIABILITY CAUSED BY ANY NEGLIGENT ACTS, ERRORS OR OMISSIONS ON MY PART IN PREPARATION OF THE DETAILED DRAINAGE PLANS AND SPECIFICATIONS.

JOHN P. SCHWAB, P.E. NO. 29891



### DISCLAIMER:

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

### DEVELOPER'S STATEMENT:

I, RODNEY PRIESSER, THE DEVELOPER HAS READ AND WILL COMPLY WITH ALL OF THE REQUIREMENTS SPECIFIED IN THIS DRAINAGE REPORT AND PLAN.

BY: *[Signature]*

TITLE: OWNER  
ADDRESS: 90 S. CASCADE AVE. # 950  
COLORADO SPRINGS, CO. 80903

### EL PASO COUNTY:

FILED IN ACCORDANCE WITH SECTION 51.1 OF THE EL PASO COUNTY LAND DEVELOPMENT CODE, AS AMENDED.

*[Signature]* 12-19-01  
DATE

### CONDITIONS:

### Engineer's Statement:

These detailed plans and specifications were prepared under my direction and supervision. Said plans and specifications have been prepared according to the criteria established by the County for detailed roadway, drainage, grading and erosion control plans and specifications, and said plans and specifications are in conformity with applicable master drainage plans and specifications for the purposes for which the particular roadway and drainage facilities are designed and built. I accept responsibility for any liability caused by any negligent acts, errors or omissions on my part in preparation of the detailed plans and specifications.

*[Signature]* 12-19-01  
Date

revise to match GEC  
Checklist Item "ii"

### Owner/Developer's Statement:

I, the owner/developer have read and will comply with all of the requirements specified in these detailed plans and specifications.

Scott Van Whye, President  
Sunset Village View, LLC.  
487 Windchime Pl. #300 Colorado Springs, CO

### El Paso County:

County plan review is provided only for general conformance with County Design Criteria. The County is not responsible for the accuracy and adequacy of the design, dimensions, and/or elevations which shall be confirmed at the job site. The County through the approval of this document assumes no responsibility for completeness and/or accuracy of this document.

Filed in accordance with the requirements of the El Paso County Land Development Code, Drainage Criteria Manual, Volumes 1 and 2, and Engineering Criteria Manual as amended.

In accordance with ECM Section 1.12, these construction documents will be valid for construction for a period of 2 years from the date signed by the El Paso County Engineer. If construction has not started within those 2 years, the plans will need to be resubmitted for approval, including payment of review fees at the Planning and Community Development Directors discretion.

Jennifer Irvine, P.E.  
County Engineer / ECM Administrator

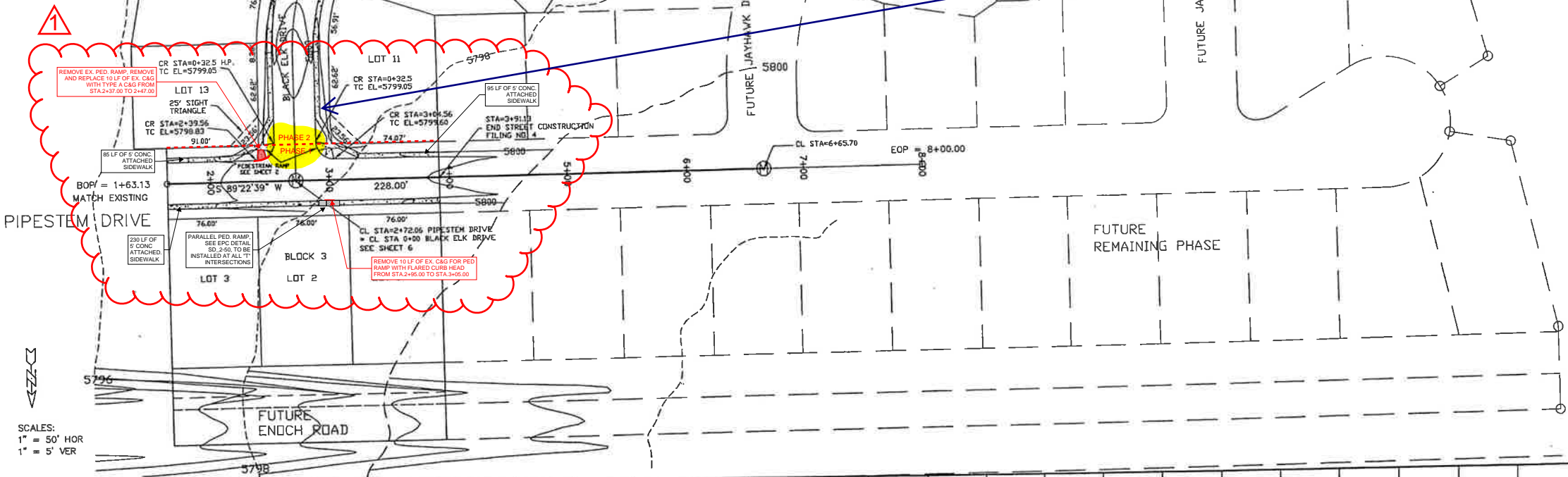


Phase I or 2? see  
comment on sheet 1

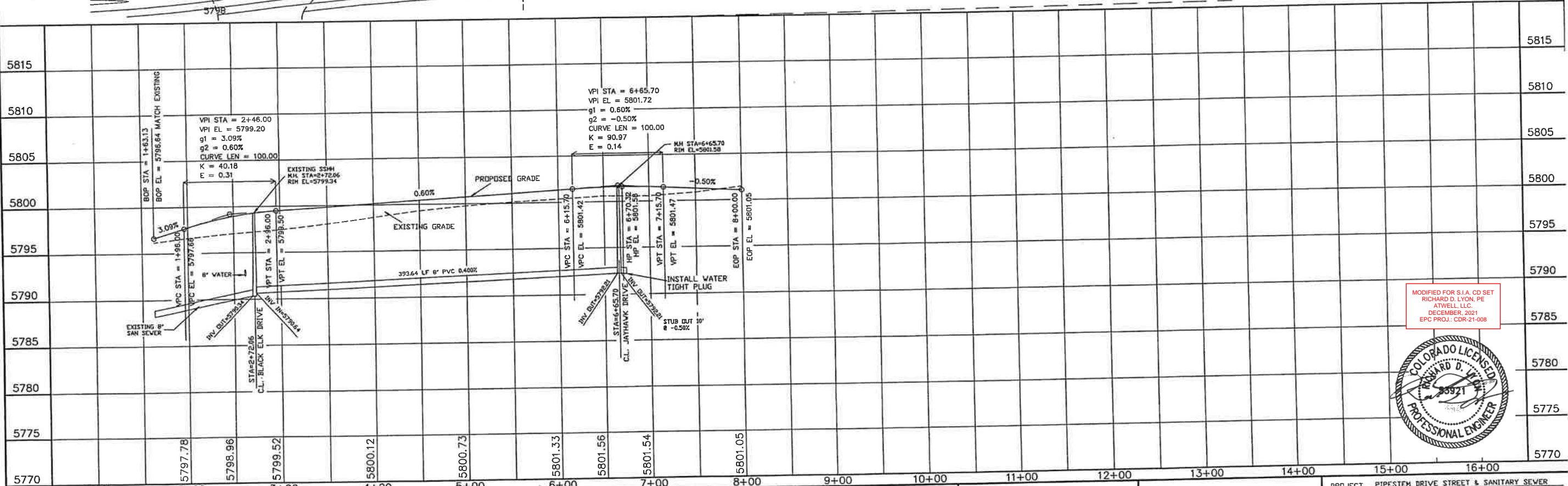
Correct, these were backward.  
Revised. Phase indicators  
now added in corners of plan  
sheets.

- NOTES:
1. ROUGH CUT ROAD AND CONSTRUCT SANITARY SEWER TO STATION 6+65.70
  2. ALL CURB RETURN RADII ARE 15.00'
  3. SEE GENERAL NOTES & DETAILS ON SHEET 2 OF 14

\* CURB AND GUTTER  
MARKED IN THE FIELD TO  
BE REPLACED IN-KIND.  
ESTIMATED TO BE  
APPROXIMATELY 900 LF IN  
TOTAL.



SCALES:  
1" = 50' HOR  
1" = 5' VER



MODIFIED FOR S.I.A. CD SET  
RICHARD D. LYON, PE  
ATWELL LLC  
DECEMBER, 2021  
EPC PROJ.: CDR-21-008



STATEMENT:  
THE COUNTY OF EL PASO, RECOGNIZES THE  
DESIGN ENGINEER AS HAVING RESPONSIBILITY  
FOR THE DESIGN, THE COUNTY HAS LIMITED  
ITS SCOPE OF REVIEW ACCORDINGLY.

REVIEW:  
STREET DESIGN: \_\_\_\_\_ DATE \_\_\_\_\_  
ROUGH CUT REVIEW: \_\_\_\_\_ DATE \_\_\_\_\_  
FINAL REVIEW: \_\_\_\_\_ DATE \_\_\_\_\_  
DRAINAGE BASIN: \_\_\_\_\_

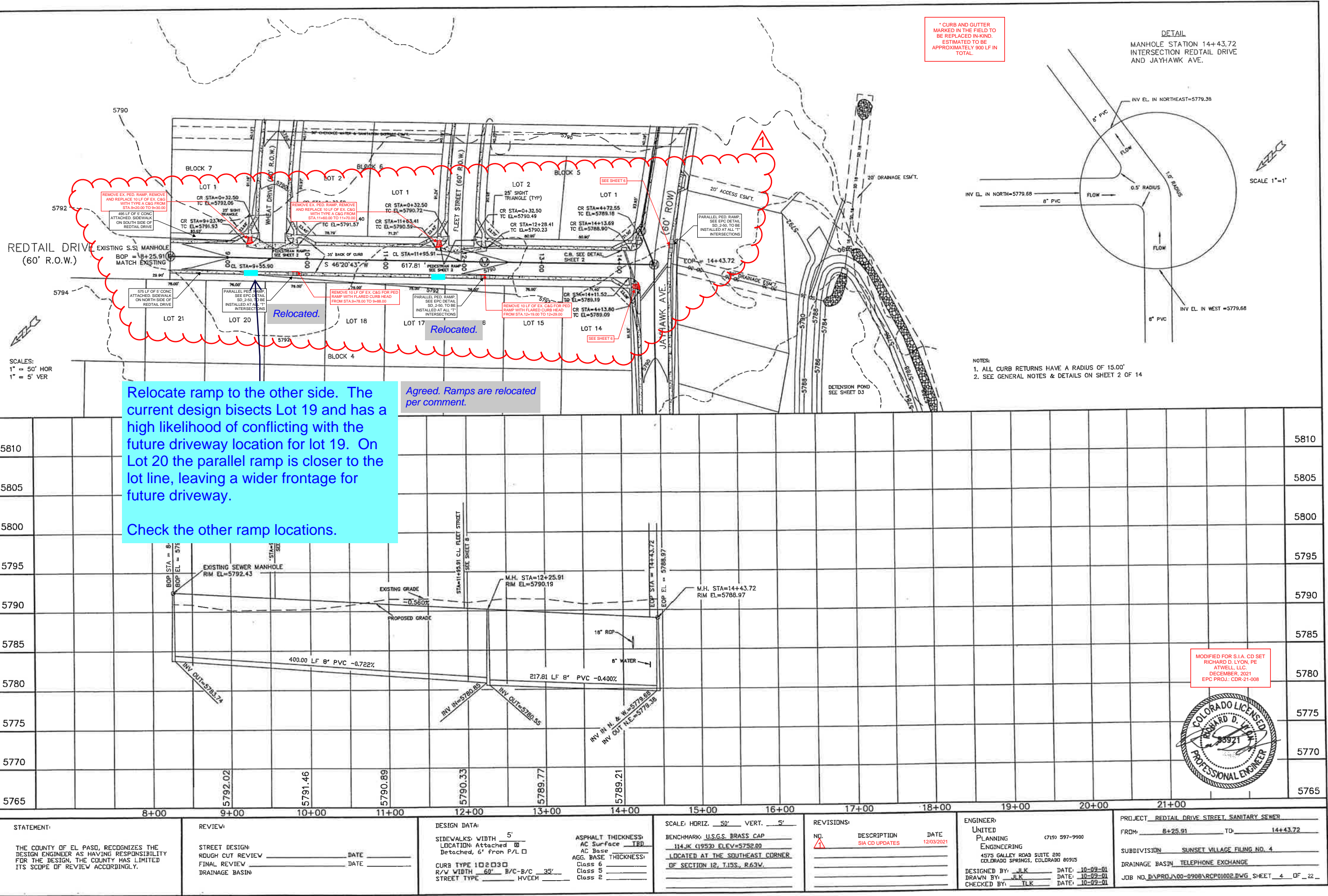
DESIGN DATA:  
SIDEWALKS: WIDTH 5'  
LOCATION: Attached ☒ Detached, 6' from P/L ☐  
CURB TYPE 102030  
R/W WIDTH 60' B/C-B/C 35'  
STREET TYPE \_\_\_\_\_ HVEEM \_\_\_\_\_  
ASPHALT THICKNESS:  
AC Surface TBD  
AC Base \_\_\_\_\_  
AGG. BASE THICKNESS:  
Class 6 \_\_\_\_\_  
Class 5 \_\_\_\_\_  
Class 2 \_\_\_\_\_

SCALE: HORIZ. 50' VERT. 5'  
BENCHMARK: U.S.G.S. BRASS CAP  
114.8 (1953) ELEV=5752.00  
LOCATED AT THE SOUTHEAST CORNER  
OF SECTION 12, T.15S, R.63W.

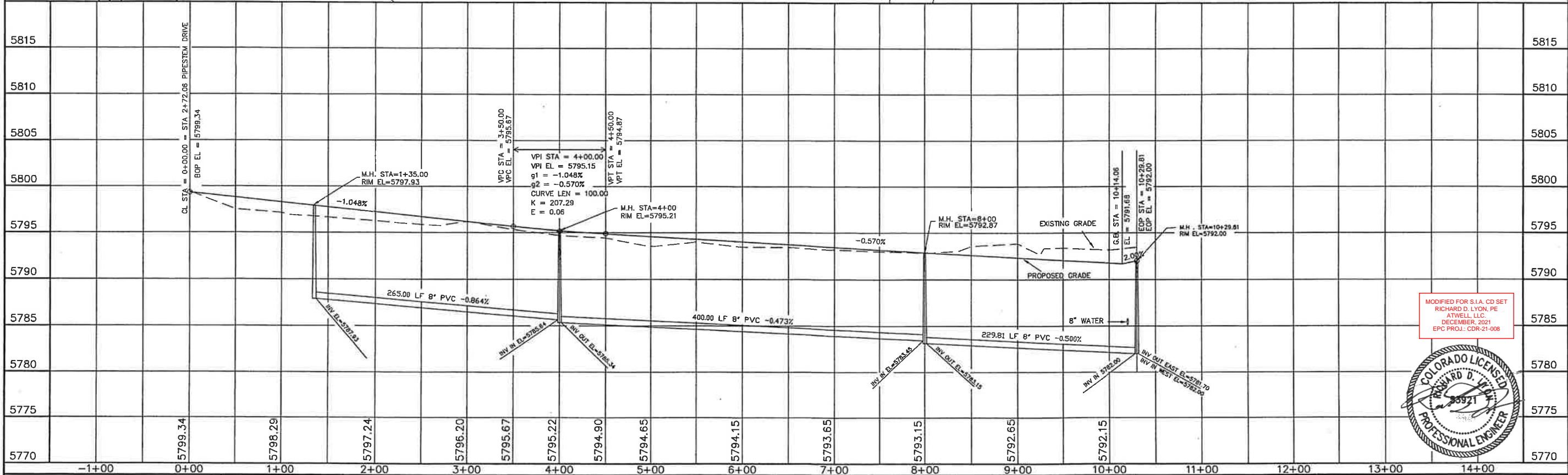
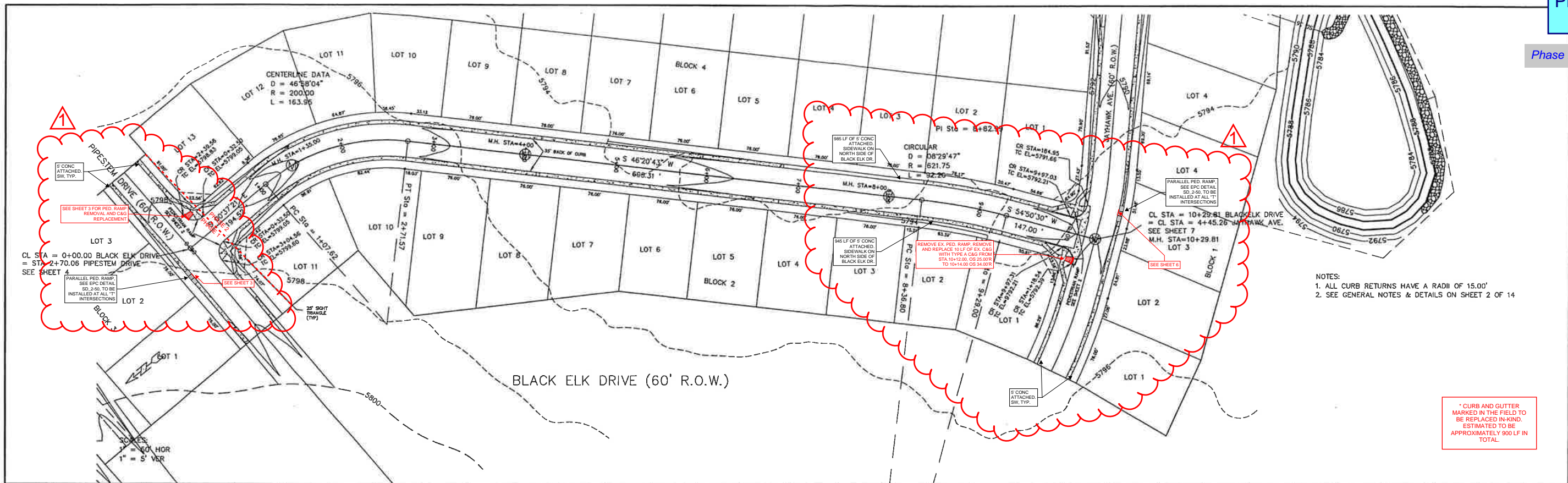
REVISIONS:  
NO. DESCRIPTION DATE  
1. SIA CD UPDATES 12/03/2021

ENGINEER:  
UNITED PLANNING ENGINEERING (719) 597-9908  
4575 GALLEY ROAD SUITE 200  
COLORADO SPRINGS, COLORADO 80915  
DESIGNED BY: J.L.K. DATE: 10-09-01  
DRAWN BY: J.L.K. DATE: 10-09-01  
CHECKED BY: T.L.K. DATE: 10-09-01

PROJECT: PIPESTEM DRIVE STREET & SANITARY SEWER  
FROM: 1+63.13 TO: 6+65.70  
SUBDIVISION: SUNSET VILLAGE FILING NO. 4  
DRAINAGE BASIN: TELEPHONE EXCHANGE  
JOB NO. D:\PROJ\X00-0908\RCP01001.DWG SHEET 3 OF 22



Phase indicators added.



MODIFIED FOR S.I.A. CD SET  
RICHARD D. LYON, PE  
ATWELL, LLC  
DECEMBER 2021  
EPC PROJ.: CDR-21-008

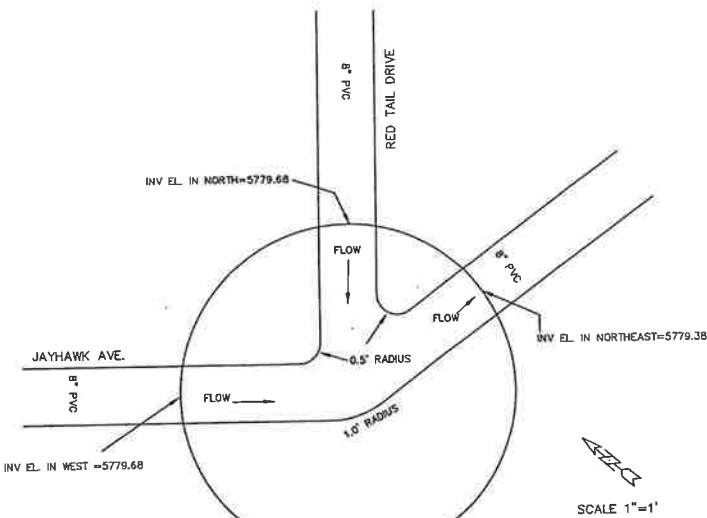


STATEMENT: THE COUNTY OF EL PASO, RECOGNIZES THE DESIGN ENGINEER AS HAVING RESPONSIBILITY FOR THE DESIGN, THE COUNTY HAS LIMITED ITS SCOPE OF REVIEW ACCORDINGLY.	REVIEW: STREET DESIGN _____ DATE _____ ROUGH CUT REVIEW _____ DATE _____ FINAL REVIEW _____ DATE _____ DRAINAGE BASIN: _____	DESIGN DATA: SIDEWALKS: WIDTH 5' LOCATION: Attached to Detached, 6' from P/L CURB TYPE 1 2 3 4 R/W WIDTH 60' B/C-B/C 35' STREET TYPE _____ HVEEM _____	ASPHALT THICKNESS: AC Surface 180 AC Base _____ AGG. BASE THICKNESS: Class 6 _____ Class 5 _____ Class 2 _____	SCALE: HORIZ. 50' VERT. 5' BENCHMARK: U.S.G.S. BRASS CAP 114 JK (1953) ELEV=5752.00 LOCATED AT THE SOUTHEAST CORNER OF SECTION 12, T15S, R63W.	REVISIONS: NO. DESCRIPTION DATE 1 SIA CD UPDATES 12/03/2021	ENGINEER: UNITED PLANNING ENGINEERING 4575 GALLEY ROAD SUITE 200 COLORADO SPRINGS, COLORADO 80915 DESIGNED BY: JLK DATE: 10-09-01 DRAWN BY: JLK DATE: 10-09-01 CHECKED BY: TLK DATE: 10-09-01	PROJECT: BLACK ELK DRIVE STREET, SANITARY SEWER FROM: 0+00 TO: 10+29.81 SUBDIVISION: SUNSET VILLAGE FILING NO. 4 DRAINAGE BASIN: TELEPHONE EXCHANGE JOB NO. D:\PROJ\00-0908\RCP01003.DWG SHEET 5 OF 22
--	--	---	--	---	---	---	--

Phase indicators added.

\* CURB AND GUTTER MARKED IN THE FIELD TO BE REPLACED IN-KIND. ESTIMATED TO BE APPROXIMATELY 900 LF IN TOTAL.

DETAIL  
MANHOLE STATION 14+45.26  
INTERSECTION JAYHAWK AVE.  
AND RED TAIL DRIVE



JAYHAWK DRIVE  
(60' R.O.W.)

Relocate ramp to the other side.

Agreed. Ramps are relocated per comment.

Relocated.

- NOTES:
1. ALL CURB RETURNS HAVE A RADIUS OF 15.00'
  2. SEE GENERAL NOTES & DETAILS ON SHEET 2 OF 14

MODIFIED FOR S.I.A. CD SET  
RICHARD D. LYON, PE  
ATWELL, LLC  
DECEMBER, 2021  
EPC PROJ.: CDR-21-008



STATEMENT:  
THE COUNTY OF EL PASO, RECOGNIZES THE DESIGN ENGINEER AS HAVING RESPONSIBILITY FOR THE DESIGN. THE COUNTY HAS LIMITED ITS SCOPE OF REVIEW ACCORDINGLY.

REVIEW:  
STREET DESIGN \_\_\_\_\_ DATE \_\_\_\_\_  
ROUGH CUT REVIEW \_\_\_\_\_ DATE \_\_\_\_\_  
FINAL REVIEW \_\_\_\_\_ DATE \_\_\_\_\_

DESIGN DATA:  
SIDEWALKS WIDTH 5'  
LOCATION Attached to  
Detached, 6' from P/L/D  
CURB TYPE 10 200 30  
R/W WIDTH 60' B/C-B/C 35'  
STREET TYPE HVEEM  
ASPHALT THICKNESS:  
AC Surface 18D  
AC Base  
AGG. BASE THICKNESS:  
Class 6  
Class 5  
Class 2

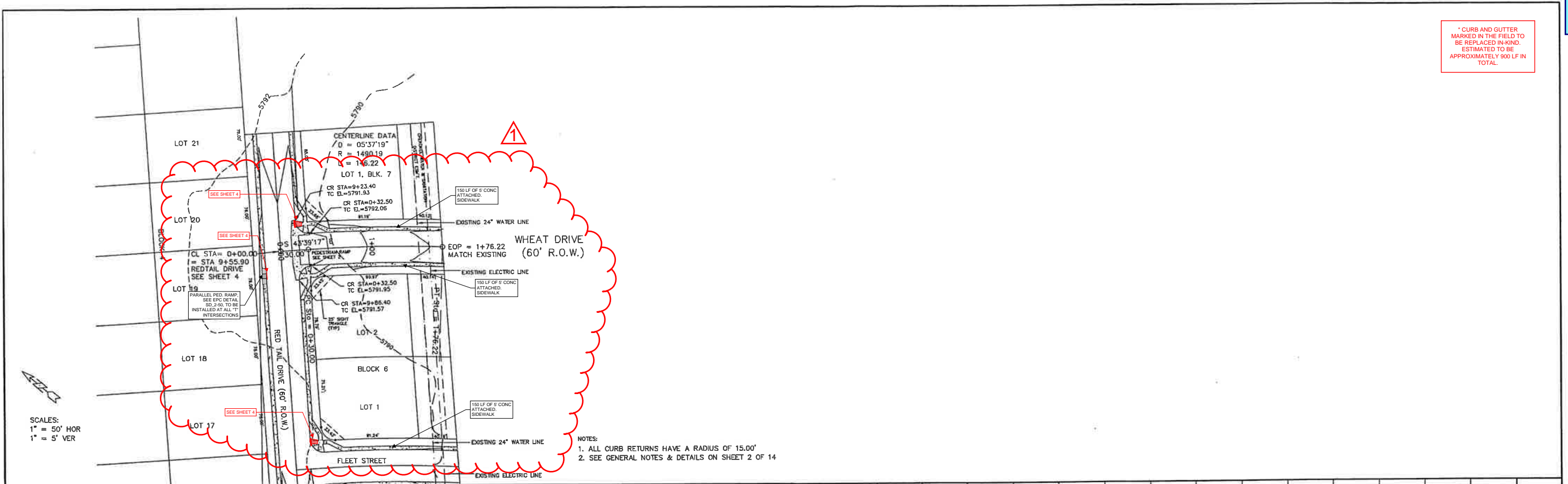
SCALE: HORIZ. 50' VERT. 5'  
BENCHMARK: U.S.G.S. BRASS CAP  
114JK (1953) ELEV=5758.00  
LOCATED AT THE SOUTHEAST CORNER  
OF SECTION 18, T15S, R63W.

REVISIONS:  
NO. DESCRIPTION DATE  
1 SIA CD UPDATES 12/03/2021

ENGINEER:  
UNITED  
PLANNING  
ENGINEERING  
(719) 597-9900  
4575 GALLEY ROAD SUITE 200  
COLORADO SPRINGS, COLORADO 80915  
DESIGNED BY: J.L.K. DATE: 10-09-01  
DRAWN BY: J.L.K. DATE: 10-09-01  
CHECKED BY: J.L.K. DATE: 10-09-01

PROJECT: JAYHAWK AVE. -STREET, SANITARY SEWER  
FROM: 0+00 TO: 6+22.76  
SUBDIVISION: SUNSET VILLAGE FILING NO. 4  
DRAINAGE BASIN: TELEPHONE EXCHANGE  
JOB NO. D:\PROJ\100-0908\RCPO1004.DWG. SHEET 6 OF 22

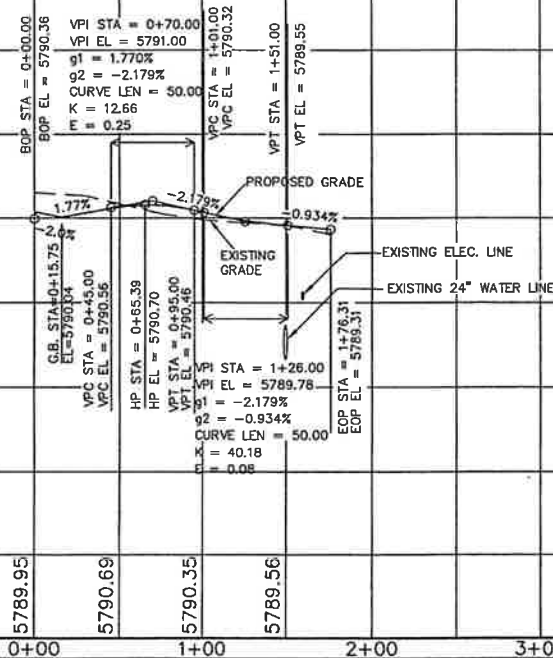
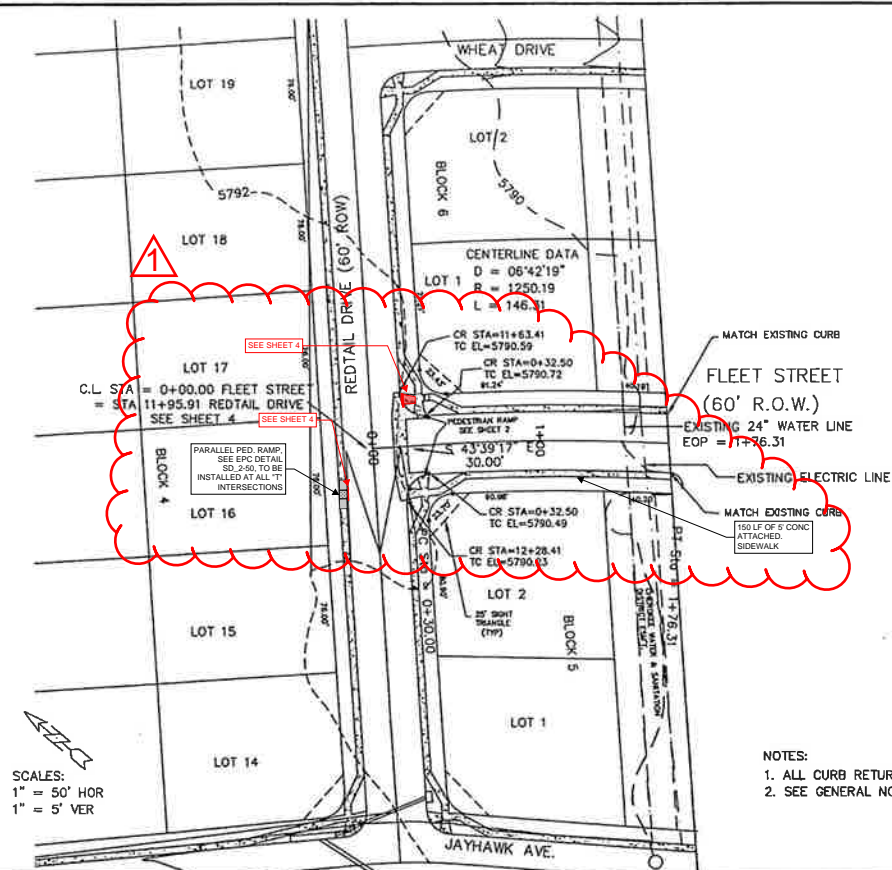
*Phase indicators added.*

[illegible]

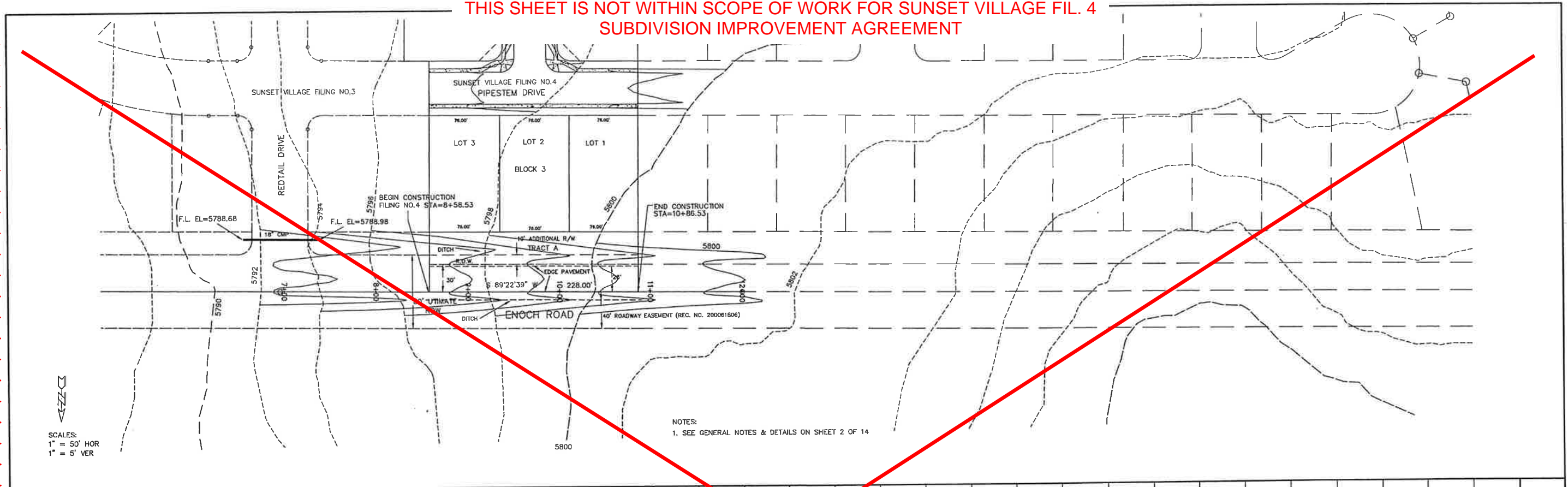
MODIFIED FOR S.I.A. CD SET  
RICHARD D. LYON, PE  
ATWELL, LLC.  
DECEMBER, 2021  
EPC PROJ.: CDR-21-008



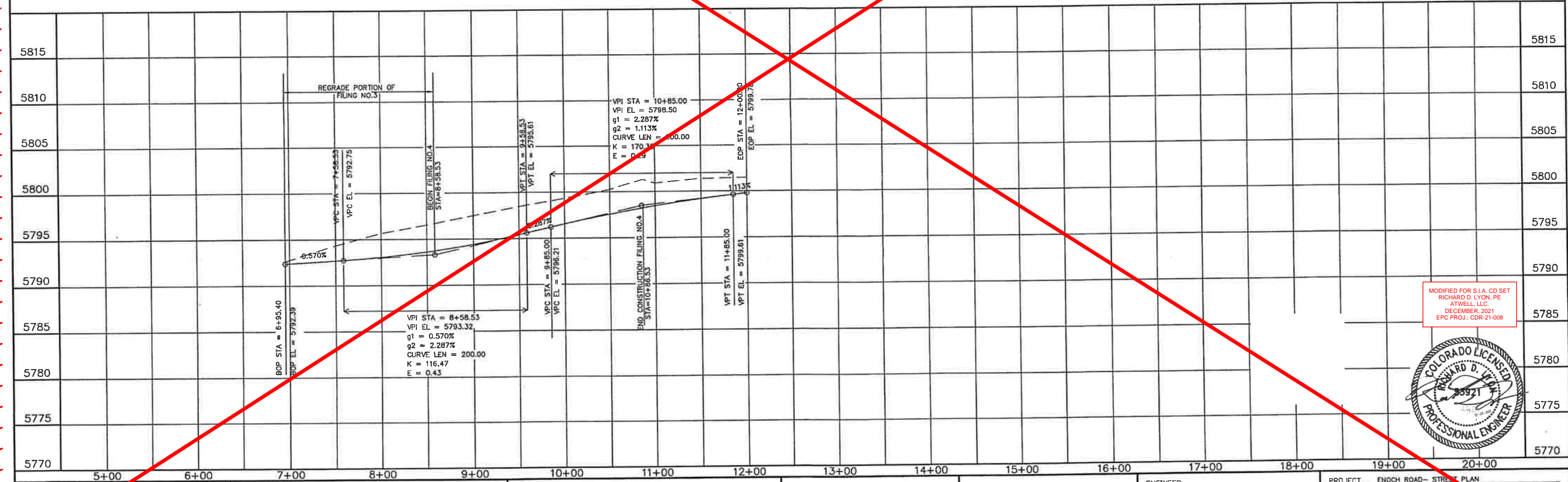
STATEMENT:	REVIEW:	DESIGN DATA:	SCALE: HORIZ. 50' VERT. 5'	REVISED:	ENGINEER:
THE COUNTY OF EL PASO, RECOGNIZES THE DESIGN ENGINEER AS HAVING RESPONSIBILITY FOR THE DESIGN, THE COUNTY HAS LIMITED ITS SCOPE OF REVIEW ACCORDINGLY.	STREET DESIGN: ROUGH CUT REVIEW _____ DATE _____ FINAL REVIEW _____ DATE _____ DRAINAGE BASIN:	SIDEWALKS: WIDTH 5' LOCATION Attached & Detached, 6' from P/LC  CURB TYPE 1 @ 2 @ 3 @ R/W WIDTH 60' B/C-B/C 35' STREET TYPE _____ HVEEM _____	BENCHMARK: U.S.G.S. BRASS CAP 114JK (1953) ELEV=5752.00 LOCATED AT THE SOUTHEAST CORNER OF SECTION 12, T15S., R63W.	NO.  DESCRIPTION DATE SIA CD UPDATES 12/03/2021	UNITED PLANNING 719) 597-9900 ENGINEERING 4575 GALLEY ROAD SUITE 200 COLORADO SPRINGS, COLORADO 80915 DESIGNED BY: J.L.K. DATE: 10-09-01 DRAWN BY: J.L.K. DATE: 10-09-01 CHECKED BY: T.L.K. DATE: 10-09-01
					PROJECT: WHEAT DRIVE - STREET, SANITARY SEWER FROM: 0+00 TO: 1+76.22 SUBDIVISION: SUNSET VILLAGE FILING NO. 4 DRAINAGE BASIN: TELEPHONE EXCHANGE JOB NO. D:\PROJ\A00-0908\RCP01005.DWG SHEET 7 OF 15

[illegible]

THIS SHEET IS NOT WITHIN SCOPE OF WORK FOR SUNSET VILLAGE FIL. 4  
SUBDIVISION IMPROVEMENT AGREEMENT



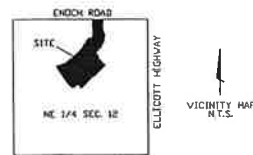
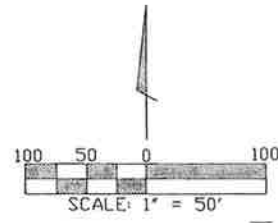
NOTES:  
1. SEE GENERAL NOTES & DETAILS ON SHEET 2 OF 14



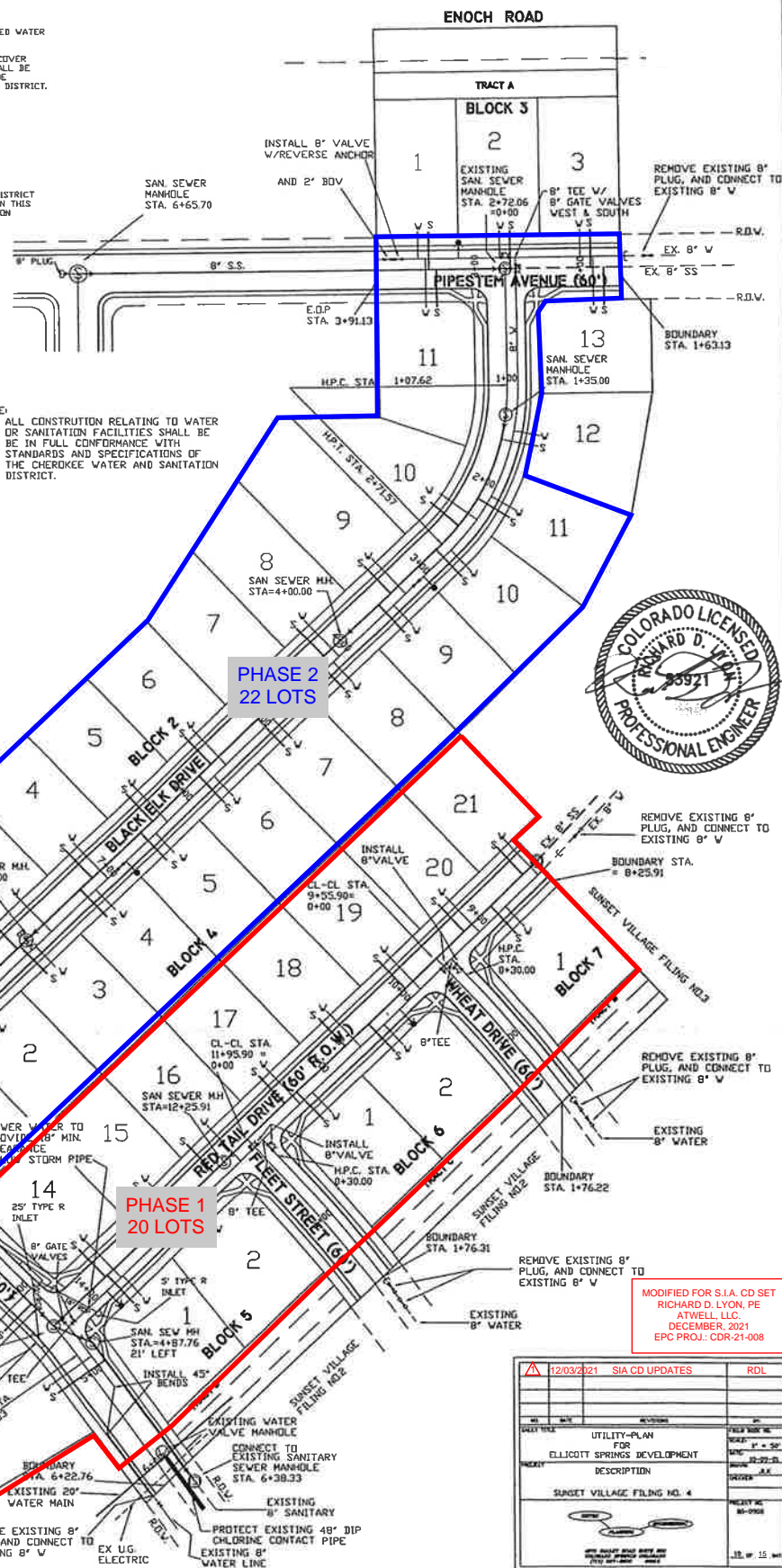
MODIFIED FOR S.I.A. CD SET  
RICHARD D. LYON, PE  
ATWELL, LLC  
DECEMBER, 2021  
EPC PROJ.: CDR-21-008


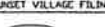


<p>STATEMENT:</p> <p>THE COUNTY OF EL PASO, RECOGNIZES THE DESIGN ENGINEER AS HAVING RESPONSIBILITY FOR THE DESIGN. THE COUNTY HAS LIMITED ITS SCOPE OF REVIEW ACCORDINGLY.</p>		<p>REVIEW:</p> <p>STREET DESIGN _____ DATE _____</p> <p>ROUGH CUT REVIEW _____ DATE _____</p> <p>FINAL REVIEW _____ DATE _____</p>		<p>DESIGN DATA:</p> <p>SIDEWALKS: WIDTH _____</p> <p>LOCATION: Attached <input type="checkbox"/> Detached, 6' from P/L <input type="checkbox"/></p> <p>CURB TYPE 10 20 30 _____</p> <p>R/W WIDTH 80' PROP. F/C-F/C _____ NA</p> <p>STREET TYPE _____ HVECH _____</p> <p>ASPHALT THICKNESS:</p> <p>AC Surface _____ NA</p> <p>AC Base _____ NA</p> <p>AGG. BASE THICKNESS:</p> <p>Class 6 _____</p> <p>Class 5 _____</p> <p>Class 2 _____</p>		<p>SCALE: HORIZ. 1" = 50' VERT. 1" = 5'</p> <p>BENCHMARK: U.S.G.S. BRASS CAP</p> <p>114JK (1953) ELEV=5752.00</p> <p>LOCATED AT THE SOUTHEAST CORNER OF SECTION 12, T.15S., R.63W.</p>		<p>REVISIONS:</p> <table border="1"> <thead> <tr> <th>NO.</th> <th>DESCRIPTION</th> <th>DATE</th> </tr> </thead> <tbody> <tr> <td>1</td> <td>SIA CD UPDATES</td> <td>12/03/2021</td> </tr> </tbody> </table>		NO.	DESCRIPTION	DATE	1	SIA CD UPDATES	12/03/2021	<p>ENGINEER:</p> <p>UNITED PLANNING ENGINEERING (719) 597-9900</p> <p>4575 GALLEY ROAD SUITE 200 COLORADO SPRINGS, COLORADO 80915</p> <p>DESIGNED BY: JLK DATE: 10-09-01</p> <p>DRAWN BY: JLK DATE: 10-09-01</p> <p>CHECKED BY: TLK DATE: 10-09-01</p>		<p>PROJECT: ENOCH ROAD - STREET PLAN</p> <p>FROM: 6+95.40 TO: 12+00</p> <p>SUBDIVISION: SUNSET VILLAGE FILING NO. 4</p> <p>DRAINAGE BASIN: TELEPHONE EXCHANGE</p> <p>JOB NO. \PROJ\A00-0908\RCP01007.DWG SHEET 9 OF 15</p>	
NO.	DESCRIPTION	DATE																	
1	SIA CD UPDATES	12/03/2021																	



CHEROKEE METROPOLITAN DISTRICT                      DATE



	12/03/2021	SIA CD UPDATES	RDL
DATE TIME	REVISED	BY	
UTILITY PLAN			
ELIJAH SPRINGS DEVELOPMENT			
PROJECT	DESCRIPTION	FILED NO.	
		DATE	BY
		12-22-21	RDL
		PROJECT	
		DATE	
SUNSET VILLAGE FILING NO. 4			
			
THIS PROJECT SHALL BE IN ACCORDANCE WITH THE CITY ENGINEERING DEPARTMENT			
DATE: 12/22/21			
BY: RDL			
12.00 15.00			

*Removed from this sheet since it is on Sheet 1.*

Missing final sentence  
of statement per GEC  
Checklist Item "ff"

removed.

*Removed.*

Owner Signature \_\_\_\_\_ Date \_\_\_\_\_

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.

County Project Engineer Signature \_\_\_\_\_ Date \_\_\_\_\_

*Removed.*

Jennifer Irvine, P.E.

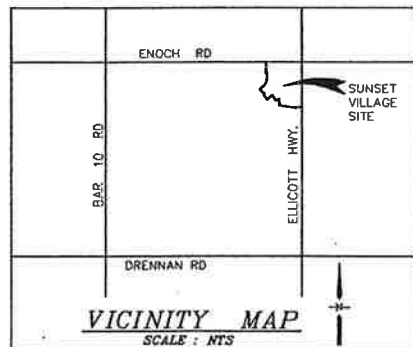
County Engineer / ECM Administrator

**DISCLAIMER:**

**ANTICIPATED PROJECT SCHEDULE:**

<p>PHASE 1:</p> <p>START DATE: JANUARY 2022</p> <p>COMPLETION DATE: MARCH 2022</p> <p>DATE OF FINAL STABILIZATION: MAY 2022</p>	<p>PHASE 2:</p> <p>START DATE: MARCH 2022</p> <p>COMPLETION DATE: MAY 2022</p> <p>DATE OF FINAL STABILIZATION: JULY 2022</p>
---	--

STORMWATER DIVERSION  
DITCH/BERM DETAIL  
NTS



**LEGEND:**

FILING LIMITS  
DRAINAGE BASIN BOUNDARY  
SUB-BASIN BOUNDARY  
EXISTING CONTOUR  
PROPOSED CONTOUR  
PROPOSED FLOW DIRECTION ARROW  
SILT FENCE  
STRAW BALES  
RIPRAP

### DESIGN POINT

The diagram shows a triangle with 'Q' at the top vertex. Inside the triangle, the values '46.8' and '164' are written. An arrow points from 'Q<sub>100</sub> (cfs)' to the '164' value. Another arrow points from 'Q<sub>5</sub> (cfs)' to the '46.8' value. Below the triangle, a circle contains the value 'C14'. An arrow points from 'C14' to the '46.8' value. To the right of the circle, the text 'DEVELOPED DESIGNATION' is written.

ACRES)

INLET PROTECTION

## SILT FENCE

SILT FENCE

VEHICLE TR

### STRAW BAL

CONCRETE WALLS

CONSTITUTIONAL

## CONCRETE WALL

LIMITS OF DISTURBANCE /  
LIMITS OF CONSTRUCTION

### LIMITS OF CONVICTION

## AREAS OF CUT

**CONSTRUCTION SITE**

## BOUNDARIES

PHASE 1

PHASE 2

STANDARD NOTES FOR EL PASO COUNTY GRADING AND EROSION CONTROL PLANS	
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 erosion and sedimentation.
2	Nothingwithstanding anything depicted in these plans or 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, the Stormwater Drainage Criteria Manual and Voluntary Guidelines. Any deviations from regulations and standards must be requested, and approved, in writing.
3	A separate Stormwater Management Plan (SWMP) for this project shall be completed and an Erosion and Stormwater Quality Control Permit (ESQCP) issued prior to commencing construction. Management of the SWMP during construction is the responsibility of the designated Qualified Professional Engineer (QPE). The SWMP shall be updated as needed and the SWMP shall be on-site at all times during construction and shall be kept up to date with work progress and changes in the field.
4	Once the ESQCP is approved and a "Notice to Proceed" has been issued, the contractor may install the initial stage erosion and sediment control measures as indicated on the approved QPE's plan. The contractor shall be responsible for the design, construction, maintenance and repair of all measures to any construction. It is the responsibility of the applicant to coordinate the meeting time and place with County staff.
5	Control measures must be installed prior to commencement of activities that could contribute to erosion and sedimentation. Control measures for all slopes, channels, ditches, and disturbed land areas shall be installed immediately upon completion of the disturbance.
6	All temporary sediment and erosion control measures shall be maintained and remain in effective operation until permanent soil erosion and erosion control measures are implemented and final stabilization measures established. Erosion control measures shall be maintained until final stabilization is achieved. If compaction prevention is not feasible due to site constraints, all areas designated for infiltration and vegetation control measures must be loosened prior to installation of the control measures.
7	Temporary stabilization shall be implemented on disturbed areas and stockpiles where longer than 14 days of construction activity has permanently ceased or temporarily ceased for longer than 14 days.
8	Final stabilization must be implemented at all applicable construction sites. Final stabilization is achieved when all ground disturbing activities are complete and all disturbed areas either have a uniform vegetative cover with individual plant density of 70 percent of pre-disturbance levels established or equivalent permanent stabilization method is implemented. All temporary sediment and erosion control measures shall be removed upon final stabilization and before permit closure.
9	All permanent stormwater management facilities shall be installed as designed in the approved plans. Any proposed changes that effect the design or function of permanent stormwater management facilities shall be approved by the QPE and the El Paso County Engineering Department.
10	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. Disturbances shall be protected and maintained within 50 horizontal feet of a water's of the state unless shown to be infeasible and specifically requested and approved.
11	Compaction of soil must be prevented in areas designated for infiltration control measures or where final stabilization will be achieved by vegetative cover. Areas designated for infiltration control measures shall not be compacted. Areas designated for infiltration control measures shall be loosened prior to installation of the control measures. If compaction prevention is not feasible due to site constraints, all areas designated for infiltration and vegetation control measures must be loosened prior to installation of the control measures.
12	Any temporary or permanent facility designed and constructed for the conveyance of stormwater runoff, or from the earth disturbance area shall be a stabilized conveyance designed to minimize erosion and the discharge of sediment off-site.
13	Concrete wash water shall be contained and disposed of in accordance with the SWMP. No surface water shall be discharged to or allowed to enter State Waters, including any surface or subsurface water body. If wash water is discharged to a water body, it 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.
14	During dewatering operations, uncontaminated groundwater may be discharged on-site, but shall not leave the site in the form of surface runoff unless an approved State dewatering permit is in place.
15	Erosion control blanketing or other protective covering shall be used on slopes steeper than 3:1.
16	Contractor shall be responsible for the removal of all wastes from the construction site for disposal in accordance with local and State regulatory requirements. No construction debris, tree slash, building material wastes or unused building materials shall be buried, dumped, or discharged at the site.
17	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. Control measures may be required by El Paso County Engineering if deemed necessary. Based on specific conditions and circumstances, the QPE may require additional measures to be implemented to minimize erosion. Materials tracked off-site shall be cleaned up and properly disposed of immediately.
18	The owner/developer shall be responsible for the removal of all construction debris, dirt, trash, rock, sediment, soil, and sand that may accumulate in roads, storm drains and other drainage conduits. All systems and structures shall be installed and maintained in accordance with the approved design and construction standards.
19	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 a orderly sequence. All materials stored on-site shall be stored in a neat, uniform manner, in their original containers, with original manufacturer's labels.
20	No burning or open flame shall be used on the project site. No open flame shall be used on-site unless permission for the use of such chemical(s) is granted in writing by the EDC Administrator. In granting approval for the use of such chemical(s), special conditions and monitoring may be required.
21	Buildings or other allowed petroleum products or other allowed liquid chemicals in excess of 55 gallons shall require adequate secondary containment protection to contain all spills on-site and to prevent any spilled materials from entering State Waters, surface or subsurface storm drainage system or other facilities.
22	Construction shall be completed in a timely manner to avoid erosion and sedimentation. Approved sediment control measures shall be maintained.
23	Owner/Developer and their agents shall comply with the "Colorado Water Quality Control Act" (Title 25, Article 6, CRS), and the "Clean Water Act" (33 USC 1344), in addition to the requirements of the El Paso County Engineering Department. The QPE may require additional measures to be implemented to minimize erosion and sedimentation. Based on specific conditions and circumstances, the QPE may require additional measures to be implemented to minimize erosion and sedimentation. Based on specific conditions and circumstances, the QPE may require additional measures to be implemented to minimize erosion and sedimentation.
24	In the event of conflicts between these requirements and other laws, rules, or regulations of the Federal, State, local, or County agencies, the most restrictive laws, rules, or regulations shall apply.
25	All construction traffic must enter/leave the site only at approved construction access points.
26	Prior to construction the permittee shall verify the location of existing utilities.
27	A water source shall be available on-site during earthwork operations and shall be utilized as required to minimize dust from earthwork equipment and wind.
28	The soils report for this site has been prepared by <a href="#">BIOLOGICAL MONITORING GROUP, INC. (BMG)</a> and shall be considered a part of these plans.
29	Nothing in this plan shall be construed as a warranty, anticipated standard of construction, for projects that will disturb one (1) acre or more, the owner or contractor of construction activity shall submit a permit application for stormwater discharge to the Colorado Department of Public Health and Environment, Water Quality Division. The application contains certification of completion of a stormwater management plan and a copy of this plan and Erosion and Sedimentation Control Plan may be a part. For stormwater application materials contact:

29	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
----	--

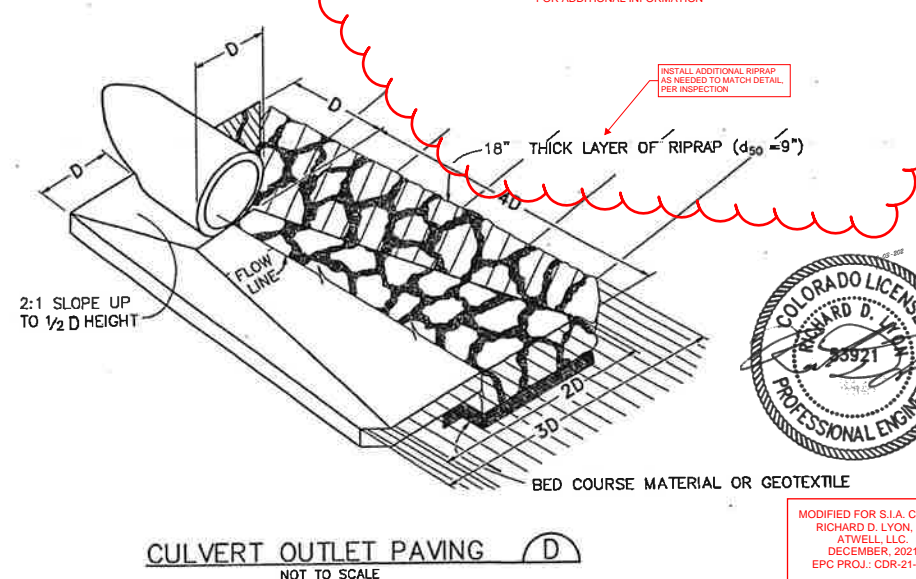
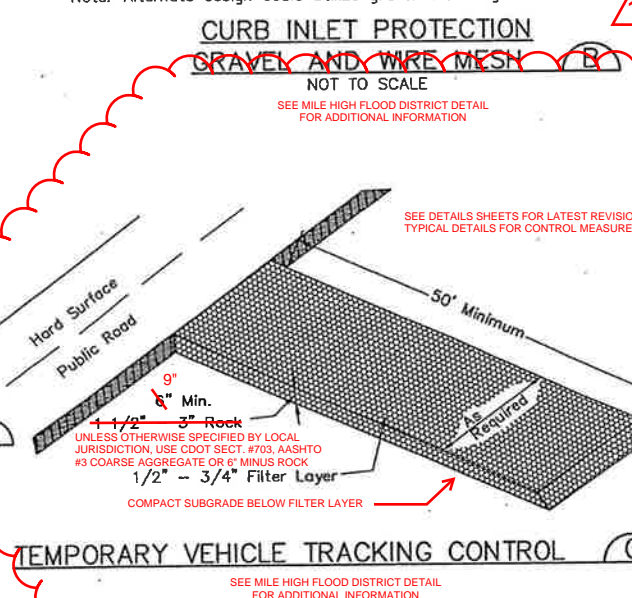
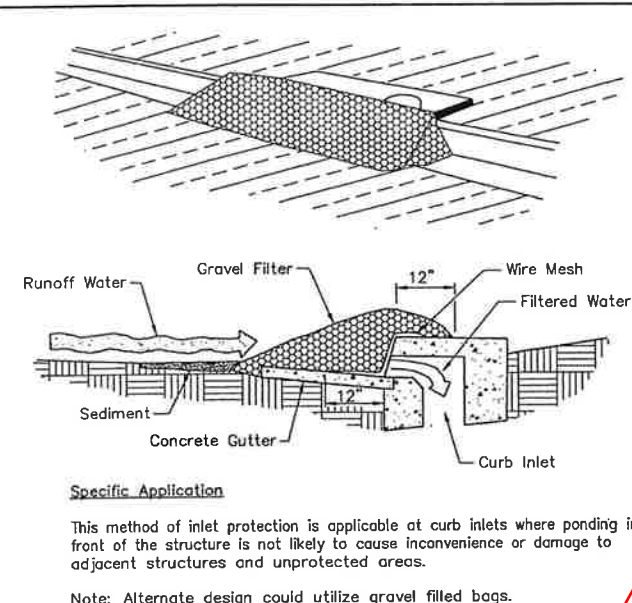
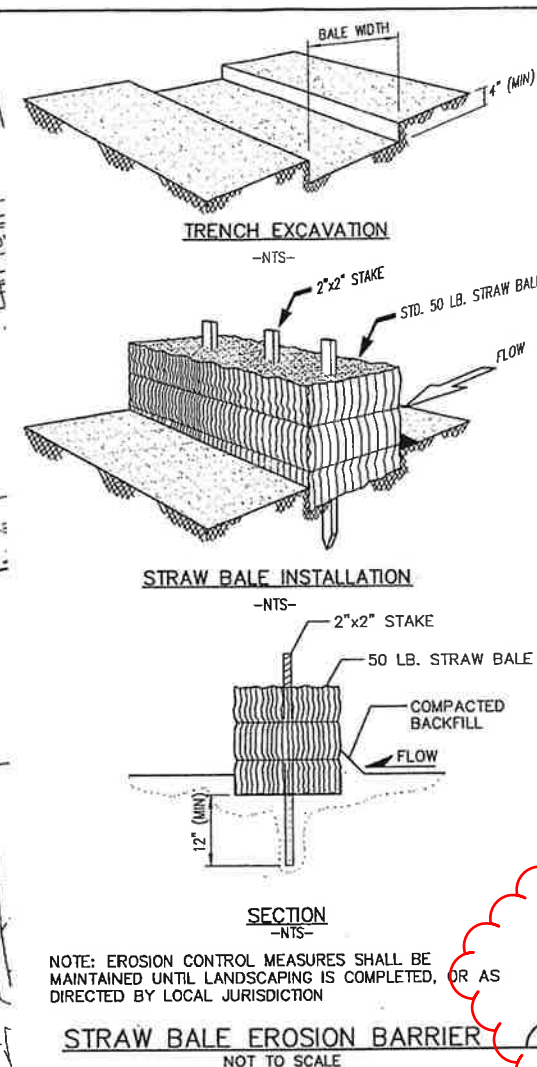
SUNSET VILLAGE FILING 4	GRADING AND EROSION CONTROL PLAN
-------------------------------	--

HORIZ. SCALE: 1"=100'	DRAWN: M
VERT. SCALE: N/A	DESIGNED: J
SURVEYED: UP&E	CHECKED: J
CREATED: 11/16/00	LAST MODIFIED: 10/11/01
PROJECT NO: 090006	MODIFIED BY: J

D1

1 REVISION 1: 12/03/2021

MODIFIED FOR S.I.A. CD SET  
RICHARD D. LYON, PE  
ATWELL, LLC.  
DECEMBER, 2021\*  
EPC PROJ.: CDR-21-008



Sanitary Sewer Main Profile

Stationing: 7+00, 8+00, 9+00, 10+00, 11+00, 12+00, 13+00

Profile Data:

- Storm Outfall: STA 9+67.00, 36" RCP, FES, INV. OUT=5784.00
- EXIST. GRADE @ PIPE C
- 10' TYPE R INLET B2: FL=5788.53, INV. IN=5784.49, INV. OUT=5784.39
- 25' TYPE R INLET B7: FL=5788.50, INV. IN=5784.75, INV. OUT=5784.66
- 15' TYPE R INLET B8: FL=5788.30, INV. OUT=5784.95
- 202 LF 36" RCP @ 0.19%
- 60 LF 30" RCP @ 0.28%
- 64 LF 18" RCP @ 0.31%
- PROP. GRADE @ PIPE C
- 18" MIN. CLEAR
- 8" WT CROSSING
- 8" SS CROSSING
- 8" WT CROSSING
- 8" SS CROSSING

NOTE: WATER LINES SHALL BE LOWERED AS REQUIRED TO PROVIDE MINIMUM 18" CLEARANCE BELOW STORM SEWER

518 N. Nevada Ave.  
Suite 303  
Colorado Springs, CO  
80903

PH: 719-477-9429  
FAX: 719-471-0766

SUNSET VILLAGE - FILING NO. 4

[illegible]

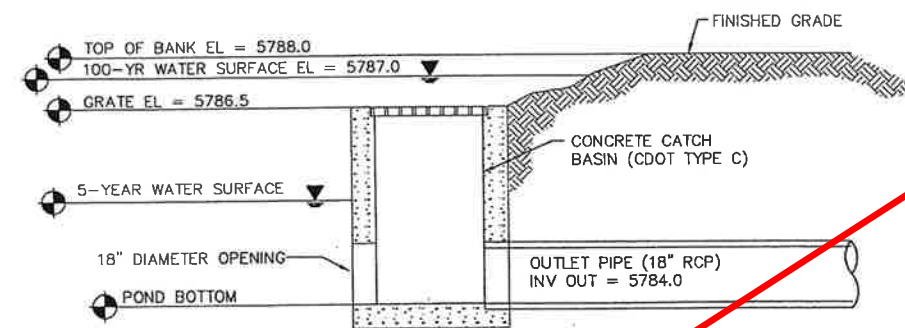
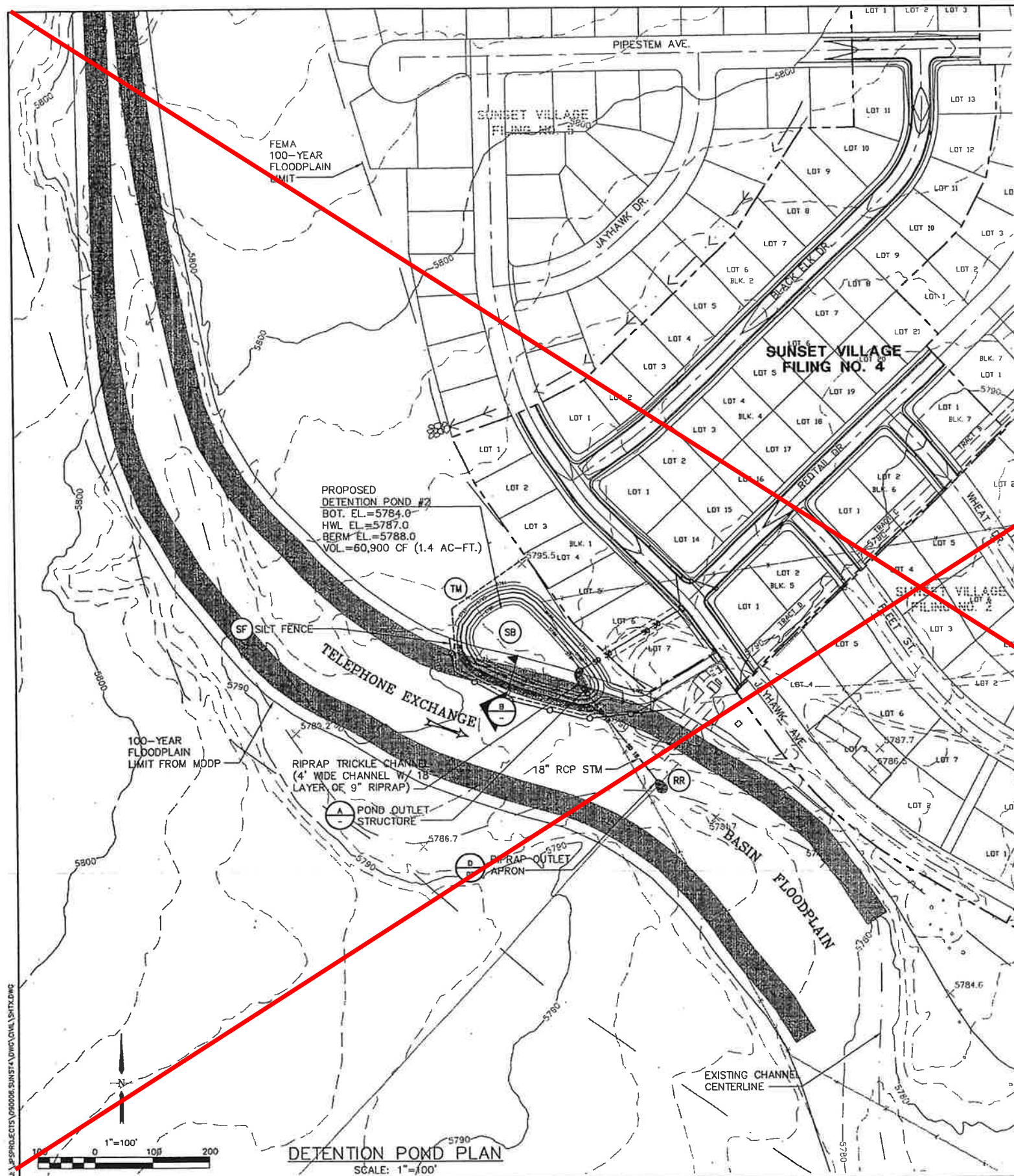
## STORM DRAIN PLAN & PROFILE

HORIZ. SCALE:	1"=50'	DRAWN:	M.
VERT. SCALE:	1"=5'	DESIGNED:	JF
SURVEYED:	UP&E	CHECKED:	JF
CREATED:	2/26/01	LAST MODIFIED:	10/11/01
PROJECT NO:	090006	MODIFIED BY:	JF
SHEET:			

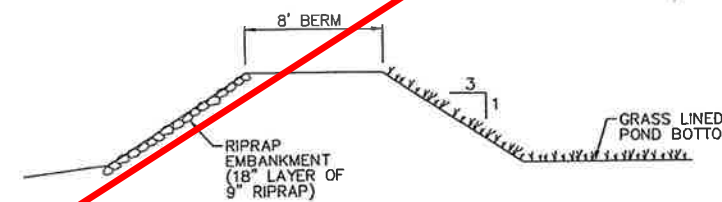
D2

MODIFIED FOR S.I.A. CD SE  
RICHARD D. LYON, PE  
ATWELL, LLC.  
DECEMBER, 2021  
EPC PROJ.: CDR-21-008

1 REVISION 1: 12/03/20













DETENTION POND OUTLET STRUCTURE (A)  
NOT TO SCALE



TYPICAL POND WALL SECTION (B)

NOT TO SCALE

### LEGEND

- |   |   |
|---|---|
|  | SILT FENCE                                      |
|  | STRAW BALES                                     |
|  | RIPRAP  |
|  | EXISTING CONTOURS                               |
|  | PROPOSED CONTOURS                               |
|  | INLET PROTECTION<br>(GRAVEL FILTER)             |
|  | SILT FENCE                                      |
|  | VEHICLE TRACKING PAD                            |
|  | TEMPORARY SEED AND MULCH<br>ON DISTURBED SLOPES |
|  | STRAW BALE BARRIER                              |

MODIFIED FOR S.I.A. CD SET  
RICHARD D. LYON, PE  
ATWELL, LLC.  
DECEMBER, 2021  
EPC PROJ.: CDR-21-008

REVISION 1: 12/03/2021

SUNSET VILLAGE - FILING NO. 4

**DETENTION POND  
PLAN & DETAILS**

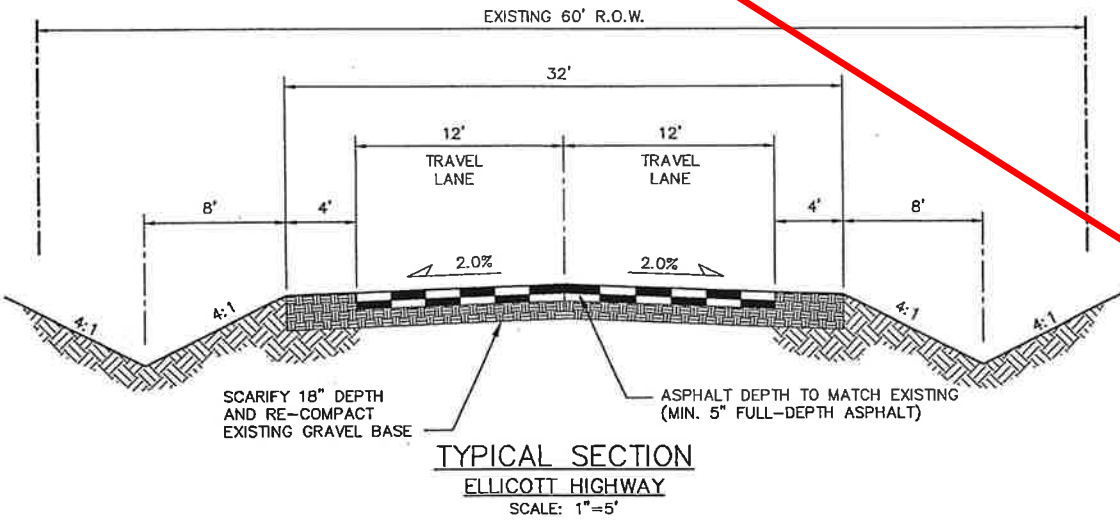
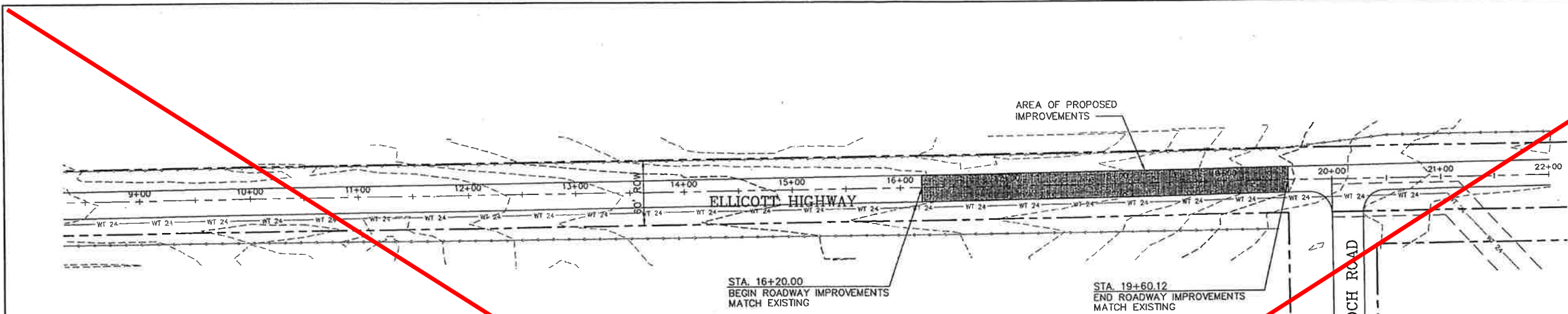
VERT. SCALE:	1"=100'	DRAWN:	MJP
VERT. SCALE:	N/A	DESIGNED:	JPS
SURVEYED:	DAE	CHECKED:	JPS
CREATED:	8/29/01	LAST MODIFIED:	10/11/01
PROJECT NO.	090006	MODIFIED BY:	JPS

D3

THIS SHEET IS NOT WITHIN SCOPE OF WORK FOR SUNSET VILLAGE FIL. 4  
SUBDIVISION IMPROVEMENT AGREEMENT

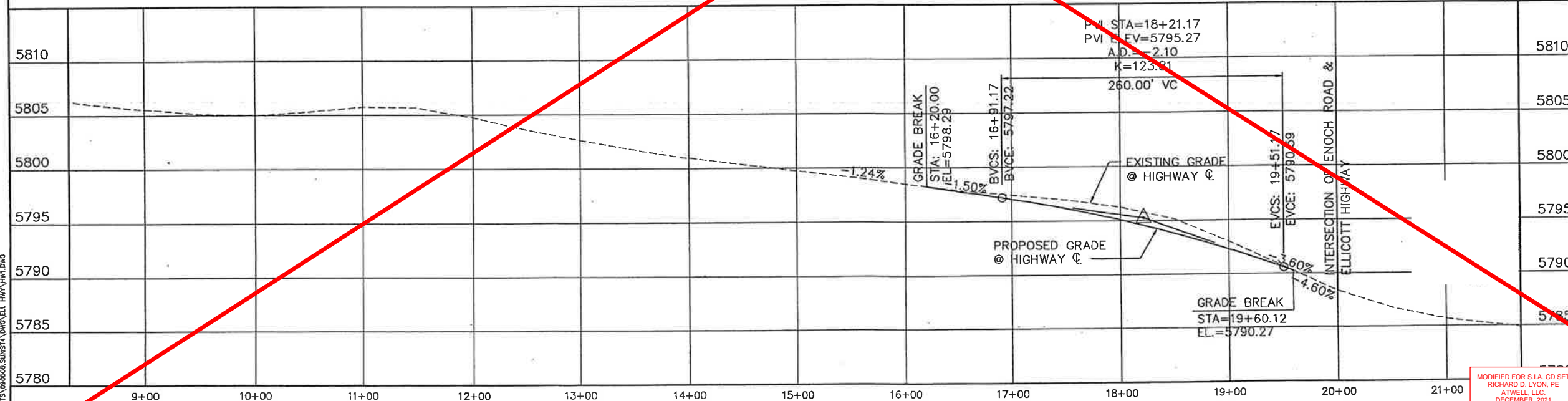
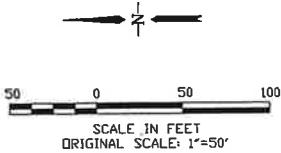


518 N. Nevada Ave.  
Suite 303  
Colorado Springs, CO  
80903  
PH: 719-477-9429  
FAX: 719-471-0766



GENERAL NOTES

1. CONFORM TO EL PASO COUNTY DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS.
2. THE CONTRACTOR SHALL CONTACT ALL UTILITIES FOR LOCATIONS TWO (2) WORKING DAYS PRIOR TO ANY EXCAVATION.
3. THE CONTRACTOR IS RESPONSIBLE FOR ANY DAMAGE TO UTILITIES AS A RESULT OF HIS ACTIONS. THE CONTRACTOR SHALL MAKE ALL THE REQUIRED REPAIRS IMMEDIATELY TO THE SATISFACTION OF THE UTILITY.
4. CONTRACTOR SHALL SUBMIT DETAILED TRAFFIC CONTROL PLANS AND OBTAIN PERMITS AS REQUIRED BY EL PASO COUNTY.
5. PROVIDE REQUIRED SIGNING AND TRAFFIC CONTROL DEVICES MEETING MUTCD, CDOT, AND EL PASO COUNTY STANDARDS.
6. CONTRACTOR SHALL FIELD VERIFY GRADES TO ENSURE POSITIVE DRAINAGE TRANSITION TO ADJACENT PAVEMENT.
7. REMOVE & DISPOSE OF EXISTING ASPHALT WITHIN LIMITS OF PROPOSED WORK.
8. ROADSIDE DITCHES SHALL BE RESTORED TO THE ORIGINAL CONDITION. DITCH RESTORATION SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.
9. NEW PAVEMENT ON ELLICOTT HIGHWAY SHALL BE TAPERED INTO EXISTING PAVEMENT WITH FINE MIX ASPHALT.
10. CONTRACTOR SHALL TAKE CORE SAMPLES ON AN UNDISTURBED SECTION OF ELLICOTT HIGHWAY TO DETERMINE EXISTING ASPHALT AND GRAVEL BASE THICKNESS.



ELLICOTT HIGHWAY

HIGHWAY  
IMPROVEMENT PLAN

PROJECT NO.	090006	DATE	7/10/01
PROJECT NAME	SUNSET VILLAGE	DESIGNED BY	MJP
PROJECT LOCATION	CDR-21-008	CHECKED BY	JPS
PROJECT OWNER	ATWELL, LLC	LAST MODIFIED	8/21/01
PROJECT NO.	090006	MODIFIED BY	MJP

SHEET: **HW1**

MODIFIED FOR S.I.A. CD SET  
RICHARD D. LYON, PE  
ATWELL, LLC  
DECEMBER, 2021  
EPC PROJ.: CDR-21-008  
REVISION 1: 12/03/2021

PER EL PASO COUNTY STANDARDS, STREET NAME AND REGULATORY STOP SIGNS SHALL BE ON THE SAME POST AT INTERSECTIONS.

SUNSET VILLAGE  
FIL. NO. 4

VIEW DIRECTION, TYP.

EPC STD. RESIDENTIAL  
STREET SIGNS  
"JAYHAWK AVENUE",  
"BLACK ELK DRIVE",  
W/ MUTCD R1-1 "STOP" SIGN  
(30")

EPC STD. RESIDENTIAL  
STREET SIGNS  
"JAYHAWK AVENUE",  
"REDTAIL DRIVE",  
W/ MUTCD R1-1 "STOP" SIGN  
(30")

SEE DETAIL SHEET FOR CDOT DETAIL S-614-1 FOR SIGN  
POST LOCATION DETAILS.

ENOCH ROAD

PIPESTEM DRIVE

EPC STD. RESIDENTIAL  
STREET SIGNS  
"PIPESTEM DRIVE",  
"BLACK ELK DRIVE",  
W/ MUTCD R1-1 "STOP" SIGN  
(30")

SUNSET VILLAGE  
FIL. NO. 3

BLACK ELK DRIVE  
SUNSET VILLAGE FIL. NO. 4

REDTAIL DRIVE  
WHEAT DRIVE

ADRIENNE DRIVE

EPC STD. RESIDENTIAL STREET SIGNS  
"REDTAIL DRIVE",  
"ADRIENNE DRIVE"

EPC STD. RESIDENTIAL STREET SIGNS  
"REDTAIL DRIVE",  
"WHEAT DRIVE"

SUNSET VILLAGE  
FIL. NO. 2

EPC STD. RESIDENTIAL STREET SIGNS  
"REDTAIL DRIVE",  
"FLEET STREET"

N.E. COR. SEC. 12  
T.15S., R.63W.

S. ELLICOTT HIGHWAY

**PROJECT DESCRIPTION**  
STRIPING AND SIGNAGE MODIFICATIONS WITHIN SUNSET VILLAGE FILING NO. 4.

**GENERAL NOTES**  
1. THE CONTRACTOR SHALL HAVE A COPY OF ALL APPLICABLE STANDARDS ON SITE FO TEH DURATION OF THE PROJECT.  
2. THE CONTRACTOR SHALL ACQUIRE ALL NECESSARY PERMITS AND INSPECTIONS REQUIRED TO COMPLETE THE SCOPE OF WORK PRESENTED HEREIN.

**TRAFFIC CONTROL**  
1. ALL SIGNAGE AND STRIPING SHALL FOLLOW THE "MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES", MUTCD, CURRENT EDITION, AND ALL APPLICABLE CDOT M&S STANDARDS.  
2. THE CONTRACTOR SHALL FURNISH, INSTALL, AND MAINTAIN TEMPORARY TRAFFIC CONTROL DEVICES NECESSARY THROUGHOUT THE DURATION OF CONSTRUCTION IN CONFORMANCE WITH TRAFFIC CONTROL PLANS AND/OR APPROVED MHT.  
3. THE TRAFFIC CONTROL SUPERVISOR SHALL COORDINATE CONSTRUCTION ZONE TRAFFIC CONTROL ACTIVITIES WITH ALL APPROPRIATE OFFICIALS.  
4. THE CONTRACTOR SHALL MAINTAIN FULL COMPLIANCE PAVEMENT MARKINGS OR APPROVED DECIVES ON THE ROADWAYS DURING ALL PHASES OF THE CONSTRUCTION PERIOD.

**EL PASO COUNTY SIGNING AND STRIPING NOTES:**  
1. ALL SIGNS AND PAVEMENT MARKINGS SHALL BE IN COMPLIANCE WITH THE CURRENT MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD).

2. REMOVAL OF EXISTING PAVEMENT MARKINGS SHALL BE ACCOMPLISHED BY A METHOD THAT DOES NOT MATERIALLY DAMAGE THE PAVEMENT. THE PAVEMENT MARKINGS SHALL BE REMOVED TO THE EXTENT THAT THEY WILL NOT BE VISIBLE UNDER DAY OR NIGHT CONDITIONS. AT NO TIME WILL IT BE ACCEPTABLE TO PAINT OVER EXISTING PAVEMENT MARKINGS.

3. ANY DEVIATION FROM THE STRIPING AND SIGNING PLAN SHALL BE APPROVED BY EL PASO COUNTY PLANNING AND COMMUNITY DEVELOPMENT.

4. ALL SIGNS SHOWN ON THE SIGNING AND STRIPING PLAN SHALL BE NEW SIGNS. EXISTING SIGNS MAY REMAIN OR BE REUSED IF THEY MEET CURRENT EL PASO COUNTY AND MUTCD STANDARDS.

5. STREET NAME AND REGULATORY STOP SIGNS SHALL BE ON THE SAME POST AT INTERSECTIONS.

6. ALL REMOVED SIGNS SHALL BE DISPOSED OF IN A PROPER MANNER BY THE CONTRACTOR.

7. ALL STREET NAME SIGNS SHALL HAVE "D" SERIES LETTERS, WITH LOCAL ROADWAY SIGNS BEING 4" UPPER-LOWER CASE LETTERING ON 8" BLANK AND NON-LOCAL ROADWAY SIGNS BEING 6" LETTERING, UPPER-LOWER CASE ON 12" BLANK, WITH A WHITE BORDER THAT IS NOT RECESSED. MULTI-LANE ROADWAYS WITH SPEED LIMITS OF 40 MPH OR HIGHER SHALL HAVE 8" UPPER-LOWER CASE LETTERING ON 18" BLANK WITH A WHITE BORDER THAT IS NOT RECESSED. THE WIDTH OF THE NON-RECESSED WHITE BORDERS SHALL MATCH PAGE 255 OF THE 2012 MUTCD "STANDARD HIGHWAY SIGNS"

8. ALL TRAFFIC SIGNS SHALL HAVE A MINIMUM HIGH INTENSITY PRISMATIC GRADE SHEETING.

9. ALL LOCAL RESIDENTIAL STREET SIGNS SHALL BE MOUNTED ON A 1.75" X 1.75" SQUARE TUBE SIGN POST AND STUB POST BASE. FOR OTHER APPLICATIONS, REFER TO THE CDOT STANDARD S-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 PLANNING AND COMMUNITY DEVELOPMENT (719) 520-6819 PRIOR TO AND UPON COMPLETION OF SIGNING AND STRIPING.

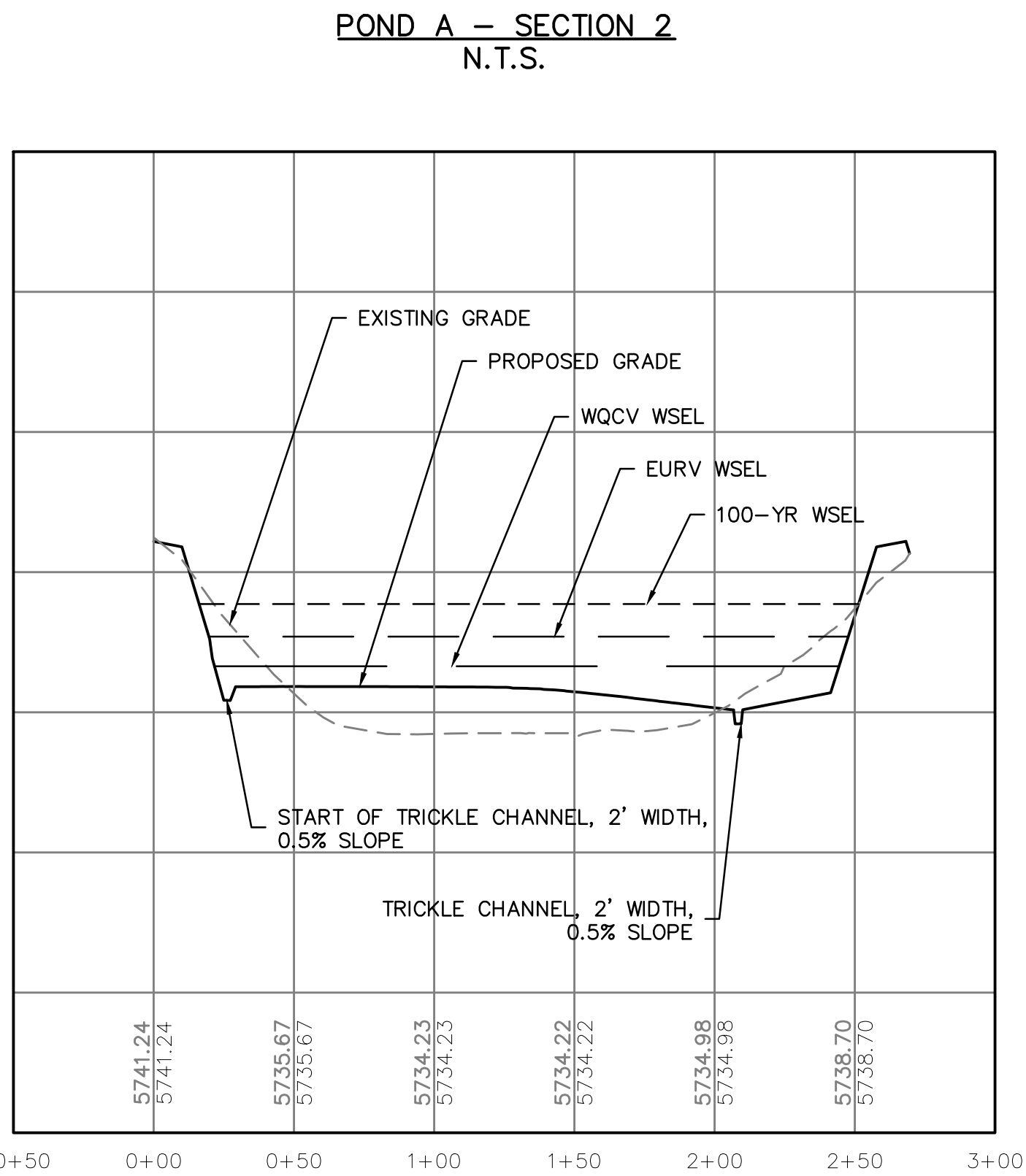
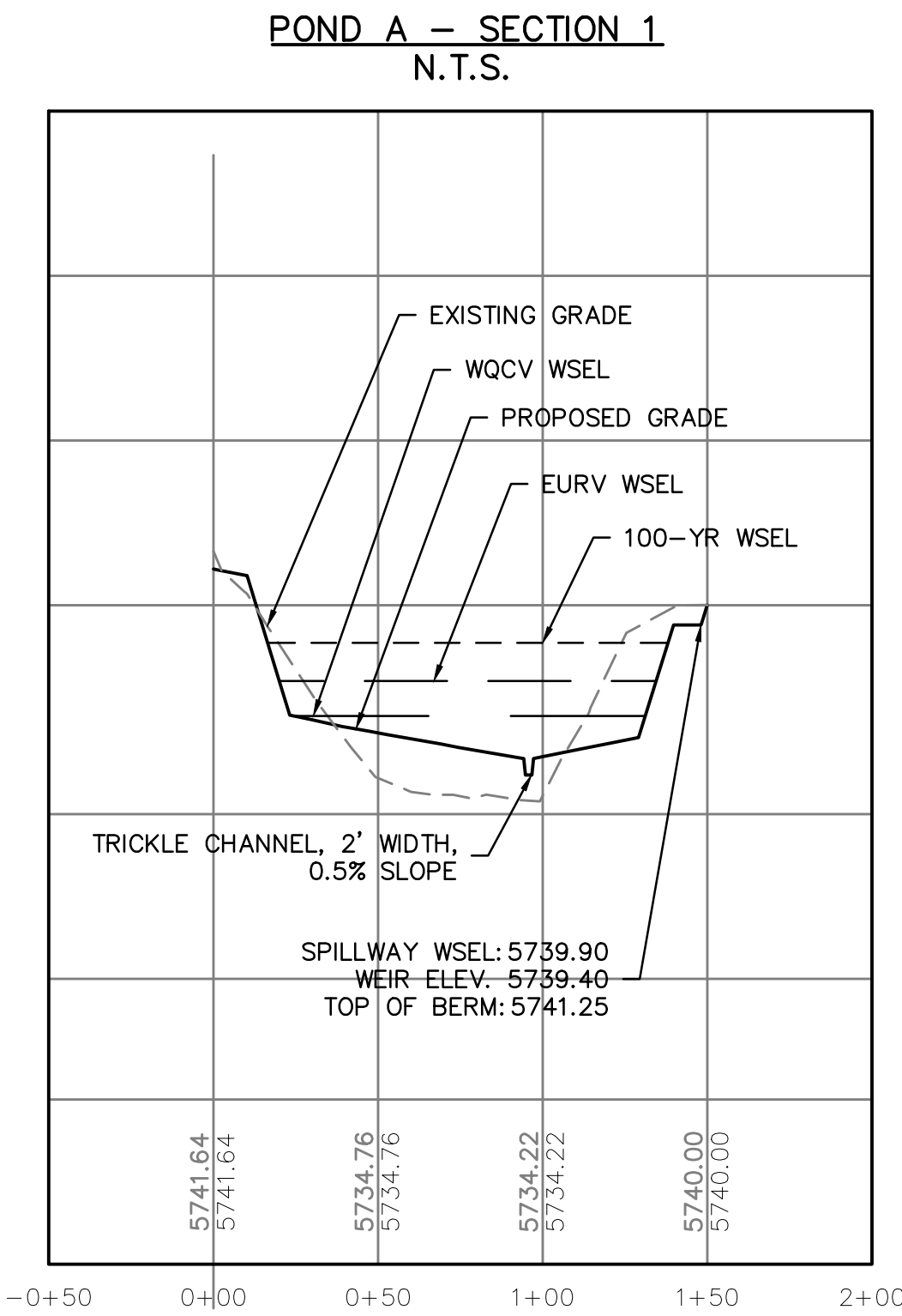
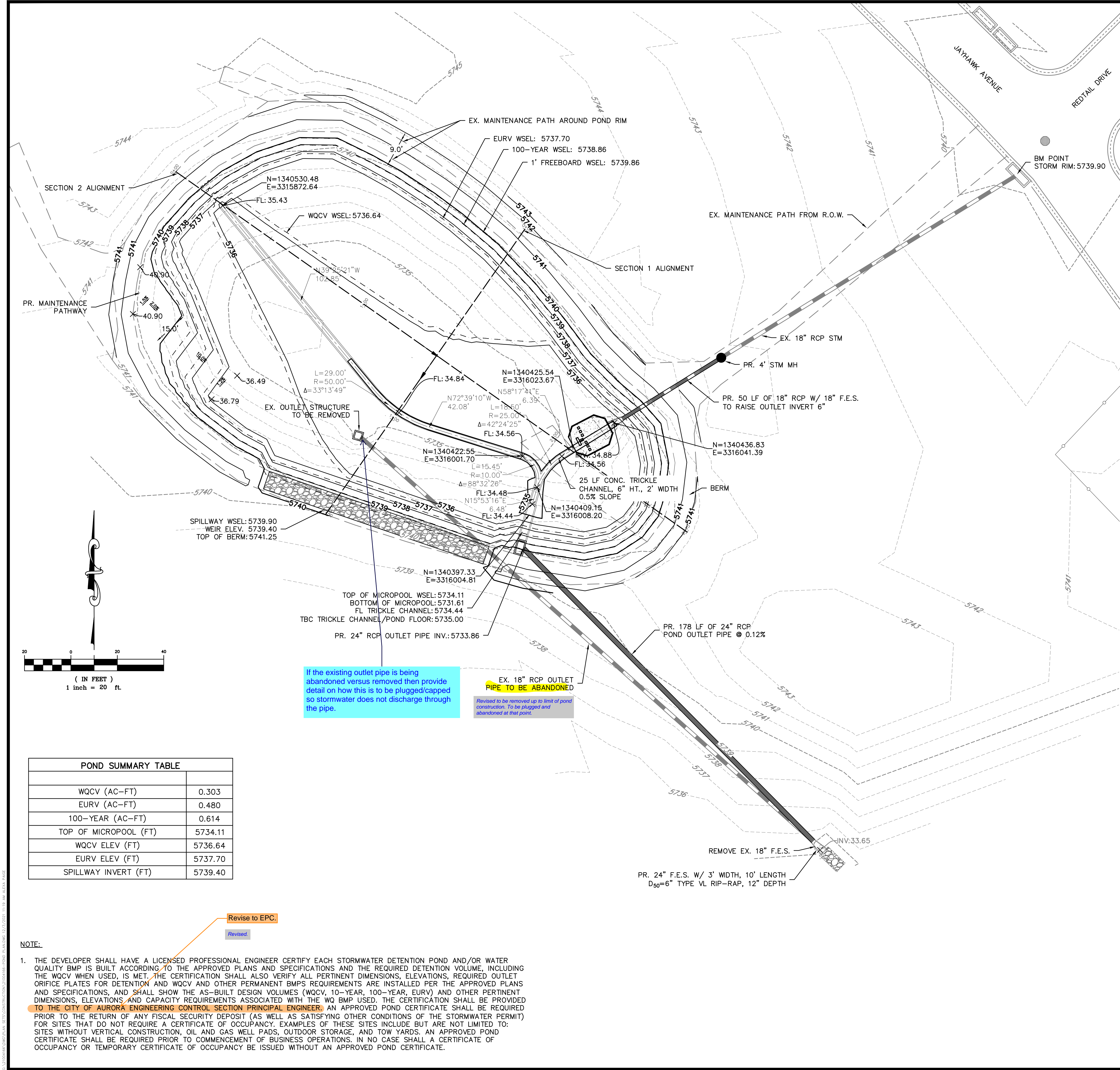
14. THE CONTRACTOR SHALL OBTAIN A WORK IN THE RIGHT OF WAY PERMIT FROM THE EL PASO COUNTY DEPARTMENT OF PUBLIC WORKS (DPW) PRIOR TO ANY SIGNAGE OR STRIPING WORK WITHIN AN EXISTING EL PASO COUNTY ROADWAY.

MODIFIED FOR S.I.A. CD SET  
RICHARD D. LYON, PE  
ATWELL, LLC  
DECEMBER, 2021  
EPC PROJ.: CDR-21-008

REVISION 1: 12/03/2021



**SUBDIVISION: SUNSET VILLAGE FIL. NO. 4**  
**SHEET: 15**  
**STRIPING AND SIGNAGE PLAN**  
**REVISION DATE: 12/03/2021**  
**EPC PLAN NO. CDR-21-008**



POND SUMMARY TABLE	
WQCV (AC-FT)	0.303
EURV (AC-FT)	0.480
100-YEAR (AC-FT)	0.614
TOP OF MICROPOOL (FT)	5734.11
WQCV ELEV (FT)	5736.64
EURV ELEV (FT)	5737.70
SPILLWAY INVERT (FT)	5739.40

NOTE:

1. THE DEVELOPER SHALL HAVE A LICENSED PROFESSIONAL ENGINEER CERTIFY EACH STORMWATER DETENTION POND AND/OR WATER QUALITY BMP IS BUILT ACCORDING TO THE APPROVED PLANS AND SPECIFICATIONS AND THE REQUIRED DETENTION VOLUME, INCLUDING THE WQCV WHEN USED, IS MET. THE CERTIFICATION SHALL ALSO VERIFY ALL PERTINENT DIMENSIONS, ELEVATIONS, REQUIRED OUTLET ORIFICE PLATES FOR DETENTION AND WQCV AND OTHER PERMANENT BMPS REQUIREMENTS ARE INSTALLED PER THE APPROVED PLANS AND SPECIFICATIONS, AND SHALL SHOW THE AS-BUILT DESIGN VOLUMES (WQCV, 10-YEAR, 100-YEAR, EURV) AND OTHER PERTINENT DIMENSIONS, ELEVATIONS AND CAPACITY REQUIREMENTS ASSOCIATED WITH THE WQ BMP USED. THE CERTIFICATION SHALL BE PROVIDED TO THE CITY OF AURORA ENGINEERING CONTROL SECTION PRINCIPAL ENGINEER. AN APPROVED POND CERTIFICATE SHALL BE REQUIRED PRIOR TO THE RETURN OF ANY FISCAL SECURITY DEPOSIT (AS WELL AS SATISFYING OTHER CONDITIONS OF THE STORMWATER PERMIT) FOR SITES THAT DO NOT REQUIRE A CERTIFICATE OF OCCUPANCY. EXAMPLES OF THESE SITES INCLUDE BUT ARE NOT LIMITED TO: SITES WITHOUT VERTICAL CONSTRUCTION, OIL AND GAS WELL PADS, OUTDOOR STORAGE, AND TOW YARDS. AN APPROVED POND CERTIFICATE SHALL BE REQUIRED PRIOR TO COMMENCEMENT OF BUSINESS OPERATIONS. IN NO CASE SHALL A CERTIFICATE OF OCCUPANCY OR TEMPORARY CERTIFICATE OF OCCUPANCY BE ISSUED WITHOUT AN APPROVED POND CERTIFICATE.

Know what's below.  
Call before you dig.

THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE OWNER OR ITS REPRESENTATIVE. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK, AND AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.

NOTICE:  
CONSTRUCTION SITE SAFETY IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR. NEITHER THE OWNER NOR THE ENGINEER SHALL BE EXPECTED TO ASSUME ANY RESPONSIBILITY FOR SAFETY OF THE WORK OF PERSONS ENGAGED IN THE WORK, OF ANY NEARBY STRUCTURES, OR OF ANY OTHER PERSONS.

COPYRIGHT © 2021 ATWELL LLC

866.850.4200 [www.atwell-group.com](http://www.atwell-group.com)  
143 UNION BOULEVARD, SUITE 700  
LAKEWOOD, CO 80228  
303.462.1100

PUNCHLIST CONNECTIONS LLC

300 WINDCHIME PLACE #301  
COLORADO SPRINGS, COLORADO 80919

303.519.5100  
SCOTT VAN WYHE

PUNCHLIST CONNECTIONS LLC

SUNSET VILLAGE FILING 4 - DRAINAGE  
EL PASO COUNTY, COLORADO

CONSTRUCTION DRAWINGS  
POND 2

CLIENT

DATE 11/30/2021

REVISIONS


DR. RDL | CH. RDL  
P.M. RDL  
JOB # 21004166  
SHEET NO.

CAD FILE: 21004166-POND PLANS.DWG

THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE OWNER OR ITS REPRESENTATIVE. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK, AND AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.

NOTICE:  
CONSTRUCTION SITE SAFETY IS THE  
SOLE RESPONSIBILITY OF THE  
CONTRACTOR; NEITHER THE OWNER  
NOR THE ENGINEER SHALL BE  
EXPECTED TO ASSUME ANY  
RESPONSIBILITY FOR SAFETY OF  
THE WORK, OF PERSONS ENGAGED  
IN THE WORK, OF ANY NEARBY  
STRUCTURES, OR OF ANY OTHER  
PERSONS

COPYRIGHT © 2021 ATWELL LLC

**ATWELL**  
866.850.4200 [www.atwell-group.com](http://www.atwell-group.com)  
143 UNION BOULEVARD, SUITE 700  
LAKEWOOD, CO 80228  
303.462.1100

**PUNCHLIST CONNECTIONS LLC**  
300 WINDCHIME PLACE #301  
COLORADO SPRINGS, COLORADO  
80919

303.519.5100

SCOTT VAN WYHE

**PUNCHLIST CONNECTIONS LLC**  
**T VILLAGE FILING 4 – DRAINAGE**  
**PASO COUNTY, COLORADO**  
**CONSTRUCTION DRAWINGS**  
**POND 2**

CLIENT	su
DATE	11/30/2021

DATE 11/30/2021

	1ST SUBMITTAL TO EPC
--	----------------------

A.	12/03/2021 - RDU
----	------------------



---

[illegible]

--	--

---

REVISIONS



33921

[illegible]

1000

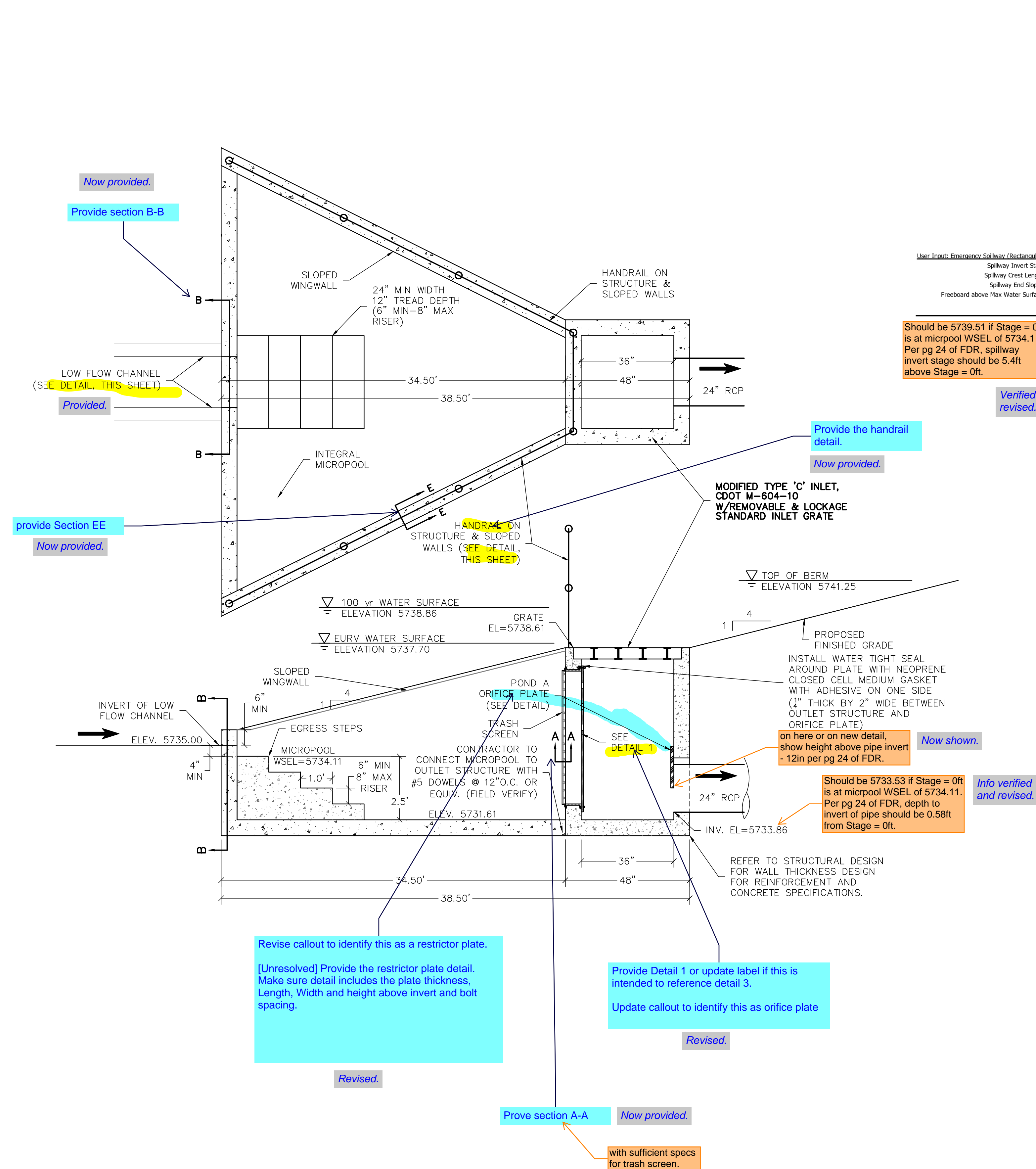
[illegible]

DR.	RDL	CH.	RDL
B.M.	RDL		

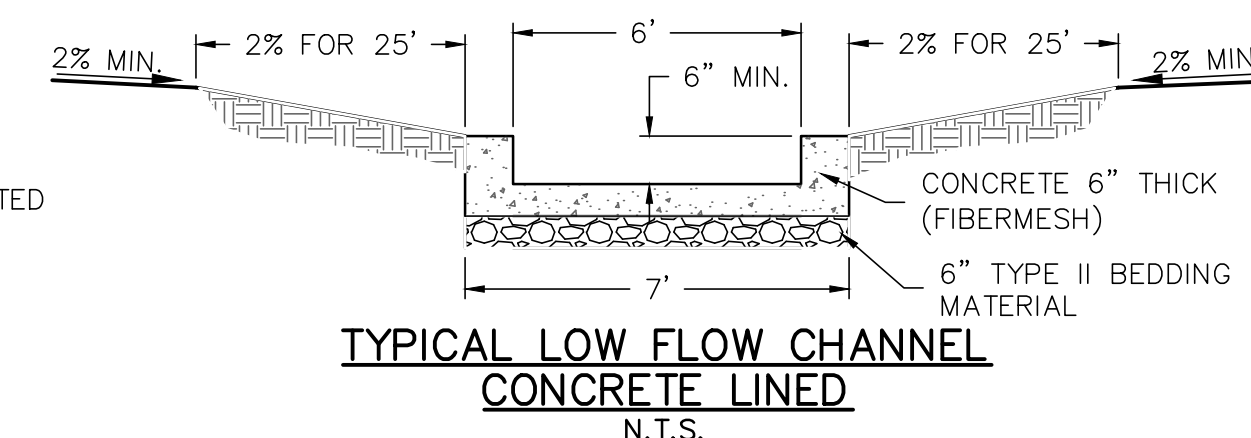
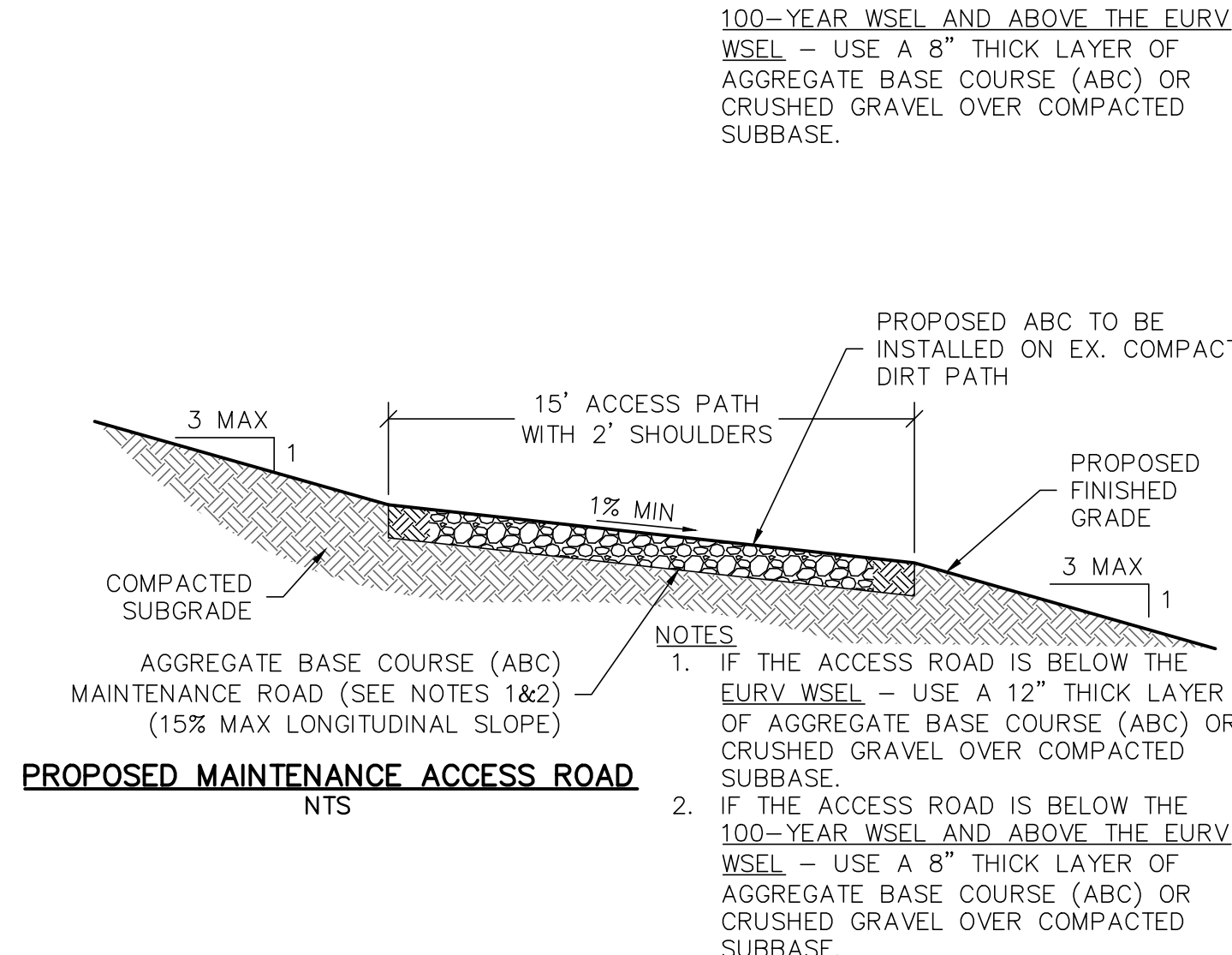
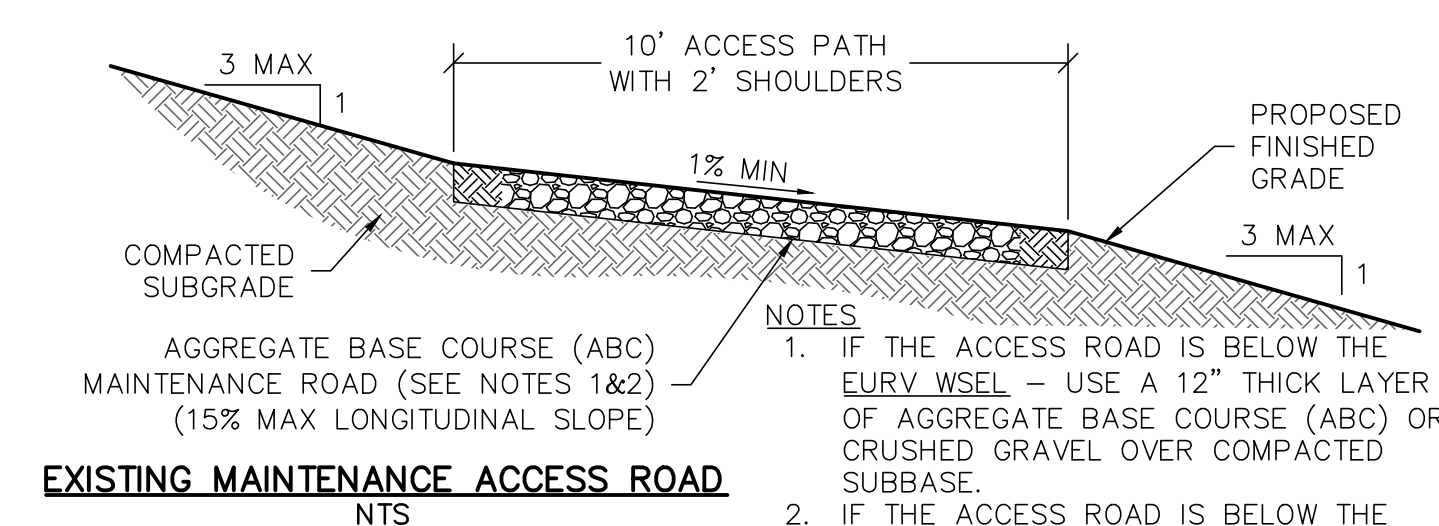
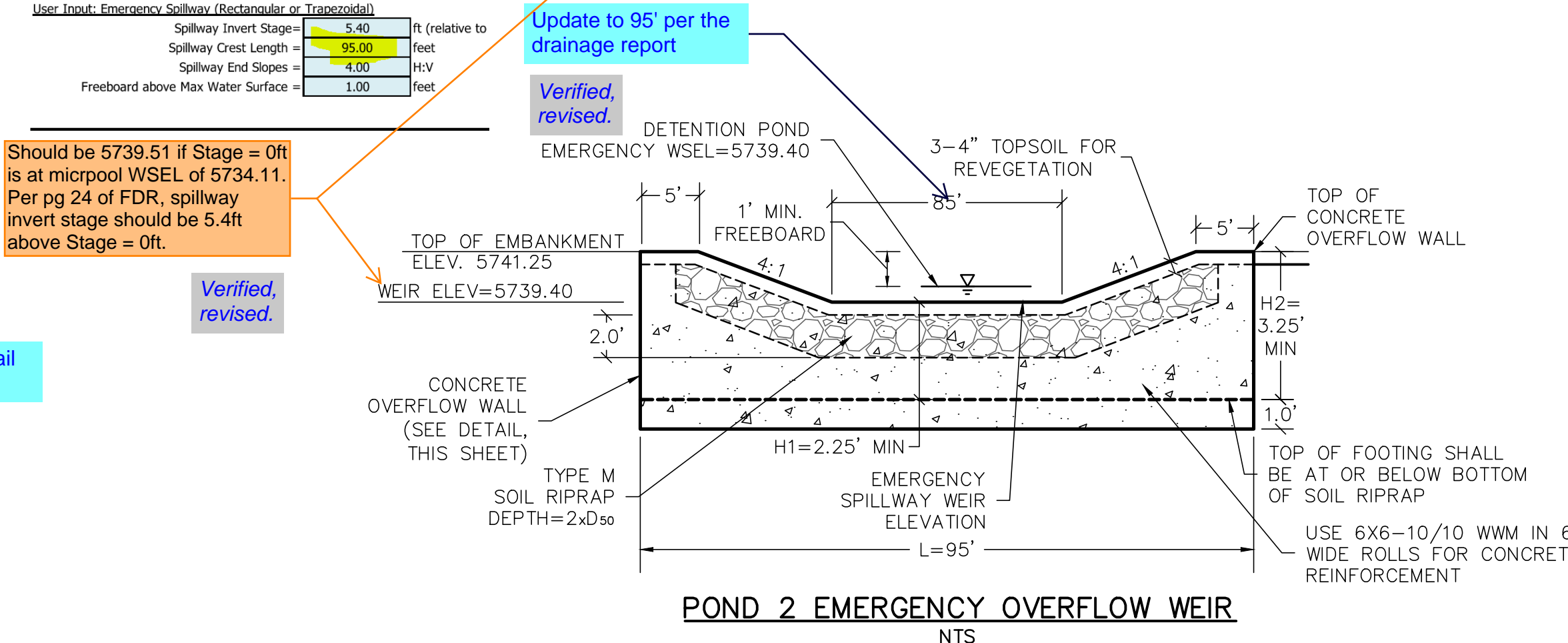
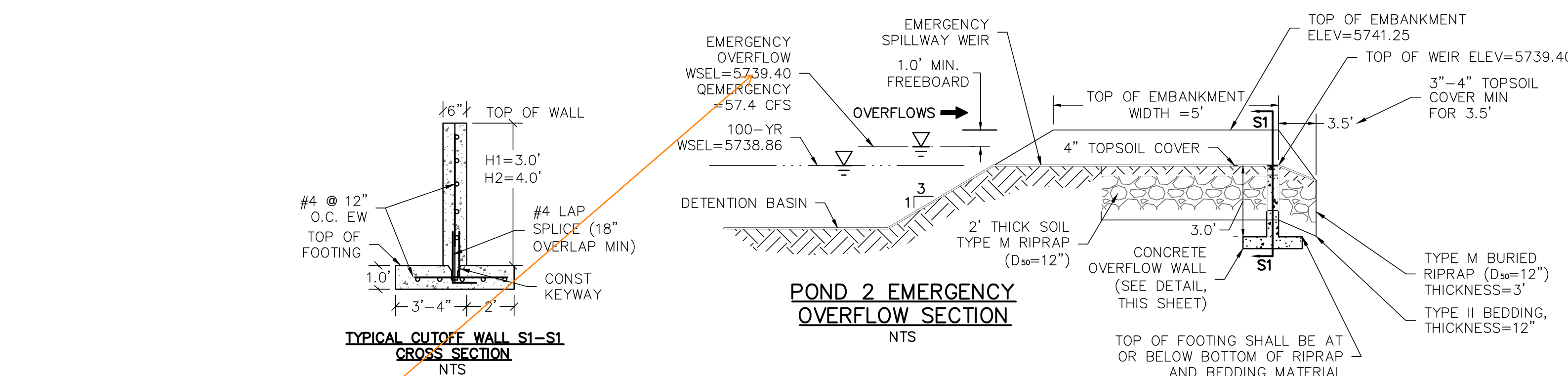
	1990	1991	1992	1993	1994	1995	1996	1997	1998	1999	2000	2001	2002	2003	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	2044	2045	2046	2047	2048	2049	2050	2051	2052	2053	2054	2055	2056	2057	2058	2059	2060	2061	2062	2063	2064	2065	2066	2067	2068	2069	2070	2071	2072	2073	2074	2075	2076	2077	2078	2079	2080	2081	2082	2083	2084	2085	2086	2087	2088	2089	2090	2091	2092	2093	2094	2095	2096	2097	2098	2099	2100
1990	1991	1992	1993	1994	1995	1996	1997	1998	1999	2000	2001	2002	2003	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	2044	2045	2046	2047	2048	2049	2050	2051	2052	2053	2054	2055	2056	2057	2058	2059	2060	2061	2062	2063	2064	2065	2066	2067	2068	2069	2070	2071	2072	2073	2074	2075	2076	2077	2078	2079	2080	2081	2082	2083	2084	2085	2086	2087	2088	2089	2090	2091	2092	2093	2094	2095	2096	2097	2098	2099	2100	

JOB	21004166
-----	----------

SHEET NO.

[illegible]

POND SUMMARY TABLE								
DESIGN POINT	POND	TRIBUTARY AREA (AC)	WQCV WSEL	WQCV VOLUME (AC-FT)	EURV	EURV VOLUME (AC-FT)	Q <sub>5</sub> (CFS)	Q <sub>100</sub> (CFS)
B	A	22.23	5736.64	0.303	5737.70	0.480	27.8	57.4



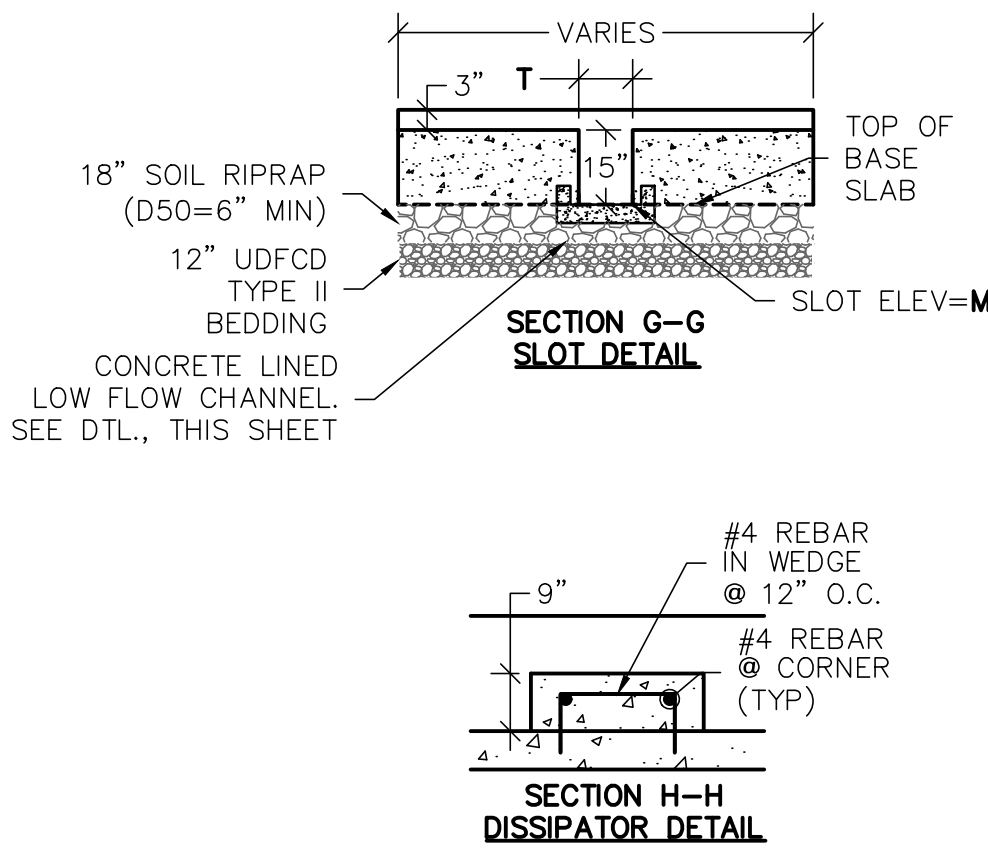
G:\21004166\21004166-000 DETAILING 12/2/2021 11:18 AM ALIDA PAGE

Replace D with the actual dimension. Typical for all dimension labels on this detail.

Addressed.

Provide Forebay sizing calcs in FDR. To do so, you could use EDB tab of the UD-BMP spreadsheet  
Now included in FDR.

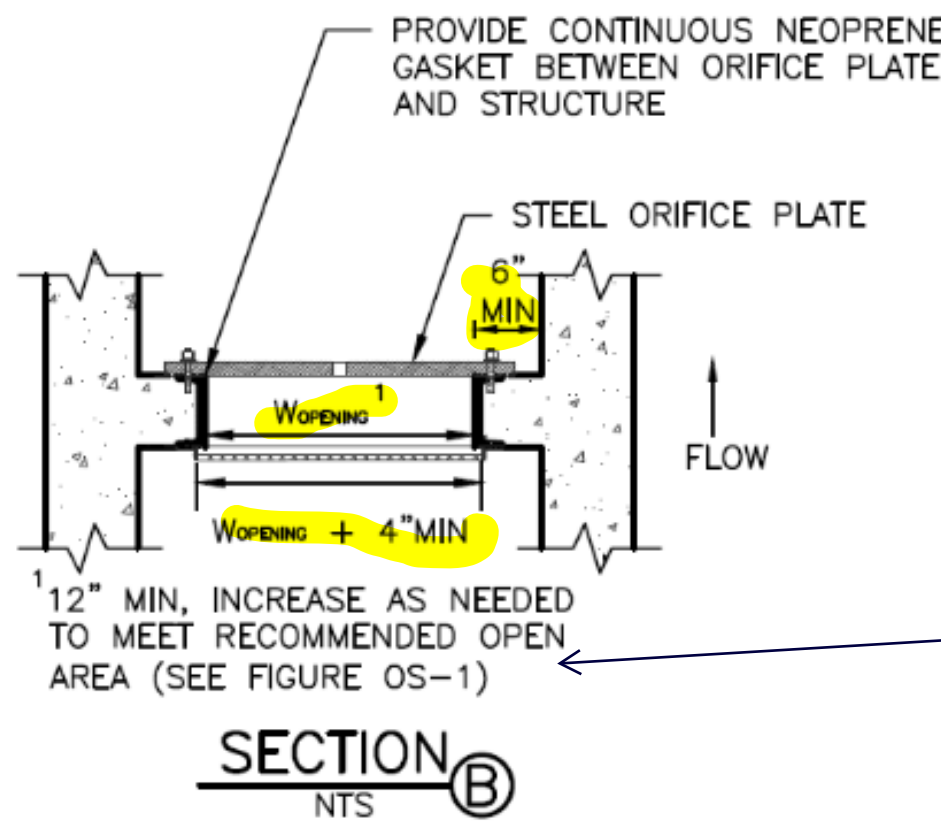
Provide section E-E detail  
Now provided as section H-H.



Trash rack to be Amico Klemp KRP Series aluminum bar grate (Figure 6-b), US Filter or Johnson stainless steel well screen with #93 VEE wire (Figure 6-a), or equivalent (per EPC DCMv2, Chap 4.3 and MHFD Detail T-12). Refer to Step #9 on the EDB tab of the UD-BMP spreadsheet for when to use well screens vs bar grates.

Information now provided.

Callout the trash screen product to be installed.



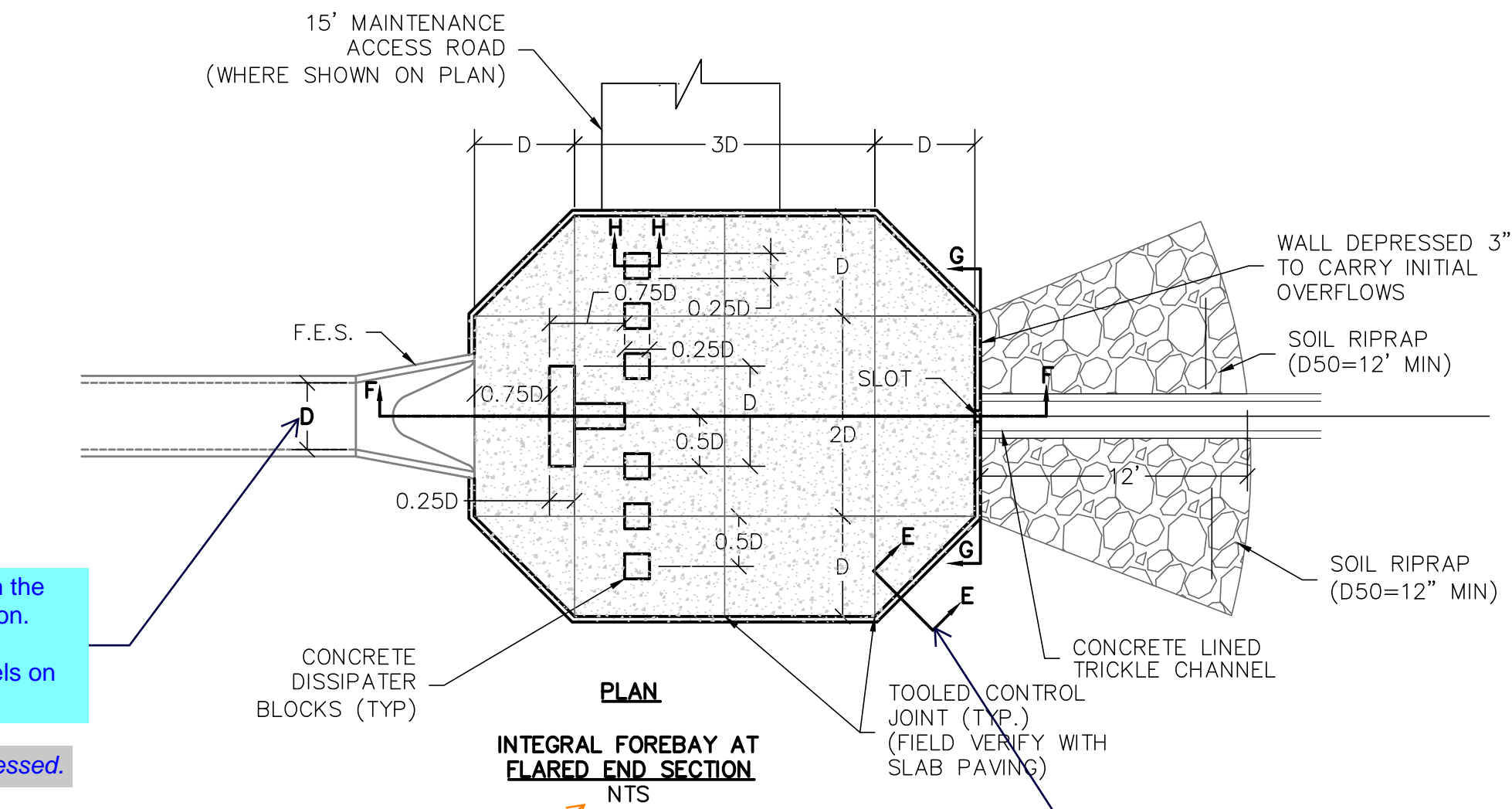
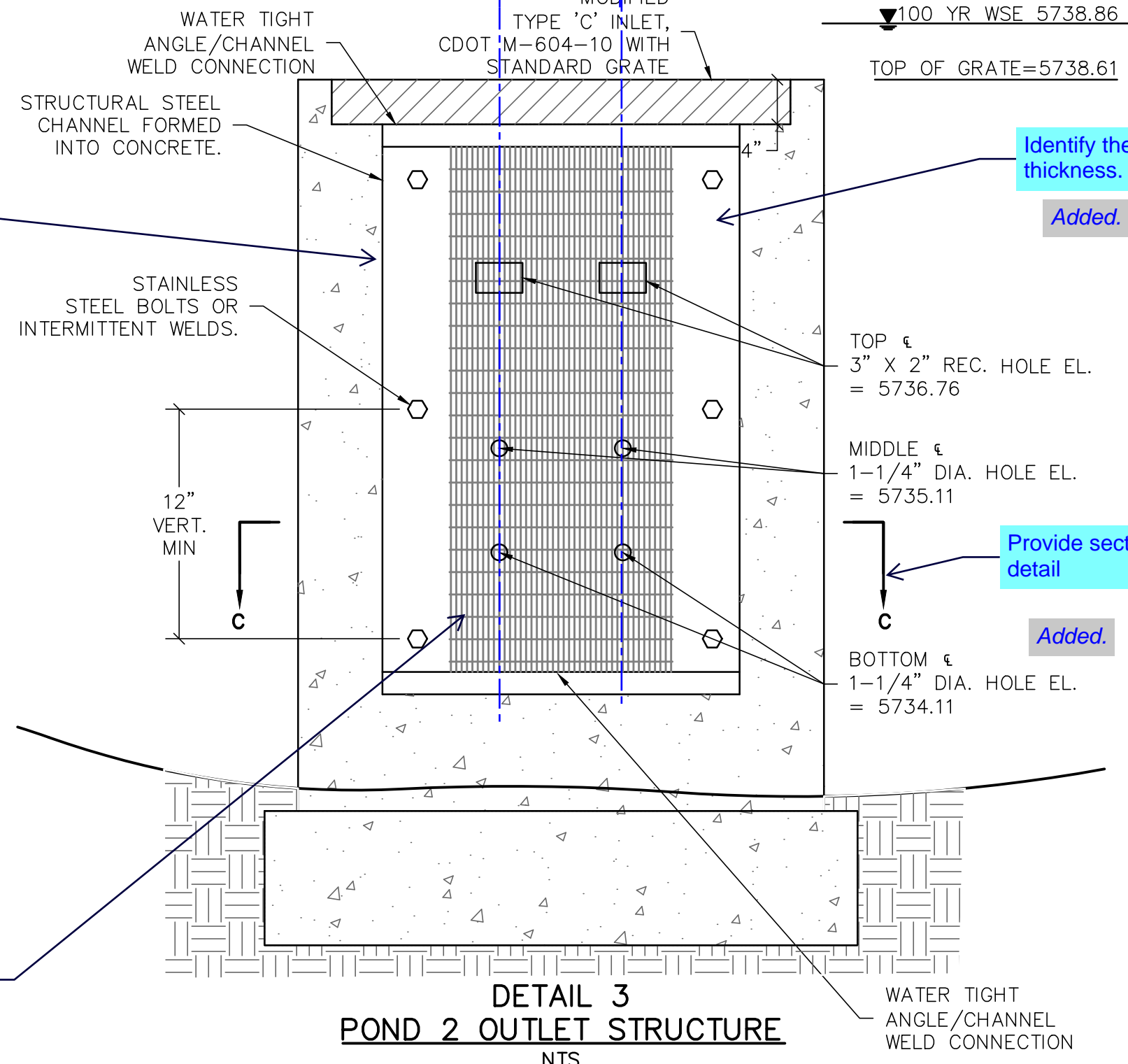
Add this detail or update the existing details to include the following information:  
1. Identify the width of the opening  
2. Width of the trash screen  
3. Width of orifice plate.

Now added.

add dimension label for the separation between each column  
Added.

Identify the plate thickness.  
Added.

Provide section C-C detail  
Added.



FOREBAY SIZE TABLE												
FOREBAY NAME	PIPE SIZE	0.25D	0.5D	0.75D	D	2D	3D	L	M	N	S	T
A1	18"	0.38	0.75	1.13	1.50	3.00	4.50	5648.22	5647.92	0.50%	2.5"	6"

THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE OWNER OR ITS REPRESENTATIVE. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK, AND AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.

NOTICE:  
CONSTRUCTION SITE SAFETY IS THE  
SOLE RESPONSIBILITY OF THE  
CONTRACTOR; NEITHER THE OWNER  
NOR THE ENGINEER SHALL BE  
EXPECTED TO ASSUME ANY  
RESPONSIBILITY FOR SAFETY OF  
THE WORK, OF PERSONS ENGAGED  
IN THE WORK, OF ANY NEARBY  
STRUCTURES, OR OF ANY OTHER  
PERSONS.

COPYRIGHT © 2021 ATWELL LLC NO  
REPRODUCTION SHALL BE MADE  
WITHOUT THE PRIOR WRITTEN  
CONSENT OF ATWELL LLC

**ATWELL**  
**1.800.4200** **www.atwell-group.com**  
 443 UNION BOULEVARD, SUITE 700  
 LAKEWOOD, CO 80228  
 303.462.1100



**SUNSET VILLAGE VIEW, LLC.**

487 WINDCHIME PL. STE. #300

303-519-5100

SCOTT VAN WHYE

SUNSET VILLAGE VIEW, LLC.

SUNSET VILLAGE FIL. NO. 4  
JAYHAWK AVENUE AND RETAIL DRIVE  
EL PASO COUNTY, COLORADO  
CDOT S-615-1 DETAILS

CDOT S-615-1 DETAILS

DATE 12/03/2021

A	1st SUBMITTAL TO EPC 10/12/2021 - RD
B	2nd SUBMITTAL TO EPC 12/03/2021 - RD

[illegible]

---


REVISIONS




MINISTARSTVO PROSVETE, NAUKE I VEŠTAČENJA REPUBLIKE SRBIJE



COL  
HARD D. LY

33921



\_\_\_\_\_

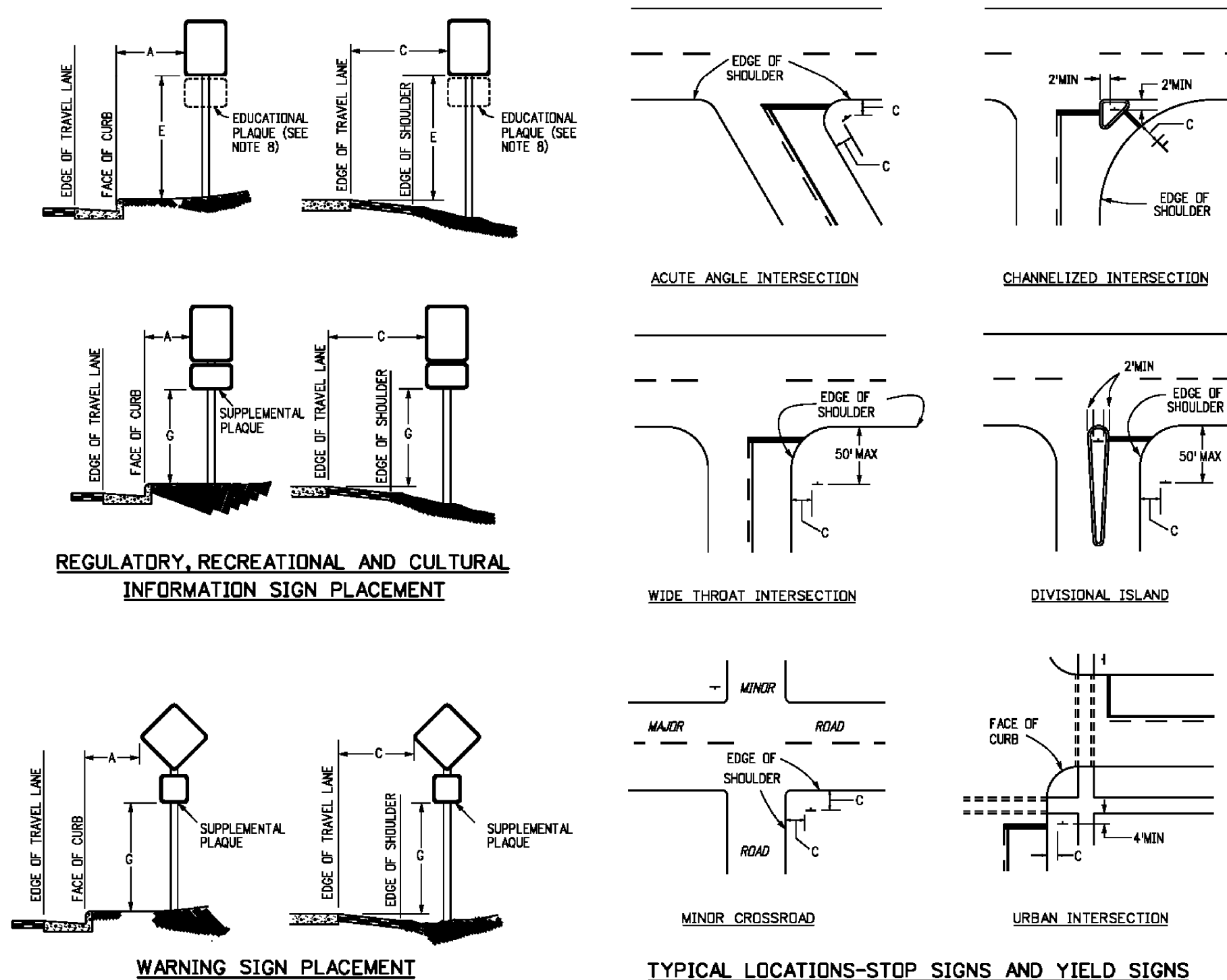
[illegible]

DR. RDL	SH. RDL
P.M. RDL	

--	--

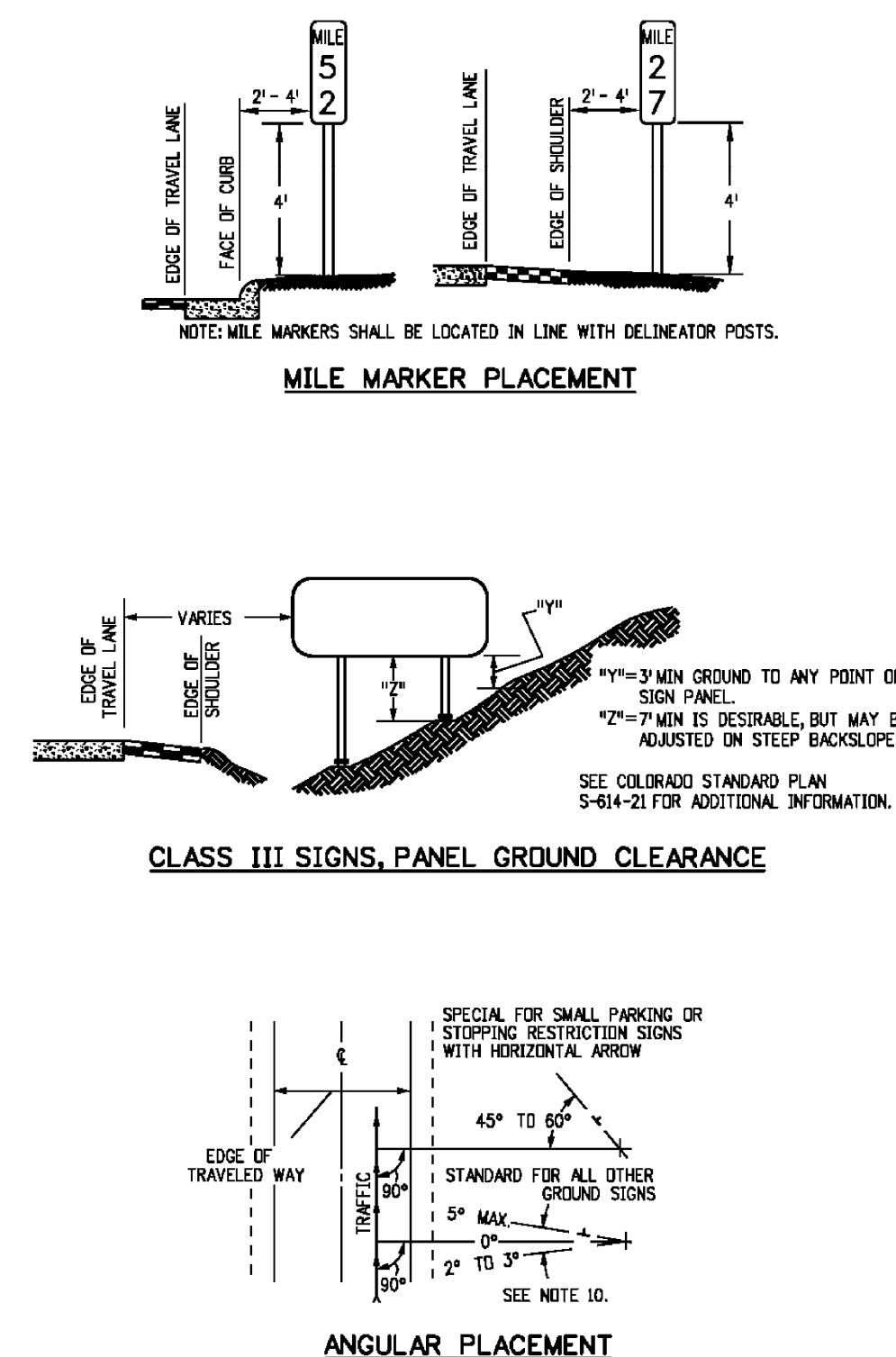
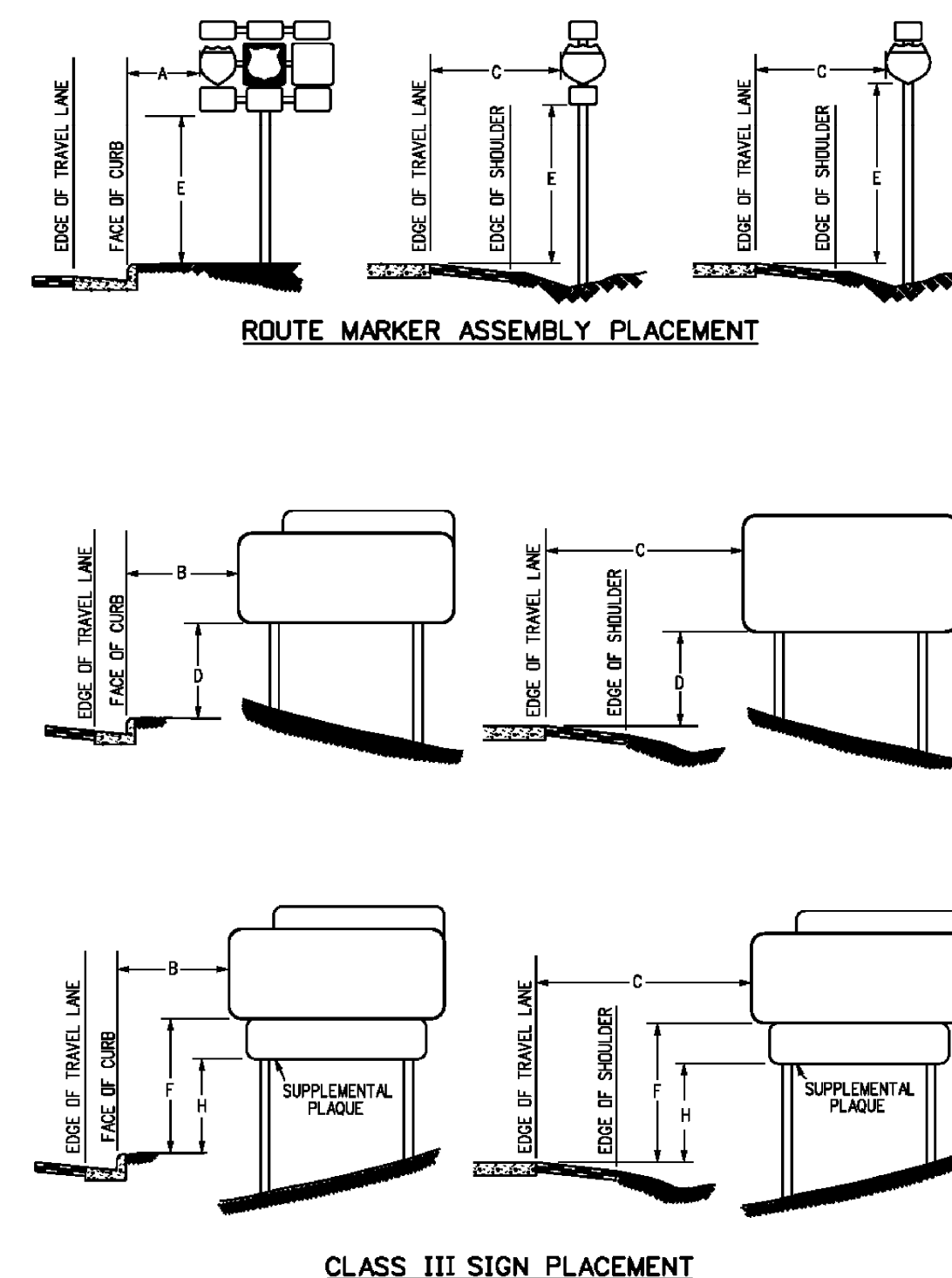
SHEET NO.

16

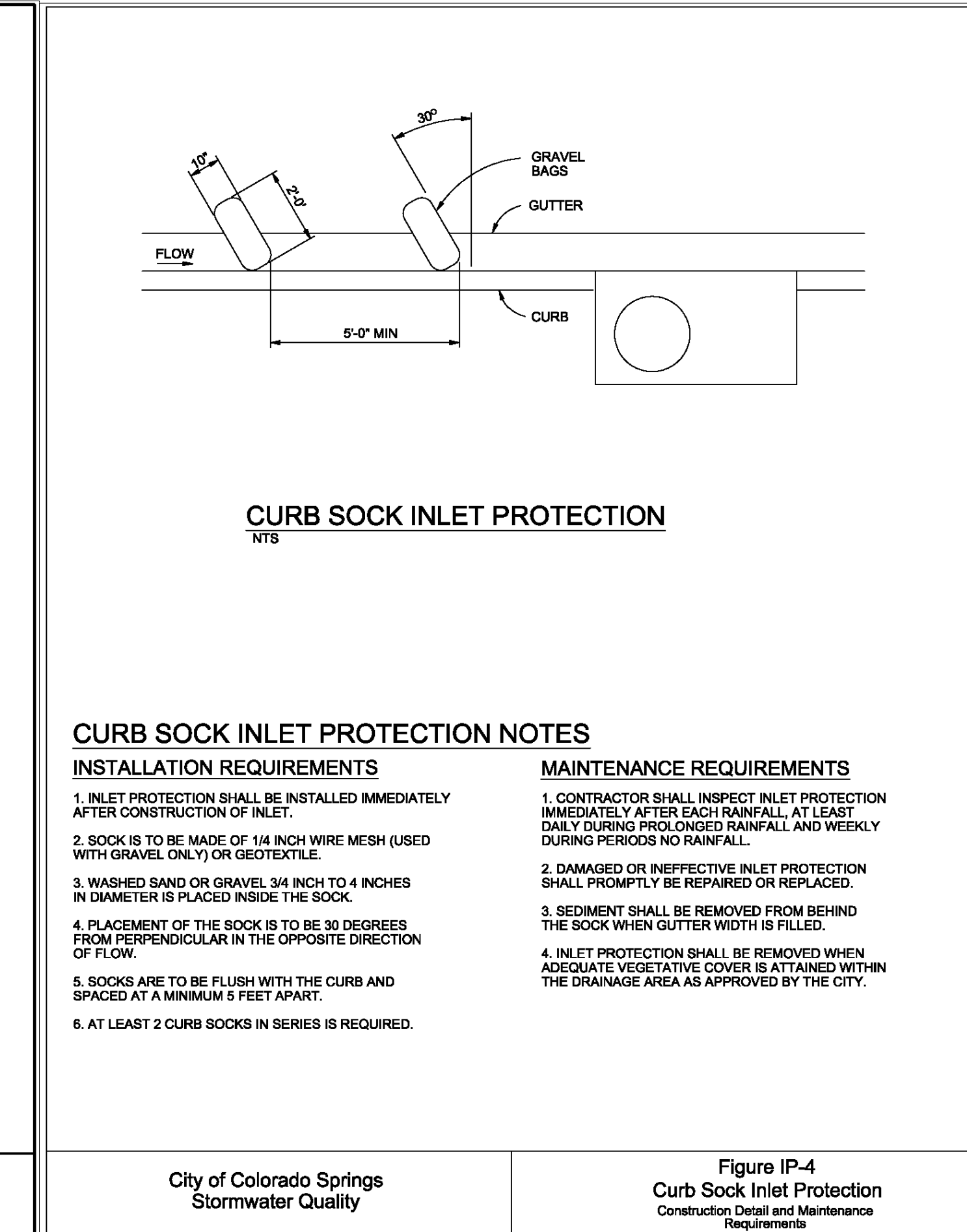
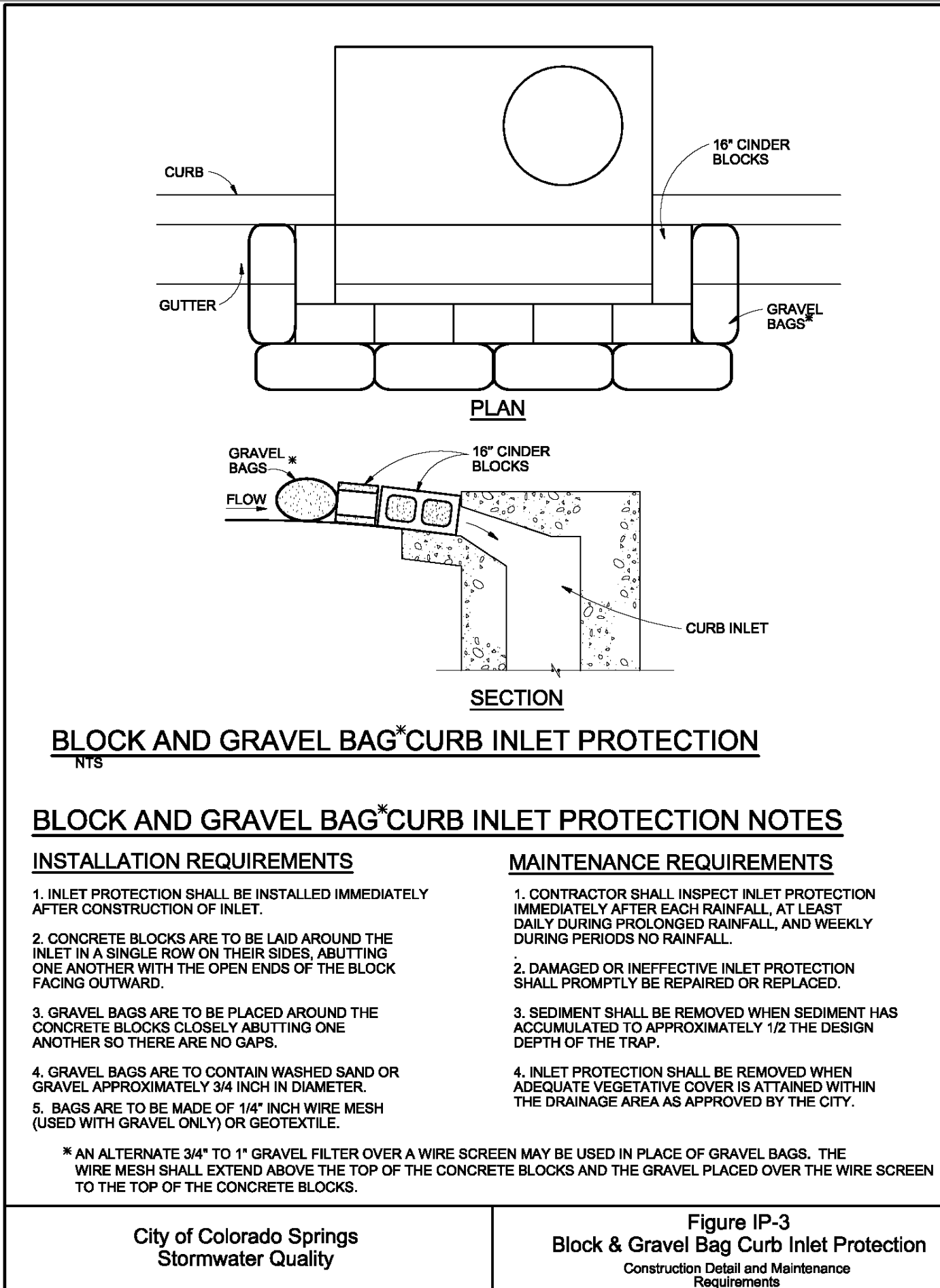
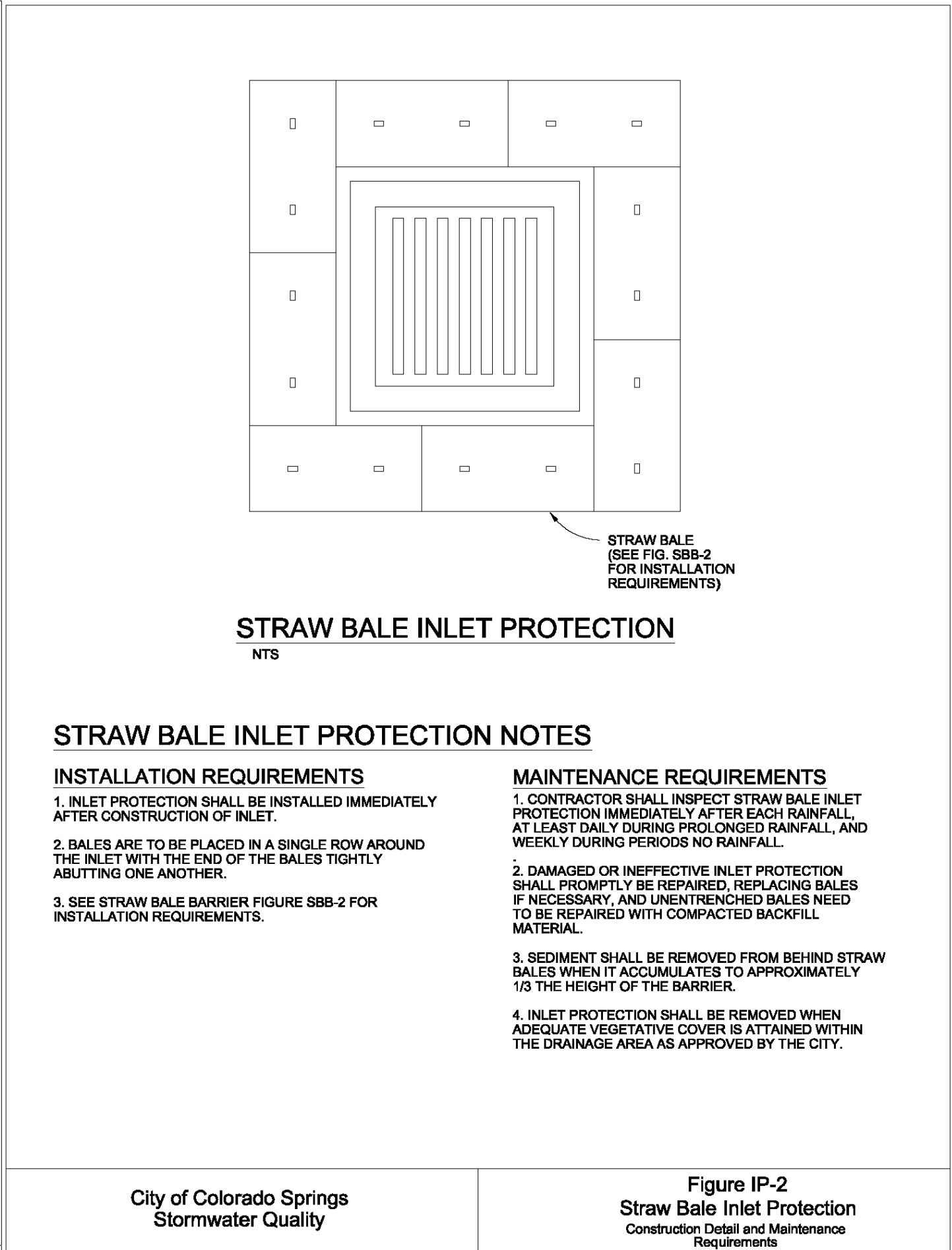
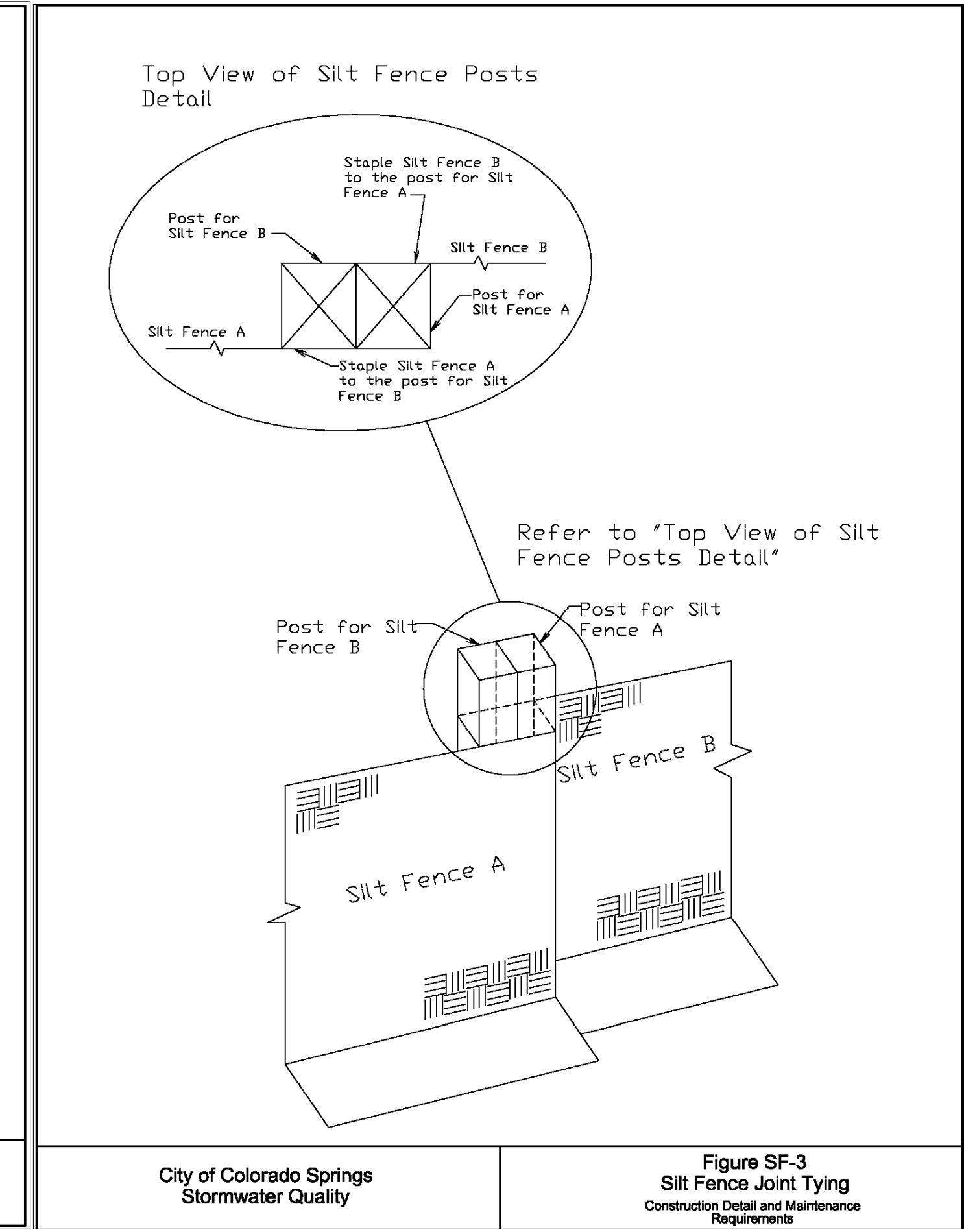
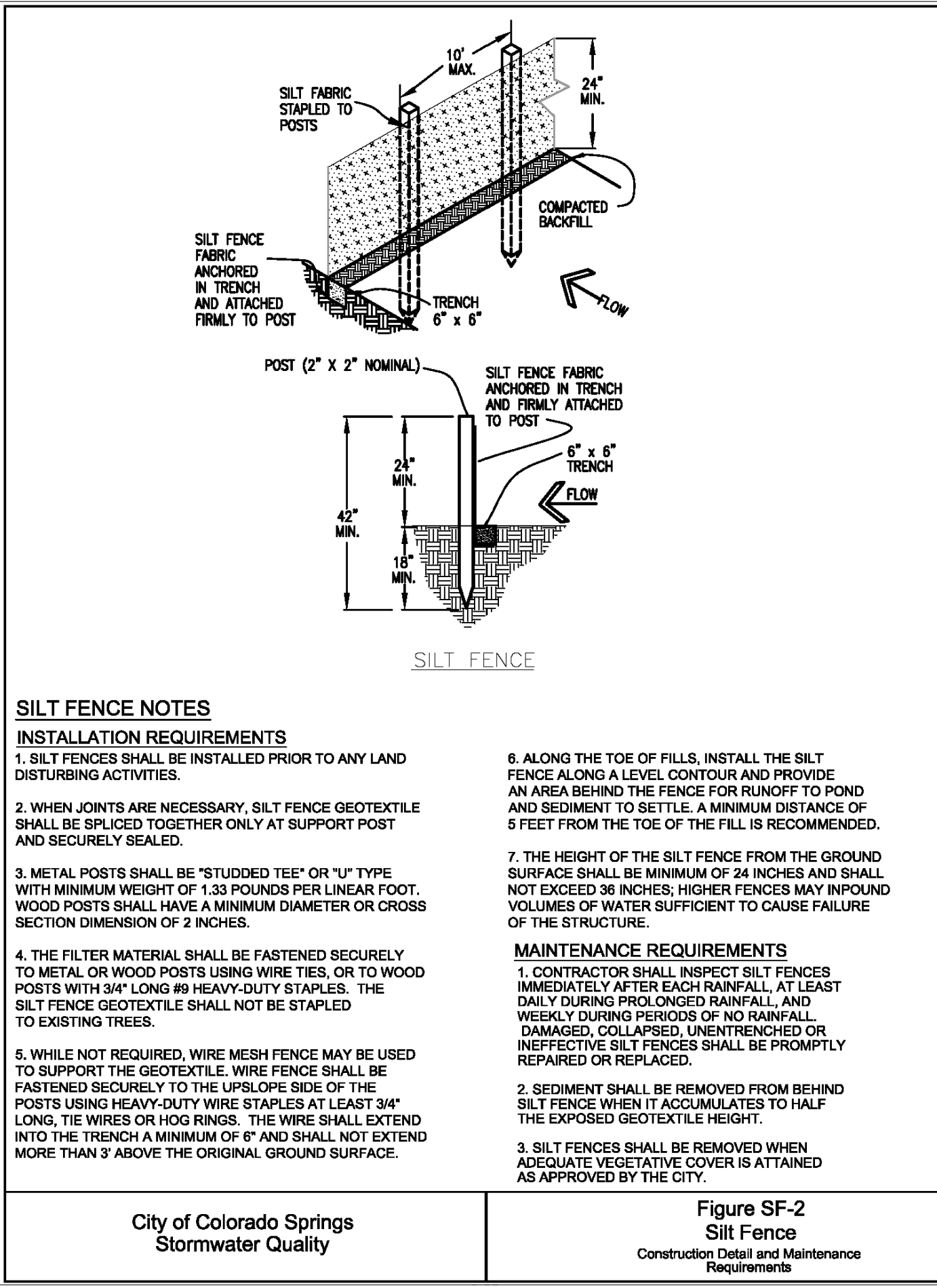
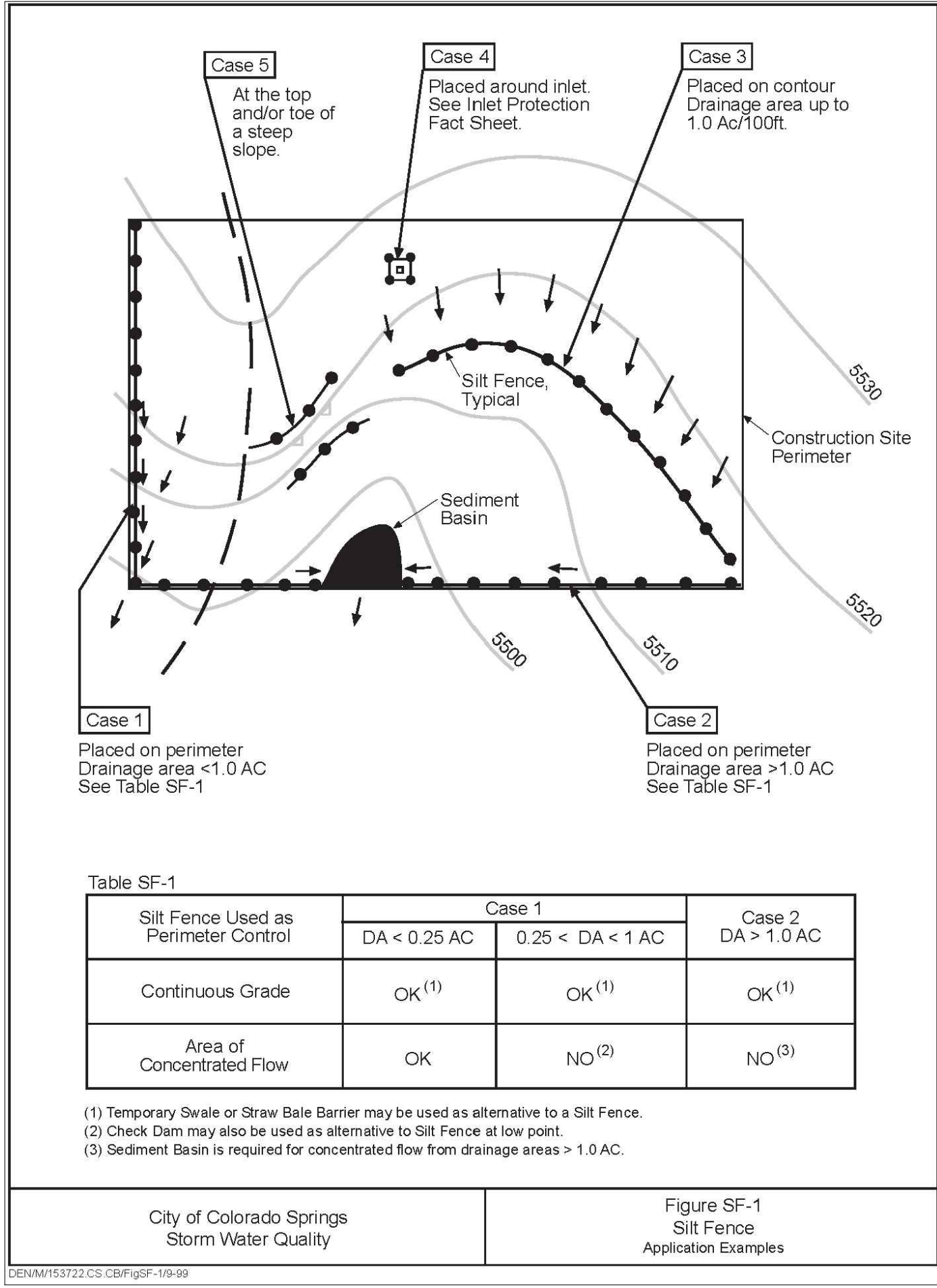
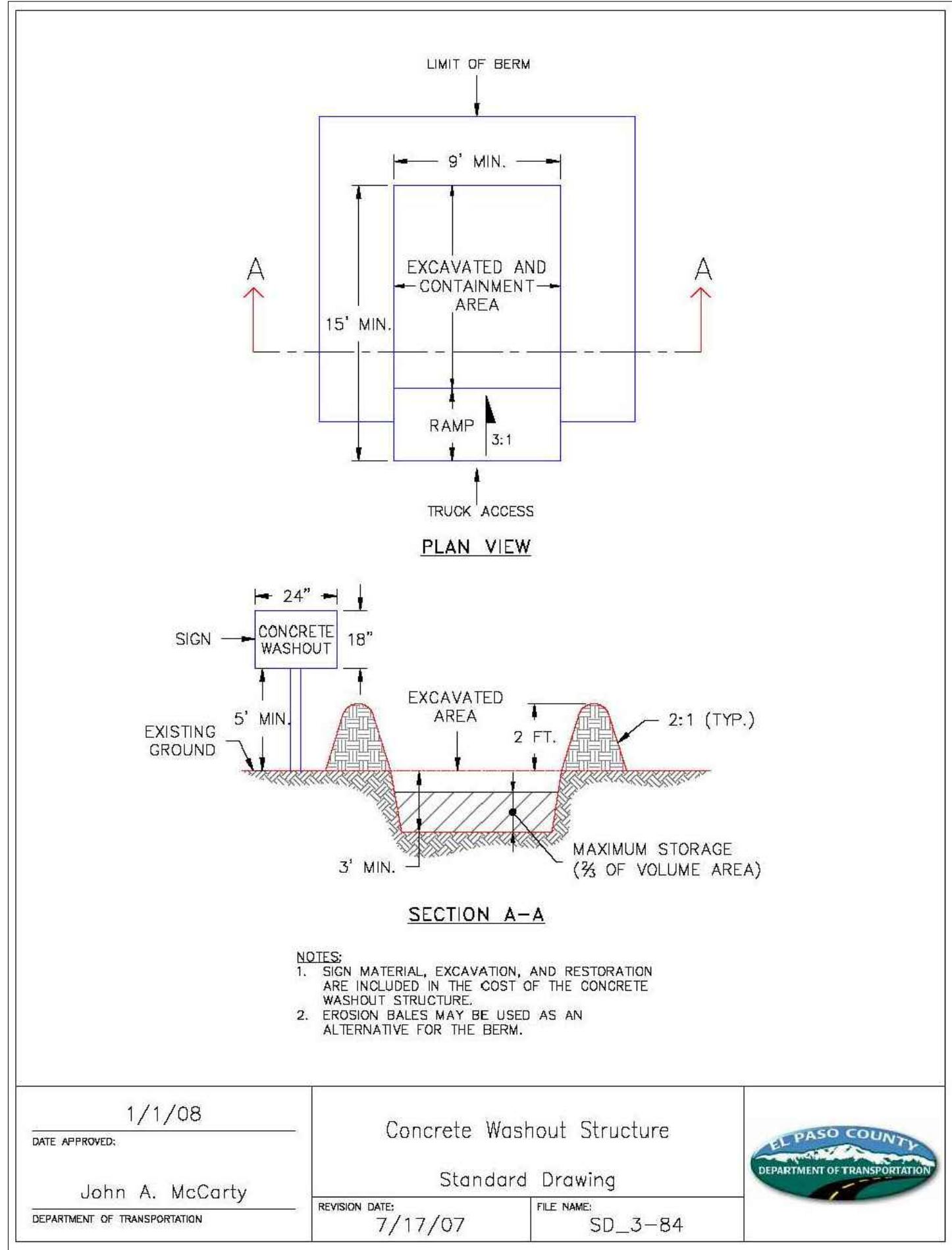


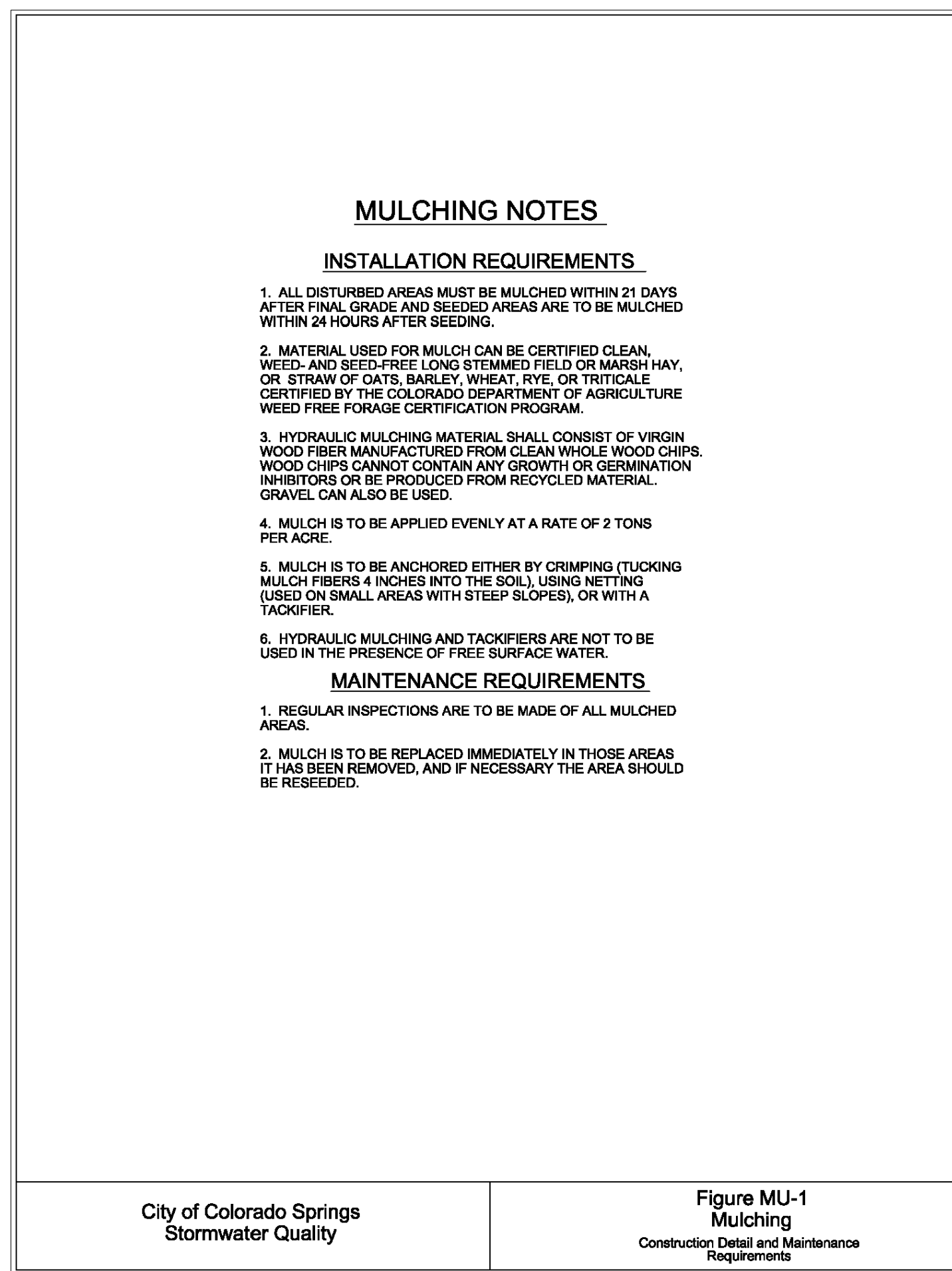
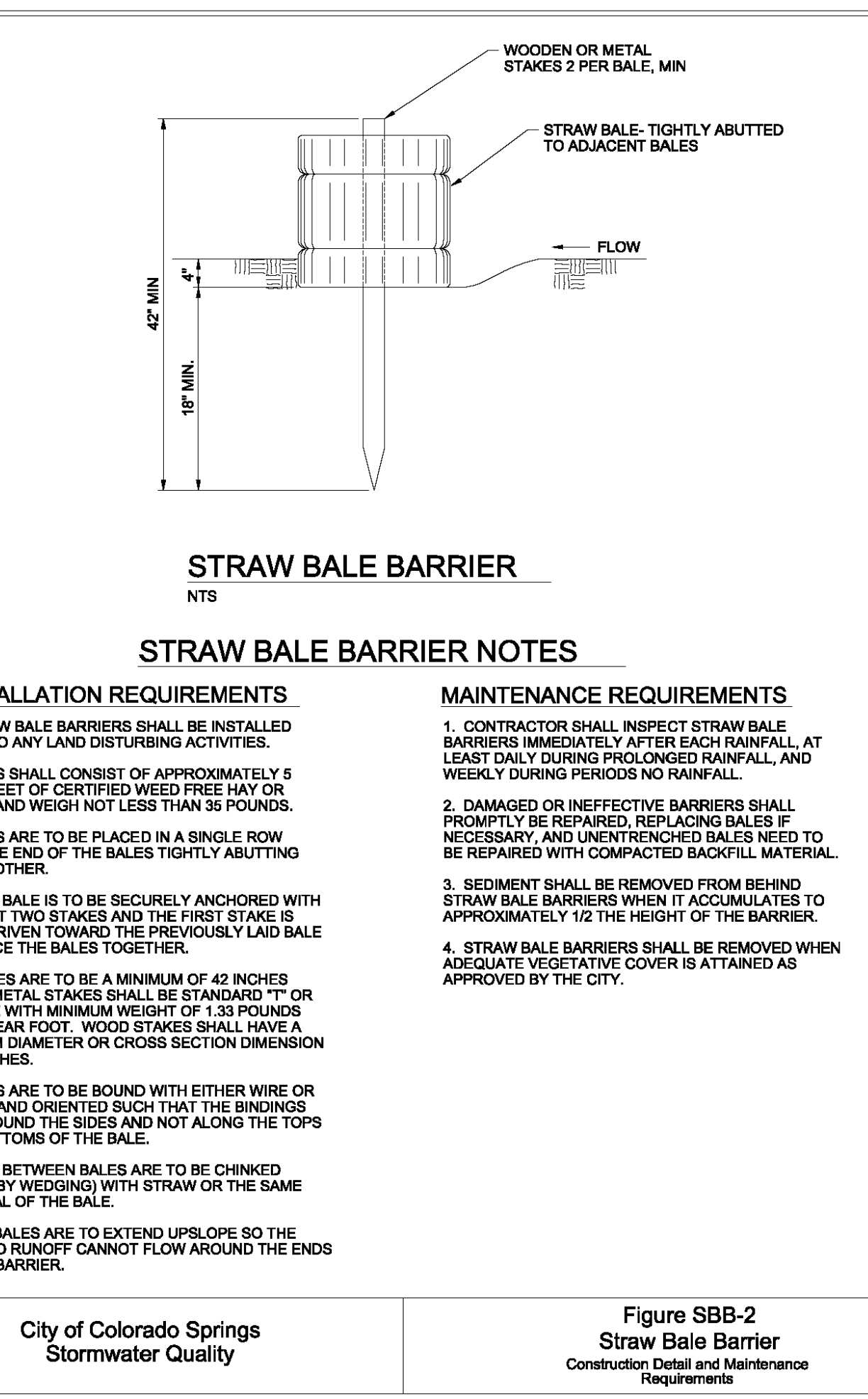
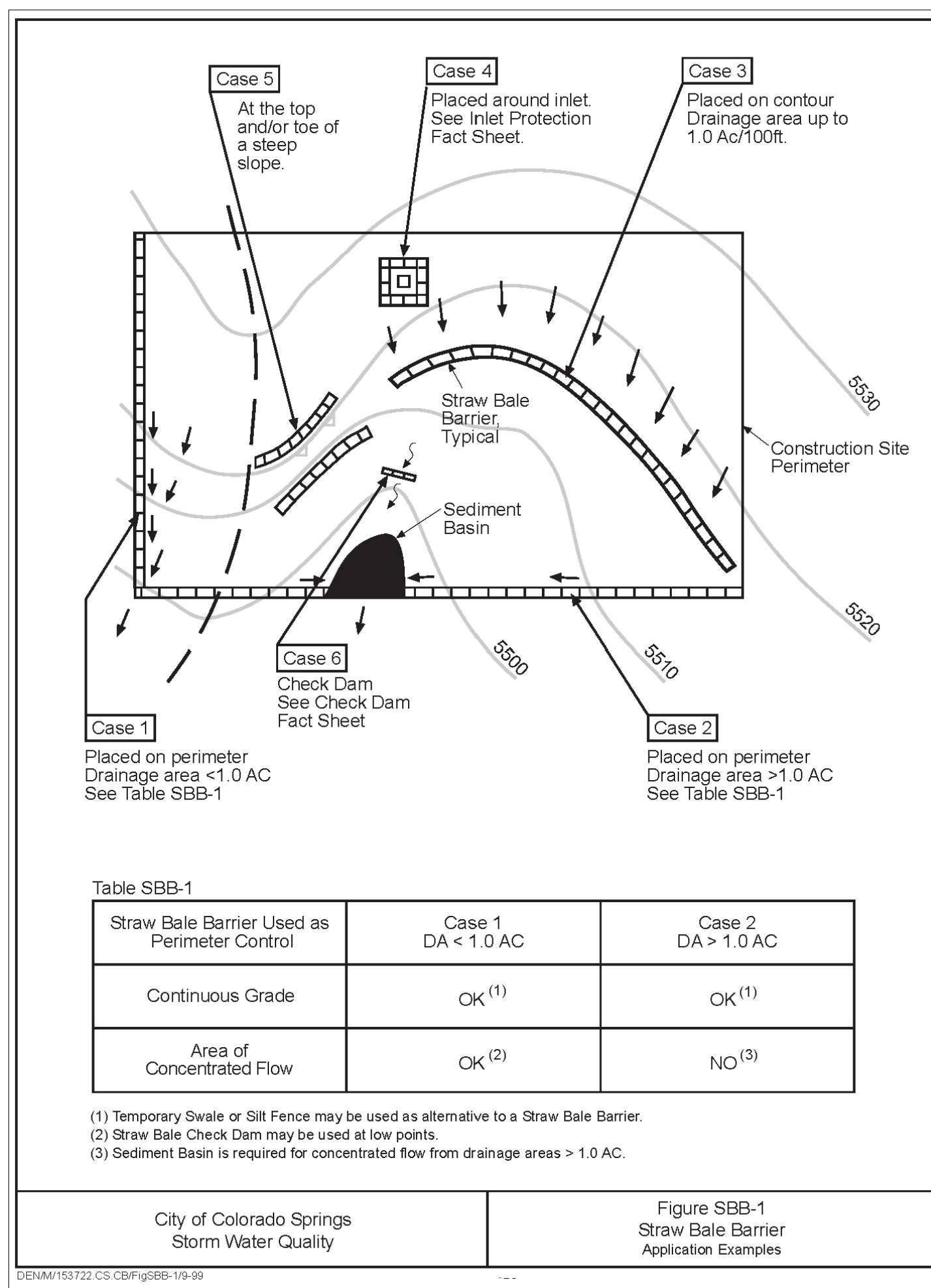
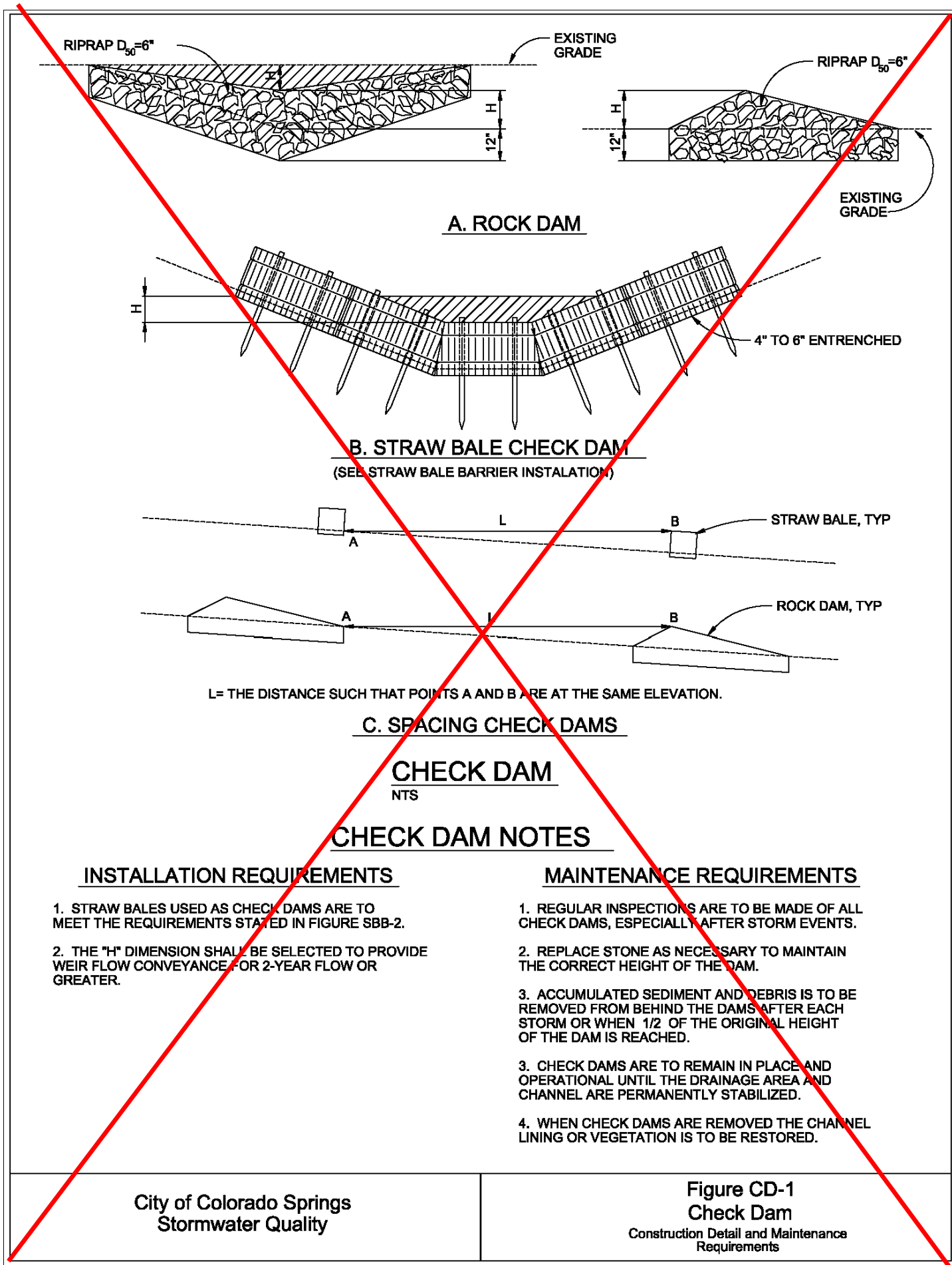
LATERAL PLACEMENT			VERTICAL PLACEMENT						
KEY	ALL CLASSES OF STREETS & HIGHWAYS		KEY	FREEDWAYS AND EXPRESSWAYS		CONVENTIONAL STREETS AND HIGHWAYS			
	MINIMUM	NORMAL		MIN.	MAX.	MIN.	URBAN	RURAL	
A	2'-0"	15'-0"PLUS CURB	D	7'-0"	OR NOTE NO. 9	8'-0"	7'-0"	8'-0"	7'-0"
B	2'-0"	30'-0" OR MORE INCLUDES CURB	E	7'-0"	OR NOTE NO. 9	8'-0"	7'-0"	8'-0"	7'-0"
C	2'-0"	15'-0" PLUS 1/2" OF 6"-WIDE SHOULDER IF 8"-WIDE, 15'-0" FROM 8"-WIDE SHOULDER	F	8'-0"	OR NOTE NO. 9	12'-0"	8'-0"	8'-0"	8'-0"
			G	8'-0"		7'-0"	6'-0"	7'-0"	4'-0"
			H	8'-0"		7'-0"	6'-0"	7'-0"	4'-0"

<b>Computer File Information</b>		<b>Sheet Revisions</b>		<b>Colorado Department of Transportation</b>		<b>GROUND SIGN PLACEMENT</b>		<b>STANDARD PLAN NO.</b>	
Creation Date: 07/04/12		Date:	Comments:	 2829 W. Howard Pl. Denver, CO 80204 Phone: 303-757-9436 FAX: 303-757-9219		<b>S-614-I</b>		<b>Standard Sheet No. 1 of 2</b>	
Created By: KCM									
Last Modification Date: 07/31/19									
Last Modified By: AVU									
CMT Ver: MicroStation V8, Scale: Not to Scale, Units: English				<b>Traffic &amp; Safety Engineering</b>		<b>MKB</b>		Issued By: Traffic & Safety Engineering Branch July 31, 2019	
								Project Sheet Number:	



<b>Computer File Information</b>		<b>Sheet Revisions</b>		<b>Colorado Department of Transportation</b>		<b>GROUND SIGN PLACEMENT</b>		<b>STANDARD PLAN NO.</b>	
Creation Date: 07/04/12		Date: _____		 2829 N. Howard Pl. Denver, CO 80204 Phone: 303-737-9436 FAX: 303-757-9219		 <b>GROUND SIGN PLACEMENT</b>		S-614-I	
Created By: KCM		Comments: _____						Standard Sheet No. 2 of 2	
Last Modification Date: 07/31/19		_____							
Last Modified By: AVU		_____							
CAD Ver: MicroStation V8. Scale: Not to Scale Units: English				<b>Traffic &amp; Safety Engineering</b>		<b>MKB</b>		Issued By: Traffic & Safety Engineering Branch July 31, 2019 Project Sheet Number: _____	





RECOMMENDED ANNUAL GRASSES				
SPECIES (COMMON NAME)	GROWTH SEASON	SEEDING DATE	POUNDS OF PURE LIVE SEED (PLS) (PLS/ACRE)	PLANTING DEPTH (INCHES)
1. OATS	COOL	MARCH 16 - APRIL 30	35-50	1-2
2. SPRING WHEAT	COOL	MARCH 16 - APRIL 30	25-35	1-2
3. SPRING BARLEY	COOL	MARCH 16 - APRIL 30	25-35	1-2
4. ANNUAL RYEGRASS	COOL	MARCH 16 - JUNE 30	10-15	1/2
5. MILLET	WARM	MAY 16 - JULY 15	3-15	1/2-3/4
6. SUDANGRASS	WARM	MAY 16 - JULY 15	5-10	1/2-3/4
7. SORGHUM	WARM	MAY 16 - JULY 15	5-10	1/2-3/4
8. WINTER WHEAT	COOL	SEPTEMBER 1 - 30	20-35	1-2
9. WINTER BARLEY	COOL	SEPTEMBER 1 - 30	20-35	1-2
10. WINTER RYE	COOL	SEPTEMBER 1 - 30	20-35	1-2
11. TRITICALE	COOL	SEPTEMBER 1 - 30	25-40	1-2

THIS TABLE WAS TAKEN FROM UDFCD FOR RECOMMENDED ANNUAL GRASSES FOR THE DENVER METROPOLITAN AREA. THIS TABLE MAY BE USED UNLESS A SITE-SPECIFIC SEED MIX IS REQUESTED AND APPROVED.

**TABLE TS-1**

**TEMPORARY SEEDING NOTES**

**INSTALLATION REQUIREMENTS**

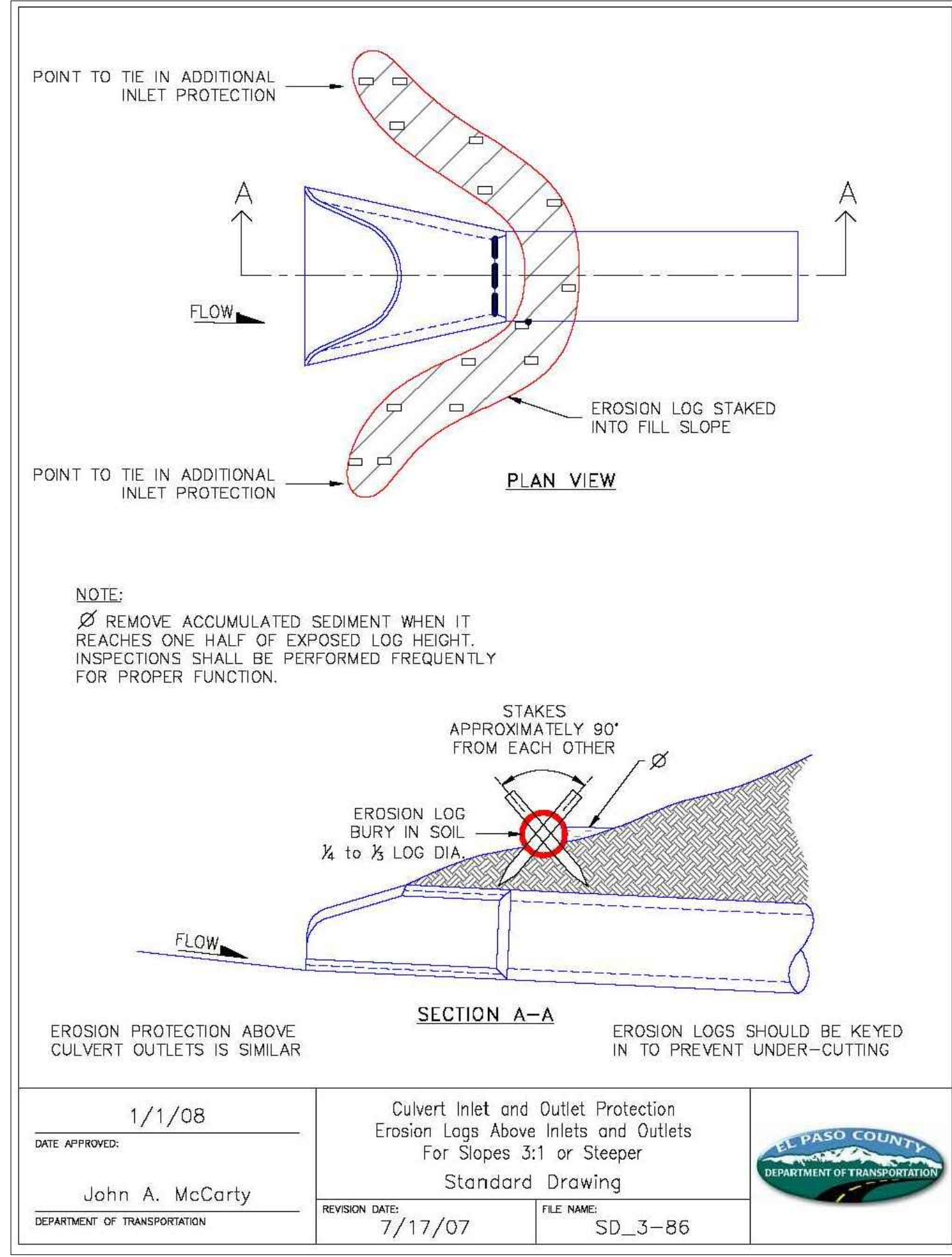
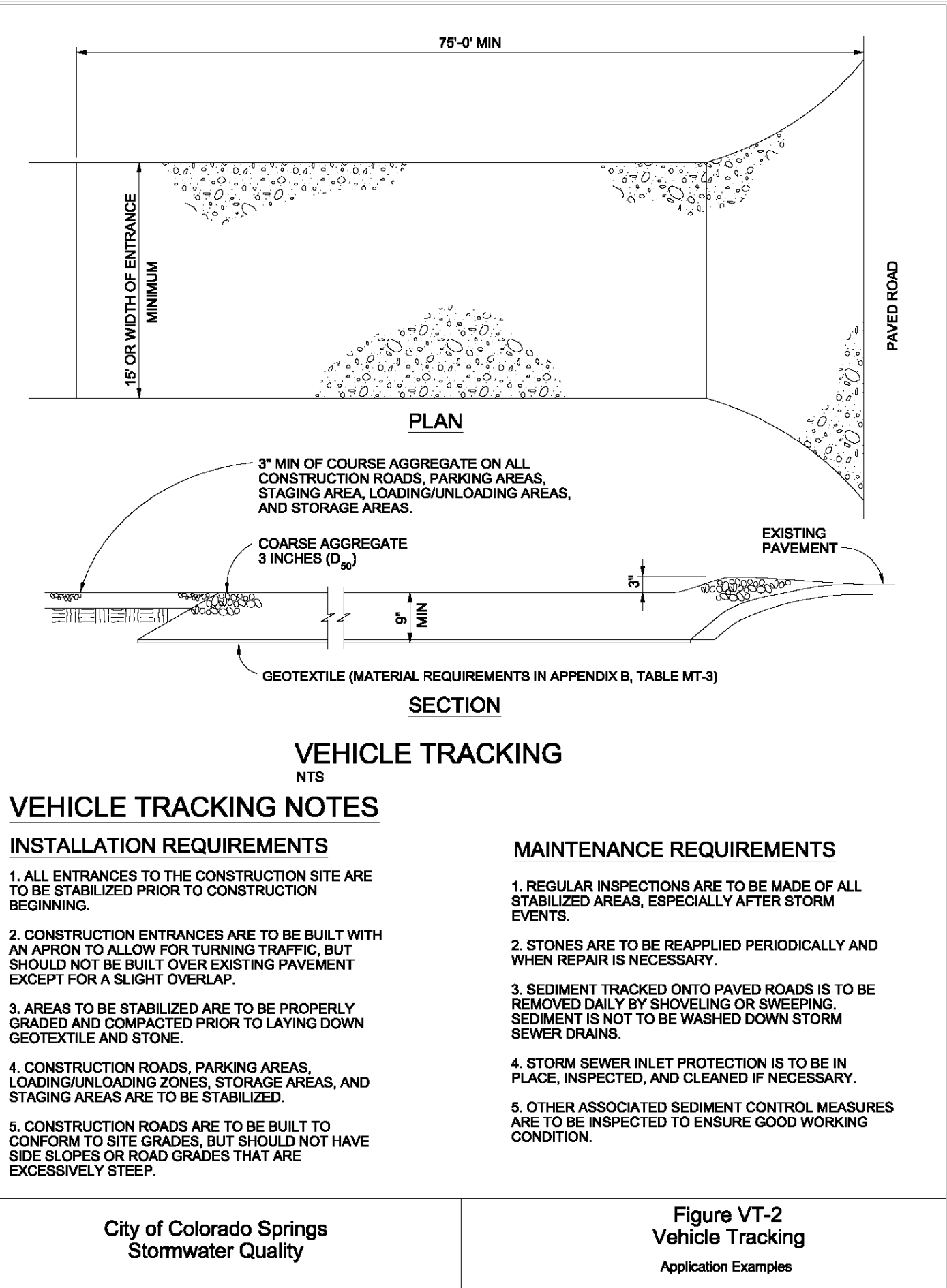
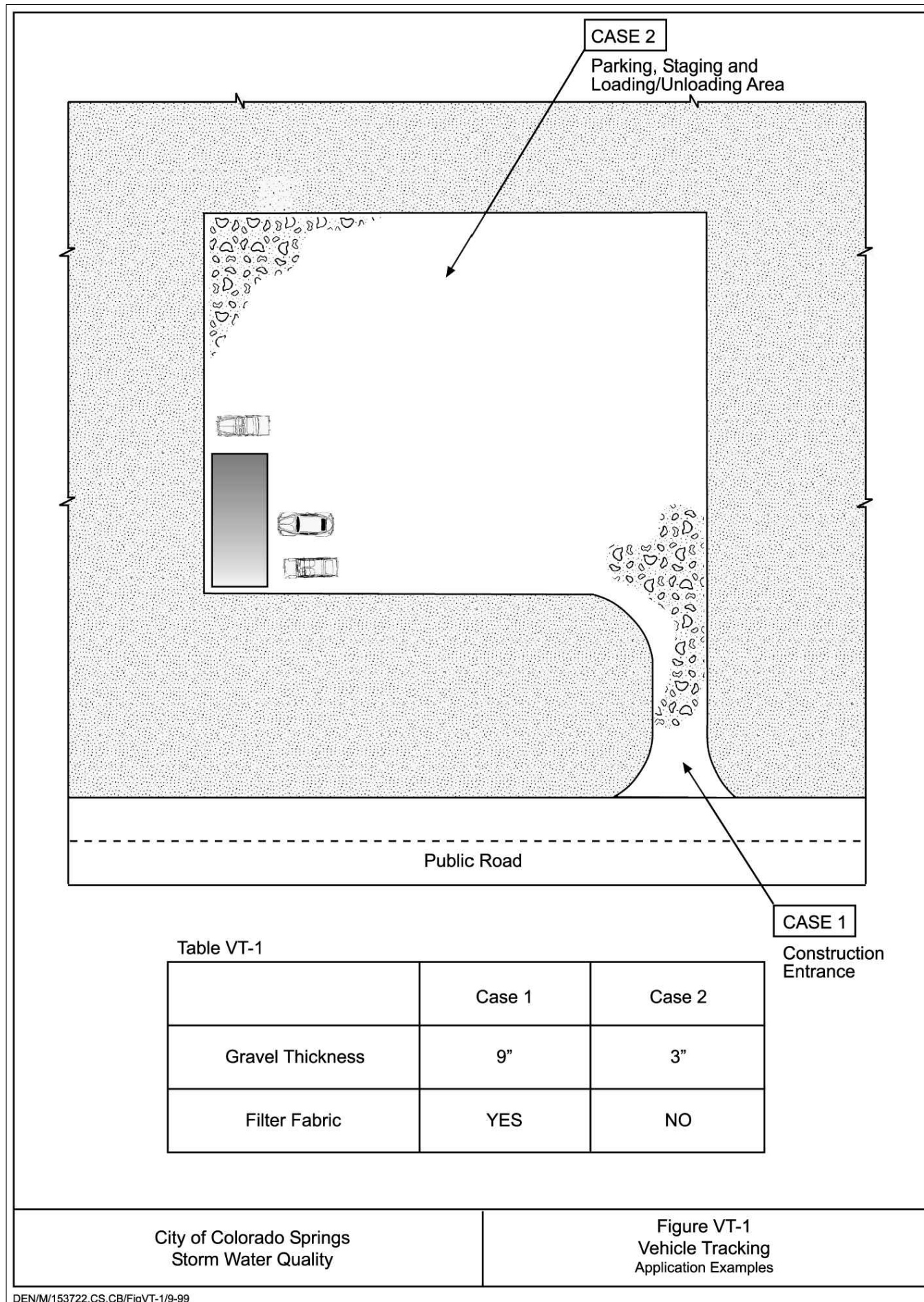
1. DISTURBED AREAS ARE TO BE SEEDED WITHIN 21 DAYS AFTER CONSTRUCTION ACTIVITY OR GRADING ENDS IF SEASON ALLOWS.
2. IF NECESSARY, SOIL IS TO BE CONDITIONED FOR PLANT GROWTH BY APPLYING TOPSOIL, FERTILIZER, OR LIME.
3. SOIL IS TO BE TILLED IMMEDIATELY PRIOR TO APPLYING SEEDS. COMPACT SOILS ESPECIALLY NEED TO BE LOOSENEED.
4. SEEDED DEPTH IS TO BE 4 INCHES FOR SLOPES FLATTER THAN 2:1, AND 1 INCH FOR SLOPES STEEPER THAN 2:1.
5. ANNUAL GRASSES LISTED IN TABLE TS-1 ARE TO BE USED FOR TEMPORARY SEEDING. SEED MIXES ARE NOT TO CONTAIN ANY NOXIOUS WEED SEEDS INCLUDING RUSSIAN OR CANADIAN THISTLE, KNAWEED, PURPLE LOOSESTRIPE, EUROPEAN BINDWEED, JOHNSON GRASS, AND LEAFY SPURGE.
6. TABLE TS-1 ALSO PROVIDES REQUIREMENTS FOR SEEDING RATES, SEEDING DATES, AND PLANTING DEPTHS FOR THE APPROVED TYPES OF ANNUAL GRASSES.
7. SEEDING IS TO BE APPLIED USING MECHANICAL TYPE DRILLS EXCEPT WHERE SLOPES ARE STEEP OR ACCESS IS LIMITED THEN HYDRAULIC SEEDING MAY BE USED.
8. ALL SEEDED AREAS ARE TO BE MULCHED (SEE FACTSHEET ON MULCHING).
9. IF HYDRAULIC SEEDING IS USED THEN HYDRAULIC MULCHING SHALL BE DONE SEPARATELY TO AVOID SEEDS BECOMING ENCAPSULATED IN THE MULCH.

**MAINTENANCE REQUIREMENTS**

1. REGULAR INSPECTIONS ARE TO BE MADE OF ALL SEEDED AREAS TO ENSURE GROWTH.
2. AREAS WHERE GROWTH IS NOT OCCURRING QUICKLY OR THE MULCH HAS BEEN REMOVED SHALL BE RE-SEEDED AS SOON AS POSSIBLE AND RE-MULCHED IF NEEDED.
3. SEEDED AREAS ARE NOT TO BE DRIVEN OVER WITH CONSTRUCTION EQUIPMENT OR VEHICLES.

City of Colorado Springs  
Stormwater Quality

Figure TS-1  
Temporary Seeding  
Construction Detail and Maintenance Requirements



**811**  
Know what's below.  
Call before you dig.

THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE OWNER OR ITS REPRESENTATIVE. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK, AND AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.

NOTICE:  
CONSTRUCTION SITE SAFETY IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR. NEITHER THE OWNER NOR THE ENGINEER SHALL BE EXPECTED TO ASSUME ANY RESPONSIBILITY FOR SAFETY OF THE WORK OF PERSONS ENGAGED IN THE WORK, OF ANY NEARBY STRUCTURES, OR OF ANY OTHER PERSONS.

COPYRIGHT © 2021 ATWELL LLC. NO REPRODUCTION SHALL BE MADE WITHOUT THE PRIOR WRITTEN CONSENT OF ATWELL LLC.

**ATWELL**  
866.850.4200 www.atwell-group.com  
143 UNION SQUARE, SUITE 700  
LAKEWOOD, CO 80228  
303.462.1100

**SUNSET VILLAGE VIEW, LLC.**  
CLIENT  
SUNSET VILLAGE VIEW, LLC.  
SUNSET VILLAGE FIL. NO. 4  
JAYHAWK AVENUE AND REDTAIL DRIVE  
EL PASO COUNTY, COLORADO  
DETAILS

DATE 12/03/2021

REVISIONS

**COLORADO LICENSED PROFESSIONAL ENGINEER**  
39874

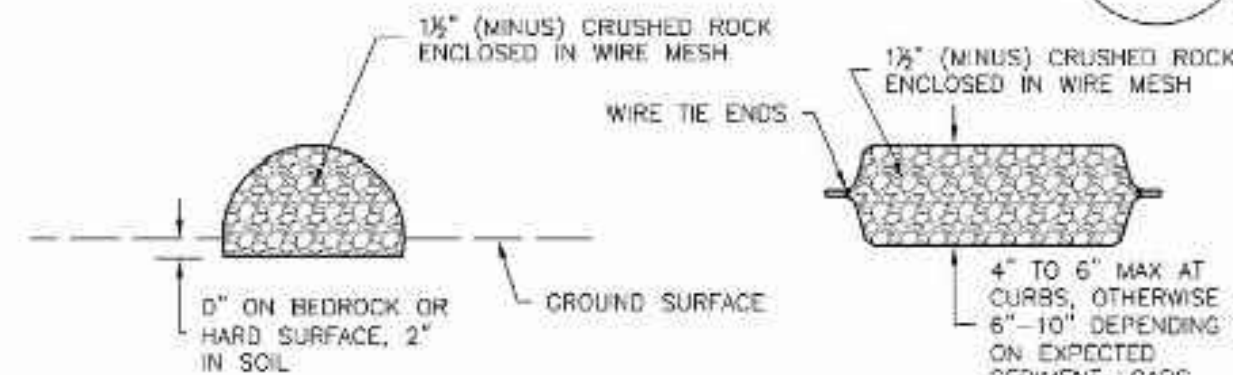
DR. RDL CH. RDL  
P.M. RDL  
JOB #21004166  
SHEET NO. 21

SC-5

## Rock Sock (RS)

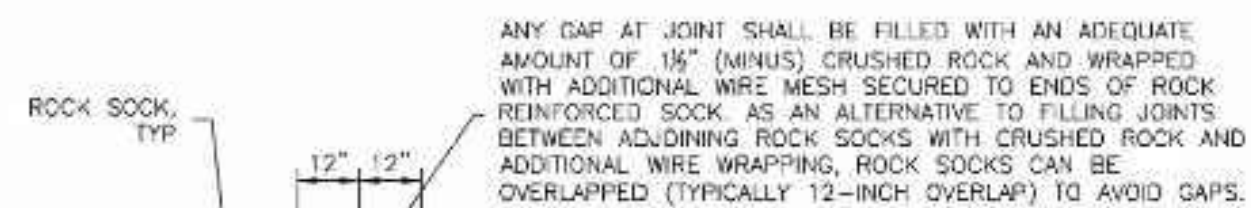


RS



ROCK SOCK SECTION

ROCK SOCK PLAN



ROCK SOCK JOINTING

## ROCK SOCK INSTALLATION NOTES

- SEE PLAN VIEW FOR:  
-LOCATION(S) OF ROCK SOCKS.
- CRUSHED ROCK SHALL BE 1 1/2" (MINUS) IN SIZE WITH A FRACTURED FACE (ALL SIDES) AND SHALL COMPLY WITH GRADATION SHOWN ON THIS SHEET (1/2" MINUS).
- WIRE MESH SHALL BE FABRICATED OF 10 GAGE POULTRY MESH, OR EQUIVALENT, WITH A MAXIMUM OPENING OF 1/2", RECOMMENDED MINIMUM ROLL WIDTH OF 48"
- WIRE MESH SHALL BE SECURED USING "HOC RINGS" OR WIRE TIES AT 6" CENTERS ALONG ALL JOINTS AND AT 2" CENTERS ON ENDS OF SOCKS.
- SOME MUNICIPALITIES MAY ALLOW THE USE OF FILTER FABRIC AS AN ALTERNATIVE TO WIRE MESH FOR THE ROCK ENCLOSURE.

## RS-1. ROCK SOCK PERIMETER CONTROL

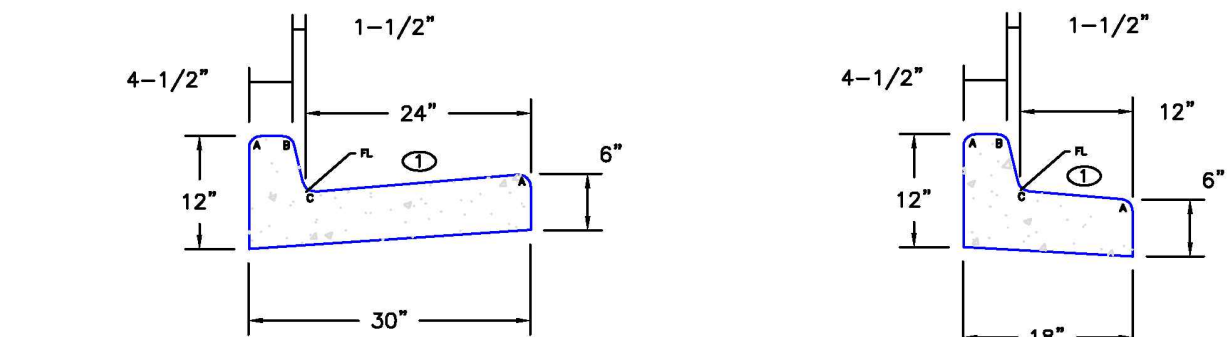
## ROCK SOCK MAINTENANCE NOTES

- 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.
- FREQUENT OBSERVATIONS AND MAINTENANCE ARE NECESSARY TO MAINTAIN BMPs IN EFFECTIVE OPERATING CONDITION. INSPECTIONS AND CORRECTIVE MEASURES SHOULD BE DOCUMENTED THOROUGHLY.
- WHERE BMPs HAVE FAILED, REPAIR OR REPLACEMENT SHOULD BE INITIATED UPON DISCOVERY OF THE FAILURE.
- ROCK SOCKS SHALL BE REPLACED IF THEY BECOME HEAVILY SOILED, OR DAMAGED BEYOND REPAIR.
- SEDIMENT ACCUMULATED UPSTREAM OF ROCK SOCKS SHALL BE REMOVED AS NEEDED TO MAINTAIN FUNCTIONALITY OF THE BMP. TYPICALLY WHEN DEPTH OF ACCUMULATED SEDIMENT IS APPROXIMATELY 1/2 OF THE HEIGHT OF THE ROCK SOCK.
- ROCK SOCKS ARE TO REMAIN IN PLACE UNTIL THE UPSTREAM DISTURBED AREA IS STABILIZED AND APPROVED BY THE LOCAL JURISDICTION.
- WHEN ROCK SOCKS ARE REMOVED, ALL DISTURBED AREAS SHALL BE COVERED WITH TOPSOIL, SEEDED AND MULCHED OR OTHERWISE STABILIZED AS APPROVED BY LOCAL JURISDICTION.

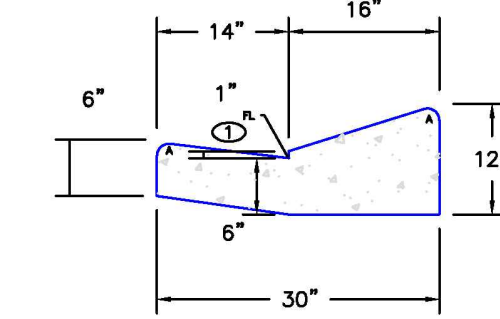
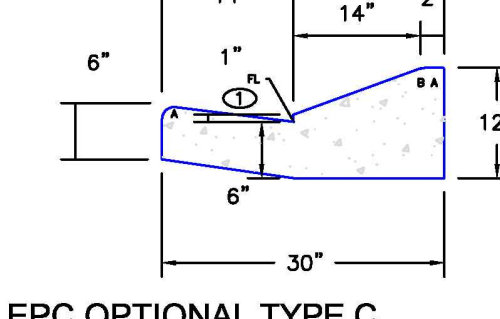
(DETAIL ADAPTED FROM TOWN OF PARKER, COLORADO AND CITY OF AURORA, COLORADO, NOT AVAILABLE IN AUTOCAD)

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.

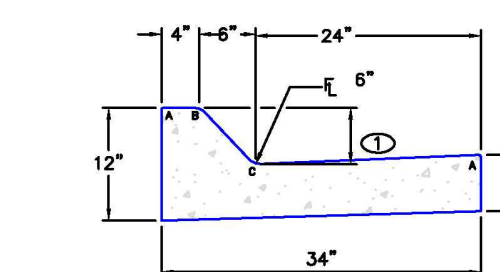
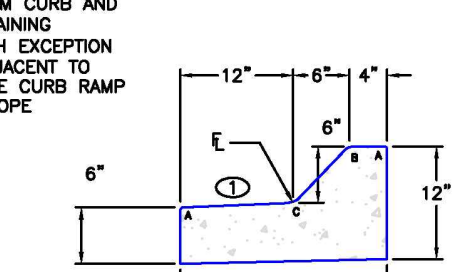
NOTE: THE DETAILS INCLUDED WITH THIS FACT SHEET SHOW COMMONLY USED, CONVENTIONAL METHODS OF ROCK SOCK INSTALLATION IN THE DENVER METROPOLITAN AREA. THERE ARE MANY OTHER SIMILAR PROPRIETARY PRODUCTS ON THE MARKET. UDFCD NEITHER ENDORSES NOR DISCOURAGES USE OF PROPRIETARY PROTECTION PRODUCTS; HOWEVER, 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.

EPC TYPE A  
(REVERSE SLOPE OF PAN FOR SPILL CURB)

EPC TYPE B

EPC TYPE C  
(REVERSE SLOPE OF PAN FOR SPILL CURB)

EPC OPTIONAL TYPE C

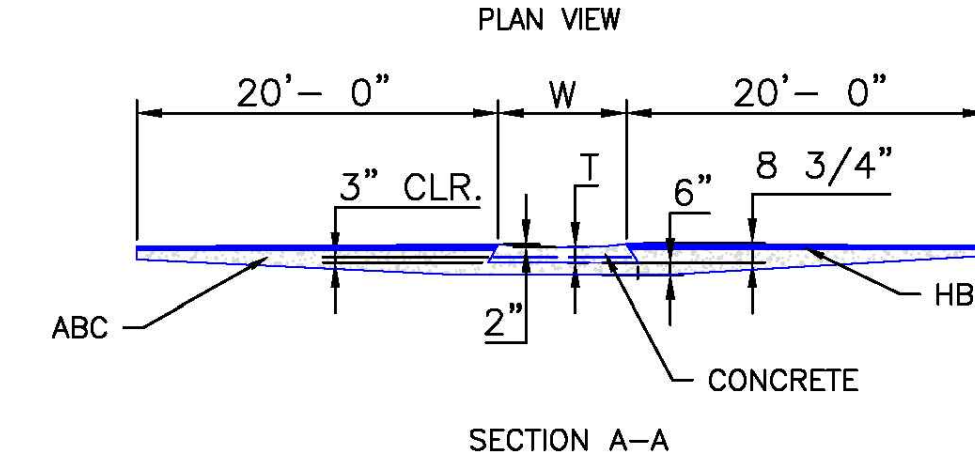
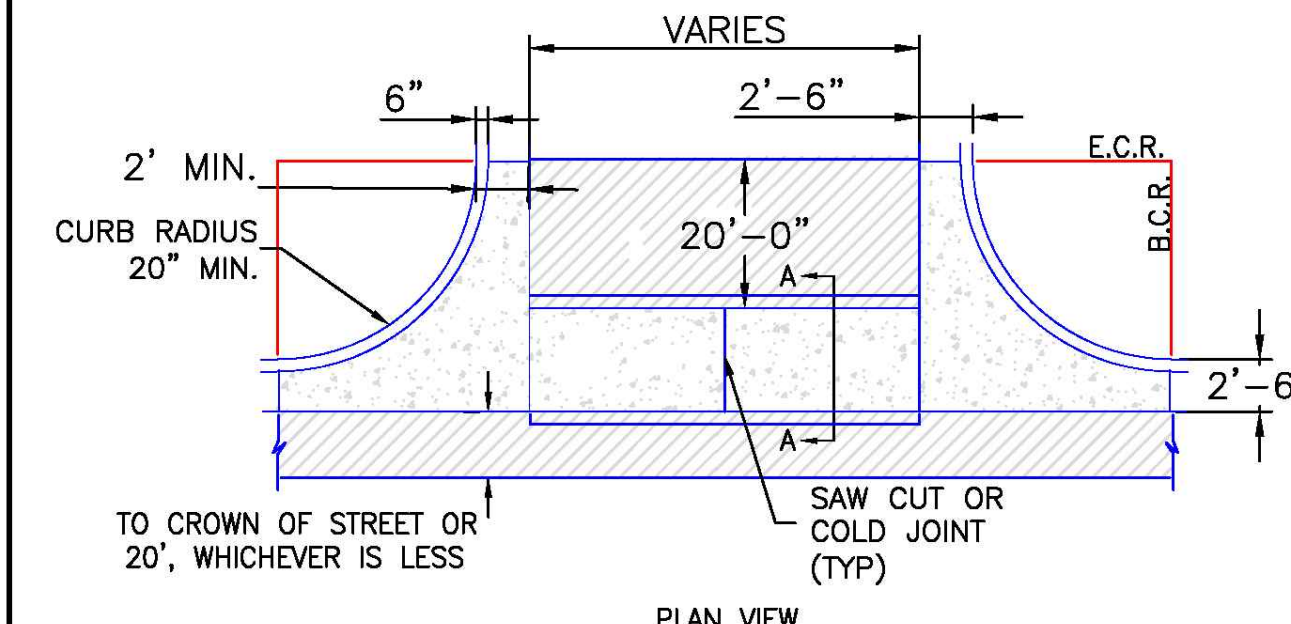
EPC TYPE D  
(6" RAMP CURB)EPC TYPE E  
(6" RAMP CURB)

LEGEND FOR RAMP
A 1/8" TO 1/4"
B 1-1/2"
C 1-1/2" TO 2"

① - GUTTER CROSS SLOPES SHALL BE 1/2 IN/FT. WHEN DRAINING AWAY FROM CURB AND 1 IN/FT. WHEN DRAINING TOWARD CURB (WITH EXCEPTION TO IMMEDIATELY ADJACENT TO CURB RAMPS - SEE CURB RAMP STANDARDS FOR SLOPE REQUIREMENTS).

SCALE: NOT TO SCALE

6/23/20	Typical Curb and Gutter Details		DEPARTMENT OF PUBLIC WORKS
DATE APPROVED: Jennifer E. Irvine	REVISION DATE: 6/23/20	FILE NAME: SD_2-20	
DEPARTMENT OF PUBLIC WORKS			

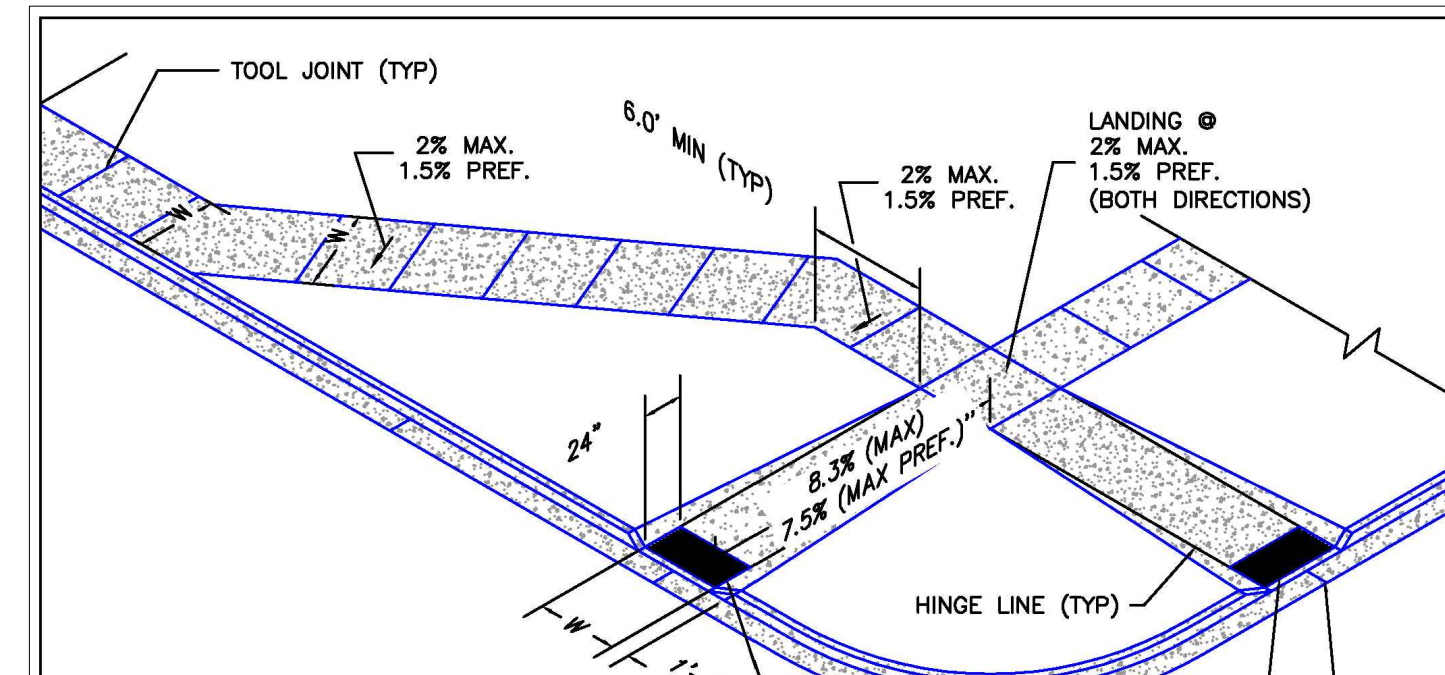


## NOTES

- W - WIDTH SHALL BE 6' FOR LOCAL, 8' FOR COLLECTORS, AND 10' FOR ARTERIAL ROADS.
- T - SLOPED-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" MINIMUM ASPHALT DEPTH (2 LIFTS).
- DESIGN TO SPECIFY ELEVATIONS AT PI AND PCR.

SCALE: NOT TO SCALE

8/11/11	Typical Cross Plan Layout Detail		EL PASO COUNTY DEPARTMENT OF TRANSPORTATION
DATE APPROVED: André P. Brackin	REVISION DATE: 12/8/15	FILE NAME: SD_2-26	
DEPARTMENT OF TRANSPORTATION			



W= SAME WIDTH AS THE APPROACHING SIDEWALK, BUT NOT LESS THAN 4.0 FEET

## PEDESTRIAN RAMP NOTES

- ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE CURRENT ENGINEERING CRITERIA MANUAL AND ADA REQUIREMENTS.
- CONTRACTOR TO NOTIFY ENGINEERING DIVISION INSPECTION STAFF 48 HOURS PRIOR TO CONCRETE PLACEMENT.
- PEDESTRIAN CURB RAMP CONSTRUCTION SHALL BE A MINIMUM 4,500 PSI CONCRETE, MINIMUM 4" THICK, NON-COLORED, NON-SCORED, COARSE BROOM FINISH.
- 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 EGM SECTION 6.3.5 FOR PEDESTRIAN PUSHBUTTON LOCATION REQUIREMENTS.
- DETECTABLE WARNING SURFACE SHALL START A MINIMUM OF 6" BUT NOT MORE THAN 8" FROM THE FLOWLINE OF THE CURB AT ANY POINT.
- DETECTABLE WARNING SURFACE SHALL BE PREFABRICATED, CAST IRON (OPTIMA NATURAL FINISH) AND IN ACCORDANCE WITH EGM CHAPTER 8 AND SD-2-42. THERMOPLASTIC TRUNCATED DOMES AND PAVERS WILL NOT BE ACCEPTED.
- THE DETECTABLE WARNING SURFACE SHALL BE 24" IN LENGTH AND THE FULL WIDTH OF THE RAMP.
- PEDESTRIAN CURB RAMP WIDTH REQUIRED IS SAME AS APPROACHING SIDEWALK, 4' MINIMUM.
- 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.
- DRAINAGE STRUCTURES, TRAFFIC SIGNAL/BOXES, UTILITIES/JUNCTION BOXES, OR OTHER OBSTRUCTIONS WITHIN PROPOSED PEDESTRIAN CURB RAMP AREAS AND LANDINGS ARE PROHIBITED.
- THE COUNTER SLOPE OF THE GUTTER OR ROAD AT THE FOOT OF A RAMP SHALL NOT EXCEED 3%.

## GENERAL NOTES

- 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.
- PEDESTRIAN WALKWAY (PEDESTRIAN ACCESS ROUTE) AND/OR LOCATION OF EXISTING OR FUTURE PEDESTRIAN RAMPS ON OPPOSITE CORNERS SHALL BE REVIEWED BEFORE CONSTRUCTING NEW RAMPS.
- AT MARKED PEDESTRIAN CROSSINGS, THE BOTTOM OF THE RAMPS, EXCLUSIVE OF THE FLARE SIDES, SHALL BE TOTALLY CONTAINED WITHIN THE MARKINGS.

6/23/20

DATE APPROVED:

Jennifer E. Irvine

DEPARTMENT OF PUBLIC WORKS

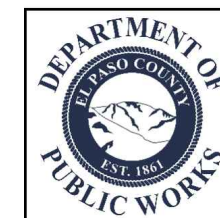
Pedestrian Curb Ramp Detail

Standard Drawing

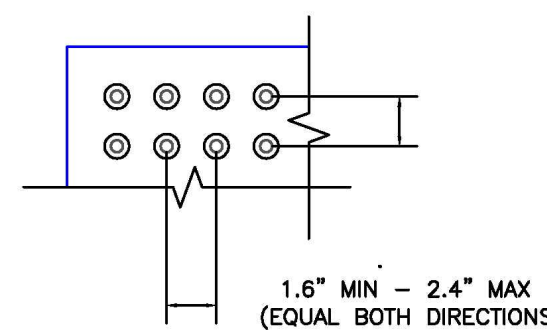
6/23/20

REVISION DATE:

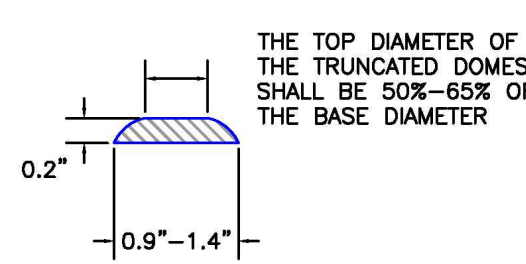
SD\_2-41



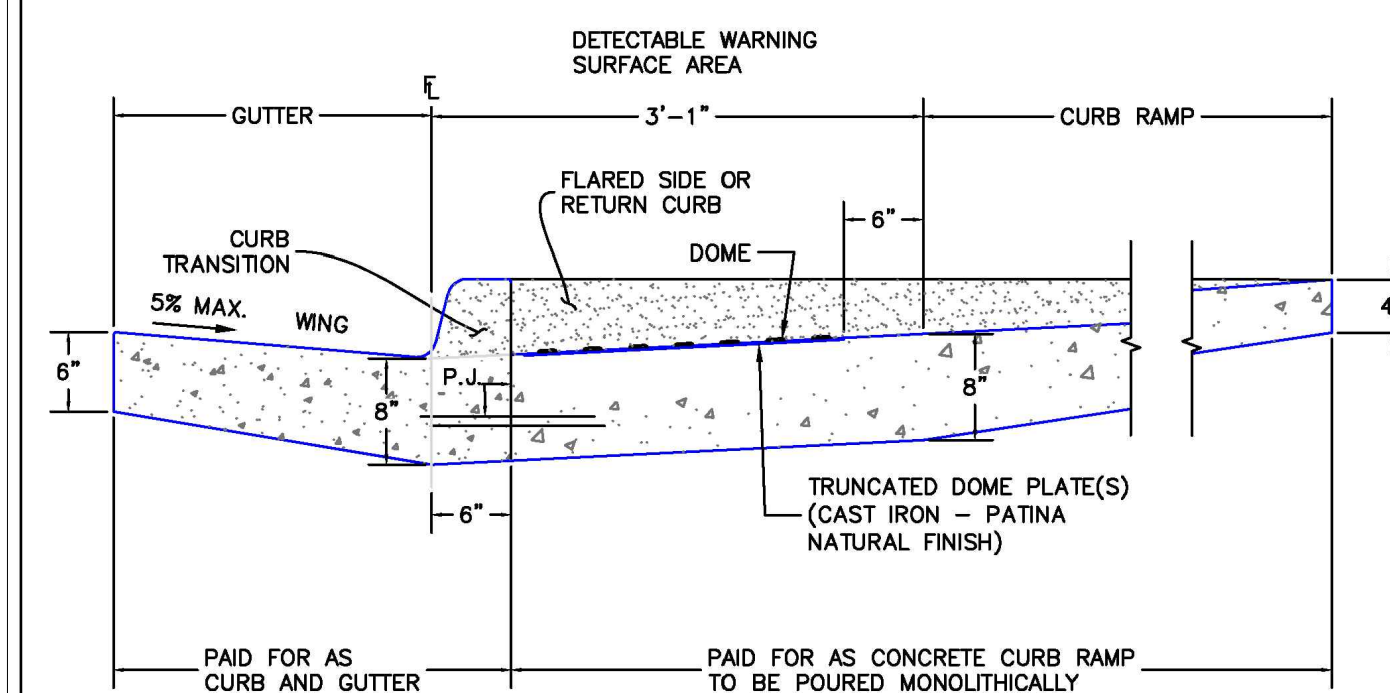
## TRUNCATED DOME DETAILS



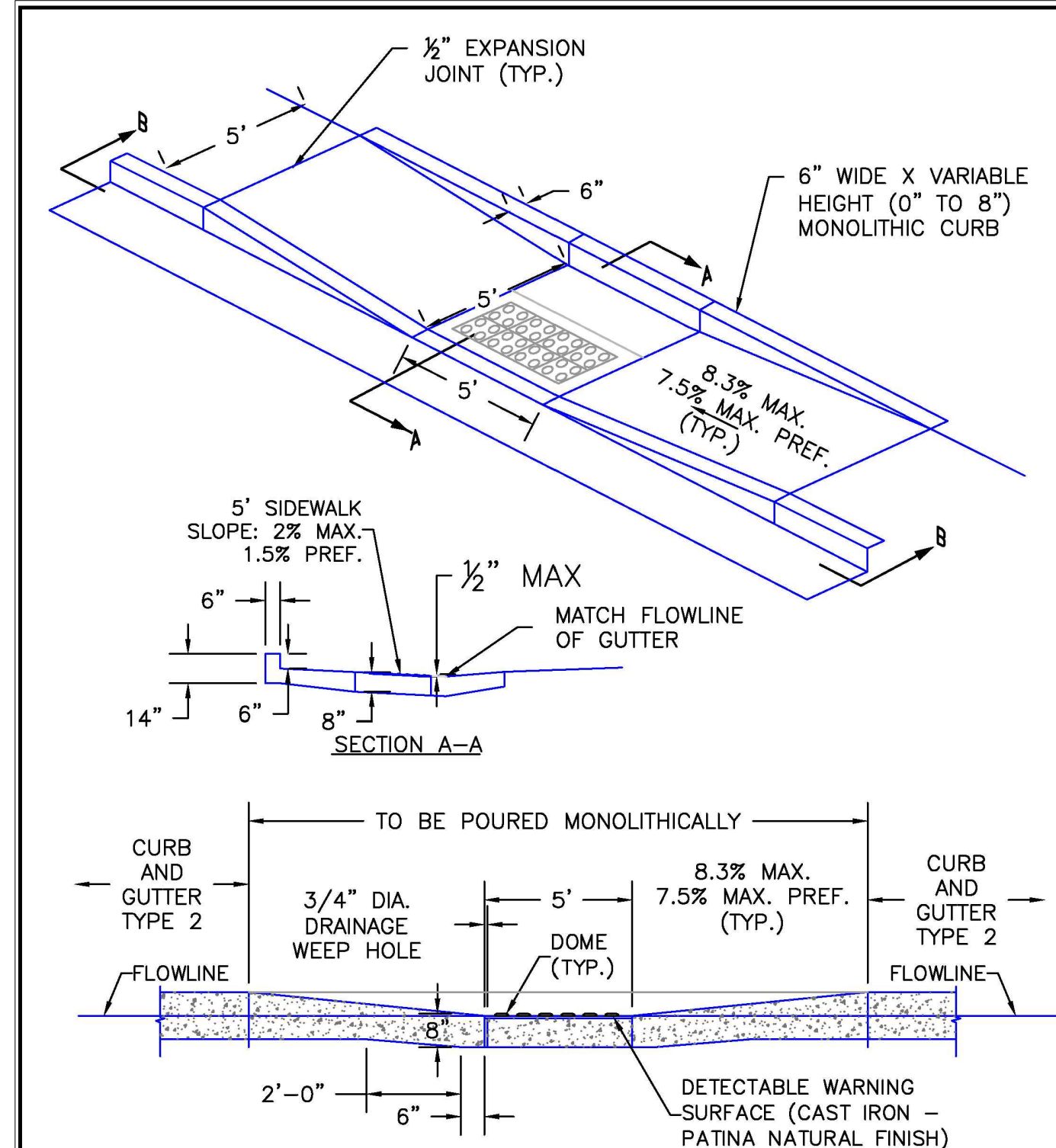
DOME SPACING



ELEVATION VIEW

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

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



SECTION B-B

SCALE: NOT TO SCALE

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

Know what's below.  
Call before you dig.

THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE OWNER OR ITS REPRESENTATIVE. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK, AND AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.

NOTICE: CONSTRUCTION SITE SAFETY IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR. NEITHER THE OWNER NOR THE ENGINEER SHALL BE EXPECTED TO ASSUME ANY RESPONSIBILITY FOR SAFETY OF THE WORK OF PERSONS ENGAGED IN THE WORK, OF ANY NEARBY STRUCTURES, OR OF ANY OTHER PERSONS.

COPYRIGHT © 2021 ATWELL, LLC. NO REPRODUCTION SHALL BE MADE WITHOUT THE PRIOR WRITTEN CONSENT OF ATWELL, LLC.

**ATWELL**  
866.850.4200 www.atwell-group.com  
143 UNION BOULEVARD, SUITE 700  
LAKEWOOD, CO 80228  
303.462.1100



SUNSET VILLAGE VIEW, LLC.

487 WINDCHIME PL. STE. #300

303-519-5100

SCOTT VAN WHYE

SUNSET VILLAGE VIEW, LLC.

SUNSET VILLAGE FIL. NO. 4

JAYHAW AVENUE AND REDTAIL DRIVE

EL PASO COUNTY, COLORADO

DETAILS

CLIENT

DATE

12/03/2021

A

1st SUBMITTAL TO EPC

10/27/2021 - RDL

B

2nd SUBMITTAL TO EPC

12/03/2021 - RDL

C

3rd SUBMITTAL TO EPC

D

4th SUBMITTAL TO EPC

E

5th SUBMITTAL TO EPC

F

6th SUBMITTAL TO EPC

G

7th SUBMITTAL TO EPC

H

8th SUBMITTAL TO EPC

I

9th SUBMITTAL TO EPC

J

10th SUBMITTAL TO EPC

K

11th SUBMITTAL TO EPC

L

12th SUBMITTAL TO EPC

M

13th SUBMITTAL TO EPC

N

14th SUBMITTAL TO EPC

O

15th SUBMITTAL TO EPC

P

16th SUBMITTAL TO EPC

Q

17th SUBMITTAL TO EPC

R

18th SUBMITTAL TO EPC

S

19th SUBMITTAL TO EPC

T

20th SUBMITTAL TO EPC

U

21st SUBMITTAL TO EPC

V

22nd SUBMITTAL TO EPC

W

23rd SUBMITTAL TO EPC

X

24th SUBMITTAL TO EPC



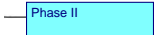

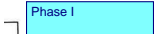

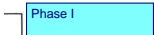

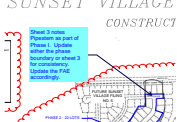

Y

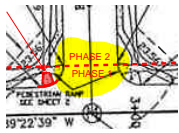
25th SUBMITTAL TO EPC

Z

26th SUBMITTAL TO EPC

# Construction Drawings\_V3 redline.pdf Markup Summary

dsdlaforce (43)		
	<b>Subject:</b> Text Box <b>Page Label:</b> 4 <b>Lock:</b> Unlocked <b>Author:</b> dsdlaforce <b>Date:</b> 1/3/2022 11:44:19 AM <b>Status:</b> <b>Color:</b>  <b>Layer:</b> <b>Space:</b>	Phase I
	<b>Subject:</b> Text Box <b>Page Label:</b> 5 <b>Lock:</b> Unlocked <b>Author:</b> dsdlaforce <b>Date:</b> 1/3/2022 11:44:29 AM <b>Status:</b> <b>Color:</b>  <b>Layer:</b> <b>Space:</b>	Phase II
	<b>Subject:</b> Text Box <b>Page Label:</b> 6 <b>Lock:</b> Unlocked <b>Author:</b> dsdlaforce <b>Date:</b> 1/3/2022 11:44:41 AM <b>Status:</b> <b>Color:</b>  <b>Layer:</b> <b>Space:</b>	Phase I
	<b>Subject:</b> Text Box <b>Page Label:</b> 7 <b>Lock:</b> Unlocked <b>Author:</b> dsdlaforce <b>Date:</b> 1/3/2022 11:44:59 AM <b>Status:</b> <b>Color:</b>  <b>Layer:</b> <b>Space:</b>	Phase I
	<b>Subject:</b> Callout <b>Page Label:</b> 1 <b>Lock:</b> Unlocked <b>Author:</b> dsdlaforce <b>Date:</b> 1/3/2022 11:50:29 AM <b>Status:</b> <b>Color:</b>  <b>Layer:</b> <b>Space:</b>	Sheet 3 notes Pipestem as part of Phase I. Update either the phase boundary or sheet 3 for consistency. Update the FAE accordingly.

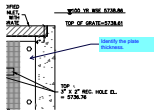


**Subject:** Highlight  
**Page Label:** 3  
**Lock:** Unlocked  
**Author:** dsdlaforce  
**Date:** 1/3/2022 11:50:41 AM  
**Status:**  
**Color:**    
**Layer:**  
**Space:**



**Subject:** Text Box  
**Page Label:** 3  
**Lock:** Unlocked  
**Author:** dsdlaforce  
**Date:** 1/3/2022 11:54:52 AM  
**Status:**  
**Color:**    
**Layer:**  
**Space:**

Phase I or 2? see comment on sheet 1



**Subject:** Callout  
**Page Label:** 19  
**Lock:** Unlocked  
**Author:** dsdlaforce  
**Date:** 12/21/2021 1:01:05 PM  
**Status:**  
**Color:**    
**Layer:**  
**Space:**

Identify the plate thickness.



**Subject:** Callout  
**Page Label:** 19  
**Lock:** Unlocked  
**Author:** dsdlaforce  
**Date:** 12/21/2021 1:04:32 PM  
**Status:**  
**Color:**    
**Layer:**  
**Space:**

Add note to provide continuous neoprene gasket material between the orifice plate and concrete.

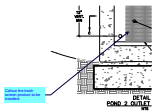


**Subject:** Image  
**Page Label:** 19  
**Lock:** Unlocked  
**Author:** dsdlaforce  
**Date:** 12/21/2021 1:06:09 PM  
**Status:**  
**Color:**    
**Layer:**  
**Space:**



**Subject:** Callout  
**Page Label:** 19  
**Lock:** Unlocked  
**Author:** dsdlaforce  
**Date:** 12/21/2021 1:09:07 PM  
**Status:**  
**Color:**    
**Layer:**  
**Space:**

Add this detail or update the existing details to include the following information:  
1. Identify the width of the opening  
2. Width of the trash screen  
3. Width of orifice plate.



**Subject:** Callout  
**Page Label:** 19  
**Lock:** Unlocked  
**Author:** dsdlaforce  
**Date:** 12/21/2021 1:09:53 PM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**

Callout the trash screen product to be installed.



**Subject:** Callout  
**Page Label:** 18  
**Lock:** Unlocked  
**Author:** dsdlaforce  
**Date:** 12/21/2021 1:13:31 PM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**

Provide Detail 1 or update label if this is intended to reference detail 3.

Update callout to identify this as orifice plate

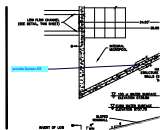


**Subject:** Cloud  
**Page Label:** 19  
**Lock:** Unlocked  
**Author:** dsdlaforce  
**Date:** 12/21/2021 1:15:57 PM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**



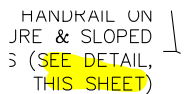
**Subject:** Callout  
**Page Label:** 18  
**Lock:** Unlocked  
**Author:** dsdlaforce  
**Date:** 12/21/2021 1:16:22 PM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**

Prove section A-A



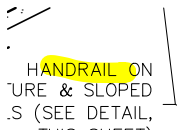
**Subject:** Callout  
**Page Label:** 18  
**Lock:** Unlocked  
**Author:** dsdlaforce  
**Date:** 12/21/2021 1:16:48 PM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**

provide Section EE

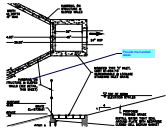


**Subject:** Highlight  
**Page Label:** 18  
**Lock:** Unlocked  
**Author:** dsdlaforce  
**Date:** 12/21/2021 1:17:09 PM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**

HANDRAIL ON  
SLOPED  
(SEE DETAIL,  
THIS SHEET)

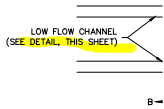


**Subject:** Highlight  
**Page Label:** 18  
**Lock:** Unlocked  
**Author:** dsdlaforce  
**Date:** 12/21/2021 1:17:11 PM  
**Status:**  
**Color:**    
**Layer:**  
**Space:**

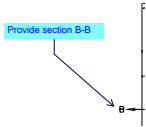


**Subject:** Callout  
**Page Label:** 18  
**Lock:** Unlocked  
**Author:** dsdlaforce  
**Date:** 12/21/2021 1:17:26 PM  
**Status:**  
**Color:**    
**Layer:**  
**Space:**

Provide the handrail detail.

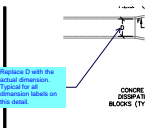


**Subject:** Highlight  
**Page Label:** 18  
**Lock:** Unlocked  
**Author:** dsdlaforce  
**Date:** 12/21/2021 1:21:26 PM  
**Status:**  
**Color:**    
**Layer:**  
**Space:**



**Subject:** Callout  
**Page Label:** 18  
**Lock:** Unlocked  
**Author:** dsdlaforce  
**Date:** 12/21/2021 1:22:35 PM  
**Status:**  
**Color:**    
**Layer:**  
**Space:**

Provide section B-B



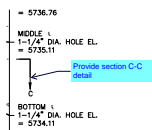
**Subject:** Callout  
**Page Label:** 19  
**Lock:** Unlocked  
**Author:** dsdlaforce  
**Date:** 12/21/2021 1:25:43 PM  
**Status:**  
**Color:**    
**Layer:**  
**Space:**

Replace D with the actual dimension. Typical for all dimension labels on this detail.



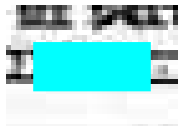
**Subject:** Callout  
**Page Label:** 19  
**Lock:** Unlocked  
**Author:** dsdlaforce  
**Date:** 12/21/2021 1:26:11 PM  
**Status:**  
**Color:**    
**Layer:**  
**Space:**

Provide section E-E detail



**Subject:** Callout  
**Page Label:** 19  
**Lock:** Unlocked  
**Author:** dsdlaforce  
**Date:** 12/21/2021 1:28:23 PM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**

Provide section C-C detail



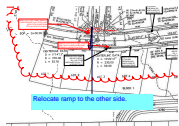
**Subject:** Rectangle  
**Page Label:** 4  
**Lock:** Unlocked  
**Author:** dsdlaforce  
**Date:** 12/21/2021 10:47:55 AM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**



**Subject:** Rectangle  
**Page Label:** 4  
**Lock:** Unlocked  
**Author:** dsdlaforce  
**Date:** 12/21/2021 10:54:09 AM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**

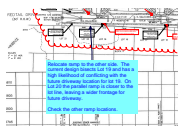


**Subject:** Rectangle  
**Page Label:** 6  
**Lock:** Unlocked  
**Author:** dsdlaforce  
**Date:** 12/21/2021 10:56:35 AM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**



**Subject:** Callout  
**Page Label:** 6  
**Lock:** Unlocked  
**Author:** dsdlaforce  
**Date:** 12/21/2021 10:56:57 AM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**

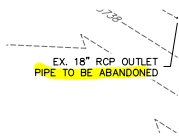
Relocate ramp to the other side.



**Subject:** Callout  
**Page Label:** 4  
**Lock:** Unlocked  
**Author:** dsdlaforce  
**Date:** 12/21/2021 10:57:21 AM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**

Relocate ramp to the other side. The current design bisects Lot 19 and has a high likelihood of conflicting with the future driveway location for lot 19. On Lot 20 the parallel ramp is closer to the lot line, leaving a wider frontage for future driveway.

Check the other ramp locations.



---

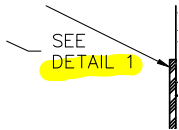
**Subject:** Highlight  
**Page Label:** 17  
**Lock:** Unlocked  
**Author:** dsdlaforce  
**Date:** 12/21/2021 11:14:53 AM  
**Status:**  
**Color:**    
**Layer:**  
**Space:**



---

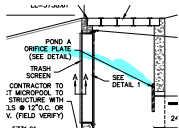
**Subject:** Callout  
**Page Label:** 17  
**Lock:** Unlocked  
**Author:** dsdlaforce  
**Date:** 12/21/2021 11:18:10 AM  
**Status:**  
**Color:**    
**Layer:**  
**Space:**

If the existing outlet pipe is being abandoned versus removed then provide detail on how this is to be plugged/capped so stormwater does not discharge through the pipe.



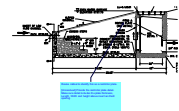
---

**Subject:** Highlight  
**Page Label:** 18  
**Lock:** Unlocked  
**Author:** dsdlaforce  
**Date:** 12/21/2021 12:59:50 PM  
**Status:**  
**Color:**    
**Layer:**  
**Space:**



---

**Subject:** Highlight  
**Page Label:** 18  
**Lock:** Unlocked  
**Author:** dsdlaforce  
**Date:** 12/21/2021 3:00:21 PM  
**Status:**  
**Color:**    
**Layer:**  
**Space:**

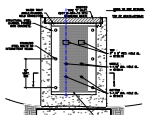


---

**Subject:** Callout  
**Page Label:** 18  
**Lock:** Unlocked  
**Author:** dsdlaforce  
**Date:** 12/21/2021 3:00:58 PM  
**Status:**  
**Color:**    
**Layer:**  
**Space:**

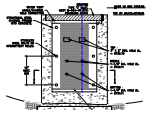
Revise callout to identify this as a restrictor plate.

[Unresolved] Provide the restrictor plate detail. Make sure detail includes the plate thickness, Length, Width and height above invert and bolt spacing.



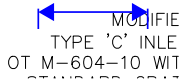
---

**Subject:** Line  
**Page Label:** 19  
**Lock:** Unlocked  
**Author:** dsdlaforce  
**Date:** 12/21/2021 3:19:53 PM  
**Status:**  
**Color:**    
**Layer:**  
**Space:**



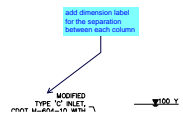
---

**Subject:** Line  
**Page Label:** 19  
**Lock:** Unlocked  
**Author:** dsdlaforce  
**Date:** 12/21/2021 3:20:01 PM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**



---

**Subject:** Dimension  
**Page Label:** 19  
**Lock:** Unlocked  
**Author:** dsdlaforce  
**Date:** 12/21/2021 3:20:12 PM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**



---

**Subject:** Callout  
**Page Label:** 19  
**Lock:** Unlocked  
**Author:** dsdlaforce  
**Date:** 12/21/2021 3:20:49 PM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**

add dimension label for the separation between each column



---

**Subject:** Highlight  
**Page Label:** 19  
**Lock:** Unlocked  
**Author:** dsdlaforce  
**Date:** 12/21/2021 3:21:10 PM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**



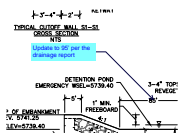
---

**Subject:** Highlight  
**Page Label:** 19  
**Lock:** Unlocked  
**Author:** dsdlaforce  
**Date:** 12/21/2021 3:21:11 PM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**



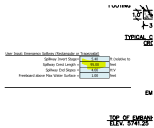
---

**Subject:** Highlight  
**Page Label:** 19  
**Lock:** Unlocked  
**Author:** dsdlaforce  
**Date:** 12/21/2021 3:21:12 PM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**



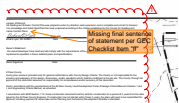
**Subject:** Callout  
**Page Label:** 18  
**Lock:** Unlocked  
**Author:** dsdlaforce  
**Date:** 12/21/2021 4:04:31 PM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**

Update to 95' per the drainage report



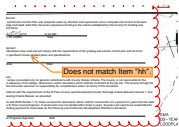
**Subject:** Image  
**Page Label:** 18  
**Lock:** Unlocked  
**Author:** dsdlaforce  
**Date:** 12/21/2021 4:04:59 PM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**

## EPC Stormwater - Glenn Reese (15)



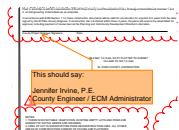
**Subject:** SW - Textbox with Arrow  
**Page Label:** 11  
**Lock:** Unlocked  
**Author:** EPC Stormwater - Glenn Reese  
**Date:** 12/27/2021 4:36:35 PM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**

Missing final sentence of statement per GEC Checklist Item "ff"



**Subject:** SW - Textbox with Arrow  
**Page Label:** 11  
**Lock:** Unlocked  
**Author:** EPC Stormwater - Glenn Reese  
**Date:** 12/27/2021 4:38:47 PM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**

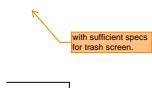
Does not match Item "hh".



**Subject:** Contractor  
**Page Label:** 11  
**Lock:** Unlocked  
**Author:** EPC Stormwater - Glenn Reese  
**Date:** 12/27/2021 4:39:18 PM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**

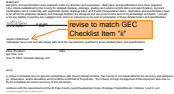
This should say:

Jennifer Irvine, P.E.  
County Engineer / ECM Administrator



**Subject:** SW - Textbox with Arrow  
**Page Label:** 18  
**Lock:** Unlocked  
**Author:** EPC Stormwater - Glenn Reese  
**Date:** 12/27/2021 4:51:50 PM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**

with sufficient specs for trash screen.

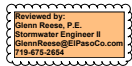


**Subject:** SW - Textbox with Arrow  
**Page Label:** 1  
**Lock:** Unlocked  
**Author:** EPC Stormwater - Glenn Reese  
**Date:** 12/27/2021 6:22:14 PM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**

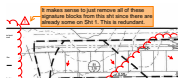
revise to match GEC Checklist Item "ii"



**Subject:** Stamp - Stormwater Comment Legend  
**Page Label:** 1  
**Lock:** Unlocked  
**Author:** EPC Stormwater - Glenn Reese  
**Date:** 12/27/2021 6:22:42 PM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**



**Subject:** Stamp - Review By  
**Page Label:** 1  
**Lock:** Unlocked  
**Author:** EPC Stormwater - Glenn Reese  
**Date:** 12/27/2021 6:22:57 PM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**

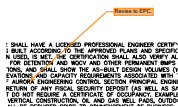


**Subject:** SW - Textbox with Arrow  
**Page Label:** 11  
**Lock:** Unlocked  
**Author:** EPC Stormwater - Glenn Reese  
**Date:** 12/27/2021 6:24:07 PM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**

It makes sense to just remove all of these signature blocks from this sht since there are already some on Sht 1. This is redundant.

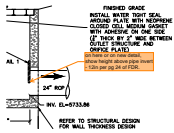


**Subject:** SW - Highlight  
**Page Label:** 17  
**Lock:** Unlocked  
**Author:** EPC Stormwater - Glenn Reese  
**Date:** 12/27/2021 6:25:50 PM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**



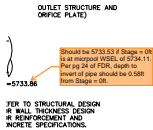
**Subject:** SW - Textbox with Arrow  
**Page Label:** 17  
**Lock:** Unlocked  
**Author:** EPC Stormwater - Glenn Reese  
**Date:** 12/27/2021 6:26:04 PM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**

Revise to EPC.



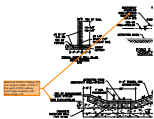
**Subject:** SW - Textbox with Arrow  
**Page Label:** 18  
**Lock:** Unlocked  
**Author:** EPC Stormwater - Glenn Reese  
**Date:** 12/27/2021 6:50:16 PM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**

on here or on new detail, show height above pipe invert - 12in per pg 24 of FDR.



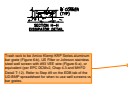
**Subject:** SW - Textbox with Arrow  
**Page Label:** 18  
**Lock:** Unlocked  
**Author:** EPC Stormwater - Glenn Reese  
**Date:** 12/27/2021 6:51:46 PM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**

Should be 5733.53 if Stage = 0ft is at micrpool WSEL of 5734.11. Per pg 24 of FDR, depth to invert of pipe should be 0.58ft from Stage = 0ft.



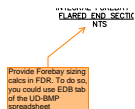
**Subject:** SW - Textbox with Arrow  
**Page Label:** 18  
**Lock:** Unlocked  
**Author:** EPC Stormwater - Glenn Reese  
**Date:** 12/27/2021 6:55:33 PM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**

Should be 5739.51 if Stage = 0ft is at micrpool WSEL of 5734.11. Per pg 24 of FDR, spillway invert stage should be 5.4ft above Stage = 0ft.



**Subject:** SW - Textbox with Arrow  
**Page Label:** 19  
**Lock:** Unlocked  
**Author:** EPC Stormwater - Glenn Reese  
**Date:** 12/27/2021 6:58:06 PM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**

Trash rack to be Amico Klemp KRP Series aluminum bar grate (Figure 6-b), US Filter or Johnson stainless steel well screen with #93 VEE wire (Figure 6-a), or equivalent (per EPC DCMv2, Chap 4.3 and MHFD Detail T-12). Refer to Step #9 on the EDB tab of the UD-BMP spreadsheet for when to use well screens vs bar grates.



**Subject:** SW - Textbox with Arrow  
**Page Label:** 19  
**Lock:** Unlocked  
**Author:** EPC Stormwater - Glenn Reese  
**Date:** 12/27/2021 6:59:18 PM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**

Provide Forebay sizing calcs in FDR. To do so, you could use EDB tab of the UD-BMP spreadsheet