

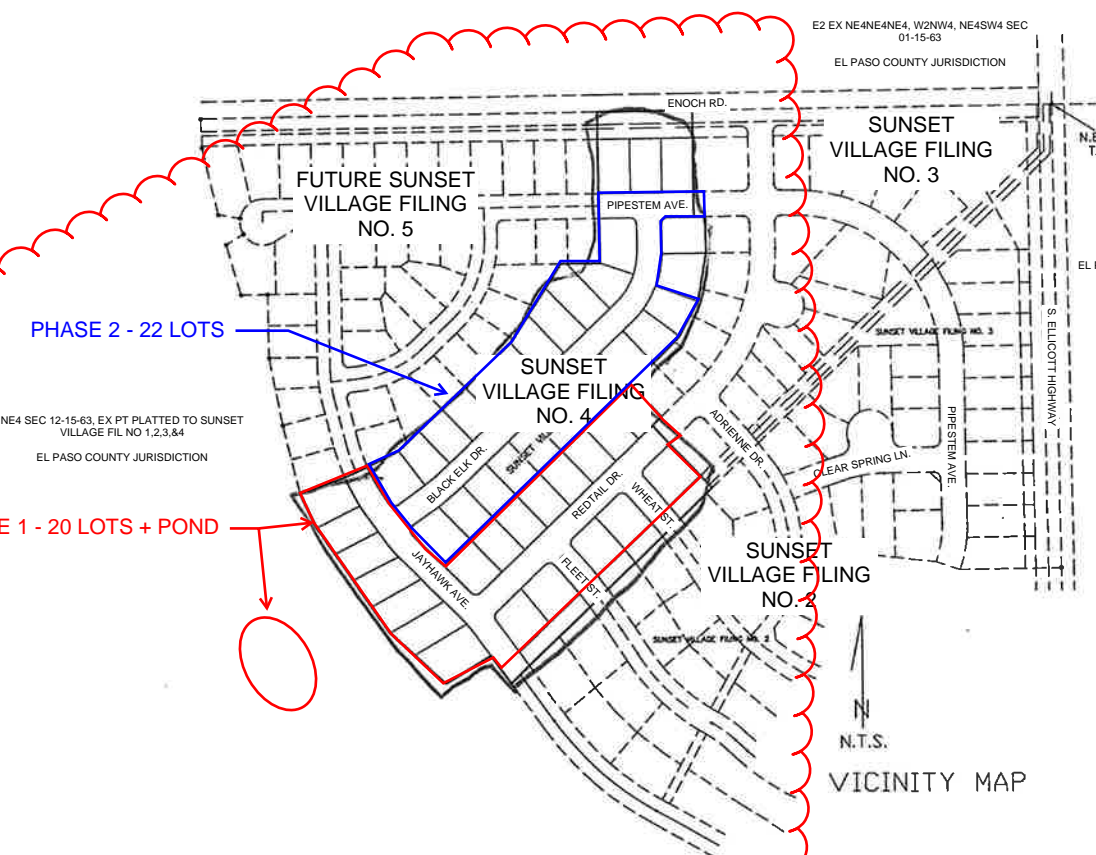
SF 01005  
2645

# 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



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- 6) STREET & SANITARY SEWER PLAN (JAYHAWK AVE.)
- 7) STREET PLAN (WHEAT DRIVE)
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- 17) POND PLAN
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- 20) DETAILS
- 21) DETAILS
- 22) DETAILS

N.T.S.  
VICINITY MAP

Please note that per the County Attorney's Office a condition of approval will be included with the construction plans.  
  
Approval will be limited to phase 1 improvements only.  
  
The construction plans will need to be resubmitted for review/approval once the developer intends to proceed with phase 2. Financial Assurance for phase 2 improvements will be required at that time.

### 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.

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

Richard Lyon, P.E. #29921  
Date: 01-07-2022

### 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: *Rodney Priesser*

Owner/Developer's Statement:  
I, the owner/developer have read and will comply with all of the requirements of the grading and erosion control plan and all of the requirements specified in these detailed plans and specifications.

Scott Van Whye  
Scott Van Whye, President  
Sunset Village View, LLC.  
300 Windchime Pl #301 Colorado Springs, CO  
Date: 01-07-2022

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.  
Richard Lyon, P.E. #29921  
DATE: 12-19-01

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 EGM 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  
Date:

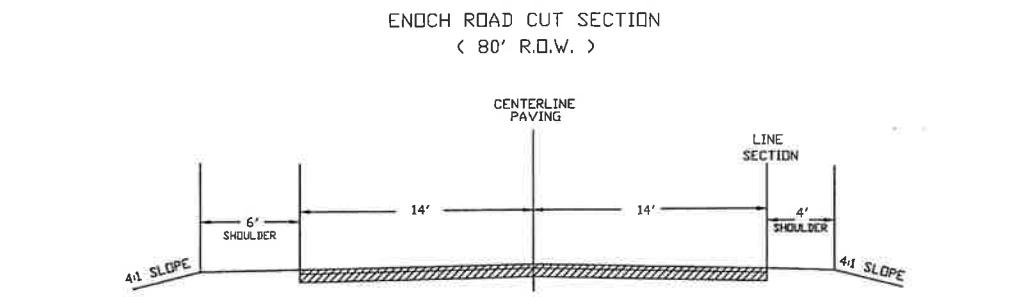
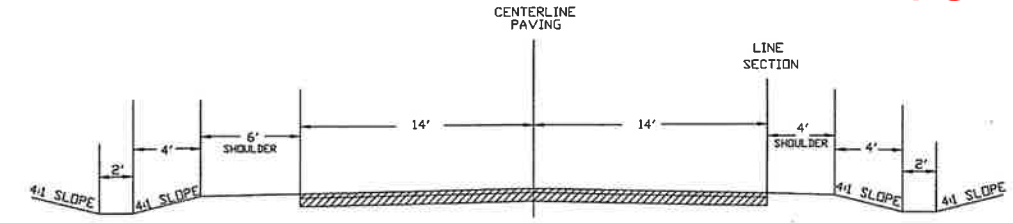
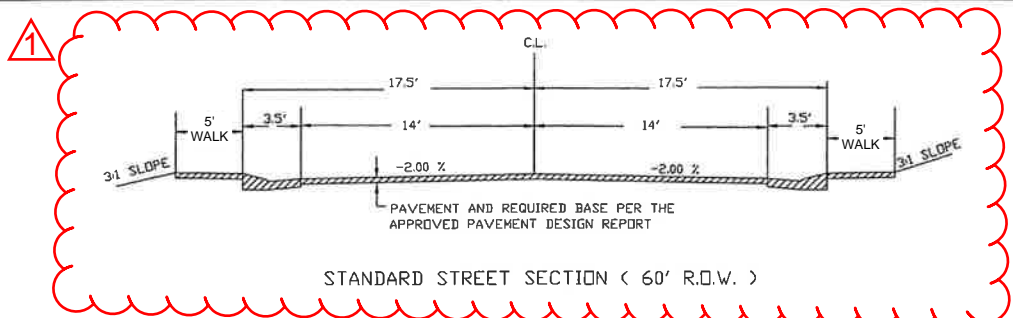
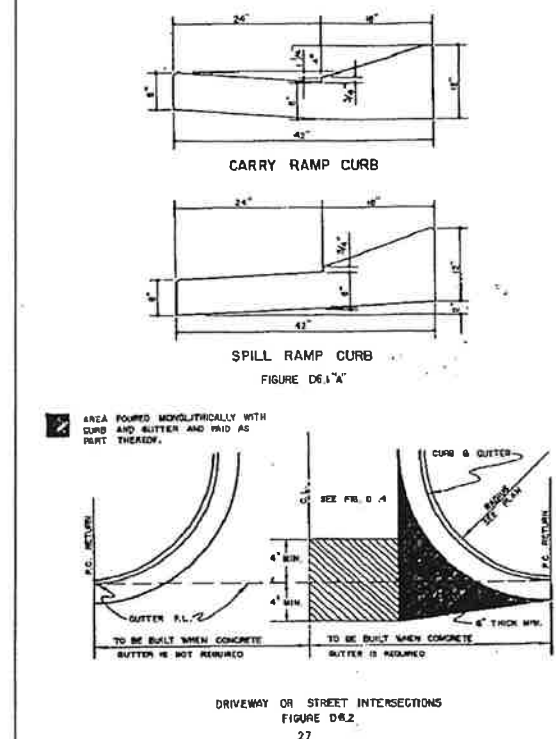
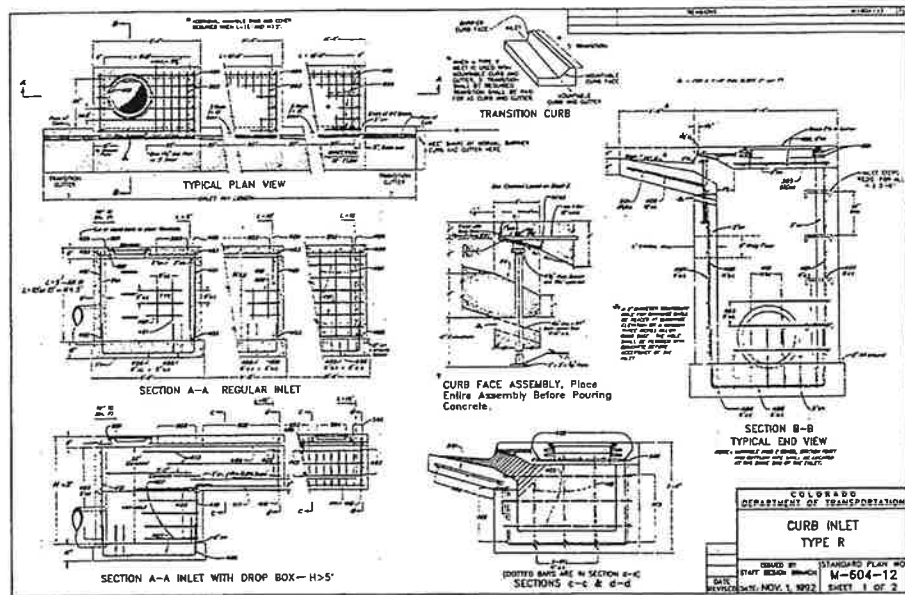


4575 GALLEY ROAD SUITE 200  
COLORADO SPRINGS COLORADO  
(719) 597-9900 80915

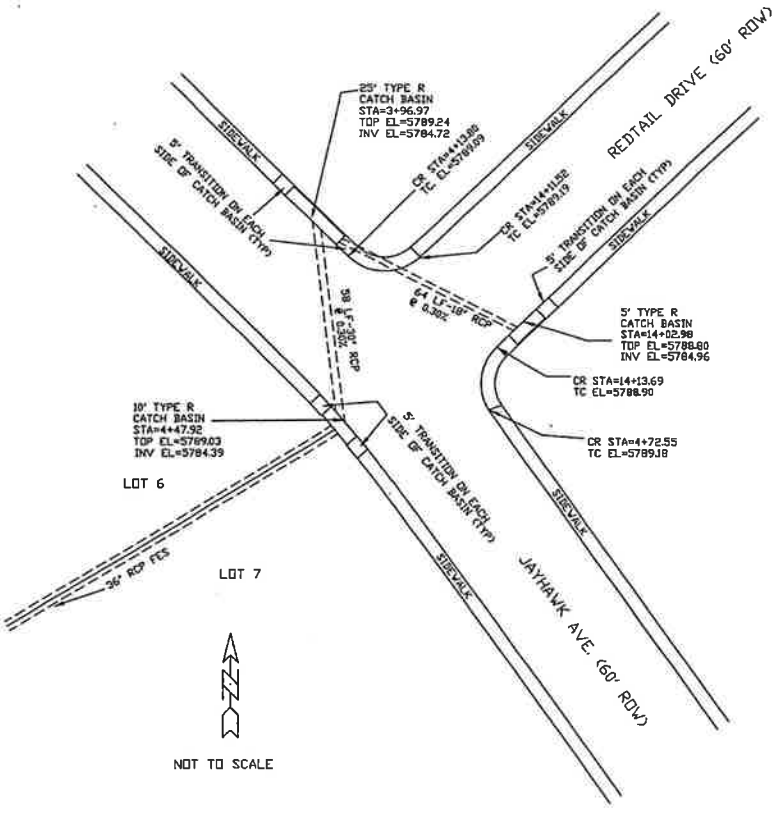
PROJECT 00-0908 DATE 10-08-01 DRAWN J.L.K.

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

Sunset Village



SCALE 1"=5'

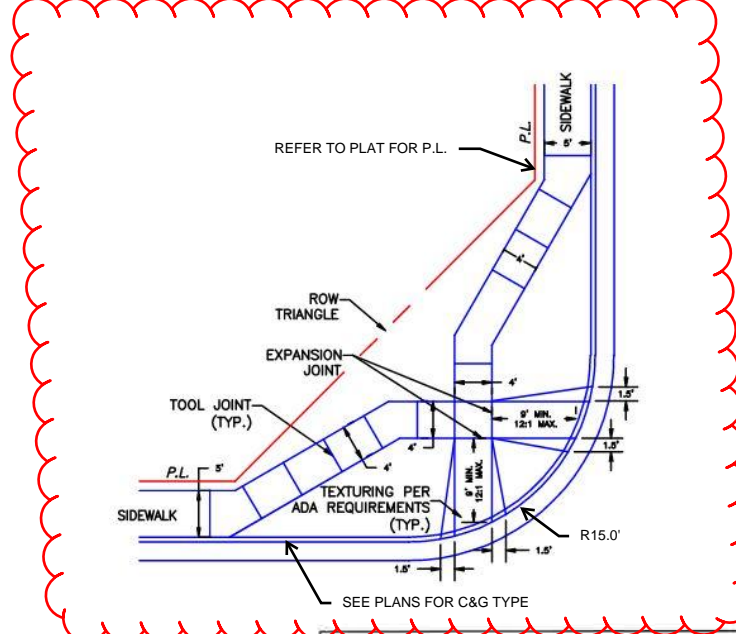


- GENERAL NOTES**
- THERE SHALL BE A PRE-CONSTRUCTION MEETING WITH THE DEPARTMENT OF TRANSPORTATION PRIOR TO BEGINNING CONSTRUCTION.
  - ALL DISTURBED AREAS SHALL BE RE-VEGETATED AS SOON AS POSSIBLE TO PREVENT EROSION. SEE NOTE 8.
  - ALL CONSTRUCTION SHALL BE IN CONFORMANCE WITH THE CRITERIA OF EL PASO COUNTY.
  - THE STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION COLORADO DEPARTMENT OF HIGHWAYS, AND THE ASSOCIATED M&S STANDARDS LATEST EDITIONS, SHALL APPLY TO THIS PROJECT.
  - ADDITIONAL STRUCTURES MAY BE NEEDED AT THE TIME OF CONSTRUCTION.
  - ALL NECESSARY PERMITS SUCH AS A GENERAL CONSTRUCTION NPDES OR OTHERS SHALL BE OBTAINED BY THE CONTRACTOR PRIOR TO CONSTRUCTION, AND ANY FEES ASSOCIATED WITH THOSE PERMITS SHALL BE PAID BY THE CONTRACTOR.
  - ALL EXISTING UTILITY LOCATIONS SHOWN ON THE PLANS ARE APPROXIMATE AND ARE PLOTTED FROM BEST AVAILABLE INFORMATION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR FIELD LOCATION AND VERIFICATION OF ALL UTILITIES WITHIN THE LIMITS OF THE PROJECT AREA.
  - SEEDING SHALL INCLUDE SOIL PREPARATION, FERTILIZATION AND MULCHING. THESE WORK ITEMS SHALL NOT BE MEASURED FOR PAYMENT SEPARATELY, BUT SHALL BE INCLUDED IN THE ASSOCIATED WORK. THE FOLLOWING SEED TYPES AND APPLICATION RATES SHALL BE USED:
 

|              |                |
|--------------|----------------|
| COMMON NAME  | RATE(LBS/ACRE) |
| SMOOTH BROME | 16             |
| BLUE GRAMA   | 3.0            |
| TOTAL        | 19.0           |

 FERTILIZER: AVAILABLE N-40 LBS./ACRE AVAILABLE P-40 LBS./ACRE  
 MULCHING 2 TONS/ACRE (CRIMP)
  - THE CONTRACTOR SHALL COORDINATE WITH ALL AFFECTED UTILITIES IN REGARD TO LOCATION, ADJUSTMENT OR OTHER MEASURES DURING CONSTRUCTION TO ACCOMPLISH THE WORK IN A TIMELY FASHION WITH MINIMUM DISRUPTION IN SERVICE. SUCH WORK WILL NOT BE MEASURED AND PAID FOR SEPARATELY BUT SHALL BE INCLUDED IN THE WORK.
  - PAVING WILL NOT BEGIN UNTIL A SOILS REPORT AND PAVEMENT DESIGN IS ACCEPTED BY THE EL PASO COUNTY DEPARTMENT OF TRANSPORTATION AND SUBGRADE COMPACTION TESTS ARE TAKEN AND ACCEPTED BY AN INSPECTOR FOR EL PASO COUNTY.

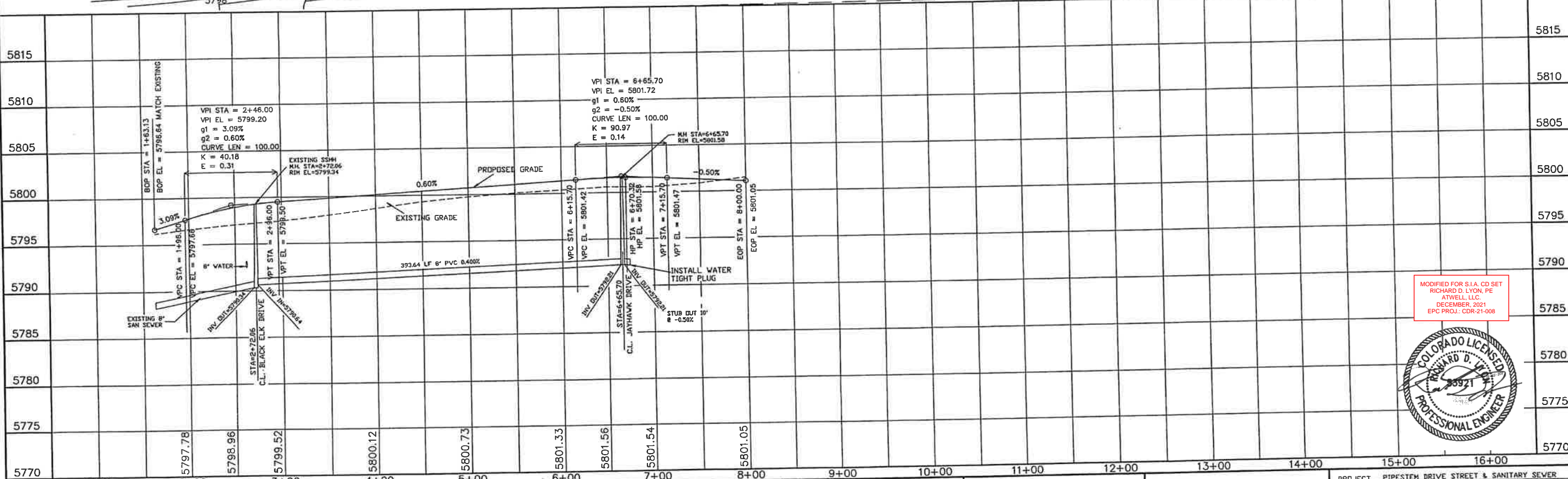
- ALL DISTURBED PAVEMENT EDGES SHALL BE CUT TO NEAT LINES. THE THICKNESS OF H&P AND ABC REPAIRS SHALL EQUAL OR EXCEED EXISTING; HOWEVER IT SHALL NOT BE LESS THAN 2 INCHES AND 6 INCHES, RESPECTIVELY.
- SLOPES STEEPER THAN 3:1 (H:V) WILL BE REQUIRED TO HAVE A SOIL RETENTION BLANKET.
- EXISTING PIPE, H&P AND EXCESS EXCAVATION, AS WELL AS UNSUITABLE MATERIAL SHALL BECOME PROPERTY OF THE CONTRACTOR AND THE CONTRACTOR'S RESPONSIBILITY TO DISPOSE OF AT NO ADDITIONAL COST TO THE PROJECT.
- ALL EXISTING APPURTENANCES AFFECTED BY THE CONSTRUCTION SHALL BE REMOVED AND REPLACED AS NEEDED. ALL SAID APPURTENANCES SHALL BE LEFT IN AS GOOD AS OR BETTER CONDITION THAN EXISTS. SUCH WORK SHALL NOT BE MEASURED AND PAID FOR SEPARATELY BUT SHALL BE INCLUDED IN THE WORK EXCEPT AS PROVIDED FOR IN THE STANDARD SPECIFICATIONS.
- TRENCHES OVER 5 FEET IN DEPTH SHALL EITHER BE SHORED OR THE TRENCH WALLS SHALL BE SLOPED AT THE ANGLE OF REPOSE IF SLOPED, THE BOTTOM OF THE SLOPE SHALL BE A MINIMUM OF 1 FOOT ABOVE THE TOP OF PIPE. SLOPING SHALL BE LIMITED TO STAY WITHIN CONSTRUCTION EASEMENT LINES.
- TOPSOIL SHALL BE REMOVED, AND SUITABLE TOPSOIL STOCKPILED AND REPLACED UPON COMPLETION OF ROUGH GRADING. SUCH WORK SHALL NOT BE MEASURED AND PAID FOR SEPARATELY BUT SHALL BE INCLUDED IN THE WORK.
- STORM DRAIN PIPE SHALL BE RCP.
- STORM SEWER PIPING AND BOX CULVERT BEDDING SHALL BE CLASS 'C'. PIPES ASSOCIATED WITH THE WATER AND SANITARY SEWER SYSTEM SHALL HAVE PIPE BEDDING PLACED PER THE CHEROKEE METROPOLITAN DISTRICT REQUIREMENTS GOVERNING THE INSTALLATION OF WATER AND SANITARY SEWER LINES.
- 25' BY 25' SIGHT TRIANGLES ARE REQUIRED AT ALL INTERSECTIONS.
- STREET SIGNS WILL BE IN ACCORDANCE WITH EPC STANDARDS.
- STREET LIGHTING IF USED, MUST BE LOCATED ON PRIVATE PROPERTY.
- MAILBOXES SHOULD BE CLUSTERED AND LOCATED 12 FEET FROM ASPHALT.
- ALL CONCRETE CROSS PANS SHALL BE CONSTRUCTED WITH 8" MINIMUM THICKNESS.
- CONTRACTOR IS RESPONSIBLE TO ENSURE POSITIVE DRAINAGE (0.5% MINIMUM SLOPE) IN ALL CONCRETE GUTTERS ALONG ROADWAYS. CONTRACTOR SHALL REMOVE AND REPLACE ALL DEVIANT SECTIONS AT HIS OWN EXPENSE. CONTRACTOR SHALL NOTIFY ENGINEER OF ANY CONFLICTS FOUND ON THE PLANS BEFORE CONSTRUCTION.
- USE **ADA** STANDARD ADA HANDICAP RAMPS.  
 EL PASO COUNTY
- THE PARTIES RESPONSIBLE FOR THIS PLAN HAVE FAMILIARIZED THEMSELVES WITH ALL CURRENT ACCESSIBILITY CRITERIA AND SPECIFICATIONS AND THE PROPOSED PLAN REFLECTS ALL SITE ELEMENTS REQUIRED BY THE APPLICABLE ADA DESIGN STANDARDS AND GUIDELINES AS PUBLISHED BY THE UNITED STATES DEPARTMENT OF JUSTICE. APPROVAL OF THIS PLAN BY THE COUNTY DOES NOT ASSURE COMPLIANCE WITH THE ADA OR ANY OTHER FEDERAL OR STATE ACCESSIBILITY LAWS OR ANY REGULATIONS OR GUIDELINES ENACTED OR PROMULGATED UNDER OR WITH RESPECT TO SUCH LAWS. SOLE RESPONSIBILITY FOR COMPLIANCE WITH FEDERAL AND STATE ACCESSIBILITY LAW LIES WITH THE PROPERTY OWNER.



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

|             |  |                |         |
|-------------|--|----------------|---------|
| DATE        | 12/03/2021   | SIA CD UPDATES | RDL     |
| NO.         |  | REVISIONS      | BY      |
| SHEET TITLE | GENERAL NOTES AND DETAILS FOR SUNSET VILLAGE FILING NO.4 |                |         |
| PROJECT     | EL PASO COUNTY, COLORADO                                 |                |         |
| DATE        | 10-12-04   | SCALE          |         |
| DESIGNED    | J.L.K.   | DWG. NO.       | 00-0908 |
| CHECKED     |  | PROJECT NO.    | 00-0908 |
| DATE        |  |                |         |
| SCALE       |  |                |         |
| DATE        |  |                |         |
| SCALE       |  |                |         |
| DATE        |  |                |         |
| SCALE       |  |                |         |
| DATE        |  |                |         |
| SCALE       |  |                |         |

**PHASE 2 (BLACK ELK DRIVE AND PIPESTEM DRIVE)**



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 RICHARD D. LYON, PE  
 ATWELL, LLC  
 DECEMBER, 2021  
 EPC PROJ.: CDR-21-008

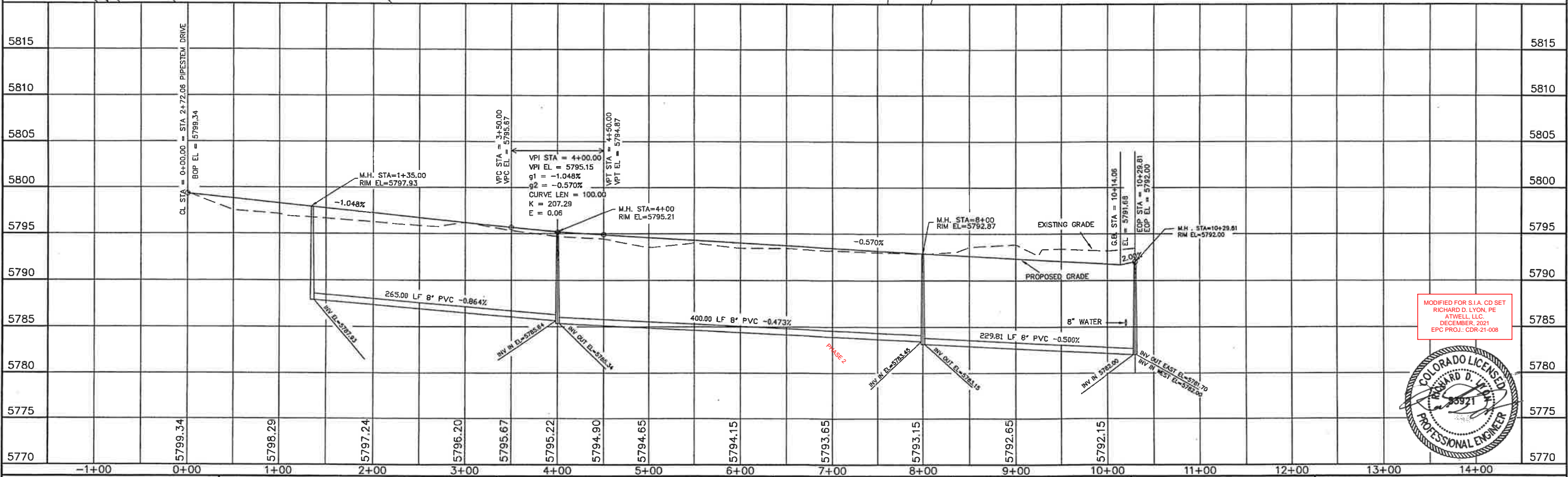
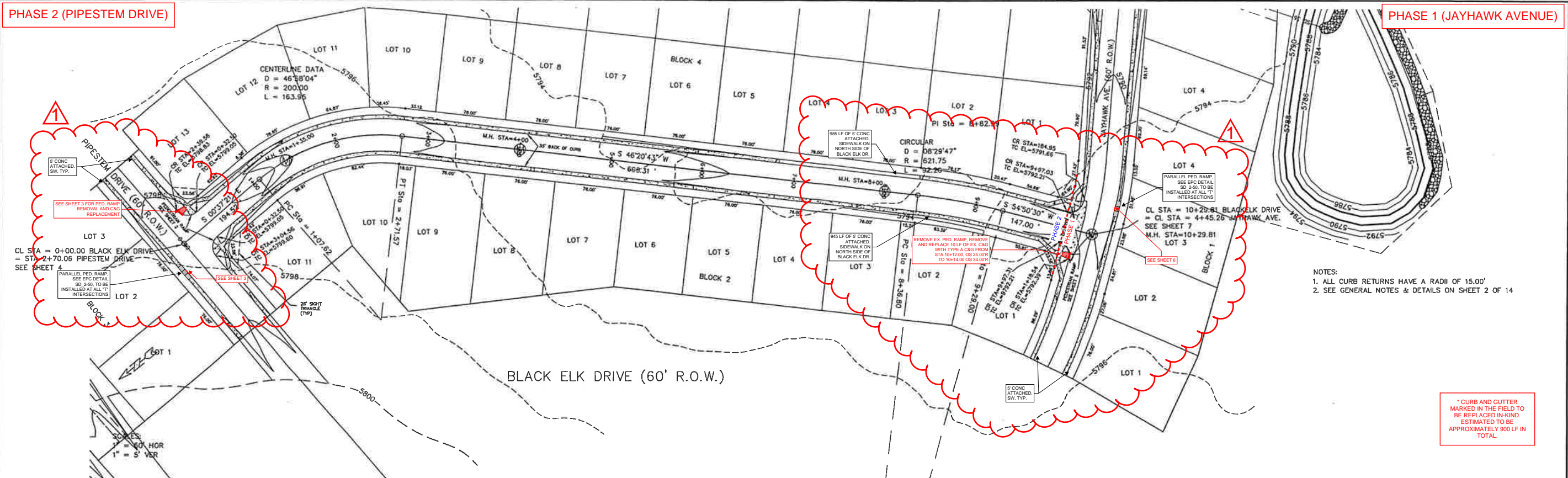


|  |  |   |   |   |  |  |
|--|--|---|---|---|--|--|
| <p>STATEMENT:<br/>THE COUNTY OF EL PASO, RECOGNIZES THE DESIGN ENGINEER AS HAVING RESPONSIBILITY FOR THE DESIGN, THE COUNTY HAS LIMITED ITS SCOPE OF REVIEW ACCORDINGLY.</p> | <p>REVIEW:<br/>STREET DESIGN: _____ DATE _____<br/>ROUGH CUT REVIEW: _____ DATE _____<br/>FINAL REVIEW: _____ DATE _____<br/>DRAINAGE BASIN: _____</p> | <p>DESIGN DATA:<br/>SIDEWALKS: WIDTH 5'<br/>LOCATION: Attached <input checked="" type="checkbox"/> Detached, 6' from P/L/D<br/>CURB TYPE 102030<br/>R/W WIDTH 60' B/C-B/C 35'<br/>STREET TYPE _____ HVECH _____</p> | <p>SCALE: HORIZ. 50' VERT. 5'<br/>BENCHMARK: U.S.G.S. BRASS CAP<br/>114.8 (1953) ELEV=5752.00<br/>LOCATED AT THE SOUTHEAST CORNER OF SECTION 12, T.15S., R.63W.</p> | <p>REVISIONS:<br/>NO. DESCRIPTION DATE<br/>1. SIA CD UPDATES 01/07/2022</p> | <p>ENGINEER:<br/>UNITED PLANNING ENGINEERING (719) 597-9908<br/>4575 GALLEY ROAD SUITE 200 COLORADO SPRINGS, COLORADO 80915<br/>DESIGNED BY: J.L.K. DATE: 10-09-01<br/>DRAWN BY: J.L.K. DATE: 10-09-01<br/>CHECKED BY: T.L.K. DATE: 10-09-01</p> | <p>PROJECT: PIPESTEM DRIVE STREET &amp; SANITARY SEWER<br/>FROM: 1+63.13 TO: 6+65.70<br/>SUBDIVISION: SUNSET VILLAGE FILING NO. 4<br/>DRAINAGE BASIN: TELEPHONE EXCHANGE<br/>JOB NO. \D:\PROJ\00-0908\RCP01001.DWG SHEET 3 OF 22</p> |
|--|--|---|---|---|--|--|



PHASE 2 (PIPESTEM DRIVE)

PHASE 1 (JAYHAWK AVENUE)



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 _____<br/>             ROUGH CUT REVIEW _____ DATE _____<br/>             FINAL REVIEW _____ DATE _____<br/>             DRAINAGE BASIN _____</p> | <p>DESIGN DATA:</p> <p>SIDEWALKS: WIDTH 5'<br/>             LOCATION: Attached <input type="checkbox"/><br/>             Detached, 6' from P/L <input type="checkbox"/></p> <p>CURB TYPE: 1 <input type="checkbox"/> 2 <input type="checkbox"/> 3 <input type="checkbox"/></p> <p>R/W WIDTH: 60' B/C-B/C 35'</p> <p>STREET TYPE: _____ HVEEM _____</p> <p>ASPHALT THICKNESS:<br/>             AC Surface: 1.5"<br/>             AC Base: _____<br/>             AGG. BASE THICKNESS:<br/>             Class 6: _____<br/>             Class 5: _____<br/>             Class 2: _____</p> | <p>SCALE: HORIZ. 50' VERT. 5'</p> <p>BENCHMARK: U.S.G.S. BRASS CAP<br/>             114 JK (1953) ELEV=5752.00<br/>             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>01/07/2022</td> </tr> </tbody> </table> | NO. | DESCRIPTION | DATE | 1 | SIA CD UPDATES | 01/07/2022 | <p>ENGINEER:</p> <p>UNITED PLANNING ENGINEERING<br/>             4575 GALLEY ROAD SUITE 200<br/>             COLORADO SPRINGS, COLORADO 80915</p> <p>DESIGNED BY: JLK DATE: 10-09-01<br/>             DRAWN BY: JLK DATE: 10-09-01<br/>             CHECKED BY: TLK DATE: 10-09-01</p> | <p>PROJECT: BLACK ELK DRIVE STREET, SANITARY SEWER</p> <p>FROM: 0+00 TO: 10+29.81</p> <p>SUBDIVISION: SUNSET VILLAGE FILING NO. 4</p> <p>DRAINAGE BASIN: TELEPHONE EXCHANGE</p> <p>JOB NO.: D:\PROJ\00-0908\RCP\01003.DWG SHEET 5 OF 22</p> |
|---|--|--|---|--|-----|-------------|------|---|----------------|------------|--|---|
| NO.   | DESCRIPTION  | DATE   |   |  |     |             |      |   |                |            |  |   |
| 1   | SIA CD UPDATES   | 01/07/2022   |   |  |     |             |      |   |                |            |  |   |



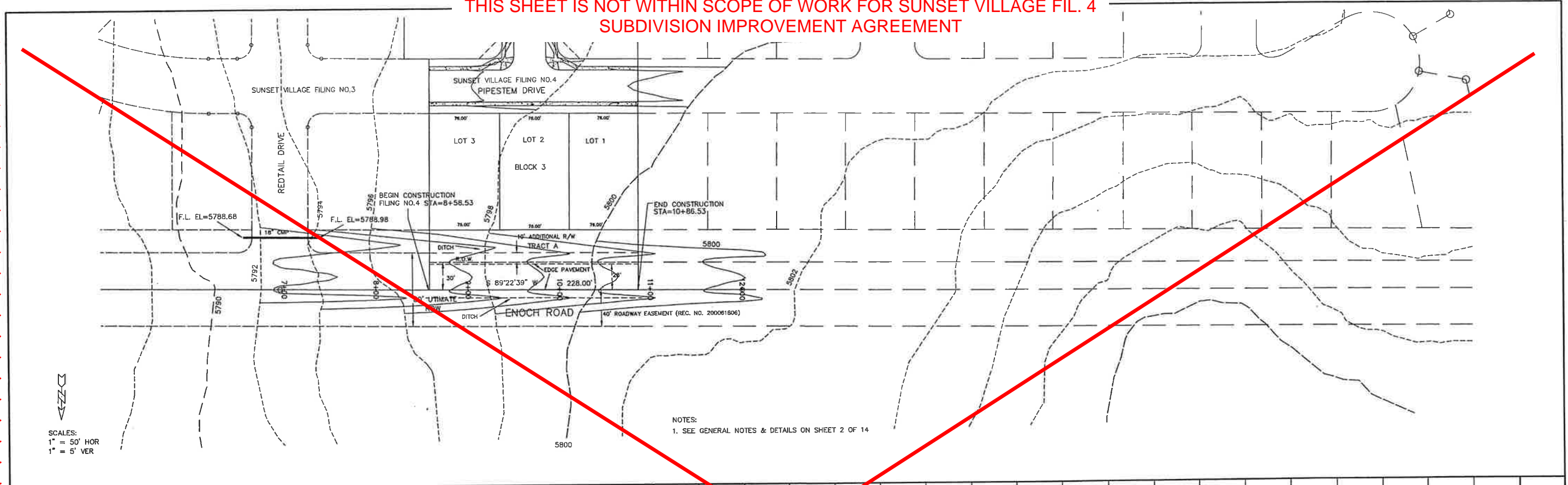






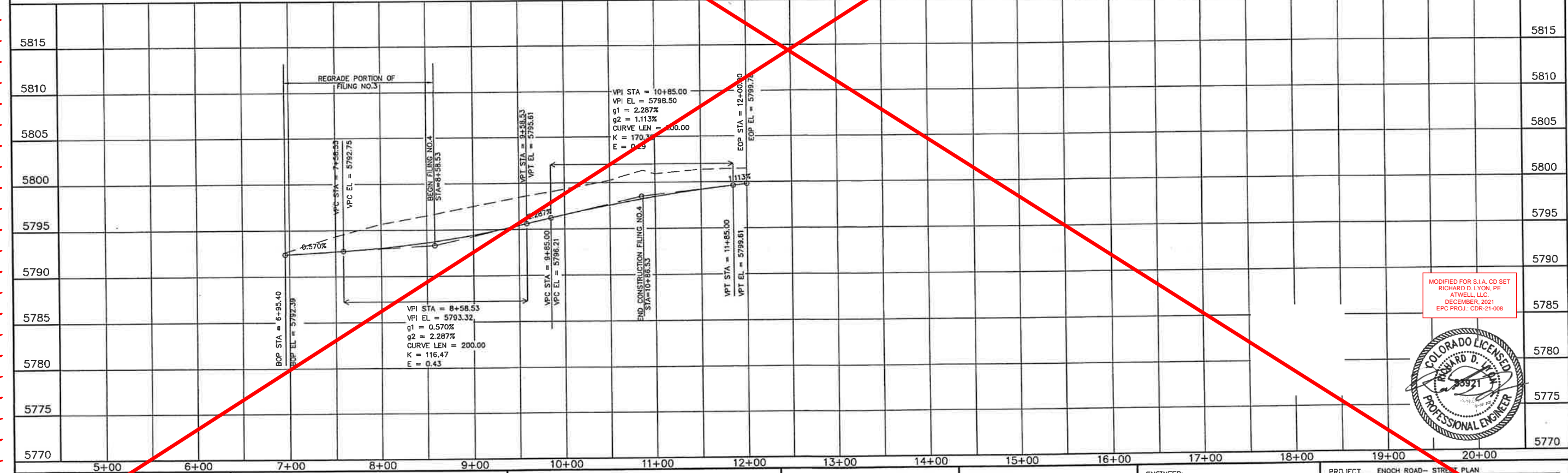


**THIS SHEET IS NOT WITHIN SCOPE OF WORK FOR SUNSET VILLAGE FIL. 4  
SUBDIVISION IMPROVEMENT AGREEMENT**



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

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



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

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

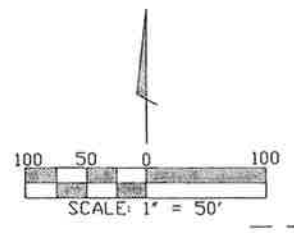
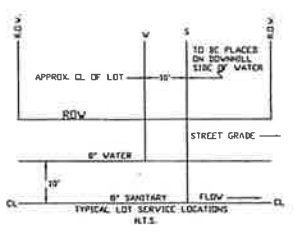
DESIGN DATA:  
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LOCATION: Attached  Detached, 6' from P/L/O  
CURB TYPE 10 20 30  
R/W WIDTH 80' PROP. F/C-F/C \_\_\_\_\_  
STREET TYPE \_\_\_\_\_ HVECH \_\_\_\_\_  
ASPHALT THICKNESS:  
AC Surface \_\_\_\_\_  
AC Base \_\_\_\_\_  
AGG. BASE THICKNESS:  
Class 6 \_\_\_\_\_  
Class 5 \_\_\_\_\_  
Class 2 \_\_\_\_\_

SCALE: HORIZ. 1" = 50' VERT. 1" = 5'  
BENCHMARK: U.S.G.S. BRASS CAP  
114JK (1953) ELEV=5752.00  
LOCATED AT THE SOUTHEAST CORNER OF SECTION 12, T.15S., R.63W.

| NO. | DESCRIPTION    | DATE       |
|-----|----------------|------------|
| 1   | SIA CD UPDATES | 01/07/2022 |

ENGINEER:  
UNITED PLANNING ENGINEERING (719) 597-9900  
4575 GALLEY ROAD SUITE 200  
COLORADO SPRINGS, COLORADO 80915  
DESIGNED BY: JLK DATE: 10-02-01  
DRAWN BY: JLK DATE: 10-09-01  
CHECKED BY: TLK DATE: 10-09-01

PROJECT: ENOCH ROAD - STREET PLAN  
FROM: 6+95.40 TO: 12+00  
SUBDIVISION: SUNSET VILLAGE FILING NO. 4  
DRAINAGE BASIN: TELEPHONE EXCHANGE  
JOB NO.: \PROJ\00-0908\RCP01007.DWG SHEET 9 OF 15



**PUBLIC MAIN EXTENSIONS**

**WATER STATEMENT**  
 THE UNDERSIGNED OWNER/DEVELOPER AGREES THAT THE INSTALLATION OF THESE PROPOSED WATER FACILITIES WILL BE MADE IN ACCORDANCE WITH CHEROKEE METROPOLITAN DISTRICT SPECIFICATIONS AND SHALL PROVIDE A MINIMUM OF FIVE (5) FEET AND A MAXIMUM OF SIX (6) FEET OF COVER OVER THE WATER MAINS. ANY CHANGES REQUIRED TO MEET THE ABOVE STIPULATION SHALL BE AT THE EXPENSE OF THE OWNER/DEVELOPER. COVER IN EXCESS OF SIX (6) FEET SHALL BE SUPPORTED BY PLAN AND PROFILE DRAWINGS APPROVED BY THE CHEROKEE METROPOLITAN DISTRICT.

SIGNED: *[Signature]* DATE: 12-14-01  
 OWNER/DEVELOPER: RODNEY PRESSER PIKES PEAK WATER COMPANY

**ALL FIRE HYDRANTS SHALL BE INSTALLED ACCORDING TO THE CHEROKEE METROPOLITAN DISTRICT WATER SPECIFICATIONS. THE NUMBER OF HYDRANTS AND HYDRANT LOCATIONS AS SHOWN ON THIS WATER INSTALLATION PLAN ARE CORRECT AND ADEQUATE TO SATISFY THE FIRE PROTECTION REQUIREMENTS AS SPECIFIED BY THE ELICOTT FIRE PROTECTION DISTRICT.**

SIGNED: \_\_\_\_\_ DATE: \_\_\_\_\_  
 ELICOTT FIRE PROTECTION DISTRICT

**WATER INSTALLATION CORROSION CONTROL REQUIREMENTS**  
 NONE REQUIRED

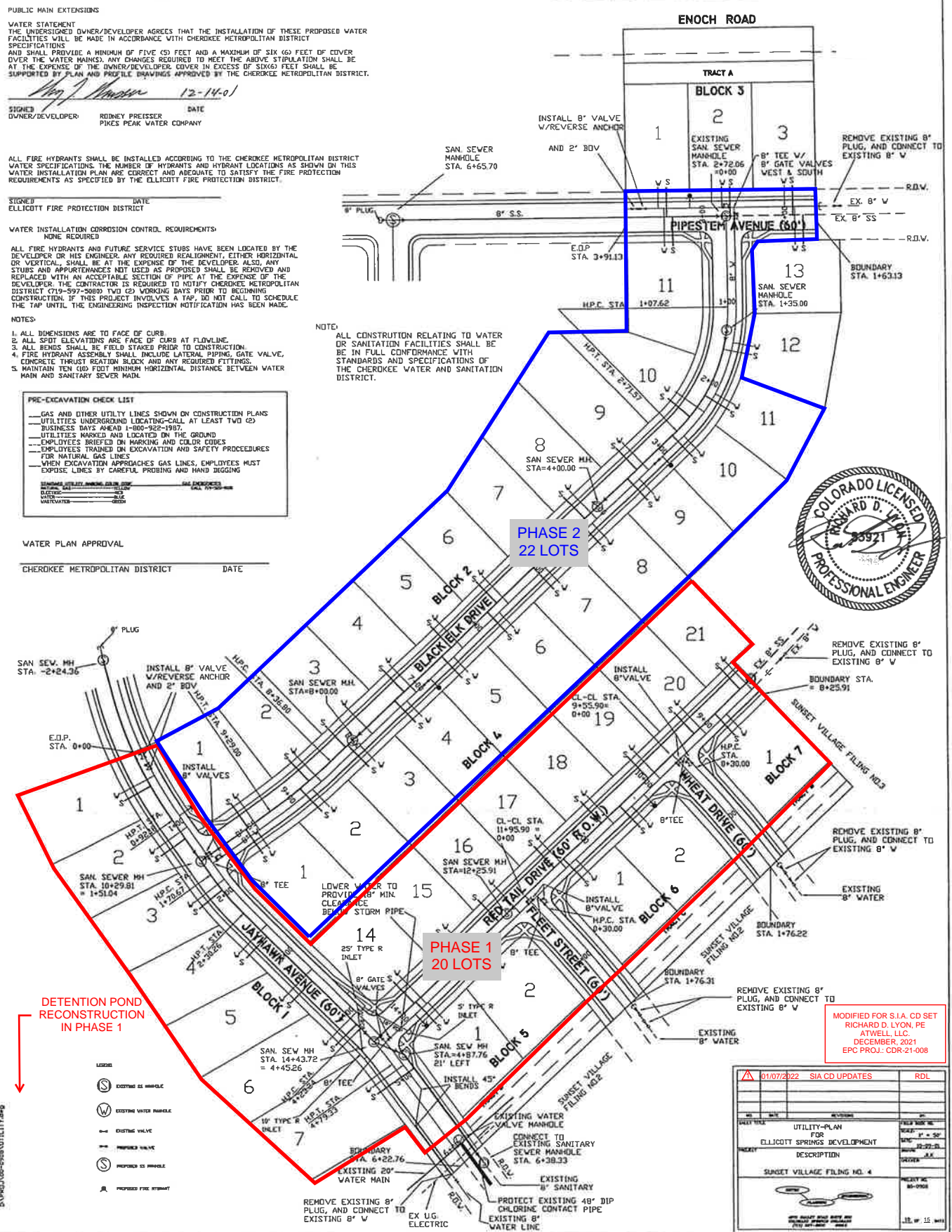
**ALL FIRE HYDRANTS AND FUTURE SERVICE STUBS HAVE BEEN LOCATED BY THE DEVELOPER OR HIS ENGINEER. ANY REQUIRED REALIGNMENT, EITHER HORIZONTAL OR VERTICAL, SHALL BE AT THE EXPENSE OF THE DEVELOPER. ALSO, ANY STUBS AND APPURTENANCES NOT USED AS PROVIDED SHALL BE REMOVED AND REPLACED WITH AN ACCEPTABLE SECTION OF PIPE AT THE EXPENSE OF THE DEVELOPER. THE CONTRACTOR IS REQUIRED TO NOTIFY CHEROKEE METROPOLITAN DISTRICT (719-597-5669) TWO (2) WORKING DAYS PRIOR TO BEGINNING CONSTRUCTION. IF THIS PROJECT INVOLVES A TAP, DO NOT CALL TO SCHEDULE THE TAP UNTIL THE ENGINEERING INSPECTION NOTIFICATION HAS BEEN MADE.**

- NOTES:**
1. ALL DIMENSIONS ARE TO FACE OF CURB
  2. ALL SPOT ELEVATIONS ARE FACE OF CURB AT FLOWLINE
  3. ALL BENDS SHALL BE FIELD STANDED PRIOR TO CONSTRUCTION
  4. FIRE HYDRANT ASSEMBLY SHALL INCLUDE LATERAL PIPING, GATE VALVE, CONCRETE THRUST REACTION BLOCK AND ANY REQUIRED FITTINGS
  5. MAINTAIN TEN (10) FOOT MINIMUM HORIZONTAL DISTANCE BETWEEN WATER MAIN AND SANITARY SEWER MAIN

- PRE-EXCAVATION CHECK LIST**
- GAS AND OTHER UTILITY LINES SHOWN ON CONSTRUCTION PLANS
  - UTILITIES UNDERGROUND LOCATING-CALL AT LEAST TWO (2) BUSINESS DAYS AHEAD 1-800-922-1987
  - UTILITIES MARKED AND LOCATED ON THE GROUND
  - EMPLOYEES BRIEFED ON MARKING AND COLOR CODES
  - EMPLOYEES TRAINED ON EXCAVATION AND SAFETY PROCEDURES FOR NATURAL GAS LINES
  - WHEN EXCAVATION APPROACHES GAS LINES, EMPLOYEES MUST EXPOSE LINES BY CAREFUL PROBING AND HAND DIGGING

**WATER PLAN APPROVAL**

CHEROKEE METROPOLITAN DISTRICT DATE: \_\_\_\_\_



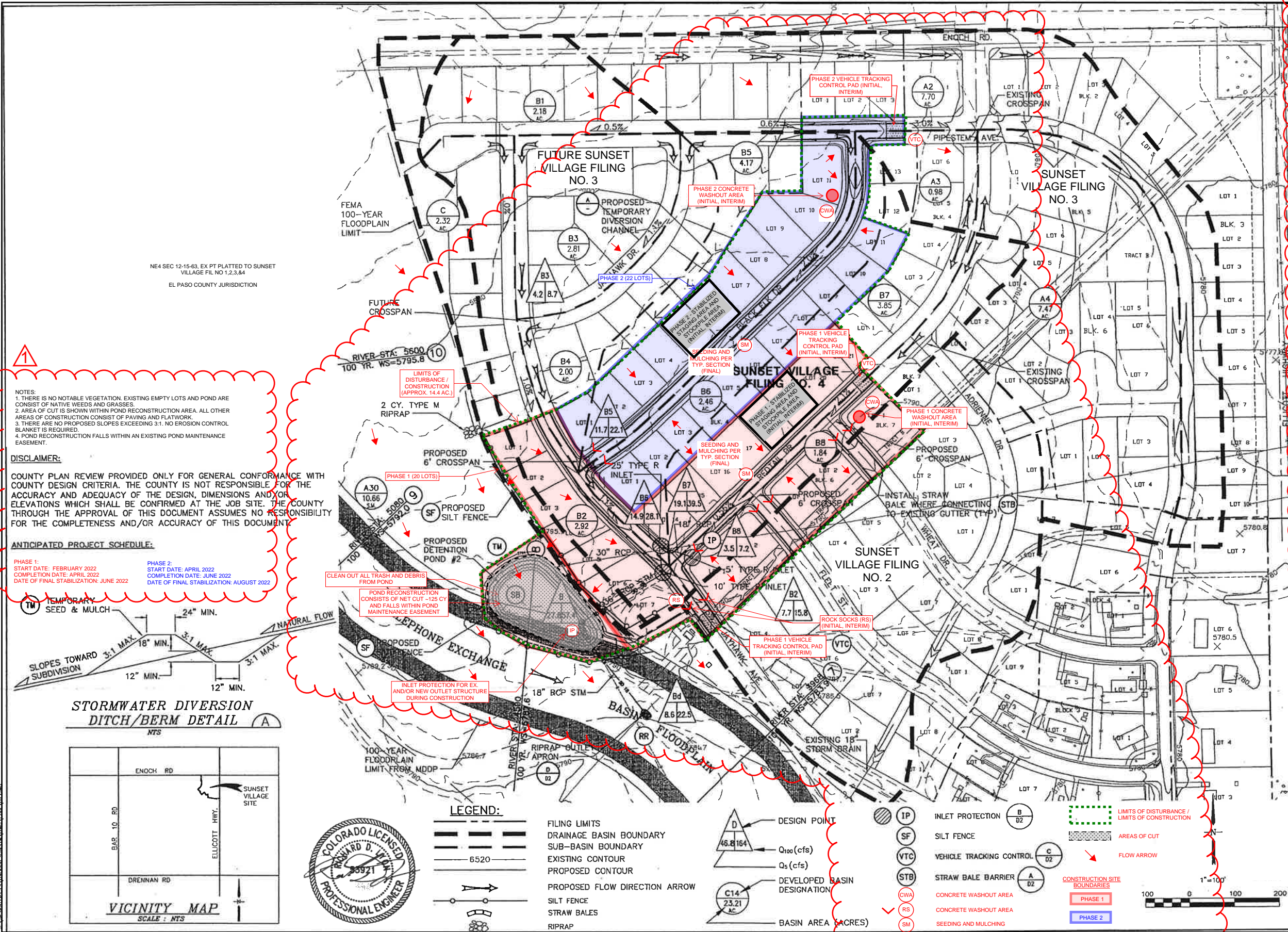
MODIFIED FOR S.I.A. CD SET  
 RICHARD D. LYON, PE  
 ATWELL, LLC  
 DECEMBER, 2021  
 EPC PROJ.: CDR-21-008

| DATE       | REVISION       | BY  |
|------------|----------------|-----|
| 01/07/2022 | SIA CD UPDATES | RDL |

|            |  |     |
|------------|--|-----|
| DATE       | DESCRIPTION                                  | BY  |
| 01/07/2022 | UTILITY-PLAN FOR ELICOTT SPRINGS DEVELOPMENT | RDL |
| 02/22/21   | DESCRIPTION                                  | RDL |
| 02/22/21   | SUNSET VILLAGE FILING NO. 4                  | RDL |

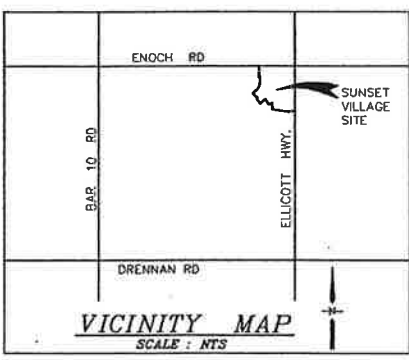
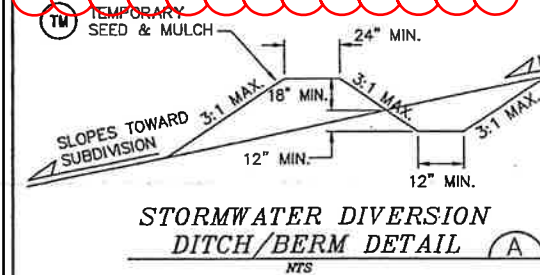
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**NOTES:**  
 1. THERE IS NO NOTABLE VEGETATION. EXISTING EMPTY LOTS AND POND ARE CONSIST OF NATIVE WEEDS AND GRASSES.  
 2. AREA OF CUT IS SHOWN WITHIN POND RECONSTRUCTION AREA. ALL OTHER AREAS OF CONSTRUCTION CONSIST OF PAVING AND FLATWORK.  
 3. THERE ARE NO PROPOSED SLOPES EXCEEDING 3:1. NO EROSION CONTROL BLANKET IS REQUIRED.  
 4. POND RECONSTRUCTION FALLS WITHIN AN EXISTING POND MAINTENANCE EASEMENT.

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

**ANTICIPATED PROJECT SCHEDULE:**  
 PHASE 1: START DATE: FEBRUARY 2022, COMPLETION DATE: APRIL 2022, DATE OF FINAL STABILIZATION: JUNE 2022  
 PHASE 2: START DATE: APRIL 2022, COMPLETION DATE: JUNE 2022, DATE OF FINAL STABILIZATION: AUGUST 2022



- LEGEND:**
- FILING LIMITS
  - DRAINAGE BASIN BOUNDARY
  - SUB-BASIN BOUNDARY
  - EXISTING CONTOUR
  - PROPOSED CONTOUR
  - PROPOSED FLOW DIRECTION ARROW
  - SILT FENCE
  - STRAW BALES
  - RIPRAP
  - ▲ DESIGN POINT
  - Q<sub>100</sub> (cfs)
  - Q<sub>5</sub> (cfs)
  - ▲ DEVELOPED BASIN DESIGNATION
  - ▲ BASIN AREA (ACRES)
  - IP INLET PROTECTION
  - SF SILT FENCE
  - VTC VEHICLE TRACKING CONTROL
  - STB STRAW BALE BARRIER
  - CWA CONCRETE WASHOUT AREA
  - RS CONCRETE WASHOUT AREA
  - SM SEEDING AND MULCHING
  - LIMITS OF DISTURBANCE / LIMITS OF CONSTRUCTION
  - AREAS OF CUT
  - FLOW ARROW
  - 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 pollution of any on-site or off-site waters, including wetlands.
  2. Notwithstanding anything depicted in these plans in words or graphic representation, all design and construction related to roads, storm drainage and erosion control shall conform to the standards and requirements of the most recent version of the relevant adopted El Paso County standards, including the Land Development Code, the Engineering Criteria Manual, the Drainage Criteria Manual, and the Drainage Criteria Manual Volume 2. Any deviations from regulations and standards must be requested, and approved, in writing.
  3. A separate Stormwater Management Plan (SMWP) for this project shall be completed and an Erosion and Stormwater Quality Control Permit (ESQCP) issued prior to commencing construction. The SMWP during construction is the responsibility of the design professional. The SMWP shall be located on-site at all times during construction and shall be kept up to date with work progress and changes in the field.
  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 EEC. A Preconstruction Meeting between the contractor, engineer, and El Paso County will be held prior to any construction. It is the responsibility of the applicant to coordinate the meeting time and place with County staff.
  5. Control measures must be installed prior to commencement of activities that could contribute pollutants to stormwater. 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 control measures are implemented and final stabilization is established. All persons engaged in land disturbance activities shall assess the adequacy of control measures at the site and identify if changes to those control measures are needed to ensure the continued effective performance of the control measures. All changes to temporary sediment and erosion control measures must be incorporated into the Stormwater Management Plan.
  7. Temporary stabilization shall be implemented on disturbed areas and stockpiles where ground disturbing construction activity has permanently ceased or temporarily ceased for longer than 14 days.
  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 alternative 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 affect the design or function of permanent stormwater management structures must be approved by the ECM Administrator prior to implementation.
  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. Pre-existing vegetation shall be protected and maintained within 50 horizontal feet of a waters 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 also be protected from sedimentation during construction 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 Stormwater Management Plan.
  12. Any temporary or permanent facility designed and constructed for the conveyance of stormwater around, through, or from the earth disturbance area shall be a stabilized conveyance designed to minimize erosion and the discharge of sediment off-site.
  13. Concrete wash water shall be contained and disposed of in accordance with the SMWP. No wash water shall be discharged to or allowed to enter State Waters, including any surface or subsurface storm drainage system or facilities. Concrete washouts 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, uncontrolled groundwater method is 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, including building materials 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, or in accordance with local and State regulatory requirements. No construction debris, including building materials or unused building materials shall be buried, dumped, or discharged at the site.
  18. Tracking of soils and construction debris off-site shall be minimized. Materials tracked off-site shall be cleaned up and properly disposed of immediately.
  19. 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 conveyance systems and stormwater appurtenances as a result of site development.
  20. The quantity of materials stored on the project site shall be limited, as much as practical, to that quantity required to perform the work in an orderly sequence. All materials stored on-site shall be stored in a neat, orderly manner, in their original containers, with original manufacturer's labels.
  21. No chemical(s) having the potential to be released in stormwater are to be stored or used on-site unless permission for the use of such chemical(s) is granted in writing by the ECM Administrator. In granting approval for the use of such chemical(s), special conditions and monitoring may be required.
  22. Bulk storage of 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, any surface or subsurface storm drainage system or other facilities.
  23. No person shall cause the impediment of stormwater flow in the curb and gutter or ditch except with approved sediment control measures.
  24. Owner/developer and their agents shall comply with the "Colorado Water Quality Control Act" (Title 25, Article 8, CRS), and the "Clean Water Act" (33 USC 1344), in addition to the requirements of the Land Development Code, DCM Volume II and the ECM Appendix I. All appropriate permits must be obtained by the contractor prior to construction (1041, NPDES, Floodplain, 404, fugitive dust, etc.). In the event of conflicts between these requirements and other laws, rules, or regulations of other Federal, State, local, or County agencies, the most restrictive laws, rules, or regulations shall apply.
  25. All construction traffic must enter/exit 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 [www.sosreport.com](http://www.sosreport.com) and shall be considered a part of these plans.
  29. At least ten (10) days prior to the anticipated start of construction, for projects that will disturb one (1) acre or more, the owner or operator of construction activity shall submit a permit application for stormwater discharge to the Colorado Department of Public Health and Environment, Water Quality Division. The application contains certification of completion of a stormwater management plan (SMWP) of which this Grading and Erosion Control Plan may be a part. For information or application materials contact:  
 Colorado Department of Public Health and Environment  
 Water Quality Control Division  
 WQCD - Permits  
 4300 Cherry Creek Drive South  
 Denver, CO 80246-1530  
 Attn: Permits Unit

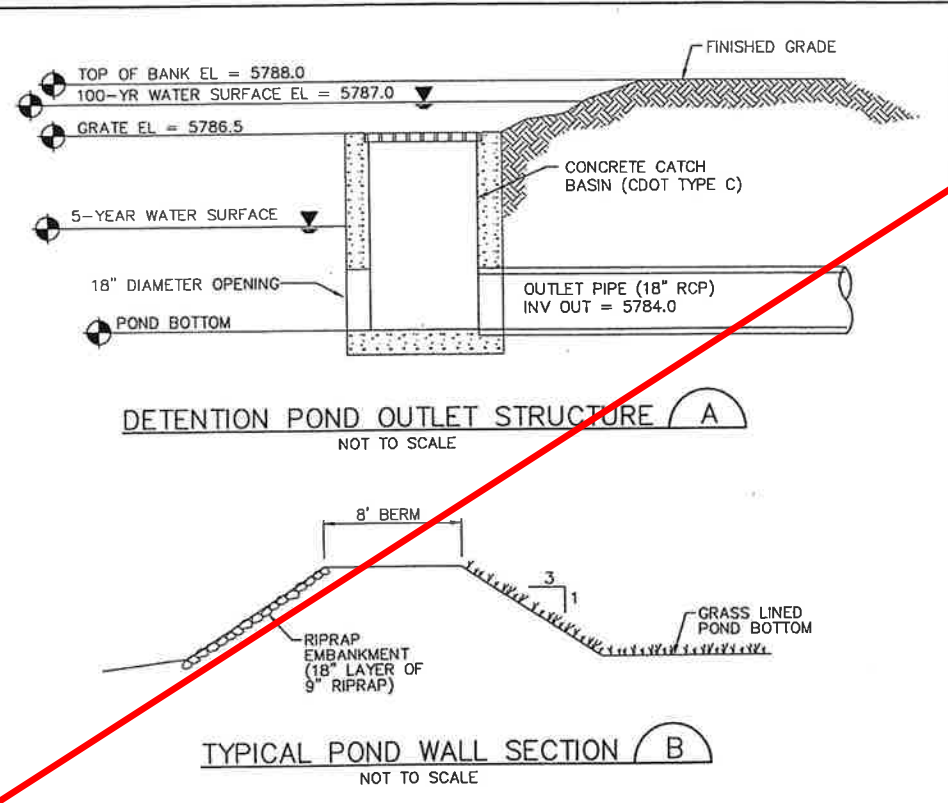
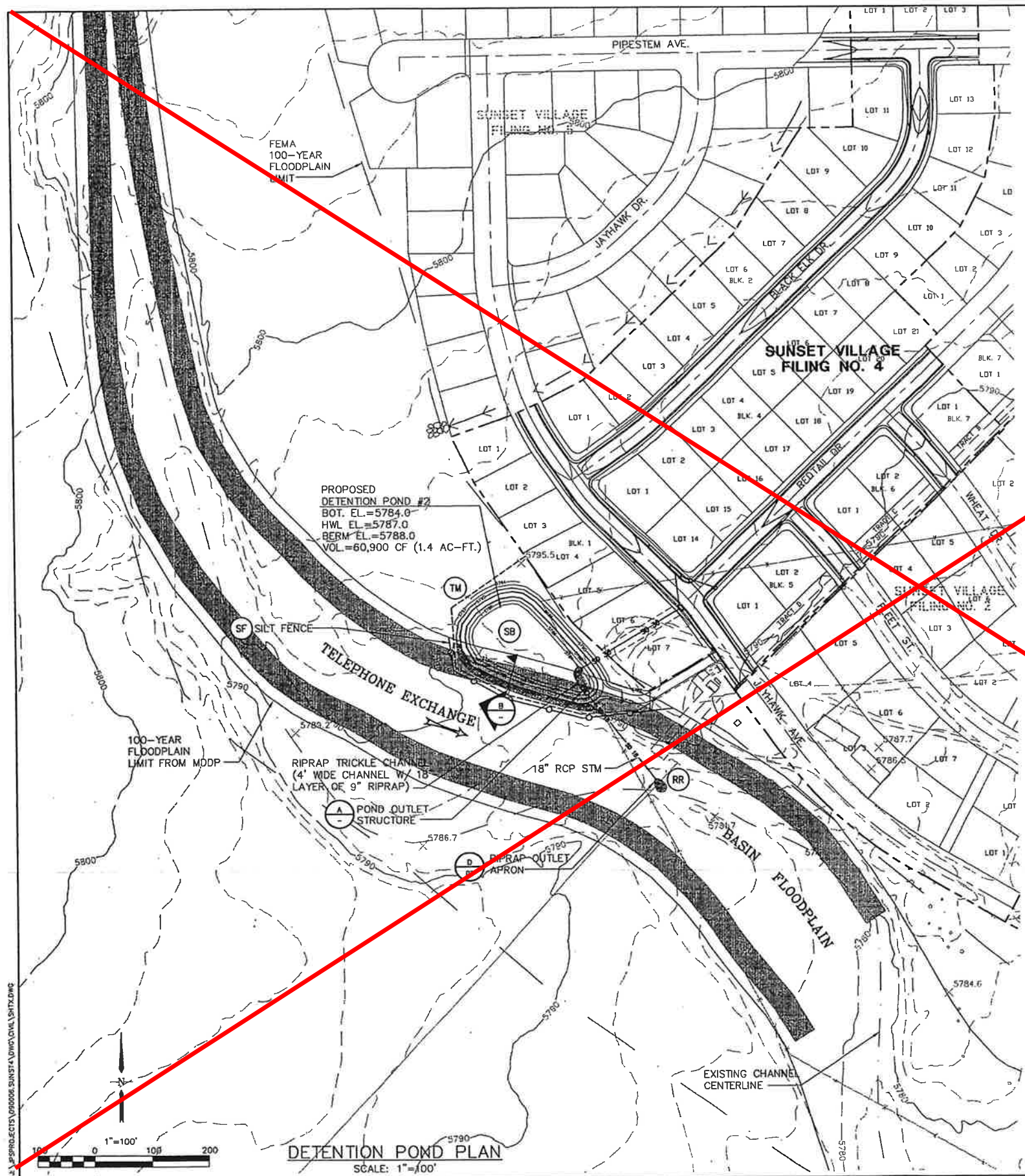
**SUNSET VILLAGE FILING 4 GRADING AND EROSION CONTROL PLAN**

HORIZ. SCALE: 1"=100'  
 VERT. SCALE: 1"=10'  
 SURVEYED: N/A  
 CREATED: 11/16/20  
 PROJECT NO: 090006  
 SHEET: D1

DRAWN: M.P.  
 DESIGNED: J.S.  
 CHECKED: J.S.  
 LAST MODIFIED: 10/11/2011  
 MODIFIED BY: J.S.

REVISION 1: 01/07/2022  
 MODIFIED FOR S.I.A. CD SET  
 RICHARD D. LYON, PE  
 ATWELL, LLC.  
 DECEMBER, 2021  
 EPC PROJ. - CR-21-008





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

**JPS ENGINEERING**

518 N. Nevada Ave.  
Suite 303  
Colorado Springs, CO 80903  
PH: 719-477-9429  
FAX: 719-471-0786

SUNSET VILLAGE - FILING NO. 4

DETENTION POND PLAN & DETAILS

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VERT. SCALE: 1"=100'

HORIZ. SCALE: 1"=100'

SURVEYED: N/A

CREATED: 8/29/01

PROJECT NO: 090006

SHEET: D3

DRAWN: MJP

DESIGNED: JPS

CHECKED: JPS

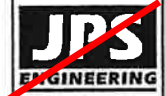
LAST MODIFIED: 10/11/01

MODIFIED BY: JPS

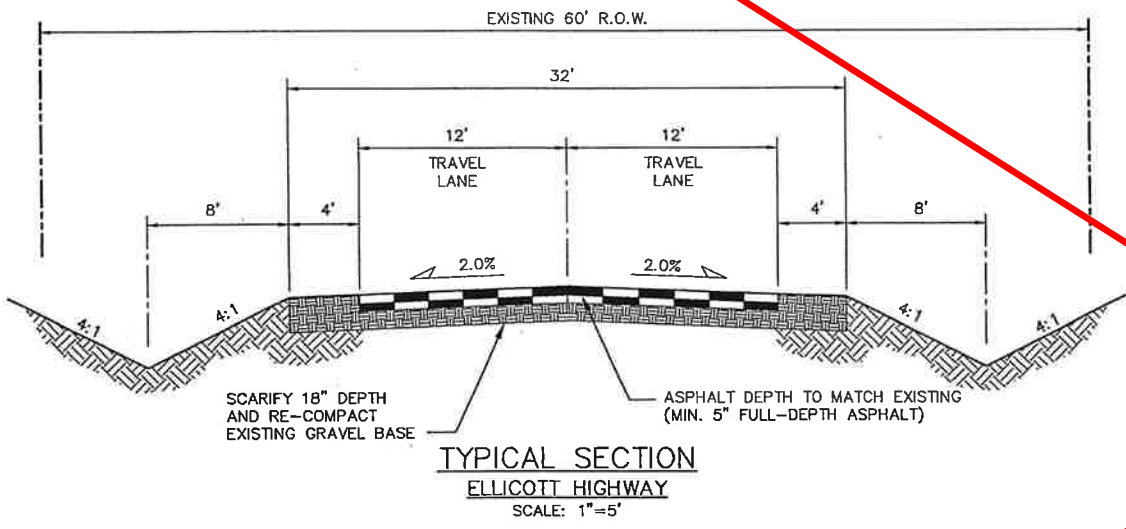
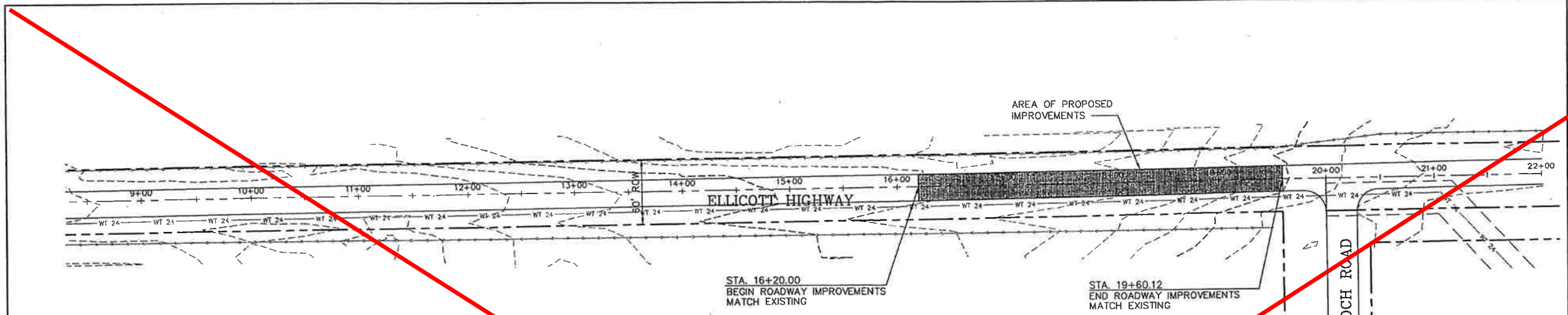
MODIFIED FOR S.I.A. CD SET  
RICHARD D. LYON, PE  
ATWELL, LLC  
DECEMBER, 2021  
EPC PROJ.: CDR-21-008

REVISION 1: 01/07/2022

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

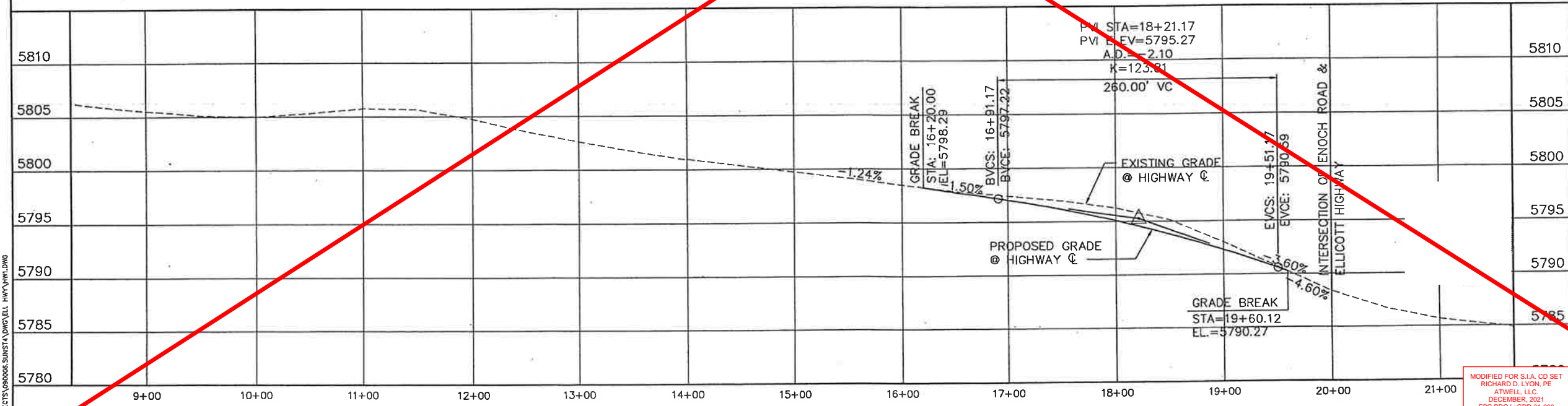
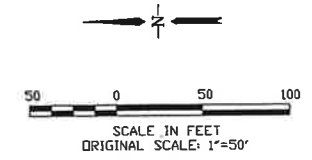


518 N. Nevada Ave.  
Suite 303  
Colorado Springs, CO  
80903  
PH: 719-477-9429  
FAX: 719-471-0766



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

| NO. | REVISION | BY | DATE |
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HIGHWAY  
IMPROVEMENT PLAN

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

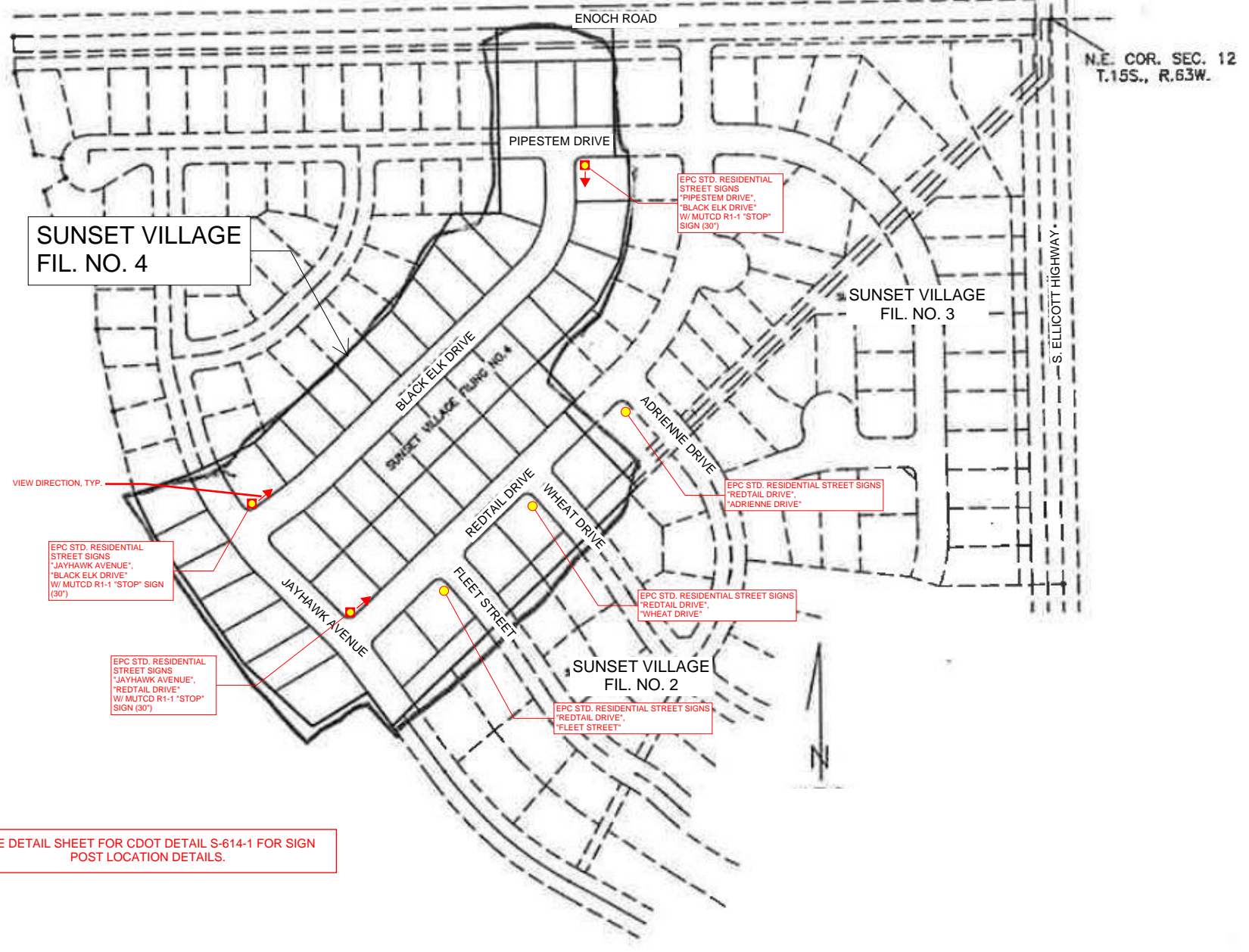
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| VERT. SCALE: 1"=5'    | DESIGNED: JPS          |
| SURVEYED: [ ]         | CHECKED: JPS           |
| CREATED: 7/10/01      | LAST MODIFIED: 9/11/01 |
| PROJECT NO: 090006    | MODIFIED BY: MJP       |
| SHEET:                |                        |

HW1

REVISION 1: 01/07/2022

J:\PROJECTS\090006\SUBSTA\DWG\EL\_HHW\HW1.DWG

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



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

**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 FOR THE 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 DEVICES 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: 01/07/2022



**SUBDIVISION: SUNSET VILLAGE FIL. NO. 4**  
**SHEET: 15**  
**STRIPING AND SIGNAGE PLAN**  
**EPC PLAN NO. CDR-21-008**

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.

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**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  
JAYHAWK AVENUE AND REDTAIL DRIVE  
EL PASO COUNTY, COLORADO  
CDOT S-615-1 DETAILS

CLIENT: SUNSET VILLAGE VIEW, LLC.

DATE: 12/03/2021

|   |                       |                  |
|---|-----------------------|------------------|
| A | 1st SUBMITTAL TO EPIC | 10/12/2021 - RDL |
| B | 2nd SUBMITTAL TO EPIC | 12/03/2021 - RDL |

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REVISIONS



DR. RDL CH. RDL  
P.M. RDL

JOB: 21004166  
SHEET NO.

**REGULATORY, RECREATIONAL AND CULTURAL INFORMATION SIGN PLACEMENT**

**WARNING SIGN PLACEMENT**

**ACUTE ANGLE INTERSECTION**  
**CHANNELIZED INTERSECTION**  
**WIDE THROAT INTERSECTION**  
**DIVISIONAL ISLAND**  
**MINOR CROSSROAD**  
**URBAN INTERSECTION**

**TYPICAL LOCATIONS-STOP SIGNS AND YIELD SIGNS**

**GENERAL NOTES**

- THE ENGINEER WILL ESTABLISH GRADES AND LOCATIONS FOR ALL SIGN POSTS IN ACCORDANCE WITH DETAILS SHOWN ON THE PLANS.
- SPECIAL CARE SHALL BE TAKEN IN SIGN LOCATION TO ENSURE AN UNOBSTRUCTED VIEW OF EACH SIGN.
- MINIMUM POST EMBELEMMENT SHALL BE 3 FT FOR 4-2 POSTS AND 4-IN X 4-IN TIMBER POSTS, AND 5 FT FOR 6-IN X 6-IN TIMBER POSTS. SEE APPLICABLE STANDARDS FOR FOOTING DEPTH.
- IF A SHOULDER IS WIDER THAN 6 FT, THE MINIMUM LATERAL OFFSET DISTANCE SHOULD BE 6 FT FROM THE EDGE OF SHOULDER, EXCEPT FOR MILE MARKER SIGNS. SEE FIGURE 5A-2010 OF THE 2009 MUTCD.
- NORMAL LATERAL PLACEMENT IS MEASURED FROM THE EDGE OF THE TRAVEL LANE.
- IN URBAN AREAS, A LATERAL CLEARANCE OF 1 FT FROM THE CURB FACE IS PERMISSIBLE WHERE SIDEWALK WIDTH IS LIMITED OR WHERE EXISTING POLES ARE CLOSE TO THE CURB.
- TYPICAL POST MOUNTING HEIGHTS FROM GROUND TO BOTTOM OF SIGN PANEL ARE 7 OR 8 FT. OTHER HEIGHTS MAY BE REQUIRED WHEN SIGNS ARE MOUNTED ON STEEP HILL OR CUT SLOPES.
- FOR ADDITIONAL PLACEMENT FOR STOP SIGNS WILL NOT BE CONSIDERED WHEN DETERMINING VERTICAL PLACEMENT. FOR INFORMATION OF EDUCATIONAL PLAQUES, SEE PAGE 3 OF THE 2012 CDOT GUIDE SIGNING POLICIES & PROCEDURES, AND SECTION 2808 OF THE 2009 MUTCD.
- WHEN LATERAL PLACEMENT IS 30 FT OR MORE FOR SIGNS WITHOUT A SUPPLEMENTAL PLAQUE, VERTICAL PLACEMENT H MAY BE REDUCED TO 5 FT. WHEN LATERAL PLACEMENT IS 30 FT OR MORE FOR SIGNS WITH A SUPPLEMENTAL PLAQUE, VERTICAL PLACEMENT F DOES NOT APPLY - USE ONLY VERTICAL PLACEMENT H.
- NORMAL ANGULAR PLACEMENT IS 0 DEG. SIGNS CLOSER THAN 30 FT SHOULD BE TURNED SLOWLY AWAY TO MINIMIZE SPECULAR REFLECTION. SIGNS PLACED 30 FT OR MORE SHOULD GENERALLY BE TURNED TOWARD THE ROAD.
- THE COT PANEL IS MOUNTED ON THE RIGHT HAND SIDE FOR RIGHT HAND EXITS AND THE LEFT SIDE FOR LEFT HAND EXITS.
- POST SHALL BE INSTALLED PLUMB, VERTICAL DEVIATION SHALL NOT EXCEED 1/2-IN IN 10 FT.
- ON ALL TWO-LANE UNDIVIDED HIGHWAYS, THE MILE MARKER AND POST SHALL BE INSTALLED ON THE RIGHT SHOULDER IN THE ASCENDING DIRECTION WITH THE MILE MARKER PANELS DISPLAYED ON THE FRONT AND BACK SIDE OF THE POST.
- ON ALL UNDIVIDED MULTI-LANE AND DIVIDED HIGHWAYS AND INTERSTATES, THE MILE MARKER AND POST SHALL BE INSTALLED ON THE OUTSIDE SHOULDER (OR SIDEWALK IF APPLICABLE) IN BOTH DIRECTIONS OF TRAVEL.
- VERTICAL SPACING BETWEEN SIGN PANELS SHALL BE 1 TO 1 1/2 IN, TYPICAL.

**PLACEMENT TABLES**

| KEY | LATERAL PLACEMENT<br>ALL CLASSES OF<br>STREETS AND HIGHWAYS |  | VERTICAL PLACEMENT |                          |        |                                   |                         |
|-----|---|--|--------------------|--------------------------|--------|-----------------------------------|-------------------------|
|     | MINIMUM   | NORMAL   | KEY                | FREEWAYS AND EXPRESSWAYS |        | CONVENTIONAL STREETS AND HIGHWAYS |                         |
|     |   |  |                    | MIN.                     | MAX.   | MIN.                              | MAX.                    |
| A   | 2'-0"   | 15'-0" PLUS CURB   | D                  | 7'-0" OR NOTE NO. 9      | 12'-0" | 7'-0"                             | 8'-0"<br>5'-0"<br>9'-0" |
| B   | 2'-0"   | 30'-0" OR MORE<br>(INCLUDES CURB)  | E                  | 7'-0"                    | 8'-0"  | 8'-0"<br>5'-0"                    | 9'-0"                   |
| C   | 2'-0"   | 6'-0" PLUS EDGE OF<br>8'-0" WIDE SHOULDER,<br>IF MORE IS 4'-0" FROM<br>EDGE OF TRAVEL LANE | F                  | 8'-0" OR NOTE NO. 9      | 12'-0" | 8'-0"<br>9'-0"                    | 5'-0"<br>9'-0"          |
|     |   |  | G                  | 8'-0"                    | 7'-0"  | 8'-0"<br>4'-0"                    | 7'-0"                   |
|     |   |  | H                  | 5'-0"                    | 10'-0" | 8'-0"<br>7'-0"<br>4'-0"           | 7'-0"                   |

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

**ROUTE MARKER ASSEMBLY PLACEMENT**

**CLASS III SIGN PLACEMENT**

**MILE MARKER PLACEMENT**

NOTE: MILE MARKERS SHALL BE LOCATED IN LINE WITH DELINEATOR POSTS.

**CLASS III SIGNS, PANEL GROUND CLEARANCE**

SEE COLORADO STANDARD PLAN S-614-21 FOR ADDITIONAL INFORMATION.

**ANGULAR PLACEMENT**

SPECIAL FOR SMALL PARKING OR SLEEPING RESTRICTION SIGNS WITH HORIZONTAL ARROW

45° TO 60°

STANDARD FOR ALL OTHER ROUND SIGNS

5° MAX.

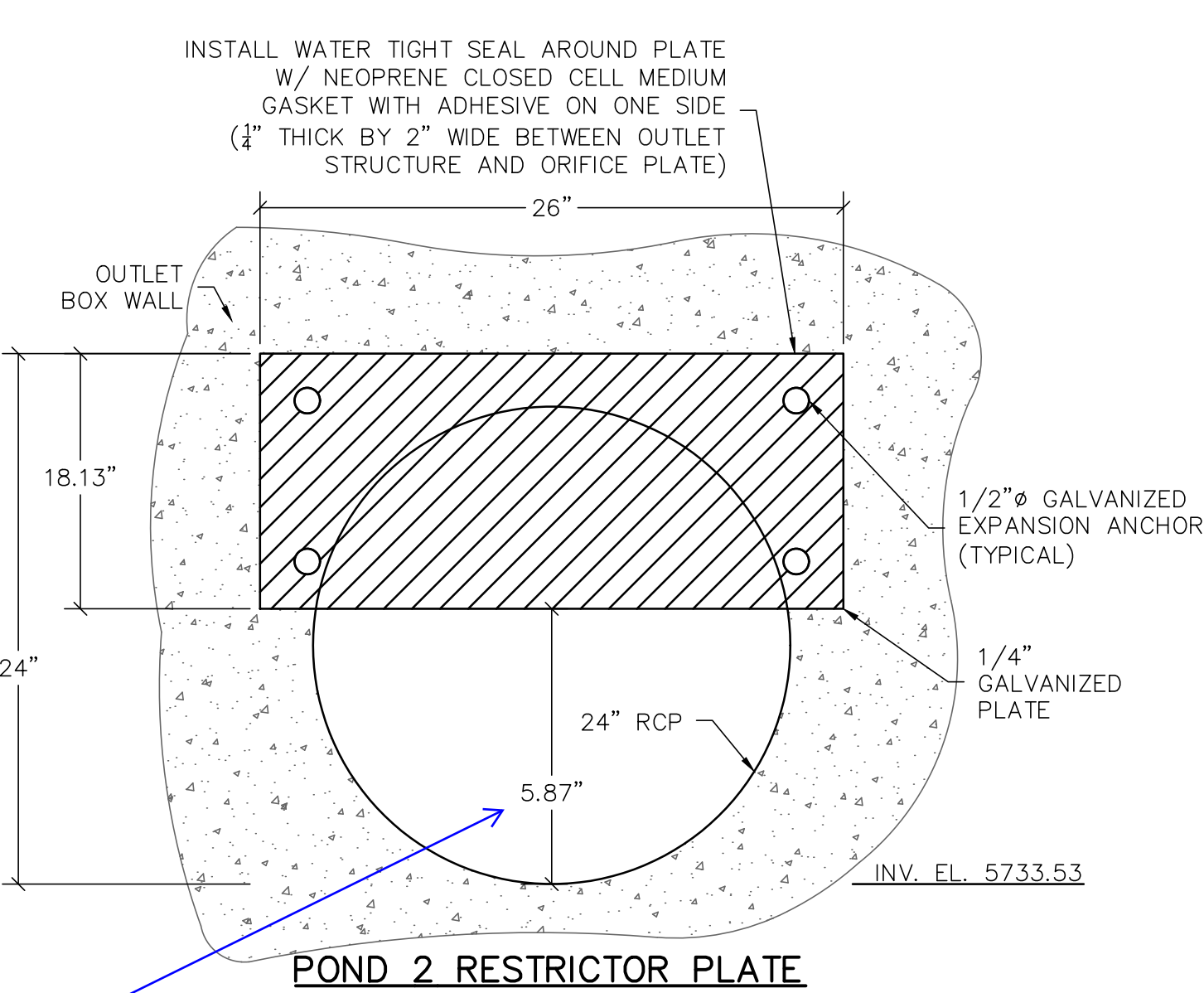
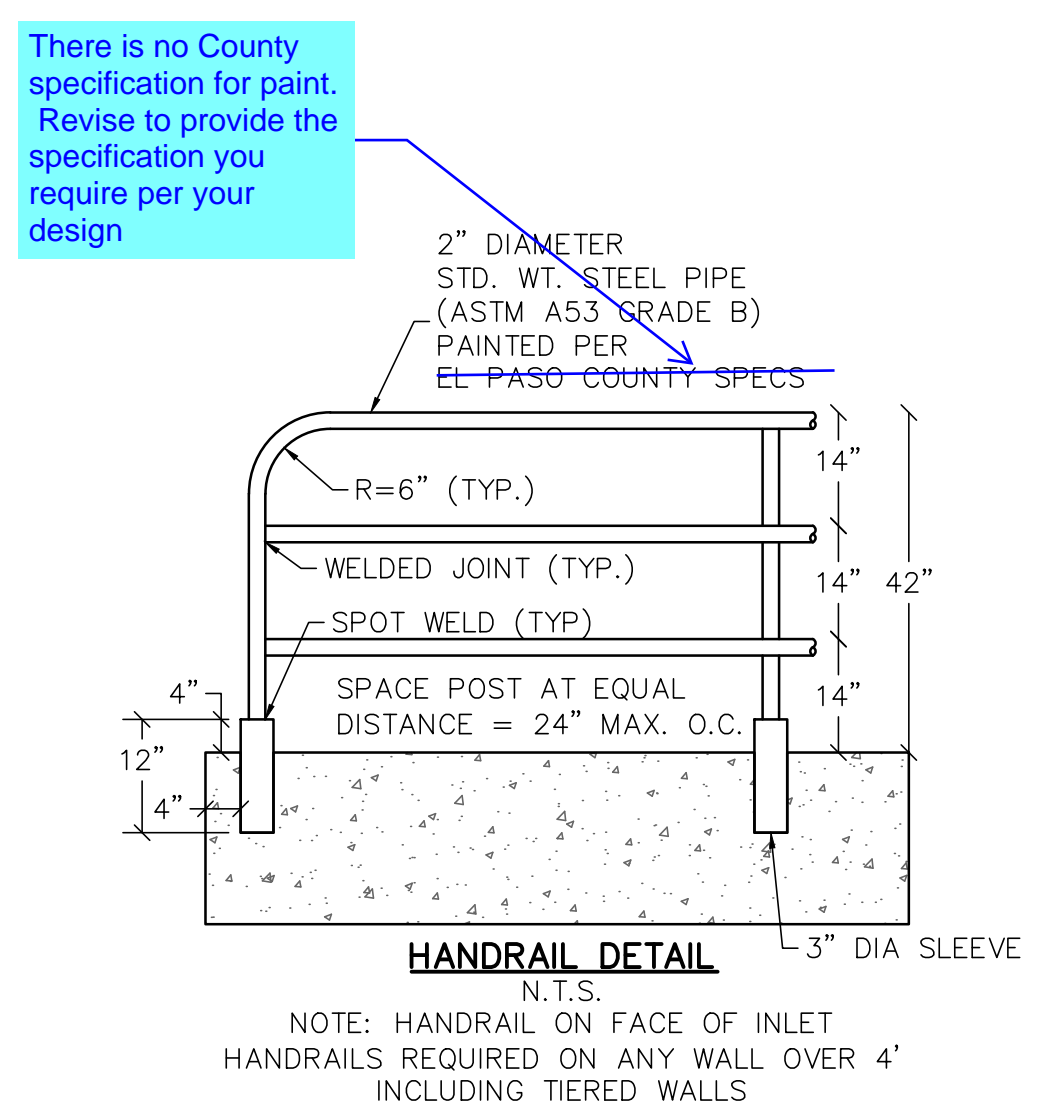
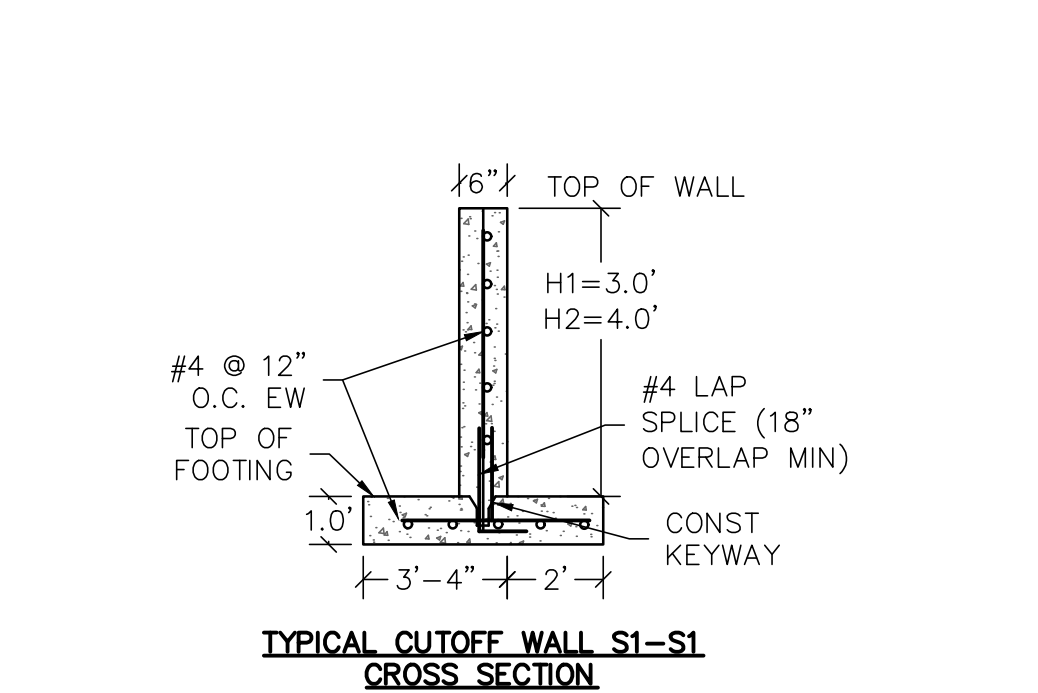
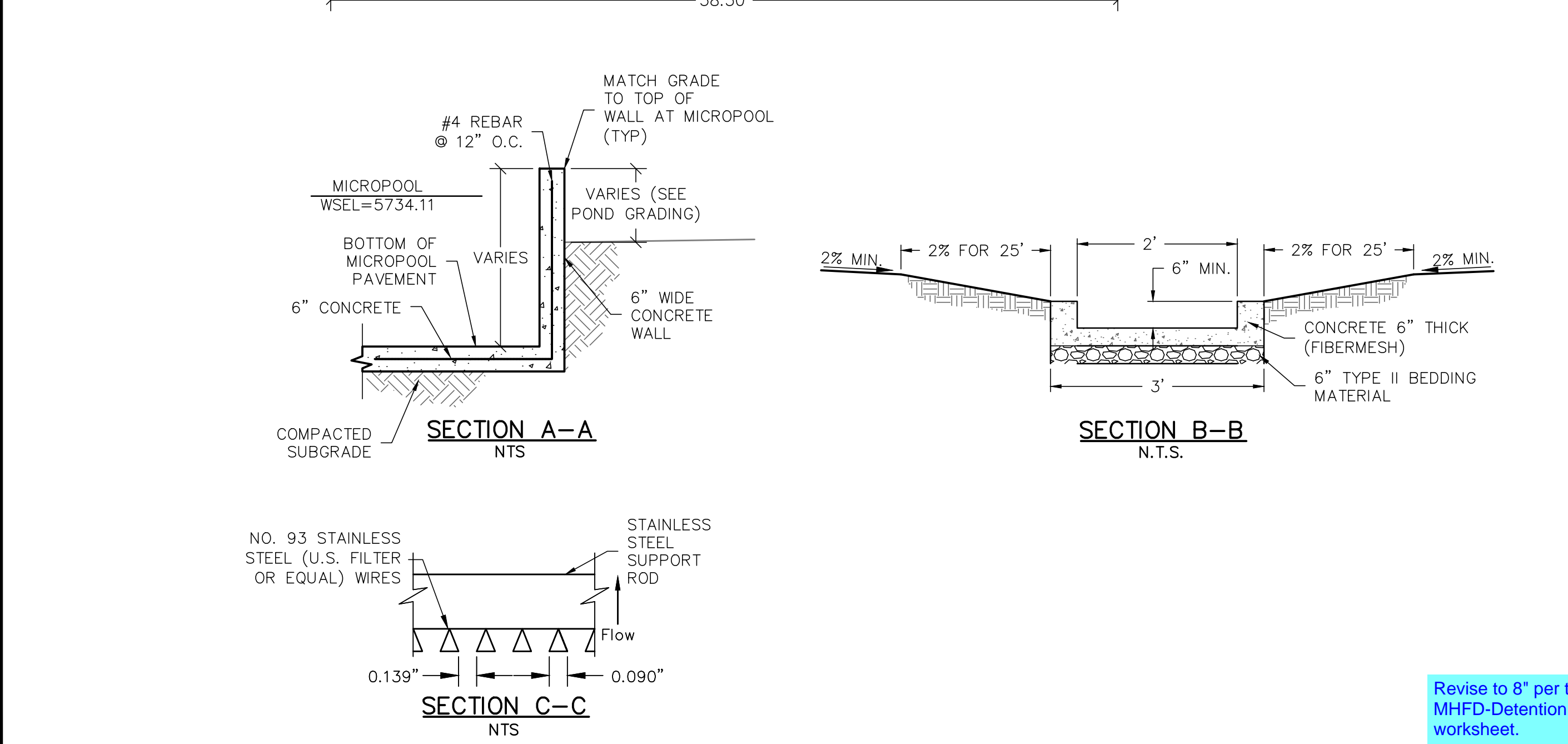
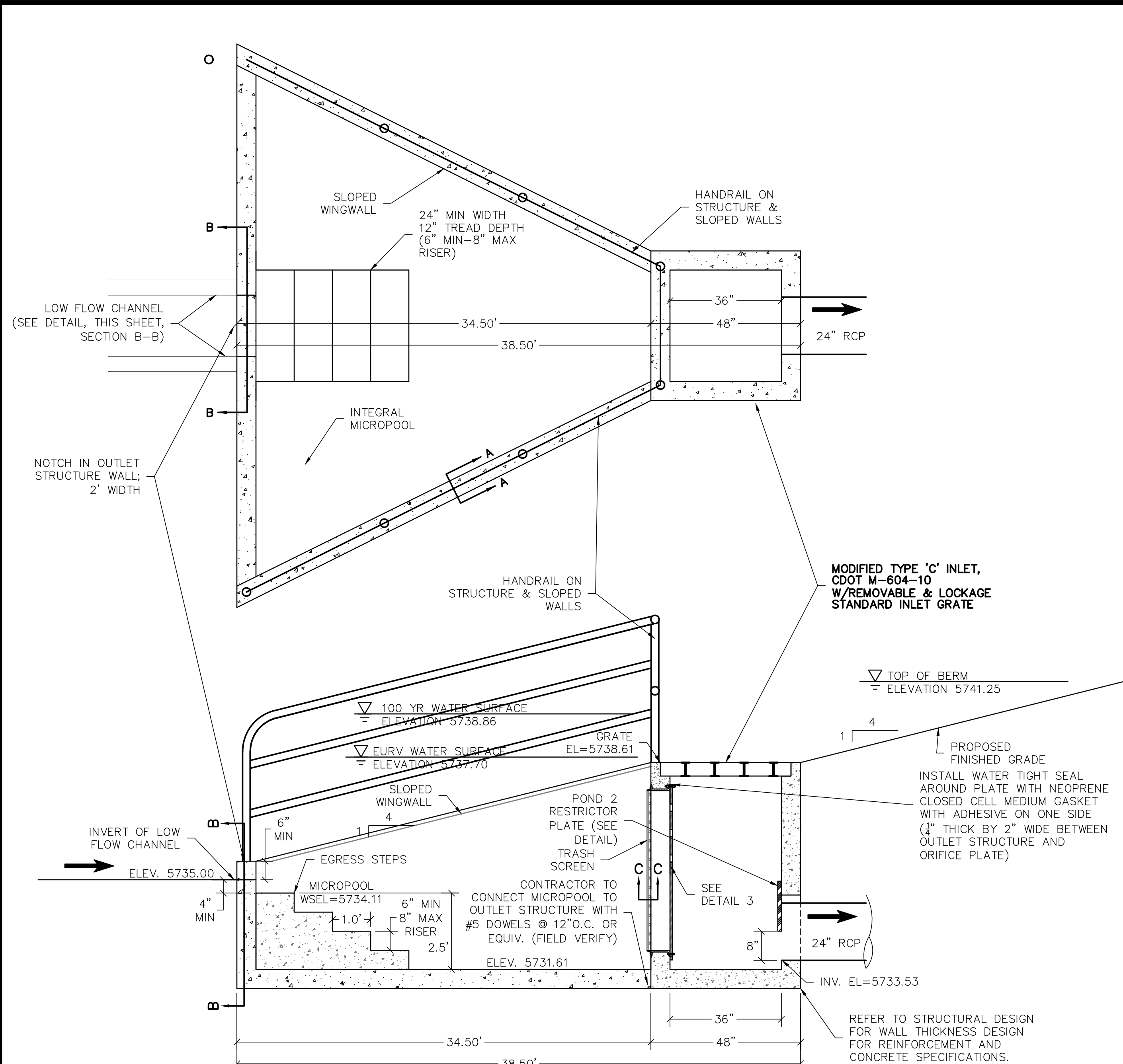
1° TO 3°

SEE NOTE 10.

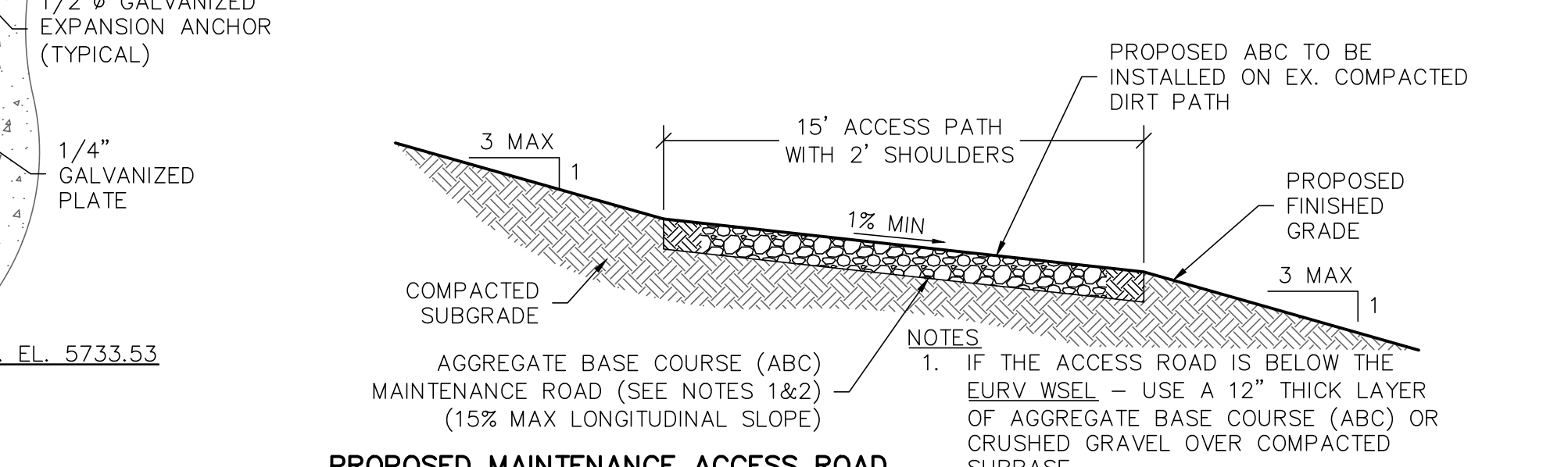
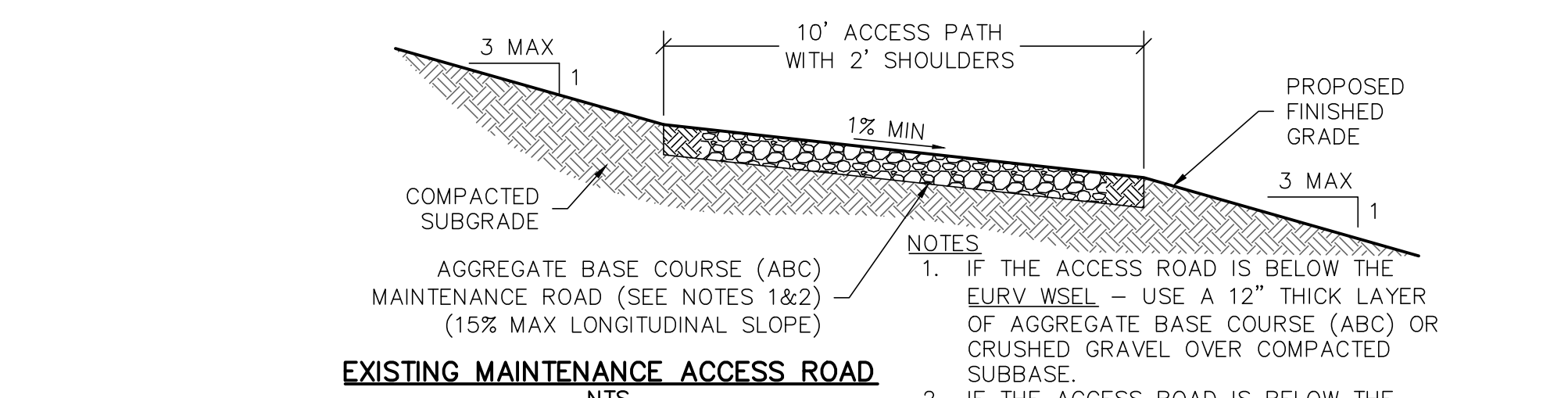
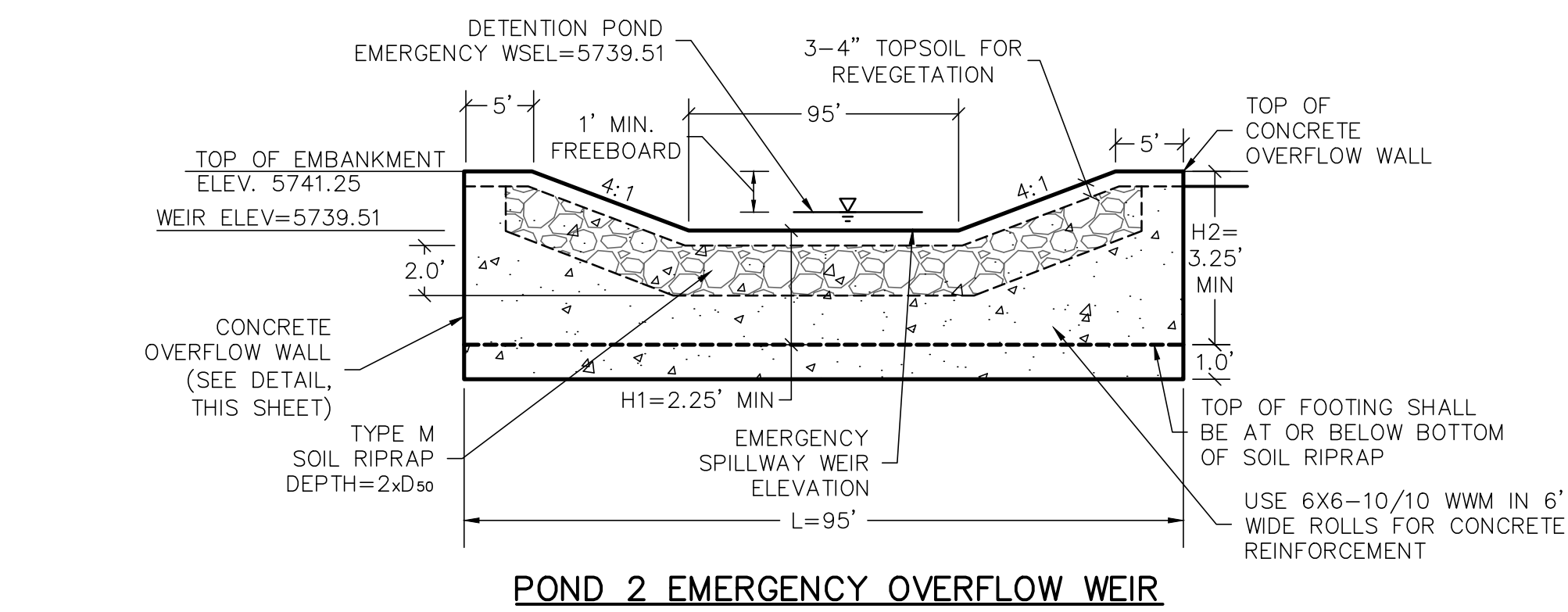
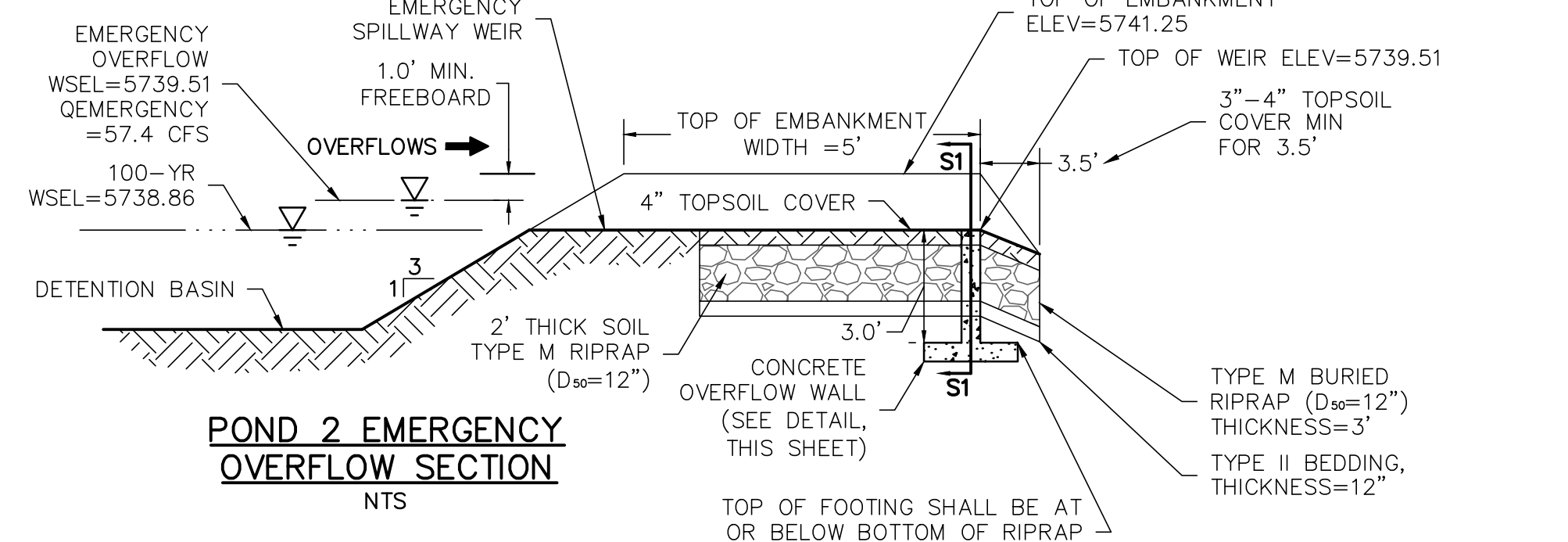
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| <b>Computer File Information</b>                                   | <b>Sheet Revisions</b> | <b>Colorado Department of Transportation</b>                                       | <b>GROUND SIGN PLACEMENT</b>                                 |
| Creation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







Revise to 8" per the MHFD-Detention worksheet.



| POND SUMMARY TABLE |      |                     |           |                     |         |                     |                      |                        |
|--------------------|------|---------------------|-----------|---------------------|---------|---------------------|----------------------|------------------------|
| DESIGN POINT       | POND | TRIBUTARY AREA (AC) | WQCV WSEL | WQCV VOLUME (AC-FT) | EURV    | EURV VOLUME (AC-FT) | Q <sub>s</sub> (CFS) | Q <sub>100</sub> (CFS) |
| B                  | 2    | 22.23               | 5736.64   | 0.303               | 5737.70 | 0.480               | 27.8                 | 57.4                   |

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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.

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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: SUNSET VILLAGE FILING 4 - DRAINAGE EL PASO COUNTY, COLORADO

DATE: 1/7/2022

REVISIONS

COLORADO LICENSED PROFESSIONAL ENGINEER  
33921

DR. RDL CH. RDL  
P.M. RDL

JOB: 21004166  
SHEET NO.

CAD FILE: 21004166-POND DETAILS.DWG

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PUNCHLIST CONNECTIONS LLC  
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EL PASO COUNTY, COLORADO  
CONSTRUCTION DRAWINGS  
POND 2

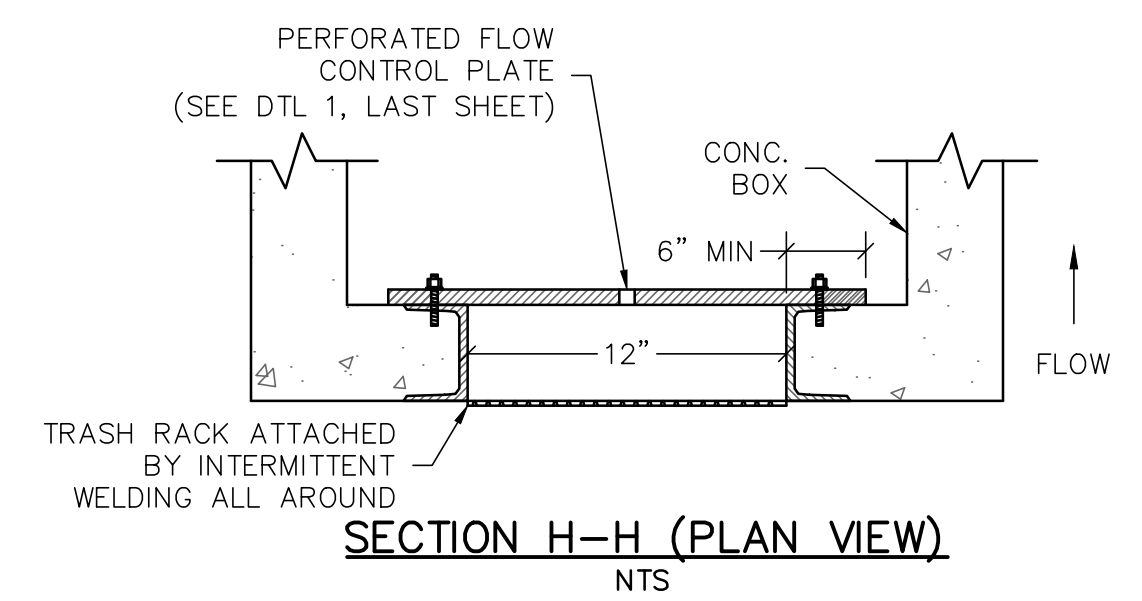
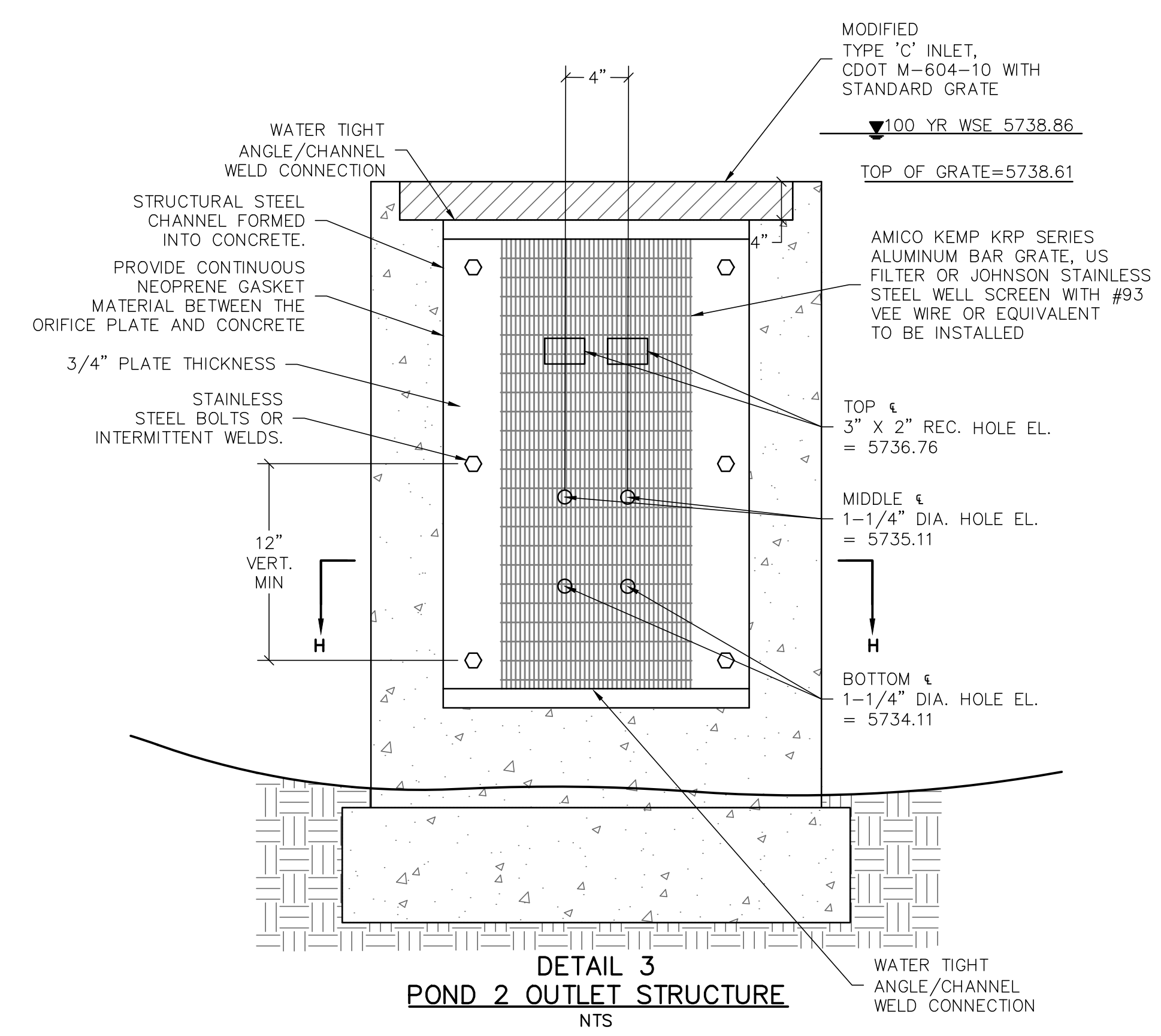
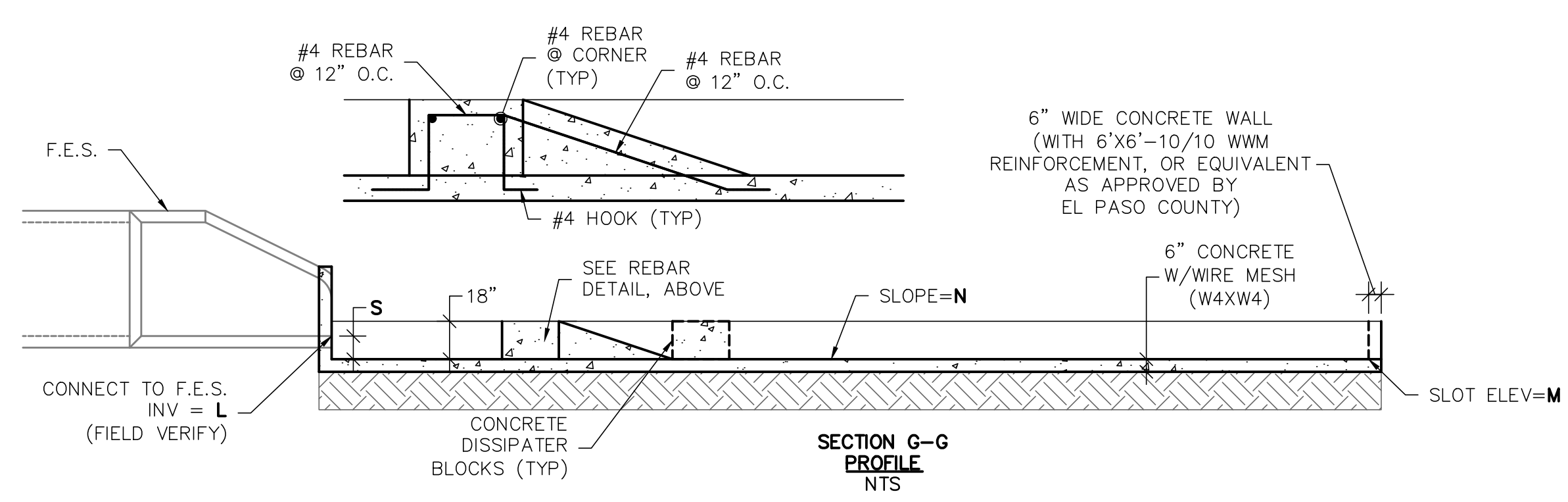
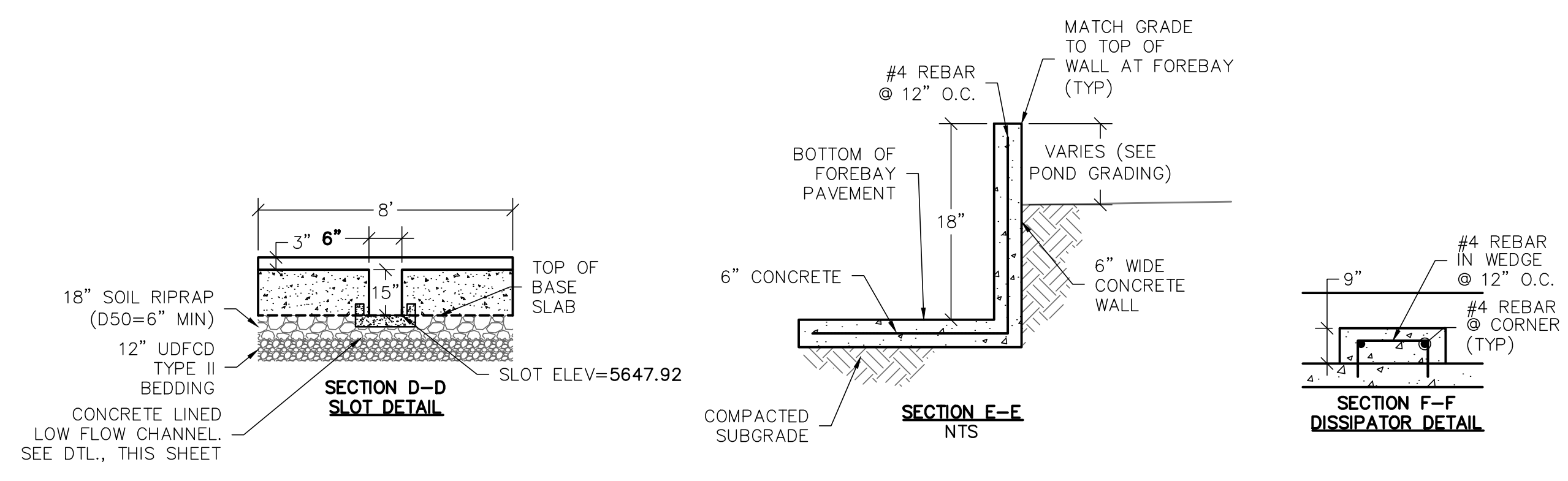
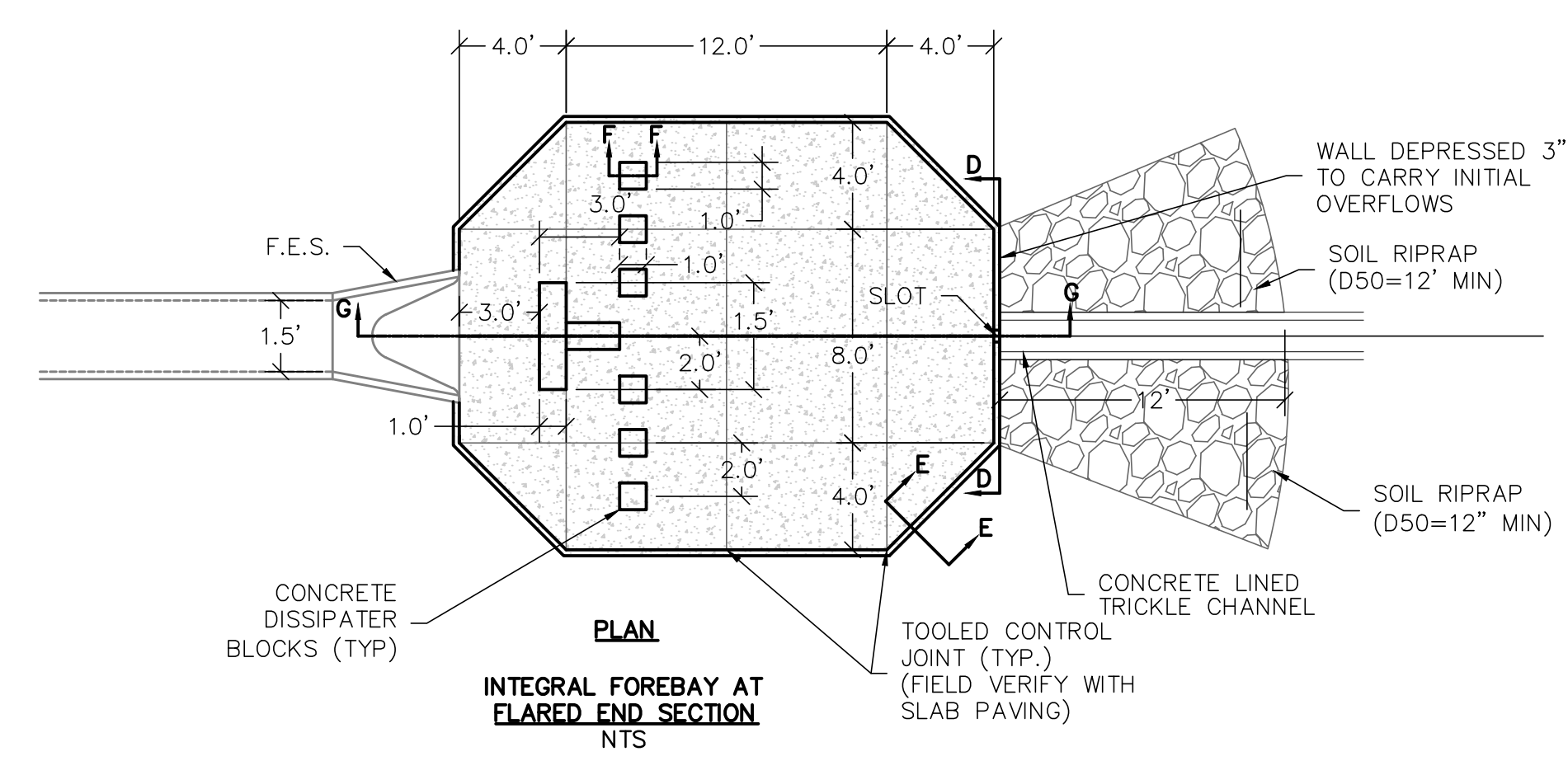
CLIENT  
DATE 1/7/2022

REVISIONS

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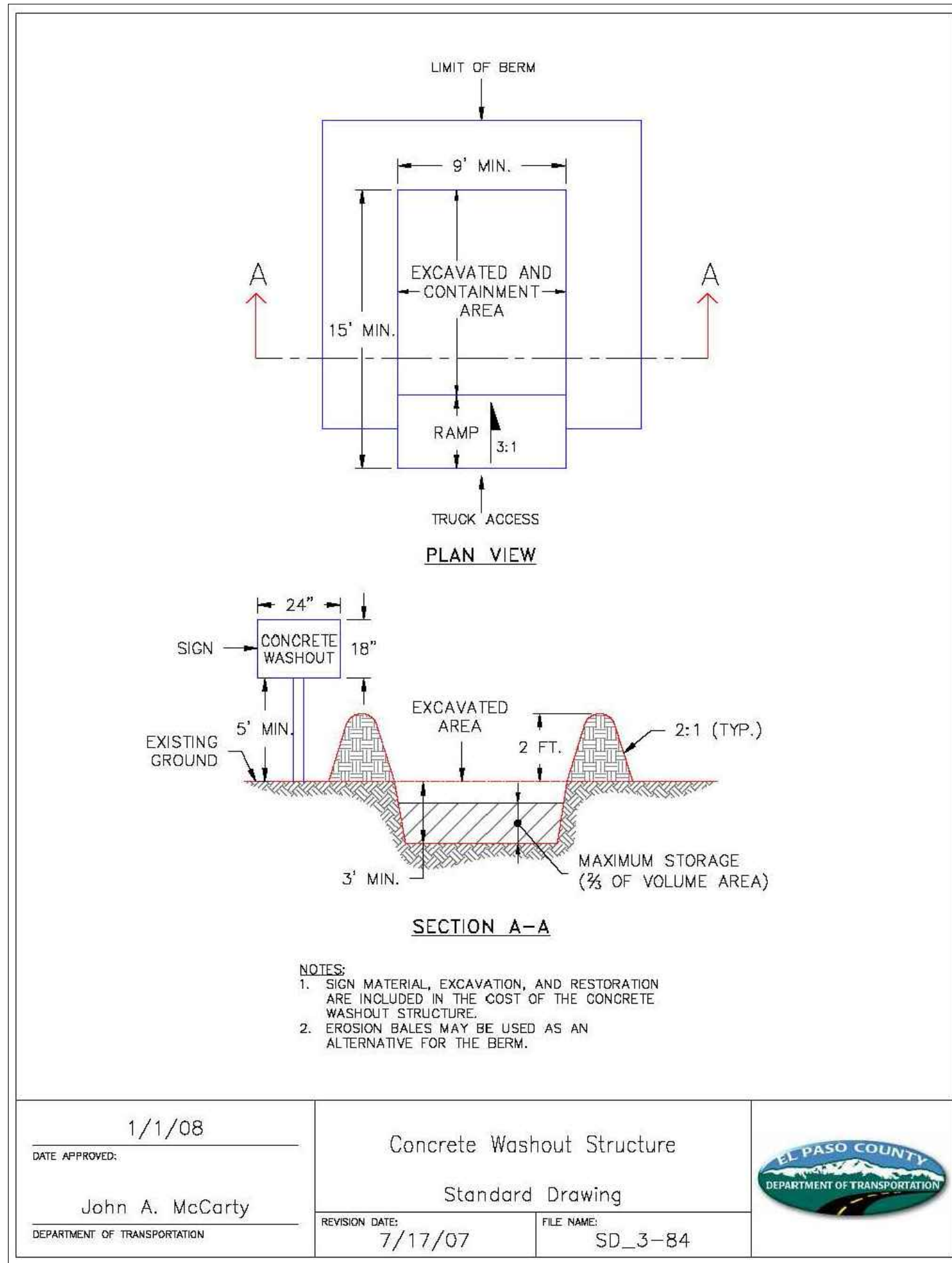


DR. RDL | CH. RDL  
P.M. RDL  
JOB 21004166  
SHEET NO.



FOREBAY SIZE TABLE

| FOREBAY NAME | PIPE SIZE | L       | M       | N     | S    | T  |
|--------------|-----------|---------|---------|-------|------|----|
| A1           | 18"       | 5648.22 | 5647.92 | 0.50% | 2.5" | 6" |



|                              |                            |  |
|------------------------------|----------------------------|--|
| DATE APPROVED: 1/1/08        | Concrete Washout Structure |  |
| APPROVED BY: John A. McCarty | Standard Drawing           |  |
| REVISION DATE: 7/17/07       | FILE NAME: SD_3-84         |  |

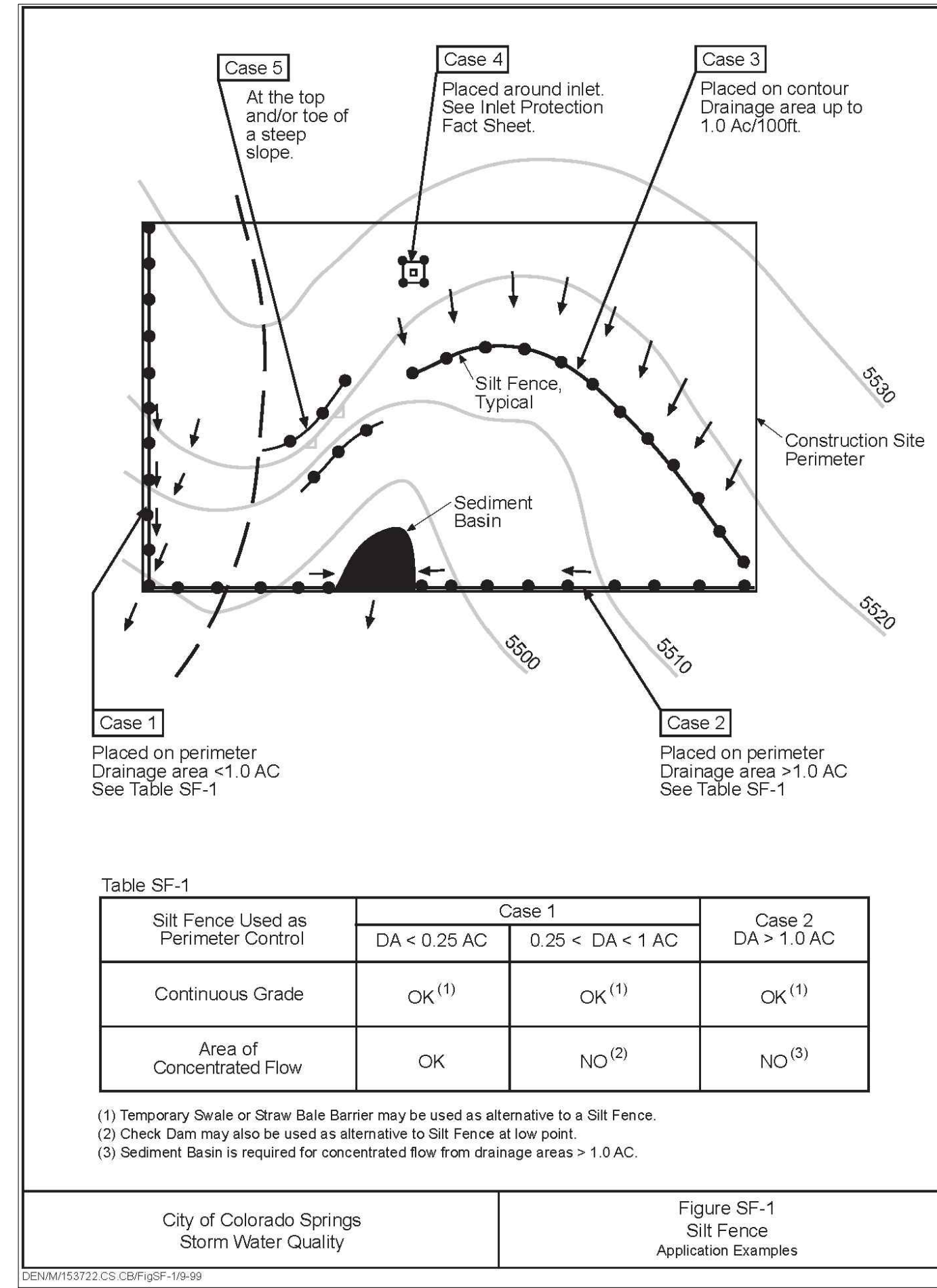
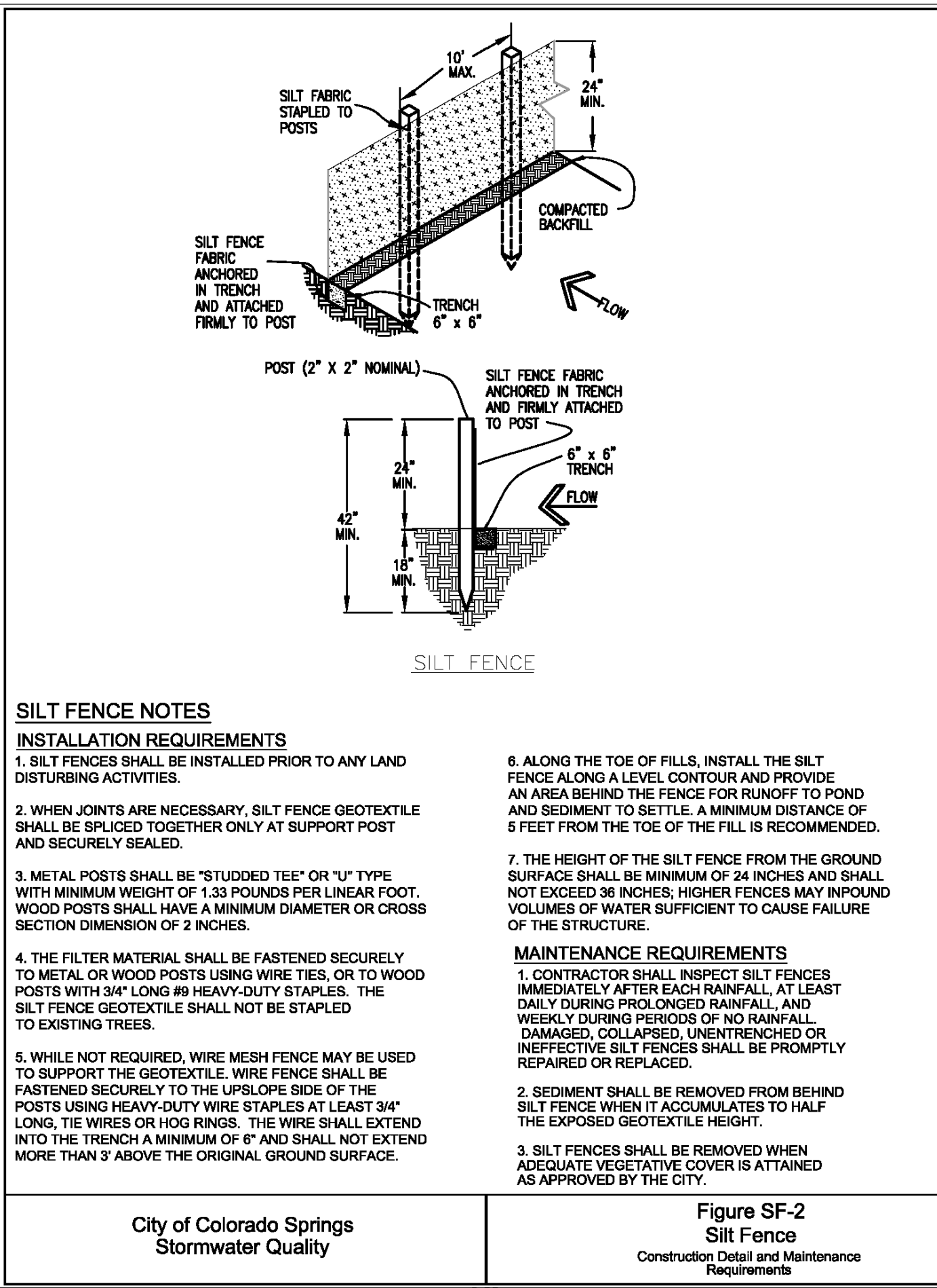


Table SF-1

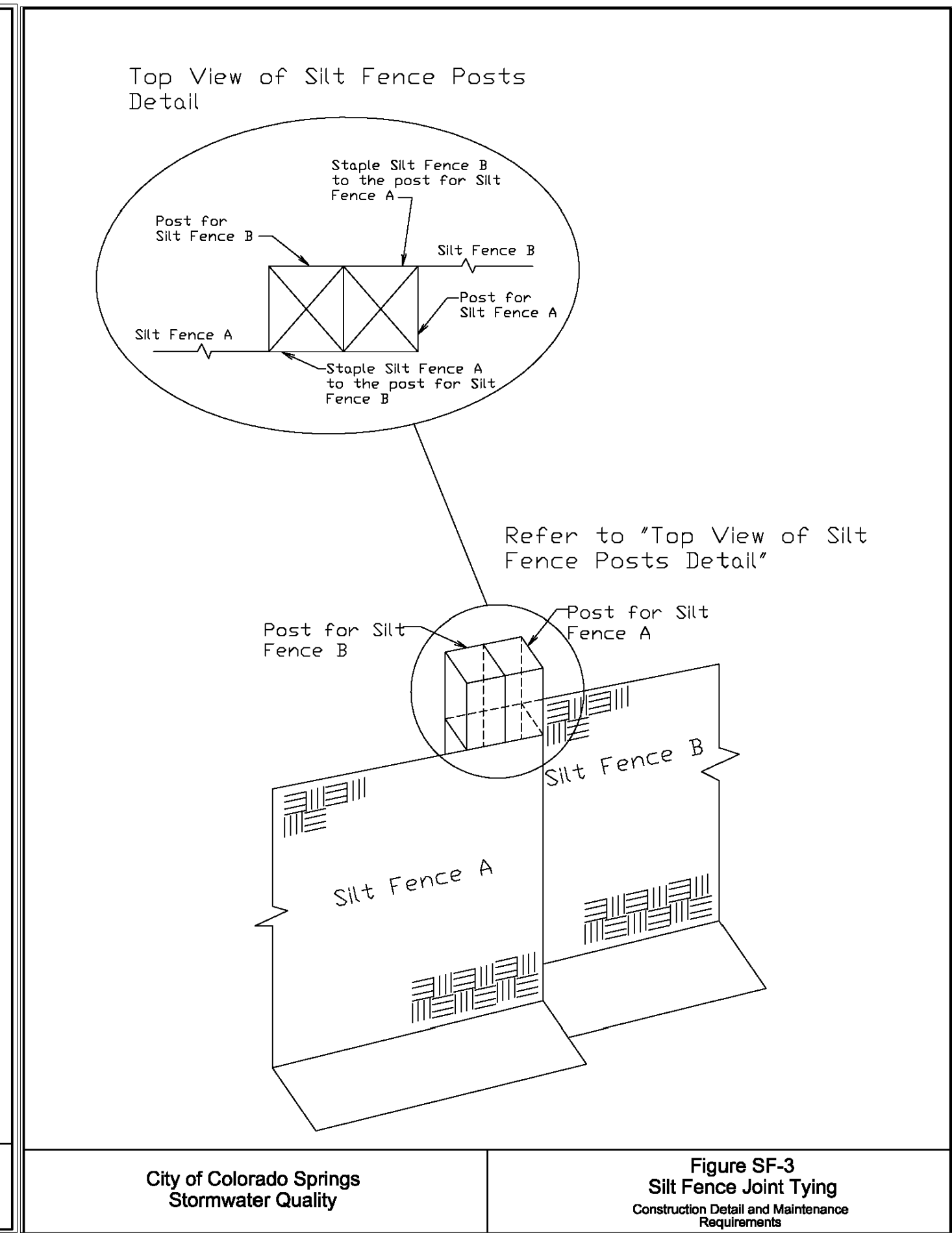
| Silt Fence Used as        | Case              |                   |                   |
|---------------------------|-------------------|-------------------|-------------------|
|                           | DA < 0.25 AC      | 0.25 < DA < 1 AC  | DA > 1.0 AC       |
| Continuous Grade          | OK <sup>(1)</sup> | OK <sup>(1)</sup> | OK <sup>(1)</sup> |
| Area of Concentrated Flow | OK                | NO <sup>(2)</sup> | NO <sup>(3)</sup> |

- Temporary Swale or Straw Bale Barrier may be used as alternative to a Silt Fence at low point.
- Check Dam may also be used as alternative to Silt Fence at low point.
- Sediment Basin is required for concentrated flow from drainage areas > 1.0 AC.

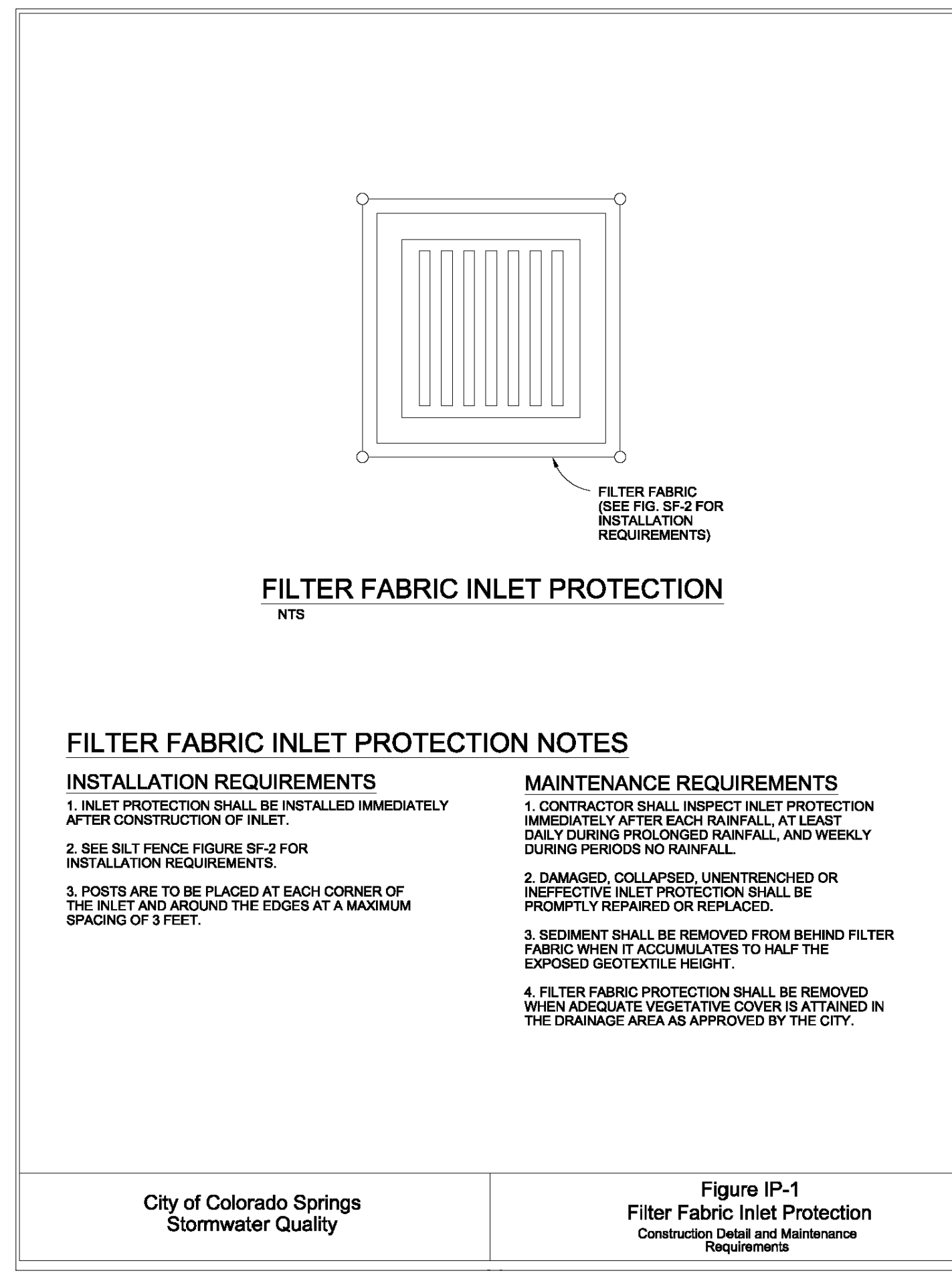
City of Colorado Springs Stormwater Quality Figure SF-1 Silt Fence Application Examples



City of Colorado Springs Stormwater Quality Figure SF-2 Silt Fence Construction Detail and Maintenance Requirements



City of Colorado Springs Stormwater Quality Figure SF-3 Silt Fence Joint Tying Construction Detail and Maintenance Requirements



**FILTER FABRIC INLET PROTECTION NOTES**

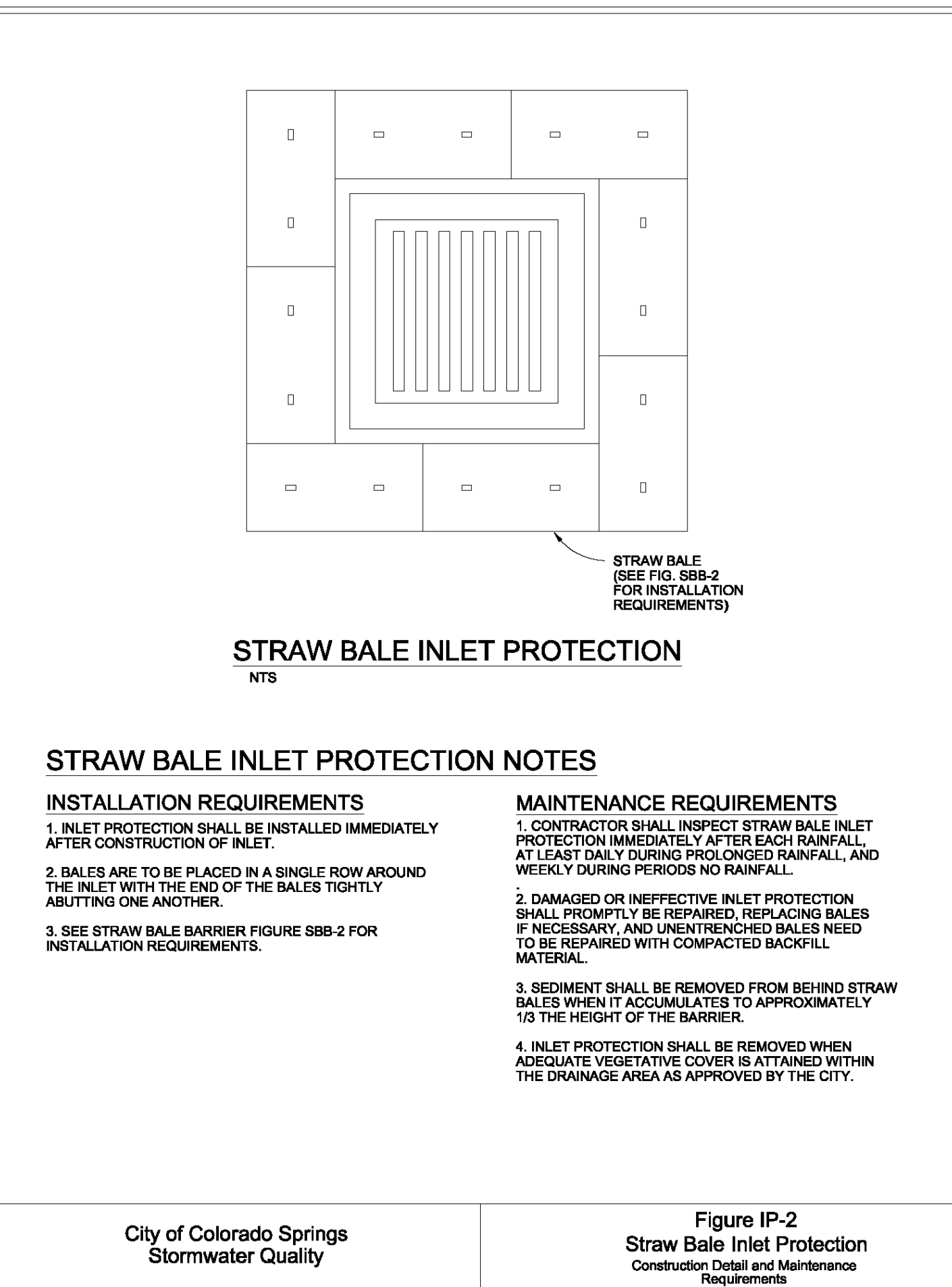
**INSTALLATION REQUIREMENTS**

- INLET PROTECTION SHALL BE INSTALLED IMMEDIATELY AFTER CONSTRUCTION OF INLET.
- SEE SILT FENCE FIGURE SF-2 FOR INSTALLATION REQUIREMENTS.
- POSTS ARE TO BE PLACED AT EACH CORNER OF THE INLET AND AROUND THE EDGES AT A MAXIMUM SPACING OF 3 FEET.

**MAINTENANCE REQUIREMENTS**

- CONTRACTOR SHALL INSPECT INLET PROTECTION IMMEDIATELY AFTER EACH RAINFALL, AT LEAST DAILY DURING PROLONGED RAINFALL, AND WEEKLY DURING PERIODS NO RAINFALL.
- DAMAGED, COLLAPSED, UNENTRENCHED OR INEFFECTIVE INLET PROTECTION SHALL BE PROMPTLY REPAIRED OR REPLACED.
- SEDIMENT SHALL BE REMOVED FROM BEHIND FILTER FABRIC WHEN IT ACCUMULATES TO HALF THE EXPOSED GEOTEXTILE HEIGHT.
- INLET PROTECTION SHALL BE REMOVED WHEN ADEQUATE VEGETATIVE COVER IS ATTAINED IN THE DRAINAGE AREA AS APPROVED BY THE CITY.

City of Colorado Springs Stormwater Quality Figure IP-1 Filter Fabric Inlet Protection Construction Detail and Maintenance Requirements



**STRAW BALE INLET PROTECTION NOTES**

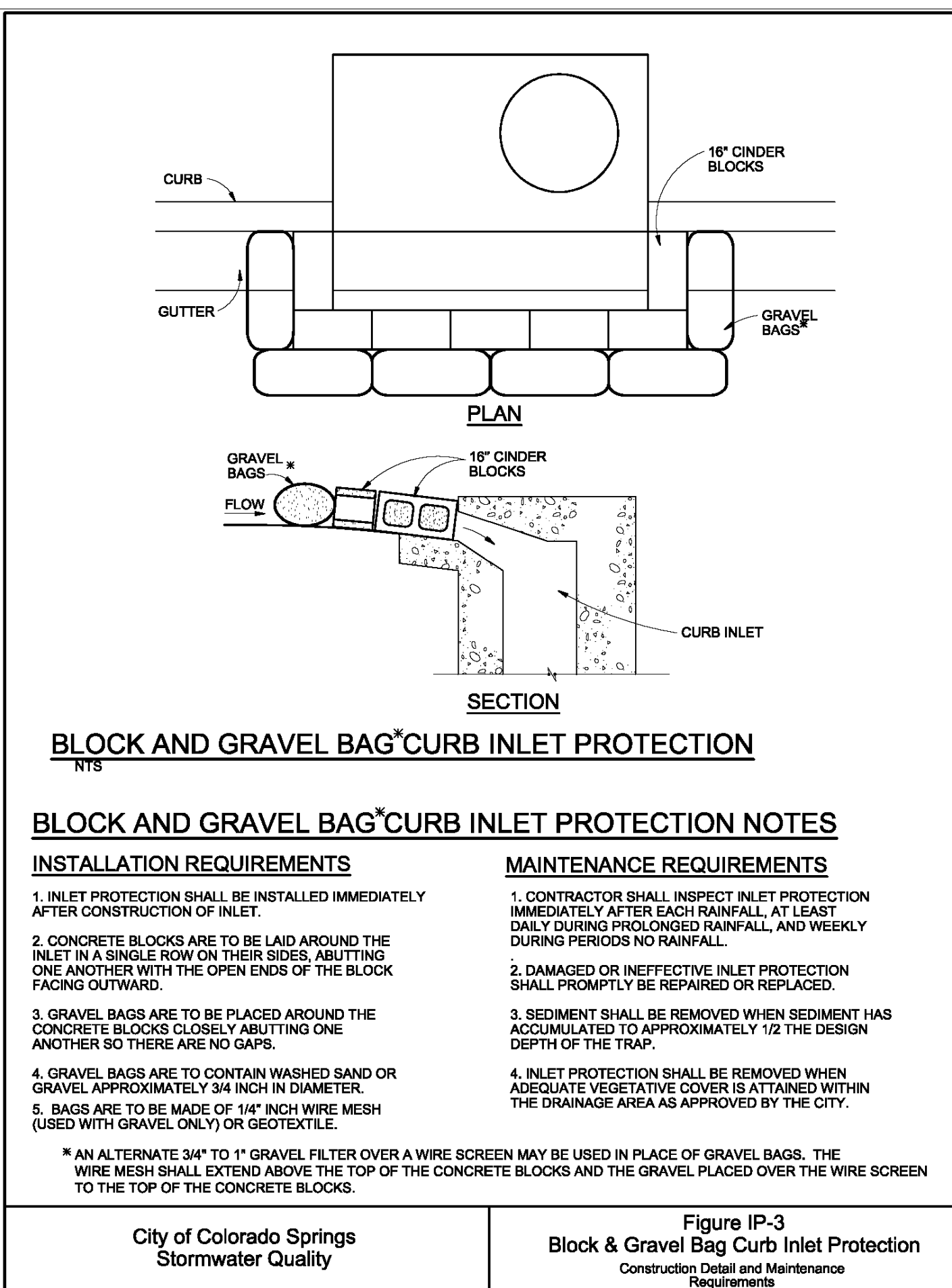
**INSTALLATION REQUIREMENTS**

- INLET PROTECTION SHALL BE INSTALLED IMMEDIATELY AFTER CONSTRUCTION OF INLET.
- BALES ARE TO BE PLACED IN A SINGLE ROW AROUND THE INLET WITH THE END OF THE BALES TIGHTLY ABUTTING ONE ANOTHER.
- SEE STRAW BALE BARRIER FIGURE SBB-2 FOR INSTALLATION REQUIREMENTS.

**MAINTENANCE REQUIREMENTS**

- CONTRACTOR SHALL INSPECT STRAW BALE INLET PROTECTION IMMEDIATELY AFTER EACH RAINFALL, AT LEAST DAILY DURING PROLONGED RAINFALL, AND WEEKLY DURING PERIODS NO RAINFALL.
- DAMAGED OR INEFFECTIVE INLET PROTECTION SHALL PROMPTLY BE REPAIRED, REPLACING BALES IF NECESSARY, AND UNENTRENCHED BALES NEED TO BE REPAIRED WITH COMPACTED BACKFILL MATERIAL.
- SEDIMENT SHALL BE REMOVED FROM BEHIND STRAW BALES WHEN IT ACCUMULATES TO APPROXIMATELY 1/3 THE HEIGHT OF THE BARRIER.
- INLET PROTECTION SHALL BE REMOVED WHEN ADEQUATE VEGETATIVE COVER IS ATTAINED WITHIN THE DRAINAGE AREA AS APPROVED BY THE CITY.

City of Colorado Springs Stormwater Quality Figure IP-2 Straw Bale Inlet Protection Construction Detail and Maintenance Requirements



**BLOCK AND GRAVEL BAG\*CURB INLET PROTECTION NOTES**

**INSTALLATION REQUIREMENTS**

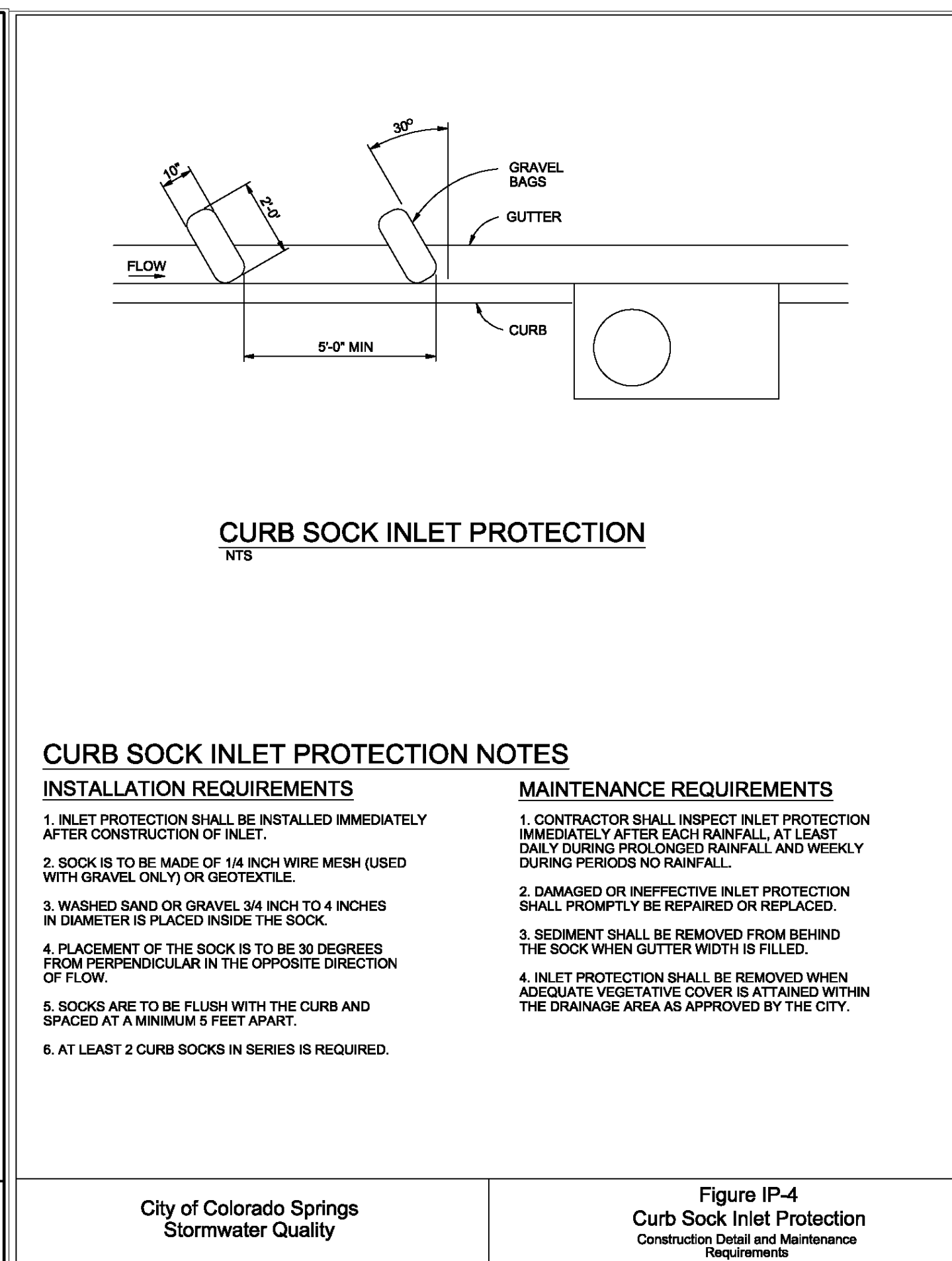
- INLET PROTECTION SHALL BE INSTALLED IMMEDIATELY AFTER CONSTRUCTION OF INLET.
- CONCRETE BLOCKS ARE TO BE LAID AROUND THE INLET IN A SINGLE ROW ON THEIR SIDES, ABUTTING ONE ANOTHER WITH THE OPEN ENDS OF THE BLOCK FACING OUTWARD.
- GRAVEL BAGS ARE TO BE PLACED AROUND THE CONCRETE BLOCKS CLOSELY ABUTTING ONE ANOTHER SO THERE ARE NO GAPS.
- GRAVEL BAGS ARE TO CONTAIN WASHED SAND OR GRAVEL APPROXIMATELY 3/4 INCH IN DIAMETER.
- BAGS ARE TO BE MADE OF 1/4\"/>

**MAINTENANCE REQUIREMENTS**

- CONTRACTOR SHALL INSPECT INLET PROTECTION IMMEDIATELY AFTER EACH RAINFALL, AT LEAST DAILY DURING PROLONGED RAINFALL, AND WEEKLY DURING PERIODS NO RAINFALL.
- DAMAGED OR INEFFECTIVE INLET PROTECTION SHALL PROMPTLY BE REPAIRED OR REPLACED.
- SEDIMENT SHALL BE REMOVED WHEN SEDIMENT HAS ACCUMULATED TO APPROXIMATELY 1/2 THE DESIGN DEPTH OF THE TRAP.
- INLET PROTECTION SHALL BE REMOVED WHEN ADEQUATE VEGETATIVE COVER IS ATTAINED WITHIN THE DRAINAGE AREA AS APPROVED BY THE CITY.

\* AN ALTERNATE 3/4\"/>

City of Colorado Springs Stormwater Quality Figure IP-3 Block & Gravel Bag Curb Inlet Protection Construction Detail and Maintenance Requirements



**CURB SOCK INLET PROTECTION NOTES**

**INSTALLATION REQUIREMENTS**

- INLET PROTECTION SHALL BE INSTALLED IMMEDIATELY AFTER CONSTRUCTION OF INLET.
- SOCK IS TO BE MADE OF 1/4\"/>

**MAINTENANCE REQUIREMENTS**

- CONTRACTOR SHALL INSPECT INLET PROTECTION IMMEDIATELY AFTER EACH RAINFALL, AT LEAST DAILY DURING PROLONGED RAINFALL, AND WEEKLY DURING PERIODS NO RAINFALL.
- DAMAGED OR INEFFECTIVE INLET PROTECTION SHALL PROMPTLY BE REPAIRED OR REPLACED.
- SEDIMENT SHALL BE REMOVED FROM BEHIND THE SOCK WHEN GUTTER WIDTH IS FILLED.
- INLET PROTECTION SHALL BE REMOVED WHEN ADEQUATE VEGETATIVE COVER IS ATTAINED WITHIN THE DRAINAGE AREA AS APPROVED BY THE CITY.

City of Colorado Springs Stormwater Quality Figure IP-4 Curb Sock Inlet Protection Construction Detail and Maintenance Requirements

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487 WINDCHIME PL. STE. #500  
303-519-5100  
SCOTT VAN WHYTE

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

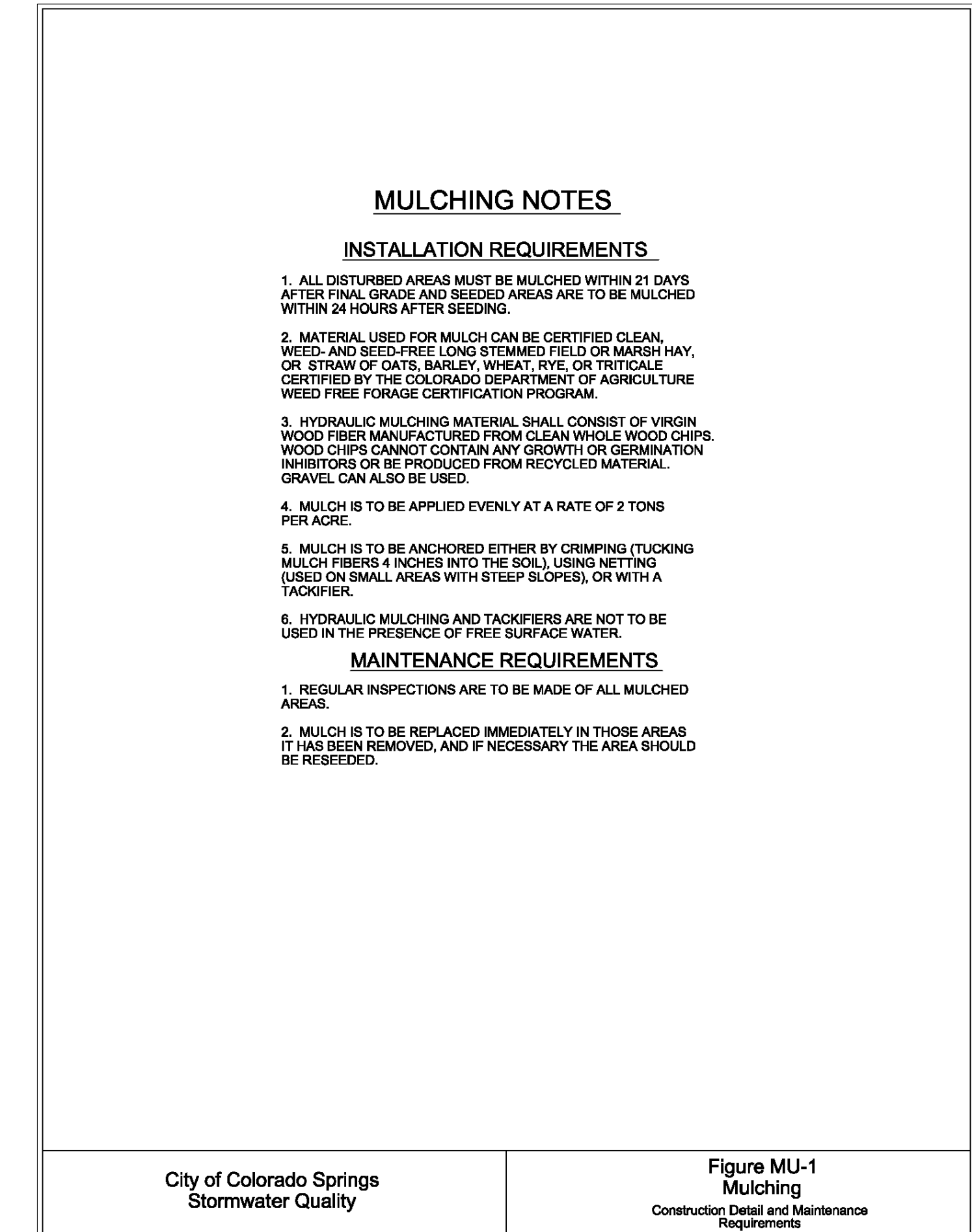
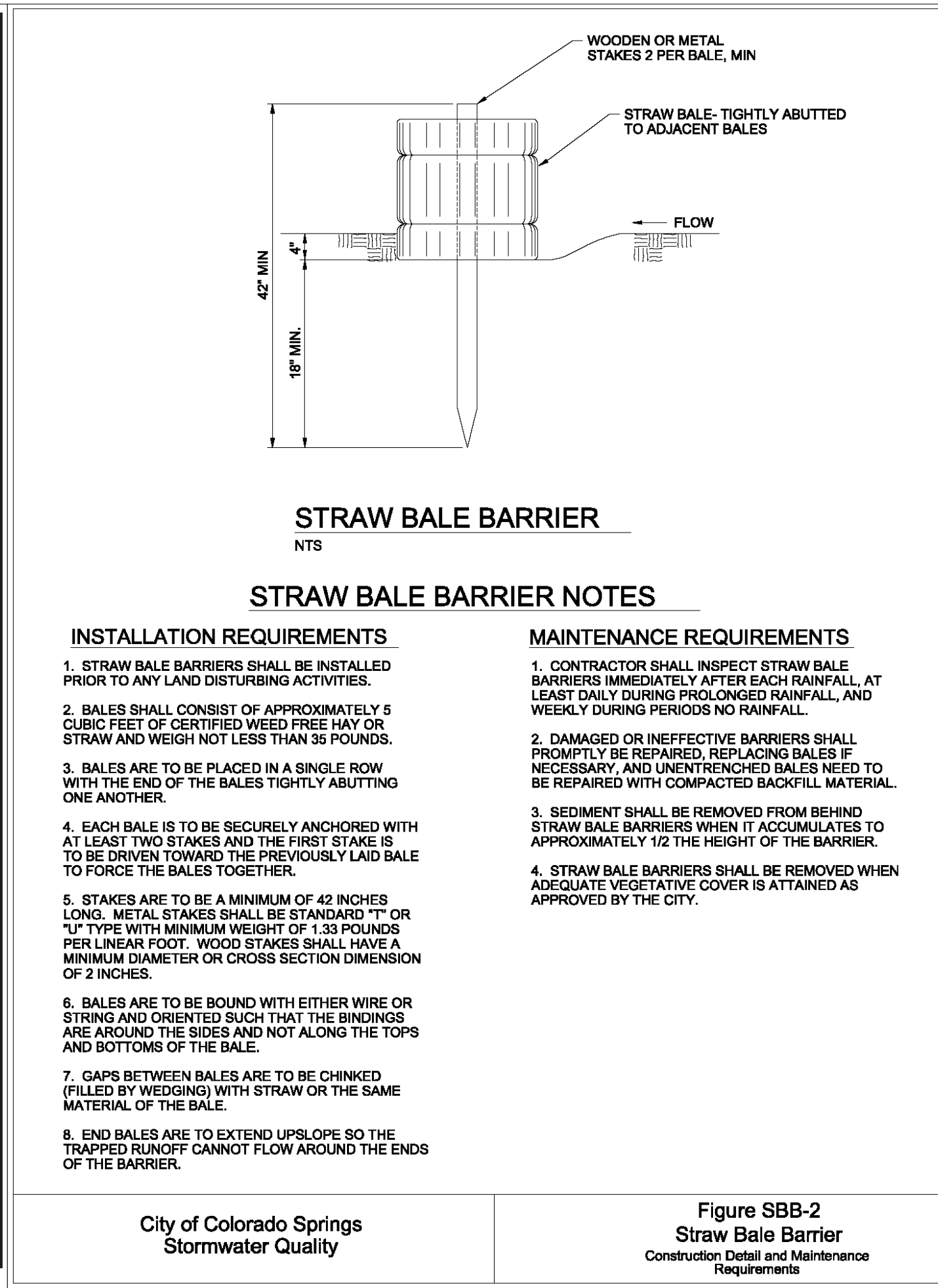
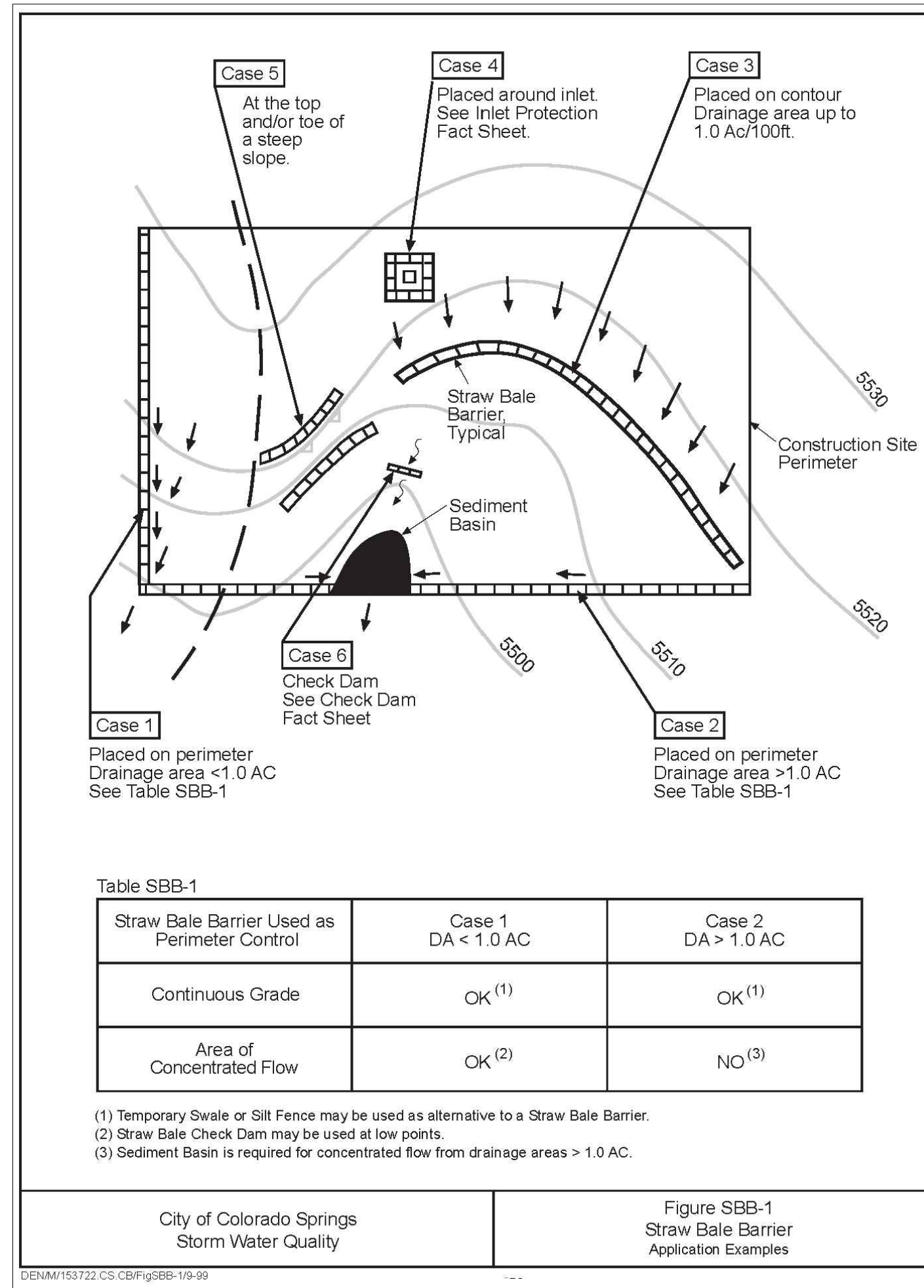
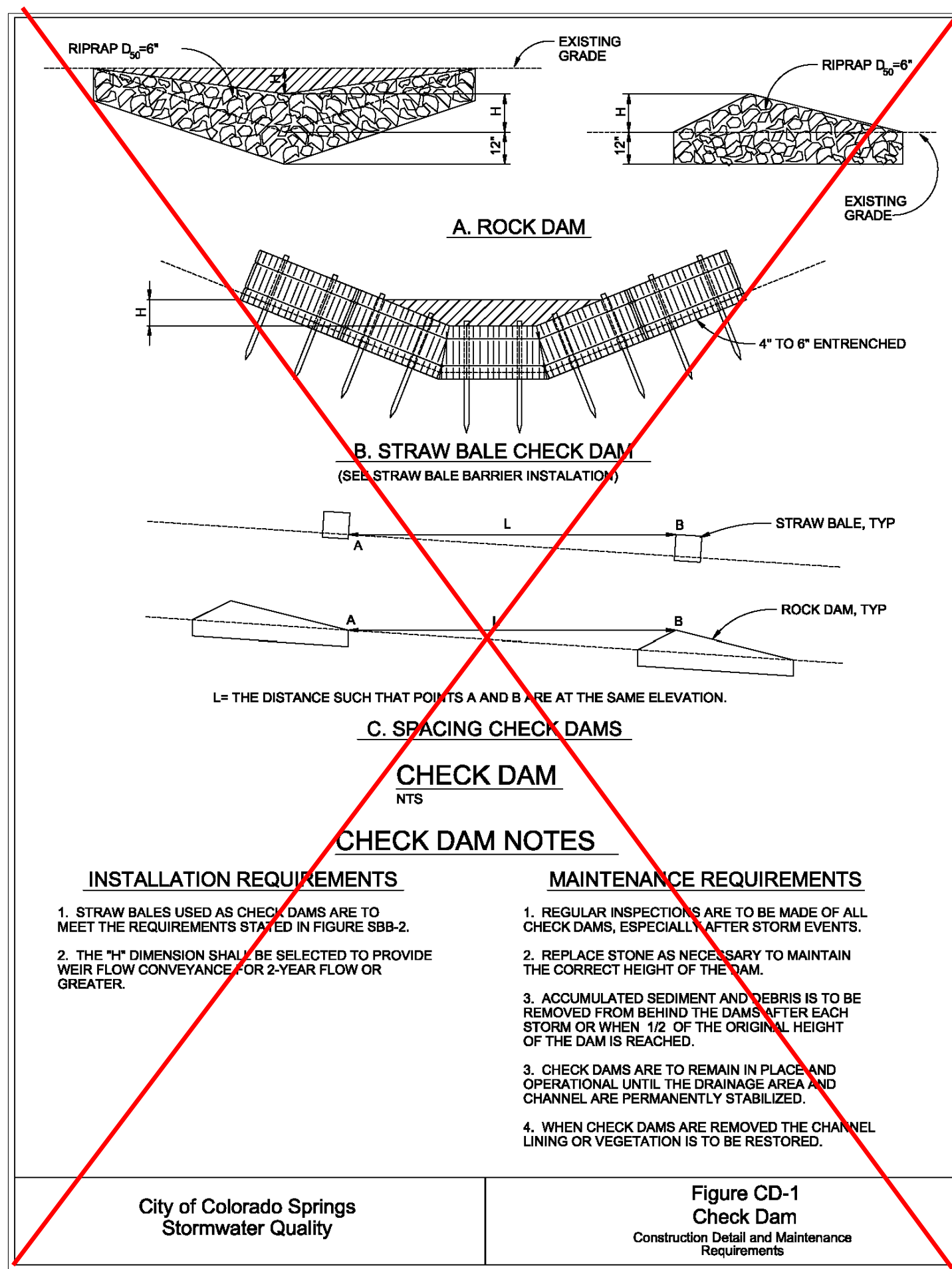
CLIENT: SUNSET VILLAGE VIEW, LLC.  
DATE: 12/03/2021

REVISIONS

DR. RDL CH. RDL  
P.M. RDL

JOB: 21004166  
SHEET NO. 20

CAD FILE: 21004166-DETAILED.DWG



| 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.

**TEMPORARY SEEDING NOTES**

**INSTALLATION REQUIREMENTS**

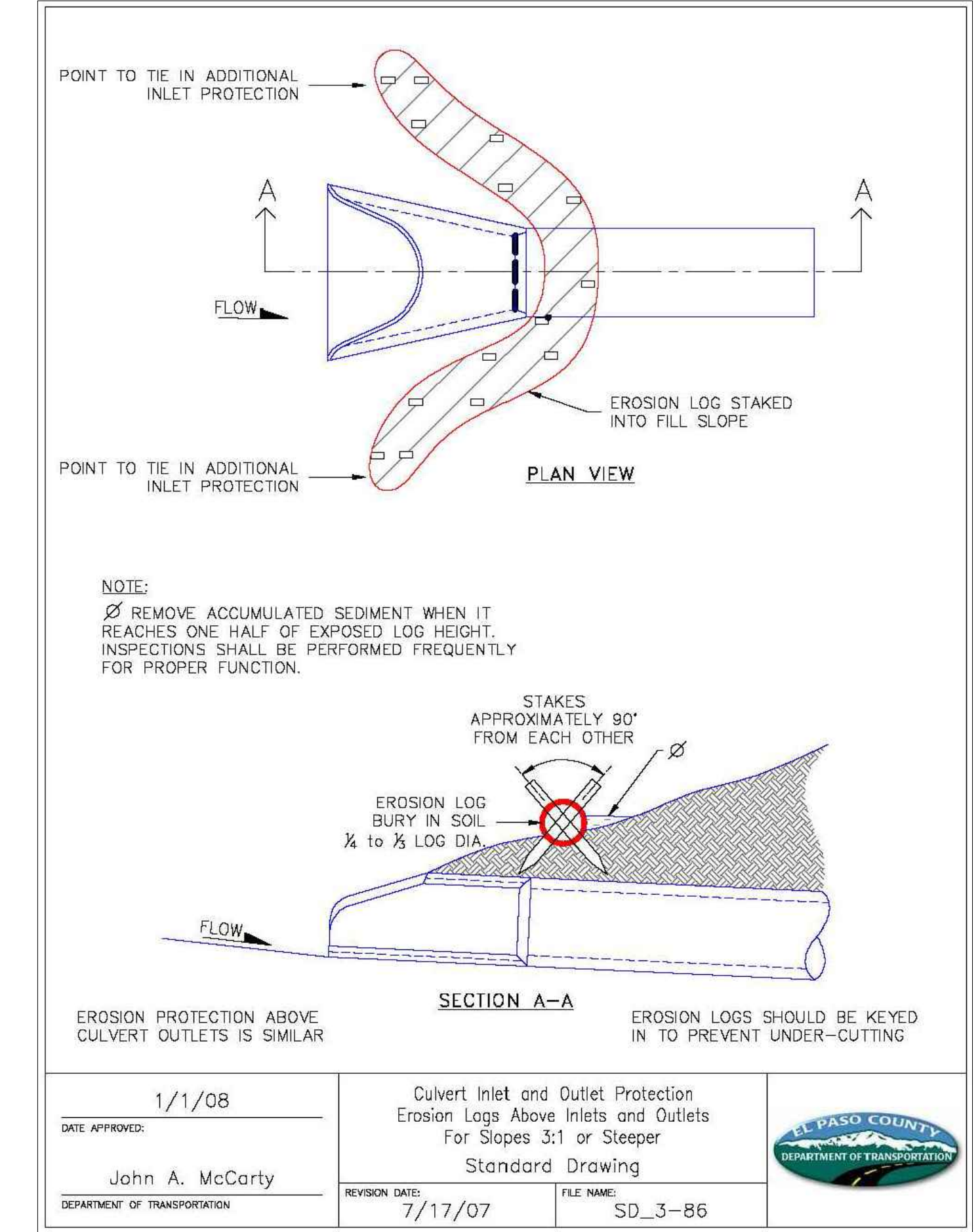
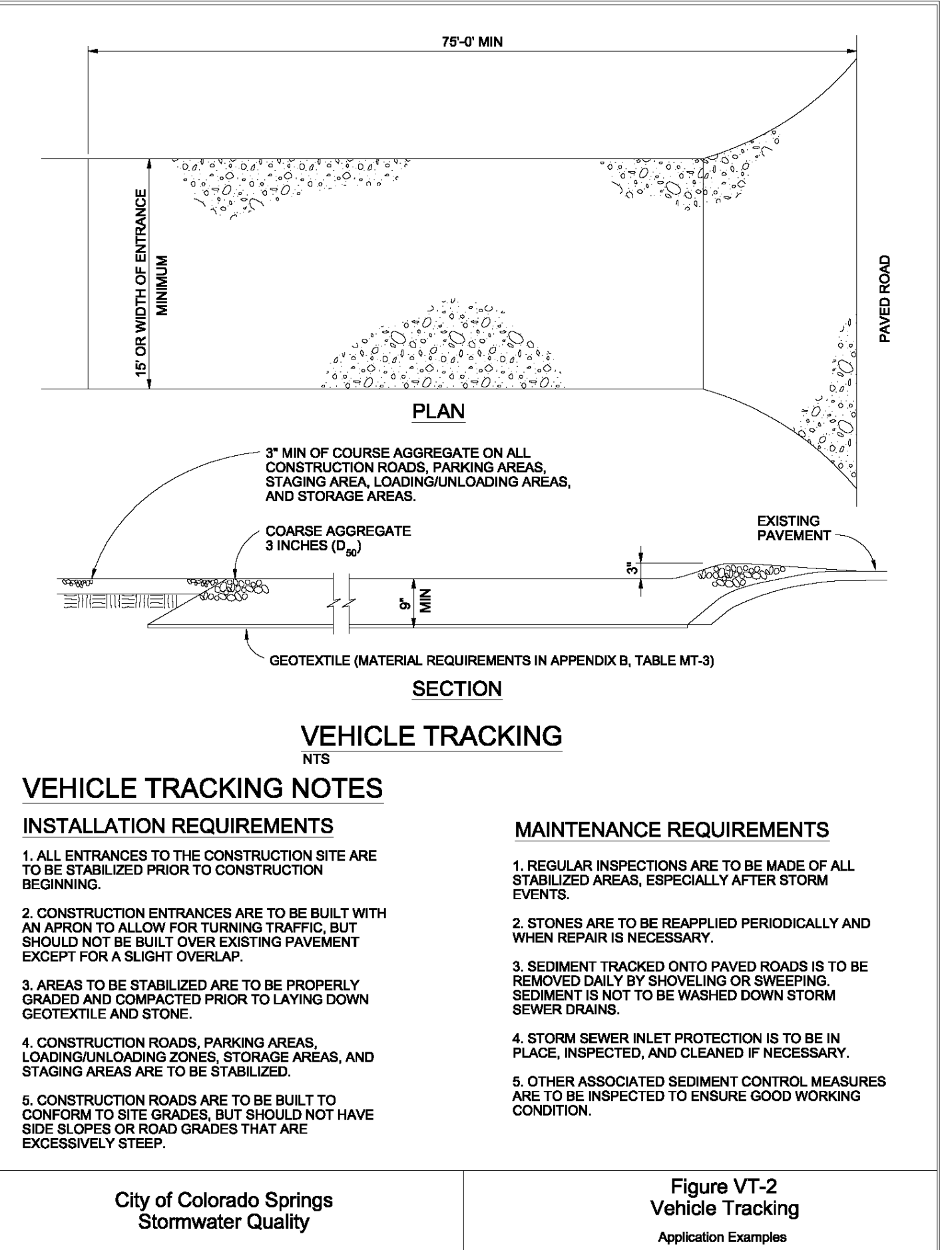
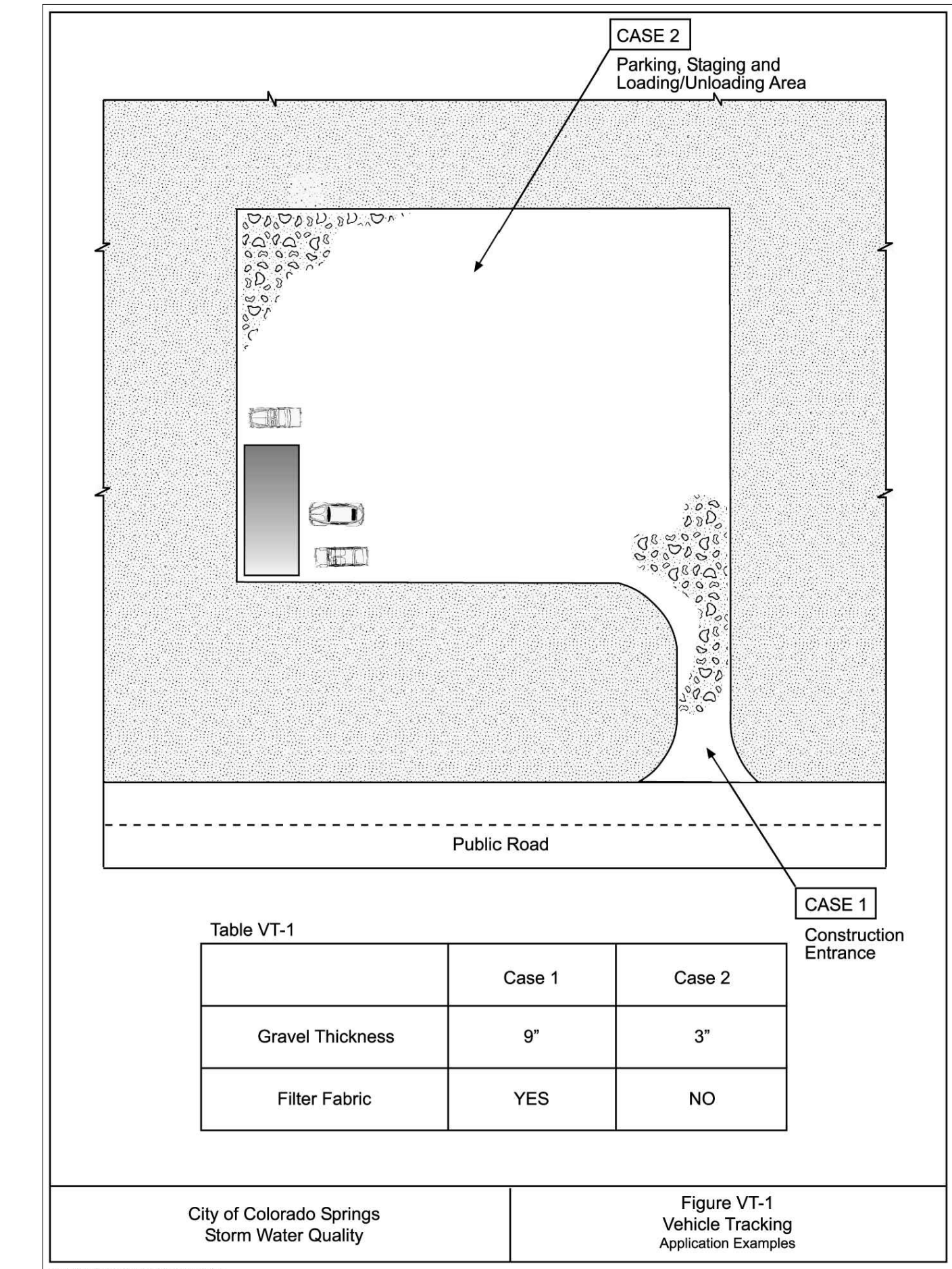
- DISTURBED AREAS ARE TO BE SEED WITHIN 21 DAYS AFTER CONSTRUCTION ACTIVITY OR GRADING ENDS IF SEASON ALLOWS.
- IF NECESSARY, SOIL IS TO BE CONDITIONED FOR PLANT GROWTH BY APPLYING TOPSOIL, FERTILIZER, OR LIME.
- SOIL IS TO BE TILLED IMMEDIATELY PRIOR TO APPLYING SEEDS. COMPACT SOILS ESPECIALLY NEED TO BE LOOSENED.
- SEEDING DEPTH IS TO BE 4 INCHES FOR SLOPES FLATTER THAN 2:1, AND 1 INCH FOR SLOPES STEEPER THAN 2:1.
- 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, KNAPWEED, PURPLE LOOSESTRIFE, EUROPEAN BINDWEED, JOHNSON GRASS, AND LEAFY SPURGE.
- TABLE TS-1 ALSO PROVIDES REQUIREMENTS FOR SEEDING RATES, SEEDING DATES, AND PLANTING DEPTHS FOR THE APPROVED TYPES OF ANNUAL GRASSES.
- SEEDING IS TO BE APPLIED USING MECHANICAL TYPE DRILLS EXCEPT WHERE SLOPES ARE STEEP OR ACCESS IS LIMITED THEN HYDRAULIC SEEDING MAY BE USED.
- ALL SEEDED AREAS ARE TO BE MULCHED (SEE FACTSHEET ON MULCHING).
- IF HYDRAULIC SEEDING IS USED THEN HYDRAULIC MULCHING SHALL BE DONE SEPARATELY TO AVOID SEEDS BECOMING ENCAPSULATED IN THE MULCH.

**MAINTENANCE REQUIREMENTS**

- REGULAR INSPECTIONS ARE TO BE MADE OF ALL SEEDED AREAS TO ENSURE GROWTH.
- AREAS WHERE GROWTH IS NOT OCCURRING QUICKLY OR THE MULCH HAS BEEN REMOVED SHALL BE RE-SEDED AS SOON AS POSSIBLE AND RE-MULCHED IF NEEDED.
- 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



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SCOTT VAN WYHE

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SUNSET VILLAGE FIL. NO. 4  
JAYHAWK AVENUE AND REDTAIL DRIVE  
EL PASO COUNTY, COLORADO

CLIENT: SUNSET VILLAGE VIEW, LLC.  
DATE: 12/03/2021  
A 1st SUBMITTAL TO EPIC 10/27/2021 - RDL  
B 2nd SUBMITTAL TO EPIC 12/03/2021 - RDL

REVISIONS

**COLORADO LICENSED PROFESSIONAL ENGINEER**  
2024

EROSION PROTECTION ABOVE CULVERT OUTLETS IS SIMILAR

1/1/08  
DATE APPROVED: John A. McCarty  
DEPARTMENT OF TRANSPORTATION

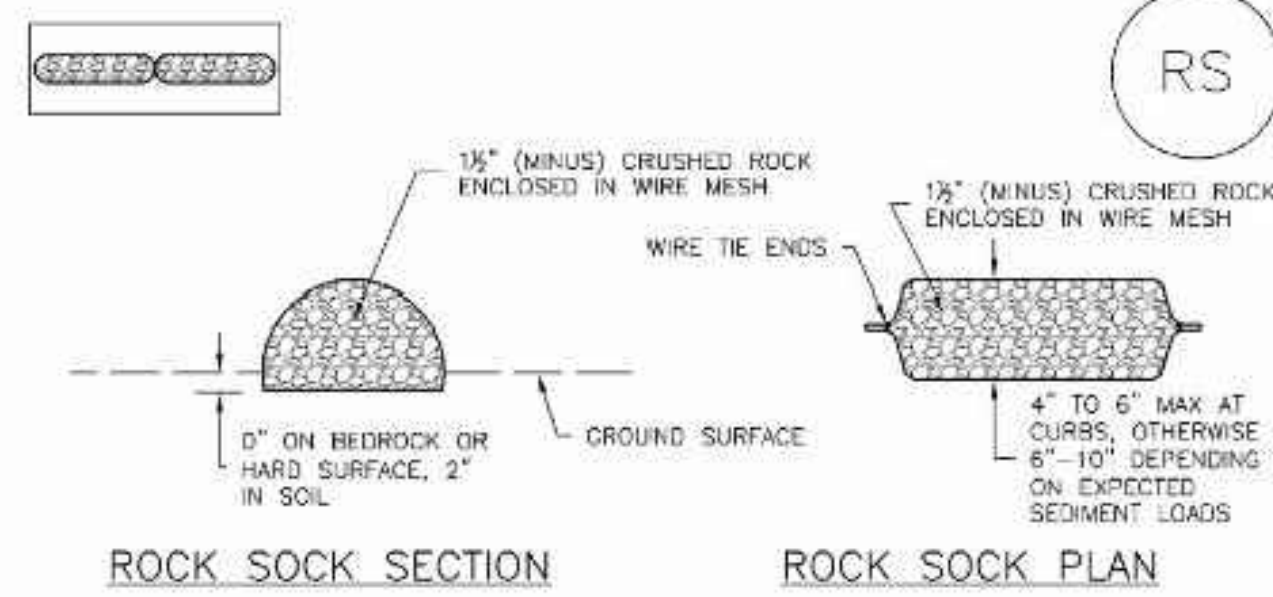
Culvert Inlet and Outlet Protection  
Erosion Logs Above Inlets and Outlets  
For Slopes 3:1 or Steeper  
Standard Drawing  
REVISION DATE: 7/17/07  
FILE NAME: SD\_3-86

EROSION LOGS SHOULD BE KEVED IN TO PREVENT UNDER-CUTTING

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

CAD FILE: 21004166-DETAILED.DWG

**SC-5 Rock Sock (RS)**



ANY GAP AT JOINT SHALL BE FILLED WITH AN ADEQUATE AMOUNT OF 1/2" (MINUS) CRUSHED ROCK AND WRAPPED WITH ADDITIONAL WIRE MESH SECURED TO ENDS OF ROCK REINFORCED SOCK AS AN ALTERNATIVE TO FILLING JOINTS BETWEEN ADJOINING ROCK SOCKS WITH CRUSHED ROCK AND ADDITIONAL WIRE WRAPPING, ROCK SOCKS CAN BE OVERLAPPED (TYPICALLY 12-INCH OVERLAP) TO AVOID GAPS.

| GRADATION TABLE |   |
|-----------------|---|
| SI/VE SIZE      | MASS PERCENT PASSING SQUARE MESH SIEVES |
|                 | NO. 4                                   |
| 2"              | 100                                     |
| 1 1/2"          | 90 - 100                                |
| 1"              | 20 - 55                                 |
| 3/4"            | 0 - 15                                  |
| 3/8"            | 0 - 5                                   |

**ROCK SOCK INSTALLATION NOTES**

- SEE PLAN VIEW FOR: -LOCATION(S) OF ROCK SOCKS.
- CRUSHED ROCK SHALL BE 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 "HDG 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.

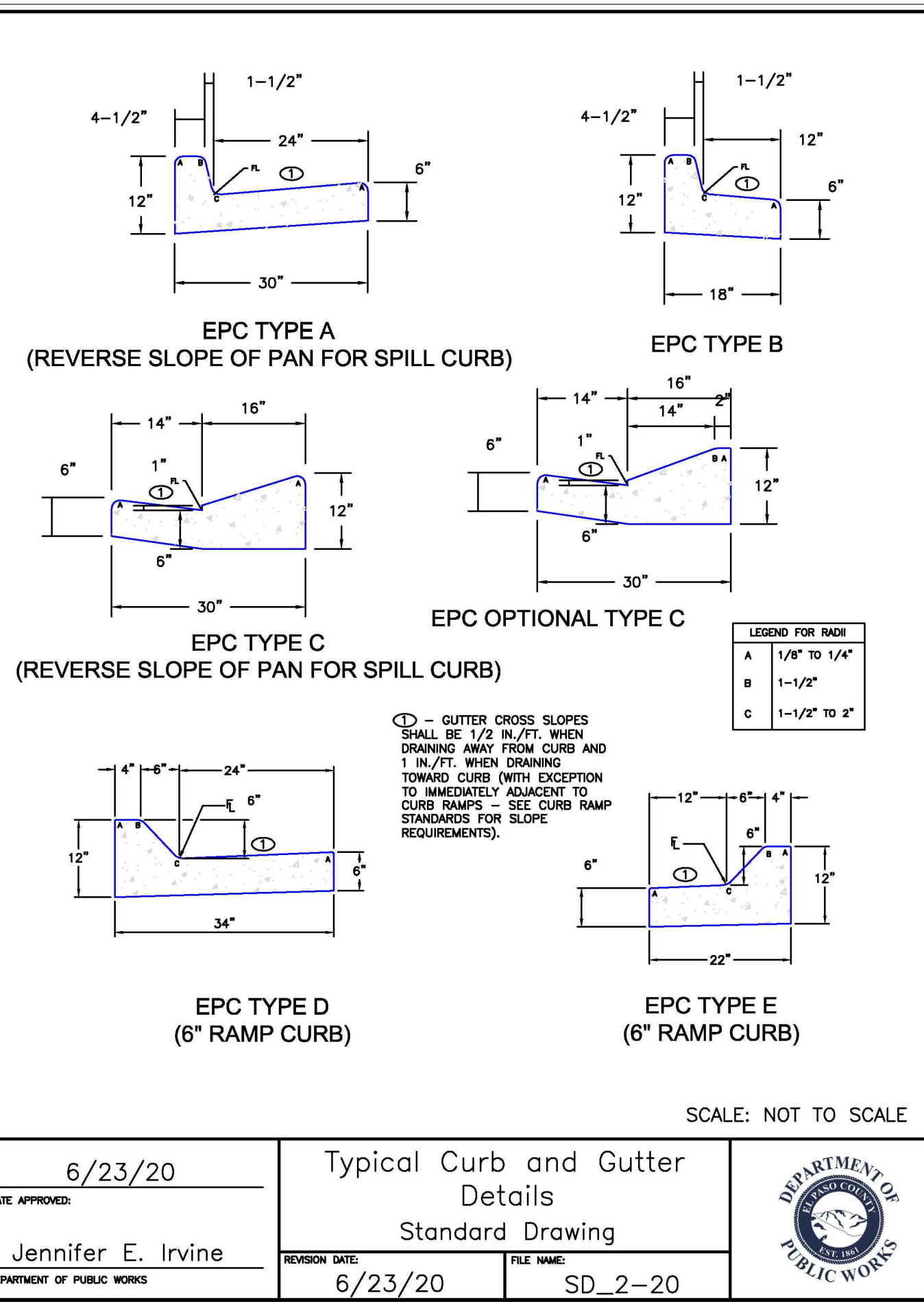
**RS-1. ROCK SOCK PERIMETER CONTROL**

**ROCK SOCK MAINTENANCE NOTES**

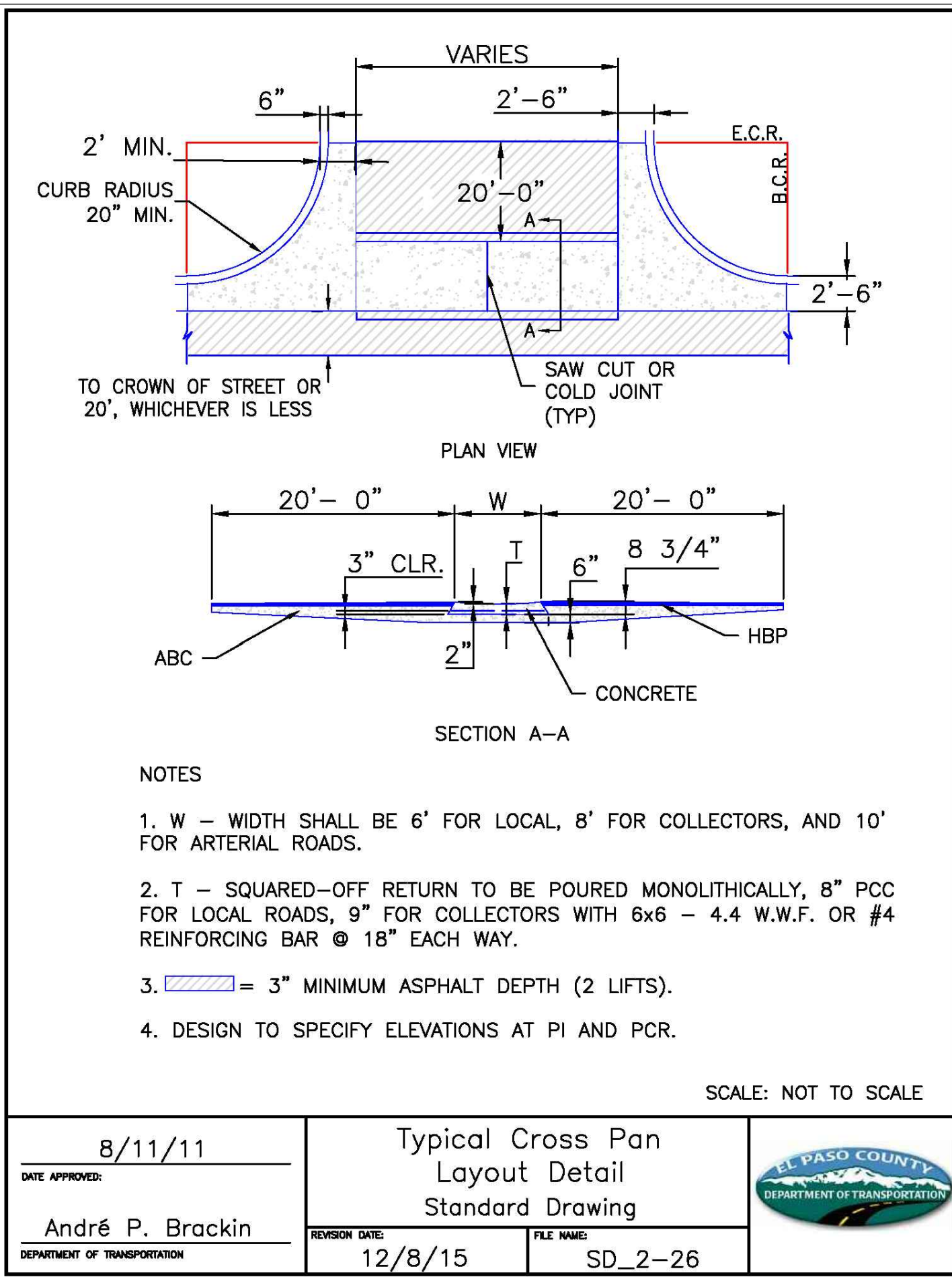
- INSPECT BMPs EACH WORKDAY, AND MAINTAIN THEM IN EFFECTIVE OPERATING CONDITION. MAINTENANCE OF BMPs SHOULD BE PROACTIVE, NOT REACTIVE. INSPECT BMPs AS SOON AS POSSIBLE (AND ALWAYS WITHIN 24 HOURS) FOLLOWING A STORM THAT CAUSES SURFACE EROSION, AND PERFORM NECESSARY MAINTENANCE.
- FREQUENT OBSERVATIONS 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 SEDIMENTS 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 ALFORDA, COLORADO, NOT AVAILABLE IN AUTOCAD)  
NOTE: MANY JURISDICTIONS HAVE BMP DETAILS THAT VARY FROM IUDFCD STANDARD DETAILS. CONSULT WITH LOCAL JURISDICTIONS AS TO WHICH DETAIL SHOULD BE USED WHEN DIFFERENCES ARE NOTED.

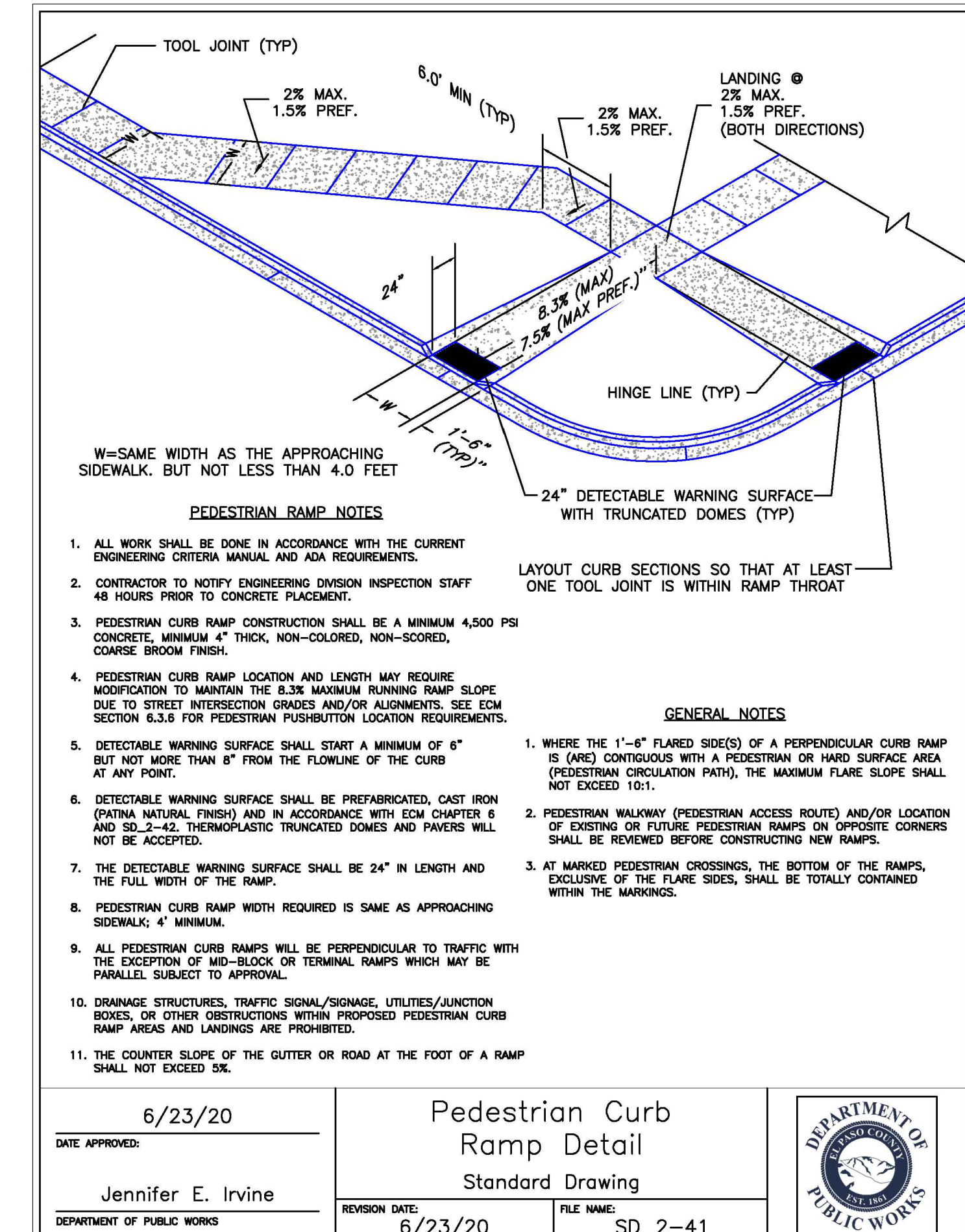
NOTE: THE DETAILS INCLUDED WITH THIS FACT SHEET SHOW COMMONLY USED, CONVENTIONAL METHODS OF ROCK SOCK INSTALLATION IN THE DENVER METROPOLITAN AREA. THERE ARE MANY OTHER SIMILAR PROPRIETARY PRODUCTS ON THE MARKET. UP/CD NEITHER ENDORSES NOR DISCOURAGES USE OF PROPRIETARY PROTECTION PRODUCTS; HOWEVER,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



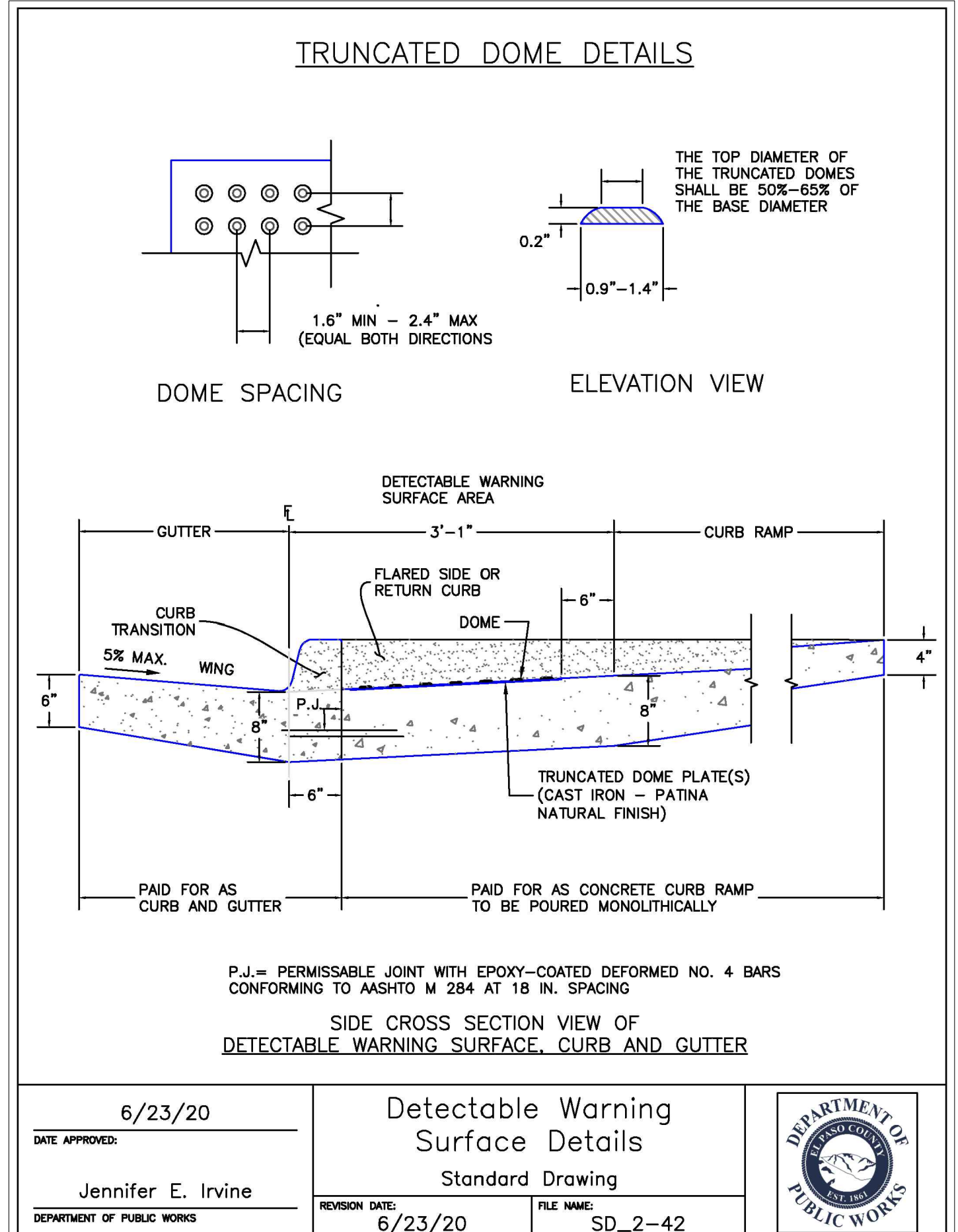
|                        |   |                            |
|------------------------|---|----------------------------|
| DATE APPROVED: 6/23/20 | Typical Curb and Gutter Standard Drawing  | DEPARTMENT OF PUBLIC WORKS |
| Jennifer E. Irvine     | REVISION DATE: 6/23/20 FILE NAME: SD_2-20 |          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



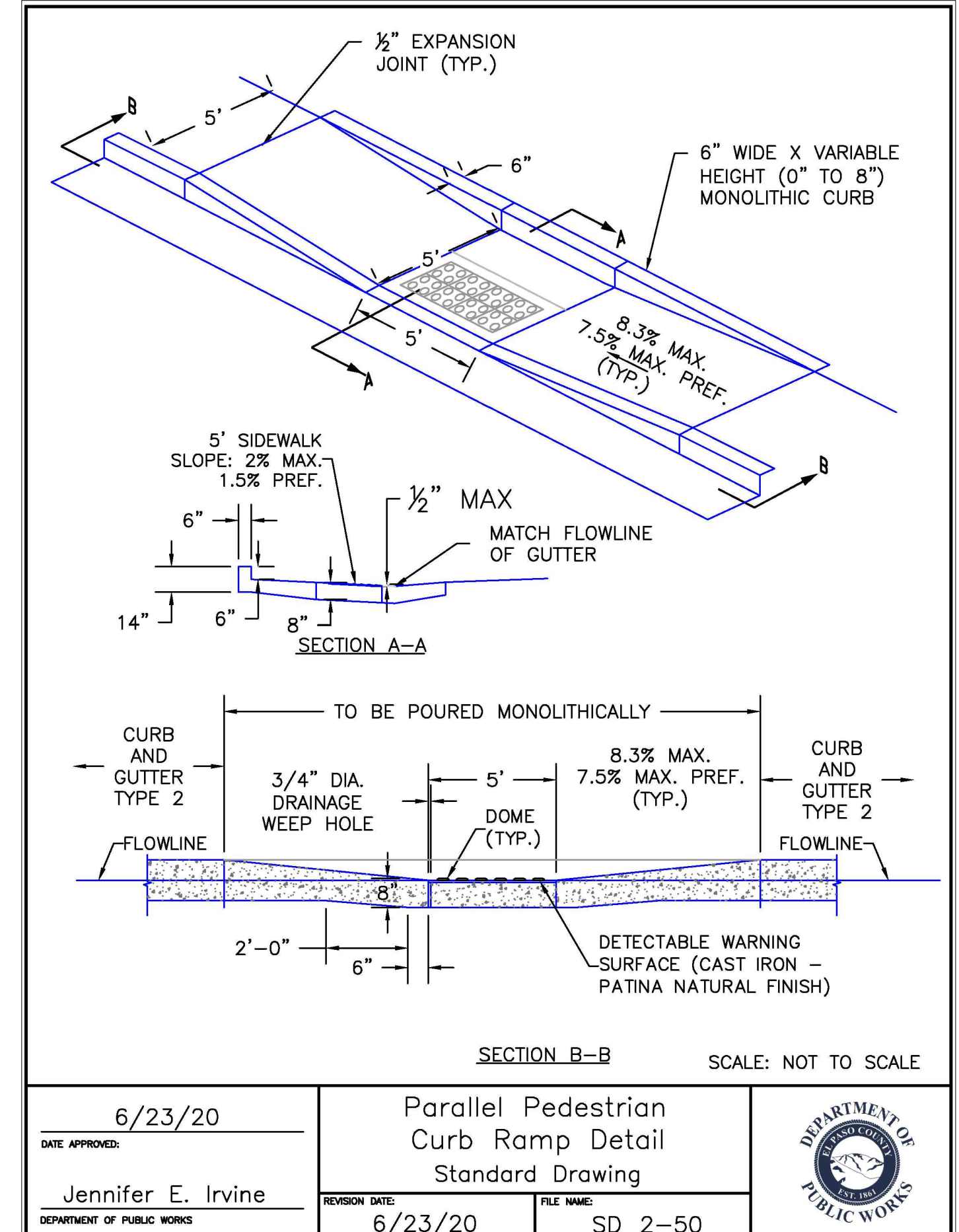
|                        |  |   |
|------------------------|--|---|
| DATE APPROVED: 8/11/11 | Typical Cross Pan Layout Detail Standard Drawing | EL PASO COUNTY DEPARTMENT OF TRANSPORTATION |
| André P. Brackin       | REVISION DATE: 12/8/15 FILE NAME: SD_2-26        |   |



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



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



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

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DR. RDL CH. RDL  
P.M. RDL  
JOB # 21004166  
SHEET NO. 22

CAD FILE: 21004166-DETAILS.DWG