

SF 01005
2645

SUNSET VILLAGE FILING NO. 4

CONSTRUCTION PLANS



EPC STORMWATER REVIEW COMMENTS
IN ORANGE BOXES WITH BLACK TEXT

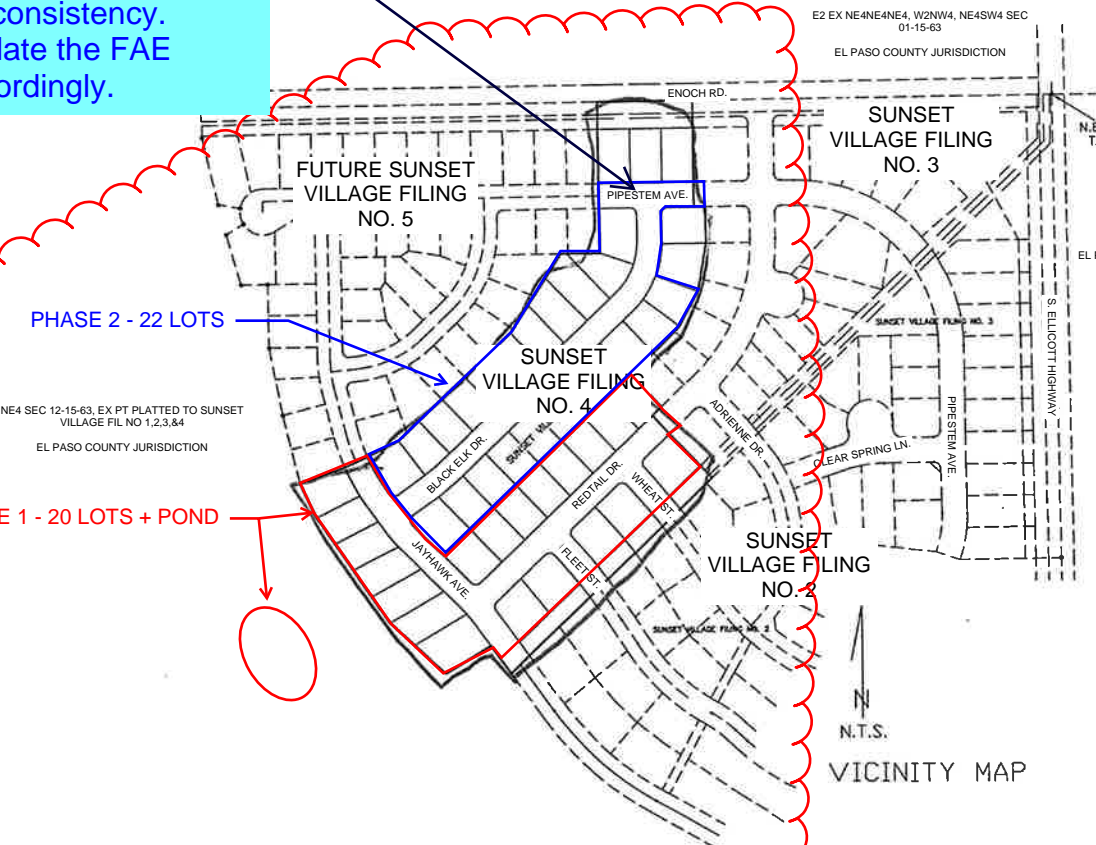
Reviewed by:
Glenn Reese, P.E.
Stormwater Engineer II
GlennReese@EIPasoCo.com
719-675-2654

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.



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.

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. #3921
Date: 10-08-2021

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 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

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:

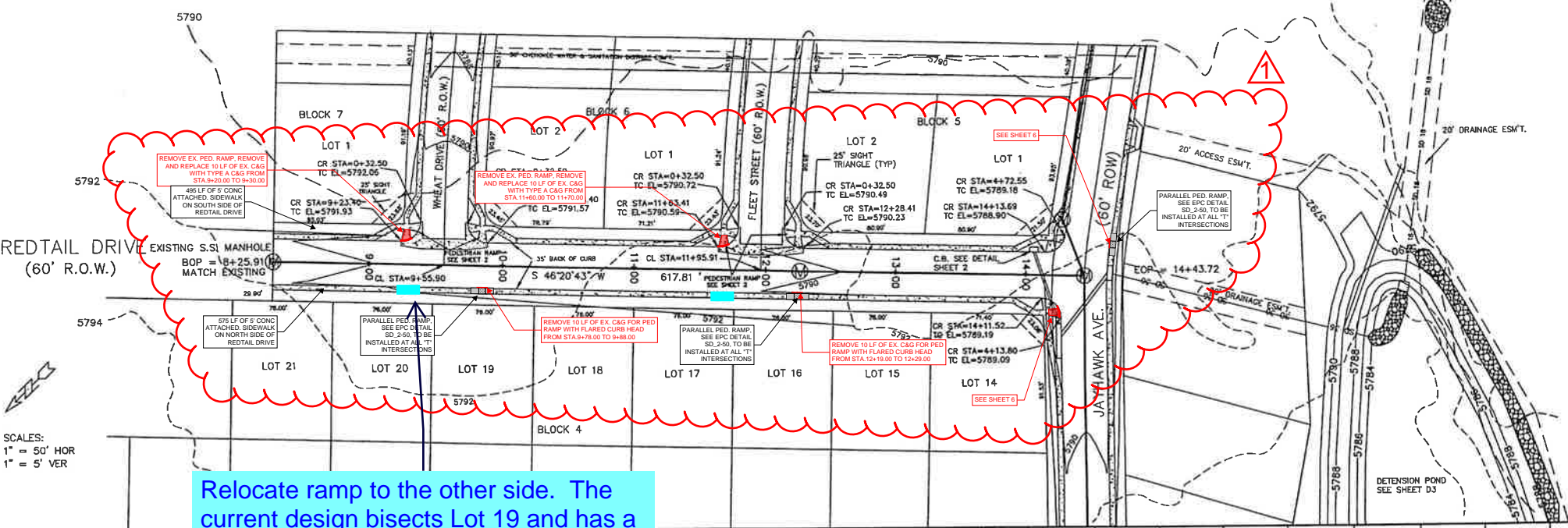
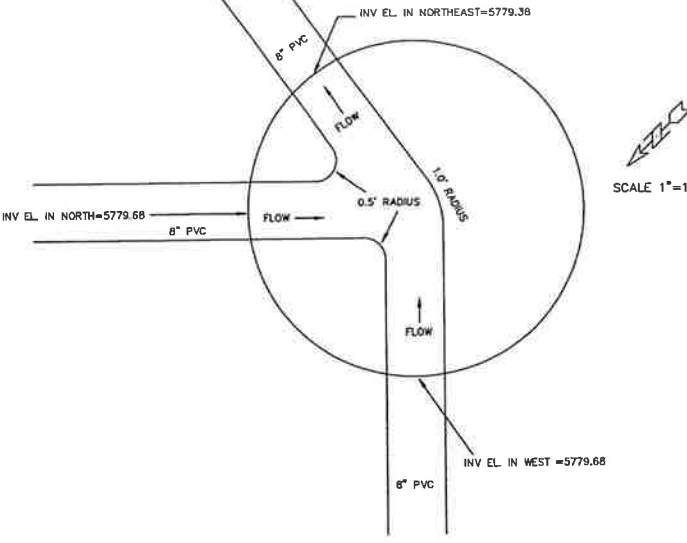
FILED IN ACCORDANCE WITH SECTION 51.1 OF THE EL PASO COUNTY LAND DEVELOPMENT CODE, AS AMENDED.

[Signature] 12-19-01
DATE

CONDITIONS

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

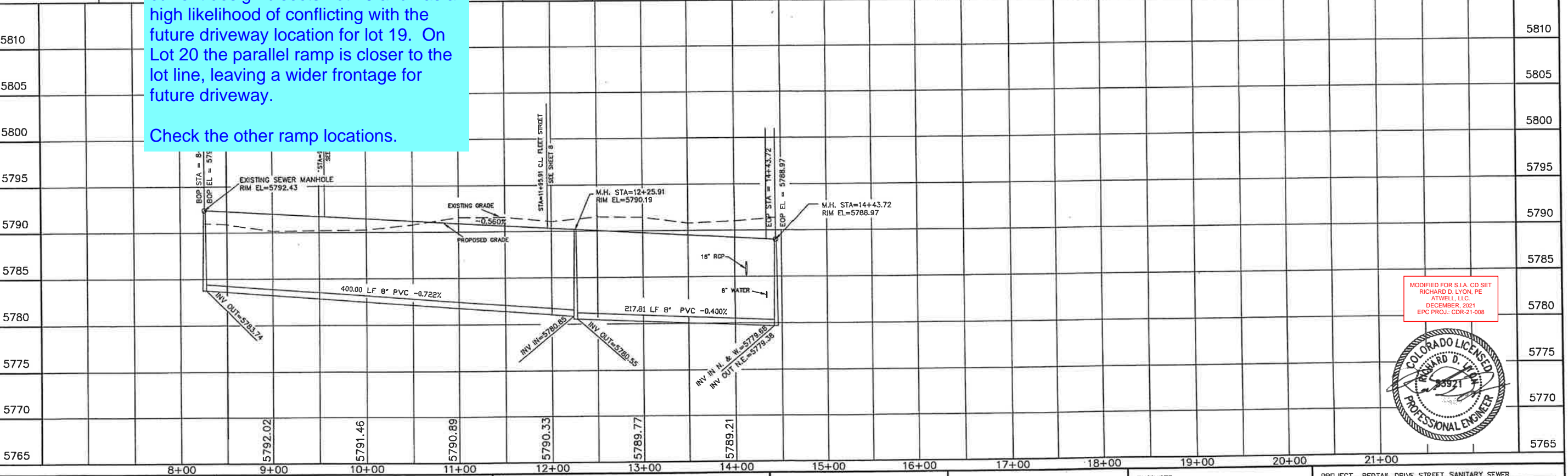
DETAIL
MANHOLE STATION 14+43.72
INTERSECTION REDTAIL DRIVE
AND JAYHAWK AVE.



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

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

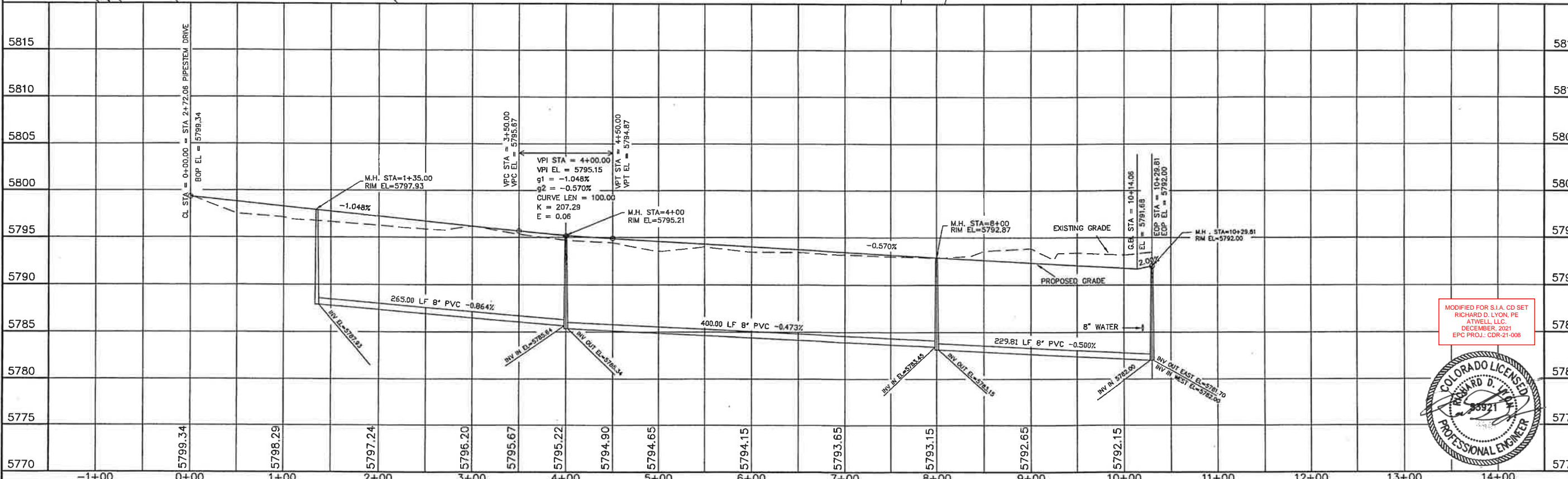
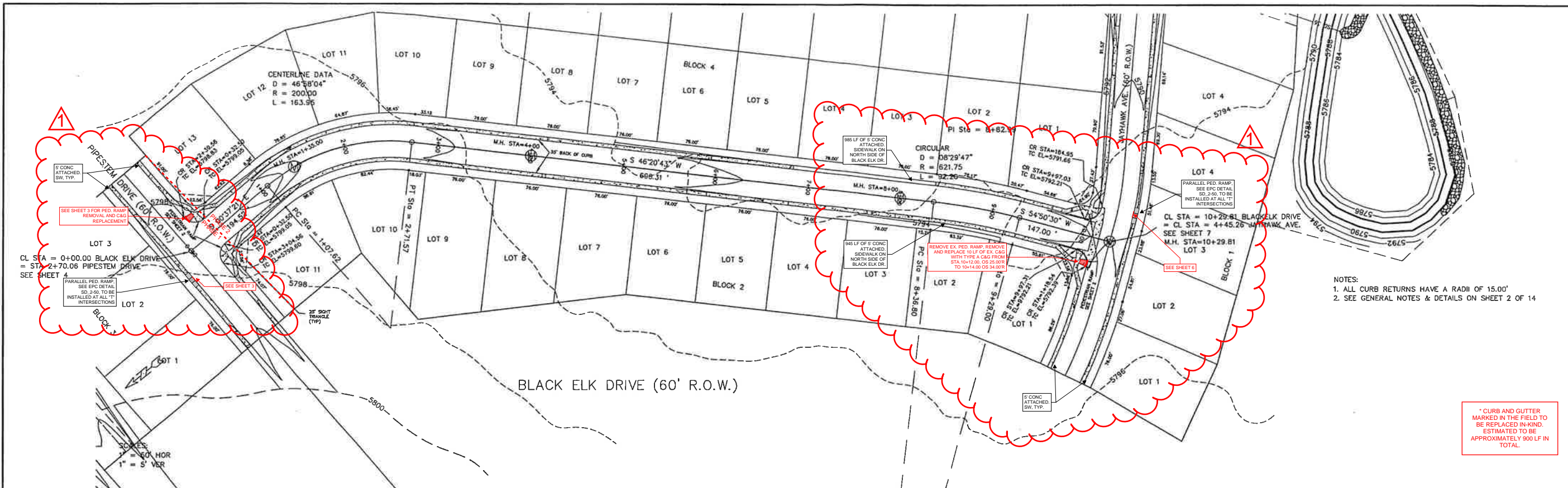
Relocate ramp to the other side. The current design bisects Lot 19 and has a high likelihood of conflicting with the future driveway location for lot 19. On Lot 20 the parallel ramp is closer to the lot line, leaving a wider frontage for future driveway.
Check the other ramp locations.



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



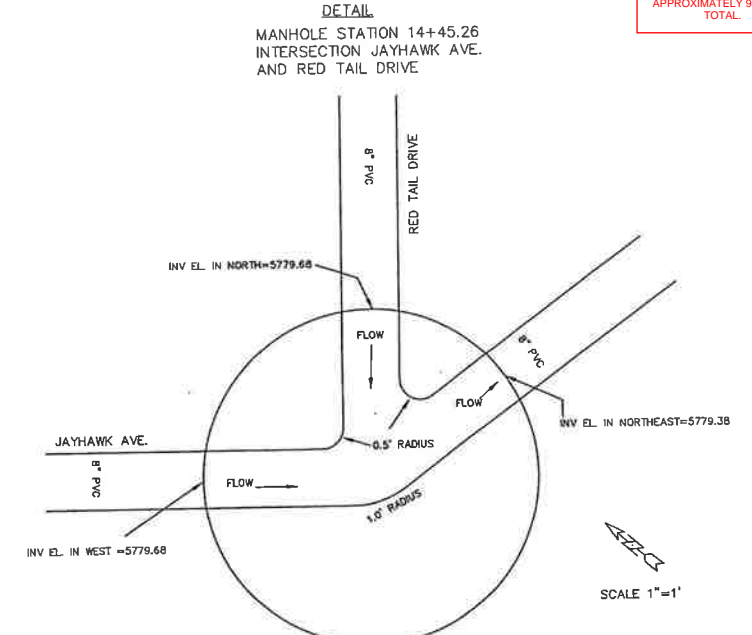
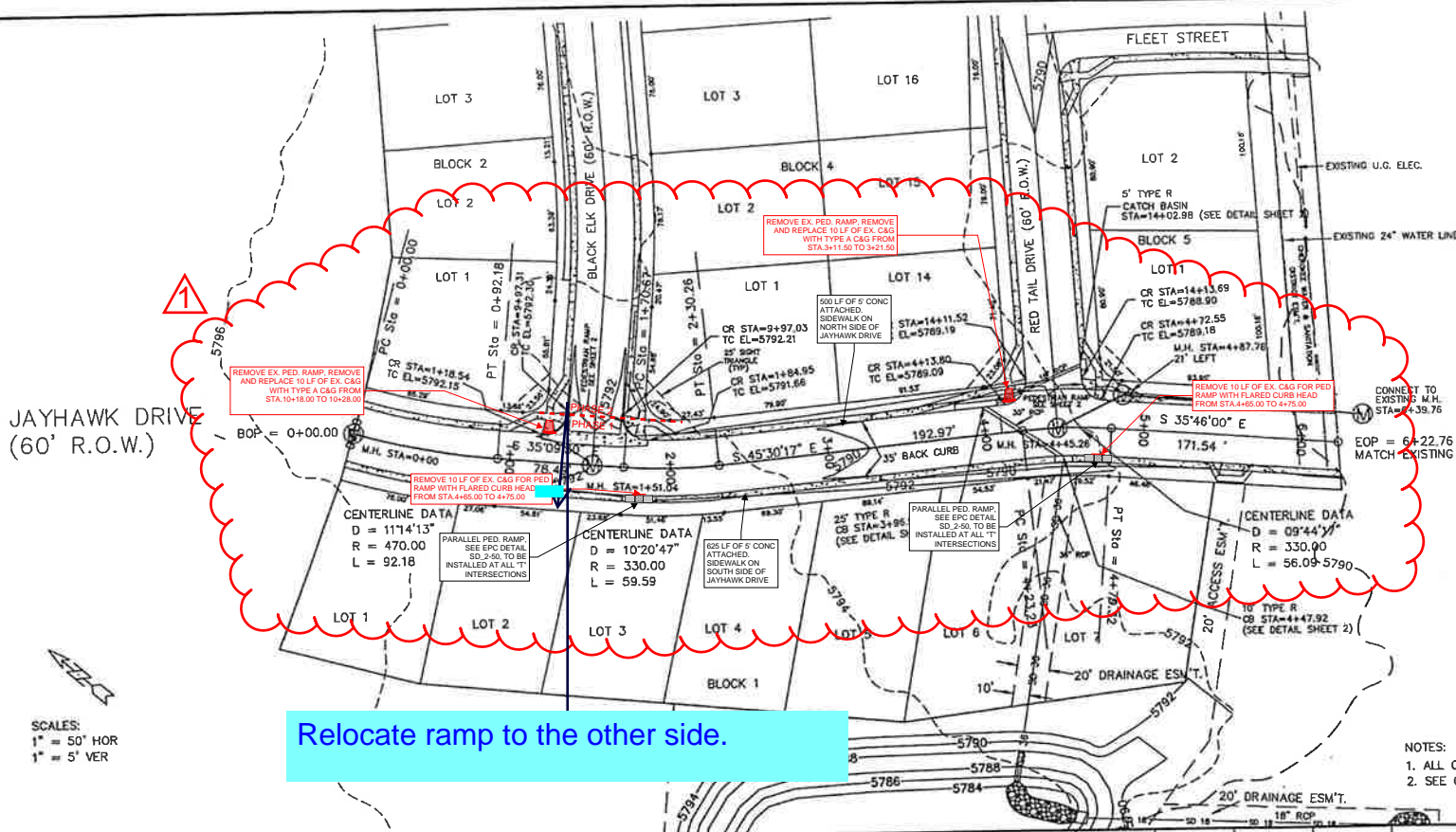
STATEMENT: THE COUNTY OF EL PASO, RECOGNIZES THE DESIGN ENGINEER AS HAVING RESPONSIBILITY FOR THE DESIGN. THE COUNTY HAS LIMITED ITS SCOPE OF REVIEW ACCORDINGLY.	REVIEW: STREET DESIGN _____ DATE _____ ROUGH CUT REVIEW _____ DATE _____ FINAL REVIEW _____ DATE _____ DRAINAGE BASIN _____	DESIGN DATA: SIDEWALKS 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 1BD 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=5752.00 LOCATED AT THE SOUTHEAST CORNER OF SECTION 12, T15S, R.63W.	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: JLK DATE: 10-09-01 DRAWN BY: JLK DATE: 10-09-01 CHECKED BY: TLK DATE: 10-09-01	PROJECT: REDTAIL DRIVE STREET, SANITARY SEWER FROM: 8+25.91 TO: 14+43.72 SUBDIVISION: SUNSET VILLAGE FILING NO. 4 DRAINAGE BASIN: TELEPHONE EXCHANGE JOB NO. D:\PROJ\00-0908\RCP01002.DWG SHEET 4 OF 22
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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 <input type="checkbox"/> Detached, 6' from P/L <input type="checkbox"/> ASPHALT THICKNESS: AC Surface 1.5" AC Base _____ AGG. BASE THICKNESS: Class 6 _____ Class 5 _____ Class 2 _____ CURB TYPE: 1 <input type="checkbox"/> 2 <input type="checkbox"/> 3 <input type="checkbox"/> R/W WIDTH: 60' B/C-B/C 35' STREET TYPE: _____ HVEEM _____	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, T.15S., R.63W.	REVISIONS: <table border="1"> <tr> <th>NO.</th> <th>DESCRIPTION</th> <th>DATE</th> </tr> <tr> <td>1</td> <td>SIA CD UPDATES</td> <td>12/03/2021</td> </tr> </table>	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: 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\RCP\01003.DWG SHEET 5 OF 22
NO.	DESCRIPTION	DATE										
1	SIA CD UPDATES	12/03/2021										

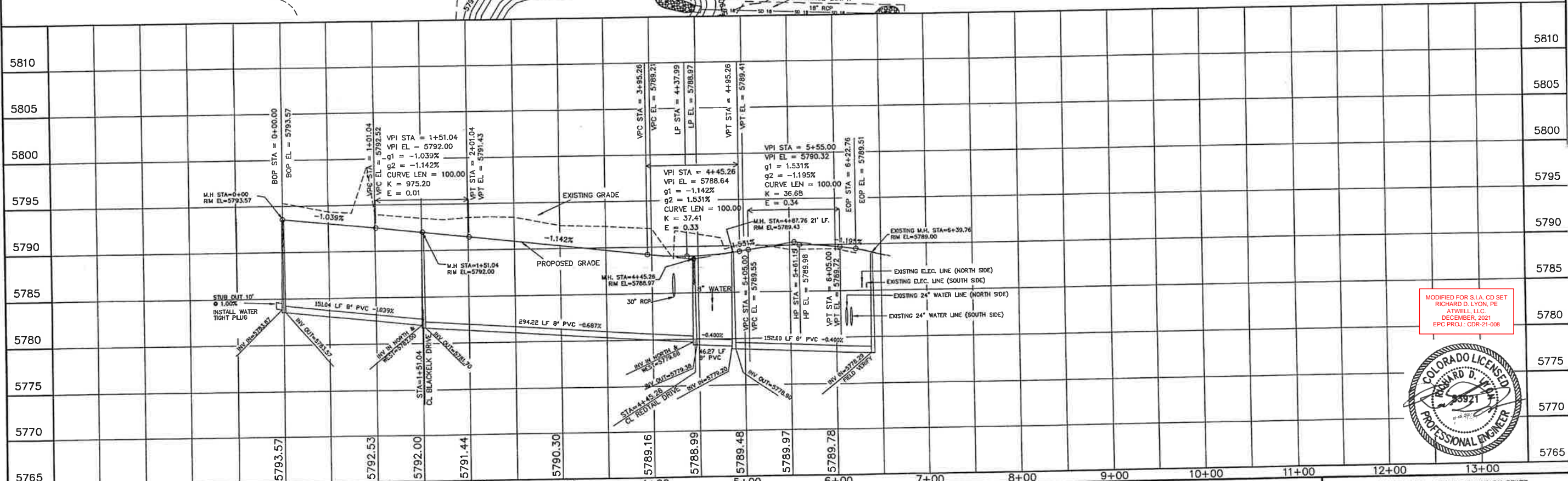


* CURB AND GUTTER MARKED IN THE FIELD TO BE REPLACED IN-KIND. ESTIMATED TO BE APPROXIMATELY 900 LF IN TOTAL.

Relocate ramp to the other side.

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

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



MODIFIED FOR S.I.A. CD SET
 RICHARD D. LYON, PE
 ATWELL, L.L.C.
 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/LD
 ASPHALT THICKNESS:
 AC Surface 1.5"
 AC Base _____
 AGG. BASE THICKNESS:
 Class 6 _____
 Class 5 _____
 Class 2 _____
 CURB TYPE 10 20 30
 R/W WIDTH 60' B/C-B/C 35'
 STREET TYPE HVEEM

SCALE: HORIZ. 50' VERT. 5'
 BENCHMARK: U.S.G.S. BRASS CAP
 114JK (1953) ELEV=5752.00
 LOCATED AT THE SOUTHEAST CORNER OF SECTION 18, T15S, R63W.

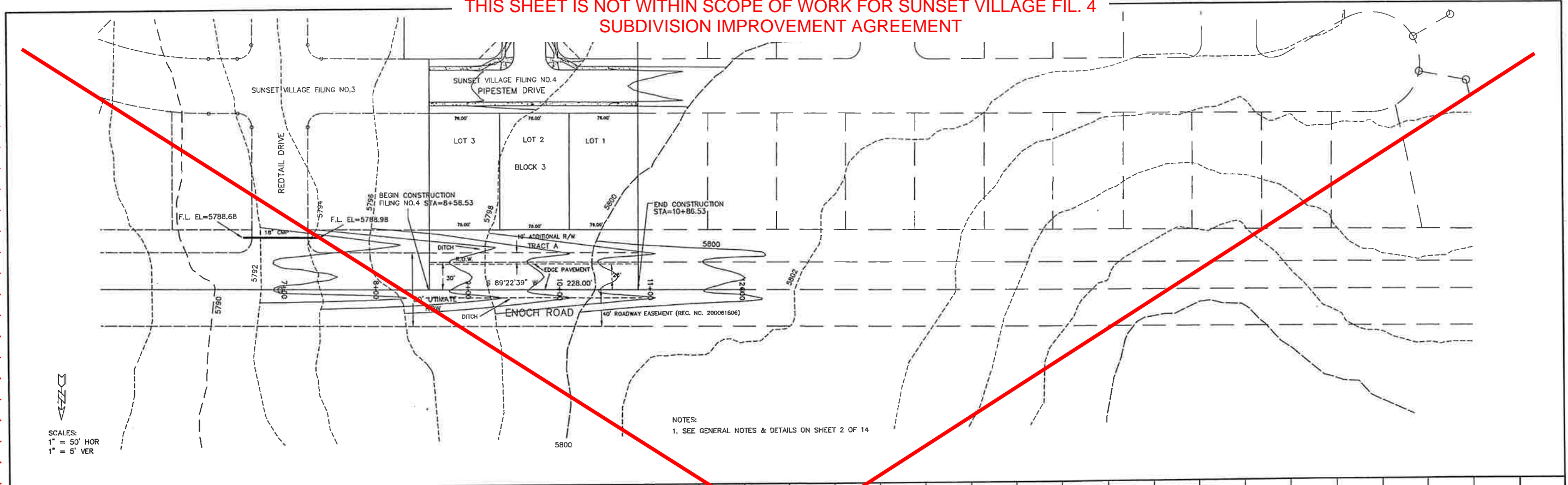
NO.	DESCRIPTION	DATE
1	SIA CD UPDATES	12/03/2021

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: T.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\00-0908\RCP01004.DWG SHEET 6 OF 22

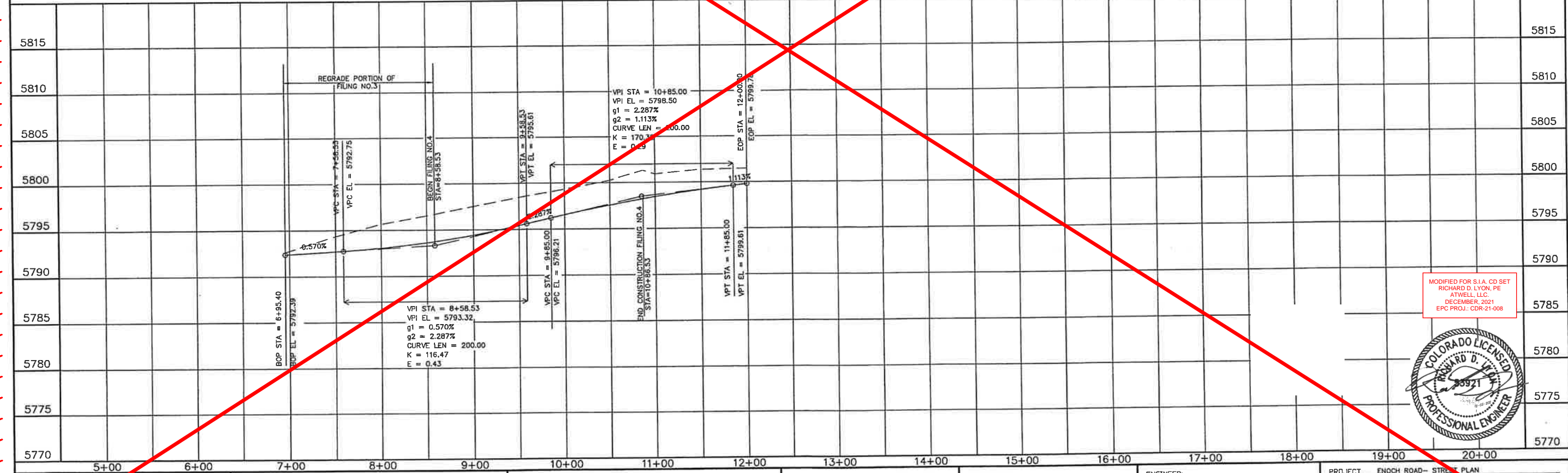


**THIS SHEET IS NOT WITHIN SCOPE OF WORK FOR SUNSET VILLAGE FIL. 4
SUBDIVISION IMPROVEMENT AGREEMENT**



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:
SIDEWALKS WIDTH _____
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 _____

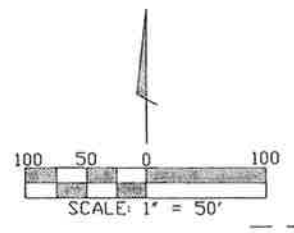
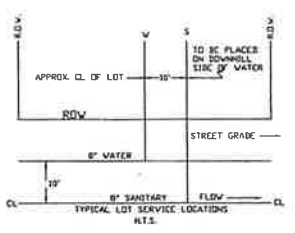
SCALE: HORIZ. 1" = 50' VERT. 1" = 5'
BENCHMARK: U.S.G.S. BRASS CAP
114JK (1953) ELEV=5752.00
LOCATED AT THE SOUTHEAST CORNER OF SECTION 12, T.15S., R.63W.

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: 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.: \P\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 (719-597-5888) 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

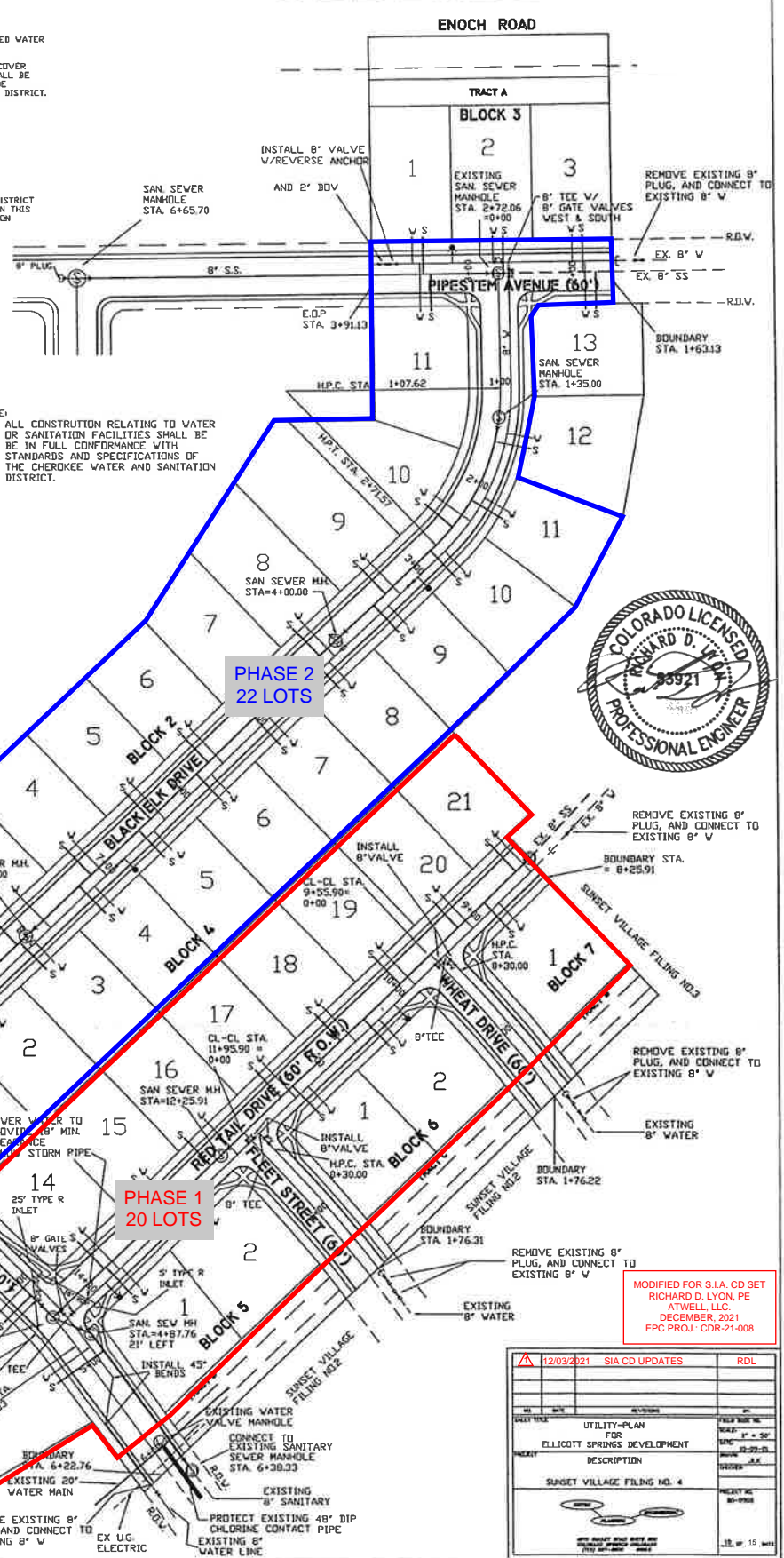
PRE-EXCAVATION CHECK LIST

- 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

UTILITIES	MARKING	CALL	DATE	BY
WATER	—	—	—	—
GAS	—	—	—	—
TELEPHONE	—	—	—	—
OTHER	—	—	—	—

WATER PLAN APPROVAL

CHEROKEE METROPOLITAN DISTRICT DATE: _____



DETECTION POND RECONSTRUCTION IN PHASE 1

LEGEND

- ⊙ EXISTING MANHOLE
- ⊙ EXISTING WATER MANHOLE
- EXISTING VALVE
- PROPOSED VALVE
- ⊙ PROPOSED MANHOLE
- ⊙ PROPOSED FIRE HYDRANT

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

DATE	REVISION	BY
12/03/2021	SIA CD UPDATES	RDL

DATE	DESCRIPTION	BY
12-14-01	UTILITY-PLAN FOR ELICOTT SPRINGS DEVELOPMENT	RDL
12-14-01	DESCRIPTION	RDL
12-14-01	SUNSET VILLAGE FILING NO. 4	RDL

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.

Engineer of Record:
The Grading and Erosion Control Plan was prepared under my direction and supervision and is complete and correct to the best of my knowledge and belief. Said Plan has been prepared according to the criteria established by the County for Grading and Erosion Control Plans.
Richard D. Lyon
Richard Lyon, PE #53921
Date: 11-16-2021

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

Owner's Statement:
I, the owner/developer have read and will comply with the requirements of the Grading and Erosion Control Plan and all of the requirements specified in these detailed plans and specifications.
Date: _____

Owner Signature: _____
Date: _____

Does not match Item "hh".

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 as the Planning and Community Development Director's discretion.

County Project Engineer Signature: _____
Date: _____

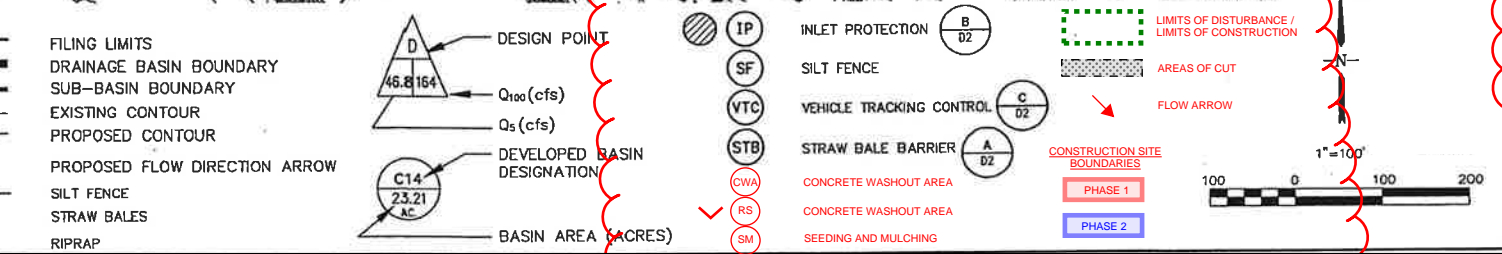
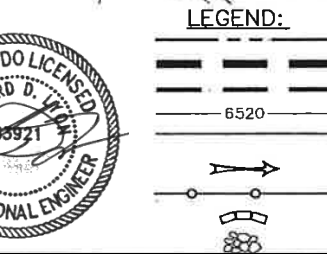
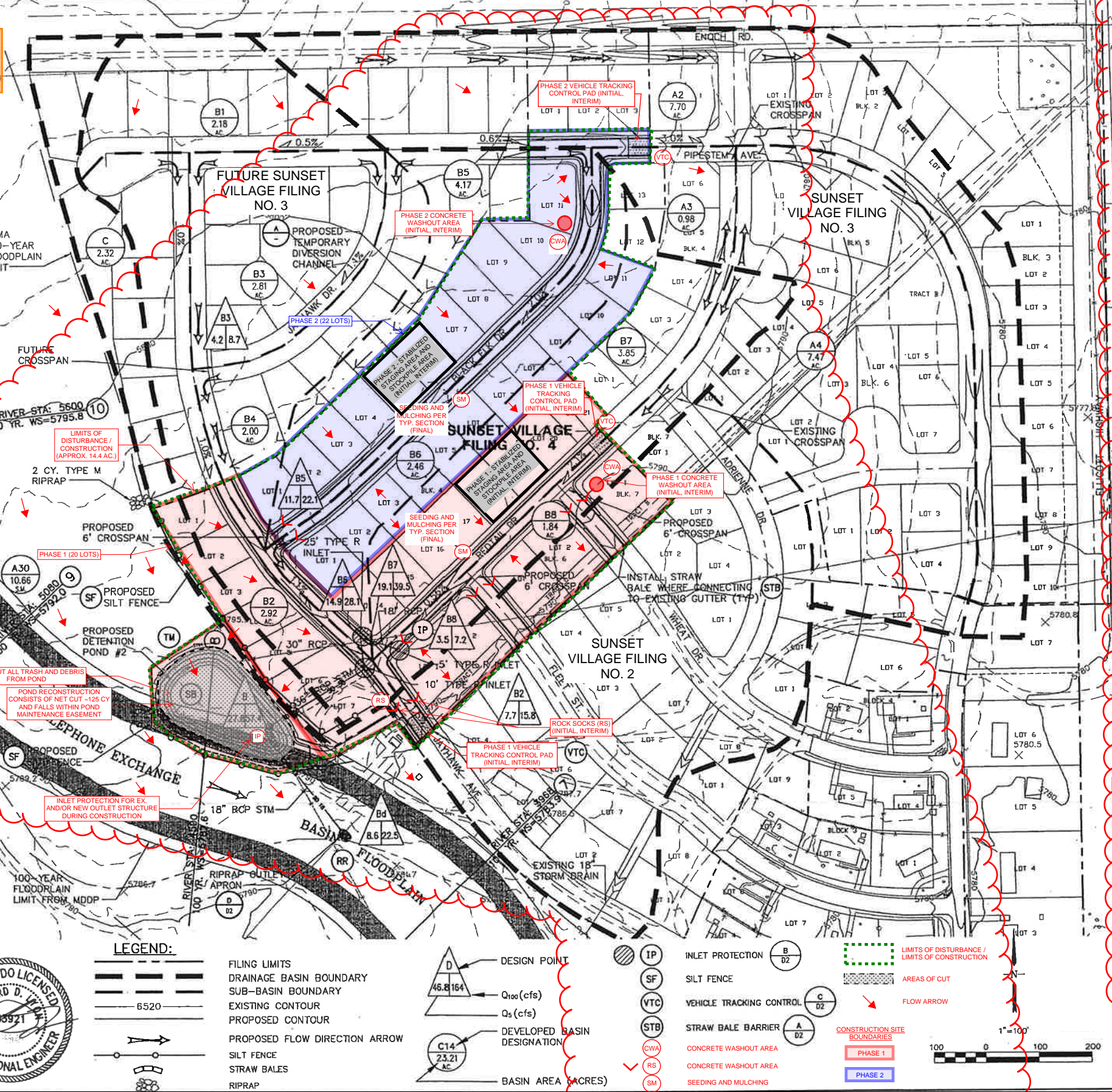
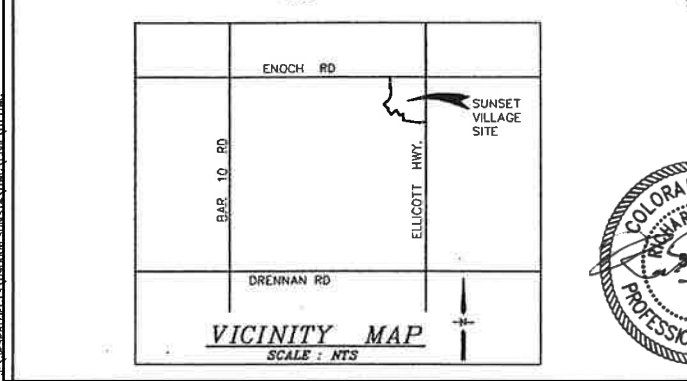
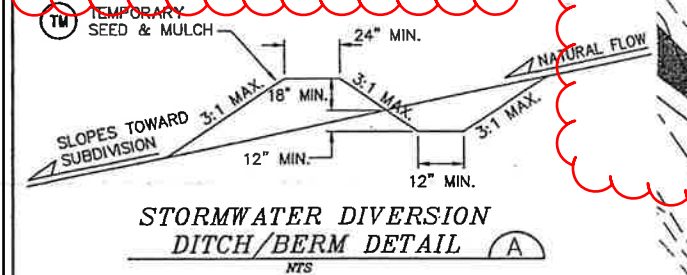
NE4 SEC 12-15-63, EX PT PLATTED TO SUNSET VILLAGE FIL NO 1,2,3,4
EL PASO COUNTY JURISDICTION

This should say:
Jennifer Irvine, P.E.
County Engineer / ECM Administrator

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:
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ANTICIPATED PROJECT SCHEDULE:
PHASE 1: START DATE: JANUARY 2022
COMPLETION DATE: MARCH 2022
DATE OF FINAL STABILIZATION: MAY 2022
PHASE 2: START DATE: MARCH 2022
COMPLETION DATE: MAY 2022
DATE OF FINAL STABILIZATION: JULY 2022



STANDARD NOTES FOR EL PASO COUNTY GRADING AND EROSION CONTROL PLANS

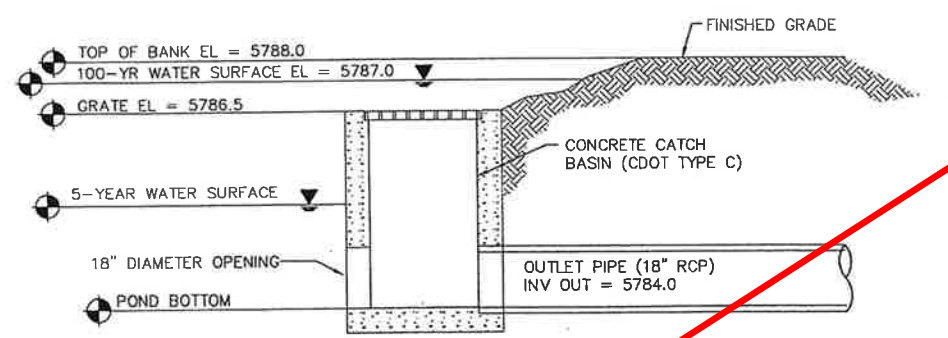
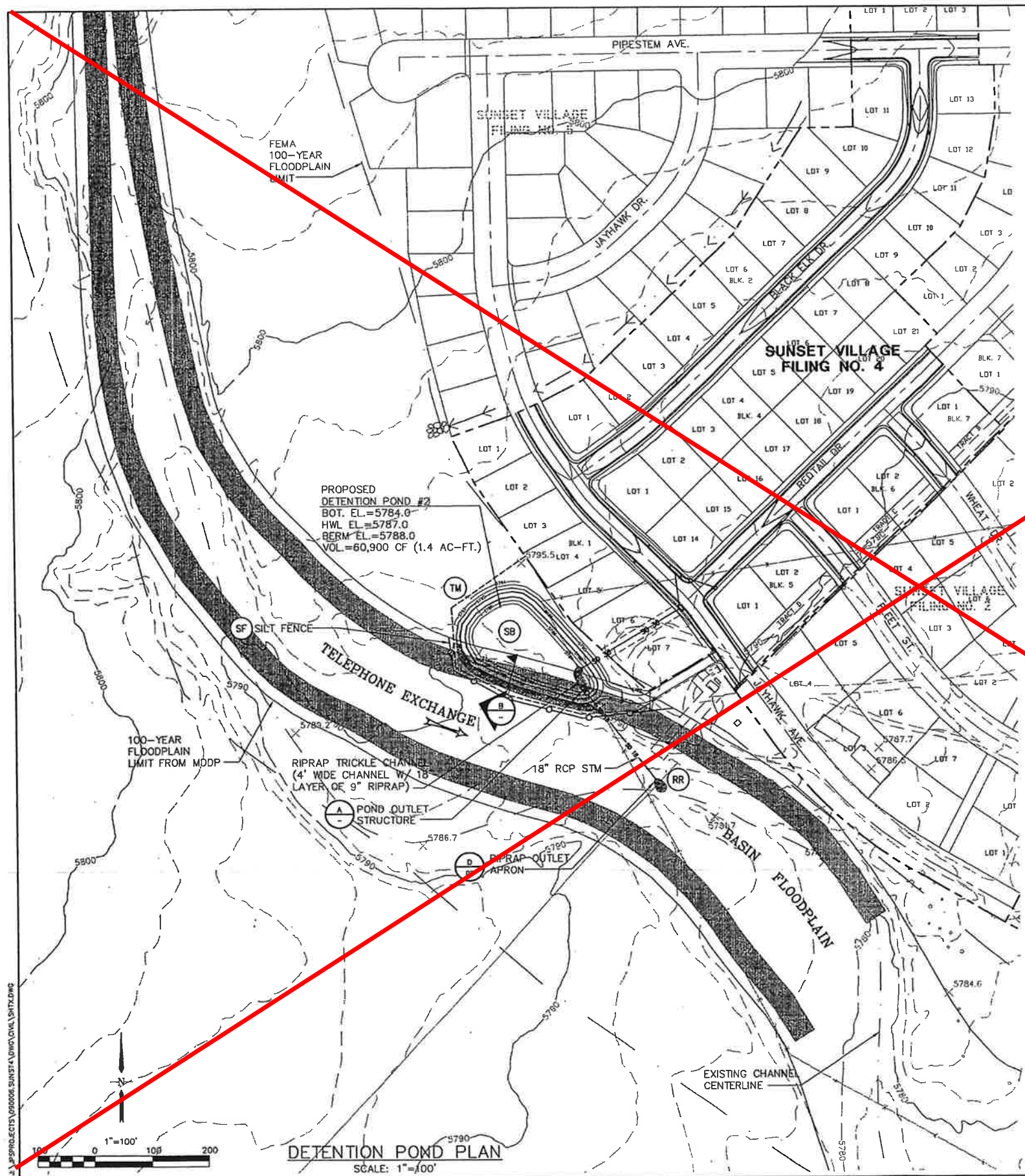
- Stormwater discharges from construction sites shall not cause or threaten to cause pollution, contamination, or degradation of State Waters. All work and earth disturbance shall be done in a manner that minimizes pollution of any on-site or off-site waters, including wetlands.
- Notwithstanding anything depicted in these plans in words or graphic representation, all design and construction related to roads, storm drainage and erosion control shall conform to the standards and requirements of the most recent version of the relevant adopted El Paso County standards, including the Land Development Code, the Engineering Criteria Manual, the Drainage Criteria Manual, and the Drainage Criteria Manual Volume 2. Any deviations from regulations and standards must be requested, and approved, in writing.
- 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 shall be the responsibility of the designator. 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.
- 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 GEC.
- A Preconstruction Meeting between the contractor, engineer, and El Paso County will be held prior to any construction. It is the responsibility of the applicant to coordinate the meeting time and place with County staff.
- Control measures must be installed prior to commencement of activities that 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.
- All temporary sediment and erosion control measures shall be maintained and remain in effective operating condition until permanent soil erosion control measures are implemented and final stabilization is established. All persons engaged in land disturbance activities shall assess the adequacy of control measures at the site and identify if changes to those control measures 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.
- 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.
- Final stabilization must be implemented at all applicable construction sites. Final stabilization is achieved when all ground disturbing activities are complete and all disturbed areas either have a uniform vegetative cover with individual plant density of 70 percent of pre-disturbance levels established or equivalent permanent alternative stabilization method is implemented. All temporary sediment and erosion control measures shall be removed upon final stabilization and before permit closure.
- All permanent stormwater management facilities shall be installed as 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.
- 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 water's edge unless shown to be infeasible and specifically requested and approved.
- 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 control measures.
- Any temporary or permanent facility designed and constructed for the conveyance of stormwater around, through, or from the earth disturbance area shall be a stabilized conveyance designed to minimize erosion and the discharge of sediment off-site.
- Concrete wash water shall be contained and disposed of in accordance with the 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. During dewatering operations, uncontaminated groundwater shall 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.
- Erosion control blanketing or other protective covering shall be used on slopes steeper than 3:1.
- 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.
- 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.
- Tracking of soils and construction debris off-site shall be minimized. Materials tracked off-site shall be cleaned up and properly disposed of immediately.
- 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.
- The quantity of materials stored on the project site shall be limited, as much as practical, to that quantity required to perform the work in an orderly sequence. All materials stored on-site shall be stored in a neat, orderly manner, in their original containers, with original manufacturer's labels.
- No 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.
- 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.
- No person shall cause the impediment of stormwater flow in the curb and gutter or ditch except with approved sediment control measures.
- 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.
- All construction traffic must enter/exit the site only at approved construction access points.
- Prior to construction the permittee shall verify the location of existing utilities.
- 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.
- The soils report for this site has been prepared by www.sosreport.com and shall be considered a part of these plans.
- At least ten (10) days prior to the anticipated start of construction, for projects that will disturb 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:

SUNSET VILLAGE FILING 4 GRADING AND EROSION CONTROL PLAN

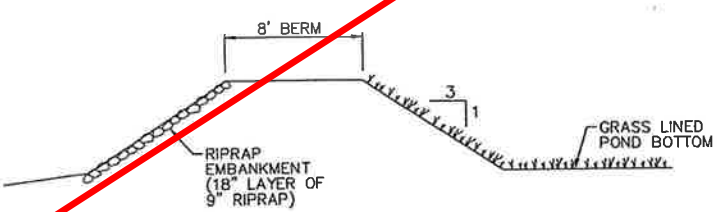
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VERT. SCALE: 1"=10'
SURVELED BY: N.A.
CREATED: 11/16/20
PROJECT NO: 090006
SHEET: D1

DRAWN: M.P.
DESIGNED: J.S.
CHECKED: J.S.
LAST MODIFIED: 10/11/201
MODIFIED BY: J.S.

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



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 (GRAVEL FILTER)
- SILT FENCE
- VEHICLE TRACKING PAD
- TEMPORARY SEED AND MULCH ON DISTURBED SLOPES
- STRAW BALE BARRIER

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

NO.	REVISION	BY	DATE	SURVEY INFO	DATE

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

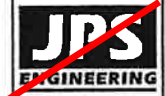
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DESIGNED BY: JPS

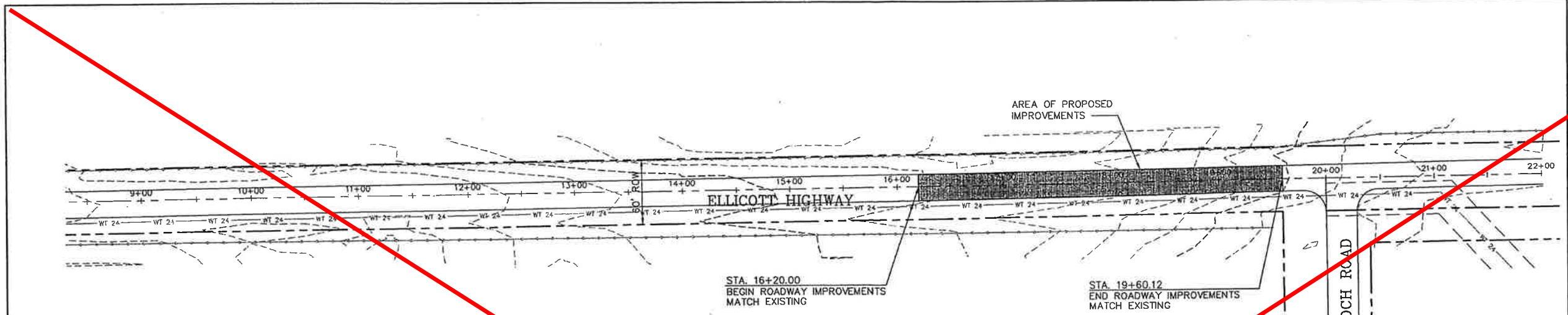
MODIFIED FOR S.I.A. CD SET
RICHARD D. LYON, PE
ATWELL, LLC
DECEMBER, 2021
EPC PROJ.: CDR-21-008

REVISION 1: 12/03/2021

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

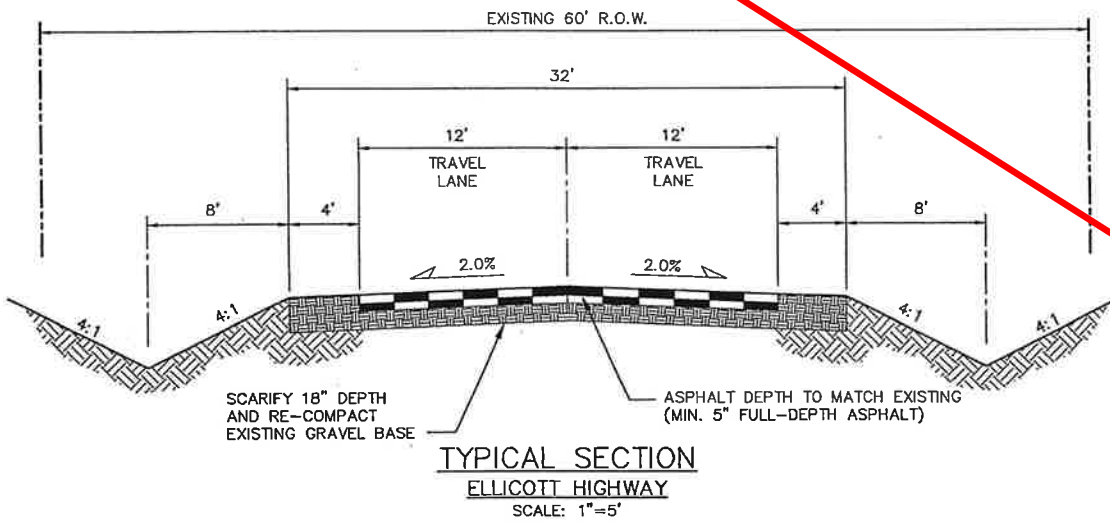


518 N. Nevada Ave.
Suite 303
Colorado Springs, CO
80903
PH: 719-477-9429
FAX: 719-471-0766



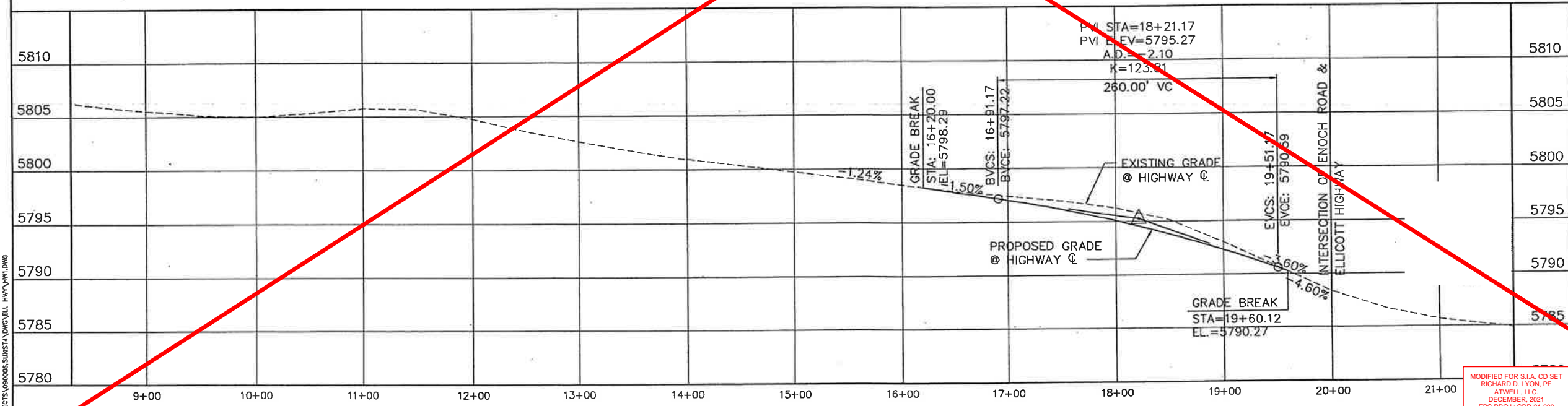
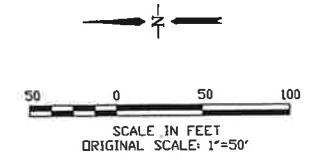
STA. 16+20.00
BEGIN ROADWAY IMPROVEMENTS
MATCH EXISTING

STA. 19+60.12
END ROADWAY IMPROVEMENTS
MATCH EXISTING



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

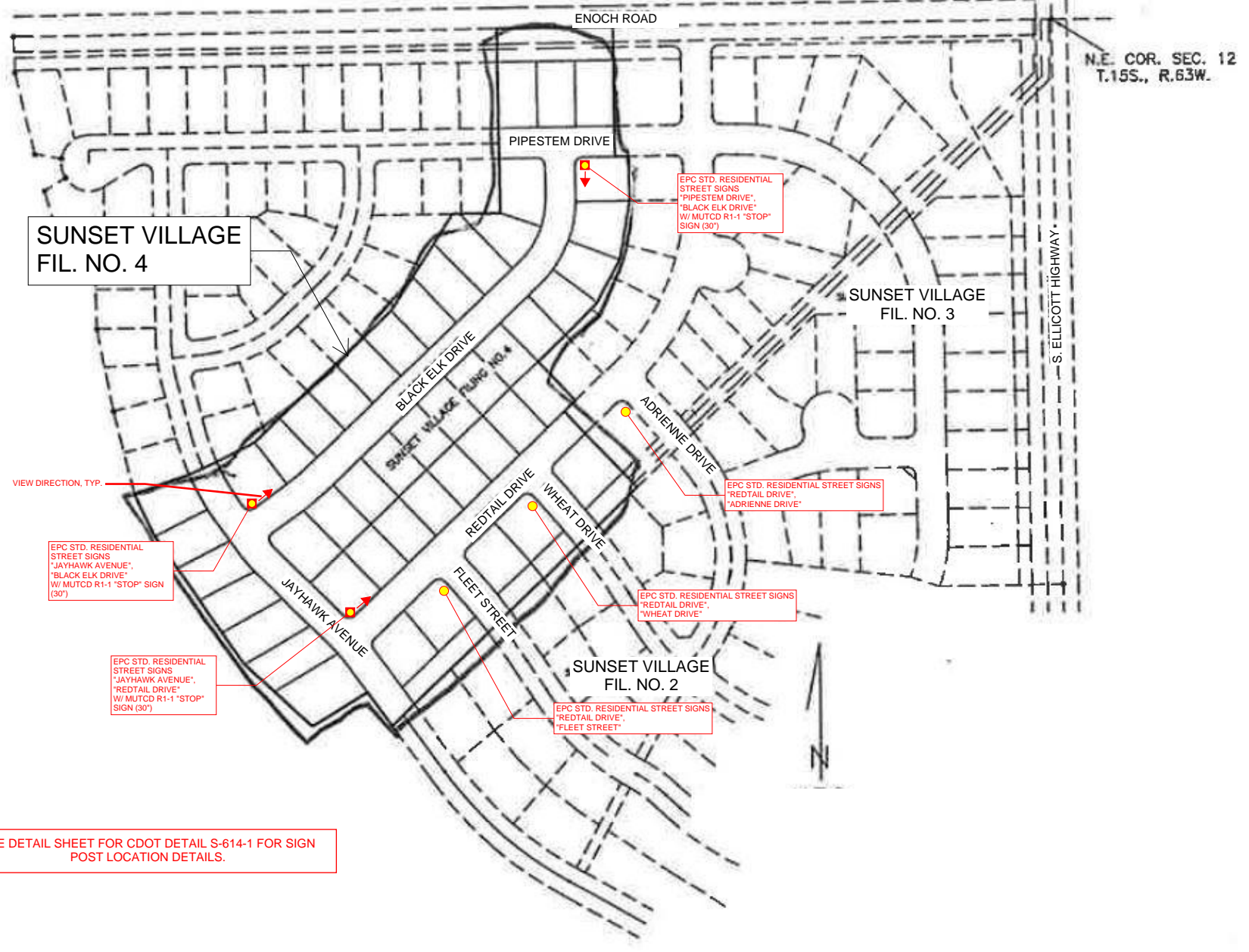
HIGHWAY IMPROVEMENT PLAN

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

PROJECT SCALE: 1"=50'	DRAWN: MJP
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	

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



SUNSET VILLAGE
FIL. NO. 4

SUNSET VILLAGE
FIL. NO. 3

SUNSET VILLAGE
FIL. NO. 2

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: 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

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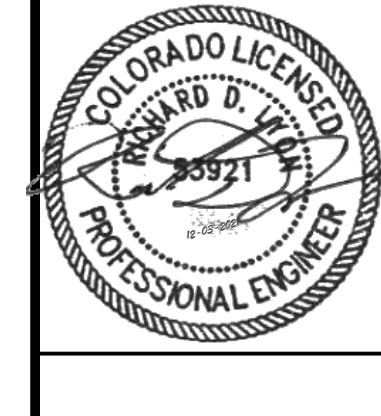
ATWELL
866.850.4200 www.atwell-group.com
143 UNION BOULEVARD, SUITE 700
LAKEWOOD, CO 80228
303.462.1100

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



DR.	RDL	CH.	RDL
P.M.	RDL		
JOB	21004166		
SHEET NO.	16		

REGULATORY, RECREATIONAL AND CULTURAL INFORMATION SIGN PLACEMENT

WARNING SIGN PLACEMENT

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 EMBLEMMENT 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 PLACQUES. 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 ALL CLASSES OF 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" 5'-0" 4'-0"
B	2'-0"	30'-0" OR MORE (INCLUDES CURB)	E	7'-0"	8'-0"	8'-0"	5'-0" 4'-0"
C	2'-0"	6'-0" PLUS EDGE OF 8'-0" WIDE SHOULDER, IF MORE 15'-0" FROM EDGE OF TRAVEL LANE	F	8'-0" OR NOTE NO. 9	12'-0"	8'-0"	9'-0" 5'-0" 4'-0"
			G	8'-0"	7'-0"	8'-0"	4'-0" 7'-0"
			H	5'-0"	10'-0"	8'-0"	7'-0" 4'-0"

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

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.

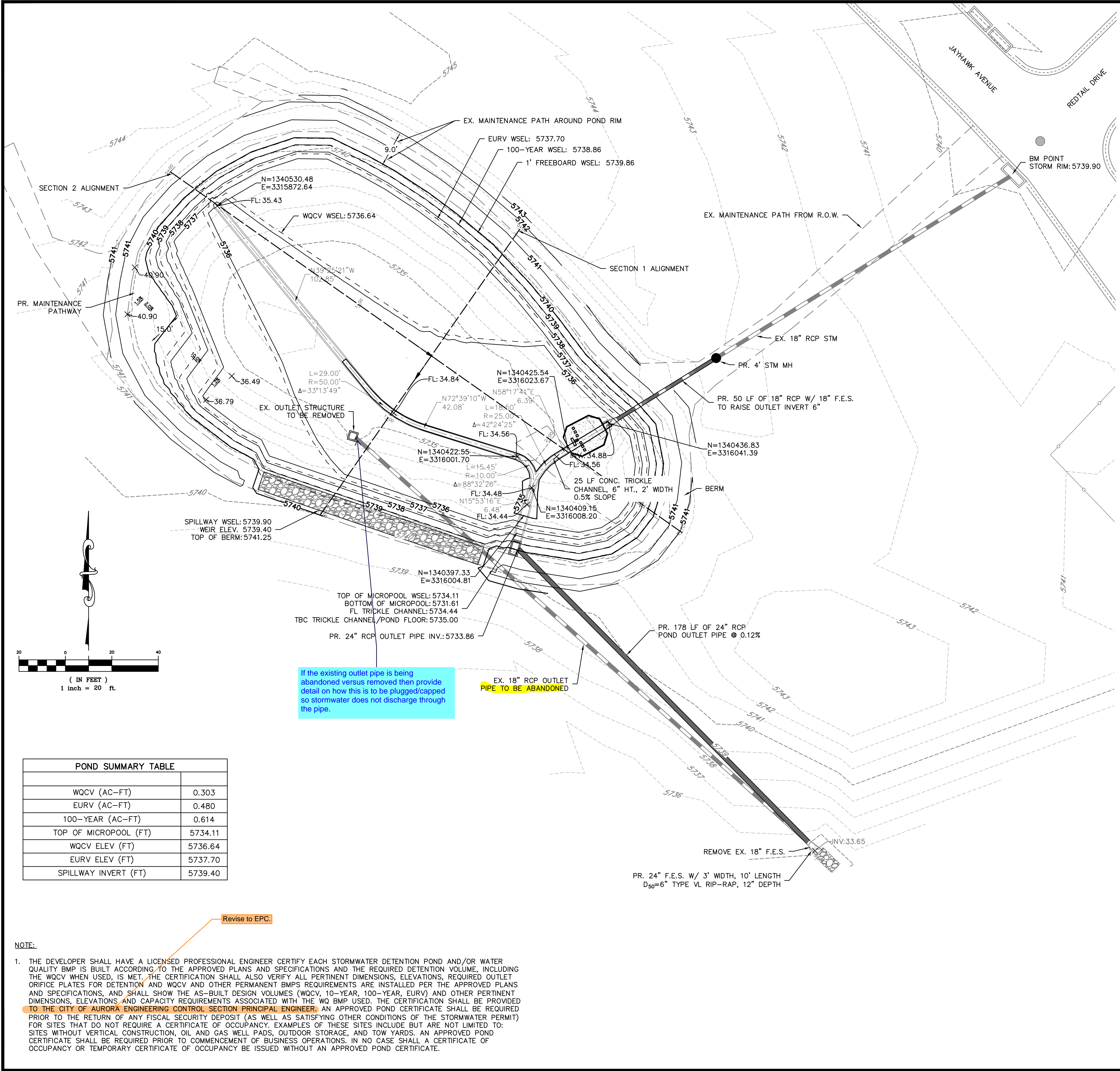
ANGULAR PLACEMENT

SPECIAL FOR SMALL PARKING OR SLEEPING RESTRICTION SIGNS WITH HORIZONTAL ARROW

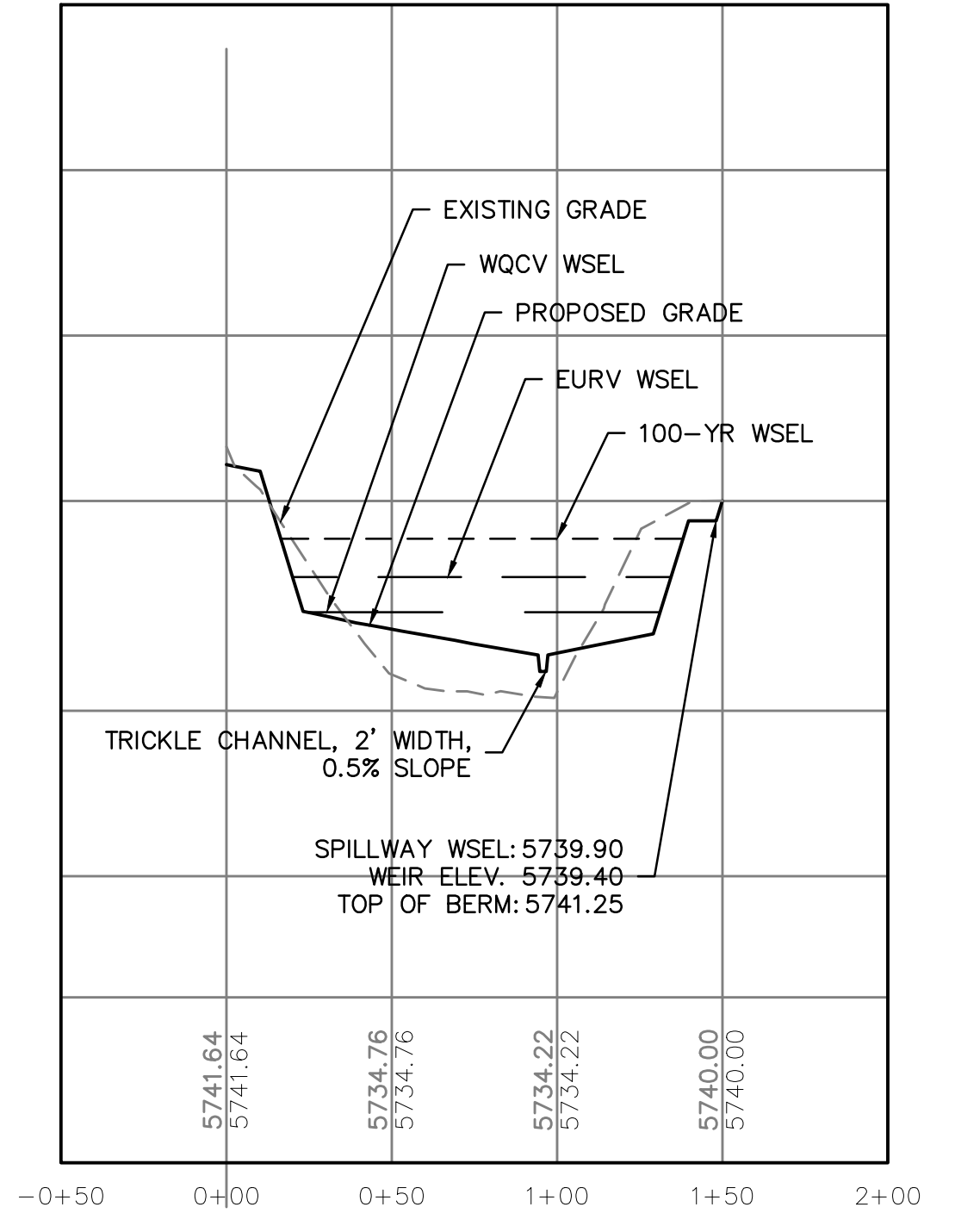
STANDARD FOR ALL OTHER ROUND SIGNS

SEE NOTE 10.

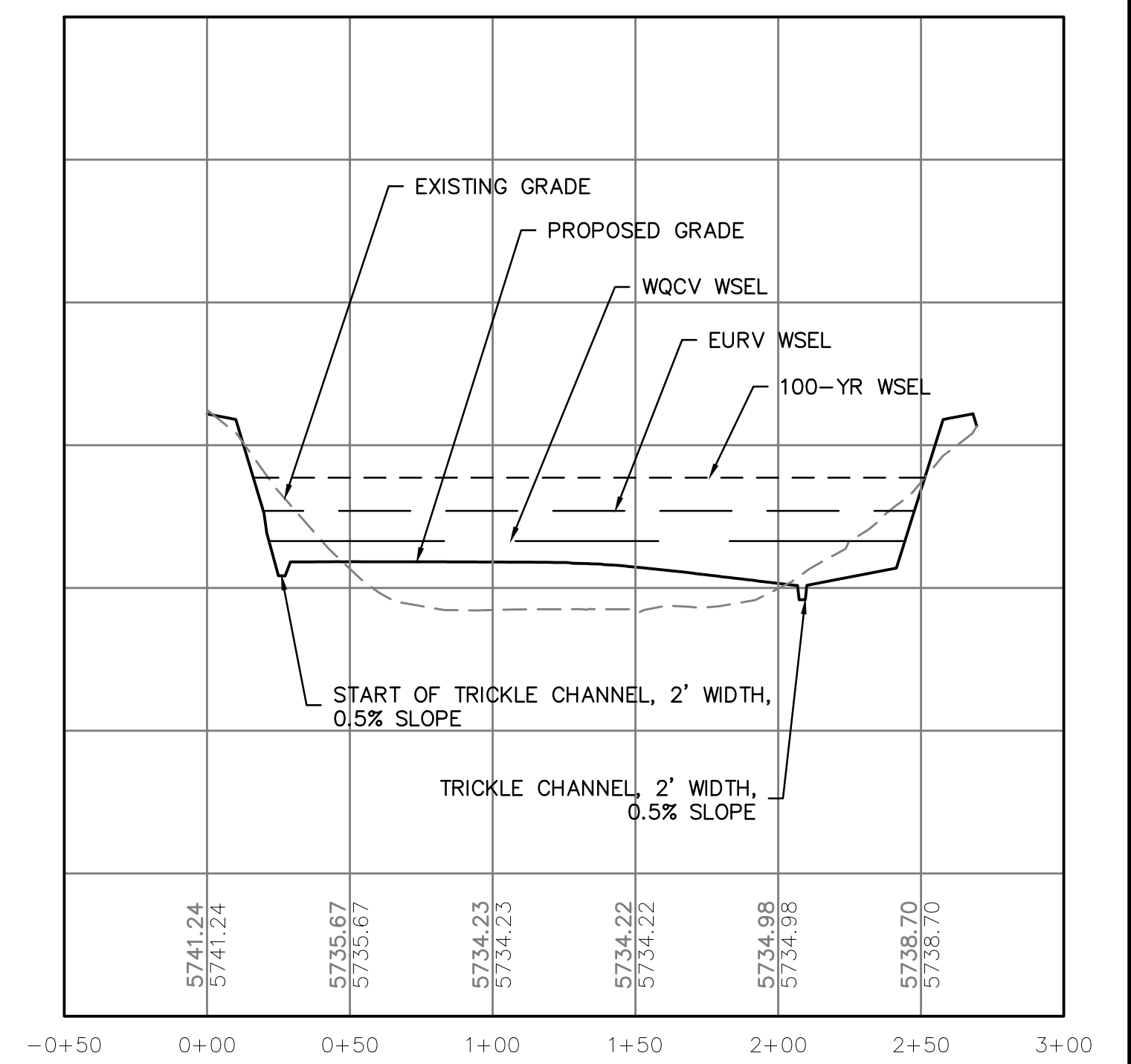
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Date:	Comments:								



POND A – SECTION 1
N.T.S.



POND A – SECTION 2
N.T.S.



(IN FEET)
1 inch = 20 ft.

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

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.

EX. 18" RCP OUTLET PIPE TO BE ABANDONED

Revise to EPC.

- 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.

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CLIENT PUNCHLIST CONNECTIONS LLC 300 WINDCHIME PLACE #301 COLORADO SPRINGS, COLORADO 80919 303.519.5100 SCOTT VAN WYHE	PROJECT PUNCHLIST CONNECTIONS LLC SUNSET VILLAGE FILING 4 – DRAINAGE EL PASO COUNTY, COLORADO CONSTRUCTION DRAWINGS POND 2
DATE	11/30/2021
REVISIONS	
DR. RDL	CH. RDL
P.M. RDL	
JOB	21004166
SHEET NO.	

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

CAD FILE: Z:\060466-POUND PLUMBING

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COLORADO SPRINGS, COLORADO 80919
303.519.5100
SCOTT VAN WYHE

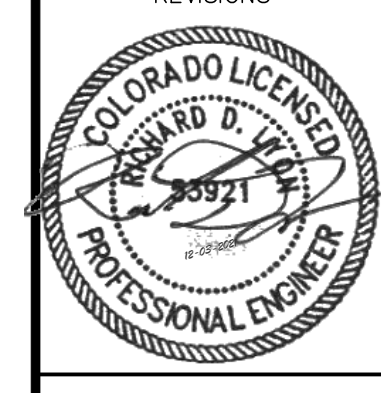
PUNCHLIST CONNECTIONS LLC
SUNSET VILLAGE FILING 4 - DRAINAGE
EL PASO COUNTY, COLORADO
CONSTRUCTION DRAWINGS
POND 2

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

DATE: 11/30/2021

A 1ST SUBMITTAL TO EPC
12/03/2021 - RDL

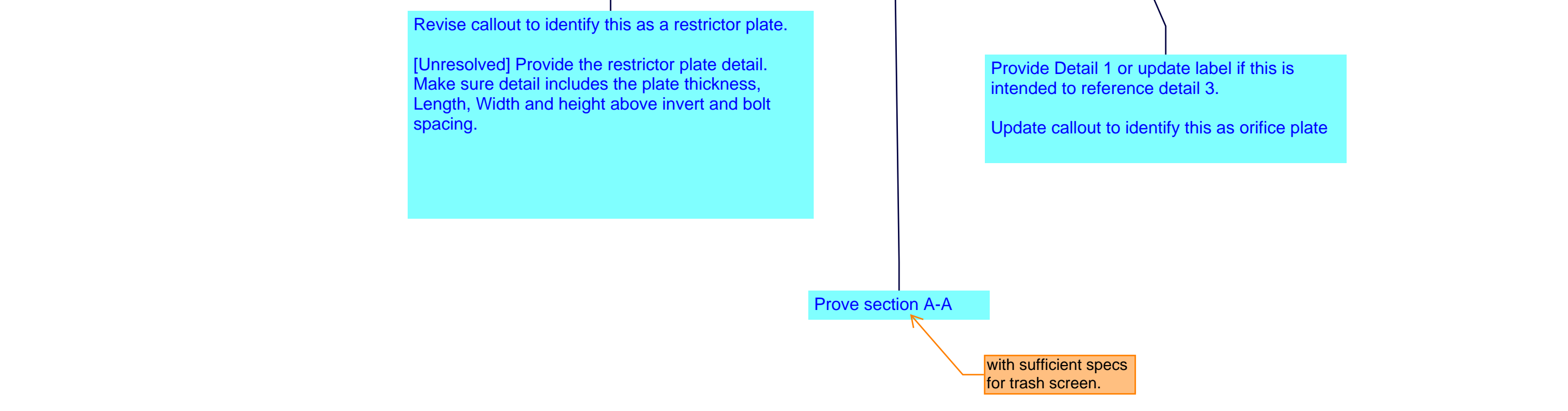
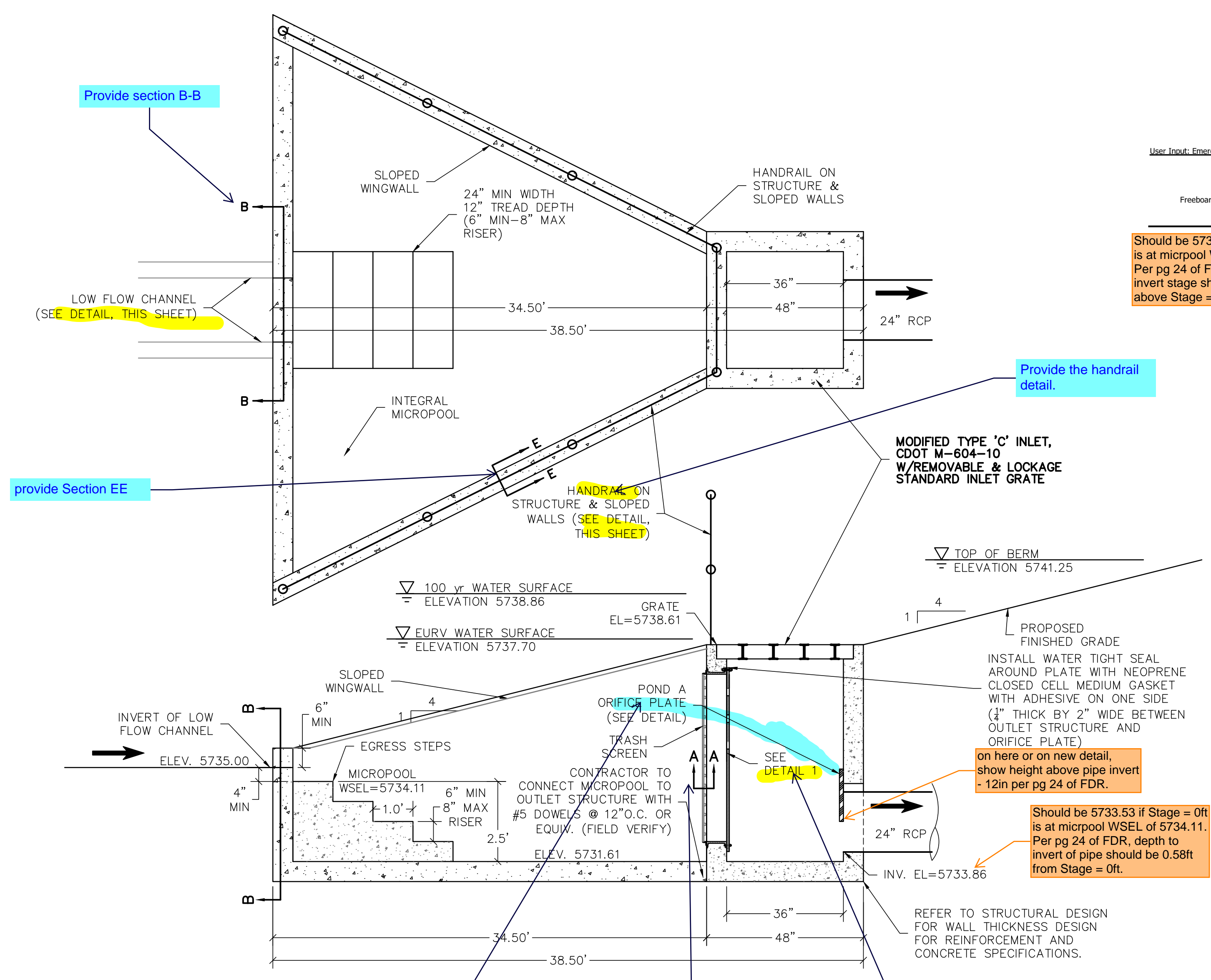
NO.	REVISIONS



DR. RDL CH. RDL
P.M. RDL

JOB: 21004166
SHEET NO.

CAD FILE: 21004166-POND DETAILS.DWG

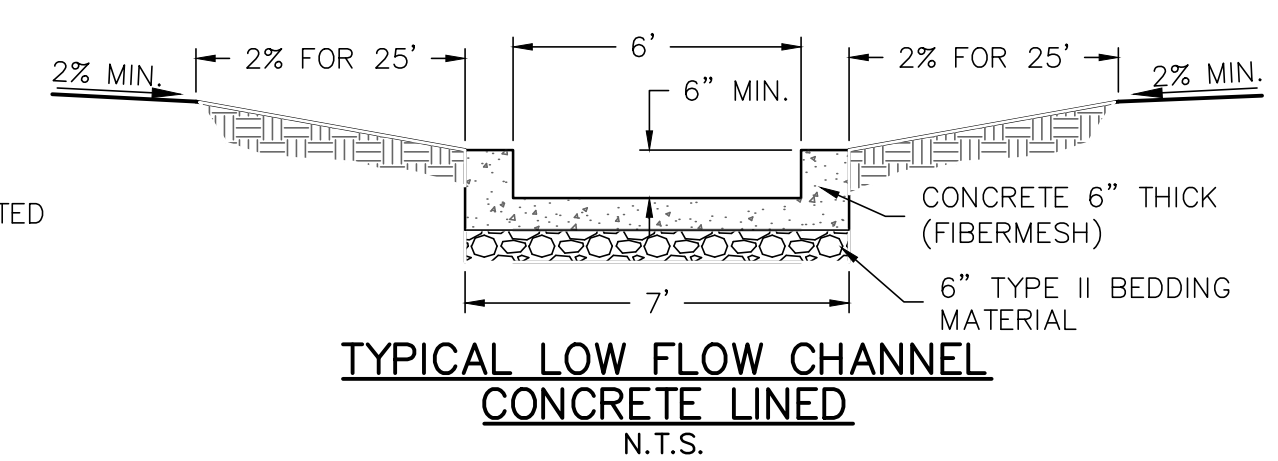
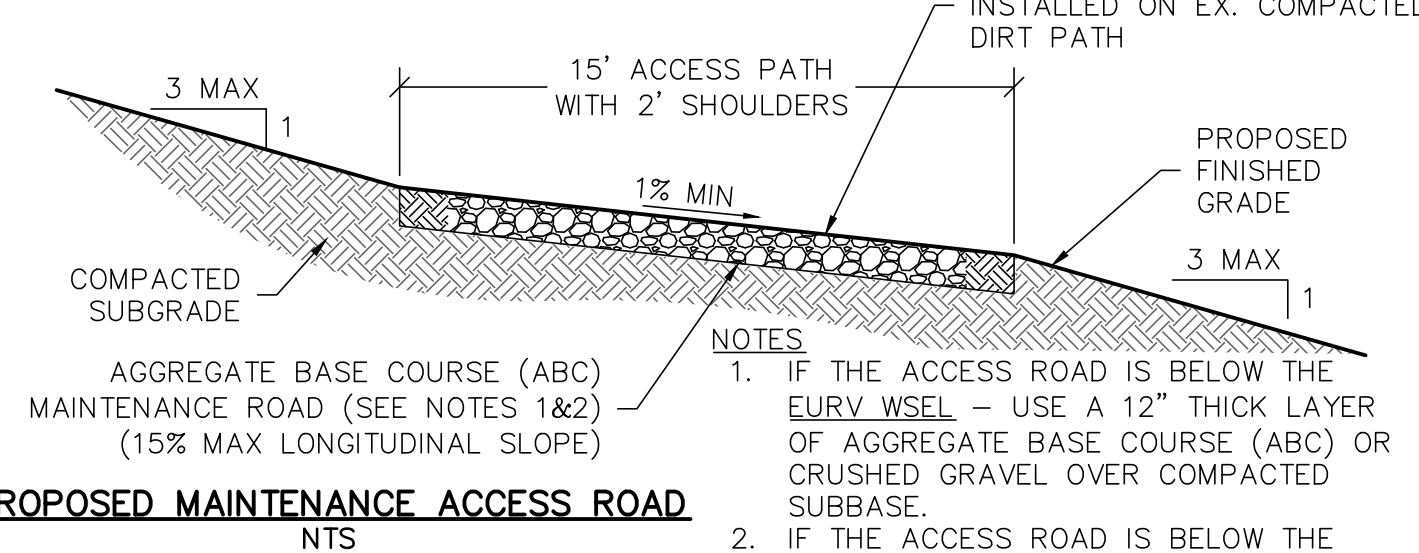
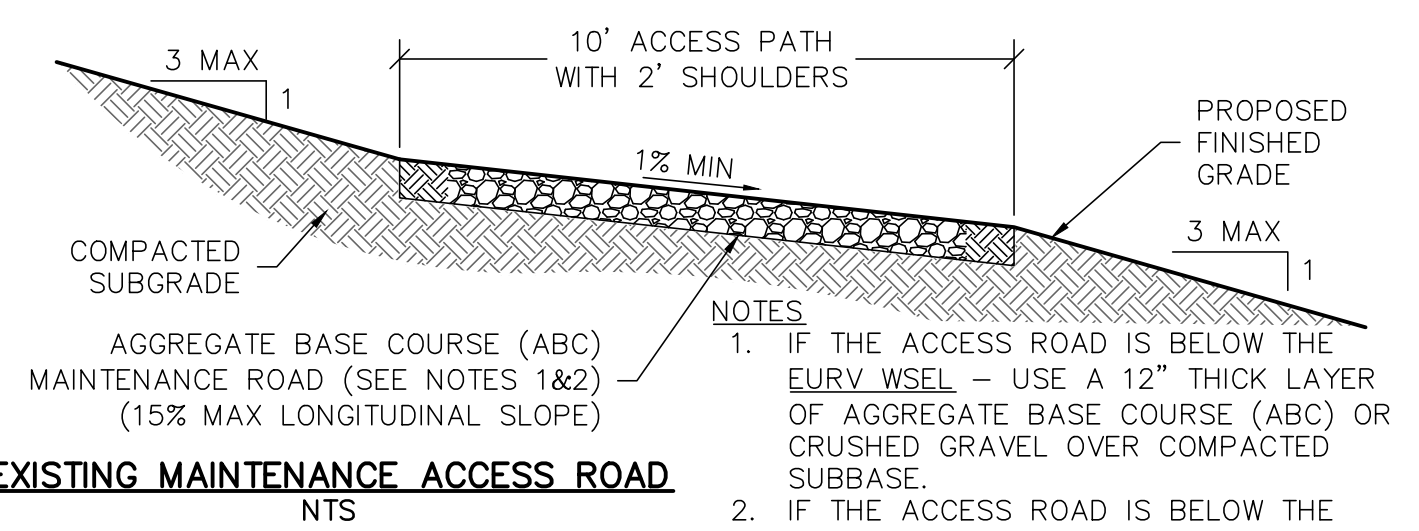
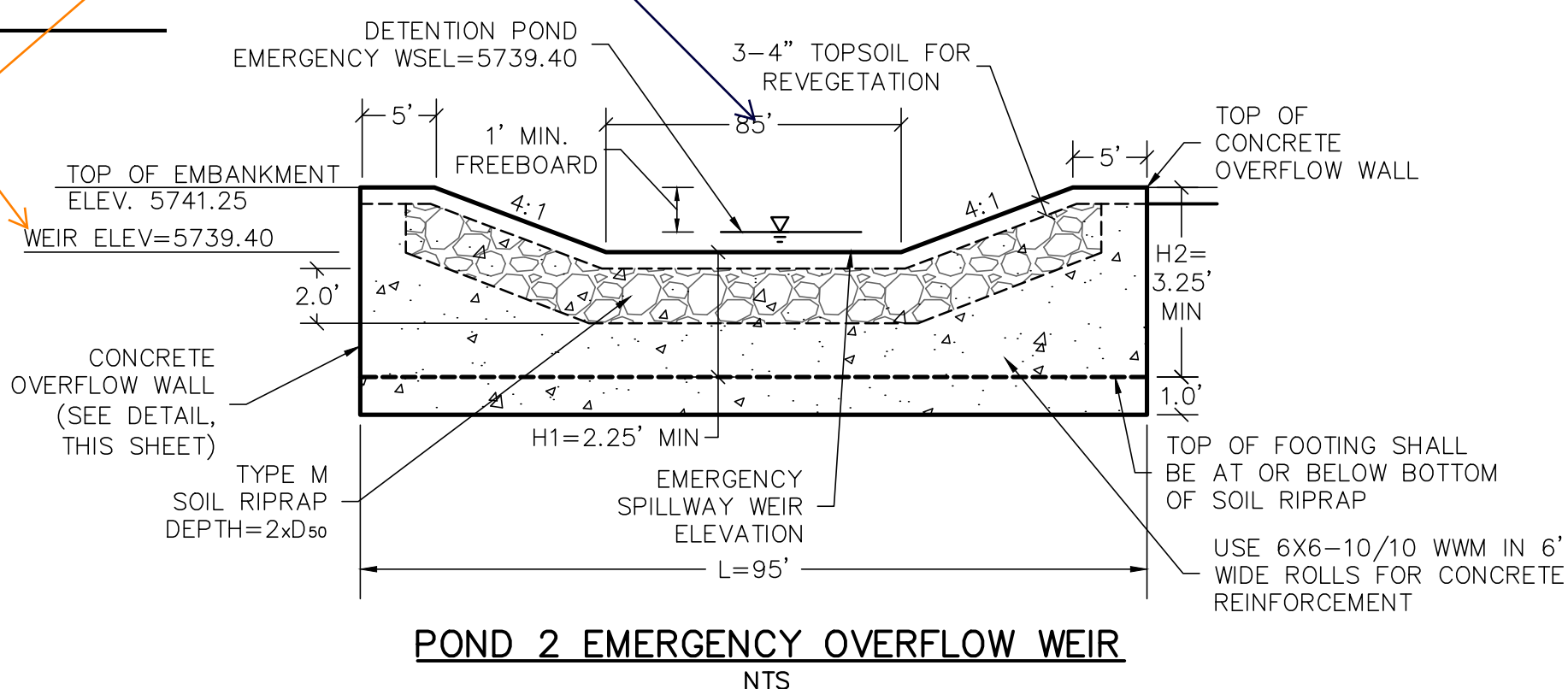
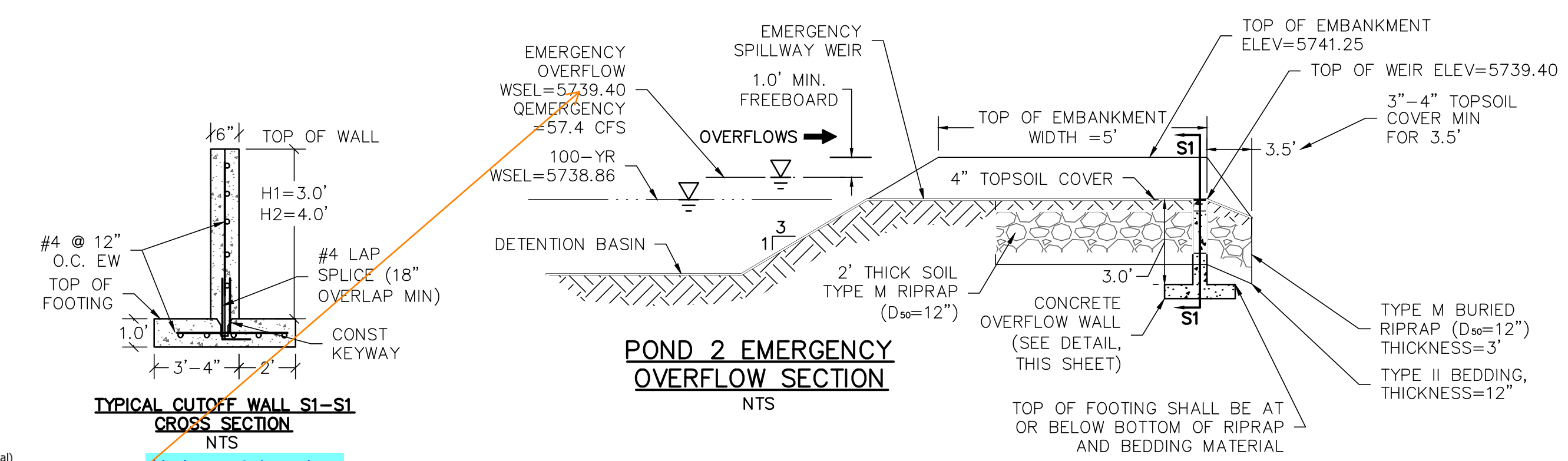


POND SUMMARY TABLE								
DESIGN POINT	POND	TRIBUTARY AREA (AC)	WQCV WSEL	WQCV VOLUME (AC-FT)	EURV	EURV VOLUME (AC-FT)	Q ₅ (CFS)	Q ₁₀₀ (CFS)
B	A	22.23	5736.64	0.303	5737.70	0.480	27.8	57.4

User Input: Emergency Spillway (Rectangular or Trapezoidal)	Spillway Invert Stage	Spillway Crest Length	Spillway End Slopes	Freeboard above Max Water Surface
	5.40	95.00	4:00	1.00
			H/V	

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

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



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.

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

Update callout to identify this as orifice plate

Provide section A-A

with sufficient specs for trash screen.

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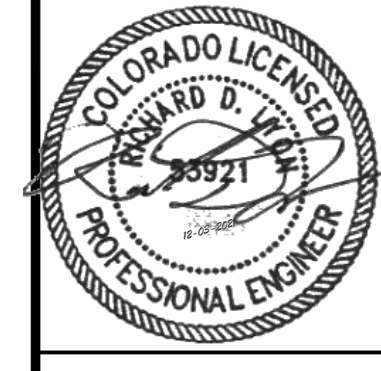
PUNCHLIST CONNECTIONS LLC
SUNSET VILLAGE FILING 4 - DRAINAGE
EL PASO COUNTY, COLORADO
CONSTRUCTION DRAWINGS
POND 2

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

DATE 11/30/2021

1ST SUBMITTAL TO EPC
12/03/2021 - RDL

NO.	REVISIONS



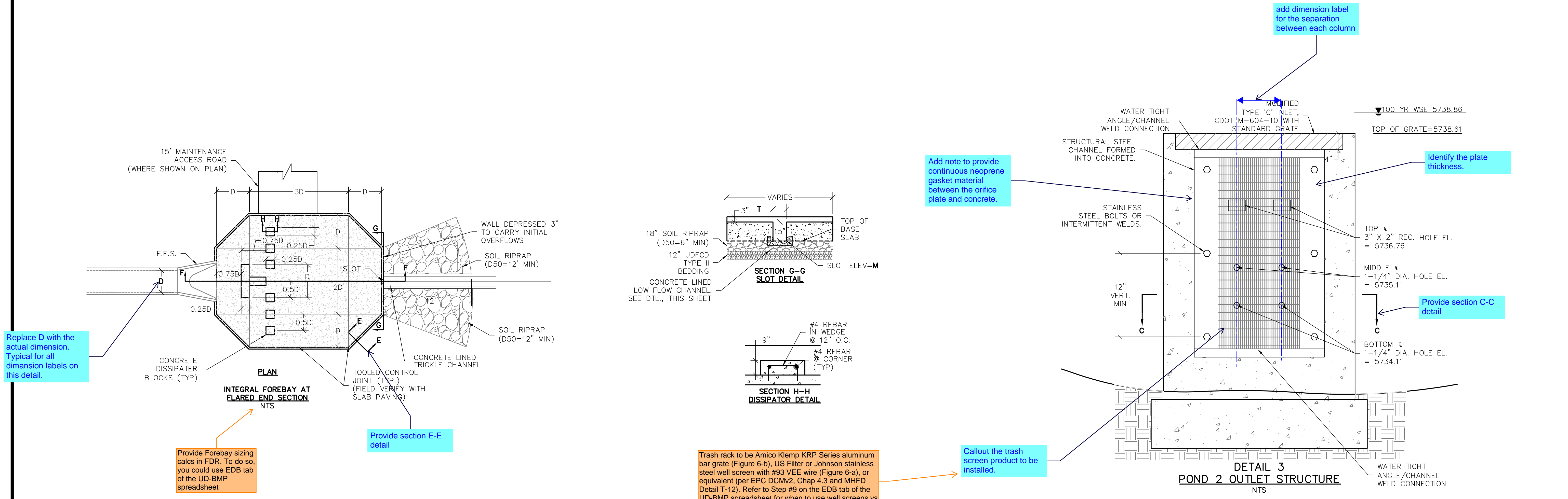
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P.M. RDL

JOB 21004166

SHEET NO.

CAD FILE: 21004166-POND DETAILS.DWG



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

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

Provide section E-E detail

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

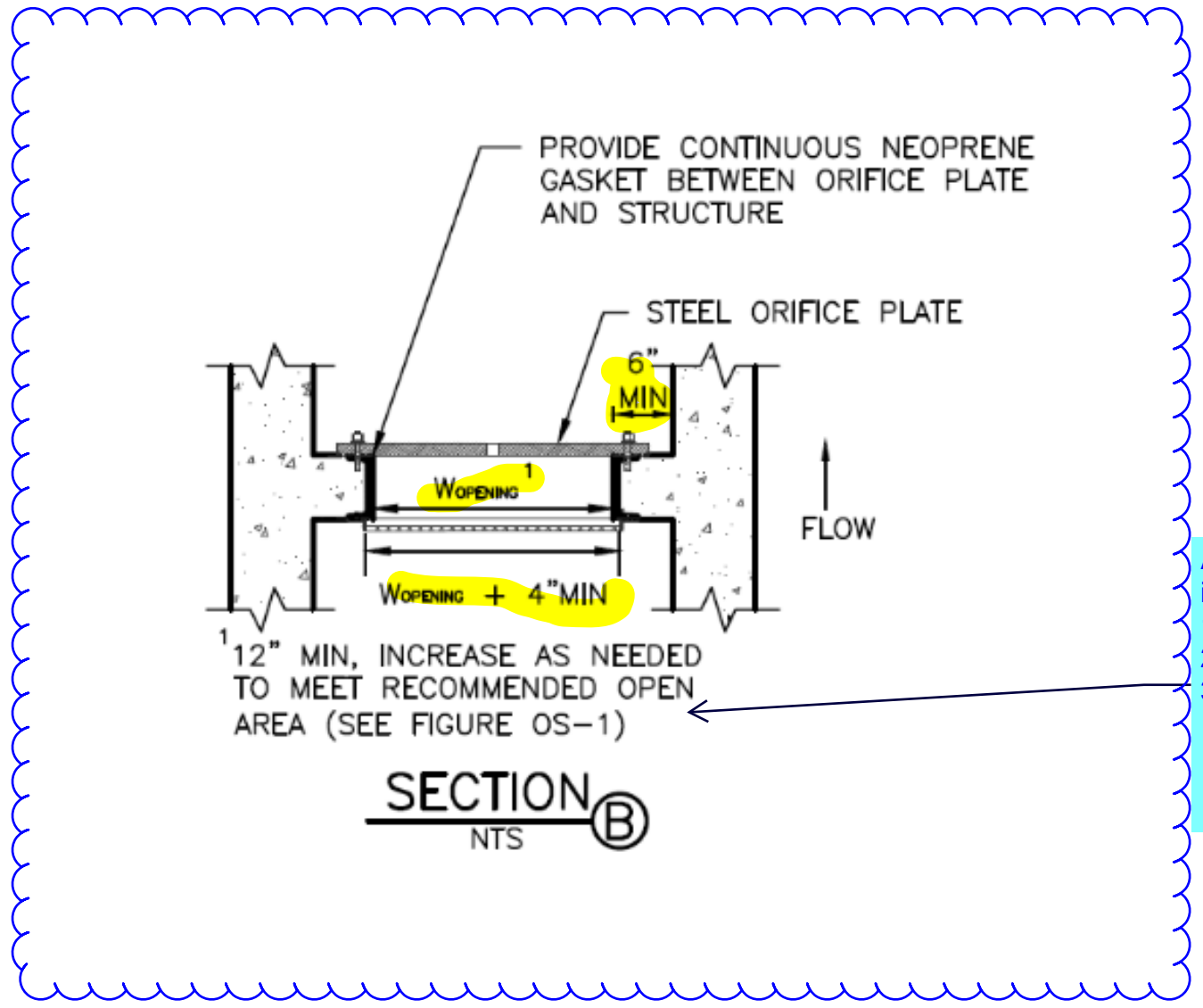
add dimension label for the separation between each column

Identify the plate thickness.

Provide section C-C detail

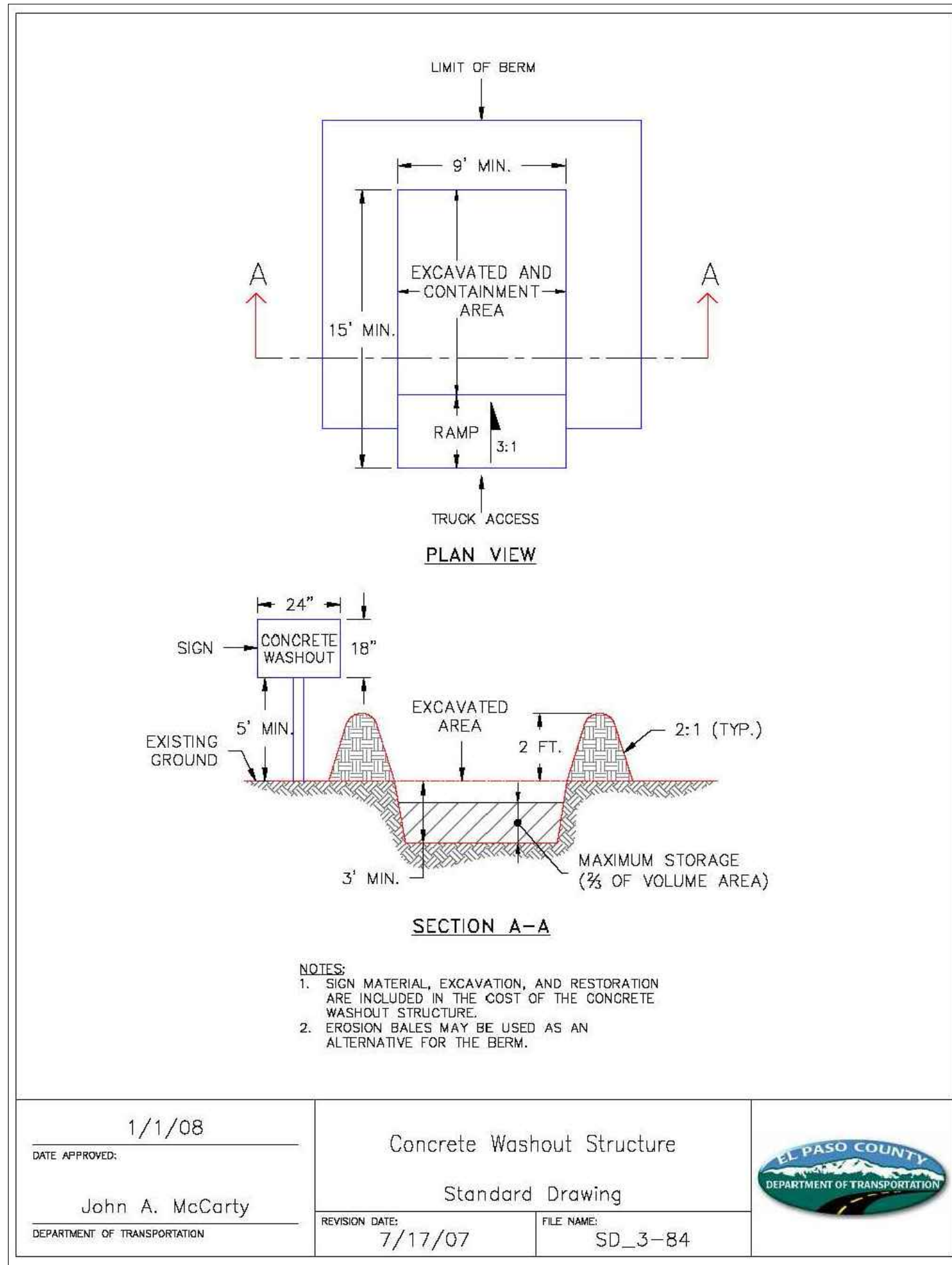
Callout the trash screen product to be installed.

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.

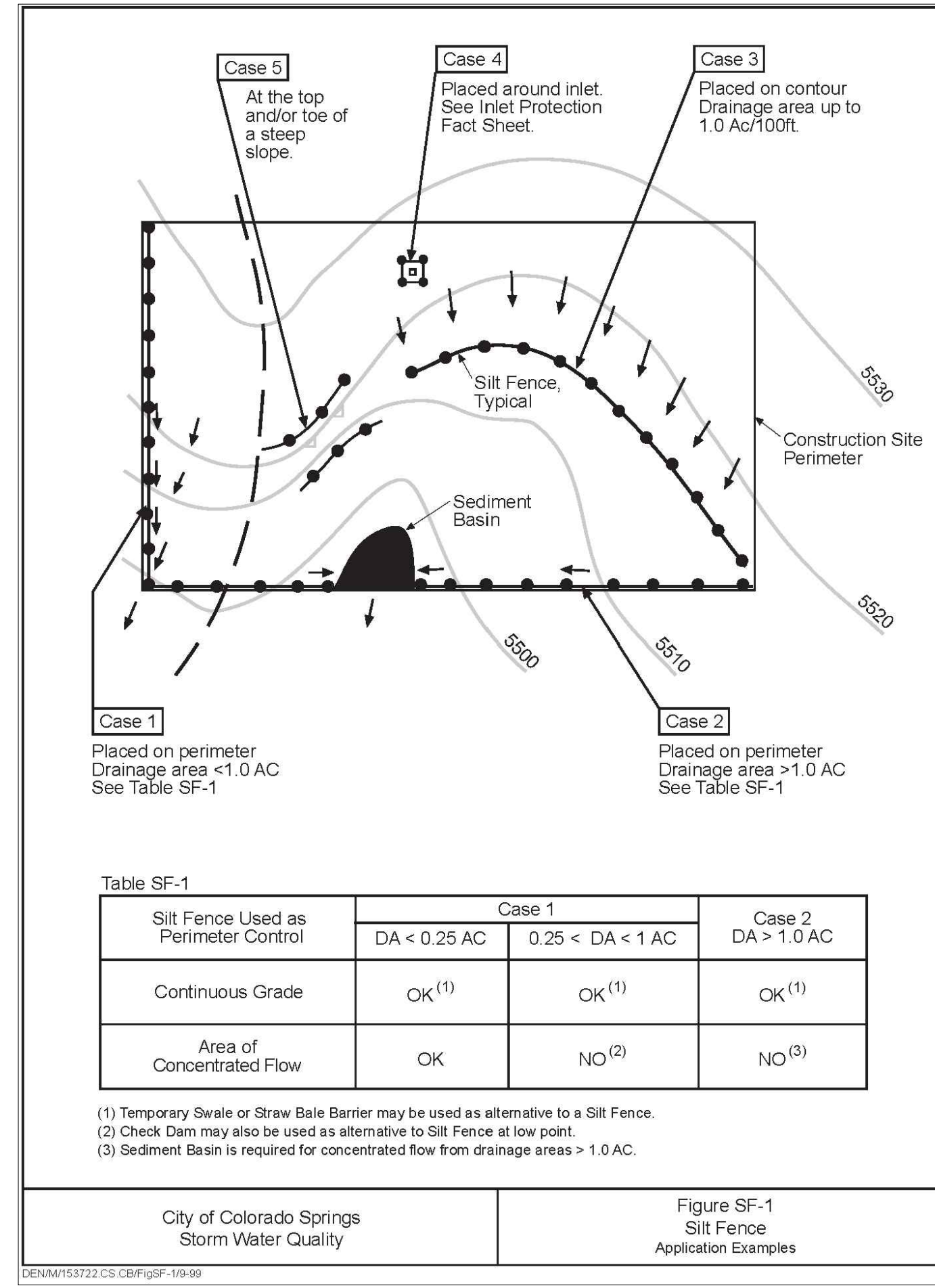


Add this detail or update the existing details to include the following information:
1. Identify the width of the opening
2. Width of the trash screen
3. Width of orifice plate.

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"



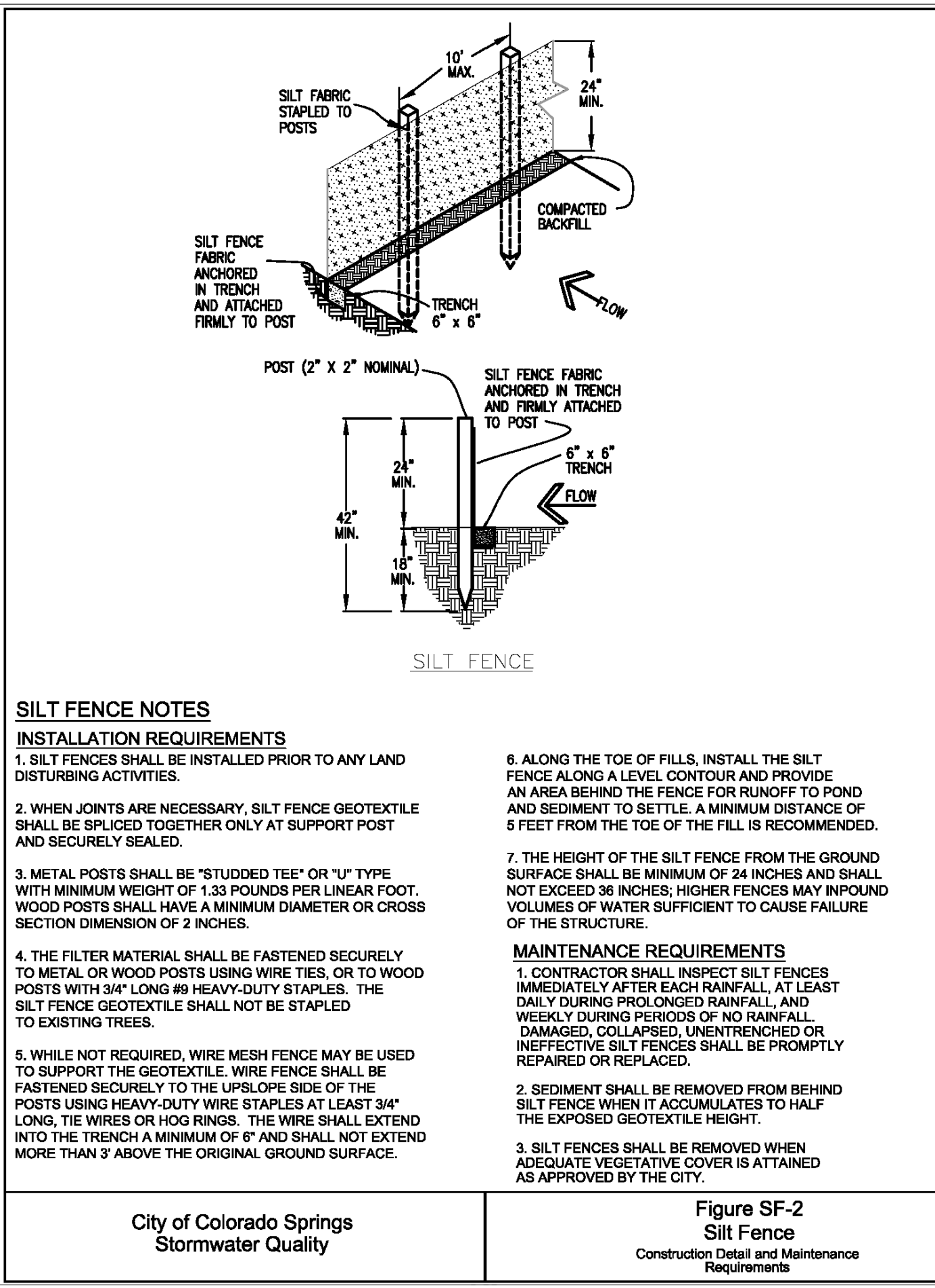
DATE APPROVED: 1/1/08	Concrete Washout Structure	
APPROVED BY: John A. McCarty	Standard Drawing	
REVISION DATE: 7/17/07	FILE NAME: SD_3-84	



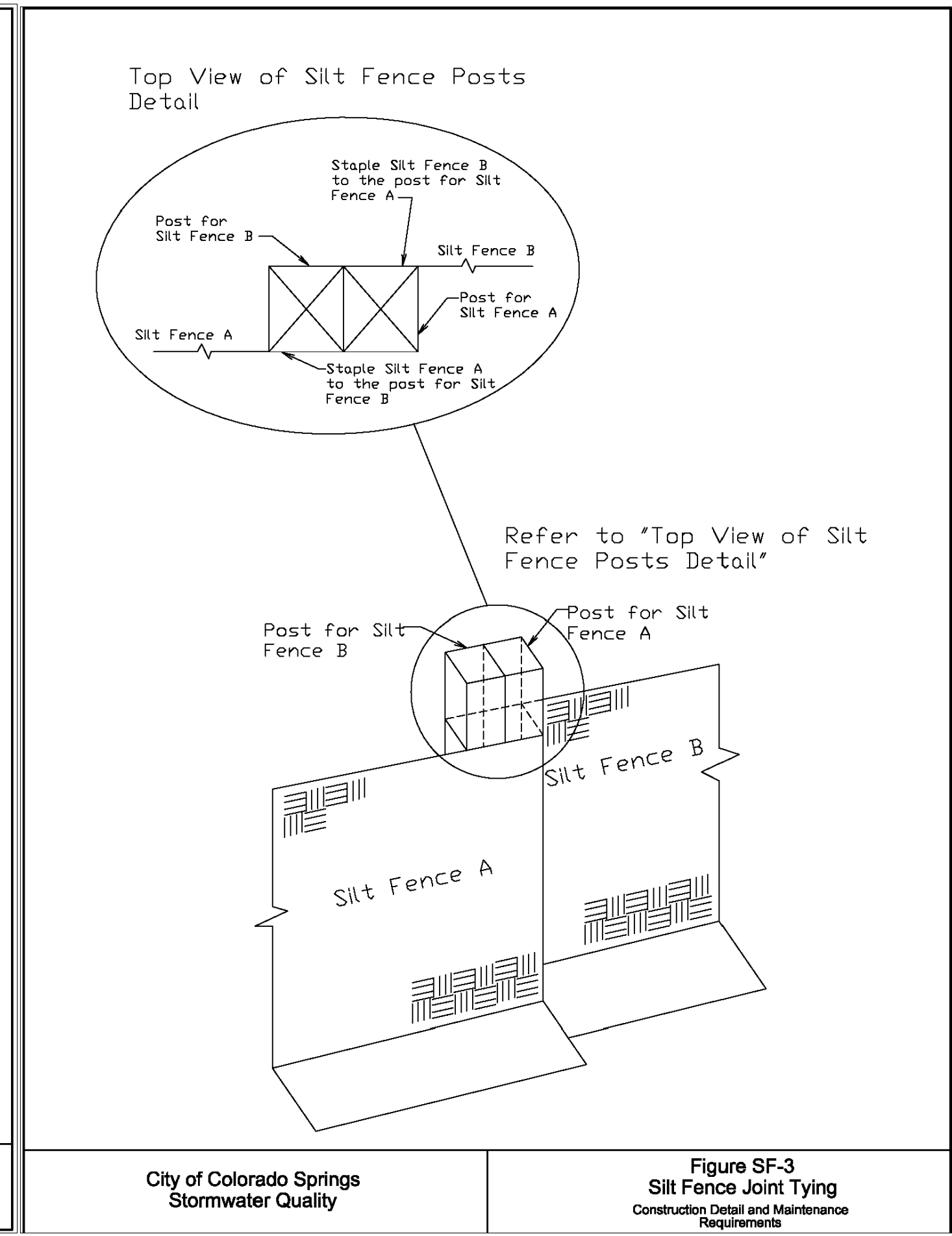
Silt Fence Used as	Case		
	DA < 0.25 AC	0.25 < DA < 1 AC	DA > 1.0 AC
Continuous Grade	OK ⁽¹⁾	OK ⁽¹⁾	OK ⁽¹⁾
Area of Concentrated Flow	OK	NO ⁽²⁾	NO ⁽³⁾

- 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.

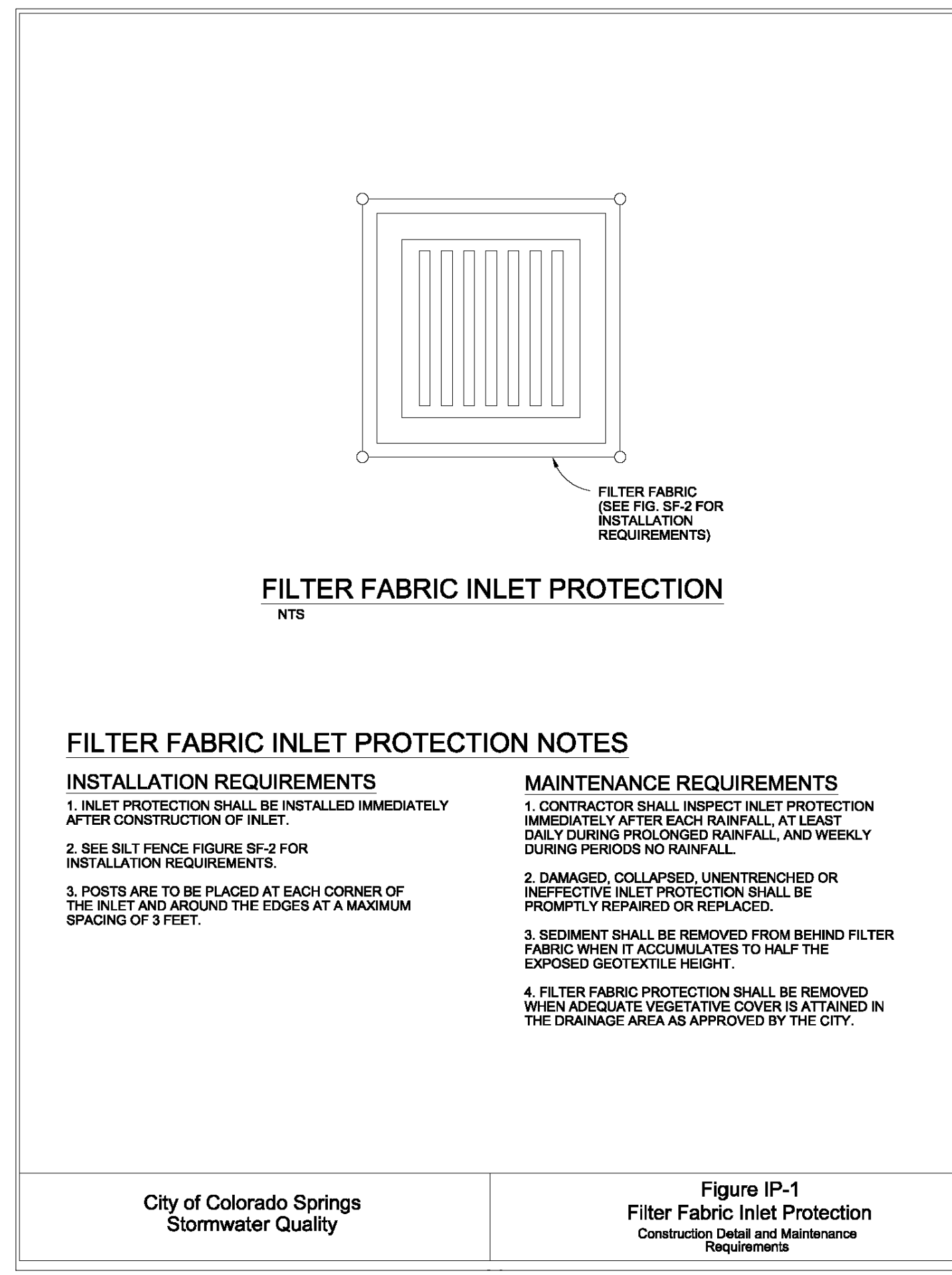
City of Colorado Springs Stormwater Quality Figure SF-1 Silt Fence Application Examples



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

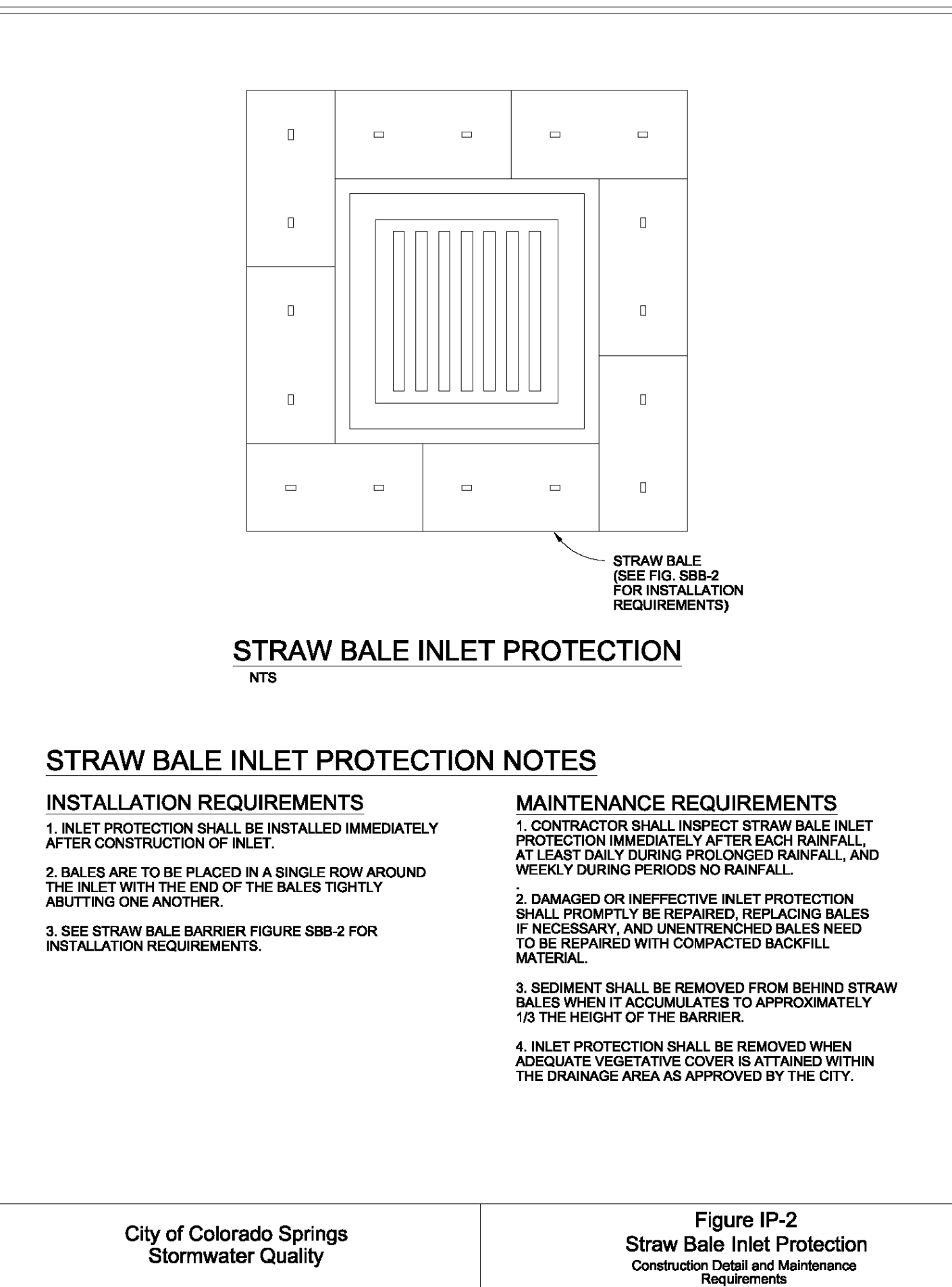


City of Colorado Springs Stormwater Quality Figure SF-3 Silt Fence Joint Tying Construction Detail and Maintenance Requirements



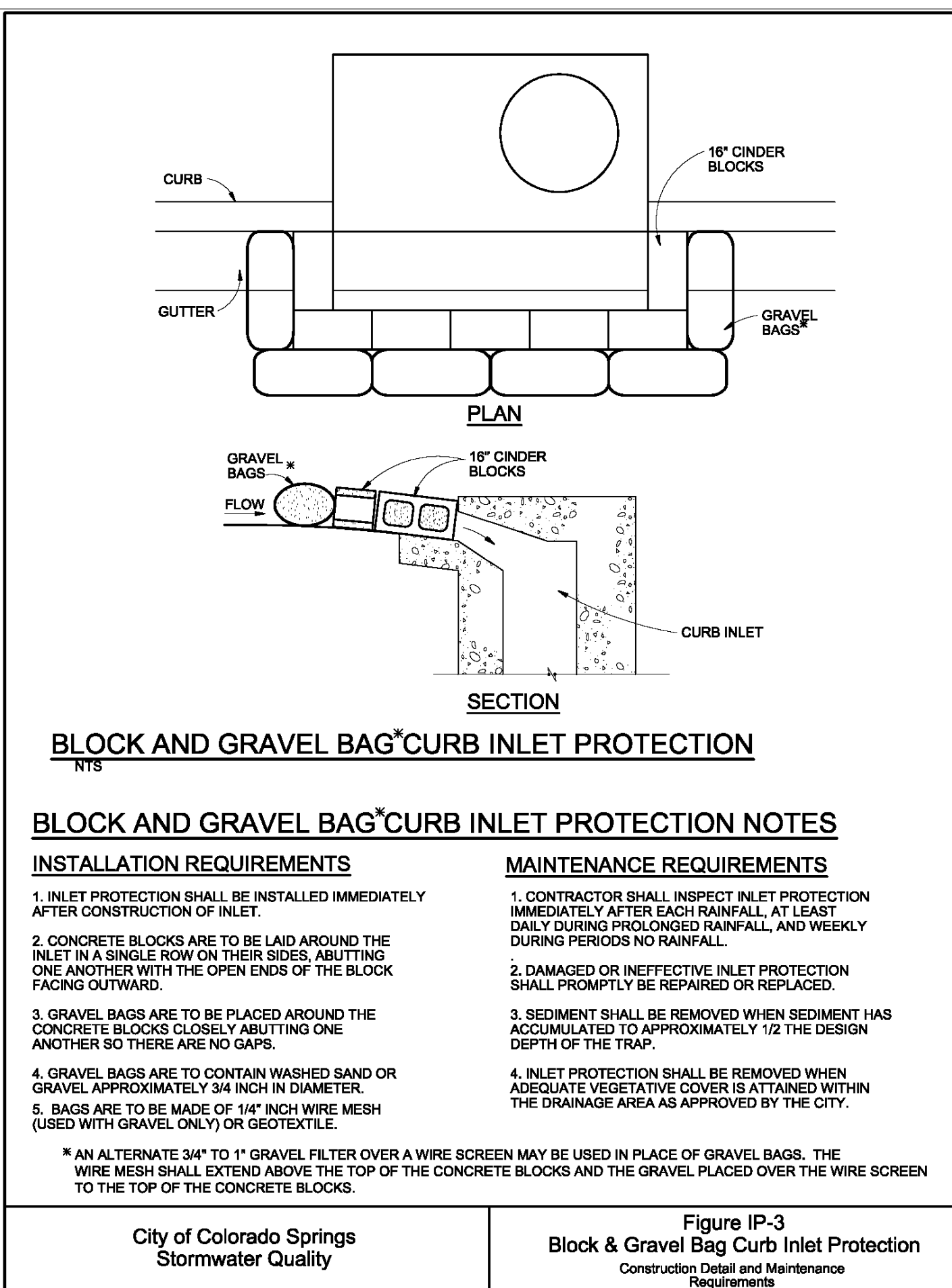
- FILTER FABRIC INLET PROTECTION NOTES**
- INSTALLATION REQUIREMENTS**
- INLET PROTECTION SHALL BE INSTALLED IMMEDIATELY AFTER CONSTRUCTION OF INLET.
 - SEE SILT FENCE FIGURE SF-2 FOR INSTALLATION REQUIREMENTS.
 - POSTS ARE TO BE PLACED AT EACH CORNER OF THE INLET AND AROUND THE EDGES AT A MAXIMUM SPACING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



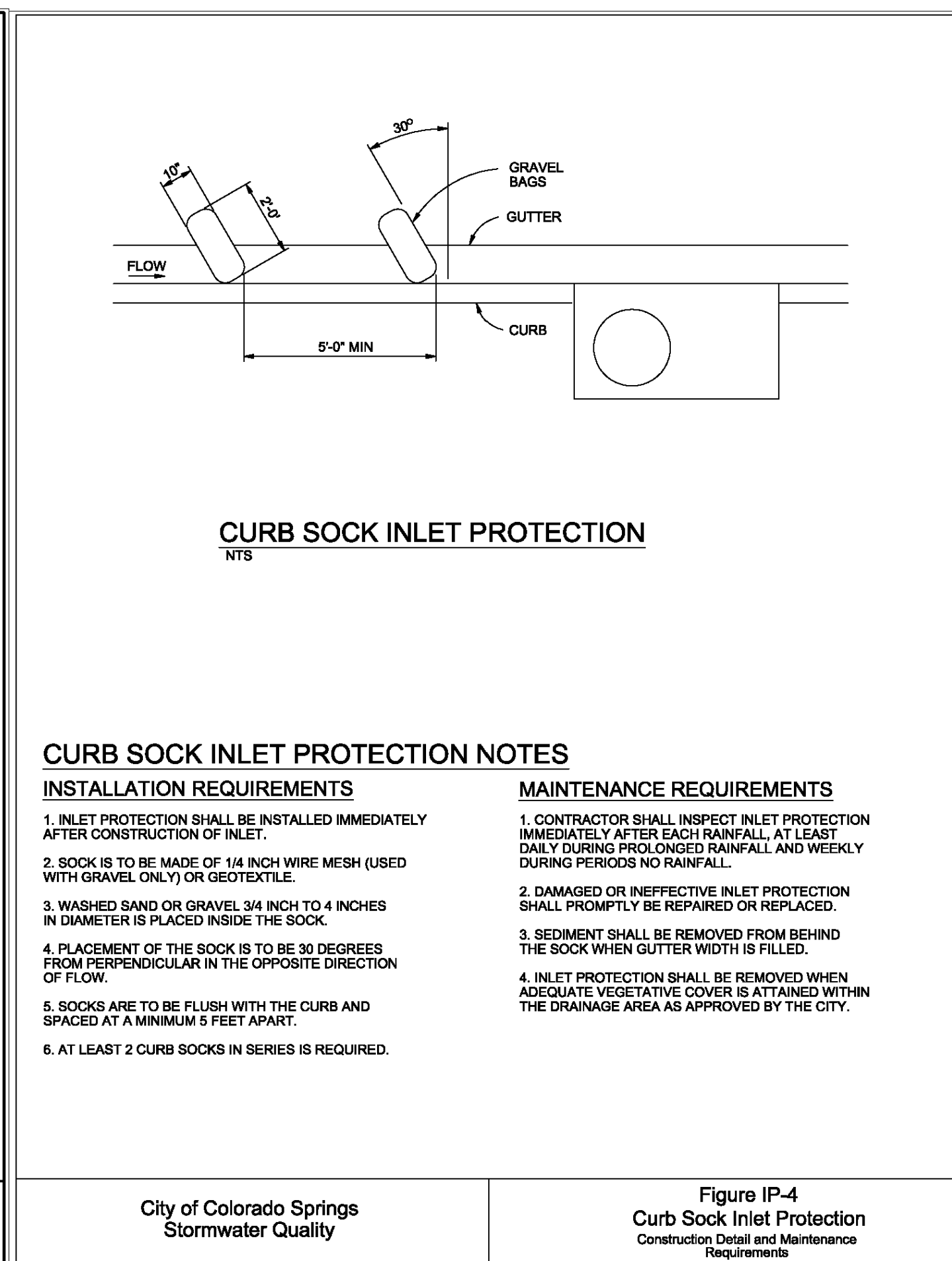
- STRAW BALE INLET PROTECTION NOTES**
- INSTALLATION REQUIREMENTS**
- INLET PROTECTION SHALL BE INSTALLED IMMEDIATELY AFTER CONSTRUCTION OF INLET.
 - BALES ARE TO BE PLACED IN A SINGLE ROW AROUND THE INLET WITH THE END OF THE BALES TIGHTLY ABUTTING ONE ANOTHER.
 - SEE STRAW BALE BARRIER FIGURE SBB-2 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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SUNSET VILLAGE VIEW, LLC. 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 DETAILS
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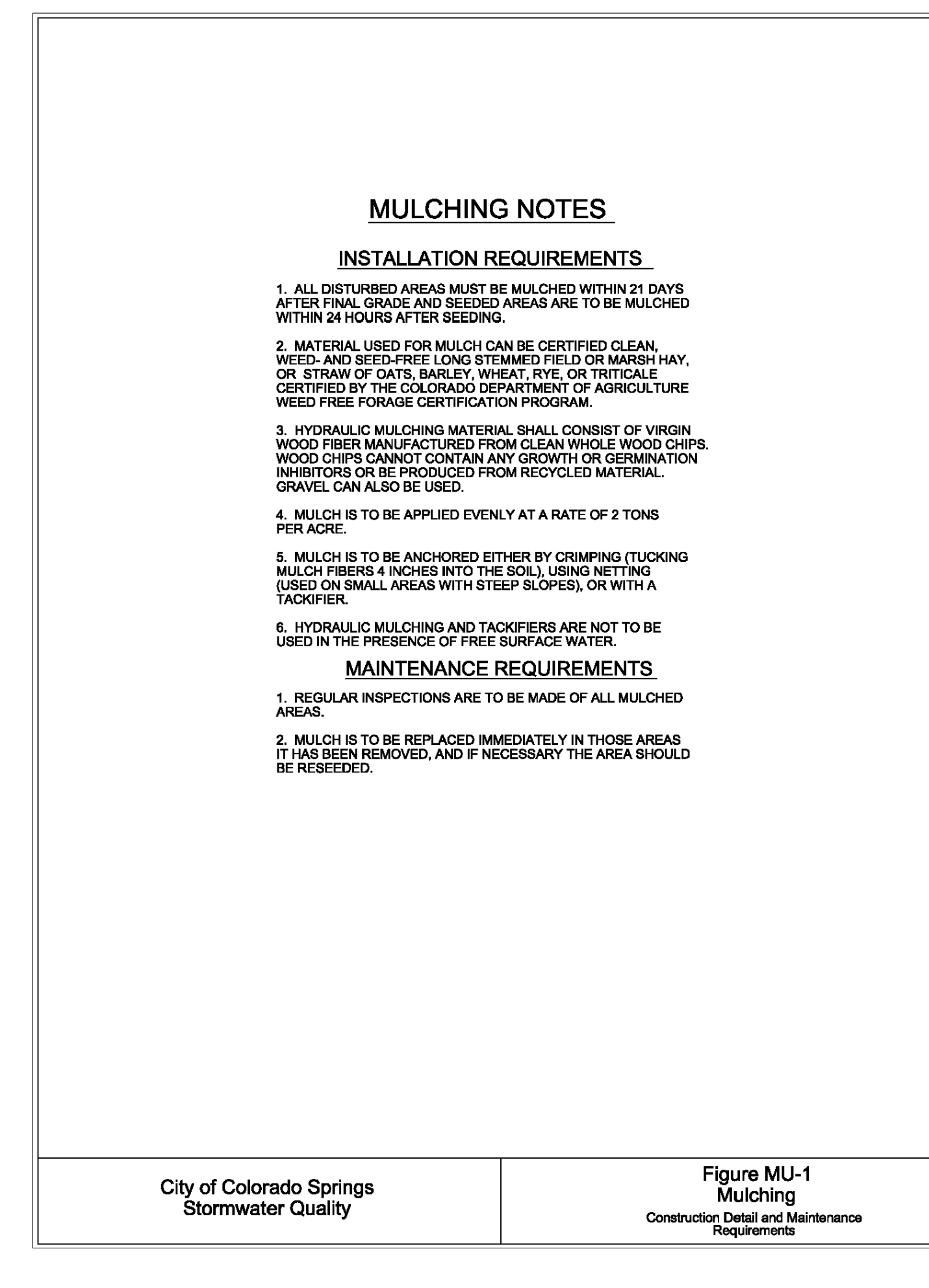
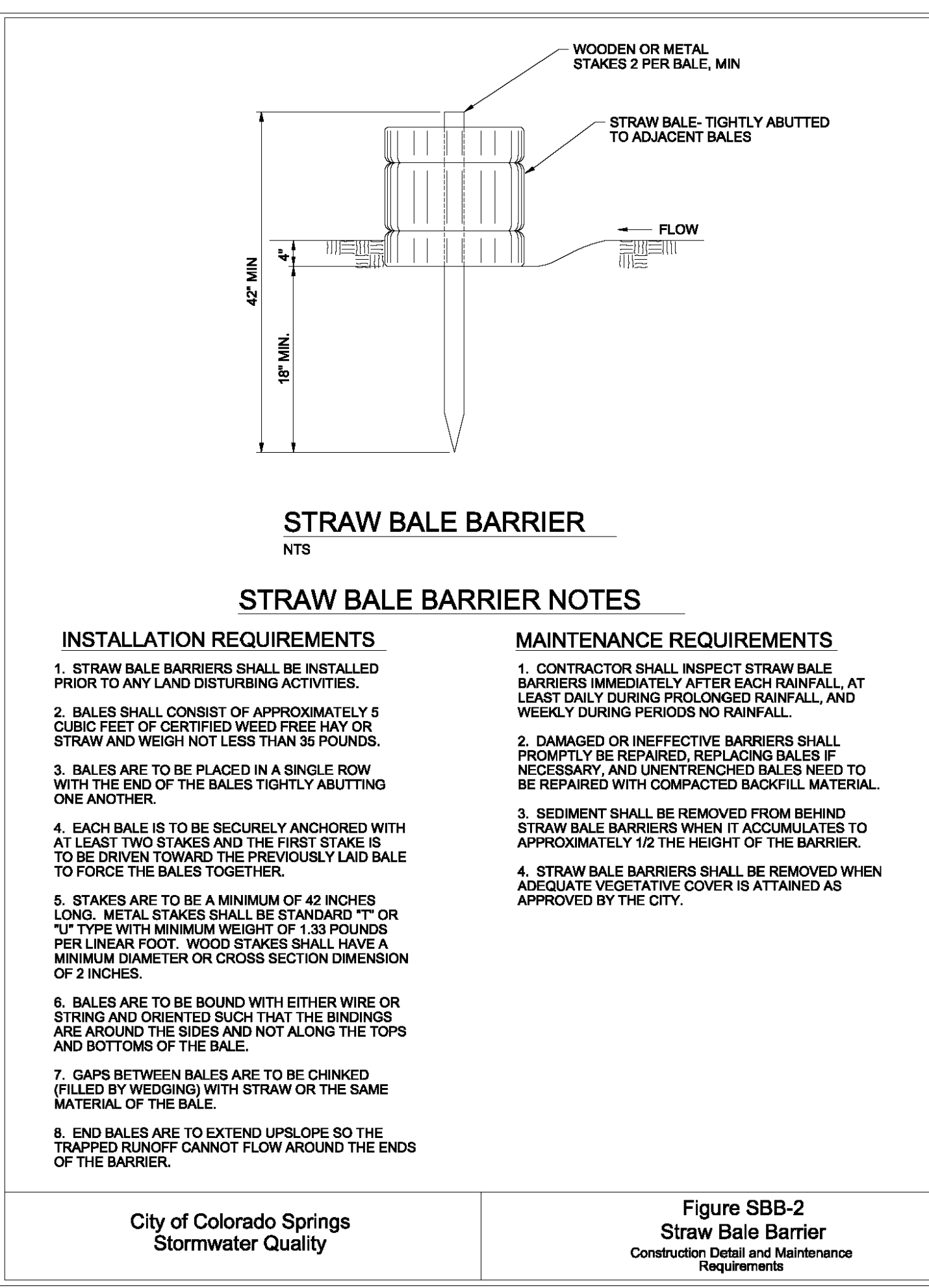
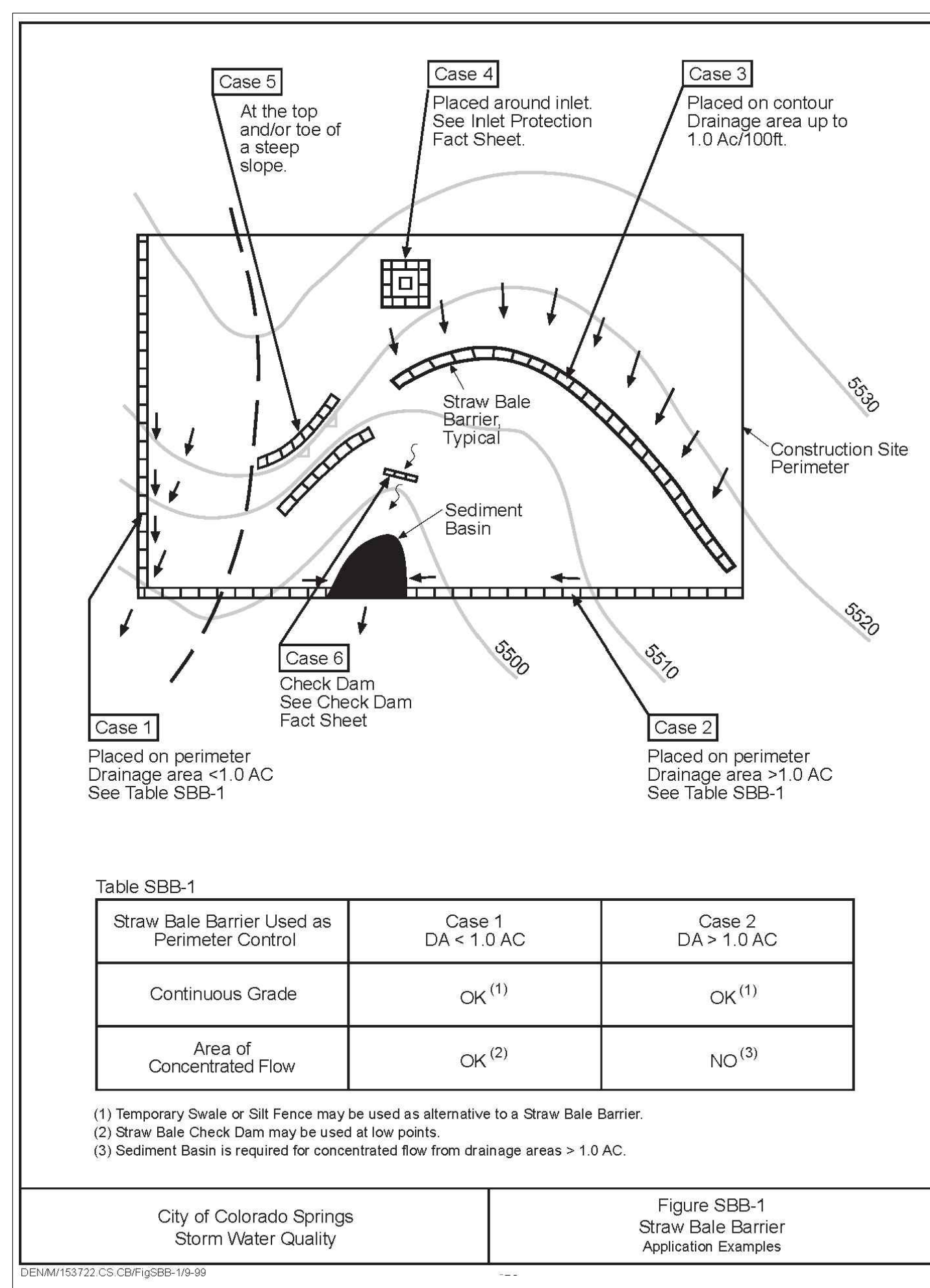
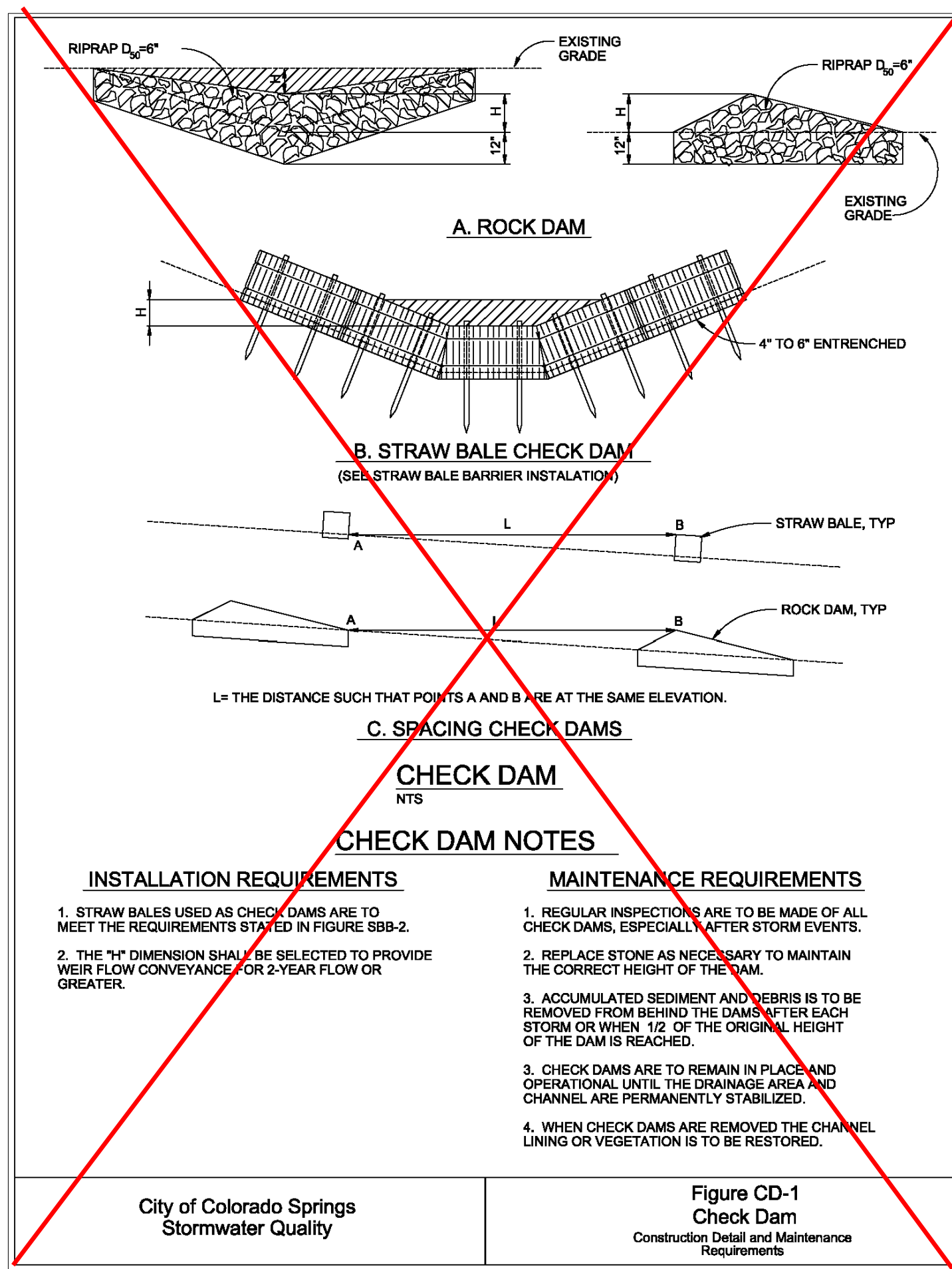
CLIENT: SUNSET VILLAGE VIEW, LLC. DATE: 12/03/2021

REVISIONS:

A	1st SUBMITTAL TO EPIC	10/27/2021 - RDL
B	2nd SUBMITTAL TO EPIC	12/03/2021 - RDL

DR. RDL	CH. RDL
P.M. RDL	
JOB: 21004166	
SHEET NO. 20	

CAD FILE: 21004166-DETAILED.DWG



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.

TEMPORARY SEEDING NOTES

INSTALLATION REQUIREMENTS

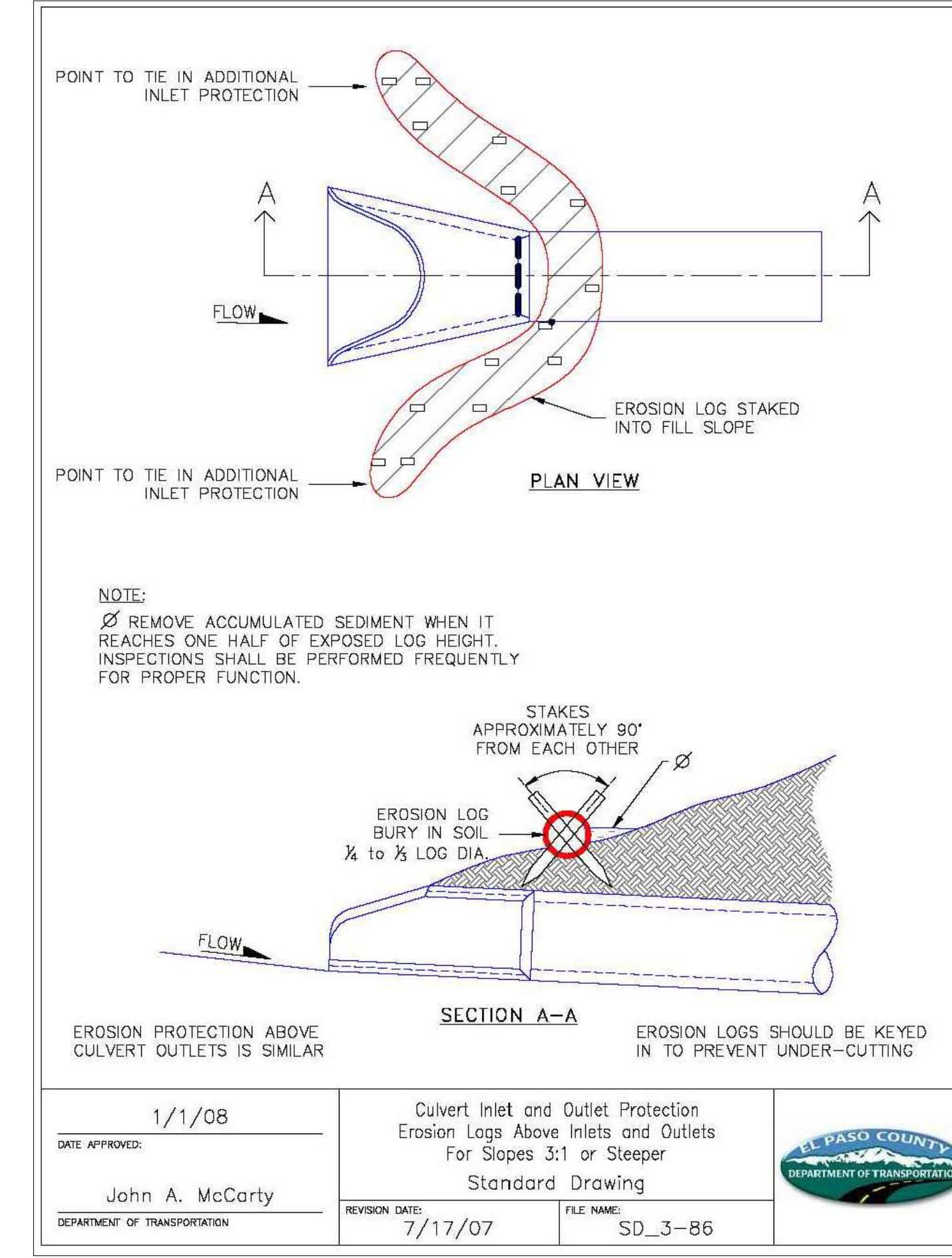
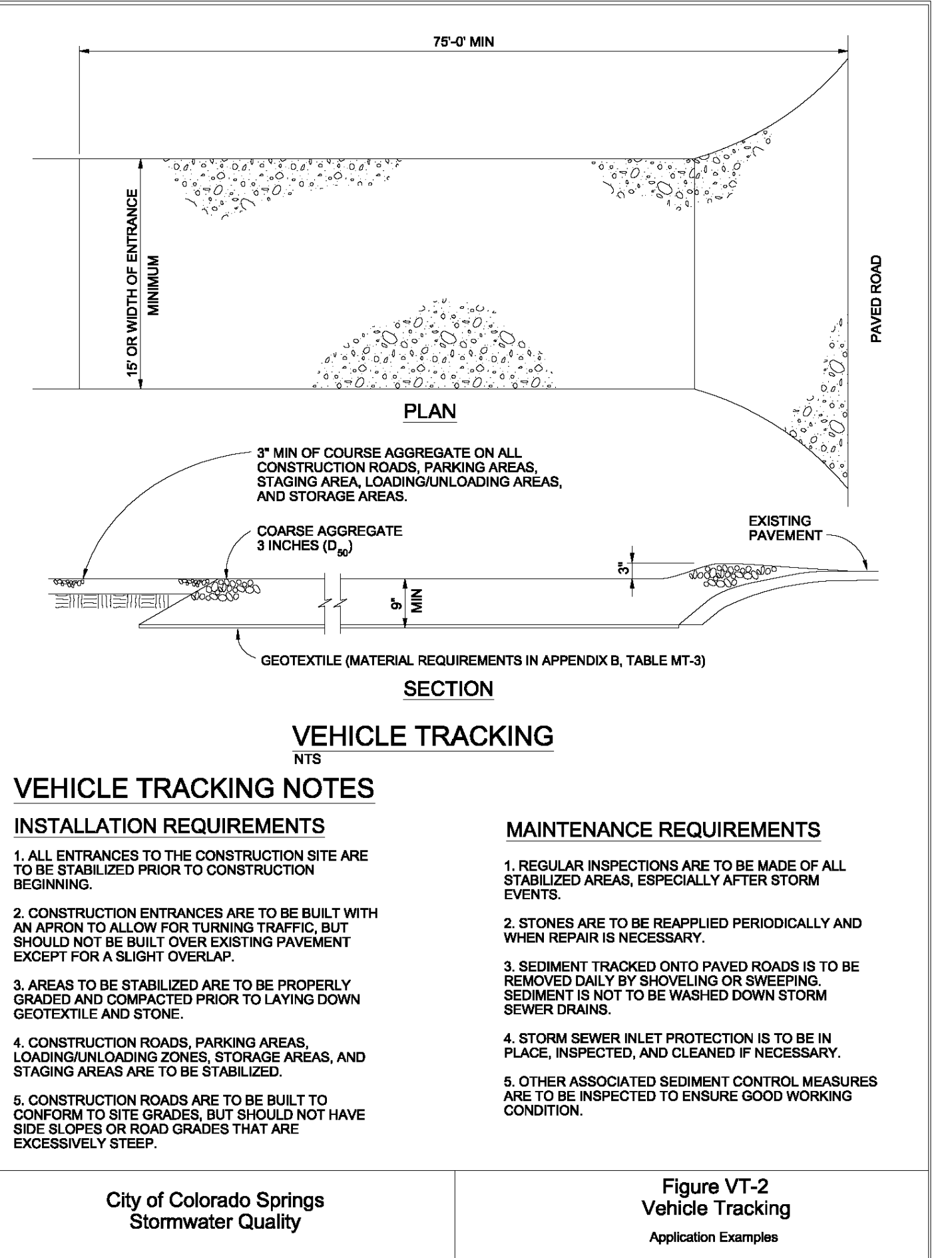
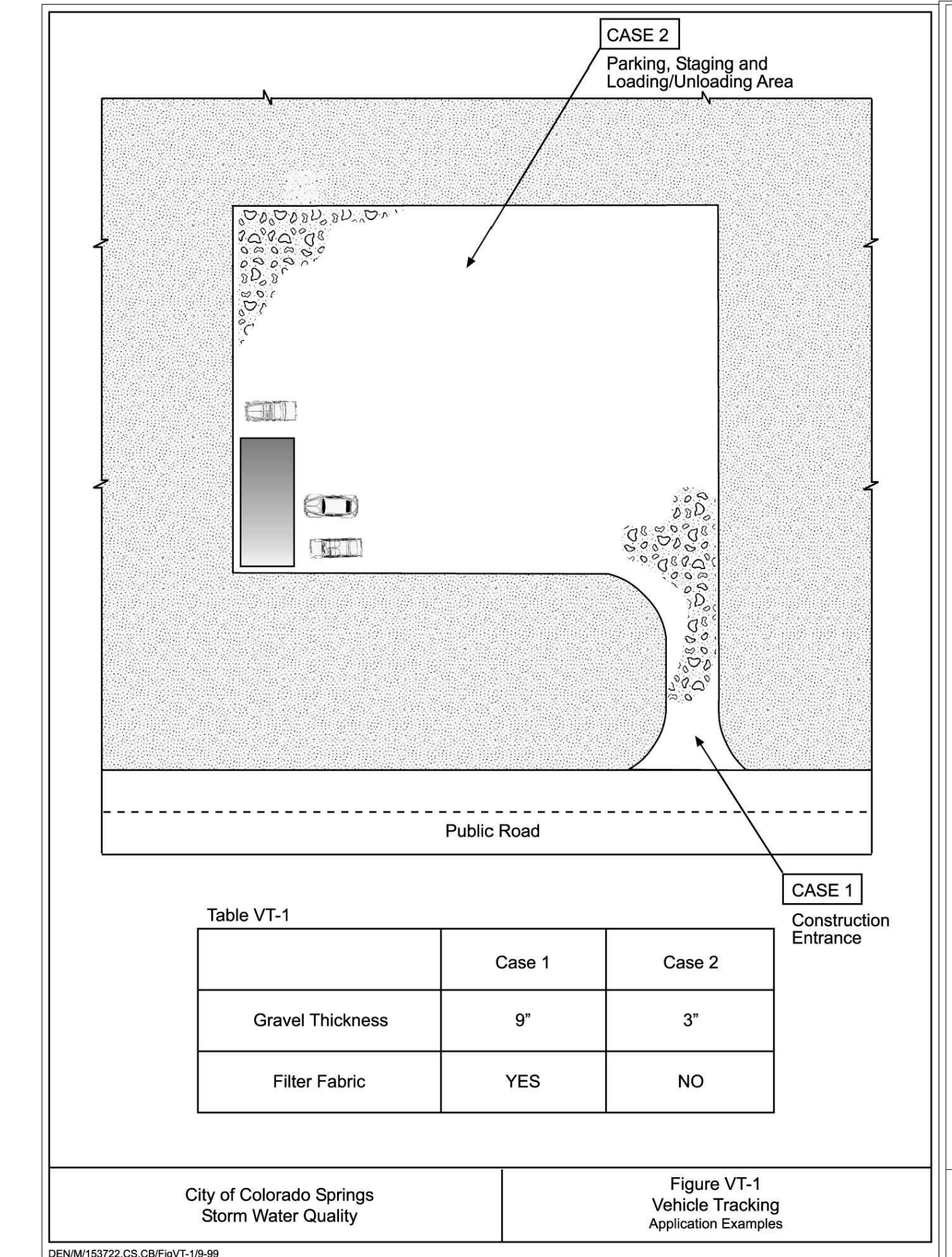
- DISTURBED AREAS ARE TO BE SEED WITHIN 21 DAYS AFTER CONSTRUCTION ACTIVITY OR GRADING ENDS IF SEASON ALLOWS.
- IF NECESSARY, SOIL IS TO BE CONDITIONED FOR PLANT GROWTH BY APPLYING TOPSOIL, FERTILIZER, OR LIME.
- SOIL IS TO BE TILLED IMMEDIATELY PRIOR TO APPLYING SEEDS. COMPACT SOILS ESPECIALLY NEED 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



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

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SCOTT VAN WYHE

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
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

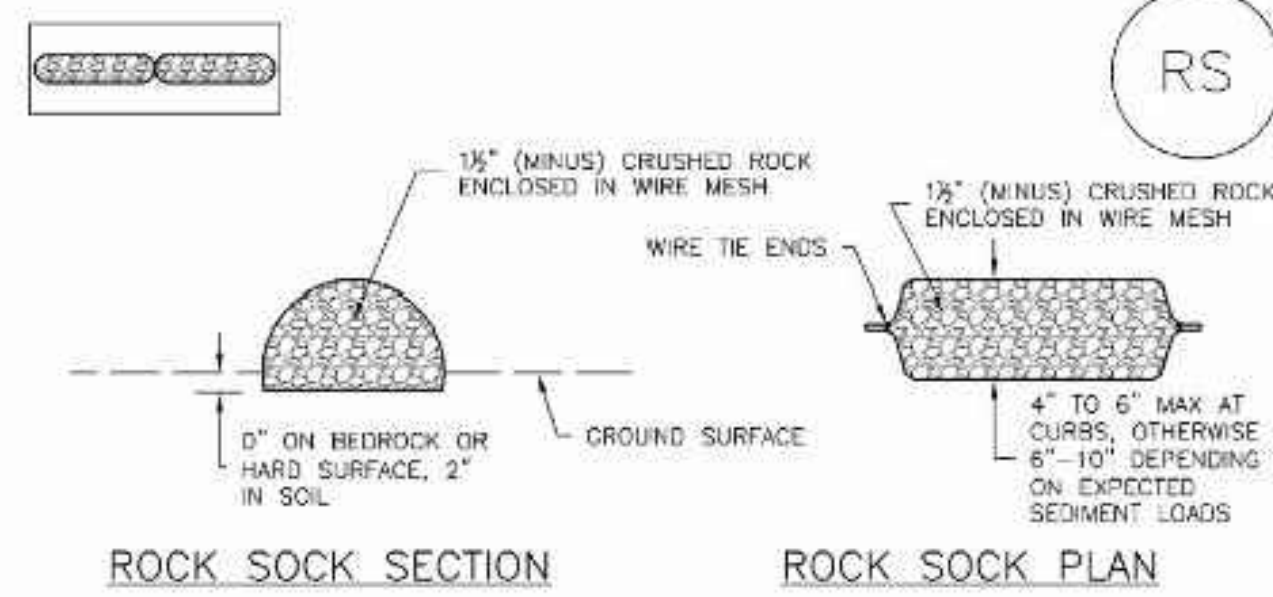
Culvert Inlet and Outlet Protection
Erosion Logs Above Inlets and Outlets
For Slopes 3:1 or Steeper
Standard Drawing
REVISION DATE: 7/17/07
FILE NAME: SD_3-86

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
2"	100
1 1/2"	90 - 100
1"	20 - 55
3/4"	0 - 15
3/8"	0 - 5

MATCHES SPECIFICATIONS FOR NO. 4 COARSE AGGREGATE FOR CONCRETE PER AASHTO M43. ALL ROCK SHALL BE FRACTURED FACE, ALL SIDES.

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.

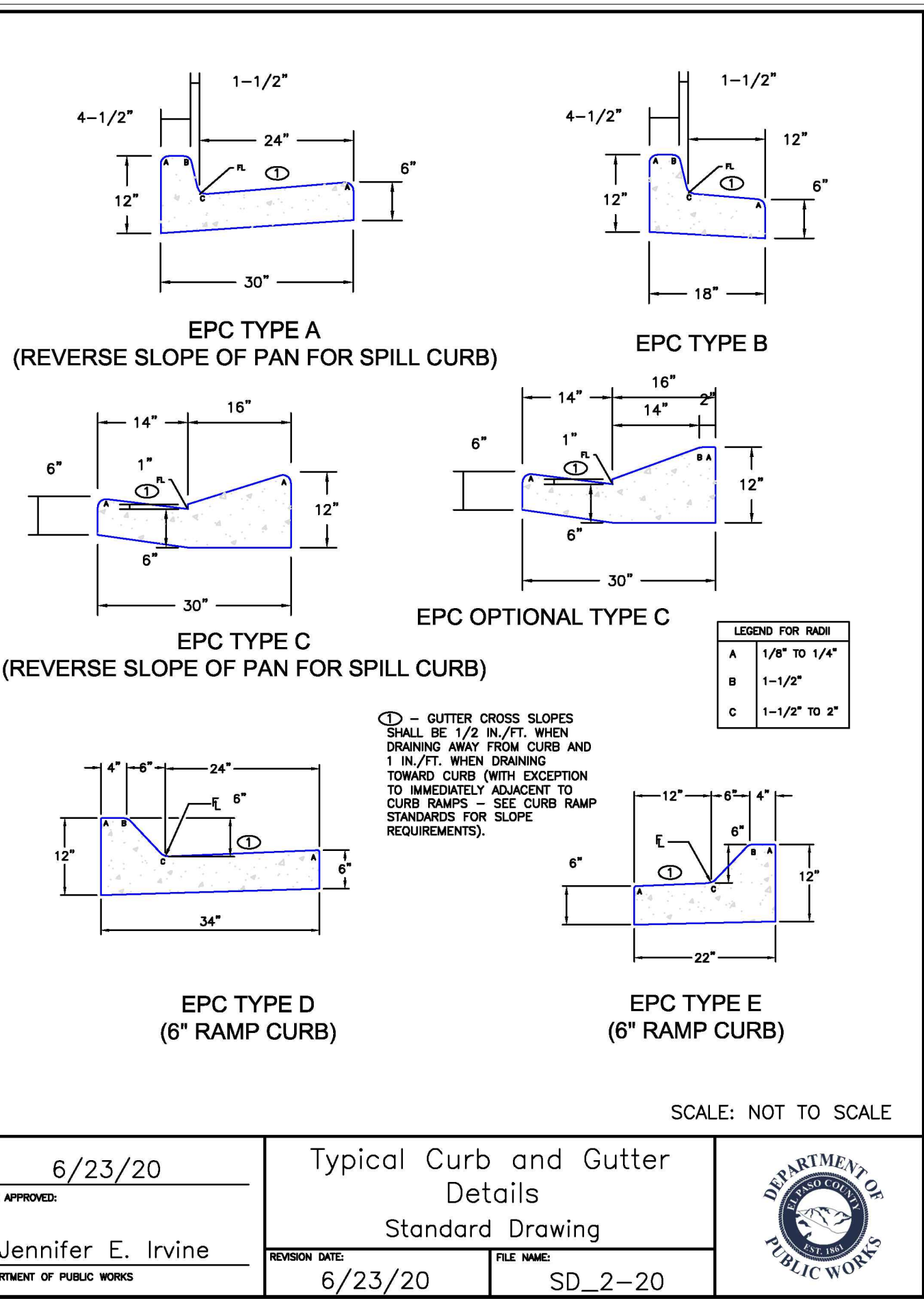
RS-1. ROCK SOCK PERIMETER CONTROL

ROCK SOCK MAINTENANCE NOTES

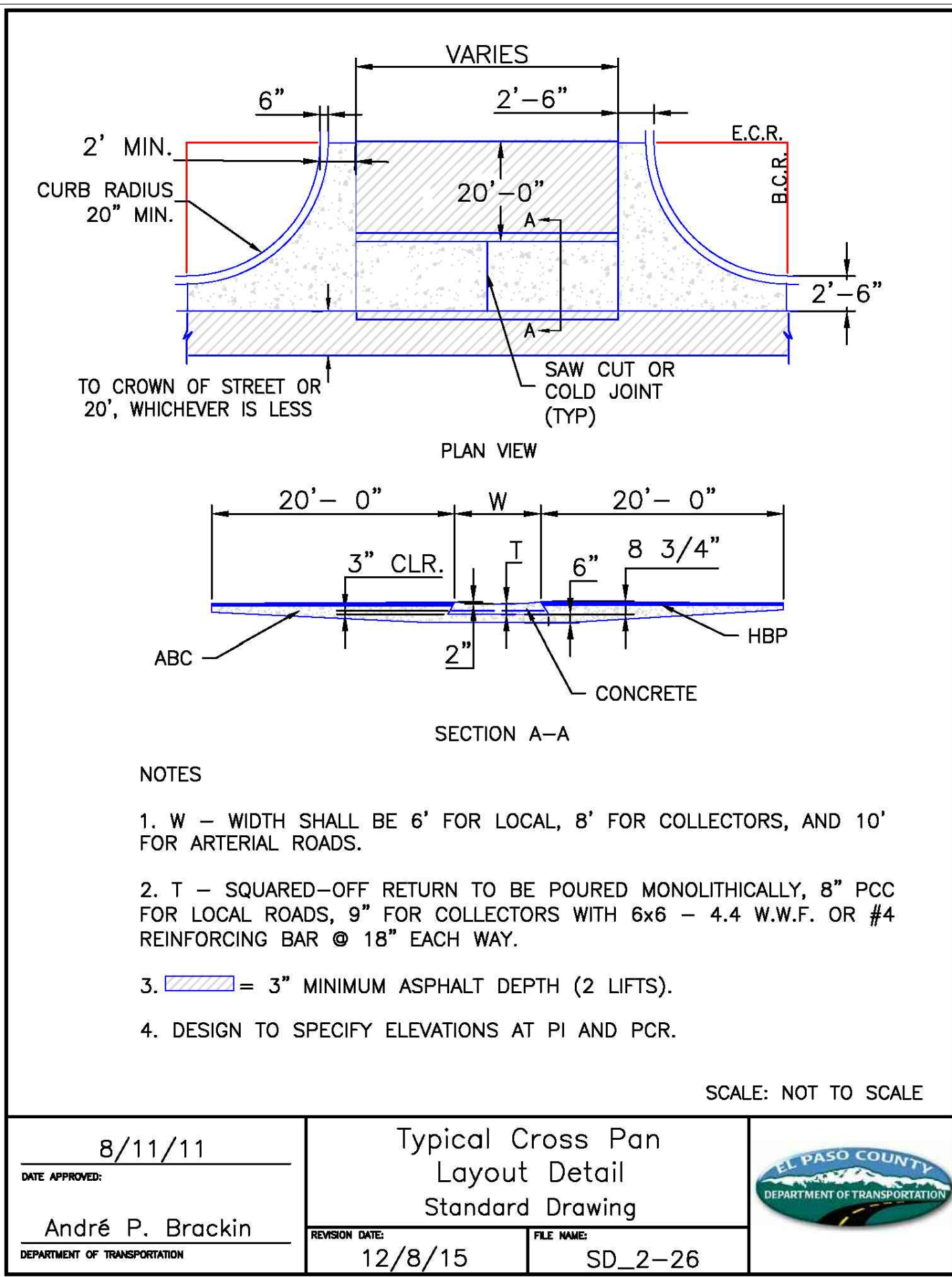
- INSPECT BMPs EACH WORKDAY, AND MAINTAIN THEM IN EFFECTIVE OPERATING CONDITION. MAINTENANCE OF BMPs SHOULD BE PROACTIVE, NOT REACTIVE. INSPECT BMPs AS SOON AS POSSIBLE (AND ALWAYS WITHIN 24 HOURS) FOLLOWING A STORM THAT CAUSES SURFACE EROSION, AND PERFORM NECESSARY MAINTENANCE.
- FREQUENT OBSERVATIONS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

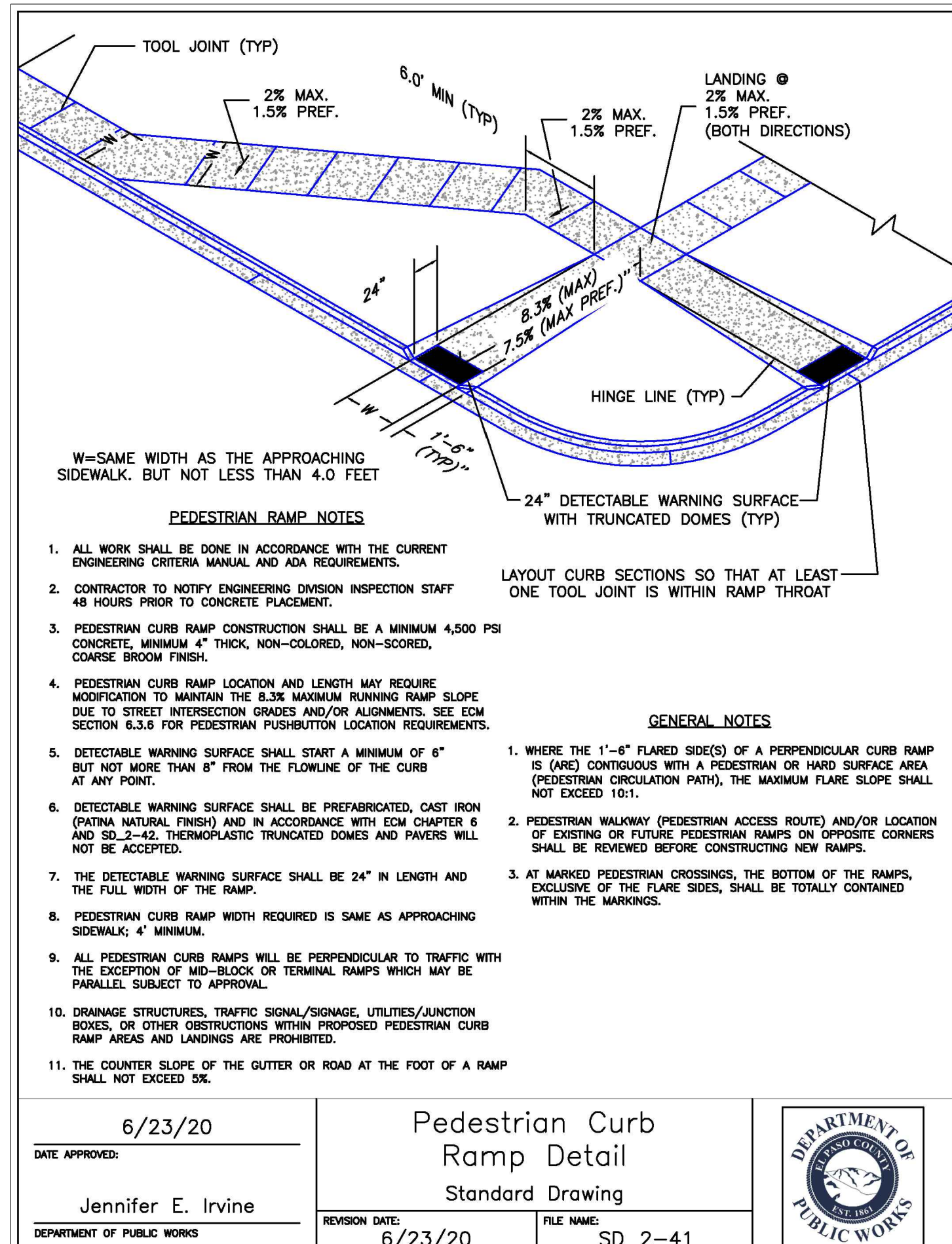
NOTE: THE DETAILS INCLUDED WITH THIS FACT SHEET SHOW COMMONLY USED, CONVENTIONAL METHODS OF ROCK SOCK INSTALLATION IN THE DENVER METROPOLITAN AREA. THERE ARE MANY OTHER SIMILAR PROPRIETARY PRODUCTS ON THE MARKET. UP/CD NEITHER ENDORSES NOR DISCOURAGES USE OF PROPRIETARY PROTECTION PRODUCTS; HOWEVER,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



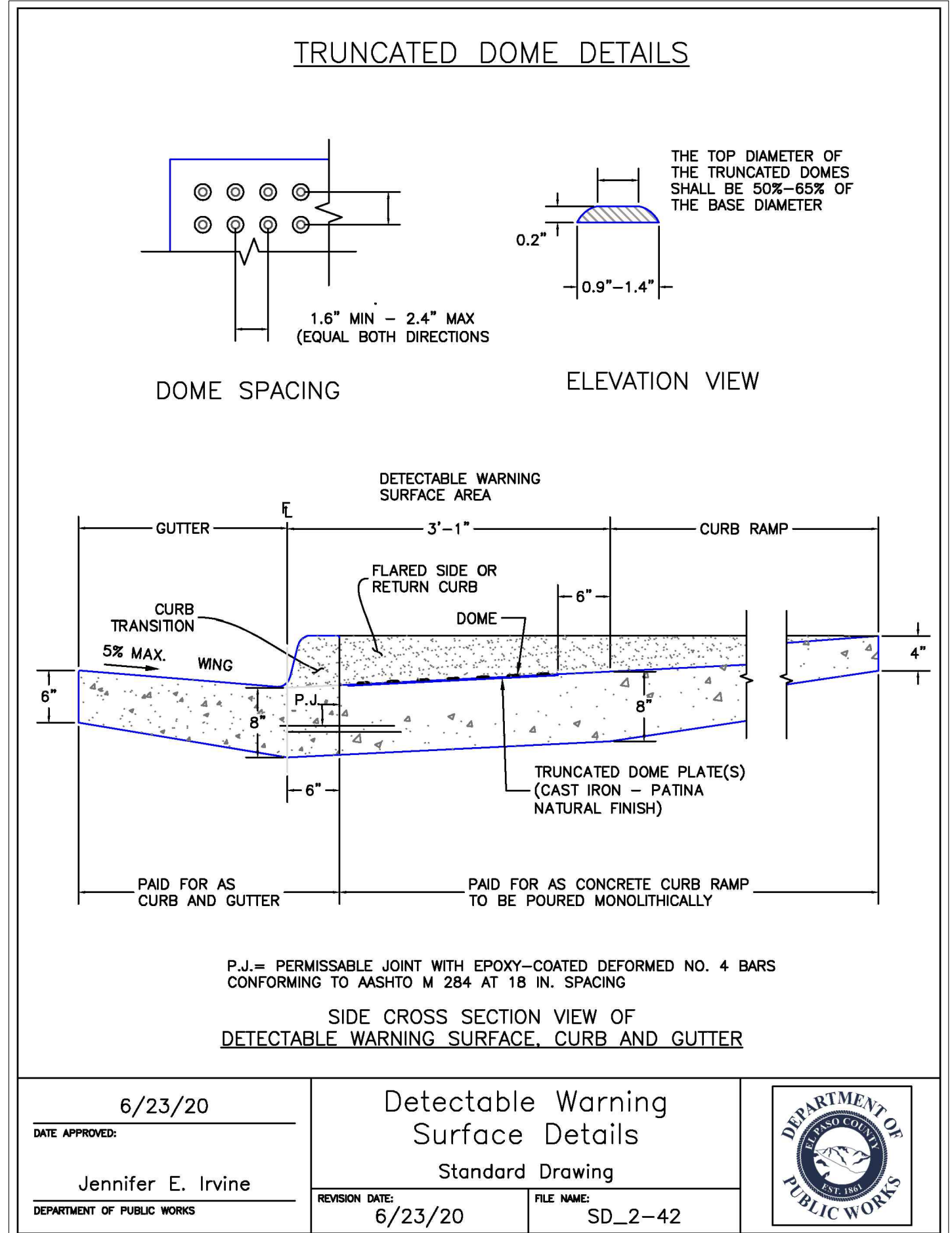
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Jennifer E. Irvine		
DEPARTMENT OF PUBLIC WORKS		



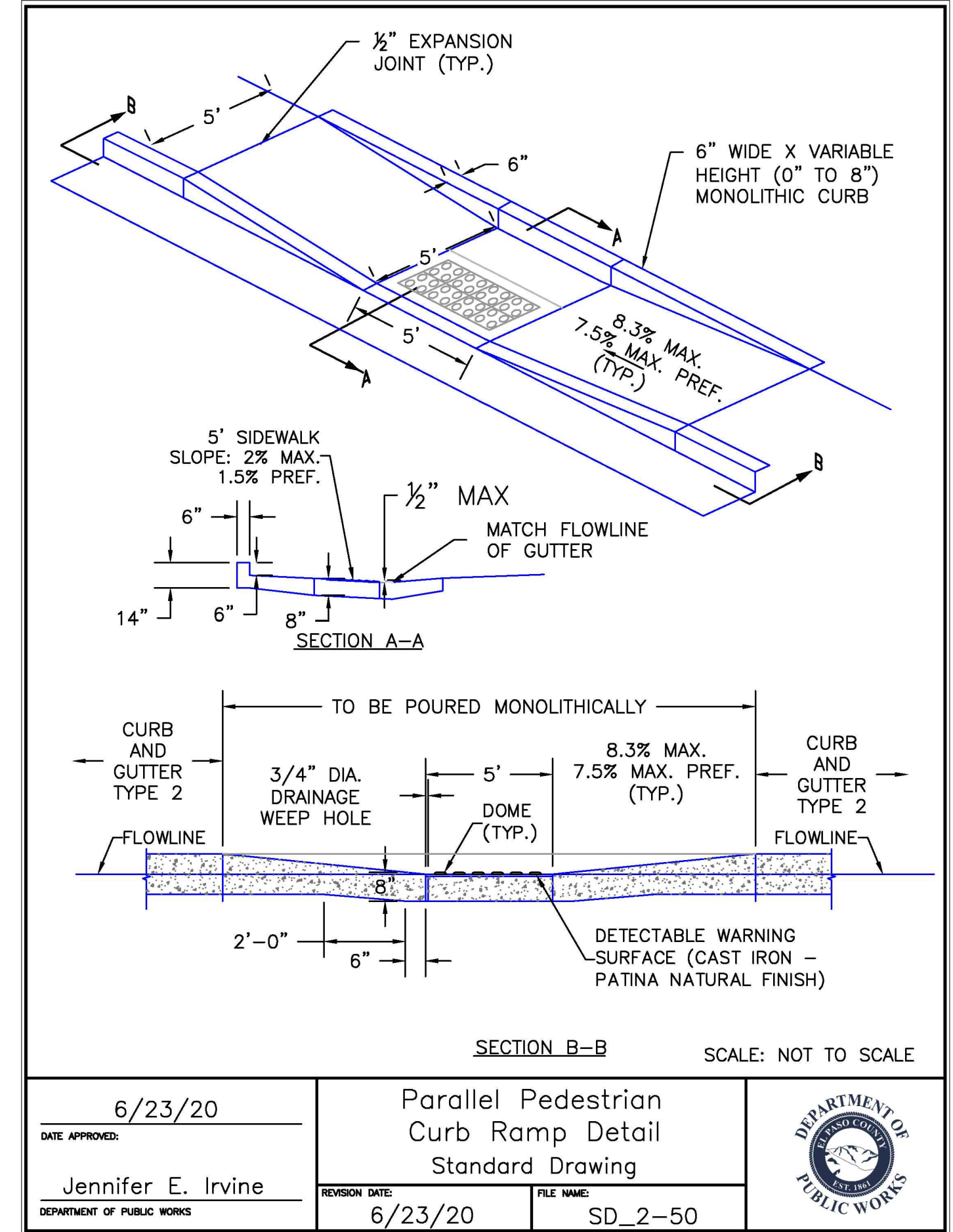
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André P. Brackin		
DEPARTMENT OF TRANSPORTATION		



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Jennifer E. Irvine		
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DATE APPROVED: 6/23/20	REVISION DATE: 6/23/20	FILE NAME: SD_2-42
Jennifer E. Irvine		
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DATE APPROVED: 6/23/20	REVISION DATE: 6/23/20	FILE NAME: SD_2-50
Jennifer E. Irvine		
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B 2nd SUBMITTAL TO EPC 12/03/2021 - RDL

REVISIONS

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

CAD FILE: 21004166-DETAILS.DWG

Construction Drawings_V3 redline.pdf Markup Summary

dsdlaforce (43)

Phase I

Subject: Text Box
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Author: dsdlaforce
Date: 1/3/2022 11:44:19 AM
Status:
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Phase I

Phase II

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Phase II

Phase I

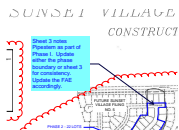
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Phase I

Phase I

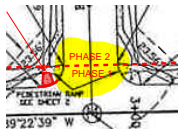
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Phase I



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

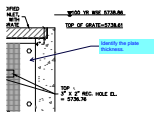


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Subject: Text Box
Page Label: 3
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Author: dsdlaforce
Date: 1/3/2022 11:54:52 AM
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Phase I or 2? see comment on sheet 1



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Identify the plate thickness.



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

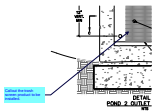


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Page Label: 19
Lock: Unlocked
Author: dsdlaforce
Date: 12/21/2021 1:09:07 PM
Status:
Color:
Layer:
Space:

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
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Color: ■
Layer:
Space:

Callout the trash screen product to be installed.



Subject: Callout
Page Label: 18
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Author: dsdlaforce
Date: 12/21/2021 1:13:31 PM
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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

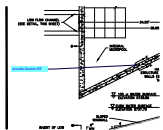


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Color: ■
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Prove section A-A

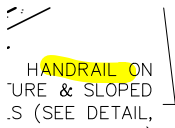


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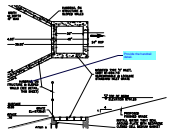
provide Section EE

HANDRAIL ON
 SLOPED
 SURFACE
 (SEE DETAIL
 THIS SHEET)

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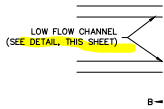


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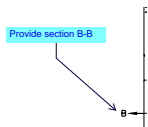


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Provide the handrail detail.

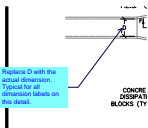


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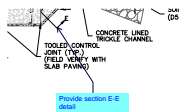
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Provide section B-B



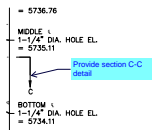
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Replace D with the actual dimension. Typical for all dimension labels on this detail.



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Provide section E-E detail



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Provide section C-C detail



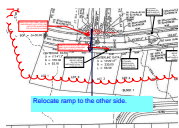
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Layer:
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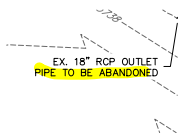
Relocate ramp to the other side.



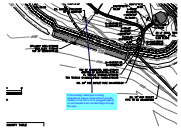
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Page Label: 4
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Author: dsdlaforce
Date: 12/21/2021 10:57:21 AM
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Color: ■
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Relocate ramp to the 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.

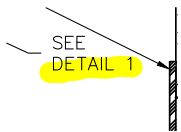


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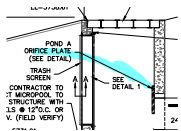


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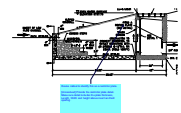
If the existing outlet pipe is being abandoned versus removed then provide detail on how this is to be plugged/capped so stormwater does not discharge through the pipe.



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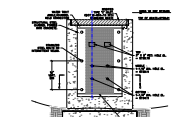
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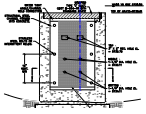
Subject: Callout
Page Label: 18
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Author: dsdlaforce
Date: 12/21/2021 3:00:58 PM
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Color: ■
Layer:
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Revise callout to identify this as a restrictor plate.

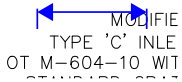
[Unresolved] Provide the restrictor plate detail. Make sure detail includes the plate thickness, Length, Width and height above invert and bolt spacing.



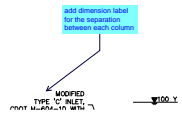
Subject: Line
Page Label: 19
Lock: Unlocked
Author: dsdlaforce
Date: 12/21/2021 3:19:53 PM
Status:
Color: ■
Layer:
Space:



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:

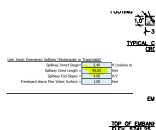


Subject: Highlight
 Page Label: 19
 Lock: Unlocked
 Author: dsdlaforce
 Date: 12/21/2021 3:21:12 PM
 Status:
 Color: ■
 Layer:
 Space:



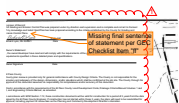
Subject: Callout
Page Label: 18
Lock: Unlocked
Author: dsdlaforce
Date: 12/21/2021 4:04:31 PM
Status:
Color: ■
Layer:
Space:

Update to 95' per the drainage report



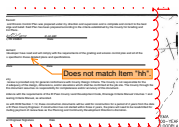
Subject: Image
Page Label: 18
Lock: Unlocked
Author: dsdlaforce
Date: 12/21/2021 4:04:59 PM
Status:
Color: ■
Layer:
Space:

EPC Stormwater - Glenn Reese (15)



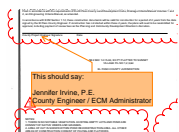
Subject: SW - Textbox with Arrow
Page Label: 18
Lock: Unlocked
Author: EPC Stormwater - Glenn Reese
Date: 12/27/2021 4:36:35 PM
Status:
Color: ■
Layer:
Space:

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:

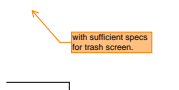
Does not match Item "hh".



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

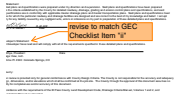
This should say:

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.



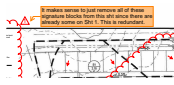
Subject: SW - Textbox with Arrow
Page Label: 1
Lock: Unlocked
Author: EPC Stormwater - Glenn Reese
Date: 12/27/2021 6:22:14 PM
Status:
Color: ■
Layer:
Space:

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:

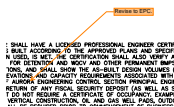


Subject: SW - Textbox with Arrow
Page Label: 11
Lock: Unlocked
Author: EPC Stormwater - Glenn Reese
Date: 12/27/2021 6:24:07 PM
Status:
Color: ■
Layer:
Space:

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.

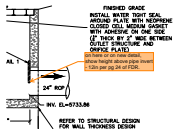


Subject: SW - Highlight
Page Label: 17
Lock: Unlocked
Author: EPC Stormwater - Glenn Reese
Date: 12/27/2021 6:25:50 PM
Status:
Color: ■
Layer:
Space:



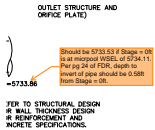
Subject: SW - Textbox with Arrow
Page Label: 17
Lock: Unlocked
Author: EPC Stormwater - Glenn Reese
Date: 12/27/2021 6:26:04 PM
Status:
Color: ■
Layer:
Space:

Revise to EPC.



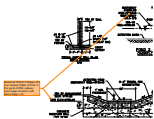
Subject: SW - Textbox with Arrow
Page Label: 18
Lock: Unlocked
Author: EPC Stormwater - Glenn Reese
Date: 12/27/2021 6:50:16 PM
Status:
Color: ■
Layer:
Space:

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



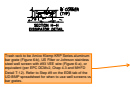
Subject: SW - Textbox with Arrow
Page Label: 18
Lock: Unlocked
Author: EPC Stormwater - Glenn Reese
Date: 12/27/2021 6:51:46 PM
Status:
Color: ■
Layer:
Space:

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



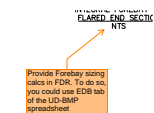
Subject: SW - Textbox with Arrow
Page Label: 18
Lock: Unlocked
Author: EPC Stormwater - Glenn Reese
Date: 12/27/2021 6:55:33 PM
Status:
Color: ■
Layer:
Space:

Should be 5739.51 if Stage = 0ft is at micropool 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