SF-01-005
2645

SUNSET VILLAGE FILING NO. 4

CONSTRUCTION PLANS

COLORADO LICENSED
RICHARD D. LYON
33921
PROFESSIONAL ENGINEER

1

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

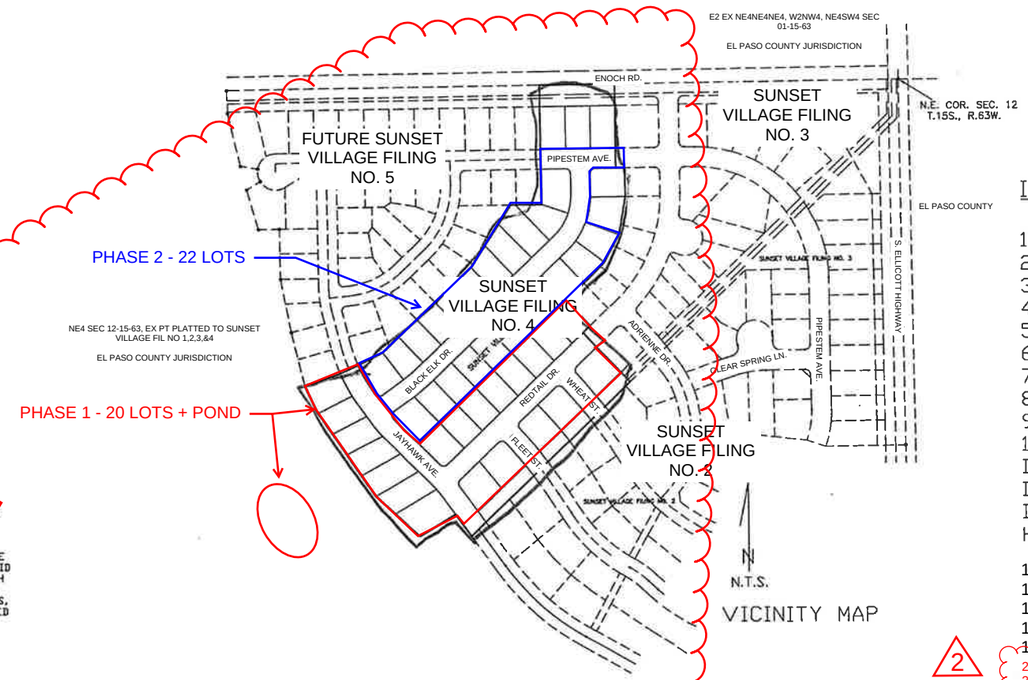
Per the County Attorney's Office, a Condition of Approval will be included with the Construction Plans.

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 Assurances for Phase 2 improvements will be required at that time.

2 CONSTRUCTION DRAWINGS AMENDMENT, DATED APRIL 4, 2026 BY ENGINEERING LOCAL XPERTS, LLC.



VICINITY MAP

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3) STREET & SANITARY SEWER PLAN (PIPESTEM)
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5) STREET & SANITARY SEWER PLAN (BLACK ELK DRIVE)
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7) STREET PLAN (WHEAT DRIVE)
8) STREET PLAN (FLEET STREET)
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20) REVISED FOREBAY DETAILS
21) REVISED OUTLET STRUCTURE DETAILS
22) REVISED OUTLET STRUCTURE DETAILS
23) DETAILS
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25) DETAILS

2

1

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

COLORADO SEAL JOHN P. SCHWAB 29891 PROFESSIONAL ENGINEER

DISCLAIMER:

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

DEVELOPER'S STATEMENT:

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

BY:

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.

12-19-01
DATE

Jennifer Irvine, PE
County Engineer / ECM Administrator

CONDITIONS:

Engineer's Statement:
These detailed plans and specifications were prepared under my direction and supervision. Said plans and specifications have been prepared according to the criteria established by the County for detailed roadway, drainage, grading and erosion control plans and specifications, and said plans and specifications are in conformity with applicable master drainage plans and 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 D. Lyon 01-07-2022
Richard Lyon, P.E. #33921 Date

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

El Paso County:

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

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

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

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

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 ULCHING
- STRAW BALE BARRIER / CHECK DAM
- SILT FENCE

UNITED PLANNING ENGINEERING

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

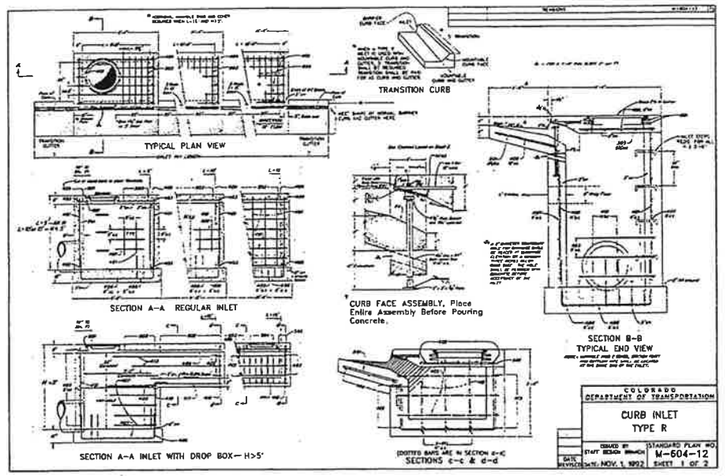
PROJECT	DATE	DRAWN
00-0908	10-08-01	J.L.K.

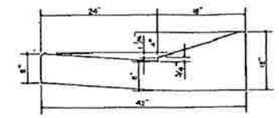
SHEET 1 OF 22

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

1 REVISION 1: 01/07/2022
2 CDR218 REVISION 2 (ELX SEPTEMBER 2026)

Sunset Village





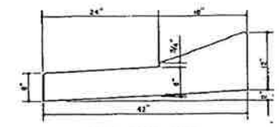
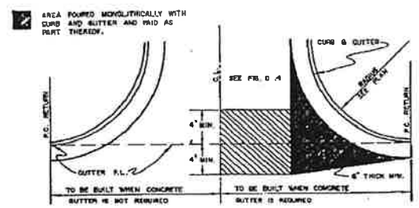
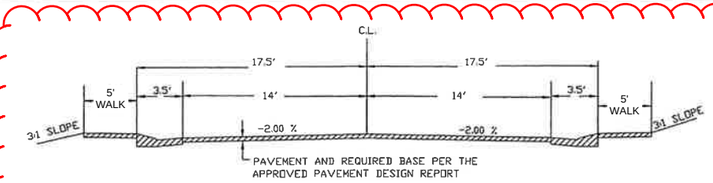


FIGURE D6.1"A"

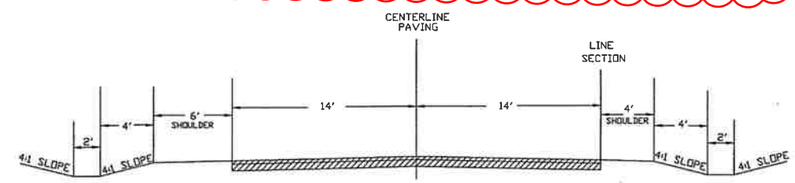


DRIVEWAY OR STREET INTERSECTIONS
FIGURE D6.2
27

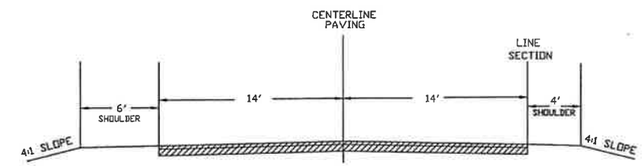
1



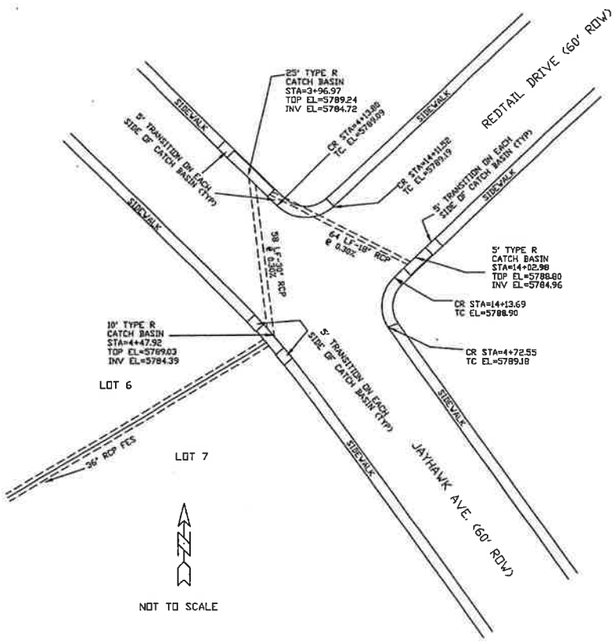
STANDARD STREET SECTION (60' R.O.W.)



ENOCH ROAD CUT SECTION
(80' R.O.W.)



ENOCH ROAD FILL SECTION
(80' R.O.W.)
SCALE 1"=5'



GENERAL NOTES

1. THERE SHALL BE A PRE-CONSTRUCTION MEETING WITH THE DEPARTMENT OF TRANSPORTATION PRIOR TO BEGINNING CONSTRUCTION.
2. ALL DISTURBED AREAS SHALL BE RE-VEGETATED AS SOON AS POSSIBLE TO PREVENT EROSION. SEE NOTE 8.
3. ALL CONSTRUCTION SHALL BE IN CONFORMANCE WITH THE CRITERIA OF EL PASO COUNTY.
4. 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.
5. ADDITIONAL STRUCTURES MAY BE NEEDED AT THE TIME OF CONSTRUCTION.
6. 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.
7. 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.
8. 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:

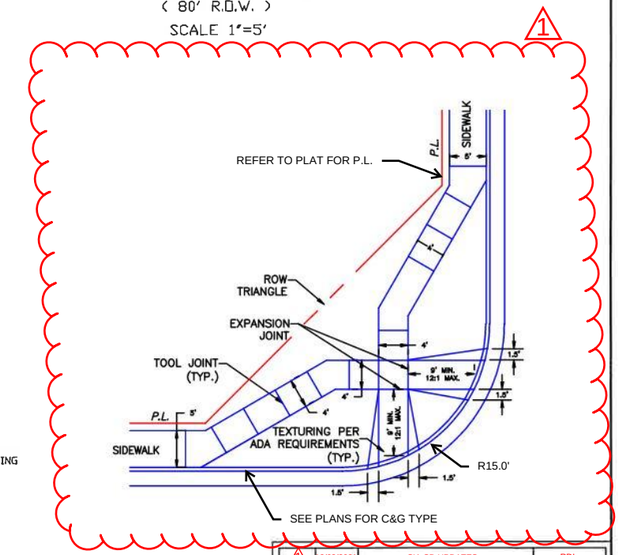
COMMON NAME	RATE(PLS/ACRE)
SMOOTH BROME	16
BLUE GRAMA	3.0
TOTAL	19.0

FERTILIZER: AVAILABLE N-40 LBS./ACRE AVAILABLE P-40 LBS/ACRE
MULCHING: 2 TONS/ACRE (CRIMP)

9. 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.
10. 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.
11. ALL DISTURBED PAVEMENT EDGES SHALL BE CUT TO NEAT LINES. THE THICKNESS OF HBP AND ABC REPAIRS SHALL EQUAL OR EXCEED EXISTING; HOWEVER IT SHALL NOT BE LESS THAN 2 INCHES AND 6 INCHES, RESPECTIVELY.
12. SLOPES STEEPER THAN 3:1 (H: ~.1) WILL BE REQUIRED TO HAVE A SOIL RETENTION BLANKET.
13. EXISTING PIPE, HBP 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.
14. 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.
15. 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.
16. 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.
17. STORM DRAIN PIPE SHALL BE RCP.
18. 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.
19. 25' BY 25' SIGHT TRIANGLES ARE REQUIRED AT ALL INTERSECTIONS.
20. STREET SIGNS WILL BE IN ACCORDANCE WITH EPC STANDARDS.
21. STREET LIGHTING IF USED, MUST BE LOCATED ON PRIVATE PROPERTY.
22. MAILBOXES SHOULD BE CLUSTERED AND LOCATED 12 FEET FROM ASPHALT.
23. ALL CONCRETE CROSS PANS SHALL BE CONSTRUCTED WITH 8" MINIMUM THICKNESS.
24. 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.
25. USE ~~CDOT~~ STANDARD ADA HANDICAP RAMPS.
EL PASO COUNTY

26. THE PARTIES RESPONSIBLE FOR THIS PLAN HAVE FAMILIARIZED THEMSELVES WITH ALL CURRENT ACCESSIBILITY CRITERIA AND SPECIFICATIONS AND THE PROPOSED PLAN REFLECTS ALL SITE ELEMTNS 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.

1



COLORADO LICENSED
RICHARD D. LYON
33921
PROFESSIONAL ENGINEER

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

NO.	DATE	REVISIONS	BY
1	12/03/2021	SIA CD UPDATES	RDL

SHEET TITLE: GENERAL NOTES AND DETAILS FOR SUNSET VILLAGE FILING NO.4

PROJECT: EL PASO COUNTY, COLORADO

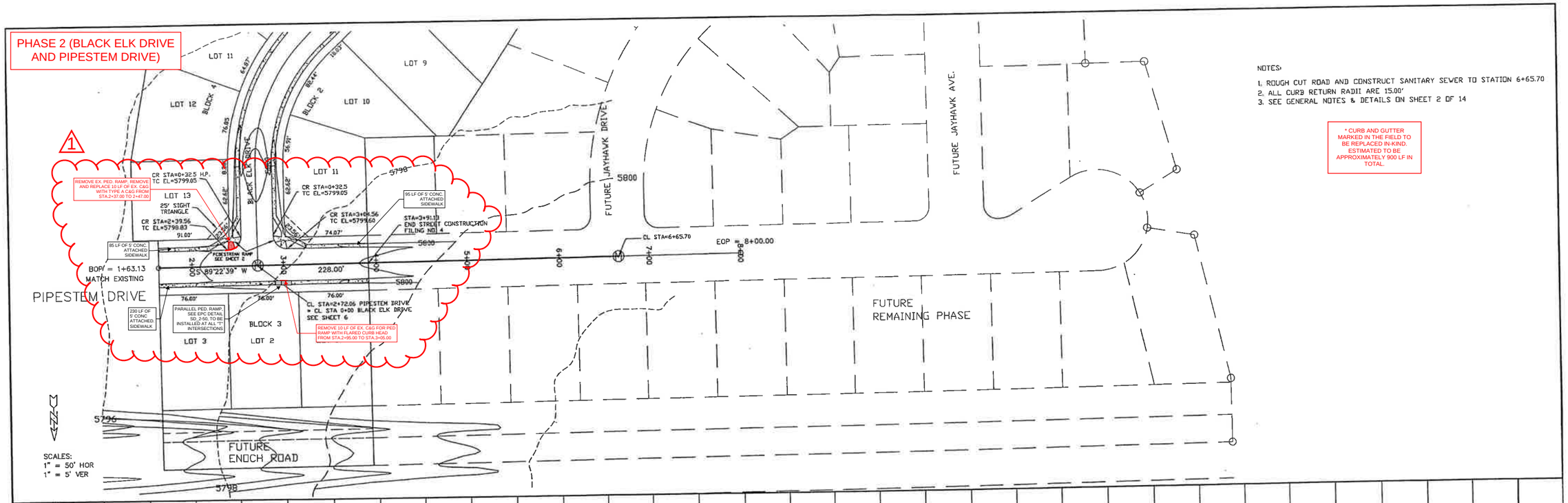
FIELD BOOK NO.
SCALE:
DATE: 10-12-01
DRAWN: JJ.K.
CHECKED:
DWG. 00-0908
PROJECT NO. 00-0908

ENTRED PLANNING ENGINEERING
4695 GALLERY ROAD SUITE 200
COLORADO SPRINGS COLORADO
(719) 597-9000 80918

2 OF 22 SHTS

D:\PROJ\00-0908\DETAIL.DWG

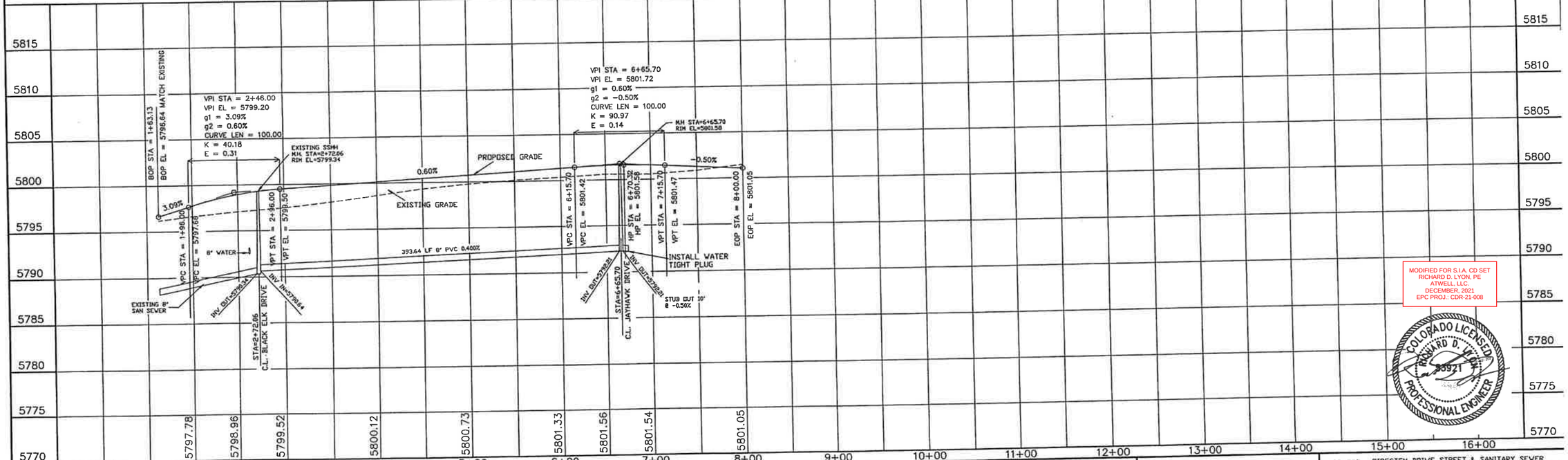
PHASE 2 (BLACK ELK DRIVE AND PIPESTEM DRIVE)



NOTES:

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

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



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

COLORADO LICENSED
RICHARD D. LYON
23921
PROFESSIONAL ENGINEER

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:
ROUGH CUT REVIEW _____ DATE _____
FINAL REVIEW _____ DATE _____
DRAINAGE BASIN:

DESIGN DATA:

SIDEWALKS: WIDTH 5'
LOCATION: Attached ☒
Detached, 6' from P/L ☐

CURB TYPE 1☐ 2☐ 3☐
R/V WIDTH 60' B/C-B/C 35'
STREET TYPE _____ HVEEM _____

ASPHALT THICKNESS:
AC Surface TBD
AC Base
AGG. BASE THICKNESS:
Class 6 _____
Class 5 _____
Class 2 _____

SCALE: HORIZ. 50' VERT. 5'

BENCHMARK: U.S.G.S. BRASS CAP 114.JK (1953) ELEV=5752.00 LOCATED AT THE SOUTHEAST CORNER OF SECTION 12, T.15S., R.63W.

REVISIONS:

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

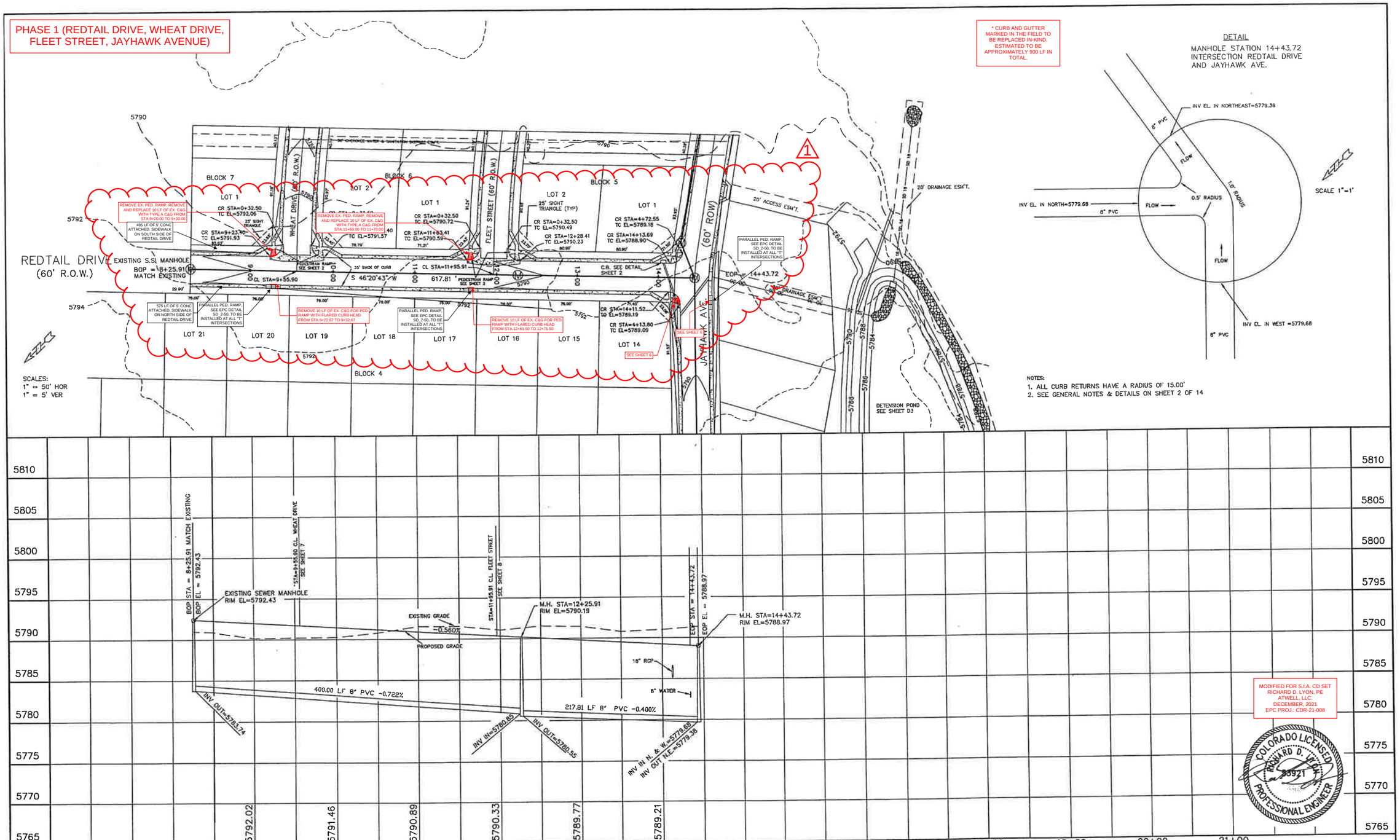
ENGINEER:
UNITED PLANNING ENGINEERING (719) 597-9900
4575 GALLEY ROAD SUITE 200
COLORADO SPRINGS, COLORADO 80915

DESIGNED BY: JLK DATE: 10-09-01
DRAWN BY: JLK DATE: 10-09-01
CHECKED BY: TLK DATE: 10-09-01

PROJECT: PIPESTEM DRIVE STREET & SANITARY SEWER
FROM: 1+63.13 TO: 6+65.70
SUBDIVISION: SUNSET VILLAGE FILING NO. 4
DRAINAGE BASIN: TELEPHONE EXCHANGE
JOB NO. D:\PROJ\00-090B\RCP01001.DWG SHEET 3 OF 22

PHASE 1 (REDTAIL DRIVE, WHEAT DRIVE, FLEET STREET, JAYHAWK AVENUE)

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



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

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

COLORADO LICENSED
RICHARD D. LYON
38921
PROFESSIONAL ENGINEER

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:
ROUGH CUT REVIEW _____ DATE _____
FINAL REVIEW _____ DATE _____
DRAINAGE BASIN:

DESIGN DATA:

SIDEWALKS: WIDTH 5'
LOCATION: Attached ☒
Detached, 6' from P/L ☐

CURB TYPE 1☐2☐3☐
R/W WIDTH 60' B/C-B/C 35'
STREET TYPE _____ HVEEM _____

ASPHALT THICKNESS:
AC Surface TBD
AC Base _____
AGG. BASE THICKNESS:
Class 6 _____
Class 5 _____
Class 2 _____

SCALE: HORIZ. 50' VERT. 5'

BENCHMARK: U.S.G.S. BRASS CAP 114.JK (1953) ELEV=5752.00 LOCATED AT THE SOUTHEAST CORNER OF SECTION 12, T.15S., R.63W.

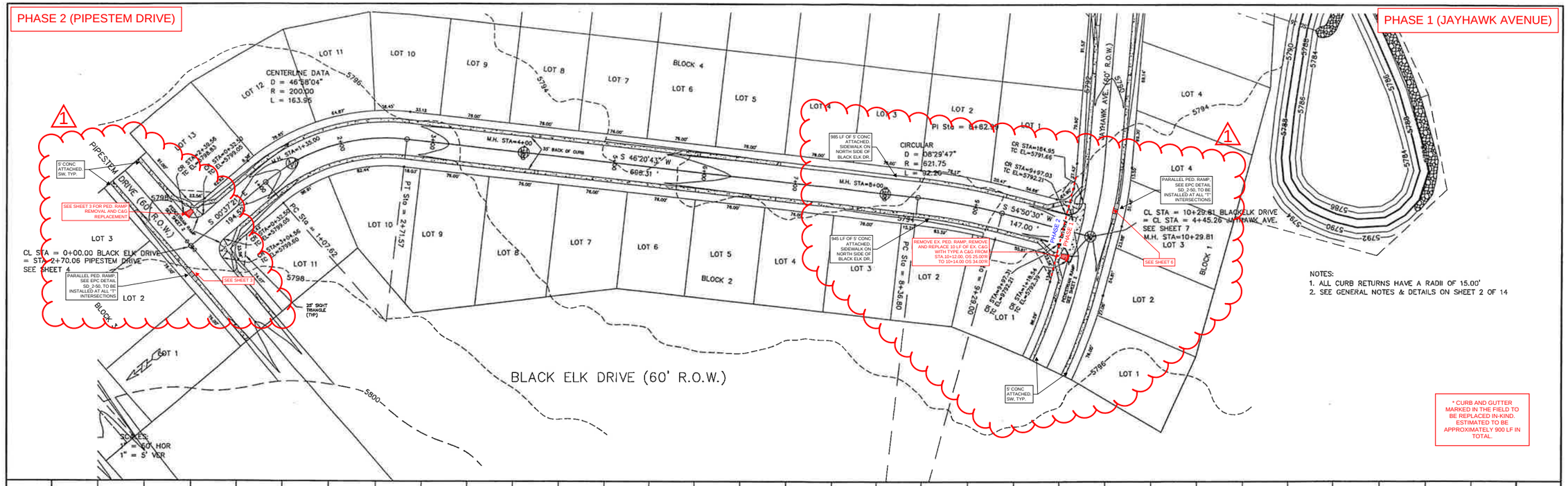
REVISIONS:

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

ENGINEER:
UNITED PLANNING & ENGINEERING (719) 597-9900
4575 GALLEY ROAD SUITE 290
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\RCP0100D2.DWG SHEET 4 OF 22



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DECEMBER, 2021
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COLORADO LICENSED
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PROFESSIONAL ENGINEER

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:
ROUGH CUT REVIEW _____ DATE _____
FINAL REVIEW _____ DATE _____
DRAINAGE BASIN:

DESIGN DATA:

SIDEWALKS: WIDTH 5'
LOCATION: Attached ☒
Detached, 6' From P/L ☐

CURB TYPE 1 ☐ 2 ☒ 3 ☐
R/W WIDTH 60' B/C-B/C 35'
STREET TYPE _____ HVEEM _____

ASPHALT THICKNESS:
AC Surface TBD
AC Base _____
AGG. BASE THICKNESS:
Class 6 _____
Class 5 _____
Class 2 _____

SCALE: HORIZ. 50' VERT. 5'

BENCHMARK: U.S.G.S. BRASS CAP
114.K (1953) ELEV=5752.00
LOCATED AT THE SOUTHEAST CORNER OF SECTION 12, T.15S., R.63W.

REVISIONS:

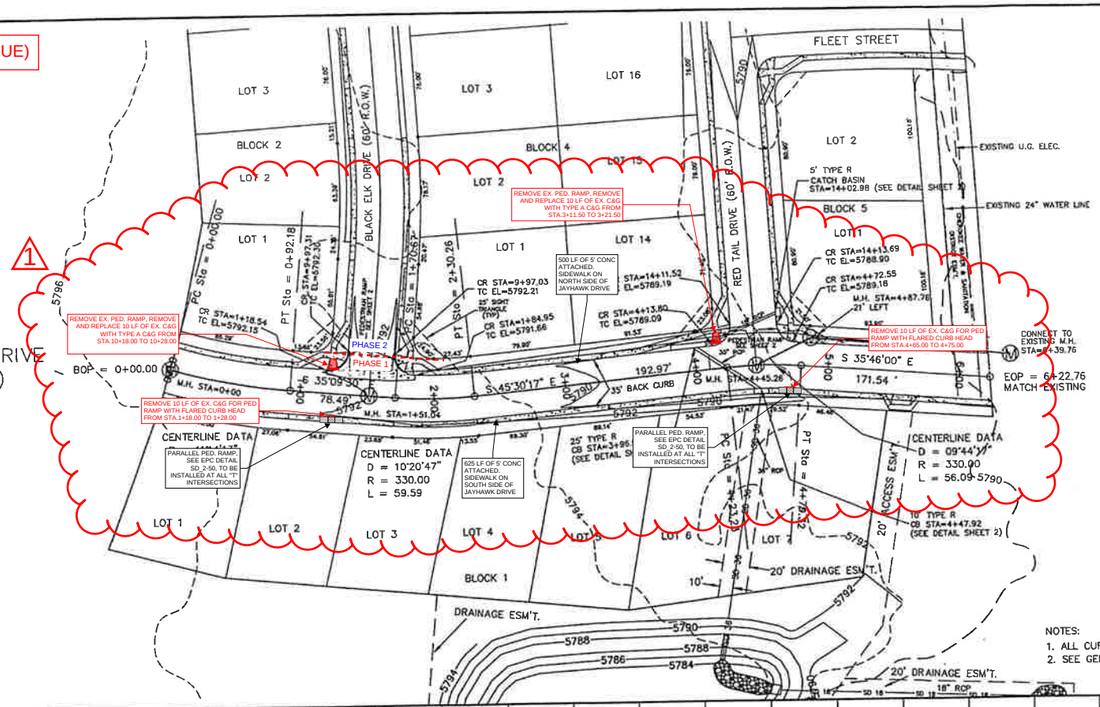
NO.	DESCRIPTION	DATE
1	SIA CD UPDATES	01/07/2022

ENGINEER:
UNITED PLANNING & ENGINEERING (719) 597-9900
4575 GALLEY ROAD SUITE 200
COLORADO SPRINGS, COLORADO 80915

DESIGNED BY: JLK DATE: 10-09-01
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\00-090B\RCP01003.DWG SHEET 5 OF 22

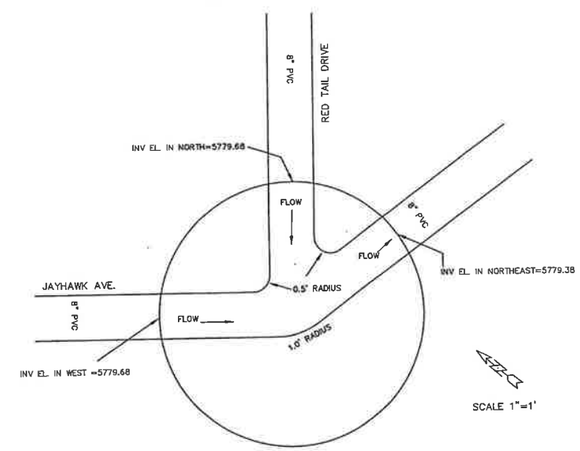
PHASE 1 (JAYHAWK AVENUE)

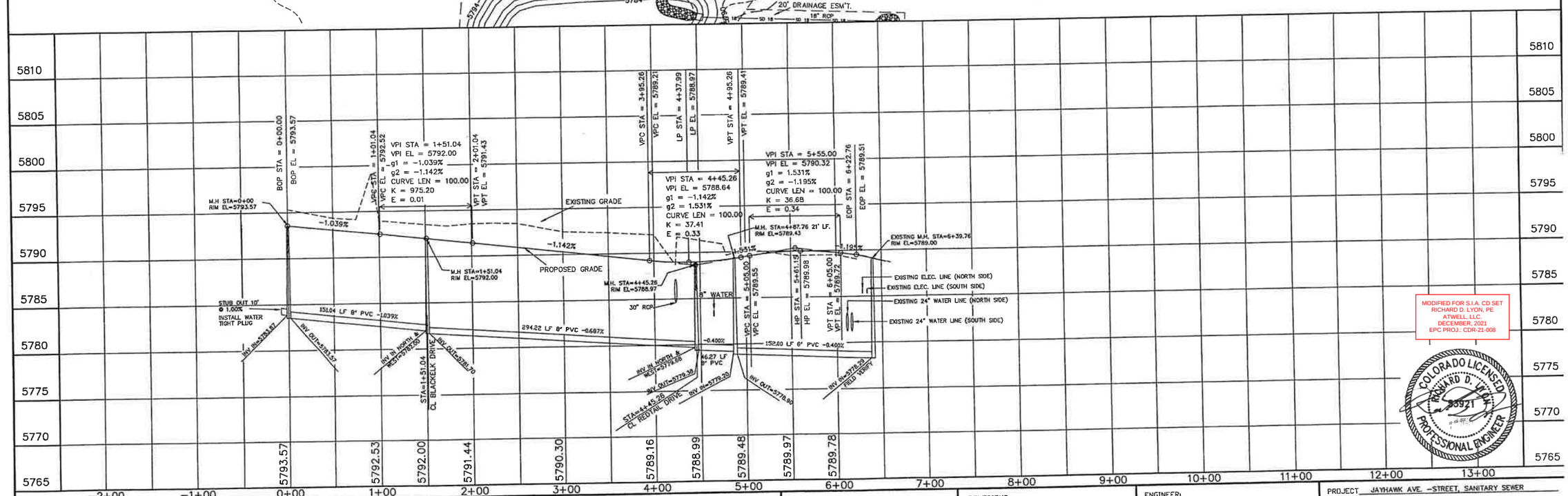


NOTES:
1. ALL CURB RETURNS HAVE A RADIUS OF 15.00'
2. SEE GENERAL NOTES & DETAILS ON SHEET 2 OF 14

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

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





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

COLORADO LICENSED
RICHARD D. LYON
38921
PROFESSIONAL ENGINEER

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:
ROUGH CUT REVIEW _____ DATE _____
FINAL REVIEW _____ DATE _____

DESIGN DATA:
SIDEWALKS: WIDTH 5'
LOCATION: Attached ☒ Detached, 6' from P/L ☐
CURB TYPE 1☐ 2☒ 3☐
R/W WIDTH 60' B/C-B/C 35'
STREET TYPE _____ HVEEM _____

ASPHALT THICKNESS:
AC Surface TBD
AC Base
AGG. BASE THICKNESS:
Class 6 _____
Class 5 _____
Class 2 _____

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

REVISIONS:

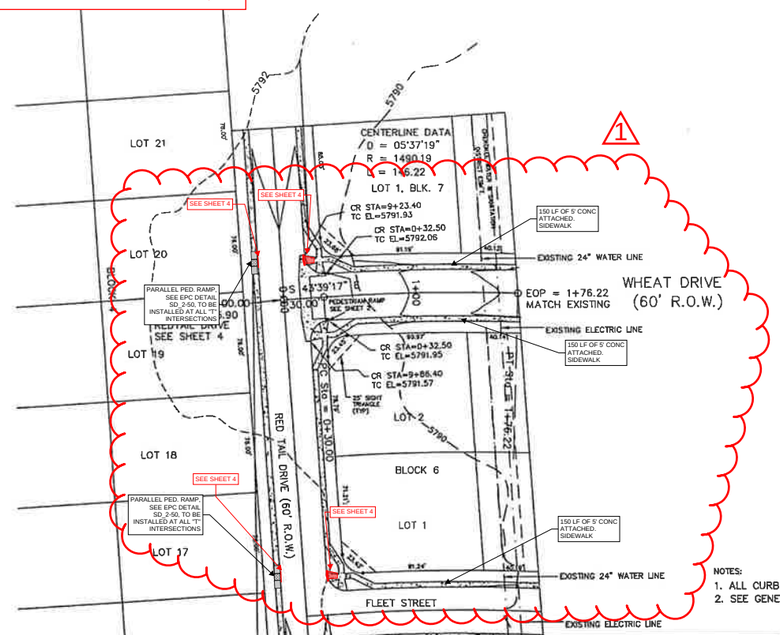
NO.	DESCRIPTION	DATE
1	SIA CD UPDATES	01/07/2022

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

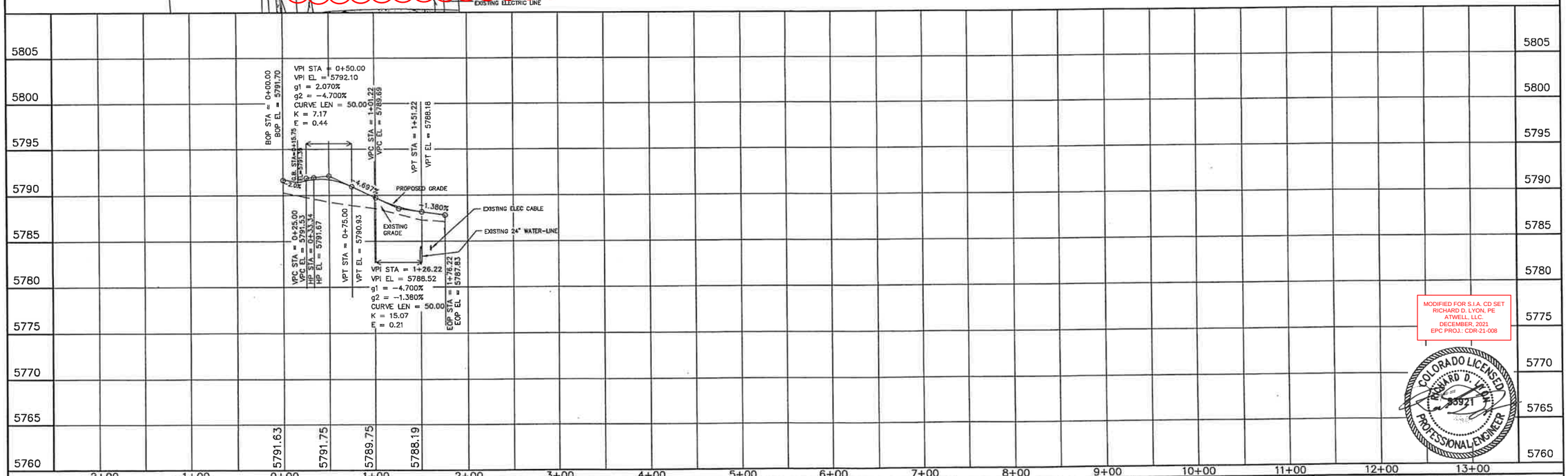
PHASE 1 (REDTAIL DRIVE, WHEAT DRIVE, FLEET STREET, JAYHAWK AVENUE)

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



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

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



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

COLORADO LICENSED
RICHARD D. LYON
No. 33921
PROFESSIONAL ENGINEER

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:
ROUGH CUT REVIEW _____ DATE _____
FINAL REVIEW _____ DATE _____
DRAINAGE BASIN:

DESIGN DATA:

SIDEWALKS: WIDTH 5'
LOCATION: Attached ☒
Detached, 6' from P/L ☐

CURB TYPE 1 ☐ 2 ☒ 3 ☐
R/V WIDTH 60' B/C-B/C 35'
STREET TYPE _____ HVEEM _____

ASPHALT THICKNESS:
AC Surface TBD
AC Base _____
AGG. BASE THICKNESS:
Class 6 _____
Class 5 _____
Class 2 _____

SCALE: HORIZ. 50' VERT. 5'

BENCHMARK: U.S.G.S. BRASS CAP
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	01/07/2022

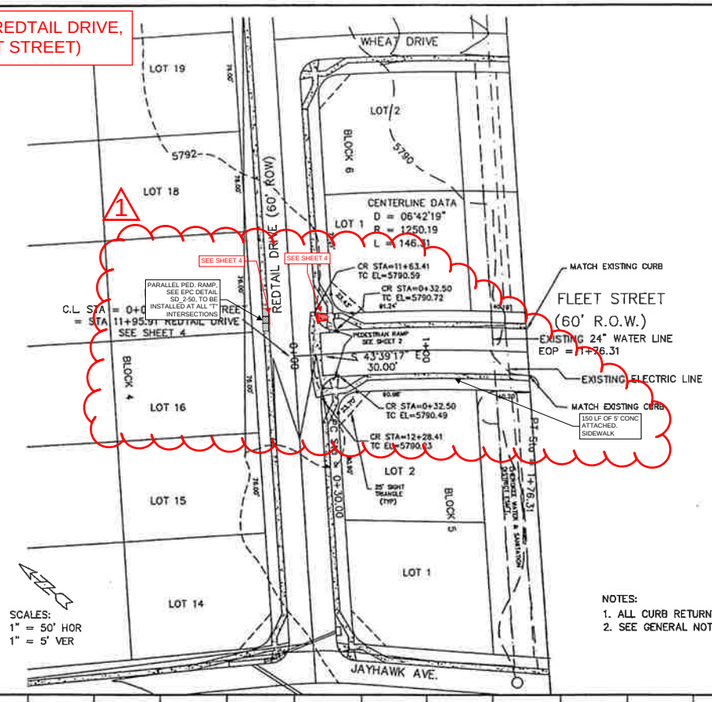
ENGINEER:
UNITED PLANNING & ENGINEERING (719) 597-9900
4575 GALLEY ROAD SUITE 200
COLORADO SPRINGS, COLORADO 80915

DESIGNED BY: JLK DATE: 10-09-01
DRAWN BY: JLK DATE: 10-09-01
CHECKED BY: TLK DATE: 10-09-01

PROJECT WHEAT DRIVE – STREET, SANITARY SEWER
FROM: 0+00 TO: 1+76.22
SUBDIVISION SUNSET VILLAGE FILING NO. 4
DRAINAGE BASIN TELEPHONE EXCHANGE
JOB NO. D:\PROJ\00-0908\RCP01005.DWG SHEET 7 OF 15

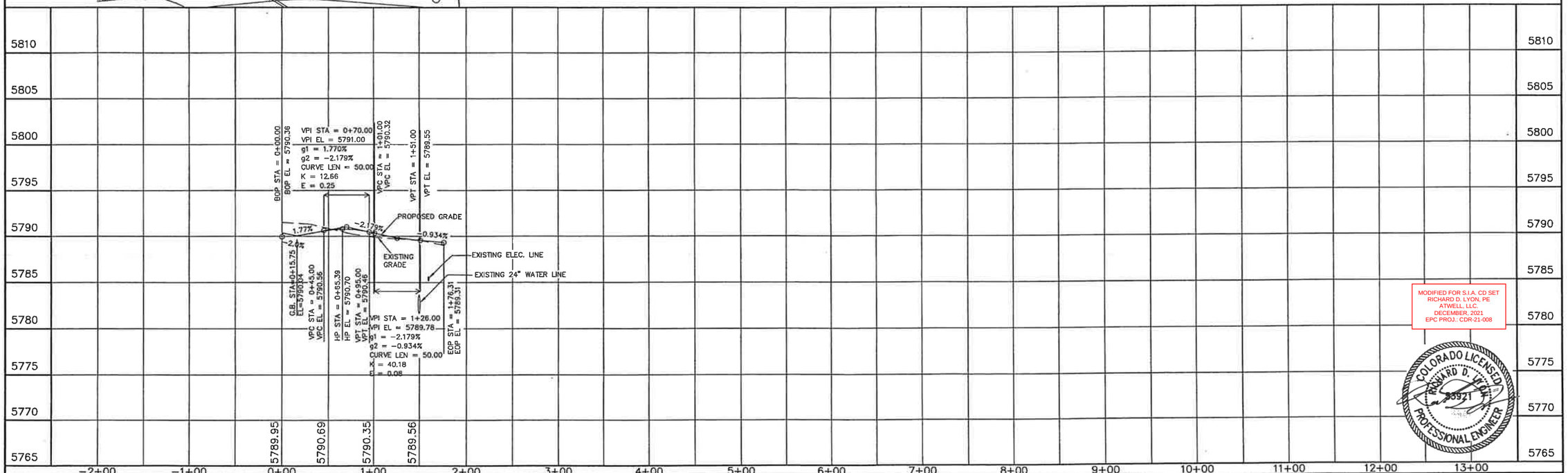
PHASE 1 (REDTAIL DRIVE, FLEET STREET)

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



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

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



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

COLORADO LICENSED
RICHARD D. LYON
39921
PROFESSIONAL ENGINEER

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:
ROUGH CUT REVIEW _____ DATE _____
FINAL REVIEW _____ DATE _____
DRAINAGE BASIN:

DESIGN DATA:

SIDEWALKS: WIDTH 5'
LOCATION: Attached ☒
Detached, 6' from P/L ☐

CURB TYPE 1 ☐ 2 ☒ 3 ☐
R/W WIDTH 60' B/C-B/C 35'
STREET TYPE _____ HVEEM _____

ASPHALT THICKNESS:
AC Surface TBD
AC Base
AGG. BASE THICKNESS:
Class 6
Class 5
Class 2

SCALE: HORIZ. 50' VERT. 5'

BENCHMARK: U.S.G.S. BRASS CAP 114.JK (1953) ELEV=5752.00 LOCATED AT THE SOUTHEAST CORNER OF SECTION 12, T.15S., R.63W.

REVISIONS:

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

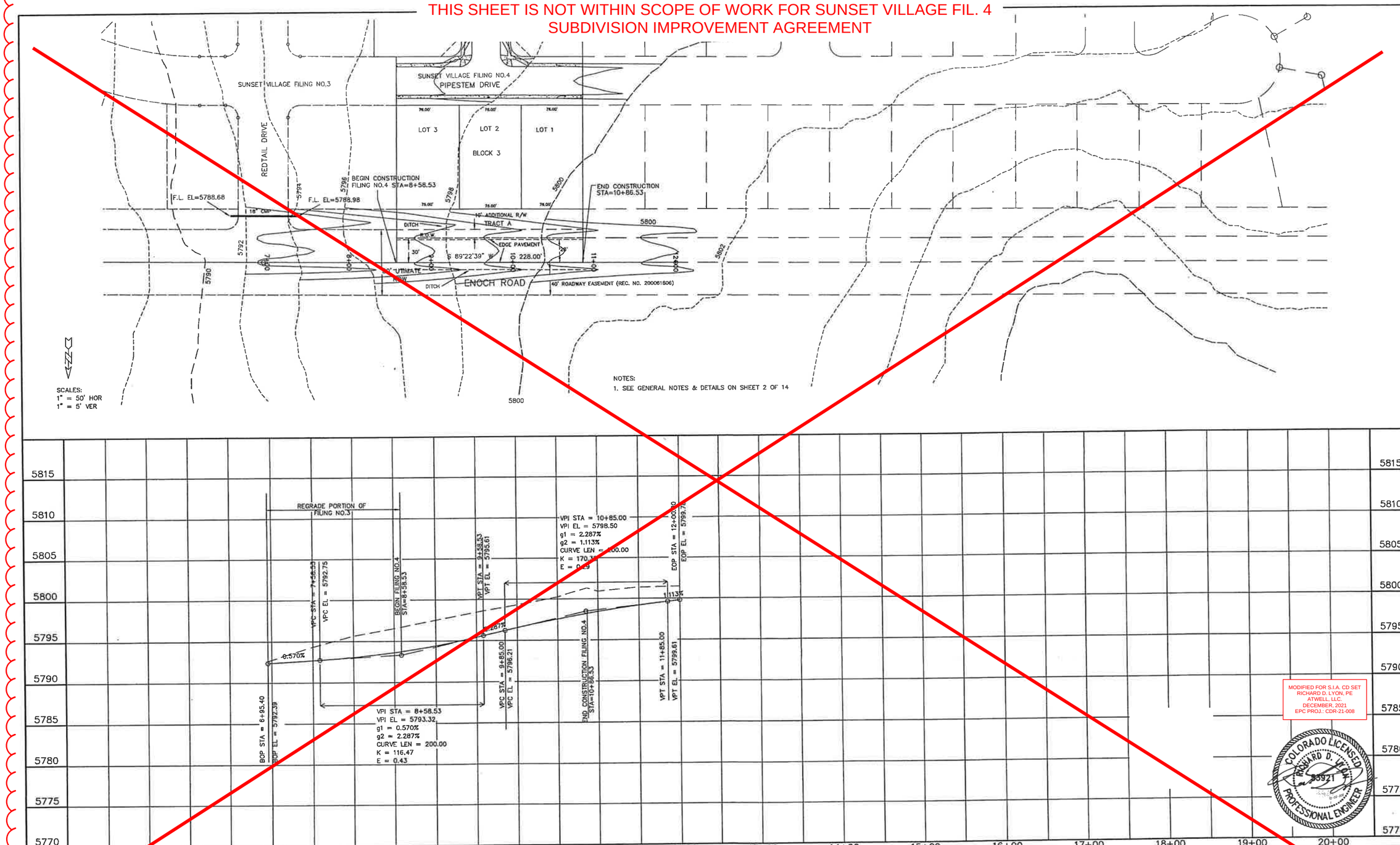
ENGINEER:
UNITED PLANNING & ENGINEERING (719) 597-5900
4575 GALLEY ROAD SUITE 200
COLORADO SPRINGS, COLORADO 80915

DESIGNED BY: JLK DATE: 10-09-01
DRAWN BY: JLK DATE: 10-09-01
CHECKED BY: TLK DATE: 10-09-01

PROJECT FLEET STREET-STREET, SANITARY SEWER
FROM: 0+00 TO: 1+76.31
SUBDIVISION SUNSET VILLAGE FILING NO. 4
DRAINAGE BASIN TELEPHONE EXCHANGE
JOB NO. D:\PROJ\00-090B\RCP01006.DWG SHEET 8 OF 15

1

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



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

COLORADO LICENSED
RICHARD D. LYON
33921
PROFESSIONAL ENGINEER

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:
ROUGH CUT REVIEW _____ DATE _____
FINAL REVIEW _____ DATE _____

DESIGN DATA:

SIDEWALKS: WIDTH _____
LOCATION: Attached ☐
Detached, 6' from P/L ☐

CURB TYPE 1☐ 2☐ 3☐
R/W WIDTH 80' PROP. F/C-F/C NA
STREET TYPE _____ HVEEM _____

ASPHALT THICKNESS:
AC Surface NA
AC Base NA
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, T.15S., R.63W.

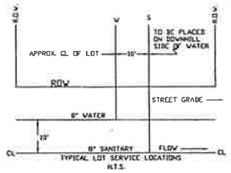
REVISIONS:

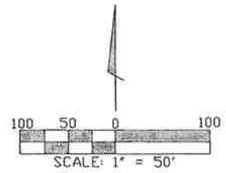
NO.	DESCRIPTION	DATE
1	SIA CD UPDATES	01/07/2022

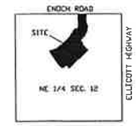
ENGINEER:
UNITED PLANNING & ENGINEERING (719) 597-9900
4575 GALLEY ROAD SUITE 200
COLORADO SPRINGS, COLORADO 80915

DESIGNED BY: JLK DATE: 10-09-01
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. D:\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 MAIN(S). 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.

12-14-01

SIGNED DATE
OWNER/DEVELOPER: RODNEY PREISSER
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 ELLICOTT FIRE PROTECTION DISTRICT.

SIGNED DATE
ELLICOTT 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 PROPOSED 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 (719-597-5080) 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.

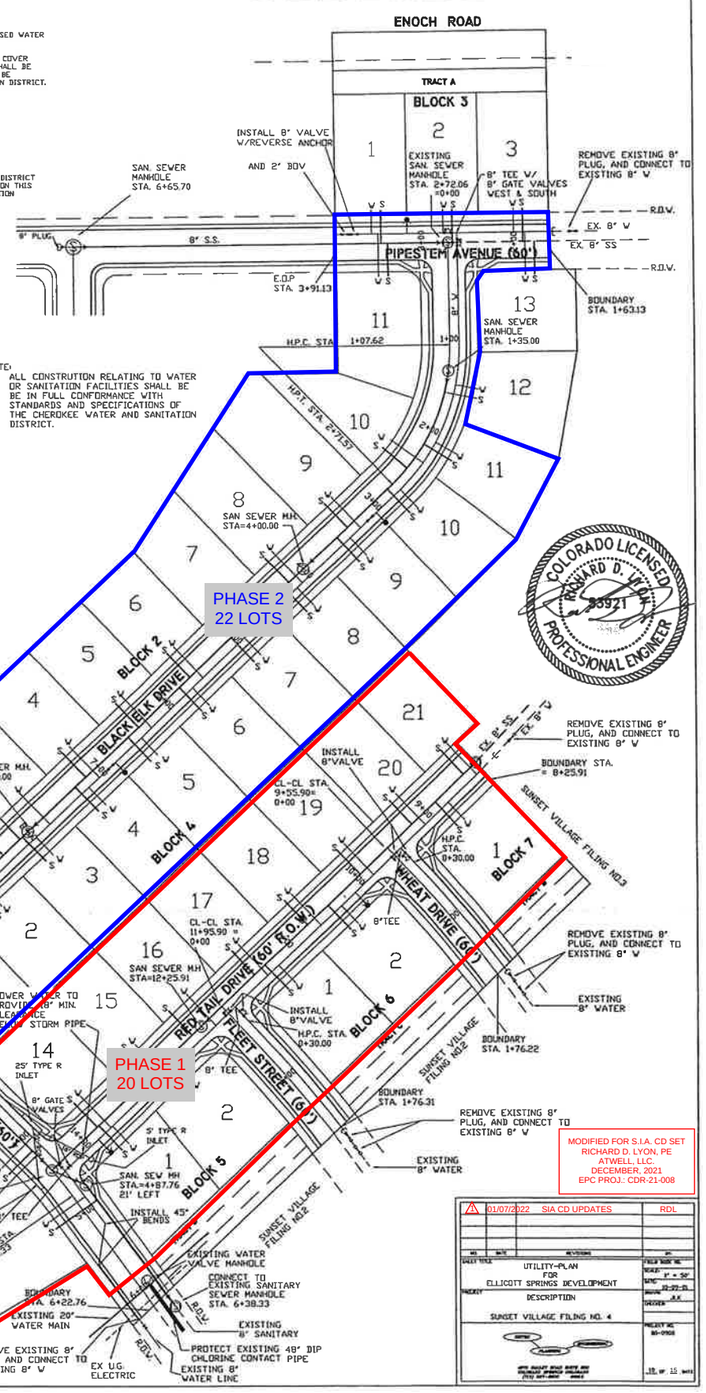
NOTES:
1. ALL DIMENSIONS ARE TO FACE OF CURB.
2. ALL SPOT ELEVATIONS ARE FACE OF CURB AT FLOWLINE.
3. ALL BENDS SHALL BE FIELD STAKED PRIOR TO CONSTRUCTION.
4. FIRE HYDRANT ASSEMBLY SHALL INCLUDE LATERAL PIPING, GATE VALVE, CONCRETE THRUST REATION BLOCK AND ANY REQUIRED FITTINGS.
5. MAINTAIN TEN (10) 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 PROCEEDURES FOR NATURAL GAS LINES
- ___WHEN EXCAVATION APPROACHES GAS LINES, EMPLOYEES MUST EXPOSE LINES BY CAREFUL PROBING AND HAND DIGGING

STANDARD UTILITY MARKING COLOR CODE	GAS EMPLOYEES
GAS/OIL ——YELLOW	CALL 719-635-5600
ELECTRIC ——RED	
WATER ——BLUE	
WASTEWATER ——GREEN	

WATER PLAN APPROVAL

CHEROKEE METROPOLITAN DISTRICT DATE

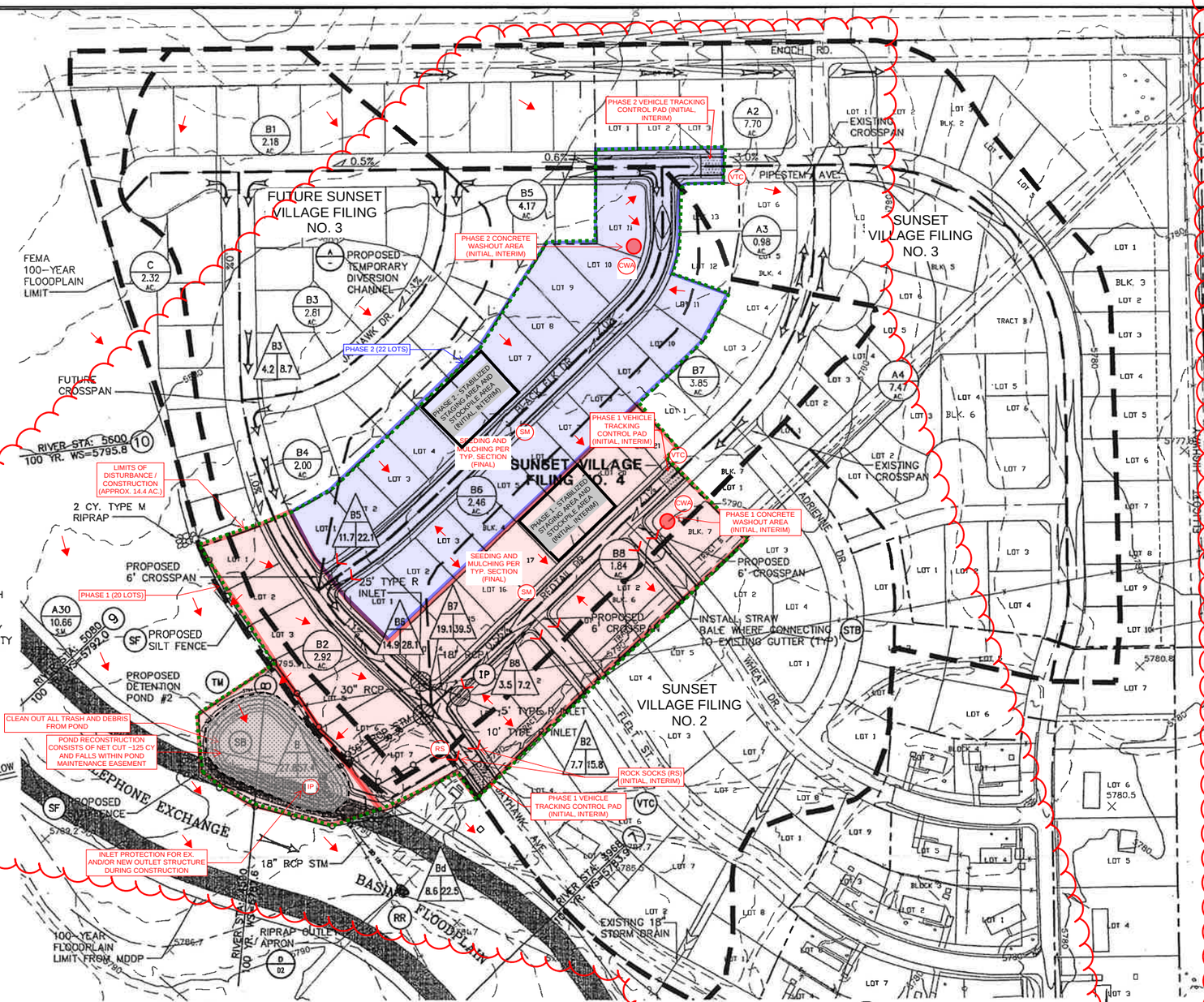


COLORADO LICENSED
RICHARD D. LYON
33921
PROFESSIONAL ENGINEER

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

NO.	DATE	REVISIONS	BY
1	01/07/2022	SIA CD UPDATES	RDL

SHEET TITLE: UTILITY-PLAN FOR ELLICOTT SPRINGS DEVELOPMENT
PROJECT DESCRIPTION: SUNSET VILLAGE FILING NO. 4
FIELD BOOK NO.
SCALE: 1" = 50'
DATE: 12-22-21
DRAWN: R.K.
CHECKED:
PROJECT NO. 85-0908
18 OF 15 SHTS



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.

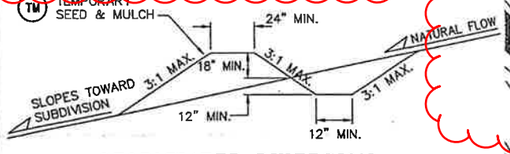
DISCLAIMER:

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.

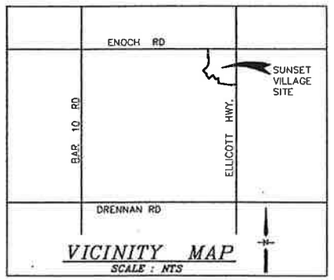
ANTICIPATED PROJECT SCHEDULE:

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



STORMWATER DIVERSION DITCH/BERM DETAIL (A)
NTS



VICINITY MAP
SCALE : NTS

LEGEND:

- FILING LIMITS
- DRAINAGE BASIN BOUNDARY
- SUB-BASIN BOUNDARY
- 6520 EXISTING CONTOUR
- PROPOSED CONTOUR
- PROPOSED FLOW DIRECTION ARROW
- SILT FENCE
- STRAW BALES
- RIPRAP
- DESIGN POINT (D; 46.8 | 164; Q_{100} (cfs); Q_5 (cfs))
- DEVELOPED BASIN DESIGNATION (C14; 23.21 AC)
- BASIN AREA (ACRES)
- IP INLET PROTECTION (B / D2)
- SF SILT FENCE
- VTC VEHICLE TRACKING CONTROL (C / D2)
- STB STRAW BALE BARRIER (A / D2)
- 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

1" = 100'
100 0 100 200

COLORADO LICENSED
RICHARD D. LYON
33921
PROFESSIONAL ENGINEER

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. Management of the SWMP during construction is the responsibility of the designated Qualified Stormwater Manager or Certified Erosion Control Inspector. The SWMP 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 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.
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 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.
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 effect 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 control measure(s).
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 SWMP. 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, uncontaminated groundwater may be discharged on-site, but shall not leave the site in the form of surface runoff unless an approved State dewatering permit is in place.
15. Erosion control blanketing or other protective covering shall be used on slopes steeper than 3:1.
16. Contractor shall be responsible for the removal of all wastes from the construction site for disposal in accordance with local and State regulatory requirements. No construction debris, tree slash, building material wastes or unused building materials shall be buried, dumped, or discharged at the site.
17. Waste materials shall not be temporarily placed or stored in the street, alley, or other public way, unless in accordance with an approved Traffic Control Plan. Control measures may be required by El Paso County Engineering if deemed necessary, based on specific conditions and circumstances.
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 RMG ROCKY MOUNTAIN GROUP, MAY 03, 2021 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 (SWMP), of which this Grading and Erosion Control Plan may be a part. For information or application materials contact:

Colorado Department of Public Health and Environment
Water Quality Control Division
WQCD – Permits
4300 Cherry Creek Drive South
Denver, CO 80246-1530
Attn: Permits Unit

SUNSET VILLAGE FILING 4

GRADING AND EROSION CONTROL PLAN

HORZ. SCALE: 1"=100'	DRAWN: MJP
VERT. SCALE: N/A	DESIGNED: RDL
SURVEYED: UP&E	CHECKED: JPS
CREATED: 11/16/00	LAST MODIFIED: 10/11/01
PROJECT NO: 090006	MODIFIED BY: JPS
SHEET: D1	

REVISION 1: 01/07/2022

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

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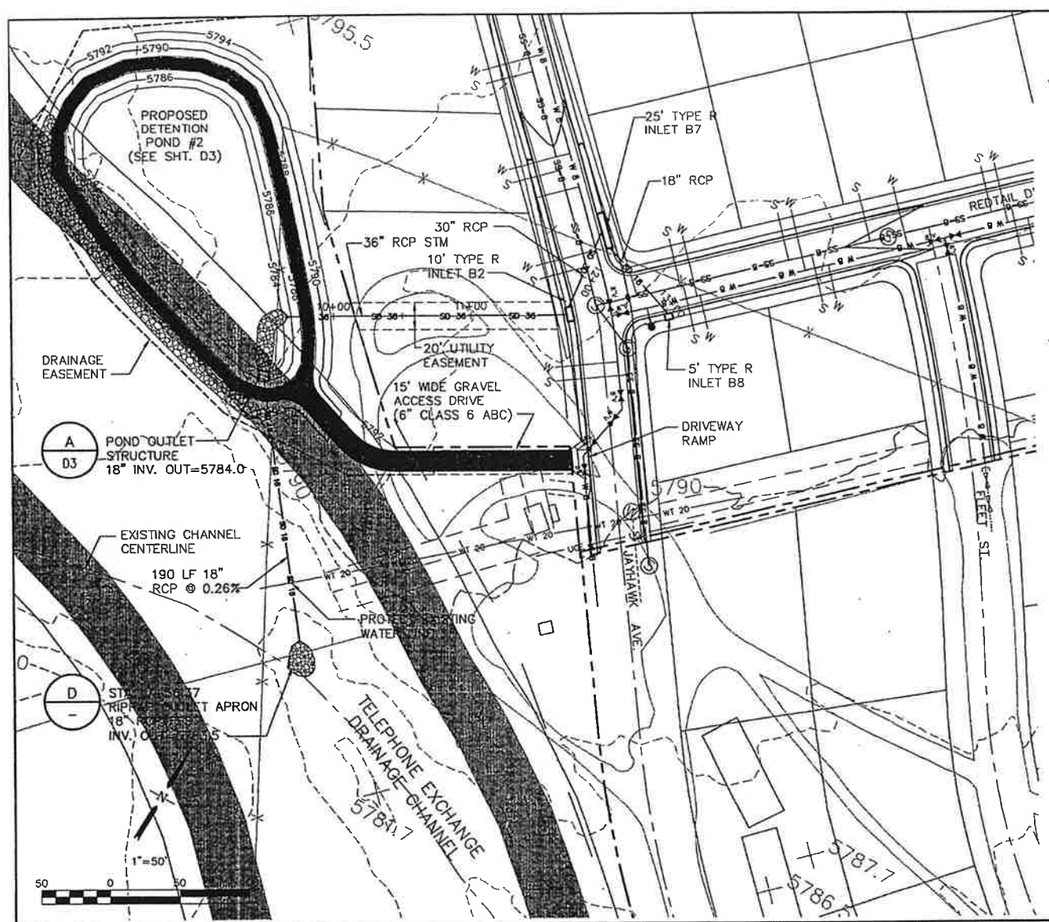
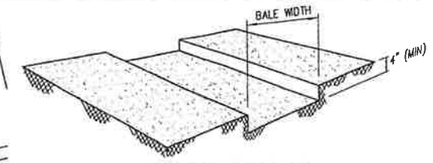
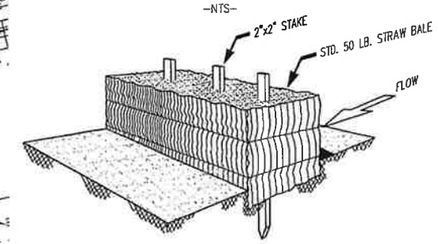




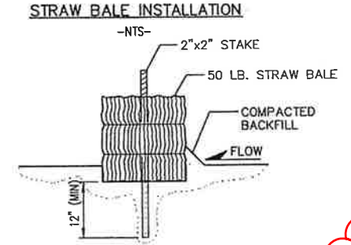
TRENCH EXCAVATION

-NTS-



STRAW BALE INSTALLATION

-NTS-



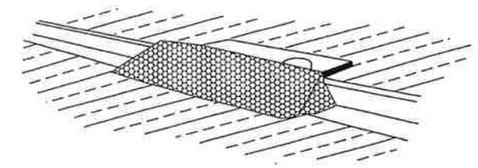
SECTION

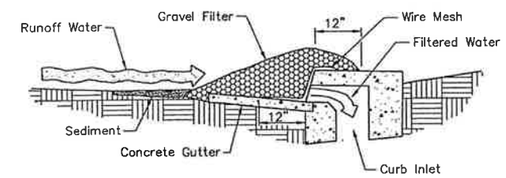
-NTS-

NOTE: EROSION CONTROL MEASURES SHALL BE MAINTAINED UNTIL LANDSCAPING IS COMPLETED, OR AS DIRECTED BY LOCAL JURISDICTION

STRAW BALE EROSION BARRIER (A)

NOT TO SCALE





Specific Application

This method of inlet protection is applicable at curb inlets where ponding in front of the structure is not likely to cause inconvenience or damage to adjacent structures and unprotected areas.

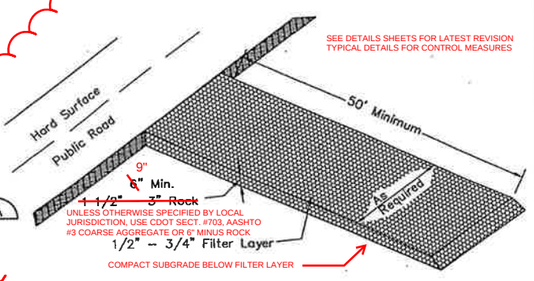
Note: Alternate design could utilize gravel filled bags.

CURB INLET PROTECTION GRAVEL AND WIRE MESH (B)

NOT TO SCALE

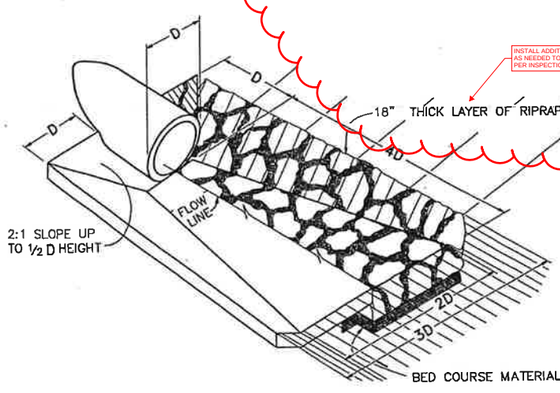
SEE MILE HIGH FLOOD DISTRICT DETAIL FOR ADDITIONAL INFORMATION

SEE DETAILS SHEETS FOR LATEST REVISION TYPICAL DETAILS FOR CONTROL MEASURES



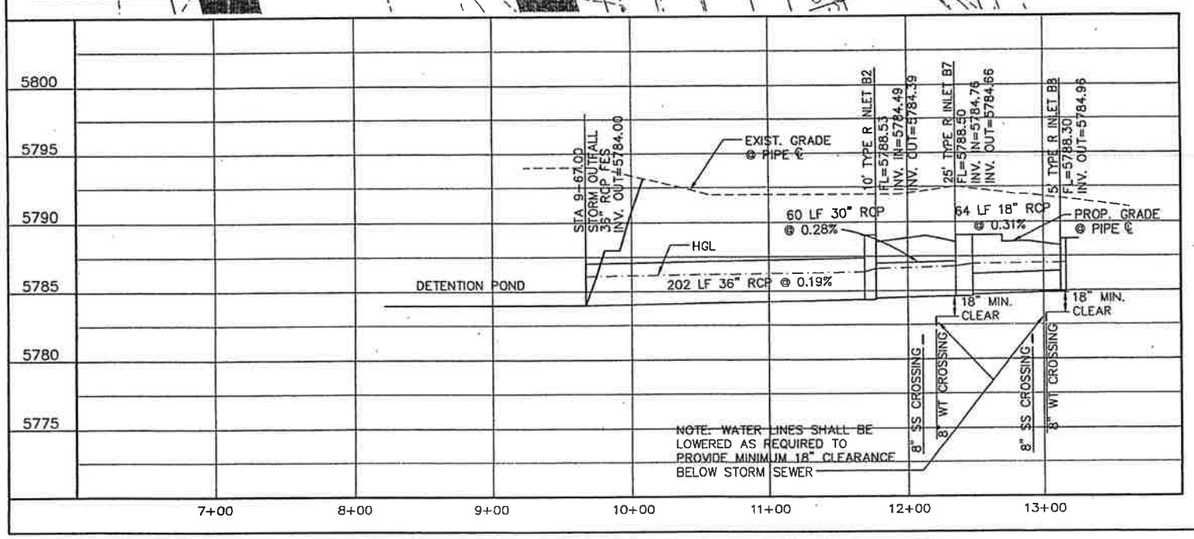
TEMPORARY VEHICLE TRACKING CONTROL (C)

SEE MILE HIGH FLOOD DISTRICT DETAIL FOR ADDITIONAL INFORMATION



CULVERT OUTLET PAVING (D)

NOT TO SCALE



COLORADO LICENSED RICHARD D. LYON 33921 PROFESSIONAL ENGINEER

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

1 REVISION 1: 01/07/2022

SUNSET VILLAGE – FILING NO. 4

STORM DRAIN PLAN & PROFILE

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

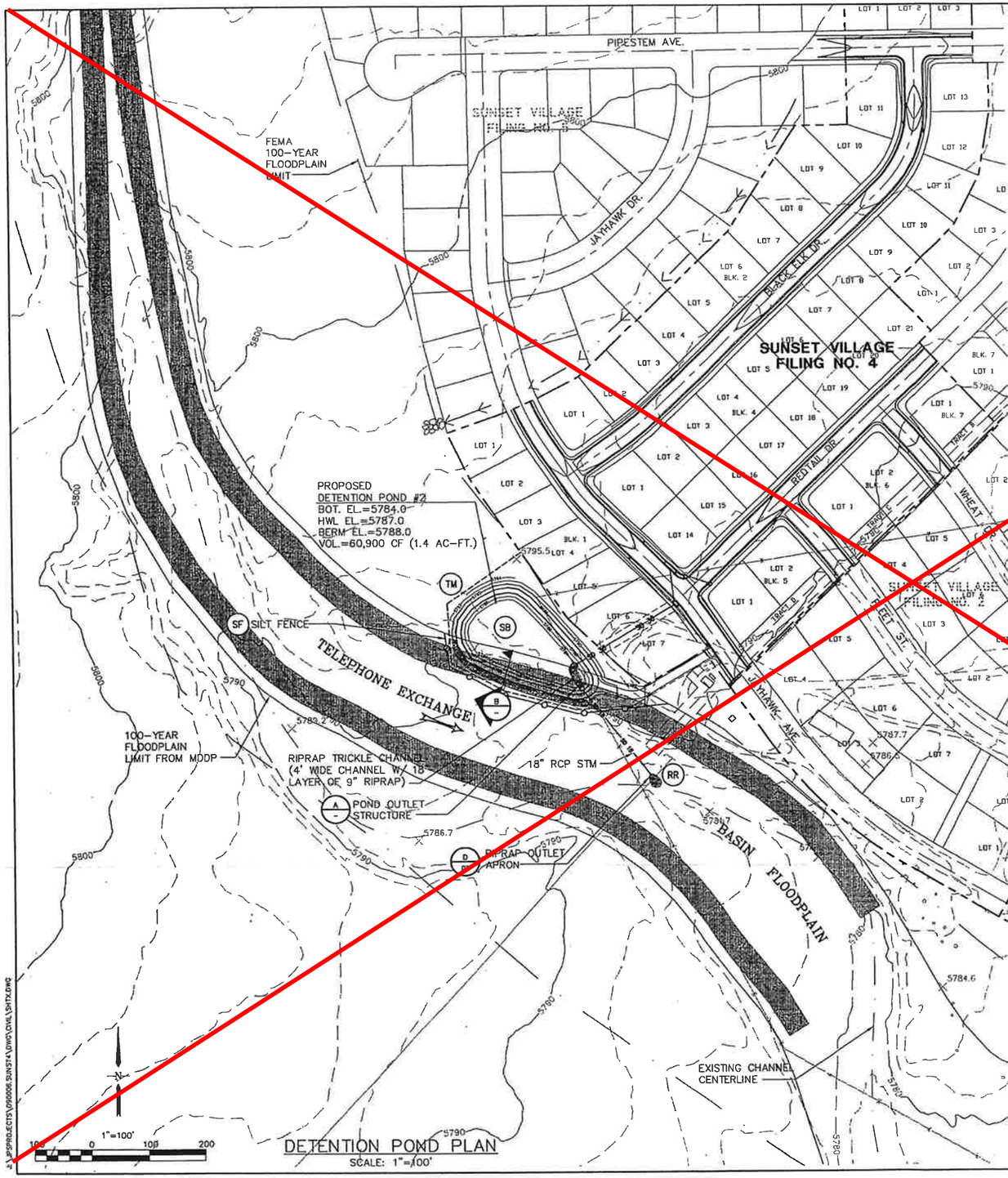
No.	REVISION	BY	DATE	No.	SURVEY INFO	DATE

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

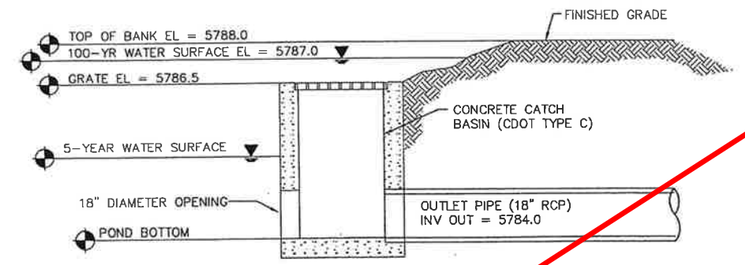
SHEET: D2

1

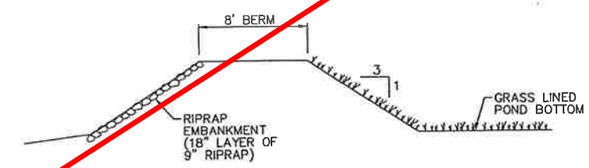
SEE CONSTRUCTION DRAWINGS SHEETS BY ATWELL, LLC. FOR POND RECONSTRUCTION AND DETAILS



DETENTION POND PLAN
SCALE: 1"=100'



DETENTION POND OUTLET STRUCTURE (A)
NOT TO SCALE



TYPICAL POND WALL SECTION (B)
NOT TO SCALE

LEGEND

- SILT FENCE
- STRAW BALES
- RIPRAP
- 6490 EXISTING CONTOURS
- 6490 PROPOSED CONTOURS
- IP INLET PROTECTION (GRAVEL FILTER)
- SF SILT FENCE
- VTC VEHICLE TRACKING PAD
- TM TEMPORARY SEED AND MULCH ON DISTURBED SLOPES
- STB STRAW BALE BARRIER

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

1 REVISION 1: 01/07/2022

SUNSET VILLAGE – FILING NO. 4

DETENTION POND PLAN & DETAILS

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

No.	REVISION	BY	DATE	No.	SURVEY INFO	DATE

HORZ. SCALE: 1"=100'	DRAWN: MJP
VERT. SCALE: N/A	DESIGNED: JPS
SURVEYED: BAE	CHECKED: JPS
CREATED: 8/29/01	LAST MODIFIED: 10/11/01
PROJECT NO. 090006	MODIFIED BY: JPS
SHEET: D3	

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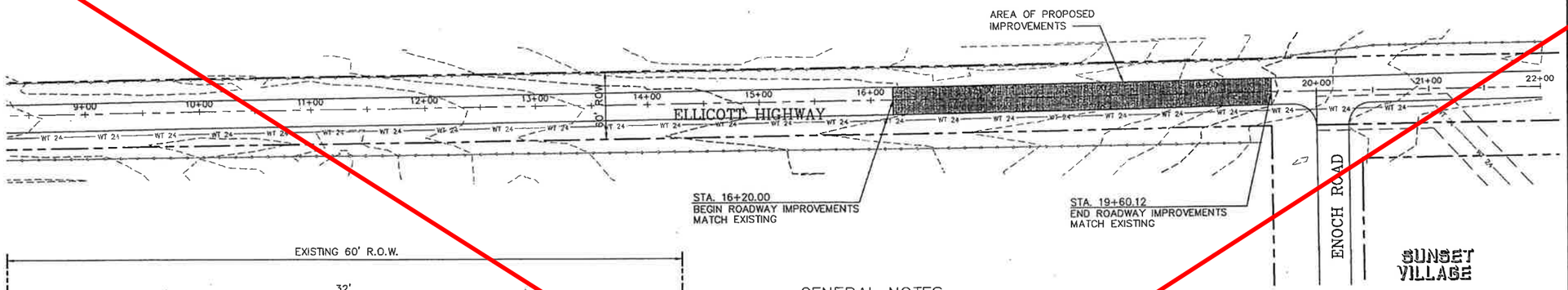
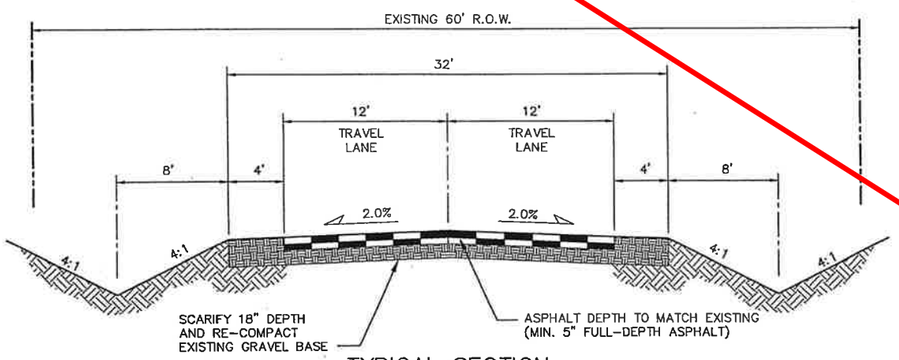
THIS SHEET IS NOT WITHIN SCOPE OF WORK FOR SUNSET VILLAGE FIL. 4
SUBDIVISION IMPROVEMENT AGREEMENT





TYPICAL SECTION
ELLICOTT HIGHWAY
SCALE: 1"=5'

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.

N

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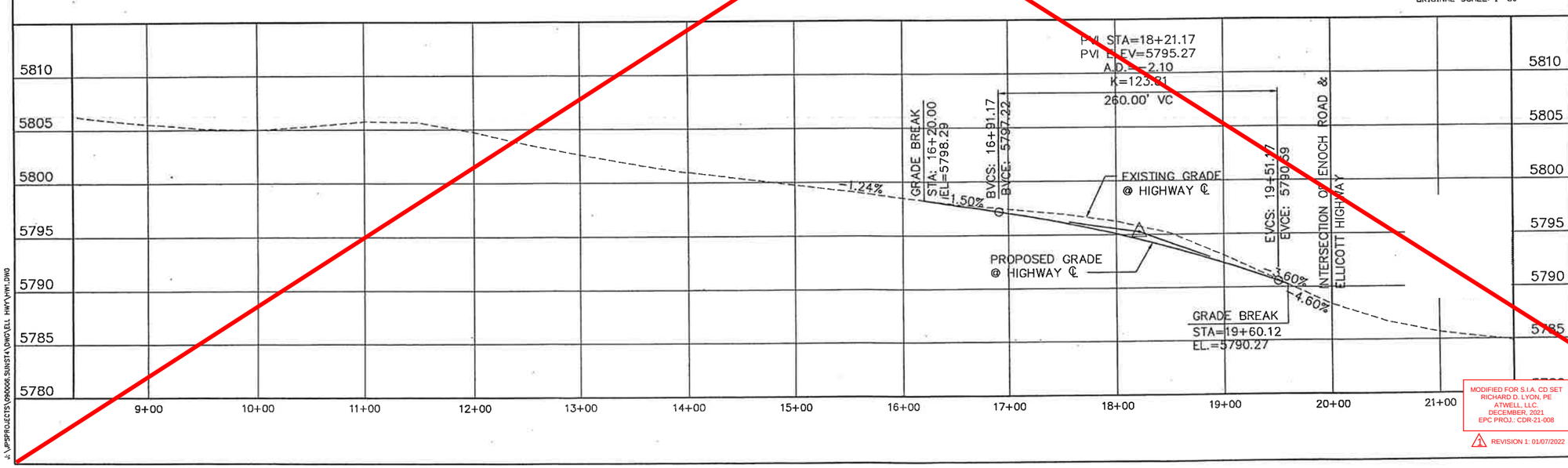
SCALE IN FEET
ORIGINAL SCALE: 1"=50'



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

1 REVISION 1: 01/07/2022

JPS ENGINEERING
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Colorado Springs, CO
80903
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FAX: 719-471-0766

No.	REVISION	BY	DATE

ELLICOTT HIGHWAY

HIGHWAY IMPROVEMENT PLAN

HORIZ. SCALE:	1"=50'	DRAWN:	MJP
VERT. SCALE:	1"=5'	DESIGNED:	JPS
SURVEYED:	DATE	CHECKED:	JPS
CREATED:	7/10/01	LAST MODIFIED:	9/11/01
PROJECT NO.	090006	MODIFIED BY:	MJP
SHEET:	HW1		

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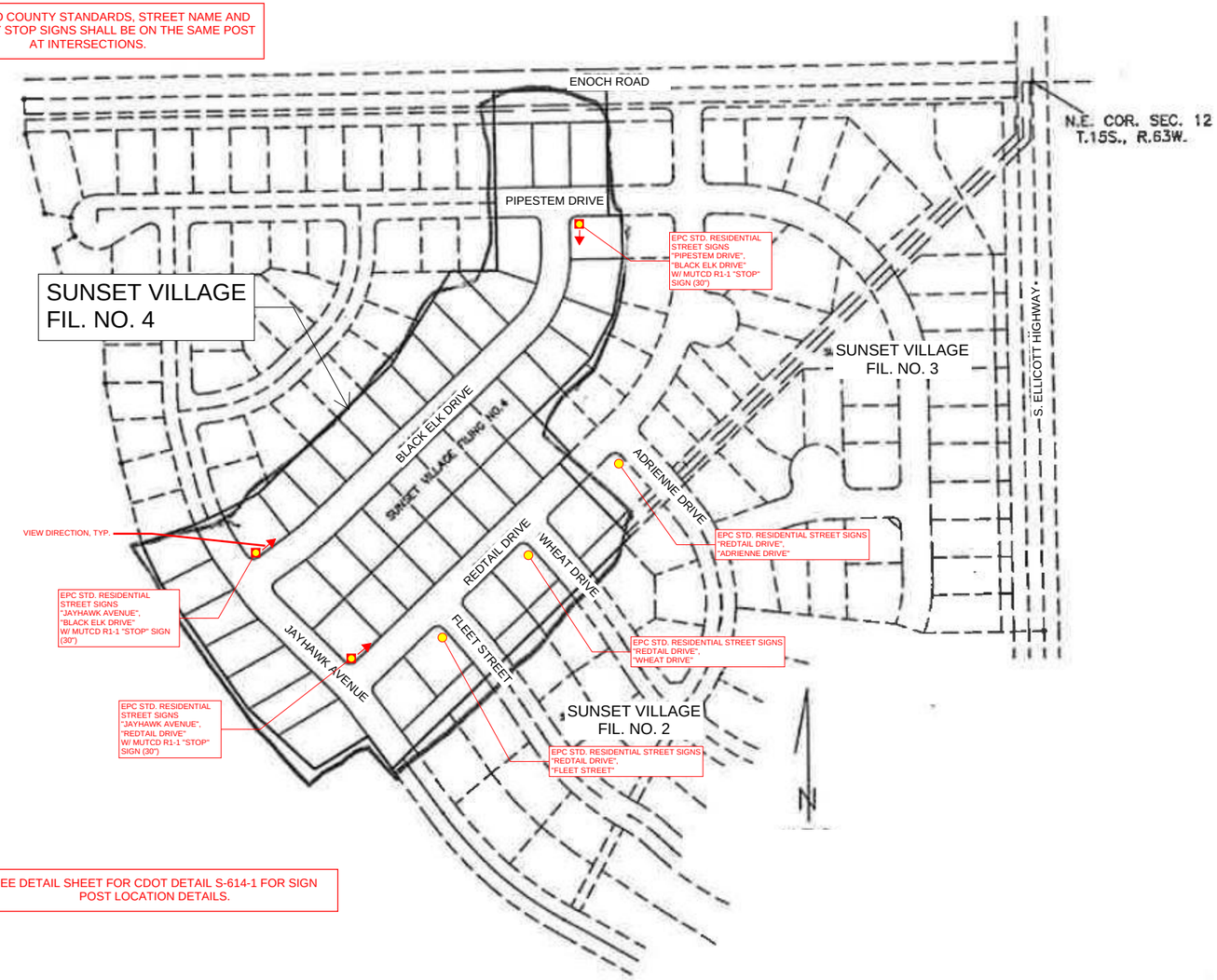
PER EL PASO COUNTY STANDARDS, STREET NAME AND REGULATORY STOP SIGNS SHALL BE ON THE SAME POST AT INTERSECTIONS.



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 FO TEH DURATION OF THE PROJECT.
2. THE CONTRACTOR SHALL ACQUIRE ALL NECESSARY PERMITS AND INSPECTIONS REQUIRED TO COMPLETE THE SCOPE OF WORK PRESENTED HEREIN.

TRAFFIC CONTROL

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

EL PASO COUNTY SIGNING AND STRIPING NOTES:

1. ALL SIGNS AND PAVEMENT MARKINGS SHALL BE IN COMPLIANCE WITH THE CURRENT MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD).

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

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

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

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

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

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

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

9. ALL LOCAL RESIDENTIAL STREET SIGNS SHALL BE MOUNTED ON A 1.75" X 1.75" SQUARE TUBE SIGN POST AND STUB POST BASE. FOR OTHER APPLICATIONS, REFER TO THE CDOT STANDARD S-614-8 REGARDING USE OF THE P2 TUBULAR STEEL POST SLIPBASE DESIGN.

10. ALL SIGNS SHALL BE SINGLE SHEET ALUMINUM WITH 0.100" MINIMUM THICKNESS.

11. ALL LIMIT LINES/STOP LINES, CROSSWALK LINES, PAVEMENT LEGENDS, AND ARROWS SHALL BE A MINIMUM 125 MIL THICKNESS PREFORMED THERMOPLASTIC PAVEMENT MARKINGS WITH TAPERED LEADING EDGES PER CDOT STANDARD S-627-1. WORD AND SYMBOL MARKINGS SHALL BE THE NARROW TYPE. STOP BARS SHALL BE 24" IN WIDTH. CROSSWALKS LINES SHALL BE 12" WIDE AND 8' LONG PER CDOT S-627-1.

12. ALL LONGITUDINAL LINES SHALL BE A MINIMUM 15MIL THICKNESS EPOXY PAINT. ALL NON-LOCAL RESIDENTIAL ROADWAYS SHALL INCLUDE BOTH RIGHT AND LEFT EDGE LINE STRIPING AND ANY ADDITIONAL STRIPING AS REQUIRED BY CDOT S-627-1.

13. THE CONTRACTOR SHALL NOTIFY EL PASO COUNTY PLANNING AND COMMUNITY DEVELOPMENT (719) 520-6819 PRIOR TO AND UPON COMPLETION OF SIGNING AND STRIPING.

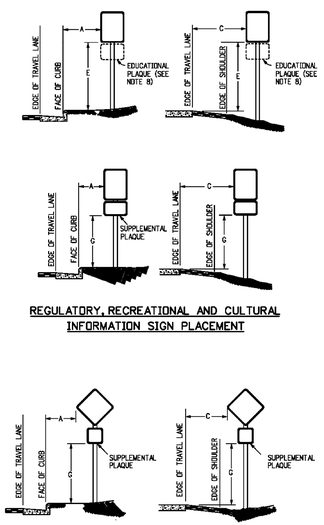
14. THE CONTRACTOR SHALL OBTAIN A WORK IN THE RIGHT OF WAY PERMIT FROM THE EL PASO COUNTY DEPARTMENT OF PUBLIC WORKS (DPW) PRIOR TO ANY SIGNAGE OR STRIPING WORK WITHIN AN EXISTING EL PASO COUNTY ROADWAY.

COLORADO LICENSED
RICHARD D. LYON
33921
PROFESSIONAL ENGINEER

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

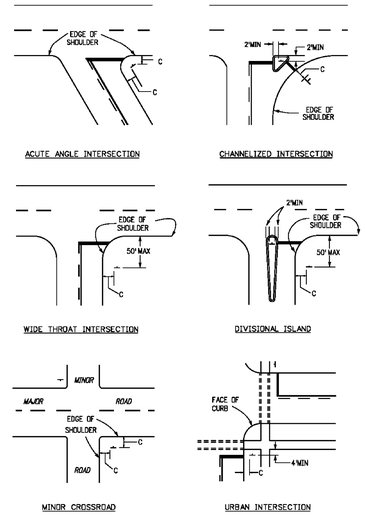
MODIFIED FOR S.I.A. CD SET
RICHARD D. LYON, PE
ATWELL, LLC.
DECEMBER, 2021
EPC PROJ.: CDR-21-008

1 REVISION 1: 01/07/2022



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

1. THE ENGINEER WILL ESTABLISH GRADES AND LOCATIONS FOR ALL SIGN POSTS IN ACCORDANCE WITH DETAILS SHOWN ON THE PLANS.
2. SPECIAL CARE SHALL BE TAKEN IN SIGN LOCATION TO ENSURE AN UNOBSTRUCTED VIEW OF EACH SIGN.
3. MINIMUM POST EMBEDMENT SHALL BE 3 FT. FOR U-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.
4. 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 2A-2(B) OF THE 2009 MUTCD.
5. NORMAL LATERAL PLACEMENT IS MEASURED FROM THE EDGE OF THE TRAVEL LANE.
6. 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.
7. 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 STEEPER FILL OR CUT SLOPES.
8. *EDUCATIONAL PLAQUES* FOR SYMBOL 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 2A.06 OF THE 2009 MUTCD.
9. WHEN LATERAL PLACEMENT IS 30 FT OR MORE FOR SIGNS WITHOUT A SUPPLEMENTAL PLAQUE, VERTICAL PLACEMENT D MAY BE REDUCED TO 5 FT. WHEN LATERAL PLACEMENT IS 30 FT OR MORE FOR SIGNS WITH A SUPPLEMENTAL PANEL, VERTICAL PLACEMENT F DOES NOT DOES NOT APPLY - USE ONLY VERTICAL PLACEMENT H.
10. NORMAL ANGULAR PLACEMENT IS 0 DEG. SIGNS CLOSER THAN 30 FT. SHOULD BE TURNED SLIGHTLY AWAY TO MINIMIZE SPECULAR REFLECTION. SIGNS PLACED 30 FT. OR MORE SHOULD GENERALLY BE TURNED TOWARD THE ROAD.
11. THE EXIT PANEL IS MOUNTED ON THE RIGHT HAND SIDE FOR RIGHT HAND EXITS AND THE LEFT SIDE FOR LEFT HAND EXITS.
12. POST SHALL BE INSTALLED PLUMB, VERTICAL DEVIATION SHALL NOT EXCEED ½-IN. IN 10 FT.
13. 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.
14. 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.
15. VERTICAL SPACING BETWEEN SIGN PANELS SHALL BE 1 TO 1½ IN., TYPICAL.

PLACEMENT TABLES

KEY	LATERAL PLACEMENT: ALL CLASSES OF STREETS AND HIGHWAYS — MINIMUM	NORMAL
A	2'-0"	15'-0"PLUS CURB
B	2'-0"	30'-0" OR MORE INCLUDES CURB
C	2'-0"	6'-0"PLUS EDGE OF 6'+ WIDE SHOULDER, IF NONE, 15'-0" FROM EDGE OF TRAVEL LANE

KEY	VERTICAL PLACEMENT: FREEWAYS AND EXPRESSWAYS — MIN.	MAX.	CONVENTIONAL STREETS AND HIGHWAYS — URBAN MIN.	URBAN MAX.	RURAL MIN.	RURAL MAX.
D	7'-0" OR NOTE NO. 9	12'-0"	7'-0"	8'-0"	5'-0"	8'-0"
E	7'-0"		8'-0"	7'-0"	8'-0"	8'-0"
F	8'-0" OR NOTE NO. 9	12'-0"	8'-0"	9'-0"	5'-0"	9'-0"
G	6'-0"		7'-0"	6'-0"	7'-0"	4'-0"	7'-0"
H	5'-0"		10'-0"	6'-0"	7'-0"	4'-0"	7'-0"

Computer File Information	
Creation Date: 07/04/12	
Created By: KGM	
Last Modification Date: 07/31/19	
Last Modified By: AVU	
CAD Ver.: MicroStation V8 Scale: Not to Scale Units: English	

Sheet Revisions	
Date:	Comments

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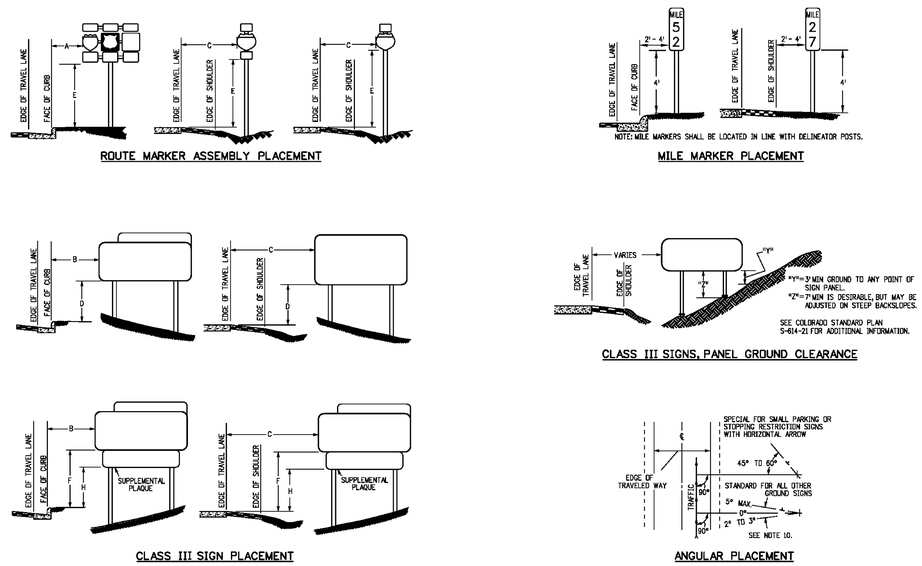
Traffic & Safety Engineering MKB

GROUND SIGN PLACEMENT

Issued By: Traffic & Safety Engineering Branch July 31, 2019

STANDARD PLAN NO.
S-614-1
Standard Sheet No. 1 of 2
Project Sheet Number:



ROUTE MARKER ASSEMBLY PLACEMENT

MILE MARKER PLACEMENT

CLASS III SIGNS, PANEL GROUND CLEARANCE

CLASS III SIGN PLACEMENT

ANGULAR PLACEMENT

Computer File Information	
Creation Date: 07/04/12	
Created By: KGM	
Last Modification Date: 07/31/19	
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GROUND SIGN PLACEMENT

Issued By: Traffic & Safety Engineering Branch July 31, 2019

STANDARD PLAN NO.
S-614-1
Standard Sheet No. 2 of 2
Project Sheet Number:

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303-519-5100
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CLIENT: SUNSET VILLAGE VIEW, LLC.

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

CDOT S-615-1 DETAILS

DATE 12/03/2021

A	1ST SUBMITTAL TO EPC 10/12/2021 – RDL
B	2ND SUBMITTAL TO EPC 12/03/2021 – RDL

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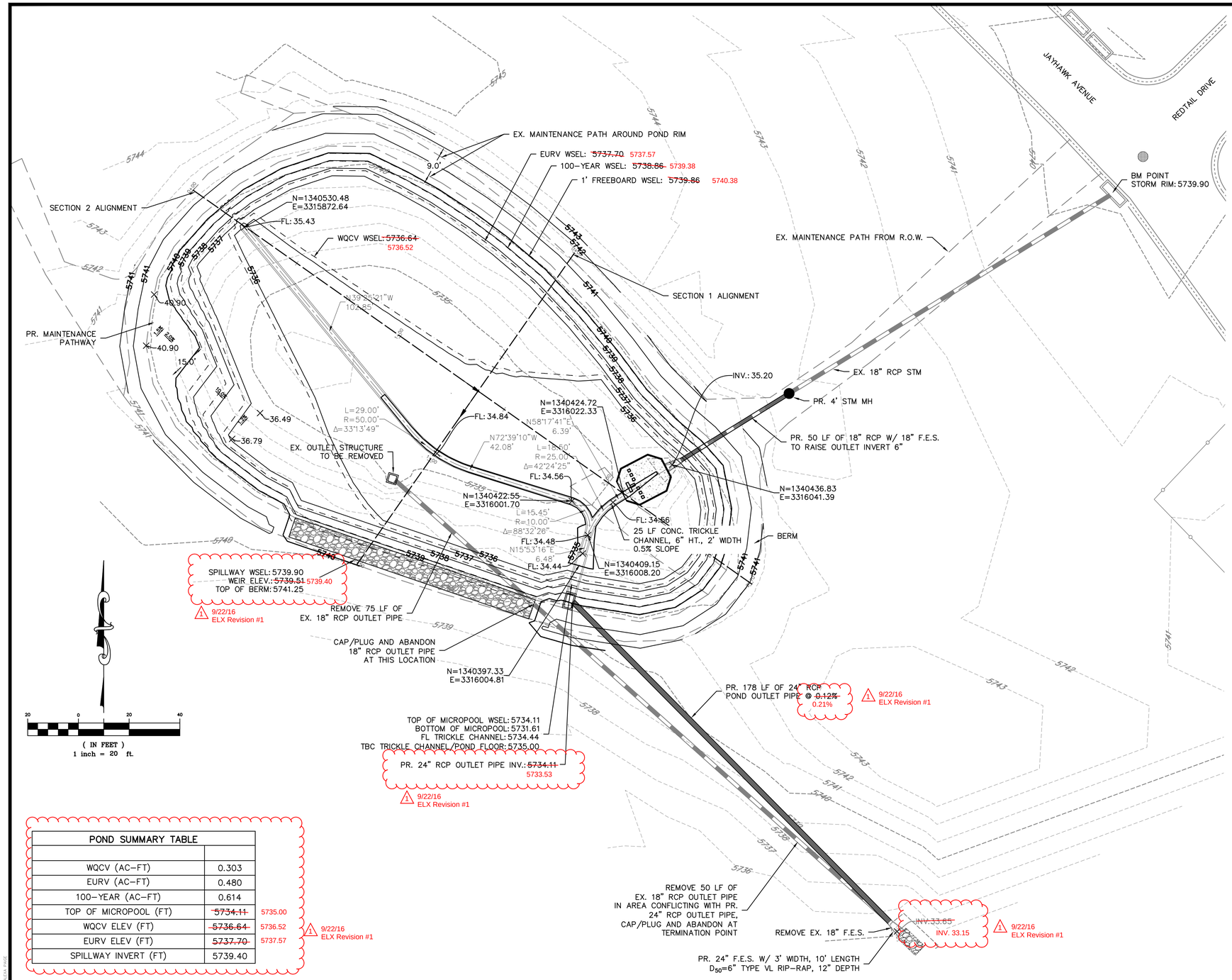
JOB 21004166
SHEET NO. 16

CAD FILE: 21004166-DETAILS.DWG



POND A – SECTION 1
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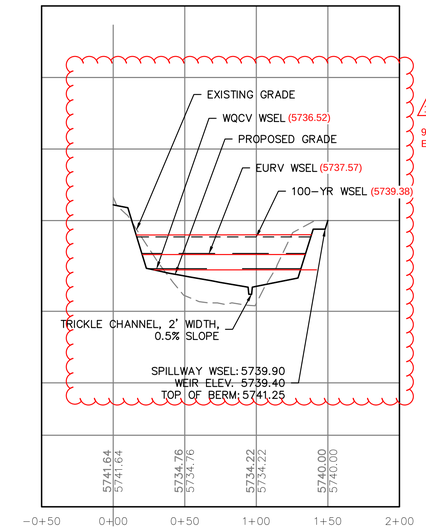

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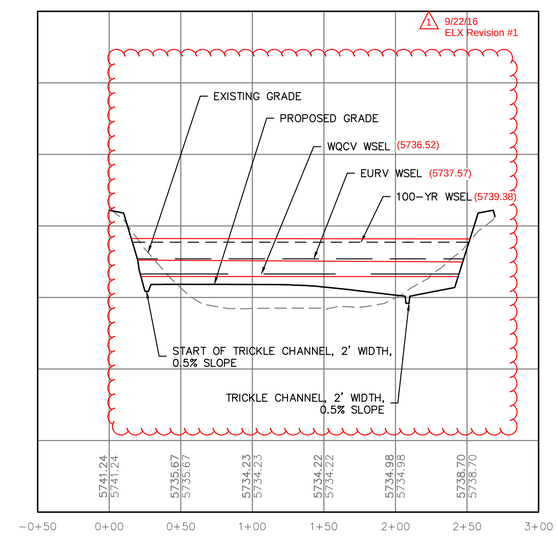

POND SUMMARY TABLE		
WQCV (AC-FT)	0.303	
EURV (AC-FT)	0.480	
100-YEAR (AC-FT)	0.614	
TOP OF MICROPOOL (FT)	~~5734.11~~	5735.00
WQCV ELEV (FT)	~~5736.64~~	5736.52
EURV ELEV (FT)	~~5737.70~~	5737.57
SPILLWAY INVERT (FT)	5739.40	

1 9/22/16 ELX Revision #1

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 EL PASO COUNTY ENGINEERING. 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.

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SCOTT VAN WYHE

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

DATE 1/7/2022

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P.M. RDL
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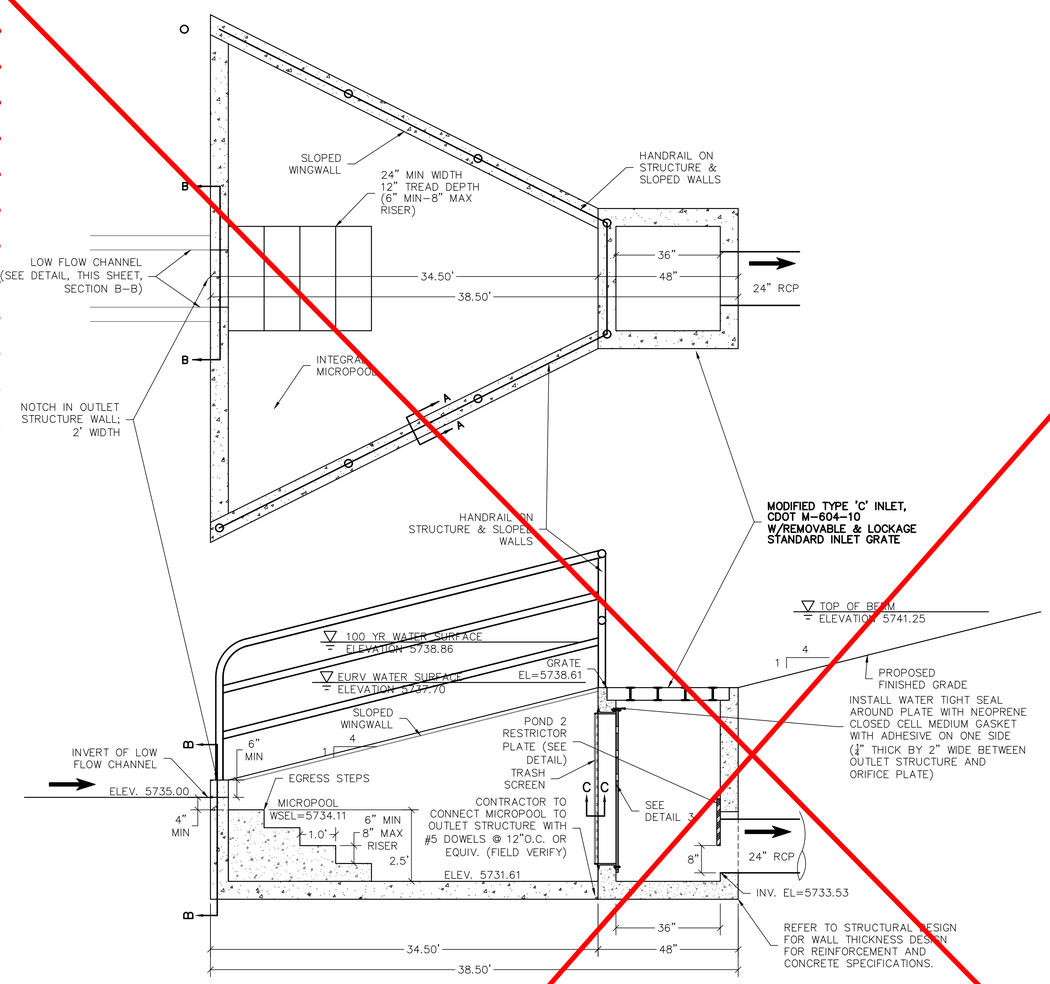
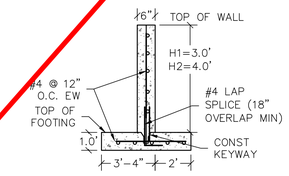
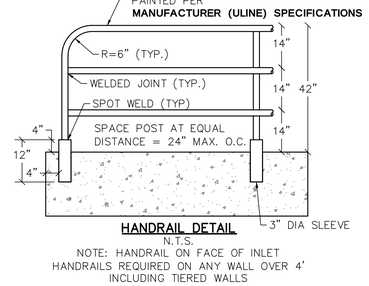
SHEET NO. 17

CAD FILE: 21004166-POND PLAN.DWG

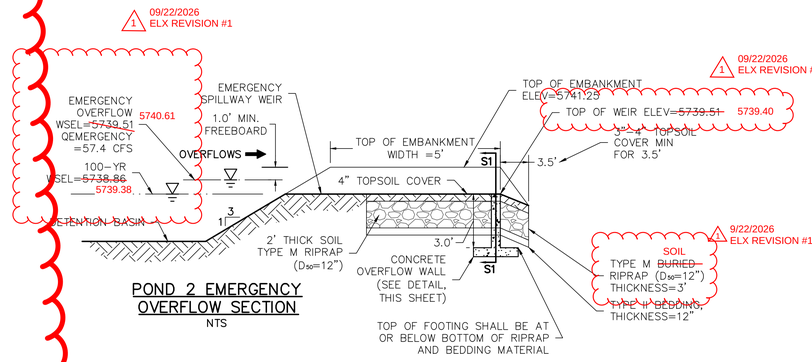




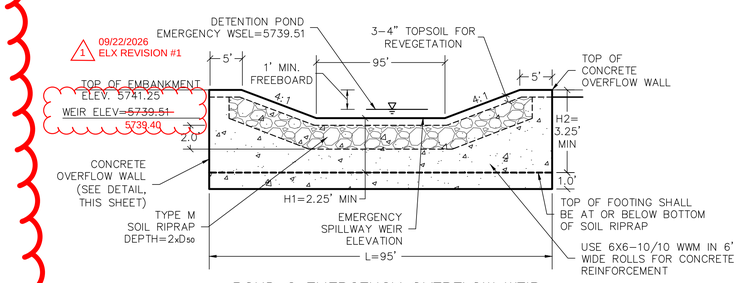
TYPICAL CUTOFF WALL S1–S1 CROSS SECTION
NTS



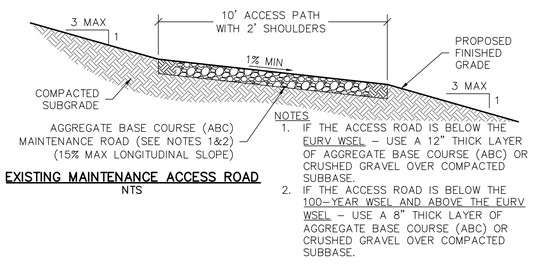
HANDRAIL DETAIL
N.T.S.
NOTE: HANDRAIL ON FACE OF INLET HANDRAILS REQUIRED ON ANY WALL OVER 4' INCLUDING TIERED WALLS



POND 2 EMERGENCY OVERFLOW SECTION
NTS

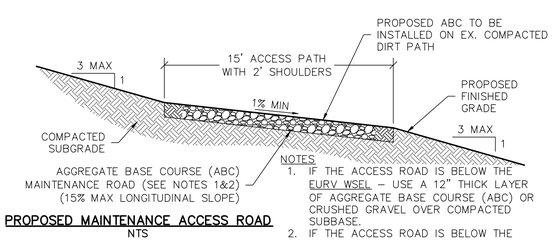


POND 2 EMERGENCY OVERFLOW WEIR
NTS



EXISTING MAINTENANCE ACCESS ROAD
NTS

NOTES
1. IF THE ACCESS ROAD IS BELOW THE EURV WSEL – USE A 12" THICK LAYER OF AGGREGATE BASE COURSE (ABC) OR CRUSHED GRAVEL OVER COMPACTED SUBBASE.
2. IF THE ACCESS ROAD IS BELOW THE 100–YEAR WSEL AND ABOVE THE EURV WSEL – USE A 8" THICK LAYER OF AGGREGATE BASE COURSE (ABC) OR CRUSHED GRAVEL OVER COMPACTED SUBBASE.



PROPOSED MAINTENANCE ACCESS ROAD
NTS

NOTES
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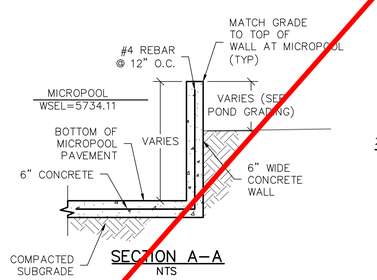
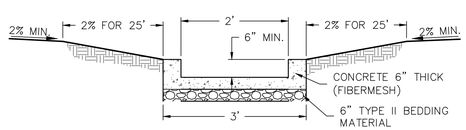
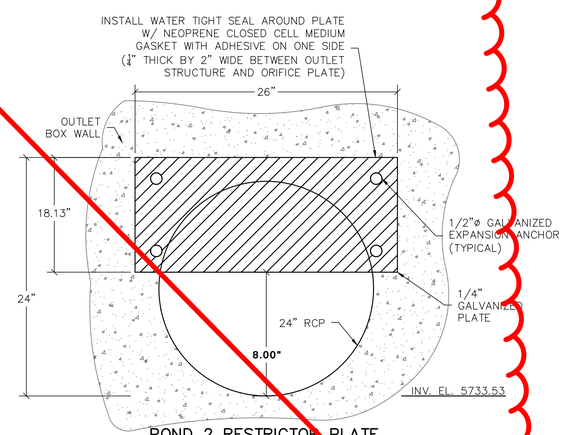
2. IF THE ACCESS ROAD IS BELOW THE 100–YEAR WSEL AND ABOVE THE EURV WSEL – USE A 8" THICK LAYER OF AGGREGATE BASE COURSE (ABC) OR CRUSHED GRAVEL OVER COMPACTED SUBBASE.



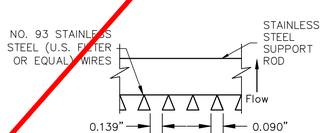
SECTION A–A
NTS



SECTION B–B
N.T.S.



POND 2 RESTRICTOR PLATE
NTS



SECTION C–C
NTS

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	2	22.23	5736.64	0.303	5737.70	0.480	27.8	57.4

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303.519.5100
SCOTT VAN WYHE

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

DATE 1/7/2022

REVISIONS

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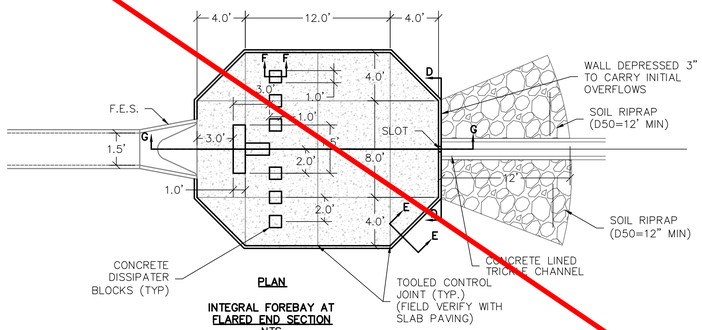
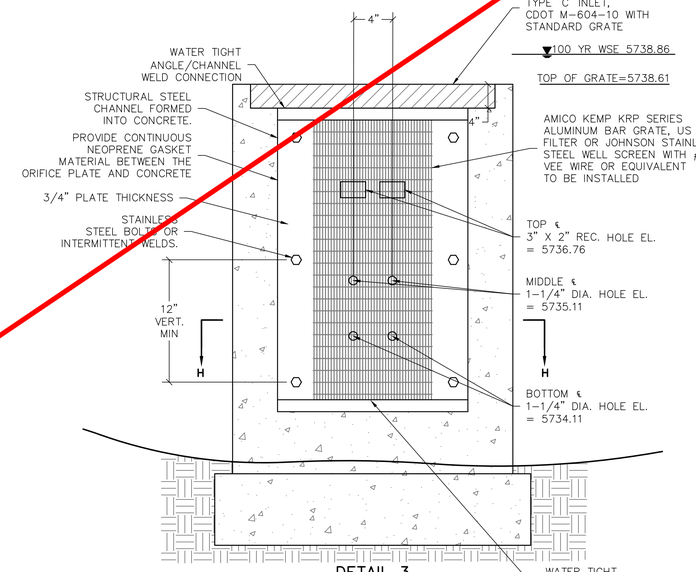
DR. RDL CH. RDL
P.M. RDL
JOB 21004166
SHEET NO. 18

CAD FILE: 21004166-POND DETAILS.DWG

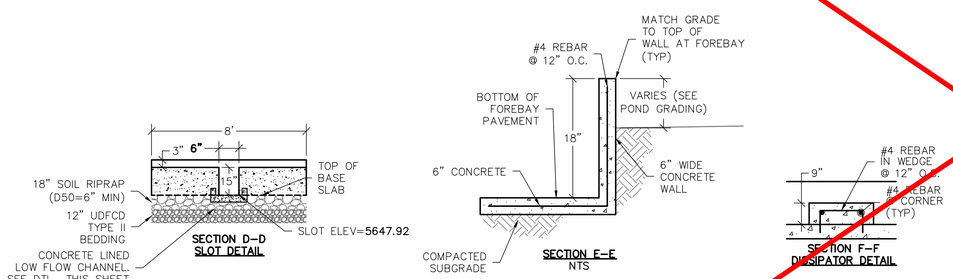


PLAN

INTEGRAL FOREBAY AT FLARED END SECTION
NTS



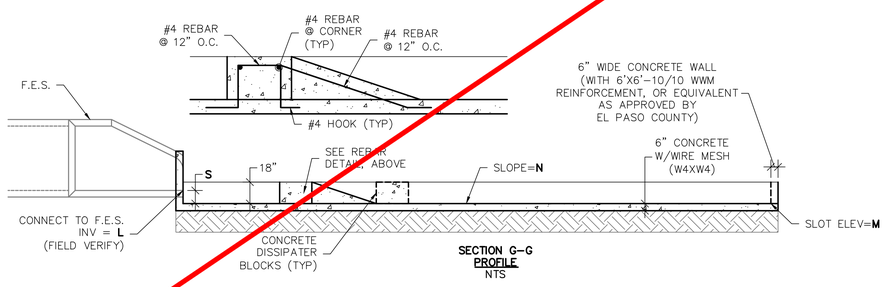
DETAIL 3
POND 2 OUTLET STRUCTURE
NTS



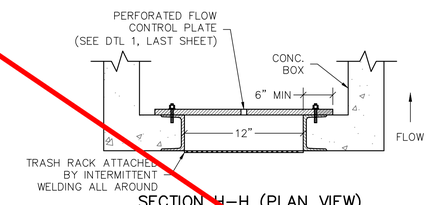
SECTION D–D
SLOT DETAIL

SECTION E–E
NTS

SECTION F–F
DISSIPATOR DETAIL



SECTION G–G
PROFILE
NTS



SECTION H–H (PLAN VIEW)
NTS

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

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CONSTRUCTION DRAWINGS
POND 2

DATE 1/7/2022

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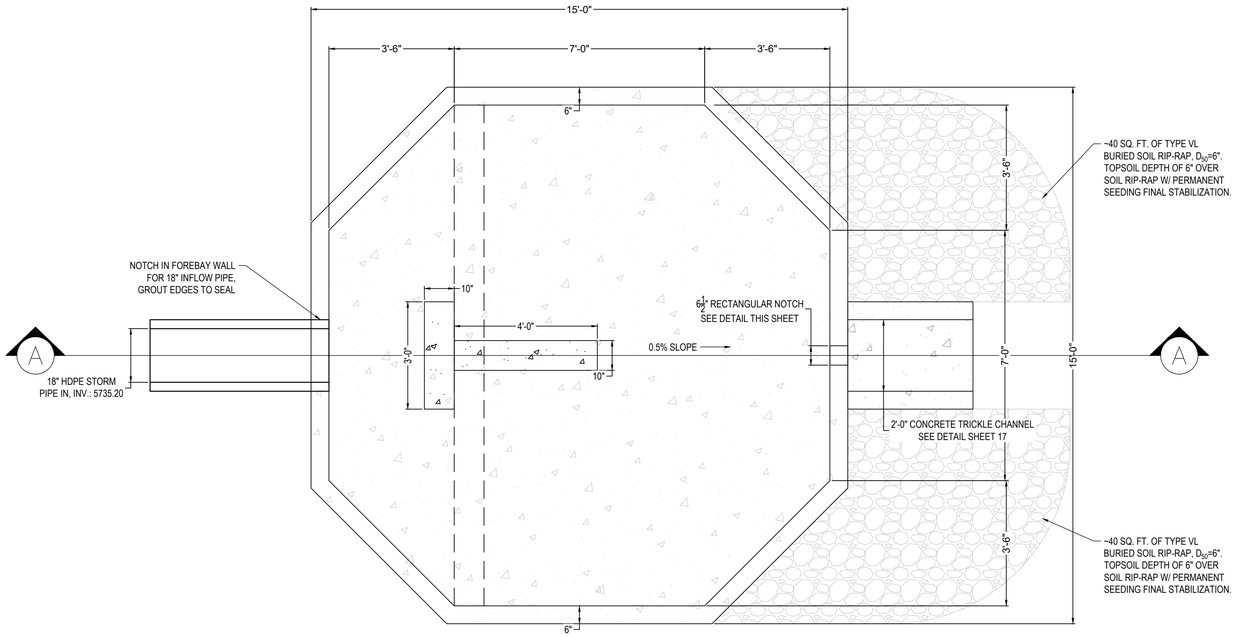
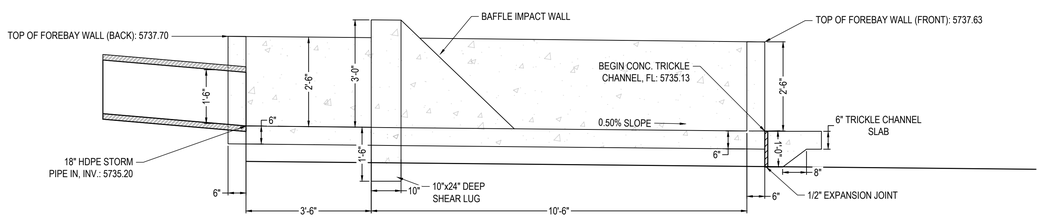
DM. RDL
JOB 21004166
SHEET NO. 19

CAD FILE: 21004166-POND DETAILS.DWG



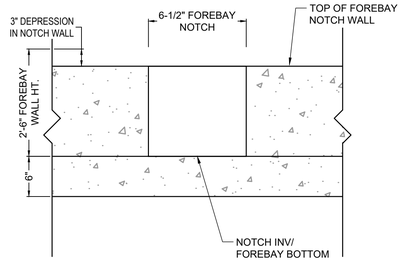
FOREBAY PLAN VIEW

SCALE: 1" = 2'



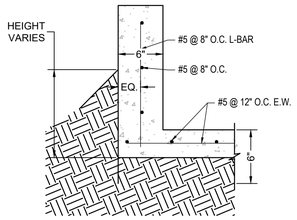
FOREBAY ELEVATION VIEW (SECTION A-A)

SCALE: 1" = 2'



FOREBAY NOTCH DETAIL

SCALE: N.T.S.



FOREBAY REINFORCING DETAIL

SCALE: N.T.S.

2 09/22/2026 ELX REVISION #2

PCD FILE NO.: CDR-218

ELX

Phone: 719.308.9146
www.elxsoco.com
Hablamos Español

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PROJECT NAME:

SUNSET VILLAGE
FILING NO. 4

PROJECT LOCATION:

SUNSET VILLAGE
FILING NO. 4

EL PASO COUNTY, COLORADO

CLIENT:

SCOTT ALLEN HOMES

CONTACT INFO:

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SCOTT ALLEN HOMES

scott@punchlistconnection.com

PROFESSIONAL SEAL:

COLORADO LICENSED
CARLOS D. SEPULVEDA
52048
09/21/2026
PROFESSIONAL ENGINEER

DATE:	DESCRIPTION:
04/04/26	CDR218 REV. 1
09/22/26	CDR218 REV. 2

JOB #: 101544

DRAWN BY: CDS
REVIEWED BY: CDS
PROJ. MNGR.: CDS

PLAN SET:

SUNSET VILLAGE
FILING NO. 4

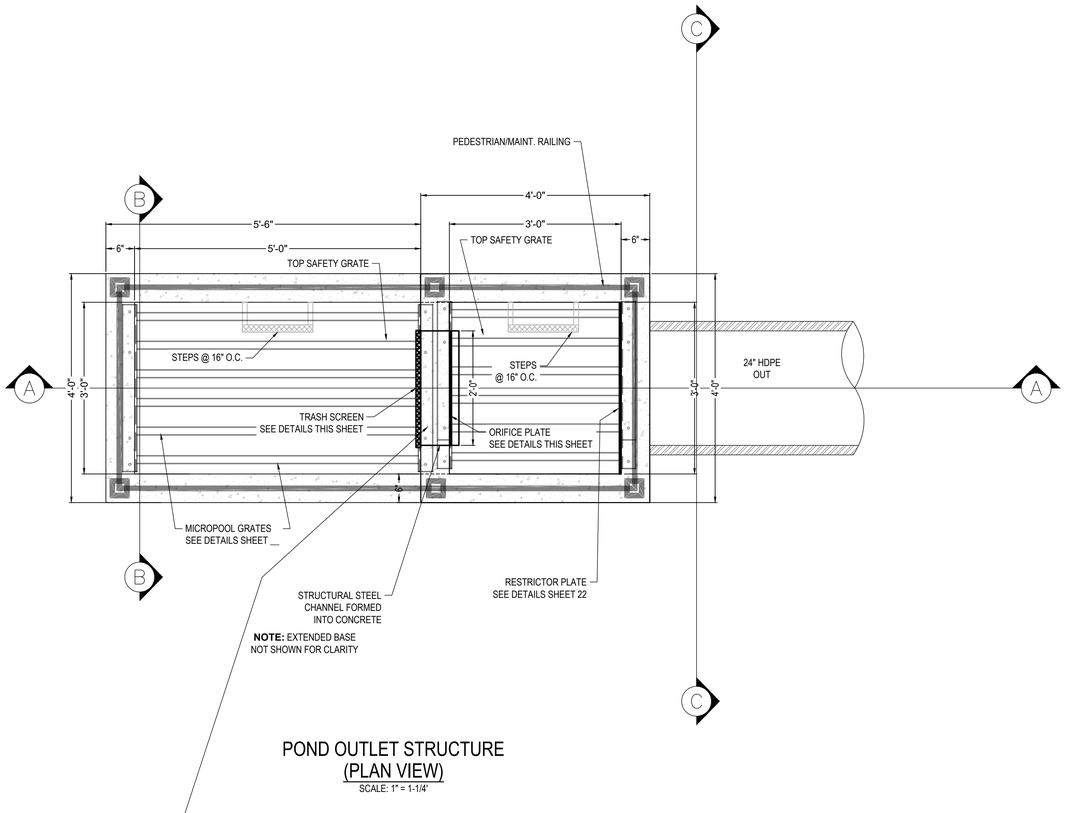
PERMANENT CONTROL MEASURE INFRASTRUCTURE DETAILS

SHEET TITLE:

FOREBAY DETAILS

SHEET NO.:

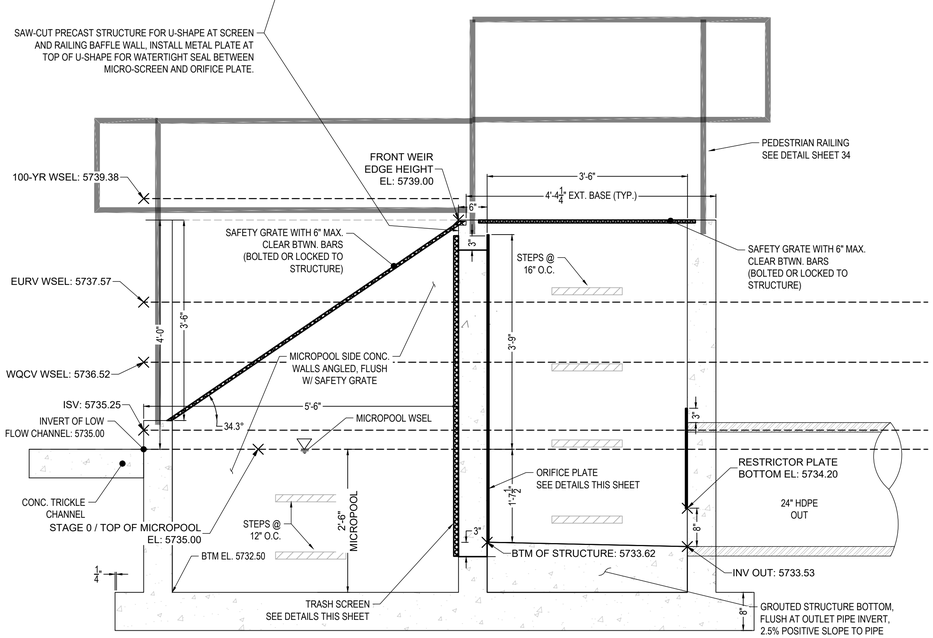
20



NOTE: EXTENDED BASE NOT SHOWN FOR CLARITY

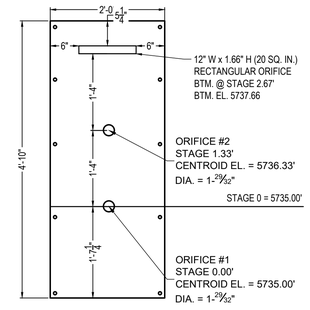
POND OUTLET STRUCTURE (PLAN VIEW)

SCALE: 1" = 1-1/4'



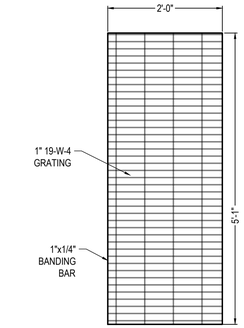
POND OUTLET STRUCTURE (ELEVATION VIEW, SECTION A-A)

SCALE: 1" = 1-1/4'



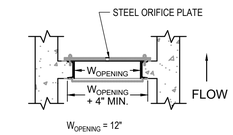
ORIFICE PLATE DETAIL (ELEVATION VIEW)

SCALE: 1" = 1-1/4'



TRASH SCREEN DETAIL (ELEVATION VIEW)

SCALE: 1" = 1-1/4'



TRASH SCREEN & ORIFICE PLATE

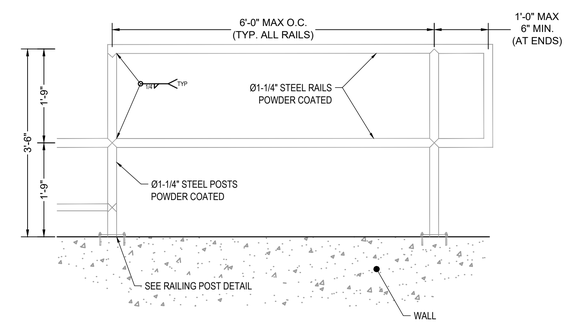
SCALE: NTS

TRASH SCREEN NOTES:

1. TRASH SCREEN SHALL BE CONSTRUCTED OF 1" THICK 19-W-4 GRATING WITH 1"x1/4" BANDING BARS ON EACH SIDE AND GALVANIZED OR APPROVED EQUIVALENT AND SHALL BE ATTACHED BY INTERMITTENT WELDS.
2. TRASH SCREEN OPEN AREAS ARE FOR SPECIFIED TRASH RACK MATERIALS. TOTAL TRASH RACK SIZE MAY NEED TO BE ADJUSTED FOR MATERIALS HAVING DIFFERENT OPEN AREA/GROSS AREA RATIO (R VALUE).
3. STRUCTURAL DESIGN OF TRASH RACKS SHALL BE BASED ON FULL HYDROSTATIC HEAD WITH ZERO HEAD DOWNSTREAM OF THE RACK.
4. CONTRACTOR SHALL SUBMIT SHOP DRAWINGS FOR TRASH SCREEN FOR ENGINEER'S APPROVAL PRIOR TO CONSTRUCTION.

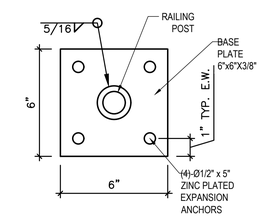
ORIFICE PLATE NOTES:

1. PLATE TO BE 1/4" THICK GALVANIZED STEEL.
2. BOLT PLATE TO CONCRETE 16" O.C. MAX.
3. CONTRACTOR SHALL SUBMIT SHOP DRAWINGS FOR ORIFICE PLATE FOR ENGINEER'S APPROVAL PRIOR TO CONSTRUCTION.
4. PROVIDE GASKET MATERIAL BETWEEN THE ORIFICE PLATE AND CONCRETE. GASKET SHALL BE MADE OF 1/4-INCH THICK, 60 DUROMETER EPDM RUBBER (OR EQUIVALENT GASKET APPROVED BY EPC) IN A CONTINUOUS SHEET THE SIZE OF THE ORIFICE PLATE. THE SHEET SHALL BE PLACED BETWEEN THE ORIFICE PLATE AND CONCRETE WALL, WITH THE WIDTH OF THE OVERLAP BETWEEN THE PLATE AND THE CONCRETE. OPENINGS SHALL BE CUT INTO THE SHEET CORRESPONDING TO THE PLATE BOLT HOLES AND THE CONCRETE WALL OPENING, CUTS MADE EITHER BY THE CONTRACTOR IN THE FIELD OR BY THE MANUFACTURER.



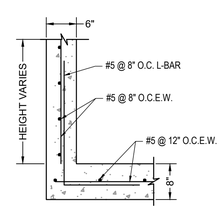
PEDESTRIAN / MAINTENANCE RAILING (ELEVATION VIEW)

SCALE: 3/4" = 1'



PEDESTRIAN / MAINTENANCE RAILING POST (PLAN VIEW)

SCALE: 3/4" = 1'



OUTLET STRUCTURE REINFORCEMENT DETAIL

SCALE: NTS

TWO SIGNS SHALL BE INSTALLED AROUND THE POND PERIMETER. THE SIGNS SHALL BE CONSTRUCTED OF A DURABLE MATERIAL SUCH AS METAL OR PLASTIC AND HAVE RED LETTERING ON A WHITE BACKGROUND WITH THE BELOW MESSAGE.

WARNING:
THIS AREA IS A STORMWATER FACILITY AND IS SUBJECT TO PERIODIC FLOODING

MIN. SIGN AREA: 3 SQ. FT.

POND WARNING SIGN DETAIL

SCALE: N.T.S.

9/22/2026
ELX REVISION #2

PCD FILE NO.: CDR-218

ELX
Phone: 719.308.9146
www.elxsoco.com
Hablamos Español

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PROJECT NAME:
SUNSET VILLAGE FILING NO. 4

PROJECT LOCATION:
SUNSET VILLAGE FILING NO. 4
EL PASO COUNTY, COLORADO

CLIENT:
SCOTT ALLEN HOMES

CONTACT INFO:
SCOTT VAN WYHE
SCOTT ALLEN HOMES
scott@punchlistconnection.com

PROFESSIONAL SEAL:
COLORADO LICENSED
CARLOS D. SERRANO
52048
09/21/2026
PROFESSIONAL ENGINEER

DATE:	DESCRIPTION:
04/04/26	CDR218 REV. 1
09/22/26	CDR218 REV. 2

JOB #: 101544

DRAWN BY: CDS
REVIEWED BY: CDS
PROJ. MNGR.: CDS

PLAN SET:
SUNSET VILLAGE FILING NO. 4
PERMANENT CONTROL MEASURE INFRASTRUCTURE DETAILS

SHEET TITLE:
OUTLET STRUCTURE DETAILS

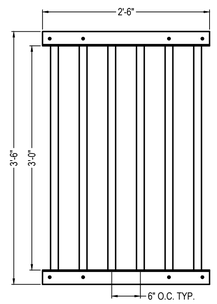
SHEET NO.:
21

SAFETY GRATES/TRASH RACK NOTES:

1. TRASH RACKS AND SAFETY GRATES SHALL BE 1-$\frac{1}{2}$" SCH. 40 STEEL PIPE, @ 6" CENTERS BOUNDED BY 3"x3"x1/4" ANGLE IRON. ALL GRATES SHALL BE MOUNTED USING ZINC PLATED STEEL HARDWARE.
2. REMOVABLE GRATE SECTIONS SHALL BE MOUNTED USING ZINC PLATED STEEL HARDWARE AND PROVIDED WITH HINGED & LOCKABLE OR BOLTABLE ACCESS PANELS AS SHOWN ON THE PLANS.
3. STEEL GRATES SHALL BE HOT DIP GALVANIZED AND MAY BE HOT POWDER COATED AFTER GALVANIZING.
4. STRUCTURAL STEEL FOR GRATES SHALL BE GALVANIZED AND SHALL BE IN ACCORDANCE WITH CDOT STANDARD SPECIFICATIONS, SUBSECTION 712.06.
5. CONTRACTOR SHALL SUBMIT SHOP DRAWINGS FOR GRATING FOR ENGINEER'S APPROVAL PRIOR TO CONSTRUCTION.

RESTRICTOR PLATE NOTES:

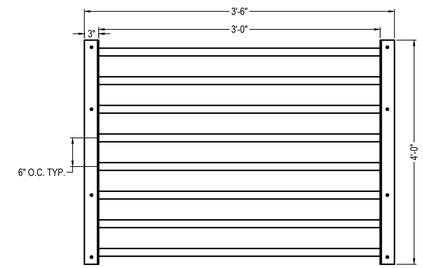
1. $\frac{3}{8}$" THICK RESTRICTOR PLATE, GALVANIZED STEEL.
2. BOLT PLATE TO CONCRETE @ 12" O.C. MAX.
3. PROVIDE CONTINUOUS NEOPRENE GASKET MATERIAL BETWEEN PLATE AND CONCRETE.
5. CONTRACTOR SHALL SUBMIT SHOP DRAWINGS FOR RESTRICTOR PLATE FOR ENGINEER'S APPROVAL PRIOR TO CONSTRUCTION.



MICROPOOL FRONT/TOP ANGLED GRATE (ELEVATION VIEW)

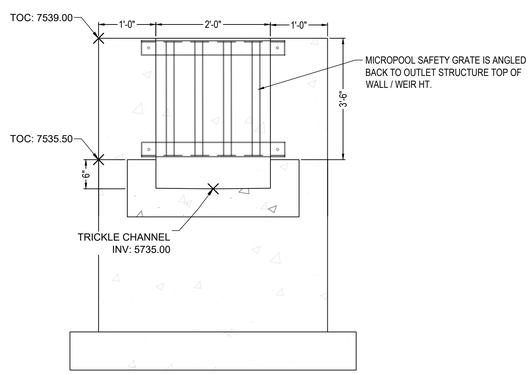
SCALE: NTS

NOTE: TOTAL LENGTH OF FRONT/TOP MICROPOOL SAFETY GRATE IS ~6.23' ACCOUNTING FOR ANGLED.



SAFETY GRATE (PLAN VIEW)

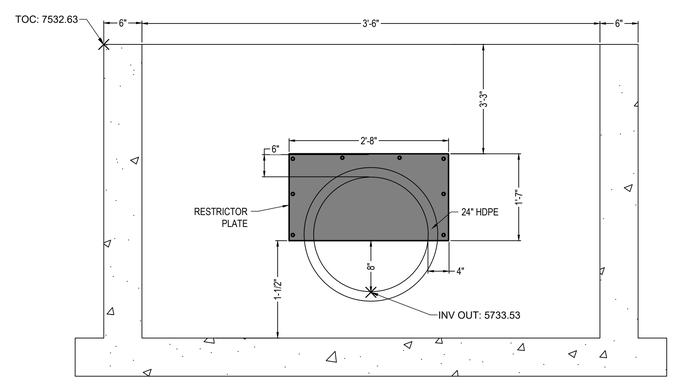
SCALE: NTS



FRONT FACE OF STRUCTURE

(SECTION VIEW B-B)

SCALE: NTS



RESTRICTOR PLATE

(SECTION VIEW C-C)

SCALE: 1" = 1-1/4"

1 04/04/2026
ELX REVISION #1

PCD FILE NO.: CDR-218

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COLORADO LICENSED
CARLOS D. SEPEDA
52048
09/21/2026
PROFESSIONAL ENGINEER

DATE:	DESCRIPTION:
04/04/26	CDR218 REV. 1

JOB #: 101544

DRAWN BY: CDS
REVIEWED BY: CDS
PROJ. MNGR.: CDS

PLAN SET:

SUNSET VILLAGE
FILING NO. 4

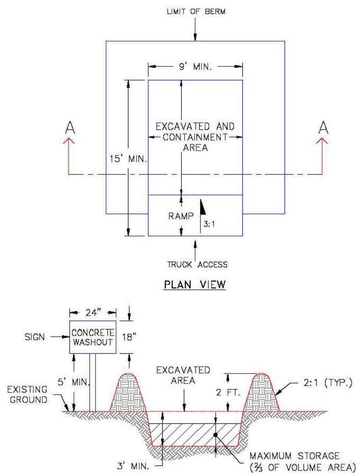
PERMANENT CONTROL MEASURE INFRASTRUCTURE DETAILS

SHEET TITLE:

OUTLET STRUCTURE DETAILS

SHEET NO.:

22



NOTES:
1. SIGN MATERIAL, EXCAVATION, AND RESTORATION ARE INCLUDED IN THE COST OF THE CONCRETE WASHOUT STRUCTURE.
2. EROSION BALES MAY BE USED AS AN ALTERNATIVE FOR THE BERM.

1/1/08 DATE APPROVED: John A. McCarty DEPARTMENT OF TRANSPORTATION	Concrete Washout Structure Standard Drawing REVISION DATE: 7/17/07 FILE NAME: SD_3-84	EL PASO COUNTY DEPARTMENT OF TRANSPORTATION

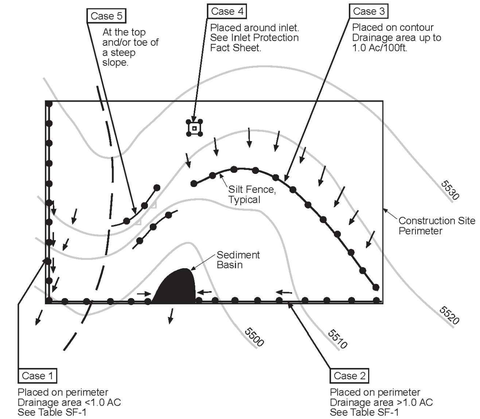


Table SF-1

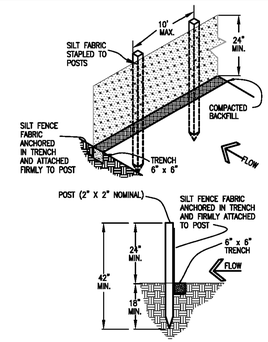
Silt Fence Used as Perimeter Control	Case 1		Case 2
	DA < 0.25 AC	0.25 < DA < 1 AC	DA > 1.0 AC
Continuous Grade	OK (1)	OK (1)	OK (1)
Area of Concentrated Flow	OK	NO (2)	NO (3)

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

City of Colorado Springs
Storm Water Quality

Figure SF-1
Silt Fence
Application Examples

DEN/M/153722:CS:CB/FigSF-1/9-99



SILT FENCE

SILT FENCE NOTES

INSTALLATION REQUIREMENTS

1. SILT FENCES SHALL BE INSTALLED PRIOR TO ANY LAND DISTURBING ACTIVITIES.

2. WHEN JOINTS ARE NECESSARY, SILT FENCE GEOTEXTILE SHALL BE SPLICED TOGETHER ONLY AT SUPPORT POST AND SECURELY SEALED.

3. METAL POSTS SHALL BE "STUDDED TEE" OR "U" TYPE WITH MINIMUM WEIGHT OF 1.33 POUNDS PER LINEAR FOOT. WOOD POSTS SHALL HAVE A MINIMUM DIAMETER OR CROSS SECTION DIMENSION OF 2 INCHES.

4. THE FILTER MATERIAL SHALL BE FASTENED SECURELY TO METAL OR WOOD POSTS USING WIRE TIES, OR TO WOOD POSTS WITH 3/4" LONG #9 HEAVY-DUTY STAPLES. THE SILT FENCE GEOTEXTILE SHALL NOT BE STAPLED TO EXISTING TREES.

5. WHILE NOT REQUIRED, WIRE MESH FENCE MAY BE USED TO SUPPORT THE GEOTEXTILE. WIRE FENCE SHALL BE FASTENED SECURELY TO THE UPSLOPE SIDE OF THE POSTS USING HEAVY-DUTY WIRE STAPLES AT LEAST 3/4" LONG, TIE WIRES OR HOG RINGS. THE WIRE SHALL EXTEND INTO THE TRENCH A MINIMUM OF 6" AND SHALL NOT EXTEND MORE THAN 3' ABOVE THE ORIGINAL GROUND SURFACE.

6. ALONG THE TOE OF FILLS, INSTALL THE SILT FENCE ALONG A LEVEL CONTOUR AND PROVIDE AN AREA BEHIND THE FENCE FOR RUNOFF TO POND AND SEDIMENT TO SETTLE. A MINIMUM DISTANCE OF 5 FEET FROM THE TOE OF THE FILL IS RECOMMENDED.

7. THE HEIGHT OF THE SILT FENCE FROM THE GROUND SURFACE SHALL BE MINIMUM OF 24 INCHES AND SHALL NOT EXCEED 36 INCHES; HIGHER FENCES MAY IMPOUND VOLUMES OF WATER SUFFICIENT TO CAUSE FAILURE OF THE STRUCTURE.

MAINTENANCE REQUIREMENTS

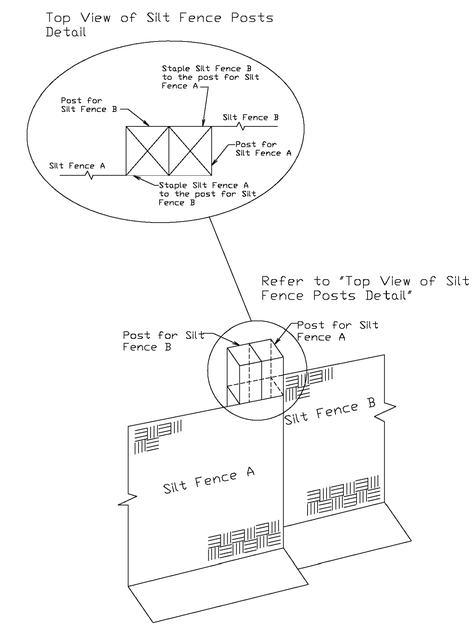
1. CONTRACTOR SHALL INSPECT SILT FENCES IMMEDIATELY AFTER EACH RAINFALL, AT LEAST DAILY DURING PROLONGED RAINFALL, AND WEEKLY DURING PERIODS OF NO RAINFALL. DAMAGED, COLLAPSED, UNENTRENCHED OR INEFFECTIVE SILT FENCES SHALL BE PROMPTLY REPAIRED OR REPLACED.

2. SEDIMENT SHALL BE REMOVED FROM BEHIND SILT FENCE WHEN IT ACCUMULATES TO HALF THE EXPOSED GEOTEXTILE HEIGHT.

3. SILT FENCES SHALL BE REMOVED WHEN ADEQUATE VEGETATIVE COVER IS ATTAINED AS APPROVED BY THE CITY.

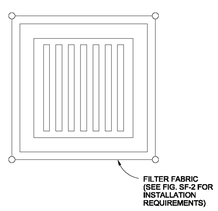
City of Colorado Springs
Stormwater Quality

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
NTS

FILTER FABRIC INLET PROTECTION NOTES

INSTALLATION REQUIREMENTS

1. INLET PROTECTION SHALL BE INSTALLED IMMEDIATELY AFTER CONSTRUCTION OF INLET.

2. SEE SILT FENCE FIGURE SF-2 FOR INSTALLATION REQUIREMENTS.

3. POSTS ARE TO BE PLACED AT EACH CORNER OF THE INLET AND AROUND THE EDGES AT A MAXIMUM SPACING OF 3 FEET.

MAINTENANCE REQUIREMENTS

1. CONTRACTOR SHALL INSPECT INLET PROTECTION IMMEDIATELY AFTER EACH RAINFALL, AT LEAST DAILY DURING PROLONGED RAINFALL, AND WEEKLY DURING PERIODS NO RAINFALL.

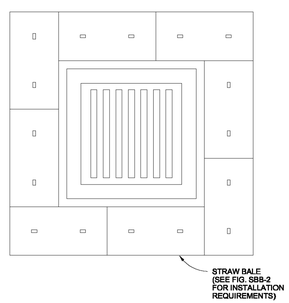
2. DAMAGED, COLLAPSED, UNENTRENCHED OR INEFFECTIVE INLET PROTECTION SHALL BE PROMPTLY REPAIRED OR REPLACED.

3. SEDIMENT SHALL BE REMOVED FROM BEHIND FILTER FABRIC WHEN IT ACCUMULATES TO HALF THE EXPOSED GEOTEXTILE HEIGHT.

4. FILTER FABRIC 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
NTS

STRAW BALE INLET PROTECTION NOTES

INSTALLATION REQUIREMENTS

1. INLET PROTECTION SHALL BE INSTALLED IMMEDIATELY AFTER CONSTRUCTION OF INLET.

2. BALES ARE TO BE PLACED IN A SINGLE ROW AROUND THE INLET WITH THE END OF THE BALES TIGHTLY ABUTTING ONE ANOTHER.

3. SEE STRAW BALE BARRIER FIGURE SBB-2 FOR INSTALLATION REQUIREMENTS.

MAINTENANCE REQUIREMENTS

1. CONTRACTOR SHALL INSPECT STRAW BALE INLET PROTECTION IMMEDIATELY AFTER EACH RAINFALL, AT LEAST DAILY DURING PROLONGED RAINFALL, AND WEEKLY DURING PERIODS NO RAINFALL.

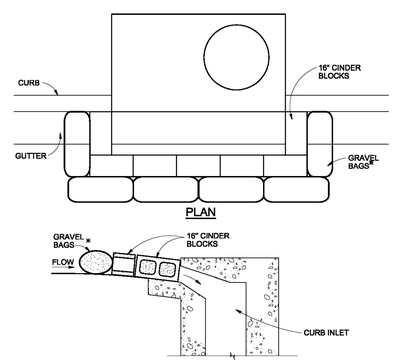
2. DAMAGED OR INEFFECTIVE INLET PROTECTION SHALL PROMPTLY BE REPAIRED, REPLACING BALES IF NECESSARY, AND UNENTRENCHED BALES NEED TO BE REPAIRED WITH COMPACTED BACKFILL MATERIAL.

3. SEDIMENT SHALL BE REMOVED FROM BEHIND STRAW BALES WHEN IT ACCUMULATES TO APPROXIMATELY 1/3 THE HEIGHT OF THE BARRIER.

4. 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
NTS

BLOCK AND GRAVEL BAG*CURB INLET PROTECTION NOTES

INSTALLATION REQUIREMENTS

1. INLET PROTECTION SHALL BE INSTALLED IMMEDIATELY AFTER CONSTRUCTION OF INLET.

2. 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.

3. GRAVEL BAGS ARE TO BE PLACED AROUND THE CONCRETE BLOCKS CLOSELY ABUTTING ONE ANOTHER SO THERE ARE NO GAPS.

4. GRAVEL BAGS ARE TO CONTAIN WASHED SAND OR GRAVEL APPROXIMATELY 3/4 INCH IN DIAMETER.

5. BAGS ARE TO BE MADE OF 1/4" INCH WIRE MESH (USED WITH GRAVEL ONLY) OR GEOTEXTILE.

MAINTENANCE REQUIREMENTS

1. CONTRACTOR SHALL INSPECT INLET PROTECTION IMMEDIATELY AFTER EACH RAINFALL, AT LEAST DAILY DURING PROLONGED RAINFALL, AND WEEKLY DURING PERIODS NO RAINFALL.

2. DAMAGED OR INEFFECTIVE INLET PROTECTION SHALL PROMPTLY BE REPAIRED OR REPLACED.

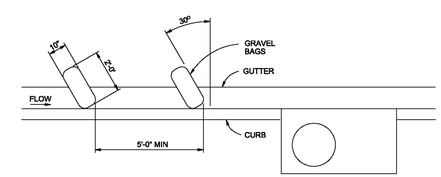
3. SEDIMENT SHALL BE REMOVED WHEN SEDIMENT HAS ACCUMULATED TO APPROXIMATELY 1/2 THE DESIGN DEPTH OF THE TRAP.

4. INLET PROTECTION SHALL BE REMOVED WHEN ADEQUATE VEGETATIVE COVER IS ATTAINED WITHIN THE DRAINAGE AREA AS APPROVED BY THE CITY.

* AN ALTERNATE 3/4" TO 1" GRAVEL FILTER OVER A WIRE SCREEN MAY BE USED IN PLACE OF GRAVEL BAGS. THE WIRE MESH SHALL EXTEND ABOVE THE TOP OF THE CONCRETE BLOCKS AND THE GRAVEL PLACED OVER THE WIRE SCREEN TO THE TOP OF THE CONCRETE BLOCKS.

City of Colorado Springs
Stormwater Quality

Figure IP-3
Block & Gravel Bag Curb Inlet Protection
Construction Detail and Maintenance Requirements



CURB SOCK INLET PROTECTION
NTS

CURB SOCK INLET PROTECTION NOTES

INSTALLATION REQUIREMENTS

1. INLET PROTECTION SHALL BE INSTALLED IMMEDIATELY AFTER CONSTRUCTION OF INLET.

2. SOCK IS TO BE MADE OF 1/4 INCH WIRE MESH (USED WITH GRAVEL ONLY) OR GEOTEXTILE.

3. WASHED SAND OR GRAVEL 3/4 INCH TO 4 INCHES IN DIAMETER IS PLACED INSIDE THE SOCK.

4. PLACEMENT OF THE SOCK IS TO BE 30 DEGREES FROM PERPENDICULAR IN THE OPPOSITE DIRECTION OF FLOW.

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

6. AT LEAST 2 CURB SOCKS IN SERIES IS REQUIRED.

MAINTENANCE REQUIREMENTS

1. CONTRACTOR SHALL INSPECT INLET PROTECTION IMMEDIATELY AFTER EACH RAINFALL, AT LEAST DAILY DURING PROLONGED RAINFALL AND WEEKLY DURING PERIODS NO RAINFALL.

2. DAMAGED OR INEFFECTIVE INLET PROTECTION SHALL PROMPTLY BE REPAIRED OR REPLACED.

3. SEDIMENT SHALL BE REMOVED FROM BEHIND THE SOCK WHEN GUTTER WIDTH IS FILLED.

4. 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

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

DATE 12/03/2021

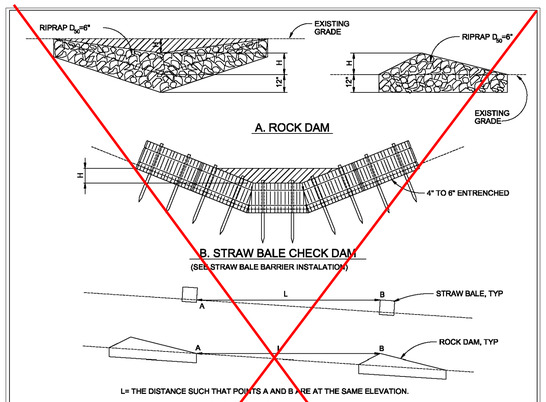
A	1st SUBMITTAL TO EPC 10/22/2021 – RDL
B	2nd SUBMITTAL TO EPC 12/03/2021 – RDL

REVISIONS

COLORADO LICENSED PROFESSIONAL ENGINEER RONALD D. LEWIS No. 33921

DR. RDL CH. RDL
P.M. RDL
JOB 21004166
SHEET NO. 23

CAD FILE: 21004166-DETAILS.DWG



CHECK DAM

NTS

CHECK DAM NOTES

INSTALLATION REQUIREMENTS

1. STRAW BALES USED AS CHECK DAMS ARE TO MEET THE REQUIREMENTS STATED IN FIGURE SBB-2.

2. THE "H" DIMENSION SHALL BE SELECTED TO PROVIDE WEIR FLOW CONVEYANCE FOR 2-YEAR FLOW OR GREATER.

MAINTENANCE REQUIREMENTS

1. REGULAR INSPECTIONS ARE TO BE MADE OF ALL CHECK DAMS, ESPECIALLY AFTER STORM EVENTS.

2. REPLACE STONE AS NECESSARY TO MAINTAIN THE CORRECT HEIGHT OF THE DAM.

3. ACCUMULATED SEDIMENT AND DEBRIS IS TO BE REMOVED FROM BEHIND THE DAMS AFTER EACH STORM OR WHEN 1/2 OF THE ORIGINAL HEIGHT OF THE DAM IS REACHED.

3. CHECK DAMS ARE TO REMAIN IN PLACE AND OPERATIONAL UNTIL THE DRAINAGE AREA AND CHANNEL ARE PERMANENTLY STABILIZED.

4. WHEN CHECK DAMS ARE REMOVED THE CHANNEL LINING OR VEGETATION IS TO BE RESTORED.

City of Colorado Springs
Stormwater Quality

Figure CD-1
Check Dam
Construction Detail and Maintenance Requirements

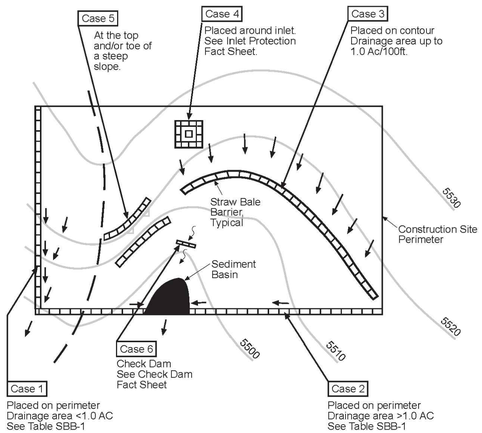


Table SBB-1

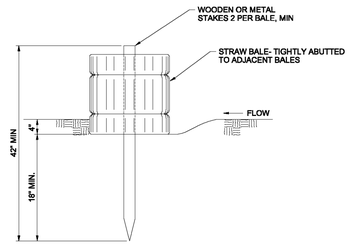
Straw Bale Barrier Used as Perimeter Control	Case 1 DA < 1.0 AC	Case 2 DA > 1.0 AC
Continuous Grade	OK (1)	OK (1)
Area of Concentrated Flow	OK (2)	NO (3)

(1) Temporary Swale or Silt Fence may be used as alternative to a Straw Bale Barrier.
(2) Straw Bale Check Dam may be used at low points.
(3) Sediment Basin is required for concentrated flow from drainage areas > 1.0 AC.

City of Colorado Springs
Storm Water Quality

Figure SBB-1
Straw Bale Barrier
Application Examples

DENM/153722.CS.CB/FigSBB-1/9-99



STRAW BALE BARRIER

NTS

STRAW BALE BARRIER NOTES

INSTALLATION REQUIREMENTS

1. STRAW BALE BARRIERS SHALL BE INSTALLED PRIOR TO ANY LAND DISTURBING ACTIVITIES.

2. BALES SHALL CONSIST OF APPROXIMATELY 5 CUBIC FEET OF CERTIFIED WEED FREE HAY OR STRAW AND WEIGH NOT LESS THAN 35 POUNDS.

3. BALES ARE TO BE PLACED IN A SINGLE ROW WITH THE END OF THE BALES TIGHTLY ABUTTING ONE ANOTHER.

4. EACH BALE IS TO BE SECURELY ANCHORED WITH AT LEAST TWO STAKES AND THE FIRST STAKE IS TO BE DRIVEN TOWARD THE PREVIOUSLY LAID BALE TO FORCE THE BALES TOGETHER.

5. STAKES ARE TO BE A MINIMUM OF 42 INCHES LONG. METAL STAKES SHALL BE STANDARD "T" OR "U" TYPE WITH MINIMUM WEIGHT OF 1.33 POUNDS PER LINEAR FOOT. WOOD STAKES SHALL HAVE A MINIMUM DIAMETER OR CROSS SECTION DIMENSION OF 2 INCHES.

6. BALES ARE TO BE BOUND WITH EITHER WIRE OR STRING AND ORIENTED SUCH THAT THE BINDINGS ARE AROUND THE SIDES AND NOT ALONG THE TOPS AND BOTTOMS OF THE BALE.

7. GAPS BETWEEN BALES ARE TO BE CHINKED (FILLED BY WEDGING) WITH STRAW OR THE SAME MATERIAL OF THE BALE.

8. END BALES ARE TO EXTEND UPSLOPE SO THE TRAPPED RUNOFF CANNOT FLOW AROUND THE ENDS OF THE BARRIER.

MAINTENANCE REQUIREMENTS

1. CONTRACTOR SHALL INSPECT STRAW BALE BARRIERS IMMEDIATELY AFTER EACH RAINFALL, AT LEAST DAILY DURING PROLONGED RAINFALL, AND WEEKLY DURING PERIODS NO RAINFALL

2. DAMAGED OR INEFFECTIVE BARRIERS SHALL PROMPTLY BE REPAIRED, REPLACING BALES IF NECESSARY, AND UNENTRENCHED BALES NEED TO BE REPAIRED WITH COMPACTED BACKFILL MATERIAL.

3. SEDIMENT SHALL BE REMOVED FROM BEHIND STRAW BALE BARRIERS WHEN IT ACCUMULATES TO APPROXIMATELY 1/2 THE HEIGHT OF THE BARRIER.

4. STRAW BALE BARRIERS SHALL BE REMOVED WHEN ADEQUATE VEGETATIVE COVER IS ATTAINED AS APPROVED BY THE CITY.

City of Colorado Springs
Stormwater Quality

Figure SBB-2
Straw Bale Barrier
Construction Detail and Maintenance Requirements

MULCHING NOTES

INSTALLATION REQUIREMENTS

1. ALL DISTURBED AREAS MUST BE MULCHED WITHIN 21 DAYS AFTER FINAL GRADE AND SEEDED AREAS ARE TO BE MULCHED WITHIN 24 HOURS AFTER SEEDING.

2. MATERIAL USED FOR MULCH CAN BE CERTIFIED CLEAN, WEED- AND SEED-FREE LONG STEMMED FIELD OR MARSH HAY, OR STRAW OF OATS, BARLEY, WHEAT, RYE, OR TRITICALE CERTIFIED BY THE COLORADO DEPARTMENT OF AGRICULTURE WEED FREE FORAGE CERTIFICATION PROGRAM.

3. HYDRAULIC MULCHING MATERIAL SHALL CONSIST OF VIRGIN WOOD FIBER MANUFACTURED FROM CLEAN WHOLE WOOD CHIPS. WOOD CHIPS CANNOT CONTAIN ANY GROWTH OR GERMINATION INHIBITORS OR BE PRODUCED FROM RECYCLED MATERIAL. GRAVEL CAN ALSO BE USED.

4. MULCH IS TO BE APPLIED EVENLY AT A RATE OF 2 TONS PER ACRE.

5. MULCH IS TO BE ANCHORED EITHER BY CRIMPING (TUCKING MULCH FIBERS 4 INCHES INTO THE SOIL), USING NETTING (USED ON SMALL AREAS WITH STEEP SLOPES), OR WITH A TACKIFIER.

6. HYDRAULIC MULCHING AND TACKIFIERS ARE NOT TO BE USED IN THE PRESENCE OF FREE SURFACE WATER.

MAINTENANCE REQUIREMENTS

1. REGULAR INSPECTIONS ARE TO BE MADE OF ALL MULCHED AREAS.

2. MULCH IS TO BE REPLACED IMMEDIATELY IN THOSE AREAS IT HAS BEEN REMOVED, AND IF NECESSARY THE AREA SHOULD BE RESEEDED.

City of Colorado Springs
Stormwater Quality

Figure MU-1
Mulching
Construction Detail and Maintenance Requirements

RECOMMENDED ANNUAL GRASSES

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

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

TABLE TS-1

TEMPORARY SEEDING NOTES

INSTALLATION REQUIREMENTS

1. DISTURBED AREAS ARE TO BE SEEDED WITHIN 21 DAYS AFTER CONSTRUCTION ACTIVITY OR GRADING ENDS IF SEASON ALLOWS.

2. IF NECESSARY, SOIL IS TO BE CONDITIONED FOR PLANT GROWTH BY APPLYING TOPSOIL, FERTILIZER, OR LIME.

3. SOIL IS TO BE TILLED IMMEDIATELY PRIOR TO APPLYING SEEDS. COMPACT SOILS ESPECIALLY NEED TO BE LOOSENED.

4. SEEDBED DEPTH IS TO BE 4 INCHES FOR SLOPES FLATTER THAN 2:1, AND 1 INCH FOR SLOPES STEEPER THAN 2:1.

5. ANNUAL GRASSES LISTED IN TABLE TS-1 ARE TO BE USED FOR TEMPORARY SEEDING. SEED MIXES ARE NOT TO CONTAIN ANY NOXIOUS WEED SEEDS INCLUDING RUSSIAN OR CANADIAN THISTLE, KNAPWEED, PURPLE LOOSESTRIFE, EUROPEAN BINDWEED, JOHNSON GRASS, AND LEAFY SPURGE.

6. TABLE TS-1 ALSO PROVIDES REQUIREMENTS FOR SEEDING RATES, SEEDING DATES, AND PLANTING DEPTHS FOR THE APPROVED TYPES OF ANNUAL GRASSES.

7. SEEDING IS TO BE APPLIED USING MECHANICAL TYPE DRILLS EXCEPT WHERE SLOPES ARE STEEP OR ACCESS IS LIMITED THEN HYDRAULIC SEEDING MAY BE USED.

8. ALL SEEDED AREAS ARE TO BE MULCHED (SEE FACTSHEET ON MULCHING).

9. IF HYDRAULIC SEEDING IS USED THEN HYDRAULIC MULCHING SHALL BE DONE SEPARATELY TO AVOID SEEDS BECOMING ENCAPSULATED IN THE MULCH.

City of Colorado Springs
Stormwater Quality

Figure TS-1
Temporary Seeding
Construction Detail and Maintenance Requirements

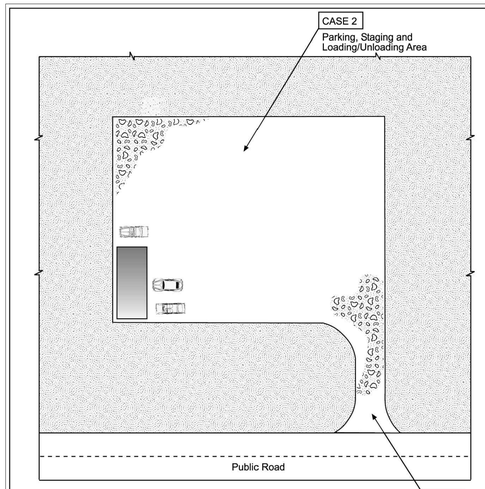


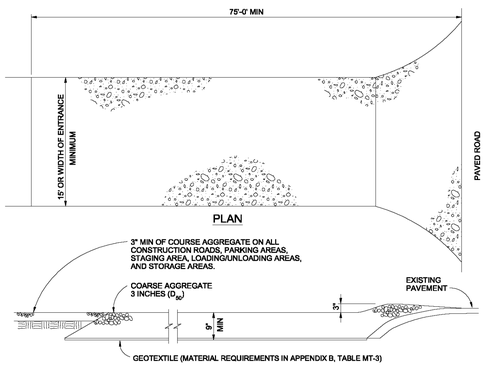
Table VT-1

	Case 1	Case 2
Gravel Thickness	9"	3"
Filter Fabric	YES	NO

City of Colorado Springs
Storm Water Quality

Figure VT-1
Vehicle Tracking
Application Examples

DENM/153722.CS.CB/FigVT-1/9-99



VEHICLE TRACKING

NTS

VEHICLE TRACKING NOTES

INSTALLATION REQUIREMENTS

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

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

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

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

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

MAINTENANCE REQUIREMENTS

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

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

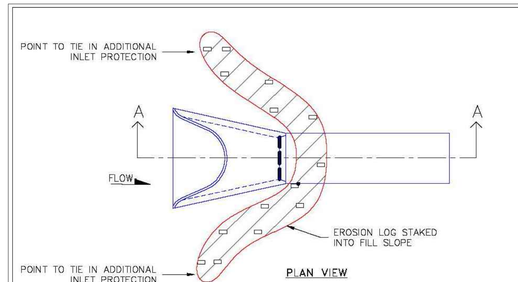
3. SEDIMENT TRACKED ONTO PAVED ROADS IS TO BE REMOVED DAILY BY SHOVELING OR SWEEPING. SEDIMENT IS NOT TO BE WASHED DOWN STORM SEWER DRAINS.

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

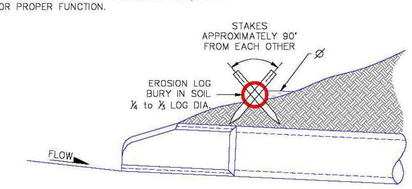
5. OTHER ASSOCIATED SEDIMENT CONTROL MEASURES ARE TO BE INSPECTED TO ENSURE GOOD WORKING CONDITION.

City of Colorado Springs
Stormwater Quality

Figure VT-2
Vehicle Tracking
Application Examples



NOTE:
Ø REMOVE ACCUMULATED SEDIMENT WHEN IT REACHES ONE HALF OF EXPOSED LOG HEIGHT. INSPECTIONS SHALL BE PERFORMED FREQUENTLY FOR PROPER FUNCTION.



EROSION PROTECTION ABOVE CULVERT OUTLETS IS SIMILAR

EROSION LOGS SHOULD BE KEYED IN TO PREVENT UNDER-CUTTING

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

EL PASO COUNTY DEPARTMENT OF TRANSPORTATION

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.

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EL PASO COUNTY, COLORADO
DETAILS

DATE 12/03/2021

A	1st SUBMITTAL TO EPC	10/22/2021 – RDL
B	2nd SUBMITTAL TO EPC	12/03/2021 – RDL

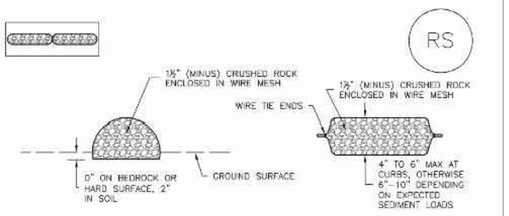
REVISIONS

COLORADO LICENSED
RICHARD D. LEWIS
33921
PROFESSIONAL ENGINEER

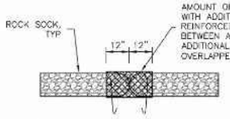
DR. RDL CH. RDL
P.M. RDL
JOB 21004166
SHEET NO. 24

CAD FILE: 21004166-DETAILS.DWG

SC-5 Rock Sock (RS)



ROCK SOCK SECTION ROCK SOCK PLAN



ANY GAP AT JOINT SHALL BE FILLED WITH AN ADEQUATE AMOUNT OF 1½" (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.

ROCK SOCK JOINTING

GRADATION TABLE	
SIEVE SIZE	MASS PERCENT PASSING SQUARE MESH SIEVES
	NO. 4
2"	100
1½"	90 – 100
1"	20 – 55
¾"	0 – 15
⅜"	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

1. SEE PLAN VIEW FOR:
   -LOCATION(S) OF ROCK SOCKS.
2. CRUSHED ROCK SHALL BE 1½" (MINUS) IN SIZE WITH A FRACTURED FACE (ALL SIDES) AND SHALL COMPLY WITH GRADATION SHOWN ON THIS SHEET (1½" MINUS).
3. WIRE MESH SHALL BE FABRICATED OF 10 GAGE POULTRY MESH, OR EQUIVALENT, WITH A MAXIMUM OPENING OF ½", RECOMMENDED MINIMUM ROLL WIDTH OF 48"
4. WIRE MESH SHALL BE SECURED USING "HOG RINGS" OR WIRE TIES AT 6" CENTERS ALONG ALL JOINTS AND AT 2" CENTERS ON ENDS OF SOCKS.
5. 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

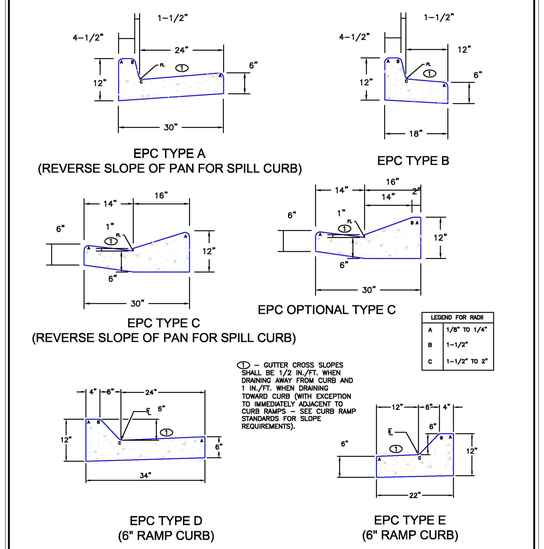
ROCK SOCK MAINTENANCE NOTES

1. INSPECT BMPs EACH WORKDAY, AND MAINTAIN THEM IN EFFECTIVE OPERATING CONDITION. MAINTENANCE OF BMPs SHOULD BE PROACTIVE, NOT REACTIVE. INSPECT BMPs AS SOON AS POSSIBLE (AND ALWAYS WITHIN 24 HOURS) FOLLOWING A STORM THAT CAUSES SURFACE EROSION, AND PERFORM NECESSARY MAINTENANCE.
2. FREQUENT OBSERVATIONS AND MAINTENANCE ARE NECESSARY TO MAINTAIN BMPs IN EFFECTIVE OPERATING CONDITION. INSPECTIONS AND CORRECTIVE MEASURES SHOULD BE DOCUMENTED THOROUGHLY.
3. WHERE BMPs HAVE FAILED, REPAIR OR REPLACEMENT SHOULD BE INITIATED UPON DISCOVERY OF THE FAILURE.
4. ROCK SOCKS SHALL BE REPLACED IF THEY BECOME HEAVILY SOILED, OR DAMAGED BEYOND REPAIR.
5. 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 ½ OF THE HEIGHT OF THE ROCK SOCK.
6. ROCK SOCKS ARE TO REMAIN IN PLACE UNTIL THE UPSTREAM DISTURBED AREA IS STABILIZED AND APPROVED BY THE LOCAL JURISDICTION.
7. WHEN ROCK SOCKS ARE REMOVED, ALL DISTURBED AREAS SHALL BE COVERED WITH TOPSOIL, SEEDED AND MULCHED OR OTHERWISE STABILIZED AS APPROVED BY LOCAL JURISDICTION.

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

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

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

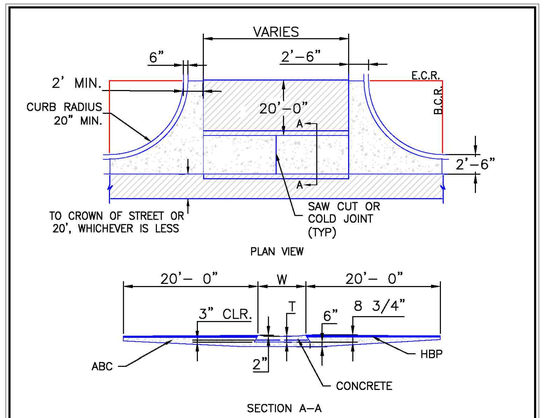


LEGEND FOR RADII	
A	1/8" TO 1/4"
B	1–1/2"
C	1–1/2" TO 2"

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

SCALE: NOT TO SCALE

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

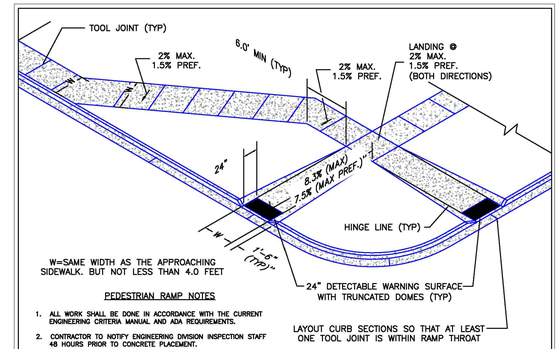


NOTES

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

SCALE: NOT TO SCALE

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



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

PEDESTRIAN RAMP NOTES

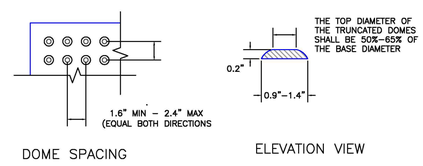
1. ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE CURRENT ENGINEERING CRITERIA MANUAL AND ADA REQUIREMENTS.
2. CONTRACTOR TO NOTIFY ENGINEERING DIVISION INSPECTION STAFF 48 HOURS PRIOR TO CONCRETE PLACEMENT.
3. PEDESTRIAN CURB RAMP CONSTRUCTION SHALL BE A MINIMUM 4,500 PSI CONCRETE, MINIMUM 4" THICK,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

GENERAL NOTES

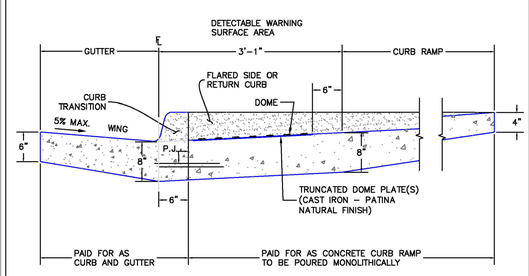
1. WHERE THE 1'–6" FLARED SIDE(S) OF A PERPENDICULAR CURB RAMP IS (ARE) CONTIGUOUS WITH A PEDESTRIAN OR HARD SURFACE AREA (PEDESTRIAN CIRCULATION PATH), THE MAXIMUM FLARE SLOPE SHALL NOT EXCEED 10:1.
2. PEDESTRIAN WALKWAY (PEDESTRIAN ACCESS ROUTE) AND/OR LOCATION OF EXISTING OR FUTURE PEDESTRIAN RAMPS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

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

TRUNCATED DOME DETAILS



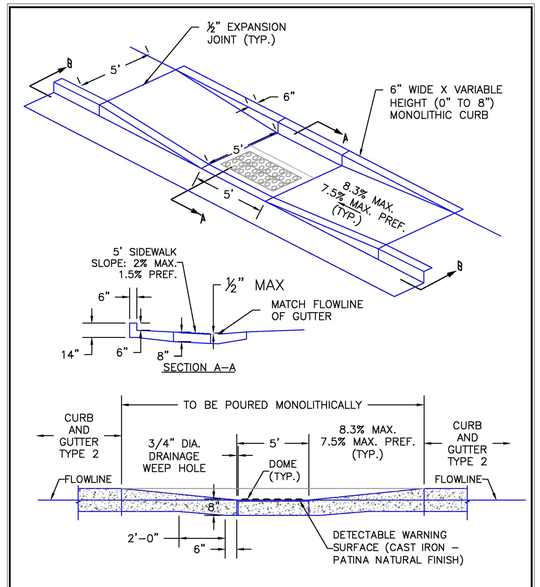
DOME SPACING ELEVATION VIEW



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

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

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



SCALE: NOT TO SCALE

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

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

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

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

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

DATE 12/03/2021

A	1st SUBMITTAL TO EPC 10/22/2021 – RDL
B	2nd SUBMITTAL TO EPC 12/03/2021 – RDL

REVISIONS

COLORADO LICENSED RICHARD D. LEWIS 33921 PROFESSIONAL ENGINEER

DR. RDL CH. RDL
P.M. RDL
JOB 21004166
SHEET NO. 25

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