

WINSOME FILING NO. 2 CONSTRUCTION DOCUMENTS

A PORTION OF SECTIONS 13 AND 24, TOWNSHIP 11 SOUTH, RANGE 65 SOUTH, AND
A PORTION OF THE WEST HALF SECTON 19, TOWNSHIP 11 SOUTH, RANGE 64 WEST OF THE 6TH P.M
COUNTY OF EL PASO, STATE OF COLORADO

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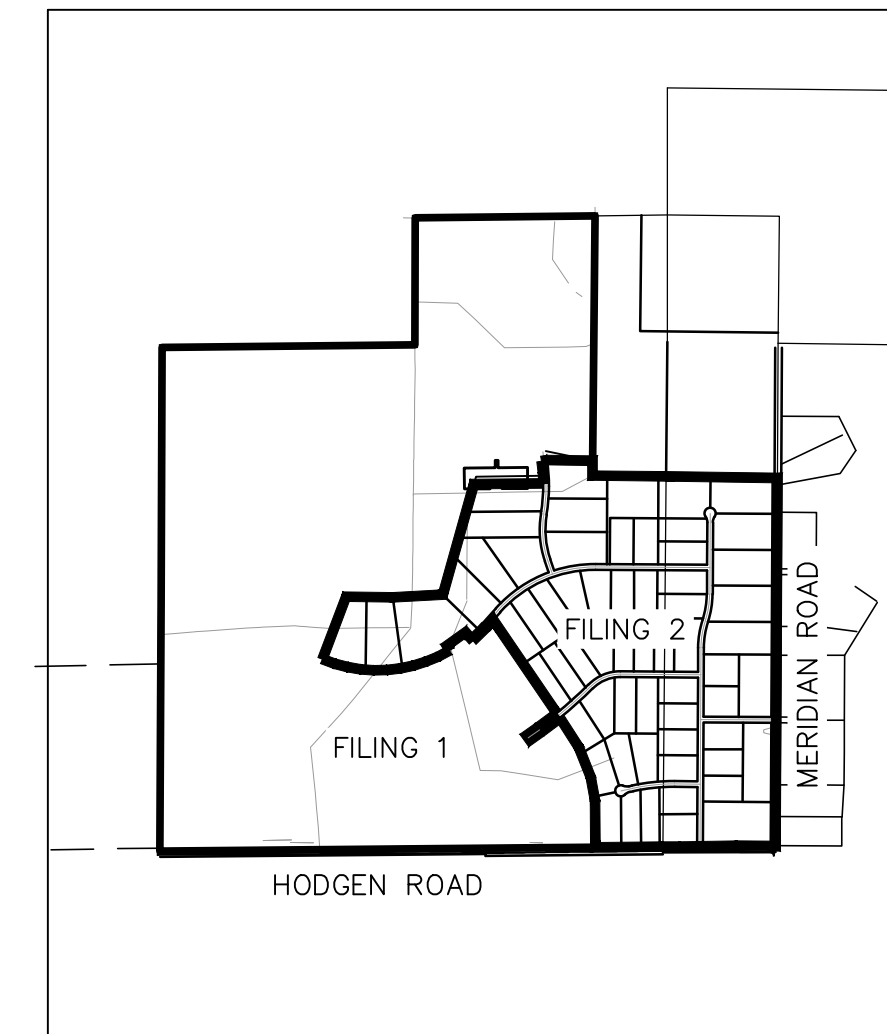
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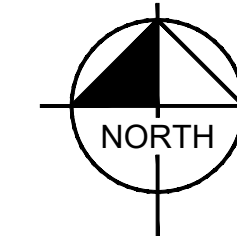
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AND ENVIRONMENT:
WATER QUALITY CONTROL DIVISION
4300 CHERRY CREEK DRIVE SOUTH
DENVER, CO 80246
TEL: (303) 692-3500



VICINITY MAP
1" = 2,000'



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LEGAL DESCRIPTION

COMMENCING AT THE WEST QUARTER CORNER OF SAID SECTION 24, SAID POINT BEING THE POINT OF BEGINNING; THENCE N001°4'25"E ON THE WEST LINE OF THE NORTHWEST QUARTER OF SAID SECTION 24, SAID LINE ALSO BEING ON THE WEST BOUNDARY OF PARCEL 4, AS RECORDED UNDER RECEPTION NUMBER 218900072, A DISTANCE OF 2636.99 FEET TO THE NORTHWEST CORNER OF SAID SECTION 24; THENCE N89°21'38"E ON THE NORTH LINE OF THE NORTHWEST QUARTER OF SAID SECTION 24, A DISTANCE OF 2633.02 FEET TO THE NORTH QUARTER CORNER OF SAID SECTION 24; THENCE N001°0'29"E ON THE WEST LINE OF THE SOUTH HALF OF THE SOUTH EAST QUARTER OF SECTION 13, TOWNSHIP 11 SOUTH, RANGE 65 WEST, A DISTANCE OF 1321.95 FEET TO THE NORTHWEST CORNER OF THE SOUTH HALF OF THE SOUTHEAST QUARTER OF SAID SECTION 13; THENCE N89°20'26"E ON THE NORTH LINE OF THE SOUTH HALF OF THE SOUTHEAST QUARTER OF SAID SECTION 13, A DISTANCE OF 1873.37 FEET; THENCE S00°34'43"W A DISTANCE OF 2,706.21 FEET; THENCE S89°15'17"E A DISTANCE OF 769.17 FEET TO A POINT ON THE WEST LINE OF SECTION 19 TOWNSHIP 11 SOUTH, RANGE 64 WEST; THENCE S89°15'18"E A DISTANCE OF 1,158.32 FEET TO THE EAST LINE OF THE WEST HALF OF THE WEST HALF OF SAID SECTION 19; THENCE S0017°06"W ON THE EAST LINE OF THE WEST HALF OF THE WEST HALF OF SAID SECTION 19, A DISTANCE OF 3,838.66 FEET TO A POINT 30.00 FEET NORTH OF THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 19; THENCE S89°55'06"W ON A LINE 30.00 FEET NORTH OF AND PARALLEL WITH THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 19, ON SAID NORTHERLY RIGHT-OF-WAY LINE, A DISTANCE OF 30.00 FEET TO A POINT ON THE BOUNDARY LINE PARCEL NUMBER RW-36 AS SHOWN IN THE WARRANTY DEED AS RECORDED UNDER RECEPTION NUMBER 213096397; THENCE ON THE BOUNDARY OF SAID PARCEL THE FOLLOWING (3) THREE COURSES:

- N0017°06'E, 30.00 WEST OF AND PARALLEL WITH THE EAST LINE OF THE WEST HALF OF THE WEST HALF OF SAID SECTION 19, A DISTANCE OF 5.25 FEET
- N89°47'54"W A DISTANCE OF 368.05 FEET
- S89°14'50"W A DISTANCE OF 603.68 FEET TO A POINT BEING 30.00 FEET NORTH OF THE SOUTH LINE OF SOUTHWEST QUARTER OF SAID SECTION 19;

THENCE S89°55'06"W ON A LINE 30.00 FEET NORTH OF AND PARALLEL WITH THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 19, ON SAID NORTHERLY RIGHT-OF-WAY LINE A DISTANCE OF 173.03 FEET TO A POINT ON THE EAST LINE OF SAID SECTION 24; THENCE S89°30'15"W ON A LINE 30.00 NORTH OF AND PARALLEL WITH THE SOUTH LINE OF SAID SECTION 24, A DISTANCE OF 5238.44 FEET TO A POINT ON THE WEST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 24; THENCE N001°4'17"E ON THE WEST LINE OF SOUTHWEST QUARTER A DISTANCE OF 2,606.92 FEET TO THE POINT OF BEGINNING.

CONTAINING A CALCULATED AREA OF 33,455,315 SQUARE FEET OR 768.028 ACRES, COLORADO.

BENCHMARK

A 2.5" ALUMINUM CAP BEING A 30 FOOT WITNESS CORNER NORTH OF THE SOUTHWEST CORNER OF SECTION 24, TOWNSHIP 11 SOUTH, RANGE 65 WEST OF THE 6TH PRINCIPAL MERIDIAN.

BASIS OF BEARINGS

THE WEST LINE OF THE NORTHWEST QUARTER OF SECTION 24, TOWNSHIP 11 SOUTH, RANGE 65 WEST OF THE 6TH PRINCIPAL MERIDIAN BEING MONUMENTED ON THE SOUTHERLY END BY A 2-1/2" ALUMINUM CAP STAMPED 'LS 28658' AND AT THE NORTHERLY END BY A 3-1/2" ALUMINUM CAP STAMPED 'LS 12103' BEING ASSUMED TO BEAR N001°4'25"E A DISTANCE OF 2636.99 FEET AS SHOWN IN LAND SURVEY PLAT RECORDED UNDER RECEPTION 218900072 RECORDS OF EL PASO COUNTY.

FLOODPLAIN NOTE

FEDERAL EMERGENCY MANAGEMENT AGENCY, FLOOD INSURANCE RATE MAP, MAP NUMBER 08041C0350G, EFFECTIVE DECEMBER 7, 2018 INDICATES THE AREA IN THE VICINITY OF THIS PARCEL OF LAND TO BE IN ZONE X (AREA DETERMINED TO BE OUT OF THE 500 YEAR FLOODPLAIN). A CONDITIONAL LETTER OF MAP REVISION HAS BEEN PROCESSED AND APPROVED FOR THIS REACH OF WEST KIOWA CREEK.

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

✓ *Joseph W. Desjardin* 10/29/2021
OWNER SIGNATURE DATE

JOE DESJARDIN, DIRECTOR OF ENTITLEMENTS
WINSOME, LLC
1864 WOODMOOR DRIVE, SUITE 100
MONUMENT, CO 80132

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.



10/29/2021

KEVIN KOFFORD, PE (CO #57234) - KIMLEY-HORN AND ASSOCIATES, INC. DATE

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 DIRECTOR'S DISCRETION.

APPROVED
Engineering Department
11/16/2021 2:38:38 PM
JENNIFER IRVINE
EPC Planning & Community Development Department

JENNIFER IRVINE, PE COUNTY ENGINEER/ECM ADMINISTRATOR DATE

No.	REVISIONS	DATE
4	COUNTY SUBMITTAL #4	10/29/21 KRC
3	COUNTY SUBMITTAL #3	9/15/21 KRC
2	COUNTY SUBMITTAL #2	8/25/21 KRC

Kimley»Horn
© 2021 KIMLEY-HORN AND ASSOCIATES, INC.
2 N NEVADA AVE SUITE 300, COLORADO SPRINGS, CO 80903
PHONE: 719-453-0180
WWW.KIMLEY-HORN.COM

LICENSED PROFESSIONAL
KEVIN KOFFORD
CO LICENSE NUMBER
57234

KHA PROJECT
019610600
DATE
08/25/2021
SCALE AS SHOWN
DESIGNED BY KHTAM
DRAWN BY KHTAM
CHECKED BY TLC DATE: _____

COVER

WINSOME FILING NO. 2
PREPARED FOR
WINSOME LLC

CO

EL PASO COUNTY

SHEET NUMBER

PCD FILE NO. SF2115

01

EL PASO COUNTY GRADING AND EROSION CONTROL PLAN NOTES

- STORMWATER DISCHARGES FROM CONSTRUCTION SITES SHALL NOT CAUSE OR THREATEN TO CAUSE POLLUTION, CONTAMINATION, OR DEGRADATION OF STATE WATERS. ALL WORK AND EARTH DISTURBANCE SHALL BE DONE IN A MANNER THAT MINIMIZES POLLUTION OF ANY ON-SITE OR OFF-SITE WATERS, INCLUDING WETLANDS.
- NOTWITHSTANDING ANYTHING DEPICTED IN THESE PLANS IN WORDS OR GRAPHIC REPRESENTATION, ALL DESIGN AND CONSTRUCTION RELATED TO ROADS, STORM DRAINAGE AND EROSION CONTROL SHALL CONFORM TO THE STANDARDS AND REQUIREMENTS OF THE MOST RECENT VERSION OF THE RELEVANT ADOPTED EL PASO COUNTY STANDARDS, INCLUDING THE LAND DEVELOPMENT CODE, THE ENGINEERING CRITERIA MANUAL, THE DRAINAGE CRITERIA MANUAL, AND THE DRAINAGE CRITERIA MANUAL VOLUME 2. ANY DEVIATIONS FROM REGULATIONS AND STANDARDS MUST BE REQUESTED, AND APPROVED, IN WRITING.
- A SEPARATE STORMWATER MANAGEMENT PLAN (SMWP) FOR THIS PROJECT SHALL BE COMPLETED AND AN EROSION AND STORMWATER QUALITY CONTROL PERMIT (ESQCP) ISSUED PRIOR TO COMMENCING CONSTRUCTION. 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.
- ONCE THE ESQCP IS APPROVED AND A "NOTICE TO PROCEED" HAS BEEN ISSUED, THE CONTRACTOR MAY INSTALL THE INITIAL STAGE EROSION AND SEDIMENT CONTROL MEASURES AS INDICATED ON THE APPROVED GEC. A PRECONSTRUCTION MEETING BETWEEN THE CONTRACTOR, ENGINEER, AND EL PASO COUNTY WILL BE HELD PRIOR TO ANY CONSTRUCTION. IT IS THE RESPONSIBILITY OF THE APPLICANT TO COORDINATE THE MEETING TIME AND PLACE WITH COUNTY STAFF.
- CONTROL MEASURES MUST BE INSTALLED PRIOR TO COMMENCEMENT OF ACTIVITIES THAT COULD CONTRIBUTE POLLUTANTS TO STORMWATER. CONTROL MEASURES FOR ALL SLOPES, CHANNELS, DITCHES, AND DISTURBED LAND AREAS SHALL BE INSTALLED IMMEDIATELY UPON COMPLETION OF THE DISTURBANCE.
- ALL TEMPORARY SEDIMENT AND EROSION CONTROL MEASURES SHALL BE MAINTAINED AND REMAIN IN EFFECTIVE OPERATING CONDITION UNTIL PERMANENT SOIL EROSION CONTROL MEASURES ARE IMPLEMENTED AND FINAL STABILIZATION IS ESTABLISHED. ALL PERSONS ENGAGED IN LAND DISTURBANCE ACTIVITIES SHALL ASSESS THE ADEQUACY OF CONTROL MEASURES AT THE SITE AND IDENTIFY IF CHANGES TO THOSE CONTROL MEASURES ARE NEEDED TO ENSURE THE CONTINUED EFFECTIVE PERFORMANCE OF THE CONTROL MEASURES. ALL CHANGES TO TEMPORARY SEDIMENT AND EROSION CONTROL MEASURES MUST BE INCORPORATED INTO THE STORMWATER MANAGEMENT PLAN.
- TEMPORARY STABILIZATION SHALL BE IMPLEMENTED ON DISTURBED AREAS AND STOCKPILES WHERE GROUND DISTURBING CONSTRUCTION ACTIVITY HAS PERMANENTLY CEASED OR TEMPORARILY CEASED FOR LONGER THAN 14 DAYS.
- FINAL STABILIZATION MUST BE IMPLEMENTED AT ALL APPLICABLE CONSTRUCTION SITES. FINAL STABILIZATION IS ACHIEVED WHEN ALL GROUND DISTURBING ACTIVITIES ARE COMPLETE AND ALL DISTURBED AREAS EITHER HAVE A UNIFORM VEGETATIVE COVER WITH INDIVIDUAL PLANT DENSITY OF 70 PERCENT OF PRE-DISTURBANCE LEVELS ESTABLISHED OR EQUIVALENT PERMANENT ALTERNATIVE STABILIZATION METHOD IS IMPLEMENTED. ALL TEMPORARY SEDIMENT AND EROSION CONTROL MEASURES SHALL BE REMOVED UPON FINAL STABILIZATION AND BEFORE PERMIT CLOSURE.
- ALL PERMANENT STORMWATER MANAGEMENT FACILITIES SHALL BE INSTALLED AS DESIGNED IN THE APPROVED PLANS. ANY PROPOSED CHANGES THAT EFFECT THE DESIGN OR FUNCTION OF PERMANENT STORMWATER MANAGEMENT STRUCTURES MUST BE APPROVED BY THE ECM ADMINISTRATOR PRIOR TO IMPLEMENTATION.
- EARTH DISTURBANCES SHALL BE CONDUCTED IN SUCH A MANNER SO AS TO EFFECTIVELY MINIMIZE ACCELERATED SOIL EROSION AND RESULTING SEDIMENTATION. ALL DISTURBANCES SHALL BE DESIGNED, CONSTRUCTED, AND COMPLETED SO THAT THE EXPOSED AREA OF ANY DISTURBED LAND SHALL BE LIMITED TO THE SHORTEST PRACTICAL PERIOD OF TIME. PRE-EXISTING VEGETATION SHALL BE PROTECTED AND MAINTAINED WITHIN 50 HORIZONTAL FEET OF A WATERS OF THE STATE UNLESS SHOWN TO BE INFEASIBLE AND SPECIFICALLY REQUESTED AND APPROVED.
- COMPACTION OF SOIL MUST BE PREVENTED IN AREAS DESIGNATED FOR INFILTRATION CONTROL MEASURES OR WHERE FINAL STABILIZATION WILL BE ACHIEVED BY VEGETATIVE COVER. AREAS DESIGNATED FOR INFILTRATION CONTROL MEASURES SHALL ALSO BE PROTECTED FROM SEDIMENTATION DURING CONSTRUCTION UNTIL FINAL STABILIZATION IS ACHIEVED. IF COMPACTION PREVENTION IS NOT FEASIBLE DUE TO SITE CONSTRAINTS, ALL AREAS DESIGNATED FOR INFILTRATION AND VEGETATION CONTROL MEASURES MUST BE LOOSENEED PRIOR TO INSTALLATION OF THE CONTROL MEASURE(S).
- ANY TEMPORARY OR PERMANENT FACILITY DESIGNED AND CONSTRUCTED FOR THE CONVEYANCE OF STORMWATER AROUND, THROUGH, OR FROM THE EARTH DISTURBANCE AREA SHALL BE A STABILIZED CONVEYANCE DESIGNED TO MINIMIZE EROSION AND THE DISCHARGE OF SEDIMENT OFF SITE.
- CONCRETE WASH WATER SHALL BE CONTAINED AND DISPOSED OF IN ACCORDANCE WITH THE 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.
- DURING DEWATERING OPERATIONS OF UNCONTAMINATED GROUND WATER 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.
- EROSION CONTROL BLANKETING OR OTHER PROTECTIVE COVERING SHALL BE USED ON SLOPES STEEPER THAN 3:1.
- CONTRACTOR SHALL BE RESPONSIBLE FOR THE REMOVAL OF ALL WASTES FROM THE CONSTRUCTION SITE FOR DISPOSAL IN ACCORDANCE WITH LOCAL AND STATE REGULATORY REQUIREMENTS. NO CONSTRUCTION DEBRIS, TREE SLASH, BUILDING MATERIAL WASTES OR UNUSED BUILDING MATERIALS SHALL BE BURIED, DUMPED, OR DISCHARGED AT THE SITE.
- WASTE MATERIALS SHALL NOT BE TEMPORARILY PLACED OR STORED IN THE STREET, ALLEY, OR OTHER PUBLIC WAY, UNLESS IN ACCORDANCE WITH AN APPROVED TRAFFIC CONTROL PLAN. CONTROL MEASURES MAY BE REQUIRED BY EL PASO COUNTY ENGINEERING IF DEEMED NECESSARY, BASED ON SPECIFIC CONDITIONS AND CIRCUMSTANCES.
- TRACKING OF SOILS AND CONSTRUCTION DEBRIS OFF-SITE SHALL BE MINIMIZED. MATERIALS TRACKED OFF-SITE SHALL BE CLEANED UP AND PROPERLY DISPOSED OF IMMEDIATELY.
- THE OWNER/DEVELOPER SHALL BE RESPONSIBLE FOR THE REMOVAL OF ALL CONSTRUCTION DEBRIS, DIRT, TRASH, ROCK, SEDIMENT, SOIL, AND SAND THAT MAY ACCUMULATE IN ROADS, STORM DRAINS AND OTHER DRAINAGE CONVEYANCE SYSTEMS AND STORMWATER APPURTENANCES AS A RESULT OF SITE DEVELOPMENT.
- THE QUANTITY OF MATERIALS STORED ON THE PROJECT SITE SHALL BE LIMITED, AS MUCH AS PRACTICAL, TO THAT QUANTITY REQUIRED TO PERFORM THE WORK IN AN ORDERLY SEQUENCE. ALL MATERIALS STORED ON-SITE SHALL BE STORED IN A NEAT, ORDERLY MANNER, IN THEIR ORIGINAL CONTAINERS, WITH ORIGINAL MANUFACTURER'S LABELS.
- NO CHEMICAL(S) HAVING THE POTENTIAL TO BE RELEASED IN STORMWATER ARE TO BE STORED OR USED ON-SITE UNLESS PERMISSION FOR THE USE OF SUCH CHEMICAL(S) IS GRANTED IN WRITING BY THE ECM ADMINISTRATOR. IN GRANTING APPROVAL FOR THE USE OF SUCH CHEMICAL(S), SPECIAL CONDITIONS AND MONITORING MAY BE REQUIRED.
- BULK STORAGE OF ALLOWED PETROLEUM PRODUCTS OR OTHER ALLOWED LIQUID CHEMICALS IN EXCESS OF 55 GALLONS SHALL REQUIRE ADEQUATE SECONDARY CONTAINMENT PROTECTION TO CONTAIN ALL SPILLS ON-SITE AND TO PREVENT ANY SPILLED MATERIALS FROM ENTERING STATE WATERS, ANY SURFACE OR SUBSURFACE STORM DRAINAGE SYSTEM OR OTHER FACILITIES.
- NO PERSON SHALL CAUSE THE IMPEDIMENT OF STORMWATER FLOW IN THE CURB AND GUTTER OR DITCH EXCEPT WITH APPROVED SEDIMENT CONTROL MEASURES.
- OWNER/DEVELOPER AND THEIR AGENTS SHALL COMPLY WITH THE "COLORADO WATER QUALITY CONTROL ACT" (TITLE 25, ARTICLE 8, CRS), AND THE "CLEAN WATER ACT" (33 USC 1344), IN ADDITION TO THE REQUIREMENTS OF THE LAND DEVELOPMENT CODE, DCM VOLUME II AND THE ECM APPENDIX I. ALL APPROPRIATE PERMITS MUST BE OBTAINED BY THE CONTRACTOR PRIOR TO CONSTRUCTION (1041, NPDES, FLOODPLAIN, 404, FUGITIVE DUST, ETC.). IN THE EVENT OF CONFLICTS BETWEEN THESE REQUIREMENTS AND OTHER LAWS, RULES, OR REGULATIONS OF OTHER FEDERAL, STATE, LOCAL, OR COUNTY AGENCIES, THE MOST RESTRICTIVE LAWS, RULES, OR REGULATIONS SHALL APPLY.

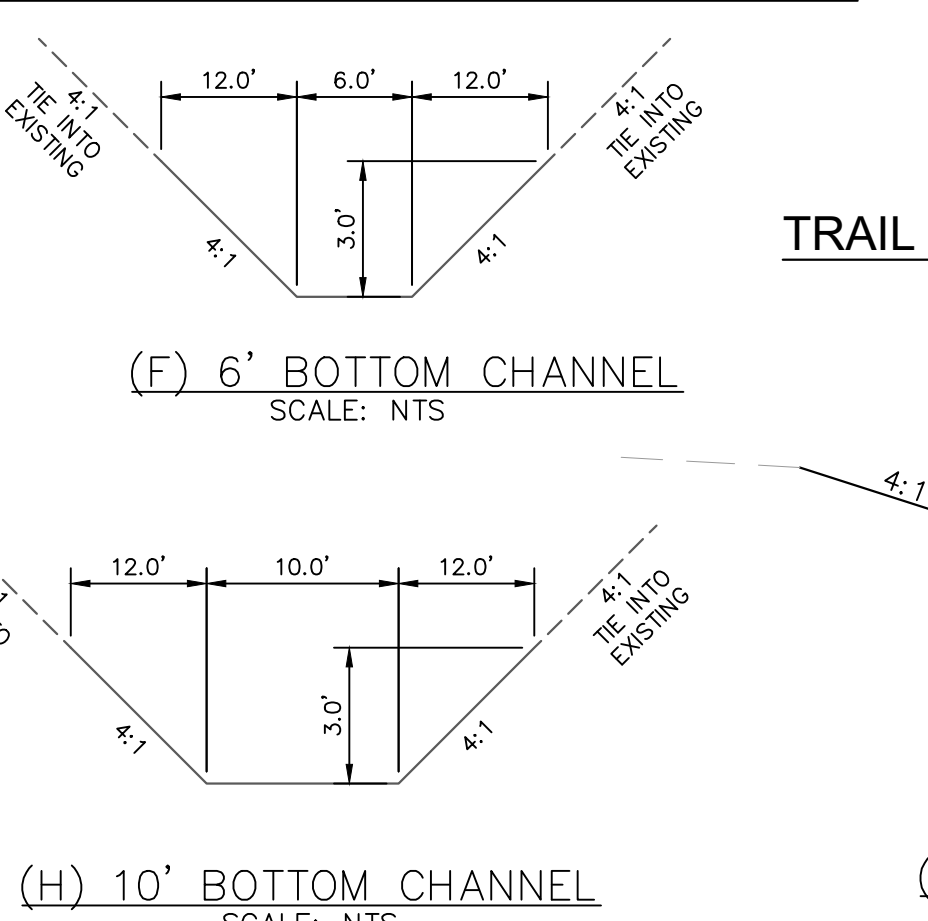
- ALL CONSTRUCTION TRAFFIC MUST ENTER/EXIT THE SITE ONLY AT APPROVED CONSTRUCTION ACCESS POINTS.
- PRIOR TO CONSTRUCTION THE PERMITTEE SHALL VERIFY THE LOCATION OF EXISTING UTILITIES.
- A WATER SOURCE SHALL BE AVAILABLE ON SITE DURING EARTHWORK OPERATIONS AND SHALL BE UTILIZED AS REQUIRED TO MINIMIZE DUST FROM EARTHWORK EQUIPMENT AND WIND.
- THE SOILS REPORT FOR THIS SITE HAS BEEN PREPARED BY ENTECH ENGINEERING, INC. DATED JANUARY 26, 2021 AND SHALL BE CONSIDERED A PART OF THESE PLANS.
- AT LEAST TEN (10) DAYS PRIOR TO THE ANTICIPATED START OF CONSTRUCTION, FOR PROJECTS THAT WILL DISTURB ONE (1) ACRE OR MORE, THE OWNER OR OPERATOR OF CONSTRUCTION ACTIVITY SHALL SUBMIT A PERMIT APPLICATION FOR STORMWATER DISCHARGE TO THE COLORADO DEPARTMENT OF PUBLIC HEALTH AND ENVIRONMENT, WATER QUALITY DIVISION. THE APPLICATION CONTAINS CERTIFICATION OF COMPLETION OF A STORMWATER MANAGEMENT PLAN (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

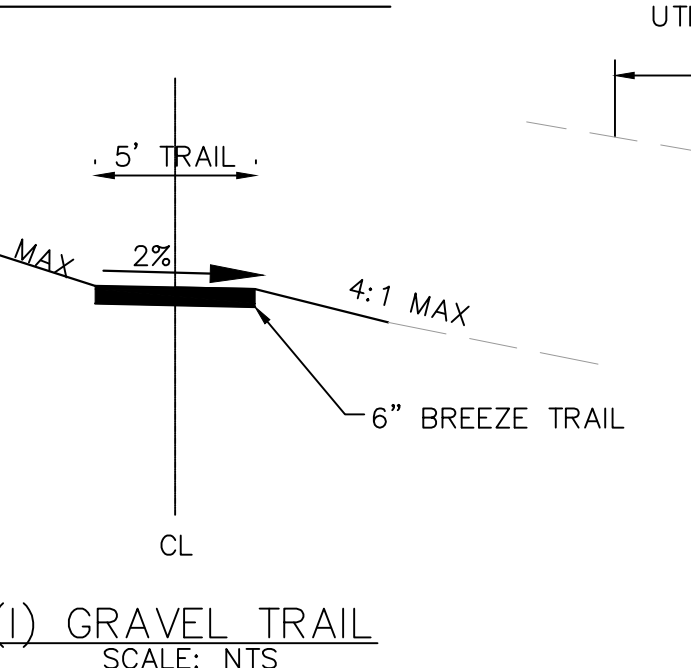
STANDARD NOTES FOR EL PASO COUNTY CONSTRUCTION PLANS

- ALL DRAINAGE AND ROADWAY CONSTRUCTION SHALL MEET THE STANDARDS AND SPECIFICATIONS OF THE CITY OF COLORADO SPRINGS/EL PASO COUNTY DRAINAGE CRITERIA MANUAL, VOLUMES 1 AND 2, AND THE EL PASO COUNTY ENGINEERING CRITERIA MANUAL.
- CONTRACTOR SHALL BE RESPONSIBLE FOR THE NOTIFICATION AND FIELD NOTIFICATION OF ALL EXISTING UTILITIES, WHETHER SHOWN ON THE PLANS OR NOT, BEFORE BEGINNING CONSTRUCTION. LOCATION OF EXISTING UTILITIES SHALL BE VERIFIED BY THE CONTRACTOR PRIOR TO CONSTRUCTION. CALL 811 TO CONTACT THE UTILITY NOTIFICATION CENTER OF COLORADO (UNCC).
- CONTRACTOR SHALL KEEP A COPY OF THESE APPROVED PLANS, THE GRADING AND EROSION CONTROL PLAN, THE STORMWATER MANAGEMENT PLAN (SWMP), THE SOILS AND GEOTECHNICAL REPORT, AND THE APPROPRIATE DESIGN AND CONSTRUCTION STANDARDS AND SPECIFICATIONS AT THE JOB SITE AT ALL TIMES, INCLUDING THE FOLLOWING:
a. EL PASO COUNTY ENGINEERING CRITERIA MANUAL (ECM)
b. CITY OF COLORADO SPRINGS/EL PASO COUNTY DRAINAGE CRITERIA MANUAL, VOLUMES 1 AND 2
c. COLORADO DEPARTMENT OF TRANSPORTATION (CDOT) STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION
d. CDOT M & S STANDARDS
- NOTWITHSTANDING ANYTHING DEPICTED IN THESE PLANS IN WORDS OR GRAPHIC REPRESENTATION, ALL DESIGN AND CONSTRUCTION RELATED TO ROADS, STORM DRAINAGE AND EROSION CONTROL SHALL CONFORM TO THE STANDARDS AND REQUIREMENTS OF THE MOST RECENT VERSION OF THE RELEVANT ADOPTED EL PASO COUNTY STANDARDS, INCLUDING THE LAND DEVELOPMENT CODE, THE ENGINEERING CRITERIA MANUAL, THE DRAINAGE CRITERIA MANUAL, AND THE DRAINAGE CRITERIA MANUAL VOLUME 2. ANY DEVIATIONS FROM REGULATIONS AND STANDARDS MUST BE REQUESTED, AND APPROVED, IN WRITING. ANY MODIFICATIONS NECESSARY TO MEET CRITERIA AFTER-THE-FACT WILL BE ENTIRELY THE DEVELOPER'S RESPONSIBILITY TO RECTIFY.
- IT IS THE DESIGN ENGINEER'S RESPONSIBILITY TO ACCURATELY SHOW EXISTING CONDITIONS, BOTH ONSITE AND OFFSITE, ON THE CONSTRUCTION PLANS. ANY MODIFICATIONS NECESSARY DUE TO CONFLICTS, OMISSIONS, OR CHANGED CONDITIONS WILL BE ENTIRELY THE DEVELOPER'S RESPONSIBILITY TO RECTIFY.
- CONTRACTOR SHALL SCHEDULE A PRE-CONSTRUCTION MEETING WITH EL PASO COUNTY PLANNING AND COMMUNITY DEVELOPMENT (PCD) - INSPECTIONS, PRIOR TO STARTING CONSTRUCTION.
- IT IS THE CONTRACTOR'S RESPONSIBILITY TO UNDERSTAND THE REQUIREMENTS OF ALL JURISDICTIONAL AGENCIES AND TO OBTAIN ALL REQUIRED PERMITS, INCLUDING BUT NOT LIMITED TO EL PASO COUNTY EROSION AND STORMWATER QUALITY CONTROL PERMIT (ESQCP), REGIONAL BUILDING FLOODPLAIN DEVELOPMENT PERMIT, U.S. ARMY CORPS OF ENGINEERS-ISSUED 401 AND/OR 404 PERMITS, AND COUNTY AND STATE FUGITIVE DUST PERMITS.
- CONTRACTOR SHALL NOT DEVIATE FROM THE PLANS WITHOUT FIRST OBTAINING WRITTEN APPROVAL FROM THE DESIGN ENGINEER AND PCD. CONTRACTOR SHALL NOTIFY THE DESIGN ENGINEER IMMEDIATELY UPON DISCOVERY OF ANY ERRORS OR INCONSISTENCIES.
- ALL STORM DRAIN PIPE SHALL BE CLASS III RCP UNLESS OTHERWISE NOTED AND APPROVED BY PCD.
- CONTRACTOR SHALL COORDINATE GEOTECHNICAL TESTING PER ECM STANDARDS. PAVEMENT DESIGN SHALL BE APPROVED BY EL PASO COUNTY PCD PRIOR TO PLACEMENT OF CURB AND GUTTER AND PAVEMENT.
- ALL CONSTRUCTION TRAFFIC MUST ENTER/EXIT THE SITE AT APPROVED CONSTRUCTION ACCESS POINTS.
- SIGHT VISIBILITY TRIANGLES AS IDENTIFIED IN THE PLANS SHALL BE PROVIDED AT ALL INTERSECTIONS. OBSTRUCTIONS GREATER THAN 18 INCHES ABOVE FLOWLINE ARE NOT ALLOWED WITHIN SIGHT TRIANGLES.
- SIGNING AND STRIPING SHALL COMPLY WITH EL PASO COUNTY DOT AND MUTCD CRITERIA. [IF APPLICABLE, ADDITIONAL SIGNING AND STRIPING NOTES WILL BE PROVIDED.]
- CONTRACTOR SHALL OBTAIN ANY PERMITS REQUIRED BY EL PASO COUNTY DOT, INCLUDING WORK WITHIN THE RIGHT-OF-WAY AND SPECIAL TRANSPORT PERMITS.
- THE LIMITS OF CONSTRUCTION SHALL REMAIN WITHIN THE PROPERTY LINE UNLESS OTHERWISE NOTED. THE OWNER/DEVELOPER SHALL OBTAIN WRITTEN PERMISSION AND EASEMENTS, WHERE REQUIRED, FROM ADJOINING PROPERTY OWNER(S) PRIOR TO ANY OFF-SITE DISTURBANCE, GRADING, OR CONSTRUCTION.

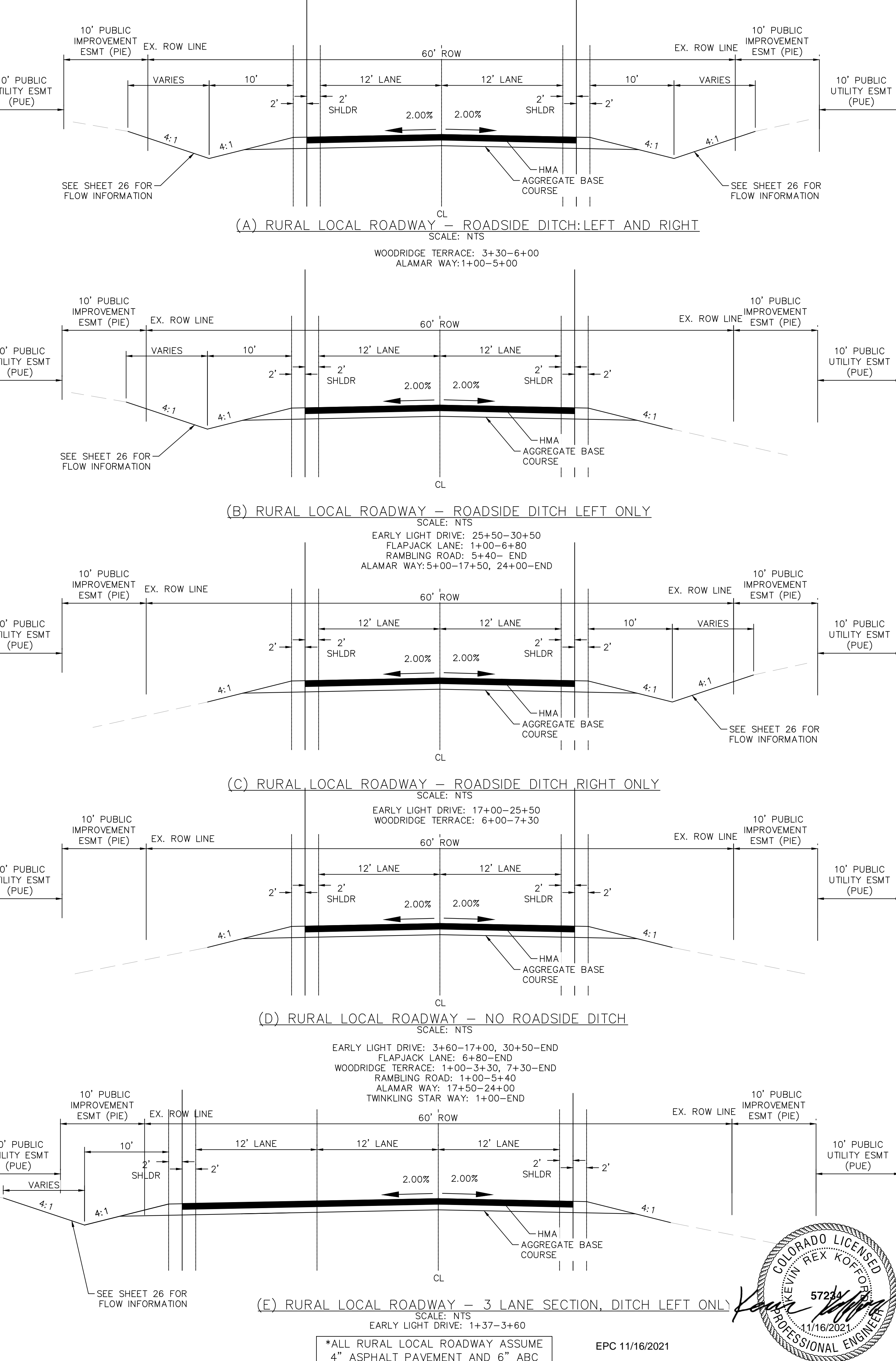
DRAINAGE CHANNEL CROSS SECTIONS



TRAIL CROSS SECTION

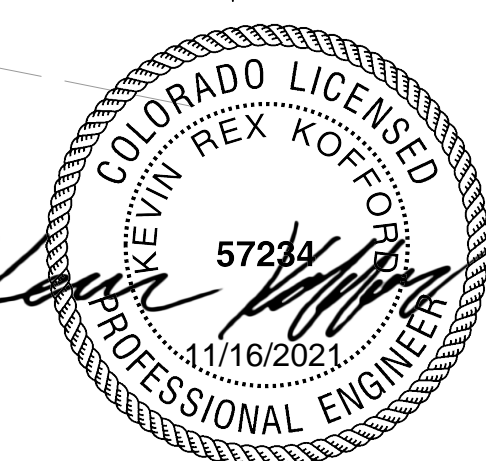


ROADWAY CROSS SECTIONS



*ALL RURAL LOCAL ROADWAY ASSUME 4" ASPHALT PAVEMENT AND 6" ABC

EPC 11/16/2021



Plotted By: Kofford, Kevin - Sheet: S:\EL PASO COUNTY GRADING AND EROSION CONTROL PLAN NOTES - October 28, 2021 - 04:02:18pm - K:\ENR - Civil\196106000 - Winsome F2\CADD\PlanSheets\0196106000_CD.dwg
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PHONE: 719-453-0180
WWW.KIMLEY-HORN.COM

REVISIONS

No.	DATE	BY
4	10/29/21	KRK
3	9/15/21	KRK
2	8/25/21	KRK

KHA PROJECT 019610600

DATE 08/25/2021

SCALE AS SHOWN

DRAWN BY KHTAM

CHECKED BY KHTAM

TLC DATE:

LICENSED PROFESSIONAL

KEVIN KOFFORD

CO LICENSE NUMBER 57234

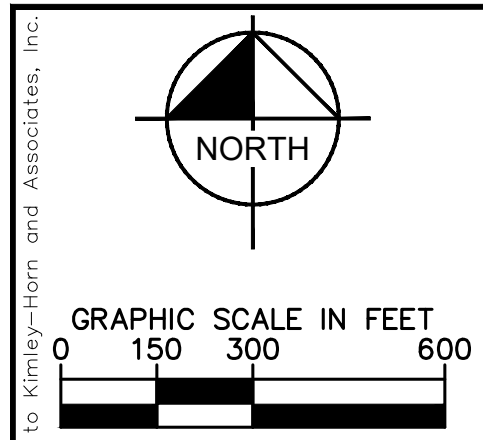
GENERAL NOTES AND CROSS SECTIONS

WINSOME FILING NO. 2
PREPARED FOR
WINSOME LLC

EL PASO COUNTY

SHEET NUMBER

02

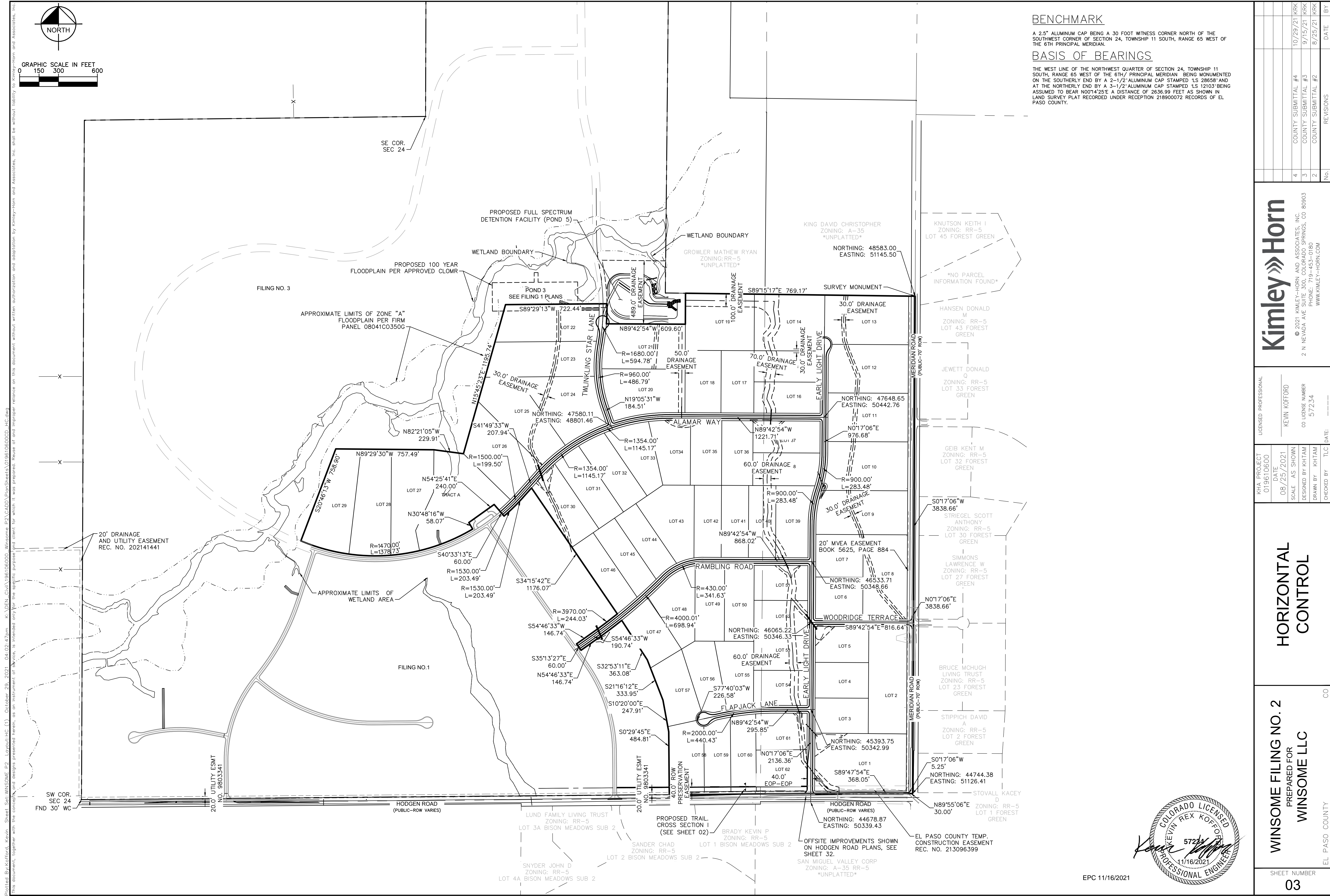


BENCHMARK

A 2.5" ALUMINUM CAP BEING A 30 FOOT WITNESS CORNER NORTH OF THE SOUTHWEST CORNER OF SECTION 24, TOWNSHIP 11 SOUTH, RANGE 65 WEST OF THE 6TH PRINCIPAL MERIDIAN.

BASIS OF BEARINGS

THE WEST LINE OF THE NORTHWEST QUARTER OF SECTION 24, TOWNSHIP 11 SOUTH, RANGE 65 WEST OF THE 6TH PRINCIPAL MERIDIAN BEING MONUMENTED ON THE SOUTHERLY END BY A 2-1/2" ALUMINUM CAP STAMPED 'LS 28658' AND AT THE NORTHERLY END BY A 3-1/2" ALUMINUM CAP STAMPED 'LS 12103' BEING ASSUMED TO BEAR N001°42'5"E A DISTANCE OF 2636.99 FEET AS SHOWN IN LAND SURVEY PLAT RECORDED UNDER RECEPTION 218900072 RECORDS OF EL PASO COUNTY.



No.	REVISIONS	DATE	BY
4	COUNTY SUBMITTAL #4	10/29/21	KRK
3	COUNTY SUBMITTAL #3	9/15/21	KRK
2	COUNTY SUBMITTAL #2	8/25/21	KRK

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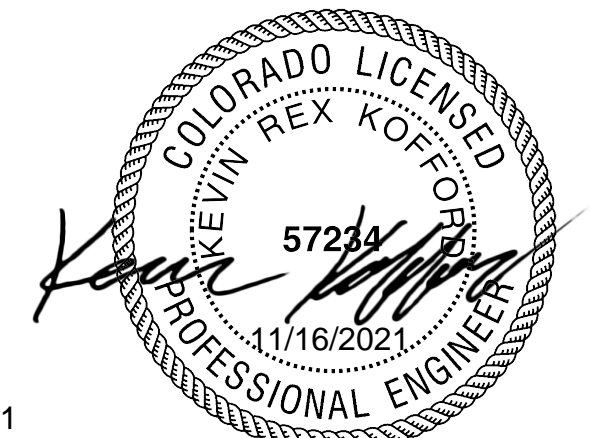
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LICENSED PROFESSIONAL
KEVIN KOFFORD
CO LICENSE NUMBER 57234
DRAWN BY KHTAM
CHECKED BY TLC DATE: _____

HORIZONTAL CONTROL

WINSOME FILING NO. 2
PREPARED FOR
WINSOME LLC

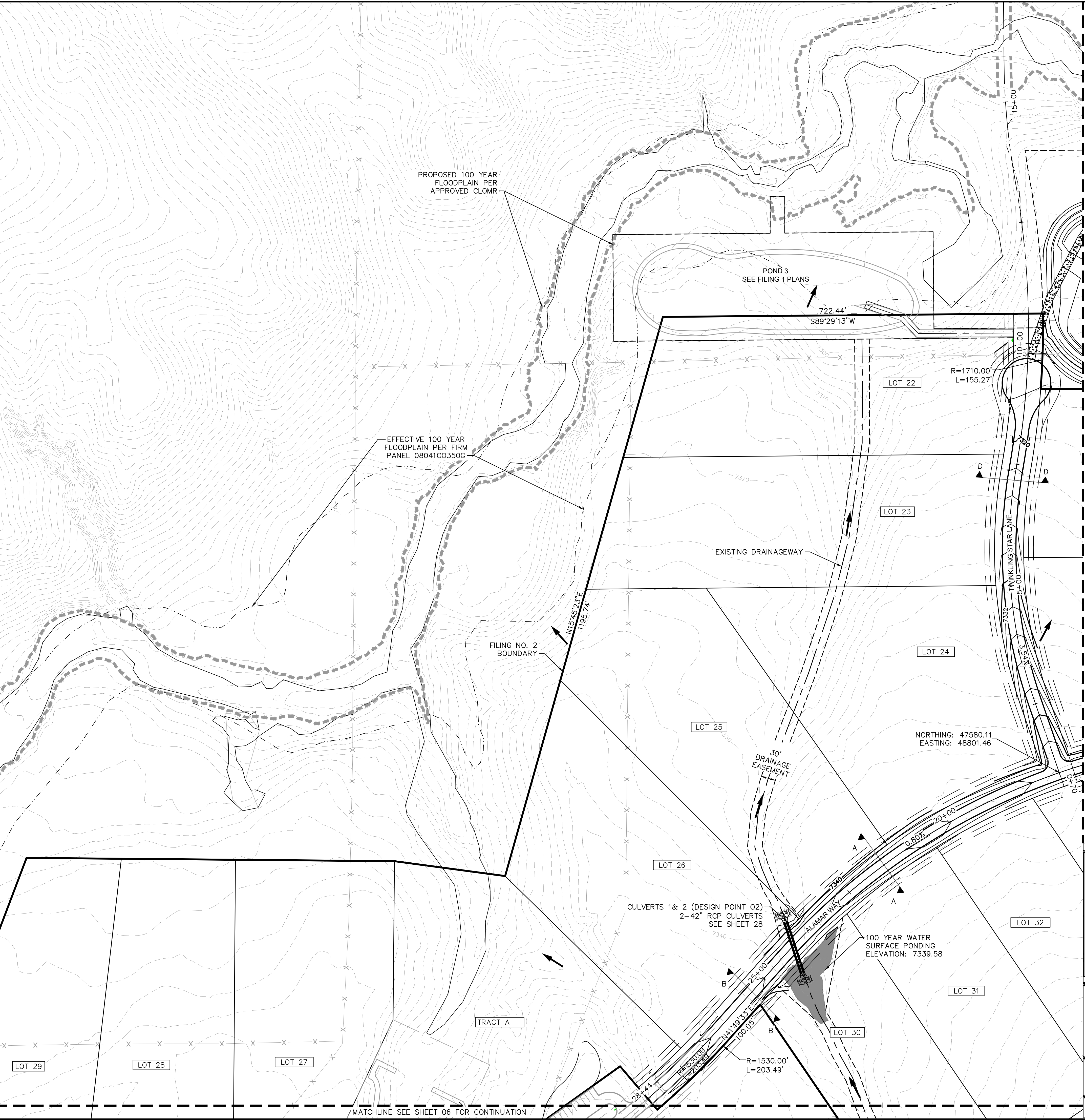
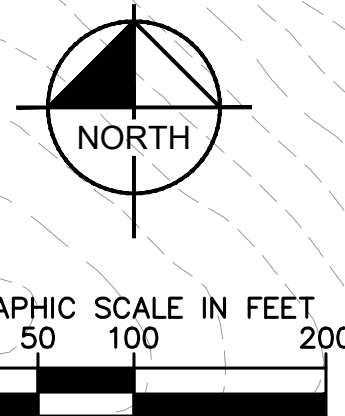
CO
EL PASO COUNTY



EPC 11/16/2021

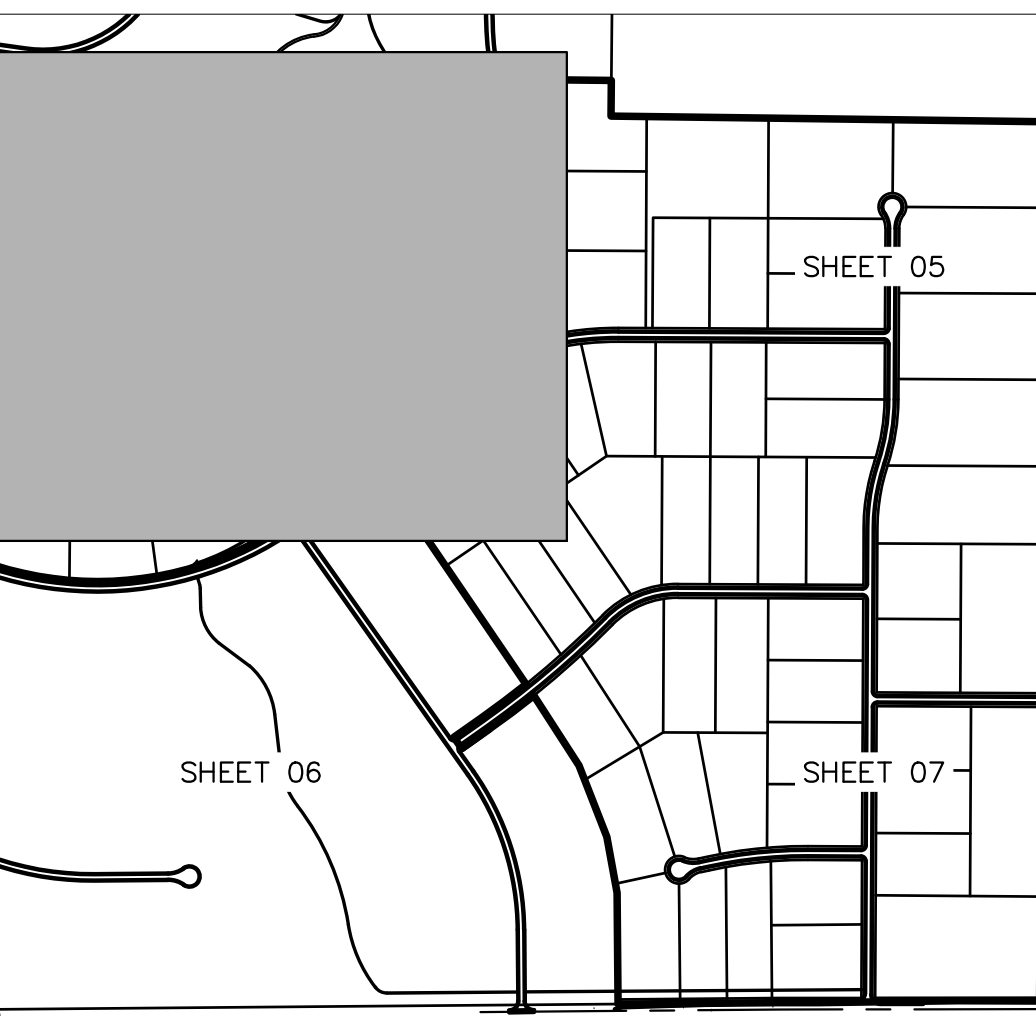
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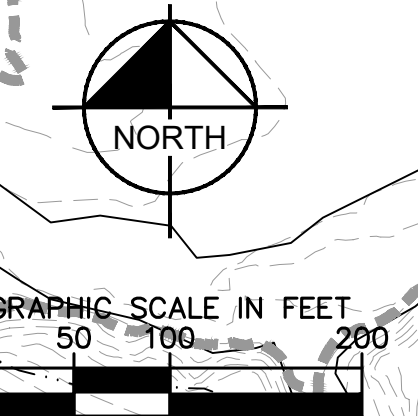
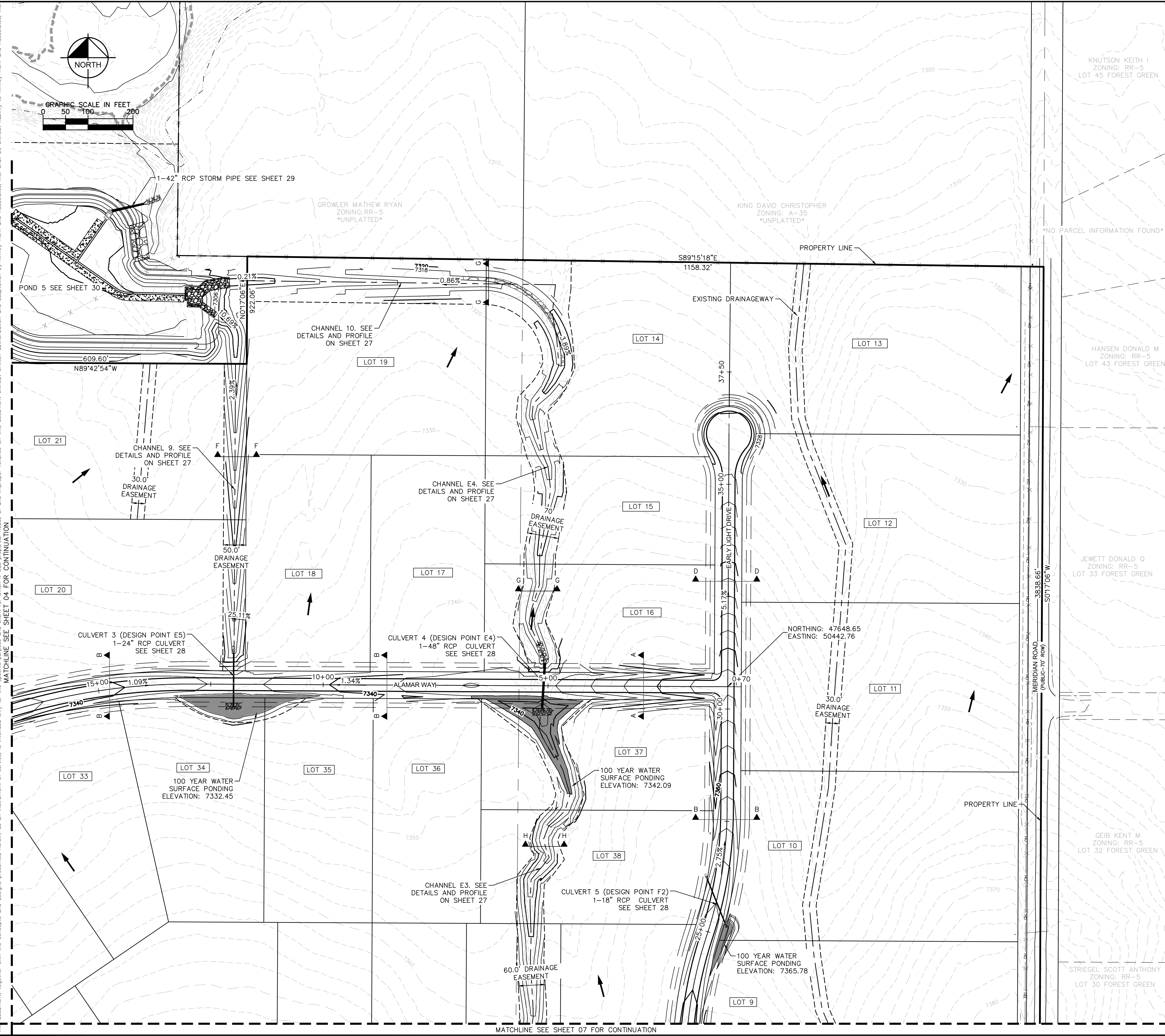
- NOTES**
- SEE SHEET 2 FOR TYPICAL ROADWAY SECTIONS AND ROADSIDE DITCH CONFIGURATIONS AS LABELED IN PLAN VIEW.
- LEGEND**
- PROPERTY LINE
 - ROW LINE
 - UTILITY EASEMENT LINE
 - LOT LINE
 - LOT # LOT NUMBER
 - PROPOSED RIP RAP
 - PROPOSED MAINTENANCE ACCESS ROAD
 - CROSS SECTION (SEE SHEET 02)

MATCHLINE SEE SHEET 05 FOR CONTINUATION

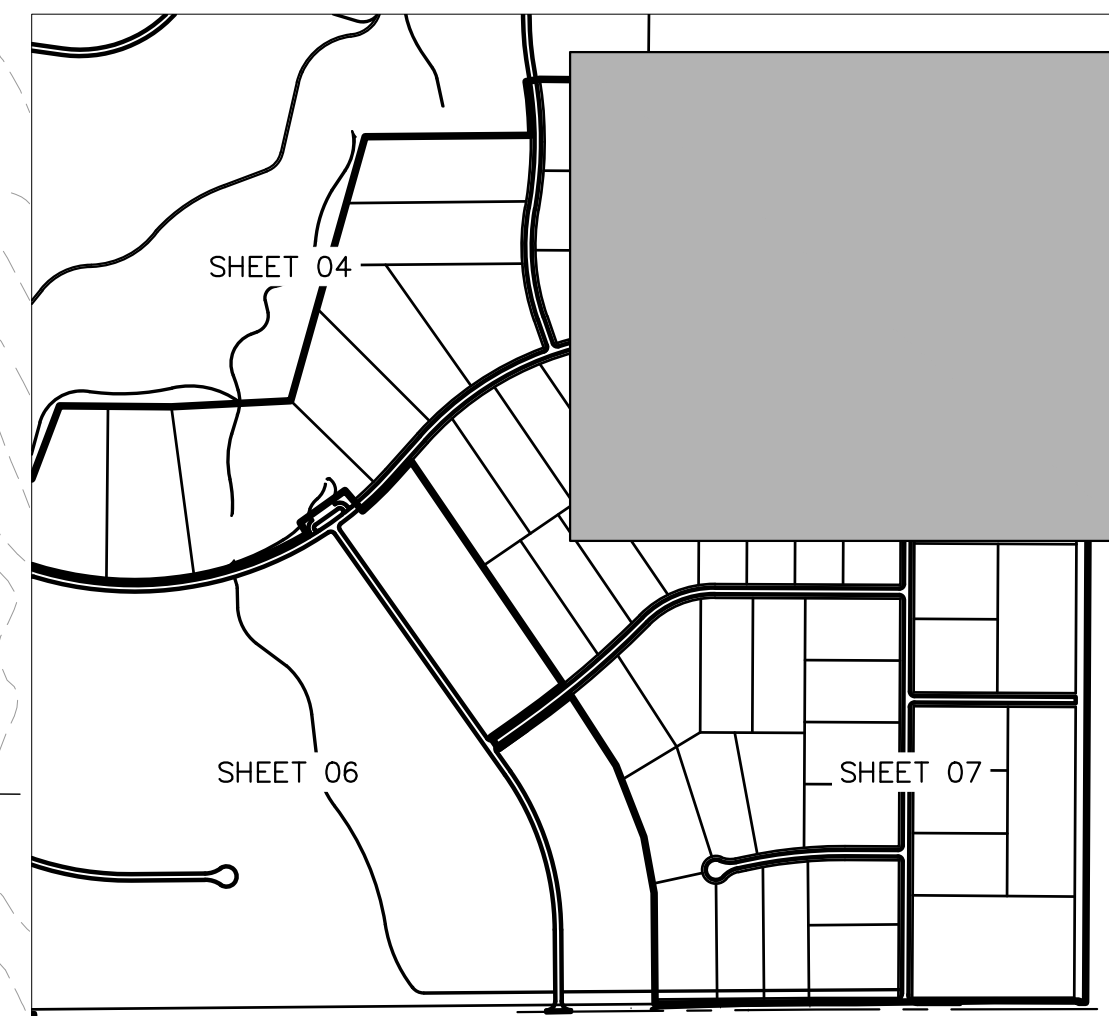
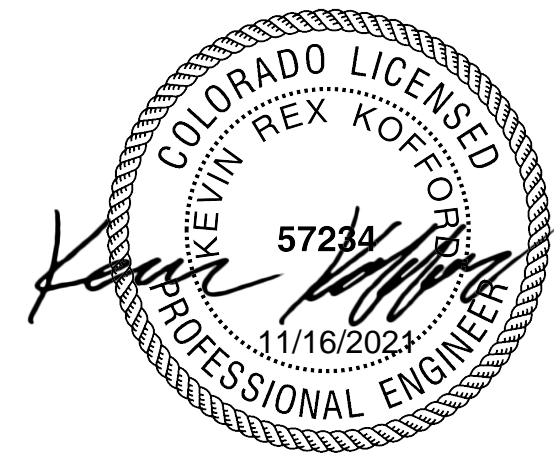


		LICENSED PROFESSIONAL KEVIN KOFFORD CO LICENSE NUMBER 57234 CHECKED BY: _____ TLC DATE: _____	
KHA PROJECT 019610600	DATE 08/25/2021	SCALE AS SHOWN DESIGNED BY KHTAM DRAWN BY KHTAM	COUNTY SUBMITTAL #4 10/29/21 KRC COUNTY SUBMITTAL #3 9/15/21 KRC COUNTY SUBMITTAL #2 8/25/21 KRC
GRADING PLAN		WINSOME FILING NO. 2 PREPARED FOR WINSOME LLC	
SHEET NUMBER 04		EL PASO COUNTY CO	

Plotted By: Kofford, Kevin Sheet: WINSOME F2 Layout: CD (2.0) October 29, 2021 04:03:45pm K:\BEN_Civil\196106000_Winsome F2\CADD\PlanSheets\019610600CD_CD.dwg
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 MATCHLINE SEE SHEET 04 FOR CONTINUATION



- NOTES**
- SEE SHEET 2 FOR TYPICAL ROADWAY SECTIONS AND ROADSIDE DITCH CONFIGURATIONS AS LABELED IN PLAN VIEW.
- LEGEND**
- PROPERTY LINE
 - ROW LINE
 - UTILITY EASEMENT LINE
 - LOT LINE
 - LOT NUMBER
 - PROPOSED RIP RAP
 - PROPOSED MAINTENANCE ACCESS ROAD
 - CROSS SECTION (SEE SHEET 02)



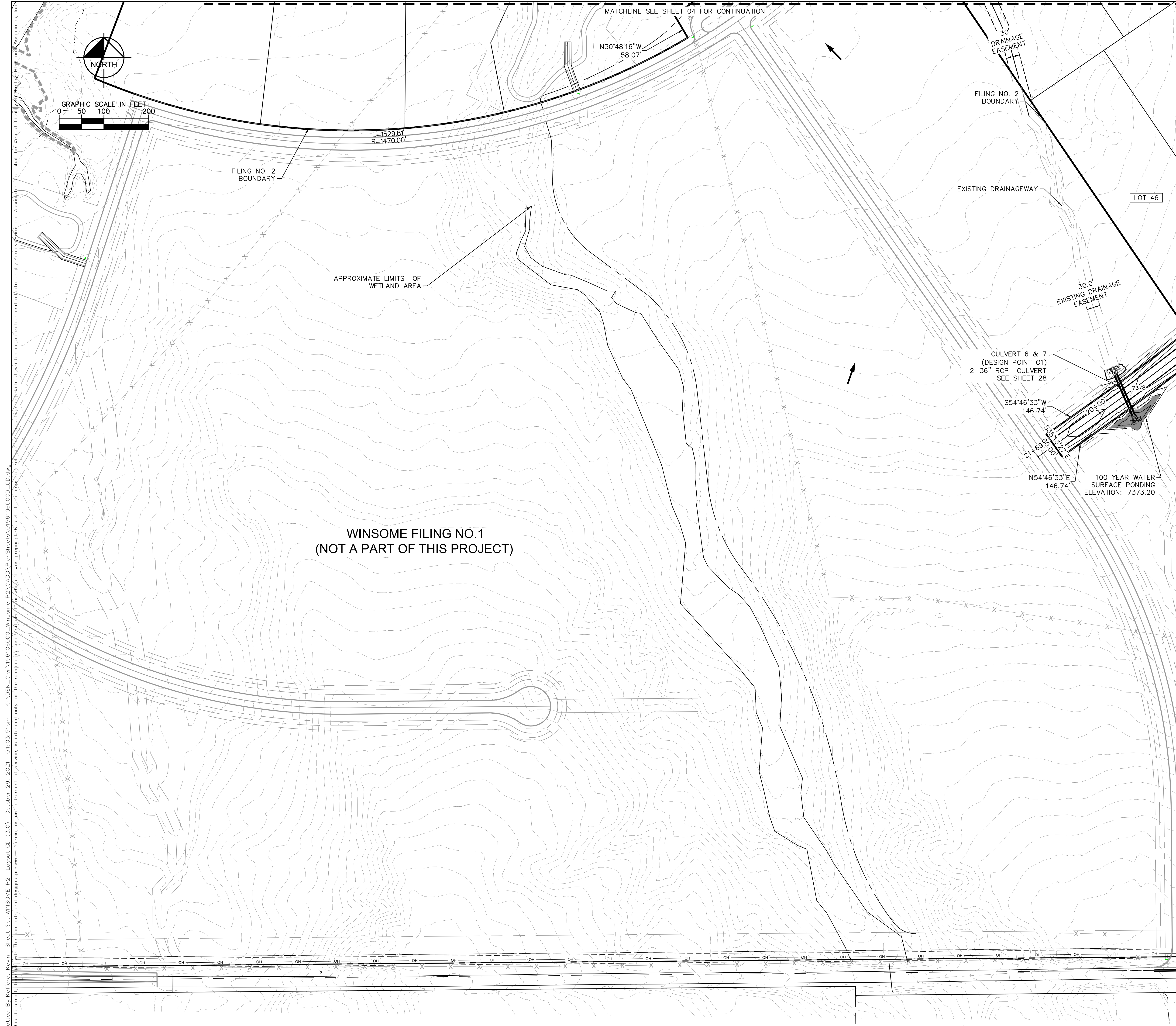
No.	REVISIONS	DATE	BY
4	COUNTY SUBMITTAL #4	10/29/21	KRK
3	COUNTY SUBMITTAL #3	9/15/21	KRK
2	COUNTY SUBMITTAL #2	8/25/21	KRK

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LICENSED PROFESSIONAL ENGINEER
 KEVIN KOFFORD
 CO LICENSE NUMBER 57234
 CHECKED BY: KHTAM
 DATE: 11/16/2021

GRADING PLAN

WINSOME FILING NO. 2
 PREPARED FOR
WINSOME LLC
 EL PASO COUNTY, CO



- NOTES**
- SEE SHEET 2 FOR TYPICAL ROADWAY SECTIONS AND ROADSIDE DITCH CONFIGURATIONS AS LABELED IN PLAN VIEW.
- LEGEND**
- PROPERTY LINE
 - ROW LINE
 - UTILITY EASEMENT LINE
 - LOT LINE
 - LOT #
 - PROPOSED RIP RAP
 - PROPOSED MAINTENANCE ACCESS ROAD
 - CROSS SECTION (SEE SHEET 02)

MATCHLINE SEE SHEET 07 FOR CONTINUATION

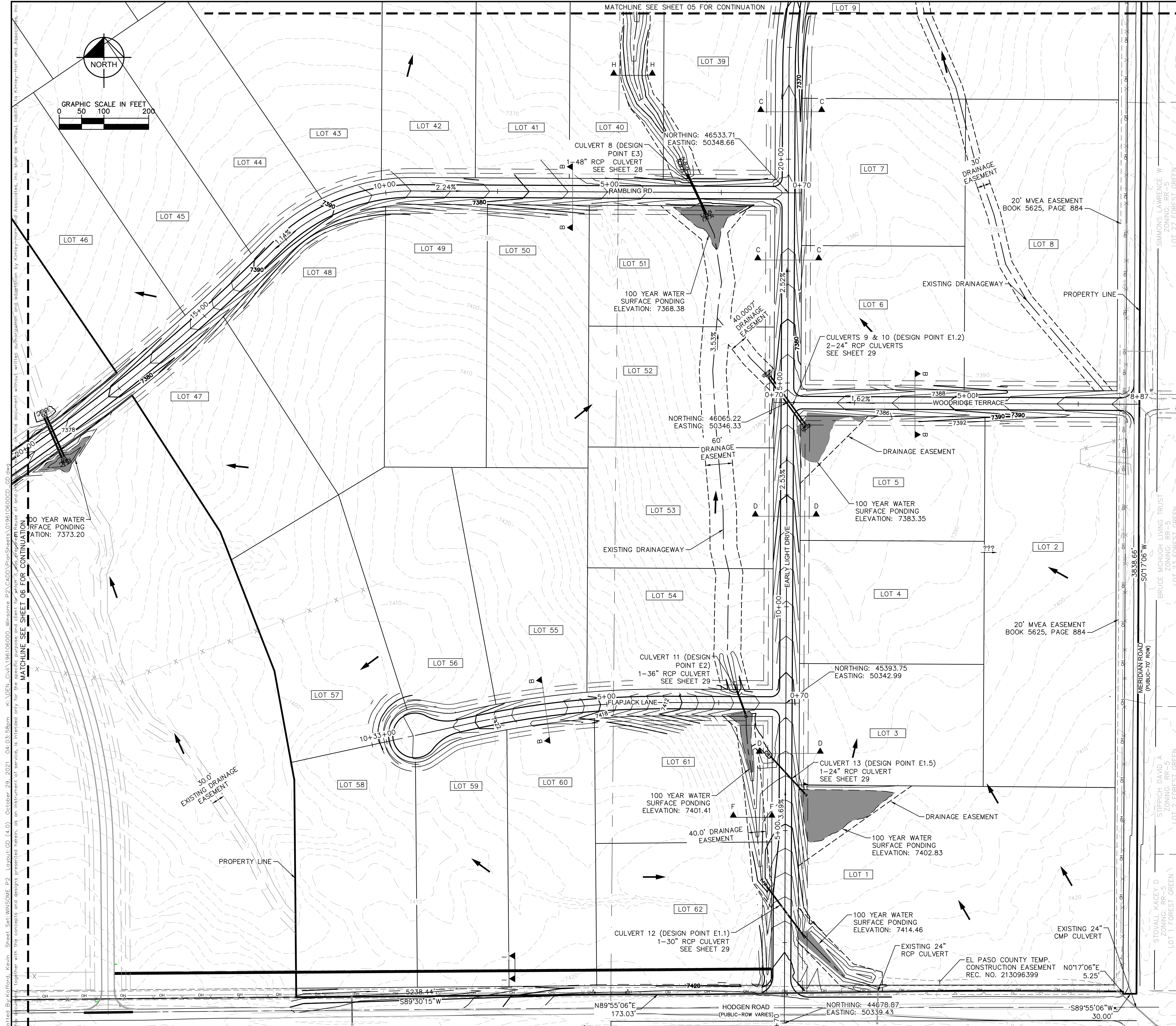


KEYMAP
N.T.S. EPC 11/16/2021

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		KHA PROJECT 0196106000	DATE 08/25/2021
WINSOME FILING NO. 2 PREPARED FOR WINSOME LLC		GRADING PLAN	
EL PASO COUNTY CO		SHEET NUMBER 06	

No.	REVISIONS	DATE	BY
4	COUNTY SUBMITTAL #4	10/29/21	KRK
3	COUNTY SUBMITTAL #3	9/15/21	KRK
2	COUNTY SUBMITTAL #2	8/25/21	KRK



NOTES

- SEE SHEET 2 FOR TYPICAL ROADWAY SECTIONS AND ROADSIDE DITCH CONFIGURATIONS AS LABELED IN PLAN VIEW.

LEGEND

	PROPERTY LINE
	ROW LINE
	UTILITY EASEMENT LINE
	LOT LINE
	LOT NUMBER
	PROPOSED RIP RAP
	PROPOSED MAINTENANCE ACCESS ROAD
	CROSS SECTION (SEE SHEET 02)

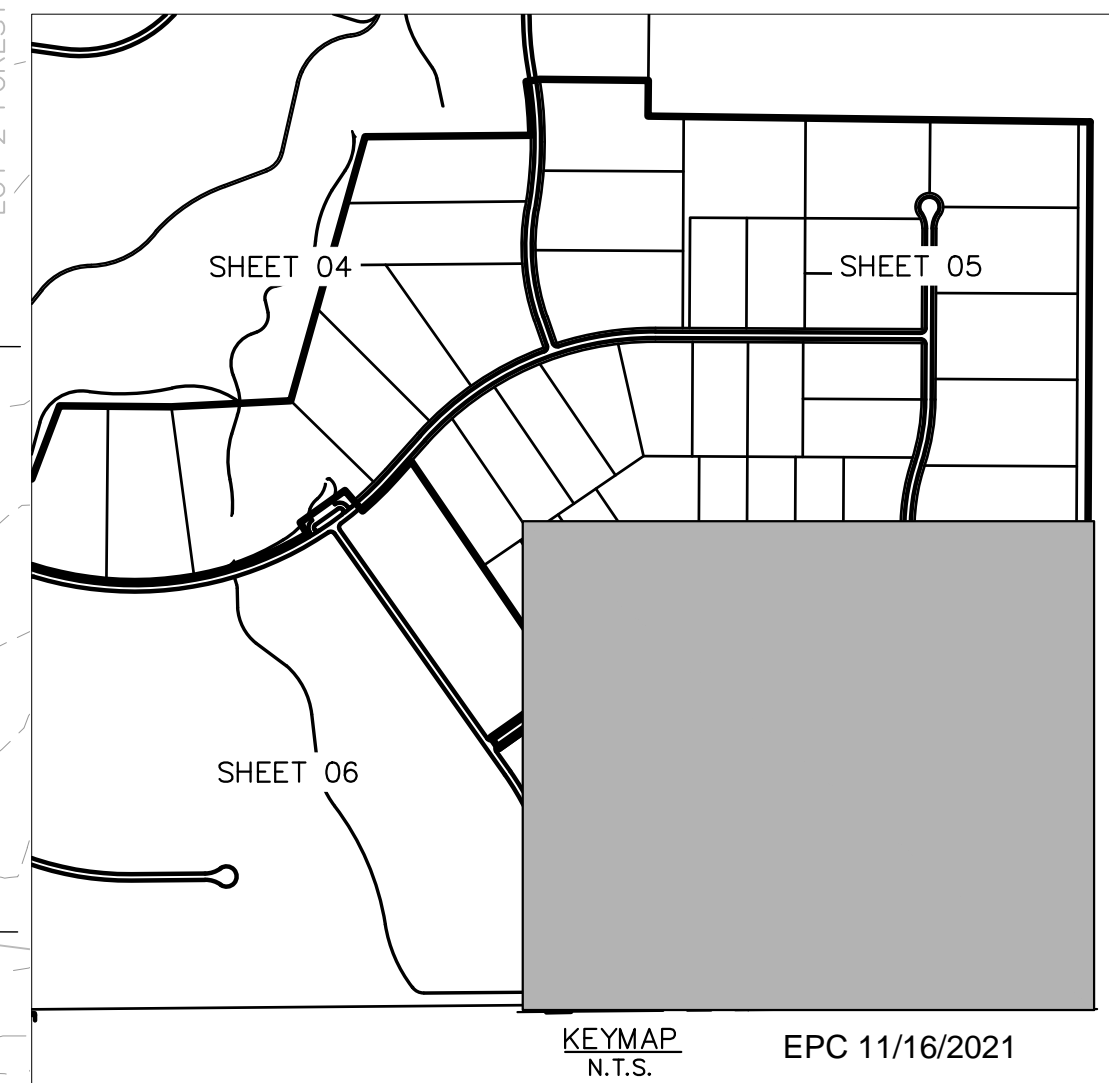
NO.	REVISIONS	DATE
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3	COUNTY SUBMITTAL #3	9/15/21 KRC
2	COUNTY SUBMITTAL #2	8/25/21 KRC

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LICENSED PROFESSIONAL
 KEVIN KOFFORD
 CO LICENSE NUMBER 57234
 KEVIN KOFFORD
 CO LICENSE NUMBER 57234

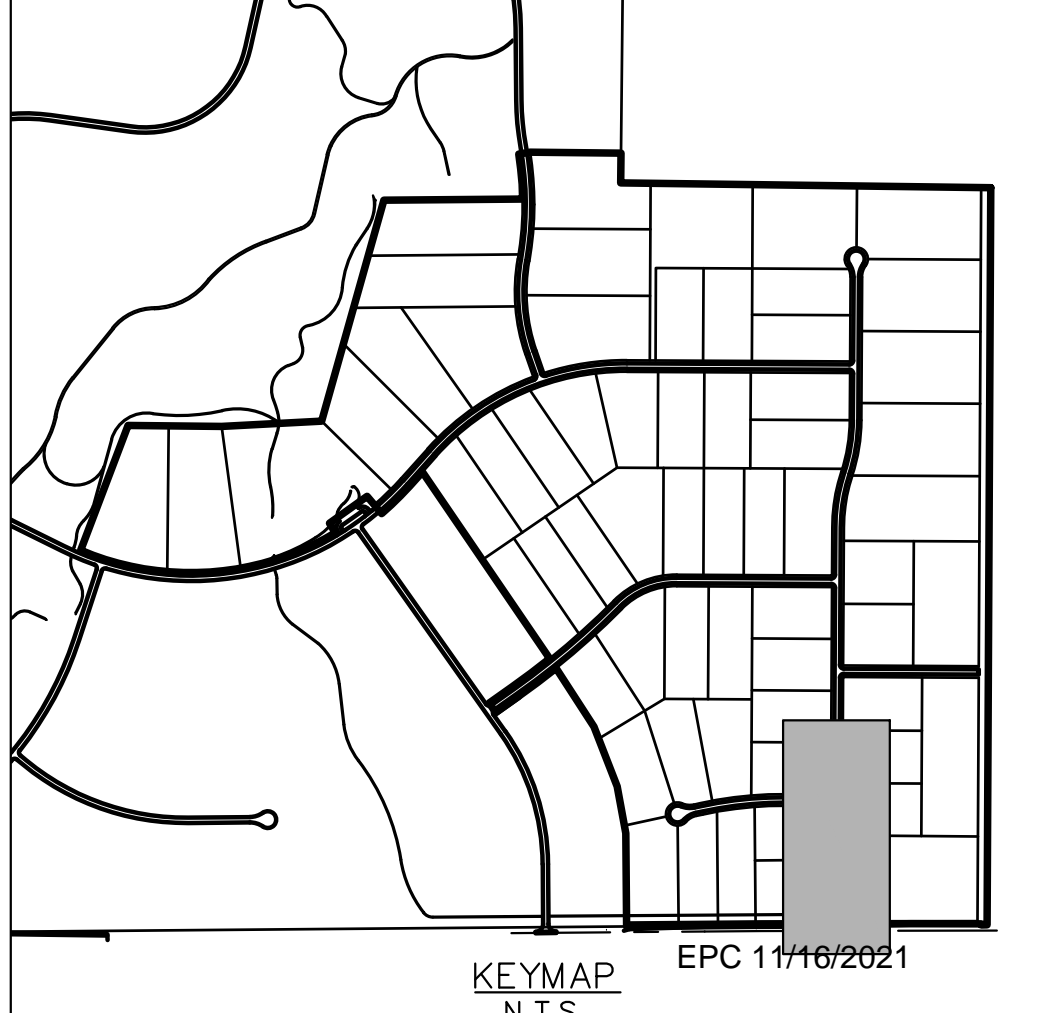
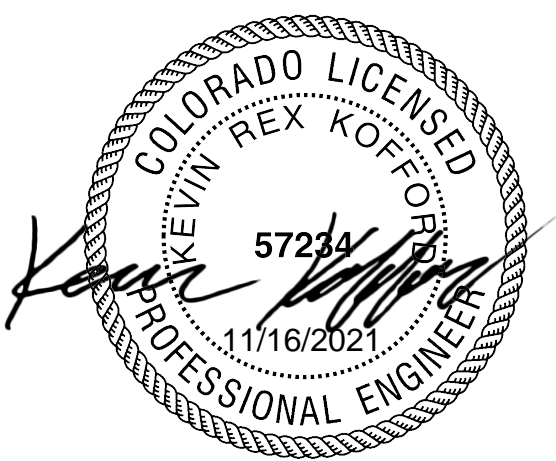
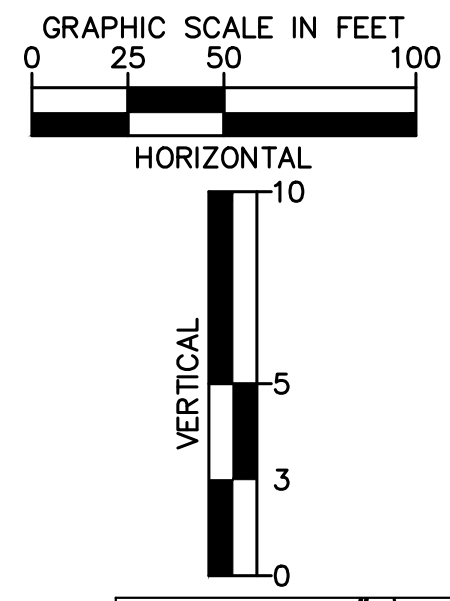
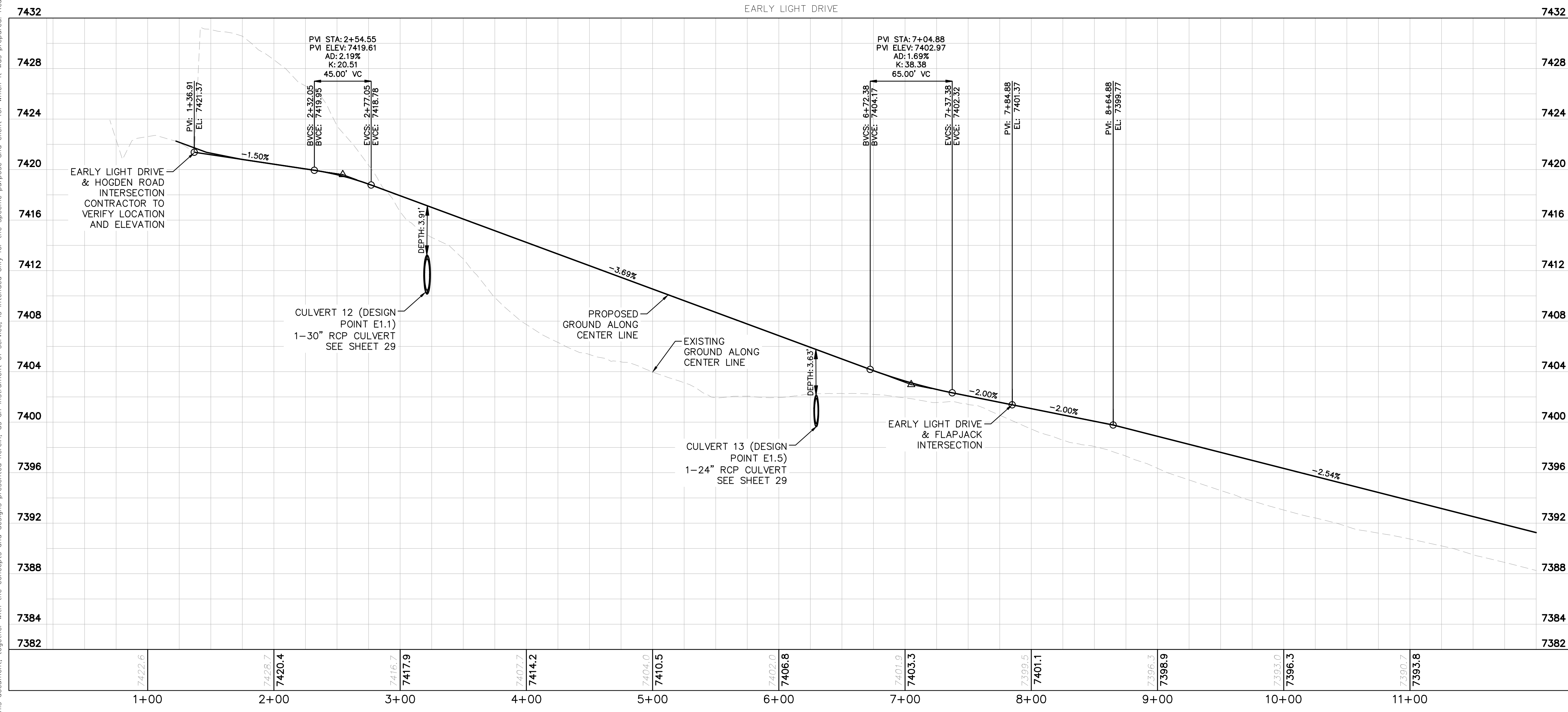
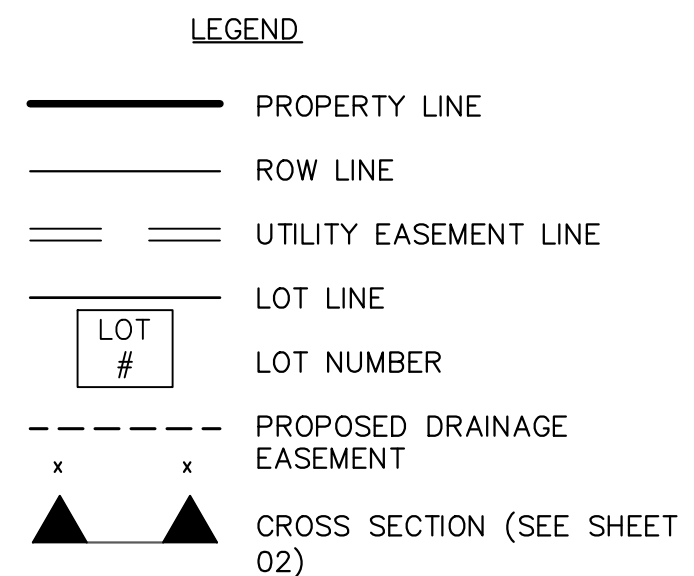
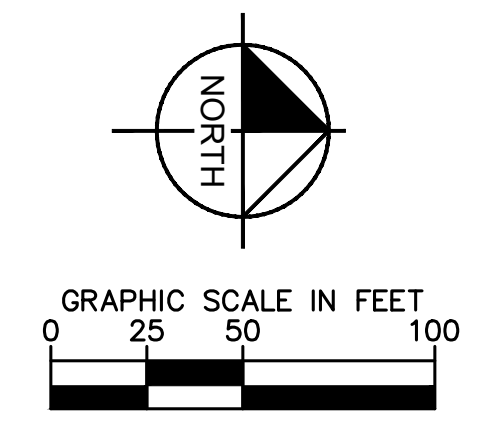
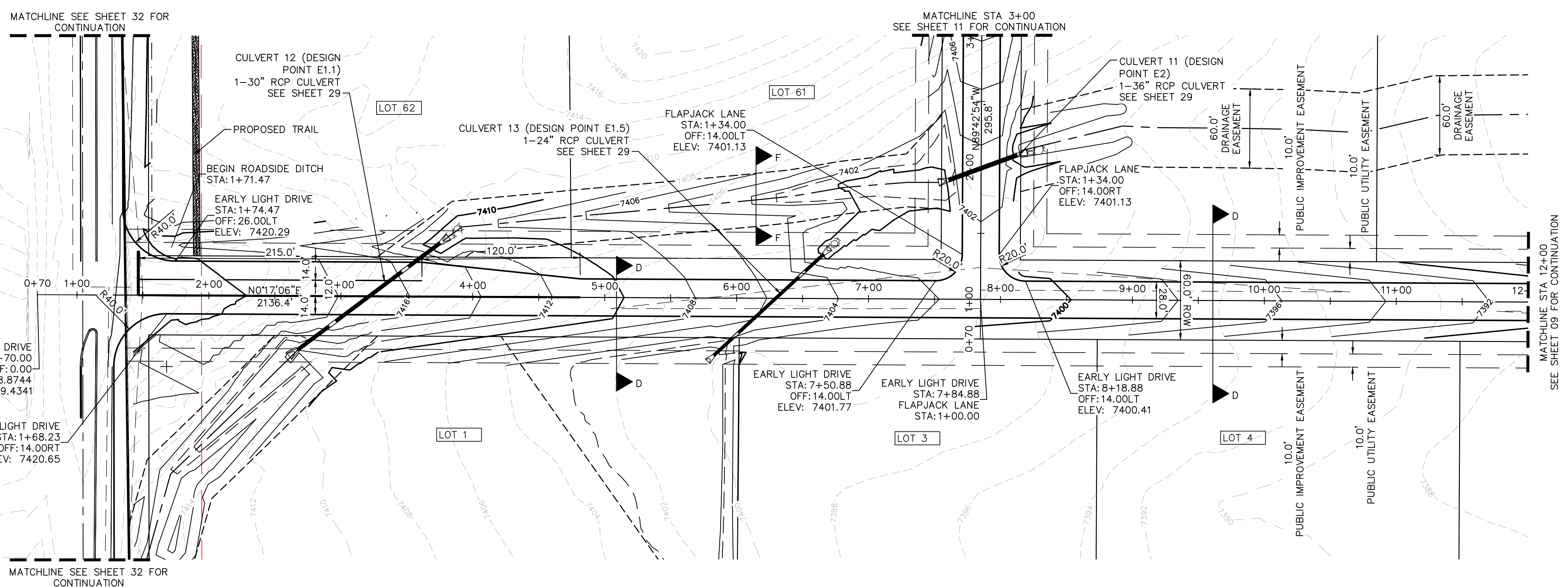
KHA PROJECT 019610600
 DATE 08/25/2021
 SCALE AS SHOWN
 DESIGNED BY KHTAM
 DRAWN BY KHTAM
 CHECKED BY TLC DATE: _____

WINSOME FILING NO. 2
 PREPARED FOR
WINSOME LLC
 EL PASO COUNTY CO



Plotted By: Kofford, Kevin Sheet: WINSOME F2 Layout: CD (4.0) October 29, 2021 04:03:58pm K:\DEN_Civil\196106000_Winsome F2\CADD\PlanSheets\019610600CD_CD.dwg
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- NOTES**
- SEE SHEET 02 FOR TYPICAL ROADWAY SECTIONS AND ROADSIDE DITCH CONFIGURATIONS AS LABELED IN PLAN VIEW.
 - INSTALL ECB CENTERED IN THE DITCH BOTTOM. 8' WIDE ROLL PROVIDING 4' OF WETTED PERIMETER ON EACH SIDE OF DITCH. USE WESTERN EXCELSIOR COCONUT/STRAW CS-3 OR MINIMUM EQUIVALENT.

No.	REVISIONS	DATE	BY
4	COUNTY SUBMITTAL #4	10/29/21	KRK
3	COUNTY SUBMITTAL #3	9/15/21	KRK
2	COUNTY SUBMITTAL #2	8/25/21	KRK

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LICENSED PROFESSIONAL
 KEVIN KOFFORD
 CO LICENSE NUMBER
 57234

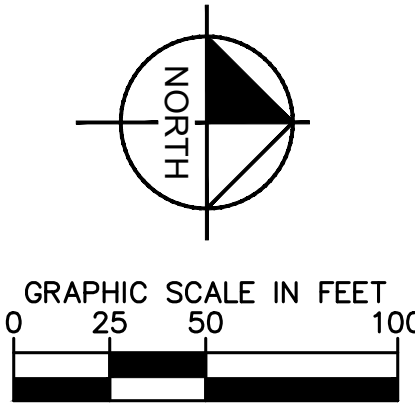
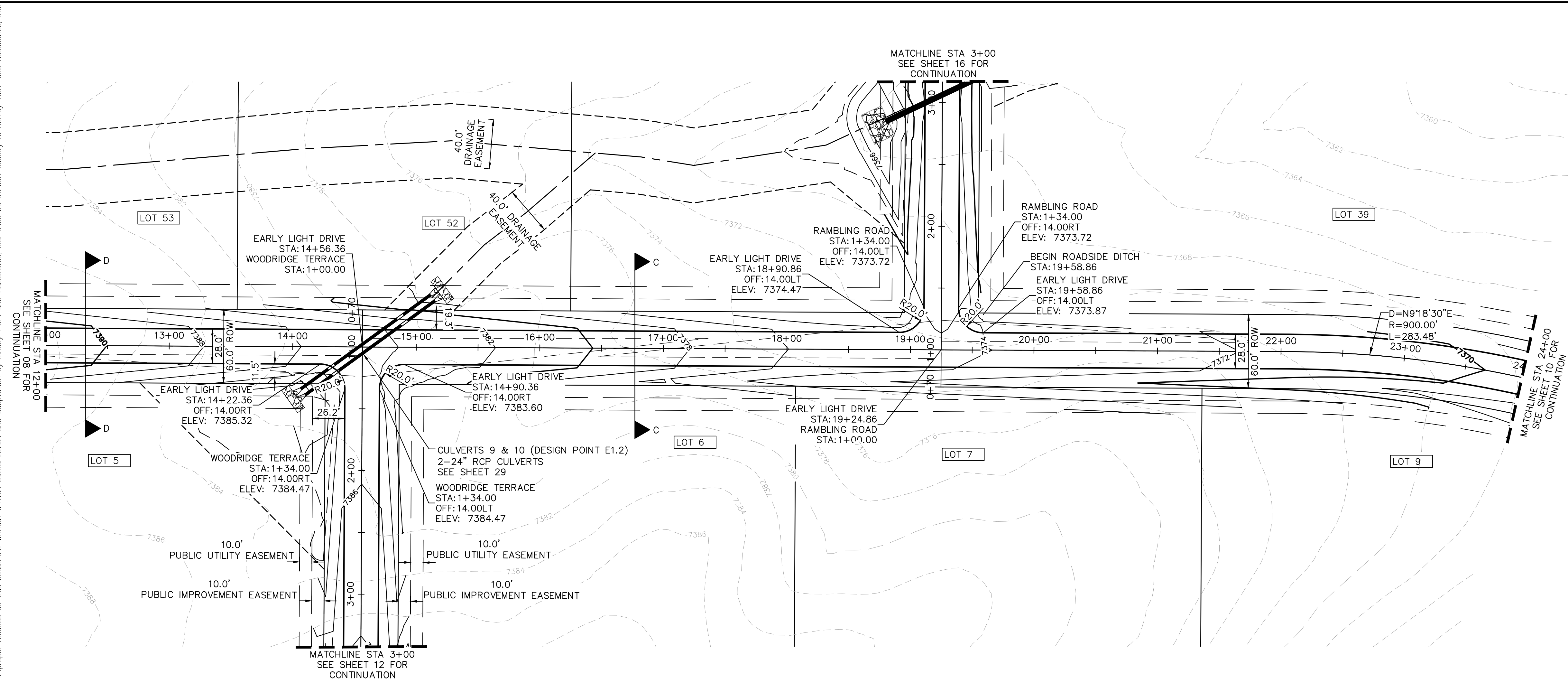
KHA PROJECT
 019610600
 DATE
 08/25/2021
 SCALE AS SHOWN
 DESIGNED BY KHTAM
 DRAWN BY KHTAM
 CHECKED BY _____
 TLC DATE: _____

**EARLY LIGHT DRIVE
 ROADWAY PLAN AND
 PROFILE**

WINSOME FILING NO. 2
 PREPARED FOR
WINSOME LLC
 EL PASO COUNTY CO

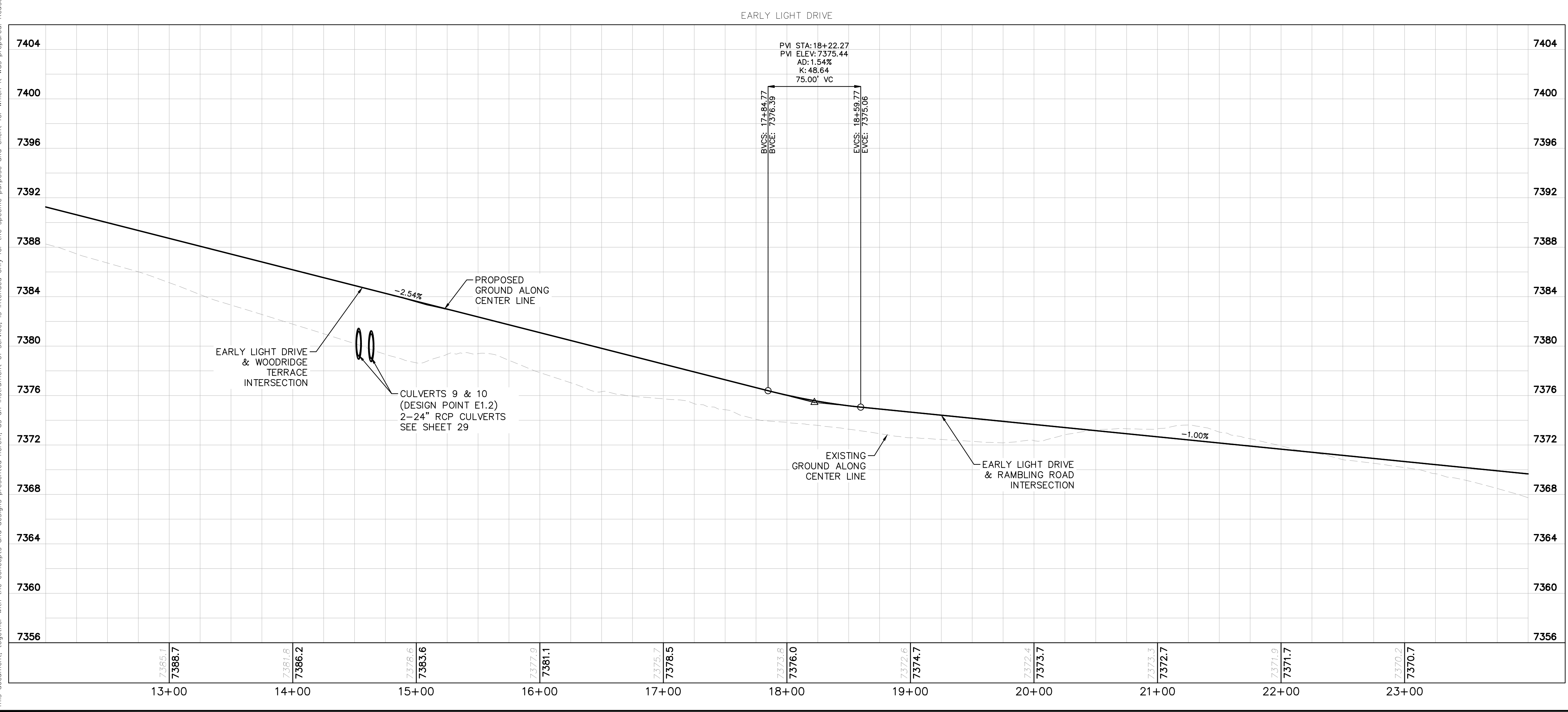
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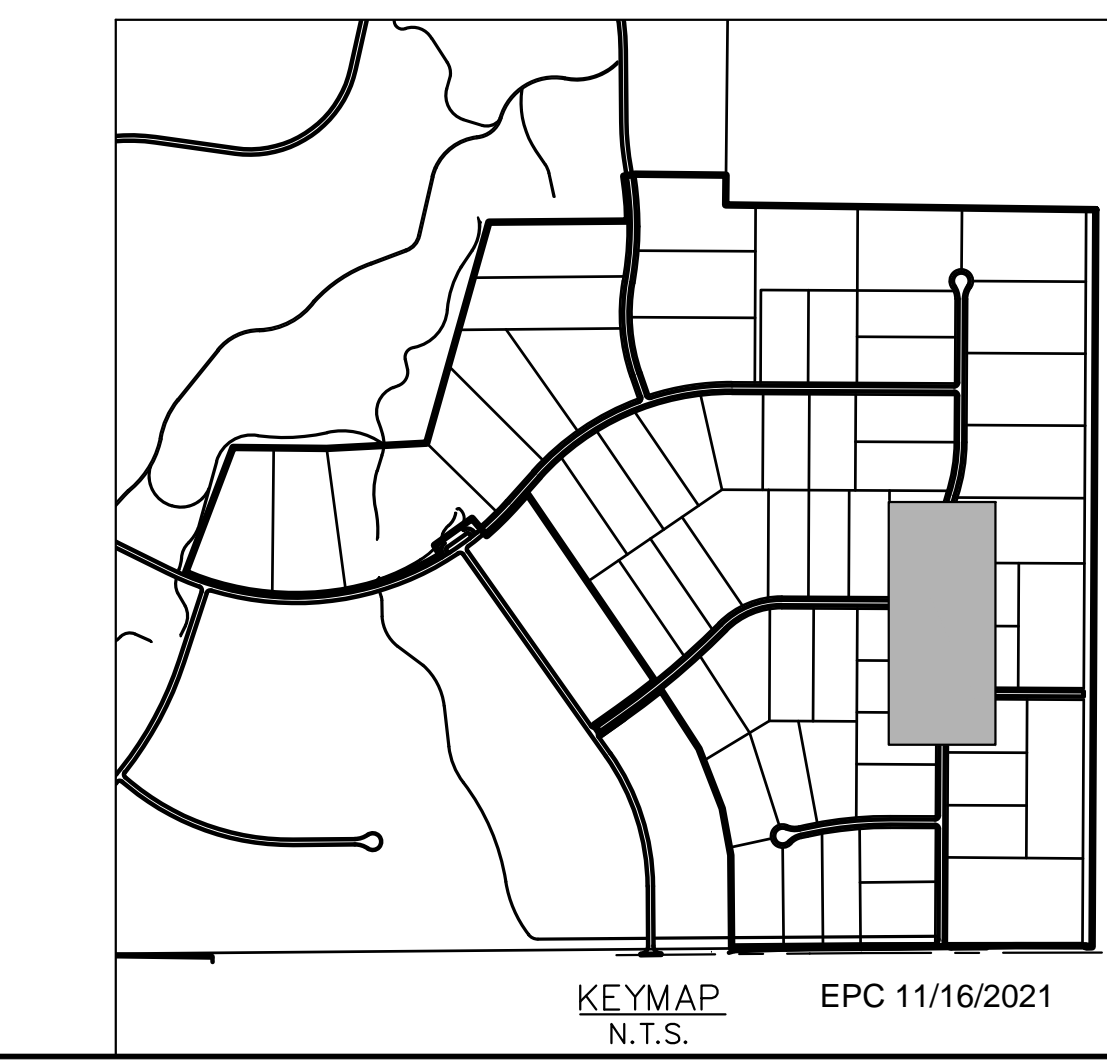
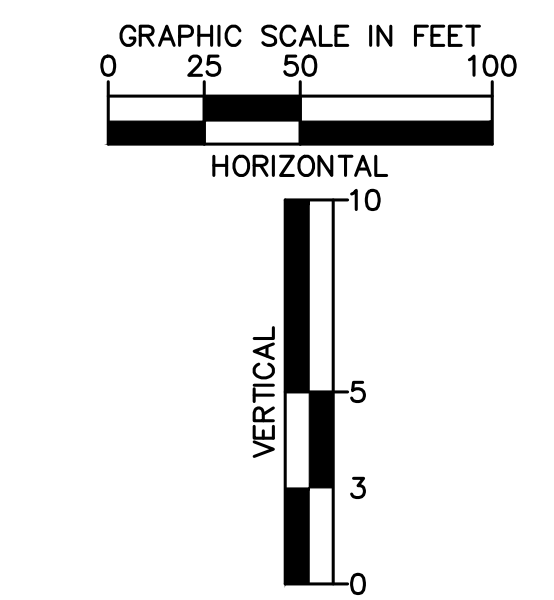


LEGEND

	PROPERTY LINE
	ROW LINE
	UTILITY EASEMENT LINE
	LOT LINE LOT NUMBER
	PROPOSED DRAINAGE EASEMENT
	CROSS SECTION (SEE SHEET 02)

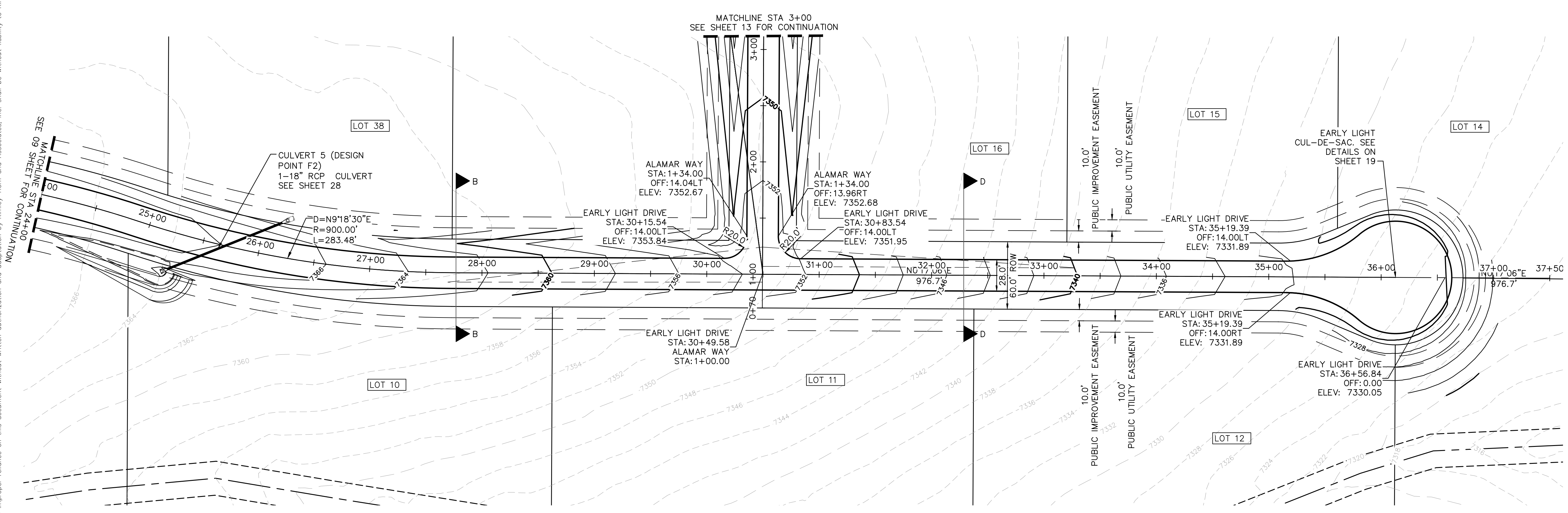


- NOTES**
- SEE SHEET 02 FOR TYPICAL ROADWAY SECTIONS AND ROADSIDE DITCH CONFIGURATIONS AS LABELED IN PLAN VIEW.
 - INSTALL ECB CENTERED IN THE DITCH BOTTOM. 8' WIDE ROLL PROVIDING 4' OF WETTED PERIMETER ON EACH SIDE OF DITCH. USE WESTERN EXCELSIOR COCONUT/STRAW CS-3 OR MINIMUM EQUIVALENT.
 - CLEAR ZONE DISTANCE FOR LOCAL ROADS WITH A POSTED SPEED OF 30 MPH IS 7'. ALL HEADWALLS ARE TO BE OUTSIDE THE CLEAR ZONE.



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		4	COUNTY SUBMITTAL #4	10/29/21
		3	COUNTY SUBMITTAL #3	9/15/21
		2	COUNTY SUBMITTAL #2	8/25/21
LICENSED PROFESSIONAL KEVIN KOFFORD CO LICENSE NUMBER 57234		CHECKED BY: KHTAM DATE:		
KHA PROJECT 019610600		DATE 08/25/2021		
SCALE AS SHOWN DESIGNED BY KHTAM DRAWN BY KHTAM		CHECKED BY: KHTAM DATE:		
WINSOME FILING NO. 2 PREPARED FOR WINSOME LLC		EL PASO COUNTY CO		
SHEET NUMBER 09		EPC 11/16/2021		

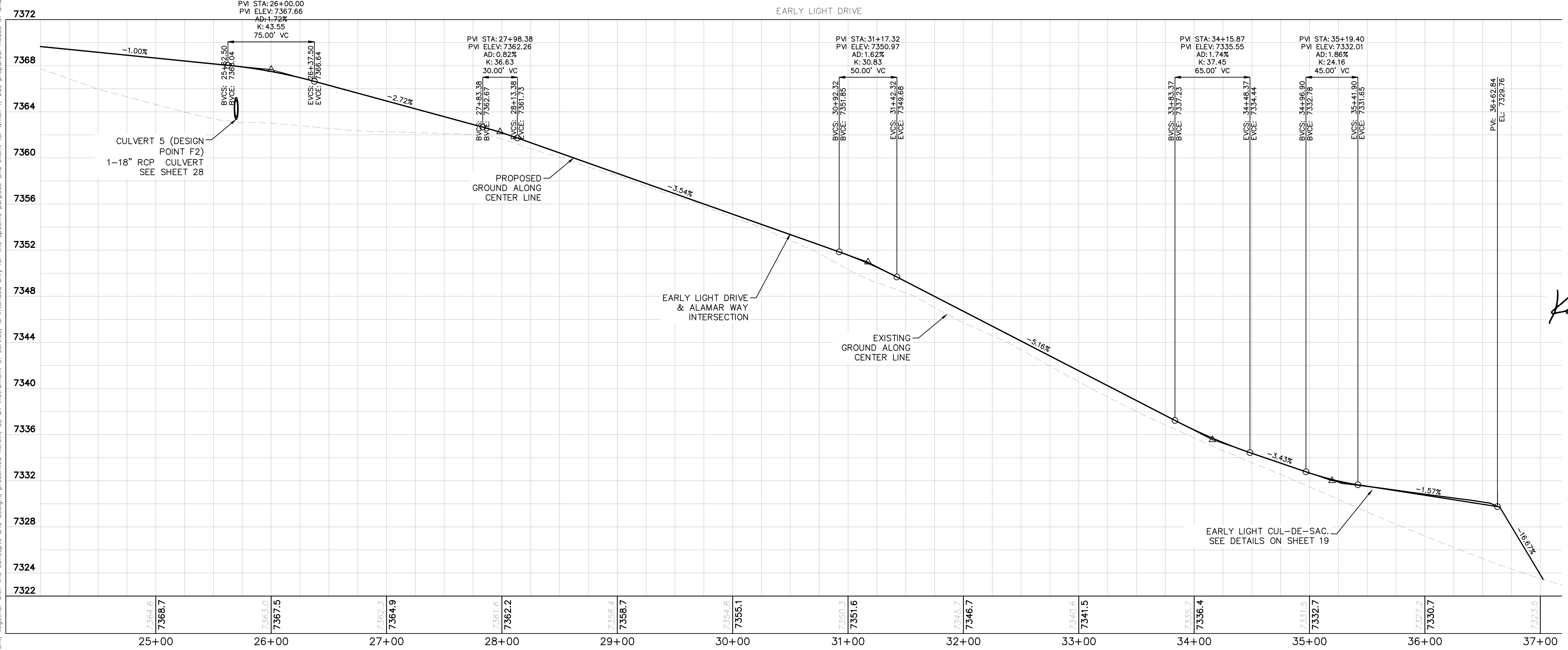
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LEGEND
 ——— PROPERTY LINE
 ——— ROW LINE
 ——— UTILITY EASEMENT LINE
 ——— LOT LINE
 [] LOT #
 [] LOT NUMBER
 - - - - - PROPOSED DRAINAGE EASEMENT
 ▲ x ▲ CROSS SECTION (SEE SHEET 02)

GRAPHIC SCALE IN FEET
 0 25 50 100

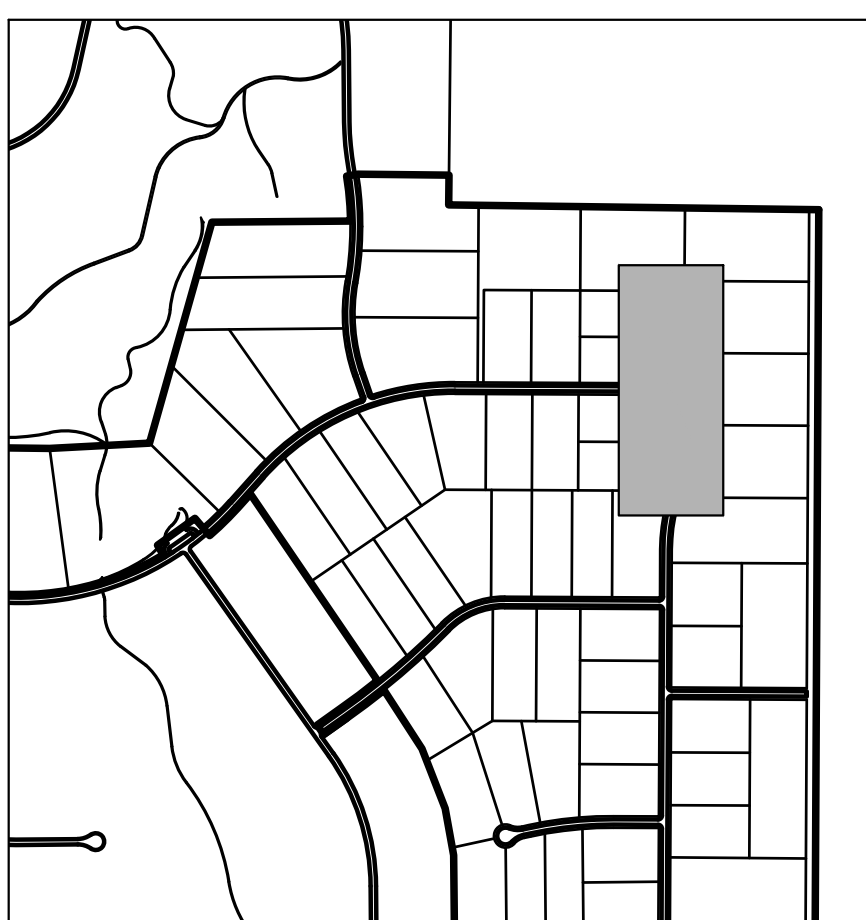
NOTES
 1. SEE SHEET 02 FOR TYPICAL ROADWAY SECTIONS AND ROADSIDE DITCH CONFIGURATIONS AS LABELED IN PLAN VIEW.
 2. INSTALL ECB CENTERED IN THE DITCH BOTTOM. 8" WIDE ROLL PROVIDING 4" OF WETTED PERIMETER ON EACH SIDE OF DITCH. USE WESTERN EXCELSIOR COCONUT/STRAW CS-3 OR MINIMUM EQUIVALENT.



GRAPHIC SCALE IN FEET
 HORIZONTAL: 0 25 50 100
 VERTICAL: 0 5 10

KEYMAP
 N.T.S. EPC 11/16/2021

PROFESSIONAL ENGINEER
 KEVIN REX KOFFORD
 57234
 11/16/2021



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 PHONE: 719-453-0180
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LICENSED PROFESSIONAL: KEVIN KOFFORD
 CO LICENSE NUMBER: 57234
 CHECKED BY: KHTAM
 TLC DATE:

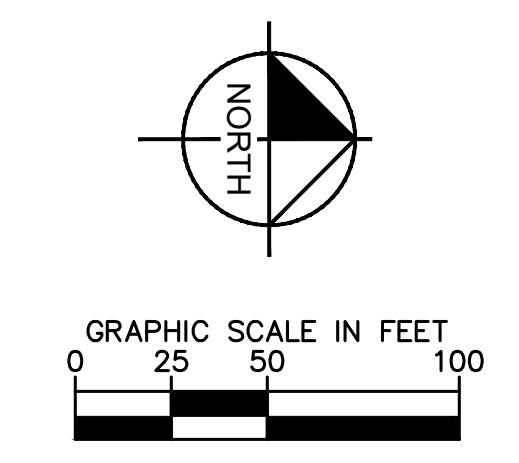
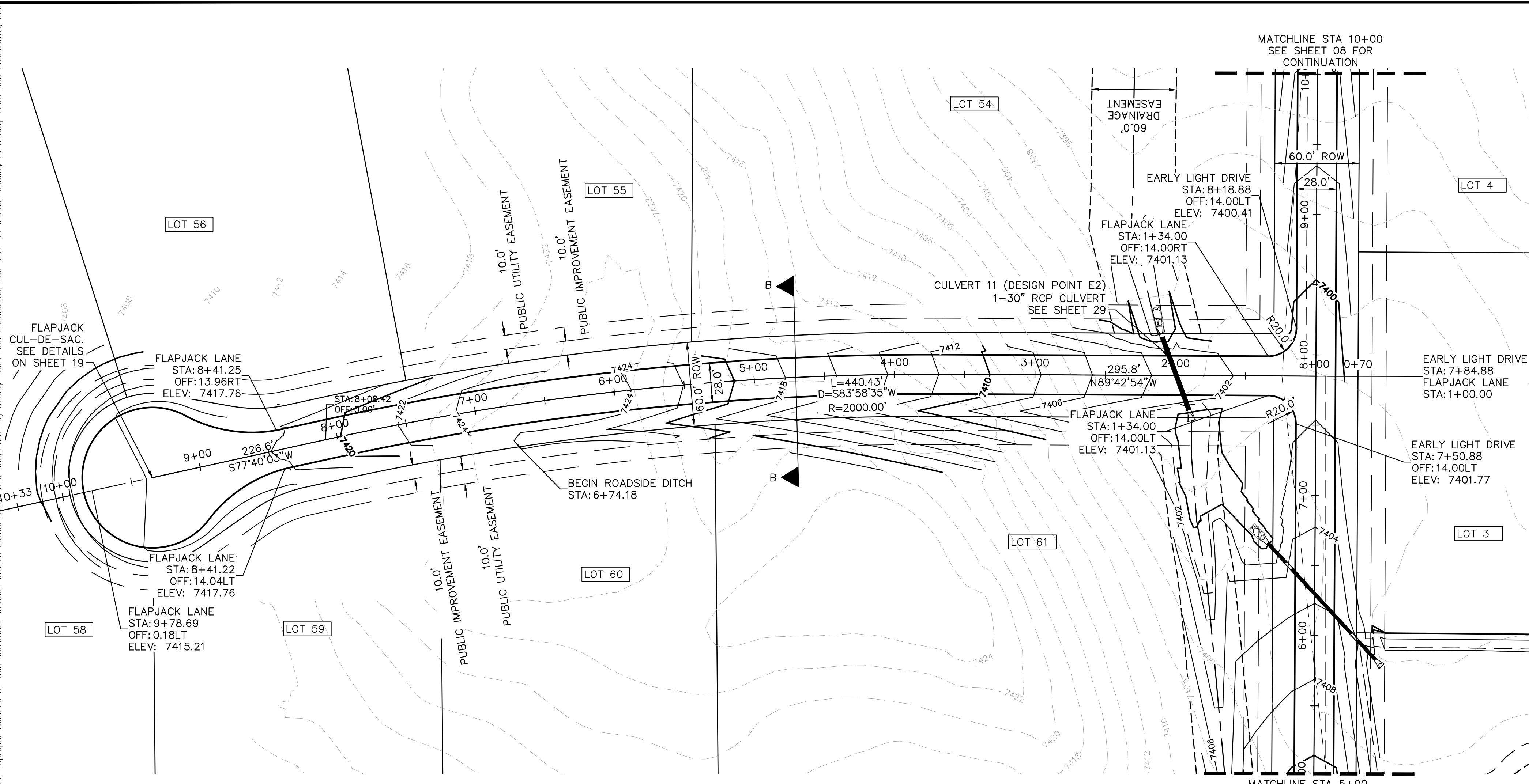
EARLY LIGHT DRIVE ROADWAY PLAN AND PROFILE

WINSOME FILING NO. 2
 PREPARED FOR WINSOME LLC
 EL PASO COUNTY CO

SHEET NUMBER: 10

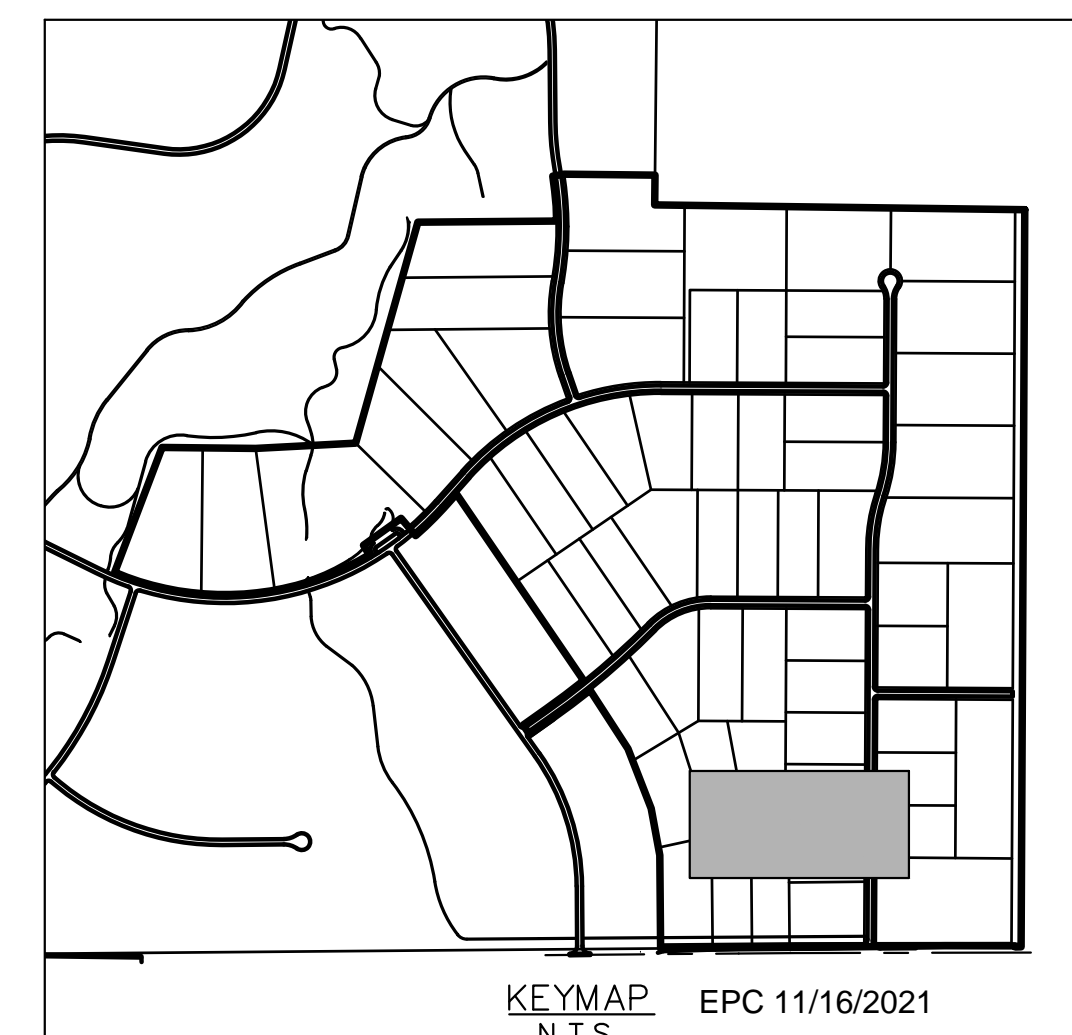
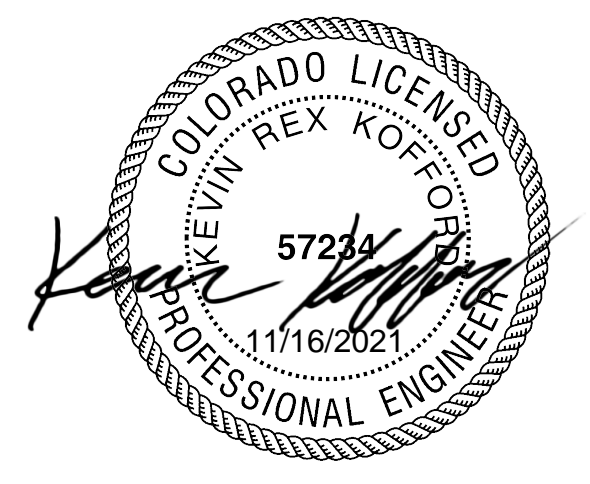
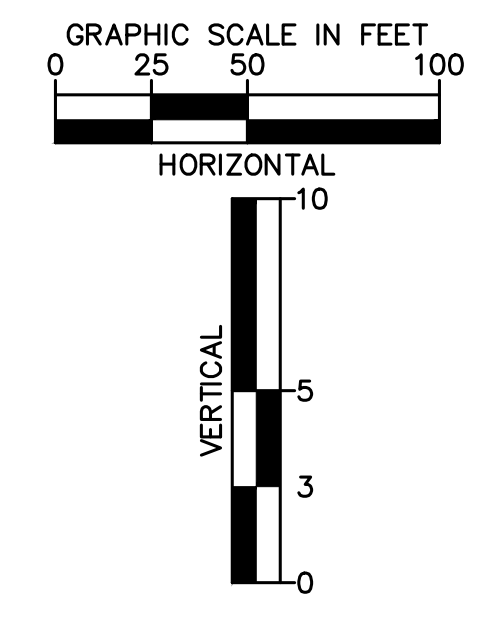
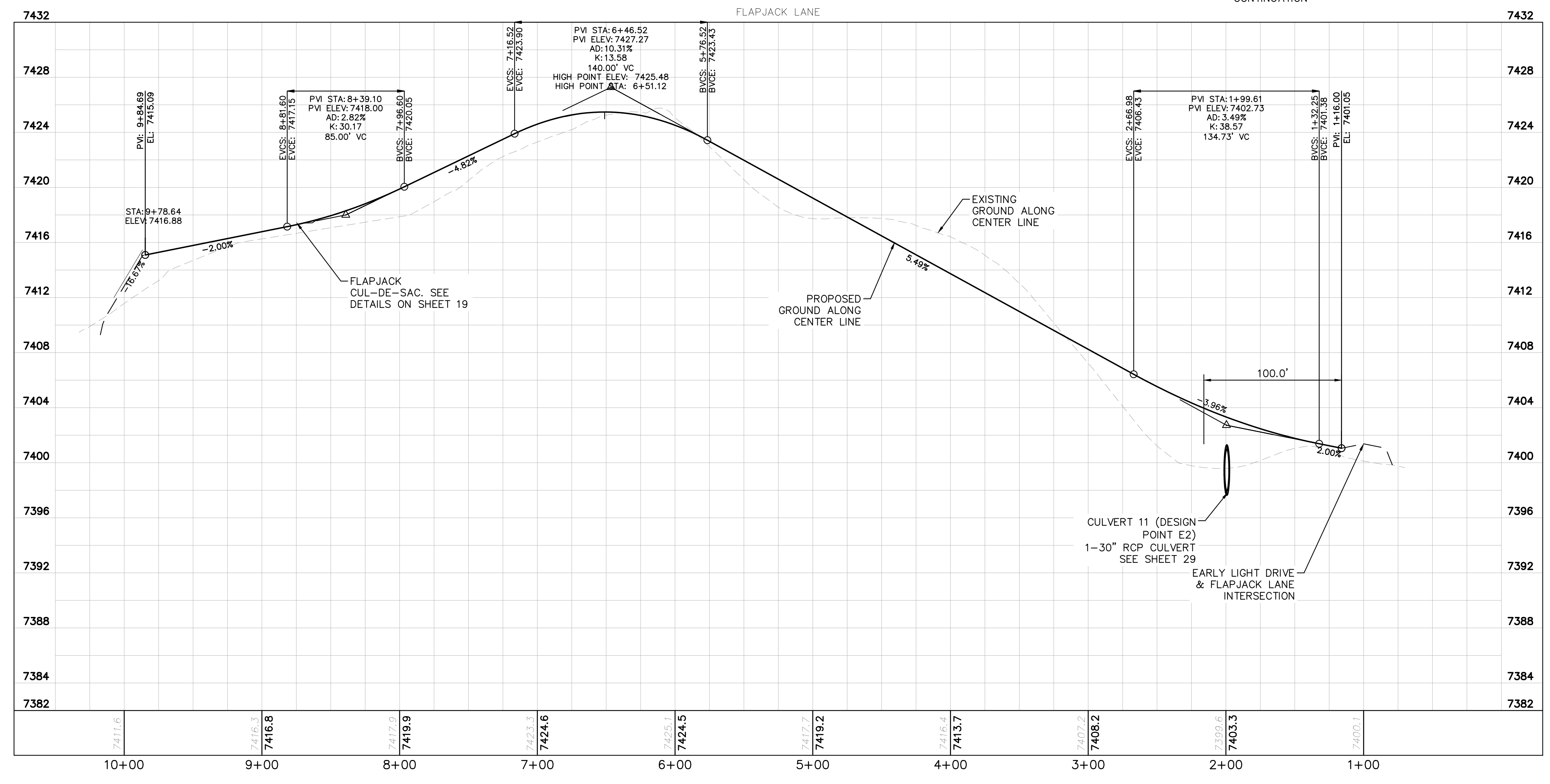
NO.	REVISIONS	DATE	BY
4	COUNTY SUBMITTAL #4	10/29/21	KRK
3	COUNTY SUBMITTAL #3	9/15/21	KRK
2	COUNTY SUBMITTAL #2	8/25/21	KRK

Plotted By: Kofford, Kevin. Sheet: WINSOME E2. Layout: P&P-FLAPJACK LN. October 28, 2021. 04:05:54pm. K:\DEN_Civil\196106000-Winsome E2\CADD\PlanSheets\0196106000- RD E&P.dwg
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- LEGEND**
- PROPERTY LINE
 - ROW LINE
 - UTILITY EASEMENT LINE
 - LOT LINE
 - LOT NUMBER
 - PROPOSED DRAINAGE EASEMENT
 - CROSS SECTION (SEE SHEET 02)

- NOTES**
- SEE SHEET 02 FOR TYPICAL ROADWAY SECTIONS AND ROADSIDE DITCH CONFIGURATIONS AS LABELED IN PLAN VIEW.
 - INSTALL ECB CENTERED IN THE DITCH BOTTOM. 8' WIDE ROLL PROVIDING 4' OF WETTED PERIMETER ON EACH SIDE OF DITCH. USE WESTERN EXCELSIOR COCONUT/STRAW CS-3 OR MINIMUM EQUIVALENT.



WINSOME FILING NO. 2
PREPARED FOR
WINSOME LLC

EL PASO COUNTY CO

SHEET NUMBER
11

KEYMAP
N.T.S. EPC 11/16/2021

LICENSED PROFESSIONAL
KEVIN KOFFORD
CO LICENSE NUMBER
57234

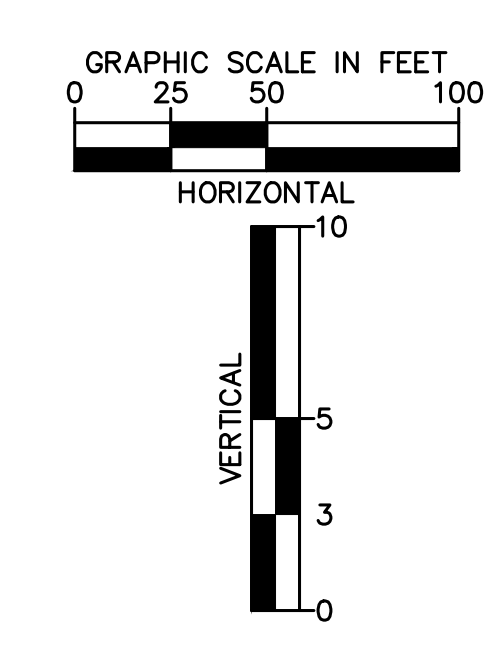
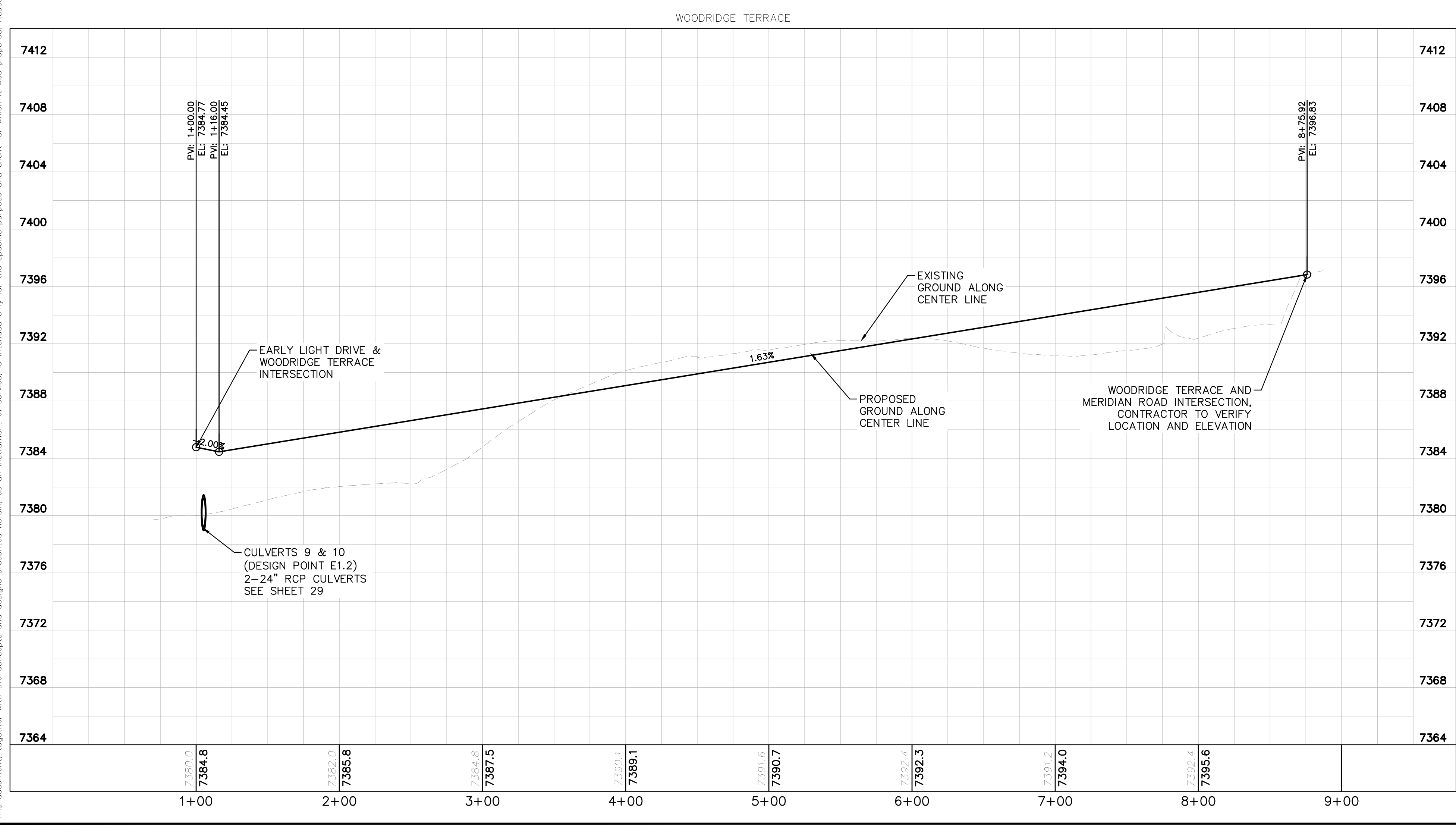
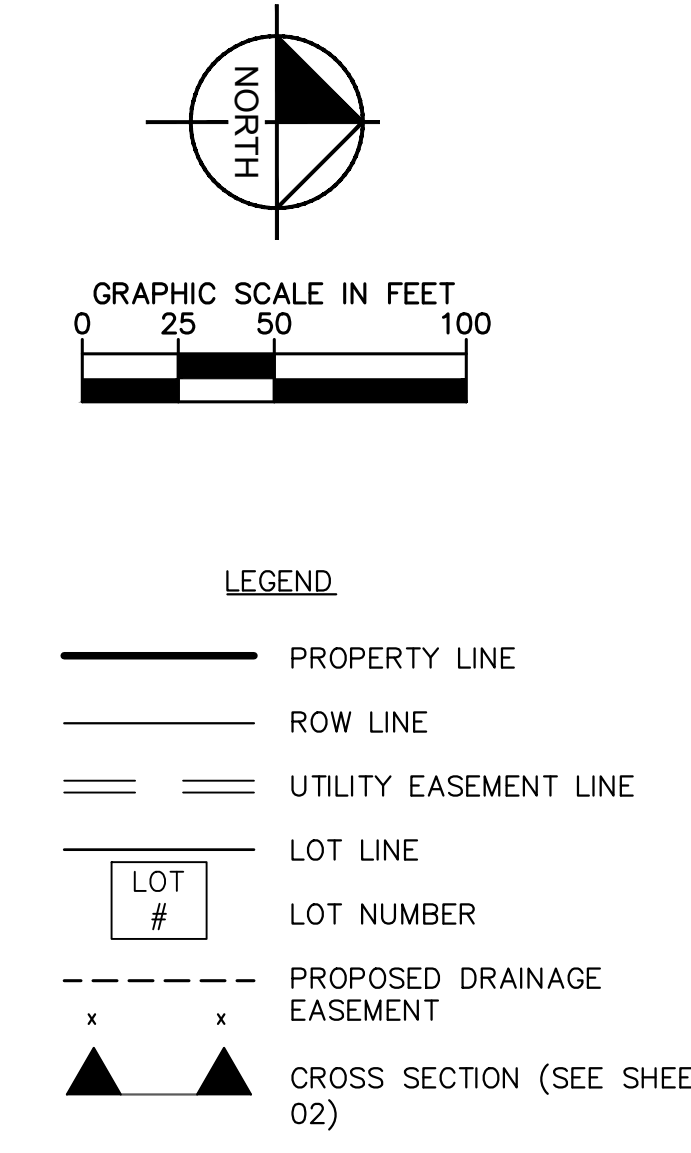
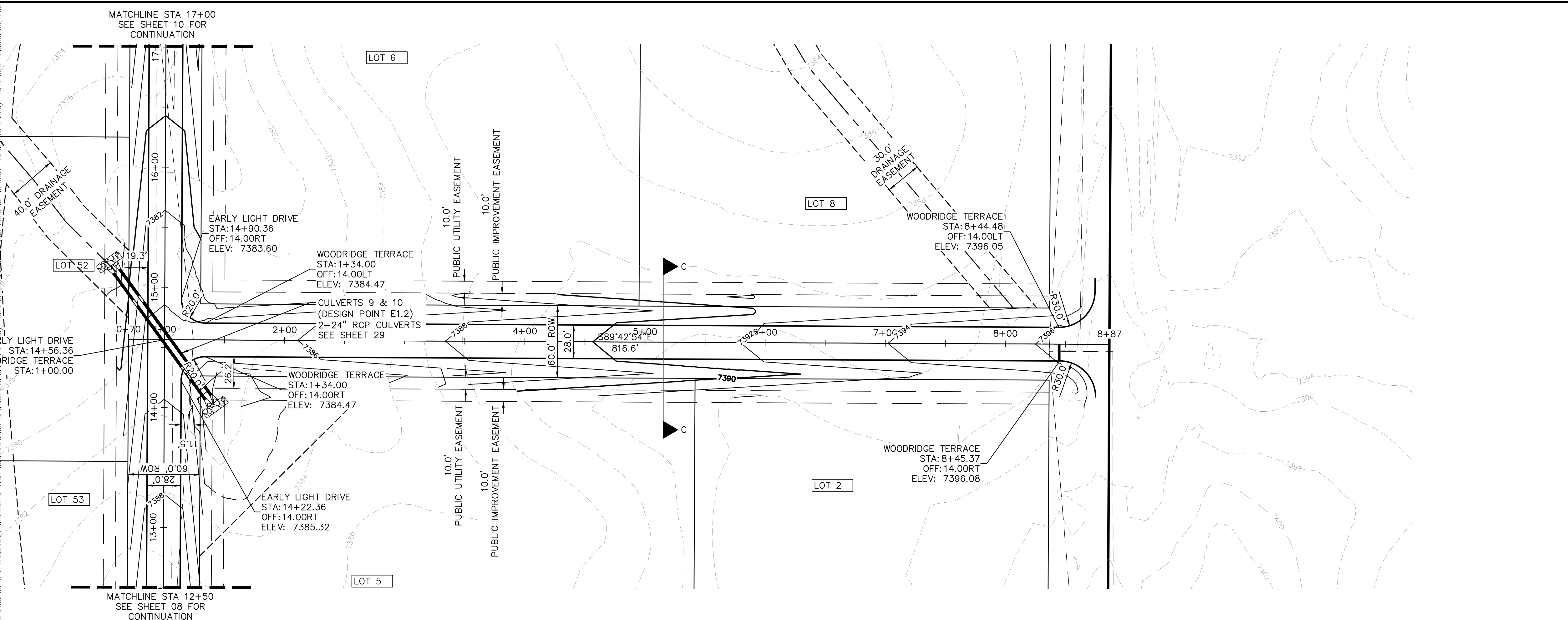
DATE
08/25/2021
SCALE AS SHOWN
DESIGNED BY KHTAM
DRAWN BY KHTAM
CHECKED BY TLC DATE:

Kimley»Horn
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2 N NEVADA AVE SUITE 300, COLORADO SPRINGS, CO 80903
PHONE: 719-453-0180
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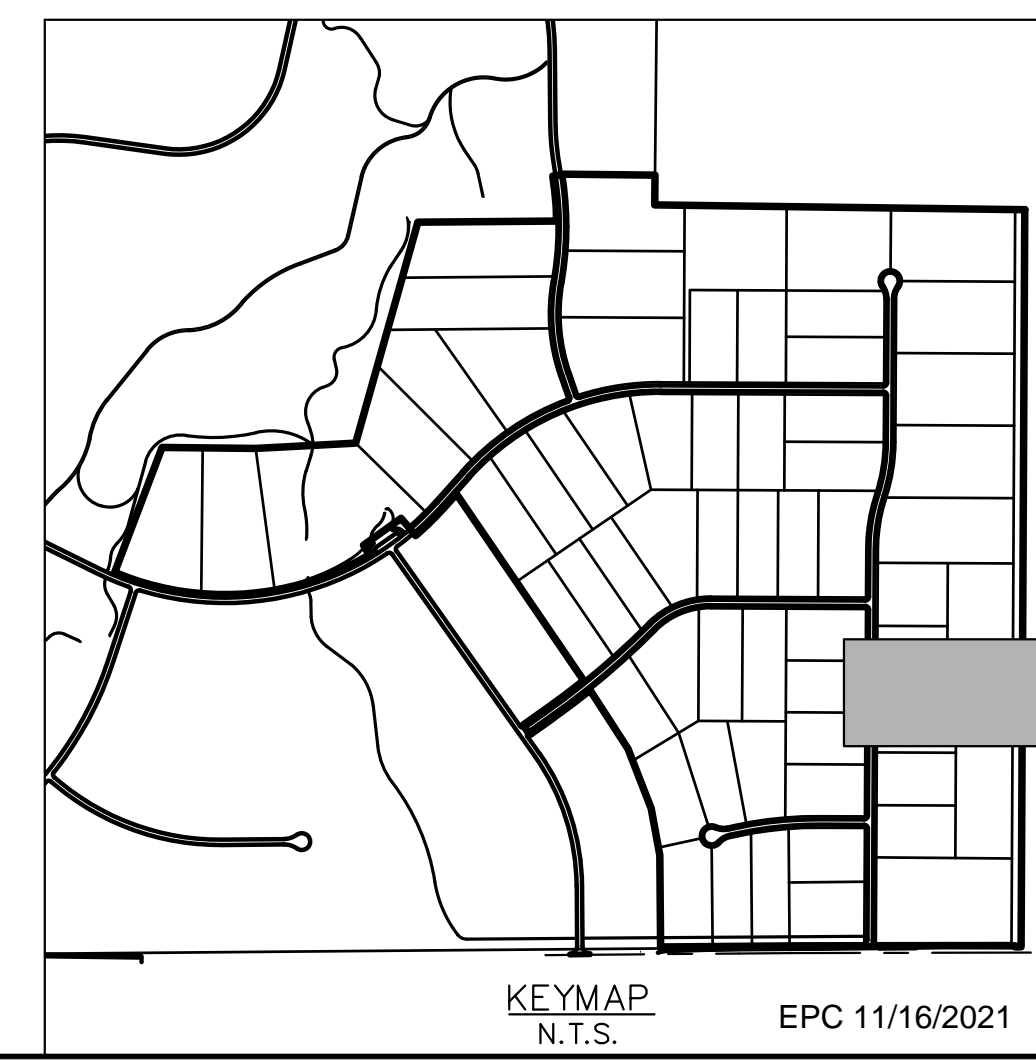
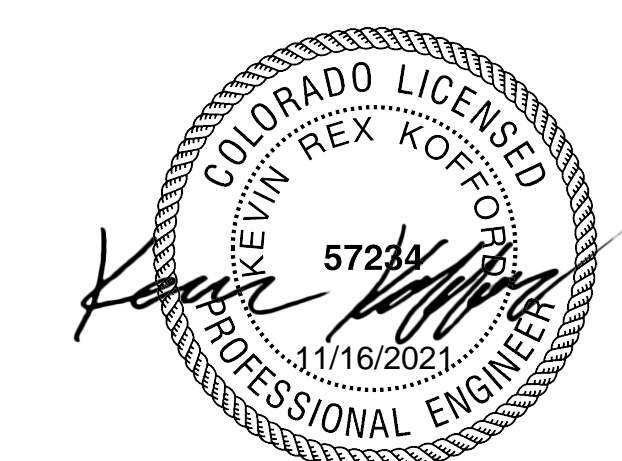
REVISIONS

No.	DATE	BY
4	10/29/21	KRK
3	9/15/21	KRK
2	8/25/21	KRK

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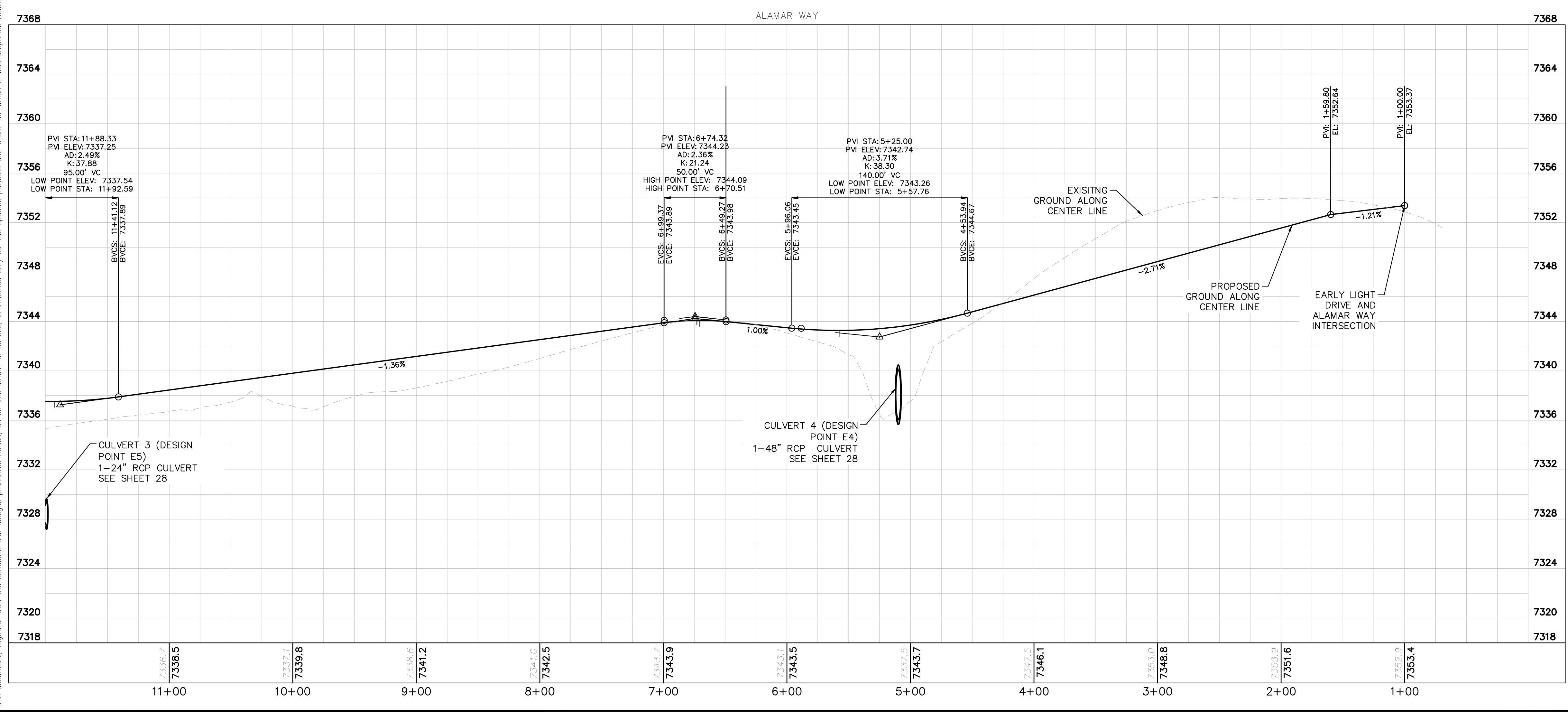
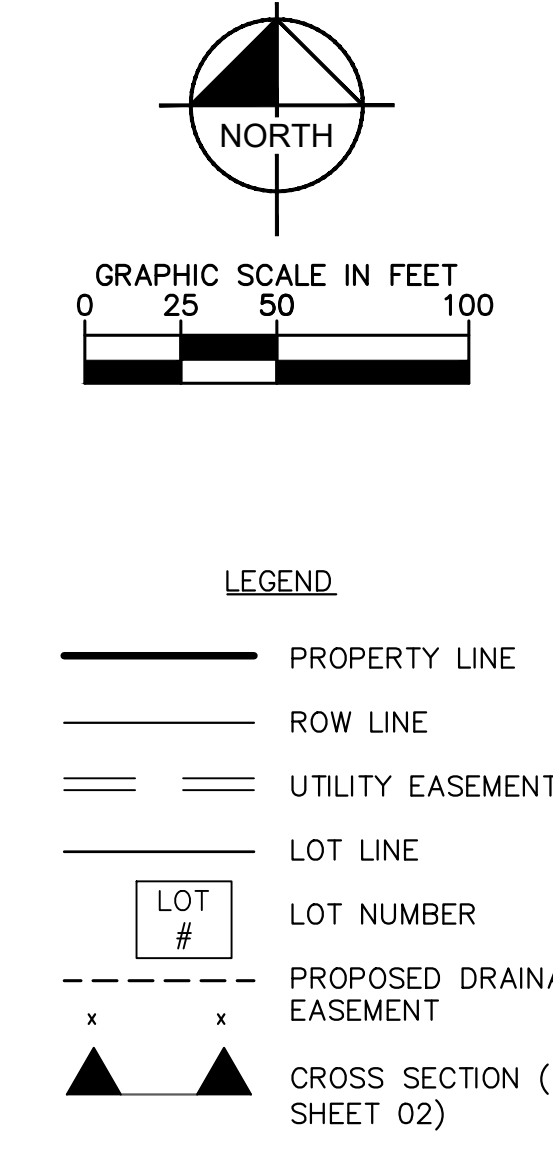
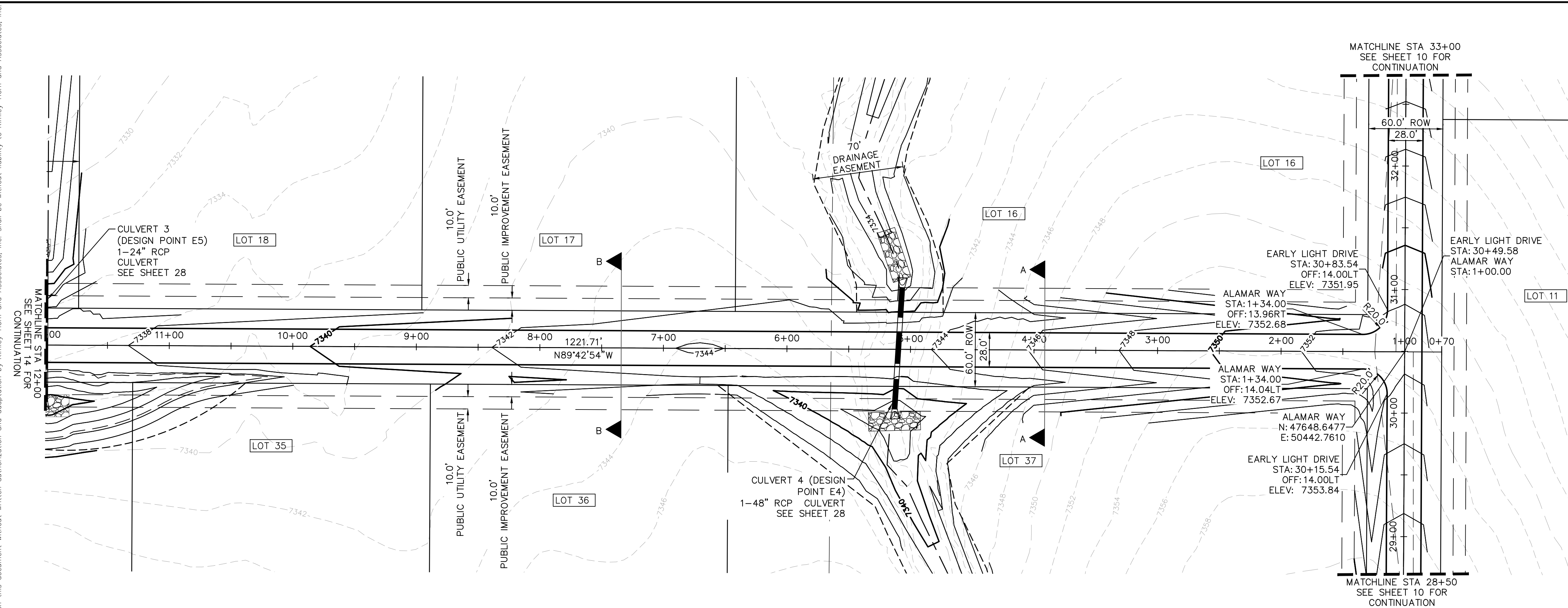


- NOTES**
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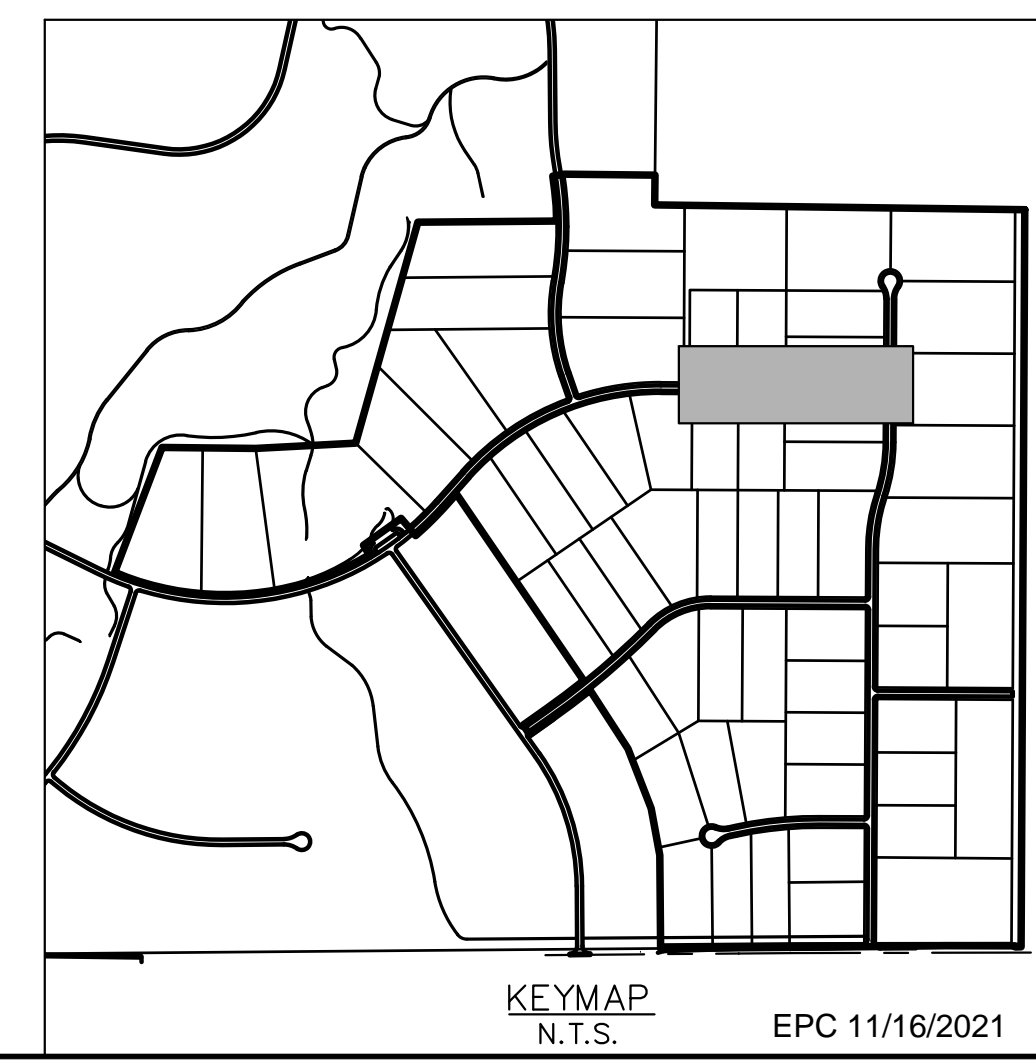
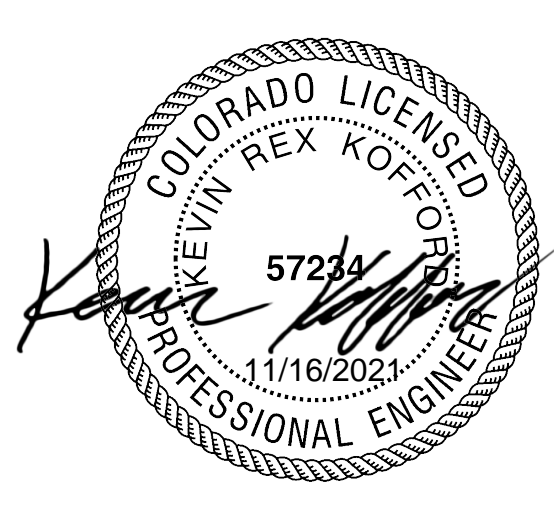
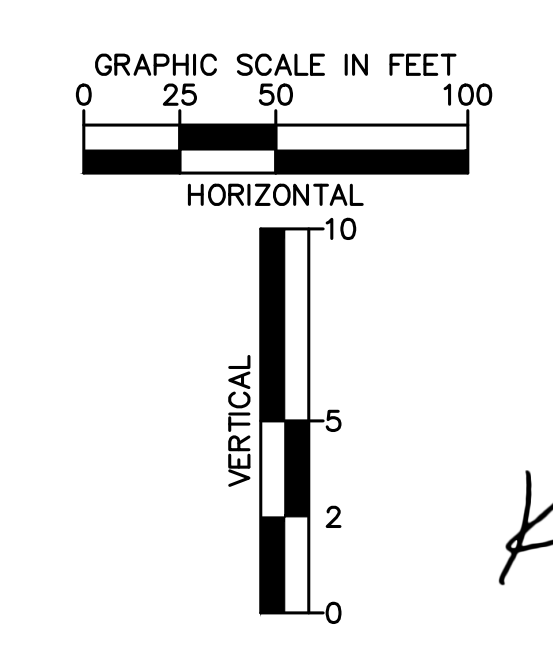


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LICENSED PROFESSIONAL KEVIN KOFFORD CO LICENSE NUMBER 57234	KHA PROJECT 019610600 DATE 08/25/2021 SCALE AS SHOWN DESIGNED BY KHTAM DRAWN BY KHTAM CHECKED BY _____ TLC DATE: _____		
WOODRIDGE ROADWAY PLAN AND PROFILE		WINSOME FILING NO. 2 PREPARED FOR WINSOME LLC EL PASO COUNTY CO	
SHEET NUMBER 12		EPC 11/16/2021 N.T.S.	

Plotted By: Kofford, Kevin. Sheet: WINSOME F2. Layout: P&P-ALAMAR WAY (1). October 29, 2021. 04:07:07pm. K:\DEN_Civil\196106000 - Winsome F2\CADD\PlanSheets\0196106000_RD_P&P (2).dwg
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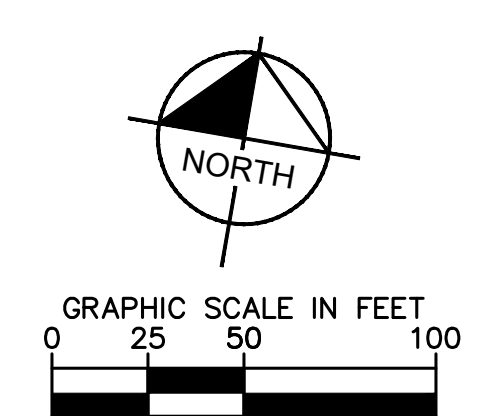
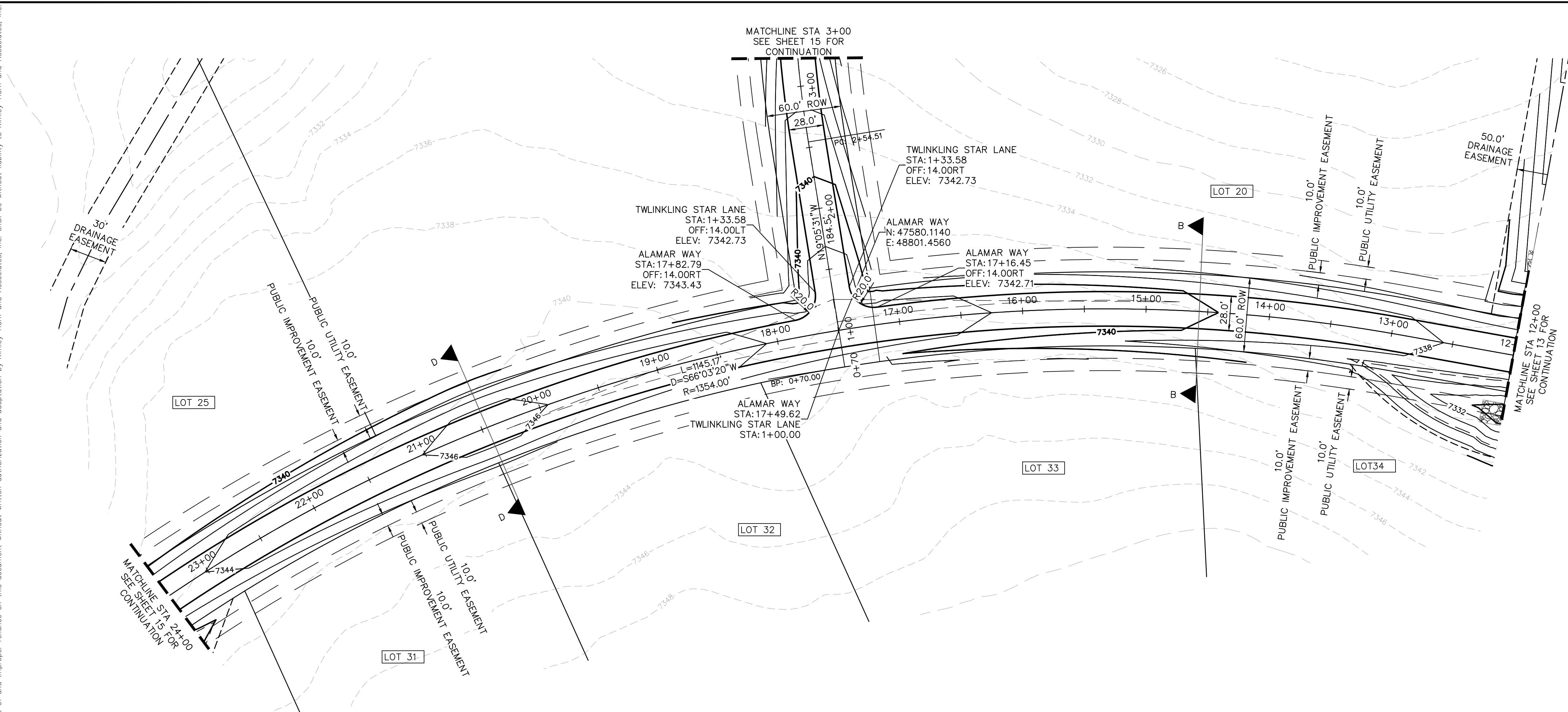


- NOTES**
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		4	COUNTY SUBMITTAL #4	10/29/21 KRC
		3	COUNTY SUBMITTAL #3	9/15/21 KRC
		2	COUNTY SUBMITTAL #2	8/25/21 KRC
KHA PROJECT: 019610600 DATE: 08/25/2021 SCALE: AS SHOWN DESIGNED BY: KHTAM DRAWN BY: KHTAM CHECKED BY: TLC DATE:		LICENSED PROFESSIONAL KEVIN KOFFORD CO LICENSE NUMBER: 57234 TLC DATE:		
WINSOME FILING NO. 2 PREPARED FOR WINSOME LLC EL PASO COUNTY CO		ALAMAR WAY ROADWAY PLAN AND PROFILE		
SHEET NUMBER 13		KEYMAP N.T.S. EPC 11/16/2021		

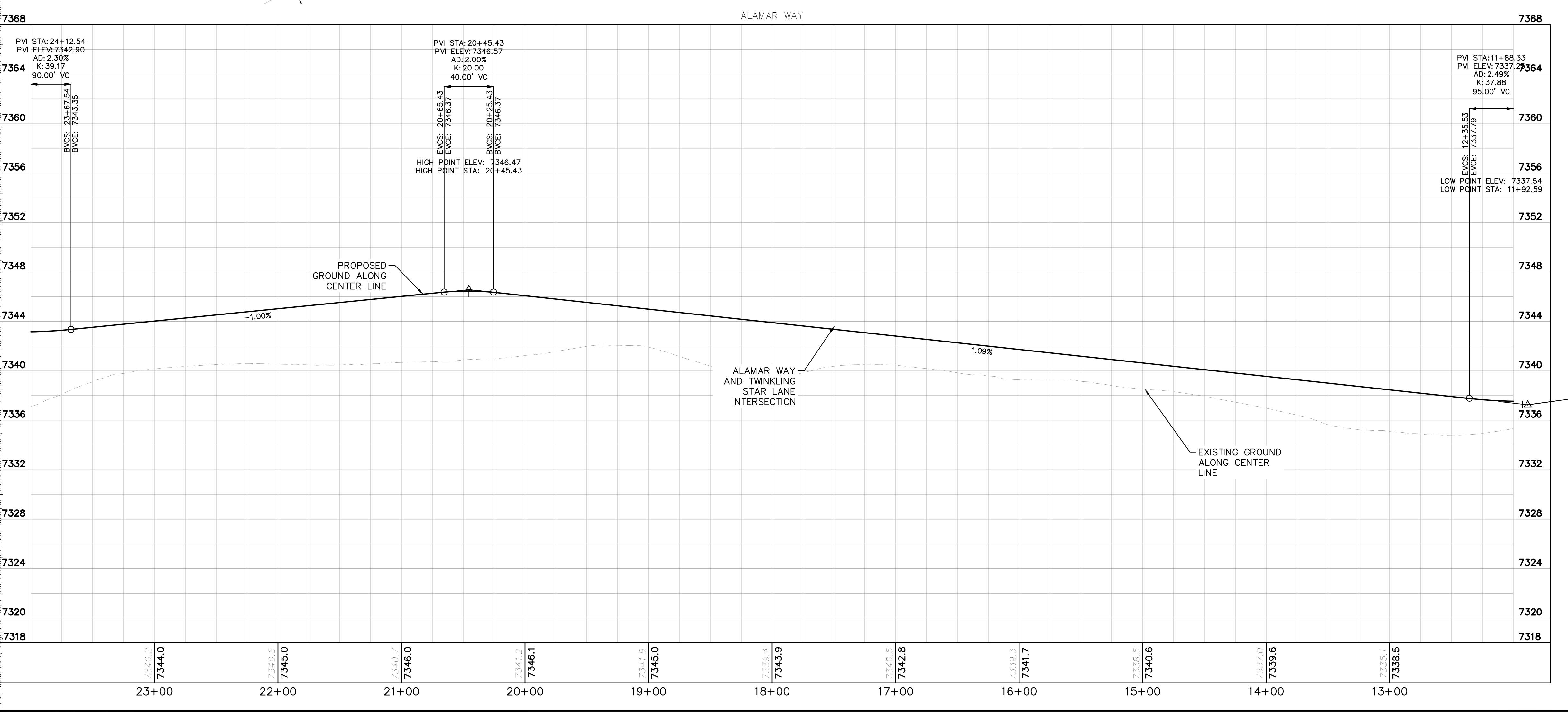
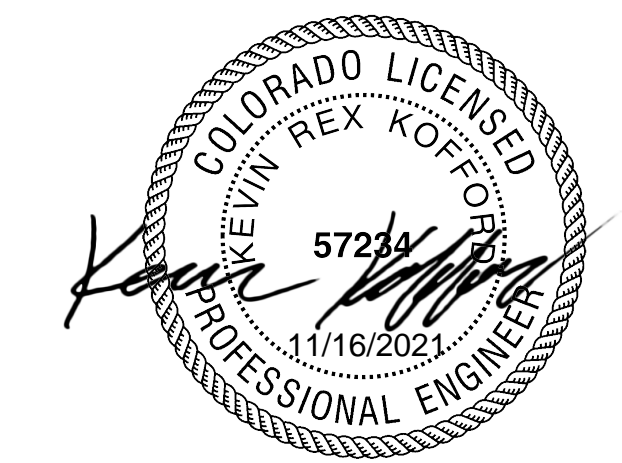
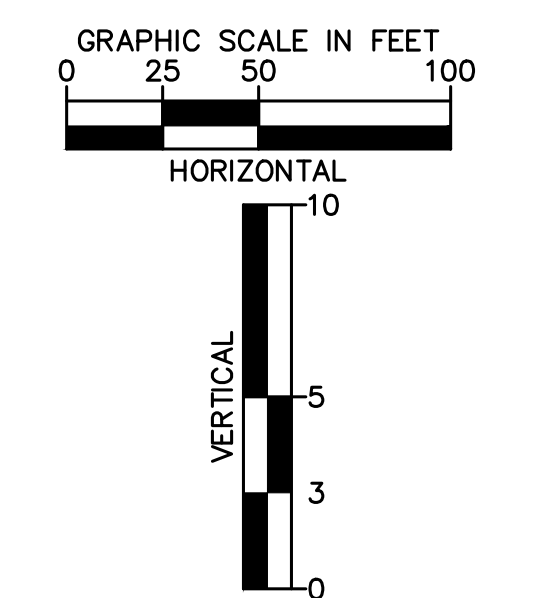
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- LEGEND**
- PROPERTY LINE
 - ROW LINE
 - UTILITY EASEMENT LINE
 - LOT LINE
 - LOT #
 - PROPOSED DRAINAGE EASEMENT
 - ▲ CROSS SECTION (SEE SHEET 02)

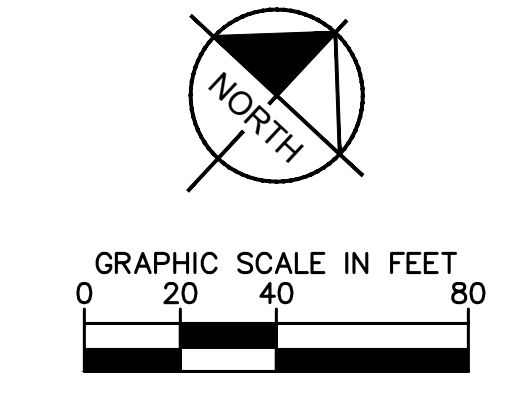
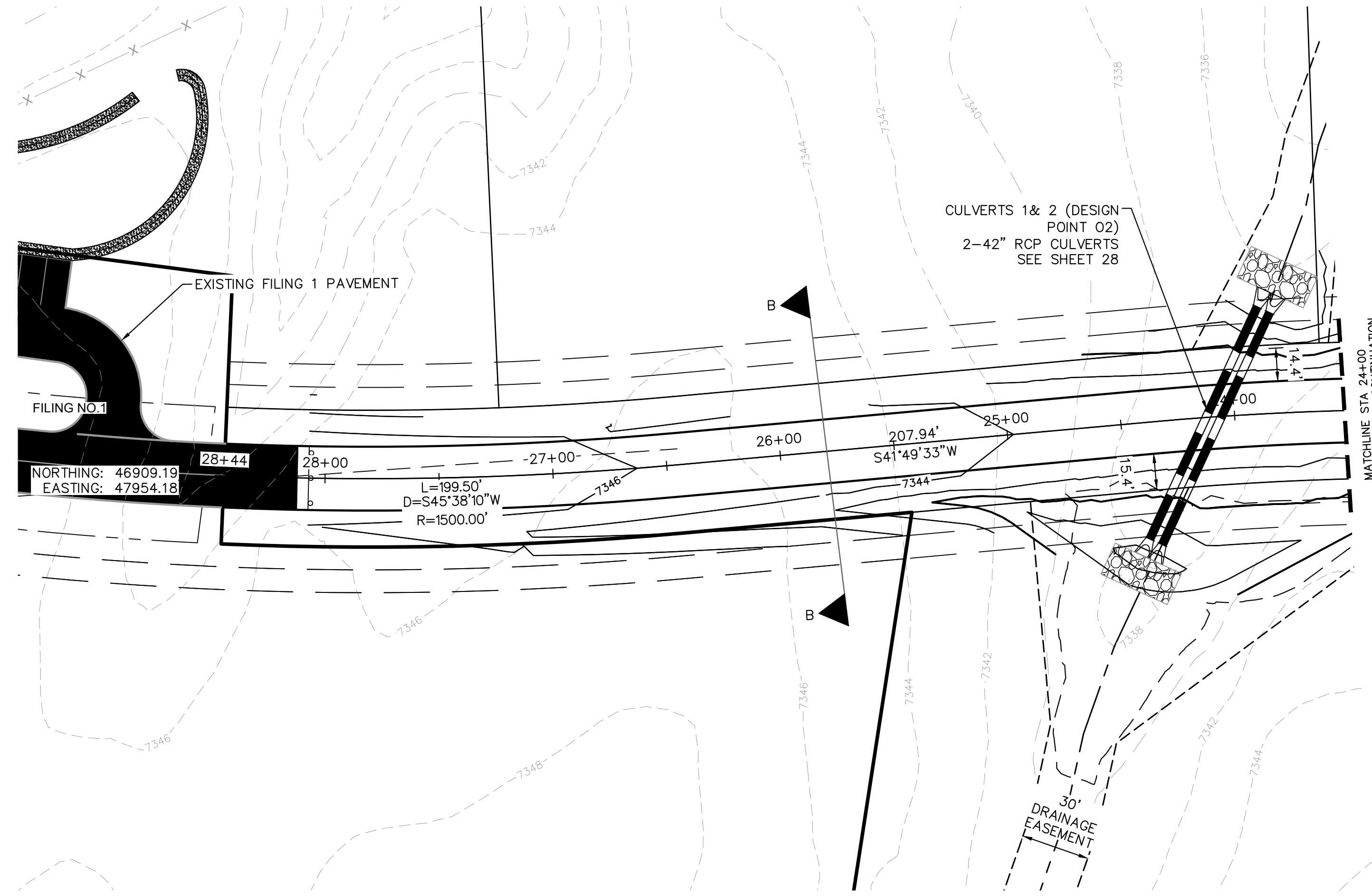
NOTES

- SEE SHEET 02 FOR TYPICAL ROADWAY SECTIONS AND ROADSIDE DITCH CONFIGURATIONS AS LABELED IN PLAN VIEW.
- INSTALL ECB CENTERED IN THE DITCH BOTTOM. 8' WIDE ROLL PROVIDING 4' OF WETTED PERIMETER ON EACH SIDE OF DITCH. USE WESTERN EXCELSIOR COCONUT/STRAW CS-3 OR MINIMUM EQUIVALENT.



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		4	10/29/21
		3	9/15/21
		2	8/25/21
<p>WINSOME FILING NO. 2 PREPARED FOR WINSOME LLC</p>		EL PASO COUNTY	CO
<p>KHA PROJECT 019610600</p>		<p>LICENSED PROFESSIONAL KEVIN KOFFORD CO LICENSE NUMBER 57234</p>	<p>TLC DATE: _____</p>
<p>DATE 08/25/2021</p>		<p>SCALE AS SHOWN DESIGNED BY KHTAM DRAWN BY KHTAM</p>	<p>CHECKED BY _____</p>
<p>ALAMAR WAY ROADWAY PLAN AND PROFILE</p>		<p>WINSOME FILING NO. 2 PREPARED FOR WINSOME LLC</p>	
<p>SHEET NUMBER 14</p>		<p>EPC 11/16/2021</p>	

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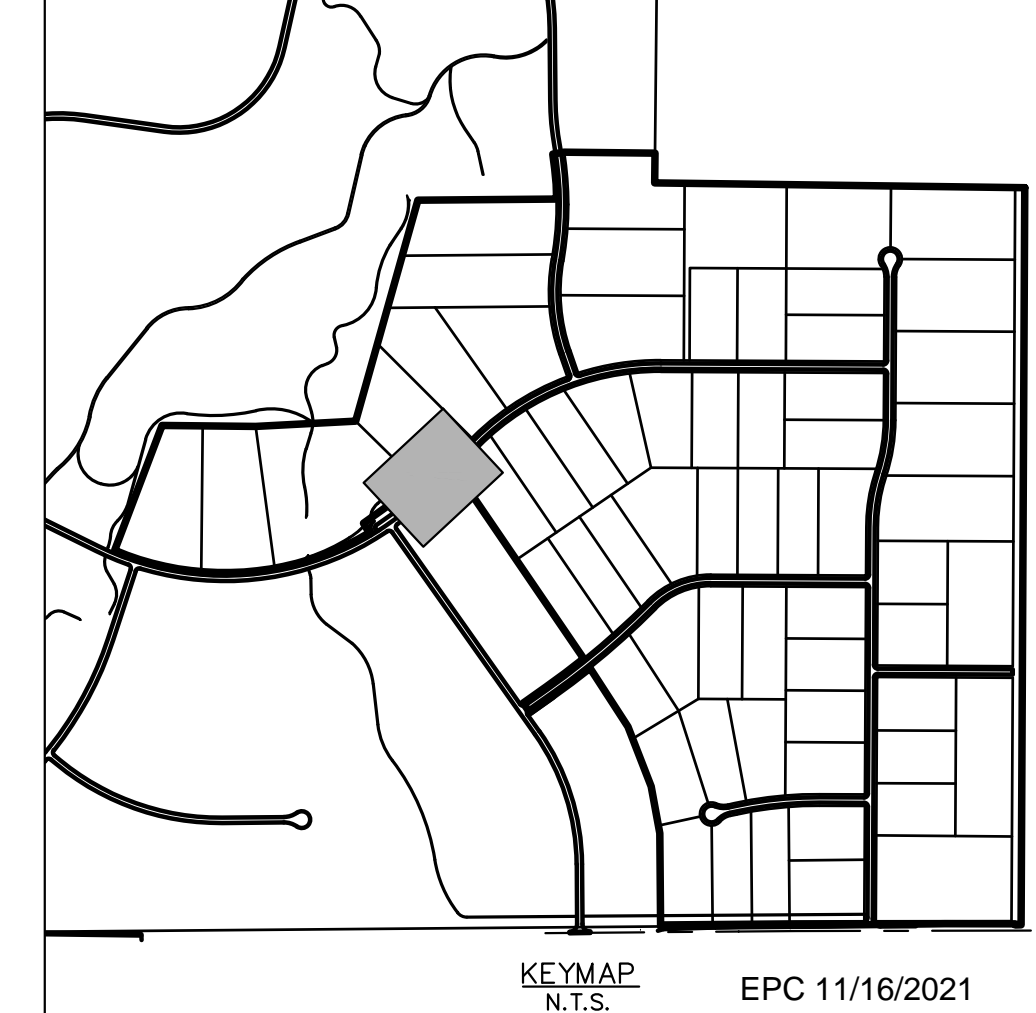
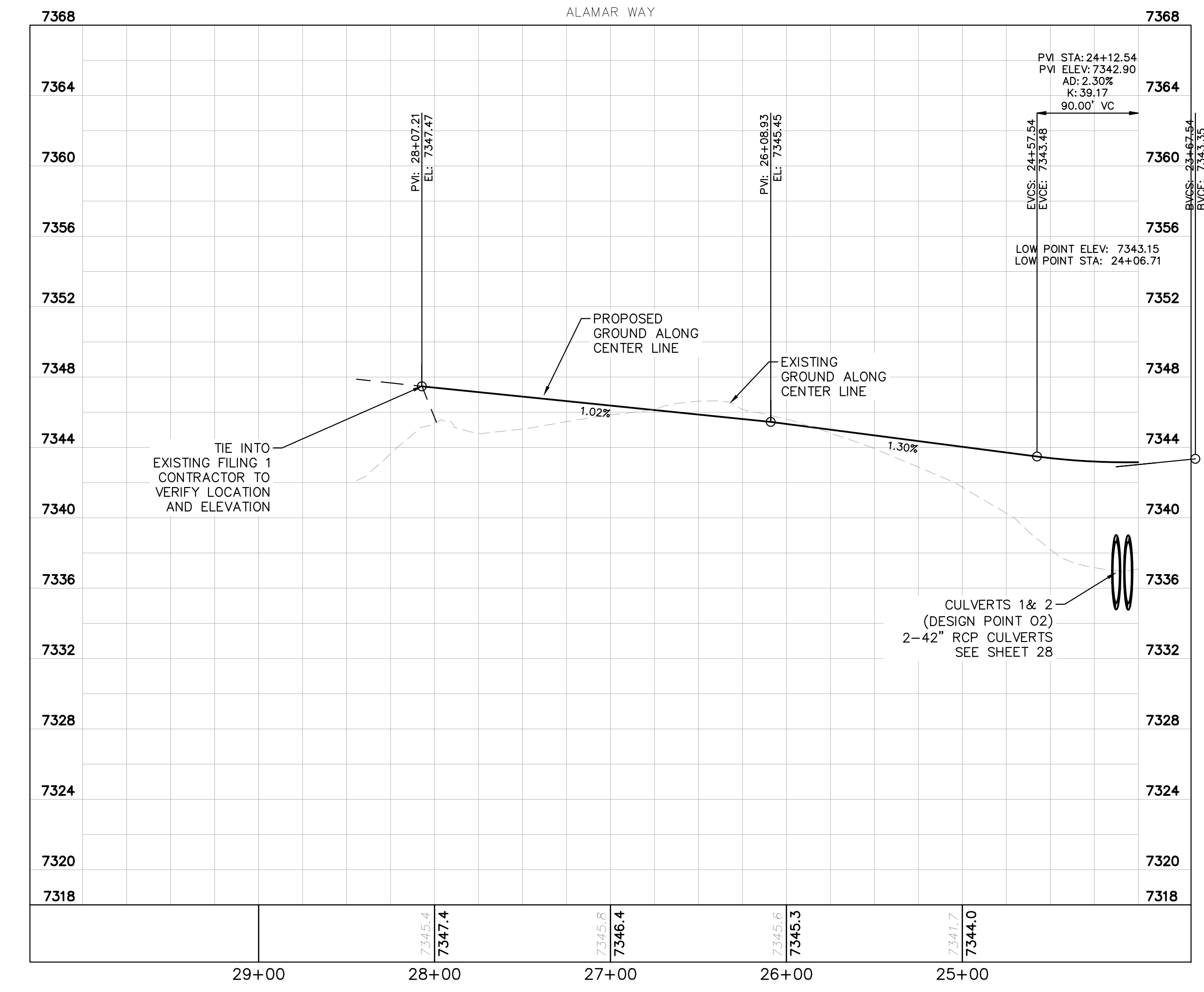
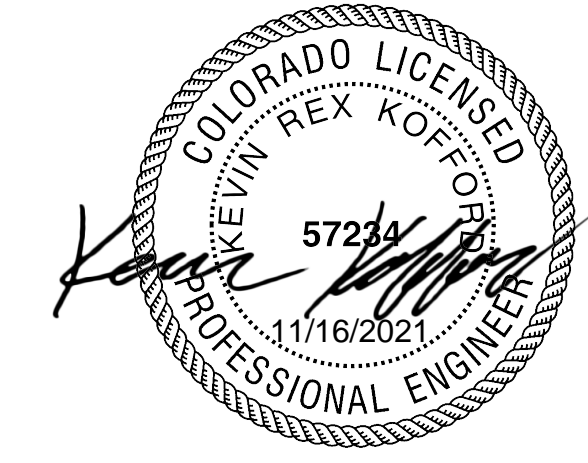
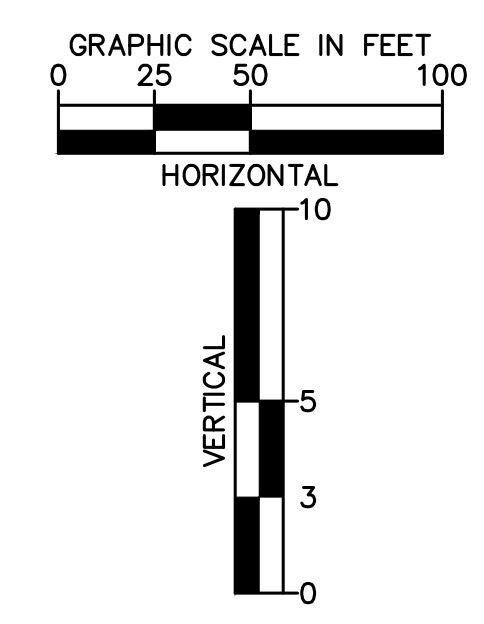


LEGEND

	PROPERTY LINE
	ROW LINE
	UTILITY EASEMENT LINE
	LOT LINE
	LOT NUMBER
	PROPOSED DRAINAGE EASEMENT
	CROSS SECTION (SEE SHEET 02)

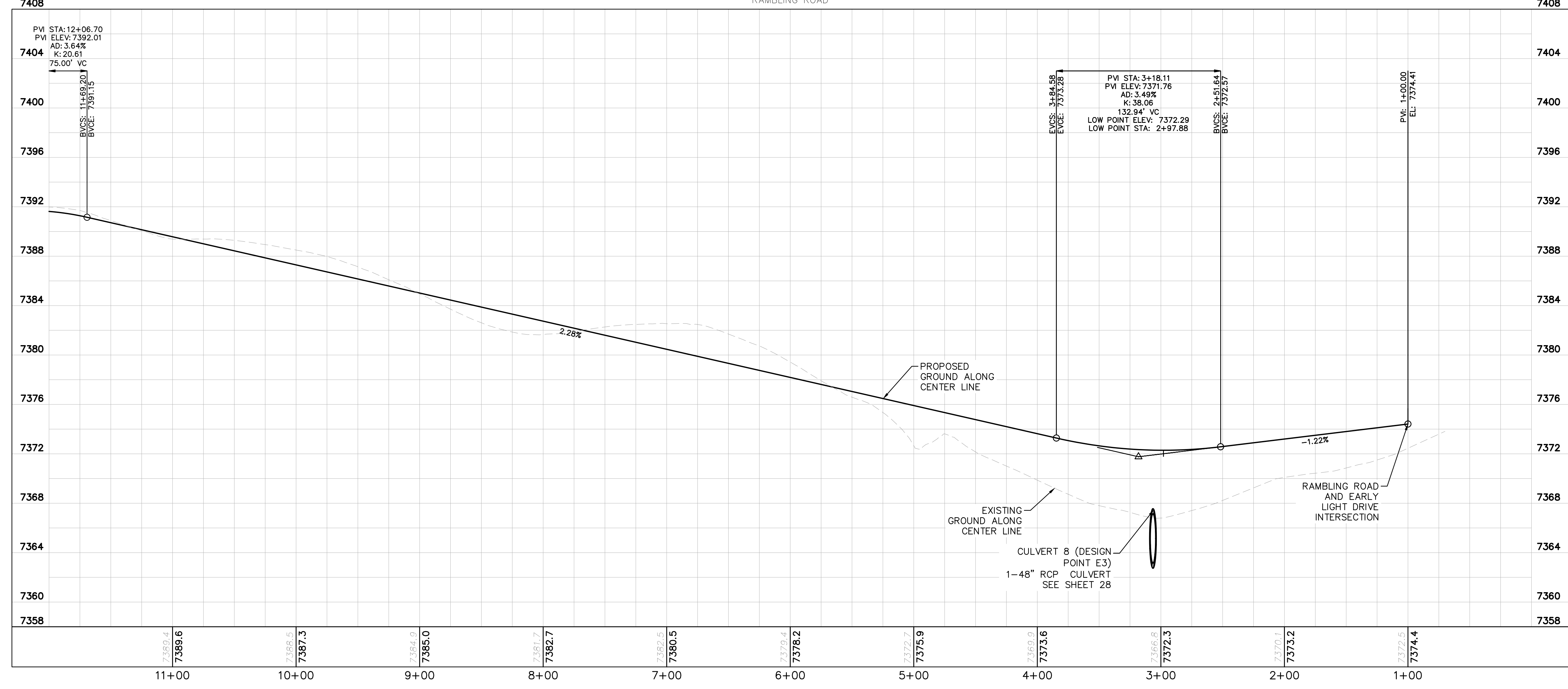
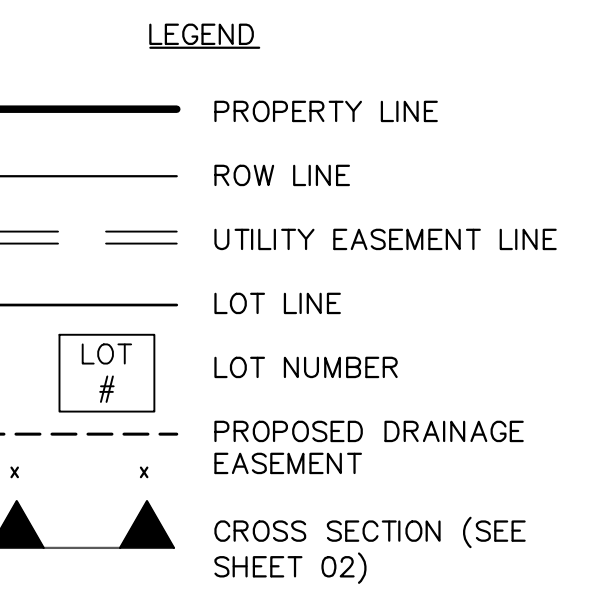
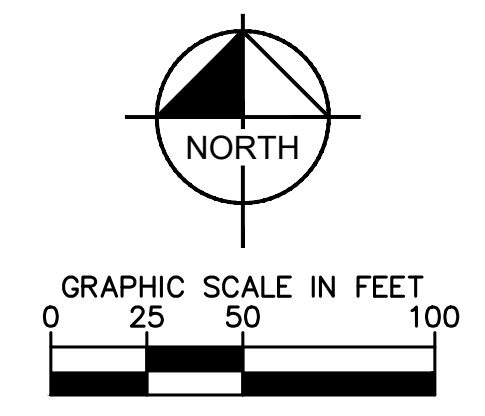
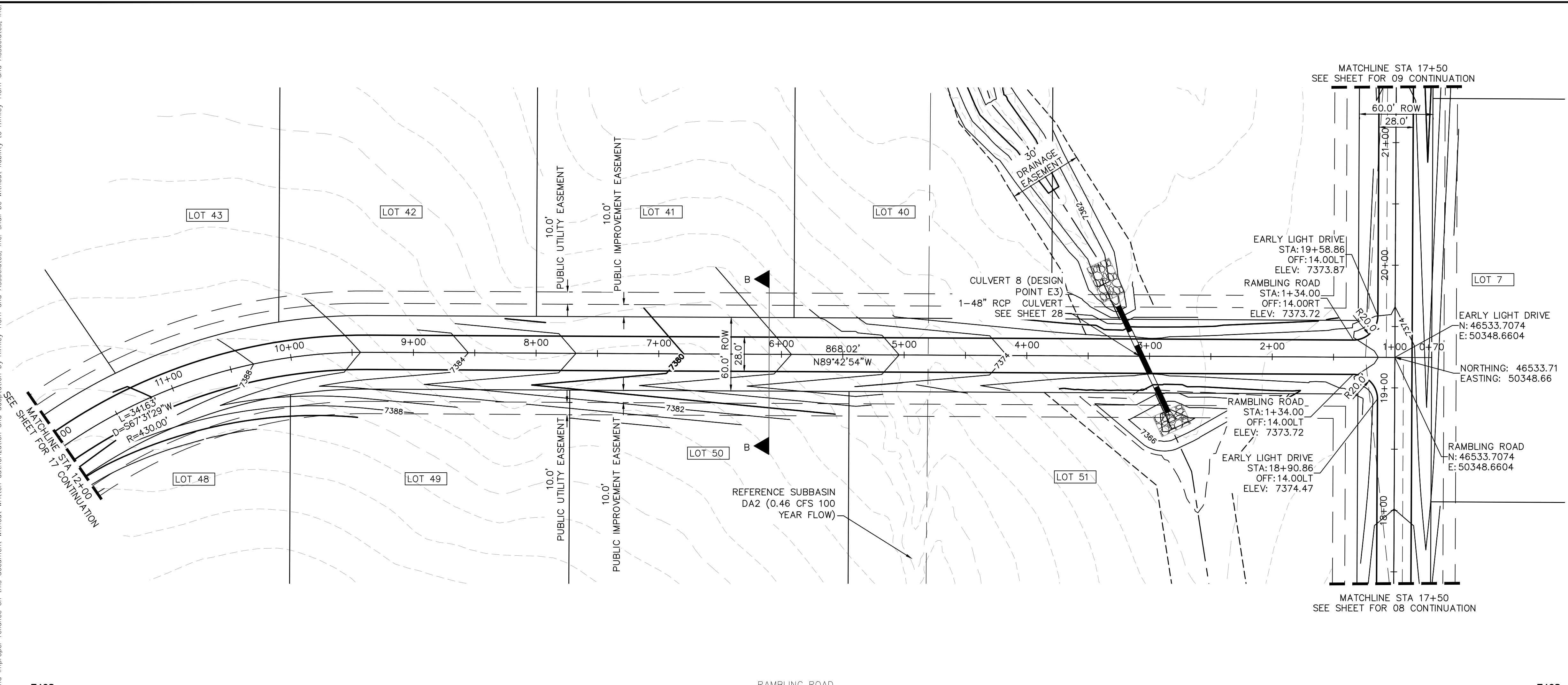
NOTES

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- CLEAR ZONE DISTANCE FOR LOCAL ROADS WITH A POSTED SPEED OF 30 MPH IS 7'. ALL HEADWALLS ARE TO BE OUTSIDE THE CLEAR ZONE.

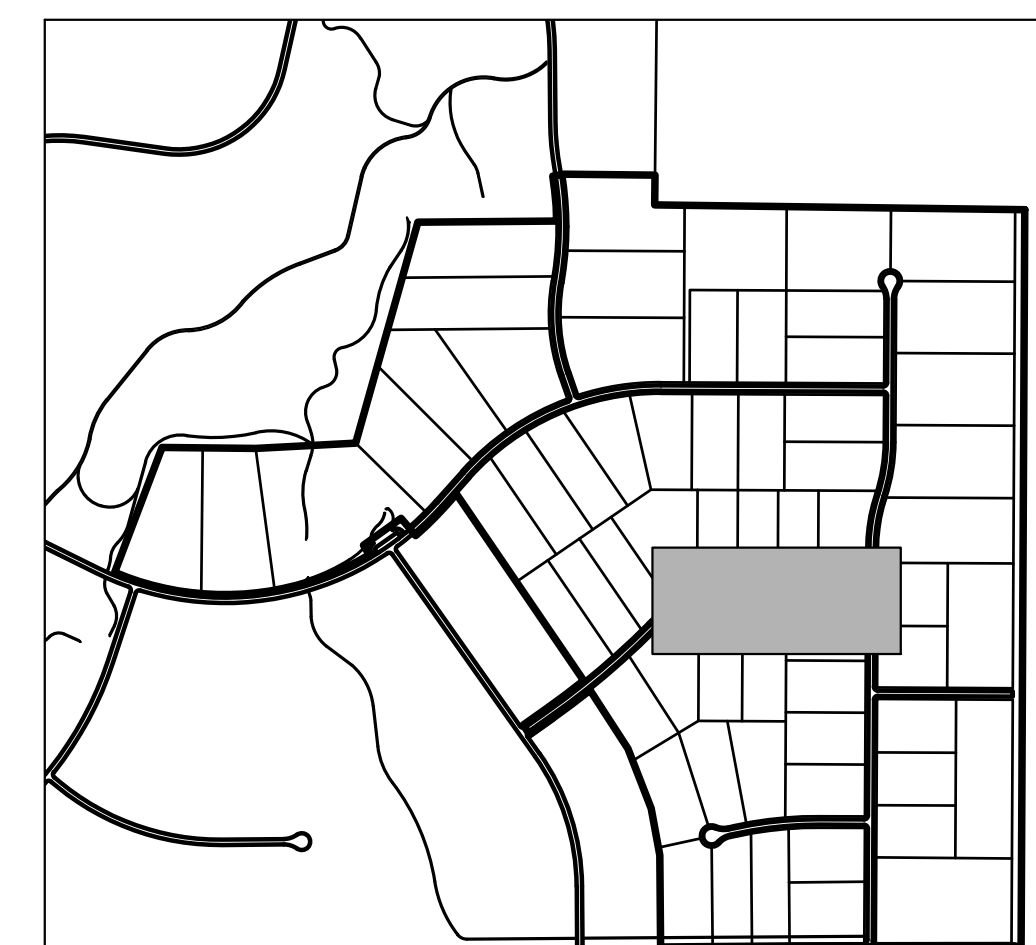
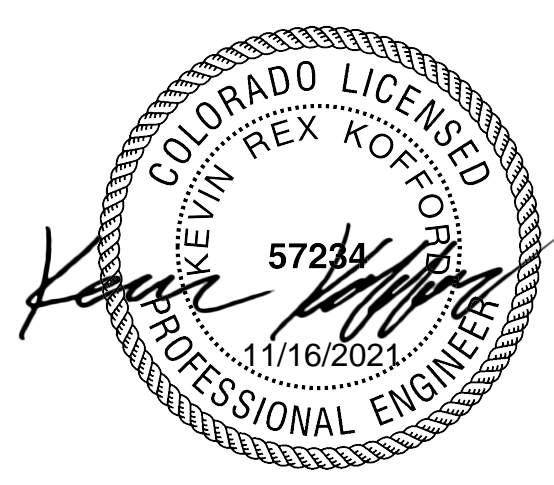
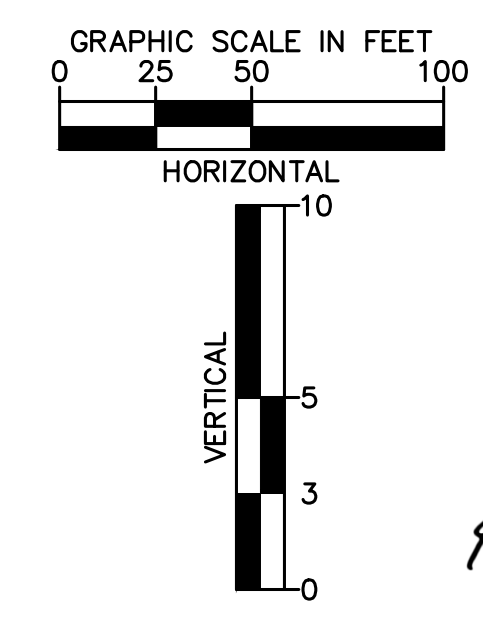


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		KHA PROJECT	019610600
DATE	08/25/2021	SCALE	AS SHOWN
DESIGNED BY	KHTAM	DRAWN BY	KHTAM
CHECKED BY	TLC	TLC DATE:	
<p>ALAMAR WAY ROADWAY PLAN AND PROFILE</p>		<p>WINSOME FILING NO. 2 PREPARED FOR WINSOME LLC</p>	<p>EL PASO COUNTY</p>
<p>ALAMAR WAY</p>		<p>WINSOME FILING NO. 2</p>	<p>CO</p>
<p>ROADWAY PLAN AND PROFILE</p>		<p>PREPARED FOR WINSOME LLC</p>	<p>CO</p>
<p>EL PASO COUNTY</p>		<p>SHEET NUMBER</p>	<p>15</p>
<p>REVISIONS</p>		<p>NO.</p>	<p>DATE</p>
4	COUNTY SUBMITTAL #4	10/29/21	KRK
3	COUNTY SUBMITTAL #3	9/15/21	KRK
2	COUNTY SUBMITTAL #2	8/25/21	KRK

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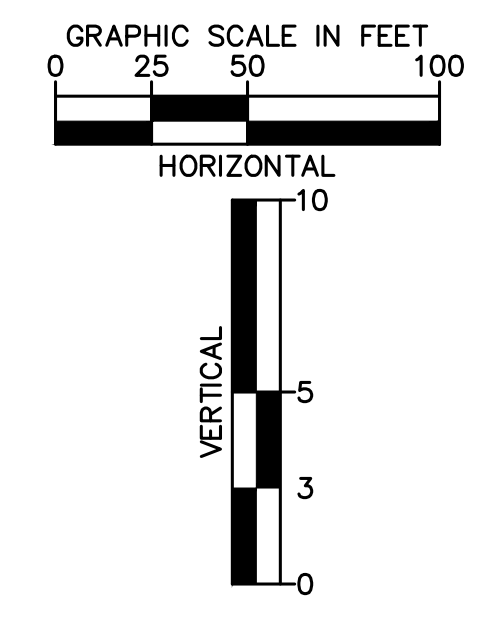
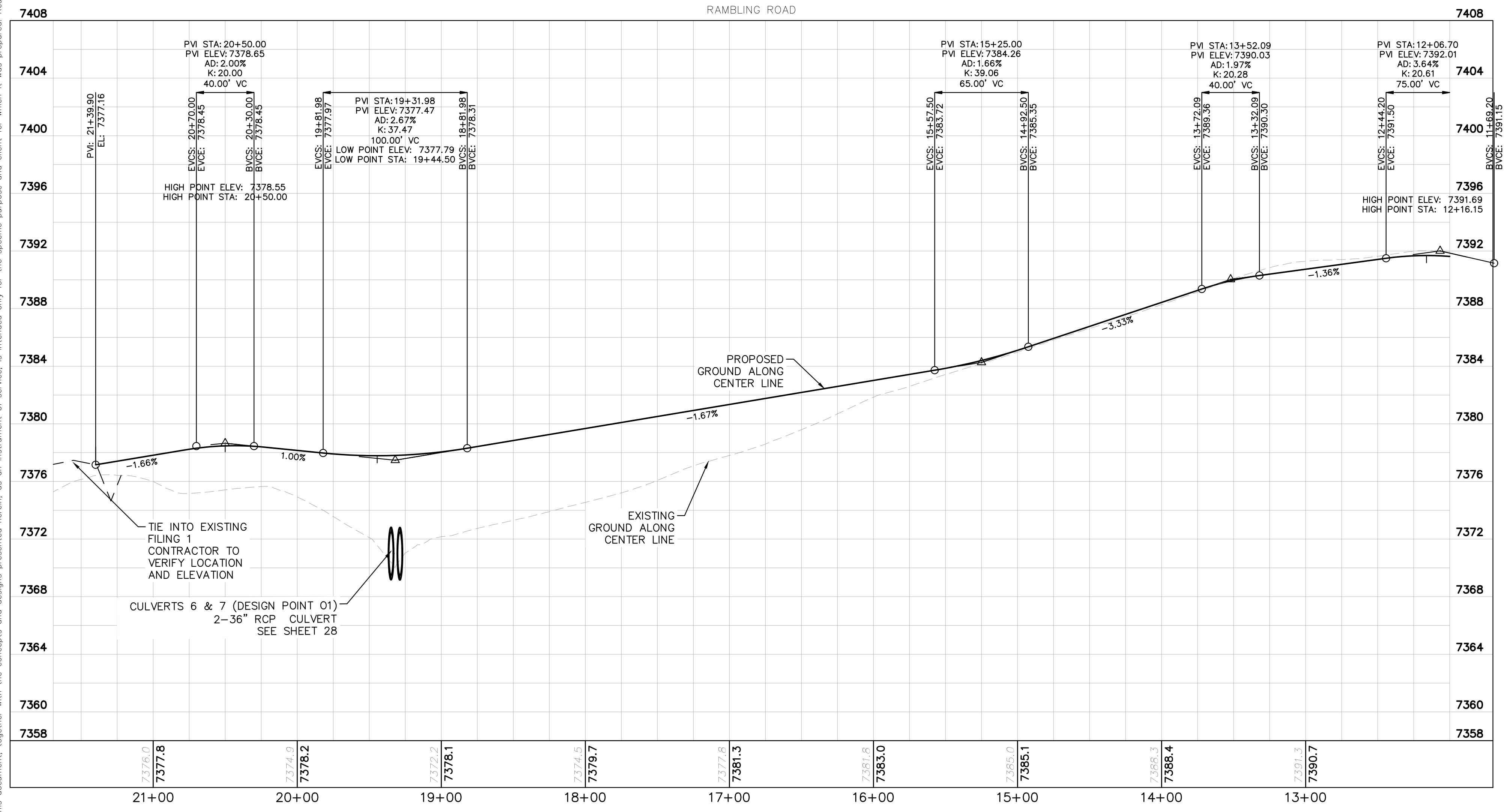
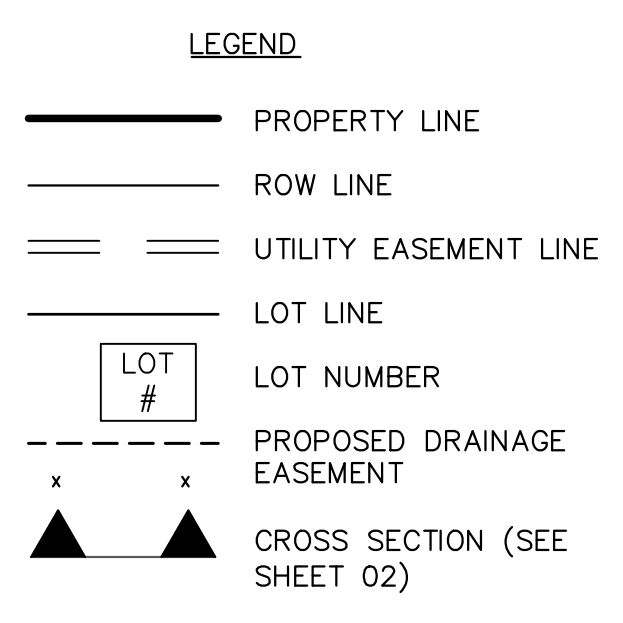
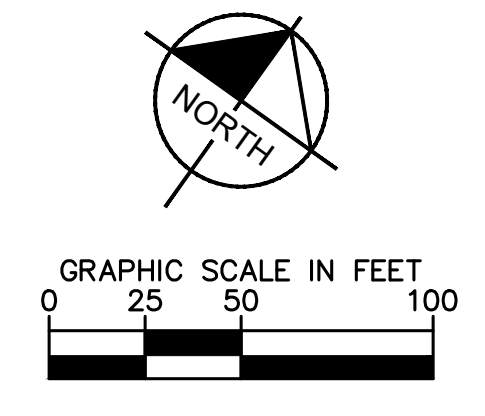
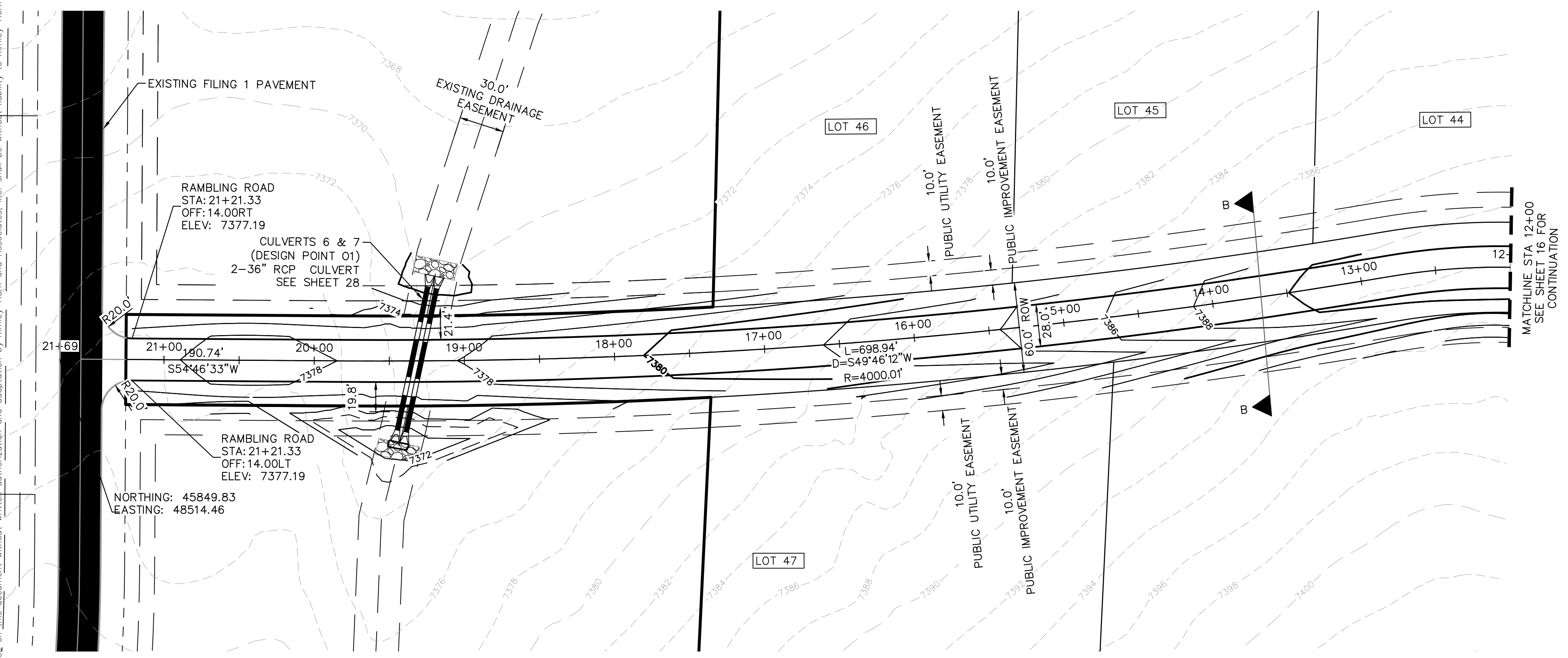


- NOTES**
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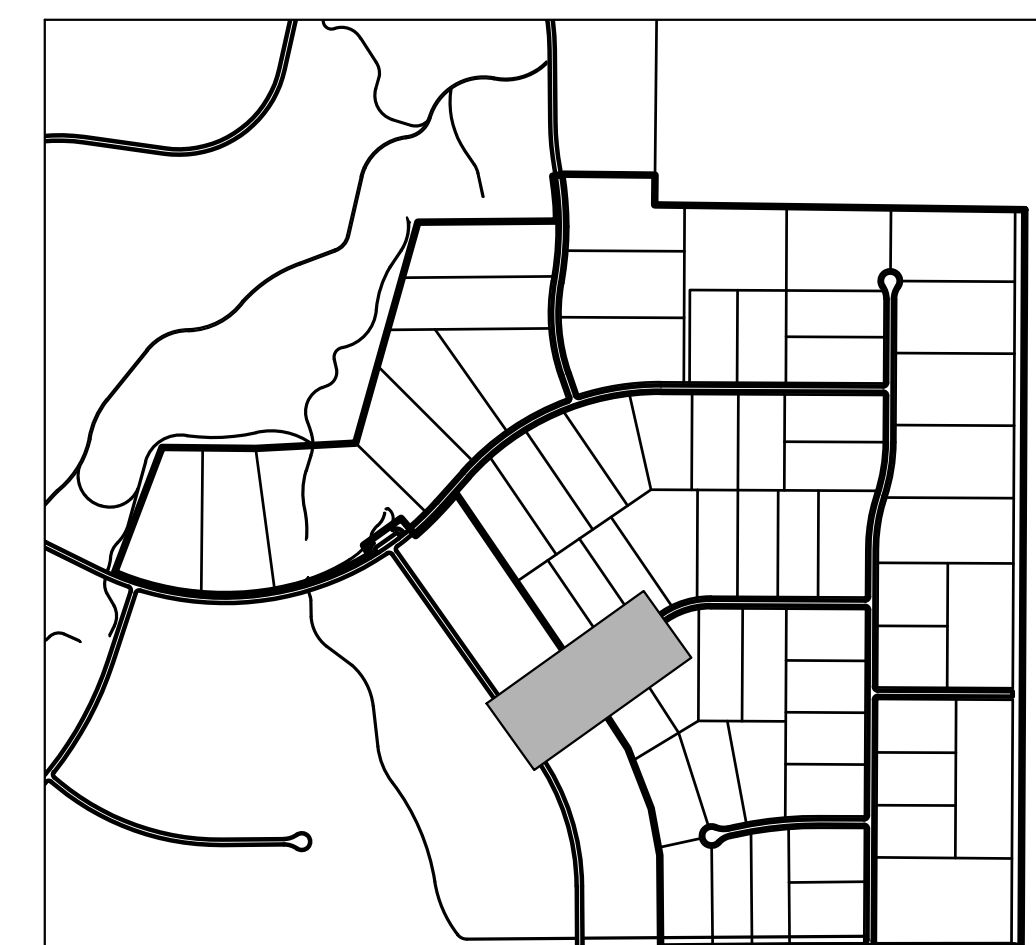


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		4	COUNTY SUBMITTAL #4	10/29/21 KRC
		3	COUNTY SUBMITTAL #3	9/15/21 KRC
		2	COUNTY SUBMITTAL #2	8/25/21 KRC
KHA PROJECT: 019610600 DATE: 08/25/2021 SCALE: AS SHOWN DESIGNED BY: KHTAM DRAWN BY: KHTAM CHECKED BY: TLC DATE:		LICENSED PROFESSIONAL KEVIN KOFFORD CO LICENSE NUMBER: 57234		
WINSOME FILING NO. 2 PREPARED FOR WINSOME LLC		EL PASO COUNTY CO		
SHEET NUMBER 16		EPC 11/16/2021		

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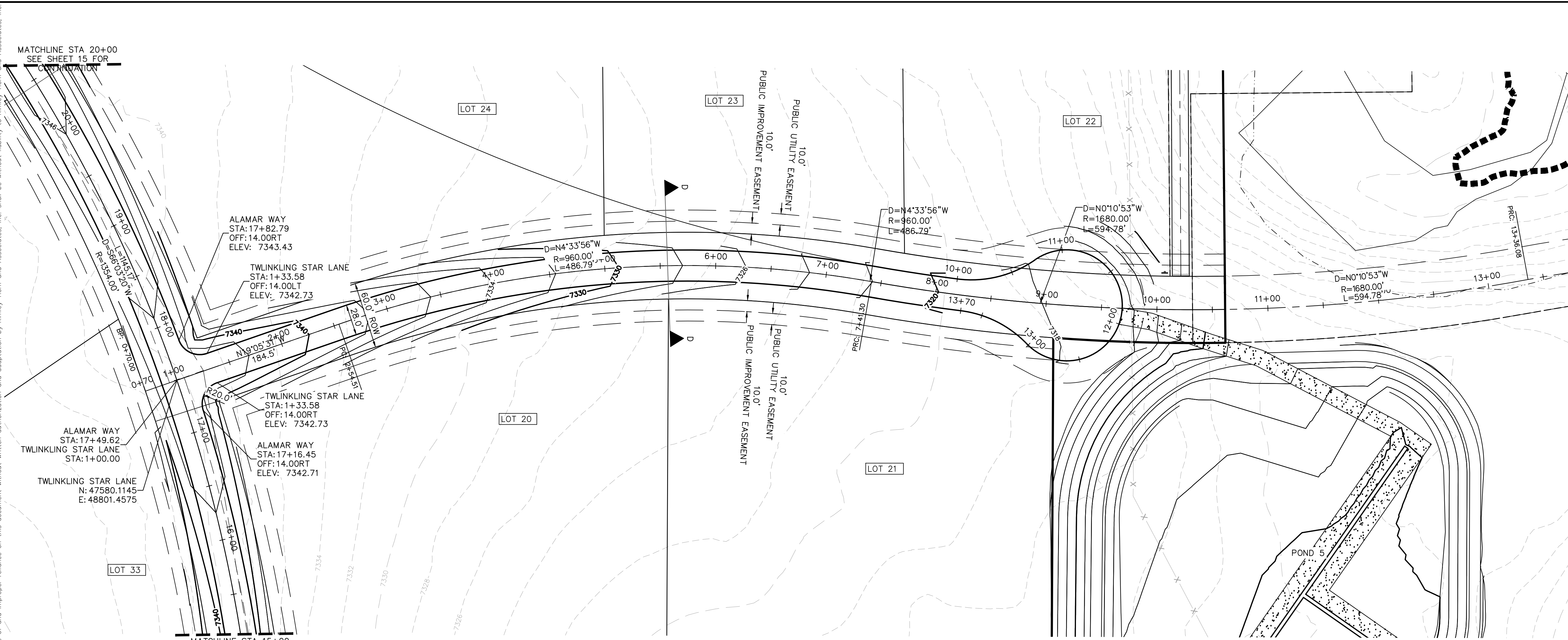


- NOTES**
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LICENSED PROFESSIONAL		KEVIN KOFFORD	
KHA PROJECT	019610600	DATE	08/25/2021
SCALE	AS SHOWN	DESIGNED BY	KHTAM
DRAWN BY	KHTAM	CHECKED BY	TLC DATE: _____
RAMBLING RD ROADWAY PLAN AND PROFILE		WINSOME FILING NO. 2 PREPARED FOR WINSOME LLC	
EL PASO COUNTY		CO	
SHEET NUMBER		17	
REVISIONS		DATE	
No.	BY	No.	DATE
2	KRC	2	8/25/21
3	KRC	3	9/15/21
4	KRC	4	10/29/21

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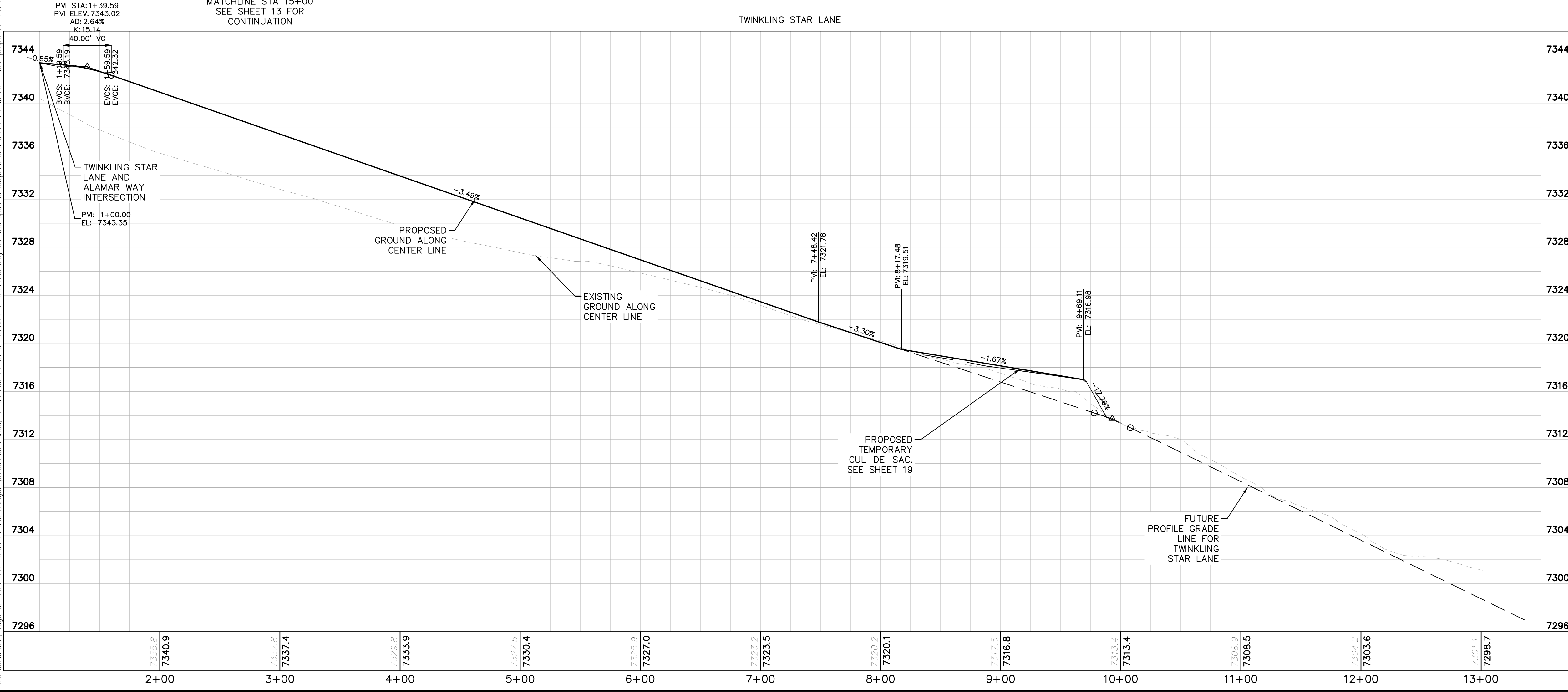


NORTH

GRAPHIC SCALE IN FEET
0 25 50 100

LEGEND

- PROPERTY LINE
- ROW LINE
- UTILITY EASEMENT LINE
- LOT LINE
- LOT #
- PROPOSED DRAINAGE EASEMENT
- ▲ CROSS SECTION (SEE SHEET 02)



NOTES

- SEE SHEET 02 FOR TYPICAL ROADWAY SECTIONS AND ROADSIDE DITCH CONFIGURATIONS AS LABELED IN PLAN VIEW.
- INSTALL ECB CENTERED IN THE DITCH BOTTOM. 8' WIDE ROLL PROVIDING 4' OF WETTED PERIMETER ON EACH SIDE OF DITCH. USE WESTERN EXCELSIOR COCONUT/STRAW CS-3 OR MINIMUM EQUIVALENT.

GRAPHIC SCALE IN FEET
HORIZONTAL: 0 25 50 100
VERTICAL: 0 3 5 10

KEYMAP
N.T.S.

EPC 11/16/2021

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No.	REVISIONS	DATE
4	COUNTY SUBMITTAL #4	10/29/21 KRC
3	COUNTY SUBMITTAL #3	9/15/21 KRC
2	COUNTY SUBMITTAL #2	8/25/21 KRC

LICENSED PROFESSIONAL

KEVIN KOFFORD

CO LICENSE NUMBER
57234

CHECKED BY: _____
TLC DATE: _____

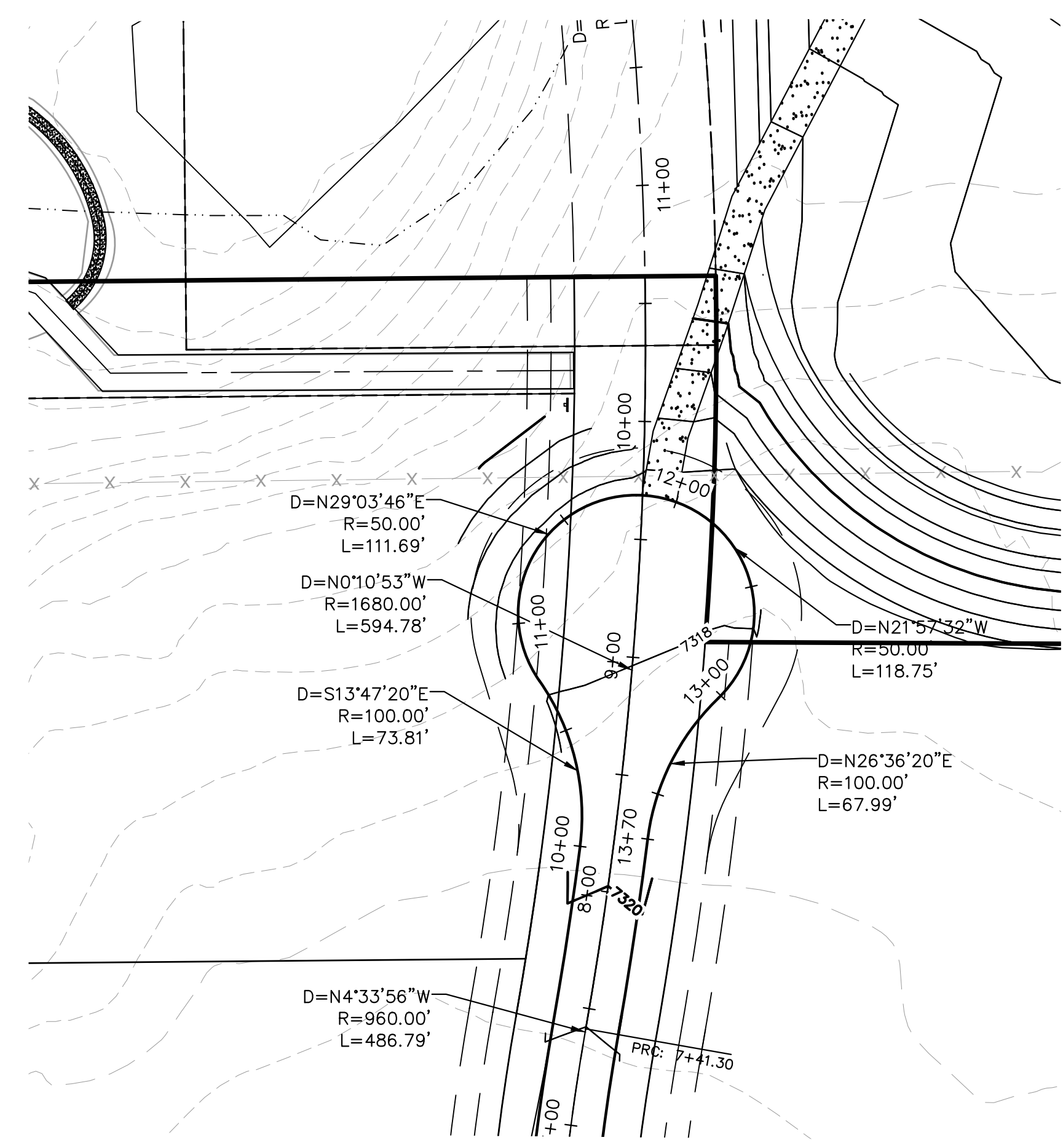
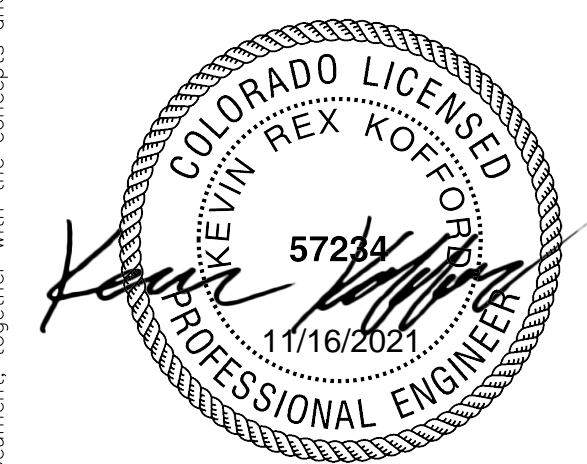
TWINKLING STAR LN
ROADWAY PLAN AND
PROFILE

WINSOME FILING NO. 2
PREPARED FOR
WINSOME LLC

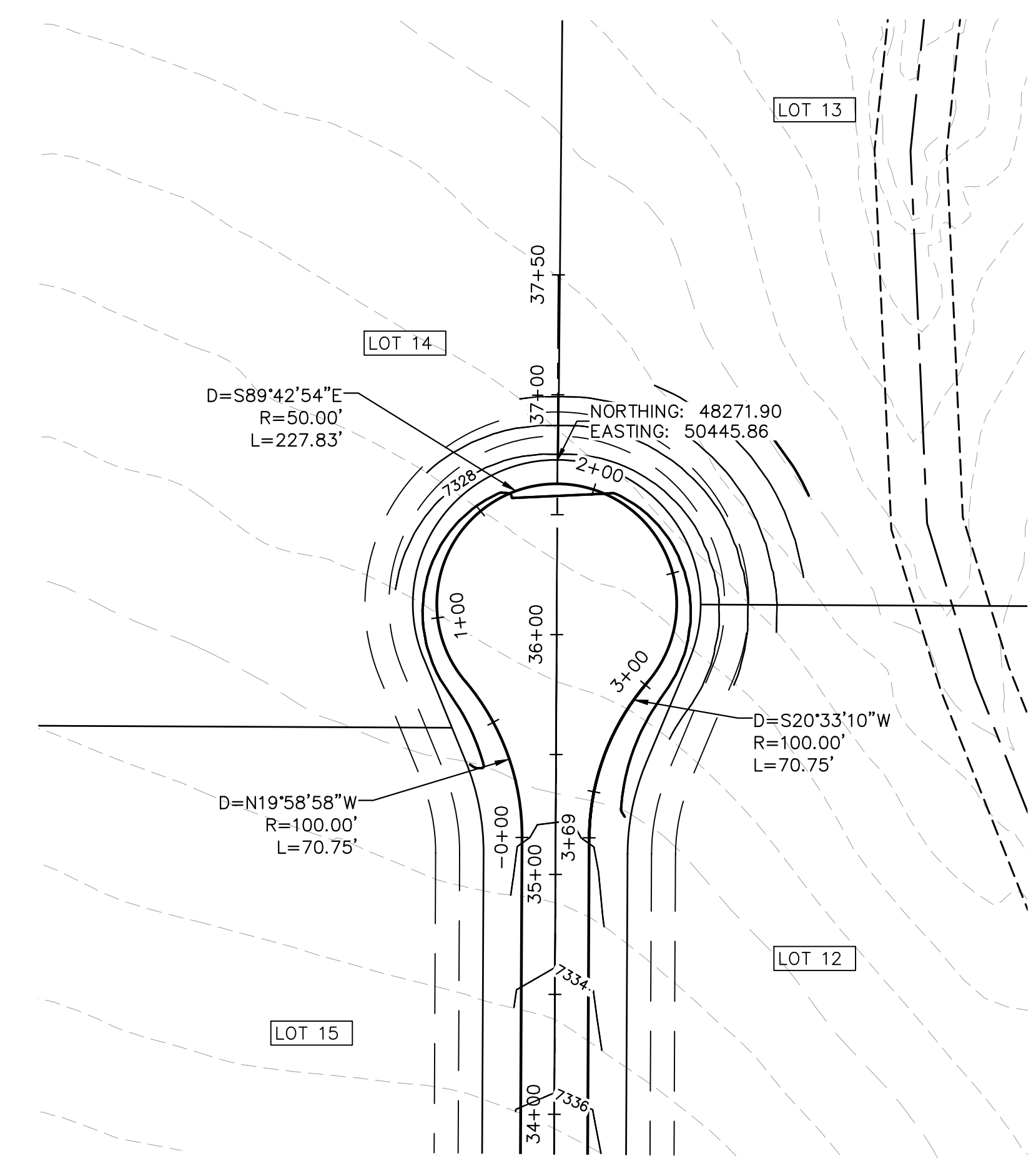
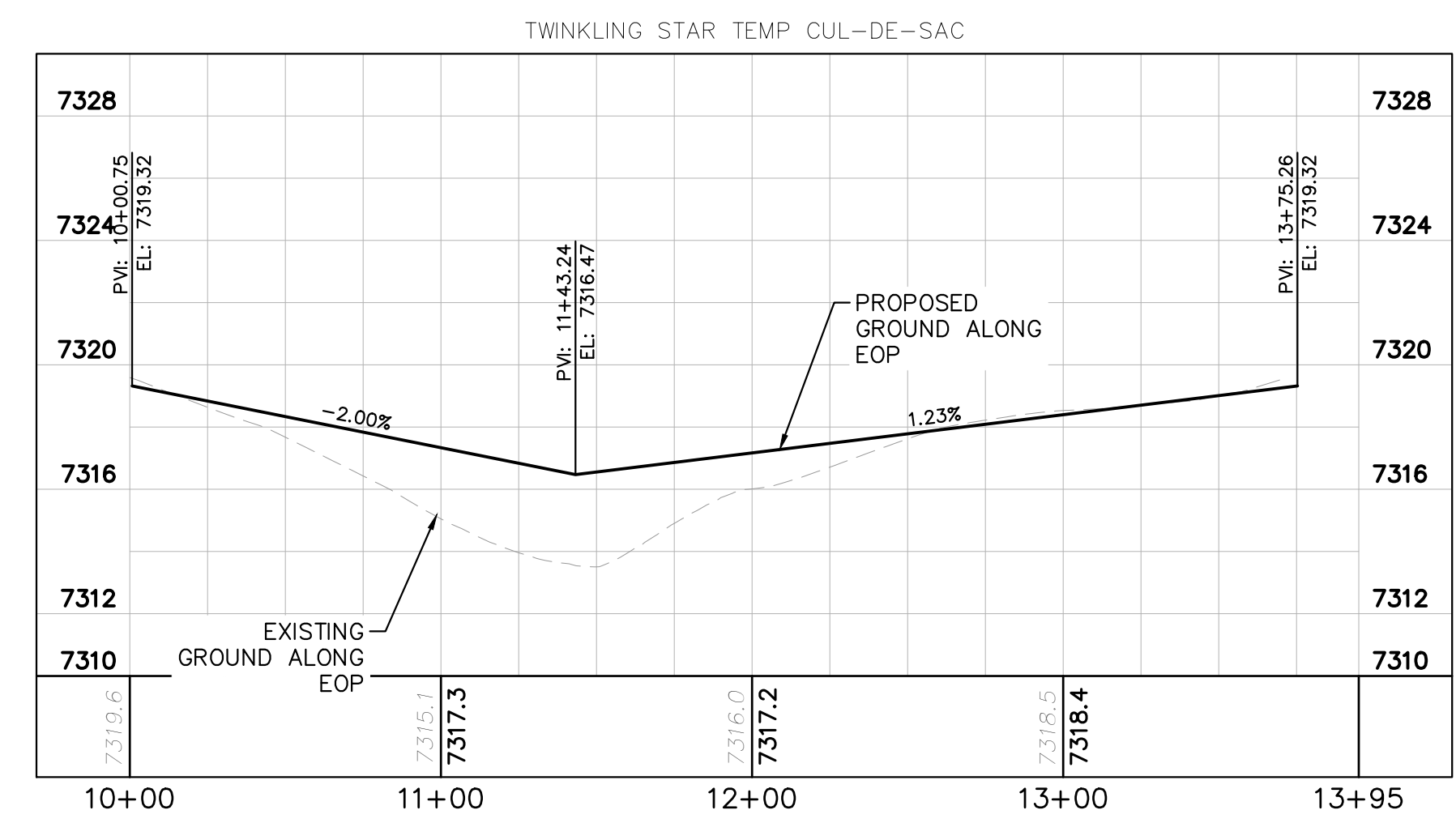
EL PASO COUNTY CO

SHEET NUMBER
18

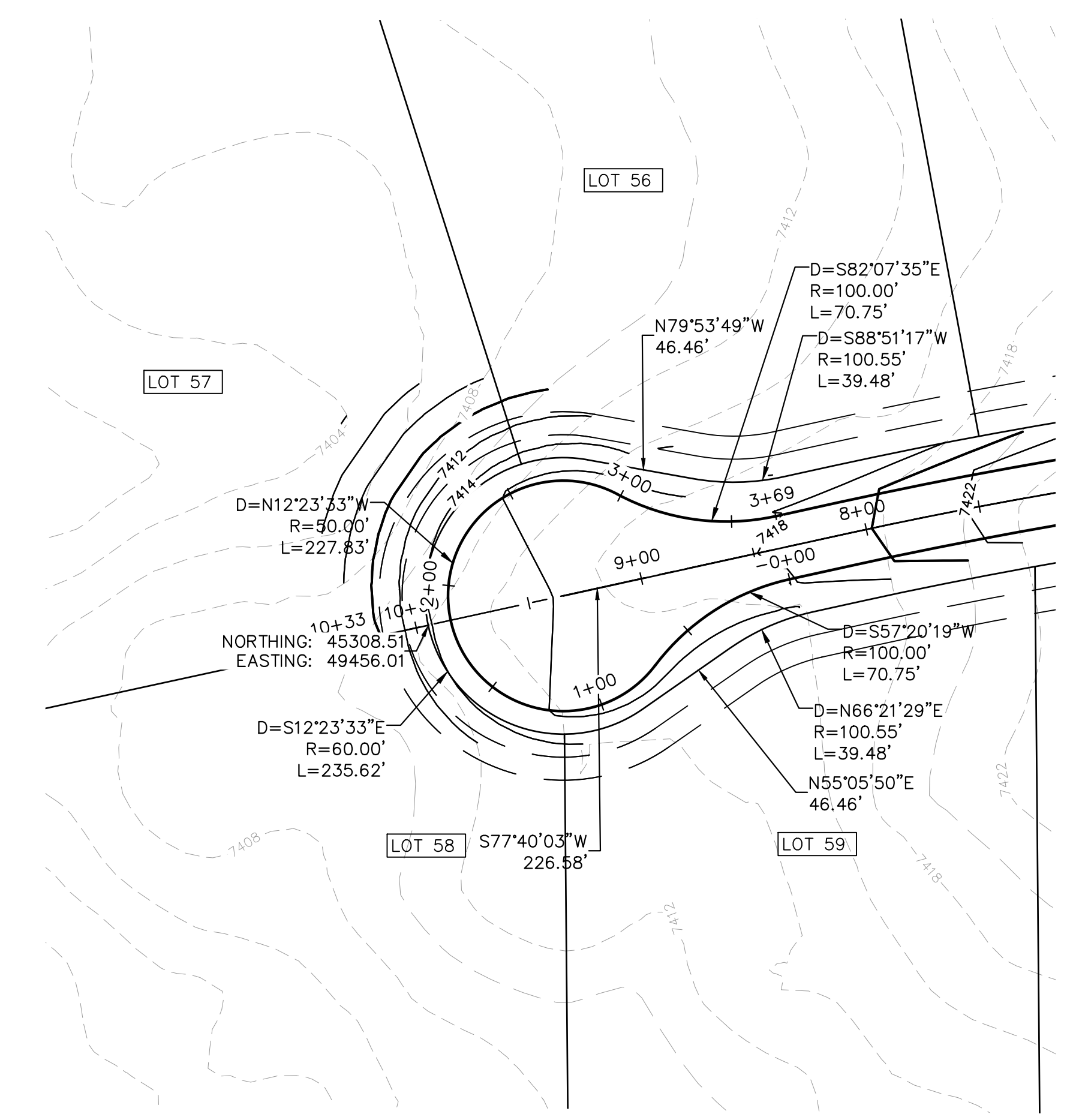
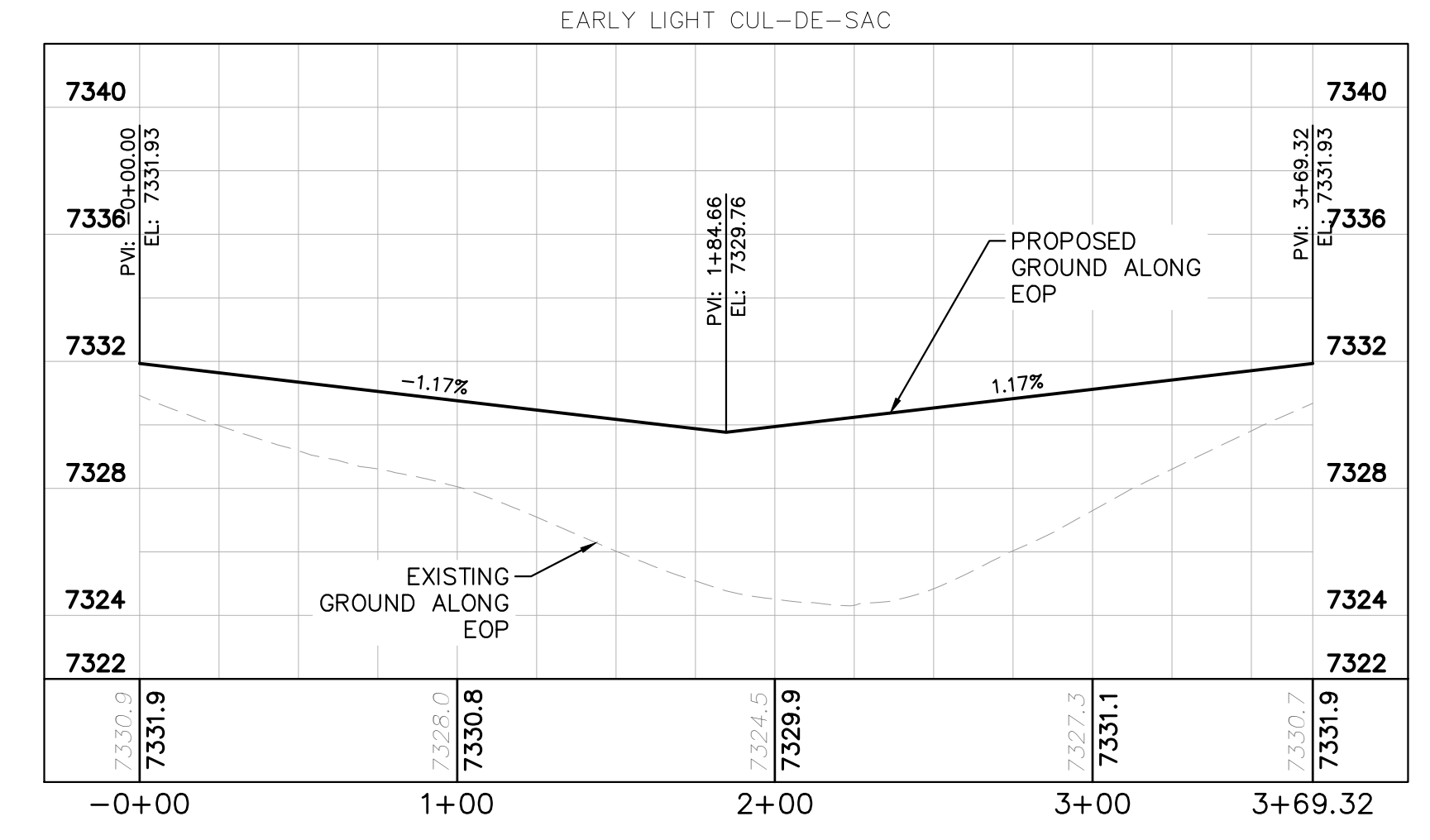
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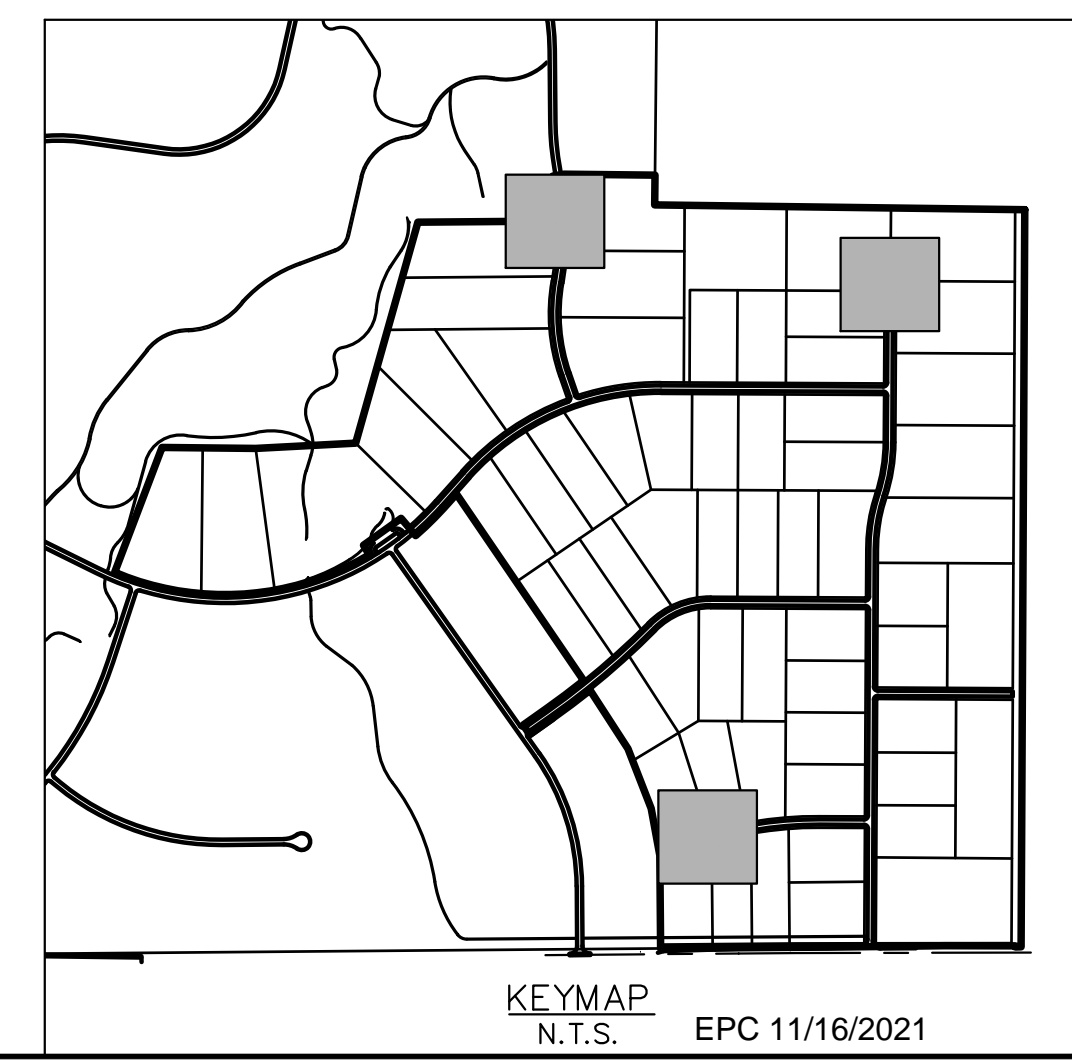
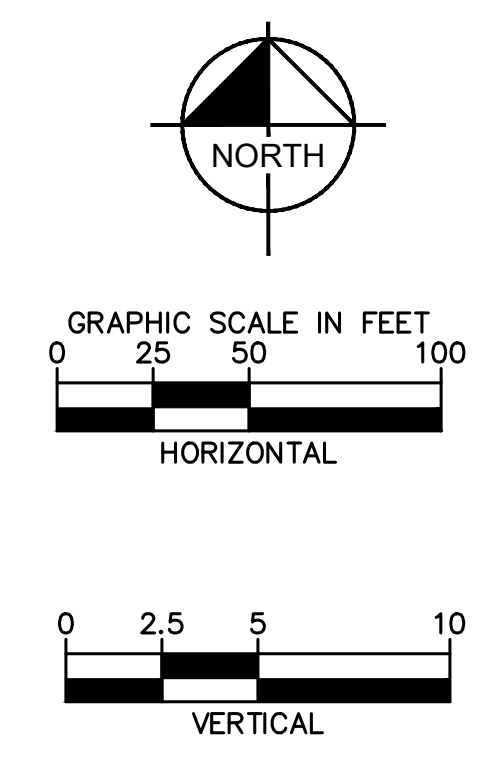
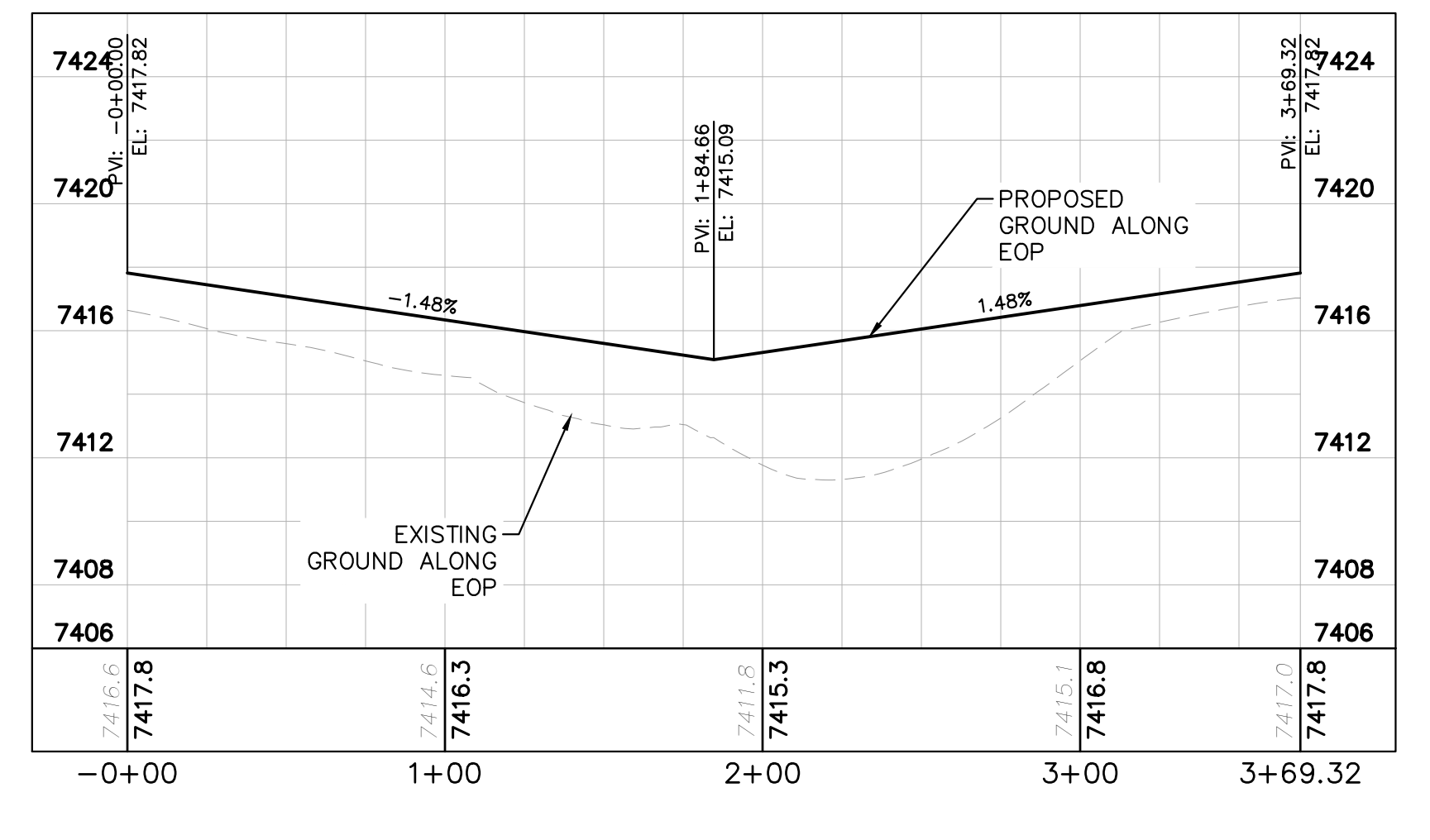
TWINKLING STAR LANE- TEMPORARY CUL-DE-SAC



EARLY LIGHT DRIVE CUL-DE-SAC



FLAPJACK LANE CUL-DE-SAC



No.	REVISIONS	DATE	BY
4	COUNTY SUBMITTAL #4	10/29/21	KRK
3	COUNTY SUBMITTAL #3	9/15/21	KRK
2	COUNTY SUBMITTAL #2	8/25/21	KRK

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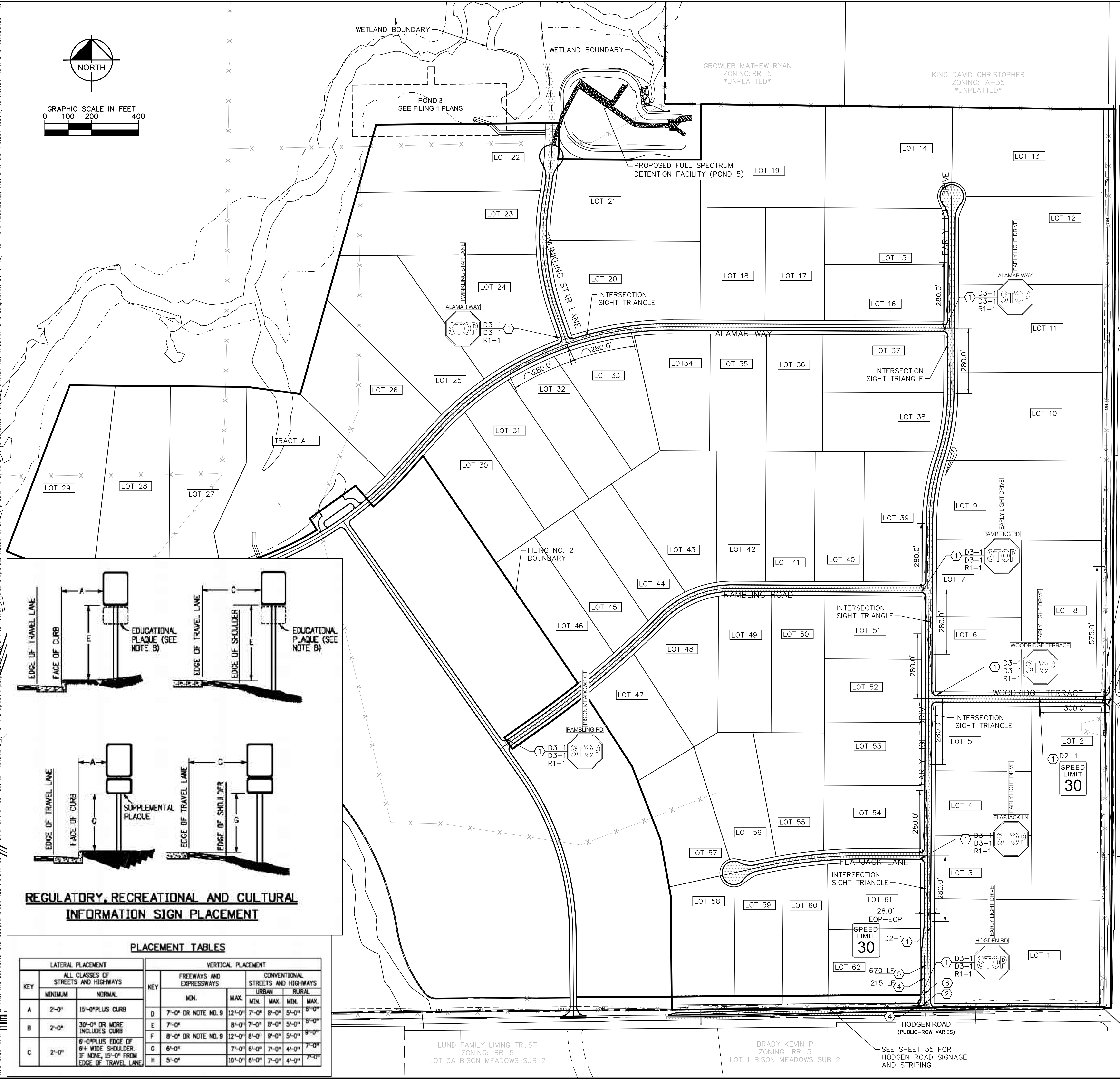
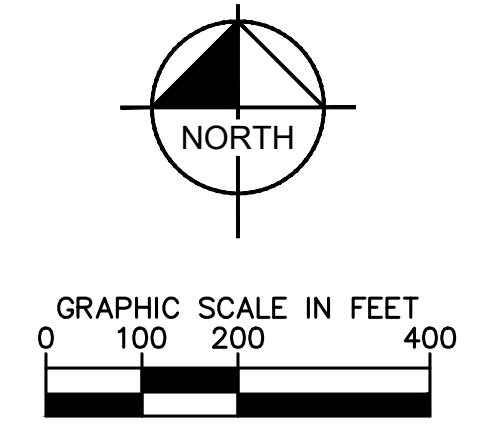
LICENSED PROFESSIONAL	KEVIN KOFFORD
CO LICENSE NUMBER	57234
CHECKED BY	KHTAM
TLC DATE	

CUL-DE-SAC PLAN AND PROFILES

WINSOME FILING NO. 2
 PREPARED FOR
WINSOME LLC
 EL PASO COUNTY CO

SHEET NUMBER
19

Plotted By: Kofford, Kevin. Sheet: SWSOME.F2. Layout: ON-SITE STRIPING & SIGNAGE PLAN. October 29, 2021. 04:09:13pm. K:\DEN Civil\196106000 - Winsome.F2\CADD\PlanSheets\01961060000 - SIGN.dwg
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LEGEND

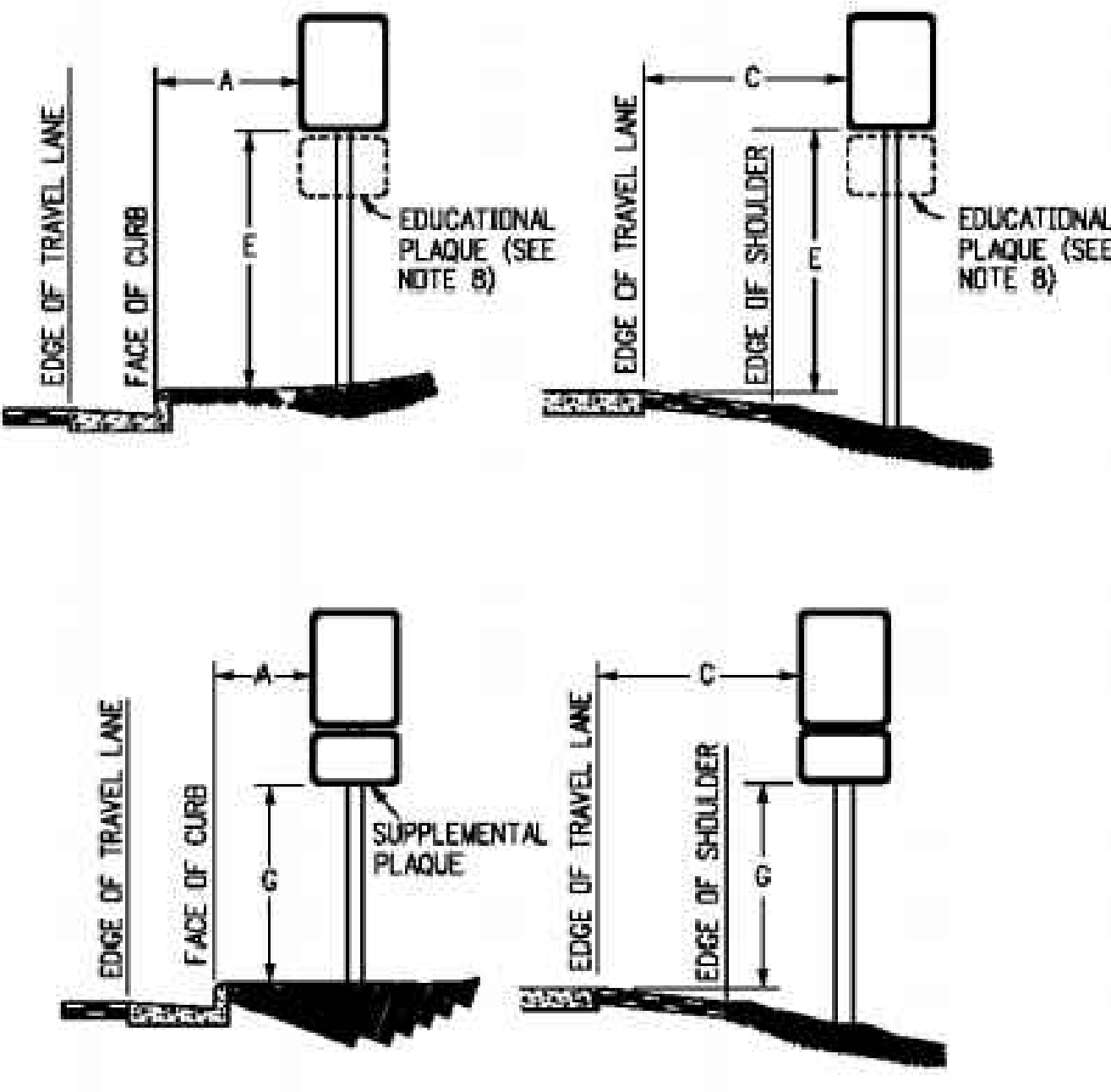
- PROPERTY LINE
- - - PROPOSED EASEMENT
- ▬ PROPOSED ASPHALT PAVEMENT
- ▬ PROPOSED CLASS II GROUND MOUNT SIGN

SIGNING AND STRIPING KEYNOTES

- ① PROPOSED R1-1 (30" X 30") STOP SIGN AND D3-1 STREET NAME SIGNS
- ② 12" STOP BAR. SEE DETAIL ON THIS SHEET
- ③ PROPOSED 4-INCH SOLID WHITE EPOXY STRIPING
- ④ PROPOSED 8-INCH SOLID WHITE EPOXY STRIPING
- ⑤ PROPOSED 4-INCH SOLID DOUBLE YELLOW EPOXY STRIPING
- ⑥ PROPOSED TURN ARROW, WHITE THERMOPLASTIC (16.1 SF)

SIGNING AND STRIPING NOTES

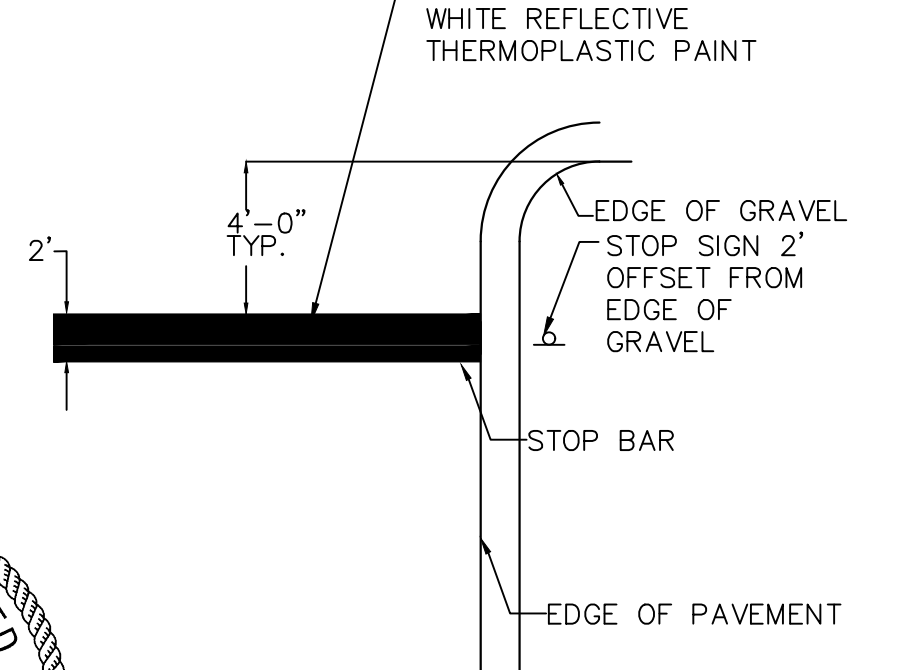
1. ALL SIGNS AND PAVEMENT MARKINGS SHALL BE IN COMPLIANCE WITH THE CURRENT MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD).
2. REMOVAL OF EXISTING PAVEMENT MARKINGS SHALL BE ACCOMPLISHED BY A METHOD THAT DOES NOT MATERIALLY DAMAGE THE PAVEMENT. THE PAVEMENT MARKINGS SHALL BE REMOVED TO THE EXTENT THAT 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.



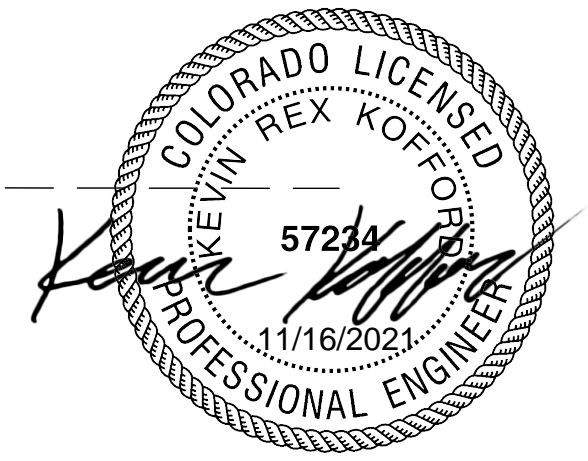
REGULATORY, RECREATIONAL AND CULTURAL INFORMATION SIGN PLACEMENT

PLACEMENT TABLES

KEY	LATERAL PLACEMENT		VERTICAL PLACEMENT					
	MINIMUM	NORMAL	FREEWAYS AND EXPRESSWAYS		CONVENTIONAL STREETS AND HIGHWAYS			
			MIN.	MAX.	MIN.	MAX.	MIN.	MAX.
A	2'-0"	15'-0" PLUS CURB	D	7'-0" OR NOTE NO. 9	12'-0"	7'-0"	8'-0"	5'-0"
B	2'-0"	30'-0" OR MORE INCLUDES CURB	E	7'-0"	8'-0"	7'-0"	8'-0"	5'-0"
C	2'-0"	8'-0" PLUS EDGE OF 6'-0" WIDE SHOULDER. IF NONE, 15'-0" FROM EDGE OF TRAVEL LANE	F	8'-0" OR NOTE NO. 9	12'-0"	8'-0"	9'-0"	5'-0"
			G	8'-0"	7'-0"	6'-0"	7'-0"	4'-0"
			H	5'-0"	10'-0"	8'-0"	7'-0"	4'-0"



STOP BAR DETAIL
NOT TO SCALE EPC 11/16/2021



WINSOME FILING NO. 2
PREPARED FOR
WINSOME LLC

EL PASO COUNTY

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PHONE: 719-453-0180
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LICENSED PROFESSIONAL
KEVIN KOFFORD
CO LICENSE NUMBER
57234

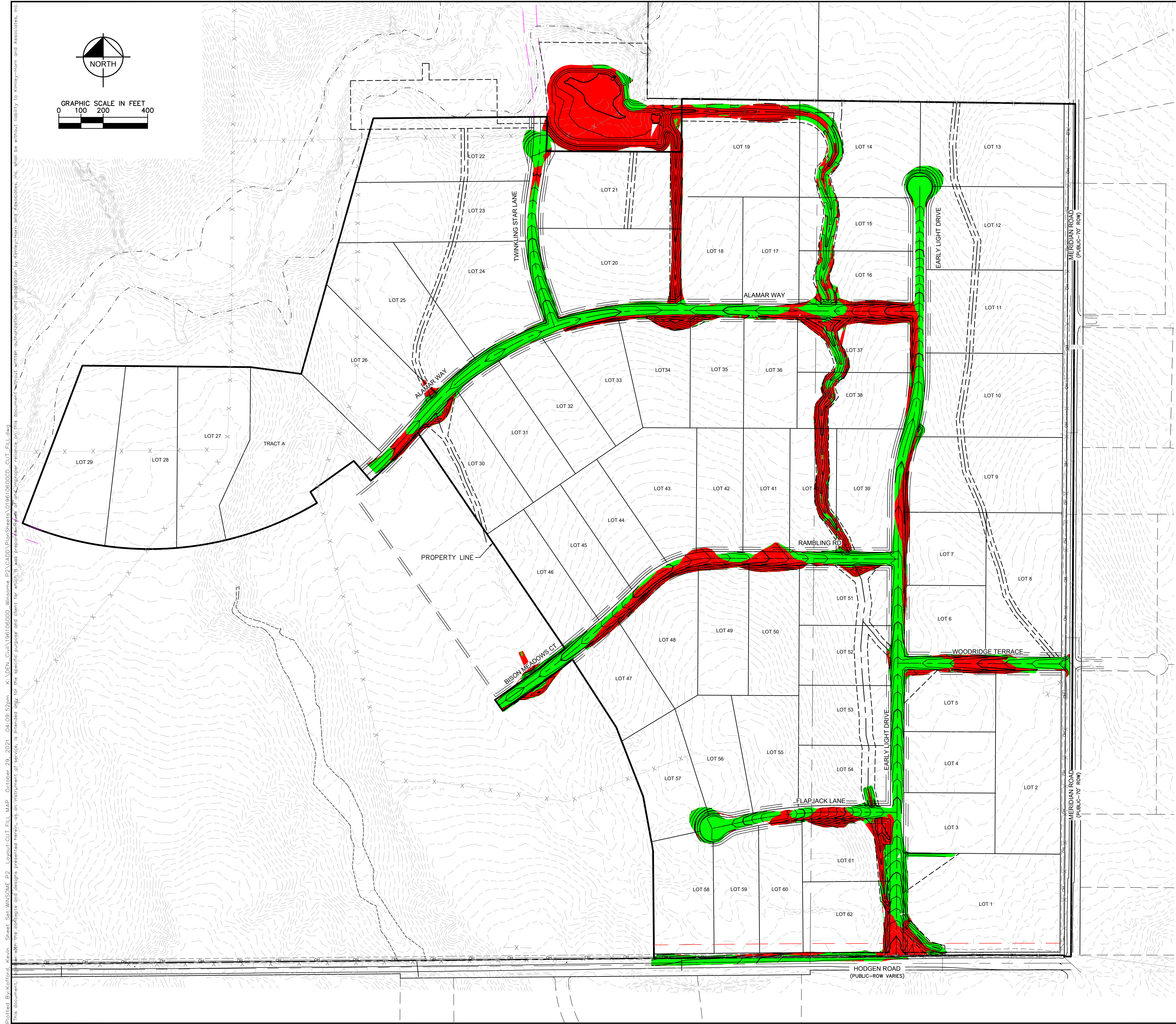
DATE
08/25/2021
SCALE
AS SHOWN
DESIGNED BY
KHTAM
DRAWN BY
KHTAM
CHECKED BY
TLC DATE:

NO. DATE BY

4	10/29/21	KRK
3	9/15/21	KRK
2	8/25/21	KRK

KHA PROJECT
019610600

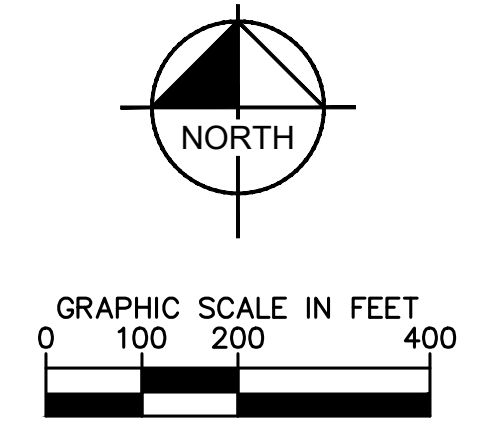
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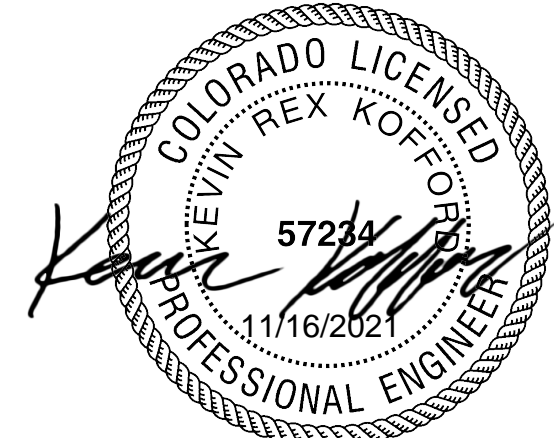
LEGEND

- CUT AREA
- FILL AREA

TOTAL CUT: 72,750 CY
 TOTAL FILL: 47,030 CY
 NET: 25,720 CY (FILL)*
 *RAW NET VALUE- NO FILL FACTOR APPLIED



Plotted By: Kofford, Kevin. Sheet: WINSOME F2. Layout: CUT FILL MAP. October 29, 2021. 04:09:52pm. K:\DEN_Civil\196106000 - Winsome F2\CADD\PlanSheets\0196106000_CUT_FILL.dwg
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No.	REVISIONS	DATE	BY
4	COUNTY SUBMITTAL #4	10/29/21	KRK
3	COUNTY SUBMITTAL #3	9/15/21	KRK
2	COUNTY SUBMITTAL #2	8/25/21	KRK

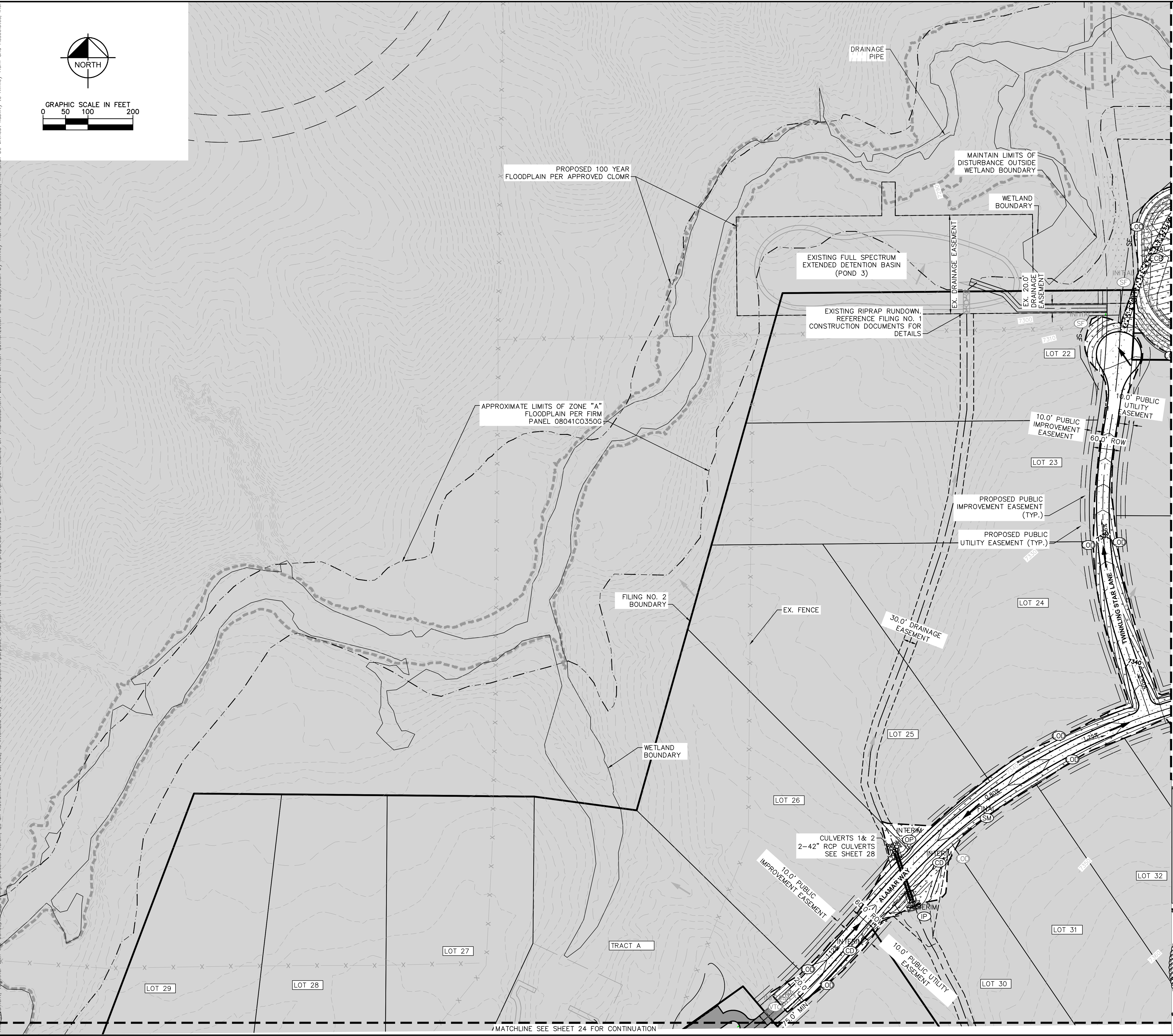
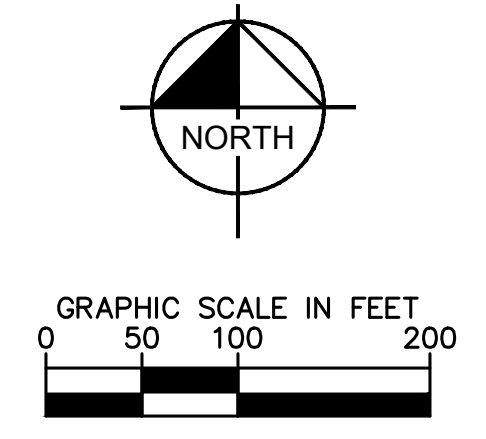
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LICENSED PROFESSIONAL
 KEVIN KOFFORD
 CO LICENSE NUMBER
 57234
 KHA PROJECT
 019610600
 DATE
 08/25/2021
 SCALE AS SHOWN
 DESIGNED BY KHTAM
 DRAWN BY KHTAM
 CHECKED BY TLC DATE: _____

CUT FILL MAP

WINSOME FILING NO. 2
 PREPARED FOR
WINSOME LLC
 EL PASO COUNTY CO
 SHEET NUMBER
21
 EPC 11/16/2021

Plotted By: Kofford, Kevin. Sheet: S11. WINSOME P2 - Layout: ON-SITE INTERM-FINAL SWMP (L). November 11, 2021. 07:51:45am. K:\DEN-Civil\196106000_Winsome P2\CADD\PlanSheets\0196106000_EC_FINAL.dwg
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LEGEND

	PROPERTY LINE
	100 YEAR FLOODPLAIN
	WETLAND BOUNDARY
	LIMITS OF DISTURBANCE/ LIMITS OF CONSTRUCTION
	SILT FENCE
	CONSTRUCTION FENCE
	SEDIMENT CONTROL LOGS
	CHECK DAM/EROSION BALE
	CULVERT INLET/OUTLET PROTECTION
	CONCRETE WASHOUT AREA
	STABILIZED STAGING AREA
	EROSION CONTROL BLANKET
	VEHICLE TRACKING CONTROL
	SOIL STOCKPILE
	TEMPORARY SEDIMENT BASIN
	TEMP/ PERMANENT SEEDING AND MULCHING
	ASPHALT PAVED ROAD
	EXISTING FLOW ARROW
	PROPOSED FLOW ARROW
	EXISTING MINOR CONTOUR
	EXISTING MAJOR CONTOUR
	PROPOSED MAJOR CONTOUR
	PROPOSED MINOR CONTOUR

LIMITS OF CONSTRUCTION

ONSITE DISTURBANCE	= ±28.28 ACRES
OFFSITE DISTURBANCE	= ±0.55 ACRES
TOTAL	= ±29.28 ACRES

- NOTES**
1. THE INTENT OF THIS PLAN IS TO IDENTIFY THE EROSION CONTROL PRACTICES RECOMMENDED. THE CONTRACTOR SHALL REFERENCE ADDITIONAL CONSTRUCTION PLANS FOR DEMOLITION OF EXISTING AND CONSTRUCTION OF PROPOSED IMPROVEMENTS.
 2. ADJACENT STREETS SHALL BE KEPT CLEAN AND FREE OF SEDIMENT AND/OR DEBRIS AT ALL TIMES.
 3. TEMPORARY STABILIZATION (TS) SHALL BE IMPLEMENTED WITHIN THE DISTURBED PORTIONS OF THE PROJECT SITE NO LATER THAN 14 DAYS FOLLOWING THE CEASE OF CONSTRUCTION ACTIVITIES WITHIN THE DISTURBED AREAS.
 4. PERMANENT STABILIZATION (PS) MAY BE USED WITHIN AREAS OF TEMPORARY STABILIZATION (TS) AT THE CONTRACTOR'S DISCRETION. STABILIZATION SHALL BE APPLIED IN ACCORDANCE WITH APPLICABLE TEMPORARY STABILIZATION SEQUENCING REQUIREMENTS.
 5. CONTRACTOR SHALL UTILIZE ROLLED EROSION CONTROL PRODUCTS (STRAW-SINGLE NET EROSION CONTROL BLANKETS AND OPEN WEAVE TEXTILES) ON ALL SLOPES 3H:1V OR GREATER TO ACHIEVE REQUIRED STABILIZATION.
 6. CONTRACTOR SHALL MAINTAIN ACCEPTABLE EROSION CONTROL PRACTICES WITHIN THE ANTICIPATED LIMITS OF CONSTRUCTION IDENTIFIED HEREIN. BEST MANAGEMENT PRACTICES AND STABILIZATION SHALL BE COMPLETED AS IDENTIFIED HEREIN IN ACCORDANCE WITH OWNER REQUIREMENTS.
 7. ALL WORK IN THE HODGEN ROAD AND MERDIAN ROAD ROW REQUIRES A ROW PERMIT FROM EL PASO COUNTY. CONTRACTOR IS RESPONSIBLE FOR APPLYING FOR AND OBTAINING ALL NECESSARY ROW PERMITS.
 8. SILT FENCE TO BE INSTALLED PRIOR TO COMMENCEMENT OF ON-SITE GRADING AND CONSTRUCTION ACTIVITIES.
 9. DEMOLITION, REMOVAL, OVEREXCAVATION AND SOIL TREATMENT SHALL BE IN ACCORDANCE WITH THE GEOTECHNICAL ENGINEER RECOMMENDATIONS AS NOTED IN THE APPROVED PROJECT GEOTECHNICAL REPORT.
 10. VEGETATION COVER IS ABOUT 90% CONSISTING OF NATIVE GRASSES, TREES AND SHRUBS, BASED ON VISUAL INSPECTION
 11. NO ASPHALT OR CONCRETE BATCH PLANTS SHALL BE USED FOR THIS PROJECT.
 12. CHECK DAMS TO BE PLACED IN TEMPORARY AND PERMANENT DRAINAGE SWALES AND ROADSIDE DITCHES AND TO BE SPACED AS DEEMED NECESSARY. RIRPRAP IN CHECK DAMS TO BE SUBSTITUTED WITH SCL.

PROFESSIONAL ENGINEER
 KEVIN KOFFORD
 LICENSE NO. 57234
 11/16/2021

KEYMAP N.T.S. EPC 11/16/2021

NO.	REVISIONS	DATE
4	COUNTY SUBMITTAL #4	10/29/21 KKK
3	COUNTY SUBMITTAL #3	9/15/21 KKK
2	COUNTY SUBMITTAL #2	8/25/21 KKK

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LICENSED PROFESSIONAL

KHA PROJECT	019610600
DATE	08/25/2021
SCALE	AS SHOWN
DESIGNED BY	KHTAM
DRAWN BY	KHTAM
CHECKED BY	TLC
DATE	

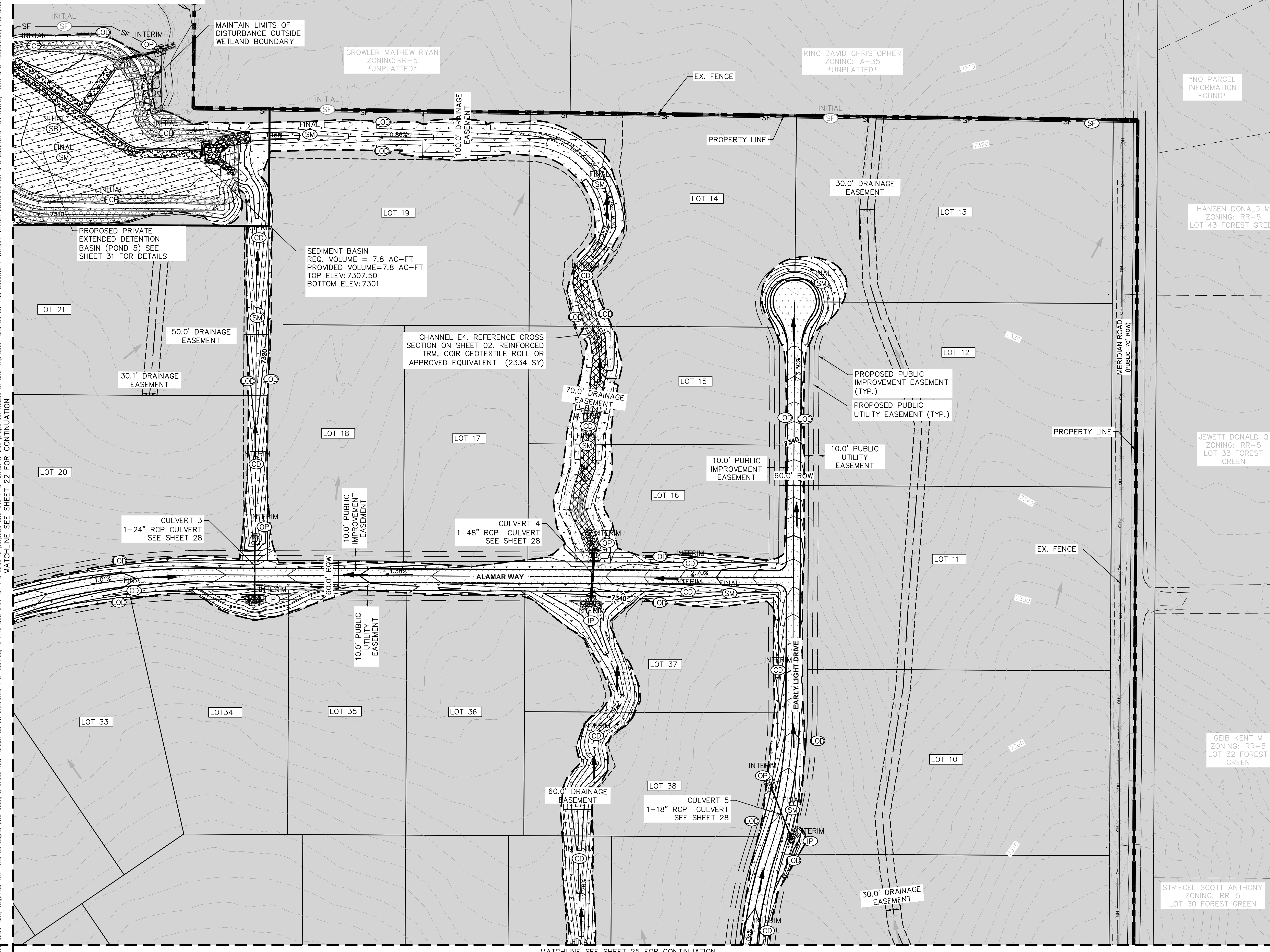
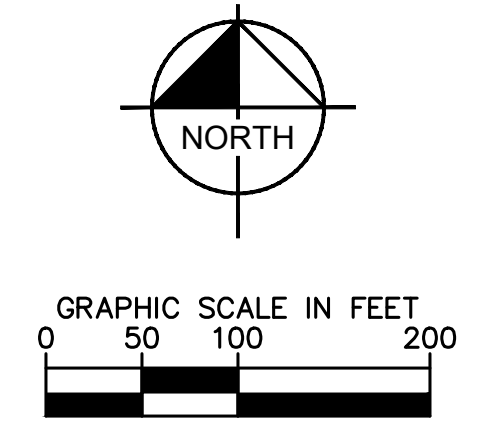
FINAL GEC PLAN

WINSOME FILING NO. 2
 PREPARED FOR
WINSOME LLC

EL PASO COUNTY CO

SHEET NUMBER
22

Plotted By: Kofford, Kevin Sheet: WINSOME P2 - Layout: ON-SITE INTERIM-FINAL SWMP (2) November 08, 2021 03:01:35pm K:\VEN_Civil\196106000_Winsome P2\CADD\PlanSheets\0196106000_EC_FINAL.dwg
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 MATCHLINE SEE SHEET 22 FOR CONTINUATION



LEGEND

	PROPERTY LINE
	100 YEAR FLOODPLAIN
	WETLAND BOUNDARY
	LIMITS OF DISTURBANCE/ LIMITS OF CONSTRUCTION
	SILT FENCE
	CONSTRUCTION FENCE
	SEDIMENT CONTROL LOGS
	CHECK DAM/EROSION BALE
	CULVERT INLET/OUTLET PROTECTION
	CONCRETE WASHOUT AREA
	STABILIZED STAGING AREA
	EROSION CONTROL BLANKET
	VEHICLE TRACKING CONTROL
	SOIL STOCKPILE
	TEMPORARY SEDIMENT BASIN
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	ASPHALT PAVED ROAD
	EXISTING FLOW ARROW
	PROPOSED FLOW ARROW
	EXISTING MINOR CONTOUR
	EXISTING MAJOR CONTOUR
	PROPOSED MAJOR CONTOUR
	PROPOSED MINOR CONTOUR

LIMITS OF CONSTRUCTION

ONSITE DISTURBANCE = ±28.28 ACRES
 OFFSITE DISTURBANCE = ±0.55 ACRES
 TOTAL = ±29.28 ACRES

- ### NOTES
- THE INTENT OF THIS PLAN IS TO IDENTIFY THE EROSION CONTROL PRACTICES RECOMMENDED. THE CONTRACTOR SHALL REFERENCE ADDITIONAL CONSTRUCTION PLANS FOR DEMOLITION OF EXISTING AND CONSTRUCTION OF PROPOSED IMPROVEMENTS.
 - ADJACENT STREETS SHALL BE KEPT CLEAN AND FREE OF SEDIMENT AND/OR DEBRIS AT ALL TIMES.
 - TEMPORARY STABILIZATION (TS) SHALL BE IMPLEMENTED WITHIN THE DISTURBED PORTIONS OF THE PROJECT SITE NO LATER THAN 14 DAYS FOLLOWING THE CEASE OF CONSTRUCTION ACTIVITIES WITHIN THE DISTURBED AREAS.
 - PERMANENT STABILIZATION (PS) MAY BE USED WITHIN AREAS OF TEMPORARY STABILIZATION (TS) AT THE CONTRACTOR'S DISCRETION. STABILIZATION SHALL BE APPLIED IN ACCORDANCE WITH APPLICABLE TEMPORARY STABILIZATION SEQUENCING REQUIREMENTS.
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 - CHECK DAMS TO BE PLACED IN TEMPORARY AND PERMANENT DRAINAGE SWALES AND ROADSIDE DITCHES AND TO BE SPACED AS DEEMED NECESSARY. RIPRAP IN CHECK DAMS TO BE SUBSTITUTED WITH SCL.

KEYMAP N.T.S. EPC 11/16/2021

No.	REVISIONS	DATE
4	COUNTY SUBMITTAL #4	10/29/21 KRC
3	COUNTY SUBMITTAL #3	9/15/21 KRC
2	COUNTY SUBMITTAL #2	8/25/21 KRC

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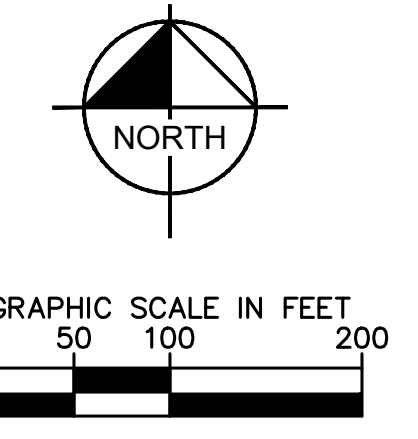
KHA PROJECT 019610600	LICENSED PROFESSIONAL KEVIN KOFFORD
DATE 08/25/2021	SCALE AS SHOWN
DESIGNED BY KHTAM	CO LICENSE NUMBER 57234
DRAWN BY KHTAM	CHECKED BY TLC DATE:

FINAL GEC PLAN

WINSOME FILING NO. 2
 PREPARED FOR
WINSOME LLC
 EL PASO COUNTY

SHEET NUMBER
23

Plotted By: Kofford, Kevin. Sheet: WINSOME P2. Layout: ON-SITE INTERM-FINAL SWMP (3). November 08, 2021. 03:01:40pm. K:\VEN_Civil\196106000_Winsome P2\CADD\PlanSheets\0196106000_EC_FINAL.dwg
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MATCHLINE SEE SHEET 22 FOR CONTINUATION



LEGEND

	PROPERTY LINE
	100 YEAR FLOODPLAIN
	WETLAND BOUNDARY
	LIMITS OF DISTURBANCE/ LIMITS OF CONSTRUCTION
	SILT FENCE
	CONSTRUCTION FENCE
	SEDIMENT CONTROL LOGS
	CHECK DAM/EROSION BALE
	CULVERT INLET/OUTLET PROTECTION
	CONCRETE WASHOUT AREA
	STABILIZED STAGING AREA
	EROSION CONTROL BLANKET
	VEHICLE TRACKING CONTROL
	SOIL STOCKPILE
	TEMPORARY SEDIMENT BASIN
	TEMP/ PERMANENT SEEDING AND MULCHING
	ASPHALT PAVED ROAD
	EXISTING FLOW ARROW
	PROPOSED FLOW ARROW
	EXISTING MINOR CONTOUR
	EXISTING MAJOR CONTOUR
	PROPOSED MAJOR CONTOUR
	PROPOSED MINOR CONTOUR

LIMITS OF CONSTRUCTION

ONSITE DISTURBANCE	= ±28.28 ACRES
OFFSITE DISTURBANCE	= ±0.55 ACRES
TOTAL	= ±29.28 ACRES

- NOTES**
1. THE INTENT OF THIS PLAN IS TO IDENTIFY THE EROSION CONTROL PRACTICES RECOMMENDED. THE CONTRACTOR SHALL REFERENCE ADDITIONAL CONSTRUCTION PLANS FOR DEMOLITION OF EXISTING AND CONSTRUCTION OF PROPOSED IMPROVEMENTS.
 2. ADJACENT STREETS SHALL BE KEPT CLEAN AND FREE OF SEDIMENT AND/OR DEBRIS AT ALL TIMES.
 3. TEMPORARY STABILIZATION (TS) SHALL BE IMPLEMENTED WITHIN THE DISTURBED PORTIONS OF THE PROJECT SITE NO LATER THAN 14 DAYS FOLLOWING THE CEASE OF CONSTRUCTION ACTIVITIES WITHIN THE DISTURBED AREAS.
 4. PERMANENT STABILIZATION (PS) MAY BE USED WITHIN AREAS OF TEMPORARY STABILIZATION (TS) AT THE CONTRACTOR'S DISCRETION. STABILIZATION SHALL BE APPLIED IN ACCORDANCE WITH APPLICABLE TEMPORARY STABILIZATION SEQUENCING REQUIREMENTS.
 5. CONTRACTOR SHALL UTILIZE ROLLED EROSION CONTROL PRODUCTS (STRAW-SINGLE NET EROSION CONTROL BLANKETS AND OPEN WEAVE TEXTILES) ON ALL SLOPES 3H:1V OR GREATER TO ACHIEVE REQUIRED STABILIZATION.
 6. CONTRACTOR SHALL MAINTAIN ACCEPTABLE EROSION CONTROL PRACTICES WITHIN THE ANTICIPATED LIMITS OF CONSTRUCTION IDENTIFIED HEREIN. BEST MANAGEMENT PRACTICES AND STABILIZATION SHALL BE COMPLETED AS IDENTIFIED HEREIN IN ACCORDANCE WITH OWNER REQUIREMENTS.
 7. ALL WORK IN THE HODGEN ROAD AND MERDIAN ROAD ROW REQUIRES A ROW PERMIT FROM EL PASO COUNTY. CONTRACTOR IS RESPONSIBLE FOR APPLYING FOR AND OBTAINING ALL NECESSARY ROW PERMITS.
 8. SILT FENCE TO BE INSTALLED PRIOR TO COMMENCEMENT OF ON-SITE GRADING AND CONSTRUCTION ACTIVITIES.
 9. DEMOLITION, REMOVAL, OVEREXCAVATION AND SOIL TREATMENT SHALL BE IN ACCORDANCE WITH THE GEOTECHNICAL ENGINEER RECOMMENDATIONS AS NOTED IN THE APPROVED PROJECT GEOTECHNICAL REPORT.
 10. VEGETATION COVER IS ABOUT 90% CONSISTING OF NATIVE GRASSES, TREES AND SHRUBS, BASED ON VISUAL INSPECTION
 11. NO ASPHALT OR CONCRETE BATCH PLANTS SHALL BE USED FOR THIS PROJECT.
 12. CHECK DAMS TO BE PLACED IN TEMPORARY AND PERMANENT DRAINAGE SWALES AND ROADSIDE DITCHES AND TO BE SPACED AS DEEMED NECESSARY. RIPRAP IN CHECK DAMS TO BE SUBSTITUTED WITH SCL.

MATCHLINE SEE SHEET 25 FOR CONTINUATION

KEYMAP
N.T.S.

EPC
11/16/2021

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 PHONE: 719-453-0180
 WWW.KIMLEY-HORN.COM

LICENSED PROFESSIONAL ENGINEER
 KEVIN KOFFORD
 CO LICENSE NUMBER 57234

FINAL GEC PLAN

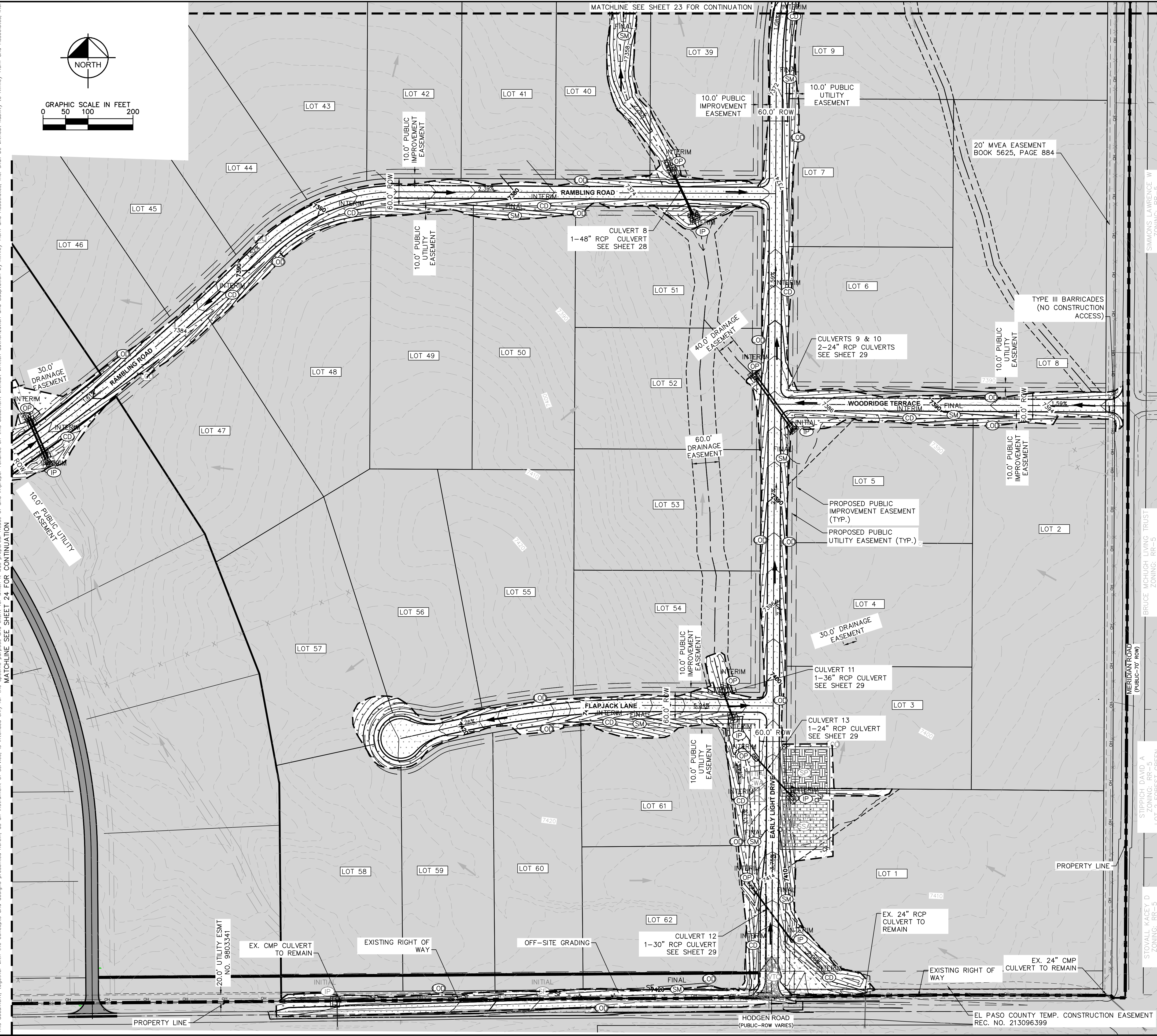
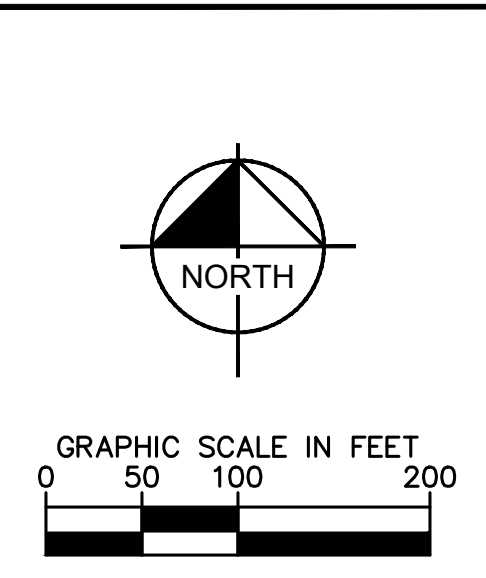
WINSOME FILING NO. 2
 PREPARED FOR
 WINSOME LLC

EL PASO COUNTY CO

SHEET NUMBER
24

NO.	REVISIONS	DATE	BY
4	COUNTY SUBMITTAL #4	10/29/21	KRK
3	COUNTY SUBMITTAL #3	9/15/21	KRK
2	COUNTY SUBMITTAL #2	8/25/21	KRK

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LEGEND	
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	100 YEAR FLOODPLAIN
	WETLAND BOUNDARY
	LIMITS OF DISTURBANCE/ LIMITS OF CONSTRUCTION
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SHEET 22 SHEET 23
 EL PASO COUNTY TEMP. CONSTRUCTION EASEMENT REC. NO. 213096399
 KEYMAP N.T.S. EPC 11/16/2021

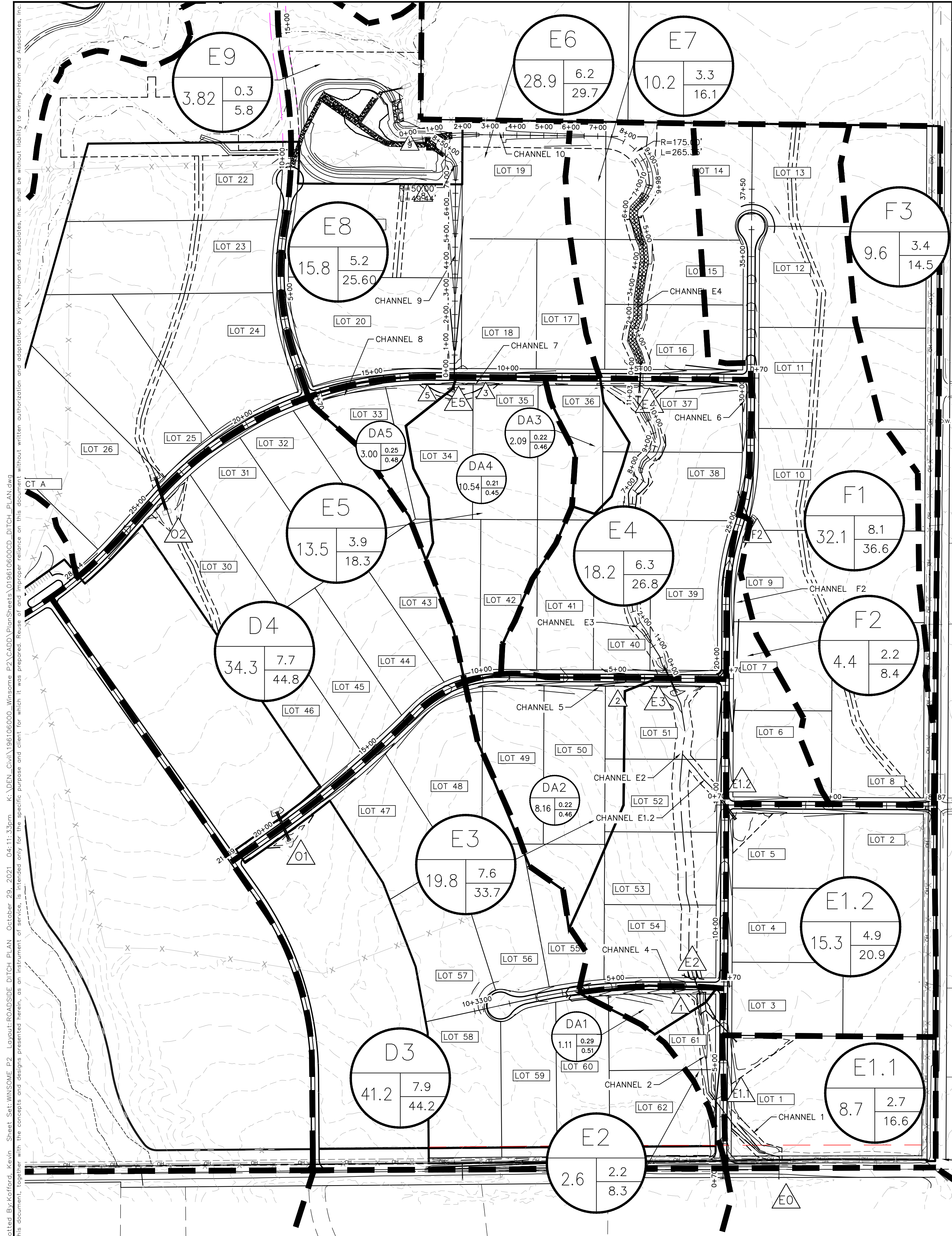
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FINAL GEC PLAN

WINSOME FILING NO. 2
 PREPARED FOR
WINSOME LLC
 EL PASO COUNTY CO



LEGEND

--- DRAINAGE BASIN AREAS
 --- DRAINAGE SUB-BASIN AREAS

A - DRAINAGE BASIN
 B - BASIN ACREAGE
 C - 5-YR RUNOFF
 D - 100-YR RUNOFF

A - DRAINAGE BASIN
 B - BASIN ACREAGE
 C - 5-YR RUNOFF COEFF
 D - 100-YR RUNOFF COEFF

CULVERT DESIGN POINT
 CHANNEL DESIGN POINT

CHANNEL DETAILS TABLE

CHANNEL ID	START STATION FT	END STATION FT	LENGTH FT	GRADE FT/FT	WATERSHED FROM ROAD	FRACTION OF BASIN FLOW	BASIN DESIGNATOR	BASIN 100YR Q CFS	DITCH RECEIVING FRACTION OF Q %	DITCH 100 YR FROM BASIN CFS	ROAD WATERSHED 100Y Q CFS	CONNECTING DITCH 100Y Q CFS	TOTAL 100YR Q IN DITCH SECTION CFS	AVERAGE VELOCITY CFS
Early Light Drive														
F2	17+00	25+50	850	0.01	-	-	F2	8.4	100	8.4	-	0	8.40	2.24
2	3+00	7+50	450	0.025	-	-	E2	8.3	100	8.3	-	24.6	25.00	3.95
Flapjack Lane														
4	2+00	6+50	450	0.055	-	-	DA1	3.82	100	3.82	-	0	3.82	3.49
Rambling Road														
5	3+50	10+60	710	0.022	-	-	DA2	16.11	100	16.11	-	0	16.11	3.55
Alamar Way														
6	1+25	4+00	275	0.03	-	-	F2	8.3	100	8.3	-	0	8.30	3.38
7	6+50	11+90	540	0.022	-	-	DA3, DA4	25.19	100	25.19	-	0	25.19	3.97
8	11+90	17+50	560	0.012	-	-	DA5	7.00	100	7.00	-	0	7.00	2.3

DRIVEWAY CULVERTS

GENERIC DRIVEWAY CULVERT SIZING TABLE

Lot	Street Name	Culvert Slope (%)	Total Q100 (cfs)	Required Culvert Size (in)	Notes
5	Woodbridge Terrace	2	3.57	18	1/6th of Basin E1.2
6	Early Light Drive	2	8.40	18	Channel F2 Flows
7	Early Light Drive	2	8.40	18	Channel F2 Flows
8	Early Light Drive	2	8.40	18	Channel F2 Flows
33	Alamar Way	2	7.00	18	Channel 8 flows
34	Alamar Way	2	7.00	18	Channel 8 flows
35	Alamar Way	2	25.10	30	Channel 7 flows
36	Alamar Way	2	4.90	18	Basin DA3 Flows
37	Alamar Way	2	8.60	18	Channel 6 Flows
38	Early Light Drive	2	8.60	18	Channel 6 Flows
49	Rambling Road	2	8.06	18	1/2 of Channel 5 Flows
50	Rambling Road	2	16.11	24	Channel 5 Flows
51	Early Light Drive	2	38.25	36	1/2th of Basin E3 + Basin E1.2
61	Flapjack Lane	2	3.82	18	Channel 4 Flows
62	Early Light Drive	2	25.00	30	Channel 2 Flows

*Culvert sizing is based on flows in roadside ditch. If driveways cross natural channels an engineering site plan would be required.

Plotted By: Kofford, Kevin. Sheet: Sht: WINSOME F2. Layout: ROADSIDE DITCH PLAN. October 29, 2021. 04:11:33pm. K:\DEN_Civil\18106000_Winsome F2\CADD\PlanSheets\19106000D-DITCH_PLAN.dwg
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LICENSED PROFESSIONAL ENGINEER
 KEVIN KOFFORD
 CO LICENSE NUMBER: 57234

ROADSIDE DITCH PLAN

WINSOME FILING NO. 2
 PREPARED FOR WINSOME LLC

EL PASO COUNTY

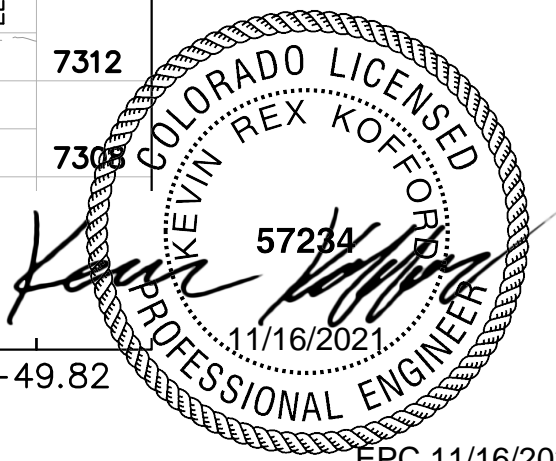
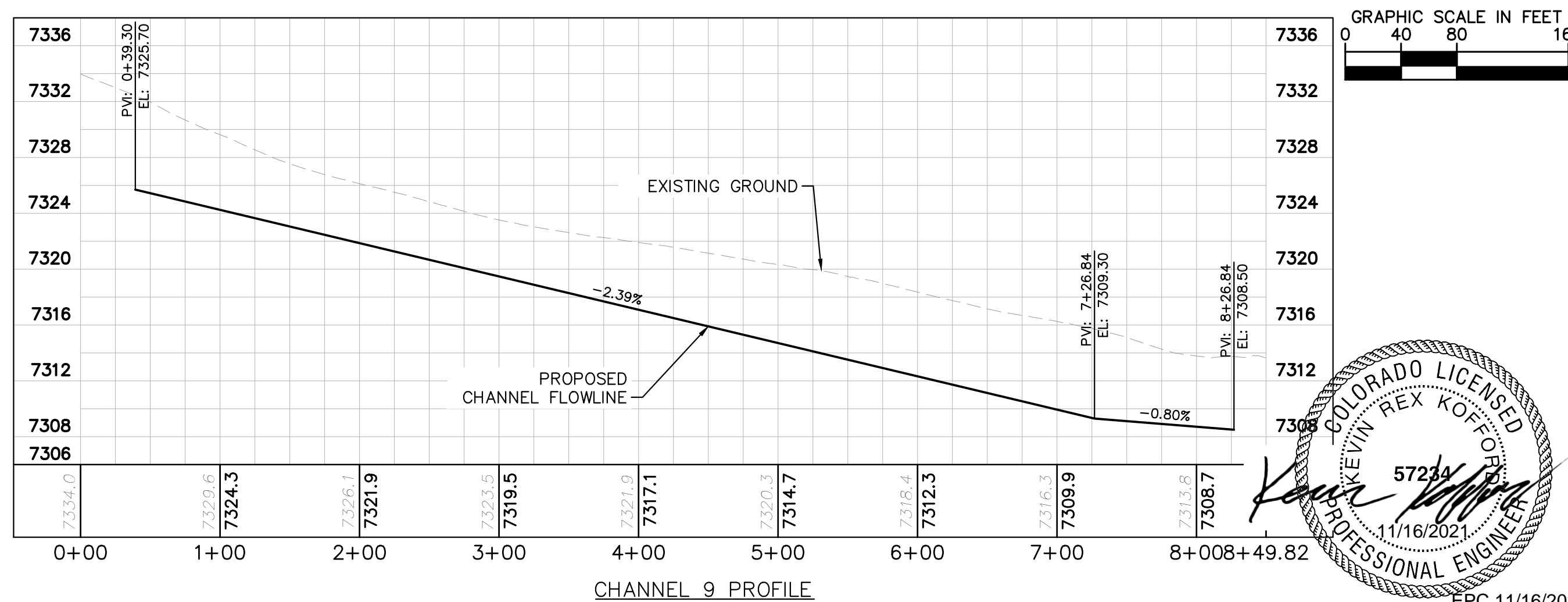
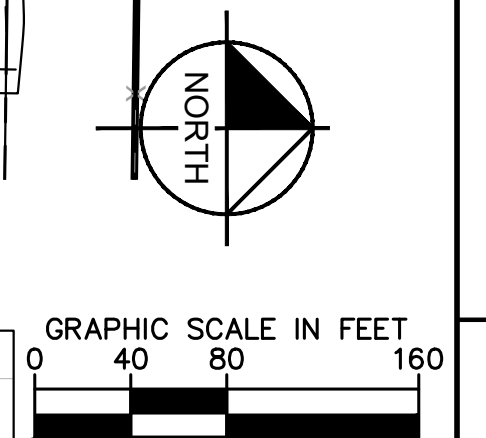
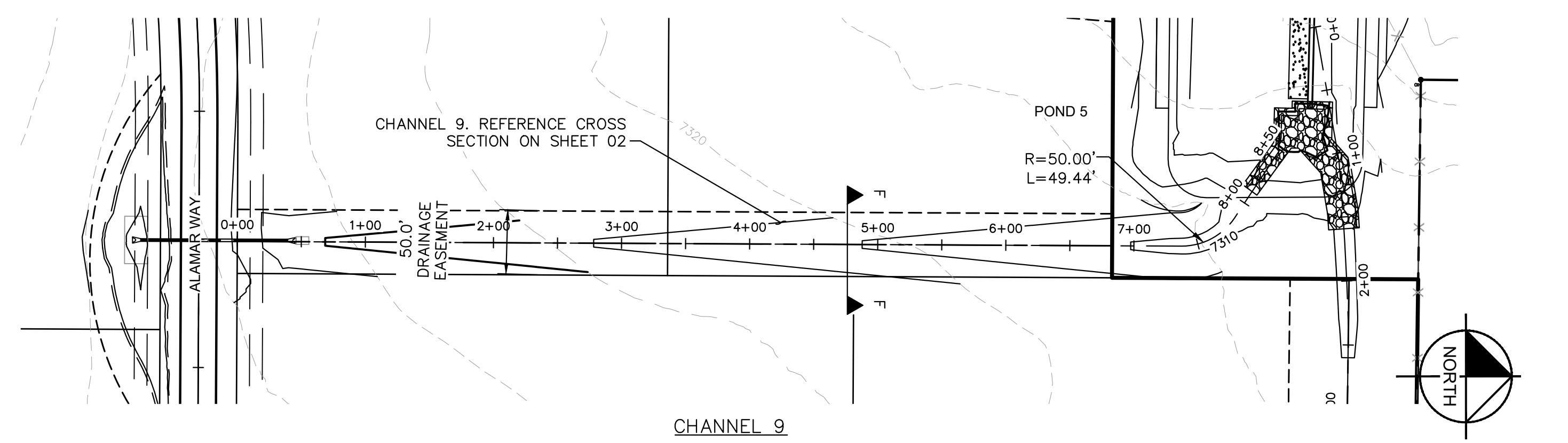
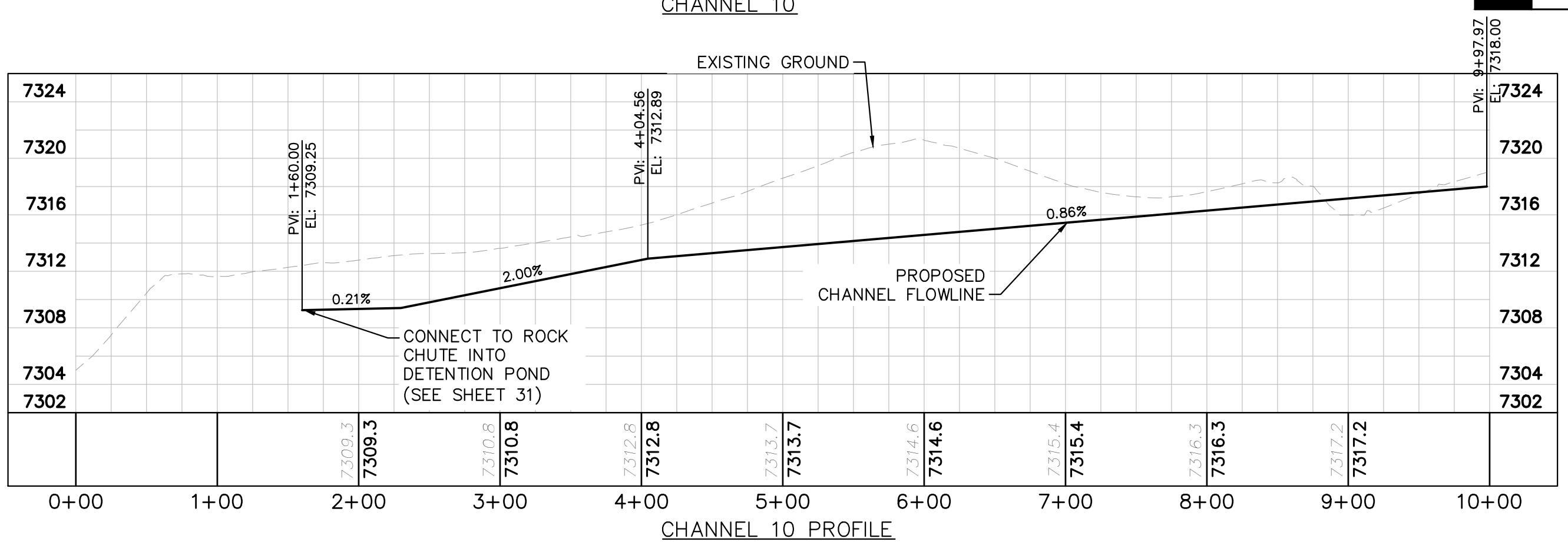
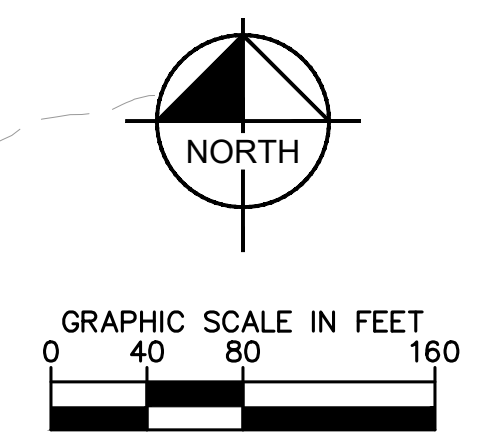
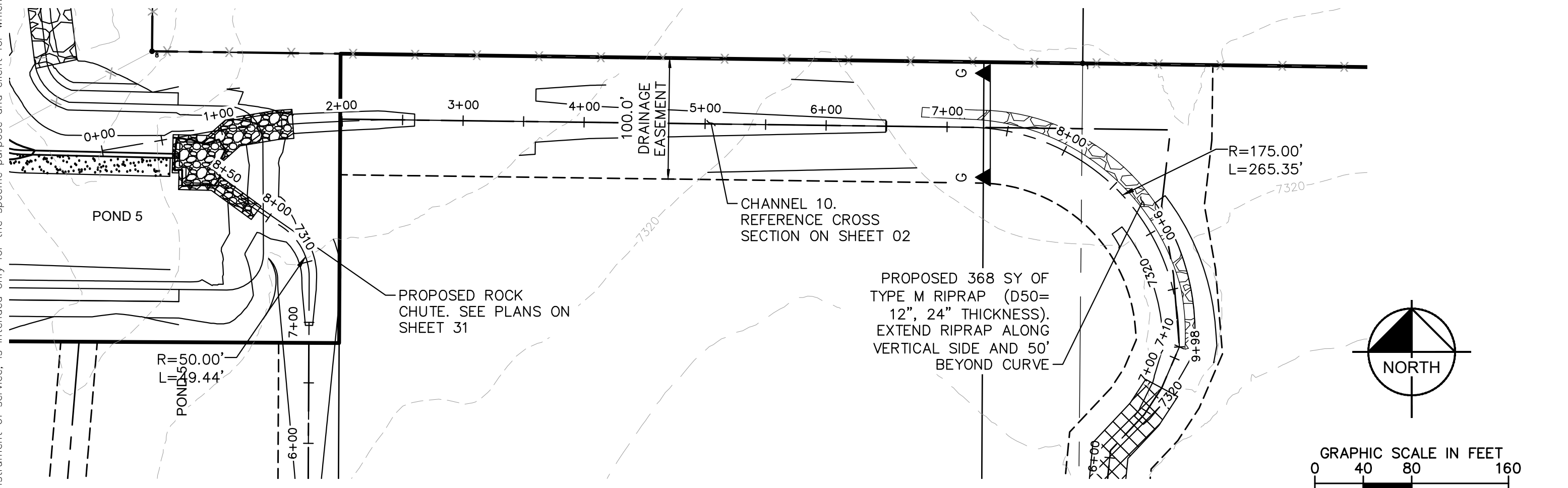
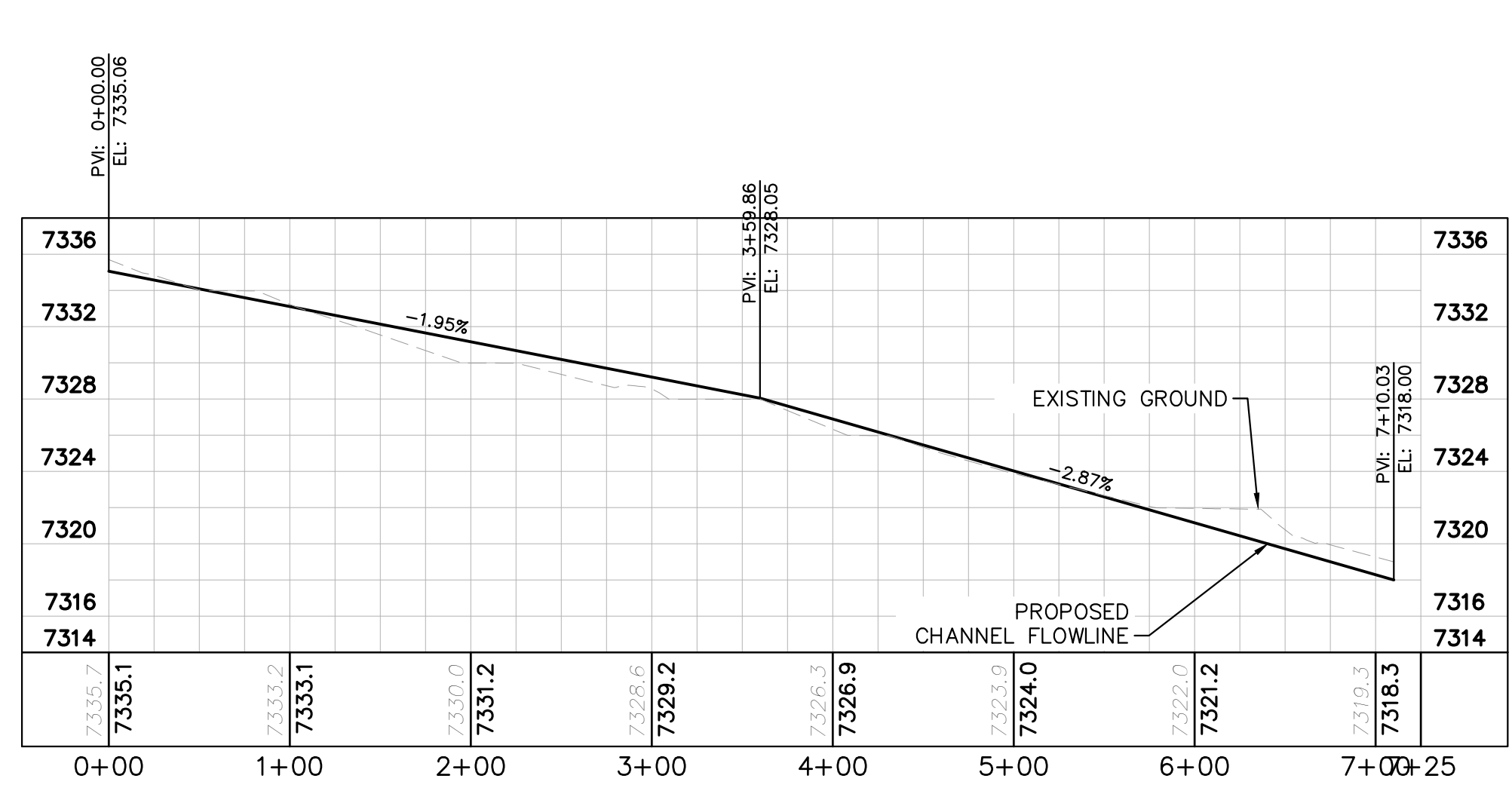
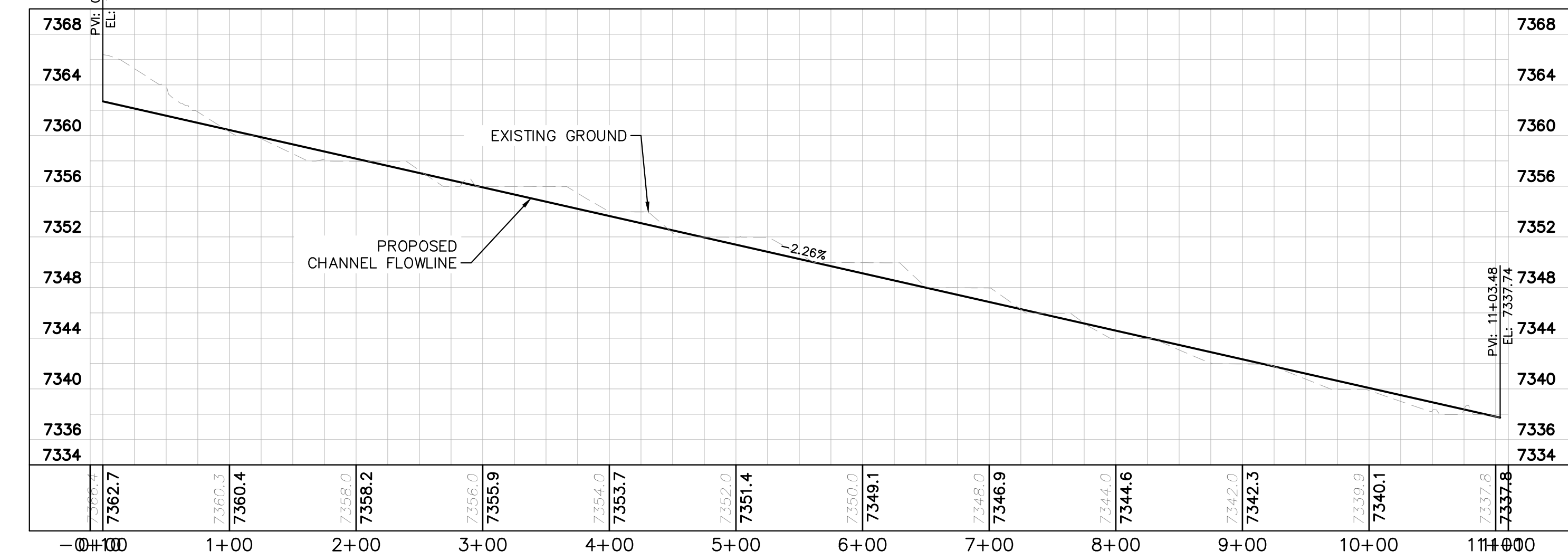
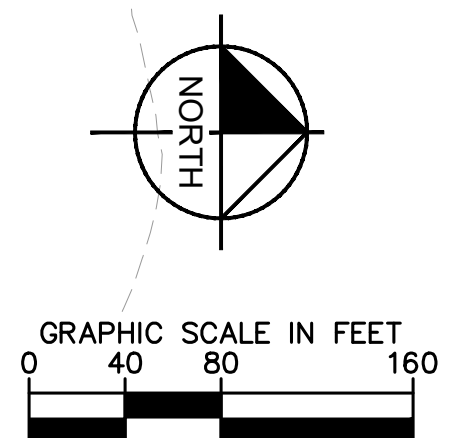
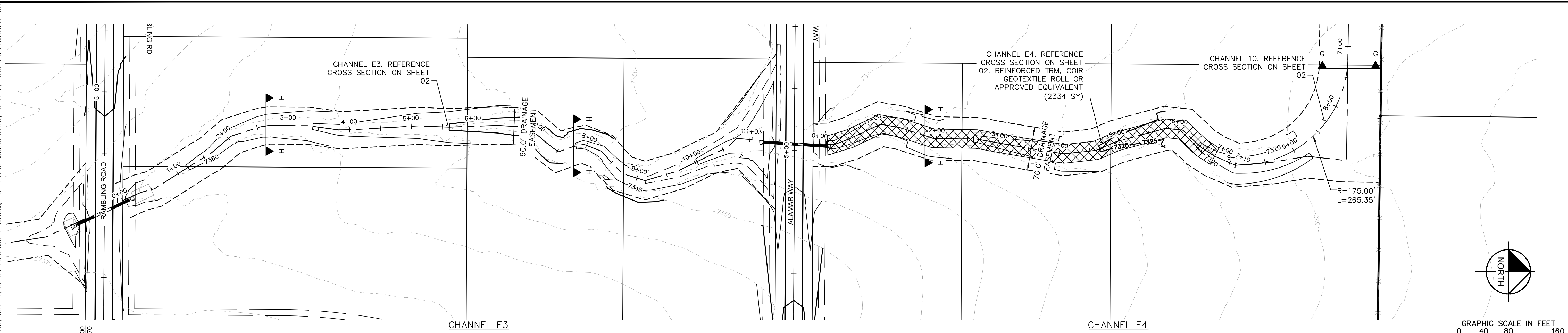
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EPC 11/16/2021

COUNTY SUBMITTAL #4: 10/29/21 KRC
 COUNTY SUBMITTAL #3: 9/15/21 KRC
 COUNTY SUBMITTAL #2: 8/25/21 KRC



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3	COUNTY SUBMITTAL #3		9/15/21 KKK
2	COUNTY SUBMITTAL #2		8/25/21 KKK

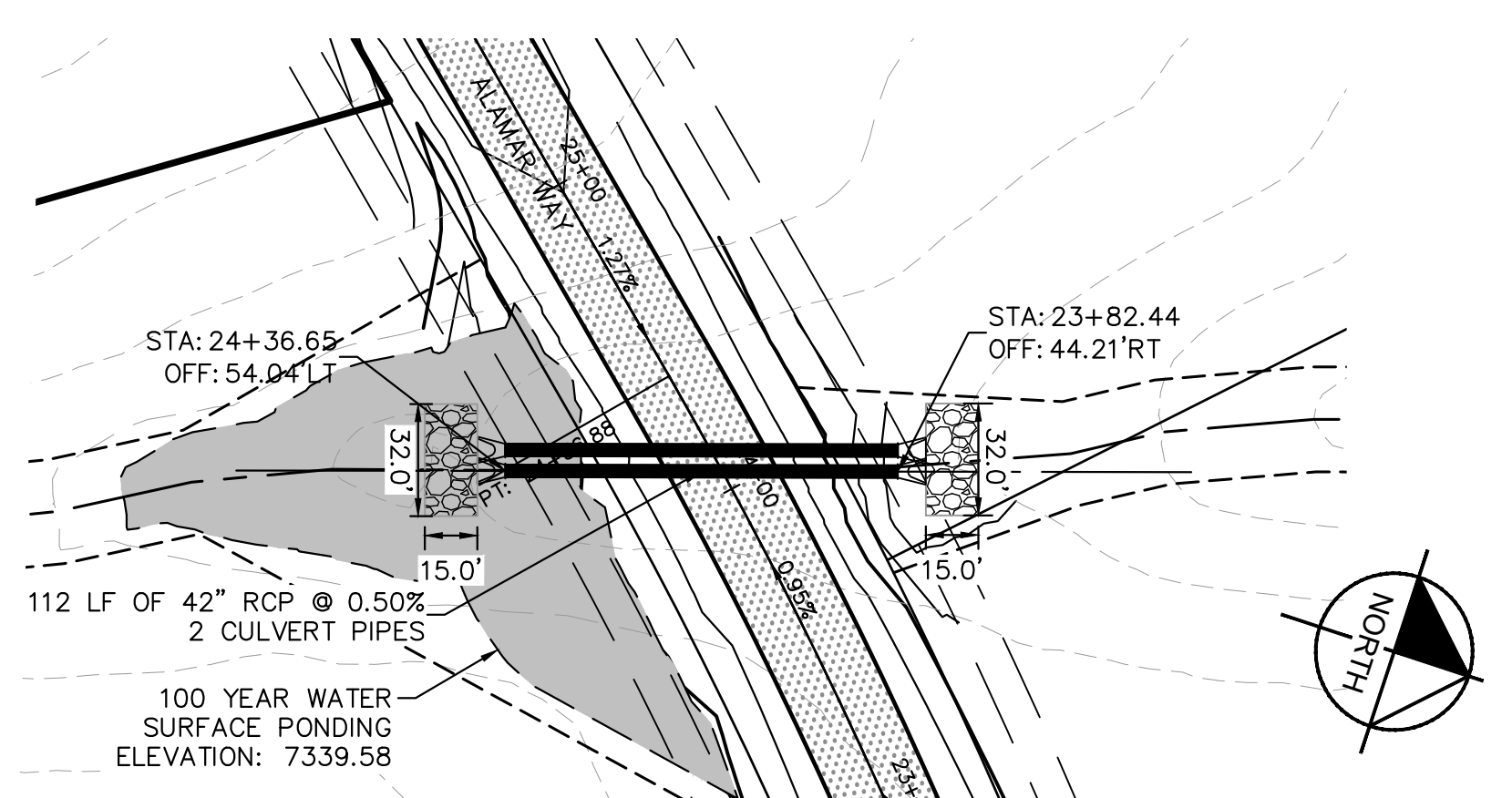
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 PHONE: 719-453-0180
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KHA PROJECT 019610600	LICENSED PROFESSIONAL KEVIN KOFFORD
DATE 08/25/2021	CO LICENSE NUMBER 57234
SCALE AS SHOWN	CHECKED BY KHTAM
DESIGNED BY KHTAM	TLC DATE:

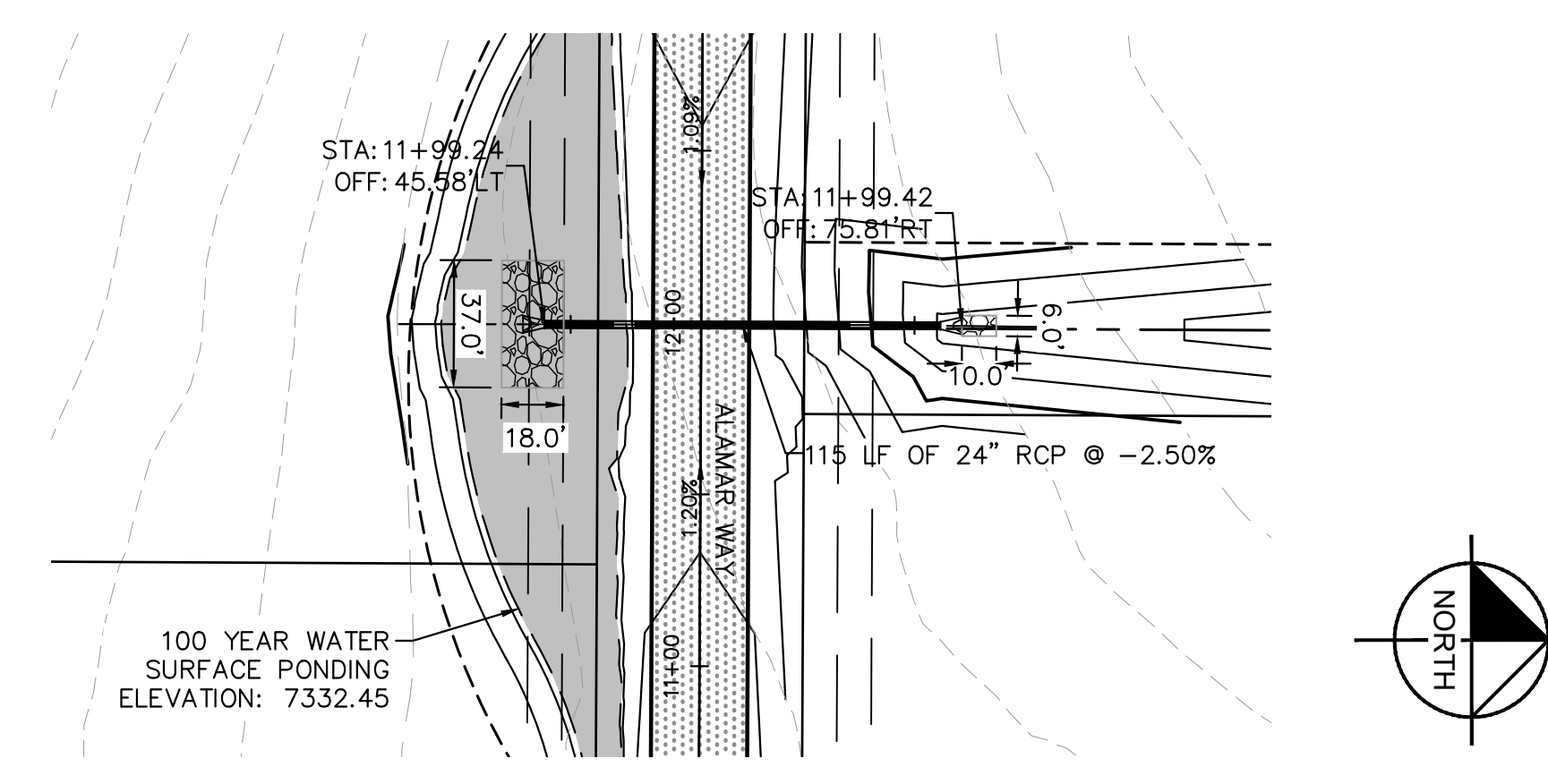
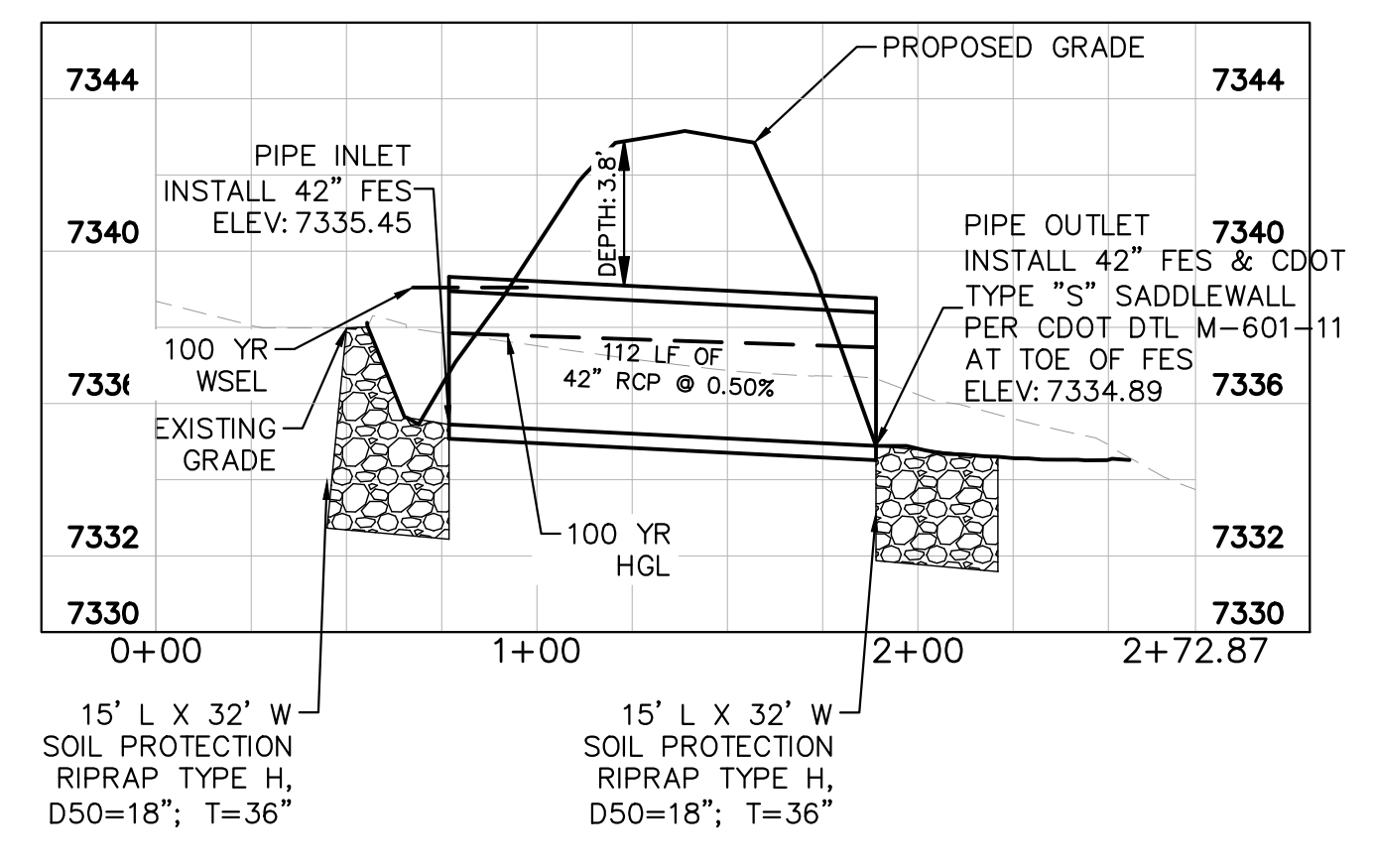
CHANNEL PROFILES

WINSOME FILING NO. 2
 PREPARED FOR
WINSOME LLC
 EL PASO COUNTY CO
 SHEET NUMBER
27
 EPC 11/16/2021

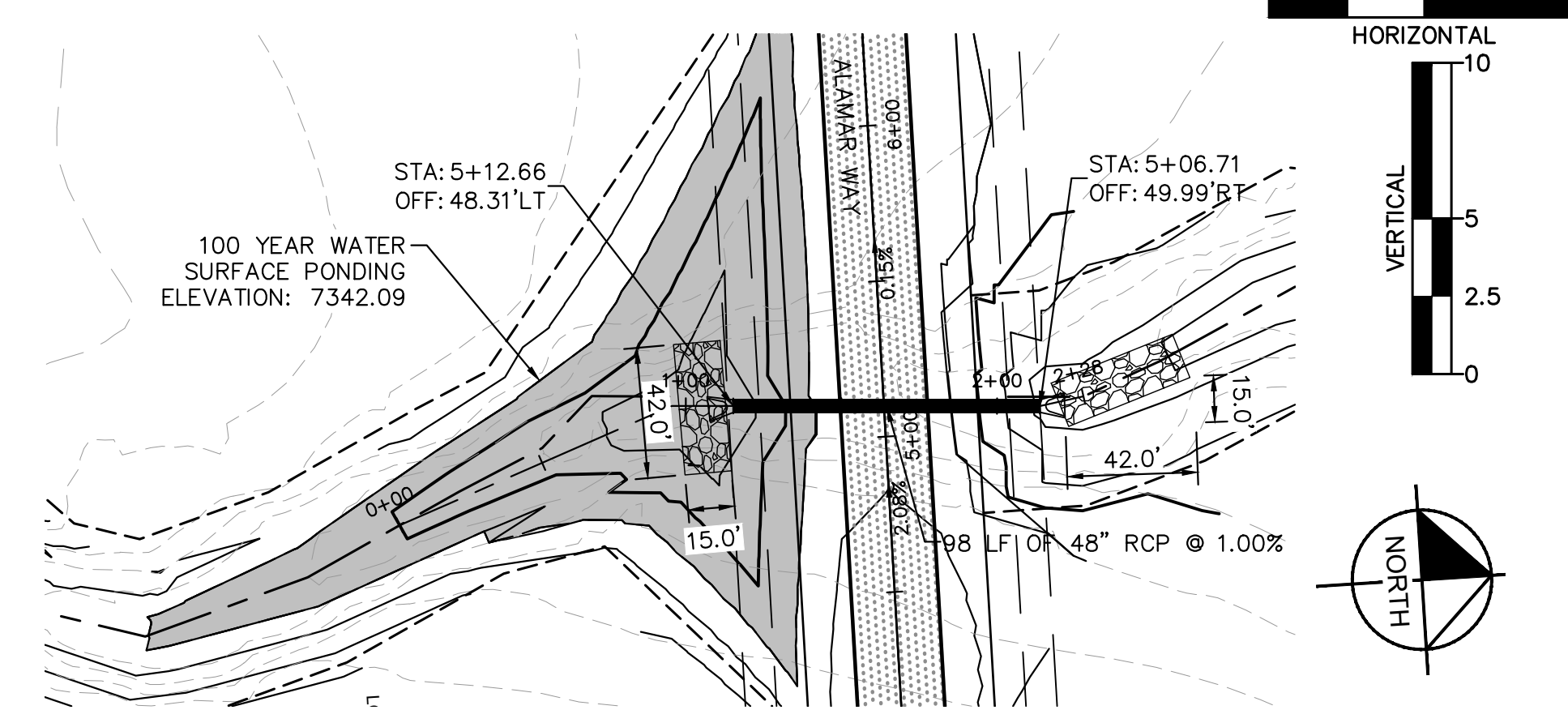
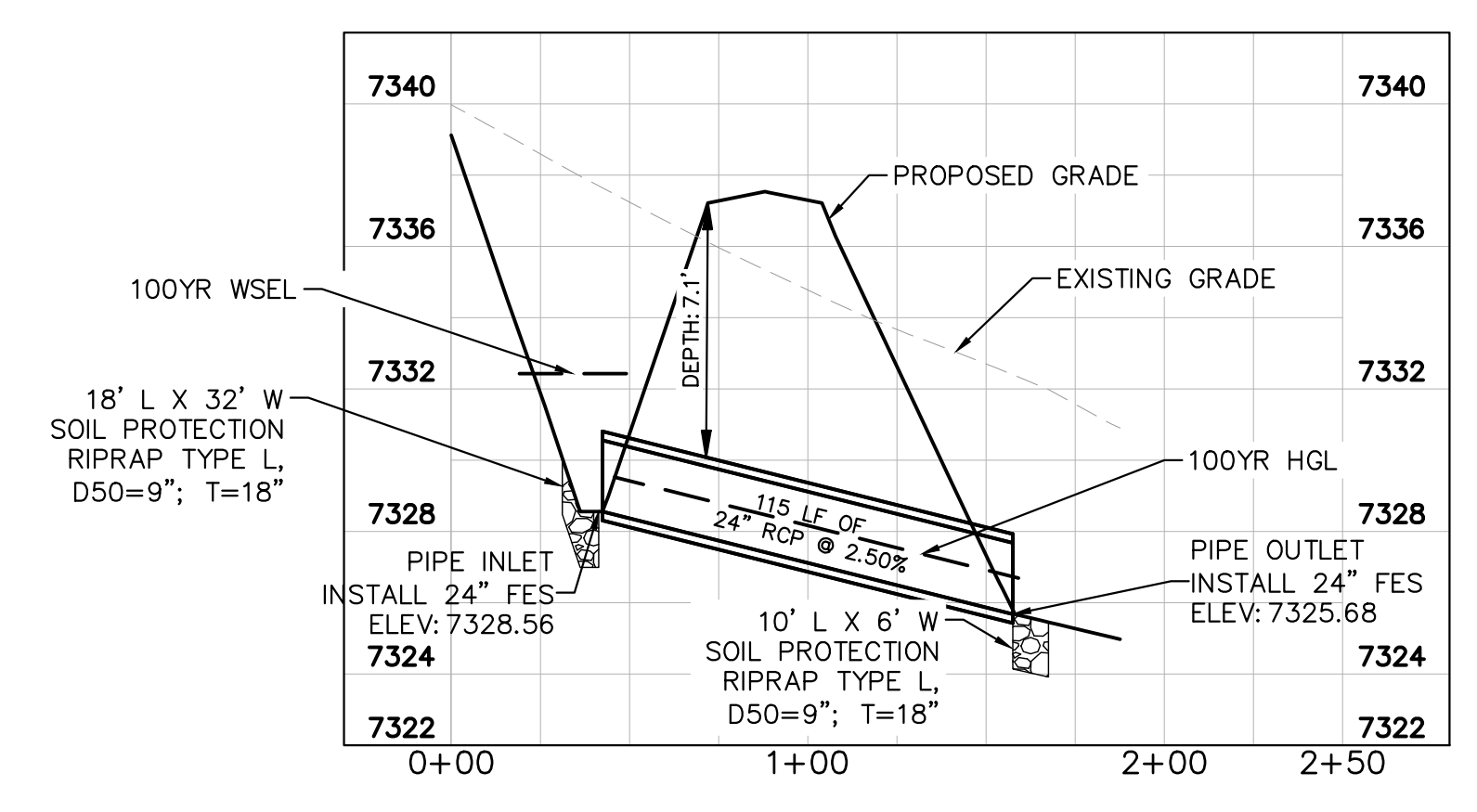
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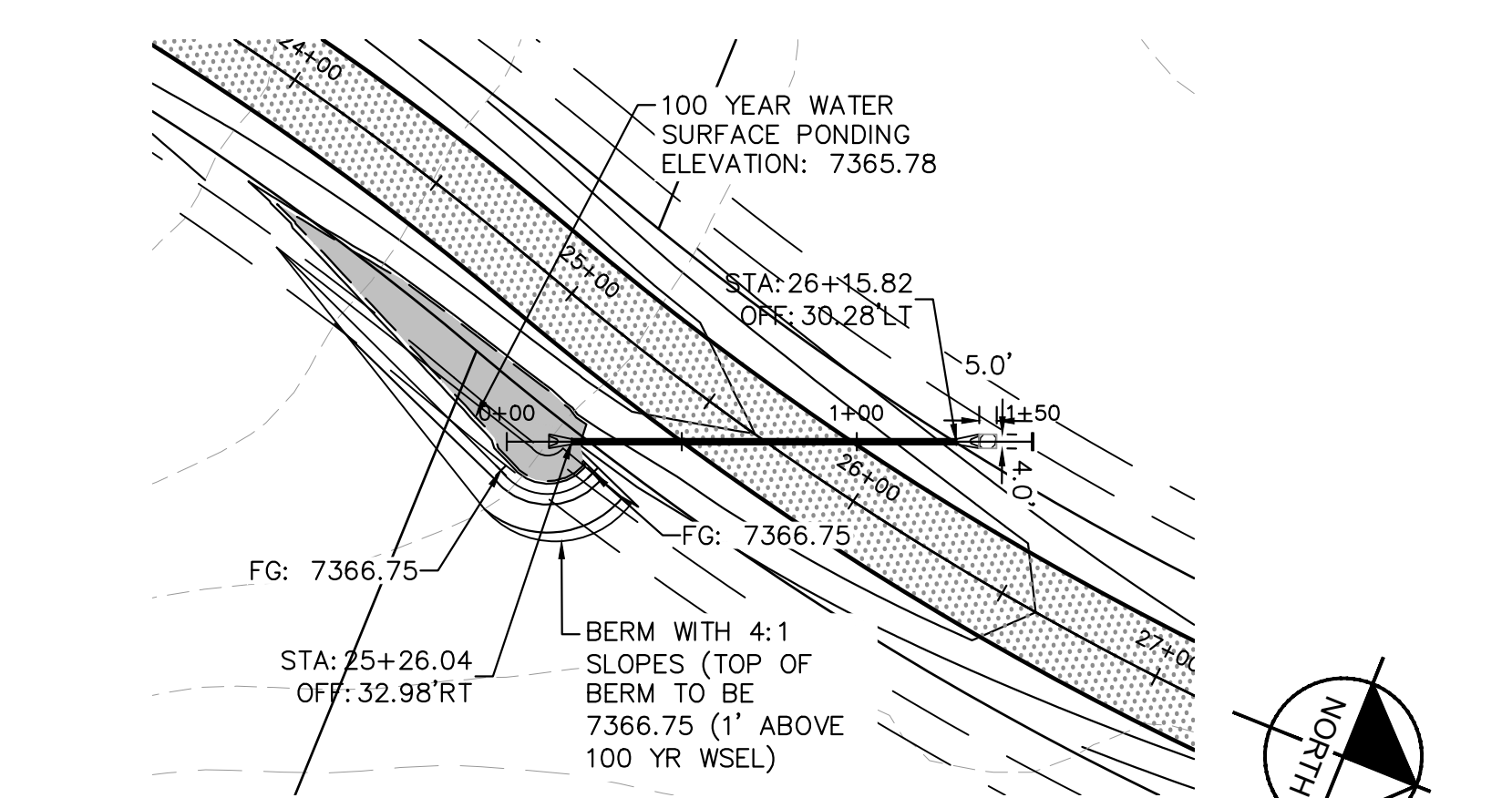
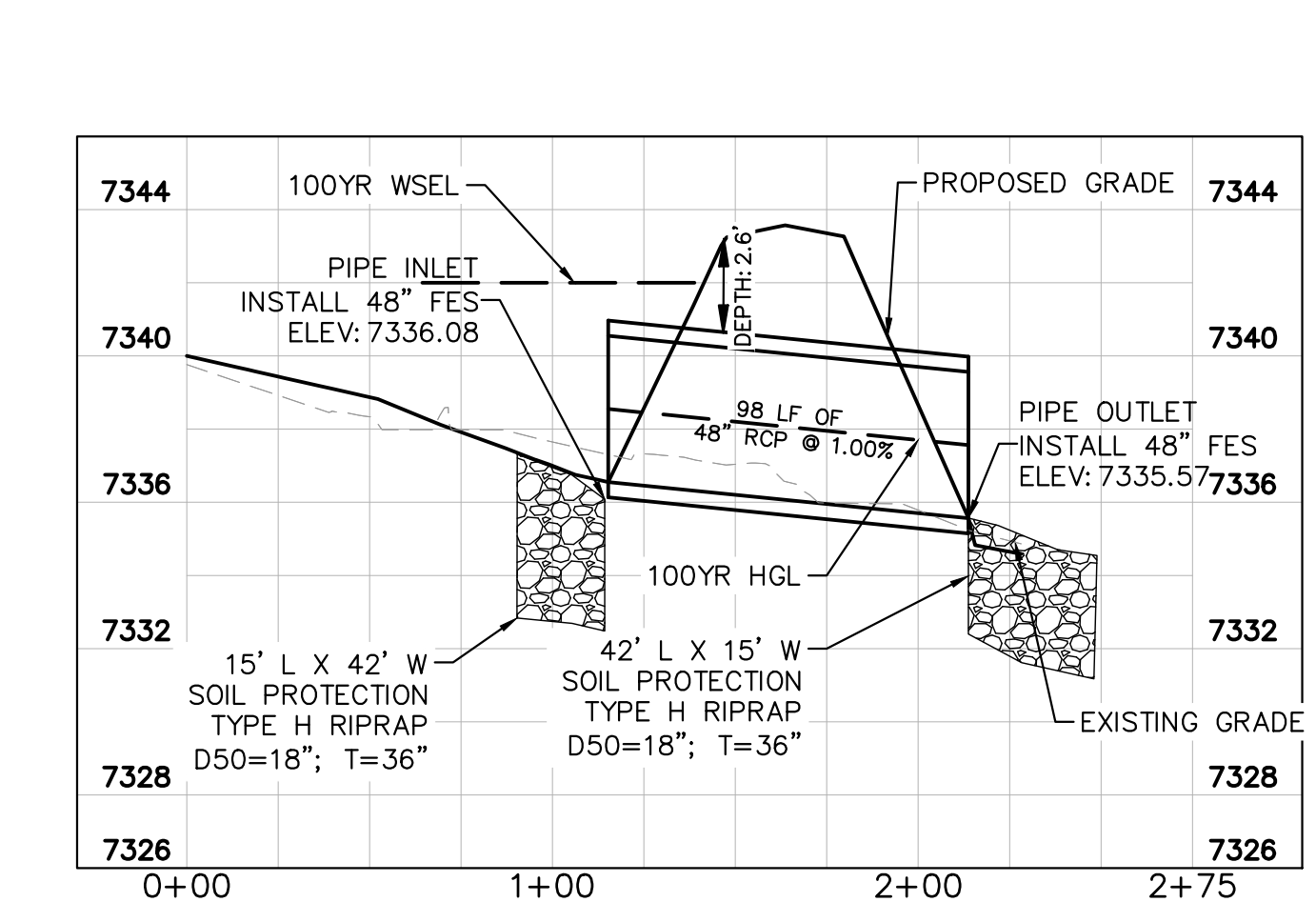
CULVERTS 1 & 2- DESIGN POINT O2



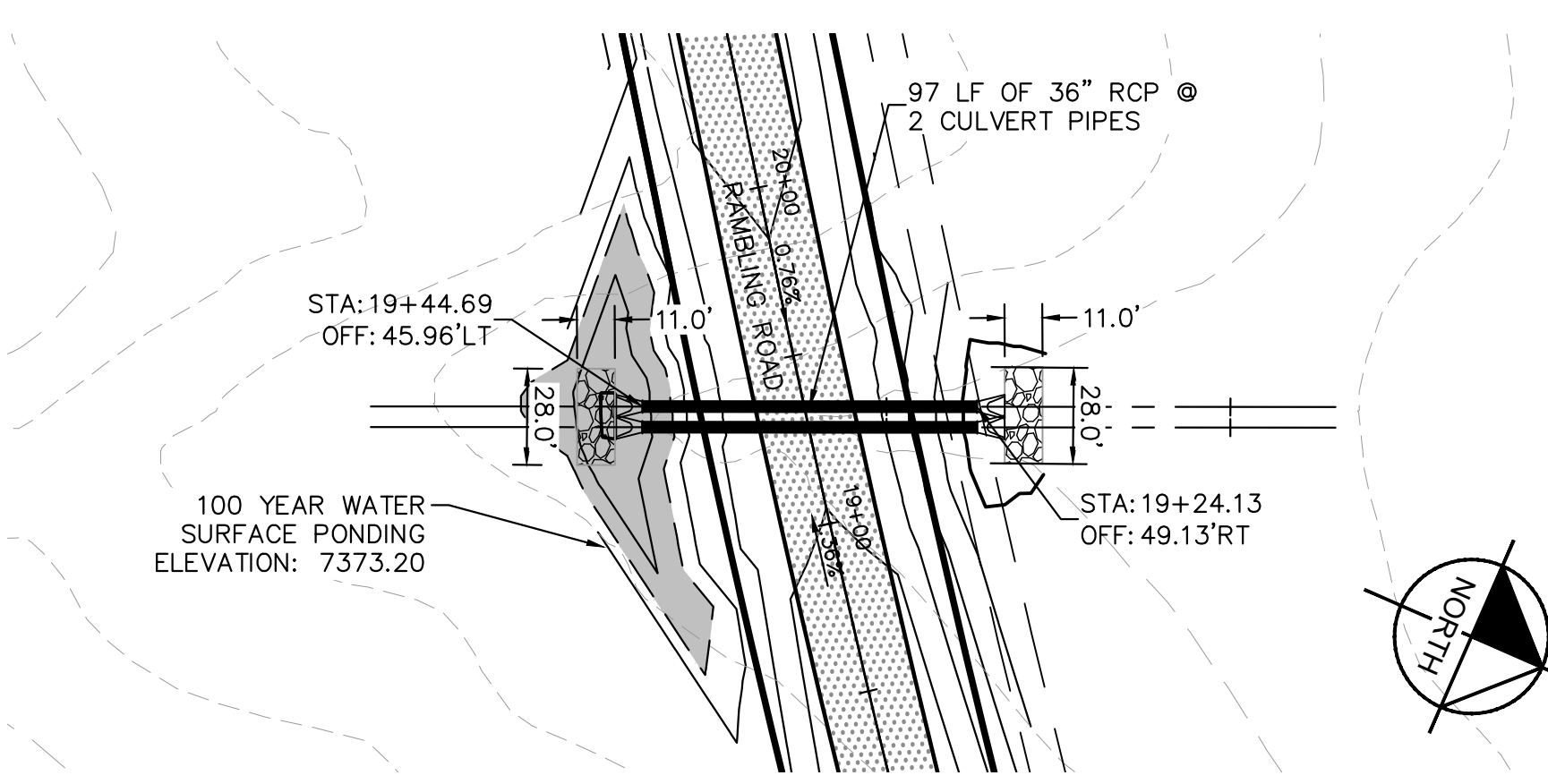
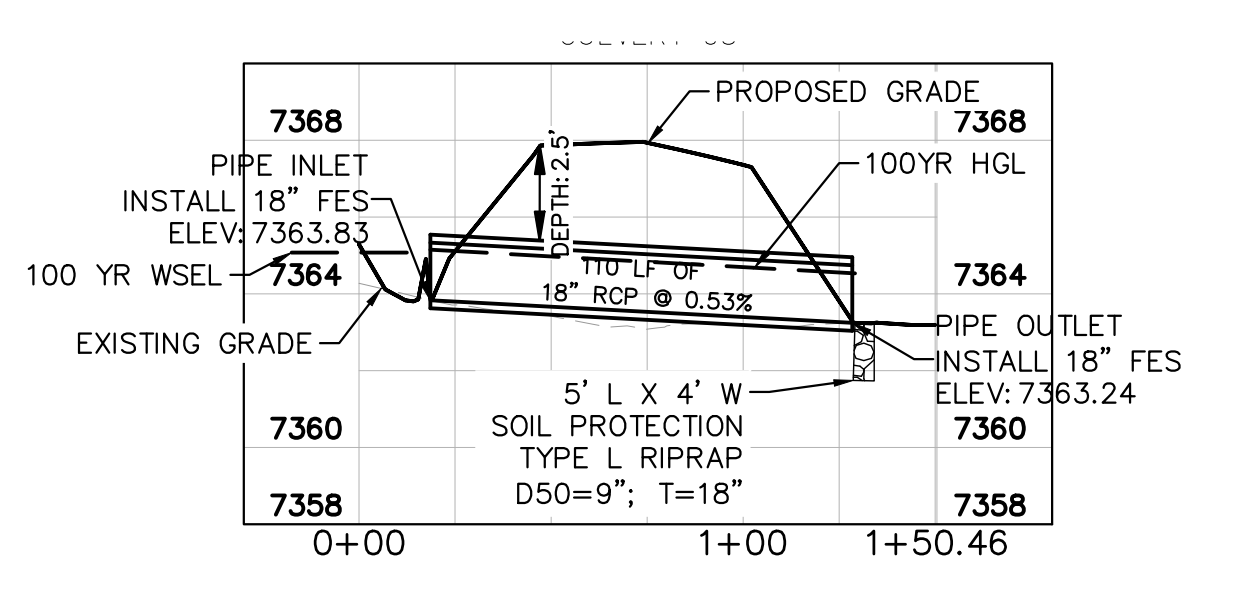
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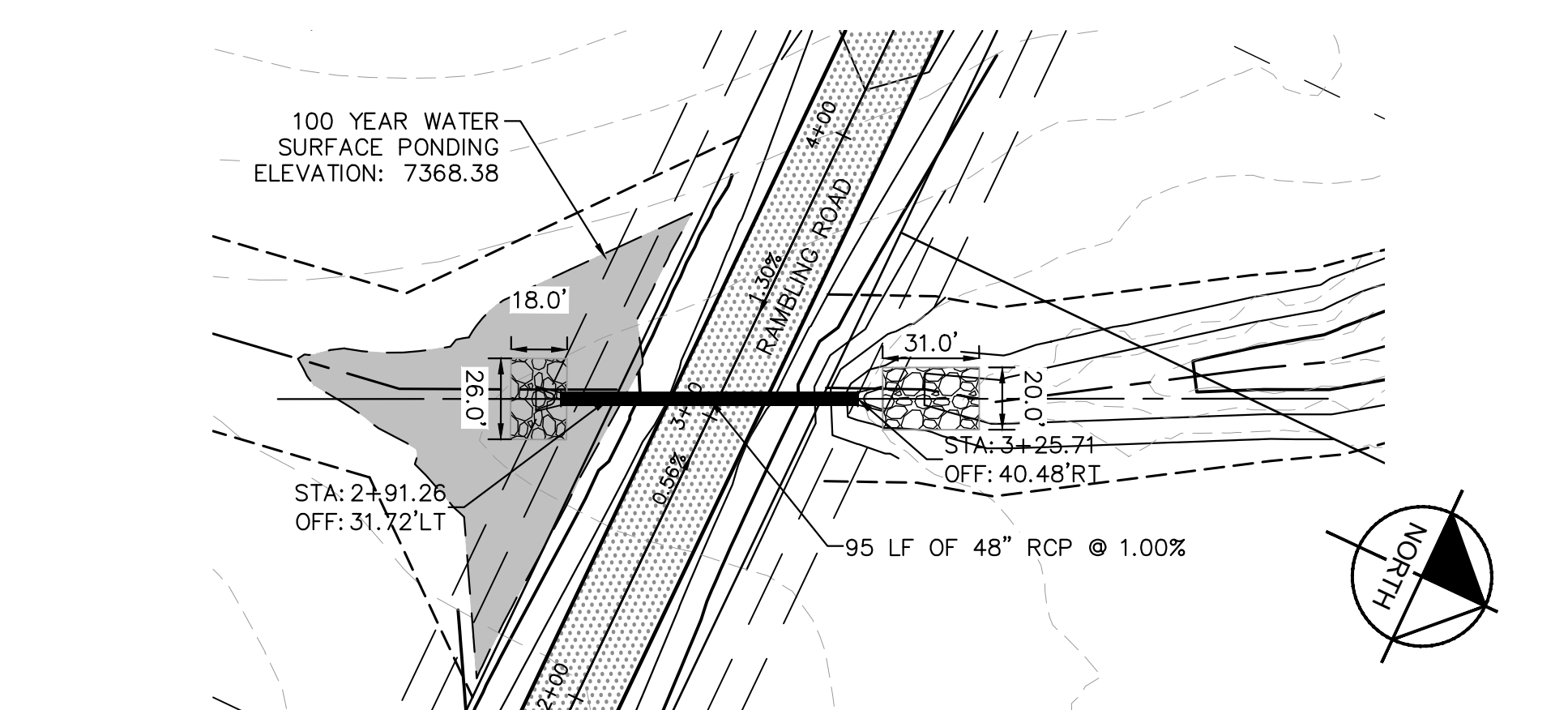
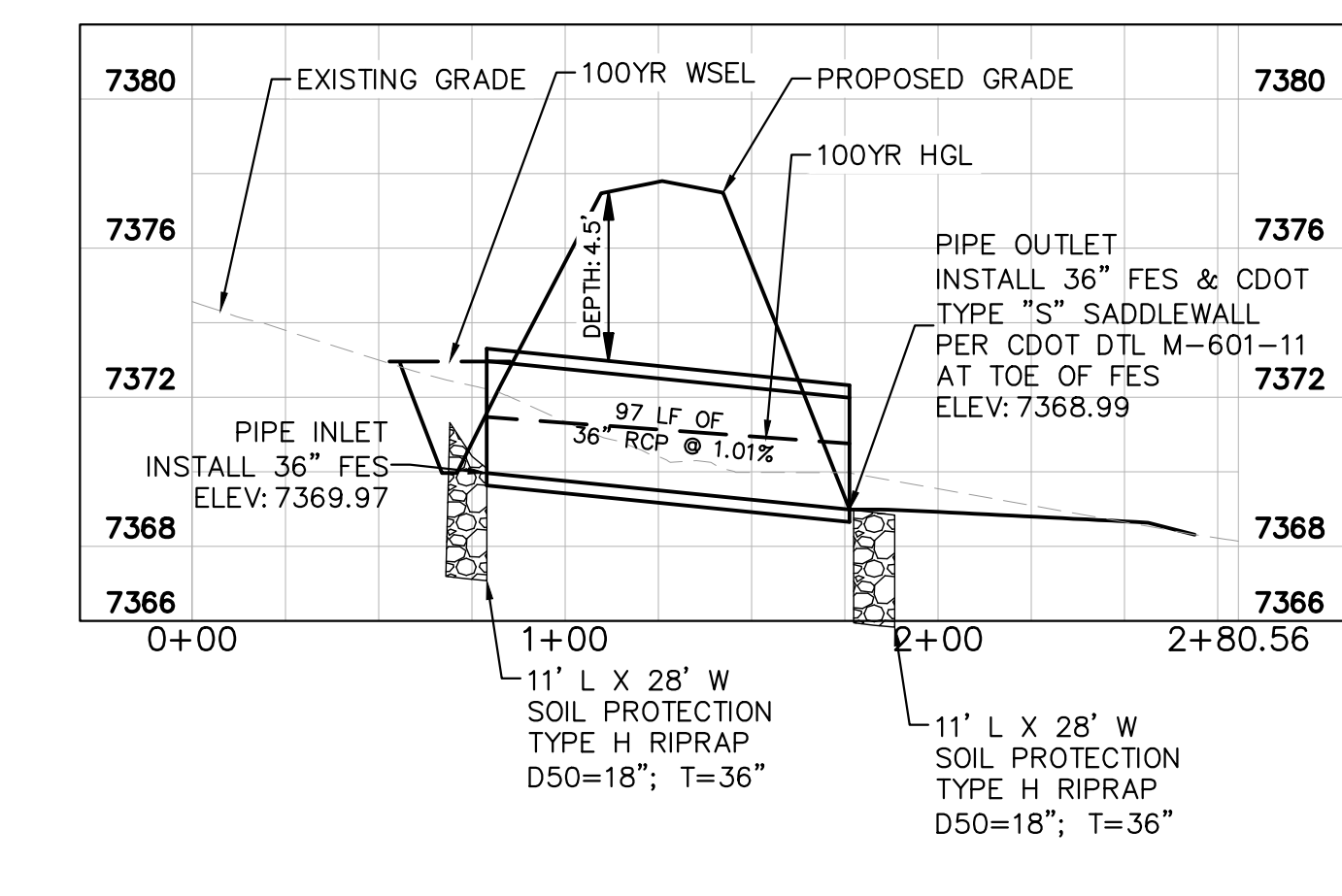
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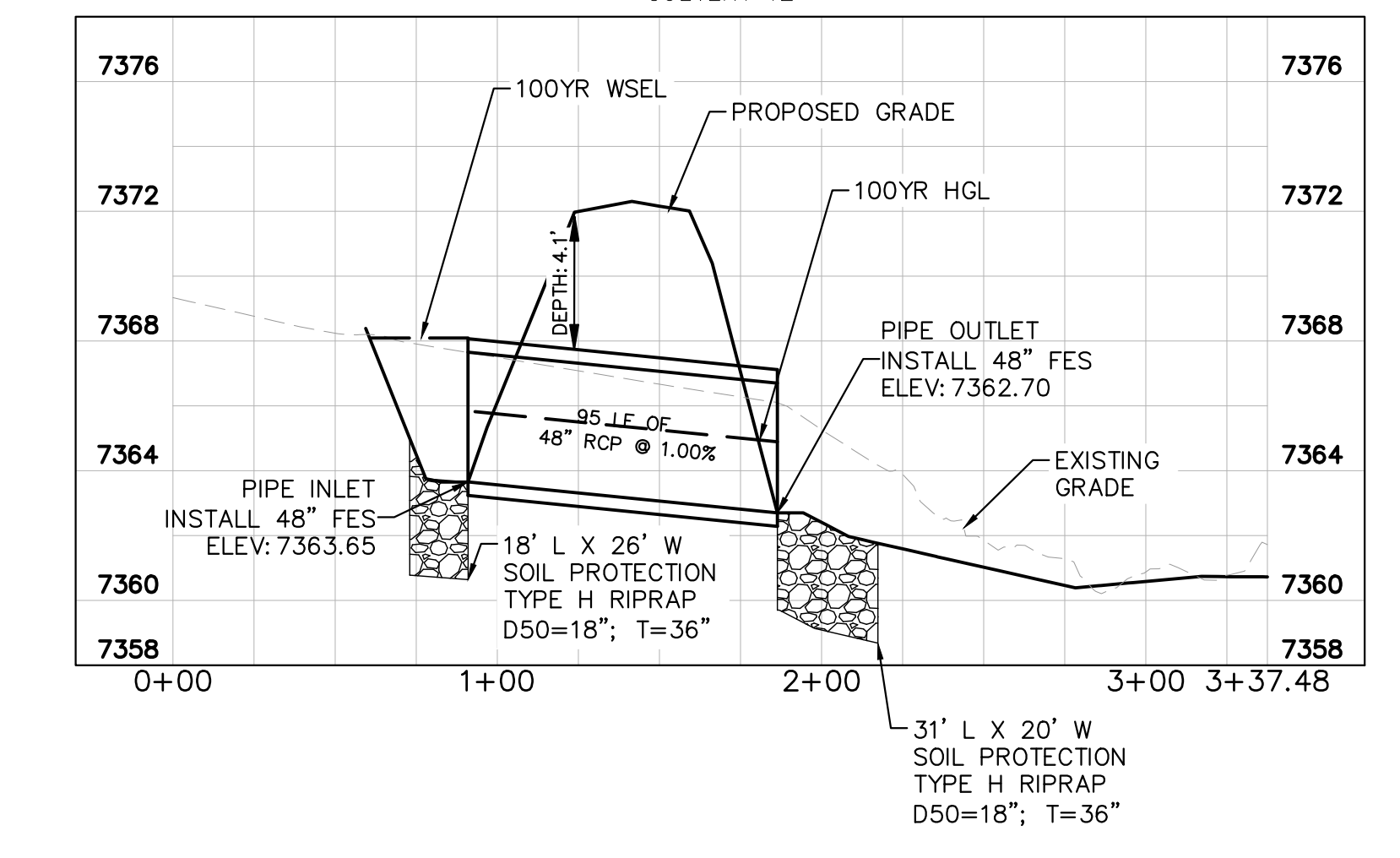
CULVERT 5- DESIGN POINT F2



CULVERTS 6 & 7- DESIGN POINT O1



CULVERT 8- DESIGN POINT E3



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LICENSED PROFESSIONAL: KEVIN KOFFORD
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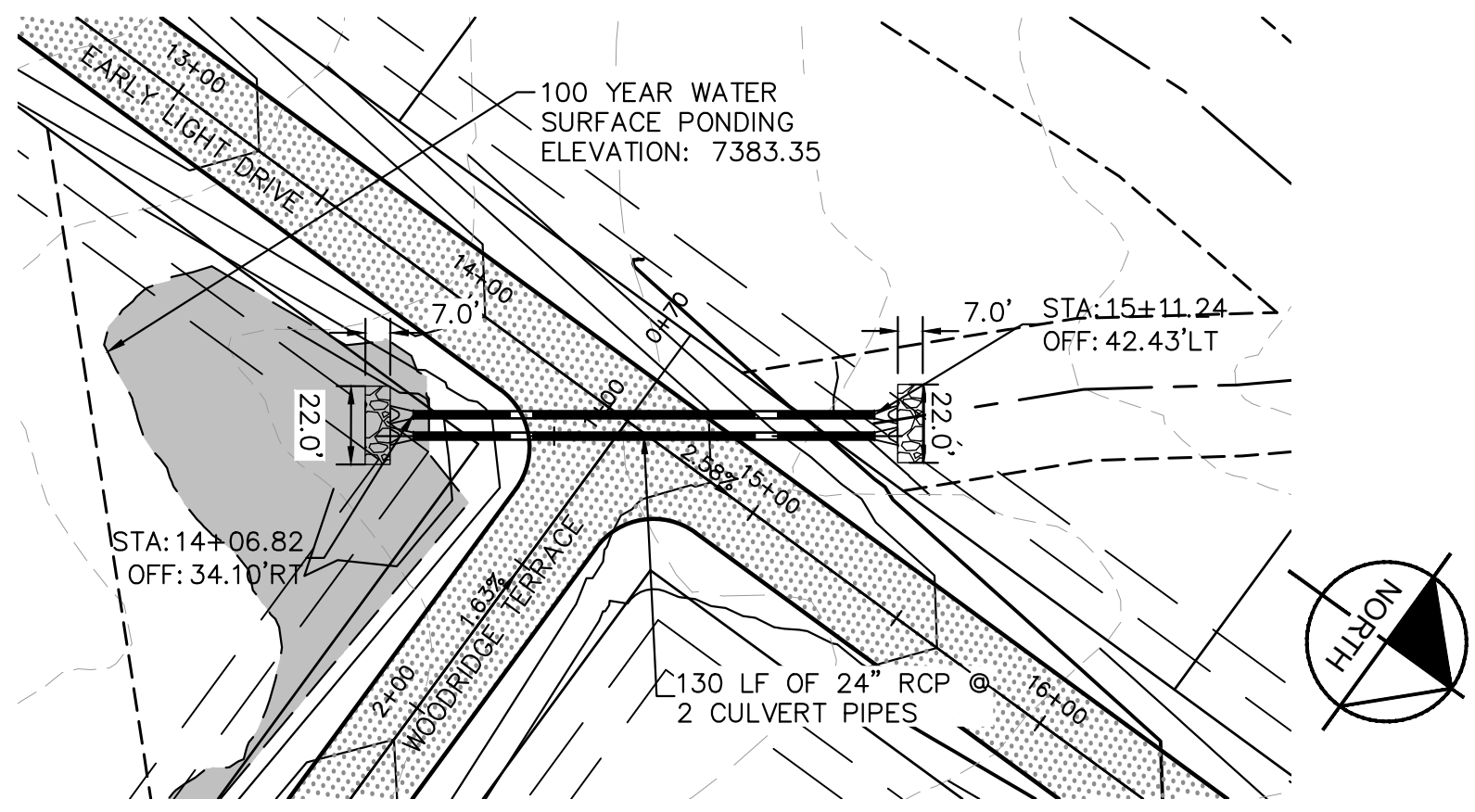
KHA PROJECT: 019610600
 DATE: 08/25/2021
 SCALE: AS SHOWN
 DESIGNED BY: KHTAM
 DRAWN BY: KHTAM
 CHECKED BY: _____

CULVERT PLANS

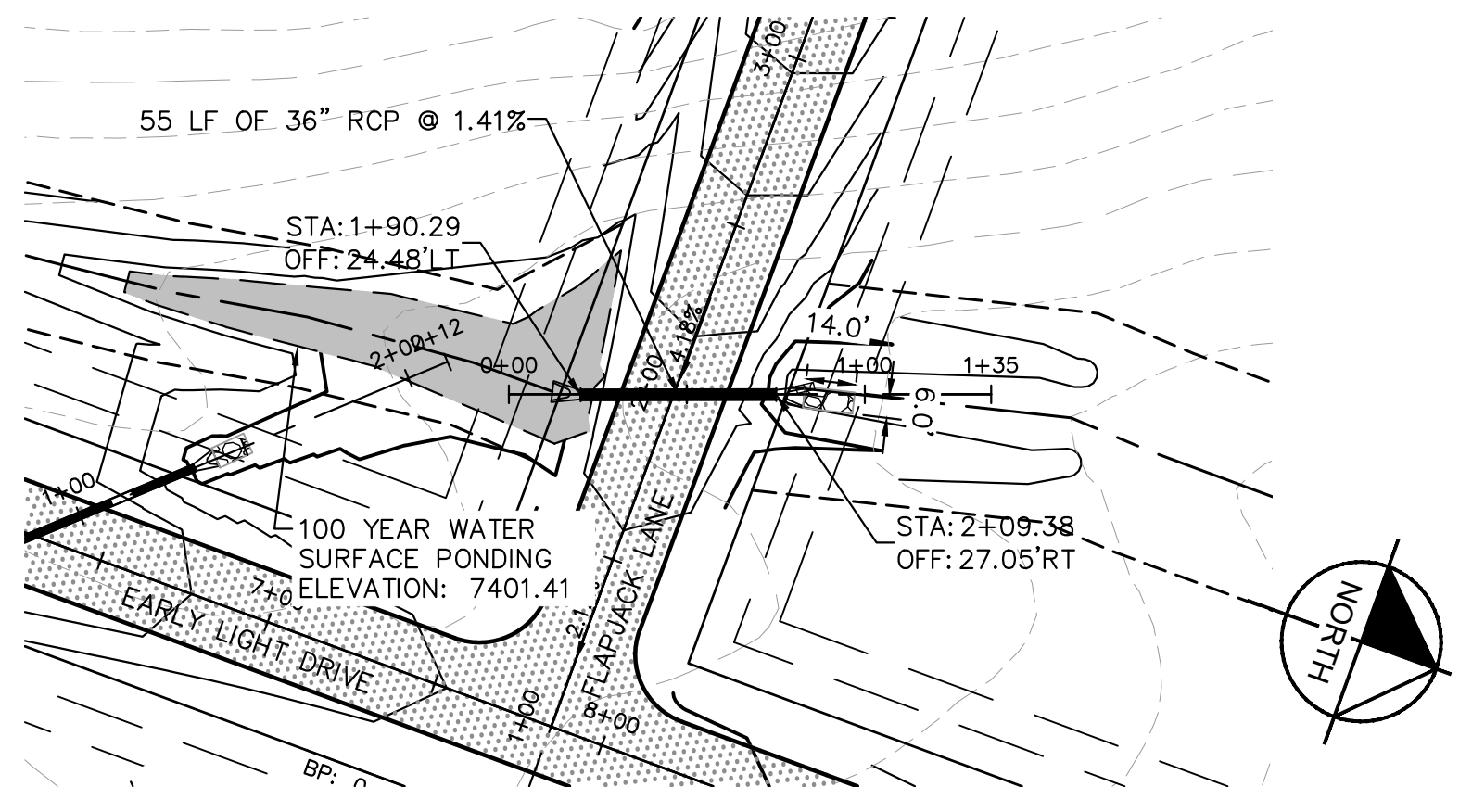
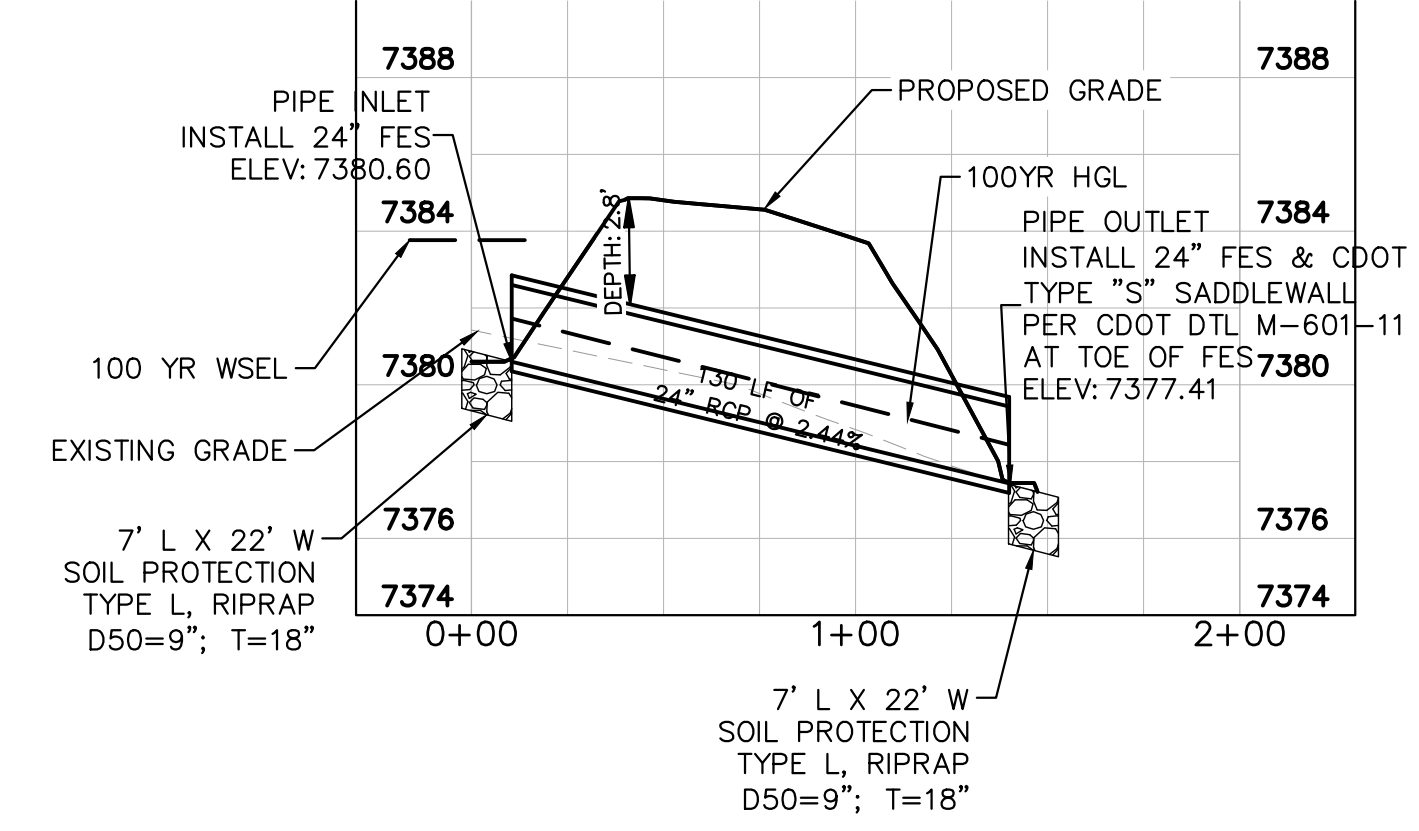
WINSOME FILING NO. 2
 PREPARED FOR:
WINSOME LLC

EL PASO COUNTY CO

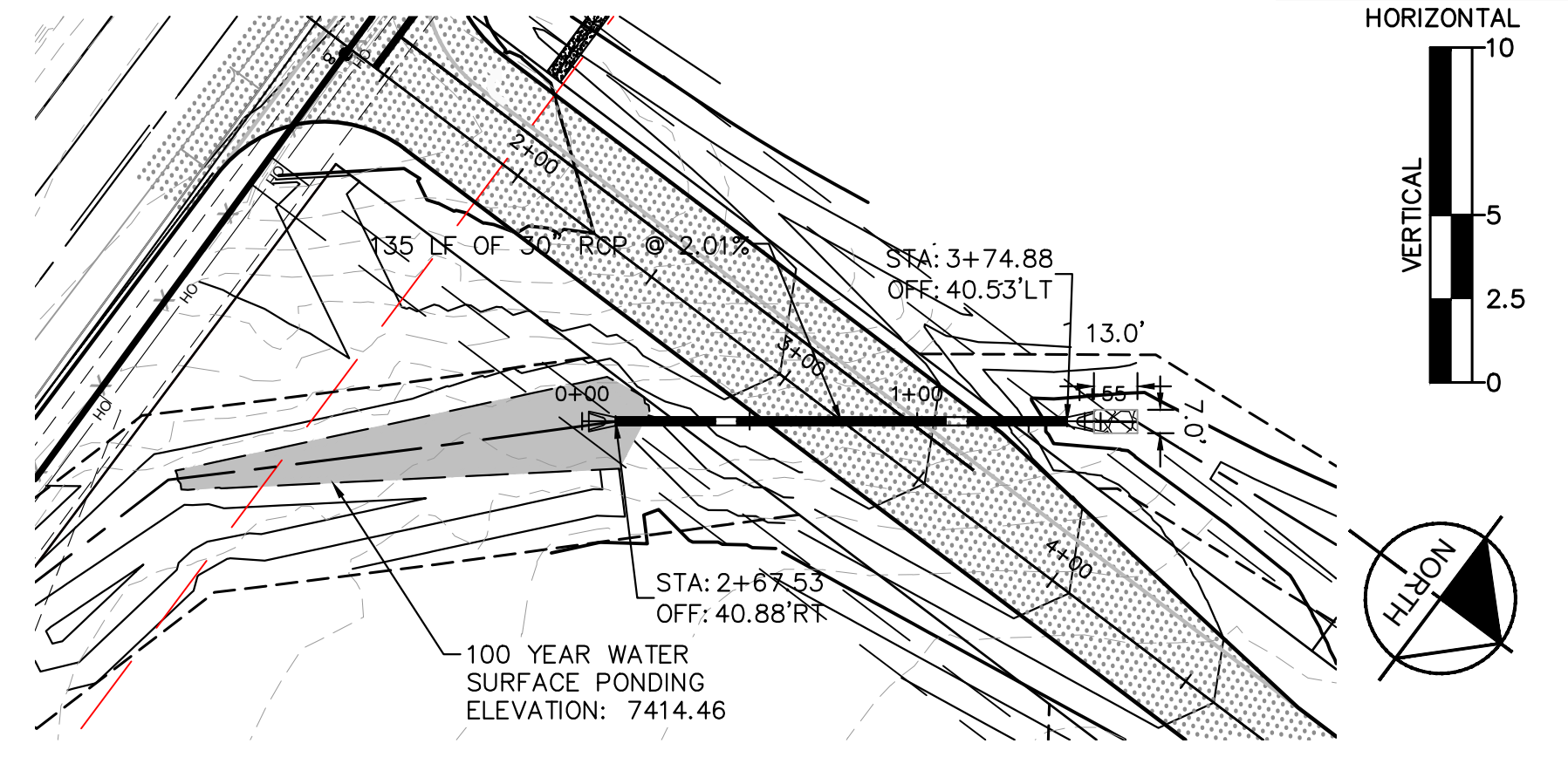
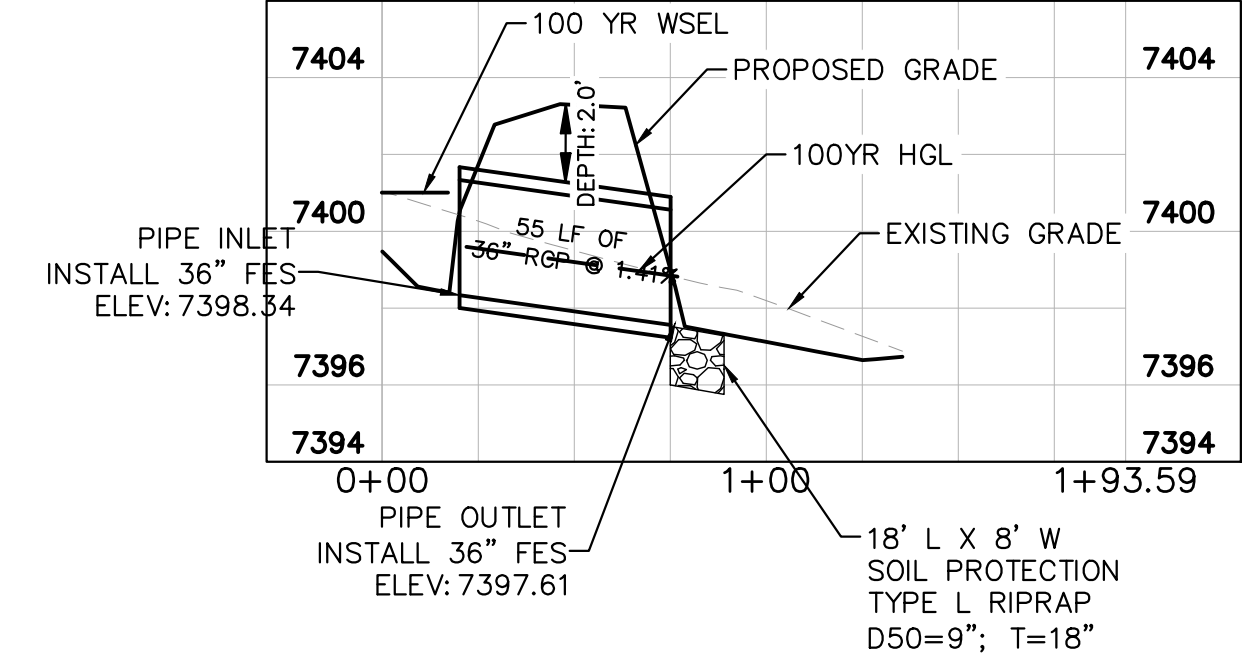
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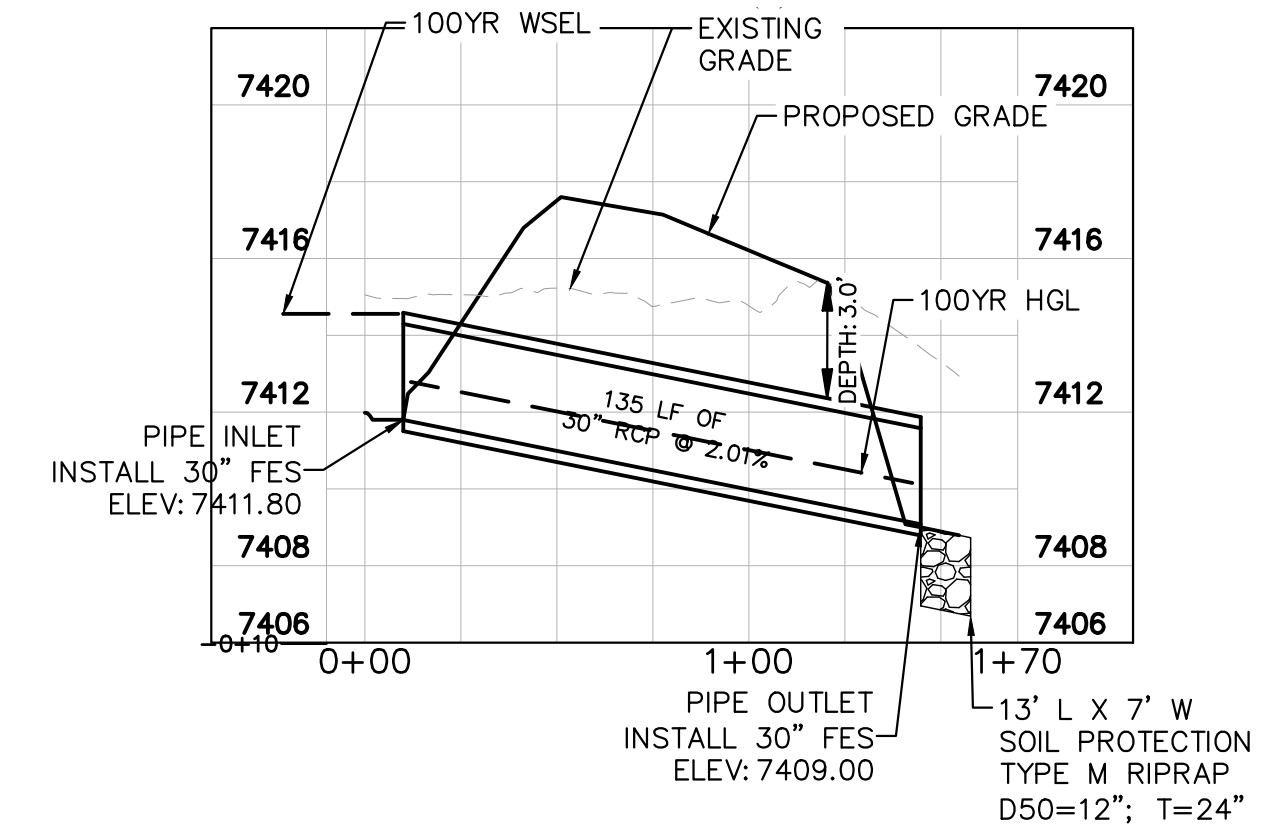
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CULVERT 11 - DESIGN POINT E2



CULVERT 12 - DESIGN POINT E1.1

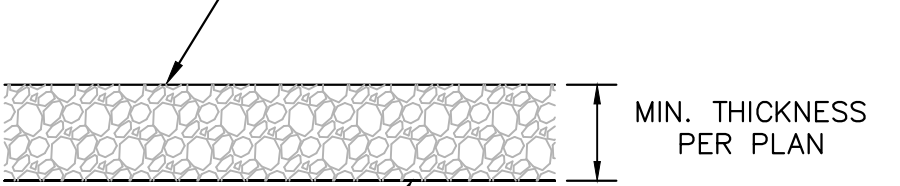


FLEXIBLE DOUBLE PIPE										RIGID DOUBLE PIPE									
RANGE OF EQUIV. DIMS.		RANGE OF SPANS S		RANGE OF RISES F		ka	La	C	Ta	CONCRETE		STEEL		CONCRETE		STEEL			
IN	FT	IN	FT	IN	FT		IN	FT	IN	CU. YDS.	LBS.	CU. YDS.	LBS.	CU. YDS.	LBS.	CU. YDS.	LBS.		
36-42	39-47	30-36	36	94	71	165	0.72	26.2	1.22	49.8									
42-48	48-59	31-41	41	105	85	207	1.04	36.5	1.77	68.7									
54-60	60-71	40-51	51	142	107	249	1.53	52.2	2.61	97.2									
60-75	72-83	44-69	69	166	119	285	2.49	78.3	4.14	142.0									
72-81	84-96	63-72	72	190	138	321	2.93	93.1	4.76	166.5									
84-90	96-107	69-76	76	214	143	357	3.42	110.1	5.45	194.6									

HEADWALL FOR METAL PIPE ARCH (MPA)									
NDM DIA		RCP DIA	k	Lm	Lc	B	Tm	Tc	skew factor
IN	IN	IN	IN	IN	IN	IN	IN	IN	
36	44	36	81	99	56	137	155	0.62	21.3
42	51	42	94	114	63	157	177	0.84	28.1
48	58	48	108	130	72	181	202	1.10	36.0
54	65	54	121	145	81	202	227	1.39	44.6
60	72	60	134	161	90	224	251	1.70	54.1
66	79	66	148	177	99	247	278	2.07	64.9
72	86	72	161	193	108	269	301	2.46	76.4
78	93	78	175	208	114	289	322	2.90	89.1
84	100	84	188	224	120	308	344	3.35	102.4
90	107	90	202	240	126	328	366	3.86	117.1
96	114	96	215	255	132	347	387	4.38	132.3

HEADWALL FOR ROUND PIPE

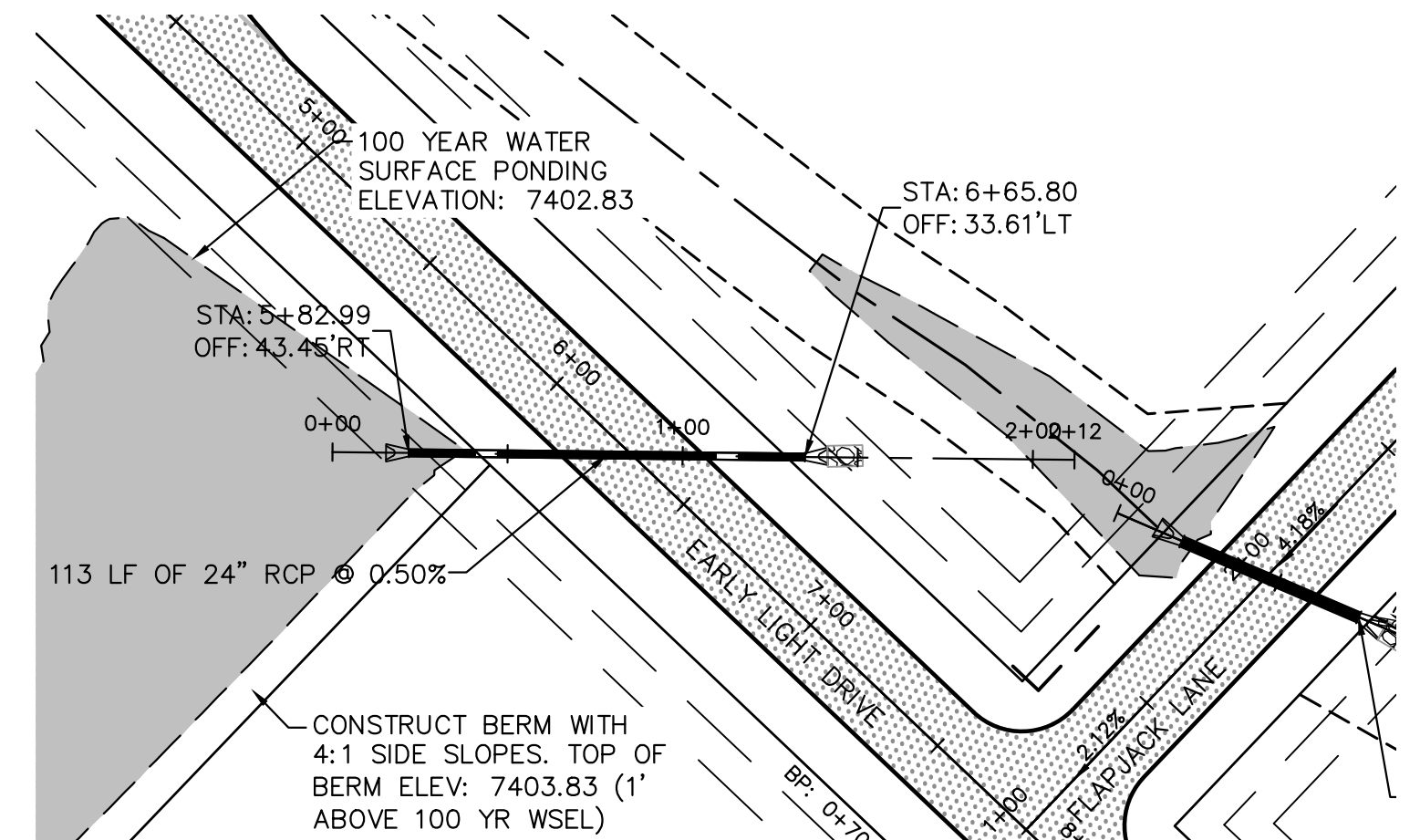
TYPE "S" SADDLEWALL DETAIL



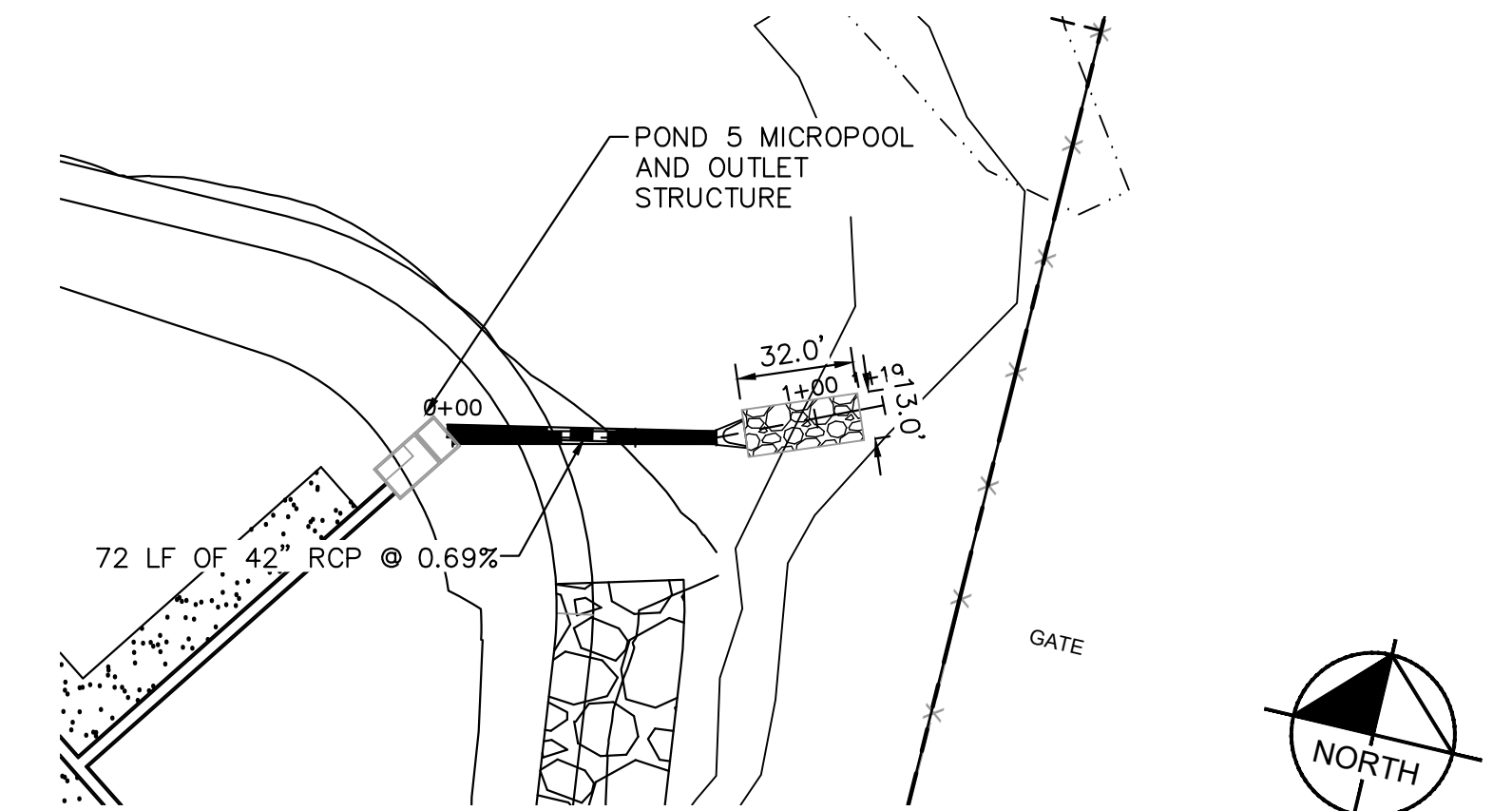
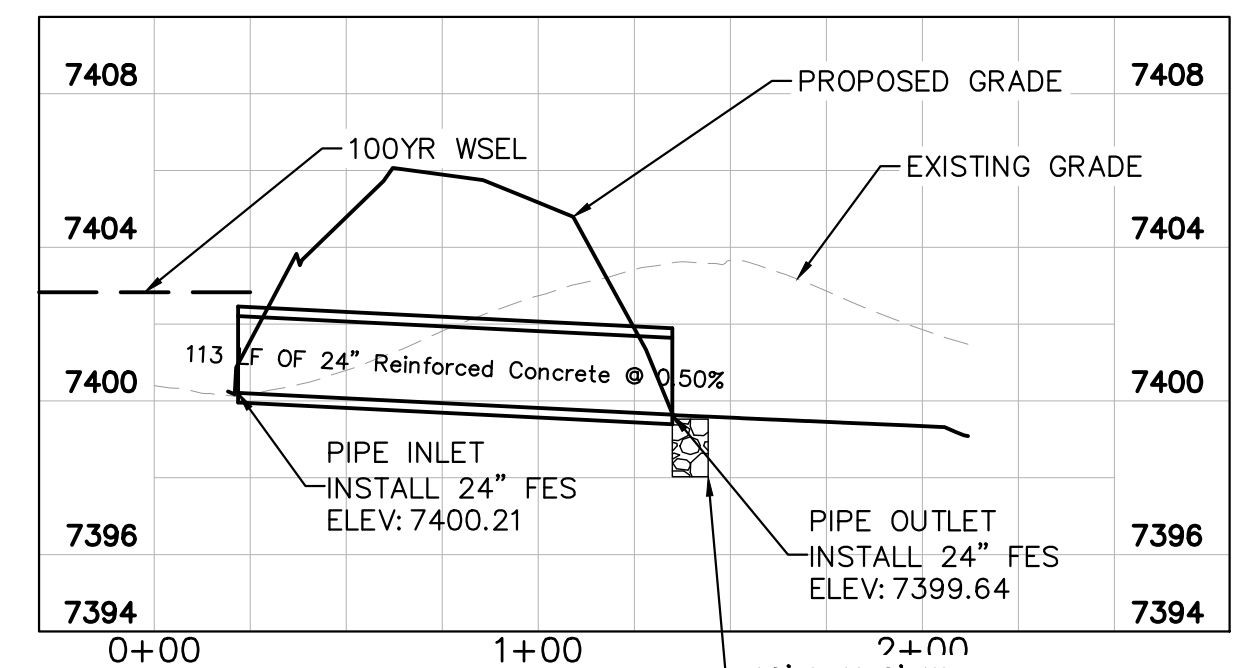
GEOTEXTILE FABRIC AND 4" TYPE II GRANULAR FILTER MATERIAL ON TOP OF FABRIC, PER ECM SECTION 10.10.5.

- D50 = MEAN PARTICLE SIZE (INTERMEDIATE DIMENSION) BY WEIGHT.
- RIP RAP SHALL BE PER PLAN AND SHALL BE MIXED WITH 30% SOIL TO 70% RIP RAP.
- RIP RAP SECTION THICKNESS SHALL BE 2.0 TIMES THE SPECIFIED MEAN PARTICLE SIZE (I.E. D50 X 2.0 MINIMUM) PER ECM SECTION 10.10.3.
- ALL RIP RAP SHALL BE UNDERLAIN WITH GEOTEXTILE FILTER FABRIC FOR STABILIZATION.
- RIP RAP SHALL WRAP AROUND AND EXTEND 2' MIN. BEHIND FLUME AND FLARED END SECTIONS.

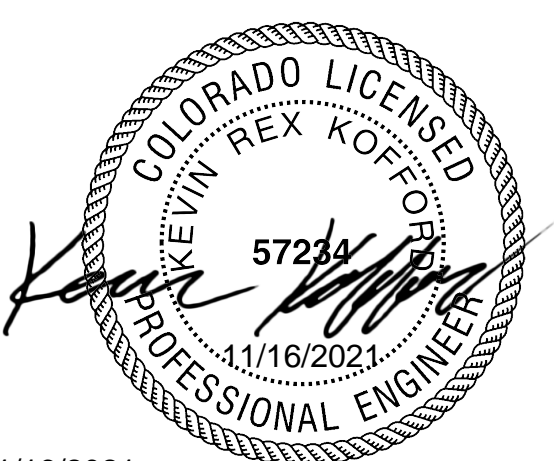
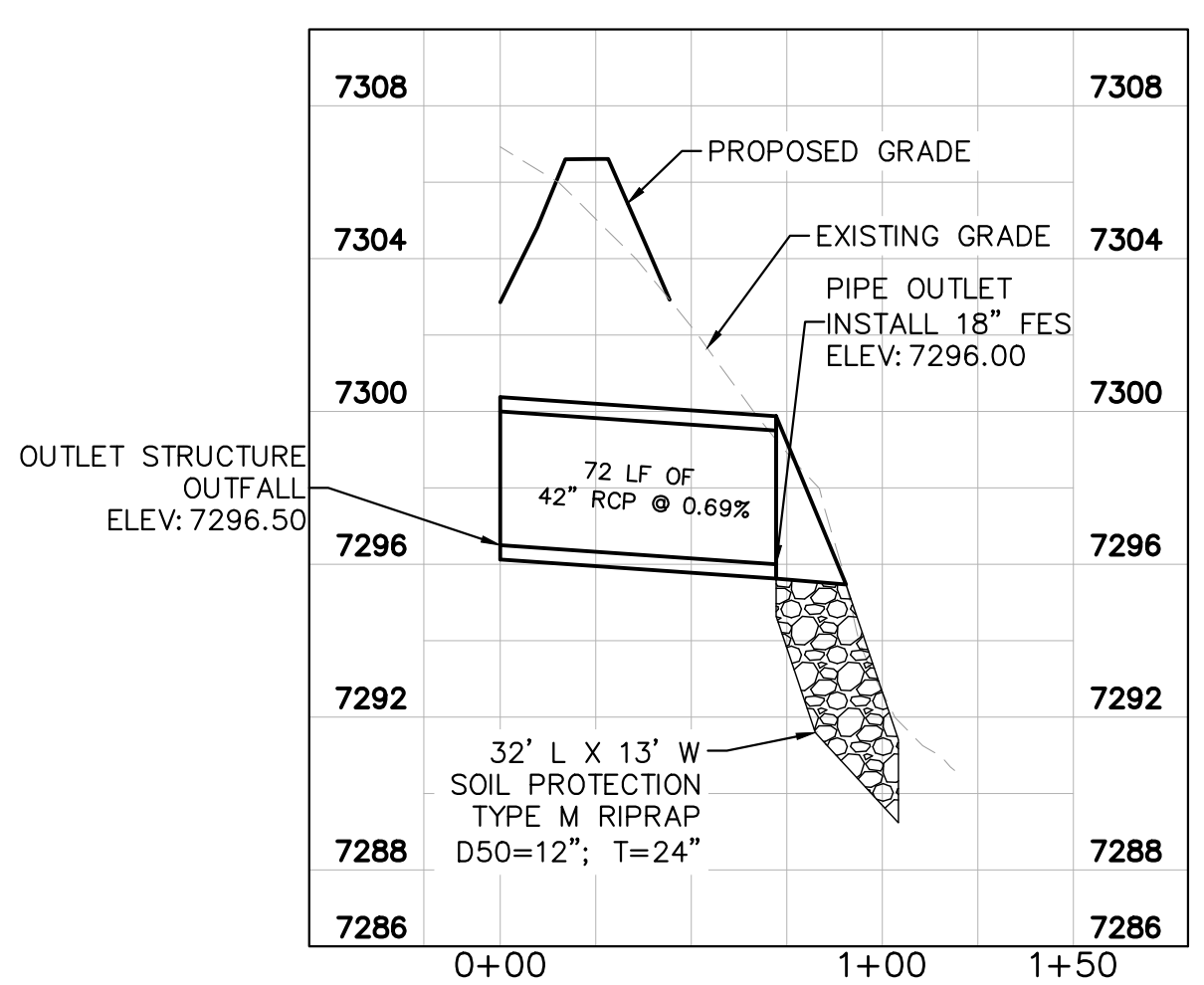
TYPICAL RIPRAP SECTION DETAIL



CULVERT 13 - DESIGN POINT E1.5



POND 5 OUTFALL



NO.	REVISIONS	DATE	BY
4	COUNTY SUBMITTAL #4	10/29/21	KRK
3	COUNTY SUBMITTAL #3	9/15/21	KRK
2	COUNTY SUBMITTAL #2	8/25/21	KRK

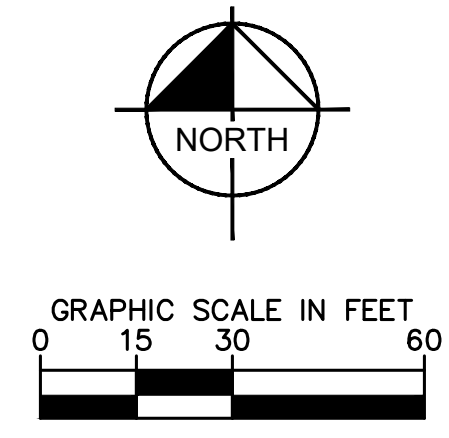
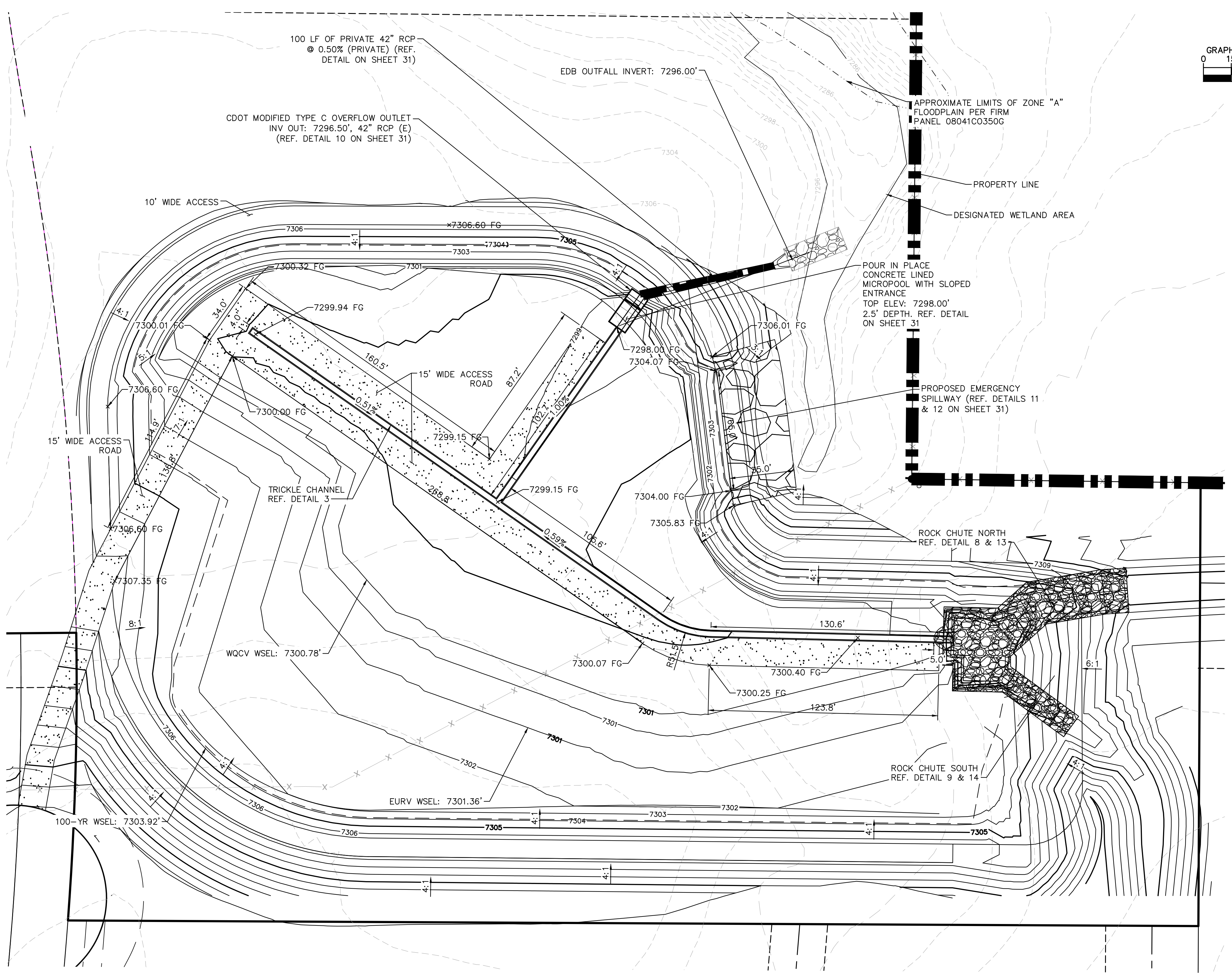
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 2 N NEVADA AVE SUITE 300, COLORADO SPRINGS, CO 80903
 PHONE: 719-453-0180
 WWW.KIMLEY-HORN.COM

LICENSED PROFESSIONAL	KEVIN KOFFORD
DATE	08/25/2021
SCALE	AS SHOWN
DESIGNED BY	KHTAM
DRAWN BY	KHTAM
CHECKED BY	TLC DATE:

CULVERT PLANS

WINSOME FILING NO. 2
 PREPARED FOR
WINSOME LLC

Plotted By: Kofford, Kevin Sheet: WINSOME_P2_Layout:POND 5 GRADING November 08, 2021 03:02:19pm K:\DEN_Civil\196106000_Winsome_P2\CADD\PlanSheets\196106000_POND_5.dwg
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LEGEND

FG	FINISH GRADE
FBT	TOP OF FOREBAY AT FINISHED GRADE
FBB	BOTTOM OF FOREBAY AT FINISHED GRADE
TCT	TOP OF TRICKLE CHANNEL AT FINISHED GRADE
TCB	BOTTOM OF TRICKLE CHANNEL AT FINISHED GRADE
MPT	TOP OF MICROPOOL AT FINISHED GRADE
MPB	BOTTOM OF MICROPOOL AT FINISHED GRADE
GRATE	OUTLET STRUCTURE GRATE ELEVATION
ME	MATCH EXISTING
PT	TOP OF STEEL PLATE AT FINISHED GRADE
PB	BOTTOM OF STEEL PLATE AT FINISHED GRADE
	PROPERTY LINE
	TOP OF POND
	PROPOSED STORM SEWER

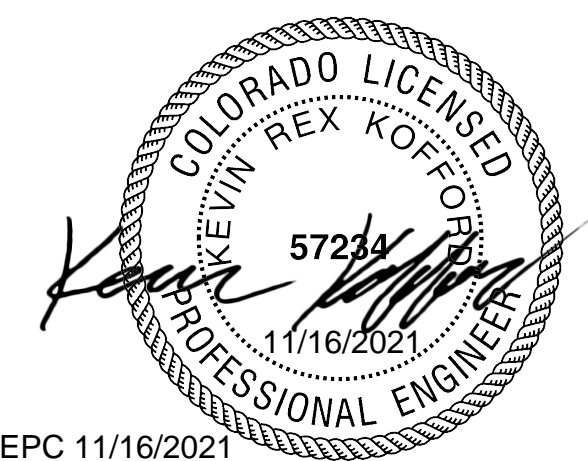
No.	REVISIONS	DATE	BY
4	COUNTY SUBMITTAL #4	10/29/21	KRK
3	COUNTY SUBMITTAL #3	9/15/21	KRK
2	COUNTY SUBMITTAL #2	8/25/21	KRK

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LICENSED PROFESSIONAL
 KEVIN KOFFORD
 CO LICENSE NUMBER 57234
 KHA PROJECT 019610600
 DATE 08/25/2021
 SCALE AS SHOWN
 DESIGNED BY KHTAM
 DRAWN BY KHTAM
 CHECKED BY TLC DATE:

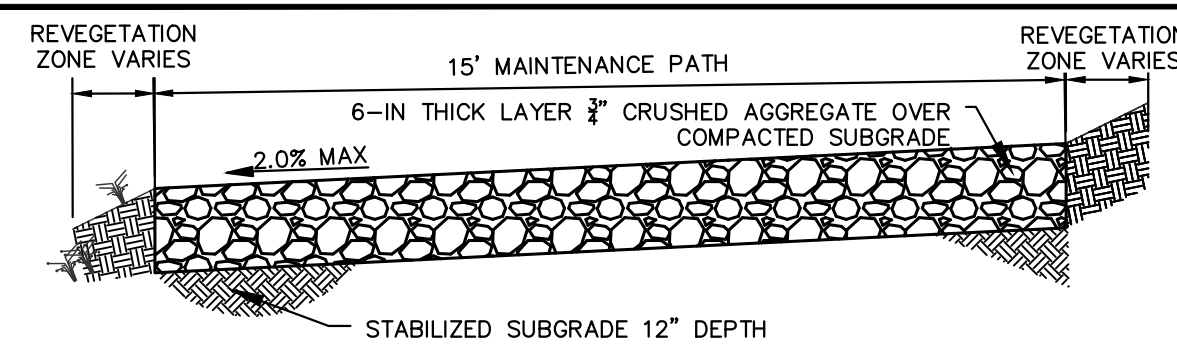
POND 5 OVERVIEW

WINSOME FILING NO. 2
 PREPARED FOR WINSOME LLC
 EL PASO COUNTY CO
 SHEET NUMBER 30

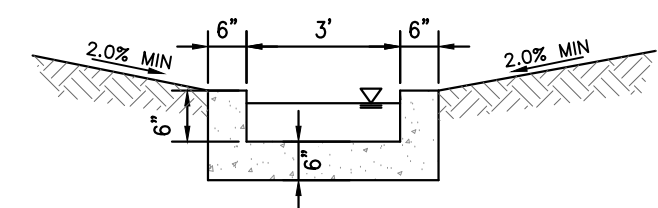


EPC 11/16/2021

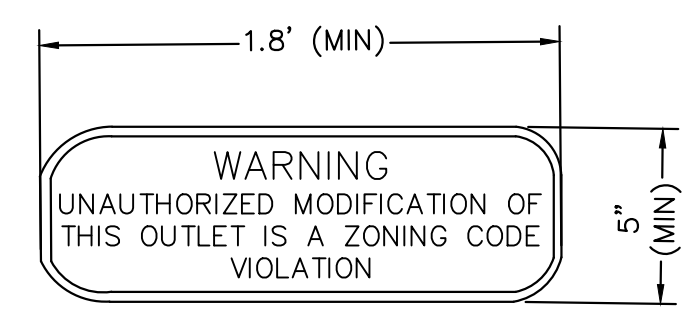
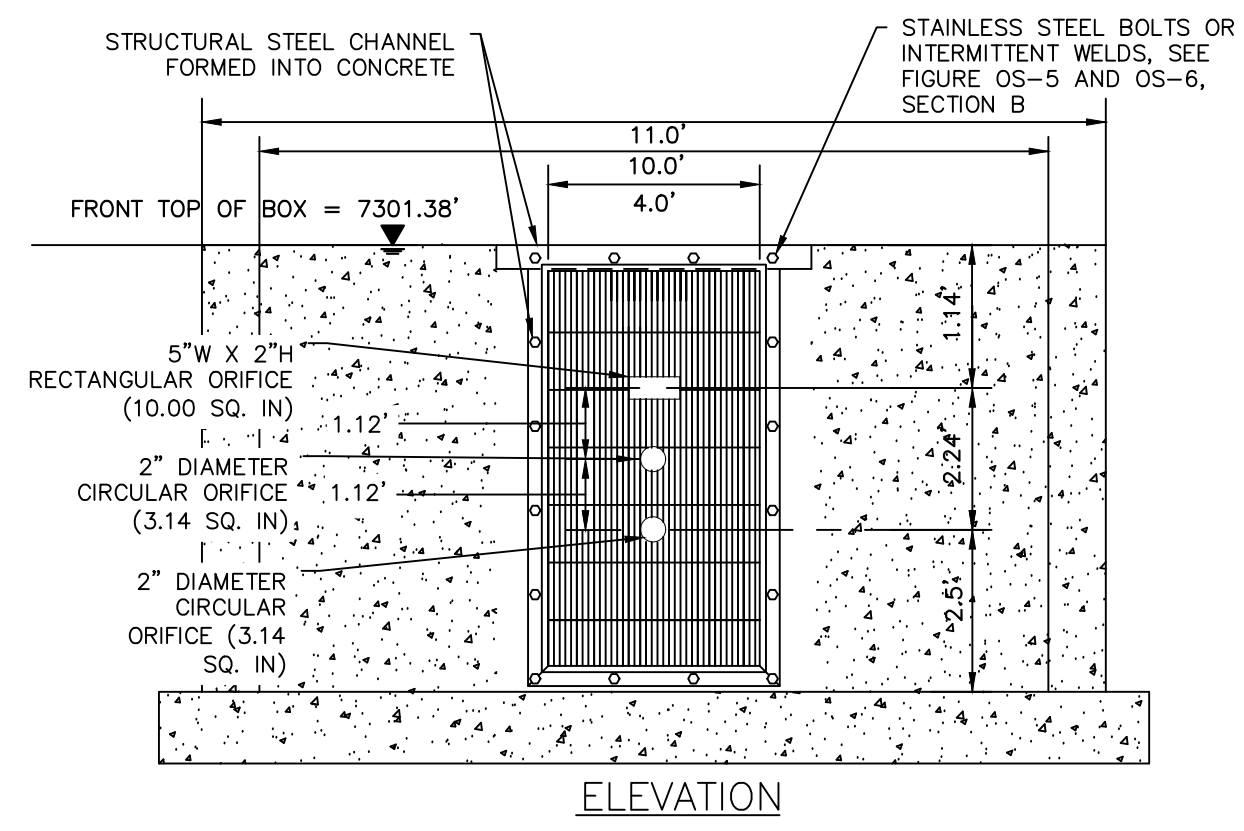
Plotted By: K. Kofford, Kevin, Sheet: WINSOME.F2, Layout: POND 5 DETAILS (1), November 08, 2021, 03:02:37pm, K:\DEN_Civil\196106000_Winsome.F2\CADD\PlanSheets\0196106000_POND_5.dwg
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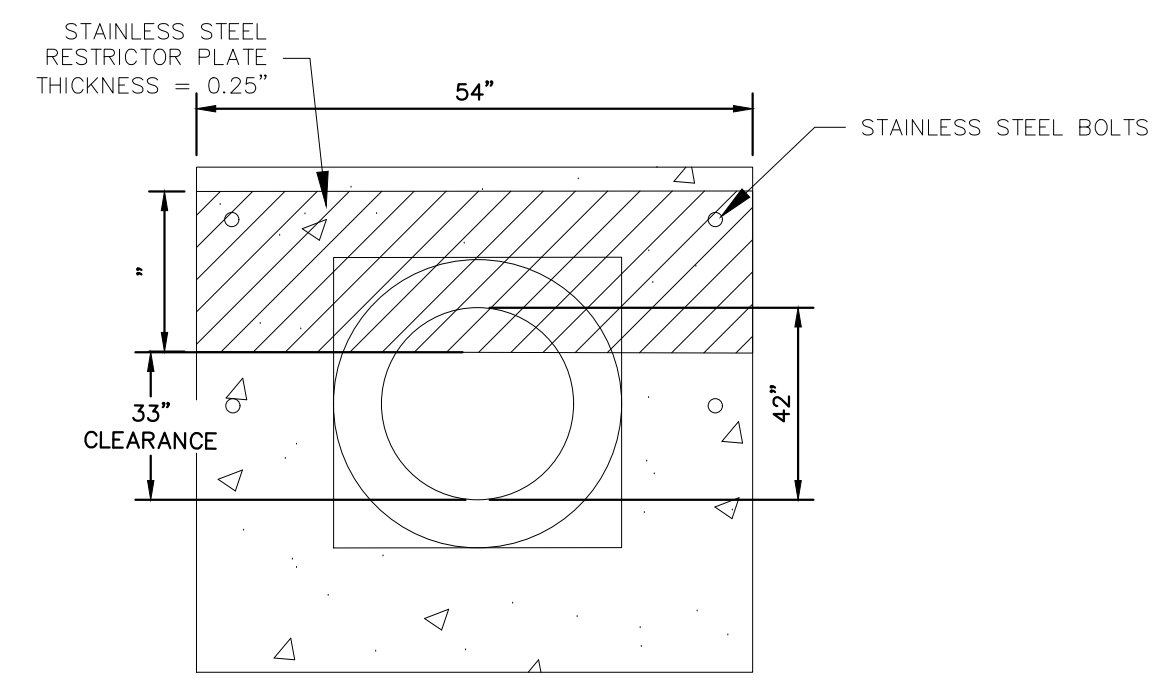
2 MAINTENANCE ROAD
 N.T.S.
MAINTENANCE PATH NOTES
 1. MAINTENANCE PATH SHALL INCLUDE SUBGRADE PREPARATION, CRUSHED 3/4" AGGREGATE, AND COMPACTION.



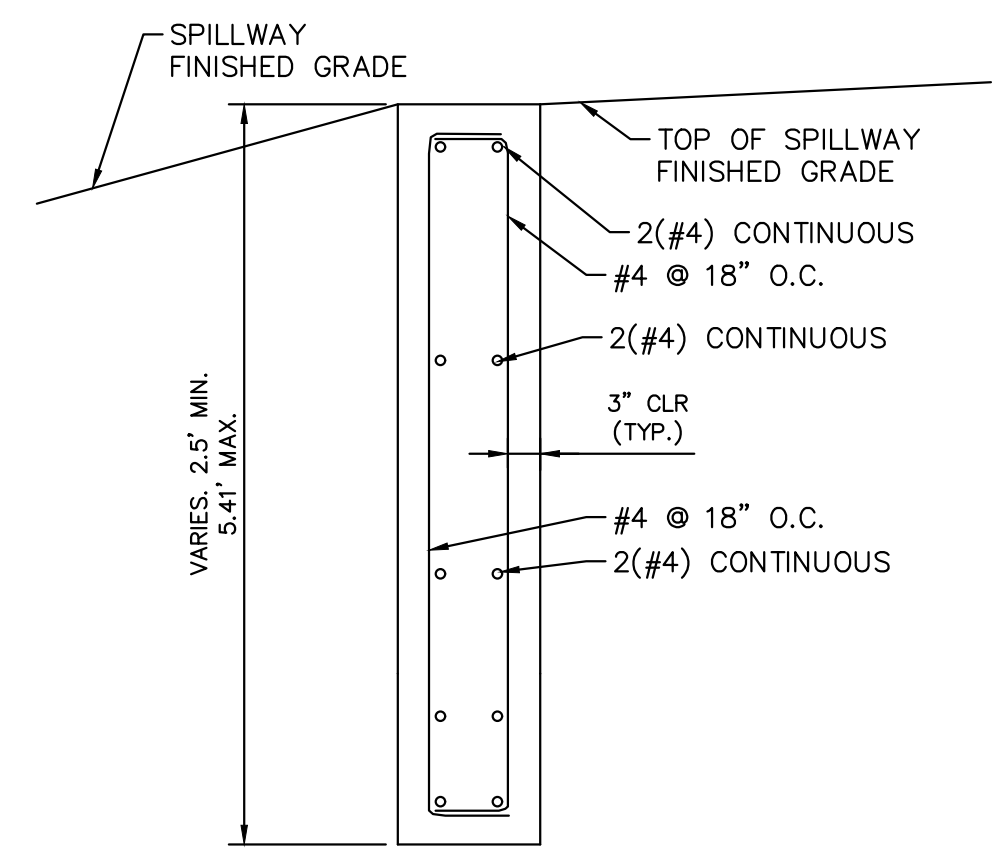
3 CONCRETE TRICKLE CHANNEL
 N.T.S.



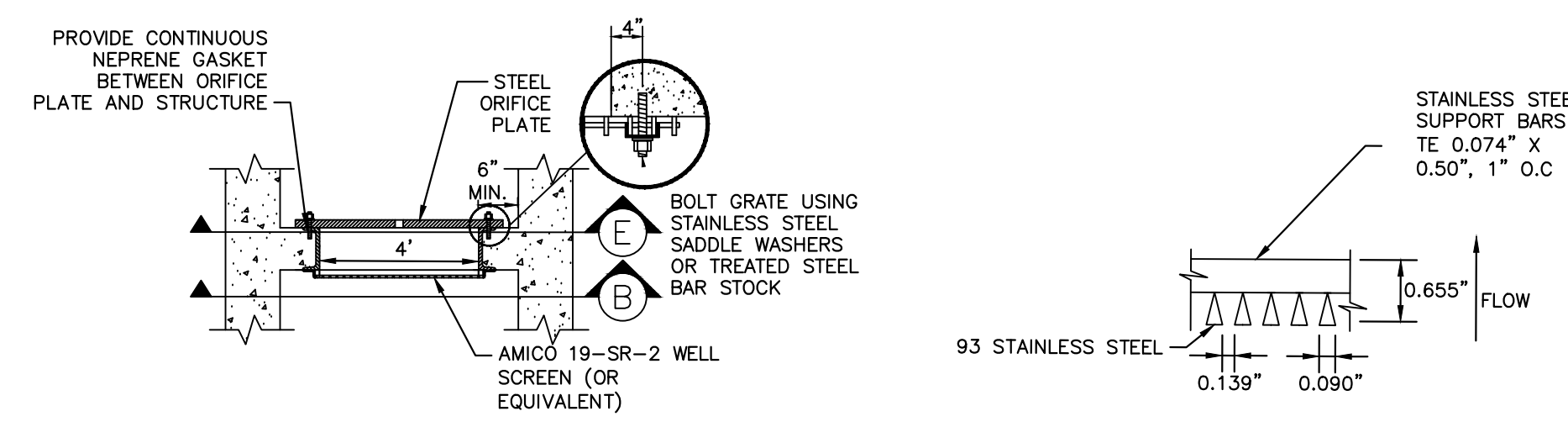
7 OUTLET SIGNAGE
 N.T.S.
OUTLET SIGNAGE NOTES
 1. SIGN SHALL BE A MINIMUM OF 0.75 SQUARE FEET AND SHALL BE ATTACHED TO THE OUTLET OR POSTED NEARBY.



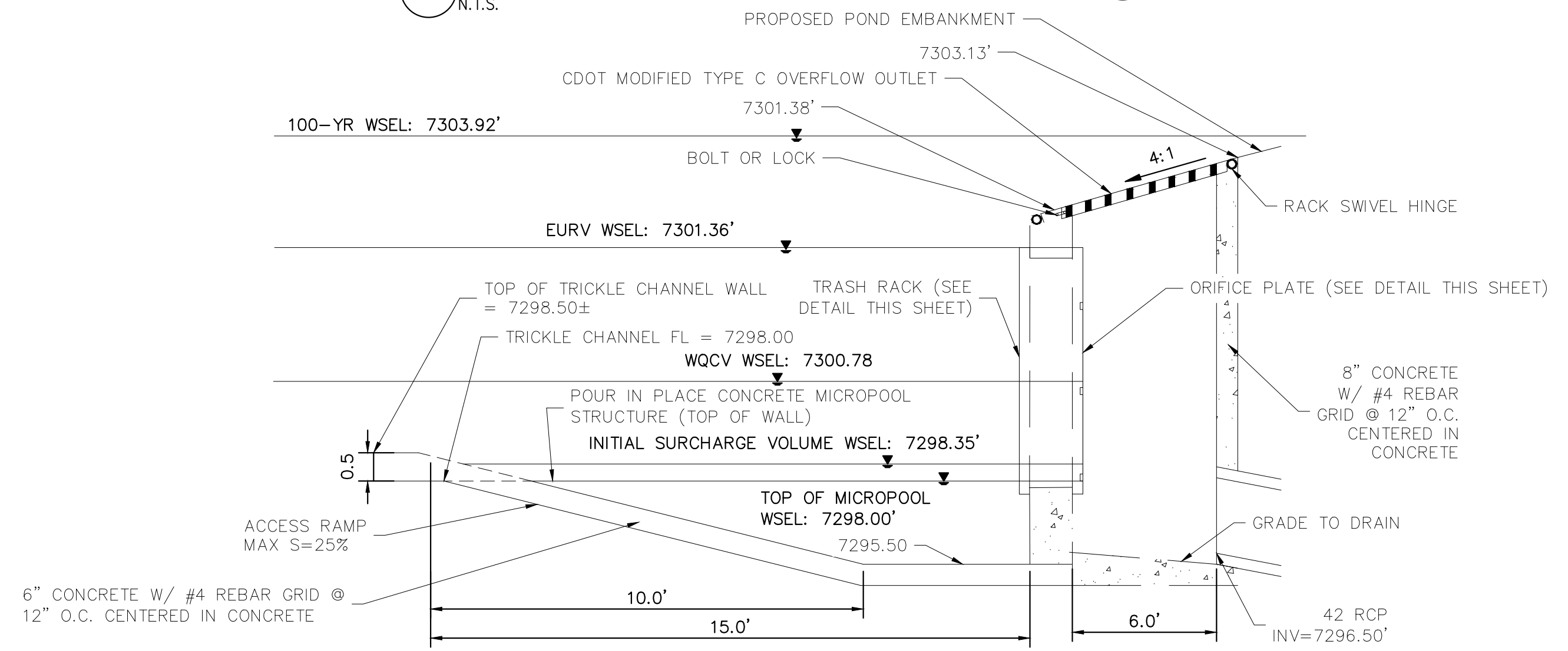
5 100-YEAR FLOW RESTRICTOR B
 N.T.S.



6 SECTION CREST WALL DETAIL
 N.T.S.



A SECTION A N.T.S.
B SECTION B N.T.S.



10 OUTLET STRUCTURE DETAIL
 N.T.S.

4 ORIFICE PLATE AND TRASH RACK DETAIL
 N.T.S.
ORIFICE PLATE NOTES
 1. PROVIDE CONTINUOUS NEOPRENE GASKET MATERIAL BETWEEN THE ORIFICE PLATE AND CONCRETE.
 2. BOLT PLATE TO CONCRETE 12" MAX. ON CENTER, WITH A PLATE THICKNESS OF 0.25".

EURV AND WQCV TRASH RACKS

- WELL-SCREEN TRASH RACKS SHALL BE STAINLESS STEEL AND SHALL BE ATTACHED BY INTERMITTENT WELDS ALONG THE EDGE OF THE MOUNTING FRAME.
- BAR GATE TRASH RACKS SHALL BE ALUMINUM AND SHALL BE BOLTED USING STAINLESS STEEL HARDWARE.
- TRASH RACK 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).
- STRUCTURAL DESIGN OF TRASH RACKS SHALL BE BASED ON FULL HYDROSTATIC HEAD WITH ZERO HEAD DOWNSTREAM OF THE RACK.

OVERFLOW SAFETY GRATES

- ALL SAFETY GRATES SHALL BE MOUNTED USING STAINLESS STEEL HARDWARE AND PROVIDED WITH HINGED AND LOCKABLE OR BOLTABLE ACCESS PANELS.
- SAFETY GRATES SHALL BE STAINLESS STEEL, ALUMINUM, OR STEEL. STEEL GRATES SHALL BE HOT DIP GALVANIZED AND MAY BE HOT POWDER COATED AFTER GALVANIZING.
- SAFETY GRATES SHALL BE DESIGNED SUCH THAT THE DIAGONAL DIMENSION OF EACH OPENING IS SMALLER THAN THE DIAMETER OF THE OUTLET PIPE.
- STRUCTURAL DESIGN OF SAFETY GRATES SHALL BE BASED ON FULL HYDROSTATIC HEAD WITH ZERO HEAD DOWNSTREAM OF THE RACK.

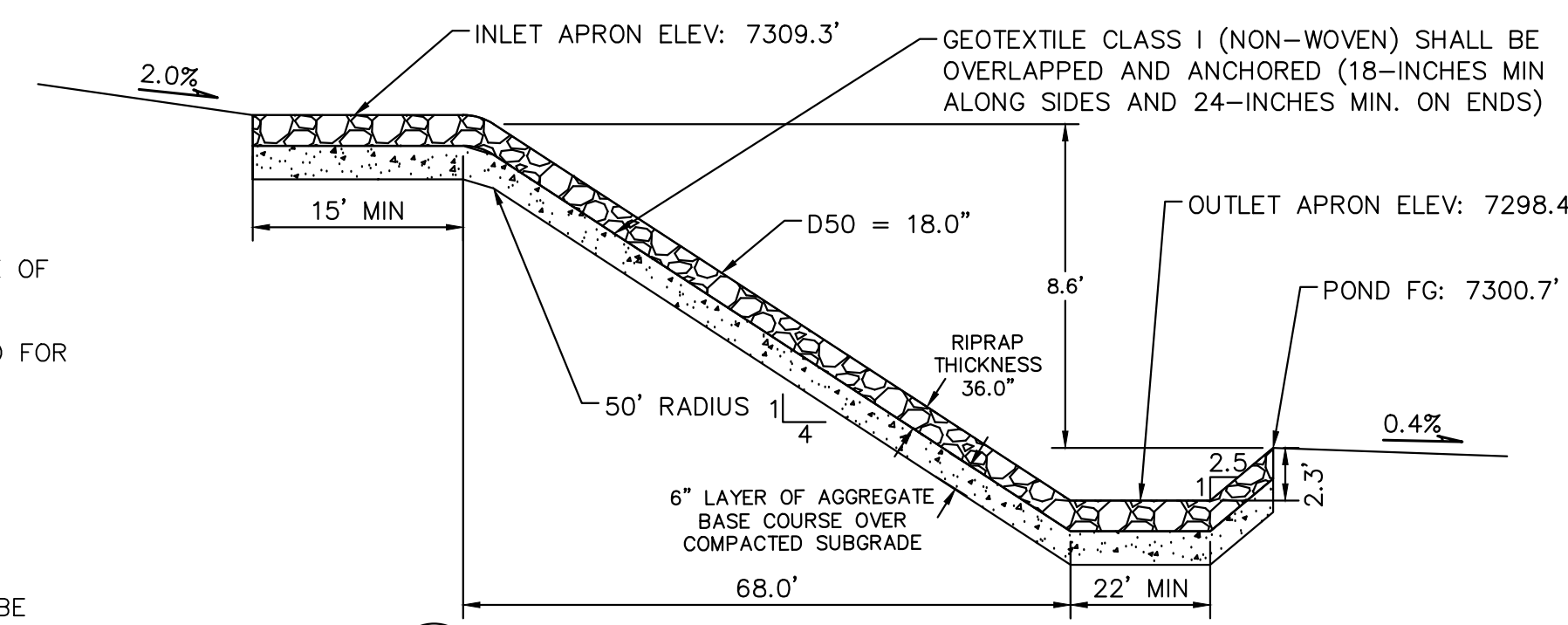
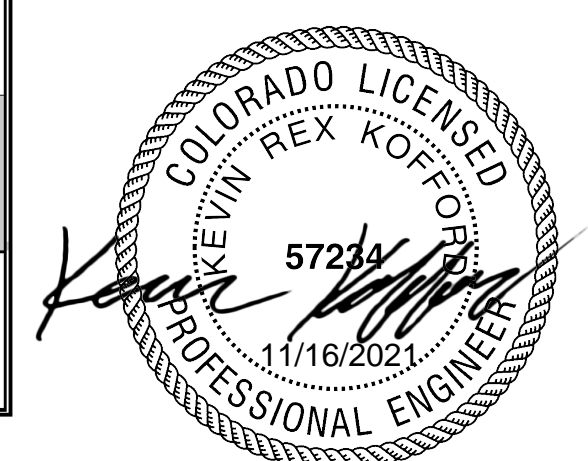
RIPRAP NOTES:

COLORADO DEPARTMENT OF TRANSPORTATION SECTION 506 REQUIREMENTS APPLY TO ALL RIPRAP.

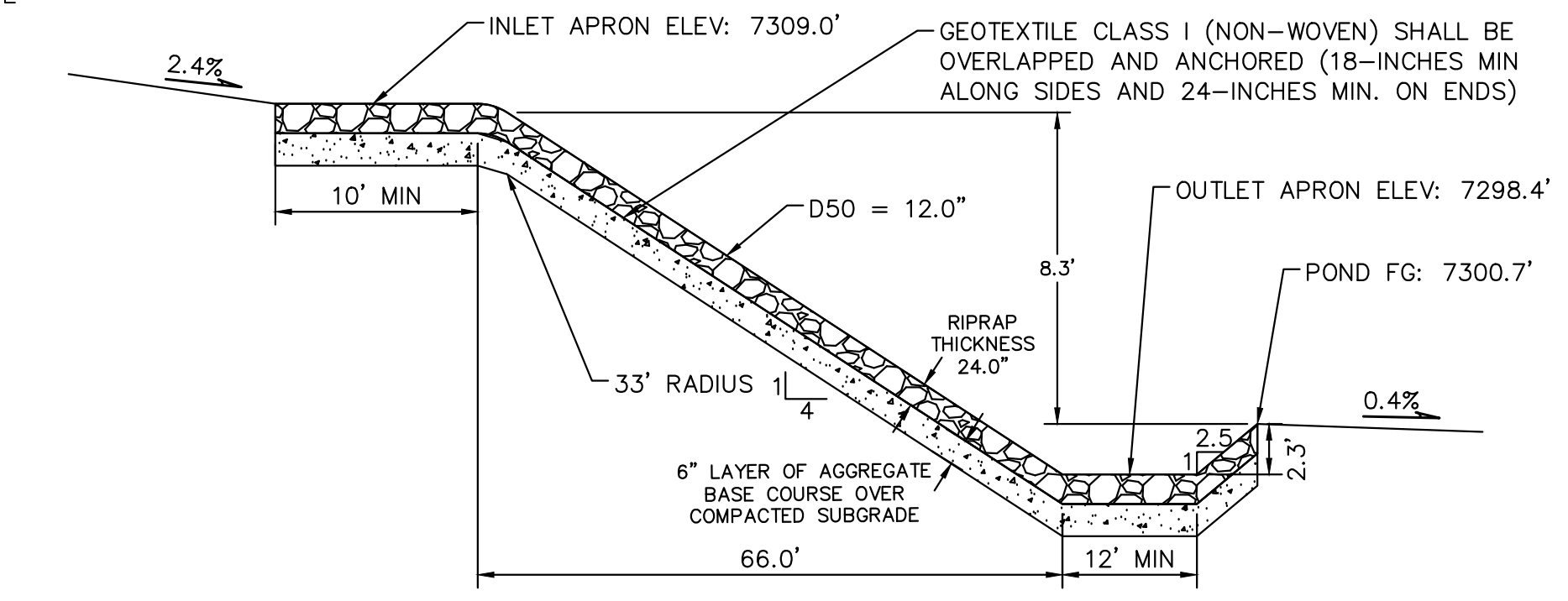
Table 506-2

Pay Item	Stone Size d50 ¹ (Inches)	Percent of Material Smaller Than Typical Stone ²	Typical Stone Dimensions ³ (Inches)	Typical Stone Weight ⁴ (Pounds)
Riprap	6	70-100	12	85
		50-70	9	35
		35-50	6	10
Riprap	9	70-100	15	160
		50-70	12	85
		35-50	9	35
Riprap	12	70-100	21	440
		50-70	18	275
		35-50	12	85
Riprap	18	70-100	30	1280
		50-70	24	650
		35-50	18	275
Riprap	24	70-100	42	3500
		50-70	33	1700
		35-50	24	650
		2-10	9	35

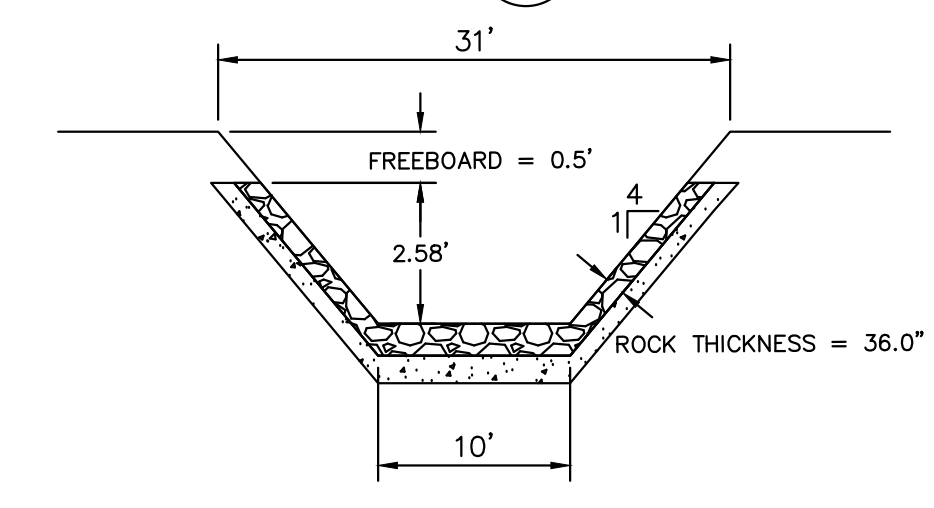
¹d50 = nominal stone size
²based on typical rock mass
³equivalent spherical diameter
⁴based on a specific gravity = 2.5



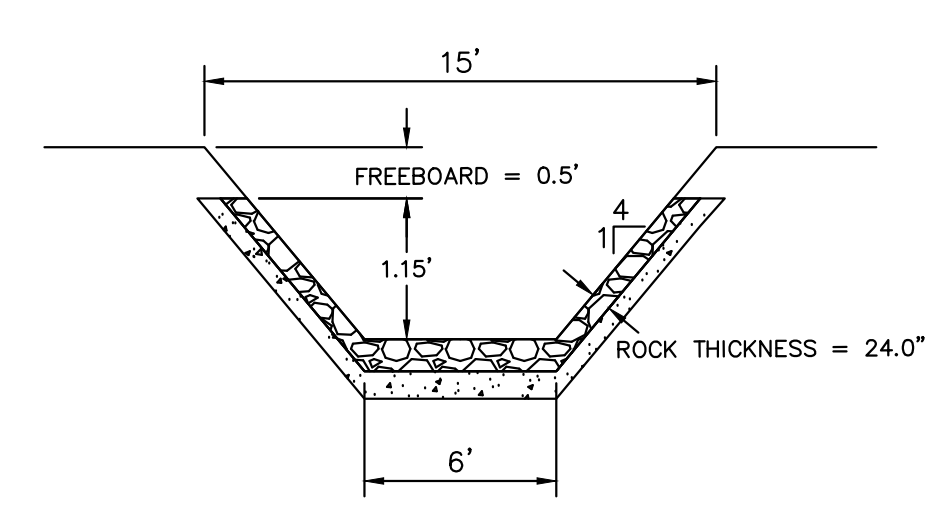
8 ROCK CHUTE NORTH
 N.T.S.



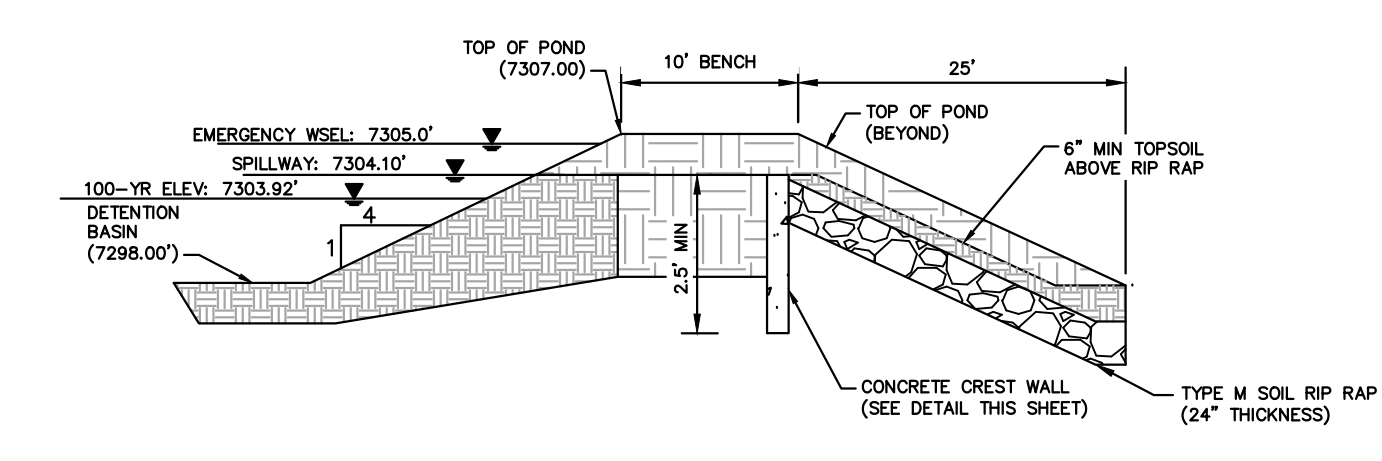
9 ROCK CHUTE SOUTH
 N.T.S.



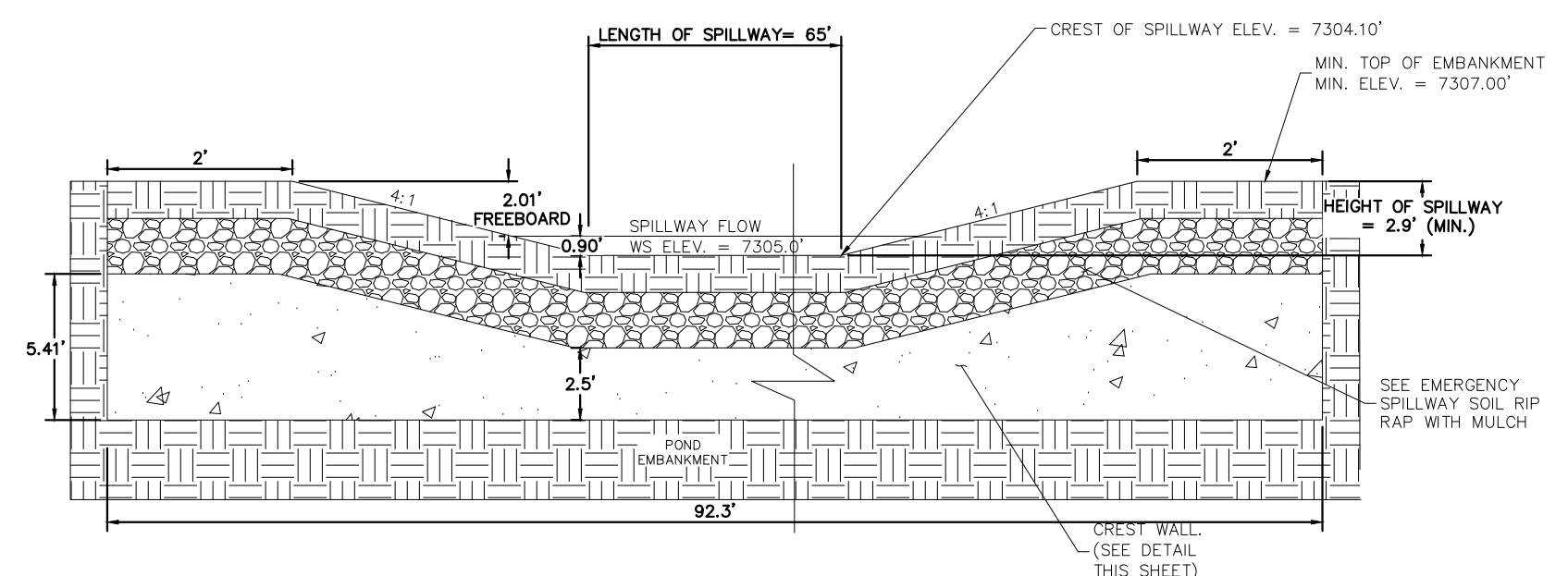
13 SECTION ROCK CHUTE NORTH DETAIL
 N.T.S.



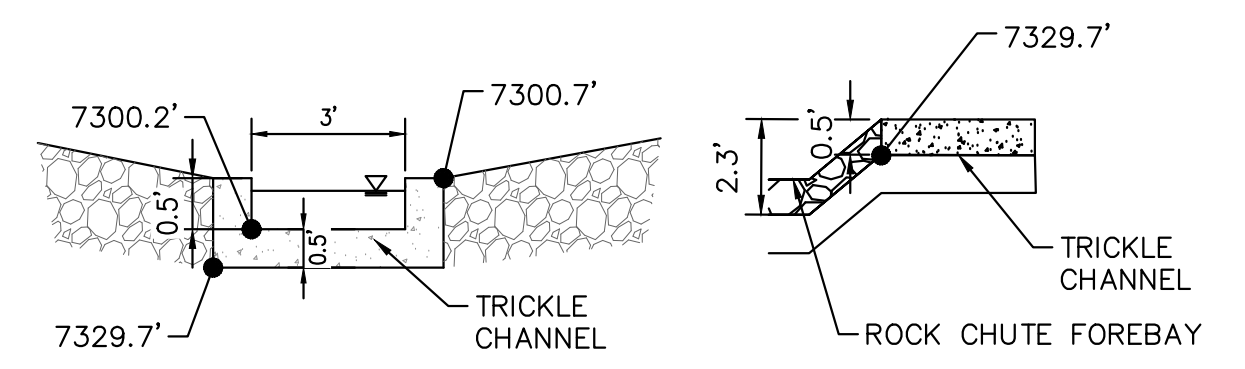
14 SECTION ROCK CHUTE SOUTH DETAIL
 N.T.S.



11 EMERGENCY SPILLWAY DETAILS
 N.T.S.



12 EMERGENCY SPILLWAY
 N.T.S.



15 ROCK CHUTE TO TRICKLE CHANNEL TRANSITION
 N.T.S.

NO.	REVISIONS	DATE	BY
4	COUNTY SUBMITTAL #4	10/29/21	KRK
3	COUNTY SUBMITTAL #3	9/15/21	KRK
2	COUNTY SUBMITTAL #2	8/25/21	KRK

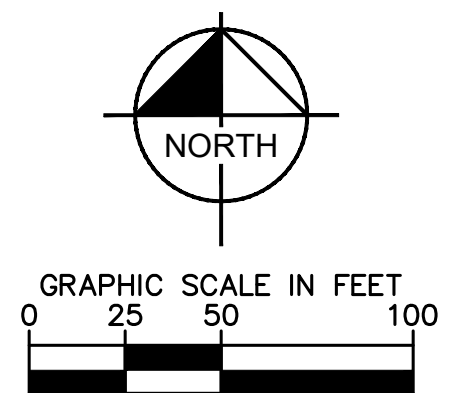
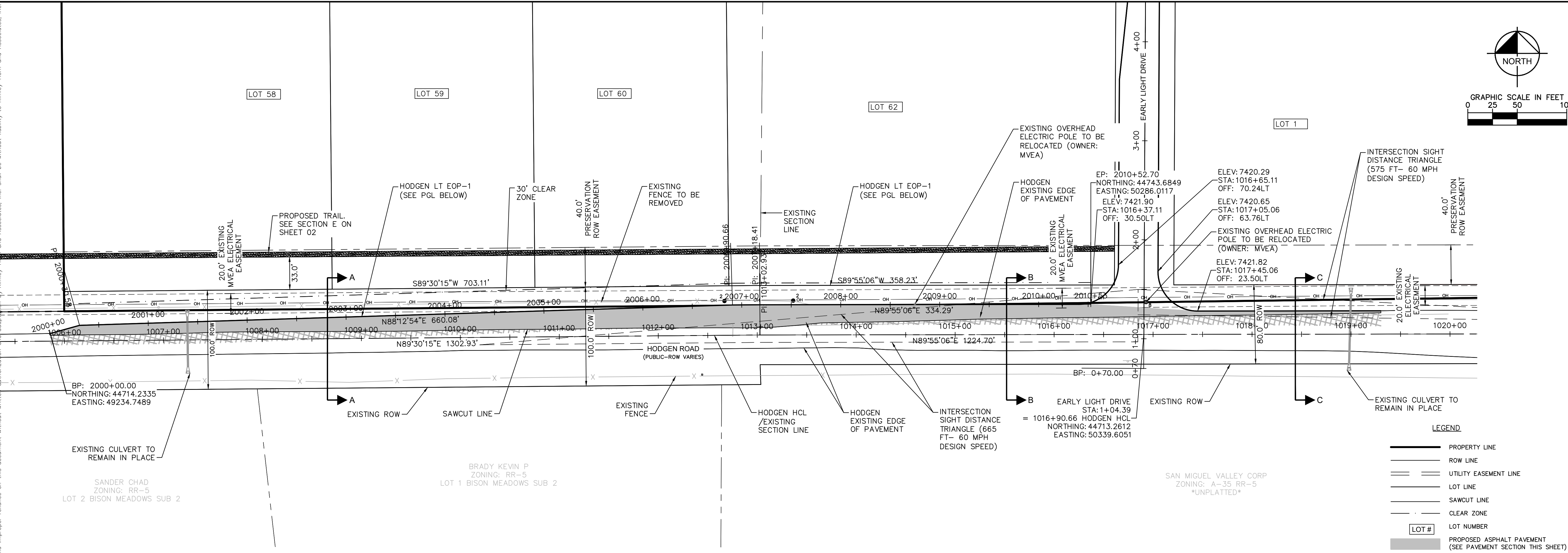
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 PHONE: 719-453-0180
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LICENSED PROFESSIONAL
 KEVIN KOFFORD
 CO LICENSE NUMBER 57234
 KHA PROJECT 019610600
 DATE 08/25/2021
 SCALE AS SHOWN
 DESIGNED BY KHTAM
 DRAWN BY KHTAM
 CHECKED BY TLC DATE:

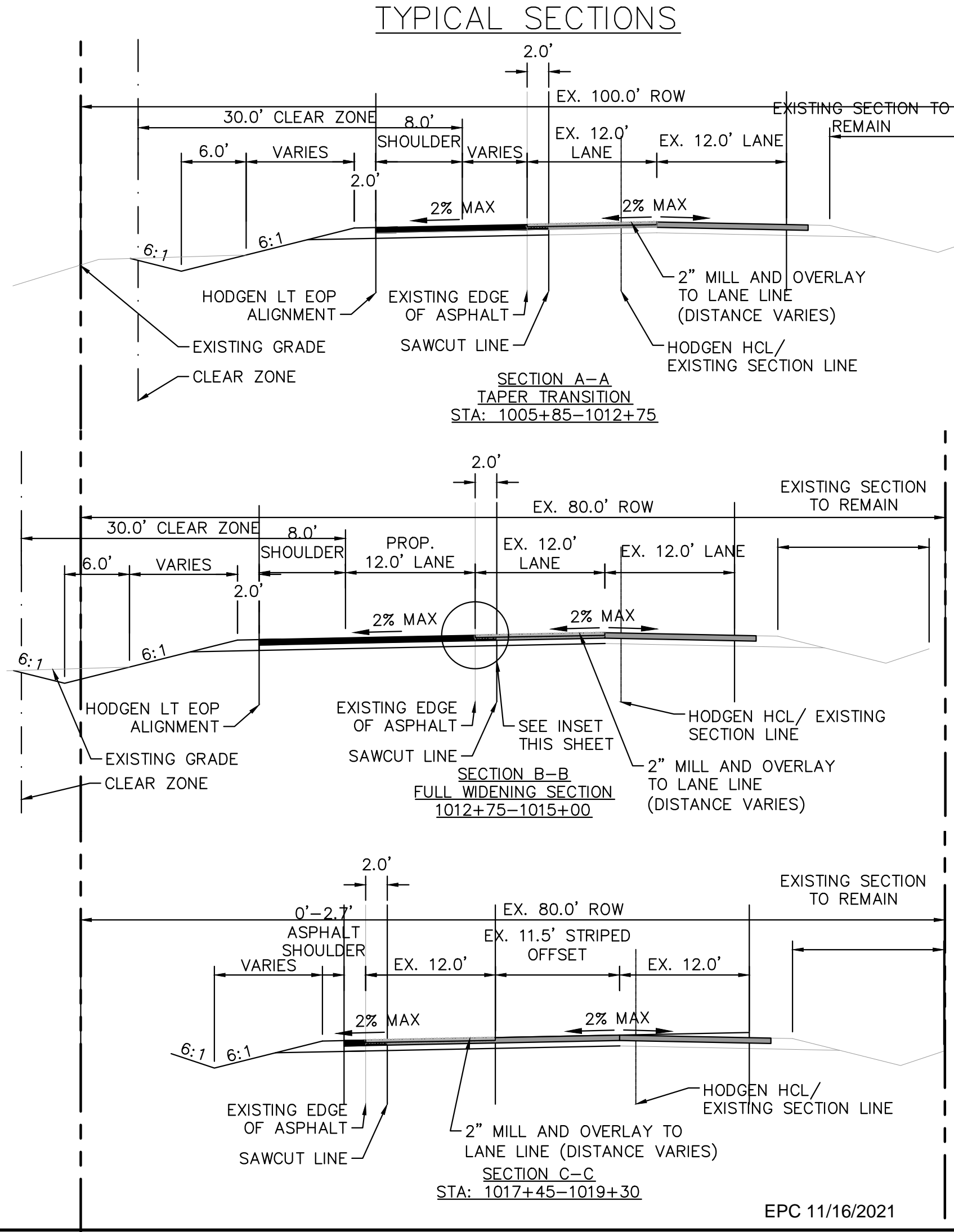
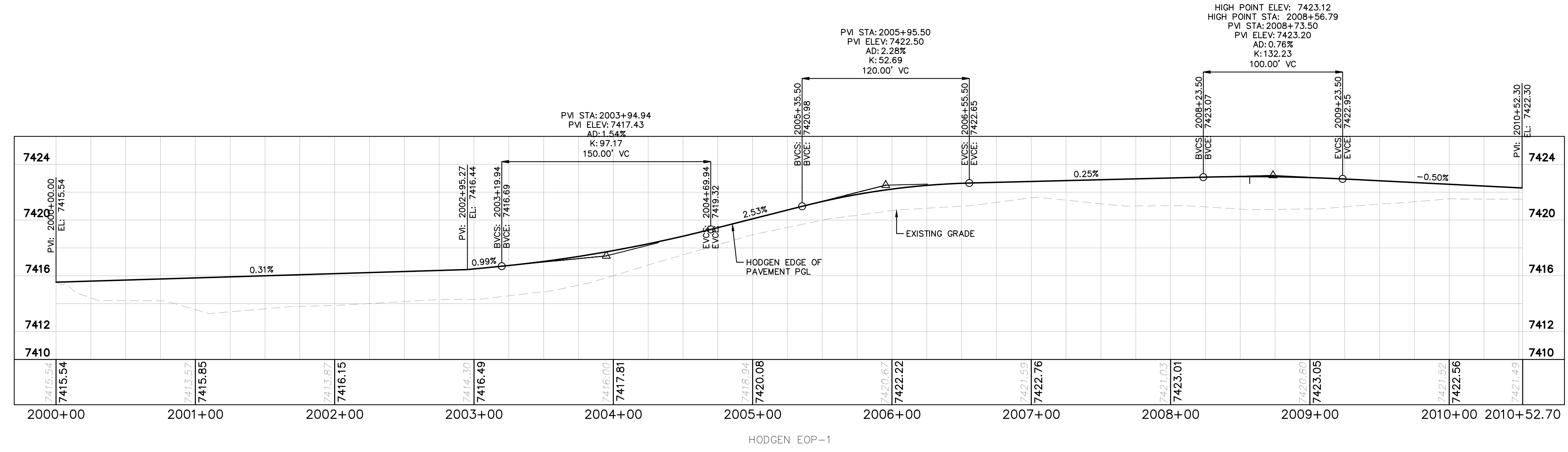
POND 5 DETAILS

WINSOME FILING NO. 2
 PREPARED FOR
WINSOME LLC
 EL PASO COUNTY

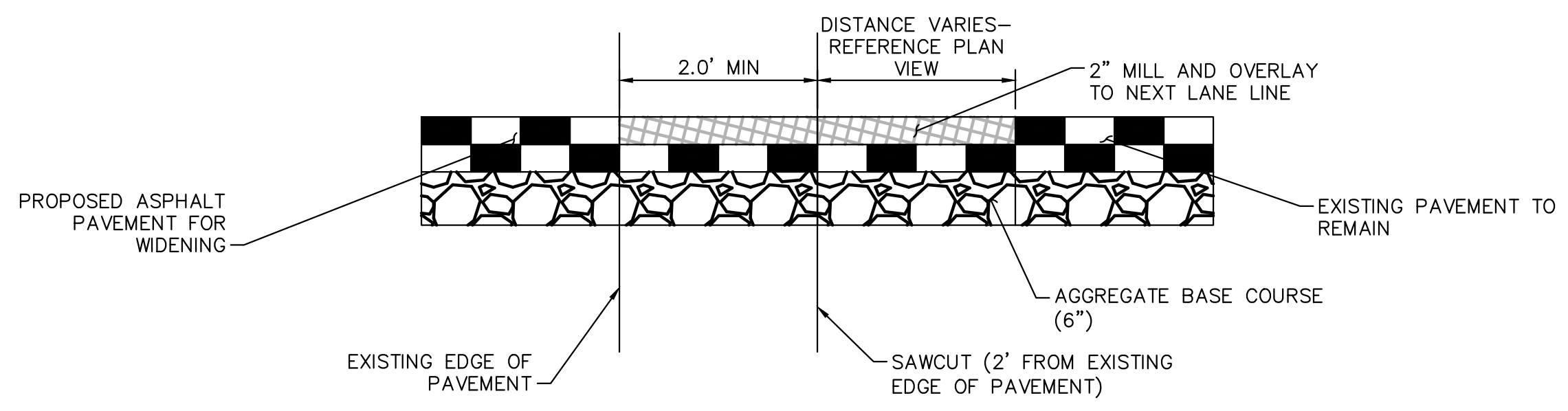
Plotted By: K. Kofford, Kevin Kofford, KIMLEY-HORN AND ASSOCIATES, INC. DATE: 11/16/2021
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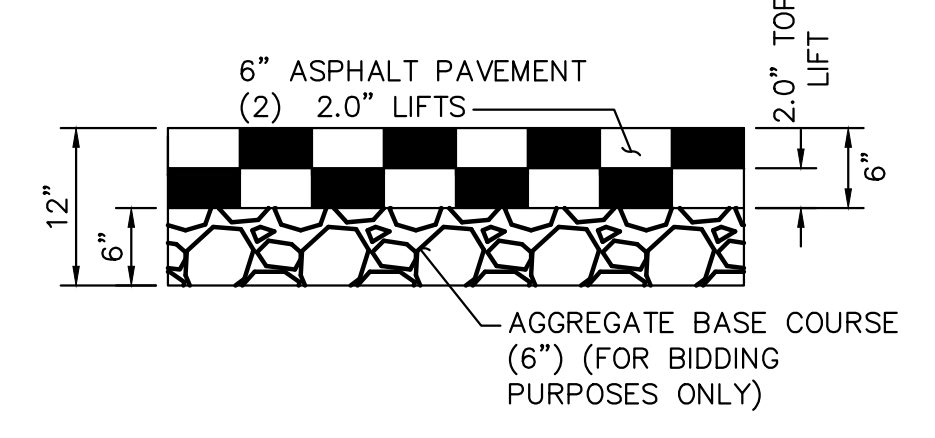
- LEGEND**
- PROPERTY LINE
 - ROW LINE
 - UTILITY EASEMENT LINE
 - LOT LINE
 - SAWCUT LINE
 - CLEAR ZONE
 - LOT #
 - PROPOSED ASPHALT PAVEMENT (SEE PAVEMENT SECTION THIS SHEET)
 - PROPOSED MILL AND OVERLAY (SEE PAVEMENT SECTION THIS SHEET)
 - PROFILE GRADE LINE



MILL AND OVERLAY T-PATCH JOINT DETAIL



PAVEMENT SECTION



NO.	REVISIONS	DATE
4	COUNTY SUBMITTAL #4	10/29/21 KKK
3	COUNTY SUBMITTAL #3	9/15/21 KKK
2	COUNTY SUBMITTAL #2	8/25/21 KKK

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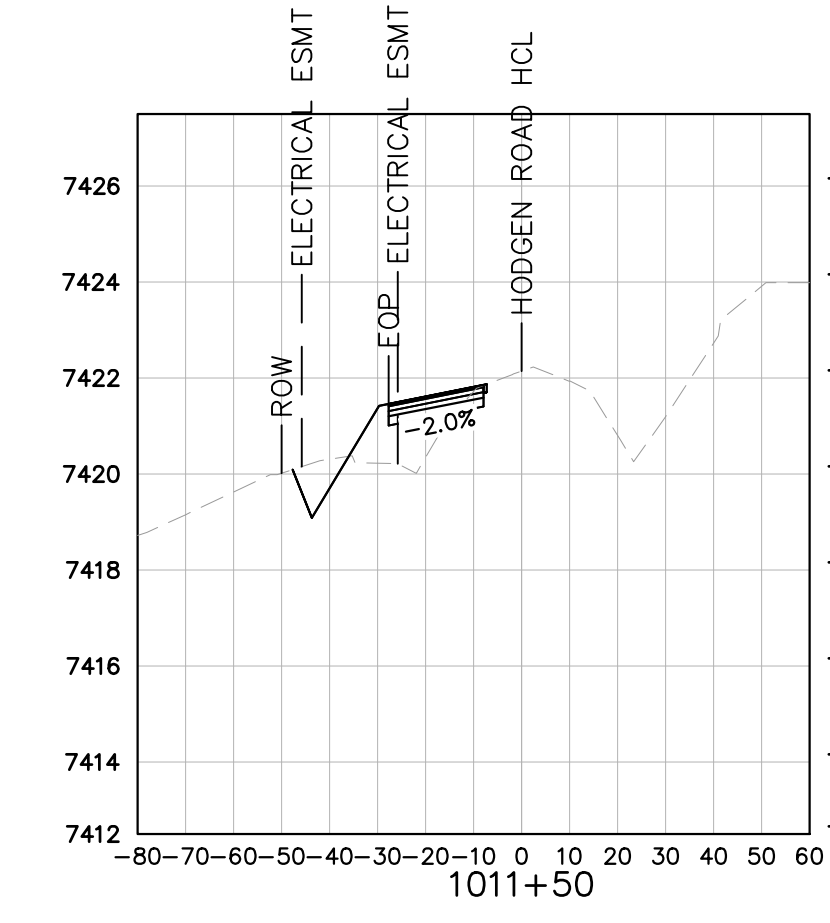
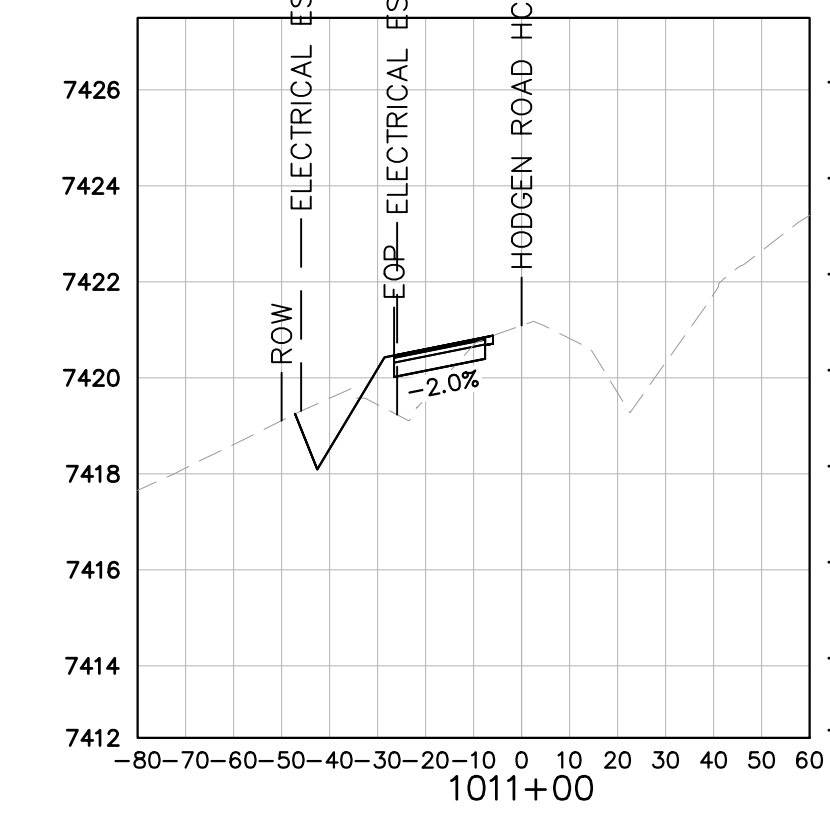
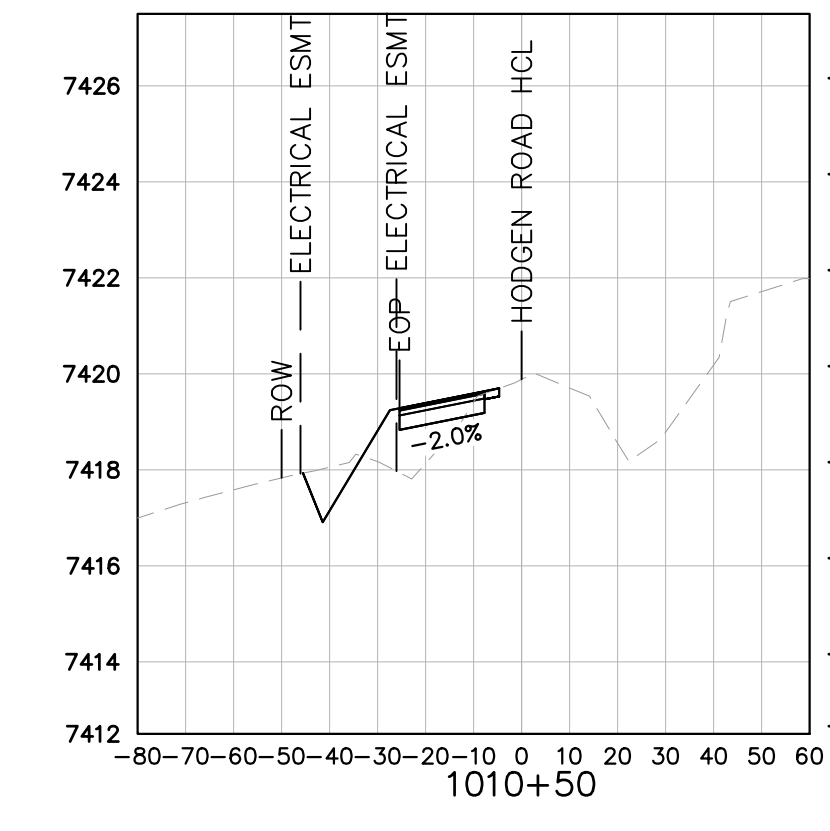
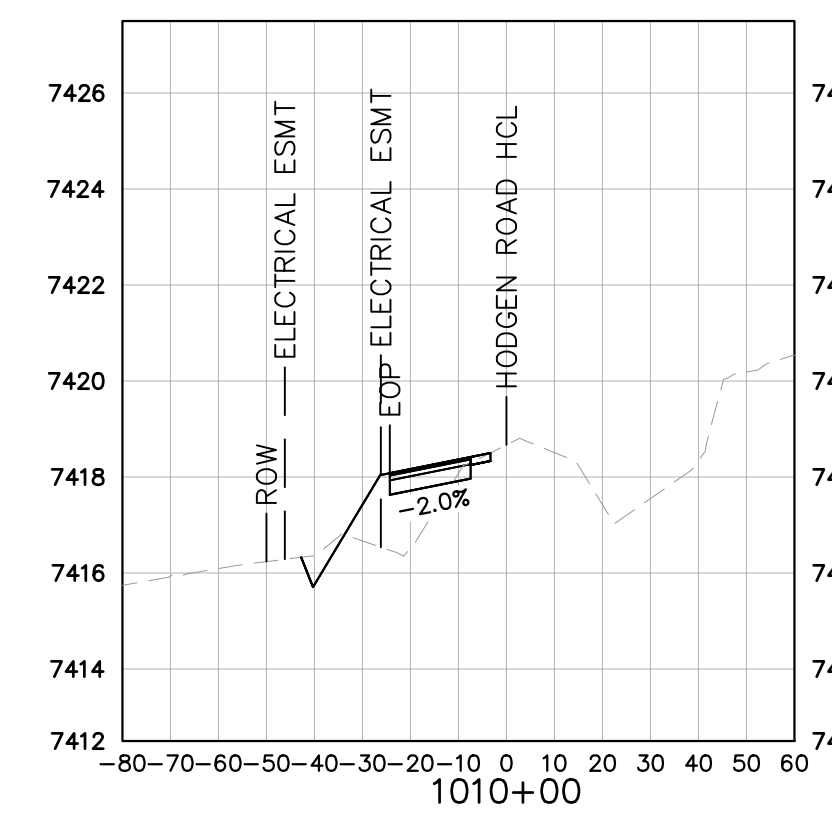
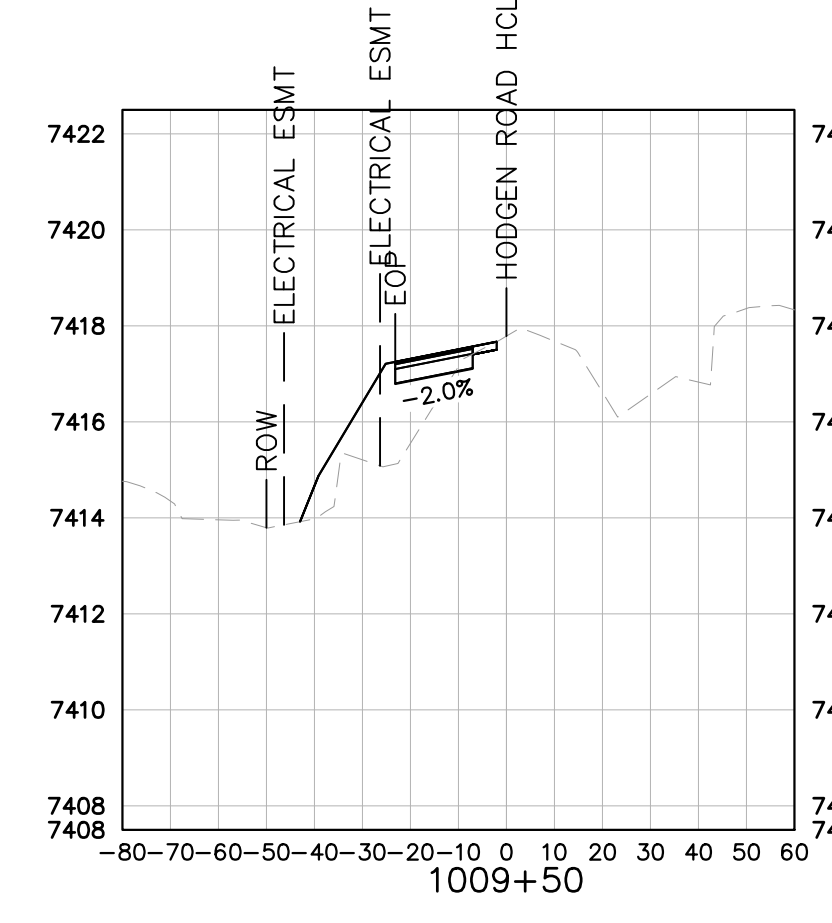
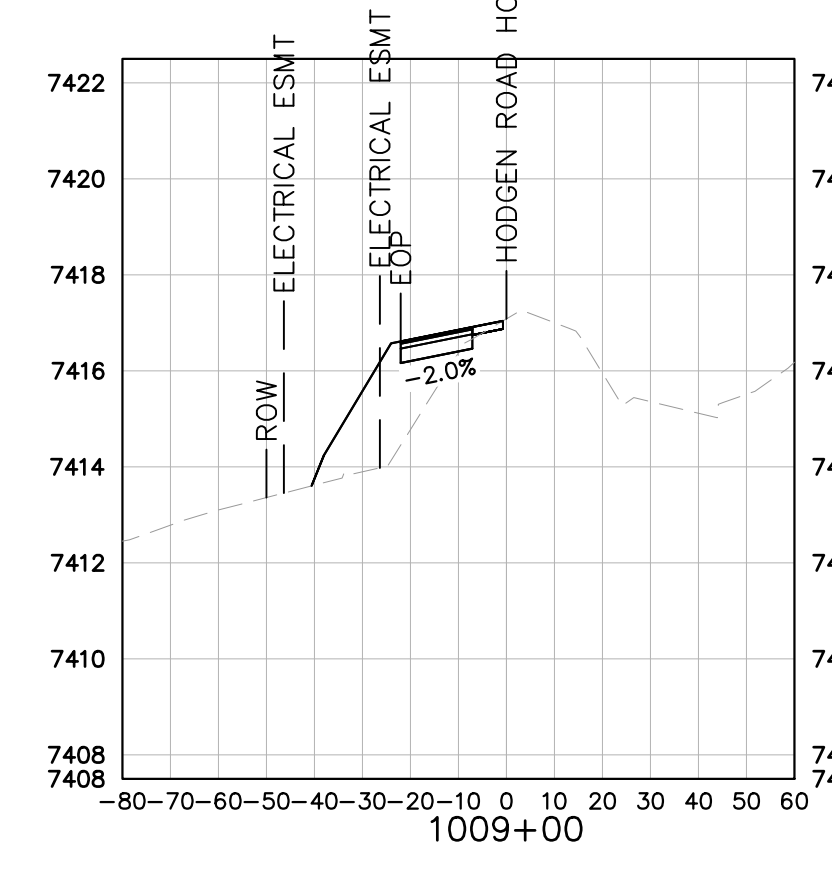
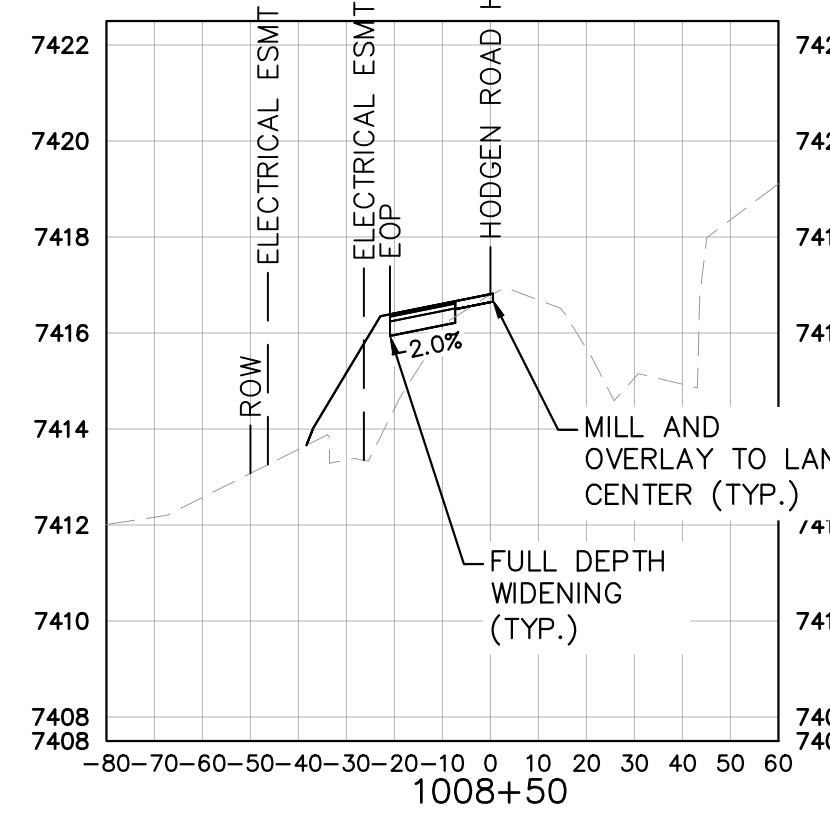
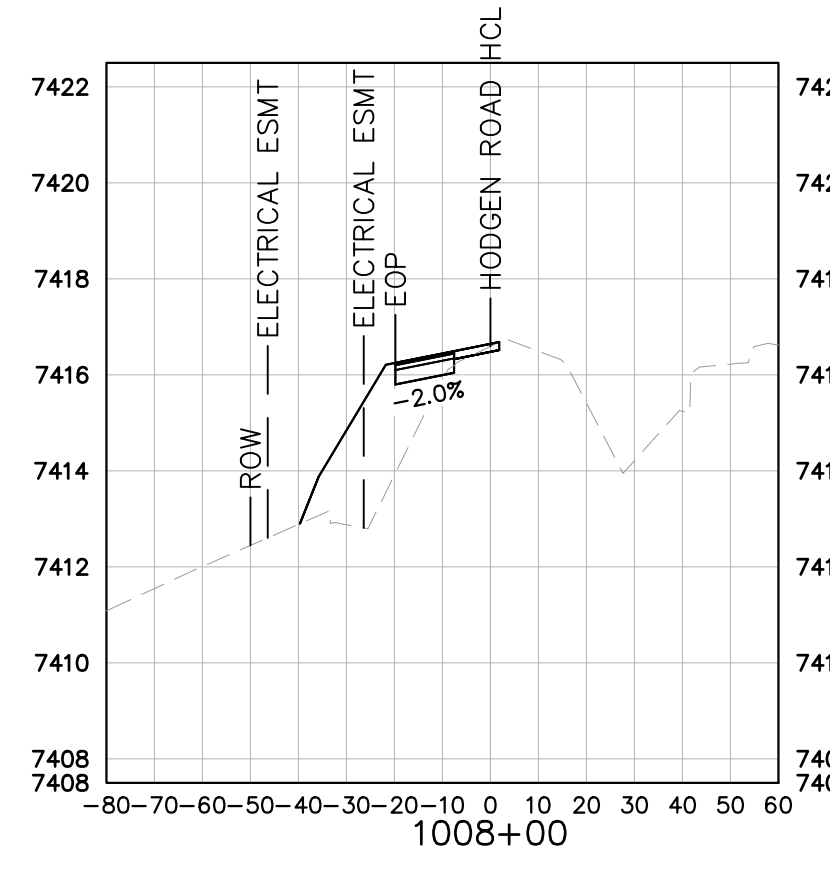
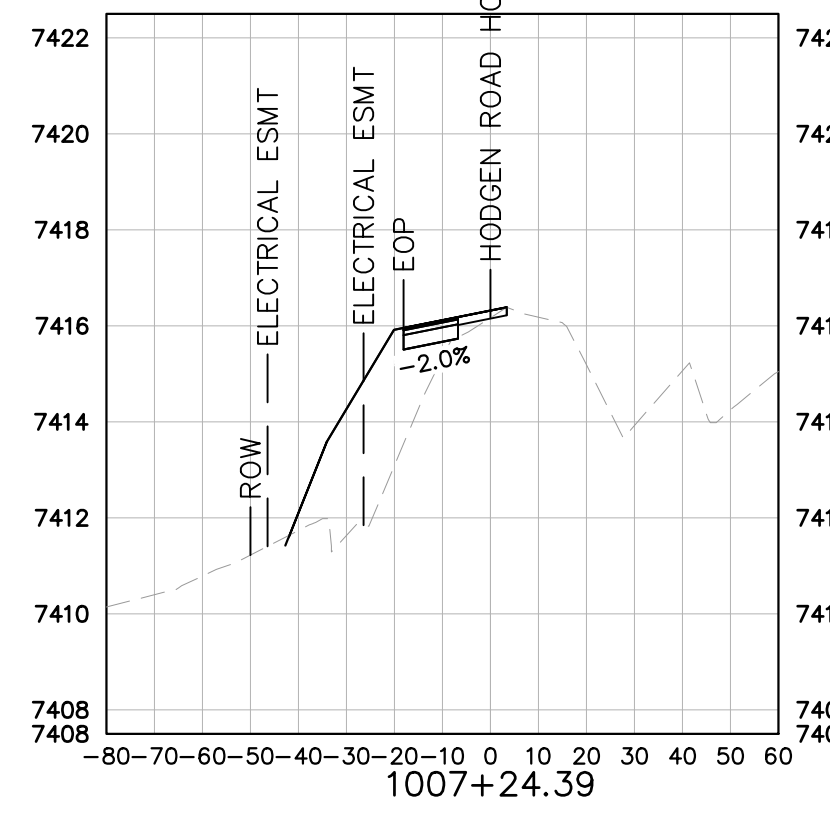
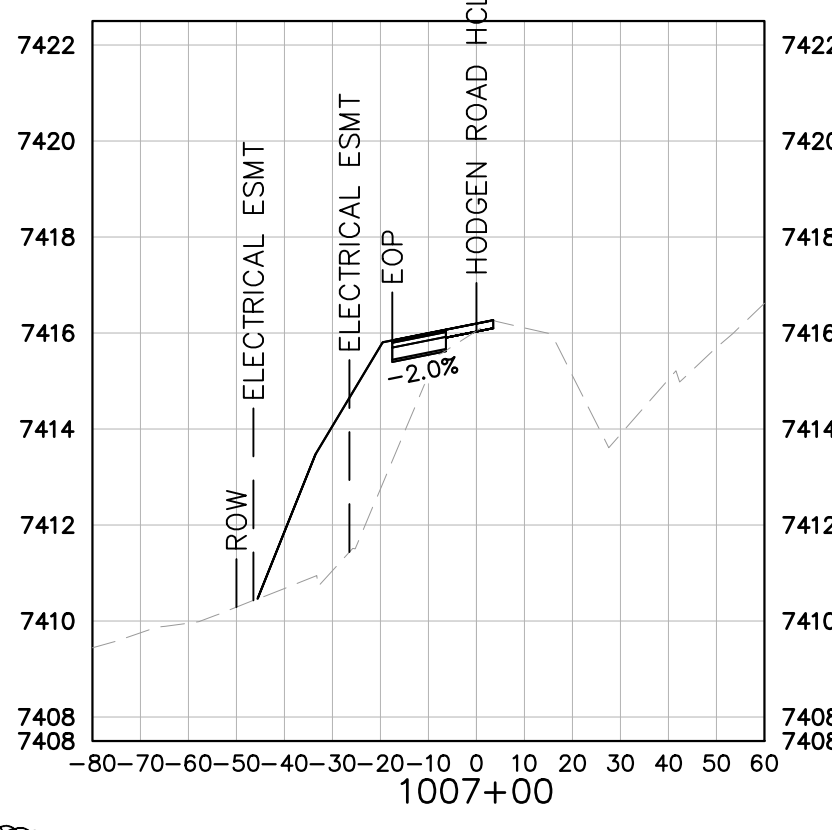
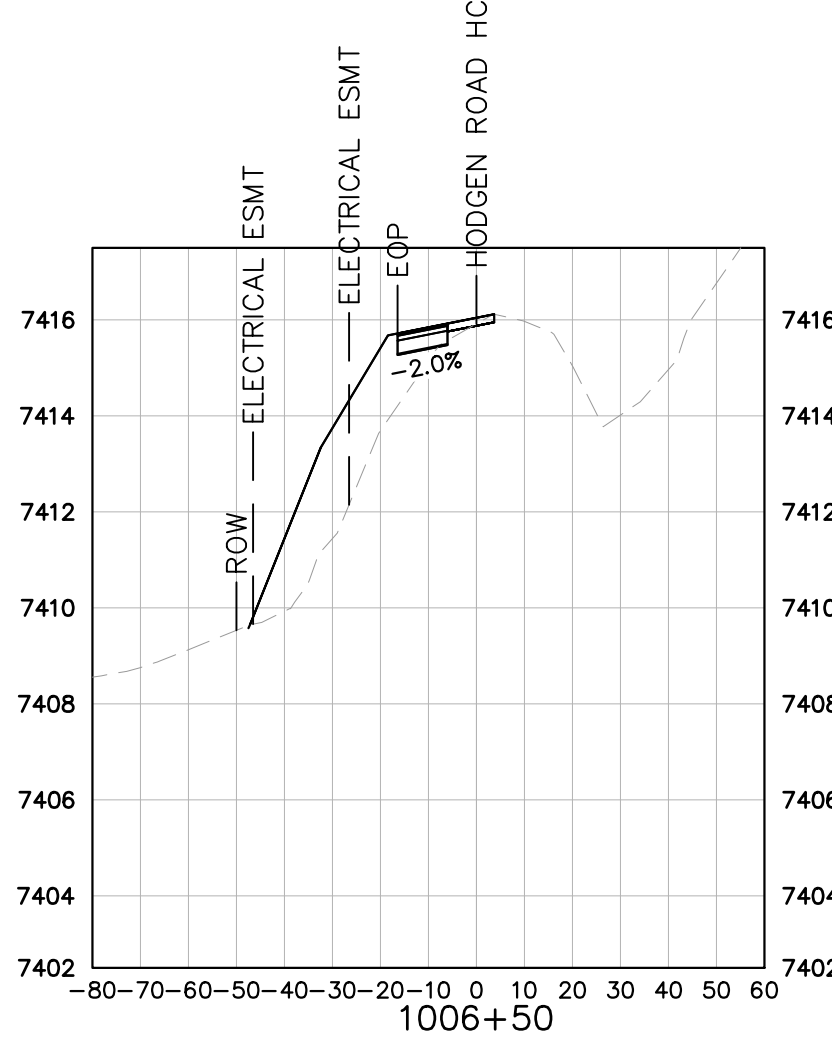
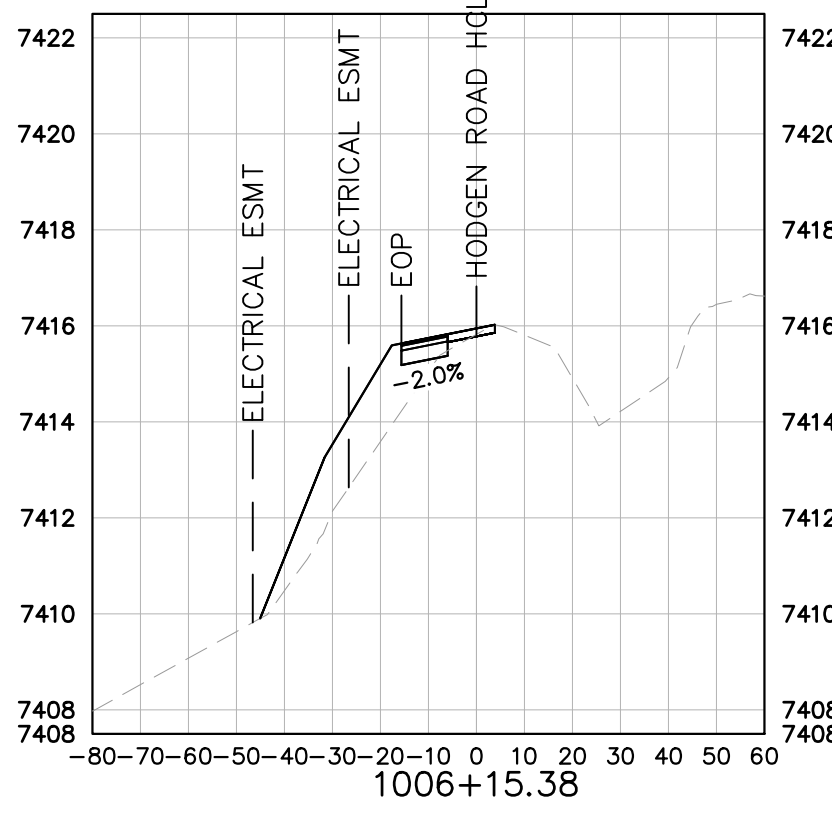
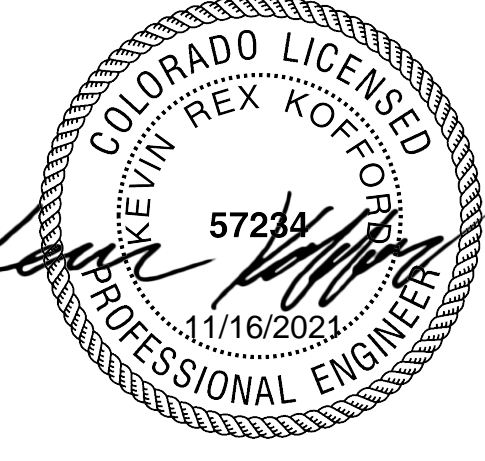
LICENSED PROFESSIONAL
 KIMLEY-HORN PROJECT
 KEVIN KOFFORD
 CO LICENSE NUMBER
 57234
 CHECKED BY: KHTAM
 DATE: 08/25/2021

HODGEN ROAD PLAN AND PROFILE
 KHA PROJECT 019610600
 DATE 08/25/2021
 SCALE AS SHOWN
 DESIGNED BY KHTAM
 DRAWN BY KHTAM
 CHECKED BY KHTAM

WINSOME FILING NO. 2
 PREPARED FOR
WINSOME LLC
 EL PASO COUNTY

Plotted By: Kofford, Kevin Sheet: Winsome P2 Layout: OFFSITE ROADWAY SECTIONS October 29, 2021 04:15:11pm K:\DEN_Oivil\196106000_Winsome P2\CADD\PlanSheets\0196106000_RWDY-XSEC.dwg

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KEY
 - - - - - EXISTING GRADE
 _____ PROPOSED GRADE

No.	REVISIONS	DATE	BY
4	COUNTY SUBMITTAL #4	10/29/21	KRK
3	COUNTY SUBMITTAL #3	9/15/21	KRK
2	COUNTY SUBMITTAL #2	8/25/21	KRK

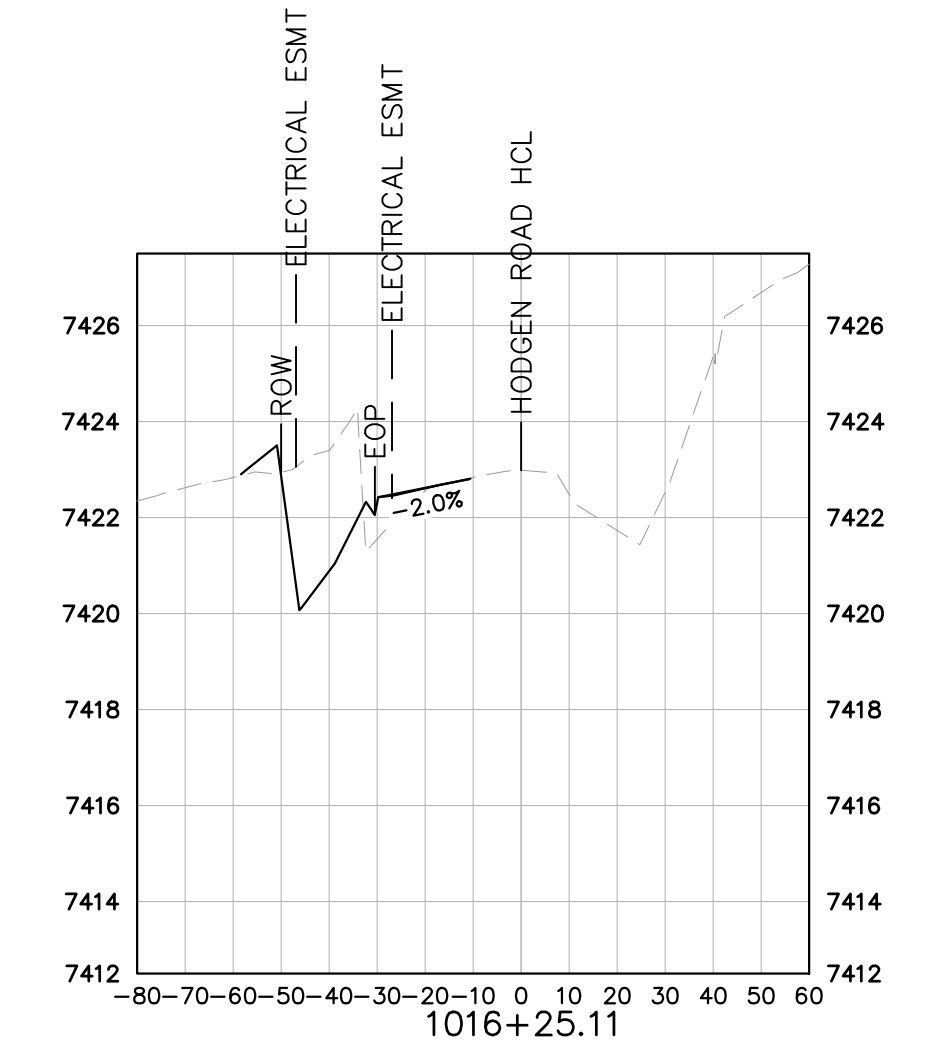
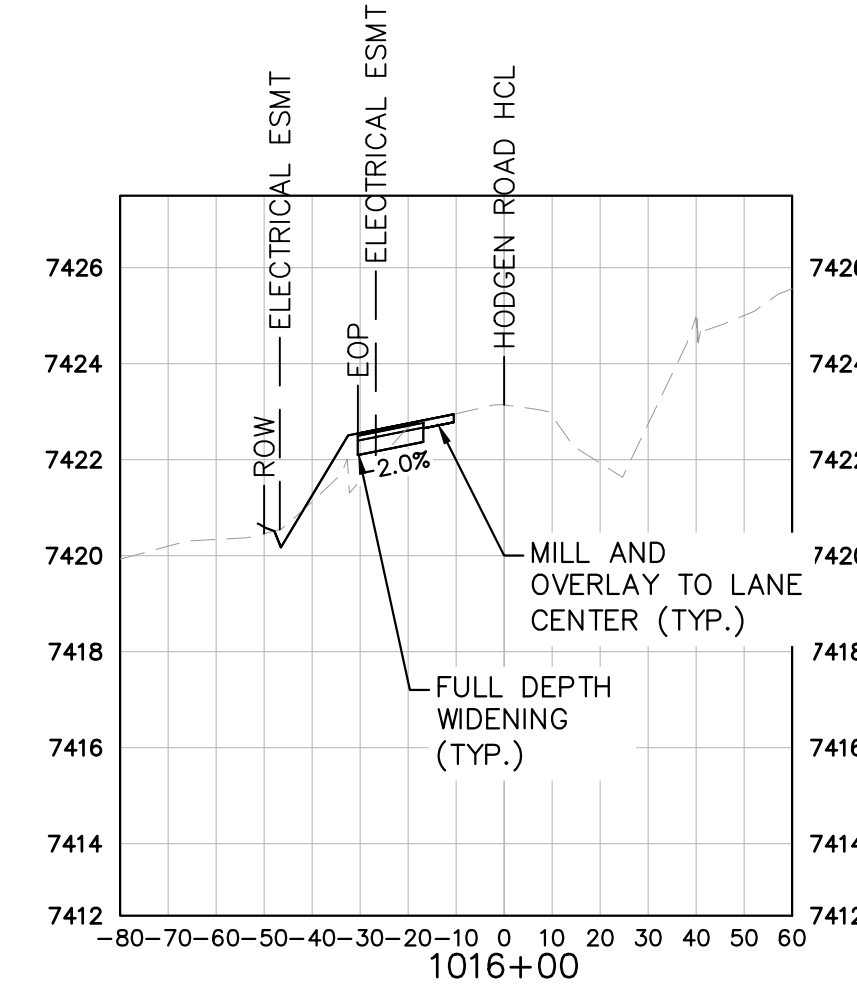
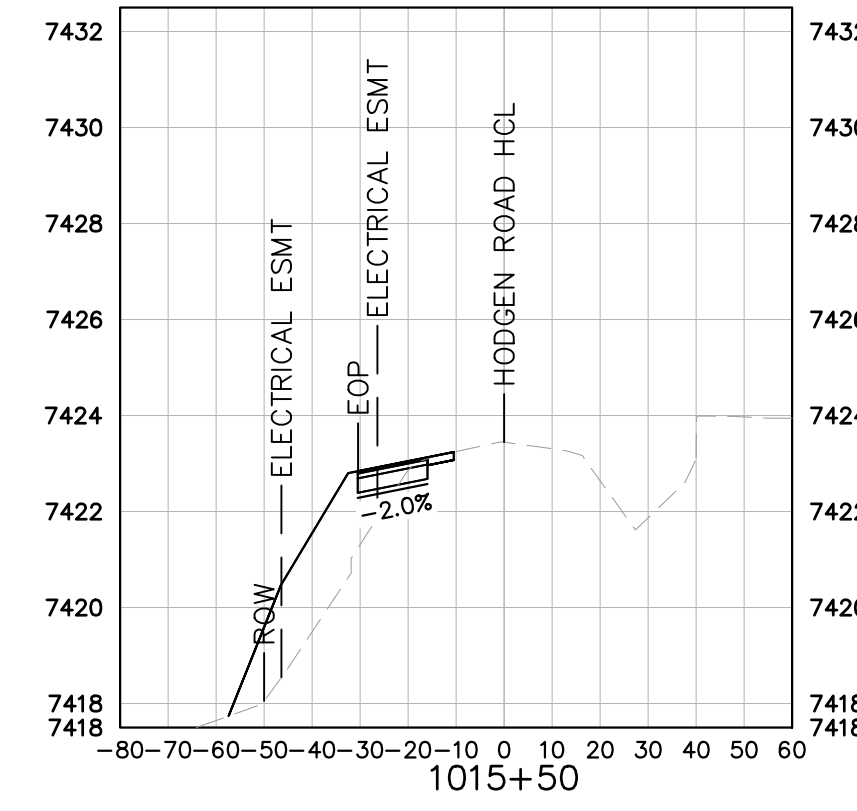
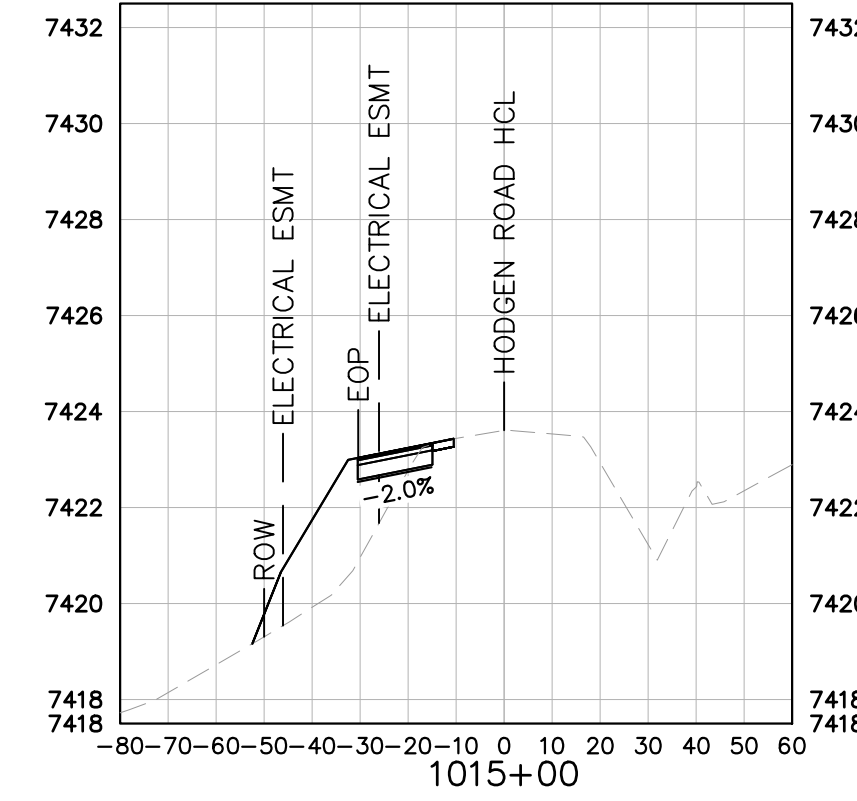
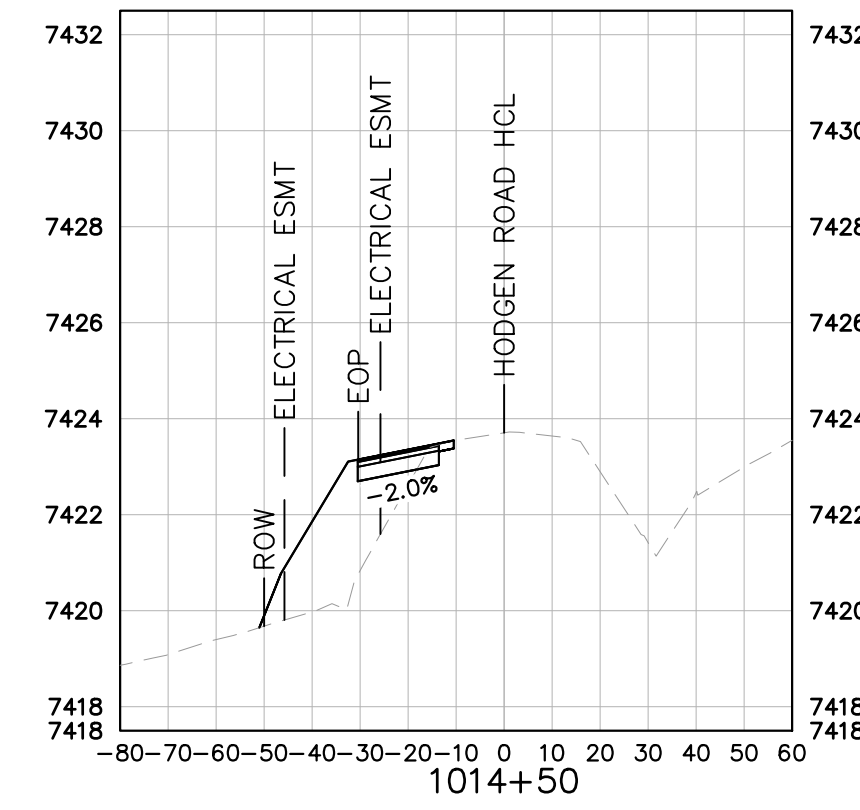
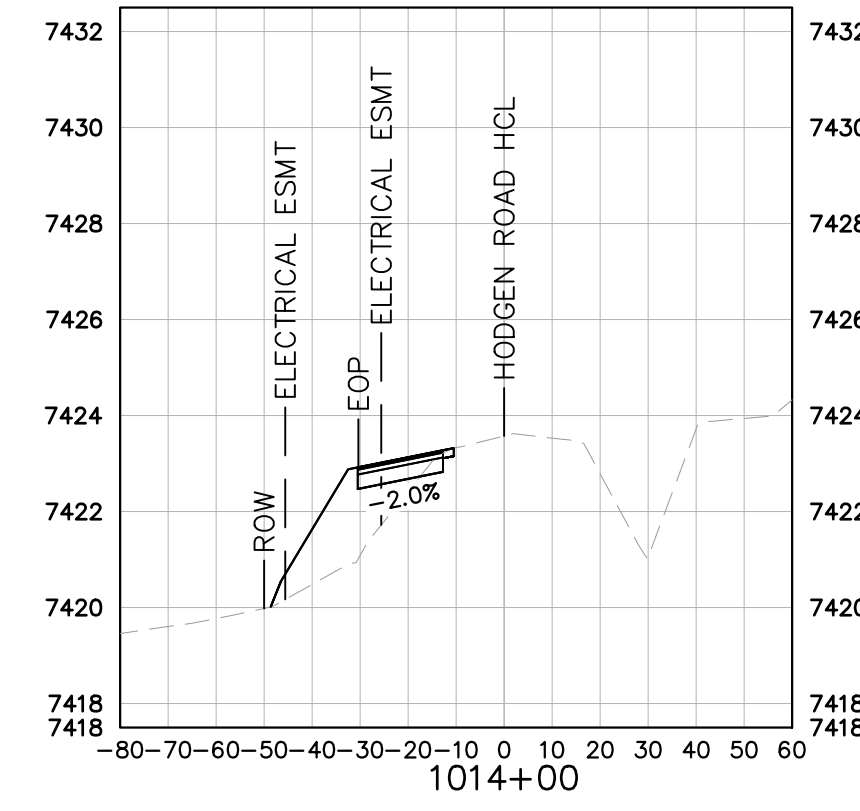
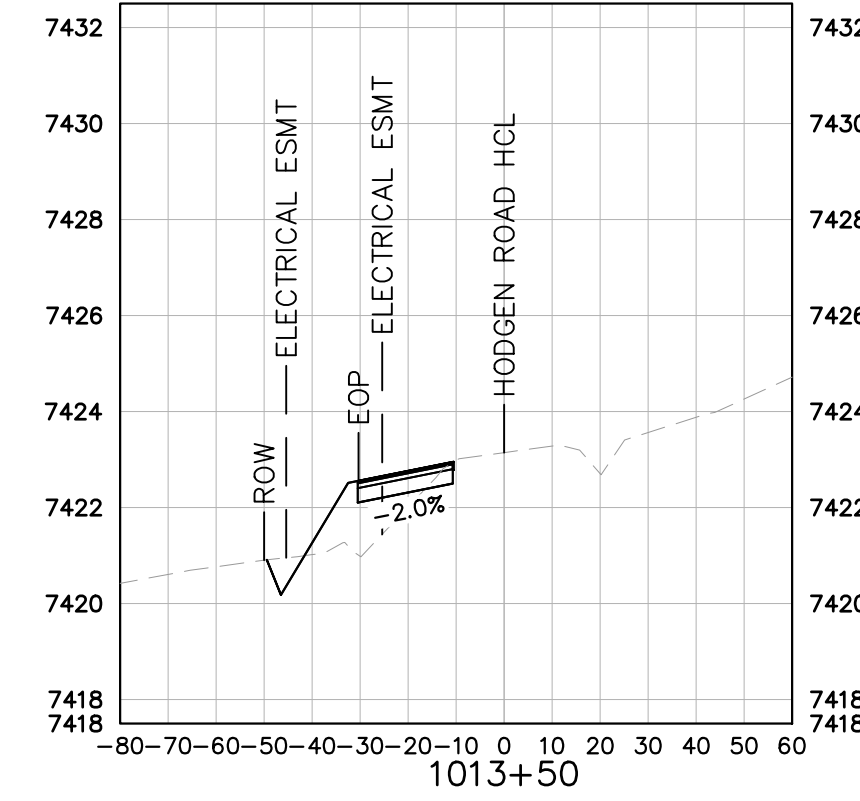
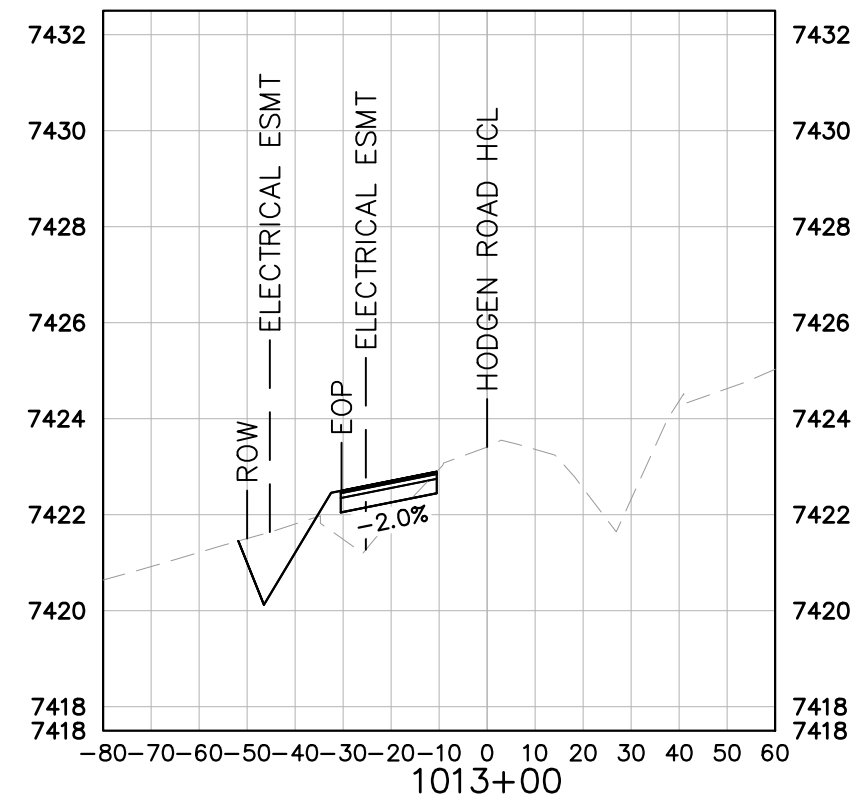
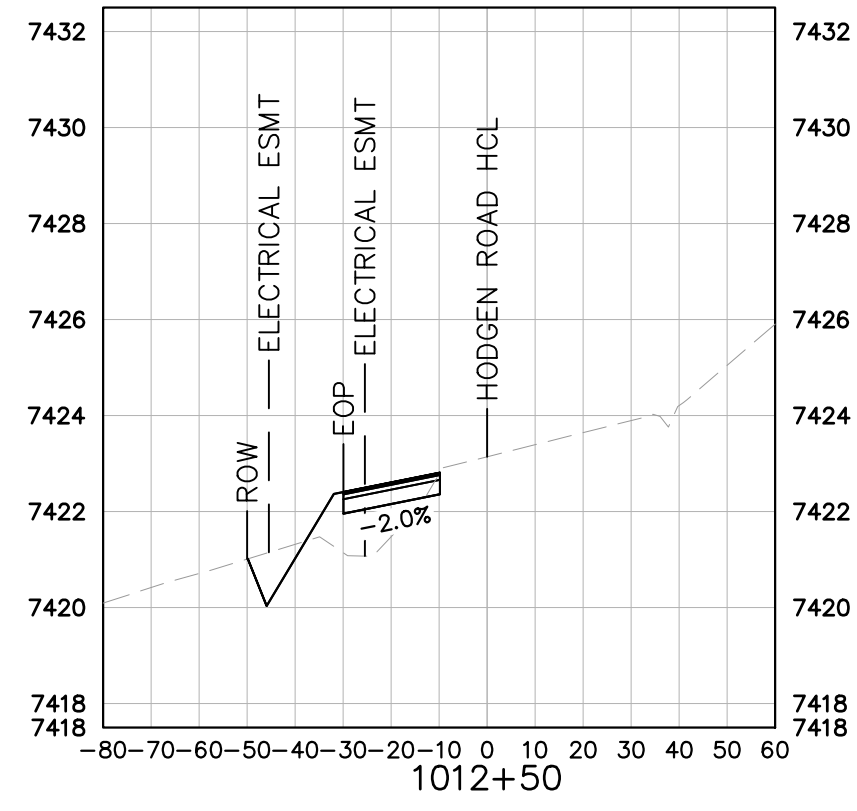
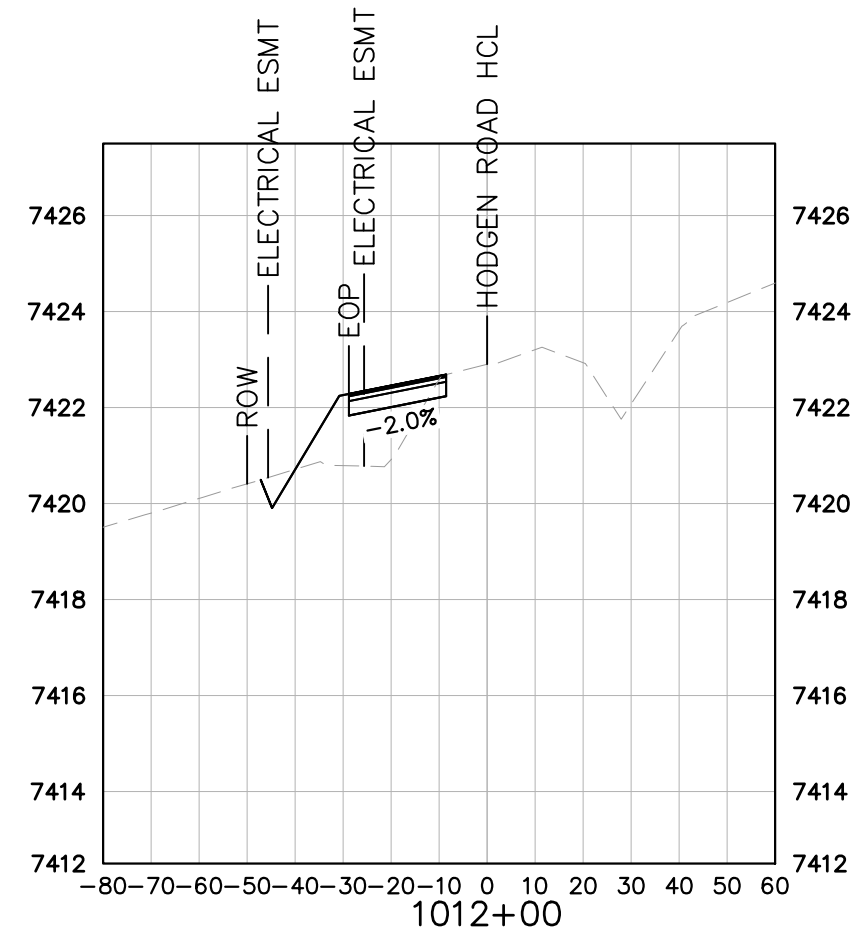
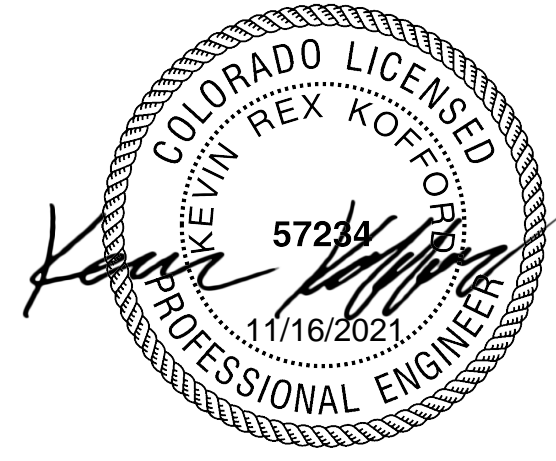
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LICENSED PROFESSIONAL
 KEVIN KOFFORD
 CO LICENSE NUMBER
 57234
 CHECKED BY: KHTAM
 TLC DATE: _____

**HODGEN ROAD
 CROSS SECTIONS**

**WINSOME FILING NO. 2
 PREPARED FOR
 WINSOME LLC**
 EL PASO COUNTY CO

Plotted By: Kofford, Kevin Sheet: WINSOME_F2_Layout: OFFSITE ROADWAY SECTIONS (2) October 29, 2021 04:15:13pm K:\DEN_Civil\196106000-Winsome F2\CADD\PlanSheets\0196106000D-RWDY-KSEC.dwg
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KEY
 - - - - - EXISTING GRADE
 _____ PROPOSED GRADE

WINSOME FILING NO. 2
 PREPARED FOR
 WINSOME LLC

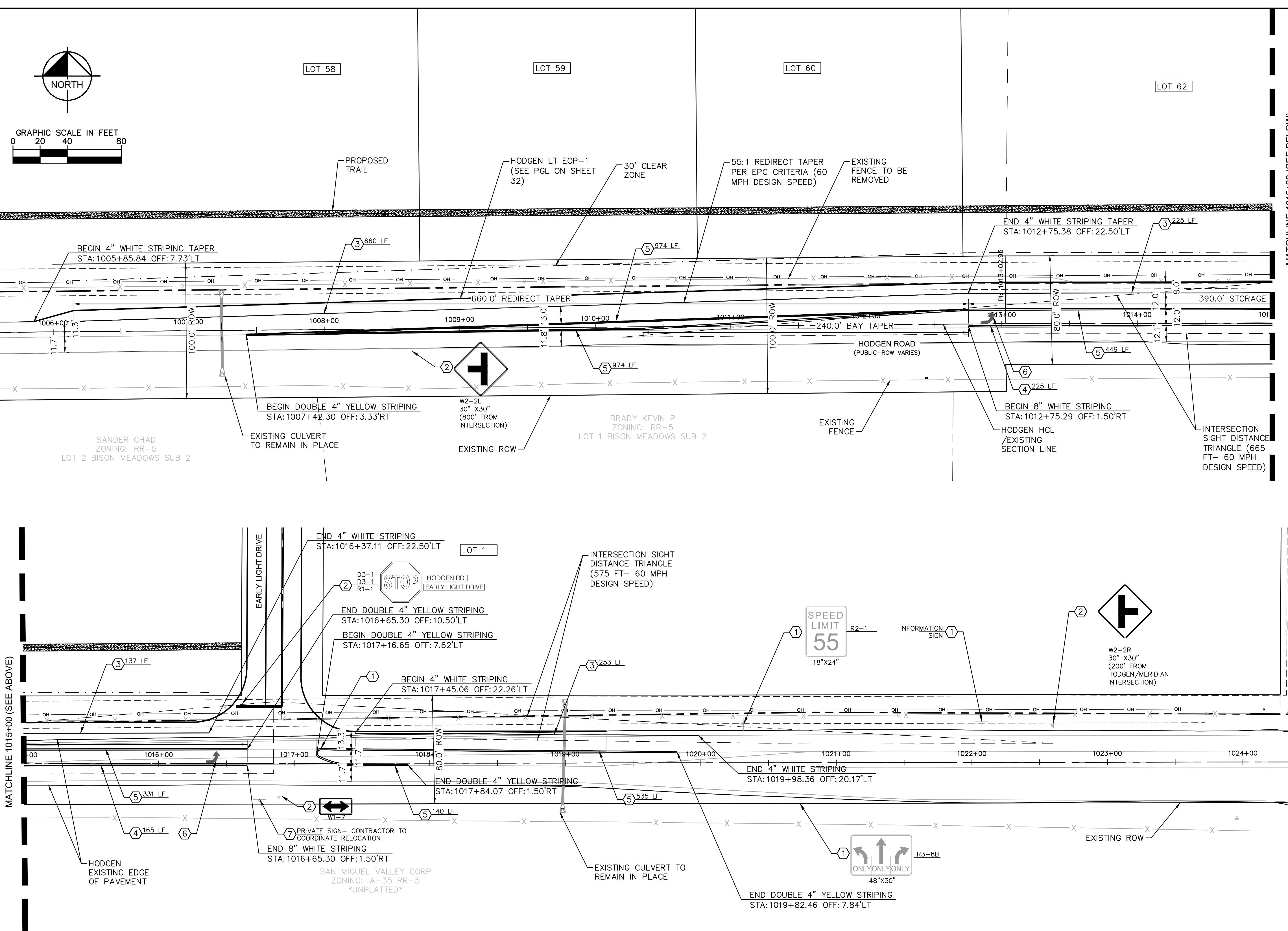
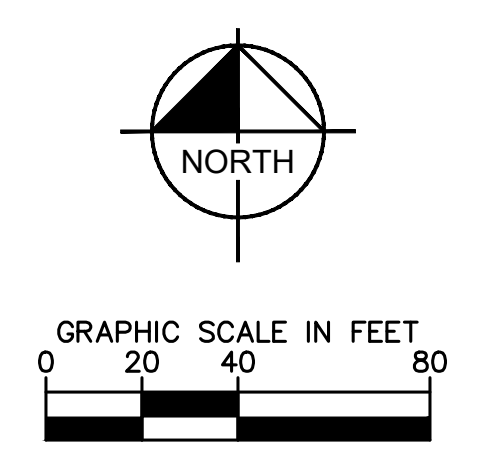
HODGEN ROAD
 CROSS SECTIONS

KHA PROJECT
 019610600
 DATE
 08/25/2021
 SCALE AS SHOWN
 DESIGNED BY KHTAM
 DRAWN BY KHTAM
 CHECKED BY _____
 LICENSED PROFESSIONAL
 KEVIN KOFFORD
 CO LICENSE NUMBER
 57234

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4	COUNTY SUBMITTAL #4	10/29/21	KRK
3	COUNTY SUBMITTAL #3	9/15/21	KRK
2	COUNTY SUBMITTAL #2	8/25/21	KRK

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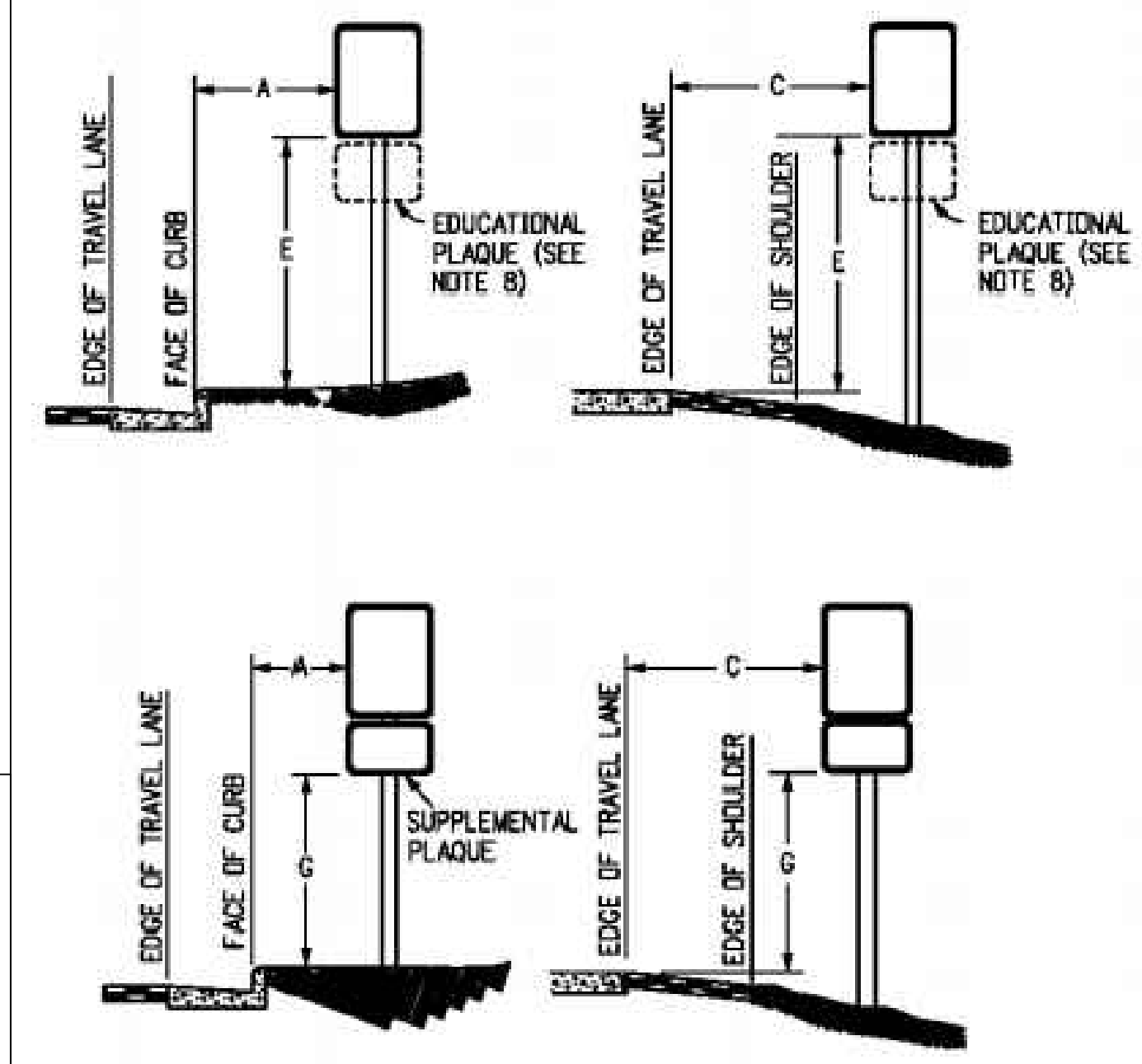
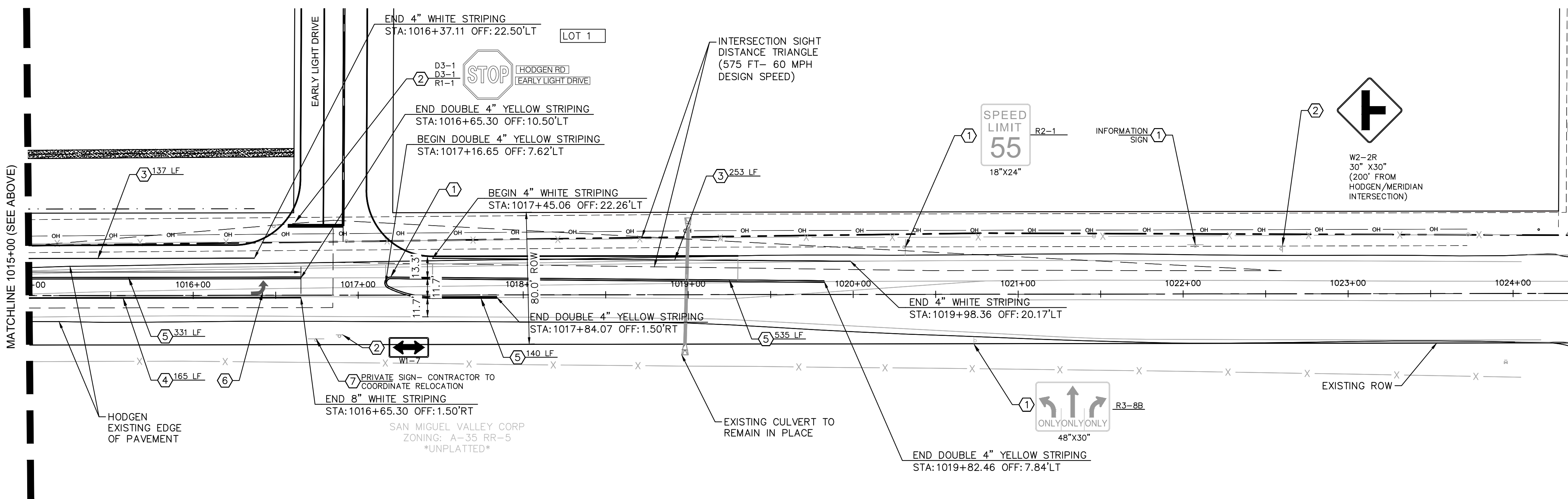


SIGNING AND STRIPING NOTES

- ① EXISTING GROUND MOUNT SIGN PANEL AND POST TO REMAIN. TYPE PER PLAN
- ② INSTALL GROUND MOUNT SIGN PANEL AND POST. TYPE PER PLAN
- ③ PROPOSED 4-INCH SOLID WHITE EPOXY STRIPING
- ④ PROPOSED 8-INCH SOLID WHITE EPOXY STRIPING
- ⑤ PROPOSED 4-INCH SOLID DOUBLE YELLOW EPOXY STRIPING
- ⑥ PROPOSED TURN ARROW, WHITE THERMOPLASTIC (16.1 SF)
- ⑦ RESET EXISTING GROUND MOUNT SIGNAL PANEL

NOTES

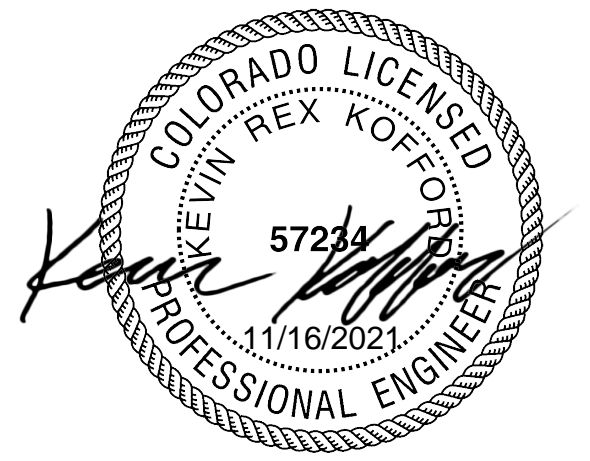
1. STATIONS AND OFFSETS ARE BASED ON HODGEN ROAD HCL UNLESS OTHERWISE NOTED.
2. ALL LANE LINES ARE PROPOSED TO BE EPOXY. ANY PROPOSED STOP BARS SHALL BE THERMOPLASTIC.
3. ALL PAVEMENT MARKINGS SHALL BE INSTALLED PER CDOT S-627-1 STANDARD DETAIL.
4. SIGN MOUNTING SHALL BE INSTALLED PER CDOT S-614-1, S-614-3 (CLASS II GROUND MOUNT SIGN) STANDARD DETAILS.
5. ROADWAY SIGHT TRIANGLES, BASED ON AASHTO STANDARDS ARE SHOWN AT THE INTERSECTION OF EARLY LIGHT DRIVE AND HODGEN ROAD. VERTEX OF THE SIGHT TRIANGLE WAS SET AT 18' BACK FROM THE EDGE OF TRAVELED WAY. NO ITEMS THAT ARE WIDER THAN 18 INCHES, OR TALLER THAN 30 INCHES ARE ALLOWED WITHIN THIS TRIANGLE EXCEPT FOR STREET TREES AND TRAFFIC CONTROL DEVICES AND EQUIPMENT.



REGULATORY, RECREATIONAL AND CULTURAL INFORMATION SIGN PLACEMENT

PLACEMENT TABLES

LATERAL PLACEMENT			VERTICAL PLACEMENT					
KEY	ALL CLASSES OF STREETS AND HIGHWAYS		FREEWAYS AND EXPRESSWAYS		CONVENTIONAL STREETS AND HIGHWAYS		MIN.	MAX.
	MINIMUM	NORMAL	MIN.	MAX.	MIN.	MAX.		
A	2'-0"	15'-0" PLUS CURB	12'-0"	7'-0"	8'-0"	8'-0"	3'-0"	8'-0"
B	2'-0"	30'-0" OR MORE INCLUDES CURB	8'-0"	7'-0"	8'-0"	5'-0"	8'-0"	8'-0"
C	2'-0"	6'-0" PLUS EDGE OF 8'-0" WIDE SHOULDER, IF NONE, 15'-0" FROM EDGE OF TRAVEL LANE	8'-0"	7'-0"	8'-0"	4'-0"	7'-0"	7'-0"
D			7'-0" DR NOTE NO. 9	12'-0"	7'-0"	8'-0"	3'-0"	8'-0"
E			7'-0"	8'-0"	7'-0"	5'-0"	8'-0"	8'-0"
F			8'-0" DR NOTE NO. 9	12'-0"	8'-0"	5'-0"	8'-0"	8'-0"
G			8'-0"	7'-0"	8'-0"	4'-0"	7'-0"	7'-0"
H			5'-0"	10'-0"	8'-0"	4'-0"	7'-0"	7'-0"



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NO. _____

REVISIONS _____

DATE _____

LICENSED PROFESSIONAL

KEVIN KOFFORD

CO LICENSE NUMBER 57234

KHA PROJECT 019610600

DATE 08/25/2021

SCALE AS SHOWN

DESIGNED BY KHTAM

DRAWN BY KHTAM

CHECKED BY TLC DATE: _____

HODGEN ROAD SIGNAGE AND STRIPING

WINSOME FILING NO. 2

PREPARED FOR WINSOME LLC

EL PASO COUNTY CO

SHEET NUMBER

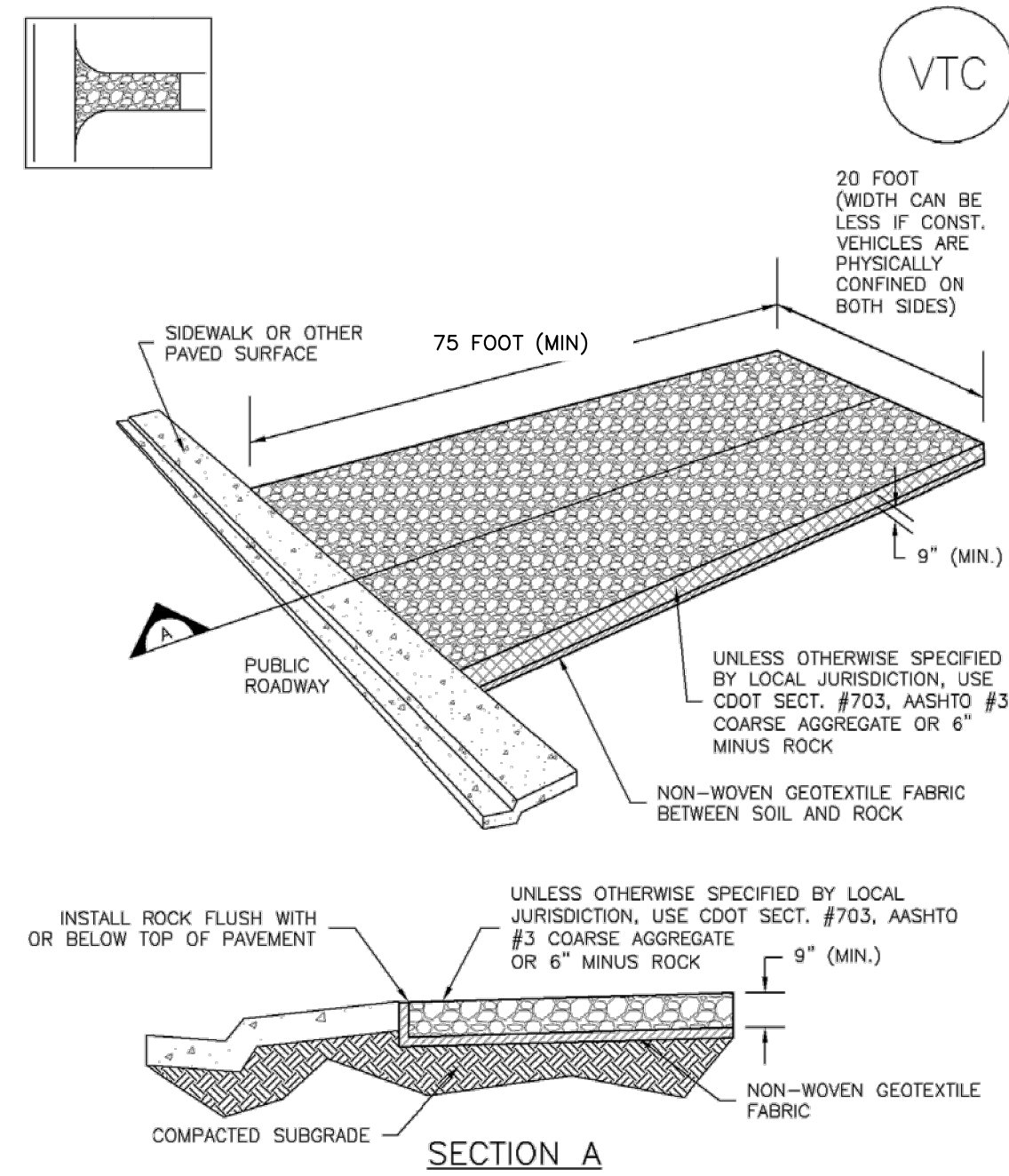
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EPC 11/16/2021

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Vehicle Tracking Control (VTC)

SM-4

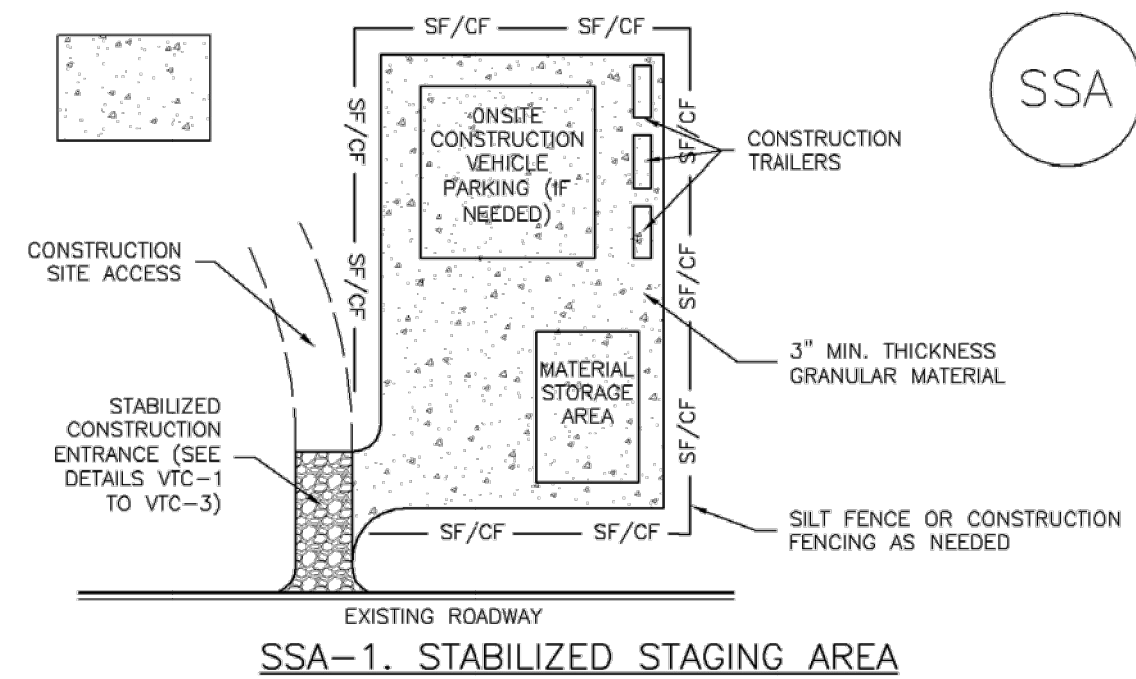


VTC-1. AGGREGATE VEHICLE TRACKING CONTROL

November 2010 Urban Drainage and Flood Control District VTC-3
Urban Storm Drainage Criteria Manual Volume 3

Stabilized Staging Area (SSA)

SM-6



SSA-1. STABILIZED STAGING AREA

November 2010 Urban Drainage and Flood Control District SSA-3
Urban Storm Drainage Criteria Manual Volume 3

SM-4 Vehicle Tracking Control (VTC)

STABILIZED CONSTRUCTION ENTRANCE/EXIT INSTALLATION NOTES

- SEE PLAN VIEW FOR
-LOCATION OF CONSTRUCTION ENTRANCE(S)/EXIT(S).
-TYPE OF CONSTRUCTION ENTRANCE(S)/EXIT(S) (WITH/WITHOUT WHEEL WASH, CONSTRUCTION MAT OR TRM).
- CONSTRUCTION MAT OR TRM STABILIZED CONSTRUCTION ENTRANCES ARE ONLY TO BE USED ON SHORT DURATION PROJECTS (TYPICALLY RANGING FROM A WEEK TO A MONTH) WHERE THERE WILL BE LIMITED VEHICULAR ACCESS.
- A STABILIZED CONSTRUCTION ENTRANCE/EXIT SHALL BE LOCATED AT ALL ACCESS POINTS WHERE VEHICLES ACCESS THE CONSTRUCTION SITE FROM PAVED RIGHT-OF-WAYS.
- STABILIZED CONSTRUCTION ENTRANCE/EXIT SHALL BE INSTALLED PRIOR TO ANY LAND DISTURBING ACTIVITIES.
- A NON-WOVEN GEOTEXTILE FABRIC SHALL BE PLACED UNDER THE STABILIZED CONSTRUCTION ENTRANCE/EXIT PRIOR TO THE PLACEMENT OF ROCK.
- UNLESS OTHERWISE SPECIFIED BY LOCAL JURISDICTION, ROCK SHALL CONSIST OF DOT SECT. #703, AASHTO #3 COARSE AGGREGATE OR 6" (MINUS) ROCK.

STABILIZED CONSTRUCTION ENTRANCE/EXIT MAINTENANCE NOTES

- INSPECT BMPs EACH WORKDAY, AND MAINTAIN THEM IN EFFECTIVE OPERATING CONDITION. MAINTENANCE OF BMPs SHOULD BE PROACTIVE, NOT REACTIVE. INSPECT BMPs AS SOON AS POSSIBLE (AND ALWAYS WITHIN 24 HOURS) FOLLOWING A STORM THAT CAUSES SURFACE EROSION, AND PERFORM NECESSARY MAINTENANCE.
- FREQUENT OBSERVATIONS AND MAINTENANCE ARE NECESSARY TO MAINTAIN BMPs IN EFFECTIVE OPERATING CONDITION. INSPECTIONS AND CORRECTIVE MEASURES SHOULD BE DOCUMENTED THOROUGHLY.
- WHERE BMPs HAVE FAILED, REPAIR OR REPLACEMENT SHOULD BE INITIATED UPON DISCOVERY OF THE FAILURE.
- ROCK SHALL BE REAPPLIED OR REGRADED AS NECESSARY TO THE STABILIZED ENTRANCE/EXIT TO MAINTAIN A CONSISTENT DEPTH.
- SEDIMENT TRACKED ONTO PAVED ROADS IS TO BE REMOVED THROUGHOUT THE DAY AND AT THE END OF THE DAY BY SHOVELING OR SWEEPING. SEDIMENT MAY NOT BE WASHED DOWN STORM SEWER DRAINS.

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

(DETAILS ADAPTED FROM CITY OF BROOMFIELD, COLORADO, NOT AVAILABLE IN AUTOCAD)

VTC-6 Urban Drainage and Flood Control District November 2010
Urban Storm Drainage Criteria Manual Volume 3

SM-6 Stabilized Staging Area (SSA)

STABILIZED STAGING AREA MAINTENANCE NOTES

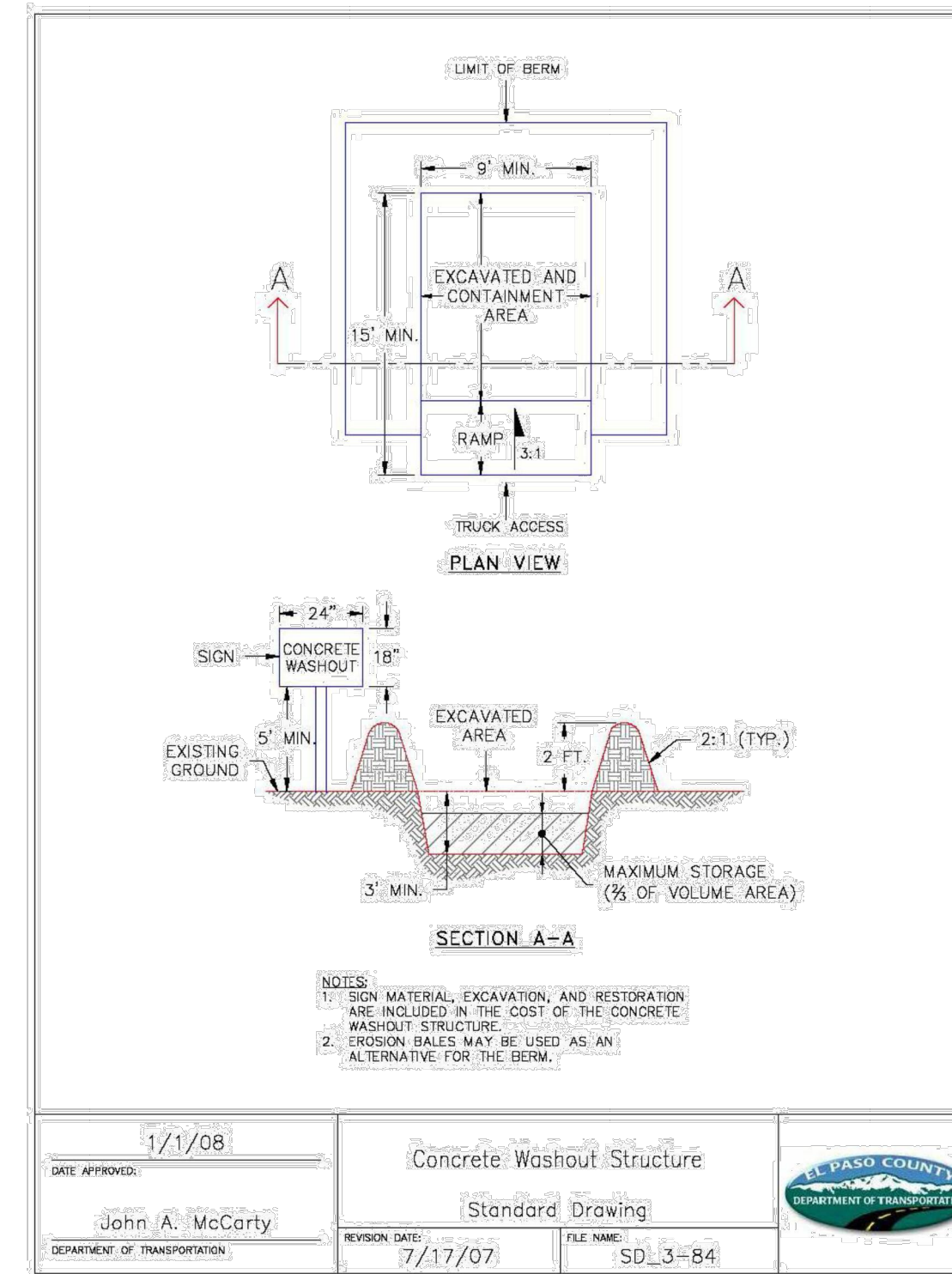
- STABILIZED STAGING AREA SHALL BE ENLARGED IF NECESSARY TO CONTAIN PARKING, STORAGE, AND UNLOADING/LOADING OPERATIONS.
- THE STABILIZED STAGING AREA SHALL BE REMOVED AT THE END OF CONSTRUCTION. THE GRANULAR MATERIAL SHALL BE REMOVED OR, IF APPROVED BY THE LOCAL JURISDICTION, USED ON SITE, AND THE AREA COVERED WITH TOPSOIL, SEEDED AND MULCHED OR OTHERWISE STABILIZED IN A MANNER APPROVED BY LOCAL JURISDICTION.

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

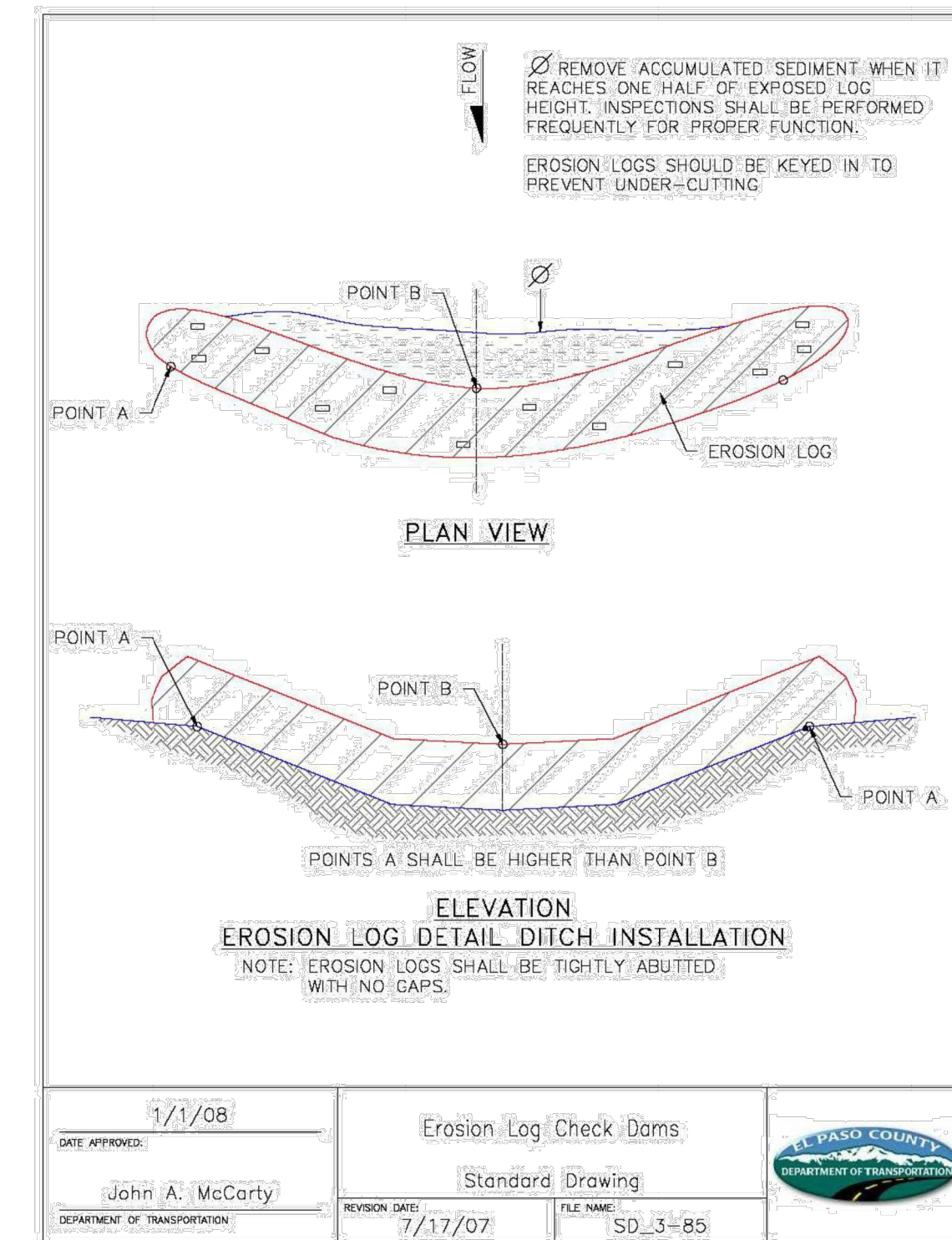
NOTE: MANY JURISDICTIONS HAVE BMP DETAILS THAT VARY FROM UDFCD STANDARD DETAILS. CONSULT WITH LOCAL JURISDICTIONS AS TO WHICH DETAIL SHOULD BE USED WHEN DIFFERENCES ARE NOTED.

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

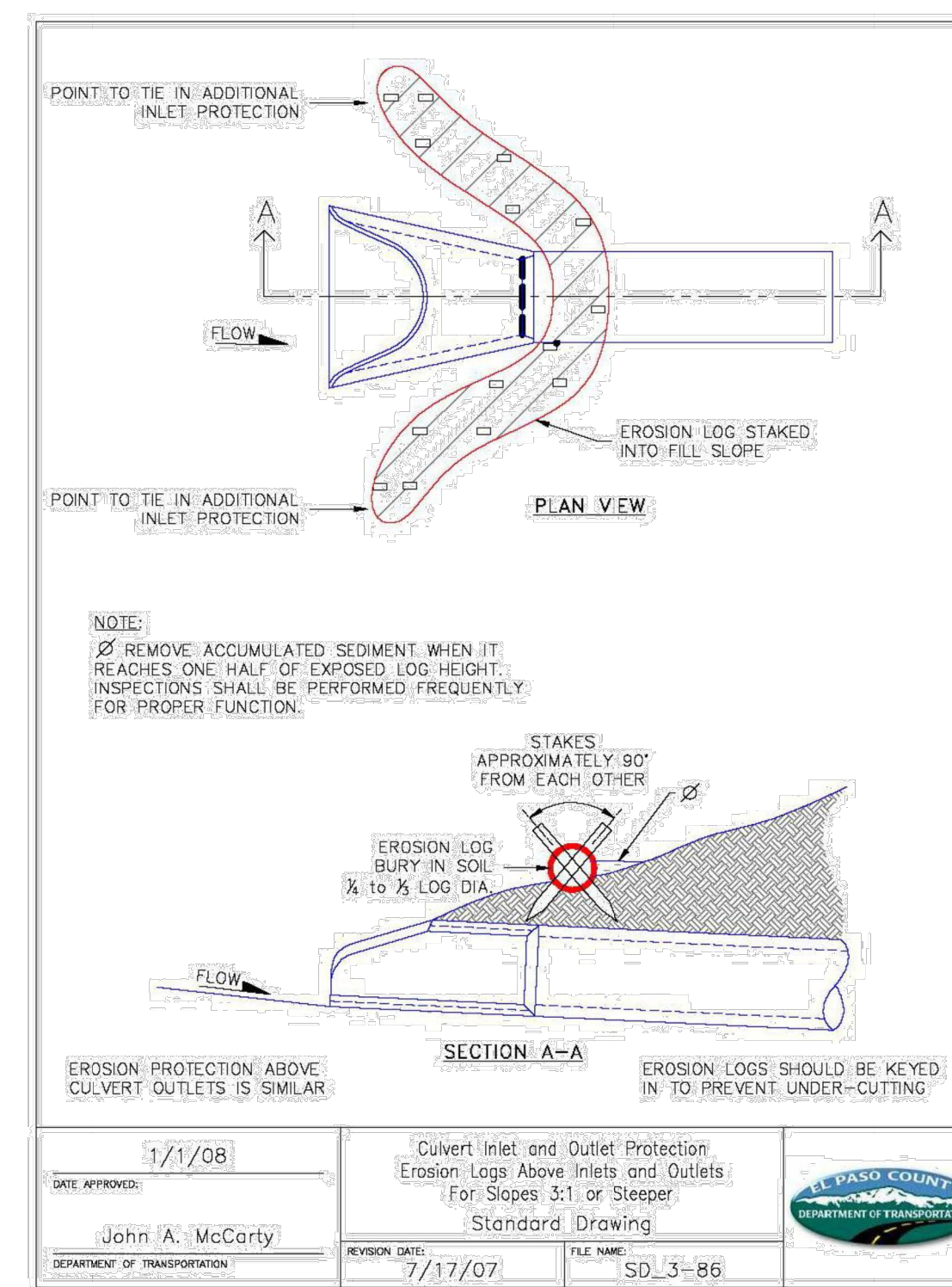
SSA-4 Urban Drainage and Flood Control District November 2010
Urban Storm Drainage Criteria Manual Volume 3



DATE APPROVED: 1/1/08	CONCRETE WASHOUT STRUCTURE	EL PASO COUNTY DEPARTMENT OF TRANSPORTATION
DESIGNED BY: John A. McCarty	STANDARD DRAWING	
DEPARTMENT OF TRANSPORTATION	REVISION DATE: 7/17/07	FILE NAME: SD_3-84



DATE APPROVED: 1/1/08	EROSION LOG CHECK DAMS	EL PASO COUNTY DEPARTMENT OF TRANSPORTATION
DESIGNED BY: John A. McCarty	STANDARD DRAWING	
DEPARTMENT OF TRANSPORTATION	REVISION DATE: 7/17/07	FILE NAME: SD_3-85



DATE APPROVED: 1/1/08	CULVERT INLET AND OUTLET PROTECTION	EL PASO COUNTY DEPARTMENT OF TRANSPORTATION
DESIGNED BY: John A. McCarty	EROSION LOGS ABOVE INLETS AND OUTLETS FOR SLOPES 3:1 OR STEEPER	
DEPARTMENT OF TRANSPORTATION	REVISION DATE: 7/17/07	FILE NAME: SD_3-86

NO.	REVISIONS	DATE
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3	COUNTY SUBMITTAL #3	9/15/21 KRC
2	COUNTY SUBMITTAL #2	8/25/21 KRC

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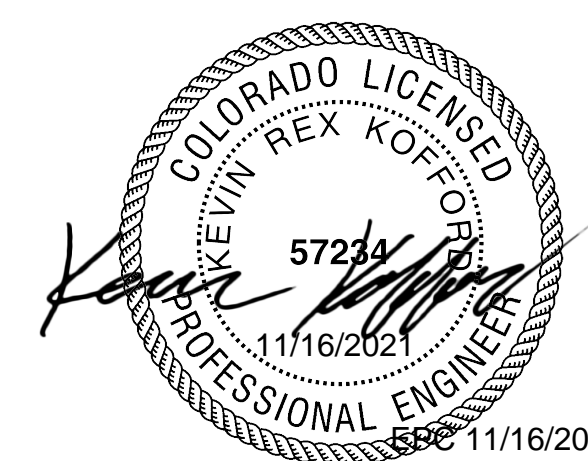
KEVIN KOFFORD
CO LICENSE NUMBER 57234

EROSION CONTROL DETAILS

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WINSOME LLC

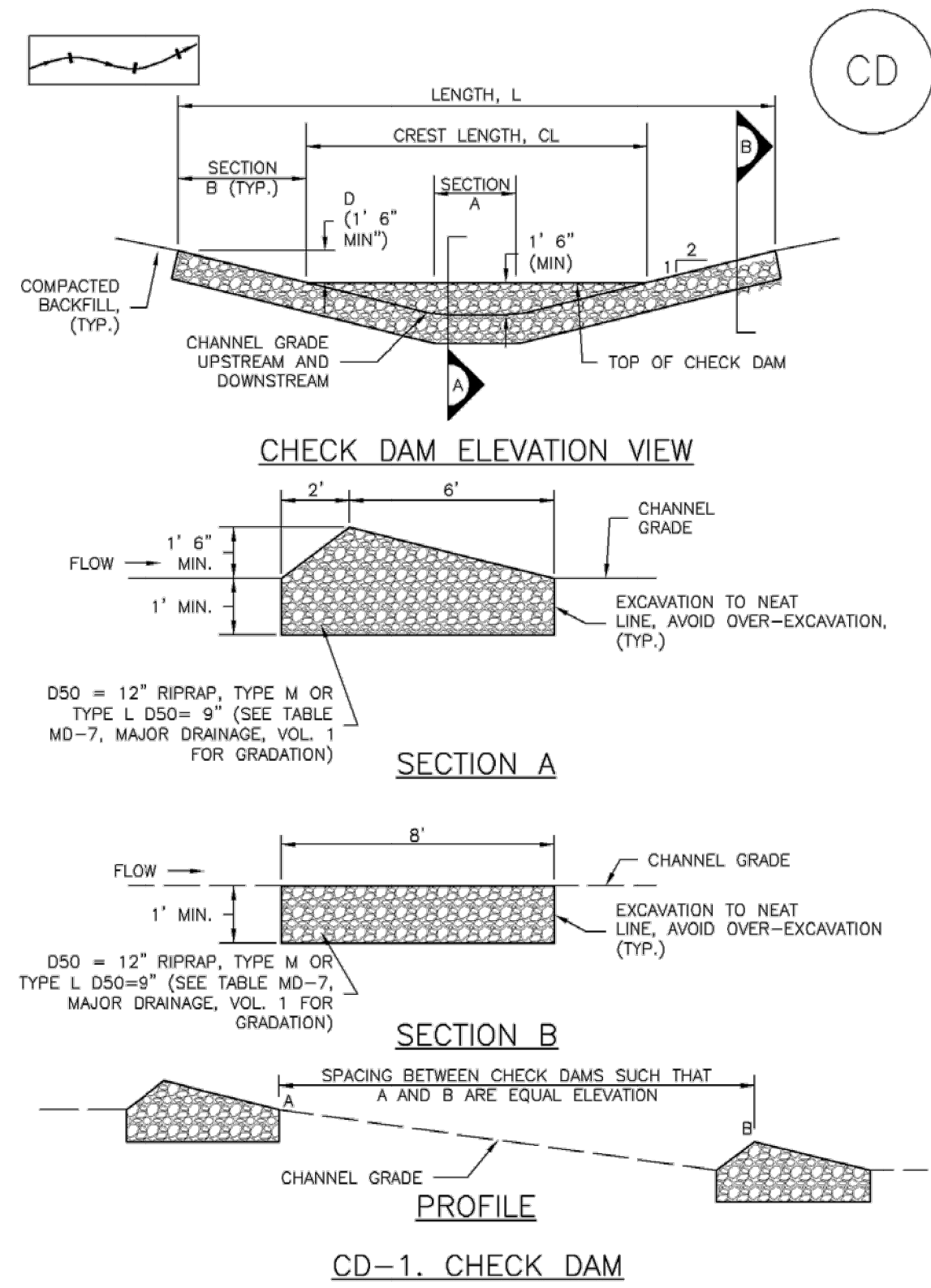
EL PASO COUNTY

11/16/2021



Check Dams (CD)

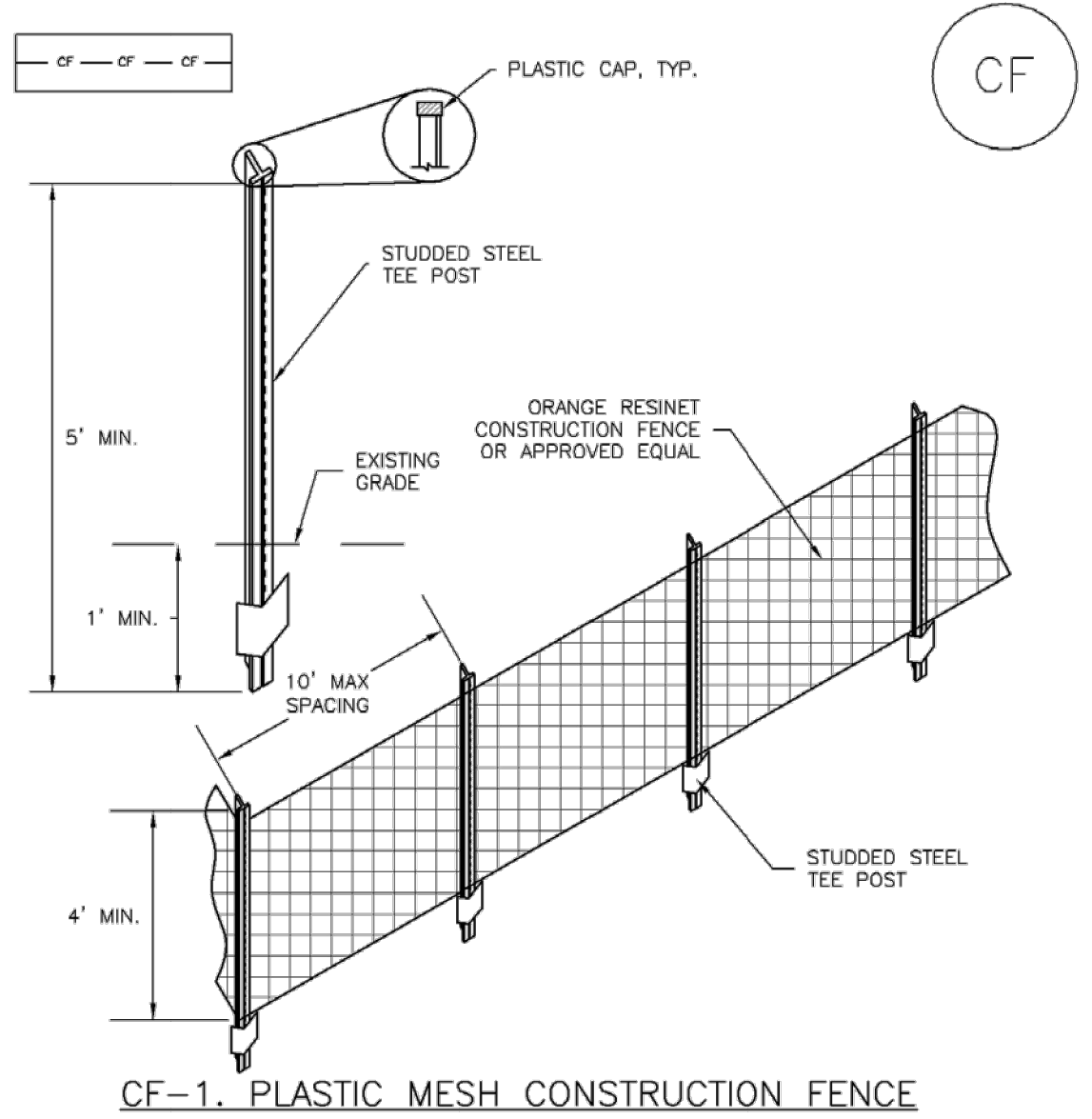
EC-12



CD

November 2010 Urban Drainage and Flood Control District Urban Storm Drainage Criteria Manual Volume 3 CD-3

SM-3 Construction Fence (CF)



CF

CF-1. PLASTIC MESH CONSTRUCTION FENCE
CONSTRUCTION FENCE INSTALLATION NOTES
 1. SEE PLAN VIEW FOR:
 -LOCATION OF CONSTRUCTION FENCE.
 2. CONSTRUCTION FENCE SHOWN SHALL BE INSTALLED PRIOR TO ANY LAND DISTURBING ACTIVITIES.
 3. CONSTRUCTION FENCE SHALL BE COMPOSED OF ORANGE, CONTRACTOR-GRADE MATERIAL THAT IS AT LEAST 4' HIGH. METAL POSTS SHOULD HAVE A PLASTIC CAP FOR SAFETY.
 4. STUVED STEEL TEE POSTS SHALL BE UTILIZED TO SUPPORT THE CONSTRUCTION FENCE. MAXIMUM SPACING FOR STEEL TEE POSTS SHALL BE 10'.
 5. CONSTRUCTION FENCE SHALL BE SECURELY FASTENED TO THE TOP, MIDDLE, AND BOTTOM OF EACH POST.

CF-2 Urban Drainage and Flood Control District Urban Storm Drainage Criteria Manual Volume 3 November 2010

EC-12

CHECK DAM INSTALLATION NOTES
 1. SEE PLAN VIEW FOR:
 -LOCATION OF CHECK DAMS.
 -CHECK DAM TYPE (CHECK DAM OR REINFORCED CHECK DAM).
 -LENGTH (L), CREST LENGTH (CL), AND DEPTH (D).
 2. CHECK DAMS INDICATED ON INITIAL SWMP SHALL BE INSTALLED AFTER CONSTRUCTION FENCE, BUT PRIOR TO ANY UPSTREAM LAND DISTURBING ACTIVITIES.
 3. RIPRAP UTILIZED FOR CHECK DAMS SHOULD BE OF APPROPRIATE SIZE FOR THE APPLICATION. TYPICAL TYPES OF RIPRAP USED FOR CHECK DAMS ARE TYPE M (D50 12") OR TYPE L (D50 9").
 4. RIPRAP PAD SHALL BE TRENCHED INTO THE GROUND A MINIMUM OF 1'.
 5. THE ENDS OF THE CHECK DAM SHALL BE A MINIMUM OF 1' 6" HIGHER THAN THE CENTER OF THE CHECK DAM.
CHECK DAM MAINTENANCE NOTES
 1. INSPECT BMPs EACH WORKDAY, AND MAINTAIN THEM IN EFFECTIVE OPERATING CONDITION. MAINTENANCE OF BMPs SHOULD BE PROACTIVE, NOT REACTIVE. INSPECT BMPs AS SOON AS POSSIBLE (AND ALWAYS WITHIN 24 HOURS) FOLLOWING A STORM THAT CAUSES SURFACE EROSION, AND PERFORM NECESSARY MAINTENANCE.
 2. FREQUENT OBSERVATIONS AND MAINTENANCE ARE NECESSARY TO MAINTAIN BMPs IN EFFECTIVE OPERATING CONDITION. INSPECTIONS AND CORRECTIVE MEASURES SHOULD BE DOCUMENTED THOROUGHLY.
 3. WHERE BMPs HAVE FAILED, REPAIR OR REPLACEMENT SHOULD BE INITIATED UPON DISCOVERY OF THE FAILURE.
 4. SEDIMENT ACCUMULATED UPSTREAM OF THE CHECK DAMS SHALL BE REMOVED WHEN THE SEDIMENT DEPTH IS WITHIN 1/2 OF THE HEIGHT OF THE CREST.
 5. CHECK DAMS ARE TO REMAIN IN PLACE UNTIL THE UPSTREAM DISTURBED AREA IS STABILIZED AND APPROVED BY THE LOCAL JURISDICTION.
 6. WHEN CHECK DAMS ARE REMOVED, EXCAVATIONS SHALL BE FILLED WITH SUITABLE COMPACTED BACKFILL. DISTURBED AREA SHALL BE SEEDED AND MULCHED AND COVERED WITH GEOTEXTILE OR OTHERWISE STABILIZED IN A MANNER APPROVED BY THE LOCAL JURISDICTION.
 (DETAILS ADAPTED FROM DOUGLAS COUNTY, 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.

CD-4 Urban Drainage and Flood Control District Urban Storm Drainage Criteria Manual Volume 3 November 2010

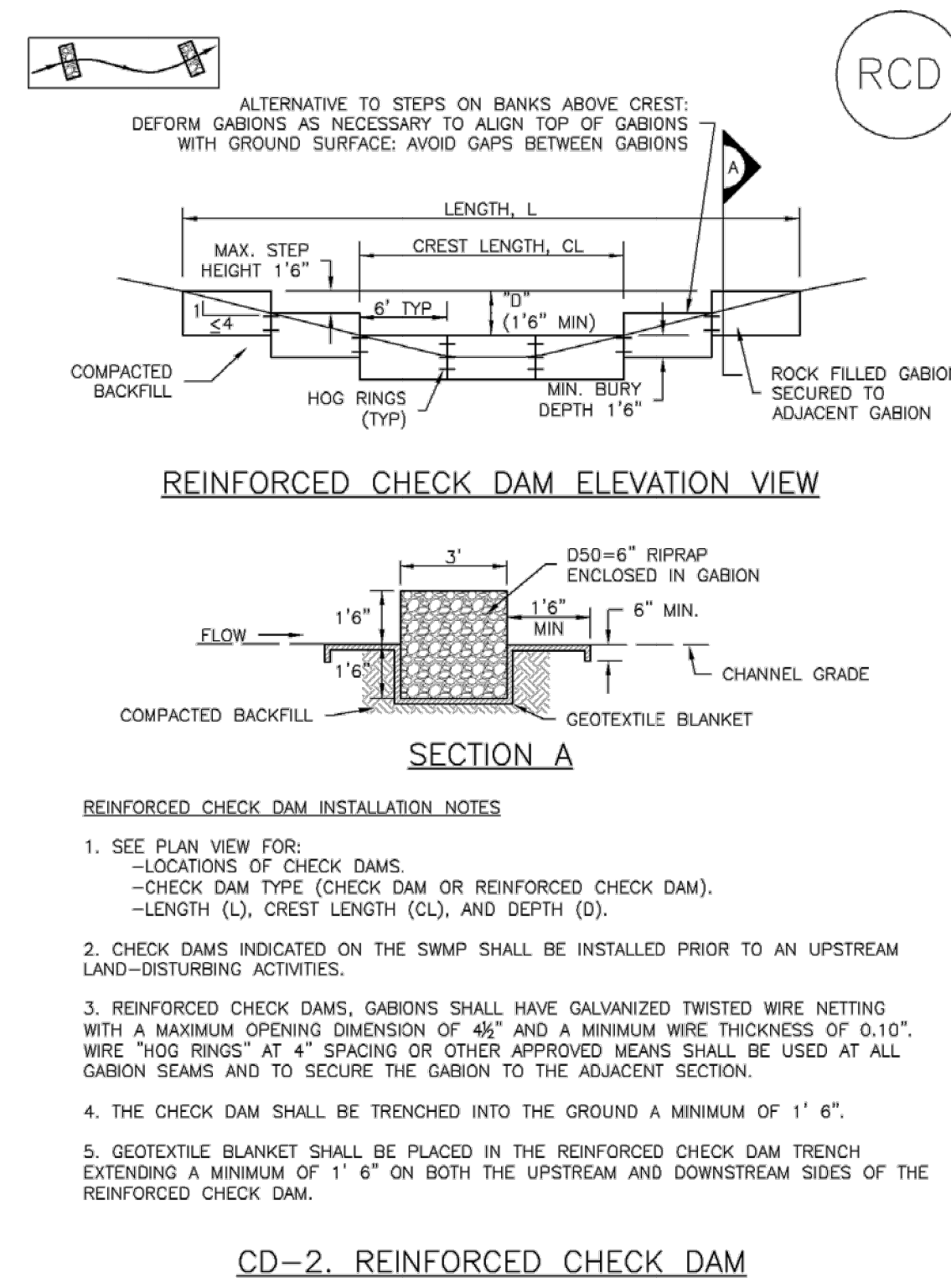
SM-3 Construction Fence (CF)

CONSTRUCTION FENCE MAINTENANCE NOTES
 1. INSPECT BMPs EACH WORKDAY, AND MAINTAIN THEM IN EFFECTIVE OPERATING CONDITION. MAINTENANCE OF BMPs SHOULD BE PROACTIVE, NOT REACTIVE. INSPECT BMPs AS SOON AS POSSIBLE (AND ALWAYS WITHIN 24 HOURS) FOLLOWING A STORM THAT CAUSES SURFACE EROSION, AND PERFORM NECESSARY MAINTENANCE.
 2. FREQUENT OBSERVATIONS AND MAINTENANCE ARE NECESSARY TO MAINTAIN BMPs IN EFFECTIVE OPERATING CONDITION. INSPECTIONS AND CORRECTIVE MEASURES SHOULD BE DOCUMENTED THOROUGHLY.
 3. WHERE BMPs HAVE FAILED, REPAIR OR REPLACEMENT SHOULD BE INITIATED UPON DISCOVERY OF THE FAILURE.
 4. CONSTRUCTION FENCE SHALL BE REPAIRED OR REPLACED WHEN THERE ARE SIGNS OF DAMAGE SUCH AS RIPS OR SAGS. CONSTRUCTION FENCE IS TO REMAIN IN PLACE UNTIL THE UPSTREAM DISTURBED AREA IS STABILIZED AND APPROVED BY THE LOCAL JURISDICTION.
 5. WHEN CONSTRUCTION FENCES ARE REMOVED, ALL DISTURBED AREAS ASSOCIATED WITH THE INSTALLATION, MAINTENANCE, AND/OR REMOVAL OF THE FENCE SHALL BE COVERED WITH TOPSOIL, SEEDED AND MULCHED, OR OTHERWISE STABILIZED AS APPROVED BY LOCAL JURISDICTION.
 (DETAILS ADAPTED FROM TOWN OF PARKER, COLORADO, NOT AVAILABLE IN AUTOCAD)

November 2010 Urban Drainage and Flood Control District Urban Storm Drainage Criteria Manual Volume 3 CF-3

Check Dams (CD)

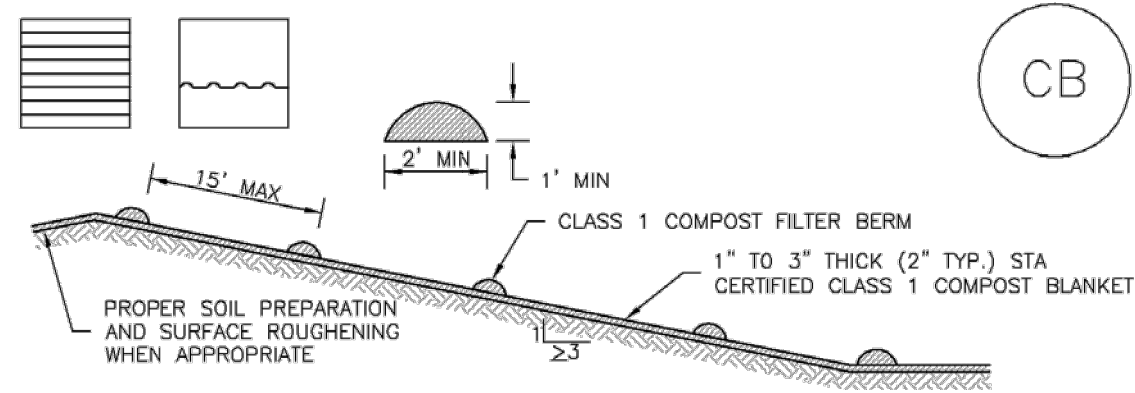
EC-12



RCD

November 2010 Urban Drainage and Flood Control District Urban Storm Drainage Criteria Manual Volume 3 CD-5

Compost Blanket and Filter Berm (CB)



CB

TABLE CB-1. CLASS 1 COMPOST

PARAMETERS	CHARACTERISTIC
MINIMUM STABILITY INDICATOR	STABLE TO VERY STABLE
SOLUBLE SALTS	MAXIMUM 5 mmhos/cm
PH	6.0 - 8.0
AG INDEX	> 10
MATURITY INDICATOR EXPRESSED AS PERCENTAGE OF GERMINATION/VIGOR	80+/80+
MATURITY INDICATOR EXPRESSED AS AMMONIA N/ NITRATE N RATIO	< 4
MATURITY INDEX AS CARBON TO NITROGEN RATIO	20:1
TESTED FOR CLOPYRALID	YES/NEGATIVE RESULT
MOISTURE CONTENT	30-60%
ORGANIC MATTER CONTENT	25-45% OF DRY WEIGHT
PARTICLE SIZE DISTRIBUTION	3" (75mm) 100% PASSING
PRIMARY, SECONDARY NUTRIENTS; TRACE ELEMENTS	MUST BE REPORTED
TESTING AND TEST REPORT SUBMITTAL REQUIREMENTS	STA + CLOPYRALID
ORGANIC MATTER PER CUBIC YARD	MUST REPORT
CHEMICAL CONTAMINANTS	COMPLY WITH US EPA CLASS A STANDARD, 40 CFR 503.1 TABLES 1 & 3 LEVELS
MINIMUM MANUFACTURING/PRODUCTION REQUIREMENT	FULLY PERMITTED UNDER COLORADO DEPARTMENT OF PUBLIC HEALTH AND ENVIRONMENT, HAZARDOUS MATERIALS AND WASTE MANAGEMENT DIVISION
RISK FACTOR RELATING TO PLANT GERMINATION AND HEALTH	LOW

CB-1. COMPOST BLANKET AND COMPOST FILTER BERM

November 2010 Urban Drainage and Flood Control District Urban Storm Drainage Criteria Manual Volume 3 CB-3

EC-12

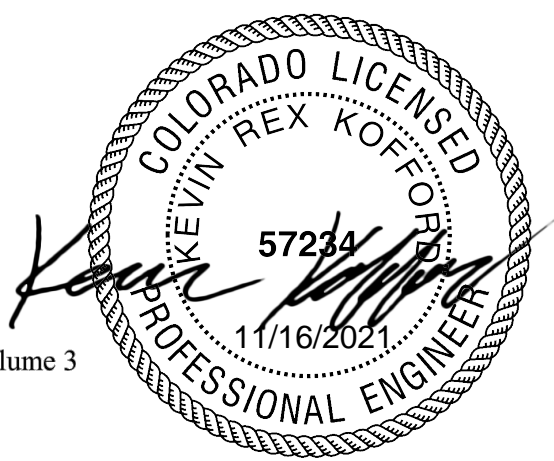
REINFORCED CHECK DAM MAINTENANCE NOTES
 1. INSPECT BMPs EACH WORKDAY, AND MAINTAIN THEM IN EFFECTIVE OPERATING CONDITION. MAINTENANCE OF BMPs SHOULD BE PROACTIVE, NOT REACTIVE. INSPECT BMPs AS SOON AS POSSIBLE (AND ALWAYS WITHIN 24 HOURS) FOLLOWING A STORM THAT CAUSES SURFACE EROSION, AND PERFORM NECESSARY MAINTENANCE.
 2. FREQUENT OBSERVATIONS AND MAINTENANCE ARE NECESSARY TO MAINTAIN BMPs IN EFFECTIVE OPERATING CONDITION. INSPECTIONS AND CORRECTIVE MEASURES SHOULD BE DOCUMENTED THOROUGHLY.
 3. WHERE BMPs HAVE FAILED, REPAIR OR REPLACEMENT SHOULD BE INITIATED UPON DISCOVERY OF THE FAILURE.
 4. SEDIMENT ACCUMULATED UPSTREAM OF REINFORCED CHECK DAMS SHALL BE REMOVED AS NEEDED TO MAINTAIN THE EFFECTIVENESS OF BMP, TYPICALLY WHEN THE UPSTREAM SEDIMENT DEPTH IS WITHIN 1/2 THE HEIGHT OF THE CREST.
 5. REPAIR OR REPLACE REINFORCED CHECK DAMS WHEN THERE ARE SIGNS OF DAMAGE SUCH AS HOLES IN THE GABION OR UNDERCUTTING.
 6. REINFORCED CHECK DAMS ARE TO REMAIN IN PLACE UNTIL THE UPSTREAM DISTURBED AREA IS STABILIZED AND APPROVED BY THE LOCAL JURISDICTION.
 7. WHEN REINFORCED CHECK DAMS ARE REMOVED, ALL DISTURBED AREAS SHALL BE COVERED WITH TOPSOIL, SEEDED AND MULCHED, AND COVERED WITH A GEOTEXTILE BLANKET, OR OTHERWISE STABILIZED AS APPROVED BY LOCAL JURISDICTION.
 (DETAILS ADAPTED FROM DOUGLAS COUNTY, COLORADO AND CITY OF AURORA, COLORADO, NOT AVAILABLE IN AUTOCAD)
 NOTE: MANY JURISDICTIONS HAVE BMP DETAILS THAT VARY FROM UDFCD STANDARD DETAILS. CONSULT WITH LOCAL JURISDICTIONS AS TO WHICH DETAIL SHOULD BE USED WHEN DIFFERENCES ARE NOTED.

CD-6 Urban Drainage and Flood Control District Urban Storm Drainage Criteria Manual Volume 3 November 2010

EC-5 Compost Blanket and Filter Berm (CB)

COMPOST FILTER BERM AND COMPOST BLANKET INSTALLATION NOTES
 1. SEE PLAN VIEW FOR:
 -LOCATION OF COMPOST FILTER BERM(S).
 -LENGTH OF COMPOST FILTER BERM(S).
 2. COMPOST BERMS AND BLANKETS MAY BE USED IN PLACE OF STRAW MULCH OR GEOTEXTILE FABRIC IN AREAS WHERE ACCESS TO LANDSCAPING IS DIFFICULT DUE TO LANDSCAPING OR OTHER OBJECTS OR IN AREAS WHERE A SMOOTH TURF GRASS FINISH IS DESIRED.
 3. FILTER BERMS SHALL RUN PARALLEL TO THE CONTOUR.
 4. FILTER BERMS SHALL BE A MINIMUM OF 1 FEET HIGH AND 2 FEET WIDE.
 5. FILTER BERMS SHALL BE APPLIED BY PNEUMATIC BLOWER OR BY HAND.
 6. FILTER BERMS SHALL ONLY BE UTILIZED IN AREAS WHERE SHEET FLOW CONDITIONS PREVAIL AND NOT IN AREAS OF CONCENTRATED FLOW.
 7. COMPOST BLANKETS SHALL BE APPLIED AT A DEPTH OF 1-3 INCHES (TYPICALLY 2 INCHES). FOR AREAS WITH EXISTING VEGETATION THAT ARE TO BE SUPPLEMENTED BY COMPOST, A THIN 0.5-INCH LAYER MAY BE USED.
 8. SEEDING SHALL BE PERFORMED PRIOR TO THE APPLICATION OF COMPOST. ALTERNATIVELY, SEED MAY BE COMBINED WITH COMPOST AND BLOWN WITH THE PNEUMATIC BLOWER.
 9. WHEN TURF GRASS FINISH IS NOT DESIRED, SURFACE ROUGHENING ON SLOPES SHALL TAKE PLACE PRIOR TO COMPOST APPLICATION.
 10. COMPOST SHALL BE A CLASS 1 COMPOST AS DEFINED BY TABLE CB-1.
COMPOST FILTER BERM 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. COMPOST BERMS AND BLANKETS SHALL BE REAPPLIED OR REGRADED AS NECESSARY IF RILLING IN THE COMPOST SURFACE OCCURS.
 (DETAILS ADAPTED FROM ARAPAHOE COUNTY, 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.

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EROSION CONTROL DETAILS

WINSOME FILING NO. 2
 PREPARED FOR
WINSOME LLC

EL PASO COUNTY

SHEET NUMBER
37

EPC 11/16/2021

DATE: 11/16/2021

NO. 2

REVISIONS

NO.	DATE	BY
4	10/29/21	KRK
3	9/15/21	KRK
2	8/25/21	KRK

LICENSED PROFESSIONAL
 KEVIN KOFFORD
 CO LICENSE NUMBER
 57234

DESIGNED BY KHTAM
 DRAWN BY KHTAM
 CHECKED BY TLC DATE: _____

KHA PROJECT
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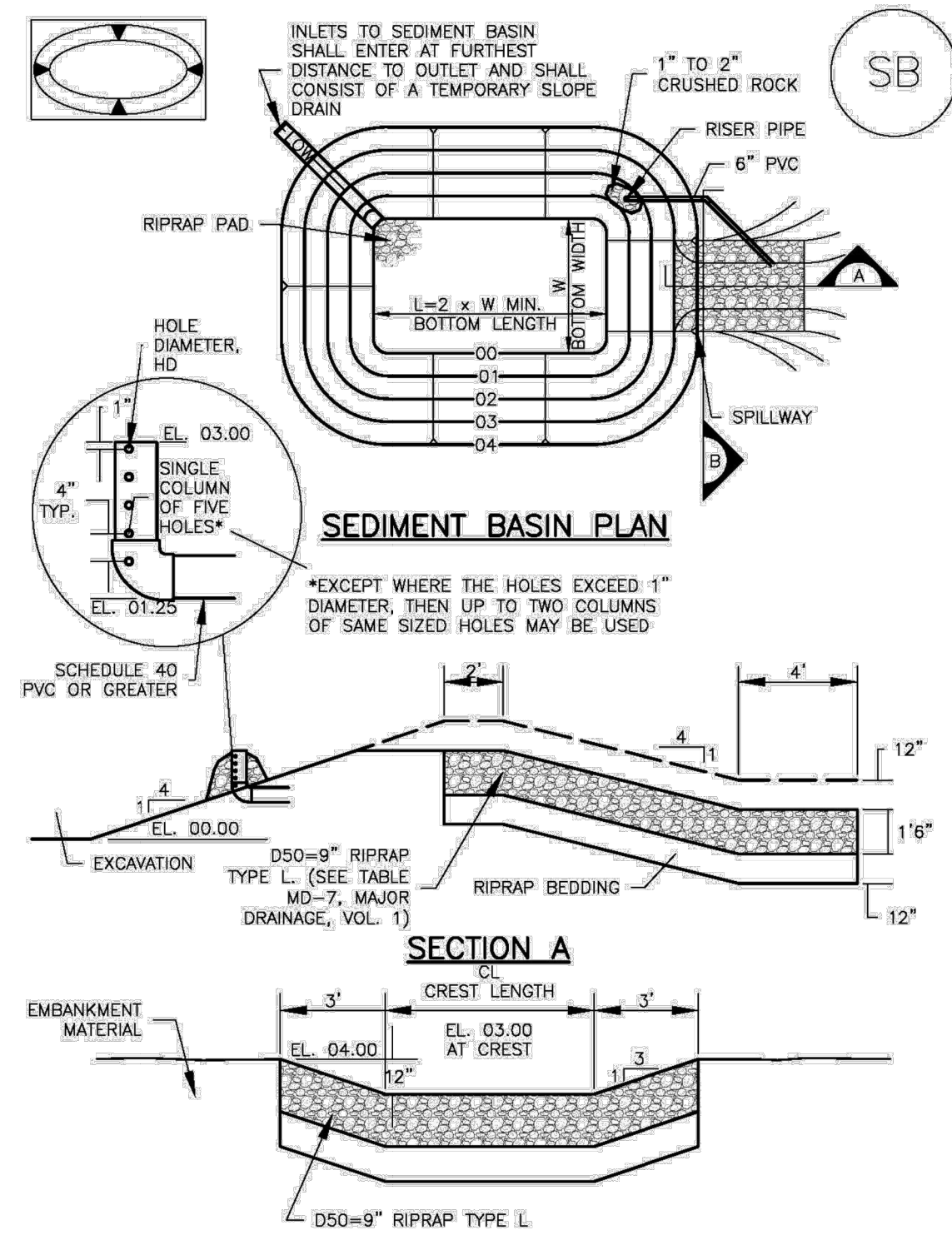
DATE
 08/25/2021

SCALE
 AS SHOWN

Plotted By: kcofford, Kevin, Sheet: Smt: WINSOME_F2, Layout: EROSION_CONTROL_DETAILS (2), October 29, 2021, 04:16:04pm, K:\VEN_Civil\196106000_Winsome_F2\CADD\PlanSheets\0196106000_EC_CD.dwg
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Sediment Basin (SB)

SC-7



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SC-7

Sediment Basin (SB)

Table SB-1. SIZING INFORMATION FOR STANDARD SEDIMENT BASIN. Columns: Upstream Drainage Area (ac), Basin Bottom Width (ft), Spillway Crest Length (ft), Hole Diameter (in).

- SEDIMENT BASIN INSTALLATION NOTES: 1. SEE PLAN VIEW FOR... 2. FOR STANDARD BASIN... 3. SEDIMENT BASINS SHALL BE INSTALLED... 4. EMBANKMENT MATERIAL SHALL CONSIST OF SOIL... 5. EMBANKMENT MATERIAL SHALL BE COMPACTED... 6. PIPE SCH 40 OR GREATER SHALL BE USED.

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Sediment Basin (SB)

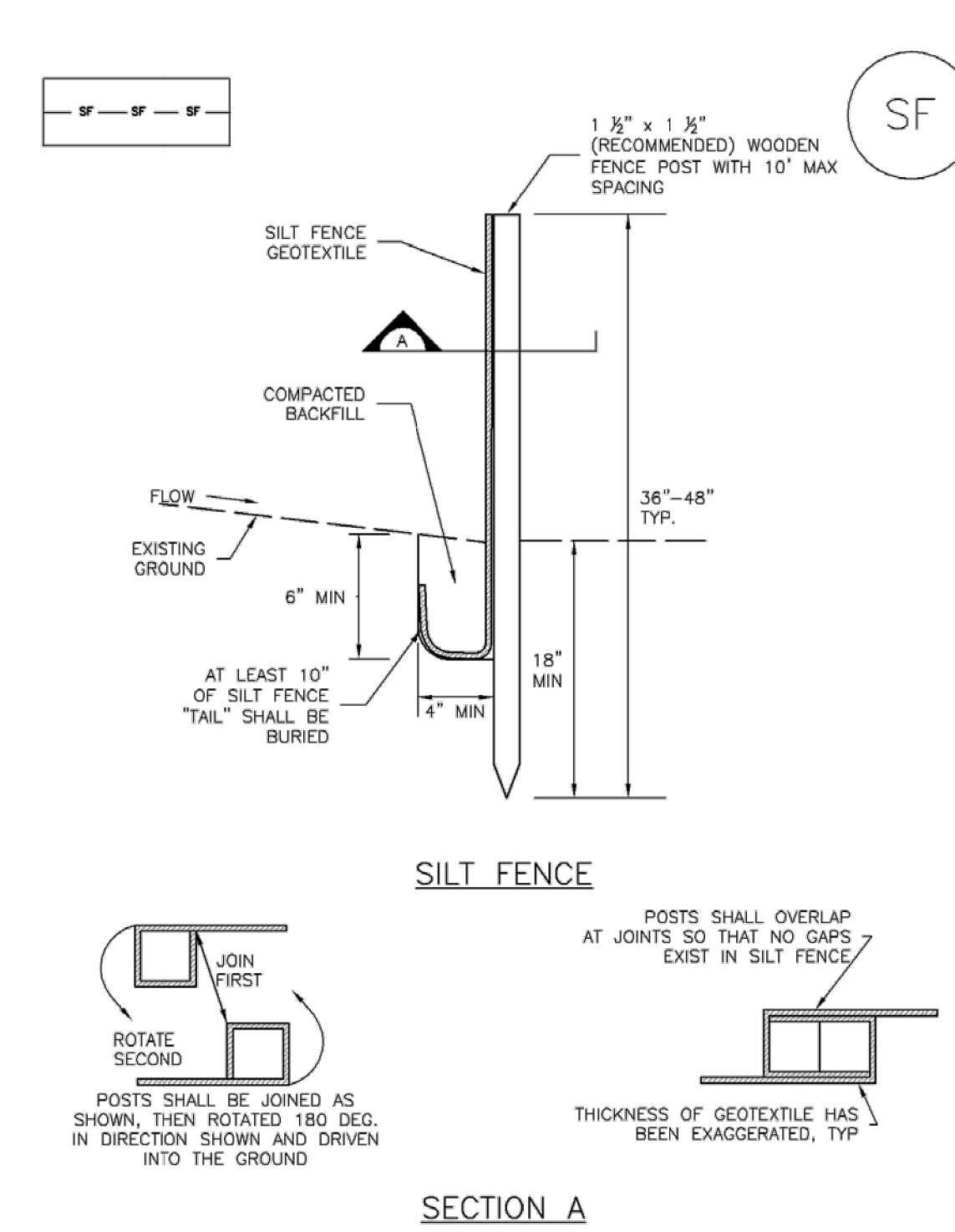
SC-7

- SEDIMENT BASIN MAINTENANCE NOTES: 1. INSPECT BMPs EACH WORKDAY... 2. FREQUENT OBSERVATIONS AND MAINTENANCE ARE NECESSARY... 3. WHERE BMPs HAVE FAILED... 4. SEDIMENT ACCUMULATED IN BASIN SHALL BE REMOVED... 5. SEDIMENT BASINS ARE TO REMAIN IN PLACE... 6. WHEN SEDIMENT BASINS ARE REMOVED...

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Silt Fence (SF)

SC-1



November 2010 Urban Drainage and Flood Control District Urban Storm Drainage Criteria Manual Volume 3 SF-3

SC-1 Silt Fence (SF)

- SILT FENCE INSTALLATION NOTES: 1. SILT FENCE MUST BE PLACED AWAY FROM THE TOE OF THE SLOPE... 2. A UNIFORM 6" x 4" ANCHOR TRENCH SHALL BE EXCAVATED... 3. COMPACT ANCHOR TRENCH BY HAND WITH A 'JUMPING JACK'... 4. SILT FENCE SHALL BE PULLED TIGHT AS IT IS ANCHORED TO THE STAKES... 5. SILT FENCE FABRIC SHALL BE ANCHORED TO THE STAKES USING 1" HEAVY DUTY STAPLES... 6. AT THE END OF A RUN OF SILT FENCE ALONG A CONTOUR... 7. SILT FENCE SHALL BE INSTALLED PRIOR TO ANY LAND DISTURBING ACTIVITIES.

November 2010 Urban Drainage and Flood Control District Urban Storm Drainage Criteria Manual Volume 3 SF-4

EC-2 Temporary and Permanent Seeding (TS/PS)

Table TS/PS-2. Minimum Drill Seeding Rates for Perennial Grasses

Table with 6 columns: Common Name, Botanical Name, Growth Season, Growth Form, Seeds/Pound, Pounds of PLS/acre. Lists various grass species like Alkali sacaton, Basal wildrye, Sodar streambank wheatgrass, etc.

June 2012 Urban Drainage and Flood Control District Urban Storm Drainage Criteria Manual Volume 3 TS/PS-4

EC-2 Temporary and Permanent Seeding (TS/PS)

Table TS/PS-2. Minimum Drill Seeding Rates for Perennial Grasses (cont.)

Continuation of Table TS/PS-2. Lists species like Sandy Soil Seed Mix, Blue grama, Camper little bluestem, etc.

June 2012 Urban Drainage and Flood Control District Urban Storm Drainage Criteria Manual Volume 3 TS/PS-5

EC-2 Temporary and Permanent Seeding (TS/PS)

Seeding dates for the highest success probability of perennial species along the Front Range are generally in the spring from April through early May...

Table TS/PS-1. Minimum Drill Seeding Rates for Various Temporary Annual Grasses

Table with 4 columns: Species (Common name), Growth Season, Pounds of Pure Live Seed (PLS)/acre, Planting Depth (inches). Lists species like Oats, Spring wheat, Spring barley, etc.

June 2012 Urban Drainage and Flood Control District Urban Storm Drainage Criteria Manual V TS/PS-6

REVISIONS table with columns: No., DATE, BY. Shows two revisions.

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EROSION CONTROL DETAILS WINSOME FILING NO. 2 PREPARED FOR WINSOME LLC

WINSOME FILING NO. 2 PREPARED FOR WINSOME LLC EL PASO COUNTY SHEET NUMBER 38



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