

# URBAN LANDING FILING NO. 1

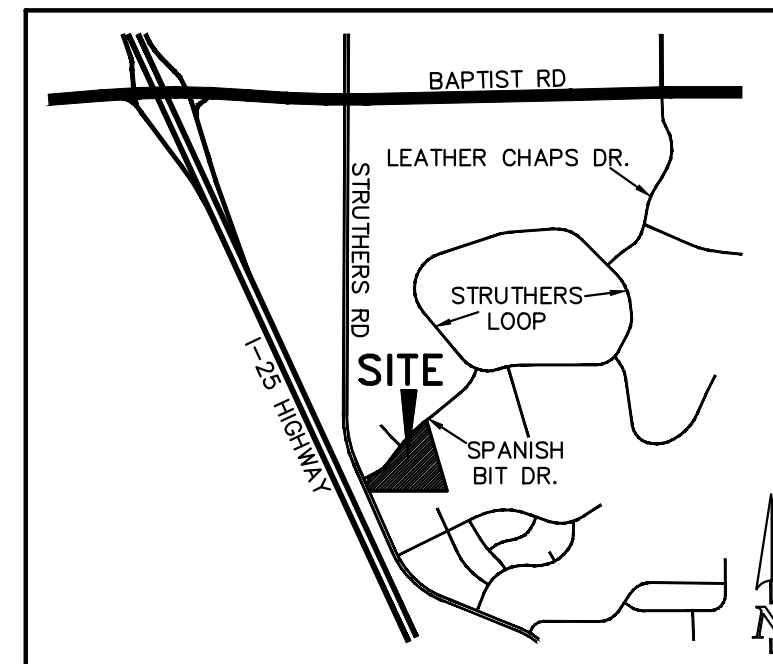
## COUNTY OF EL PASO, STATE OF COLORADO

# CONSTRUCTION DRAWINGS

### DECEMBER 2024

**GENERAL CONSTRUCTION NOTES:**

- THE LOCATION OF EXISTING UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY AND MAY NOT INCLUDE ALL UTILITIES. THE EXCAVATION CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK. THE CONTRACTOR AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY HIS FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UTILITIES.
- BEFORE COMMENCING ANY EXCAVATION, CALL 1-800-922-1987 FOR EXISTING UTILITY LOCATIONS.
- THE CONTRACTOR WILL TAKE THE NECESSARY PRECAUTIONS TO PROTECT EXISTING UTILITIES FROM DAMAGE DUE TO THIS OPERATION. ANY DAMAGE TO THE UTILITIES WILL BE REPAIRED AT THE CONTRACTOR'S EXPENSE, AND ANY SERVICE DISRUPTION WILL BE SETTLED BY THE CONTRACTOR.
- ALL BACKFILL, SUB-BASE AND/OR BASE COURSE (CLASS 6) MATERIAL SHALL BE COMPACTED TO THE SOILS ENGINEER'S RECOMMENDATIONS, AND APPROVED BY EL PASO COUNTY PLANNING AND COMMUNITY DEVELOPMENT (PCD).
- ALL STATIONING IS CENTERLINE UNLESS OTHERWISE INDICATED. ALL ELEVATIONS ARE CENTERLINE UNLESS OTHERWISE INDICATED.
- THE CONTRACTOR SHALL REVEGETATE ALL DISTURBED AREAS AS SOON AS POSSIBLE AND EROSION CONTROL SHALL BE INSTALLED AND MAINTAINED IN A FUNCTIONAL MANNER AT ALL TIMES. DEVELOPER RESPONSIBLE FOR MAINTAINING DISTURBED AREAS UNTIL REVEGETATION IS COMPLETE.
- ALL DISTURBED PAVEMENT EDGES SHALL BE CUT TO NEAT LINES. REPAIR SHALL CONFORM TO THE EPC ECM APPENDIX K - 1.2C.
- ADDITIONAL EROSION CONTROL STRUCTURES MAY BE REQUIRED AT THE TIME OF CONSTRUCTION.
- BUILDING CONTRACTORS WILL BE RESPONSIBLE FOR CONSTRUCTING POSITIVE DRAINAGE AWAY FROM ALL STRUCTURES.
- ASPHALT THICKNESS AND BASE COURSE THICKNESS (COMPACTED) FOR ROADS SHALL BE PER DESIGN REPORT BY OWNER'S GEOTECHNICAL ENGINEER. OWNER'S GEOTECHNICAL ENGINEER TO BE ON SITE AT TIME OF ROAD CONSTRUCTION TO EVALUATE SOIL CONDITIONS AND DETERMINE IF ADDITIONAL MEASURES ARE NECESSARY TO ASSURE STABILITY OF THE NEW ROADS. PAVEMENT DESIGN SHALL BE APPROVED BY PLANNING AND COMMUNITY DEVELOPMENT PRIOR TO CONSTRUCTION.
- THE CONTRACTOR SHALL REVEGETATE ALL DISTURBED AREAS WITHIN 21 DAYS OF SUBSTANTIAL GRADING COMPLETION. EROSION CONTROL SHALL BE INSTALLED AND MAINTAINED IN A FUNCTIONAL MANNER AT ALL TIMES. DEVELOPER IS RESPONSIBLE FOR MAINTAINING DISTURBED AREAS UNTIL REVEGETATION IS COMPLETE.
- TYPE M RIP-RAP WITH 4" OF TYPE II GRANULAR BEDDING AND MIRAFI 180N OR EQUAL MAY BE SUBSTITUTED WHERE TYPE L RIP-RAP WITH MIRAFI FW 700 OR EQUAL IS SPECIFIED.
- ALL MATERIALS AND INSTALLATION PROCEDURES SHALL BE IN COMPLIANCE WITH ANY AND ALL APPLICABLE EL PASO COUNTY STANDARDS.
- LOCATION OF THE CONCRETE WASHOUT, STORAGE FOR MAINTENANCE EQUIPMENT AND TEMPORARY DISPOSAL AREAS WILL BE ADDED TO THIS PLAN BY SWMP ADMINISTRATOR UPON COORDINATION WITH SELECTED CONTRACTOR.

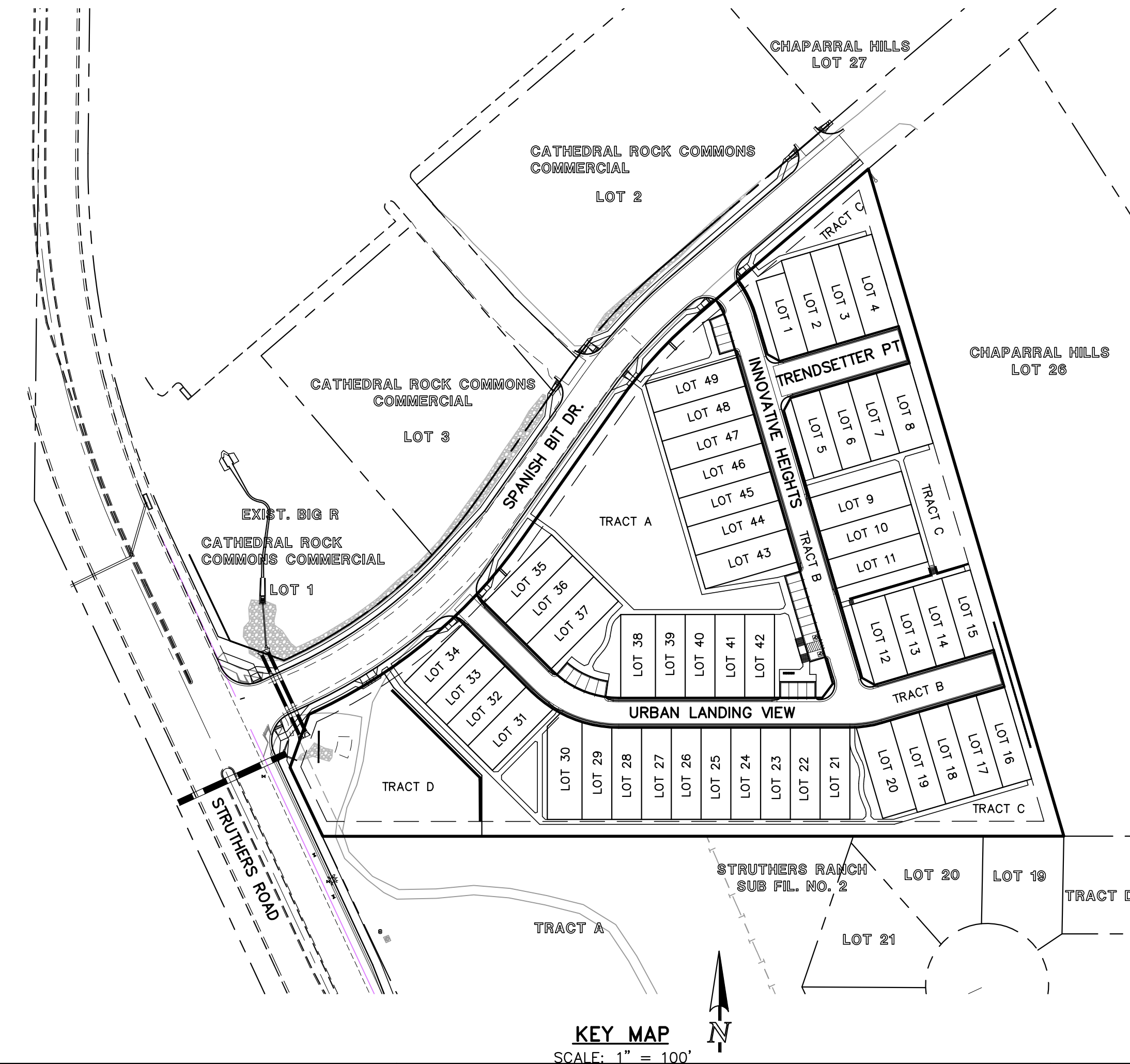


**STANDARD NOTES FOR EL PASO COUNTY CONSTRUCTION PLANS:**

- 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:
  - EL PASO COUNTY ENGINEERING CRITERIA MANUAL (ECM)
  - CITY OF COLORADO SPRINGS/EL PASO COUNTY DRAINAGE CRITERIA MANUAL, VOLUMES 1 AND 2
  - COLORADO DEPARTMENT OF TRANSPORTATION (CDOT) STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION
  - 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 - 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 DEPARTMENT OF PUBLIC WORKS AND MUTCD CRITERIA.
- CONTRACTOR SHALL OBTAIN ANY PERMITS REQUIRED BY EL PASO COUNTY DEPARTMENT OF PUBLIC WORKS, 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.

**SIGNING AND STRIPING NOTES:**

- ALL SIGNS AND PAVEMENT MARKINGS SHALL BE IN COMPLIANCE WITH THE CURRENT MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD).
- 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.
- ANY DEVIATION FROM THE STRIPING AND SIGNING PLAN SHALL BE APPROVED BY EL PASO COUNTY PLANNING AND COMMUNITY DEVELOPMENT.
- 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.
- STREET NAME AND REGULATORY STOP SIGNS SHALL BE ON THE SAME POST AT INTERSECTIONS.
- ALL REMOVED SIGNS SHALL BE DISPOSED OF IN A PROPER MANNER BY THE CONTRACTOR.
- 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 CASE ON 12" BLANK, WITH A WHITE BORDER THAT IS NOT RECESSED. MULTI-LANE ROADWAYS WITH SPEED LIMITS OF 40 MPH OR GREATER SHALL HAVE 8" UPPER-LOWER CASE LETTERING ON 12" 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.
- ALL TRAFFIC SIGNS SHALL HAVE A MINIMUM HIGH INTENSITY PRISMATIC GRADE SHEETING.
- 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-B REGARDING USE OF THE P2 TUBULAR STEEL STOP SLIPBASE DESIGN.
- ALL SIGNS SHALL BE SINGLE SHEET ALUMINUM WITH 0.100" MINIMUM THICKNESS.
- 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.
- 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.
- THE CONTRACTOR SHALL NOTIFY EL PASO COUNTY PLANNING AND COMMUNITY DEVELOPMENT (719) 520-6819 PRIOR TO AND UPON COMPLETION OF SIGNING AND STRIPING.
- 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.



**AGENCIES:**

- OWNER/DEVELOPER:** ELITE PROPERTIES OF AMERICA, INC.  
2138 FLYING HORSE CLUB DR.  
COLORADO SPRINGS, CO 80921  
MR. JIM BOULTON (719) 592-9333
- CIVIL ENGINEER:** CLASSIC CONSULTING ENGINEERS & SURVEYORS  
619 N. CASCADE AVENUE, SUITE 200  
COLORADO SPRINGS, COLORADO 80903  
MR. MARC A. WHORTON, P.E. (719) 785-2802
- COUNTY ENGINEERING:** EL PASO COUNTY PLANNING AND COMMUNITY DEVELOPMENT  
2880 INTERNATIONAL CIRCLE, SUITE 110  
COLORADO SPRINGS, COLORADO 80910  
MR. CHARLENE DURHAM (719) 520-7951
- GAS COMPANY:** BLACKHILLS ENERGY  
37 WIDEFIELD BOULEVARD  
WIDEFIELD, COLORADO 80911  
MR. GEORGE M. PETERSON, (719) 392-3491
- ELECTRIC COMPANY:** MOUNTAIN VIEW ELECTRIC  
P.O. BOX 1600  
LIMON, COLORADO 80828  
MR. LES ULFERS, (719) 495-2283
- FIRE DISTRICT:** BLACK FOREST FIRE PROTECTION DISTRICT  
11445 TEACOUT ROAD  
COLORADO SPRINGS, CO 80908  
CHIEF BRYAN JACK, (719) 495-4300
- TELEPHONE COMPANY:** CENTURY LINK (LOCATORS) 811  
AT & T (LOCATORS) 811

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**APPROVALS:**

**DESIGN 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 DIRECTLY CAUSED BY THE NEGLIGENCE, ACTS, ERRORS, OR OMISSIONS ON MY PART IN PREPARATION OF THESE DETAILED PLANS AND SPECIFICATIONS.

MARC A. WHORTON, COLORADO P.E. #37155  
FOR AND ON THE BEHALF OF CLASSIC CONSULTING ENGINEERS & SURVEYORS

DATE

**OWNER/DEVELOPER'S STATEMENT:**

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

JIM BOULTON, VICE PRESIDENT/PROJECT MANAGER, CLASSIC HOMES  
FOR AND ON BEHALF OF ELITE PROPERTIES OF AMERICA, 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.

JOSHUA PALMER, P.E.  
COUNTY ENGINEER / ECM ADMINISTRATOR

DATE

SF252

PCD No. SF-XXXX

48 HOURS BEFORE YOU DIG, CALL UTILITY LOCATORS <b>811</b> UTILITY NOTIFICATION CENTER OF COLORADO IT'S THE LAW  THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK. THE CONTRACTOR SHALL BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE CAUSED BY HIS FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.	NO. REVISION	DATE	REVIEW:

PREPARED UNDER MY DIRECT SUPERVISION FOR AND ON BEHALF OF CLASSIC CONSULTING ENGINEERS AND SURVEYORS, LLC  MARC A. WHORTON, COLORADO P.E. #37155      DATE
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619 N. Cascade Avenue, Suite 200 (719) 785-0790  
Colorado Springs, Colorado 80903 (719) 785-0799(Fax)

URBAN LANDING FILING NO. 1			
CONSTRUCTION PLANS			
TITLE SHEET			
DESIGNED BY	PRA	SCALE	DATE 11-25-24
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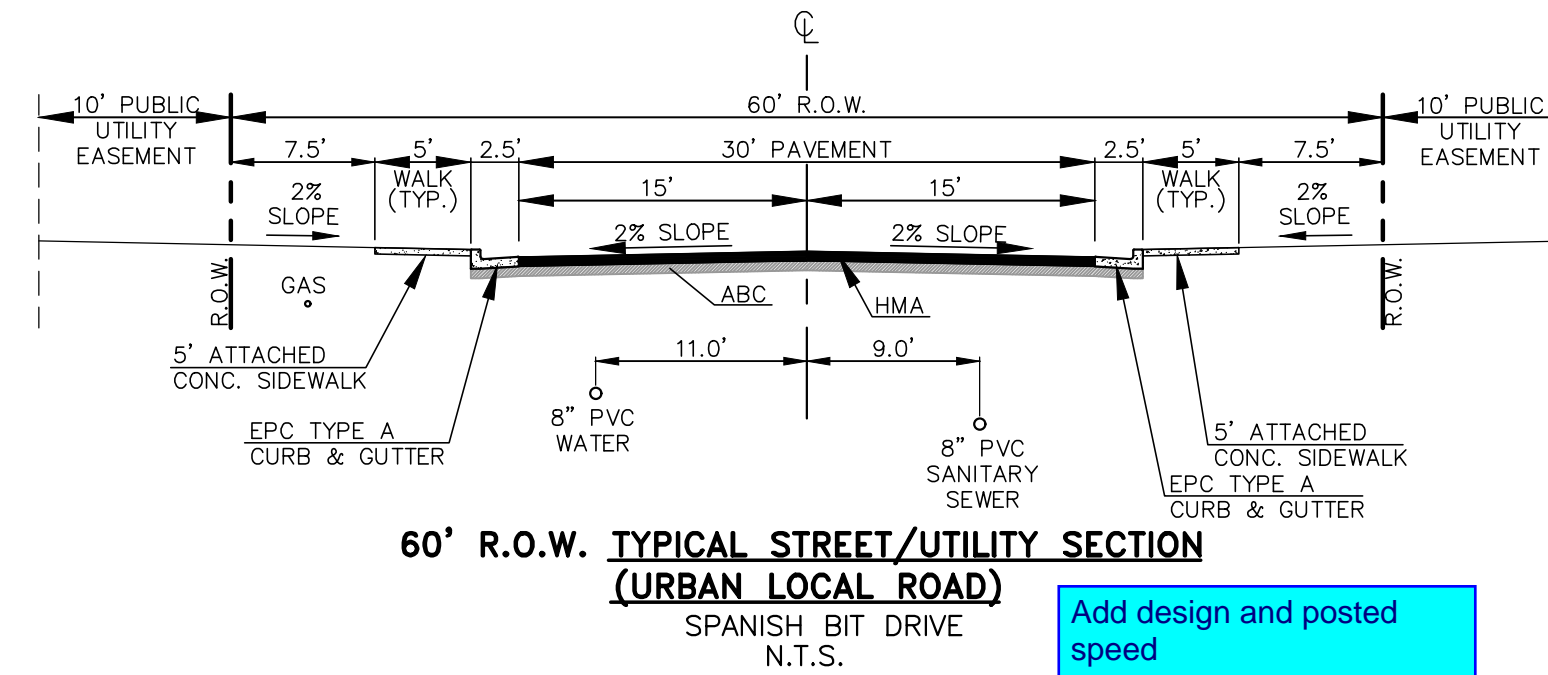


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**STANDARD NOTES FOR EL PASO COUNTY GRADING AND EROSION CONTROL PLANS:**

- STORMWATER DISCHARGES FROM CONSTRUCTION SITES SHALL NOT CAUSE OR THREATEN TO CAUSE POLLUTION, CONTAMINATION, OR DEGRADATION OF STATE WATERS. ALL WORK AND EARTH DISTURBANCE SHALL BE DONE IN A MANNER THAT MINIMIZES POLLUTION OF ANY ON-SITE OR OFF-SITE WATERS, INCLUDING WETLANDS.
- NOTWITHSTANDING ANYTHING DEPICTED IN THESE PLANS IN WORDS OR GRAPHIC REPRESENTATION, ALL DESIGN AND CONSTRUCTION RELATED TO ROADS, STORM DRAINAGE AND EROSION CONTROL SHALL CONFORM TO THE STANDARDS AND REQUIREMENTS OF THE MOST RECENT VERSION OF THE RELEVANT ADOPTED EL PASO COUNTY STANDARDS, INCLUDING THE LAND DEVELOPMENT CODE, THE ENGINEERING CRITERIA MANUAL, THE DRAINAGE CRITERIA MANUAL, AND THE DRAINAGE CRITERIA MANUAL VOLUME 2. ANY DEVIATIONS TO REGULATIONS AND STANDARDS MUST BE REQUESTED, AND APPROVED, IN WRITING.
- A SEPARATE STORMWATER MANAGEMENT PLAN (SWMP) FOR THIS PROJECT SHALL BE COMPLETED AND AN EROSION AND STORMWATER QUALITY CONTROL PERMIT (ESQCP) ISSUED PRIOR TO COMMENCING CONSTRUCTION. DURING CONSTRUCTION THE SWMP IS THE RESPONSIBILITY OF THE DESIGNATED QUALIFIED STORMWATER MANAGER OR CERTIFIED EROSION CONTROL INSPECTOR AND 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 MAY CONTRIBUTE POLLUTANTS TO STORMWATER. TEMPORARY SEDIMENT AND EROSION CONTROL MEASURES FOR ALL SLOPES, CHANNELS, DITCHES, OR ANY DISTURBED LAND AREA SHALL BE COMPLETED 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 IS 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 DEFINED IN THE APPROVED PLANS. ANY PROPOSED CHANGES THAT EFFECT THE HYDROLOGY OR HYDRAULICS OF A PERMANENT STORMWATER MANAGEMENT STRUCTURES MUST BE APPROVED BY THE EGM 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 RUNOFF TO STATE WATERS, INCLUDING ANY SURFACE OR SUBSURFACE STORM DRAINAGE SYSTEM OR FACILITIES. CONCRETE WASHOUTS SHALL NOT BE LOCATED IN AN AREA WHERE SHALLOW GROUNDWATER MAY BE PRESENT, OR WITHIN 50 FEET OF A SURFACE WATER BODY, CREEK OR STREAM.
- DURING DEWATERING OPERATIONS: UNCONTAMINATED 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 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 OFFSITE 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 ONSITE UNLESS PERMISSION FOR THE USE OF A SPECIFIC CHEMICAL(S) IS GRANTED IN WRITING BY THE EGM 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 LIQUID CHEMICALS IN EXCESS OF 55 GALLONS SHALL REQUIRE ADEQUATE SECONDARY CONTAINMENT PROTECTION TO CONTAIN ALL SPILLS ONSITE AND TO PREVENT ANY SPILLED MATERIALS FROM ENTERING STATE WATERS, ANY SURFACE OR SUBSURFACE STORM DRAINAGE SYSTEM OR 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 EGM 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 LAWS, RULES, OR REGULATIONS OF OTHER FEDERAL, STATE, OR COUNTY AGENCIES, THE MORE RESTRICTIVE LAWS, RULES, OR REGULATIONS SHALL APPLY.
- ALL CONSTRUCTION TRAFFIC MUST ENTER/EXIT THE SITE AT APPROVED CONSTRUCTION ACCESS POINTS.
- PRIOR TO CONSTRUCTION THE PERMITEE SHALL VERIFY THE LOCATION OF EXISTING UTILITIES.
- A WATER SOURCE SHALL BE AVAILABLE ON SITE DURING EARTHWORK OPERATIONS AND UTILIZED AS REQUIRED TO MINIMIZE DUST FROM EARTHWORK EQUIPMENT AND WIND.
- THE SOILS REPORTS FOR THIS SITE HAVE BEEN PREPARED BY ENITECH ENGINEERING, INC. TITLED "SOILS AND GEOLOGY STUDY - STERLING RANCH EAST FILING NO. 5," DATED JUNE 27, 2023. THIS REPORT 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  
WOOD - PERMITS  
4300 CHERRY CREEK DRIVE SOUTH  
DENVER, CO 80246-1530  
ATTN: PERMITS UNIT

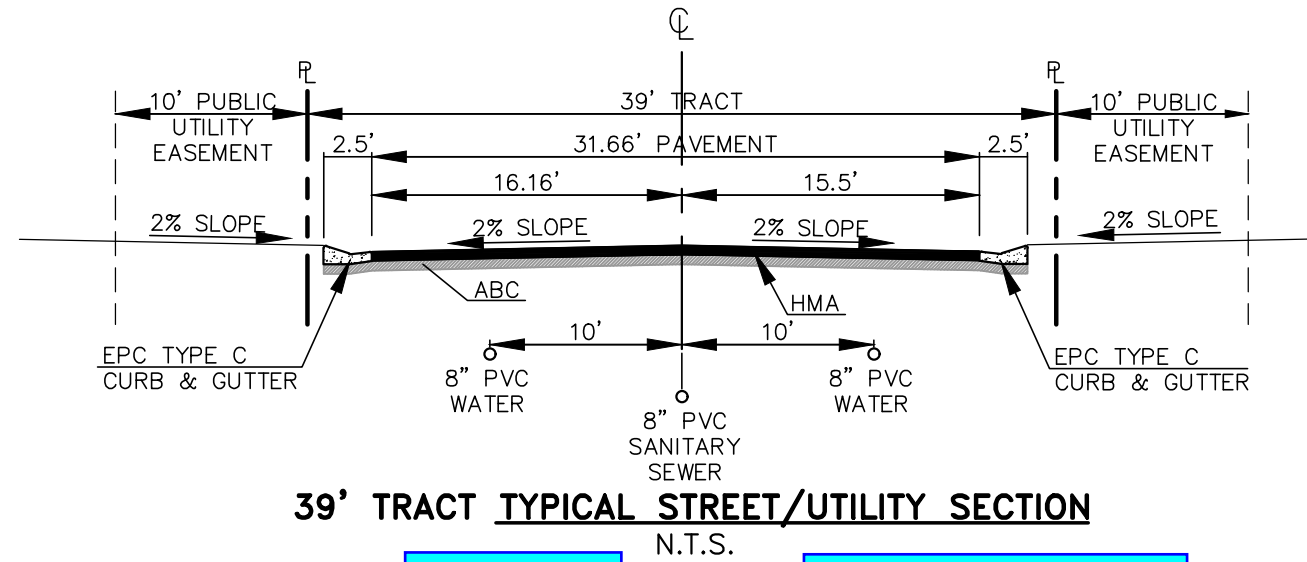


STANDARD PARKING STALL DIMENSIONS:

WIDTH = 9.0'  
LENGTH = 18.0'  
(LENGTH ALSO INCLUDES 2.0' OVERHANG IN FRONT)

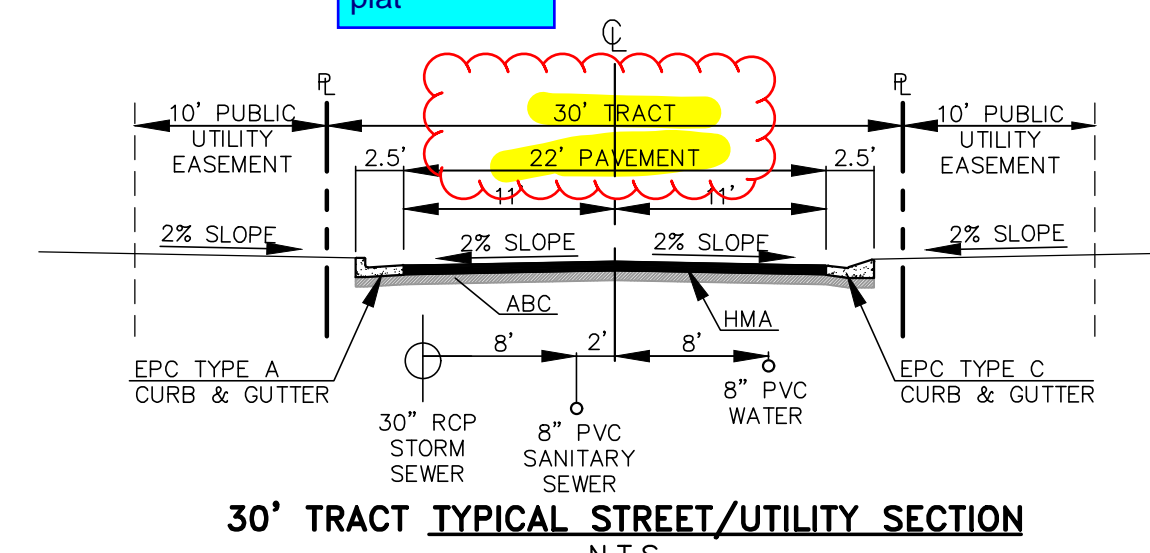
SIDEWALK NOTE:

ALL SIDEWALKS ADJACENT TO PARKING STALLS ARE 7' WIDE TO ACCOUNT FOR 2' VEHICLE OVERHANG.



Label as private and add street name from plat

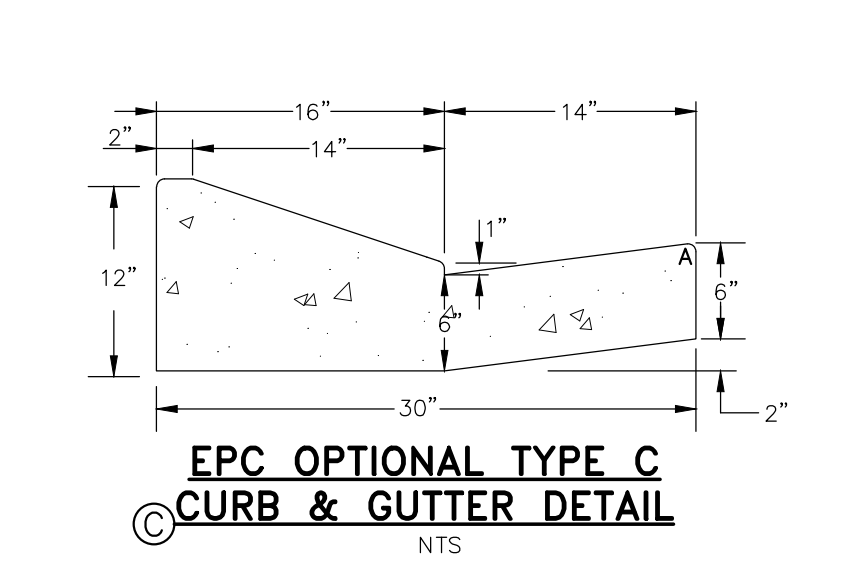
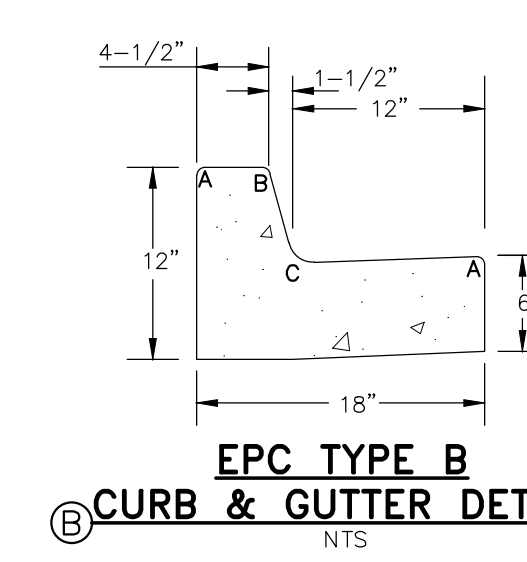
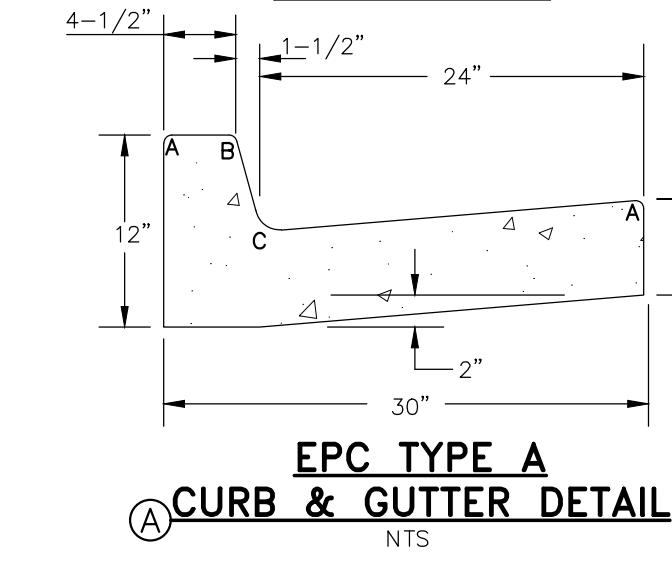
add design and posted speed



Label as private and add street name from plat

add design and posted speed

LENGTH FOR RADI  
A = 1/8" - 1/4"  
B = 1 - 1/2"  
C = 1 - 1/2" - 2"

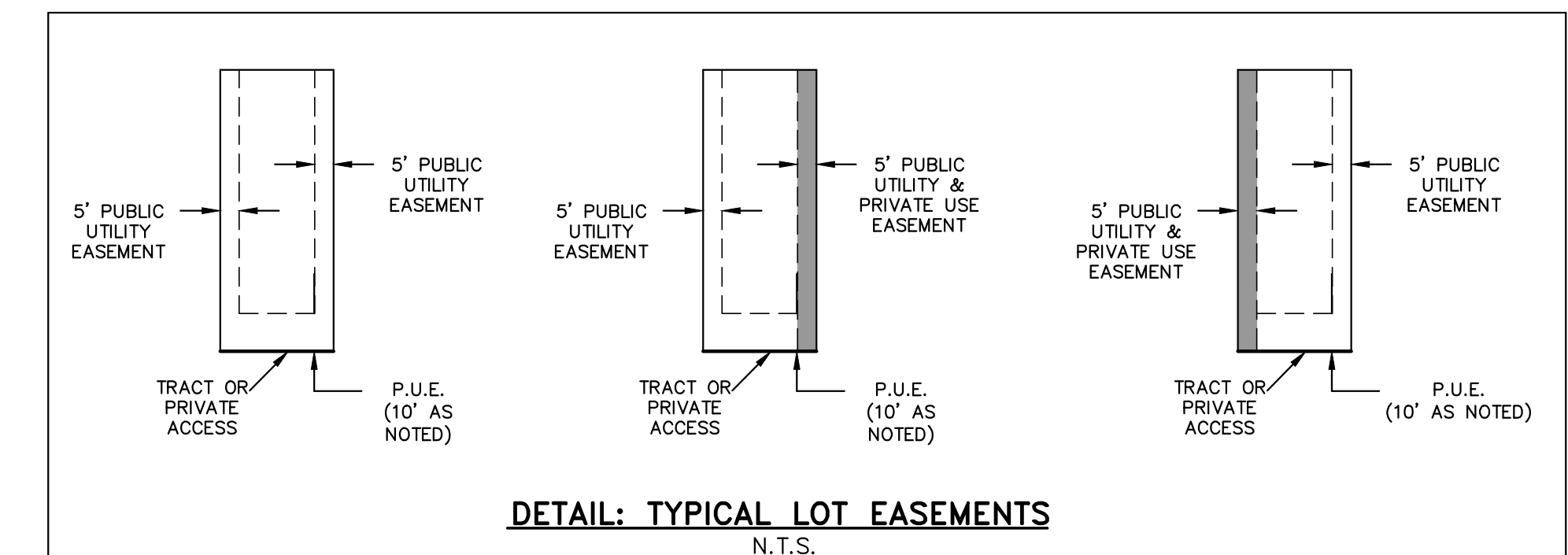


NOTES:  
1. ALL TYPE C CURB & GUTTER IS THE OPTIONAL TYPE C CURB & GUTTER PER EPC STANDARDS.

**EASEMENT NOTE:**

ALL LOTS WITHIN URBAN LANDING (PUD ZONE) WILL HAVE THE FOLLOWING ESMTS. AS SHOWN UNLESS OTHERWISE NOTED:

- 5' SIDE YARD PUBLIC UTILITY ESMT.
- 10' REAR YARD PUBLIC UTILITY ESMT.



PCD No. SF-XXXX

48 HOURS BEFORE YOU DIG, CALL UTILITY LOCATORS <b>811</b> UTILITY NOTIFICATION CENTER OF COLORADO IT'S THE LAW  THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK. THE CONTRACTOR SHALL BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE CAUSED BY HIS FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.	NO. REVISION	DATE	REVIEW:

619 N. Cascade Avenue, Suite 200  
Colorado Springs, Colorado 80903  
(719) 785-0790  
(719) 785-0799 (Fax)

URBAN LANDING FILING NO. 1			
CONSTRUCTION PLANS			
STREET SECTIONS / EROSION CONTROL NOTES			
DESIGNED BY	PRA	SCALE	DATE 11-25-24
DRAWN BY	PRA	(H) 1" = N/A	SHEET 2 OF 21
CHECKED BY		(V) 1" = N/A	JOB NO. 1308.01





**CHECK DAM ELEVATION VIEW**

**SECTION A-A**

**SECTION B-B**

**PROFILE**

**INSTALLATION NOTES**

- CHECK DAMS SHOULD BE INSTALLED BEFORE UPSTREAM LAND DISTURBING ACTIVITIES.
- RRRAP PAD SHOULD BE TRENCHED INTO GROUND BY A MINIMUM OF 6".

**MAINTENANCE NOTES**

- FREQUENT OBSERVATIONS AND MAINTENANCE ARE NECESSARY TO MAINTAIN CONTROL MEASURES IN EFFECTIVE OPERATING CONDITION. INSPECTIONS AND CORRECTIVE MEASURES SHOULD BE DOCUMENTED THOROUGHLY.
- ACCUMULATED SEDIMENT MUST BE REMOVED WHEN THE HEIGHT REACHES 3/4 OF THE HEIGHT OF THE CHECK DAM CREST.
- CHECK DAMS MUST REMAIN UNTIL THE UPSTREAM DISTURBANCE AREA IS STABILIZED.
- PERMANENTLY STABILIZE AREA AFTER CHECK DAMS ARE REMOVED IF REMOVAL IS REQUIRED.

**CD**

STORMWATER ENTERPRISE

APPROVED: [Signature]

DESIGNED BY: [Signature]

DATE: 10/7/19

REVISED: 6/18/2020

DRAWING NO. 900-CD-1

**CULVERT INLET PROTECTION PLAN**

**SECTION A-A**

**SECTION B-B**

**INSTALLATION NOTES**

- SEE ROCK SOCK DETAIL.

**MAINTENANCE NOTES**

- FREQUENT OBSERVATIONS AND MAINTENANCE ARE NECESSARY TO MAINTAIN CONTROL MEASURES IN EFFECTIVE OPERATING CONDITION. INSPECTIONS AND CORRECTIVE MEASURES SHOULD BE DOCUMENTED THOROUGHLY.
- ACCUMULATED SEDIMENT UPSTREAM OF THE CULVERT SHALL BE REMOVED WHEN THE SEDIMENT DEPTH IS 1/2 HEIGHT OF THE ROCK SOCK.
- CULVERT INLET PROTECTION SHALL REMAIN UNTIL THE UPSTREAM AREA IS PERMANENTLY STABILIZED.

**CIP**

STORMWATER ENTERPRISE

APPROVED: [Signature]

DESIGNED BY: [Signature]

DATE: 10/7/19

REVISED: 6/18/2020

DRAWING NO. 900-CIP-1

**CONCRETE WASHOUT AREA PLAN**

**SECTION A-A**

**INSTALLATION NOTES**

- SEE PLAN VIEW FOR:
  - LOCATION OF CONCRETE WASHOUT AREA
  - LOCATE AT LEAST 50' AWAY FROM STATE WATERS MEASURED HORIZONTALLY.
  - AN IMPERMEABLE LINER (1/8" MINIMUM THICKNESS) IS REQUIRED IF CONCRETE WASH AREA IS LOCATED WITHIN 400' OF STATE WATERS OR 1000' OF WELLS OR DRINKING WATER SOURCES.
  - DO NOT LOCATE IN AREAS WHERE SHALLOW GROUNDWATER MAY BE PRESENT.
  - THE CONCRETE WASH AREA SHALL BE INSTALLED PRIOR TO CONCRETE PLACEMENT ON SITE.
  - CONCRETE WASH AREA SHALL INCLUDE A FLAT SUBSURFACE PIT THAT IS AT LEAST 6" BY 6".
  - BERM SURROUNDING SIDES AND BACK OF CONCRETE WASH AREA SHALL HAVE A MINIMUM HEIGHT OF 2 FEET.
  - CONCRETE WASH AREA ENTRANCE SHALL BE SLOPED 2% TOWARDS THE CONCRETE WASH AREA.
  - STAPLES SHALL BE PLACED AT THE CONCRETE WASH AREA.
  - USE EXCAVATED MATERIAL FOR PERIMETER BERM CONSTRUCTION.

**MAINTENANCE NOTES**

- FREQUENT OBSERVATIONS AND MAINTENANCE ARE NECESSARY TO MAINTAIN CONTROL MEASURES IN EFFECTIVE OPERATING CONDITION. INSPECTIONS AND CORRECTIVE MEASURES SHOULD BE DOCUMENTED THOROUGHLY.
- THE CONCRETE WASH AREA SHALL BE REPAIRED, CLEANED, OR ENLARGED AS NECESSARY TO MAINTAIN CAPACITY FOR CONCRETE WASTE. CONCRETE MATERIALS ACCUMULATED IN THE PIT SHALL BE REMOVED ONCE THE MATERIALS HAVE REACHED A DEPTH OF 3/4 OF THE HEIGHT OF THE CONCRETE WASH AREA.
- CONCRETE WASHOUT WATER, WASTED PIECES OF CONCRETE, AND ALL OTHER DEBRIS IN THE SUBSURFACE PIT SHALL BE TRANSPORTED FROM THE JOB SITE IN A WATER-TIGHT CONTAINER AND DISPOSED OF PROPERLY.
- THE CONCRETE WASH AREA SHALL REMAIN IN PLACE UNTIL ALL CONCRETE FOR THE PROJECT IS PLACED.
- PERMANENTLY STABILIZE AREA AFTER CONCRETE WASH AREA IS REMOVED.

**CWA**

STORMWATER ENTERPRISE

APPROVED: [Signature]

DESIGNED BY: [Signature]

DATE: 10/7/19

REVISED: 6/18/2020

DRAWING NO. 900-CWA-1

**EROSION CONTROL BLANKET**

**PERIMETER ANCHOR TRENCH**

**JOINT ANCHOR TRENCH**

**INTERMEDIATE CHECK SLOT**

**STAPLE CHECK**

**INSTALLATION NOTES**

- 100% NATURAL AND BIODEGRADABLE MATERIALS ARE REQUIRED FOR EROSION CONTROL BLANKETS. TRM PRODUCTS MAY BE USED WHERE APPROPRIATE AS DESIGNATED BY THE ENGINEER.
- IN AREAS WHERE EROSION CONTROL BLANKETS ARE SHOWN ON THE PLANS, THE PERIMETER SHALL PLACE TOPSOIL AND PERFORM FINAL GRADING, SURFACE PREPARATION, AND SEEDING AND MULCHING. SUBGRADE SHALL BE SMOOTH AND MOST PRIOR TO EROSION CONTROL BLANKET INSTALLATION, AND THE EROSION CONTROL BLANKET SHALL BE IN FULL CONTACT WITH THE SUBGRADE. NO GAPS OR VOIDS SHALL EXIST UNDER THE BLANKET.
- PERIMETER ANCHOR TRENCH SHALL BE USED ALONG THE OUTSIDE PERIMETER OF ALL BLANKET AREAS.
- JOINT ANCHOR TRENCH SHALL BE USED TO JOIN ROLLS OF EROSION CONTROL BLANKETS TOGETHER (LONGITUDINALLY AND TRANSVERSELY) FOR ALL EROSION CONTROL BLANKETS.
- INTERMEDIATE CHECK SLOT OR STAPLE CHECK SHALL BE INSTALLED EVERY 15' DOWN SLOPES. IN DRAINAGEWAYS, INSTALL CHECK SLOTS EVERY 25' PERPENDICULAR TO FLOW DIRECTION.
- OVERLAPPING JOINT DETAIL SHALL BE USED TO JOIN ROLLS OF EROSION CONTROL BLANKETS TOGETHER FOR EROSION CONTROL BLANKETS ON SLOPES.
- MATERIAL SPECIFICATIONS OF EROSION CONTROL BLANKETS SHALL CONFORM TO TABLE ECB-1.
- ANY AREAS OF SEEDING AND MULCHING DISTURBED IN THE PROCESS OF INSTALLING EROSION CONTROL BLANKETS SHALL BE REPAIRED AND MULCHED.
- STRAW EROSION CONTROL BLANKETS SHALL NOT BE USED WITH STREAMS AND DRAINAGE CHANNELS.
- COMPACT ALL TRENCHES.

**MAINTENANCE NOTES**

- FREQUENT OBSERVATIONS AND MAINTENANCE ARE NECESSARY TO MAINTAIN CONTROL MEASURES IN EFFECTIVE OPERATING CONDITION. INSPECTIONS AND CORRECTIVE MEASURES SHOULD BE DOCUMENTED THOROUGHLY.
- EROSION CONTROL BLANKETS SHALL BE LEFT IN PLACE TO EVENTUALLY BIODEGRADE. TRM MUST BE REMOVED AT THE DISCRETION OF THE GEC INSPECTOR.
- ANY EROSION CONTROL BLANKET PULLED OUT, TORN, OR OTHERWISE DAMAGED SHALL BE REPAIRED OR REINSTALLED. ANY SUBGRADE AREAS BELOW GEOTEXTILE THAT HAVE ERODED TO CREATE A VOID UNDER THE BLANKET, OR THAT REMAIN VOID OF GRASS SHALL BE REPAIRED, RESEDED AND MULCHED AND THE EROSION CONTROL BLANKET REINSTALLED.

**ECB**

STORMWATER ENTERPRISE

APPROVED: [Signature]

DESIGNED BY: [Signature]

DATE: 10/7/19

REVISED: 6/18/2020

DRAWING NO. 900-ECB-1

**PORTABLE TOILET PLAN**

**ISOMETRIC**

**INSTALLATION NOTES**

- PORTABLE TOILETS SHALL BE PLACED A MINIMUM OF 10 FEET BEHIND ALL CURBS, SIDEWALKS, AND OTHER IMPERVIOUS AREAS; 50 FEET FROM STORM INLETS, AND 100 FEET FROM WATERWAYS.
- PORTABLE TOILETS IN THE RIGHT-OF-WAY ARE REQUIRED TO BE PLACED ON MOBILE TRAILERS AND MUST BE ANCHORED OR HEAVY DUTY PORTABLE TOILETS MAY BE INSTALLED IN ACCORDANCE WITH NOTE #1 IN STAGING AREAS/YARDS.
- PORTABLE TOILETS SHALL BE SECURELY ANCHORED TO THE GROUND USING U-SHAPED REBAR STAKES, OR OTHER EFFECTIVE ANCHORING.
- ANCHORING SHALL BE POSITIONED ON AT LEAST TWO OPPOSING (DIAGONAL) CORNERS.
- TOILET CONTAINMENT PANS MAY BE USED IN PLACE OF A TRAILER AT THE GEC INSPECTOR'S DISCRETION. TOILET CONTAINMENT PANS MUST BE ANCHORED IN PLACE AND MUST NOT BE USED WITHIN THE CITY R.O.W.

**MAINTENANCE NOTES**

- FREQUENT OBSERVATIONS AND MAINTENANCE ARE NECESSARY TO MAINTAIN CONTROL MEASURES IN EFFECTIVE OPERATING CONDITION. INSPECTIONS AND CORRECTIVE MEASURES SHOULD BE DOCUMENTED THOROUGHLY.
- PORTABLE TOILETS SHALL BE SERVICED AT THE NECESSARY INTERVALS TO ELIMINATE THE POSSIBILITY OF OVERFLOW.
- WHEN THE PORTABLE TOILETS ARE REMOVED, ANY DISTURBED AREAS ASSOCIATED WITH THE INSTALLATION, MAINTENANCE, AND/OR REMOVAL OF THE TOILETS MUST BE PERMANENTLY STABILIZED.

**PT**

STORMWATER ENTERPRISE

APPROVED: [Signature]

DESIGNED BY: [Signature]

DATE: 10/7/19

REVISED: 6/18/2020

DRAWING NO. 900-PT-1

**SEDIMENT CONTROL LOG**

**SECTION A-A**

**SEDIMENT CONTROL LOG JOINTS**

**INSTALLATION NOTES**

- ALL SEDIMENT CONTROL LOGS MUST BE EMBEDDED TO 3/4 OF THE HEIGHT OF THE LOG.
- LARGER DIAMETER SEDIMENT CONTROL LOGS NEED TO BE EMBEDDED DEEPER.
- PLACE SEDIMENT CONTROL LOG AGAINST SIDEWALK OR BACK OF CURB WHEN ADJACENT TO THESE FEATURES.
- SEDIMENT CONTROL LOGS SHALL CONSIST OF STRAW COMPOST, EXCELISOR OR COCONUT FIBER, AND SHALL BE FREE FROM ANY NOXIOUS WEED SEEDS OF DEFECTS INCLUDING RIPS, HOLES AND OBVIOUS WEAR.
- IF USING AS SLOPE PROTECTION, INSTALL SEDIMENT CONTROL LOGS ALONG THE CONTOUR.

**MAINTENANCE NOTES**

- FREQUENT OBSERVATIONS AND MAINTENANCE ARE NECESSARY TO MAINTAIN CONTROL MEASURES IN EFFECTIVE OPERATING CONDITION. INSPECTIONS AND CORRECTIVE MEASURES SHOULD BE DOCUMENTED THOROUGHLY.
- ACCUMULATED SEDIMENT MUST BE REMOVED WHEN THE HEIGHT REACHES 3/4 OF THE HEIGHT OF THE SEDIMENT CONTROL LOG.
- PERMANENTLY STABILIZE AREA AFTER SEDIMENT CONTROL LOGS HAVE BEEN REMOVED.

**SCL**

STORMWATER ENTERPRISE

APPROVED: [Signature]

DESIGNED BY: [Signature]

DATE: 10/7/19

REVISED: 6/18/2020

DRAWING NO. 900-SCL

**SILT FENCE**

**J-HOOK INSTALLATION**

**SECTION A-A**

**INSTALLATION NOTES**

- SILT FENCE MUST BE PLACED ON A FLAT SURFACE 2'-6" AWAY FROM TOE OF THE SLOPE TO ALLOW FOR PONDING AND DEPOSITION.
- COMPACT THE TRENCH USING A JUMPING JACK OR WHEEL ROLLING TO THE POINT THAT THE FENCE RESISTS BEING PULLED OUT OF THE GROUND BY HAND.
- SILT FENCE SHALL BE TAUT WITH NO SAGS AFTER IT HAS BEEN ANCHORED.
- FABRIC SHALL BE ATTACHED TO POSTS WITH 1" HEAVY DUTY STAPLES OR 1" NAILS. THESE SHOULD BE PLACED VERTICALLY DOWN THE POST, 3" APART.
- THE PREFERRED INSTALLATION METHOD USES A TRENCHER OR SILT FENCE INSTALLATION DEVICE.
- INSTALL SILT FENCE ALONG THE CONTOUR OF THE SLOPES OR IN A MANNER TO AVOID CREATING CONCENTRATED FLOW (SUCH AS A "J-HOOK" INSTALLATION).

**MAINTENANCE NOTES**

- FREQUENT OBSERVATIONS AND MAINTENANCE ARE NECESSARY TO MAINTAIN CONTROL MEASURES IN EFFECTIVE OPERATING CONDITION. INSPECTIONS AND CORRECTIVE MEASURES SHOULD BE DOCUMENTED THOROUGHLY.
- ACCUMULATED SEDIMENT MUST BE REMOVED WHEN THE HEIGHT REACHES 3/4 OF THE DESIGN HEIGHT OF THE SILT FENCE.
- SILT FENCE MUST REMAIN UNTIL THE UPSTREAM DISTURBANCE AREA IS STABILIZED.
- PERMANENTLY STABILIZE AREA AFTER SILT FENCE IS REMOVED.

**SF**

STORMWATER ENTERPRISE

APPROVED: [Signature]

DESIGNED BY: [Signature]

DATE: 10/7/19

REVISED: 6/18/2020

DRAWING NO. 900-SF

**CONCRETE WASHOUT AREA**

**SECTION A-A**

**INSTALLATION NOTES**

- SEE PLAN VIEW FOR:
  - LOCATION OF CONCRETE WASHOUT AREA
  - LOCATE AT LEAST 50' AWAY FROM STATE WATERS MEASURED HORIZONTALLY.
  - AN IMPERMEABLE LINER (1/8" MINIMUM THICKNESS) IS REQUIRED IF CONCRETE WASH AREA IS LOCATED WITHIN 400' OF STATE WATERS OR 1000' OF WELLS OR DRINKING WATER SOURCES.
  - DO NOT LOCATE IN AREAS WHERE SHALLOW GROUNDWATER MAY BE PRESENT.
  - THE CONCRETE WASH AREA SHALL BE INSTALLED PRIOR TO CONCRETE PLACEMENT ON SITE.
  - CONCRETE WASH AREA SHALL INCLUDE A FLAT SUBSURFACE PIT THAT IS AT LEAST 6" BY 6".
  - BERM SURROUNDING SIDES AND BACK OF CONCRETE WASH AREA SHALL HAVE A MINIMUM HEIGHT OF 2 FEET.
  - CONCRETE WASH AREA ENTRANCE SHALL BE SLOPED 2% TOWARDS THE CONCRETE WASH AREA.
  - STAPLES SHALL BE PLACED AT THE CONCRETE WASH AREA.
  - USE EXCAVATED MATERIAL FOR PERIMETER BERM CONSTRUCTION.

**MAINTENANCE NOTES**

- FREQUENT OBSERVATIONS AND MAINTENANCE ARE NECESSARY TO MAINTAIN CONTROL MEASURES IN EFFECTIVE OPERATING CONDITION. INSPECTIONS AND CORRECTIVE MEASURES SHOULD BE DOCUMENTED THOROUGHLY.
- THE CONCRETE WASH AREA SHALL BE REPAIRED, CLEANED, OR ENLARGED AS NECESSARY TO MAINTAIN CAPACITY FOR CONCRETE WASTE. CONCRETE MATERIALS ACCUMULATED IN THE PIT SHALL BE REMOVED ONCE THE MATERIALS HAVE REACHED A DEPTH OF 3/4 OF THE HEIGHT OF THE CONCRETE WASH AREA.
- CONCRETE WASHOUT WATER, WASTED PIECES OF CONCRETE, AND ALL OTHER DEBRIS IN THE SUBSURFACE PIT SHALL BE TRANSPORTED FROM THE JOB SITE IN A WATER-TIGHT CONTAINER AND DISPOSED OF PROPERLY.
- THE CONCRETE WASH AREA SHALL REMAIN IN PLACE UNTIL ALL CONCRETE FOR THE PROJECT IS PLACED.
- PERMANENTLY STABILIZE AREA AFTER CONCRETE WASH AREA IS REMOVED.

**CWA**

STORMWATER ENTERPRISE

APPROVED: [Signature]

DESIGNED BY: [Signature]

DATE: 10/7/19

REVISED: 6/18/2020

DRAWING NO. 900-CWA-2

**TABLE ECB-1, EROSION CONTROL BLANKET MATERIAL SPECIFICATIONS**

TYPE	COCONUT CONTENT	STRAW CONTENT	EXCELISOR CONTENT	RECOMMENDED NETTING
STRAW	-	100%	-	DOUBLE/NATURAL
STRAW-COCONUT	30% MIN.	70% MAX.	-	DOUBLE/NATURAL
COCONUT	100%	-	-	DOUBLE/NATURAL
EXCELISOR	-	-	100%	DOUBLE/NATURAL

**ECB**

STORMWATER ENTERPRISE

APPROVED: [Signature]

DESIGNED BY: [Signature]

DATE: 10/7/19

REVISED: 6/18/2020

DRAWING NO. 900-ECB-2

48 HOURS BEFORE YOU DIG,  
CALL UTILITY LOCATORS  
**811**  
UTILITY NOTIFICATION CENTER OF COLORADO  
IT'S THE LAW

THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK. THE CONTRACTOR SHALL BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE CAUSED BY HIS FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.

NO.	REVISION	DATE

REVIEW:

PREPARED UNDER MY DIRECT SUPERVISION FOR AND ON BEHALF OF CLASSIC CONSULTING ENGINEERS AND SURVEYORS, LLC

MARC A. WHORTON, COLORADO P.E. #37155

DATE: \_\_\_\_\_

**CLASSIC CONSULTING**

619 N. Cascade Avenue, Suite 200  
Colorado Springs, Colorado 80903

(719) 785-0790  
(719) 785-0799 (Fax)

URBAN LANDING FILING NO. 1  
CONSTRUCTION PLANS  
GRADING AND EROSION CONTROL PLAN  
DETAILS

DESIGNED BY: PRA SCALE: DATE: 11-25-24

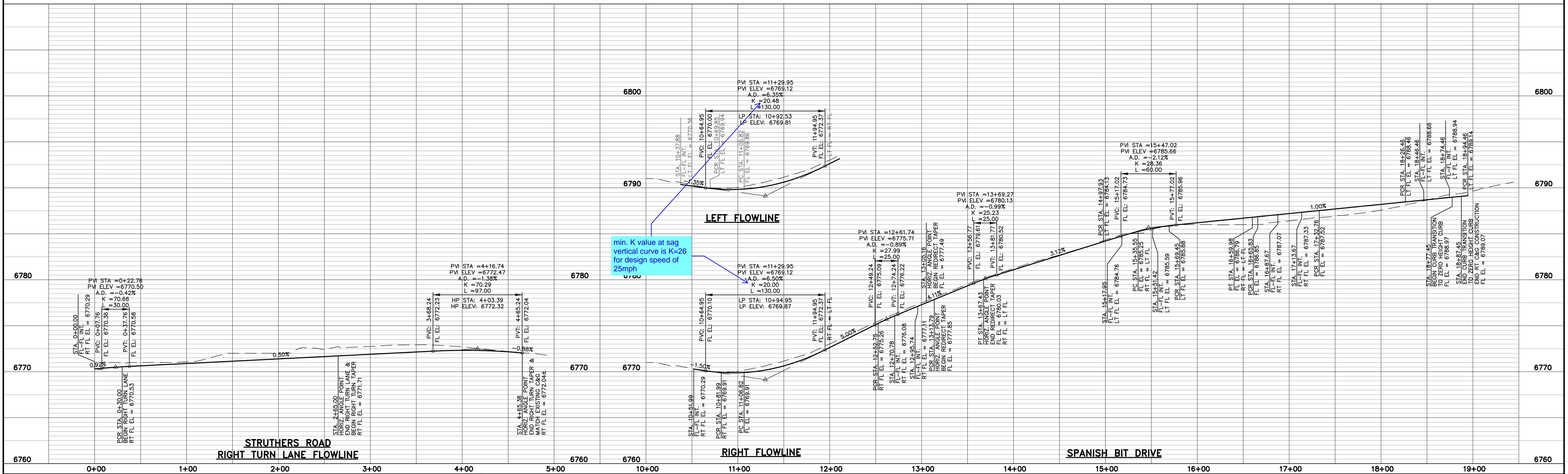
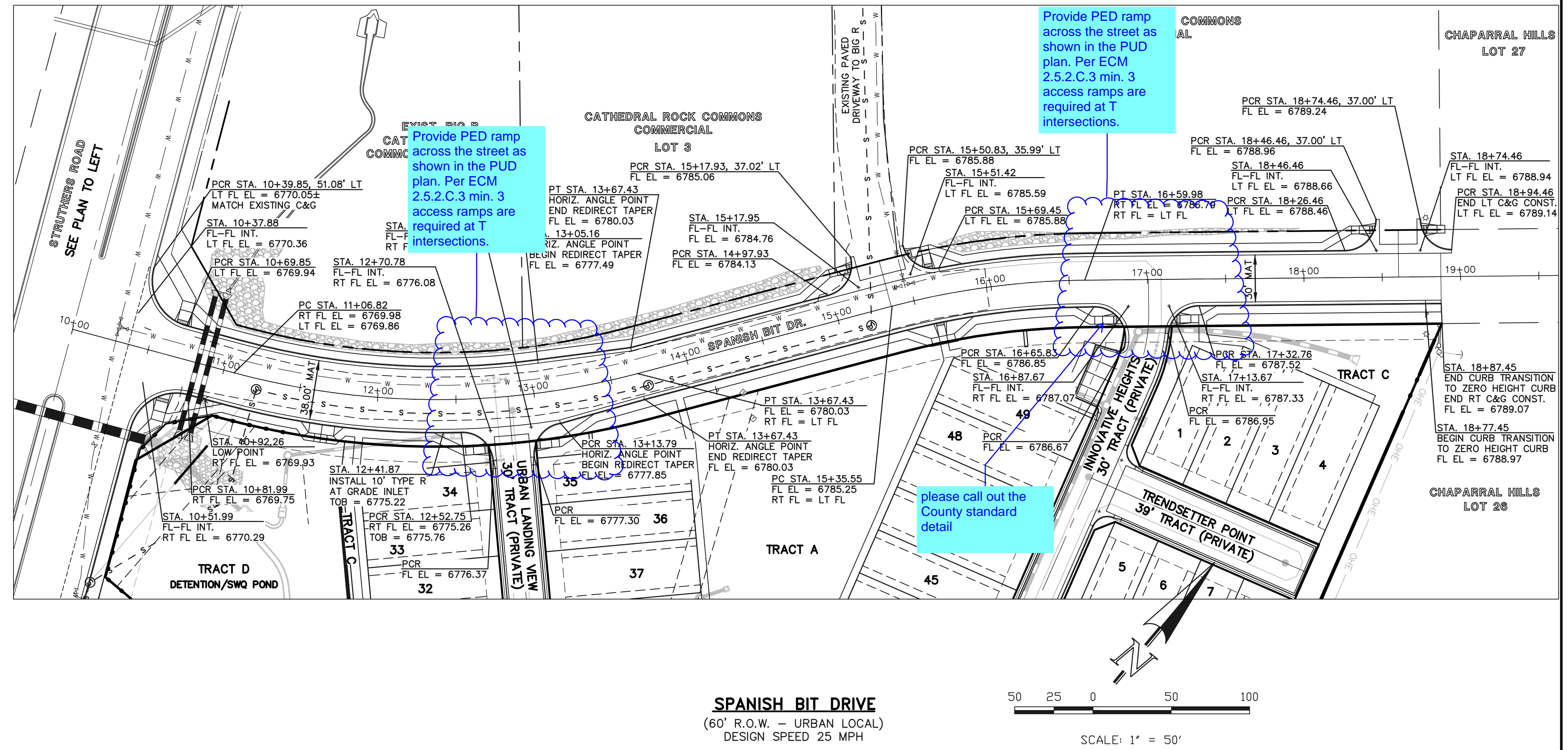
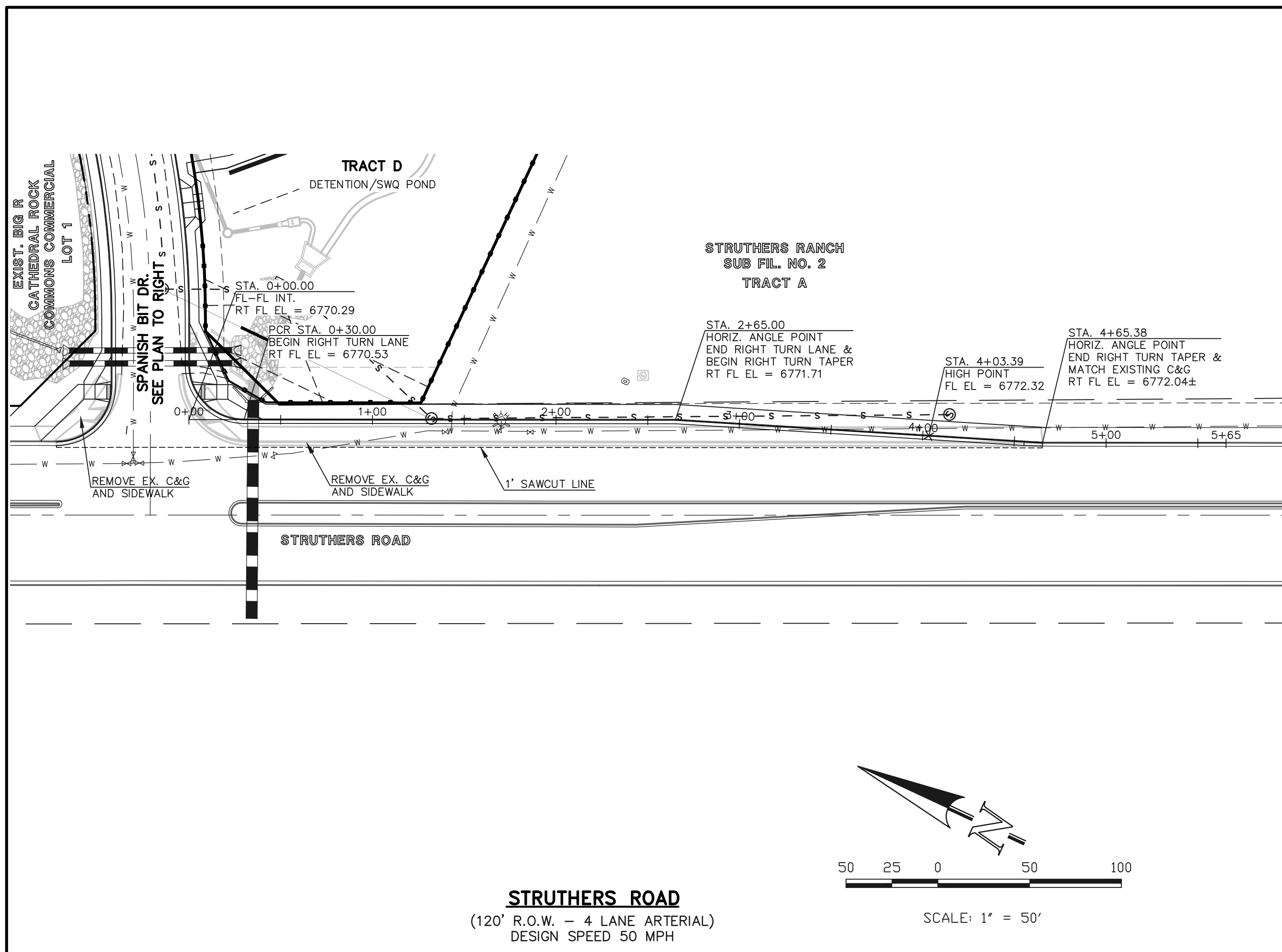
DRAWN BY: PRA (H) 1"= N/A SHEET 4 OF 21

CHECKED BY: (V) 1"= N/A JOB NO. 1308.01

CLASSIC CONSULTING







48 HOURS BEFORE YOU DIG, CALL UTILITY LOCATORS  
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NO.	REVISION	DATE

REVIEW: PREPARED UNDER MY DIRECT SUPERVISION FOR AND ON BEHALF OF CLASSIC CONSULTING ENGINEERS AND SURVEYORS, LLC

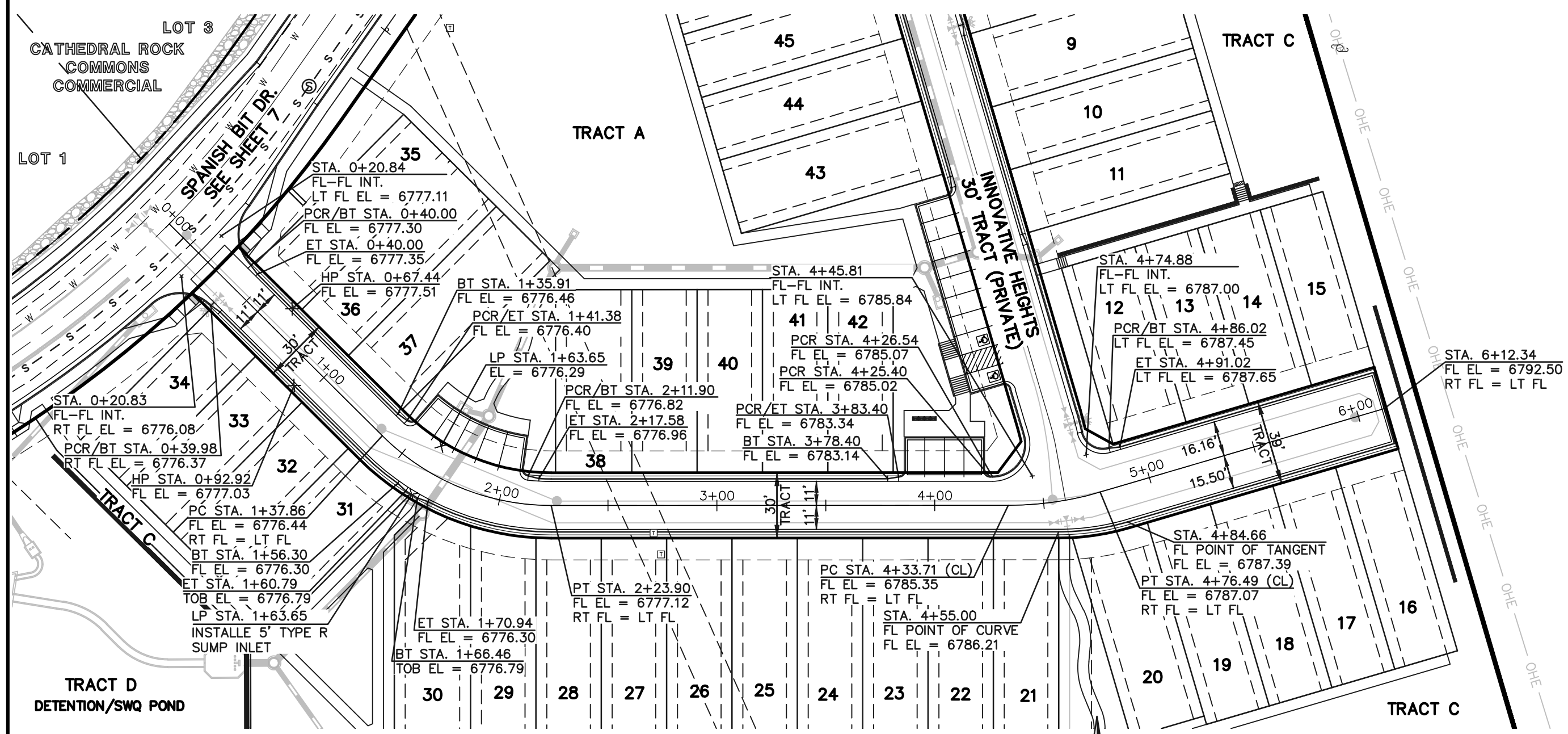
MARC A. WHORTON, COLORADO P.E. #37155 DATE

**CLASSIC CONSULTING**

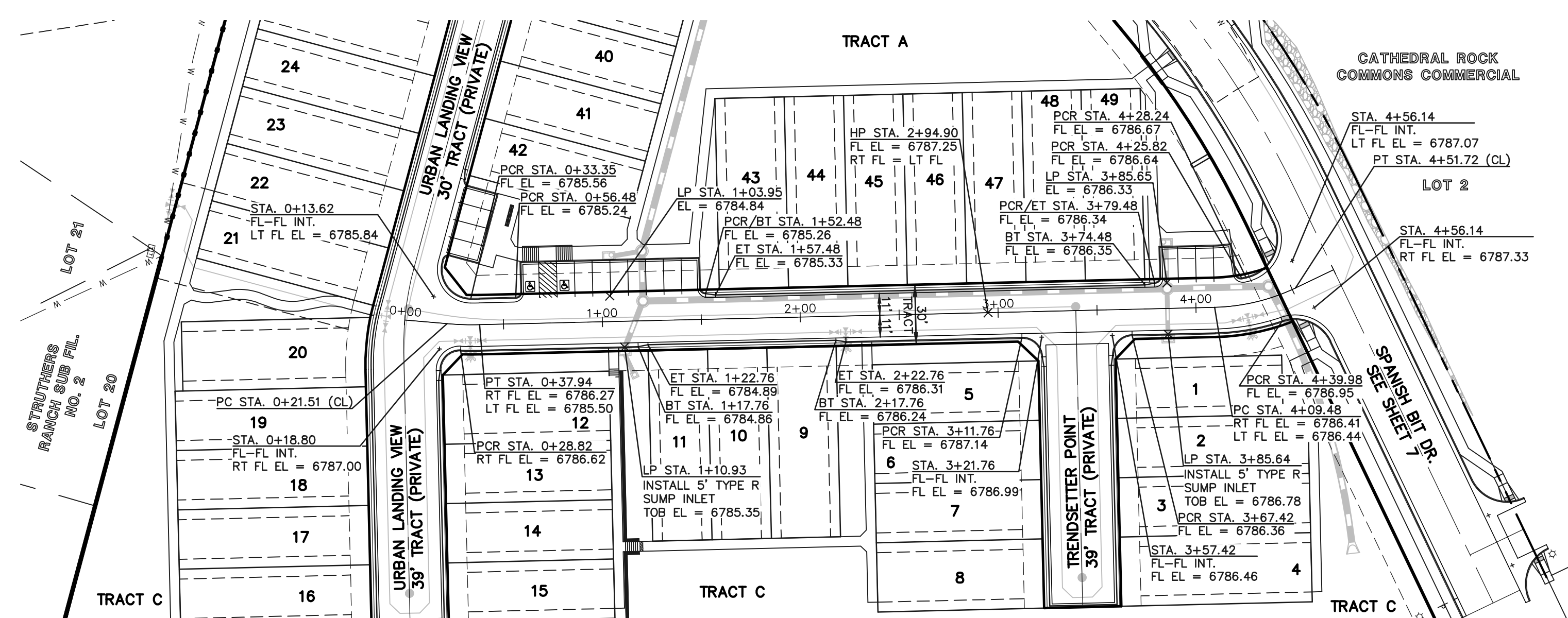
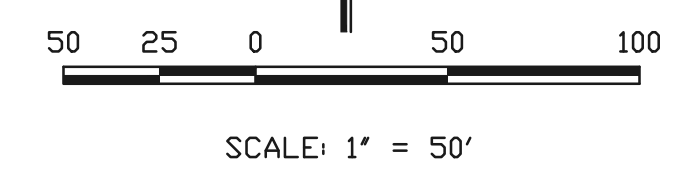
URBAN LANDING FILING NO. 1  
CONSTRUCTION PLANS  
STREET IMPROVEMENT PLANS  
STRUTHERS ROAD & SPANISH BIT DRIVE

DESIGNED BY: PRA SCALE: DATE: 11-25-24  
DRAWN BY: PRA (H) 1" = 50' SHEET 7 OF 21  
CHECKED BY: (V) 1" = 5' JOB NO. 1308.01

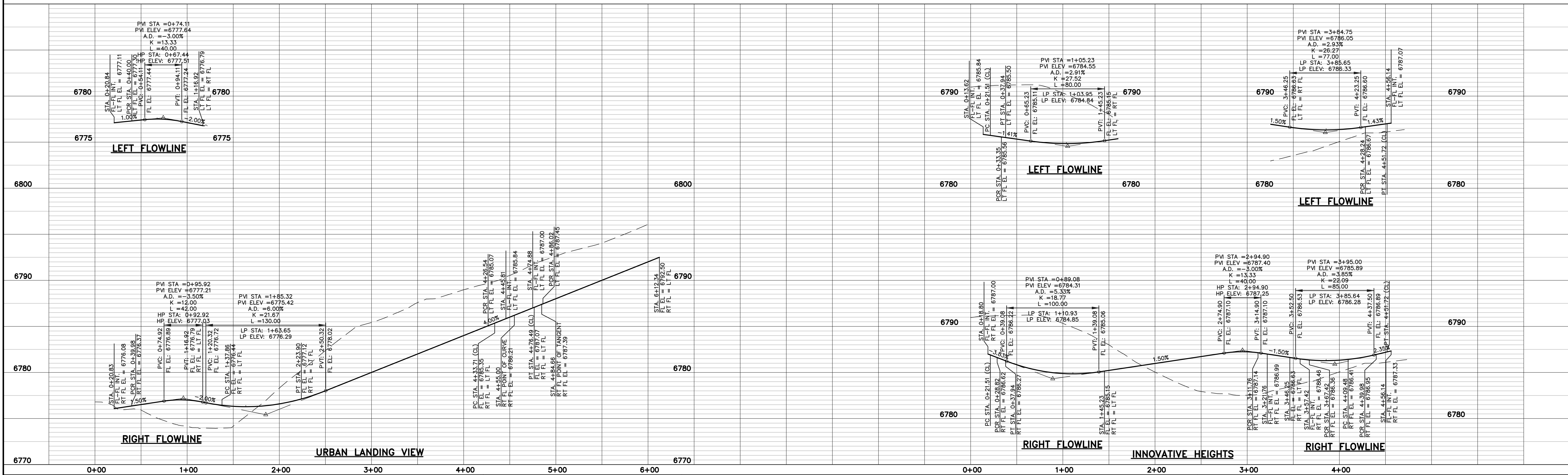
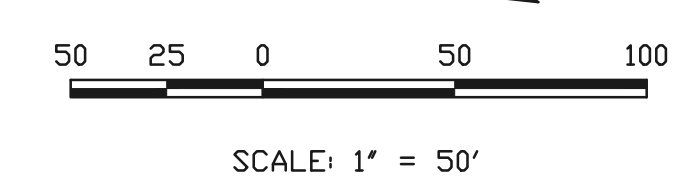
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**URBAN LANDING VIEW**  
(PRIVATE 30' & 39' TRACT)  
DESIGN SPEED 20 MPH



**INNOVATIVE HEIGHTS**  
(PRIVATE 30' TRACT)  
DESIGN SPEED 20 MPH



**RIGHT FLOWLINE**

**URBAN LANDING VIEW**

**RIGHT FLOWLINE**

**INNOVATIVE HEIGHTS**

**RIGHT FLOWLINE**

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UTILITY NOTIFICATION CENTER OF COLORADO  
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NO.	REVISION	DATE

REVIEW:

PREPARED UNDER MY DIRECT SUPERVISION FOR AND ON BEHALF OF CLASSIC CONSULTING ENGINEERS AND SURVEYORS, LLC

MARC A. WHORTON, COLORADO P.E. #37155      DATE



**URBAN LANDING FILING NO. 1**  
**CONSTRUCTION PLANS**  
STREET IMPROVEMENT PLANS  
URBAN LANDING VIEW & INNOVATIVE HEIGHTS

DESIGNED BY	PRA	SCALE	DATE	11-25-24
DRAWN BY	PRA	(H) 1" = 50'	SHEET	8 OF 21
CHECKED BY	(V) 1" = 5'	JOB NO.	1308.01	









### American Revolution LED Series 247L

#### PRODUCT OVERVIEW



#### Features:

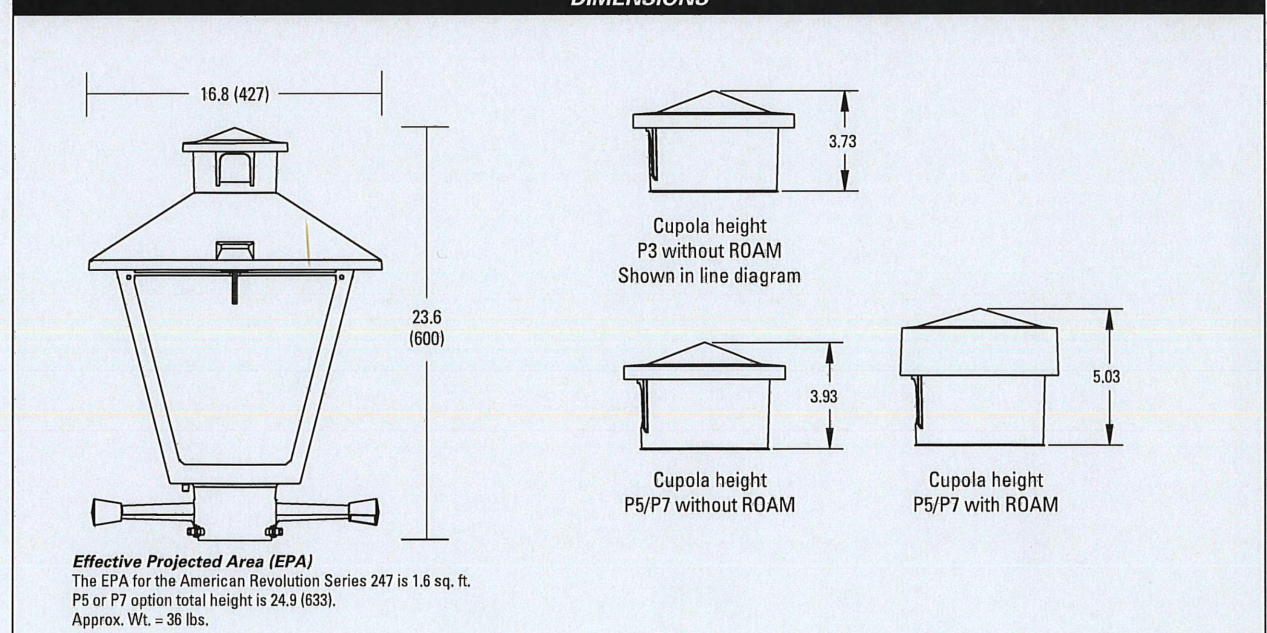
- Die-cast aluminum housing and hood for long-life performance
- Die-cast trigger latch (TL) and captive thumb screws option available for easy access to internal components
- Optical assembly designed for maximum performance, available in Type II, Type III and Type V
- Hinged hood and captive thumb screws provision afford quick, easy access to electrical and optical area for servicing
- Slipfitter with three set screws allows secure installation to pole sizes 2-3/8" or 3" O.D.
- Surge protection device (standard) exceeds ANSI C82.41 Category C1 criteria (surge tested at 10kV/5kA)
- Complies with ANSI: C136.2, C136.10, C136.15
- CSA listed and suitable for up to 30°C ambient
- Rated L70, LED life greater than 100,000 hours at 25°C
- Replaces up to 150W HPS light source incumbent models
- LED electronic 0V-10V dimmable driver
- DesignLights Consortium® (DLC) qualified product. Not all versions of this product may be DLC qualified. Please check the DLC Qualified Products List at [www.designlights.org/DPL](http://www.designlights.org/DPL) to confirm which versions are listed.

#### Applications:

- Streetscapes
- Walkways
- Pathways
- Parks

MVEA SPEC # 247L 10LEDE10 MVOLT 4K RS AY PCLL

#### DIMENSIONS



Note: Specifications subject to change without notice.  
American Revolution Series 247L LED



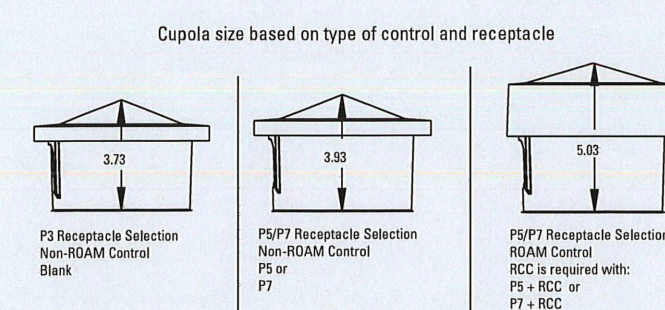
### American Revolution LED Series 247L

#### ORDERING INFORMATION

Example: 247L 20LEDE70 MVOLT 4K RS AY

Series	Performance Package	Voltage	Color Temperature (CCT)
247L American Revolution LED	20LEDE10 20 Chips, 1050 mA Driver, 72 input watts 20LEDE70 20 Chips, 700 mA Driver, 40 input watts 10LEDE10 10 Chips, 1050 mA Driver, 28 input watts 10LEDE70 10 Chips, 700 mA Driver, 28 input watts 10LEDE53 10 Chips, 525 mA Driver, 18 input watts 10LEDE36 10 Chips, 350 mA Driver, 13 input watts	MVOLT Multi-volt, 120-277V 247 247V 480 480V	3K 3000K 4K 4000K 5K 5000K

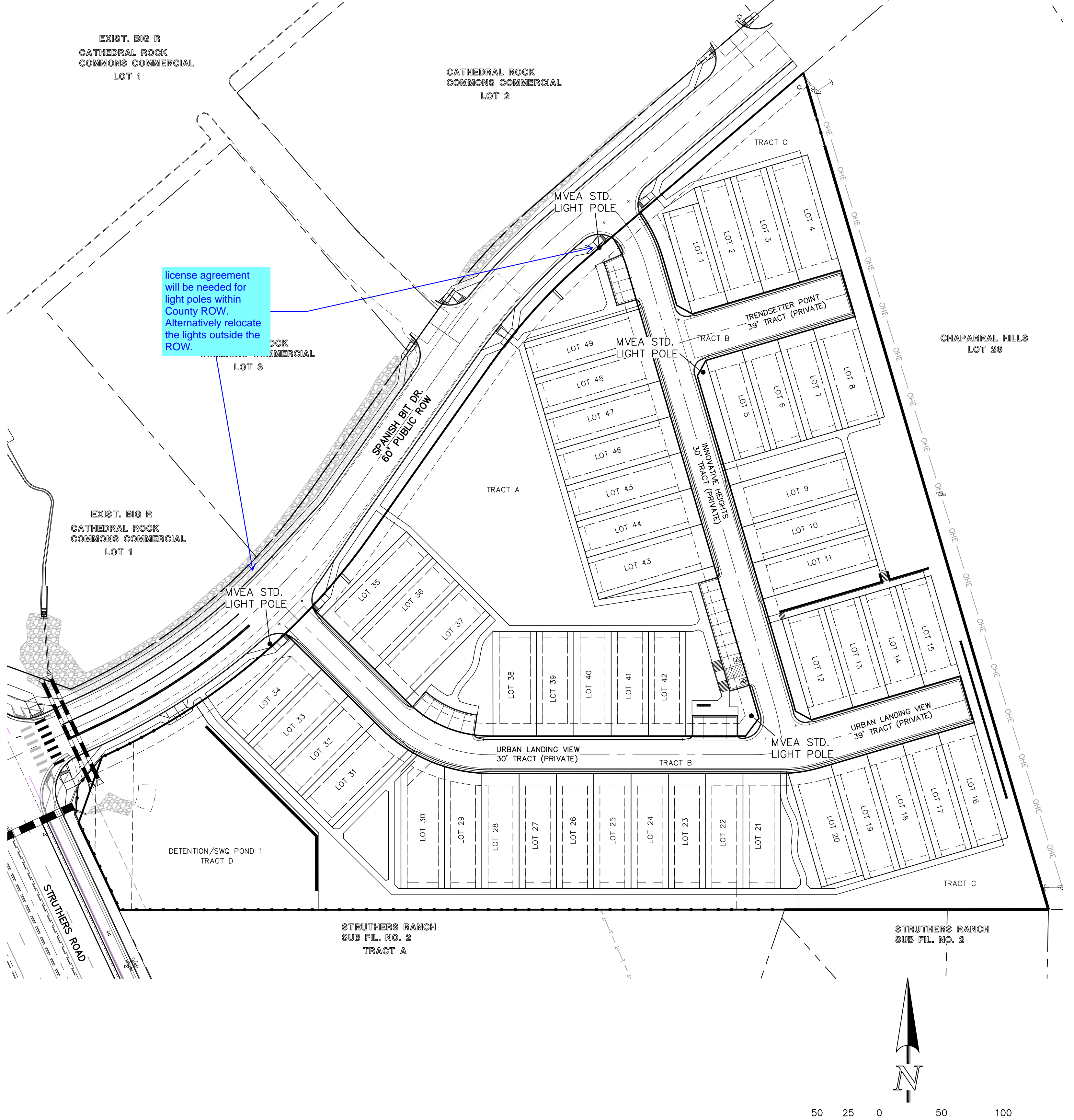
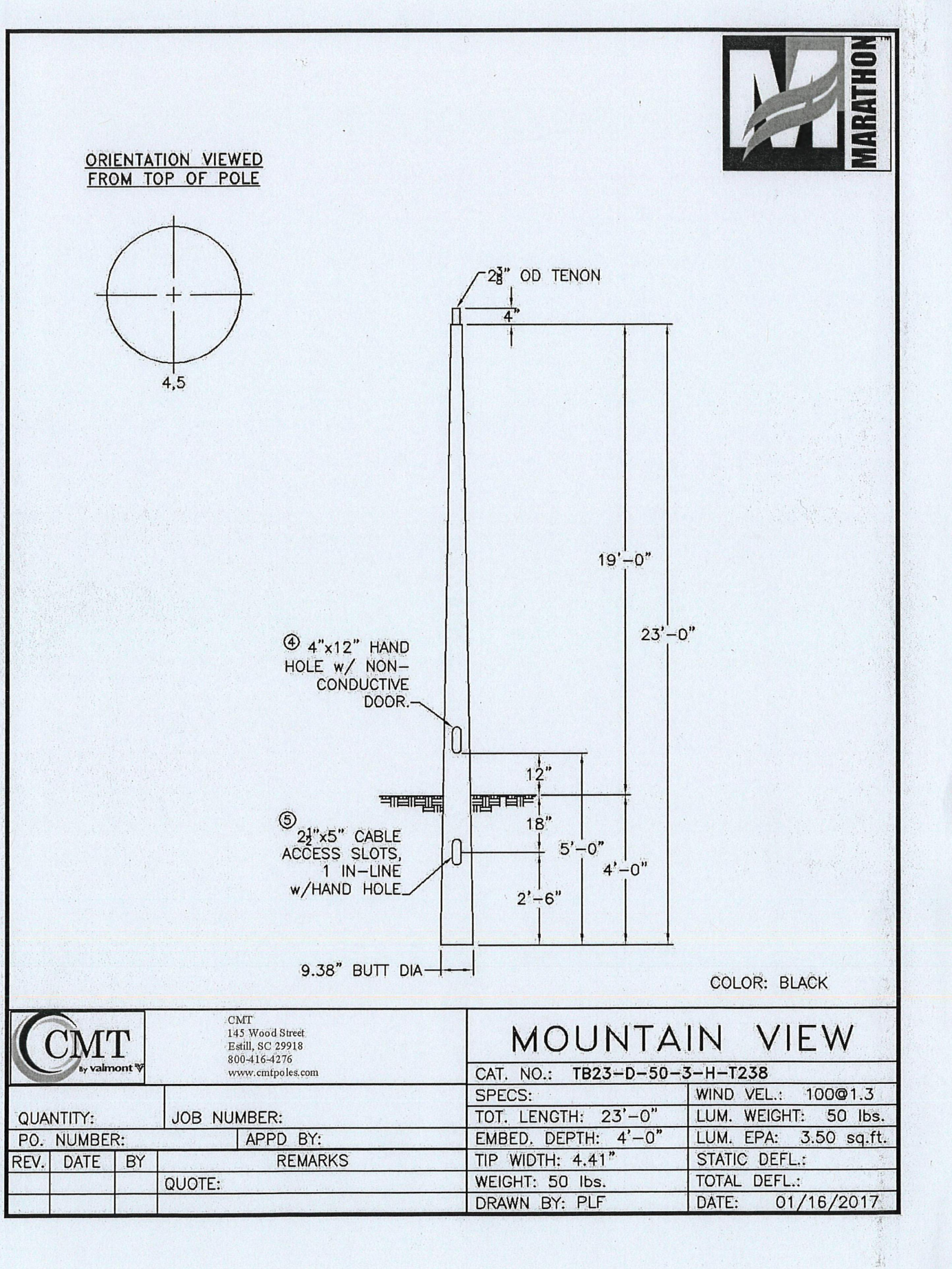
Distribution	Optics	Options	Miscellaneous
R2 Type II R3 Type III R5 Type V	AY Acrylic PV Polycarbonate	Black (standard) GY Gray DBB Dark Bronze WH White BZ Bronze	SS Stainless steel hardware NL NEMA Label XL Not CSA Listed TL Tool-less Entry LDR Ladder Rest SH Shoring Cap SHX* Not CSA Listed Shoring Cap HSB House Side Shield Black HSW House Side Shield White GR Enhanced Corrosion Resistant Finish RDC* ROAM Dimming Node Cupola Cover
		Photocontrol (blank) NR <sup>1</sup> No Photocontrol Receptacle PS <sup>2</sup> 5 pin NEMA Photocontrol Receptacle (dimming driver included) P7 <sup>3</sup> 7 pin NEMA Photocontrol Receptacle (dimmable driver included) PCLL <sup>1,4</sup> Solid State Long Life Photocontrol PCSS <sup>1,4,5</sup> Not CSA Listed Solid State Long Life Photocontrol (120-277V)	Accessories RDC57* ROAM Dimming Node Cupola Cover



- Notes:
- Other colors available, please contact factory
  - PS and SH not available with NR option
  - Taller cupola cover (RDC) is required when used with ROAM or other similar wireless monitoring control systems
  - Standard failure mode: "Fail On"
  - Photocontrols supplied with ANSI Standard Turn-On levels
  - XL option is required
  - Ships with unit, field installed
  - Required when using ROAM or other similar wireless monitoring control systems

**AEL American Electric Lighting**  
 ALL Headquarters: 3025 Columbia Road, Greenville, OH 45426  
 www.americanelectriclighting.com  
 © 2017 Acuity Brands Lighting, Inc. All Rights Reserved. 02/26/17

Warranty: Five-year limited warranty. Complete warranty terms located at [www.americanelectriclighting.com/customer-resources/drivers\\_and\\_conditions.aspx](http://www.americanelectriclighting.com/customer-resources/drivers_and_conditions.aspx). Actual performance may differ as a result of end-user environment and application. All values are design or typical values, measured under laboratory conditions at 25°C. Specifications subject to change without notice.  
 Please contact your sales representative for the latest product information.



#### LIGHT POLE OWNERSHIP AND RESPONSIBILITY:

DEVELOPER RESPONSIBLE FOR COST OF POLE DESIGN AND INSTALL

LOCAL HOA RESPONSIBLE FOR OWNERSHIP AND MAINTENANCE OF LIGHT POLES UPON INSTALL AND LIGHT POLE ELECTRICITY COSTS

THE ROW LICENSE AGREEMENT IS NOT ASSIGNABLE WITHOUT BOCC CONSENT

#### LIGHT POLE LOCATION WITHIN URBAN LOCAL ROADWAY:

CRITERIA PER ECM 4.3.5.D.2

URBAN LOCAL CLEAR ZONE = 12'

POLE LOCATION = 6.5' MIN. FROM TBC AND 1.0' INSIDE 50' ROW

#### LIGHT POLE LOCATION WITHIN PRIVATE ROAD TRACT:

CRITERIA PER ECM 4.3.5.D.2

URBAN LOCAL CLEAR ZONE = 12'

POLE LOCATION = 6.5' MIN. FROM TBC AND WITHIN 10' PUBLIC UTILITY ESMT.

48 HOURS BEFORE YOU DIG,  
CALL UTILITY LOCATORS  
**811**  
UTILITY NOTIFICATION CENTER OF COLORADO  
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REVIEW:  
 PREPARED UNDER MY DIRECT SUPERVISION FOR AND ON BEHALF OF CLASSIC CONSULTING ENGINEERS AND SURVEYORS, LLC  
 MARC A. WHORTON, COLORADO P.E. #37155 DATE



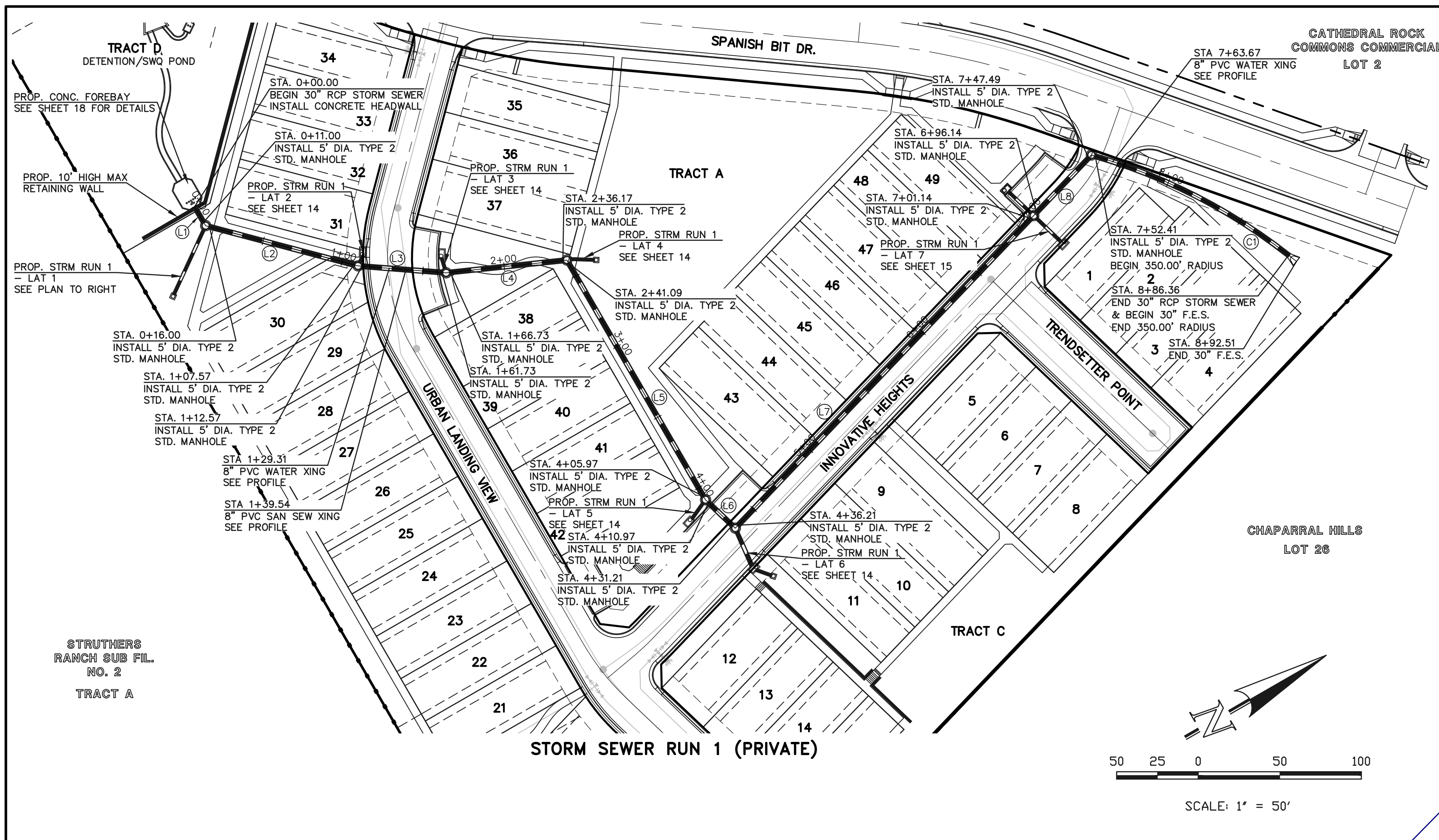
URBAN LANDING FILING NO. 1  
 CONSTRUCTION PLANS  
 STREET LIGHT POLE LOCATION PLAN

DESIGNED BY	MAW	SCALE	DATE	12-17-24
DRAWN BY	MAW	(H) 1" = 50'	SHEET	11 OF 21
CHECKED BY	(V) 1" = N/A	JOB NO.	1308.01	



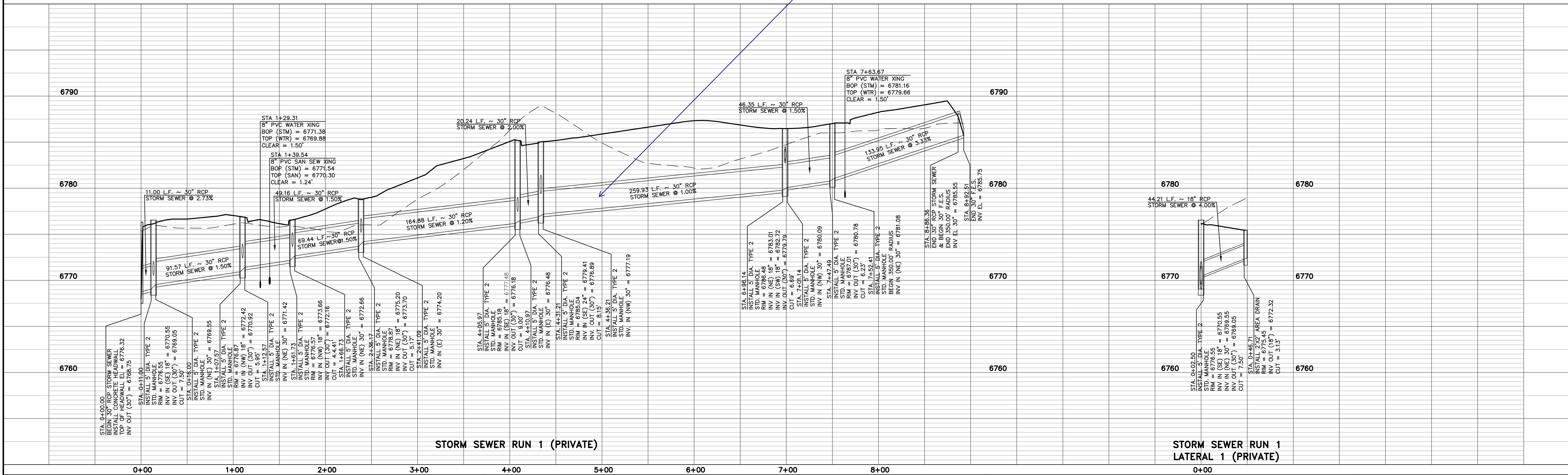
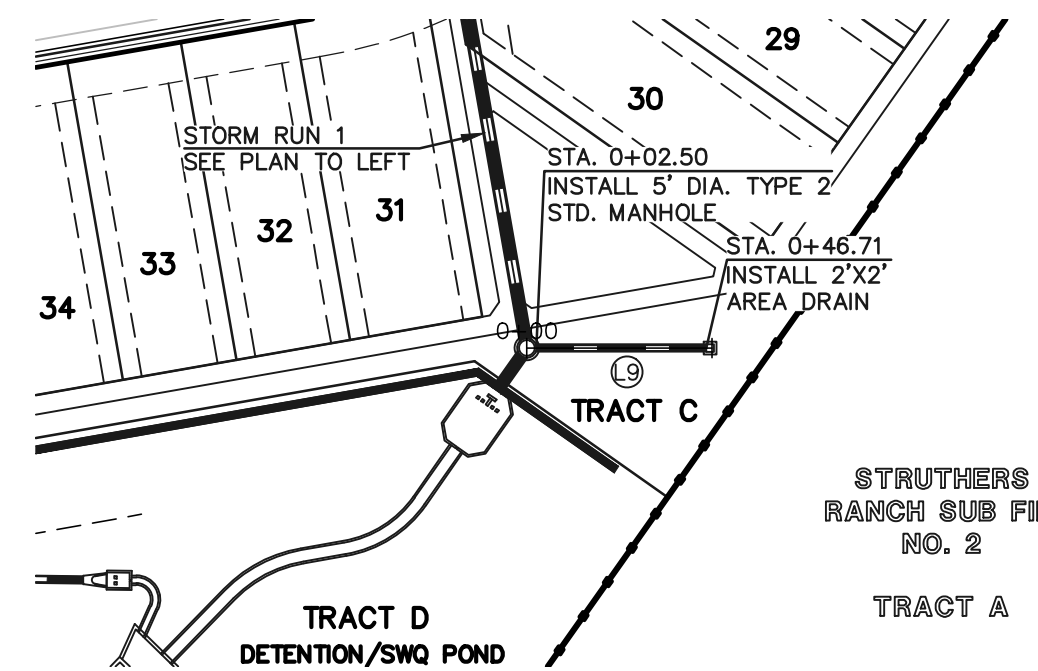
V:\130801\URBANS\CONSTRUCT\CONV12-130801-STREET LIGHTS\PLAN.dwg, 12/19/2024 1:28:37 PM, 1:1





LINE	LENGTH	BEARING	PIPE
L1	11.00	N89°48'10"E	30" RCP
L2	91.57	N44°48'10"E	30" RCP
L3	49.16	N34°27'34"E	30" RCP
L4	69.45	N23°58'09"E	30" RCP
L5	164.87	N89°59'08"E	30" RCP
L6	20.25	N73°38'45"E	30" RCP
L7	259.93	N16°21'15"W	30" RCP
L8	46.35	N16°21'15"W	30" RCP
L9	44.21	S35°15'20"E	18" RCP

CURVE	LENGTH	RADIUS	DELTA	PIPE
C1	133.95	350.00	21°55'43"	30" RCP



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MARC A. WHORTON, COLORADO P.E. #37155      DATE

**CLASSIC CONSULTING**

619 N. Cascade Avenue, Suite 200  
Colorado Springs, Colorado 80903

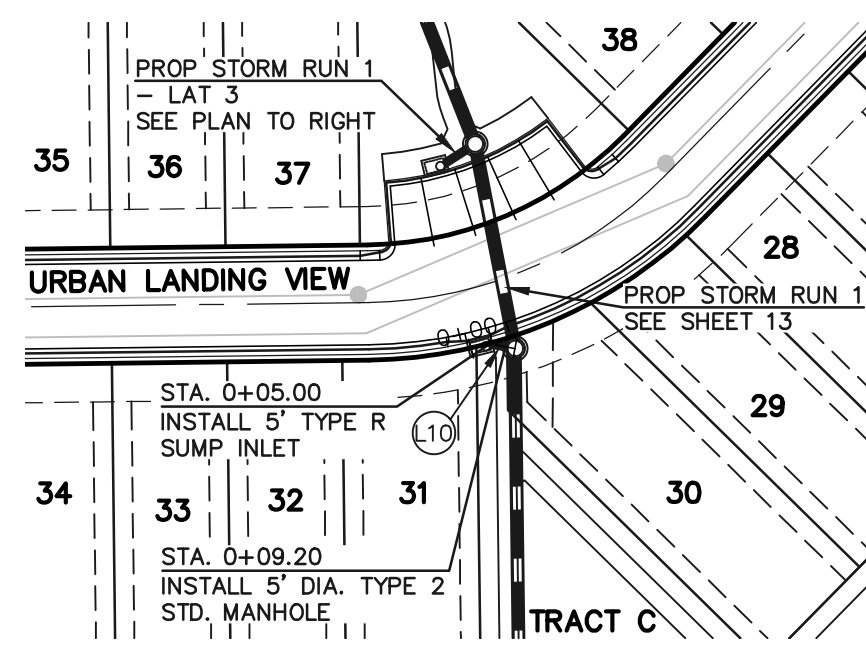
(719) 785-0790  
(719) 785-0799 (Fax)

URBAN LANDING FILING NO. 1  
CONSTRUCTION PLANS  
PRIVATE STORM SEWER PLAN

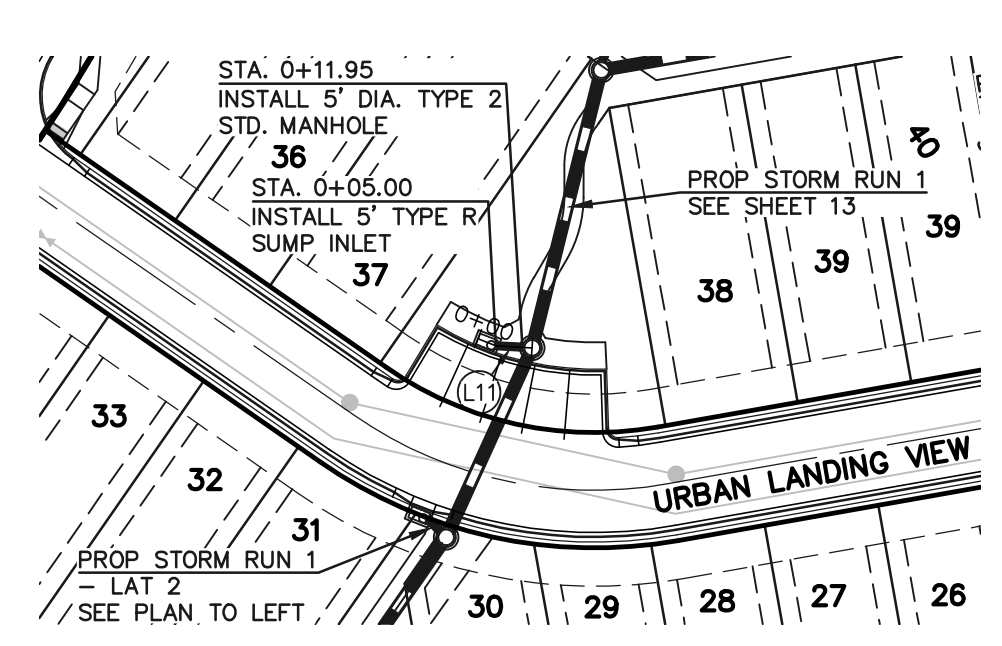
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DRAWN BY	PRA	(H) 1" = 50'	SHEET	13 OF 21
CHECKED BY	(V) 1" = 5'	JOB NO.	1308.01	

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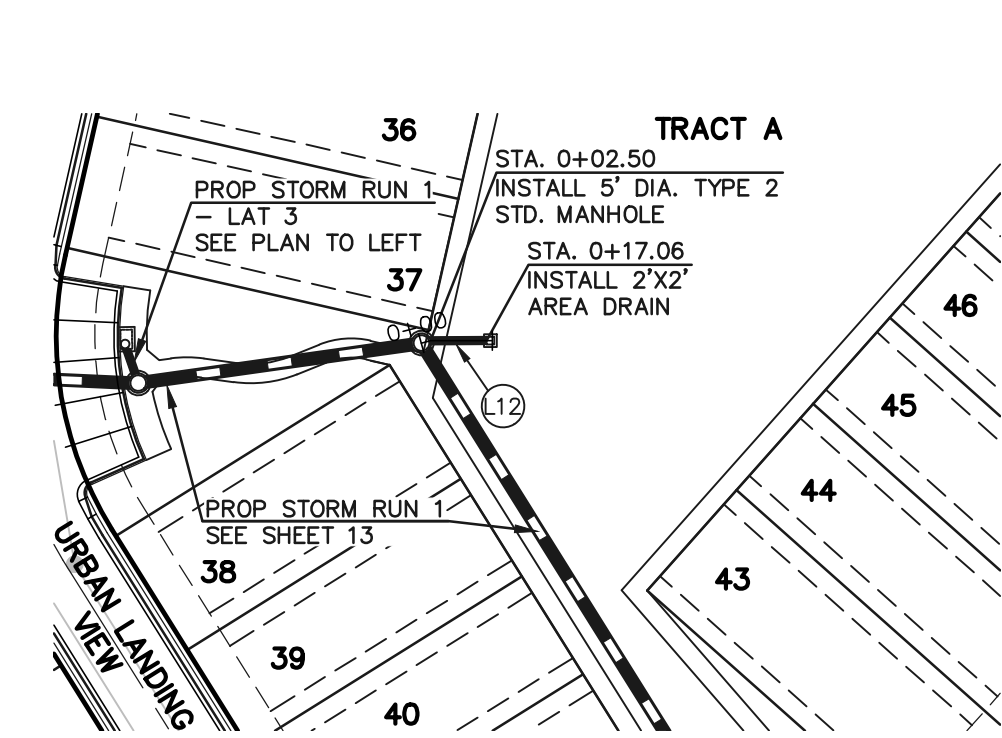
LINE	LENGTH	BEARING	PIPE
L10	4.20	S33°58'40"E	18" RCP
L11	6.95	S76°58'24"E	18" RCP
L12	14.56	N31°50'04"E	18" RCP
L13	11.92	S24°33'32"E	18" RCP
L14	23.12	S83°52'54"E	24" RCP
L15	10.53	N49°41'58"E	18" RCP



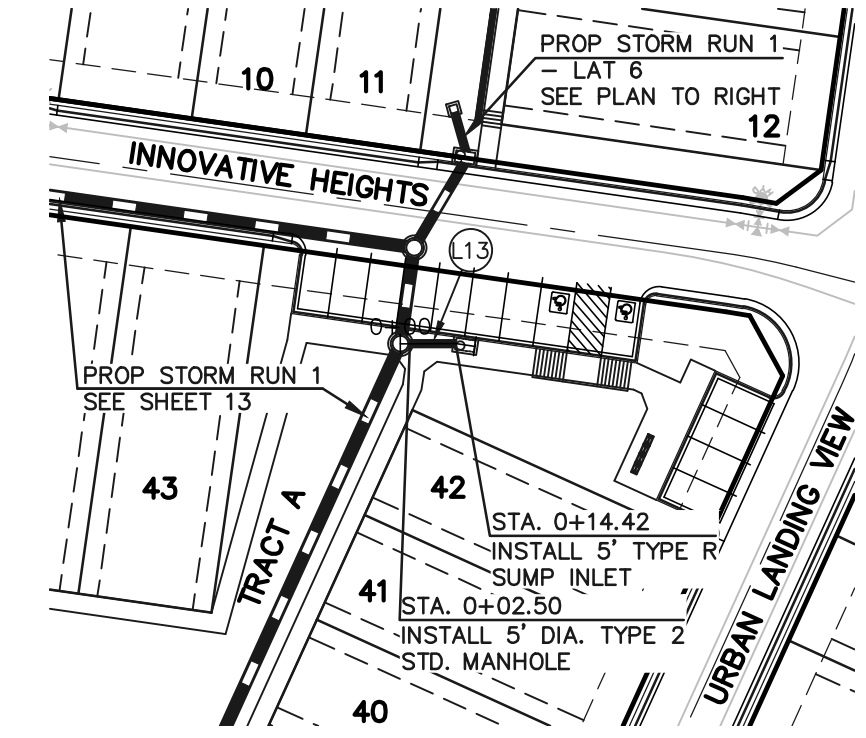
STORM SEWER RUN 1 - LATERAL 2 (PRIVATE)



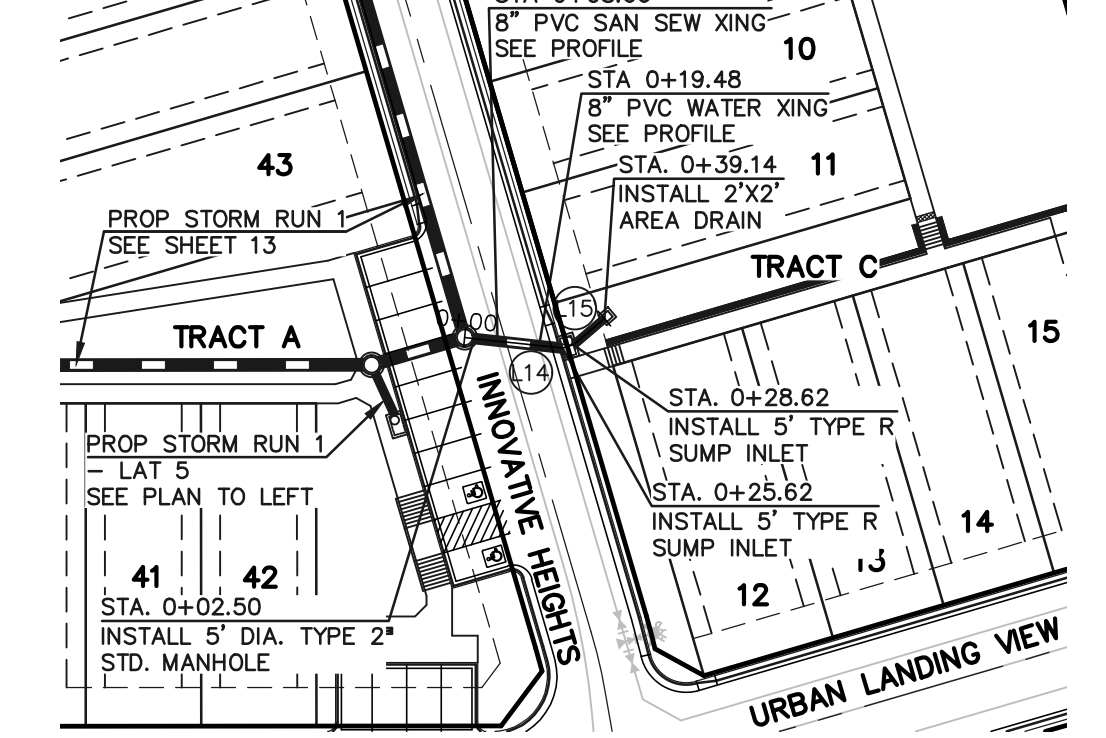
STORM SEWER RUN 1 - LATERAL 3 (PRIVATE)



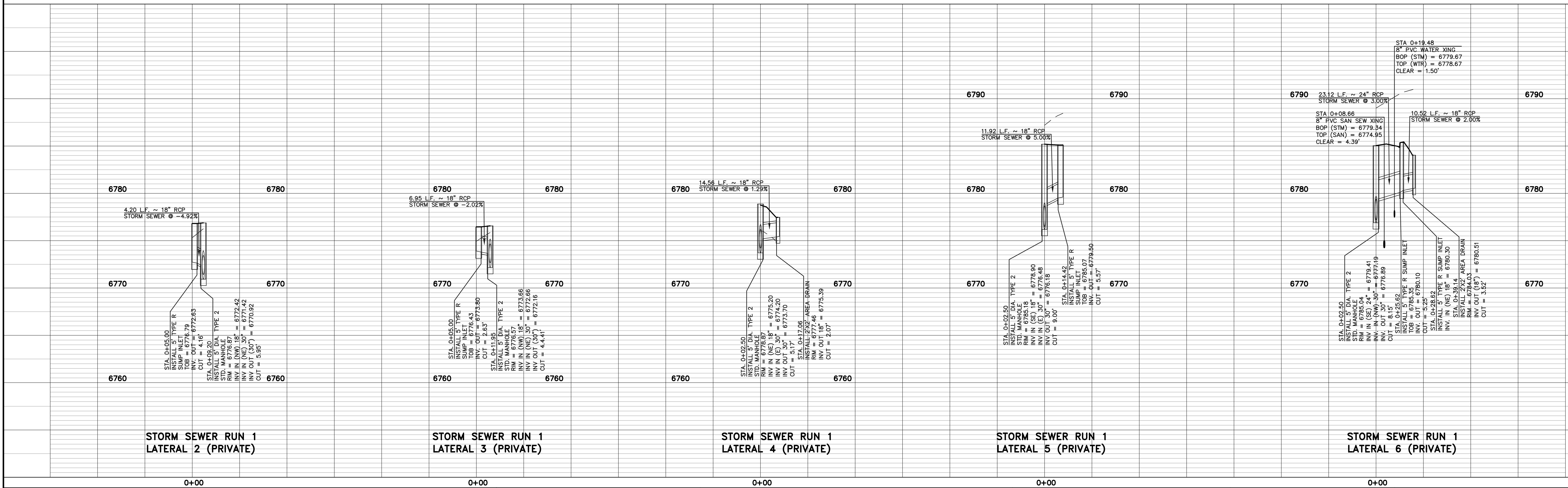
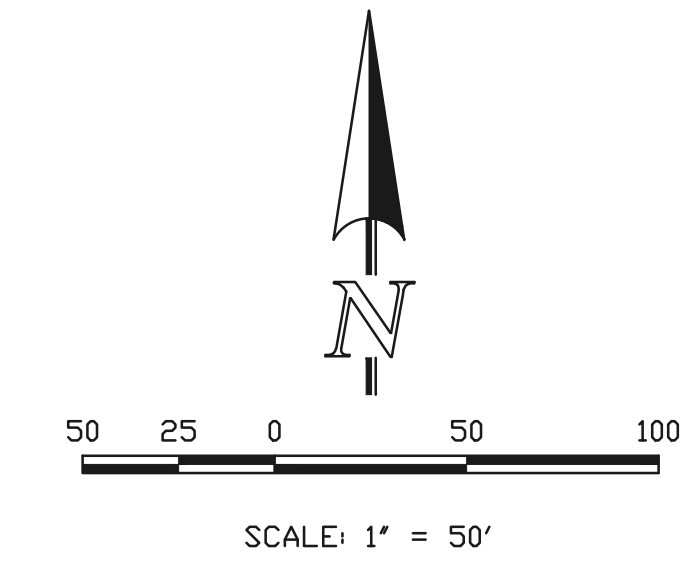
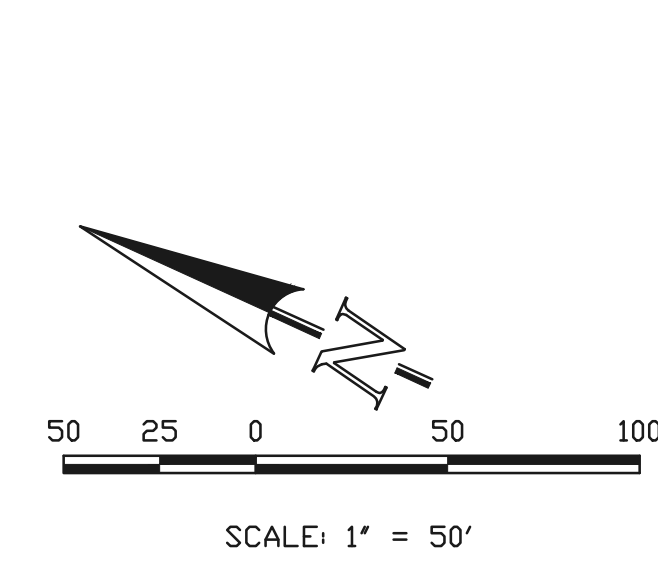
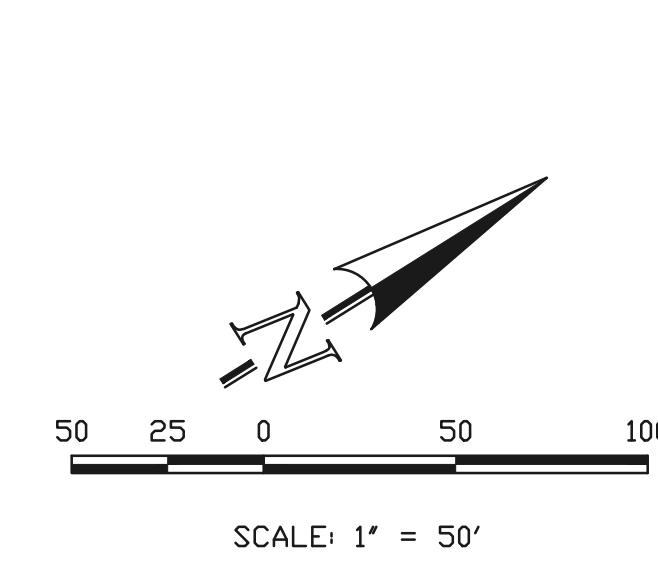
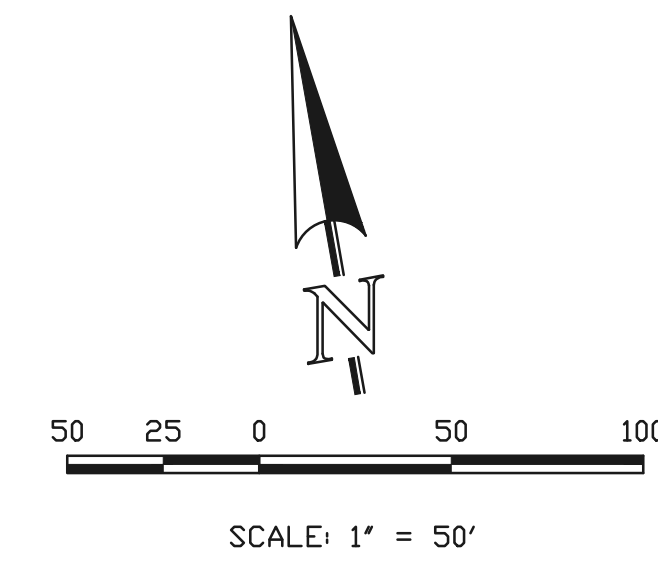
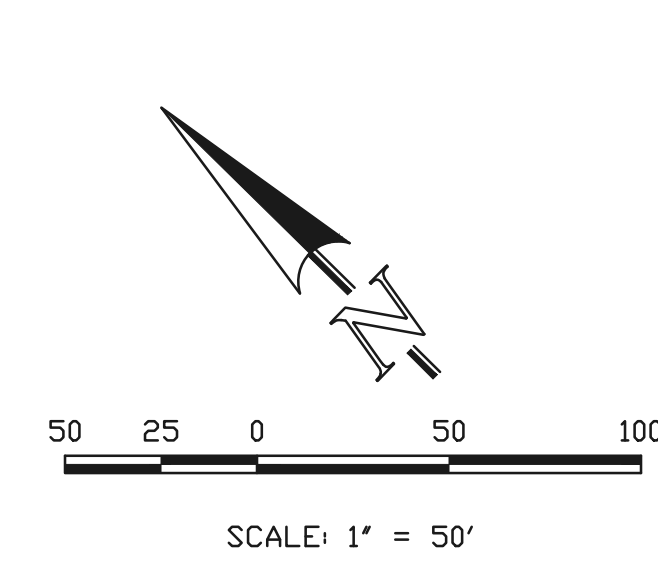
STORM SEWER RUN 1 - LATERAL 4 (PRIVATE)



STORM SEWER RUN 1 - LATERAL 5 (PRIVATE)



STORM SEWER RUN 1 - LATERAL 6 (PRIVATE)

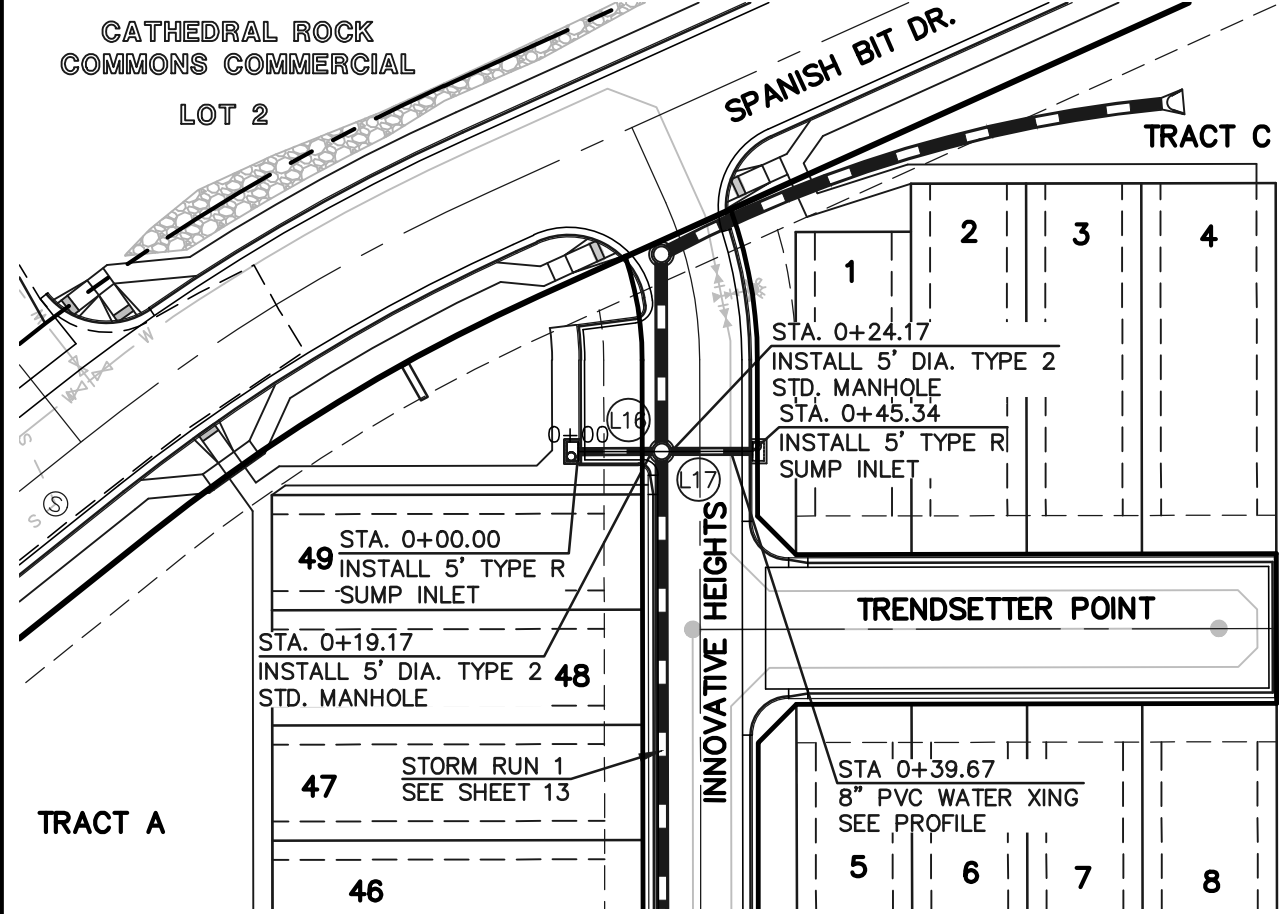


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<p>48 HOURS BEFORE YOU DIG, CALL UTILITY LOCATORS <b>811</b> UTILITY NOTIFICATION CENTER OF COLORADO IT'S THE LAW</p> <p>THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK. THE CONTRACTOR SHALL BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE CAUSED BY HIS FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.</p>	<p>NO. REVISION</p> <table border="1"> <tr><td> </td><td> </td></tr> <tr><td> </td><td> </td></tr> <tr><td> </td><td> </td></tr> <tr><td> </td><td> </td></tr> </table>									<p>DATE</p>	<p>REVIEW:</p> <p>PREPARED UNDER MY DIRECT SUPERVISION FOR AND ON BEHALF OF CLASSIC CONSULTING ENGINEERS AND SURVEYORS, LLC</p>	<p>URBAN LANDING FILING NO. 1 CONSTRUCTION PLANS PRIVATE STORM SEWER PLAN</p>	<p>DESIGNED BY PRA DRAWN BY PRA CHECKED BY</p>	<p>SCALE (H) 1" = 50' (V) 1" = 5'</p>	<p>DATE 11-25-24 SHEET 14 OF 21 JOB NO. 1308.01</p>
<p>MARC A. WHORTON, COLORADO P.E. #37155</p>	<p>DATE</p>	<p>DATE</p>													



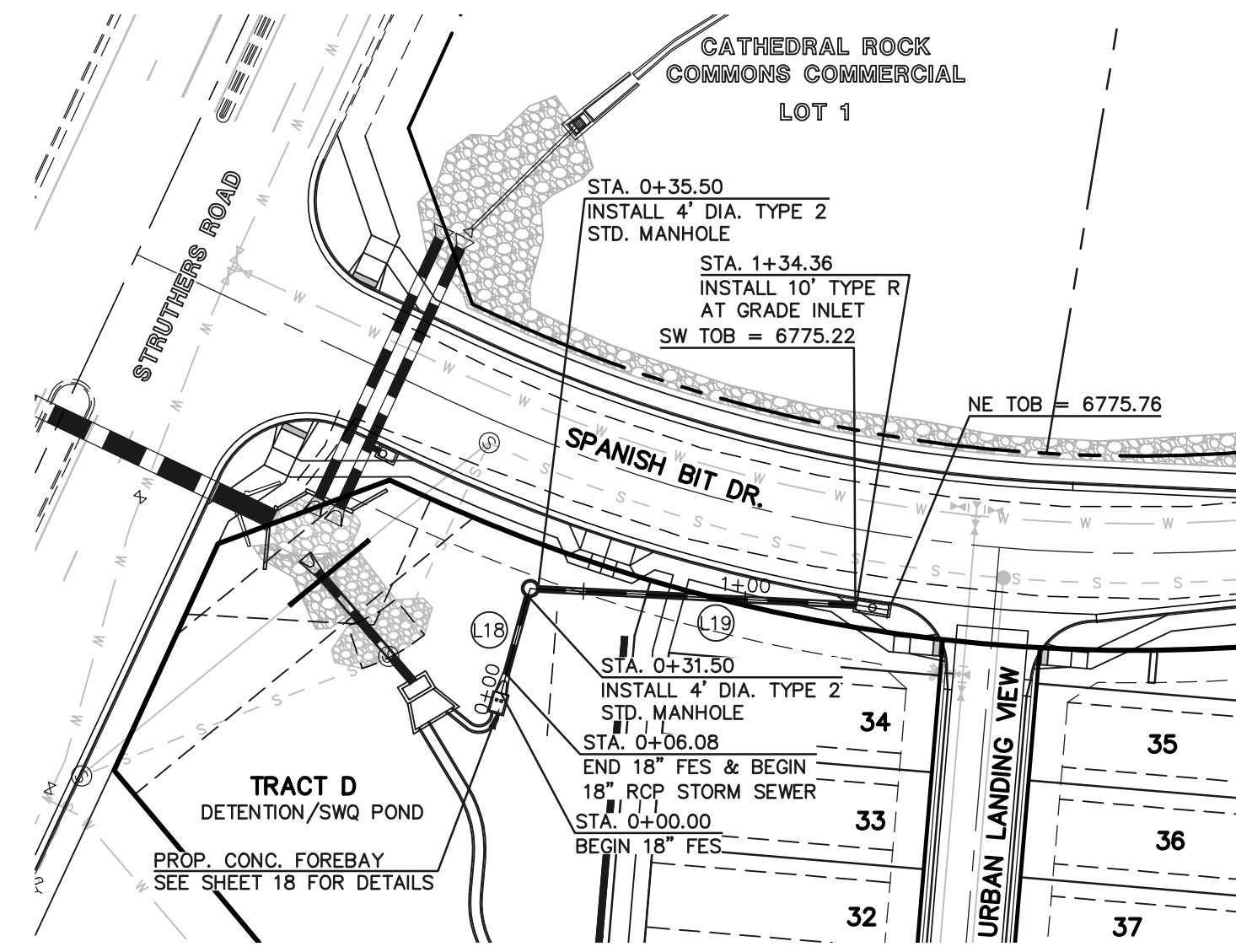
LINE	LENGTH	BEARING	PIPE
L16	19.17	N73°38'45"E	18" RCP
L17	21.17	N73°38'45"E	18" RCP
L18	25.00	N34°27'39"W	18" RCP
L19	98.43	N42°3'14"E	18" RCP
L20	44.97	N89°02'12"E	24" RCP



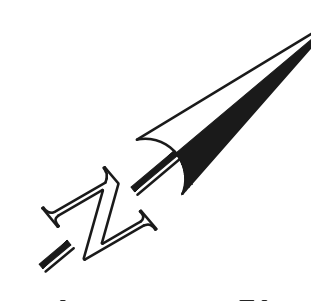
STORM SEWER RUN 1 - LATERAL 7 (PRIVATE)



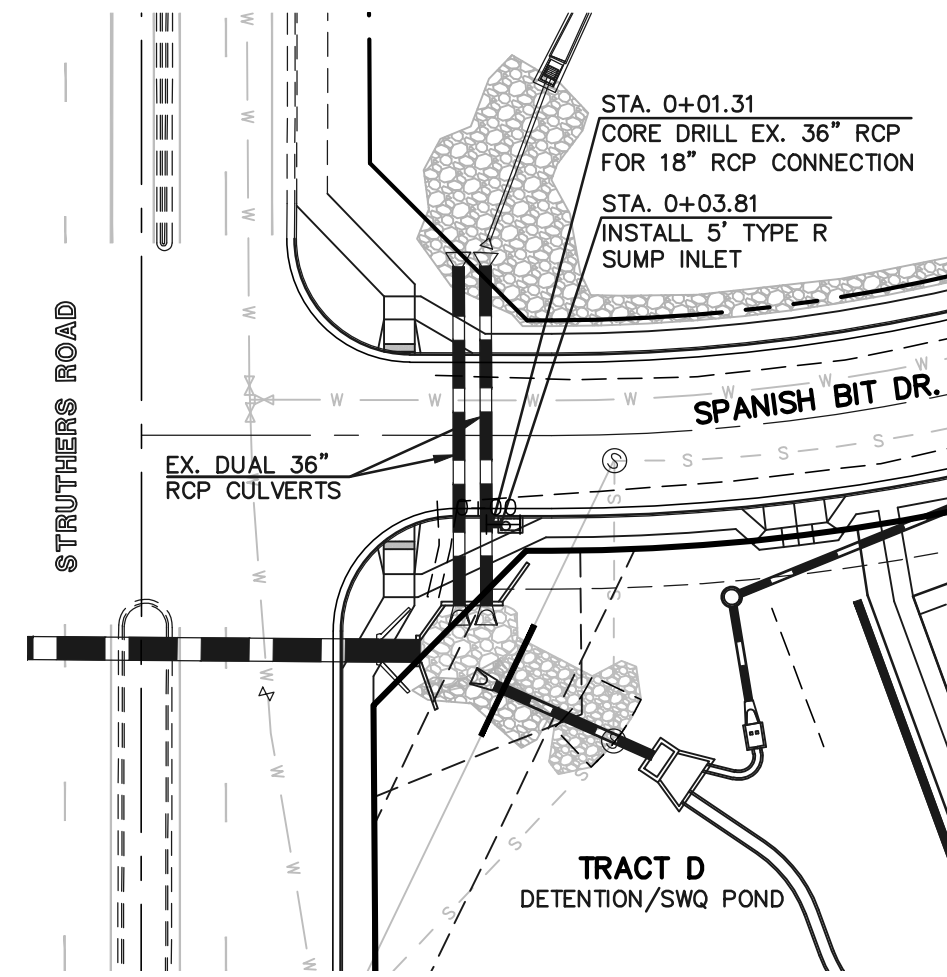
SCALE: 1" = 50'



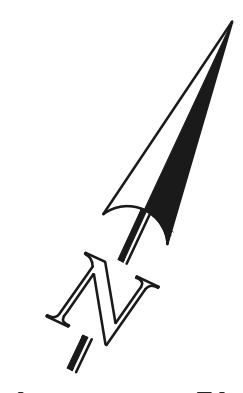
STORM SEWER RUN 2 (PRIVATE)



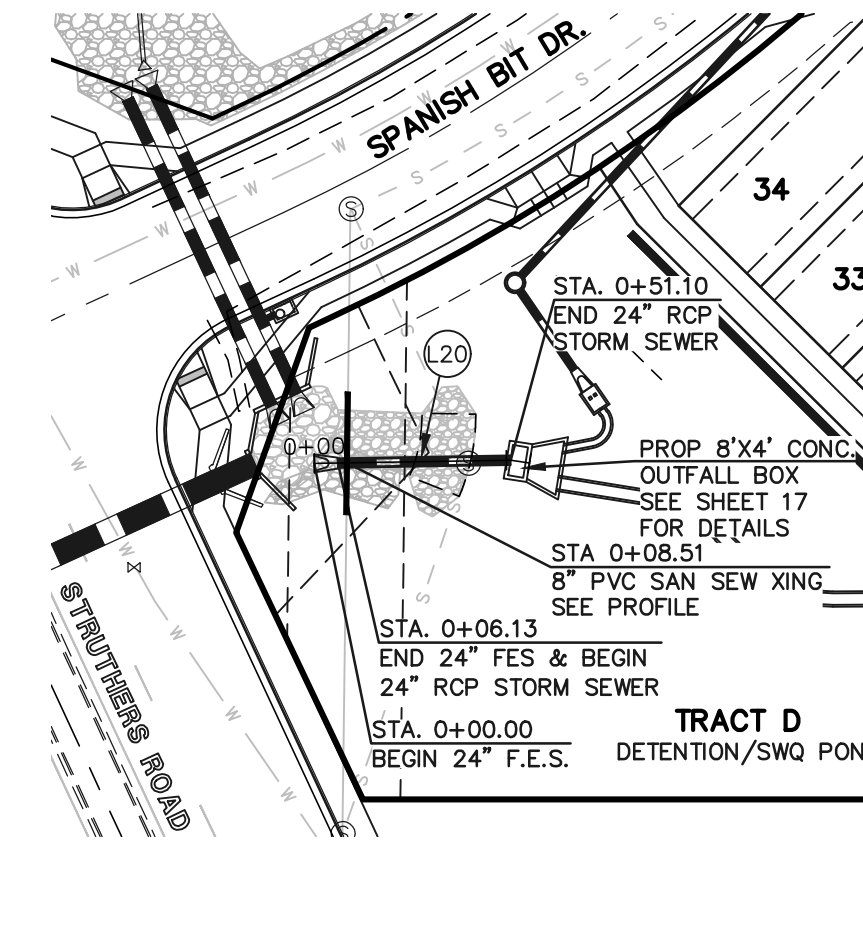
SCALE: 1" = 50'



STORM SEWER RUN 3 (PRIVATE)



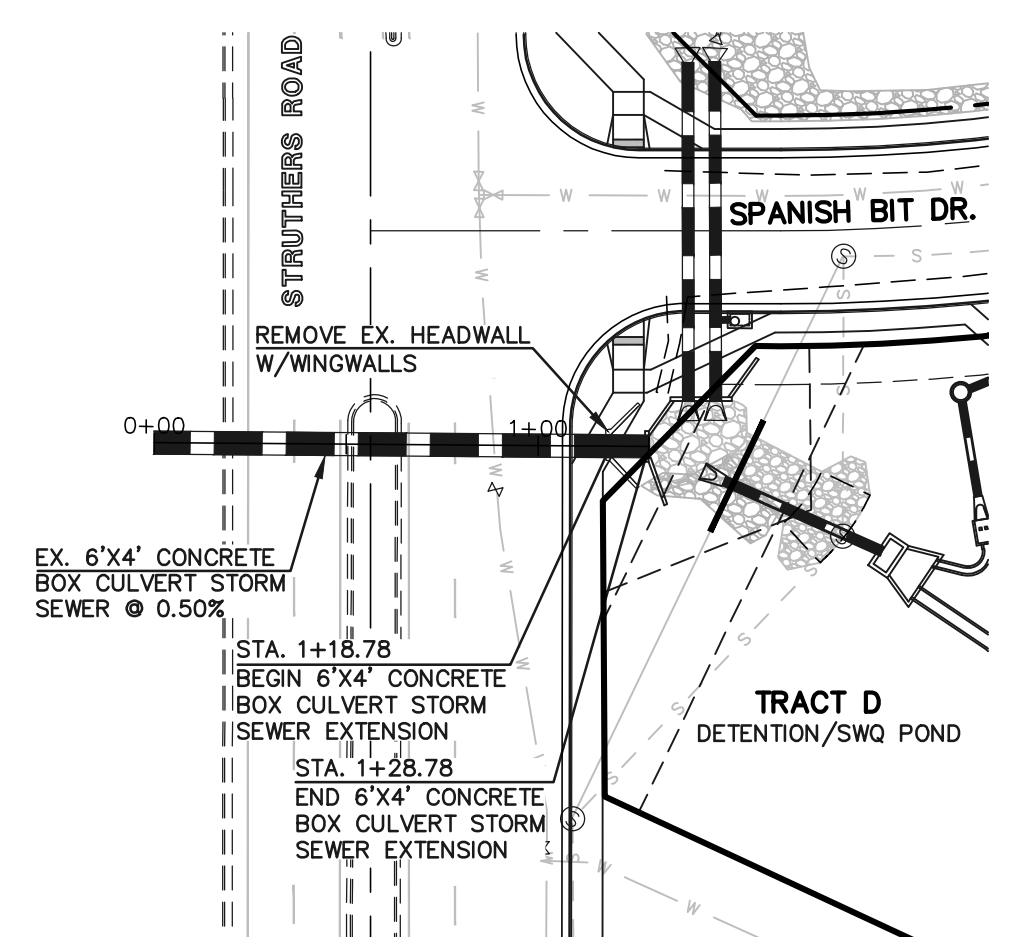
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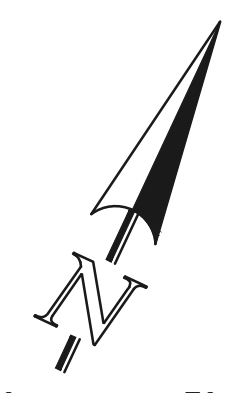
POND OUTFALL STORM SEWER (PRIVATE)



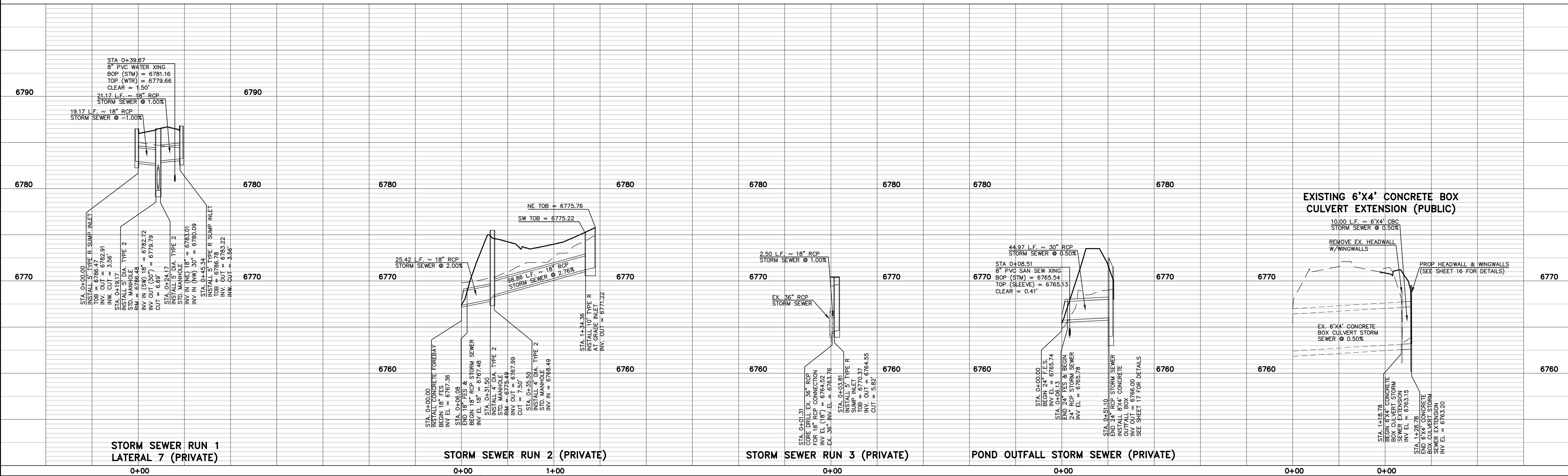
SCALE: 1" = 50'



EXISTING 6'x4' CONCRETE BOX CULVERT EXTENSION (PUBLIC)



SCALE: 1" = 50'



STORM SEWER RUN 1 LATERAL 7 (PRIVATE)

STORM SEWER RUN 2 (PRIVATE)

STORM SEWER RUN 3 (PRIVATE)

POND OUTFALL STORM SEWER (PRIVATE)

EXISTING 6'x4' CONCRETE BOX CULVERT EXTENSION (PUBLIC)

48 HOURS BEFORE YOU DIG,  
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**811**

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CLASSIC CONSULTING ENGINEERS AND SURVEYORS, LLC

MARC A. WHORTON, COLORADO P.E. #37155 DATE

619 N. Cascade Avenue, Suite 200  
Colorado Springs, Colorado 80903  
(719) 785-0790  
(719) 785-0799 (Fax)

URBAN LANDING FILING NO. 1  
CONSTRUCTION PLANS  
PRIVATE STORM SEWER PLAN

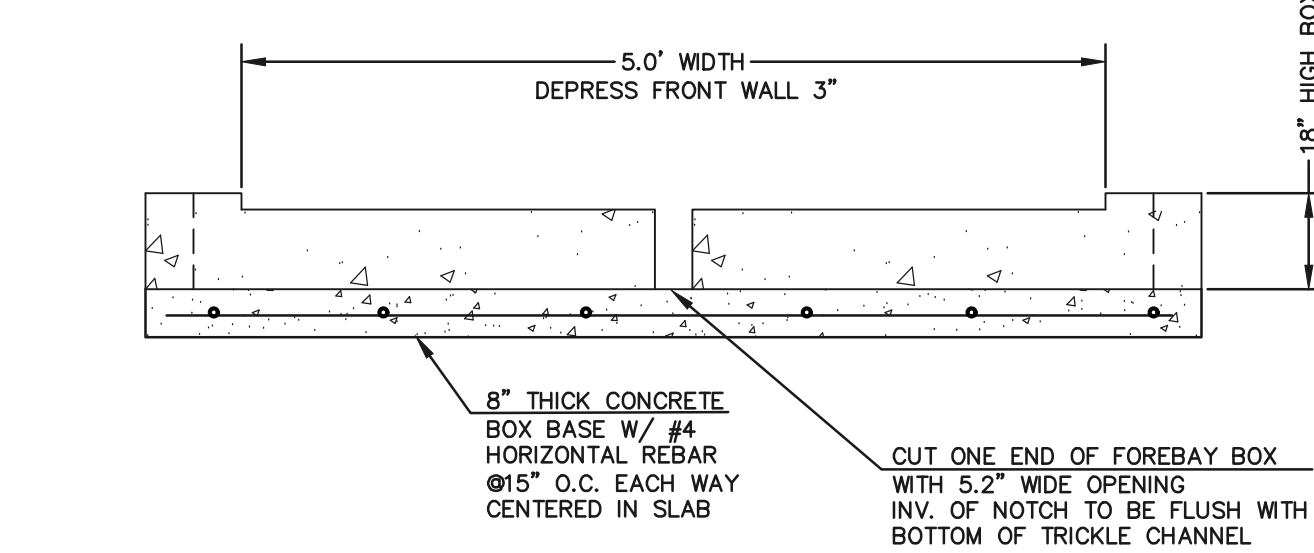
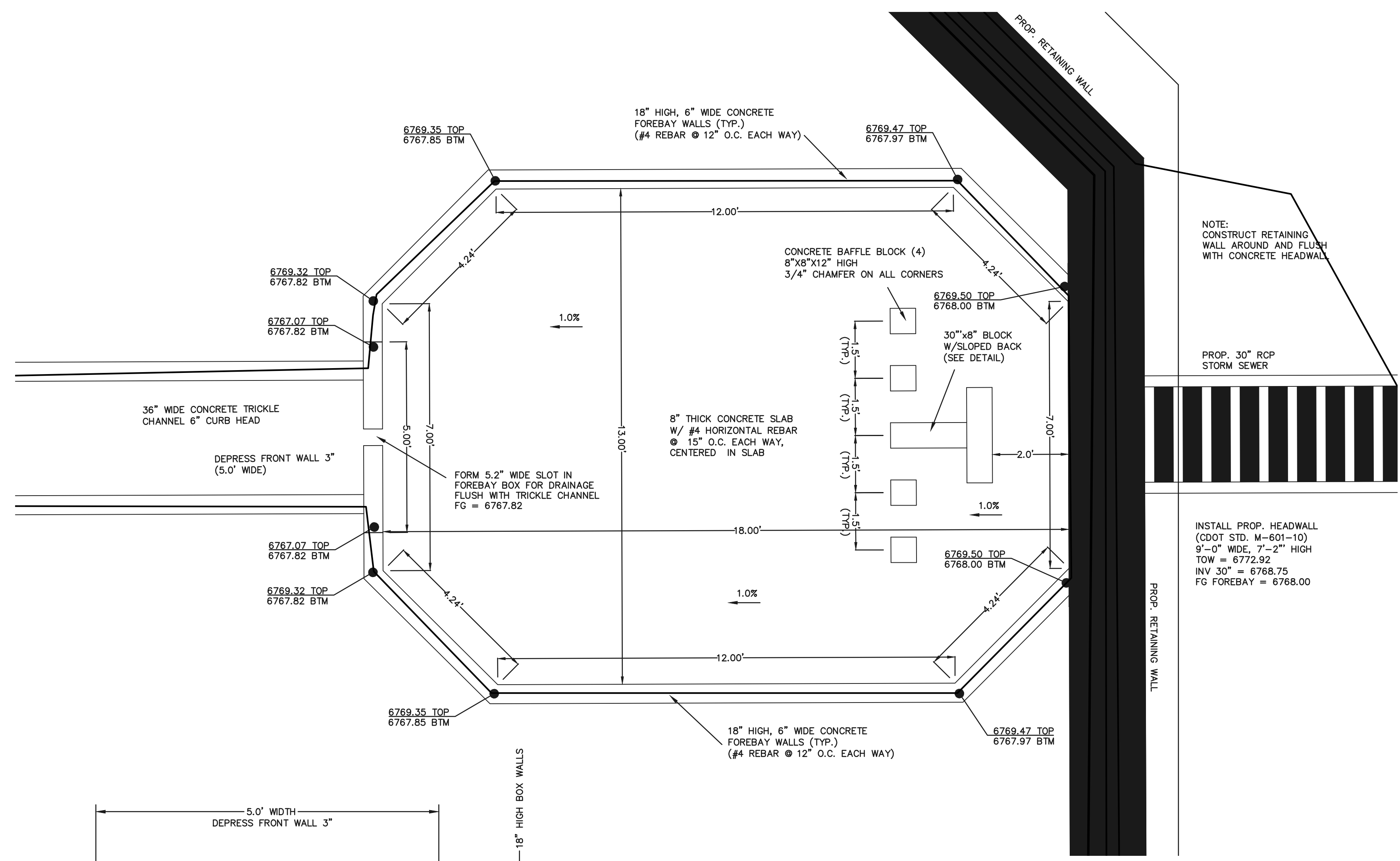
DESIGNED BY	SCALE	DATE
PRA	(H) 1" = 50'	11-25-24
DRAWN BY	SCALE	SHEET
PRA	(V) 1" = 5'	15 OF 21
CHECKED BY	SCALE	JOB NO.
	(V) 1" = 5'	1308.01

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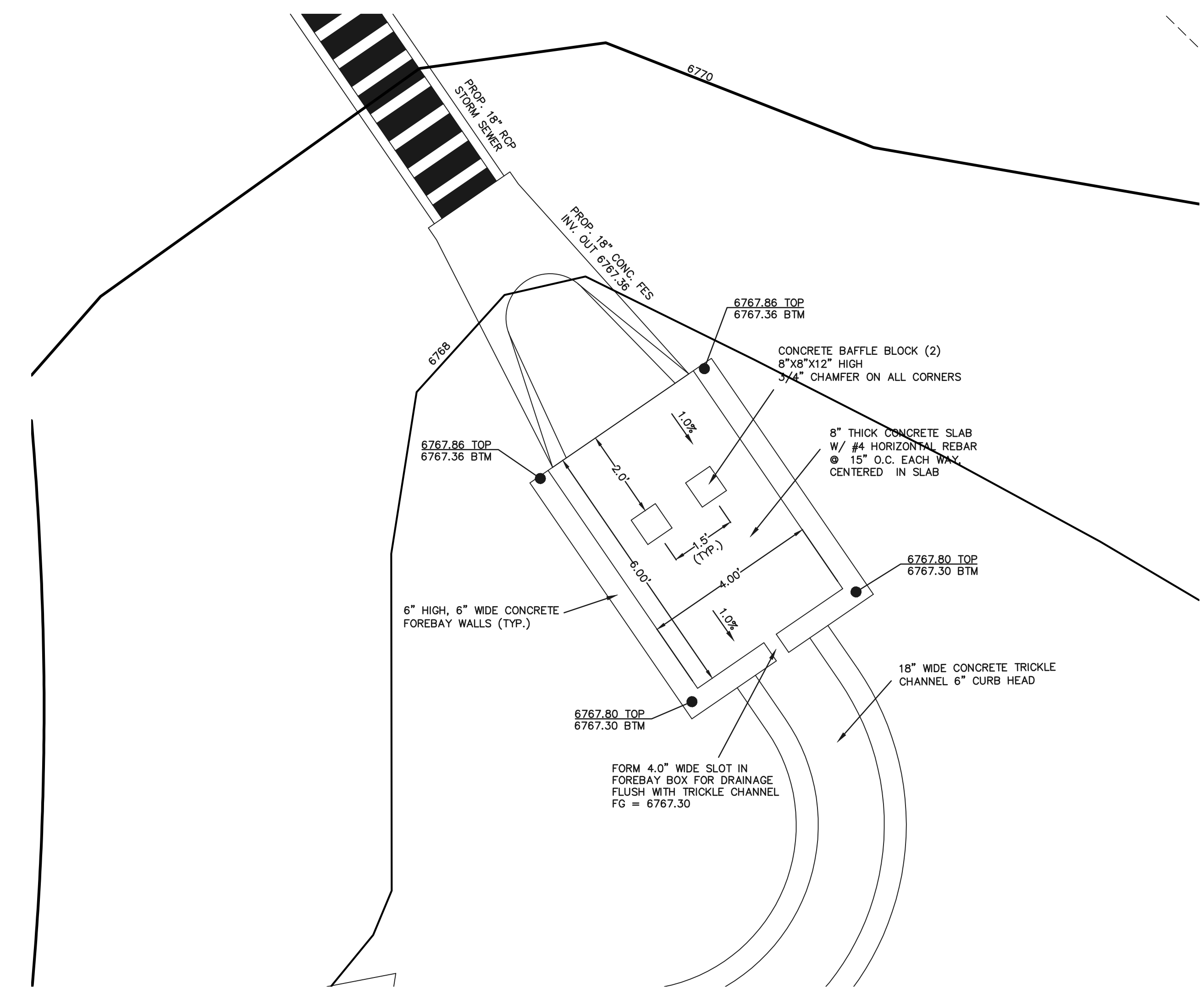
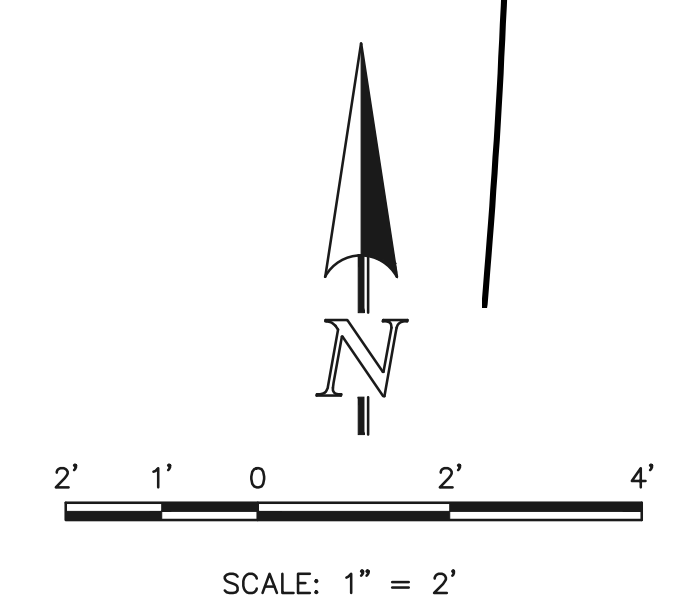


**CONCRETE FOREBAY NOTCH**  
N.T.S

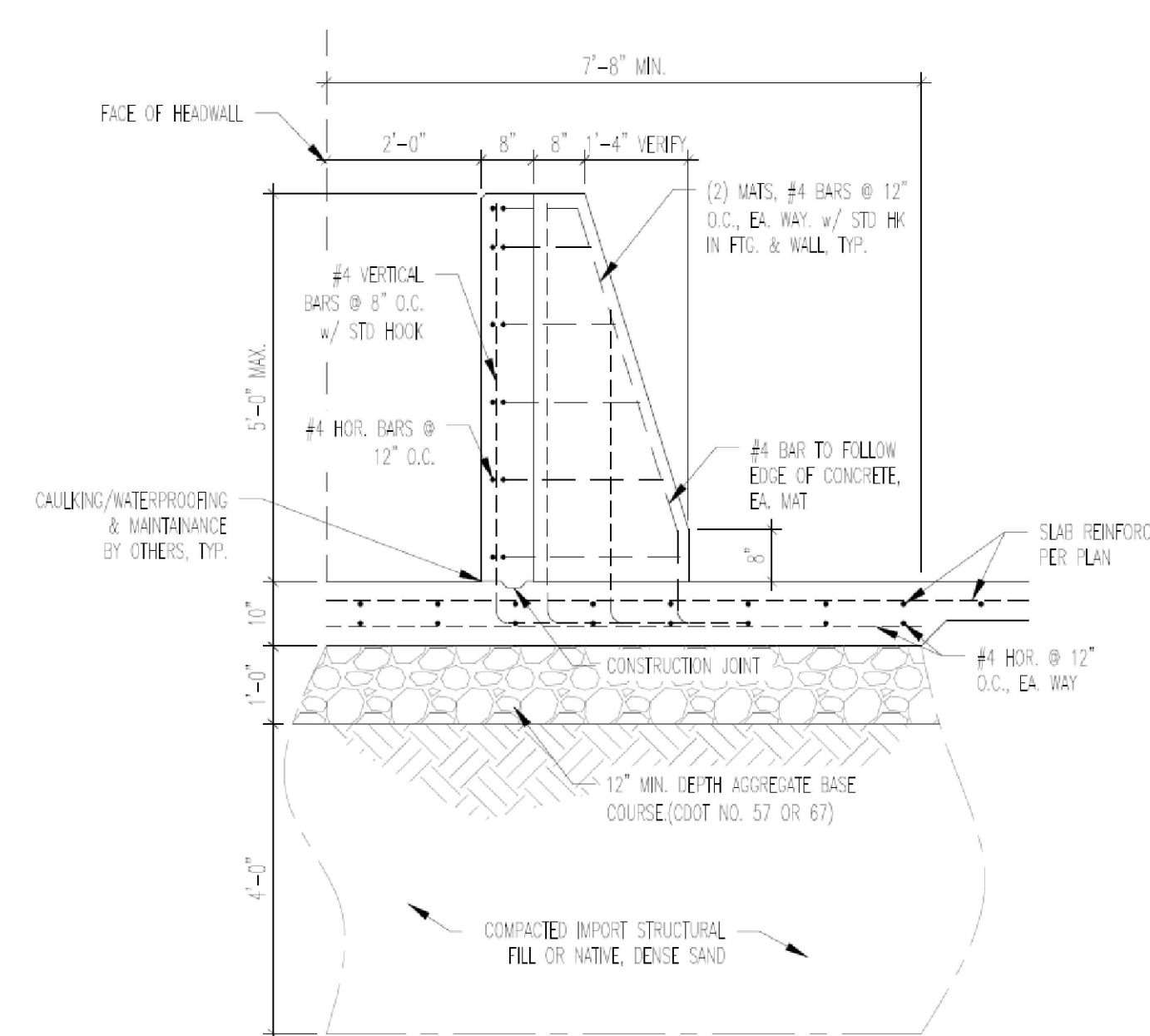
NOTE:  
CONSTRUCT RETAINING WALL AROUND AND FLUSH WITH CONCRETE HEADWALL

PROP. 30" RCP STORM SEWER

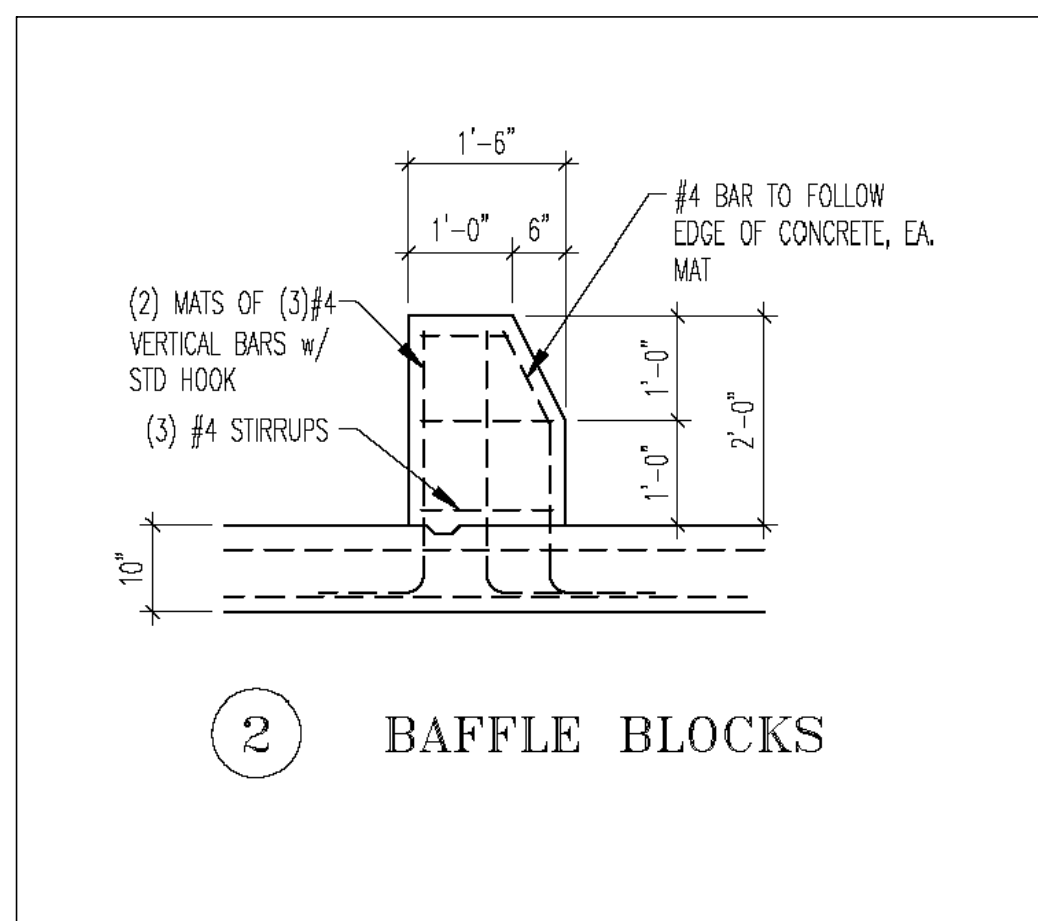
INSTALL PROP. HEADWALL (CDOT STD. M-601-10) 9'-0" WIDE, 7'-2" HIGH  
INV 30" = 6768.75  
FG FOREBAY = 6768.00



**18" RCP STORM OUTLET CONCRETE FOREBAY**



**1 BAFFLE STRUCTURE**  
SCALE: 3/8" = 1'-0"



**2 BAFFLE BLOCKS**

48 HOURS BEFORE YOU DIG, CALL UTILITY LOCATORS <b>811</b> UTILITY NOTIFICATION CENTER OF COLORADO IT'S THE LAW		NO. REVISION	DATE
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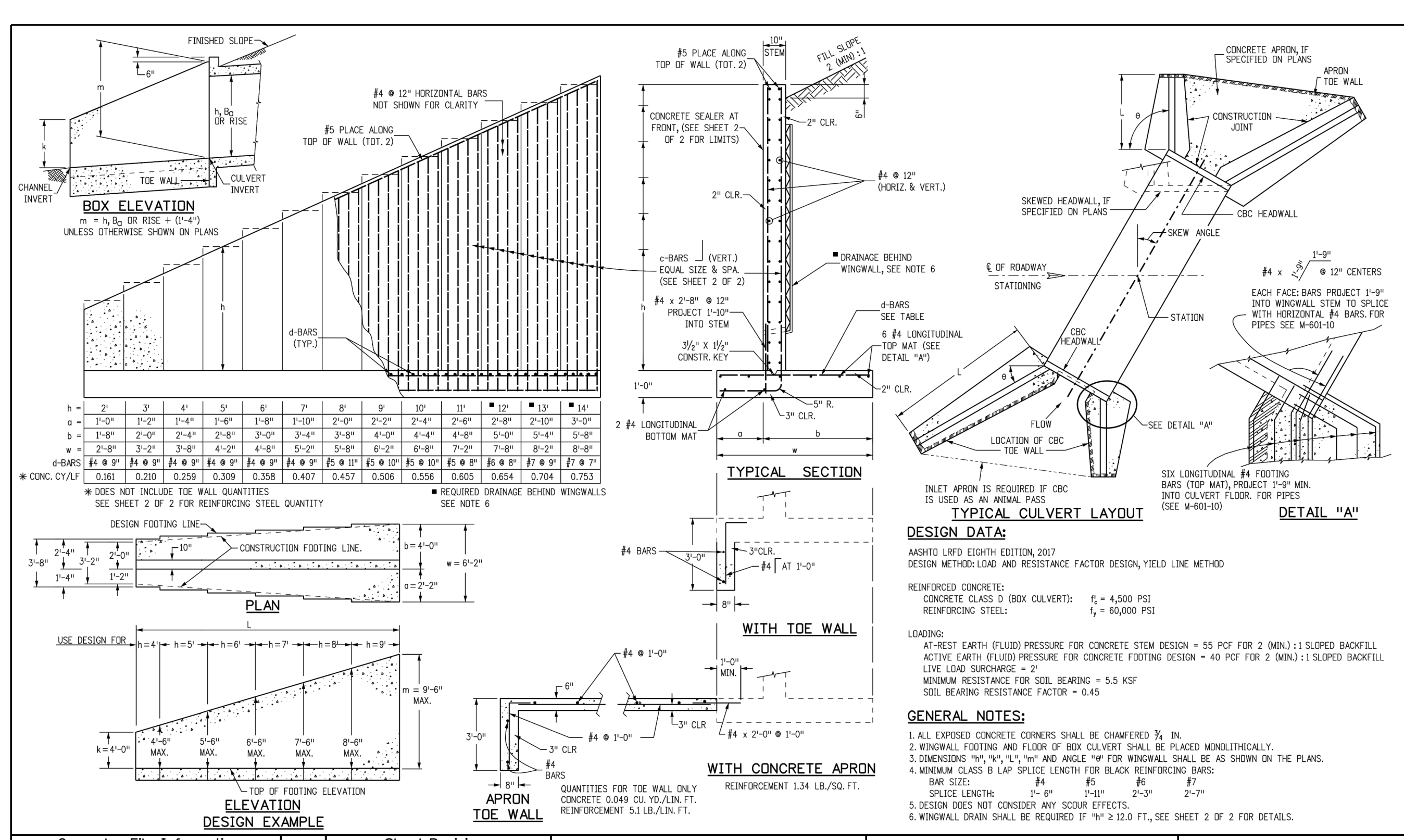
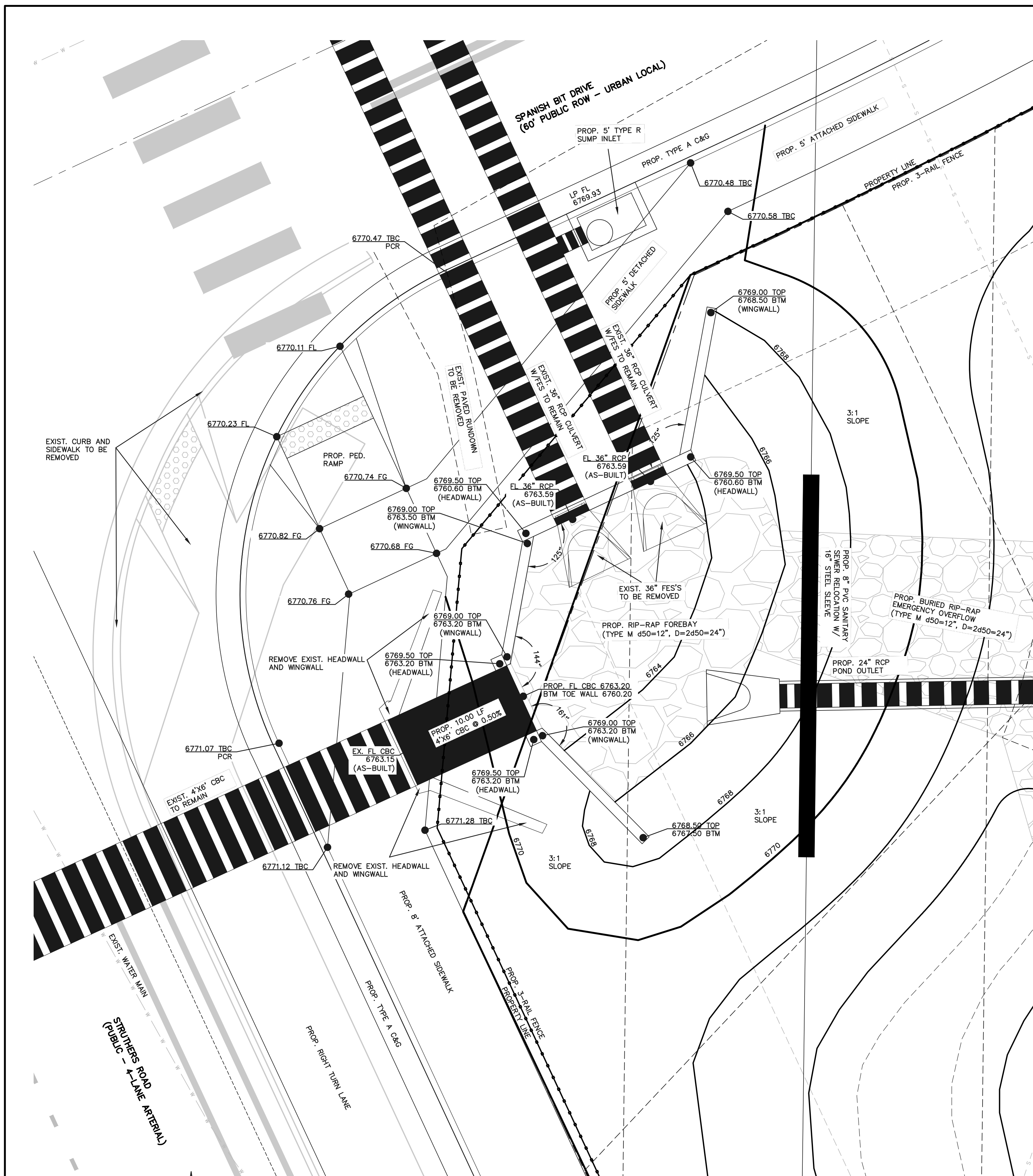
**CLASSIC**  
CONSULTING ENGINEERS & SURVEYORS

619 N. Cascade Avenue, Suite 200  
Colorado Springs, Colorado 80903  
(719)785-0790  
(719)785-0799(Fax)

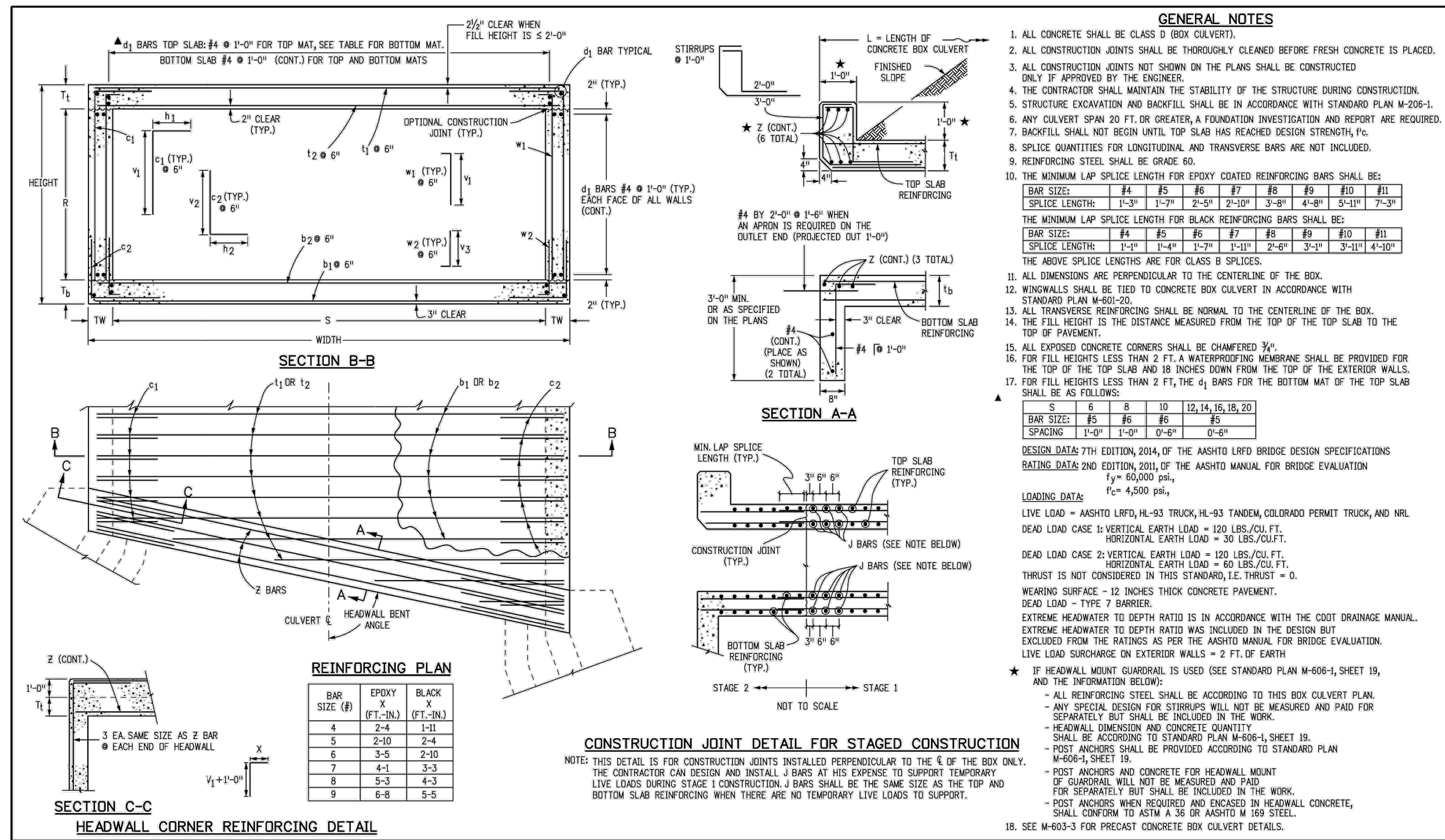
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DESIGNED BY	MAW	SCALE	DATE 12/9/24
DRAWN BY	MAW	(H) 1" = 2'	SHEET 18 OF 21
CHECKED BY		(V) 1" = N/A	JOB NO. 1308.01



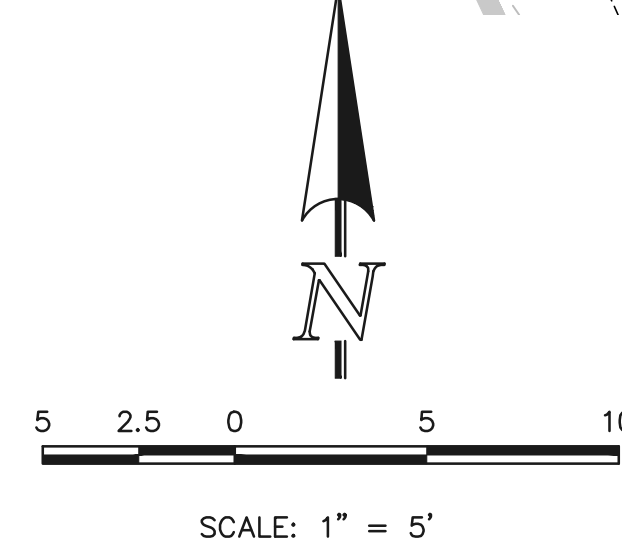
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<b>Computer File Information</b>	<b>Sheet Revisions</b>	<b>Colorado Department of Transportation</b>	<b>WINGWALLS FOR PIPE OR BOX CULVERTS</b>	<b>STANDARD PLAN NO.</b>
Creation Date: 07/24/12 Last Modification Date: 03/04/18 Full Path: www.codot.gov/business/designsupport Drawing File Name: 6010200102.dgn CAD Ver: MicroStation V8	Initials: HHB Date: 03/04/18 Comments: LRF Design	2829 West Howard Place Denver, CO 80204 Phone: 303-757-9021 FAX: 303-757-9888 Division of Project Support	Issue By: Project Development Branch July 4, 2012	M-601-20 Sheet No. 1 of 2



<b>Computer File Information</b>	<b>Sheet Revisions</b>	<b>Colorado Department of Transportation</b>	<b>SINGLE CONCRETE BOX CULVERT (CAST-IN-PLACE)</b>	<b>STANDARD PLAN NO.</b>
Creation Date: 07/21/19 Designer Initials: JBE Last Modification Date: 07/31/19 Detailer Initials: LTA	Initials: JBE Date: 07/31/19 Comments: Project Development Branch	2829 West Howard Place Denver, CO 80204 Phone: 303-757-9021 FAX: 303-757-9888 Project Development Branch	Issue By: Project Development Branch July 31, 2019	M-601-1 Standard Sheet No. 1 of 2



**EXIST. 4'x6' CBC EXTENSION**

48 HOURS BEFORE YOU DIG,  
CALL UTILITY LOCATORS  
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NO.	REVISION	DATE	REVIEW:

MARC A. WHORTON, COLORADO P.E. #37155

PREPARED UNDER MY DIRECT SUPERVISION FOR AND ON BEHALF OF  
CLASSIC CONSULTING ENGINEERS AND SURVEYORS, LLC

DATE



DESIGNED BY	MAW	SCALE	DATE	12/9/24
DRAWN BY	MAW	(H) 1" = 5'	SHEET	19 OF 21
CHECKED BY	(V) 1" = N/A	JOB NO.	1308.01	



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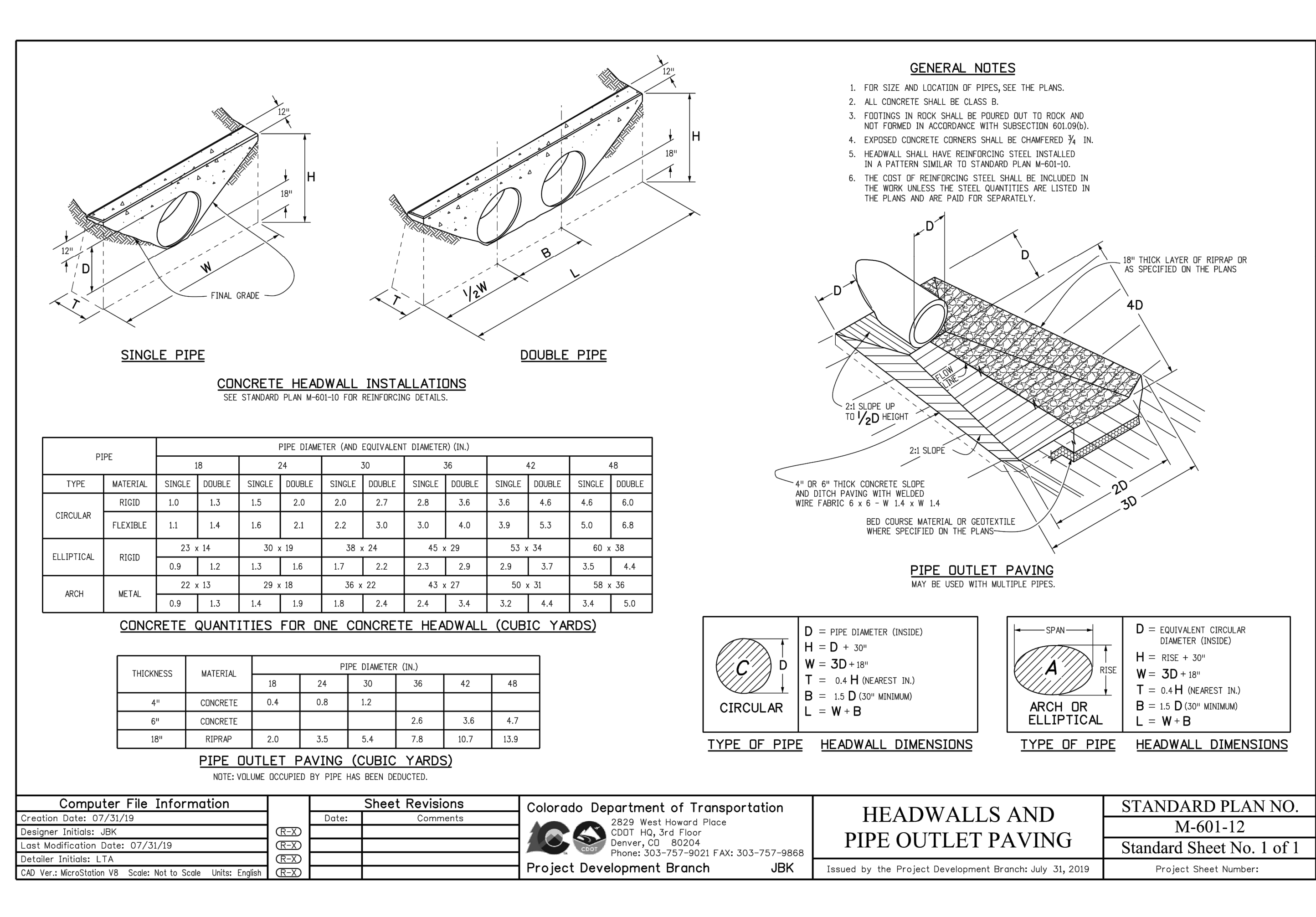
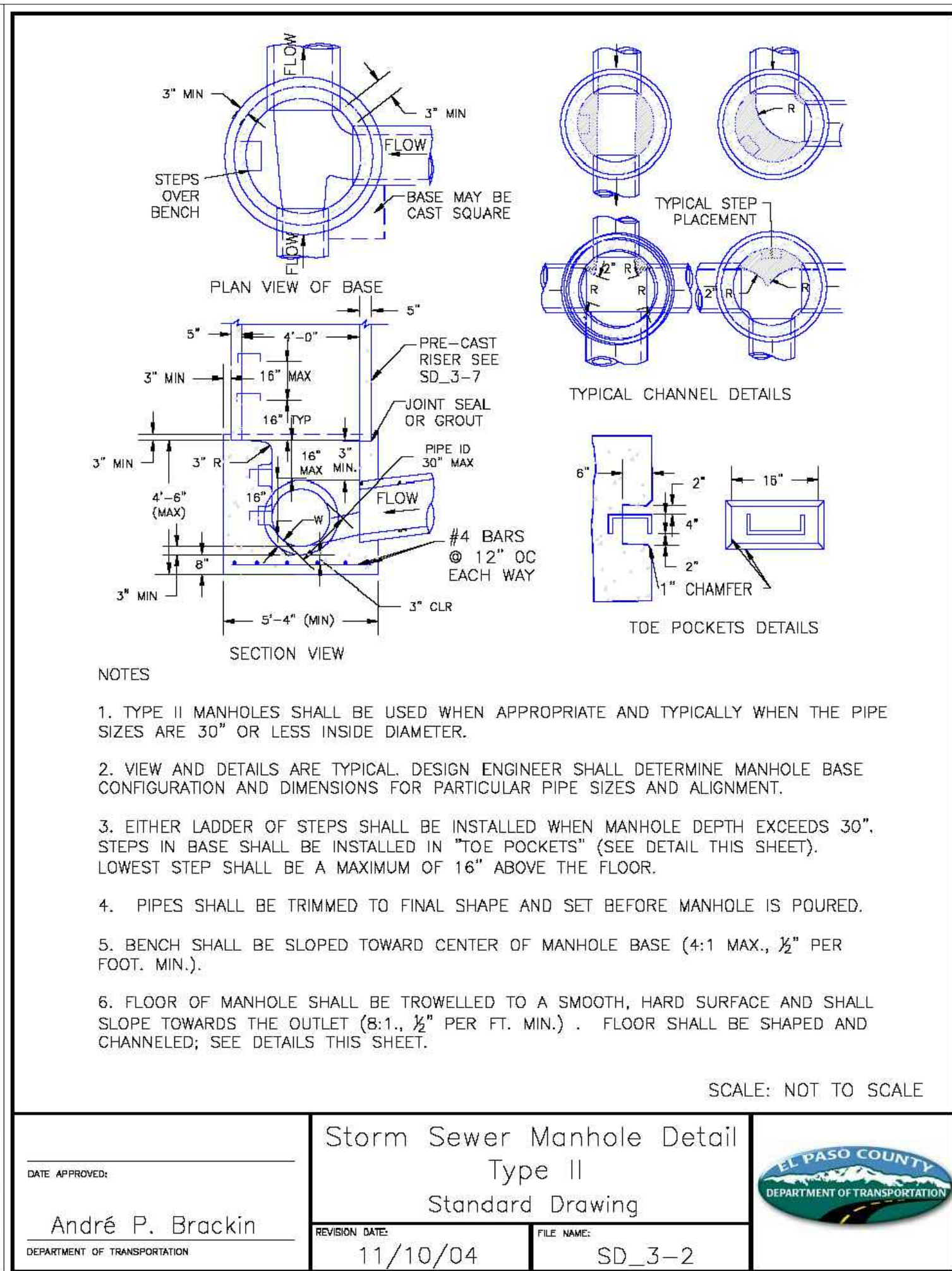
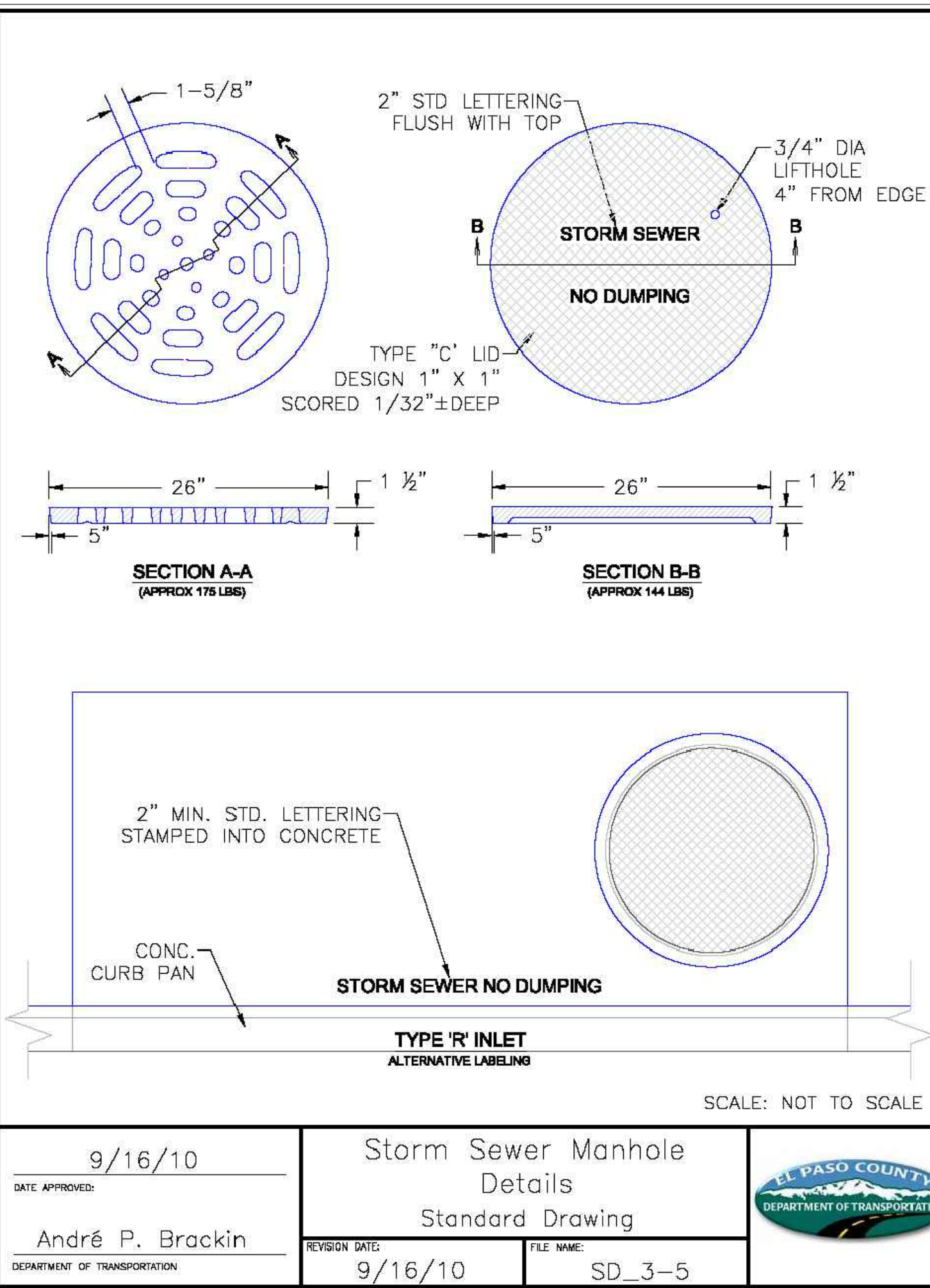


TABLE ONE ~ BAR LIST FOR CURB INLETS, TYPE "R"

MARK	DIA. IN.	O.C. SPACING	TYPE	INLETS, H = 5"						INLETS, H = 5"					
				L=5'		L=10'		L=15'		L=5'		L=10'		L=15'	
				NO. REQ'D	LENGTH	NO. REQ'D	LENGTH	NO. REQ'D	LENGTH	NO. REQ'D	LENGTH	NO. REQ'D	LENGTH	NO. REQ'D	LENGTH
401	11"	11"	II	15	21	21	26	11	11	11	11	11	11	11	11
402	11"	11"	II	7	13	13	18	7	7	7	7	7	7	7	7
403	9"	9"	II	4	4	4	4	4	4	4	4	4	4	4	4

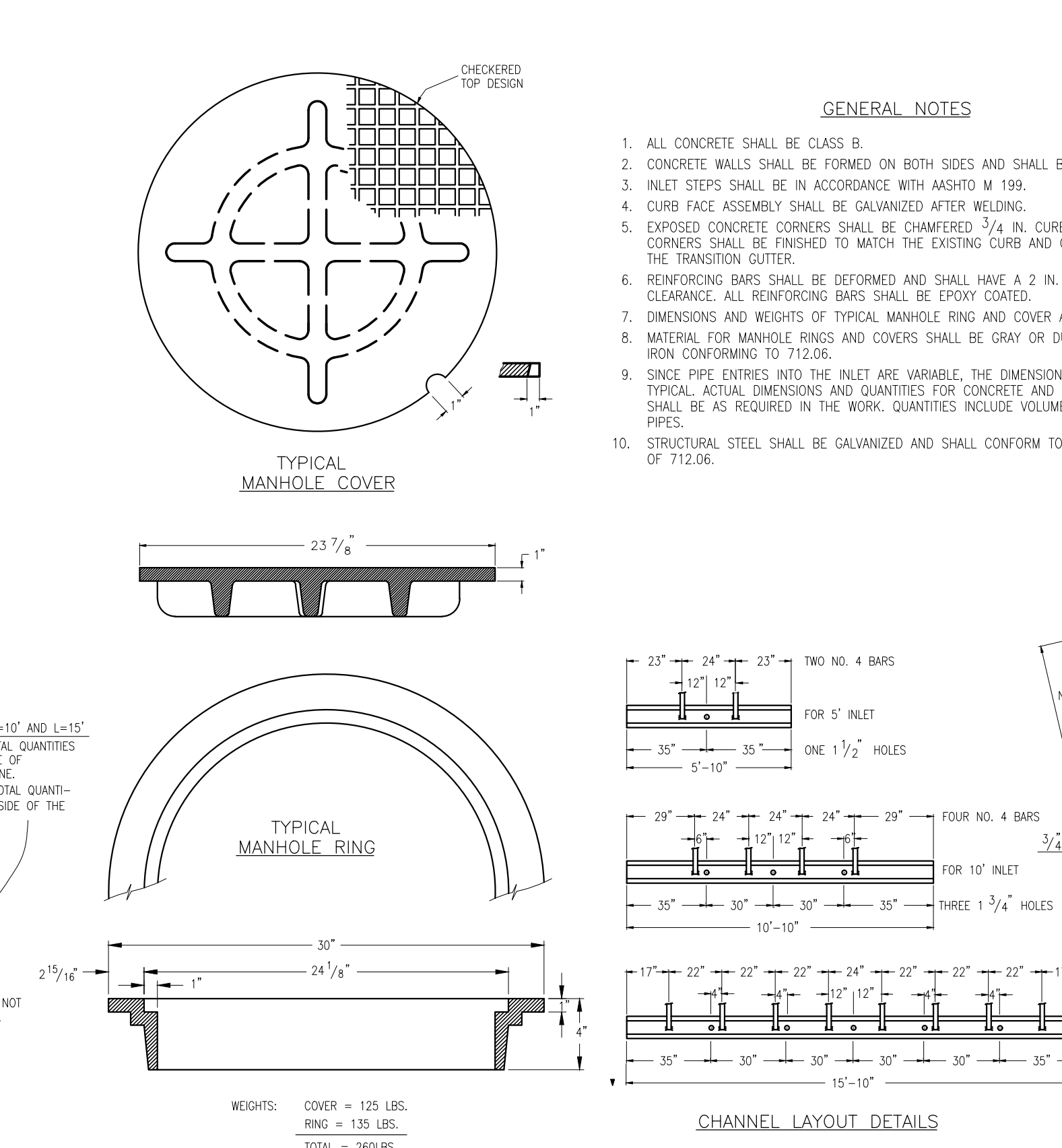
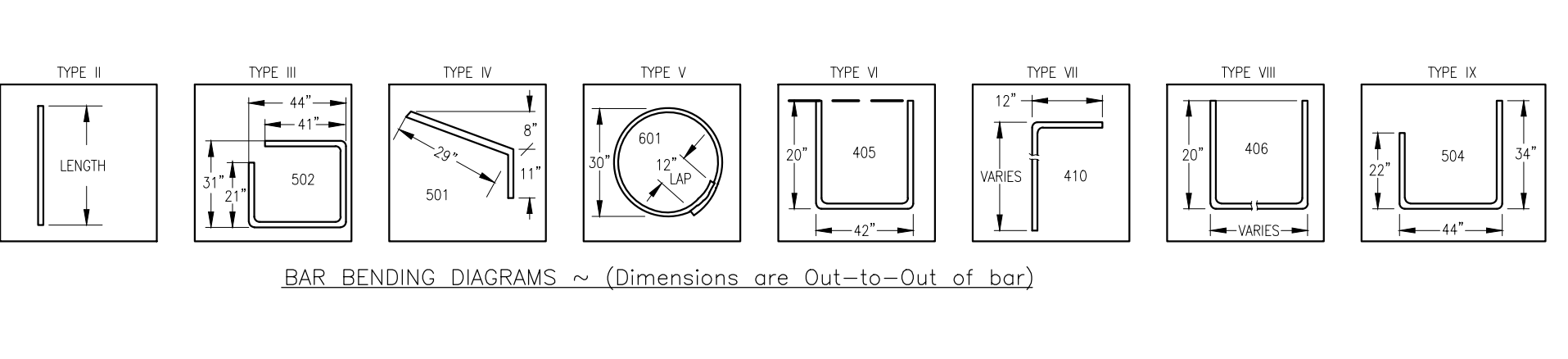


TABLE TWO ~ BARS AND QUANTITIES VARIABLE WITH "H"

H"	LENGTH	REGULAR INLETS			DROP BOX INLETS		
		NO. REQ'D	LENGTH	WEIGHT	NO. REQ'D	LENGTH	WEIGHT
3'-0"	3'-2"	10	7	3.2	285	5.3	497
3'-6"	3'-2"	10	7	3.4	305	5.7	528
4'-0"	3'-8"	12	9	3.7	326	6.0	559
4'-6"	3'-8"	12	9	3.9	354	6.4	571
5'-0"	4'-8"	14	11	4.1	354	6.7	602
5'-6"	4'-8"	14	11	4.4	375	6.0	607
6'-0"	5'-8"	16	13	4.6	382	6.2	616
6'-6"	5'-8"	16	13	4.8	402	6.4	637
7'-0"	6'-8"	18	15	5.0	423	6.6	654
7'-6"	6'-8"	18	15	5.3	430	6.9	664
8'-0"	7'-8"	20	17	5.5	451	7.1	684
8'-6"	7'-8"	20	17	5.7	471	7.3	702
9'-0"	8'-8"	22	19	6.0	479	7.6	711
9'-6"	8'-8"	22	19	6.2	499	7.8	732
10'-0"	9'-8"	24	21	6.4	520	8.0	749
10'-6"	9'-8"	24	21	6.7	527	8.3	759
11'-0"	10'-8"	26	23	6.9	547	8.5	779



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NO.	REVISION	DATE	REVIEW:

PREPARED UNDER MY DIRECT SUPERVISION FOR AND ON BEHALF OF CLASSIC CONSULTING ENGINEERS AND SURVEYORS, LLC

MARC A. WHORTON, COLORADO P.E. #37155

URBAN LANDING FILING NO. 1  
 CONSTRUCTION PLANS  
 DETAIL SHEET

**CLASSIC CONSULTING**

DESIGNED BY: MAW SCALE: DATE: 12/9/24  
 DRAWN BY: MAW (H) 1" = 20' SHEET 20 OF 21  
 CHECKED BY: (V) 1" = N/A JOB NO. 1308.01

V:\PROJECTS\URBAN\CONSTRUCTION\DETAILS-1.dwg, 12/20/2024, 11:15:41 AM, 1:1

**NOTES**

1. PROVIDE CENTERLINE CONSTRUCTION OR TOOL JOINT WHEN DRIVEWAY WIDTH (EDGE TO EDGE) IS 14' OR GREATER.
2. ALL TOOL JOINTS SHALL BE A MINIMUM OF 1-3/4" DEEP.
3. WHEN REPLACING EXISTING CURB AND GUTTER WITH NEW DRIVEWAY, ENTIRE CURB AND GUTTER SECTION SHALL BE REMOVED AND REPLACED WITH CURB AND GUTTER (VARIABLE-CURB-HEIGHT) AS SHOWN. DO NOT BREAK CURB FROM GUTTER SECTION.
4. FLARED PORTION OF DRIVEWAY SHALL BE POURED MONOLITHIC WITH MAIN RECTANGULAR PORTION OF DRIVEWAY.
5. WHERE THERE IS MORE THAN ONE DRIVEWAY ON A LOT, THE SPACING OF THE DRIVEWAYS SHALL MEET REQUIREMENTS IN EGM.
6. WHEN AN EXISTING SIDEWALK IS IN PLACE, AND ITS THICKNESS IS LESS THAN 6" (RESIDENTIAL) OR 8" (COMMERCIAL AND INDUSTRIAL) THE SIDEWALK THROUGH THE DRIVEWAY SHALL BE REMOVED AND REPLACED WITH PORTLAND CEMENT CONCRETE AT THE REQUIRED THICKNESS.
7. WHEN A DRIVEWAY IS TO BE TAKEN OUT OF SERVICE, THE ENTIRE LENGTH OF CURB AND GUTTER SHALL BE REMOVED AND REPLACED WITH NEW CURB AND GUTTER MATCHING THE ADJUTING SECTIONS.
8. ALL PROVISIONS IN THE LAND DEVELOPMENT CODE SHALL BE MET, WITH REGARD TO MINIMUM SETBACK FROM INTERSECTION AND SIDE PROPERTY LINES, MINIMUM SPACING, MAXIMUM WIDTH, ETC.
9. SIDEWALKS ACROSS DRIVEWAYS SHALL BE ACCESSIBLE AND COMPLIANT WITH REQUIREMENTS OF EGM CHAPTER 6.

DRIVEWAY WIDTH	A	B
12'	6'	3'-6"
14'	7'	4'-0"
16'	8'	4'-6"
18'	9'	5'-0"
20'	10'	5'-6"
22'	11'	6'-0"
24'	12'	6'-6"
26'	13'	7'-0"
28'	14'	7'-6"
30'	15'	8'-0"

SCALE: NOT TO SCALE

6/23/20  
DATE APPROVED:  
Jennifer E. Irvine  
DEPARTMENT OF PUBLIC WORKS

Driveway Detail With Detached Sidewalk Standard Drawing  
REVISION DATE: 6/23/20 FILE NAME: SD\_2-25  
DEPARTMENT OF PUBLIC WORKS

**EPC TYPE A CURB & GUTTER DETAIL**  
N.T.S.

**EPC OPTIONAL TYPE C CURB & GUTTER DETAIL**  
N.T.S.

**TRANSITION CURB DETAIL**  
N.T.S.

INLET  
\* SLOPE TRANSITION  
MOUNTABLE CURB & GUTTER

**PLAN VIEW**

VARIES  
6"  
2'-6"  
2'-0"  
2'-6"  
E.C.R.  
B.C.R.  
TO CROWN OF STREET OR 20', WHICHEVER IS LESS  
SAW CUT OR COLD JOINT (TYP.)  
CONCRETE

**SECTION A-A**

20'-0"  
W  
20'-0"  
3" CLR.  
2"  
6"  
8 3/4"  
HBP  
CONCRETE

**NOTES**

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

SCALE: NOT TO SCALE

8/11/11  
DATE APPROVED:  
André P. Brackin  
DEPARTMENT OF TRANSPORTATION

Typical Cross Pan Layout Detail Standard Drawing  
REVISION DATE: 12/8/15 FILE NAME: SD\_2-26  
EL PASO COUNTY DEPARTMENT OF TRANSPORTATION

**PEDESTRIAN RAMP NOTES**

1. ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE CURRENT ENGINEERING CRITERIA MANUAL AND ADA REQUIREMENTS.
2. CONTRACTOR TO NOTIFY ENGINEERING DIVISION INSPECTION STAFF 48 HOURS PRIOR TO CONCRETE PLACEMENT.
3. PEDESTRIAN CURB RAMP CONSTRUCTION SHALL BE A MINIMUM 4,500 PSI CONCRETE, MINIMUM 4" THICK, NON-COLORED, NON-SCORED, COARSE BROOM FINISH.
4. PEDESTRIAN CURB RAMP LOCATION AND LENGTH MAY REQUIRE MODIFICATION TO MAINTAIN THE 8.3% MAXIMUM RUNNING RAMP SLOPE DUE TO STREET INTERSECTION GRADES AND/OR ALIGNMENTS. SEE EGM SECTION 6.3.2 FOR PEDESTRIAN PUSHBUTTON LOCATION REQUIREMENTS.
5. DETECTABLE WARNING SURFACE SHALL START A MINIMUM OF 6" BUT NOT MORE THAN 8" FROM THE FLOWLINE OF THE CURB AT ANY POINT.
6. DETECTABLE WARNING SURFACE SHALL BE PREFABRICATED, CAST IRON (PATINA NATURAL FINISH) AND IN ACCORDANCE WITH EGM CHAPTER 6 AND SD-2-45. THERMOPLASTIC TRUNCATED DOMES AND PAVERS WILL NOT BE ACCEPTED.
7. THE DETECTABLE WARNING SURFACE SHALL BE 24" IN LENGTH AND THE FULL WIDTH OF THE RAMP.
8. PEDESTRIAN CURB RAMP WIDTH REQUIRED IS SAME AS APPROACHING SIDEWALK; 4" MINIMUM.
9. ALL PEDESTRIAN CURB RAMP WILL BE PERPENDICULAR TO TRAFFIC WITH THE EXCEPTION OF MID-BLOCK OR TERMINAL RAMP WHICH MAY BE PARALLEL SUBJECT TO APPROVAL.
10. DRAINAGE STRUCTURES, TRAFFIC SIGNAL/SIGNAGE, UTILITIES/JUNCTION BOXES, OR OTHER OBSTRUCTIONS WITHIN PROPOSED PEDESTRIAN CURB RAMP AREAS AND LANDINGS ARE PROHIBITED.
11. THE COUNTERSLOPE OF THE GUTTER OR ROAD AT THE FOOT OF A RAMP SHALL NOT EXCEED 5%.

**GENERAL NOTES**

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

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

LAYOUT CURB SECTIONS SO THAT AT LEAST ONE TOOL JOINT IS WITHIN RAMP THROAT

SCALE: NOT TO SCALE

6/23/20  
DATE APPROVED:  
Jennifer E. Irvine  
DEPARTMENT OF PUBLIC WORKS

Pedestrian Curb Ramp Detail Standard Drawing  
REVISION DATE: 6/23/20 FILE NAME: SD\_2-41  
DEPARTMENT OF PUBLIC WORKS

**SECTION A-A**

1/2" EXPANSION JOINT (TYP.)  
6"  
6" WIDE X VARIABLE HEIGHT (0" TO 8") MONOLITHIC CURB  
8.3% MAX. PREFERRED (TYP.)  
7.5% MAX. PREFERRED (TYP.)  
5' SIDEWALK SLOPE: 2% MAX. - 1.5% PREFERRED.  
1/2" MAX  
MATCH FLOWLINE OF GUTTER

**SECTION B-B**

TO BE POURED MONOLITHICALLY  
CURB AND GUTTER TYPE 2  
3/4" DIA. DRAINAGE WEEP HOLE  
5'  
8.3% MAX. PREFERRED (TYP.)  
7.5% MAX. PREFERRED (TYP.)  
CURB AND GUTTER TYPE 2  
FLOWLINE  
DETECTABLE WARNING SURFACE (CAST IRON - PATINA NATURAL FINISH)  
2'-0"  
6"

SCALE: NOT TO SCALE

6/23/20  
DATE APPROVED:  
Jennifer E. Irvine  
DEPARTMENT OF PUBLIC WORKS

Parallel Pedestrian Curb Ramp Detail Standard Drawing  
REVISION DATE: 6/23/20 FILE NAME: SD\_2-50  
DEPARTMENT OF PUBLIC WORKS

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MARC A. WHORTON, COLORADO P.E. #37155 DATE

URBAN LANDING FILING NO. 1  
CONSTRUCTION PLANS  
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DESIGNED BY: MAW SCALE: DATE: 12/9/24  
DRAWN BY: MAW (H) 1" = 20' SHEET 21 OF 21  
CHECKED BY: (V) 1" = N/A JOB NO. 1308.01

619 N. Cascade Avenue, Suite 200 Colorado Springs, Colorado 80903 (719) 785-0790 (719) 785-0799 (Fax)

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