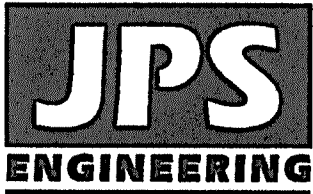
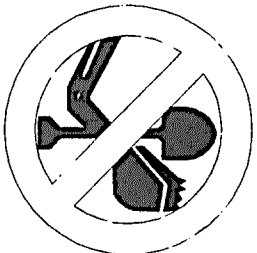


ENGINEERING RECORD DRAWINGS
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John P. Schwab Date: 6/24/26
JOHN P. SCHWAB, PE# 29891
FOR AND ON BEHALF OF JPS ENGINEERING, INC.



19 E. Willamette Ave.
Colorado Springs, CO
80903
PH: 719-477-9429
FAX: 719-471-0766
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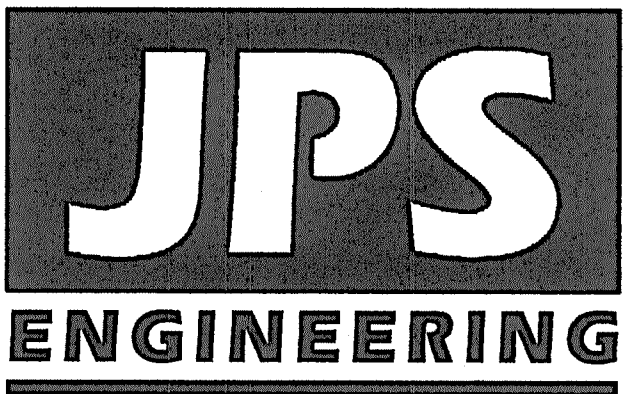
SHEET INDEX

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C1	OVERALL SITE PLAN
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U1.2	SITE UTILITY PLAN - NORTH
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WALDEN PRESERVE
FILING NO. 5
Construction Drawings
El Paso County, Colorado

PREPARED FOR:
Custom Castles, Inc.
17145 Colonial Park Drive
Monument, CO 80132

PREPARED BY:



PREPARED BY:
19 East Willamette Avenue
Colorado Springs, Colorado 80903
August, 2022

AGENCIES/CONTACTS

DEVELOPER:	CUSTOM CASTLES, INC. 17145 COLONIAL PARK DRIVE MONUMENT, CO 80132 MR. BILL DUNSTON (719)243-1111	WATER/WASTEWATER:	WALDEN CORPORATION PO BOX 1870 MONUMENT, CO 80132 MR. MATT DUNSTON (719)339-2410
LAND PLANNER:	LAND RESOURCE ASSOCIATES 9736 MOUNTAIN ROAD CHIPITA PARK, CO 80809 MR. DAVE JONES (719)684-2298	GAS DEPARTMENT:	BLACK HILLS ENERGY MR. SEBASTIAN SCHWENDER (719)399-3176
CIVIL ENGINEER:	JPS ENGINEERING, INC. 19 E. WILLAMETTE AVENUE COLORADO SPRINGS, CO 80903 MR. JOHN P. SCHWAB, P.E. (719)477-9429	ELECTRIC DEPARTMENT:	MOUNTAIN VIEW ELECTRIC ASSOCIATION 11140 E. WOODMEN ROAD COLORADO SPRINGS, CO 80908 MR. DAVE WALDNER (719)495-2283
LOCAL ROADS & DRAINAGE:	EL PASO COUNTY PCD 2880 INTERNATIONAL CIRCLE COLORADO SPRINGS, CO 80910 (719)520-6300	TELEPHONE COMPANY:	CENTURY LINK COMMUNICATIONS (LOCATORS) (800)922-1987 A.T. & T. (LOCATORS) (719)635-3674
STATE HIGHWAY	COLORADO DEPARTMENT OF TRANSPORTATION REGION 2 5615 WILLS BLVD. PUEBLO, CO 81008 MR. ART GONZALES (719)546-5732		

ENGINEER:

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 LIABILITY OF CONSTRUCTION, OMISSIONS OR ERRORS OR OMISSIONS ON MY PART IN PREPARATION OF THESE DETAILED PLANS AND SPECIFICATIONS.

JOHN P. SCHWAB, P.E. #29891

8/12/22
DATE

OWNER/DEVELOPER'S STATEMENT:

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

Matthew W. Dunston

8/15/22
DATE

CUSTOM CASTLES, INC.
17145 COLONIAL PARK DRIVE
MONUMENT, COLORADO 80132

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

APPROVED
Engineering Department
08/15/2022 7:48 PM
JPS
EPC Planning & Community
Development Department

ATE

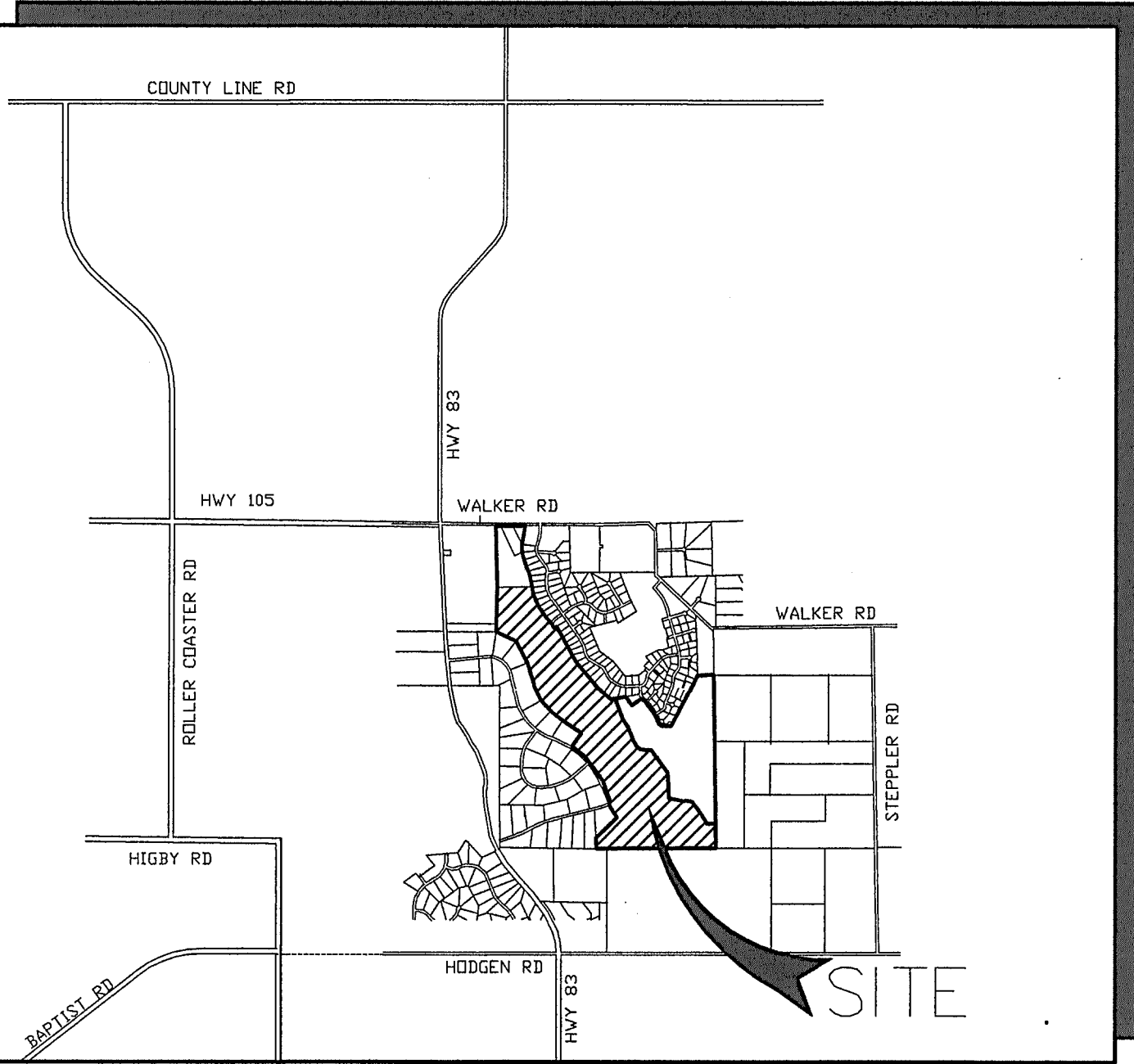
PCD FILE NO. SF-2211

WALDEN PRESERVE 2 - FILING NO. 5

TITLE SHEET

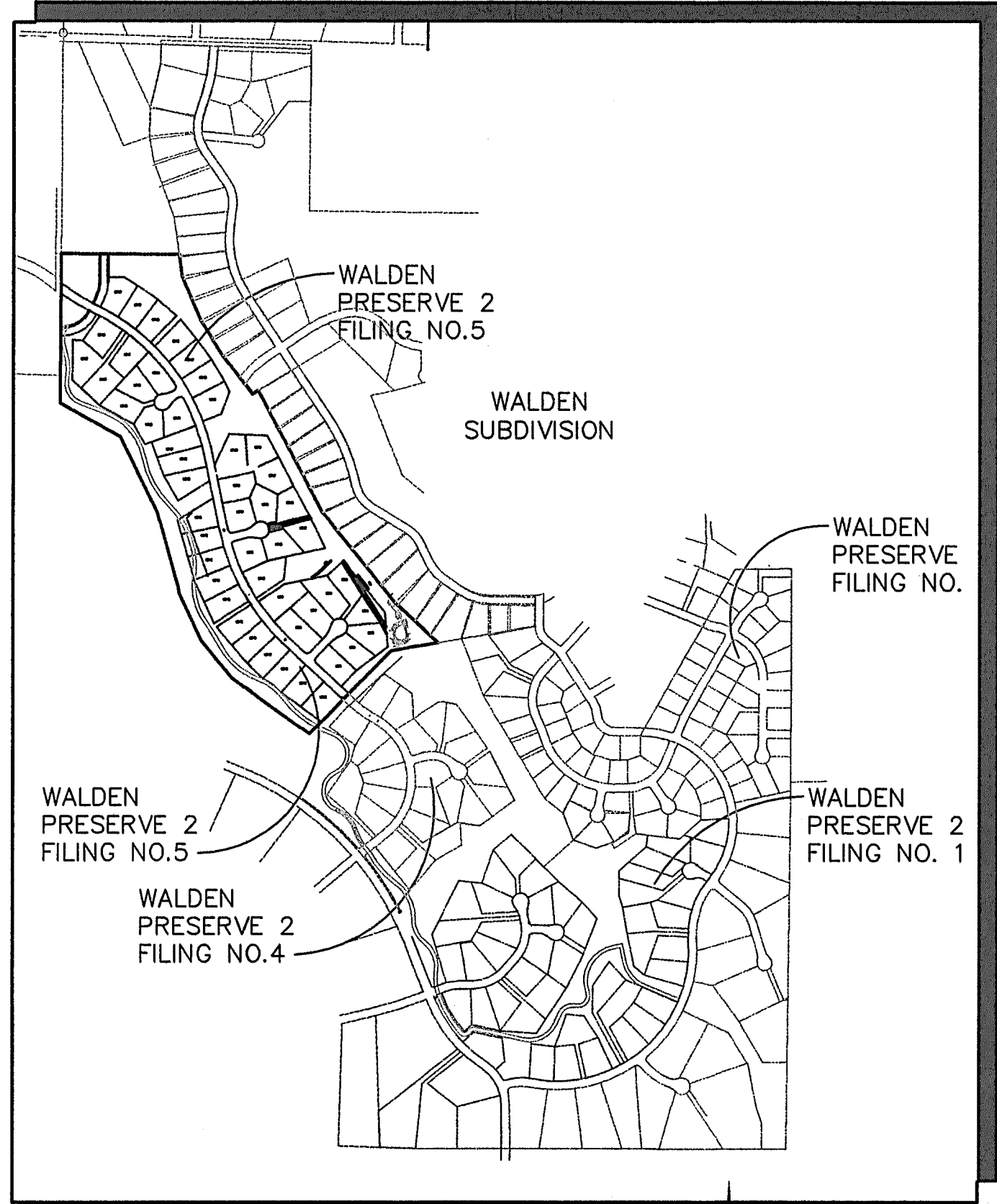
HORZ. SCALE:	HS	DRAWN:	BJJ
VERT. SCALE:	VS	DESIGNED:	JPS
SURVEYED:	RAMPART	CHECKED:	JPS
CREATED:	9/14/20	LAST MODIFIED:	8/9/22
PROJECT NO:	040201	MODIFIED BY:	MSP
SHEET:			

G1



VICINITY MAP

NOT TO SCALE



SITE MAP

NOT TO SCALE

BENCHMARK:
BENCHMARK 4 BB RESET 1984 NAVD 88 DATUM ELEV = 7570.80 FOUND BRASS CAP IN CONCRETE INT HWY 83 & HODGEN RD.

BASIS OF BEARINGS:
THE BEARINGS FOR THIS SURVEY ARE BASED UPON THE SOUTH LINE OF LOT 7, FOREST HIGHLANDS SUBDIVISION AS RECORDED AT BOOK G-2, PAGE 6 IN THE RECORDS OF THE CLERK AND RECORDERS OFFICE, COUNTY OF EL PASO, STATE OF COLORADO, BEING ALSO A PORTION OF THE NORTH RIGHT-OF-WAY LINE OF DAWSON ROAD, BEING MONUMENTED AT THE SOUTHWEST CORNER OF SAID LOT 7 BY A FOUND REBAR & CAP MARKED "LS 9477" AND AT THE SOUTHEAST CORNER OF SAID LOT 7 BY A FOUND REBAR AND CAP MARKED "LS 9477". SAID LINE BEARS S89°05'35"E, A DISTANCE OF 601.38 FEET MEASURED (601.33 FEET PLATTED).

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Date: 2/19/26

JOHN P. SCHWAB, PE# 29891
FOR AND ON BEHALF OF JPS ENGINEERING, INC.

- 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 LOCATION 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 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 DEPARTMENT (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 DSD. CONTRACTOR SHALL NOTIFY THE DESIGN ENGINEER IMMEDIATELY UPON DISCOVERY OF ANY ERRORS OR INCONSISTENCIES.
- ALL STORM DRAIN PIPE SHALL BE CLASS III RCP WITH CLASS B BEDDING UNLESS OTHERWISE NOTED AND APPROVED BY PCD.
- CONTRACTOR SHALL COORDINATE GEOTECHNICAL TESTING PER ECM STANDARDS. PAVEMENT DESIGN SHALL BE APPROVED BY EL PASO COUNTY DSD 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 DEPARTMENT OF PUBLIC WORKS (DPW) AND MUTCD CRITERIA.
- CONTRACTOR SHALL OBTAIN ANY PERMITS REQUIRED BY EL PASO DEPARTMENT OF PUBLIC WORKS (DPW), 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.

3. EXISTING CONTOUR DATA CONSISTS OF AERIAL TOPOGRAPHIC SURVEY DATA PROVIDED BY OWNER. JPS ENGINEERING TAKES NO RESPONSIBILITY FOR THE ACCURACY OF EXISTING TOPOGRAPHIC MAPPING.
2. STATIONING IS AT CENTERLINE UNLESS OTHERWISE NOTED. ALL ELEVATIONS ARE AT EDGE OF ASPHALT (EOA) UNLESS OTHERWISE NOTED. ALL DIMENSIONS ARE FROM EDGE OF ASPHALT TO EDGE OF ASPHALT UNLESS OTHERWISE NOTED.
3. PROPOSED CONTOURS SHOWN ARE TO FINISHED GRADE.
4. LENGTHS SHOWN FOR STORM SEWER PIPES ARE TO CENTER OF MANHOLE.
5. CONTRACTOR SHALL REMOVE AND DISPOSE OF ALL EXISTING STRUCTURES, DEBRIS, WASTE AND OTHER UNSUITABLE FILL MATERIAL FOUND WITHIN THE LIMITS OF EXCAVATION.
6. MATCH INTO EXISTING GRADES AT 3:1 MAX CUT AND FILL SLOPES.
7. REVEGETATION OF ALL DISTURBED AREAS SHALL BE DONE WITH SPECIFIED SEED MIX WITHIN 60 DAYS AFTER FINAL GRADING IS COMPLETE.
8. EROSION CONTROL SHALL CONSIST OF SILT FENCE AND BMP'S AS SHOWN ON THE DRAWING, AND TOPSOIL WITH GRASS SEED, WHICH WILL BE WATERED UNTIL VEGETATION HAS BEEN REESTABLISHED.
9. THE EROSION CONTROL MEASURES OUTLINED ON THIS PLAN ARE THE RESPONSIBILITY OF THE DEVELOPER TO MONITOR AND REPLACE, REGRADE, AND REBUILD AS NECESSARY UNTIL VEGETATION IS RE-ESTABLISHED.
10. EROSION CONTROL MEASURES SHALL BE IMPLEMENTED IN A MANNER THAT WILL PROTECT ADJACENT PROPERTIES AND PUBLIC FACILITIES FROM THE ADVERSE EFFECTS OF EROSION AND SEDIMENTATION AS A RESULT OF CONSTRUCTION AND EARTHWORK ACTIVITIES WITHIN THE PROJECT SITE.
11. ADDITIONAL EROSION CONTROL MEASURES MAY BE REQUIRED AS DETERMINED BY SITE CONDITIONS.
12. 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.
13. ALL BACKFILL, SUB-BASE, AND/OR BASE COURSE MATERIAL SHALL BE COMPACTED PER EL PASO COUNTY AND CDOT STANDARDS AND SPECIFICATIONS.
14. ALL FINISHED GRADES SHALL HAVE A MINIMUM 1.0% SLOPE TO PROVIDE POSITIVE DRAINAGE.
15. IN CASE OF CONFLICT BETWEEN PROPOSED SLOPES AND PROPOSED SPOT ELEVATIONS, SPOT ELEVATIONS SHALL GOVERN.
16. CONTRACTOR SHALL OBTAIN ALL REQUIRED PERMITS PRIOR TO BEGINNING WORK.

1. INDIVIDUAL BUILDERS SHALL PROVIDE POSITIVE DRAINAGE AWAY FROM STRUCTURES AND ACCOUNT FOR POTENTIAL CROSS-LOT DRAINAGE IMPACTS WITHIN EACH LOT.

2. BUILDERS AND PROPERTY OWNERS SHALL IMPLEMENT & MAINTAIN EROSION CONTROL BEST MANAGEMENT PRACTICES FOR PROTECTION OF DOWNSTREAM PROPERTIES AND FACILITIES INCLUDING PROTECTION OF EXISTING GRASS BUFFER STRIPS ALONG THE DOWNSTREAM PROPERTY BOUNDARIES.

3. GRADING AND DRAINAGE WITHIN LOTS IS THE RESPONSIBILITY OF THE INDIVIDUAL BUILDERS AND PROPERTY OWNERS.

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 DEPARTMENT (PCD).
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" UPPER-LOWER CASE LETTERING, UPPER-LOWER CASE ON 12" BLANK, WITH 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 P2B TUBULAR STEEL POST SLIPBASE DESIGN.
10. ALL SIGNS SHALL BE SINGLE SHEET ALUMINUM WITH 0.100" MINIMUM THICKNESS.

ROAD CLASSIFICATION:	RURAL LOCAL	STANDARD
DESIGN SPEED:	30 MPH	ECM TABLE 2-5
POSTED SPEED:	30 MPH	ECM TABLE 2-5
ROADWAY WIDTH:	28' EOA-EOA	ECM FIGURE 2-8
MIN. HORIZONTAL RADIUS:	300'	ECM TABLE 2-5
MIN. GRADE:	1.0%	ECM TABLE 2-5
MAX. GRADE:	8.0%	ECM TABLE 2-5
MAX. CUL-DE-SAC GRADE	2.0%	ECM TABLE 2-31
MIN. K-VALUE (CREST):	19	ECM TABLE 2-12
MIN. K-VALUE (SAG):	37	ECM TABLE 2-14

ECM TABLE	2-5
ECM TABLE	2-5
ECM FIGURE	2-8
ECM TABLE	2-5
ECM TABLE	2-5
ECM TABLE	2-5
ECM TABLE	2-31
ECM TABLE	2-12
ECM TABLE	2-14

The diagram illustrates a standard sheet of engineering paper with various line types and a title block. The lines are labeled as follows:

- SECTION LINE** - NEW/EXISTING
- EASEMENT LINE** - NEW/EXISTING
- CONTOUR** - NEW/EXISTING
- PROPERTY LINE** - NEW/EXISTING
- FENCE** - NEW/EXISTING
- OVERHEAD ELECTRIC LINE W/ POLE** - NEW/EXISTING
- UNDERGROUND ELECTRIC LINE** - NEW/EXISTING
- UNDERGROUND ELECTRIC** - NEW/EXISTING
- TELEPHONE** - NEW/EXISTING
- GAS** - NEW/EXISTING
- WATER** - NEW/EXISTING
- ECB** - DITCH LINING
- SECTION NUMBER** (1 P1)
- SHEET ON WHICH SECTION IS SHOWN**

The title block includes the following information:

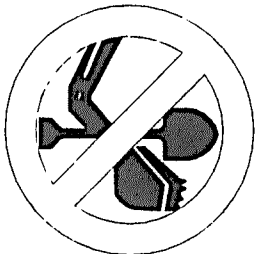
- PROFESSIONAL ENGINEER**
- REGISTERED**
- STATE OF CALIFORNIA**
- EXPIRATION DATE** 8/10/2021
- 286691**

The drawing area shows a section line with a triangle and a circle containing the number 1 and the text P1. The section line is labeled with the number 6230. The drawing area also includes a hatched rectangle and a triangle.



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Colorado Springs, CO
80903

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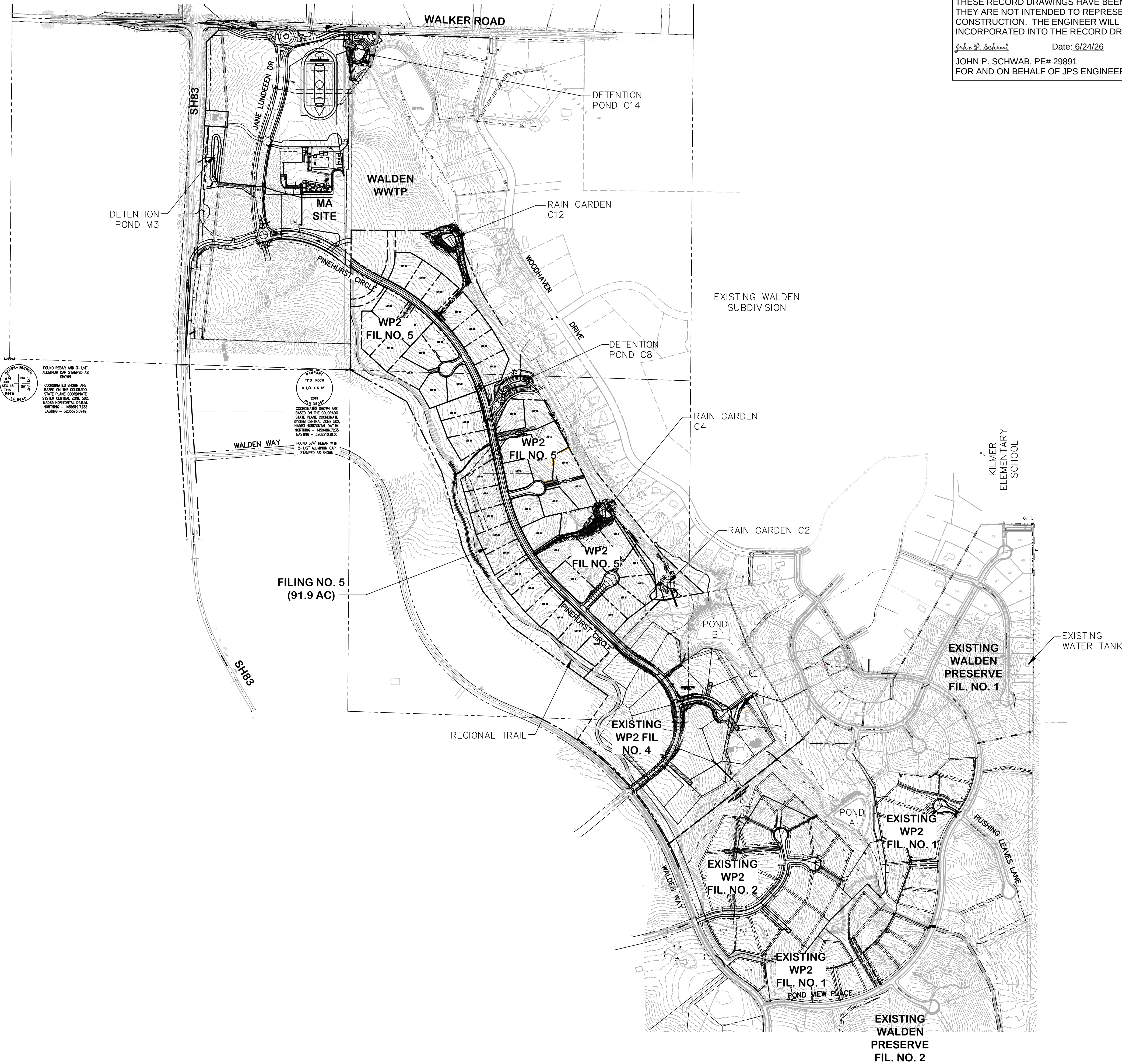
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BEFORE YOU DIG, GRADE, OR EXCAVATE
FOR THE MARKING OF UNDERGROUND
MEMBER UTILITIES.

No.	REVISION	BY	DATE
A	FINAL PLAT SUBMITTAL	JPS	1/10/22
B	EPC COMMENTS	JPS	7/6/22

GENERAL NOTES & LEGEND

HORZ. SCALE:	HS	DRAWN:	BJJ
VERT. SCALE:	VS	DESIGNED:	JPS
SURVEYED:	RAMPART	CHECKED:	JPS
CREATED:	9/16/20	LAST MODIFIED:	7/6/22
PROJECT NO:	040201	MODIFIED BY:	JPS

G2



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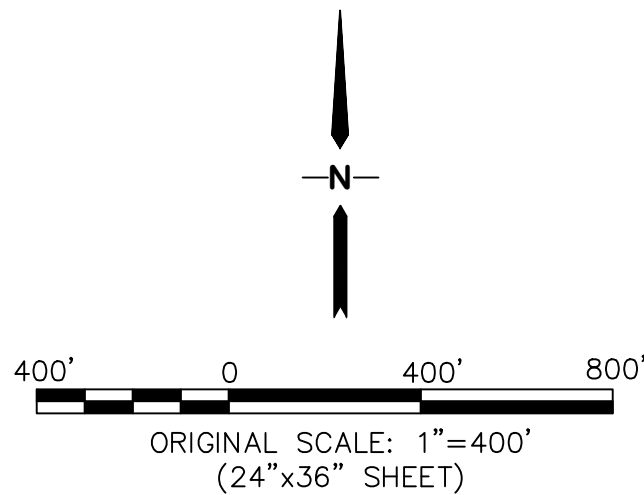
John P. Schwab Date: 6/24/26
JOHN P. SCHWAB, PE# 29891
FOR AND ON BEHALF OF JPS ENGINEERING, INC.

COORDINATES SHOWN ARE BASED ON THE COLORADO STATE PLANE COORDINATE SYSTEM, ZONE 10S, NAD83. NORTHING = 1450871.225, EASTING = 3300575.8749.

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FILING NO. 5
(91.9 AC)



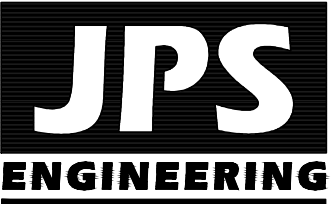
WALDEN PRESERVE 2 - FILING NO. 5

OVERALL SITE PLAN

HORZ. SCALE:	1"=400'	DRAWN:	BJJ
VERT. SCALE:	N/A	DESIGNED:	JPS
SURVEYED:	RAMPART	CHECKED:	JPS
CREATED:	09/14/20	LAST MODIFIED:	06/19/26
PROJECT NO:	040201	MODIFIED BY:	PV

SHEET:

C1



19 E. Willamette Ave.
Colorado Springs, CO
80903
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FAX: 719-471-0766



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No.	REVISION	BY	DATE
1	FINAL PLAT SUBMITTAL	JPS	01/10/22
2	EPC COMMENTS	JPS	07/06/22
3	AS-BUILT	JPS	06/19/26

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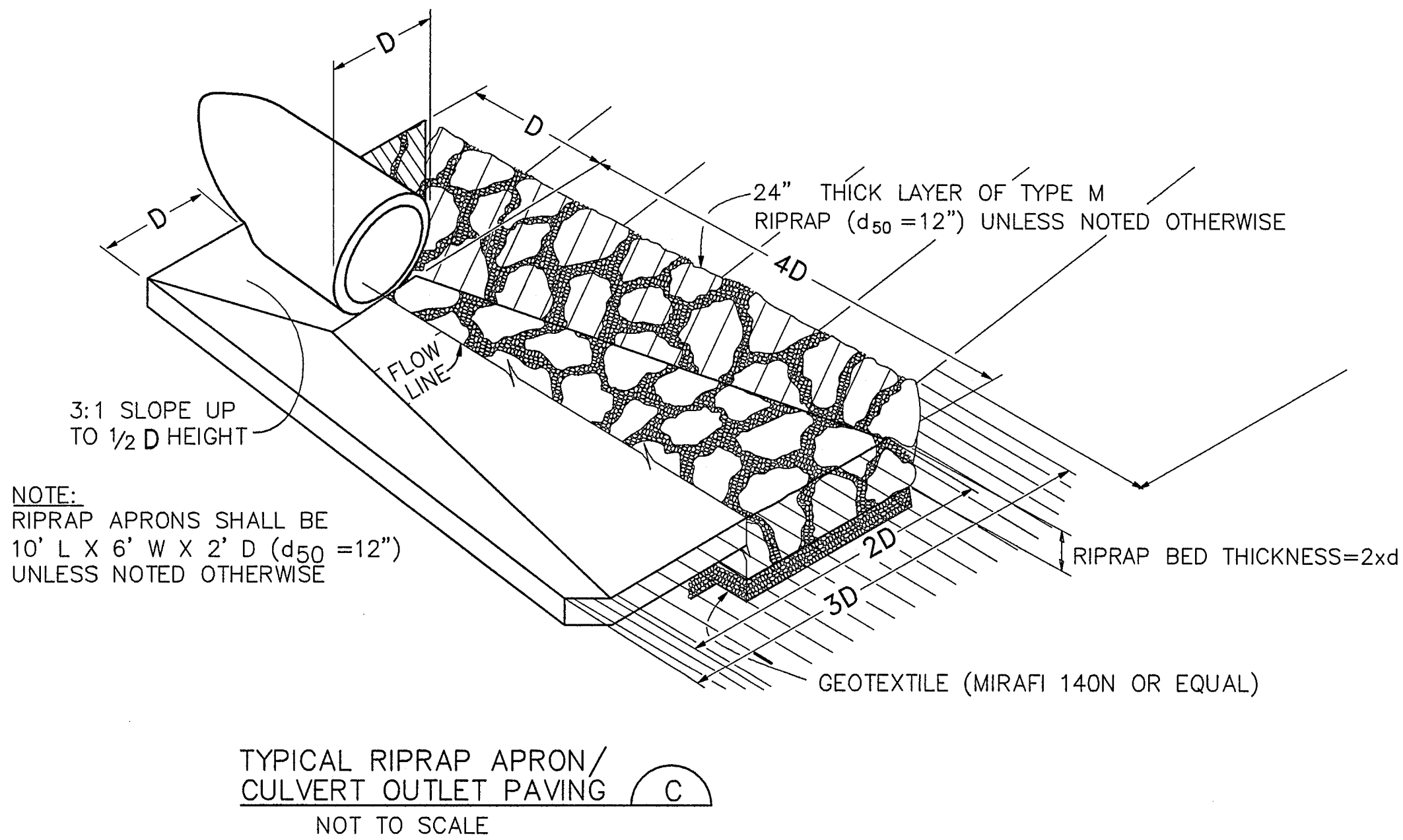
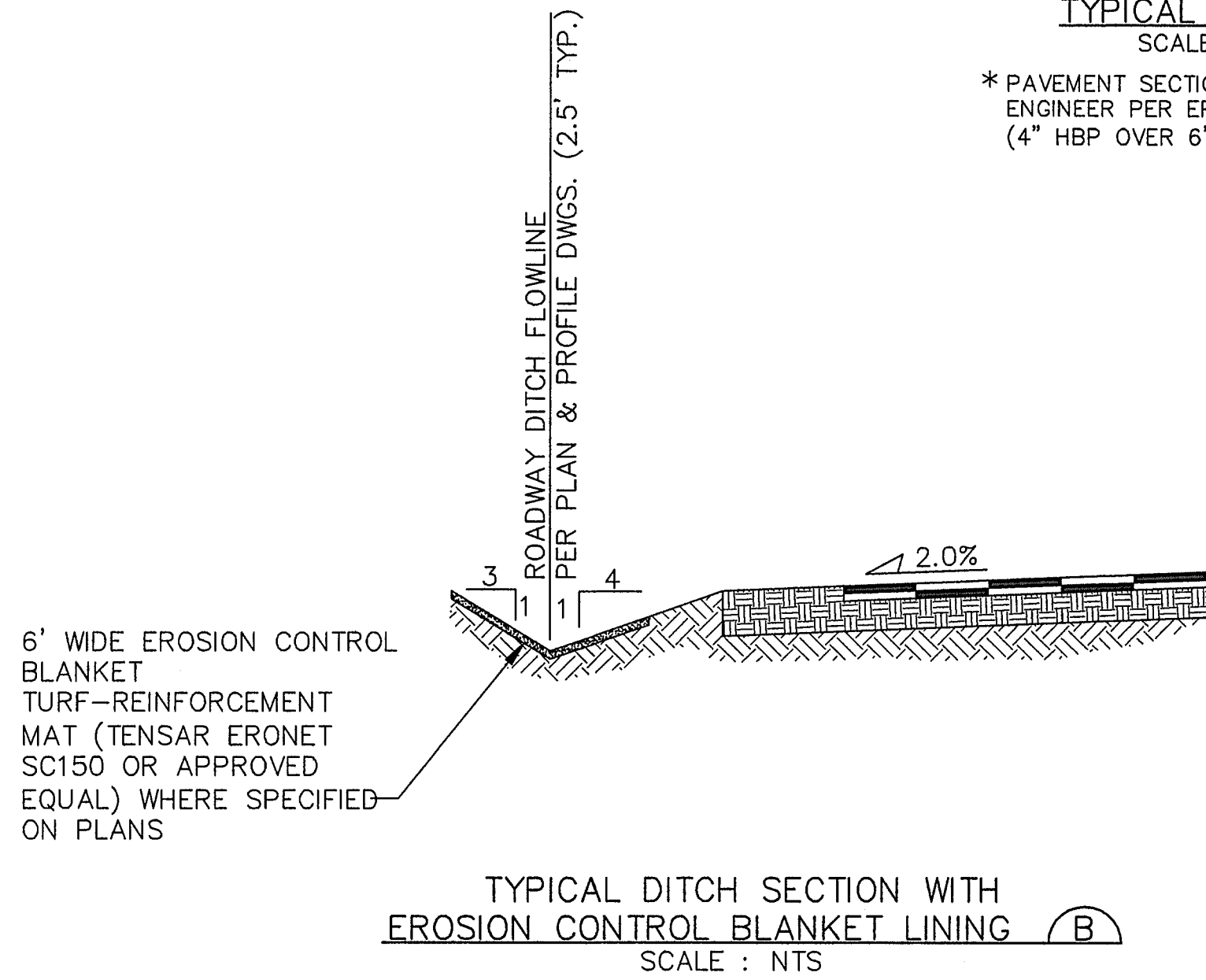
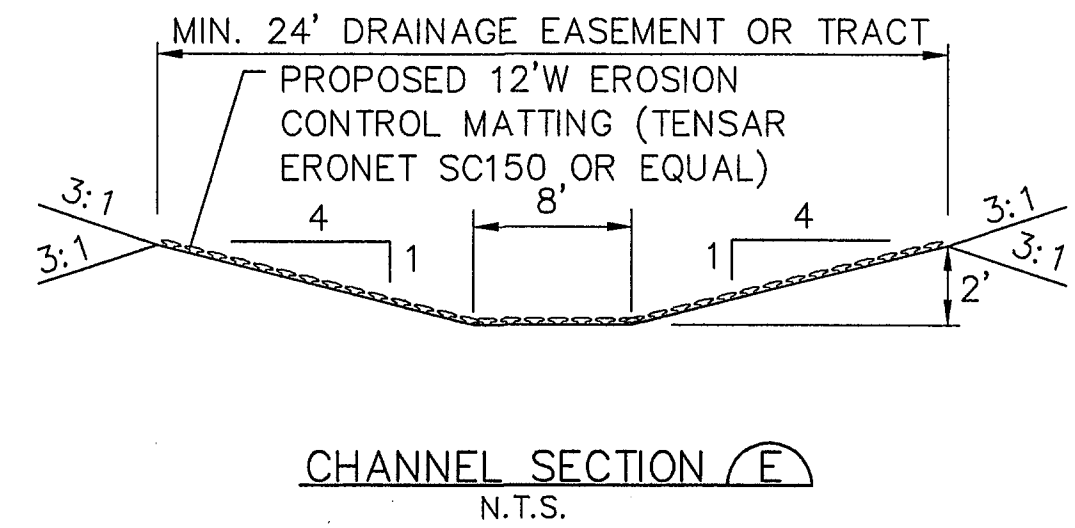
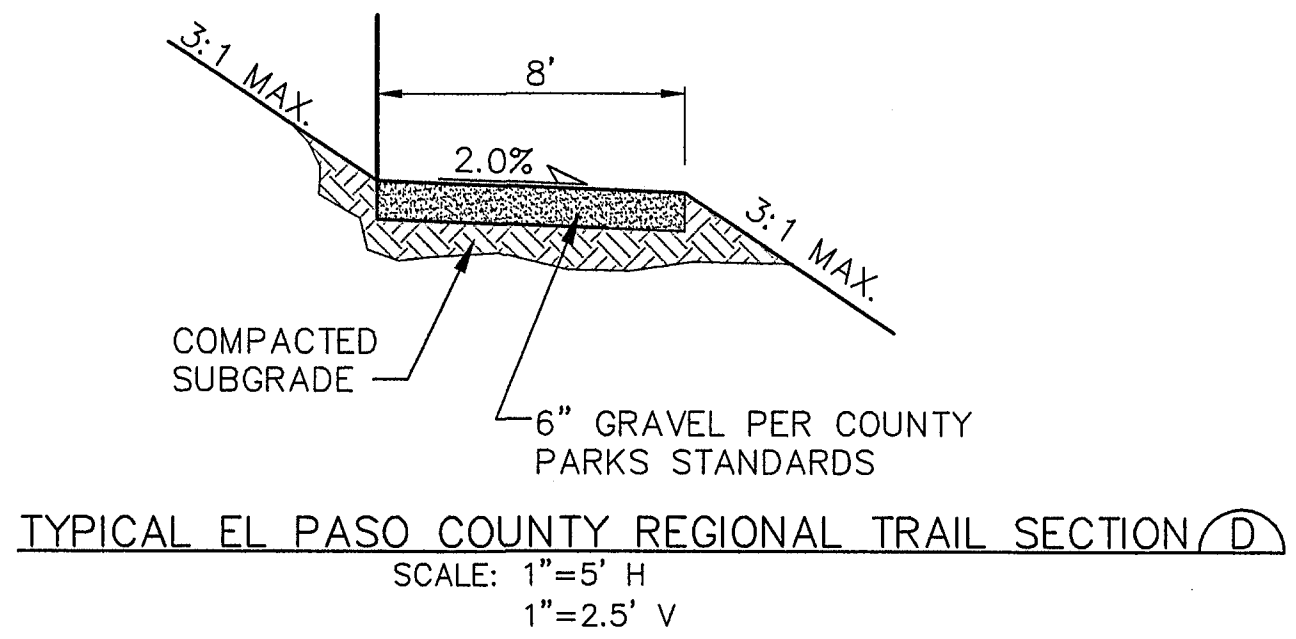
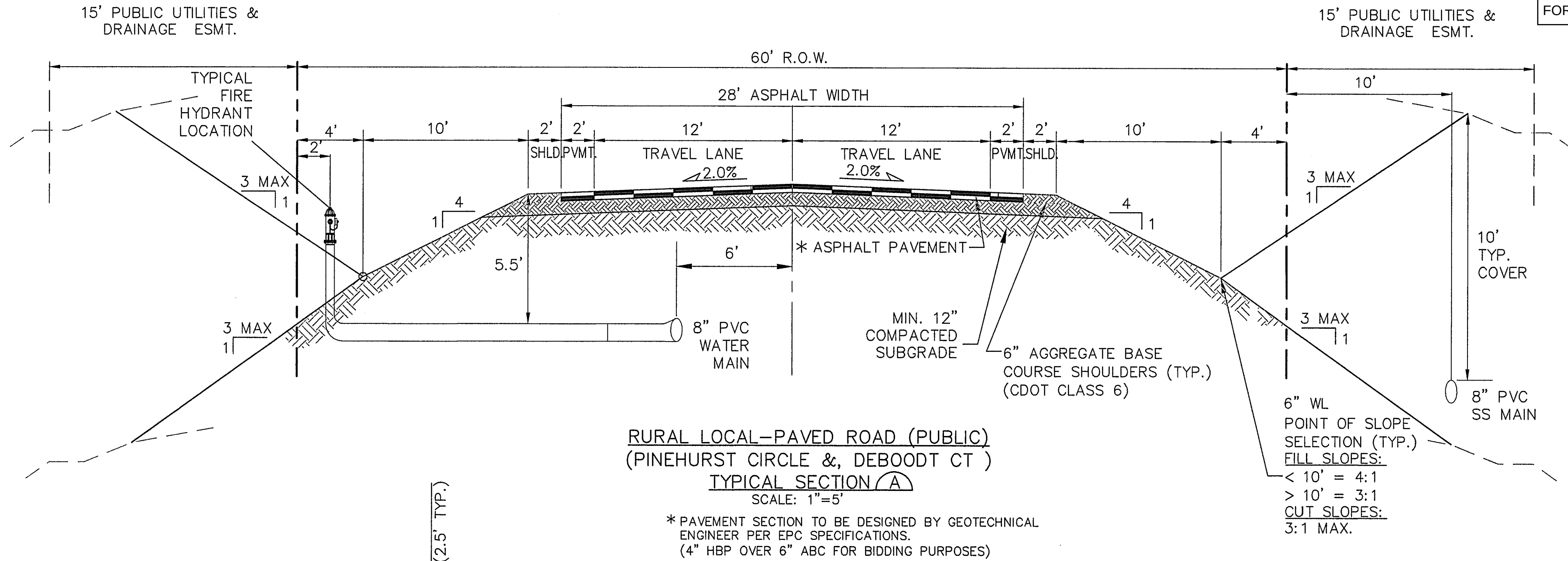


Table MD-7—Classification and Gradation of Ordinary Riprap

Riprap Designation	% Smaller Than Given Size by Weight	Intermediate Rock Dimensions (inches)	d_{50} (inches)*
Type VL	70-100	12	6**
	50-70	9	
	35-50	6	
	2-10	2	
	2-10	2	
Type L	70-100	15	9**
	50-70	12	
	35-50	9	
	2-10	3	
	2-10	3	
Type M	70-100	21	12**
	50-70	18	
	35-50	12	
	2-10	4	
	2-10	4	
Type H	70-100	30	18
	50-70	24	
	35-50	18	
	2-10	6	
	2-10	6	
Type VH	70-100	42	24
	50-70	33	
	35-50	24	
	2-10	9	
	2-10	9	

* d_{50} = mean particle size (intermediate dimension) by weight.

** Mix VL, L and M riprap with 35% topsoil (by volume) and bury it with 4 to 6 inches of topsoil, all vibration compacted, and revegetate.

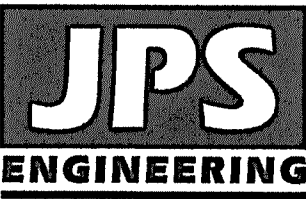
Basic requirements for riprap stone are as follows:

- Rock shall be hard, durable, angular in shape, and free from cracks, overburden, shale, and organic matter.
- Neither breadth nor thickness of a single stone should be less than one-third its length, and rounded stone should be avoided.
- The rock should sustain a loss of not more than 40% after 500 revolutions in an abrasion test (Los Angeles machine—ASTM C-535-69) and should sustain a loss of not more than 10% after 12 cycles of freezing and thawing (AASHTO test 103 for ledge rock procedure A).
- Rock having a minimum specific gravity of 2.65 is preferred; however, in no case should rock have a specific gravity less than 2.50.

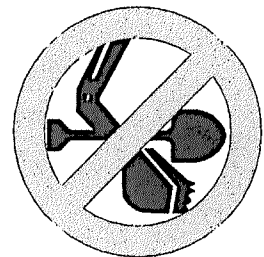
RIPRAP DETAILS (F)

EPC 9/15/2022

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1	FINAL PLAT SUBMITTAL	1/10/22	JPS
2	EPC COMMENTS	7/6/22	JPS
3	EPC COMMENTS	8/9/22	JPS

TYPICAL SECTIONS
AND DETAILS

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VERT. SCALE: AS SHOWN	DESIGNED: JPS
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PROJECT NO: 040201	MODIFIED BY: MSP

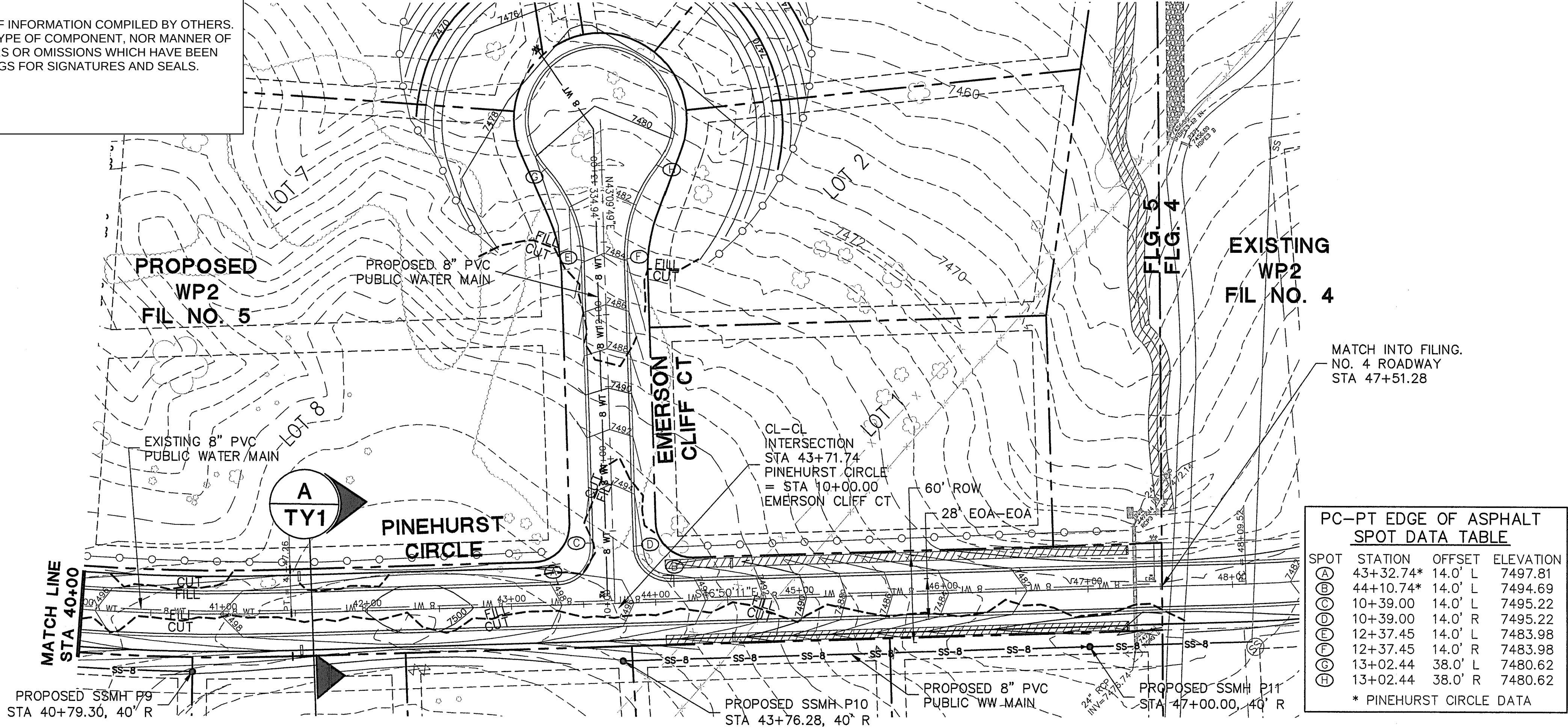
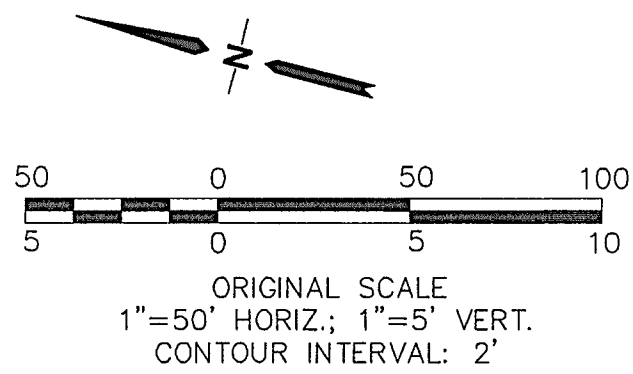
SHEET:

TY1

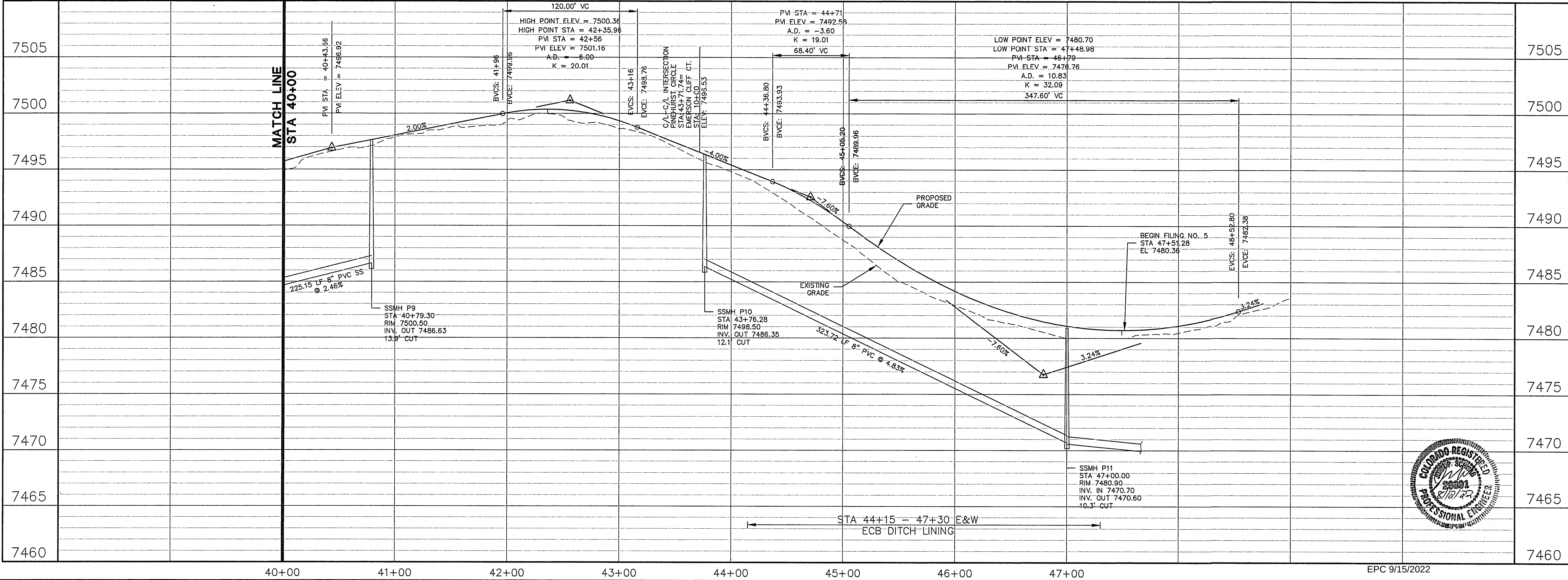


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FOR AND ON BEHALF OF JPS ENGINEERING, INC.

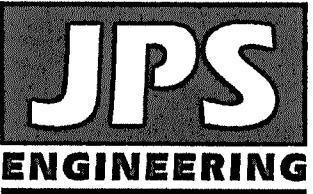


PC-PT EDGE OF ASPHALT SPOT DATA TABLE			
SPOT	STATION	OFFSET	ELEVATION
(A)	43+32.74*	14.0' L	7497.81
(B)	44+10.74*	14.0' L	7494.69
(C)	10+39.00	14.0' L	7495.22
(D)	10+39.00	14.0' R	7495.22
(E)	12+37.45	14.0' L	7483.98
(F)	12+37.45	14.0' R	7483.98
(G)	13+02.44	38.0' L	7480.62
(H)	13+02.44	38.0' R	7480.62
* PINEHURST CIRCLE DATA			



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PINEHURST CIRCLE
PLAN & PROFILE



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DATE		REVISION	
BY	DATE	NO.	DESCRIPTION
JPS	1/10/22	1	FINAL PLAT SUBMITTAL
JPS	7/6/22	2	FINAL PLAT SUBMITTAL

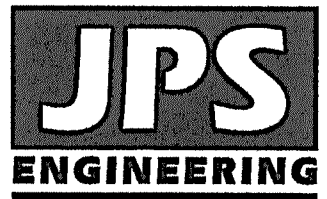
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VERT. SCALE: 1"=5'
SURVEYED: RAMPART
CREATED: 9/14/20
PROJECT NO: 040201
SHEET:

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DESIGNED: JPS
CHECKED: JPS
LAST MODIFIED: 7/5/22
MODIFIED BY: MSP

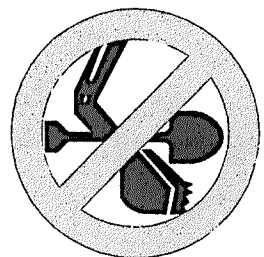
PP1.1

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	JPS	6/29/22			
	JPS	7/6/22			

PINEHURST CIRCLE
PLAN & PROFILE

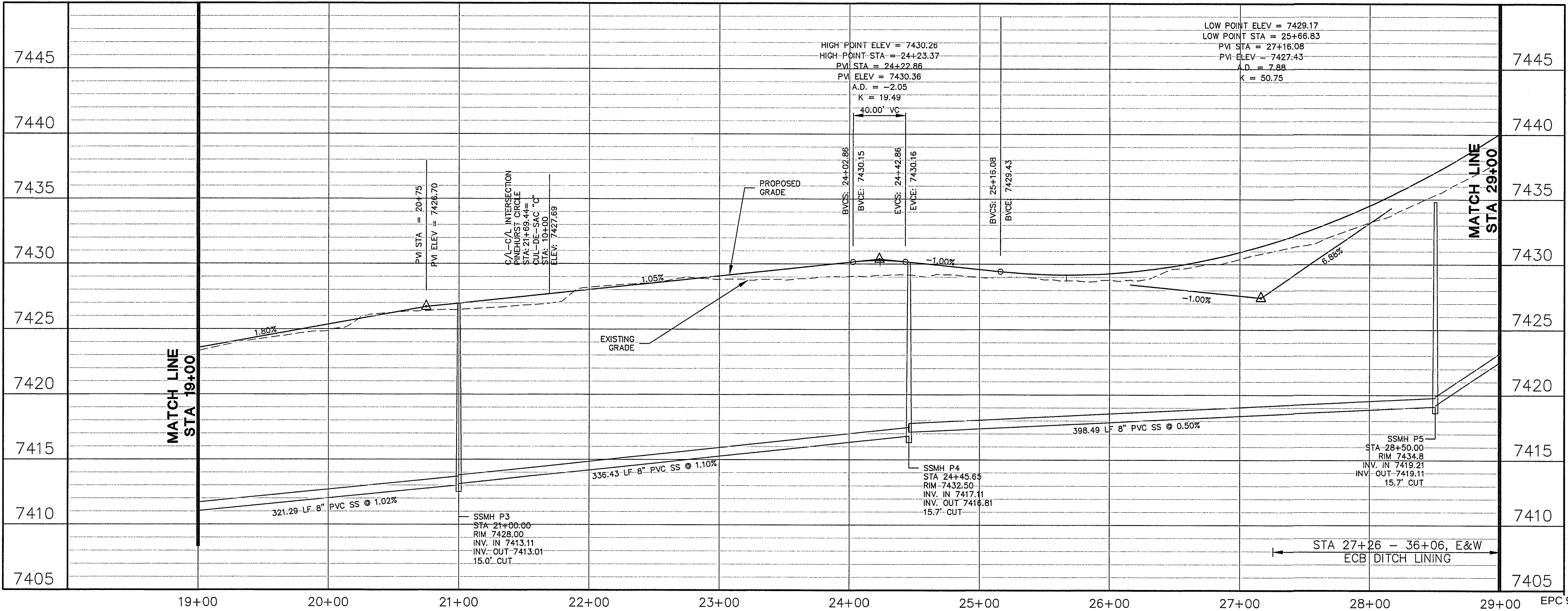
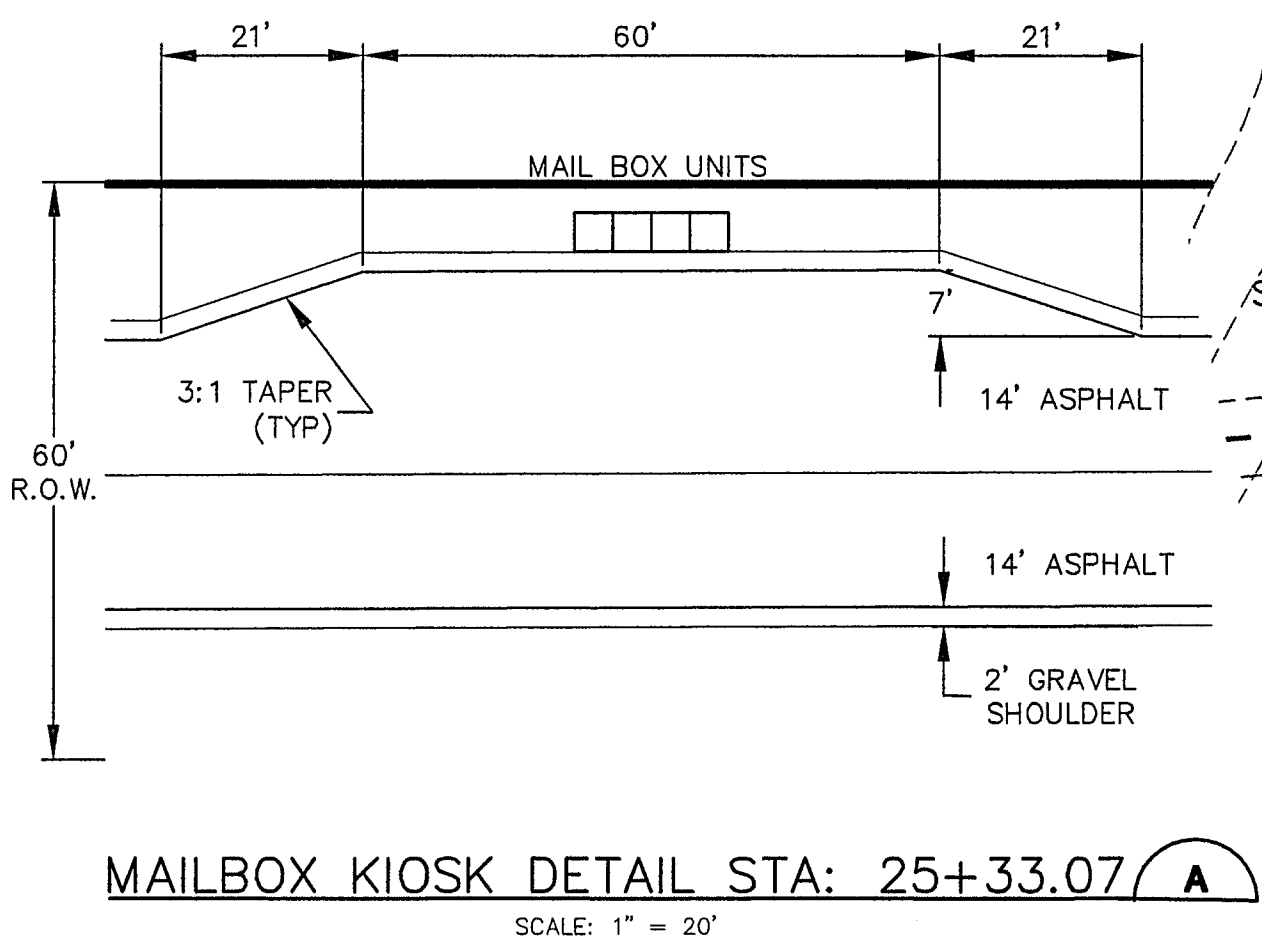
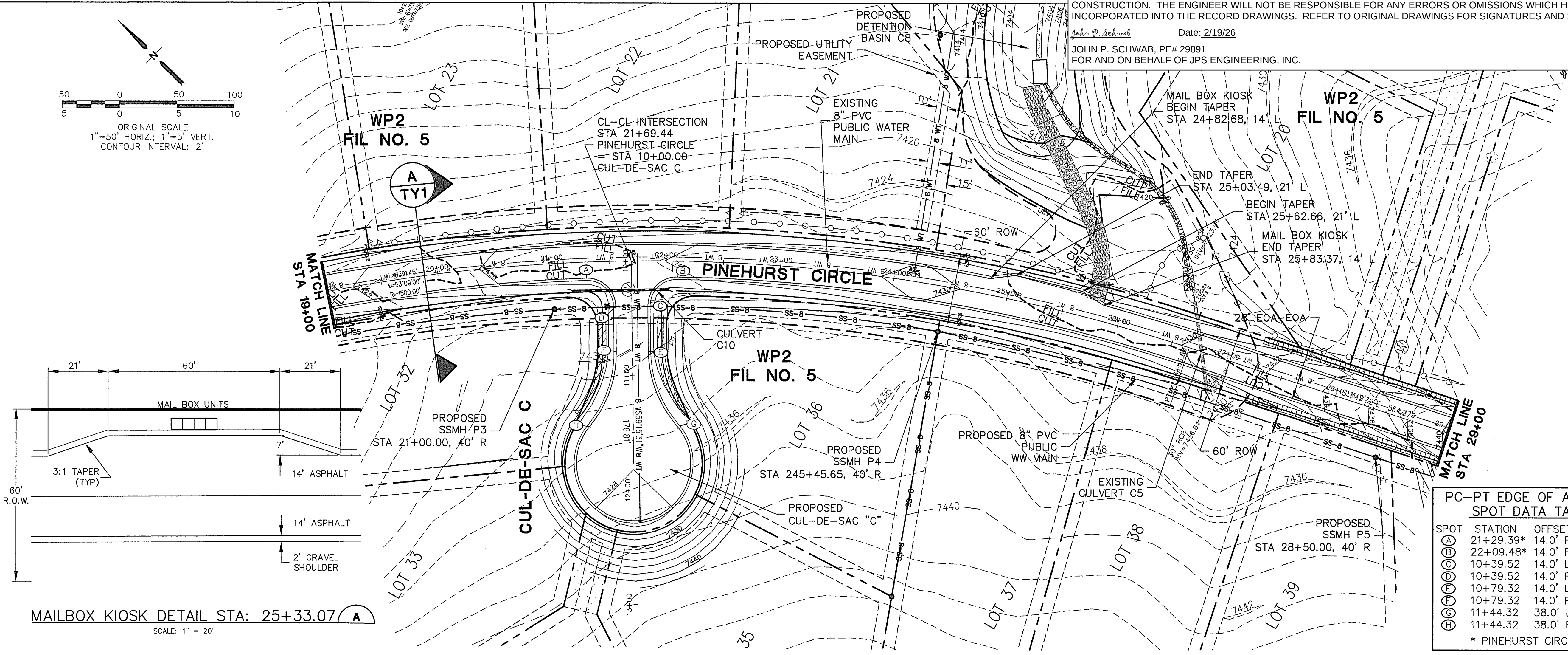
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VERT. SCALE: 1"=5'
SURVEYED: RAMPART
CREATED: 9/14/20
PROJECT NO: 040201

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CHECKED: JPS
LAST MODIFIED: 7/5/22
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PP1.3



PC-PT EDGE OF ASPHALT SPOT DATA TABLE			
SPOT	STATION	OFFSET	ELEVATION
(A)	21+29.39*	14.0' R	7426.99
(B)	22+09.48*	14.0' R	7427.83
(C)	10+39.52	14.0' L	7426.84
(D)	10+39.52	14.0' R	7426.84
(E)	10+79.32	14.0' L	7426.57
(F)	10+79.32	14.0' R	7426.57
(G)	11+44.32	38.0' L	7426.54
(H)	11+44.32	38.0' R	7426.54
* PINEHURST CIRCLE DATA			

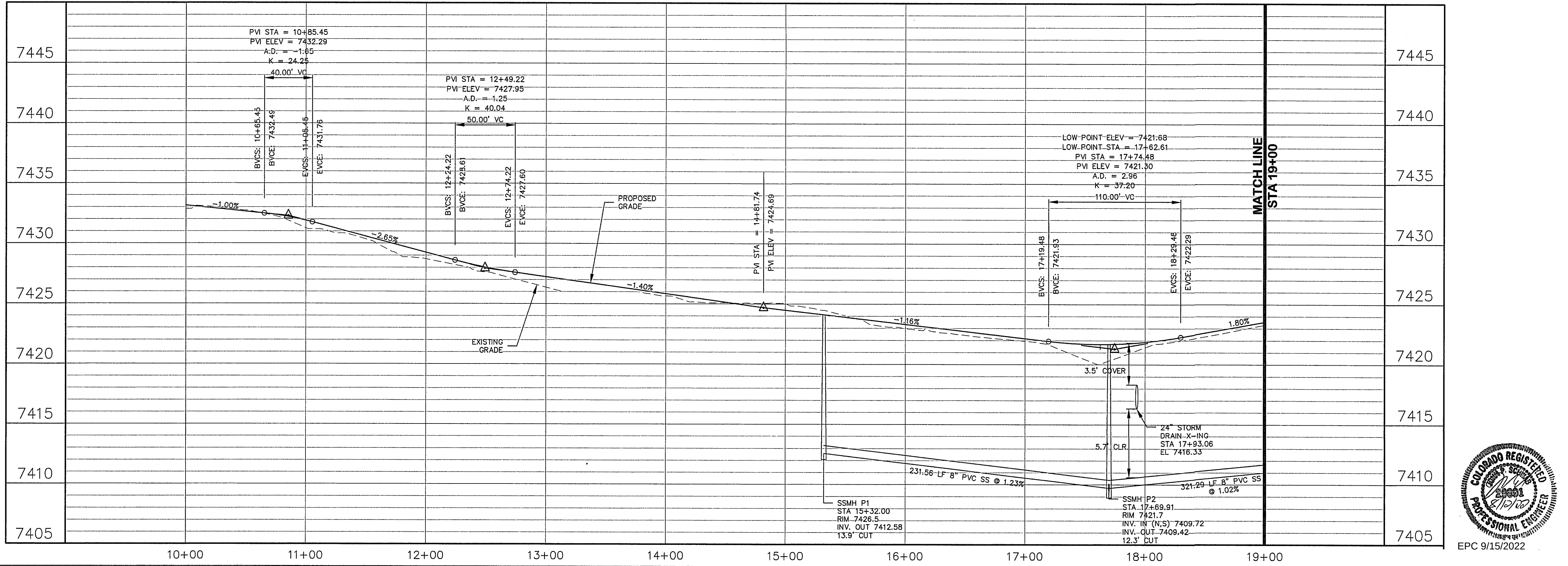
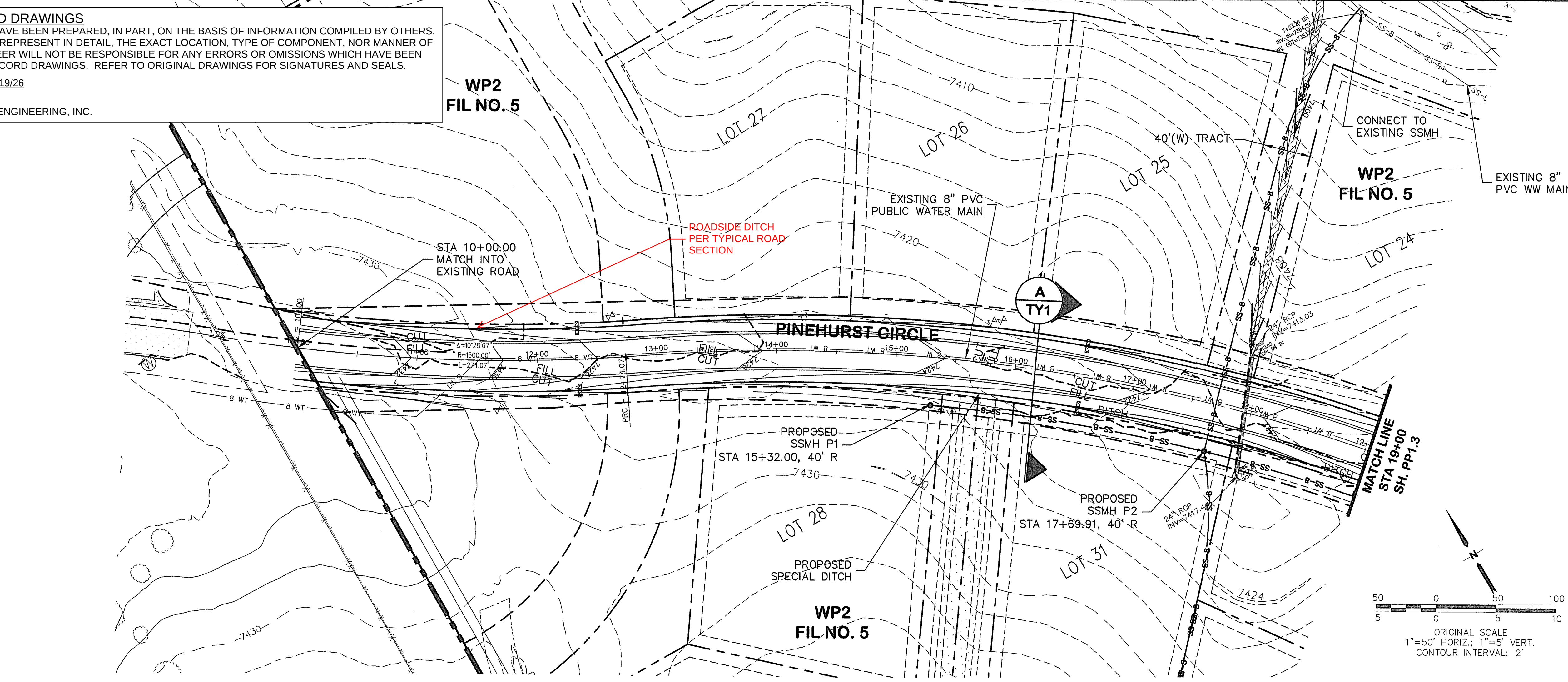


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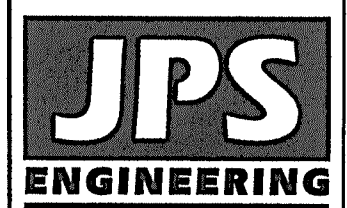


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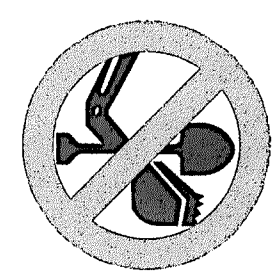
PINEHURST CIRCLE PLAN & PROFILE

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VERT. SCALE: 1"=5'	DESIGNED: JPS
SURVEYED: RAMPART	CHECKED: JPS
CREATED: 8/14/20	LAST MODIFIED: 7/5/22
PROJECT NO: 040201	MODIFIED BY: MSP
SHEET:	

PP1.4

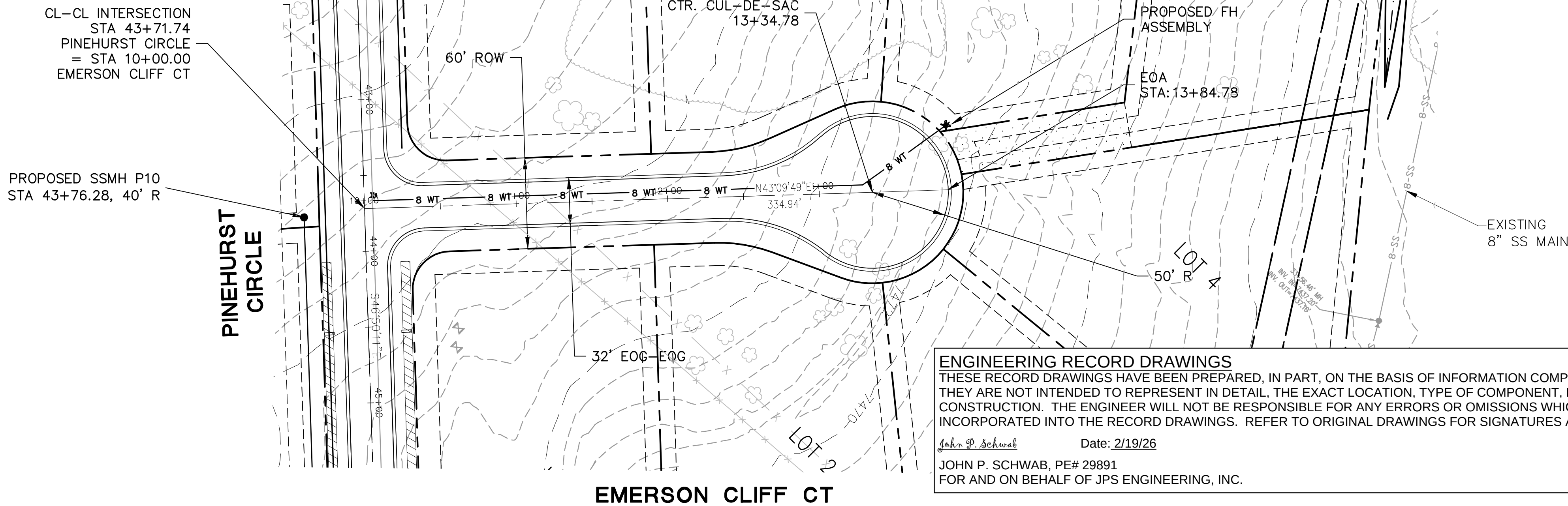


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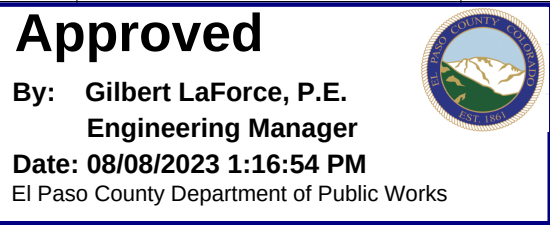


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2	EPC COMMENTS	JPS	7/6/22



John P. Schwab Date: 2/19/26
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FOR AND ON BEHALF OF JPS ENGINEERING, INC



REFERENCE STANDARD

ROAD CLASSIFICATION:	RURAL LOCAL	CUL-DE-SAC
DESIGN SPEED:	25 MPH	
MIN. GRADE:	1.0%	ECM TABLE 2-5
MAX. GRADE:	*10.0%	ECM TABLE 2-5
MAX. CUL-DE-SAC GRADE	4.0%	COLO. SPGS. FIRE DEPT. ACCESS STDS.
	(6.0%)	IN HILLSIDE AREAS)
MIN. K-VALUE (CREST):	12	ECM TABLE 2-13
MIN. K-VALUE (SAG):	26	ECM TABLE 2-15
*WITH ECM ADMINISTRATOR APPROVAL		

*WITH ECM ADMINISTRATOR APPROVAL

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No.	REVISION	BY	DATE
A	FINAL PLAT SUBMITTAL	JPS	1/10/22
B	EPIC COMMENTS	JPS	7/6/22
C	REV. C/L PROFILE	JPS	7/24/23
D	REV. C/L PROFILE	JPS	8/8/23

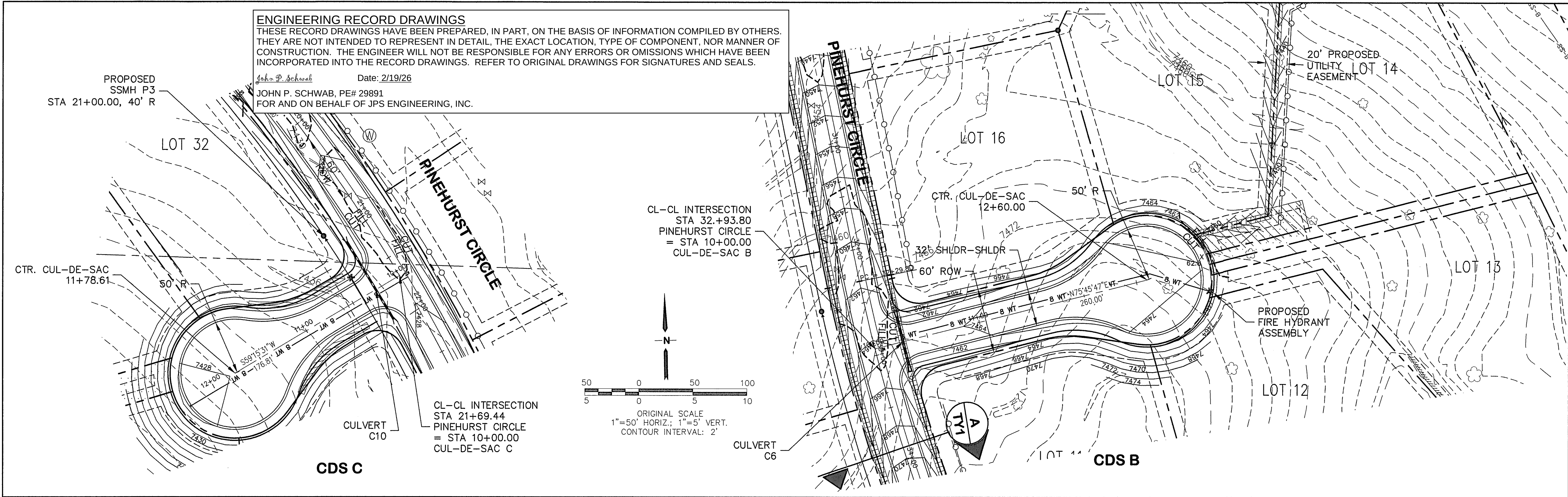
EMERSON CLIFF CT PLAN & PROFILE

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VERT. SCALE: 1"=5'	DESIGNED: JPS
SURVEYED: RAMPART	CHECKED: JPS
CREATED: 12/24/20	LAST MODIFIED: 8/7/23
PROJECT NO: 040201	MODIFIED BY: MSP

SHEET: **PP2.1**

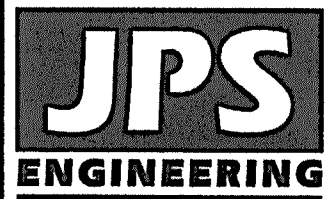
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C:\Users\Owner\Desktop\jpsprojects\040201 walden\dwg\civil\WALDEN PRESERVE 2\Fig 5\PP2.1.dwg Jul 07, 2022 - 7:20am



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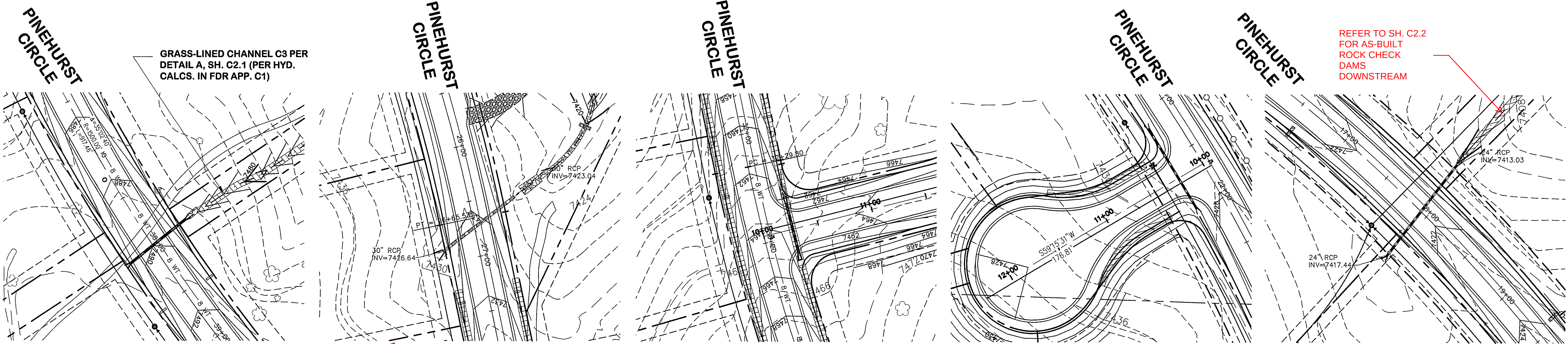
DATE	1/25/22
BY	JPS
REVISION	
FINAL PLAT SUBMITTAL	
FINAL PLAT SUBMITTAL	
No.	

FILING NO. 5 CULVERTS
PLAN & PROFILE

HORIZ. SCALE: 1"=50'	DRAWN: BJJ
VERT. SCALE: 1"=5'	DESIGNED: JPS
SURVEYED: RAMPART	CHECKED: JPS
CREATED: 1/10/22	LAST MODIFIED: 6/22
PROJECT NO: 040201	MODIFIED BY: MSP
SHEET:	

SD1

EPC 9/15/2022



CULVERT C3

CULVERT C5

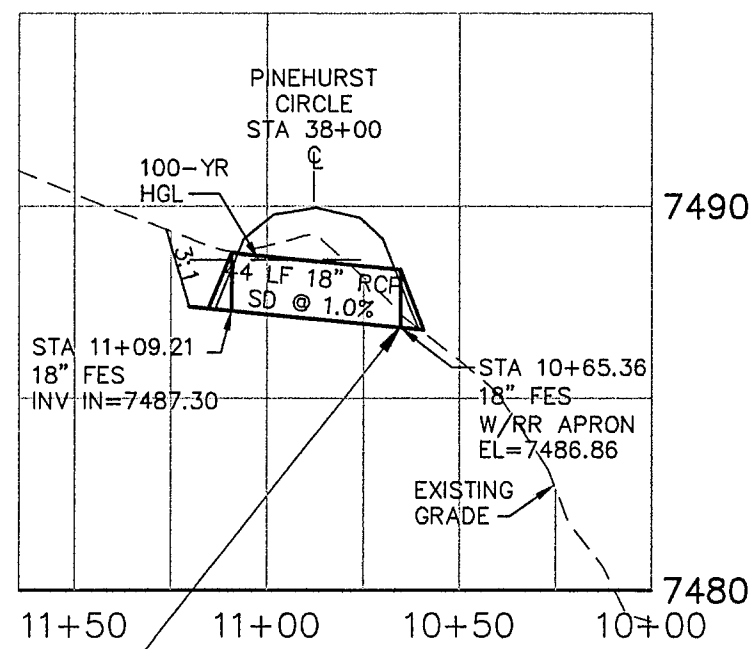
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CULVERT C10

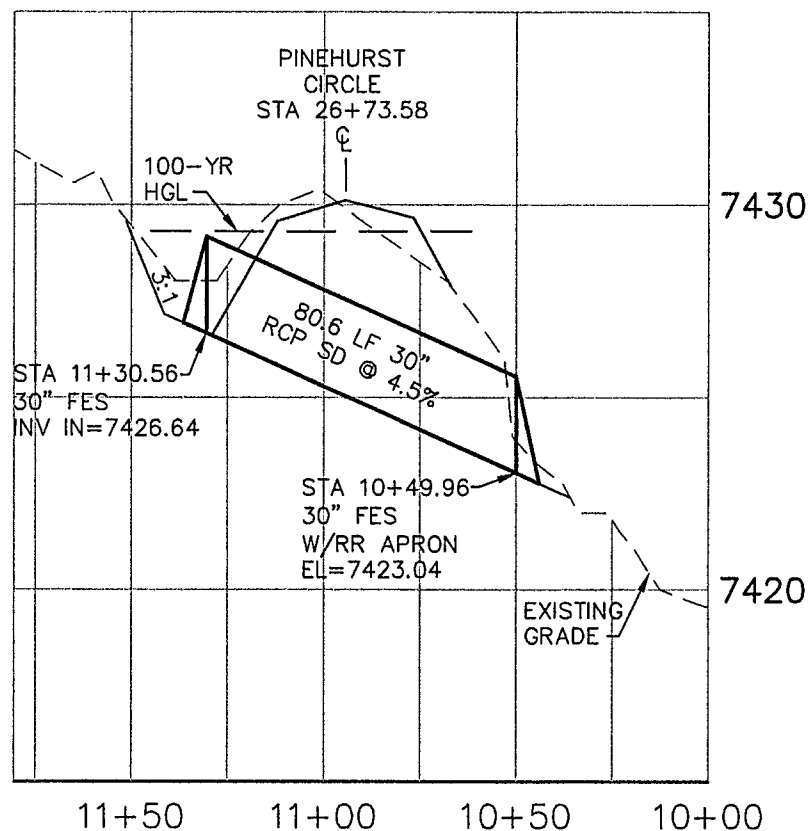
CULVERT C11

REFER TO SH. C2.1
FOR AS-BUILT
PRIVATE CULVERT
CROSSING TRAIL
UPSTREAM

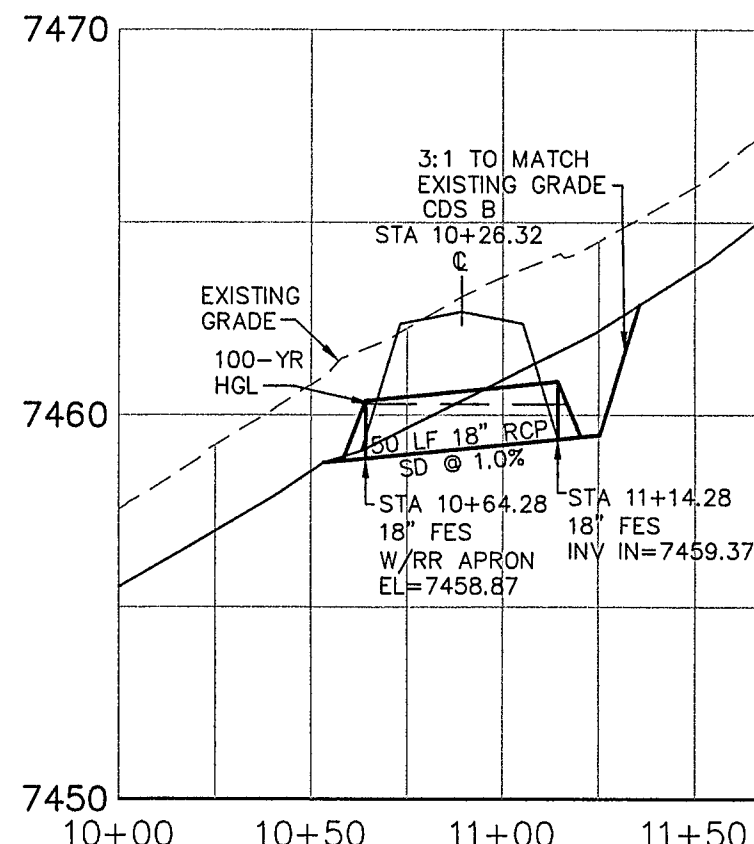
REFER TO SH. C2.2
FOR AS-BUILT
ROCK CHECK
DAMS
DOWNSTREAM



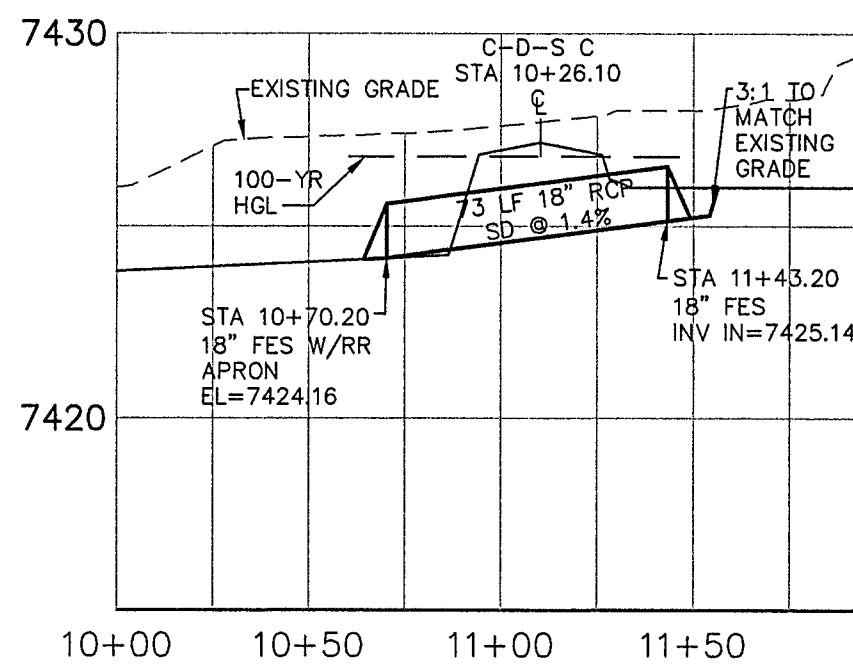
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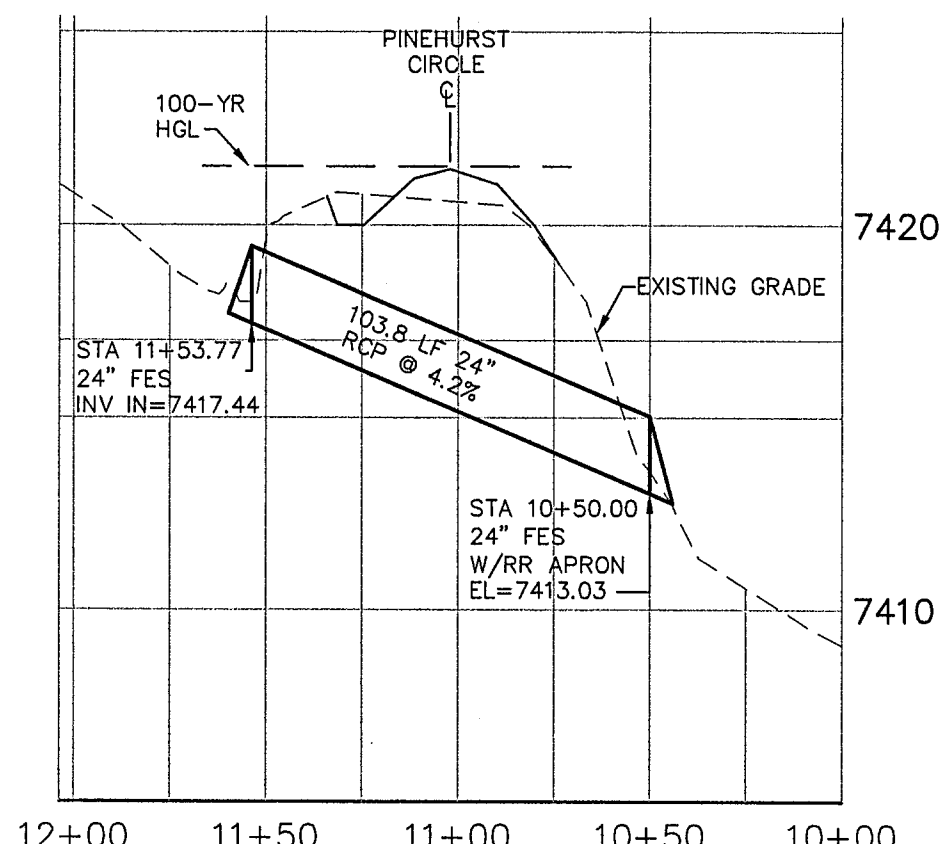
CULVERT C5



CULVERT C6

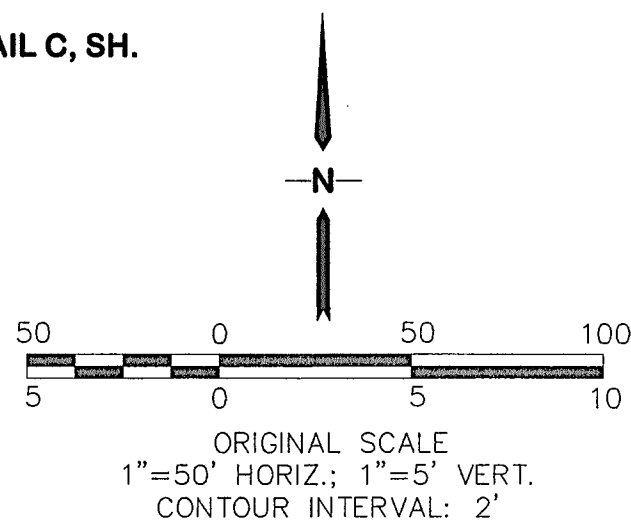


CULVERT C10



CULVERT C11

RIPRAP APRON PER DETAIL C, SH.
TY1



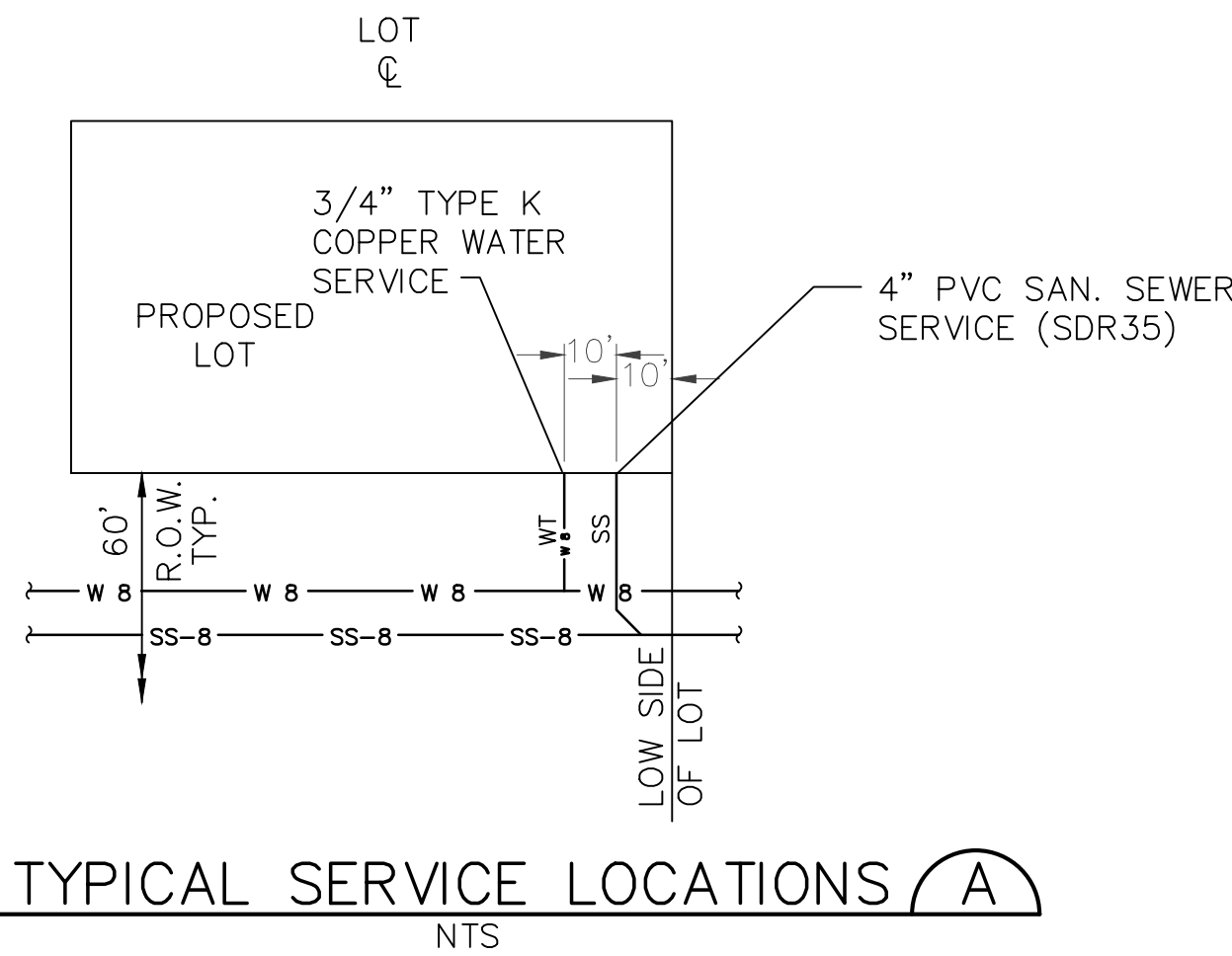
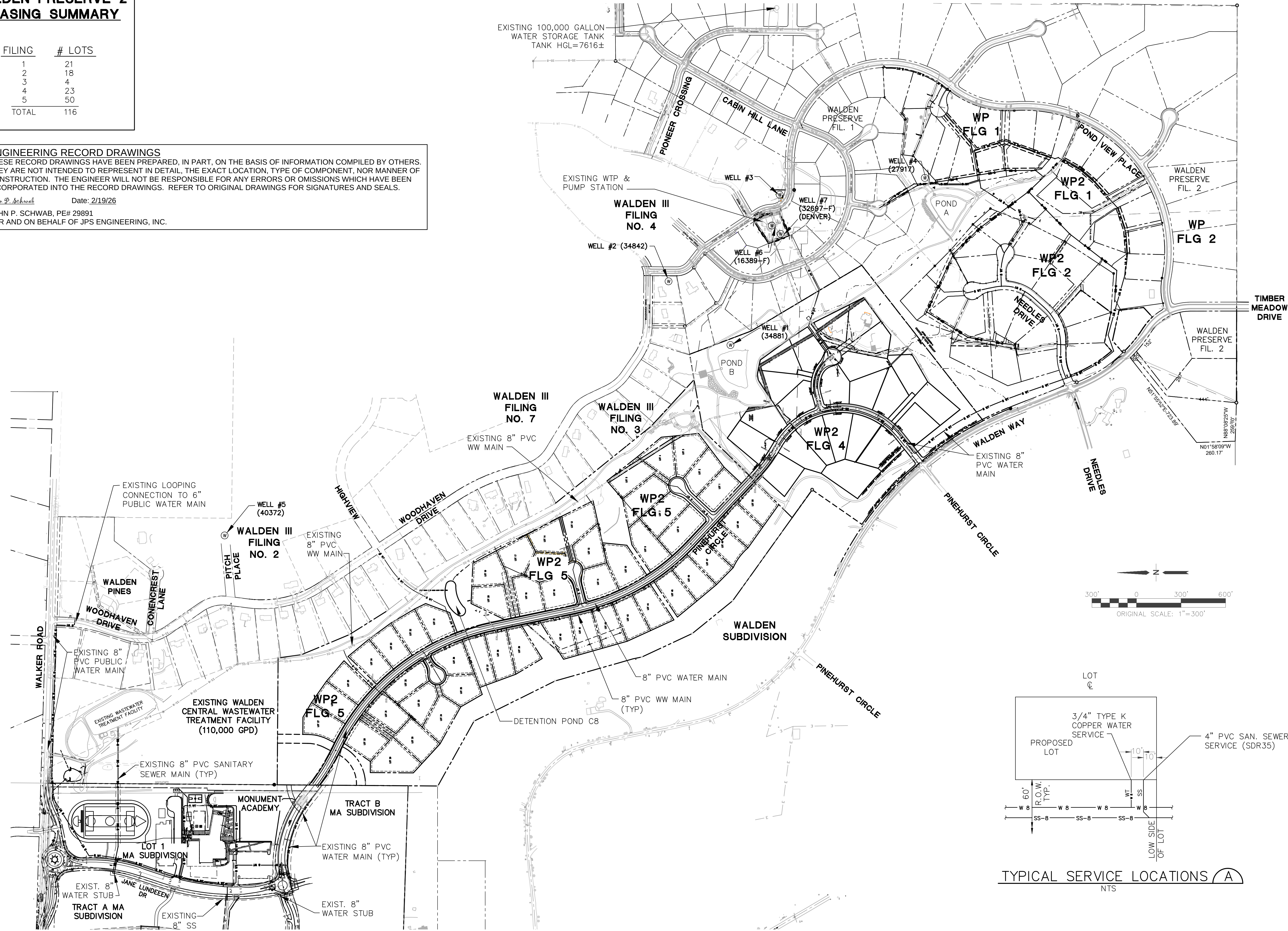
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WALDEN PRESERVE 2
PHASING SUMMARY

FILING	# LOTS
1	21
2	18
3	4
4	23
5	50
TOTAL	116

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FOR AND ON BEHALF OF JPS ENGINEERING, INC.



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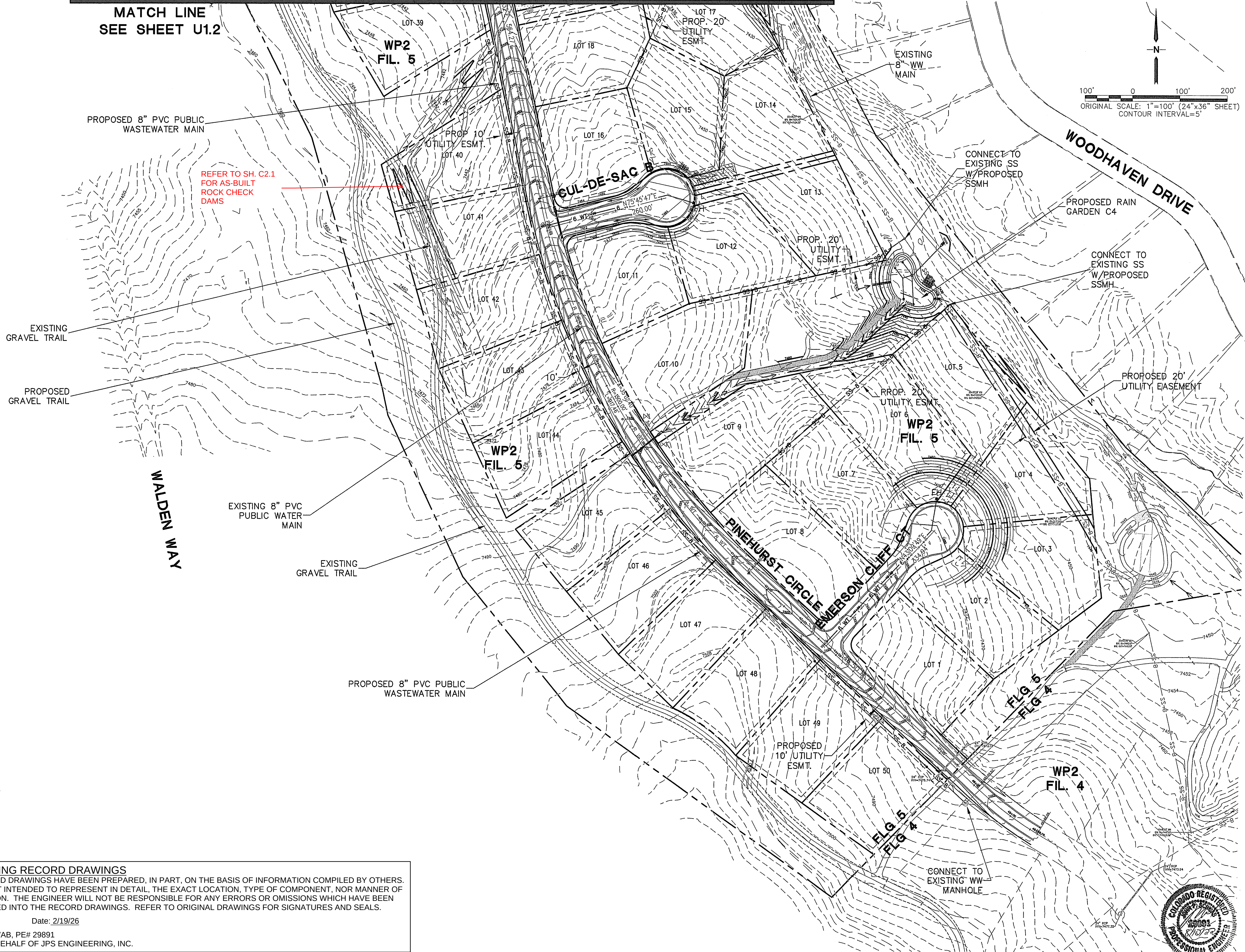
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B	EPC COMMENTS	JPS	7/6/22

MASTER
UTILITY PLAN

HORZ. SCALE: 1"=300'	DRAWN: BJJ
VERT. SCALE: N/A	DESIGNED: JPS
SURVEYED: RAMPART	CHECKED: JPS
CREATED: 09/14/20	LAST MODIFIED: 02/20/26
PROJECT NO: 040201	MODIFIED BY: PV
SHEET:	U1

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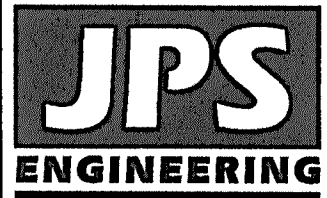


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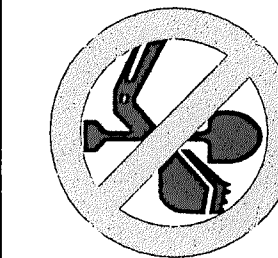
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FOR AND ON BEHALF OF JPS ENGINEERING, INC.

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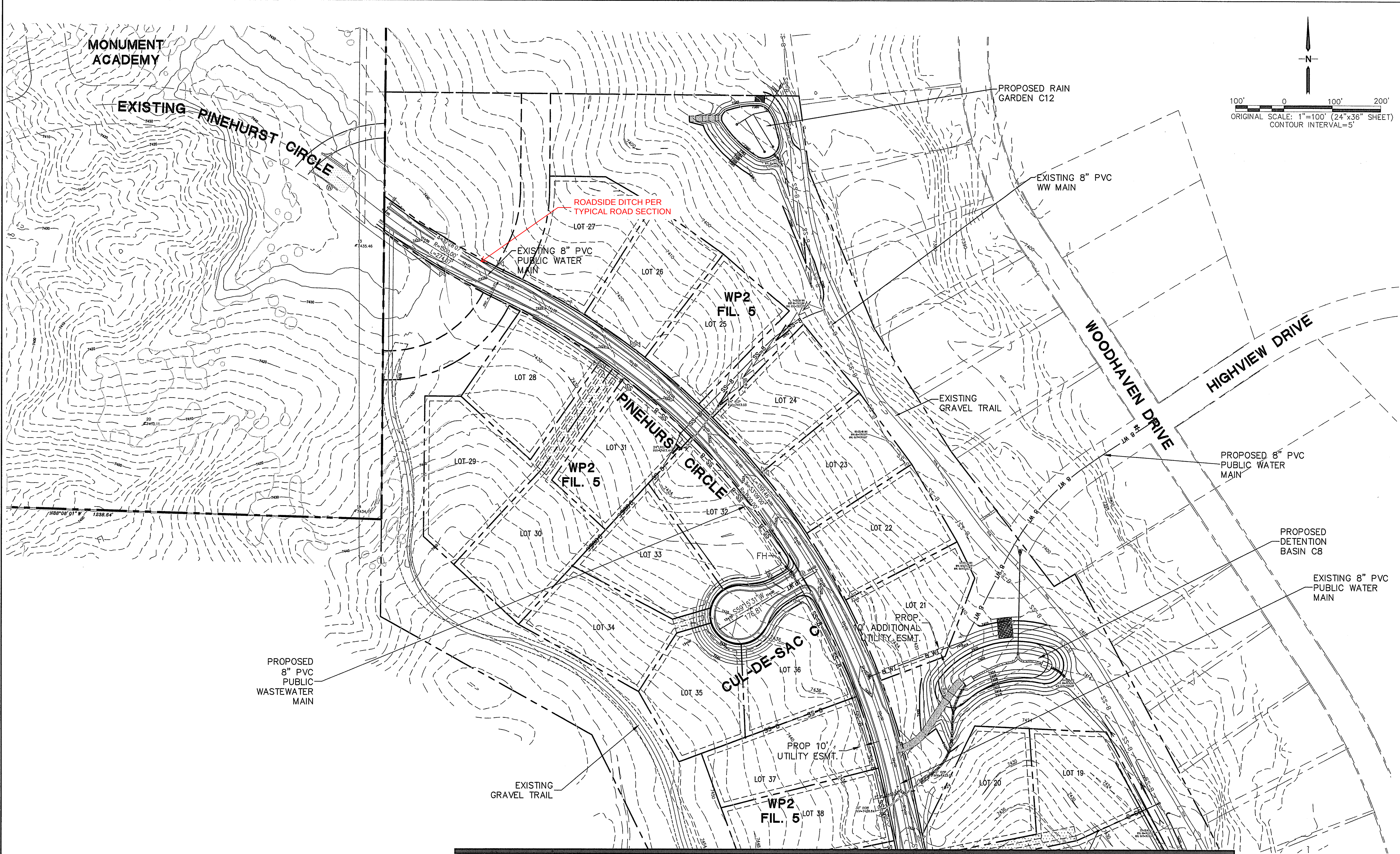
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2	EPC COMMENTS	7/6/22	JPS

HORZ. SCALE: 1"=100'	DRAWN: BJJ
VERT. SCALE: N/A	DESIGNED: JPS
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CREATED: 9/16/20	LAST MODIFIED: 7/6/22
PROJECT NO: 040201	MODIFIED BY: MSP

SHEET: U1.1

EPC 9/15/2022



MATCH LINE
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John P. Schwab
Date: 2/19/26
JOHN P. SCHWAB, PE# 29891
FOR AND ON BEHALF OF JPS ENGINEERING, INC.



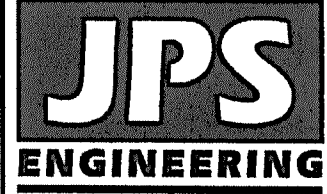
EPC 9/15/2022

WALDEN PRESERVE 2 - FILING NO. 5

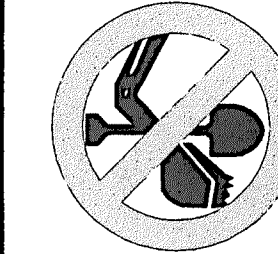
SITE UTILITY
PLAN - NORTH

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VERT. SCALE: N/A	DESIGNED: JPS
SURVEYED: RAMPART	CHECKED: JPS
CREATED: 9/16/20	LAST MODIFIED: 7/6/22
PROJECT NO: 040201	MODIFIED BY: MSP
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U1.2



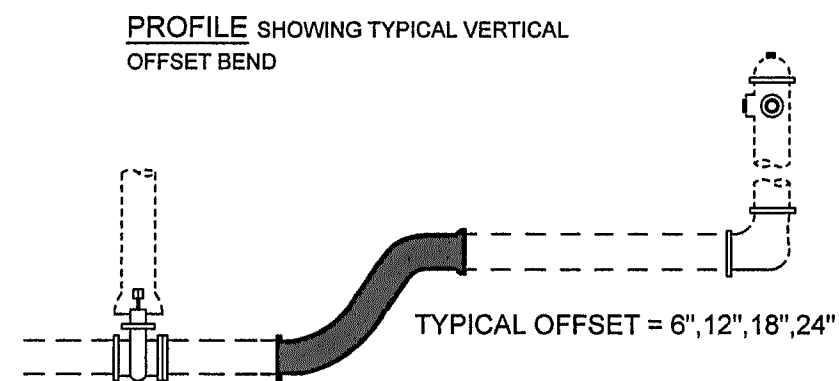
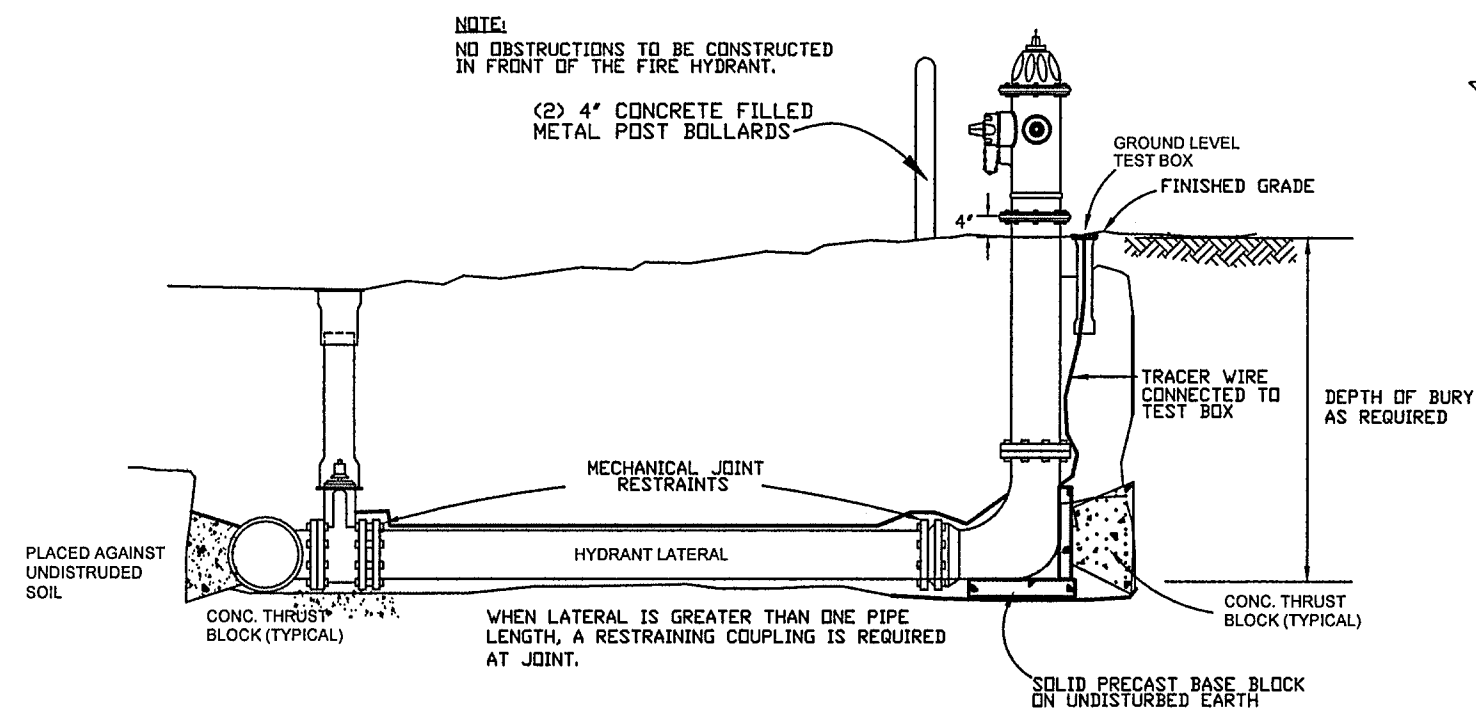
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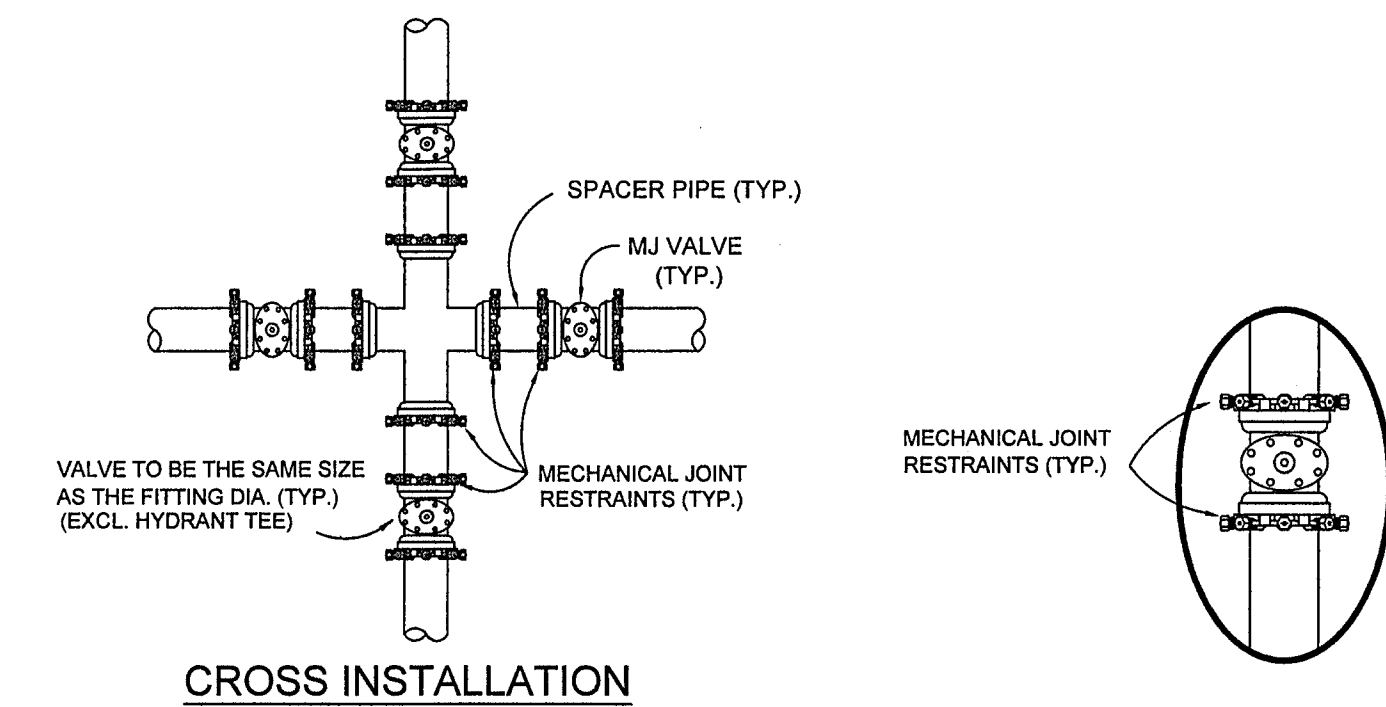
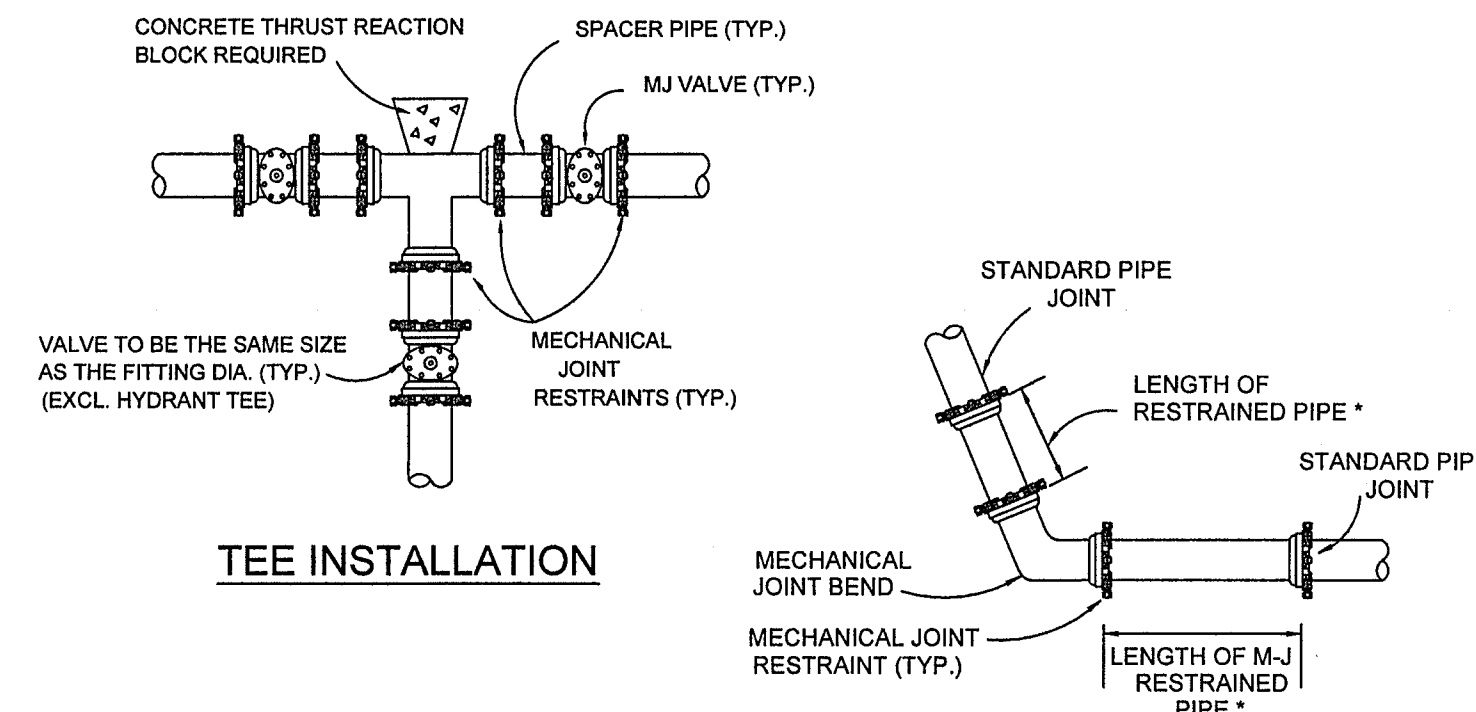
No.	REVISION	DATE	BY
1	FINAL PLAT SUBMITTAL	1/10/22	JPS
2	EPC COMMENTS	7/6/22	JPS

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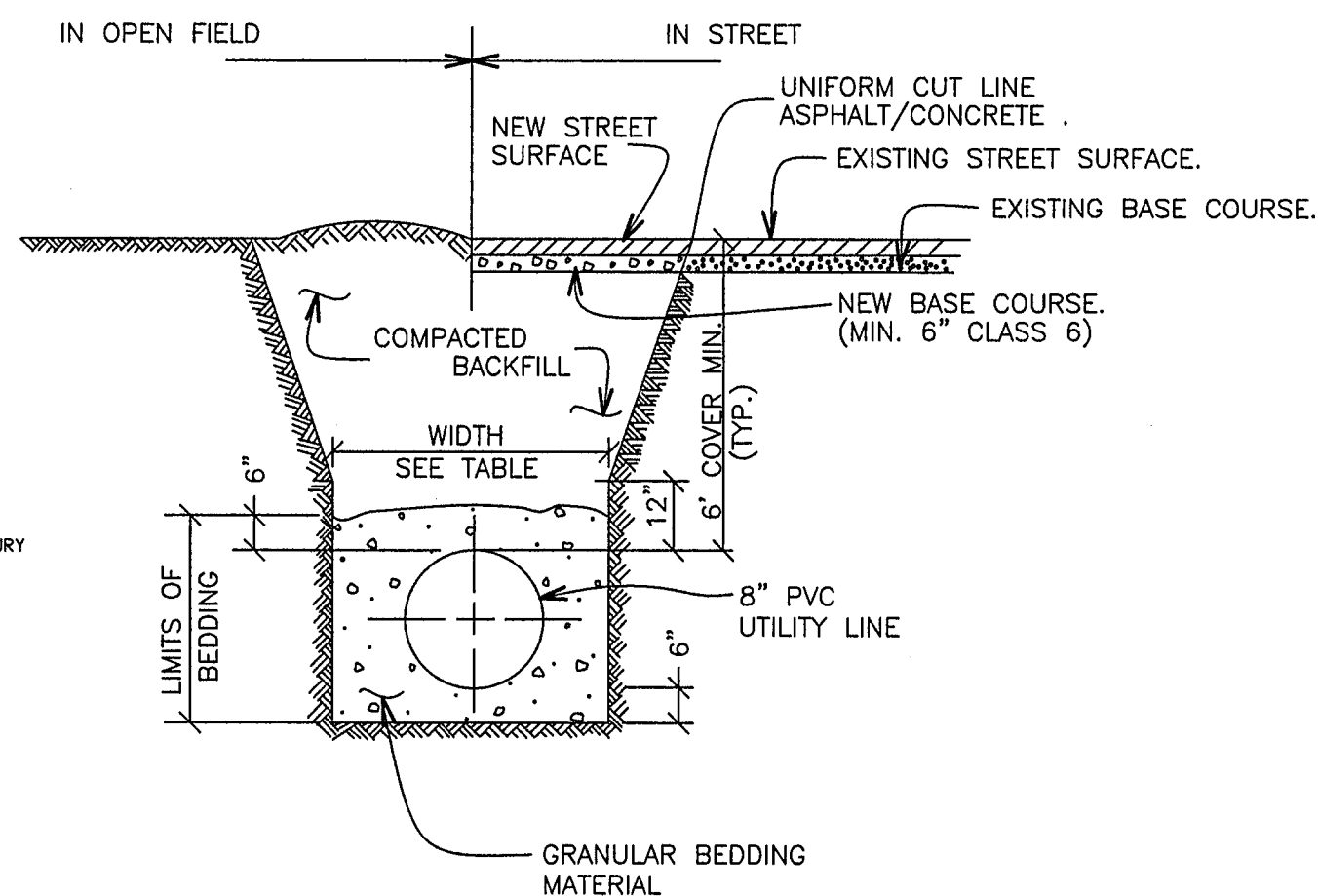


- NOTE:
- Mechanical joint restraints
 - Tracer wire and test box to be installed with each fire hydrant.

TYPICAL FIRE HYDRANT DETAIL 1
NOT TO SCALE



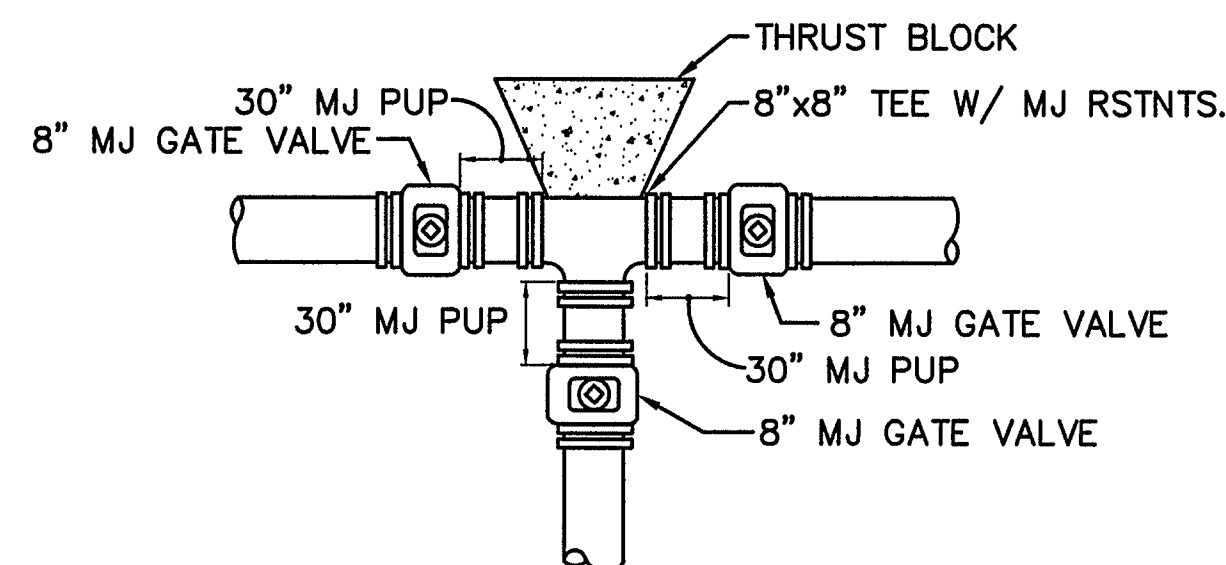
MECHANICAL JOINT RESTRAINTS 4
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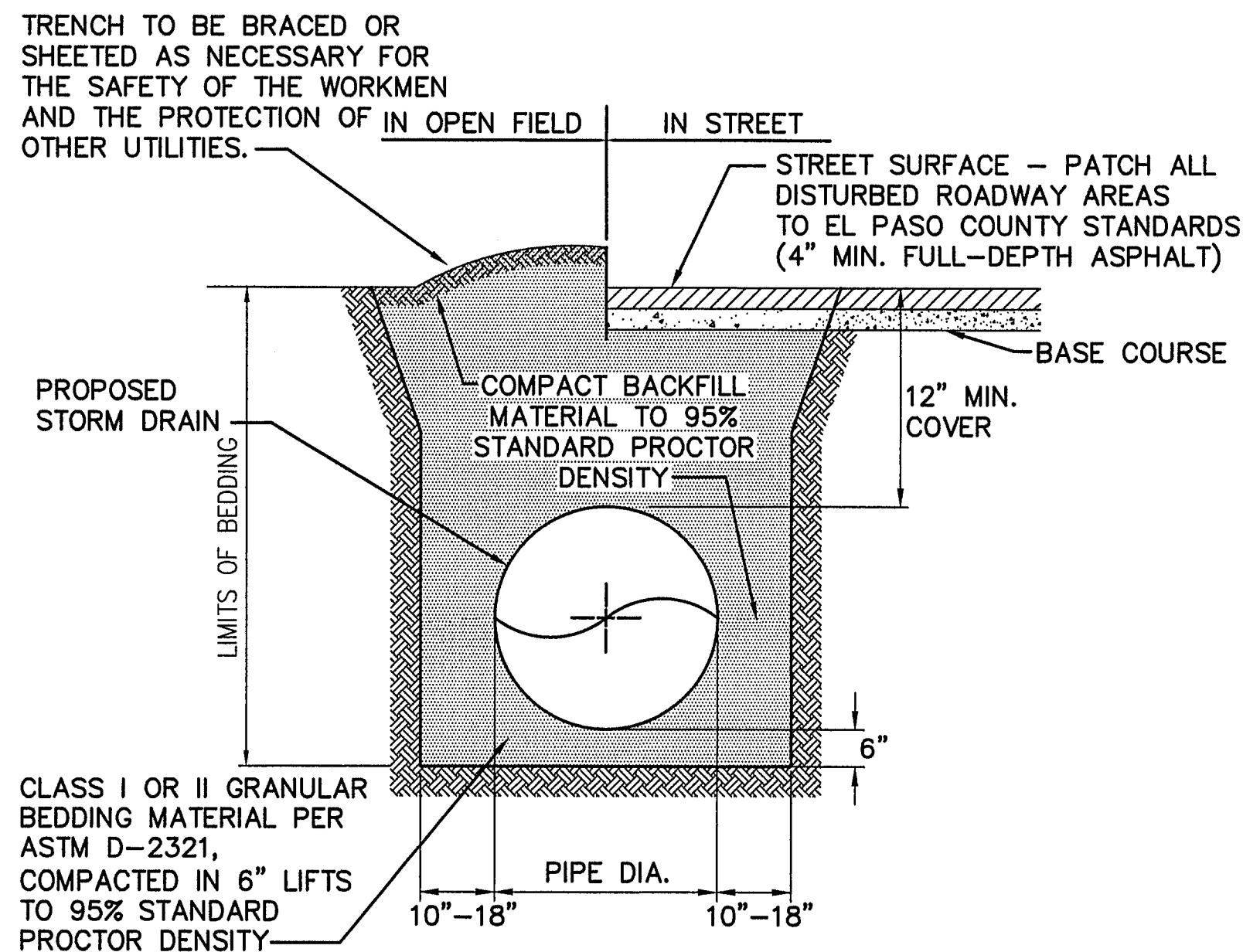
- NOTES:
- PAVING SHALL COMPLY WITH LOCAL AUTHORITY JURISDICTION.
 - TRENCH WALLS TO BE SUPPORTED AS REQUIRED BY O.S.H.A.
 - MINIMUM COVER TO BE BELOW OFFICIAL STREET GRADE.

PIPE DIAMETER	MINIMUM WIDTH	MAXIMUM WIDTH
4"	1'-4"	2'-4"
6"	1'-6"	2'-6"
8"	1'-8"	2'-8"
12"	2'-0"	3'-0"
16"	2'-4"	3'-4"

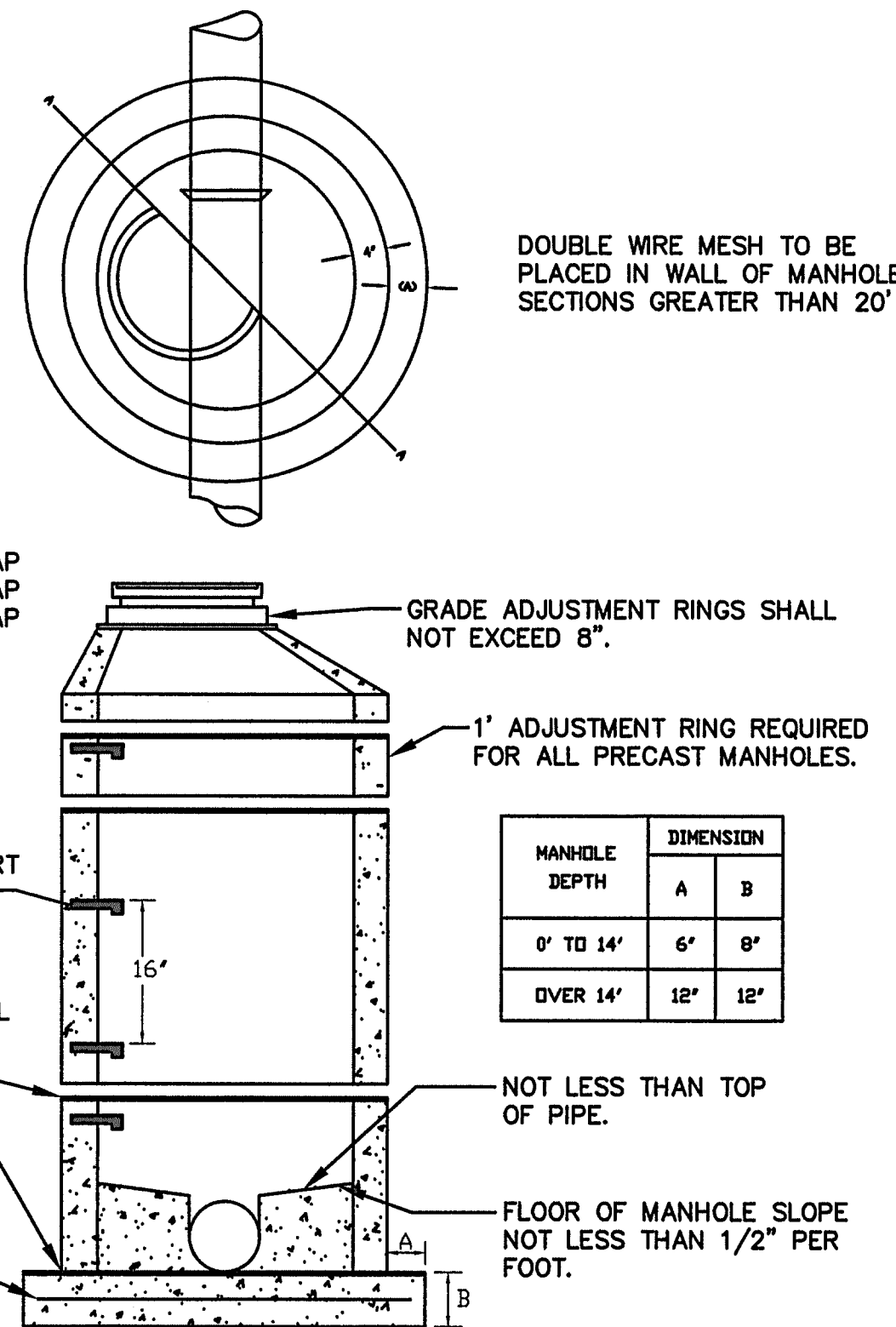
TYPICAL TRENCH SECTION 2
NOT TO SCALE



TYPICAL WATER MAIN TEE DETAIL 5
NOT TO SCALE



TYPICAL STORM SEWER TRENCH SECTION 6
NOT TO SCALE



TYPICAL SEWER MANHOLE 3
NOT TO SCALE

GENERAL UTILITY NOTES:

- ALL WATER AND SEWER INSTALLATIONS SHALL CONFORM TO WALDEN CORPORATION SPECIFICATIONS, IN THE ABSENCE OF PUBLISHED GUIDANCE, ALL UTILITY WORK SHALL FOLLOW COLORADO SPRINGS UTILITIES STANDARD SPECIFICATIONS.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE NOTIFICATION AND FIELD LOCATION 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 ACTUAL CONSTRUCTION.
- REVEGETATION OF ALL DISTURBED SLOPES SHALL BE DONE WITH DRY LAND GRASS SEED WITHIN 30 DAYS AFTER FINE GRADING IS COMPLETE.
- STORM DRAIN PIPE SHALL BE RCP (CLASS III) UNLESS OTHERWISE NOTED.
- STORM DRAIN PIPE BEDDING SHALL BE CLASS C.
- SANITARY SEWER PIPE SHALL BE PVC ASTM D3034-SDR35 UNLESS OTHERWISE NOTED.
- STATIONING IS AT CENTERLINE UNLESS OTHERWISE NOTED.
- ALL ELEVATIONS ARE AT FLOWLINE UNLESS OTHERWISE NOTED. ALL DIMENSIONS ARE FROM FACE OF CURB UNLESS OTHERWISE NOTED.
- WATER PIPES AND FITTINGS SHALL BE INSTALLED PER WALDEN CORPORATION SPECIFICATIONS. ALL TRENCH BEDDING, THRUST BLOCKS AND REVERSE ANCHORS SHALL BE INSTALLED PER WALDEN STANDARDS. ALL WATER PIPE SHALL BE PVC AWWA C300 (DR14). DISINFECTION AND TESTING SHALL BE COMPLETED PER WALDEN SPECIFICATIONS.
- LENGTHS SHOWN FOR STORM SEWER PIPES ARE TO CENTER OF MANHOLE.
- CONTRACTOR SHALL MAKE WATER CONNECTIONS WITHOUT SHUTDOWN OR NOTIFY WALDEN CORPORATION AND AFFECTED RESIDENTS OF ANY SERVICE SHUTDOWNS NECESSARY TO CONNECT TO EXISTING LINES.
- BENDS, DEFLECTION & CUT PIPE LENGTHS SHALL BE USED TO HOLD HORIZONTAL ALIGNMENT OF SEWER AND WATER LINES TO 10 FEET SEPARATION AT ALL POINTS REQUIRED. ALIGNMENT CONSTRUCTION STAKES SHALL BE PLACED AT 25' INTERVALS ALONG CURVES FOR PLACEMENT OF SEWER AND WATER LINES.
- FIRE HYDRANT ASSEMBLIES SHALL BE INSTALLED PER WALDEN CORPORATION STANDARDS AND SHALL INCLUDE LATERAL, VALVE, ELBOW, HYDRANT, AND THRUST BLOCKS.
- WHEREVER DUCTILE IRON PIPE IS USED, THE PIPE, FITTINGS AND HYDRANTS SHALL BE WRAPPED IN POLYETHYLENE.
- SERVICE LINES SHALL BE INSTALLED PER WALDEN CORPORATION STANDARDS.
- CONTRACTOR SHALL COORDINATE WITH GAS, ELECTRIC, TELEPHONE AND CABLE T.V. UTILITY SUPPLIERS FOR INSTALLATION OF ALL UTILITIES. MINIMUM COVER FOR ALL UTILITIES SHALL BE 36\"/>
- UTILITY BEDDING SHALL BE PLACED PER WALDEN CORPORATION REQUIREMENTS.
- CONTRACTOR SHALL REMOVE AND DISPOSE OF ALL EXISTING STRUCTURES, DEBRIS, WASTE AND OTHER UNSUITABLE FILL MATERIAL FOUND WITHIN THE LIMITS OF EXCAVATION.
- ELECTRONIC FILE OF SITE DRAWING IS AVAILABLE FROM ENGINEER FOR CONSTRUCTION STAKING PURPOSES.
- REFER TO WALDEN CORPORATION SPECIFICATIONS FOR BACKFILL AND COMPACTION SPECIFICATIONS, ALSO MEET ALL WALDEN CORPORATION BACKFILL SPECIFICATIONS IN THE ROADWAY R.O.W.'S.
- CONTRACTOR SHALL OBTAIN ALL REQUIRED PERMITS.
- CONTRACTOR SHALL SUBMIT SHOP DRAWINGS FOR ALL MATERIALS TO WALDEN CORPORATION FOR APPROVAL PRIOR TO BEGINNING WORK.
- WATER MAIN FITTINGS 5' OR LESS APART REQUIRE ALL-THREAD (2 EA. 3/4\"/>
- INSTALLATION OF CURVILINEAR WATER & SANITARY SEWER MAINS SHALL FOLLOW MANUFACTURER'S RECOMMENDATIONS.
- INSTALL POLY-WRAP AS BOND BREAKER AT ALL THRUST BLOCKS.
- ANY WATER LINE LOWERINGS UNDER STORM DRAIN SHALL MEET WALDEN CORPORATION SPECIFICATIONS. ANY STEEL SLEEVES IN ROADWAY R.O.W. NEED TO MEET 50-YEAR DESIGN LIFE MINIMUM.
- SEWER MAINS SHALL BE TV INSPECTED AFTER INSTALLATION FOR APPROVAL BY WALDEN CORPORATION.

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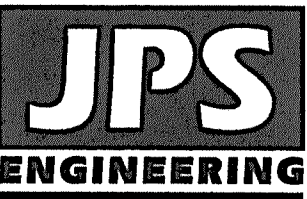
John P. Schwab Date: 2/19/26
JOHN P. SCHWAB, PE# 29891
FOR AND ON BEHALF OF JPS ENGINEERING, INC.



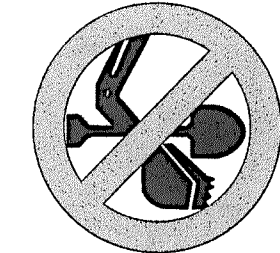
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UTILITY NOTES & DETAILS



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No.	REVISION	BY	DATE

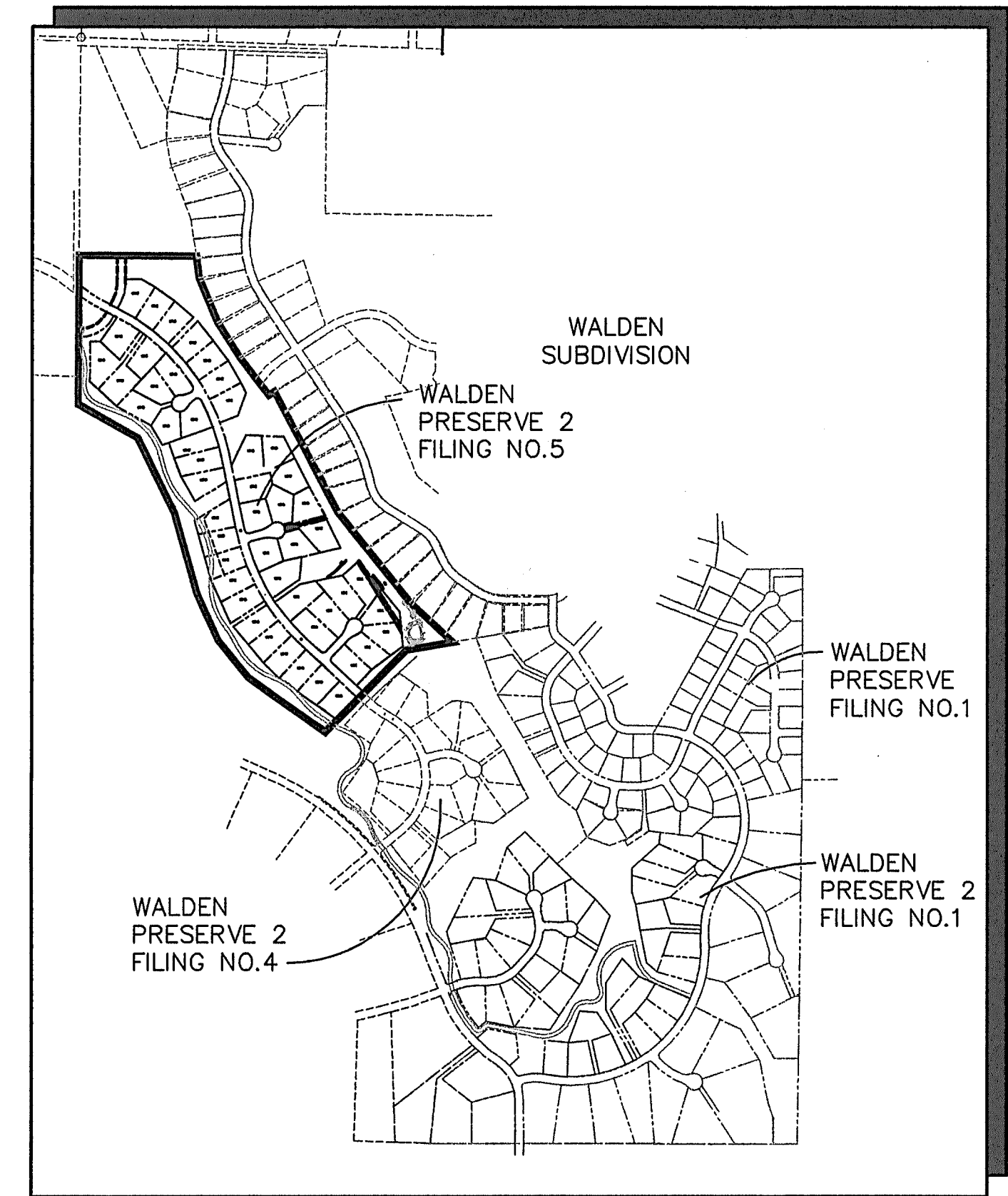
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U2



VICINITY MAP
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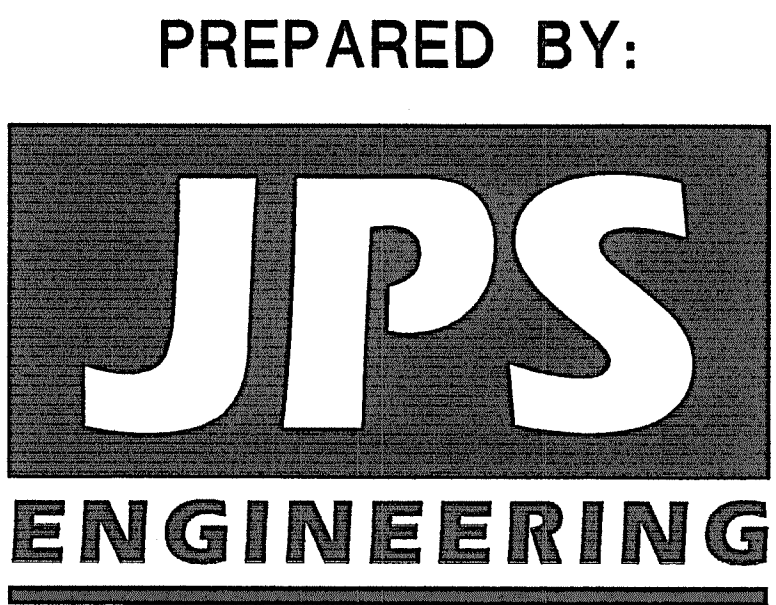
SITE MAP
NOT TO SCALE

BENCHMARK:
BENCHMARK 4 BB RESET 1984 NAVD 88 DATUM ELEV = 7570.80 FOUND BRASS CAP IN CONCRETE INT HWY 83 & HODGEN RD.

BASIS OF BEARINGS:
THE BEARINGS FOR THIS SURVEY ARE BASED UPON THE SOUTH LINE OF LOT 7, FOREST HIGHLANDS SUBDIVISION AS RECORDED AT BOOK G-2, PAGE 6 IN THE RECORDS OF THE CLERK AND RECORDERS OFFICE, COUNTY OF EL PASO, STATE OF COLORADO, BEING ALSO A PORTION OF THE NORTH RIGHT-OF-WAY LINE OF DAWSON ROAD, BEING MONUMENTED AT THE SOUTHWEST CORNER OF SAID LOT 7 BY A FOUND REBAR & CAP MARKED "LS 9477" AND AT THE SOUTHEAST CORNER OF SAID LOT 7 BY A FOUND REBAR AND CAP MARKED "LS 9477". SAID LINE BEARS S89°05'35"E, A DISTANCE OF 601.38 FEET MEASURED (601.33 FEET PLATTED).

WALDEN PRESERVE 2 FILING NO. 5 Grading & Erosion Control Plans El Paso County, Colorado

PREPARED FOR:
Custom Castles, Inc.
17145 Colonial Park Drive
Monument, CO 80132



PREPARED BY:
19 East Willamette Avenue
Colorado Springs, Colorado 80903
August, 2022

AGENCIES/CONTACTS

DEVELOPER:	CUSTOM CASTLES, INC. 17145 COLONIAL PARK DRIVE MONUMENT, CO 80132 MR. BILL DUNSTON (719)243-1111	WATER/WASTEWATER:	WALDEN CORPORATION PO BOX 1870 MONUMENT, CO 80132 MR. MATT DUNSTON (719)339-2410
CIVIL ENGINEER:	JPS ENGINEERING, INC. 19 E. WILLAMETTE AVENUE COLORADO SPRINGS, CO 80903 MR. JOHN P. SCHWAB, P.E. (719)477-9429	GAS DEPARTMENT:	BLACK HILLS ENERGY MR. SEBASTIAN SCHWENDER (719)399-3176
LOCAL ROADS & DRAINAGE:	EL PASO COUNTY PCD 2880 INTERNATIONAL CIRCLE COLORADO SPRINGS, CO 80910 (719)520-6300	ELECTRIC DEPARTMENT:	MOUNTAIN VIEW ELECTRIC ASSOCIATION 11140 E. WOODMEN ROAD COLORADO SPRINGS, CO 80908 MR. DAVE WALDNER (719)495-2283
STATE HIGHWAY	COLORADO DEPARTMENT OF TRANSPORTATION REGION 2 5615 WILLS BLVD. PUEBLO, CO 81008 MR. ART GONZALES (719)546-5732	TELEPHONE COMPANY:	CENTURY LINK COMMUNICATIONS (LOCATORS) (800)922-1987 A.T. & T. (LOCATORS) (719)635-3674

SHEET INDEX

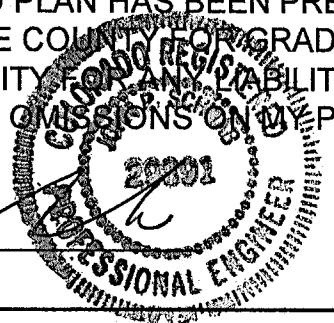
G1-GEC	TITLE SHEET
C1	OVERALL SITE PLAN
TY1	TYPICAL SECTIONS & DETAILS
C1.1	SITE GRADING & EROSION CONTROL PLAN
C1.2	LOT GRADING NOTES & DETAILS
C2.1	SITE GRADING PLAN - SOUTH
C2.2	SITE GRADING PLAN - NORTH
C3.1	GRADING & EROSION CONTROL NOTES
C3.2	EROSION CONTROL DETAILS
C3.3	EROSION CONTROL DETAILS
C4.1	RAIN GARDEN C4 PLAN & DETAILS
C5.1	DETENTION POND C8 PLAN & DETAILS
C6.1	RAIN GARDEN C12 PLAN & DETAILS

ENGINEER:

ENGINEER'S STATEMENT:

THIS GRADING AND EROSION CONTROL PLAN WAS PREPARED UNDER MY DIRECTION AND SUPERVISION AND IS CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. SAID PLAN HAS BEEN PREPARED ACCORDING TO THE CRITERIA ESTABLISHED BY THE COUNTY OF EL PASO GRADING AND EROSION CONTROL PLANS. I ACCEPT RESPONSIBILITY FOR THE QUALITY CAUSED BY ANY NEGLIGENCE ACTS, ERRORS OR OMISSIONS IN PART IN PREPARING THIS PLAN.

JOHN P. SCHWAB, P.E. #29891



8/10/22
DATE

OWNER'S STATEMENT:

I, THE OWNER/DEVELOPER HAVE READ AND WILL COMPLY WITH THE REQUIREMENTS OF THE GRADING AND EROSION CONTROL PLAN

Matthew W. Dunston

8/15/22
DATE

CUSTOM CASTLES, INC.
17145 COLONIAL PARK DRIVE
MONUMENT, COLORADO 80132

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.

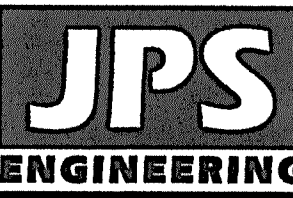
IN ACCORDANCE WITH ECM SECTION 1.12, THESE CONSTRUCTION DOCUMENTS WILL BE VALID FOR CONSTRUCTION FOR A PERIOD OF 2 YEARS FROM THE DATE SIGNED BY THE EL PASO COUNTY ENGINEER. IF CONSTRUCTION HAS NOT STARTED WITHIN THOSE 2 YEARS, THEY WILL NEED TO BE RESUBMITTED FOR APPROVAL, INCLUDING PAYMENT OF REVIEW FEES AT THE PLANNING AND COMMUNITY DEVELOPMENT DIRECTOR'S DISCRETION.

APPROVED
Engineering Department
08/15/2022 12:56:49 PM
J. Palmer
JOSHUA PALMER, P.E.,
COUNTY ENGINEER / ECM ADMINISTRATOR

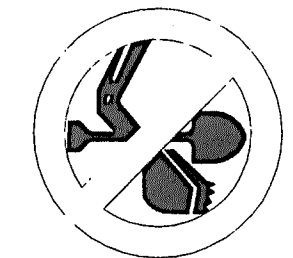
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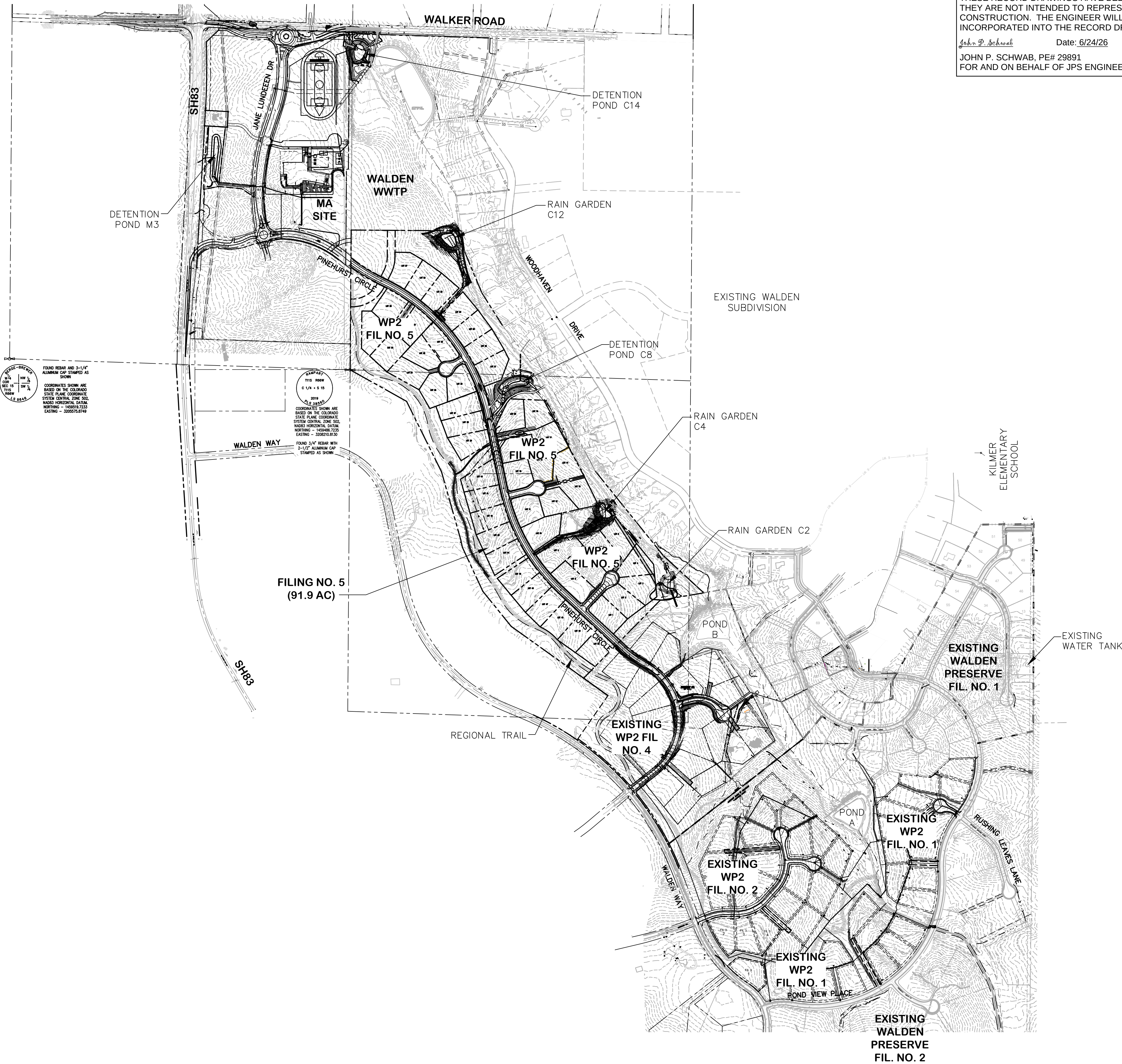
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2	EPC COMMENTS	7/7/22	JPS
3	EPC COMMENTS	8/9/22	JPS

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VERT. SCALE:	VS	DESIGNED:	JPS
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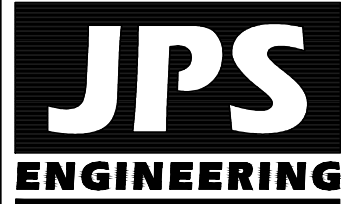
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G1-GEC



WALDEN PRESERVE 2 - FILING NO. 5

OVERALL SITE PLAN



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2	EPC COMMENTS	JPS	07/06/22
3	AS-BUILT	JPS	06/19/26

HORZ. SCALE:	1"=400'	DRAWN:	BJJ
VERT. SCALE:	N/A	DESIGNED:	JPS
SURVEYED:	RAMPART	CHECKED:	JPS
CREATED:	09/14/20	LAST MODIFIED:	06/19/26
PROJECT NO:	040201	MODIFIED BY:	PV

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ENGINEERING RECORD DRAWINGS
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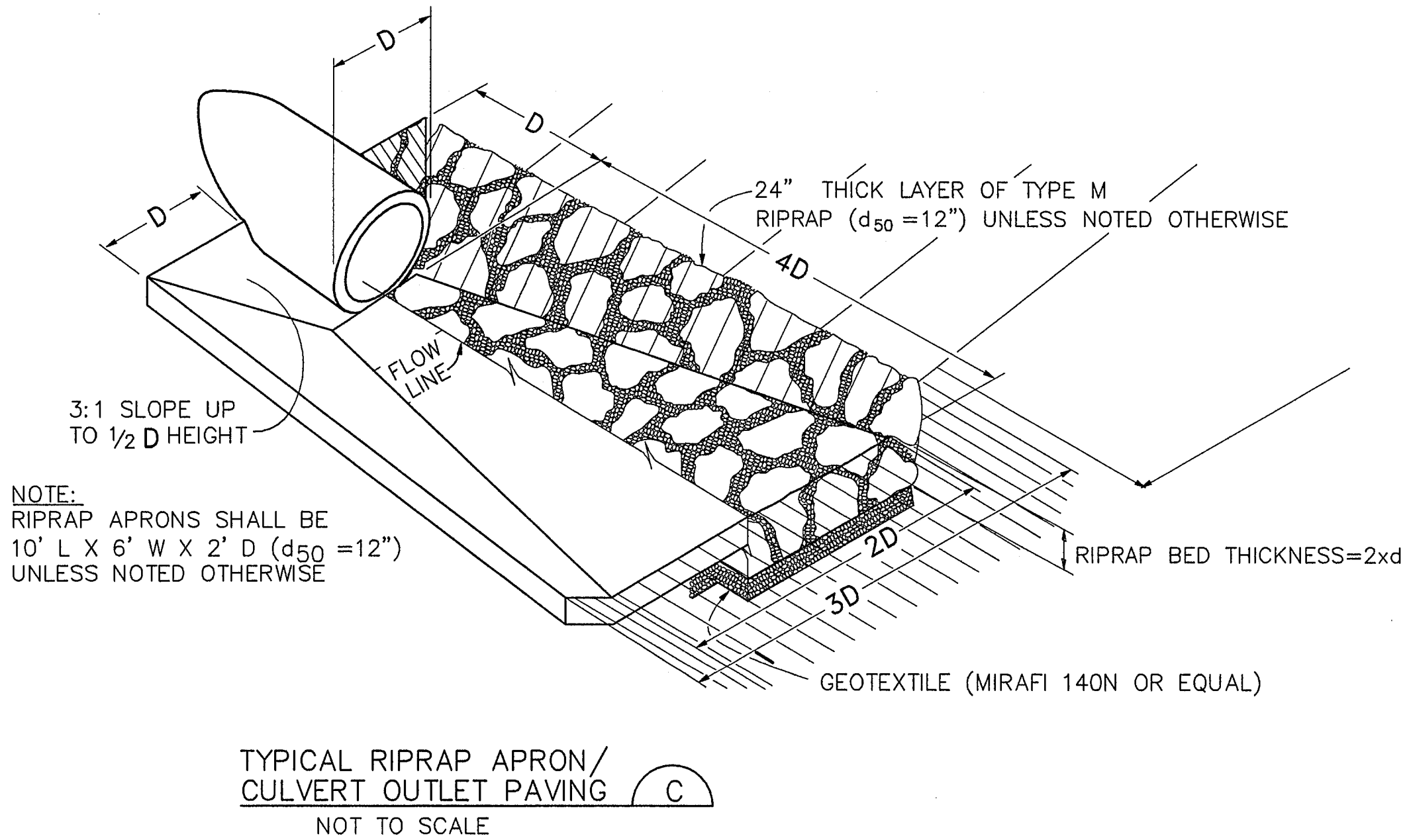
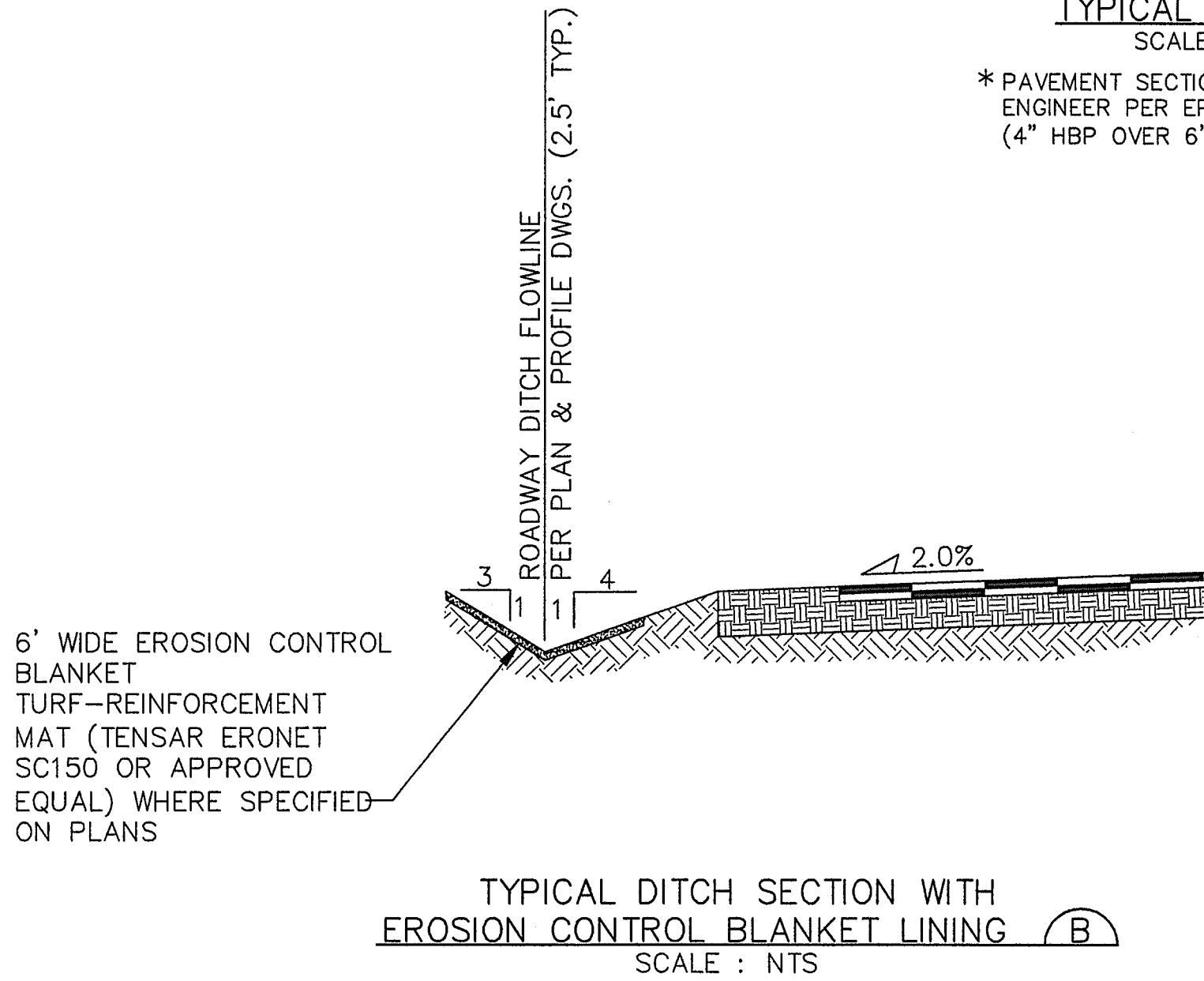
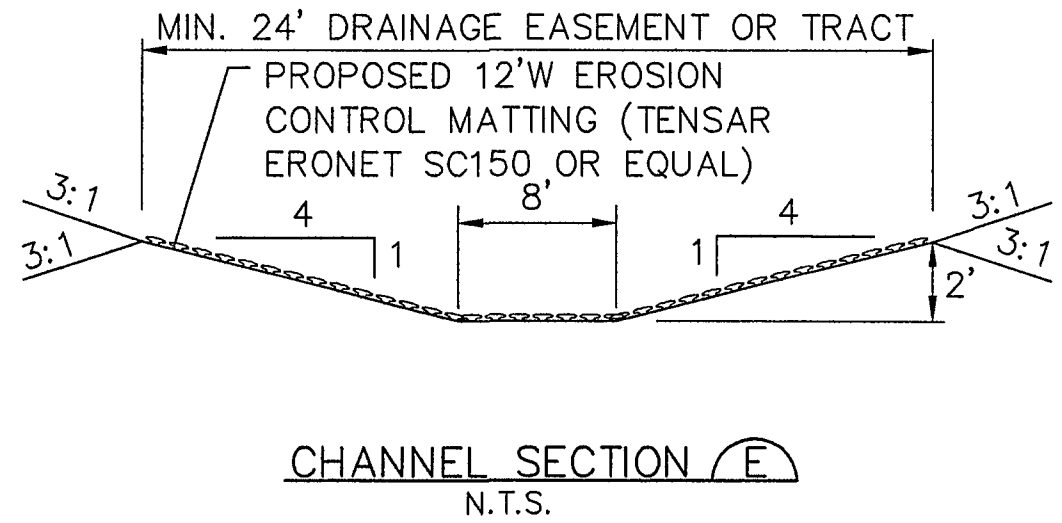
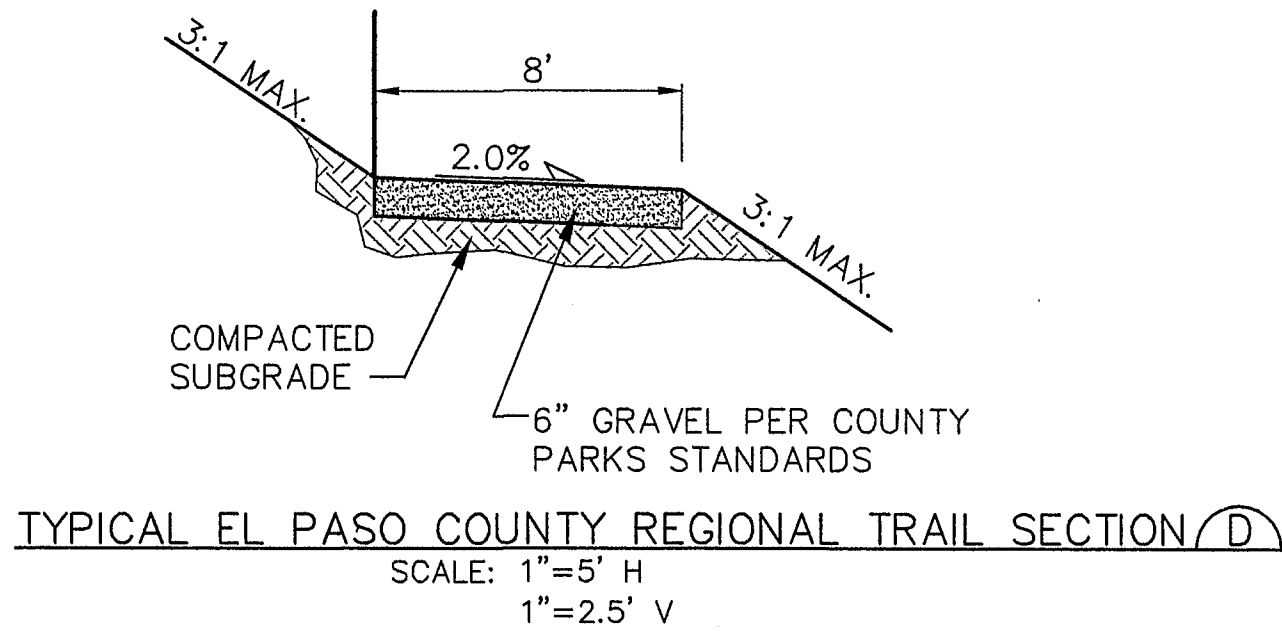
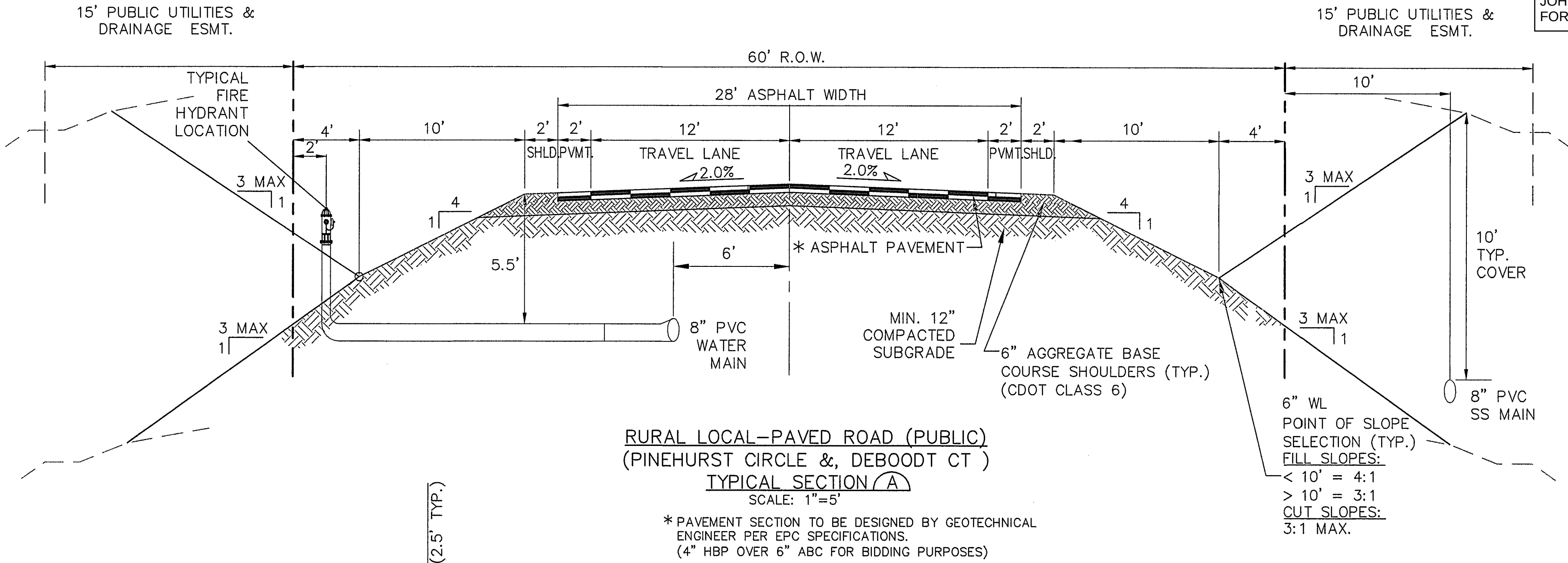


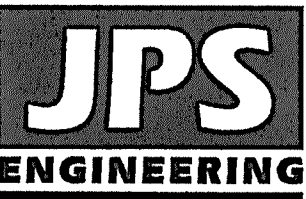
Table MD-7—Classification and Gradation of Ordinary Riprap

Riprap Designation	% Smaller Than Given Size by Weight	Intermediate Rock Dimensions (inches)	d_{50} (inches)*
Type VL	70-100	12	6**
	50-70	9	
	35-50	6	
	2-10	2	
Type L	70-100	15	9**
	50-70	12	
	35-50	9	
	2-10	3	
Type M	70-100	21	12**
	50-70	18	
	35-50	12	
	2-10	4	
Type H	70-100	30	18
	50-70	24	
	35-50	18	
	2-10	6	
Type VH	70-100	42	24
	50-70	33	
	35-50	24	
	2-10	9	

- * d_{50} = mean particle size (intermediate dimension) by weight.
** Mix VL, L and M riprap with 35% topsoil (by volume) and bury it with 4 to 6 inches of topsoil, all vibration compacted, and revegetate.
- Basic requirements for riprap stone are as follows:
- Rock shall be hard, durable, angular in shape, and free from cracks, overburden, shale, and organic matter.
 - Neither breadth nor thickness of a single stone should be less than one-third its length, and rounded stone should be avoided.
 - The rock should sustain a loss of not more than 40% after 500 revolutions in an abrasion test (Los Angeles machine—ASTM C-535-69) and should sustain a loss of not more than 10% after 12 cycles of freezing and thawing (AASHTO test 103 for ledge rock procedure A).
 - Rock having a minimum specific gravity of 2.65 is preferred; however, in no case should rock have a specific gravity less than 2.50.

RIPRAP DETAILS (F)

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AND DETAILS

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SHEET:

TY1

EPC 9/15/2022

CONTROL MEASURE/BMP PHASING PLAN:

INITIAL CONTROL MEASURES:

- VTC AT SITE ACCESS
- SILT FENCE ALONG DOWNSTREAM GRADING LIMITS

INTERIM CONTROL MEASURES:

- STRAW BALES/SCL CHECK DAMS
- TEMPORARY SEDIMENT BASINS

FINAL CONTROL MEASURES:

- RIPRAP APRONS
- PERMANENT DETENTION AND/OR WATER QUALITY FACILITIES
- SEEDING AND LANDSCAPING

SEQUENCING NOTES:

- INSTALLATION OF INITIAL BMP'S,
- INSPECTION OF INITIAL BMP'S BY COUNTY STAFF,
- PRECONSTRUCTION MEETING WITH COUNTY STAFF.
- THE MAXIMUM AREA TO BE OPENED AT ANY TIME IS 30 ACRES, AND THE MAXIMUM HEIGHT OF STOCKPILES IS TO BE 10-FEET.

ENGINEERING RECORD DRAWINGS
THESE RECORD DRAWINGS HAVE BEEN PREPARED, IN PART, ON THE BASIS OF INFORMATION COMPILED BY OTHERS. THEY ARE NOT INTENDED TO REPRESENT IN DETAIL, THE EXACT LOCATION, TYPE OF COMPONENT, NOR MANNER OF CONSTRUCTION. THE ENGINEER WILL NOT BE RESPONSIBLE FOR ANY ERRORS OR OMISSIONS WHICH HAVE BEEN INCORPORATED INTO THE RECORD DRAWINGS. REFER TO ORIGINAL DRAWINGS FOR SIGNATURES AND SEALS.

John P. Schwab Date: 6/24/26
JOHN P. SCHWAB, PE# 29891
FOR AND ON BEHALF OF JPS ENGINEERING, INC.

DRIVEWAY CULVERT TABLE	
FIL 5 LOT NO.	SIZE (D)
1	18"
2	18"
3	18"
4	18"
5	18"
6	18"
7	18"
8	18"
9	18"
10	18"
11	18"
12	18"
13	18"
14	18"
15	18"
16	18"
17	18"
18	18"
19	18"
20	18"
21	18"
22	18"
23	18"
24	18"
25	18"
26	18"
27	18"
28	18"
29	18"
30	18"
31	18"
32	18"
33	18"
34	18"
35	18"
36	18"
37	18"
38	18"
39	18"
40	18"
41	18"
42	18"
43	18"
44	18"
45	18"
46	18"
47	18"
48	18"
49	18"
50	18"

NOTE: AT LOCATIONS WHERE ROADSIDE DITCHES ARE MINIMAL, DRIVEWAY CULVERTS MAY BE DELETED IN SOME CASES UPON FIELD REVIEW WITH COUNTY APPROVAL

ESTIMATED EARTHWORK QUANTITY:
UNCLASSIFIED EXCAVATION (TOTAL CUT) = 25,918 CY
*EMBANKMENT FILL = 26,655 CY
NET (FILL) = 737 CY
* (ASSUMES 15% COMPACTION FACTOR)

NOTE: THIS ESTIMATE IS PROVIDED FOR INFORMATION ONLY, REPRESENTING THE CALCULATED BULK EARTHWORK VOLUME TO FINISHED GRADE, EXCLUDING ANY ADJUSTMENT FOR PAVEMENT DEPTHS, ETC. CONTRACTOR SHALL MAKE HIS OWN DETERMINATION OF EARTHWORK QUANTITIES AS BASIS FOR BID PRICING AND NOTIFY ENGINEER OF ANY DISCREPANCIES.

WALDEN PRESERVE 2 - FILING NO. 5

SITE GRADING & EROSION CONTROL PLAN

JPS ENGINEERING

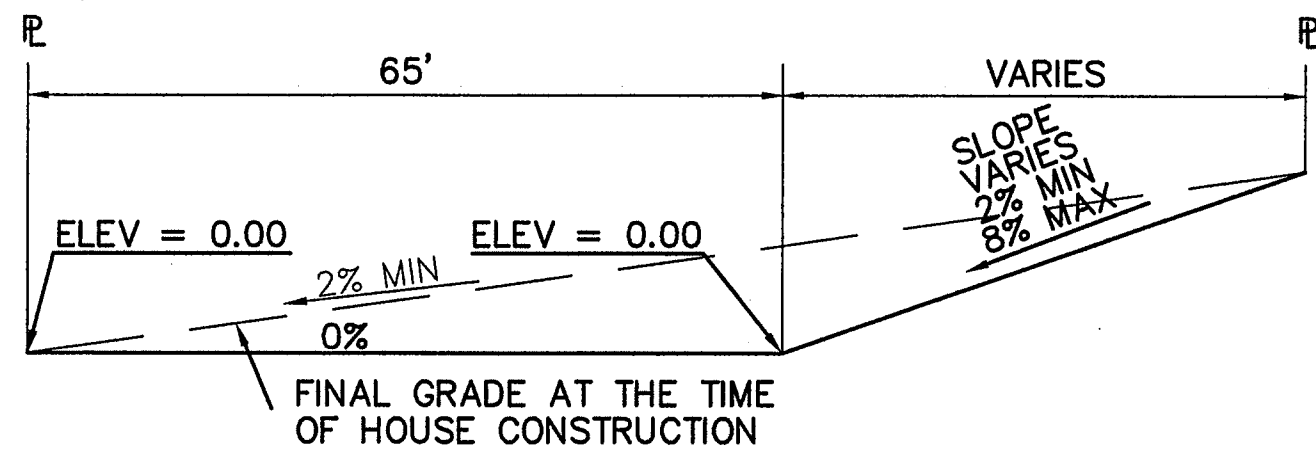
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PH: 719-477-9429
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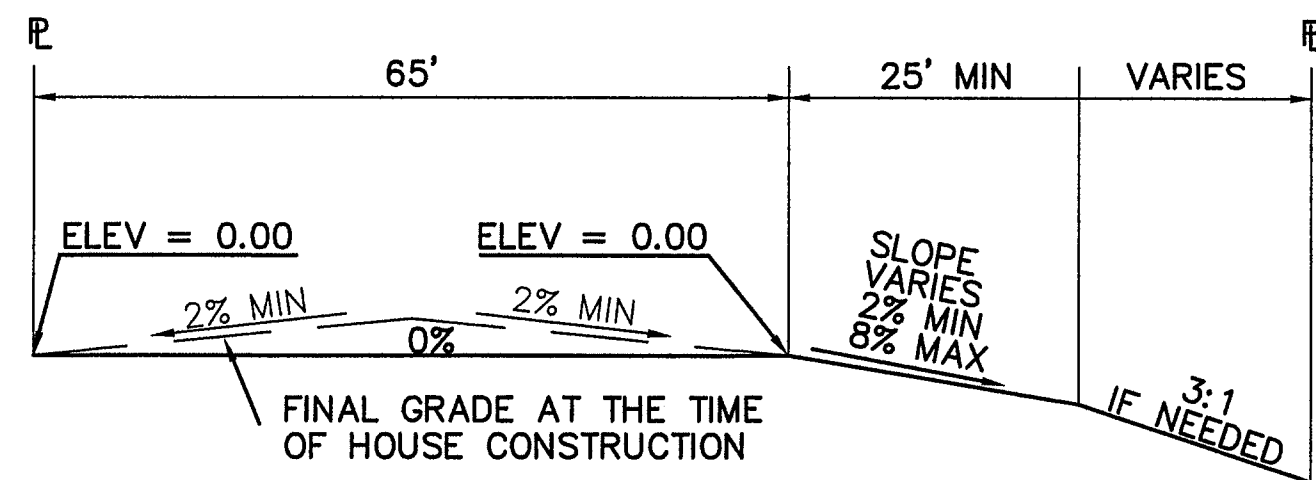
REVISION		BY	DATE
No.	FINAL PLAT SUBMITTAL	JPS	01/10/22
	EPC COMMENTS	JPS	07/07/22
	AS-BUILT	JPS	07/24/26

HORZ. SCALE: 1"=200'	DRAWN: BJJ
VERT. SCALE: N/A	DESIGNED: JPS
SURVEYED: RAMPART	CHECKED: JPS
CREATED: 10/01/20	LAST MODIFIED: 06/24/26
PROJECT NO: 040201	MODIFIED BY: MSP

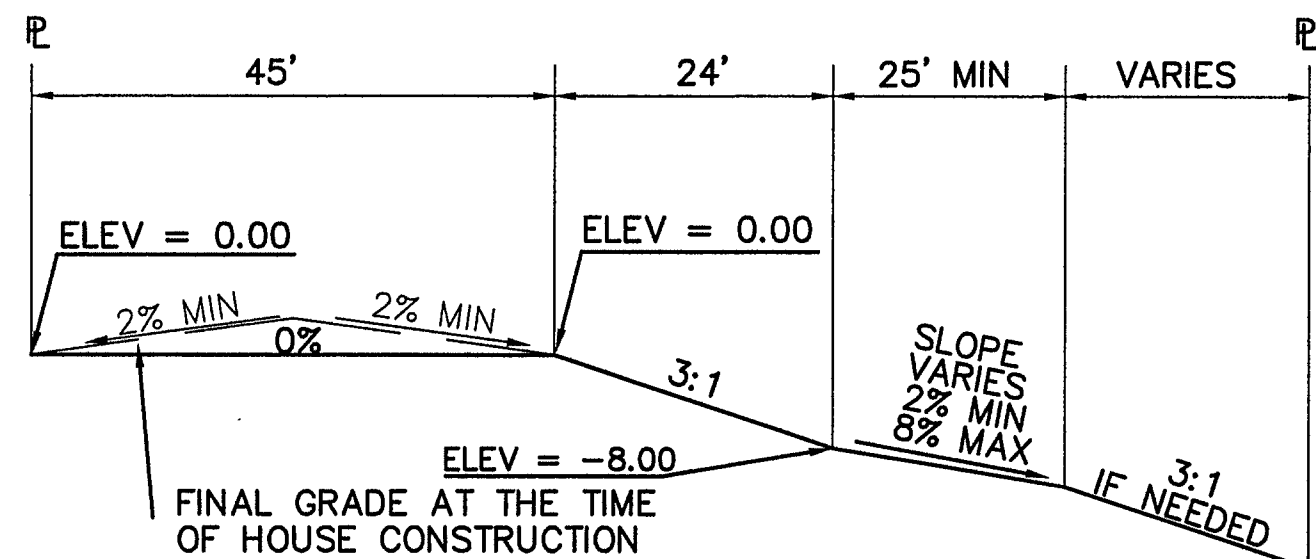
C1.1



TYPICAL "A" LOT
SCALE: 1"=20'



TYPICAL "B" LOT
SCALE: 1"=20'



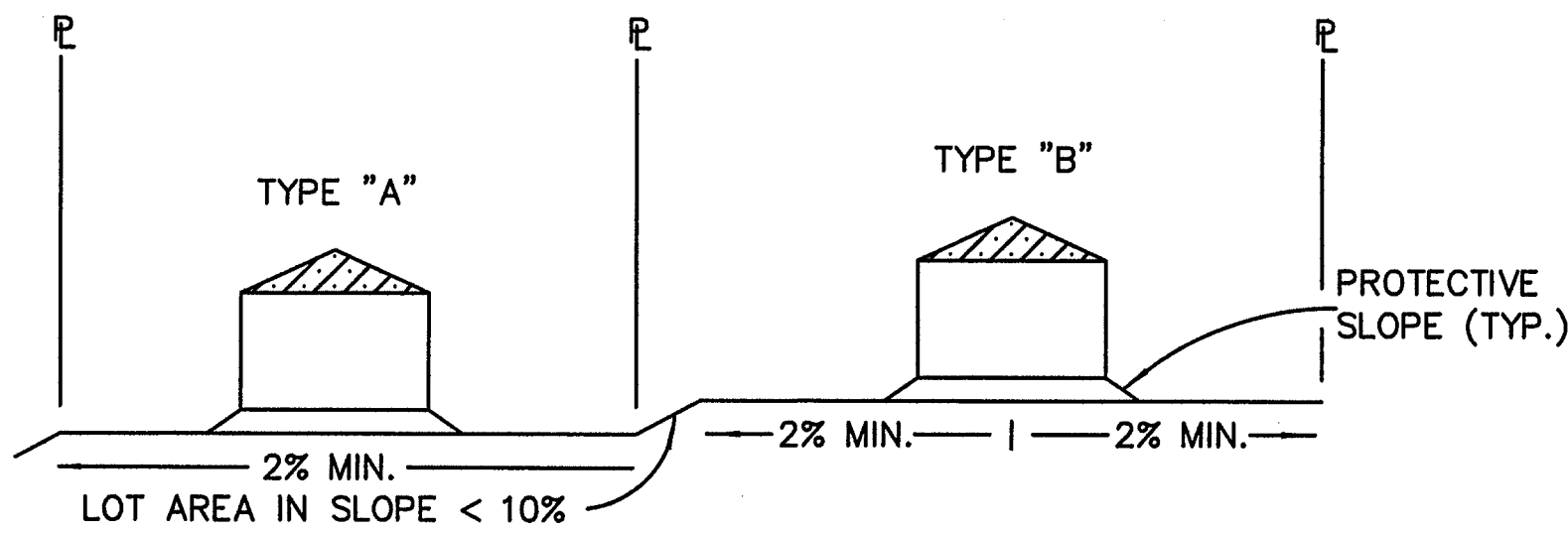
TYPICAL "WALK-OUT" LOT - "C" LOT
SCALE: 1"=20'

OVERLOT GRADING NOTE:

WHILE SIGNIFICANT OVERLOT GRADING IS NOT PLANNED AS PART OF THIS SUBDIVISION DEVELOPMENT, SELECTED LOTS MAY BE GRADED PER THE RECOMMENDED LOT TYPES AS NOTED ON SH. C1.1 TO ASSIST IN BALANCING EARTHWORK ON SITE.

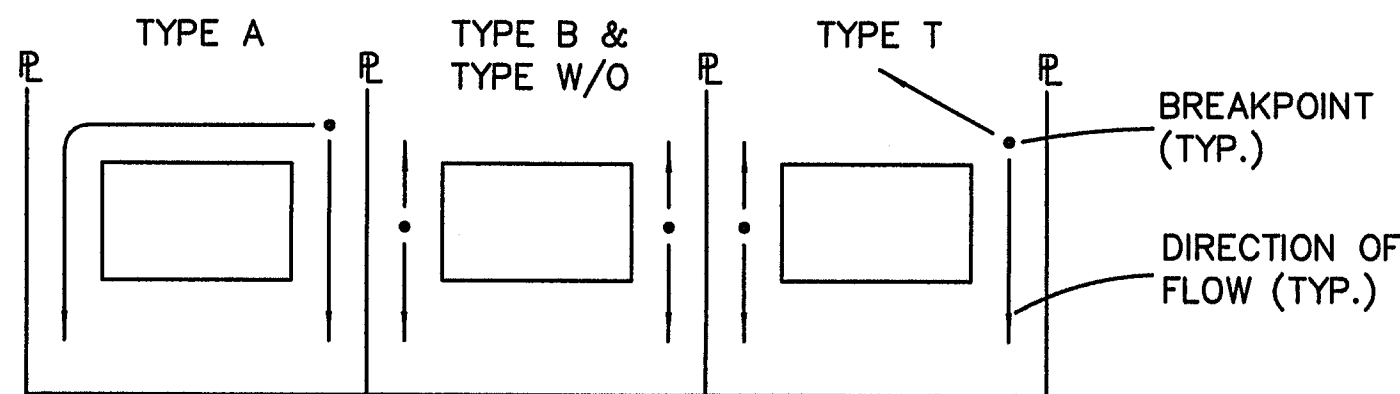
NOTES:

1. LOT GRADING & DRAINAGE IS THE SOLE RESPONSIBILITY OF THE INDIVIDUAL LOT BUILDERS & OWNERS.
2. INDIVIDUAL BUILDERS SHALL PROVIDE POSITIVE DRAINAGE WITHIN EACH LOT AND ACCOUNT FOR POTENTIAL CROSS-LOT DRAINAGE ON DOWNGRADIENT LOTS.
3. FINAL GRADING TO COMPLY WITH H.U.D. STANDARDS CONTAINED IN SECTION 310 AND 602 OF THE MINIMUM PROPERTY STANDARDS (MPS) 4900.1, HANDBOOK 4140.3 CHG (DATA SHEET 79g), IF APPLICABLE, AND ALL LEGAL STANDARDS.



TYPICAL LOT SECTION DETAIL
N.T.S.

NOTE:
FINAL GRADING TO COMPLY WITH H.U.D. STANDARDS CONTAINED IN SECTION 310 AND 602 OF THE MINIMUM PROPERTY STANDARDS (MPS) 4900.1, HANDBOOK 4140.3 CHG (DATA SHEET 79g), IF APPLICABLE, AND ALL LEGAL STANDARDS.



LOT DRAINAGE TYPES
N.T.S.

ENGINEERING RECORD DRAWINGS

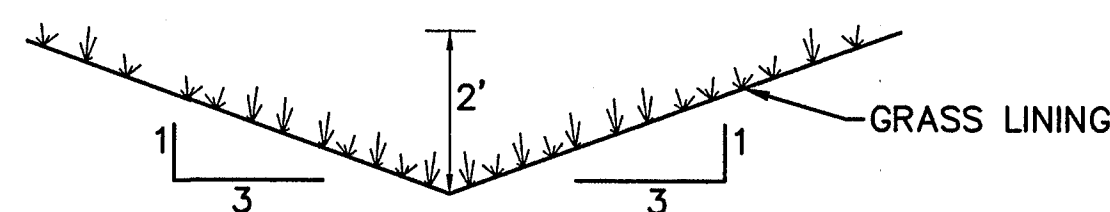
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John P. Schwab

Date: 2/19/26

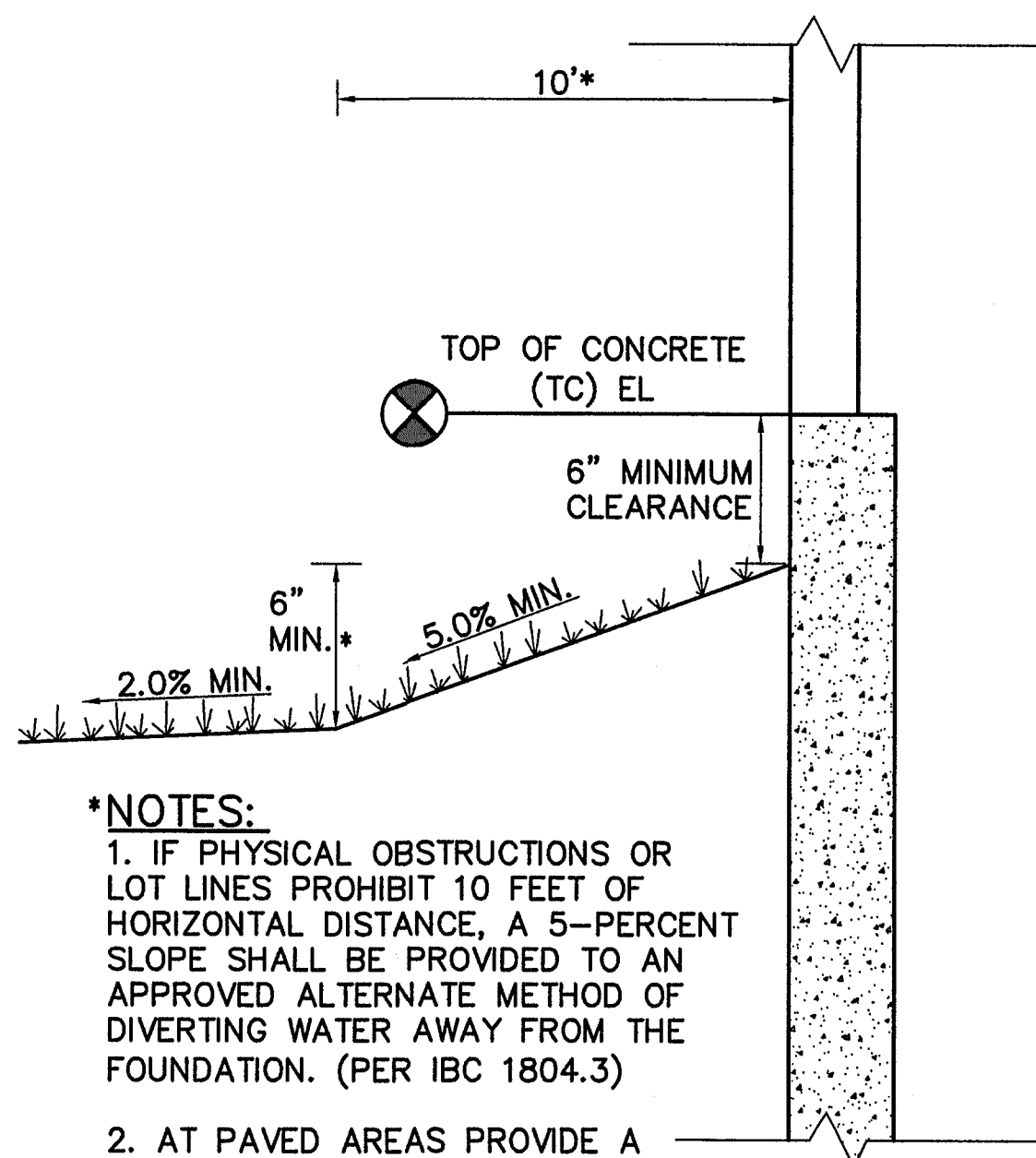
JOHN P. SCHWAB, PE# 29891

FOR AND ON BEHALF OF JPS ENGINEERING, INC.



TYPICAL SIDE/REAR LOT SWALE (A)
N.T.S.

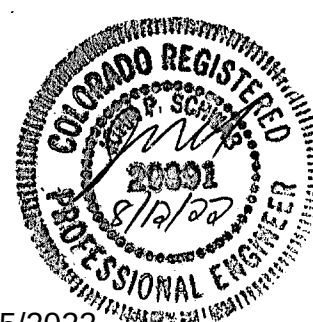
NOTE: BUILDERS AND OWNERS SHALL MAINTAIN PROPER PROTECTIVE SLOPES & SIDE/REAR LOT SWALES DURING AND AFTER HOME CONSTRUCTION.



*NOTES:

1. IF PHYSICAL OBSTRUCTIONS OR LOT LINES PROHIBIT 10 FEET OF HORIZONTAL DISTANCE, A 5-PERCENT SLOPE SHALL BE PROVIDED TO AN APPROVED ALTERNATE METHOD OF DIVERTING WATER AWAY FROM THE FOUNDATION. (PER IBC 1804.3)
2. AT PAVED AREAS PROVIDE A MINIMUM 2.0% SLOPE AWAY FROM THE BUILDING FOR THE FIRST 10 FEET OF HORIZONTAL DISTANCE.

TYPICAL BUILDING DRAINAGE DETAIL (B)
N.T.S.



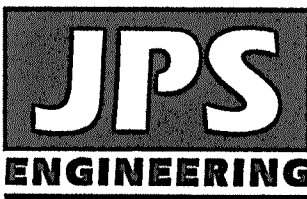
EPC 9/15/2022

WALDEN PRESERVE 2 - FILING NO. 5

LOT GRADING NOTES
& DETAILS

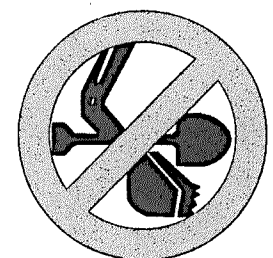
HORIZ. SCALE:	N/A	DRAWN:	BJJ
VERT. SCALE:	N/A	DESIGNED:	JPS
SURVEYED:	RAMPART	CHECKED:	JPS
CREATED:	10/01/20	LAST MODIFIED:	2/10/22
PROJECT NO:	040201	MODIFIED BY:	BJJ
SHEET:			

C1.2



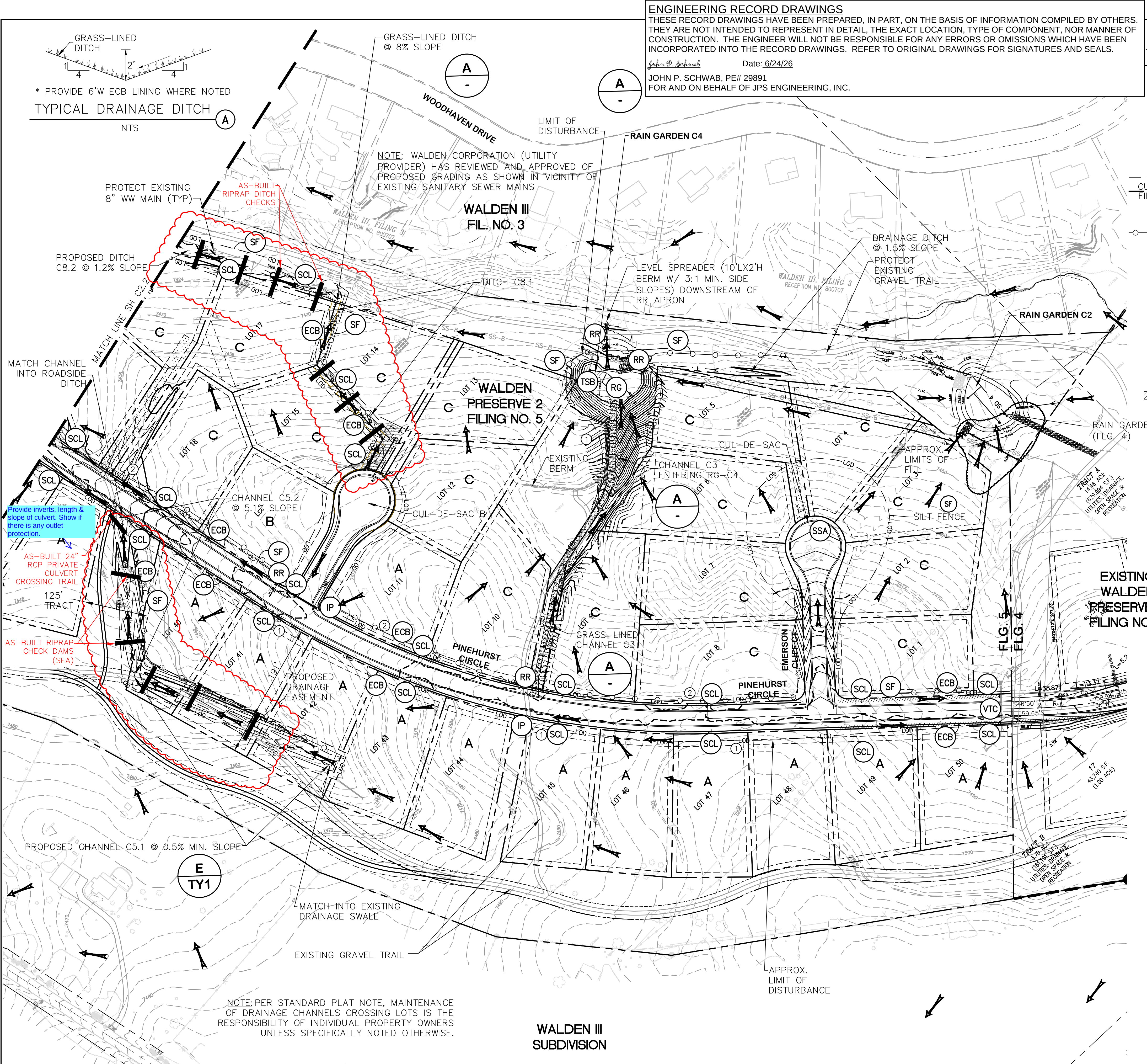
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80903

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BEFORE ANY WORK BEGINS
FOR THE MARKING OF UNDERGROUND
UTILITIES.

No.	DATE	BY	REVISION
1	1/10/22	JPS	FINAL PLAT SUBMITTAL



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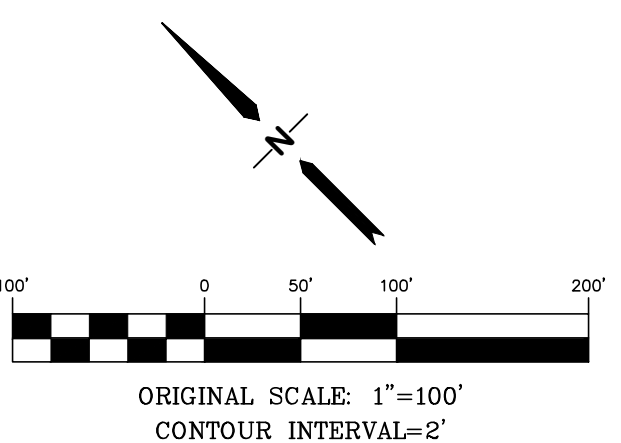
John P. Schwab Date: 6/24/26
JOHN P. SCHWAB, PE# 29891
FOR AND ON BEHALF OF JPS ENGINEERING, INC.

LEGEND:

- PROPERTY LINES
- FLOWLINE
- DRAINAGE FLOW ARROW
- PROPOSED SPOT ELEVATION (FLOWLINE)
- EXISTING SPOT ELEVATION
- RR RIPRAP (10'L x 6'W x 2'D; d₅₀=12" RR UNLESS OTHERWISE NOTED)
- LIMITS OF CONSTRUCTION/DISTURBANCE
- CUT/FILL DEMARCATION LINE
- IP INLET PROTECTION (GRAVEL FILTER)
- SF SILT FENCE
- VTC VEHICLE TRACKING CONTROL PAD
- TM TEMPORARY SEED AND MULCH ON DISTURBED SLOPES
- STB STRAW BALE BARRIER @ 300' SPACING IN ALL ROADSIDE DITCHES (TYP.) OR SEDIMENT CONTROL LOGS (6'L EACH)
- TSB TEMPORARY SEDIMENT BASIN (SEE DETAILS ON SH. C3.2)
- ECB EROSION CONTROL BLANKET (TENSAR ERONET SC150 OR APPROVED EQUAL); UNLESS NOTED OTHERWISE
- EDB EXTENDED DETENTION BASIN
- RG RAIN GARDEN
- SSA STABILIZED STAGING AREA
- A, B, C RECOMMENDED LOT GRADING TYPES PER SHEET C1.2

KEYED NOTES:

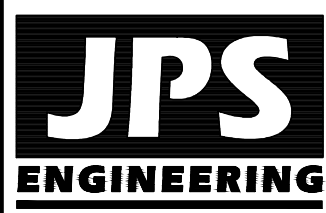
- 1 CONTRACTOR MAY WASTE EXCESS CUT MATERIAL OR BORROW SUITABLE FILL MATERIAL FROM THIS AREA. MATCH INTO EXISTING GRADES WITH 3:1 MAX CUT AND FILL SLOPES AND MAINTAIN POSITIVE DRAINAGE IN ALL AREAS.
- 2 TOPSOIL STOCKPILE AREA



BENCHMARK:
BENCHMARK 4 BB RESET 1984 NAVD
88 DATUM ELEV.=7570.80 FOUND
BRASS CAP IN CONCRETE INT HWY 83
& HODGEN RD.

WALDEN PRESERVE 2 - FILING NO. 5

**SOUTH SITE GRADING
& EROSION CONTROL PLAN**



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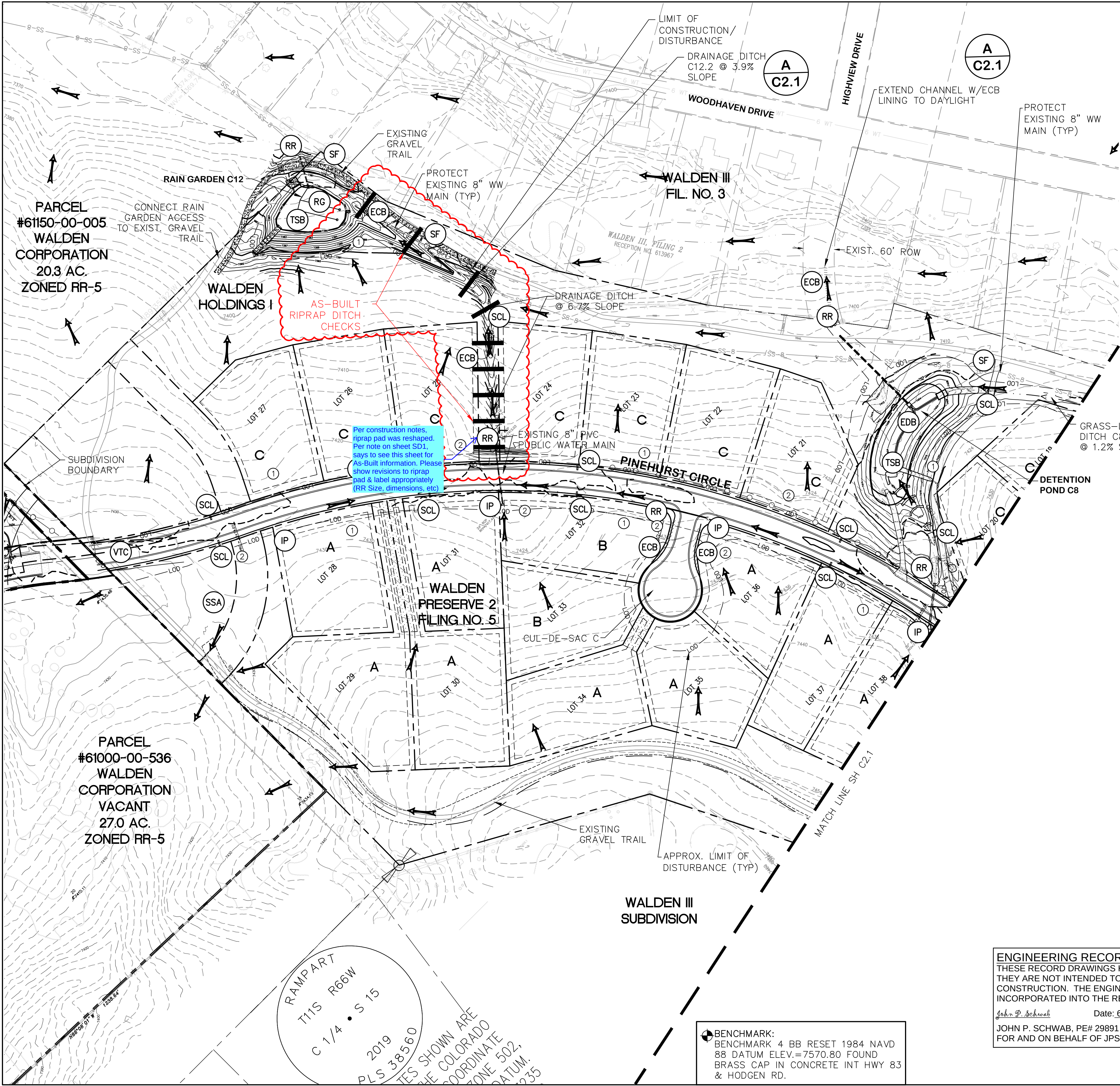


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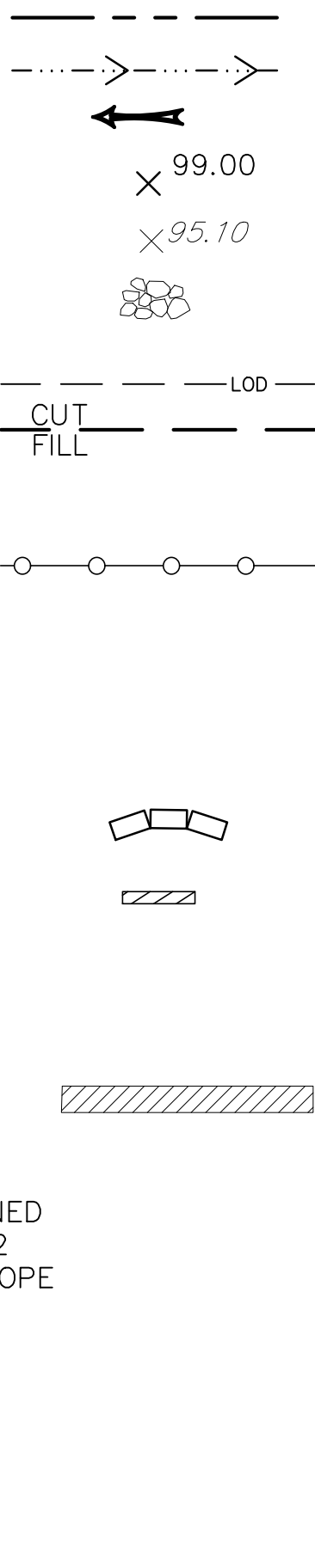
NO.	REVISION	BY	DATE
1	FINAL PLAT SUBMITTAL	JPS	01/10/22
2	EPC COMMENTS	JPS	07/07/22
3	AS-BUILT	JPS	06/24/26

HORZ. SCALE: 1"=100'	DRAWN: BJJ
VERT. SCALE: N/A	DESIGNED: JPS
SURVEYED: RAMPART	CHECKED: JPS
CREATED: 09/14/20	LAST MODIFIED: 06/24/26
PROJECT NO: 040201	MODIFIED BY: PV
SHEET:	

C2.1



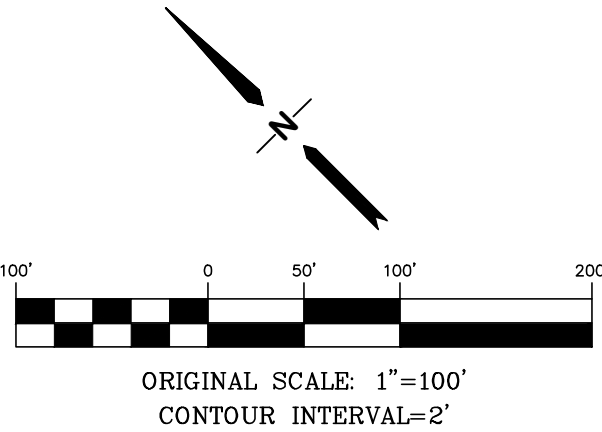
LEGEND:



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KEYED NOTES:

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John P. Schwab Date: 6/24/26

JOHN P. SCHWAB, PE# 29891

FOR AND ON BEHALF OF JPS ENGINEERING, INC.

WALDEN PRESERVE 2 - FILING NO. 5

NORTH SITE GRADING
& EROSION CONTROL PLAN

JPS ENGINEERING

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NO.	REVISION	DATE	BY
1	FINAL PLAT SUBMITTAL	01/26/22	JPS
2	EPC COMMENTS	07/07/22	JPS
3	AS-BUILT	06/24/26	JPS

HORIZ. SCALE: 1"=100'	DRAWN: BJJ
VERT. SCALE: N/A	DESIGNED: JPS
SURVEYED: RAMPART	CHECKED: JPS
CREATED: 9/14/20	LAST MODIFIED: 06/24/26
PROJECT NO: 040201	MODIFIED BY: PV

C:\Users\Michael\Dropbox\jps\projects\040201\walden\dwg\civil\WALDEN PRESERVE 2\Fig 5\C3.1.dwg Jul 07, 2022 - 9:39pm

STANDARD NOTES FOR EL PASO COUNTY GRADING AND EROSION CONTROL PL

REVISED 7/02/19

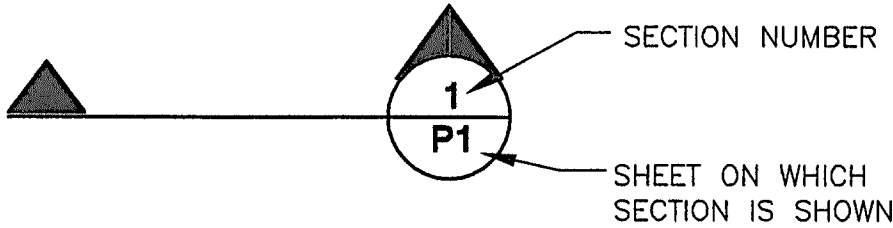
1. STORMWATER DISCHARGES FROM CONSTRUCTION SITES SHALL NOT CAUSE OR THREATEN TO CAUSE POLLUTION, CONTAMINATION, OR DEGRADATION OF STATE WATERS. ALL WORK AND EARTH DISTURBANCE SHALL BE DONE IN A MANNER THAT MINIMIZES POLLUTION OF ANY ON-SITE OR OFF-SITE WATERS, INCLUDING WETLANDS.
2. NOTWITHSTANDING ANYTHING DEPICTED IN THESE PLANS IN WORDS OR GRAPHIC REPRESENTATION, ALL DESIGN AND CONSTRUCTION RELATED TO ROADS, STORM DRAINAGE AND EROSION CONTROL SHALL CONFORM TO THE STANDARDS AND REQUIREMENTS OF THE MOST RECENT VERSION OF THE RELEVANT ADOPTED EL PASO COUNTY STANDARDS, INCLUDING THE LAND DEVELOPMENT CODE, THE ENGINEERING CRITERIA MANUAL, THE DRAINAGE CRITERIA MANUAL, AND THE DRAINAGE CRITERIA MANUAL VOLUME 2. ANY DEVIATIONS FROM REGULATIONS AND STANDARDS MUST BE REQUESTED, AND APPROVED, IN WRITING.
3. A SEPARATE STORMWATER MANAGEMENT PLAN (SMWP) FOR THIS PROJECT SHALL BE COMPLETED AND AN EROSION AND STORMWATER QUALITY CONTROL PERMIT (ESQCP) ISSUED PRIOR TO COMMENCING CONSTRUCTION. MANAGEMENT OF THE SWMP DURING CONSTRUCTION IS THE RESPONSIBILITY OF THE DESIGNATED QUALIFIED STORMWATER MANAGER OR CERTIFIED EROSION CONTROL INSPECTOR. THE SWMP SHALL BE LOCATED ON SITE AT ALL TIMES DURING CONSTRUCTION AND SHALL BE KEPT UP TO DATE WITH WORK PROGRESS AND CHANGES IN THE FIELD.
4. ONCE THE ESQCP IS APPROVED AND A "NOTICE TO PROCEED" HAS BEEN ISSUED, THE CONTRACTOR MAY INSTALL THE INITIAL STAGE EROSION AND SEDIMENT CONTROL MEASURES AS INDICATED ON THE APPROVED GEC. A PRECONSTRUCTION MEETING BETWEEN THE CONTRACTOR, ENGINEER, AND EL PASO COUNTY WILL BE HELD PRIOR TO ANY CONSTRUCTION. IT IS THE RESPONSIBILITY OF THE APPLICANT TO COORDINATE THE MEETING TIME AND PLACE WITH COUNTY STAFF.
5. CONTROL MEASURES MUST BE INSTALLED PRIOR TO COMMENCEMENT OF ACTIVITIES THAT COULD CONTRIBUTE POLLUTANTS TO STORMWATER. CONTROL MEASURES FOR ALL SLOPES, CHANNELS, DITCHES, AND DISTURBED LAND AREAS SHALL BE INSTALLED IMMEDIATELY UPON COMPLETION OF THE DISTURBANCE.
6. ALL TEMPORARY SEDIMENT AND EROSION CONTROL MEASURES SHALL BE MAINTAINED AND REMAIN IN EFFECTIVE OPERATING CONDITION UNTIL PERMANENT SOIL EROSION CONTROL MEASURES ARE IMPLEMENTED AND FINAL STABILIZATION IS ESTABLISHED. ALL PERSONS ENGAGED IN LAND DISTURBANCE ACTIVITIES SHALL ASSESS THE ADEQUACY OF CONTROL MEASURES AT THE SITE AND IDENTIFY IF CHANGES TO THOSE CONTROL MEASURES ARE NEEDED TO ENSURE THE CONTINUED EFFECTIVE PERFORMANCE OF THE CONTROL MEASURES. ALL CHANGES TO TEMPORARY SEDIMENT AND EROSION CONTROL MEASURES MUST BE INCORPORATED INTO THE STORMWATER MANAGEMENT PLAN.
7. TEMPORARY STABILIZATION SHALL BE IMPLEMENTED ON DISTURBED AREAS AND STOCKPILES WHERE GROUND DISTURBING CONSTRUCTION ACTIVITY HAS PERMANENTLY CEASED OR TEMPORARILY CEASED FOR LONGER THAN 14 DAYS.
8. FINAL STABILIZATION MUST BE IMPLEMENTED AT ALL APPLICABLE CONSTRUCTION SITES. FINAL STABILIZATION IS ACHIEVED WHEN ALL GROUND DISTURBING ACTIVITIES ARE COMPLETE AND ALL DISTURBED AREAS EITHER HAVE A UNIFORM VEGETATIVE COVER WITH INDIVIDUAL PLANT DENSITY OF 70 PERCENT OF PRE-DISTURBANCE LEVELS ESTABLISHED OR EQUIVALENT PERMANENT ALTERNATIVE STABILIZATION METHOD IS IMPLEMENTED. ALL TEMPORARY SEDIMENT AND EROSION CONTROL MEASURES SHALL BE REMOVED UPON FINAL STABILIZATION AND BEFORE PERMIT CLOSURE.
9. ALL PERMANENT STORMWATER MANAGEMENT FACILITIES SHALL BE INSTALLED AS DESIGNED IN THE APPROVED PLANS. ANY PROPOSED CHANGES THAT AFFECT THE DESIGN OR FUNCTION OF PERMANENT STORMWATER MANAGEMENT STRUCTURES MUST BE APPROVED BY THE ECM ADMINISTRATOR PRIOR TO IMPLEMENTATION.
10. EARTH DISTURBANCES SHALL BE CONDUCTED IN SUCH A MANNER SO AS TO EFFECTIVELY MINIMIZE ACCELERATED SOIL EROSION AND RESULTING SEDIMENTATION. ALL DISTURBANCES SHALL BE DESIGNED, CONSTRUCTED, AND COMPLETED SO THAT THE EXPOSED AREA OF ANY DISTURBED LAND SHALL BE LIMITED TO THE SHORTEST PRACTICAL PERIOD OF TIME. PRE-EXISTING VEGETATION SHALL BE PROTECTED AND MAINTAINED WITHIN 50 HORIZONTAL FEET OF A WATERS OF THE STATE UNLESS SHOWN TO BE INFEASIBLE AND SPECIFICALLY REQUESTED AND APPROVED.
11. COMPACTION OF SOIL MUST BE PREVENTED IN AREAS DESIGNATED FOR INFILTRATION CONTROL MEASURES OR WHERE FINAL STABILIZATION WILL BE ACHIEVED BY VEGETATIVE COVER. AREAS DESIGNATED FOR INFILTRATION CONTROL MEASURES SHALL ALSO BE PROTECTED FROM SEDIMENTATION DURING CONSTRUCTION UNTIL FINAL STABILIZATION IS ACHIEVED. IF COMPACTION PREVENTION IS NOT FEASIBLE DUE TO SITE CONSTRAINTS, ALL AREAS DESIGNATED FOR INFILTRATION AND VEGETATION CONTROL MEASURES MUST BE LOOSENEED PRIOR TO INSTALLATION OF THE CONTROL MEASURE(S).
12. ANY TEMPORARY OR PERMANENT FACILITY DESIGNED AND CONSTRUCTED FOR THE CONVEYANCE OF STORMWATER AROUND, THROUGH, OR FROM THE EARTH DISTURBANCE AREA SHALL BE A STABILIZED CONVEYANCE DESIGNED TO MINIMIZE EROSION AND THE DISCHARGE OF SEDIMENT OFF SITE.
13. CONCRETE WASH WATER SHALL BE CONTAINED AND DISPOSED OF IN ACCORDANCE WITH THE SWMP. NO WASH WATER SHALL BE DISCHARGED TO OR ALLOWED TO ENTER STATE WATERS, INCLUDING ANY SURFACE OR SUBSURFACE STORM DRAINAGE SYSTEM OR FACILITIES. CONCRETE WASHOUTS SHALL NOT BE LOCATED IN AN AREA WHERE SHALLOW GROUNDWATER MAY BE PRESENT, OR WITHIN 50 FEET OF A SURFACE WATER BODY, CREEK OR STREAM.
14. DURING DEWATERING OPERATIONS 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.
15. EROSION CONTROL BLANKETING OR OTHER PROTECTIVE COVERING SHALL BE USED ON SLOPES STEEPER THAN 3:1.
16. CONTRACTOR SHALL BE RESPONSIBLE FOR THE REMOVAL OF ALL WASTES FROM THE CONSTRUCTION SITE FOR DISPOSAL IN ACCORDANCE WITH LOCAL AND STATE REGULATORY REQUIREMENTS. NO CONSTRUCTION DEBRIS, TREE SLASH, BUILDING MATERIAL WASTES OR UNUSED BUILDING MATERIALS SHALL BE BURIED, DUMPED, OR DISCHARGED AT THE SITE.
17. WASTE MATERIALS SHALL NOT BE TEMPORARILY PLACED OR STORED IN THE STREET, ALLEY, OR OTHER PUBLIC WAY, UNLESS IN ACCORDANCE WITH AN APPROVED TRAFFIC CONTROL PLAN. CONTROL MEASURES MAY BE REQUIRED BY EL PASO COUNTY ENGINEERING IF DEEMED NECESSARY, BASED ON SPECIFIC CONDITIONS AND CIRCUMSTANCES.
18. TRACKING OF SOILS AND CONSTRUCTION DEBRIS OFF-SITE SHALL BE MINIMIZED. MATERIALS TRACKED OFF-SITE SHALL BE CLEANED UP AND PROPERLY DISPOSED OF IMMEDIATELY.
19. THE OWNER/DEVELOPER SHALL BE RESPONSIBLE FOR THE REMOVAL OF ALL CONSTRUCTION DEBRIS, DIRT, TRASH, ROCK, SEDIMENT, SOIL, AND SAND THAT MAY ACCUMULATE IN ROADS, STORM DRAINS AND OTHER DRAINAGE CONVEYANCE SYSTEMS AND STORMWATER APPURTENANCES AS A RESULT OF SITE DEVELOPMENT.
20. THE QUANTITY OF MATERIALS STORED ON THE PROJECT SITE SHALL BE LIMITED, AS MUCH AS PRACTICAL, TO THAT QUANTITY REQUIRED TO PERFORM THE WORK IN AN ORDERLY SEQUENCE. ALL MATERIALS STORED ON-SITE SHALL BE STORED IN A NEAT, ORDERLY MANNER, IN THEIR ORIGINAL CONTAINERS, WITH ORIGINAL MANUFACTURER'S LABELS.
21. NO CHEMICAL(S) HAVING THE POTENTIAL TO BE RELEASED IN STORMWATER ARE TO BE STORED OR USED ONSITE UNLESS PERMISSION FOR THE USE OF SUCH CHEMICAL(S) IS GRANTED IN WRITING BY THE ECM ADMINISTRATOR. IN GRANTING APPROVAL FOR THE USE OF SUCH CHEMICAL(S), SPECIAL CONDITIONS AND MONITORING MAY BE REQUIRED.
22. BULK STORAGE OF ALLOWED PETROLEUM PRODUCTS OR OTHER ALLOWED LIQUID CHEMICALS IN EXCESS OF 55 GALLONS SHALL REQUIRE ADEQUATE SECONDARY CONTAINMENT PROTECTION TO CONTAIN ALL SPILLS ONSITE AND TO PREVENT ANY SPILLED MATERIALS FROM ENTERING STATE WATERS, ANY SURFACE OR SUBSURFACE STORM DRAINAGE SYSTEM OR OTHER FACILITIES.
23. NO PERSON SHALL CAUSE THE IMPEDIMENT OF STORMWATER FLOW IN THE CURB AND GUTTER OR DITCH EXCEPT WITH APPROVED SEDIMENT CONTROL MEASURES.
24. OWNER/DEVELOPER AND THEIR AGENTS SHALL COMPLY WITH THE "COLORADO WATER QUALITY CONTROL ACT" (TITLE 25, ARTICLE 8, CRS), AND THE "CLEAN WATER ACT" (33 USC 1344), IN ADDITION TO THE REQUIREMENTS OF THE LAND DEVELOPMENT CODE, DCM VOLUME II AND THE ECM APPENDIX I. ALL APPROPRIATE PERMITS MUST BE OBTAINED BY THE CONTRACTOR PRIOR TO CONSTRUCTION (1041, NPDES, FLOODPLAIN, 404, FUGITIVE DUST, ETC.). IN THE EVENT OF CONFLICTS BETWEEN THESE REQUIREMENTS AND OTHER LAWS, RULES, OR REGULATIONS OF OTHER FEDERAL, STATE, LOCAL, OR COUNTY AGENCIES, THE MOST RESTRICTIVE LAWS, RULES, OR REGULATIONS SHALL APPLY.
25. ALL CONSTRUCTION TRAFFIC MUST ENTER/EXIT THE SITE ONLY AT APPROVED CONSTRUCTION ACCESS POINTS.
26. PRIOR TO CONSTRUCTION THE PERMITTEE SHALL VERIFY THE LOCATION OF EXISTING UTILITIES.
27. A WATER SOURCE SHALL BE AVAILABLE ON SITE DURING EARTHWORK OPERATIONS AND SHALL BE UTILIZED AS REQUIRED TO MINIMIZE DUST FROM EARTHWORK EQUIPMENT AND WIND.
28. THE SOILS REPORT FOR THIS SITE HAS BEEN PREPARED BY KUMAR & ASSOC., DATED 2/25/19 AND SHALL BE CONSIDERED A PART OF THESE PLANS.
29. AT LEAST TEN (10) DAYS PRIOR TO THE ANTICIPATED START OF CONSTRUCTION, FOR PROJECTS THAT WILL DISTURB ONE (1) ACRE OR MORE, THE OWNER OR OPERATOR OF CONSTRUCTION ACTIVITY SHALL SUBMIT A PERMIT APPLICATION FOR STORMWATER DISCHARGE TO THE COLORADO DEPARTMENT OF PUBLIC HEALTH AND ENVIRONMENT, WATER QUALITY DIVISION. THE APPLICATION CONTAINS CERTIFICATION OF COMPLETION OF A STORMWATER MANAGEMENT PLAN (SWMP), OF WHICH THIS GRADING AND EROSION CONTROL PLAN MAY BE A PART. FOR INFORMATION OR APPLICATION MATERIALS CONTACT:

COLORADO DEPARTMENT OF PUBLIC HEALTH AND ENVIRONMENT
WATER QUALITY CONTROL DIVISION
WQCD - PERMITS
4300 CHERRY CREEK DRIVE SOUTH
DENVER, CO 80246-1630
ATTN: PERMITS UNIT

LEGEND:

- NEW/EXISTING
- SECTION LINE - NEW/EXISTING
- EASEMENT LINE - NEW/EXISTING
- CONTOUR - NEW/EXISTING
- PROPERTY LINE - NEW/EXISTING
- FENCE - NEW/EXISTING
- OVERHEAD ELECTRIC LINE W/ POWER POLE NEW/EXISTING

- UGE UNDERGROUND ELECTRIC LINE NEW/EXISTING
- UGE UNDERGROUND ELECTRIC - NEW/EXISTING
- TEL TELEPHONE - NEW/EXISTING
- GAS GAS - NEW/EXISTING
- WT WATER - NEW/EXISTING
- ECB DITCH LINING



ENGINEERING RECORD DRAWINGS

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John P. Schwab

Date: 2/19/26

JOHN P. SCHWAB, PE# 29891
FOR AND ON BEHALF OF JPS ENGINEERING, INC.

SEEDING MIX:

GRASS	VARIETY	AMOUNT IN PLS LBS. PER ACRE
CRESTED WHEAT GRASS	EPHRAIM OR HYCREST	4.0 LBS.
PERENIAL RYE	LINN	2.0 LBS.
WESTERN WHEATGRASS	SARTON	3.0 LBS.
SMOOTH BROME GRASS	LINCOLN OR MANCHAR	5.0 LBS.
SIDEOATS GRAMA	EPHRAIM	2.5 LBS.
TOTAL:		16.5 LBS.

SEEDING & FERTILIZER APPLICATION: DRILL SEED OR
HYDRO-SEED PER
CDOT SPEC. SECTION 212.

MULCHING APPLICATION: CONFORM TO CDOT
SPEC-SECTION 213.

ESTIMATED TIME SCHEDULE:

INSTALL BMP'S	AUGUST, 2022
GRADING START	AUGUST, 2022
GRADING COMPLETION	AUGUST, 2023
SEEDING & MULCHING	AUGUST, 2023
STABILIZATION	AUGUST, 2024

SEDIMENT CONTROL MAINTENANCE PROGRAM:

	FREQUENCY
PERIODIC SITE INSPECTIONS	BI-WEEKLY
RE-VEGETATION OF EXPOSED SOILS	WITHIN 21 DAYS OF GRADING ²
SEDIMENT REMOVAL FROM BMP'S	MONTHLY
REMOVAL OF BMP'S	AFTER STABILIZATION ACHIEVED

¹AND AFTER ANY PRECIPITATION OR SNOW MELT EVENT THAT CAUSES SURFACE EROSION.

²ACCUMULATED SEDIMENT AND DEBRIS SHALL BE REMOVED WHEN THE SEDIMENT LEVEL REACHES ONE HALF THE HEIGHT OF THE BMP OR AT ANY TIME THAT SEDIMENT OR DEBRIS ADVERSELY IMPACTS THE FUNCTION OF THE BMP.

PROJECT GENERAL NOTES:

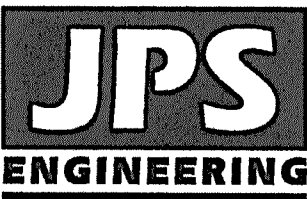
1. EXISTING CONTOUR DATA CONSISTS OF AERIAL TOPOGRAPHIC SURVEY DATA PROVIDED BY OWNER. JPS ENGINEERING TAKES NO RESPONSIBILITY FOR THE ACCURACY OF EXISTING TOPOGRAPHIC MAPPING.
2. STATIONING IS AT CENTERLINE UNLESS OTHERWISE NOTED. ALL ELEVATIONS ARE AT EDGE OF ASPHALT (EOA) UNLESS OTHERWISE NOTED. ALL DIMENSIONS ARE FROM EDGE OF ASPHALT TO EDGE OF ASPHALT UNLESS OTHERWISE NOTED.
3. PROPOSED CONTOURS SHOWN ARE TO FINISHED GRADE.
4. LENGTHS SHOWN FOR STORM SEWER PIPES ARE TO CENTER OF MANHOLE.
5. CONTRACTOR SHALL REMOVE AND DISPOSE OF ALL EXISTING STRUCTURES, DEBRIS, WASTE AND OTHER UNSUITABLE FILL MATERIAL FOUND WITHIN THE LIMITS OF EXCAVATION.
6. MATCH INTO EXISTING GRADES AT 3:1 MAX CUT AND FILL SLOPES.
7. REVEGETATION OF ALL DISTURBED AREAS SHALL BE DONE WITH SPECIFIED SEED MIX WITHIN 60 DAYS AFTER FINE GRADING IS COMPLETE.
8. EROSION CONTROL SHALL CONSIST OF SILT FENCE AND BMP'S AS SHOWN ON THE DRAWING, AND TOPSOIL WITH GRASS SEED, WHICH WILL BE WATERED UNTIL VEGETATION HAS BEEN REESTABLISHED.
9. THE EROSION CONTROL MEASURES OUTLINED ON THIS PLAN ARE THE RESPONSIBILITY OF THE DEVELOPER TO MONITOR AND REPLACE, REGRADE, AND REBUILD AS NECESSARY UNTIL VEGETATION IS RE-ESTABLISHED.
10. EROSION CONTROL MEASURES SHALL BE IMPLEMENTED IN A MANNER THAT WILL PROTECT ADJACENT PROPERTIES AND PUBLIC FACILITIES FROM THE ADVERSE EFFECTS OF EROSION AND SEDIMENTATION AS A RESULT OF CONSTRUCTION AND EARTHWORK ACTIVITIES WITHIN THE PROJECT SITE.
11. ADDITIONAL EROSION CONTROL MEASURES MAY BE REQUIRED AS DETERMINED BY SITE CONDITIONS.
12. 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.
13. ALL BACKFILL, SUB-BASE, AND/OR BASE COURSE MATERIAL SHALL BE COMPACTED PER EL PASO COUNTY AND CDOT STANDARDS AND SPECIFICATIONS.
14. ALL FINISHED GRADES SHALL HAVE A MINIMUM 1.0% SLOPE TO PROVIDE POSITIVE DRAINAGE.
15. IN CASE OF CONFLICT BETWEEN PROPOSED SLOPES AND PROPOSED SPOT ELEVATIONS, SPOT ELEVATIONS SHALL GOVERN.
16. CONTRACTOR SHALL OBTAIN ALL REQUIRED PERMITS PRIOR TO BEGINNING WORK.

NOTE:
EXISTING VEGETATION CONSISTS OF NATIVE GRASSES AND SHRUBS
(APPROXIMATELY 50% COVERAGE)



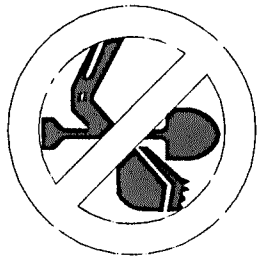
EPC 9/15/2022

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19 E. Willamette Ave.
Colorado Springs, CO
80903

PH: 719-477-9429
FAX: 719-471-0766
www.jpsengr.com



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CENTER OF COLORADO
1-800-922-1987
CALL BEFORE YOU GRADE OR EXCAVATE
FOR THE MARKING OF UNDERGROUND
MEMBER UTILITIES.

No.	REVISION	DATE	BY
1	FINAL PLAT SUBMITTAL	1/10/22	JPS
2	EPC COMMENTS	7/7/22	JPS
3			
4			

GRADING & EROSION
CONTROL NOTES

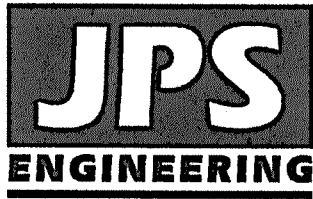
HORZ. SCALE:	NTS	DRAWN:	BJJ
VERT. SCALE:	N/A	DESIGNED:	JPS
SURVEYED:	RAMPART	CHECKED:	JPS
CREATED:	10/01/20	LAST MODIFIED:	7/7/22
PROJECT NO:	040201	MODIFIED BY:	MSP

SHEET:

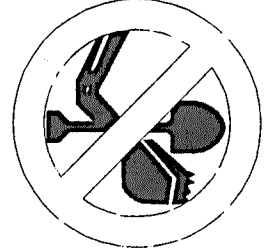
C3.1

ENGINEERING RECORD DRAWINGS
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John P. Schwab Date: 2/19/26
JOHN P. SCHWAB, PE# 29891
FOR AND ON BEHALF OF JPS ENGINEERING, INC.



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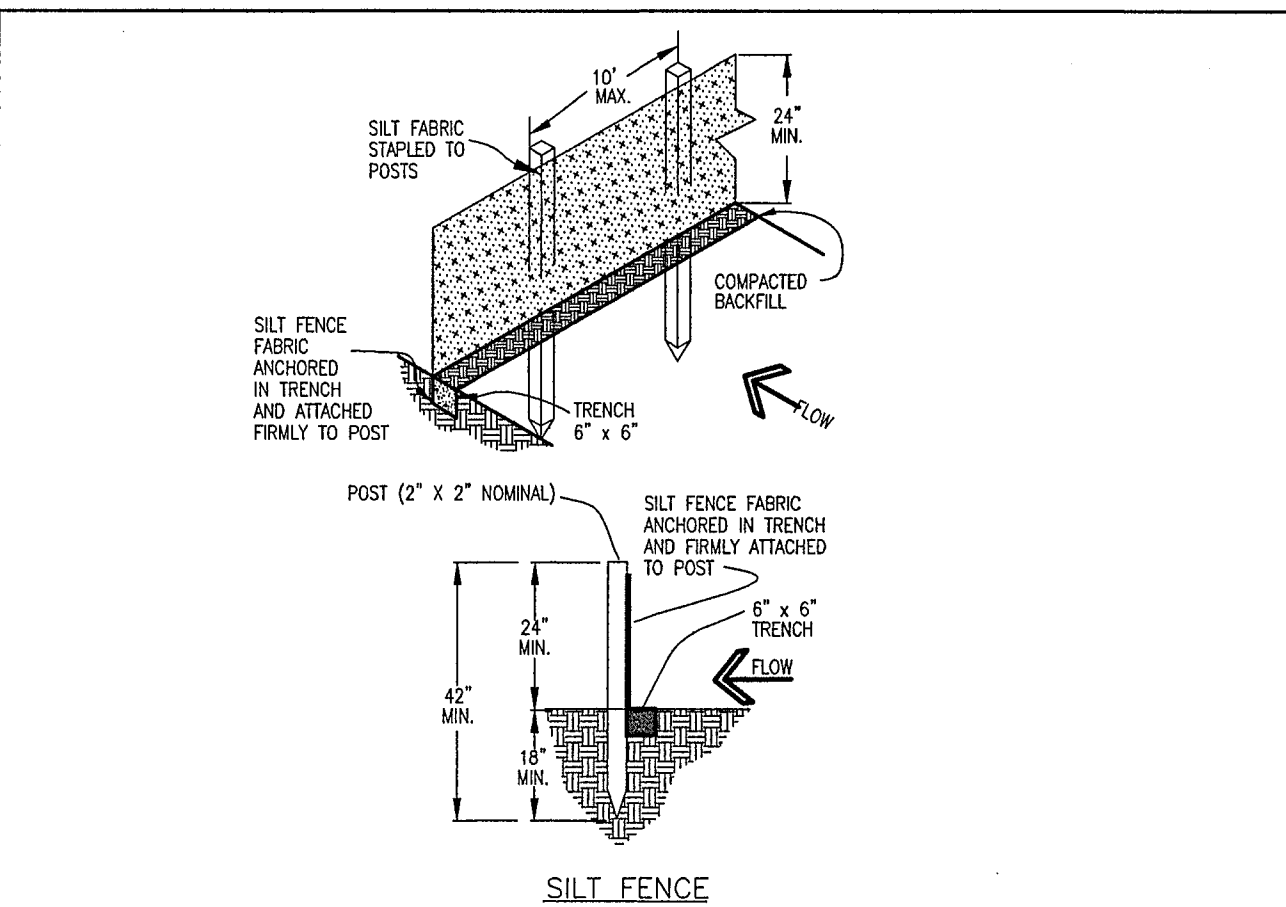
WALDEN PRESERVE 2 - FILING NO. 5

EROSION CONTROL
DETAILS



HORIZ. SCALE: NTS
VERT. SCALE: N/A
DESIGNED: BJJ
SURVEYED: RAMPART
CHECKED: JPS
CREATED: 10/01/20
LAST MODIFIED: 7/7/22
PROJECT NO: 040201
MODIFIED BY: MSP
SHEET:

C3.2



SILT FENCE NOTES

INSTALLATION REQUIREMENTS

1. SILT FENCES SHALL BE INSTALLED PRIOR TO ANY LAND DISTURBING ACTIVITIES.
2. WHEN JOINTS ARE NECESSARY, SILT FENCE GEOTEXTILE SHALL BE SPLICED TOGETHER ONLY AT SUPPORT POST AND SECURELY SEALED.
3. METAL POSTS SHALL BE "STUDDED TEE" OR "U" TYPE WITH MINIMUM WEIGHT OF 1.33 POUNDS PER LINEAR FOOT. WOOD POSTS SHALL HAVE A MINIMUM DIAMETER OR CROSS SECTION DIMENSION OF 2 INCHES.
4. THE FILTER MATERIAL SHALL BE FASTENED SECURELY TO METAL OR WOOD POSTS USING WIRE TIES, OR TO WOOD POSTS WITH 3/4" LONG #9 HEAVY-DUTY STAPLES. THE SILT FENCE GEOTEXTILE SHALL NOT BE STAPLED TO EXISTING TREES.
5. WHILE NOT REQUIRED, WIRE MESH FENCE MAY BE USED TO SUPPORT THE GEOTEXTILE. WIRE FENCE SHALL BE FASTENED SECURELY TO THE UPSLOPE SIDE OF THE POSTS USING HEAVY-DUTY WIRE STAPLES AT LEAST 3/4" LONG. THE WIRES OR HOG RINGS, THE WIRE SHALL EXTEND INTO THE TRENCH A MINIMUM OF 6" AND SHALL NOT EXTEND MORE THAN 3" ABOVE THE ORIGINAL GROUND SURFACE.
6. ALONG THE TOE OF FILLS, INSTALL THE SILT FENCE ALONG A LEVEL CONTOUR AND PROVIDE AN AREA BEHIND THE FENCE FOR RUNOFF TO POND AND SEDIMENT TO SETTLE. A MINIMUM DISTANCE OF 5 FEET FROM THE TOE OF THE FILL IS RECOMMENDED.
7. THE HEIGHT OF THE SILT FENCE FROM THE GROUND SURFACE SHALL BE MINIMUM OF 24 INCHES AND SHALL NOT EXCEED 36 INCHES. HIGHER FENCES MAY INPOUND VOLUMES OF WATER SUFFICIENT TO CAUSE FAILURE OF THE STRUCTURE.

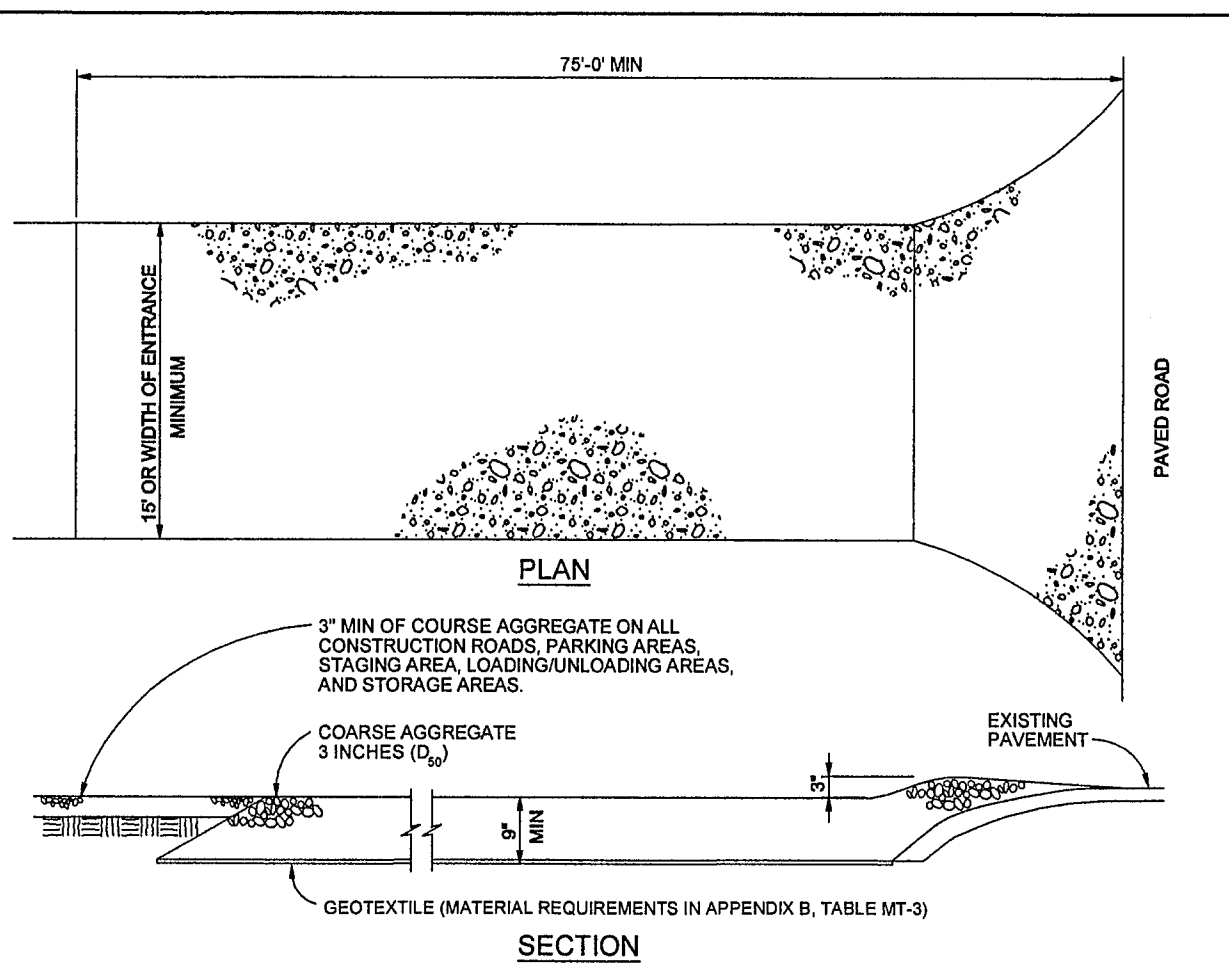
MAINTENANCE REQUIREMENTS

1. CONTRACTOR SHALL INSPECT SILT FENCES IMMEDIATELY AFTER EACH RAINFALL, AT LEAST DAILY DURING PROLONGED RAINFALL AND WEEKLY DURING PERIODS OF NO RAINFALL. DAMAGED, COLLAPSED, UNENTRENCHED OR INEFFECTIVE SILT FENCES SHALL BE PROMPTLY REPAIRED OR REPLACED.
2. SEDIMENT SHALL BE REMOVED FROM BEHIND SILT FENCE WHEN IT ACCUMULATES TO HALF THE EXPOSED GEOTEXTILE HEIGHT.
3. SILT FENCES SHALL BE REMOVED WHEN ADEQUATE VEGETATIVE COVER IS ATTAINED AS APPROVED BY THE CITY.

City of Colorado Springs
Stormwater Quality

Figure SF-2
Silt Fence
Construction Detail and Maintenance
Requirements

3-38



VEHICLE TRACKING NOTES

INSTALLATION REQUIREMENTS

1. ALL ENTRANCES TO THE CONSTRUCTION SITE ARE TO BE STABILIZED PRIOR TO CONSTRUCTION BEGINNING.
2. CONSTRUCTION ENTRANCES ARE TO BE BUILT WITH AN APRON TO ALLOW FOR TURNING TRAFFIC, BUT SHOULD NOT BE BUILT OVER EXISTING PAVEMENT EXCEPT FOR A SLIGHT OVERLAP.
3. AREAS TO BE STABILIZED ARE TO BE PROPERLY GRADED AND COMPACTED PRIOR TO LAYING DOWN GEOTEXTILE AND STONE.
4. CONSTRUCTION ROADS, PARKING AREAS, LOADING/UNLOADING ZONES, STORAGE AREAS, AND STAGING AREAS ARE TO BE STABILIZED.
5. CONSTRUCTION ROADS ARE TO BE BUILT TO CONFORM TO SITE GRADES, BUT SHOULD NOT HAVE SIDE SLOPES OR ROAD GRADES THAT ARE EXCESSIVELY STEEP.

MAINTENANCE REQUIREMENTS

1. REGULAR INSPECTIONS ARE TO BE MADE OF ALL STABILIZED AREAS, ESPECIALLY AFTER STORM EVENTS.
2. STONES ARE TO BE REPLACED PERIODICALLY AND WHEN REPAIR IS NECESSARY.
3. SEDIMENT TRACKED ONTO PAVED ROADS IS TO BE REMOVED DAILY BY SHOVELING OR SWEEPING. SEDIMENT IS NOT TO BE WASHED DOWN STORM SEWER DRAINS.
4. STORM SEWER INLET PROTECTION IS TO BE IN PLACE, INSPECTED, AND CLEANED IF NECESSARY.
5. OTHER ASSOCIATED SEDIMENT CONTROL MEASURES ARE TO BE INSPECTED TO ENSURE GOOD WORKING CONDITION.

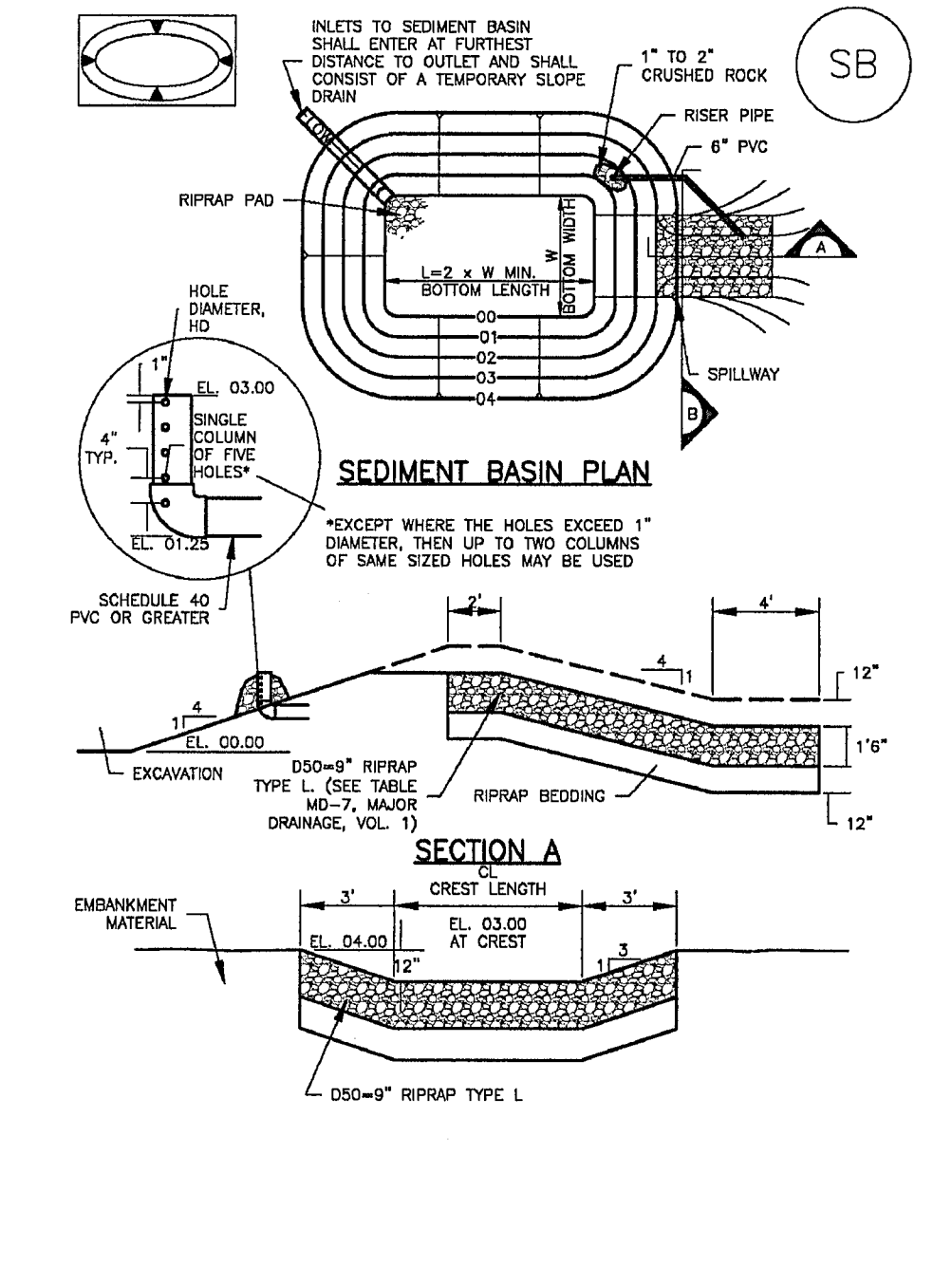
City of Colorado Springs
Stormwater Quality

Figure VT-2
Vehicle Tracking
Application Examples

3-54

Sediment Basin (SB)

SC-7



August 2013

Urban Drainage and Flood Control District
Urban Storm Drainage Criteria Manual Volume 3

SB-5

SC-7

Sediment Basin (SB)

TABLE SB-1. SLOPE INFORMATION FOR STANDARD SEDIMENT BASIN				
Upstream Drainage Area (Acres) (A)	Basin Bottom Width (ft) (B)	Slope Length (ft) (C)	Hole Diameter (ft) (D)	Hole Spacing (ft) (E)
1	12	12	1/2	24
2	12	12	1/2	24
3	12	12	1/2	24
4	12	12	1/2	24
5	12	12	1/2	24
6	12	12	1/2	24
7	12	12	1/2	24
8	12	12	1/2	24
9	12	12	1/2	24
10	12	12	1/2	24
11	12	12	1/2	24
12	12	12	1/2	24
13	12	12	1/2	24

SEDIMENT BASIN INSTALLATION NOTES

1. SEE PLAN VIEW FOR:
 - LOCATION OF SEDIMENT BASIN.
 - TYPE OF BASIN (STANDARD BASIN OR NONSTANDARD BASIN).
 - FOR STANDARD BASIN, BOTTOM WIDTH (B), CREST LENGTH (CL) AND HOLE DIAMETER (D).
 - FOR NONSTANDARD BASIN, SEE CONSTRUCTION DRAWINGS FOR DESIGN OF BASIN INCLUDING SURFACE DRAINAGE, NUMBER OF COLUMNS (N), HOLE SPACING (S) AND PIPING (P).
2. FOR STANDARD BASIN, BOTTOM DIMENSION MAY BE MODIFIED AS LONG AS BOTTOM AREA IS NOT REDUCED.
3. SEDIMENT BASINS SHALL BE DESIGNED PROXIM TO ANY OTHER LAND-DISTURBING ACTIVITY THAT RELIES ON OR ON BEHALF OF A STORMWATER CONTROL.
4. PERMANENT MATERIAL SHALL BE USED FOR SOIL FREE OF DEBRIS, ORGANIC MATERIAL, AND ROCKS OR CONCRETE GREATER THAN 3 INCHES AND SHALL HAVE A MINIMUM OF 15 PERCENT BY WEIGHT PASSING THE NO. 200 SIEVE.
5. DRAINAGE MATERIAL SHALL BE COMPACTED TO AT LEAST 95 PERCENT OF MAXIMUM DENSITY IN ACCORDANCE WITH ASTM D1557.
6. PIPE SCH 40 OR GREATER SHALL BE USED.
7. THE DETAILS SHOWN ON THESE SHEETS PERTAIN TO STANDARD SEDIMENT BASINS (FOR DRAINAGE AREAS LESS THAN 10 ACRES). SEE CONSTRUCTION DRAWINGS FOR EMBANKMENT, STORAGE VOLUME, SPILLWAY, OUTFALL, AND OUTLET PROTECTION DETAILS FOR ANY SEDIMENT BASINS THAT HAVE BEEN INDIVIDUALLY DESIGNED FOR DRAINAGE AREAS LARGER THAN 10 ACRES.

SB-4

Urban Drainage and Flood Control District
Urban Storm Drainage Criteria Manual Volume 3

August 2013

Sediment Basin (SB)

SC-7

SEDIMENT BASIN MAINTENANCE NOTES

1. INSPECT BASIN EACH WEEK, AND MONITOR WITH A 1/2\"/>
2. FREQUENT OBSERVATIONS AND MAINTENANCE ARE NECESSARY TO MAINTAIN BASIN IN EFFECTIVE OPERATING CONDITION. INSPECTIONS AND CORRECTIVE MEASURES SHOULD BE DOCUMENTED THOROUGHLY.
3. WHERE BUIFS HAVE FAILED, REPAIR OR REPLACEMENT SHOULD BE INITIATED UPON IDENTIFICATION OF THE FAILURE.
4. SEDIMENT ACCUMULATED IN BASIN SHALL BE REMOVED AS NECESSARY TO MAINTAIN PROPER EFFECTIVENESS. TYPICALLY WHEN SEDIMENT DEPTH EXCEEDS ONE FOOT (30 INCHES) BELOW THE SPILLWAY CREST.
5. SEDIMENT BASINS ARE TO REMAIN IN PLACE UNTIL THE UPSTREAM DISTURBED AREA IS STABILIZED AND GRASS COVER IS ACCEPTED BY THE LOCAL JURISDICTION.
6. WHEN SEDIMENT BASINS ARE IMPACTED, ALL DISTURBED AREAS SHALL BE COVERED WITH TOPSOIL, SEEDING AND MULCHED OR OTHERWISE STABILIZED AS APPROVED BY LOCAL JURISDICTION.

(NOTES ADAPTED FROM DOUGLAS COUNTY, COLORADO)
NOTE: MANY JPS SECTIONS HAVE DIFFERENT DETAILS THAT VARY FROM UNITED STATES DETAILS. CONSULT WITH LOCAL JURISDICTIONS AS TO WHICH SETS SHOULD BE USED WHEN DIFFERENCES ARE NOTED.

August 2013

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SB-7

TEMPORARY SEDIMENT BASIN DESIGN DATA

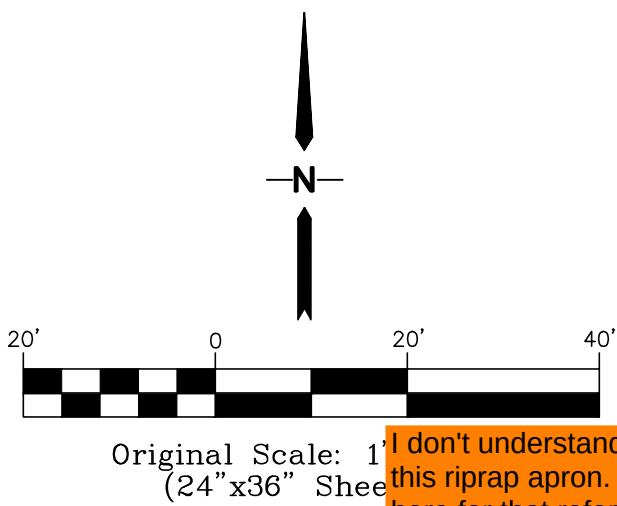
BASIN	DRAINAGE AREA (AC)	CL (FT)	HD (IN)
C4	17.6	22	1-3/16"
C8	40.6	22	1-3/16"
C12	29.3	22	1-3/16"

EPC 9/15/2022

ENGINEERING RECORD DRAWINGS
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John P. Schwab
JOHN P. SCHWAB, PE# 29891
FOR AND ON BEHALF OF JPS ENGINEERING, INC.

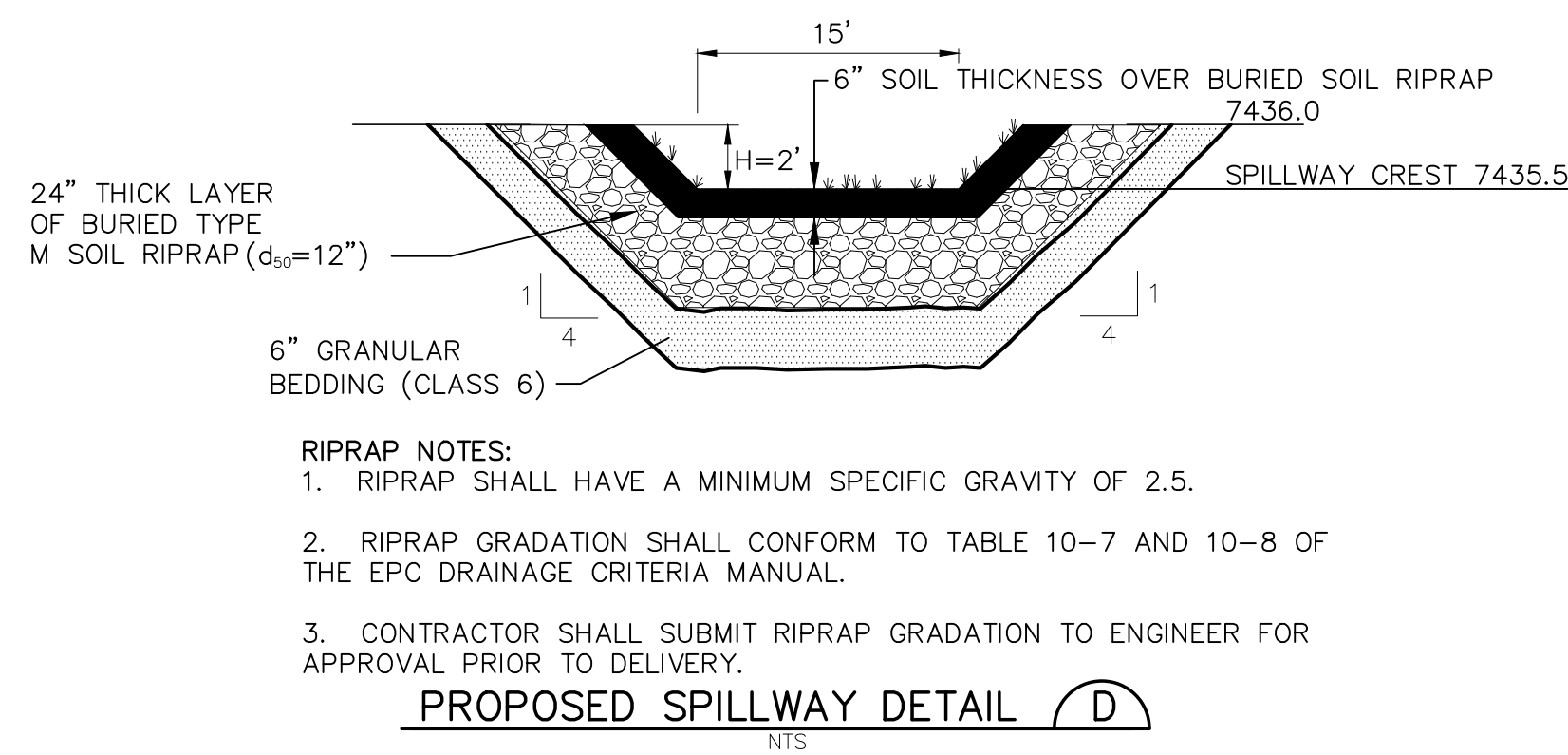
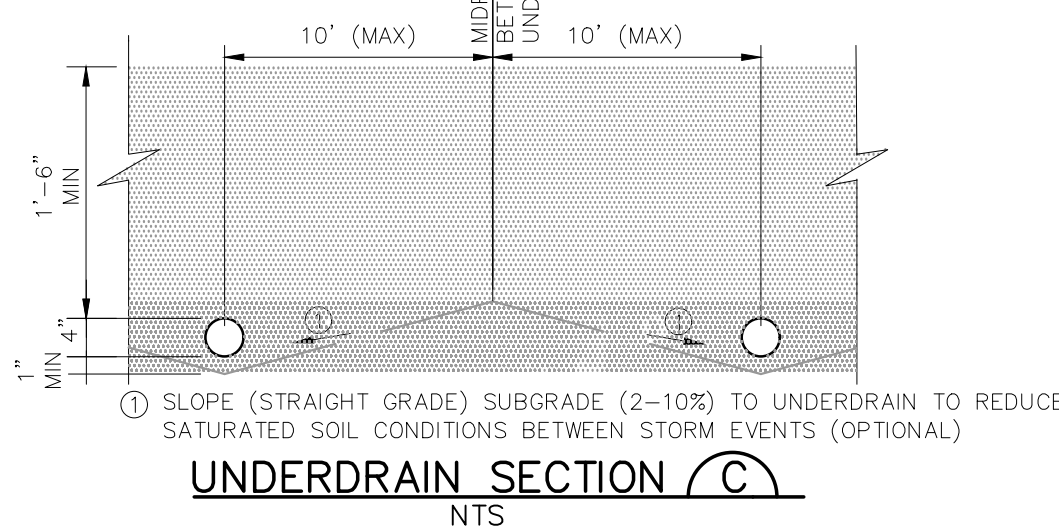
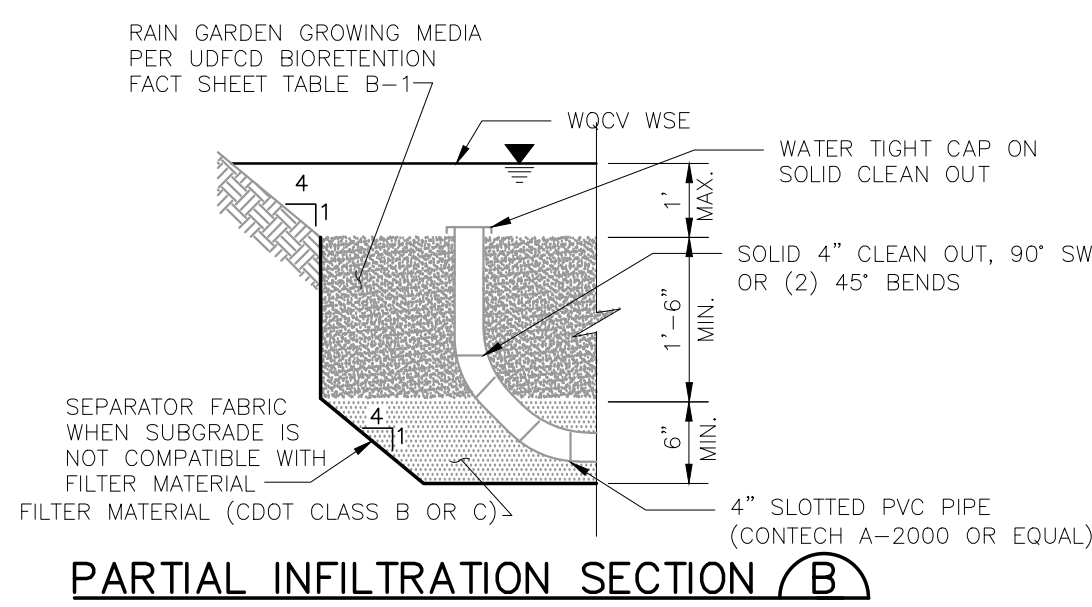
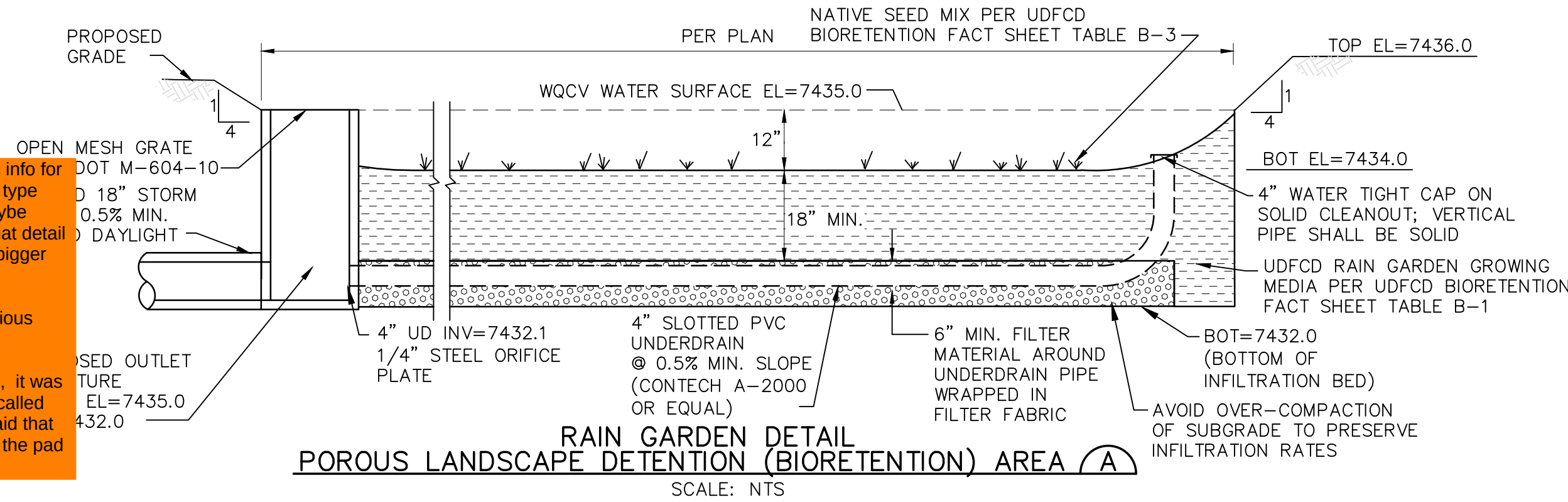
Date: 6/24/26



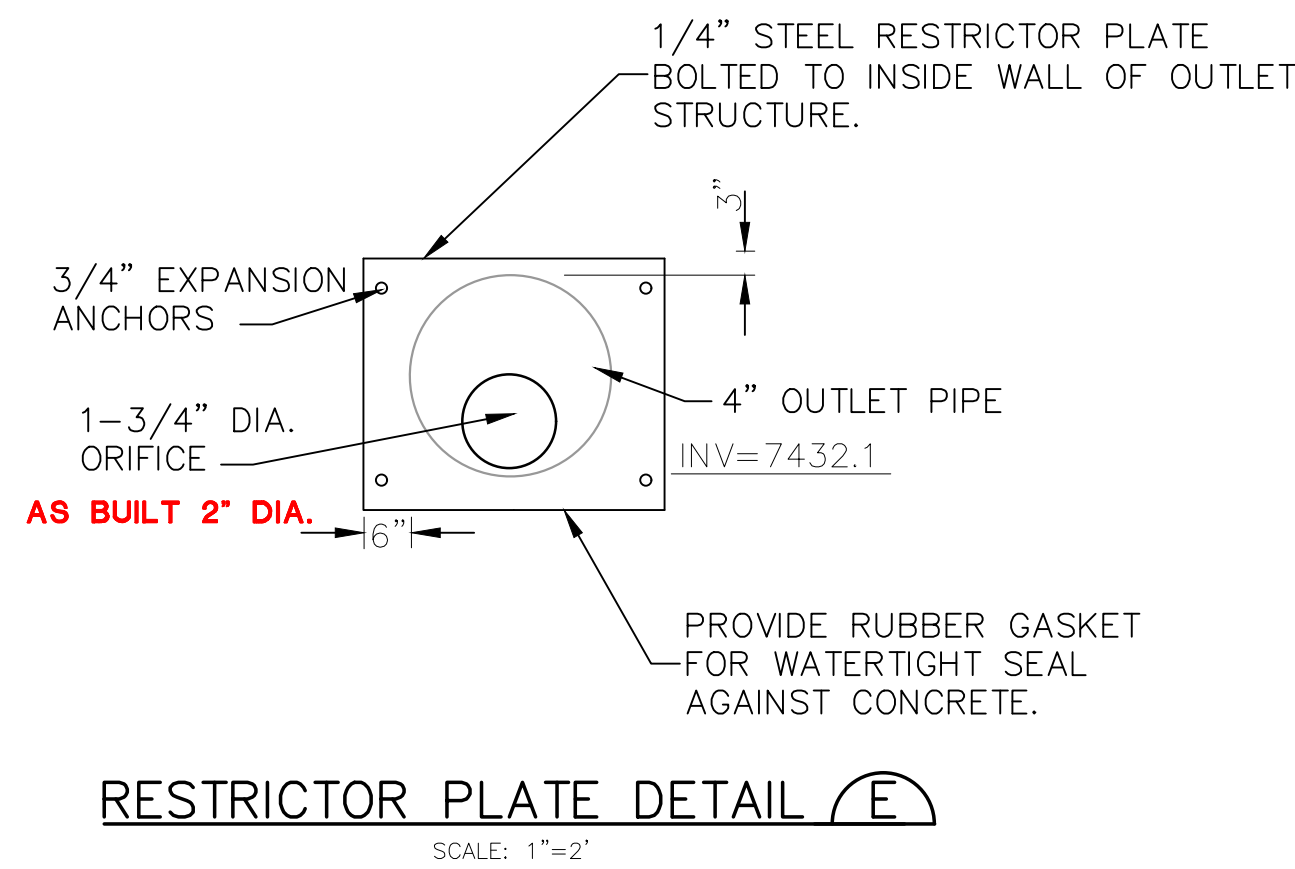
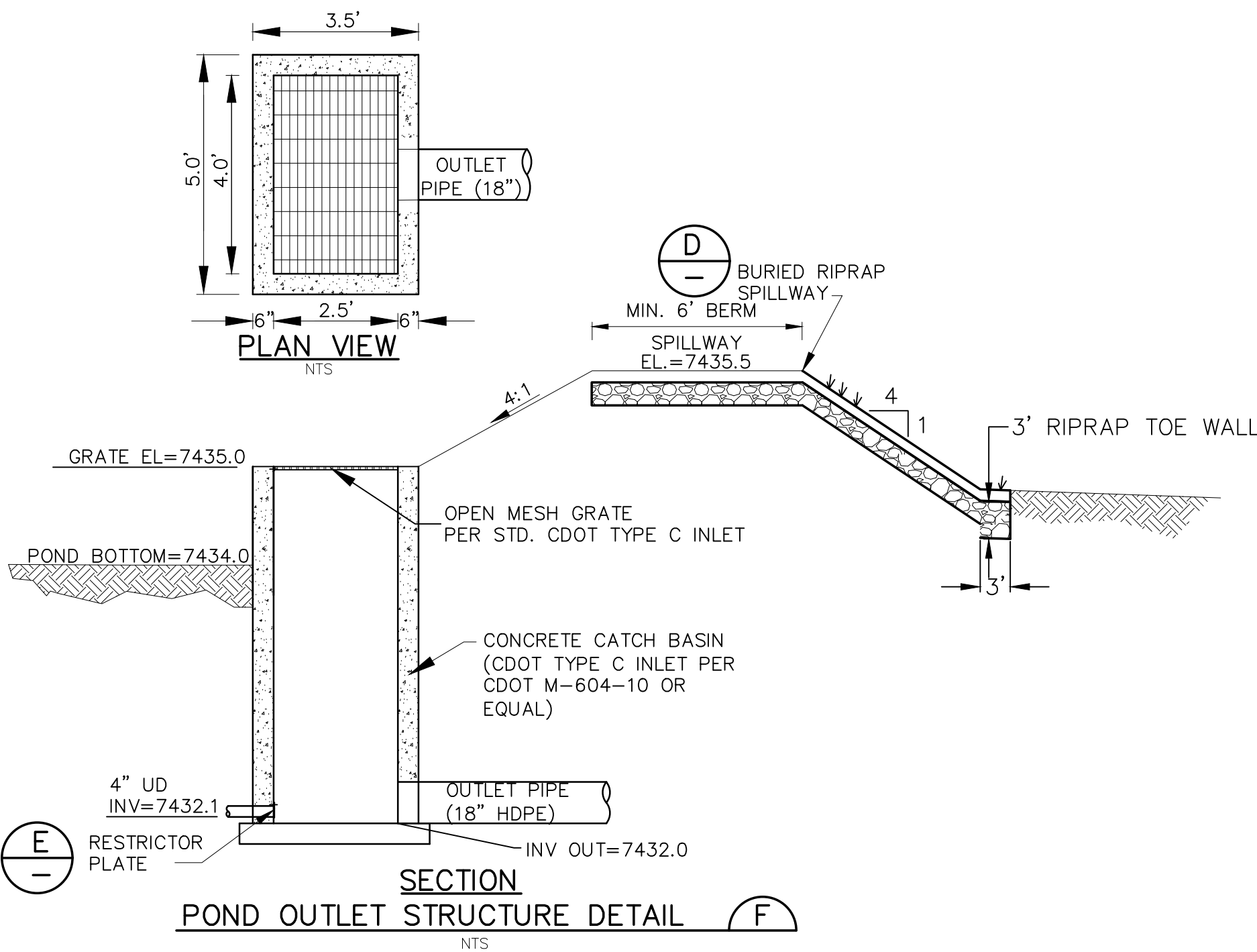
I don't understand how this detail provides any specific info for this riprap apron. Wouldn't you need to callout a riprap type here for that reference table to be helpful? Did you maybe mean to reference Detail C on sheet TY1. If you did, that detail calls out Type M and I think the riprap in the field was bigger than that.

And for reference, below is my comment from the previous review:

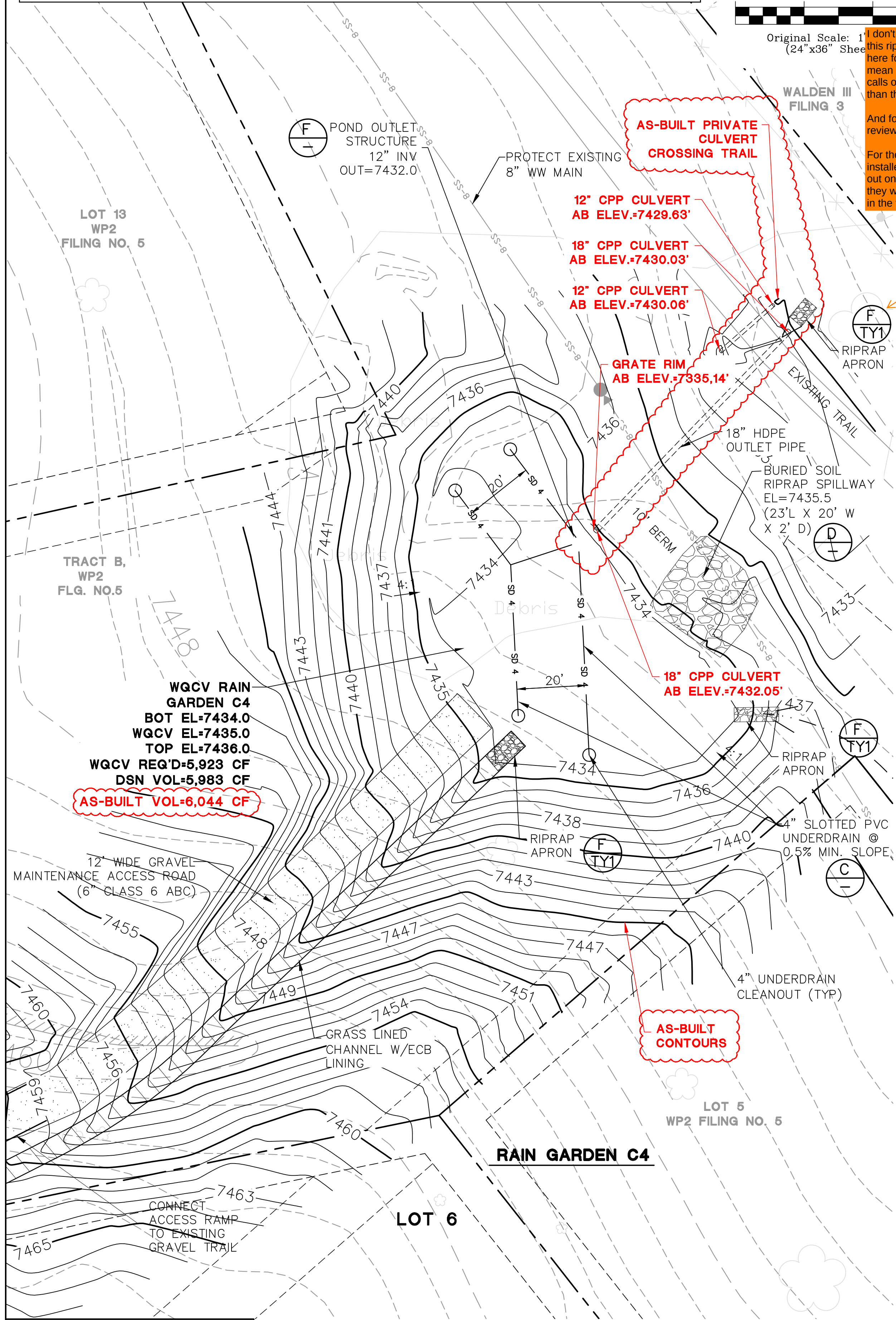
For the apron at the downstream end of the outlet pipe, it was installed in the field, but just with larger rock than was called out on plans and didnt have positive drainage. Shay said that they would fix the positive drainage and dimensions of the pad in the field and that the rock size would be as-built.



- RIPRAP NOTES:
1. RIPRAP SHALL HAVE A MINIMUM SPECIFIC GRAVITY OF 2.5.
 2. RIPRAP GRADATION SHALL CONFORM TO TABLE 10-7 AND 10-8 OF THE EPC DRAINAGE CRITERIA MANUAL.
 3. CONTRACTOR SHALL SUBMIT RIPRAP GRADATION TO ENGINEER FOR APPROVAL PRIOR TO DELIVERY.

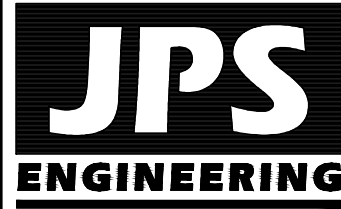


AS-BUILT (AB) RG CONTOURS	
CONTOUR	AREA (SF)
7434	4,888
7435	7,200



MAINTENANCE NOTE:
OWNER SHALL INSPECT RAIN GARDEN & REMOVE DEBRIS AS REQUIRED

WALDEN PRESERVE 2 - FILING NO. 5



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No.	REVISION	BY	DATE
A	FINAL PLAT SUBMITTAL	JPS	01/26/22
B	EPC COMMENTS	JPS	07/07/22
C	EPC COMMENTS	JPS	08/09/22
D	AS-BUILT	JPS	06/23/26

RAIN GARDEN C4 PLAN & DETAILS

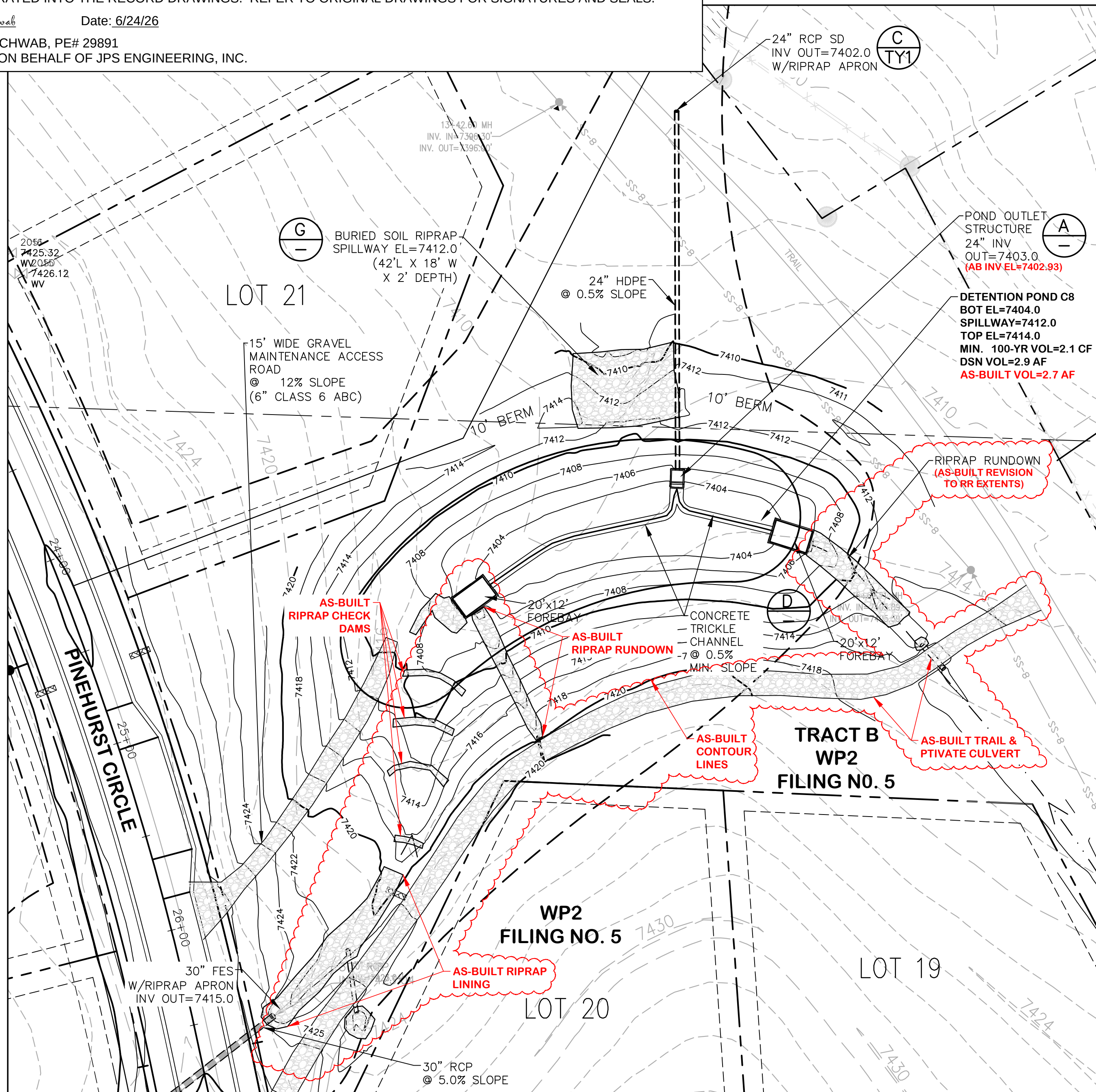
HORZ. SCALE: 1"=20'	DRAWN: BJJ
VERT. SCALE: N/A	DESIGNED: JPS
SURVEYED: RAMPART	CHECKED: JPS
CREATED: 10/01/20	LAST MODIFIED: 06/24/26
PROJECT NO: 040201	MODIFIED BY: PV

SHEET:
C4.1

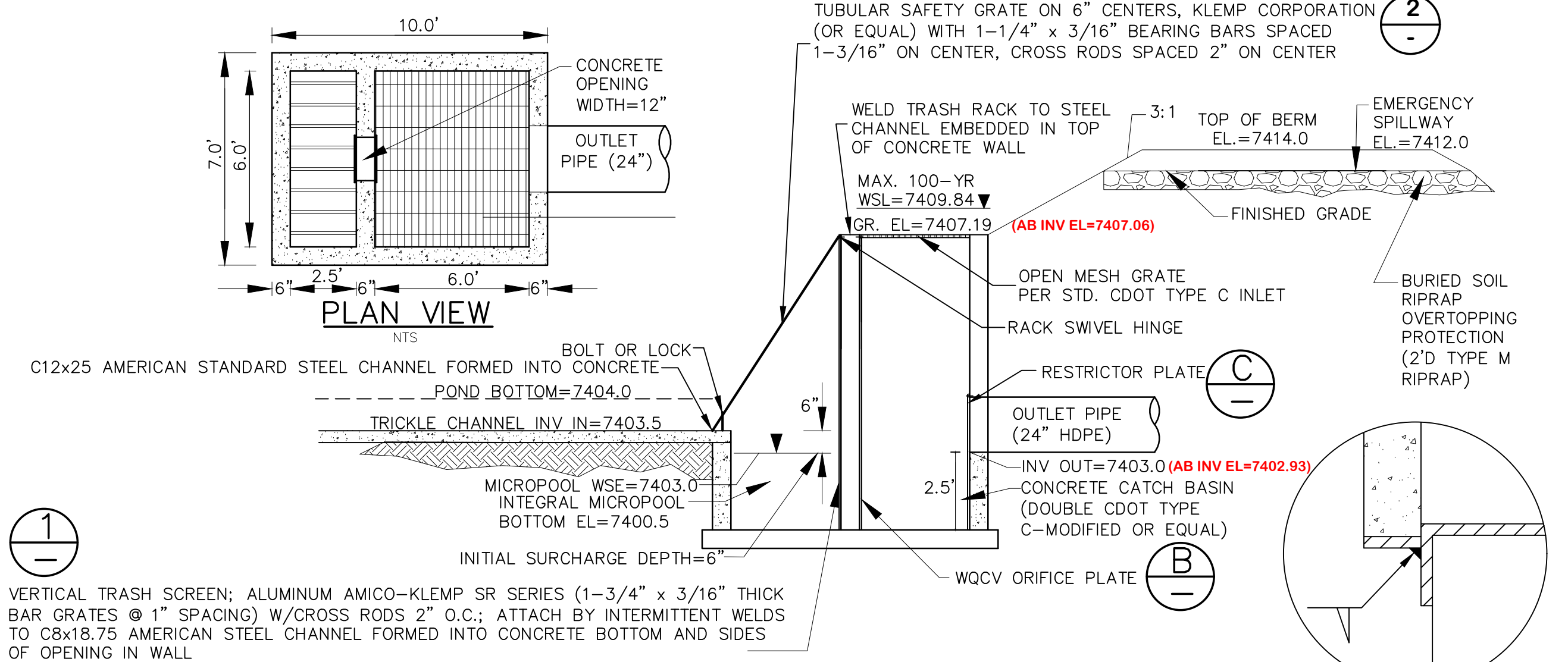
THESE RECORD DRAWINGS HAVE BEEN PREPARED, IN PART, ON THE BASIS OF INFORMATION COMPILED BY OTHERS. THEY ARE NOT INTENDED TO REPRESENT IN DETAIL, THE EXACT LOCATION, TYPE OF COMPONENT, NOR MANNER OF CONSTRUCTION. THE ENGINEER WILL NOT BE RESPONSIBLE FOR ANY ERRORS OR OMISSIONS WHICH HAVE BEEN INCORPORATED INTO THE RECORD DRAWINGS. REFER TO ORIGINAL DRAWINGS FOR SIGNATURES AND SEALS.

Date: 6/24/26

JOHN P. SCHWAB, PE# 29891
FOR AND ON BEHALF OF JPS ENGINEERING, INC.



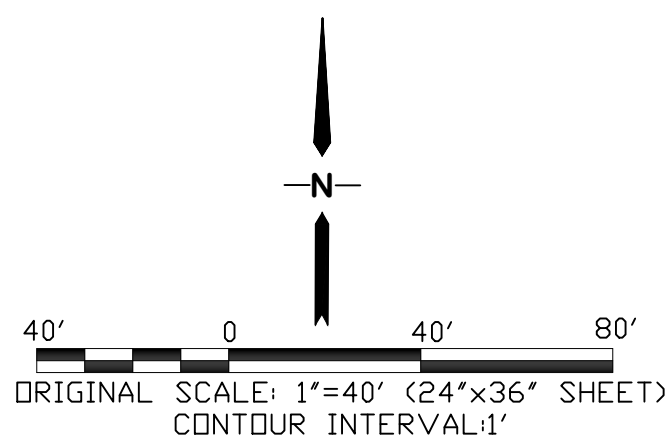
POND B PLAN



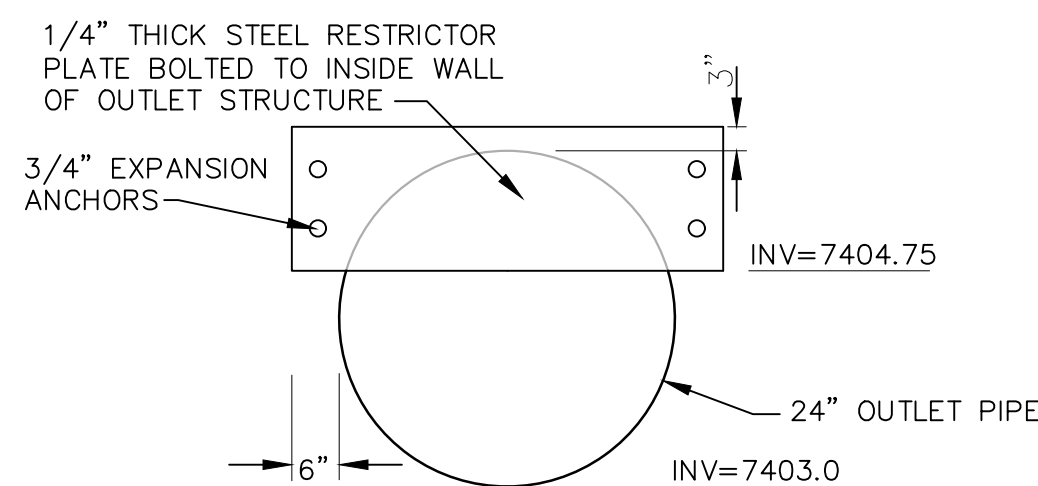
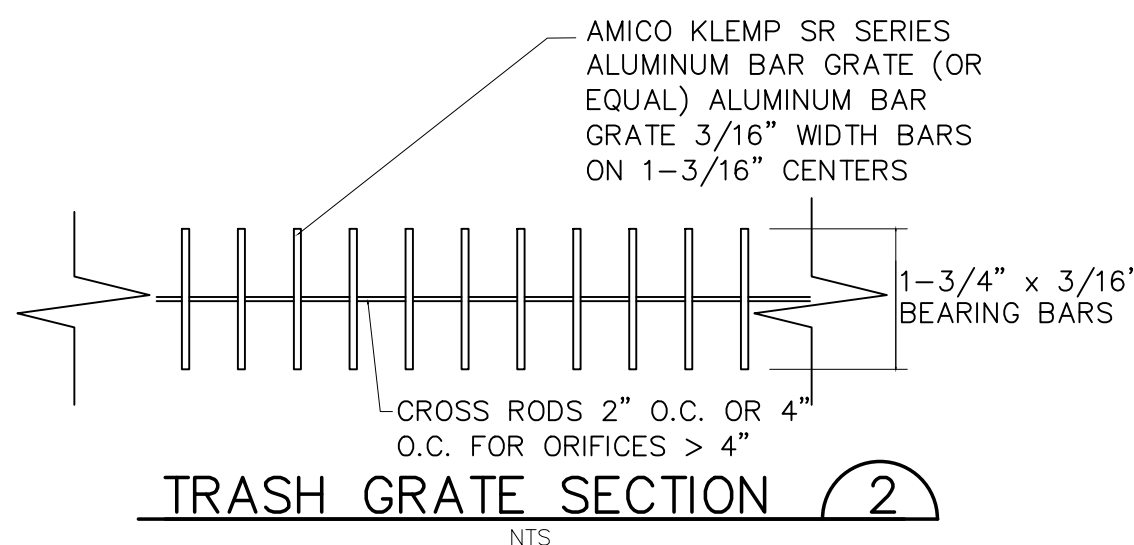
SECTION TYPICAL DETENTION POND OUTLET STRUCTURE

MAINTENANCE NOTE:

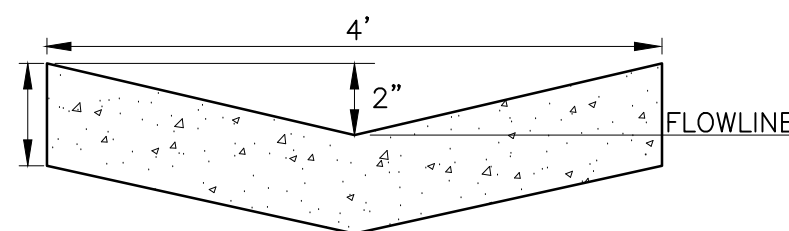
OWNER SHALL INSPECT DETENTION
POND & REMOVE DEBRIS AS REQUIRED



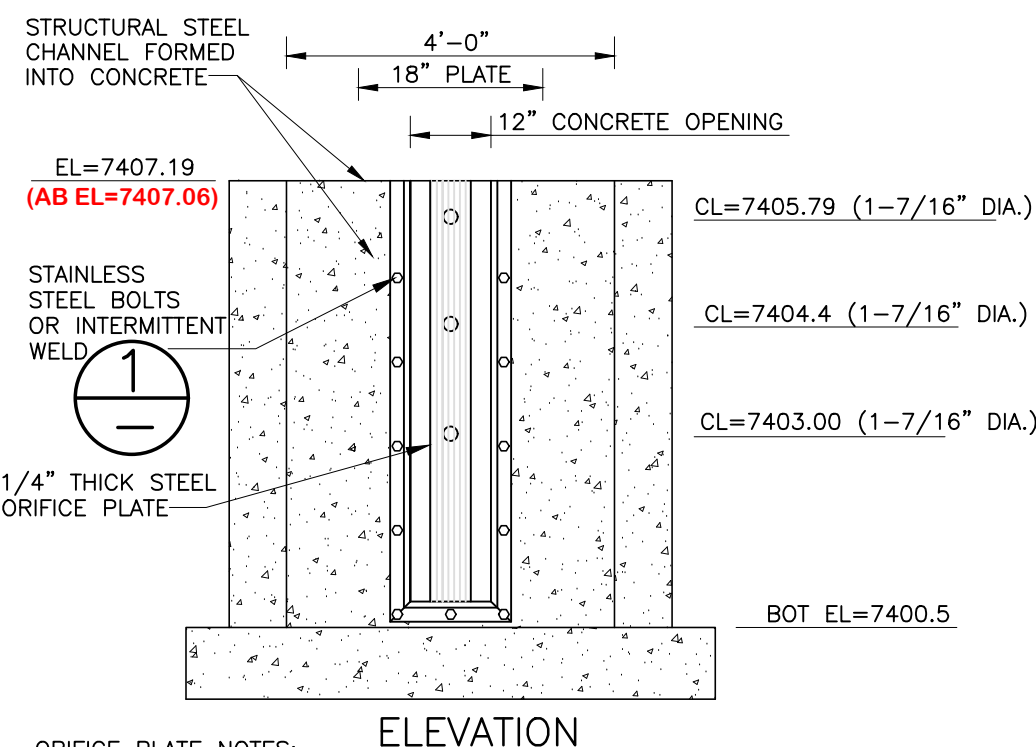
AS-BUILT (AB) POND CONTOUR AREAS	
CONTOUR	AREA (SF)
7404	5393
7406	9,045
7408	13,888
7410	20,102
7412	26,547



RESTRICTOR PLATE DETAIL C



TYPICAL CONCRETE
TRICKLE CHANNEL (D)

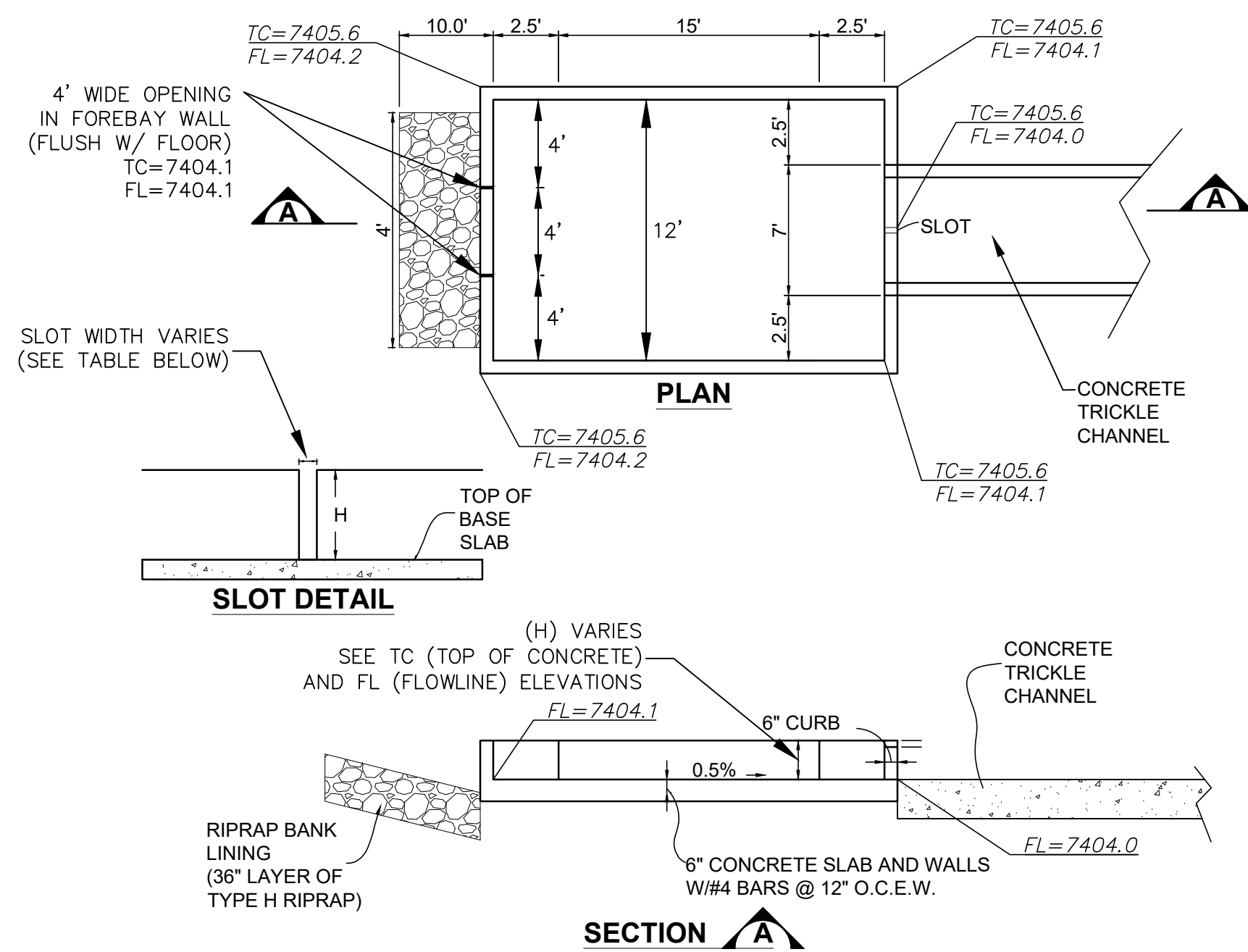


ORIFICE PLATE NOTES:

1. PROVIDE GASKET MATERIAL BETWEEN THE ORIFICE PLATE AND CONCRETE.
 2. BOLT PLATE TO CONCRETE 12" MAX. ON CENTER.
- EURV AND WQCV TRASH RACKS:
1. WELL-SCREEN TRASH RACKS (FOR CIRCULAR ORIFICES) SHALL BE STAINLESS STEEL AND SHALL BE ATTACHED BY INTERMITTENT WELDS ALONG THE EDGE OF THE MOUNTING FRAME.
- OVERFLOW TRASH RACKS:
1. ALL TRASH RACKS SHALL BE MOUNTED USING STAINLESS STEEL HARDWARE AND PROVIDED WITH HINGED AND LOCKABLE OR BOLTABLE ACCESS PANELS.
 2. TRASH RACKS SHALL BE STAINLESS STEEL, ALUMINUM, OR STEEL. STEEL TRASH RACKS SHALL BE HOT DIP GALVANIZED AND MAY BE HOT POWDER COATED AFTER GALVANIZING.

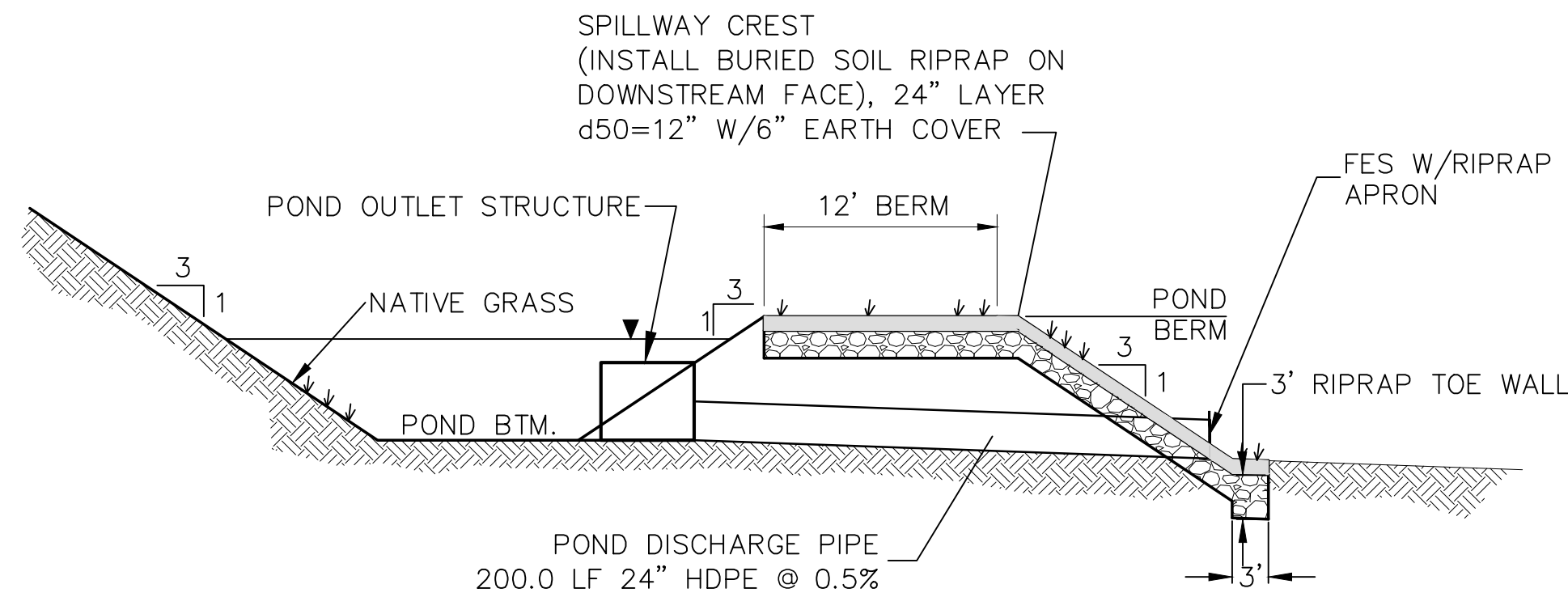
NOTE: ORIFICE PLATE WILL NEED TO BE REPLACED FOR FUTURE COMMERCIAL DEVELOPMENT PHASE (PER DRAINAGE REPORT)

ORIFICE PLATE AND TRASH RACK DETAILS AND NOTES (B)



FOREBAY	LENGTH (FT)	WIDTH (FT)	SLOT WIDTH(IN)
WEST	20	12	6.0
EAST	20	12	3.2

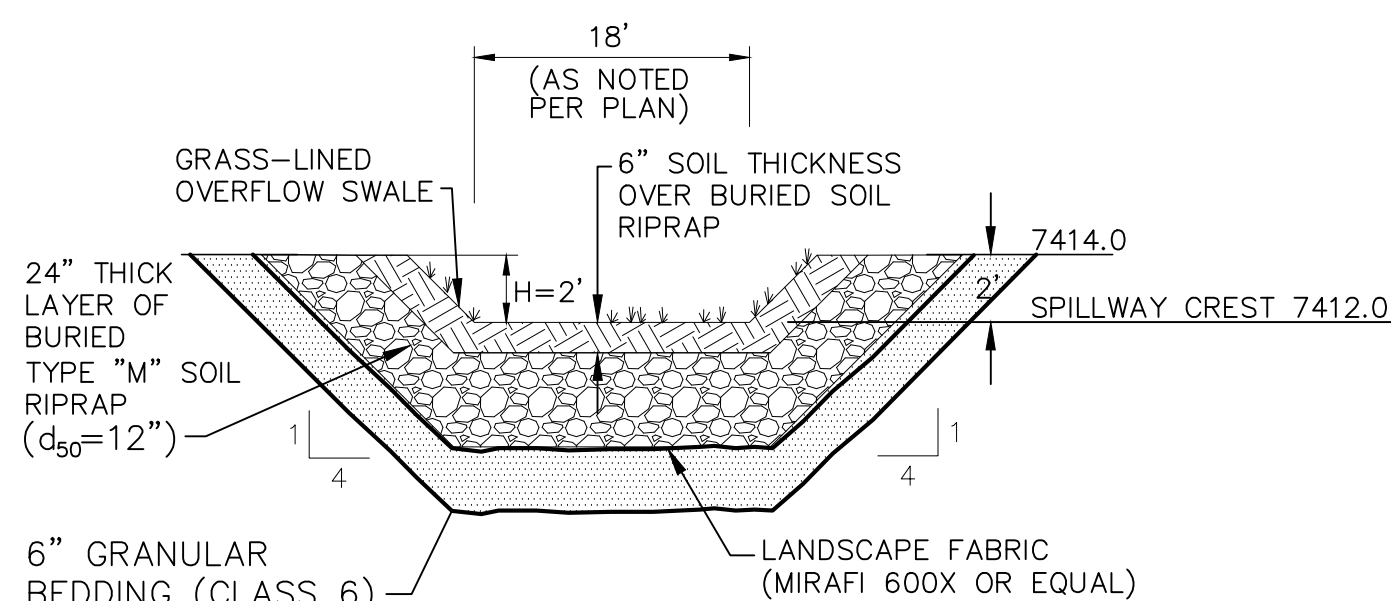
INTEGRAL FOREBAY DETAIL
SCALE: NTS



TYPICAL SECTION DETENTION POND A

SCALE: NTS

F



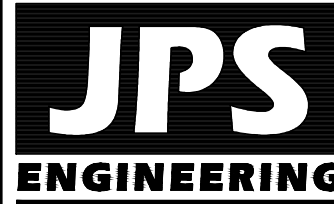
RIPRAP NOTES:

1. RIPRAP SHALL HAVE A MINIMUM SPECIFIC GRAVITY OF 2.6.
2. RIPRAP GRADATION SHALL CONFORM TO TABLE 10-7 AND 10-8 OF THE EPC DRAINAGE CRITERIA MANUAL.
3. CONTRACTOR SHALL SUBMIT RIPRAP GRADATION TO ENGINEER FOR APPROVAL PRIOR TO DELIVERY.

PROPOSED SPILLWAY DETAIL
SCALE: NTS



PCD FILE NO. SF-2211



19 E. Willamette Ave.
Colorado Springs, CO
80903

PH: 719-477-9429
FAX: 719-471-0766



CALL UTILITY NOTIFICATION

1-800-922-1987

ALL 2-BUSINESS DAYS IN ADVANCE FOR YOU DIG, GRADE, OR EXCAVATE. THE MARKING OF UNDERGROUND MEMBER UTILITIES.

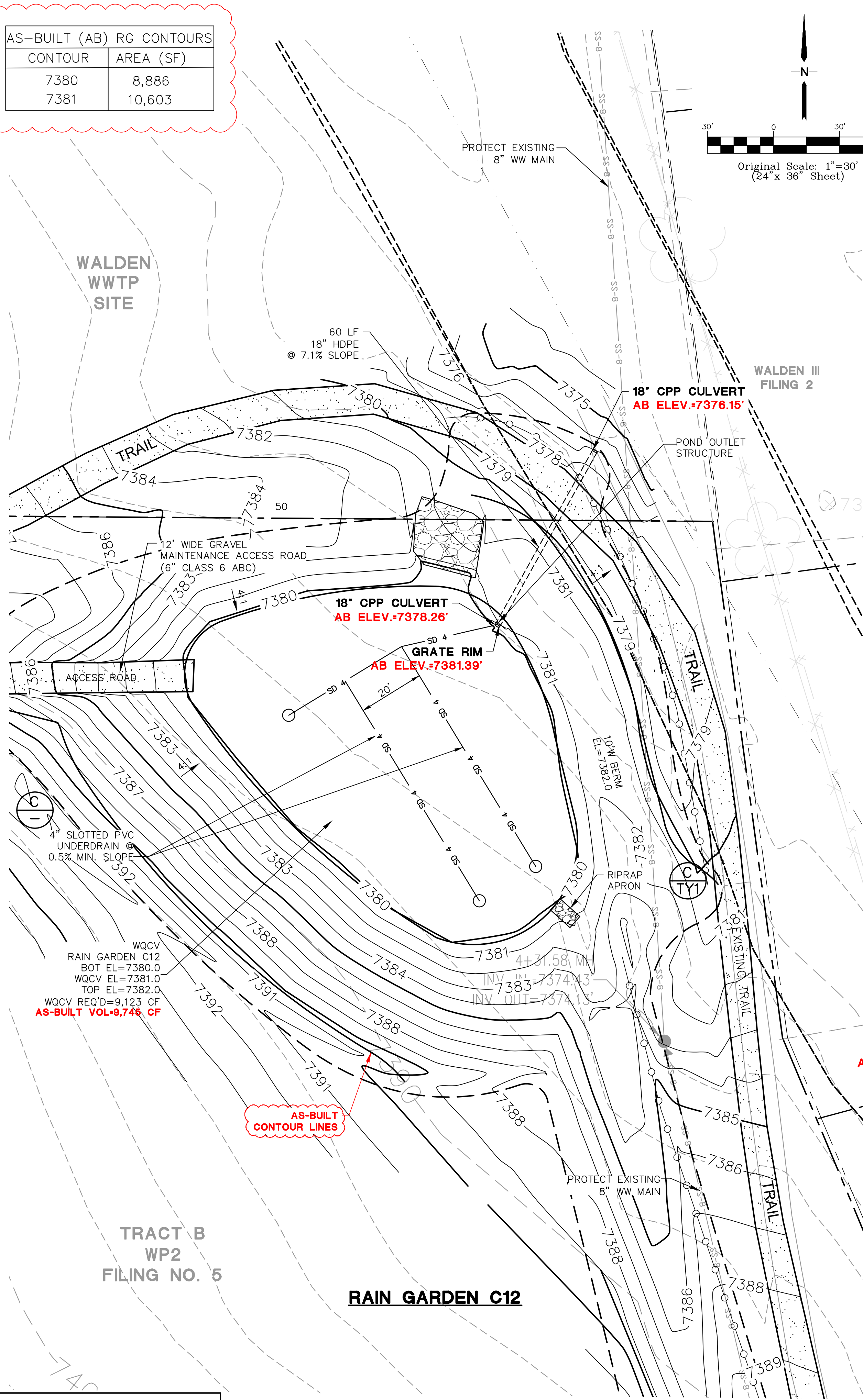
No.	REVISION	BY	DATE
A	FINAL PLAT SUBMITTAL	JPS	1/26/22
A	EPC COMMENTS	JPS	7/7/22
A	EPC COMMENTS	JPS	8/12/22
A	REVISED OUTLET STR. & FOREBAY DIM'S	JPS	7/10/25
A	AS-BUILT	JPS	06/19/26

DETENTION POND C8 PLAN & DETAILS

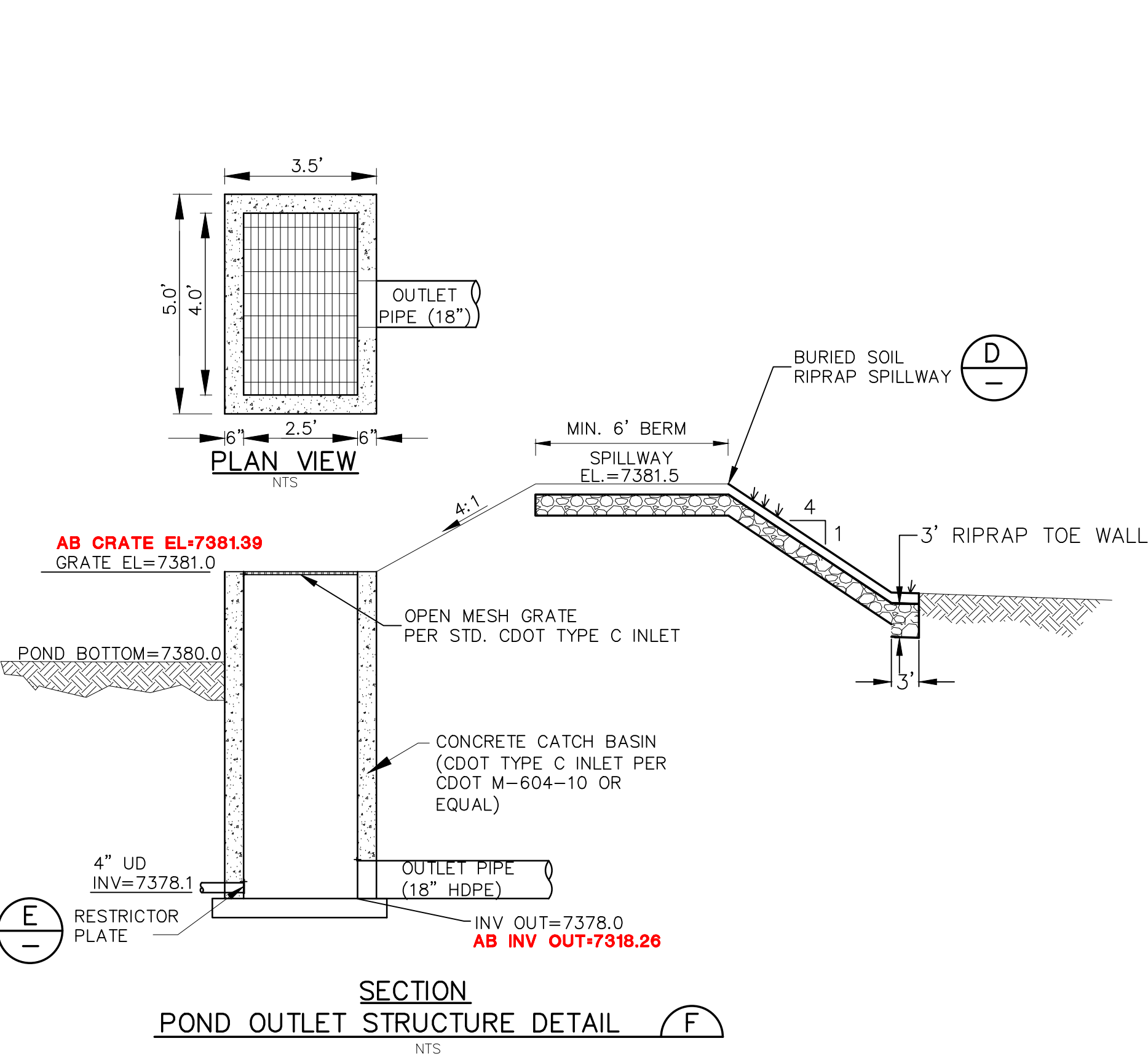
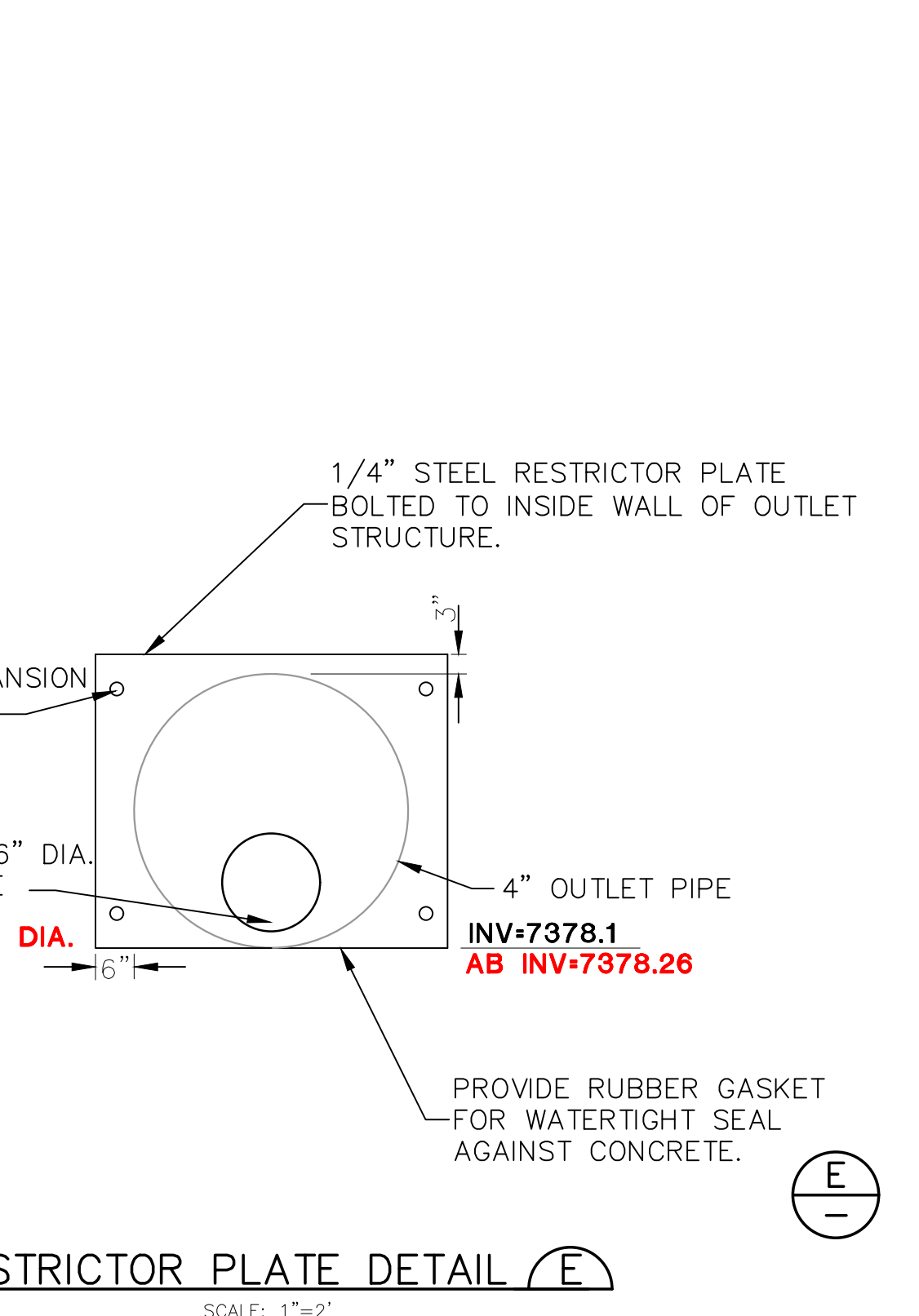
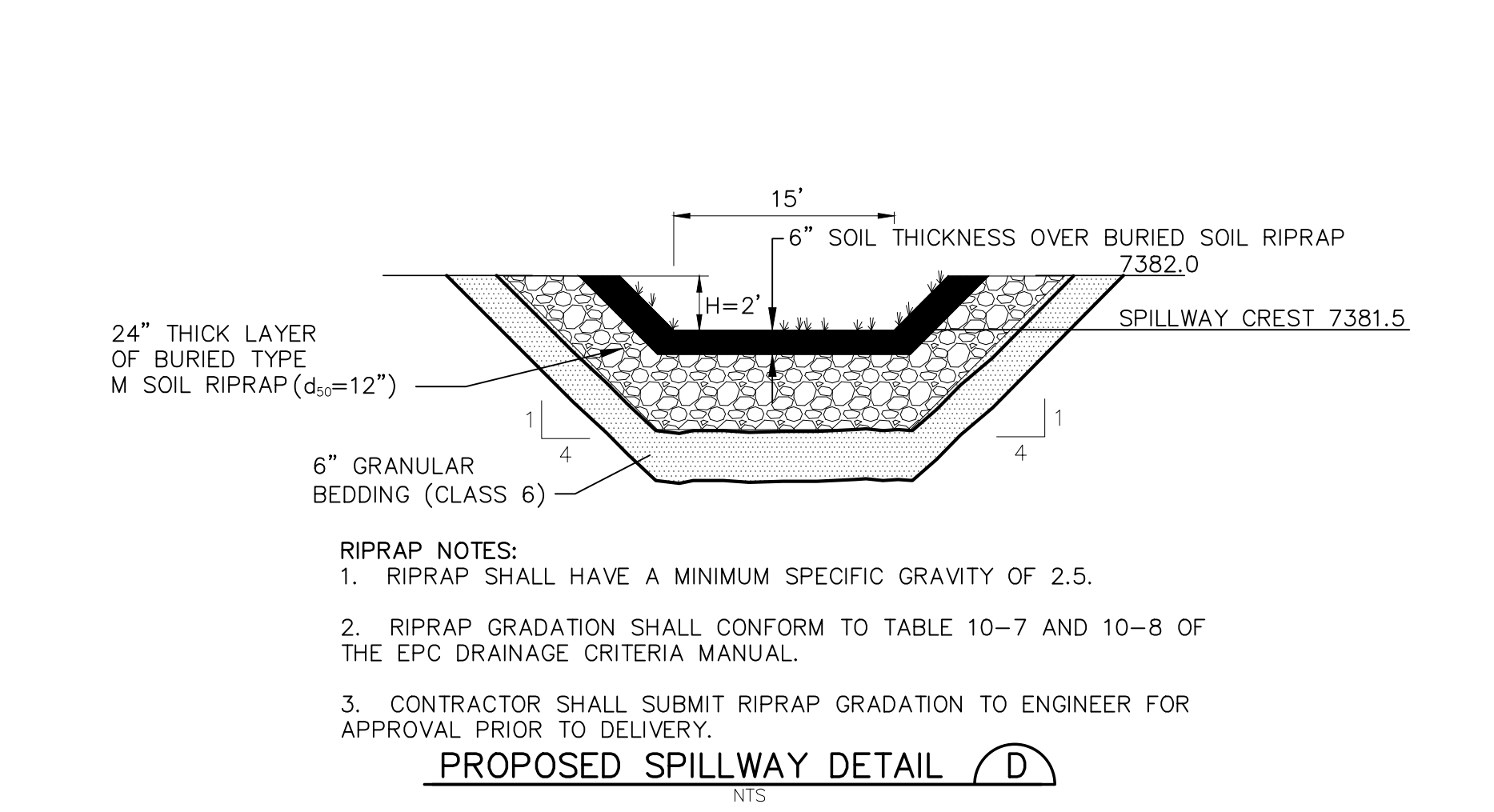
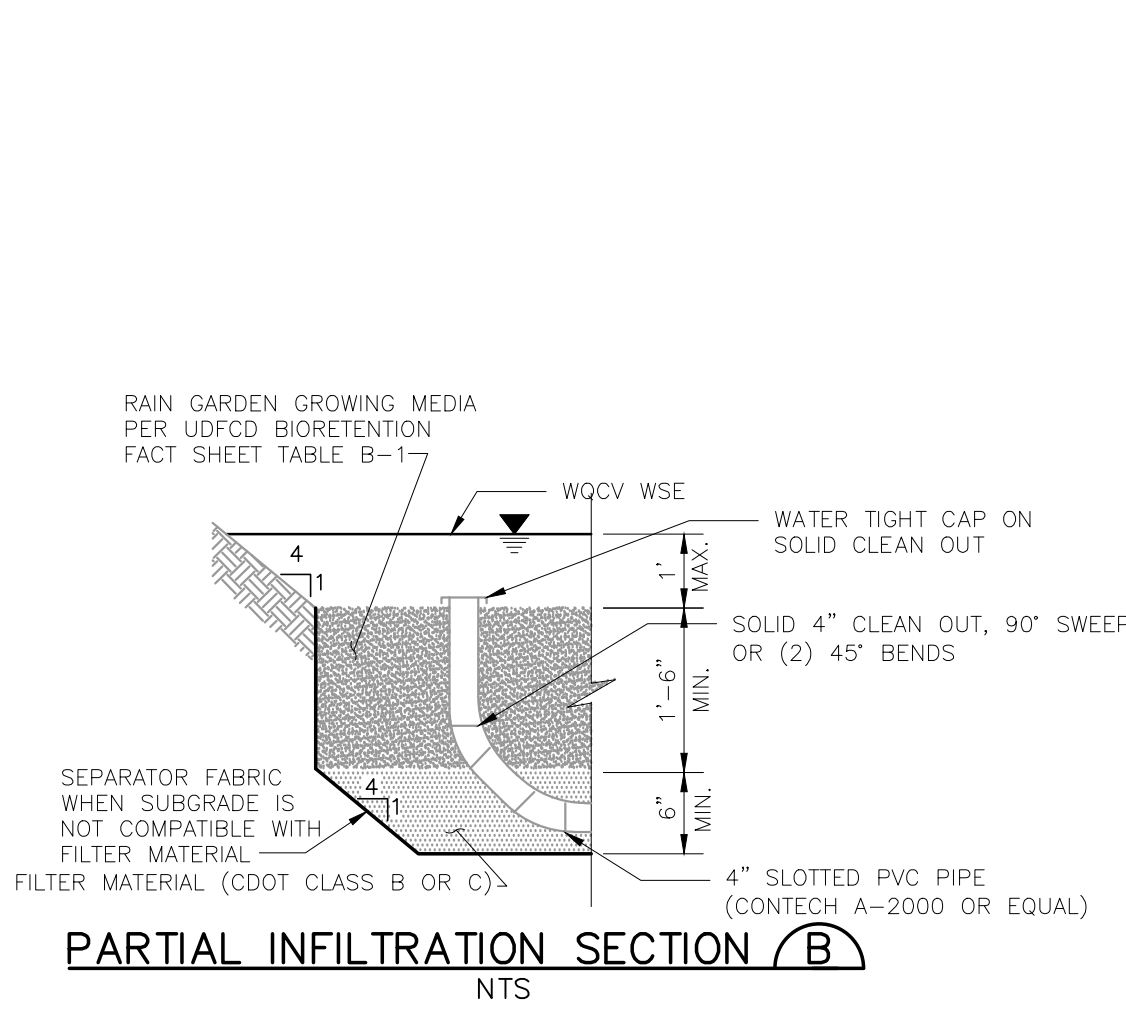
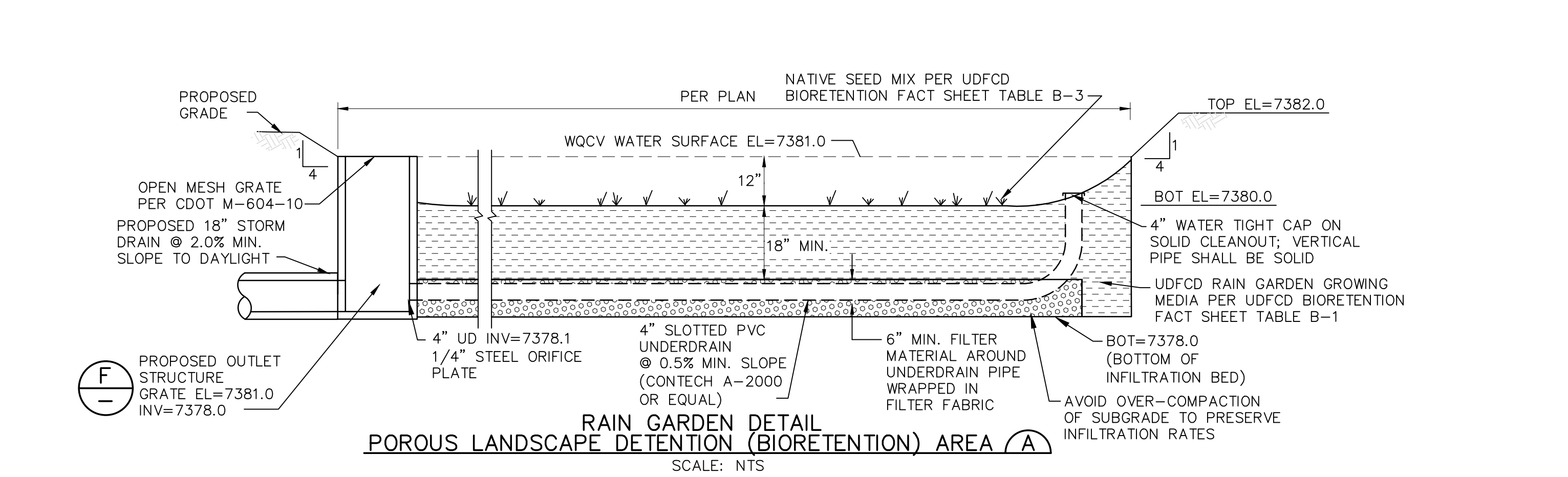
HORZ. SCALE: 1"=40'	DRAWN: MJP
VERT. SCALE: N/A	DESIGNED: JPS
SURVEYED: RAMPART	CHECKED: JPS
CREATED: 07/17/14	LAST MODIFIED: 06/19/2016
PROJECT NO: 040201	MODIFIED BY: PV
SHEET:	

C5.1

AS-BUILT (AB) RG CONTOURS	
CONTOUR	AREA (SF)
7380	8,886
7381	10,603



MAINTENANCE NOTE:
OWNER SHALL INSPECT RAIN GARDEN & REMOVE DEBRIS AS REQUIRED

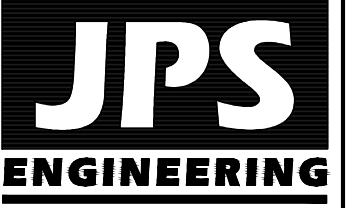


ENGINEERING RECORD DRAWINGS
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JOHN P. SCHWAB, PE# 29891
FOR AND ON BEHALF OF JPS ENGINEERING, INC.

Date: 6/24/26

WALDEN PRESERVE 2 - FILING NO. 5



19 E. Willamette Ave.
Colorado Springs, CO 80903
PH: 719-477-9429
FAX: 719-471-0766



CALL UTILITY NOTIFICATION
CENTER OF COLORADO
1-800-922-1987
CALL 2-BUSINESS DAYS IN ADVANCE
BEFORE YOU DIG, GRADE, OR EXCAVATE
FOR THE MARKING OF UNDERGROUND MEMBER UTILITIES.

BY	DATE	REVISION
JPS	01/10/22	FINAL PLAN SUBMITTAL
JPS	07/07/22	EPC COMMENTS
JPS	08/09/22	EPC COMMENTS
JPS	06/22/26	AS-BUILT

RAIN GARDEN C12 PLAN & DETAILS

HORIZ. SCALE:	1"=30'	DRAWN:	BJJ
VERT. SCALE:	N/A	DESIGNED:	JPS
SURVEYED:	RAMPART	CHECKED:	JPS
CREATED:	10/01/20	LAST MODIFIED:	06/22/26
PROJECT NO:	040201	MODIFIED BY:	PV
SHEET:			

C6.1