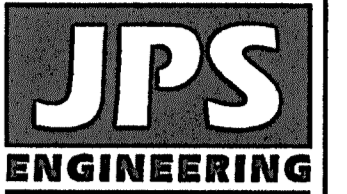


ENGINEERING RECORD DRAWINGS
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 John P. Schwab Date: 6/24/26
 JOHN P. SCHWAB, PE# 29891
 FOR AND ON BEHALF OF JPS ENGINEERING, INC.

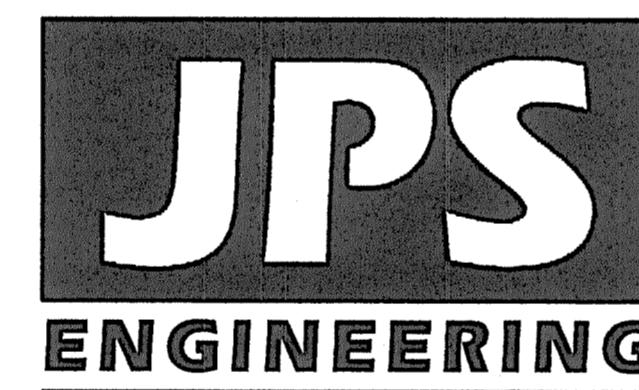


19 E. Willamette Ave.
 Colorado Springs, CO
 80903
 PH: 719-477-9429
 FAX: 719-471-0766
 www.jpseng.com

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:



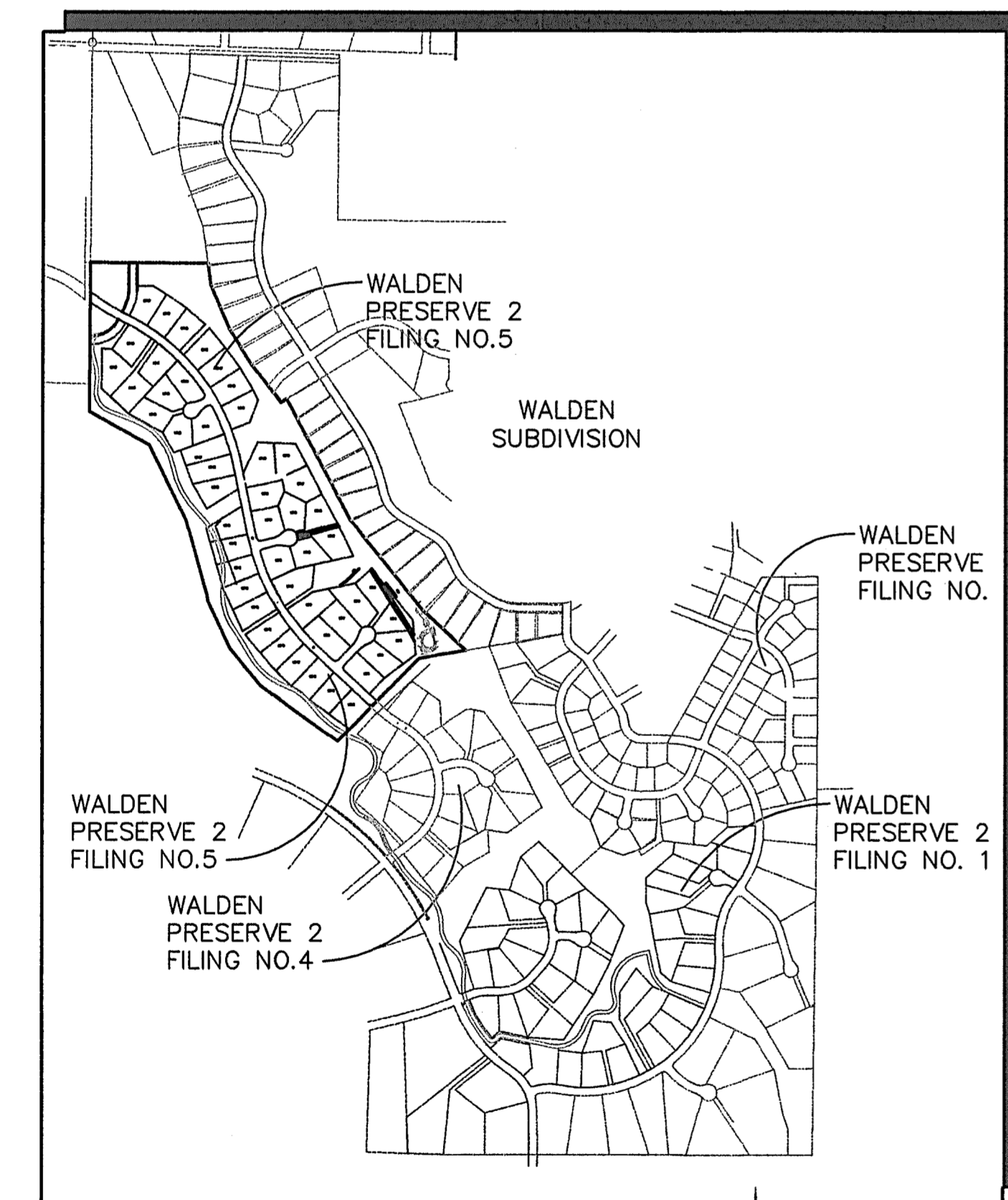
PREPARED BY:
 19 East Willamette Avenue
 Colorado Springs, Colorado 80903
 August, 2022

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		



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).

SHEET INDEX

G1	GEC TITLE SHEET
G2	GENERAL NOTES & LEGEND
C1	OVERALL SITE PLAN
TY1	TYPICAL SECTIONS & DETAILS
PP1.1	PINEHURST CIRCLE PLAN & PROFILE
PP1.2	PINEHURST CIRCLE PLAN & PROFILE
PP1.3	PINEHURST CIRCLE PLAN & PROFILE
PP1.4	PINEHURST CIRCLE PLAN & PROFILE
PP2.1	EMERSON CLIFF CT PLAN & PROFILE
PP2.2	CUL-DE-SAC B, & C PLAN & PROFILES
SD1	CULVERT PLAN & PROFILES
U1	MASTER UTILITY PLAN
U1.1	SITE UTILITY PLAN - SOUTH
U1.2	SITE UTILITY PLAN - NORTH
U2	UTILITY NOTES & DETAILS

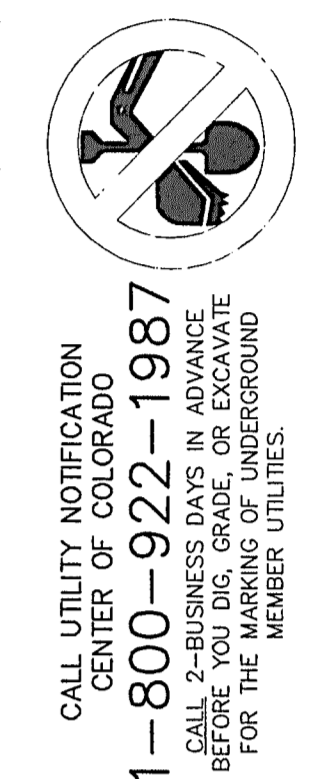
ENGINEER:
 DESIGN ENGINEER'S STATEMENT:
 THESE DETAILED PLANS AND SPECIFICATIONS WERE PREPARED UNDER MY DIRECTION AND SUPERVISION. SAID PLANS AND SPECIFICATIONS HAVE BEEN PREPARED ACCORDING TO THE CRITERIA ESTABLISHED BY THE COUNTY FOR DETAILED ROADWAY, DRAINAGE, GRADING AND EROSION CONTROL PLANS AND 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 NEGLIGENCE, 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.
 APPROVED
 Engineering Department
 6/15/2022 2:00 PM
 Joshua Palmer, P.E.
 COUNTY ENGINEER / ECM ADMINISTRATOR
 ATE

WALDEN PRESERVE 2 - FILING NO. 5

TITLE SHEET



No.	REVISION	DATE	BY
1	FINAL PLAT SUBMITTAL	1/10/22	JPS
2	EPC COMMENTS	7/6/22	JPS
3	EPC COMMENTS	8/9/22	JPS

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		

PCD FILE NO. SF-2211

C:\Users\Michael\Dropbox\Projects\040201\Walden\Drawings\Walden_Preserve_2\Fig 5.G1-CD.dwg Aug 10, 2022 - 2:08pm

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.

COUNTY GENERAL NOTES:

- 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.

PROJECT GENERAL NOTES:

- EXISTING CONTOUR DATA CONSISTS OF AERIAL TOPOGRAPHIC SURVEY DATA PROVIDED BY OWNER. JPS ENGINEERING TAKES NO RESPONSIBILITY FOR THE ACCURACY OF EXISTING TOPOGRAPHIC MAPPING.
- 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.
- PROPOSED CONTOURS SHOWN ARE TO FINISHED GRADE.
- LENGTHS SHOWN FOR STORM SEWER PIPES ARE TO CENTER OF MANHOLE.
- CONTRACTOR SHALL REMOVE AND DISPOSE OF ALL EXISTING STRUCTURES, DEBRIS, WASTE AND OTHER UNSUITABLE FILL MATERIAL FOUND WITHIN THE LIMITS OF EXCAVATION.
- MATCH INTO EXISTING GRADES AT 3:1 MAX CUT AND FILL SLOPES.
- REVEGETATION OF ALL DISTURBED AREAS SHALL BE DONE WITH SPECIFIED SEED MIX WITHIN 60 DAYS AFTER FINE GRADING IS COMPLETE.
- 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.
- 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.
- 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.
- ADDITIONAL EROSION CONTROL MEASURES MAY BE REQUIRED AS DETERMINED BY SITE CONDITIONS.
- 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 MATERIAL SHALL BE COMPACTED PER EL PASO COUNTY AND CDOT STANDARDS AND SPECIFICATIONS.
- ALL FINISHED GRADES SHALL HAVE A MINIMUM 1.0% SLOPE TO PROVIDE POSITIVE DRAINAGE.
- IN CASE OF CONFLICT BETWEEN PROPOSED SLOPES AND PROPOSED SPOT ELEVATIONS, SPOT ELEVATIONS SHALL GOVERN.
- CONTRACTOR SHALL OBTAIN ALL REQUIRED PERMITS PRIOR TO BEGINNING WORK.

GENERAL DRAINAGE NOTES:

- INDIVIDUAL BUILDERS SHALL PROVIDE POSITIVE DRAINAGE AWAY FROM STRUCTURES AND ACCOUNT FOR POTENTIAL CROSS-LOT DRAINAGE IMPACTS WITHIN EACH LOT.
- 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.
- GRADING AND DRAINAGE WITHIN LOTS IS THE RESPONSIBILITY OF THE INDIVIDUAL BUILDERS AND PROPERTY OWNERS.

COUNTY SIGNING AND STRIPING NOTES:

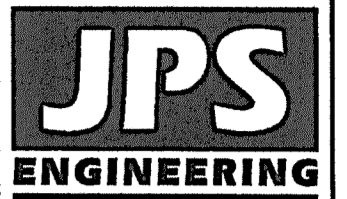
- ALL SIGNS AND PAVEMENT MARKINGS SHALL BE IN COMPLIANCE WITH THE CURRENT MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD).
- REMOVAL OF EXISTING PAVEMENT MARKINGS SHALL BE ACCOMPLISHED BY A METHOD THAT DOES NOT MATERIALLY DAMAGE THE PAVEMENT. THE PAVEMENT MARKINGS SHALL BE REMOVED TO THE EXTENT THAT 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 DEPARTMENT (PCD).
- 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-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".
- 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-614-8 REGARDING USE OF THE P2 TUBULAR STEEL POST 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 DEPARTMENT (PCD) (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 PRIOR TO ANY SIGNAGE OR STRIPING WORK WITHIN AN EXISTING EL PASO COUNTY ROADWAY.

DESIGN DATA	REFERENCE STANDARD
ROAD CLASSIFICATION: RURAL LOCAL	
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

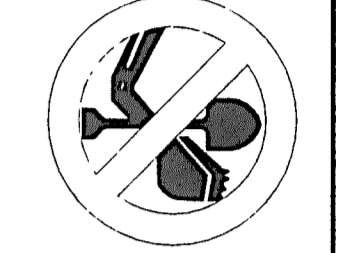
LEGEND:

	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
	UNDERGROUND ELECTRIC LINE NEW/EXISTING
	UNDERGROUND ELECTRIC - NEW/EXISTING
	TELEPHONE - NEW/EXISTING
	GAS - NEW/EXISTING
	WATER - NEW/EXISTING
	ECB - DITCH LINING
	SECTION NUMBER
	SHEET ON WHICH SECTION IS SHOWN

WALDEN PRESERVE 2 - FILING NO. 5



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



CALL UTILITY NOTIFICATION CENTER OF COLORADO
 1-800-922-1987
 CALL 2-BUSINESS DAYS IN ADVANCE TO BE SURE YOU ARE MARKED FOR UNDERGROUND MEMBER UTILITIES.

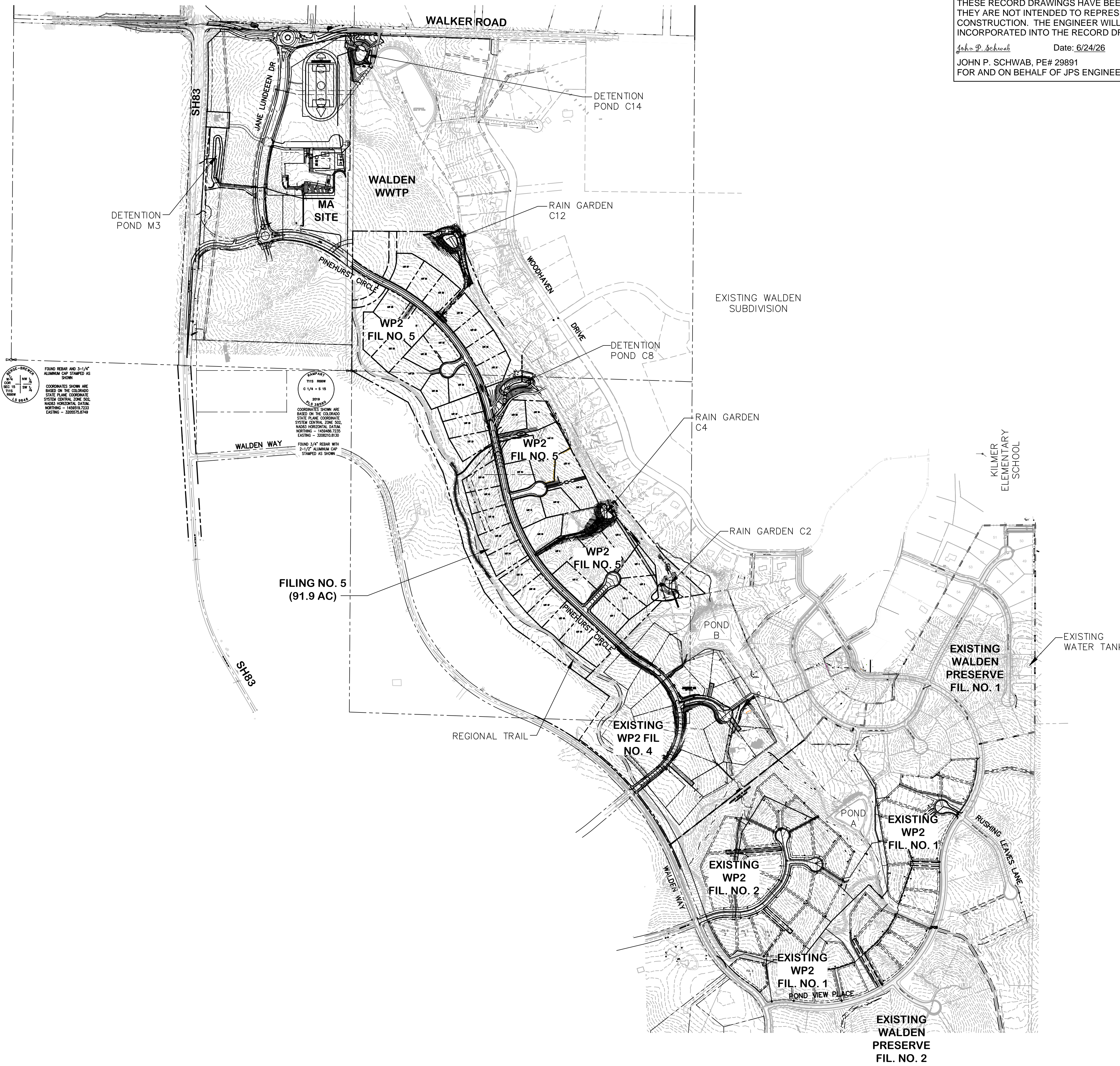
No.	REVISION	DATE	BY
1	FINAL PLAT SUBMITTAL	1/10/22	JPS
2	EPC COMMENTS	7/6/22	JPS

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

SHEET: **G2**

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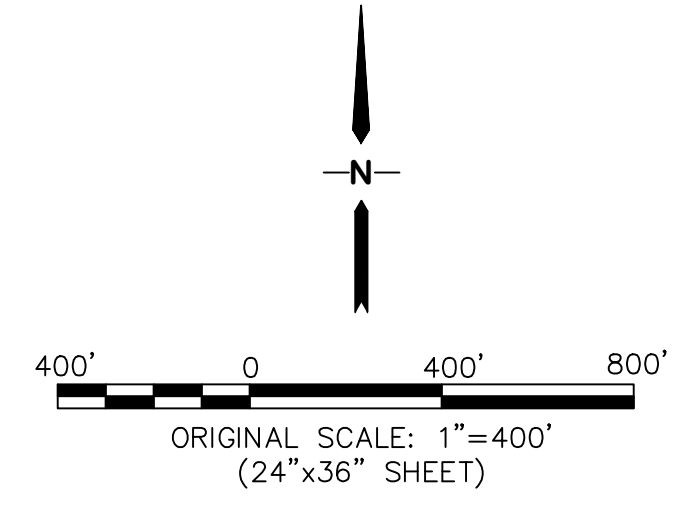
John P. Schwab Date: 6/24/26
 JOHN P. SCHWAB, PE# 29891
 FOR AND ON BEHALF OF JPS ENGINEERING, INC.

FOUND REBAR AND 3-1/2" ALUMINUM CAP STAMPED AS SHOWN

COORDINATES SHOWN ARE BASED ON THE COLORADO STATE PLANE COORDINATE SYSTEM CENTRAL ZONE 10G. NAD83 HORIZONTAL DATUM. NORTHING = 1460187.723 EASTING = 3305575.8749

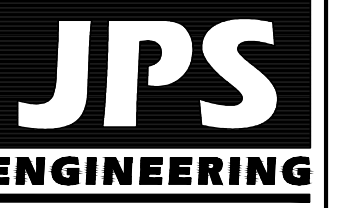
FOUND 3/4" REBAR WITH 2-1/2" ALUMINUM CAP STAMPED AS SHOWN

FILING NO. 5 (91.9 AC)



WALDEN PRESERVE 2 - FILING NO. 5

OVERALL SITE PLAN



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.

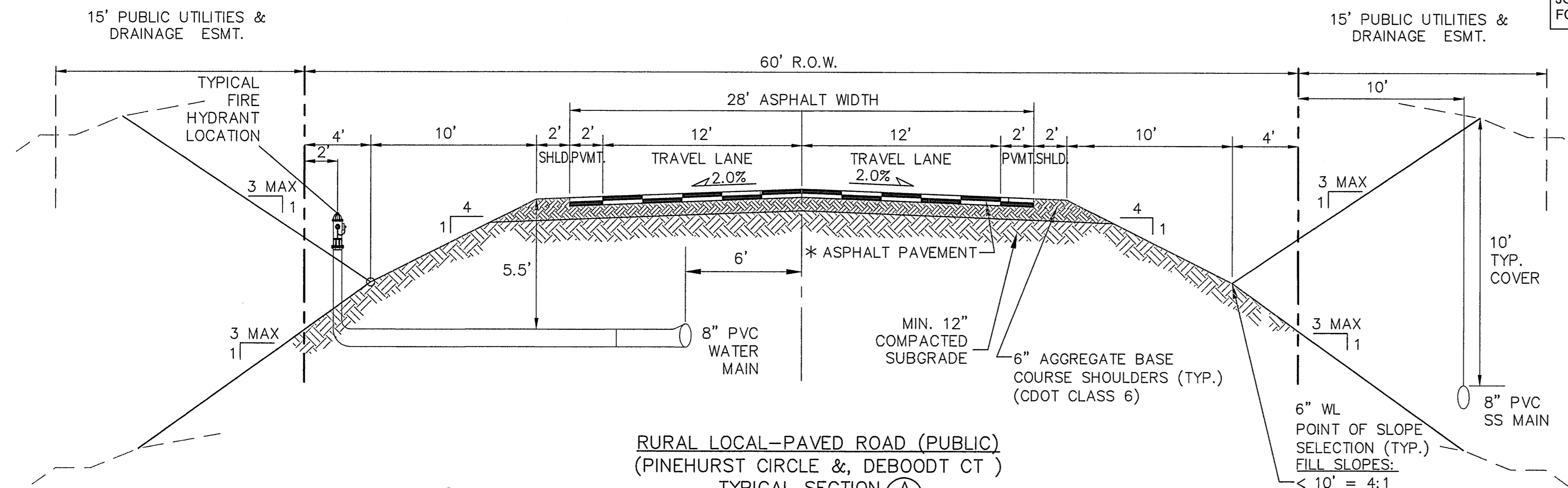
No.	REVISION	BY	DATE
1	FINAL PLAT SUBMITTAL	JPS	01/10/22
2	EPC COMMENTS	JPS	07/06/22
3	AS-BUILT	JPS	06/19/26

HORIZ. 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**

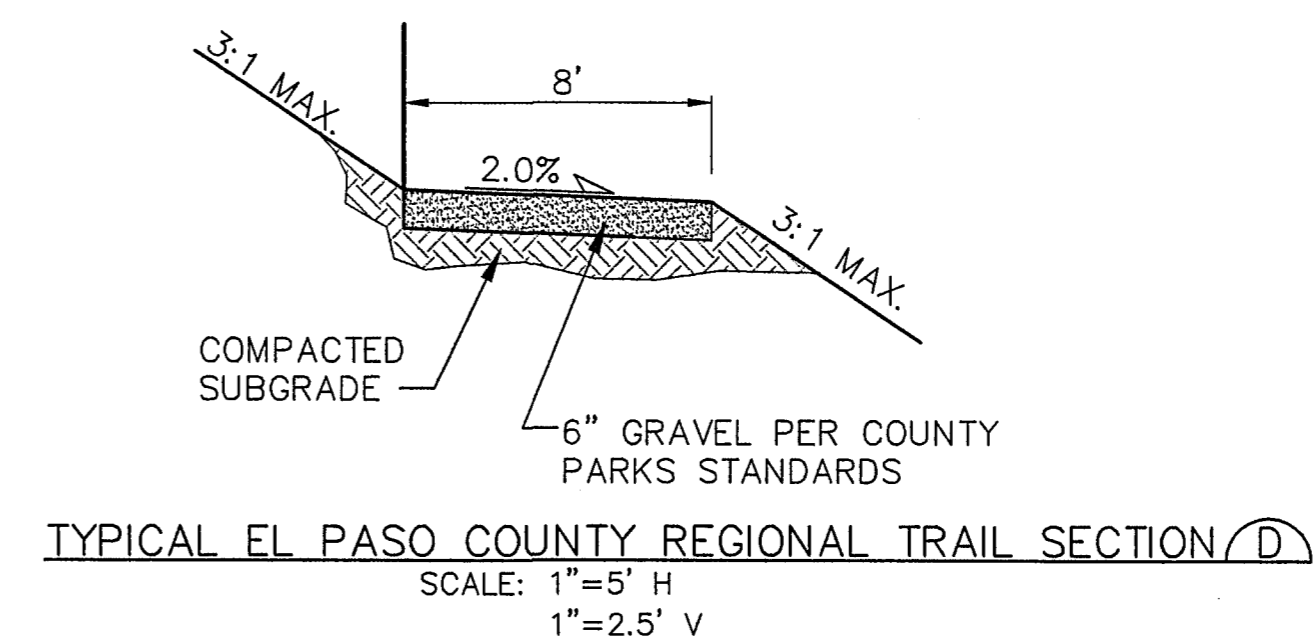
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 JOHN P. SCHWAB, PE# 29891
 FOR AND ON BEHALF OF JPS ENGINEERING, INC.

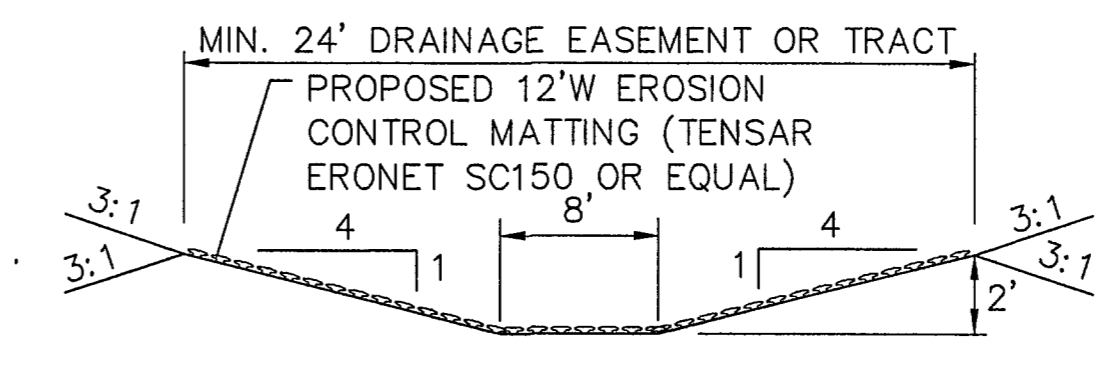


RURAL LOCAL-PAVED ROAD (PUBLIC)
 (PINEHURST CIRCLE & DEBOODT CT)
TYPICAL SECTION (A)
 SCALE: 1"=5'

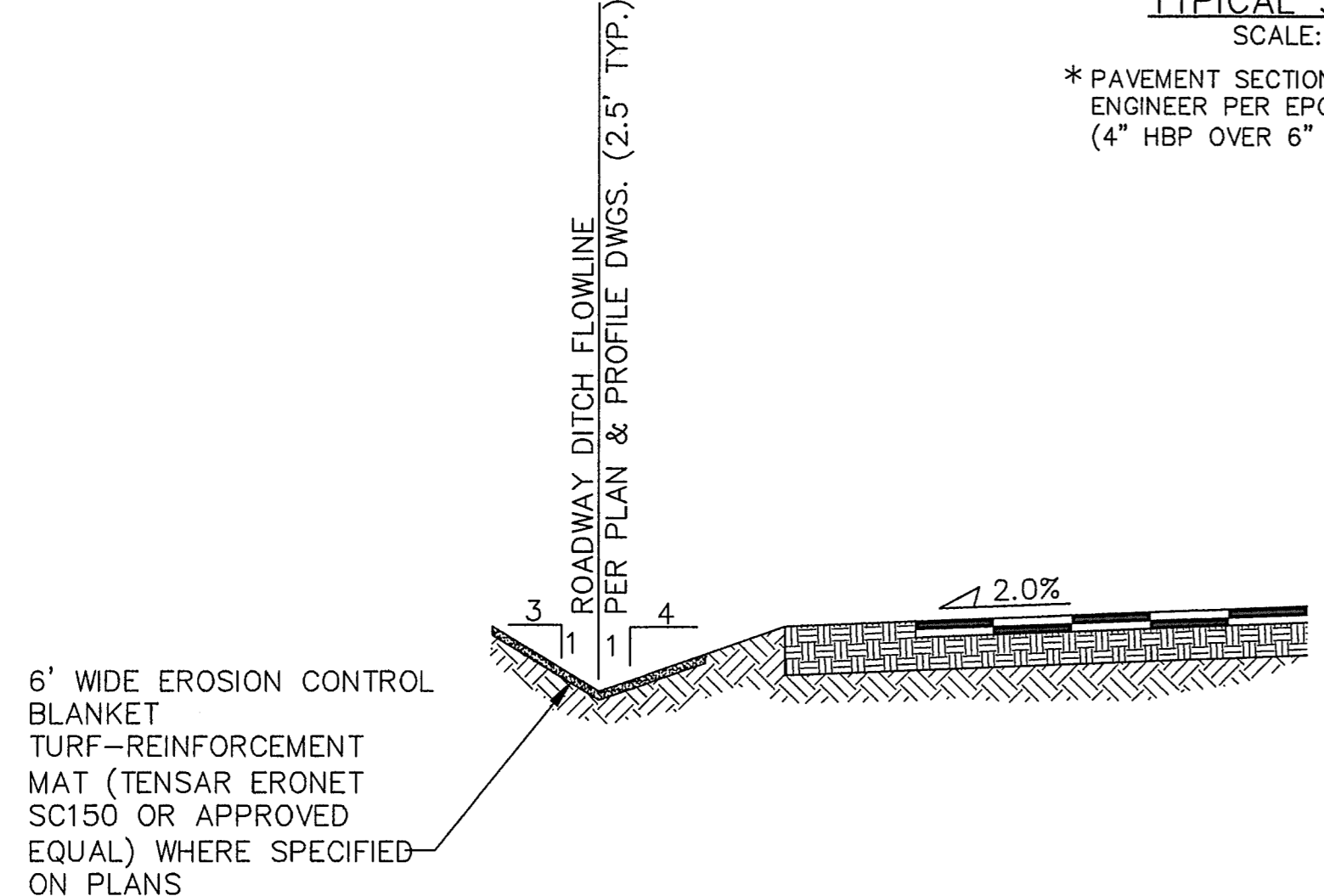
* PAVEMENT SECTION TO BE DESIGNED BY GEOTECHNICAL ENGINEER PER EPC SPECIFICATIONS.
 (4" HBP OVER 6" ABC FOR BIDDING PURPOSES)



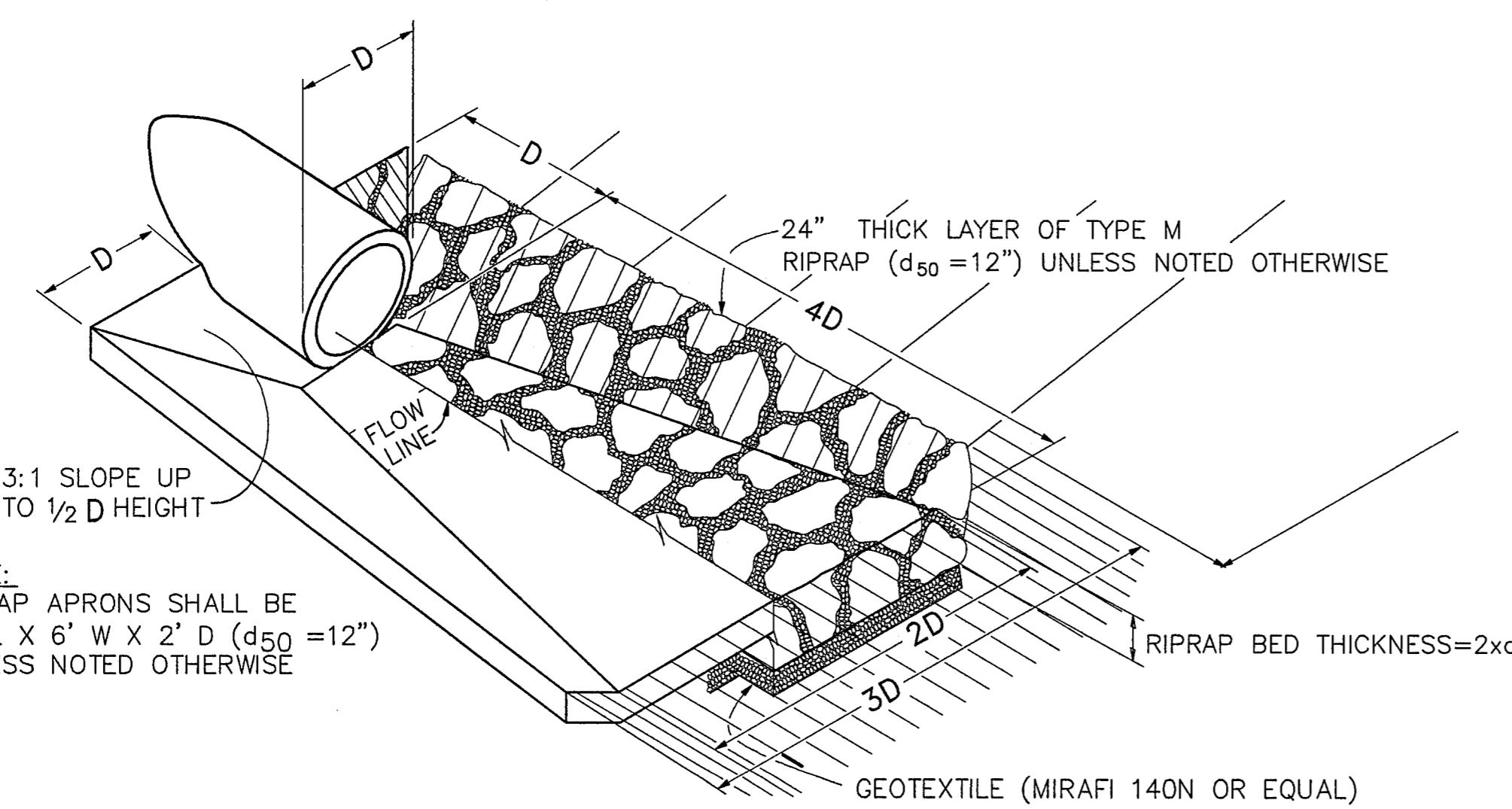
TYPICAL EL PASO COUNTY REGIONAL TRAIL SECTION (D)
 SCALE: 1"=5' H
 1"=2.5' V



CHANNEL SECTION (E)
 N.T.S.



TYPICAL DITCH SECTION WITH EROSION CONTROL BLANKET LINING (B)
 SCALE: N.T.S.



TYPICAL RIPRAP APRON/CULVERT OUTLET PAVING (C)
 NOT TO SCALE

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	

* d₅₀ = 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.

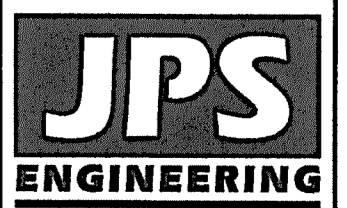
Basic requirements for riprap stone are as follows:

- 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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2	EPC COMMENTS	7/6/22	JPS
3	EPC COMMENTS	8/9/22	JPS

TYPICAL SECTIONS AND DETAILS

HORZ. SCALE: AS SHOWN	DRAWN: BJJ
VERT. SCALE: AS SHOWN	DESIGNED: JPS
SURVEYED: RAMPART	CHECKED: JPS
CREATED: 9/16/20	LAST MODIFIED: 8/9/22
PROJECT NO: 040201	MODIFIED BY: MSP

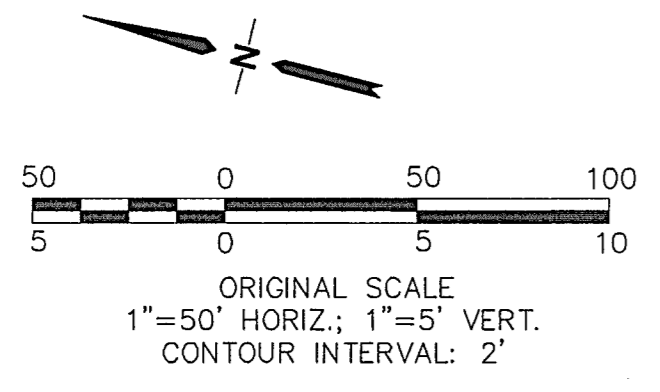
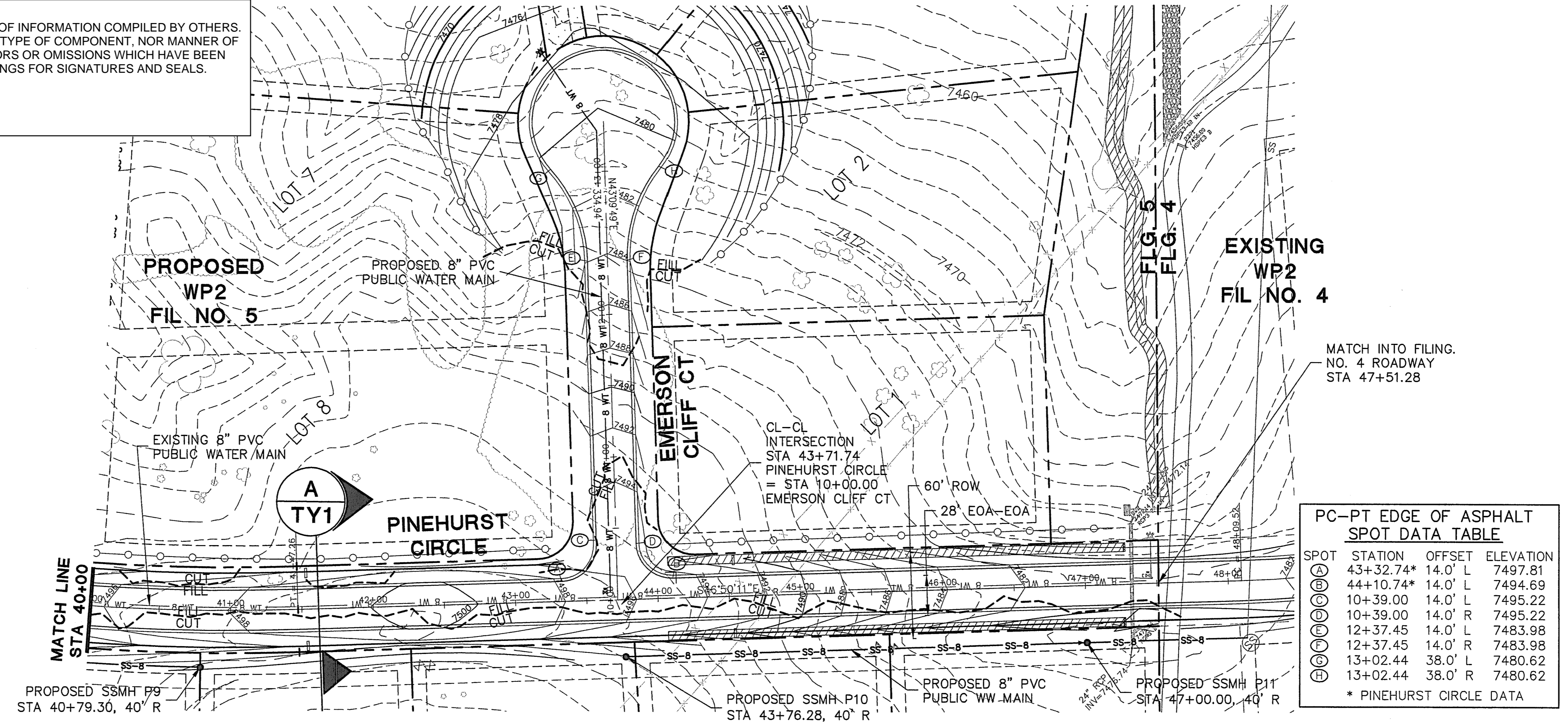
SHEET: **TY1**



C:\Users\Michael\Desktop\Projects\040201\Walden_Preserve_2\Fig 5\TY1.dwg Aug 10, 2022 - 2:04pm

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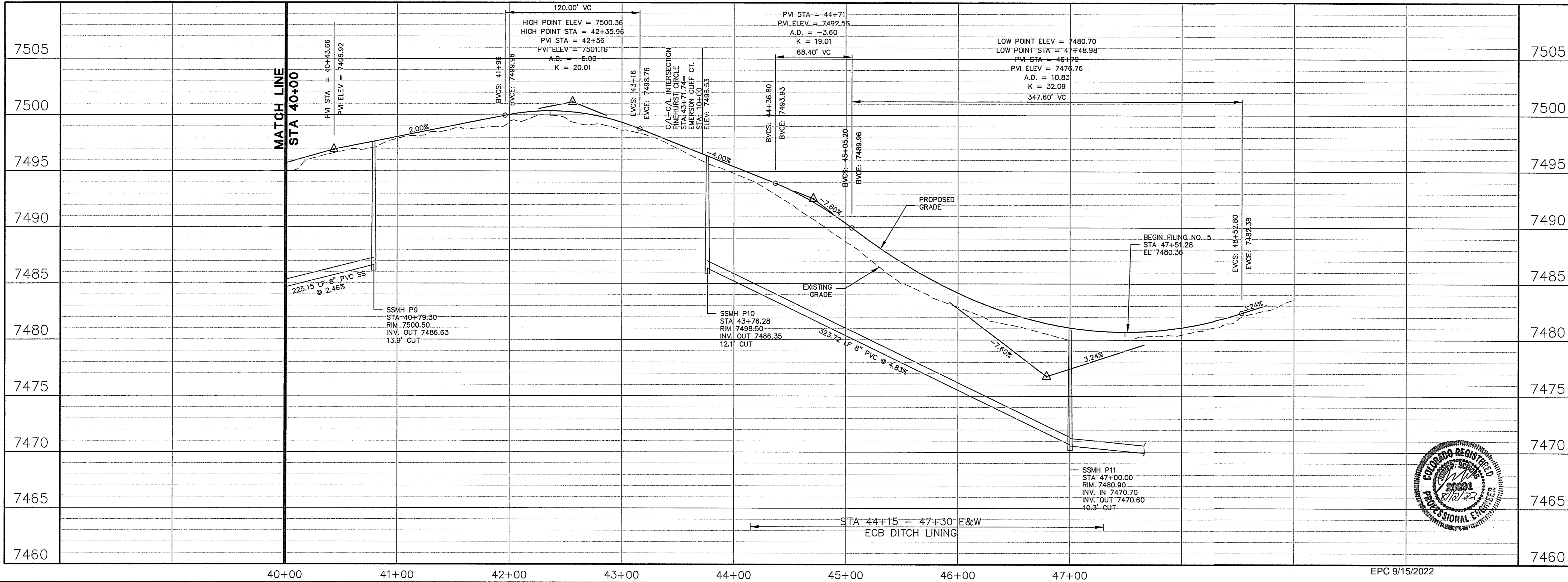
John P. Schwab Date: 2/19/26
 JOHN P. SCHWAB, PE# 29891
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PC-PT EDGE OF ASPHALT SPOT DATA TABLE

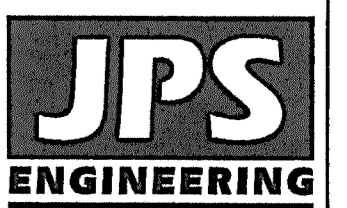
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(B)	44+10.74*	14.0' L	7494.69
(C)	10+39.00	14.0' L	7495.22
(D)	10+39.00	14.0' R	7495.22
(E)	12+37.45	14.0' L	7483.98
(F)	12+37.45	14.0' R	7483.98
(G)	13+02.44	38.0' L	7480.62
(H)	13+02.44	38.0' R	7480.62

* PINEHURST CIRCLE DATA

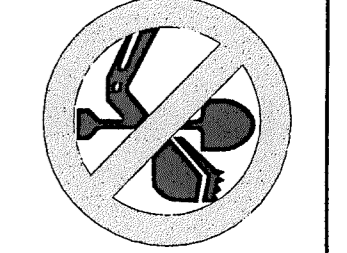


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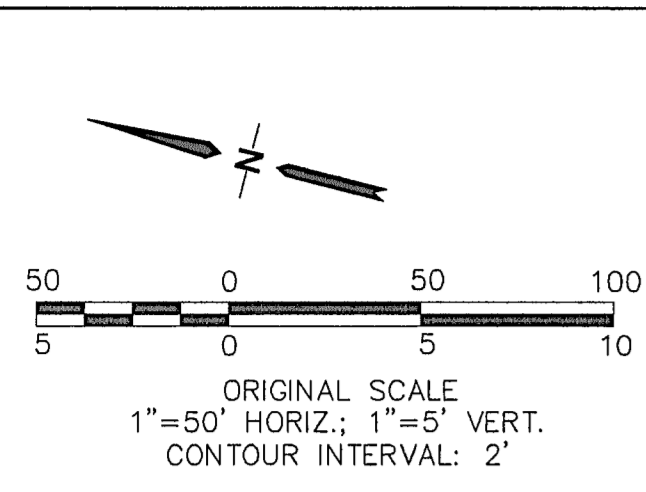
CALL UTILITY NOTIFICATION
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 CALL TO LOCATE GAS, WATER, OR EXCAVATE
 BEFORE YOU DIG, GRADE, OR EXCAVATE
 FOR THE MARKING OF UNDERGROUND
 MEMBER UTILITIES

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

HORIZ. SCALE: 1"=50'
 VERT. SCALE: 1"=5'
 SURVEYED: RAMPART
 CREATED: 9/14/20
 PROJECT NO: 040201
 SHEET: PP1.1

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

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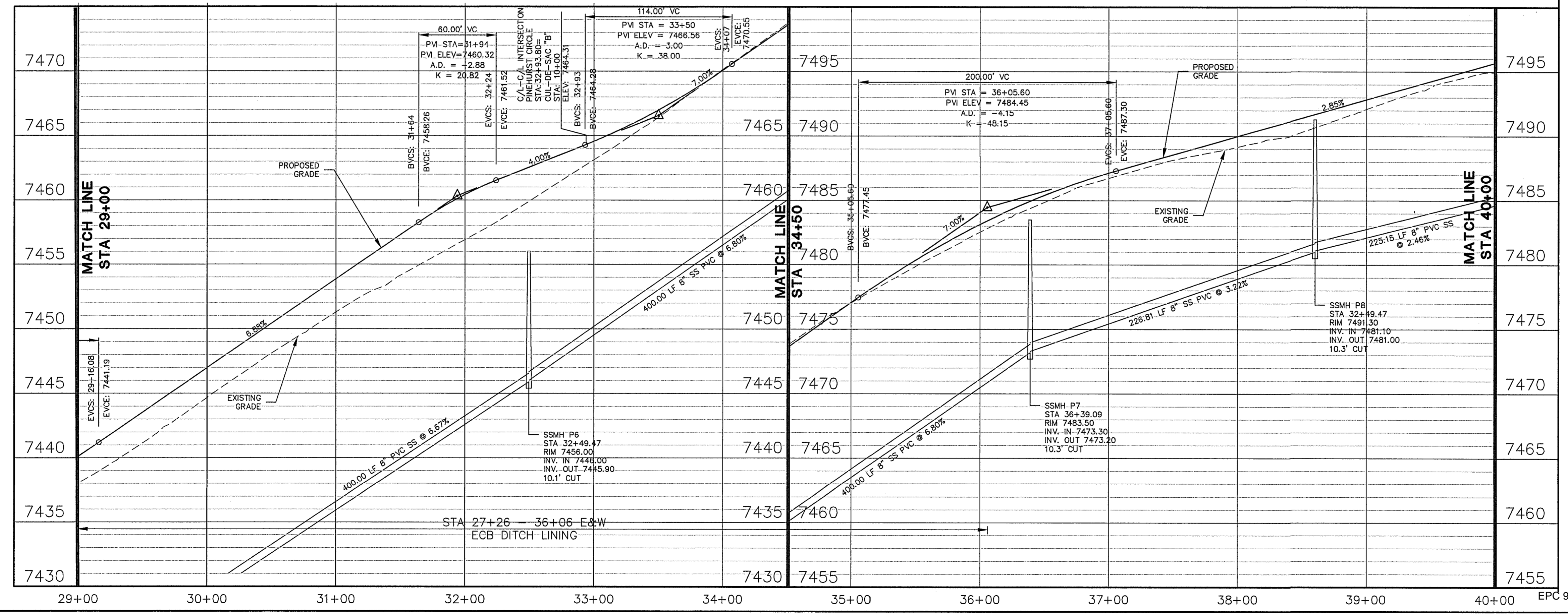
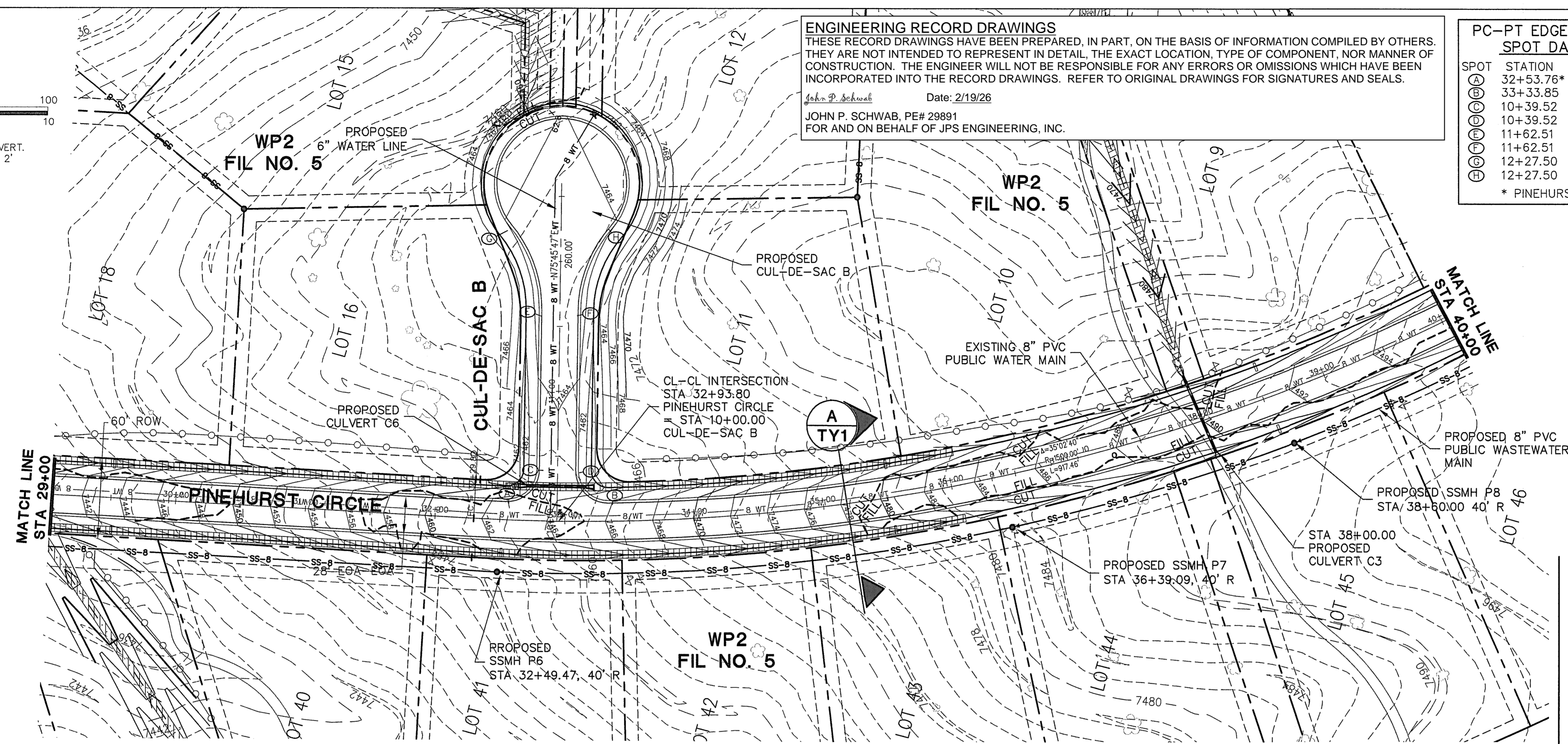
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PC-PT EDGE OF ASPHALT SPOT DATA TABLE

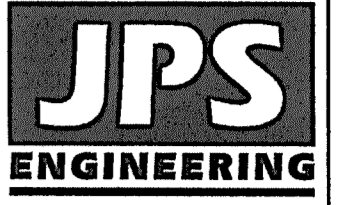
SPOT	STATION	OFFSET	ELEVATION
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⊙	33+33.85	14.0' L	7465.85
⊙	10+39.52	14.0' L	7463.58
⊙	10+39.52	14.0' R	7463.58
⊙	11+62.51	14.0' L	7464.94
⊙	11+62.51	14.0' R	7464.94
⊙	12+27.50	38.0' L	7464.15
⊙	12+27.50	38.0' R	7464.15

* PINEHURST CIRCLE DATA

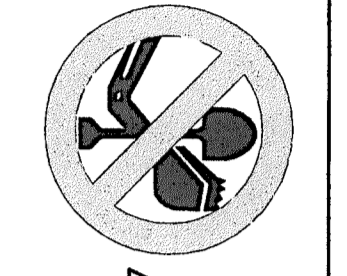


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1	1/10/22	JPS	FINAL PLAT SUBMITTAL
2	7/6/22	JPS	EPC COMMENTS



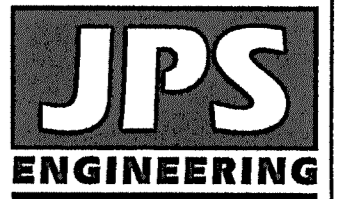
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 CREATED: 9/14/20
 PROJECT NO: 040201
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DRAWN: BJJ
 DESIGNED: JPS
 CHECKED: JPS
 LAST MODIFIED: 5/22
 MODIFIED BY: MSP

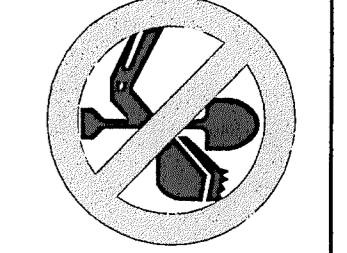
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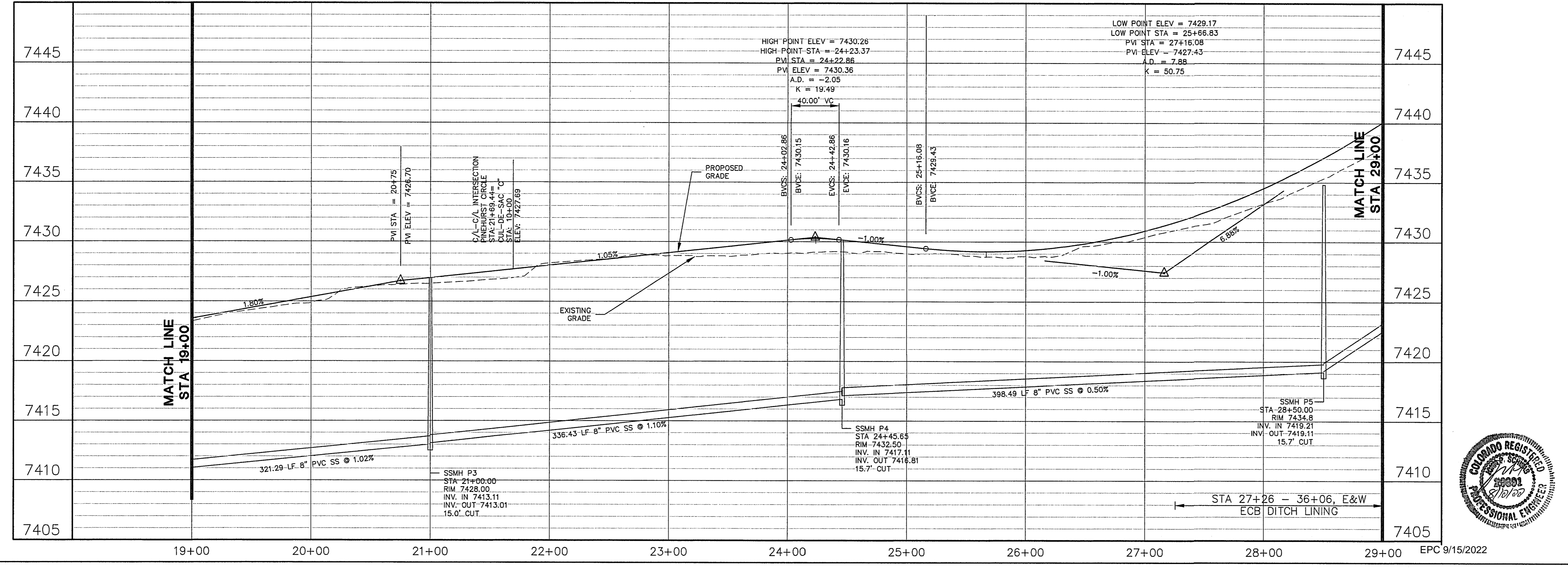
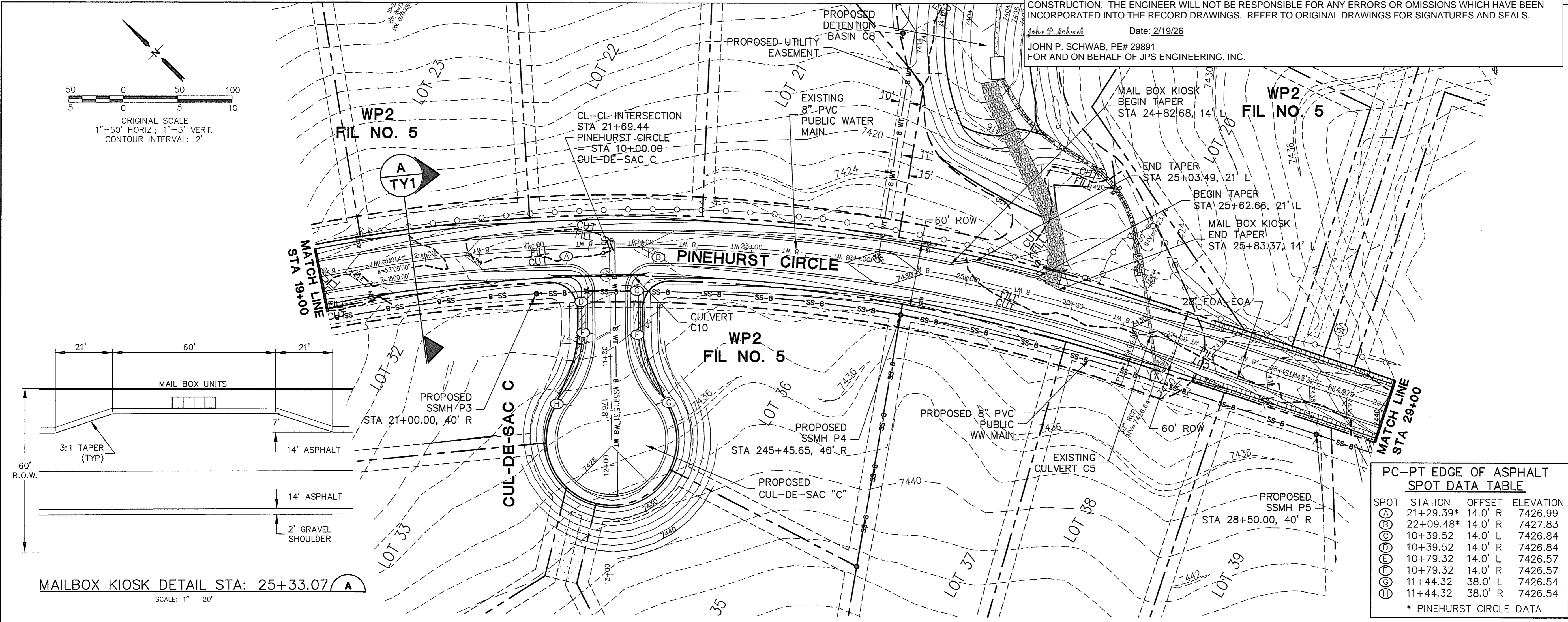
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2	EPC COMMENTS	7/6/22	JPS

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PINEHURST CIRCLE
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HORIZ. SCALE: 1"=50'
 VERT. SCALE: 1"=5'
 SURVEYED: RAMPART
 CREATED: 9/14/20
 PROJECT NO: 040201
 SHEET:

DRAWN: BJJ
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 LAST MODIFIED: 7/5/22
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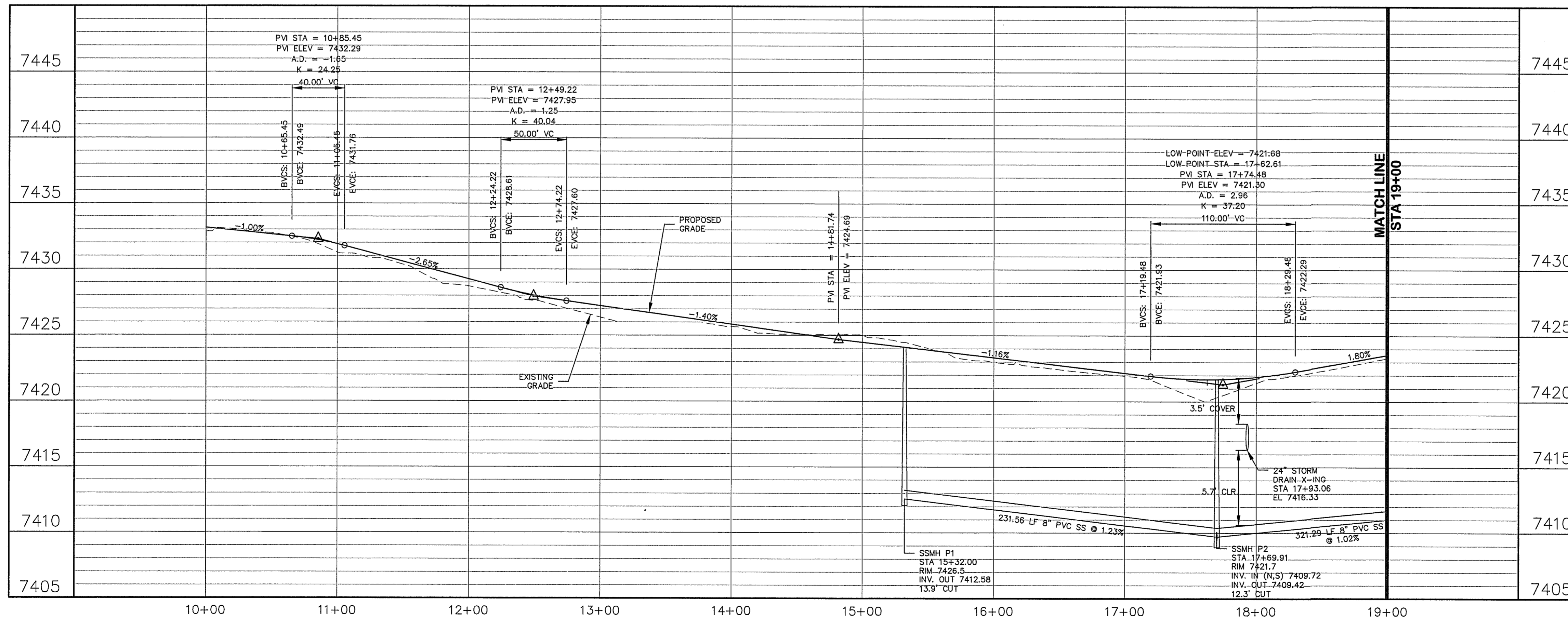
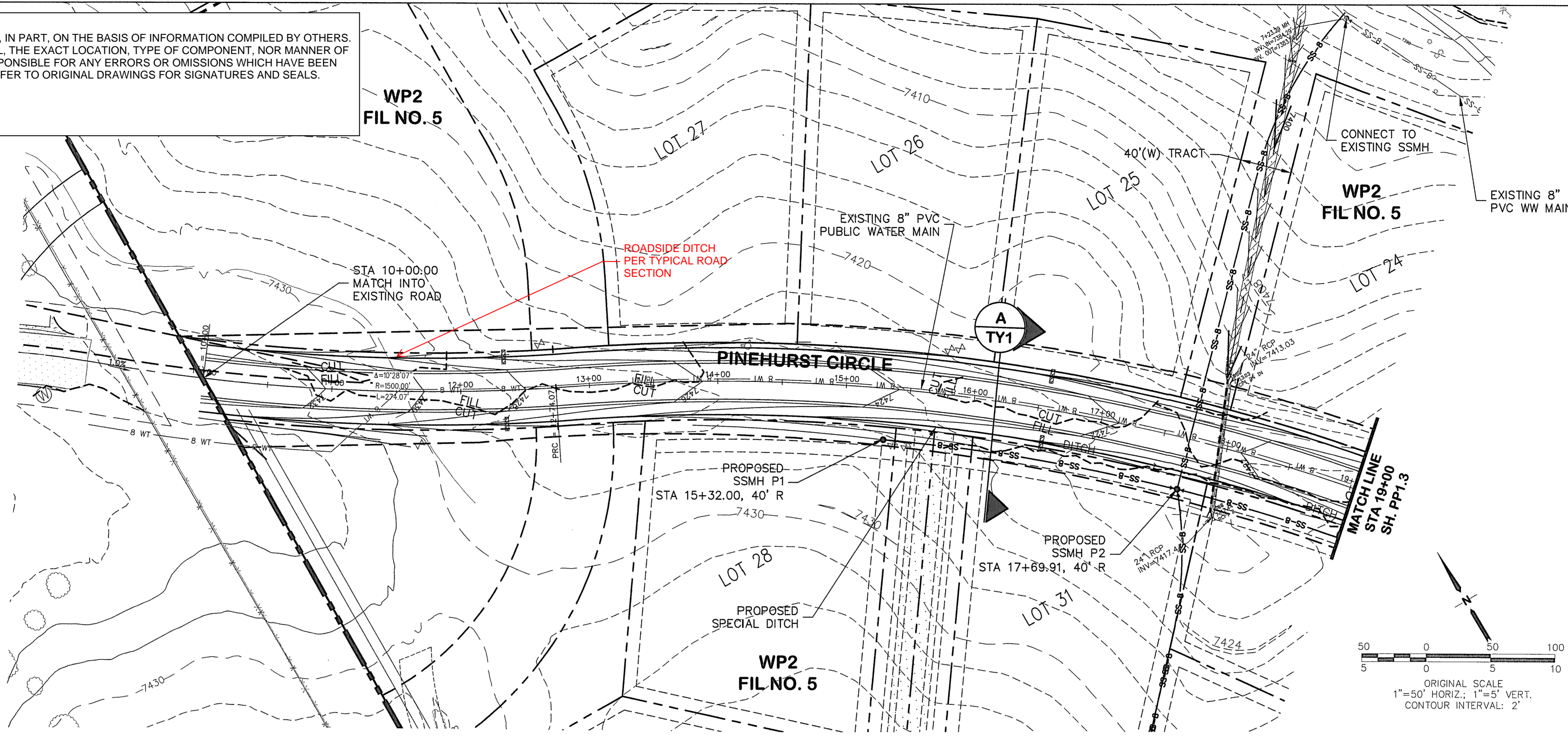
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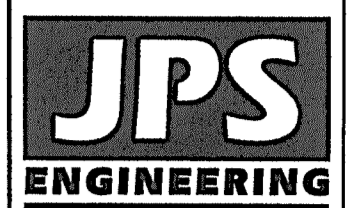
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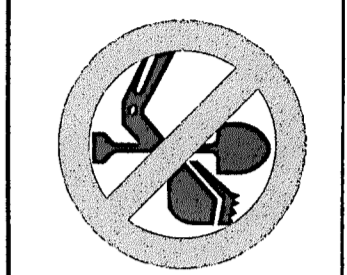


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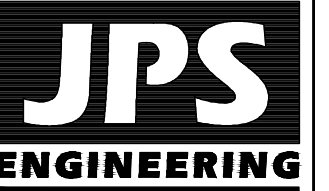
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2	EPC COMMENTS	7/6/22	JPS



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SURVEYED: RAMPART	CHECKED: JPS
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PROJECT NO: 040201	MODIFIED BY: MSP

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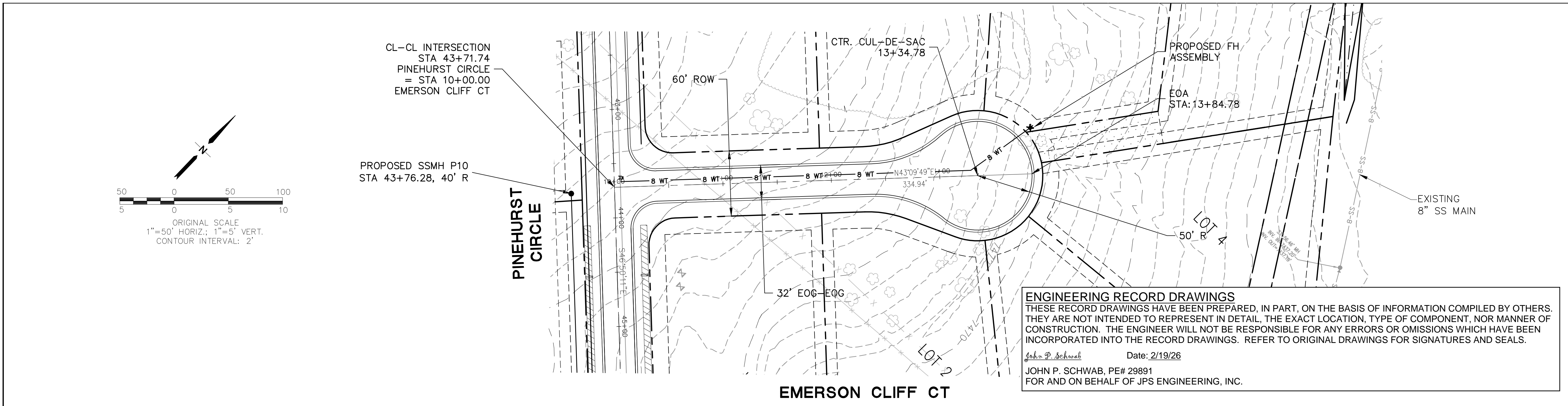
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EMERSON CLIFF CT PLAN & PROFILE

No.	REVISION	BY	DATE
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△	EPC COMMENTS	JPS	7/16/22
△	REV. C/L PROFILE	JPS	7/24/23
△	REV. C/L PROFILE	JPS	8/8/23

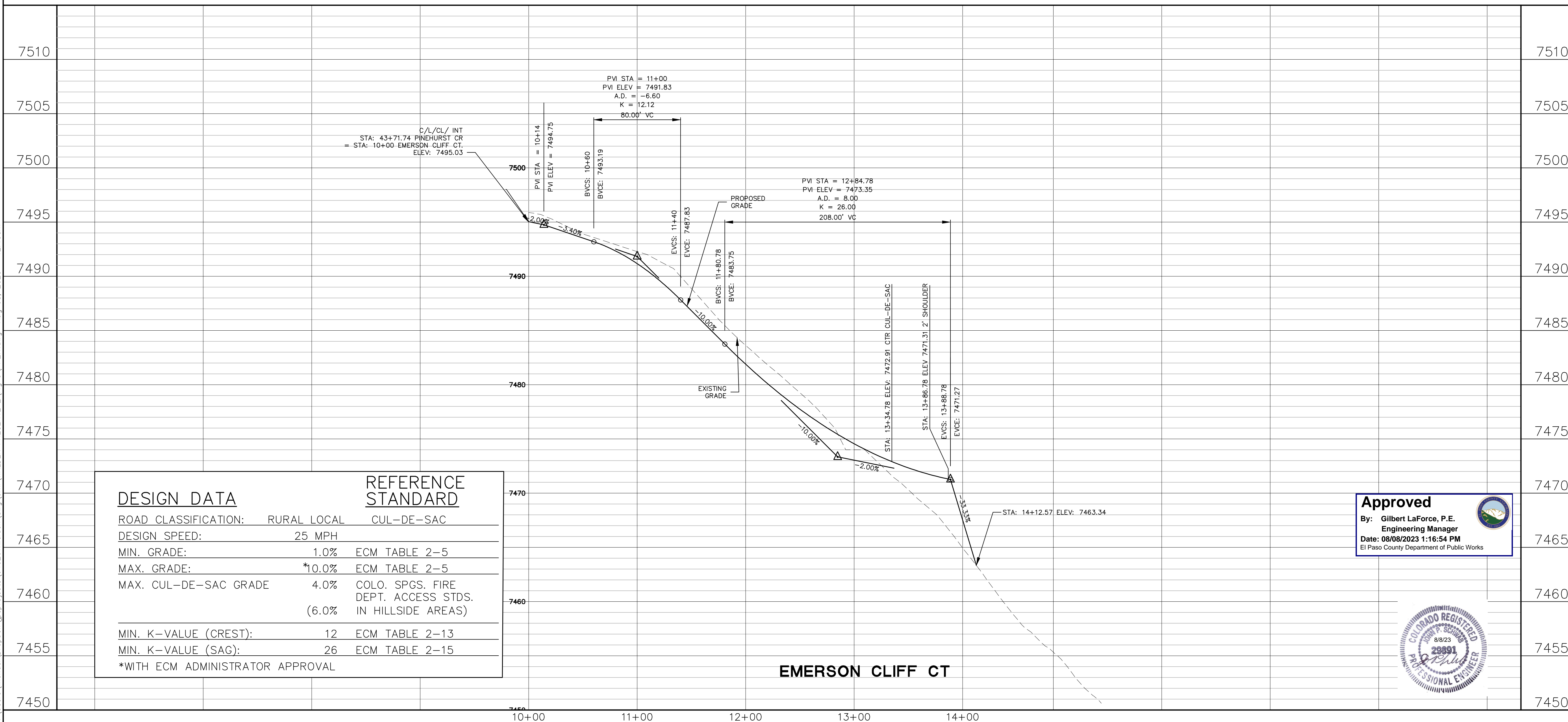
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PROJECT NO: 040201	MODIFIED BY: MSP

SHEET: **PP2.1**

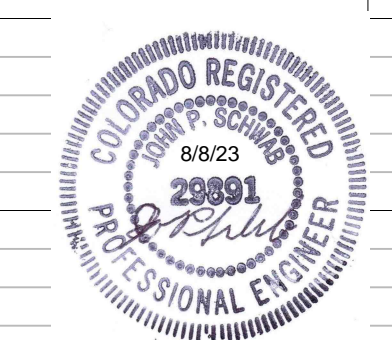


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John P. Schwab Date: 2/19/26
JOHN P. SCHWAB, PE# 29891
FOR AND ON BEHALF OF JPS ENGINEERING, INC.



Approved
By: Gilbert LaForce, P.E.
Engineering Manager
Date: 08/08/2023 1:16:54 PM
El Paso County Department of Public Works

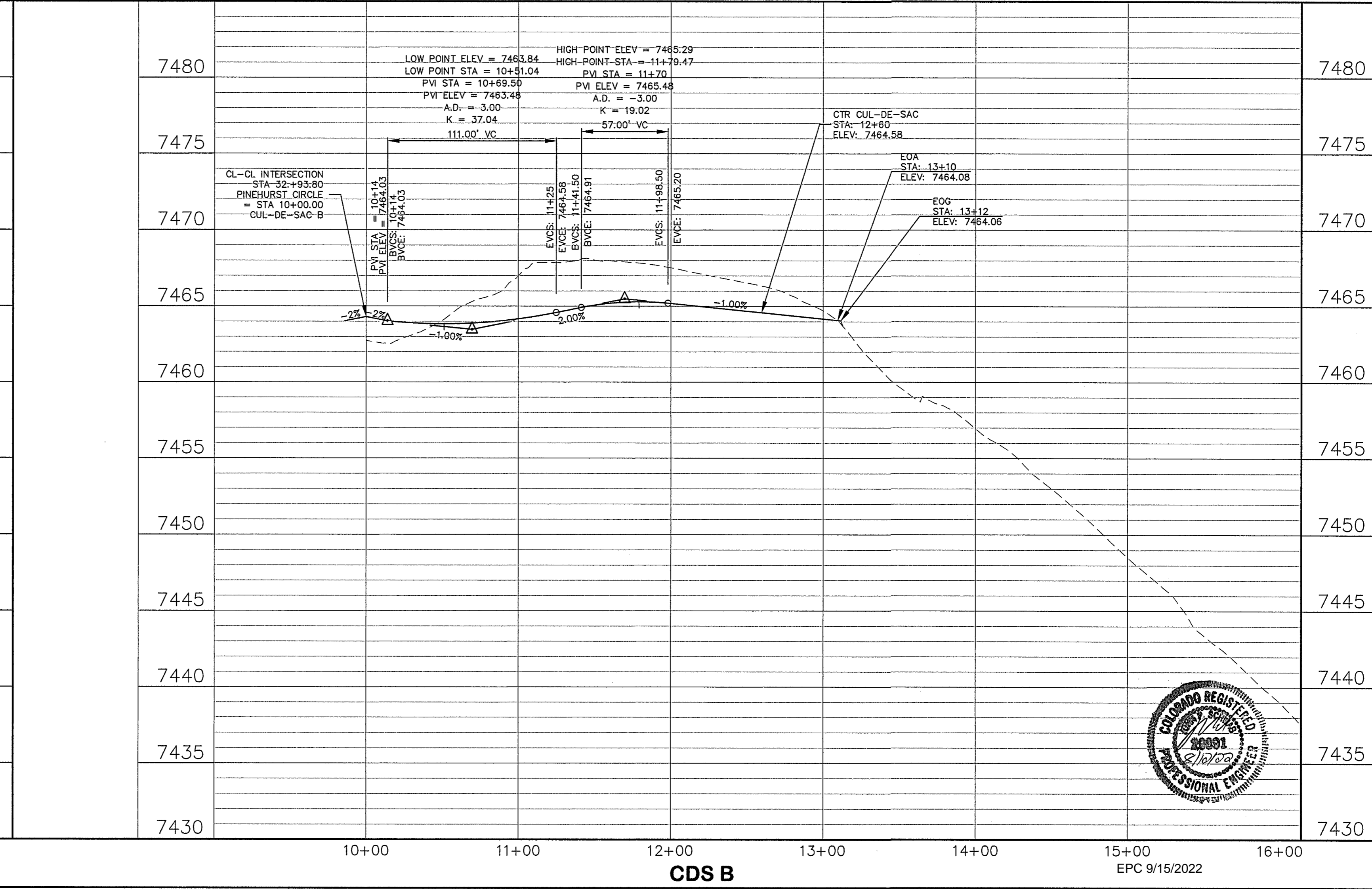
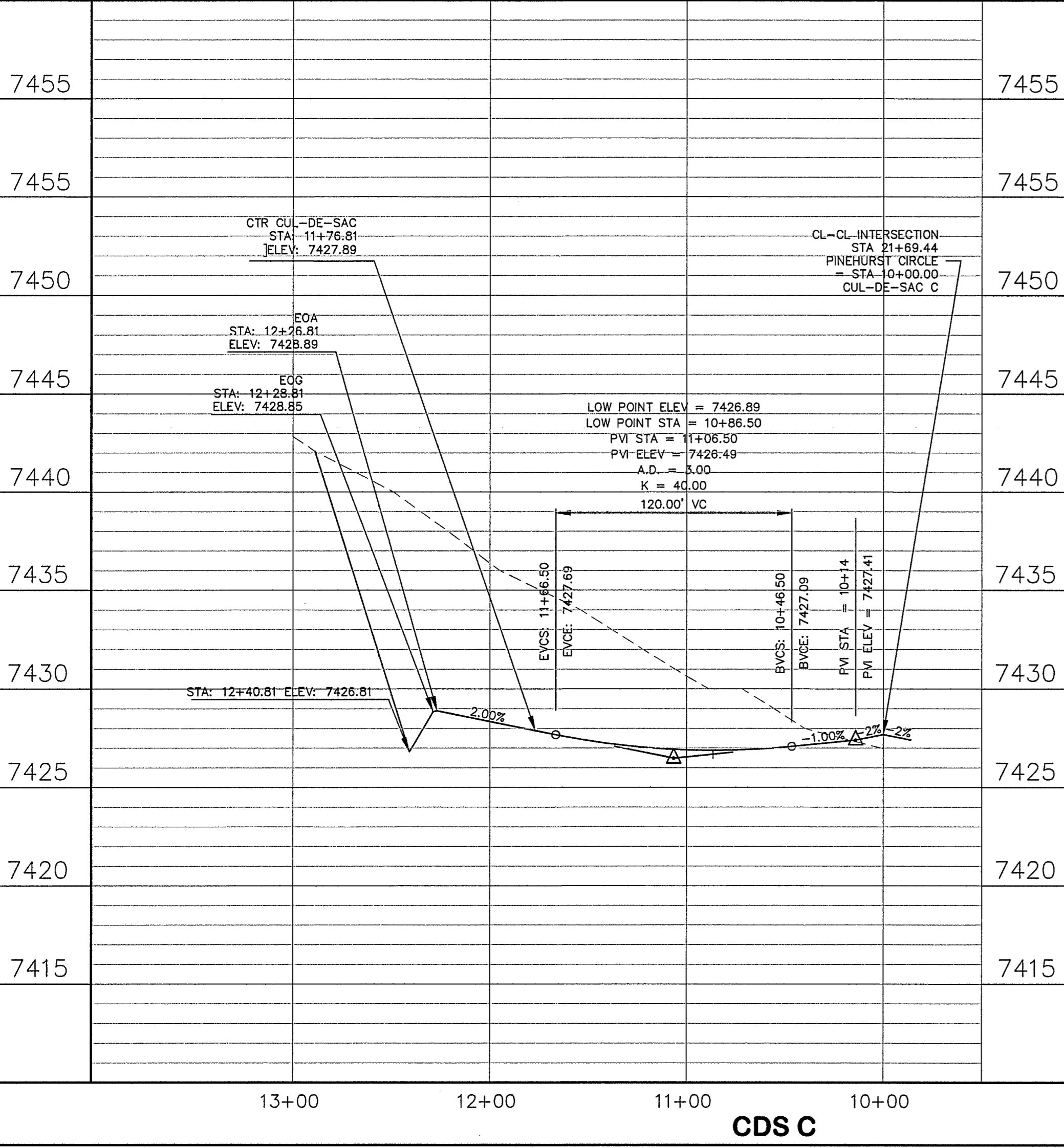
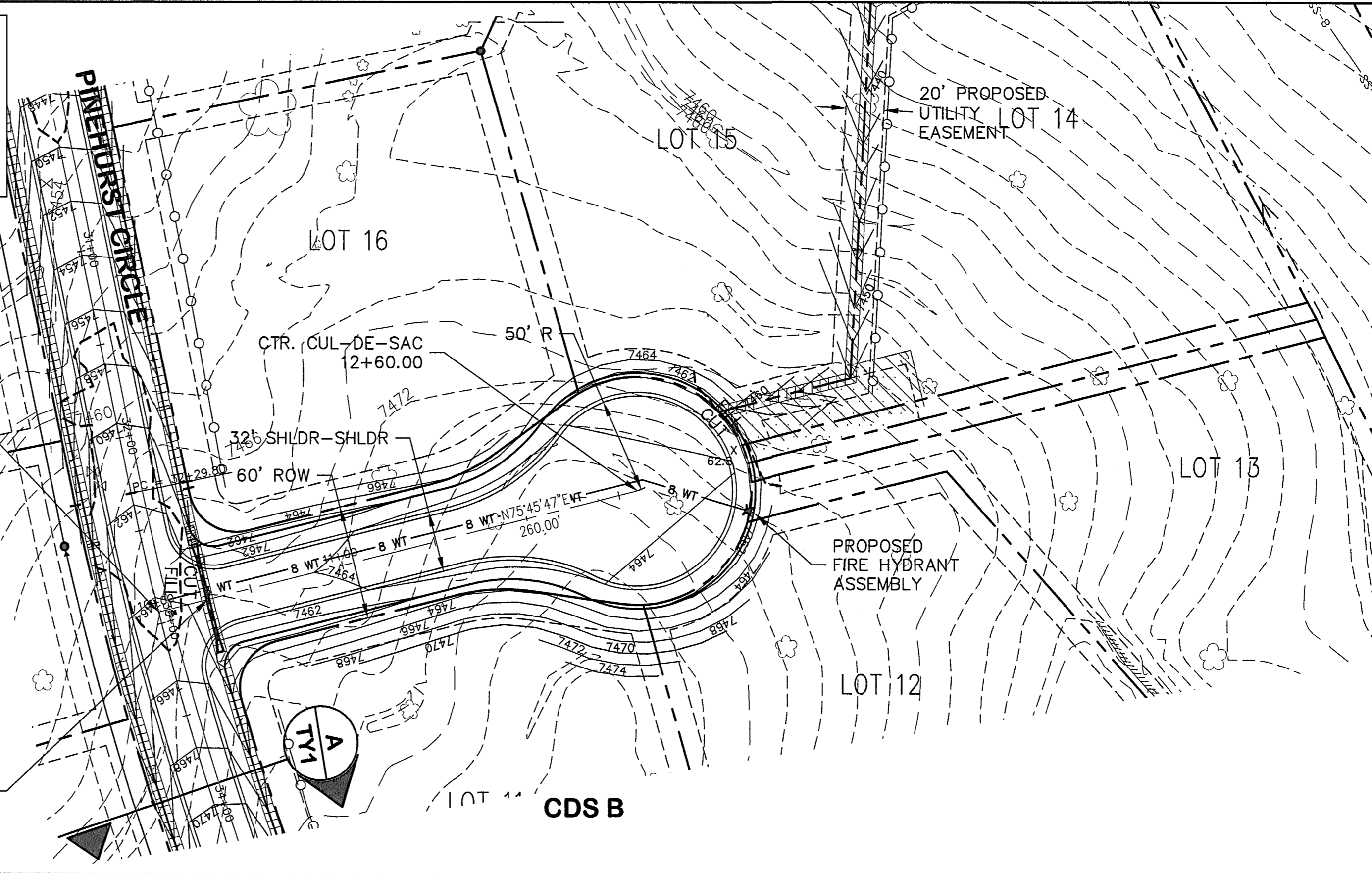
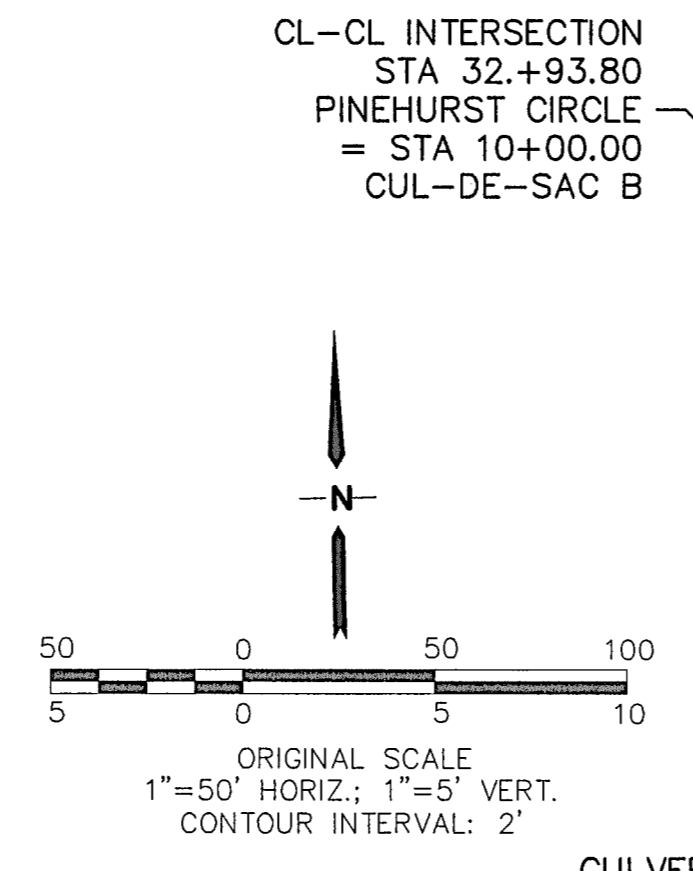
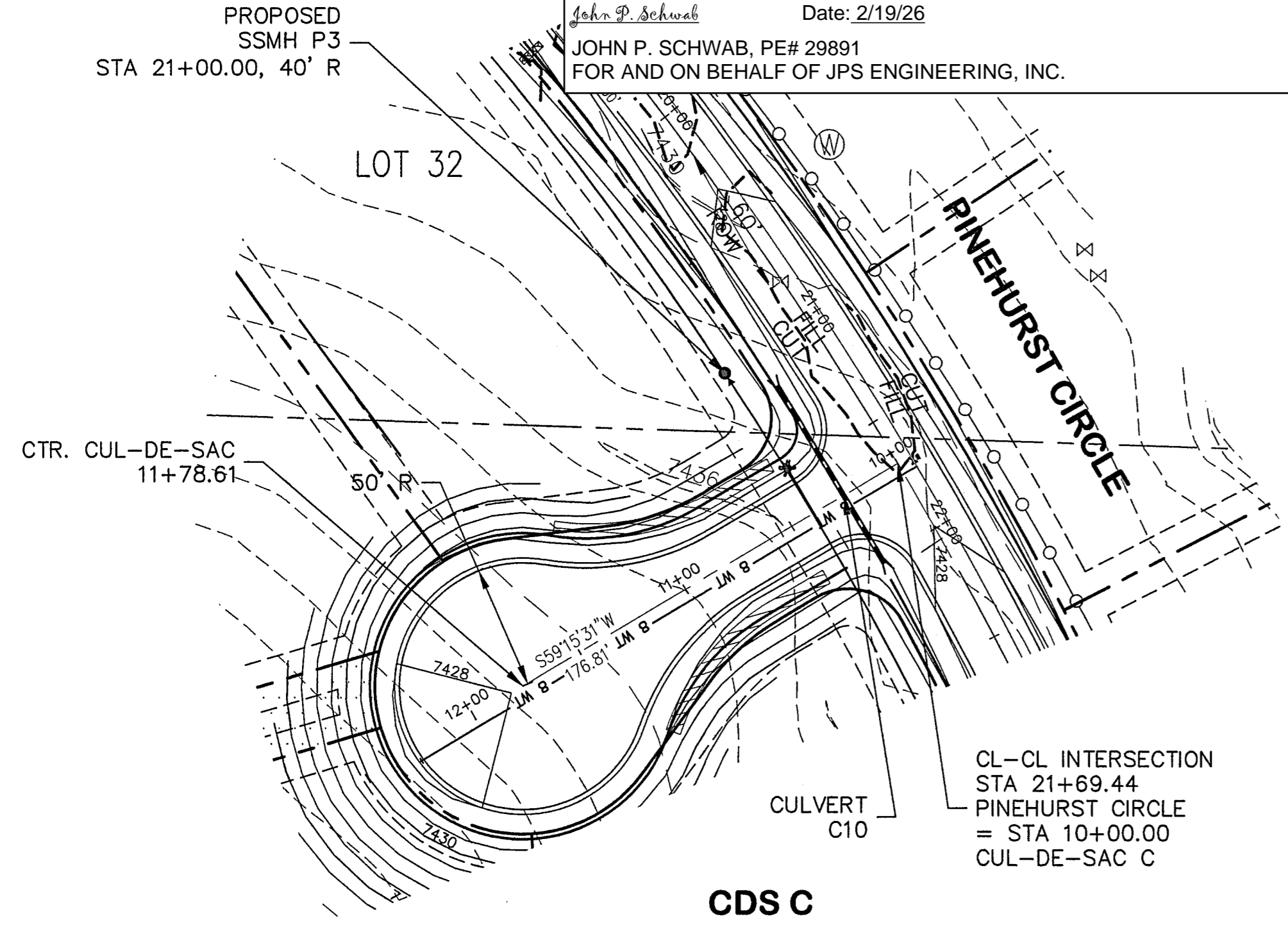


DESIGN DATA		REFERENCE STANDARD	
ROAD CLASSIFICATION:	RURAL LOCAL	CUL-DE-SAC	
DESIGN SPEED:	25 MPH		
MIN. GRADE:	1.0%	ECM TABLE 2-5	
MAX. GRADE:	*10.0%	ECM TABLE 2-5	
MAX. CUL-DE-SAC GRADE	4.0%	COLO. SPGS. FIRE DEPT. ACCESS STDS.	
	(6.0%)	IN HILLSIDE AREAS)	
MIN. K-VALUE (CREST):	12	ECM TABLE 2-13	
MIN.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

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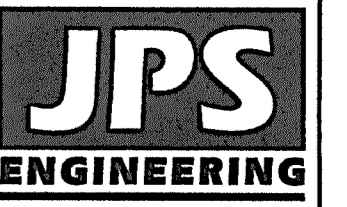
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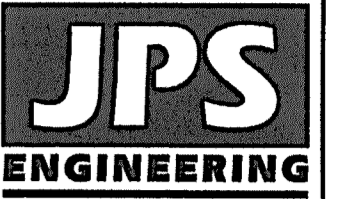
NO.	REVISION	DATE	BY
1	FINAL PLAT SUBMITTAL	1/10/22	JPS
2	EPC COMMENTS	7/6/22	JPS

HORIZ. SCALE: 1"=50'	DRAWN: BJJ
VERT. SCALE: 1"=5'	DESIGNED: JPS
SURVEYED: RAMPART	CHECKED: JPS
CREATED: 12/24/20	LAST MODIFIED: 7/5/22
PROJECT NO: 040201	MODIFIED BY: MSP

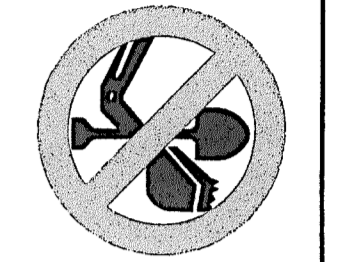
SHEET: **PP2.2**

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 FAX: 719-471-0766
 www.jpsegr.com



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

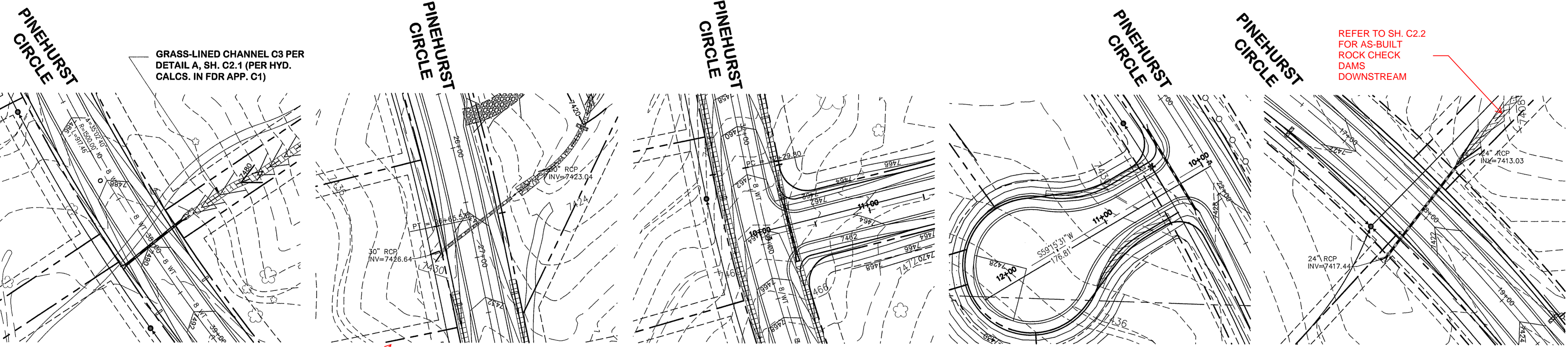
NO.	REVISION	DATE	BY
1	FINAL PLAT SUBMITTAL	1/25/22	JPS
2	FINAL PLAT SUBMITTAL	7/6/22	JPS

WALDEN PRESERVE 2 - FILING NO. 5

**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: 7/6/22
PROJECT NO: 040201	MODIFIED BY: MSP

SHEET: **SD1**



CULVERT C3

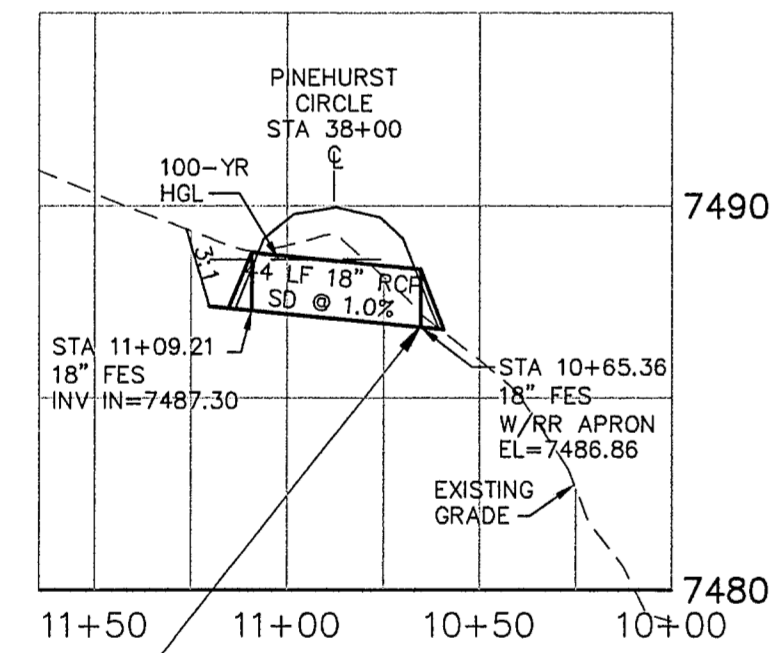
CULVERT C5

CULVERT C6

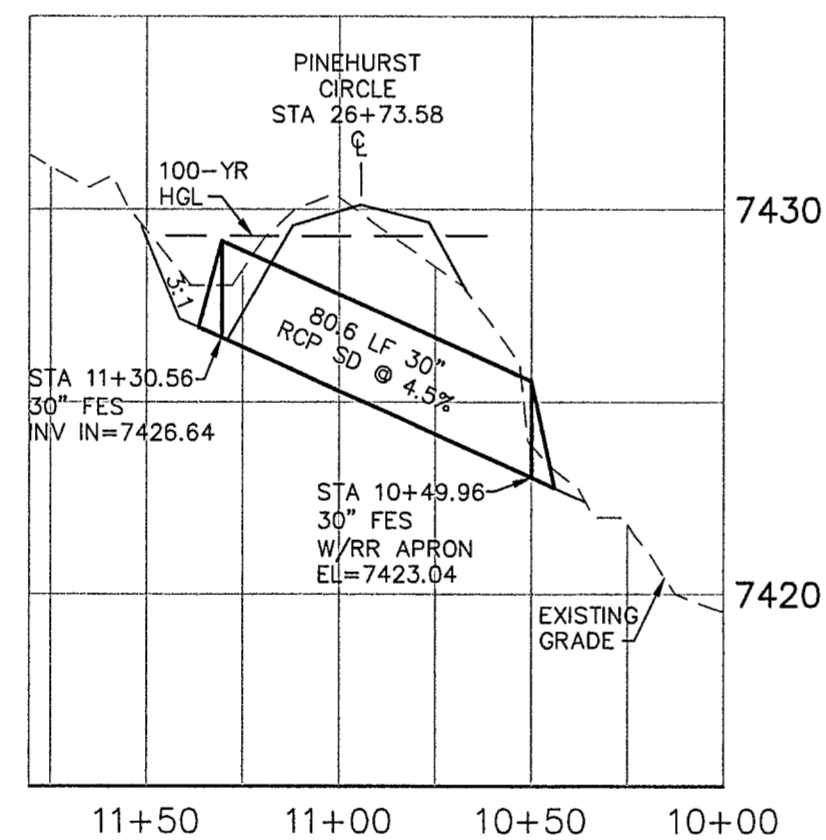
CULVERT C10

CULVERT C11

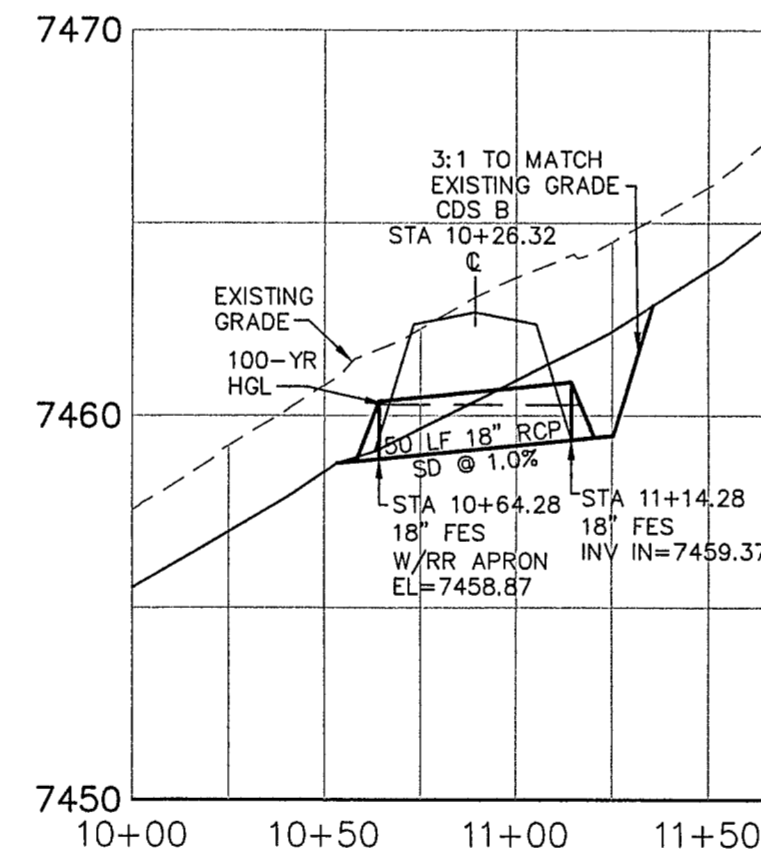
REFER TO SH. C2.1
 FOR AS-BUILT
 PRIVATE CULVERT
 CROSSING TRAIL
 UPSTREAM



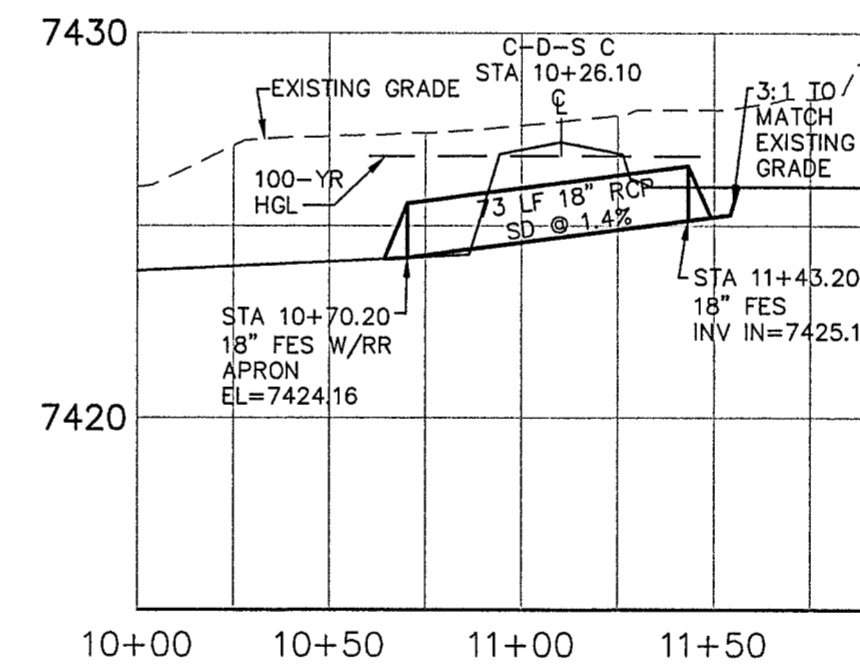
CULVERT C3



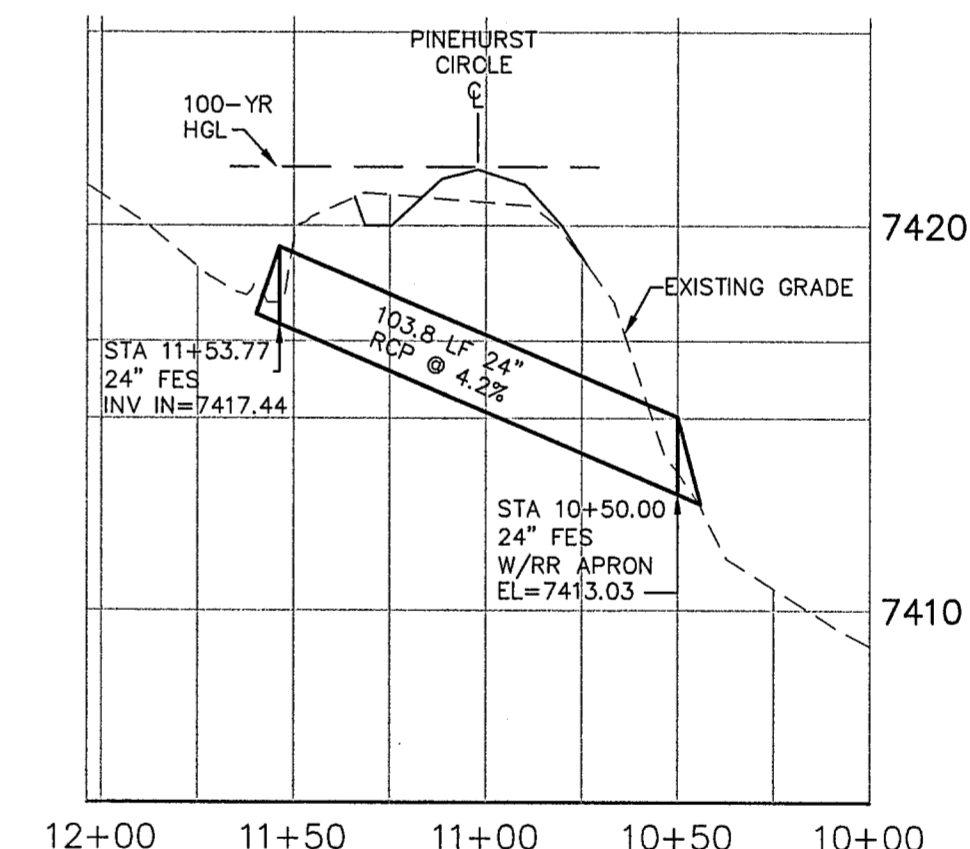
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CULVERT C6

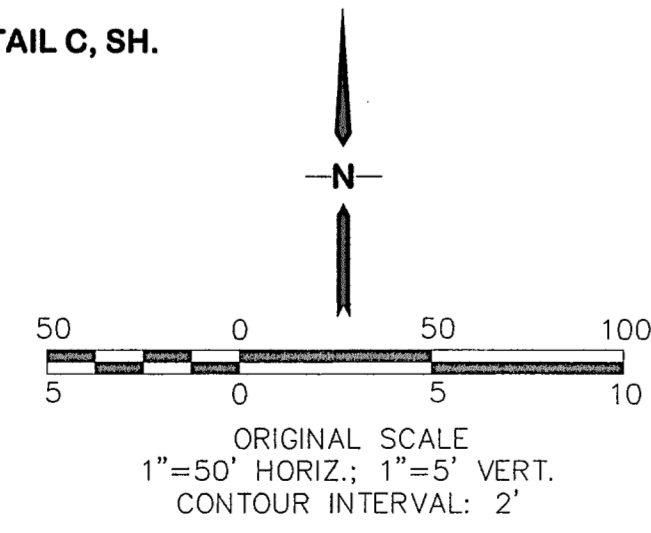


CULVERT C10



CULVERT C11

RIPRAP APRON PER DETAIL C, SH. TY1



EPC 9/15/2022



C:\Users\Owner\Dropbox\proj\040201\walden\civil\walden_preserve_2\Fig 5\SD1.dwg Jul 07, 2022 - 7:36am

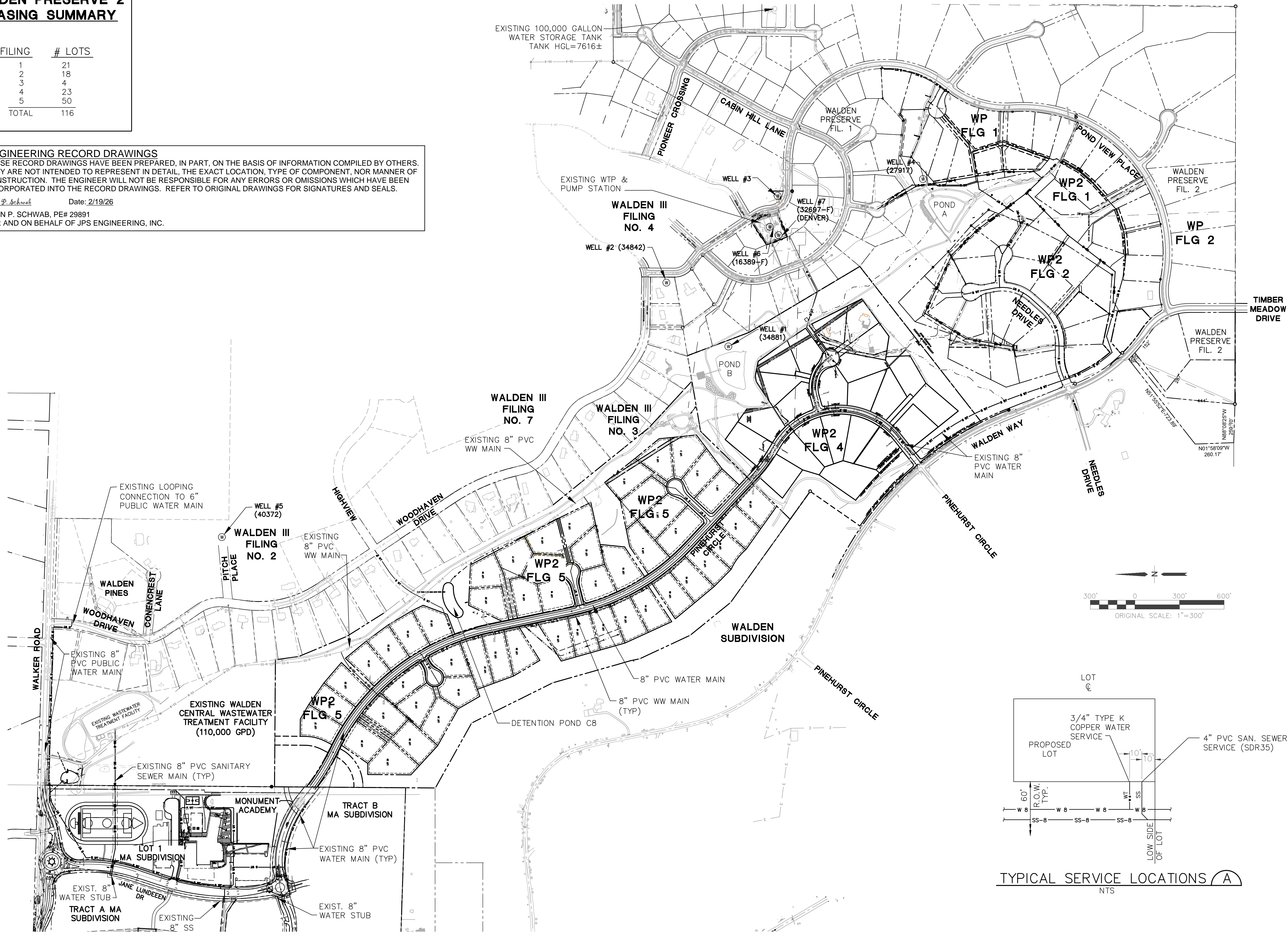
**WALDEN PRESERVE 2
PHASING SUMMARY**

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

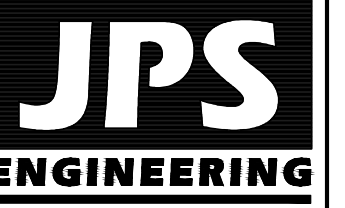
ENGINEERING RECORD DRAWINGS

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



WALDEN WATER SYSTEM



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.

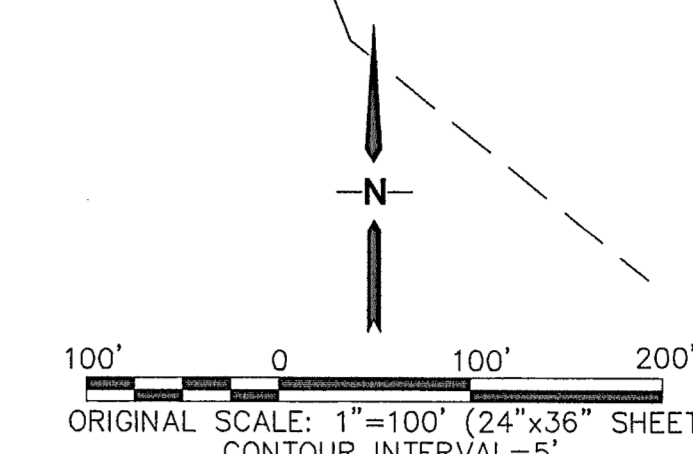
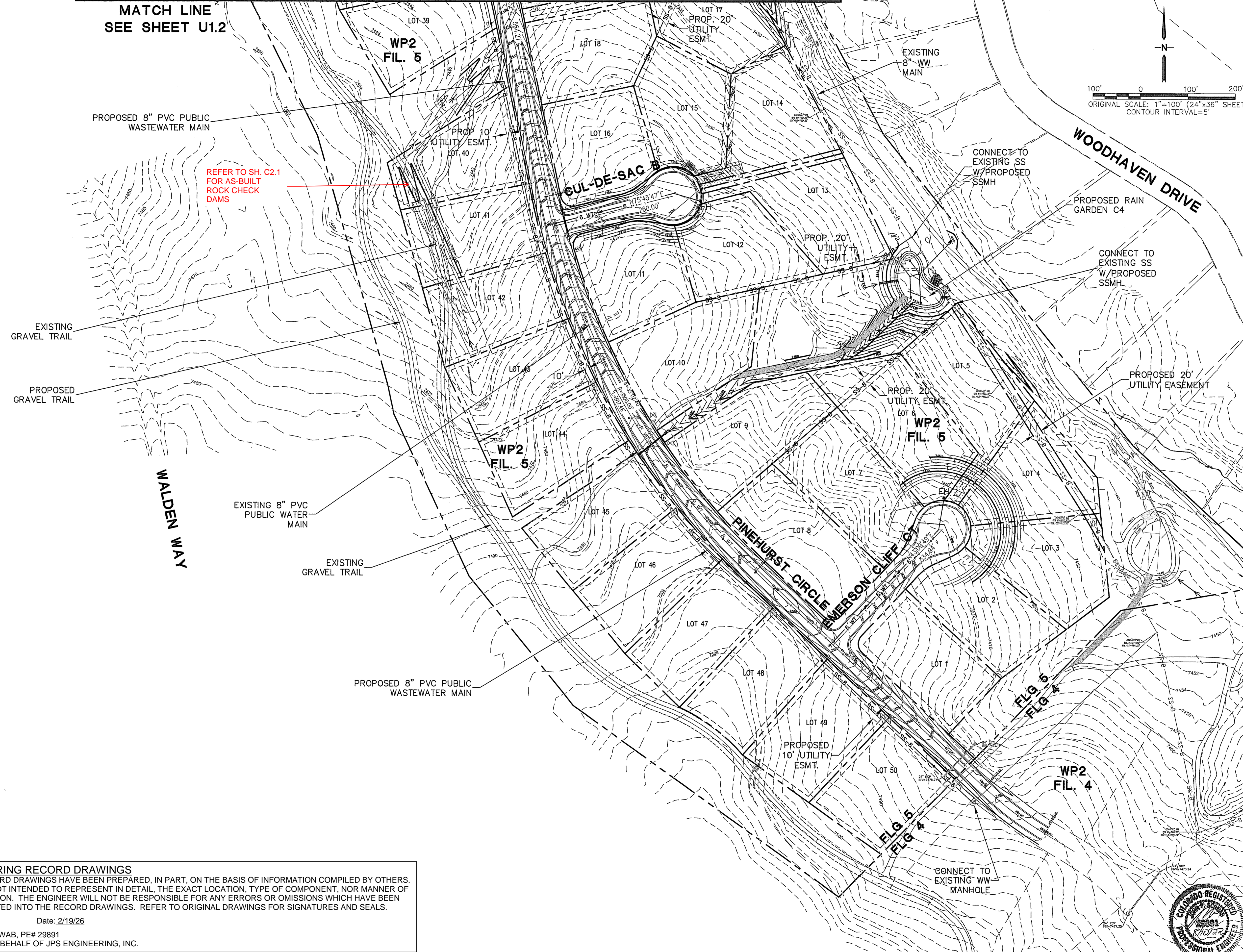
No.	REVISION	BY	DATE
1	FINAL PLAT SUBMITTAL	JPS	1/10/22
2	EPC COMMENTS	JPS	7/6/22

**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**

MATCH LINE
SEE SHEET U1.2



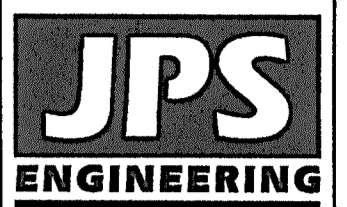
REFER TO SH. C2.1
FOR AS-BUILT
ROCK CHECK
DAMS

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.

WALDEN PRESERVE 2 - FILING NO. 5

**SITE UTILITY
PLAN - SOUTH**



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



CALL UTILITY NOTIFICATION
CENTER OF COLORADO
1-800-922-1987
CALL 2-BUSINESS DAYS IN ADVANCE
BEFORE THE MARKING OF UNDERGROUND
MEMBER UTILITIES.

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

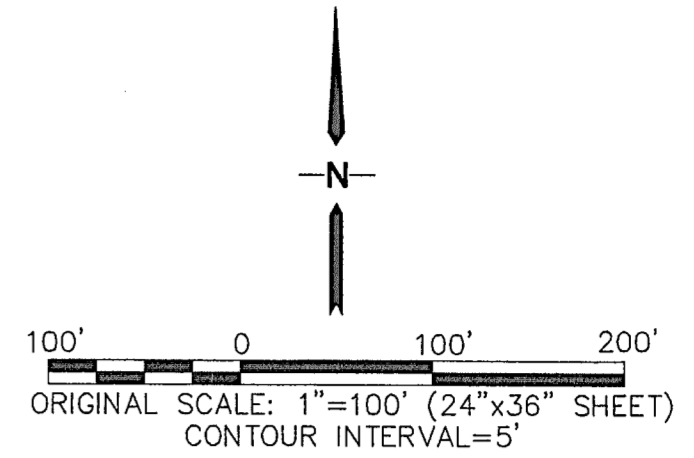
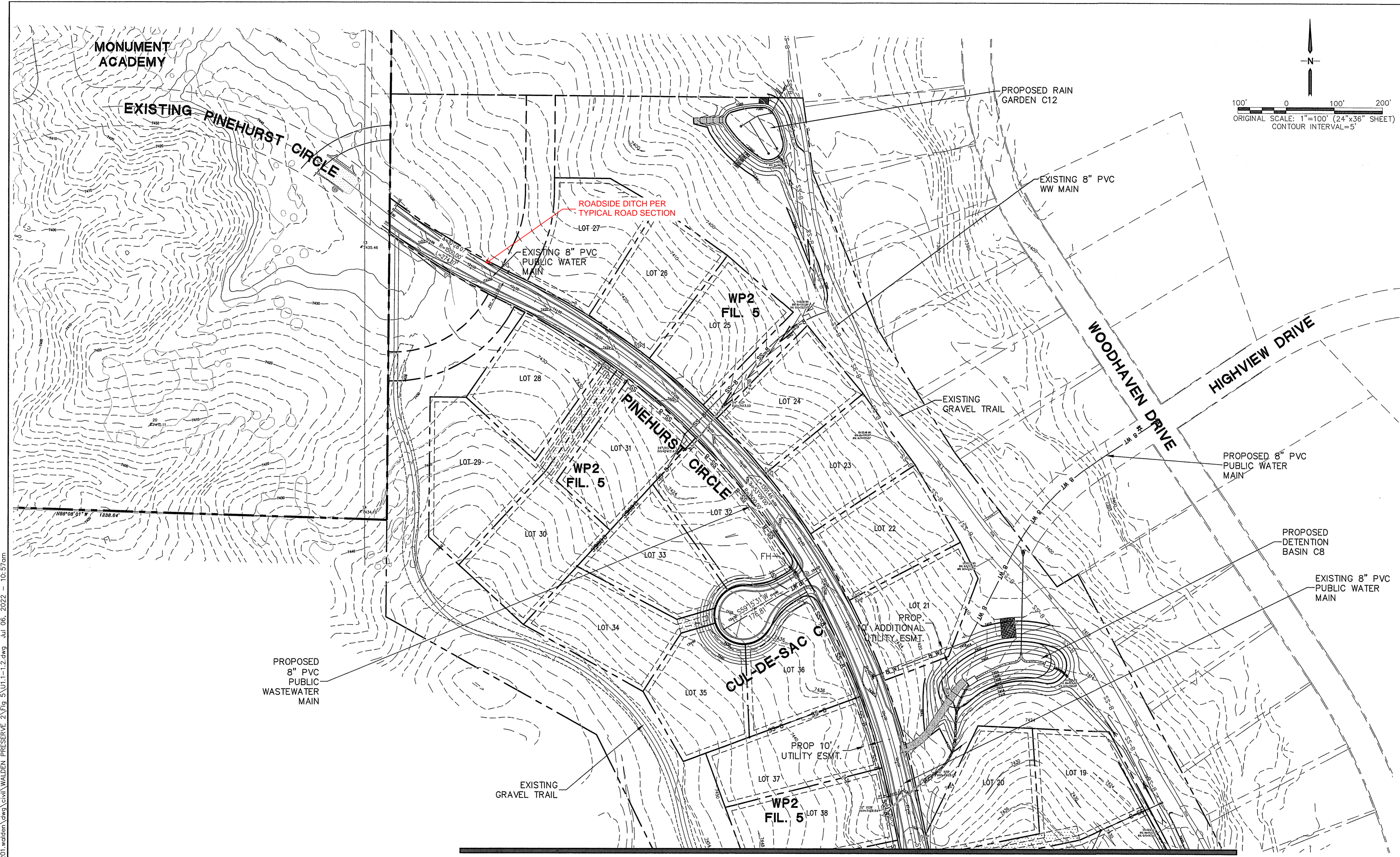
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SURVEYED: RAMPART	CHECKED: JPS
CREATED: 9/16/20	LAST MODIFIED: 7/6/22
PROJECT NO: 040201	MODIFIED BY: MSP



EPC 9/15/2022

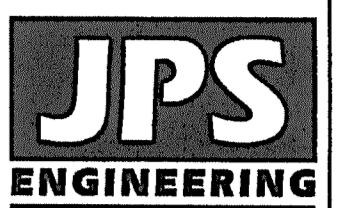
SHEET:
U1.1

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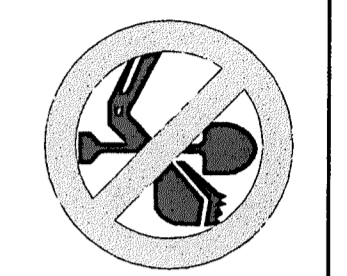


WALDEN PRESERVE 2 - FILING NO. 5

**SITE UTILITY
PLAN - NORTH**



19 E. Wilmette Ave.
Colorado Springs, CO
80903
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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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John P. Schwab Date: 2/19/26
JOHN P. SCHWAB, PE# 29891
FOR AND ON BEHALF OF JPS ENGINEERING, INC.



HORZ. SCALE: 1"=100'	DRAWN: BJJ
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

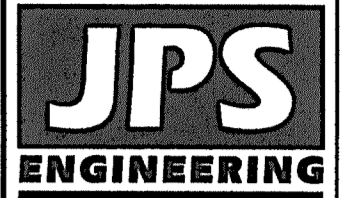
SHEET: **U1.2**

EPC 9/15/2022

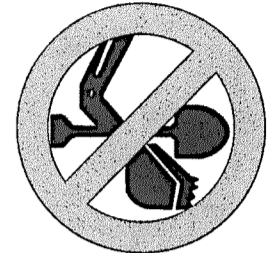
C:\Users\Michael\Dropbox\jps\projects\040201\walden\dwg\civil\walden_preserve_2\Fig. 5\U1.1-1.2.dwg Jul 06, 2022 - 10:57am

GENERAL UTILITY NOTES:

1. 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.
2. 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.
3. REVEGETATION OF ALL DISTURBED SLOPES SHALL BE DONE WITH DRY LAND GRASS SEED WITHIN 30 DAYS AFTER FINE GRADING IS COMPLETE.
4. STORM DRAIN PIPE SHALL BE RCP (CLASS III) UNLESS OTHERWISE NOTED.
5. STORM DRAIN PIPE BEDDING SHALL BE CLASS C.
6. SANITARY SEWER PIPE SHALL BE PVC ASTM D3034-SDR35 UNLESS OTHERWISE NOTED.
7. STATIONING IS AT CENTERLINE UNLESS OTHERWISE NOTED.
8. ALL ELEVATIONS ARE AT FLOWLINE UNLESS OTHERWISE NOTED. ALL DIMENSIONS ARE FROM FACE OF CURB UNLESS OTHERWISE NOTED.
9. 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 C900 (DR14). DISINFECTION AND TESTING SHALL BE COMPLETED PER WALDEN SPECIFICATIONS.
10. LENGTHS SHOWN FOR STORM SEWER PIPES ARE TO CENTER OF MANHOLE.
11. CONTRACTOR SHALL MAKE WATER CONNECTIONS WITHOUT SHUTDOWN OR NOTIFY WALDEN CORPORATION AND AFFECTED RESIDENTS OF ANY SERVICE SHUTDOWNS NECESSARY TO CONNECT TO EXISTING LINES.
12. 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.
13. FIRE HYDRANT ASSEMBLIES SHALL BE INSTALLED PER WALDEN CORPORATION STANDARDS AND SHALL INCLUDE LATERAL, VALVE, ELBOW, HYDRANT, AND THRUST BLOCKS.
14. WHEREVER DUCTILE IRON PIPE IS USED, THE PIPE, FITTINGS AND HYDRANTS SHALL BE WRAPPED IN POLYETHYLENE.
15. SERVICE LINES SHALL BE INSTALLED PER WALDEN CORPORATION STANDARDS.
16. 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".
17. UTILITY BEDDING SHALL BE PLACED PER WALDEN CORPORATION REQUIREMENTS.
18. CONTRACTOR SHALL REMOVE AND DISPOSE OF ALL EXISTING STRUCTURES, DEBRIS, WASTE AND OTHER UNSUITABLE FILL MATERIAL FOUND WITHIN THE LIMITS OF EXCAVATION.
19. ELECTRONIC FILE OF SITE DRAWING IS AVAILABLE FROM ENGINEER FOR CONSTRUCTION STAKING PURPOSES.
20. REFER TO WALDEN CORPORATION SPECIFICATIONS FOR BACKFILL AND COMPACTION SPECIFICATIONS, ALSO MEET ALL WALDEN CORPORATION BACKFILL SPECIFICATIONS IN THE ROADWAY R.O.W.'S.
21. CONTRACTOR SHALL OBTAIN ALL REQUIRED PERMITS.
22. CONTRACTOR SHALL SUBMIT SHOP DRAWINGS FOR ALL MATERIALS TO WALDEN CORPORATION FOR APPROVAL PRIOR TO BEGINNING WORK.
23. WATER MAIN FITTINGS 5' OR LESS APART REQUIRE ALL-THREAD (2 EA. 3/4").
24. INSTALLATION OF CURVILINEAR WATER & SANITARY SEWER MAINS SHALL FOLLOW MANUFACTURER'S RECOMMENDATIONS.
25. INSTALL POLY-WRAP AS BOND BREAKER AT ALL THRUST BLOCKS.
26. 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.
27. SEWER MAINS SHALL BE TV INSPECTED AFTER INSTALLATION FOR APPROVAL BY WALDEN CORPORATION.



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Colorado Springs, CO
80903
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FAX: 719-471-0766
www.jpsegr.com

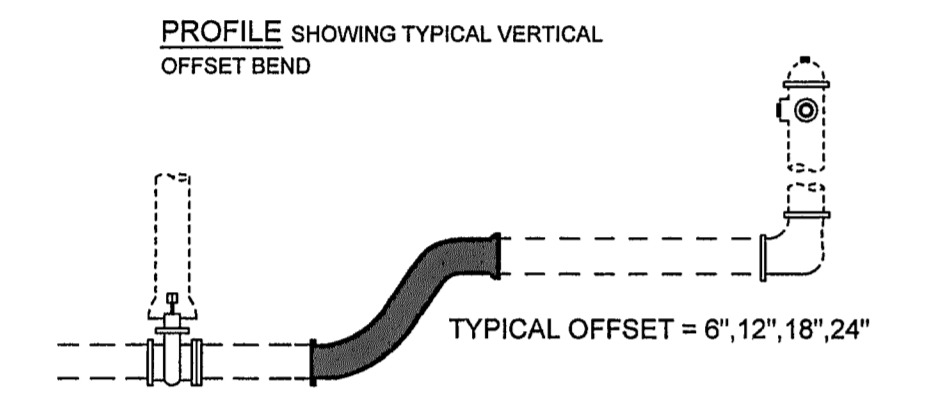
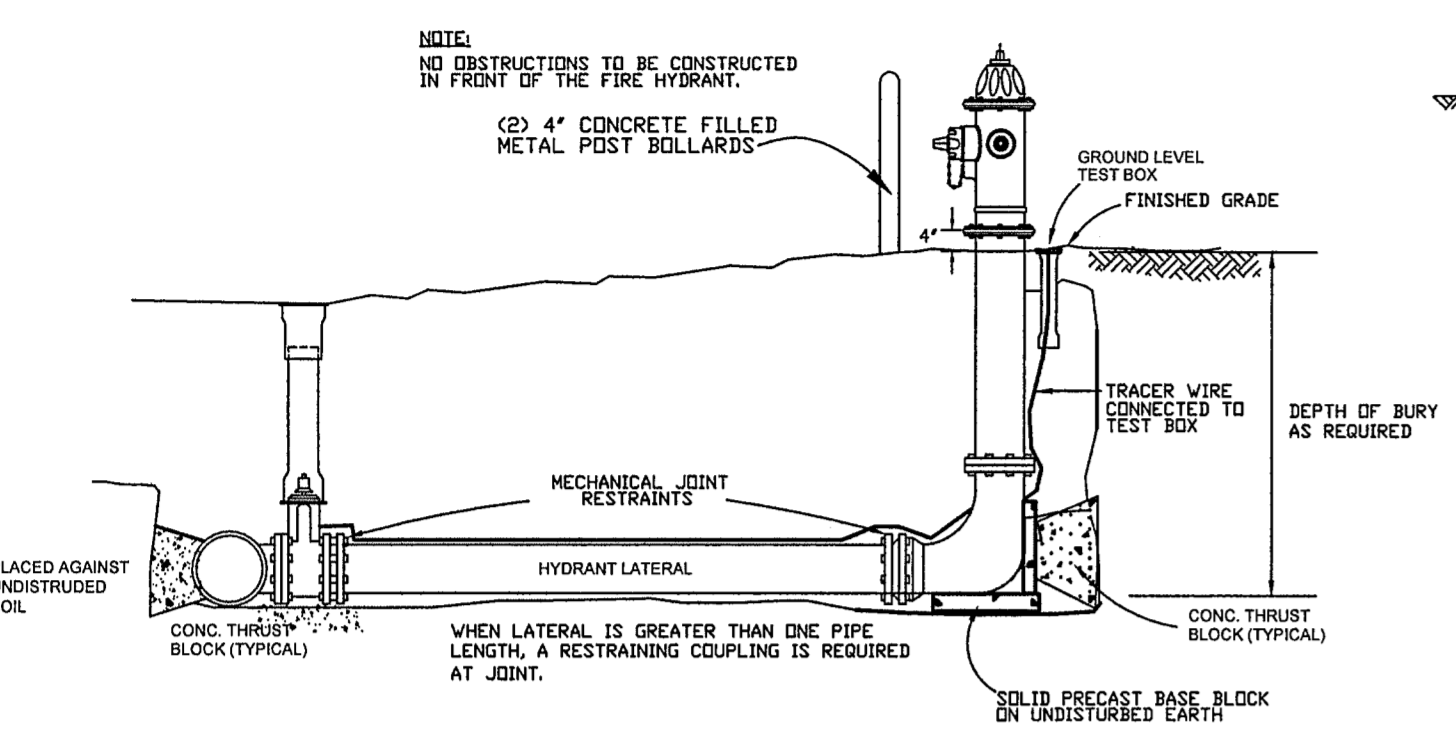


CALL UTILITY NOTIFICATION
CENTER OF COLORADO
1-800-922-1987
CALL 2 BUSINESS DAYS IN ADVANCE
BEFORE YOU DIG. MARK DATE
FOR THE MARKING OF UNDERGROUND
MEMBER UTILITIES.

WALDEN PRESERVE 2 - FILING NO. 5

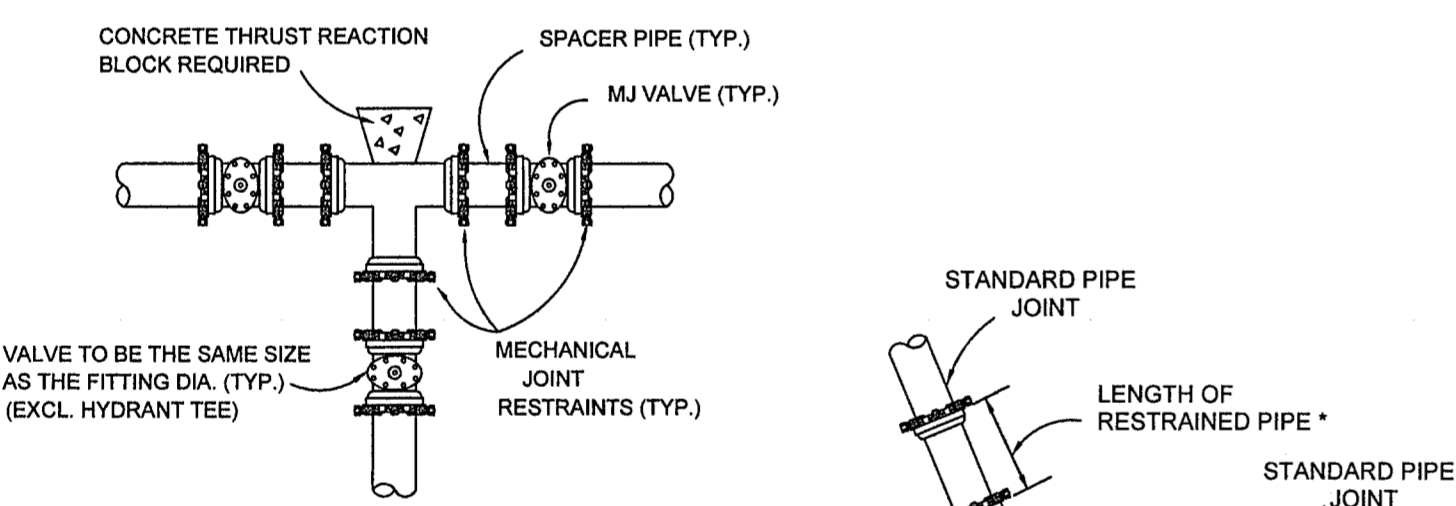
NO.	DATE	BY	REVISION

UTILITY NOTES & DETAILS

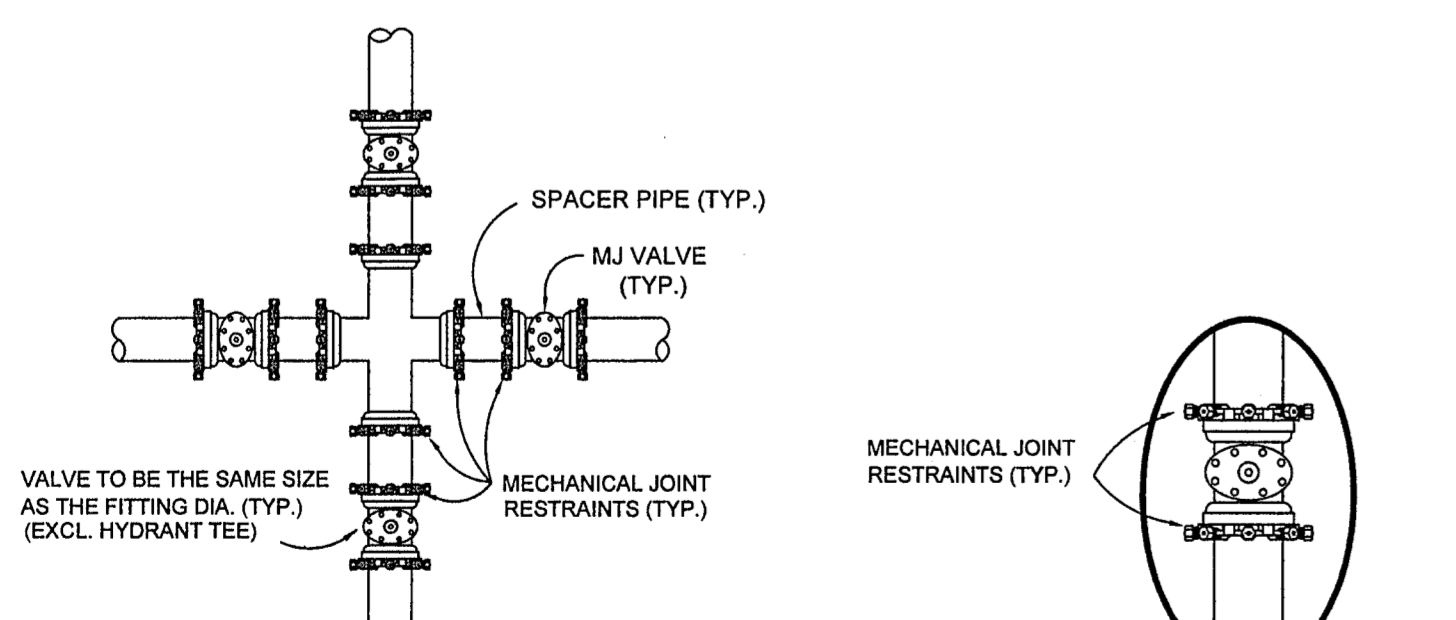


NOTE:
1.) Mechanical joint restraints
1.) Tracer wire and test box to be installed with each fire hydrant.

TYPICAL FIRE HYDRANT DETAIL 1
NOT TO SCALE

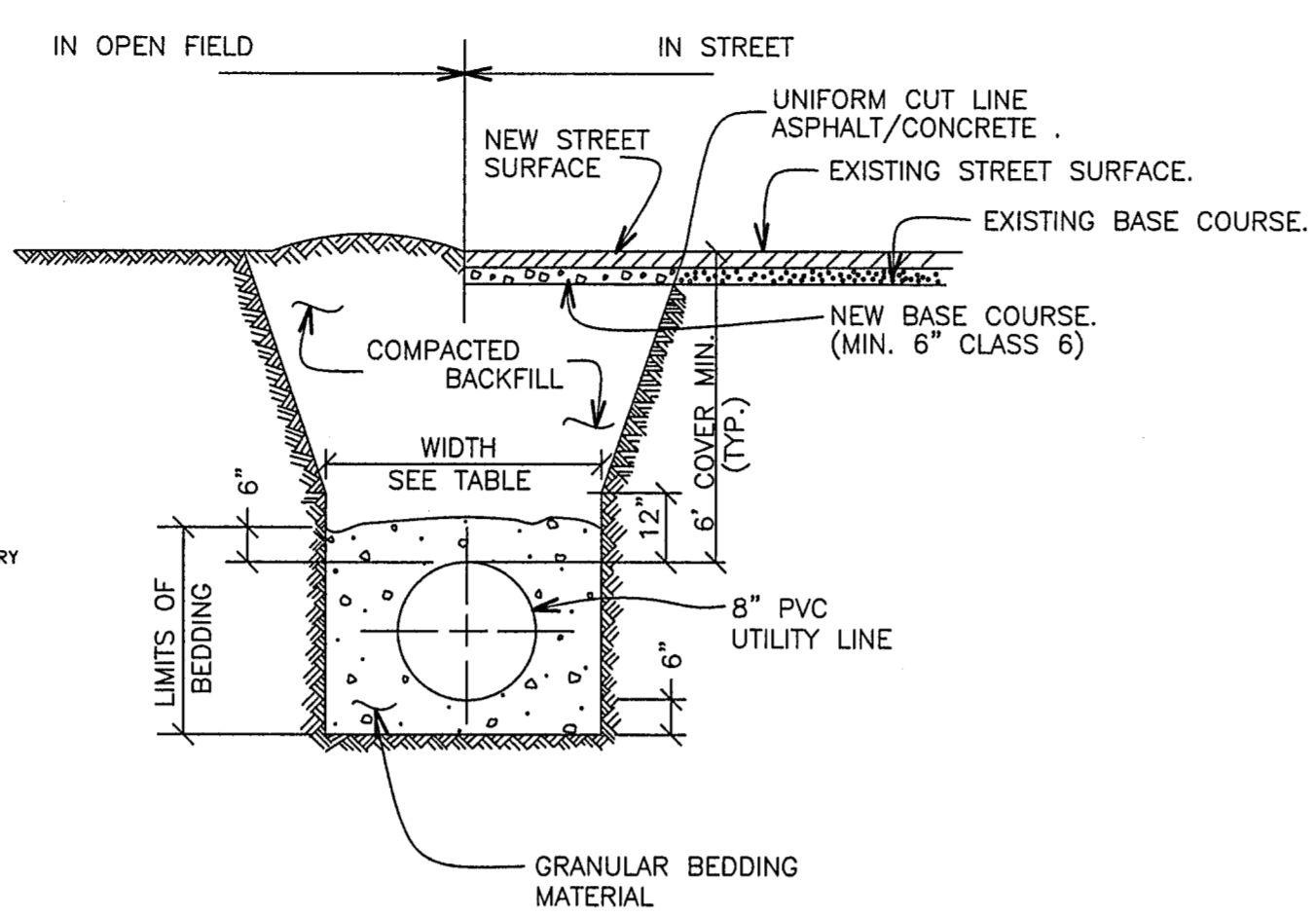


TEE INSTALLATION



CROSS INSTALLATION

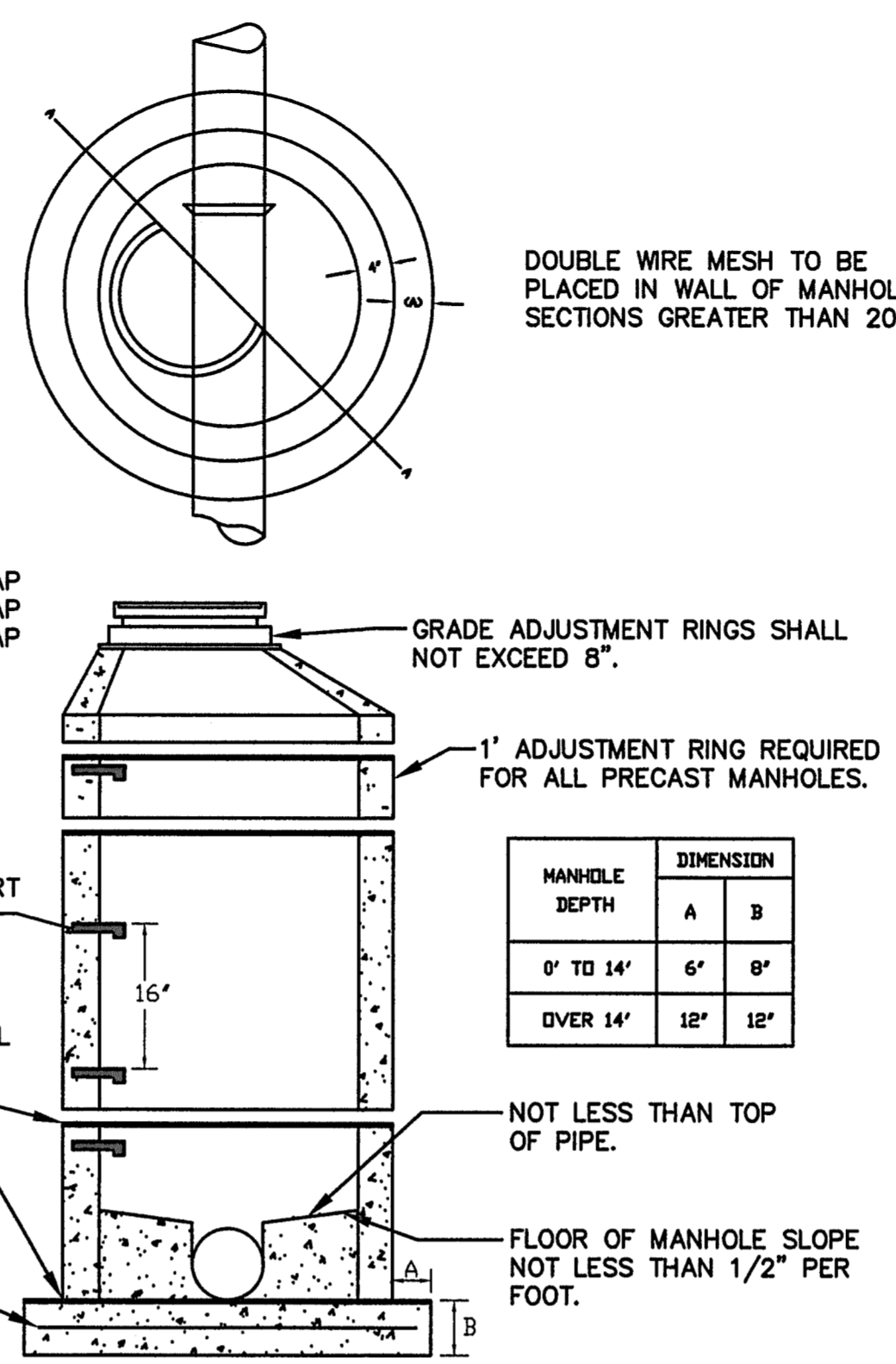
MECHANICAL JOINT RESTRAINTS 4
NOT TO SCALE



NOTES:
1. PAVING SHALL COMPLY WITH LOCAL AUTHORITY JURISDICTION.
2. TRENCH WALLS TO BE SUPPORTED AS REQUIRED BY O.S.H.A.
3. 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"

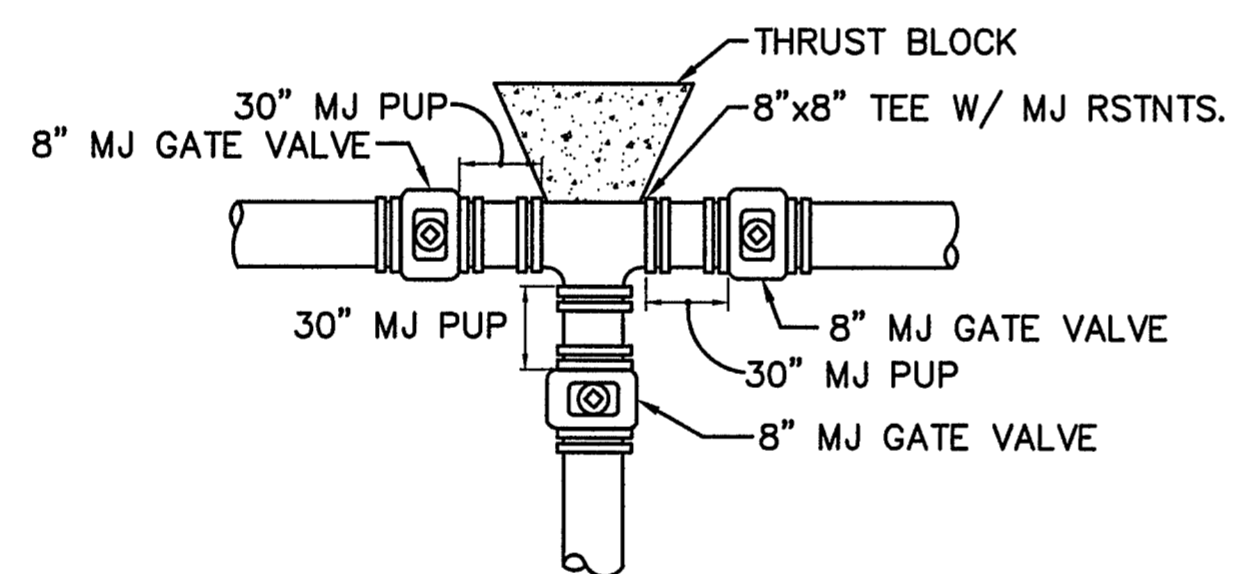
TYPICAL TRENCH SECTION 2
NOT TO SCALE



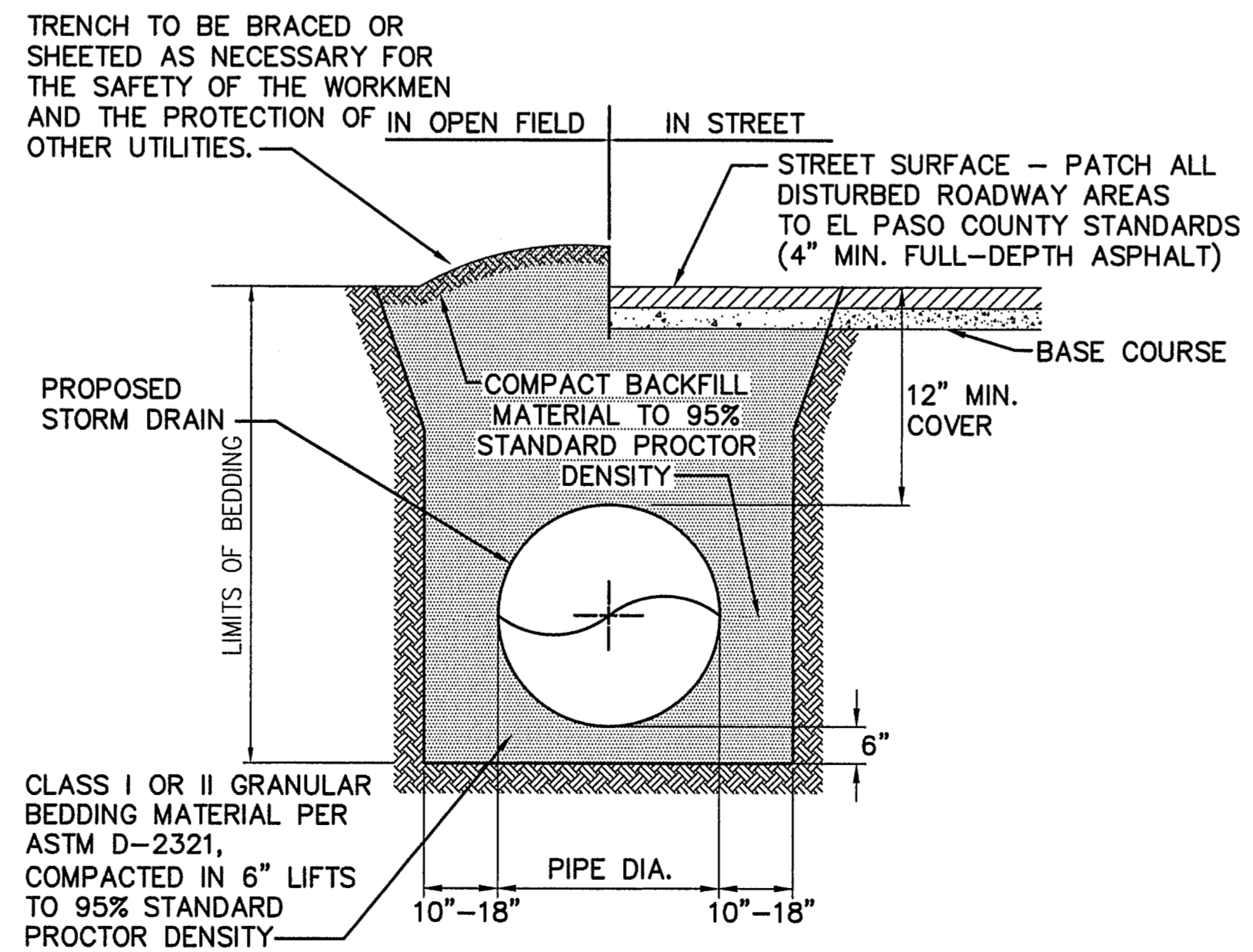
MANHOLE DEPTH	DIMENSION	
	A	B
0' TO 14'	6'	8'
OVER 14'	12'	12'

STEP TREAD TO BE PARALLEL WITH INVERT FLOW DIRECTION.
RAM NECK OR EQUAL FOR ATTACHING ALL SECTIONS.
#4 REBARS, 12" O.C. EACH WAY (8" O.C. IF OVER 20" DEEP).

TYPICAL SEWER MANHOLE 3
NOT TO SCALE



TYPICAL WATER MAIN TEE DETAIL 5
NOT TO SCALE



TYPICAL STORM SEWER TRENCH SECTION 6
NOT TO SCALE

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.



EPC 9/15/2022

HORZ. SCALE: AS SHOWN	DRAWN: RMD
VERT. SCALE: N/A	DESIGNED: JPS
SURVEYED: RAMPART	CHECKED: JPS
CREATED: 9/16/20	LAST MODIFIED: 9/16/20
PROJECT NO: 040201	MODIFIED BY: BJJ

SHEET:

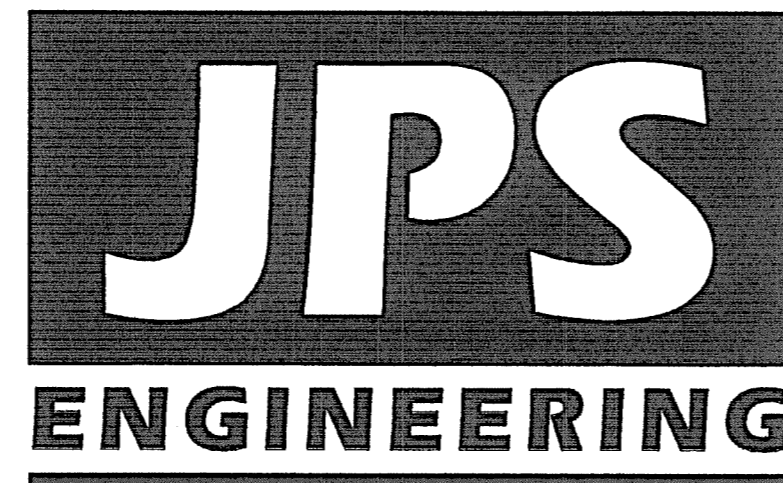
U2

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.

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:



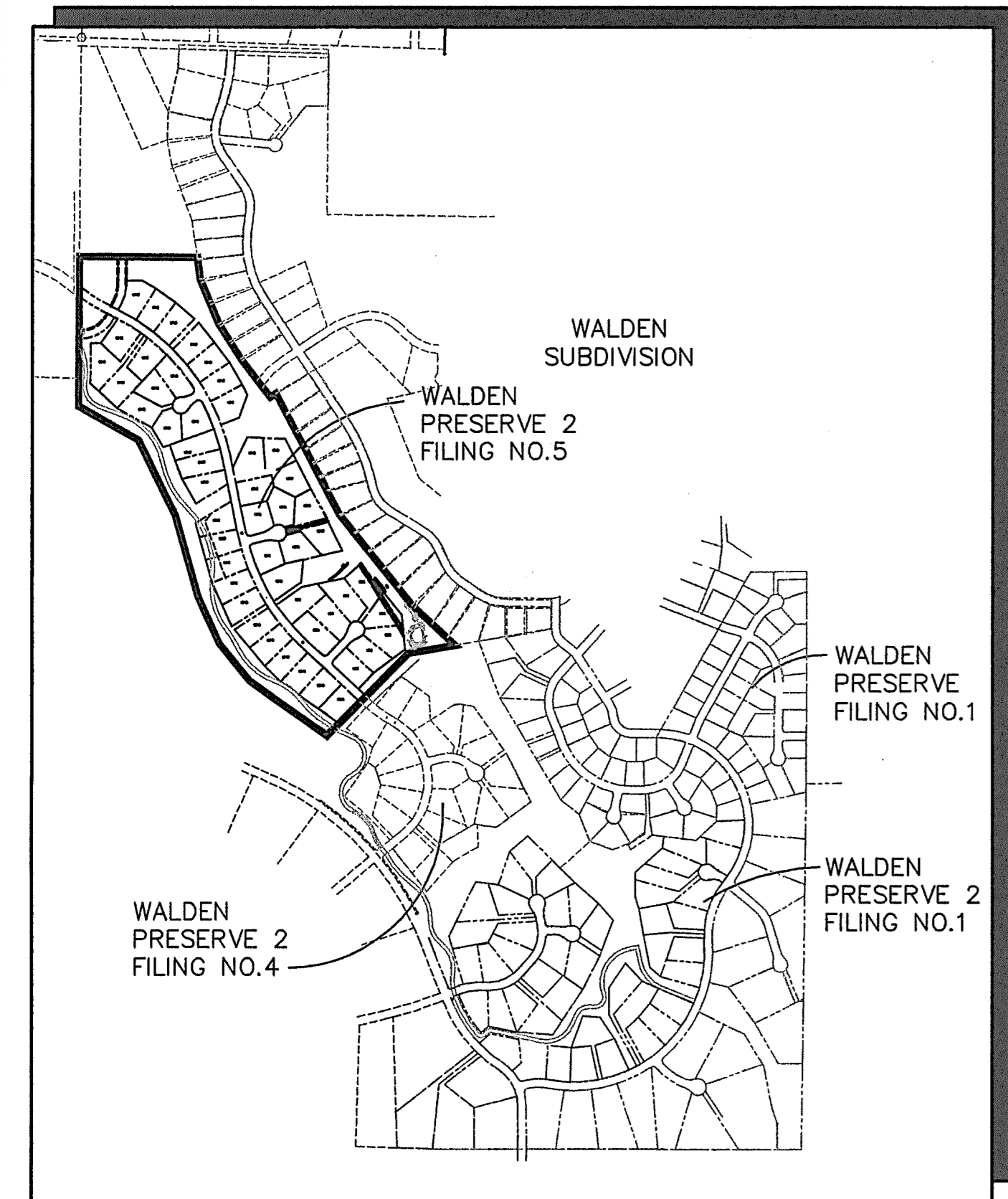
PREPARED BY:
19 East Willamette Avenue
Colorado Springs, Colorado 80903
August, 2022

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



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).

SHEET INDEX

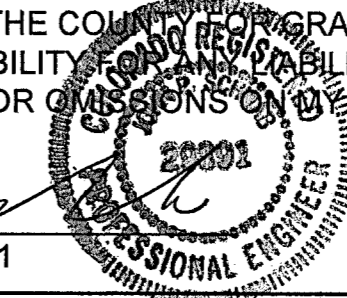
G1-GEC	TITLE SHEET
C1	OVERALL SITE PLAN
TY1	TYPICAL SECTIONS & DETAILS
C1.1	SITE GRADING & EROSION CONTROL PLAN
C1.2	LOT GRADING NOTES & DETAILS
C2.1	SITE GRADING PLAN - SOUTH
C2.2	SITE GRADING PLAN - NORTH
C3.1	GRADING & EROSION CONTROL NOTES
C3.2	EROSION CONTROL DETAILS
C3.3	EROSION CONTROL DETAILS
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 FOR GRADING AND EROSION CONTROL PLANS. I ACCEPT RESPONSIBILITY FOR ANY LIABILITY CAUSED BY ANY NEGLIGENT ACTS, ERRORS OR OMISSIONS ON MY 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.

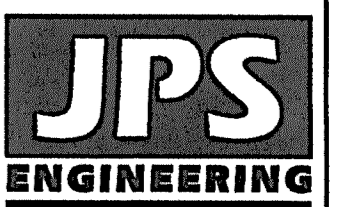
FILED IN ACCORDANCE WITH THE REQUIREMENTS OF THE EL PASO COUNTY LAND DEVELOPMENT CODE, DRAINAGE CRITERIA MANUAL, VOLUMES 1 AND 2, AND ENGINEERING CRITERIA MANUAL AS AMENDED.

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.

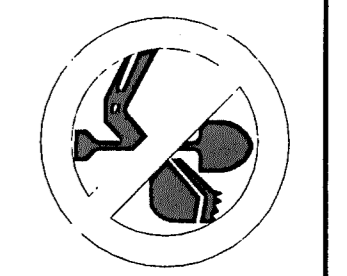
APPROVED
 Engineering Department
 09/15/2022 12:55:40 PM
 J. Palmer
 JOSHUA PALMER, P.E.,
 COUNTY ENGINEER / ECM ADMINISTRATOR

PCD FILE NO. SF-2211

WALDEN PRESERVE 2 - FILING NO. 5



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CALL UTILITY NOTIFICATION
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 CALL 2-48 HOURS IN ADVANCE
 BEFORE YOU DIG, 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	EPC COMMENTS	8/9/22	JPS

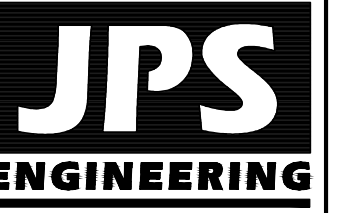
TITLE SHEET

HORIZ. 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-GEC		

C:\Users\Michael.Dropbox\Projects\040201\walden\dwg\civil\walden PRESERVE 2 Fig 5\G1 - GEC.dwg Aug 10, 2022 - 1:36pm

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.

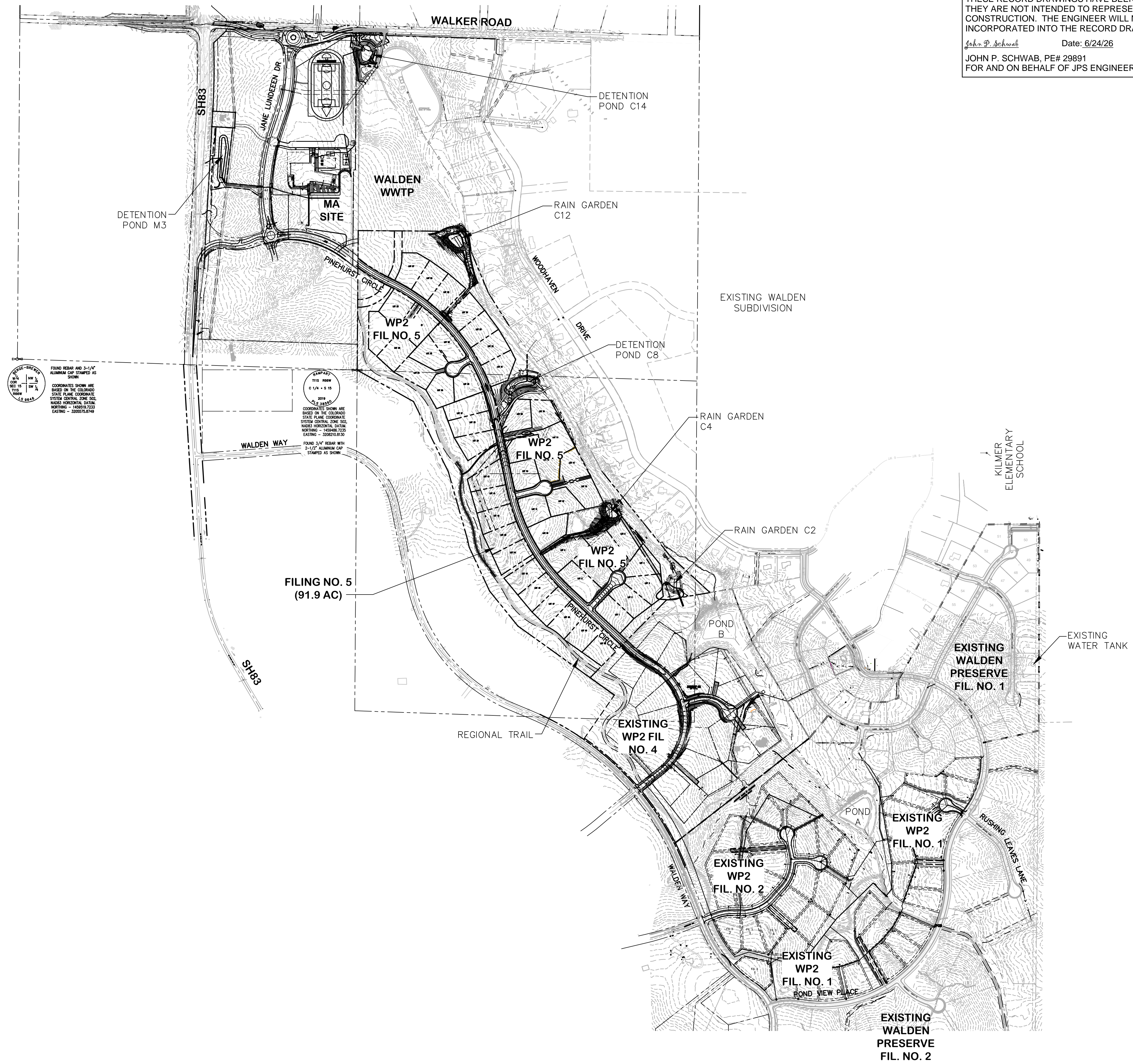


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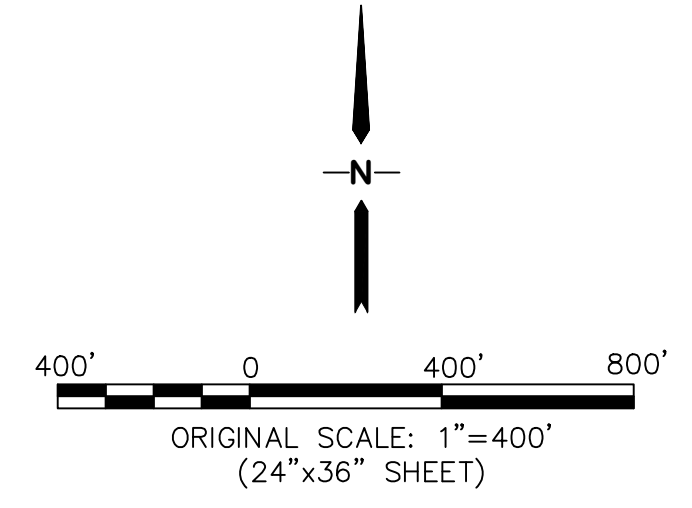


FOUND REBAR AND 3/4" ALUMINUM CAP STAMPED AS SHOWN

COORDINATES SHOWN ARE BASED ON THE COLORADO STATE PLANE COORDINATE SYSTEM CENTRAL ZONE 10G. NAD83 HORIZONTAL DATUM. NORTHING = 1460187.723 EASTING = 3305578.879

FOUND 3/4" REBAR WITH 2-1/2" ALUMINUM CAP STAMPED AS SHOWN

COORDINATES SHOWN ARE BASED ON THE COLORADO STATE PLANE COORDINATE SYSTEM CENTRAL ZONE 10G. NAD83 HORIZONTAL DATUM. NORTHING = 1460187.723 EASTING = 3305578.879



BY	DATE
JPS	01/10/22
JPS	07/06/22
JPS	06/19/26

No.	REVISION
1	FINAL PLAT SUBMITTAL
2	EPC COMMENTS
3	AS-BUILT

OVERALL SITE PLAN

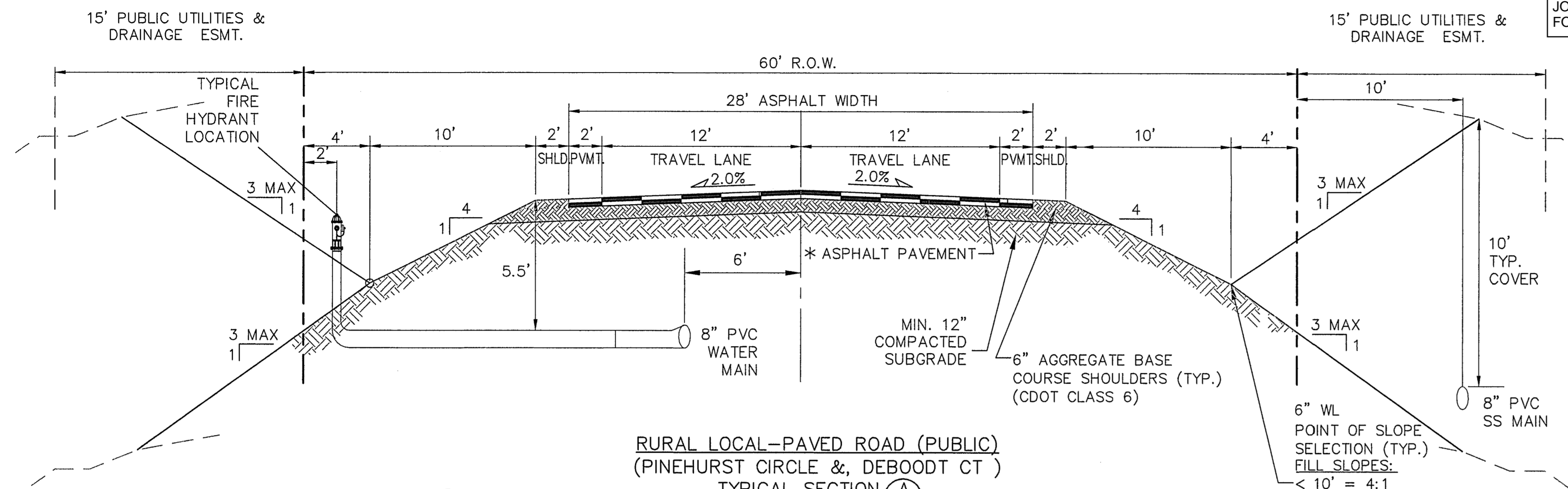
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VERT. SCALE: N/A	DESIGNED: JPS
SURVEYED: RAMPART	CHECKED: JPS
CREATED: 09/14/20	LAST MODIFIED: 06/19/26
PROJECT NO: 040201	MODIFIED BY: PV

SHEET: **C1**

ENGINEERING RECORD DRAWINGS

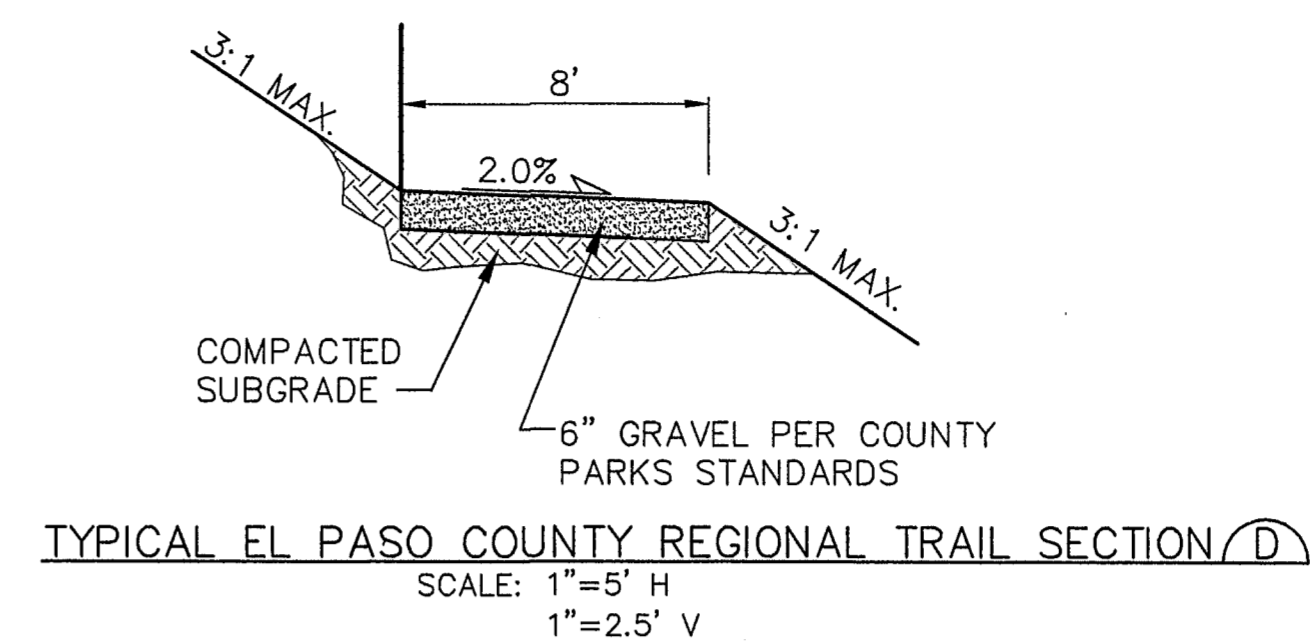
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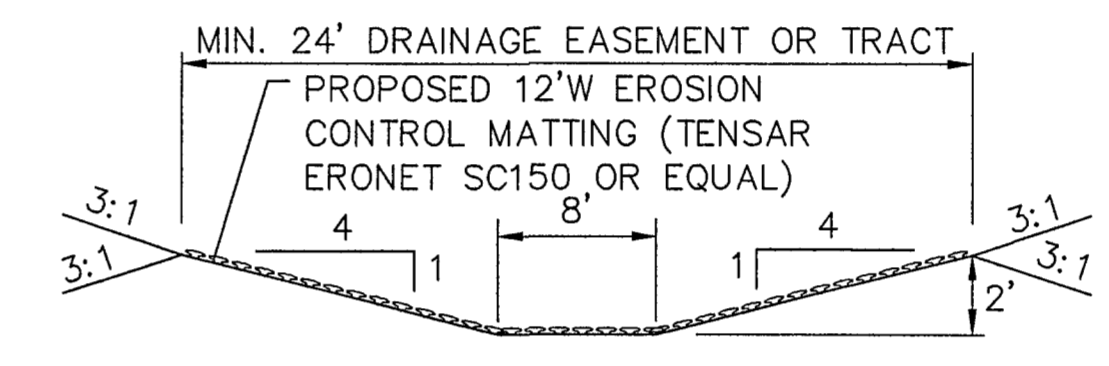


RURAL LOCAL-PAVED ROAD (PUBLIC)
 (PINEHURST CIRCLE & DEBOODT CT)
TYPICAL SECTION (A)
 SCALE: 1"=5'

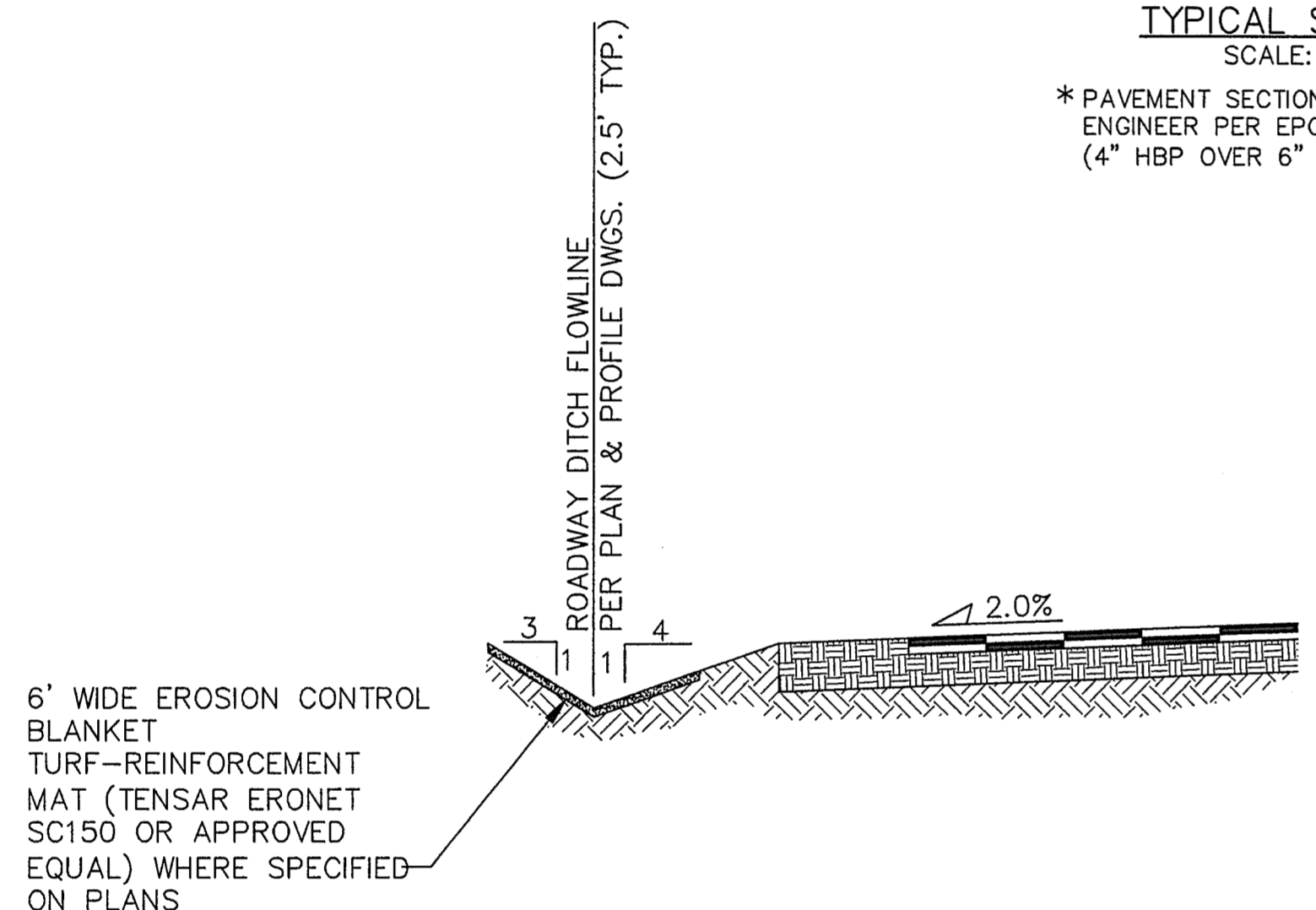
* PAVEMENT SECTION TO BE DESIGNED BY GEOTECHNICAL ENGINEER PER EPC SPECIFICATIONS.
 (4" HBP OVER 6" ABC FOR BIDDING PURPOSES)



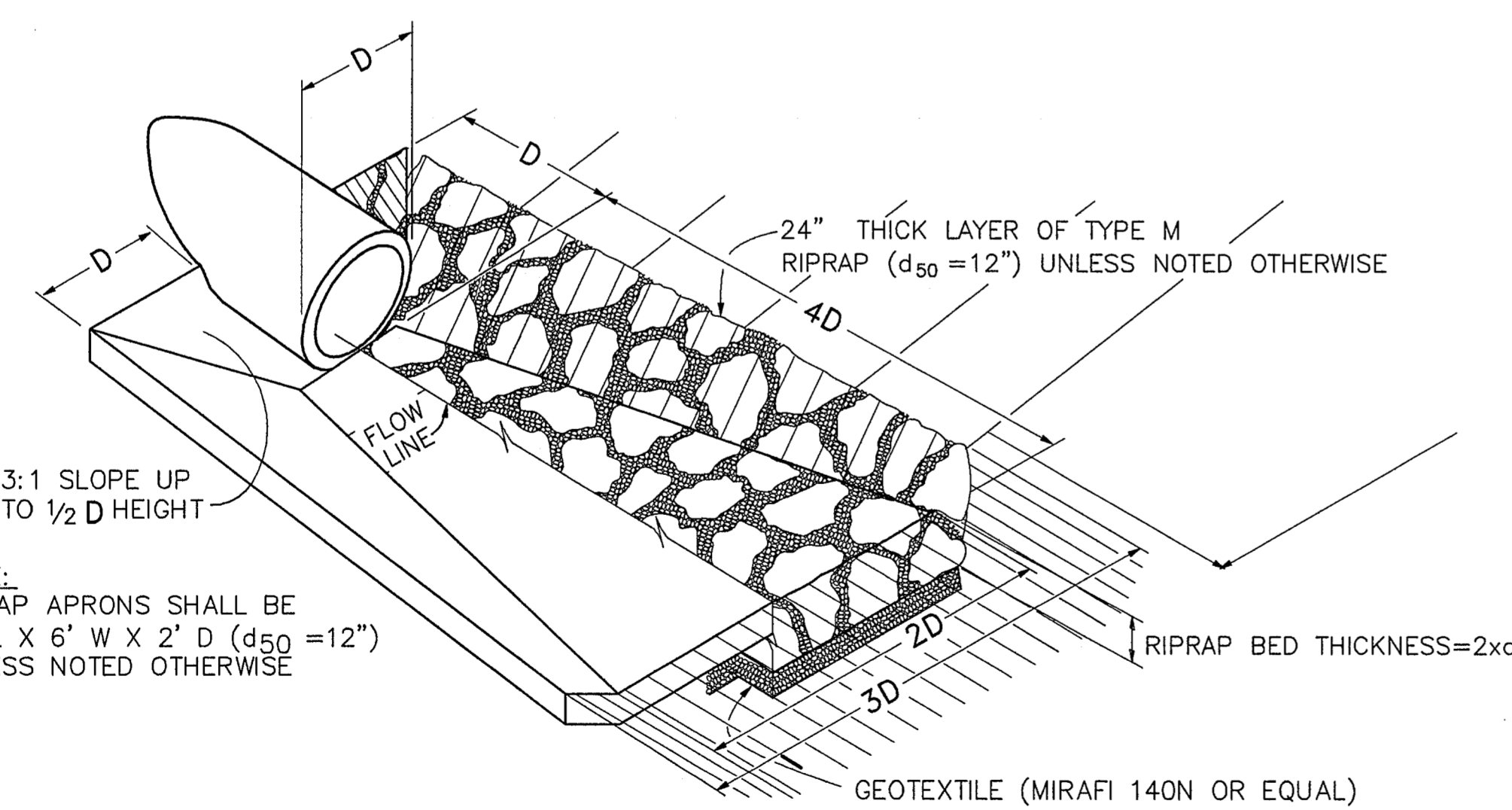
TYPICAL EL PASO COUNTY REGIONAL TRAIL SECTION (D)
 SCALE: 1"=5' H
 1"=2.5' V



CHANNEL SECTION (E)
 N.T.S.



TYPICAL DITCH SECTION WITH EROSION CONTROL BLANKET LINING (B)
 SCALE: N.T.S.



TYPICAL RIPRAP APRON/CULVERT OUTLET PAVING (C)
 NOT TO SCALE

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	

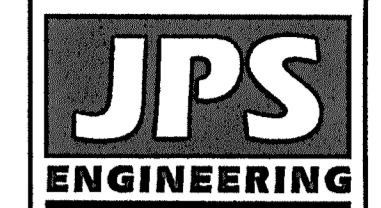
* d₅₀ = mean particle size (intermediate dimension) by weight.
 ** Mix VL, L and M riprap with 35% topsoil (by volume) and bury it with 4 to 6 inches of topsoil, all vibration compacted, and revegetate.

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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NO.	REVISION	DATE	BY
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

HORIZ. SCALE: AS SHOWN	DRAWN: BJJ
VERT. SCALE: AS SHOWN	DESIGNED: JPS
SURVEYED: RAMPART	CHECKED: JPS
CREATED: 9/16/20	LAST MODIFIED: 8/9/22
PROJECT NO: 040201	MODIFIED BY: MSP

SHEET: **TY1**

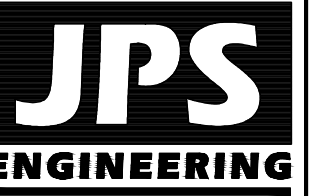


EPC 9/15/2022

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BY	DATE	REVISION
JPS	01/10/22	FINAL PLAT SUBMITTAL
JPS	07/07/22	EPC COMMENTS
JPS	07/24/26	AS-BUILT

**SITE GRADING &
 EROSION CONTROL PLAN**

WALDEN PRESERVE 2 - FILING NO. 5

**DRIVEWAY
 CULVERT TABLE**

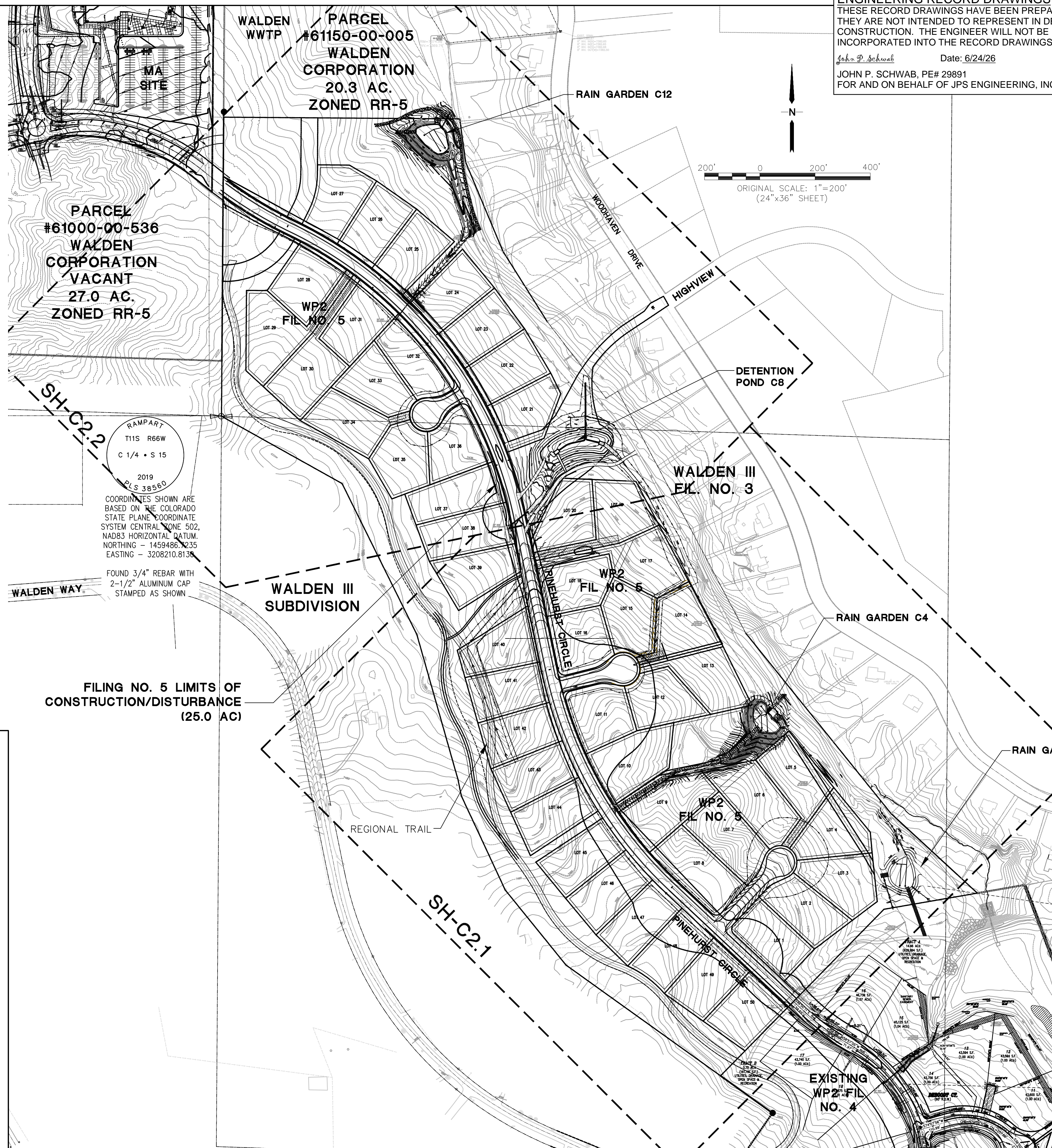
FIL 5 LOT NO.	SIZE (D)
1	18"
2	18"
3	18"
4	18"
5	18"
6	18"
7	18"
8	18"
9	18"
10	18"
11	18"
12	18"
13	18"
14	18"
15	18"
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39	18"
40	18"
41	18"
42	18"
43	18"
44	18"
45	18"
46	18"
47	18"
48	18"
49	18"
50	18"

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.



**CONTROL MEASURE/BMP
 PHASING PLAN:**

INITIAL CONTROL MEASURES:

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

INTERIM CONTROL MEASURES:

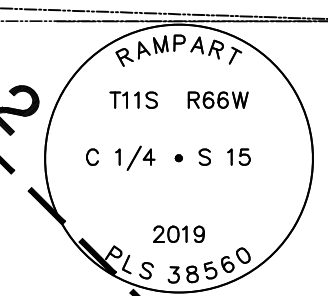
- STRAW BALES/SCL CHECK DAMS
- TEMPORARY SEDIMENT BASINS

FINAL CONTROL MEASURES:

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

SEQUENCING NOTES:

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

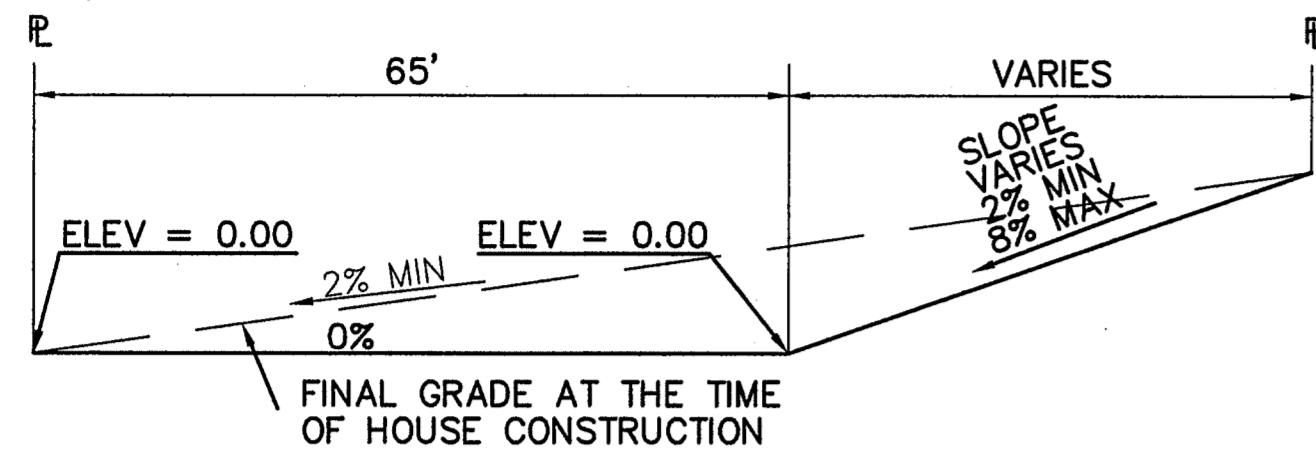


COORDINATES SHOWN ARE BASED ON THE COLORADO STATE PLANE COORDINATE SYSTEM CENTRAL ZONE 502, NAD83 HORIZONTAL DATUM. NORTHING - 1459486.235 EASTING - 3208210.8136

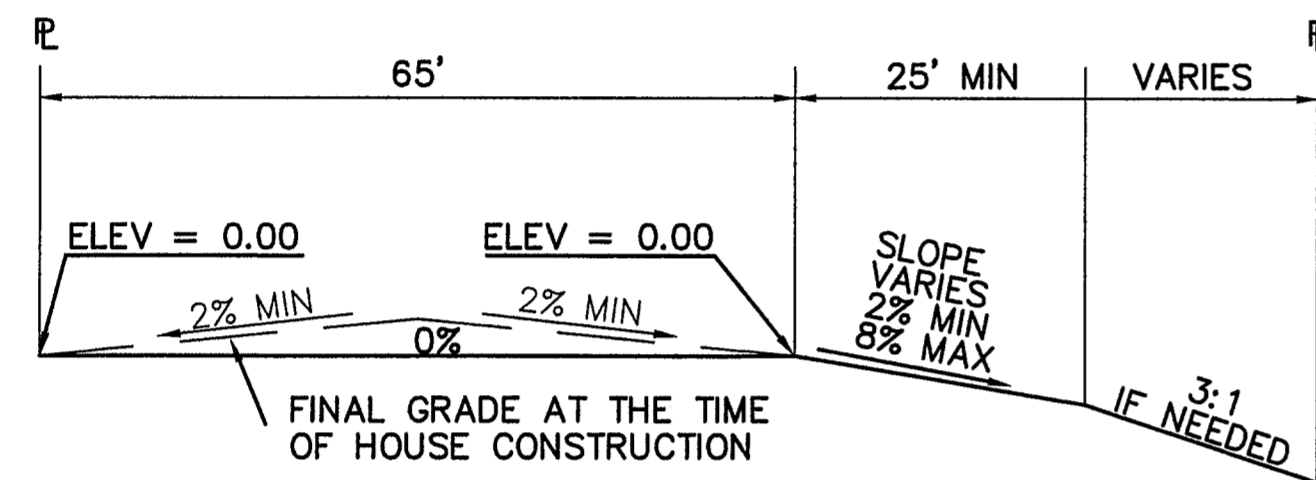
FOUND 3/4" REBAR WITH 2-1/2" ALUMINUM CAP STAMPED AS SHOWN

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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

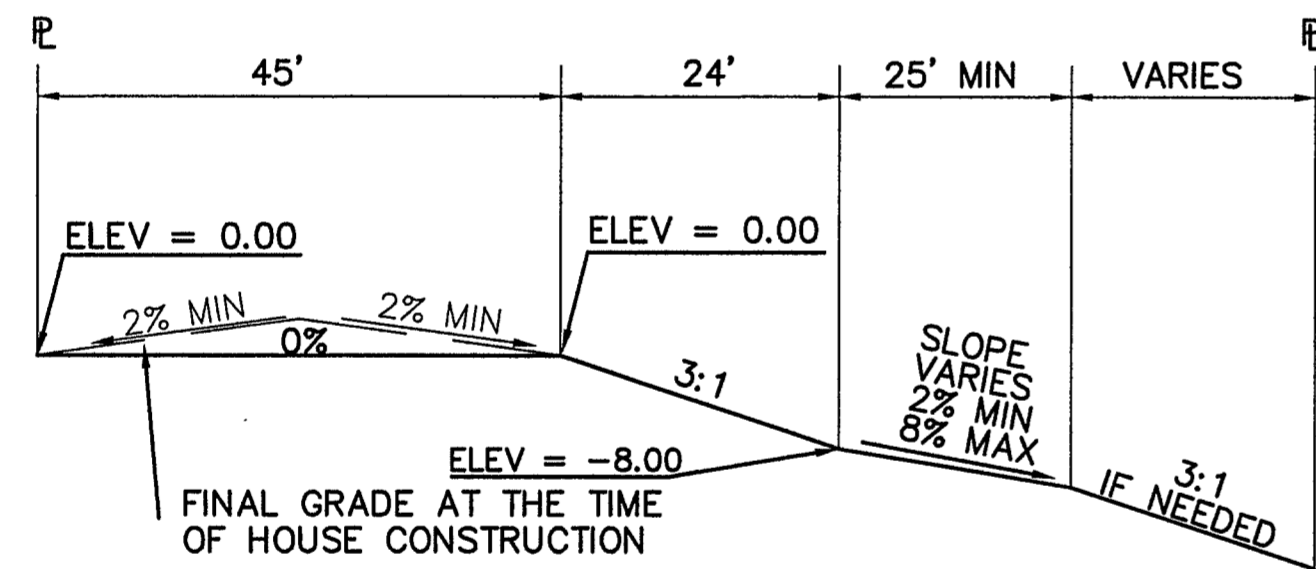
C1.1



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



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



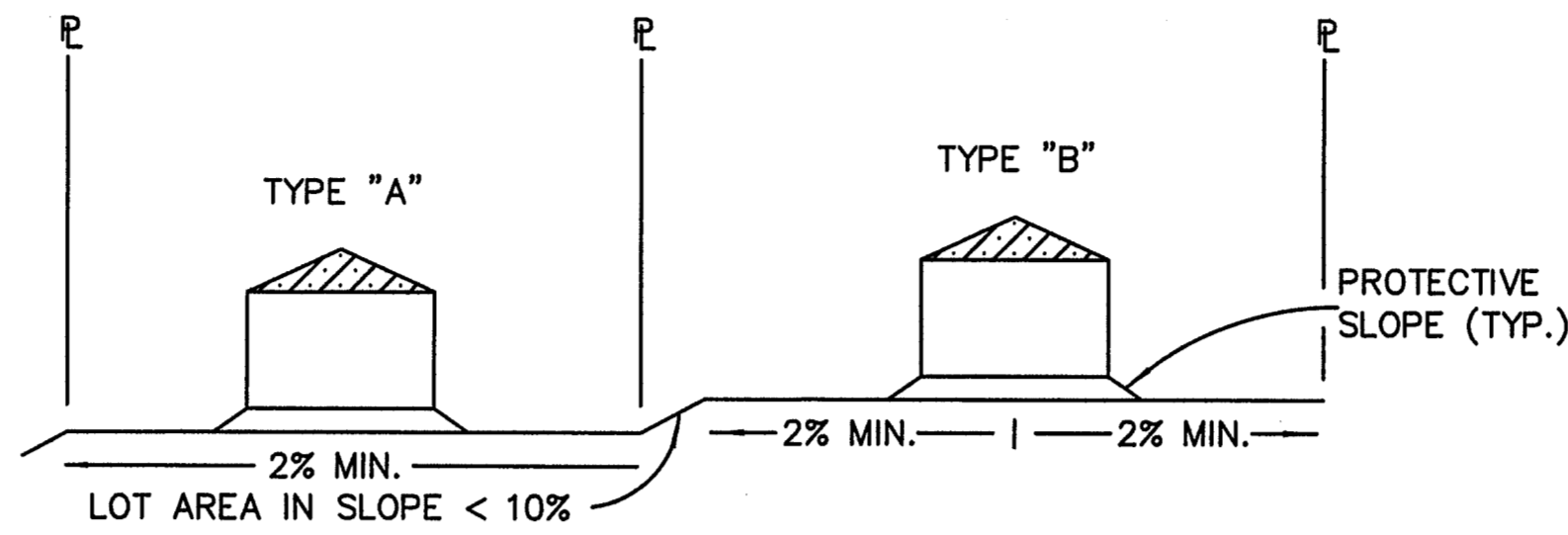
TYPICAL "WALK-OUT" LOT - "C" LOT
SCALE: 1"=20'

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.

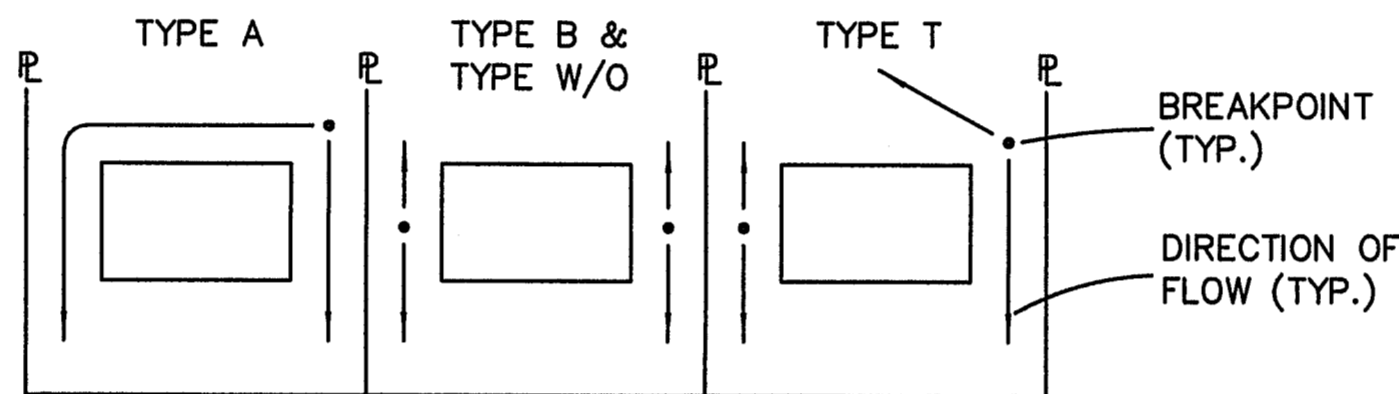
NOTES:

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:
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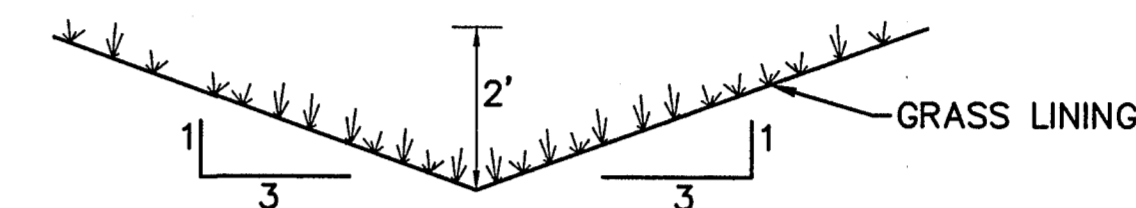


LOT DRAINAGE TYPES
N.T.S.

ENGINEERING RECORD DRAWINGS

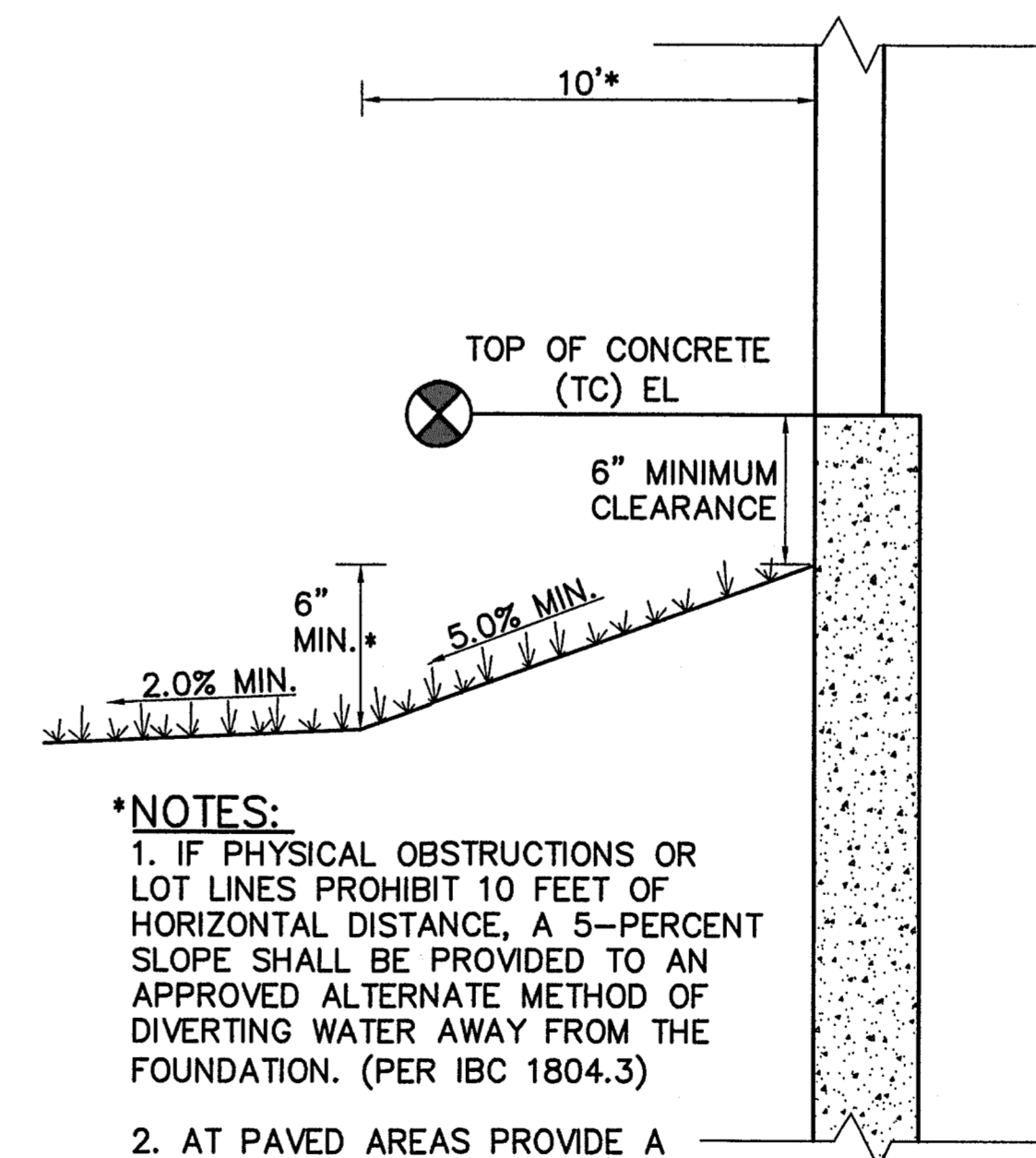
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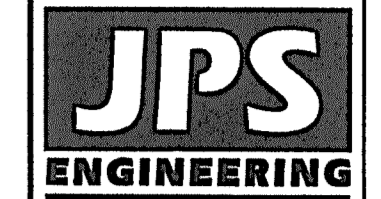
TYPICAL SIDE/REAR LOT SWALE (A)
N.T.S.

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



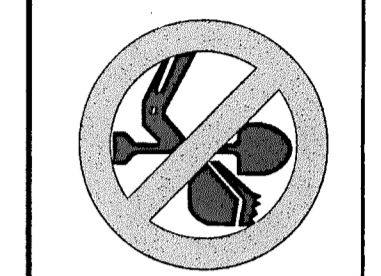
- *NOTES:**
1. IF PHYSICAL OBSTRUCTIONS OR LOT LINES PROHIBIT 10 FEET OF HORIZONTAL DISTANCE, A 5-PERCENT SLOPE SHALL BE PROVIDED TO AN APPROVED ALTERNATE METHOD OF DIVERTING WATER AWAY FROM THE FOUNDATION. (PER IBC 1804.3)
 2. AT PAVED AREAS PROVIDE A MINIMUM 2.0% SLOPE AWAY FROM THE BUILDING FOR THE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

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



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NO.	REVISION	DATE
1	FINAL PLAT SUBMITTAL	1/10/22

LOT GRADING NOTES & DETAILS

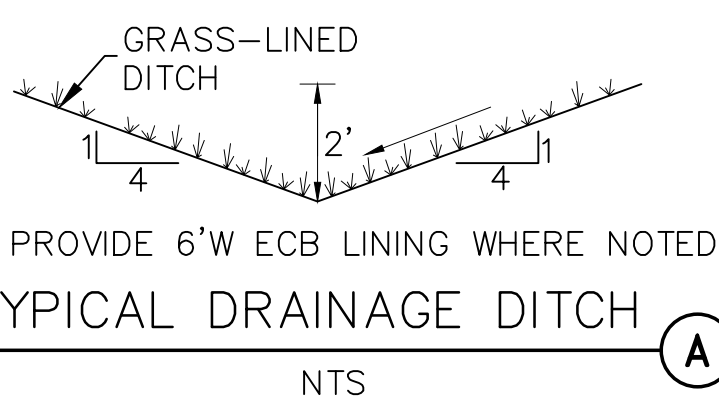
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VERT. SCALE: N/A	DESIGNED: JPS
SURVEYED: RAMPART	CHECKED: JPS
CREATED: 10/01/20	LAST MODIFIED: 1/10/22
PROJECT NO: 040201	MODIFIED BY: BJJ

SHEET: **C1.2**

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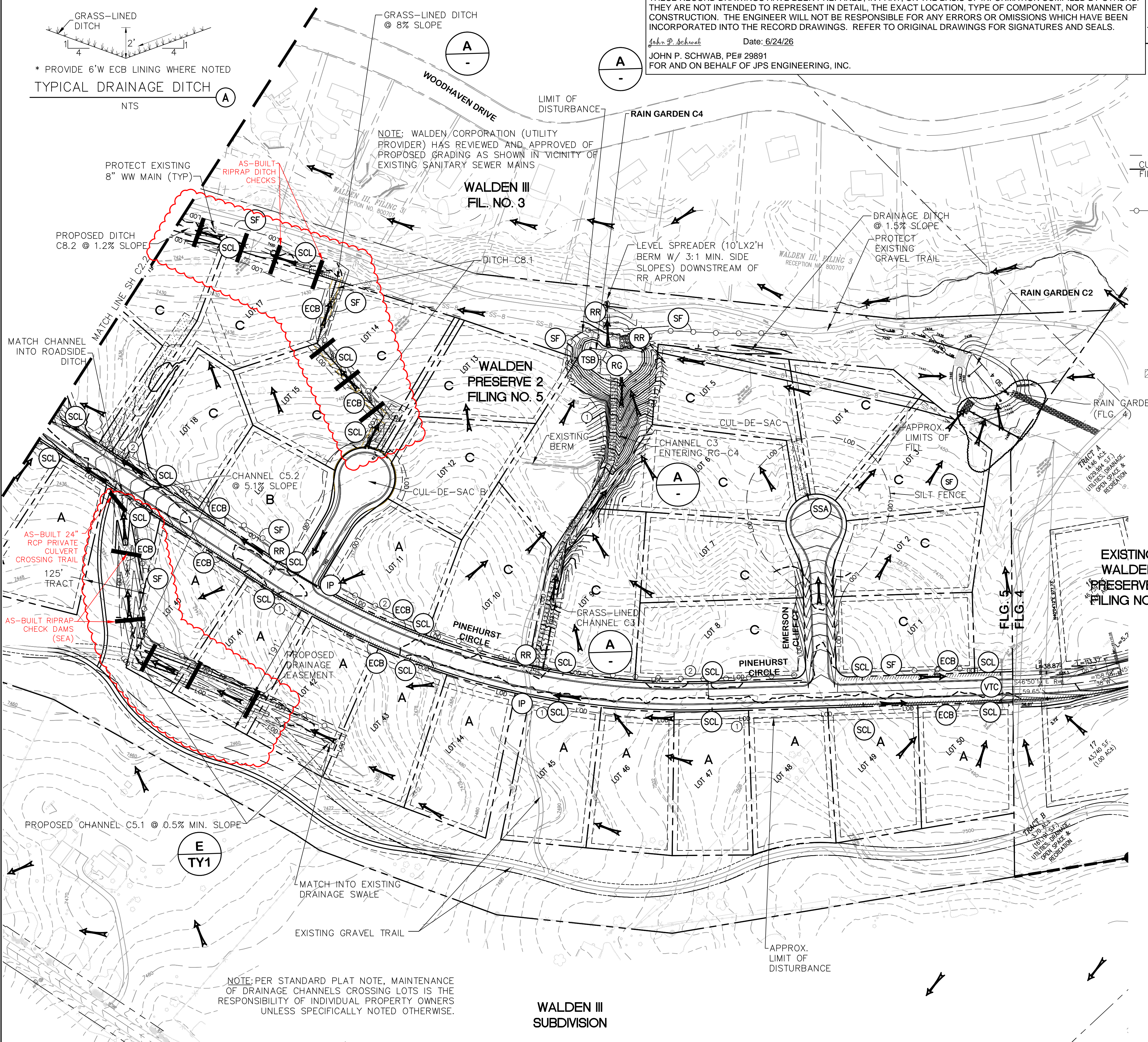
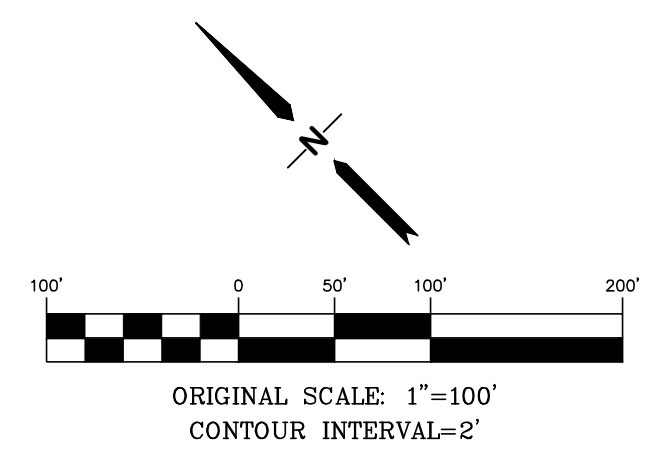


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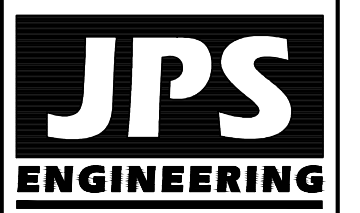
- PROPERTY LINES
- FLOWLINE
- DRAINAGE FLOW ARROW
- PROPOSED SPOT ELEVATION (FLOWLINE)
- EXISTING SPOT ELEVATION
- RIPRAP (10'L x 6'W x 2'D; d₅₀=12" RR UNLESS OTHERWISE NOTED)
- LIMITS OF CONSTRUCTION/DISTURBANCE
- CUT/FILL DEMARCATION LINE
- INLET PROTECTION (GRAVEL FILTER)
- SILT FENCE
- VEHICLE TRACKING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



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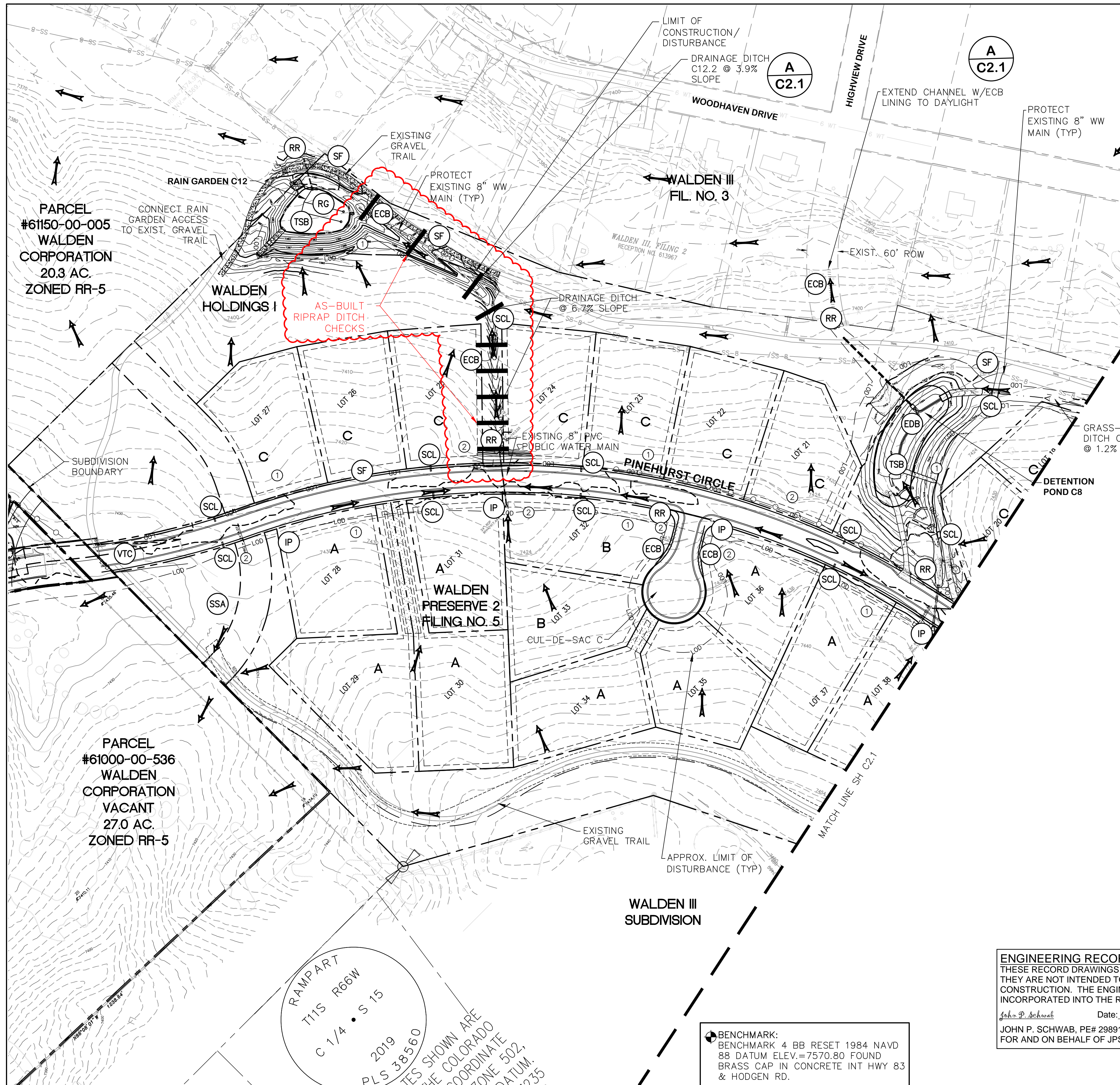
NO.	REVISION	DATE
1	FINAL PLAT SUBMITTAL	01/10/22
2	EPC COMMENTS	07/07/22
3	AS-BUILT	06/24/26

SOUTH SITE GRADING & EROSION CONTROL PLAN

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

C2.1

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

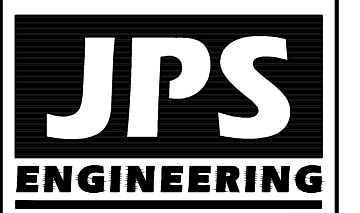
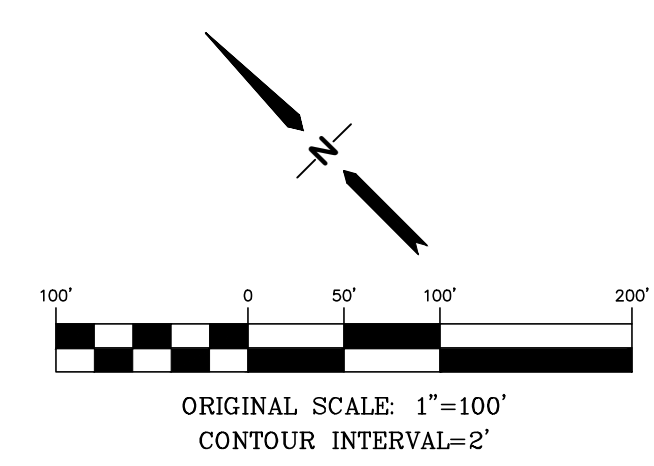


LEGEND:

- PROPERTY LINES
- - - FLOWLINE
- ← DRAINAGE FLOW ARROW
- × 99.00 PROPOSED SPOT ELEVATION (FLOWLINE)
- × 95.10 EXISTING SPOT ELEVATION
- RR RIPRAP (10'L x 6'W x 2'D; d₅₀=12" RR UNLESS OTHERWISE NOTED)
- LOD LIMITS OF CONSTRUCTION/DISTURBANCE
- - - CUT/FILL 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.
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No.	REVISION	BY	DATE
1	FINAL PLAT SUBMITTAL	JPS	01/26/22
2	EPC COMMENTS	JPS	07/07/22
3	AS-BUILT	JPS	06/24/26

**NORTH SITE GRADING
& EROSION CONTROL PLAN**

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.

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& HODGEN RD.

RAMPART
T11S R66W
C 1/4 S 15
2019
PLS SHOWN ARE
THE COLORADO
COORDINATE
ZONE 502
DATUM.

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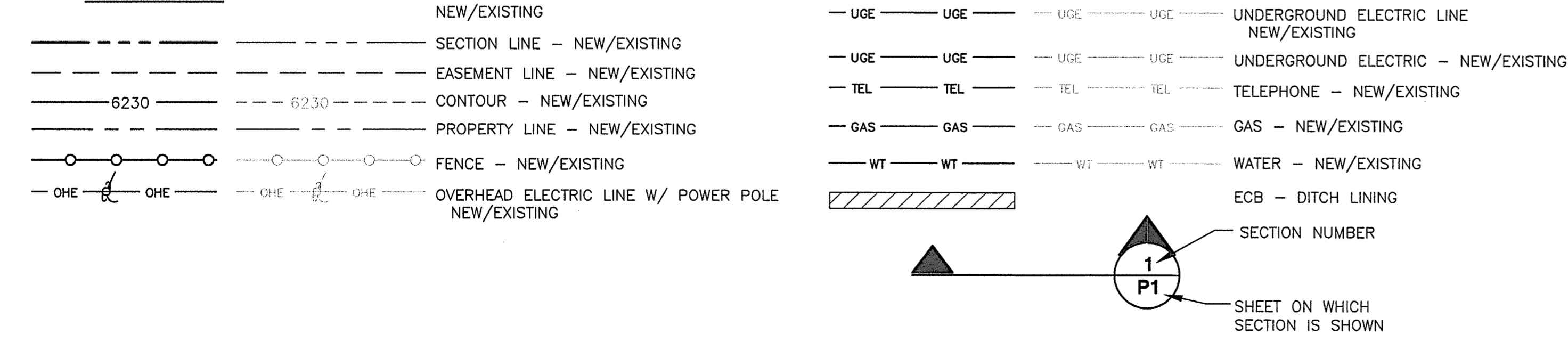
STANDARD NOTES FOR EL PASO COUNTY GRADING AND EROSION CONTROL PLAN

REVISED 7/02/19

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

COLORADO DEPARTMENT OF PUBLIC HEALTH AND ENVIRONMENT
 WATER QUALITY CONTROL DIVISION
 WQCD - PERMITS
 4300 CHERRY CREEK DRIVE SOUTH
 DENVER, CO 80246-1530
 ATTN: PERMITS UNIT

LEGEND:



GENERAL DRAINAGE NOTES:

- INDIVIDUAL BUILDERS SHALL PROVIDE POSITIVE DRAINAGE AWAY FROM STRUCTURES AND ACCOUNT FOR POTENTIAL CROSS-LOT DRAINAGE IMPACTS WITHIN EACH LOT.
- 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.
- GRADING AND DRAINAGE WITHIN LOTS IS THE RESPONSIBILITY OF THE INDIVIDUAL BUILDERS AND PROPERTY OWNERS.

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:

PERIODIC SITE INSPECTIONS	FREQUENCY 1
RE-VEGETATION OF EXPOSED SOILS	BI-WEEKLY
SEDIMENT REMOVAL FROM BMP'S	MONTHLY
REMOVAL OF BMP'S	AFTER STABILIZATION ACHIEVED

- AND AFTER ANY PRECIPITATION OR SNOW MELT EVENT THAT CAUSES SURFACE EROSION.
- ACCUMULATED 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:

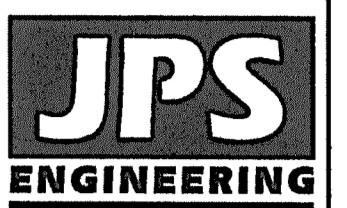
- EXISTING CONTOUR DATA CONSISTS OF AERIAL TOPOGRAPHIC SURVEY DATA PROVIDED BY OWNER. JPS ENGINEERING TAKES NO RESPONSIBILITY FOR THE ACCURACY OF EXISTING TOPOGRAPHIC MAPPING.
- STATIONING IS AT CENTERLINE UNLESS OTHERWISE NOTED. ALL ELEVATIONS ARE AT EDGE OF ASPHALT (EOA) UNLESS OTHERWISE NOTED. ALL DIMENSIONS ARE FROM EDGE OF ASPHALT TO EDGE OF ASPHALT UNLESS OTHERWISE NOTED.
- PROPOSED CONTOURS SHOWN ARE TO FINISHED GRADE.
- LENGTHS SHOWN FOR STORM SEWER PIPES ARE TO CENTER OF MANHOLE.
- CONTRACTOR SHALL REMOVE AND DISPOSE OF ALL EXISTING STRUCTURES, DEBRIS, WASTE AND OTHER UNSUITABLE FILL MATERIAL FOUND WITHIN THE LIMITS OF EXCAVATION.
- MATCH INTO EXISTING GRADES AT 3:1 MAX CUT AND FILL SLOPES.
- REVEGETATION OF ALL DISTURBED AREAS SHALL BE DONE WITH SPECIFIED SEED MIX WITHIN 60 DAYS AFTER FINE GRADING IS COMPLETE.
- 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.
- 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.
- 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.
- ADDITIONAL EROSION CONTROL MEASURES MAY BE REQUIRED AS DETERMINED BY SITE CONDITIONS.
- 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 MATERIAL SHALL BE COMPACTED PER EL PASO COUNTY AND CDOT STANDARDS AND SPECIFICATIONS.
- ALL FINISHED GRADES SHALL HAVE A MINIMUM 1.0% SLOPE TO PROVIDE POSITIVE DRAINAGE.
- IN CASE OF CONFLICT BETWEEN PROPOSED SLOPES AND PROPOSED SPOT ELEVATIONS, SPOT ELEVATIONS SHALL GOVERN.
- 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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GRADING & EROSION CONTROL NOTES

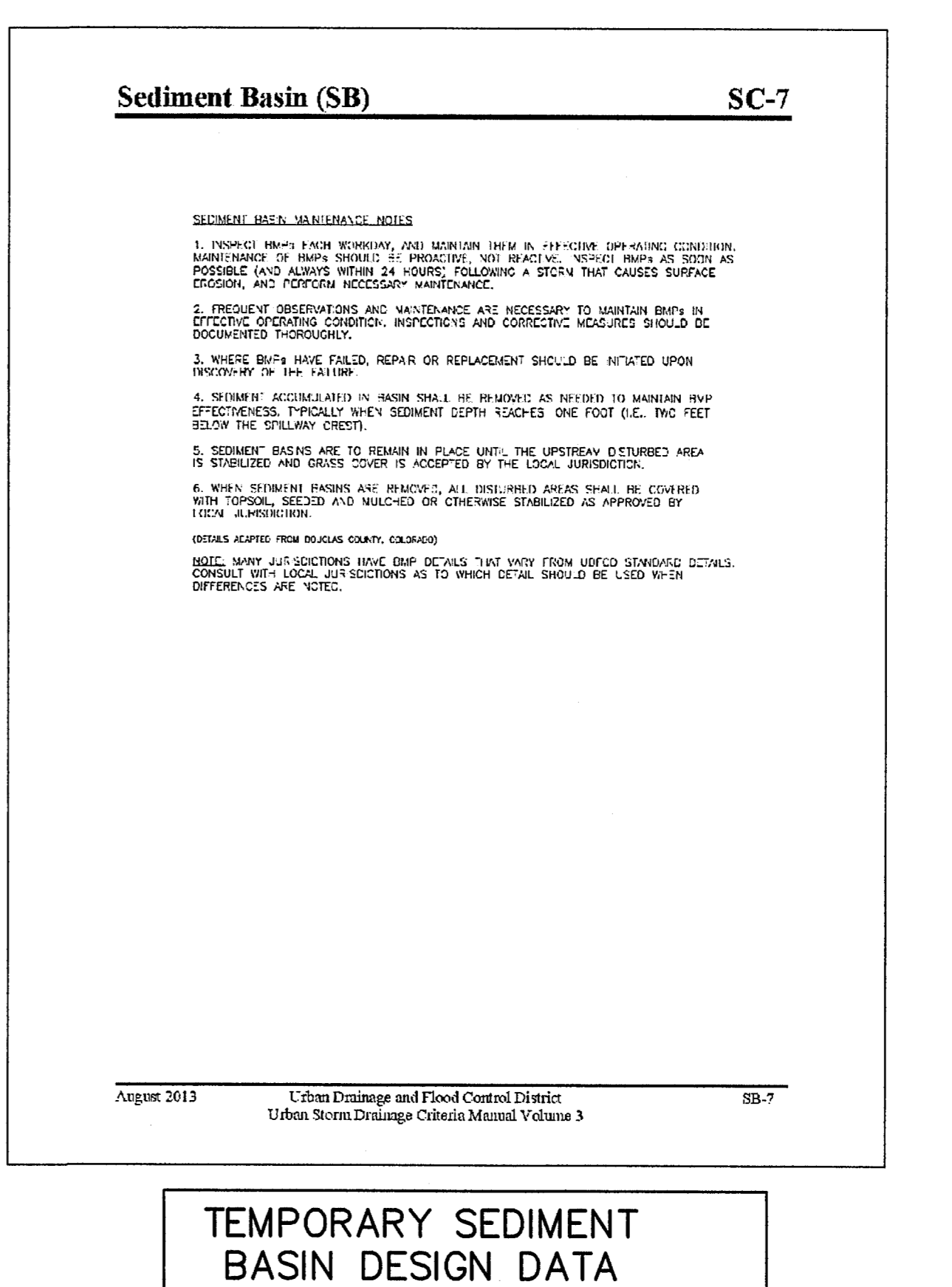
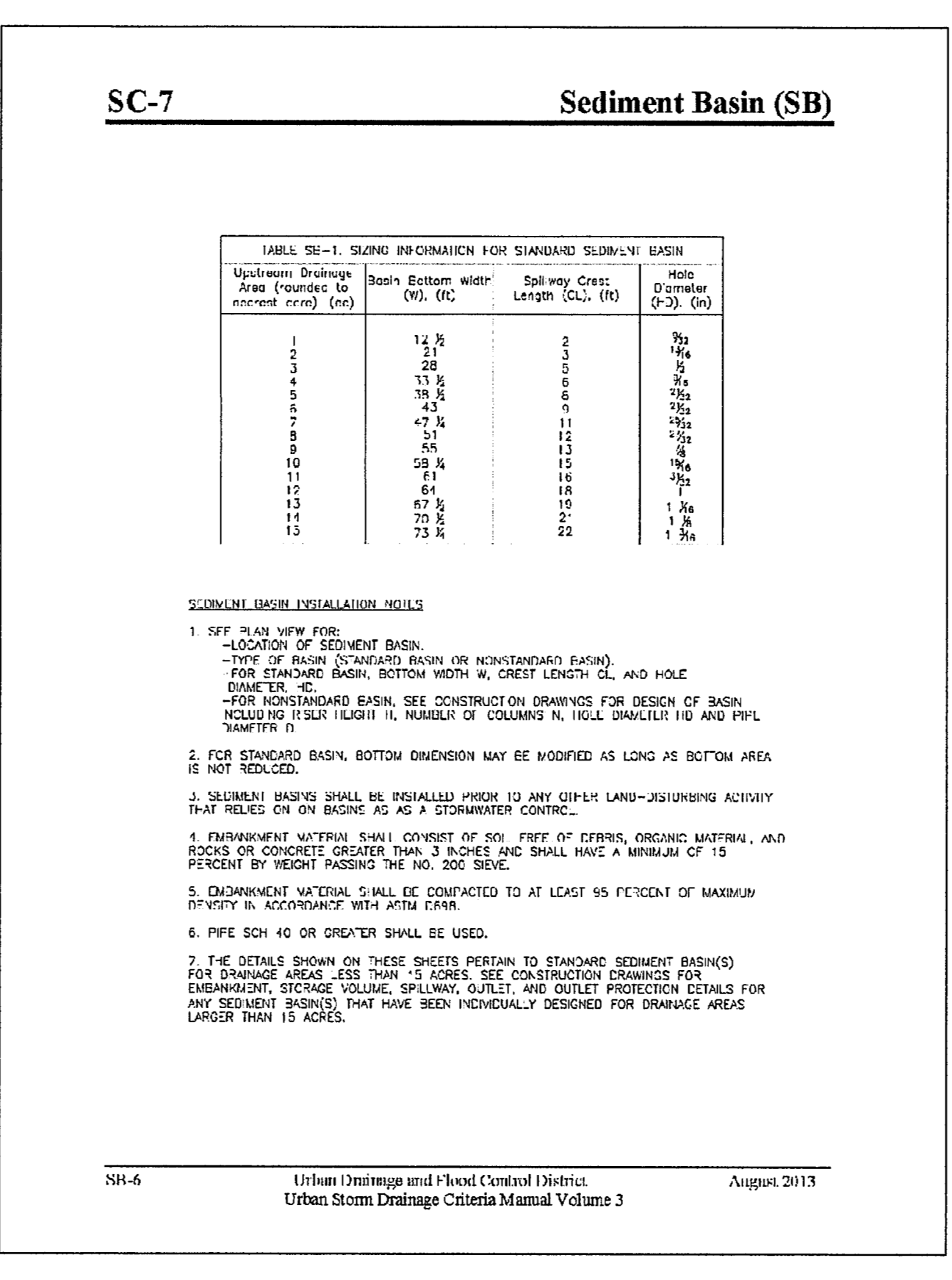
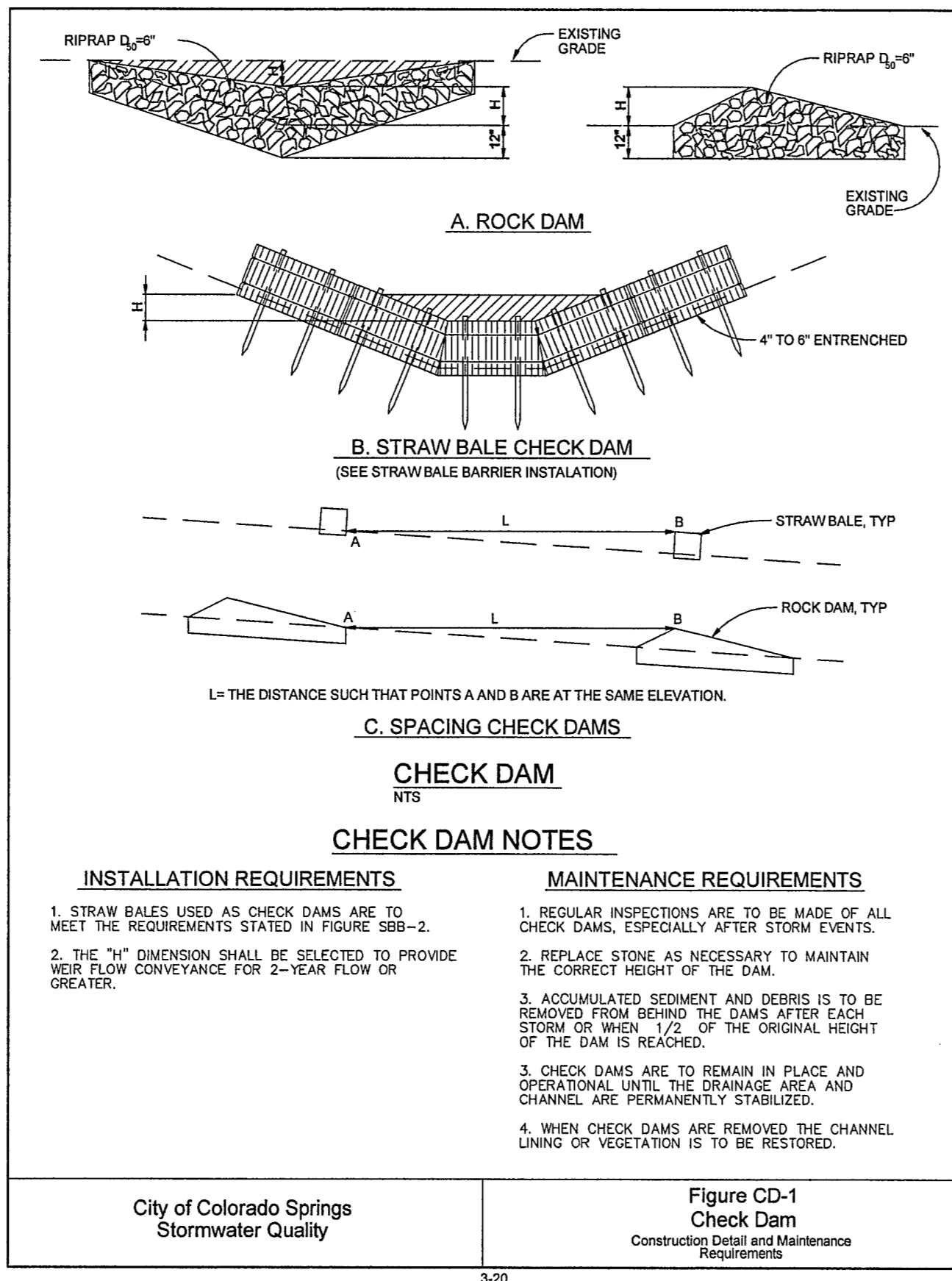
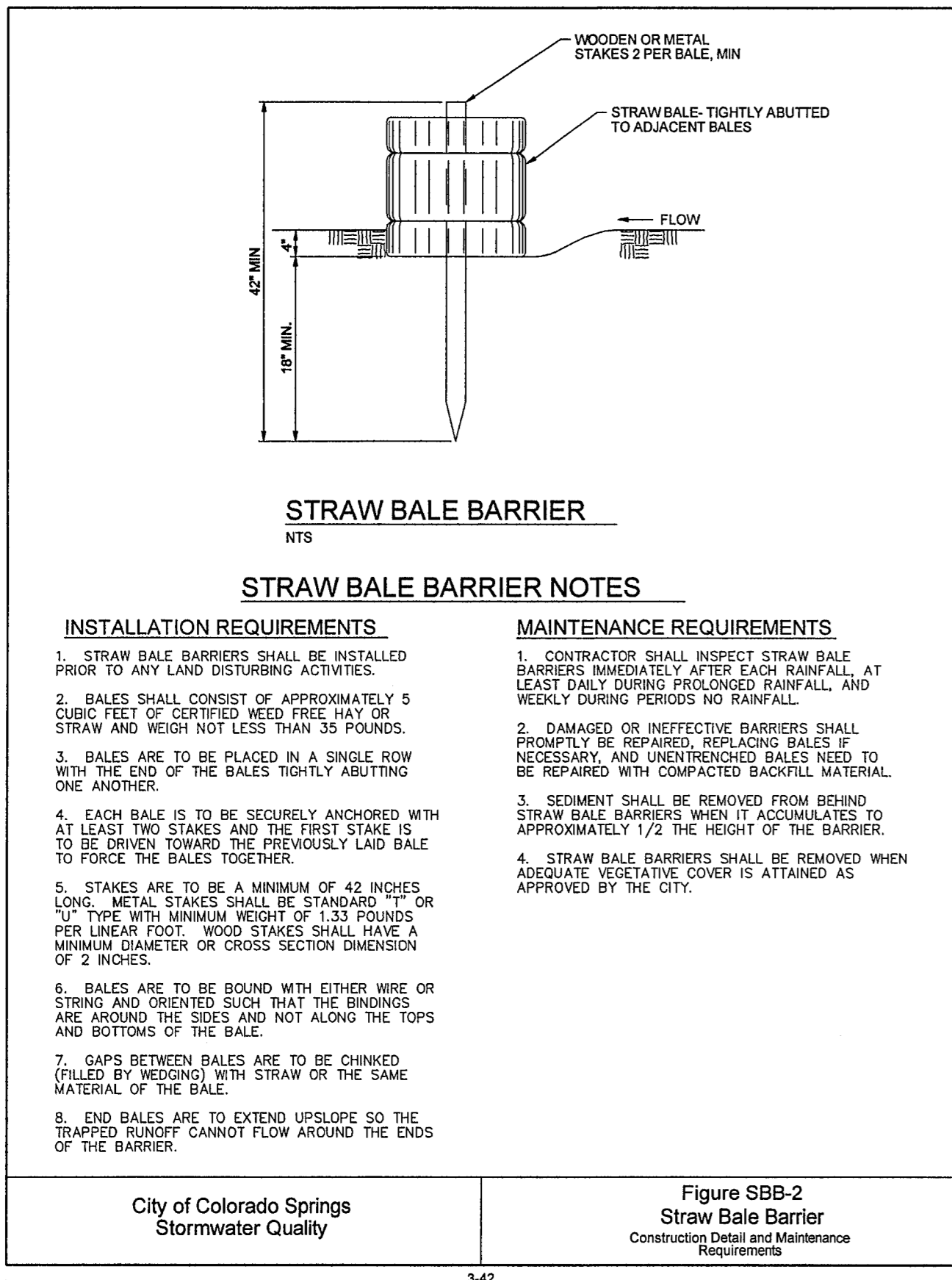
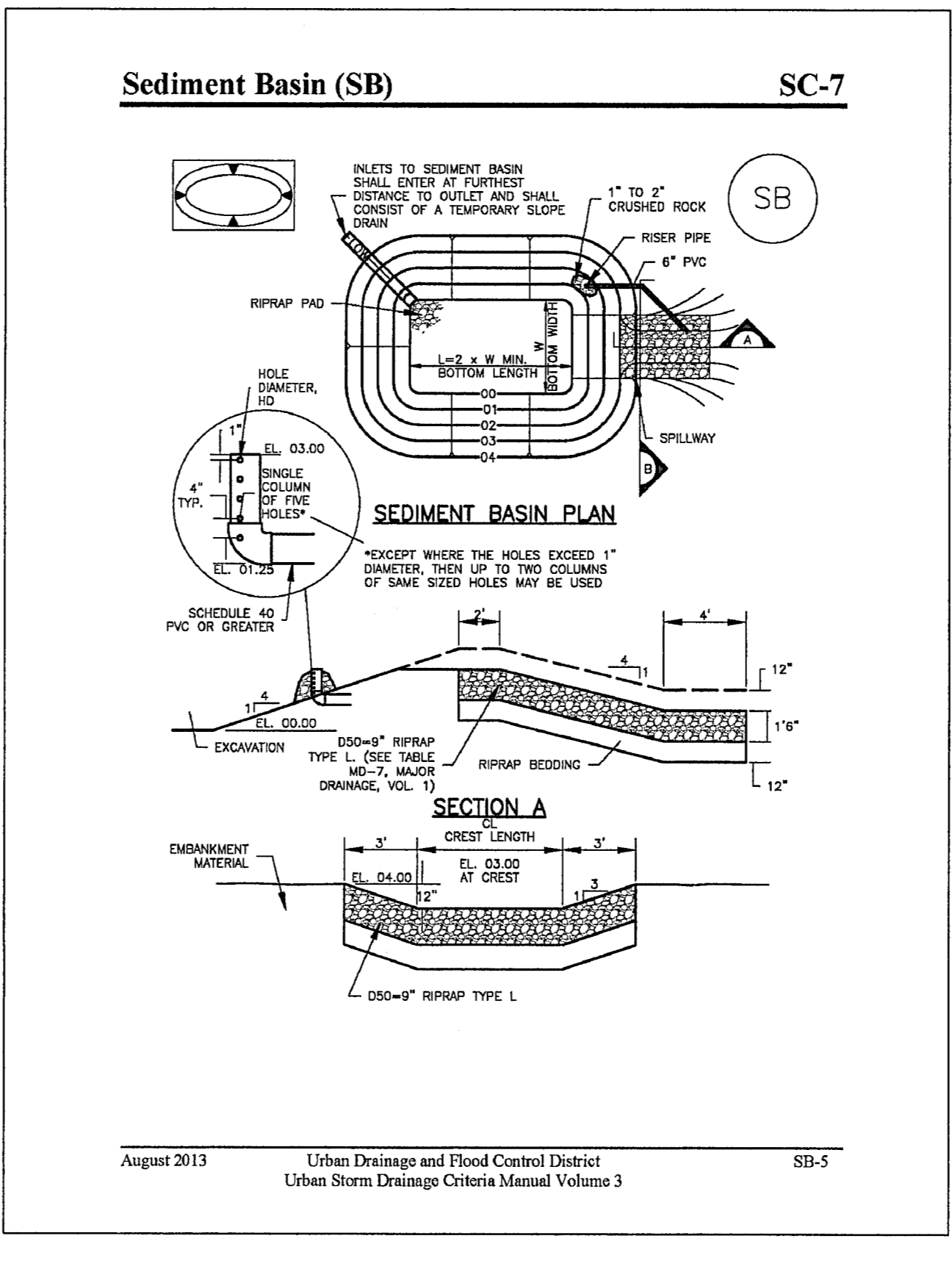
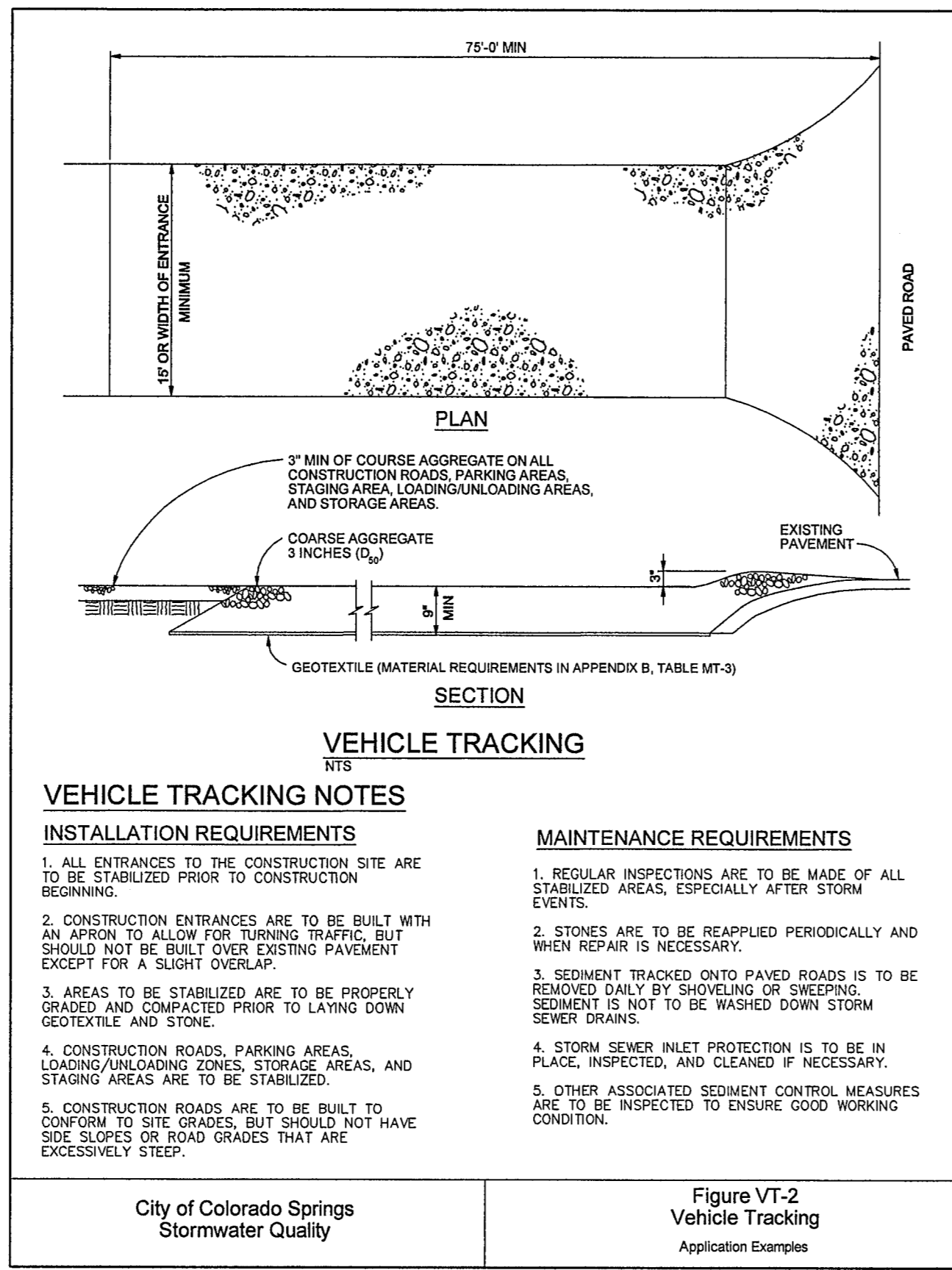
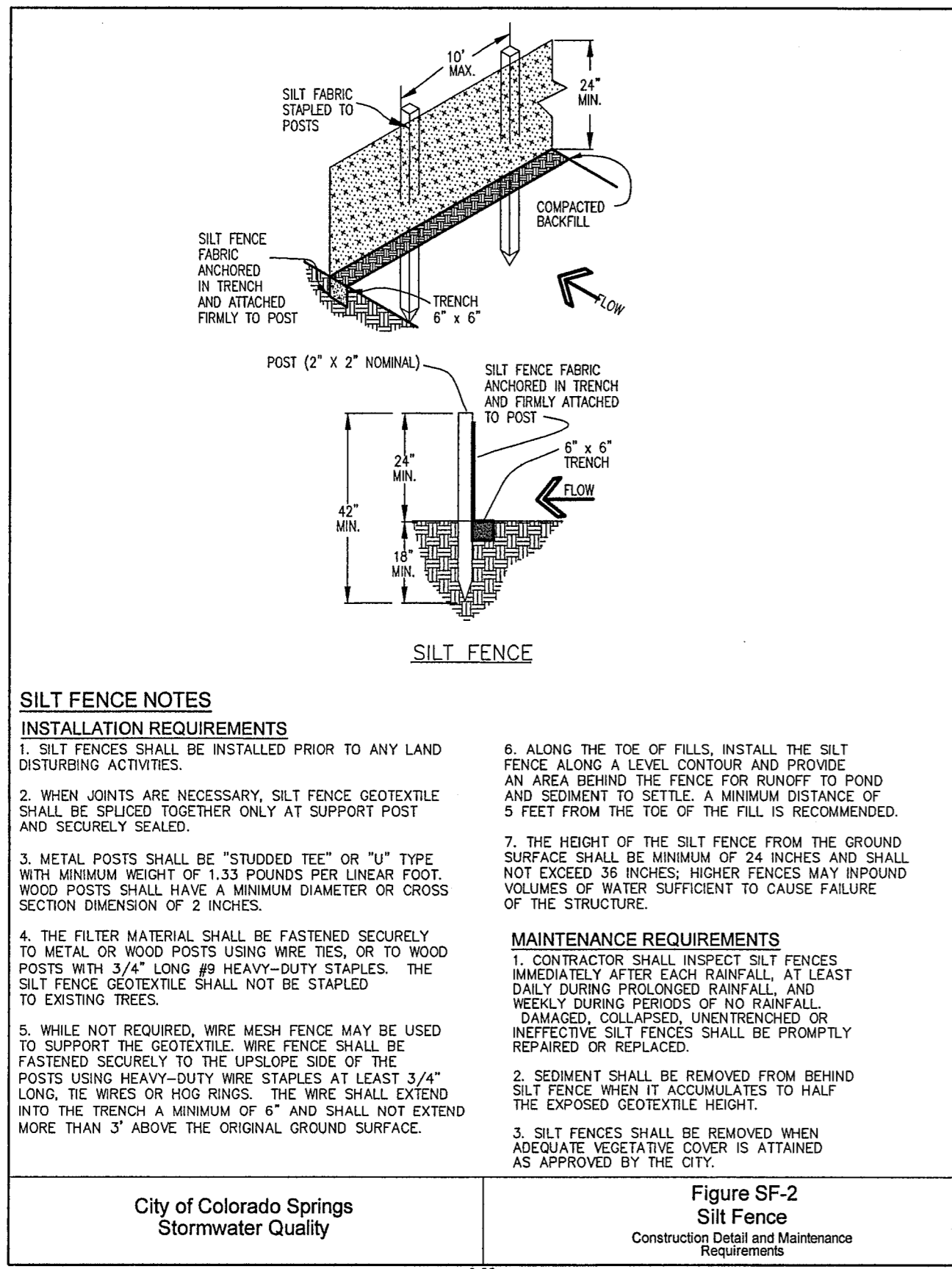
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SHEET:			

C3.1

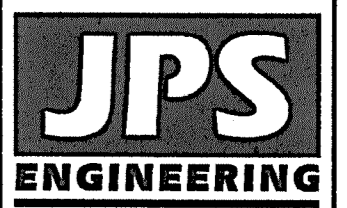
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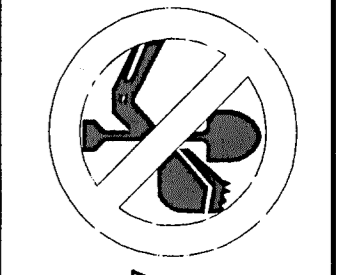
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 2-BUSINESS DAYS IN ADVANCE BEFORE THE MARKING OF UNDERGROUND MEMBER UTILITIES.

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

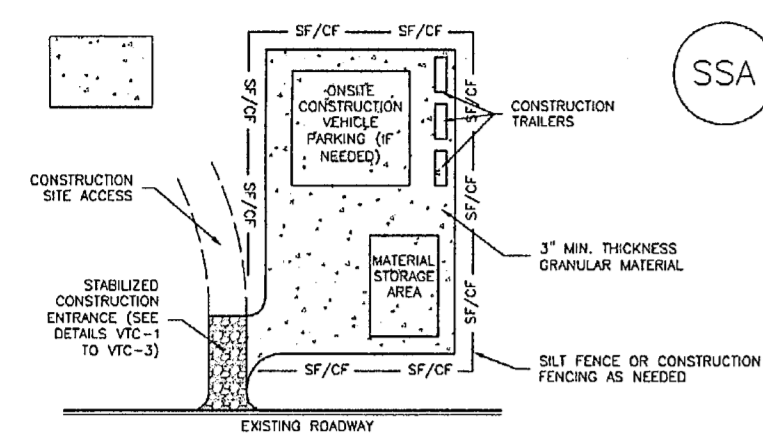
EROSION CONTROL DETAILS



HORIZ. SCALE: NTS
 VERT. SCALE: N/A
 SURVEYED: RAMPART
 CREATED: 10/01/20
 PROJECT NO: 040201
 SHEET: C3.2

DRAWN: BJJ
 DESIGNED: JPS
 CHECKED: JPS
 LAST MODIFIED: 7/7/22
 MODIFIED BY: MSP

Stabilized Staging Area (SSA) SM-6



SSA-1. STABILIZED STAGING AREA

STABILIZED STAGING AREA INSTALLATION NOTES

1. SEE PLAN VIEW FOR LOCATION OF STAGING AREAS.
2. STABILIZED STAGING AREA SHOULD BE APPROPRIATE FOR THE NEEDS OF THE SITE. OVERSEEING RESULTS IN A LARGER AREA TO STABILIZE FOLLOWING CONSTRUCTION.
3. STAGING AREA SHALL BE STABILIZED PRIOR TO OTHER OPERATIONS ON THE SITE.
4. THE STABILIZED STAGING AREA SHALL CONSIST OF A MINIMUM 3" THICK GRANULAR MATERIAL.
5. UNLESS OTHERWISE SPECIFIED BY LOCAL JURISDICTION, ROCK SHALL CONSIST OF DOT SECT. #703, #703.5 COARSE AGGREGATE OR 8" (MAX.) ROCK.
6. ADDITIONAL PERIMETER BARS MAY BE REQUIRED INCLUDING BUT NOT LIMITED TO SALT FENCE AND CONSTRUCTION FENCING.

STABILIZED STAGING AREA MAINTENANCE NOTES

1. INSPECT BMPs EACH WORKDAY AND MAINTAIN THEM IN EFFECTIVE OPERATING CONDITION. MAINTENANCE OF BMPs SHOULD BE PROMPT, NOT REACTIVE. INSPECT BMPs AS SOON AS POSSIBLE (AND ALWAYS WITHIN 24 HOURS) FOLLOWING A STORM THAT CAUSES SURFACE EROSION, AND PERFORM NECESSARY MAINTENANCE.
2. FREQUENT OBSERVATIONS AND MAINTENANCE ARE NECESSARY TO MAINTAIN BMPs IN EFFECTIVE OPERATING CONDITION. INSPECTIONS AND CORRECTIVE MEASURES SHOULD BE DOCUMENTED THOROUGHLY.
3. WHERE BMPs HAVE FAILED, REPAIR OR REPLACEMENT SHOULD BE INITIATED UPON DISCOVERY OF THE FAILURE.
4. ROCK SHALL BE REAPPLIED OR REGRASSED AS NECESSARY IF RUTTING OCCURS OR UNDERLYING SUBGRADE BECOMES EXPOSED.

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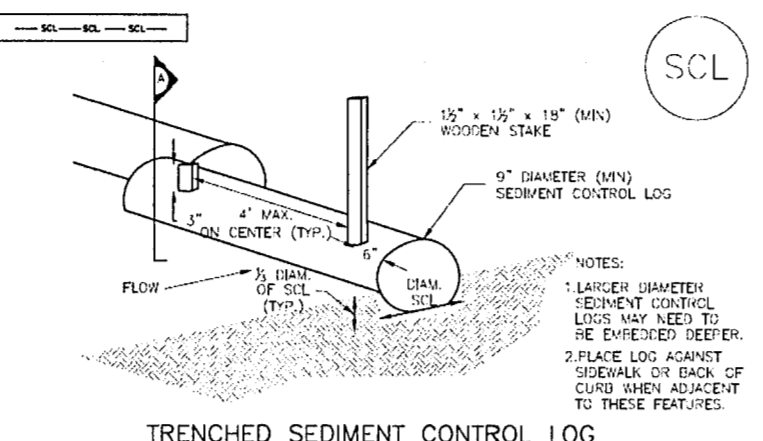
SM-6 Stabilized Staging Area (SSA)

STABILIZED STAGING AREA MAINTENANCE NOTES

1. STABILIZED STAGING AREA SHALL BE SURROUND BY FULL-HEIGHT 4'-0" MIN. TALL FENCE, AND UNLESS OTHERWISE SPECIFIED BY LOCAL JURISDICTION.
2. THE STABILIZED STAGING AREA SHALL BE REMOVED AT THE END OF CONSTRUCTION. THE GRANULAR MATERIAL SHALL BE REMOVED TO 1" DEPTH BY THE LOCAL JURISDICTION. USED ON SITE, AND THE AREA COVERED WITH TOPSOIL, SEEDS AND MULCH OR OTHERWISE STABILIZED BY A METHOD APPROVED BY LOCAL JURISDICTION.
3. UNLESS OTHERWISE SPECIFIED BY LOCAL JURISDICTION, ROCK SHALL CONSIST OF DOT SECT. #703, #703.5 COARSE AGGREGATE OR 8" (MAX.) ROCK.
4. ADDITIONAL PERIMETER BARS MAY BE REQUIRED INCLUDING BUT NOT LIMITED TO SALT FENCE AND CONSTRUCTION FENCING.

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Sediment Control Log (SCL) SC-2



TRENCHED SEDIMENT CONTROL LOG

SECTION A



TRENCHED SEDIMENT CONTROL LOG

SECTION B



TRENCHED SEDIMENT CONTROL LOG

LOG JOINTS



SCL-1. TRENCHED SEDIMENT CONTROL LOG

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Urban Storm Drainage Criteria Manual Volume 3 SCL-3

SC-2 Sediment Control Log (SCL)

SEDIMENT CONTROL LOG INSTALLATION NOTES

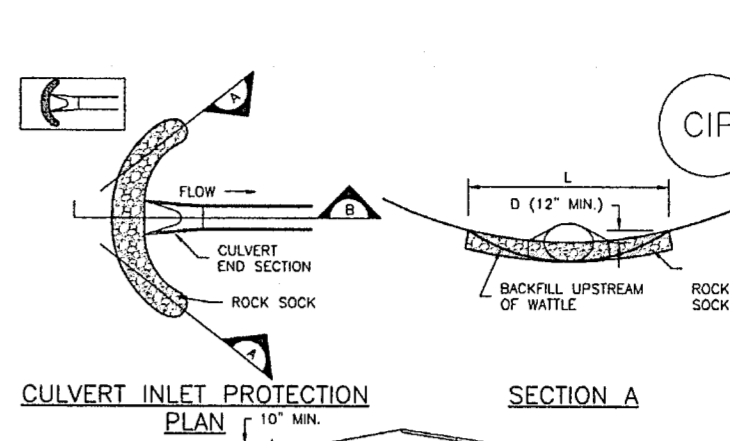
1. SEE PLAN VIEW FOR LOCATION AND LENGTH OF SEDIMENT CONTROL LOGS.
2. SEDIMENT CONTROL LOGS THAT ACT AS A PERIMETER CONTROL SHALL BE INSTALLED PRIOR TO ANY UPSTREAM LAND-USE/CONSTRUCTION ACTIVITIES.
3. SEDIMENT CONTROL LOGS SHALL CONSIST OF STAW, COMPOST, EXCELLOID OR COCONUT FIBER, AND SHALL BE FREE OF ANY NOXIOUS WEED SEEDS OR DEFECTS INCLUDING HIPS, HOLES AND CORROSION WEAR.
4. SEDIMENT CONTROL LOGS MAY BE USED AS SMALL CHECK DAMS IN DITCHES AND SHALES. HOWEVER, THEY SHOULD NOT BE USED IN PERENNIAL STREAMS.
5. IT IS RECOMMENDED THAT SEDIMENT CONTROL LOGS BE TRENCHED INTO THE GROUND TO A DEPTH OF APPROXIMATELY 3/4 OF THE DIAMETER OF THE LOG. IF TRENCHING TO THIS DEPTH IS NOT FEASIBLE AND/OR DESIRABLE (SHORT TERM INSTALLATION WITH DESIRE NOT TO DAMAGE LANDSCAPE), A LESSE TRENCHING DEPTH MAY BE ACCEPTABLE WITH MORE ROBUST STAKING. COMPOST LOGS THAT ARE 8 LB/YD DO NOT NEED TO BE TRENCHED.
6. THE UPSTREAM SIDE OF THE SEDIMENT CONTROL LOG SHALL BE BACKFILLED WITH SOIL OR FILTER MATERIAL THAT IS FREE OF ROCKS AND DEBRIS. THE SOIL SHALL BE TIGHTLY COMPACTED INTO THE SHAPE OF A RIGHT TRIANGLE USING A SHOVEL OR WEIGHTED LAWN ROLLER OR ROLLER IN PLACE.
7. FOLLOW MANUFACTURERS' GUIDANCE FOR STAKING. IF MANUFACTURERS' INSTRUCTIONS DO NOT SPECIFY STAKING, STAKES SHALL BE PLACED ON 4' CENTERS AND EXTENDED A MINIMUM OF 6" INTO THE GROUND. 3" OF THE STAKE SHALL PROJECT FROM THE TOP OF THE LOG. STAKES THAT ARE BROKEN PRIOR TO INSTALLATION SHALL BE REPLACED. COMPOST LOGS SHOULD BE STAKED TO 10' ON CENTER.

SEDIMENT CONTROL LOG MAINTENANCE NOTES

1. INSPECT BMPs EACH WORKDAY AND MAINTAIN THEM IN EFFECTIVE OPERATING CONDITION. MAINTENANCE OF BMPs SHOULD BE PROMPT, NOT REACTIVE. INSPECT BMPs AS SOON AS POSSIBLE (AND ALWAYS WITHIN 24 HOURS) FOLLOWING A STORM THAT CAUSES SURFACE EROSION, AND PERFORM NECESSARY MAINTENANCE.
2. FREQUENT OBSERVATIONS AND MAINTENANCE ARE NECESSARY TO MAINTAIN BMPs IN EFFECTIVE OPERATING CONDITION. INSPECTIONS AND CORRECTIVE MEASURES SHOULD BE DOCUMENTED THOROUGHLY.
3. WHERE BMPs HAVE FAILED, REPAIR OR REPLACEMENT SHOULD BE INITIATED UPON DISCOVERY OF THE FAILURE.
4. SEDIMENT ACCUMULATED UPSTREAM OF SEDIMENT CONTROL LOG SHALL BE REMOVED AS NEEDED TO MAINTAIN FUNCTIONALITY OF THE BMP, TYPICALLY WHEN DEPTH OF ACCUMULATED SEDIMENT IS APPROXIMATELY 3/4 OF THE HEIGHT OF THE SEDIMENT CONTROL LOG.
5. SEDIMENT CONTROL LOG SHALL BE REMOVED AT THE END OF CONSTRUCTION. COMPOST FROM COMPOST LOGS MAY BE LEFT IN PLACE AS LONG AS BMPs ARE REMOVED AND THE AREA SEEDS, IF DISTURBED AREAS FIRST AFTER REMOVAL, THEY SHALL BE COVERED WITH TOP SOIL, SEEDS AND MULCH OR OTHERWISE STABILIZED IN A MANNER APPROVED BY THE LOCAL JURISDICTION.

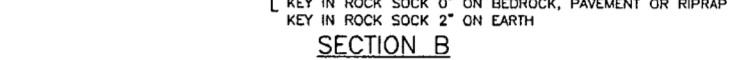
November 2010 Urban Drainage and Flood Control District
Urban Storm Drainage Criteria Manual Volume 3 SC-6

Inlet Protection (IP) SC-6



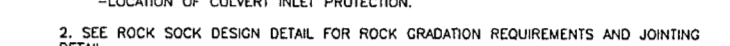
CULVERT INLET PROTECTION

SECTION A



CIP-1. CULVERT INLET PROTECTION

SECTION B

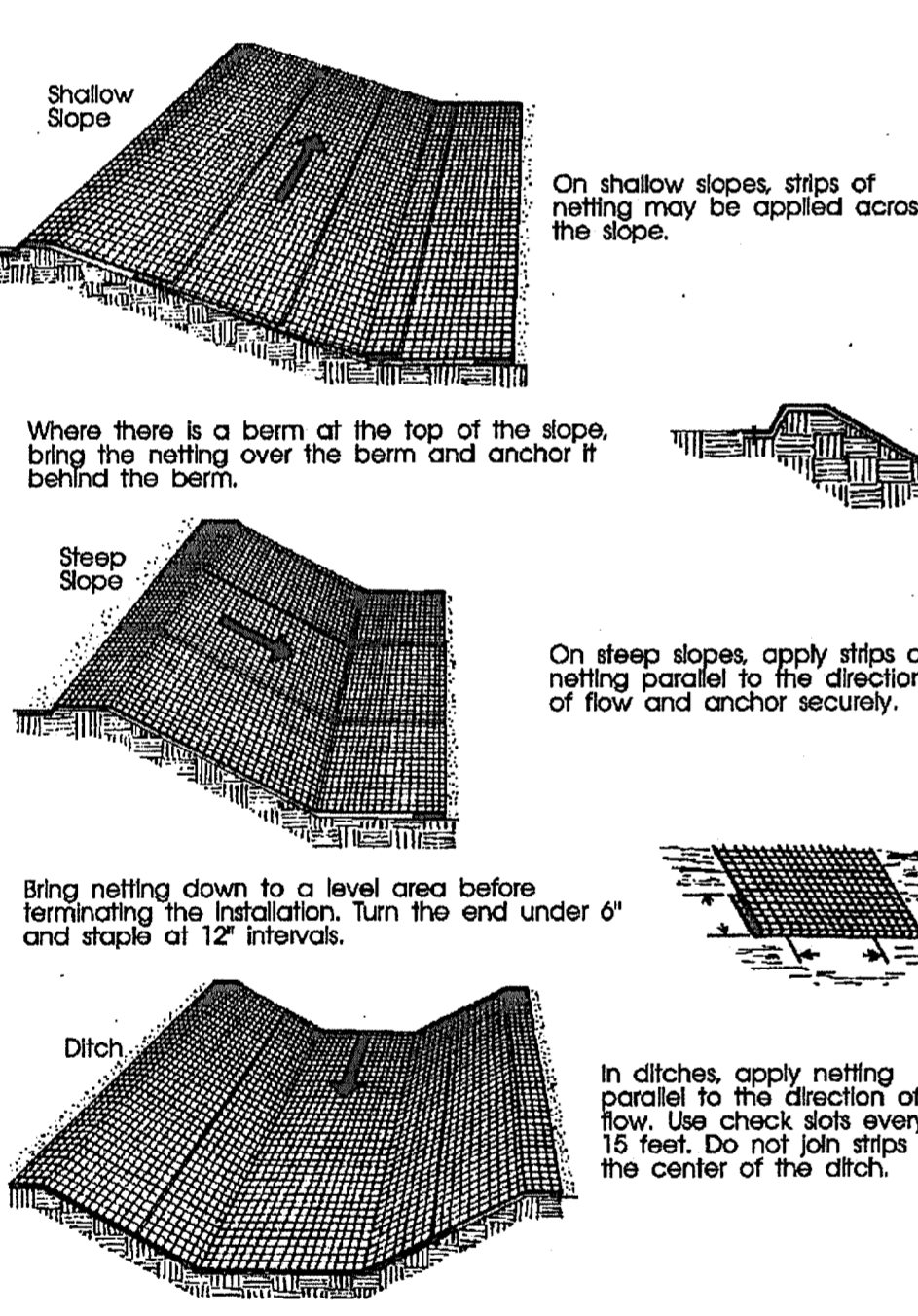


CIP-1. CULVERT INLET PROTECTION

CULVERT INLET PROTECTION INSTALLATION NOTES

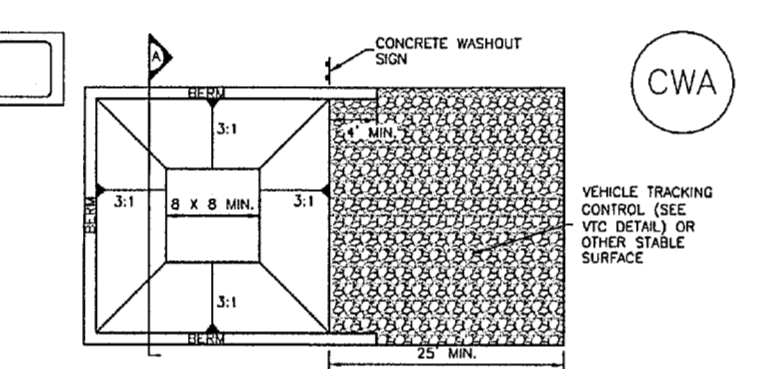
1. SEE PLAN VIEW FOR LOCATION OF CULVERT INLET PROTECTION.
2. SEE ROCK SOCK DESIGN DETAIL FOR ROCK GRADATION REQUIREMENTS AND JOINTING DETAIL.
3. WHERE BMPs HAVE FAILED, REPAIR OR REPLACEMENT SHOULD BE INITIATED UPON DISCOVERY OF THE FAILURE.
4. INSPECT BMPs EACH WORKDAY AND MAINTAIN THEM IN EFFECTIVE OPERATING CONDITION. MAINTENANCE OF BMPs SHOULD BE PROMPT, NOT REACTIVE. INSPECT BMPs AS SOON AS POSSIBLE (AND ALWAYS WITHIN 24 HOURS) FOLLOWING A STORM THAT CAUSES SURFACE EROSION, AND PERFORM NECESSARY MAINTENANCE.
5. FREQUENT OBSERVATIONS AND MAINTENANCE ARE NECESSARY TO MAINTAIN BMPs IN EFFECTIVE OPERATING CONDITION. INSPECTIONS AND CORRECTIVE MEASURES SHOULD BE DOCUMENTED THOROUGHLY.
6. SEDIMENT ACCUMULATED UPSTREAM OF THE CULVERT SHALL BE REMOVED WHEN THE SEDIMENT DEPTH IS 3/4 THE HEIGHT OF THE ROCK SOCK.
7. CULVERT INLET PROTECTION SHALL REMAIN IN PLACE UNTIL THE UPSTREAM DISTURBED AREA IS PERMANENTLY STABILIZED AND APPROVED BY THE LOCAL JURISDICTION.

August 2013 Urban Drainage and Flood Control District
Urban Storm Drainage Criteria Manual Volume 3 IP-7



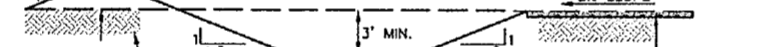
City of Colorado Springs Storm Water Quality Figure ECB-1 Erosion Control Blanket Application Examples

Concrete Washout Area (CWA) MM-1

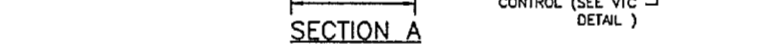


CWA-1. CONCRETE WASHOUT AREA

CONCRETE WASHOUT AREA PLAN



SECTION A



CWA-1. CONCRETE WASHOUT AREA

CWA INSTALLATION NOTES

1. SEE PLAN VIEW FOR CWA INSTALLATION LOCATION.
2. DO NOT LOCATE AN UNLIMITED CWA WITHIN 400' OF ANY NATURAL DRAINAGE PATHWAY OR WATERBODY. DO NOT LOCATE WITHIN 100' OF ANY WELLS OR DRINKING WATER SOURCES. IF SITE CONDITIONS MAKE THIS UNDESIRABLE, OR IF WELLS PERVIOUSLY EXIST ON SITE, THE CWA MUST BE INSTALLED WITH AN IMPERMEABLE LINER (1/8 IN. MIN. THICKNESS) OR SURFACE STORAGE ALTERNATIVES USING PRECAST/CAST CONCRETE WASHOUT DEVICES OR A LINED ABOVE GROUND STORAGE ARE SHOULD BE USED.
3. THE CWA SHALL BE INSTALLED PRIOR TO CONCRETE PLACEMENT ON SITE.
4. CWA SHALL INCLUDE A FLAT SUBSURFACE PIT THAT IS AT LEAST 8\"/>

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Urban Storm Drainage Criteria Manual Volume 3 CWA-3

MM-1 Concrete Washout Area (CWA)

CWA MAINTENANCE NOTES

1. INSPECT BMPs EACH WORKDAY AND MAINTAIN THEM IN EFFECTIVE OPERATING CONDITION. MAINTENANCE OF BMPs SHOULD BE PROMPT, NOT REACTIVE. INSPECT BMPs AS SOON AS POSSIBLE (AND ALWAYS WITHIN 24 HOURS) FOLLOWING A STORM THAT CAUSES SURFACE EROSION, AND PERFORM NECESSARY MAINTENANCE.
2. FREQUENT OBSERVATIONS AND MAINTENANCE ARE NECESSARY TO MAINTAIN BMPs IN EFFECTIVE OPERATING CONDITION. INSPECTIONS AND CORRECTIVE MEASURES SHOULD BE DOCUMENTED THOROUGHLY.
3. WHERE BMPs HAVE FAILED, REPAIR OR REPLACEMENT SHOULD BE INITIATED UPON DISCOVERY OF THE FAILURE.
4. THE CWA SHALL BE REPAIRED, CLEANED, OR ENLARGED AS NECESSARY TO MAINTAIN CAPACITY FOR CONCRETE WASTE. CONCRETE MATERIALS ACCUMULATED IN PIT SHALL BE REMOVED ONCE THE MATERIALS HAVE REACHED A DEPTH OF 2\"/>

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Urban Storm Drainage Criteria Manual Volume 3 CWA-4

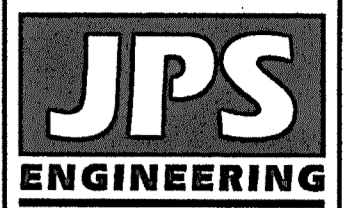
ENGINEERING RECORD DRAWINGS
THESE RECORD DRAWINGS HAVE BEEN PREPARED, IN PART, ON THE BASIS OF INFORMATION COMPILED BY OTHERS. THEY ARE NOT INTENDED TO REPRESENT IN DETAIL, THE EXACT LOCATION, TYPE OF COMPONENT, NOR MANNER OF CONSTRUCTION. THE ENGINEER WILL NOT BE RESPONSIBLE FOR ANY ERRORS OR OMISSIONS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

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

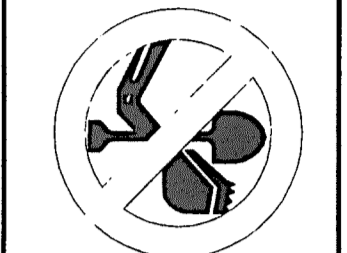


WALDEN PRESERVE 2 - FILING NO. 5

**EROSION CONTROL
DETAILS**



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Colorado Springs, CO
80903
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BEFORE ANY CONSTRUCTION
FOR THE MARKING OF UNDERGROUND
MEMBER UTILITIES.

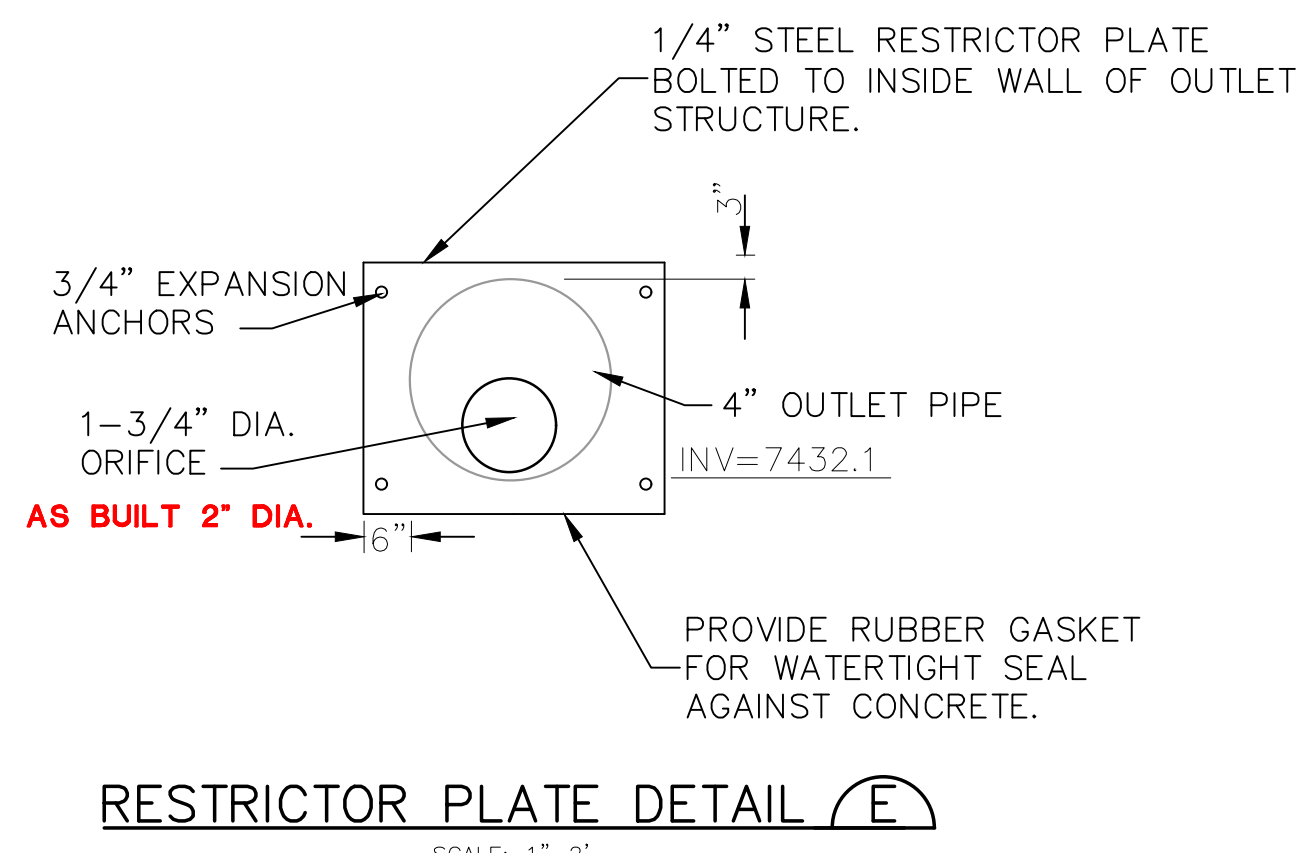
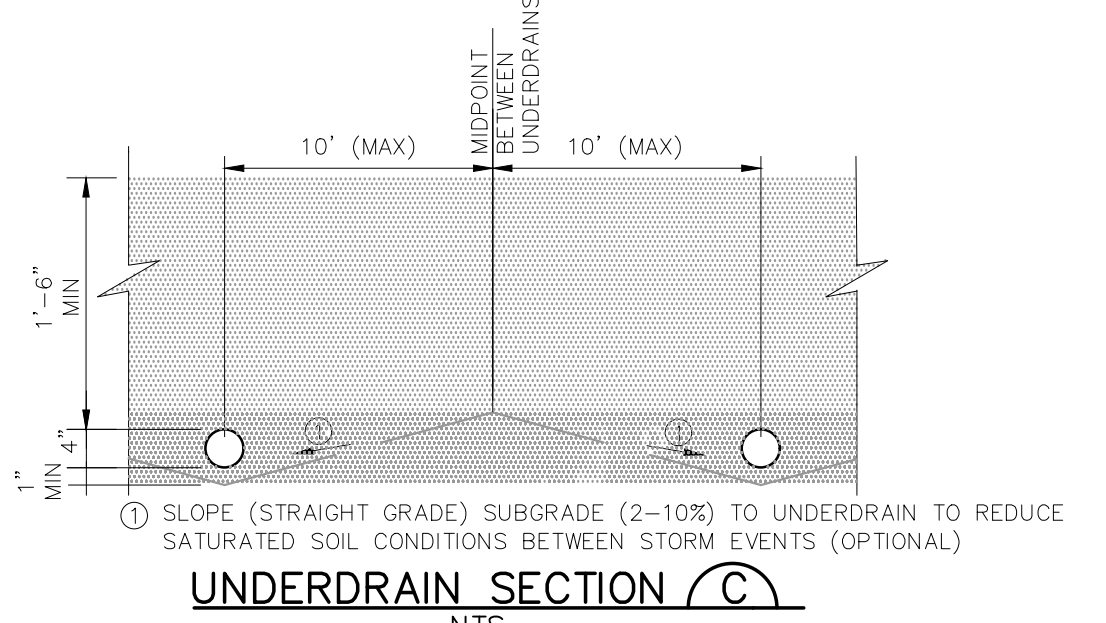
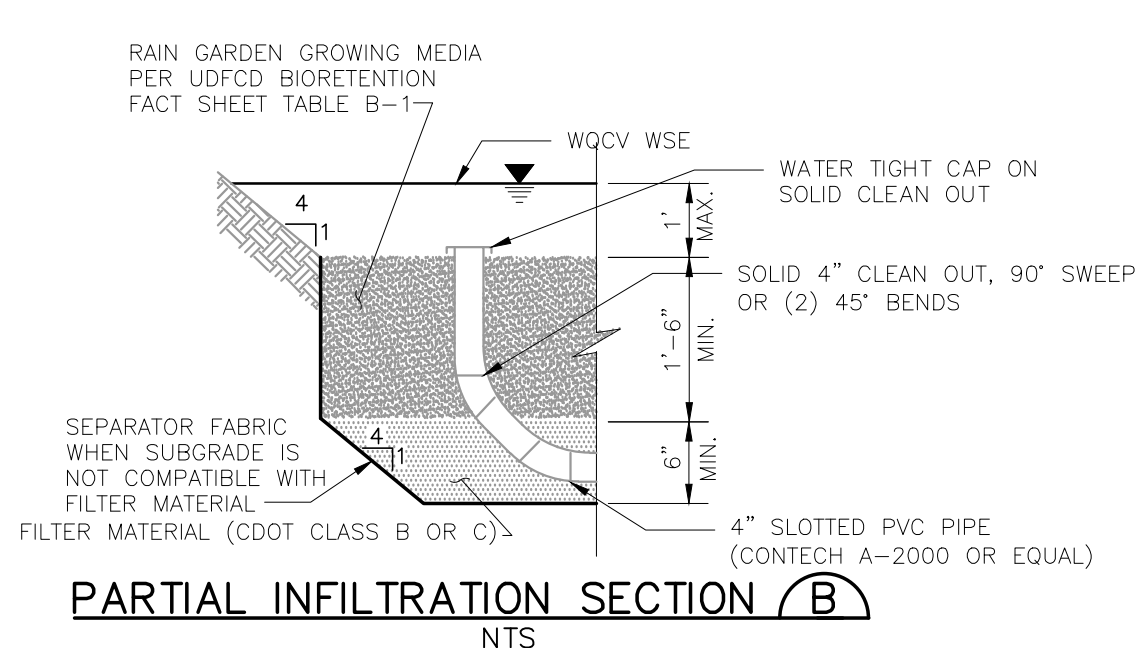
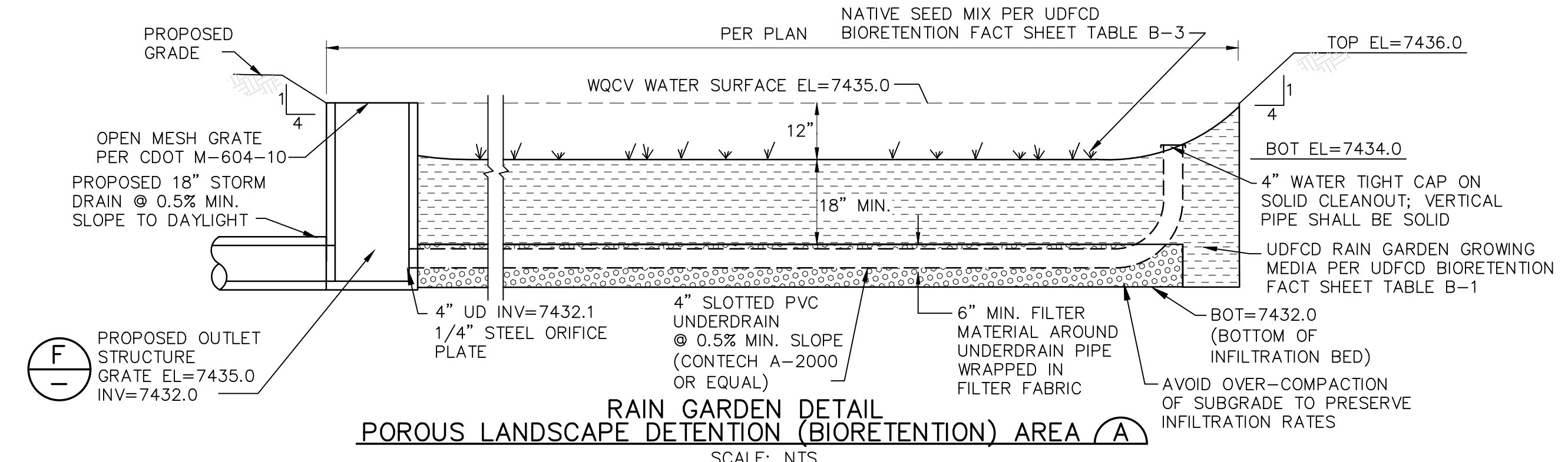
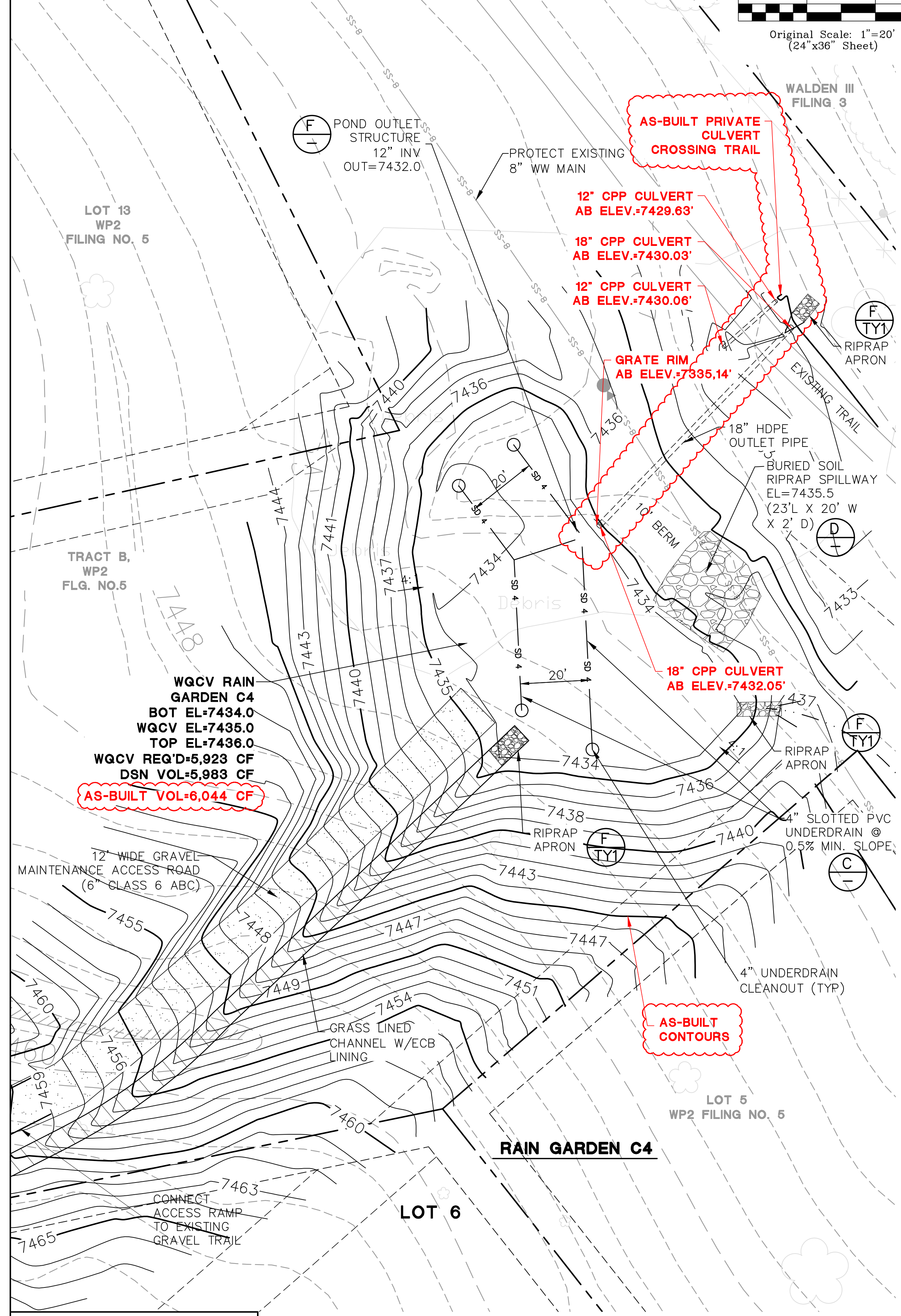
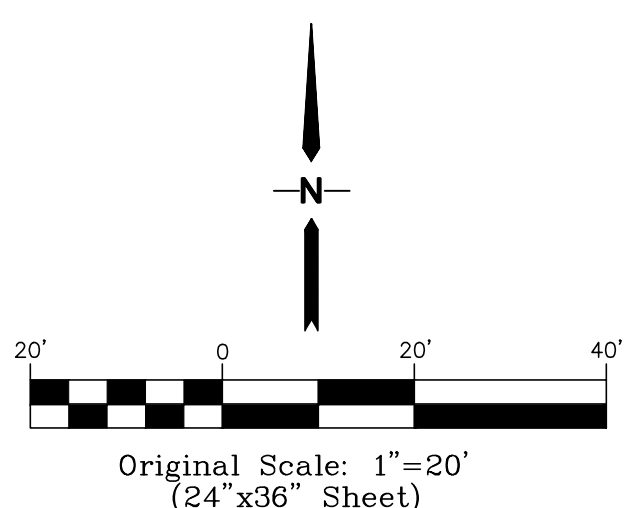
NO.	REVISION	DATE	BY
1	FINAL PLAT SUBMITTAL	1/10/22	JPS
2	EPC COMMENTS	7/7/22	JPS

HORIZ. 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

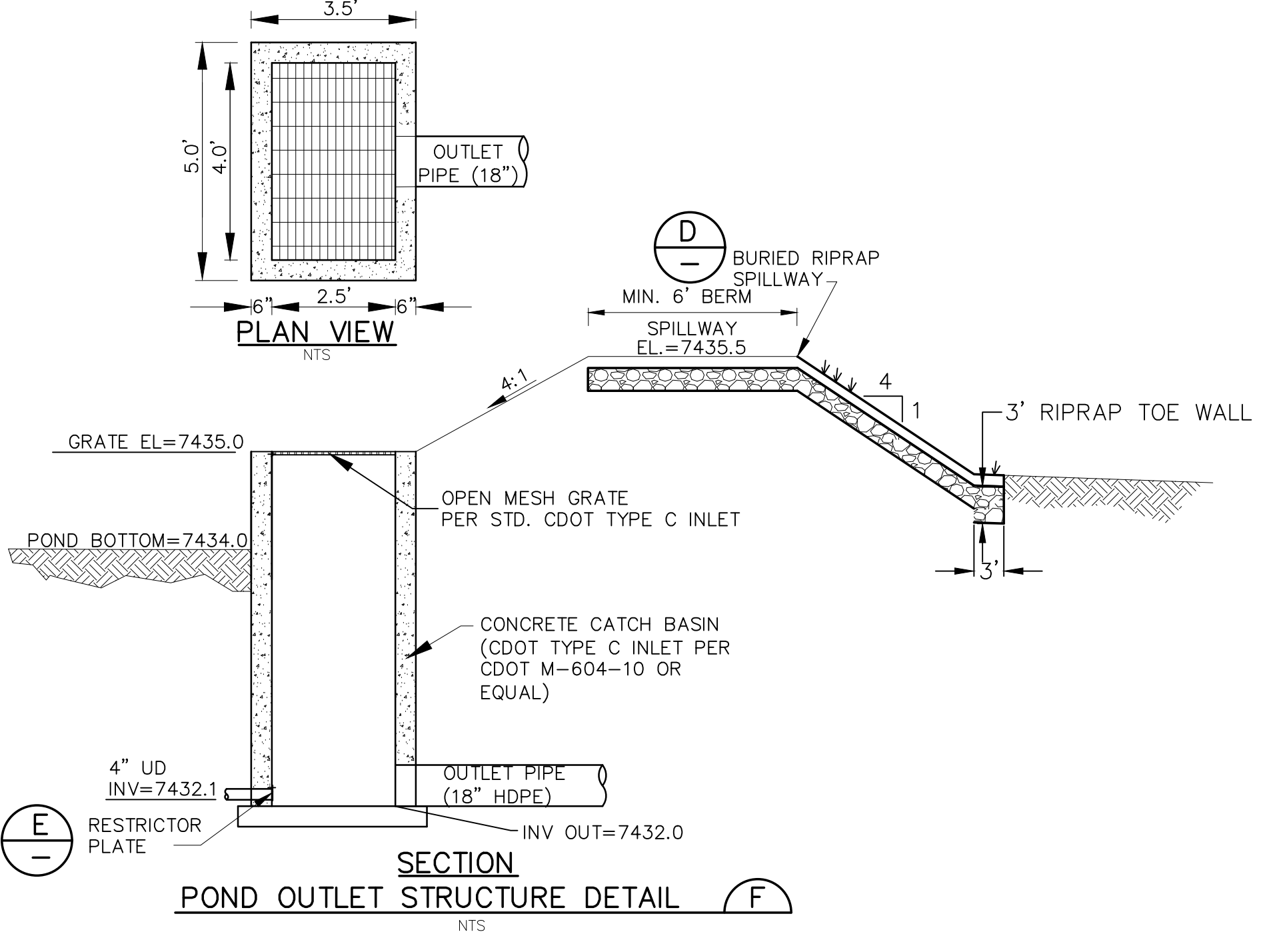
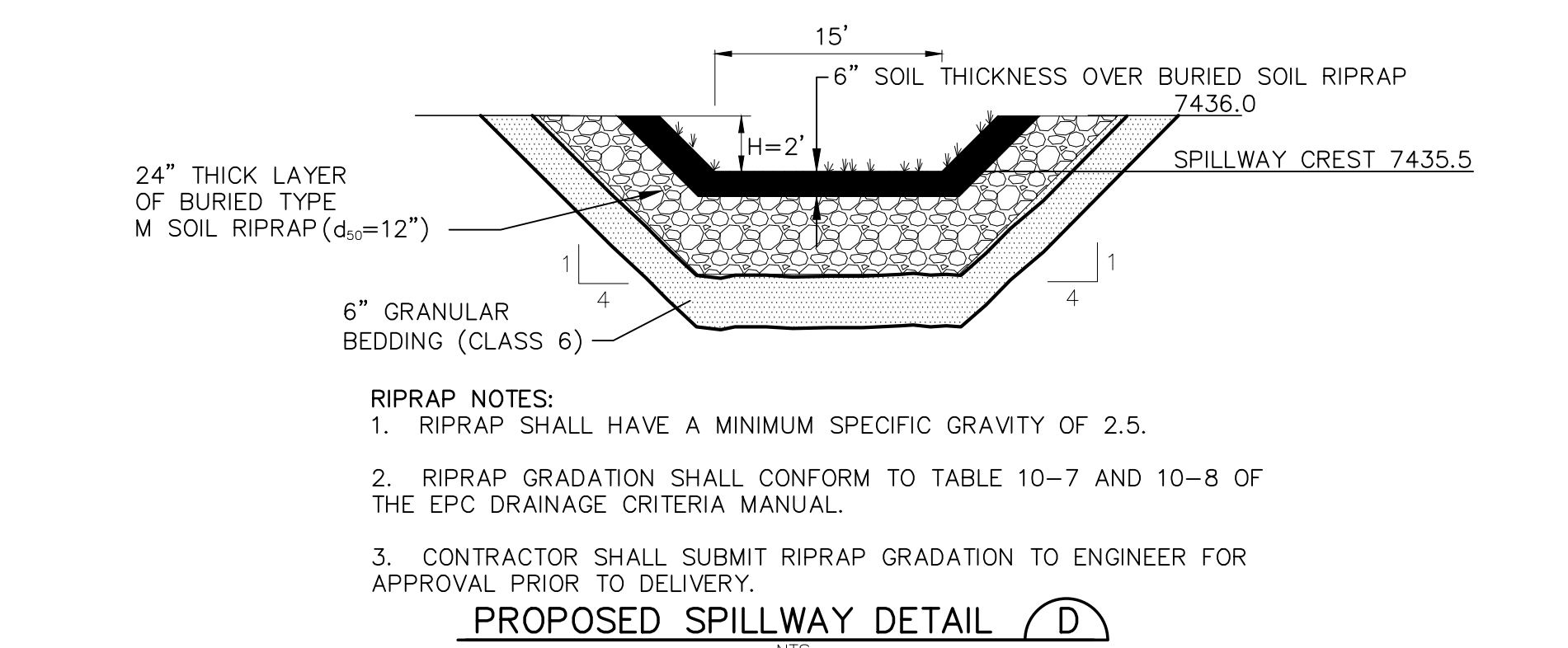
SHEET: **C3.3**

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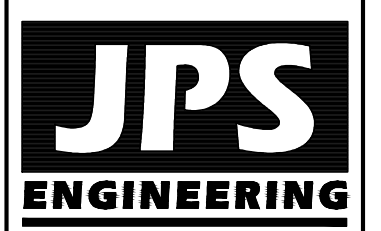
JOHN P. SCHWAB, PE# 29891
 FOR AND ON BEHALF OF JPS ENGINEERING, INC.



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



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



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WALDEN PRESERVE 2 - FILING NO. 5

BY	DATE	REVISION
JPS	01/26/22	FINAL PLAN SUBMITTAL
JPS	07/07/22	EPC COMMENTS
JPS	08/09/22	EPC COMMENTS
JPS	06/23/26	AS-BUILT

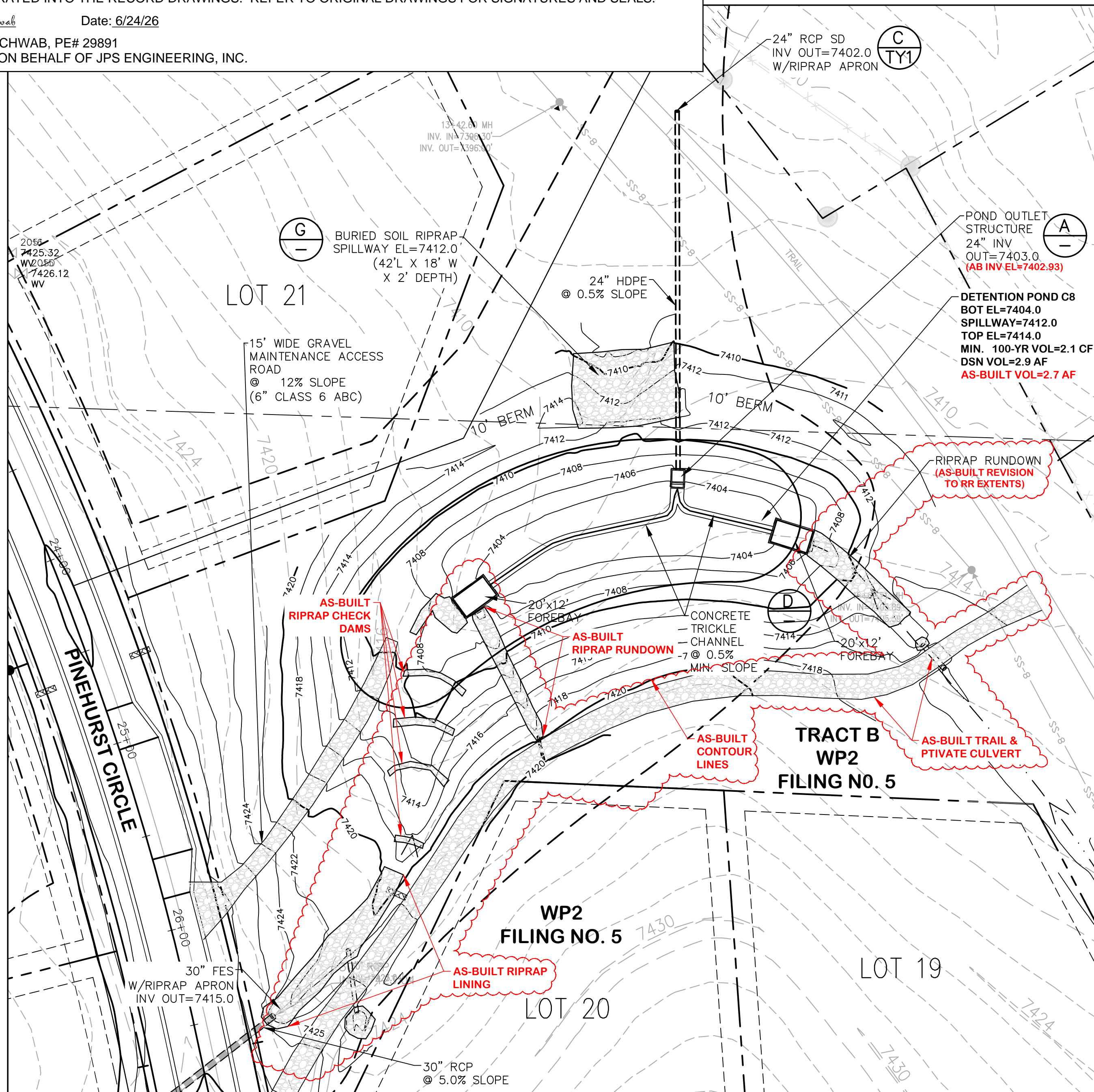
RAIN GARDEN C4 PLAN & DETAILS

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

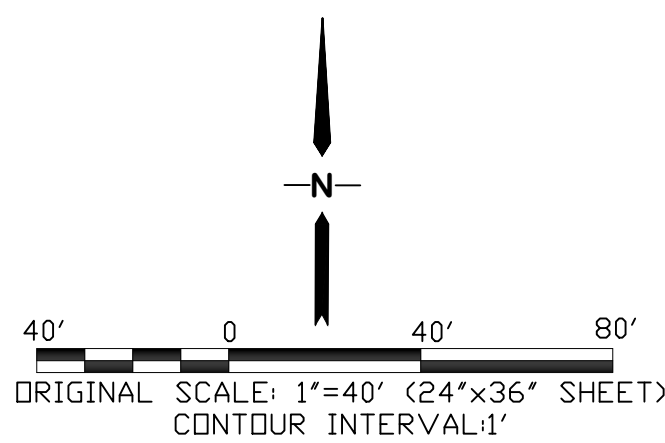
C4.1

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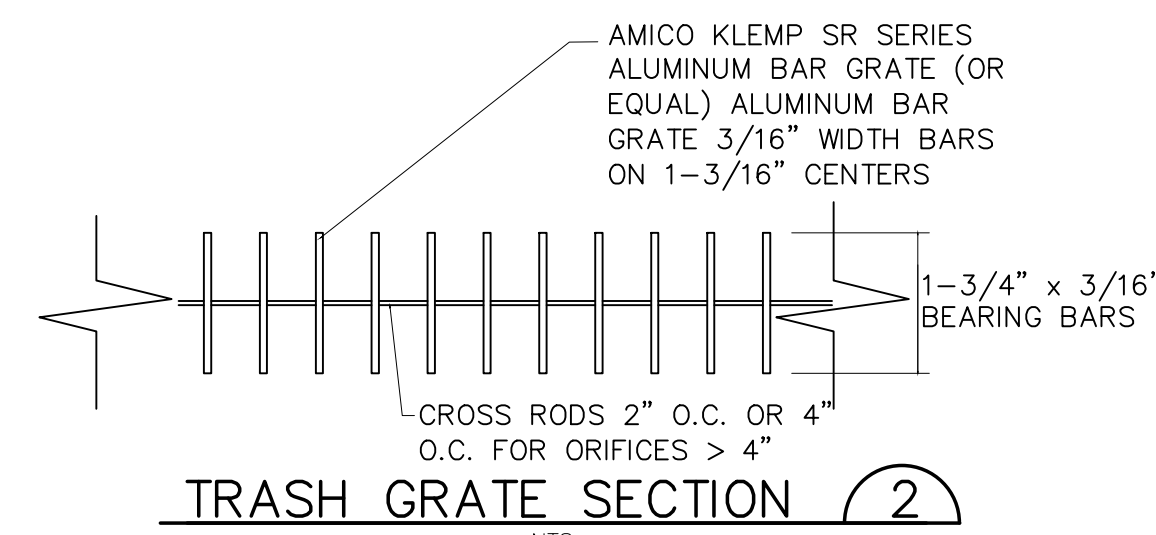
John P. Schwab Date: 6/24/26
 JOHN P. SCHWAB, PE# 29891
 FOR AND ON BEHALF OF JPS ENGINEERING, INC.



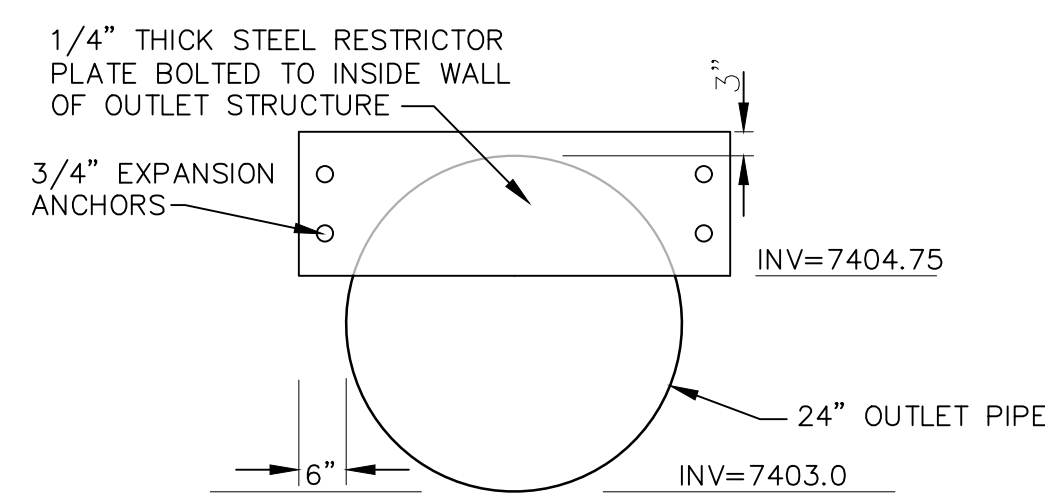
POND B PLAN



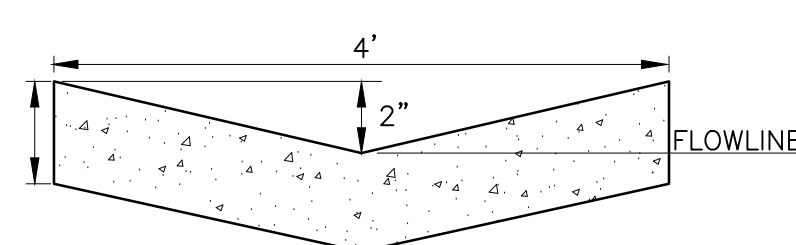
CONTOUR	AREA (SF)
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7406	9,045
7408	13,888
7410	20,102
7412	26,547



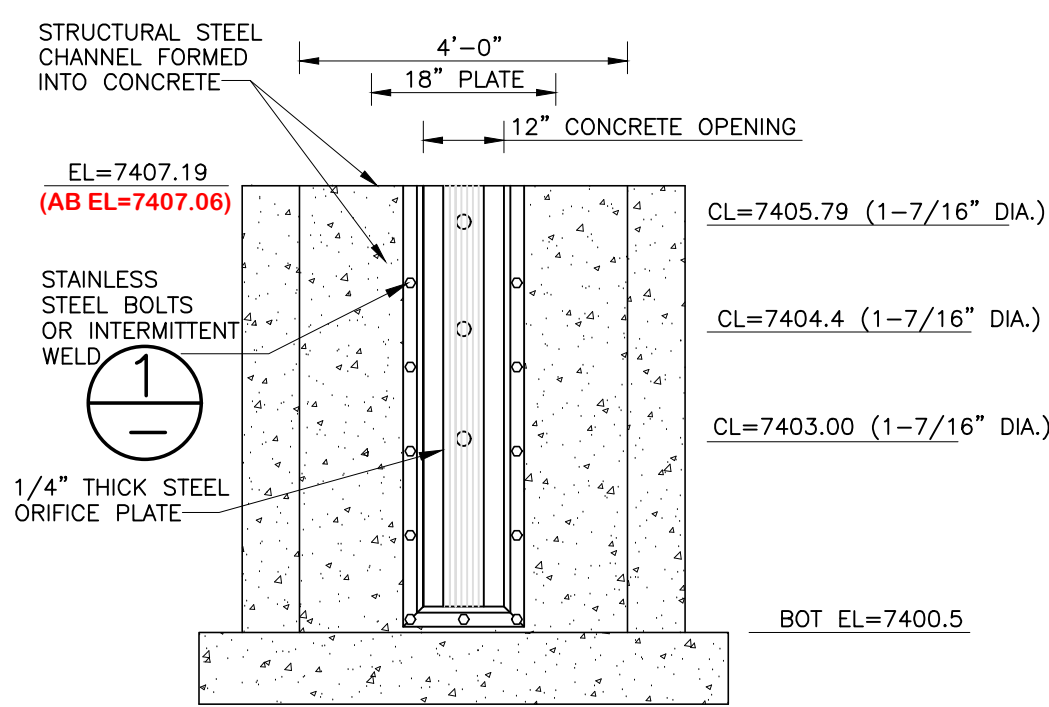
TRASH GRATE SECTION (2)



RESTRICTOR PLATE DETAIL (C)



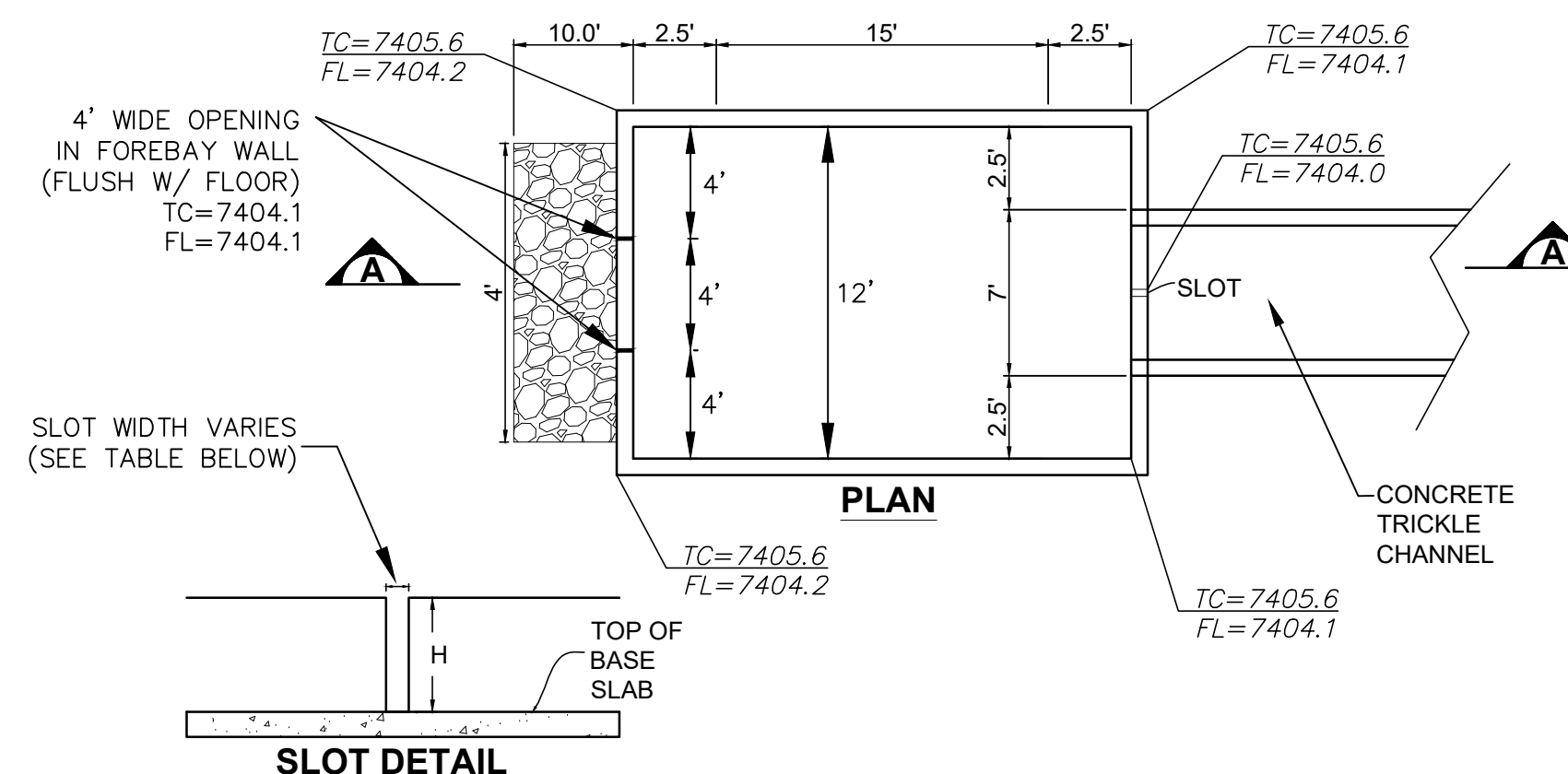
TYPICAL CONCRETE TRICKLE CHANNEL (D)



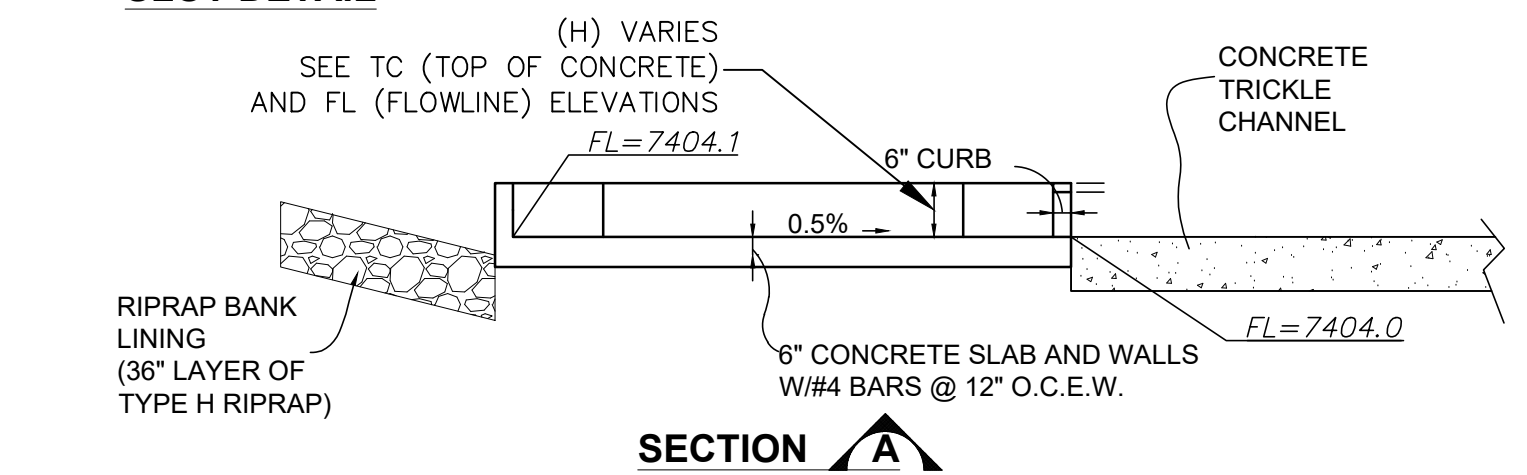
- ORIFICE PLATE NOTES:
- PROVIDE GASKET MATERIAL BETWEEN THE ORIFICE PLATE AND CONCRETE.
 - BOLT PLATE TO CONCRETE 12" MAX. ON CENTER.
- EURV AND WQCV TRASH RACKS:
- WELL-SCREEN TRASH RACKS (FOR CIRCULAR ORIFICES) SHALL BE STAINLESS STEEL AND SHALL BE ATTACHED BY INTERMITTENT WELDS ALONG THE EDGE OF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



SLOT DETAIL

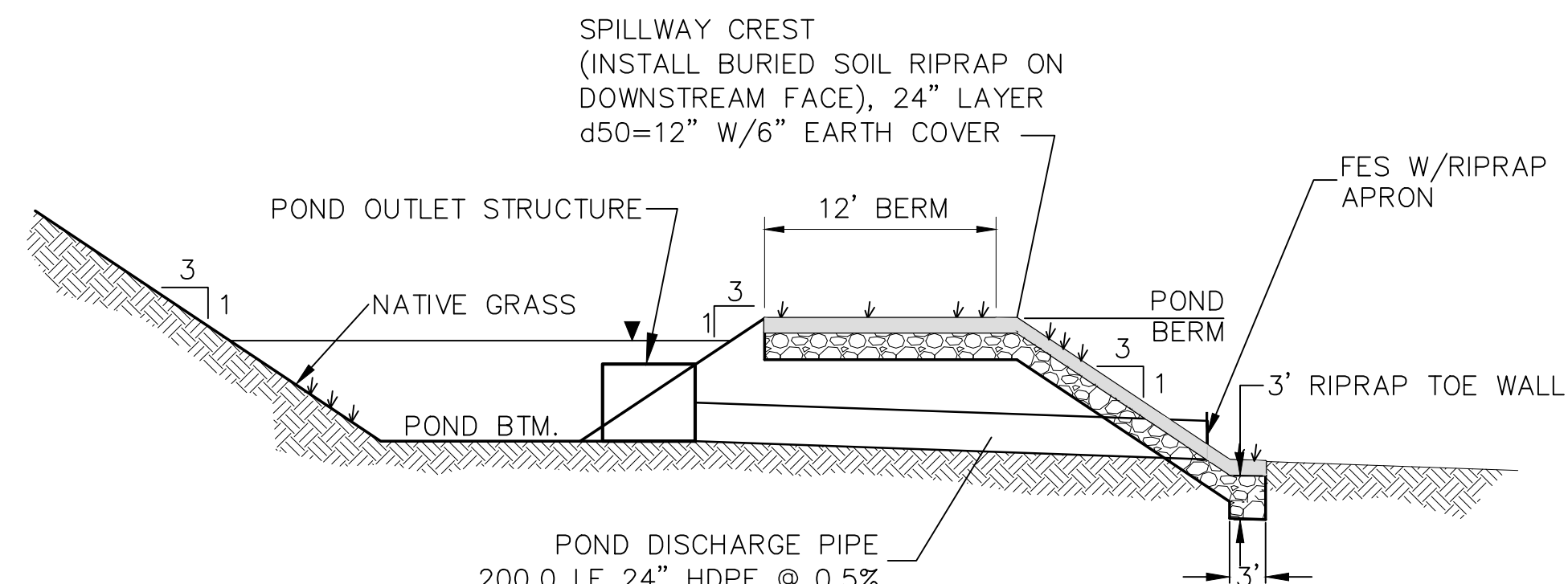


FOREBAY DESIGN TABLE:

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

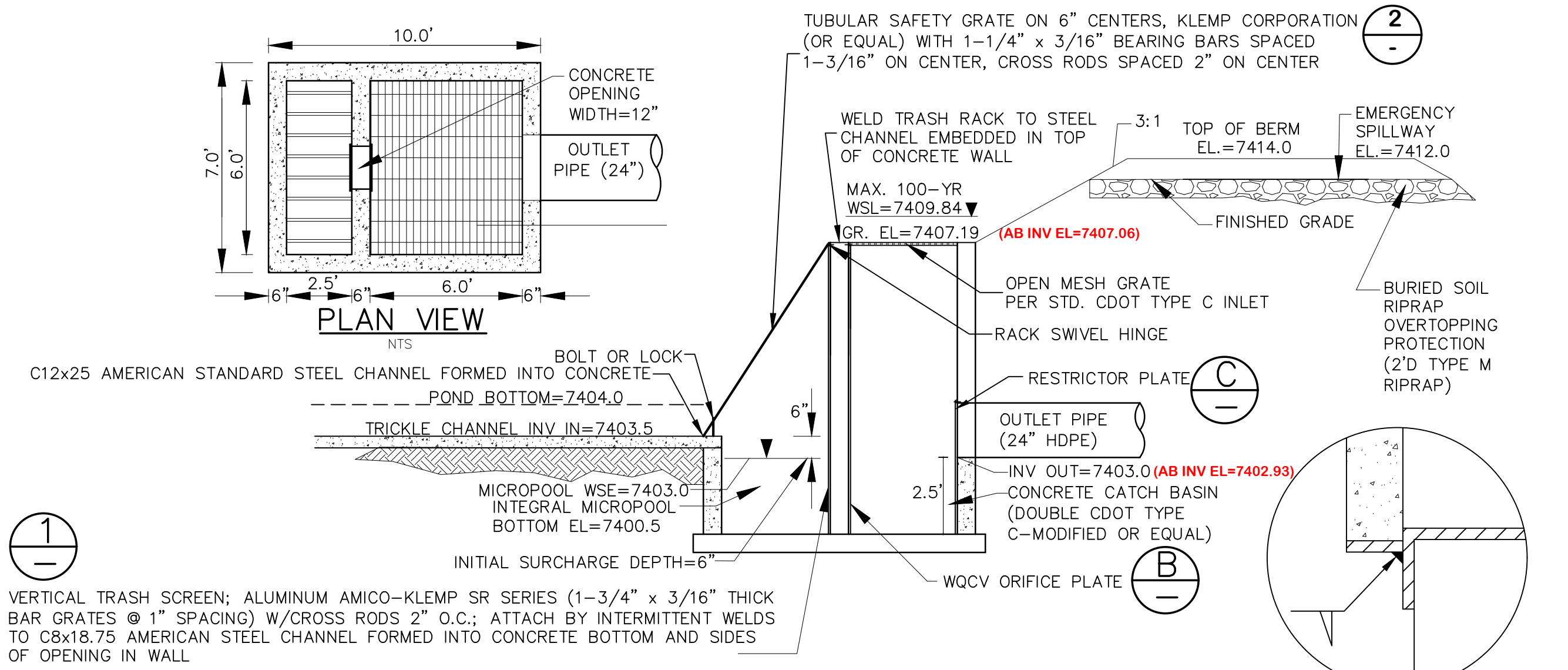
INTEGRAL FOREBAY DETAIL (E)

SCALE: NTS



TYPICAL SECTION DETENTION POND A (F)

SCALE: NTS



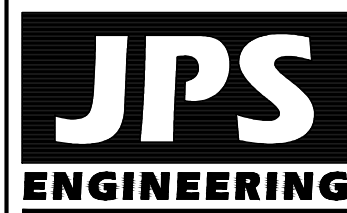
SECTION TYPICAL DETENTION POND OUTLET STRUCTURE (A)

INTERMITTENT WELD DETAIL (1)

VERTICAL TRASH SCREEN; ALUMINUM AMICO-KLEMP SR SERIES (1-3/4" x 3/16" THICK BAR GRATES @ 1" SPACING) W/CROSS RODS 2" O.C.; ATTACH BY INTERMITTENT WELDS TO C8x18.75 AMERICAN STEEL CHANNEL FORMED INTO CONCRETE BOTTOM AND SIDES OF OPENING IN WALL

MAINTENANCE NOTE:
 OWNER SHALL INSPECT DETENTION POND & REMOVE DEBRIS AS REQUIRED

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

NO.	REVISION	DATE
1	FINAL PLAT SUBMITTAL	1/26/22
2	EPC COMMENTS	7/7/22
3	EPC COMMENTS	8/12/22
4	REVISED OUTLET STR. & FOREBAY DIM'S	7/10/25
5	AS-BUILT	06/19/26

DETENTION POND C8 PLAN & DETAILS

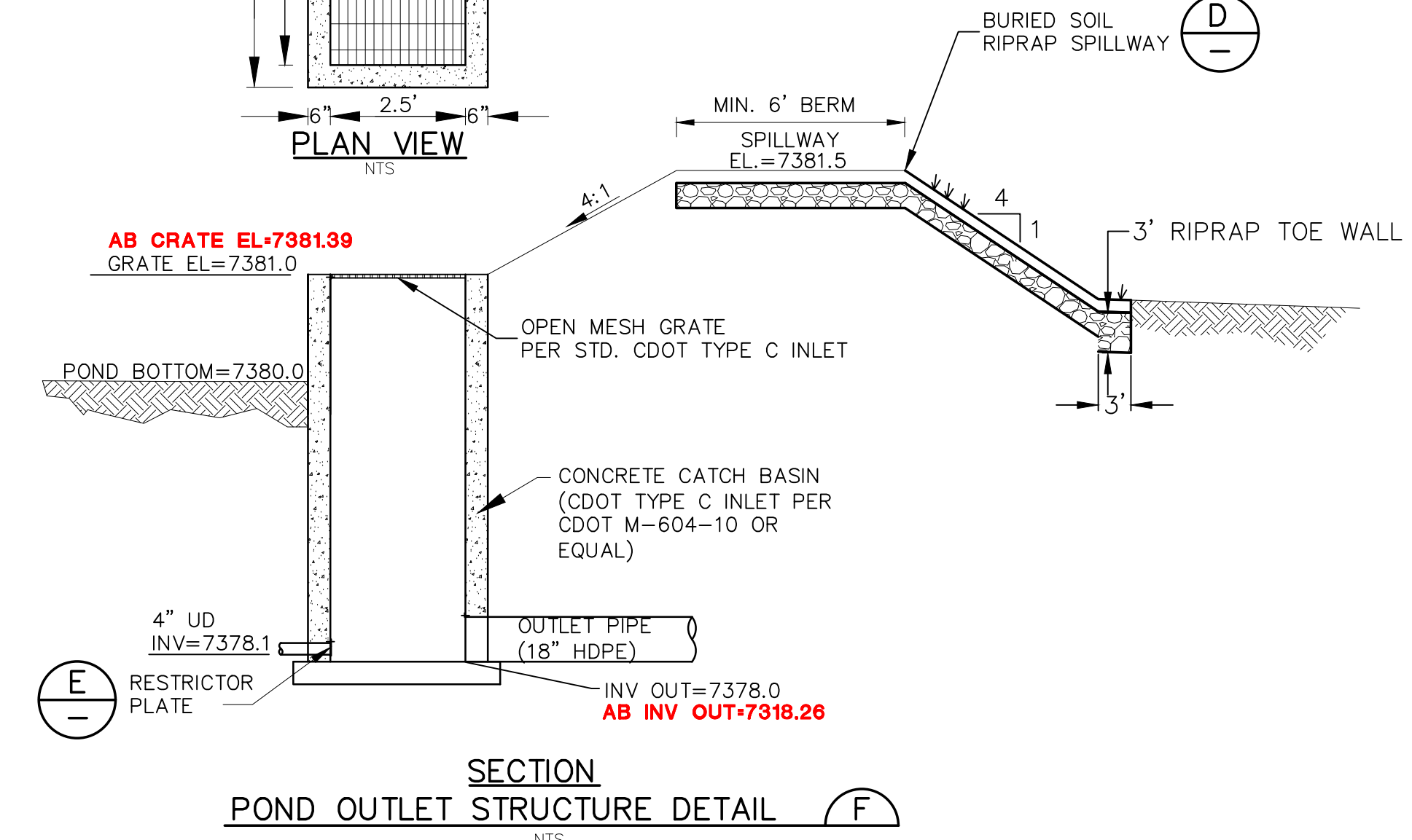
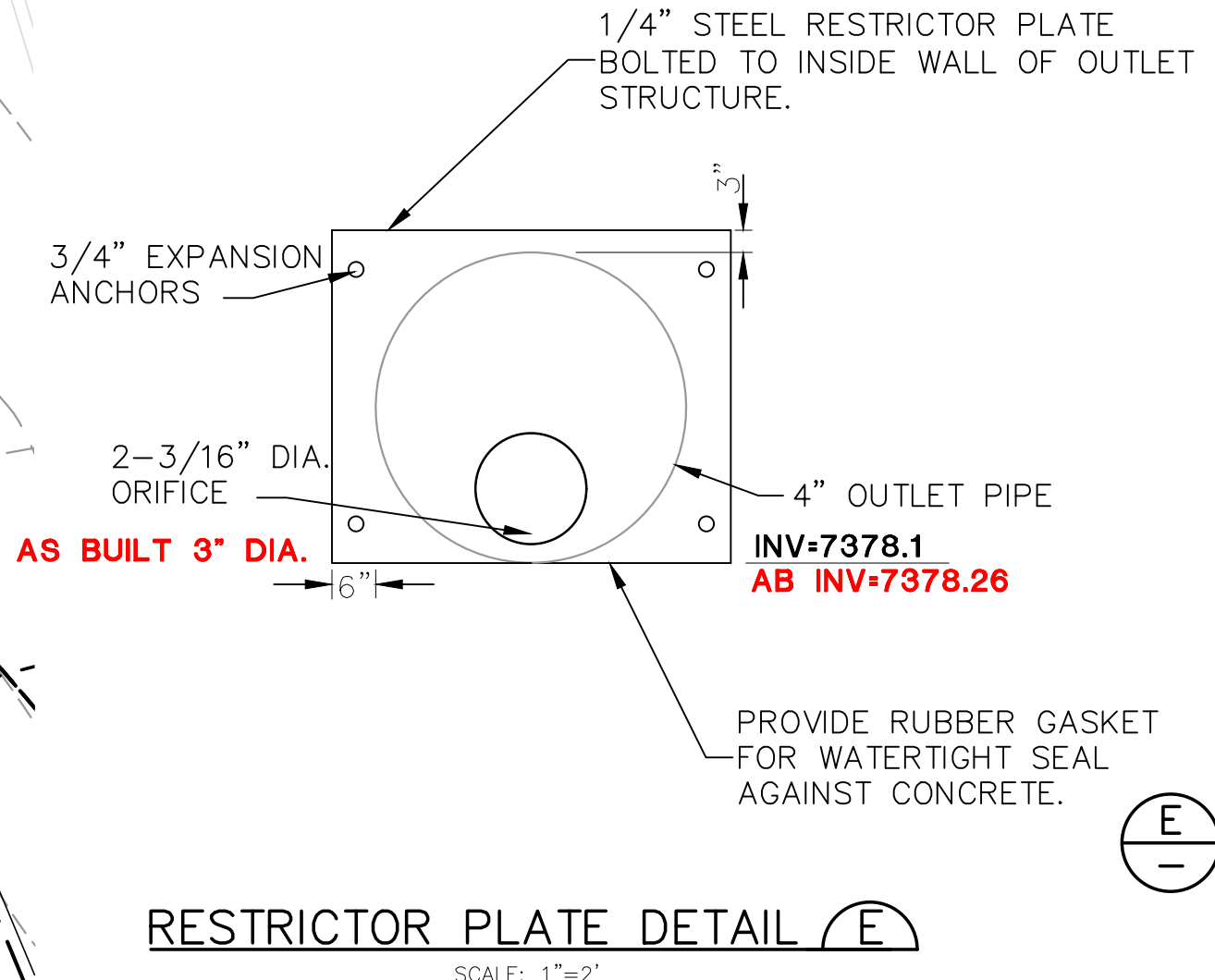
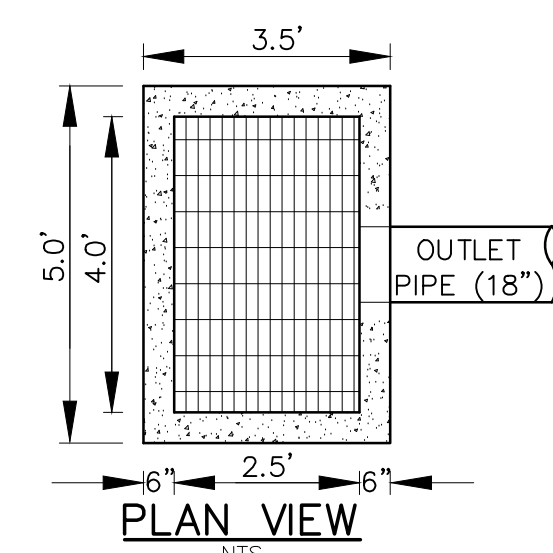
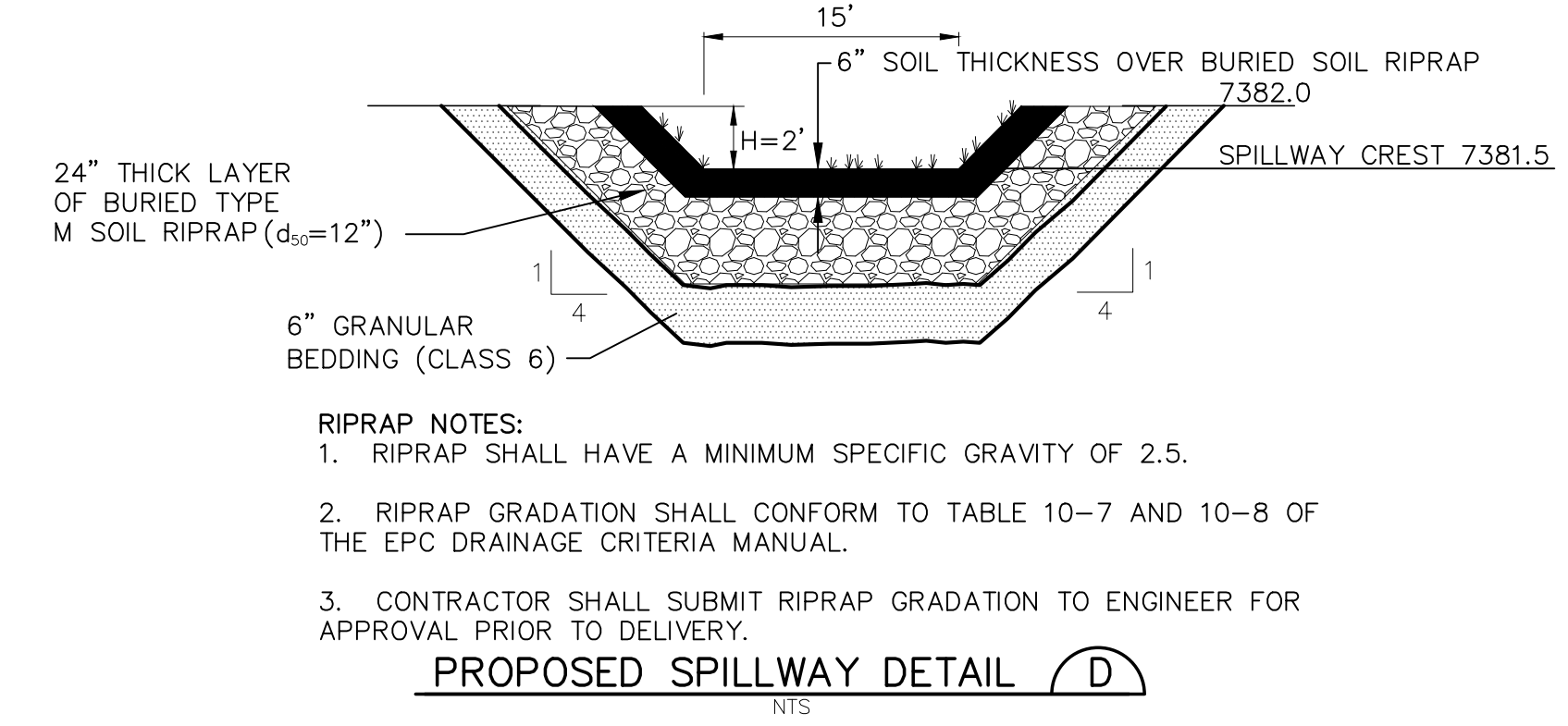
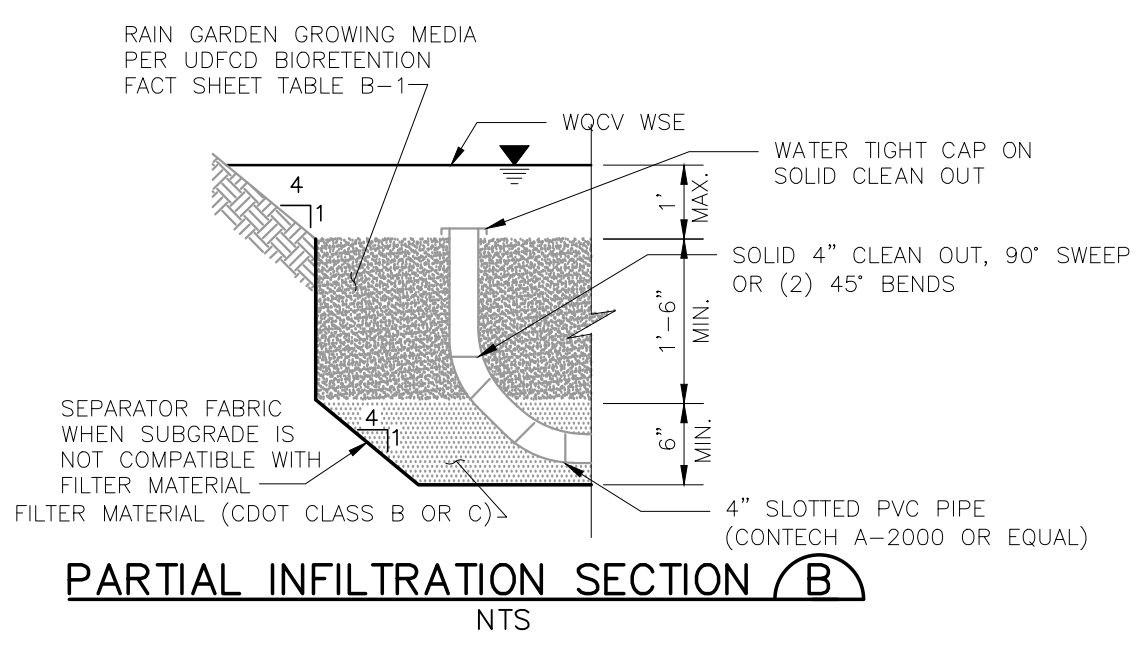
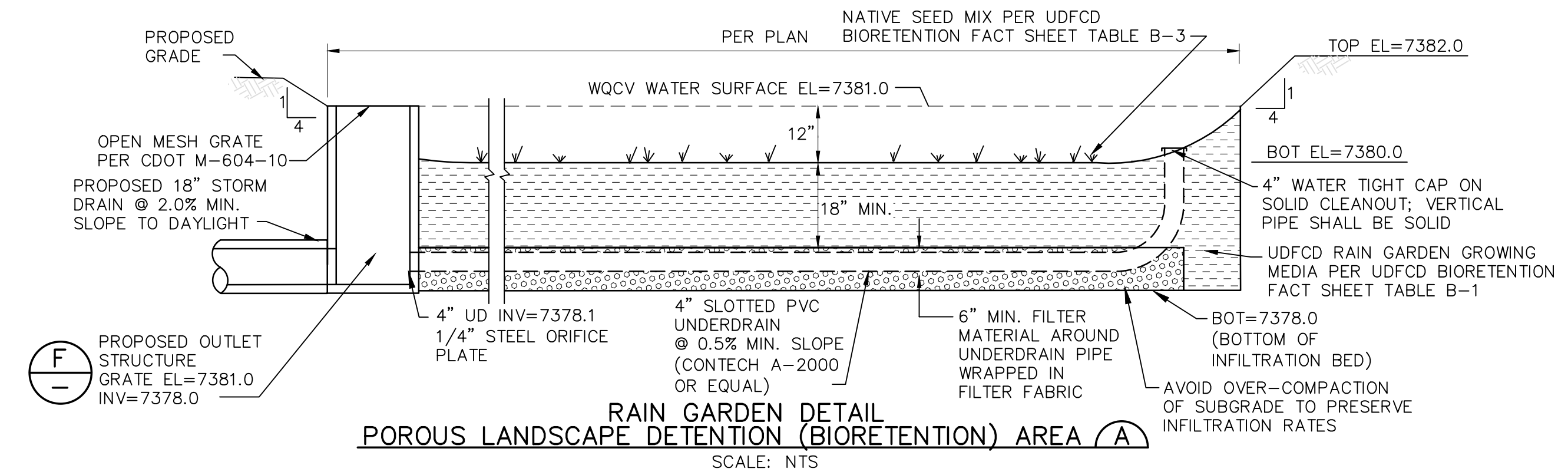
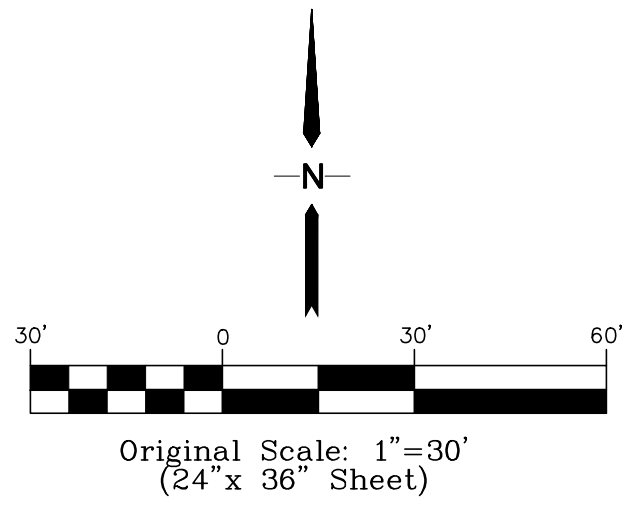
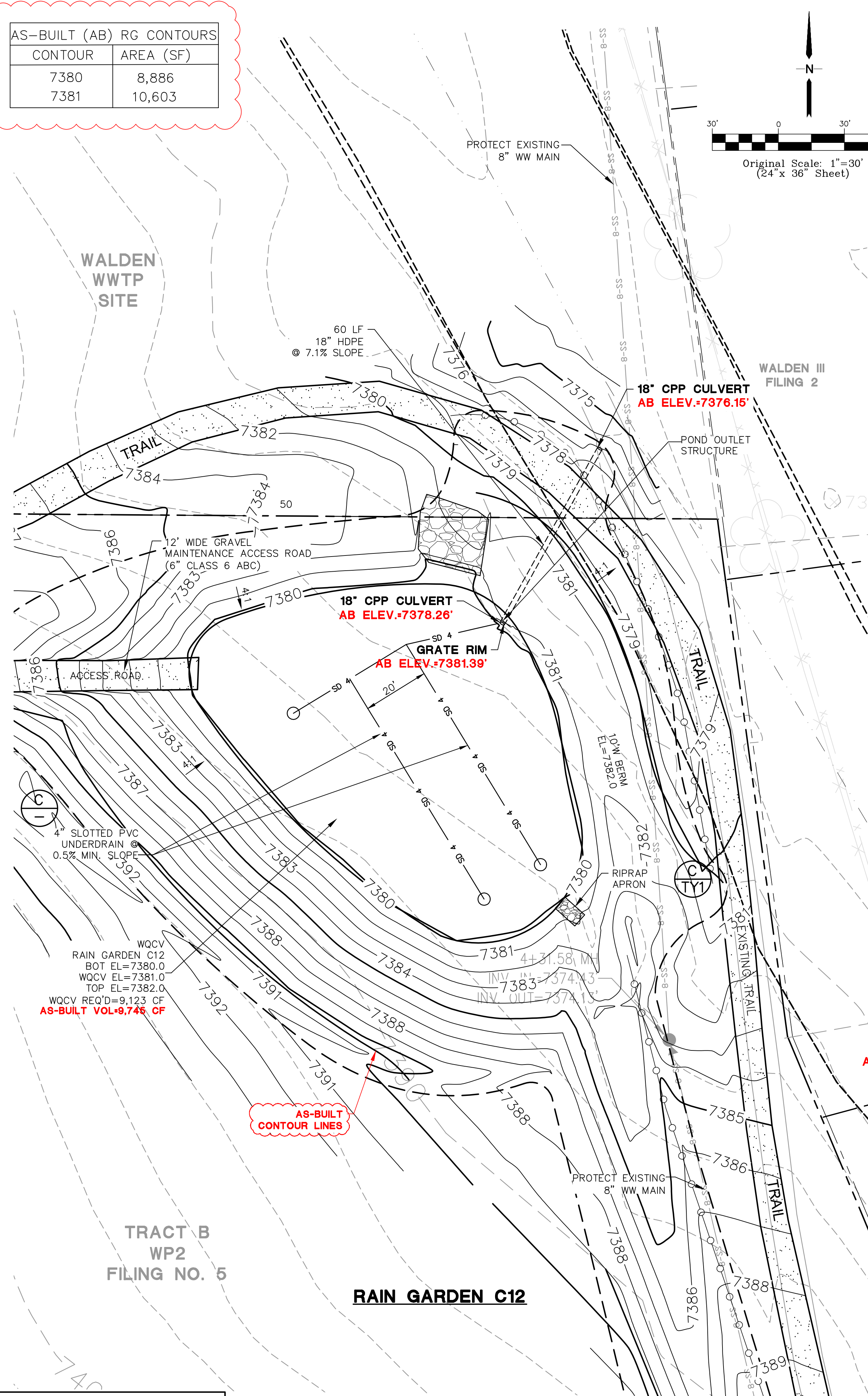
HORZ. SCALE:	1"=40'	DRAWN:	MJP
VERT. SCALE:	N/A	DESIGNED:	JPS
SURVEYED:	RAMPART	CHECKED:	JPS
CREATED:	07/17/14	LAST MODIFIED:	06/19/26
PROJECT NO.:	040201	MODIFIED BY:	PV

SHEET:

C5.1

PCD FILE NO. SF-2211

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

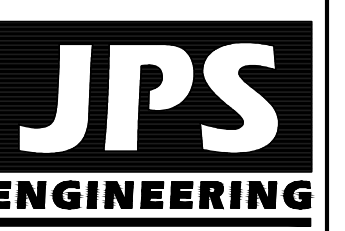


ENGINEERING RECORD DRAWINGS
 THESE RECORD DRAWINGS HAVE BEEN PREPARED, IN PART, ON THE BASIS OF INFORMATION COMPILED BY OTHERS. THEY ARE NOT INTENDED TO REPRESENT IN DETAIL, THE EXACT LOCATION, TYPE OF COMPONENT, NOR MANNER OF CONSTRUCTION. THE ENGINEER WILL NOT BE RESPONSIBLE FOR ANY ERRORS OR OMISSIONS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

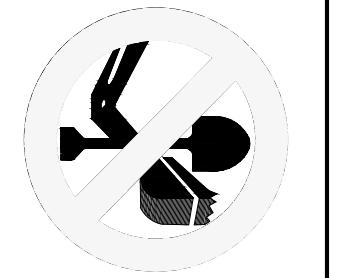
John P. Schwab Date: 6/24/26
 JOHN P. SCHWAB, PE# 29891
 FOR AND ON BEHALF OF JPS ENGINEERING, INC.

WALDEN PRESERVE 2 - FILING NO. 5

RAIN GARDEN C12 PLAN & DETAILS



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.

No.	REVISION	BY	DATE
1	FINAL PLAN SUBMITTAL	JPS	01/10/22
2	EPC COMMENTS	JPS	07/07/22
3	EPC COMMENTS	JPS	08/09/22
4	AS-BUILT	JPS	06/22/26

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

HORZ. 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

C6.1