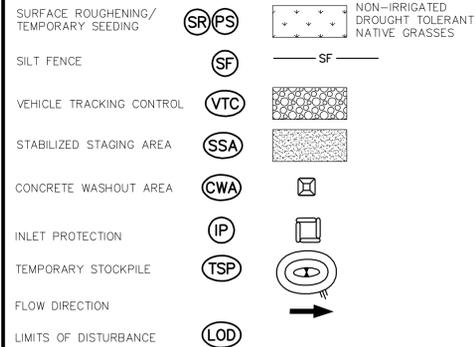
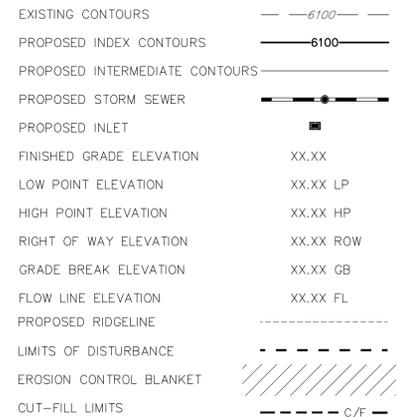


**GESC PLAN LEGEND**



**LEGEND**



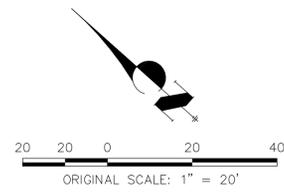
**GESC PLAN NOTES**

- SEE COVER SHEET FOR EL PASO COUNTY GRADING AND EROSION CONTROL NOTES.
- THE PLAN SHALL NOT SUBSTANTIALLY CHANGE THE DEPTH OF COVER, OR ACCESS TO UTILITY FACILITIES. ADDITIONALLY, THE PLAN SHALL NOT INCREASE OR DIVERT WATER TOWARDS UTILITY FACILITIES. ANY CHANGES TO UTILITY FACILITIES TO ACCOMMODATE THE PLAN, MUST BE DISCUSSED AND AGREED TO BY THE AFFECTED UTILITY PRIOR TO IMPLEMENTING THE PLAN. THE RESULTING COST TO RELOCATE OR PROTECT UTILITIES, OR PROVIDE INTERIM ACCESS IS AT THE EXPENSE OF THE PLAN APPLICANT.
- ENTIRE SITE IS OUTSIDE OF THE 100 YEAR FLOOD PLAIN
- CONTRACTOR RESPONSIBLE FOR OBTAINING ALL REQUIRED PERMITS INCLUDING A COUNTY R.O.W. PERMIT.
- CONTRACTOR RESPONSIBLE FOR CONTROLLING ALL STORMWATER AND EROSION IMPACTED OR ORIGINATING FROM CONSTRUCTION ACTIVITIES ON SITE, IMPLEMENTING THIS GEC PLAN, MAINTAINING AND REMOVING BPS, AND ESTABLISHING FINAL STABILIZATION OF THE SITE. CHANGES TO THIS PLAN AND ITS IMPLEMENTATION INCLUDING MODIFICATIONS, ADDITIONAL BMP'S OR REMOVAL OF PROPOSED BPS, SHALL BE BY THE CONTRACTOR IF NECESSARY TO CONTROL STORMWATER AND EROSION BASED ON ACTUAL SITE CONDITIONS AND PHASING.

LAND DISTURBANCE		
	VOLUME (CY)	AREA (AC)
CUT	315	0.34
FILL	222	0.22
NET	93 (CUT)	N/A



Know what's below.  
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**ENGINEER'S STATEMENT**

PREPARED UNDER MY DIRECT SUPERVISION AND ON BEHALF OF JR ENGINEERING

**PRELIMINARY  
NOT FOR  
CONSTRUCTION**

GLENN D. ELLIS, P.E.  
COLORADO P.E. 38861  
FOR AND ON BEHALF OF JR ENGINEERING

ACADEMY VILLAGE FILING NO. 3 SITE DEVELOPMENT PLAN  
PROJECT NO: VR-17-012

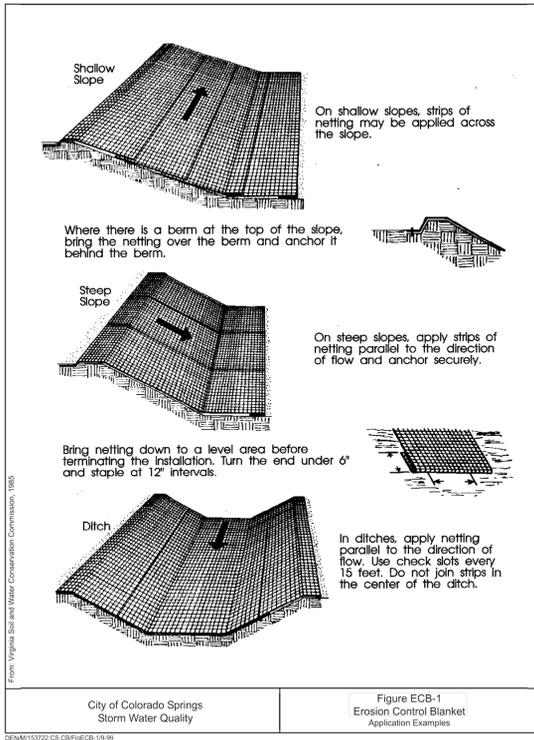
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PREPARED FOR  
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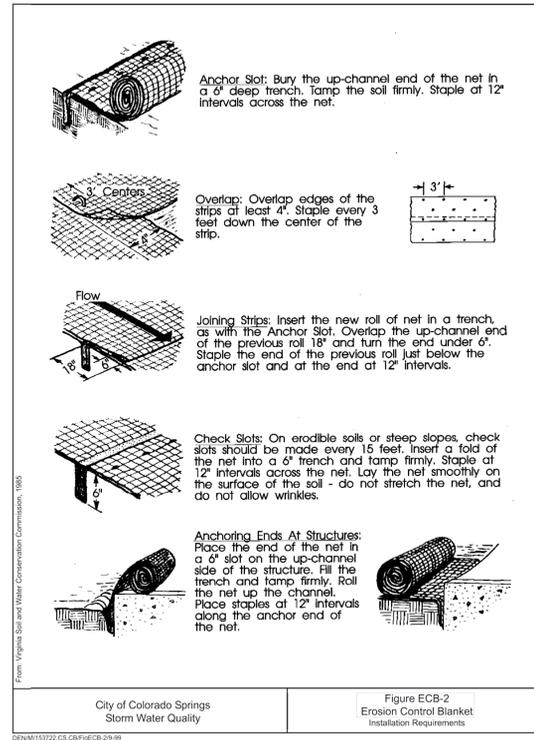
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H-SCALE	V-SCALE	DATE	DESIGNED BY	DRAWN BY	CHECKED BY	REVISION	
						No.	DATE
1"=20'	N/A	05/03/18	AUH	AUH			

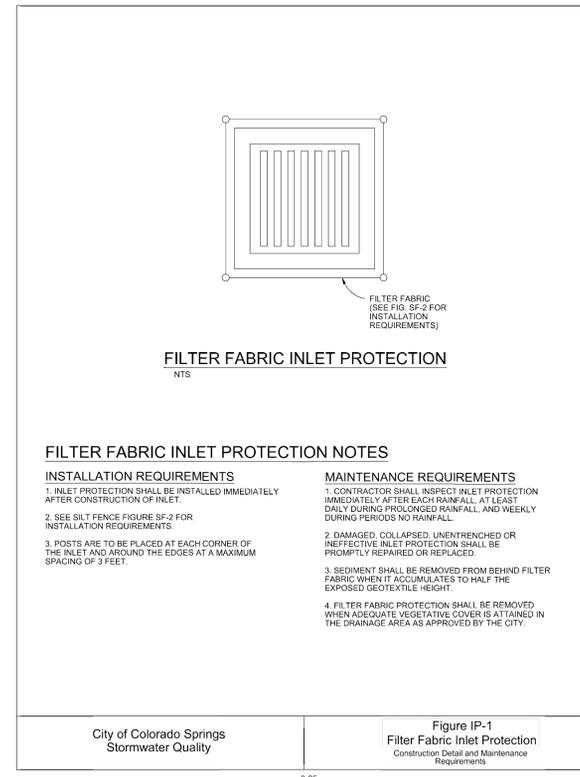
ACADEMY VILLAGE FILING NO. 3  
**GRADING & EROSION CONTROL PLAN**  
SHEET 2 OF 6  
JOB NO. 25123.00



City of Colorado Springs Stormwater Quality  
 Figure ECB-1 Erosion Control Blanket Application Examples  
 City of Colorado Springs Stormwater Quality  
 Figure IP-1 Filter Fabric Inlet Protection Construction Detail and Maintenance Requirements



City of Colorado Springs Stormwater Quality  
 Figure ECB-2 Erosion Control Blanket Installation Requirements  
 City of Colorado Springs Stormwater Quality  
 Figure IP-1 Filter Fabric Inlet Protection Construction Detail and Maintenance Requirements



City of Colorado Springs Stormwater Quality  
 Figure IP-1 Filter Fabric Inlet Protection Construction Detail and Maintenance Requirements

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

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

TABLE TS-1  
**TEMPORARY SEEDING NOTES**

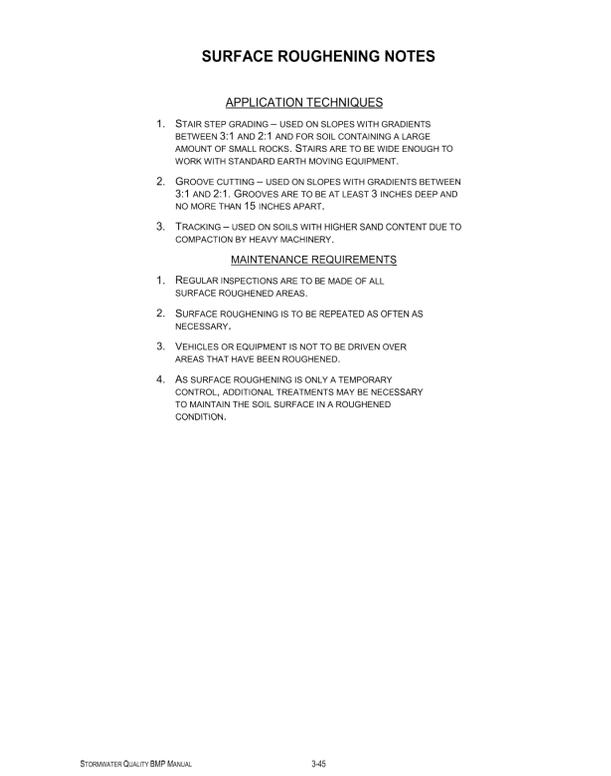
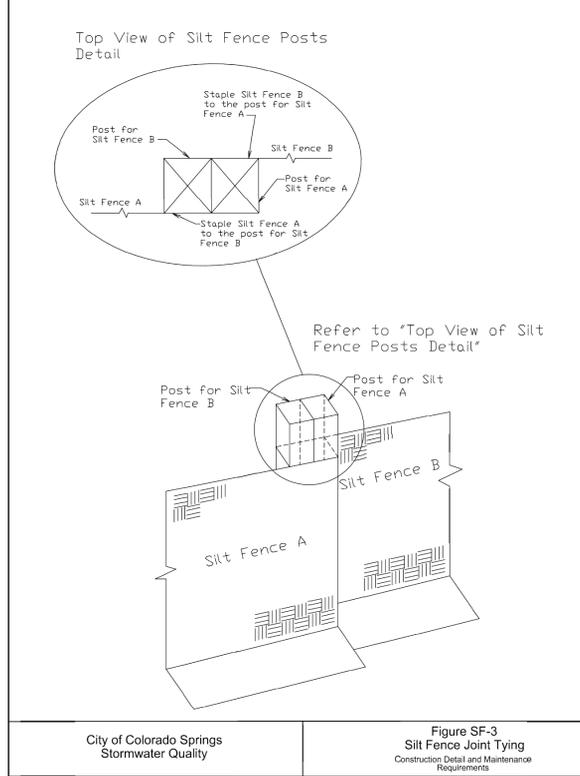
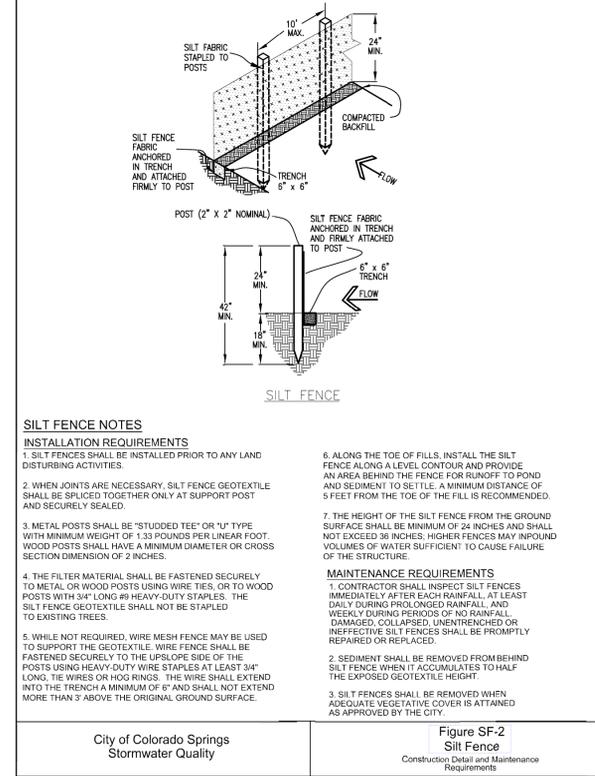
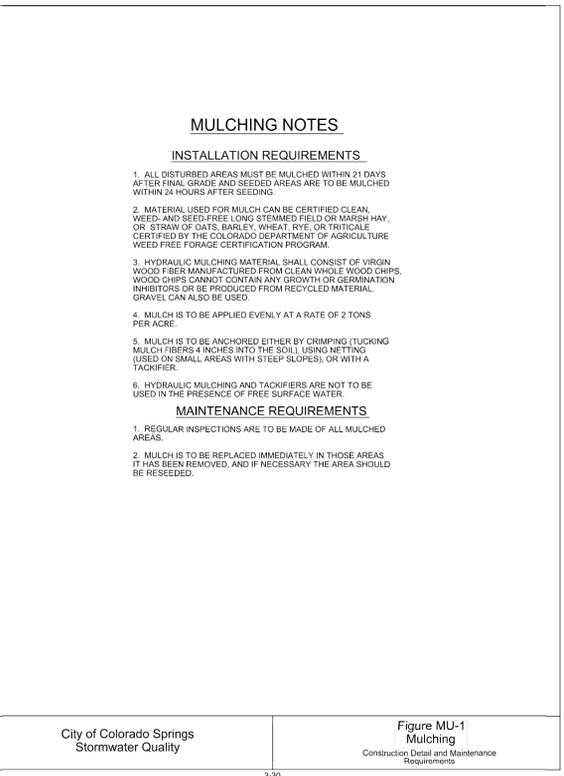
**INSTALLATION REQUIREMENTS**

1. DISTURBED AREAS ARE TO BE SEEDED WITHIN 21 DAYS AFTER CONSTRUCTION ACTIVITY OR GRADING ENDS IF SEASON ALLOWS.
2. IF NECESSARY, SOIL IS TO BE CONDITIONED FOR PLANT GROWTH BY APPLYING TOPSOIL, FERTILIZER, OR LIME.
3. SOIL IS TO BE TILLED IMMEDIATELY PRIOR TO APPLYING SEEDS. COMPACT SOILS ESPECIALLY NEED TO BE LOOSENED.
4. SEEDING DEPTH IS TO BE 4 INCHES FOR SLOPES FLATTER THAN 2:1, AND 1 INCH FOR SLOPES STEEPER THAN 2:1.
5. ANNUAL GRASSES LISTED IN TABLE TS-1 ARE TO BE USED FOR TEMPORARY SEEDING. SEED MIXES ARE NOT TO CONTAIN ANY NOXIOUS WEED SEEDS INCLUDING RUSSIAN OR CANADIAN THISTLE, KNAWEED, PURPLE LOOSESTRIPE, EUROPEAN BINDWEED, JOHNSON GRASS, AND LEAFY SPURGE.
6. TABLE TS-1 ALSO PROVIDES REQUIREMENTS FOR SEEDING RATES, SEEDING DATES, AND PLANTING DEPTHS FOR THE APPROVED TYPES OF ANNUAL GRASSES.
7. SEEDING IS TO BE APPLIED USING MECHANICAL TYPE DRILLS EXCEPT WHERE SLOPES ARE STEEP OR ACCESS IS LIMITED THEN HYDRAULIC SEEDING MAY BE USED.
8. ALL SEEDING AREAS ARE TO BE MULCHED (SEE FACTSHEET ON MULCHING).
9. IF HYDRAULIC SEEDING IS USED THEN HYDRAULIC MULCHING SHALL BE DONE SEPARATELY TO AVOID SEEDS BECOMING ENCAPSULATED IN THE MULCH.

**MAINTENANCE REQUIREMENTS**

1. REGULAR INSPECTIONS ARE TO BE MADE OF ALL SEEDING AREAS TO ENSURE GROWTH.
2. AREAS WHERE GROWTH IS NOT OCCURRING QUICKLY OR THE MULCH HAS BEEN REMOVED SHALL BE RE-SEEDING AS SOON AS POSSIBLE AND RE-MULCHED IF NEEDED.
3. SEEDING AREAS ARE NOT TO BE DRIVEN OVER WITH CONSTRUCTION EQUIPMENT OR VEHICLES.

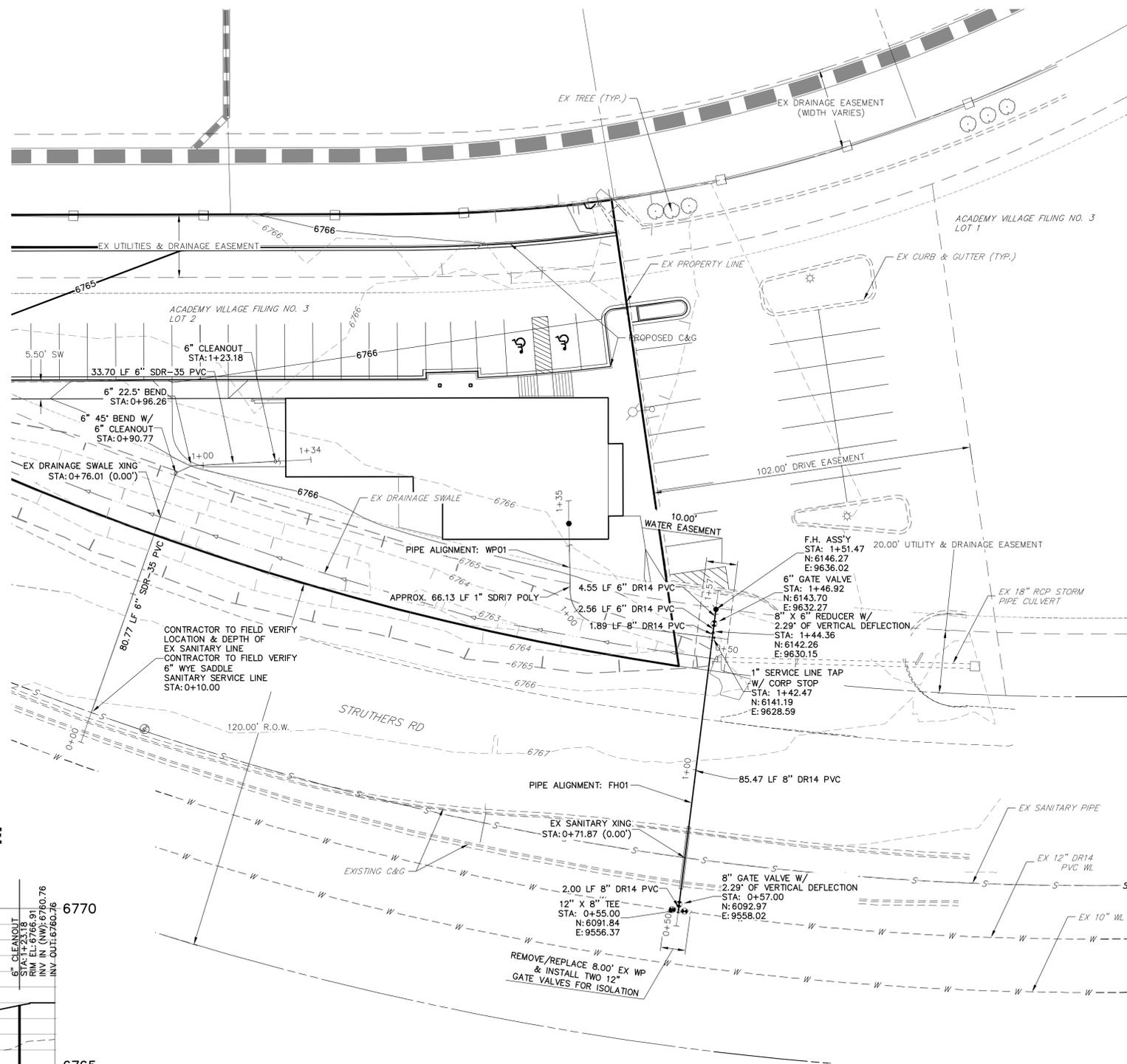
City of Colorado Springs Stormwater Quality  
 Figure TS-1 Temporary Seeding Construction Detail and Maintenance Requirements



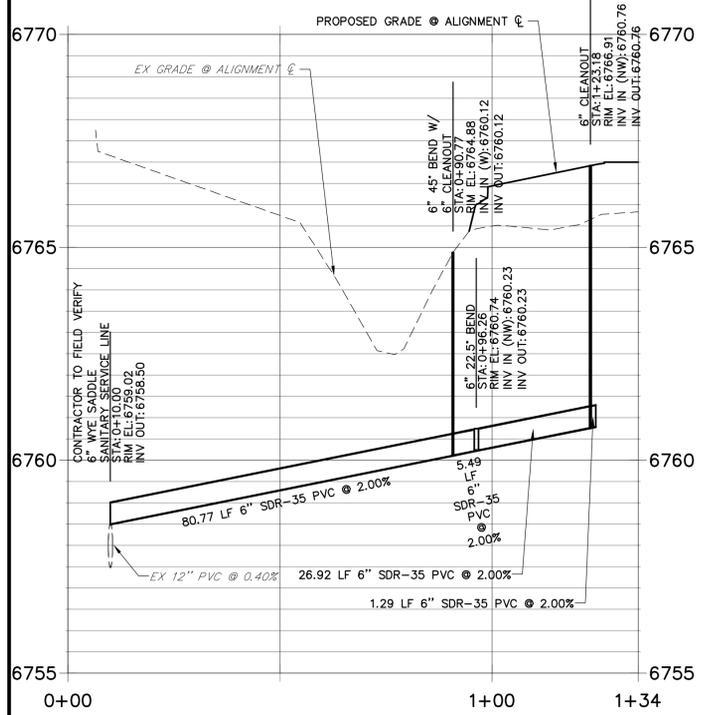
**ENGINEER'S STATEMENT**  
 STANDARD DETAILS SHOWN WERE REVIEWED ONLY AS TO THEIR APPLICATION ON THIS PROJECT.  
**PRELIMINARY NOT FOR CONSTRUCTION**  
 GLENN ELLIS, P.E.  
 COLORADO P.E. 38861  
 FOR AND ON BEHALF OF J.R. ENGINEERING

UNTIL SUCH TIME AS THESE DRAWINGS ARE APPROVED BY THE APPROPRIATE REVIEWING AGENCIES, JR ENGINEERING APPROVES THEIR USES DESIGNATED BY WRITTEN AUTHORIZATION.  
 PREPARED FOR  
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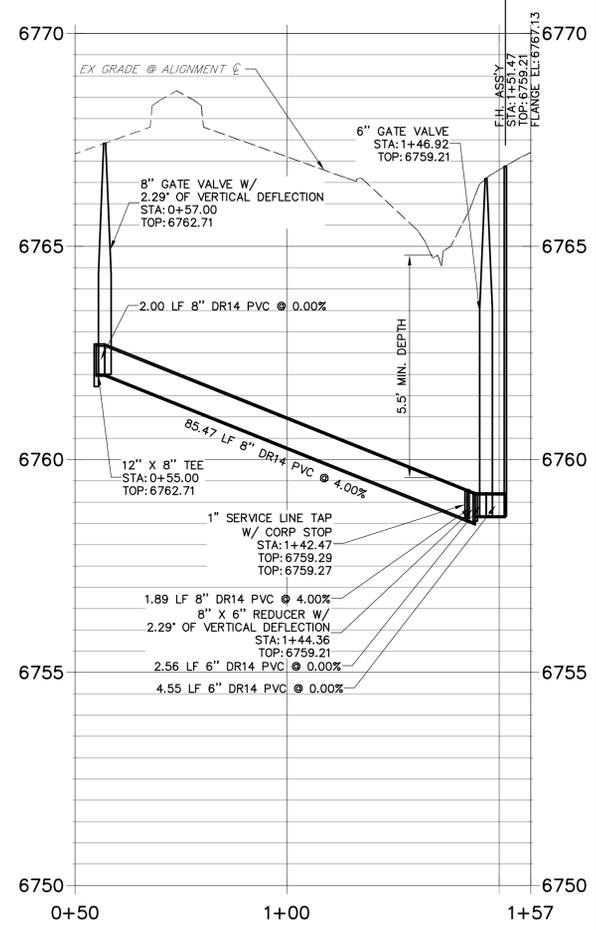
ACADEMY VILLAGE FILING NO. 3	H-SCALE	V-SCALE	DATE	DESIGNED BY	DRAWN BY	CHECKED BY	REVISION	
							No.	DATE
GRADING AND EROSION CONTROL DETAILS	N/A	N/A	05/03/18	NQJ	NQJ	NQJ	1	
							2	
SHEET 3 OF 6	JOB NO. 25123.00							



**SANITARY SERVICE PROFILE  
STA 0+00.00 TO 1+34.47**



**FH01 PROFILE  
STA 0+50.00 TO 1+57.47**



**WATER NOTES:**

1. CONTRACTOR SHALL VERIFY THE LOCATION, SIZE, AND DEPTH OF ALL EXISTING UTILITIES PRIOR TO CONSTRUCTION.
2. ALL MATERIALS, WORKMANSHIP, AND CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST EL PASO COUNTY AND DONALA WATER & SANITATION DISTRICT STANDARDS, DETAILS, AND SPECIFICATIONS.
3. ALL WATER PIPE SHALL HAVE A MINIMUM COVER OF 5' AND A MAXIMUM COVER OF 6' AND WILL BE MAINTAINED EXCEPT AT PIPELINE LOWERINGS.
4. AFTER APPROVED PLANS HAVE BEEN RECEIVED, THE CONTRACTOR SHALL NOTIFY THE DONALA WATER AND SANITATION DISTRICT GENERAL MANAGER OF THE PROPOSED CONSTRUCTION AT LEAST 48 HOURS PRIOR TO BEGINNING. THE TRENCH SHALL BE EXCAVATED AND THE PIPE EXPOSED FOR INSPECTION AT ANY LOCATION ON THE PROJECT, IF REQUESTED BY DONALA WATER & SANITATION DISTRICT.
5. THE CONTRACTOR SHALL FURNISH THE DESIGN ENGINEER "AS CONSTRUCTED" LOCATIONS OF ALL FACILITIES INSTALLED AND IN TURN, SHALL BE SUBMITTED TO THE DONALA WATER & SANITATION DISTRICT ON "AS-BUILT" PLANS, PREPARED BY THE DESIGN ENGINEER.
6. CONTRACTOR RESPONSIBLE FOR OBTAINING ALL REQUIRED PERMITS, INCLUDING A COUNTY R.O.W. PERMIT.

**SANITARY NOTES:**

1. ALL MATERIALS AND WORKMANSHIP SHALL CONFORM TO THE LATEST EL PASO COUNTY AND DONALA WATER AND SANITATION DISTRICT CRITERIA. WORK SHALL BE SUBJECT TO INSPECTION AND APPROVAL BY AUTHORIZED EL PASO COUNTY AND DONALA WATER AND SANITATION DISTRICT INSPECTORS.
2. CONTRACTOR SHALL VERIFY THE LOCATION, SIZE, MATERIAL, AND DEPTH OF ALL EXISTING UTILITIES PRIOR TO CONSTRUCTION.
3. AFTER APPROVED PLANS HAVE BEEN RECEIVED, THE CONTRACTOR SHALL NOTIFY THE DONALA WATER AND SANITATION DISTRICT GENERAL MANAGER OF THE PROPOSED CONSTRUCTION AT LEAST 48 HOURS PRIOR TO BEGINNING. THE TRENCH SHALL BE EXCAVATED AND THE PIPE EXPOSED FOR INSPECTION AT ANY LOCATION ON THE PROJECT, IF REQUESTED BY DONALA WATER & SANITATION DISTRICT.
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**ENGINEER'S STATEMENT**

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 COLORADO P.E. 38861  
 FOR AND ON BEHALF OF JR ENGINEERING

ACADEMY VILLAGE FILING NO. 3 SITE DEVELOPMENT PLAN  
PROJECT NO: VR-17-012

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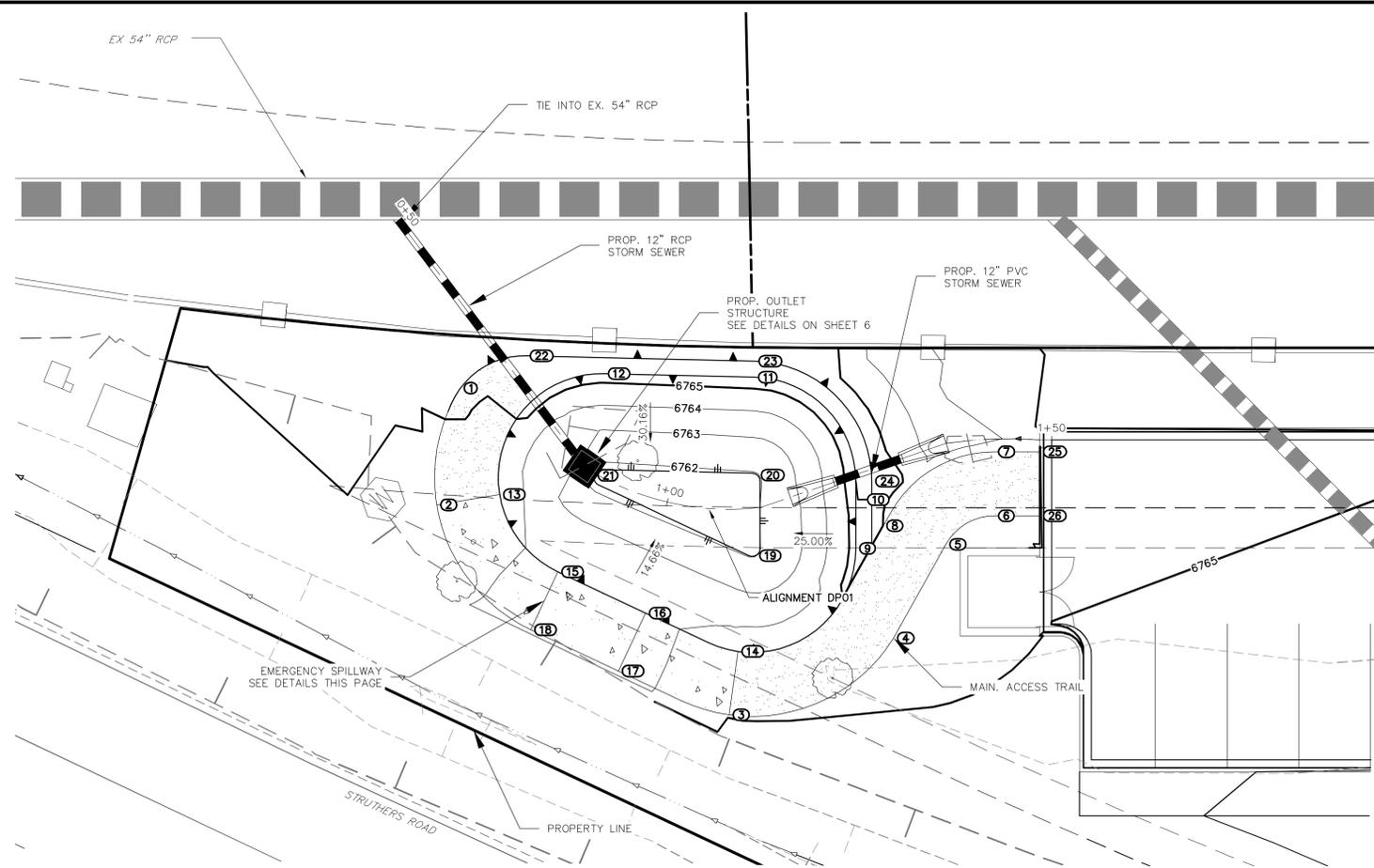
PREPARED FOR  
**RON COVINGTON HOMES**  
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COLORADO SPRINGS, CO 80920  
RON COVINGTON  
719-491-1220

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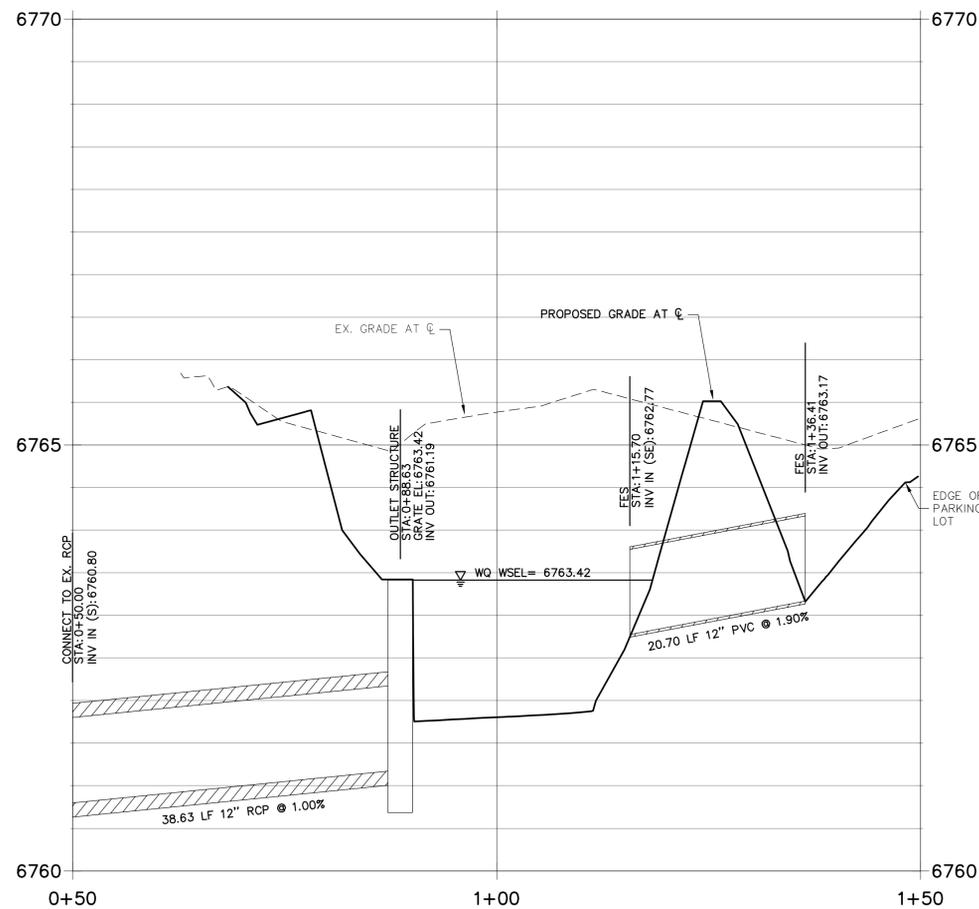
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ACADEMY VILLAGE FILING NO. 3  
UTILITY SERVICE PLAN

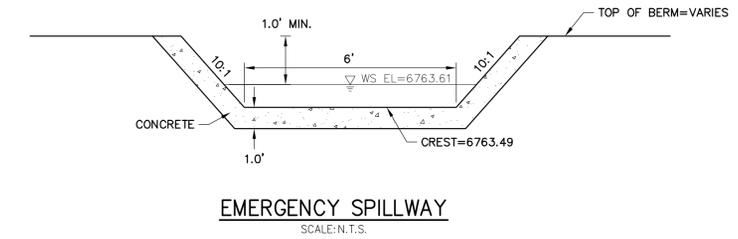
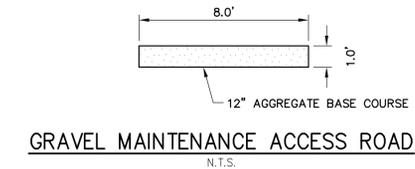
SHEET 4 OF 6  
JOB NO. 25123.00



**DP01 PROFILE  
STA 0+50.00 TO 1+50.00**



POINT TABULATION			
ID NO.	DESCRIPTION	NORTHING/EASTING	ELEVATION
1	MAINT. PATH	N: 6455.12 E: 9523.23	6765.15
2	MAINT. PATH	N: 6447.63 E: 9510.37	6764.93
3	MAINT. PATH	N: 6402.76 E: 9515.13	6764.84
4	MAINT. PATH	N: 6393.71 E: 9536.01	6764.84
5	MAINT. PATH	N: 6396.59 E: 9549.12	6764.84
6	MAINT. PATH	N: 6394.41 E: 9555.86	6764.84
7	MAINT. PATH	N: 6399.72 E: 9561.84	6764.83
8	MAINT. PATH	N: 6404.06 E: 9545.61	6765.00
9	TOP	N: 6404.71 E: 9541.23	6765.30
10	TOP	N: 6410.29 E: 9547.50	6765.51
11	TOP	N: 6428.41 E: 9548.79	6765.51
12	TOP	N: 6442.80 E: 9536.60	6765.41
13	TOP	N: 6442.59 E: 9516.58	6764.93
14	TOP	N: 6407.21 E: 9521.78	6764.84
15	OVERFLOW	N: 6430.71 E: 9514.21	6763.49
16	OVERFLOW	N: 6419.07 E: 9517.66	6763.49
17	OVERFLOW	N: 6416.80 E: 9509.99	6763.49
18	OVERFLOW	N: 6428.44 E: 9506.54	6763.49
19	TOE	N: 6413.50 E: 9532.23	6761.99
20	TOE	N: 6420.02 E: 9539.88	6761.96
21	TOE	N: 6435.32 E: 9526.24	6761.80
22	TOP	N: 6451.61 E: 9531.76	6765.28
23	TOP	N: 6429.71 E: 9550.31	6765.51
24	TOP	N: 6408.80 E: 9548.83	6765.51
25	MAINT. PATH	N: 6395.50 E: 9565.59	6764.84
26	MAINT. PATH	N: 6390.18 E: 9559.61	6764.84



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

**ENGINEER'S STATEMENT**  
 PREPARED UNDER MY DIRECT SUPERVISION AND ON BEHALF OF JR ENGINEERING  
 GLENN D. ELLIS, P.E.  
 COLORADO P.E. 38861  
 FOR AND ON BEHALF OF JR ENGINEERING  
**PRELIMINARY NOT FOR CONSTRUCTION**

ACADEMY VILLAGE FILING NO. 3 SITE DEVELOPMENT PLAN PROJECT NO: VR-17-012

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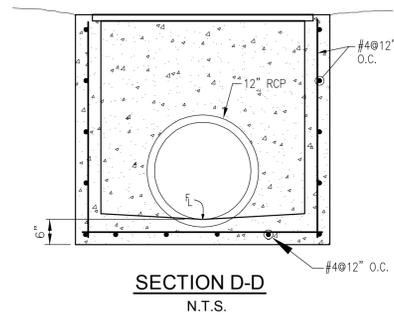
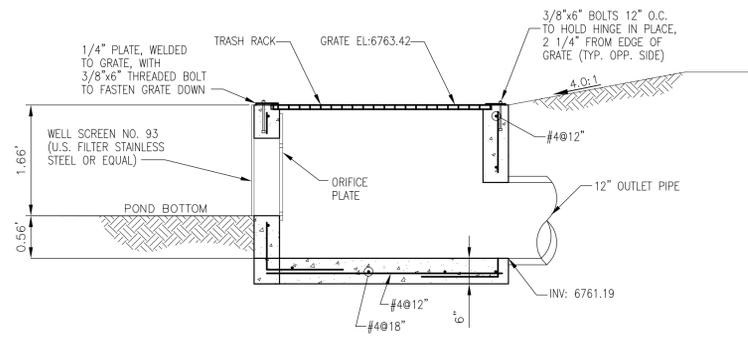
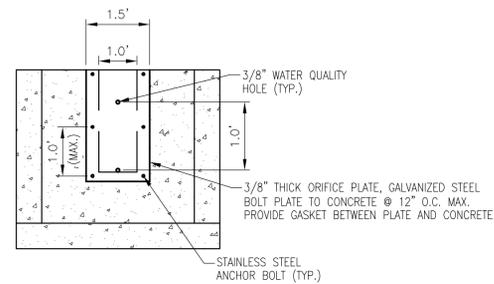
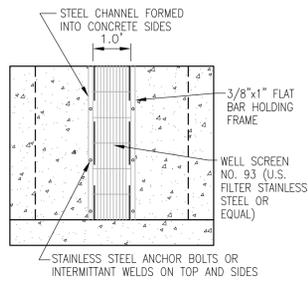
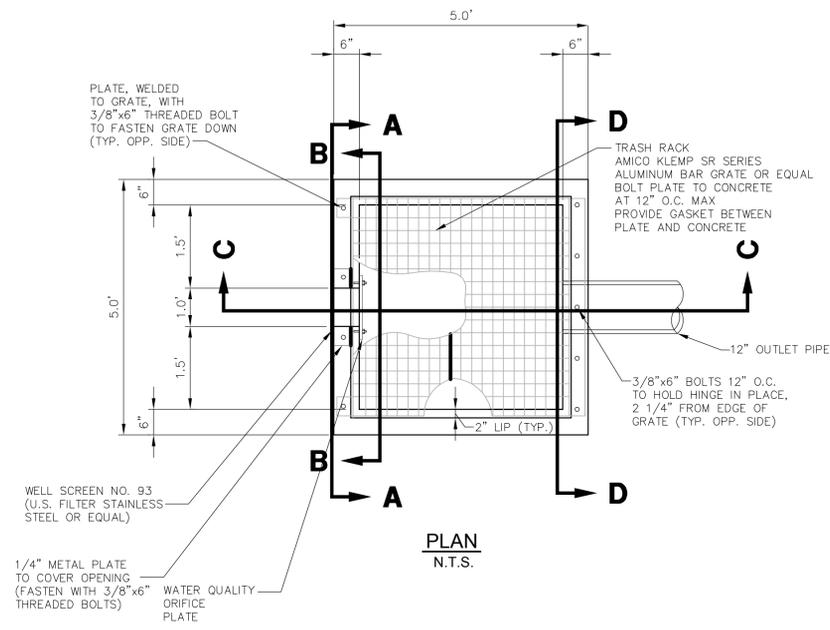
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BY	DATE	REVISION
		RAB
		RAB

H-SCALE: 1"=10'  
 V-SCALE: 1"=1'  
 DATE: 05/03/18  
 DESIGNED BY: AJH  
 DRAWN BY: RAB  
 CHECKED BY:

ACADEMY VILLAGE FILING NO. 3  
 POND GRADING PLAN  
 SHEET 5 OF 6  
 JOB NO. 25123.00

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		RAB	RAB
		NTS	NTS
		DATE	05/03/18
		DESIGNED BY	AUH
		DRAWN BY	RAB
		CHECKED BY	

ACADEMY VILLAGE FILING NO. 3  
OUTLET STRUCTURE DETAILS

SHEET 6 OF 6  
JOB NO. 25123.00



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GLENN D. ELLIS, P.E.  
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ACADEMY VILLAGE FILING NO. 3 SITE DEVELOPMENT PLAN  
PROJECT NO: VR-17-012

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