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ACADEMY VILLAGE FILING NO. 3

LOT 4, "ACADEMY VILLAGE FILING NO. 2", BEING A PORTION OF

THE SOUTHEAST QUARTER OF SECTION 1, TOWNSHIP 12 SOUTH, RANGE 67 WEST OF THE 6TH P.M.,

COUNTY OF EL PASO, STATE OF COLORADO

SITE DEVELOPMENT PLAN

GRADING AND EROSION CONTROL NOTES

1. CONSTRUCTION MAY NOT COMMENCE UNTIL A CONSTRUCTION PERMIT IS OBTAINED FROM PLANNING AND COMMUNITY DEVELOPMENT AND A PRECONSTRUCTION CONFERENCE IS HELD WITH PLANNING AND COMMUNITY DEVELOPMENT INSPECTIONS.
2. 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.
3. NOTWITHSTANDING ANYTHING DEPICTED IN THESE PLANS IN WORDS OR GRAPHIC REPRESENTATION, ALL DESIGN AND CONSTRUCTION RELATED TO ROADS, STORM DRAINAGE AND EROSION CONTROL SHALL CONFORM TO THE STANDARDS AND REQUIREMENTS OF THE MOST RECENT VERSION OF THE RELEVANT ADOPTED EL PASO COUNTY STANDARDS, INCLUDING THE LAND DEVELOPMENT CODE, THE ENGINEERING CRITERIA MANUAL, THE DRAINAGE CRITERIA MANUAL, AND THE DRAINAGE CRITERIA MANUAL VOLUME 2. ANY DEVIATIONS TO REGULATIONS AND STANDARDS MUST BE REQUESTED, AND APPROVED, IN WRITING.
4. A SEPARATE STORMWATER MANAGEMENT PLAN (SWMP) FOR THIS PROJECT SHALL BE COMPLETED AND AN EROSION AND STORMWATER QUALITY CONTROL PERMIT (ESQCP) ISSUED PRIOR TO COMMENCING CONSTRUCTION. DURING CONSTRUCTION THE SWMP IS THE RESPONSIBILITY OF THE DESIGNATED STORMWATER MANAGER, SHALL BE LOCATED ON SITE AT ALL TIMES AND SHALL BE KEPT UP TO DATE WITH WORK PROGRESS AND CHANGES IN THE FIELD.
5. ONCE THE ESQCP HAS BEEN ISSUED, THE CONTRACTOR MAY INSTALL THE INITIAL STAGE EROSION AND SEDIMENT CONTROL BMP'S AS INDICATED ON THE 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 PCD INSPECTIONS STAFF.
6. SOIL EROSION CONTROL MEASURES FOR ALL SLOPES, CHANNELS, DITCHES, OR ANY DISTURBED LAND AREA SHALL BE COMPLETED WITHIN 21 CALENDAR DAYS AFTER FINAL GRADING, OR FINAL EARTH DISTURBANCE, HAS BEEN COMPLETED. DISTURBED AREAS AND STOCKPILES WHICH ARE NOT AT FINAL GRADE BUT WILL REMAIN DORMANT FOR LONGER THAN 30 DAYS SHALL ALSO BE MULCHED WITHIN 21 DAYS AFTER INTERIM GRADING. AN AREA THAT IS GOING TO REMAIN IN AN INTERIM STATE FOR MORE THAN 60 DAYS SHALL ALSO BE SEEDED. ALL TEMPORARY SOIL EROSION CONTROL MEASURES AND BMP'S SHALL BE MAINTAINED UNTIL PERMANENT SOIL EROSION CONTROL MEASURES ARE IMPLEMENTED AND ESTABLISHED.
7. TEMPORARY SOIL EROSION CONTROL FACILITIES SHALL BE REMOVED AND EARTH DISTURBANCE AREAS GRADED AND STABILIZED WITH PERMANENT SOIL EROSION CONTROL MEASURES PURSUANT TO STANDARDS AND SPECIFICATION PRESCRIBED IN THE DCM VOLUME II AND THE ENGINEERING CRITERIA MANUAL (ECM) APPENDIX I.
8. ALL PERSONS ENGAGED IN EARTH DISTURBANCE SHALL IMPLEMENT AND MAINTAIN ACCEPTABLE SOIL EROSION AND SEDIMENT CONTROL MEASURES INCLUDING BMP'S IN CONFORMANCE WITH THE EROSION CONTROL TECHNICAL STANDARDS OF THE DRAINAGE CRITERIA MANUAL (DCM) VOLUME II AND IN ACCORDANCE WITH THE STORMWATER MANAGEMENT PLAN (SWMP).
9. ALL TEMPORARY EROSION CONTROL FACILITIES INCLUDING BMP'S AND ALL PERMANENT FACILITIES INTENDED TO CONTROL EROSION OF ANY EARTH DISTURBANCE OPERATIONS, SHALL BE INSTALLED AS DEFINED IN THE APPROVED PLANS, THESWMP AND THE DCM VOLUME II AND MAINTAINED THROUGHOUT THE DURATION OF THE EARTH DISTURBANCE OPERATION.
10. ANY EARTH DISTURBANCE SHALL BE CONDUCTED IN SUCH A MANNER SO AS TO EFFECTIVELY REDUCE 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.
11. ANY TEMPORARY OR PERMANENT FACILITY DESIGNED AND CONSTRUCTED FOR THE CONVEYANCE OF STORMWATER AROUND, THROUGH, OR FROM THE EARTH DISTURBANCE AREA SHALL BE DESIGNED TO LIMIT THE DISCHARGE TO A NON-EROSIVE VELOCITY.
12. CONCRETE WASH WATER SHALL BE CONTAINED AND DISPOSED OF IN ACCORDANCE WITH THE SWMP. NO WASH WATER SHALL BE DISCHARGED TO OR ALLOWED TO RUNOFF TO STATE WATERS, INCLUDING ANY SURFACE OR SUBSURFACE STORM DRAINAGE SYSTEM OR FACILITIES.
13. EROSION CONTROL BLANKETING IS TO BE USED ON SLOPES STEEPER THAN 3:1.
14. BUILDING, CONSTRUCTION, EXCAVATION, OR OTHER 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. BMP'S MAY BE REQUIRED BY EL PASO COUNTY ENGINEERING IF DEEMED NECESSARY, BASED ON SPECIFIC CONDITIONS AND CIRCUMSTANCES.
15. VEHICLE TRACKING OF SOILS AND CONSTRUCTION DEBRIS OFF-SITE SHALL BE MINIMIZED. MATERIALS TRACKED OFFSITE SHALL BE CLEANED UP AND PROPERLY DISPOSED OF IMMEDIATELY.
16. CONTRACTOR SHALL BE RESPONSIBLE FOR THE REMOVAL OF ALL WASTES FROM THE CONSTRUCTION SITE FOR DISPOSAL IN ACCORDANCE WITH LOCAL AND STATE REGULATORY REQUIREMENTS. NO CONSTRUCTION DEBRIS, TREE SLASH, BUILDING MATERIAL WASTES OR UNUSED BUILDING MATERIALS SHALL BE BURIED, DUMPED, OR DISCHARGED AT THE SITE.
17. THE OWNER, SITE DEVELOPER, CONTRACTOR, AND/OR THEIR AUTHORIZED AGENTS SHALL BE RESPONSIBLE FOR THE REMOVAL OF ALL CONSTRUCTION DEBRIS, DIRT, TRASH, ROCK, SEDIMENT, AND SAND THAT MAY ACCUMULATE IN THE STORM SEWER OR OTHER DRAINAGE CONVEYANCE SYSTEM AND STORMWATER APPURTENANCES AS A RESULT OF SITE DEVELOPMENT.
18. 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.
19. NO CHEMICALS ARE TO BE USED BY THE CONTRACTOR, WHICH HAVE THE POTENTIAL TO BE RELEASED IN STORMWATER UNLESS PERMISSION FOR THE USE OF A SPECIFIC CHEMICAL IS GRANTED IN WRITING BY THE ECM ADMINISTRATOR. IN GRANTING THE USE OF SUCH CHEMICALS, SPECIAL CONDITIONS AND MONITORING MAY BE REQUIRED.
20. BULK STORAGE STRUCTURES FOR PETROLEUM PRODUCTS AND OTHER CHEMICALS SHALL HAVE ADEQUATE PROTECTION SO AS TO CONTAIN ALL SPILLS AND PREVENT ANY SPILLED MATERIAL FROM ENTERING STATE WATERS, INCLUDING ANY SURFACE OR SUBSURFACE STORM DRAINAGE SYSTEM OR FACILITIES.
21. NO PERSON SHALL CAUSE THE IMPEDIMENT OF STORMWATER FLOW IN THE FLOW LINE OF THE CURB AND GUTTER OR IN THE DITCHLINE.
22. INDIVIDUALS 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 INCLUDED IN THE DCM VOLUME II AND THE ECM APPENDIX I. ALL APPROPRIATE PERMITS MUST BE OBTAINED BY THE CONTRACTOR PRIOR TO CONSTRUCTION (NPDES, FLOODPLAIN, 404, FUGITIVE DUST, ETC.). IN THE EVENT OF CONFLICTS BETWEEN THESE REQUIREMENTS AND LAWS, RULES, OR REGULATIONS OF OTHER FEDERAL, STATE, OR COUNTY AGENCIES, THE MORE RESTRICTIVE LAWS, RULES, OR REGULATIONS SHALL APPLY.
23. ALL CONSTRUCTION TRAFFIC MUST ENTER/EXIT THE SITE AT APPROVED CONSTRUCTION ACCESS POINTS.
24. PRIOR TO ACTUAL CONSTRUCTION THE PERMITEE SHALL VERIFY THE LOCATION OF EXISTING UTILITIES.
25. A WATER SOURCE SHALL BE AVAILABLE ON SITE DURING EARTHWORK OPERATIONS AND UTILIZED AS REQUIRED TO MINIMIZE DUST FROM EARTHWORK EQUIPMENT AND WIND.
26. THE SOILS REPORT FOR THIS SITE HAS BEEN PREPARED BY ENTECH ENGINEERING, INC. AND SHALL BE CONSIDERED A PART OF THESE PLANS.
27. AT LEAST TEN DAYS PRIOR TO THE ANTICIPATED START OF CONSTRUCTION, FOR PROJECTS THAT WILL DISTURB 1 ACRE OR MORE, THE OWNER OR OPERATOR OF CONSTRUCTION ACTIVITY SHALL SUBMIT A PERMIT APPLICATION FOR STORMWATER DISCHARGE TO THE COLORADO DEPARTMENT OF PUBLIC HEALTH AND ENVIRONMENT, WATER QUALITY DIVISION. THE APPLICATION CONTAINS CERTIFICATION OF COMPLETION OF A STORMWATER MANAGEMENT PLAN (SWMP), OF WHICH THIS GRADING AND EROSION CONTROL PLAN MAY BE A PART. FOR INFORMATION OR APPLICATION MATERIALS CONTACT:

COLORADO DEPARTMENT OF PUBLIC HEALTH AND ENVIRONMENT

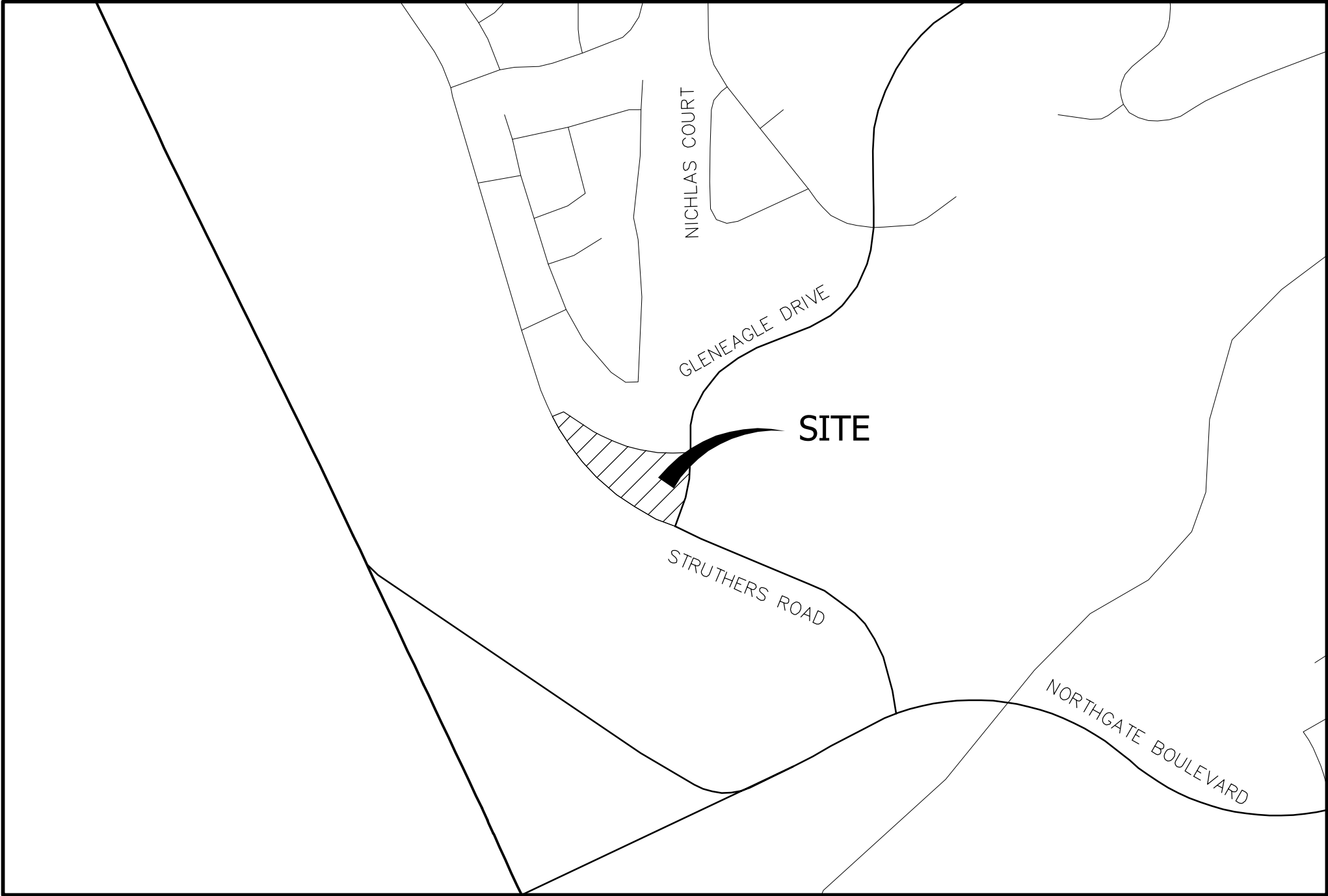
WATER QUALITY CONTROL DIVISION

WOOD – PERMITS

4300 CHERRY CREEK DRIVE SOUTH

DENVER, CO 80246-1530

ATTN: PERMITS UNIT



VICINITY MAP

SCALE: 1"=500'

SHEET INDEX

- 1 COVER SHEET
- 2 GRADING & EROSION CONTROL PLAN
- 3 GRADING AND EROSION CONTROL DETAILS
- 4 UTILITY SERVICE PLAN



AGENCIES

OWNER/DEVELOPER:	RON COVINGTON HOMES 13725 STRUTHERS ROAD, SUITE 200 COLORADO SPRINGS, CO 80920 RON COVINGTON, 719-491-1220
CIVIL ENGINEER:	JR ENGINEERING, LLC 3730 SINTON ROAD, SUITE 219 COLORADO SPRINGS, COLORADO 80907 MARK HEINE, PE (719) 593-2593
ENGINEERING DIVISION:	CITY OF COLORADO SPRINGS 30 S. NEVADA AVE, STE. 401 COLORADO SPRINGS, COLORADO 80903 PATRICK MORRIS, PE (719) 385-5075
TRAFFIC ENGINEERING:	CITY OF COLORADO SPRINGS 30 S. NEVADA AVENUE COLORADO SPRINGS, COLORADO 80947 KATHLEEN KRAGER PE, PTOE (719) 385-7628
DEVELOPMENT SERVICES:	COLORADO SPRINGS UTILITIES WATER AND WASTEWATER RESOURCES: 1521 HANCOCK EXPRESSWAY COLORADO SPRINGS, COLORADO 80947 AL JUVERA (719) 668-8769
GAS DEPARTMENT:	COLORADO SPRINGS UTILITIES 1521 HANCOCK EXPRESSWAY COLORADO SPRINGS, COLORADO 80947 TONY COLVIN (719) 668-5768
ELECTRIC DEPARTMENT:	COLORADO SPRINGS UTILITIES 1521 HANCOCK EXPRESSWAY COLORADO SPRINGS, COLORADO 80947 ROB ESTES (719) 668-5904
TELEPHONE COMPANY:	CENTURY LINK (LOCATORS) (719) 597-8418 A.T.& T. (LOCATORS) (719) 635-3674
FIRE DEPARTMENT:	DONALD WESCOTT FIRE PROTECTION DISTRICT 215415 GLENLEAGUE DRIVE COLORADO SPRINGS, CO 80921 VINCE BURNS (719) 488-8680
WATER AND SANITARY	DONALA WATER & SANITATION DISTRICT 15850 HOLNEINE DRIVE COLORADO SPRINGS, CO 80921 ROBERT HULL JR. (719) 488-3603

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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AUTHORIZATION.

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Fort Collins 970-491-9888 • www.jrengineering.com

DATE

BY

No. REVISION

1"=500'

H-SCALE

V-SCALE

N/A

DATE

05/03/18

DESIGNED BY

AUH

DRAWN BY

AUH

CHECKED BY

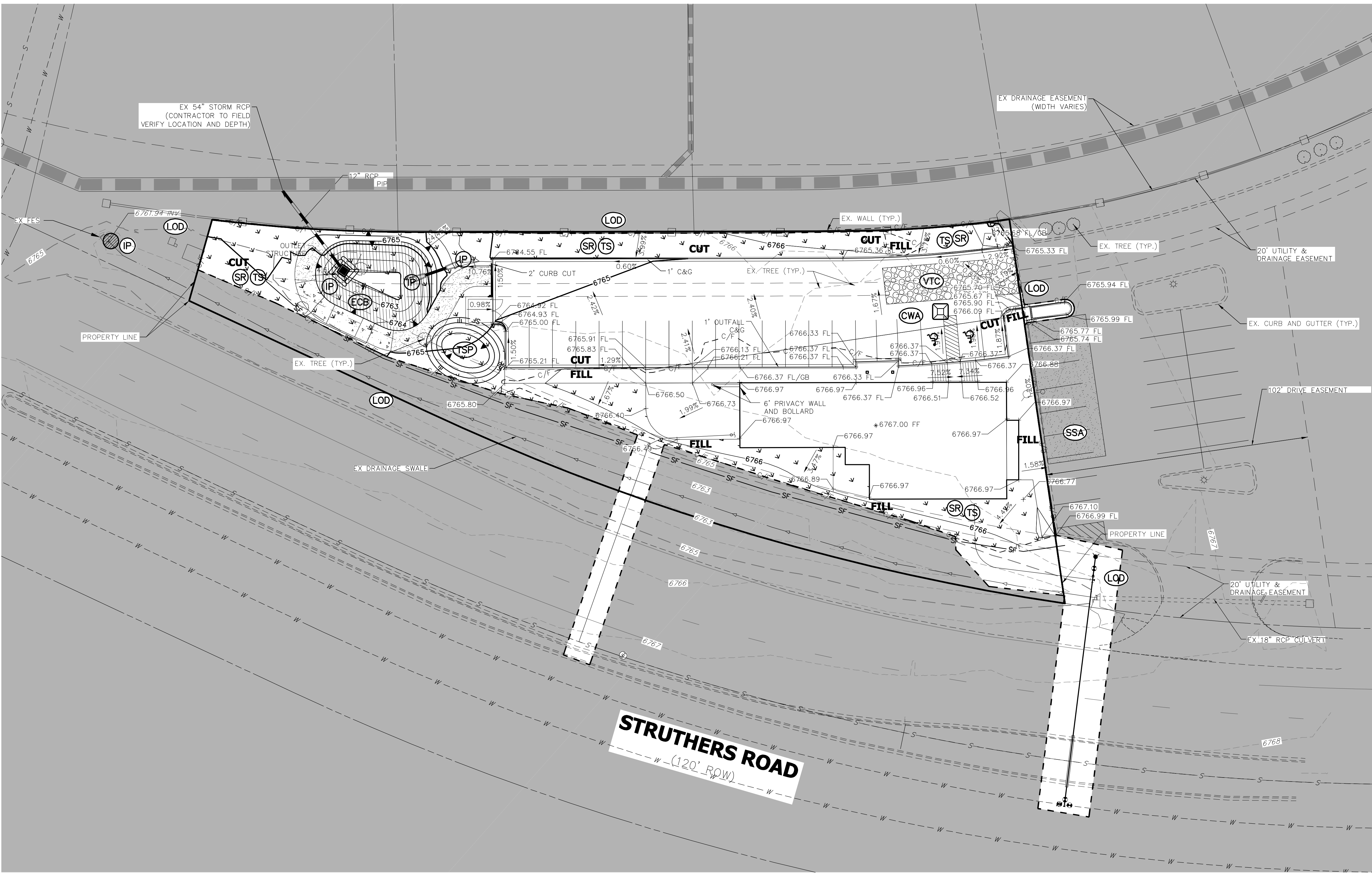
ACADEMY VILLAGE FILING NO. 3

COVER SHEET

SHEET 1 OF 6

JOB NO. 25123.00

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GESC PLAN LEGEND

SURFACE ROUGHENING/ TEMPORARY SEEDING			NON-IRRIGATED DROUGHT TOLERANT NATIVE GRASSES
SILT FENCE			
VEHICLE TRACKING CONTROL			
STABILIZED STAGING AREA			
CONCRETE WASHOUT AREA			
INLET PROTECTION			
TEMPORARY STOCKPILE			
FLOW DIRECTION			
LIMITS OF DISTURBANCE			

LEGEND

EXISTING CONTOURS		6100
PROPOSED INDEX CONTOURS		6100
PROPOSED INTERMEDIATE CONTOURS		
PROPOSED STORM SEWER		
PROPOSED INLET		
FINISHED GRADE ELEVATION	XX.XX	
LOW POINT ELEVATION	XX.XX LP	
HIGH POINT ELEVATION	XX.XX HP	
RIGHT OF WAY ELEVATION	XX.XX ROW	
GRADE BREAK ELEVATION	XX.XX GB	
FLOW LINE ELEVATION	XX.XX FL	
PROPOSED RIDGELINE		
LIMITS OF DISTURBANCE		
EROSION CONTROL BLANKET		
CUT-FILL LIMITS		

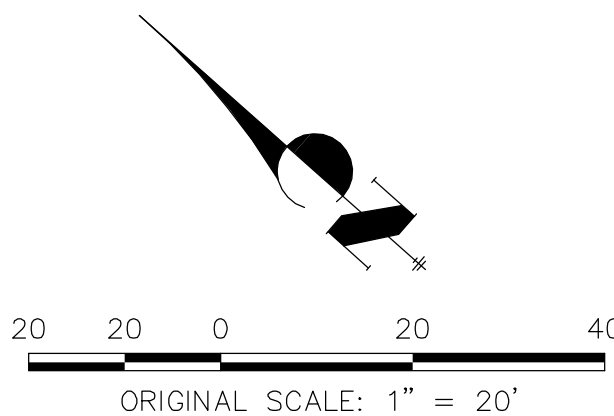
GESC PLAN NOTES

- 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 ORIGINATION 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 BP'S, 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



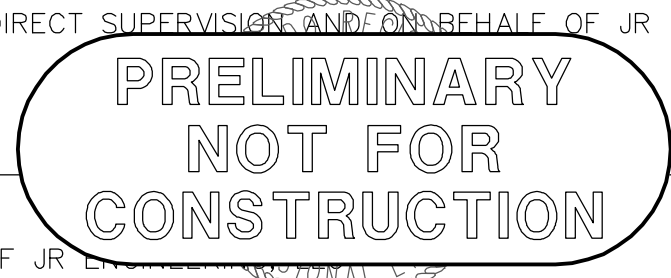
Know what's below.
Call before you dig.



ENGINEER'S STATEMENT

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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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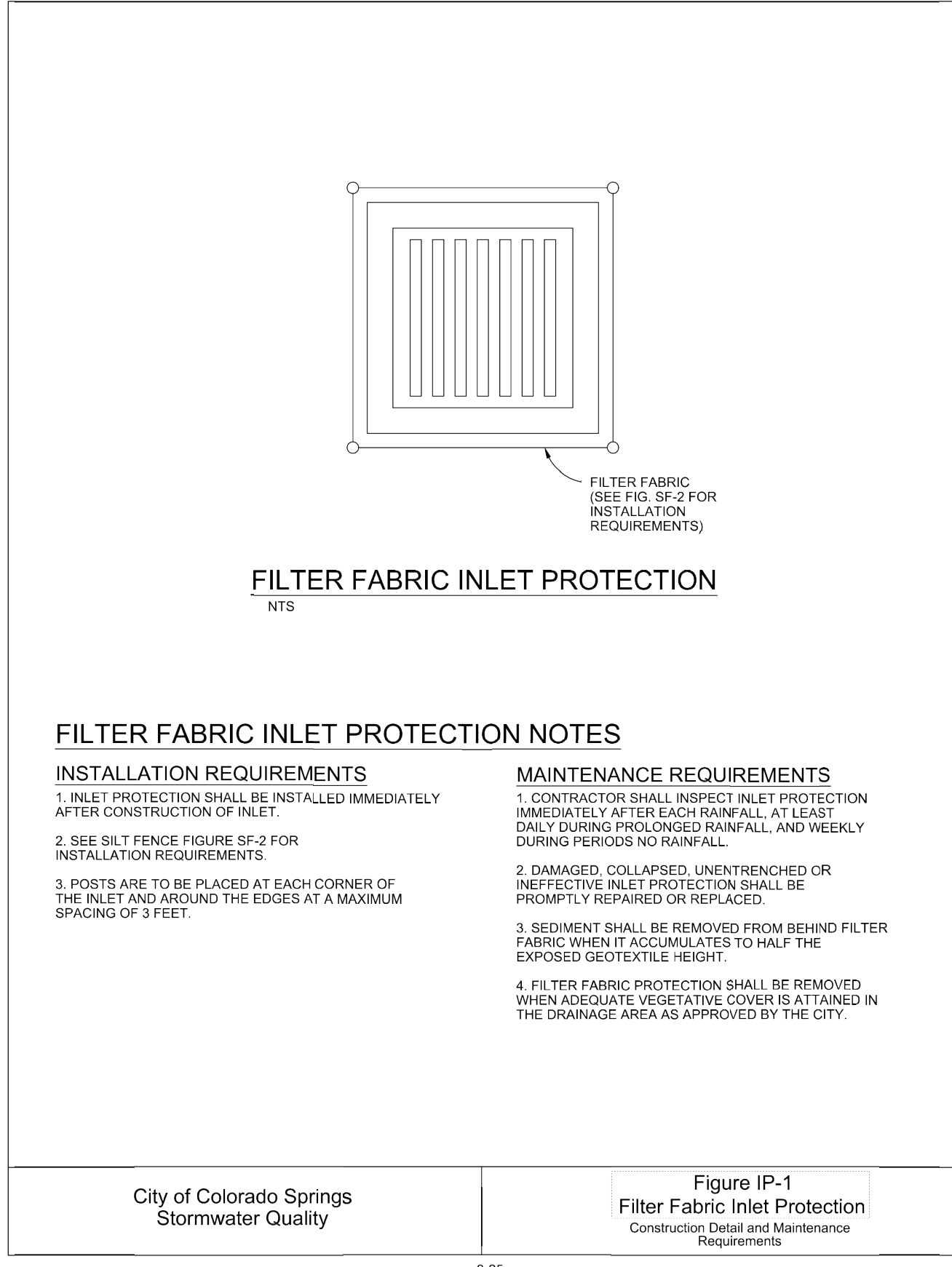
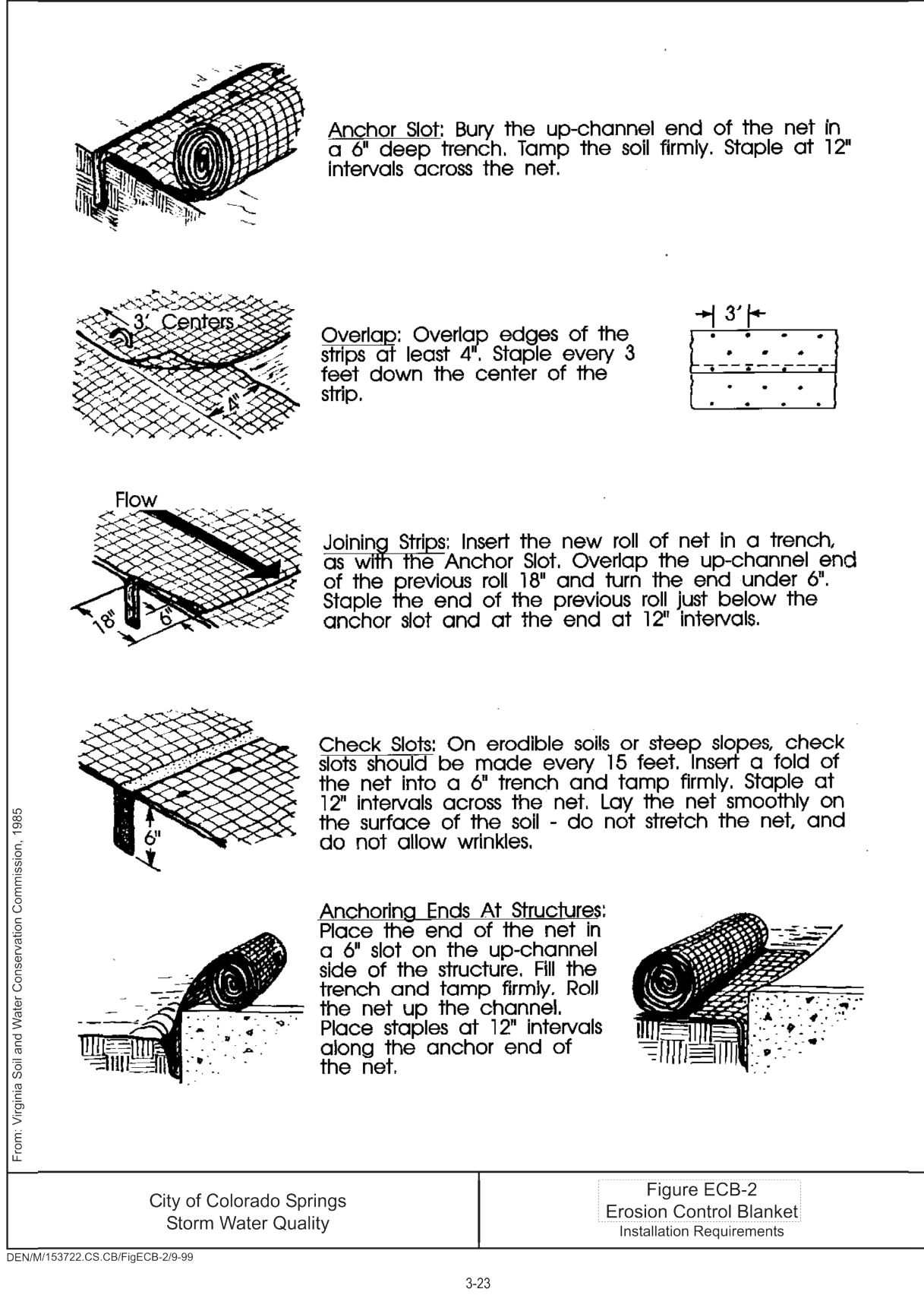
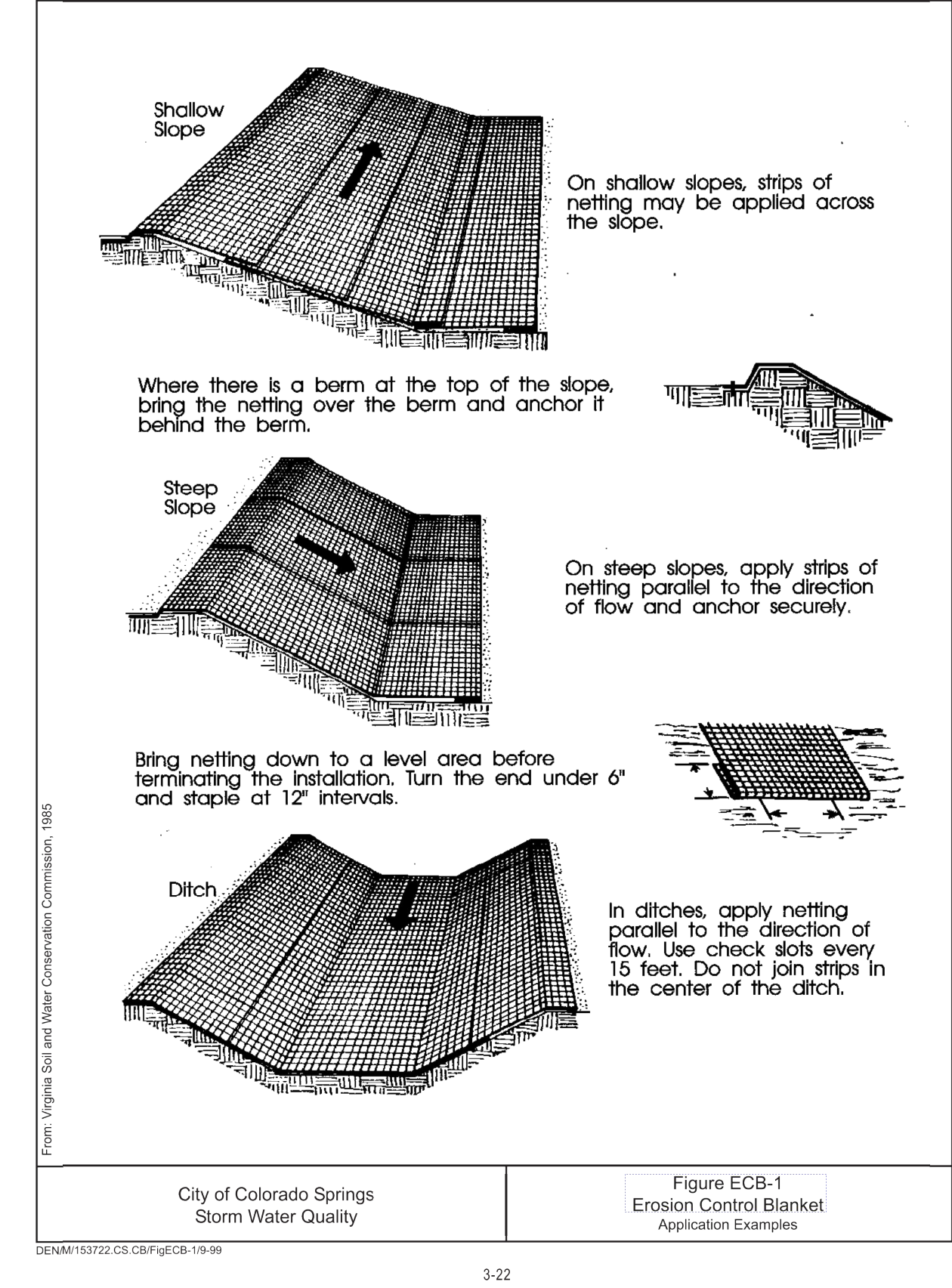
ACADEMY VILLAGE FILING NO. 3

GRADING & EROSION
CONTROL PLAN

SHEET 2 OF 6

JOB NO. 25123.00

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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 - JUNE 30	10-15	1/2
5. MILLET	WARM	MAY 16 - JULY 15	3-15	1/2-3/4
6. SUANGRASS	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 UD0CD 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 SEED 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 LOOSENEED.

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.

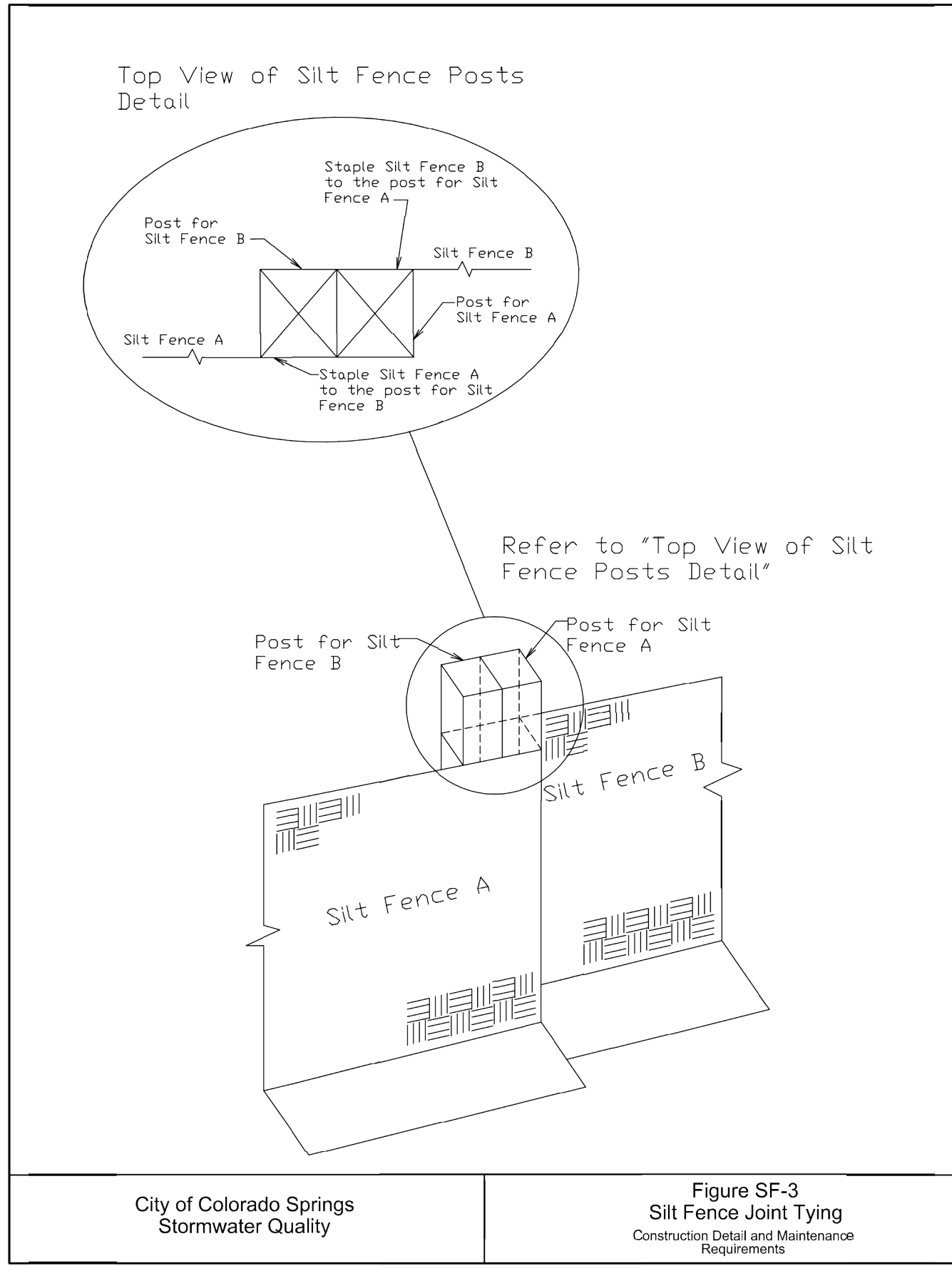
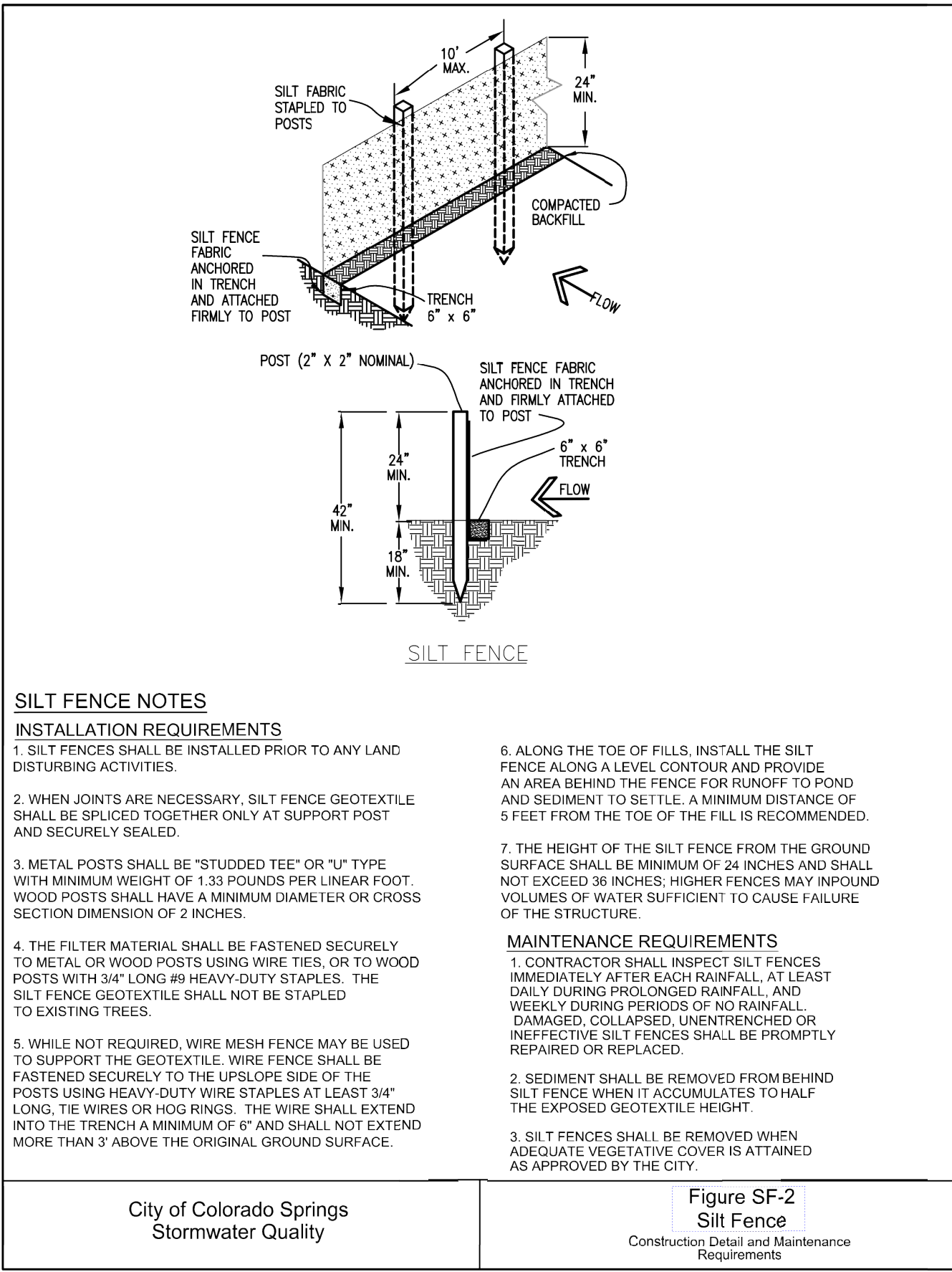
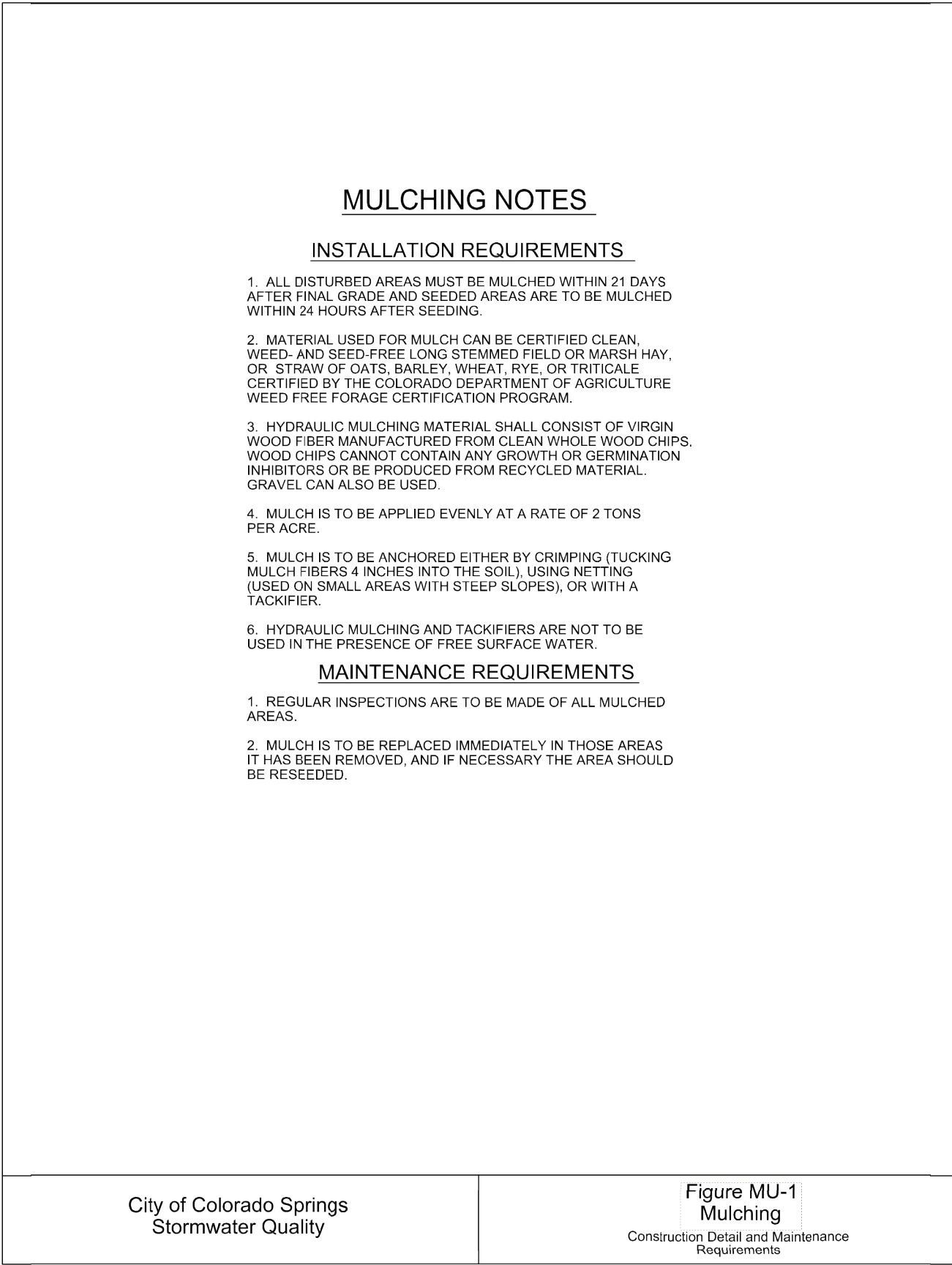
2. AREAS WHERE GROWTH IS NOT OCCURRING QUICKLY OR THE MULCH HAS BEEN REMOVED SHALL BE RE-SEED AS SOON AS POSSIBLE AND RE-MULCHED IF NEEDED.

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

3-47



SURFACE ROUGHENING NOTES

APPLICATION TECHNIQUES

- STAIR STEP GRADING - USED ON SLOPES WITH GRADIENTS BETWEEN 3:1 AND 2:1 AND FOR SOIL CONTAINING A LARGE AMOUNT OF SMALL ROCKS. STAIRS ARE TO BE WIDE ENOUGH TO WORK WITH STANDARD EARTH MOVING EQUIPMENT.
- GROOVE CUTTING - USED ON SLOPES WITH GRADIENTS BETWEEN 3:1 AND 2:1. GROOVES ARE TO BE AT LEAST 3 INCHES DEEP AND NO MORE THAN 15 INCHES APART.
- TRACKING - USED ON SOILS WITH HIGHER SAND CONTENT DUE TO COMPACTION BY HEAVY MACHINERY.

MAINTENANCE REQUIREMENTS

- REGULAR INSPECTIONS ARE TO BE MADE OF ALL SURFACE ROUGHENED AREAS.
- SURFACE ROUGHENING IS TO BE REPEATED AS OFTEN AS NECESSARY.
- VEHICLES OR EQUIPMENT IS NOT TO BE DRIVEN OVER AREAS THAT HAVE BEEN ROUGHENED.
- AS SURFACE ROUGHENING IS ONLY A TEMPORARY CONTROL, ADDITIONAL TREATMENTS MAY BE NECESSARY TO MAINTAIN THE SOIL SURFACE IN A ROUGHENED CONDITION.

ENGINEER'S STATEMENT

STANDARD DETAILS SHOWN WERE REVIEWED ONLY AS TO THEIR APPLICATION ON THIS PROJECT.

GLENN ELLIS, P.E.
COLORADO P.E. 38861
FOR AND ON BEHALF OF J.R. ENGINEERING

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SHEET 3 OF 6							JOB NO. 25123.00		

J.R. ENGINEERING
A Western Company



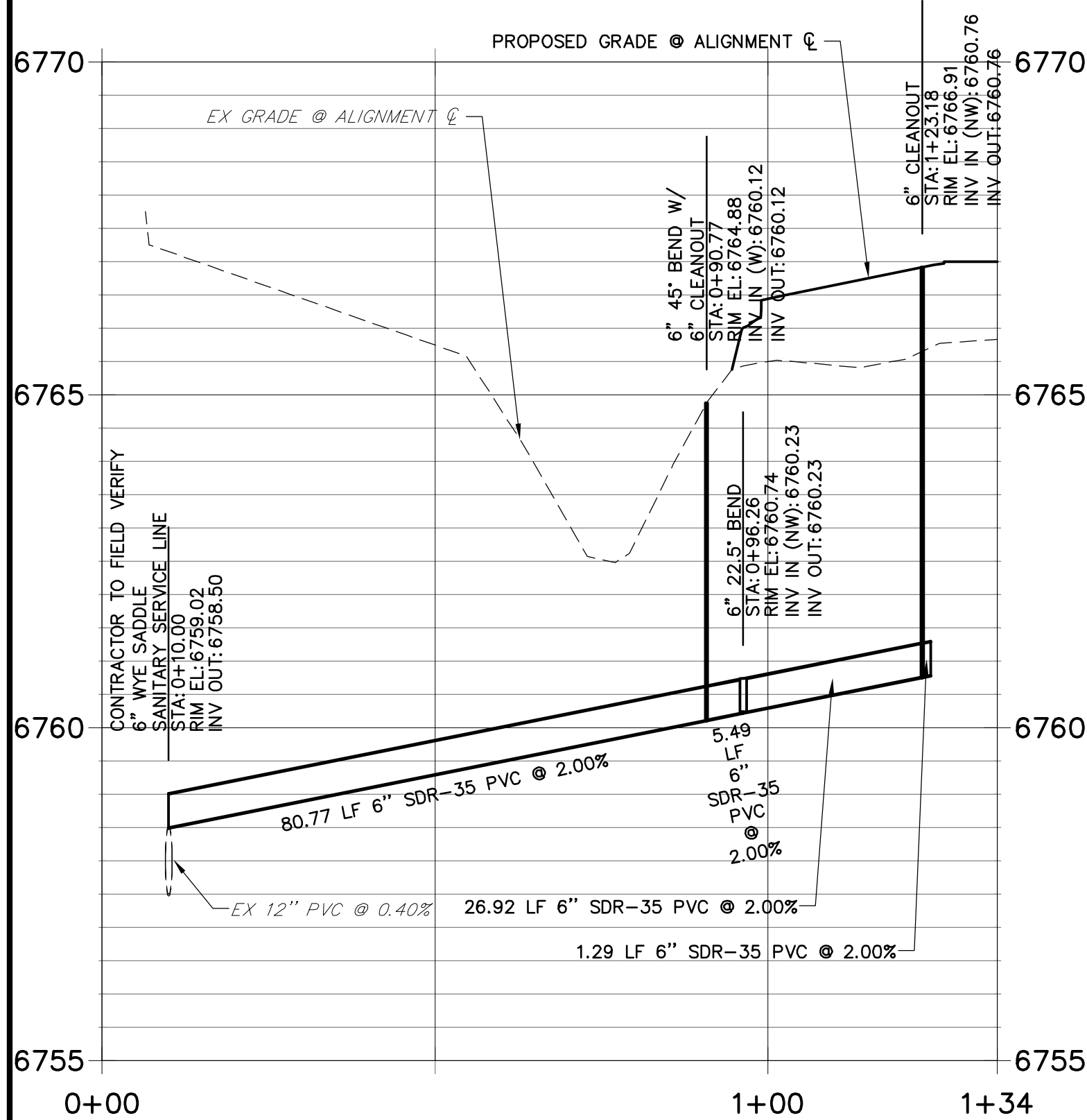
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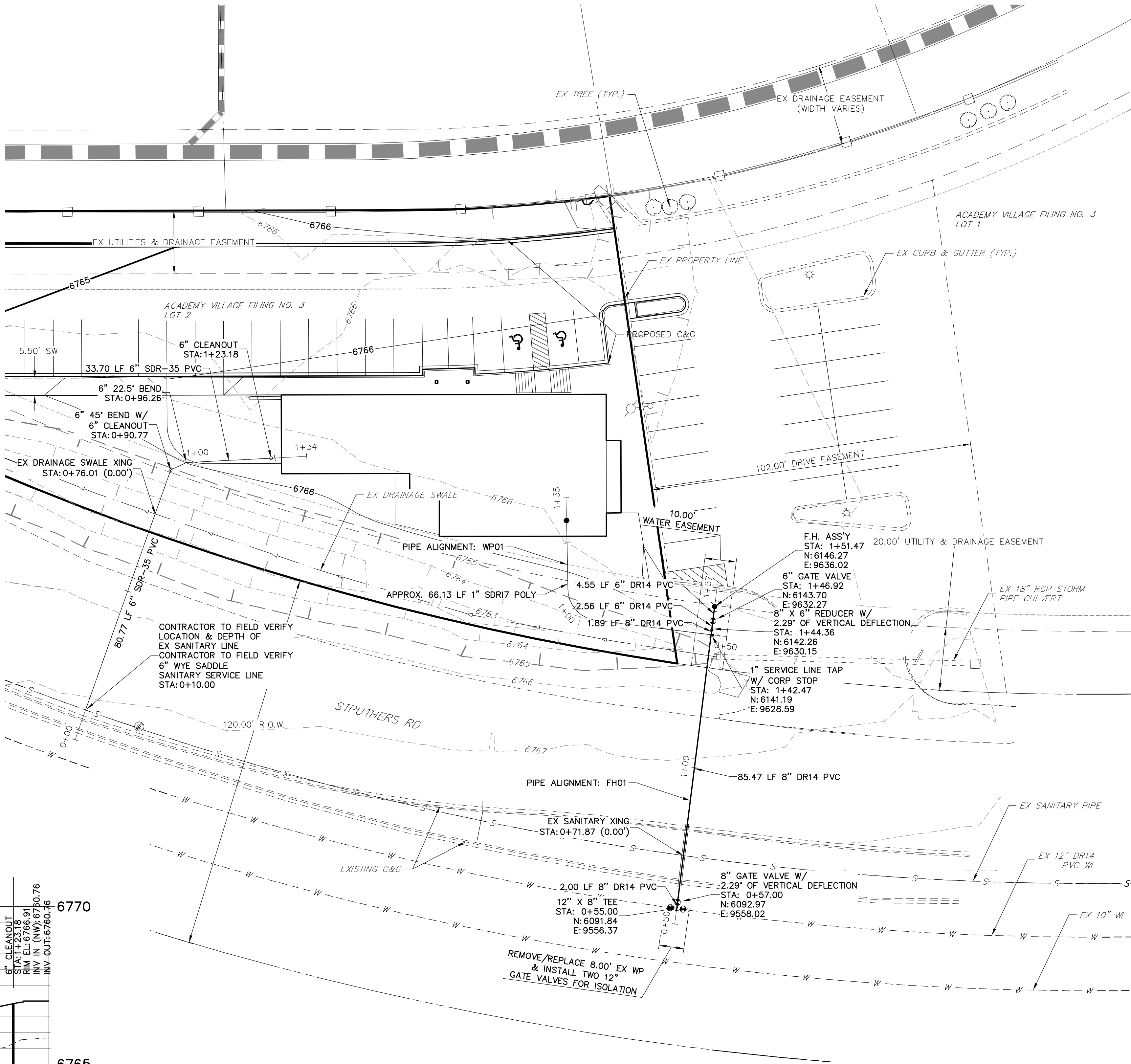


WATER NOTES:

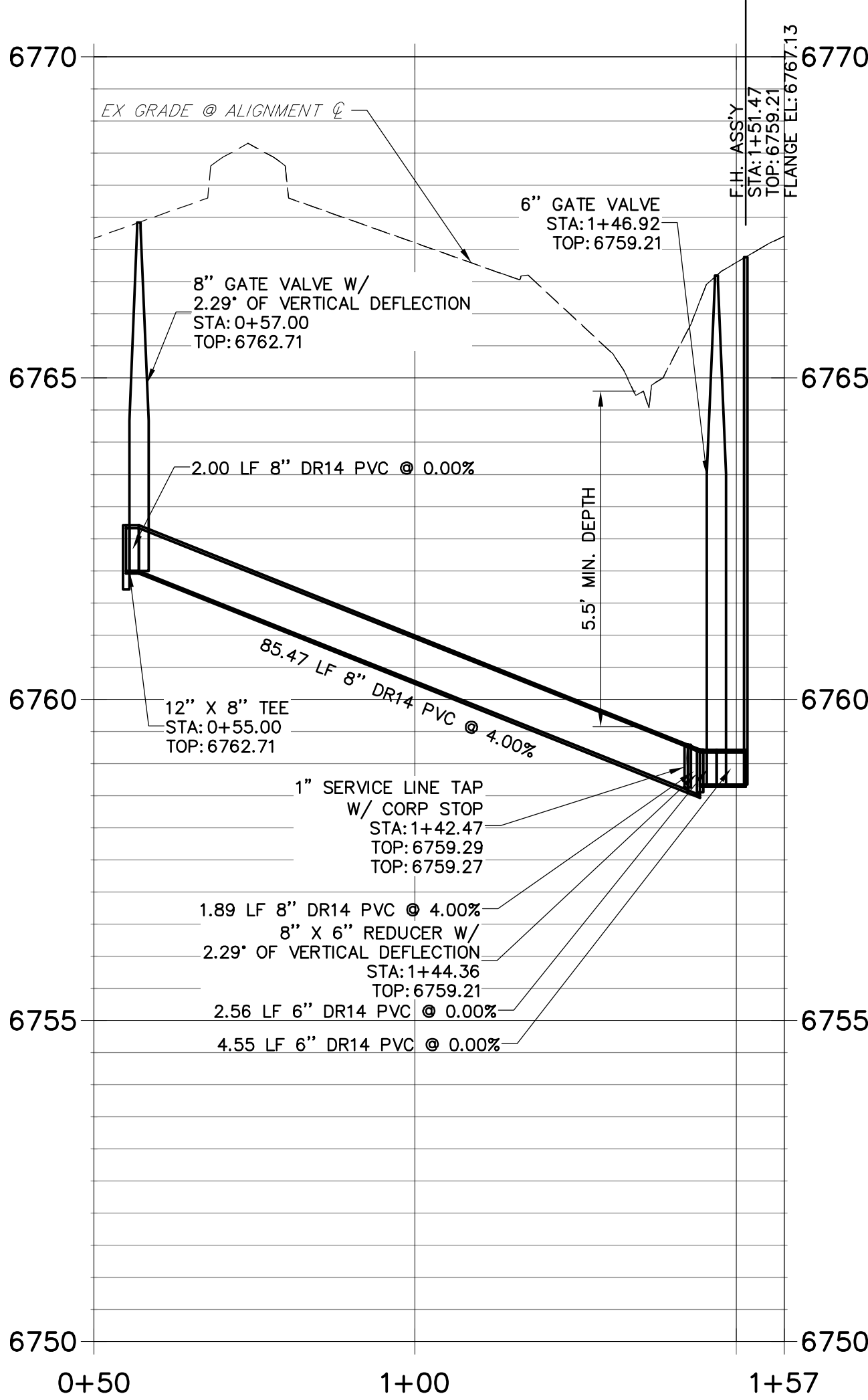
- CONTRACTOR SHALL VERIFY THE LOCATION, SIZE, AND DEPTH OF ALL EXISTING UTILITIES PRIOR TO CONSTRUCTION.
- ALL MATERIALS, WORKMANSHIP, AND CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST EL PASO COUNTY AND DONALA WATER & SANITATION DISTRICT STANDARDS, DETAILS, AND SPECIFICATIONS.
- ALL WATER PIPE SHALL HAVE A MINIMUM COVER OF 5' AND A MAXIMUM COVER OF 6' AND WILL BE MAINTAINED EXCEPT AT PIPELINE LOWERINGS.
- 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.
- 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.
- CONTRACTOR RESPONSIBLE FOR OBTAINING ALL REQUIRED PERMITS, INCLUDING A COUNTY R.O.W. PERMIT.

SANITARY NOTES:

- 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.
- CONTRACTOR SHALL VERIFY THE LOCATION, SIZE, MATERIAL, AND DEPTH OF ALL EXISTING UTILITIES PRIOR TO CONSTRUCTION.
- 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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- CONTRACTOR RESPONSIBLE FOR OBTAINING ALL REQUIRED PERMITS, INCLUDING A COUNTY R.O.W. PERMIT.



FH01 PROFILE STA 0+50.00 TO 1+57.47



Know what's below.
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20 20 0 20 40
ORIGINAL SCALE: 1" = 20'

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

J.R. ENGINEERING
A Westair Company



Central 303-740-9888 • Colorado Springs 719-583-2593
Fort Collins 970-497-9888 • www.jrengineering.com

PREPARED FOR
RON COVINGTON HOMES
13725 STRUTHERS ROAD, SUITE 200
COLORADO SPRINGS, CO 80920
RON COVINGTON
719-491-1220

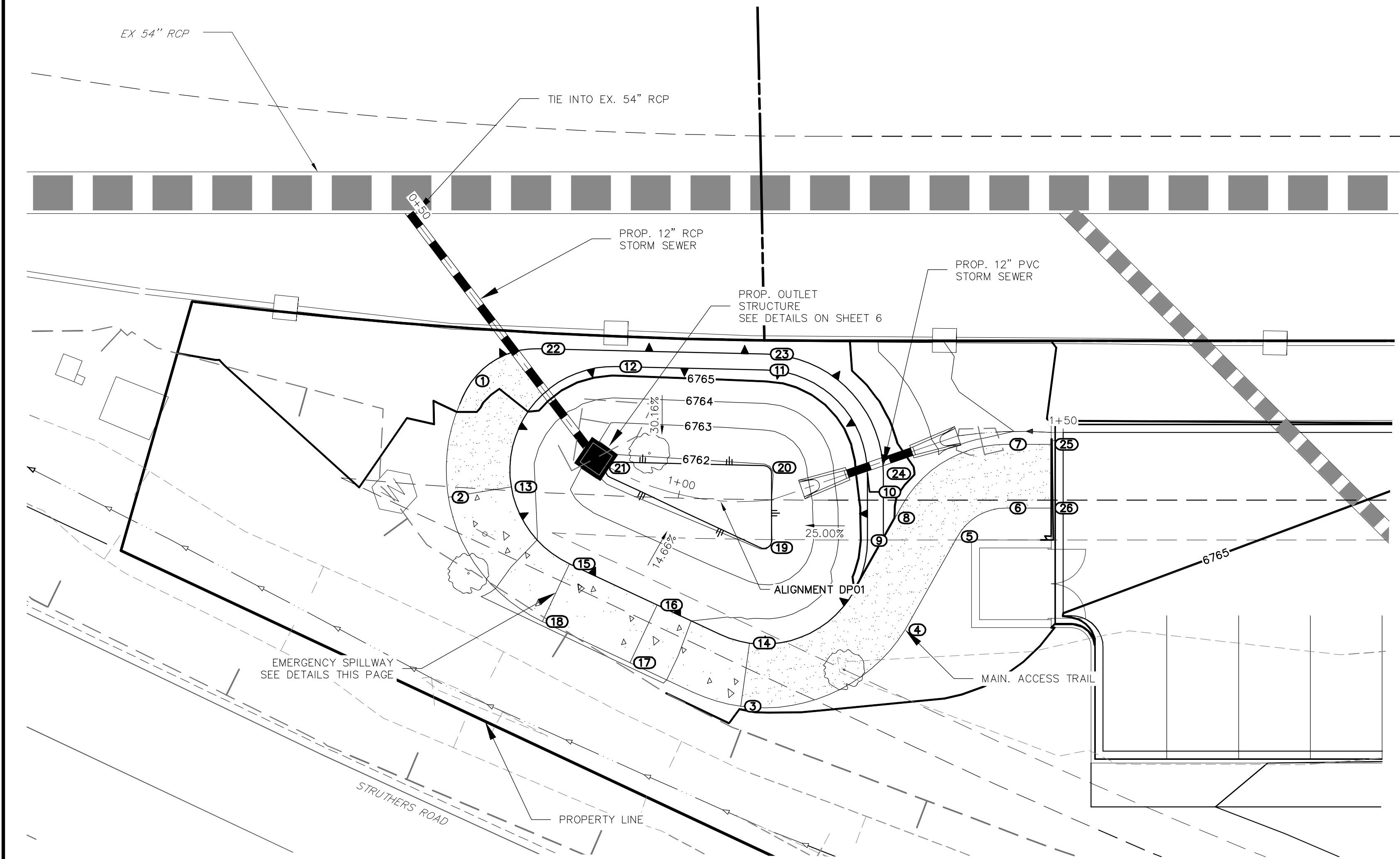
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APPROVES THEIR USES
DESIGNATED BY WRITTEN
AUTHORIZATION.

ACADEMY VILLAGE FILING NO. 3

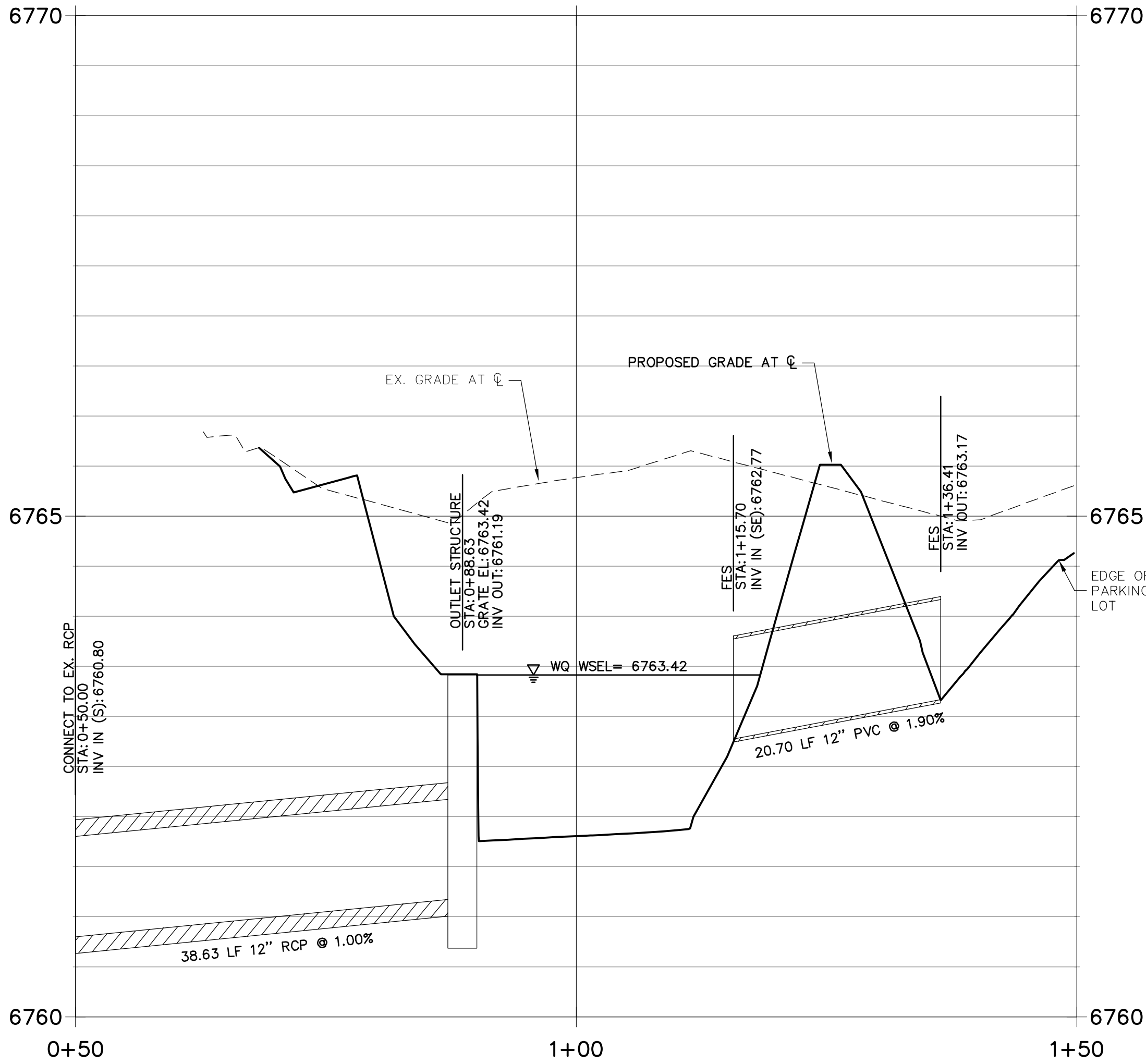
UTILITY SERVICE PLAN

SHEET 4 OF 6
JOB NO. 25123.00

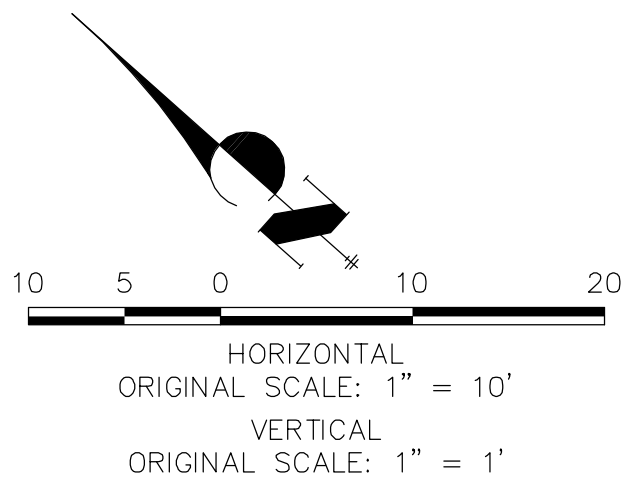
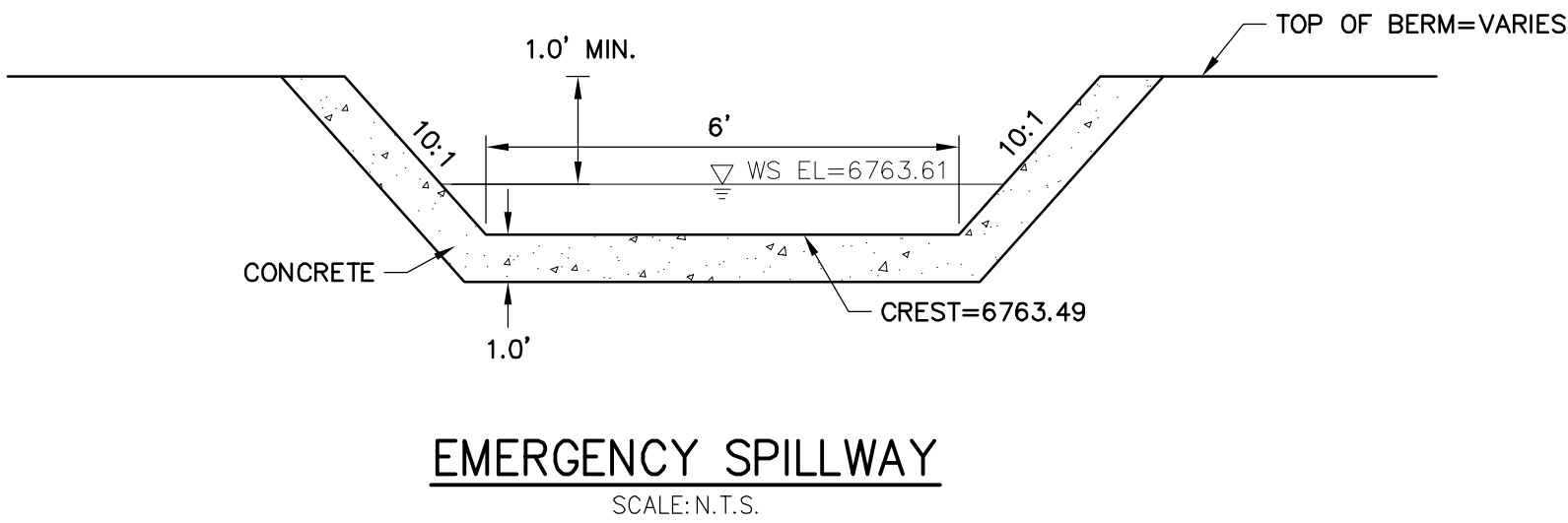
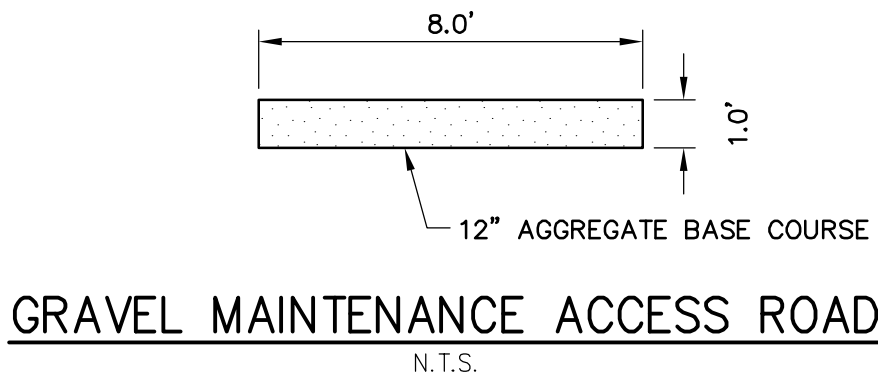
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DP01 PROFILE
STA 0+50.00 TO 1+50.00



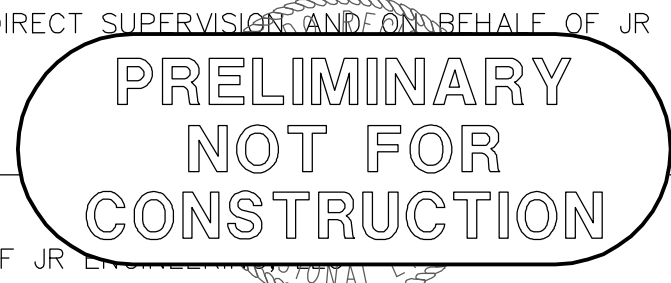
POINT TABULATION			
ID NO.	DESCRIPTION	NORTHING/EASTING	ELEVATION
1	MAINT. PATH	N: 6455.12 E: 9523.23	6765.15
2	MAINT. PATH	N: 6447.63 E: 9510.37	6764.93
3	MAINT. PATH	N: 6402.76 E: 9515.13	6764.84
4	MAINT. PATH	N: 6393.71 E: 9536.01	6764.84
5	MAINT. PATH	N: 6396.59 E: 9549.12	6764.84
6	MAINT. PATH	N: 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



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

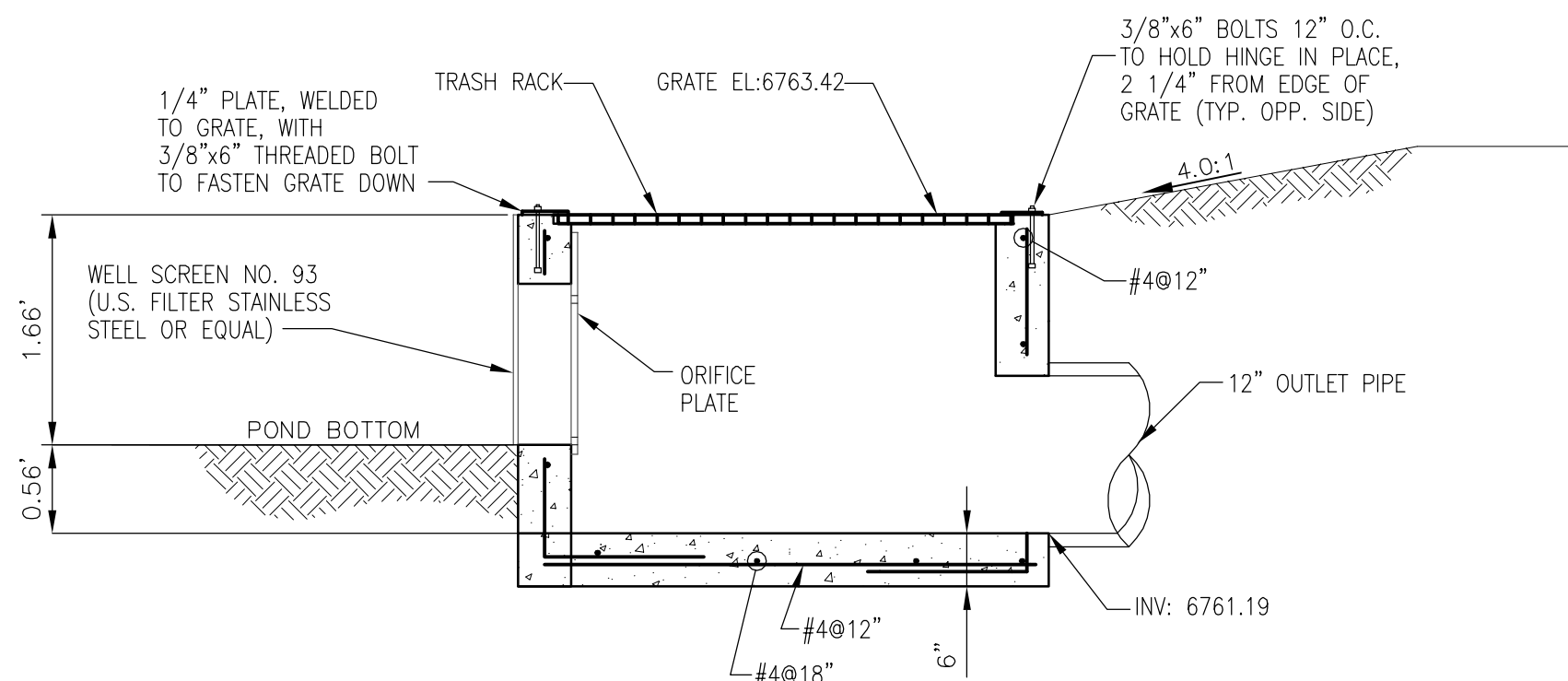
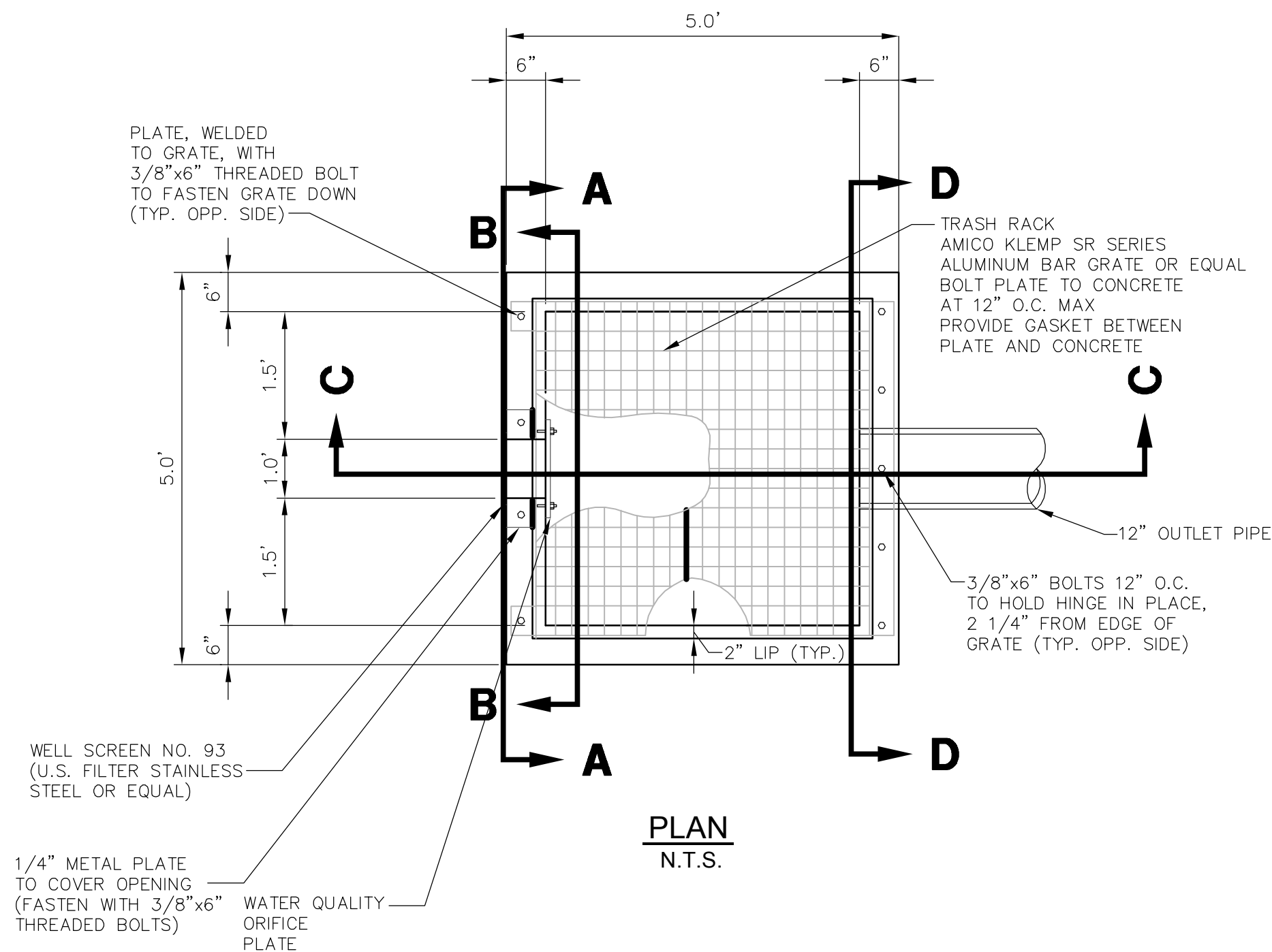


THE LOCATIONS OF EXISTING ABOVE GROUND AND UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK. THE CONTRACTOR SHALL BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE CAUSED BY HIS FAILURE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

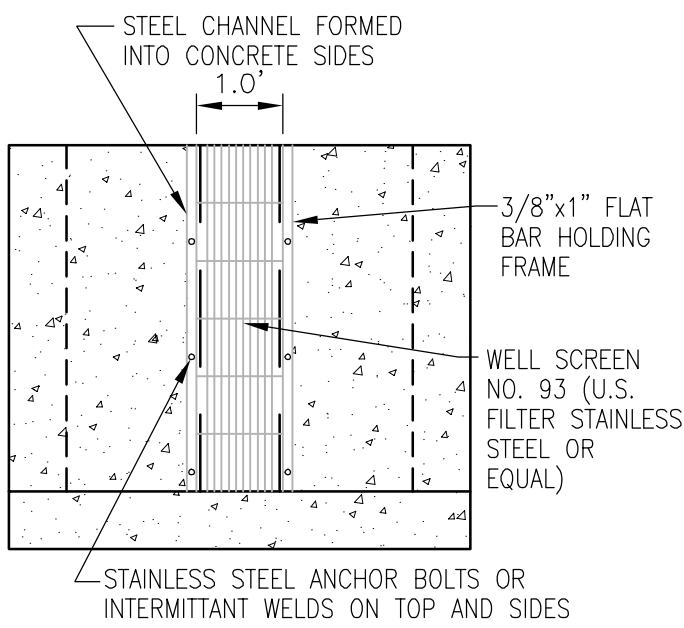
ACADEMY VILLAGE FILING NO. 3 SITE DEVELOPMENT PLAN
PROJECT NO: VR-17-012

UNTIL SUCH TIME AS THESE DRAWINGS ARE APPROVED BY THE AGENCIES, OR ENGINEERING APPROVES THEIR USE, THESE DRAWINGS ARE DESIGNATED BY WRITTEN AUTHORIZATION.			
PREPARED FOR RON COVINGTON HOMES 13725 STRUTHERS ROAD, SUITE 200 COLORADO SPRINGS, CO 80920 RON COVINGTON 719-491-1220 RCOVINGTON@COVINGTONHOME.COM			
J.R. ENGINEERING A Westrian Company  Central: 303-740-9888 • Colorado Springs: 719-583-2583 Fort Collins: 970-497-9888 • www.jrengineering.com			
ACADEMY VILLAGE FILING NO.	3	DATE	
POND GRADING PLAN		BY	
SHEET 5 OF 6		REVISION	
JOB NO. 25123.00		1"=10'	
		1"=1'	
		DATE 05/03/18	
		DESIGNED BY AJH	
		DRAWN BY RAB	
		CHECKED BY	

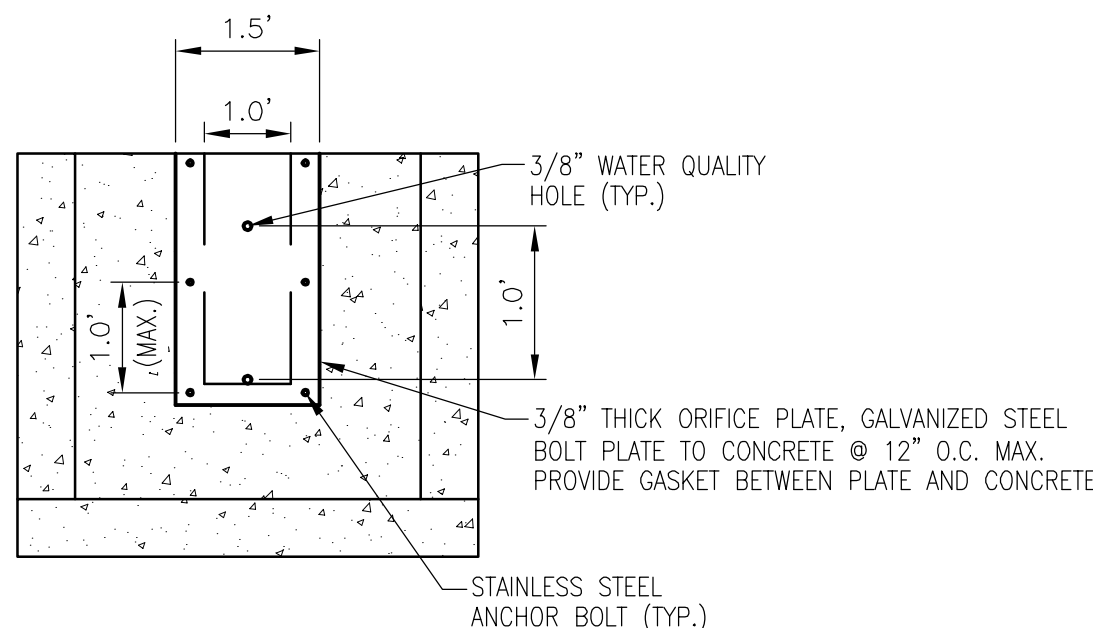
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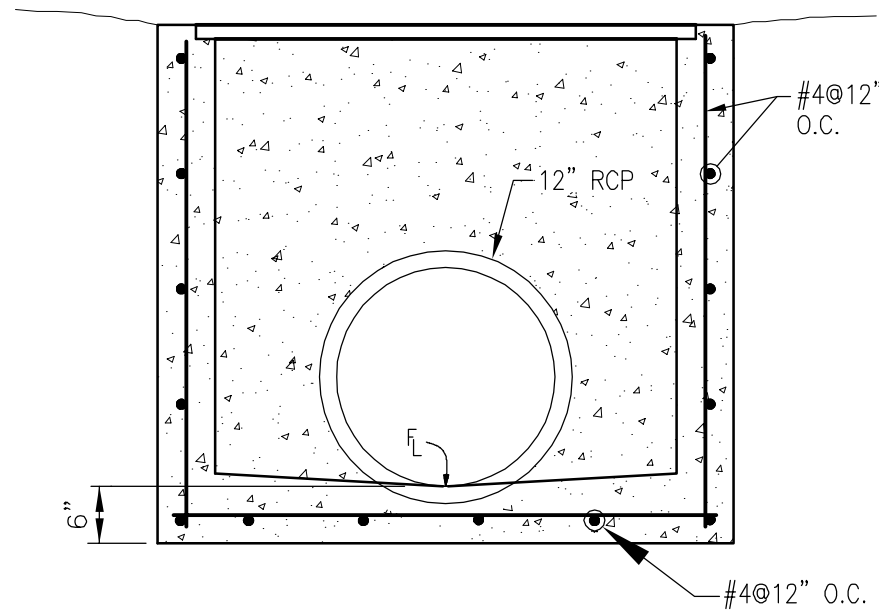
SECTION C-C
N.T.S.



WELL SCREEN
SECTION A-A
N.T.S.



WATER QUALITY ORIFICE
SECTION B-B
N.T.S.



SECTION D-D
N.T.S.



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ENGINEER'S STATEMENT

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ENGINEERING

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

PRELIMINARY
NOT FOR
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ACADEMY VILLAGE FILING NO. 3 SITE DEVELOPMENT PLAN
PROJECT NO: VR-17-012

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PREPARED FOR
RON COVINGTON HOMES
13725 STRUTHERS ROAD, SUITE 200
COLORADO SPRINGS, CO 80920
RON COVINGTON
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RCOVINGTON@COVINGTONHOME.COM

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H-SCALE	V-SCALE	DATE	DESIGNED BY	DRAWN BY	CHECKED BY	No.	REVISION	BY	DATE
		05/03/18	AJH						
			RAB						

ACADEMY VILLAGE FILING NO.	3
OUTLET STRUCTURE DETAILS	

SHEET	6	OF	6
JOB NO.	25123.00		