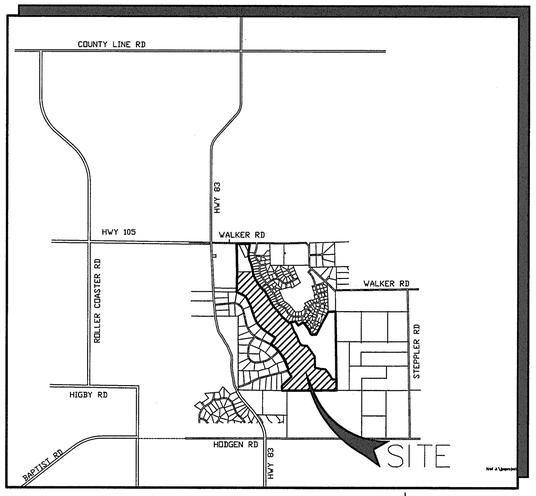
ENGINEERING RECORD DRAWINGS

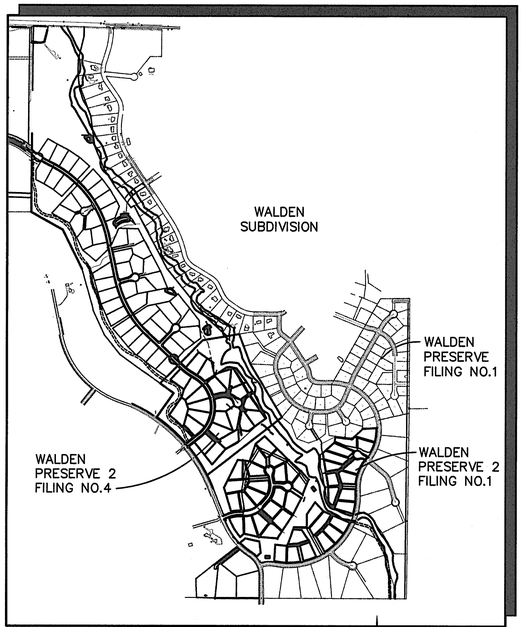
ENGINEERING RECORD DRAWINGS
John P. Schwab Date: 8/28/26
JOHN P. SCHWAB, PE# 29891
FOR AND ON BEHALF OF JPS ENGINEERING, INC.

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.

WALDEN PRESERVE 2
Filing No. 4
Construction Drawings
El Paso County, Colorado



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).

PREPARED FOR:

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

PREPARED BY:

JPS ENGINEERING

PREPARED BY:

19 East Willamette Avenue
Colorado Springs, Colorado 80903
September, 2019

AGENCIES/CONTACTS

DEVELOPER:	CUSTOM CASTLES, INC. 17145 COLONIAL PARK DRIVE MONUMENT, CO 80132 MR. BILL DUNSTON (719)243-1111
CIVIL ENGINEER:	JPS ENGINEERING, INC. 19 E. WILLAMETTE AVENUE COLORADO SPRINGS, CO 80903 MR. JOHN P. SCHWAB, P.E. (719)477-9429
LOCAL ROADS & DRAINAGE:	EL PASO COUNTY PCD 2880 INTERNATIONAL CIRCLE COLORADO SPRINGS, CO 80910 (719)520-6300
STATE HIGHWAY	COLORADO DEPARTMENT OF TRANSPORTATION REGION 2 5615 WILLS BLVD. PUEBLO, CO 81008 MS. VALERIE SWORD (719)546-5407
WATER/WASTEWATER:	WALDEN CORPORATION PO BOX 1870 MONUMENT, CO 80132 MR. MATT DUNSTON (719)339-2410
GAS DEPARTMENT:	BLACK HILLS ENERGY MR. SEBASTIAN SCHWENDER (719)399-3176
ELECTRIC DEPARTMENT:	MOUNTAIN VIEW ELECTRIC ASSOCIATION 11140 E. WOODMEN ROAD COLORADO SPRINGS, CO 80908 MR. DAVE WALDNER (719)495-2283
TELEPHONE COMPANY:	CENTURY LINK COMMUNICATIONS (LOCATORS) (800)922-1987 A.T. & T. (LOCATORS) (719)635-3674

SHEET INDEX

G1	GEC TITLE SHEET
G2	GENERAL NOTES & LEGEND
C1	OVERALL SITE PLAN
TY1	TYPICAL SECTIONS & DETAILS
PP1.1	PINEHURST CIRCLE PLAN & PROFILE
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U1	MASTER UTILITY PLAN
U1.3	SITE UTILITY PLAN
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 CAUSED BY NEGLIGENT ACTS, ERRORS OR OMISSIONS ON MY PART IN PREPARATION OF THESE DETAILED PLANS AND SPECIFICATIONS.

COLORADO REGISTERED 29891 PROFESSIONAL ENGINEER

JOHN P. SCHWAB, P.E. #29891 — 10/14/19 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 A Dunston — 10/4/19 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
by Elizabeth Nijkamp
El Paso County Planning and Community Development
On behalf of Jennifer Irvine, County Engineer/ ECM Administrator
10/30/2019 1:16:47 PM

JENNIFER IRVINE, P.E.,
COUNTY ENGINEER / ECM ADMINISTRATOR

PCD FILE NO. SF-18-034

SHEET G1
JPS PN# 040201

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

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No.	REVISION	BY	DATE
1	FINAL PLAT SUBMITTAL	JPS	9/05/18
2	COUNTY COMMENTS	JPS	2/26/19
3	COUNTY COMMENTS	JPS	5/15/19
4	COUNTY COMMENTS	JPS	7/11/19

WALDEN PRESERVE 2 - FILING NO. 4

WALDEN PRESERVE

TITLE SHEET

HORZ. SCALE:	DRAWN: BJJ
VERT. SCALE: VS	DESIGNED: JPS
SURVEYED: RAMPART	CHECKED: JPS
CREATED: 7/03/19	LAST MODIFIED: 9/30/19
PROJECT NO: 040201	MODIFIED BY: BJJ
SHEET: G1	

Z:\040201.walden\dwg\civil\WALDEN PRESERVE 2\FLG-A\G1-CD.dwg Oct 04, 2019 - 9:22am

ENGINEERING RECORD DRAWINGS
John P. Schwab Date: 8/28/26
JOHN P. SCHWAB, PE# 29891
FOR AND ON BEHALF OF JPS ENGINEERING, INC.

COUNTY GENERAL NOTES:

1. 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.

2. 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).

3. 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:
   A. EL PASO COUNTY ENGINEERING CRITERIA MANUAL (ECM)
   B. CITY OF COLORADO SPRINGS/EL PASO COUNTY DRAINAGE CRITERIA MANUAL, VOLUMES 1 AND 2
   C. COLORADO DEPARTMENT OF TRANSPORTATION (CDOT) STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION
   D. CDOT M & S STANDARDS

4. 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.

5. 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.

6. CONTRACTOR SHALL SCHEDULE A PRE-CONSTRUCTION MEETING WITH EL PASO COUNTY PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT (PCD) - INSPECTIONS, PRIOR TO STARTING CONSTRUCTION.

7. 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.

8. 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.

9. ALL STORM DRAIN PIPE SHALL BE CLASS III RCP WITH CLASS B BEDDING UNLESS OTHERWISE NOTED AND APPROVED BY PCD.

10. 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.

11. ALL CONSTRUCTION TRAFFIC MUST ENTER/EXIT THE SITE AT APPROVED CONSTRUCTION ACCESS POINTS.

12. 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.

13. SIGNING AND STRIPING SHALL COMPLY WITH EL PASO DEPARTMENT OF PUBLIC WORKS (DPW) AND MUTCD CRITERIA.

14. 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.

15. 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.

COUNTY SIGNING AND STRIPING NOTES:

1. ALL SIGNS AND PAVEMENT MARKINGS SHALL BE IN COMPLIANCE WITH THE CURRENT MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD).

2. REMOVAL OF EXISTING PAVEMENT MARKINGS SHALL BE ACCOMPLISHED BY A METHOD THAT DOES NOT MATERIALLY DAMAGE THE PAVEMENT. THE PAVEMENT MARKINGS SHALL BE REMOVED TO THE EXTENT THAT THEY WILL NOT BE VISIBLE UNDER DAY OR NIGHT CONDITIONS. AT NO TIME WILL IT BE ACCEPTABLE TO PAINT OVER EXISTING PAVEMENT MARKINGS.

3. ANY DEVIATION FROM THE STRIPING AND SIGNING PLAN SHALL BE APPROVED BY EL PASO COUNTY PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT (PCD).

4. ALL SIGNS SHOWN ON THE SIGNING AND STRIPING PLAN SHALL BE NEW SIGNS. EXISTING SIGNS MAY REMAIN OR BE REUSED IF THEY MEET CURRENT EL PASO COUNTY AND MUTCD STANDARDS.

5. STREET NAME AND REGULATORY STOP SIGNS SHALL BE ON THE SAME POST AT INTERSECTIONS.

6. ALL REMOVED SIGNS SHALL BE DISPOSED OF IN A PROPER MANNER BY THE CONTRACTOR.

7. ALL STREET NAME SIGNS SHALL HAVE "D" SERIES LETTERS, WITH LOCAL ROADWAY SIGNS BEING 4" UPPER-LOWER CASE LETTERING ON 8" BLANK AND NON-LOCAL ROADWAY SIGNS BEING 6" LETTERING, UPPER-LOWER CASE ON 12" BLANK, WITH WHITE BORDER THAT IS NOT RECESSED. MULTI-LANE ROADWAYS WITH SPEED LIMITS OF 40 MPH OR HIGHER SHALL HAVE 8" UPPER-LOWER CASE LETTERING ON 18" BLANK WITH A WHITE BORDER THAT IS NOT RECESSED. THE WIDTH OF THE NON-RECESSED WHITE BORDERS SHALL MATCH PAGE 255 OF THE 2012 MUTCD "STANDARD HIGHWAY SIGNS".

8. ALL TRAFFIC SIGNS SHALL HAVE A MINIMUM HIGH INTENSITY PRISMATIC GRADE SHEETING.

9. ALL LOCAL RESIDENTIAL STREET SIGNS SHALL BE MOUNTED ON A 1.75" X 1.75" SQUARE TUBE SIGN POST AND STUB POST BASE. FOR OTHER APPLICATIONS, REFER TO THE CDOT STANDARD S-614-8 REGARDING USE OF THE P2 TUBULAR STEEL POST SLIPBASE DESIGN.

10. ALL SIGNS SHALL BE SINGLE SHEET ALUMINUM WITH 0.100" MINIMUM THICKNESS.

11. 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.

12. 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.

13. 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.

14. 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.

PROJECT GENERAL NOTES:

1. EXISTING CONTOUR DATA CONSISTS OF AERIAL TOPOGRAPHIC SURVEY DATA PROVIDED BY OWNER. JPS ENGINEERING TAKES NO RESPONSIBILITY FOR THE ACCURACY OF EXISTING TOPOGRAPHIC MAPPING.

2. STATIONING IS AT CENTERLINE UNLESS OTHERWISE NOTED. ALL ELEVATIONS ARE AT EDGE OF ASPHALT (EOA) UNLESS OTHERWISE NOTED. ALL DIMENSIONS ARE FROM EDGE OF ASPHALT TO EDGE OF ASPHALT UNLESS OTHERWISE NOTED.

3. PROPOSED CONTOURS SHOWN ARE TO FINISHED GRADE.

4. LENGTHS SHOWN FOR STORM SEWER PIPES ARE TO CENTER OF MANHOLE.

5. CONTRACTOR SHALL REMOVE AND DISPOSE OF ALL EXISTING STRUCTURES, DEBRIS, WASTE AND OTHER UNSUITABLE FILL MATERIAL FOUND WITHIN THE LIMITS OF EXCAVATION.

6. MATCH INTO EXISTING GRADES AT 3:1 MAX CUT AND FILL SLOPES.

7. REVEGETATION OF ALL DISTURBED AREAS SHALL BE DONE WITH SPECIFIED SEED MIX WITHIN 60 DAYS AFTER FINE GRADING IS COMPLETE.

8. EROSION CONTROL SHALL CONSIST OF SILT FENCE AND BMP'S AS SHOWN ON THE DRAWING, AND TOPSOIL WITH GRASS SEED, WHICH WILL BE WATERED UNTIL VEGETATION HAS BEEN REESTABLISHED.

9. THE EROSION CONTROL MEASURES OUTLINED ON THIS PLAN ARE THE RESPONSIBILITY OF THE DEVELOPER TO MONITOR AND REPLACE, REGRADE, AND REBUILD AS NECESSARY UNTIL VEGETATION IS RE-ESTABLISHED.

10. EROSION CONTROL MEASURES SHALL BE IMPLEMENTED IN A MANNER THAT WILL PROTECT ADJACENT PROPERTIES AND PUBLIC FACILITIES FROM THE ADVERSE EFFECTS OF EROSION AND SEDIMENTATION AS A RESULT OF CONSTRUCTION AND EARTHWORK ACTIVITIES WITHIN THE PROJECT SITE.

11. ADDITIONAL EROSION CONTROL MEASURES MAY BE REQUIRED AS DETERMINED BY SITE CONDITIONS.

12. THE CONTRACTOR WILL TAKE THE NECESSARY PRECAUTIONS TO PROTECT EXISTING UTILITIES FROM DAMAGE DUE TO THIS OPERATION. ANY DAMAGE TO THE UTILITIES WILL BE REPAIRED AT THE CONTRACTOR'S EXPENSE, AND ANY SERVICE DISRUPTION WILL BE SETTLED BY THE CONTRACTOR.

13. ALL BACKFILL, SUB-BASE, AND/OR BASE COURSE MATERIAL SHALL BE COMPACTED PER EL PASO COUNTY AND CDOT STANDARDS AND SPECIFICATIONS.

14. ALL FINISHED GRADES SHALL HAVE A MINIMUM 1.0% SLOPE TO PROVIDE POSITIVE DRAINAGE.

15. IN CASE OF CONFLICT BETWEEN PROPOSED SLOPES AND PROPOSED SPOT ELEVATIONS, SPOT ELEVATIONS SHALL GOVERN.

16. CONTRACTOR SHALL OBTAIN ALL REQUIRED PERMITS PRIOR TO BEGINNING WORK.

GENERAL DRAINAGE NOTES:

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

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

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

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
6230 CONTOUR - NEW/EXISTING
PROPERTY LINE - NEW/EXISTING
FENCE - NEW/EXISTING
OHE OVERHEAD ELECTRIC LINE W/ POWER POLE NEW/EXISTING
UGE UNDERGROUND ELECTRIC LINE NEW/EXISTING
UGE UNDERGROUND ELECTRIC - NEW/EXISTING
TEL TELEPHONE - NEW/EXISTING
GAS GAS - NEW/EXISTING
WT WATER - NEW/EXISTING
ECB - DITCH LINING
1 / P1 SECTION NUMBER / SHEET ON WHICH SECTION IS SHOWN

COLORADO REGISTERED JOHN P. SCHWAB 29891 PROFESSIONAL ENGINEER

WALDEN PRESERVE - FILING NO. 4

GENERAL NOTES & LEGEND

JPS ENGINEERING
19 E. Willamette Ave.
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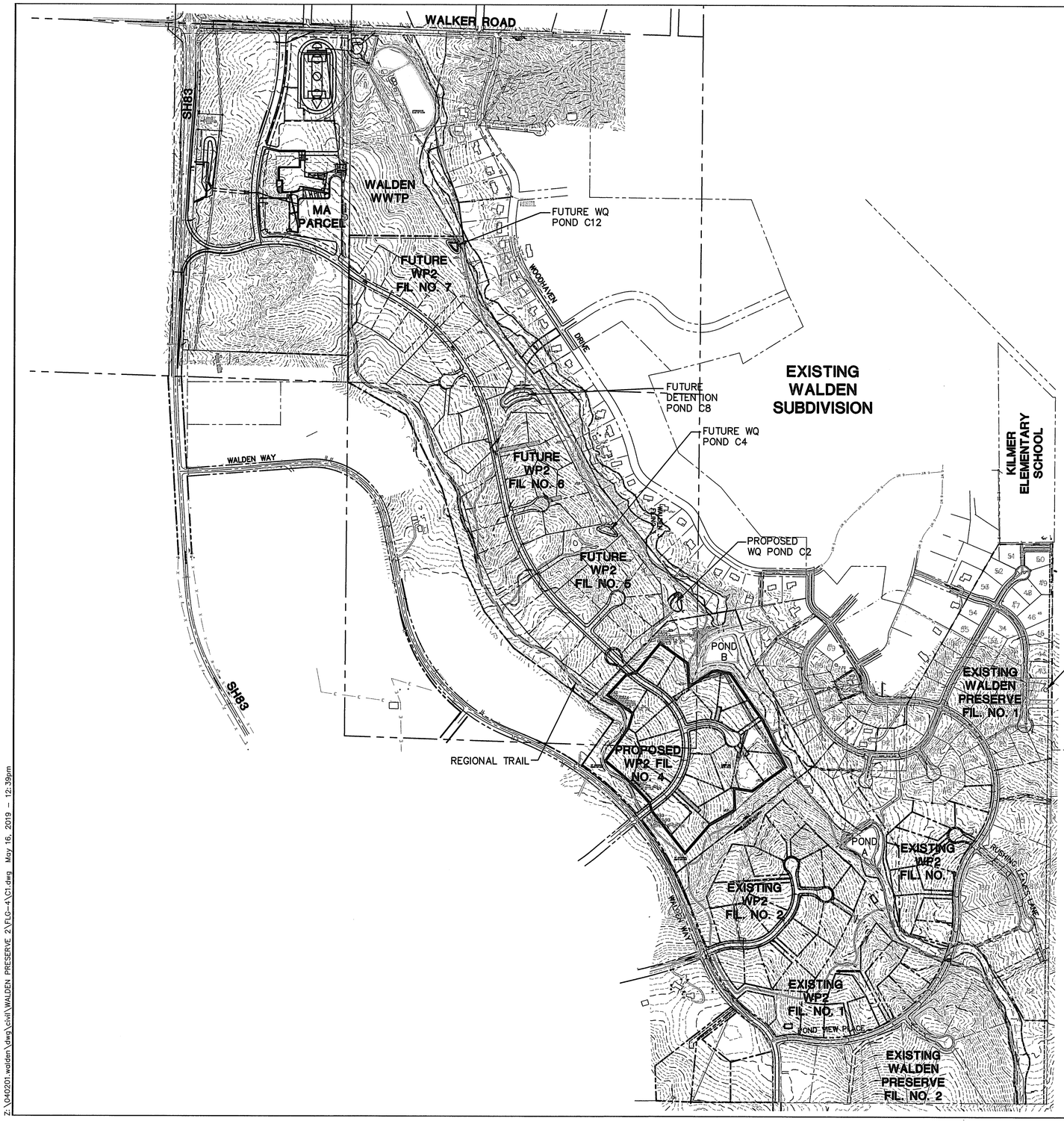
No.	REVISION	BY	DATE
1	FINAL PLAT SUBMITTAL	JPS	9/05/18
2	CITY COMMENTS	JPS	2/15/19
3	CITY COMMENTS	JPS	5/15/19

HORZ. SCALE:	HS	DRAWN:	BJJ
VERT. SCALE:	VS	DESIGNED:	JPS
SURVEYED:	RAMPART	CHECKED:	JPS
CREATED:	9/05/18	LAST MODIFIED:	5/15/19
PROJECT NO:	040201	MODIFIED BY:	JPS

SHEET: G2

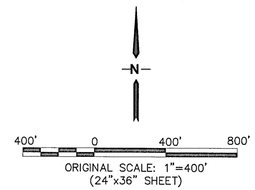
Z:\040201.walden\dwg\civil\WALDEN PRESERVE 2\FLG-4\G2.dwg May 16, 2019 - 9:25am

ENGINEERING RECORD DRAWINGS
John P. Schwab Date: 8/28/26
JOHN P. SCHWAB, PE# 29891
FOR AND ON BEHALF OF JPS ENGINEERING, INC.



DRIVEWAY CULVERT TABLE	
FIL 4 LOT NO.	SIZE (D)
1	18"
2	18"
3	18"
4	18"
5	18"
6	18"
7	18"
8	42"
9	42"
10	42"
11	18"
12	18"
13	18"
14	18"
15	18"
16	18"
17	18"
18	18"
19	18"
20	18"
21	18"
22	18"
23	18"

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



WALDEN PRESERVE 2 - FILING NO. 4

OVERALL SITE PLAN

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19 E. Willamette Ave.
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COLORADO REGISTERED 29891 PROFESSIONAL ENGINEER

HORZ. SCALE: 1"=400'	DRAWN: BJJ
VERT. SCALE: N/A	DESIGNED: JPS
SURVEYED:	CHECKED: JPS
CREATED: 10/05/17	LAST MODIFIED: 5/15/19
PROJECT NO: 040201	MODIFIED BY: BJJ
SHEET: C1	

Z:\040201 walden \dwg \civil \WALDEN PRESERVE 2\FIL0~4\C1.dwg May 16, 2019 - 12:39pm

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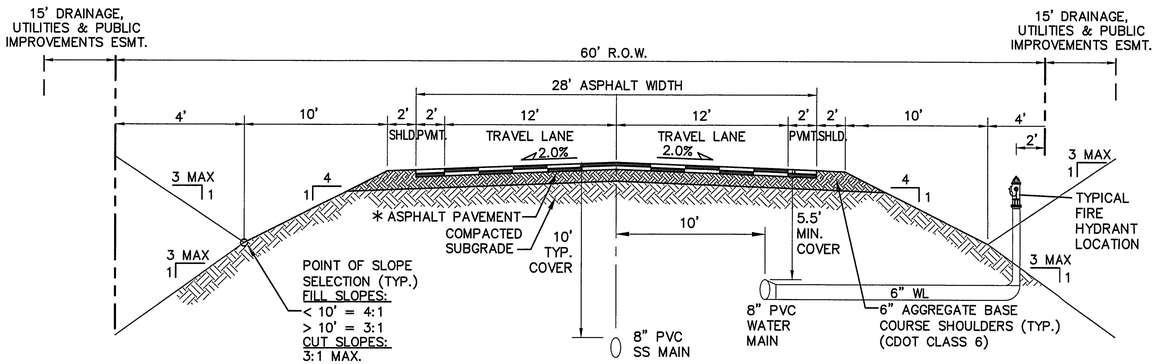
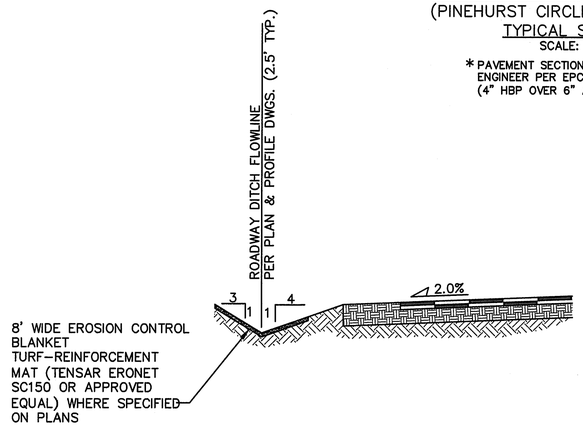
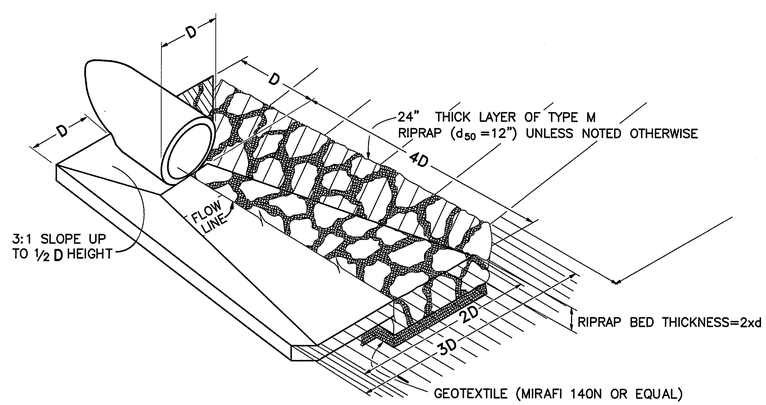


RURAL LOCAL–PAVED ROAD (PUBLIC)
(PINEHURST CIRCLE &, DEBOODT CT)
TYPICAL SECTION (A)
SCALE: 1"=5'

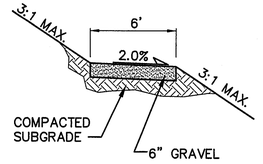
* PAVEMENT SECTION TO BE DESIGNED BY GEOTECHNICAL ENGINEER PER EPC SPECIFICATIONS.
(4" HBP OVER 6" ABC FOR BIDDING PURPOSES)



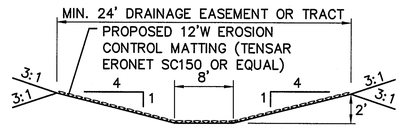
TYPICAL DITCH SECTION WITH
EROSION CONTROL BLANKET LINING (B)
SCALE : NTS



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



TYPICAL PRIVATE TRAIL SECTION (D)
SCALE: 1"=5' H
1"=2.5' V



CHANNEL SECTION (E)
N.T.S.

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	
	50-70	9	
	35-50	6	6**
	2-10	2	
Type L	70-100	15	
	50-70	12	
	35-50	9	9**
	2-10	3	
Type M	70-100	21	
	50-70	18	
	35-50	12	12**
	2-10	4	
Type H	70-100	30	
	50-70	24	
	35-50	18	18
	2-10	6	
Type VH	70-100	42	
	50-70	33	
	35-50	24	24
	2-10	9	

* d_{50} = mean particle size (intermediate dimension) by weight.
** Mix VL, L and M riprap with 35% topsoil (by volume) and bury it with 4 to 6 inches of topsoil, all vibration compacted, and revegetate.

Basic requirements for riprap stone are as follows:

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

RIPRAP DETAILS (F)

COLORADO REGISTERED 29891 PROFESSIONAL ENGINEER 7/11/19

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

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	9/05/18
2	COUNTY COMMENTS	JPS	2/15/19
3	COUNTY COMMENTS	JPS	5/15/19
4	COUNTY COMMENTS	JPS	7/11/19

WALDEN PRESERVE 2 - FILING NO. 4

TYPICAL SECTIONS AND DETAILS

HORZ. SCALE: AS SHOWN	DRAWN: BJJ
VERT. SCALE: AS SHOWN	DESIGNED: JPS
SURVEYED: RAMPART	CHECKED: JPS
CREATED: 9/05/18	LAST MODIFIED: 7/11/19
PROJECT NO: 040201	MODIFIED BY: BJJ
SHEET: TY1	

Z:\040201.walden\dwg\civil\WALDEN PRESERVE 2\FLG-4\TY1.dwg Jul 12, 2019 - 2:39pm

ENGINEERING RECORD DRAWINGS
John P. Schwab Date: 8/28/26
JOHN P. SCHWAB, PE# 29891
FOR AND ON BEHALF OF JPS ENGINEERING, INC.

DEBOODT COURT SHT. PP2.1

PROPOSED 24" RCP CULVERT B9

PROPOSED FIRE HYDRANT

STOP COMBINATION STOP SIGN & STREET NAME SIGN R1-1 30"x30"

SSMH G2 STA 49+87.03

MATCH LINE STA 49+75.00 PP1.2

PROPOSED FIRE HYDRANT

SSMH G3 STA 53+63.57

CL-CL INTERSECTION STA 53+58.01 PINEHURST CIRCLE =STA 10+00.00 DEBOODT COURT

SSMH G4 STA 56+41.03

PROPOSED FIRE HYDRANT

PROPOSED 8"x6" REDUCER

SSMH G5 STA 58+78.68

PROPOSED SPEED LIMIT SIGN SPEED LIMIT 30 R2-1-30 24"x30"

PINEHURST CIRCLE

WALDEN WAY

EXISTING TRAIL

TRAIL CROSSING SIGNS W11-2 30"x30"

STOP COMBINATION STOP SIGN & STREET NAME SIGN R1-1 30"x30"

STA 61+86.36 MATCH INTO EXISTING EOA

STA 61+99.89 CL PINEHURST CIRCLE

PINEHURST CIRCLE (RURAL LOCAL)

1 45,056 S.F. (1.03 AC±)
2 51,170 S.F. (1.17 AC±)
14 43,756 S.F. (1.00 AC±)
15 45,125 S.F. (1.04 AC±)
18 43,875 S.F. (1.01 AC±)
19 44,100 S.F. (1.01 AC±)
20 44,153 S.F. (1.01 AC±)
21 44,326 S.F. (1.02 AC±)
22 44,005 S.F. (1.01 AC±)

N
50 0 50 100
5 0 5 10
ORIGINAL SCALE
1"=50' HORIZ.; 1"=5' VERT.
CONTOUR INTERVAL: 2'

LINE TABLE

LINE	LENGTH	BEARING
L1	225.54	S51°24'10"W

CURVE TABLE

CURVE	LENGTH	RADIUS	DELTA
C1	30.56	20.00	87°32'17"
C2	30.56	20.00	87°32'17"
C3	963.02	500.00	110°21'15"
C4	22.74	15.00	86°51'27"
C5	22.74	15.00	86°51'27"

MATCH LINE STA 49+75.00

SSMH G2 STA 49+87.03 (5.5' R) RIM=7481.62 INV IN=7465.98 INV OUT=7465.88 15.7' CUT

STA 51+40.03 24" RCP PUBLIC SD CULVERT B9

PVC 51+60.26 EL 7478.93

LOW POINT ELEV = 7478.45
LOW POINT STA = 52+20.16
PVI STA = 52+64.26
PVI ELEV = 7477.25
A.D. = 5.62
K = 37.03
208' VC

1.62%

4.00%

EXISTING CL GRADE

PROPOSED CL GRADE

PVCC 53+65.26 EL 7481.41

CL-CL INTERSECTION STA 53+58.01 PINEHURST CIRCLE =STA 10+00.00 DEBOODT COURT EL=7481.01

SSMH G3 STA 53+63.57 (5.5' R) PINEHURST CIRCLE =9+94.50 DEBOODT COURT RIM=7481.12 INV IN=7468.16 INV OUT=7467.86 13.0' CUT

376.54 LF 8" PVC SS @ 0.50%

PVI STA = 54+42.38
PVI ELEV = 7484.38
A.D. = 4.00
K = 37.06
148' VC

PVI 55+16.50 EL 7490.31

8.00%

277.46 LF 8" PVC SS @ 3.26%

STA 51+40 – 59+20, W
ECB DITCH LINING

MATCH LINE STA 68+00.00

SSMH G4 STA 56+41.03 (5.5' R) RIM=7500.16 INV IN=7493.75 INV OUT=7493.65 6.2' CUT

8.00%

237.68 LF 8" PVC SS @ 8.00%

SSMH G5 STA 58+78.68 (5.5'-R) RIM=7519.17 INV OUT=7510.28 8.9' CUT

STA 59+20 – 61+00, S
ECB DITCH LINING

114' VC
PVI STA = 60+99.90
PVI ELEV = 7536.98
A.D. = -5.00
K = 19.00

PVC 60+42.90 EL 7532.42

PVT 61+56.90 EL 7538.12

2.00%

CL-CL INTERSECTION STA 61+99.89 PINEHURST CIR MATCH EXISTING EL=7538.98

7505 7500 7495 7490 7485 7480 7475 7470 7465

7540 7535 7530 7525 7520 7515 7510 7505 7500

50+00 51+00 52+00 53+00 54+00 55+00 56+00 57+00 58+00 59+00 60+00 61+00 62+00

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COLORADO REGISTERED PROFESSIONAL ENGINEER 29891

WALDEN PRESERVE 2 - FILING NO. 4

PINEHURST CIRCLE PLAN & PROFILE (STA: 49+75 TO STA: 62+00)

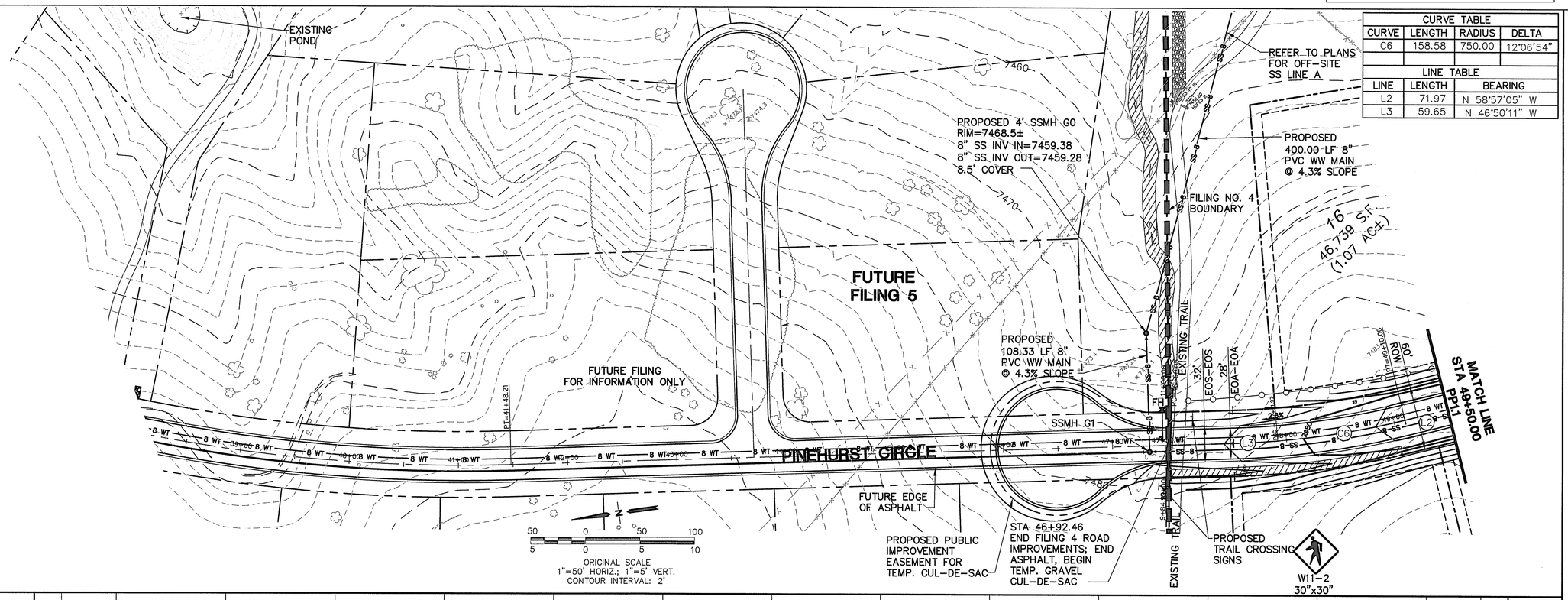
No.	REVISION	BY	DATE
1	FINAL PLAT SUBMITTAL	JPS	9/05/18
2	COUNTY COMMENTS	JPS	2/15/19
3	COUNTY COMMENTS	JPS	5/15/19
4	COUNTY COMMENTS	JPS	7/11/19

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

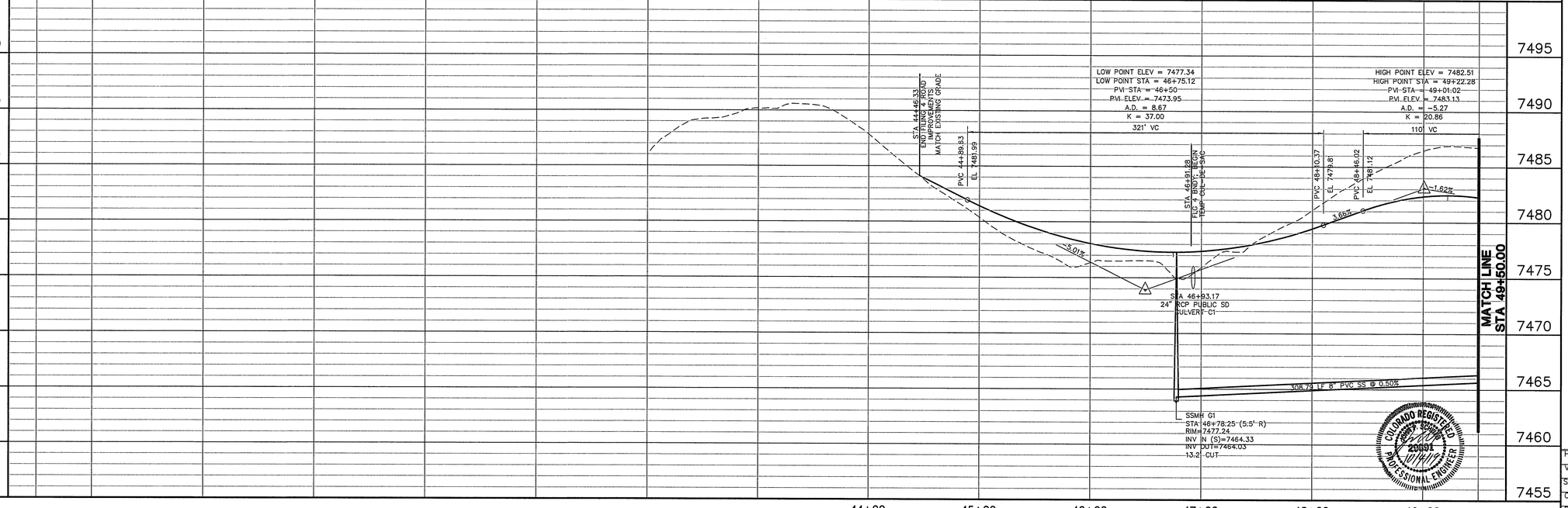
CALL UTILITY NOTIFICATION CENTER OF COLORADO 1-800-922-1987
CALL 2-BUSINESS DAYS IN ADVANCE BEFORE YOU DIG, GRADE, OR EXCAVATE FOR THE MARKING OF UNDERGROUND MEMBER UTILITIES.

HORZ. SCALE: 1"=50'	DRAWN: BJJ
VERT. SCALE: 1"=5'	DESIGNED: JPS
SURVEYED: RAMPART	CHECKED: JPS
CREATED: 6/29/12	LAST MODIFIED: 7/11/19
PROJECT NO: 040201	MODIFIED BY: BJJ
SHEET: PP1.1	

ENGINEERING RECORD DRAWINGS
John P. Schwab Date: 8/28/26
JOHN P. SCHWAB, PE# 29891
FOR AND ON BEHALF OF JPS ENGINEERING, INC.



CURVE TABLE			
CURVE	LENGTH	RADIUS	DELTA
C6	158.58	750.00	12°06'54"
LINE TABLE			
LINE	LENGTH	BEARING	
L2	71.97	N 58°57'05" W	
L3	59.65	N 46°50'11" W	



COLORADO REGISTERED JOHN P. SCHWAB 29891 PROFESSIONAL ENGINEER

WALDEN PRESERVE 2 - FILING NO. 4

PINEHURST CIRCLE PLAN & PROFILE (STA: 42+00 TO STA: 49+50)

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

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No.	REVISION	BY	DATE
1	FINAL PLAT SUBMITTAL	JPS	9/05/18
2	COUNTY COMMENTS	JPS	2/25/19
3	COUNTY COMMENTS	JPS	5/15/19
4	COUNTY COMMENTS	JPS	7/11/19

HORZ. SCALE: 1"=50'	DRAWN: BJJ
VERT. SCALE: 1"=5'	DESIGNED: JPS
SURVEYED: RAMPART	CHECKED: JPS
CREATED: 6/29/12	LAST MODIFIED: 7/11/19
PROJECT NO: 040201	MODIFIED BY: BJJ

SHEET: PP1.2

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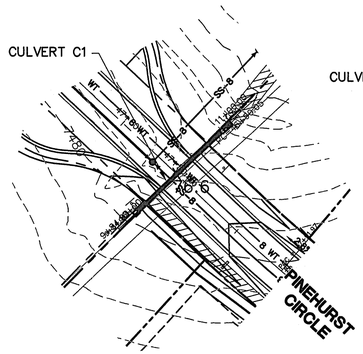
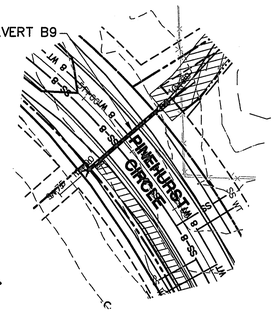
ENGINEERING RECORD DRAWINGS
John P. Schwab Date: 8/28/26
JOHN P. SCHWAB, PE# 29891
FOR AND ON BEHALF OF JPS ENGINEERING, INC.

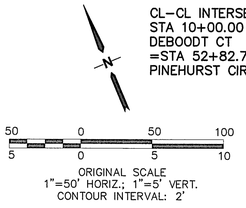
NOTE: DEVIATION FOR CENTERLINE CURVE RADIUS OF 225' WAS PREVIOUSLY APPROVED WITH WALDEN PRESERVE 2 PUD (PCD FILE NO. SP-14010)

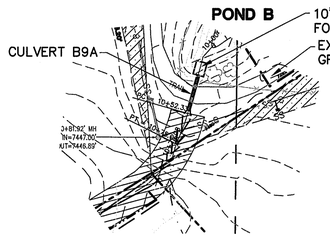


STA 46+93.17 CULVERT C1

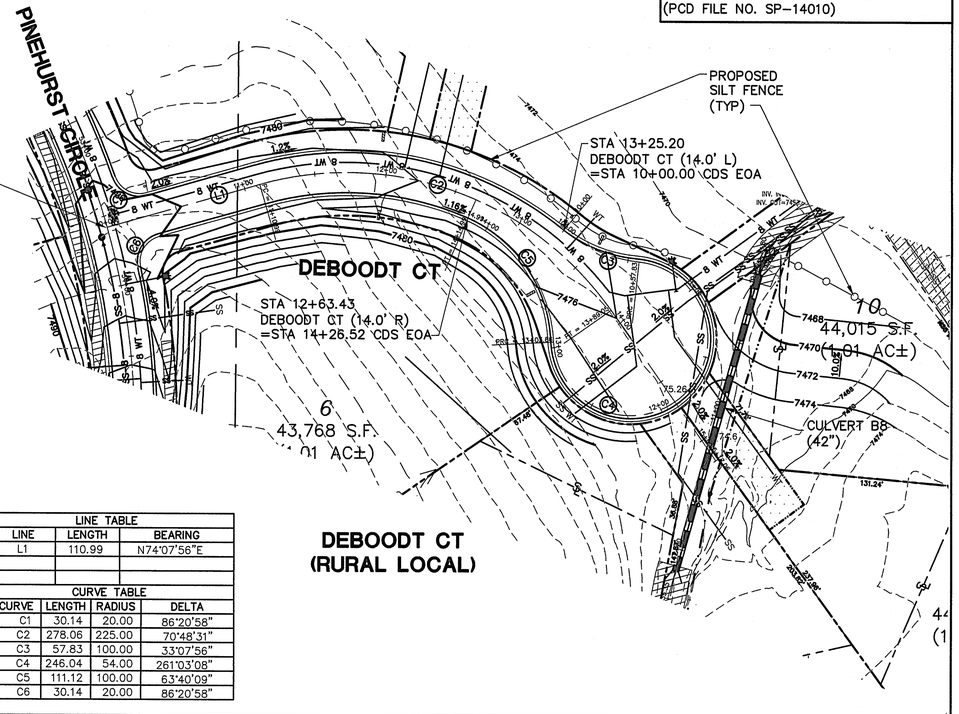


STA 51+40.03 CULVERT B9





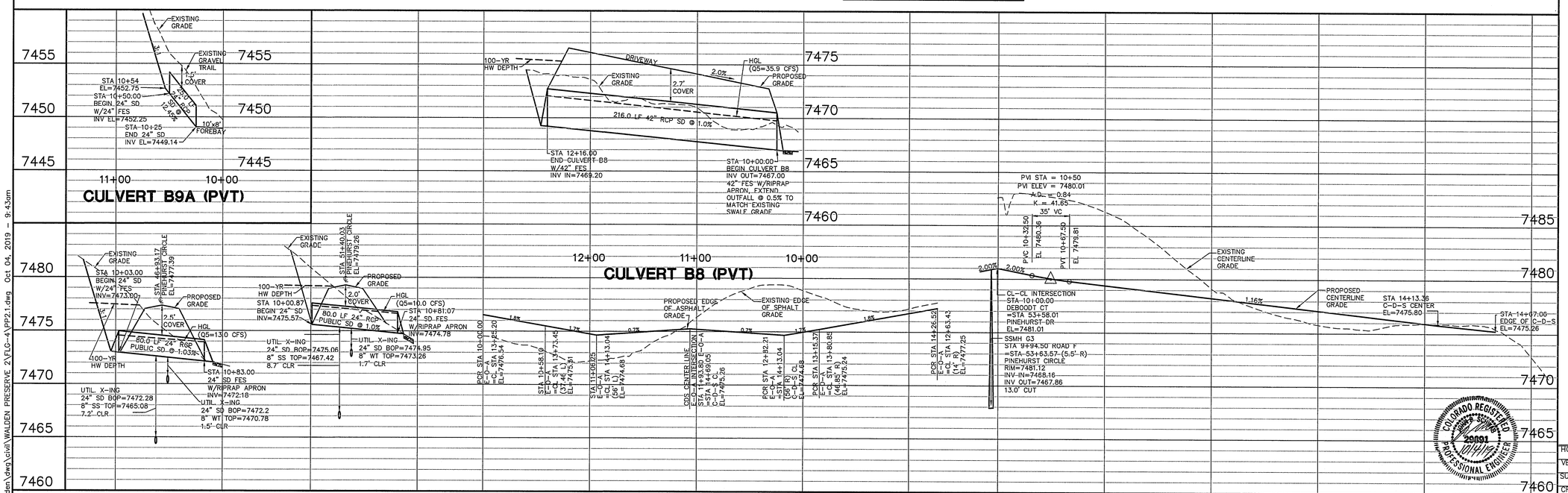
CULVERT B9A (TRAIL CROSSING)



DEBOODT CT
(RURAL LOCAL)

LINE TABLE		
LINE	LENGTH	BEARING
L1	110.99	N74°07'56"E

CURVE TABLE			
CURVE	LENGTH	RADIUS	DELTA
C1	30.14	20.00	86°20'58"
C2	278.06	225.00	70°48'31"
C3	57.83	100.00	33°07'56"
C4	246.04	54.00	261°03'08"
C5	111.12	100.00	63°40'09"
C6	30.14	20.00	86°20'58"



STA 46+93.17 CULVERT C1 (PUBLIC)

STA 51+40.03 CULVERT B9 (PUBLIC)

DEBOODT CT C-D-S EOA PROFILE

DEBOODT CT

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

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1-800-922-1987
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No.	REVISION	BY	DATE
1	FINAL PLAT SUBMITTAL	JPS	9/05/18
2	COUNTY COMMENTS	JPS	2/15/19
3	COUNTY COMMENTS	JPS	5/15/19

WALDEN PRESERVE 2 - FILING NO. 4

DEBOODT CT PLAN & PROFILE

COLORADO REGISTERED 29891 JOHN P. SCHWAB PROFESSIONAL ENGINEER

HORZ. SCALE: 1"=50'	DRAWN: BJJ
VERT. SCALE: 1"=5'	DESIGNED: JPS
SURVEYED: RAMPART	CHECKED: JPS
CREATED: 8/29/18	LAST MODIFIED: 9/30/19
PROJECT NO: 040201	MODIFIED BY: BJJ
SHEET: PP2.1	

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ENGINEERING RECORD DRAWINGS
John P. Schwab Date: 8/28/26
JOHN P. SCHWAB, PE# 29891
FOR AND ON BEHALF OF JPS ENGINEERING, INC.

WALDEN PRESERVE 2
PHASING SUMMARY

FILING	# LOTS
1	21
2	18
3	4
4	23
5	15
6	16
7	19
TOTAL	116

EXISTING 100,000 GALLON WATER STORAGE TANK TANK HGL=7616±
PIONEER CROSSING
GABIN HILL LANE
WALDEN PRESERVE FIL. 1
WP FLG 1
POND VIEW PLACE
WELL #4 (27917)
WELL #3
EXISTING WTP & PUMP STATION
WELL #7 (32687-F) (DENVER)
POND A
WP2 FLG 1
WALDEN PRESERVE FIL. 2
WP FLG 2
WALDEN III FILING NO. 4
WELL #2 (34842)
WELL #6 (16389-F)
WP2 FLG 2
NEEDLES DRIVE
TIMBER MEADOW DRIVE
WELL #1 (34881)
PROPOSED WQ POND C2
POND B
WALDEN PRESERVE FIL. 2
WALDEN III FILING NO. 7
WALDEN III FILING NO. 3
WALDEN 3 FILING 3
WP2 FLG 4
WALDEN WAY
NEEDLES DRIVE
PROPOSED 8" WATER LOOPING CONNECTION
HIGHVIEW
WOODHAVEN DRIVE
WP2 FLG 5
PINEHURST CIRCLE
PINEHURST CIRCLE
PROPOSED CONNECTION TO EXISTING 6" PUBLIC WATER MAIN
WELL #5 (40372)
WALDEN III FILING NO. 2
FUTURE WQ POND C12
PITCH PLACE
WP2 FLG 6
WALDEN PRESERVE 2 PUD AREA
WALDEN SUBDIVISION
WALDEN PINES
WOODHAVEN DRIVE
CONEYCREST LANE
WALKER ROAD
PROPOSED 8" PVC PUBLIC WATER MAIN
PROPOSED 8" PVC PUBLIC WATER MAIN
FUTURE WQ POND C4
EXISTING WALDEN CENTRAL WASTEWATER TREATMENT FACILITY (110,000 GPD)
EXISTING WASTEWATER TREATMENT FACILITY
WP2 FLG 7
WALDEN PRESERVE 2 PUD AREA
FUTURE DETENTION POND C8
PROPOSED CONNECTION TO EXISTING SSMH
PROPOSED 8" PVC PUBLIC SANITARY SEWER MAIN (TYP)
PROPOSED MONUMENT ACADEMY
PROPOSED 8" PVC PUBLIC WATER MAIN (TYP)
PROPOSED FIRE HYDRANT (TYP)
SH83

N
300' 0 300' 600'
ORIGINAL SCALE: 1"=300'
CONTOUR INTERVAL=5'

LOT ℄
3/4" TYPE K COPPER WATER SERVICE
PROPOSED LOT
4" PVC SAN. SEWER SERVICE (SDR35)
10' 10'
60' R.O.W. TYP.
WT SS
LOW SIDE OF LOT

TYPICAL SERVICE LOCATIONS (A)
NTS

COLORADO REGISTERED JOHN P. SCHWAB 29891 PROFESSIONAL ENGINEER

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WALDEN PRESERVE

MASTER UTILITY PLAN

No.	REVISION	BY	DATE
1	DP SUBMITTAL	JPS	9/05/18
2	COUNTY COMMENTS	JPS	2/25/19

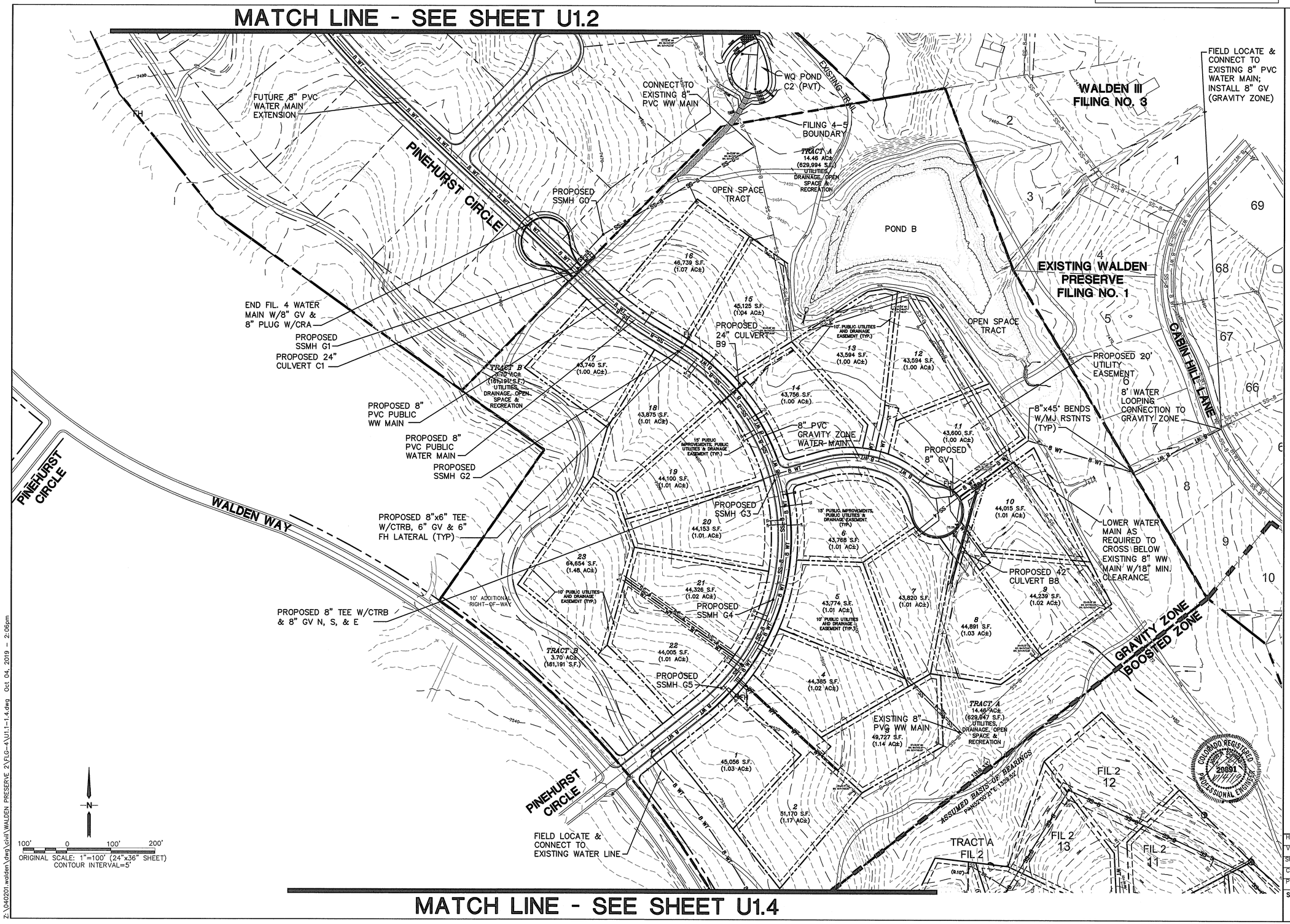
JPS ENGINEERING
19 E. Willamette Ave.
Colorado Springs, CO 80903
PH: 719-477-9429
FAX: 719-471-0766
www.jpsengr.com

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.

HORZ. SCALE:	1"=300'
VERT. SCALE:	N/A
SURVEYED:	RAMPART
CREATED:	7/03/14
PROJECT NO:	040201
DRAWN:	BJJ
DESIGNED:	JPS
CHECKED:	JPS
LAST MODIFIED:	9/30/19
MODIFIED BY:	BJJ

SHEET: U1

ENGINEERING RECORD DRAWINGS
John P. Schwab Date: 8/28/26
JOHN P. SCHWAB, PE# 29891
FOR AND ON BEHALF OF JPS ENGINEERING, INC.



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WALDEN PRESERVE 2

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Colorado Springs, CO 80903
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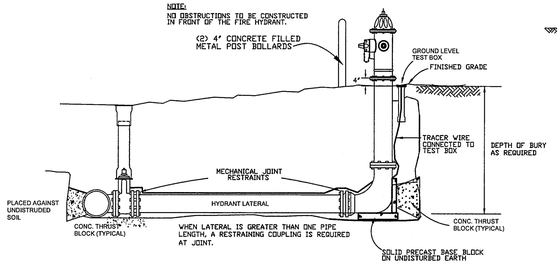
No.	REVISION	BY	DATE
A	FINAL PLAT SUBMITTAL	JPS	9/05/18
B	COUNTY COMMENTS	JPS	2/26/19

SITE UTILITY PLAN

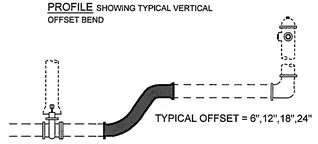
HORZ. SCALE:	1"=100'	DRAWN:	BJJ
VERT. SCALE:	N/A	DESIGNED:	JPS
SURVEYED:	RAMPART	CHECKED:	JPS
CREATED:	10/11/11	LAST MODIFIED:	9/30/19
PROJECT NO:	040201	MODIFIED BY:	BJJ

SHEET: U1.3

ENGINEERING RECORD DRAWINGS
John P. Schwab Date: 8/28/26
JOHN P. SCHWAB, PE# 29891
FOR AND ON BEHALF OF JPS ENGINEERING, INC.



PROFILE SHOWING TYPICAL VERTICAL OFFSET BEND

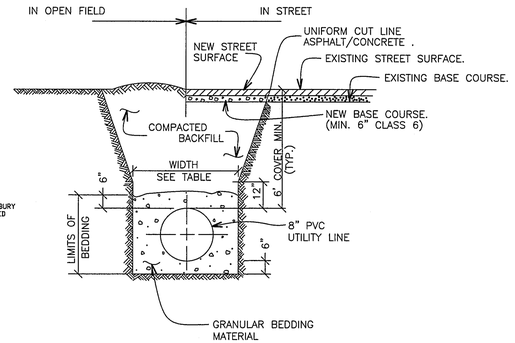


NOTE:

1.) Mechanical joint restraints

1.) Tracer wire and test box to be installed with each fire hydrant.

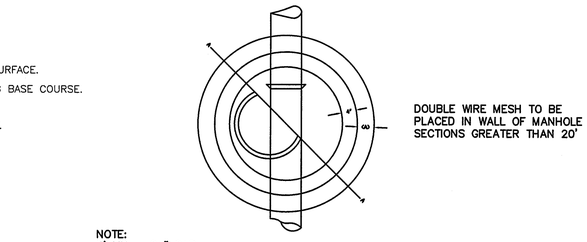
TYPICAL FIRE HYDRANT DETAIL 1
NOT TO SCALE



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.

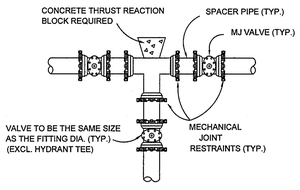
PIPE DIAMETER	MINIMUM WIDTH	MAXIMUM WIDTH
4"	1'-4"	2'-4"
6"	1'-6"	2'-6"
8"	1'-8"	2'-8"
12"	2'-0"	3'-0"
16"	2'-4"	3'-4"

TYPICAL TRENCH SECTION 2
NOT TO SCALE

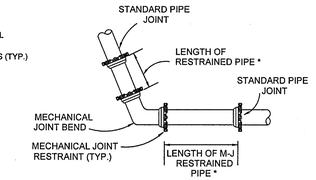


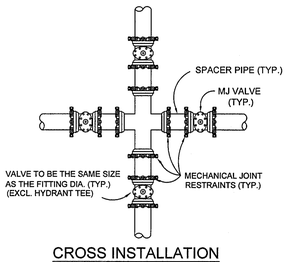
MANHOLE DEPTH	DIMENSION A	DIMENSION B
0' TO 14'	6'	8'
OVER 14'	12'	12'

TYPICAL SEWER MANHOLE 3
NOT TO SCALE

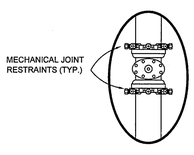


TEE INSTALLATION

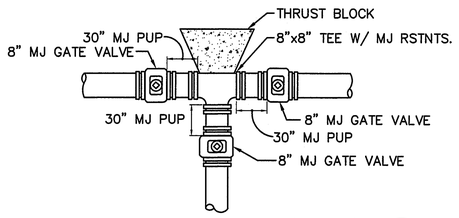




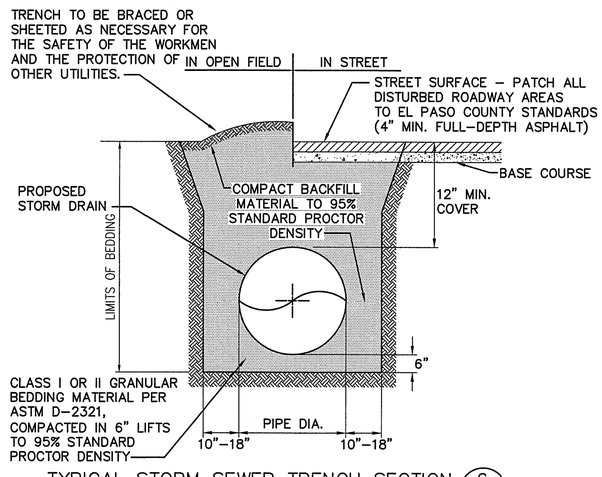
CROSS INSTALLATION



MECHANICAL JOINT RESTRAINTS 4
NOT TO SCALE



TYPICAL WATER MAIN TEE DETAIL 5
NOT TO SCALE



TYPICAL STORM SEWER TRENCH SECTION 6
NOT TO SCALE

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. ¾").

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.

COLORADO REGISTERED JOHN P. SCHWAB 29891 PROFESSIONAL ENGINEER

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

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	9/05/18
2	COUNTY COMMENTS	JPS	5/01/19

WALDEN PRESERVE 2 - FILING NO. 4

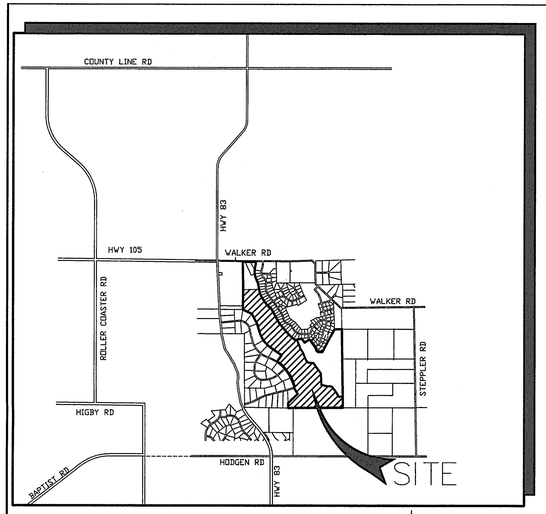
UTILITY NOTES & DETAILS

HORZ. SCALE: AS SHOWN	DRAWN: RMD
VERT. SCALE: N/A	DESIGNED: JPS
SURVEYED: PINNACLE	CHECKED: JPS
CREATED: 3/9/05	LAST MODIFIED: 5/01/19
PROJECT NO: 040201	MODIFIED BY: BJJ
SHEET: U2	

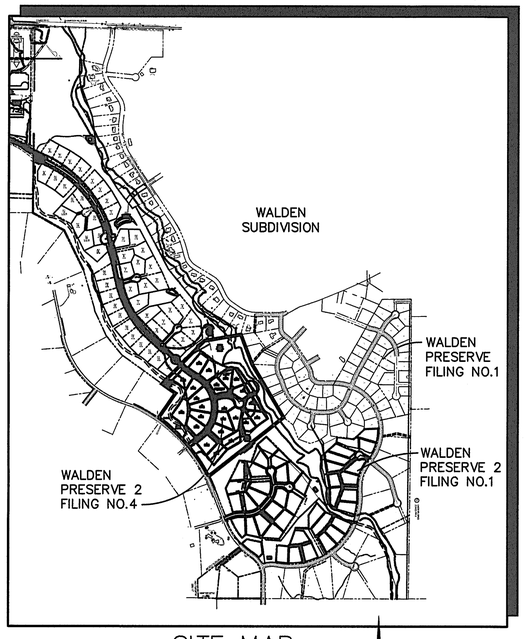
Z:\040201 walden\dwg\civil\WALDEN PRESERVE 2\FLG-4\U2.dwg Apr 30, 2019 - 11:40am

ENGINEERING RECORD DRAWINGS

ENGINEERING RECORD DRAWINGS
John P. Schwab Date: 8/28/26
JOHN P. SCHWAB, PE# 29891
FOR AND ON BEHALF OF JPS ENGINEERING, INC.



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).

WALDEN PRESERVE 2
Filing No. 4
Grading & Erosion Control Plans
El Paso County, Colorado

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

PREPARED BY:
JPS ENGINEERING

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

September, 2019

AGENCIES/CONTACTS

DEVELOPER:	CUSTOM CASTLES, INC. 17145 COLONIAL PARK DRIVE MONUMENT, CO 80132 MR. BILL DUNSTON (719)243-1111
CIVIL ENGINEER:	JPS ENGINEERING, INC. 19 E. WILLAMETTE AVENUE COLORADO SPRINGS, CO 80903 MR. JOHN P. SCHWAB, P.E. (719)477-9429
LOCAL ROADS & DRAINAGE:	EL PASO COUNTY PCD 2880 INTERNATIONAL CIRCLE COLORADO SPRINGS, CO 80910 MR. GILBERT LAFORCE, P.E. (719)520-7945
STATE HIGHWAY	COLORADO DEPARTMENT OF TRANSPORTATION REGION 2 5615 WILLS BLVD. PUEBLO, CO 81008 MS. VALERIE SWORD (719)546-5407
WATER/WASTEWATER:	WALDEN CORPORATION PO BOX 1870 MONUMENT, CO 80132 MR. MATT DUNSTON (719)339-2410
GAS DEPARTMENT:	BLACK HILLS ENERGY MR. SEBASTIAN SCHWENDER (719)399-3176
ELECTRIC DEPARTMENT:	MOUNTAIN VIEW ELECTRIC ASSOCIATION 11140 E. WOODMEN ROAD COLORADO SPRINGS, CO 80908 MR. DAVE WALDNER (719)495-2283
TELEPHONE COMPANY:	CENTURY LINK COMMUNICATIONS (LOCATORS) (800)922-1987 A.T. & T. (LOCATORS) (719)635-3674

SHEET INDEX

G1	TITLE SHEET
G2	GENERAL NOTES & LEGEND
C1	OVERALL SITE PLAN
C1.1	SITE GRADING & EROSION CONTROL PLAN
C1.2	LOT GRADING NOTES & DETAILS
C2.1	ENLARGED SITE GRADING PLAN - SOUTH
C2.2	ENLARGED SITE GRADING PLAN - NORTH
C3.1	EROSION CONTROL NOTES
C3.2	EROSION CONTROL DETAILS
C4	RAIN GARDEN C2 PLAN & DETAILS
C5.1	POND B UPGRADE DETAILS
C5.2	POND B OUTLET STRUCTURE UPGRADE DETAILS
TY1	TYPICAL SECTIONS & 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 CAUSED BY NEGLIGENT ACTS, ERRORS OR OMISSIONS ON MY PART IN PREPARATION OF THESE DETAILED PLANS AND SPECIFICATIONS.

JOHN P. SCHWAB, P.E. #29891 — 10/4/19 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 — 10/4/19 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.

JENNIFER IRVINE, P.E.,
COUNTY ENGINEER / ECM ADMINISTRATOR

Approved
by Elizabeth Nijkamp
El Paso County Planning and Community Development
on behalf of Jennifer Irvine, County Engineer, ECM Administrator
10/30/2019 1:18:13 PM

PCD FILE NO. SF-18-034

WALDEN PRESERVE 2 - FILING NO. 4

TITLE SHEET

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

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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	COUNTY COMMENTS	JPS	2/26/19
2	COUNTY COMMENTS	JPS	5/15/19
3	COUNTY COMMENTS	JPS	7/10/19
4	COUNTY COMMENTS	JPS	8/30/19
5	COUNTY COMMENTS	JPS	9/30/19

HORZ. SCALE:	DRAWN: BJJ
VERT. SCALE: VS	DESIGNED: JPS
SURVEYED: PINNACLE	CHECKED: JPS
CREATED: 1/05/18	LAST MODIFIED: 9/30/19
PROJECT NO: 040201	MODIFIED BY: BJJ
SHEET: G1	

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ENGINEERING RECORD DRAWINGS
John P. Schwab Date: 8/28/26
JOHN P. SCHWAB, PE# 29891
FOR AND ON BEHALF OF JPS ENGINEERING, INC.

COUNTY GENERAL NOTES:

1. 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.

2. 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).

3. 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:
   A. EL PASO COUNTY ENGINEERING CRITERIA MANUAL (ECM)
   B. CITY OF COLORADO SPRINGS/EL PASO COUNTY DRAINAGE CRITERIA MANUAL, VOLUMES 1 AND 2
   C. COLORADO DEPARTMENT OF TRANSPORTATION (CDOT) STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION
   D. CDOT M & S STANDARDS

4. 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.

5. 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.

6. CONTRACTOR SHALL SCHEDULE A PRE-CONSTRUCTION MEETING WITH EL PASO COUNTY PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT (PCD) - INSPECTIONS, PRIOR TO STARTING CONSTRUCTION.

7. 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.

8. 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.

9. ALL STORM DRAIN PIPE SHALL BE CLASS III RCP WITH CLASS B BEDDING UNLESS OTHERWISE NOTED AND APPROVED BY PCD.

10. 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.

11. ALL CONSTRUCTION TRAFFIC MUST ENTER/EXIT THE SITE AT APPROVED CONSTRUCTION ACCESS POINTS.

12. 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.

13. SIGNING AND STRIPING SHALL COMPLY WITH EL PASO DEPARTMENT OF PUBLIC WORKS (DPW) AND MUTCD CRITERIA.

14. 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.

15. 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.

COUNTY SIGNING AND STRIPING NOTES:

1. ALL SIGNS AND PAVEMENT MARKINGS SHALL BE IN COMPLIANCE WITH THE CURRENT MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD).

2. REMOVAL OF EXISTING PAVEMENT MARKINGS SHALL BE ACCOMPLISHED BY A METHOD THAT DOES NOT MATERIALLY DAMAGE THE PAVEMENT. THE PAVEMENT MARKINGS SHALL BE REMOVED TO THE EXTENT THAT THEY WILL NOT BE VISIBLE UNDER DAY OR NIGHT CONDITIONS. AT NO TIME WILL IT BE ACCEPTABLE TO PAINT OVER EXISTING PAVEMENT MARKINGS.

3. ANY DEVIATION FROM THE STRIPING AND SIGNING PLAN SHALL BE APPROVED BY EL PASO COUNTY PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT (PCD).

4. ALL SIGNS SHOWN ON THE SIGNING AND STRIPING PLAN SHALL BE NEW SIGNS. EXISTING SIGNS MAY REMAIN OR BE REUSED IF THEY MEET CURRENT EL PASO COUNTY AND MUTCD STANDARDS.

5. STREET NAME AND REGULATORY STOP SIGNS SHALL BE ON THE SAME POST AT INTERSECTIONS.

6. ALL REMOVED SIGNS SHALL BE DISPOSED OF IN A PROPER MANNER BY THE CONTRACTOR.

7. ALL STREET NAME SIGNS SHALL HAVE "D" SERIES LETTERS, WITH LOCAL ROADWAY SIGNS BEING 4" UPPER-LOWER CASE LETTERING ON 8" BLANK AND NON-LOCAL ROADWAY SIGNS BEING 6" LETTERING, UPPER-LOWER CASE ON 12" BLANK, WITH WHITE BORDER THAT IS NOT RECESSED. MULTI-LANE ROADWAYS WITH SPEED LIMITS OF 40 MPH OR HIGHER SHALL HAVE 8" UPPER-LOWER CASE LETTERING ON 18" BLANK WITH A WHITE BORDER THAT IS NOT RECESSED. THE WIDTH OF THE NON-RECESSED WHITE BORDERS SHALL MATCH PAGE 255 OF THE 2012 MUTCD "STANDARD HIGHWAY SIGNS".

8. ALL TRAFFIC SIGNS SHALL HAVE A MINIMUM HIGH INTENSITY PRISMATIC GRADE SHEETING.

9. ALL LOCAL RESIDENTIAL STREET SIGNS SHALL BE MOUNTED ON A 1.75" X 1.75" SQUARE TUBE SIGN POST AND STUB POST BASE. FOR OTHER APPLICATIONS, REFER TO THE CDOT STANDARD S-614-8 REGARDING USE OF THE P2 TUBULAR STEEL POST SLIPBASE DESIGN.

10. ALL SIGNS SHALL BE SINGLE SHEET ALUMINUM WITH 0.100" MINIMUM THICKNESS.

11. 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.

12. 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.

13. 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.

14. 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.

PROJECT GENERAL NOTES:

1. EXISTING CONTOUR DATA CONSISTS OF AERIAL TOPOGRAPHIC SURVEY DATA PROVIDED BY OWNER. JPS ENGINEERING TAKES NO RESPONSIBILITY FOR THE ACCURACY OF EXISTING TOPOGRAPHIC MAPPING.

2. STATIONING IS AT CENTERLINE UNLESS OTHERWISE NOTED. ALL ELEVATIONS ARE AT EDGE OF ASPHALT (EOA) UNLESS OTHERWISE NOTED. ALL DIMENSIONS ARE FROM EDGE OF ASPHALT TO EDGE OF ASPHALT UNLESS OTHERWISE NOTED.

3. PROPOSED CONTOURS SHOWN ARE TO FINISHED GRADE.

4. LENGTHS SHOWN FOR STORM SEWER PIPES ARE TO CENTER OF MANHOLE.

5. CONTRACTOR SHALL REMOVE AND DISPOSE OF ALL EXISTING STRUCTURES, DEBRIS, WASTE AND OTHER UNSUITABLE FILL MATERIAL FOUND WITHIN THE LIMITS OF EXCAVATION.

6. MATCH INTO EXISTING GRADES AT 3:1 MAX CUT AND FILL SLOPES.

7. REVEGETATION OF ALL DISTURBED AREAS SHALL BE DONE WITH SPECIFIED SEED MIX WITHIN 60 DAYS AFTER FINE GRADING IS COMPLETE.

8. EROSION CONTROL SHALL CONSIST OF SILT FENCE AND BMP'S AS SHOWN ON THE DRAWING, AND TOPSOIL WITH GRASS SEED, WHICH WILL BE WATERED UNTIL VEGETATION HAS BEEN REESTABLISHED.

9. THE EROSION CONTROL MEASURES OUTLINED ON THIS PLAN ARE THE RESPONSIBILITY OF THE DEVELOPER TO MONITOR AND REPLACE, REGRADE, AND REBUILD AS NECESSARY UNTIL VEGETATION IS RE-ESTABLISHED.

10. EROSION CONTROL MEASURES SHALL BE IMPLEMENTED IN A MANNER THAT WILL PROTECT ADJACENT PROPERTIES AND PUBLIC FACILITIES FROM THE ADVERSE EFFECTS OF EROSION AND SEDIMENTATION AS A RESULT OF CONSTRUCTION AND EARTHWORK ACTIVITIES WITHIN THE PROJECT SITE.

11. ADDITIONAL EROSION CONTROL MEASURES MAY BE REQUIRED AS DETERMINED BY SITE CONDITIONS.

12. THE CONTRACTOR WILL TAKE THE NECESSARY PRECAUTIONS TO PROTECT EXISTING UTILITIES FROM DAMAGE DUE TO THIS OPERATION. ANY DAMAGE TO THE UTILITIES WILL BE REPAIRED AT THE CONTRACTOR'S EXPENSE, AND ANY SERVICE DISRUPTION WILL BE SETTLED BY THE CONTRACTOR.

13. ALL BACKFILL, SUB-BASE, AND/OR BASE COURSE MATERIAL SHALL BE COMPACTED PER EL PASO COUNTY AND CDOT STANDARDS AND SPECIFICATIONS.

14. ALL FINISHED GRADES SHALL HAVE A MINIMUM 1.0% SLOPE TO PROVIDE POSITIVE DRAINAGE.

15. IN CASE OF CONFLICT BETWEEN PROPOSED SLOPES AND PROPOSED SPOT ELEVATIONS, SPOT ELEVATIONS SHALL GOVERN.

16. CONTRACTOR SHALL OBTAIN ALL REQUIRED PERMITS PRIOR TO BEGINNING WORK.

GENERAL DRAINAGE NOTES:

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

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

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

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
- 6230 CONTOUR - NEW/EXISTING
- PROPERTY LINE - NEW/EXISTING
- FENCE - NEW/EXISTING
- OHE OVERHEAD ELECTRIC LINE W/ POWER POLE NEW/EXISTING
- UGE UNDERGROUND ELECTRIC LINE NEW/EXISTING
- UGE UNDERGROUND ELECTRIC - NEW/EXISTING
- TEL TELEPHONE - NEW/EXISTING
- GAS GAS - NEW/EXISTING
- WT WATER - NEW/EXISTING
- ECB - DITCH LINING
- 1 / P1 SECTION NUMBER / SHEET ON WHICH SECTION IS SHOWN

COLORADO REGISTERED 29891 PROFESSIONAL ENGINEER 10/14/19

WALDEN PRESERVE 2 - FILING NO. 4

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

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	9/05/18
2	CITY COMMENTS	JPS	2/15/19
3	CITY COMMENTS	JPS	5/15/19

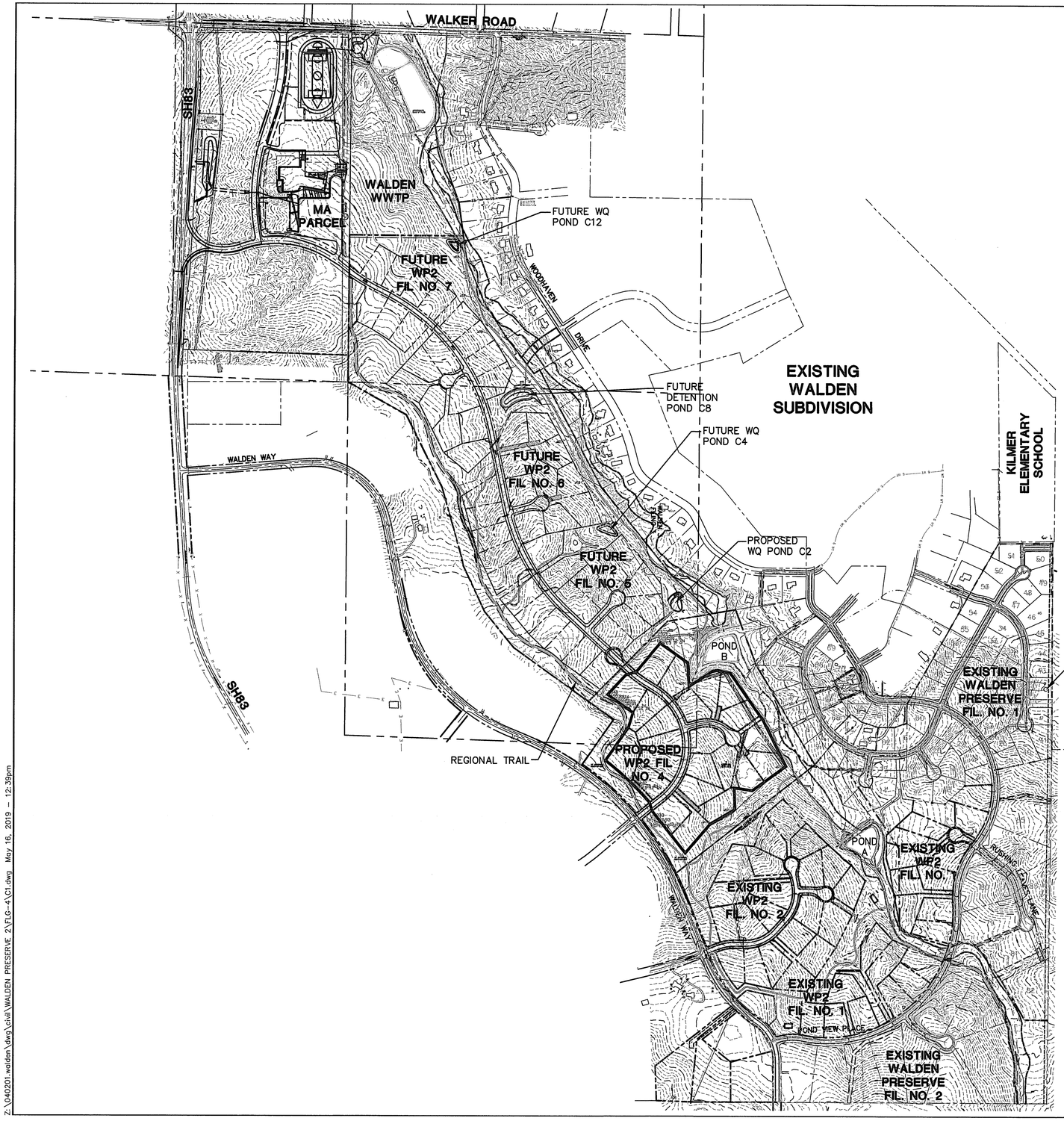
GENERAL NOTES & LEGEND

EPC 10/30/19

HORZ. SCALE:	HS	DRAWN:	BJJ
VERT. SCALE:	VS	DESIGNED:	JPS
SURVEYED:	RAMPART	CHECKED:	JPS
CREATED:	9/05/18	LAST MODIFIED:	5/15/19
PROJECT NO:	040201	MODIFIED BY:	JPS
SHEET:	G2		

Z:\040201.walden\dwg\civil\WALDEN PRESERVE 2\FLG-4\G2.dwg May 16, 2019 - 9:25am

ENGINEERING RECORD DRAWINGS
John P. Schwab Date: 8/28/26
JOHN P. SCHWAB, PE# 29891
FOR AND ON BEHALF OF JPS ENGINEERING, INC.



DRIVEWAY CULVERT TABLE	
FIL 4 LOT NO.	SIZE (D)
1	18"
2	18"
3	18"
4	18"
5	18"
6	18"
7	18"
8	42"
9	42"
10	42"
11	18"
12	18"
13	18"
14	18"
15	18"
16	18"
17	18"
18	18"
19	18"
20	18"
21	18"
22	18"
23	18"

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

N

400' 0 400' 800'
ORIGINAL SCALE: 1"=400'
(24"x36" SHEET)

WALDEN PRESERVE 2 - FILING NO. 4

OVERALL SITE PLAN

EPC 10/30/19

JPS ENGINEERING
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Colorado Springs, CO
80903
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FAX: 719-471-0766
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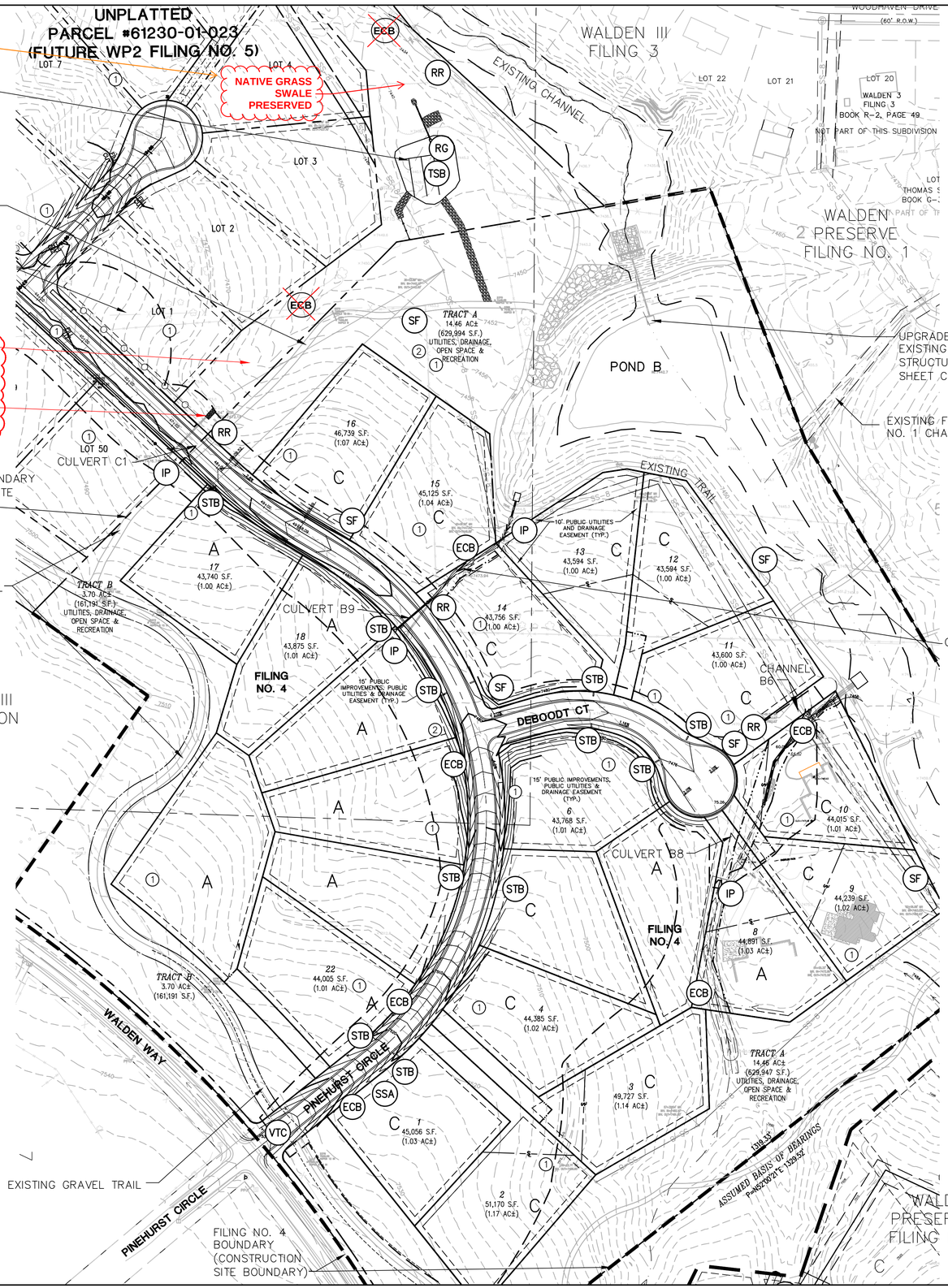
1-800-922-1987
CALL 2-BUSINESS DAYS IN ADVANCE BEFORE YOU DIG, GRADE, OR EXCAVATE FOR THE MARKING OF UNDERGROUND MEMBER UTILITIES.

No.	REVISION	BY	DATE
1	DP SUBMITTAL	JPS	9/05/18
2	COUNTY COMMENTS	JPS	2/25/19
3	COUNTY COMMENTS	JPS	5/15/19

COLORADO REGISTERED JOHN P. SCHWAB 29891 PROFESSIONAL ENGINEER

HORZ. SCALE: 1"=400'	DRAWN: BJJ
VERT. SCALE: N/A	DESIGNED: JPS
SURVEYED:	CHECKED: JPS
CREATED: 10/05/17	LAST MODIFIED: 5/15/19
PROJECT NO: 040201	MODIFIED BY: BJJ
SHEET: C1	

Z:\040201.walden\dwg\civil\WALDEN PRESERVE 2\FIG-4\C1.dwg May 16, 2019 - 12:39pm



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 BASIN

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.

LEGEND:

- FLOWLINE
- 99.00 PROPOSED SPOT ELEVATION (FLOWLINE)
- 95.10 EXISTING SPOT ELEVATION
- RR RIPRAP (10'L x 6'W x 2'D; d_{50}=12" RR UNLESS OTHERWISE NOTED)
- 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
- SCL
- TSB TEMPORARY SEDIMENT BASIN (SEE DETAILS ON SH. C3)
- ECB EROSION CONTROL BLANKET (TENSAR ERONET SC150 OR APPROVED EQUAL); UNLESS NOTED OTHERWISE
- RG RAIN GARDEN
- SSA STABILIZED STAGING AREA
- A, B, C RECOMMENDED LOT GRADING TYPES PER SHEET C1.2

ESTIMATED EARTHWORK QUANTITY:

UNCLASSIFIED EXCAVATION (TOTAL CUT) = 14,069 CY
* EMBANKMENT FILL = 2,759 CY
NET (CUT) = 11,310 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.

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

N

100' 0 50' 100' 200'

ORIGINAL SCALE: 1"=100'
CONTOUR INTERVAL=5'

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

NOTE:
REFER TO LOT GRADING NOTES & DETAILS ON SHEET C1.2

ENGINEERING RECORD DRAWINGS
John P. Schwab Date: 11/12/26
JOHN P. SCHWAB, PE# 29891
FOR AND ON BEHALF OF JPS ENGINEERING, INC.

JPS ENGINEERING
19 E. Willamette Ave.
Colorado Springs, CO 80903
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No.	REVISION	BY	DATE
5	COUNTY COMMENTS	JPS	02/25/19
4	COUNTY COMMENTS	JPS	05/15/19
3	COUNTY COMMENTS	JPS	07/11/19
2	COUNTY COMMENTS	JPS	08/30/26
1	AS-BUILT	JPS	11/09/26

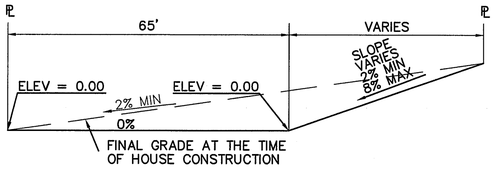
WALDEN PRESERVE 2 - FILING NO. 4

SITE GRADING AND EROSION CONTROL PLAN

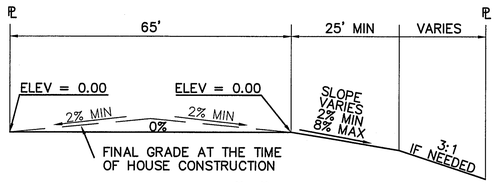
COLORADO REGISTERED JOHN P. SCHWAB 11/12/26 29891 PROFESSIONAL ENGINEER

HORZ. SCALE:	1"=100'	DRAWN:	RMD
VERT. SCALE:	N/A	DESIGNED:	JPS
SURVEYED:	RAMPART	CHECKED:	JPS
CREATED:	7/03/14	LAST MODIFIED:	11/12/26
PROJECT NO:	040201	MODIFIED BY:	BJJ
SHEET:	C1.1		

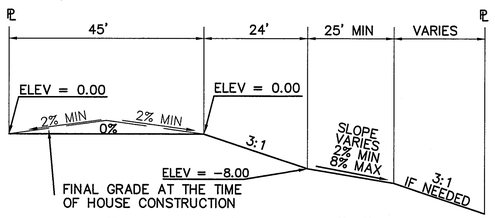
ENGINEERING RECORD DRAWINGS
John P. Schwab Date: 8/28/26
JOHN P. SCHWAB, PE# 29891
FOR AND ON BEHALF OF JPS ENGINEERING, INC.



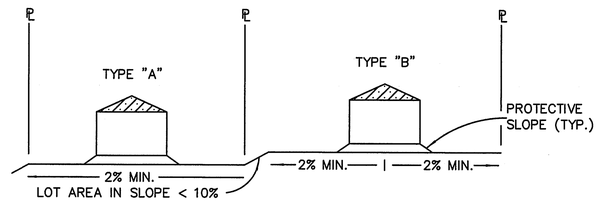
TYPICAL "A" LOT
SCALE: 1"=20'



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

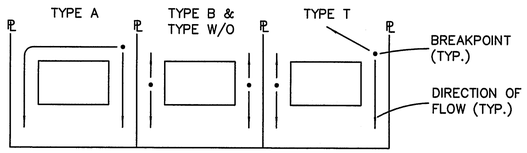


TYPICAL "WALK-OUT" LOT - "C" LOT
SCALE: 1"=20'

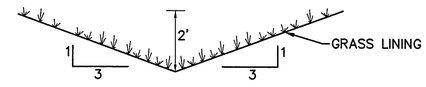


TYPICAL LOT SECTION DETAIL
N.T.S.

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

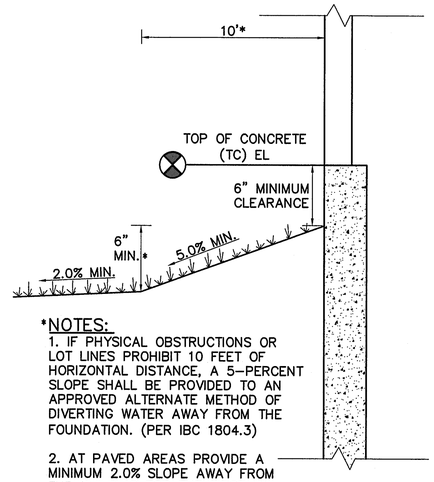


LOT DRAINAGE TYPES
N.T.S.



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.

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 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.

COLORADO REGISTERED PROFESSIONAL ENGINEER 29891 10/14/19

WALDEN PRESERVE 2 - FILING NO. 4

LOT GRADING NOTES & DETAILS

EPC 10/30/19

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

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	9/05/18
2	COUNTY COMMENTS	JPS	2/15/19

HORZ. SCALE:	N/A	DRAWN:	BJJ
VERT. SCALE:	N/A	DESIGNED:	JPS
SURVEYED:	RAMPART	CHECKED:	JPS
CREATED:	10/21/14	LAST MODIFIED:	2/15/19
PROJECT NO:	040201	MODIFIED BY:	BJJ
SHEET:	C1.2		

Z:\040201.walden\dwg\civil\WALDEN PRESERVE 2\FLG-4\C1.2.dwg Feb. 18, 2019 - 1:28pm

MATCH LINE SH. C2.2

23
64,654 S.F.
(1.48 AC±)

10' PUBLIC UTILITIES AND DRAINAGE EASEMENT (TYP.)

10' ADDITIONAL RIGHT-OF-WAY

GRAVEL TRAIL

TRACT B
3.70 AC±
(161,191 S.F.)

WALDEN WAY

21
44,326 S.F.
(1.02 AC±)

22
44,005 S.F.
(1.01 AC±)

30' PUBLIC ACCESS EASEMENT (TYP)

PINEHURST CIRCLE

1
45,056 S.F.
(1.03 AC±)

2
51,170 S.F.
(1.17 AC±)

5
43,774 S.F.
(1.01 AC±)

10' PUBLIC UTILITIES AND DRAINAGE EASEMENT (TYP.)

4
44,385 S.F.
(1.02 AC±)

3
49,727 S.F.
(1.14 AC±)

PROPOSED DRAINAGE EASEMENT

10' PUBLIC UTILITIES & DRAINAGE EASEMENT (TYP)

7
43,820 S.F.
(1.01 AC±)

SWALE

A
C1.2

8
44,891 S.F.
(1.03 AC±)

9
44,239 S.F.
(1.02 AC±)

PROPOSED 42" CULVERT B8 W/FES

PROPOSED DRAINAGE EASEMENT

SWALE

24'W EGB

E
TY1

PROPOSED 300 LF DRAINAGE CHANNEL B8

MATCH INTO EXISTING DRAINAGE CHANNEL

TRACT A
14.46 AC±
(629,947 S.F.)
UTILITIES, DRAINAGE, OPEN SPACE & RECREATION

1319.33'

ASSUMED BASIS OF BEARINGS
P=N52°00'21"E 1329.52'

GRAVEL TRAIL

CHANNEL B6

TRACT A
FIL 2

FIL 2
15

FIL 2
14

FIL
13

10' ADDITIONAL RIGHT-OF-WAY

7540
7530
7520
7510
7500
7538

N

50' 0 25' 50' 100'

ORIGINAL SCALE: 1"=50'
(24"x36" SHEET)
CONTOUR INTERVAL=2'

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: 6/22/26

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

COLORADO REGISTERED 29891 PROFESSIONAL ENGINEER

WALDEN PRESERVE 2 - FILING NO. 4

ENLARGED SITE GRADING PLAN - SOUTH

EPC 10/30/19

No.	REVISION	BY	DATE
1	FINAL PLAT SUBMITTAL	JPS	9/05/18
2	COUNTY COMMENTS	JPS	2/25/19
3	COUNTY COMMENTS	JPS	5/15/19
4	COUNTY COMMENTS	JPS	7/03/19

HORZ. SCALE: 1"=50' | DRAWN: RMD
VERT. SCALE: N/A | DESIGNED: JPS
SURVEYED: RAMPART | CHECKED: JPS
CREATED: 8/14/14 | LAST MODIFIED: 7/03/19
PROJECT NO: 040201 | MODIFIED BY: BJJ
SHEET: C2.1

JPS ENGINEERING
19 E. Willamette Ave.
Colorado Springs, CO
80903
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Z:\040201\walden\dwg\civil\WALDEN PRESERVE 2\FLG-4\C2.1.dwg Jul 03, 2019 - 10:00am

This callout isn't pointing to anything. Please show the platted easement linework because from looking at the plat, it appears that the pipe is outside of the easement.

With the last submittal you had redlined a callout for an "Additional Drainage Easement" without any linework. And now that callout is gone.

What is the plan for this adjacent SW pipe if it is outside of an easement? Is it just to be maintained by the lot owner(s)?

Please label it as privately owned/maintained.

ENGINEERING RECORD DRAWINGS

John P. Schwab Date: 11/12/26

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

COLORADO REGISTERED JOHN P. SCHWAB 11/12/26 29891 PROFESSIONAL ENGINEER

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DEBOODT CT.
PINEHURST CIRCLE
EXISTING TRAIL
SWALE
PLATTED DRAINAGE EASEMENT
10' PLATTED PUBLIC UTILITIES & DRAINAGE EASEMENT (TYP)
EXISTING PLATTED DRAINAGE EASEMENT
DRAINAGE CHANNEL B8
MATCH INTO EXISTING DRAINAGE CHANNEL
LL FF EL=7465.63

STA 10+25.20
36" FES W/RR APRON
INV EL=7460.0

STA 10+50.59
36"x22.5° BEND

FOREBAY B8
(20'Lx20'Wx1.5'H)

AS-BUILT
3EA 18" RCP CULVERTS

6'W RIPRAP DRAINAGE CHANNEL W/3:1 SIDE SLOPES
(2' THICK; d50=12" RR)

EXISTING GRADE @ TOP RET. WALL=64.4±

PROPOSED 90.2 LF
36" RCP @ 6.5% SLOPE
W/12" MIN. COVER

STA 11+15.40
CONNECT TO EXIST. 36" RCP,
(INV EL=7465.86);
INSTALL 36"x11.25° BEND

AS-BUILT 104.84 LF 36" RCP
CULVERT B8 @ 2.7% SLOPE

STA 12+20.24
EXISTING 36" RCP;
INSTALL 36" FES

11
43,600 S.F.
(1.00 AC±)

6
43,768 S.F.
(1.01 AC±)

10
44,015 S.F.
(1.01 AC±)

9
44,239 S.F.
(1.02 AC±)

8
44,891 S.F.
(1.03 AC±)

4
44,385 S.F.
(1.02 AC±)

3
49,727 S.F.
(1.14 AC±)

7
8

TRACT A
14.46 AC±
(629,947 S.F.)
UTILITIES, DRAINAGE, OPEN SPACE & RECREATION

7480 7476 7490 7484 7482 7500 7496 7470 7456 7464.0 HP

1.2% 2.0% 1.16% 4.99% 2.0% 4.99% 2.7% 6.5%

N

40' 0 20' 40' 80'

ORIGINAL SCALE: 1"=40'
(24"x36" SHEET)
CONTOUR INTERVAL=2'

WALDEN PRESERVE 2 - FILING NO. 4

ENLARGED SITE GRADING PLAN - SOUTH

No.	REVISION	BY	DATE
1	COUNTY COMMENTS	JPS	07/03/19
2	AS-BUILT CULVERT B8 REVISION	JPS	12/17/21
3	FOREBAY B8	JPS	07/15/22
4	AS-BUILT	JPS	10/05/26

HORZ. SCALE: 1"=40'	DRAWN: RMD
VERT. SCALE: N/A	DESIGNED: JPS
SURVEYED: RAMPART	CHECKED: JPS
CREATED: 11/01/21	LAST MODIFIED: 10/05/26
PROJECT NO: 040201	MODIFIED BY: BJJ
SHEET: C2.1A	

N

50' 0 25' 50' 100'

ORIGINAL SCALE: 1"=50'
(24"x36" SHEET)
CONTOUR INTERVAL=2'

TRACT A
14.46 AC±
(629,994 S.F.)
UTILITIES, DRAINAGE,
OPEN SPACE &
RECREATION

EXISTING POND B
(SEE UPGRADE
DETAILS ON SH. C5)

EXISTING WALDEN PRESERVE FILING NO. 1

EXISTING CHANNEL

EXISTING TRAIL

16
46,739 S.F.
(1.07 AC±)

15
45,125 S.F.
(1.04 AC±)

17
43,740 S.F.
(1.00 AC±)

18
43,875 S.F.
(1.01 AC±)

13
43,594 S.F.
(1.00 AC±)

12
43,594 S.F.
(1.00 AC±)

14 SWALE
43,756 S.F.
(1.00 AC±)

11
43,600 S.F.
(1.00 AC±)

6
43,768 S.F.
(1.01 AC±)

10
44,015 S.F.
(1.01 AC±)

24" RCP
CULVERT C1

24" CULVERT W/
FOREBAY

CHANNEL B9
AS-BUILT W/ RR LINING
(TYPE L RIPRAP;
100'L x 12'W x 1.5' D)

24" RCP CULVERT B9

10' PUBLIC UTILITIES
AND DRAINAGE
EASEMENT (TYP.)

20'
DRAINAGE
EASEMENT

15' PUBLIC
IMPROVEMENTS, PUBLIC
UTILITIES & DRAINAGE
EASEMENT (TYP.)

15' PUBLIC IMPROVEMENTS,
PUBLIC UTILITIES &
DRAINAGE EASEMENT
(TYP.)

PINEHURST
CIRCLE

DEBOODT CT.
(60' R.O.W.)

FOREBAY B8
(20'Lx20'Wx1.5'H)

3EA 18" RCP
CULVERTS @
EXISTING TRAIL
CROSSING

PRIVATE CULVERT B8
(36" RCP)

MATCH LINE SH. C2.1

ENGINEERING RECORD DRAWINGS
John P. Schwab Date: 11/12/26
JOHN P. SCHWAB, PE# 29891
FOR AND ON BEHALF OF JPS ENGINEERING, INC.

COLORADO REGISTERED JOHN P. SCHWAB 11/12/26 29891 PROFESSIONAL ENGINEER

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CALL UTILITY NOTIFICATION
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FOR THE MARKING OF UNDERGROUND
MEMBER UTILITIES.

No.	REVISION	BY	DATE
A	FINAL PLAT SUBMITTAL	JPS	09/05/18
B	COUNTY COMMENTS	JPS	02/25/19
C	COUNTY COMMENTS	JPS	05/15/19
D	COUNTY COMMENTS	JPS	08/30/19
E	AS-BUILT	JPS	11/12/26

WALDEN PRESERVE 2 - FILING NO. 4

ENLARGED SITE GRADING PLAN - NORTH

HORZ. SCALE: 1"=50'	DRAWN: RMD
VERT. SCALE: N/A	DESIGNED: JPS
SURVEYED: RAMPART	CHECKED: JPS
CREATED: 8/14/14	LAST MODIFIED: 11/12/26
PROJECT NO: 040201	MODIFIED BY: BJJ

SHEET: C2.2

ENGINEERING RECORD DRAWINGS

John P. Schwab Date: 8/28/26

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

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

REVISED 7/02/19

1. STORMWATER DISCHARGES FROM CONSTRUCTION SITES SHALL NOT CAUSE OR THREATEN TO CAUSE POLLUTION, CONTAMINATION, OR DEGRADATION OF STATE WATERS. ALL WORK AND EARTH DISTURBANCE SHALL BE DONE IN A MANNER THAT MINIMIZES POLLUTION OF ANY ON-SITE OR OFF-SITE WATERS, INCLUDING WETLANDS.

2. NOTWITHSTANDING ANYTHING DEPICTED IN THESE PLANS IN WORDS OR GRAPHIC REPRESENTATION, ALL DESIGN AND CONSTRUCTION RELATED TO ROADS, STORM DRAINAGE AND EROSION CONTROL SHALL CONFORM TO THE STANDARDS AND REQUIREMENTS OF THE MOST RECENT VERSION OF THE RELEVANT ADOPTED EL PASO COUNTY STANDARDS, INCLUDING THE LAND DEVELOPMENT CODE, THE ENGINEERING CRITERIA MANUAL, THE DRAINAGE CRITERIA MANUAL, AND THE DRAINAGE CRITERIA MANUAL VOLUME 2. ANY DEVIATIONS FROM REGULATIONS AND STANDARDS MUST BE REQUESTED, AND APPROVED, IN WRITING.

3. A SEPARATE STORMWATER MANAGEMENT PLAN (SMWP) FOR THIS PROJECT SHALL BE COMPLETED AND AN EROSION AND STORMWATER QUALITY CONTROL PERMIT (ESQCP) ISSUED PRIOR TO COMMENCING CONSTRUCTION. MANAGEMENT OF THE SWMP DURING CONSTRUCTION IS THE RESPONSIBILITY OF THE DESIGNATED QUALIFIED STORMWATER MANAGER OR CERTIFIED EROSION CONTROL INSPECTOR. THE SWMP SHALL BE LOCATED ON SITE AT ALL TIMES DURING CONSTRUCTION AND SHALL BE KEPT UP TO DATE WITH WORK PROGRESS AND CHANGES IN THE FIELD.

4. ONCE THE ESQCP IS APPROVED AND A "NOTICE TO PROCEED" HAS BEEN ISSUED, THE CONTRACTOR MAY INSTALL THE INITIAL STAGE EROSION AND SEDIMENT CONTROL MEASURES AS INDICATED ON THE APPROVED GEC. A PRECONSTRUCTION MEETING BETWEEN THE CONTRACTOR, ENGINEER, AND EL PASO COUNTY WILL BE HELD PRIOR TO ANY CONSTRUCTION. IT IS THE RESPONSIBILITY OF THE APPLICANT TO COORDINATE THE MEETING TIME AND PLACE WITH COUNTY STAFF.

5. CONTROL MEASURES MUST BE INSTALLED PRIOR TO COMMENCEMENT OF ACTIVITIES THAT COULD CONTRIBUTE POLLUTANTS TO STORMWATER. CONTROL MEASURES FOR ALL SLOPES, CHANNELS, DITCHES, AND DISTURBED LAND AREAS SHALL BE INSTALLED IMMEDIATELY UPON COMPLETION OF THE DISTURBANCE.

6. ALL TEMPORARY SEDIMENT AND EROSION CONTROL MEASURES SHALL BE MAINTAINED AND REMAIN IN EFFECTIVE OPERATING CONDITION UNTIL PERMANENT SOIL EROSION CONTROL MEASURES ARE IMPLEMENTED AND FINAL STABILIZATION IS ESTABLISHED. ALL PERSONS ENGAGED IN LAND DISTURBANCE ACTIVITIES SHALL ASSESS THE ADEQUACY OF CONTROL MEASURES AT THE SITE AND IDENTIFY IF CHANGES TO THOSE CONTROL MEASURES ARE NEEDED TO ENSURE THE CONTINUED EFFECTIVE PERFORMANCE OF THE CONTROL MEASURES. ALL CHANGES TO TEMPORARY SEDIMENT AND EROSION CONTROL MEASURES MUST BE INCORPORATED INTO THE STORMWATER MANAGEMENT PLAN.

7. TEMPORARY STABILIZATION SHALL BE IMPLEMENTED ON DISTURBED AREAS AND STOCKPILES WHERE GROUND DISTURBING CONSTRUCTION ACTIVITY HAS PERMANENTLY CEASED OR TEMPORARILY CEASED FOR LONGER THAN 14 DAYS.

8. FINAL STABILIZATION MUST BE IMPLEMENTED AT ALL APPLICABLE CONSTRUCTION SITES. FINAL STABILIZATION IS ACHIEVED WHEN ALL GROUND DISTURBING ACTIVITIES ARE COMPLETE AND ALL DISTURBED AREAS EITHER HAVE A UNIFORM VEGETATIVE COVER WITH INDIVIDUAL PLANT DENSITY OF 70 PERCENT OF PRE-DISTURBANCE LEVELS ESTABLISHED OR EQUIVALENT PERMANENT ALTERNATIVE STABILIZATION METHOD IS IMPLEMENTED. ALL TEMPORARY SEDIMENT AND EROSION CONTROL MEASURES SHALL BE REMOVED UPON FINAL STABILIZATION AND BEFORE PERMIT CLOSURE.

9. ALL PERMANENT STORMWATER MANAGEMENT FACILITIES SHALL BE INSTALLED AS DESIGNED IN THE APPROVED PLANS. ANY PROPOSED CHANGES THAT AFFECT THE DESIGN OR FUNCTION OF PERMANENT STORMWATER MANAGEMENT STRUCTURES MUST BE APPROVED BY THE ECM ADMINISTRATOR PRIOR TO IMPLEMENTATION.

10. EARTH DISTURBANCES SHALL BE CONDUCTED IN SUCH A MANNER SO AS TO EFFECTIVELY MINIMIZE ACCELERATED SOIL EROSION AND RESULTING SEDIMENTATION. ALL DISTURBANCES SHALL BE DESIGNED, CONSTRUCTED, AND COMPLETED SO THAT THE EXPOSED AREA OF ANY DISTURBED LAND SHALL BE LIMITED TO THE SHORTEST PRACTICAL PERIOD OF TIME. PRE-EXISTING VEGETATION SHALL BE PROTECTED AND MAINTAINED WITHIN 50 HORIZONTAL FEET OF A WATERS OF THE STATE UNLESS SHOWN TO BE INFEASIBLE AND SPECIFICALLY REQUESTED AND APPROVED.

11. COMPACTION OF SOIL MUST BE PREVENTED IN AREAS DESIGNATED FOR INFILTRATION CONTROL MEASURES OR WHERE FINAL STABILIZATION WILL BE ACHIEVED BY VEGETATIVE COVER. AREAS DESIGNATED FOR INFILTRATION CONTROL MEASURES SHALL ALSO BE PROTECTED FROM SEDIMENTATION DURING CONSTRUCTION UNTIL FINAL STABILIZATION IS ACHIEVED. IF COMPACTION PREVENTION IS NOT FEASIBLE DUE TO SITE CONSTRAINTS, ALL AREAS DESIGNATED FOR INFILTRATION AND VEGETATION CONTROL MEASURES MUST BE LOOSENED PRIOR TO INSTALLATION OF THE CONTROL MEASURE(S).

12. ANY TEMPORARY OR PERMANENT FACILITY DESIGNED AND CONSTRUCTED FOR THE CONVEYANCE OF STORMWATER AROUND, THROUGH, OR FROM THE EARTH DISTURBANCE AREA SHALL BE A STABILIZED CONVEYANCE DESIGNED TO MINIMIZE EROSION AND THE DISCHARGE OF SEDIMENT OFF SITE.

13. CONCRETE WASH WATER SHALL BE CONTAINED AND DISPOSED OF IN ACCORDANCE WITH THE SWMP. NO WASH WATER SHALL BE DISCHARGED TO OR ALLOWED TO ENTER STATE WATERS, INCLUDING ANY SURFACE OR SUBSURFACE STORM DRAINAGE SYSTEM OR FACILITIES. CONCRETE WASHOUTS SHALL NOT BE LOCATED IN AN AREA WHERE SHALLOW GROUNDWATER MAY BE PRESENT, OR WITHIN 50 FEET OF A SURFACE WATER BODY, CREEK OR STREAM.

14. DURING DEWATERING OPERATIONS OF UNCONTAMINATED GROUND WATER MAY BE DISCHARGED ON SITE, BUT SHALL NOT LEAVE THE SITE IN THE FORM OF SURFACE RUNOFF UNLESS AN APPROVED STATE DEWATERING PERMIT IS IN PLACE.

15. EROSION CONTROL BLANKETING OR OTHER PROTECTIVE COVERING SHALL BE USED ON SLOPES STEEPER THAN 3:1.

16. CONTRACTOR SHALL BE RESPONSIBLE FOR THE REMOVAL OF ALL WASTES FROM THE CONSTRUCTION SITE FOR DISPOSAL IN ACCORDANCE WITH LOCAL AND STATE REGULATORY REQUIREMENTS. NO CONSTRUCTION DEBRIS, TREE SLASH, BUILDING MATERIAL WASTES OR UNUSED BUILDING MATERIALS SHALL BE BURIED, DUMPED, OR DISCHARGED AT THE SITE.

17. WASTE MATERIALS SHALL NOT BE TEMPORARILY PLACED OR STORED IN THE STREET, ALLEY, OR OTHER PUBLIC WAY, UNLESS IN ACCORDANCE WITH AN APPROVED TRAFFIC CONTROL PLAN. CONTROL MEASURES MAY BE REQUIRED BY EL PASO COUNTY ENGINEERING IF DEEMED NECESSARY, BASED ON SPECIFIC CONDITIONS AND CIRCUMSTANCES.

18. TRACKING OF SOILS AND CONSTRUCTION DEBRIS OFF-SITE SHALL BE MINIMIZED. MATERIALS TRACKED OFF-SITE SHALL BE CLEANED UP AND PROPERLY DISPOSED OF IMMEDIATELY.

19. THE OWNER/DEVELOPER SHALL BE RESPONSIBLE FOR THE REMOVAL OF ALL CONSTRUCTION DEBRIS, DIRT, TRASH, ROCK, SEDIMENT, SOIL, AND SAND THAT MAY ACCUMULATE IN ROADS, STORM DRAINS AND OTHER DRAINAGE CONVEYANCE SYSTEMS AND STORMWATER APPURTENANCES AS A RESULT OF SITE DEVELOPMENT.

20. THE QUANTITY OF MATERIALS STORED ON THE PROJECT SITE SHALL BE LIMITED, AS MUCH AS PRACTICAL, TO THAT QUANTITY REQUIRED TO PERFORM THE WORK IN AN ORDERLY SEQUENCE. ALL MATERIALS STORED ON-SITE SHALL BE STORED IN A NEAT, ORDERLY MANNER, IN THEIR ORIGINAL CONTAINERS, WITH ORIGINAL MANUFACTURER'S LABELS.

21. NO CHEMICAL(S) HAVING THE POTENTIAL TO BE RELEASED IN STORMWATER ARE TO BE STORED OR USED ONSITE UNLESS PERMISSION FOR THE USE OF SUCH CHEMICAL(S) IS GRANTED IN WRITING BY THE ECM ADMINISTRATOR. IN GRANTING APPROVAL FOR THE USE OF SUCH CHEMICAL(S), SPECIAL CONDITIONS AND MONITORING MAY BE REQUIRED.

22. BULK STORAGE OF ALLOWED PETROLEUM PRODUCTS OR OTHER ALLOWED LIQUID CHEMICALS IN EXCESS OF 55 GALLONS SHALL REQUIRE ADEQUATE SECONDARY CONTAINMENT PROTECTION TO CONTAIN ALL SPILLS ONSITE AND TO PREVENT ANY SPILLED MATERIALS FROM ENTERING STATE WATERS, ANY SURFACE OR SUBSURFACE STORM DRAINAGE SYSTEM OR OTHER FACILITIES.

23. NO PERSON SHALL CAUSE THE IMPEDIMENT OF STORMWATER FLOW IN THE CURB AND GUTTER OR DITCH EXCEPT WITH APPROVED SEDIMENT CONTROL MEASURES.

24. OWNER/DEVELOPER AND THEIR AGENTS SHALL COMPLY WITH THE "COLORADO WATER QUALITY CONTROL ACT" (TITLE 25, ARTICLE 8, CRS), AND THE "CLEAN WATER ACT" (33 USC 1344). IN ADDITION TO THE REQUIREMENTS OF THE LAND DEVELOPMENT CODE, DCM VOLUME II AND THE ECM APPENDIX I. ALL APPROPRIATE PERMITS MUST BE OBTAINED BY THE CONTRACTOR PRIOR TO CONSTRUCTION (1041, NPDES, FLOODPLAIN, 404, FUGITIVE DUST, ETC.). IN THE EVENT OF CONFLICTS BETWEEN THESE REQUIREMENTS AND OTHER LAWS, RULES, OR REGULATIONS OF OTHER FEDERAL, STATE, LOCAL, OR COUNTY AGENCIES, THE MOST RESTRICTIVE LAWS, RULES, OR REGULATIONS SHALL APPLY.

25. ALL CONSTRUCTION TRAFFIC MUST ENTER/EXIT THE SITE ONLY AT APPROVED CONSTRUCTION ACCESS POINTS.

26. PRIOR TO CONSTRUCTION THE PERMITTEE SHALL VERIFY THE LOCATION OF EXISTING UTILITIES.

27. A WATER SOURCE SHALL BE AVAILABLE ON SITE DURING EARTHWORK OPERATIONS AND SHALL BE UTILIZED AS REQUIRED TO MINIMIZE DUST FROM EARTHWORK EQUIPMENT AND WIND.

28. THE SOILS REPORT FOR THIS SITE HAS BEEN PREPARED BY KUMAR & ASSOC., DATED 2/25/19 AND SHALL BE CONSIDERED A PART OF THESE PLANS.

29. AT LEAST TEN (10) DAYS PRIOR TO THE ANTICIPATED START OF CONSTRUCTION, FOR PROJECTS THAT WILL DISTURB ONE (1) ACRE OR MORE, THE OWNER OR OPERATOR OF CONSTRUCTION ACTIVITY SHALL SUBMIT A PERMIT APPLICATION FOR STORMWATER DISCHARGE TO THE COLORADO DEPARTMENT OF PUBLIC HEALTH AND ENVIRONMENT, WATER QUALITY DIVISION. THE APPLICATION CONTAINS CERTIFICATION OF COMPLETION OF A STORMWATER MANAGEMENT PLAN (SWMP), OF WHICH THIS GRADING AND EROSION CONTROL PLAN MAY BE A PART. FOR INFORMATION OR APPLICATION MATERIALS CONTACT:

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

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	OCTOBER, 2019
GRADING START	OCTOBER, 2019
GRADING COMPLETION	APRIL, 2020
SEEDING & MULCHING	APRIL, 2020
STABILIZATION	AUGUST, 2021

SEDIMENT CONTROL MAINTENANCE PROGRAM:

	FREQUENCY[1]
PERIODIC SITE INSPECTIONS	BI-WEEKLY
RE-VEGETATION OF EXPOSED SOILS	WITHIN 21 DAYS OF GRADING[2]
SEDIMENT REMOVAL FROM BMP'S	MONTHLY
REMOVAL OF BMP'S	AFTER STABILIZATION ACHIEVED

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

[2] 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.

COLORADO REGISTERED JOHN P. SCHWAB 29891 10/17/19 PROFESSIONAL ENGINEER

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

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	9/05/18
2	COUNTY COMMENTS	JPS	2/15/19
3	COUNTY COMMENTS	JPS	5/15/19
4	COUNTY COMMENTS	JPS	7/09/19
5	COUNTY COMMENTS	JPS	8/30/19

WALDEN PRESERVE 2 - FILING NO. 4

EROSION CONTROL NOTES

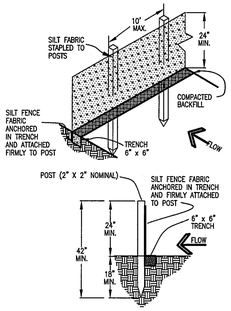
EPC 10/30/19

HORZ. SCALE: NTS	DRAWN: BJJ
VERT. SCALE: N/A	DESIGNED: JPS
SURVEYED: PINNACLE	CHECKED: JPS
CREATED: 6/30/14	LAST MODIFIED: 8/30/19
PROJECT NO: 040201	MODIFIED BY: BJJ

SHEET: C3.1

Z:\040201.walden\dwg\civil\WALDEN PRESERVE 2\FLG-4\C3.1.dwg Aug 30, 2019 - 4:12pm

ENGINEERING RECORD DRAWINGS
John P. Schwab Date: 8/28/26
JOHN P. SCHWAB, PE# 29891
FOR AND ON BEHALF OF JPS ENGINEERING, INC.



SILT FENCE

SILT FENCE NOTES

INSTALLATION REQUIREMENTS

1. SILT FENCES SHALL BE INSTALLED PRIOR TO ANY LAND DISTURBING ACTIVITIES.

2. WHEN JOINTS ARE NECESSARY, SILT FENCE GEOTEXTILE SHALL BE SPLICED TOGETHER ONLY AT SUPPORT POST AND SECURELY SEALED.

3. METAL POSTS SHALL BE "STUDDED TEE" OR "U" TYPE WITH MINIMUM WEIGHT OF 1.33 POUNDS PER LINEAR FOOT. WOOD POSTS SHALL HAVE A MINIMUM DIAMETER OR CROSS SECTION DIMENSION OF 2 INCHES.

4. THE FILTER MATERIAL SHALL BE FASTENED SECURELY TO METAL OR WOOD POSTS USING WIRE TIES, OR TO WOOD POSTS WITH 3/4" LONG #9 HEAVY-DUTY STAPLES. THE SILT FENCE GEOTEXTILE SHALL NOT BE STAPLED TO EXISTING TREES.

5. WHILE NOT REQUIRED, WIRE MESH FENCE MAY BE USED TO SUPPORT THE GEOTEXTILE. WIRE FENCE SHALL BE FASTENED SECURELY TO THE UPSLOPE SIDE OF THE POSTS USING HEAVY-DUTY WIRE STAPLES AT LEAST 3/4" LONG, TIE WIRES OR HOG RINGS. THE WIRE SHALL EXTEND INTO THE TRENCH A MINIMUM OF 6" AND SHALL NOT EXTEND MORE THAN 3' ABOVE THE ORIGINAL GROUND SURFACE.

6. ALONG THE TOE OF FILLS, INSTALL THE SILT FENCE ALONG A LEVEL CONTOUR AND PROVIDE AN AREA BEHIND THE FENCE FOR RUNOFF TO POND AND SEDIMENT TO SETTLE. A MINIMUM DISTANCE OF 5 FEET FROM THE TOE OF THE FILL IS RECOMMENDED.

7. THE HEIGHT OF THE SILT FENCE FROM THE GROUND SURFACE SHALL BE MINIMUM OF 24 INCHES AND SHALL NOT EXCEED 36 INCHES; HIGHER FENCES MAY INPOUND VOLUMES OF WATER SUFFICIENT TO CAUSE FAILURE OF THE STRUCTURE.

MAINTENANCE REQUIREMENTS

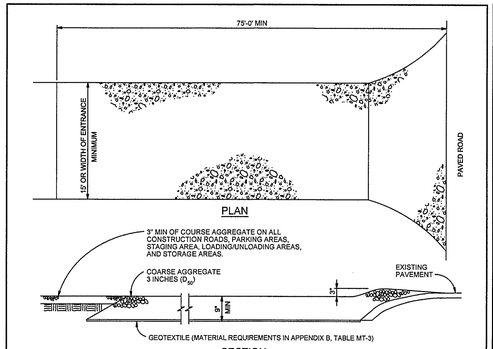
1. CONTRACTOR SHALL INSPECT SILT FENCES IMMEDIATELY AFTER EACH RAINFALL, AT LEAST DAILY DURING PROLONGED RAINFALL, AND WEEKLY DURING PERIODS OF NO RAINFALL. DAMAGED, COLLAPSED, UNENTRENCHED OR INEFFECTIVE SILT FENCES SHALL BE PROMPTLY REPAIRED OR REPLACED.

2. SEDIMENT SHALL BE REMOVED FROM BEHIND SILT FENCE WHEN IT ACCUMULATES TO HALF THE EXPOSED GEOTEXTILE HEIGHT.

3. SILT FENCES SHALL BE REMOVED WHEN ADEQUATE VEGETATIVE COVER IS ATTAINED AS APPROVED BY THE CITY.

City of Colorado Springs Stormwater Quality	Figure SF-2 Silt Fence — Construction Detail and Maintenance Requirements

3-36



SECTION

VEHICLE TRACKING
NTS

VEHICLE TRACKING NOTES

INSTALLATION REQUIREMENTS

1. ALL ENTRANCES TO THE CONSTRUCTION SITE ARE TO BE STABILIZED PRIOR TO CONSTRUCTION BEGINNING.

2. CONSTRUCTION ENTRANCES ARE TO BE BUILT WITH AN APRON TO ALLOW FOR TURNING TRAFFIC, BUT SHOULD NOT BE BUILT OVER EXISTING PAVEMENT EXCEPT FOR A SLIGHT OVERLAP.

3. AREAS TO BE STABILIZED ARE TO BE PROPERLY GRADED AND COMPACTED PRIOR TO LAYING DOWN GEOTEXTILE AND STONE.

4. CONSTRUCTION ROADS, PARKING AREAS, LOADING/UNLOADING ZONES, STORAGE AREAS, AND STAGING AREAS ARE TO BE STABILIZED.

5. CONSTRUCTION ROADS ARE TO BE BUILT TO CONFORM TO SITE GRADES, BUT SHOULD NOT HAVE SIDE SLOPES OR ROAD GRADES THAT ARE EXCESSIVELY STEEP.

MAINTENANCE REQUIREMENTS

1. REGULAR INSPECTIONS ARE TO BE MADE OF ALL STABILIZED AREAS, ESPECIALLY AFTER STORM EVENTS.

2. STONES ARE TO BE REAPPLIED PERIODICALLY AND WHEN REPAIR IS NECESSARY.

3. SEDIMENT TRACKED ONTO PAVED ROADS IS TO BE REMOVED DAILY BY SHOVELING OR SWEEPING. SEDIMENT IS NOT TO BE WASHED DOWN STORM SEWER DRAINS.

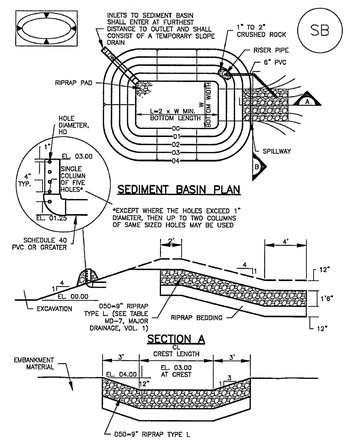
4. STORM SEWER INLET PROTECTION IS TO BE IN PLACE, INSPECTED, AND CLEANED IF NECESSARY.

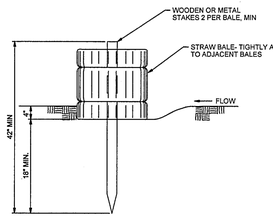
5. OTHER ASSOCIATED SEDIMENT CONTROL MEASURES ARE TO BE INSPECTED TO ENSURE GOOD WORKING CONDITION.

City of Colorado Springs Stormwater Quality	Figure VT-2 Vehicle Tracking — Application Examples

3-54

Sediment Basin (SB) SC-7





STRAW BALE BARRIER
NTS

STRAW BALE BARRIER NOTES

INSTALLATION REQUIREMENTS

1. STRAW BALE BARRIERS SHALL BE INSTALLED PRIOR TO ANY LAND DISTURBING ACTIVITIES.

2. BALES SHALL CONSIST OF APPROXIMATELY 5 CUBIC FEET OF CERTIFIED WEED FREE HAY OR STRAW AND WEIGH NOT LESS THAN 35 POUNDS.

3. BALES ARE TO BE PLACED IN A SINGLE ROW WITH THE END OF THE BALES TIGHTLY ABUTTING ONE ANOTHER.

4. EACH BALE IS TO BE SECURELY ANCHORED WITH AT LEAST TWO STAKES AND THE FIRST STAKE IS TO BE DRIVEN TOWARD THE PREVIOUSLY LAID BALE TO FORCE THE BALES TOGETHER.

5. STAKES ARE TO BE A MINIMUM OF 42 INCHES LONG. METAL STAKES SHALL BE STANDARD "T" OR "U" TYPE WITH MINIMUM WEIGHT OF 1.33 POUNDS PER LINEAR FOOT. WOOD STAKES SHALL HAVE A MINIMUM DIAMETER OR CROSS SECTION DIMENSION OF 2 INCHES.

6. BALES ARE TO BE BOUND WITH EITHER WIRE OR STRING AND ORIENTED SUCH THAT THE BINDINGS ARE AROUND THE SIDES AND NOT ALONG THE TOPS AND BOTTOMS OF THE BALE.

7. GAPS BETWEEN BALES ARE TO BE CHINKED (FILLED BY WEDGING) WITH STRAW OR THE SAME MATERIAL OF THE BALE.

8. END BALES ARE TO EXTEND UPSLOPE SO THE TRAPPED RUNOFF CANNOT FLOW AROUND THE ENDS OF THE BARRIER.

MAINTENANCE REQUIREMENTS

1. CONTRACTOR SHALL INSPECT STRAW BALE BARRIERS IMMEDIATELY AFTER EACH RAINFALL, AT LEAST DAILY DURING PROLONGED RAINFALL, AND WEEKLY DURING PERIODS NO RAINFALL.

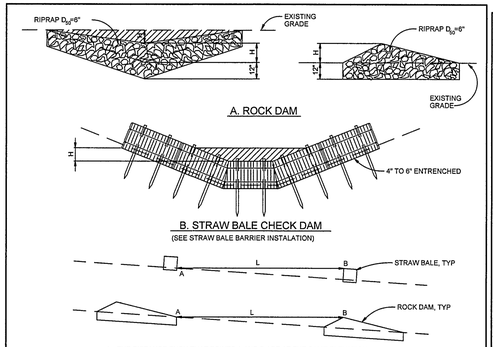
2. DAMAGED OR INEFFECTIVE BARRIERS SHALL PROMPTLY BE REPAIRED, REPLACING BALES IF NECESSARY, AND UNENTRENCHED BALES NEED TO BE REPAIRED WITH COMPACTED BACKFILL MATERIAL.

3. SEDIMENT SHALL BE REMOVED FROM BEHIND STRAW BALE BARRIERS WHEN IT ACCUMULATES TO APPROXIMATELY 1/2 THE HEIGHT OF THE BARRIER.

4. STRAW BALE BARRIERS SHALL BE REMOVED WHEN ADEQUATE VEGETATIVE COVER IS ATTAINED AS APPROVED BY THE CITY.

City of Colorado Springs Stormwater Quality	Figure SBB-2 Straw Bale Barrier — Construction Detail and Maintenance Requirements

3-42



CHECK DAM
NTS

CHECK DAM NOTES

INSTALLATION REQUIREMENTS

1. STRAW BALES USED AS CHECK DAMS ARE TO MEET THE REQUIREMENTS STATED IN FIGURE SBB-2.

2. THE "H" DIMENSION SHALL BE SELECTED TO PROVIDE WEIR FLOW CONVEYANCE FOR 2-YEAR FLOW OR GREATER.

MAINTENANCE REQUIREMENTS

1. REGULAR INSPECTIONS ARE TO BE MADE OF ALL CHECK DAMS, ESPECIALLY AFTER STORM EVENTS.

2. REPLACE STONE AS NECESSARY TO MAINTAIN THE CORRECT HEIGHT OF THE DAM.

3. ACCUMULATED SEDIMENT AND DEBRIS IS TO BE REMOVED FROM BEHIND THE DAMS AFTER EACH STORM OR WHEN 1/2 OF THE ORIGINAL HEIGHT OF THE DAM IS REACHED.

3. CHECK DAMS ARE TO REMAIN IN PLACE AND OPERATIONAL UNTIL THE DRAINAGE AREA AND CHANNEL ARE PERMANENTLY STABILIZED.

4. WHEN CHECK DAMS ARE REMOVED THE CHANNEL LINING OR VEGETATION IS TO BE RESTORED.

City of Colorado Springs Stormwater Quality	Figure CD-1 Check Dam — Construction Detail and Maintenance Requirements

3-20

SC-7 Sediment Basin (SB)

TABLE SB-1. SIZING INFORMATION FOR STANDARD SEDIMENT BASIN

Upstream Drainage Area (rounded to nearest acre), (ac)	Basin Bottom Width (W), (ft)	Spillway Crest Length (CL), (ft)	Hole Diameter (HD), (in)
1	12 ½	2	9/32
2	21	3	13/64
3	28	5	5/16
4	33 ½	6	9/64
5	38 ½	8	23/32
6	43	9	25/32
7	47 ¼	11	29/32
8	51	12	31/32
9	55	13	1
10	58 ¾	15	1 5/64
11	61	16	1 3/32
12	64	18	1
13	67 ½	19	1 1/4
14	70 ¾	21	1 3/8
15	73 ¼	22	1 3/4

SEDIMENT BASIN INSTALLATION NOTES

1. SEE PLAN VIEW FOR:
   -LOCATION OF SEDIMENT BASIN.
   -TYPE OF BASIN (STANDARD BASIN OR NONSTANDARD BASIN).
   -FOR STANDARD BASIN, BOTTOM WIDTH W, CREST LENGTH CL, AND HOLE DIAMETER, HD.
   -FOR NONSTANDARD BASIN, SEE CONSTRUCTION DRAWINGS FOR DESIGN OF BASIN INCLUDING RISER HEIGHT H, NUMBER OF COLUMNS N, HOLE DIAMETER HD AND PIPE DIAMETER D.

2. FOR STANDARD BASIN, BOTTOM DIMENSION MAY BE MODIFIED AS LONG AS BOTTOM AREA IS NOT REDUCED.

3. SEDIMENT BASINS SHALL BE INSTALLED PRIOR TO ANY OTHER LAND-DISTURBING ACTIVITY THAT RELIES ON ON BASINS AS AS A STORMWATER CONTROL.

4. EMBANKMENT MATERIAL SHALL CONSIST OF SOIL FREE OF DEBRIS, ORGANIC MATERIAL, AND ROCKS OR CONCRETE GREATER THAN 3 INCHES AND SHALL HAVE A MINIMUM OF 15 PERCENT BY WEIGHT PASSING THE NO. 200 SIEVE.

5. EMBANKMENT MATERIAL SHALL BE COMPACTED TO AT LEAST 95 PERCENT OF MAXIMUM DENSITY IN ACCORDANCE WITH ASTM D698.

6. PIPE SCH 40 OR GREATER SHALL BE USED.

7. THE DETAILS SHOWN ON THESE SHEETS PERTAIN TO STANDARD SEDIMENT BASIN(S) FOR DRAINAGE AREAS LESS THAN 15 ACRES. SEE CONSTRUCTION DRAWINGS FOR EMBANKMENT, STORAGE VOLUME, SPILLWAY, OUTLET, AND OUTLET PROTECTION DETAILS FOR ANY SEDIMENT BASIN(S) THAT HAVE BEEN INDIVIDUALLY DESIGNED FOR DRAINAGE AREAS LARGER THAN 15 ACRES.

Sediment Basin (SB) SC-7

SEDIMENT BASIN MAINTENANCE NOTES

1. INSPECT BMPs EACH WORKDAY, AND MAINTAIN THEM IN EFFECTIVE OPERATING CONDITION. MAINTENANCE OF BMPs SHOULD BE PROACTIVE, 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 IN BASIN SHALL BE REMOVED AS NEEDED TO MAINTAIN BMP EFFECTIVENESS. TYPICALLY WHEN SEDIMENT DEPTH REACHES ONE FOOT (I.E., TWO FEET BELOW THE SPILLWAY CREST).

5. SEDIMENT BASINS ARE TO REMAIN IN PLACE UNTIL THE UPSTREAM DISTURBED AREA IS STABILIZED AND GRASS COVER IS ACCEPTED BY THE LOCAL JURISDICTION.

6. WHEN SEDIMENT BASINS ARE REMOVED, ALL DISTURBED AREAS SHALL BE COVERED WITH TOPSOIL, SEEDED AND MULCHED OR OTHERWISE STABILIZED AS APPROVED BY LOCAL JURISDICTION.

(DETAILS ADAPTED FROM DOUGLAS COUNTY, COLORADO)

NOTE: MANY JURISDICTIONS HAVE BMP DETAILS THAT VARY FROM UDFCD STANDARD DETAILS. CONSULT WITH LOCAL JURISDICTIONS AS TO WHICH DETAIL SHOULD BE USED WHEN DIFFERENCES ARE NOTED.

TEMPORARY SEDIMENT BASIN DESIGN DATA

BASIN	DRAINAGE AREA (AC)	CL (FT)	HD (IN)
C2	22.8	22	1-3/16"

COLORADO REGISTERED PROFESSIONAL ENGINEER 29891 JOHN P. SCHWAB PROFESSIONAL ENGINEER

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1-800-922-1987
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No.	REVISION	BY	DATE
1	FINAL PLAT SUBMITTAL	JPS	9/05/18
2	COUNTY COMMENTS	JPS	2/15/19
3	COUNTY COMMENTS	JPS	5/15/19
4	COUNTY COMMENTS	JPS	7/09/19
5	COUNTY COMMENTS	JPS	8/30/19

WALDEN PRESERVE 2 - FILING NO. 4

EROSION CONTROL DETAILS

EPC 10/30/19

HORZ. SCALE: NTS	DRAWN: BJJ
VERT. SCALE: N/A	DESIGNED: JPS
SURVEYED: PINNACLE	CHECKED: JPS
CREATED: 6/30/14	LAST MODIFIED: 8/30/19
PROJECT NO: 040201	MODIFIED BY: BJJ
SHEET: C3.2	

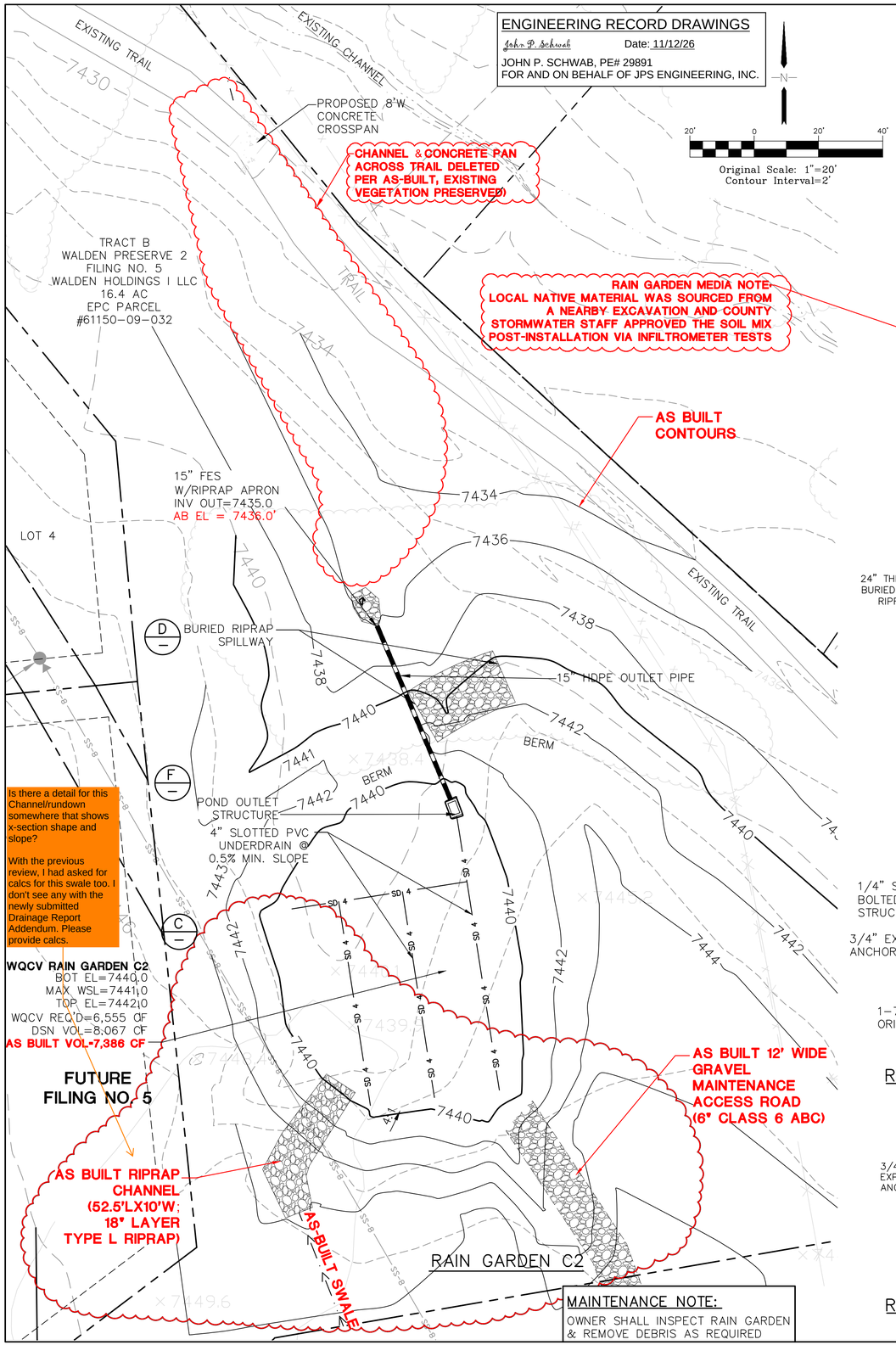
2:\040201.walden\dwg\civil\WALDEN PRESERVE 2\FIG-4\C3.2.dwg Aug 30, 2019 - 2:45pm

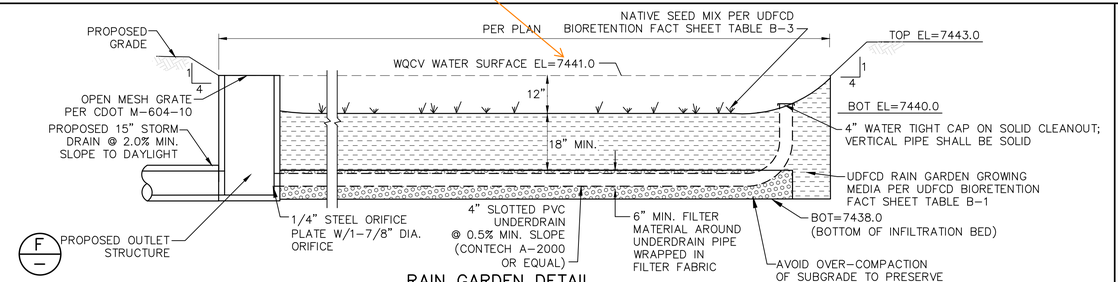
ASB redline needed

ENGINEERING RECORD DRAWINGS

John P. Schwab Date: 11/12/26

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



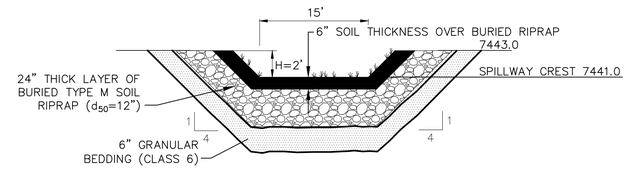


RAIN GARDEN DETAIL
POROUS LANDSCAPE DETENTION (BIORETENTION) AREA A

SCALE: NTS

Material		Specification	Submittals	Testing	Notes
Bioretention Growing Media (soil + organics)	Bioretention soil	Particle size distribution: 80-90% sand (0.05 - 2.0 mm diameter) 3-17% silt (0.002-0.5 mm diameter) 3-17% clay (<0.002 diameter) Chemical attribute and nutrient analysis: pH 6.8 - 7.5 organic matter < 1.5% nitrogen <15 ppm phosphorus < 15 ppm salinity < 6 mmhos/cm	Particle size distribution and nutrient analysis required.		Percentages are in weight.
	Bioretention organics	3 to 5% shredded mulch (by weight of growing media)			Bioretention soil required. Aged 6 months (minimum).

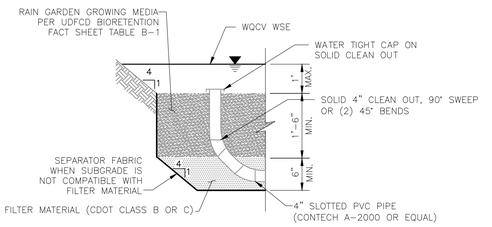
BIORETENTION FACT SHEET TABLE B-1
(EXCERPT FROM TABLE B-1; UDSCM VOLUME 3)



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

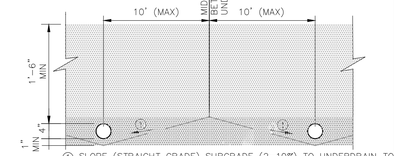
PROPOSED SPILLWAY DETAIL D

NTS



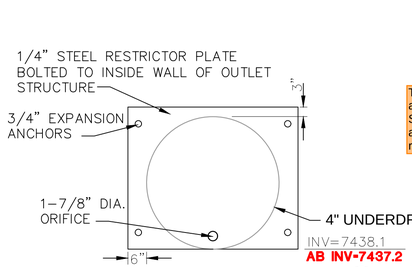
PARTIAL INFILTRATION SECTION B

NTS



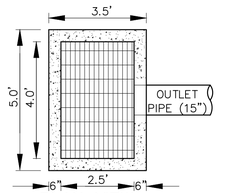
UNDERDRAIN SECTION C

NTS



RESTRICTOR PLATE DETAIL E1

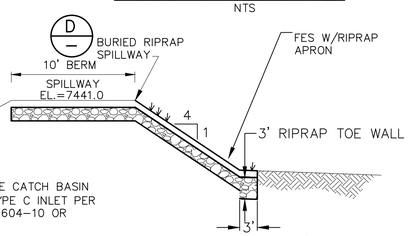
SCALE: 1"=2'

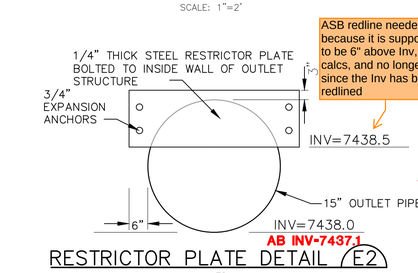


PLAN VIEW

NTS

Top of box only 0.08ft above the pond bottom. See my comment in the as-built MHFD-Det calcs regarding this.

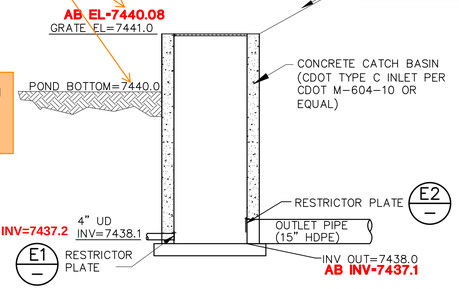




ASB redline needed because it is supposed to be 6" above Inv, per calcs, and no longer is since the Inv has been redlined

RESTRICTOR PLATE DETAIL E2

NTS



SECTION POND OUTLET STRUCTURE DETAIL F

NTS

COLORADO REGISTERED JOHN P. SCHWAB 11/12/26 29891 PROFESSIONAL ENGINEER

AS-BUILT RAIN GARDEN CONTOURS	
CONTOUR	AREA (SF)
7440	6604
7441	8334

WALDEN PRESERVE 2 - FILING NO. 4

RAIN GARDEN C2 PLAN & DETAILS

No.	REVISION	BY	DATE
1	COUNTY COMMENTS	JPS	05/15/19
2	COUNTY COMMENTS	JPS	07/11/19
3	COUNTY COMMENTS	JPS	08/30/19
4	COUNTY COMMENTS	JPS	09/30/19
5	AS-BUILT	JPS	11/09/26

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19 E. Willamette Ave.
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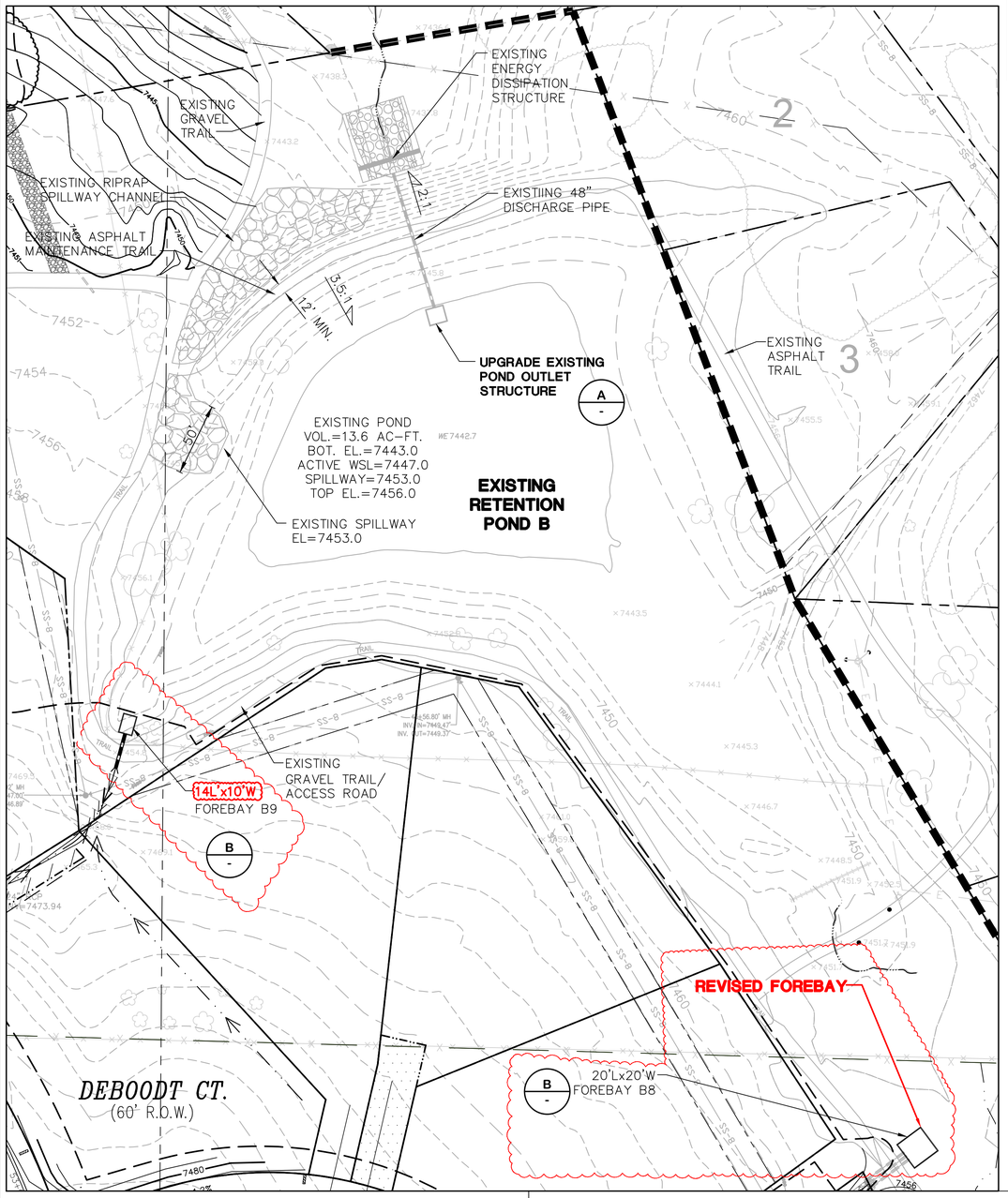
HORZ. SCALE:	N/A
VERT. SCALE:	N/A
SURVEYED:	RAMPART
CREATED:	9/05/18
PROJECT NO:	040201
SHEET:	C4
DRAWN:	MSP
DESIGNED:	JPS
CHECKED:	JPS
LAST MODIFIED:	11/09/26
MODIFIED BY:	PV

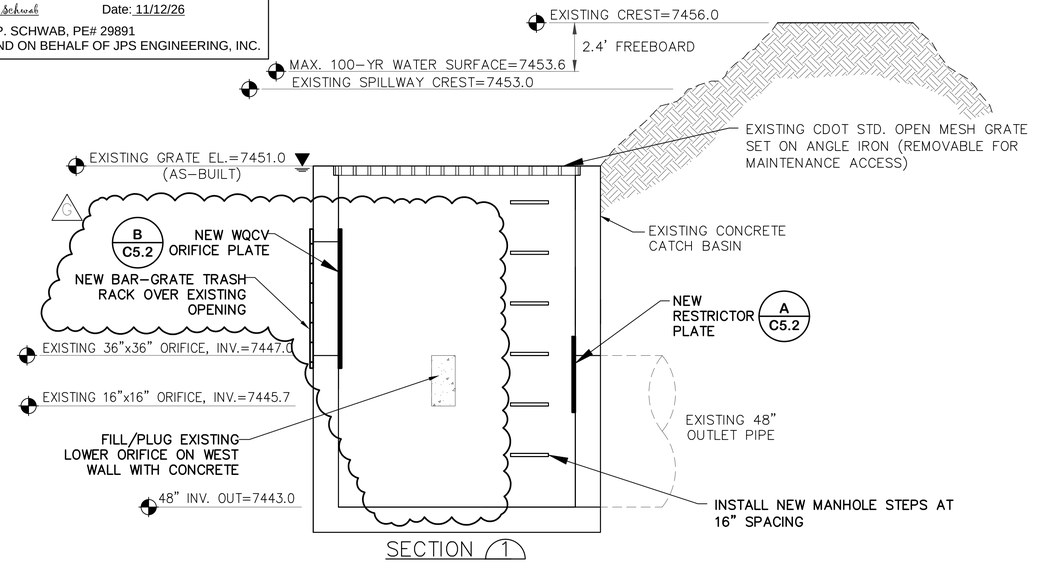
SF1834

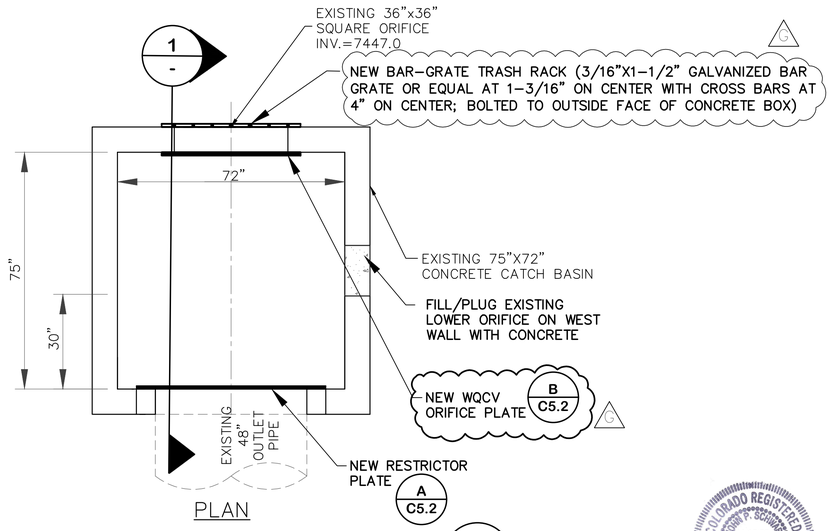
ENGINEERING RECORD DRAWINGS

John P. Schwab Date: 11/12/26

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







DETENTION POND B OUTLET STRUCTURE A

SCALE: 1/2"=1'-0"

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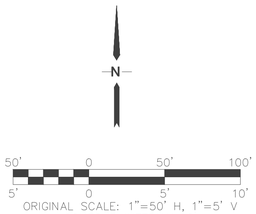
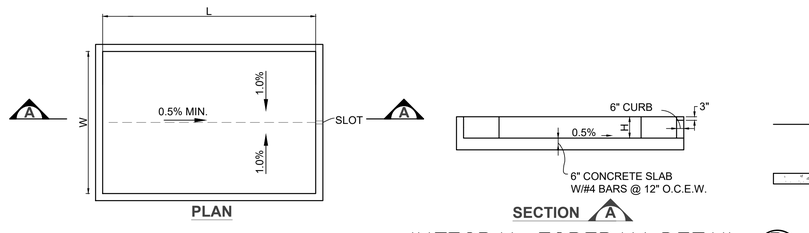
POND B PLAN



ORIGINAL SCALE: 1"=50' H, 1"=5' V
CONTOUR INTERVAL=2'



INTEGRAL FOREBAY DETAIL B

NOT TO SCALE

this text should all be within a red cloud

FOREBAY DESIGN TABLE

FOREBAY	L (FT)	W (FT)	SLOT WIDTH-W2 (IN)	HEIGHT H(IN)
B8	20'	x 20'	6.9"	18"
B9	14'	x 10'	4.5"	15"

DESIGN CRITERIA FOR FOREBAY B8:
BASIN A=44.7 AC; IMP=17.4%; Q100=85.1 CFS;
MIN. VOL=.012 AF; DSN VOL=.014 AF

WALDEN PRESERVE 2 - FILING NO. 4

POND B UPGRADE DETAILS

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No.	REVISION	BY	DATE
1	FSD OUTLET STRUCTURE UPGRADE	JPS	8/9/19
2	EPC COMMENTS	JPS	8/30/19
3	EPC COMMENTS	JPS	9/30/19
4	FOREBAY B8	JPS	4/23/25
5	OUTLET STR REV.	JPS	5/08/25
6	AS-BUILT	JPS	10/13/26

HORZ. SCALE:	1"=50'
VERT. SCALE:	N/A
SURVEYED:	RAMPART
CREATED:	7/17/14
PROJECT NO:	040201
DRAWN:	MJP
DESIGNED:	JPS
CHECKED:	JPS
LAST MODIFIED:	10/13/26
MODIFIED BY:	BJJ

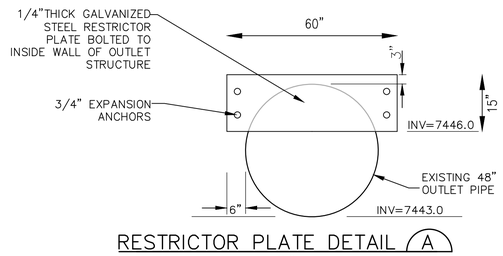
SHEET: C5.1

SF1834

ENGINEERING RECORD DRAWINGS

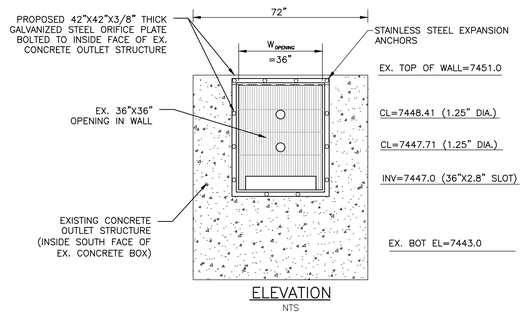
John P. Schwab Date: 8/28/26

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



RESTRICTOR PLATE DETAIL A

NTS



ELEVATION

NTS

ORIFICE PLATE NOTES:

1. PROVIDE CONTINUOUS NEOPRENE GASKET MATERIAL BETWEEN THE ORIFICE PLATE AND CONCRETE.
2. BOLT PLATE TO CONCRETE 12" MAX. ON CENTER (3/4" SS EXPANSION ANCHORS).

ORIFICE PLATE DETAIL & NOTES B

F

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WALDEN PRESERVE 2 - FILING NO. 4

POND B-OUTLET STRUCTURE UPGRADE DETAILS

No.	REVISION	BY	DATE
1	FINAL PLAT SUBMITTAL	JPS	9/17/14
2	EPC COMMENTS	JPS	8/9/19
3	FSD OUTLET STRUCTURE UPGRADE	JPS	8/30/19
4	EPC COMMENTS	JPS	9/30/19
5	EPC COMMENTS	JPS	4/23/25
6	OUTLET STR. REV.	JPS	5/07/25

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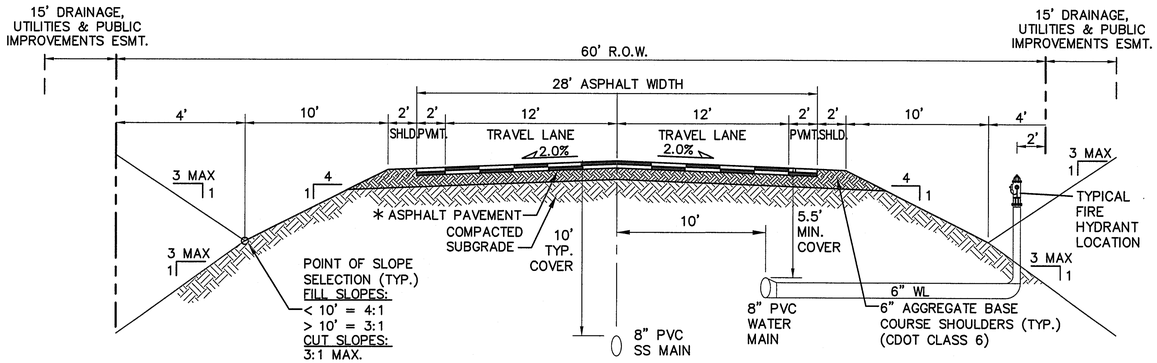
HORZ. SCALE: 1"=50'	DRAWN: MJP
VERT. SCALE: N/A	DESIGNED: JPS
SURVEYED: RAMPART	CHECKED: JPS
CREATED: 7/17/14	LAST MODIFIED: 05/07/25
PROJECT NO: 040201	MODIFIED BY: BJJ

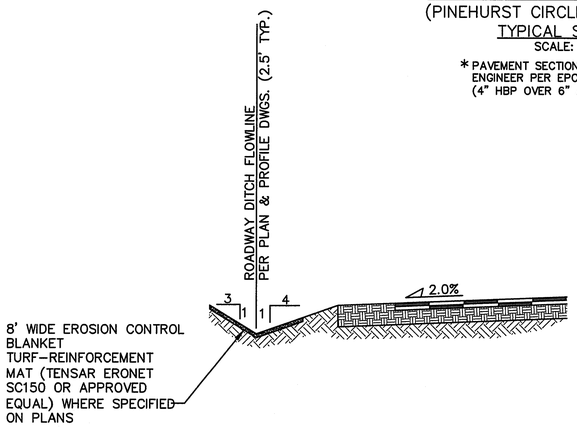
SHEET:

C5.2

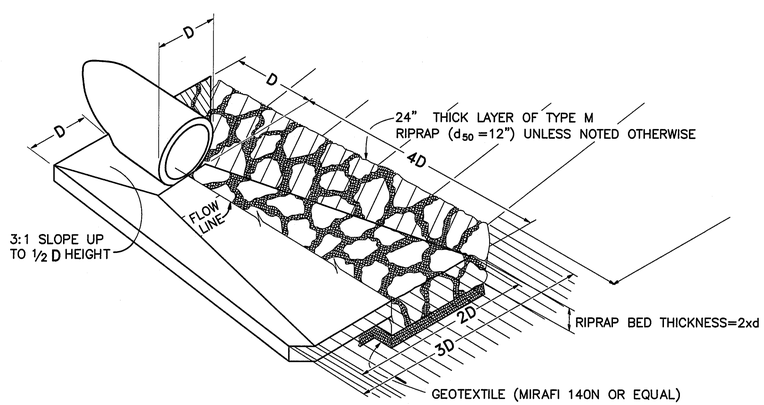


RURAL LOCAL–PAVED ROAD (PUBLIC)
(PINEHURST CIRCLE &, DEBOODT CT)
TYPICAL SECTION (A)
SCALE: 1"=5'

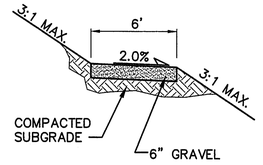
* PAVEMENT SECTION TO BE DESIGNED BY GEOTECHNICAL ENGINEER PER EPC SPECIFICATIONS.
(4" HBP OVER 6" ABC FOR BIDDING PURPOSES)



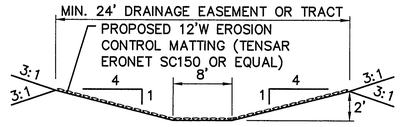
TYPICAL DITCH SECTION WITH
EROSION CONTROL BLANKET LINING (B)
SCALE : NTS



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



TYPICAL PRIVATE TRAIL SECTION (D)
SCALE: 1"=5' H
1"=2.5' V



CHANNEL SECTION (E)
N.T.S.

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	
	50-70	9	
	35-50	6	6**
	2-10	2	
Type L	70-100	15	
	50-70	12	
	35-50	9	9**
	2-10	3	
Type M	70-100	21	
	50-70	18	
	35-50	12	12**
	2-10	4	
Type H	70-100	30	
	50-70	24	
	35-50	18	18
	2-10	6	
Type VH	70-100	42	
	50-70	33	
	35-50	24	24
	2-10	9	

* d_{50} = mean particle size (intermediate dimension) by weight.
** Mix VL, L and M riprap with 35% topsoil (by volume) and bury it with 4 to 6 inches of topsoil, all vibration compacted, and revegetate.

Basic requirements for riprap stone are as follows:

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

RIPRAP DETAILS (F)

ENGINEERING RECORD DRAWINGS
John P. Schwab Date: 8/28/26
JOHN P. SCHWAB, PE# 29891
FOR AND ON BEHALF OF JPS ENGINEERING, INC.

JPS ENGINEERING
19 E. Willamette Ave.
Colorado Springs, CO 80903
PH: 719-477-9429
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No.	REVISION	BY	DATE
1	FINAL PLAT SUBMITTAL	JPS	9/05/18
2	COUNTY COMMENTS	JPS	2/15/19
3	COUNTY COMMENTS	JPS	5/15/19
4	COUNTY COMMENTS	JPS	7/11/19

WALDEN PRESERVE 2 - FILING NO. 4

TYPICAL SECTIONS AND DETAILS

EPC 10/30/19

HORZ. SCALE: AS SHOWN	DRAWN: BJJ
VERT. SCALE: AS SHOWN	DESIGNED: JPS
SURVEYED: RAMPART	CHECKED: JPS
CREATED: 9/05/18	LAST MODIFIED: 7/11/19
PROJECT NO: 040201	MODIFIED BY: BJJ
SHEET: TY1	

COLORADO REGISTERED 20391 PROFESSIONAL ENGINEER 10/11/19

Z:\040201.walden\dwg\civil\WALDEN PRESERVE 2\FLG-4\TY1.dwg Jul 12, 2019 - 2:39pm