CALLAHAN, SEAN, 10/16/2026 3:19 PM

GENERAL NOTES:

1. PUBLIC IMPROVEMENTS SHALL CONFORM TO EL PASO COUNTY STANDARDS AND SPECIFICATIONS AND THE LATEST EDITION OF COLORADO DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS.
2. THE SITE WORK FOR THIS PROJECT SHALL MEET OR EXCEED THE "STANDARD SITE WORK SPECIFICATIONS".
3. ALL NECESSARY INSPECTION AND/OR CERTIFICATIONS REQUIRED BY CODES AND/OR UTILITY SERVICE COMPANIES SHALL BE PERFORMED PRIOR TO ANNOUNCED BUILDING POSSESSION AND THE FINAL CONNECTION OF SERVICES.
4. ENTIRE INSTALLATION SHALL MEET ALL APPLICABLE CODES.
5. VERIFY ALL DIMENSIONS AND CONDITIONS ONSITE.
6. SET PROPERTY CORNER PINS IN CONCRETE. IF PROPERTY CORNERS ARE DESTROYED BY CONTRACTOR, THE CONTRACTOR SHALL BEAR THE EXPENSE OF RELOCATED CORNERS BY A REGISTERED SURVEYOR.
7. GENERAL CONTRACTOR TO PERFORM GENERAL YARD AND BUILDING CLEAN-UP AT COMPLETION OF WORK.
8. CONTRACTOR SHALL BE RESPONSIBLE FOR RECORDING AS-BUILT INFORMATION ON A SET OF RECORD DRAWINGS KEPT ON THE CONSTRUCTION SITE, AND AVAILABLE TO THE CITY, ITS AGENTS, OWNER OR ENGINEER AT ALL TIMES. DIMENSIONS SHALL BE ANNOTATED ON AS-BUILT RECORD DRAWINGS. AS-BUILT DRAWINGS ARE REQUIRED PRIOR TO ISSUANCE OF FINAL PAYMENT. AS-BUILT DRAWINGS WILL BE SUPPLIED TO OWNER AND CITY PRIOR TO FINAL PAYMENT.
9. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL WORK NECESSARY FOR FINAL ACCEPTANCE OF WORK FROM CITY, UTILITY DISTRICTS OR ANY OTHER GOVERNING AGENCY, INCLUDING BUT NOT LIMITED TO AS-BUILT DRAWINGS, INSPECTIONS, TESTING REPORTS AND CERTIFICATIONS.
10. THE GENERAL CONTRACTOR'S SURVEYOR SHALL VERIFY ALL HORIZONTAL CONTROL DIMENSIONING PRIOR TO CONSTRUCTION STAKING. SURVEYOR MUST VERIFY ALL BENCHMARK, BASIS OF BEARING AND DATUM INFORMATION TO ENSURE IMPROVEMENTS WILL BE AT THE SAME HORIZONTAL AND VERTICAL LOCATION SHOWN ON THE DESIGN CONSTRUCTION DRAWINGS. PRIOR TO CONSTRUCTION ANY DISCREPANCY MUST BE REPORTED TO OWNER AND ENGINEER PRIOR TO CONTINUATION OF ANY FURTHER STAKING OR CONSTRUCTION WORK.
11. CONTRACTOR TO PROVIDE ALL EQUIPMENT AND PERSONNEL REQUIRED FOR FINAL APPROVAL OF ALL FACILITIES BY OWNER'S REPRESENTATIVE.
12. NO WORK IS TO BEGIN UNTIL ALL PERMITS HAVE BEEN OBTAINED. CONTRACTOR SHALL SEND COPIES OF PERMITS TO THE ENGINEER OF RECORD.
13. FINAL GRADES ARE SUBJECT TO MINOR CHANGE BY OWNER REPRESENTATIVE. NO GRADE CHANGES IN EXCESS OF 0.05' WITHOUT OWNER APPROVAL.
14. ALL SPOT GRADES SHOWN ARE FLOWLINE UNLESS OTHERWISE NOTED.
15. CONTRACTOR SHALL BE RESPONSIBLE FOR MINIMIZING DEPOSITION OF ONSITE SEDIMENTS ONTO SURROUNDING PUBLIC STREETS DURING CONSTRUCTION REFER TO EROSION CONTROL PLANS AND DETAILS FOR INFORMATION.
16. CONTRACTOR TO PROVIDE BARRICADE PROTECTION WITH FLASHING LIGHTS AROUND ALL FOOTINGS, EXCAVATIONS AND ALL OFFSITE WORK.
17. PROPOSED FLOWLINE ELEVATIONS DO NOT TAKE INTO ACCOUNT GUTTER DEPRESSIONS AT INLETS.
18. ALL FILL MATERIAL IS TO BE IN PLACE AND COMPACTED BEFORE INSTALLATION OF PROPOSED UTILITIES.
19. TOPS OF EXISTING MANHOLES SHALL BE RAISED AS NECESSARY TO BE FLUSH WITH PROPOSED PAVEMENT ELEVATIONS, AND TO BE ONE FOOT ABOVE FINISHED LANDSCAPE ELEVATION WITH A WATER TIGHT LID.
20. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL NECESSARY INSPECTIONS AND/OR CERTIFICATIONS REQUIRED BY CODES AND/OR UTILITY SERVICE COMPANIES. THIS AND THE FINAL SERVICE CONNECTIONS SHALL BE COMPLETED AT LEAST 30 DAYS PRIOR TO STORE POSSESSION.
21. LOCATION OF ALL EXISTING UTILITIES (PRIVATE OR PUBLIC) SHALL BE IDENTIFIED OR VERIFIED BY CONTRACTOR PRIOR TO MOBILIZATION, CONSTRUCTION OR ORDER OF MATERIALS. FOR INFORMATION, CONTACT LOCAL AGENCY, PRIVATE ENTITY, OR OTHER ASSOCIATED ENTITIES WITHIN LIMITS OF CONSTRUCTION. THE CONTRACTOR SHALL BEAR THE FULL COST OF REMOVAL, REPLACEMENT AND DELAY RELATED TO UNVERIFIED EXISTING CONDITIONS. WHERE THE CONTRACTOR FINDS CONFLICTS OR DISCREPANCIES THEY SHALL BE REPORTED IMMEDIATELY TO THE ENGINEER OF RECORD.
22. THE CONTRACTOR SHALL PERFORM ALL WORK NECESSARY TO COMPLETE THE WORK SHOWN ON THE PLANS OR DESCRIBED IN THE SPECIFICATION IN A SATISFACTORY MANNER. UNLESS OTHERWISE PROVIDED, THE CONTRACTOR SHALL FURNISH ALL MATERIALS, EQUIPMENT, TOOLS, LABOR AND INCIDENTALS TO COMPLETE THE WORK.
23. IN SOME CASES THERE ARE AREAS OF THE SITE DEPICTED ON MORE THAN ONE PAGE OF THE PLANS, HOWEVER ALL IMPROVEMENTS ARE NOT DEPICTED ON EVERY PAGE. THE CONTRACTORS SHALL REVIEW EACH PAGE OF THE PLANS AND DETAILS AND SHALL CONSTRUCT ALL IMPROVEMENTS REGARDLESS OF WHETHER THEY ARE SHOWN ON EVERY PAGE. WHERE DISCREPANCIES ARE FOUND ON PLANS OR DETAILS SHOWN ON THE PLANS, THE CONTRACTOR SHALL NOTIFY THE ENGINEER OF RECORD PRIOR TO TO BEGINNING CONSTRUCTION. THE CONTRACTOR SHALL BEAR THE FULL COST OF REMOVAL, REPLACEMENT, DELAY AND MOBILIZATION RELATED TO FAILURE TO REVIEW ALL PLANS AND DETAILS.

EL PASO COUNTY STANDARD CONSTRUCTION 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 FILED NOTIFICATION 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 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. 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 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 PCD. CONTRACTOR SHALL NOTIFY THE DESIGN ENGINEER IMMEDIATELY UPON DISCOVERY OF ANY ERRORS OR INCONSISTENCIES.
9. ALL STORM DRAIN PIPE SHALL BE CLASS III RCP UNLESS OTHERWISE NOTED AND APPROVED BY EPC.
10. CONTRACTOR SHALL COORDINATE GEOTECHNICAL TESTING PER ECM STANDARDS. PAVEMENT DESIGN SHALL BE APPROVED BY EL PASO COUNTY PCD 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 COUNTY AND MUTCD CRITERIA. [IF APPLICABLE, ADDITIONAL SIGNING AND STRIPING NOTES WILL BE PROVIDED.]
14. CONTRACTOR SHALL OBTAIN ANY PERMITS REQUIRED BY EL PASO COUNTY 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.

BASIS OF BEARINGS

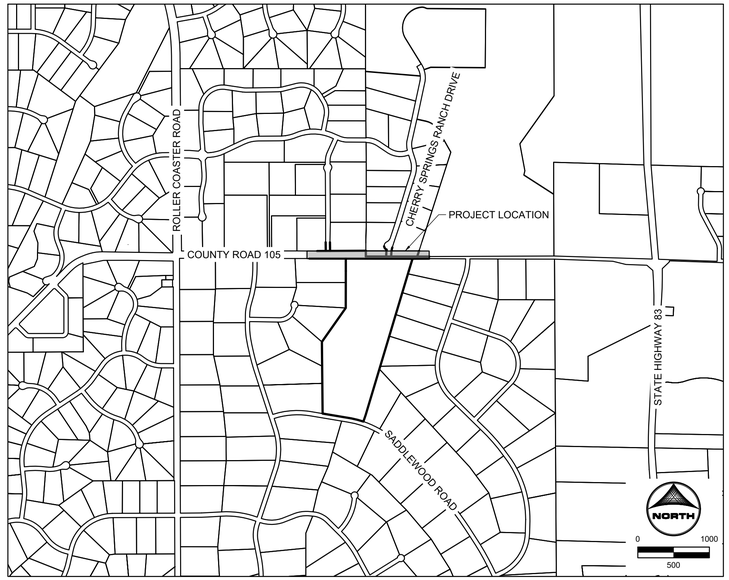
A LINE BEGINNING AT THE NORTHEAST CORNER OF LOT 29, CANTERBURY WEST, AS RECORDED IN THE OFFICE OF THE EL PASO COUNTY CLERK AND RECORDER IN PLAT BOOK F-2 AT PAGE 14, DATED DECEMBER 4, 1963, SAID CORNER BEING MONUMENTED BY A YELLOW CAP FLUSH, LS 30130 AND TERMINATING AT A POINT BEING THE NORTHWEST CORNER OF LOT 107, CANTERBURY EAST AS RECORDED IN THE OFFICE OF THE EL PASO COUNTY CLERK AND RECORDER, SAID POINT BEING A YELLOW CAP FLUSH LS , 30130, WITH A BEARING OF S89°50'52"E, A DISTANCE OF 932.07 FEET.

BENCHMARKS

NATIONAL GEODETIC SURVEY, RETRIEVAL DATE = AUGUST 4, 2026
PID KK0273 FIRST VERTICAL ORDER, DATUM NAVD 88, ORTHO HEIGHT = 7247.10 FEET
SOUTH SIDE OF HIGBY ROAD TOP OF A 4X4 FOOT BOULDER

COLORADO KIDS RANCH - 105 ACCESS IMPROVEMENTS CONSTRUCTION DOCUMENTS

LOCATED WITHIN THE NORTHWEST QUARTER OF SECTION 16, TOWNSHIP 11 SOUTH, RANGE 66 WEST OF THE 6TH P.M. COUNTY OF EL PASO, STATE OF COLORADO
OCTOBER 2026



VICINITY MAP
1" = 1000'

LEGEND

	EXISTING	PROPOSED
PROPERTY LINE		
EASEMENT LINE		
RIGHT OF WAY		
CENTERLINE		
BARBED WIRE FENCE	X X	
U.G. ELECTRIC	ELEC	ELEC
OVERHEAD ELECTRIC	OHE	OHE
FIBER OPTIC	FO	FO
GAS MAIN	GAS	GAS
HIGH PRESSURE GAS	HP GAS	HP GAS
SANITARY SEWER		
STORM DRAIN		
TELEPHONE	UT	UT
WATER MAIN	W	W
SWALE		
CURB & GUTTER		
INDEX CONTOUR	1000	1000
FEMA FLOODPLAIN	100YR	

DRAINAGE

	EXISTING	PROPOSED
DRAINAGE BASIN		
BASIN TAG		ID. AC. %
DESIGN POINT		DP

STORM SEWER

	EXISTING	PROPOSED
MANHOLE	Ⓓ	Ⓓ
STORM INLET		
FLARED END SECTION		
RIPRAP		

SANITARY SEWER

CLEAN OUT		
MANHOLE	Ⓢ	Ⓢ
PLUG		

WATER

FIRE HYDRANT		
GATE VALVE		
MANHOLE	Ⓦ	Ⓦ
METER		
TEE		
REDUCER		

DRY UTILITIES

ELECTRIC PEDESTAL	
OVERHEAD POWER POLE	
ELECTRICAL CABINET	
FIBER OPTIC PULL BOX	F
ASPHALT PAVEMENT	
GRAVEL AREA	
CHANNEL LINING	

MISCELLANEOUS

SIGN	
BOLLARD	
ACCESSIBLE PARKING	

ABBREVIATIONS:

Ø, DIA	DIAMETER
AC	ACRE
ASPH	ASPHALT
BFE	BASE FLOOD ELEVATION
BLDG	BUILDING
BM	BENCH MARK
CFS	CUBIC FEET PER SECOND
CIP	CAST IRON PIPE
CL	CENTER LINE
CMP	CORRUGATED METAL PIPE
CONC	CONCRETE
CY	CUBIC YARD
DIP	DUCTILE IRON PIPE
EL	ELEVATION
ELEC	ELECTRIC
EOG	EDGE OF GRAVEL
EOA	EDGE OF ASPHALT
ESMT	EASEMENT
EX	EXISTING
FES	FLARED END SECTION
FG	FINISHED GRADE
FH	FIRE HYDRANT
FL	FLOW LINE
FOC	FIBER OPTICS CABLE
FT	FOOT OR FEET
GB	GRADE BREAK
INV	INVERT
LF	LINEAR FEET
ME	MATCH EXISTING
MIN	MINIMUM
MISC	MISCELLANEOUS
MAINT	MAINTENANCE
MAX	MAXIMUM
MH	MANHOLE
NO	NUMBER
OH	OVERHEAD
PB	PUBLIC
PC	POINT OF CURVATURE
PI	POINT OF INTERSECTION
PT	POINT OF TANGENCY
PR	PROPOSED
PRC	POINT OF REVERSE CURVATURE
PVC	POLYVINYL CHLORIDE
PVT	PRIVATE
R	RADIUS
RCP	REINFORCED CONCRETE PIPE
REC	RECEPTION
ROW	RIGHT OF WAY
SS	SANITARY SEWER
TOP	TOP OF POND
TW	TOP OF WALL
TYP	TYPICAL
UG	UNDERGROUND

SHEET INDEX		
SHEET NUMBER	SHEET DESCRIPTION	SHEET TITLE
01	C.01	COVER & NOTES
02	C.02	EXISTING CONDITIONS & DEMOLITION PLAN
03	C.03	PLAN AND PROFILE I
04	C.04	PLAN AND PROFILE II
05	C.05	SIGNAGE AND STRIPING PLAN
06	C.06	DETAILS

EL PASO COUNTY CONSERVATION DISTRICT NOTES:

EROSION CONTROLS/REVEGETATION PLANS/WATERSHED PROTECTIONS

1. DISTURBED AREAS NOT BEING BUILT ON SHOULD BE MULCHED AND REVEGETATED WITHIN 45 DAYS OF DISTURBANCE USING PLANT/GRASS SPECIES NATIVE AND/OR NATURALIZED TO EL PASO COUNTY, WEATHER DEPENDING.
2. DISTURBED AREAS BE EITHER: MULCHED AFTER SEEDING WITH EITHER WEED-FREE HAY OR STRAW MULCH AT APPROXIMATELY 5,000 LBS PER ACRE; OR APPROX. 1-2" OF WOOD MULCH COVERAGE OF THESE DISTURBED AREAS MADE FROM FOREST MITIGATION WORK AND TREE CLEARING ON SITE; OR AREAS THAT ARE NOT SUITABLE FOR REVEGETATION SUCH AS DRIVEWAYS, PARKING AREAS (IF NOT GOING TO BE PAVED), OR SAFETY AREAS AROUND BUILDINGS SHOULD HAVE A 1-2" THICK LAYER OF CRUSHED ROCK, ROAD BASE, OR GRAVEL TO ASSIST IN PREVENTING HAVING EXPOSED SOIL THAT WOULD BE PRONE TO WIND/RUNOFF EROSION CONCERNS.
3. PRIOR TO ANY SOIL WORK EVEN FOR HOUSES, SILT FENCES NEED TO BE INSTALLED AROUND ALL WORK AREAS TO ENSURE LOOSE SOIL DOES NOT BECOME AN EROSION ISSUE FOR THE DRAINAGE IN THE EVENT OF HEAVY RAINFALL EVENTS. THIS HELPS PROTECT THE UPSTREAM PORTIONS OF THE DRAINAGE LEADING TO THE FPE-2 DAM.
4. FOR AREAS BEING REPLANTED WITH NATURAL GRASS, CONSIDER USING THE EL PASO COUNTY CONSERVATION DISTRICT'S NATIVE SHOTGUN MIX (AVAILABLE AT EPCCD.ORG) FOR RESEEDING, WHICH IS WELL SUITED TO SOILS PRESENT ON THIS SITE AND IS COMPRISED OF 100% NATIVE AND NATURALIZED GRASS SPECIES.

FIREWISE, FIRE RISK, AND FOREST HEALTH

1. VEGETATION MANAGEMENT CONSISTENT WITH FIREWISE PRINCIPLES, INCLUDING CLEARING TREES AND BRUSH WITHIN APPROXIMATELY 35 FEET OF ANY PROPOSED BUILDING. TREES SHOULD ALSO BE CLEARED TO APPROXIMATELY 15 FEET FROM THE CENTERLINE ON EACH SIDE OF ALL DRIVEWAYS, WHICH IS CRITICAL FOR SAFE EMERGENCY VEHICLE ACCESS AND FOR FASTER EMERGENCY EGRESS OF RESIDENCE IN THE EVENT OF A WILDFIRE.
2. THINNING FORESTED AREAS WITHIN 35–100 FEET BEYOND ANY PROPOSED HOUSES (AS RECOMMENDED BY FIREWISE PRACTICES) TO APPROXIMATELY 40–60 TREES PER ACRE, REFLECTING A HEALTHY PONDEROSA PINE AND DOUGLAS FIR FOREST DENSITY BASED ON U.S. FOREST SERVICE AND COLORADO STATE FOREST SERVICE GUIDANCE. THIS ALSO SUPPORTS IMPROVED FIRE RESILIENCE, WILDLIFE HABITAT, AND VISUAL QUALITY CONSISTENT WITH THE EL PASO COUNTY MASTER PLAN FOR THIS AREA.

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 DIRECTORS DISCRETION.

JOSHUA J. PALMER, P.E. — DATE
COUNTY ENGINEER

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 ANY LIABILITY CAUSED BY ANY NEGLIGENT ACTS, ERRORS OR OMISSIONS ON MY PART IN PREPARATION OF THESE DETAILED PLANS AND SPECIFICATIONS.

RICHARD D. LYON, COLORADO P.E. NO. 53921 — DATE

OWNER'S STATEMENT:

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

JD CHAPMAN — DATE
OWNER

PROJECT TEAM & AGENCIES:

OWNER: COLORADO PUMPKIN PATCH LLC
18065 SADDLEWOOD RD
MONUMENT, CO 80132
TEL: (719) 799-6708
CONTACT: JD CHAPMAN

CIVIL ENGINEER: HR GREEN DEVELOPMENT, LLC
1975 RESEARCH PKWY, SUITE 160
COLORADO SPRINGS, CO 80920
TEL: (719) 394-2435
CONTACT: RICHIE LYON, P.E.

811 UNCC CALL BEFORE YOU DIG 811 OR 1-800-922-1987
Utility Notification Center of Colorado

PCD FILE NO.: xxxxx

DRAWN BY: SPC — JOB DATE: 10/12/2026
APPROVED: RDL — JOB NUMBER: 2603197
CAD DATE: 10/16/2026
CAD FILE: J:\2026\2603197\CAD\Dwgs\C\CDs\Cover

BAR IS ONE INCH ON OFFICIAL DRAWINGS. 0 1"
IF NOT ONE INCH, ADJUST SCALE ACCORDINGLY.

NO.	DATE	BY	REVISION DESCRIPTION

HRGreen
HR GREEN - COLORADO SPRINGS
1975 RESEARCH PARKWAY SUITE 160
COLORADO SPRINGS, CO 80920
PHONE: 719.300.4140
FAX: 713.965.0044

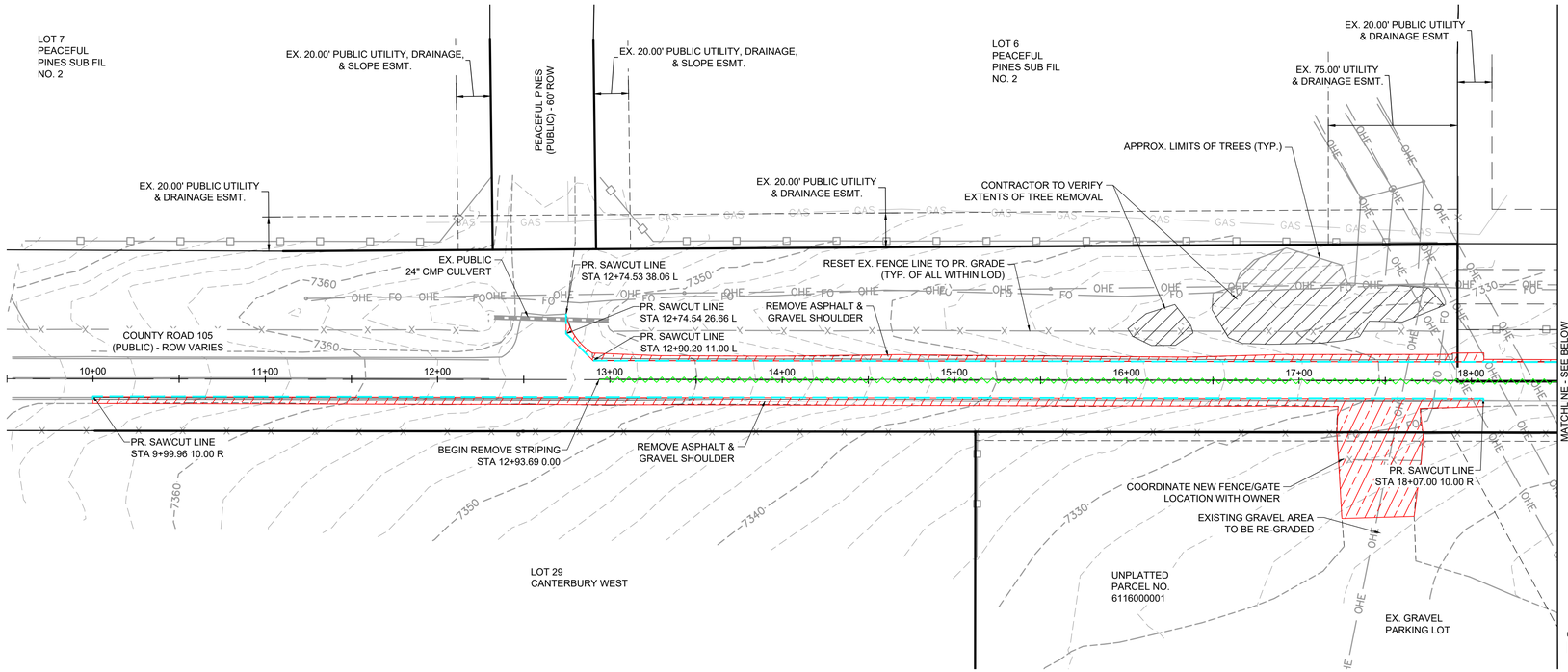
COLORADO KIDS RANCH - 105 ACCESS
CONSTRUCTION DOCUMENTS
EL PASO COUNTY, CO

CONSTRUCTION DOCUMENTS
COVER & NOTES

SHEET C.01 — 01

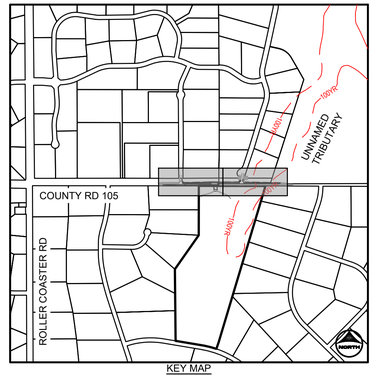
HR GREEN Xrefs: Project_Team; xgl-1-dh01-24x36-CDS; Legend-Color; Abbreviations; EPC_CD_Approval; EPC_GEC_Owner_Approval; EPC_engineers_CD_statement; hrg_general_construction_notes; BM_BOB; xv-row3197; xc-dsgn-3197

CALLAHAN, SEAN, 10/16/2026 3:19 PM



LEGEND

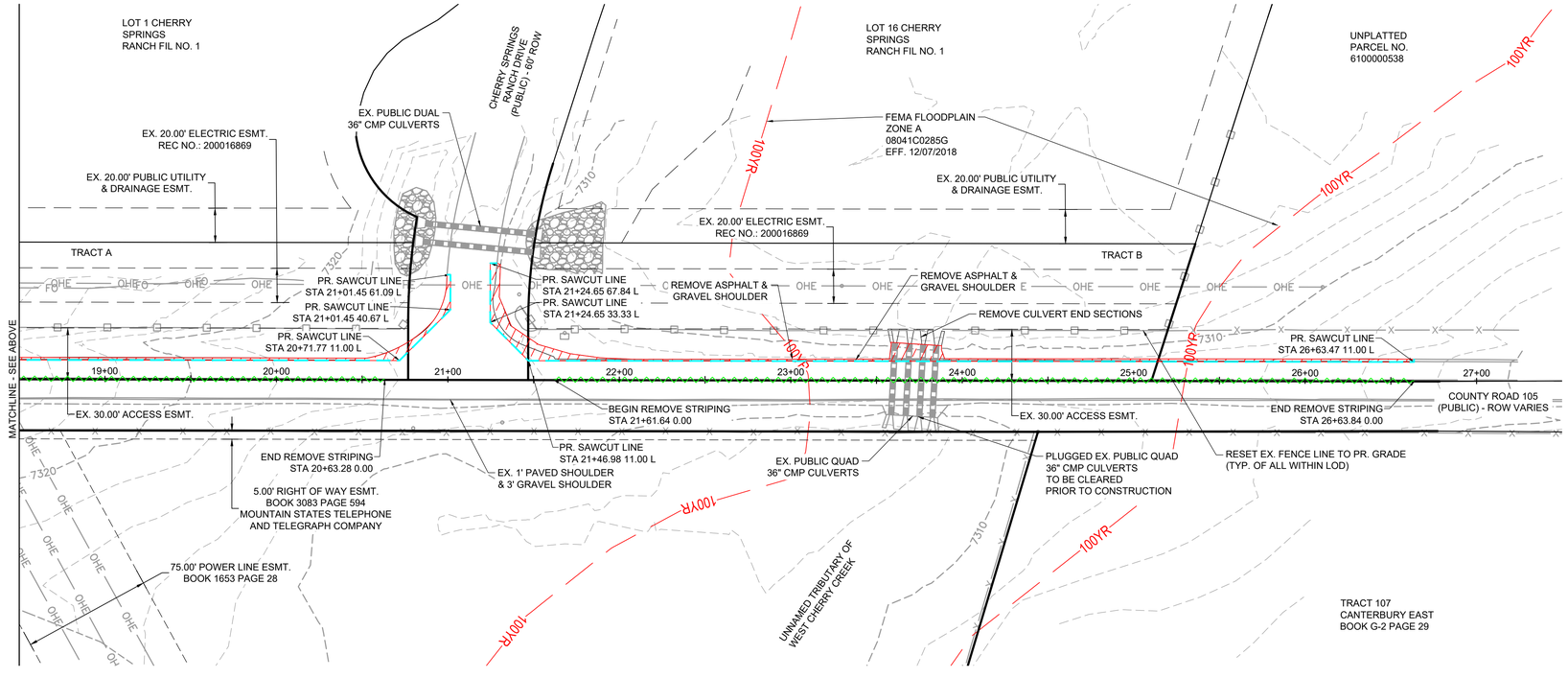
- EXISTING ASPHALT / GRAVEL PAVEMENT TO BE REMOVED
- EXISTING STRIPING TO BE REMOVED
- SAWCUT



KEY MAP
SCALE: 1"=1000'

NOTES:

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2. THERE ARE OVERHEAD UTILITY LINES, AND FIBER OPTIC LINES IN THE VICINITY OF PROPOSED DISTURBANCE. CONTRACTOR TO USE EXTREME CAUTION IN THESE AREAS.
3. 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.
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9. THERE IS DISTURBANCE FROM THIS PROJECT LOCATED WITHIN THE FEMA ZONE A SFHA. A FLOODPLAIN CONSTRUCTION PERMIT IS REQUIRED WITH PPRBD AND AN ASSOCIATED LESS THAN 6 INCH RISE CERTIFICATION. THIS MUST BE APPROVED PRIOR TO CONSTRUCTION.



UNCC
CALL BEFORE
YOU DIG
811
OR
1-800-922-1987
Utility Notification
Center of Colorado

PCD FILE NO.: xxxxx

DRAWN BY:	SPC	JOB DATE:	10/16/2026
APPROVED:	RDL	JOB NUMBER:	2603197
CAD DATE:	10/16/2026		
CAD FILE:	J:\2026\2603197\CAD\Dwgs\C\CDs\Existing Conditions		

BAR IS ONE INCH ON OFFICIAL DRAWINGS. 0 1" IF NOT ONE INCH, ADJUST SCALE ACCORDINGLY.

NO.	DATE	BY	REVISION DESCRIPTION

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PHONE: 719.300.4140
FAX: 713.965.0044

COLORADO KIDS RANCH - 105 ACCESS
CONSTRUCTION DOCUMENTS
EL PASO COUNTY, CO

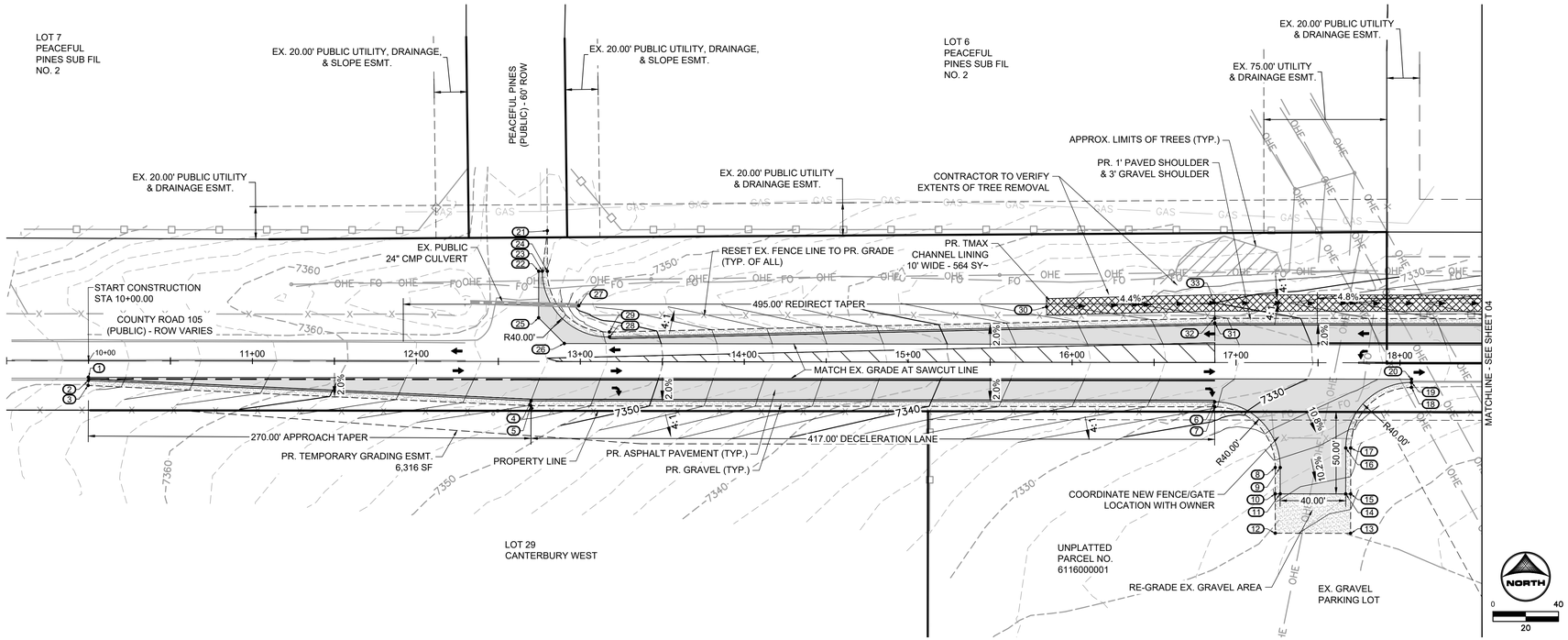
CONSTRUCTION DOCUMENTS
EXISTING CONDITIONS & DEMOLITION PLAN

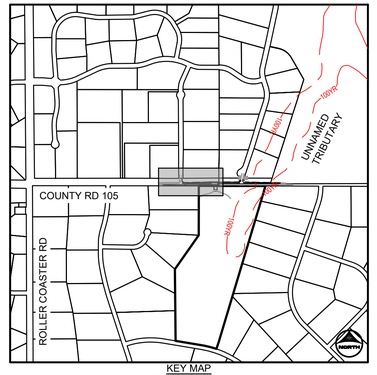
SHEET
C.02

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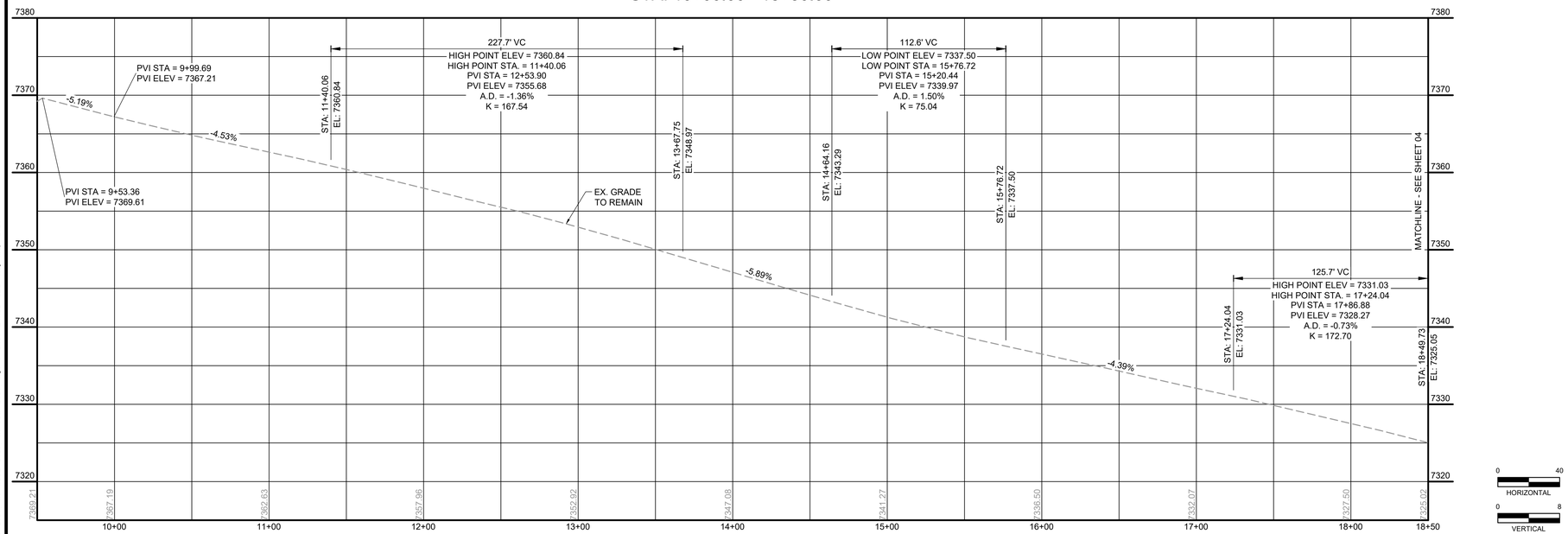
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CALLAHAN, SEAN, 10/16/2026 3:20 PM





COUNTY ROAD 105
RURAL PRINCIPAL ARTERIAL - ROW VARIES
STA: 10+00.00 - 18+50.00



POINT TABLE				
No.	DESC.	ALIGNMENT	STATION & OFFSET	EL.
1	ME	COUNTY ROAD 105 - CL	9+99.96 (10.00' R)	7367.09
2	EOA	COUNTY ROAD 105 - CL	9+99.96 (12.00' R)	7366.97
3	EOG	COUNTY ROAD 105 - CL	9+99.82 (15.00' R)	7366.68
4	EOA	COUNTY ROAD 105 - CL	12+70.00 (24.00' R)	7354.00
5	EOG	COUNTY ROAD 105 - CL	12+69.91 (27.00' R)	7353.94
6	PC/EOA	COUNTY ROAD 105 - CL	16+87.00 (24.00' R)	7332.27
7	PC/EOG	COUNTY ROAD 105 - CL	16+87.00 (27.00' R)	7332.21
8	PC/EOG	COUNTY ROAD 105 - CL	17+24.00 (64.00' R)	7325.47
9	PC/EOA	COUNTY ROAD 105 - CL	17+27.00 (64.00' R)	7325.41
10	EOG	COUNTY ROAD 105 - CL	17+24.00 (80.00' R)	7324.34
11	EOA	COUNTY ROAD 105 - CL	17+27.02 (80.00' R)	7324.25
12	ME/EOG	COUNTY ROAD 105 - CL	17+24.04 (104.00' R)	7322.65
13	ME/EOG	COUNTY ROAD 105 - CL	17+70.00 (104.00' R)	7320.55
14	EOA	COUNTY ROAD 105 - CL	17+66.96 (80.00' R)	7323.01
15	EOG	COUNTY ROAD 105 - CL	17+70.02 (80.00' R)	7322.94
16	PC/EOA	COUNTY ROAD 105 - CL	17+67.00 (52.00' R)	7325.31
17	PC/EOG	COUNTY ROAD 105 - CL	17+70.00 (52.00' R)	7325.29
18	PC/EOG	COUNTY ROAD 105 - CL	18+07.00 (15.00' R)	7326.61
19	PC/EOA	COUNTY ROAD 105 - CL	18+07.00 (12.00' R)	7326.82
20	ME	COUNTY ROAD 105 - CL	18+07.00 (10.00' R)	7326.99
21	ME	COUNTY ROAD 105 - CL	12+79.78 (-79.73' L)	7356.97
22	ME	COUNTY ROAD 105 - CL	12+74.54 (-55.04' L)	7356.03
23	PC/EOA	COUNTY ROAD 105 - CL	12+76.78 (-55.04' L)	7355.99
24	PC/EOG	COUNTY ROAD 105 - CL	12+79.78 (-55.04' L)	7355.93
25	ME	COUNTY ROAD 105 - CL	12+74.54 (-26.66' L)	7354.81
26	ME	COUNTY ROAD 105 - CL	12+90.20 (-11.00' L)	7353.26
27	ME	COUNTY ROAD 105 - CL	12+99.03 (-34.10' L)	7349.00
28	PC/EOA	COUNTY ROAD 105 - CL	13+17.75 (-15.05' L)	7351.80
29	PC/EOG	COUNTY ROAD 105 - CL	13+17.68 (-18.05' L)	7351.74
30	FL	COUNTY ROAD 105 - CL	15+84.36 (-33.85' L)	7334.48
31	EOA	COUNTY ROAD 105 - CL	16+87.00 (-24.00' L)	7332.39
32	EOG	COUNTY ROAD 105 - CL	16+86.90 (-27.00' L)	7332.33
33	FL	COUNTY ROAD 105 - CL	16+86.84 (-36.33' L)	7330.00

811 UNCC CALL BEFORE YOU DIG 811 OR 1-800-922-1987 Utility Notification Center of Colorado

PCD FILE NO.: xxxxx

HR GREEN Xrefs: xv-ut0-3197; xc-dsgn-3197; xv-dsgn-3197; xv-flood-3197; xv-row-3197; xg(-1-dh01-24x36-COS; Key_Map_3197

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APPROVED: RDL	JOB NUMBER: 2603197	IF NOT ONE INCH, ADJUST SCALE ACCORDINGLY.	
CAD DATE: 10/16/2026			
CAD FILE: J:\2026\2603197\CAD\Dwgs\C\CDs\Street Plan and Profile			

NO.	DATE	BY	REVISION DESCRIPTION

HRGreen
HR GREEN - COLORADO SPRINGS
1975 RESEARCH PARKWAY SUITE 160
COLORADO SPRINGS, CO 80920
PHONE: 719.300.4140
FAX: 713.965.0044

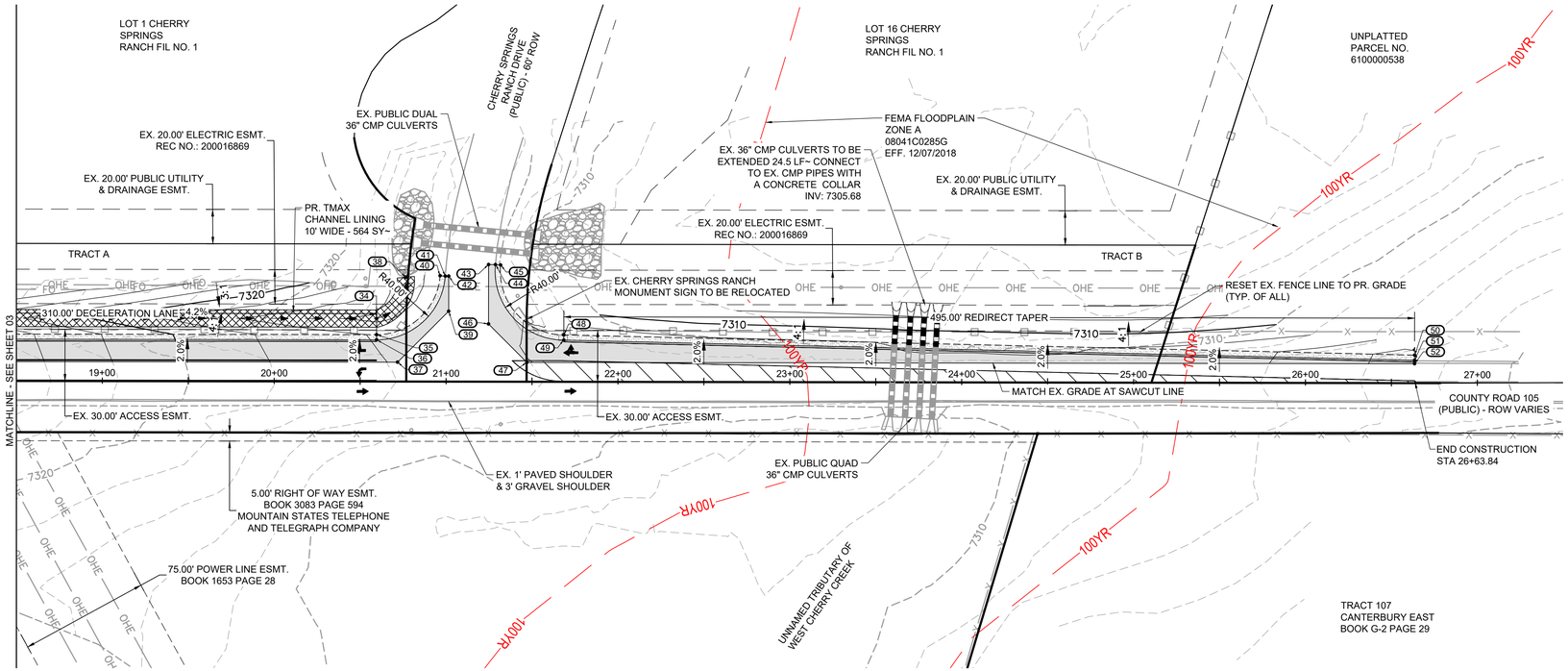
COLORADO KIDS RANCH - 105 ACCESS
CONSTRUCTION DOCUMENTS
EL PASO COUNTY, CO

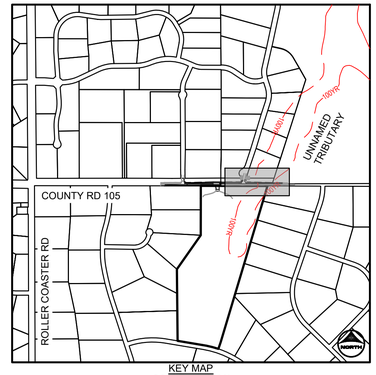
CONSTRUCTION DOCUMENTS
PLAN AND PROFILE I

SHEET C.03

03

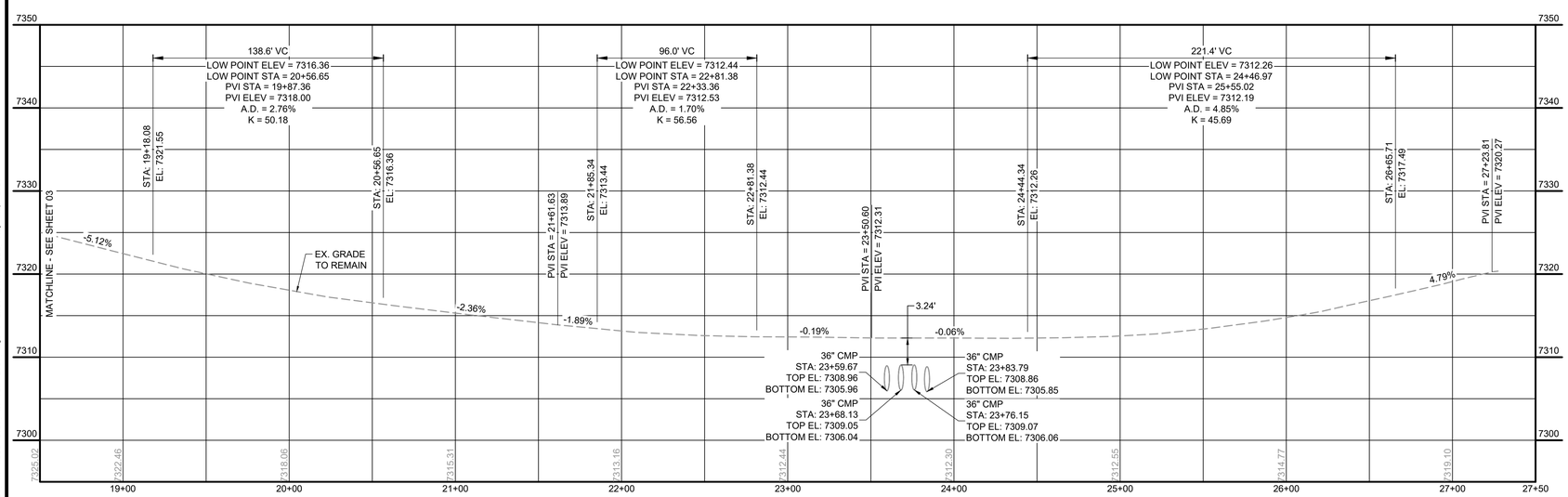
CALLAHAN, SEAN, 10/16/2026 3:20 PM





COUNTY ROAD 105
RURAL PRINCIPAL ARTERIAL - ROW VARIES
STA: 18+50.00 - 26+63.84

POINT TABLE				
No.	DESC.	ALIGNMENT	STATION & OFFSET	EL.
34	FL	COUNTY ROAD 105 - CL	20+59.55 (-36.33' L)	7313.51
35	PC/EOG	COUNTY ROAD 105 - CL	20+59.55 (-27.00' L)	7315.84
36	PC/EOA	COUNTY ROAD 105 - CL	20+59.55 (-24.00' L)	7315.90
37	ME	COUNTY ROAD 105 - CL	20+71.77 (-11.00' L)	7315.87
38	ME/FL	COUNTY ROAD 105 - CL	20+76.46 (-60.40' L)	7312.00
39	ME	COUNTY ROAD 105 - CL	21+01.45 (-40.67' L)	7315.27
40	PC/EOG	COUNTY ROAD 105 - CL	20+96.45 (-61.31' L)	7315.51
41	PC/EOA	COUNTY ROAD 105 - CL	20+99.45 (-61.09' L)	7315.63
42	ME	COUNTY ROAD 105 - CL	21+01.45 (-61.09' L)	7315.67
43	ME	COUNTY ROAD 105 - CL	21+24.65 (-67.84' L)	7315.31
44	PC/EOA	COUNTY ROAD 105 - CL	21+28.65 (-67.84' L)	7315.26
45	PC/EOG	COUNTY ROAD 105 - CL	21+31.64 (-67.55' L)	7315.06
46	ME	COUNTY ROAD 105 - CL	21+24.65 (-33.33' L)	7314.62
47	ME	COUNTY ROAD 105 - CL	21+46.98 (-11.00' L)	7314.05
48	PC/EOG	COUNTY ROAD 105 - CL	21+68.47 (-27.00' L)	7313.41
49	PC/EOA	COUNTY ROAD 105 - CL	21+68.47 (-24.00' L)	7313.47
50	EOG	COUNTY ROAD 105 - CL	26+63.53 (-16.00' L)	7316.59
51	EOA	COUNTY ROAD 105 - CL	26+63.47 (-13.00' L)	7317.03
52	ME	COUNTY ROAD 105 - CL	26+63.47 (-11.00' L)	7317.17



811 UNCC CALL BEFORE YOU DIG 811 OR 1-800-922-1987 Utility Notification Center of Colorado

PCD FILE NO.: xxxxx

DRAWN BY: SPC	JOB DATE: 10/16/2026	BAR IS ONE INCH ON OFFICIAL DRAWINGS.	
APPROVED: RDL	JOB NUMBER: 2603197	0 1"	
CAD DATE: 10/16/2026		IF NOT ONE INCH, ADJUST SCALE ACCORDINGLY.	
CAD FILE: J:\2026\2603197\CAD\Dwgs\C\CDs\Street Plan and Profile			

NO.	DATE	BY	REVISION DESCRIPTION

HRGreen
HR GREEN - COLORADO SPRINGS
1975 RESEARCH PARKWAY SUITE 160
COLORADO SPRINGS, CO 80920
PHONE: 719.300.4140
FAX: 713.965.0044

COLORADO KIDS RANCH - 105 ACCESS
CONSTRUCTION DOCUMENTS
EL PASO COUNTY, CO

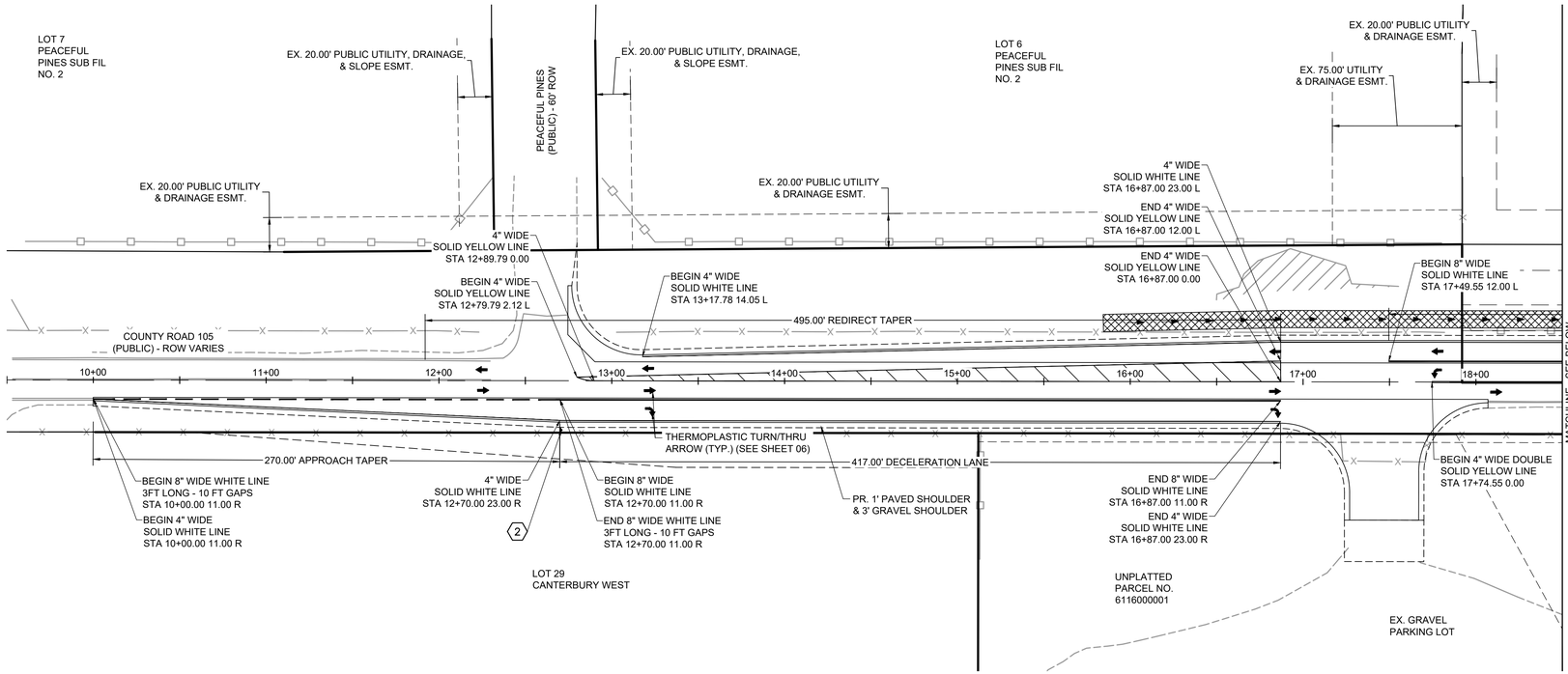
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PLAN AND PROFILE II

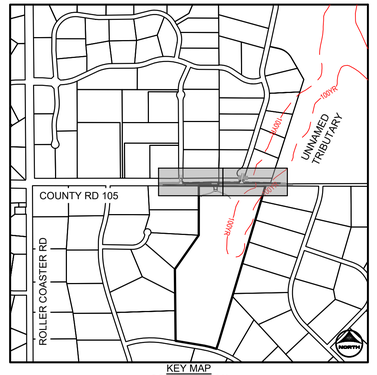
SHEET C.04

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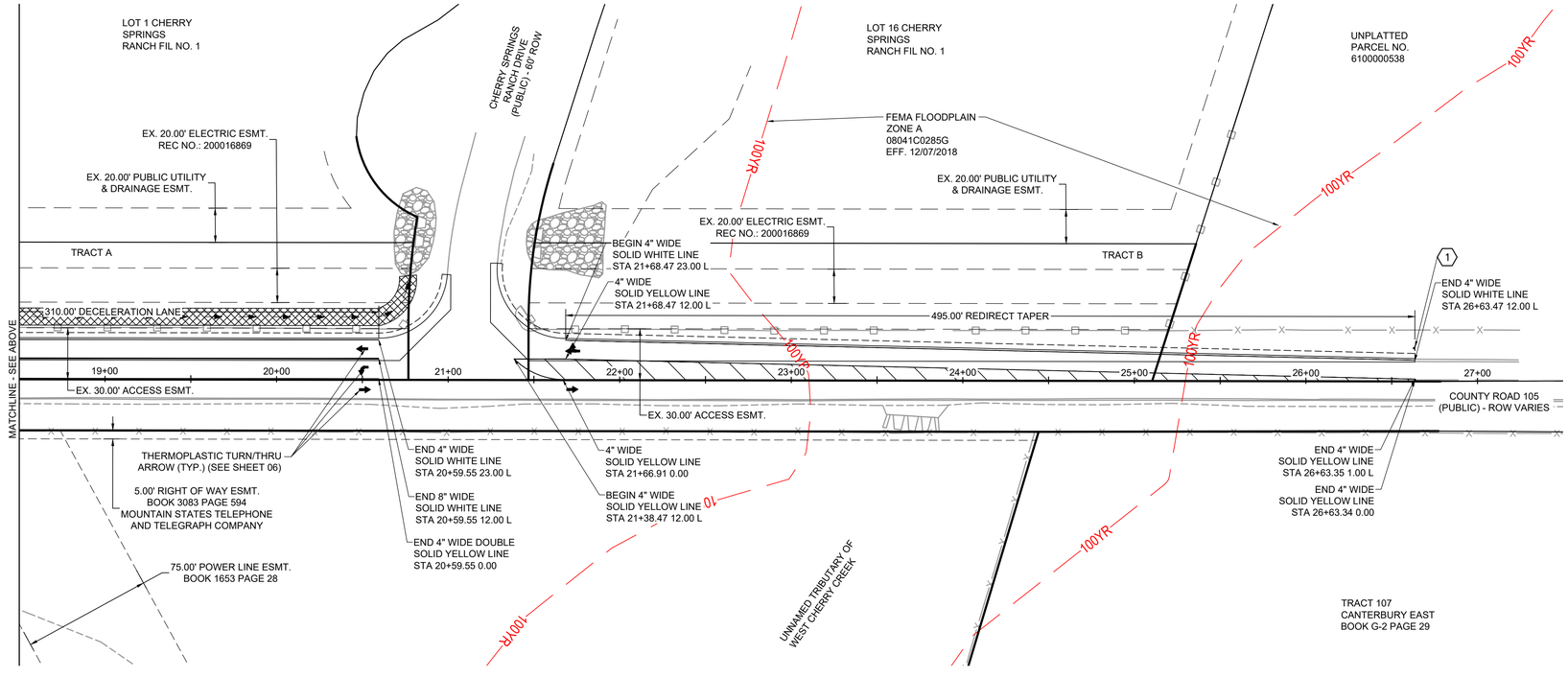
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CALLAHAN, SEAN, 10/16/2026 3:20 PM





KEY MAP
SCALE: 1"=1000'



SIGNAGE & 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 DEPARTMENT OF PUBLIC WORKS (DPW).
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 A WHITE BORDER THAT IS NOT RECESSED. MULTI-LANE ROADWAYS WITH SPEED LIMITS OF 35 MPH OR HIGHER SHALL HAVE 8" UPPER-LOWER CASE LETTERING ON 12" BLANK WITH A WHITE BORDER THAT IS NOT RECESSED. THE WIDTH OF THE NON-RECESSED WHITE BORDERS SHALL MATCH PAGE 255 OF THE FHWA STANDARD HIGHWAY SIGNS: 2004 EDITION WITH 2012 SUPPLEMENT. SIGNAL POLE MOUNTED AND OVERHEAD STREET NAME SIGNS SHALL BE PER MUTCD SIZE STANDARDS.
8. ALL TRAFFIC SIGNS SHALL HAVE A MINIMUM DIAMOND GRADE RETROREFLECTIVE SHEETING THAT MEETS ASTM D4956 TYPE XI SHEETING REQUIREMENTS.
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 0.125" 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. STOP BARS SHALL BE 24" IN WIDTH. CROSSWALKS LINES SHALL BE 24" WIDE AND A MINIMUM OF 9' LONG. CROSSWALKS SHALL BE INLAID IN ACCORDANCE WITH SECTION 627 OF THE 2025 CDOT STANDARD SPECIFICATION FOR ROAD AND BRIDGE CONSTRUCTION.
12. WORD AND SYMBOL MARKINGS SHALL BE THE NARROW TYPE.
13. ALL LONGITUDINAL LINES SHALL BE A MINIMUM 18 MIL 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.
14. ALL SIGNS SHALL BE PLACED IN ACCORDANCE WITH CDOT STANDARD S-614-1 OR MUTCD FIGURE 2A-2.
15. THE CONTRACTOR SHALL NOTIFY EL PASO COUNTY DPW - INSPECTIONS (719) 520-6819 PRIOR TO AND UPON COMPLETION OF SIGNING AND STRIPING.
16. THE CONTRACTOR SHALL OBTAIN A WORK IN THE RIGHT OF WAY PERMIT FROM THE EL PASO COUNTY DPW PRIOR TO ANY SIGNAGE OR STRIPING WORK WITHIN AN EXISTING EL PASO COUNTY ROADWAY.

SIGNAGE LEGEND:

1 — OM3-R, 12"x18"

2 — R3-7R, 30"x30", RIGHT LANE MUST TURN RIGHT

811 UNCC
CALL BEFORE YOU DIG
811
OR
1-800-922-1987
Utility Notification Center of Colorado

PCD FILE NO.: xxxxx

HR GREEN Xrefs: xv-util-3197; xc-dsgn-3197; xv-dsgn-3197; xv-flood-3197; xv-row-3197; xgt-1-dh01-24x36-CDS; Key_Map_3197

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APPROVED:	RDL	JOB NUMBER:	2603197
CAD DATE:	10/16/2026		
CAD FILE:	J:\2026\2603197\CAD\Dwgs\C\CDs\Signage and Striping		

BAR IS ONE INCH ON OFFICIAL DRAWINGS. 0 1" IF NOT ONE INCH, ADJUST SCALE ACCORDINGLY.

NO.	DATE	BY	REVISION DESCRIPTION

HRGreen
HR GREEN - COLORADO SPRINGS
1975 RESEARCH PARKWAY SUITE 160
COLORADO SPRINGS, CO 80920
PHONE: 719.300.4140
FAX: 713.965.0044

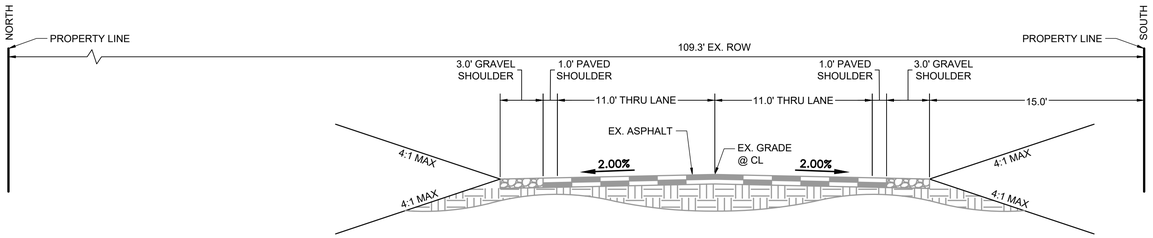
COLORADO KIDS RANCH - 105 ACCESS
CONSTRUCTION DOCUMENTS
EL PASO COUNTY, CO

CONSTRUCTION DOCUMENTS
SIGNAGE AND STRIPING PLAN

SHEET C.05

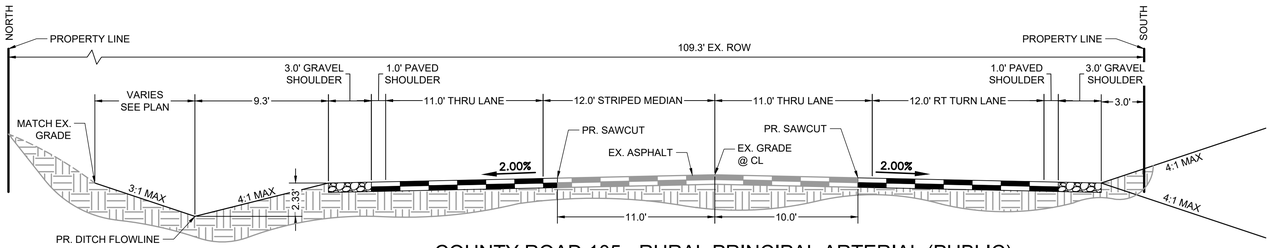
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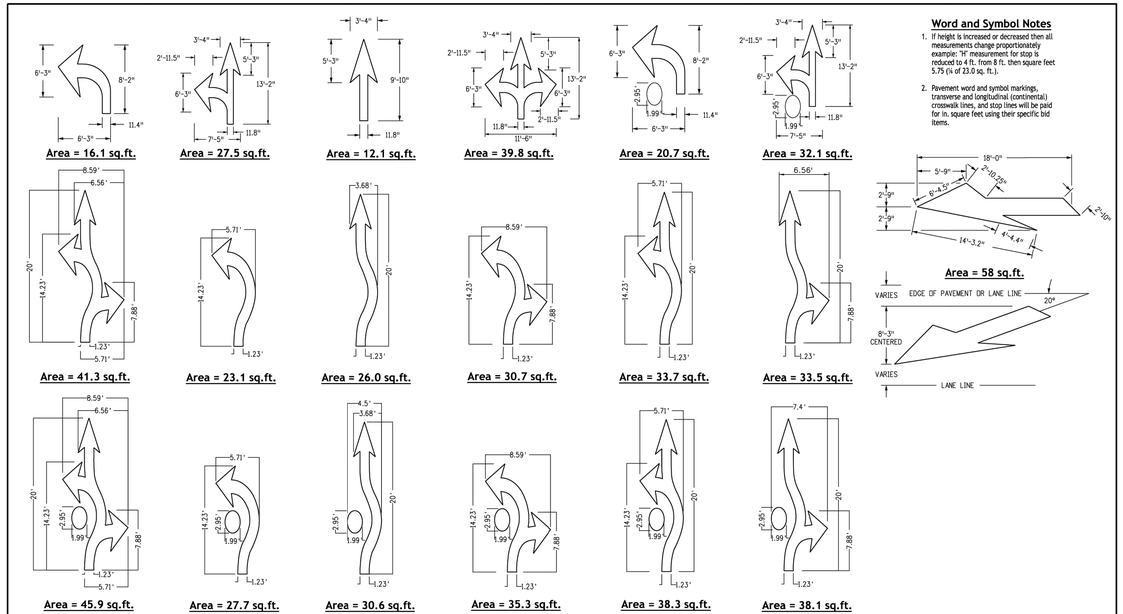
COUNTY ROAD 105 - RURAL PRINCIPAL ARTERIAL (PUBLIC)

EXISTING SECTION, STA: 10+00.00
SCALE: 1"=5'
DESIGN SPEED: 55 MPH
POSTED SPEED: 50 MPH



COUNTY ROAD 105 - RURAL PRINCIPAL ARTERIAL (PUBLIC)

STA: 16+87.00
SCALE: 1"=5'
DESIGN SPEED: 55 MPH
POSTED SPEED: 50 MPH



Word and Symbol Notes

1. If height is increased or decreased then all measurements change proportionately example: "H" measurement for stop is reduced to 4 ft. from 8 ft. then square feet 5.75 (¼ of 23.0 sq. ft.).
2. Pavement word and symbol markings, transverse and longitudinal (continental) crosswalk lines, and stop lines will be paid for in, square feet using their specific bid items.

Pavement Marking Words and Symbols (Page 2)

Computer File Information	Sheet Revisions		Colorado Department of Transportation	Pavement Markings	Standard Plan No.
Creation Date: 07/04/12	Date:	Comments	Traffic Safety & Engineering Services 2829 West Howard Place Denver, CO 80204 EB		S-627-1
Created By: AV					Standard Sheet No. 10 of 11
Last Modification Date: 07/01/26				Issued by the Traffic Safety & Engineering Services: July 01, 2026	Project Sheet Number:
Last Modified By: NRR					
CAD Ver.: ORD 10.12 Scale: Not to Scale Units: English					

MATERIAL PROPERTY DATA SHEET

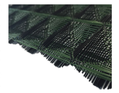
WESTERN GREEN

TMAX™

Permanent • 3-D Woven • UV Stable •
High Performance Turf Reinforcement Mat

DESCRIPTION

TMAX is a High-Performance Turf Reinforcement Mat (HP-TRM) produced by weaving 100% UV-stabilized, high denier synthetic mono-filament yarns woven into permanent, high-strength, three-dimensional structure. The optimized properties of the material provide immediate erosion control with excellent vegetation establishment and class-leading long-term turf reinforcement. Additionally, the high strength at low elongation is ideal for slope stability applications (when paired with deep-seated, high strength anchors) and is unique compared to other HPTRMs. The design life of TMAX is rated at fifty years in typical installations, however, can vary based on conditions. TMAX is made in the USA and monitored by quality assurance testing at a GAI-LAP accredited laboratory.



Material Content	
Woven , Single Layer	Green or Tan

Standard Roll Sizes				
Width	11.5 ft	(3.5 m)	11.5 ft	(3.5 m)
Length	78 ft	(24.0 m)	156 ft	(47.5 m)
Weight ± 10%	75 lb	(35.0 kg)	150 lb	(70.0 kg)
Area	100 sy	(83.6 m²)	200 SY	(167.0 m²)

Material available in custom roll sizes

Approvals & Classification	
Classification	FHWA: Type 5.C / ECTC: 5.F
TTI Approvals	N/A
NTPEP Number	N/A

Index Property	Test Method	MARV	
Thickness	ASTM D6525	0.4 in.	(9 mm)
Mass/Unit Area	ASTM D6566	10.0 oz/sy	(350 g/sm)
Tensile Strength – MD	ASTM D6818	4,400 lbs/ft	(64.2 kN/m)
Tensile Strength – TD	ASTM D6818	3,300 lbs/ft	(48.2 kN/m)
Elongation - MD	ASTM D6818	35%	
Elongation – TD	ASTM D6818	30%	
UV Stability	ASTM D4355	90% @6000 hr	
UV Stability	ASTM D7238	90% @6000 hr	
Resiliency	ASTM D6524	75%	
Light Penetration	ASTM D6567	25%	
Biomass Improvement	ASTM D7322	300%	
Specific Gravity	ASTM D792	57.4 lb/ft³	(0.92 g/cm³)
Porosity	ECTC	96%	
Carbon Footprint	GHG*	1.9 kg CO_2e/m^2	

Design Parameters		
Property	**Unvegetated**	**Vegetated[3]**
RUSLE C Factor[2]	N/A	N/A
Slope Maximum Gradient[1]	0.5H:1V	0.5H:1V
Permissible Shear Stress[2]	2.3 psf	16.0 psf (765 Pa)
Permissible Velocity[2]	8.0 fps	25.0 fps (7.6 m/s)
τ_{act} / τ_{max} (HEC-15)	N/A	0.47
Manning's n Roughness (HEC-15)		
n_{lower}	n_{mid}	n_{upper}
0.041	0.031	0.027

1 Maximum Gradient a recomendation for typical installations.
2 Hydraulic thresholds compliant with ASTM D6459/D6460 but generalized for typical applications.
3 Vegetated values dependent on established stand of vegetation
*WRI/WBCSD Greenhouse Gas Protocol: Product Life Cycle Accounting and Reporting Standard, 2013.

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Rev. 4.2023
Scan for additional and updated product information, or click here.

NORTH AMERICAN GREEN

Western Green • 4609 E. Boonville-New Harmony Rd.
Evansville, IN 47725 • (800) 772-2040
westerngreen.com

811 UNCC CALL BEFORE YOU DIG 811 OR 1-800-922-1987 Utility Notification Center of Colorado

PCD FILE NO.: xxxxx

DRAWN BY: SPC	JOB DATE: 10/14/2026	BAR IS ONE INCH ON OFFICIAL DRAWINGS. 0 1"
APPROVED: RDL	JOB NUMBER: 2603197	IF NOT ONE INCH, ADJUST SCALE ACCORDINGLY.
CAD DATE: 10/16/2026		
CAD FILE: J:\2026\2603197\CAD\Dwgs\C\CDs\Details		

NO.	DATE	BY	REVISION DESCRIPTION

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COLORADO SPRINGS, CO 80920
PHONE: 719.300.4140
FAX: 713.965.0044

COLORADO KIDS RANCH - 105 ACCESS
CONSTRUCTION DOCUMENTS
EL PASO COUNTY, CO

CONSTRUCTION DOCUMENTS
DETAILS

SHEET C.06

06

HR GREEN Xrefs: xg1--1--dh01--24x36--CDS; Typical_Street_Sections