

RETREAT AT TIMBERRIDGE FILING NO. 2

COUNTY OF EL PASO, STATE OF COLORADO

CONSTRUCTION DRAWINGS

MARCH 2021

GENERAL CONSTRUCTION NOTES:

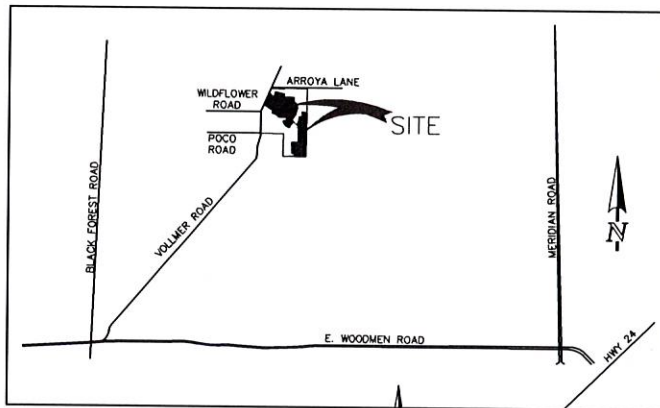
- THE LOCATION OF EXISTING UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY AND MAY NOT INCLUDE ALL UTILITIES. THE EXCAVATION CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK. THE CONTRACTOR AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY HIS FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UTILITIES.
- BEFORE COMMENCING ANY EXCAVATION, CALL 1-800-922-1987 FOR EXISTING UTILITY LOCATIONS.
- THE CONTRACTOR WILL TAKE THE NECESSARY PRECAUTIONS TO PROTECT EXISTING UTILITIES FROM DAMAGE DUE TO THIS OPERATION. ANY DAMAGE TO THE UTILITIES WILL BE REPAIRED AT THE CONTRACTOR'S EXPENSE, AND ANY SERVICE DISRUPTION WILL BE SETTLED BY THE CONTRACTOR.
- ALL BACKFILL, SUB-BASE AND/OR BASE COURSE (CLASS 6) MATERIAL SHALL BE COMPACTED TO THE SOILS ENGINEER'S RECOMMENDATIONS, AND APPROVED BY EL PASO COUNTY PLANNING AND COMMUNITY DEVELOPMENT (PCD).
- ALL STATIONING IS CENTERLINE UNLESS OTHERWISE INDICATED. ALL ELEVATIONS ARE CENTERLINE UNLESS OTHERWISE INDICATED.
- THE CONTRACTOR SHALL REVEGETATE ALL DISTURBED AREAS AS SOON AS POSSIBLE AND EROSION CONTROL SHALL BE INSTALLED AND MAINTAINED IN A FUNCTIONAL MANNER AT ALL TIMES. DEVELOPER RESPONSIBLE FOR MAINTAINING DISTURBED AREAS UNTIL REVEGETATION IS COMPLETE.
- ALL DISTURBED PAVEMENT EDGES SHALL BE CUT TO NEAT LINES. REPAIR SHALL CONFORM TO THE EPC ECM APPENDIX K - 1.2.C.
- ADDITIONAL EROSION CONTROL STRUCTURES MAY BE REQUIRED AT THE TIME OF CONSTRUCTION.
- BUILDING CONTRACTORS WILL BE RESPONSIBLE FOR CONSTRUCTING POSITIVE DRAINAGE AWAY FROM ALL STRUCTURES.
- ASPHALT THICKNESS AND BASE COURSE THICKNESS (COMPACTED) FOR ROADS SHALL BE PER DESIGN REPORT BY OWNER'S GEOTECHNICAL ENGINEER. OWNER'S GEOTECHNICAL ENGINEER TO BE ON SITE AT TIME OF ROAD CONSTRUCTION TO EVALUATE SOIL CONDITIONS AND DETERMINE IF ADDITIONAL MEASURES ARE NECESSARY TO ASSURE STABILITY OF THE NEW ROADS. PAVEMENT DESIGN SHALL BE APPROVED BY PLANNING AND COMMUNITY DEVELOPMENT PRIOR TO CONSTRUCTION.
- THE CONTRACTOR SHALL REVEGETATE ALL DISTURBED AREAS WITHIN 21 DAYS OF SUBSTANTIAL GRADING COMPLETION. EROSION CONTROL SHALL BE INSTALLED AND MAINTAINED IN A FUNCTIONAL MANNER AT ALL TIMES. DEVELOPER IS RESPONSIBLE FOR MAINTAINING DISTURBED AREAS UNTIL REVEGETATION IS COMPLETE.
- TYPE M RIP-RAP WITH 4" OF TYPE II GRANULAR BEDDING AND MIRAFI 180N OR EQUAL MAY BE SUBSTITUTED WHERE TYPE L RIP-RAP WITH MIRAFI FW 700 OR EQUAL IS SPECIFIED.
- ALL MATERIALS AND INSTALLATION PROCEDURES SHALL BE IN COMPLIANCE WITH ANY AND ALL APPLICABLE EL PASO COUNTY STANDARDS.

STANDARD NOTES FOR EL PASO COUNTY CONSTRUCTION PLANS:

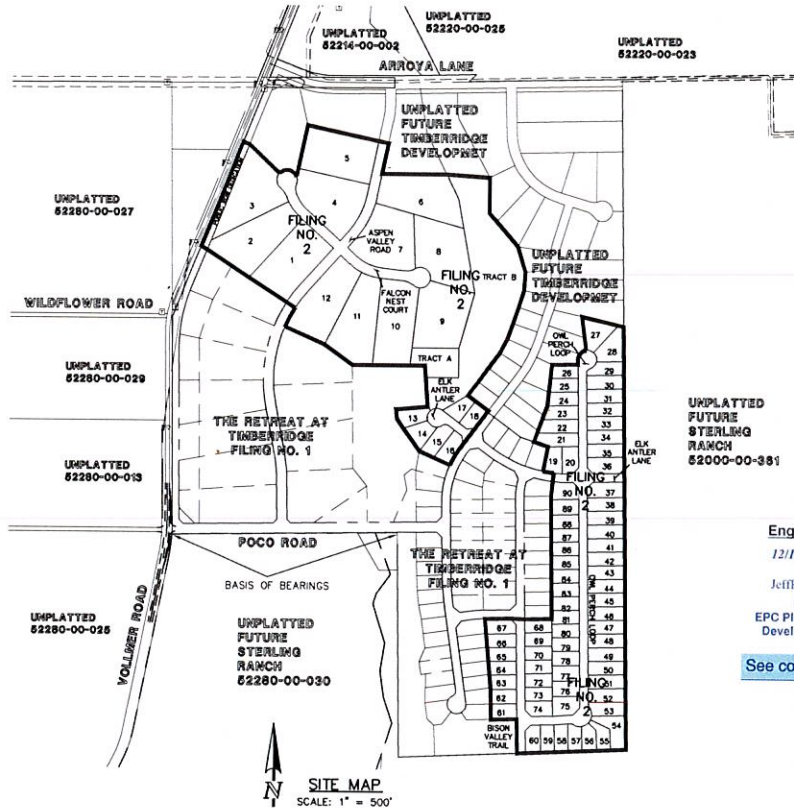
- ALL DRAINAGE AND ROADWAY CONSTRUCTION SHALL MEET THE STANDARDS AND SPECIFICATIONS OF THE CITY OF COLORADO SPRINGS/EL PASO COUNTY DRAINAGE CRITERIA MANUAL, VOLUMES 1 AND 2, AND THE EL PASO COUNTY ENGINEERING CRITERIA MANUAL.
- CONTRACTOR SHALL BE RESPONSIBLE FOR THE NOTIFICATION AND FIELD NOTIFICATION 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).
- CONTRACTOR SHALL KEEP A COPY OF THESE APPROVED PLANS, THE GRADING AND EROSION CONTROL PLAN, THE STORMWATER MANAGEMENT PLAN (SWMP), THE SOILS AND GEOTECHNICAL REPORT, AND THE APPROPRIATE DESIGN AND CONSTRUCTION STANDARDS AND SPECIFICATIONS AT THE JOB SITE AT ALL TIMES, INCLUDING THE FOLLOWING:
 - EL PASO COUNTY ENGINEERING CRITERIA MANUAL (ECM)
 - CITY OF COLORADO SPRINGS/EL PASO COUNTY DRAINAGE CRITERIA MANUAL, VOLUMES 1 AND 2
 - COLORADO DEPARTMENT OF TRANSPORTATION (CDOT) STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION
 - CDOT M & S STANDARDS
- NOTWITHSTANDING ANYTHING DEPICTED IN THESE PLANS IN WORDS OR GRAPHIC REPRESENTATION, ALL DESIGN AND CONSTRUCTION RELATED TO ROADS, STORM DRAINAGE AND EROSION CONTROL SHALL CONFORM TO THE STANDARDS AND REQUIREMENTS OF THE MOST RECENT VERSION OF THE RELEVANT ADOPTED EL PASO COUNTY STANDARDS, INCLUDING THE LAND DEVELOPMENT CODE, THE 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.
- IT IS THE DESIGN ENGINEER'S RESPONSIBILITY TO ACCURATELY SHOW EXISTING CONDITIONS, BOTH ON-SITE AND OFF-SITE, ON THE CONSTRUCTION PLANS. ANY MODIFICATIONS NECESSARY DUE TO CONFLICTS, OMISSIONS, OR CHANGED CONDITIONS WILL BE ENTIRELY THE DEVELOPER'S RESPONSIBILITY TO RECTIFY.
- CONTRACTOR SHALL SCHEDULE A PRE-CONSTRUCTION MEETING WITH EL PASO COUNTY PLANNING AND COMMUNITY DEVELOPMENT - INSPECTIONS, PRIOR TO STARTING CONSTRUCTION.
- IT IS THE CONTRACTOR'S RESPONSIBILITY TO UNDERSTAND THE REQUIREMENTS OF ALL JURISDICTIONAL AGENCIES AND TO OBTAIN ALL REQUIRED PERMITS, INCLUDING BUT NOT LIMITED TO EL PASO COUNTY EROSION AND STORMWATER QUALITY CONTROL PERMIT (ESQCP), REGIONAL BUILDING FLOODPLAIN DEVELOPMENT PERMIT, U.S. ARMY CORPS OF ENGINEERS-ISSUED 401 AND/OR 404 PERMITS, AND COUNTY AND STATE FUGITIVE DUST PERMITS.
- CONTRACTOR SHALL NOT DEVIATE FROM THE PLANS WITHOUT FIRST OBTAINING WRITTEN APPROVAL FROM THE DESIGN ENGINEER AND PCD. CONTRACTOR SHALL NOTIFY THE DESIGN ENGINEER IMMEDIATELY UPON DISCOVERY OF ANY ERRORS OR INCONSISTENCIES.
- ALL STORM DRAIN PIPE SHALL BE CLASS III RCP OR CLASS IV WITH WATER TIGHT JOINTS WHERE CALLED OUT, UNLESS OTHERWISE NOTED AND APPROVED BY PCD.
- 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.
- ALL CONSTRUCTION TRAFFIC MUST ENTER/EXIT THE SITE AT APPROVED CONSTRUCTION ACCESS POINTS.
- SIGHT VISIBILITY TRIANGLES AS IDENTIFIED IN THE PLANS SHALL BE PROVIDED AT ALL INTERSECTIONS. OBSTRUCTIONS GREATER THAN 18 INCHES ABOVE FLOWLINE ARE NOT ALLOWED WITHIN SIGHT TRIANGLES.
- SIGNING AND STRIPING SHALL COMPLY WITH EL PASO COUNTY DEPARTMENT OF PUBLIC WORKS AND MUTCD CRITERIA.
- CONTRACTOR SHALL OBTAIN ANY PERMITS REQUIRED BY EL PASO COUNTY DEPARTMENT OF PUBLIC WORKS, INCLUDING WORK WITHIN THE RIGHT-OF-WAY AND SPECIAL TRANSPORT PERMITS.
- THE LIMITS OF CONSTRUCTION SHALL REMAIN WITHIN THE PROPERTY LINE UNLESS OTHERWISE NOTED. THE OWNER/DEVELOPER SHALL OBTAIN WRITTEN PERMISSION AND EASEMENTS, WHERE REQUIRED, FROM ADJOINING PROPERTY OWNER(S) PRIOR TO ANY OFF-SITE DISTURBANCE, GRADING, OR CONSTRUCTION.

SIGNING AND STRIPING NOTES:

- ALL SIGNS AND PAVEMENT MARKINGS SHALL BE IN COMPLIANCE WITH THE CURRENT MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD).
- REMOVAL OF EXISTING PAVEMENT MARKINGS SHALL BE ACCOMPLISHED BY A METHOD THAT DOES NOT MATERIALLY DAMAGE THE PAVEMENT. THE PAVEMENT MARKINGS SHALL BE REMOVED TO THE EXTENT THAT THEY WILL NOT BE VISIBLE UNDER DAY OR NIGHT CONDITIONS. AT NO TIME WILL IT BE ACCEPTABLE TO PAINT OVER EXISTING PAVEMENT MARKINGS.
- ANY DEVIATION FROM THE STRIPING AND SIGNING PLAN SHALL BE APPROVED BY EL PASO COUNTY PLANNING AND COMMUNITY DEVELOPMENT.
- ALL SIGNS SHOWN ON THE SIGNING AND STRIPING PLAN SHALL BE NEW SIGNS. EXISTING SIGNS MAY REMAIN OR BE REUSED IF THEY MEET CURRENT EL PASO COUNTY AND MUTCD STANDARDS.
- STREET NAME AND REGULATORY STOP SIGNS SHALL BE ON THE SAME POST AT INTERSECTIONS.
- ALL REMOVED SIGNS SHALL BE DISPOSED OF IN A PROPER MANNER BY THE CONTRACTOR.
- ALL STREET NAME SIGNS SHALL HAVE "D" SERIES LETTERS, WITH LOCAL ROADWAY SIGNS BEING 4" UPPER-LOWER CASE LETTERING ON 8" BLANK AND NON-LOCAL ROADWAY SIGNS BEING 6" LETTERING, UPPER-LOWER CASE ON 12" BLANK, WITH A WHITE BORDER THAT IS NOT RECESSED. MULTI-LANE ROADWAYS WITH SPEED LIMITS OF 40 MPH OR HIGHER SHALL HAVE 8" UPPER-LOWER CASE LETTERING ON 18" BLANK WITH A WHITE BORDER THAT IS NOT RECESSED. THE WIDTH OF THE NON-RECESSED WHITE BORDERS SHALL MATCH PAGE 255 OF THE 2012 MUTCD STANDARD HIGHWAY SIGNS.
- ALL TRAFFIC SIGNS SHALL HAVE A MINIMUM HIGH INTENSITY PRISMATIC GRADE SHEETING.
- ALL LOCAL RESIDENTIAL STREET SIGNS SHALL BE MOUNTED ON A 1.75" X 1.75" SQUARE TUBE SIGN POST AND STUB POST BASE. FOR OTHER APPLICATIONS, REFER TO THE CDOT STANDARD S-614-8 REGARDING USE OF THE P2 TUBULAR STEEL POST SLIPBASE DESIGN.
- ALL SIGNS SHALL BE SINGLE SHEET ALUMINUM WITH 0.100" MINIMUM THICKNESS.
- ALL LIMIT LINES/STOP LINES, CROSSWALK LINES, PAVEMENT LEGENDS, AND ARROWS SHALL BE A MINIMUM 12.5 MIL THICKNESS PREFORMED THERMOPLASTIC PAVEMENT MARKINGS WITH TAPERED LEADING EDGES PER CDOT STANDARD S-627-1. WORD AND SYMBOL MARKINGS SHALL BE THE NARROW TYPE. STOP BARS SHALL BE 24" IN WIDTH. CROSSWALKS LINES SHALL BE 12" WIDE AND 8" LONG PER CDOT S-627-1.
- ALL LONGITUDINAL LINES SHALL BE A MINIMUM 15MIL THICKNESS EPOXY PAINT. ALL NON-LOCAL RESIDENTIAL ROADWAYS SHALL INCLUDE BOTH RIGHT AND LEFT EDGE LINE STRIPING AND ANY ADDITIONAL STRIPING AS REQUIRED BY CDOT S-627-1.
- THE CONTRACTOR SHALL NOTIFY EL PASO COUNTY PLANNING AND COMMUNITY DEVELOPMENT (719) 520-6819 PRIOR TO AND UPON COMPLETION OF SIGNING AND STRIPING.
- THE CONTRACTOR SHALL OBTAIN A WORK IN THE RIGHT OF WAY PERMIT FROM THE EL PASO COUNTY DEPARTMENT OF PUBLIC WORKS (DPW) PRIOR TO ANY SIGNAGE OR STRIPING WORK WITHIN AN EXISTING EL PASO COUNTY ROADWAY.



VICINITY MAP
N.T.S.



SITE MAP
SCALE: 1" = 500'

BASIS OF BEARINGS:

THE SOUTH LINE OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 28, TOWNSHIP 12 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN, BEING MONUMENTED AT THE WEST END WHICH IS THE SOUTHWEST CORNER OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 28, BY A 3-1/4" ALUMINUM SURVEYORS CAP STAMPED "ESI 10376, 2006" AND AT THE EAST END, WHICH IS A 30" WITNESS CORNER TO THE EAST OF THE EAST QUARTER CORNER OF SAID SECTION 28, BY A 3-1/4" ALUMINUM SURVEYORS CAP STAMPED "ESI 10376, 2006", IS ASSUMED TO BEAR S89°08'28"W A DISTANCE OF 1326.68 FEET.

BENCHMARKS:

BENCHMARK #1: A 3.25 ALUMINUM SURVEYORS CAP STAMPED "MC 30 2006 PLS 10376" LOCATED 30 EAST OF THE EAST QUARTER CORNER OF SECTION 28, TOWNSHIP 12 SOUTH, RANGE 65 WEST OF THE 6TH PRINCIPAL MERIDIAN. ELEVATION: = 7168.20

BENCH MARK #2: A 3.25 ALUMINUM SURVEYORS CAP STAMPED "2006 PLS 10376" LOCATED AT THE SOUTHWEST CORNER OF SECTION 28, TOWNSHIP 12 SOUTH, RANGE 65 WEST OF THE 6TH PRINCIPAL MERIDIAN. ELEVATION: = 7141.36

AGENCIES:

- OWNER/DEVELOPER: TIMBERRIDGE DEVELOPMENT GROUP, LLC
2138 FLYING HORSE CLUB DR.
COLORADO SPRINGS, CO 80921
MR. LOREN J. MORELAND, (719) 592-9333
- CIVIL ENGINEER: CLASSIC CONSULTING ENGINEERS & SURVEYORS
619 N. CASCADE AVENUE, SUITE 200
COLORADO SPRINGS, COLORADO 80903
MR. MARC A. WHORTON, P.E. (719) 785-2802
- COUNTY ENGINEERING: EL PASO COUNTY PLANNING AND COMMUNITY DEVELOPMENT
2880 INTERNATIONAL CIRCLE, SUITE 110
COLORADO SPRINGS, COLORADO 80910
MR. JEFF RICE (719) 520-7877
- GAS COMPANY: BLACKHILLS ENERGY
37 WIDEFIELD BOULEVARD
WIDEFIELD, COLORADO 80911
MR. GEORGE M. PETERSON, (719) 392-3491
- ELECTRIC COMPANY: MOUNTAIN VIEW ELECTRIC
P.O. BOX 1600
LIMON, COLORADO 80828
MR. LES ULFERS, (719) 495-2283
- FIRE DISTRICT: BLACK FOREST FIRE PROTECTION DISTRICT
11445 TEACOUT ROAD
COLORADO SPRINGS, CO 80908
CHIEF BRYAN JACK, (719) 495-4300
- TELEPHONE COMPANY: CENTURY LINK
(LOCATORS) 811
AT & T
(LOCATORS) 811

SHEET INDEX

- SHEET 1 OF 24 TITLE SHEET
- SHEET 2 OF 24 STREET SECTIONS / EROSION CONTROL NOTES
- SHEET 3-5 OF 24 OVERLOT GRADING & EROSION CONTROL PLAN
- SHEET 6 OF 24 ASPEN VALLEY ROAD PLAN AND PROFILE
- SHEET 7 OF 24 FALCON NEST COURT PLAN AND PROFILE
- SHEET 8 OF 24 BISON VALLEY TRAIL PLAN AND PROFILE
- SHEET 9 OF 24 ELK ANTLER LANE PLAN AND PROFILE
- SHEET 10 OF 24 OWL PERCH LOOP PLAN AND PROFILE
- SHEET 11 OF 24 OWL PERCH LOOP PLAN AND PROFILE
- SHEET 12 OF 24 PEDESTRIAN RAMP DETAILS
- SHEET 13 OF 24 STREET LIGHT POLE LOCATION PLAN
- SHEET 14-18 OF 24 STORM SEWER PLAN AND PROFILE
- SHEET 19-20 OF 24 CHANNEL PLANS
- SHEET 21-22 OF 24 POND PLANS
- SHEET 23-24 OF 24 DETAIL SHEETS

CCES Responses

APPROVALS:

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

MARC A. WHORTON, COLORADO P.E. #37155
FOR AND ON THE BEHALF OF CLASSIC CONSULTING ENGINEERS & SURVEYORS

OWNER/DEVELOPER'S STATEMENT:

I, THE OWNER/DEVELOPER HAVE READ AND WILL COMPLY WITH THE REQUIREMENTS OF THE GRADING AND EROSION CONTROL PLAN AND ALL OF THE REQUIREMENTS SPECIFIED IN THESE DETAILED PLANS AND SPECIFICATIONS.

LOREN J. MORELAND

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 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.

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

PCD No. SF-21-021

NO.	REVISION	DATE	REVIEW:
1	REVISED PER COUNTY COMMENTS	8/16/21	PREPARED UNDER MY DIRECT SUPERVISION FOR AND ON BEHALF OF CLASSIC CONSULTING ENGINEERS AND SURVEYORS, LLC
<p>48 HOURS BEFORE YOU DIG, CALL UTILITY LOCATORS 811 UTILITY NOTIFICATION CENTER OF COLORADO IT'S THE LAW</p> <p>THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK. THE CONTRACTOR SHALL BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE CAUSED BY HIS FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.</p>			

MARC A. WHORTON, COLORADO P.E. #37155	DATE
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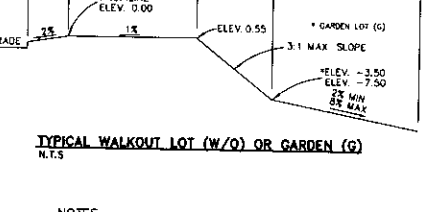
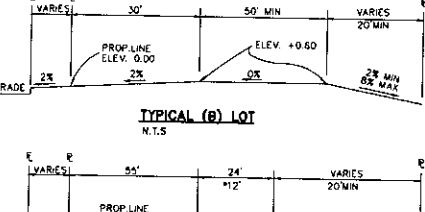
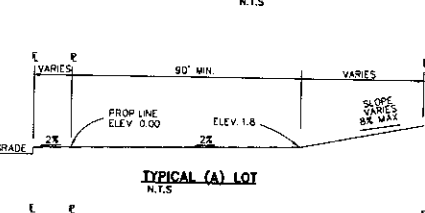
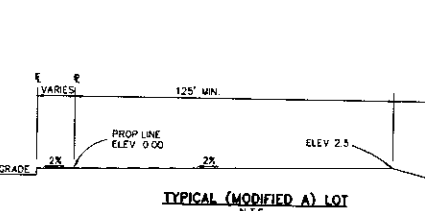
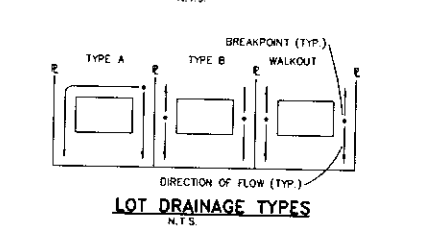
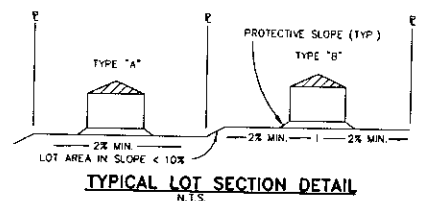
CLASSIC CONSULTING

RETREAT AT TIMBERRIDGE FILING NO. 2
CONSTRUCTION DRAWINGS
TITLE SHEET

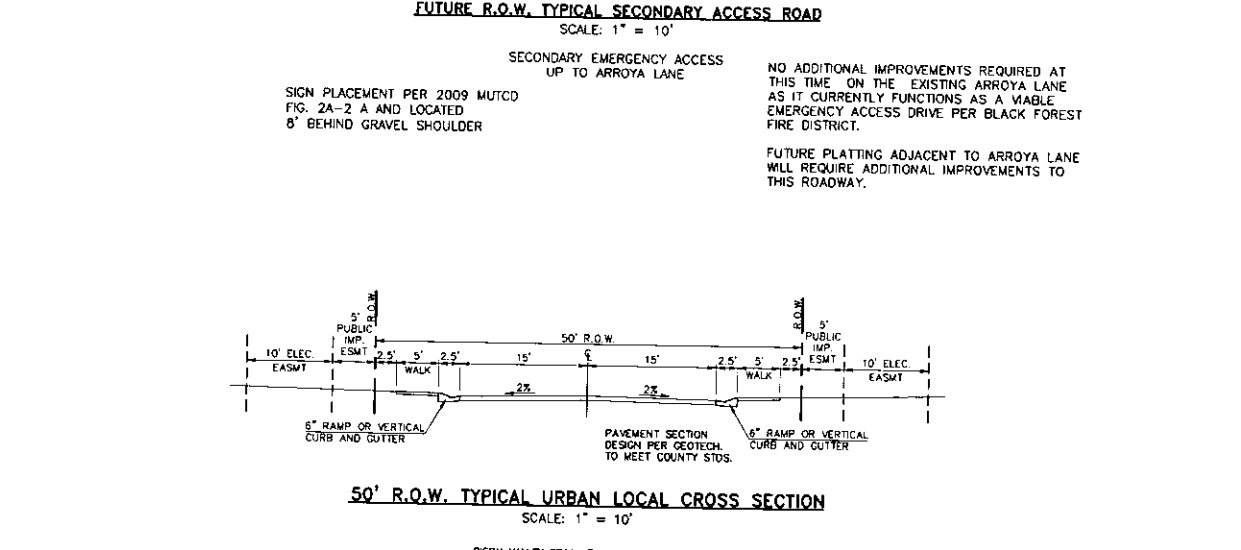
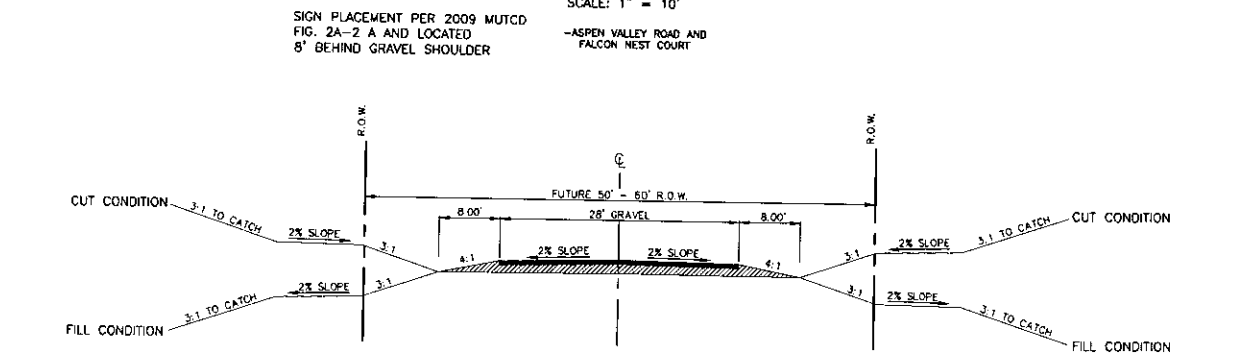
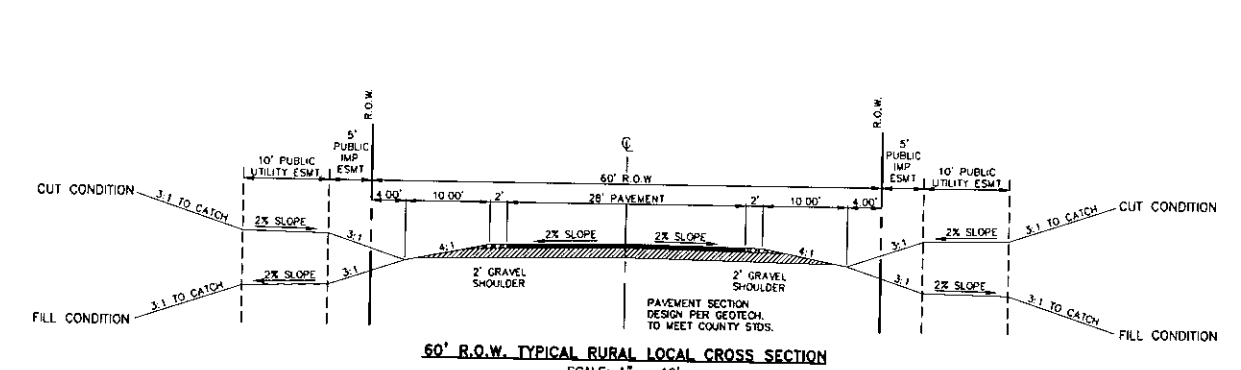
DESIGNED BY	PRA	SCALE	DATE	02-25-21
DRAWN BY	PRA	(H) 1" = N/A	SHEET	1 OF 24
CHECKED BY	(V) 1" = N/A	JOB NO.	1185.20	

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

- 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 ON-SITE OR OFF-SITE WATERS, INCLUDING WETLANDS.
- NOTWITHSTANDING ANYTHING DEPICTED IN THESE PLANS IN WORDS OR GRAPHIC REPRESENTATION, ALL DESIGN AND CONSTRUCTION RELATED TO ROADS, STORM DRAINAGE AND EROSION CONTROL SHALL CONFORM TO THE STANDARDS AND REQUIREMENTS OF THE MOST RECENT VERSION OF THE RELEVANT ADOPTED EL PASO COUNTY STANDARDS, INCLUDING THE LAND DEVELOPMENT CODE, THE ENGINEERING CRITERIA MANUAL, THE DRAINAGE CRITERIA MANUAL AND THE DRAINAGE CRITERIA MANUAL VOLUME 2. ANY DEVIATIONS TO REGULATIONS AND STANDARDS MUST BE REQUESTED, AND APPROVED, IN WRITING.
- A SEPARATE STORMWATER MANAGEMENT PLAN (SWMP) FOR THIS PROJECT SHALL BE COMPLETED AND AN EROSION AND STORMWATER QUALITY CONTROL PERMIT (ESQCP) ISSUED PRIOR TO COMMENCING CONSTRUCTION. DURING CONSTRUCTION THE SWMP IS THE RESPONSIBILITY OF THE DESIGNATED QUALIFIED STORMWATER MANAGER OR CERTIFIED EROSION CONTROL INSPECTOR AND SHALL BE LOCATED ON SITE AT ALL TIMES DURING CONSTRUCTION AND SHALL BE KEPT UP TO DATE WITH WORK PROGRESS AND CHANGES IN THE FIELD.
- ONCE THE ESQCP IS APPROVED AND A (NOTICE TO PROCEED) HAS BEEN ISSUED, THE CONTRACTOR MAY INSTALL THE INITIAL STAGE EROSION AND SEDIMENT CONTROL MEASURES AS INDICATED ON THE APPROVED DEC. A PRECONSTRUCTION MEETING BETWEEN THE CONTRACTOR, ENGINEER, AND EL PASO COUNTY WILL BE HELD PRIOR TO ANY CONSTRUCTION. IT IS THE RESPONSIBILITY OF THE APPLICANT TO COORDINATE THE MEETING TIME AND PLACE WITH COUNTY STAFF.
- CONTROL MEASURES MUST BE INSTALLED PRIOR TO COMMENCEMENT OF ACTIVITIES THAT MAY CONTRIBUTE POLLUTANTS TO STORMWATER. TEMPORARY SEDIMENT AND EROSION CONTROL MEASURES FOR ALL SLOPES, CHANNELS, DITCHES, OR ANY DISTURBED LAND AREA SHALL BE COMPLETED IMMEDIATELY UPON COMPLETION OF THE DISTURBANCE.
- ALL TEMPORARY SEDIMENT AND EROSION CONTROL MEASURES SHALL BE MAINTAINED AND REMAIN IN EFFECTIVE OPERATING CONDITION UNTIL PERMANENT SOIL EROSION CONTROL MEASURES ARE IMPLEMENTED AND FINAL STABILIZATION IS ESTABLISHED. ALL PERSONS ENGAGED IN LAND DISTURBANCE ACTIVITIES SHALL ASSESS THE ADEQUACY OF CONTROL MEASURES AT THE SITE AND IDENTIFY IF CHANGES TO THOSE CONTROL MEASURES IS NEEDED TO ENSURE THE CONTINUED EFFECTIVE PERFORMANCE OF THE CONTROL MEASURES. ALL CHANGES TO TEMPORARY SEDIMENT AND EROSION CONTROL MEASURES MUST BE INCORPORATED INTO THE STORMWATER MANAGEMENT PLAN.
- TEMPORARY STABILIZATION SHALL BE IMPLEMENTED ON DISTURBED AREAS AND STOCKPILES WHERE GROUND DISTURBING CONSTRUCTION ACTIVITY HAS PERMANENTLY CEASED OR TEMPORARILY CEASED FOR LONGER THAN 14 DAYS.
- FINAL STABILIZATION MUST BE IMPLEMENTED AT ALL APPLICABLE CONSTRUCTION SITES. FINAL STABILIZATION IS ACHIEVED WHEN ALL GROUND DISTURBING ACTIVITIES ARE COMPLETE AND ALL DISTURBED AREAS EITHER HAVE A UNIFORM VEGETATIVE COVER WITH INDIVIDUAL PLAN DENSITY OF 70 PERCENT OF PRE-EXISTING VEGETATION LEVELS ESTABLISHED OR EQUIVALENT PERMANENT ALTERNATIVE STABILIZATION METHOD IS IMPLEMENTED. ALL TEMPORARY SEDIMENT AND EROSION CONTROL MEASURES SHALL BE REMOVED UPON FINAL STABILIZATION AND BEFORE PERMIT CLOSURE.
- ALL PERMANENT STORMWATER MANAGEMENT FACILITIES SHALL BE INSTALLED AS DEFINED IN THE APPROVED PLANS. ANY PROPOSED CHANGES THAT EFFECT THE HYDROLOGY OR HYDRAULICS OF A PERMANENT STORMWATER MANAGEMENT STRUCTURES MUST BE APPROVED BY THE EGM ADMINISTRATOR PRIOR TO IMPLEMENTATION.
- EARTH DISTURBANCES SHALL BE CONDUCTED IN SUCH A MANNER SO AS TO EFFECTIVELY MINIMIZE ACCELERATED SOIL EROSION AND RESULTING SEDIMENTATION. ALL DISTURBANCES SHALL BE DEFINED, 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 SPECIALLY REQUESTED AND APPROVED.
- COMPACTION OF SOIL MUST BE PREVENTED IN AREAS DESIGNATED FOR INFILTRATION CONTROL MEASURES OR WHERE FINAL STABILIZATION WILL BE ACHIEVED BY VEGETATIVE COVER. AREAS DESIGNATED FOR INFILTRATION CONTROL MEASURES SHALL ALSO BE PROTECTED FROM SEDIMENTATION DURING CONSTRUCTION UNTIL FINAL STABILIZATION IS ACHIEVED. IF COMPACTION PREVENTION IS NOT FEASIBLE DUE TO SITE CONSTRAINTS, ALL AREAS DESIGNATED FOR INFILTRATION AND VEGETATION CONTROL MEASURES MUST BE LOOSENEED PRIOR TO INSTALLATION OF THE CONTROL MEASURE(S).
- ANY TEMPORARY OR PERMANENT FACILITY DESIGNED AND CONSTRUCTED FOR THE CONVEYANCE OF STORMWATER AROUND, THROUGH, OR FROM THE DISTURBANCE AREA SHALL BE A STABILIZED CONVEYANCE DESIGNED TO MINIMIZE EROSION AND THE DISCHARGE OF SEDIMENT OFF SITE.
- CONCRETE WASH WATER SHALL BE CONTAINED AND DISPOSED OF IN ACCORDANCE WITH THE SWMP. NO WASH WATER SHALL BE DISCHARGED TO OR ALLOWED TO RUNOFF TO STATE WATERS, INCLUDING ANY SURFACE OR SUBSURFACE STORM DRAINAGE SYSTEM OR FACILITIES. CONCRETE WASHOUTS SHALL NOT BE LOCATED IN AN AREA WHERE SHALLOW GROUNDWATER MAY BE PRESENT, OR WITHIN 50 FEET OF A SURFACE WATER BODY, CREEK OR STREAM.
- DURING DEWATERING OPERATIONS: UNCONTAMINATED GROUND WATER MAY BE DISCHARGED ON SITE, BUT SHALL NOT LEAVE THE SITE IN THE FORM OF SURFACE RUNOFF UNLESS AN APPROVED STATE DEWATERING PERMIT IS IN PLACE.
- EROSION CONTROL BLANKETING OR OTHER PROTECTIVE COVERING SHALL BE USED ON SLOPES STEEPER THAN 3:1.
- CONTRACTOR SHALL BE RESPONSIBLE FOR THE REMOVAL OF ALL WASTES FROM THE CONSTRUCTION SITE FOR DISPOSAL IN ACCORDANCE WITH LOCAL AND STATE REGULATORY REQUIREMENTS. NO CONSTRUCTION DEBRIS, TREE SLACK, BUILDING MATERIAL WASTES OR UNUSED BUILDING MATERIALS SHALL BE BURIED, DUMPED OR DISCHARGED AT THE SITE.
- WASTE MATERIALS SHALL NOT BE TEMPORARILY PLACED IN THE STREET, ALLEY OR OTHER PUBLIC WAY, UNLESS IN ACCORDANCE WITH AN APPROVED TRAFFIC CONTROL PLAN. CONTROL MEASURES MAY BE REQUIRED BY EL PASO COUNTY ENGINEERING IF DEEMED NECESSARY, BASED ON SPECIFIC CONDITIONS AND CIRCUMSTANCES.
- TRACKING OF SOILS AND CONSTRUCTION DEBRIS OFF-SITE SHALL BE MINIMIZED. MATERIALS TRACKED OFFSITE SHALL BE CLEANED UP AND PROPERLY DISPOSED OF IMMEDIATELY.
- THE OWNER/DEVELOPER SHALL BE RESPONSIBLE FOR THE REMOVAL OF ALL CONSTRUCTION DEBRIS, DIRT, TRASH, ROCK, SEDIMENT, SOIL, AND SAND THAT MAY ACCUMULATE IN ROADS, STORM DRAINS AND OTHER DRAINAGE CONVEYANCE SYSTEMS AND STORMWATER APPURTENANCES AS A RESULT OF SITE DEVELOPMENT.
- THE QUANTITY OF MATERIALS STORED ON THE PROJECT SITE SHALL BE LIMITED, AS MUCH AS PRACTICAL, TO THAT QUANTITY REQUIRED TO PERFORM THE WORK IN AN ORDERLY SEQUENCE. ALL MATERIALS STORED ON-SITE SHALL BE STORED IN A NEAT, ORDERLY MANNER, IN THEIR ORIGINAL CONTAINERS, WITH ORIGINAL MANUFACTURER'S LABELS.
- NO CHEMICAL(S) HAVING THE POTENTIAL TO BE RELEASED IN STORMWATER ARE TO BE STORED OR USED ON-SITE UNLESS PERMISSION FOR THE USE OF A SPECIFIC CHEMICAL(S) IS GRANTED IN WRITING BY THE EGM ADMINISTRATOR. IN GRANTING APPROVAL FOR THE USE OF SUCH CHEMICAL(S), SPECIAL CONDITIONS AND MONITORING MAY BE REQUIRED.
- BULK STORAGE OF ALLOWED PETROLEUM PRODUCTS OR OTHER LIQUID CHEMICALS IN EXCESS OF 55 GALLONS SHALL REQUIRE ADEQUATE SECONDARY CONTAINMENT PROTECTION TO CONTAIN ALL SPILLS ON-SITE AND TO PREVENT ANY SPILLED MATERIALS FROM ENTERING STATE WATERS, ANY SURFACE OR SUBSURFACE STORM DRAINAGE SYSTEM OR FACILITIES.
- NO PERSON SHALL CAUSE THE IMPEDIMENT OF STORMWATER FLOW IN THE CURB AND GUTTER OR DITCH EXCEPT WITH APPROVED SEDIMENT CONTROL MEASURES.
- OWNER/DEVELOPER AND THEIR AGENTS SHALL COMPLY WITH THE COLORADO WATER QUALITY CONTROL ACT (TITLE 25, ARTICLE 8, CRS), AND THE CLEAN WATER ACT (33 USC 1344), IN ADDITION TO THE REQUIREMENTS OF THE LAND DEVELOPMENT CODE, CONSTRUCTION (104), NPDES, FLOODPLAIN, 404, PURFIVE DUST, ETC.), IN THE EVENT OF CONFLICTS BETWEEN THESE REQUIREMENTS AND LAWS, RULES, OR REGULATIONS OF OTHER FEDERAL, STATE, OR COUNTY AGENCIES, THE MORE RESTRICTIVE LAWS, RULES, OR REGULATIONS SHALL APPLY.
- ALL CONSTRUCTION TRAFFIC MUST ENTER/EXIT THE SITE AT APPROVED CONSTRUCTION ACCESS POINTS.
- PRIOR TO CONSTRUCTION THE PERMITEE SHALL VERIFY THE LOCATION OF EXISTING UTILITIES.
- A WATER SOURCE SHALL BE AVAILABLE ON SITE DURING EARTHWORK OPERATIONS AND UTILIZED AS REQUIRED TO MINIMIZE DUST FROM EARTHWORK EQUIPMENT AND WIND.
- THE SOILS REPORTS FOR THIS SITE HAVE BEEN PREPARED BY ETECH ENGINEERING, INC., TITLED "SOIL GEOLOGY, GEOLOGIC HAZARD AND WASTEWATER STUDY - THE RETREAT AT TIMBER RIDGE VOLLIER ROAD AND ARROYA LANE", DATED APRIL 12, 2017, REVISED DECEMBER 1, 2017 AND "SUBSURFACE SOIL INVESTIGATION RETREAT AT TIMBER RIDGE FILING NO. 1 FOOD ROAD SAND CREEK CROSSING, DROP STRUCTURES AND RETENTION POND", DATED AUGUST 8, 2019. THESE REPORTS SHALL BE CONSIDERED A PART OF THESE PLANS.
- AT LEAST TEN (10) DAYS PRIOR TO THE ANTICIPATED START OF CONSTRUCTION, FOR PROJECTS THAT WILL DISTURBE 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
 WOOD - PERMITS
 4300 CHERRY CREEK DRIVE SOUTH
 DENVER, CO 80246-1530
 ATTN: PERMITS UNIT



NOTES:
 BASED ON GREATER TYPICAL DEPTH OF PROPOSED LOTS, ALL LOT TEMPLATES ADJUSTED AND ADDITIONAL 5'.
 "T" LOTS OR "TRANSITION" LOTS OCCUR IN PLACES WHERE BOTH PROPERTY LINES CANNOT BE GRADED AS THE TYPICAL STANDARD LOT TEMPLATES SHOWN. THESE LOTS WILL STILL BE GRADED TO CREATE POSITIVE DRAINAGE AWAY FROM THE STRUCTURE.
 SIDE LOT SWALES ARE REQUIRED ON THE DOWNHILL LOTS, EITHER BY BUILDER OR GRADING CONTRACTOR.



<p>48 HOURS BEFORE YOU DIG, CALL UTILITY LOCATORS</p> <p>811</p> <p>UTILITY NOTIFICATION CENTER OF COLORADO IT'S THE LAW</p> <p>THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK. THE CONTRACTOR SHALL BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE CAUSED BY HIS FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.</p>	<p>NO. REVISION</p> <table border="1"> <tr> <th>NO.</th> <th>REVISION</th> <th>DATE</th> </tr> <tr> <td> </td> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> <td> </td> </tr> </table>	NO.	REVISION	DATE										<p>REVIEW:</p> <p>PREPARED UNDER MY DIRECT SUPERVISION FOR AND ON BEHALF OF CLASSIC CONSULTING ENGINEERS AND SURVEYORS, LLC</p> <p>WARC A. WHORTON, COLORADO P.E. #37155 DATE: _____</p>	<p>RETREAT AT TIMBERIDGE FILING NO. 2 CONSTRUCTION DRAWINGS STREET SECTIONS / EROSION CONTROL NOTES</p> <p>DESIGNED BY PRA SCALE DATE 02-25-21 DRAWN BY PRA (+) 1" = 1/4" SHEET 2 OF 24 CHECKED BY (V) 1" = 1/4" JOB NO. 1185.20</p>
NO.	REVISION	DATE													



619 N. Cascade Avenue, Suite 200 (719)785-0790
 Colorado Springs, Colorado 80903 (719)785-0790(Fax)

If "limits of disturbance" and "construction boundary" are the same, change to "limits of construction/disturbance" or otherwise show as separate line types for each on the legend and figure. GEC Checklist Item H

LEGEND

- LIMIT OF GRADING
- WETLAND DELINEATION LINE
- PROPOSED CONTOUR-10
- PROPOSED CONTOUR-2
- EXISTING CONTOUR-10
- EXISTING CONTOUR-2
- CUT/FILL LINE
- SILT FENCE
- SILT FENCE
- ROCK CHECK DAM
- VEHICLE TRACKING CONTROL
- STRAW BALES
- INLET PROTECTION
- EROSION CONTROL BLANKET (ECB)
- TEMPORARY SEDIMENT BASIN (TSB)
- EXIST. DIRECTION OF FLOW
- DIRECTION OF FLOW
- HIGH POINT (H.P.)
- LOW POINT (L.P.)
- MODIFIED A LOT (MODIFIED A)
- A LOT (A)
- B LOT (B)
- WALKOUT LOT (W/O)
- NATURAL LOT (N)
- TRANSITION LOT (T)
- GARDEN LOT (G)
- EROSION CONTROL BLANKET (NORTH AMERICAN GREEN - SC150 OR EQUIVALENT) TO BE INSTALLED ON ALL 3:1 SLOPES OR GREATER
- SEEDING/MULCHING NOTE: SEEDING AND MULCHING SHALL BE INSTALLED INSIDE ENTIRE LIMITS OF GRADING EXCLUDING ROADWAY SURFACES, SIDEWALK AREAS AND RIP-RAP AREAS.

EXISTING VEGETATION: THE MAJORITY OF THE SITE IS COVERED WITH NATIVE GRASSES, YUCCA AND SPARSE PINE TREES.

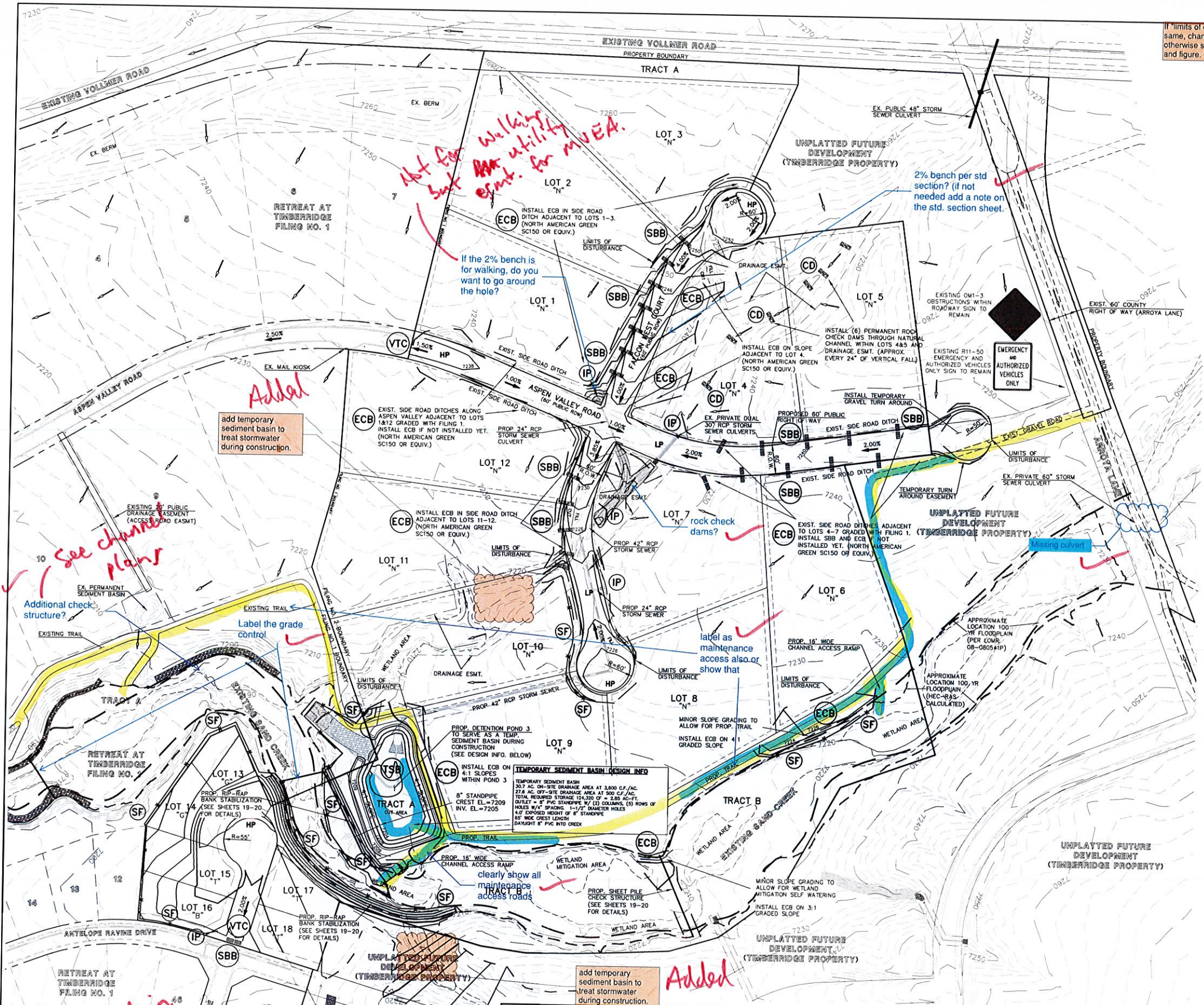
NOTE: NO BATCH PLANTS ARE PROPOSED ON-SITE.

BMP PHASING

- (SF) (INSTALLED PRIOR TO INITIAL PHASE WITH CONTINUED MAINTENANCE DURING INTERIM AND VERTICAL PHASES)
- (VTC) (INSTALLED PRIOR TO INITIAL PHASE WITH CONTINUED MAINTENANCE THROUGH INTERIM AND VERTICAL PHASES)
- (SBB) (INSTALLED DURING INITIAL PHASE WITH CONTINUED MAINTENANCE THROUGH INTERIM AND VERTICAL PHASES)
- (IP) (INSTALLED DURING INTERIM PHASE WITH CONTINUED MAINTENANCE THROUGH VERTICAL PHASE)
- (CD) (INSTALLED DURING INTERIM PHASE WITH CONTINUED MAINTENANCE THROUGH VERTICAL PHASE)
- (ECB) (INSTALLED DURING INTERIM PHASE WITH CONTINUED MAINTENANCE THROUGH VERTICAL PHASE)
- (TSB) (INSTALLED DURING INITIAL PHASE WITH CONTINUED MAINTENANCE THROUGH INTERIM PHASE)
- CONVERSION TO PERMANENT EDB DURING VERTICAL PHASE)

we have been seeing a lot of blow outs when using straw bales in ditches after a large rain event. consider using straw wattles in lieu of straw bales.

changed to SCL Sediment control LOS per urban drainage



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NO.	REVISION	DATE
1	REVISED PER COUNTY SW AND ENG. COMMENTS	9/3/21

REVIEW:

PREPARED UNDER MY DIRECT SUPERVISION FOR AND ON BEHALF OF CLASSIC CONSULTING ENGINEERS AND SURVEYORS, LLC

MARC A. WHORTON, COLORADO P.E. #31755



RETREAT AT TIMBERIDGE FILING NO. 2
 CONSTRUCTION PLANS
 GRADING & EROSION CONTROL PLAN

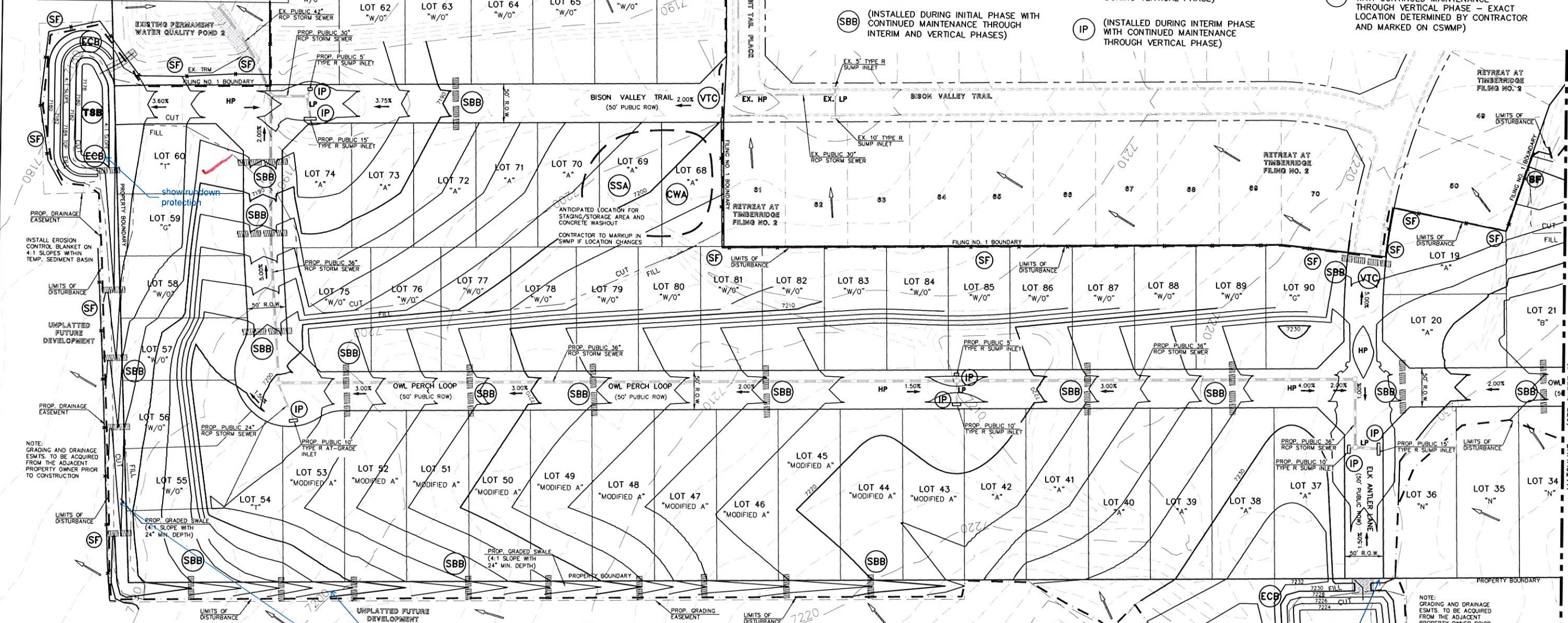
DESIGNED BY	PRA	SCALE	DATE	02-25-21
DRAWN BY	PRA	(H) 1" = 100'	SHEET	3 OF 24
CHECKED BY	(V) 1" = N/A	JOB NO.	1185.20	

CLASSIC CONSULTING ENGINEERS AND SURVEYORS, LLC

TEMPORARY SEDIMENT BASIN DESIGN INFO
 TEMPORARY SEDIMENT BASIN (SEE DETAIL SC-7)
 3.5 AC. DISTURBED DRAINAGE AREA AT 3,600 C.F./AC. AND
 2.6 AC. UNDISTURBED AREA AT 500 C.F./AC.
 TOTAL REQUIRED STORAGE 13,900 CF = 0.32 AC-FT.
 OUTLET = 6" PVC STANDPIPE W/ (1) COLUMN, (5) ROWS OF
 PERFORATIONS W/4" SPACING BETWEEN HOLES.
 2 1/32" DIAMETER PERFORATIONS.
 (3.0' EXPOSED HEIGHT OF STANDPIPE)
 9' MINIMUM WIDE CREST LENGTH
 DAYLIGHT 6" PVC INTO ADJACENT EXISTING POND 2

BMP PHASING

- SF** (INSTALLED PRIOR TO INITIAL PHASE WITH CONTINUED MAINTENANCE DURING INTERIM AND VERTICAL PHASES)
- VTC** (INSTALLED PRIOR TO INITIAL PHASE WITH CONTINUED MAINTENANCE THROUGH INTERIM AND VERTICAL PHASES)
- SBB** (INSTALLED DURING INITIAL PHASE WITH CONTINUED MAINTENANCE THROUGH INTERIM AND VERTICAL PHASES)
- ECB** (INSTALLED DURING INTERIM PHASE WITH CONTINUED MAINTENANCE THROUGH VERTICAL PHASE)
- TSB** (INSTALLED DURING INITIAL PHASE WITH CONTINUED MAINTENANCE THROUGH INTERIM PHASE)
- IP** (INSTALLED DURING INTERIM PHASE WITH CONTINUED MAINTENANCE THROUGH VERTICAL PHASE)
- SSA** (INSTALLED IN INITIAL PHASE WITH CONTINUED MAINTENANCE THROUGH INTERIM AND VERTICAL PHASE - EXACT LOCATION DETERMINED BY CONTRACTOR AND MARKED ON CSWMP)
- CWA** (INSTALLED DURING INTERIM PHASE WITH CONTINUED MAINTENANCE THROUGH VERTICAL PHASE - EXACT LOCATION DETERMINED BY CONTRACTOR AND MARKED ON CSWMP)



- LEGEND**
- LIMIT OF GRADING
 - PROPOSED CONTOUR-10
 - PROPOSED CONTOUR-2
 - EXISTING CONTOUR-10
 - EXISTING CONTOUR-2
 - CUT/FILL LINE
 - SILT FENCE
 - SILT FENCE
 - EROSION CONTROL BLANKET
 - VEHICLE TRACKING CONTROL
 - STRAW BALES
 - INLET PROTECTION
 - TEMPORARY SEDIMENT BASIN
 - EXIST. DIRECTION OF FLOW
 - DIRECTION OF FLOW
 - HIGH POINT
 - LOW POINT
 - MODIFIED A LOT
 - A LOT
 - B LOT
 - WALKOUT LOT
 - NATURAL LOT
 - TRANSITION LOT
 - GARDEN LOT
 - EROSION CONTROL BLANKET (NORTH AMERICAN GREEN - SC150 OR EQUIVALENT) TO BE INSTALLED ON ALL 3:1 SLOPES OR GREATER
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EXISTING VEGETATION: THE MAJORITY OF THE SITE IS COVERED WITH NATIVE GRASSES, YUCCA AND SPARSE PINE TREES.

NOTE: NO BATCH PLANTS ARE PROPOSED ON-SITE.

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NO.	REVISION	DATE
1	REVISED PER COUNTY SW AND ENG. COMMENTS	9/2/21

REVIEW:
 PREPARED UNDER MY DIRECT SUPERVISION FOR AND ON BEHALF OF CLASSIC CONSULTING ENGINEERS AND SURVEYORS, LLC

MARC A. WHORTON, COLORADO P.E. #37155



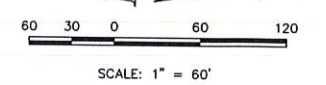
RETREAT AT TIMBERIDGE FILING NO. 2
 CONSTRUCTION PLANS
 GRADING & EROSION CONTROL PLAN

DESIGNED BY	PRA	SCALE	DATE	02-25-21
DRAWN BY	PRA	(H) 1" = 60'	SHEET	4 OF 24
CHECKED BY	(V) 1" = N/A	JOB NO.	1185.20	

TEMPORARY SEDIMENT BASIN DESIGN INFO
 TEMPORARY SEDIMENT BASIN (SEE DETAIL SC-7)
 13.7 AC. DRAINAGE AREA AT 3,600 C.F./AC.
 TOTAL REQUIRED STORAGE 49,320 CF = 1.13 AC-FT.
 APPROX. DIMENSIONS WIDTH = 100', LENGTH = 120', DEPTH = 5.0'
 OUTLET = 6" PVC STANDPIPE W/ (1) COLUMN, (5) ROWS OF
 PERFORATIONS W/4" SPACING BETWEEN HOLES.
 1-1/8" DIAMETER PERFORATIONS.
 (3.0' EXPOSED HEIGHT OF STANDPIPE)
 21' MINIMUM WIDE CREST LENGTH
 DAYLIGHT 6" PVC INTO CURB LINE

Raised base of TSB and now label 6" outlet pipe

Show where the temporary and permanent outlet pipes will release flows (into an inlet?). Curbline appears to be 5' higher than the pond bottom.

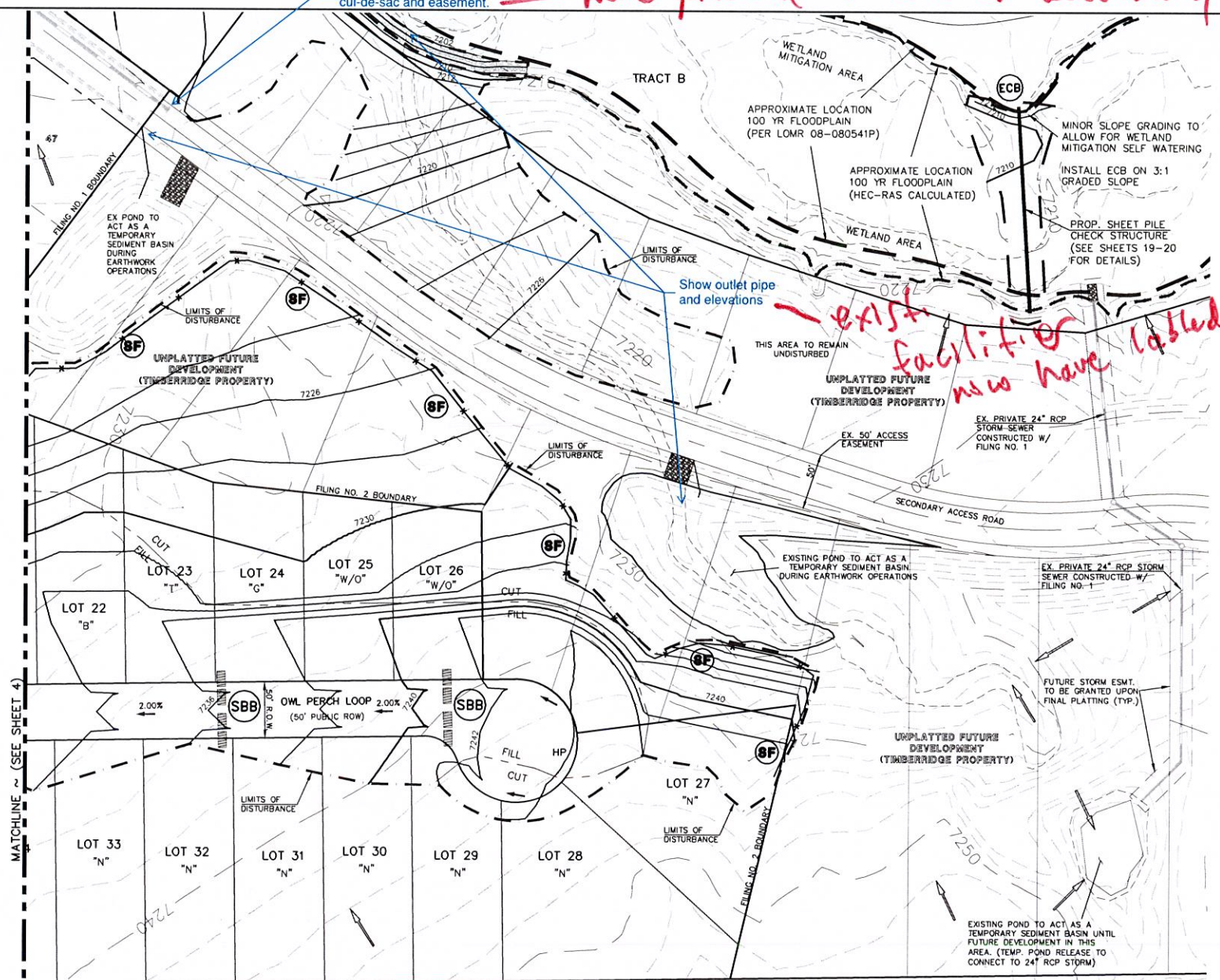


MATCHLINE ~ (SEE SHEET 5)

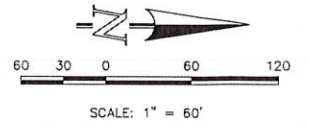
none provided as this is secondary access road

- BMP PHASING**
- SILT FENCE OR COMPACT BERM — x — (SF) (INSTALLED PRIOR TO INITIAL PHASE WITH CONTINUED MAINTENANCE DURING INTERIM AND VERTICAL PHASES)
 - VEHICLE TRACKING CONTROL (VTC) (INSTALLED PRIOR TO INITIAL PHASE WITH CONTINUED MAINTENANCE THROUGH INTERIM AND VERTICAL PHASES)
 - ROCK CHECK DAM (CD) (INSTALLED DURING INITIAL PHASE WITH CONTINUED MAINTENANCE THROUGH INTERIM AND VERTICAL PHASES)
 - STABILIZED STORAGE AREA (SSA) (INSTALLED IN INITIAL PHASE WITH CONTINUED MAINTENANCE THROUGH INTERIM AND VERTICAL PHASE — EXACT LOCATION DETERMINED BY CONTRACTOR AND MARKED ON CSWMP)
 - INLET PROTECTION (IP) (INSTALLED DURING INTERIM PHASE WITH CONTINUED MAINTENANCE THROUGH VERTICAL PHASE)
 - EROSION CONTROL BLANKET (ECB) (INSTALLED DURING INTERIM PHASE WITH CONTINUED MAINTENANCE THROUGH VERTICAL PHASE)
 - TEMPORARY SEDIMENT BASIN (TSB-1) (INITIAL AND INTERIM PHASE WITH CONVERSION TO PERMANENT EDB DURING INTERIM PHASE)
 - CONCRETE WASHOUT AREA (CWA) (INSTALLED DURING INTERIM PHASE WITH CONTINUED MAINTENANCE THROUGH VERTICAL PHASE — EXACT LOCATION DETERMINED BY CONTRACTOR AND MARKED ON CSWMP)

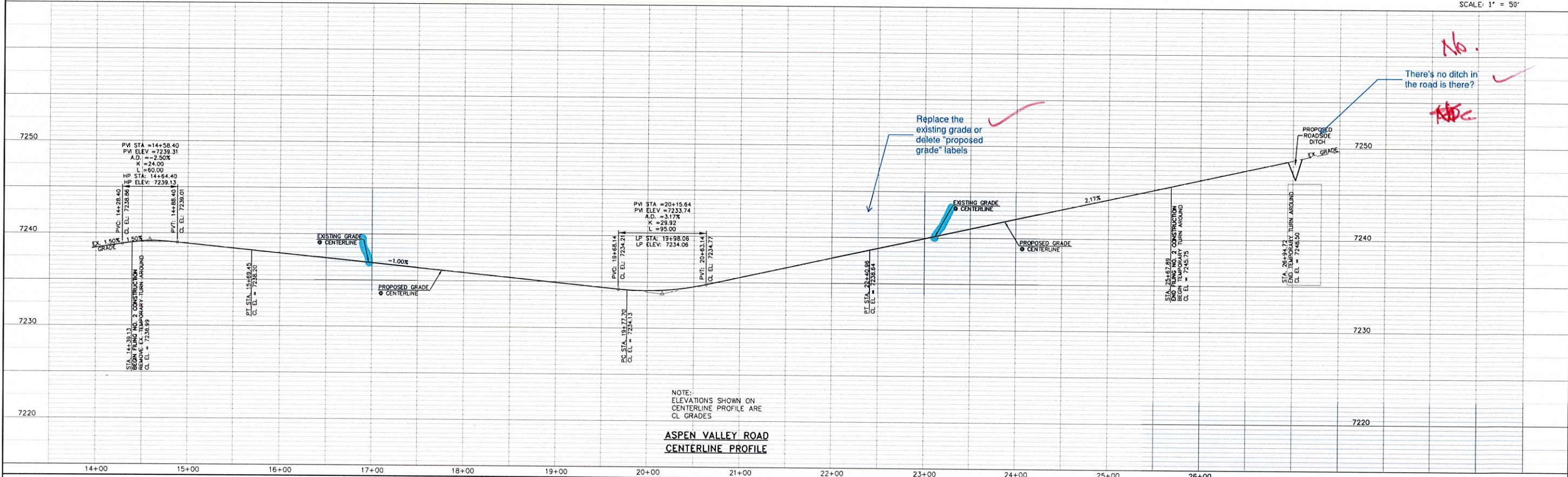
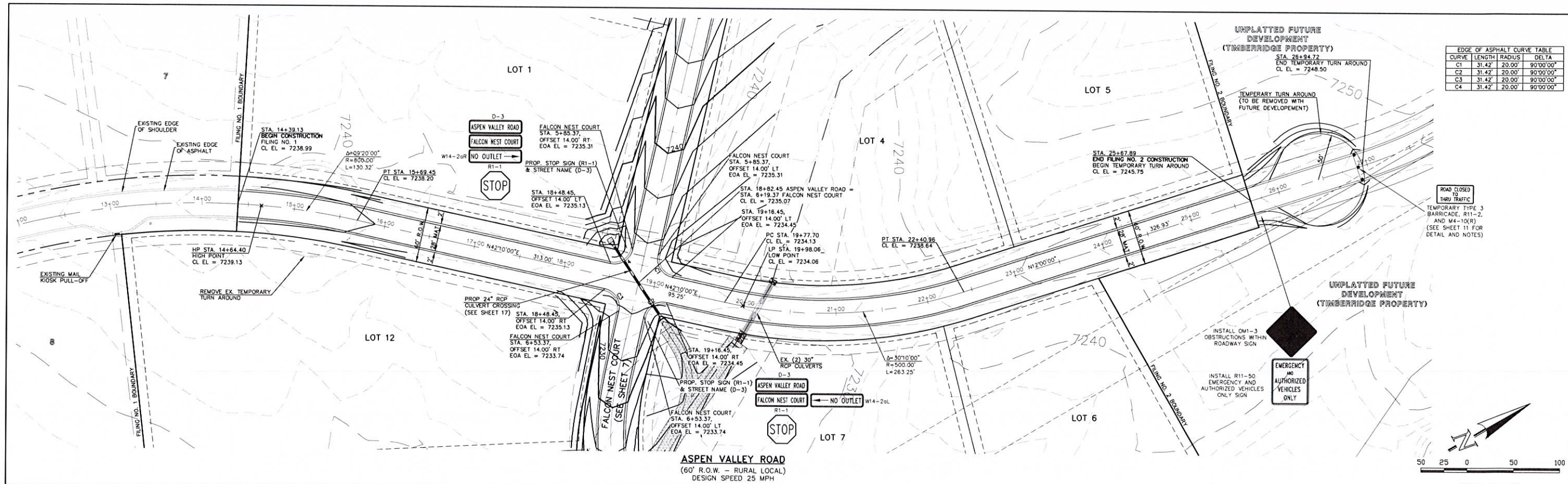
- LEGEND**
- LIMIT OF GRADING (---)
 - CUT/FILL LINE (---)
 - PROPOSED CONTOUR-10 (---)
 - PROPOSED CONTOUR-2 (---)
 - EXISTING CONTOUR-10 (---)
 - EXISTING CONTOUR-2 (---)
 - CUT/FILL LINE (---)
 - SILT FENCE (x)
 - SILT FENCE (SF)
 - SEEDING/MULCHING (SM)
 - ROCK CHECK DAM (CD)
 - VEHICLE TRACKING CONTROL (VTC)
 - STRAW BALES (SBB)
 - INLET PROTECTION (IP)
 - EROSION CONTROL BLANKET (ECB)
 - TURF REINFORCEMENT MAT (NORTH AMERICAN GREEN - ROLLMAX P300 OR EQUIV.) (TRM)
 - TEMPORARY SEDIMENT BASIN (TSB)
 - EXIST. DIRECTION OF FLOW (---)
 - DIRECTION OF FLOW (---)
 - HIGH POINT (H.P.)
 - LOW POINT (L.P.)
 - MODIFIED A LOT (MODIFIED A) (A)
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exist facilities now have labeled pipes



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	<p>CLASSIC CONSULTING</p>		<p>RETREAT AT TIMBERRIDGE FILING NO. 2 CONSTRUCTION PLANS GRADING & EROSION CONTROL PLAN</p>						



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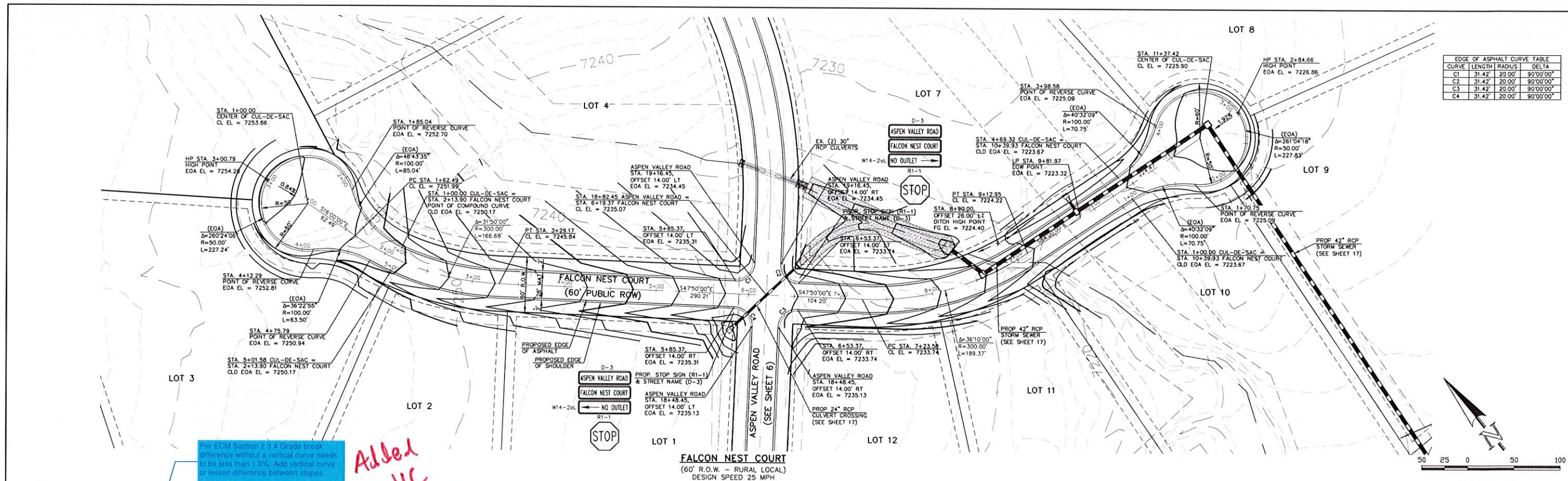
MARC A. WHORTON, COLORADO P.E. #37155 DATE

CLASSIC CONSULTING

619 N. Cascade Avenue, Suite 200
Colorado Springs, Colorado 80903
(719)785-0790
(719)785-0799(Fax)

RETREAT AT TIMBERIDGE FILING NO. 2
CONSTRUCTION PLANS
STREET IMPROVEMENT PLANS
ASPEN VALLEY ROAD

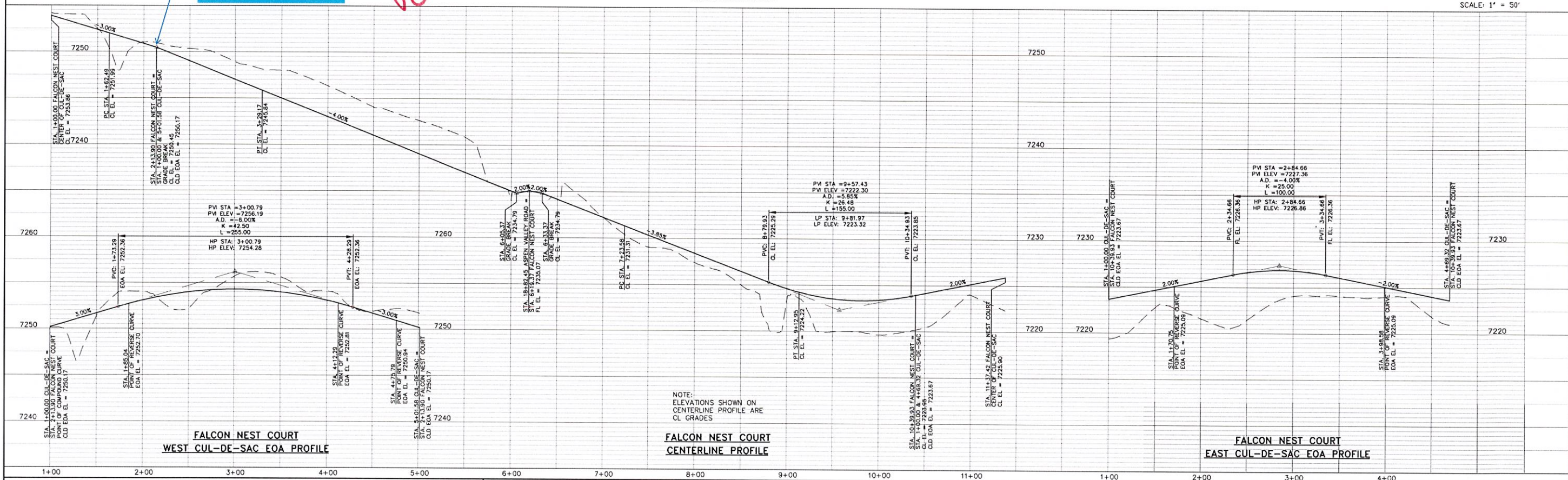
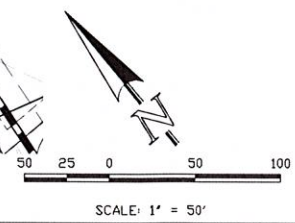
DESIGNED BY	PRA	SCALE	DATE	02-25-21
DRAWN BY	PRA	(H) 1" = 50'	SHEET	6 OF 24
CHECKED BY	(V) 1" = 5'	JOB NO.	1185.20	



CURVE	LENGTH	RADIUS	DELTA
C1	31.42'	20.00'	90°00'00"
C2	31.42'	20.00'	90°00'00"
C3	31.42'	20.00'	90°00'00"
C4	31.42'	20.00'	90°00'00"

Per ECM Section 2.3.4 Grade break differences without a vertical curve needs to be less than 1.0%. Add vertical curve or lessen difference between slopes.

Add VC

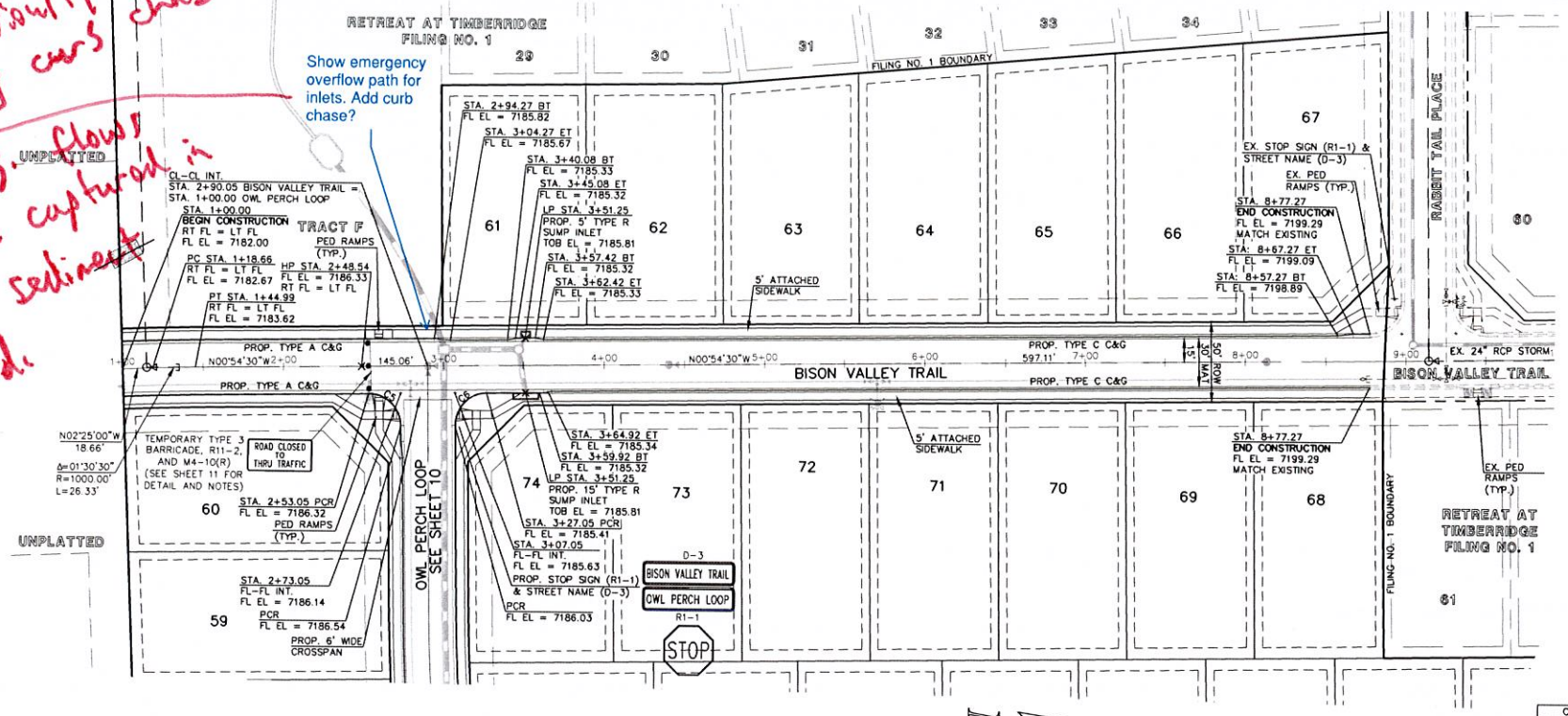


NOTE: ELEVATIONS SHOWN ON CENTERLINE PROFILE ARE CL GRADES

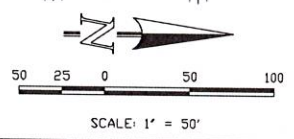
<p>48 HOURS BEFORE YOU DIG, CALL UTILITY LOCATORS</p> <p>811</p> <p>UTILITY NOTIFICATION CENTER OF COLORADO IT'S THE LAW</p> <p>THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK. THE CONTRACTOR SHALL BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE CAUSED BY HIS FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.</p>	<p>NO REVISION</p> <p>1 REVISED PER COUNTY COMMENTS</p>	<p>DATE</p> <p>09-10-21</p>	<p>REVIEW:</p> <p>PREPARED UNDER MY DIRECT SUPERVISION FOR AND ON BEHALF OF CLASSIC CONSULTING ENGINEERS AND SURVEYORS, LLC</p>	<p>RETREAT AT TIMBERIDGE FILING NO. 2</p> <p>CONSTRUCTION PLANS</p> <p>STREET IMPROVEMENT PLANS</p> <p>FALCON NEST COURT</p>	<p>DESIGNED BY PRA</p> <p>DRAWN BY PRA</p> <p>CHECKED BY</p>	<p>SCALE</p> <p>(H) 1" = 50'</p> <p>(V) 1" = 5'</p>	<p>DATE</p> <p>02-25-21</p>	<p>SHEET 7 OF 24</p> <p>JOB NO. 1185.20</p>
	<p>MARC A WHORTON, COLORADO P.E. #37155</p>	<p>DATE</p>	<p>619 N. Cascade Avenue, Suite 200 Colorado Springs, Colorado 80903</p> <p>(719)785-0790 (719)785-0799(Fax)</p>					

Addressed this comment previously. Not adding curb chase as emerg. flows will be captured in temp. sediment ponds.

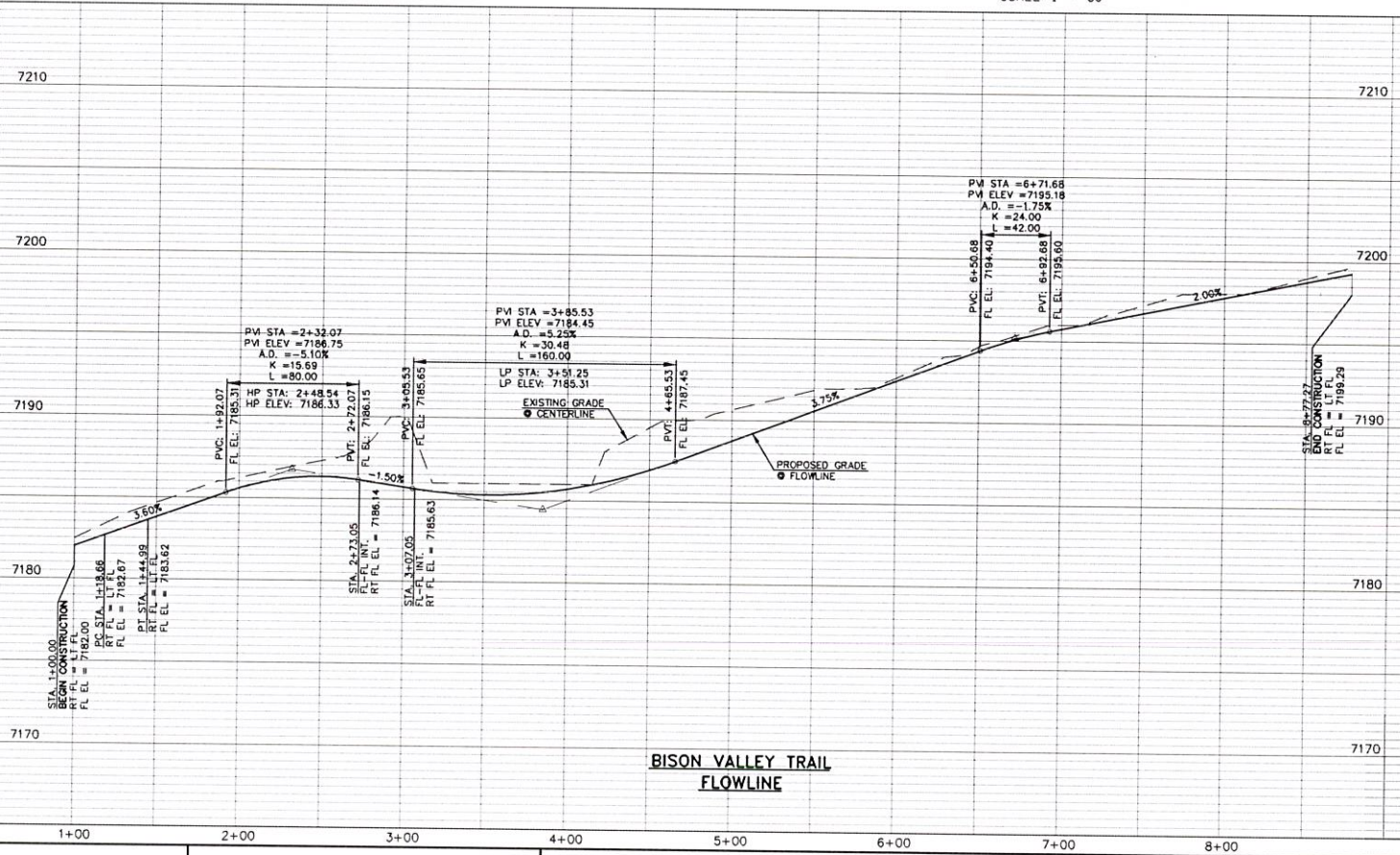
Show emergency overflow path for inlets. Add curb chase?



BISON VALLEY TRAIL
 (50' R.O.W. - URBAN LOCAL)
 DESIGN SPEED 25 MPH



CURVE	LENGTH	RADIUS	DELTA
C5	31.42'	20.00'	90°00'00"
C6	31.42'	20.00'	90°00'00"
C7	31.42'	20.00'	90°00'00"
C8	31.42'	20.00'	90°00'00"
C9	31.42'	20.00'	90°00'00"
C10	31.42'	20.00'	90°00'00"



BISON VALLEY TRAIL FLOWLINE

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NO.	REVISION	DATE
1	REVISED PER COUNTY COMMENTS	09-10-21

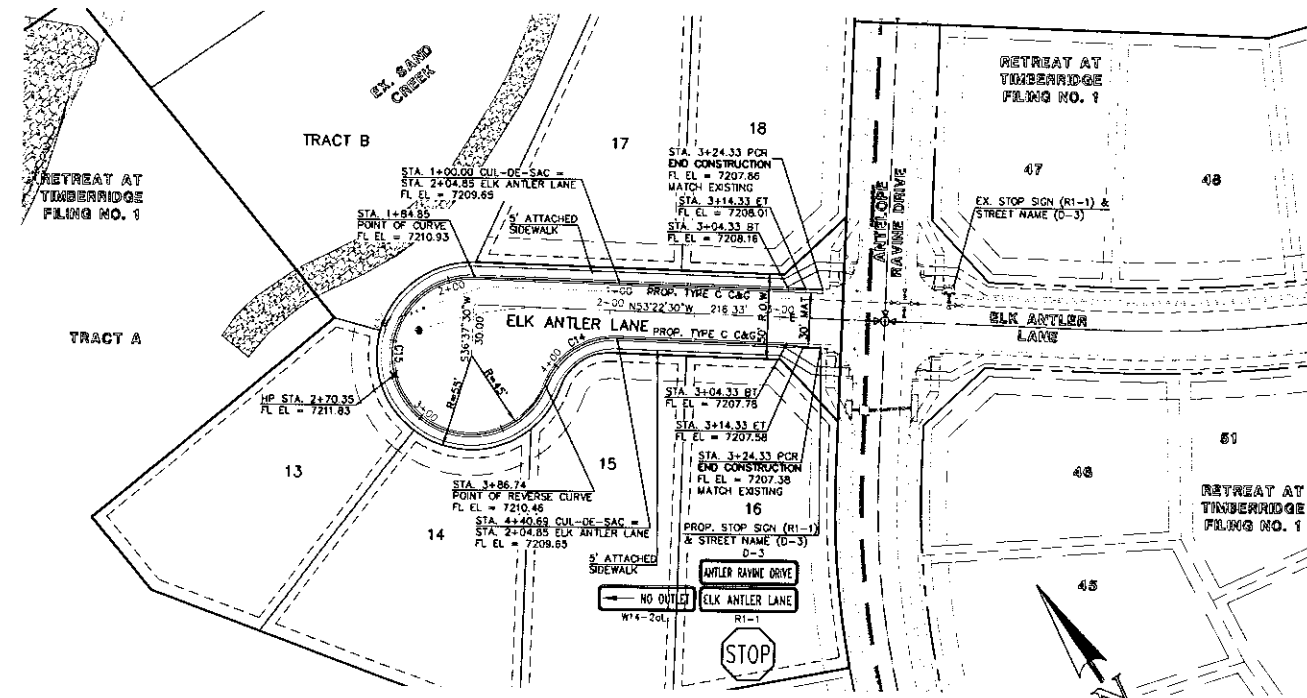
REVIEW:
 PREPARED UNDER MY DIRECT SUPERVISION FOR AND ON BEHALF OF
 CLASSIC CONSULTING ENGINEERS AND SURVEYORS, LLC
 MARC A. WHORTON, COLORADO P.E. #37155 DATE



RETREAT AT TIMBERIDGE FILING NO. 2
 CONSTRUCTION PLANS
 STREET IMPROVEMENT PLANS
 BISON VALLEY TRAIL

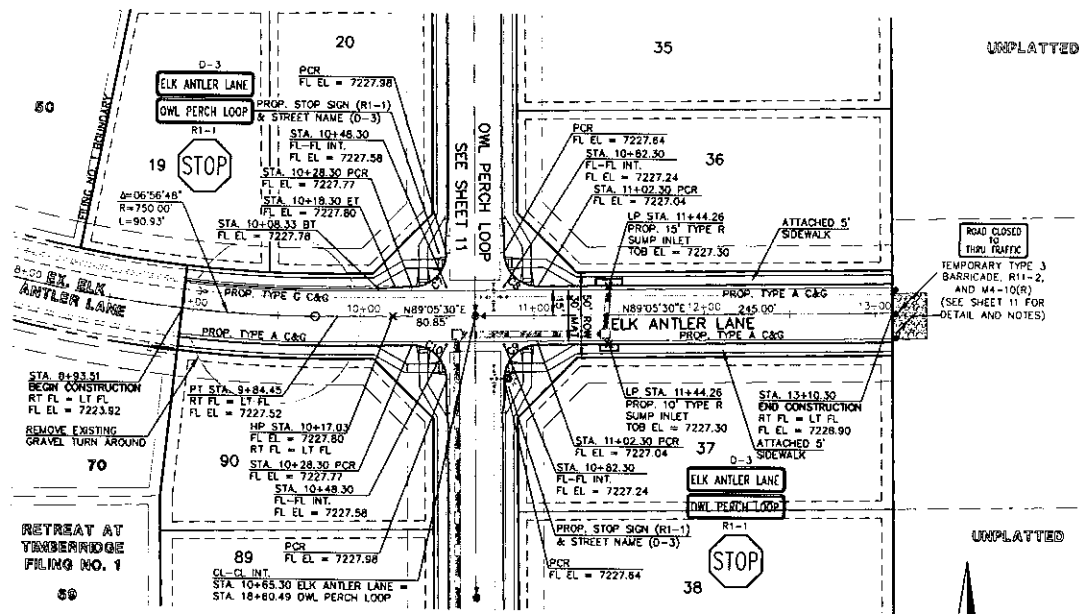
DESIGNED BY	PRA	SCALE	DATE
DRAWN BY	PRA	(H) 1" = 50'	SHEET 8 OF 24
CHECKED BY	(V) 1" = 5'	JOB NO.	1185.20

619 N. Cascade Avenue, Suite 200 (719) 785-0790
 Colorado Springs, Colorado 80903 (719) 785-0799(Fax)

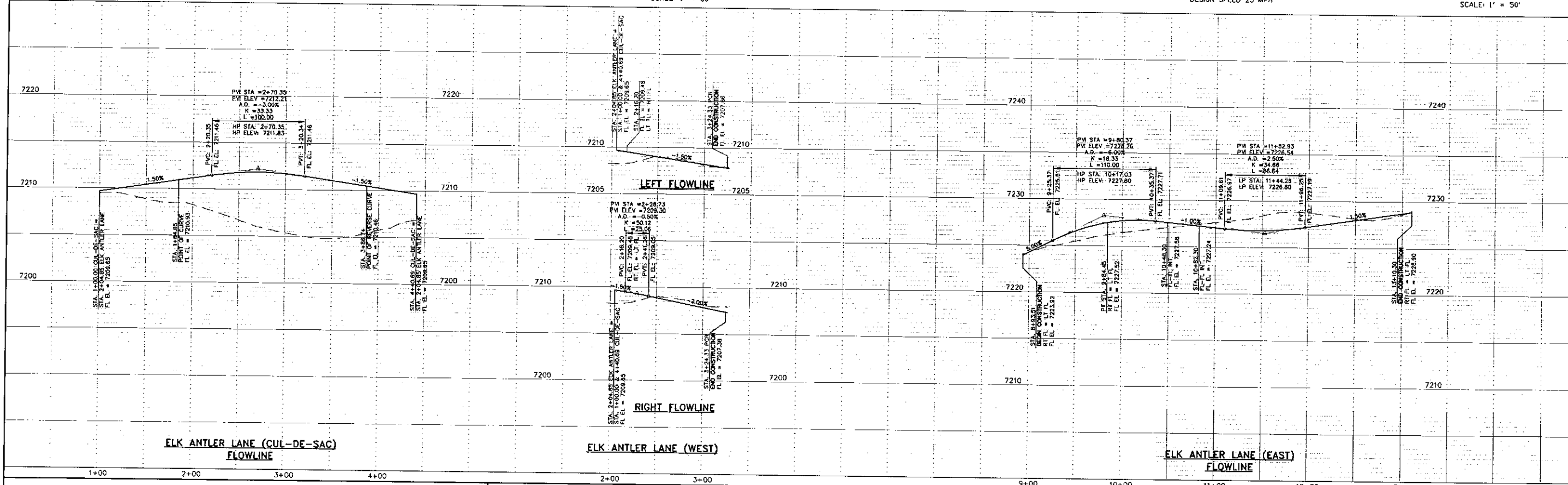


ELK ANTILER LANE (WEST)
 (50' R.O.W. - URBAN LOCAL)
 DESIGN SPEED 25 MPH

CURVE	LENGTH	RADIUS	DELTA
C7	31.42	20.00'	90°00'00"
C8	31.42	20.00'	90°00'00"
C9	31.42	20.00'	90°00'00"
C10	31.42	20.00'	90°00'00"
C14	53.95	43.83'	70°31'44"
C15	201.88	46.17'	250°31'38"



ELK ANTILER LANE (EAST)
 (50' R.O.W. - URBAN LOCAL)
 DESIGN SPEED 25 MPH



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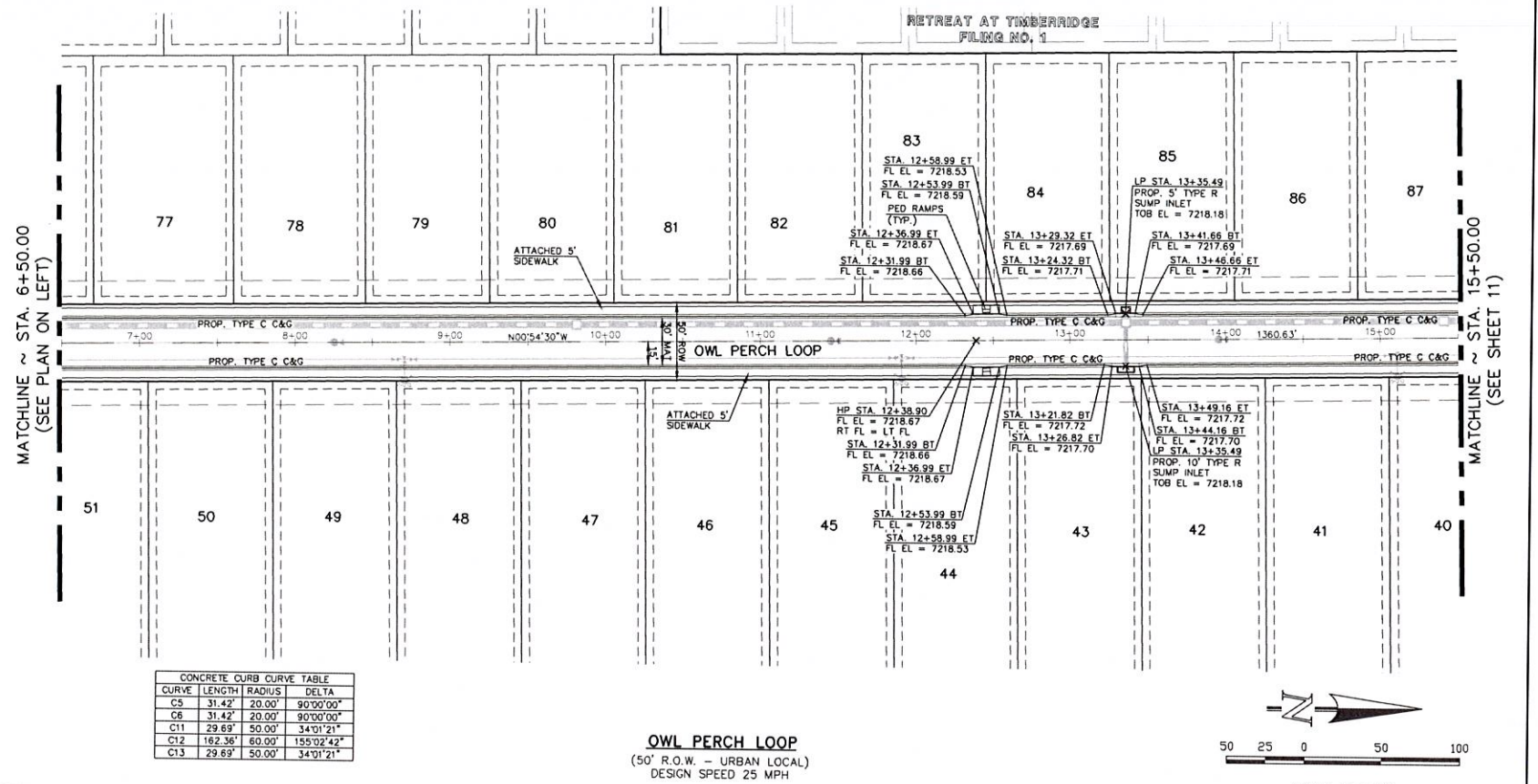
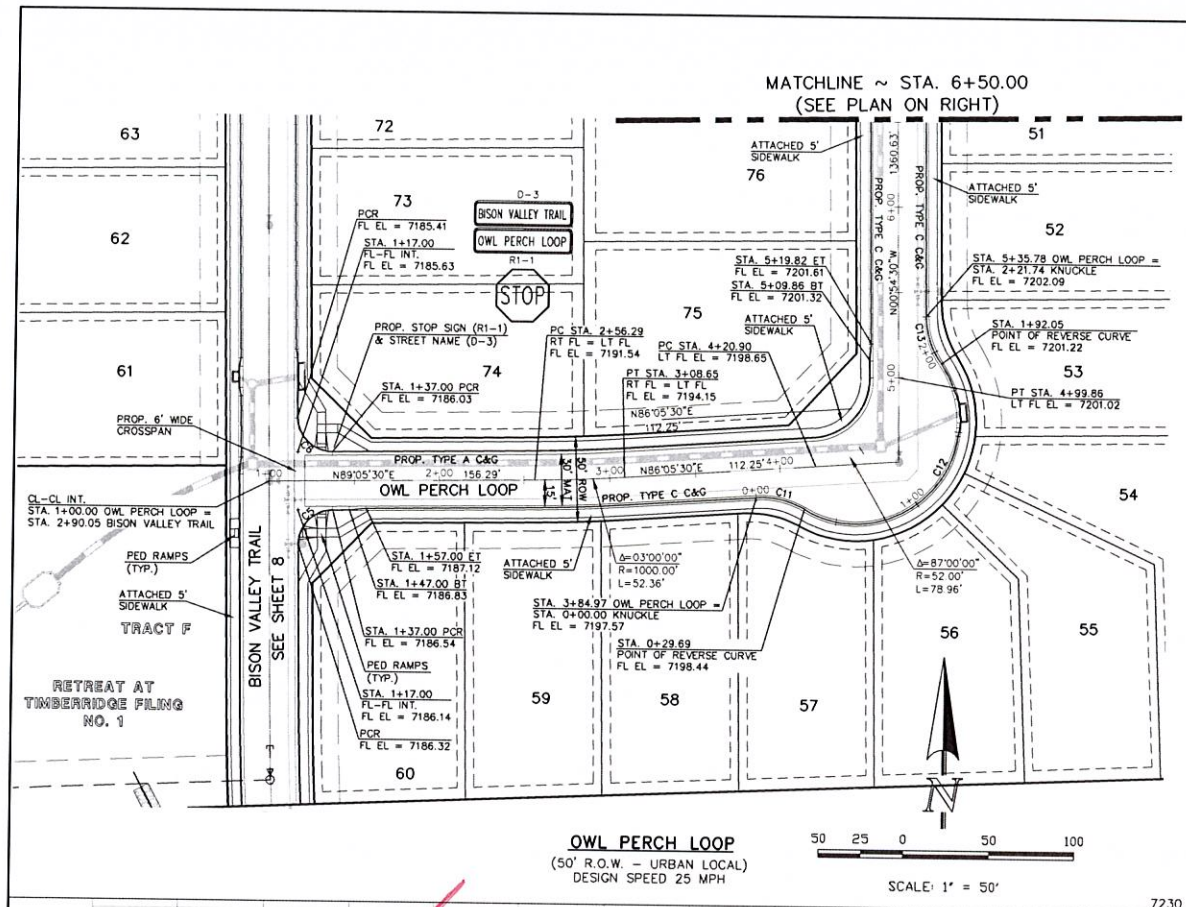
MARC A. WHORSTON, COLORADO P.E. #37152 3A'E



RETRAIT AT TIMBERIDGE FLING NO. 2
 CONSTRUCTION PLANS
 STREET IMPROVEMENT PLANS
 ELK ANTILER LANE

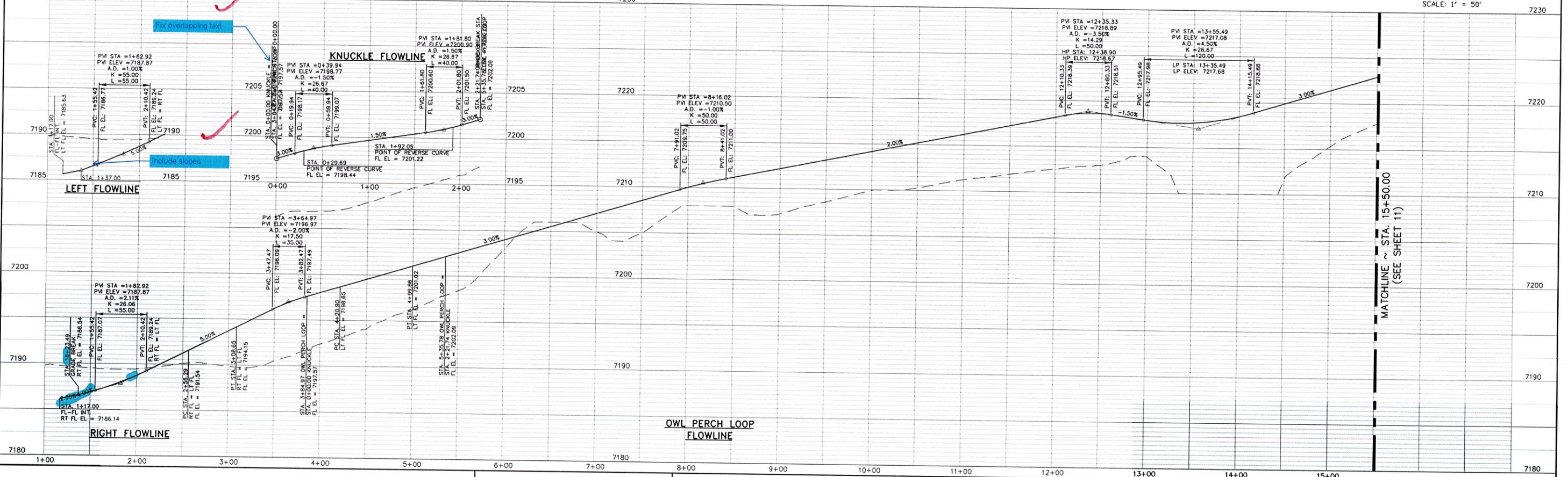
DESIGNED BY	PRA	SCALE	DATE
DRAWN BY	PRA	(+) 1" = 50'	SHEET 9 OF 24
CHECKED BY	(V) 1" = 5'	JOB NO.	1185.20





CONCRETE CURB CURVE TABLE

CURVE	LENGTH	RADIUS	DELTA
C5	31.42'	20.00'	90°00'00"
C6	31.42'	20.00'	90°00'00"
C11	29.69'	50.00'	34°01'21"
C12	162.36'	80.00'	155°02'42"
C13	29.69'	50.00'	34°01'21"



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NO. REVISION

DATE

REVIEW:

PREPARED UNDER MY DIRECT SUPERVISION FOR AND ON BEHALF OF CLASSIC CONSULTING ENGINEERS AND SURVEYORS, LLC

MARC A WHORTON, COLORADO P.E. #37155

DATE

CLASSIC CONSULTING

619 N. Cascade Avenue, Suite 200
Colorado Springs, Colorado 80903

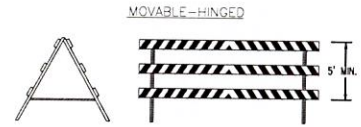
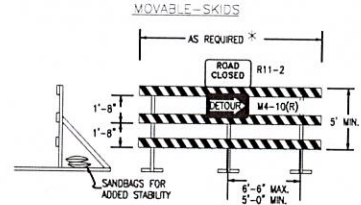
(719)785-0790
(719)785-0799(fax)

RETREAT AT TIMBERIDGE FILING NO. 2
CONSTRUCTION PLANS
STREET IMPROVEMENT PLANS
OWL PERCH LOOP

DESIGNED BY	PRA	SCALE	DATE	02-25-21
DRAWN BY	PRA	(H) 1" = 50'	SHEET	10 OF 24
CHECKED BY	(V) 1" = 5'	JOB NO.	1185.20	

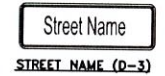
RAIL LENGTH TABLE *

TYPE 3 BARRICADE		LENGTH
F - A	M - A	8' - 14'
F - B	M - B	15' - 24'
F - C	M - C	25' - 35'
F - D	M - D	> 35'



- NOTES
- TYPE 3 BARRICADES HAVE 3 REFLECTORIZED RAIL FACES IF FACING TRAFFIC IN ONE DIRECTION AND 6 IF FACING TRAFFIC IN TWO DIRECTIONS.
 - THE PORTION OF THE POST ABOVE THE GROUND LINE SHALL BE PAINTED IN ACCORDANCE WITH THE APPROPRIATE GENERAL NOTE.
 - DETACHABLE EXTENSION WING RAILS FOR BYPASSING OF CONSTRUCTION EQUIPMENT ARE PERMITTED, WHEN NECESSARY, ON FIXED OR MOVABLE TYPE 3 BARRICADES. THE LENGTH SHALL BE ACCURATE TO CLOSE THE SHOULDER AS REQUIRED.

TYPICAL TYPE 3 BARRICADES

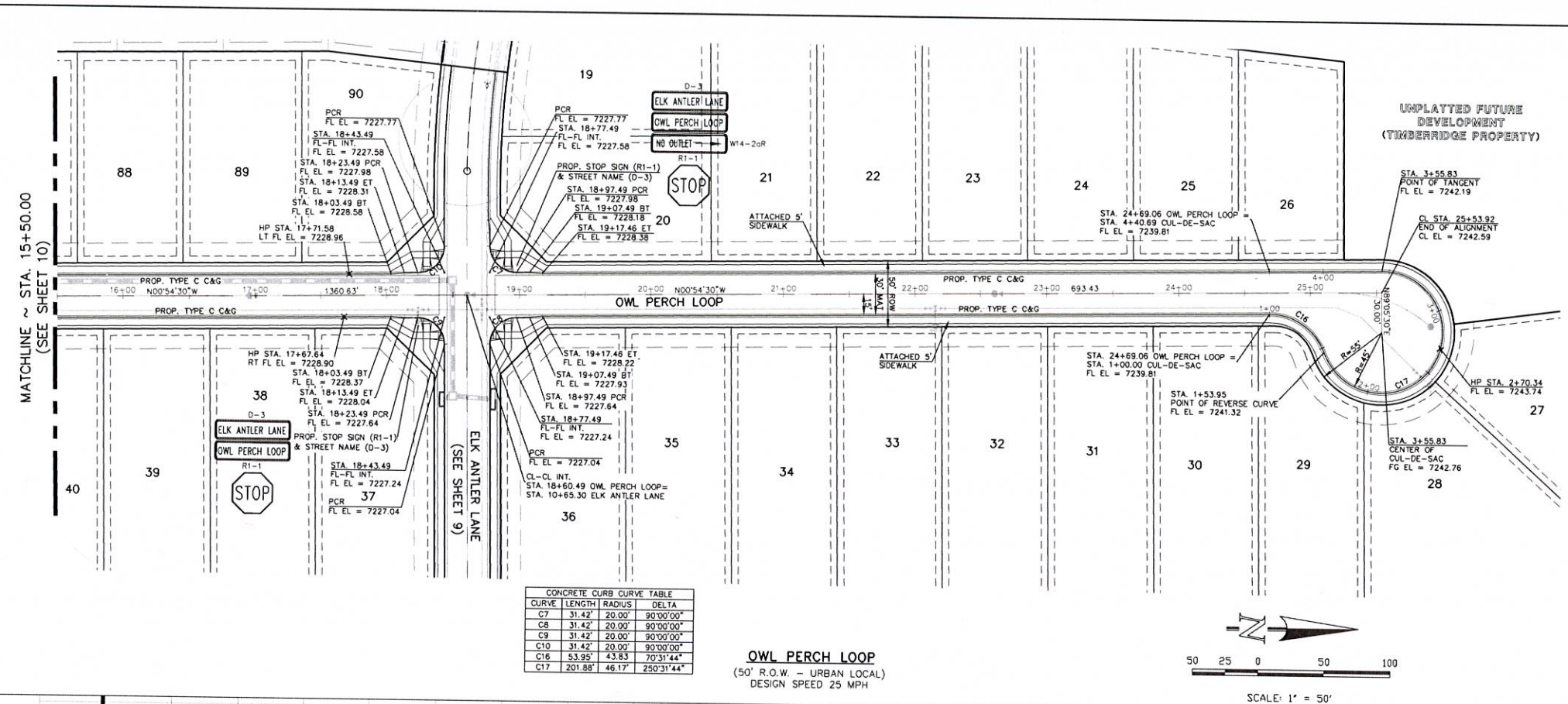


INSTALL R11-50 EMERGENCY AND AUTHORIZED VEHICLES ONLY SIGN



INSTALL OM1-3 OBSTRUCTIONS WITHIN ROADWAY SIGN

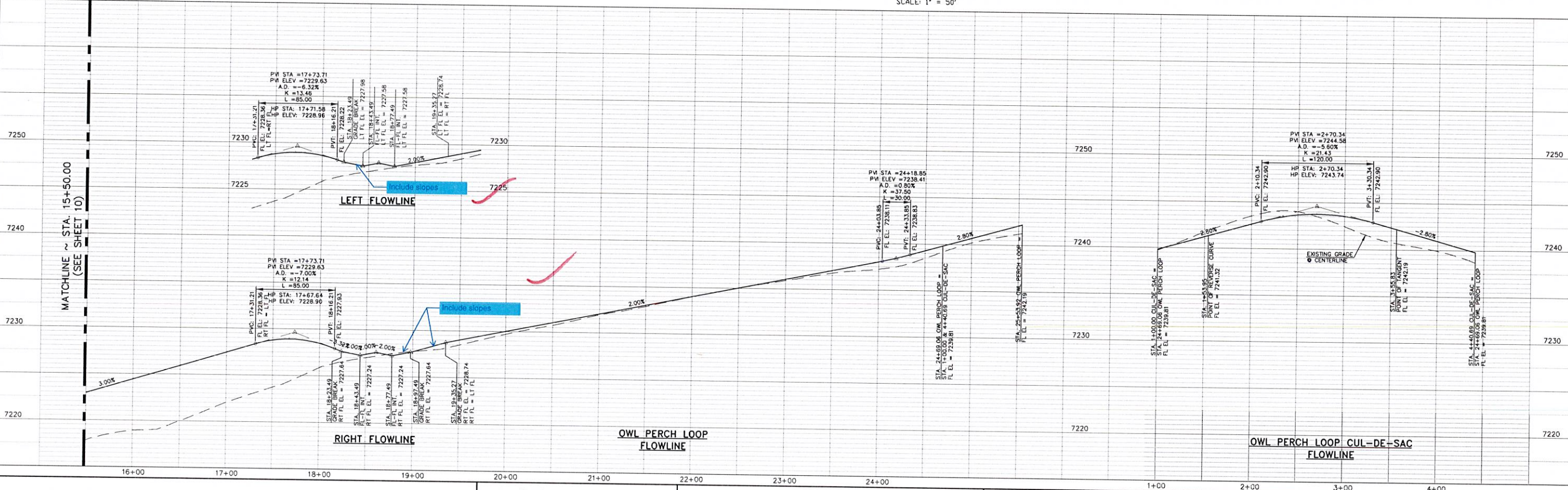
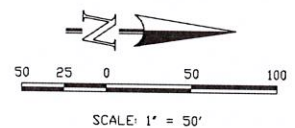
NOTE:
ALL INTERNAL SIGNS SHALL BE 4" FONT LETTER SIZE.
SIGNS AT VOLLMER INTERSECTION SHALL BE 6" FONT LETTER SIZE.



CONCRETE CURB CURVE TABLE

CURVE	LENGTH	RADIUS	DELTA
C7	31.42'	20.00'	90°00'00"
C8	31.42'	20.00'	90°00'00"
C9	31.42'	20.00'	90°00'00"
C10	31.42'	20.00'	90°00'00"
C16	53.95'	43.83'	70°31'44"
C17	201.88'	46.17'	250°31'44"

OWL PERCH LOOP
(50' R.O.W. - URBAN LOCAL)
DESIGN SPEED 25 MPH



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NO.	REVISION	DATE
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REVIEW:

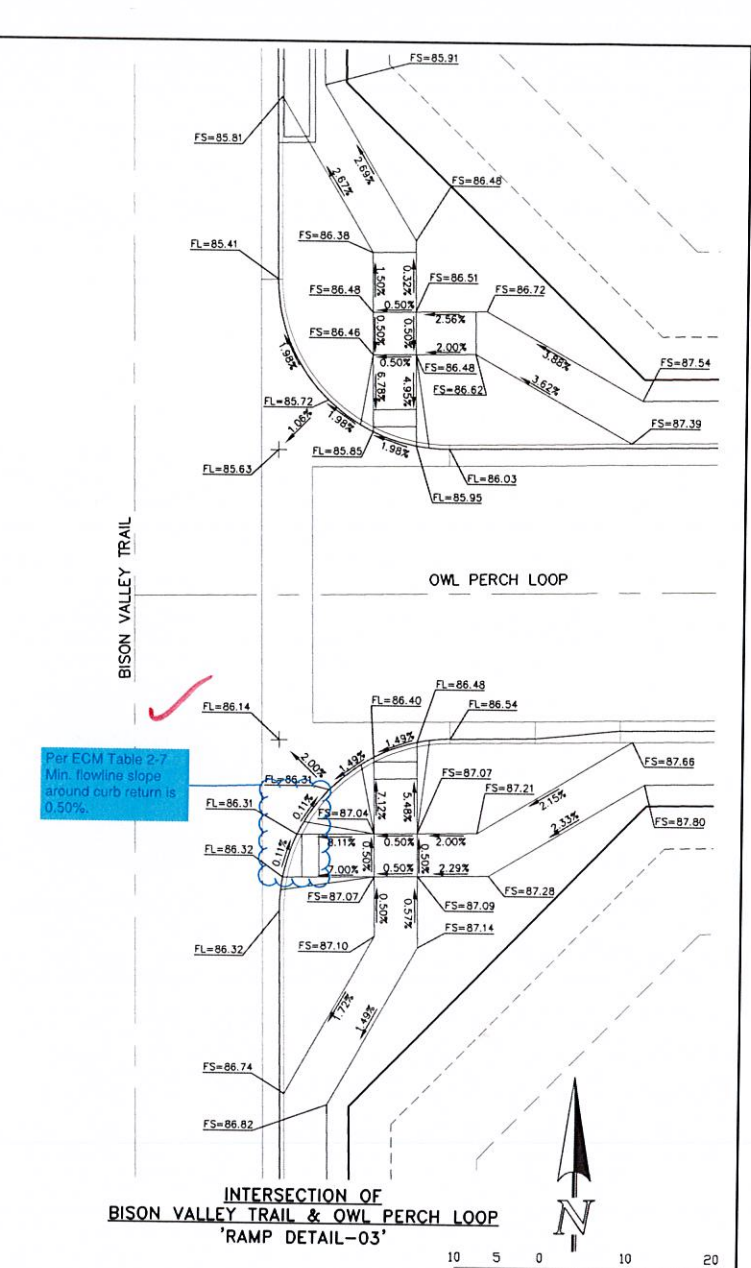
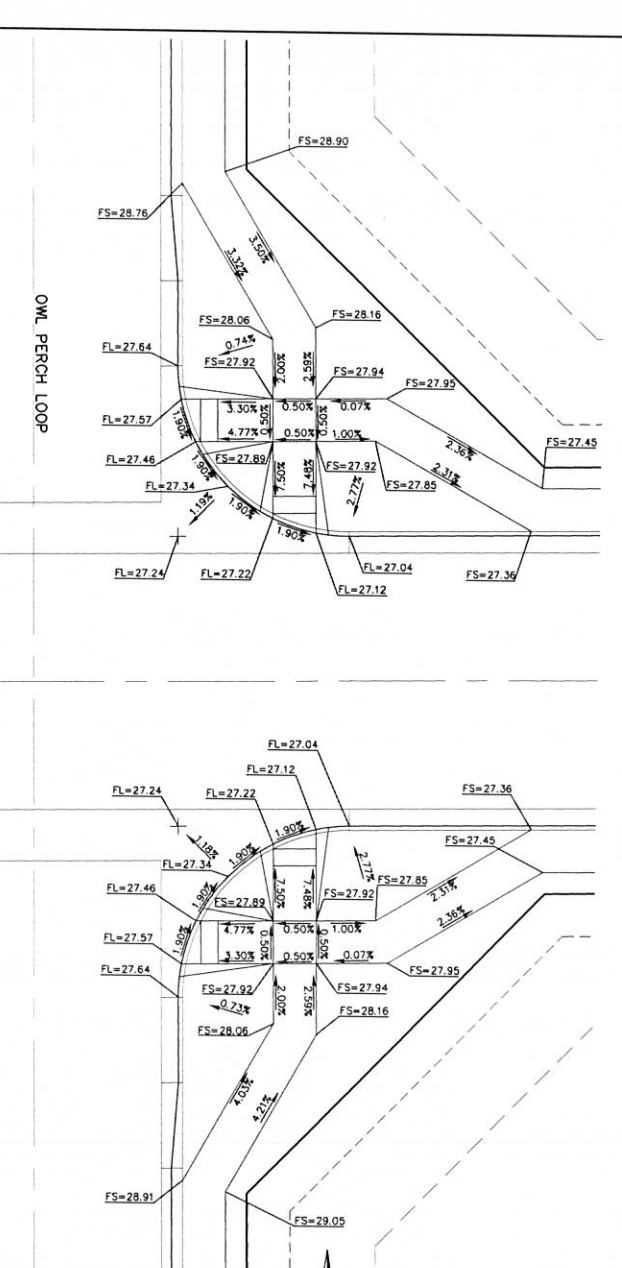
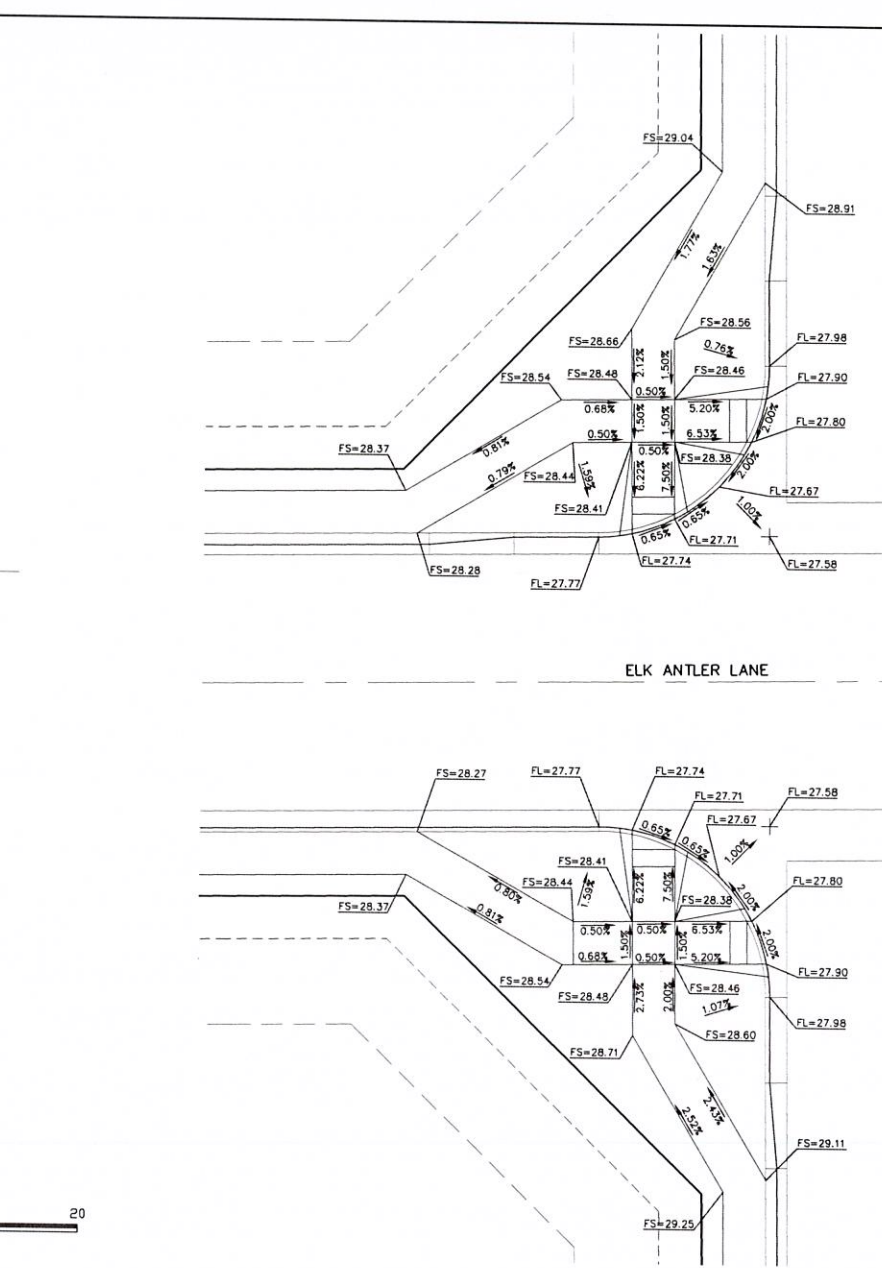
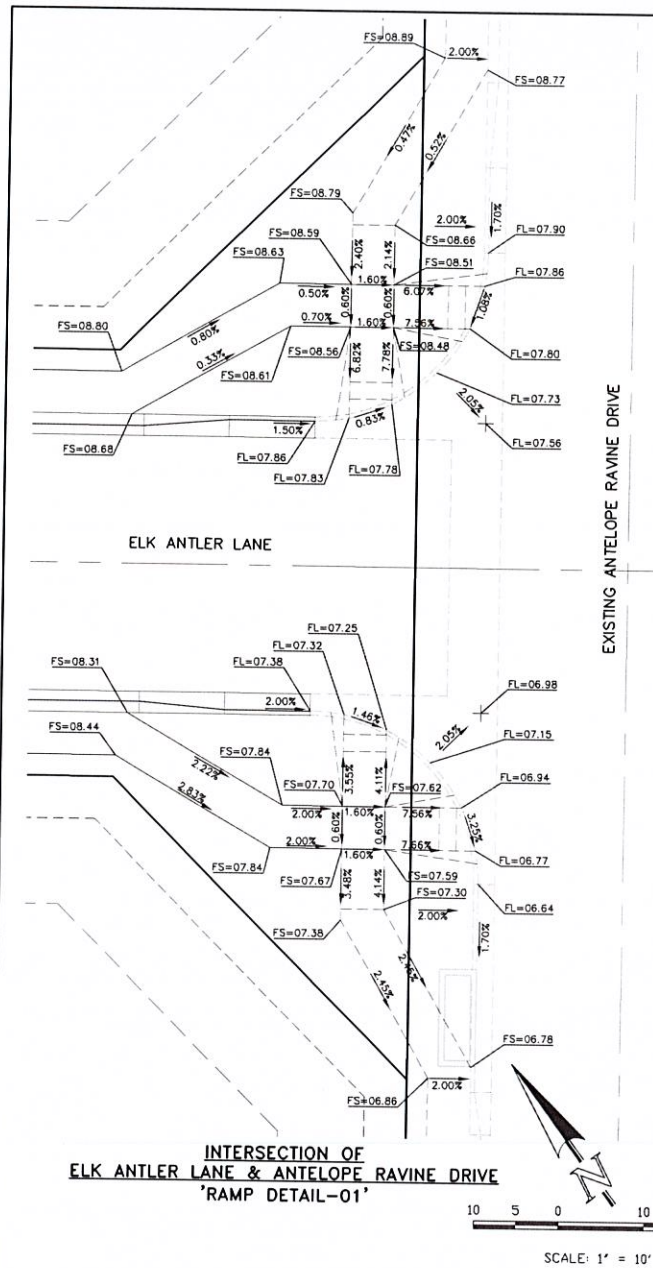
PREPARED UNDER MY DIRECT SUPERVISION FOR AND ON BEHALF OF CLASSIC CONSULTING ENGINEERS AND SURVEYORS, LLC

MARC A. WHORTON, COLORADO P.E. #37155

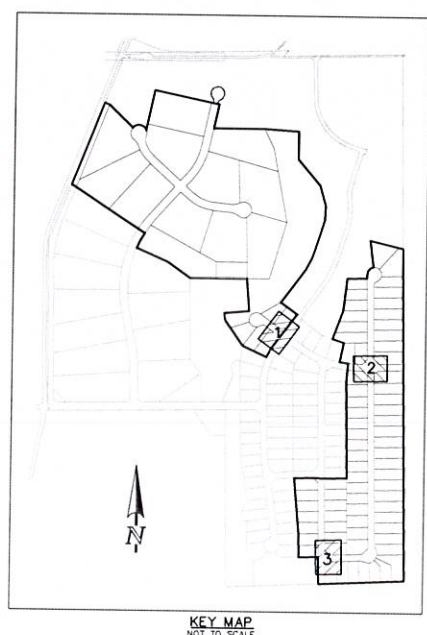


RETREAT AT TIMBERIDGE FILING NO. 2
CONSTRUCTION PLANS
STREET IMPROVEMENT PLANS
OWL PERCH LOOP

DESIGNED BY	PRA	SCALE	DATE	02-25-21
DRAWN BY	PRA	(H) 1" = 50'	SHEET	11 OF 24
CHECKED BY	(V) 1" = 5'	JOB NO.	1185.20	



Per FCM Table 2-7
Min. flowline slope
around curb return is
0.50%



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REVIEW:
PREPARED UNDER MY DIRECT SUPERVISION FOR AND ON BEHALF OF
CLASSIC CONSULTING ENGINEERS AND SURVEYORS, LLC

MARC A. WHORTON, COLORADO P.E. #37155 DATE

CLASSIC CONSULTING

619 N. Cascade Avenue, Suite 200 (719)785-0790
Colorado Springs, Colorado 80903 (719)785-0799(Fax)

RETREAT AT TIMBERRIDGE FILING NO. 2 CONSTRUCTION PLANS PEDESTRIAN RAMP DETAILS			
DESIGNED BY	PRA	SCALE	DATE
DRAWN BY	PRA	(H) 1" = 10'	SHEET 12 OF 24
CHECKED BY	(V) 1" = N/A	JOB NO.	118520

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PRODUCT OVERVIEW

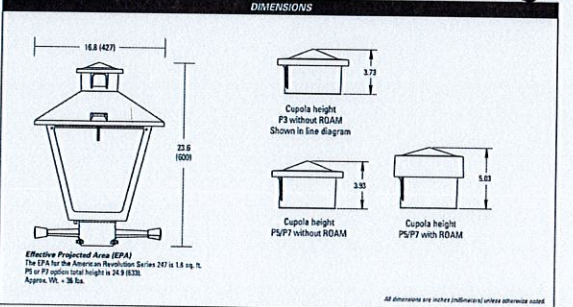


American Revolution LED Series 247L

- Features:**
- Die-cast aluminum housing and hood for long-life performance
 - Die-cast trigger latch (TL) and captive thumb screws option available for easy access to internal components
 - Optical assembly designed for maximum performance, available in Type II, Type III and Type V
 - Hinged hood and captive thumb screws provision afford quick, easy access to electrical and optical area for servicing
 - Splitter with three set screws allows secure installation to pole sizes 2-3/8" or 3" O.D.
 - Surge protection device (standard) exceeds ANSI C82.41 Category C1 criteria (surge tested at 10kV/50A)
 - Complies with ANSI, C136.2, C136.10, C136.15
 - CSA Listed and suitable for up to 30°C ambient
 - Rated L90, L70, L50 life greater than 100,000 hours at 25°C
 - Replaces up to 150W HPS light source incumbent models
 - LED electronic 0V-10V dimmable driver
 - LED electronic Consorium® (DLC) qualified product. Not all versions of this product may be DLC qualified. Please check the DLC Qualified Products List at www.designlights.com/DLC to confirm which versions are qualified.

- Applications:**
- Streetscapes
 - Walkways
 - Pathways
 - Parts

MVEA Spec # 247L 10LEDE10 MVOLT 4K R5 AY PCLL



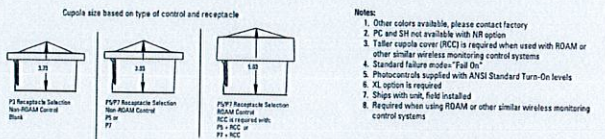
American Revolution LED Series 247L

ORDERING INFORMATION

Example: 247L 20LEDE70 MVOLT 4K R3 AY

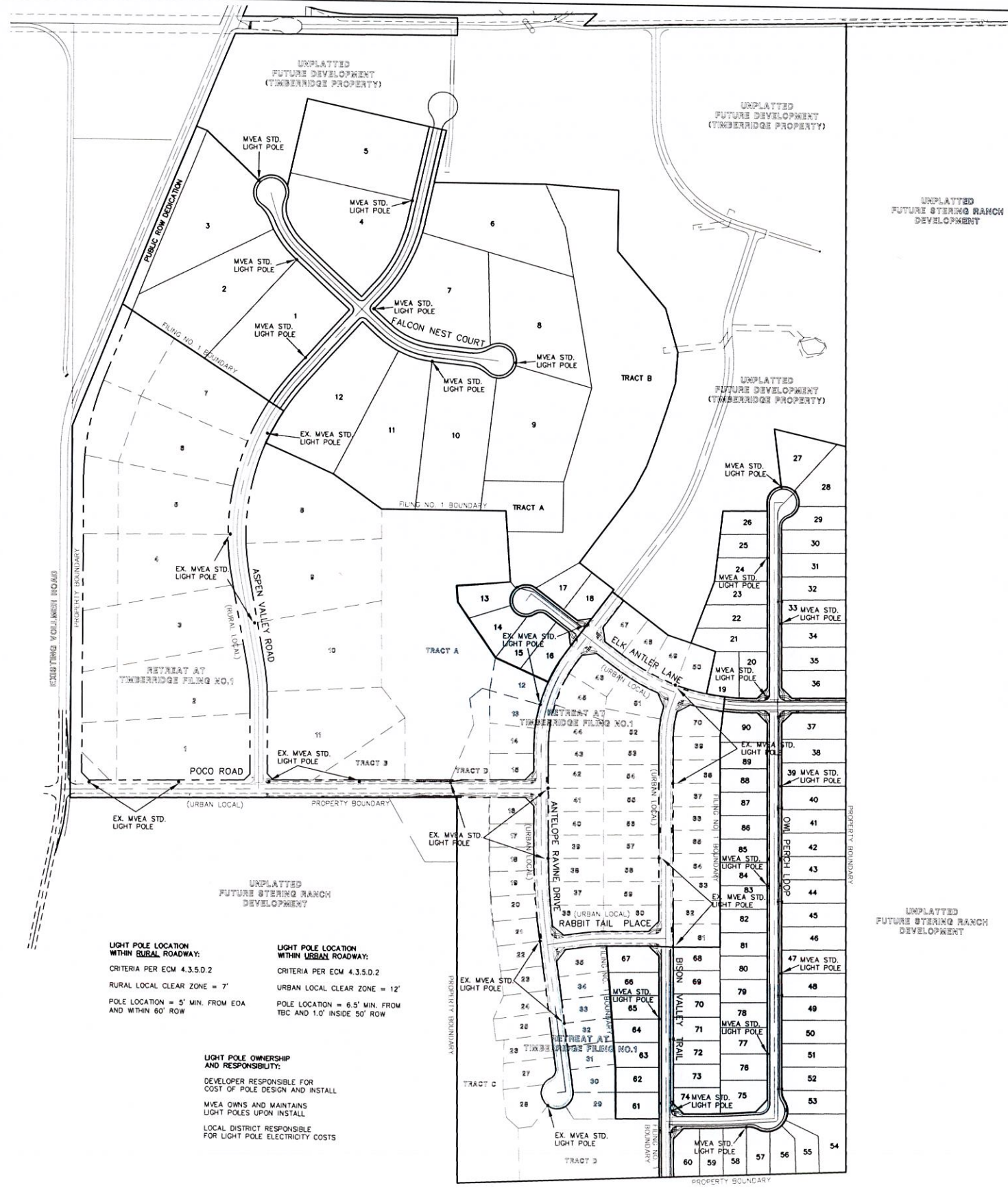
Series	Performance Package	Voltage	Color Temperature (CCT)
247L American Revolution LED	20LEDE19 20 Chips, 1050 mA Driver, 72 input watts 20LEDE70 20 Chips, 700 mA Driver, 45 input watts 10LEDE19 10 Chips, 1050 mA Driver, 36 input watts 10LEDE70 10 Chips, 700 mA Driver, 25 input watts 10LEDE33 18 Chips, 525 mA Driver, 18 input watts 10LEDE35 18 Chips, 500 mA Driver, 13 input watts	MVOLT Mv-wk, 120-277V 347 347V 400 400V	2K 2000K 3K 4000K 5K 5000K

Distribution	Options	Options	Accessories
R2 Type II R3 Type III R5 Type V	AT Acrylic PT Polycarbonate	Case: Black (standard) GR Grey DB Dark Bronze WB White BR Bronze Photocontrol (Optional) 3 pin NEMA Photocell Receptacle (standard) R5 No Photocell Receptacle 5 pin NEMA Photocell Receptacle (diminable driver included) P1 7 pin NEMA Photocell Receptacle (diminable driver included) PCLL 10 Solid State Long Life Photocell PCLL 10 Not CSA Listed Solid State Long Life Photocell (120-277V)	Miscellaneous SS Stainless steel hardware NL NEMA Label HL Hot CSA Listed TL Tool-less Entry LDR Ladder Rest SC Shorting Cap SNP Not CSA Listed Shorting Cap HSD House Side Shield Black HSDW House Side Shield White CR Enhanced Corrosion Resistant Finish ROAM ROAM Dimming Node Capola Cover



AEL American Electric Lighting
AEL Headquarters: 323 Columbia Blvd., Greenville, OH 45202
www.americanelectriclighting.com
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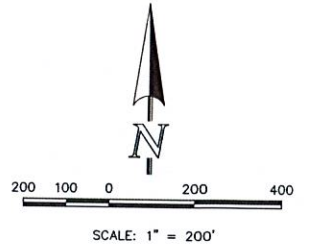
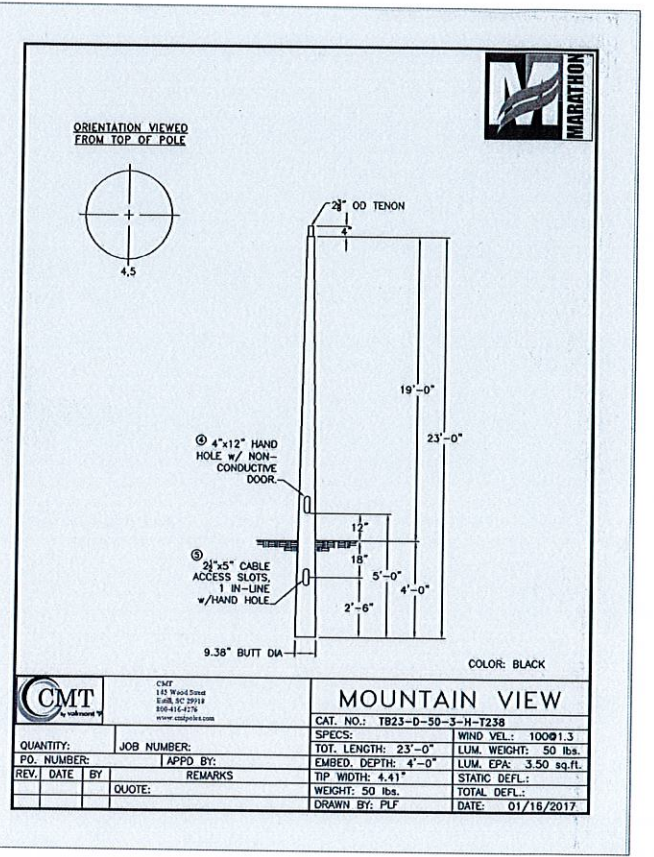
Warranty: Five year limited warranty. Complete warranty terms listed at www.americanelectriclighting.com and conditions apply. Actual performance may differ as a result of end user environment and application. All values are design or typical values. Reserved under laboratory conditions at 25°C. Specifications subject to change without notice.
Please contact your sales representative for the latest product information.



LIGHT POLE LOCATION WITHIN RURAL ROADWAY:
CRITERIA PER ECM 4.3.5.D.2
RURAL LOCAL CLEAR ZONE = 7'
POLE LOCATION = 5' MIN. FROM EOA AND WITHIN 60' ROW

LIGHT POLE LOCATION WITHIN URBAN ROADWAY:
CRITERIA PER ECM 4.3.5.D.2
URBAN LOCAL CLEAR ZONE = 12'
POLE LOCATION = 6.5' MIN. FROM TBC AND 1.0' INSIDE 50' ROW

LIGHT POLE OWNERSHIP AND RESPONSIBILITY:
DEVELOPER RESPONSIBLE FOR COST OF POLE DESIGN AND INSTALL
MVEA OWNS AND MAINTAINS LIGHT POLES UPON INSTALL
LOCAL DISTRICT RESPONSIBLE FOR LIGHT POLE ELECTRICITY COSTS



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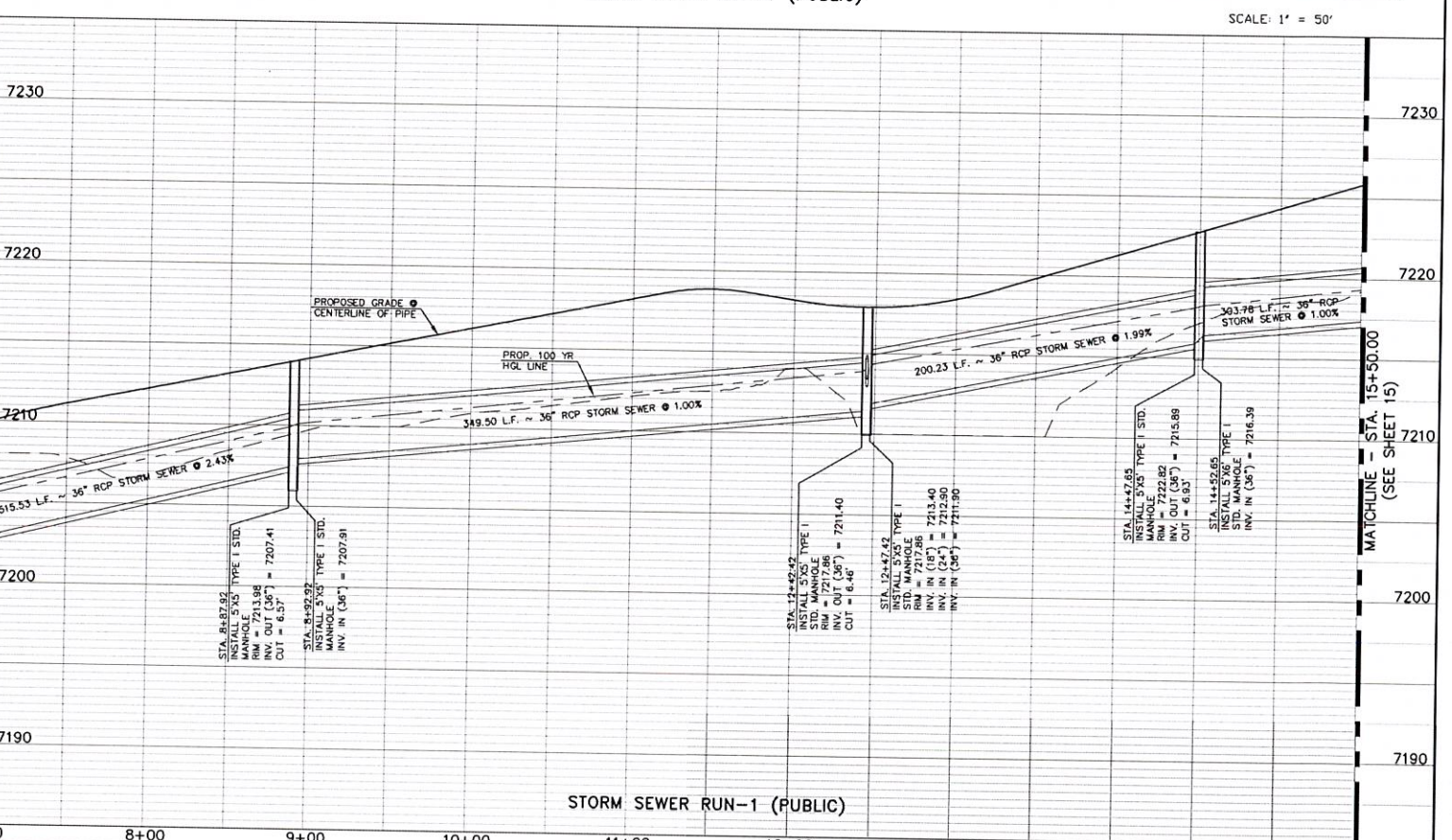
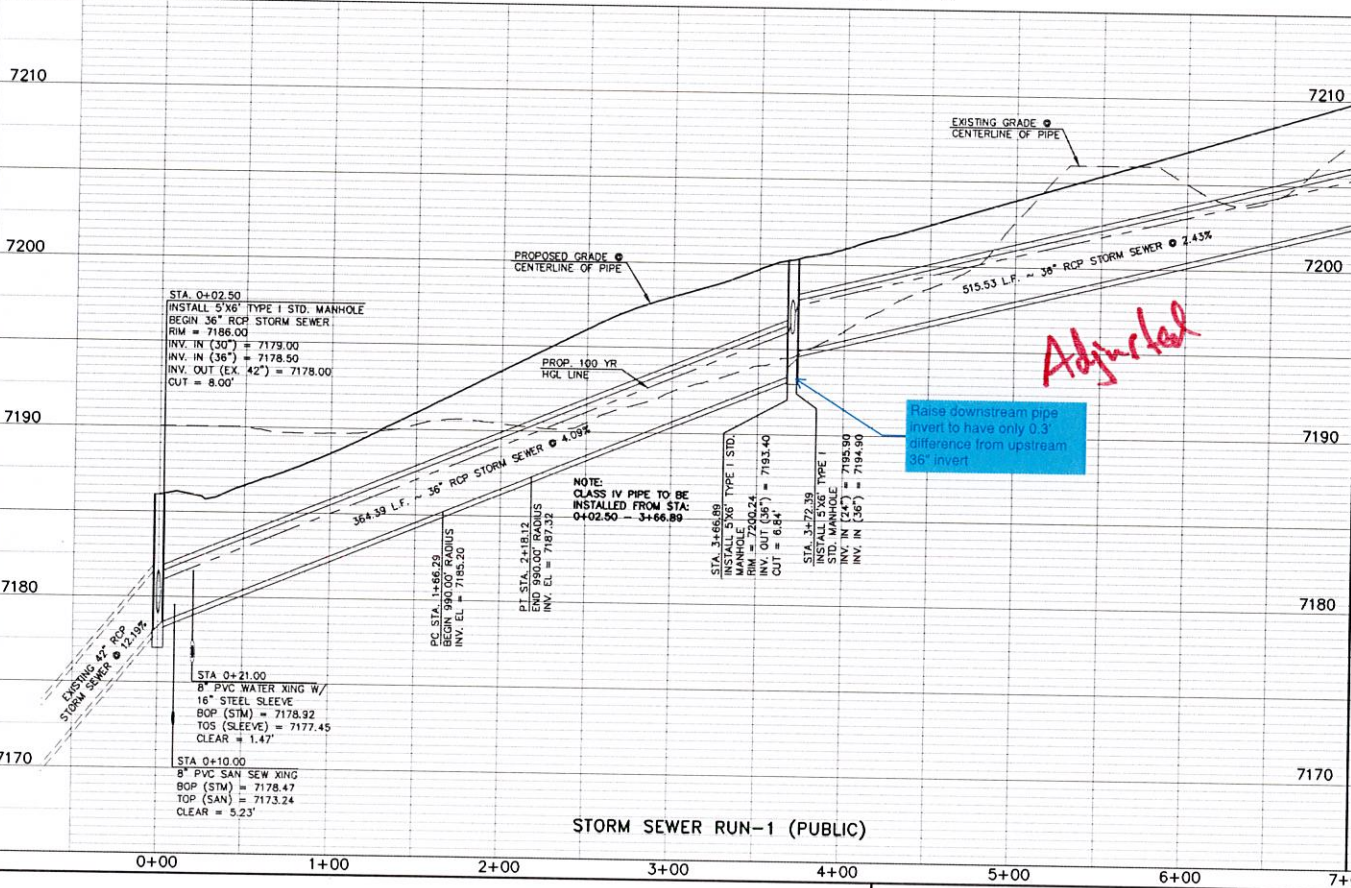
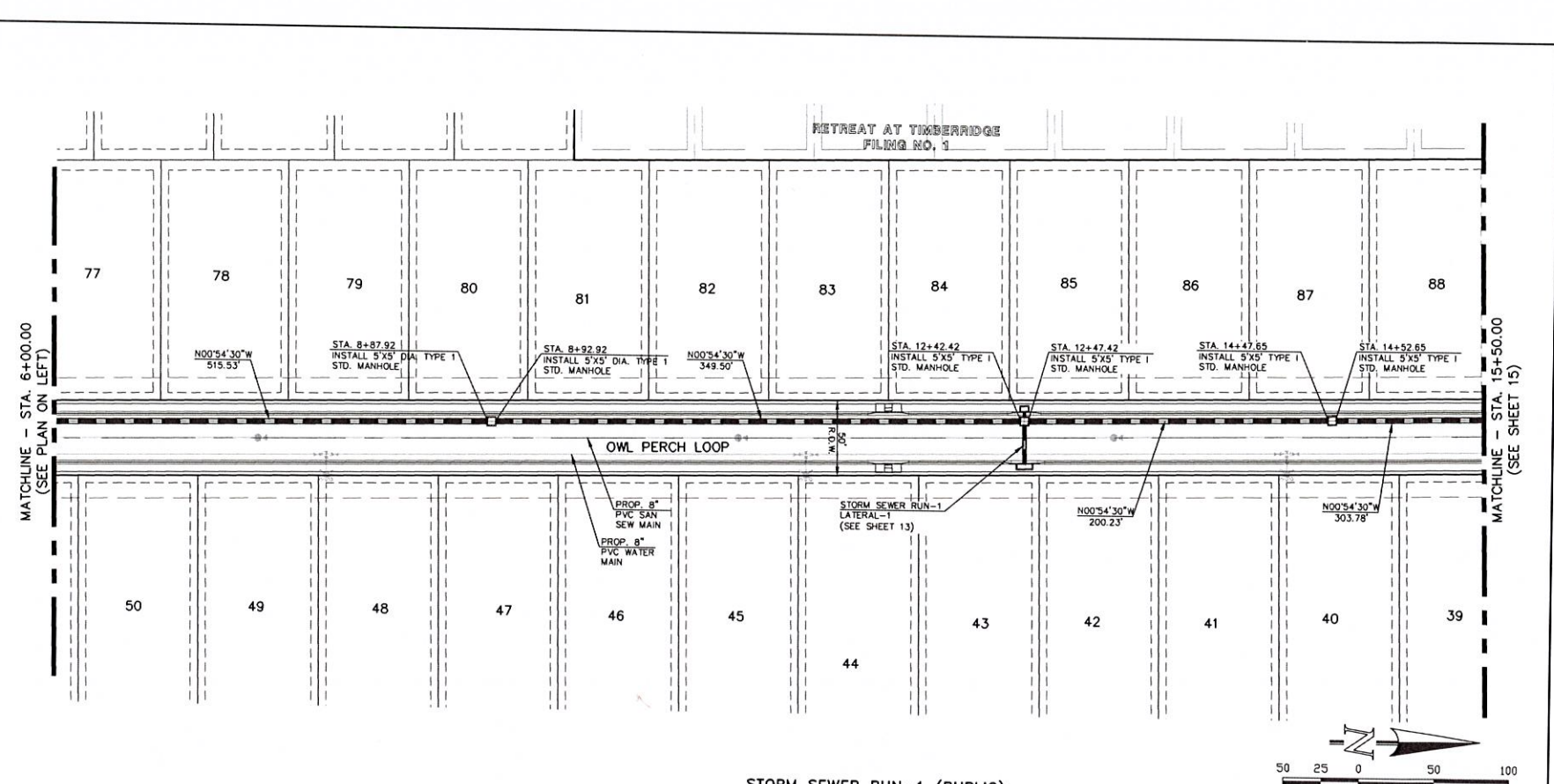
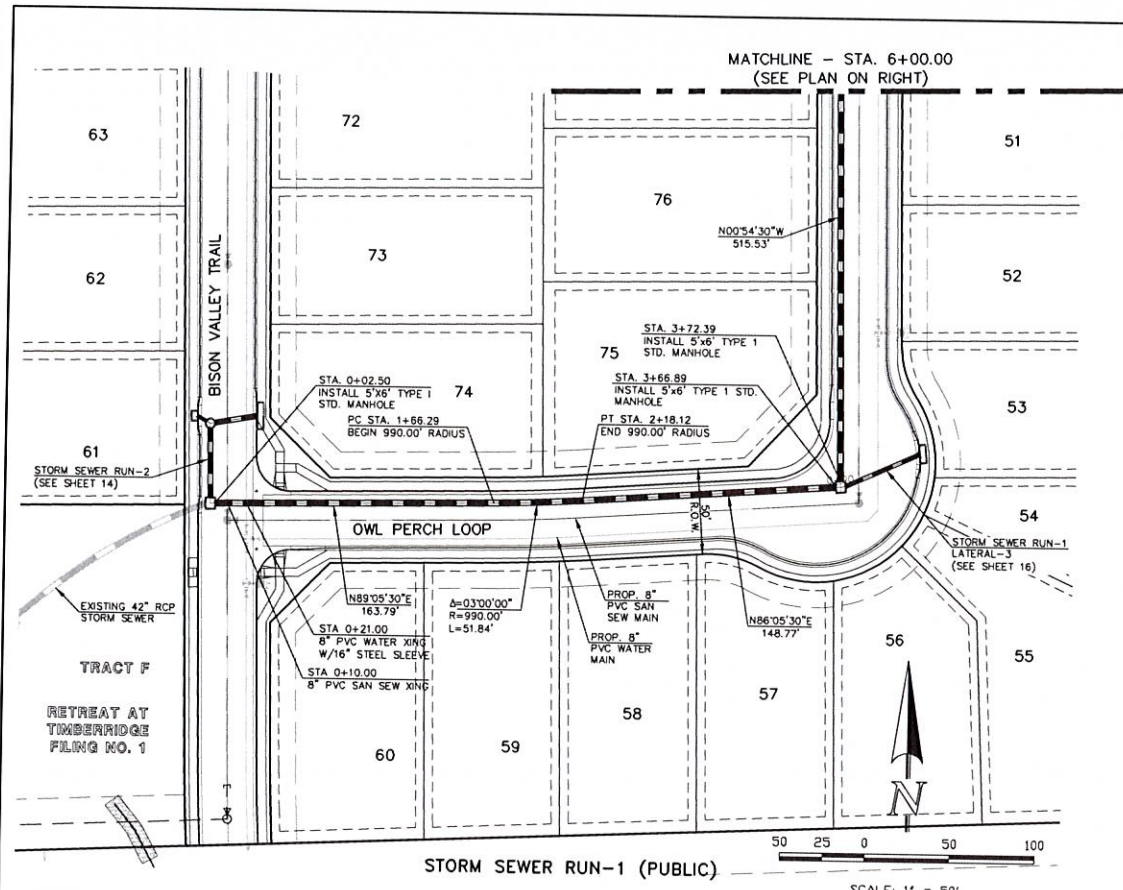
MARC A. WHORTON, COLORADO P.E. #37155 DATE: _____

CLASSIC CONSULTING

619 N. Cascade Avenue, Suite 200 (719)785-0790
Colorado Springs, Colorado 80903 (719)785-0799(Fax)

RETREAT AT TIMBERIDGE FILING NO. 2 CONSTRUCTION PLANS STREET LIGHT POLE LOCATION PLAN

DESIGNED BY:	PRA	SCALE:	DATE:	03-19-21
DRAWN BY:	PRA	(H) 1" = 200'	SHEET:	13 OF 24
CHECKED BY:	(V) 1" = N/A	JOB NO.:	1185.20	



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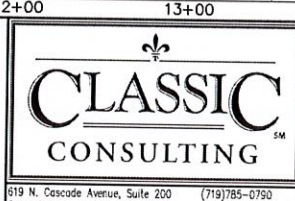
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1	REVISED PER COUNTY COMMENTS	09-10-21

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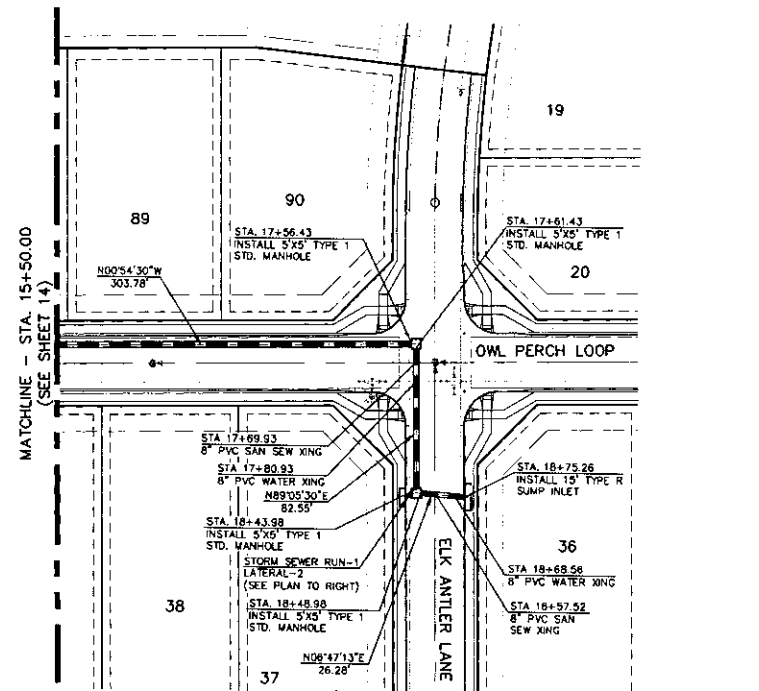
MARC A. WHORTON, COLORADO P.E. #37155 DATE



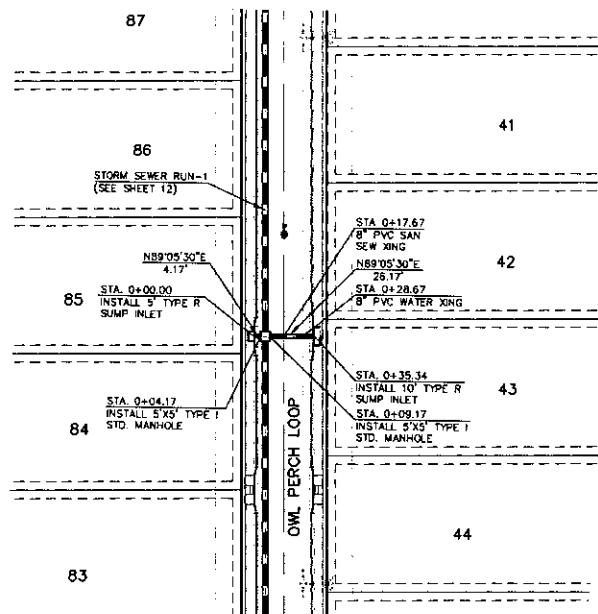
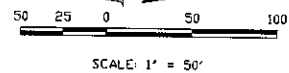
RETREAT AT TIMBERIDGE FILING NO. 2
CONSTRUCTION PLANS
PUBLIC STORM SEWER PLAN

DESIGNED BY	PRA	SCALE	DATE
DRAWN BY	PRA	(H) 1" = 50'	SHEET 14 OF 24
CHECKED BY	(V) 1" = 5'	JOB NO.	1185.20

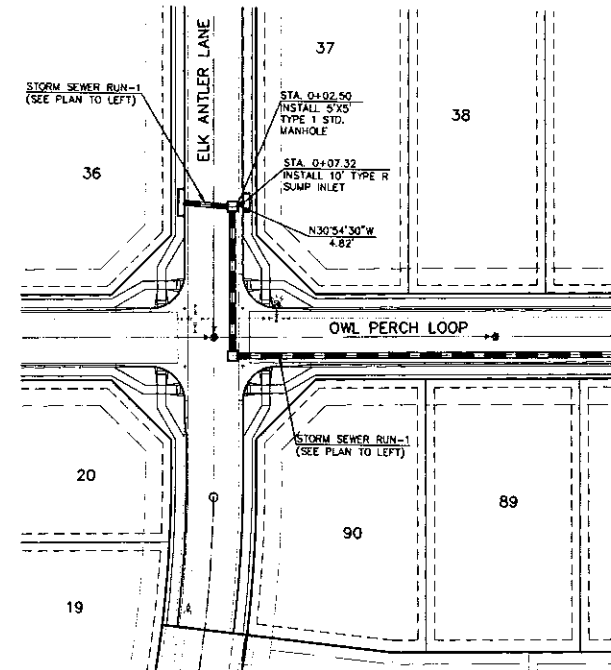
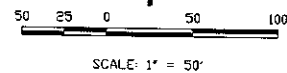
CLASSIC CONSULTING ENGINEERS AND SURVEYORS, LLC



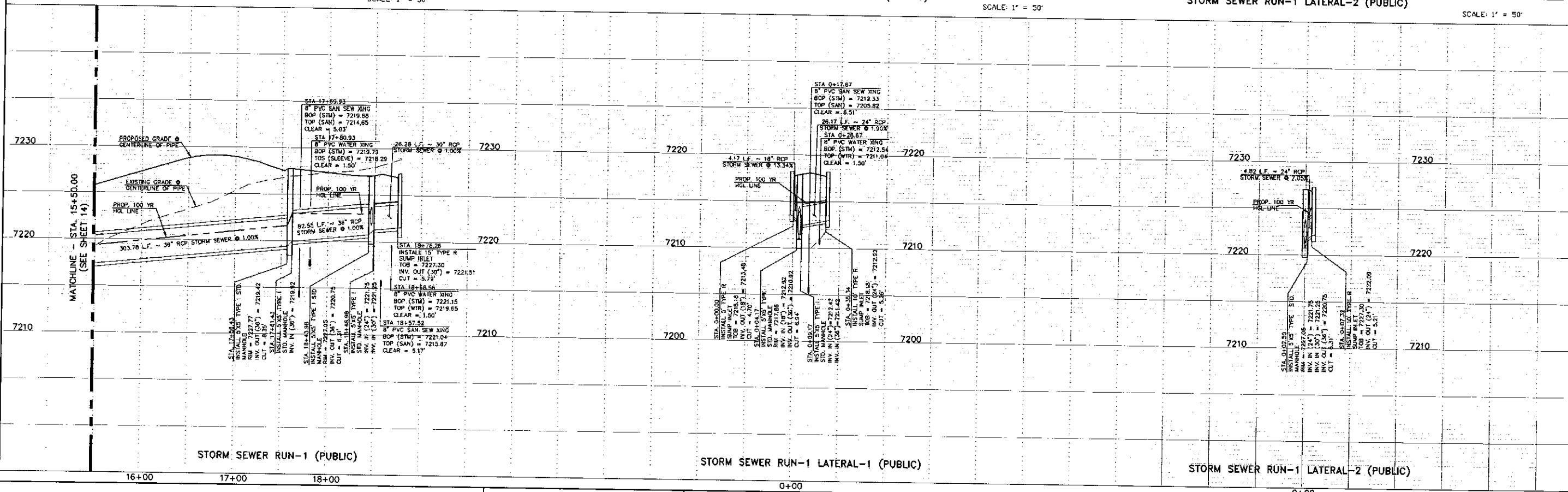
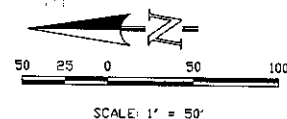
STORM SEWER RUN-1 (PUBLIC)



STORM SEWER RUN-1 LATERAL-1 (PUBLIC)



STORM SEWER RUN-1 LATERAL-2 (PUBLIC)



STORM SEWER RUN-1 (PUBLIC)

STORM SEWER RUN-1 LATERAL-1 (PUBLIC)

STORM SEWER RUN-1 LATERAL-2 (PUBLIC)

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NO.	REVISION	DATE

REVIEW:

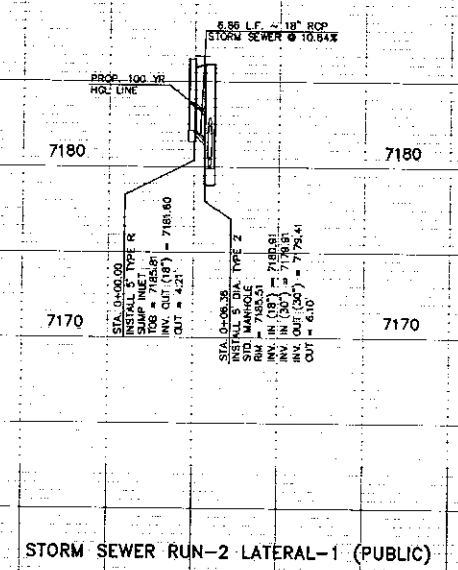
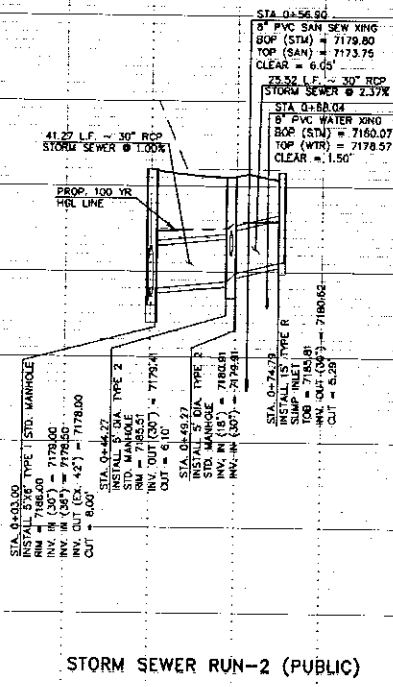
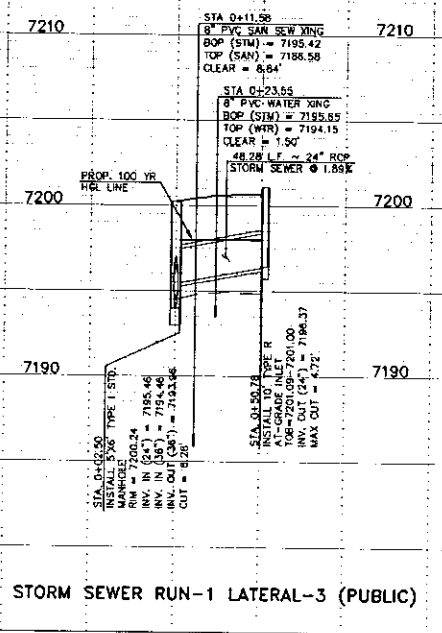
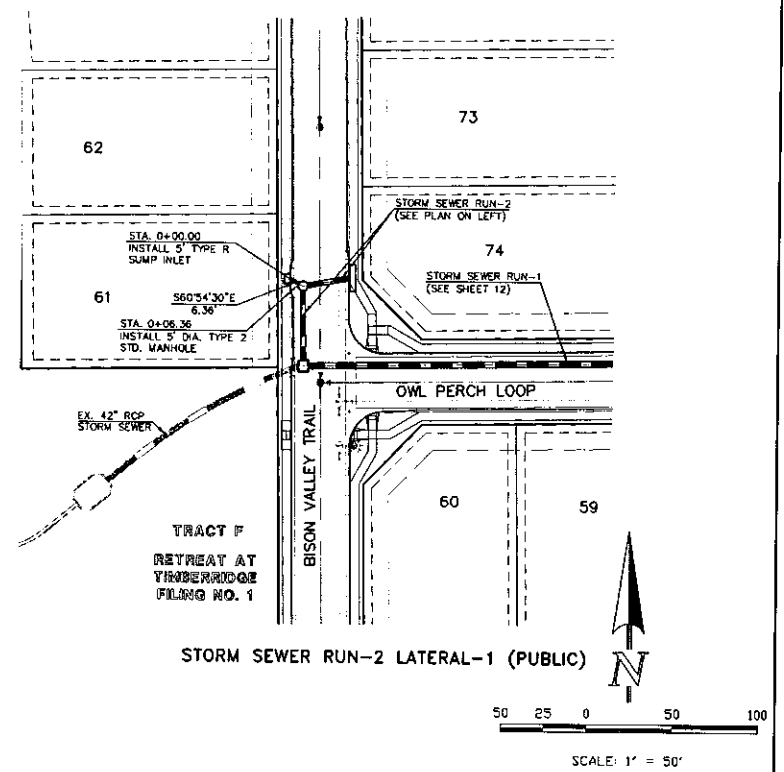
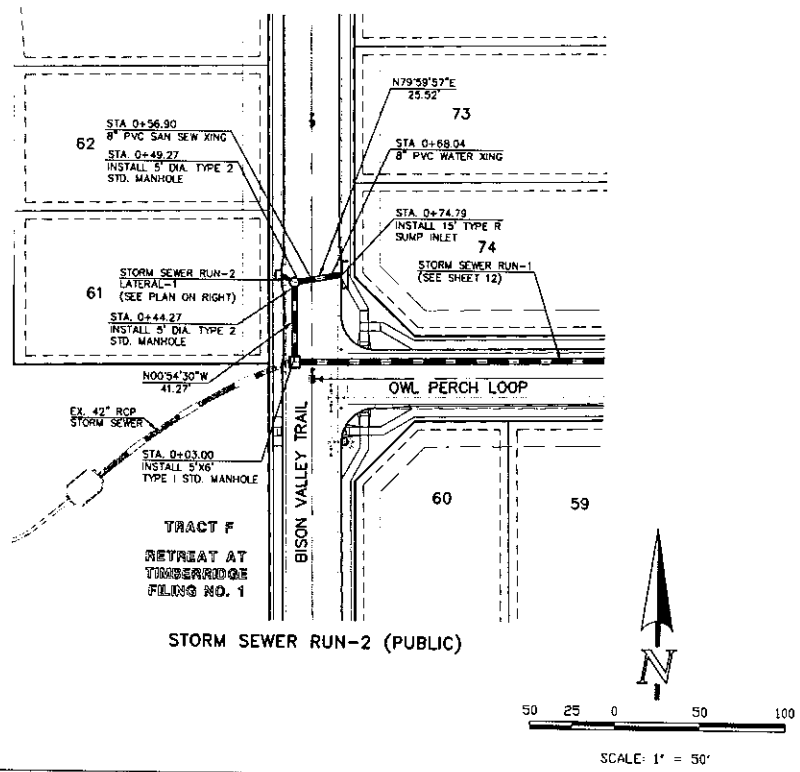
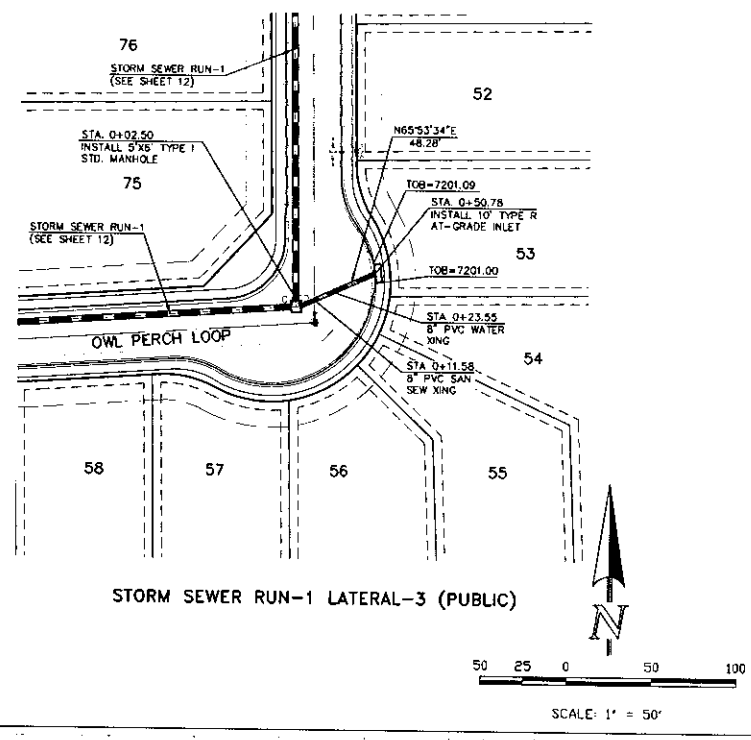
PREPARED UNDER MY DIRECT SUPERVISION FOR AND ON BEHALF OF CLASSIC CONSULTING ENGINEERS AND SURVEYORS, LLC

WARD A. WHORTON, COLORADO P.E. #31955 54YE

CLASSIC CONSULTING

RETREAT AT TIMBERIDGE FILING NO. 2
CONSTRUCTION PLANS
PUBLIC STORM SEWER PLAN

DESIGNED BY	PRA	SCALE	DATE	02-25-21
DRAWN BY	PRA	(+/-) 1" = 50'	SHEET	15 OF 24
CHECKED BY	(v) 1" = 5'	JOB NO.	1185.20	



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NO. REVISION	DATE

REVIEW:
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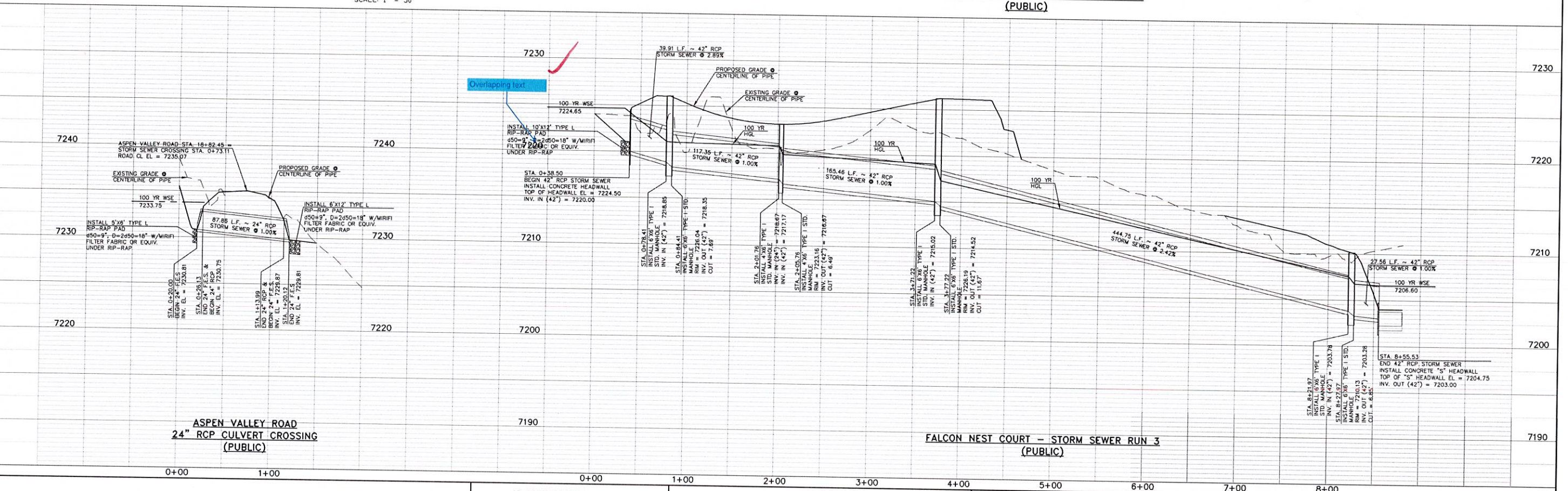
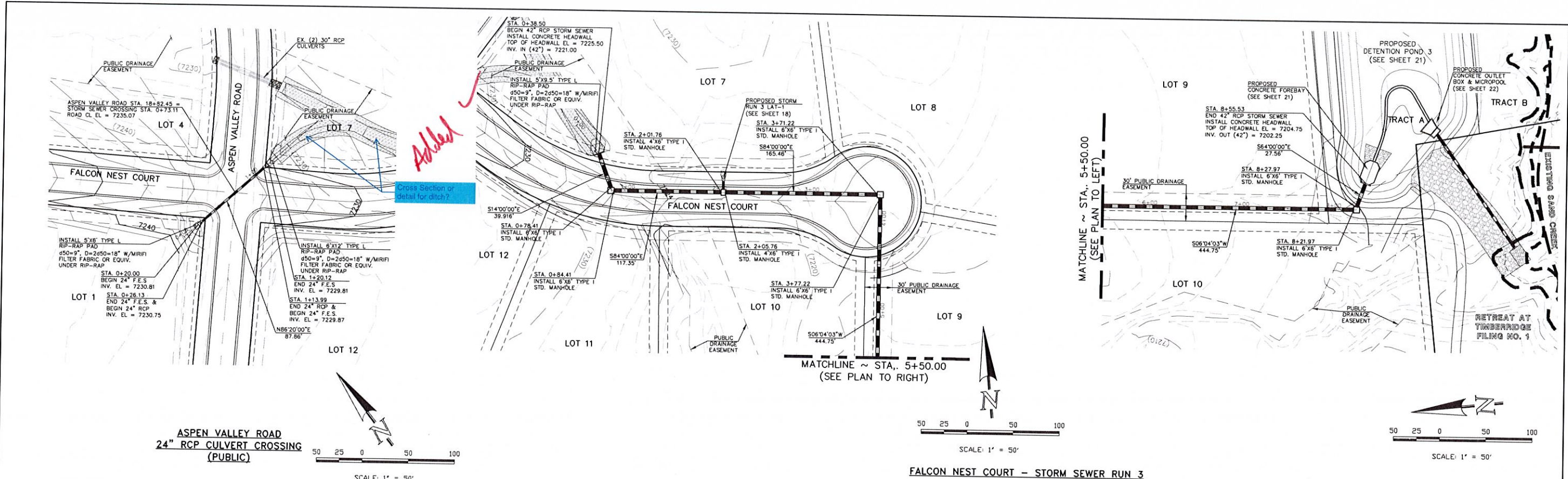
MARC A. WHORSON, COLORADO P.E. #37155 5A/E

CLASSIC CONSULTING

619 N. Cascade Avenue, Suite 200 (719) 785-0790
 Colorado Springs, Colorado 80903 (719) 785-0799(Fax)

RETREAT AT TIMBERRIDGE FILING NO. 2
 CONSTRUCTION PLANS
 PUBLIC STORM SEWER PLAN

DESIGNED BY	PRA	SCALE	DATE	02-25-21
DRAWN BY	PRA	(H) 1" = 50'	SHEET	16 OF 24
CHECKED BY	(V) 1" = 50'	JOB NO.	1185.20	



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NO.	REVISION	DATE
1	ADDED STORM SEWER SYSTEM AND RELOCATED POND 3	09-16-21

REVIEW:

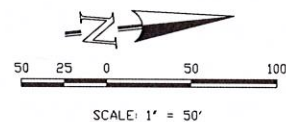
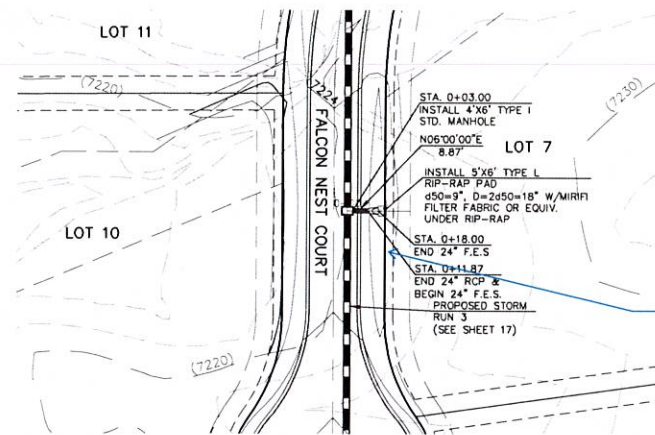
PREPARED UNDER MY DIRECT SUPERVISION FOR AND ON BEHALF OF CLASSIC CONSULTING ENGINEERS AND SURVEYORS, LLC

MARC A. WHORTON, COLORADO P.E. #37155

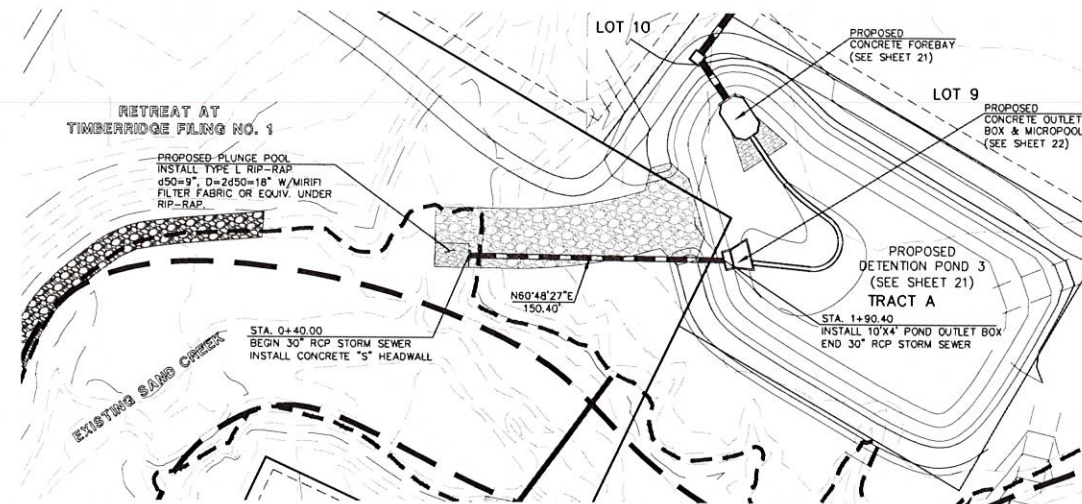


RETREAT AT TIMBERIDGE FILING NO. 2
CONSTRUCTION PLANS
PUBLIC STORM SEWER PLAN

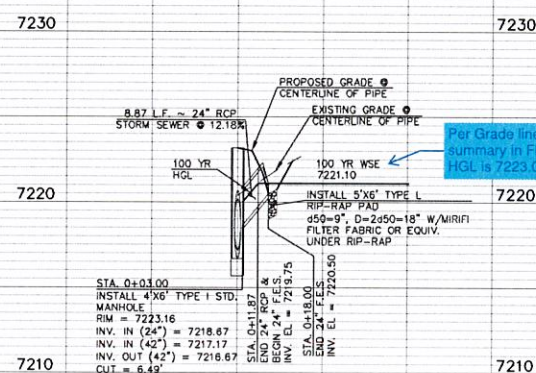
DESIGNED BY	PRA	SCALE	DATE	04-01-21
DRAWN BY	PRA	(H) 1" = 50'	SHEET	17 OF 24
CHECKED BY	(V) 1" = 5'	JOB NO.	1185.20	



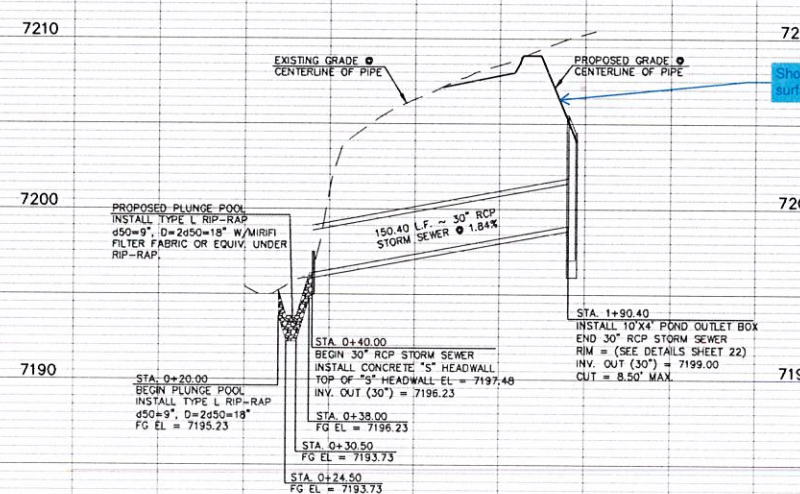
FALCON NEST COURT - STORM SEWER RUN 3 - LATERAL 1
(PUBLIC)



DETENTION POND 3 STORM SEWER OUTFALL
(PUBLIC)



FALCON NEST COURT - STORM SEWER RUN 3 - LATERAL 1
(PUBLIC)



DETENTION POND 3 STORM SEWER OUTFALL
(PUBLIC)

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NO. REVISION	DATE	REVIEW:

PREPARED UNDER MY DIRECT SUPERVISION FOR AND ON BEHALF OF
CLASSIC CONSULTING ENGINEERS AND SURVEYORS, LLC

MARC A. WHORTON, COLORADO P.E. #37155 DATE



RETREAT AT TIMBERRIDGE FILING NO. 2
CONSTRUCTION PLANS
STORM SEWER PLAN

DESIGNED BY	PRA	SCALE	DATE	04-01-21
DRAWN BY	PRA	(H) 1" = 50'	SHEET	18 OF 24
CHECKED BY	(V) 1" = 5'	JOB NO.	1185 20	

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(719) 785-0799 (Fax)

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MATCHLINE - SEE SHEET 20

LOT 9

LOT 10

TRACT A
PROP. POND 3
(SEE SHEETS 21-22)

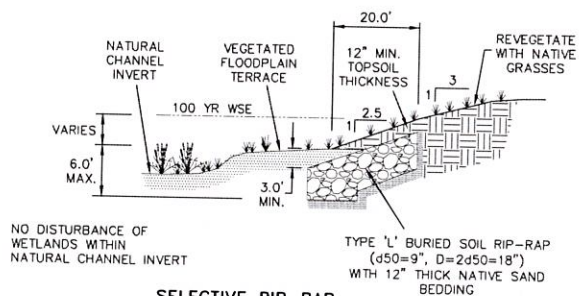
TRACT B

LOT 13

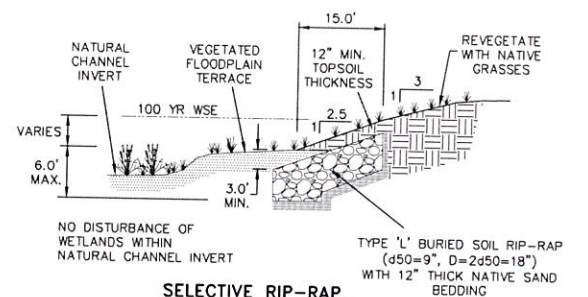
LOT 17

LOT 18

FLOODPLAIN WIDENING & SELECTIVE BANK STABILIZATION



SELECTIVE RIP-RAP BANK STABILIZATION
SECTION A-A
N.T.S.

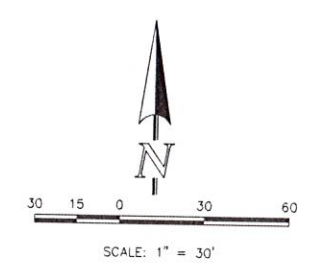


SELECTIVE RIP-RAP BANK STABILIZATION
SECTION B-B
N.T.S.

See FDR comments - is another check structure required?

Add

See Revised



SCALE: 1" = 30'

SEE RETREAT AT TIMBERIDGE FILING NO. 2 GRADING AND EROSION CONTROL PLAN FOR EROSION CONTROL DETAILS.

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NO. REVISION	DATE	REVIEW:

PREPARED UNDER MY DIRECT SUPERVISION FOR AND ON BEHALF OF CLASSIC CONSULTING ENGINEERS AND SURVEYORS, LLC

MARC A. WHORTON, COLORADO P.E. #37155 DATE



RETREAT AT TIMBERIDGE FILING NO. 2
CONSTRUCTION PLANS
CHECK STRUCTURES AND
SELECTIVE BANK STABILIZATION

DESIGNED BY	MAW	SCALE	DATE
DRAWN BY	MAW	(H) 1" = 30'	4-5-21
CHECKED BY	(V) 1" = N/A	SHEET 19 OF 24	
		JOB NO.	1185.20



CLASSIC CONSULTING ENGINEERS AND SURVEYORS, LLC

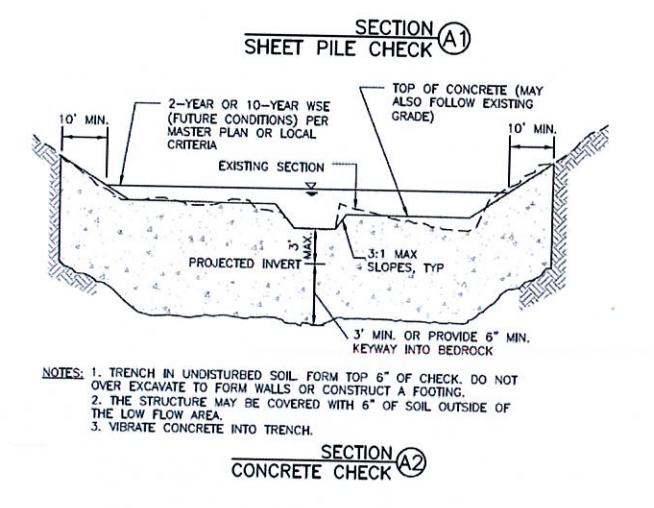
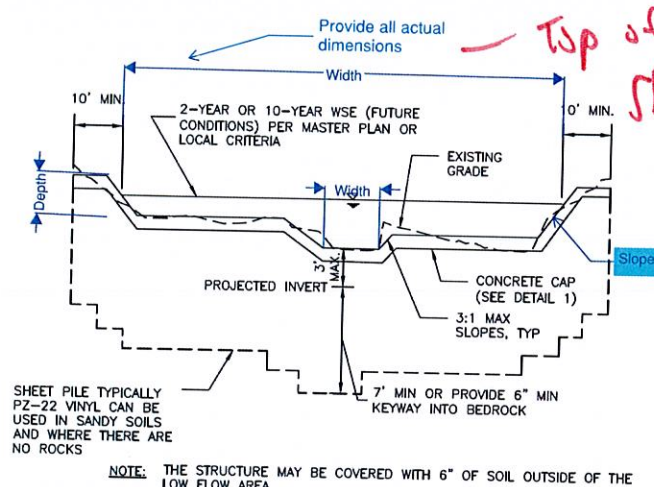
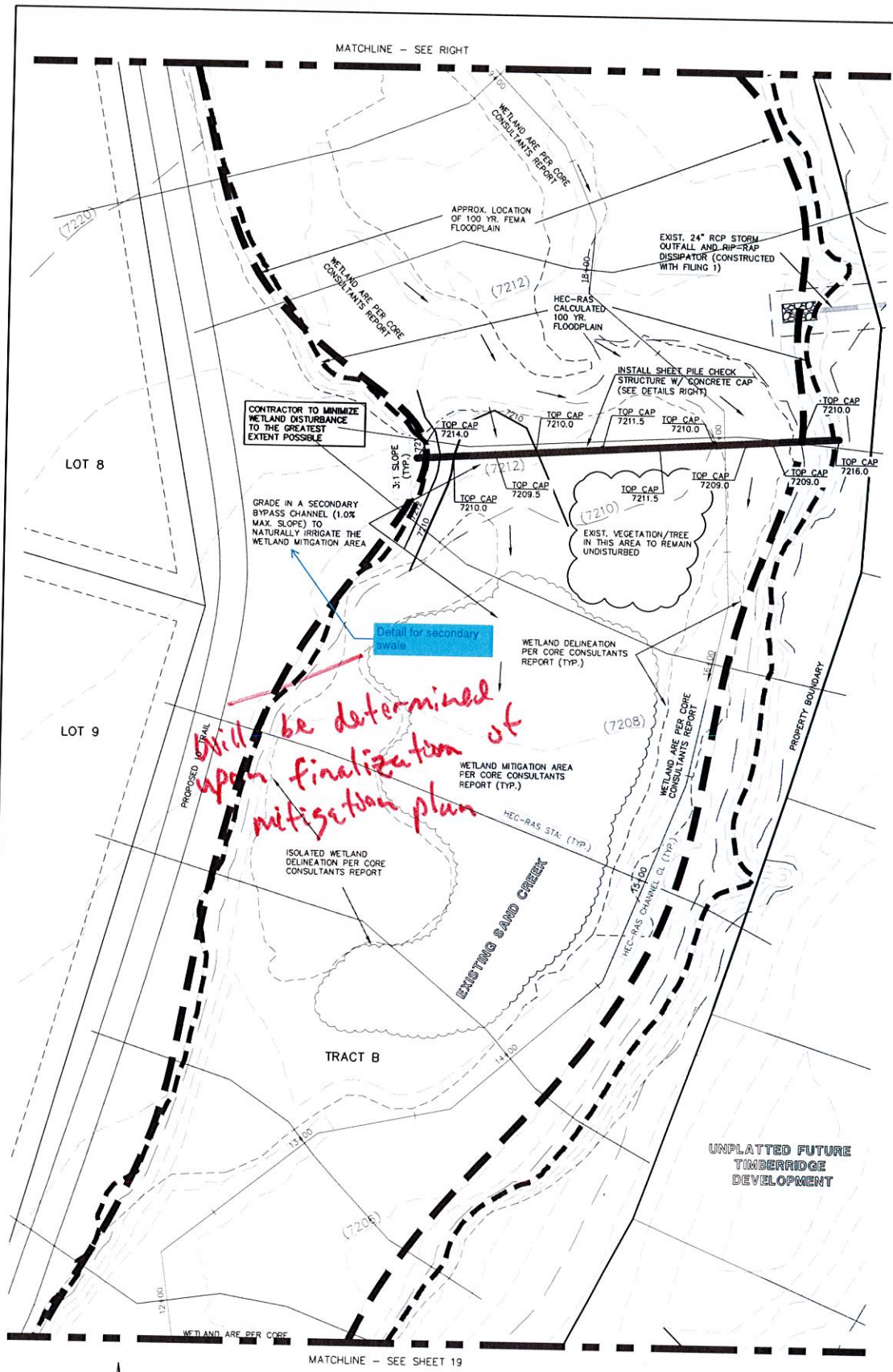


Figure 9-27. Check structure details (Part 2 of 3)

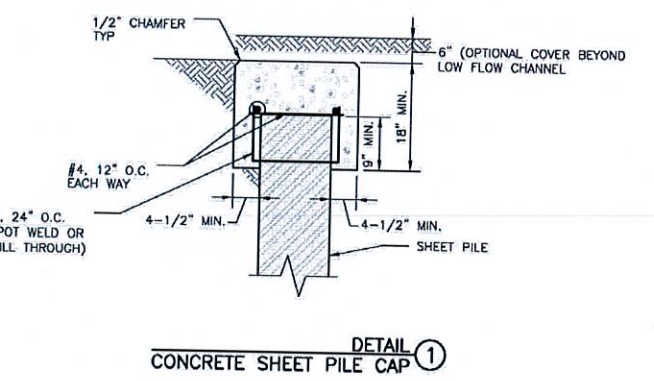
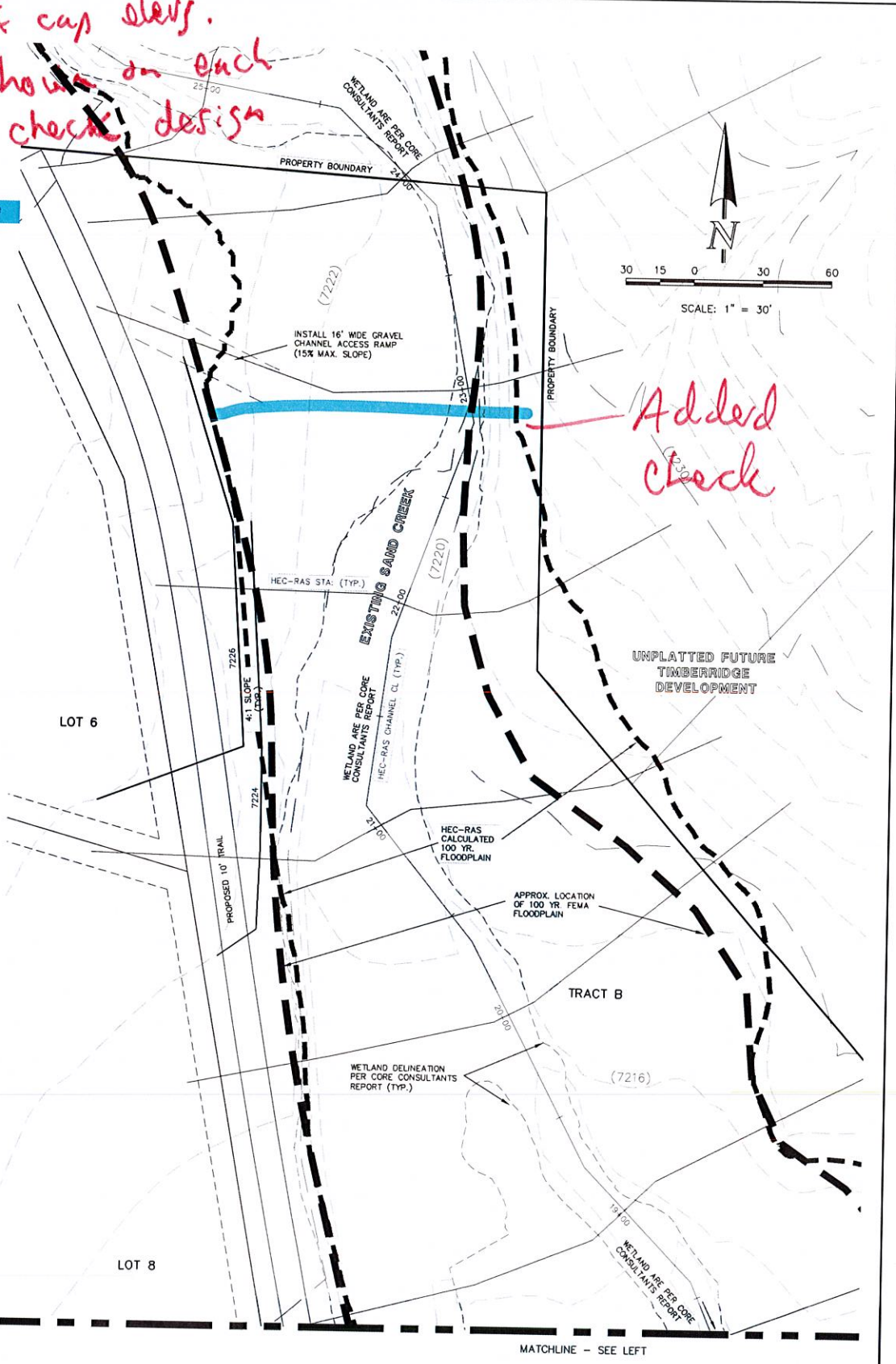


Figure 9-28. Check structure details (Part 3 of 3)



NORTH CHANNEL ACCESS RAMP

CHECK STRUCTURE #1 AND WETLAND MITIGATION AREA

SCALE: 1" = 30'

SEE RETREAT AT TIMBERIDGE FILING NO. 1 GRADING AND EROSION CONTROL PLAN FOR EROSION CONTROL DETAILS.

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NO. REVISION	DATE

REVIEW:

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MARC A. WHORTON, COLORADO P.E. #37155 DATE



RETREAT AT TIMBERIDGE FILING NO. 2
CONSTRUCTION PLANS
CHECK STRUCTURES AND
WETLAND MITIGATION AREA

DESIGNED BY	MAW	SCALE	DATE
DRAWN BY	MAW	(H) 1" = 30'	SHEET 20 OF 24
CHECKED BY	(V) 1" = N/A	JOB NO.	1185.20

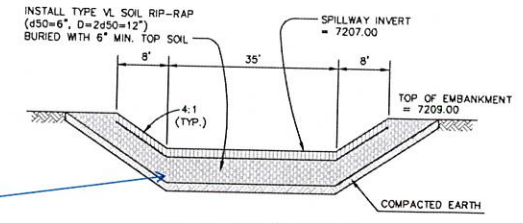
619 N. Cascade Avenue, Suite 200
Colorado Springs, Colorado 80903

(719)785-0790
(719)785-0799(Fax)



Include detail for maintenance access road

Added
Not required unless regional facility

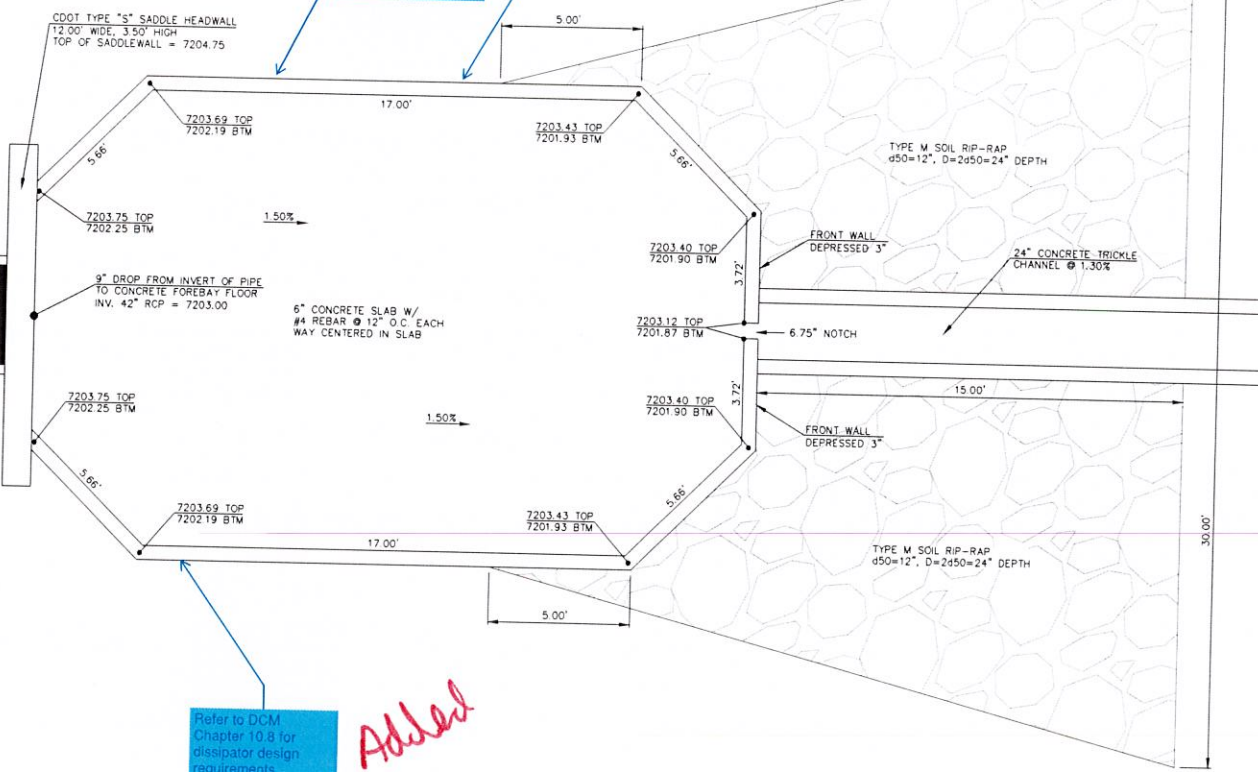


EMERGENCY SPILLWAY CROSS SECTION
SCALE: N.T.S.

Dimensions already shown. However, added more info

Any reinforcement for wall? total height/bury of wall? footer?

Length & width of forebay?



Refer to DCM Chapter 10.8 for dissipator design requirements

Added

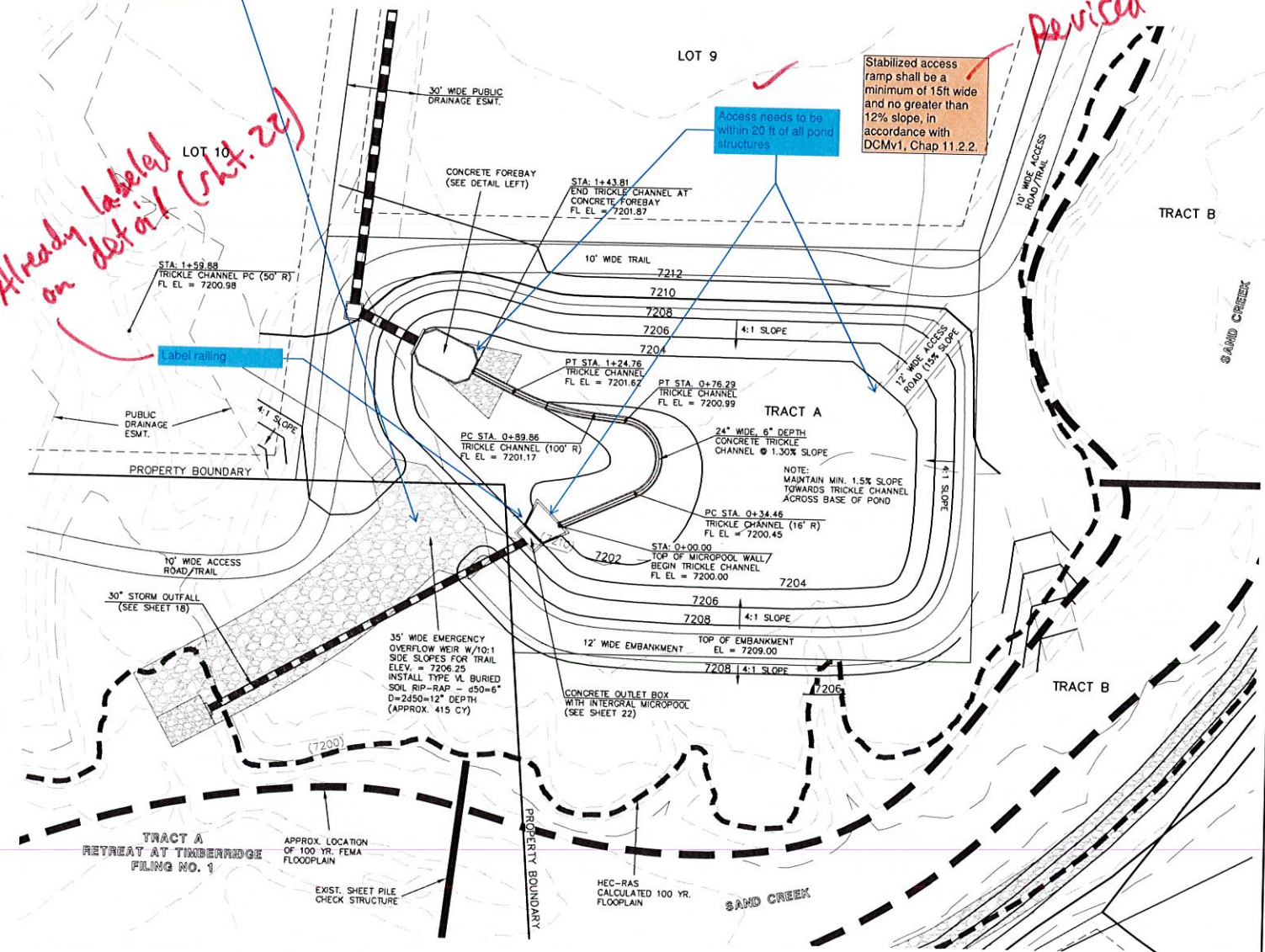
Already labeled on det of 1 (Sht. 22)

provide a cutoff wall

Access needs to be within 20 ft of all pond structures

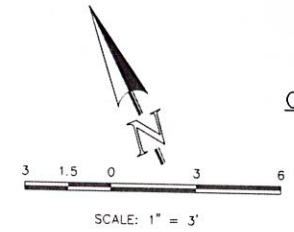
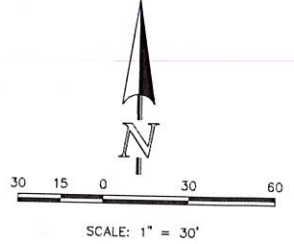
Stabilized access ramp shall be a minimum of 15ft wide and no greater than 12% slope, in accordance with DCMv1, Chap 11.2.2

Revised



DETENTION FACILITY POND 3

SEE RETREAT AT TIMBERRIDGE FILING NO. 2 GRADING AND EROSION CONTROL PLAN FOR EROSION CONTROL DETAILS.



CONCRETE FOREBAY & RIP-RAP SWALE

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NO.	REVISION	DATE
1	REVISED PER COUNTY COMMENTS	09-20-21

REVIEW:
PREPARED UNDER MY DIRECT SUPERVISION FOR AND ON BEHALF OF
CLASSIC CONSULTING ENGINEERS AND SURVEYORS, LLC
MARC A. WHORTON, COLORADO P.E. #37155 DATE



DESIGNED BY	MAW	SCALE	DATE	03-25-21
DRAWN BY	MAW	(+) 1" = 30'	SHEET	21 OF 24
CHECKED BY	(V)	1" = N/A	JOB NO.	1185.20



For clarity, only show 8 details per sheet.

Include detail for curb inlet protection

Silt Fence (SF) SC-1

November 2010 Urban Drainage and Flood Control District Urban Storm Drainage Criteria Manual Volume 1 SF-3

Check Dams (CD) EC-12

November 2010 Urban Drainage and Flood Control District Urban Storm Drainage Criteria Manual Volume 1 CD-3

Stabilized Staging Area (SSA) SM-6

November 2010 Urban Drainage and Flood Control District Urban Storm Drainage Criteria Manual Volume 1 SSA-3

Stockpile Management (SP) MM-2

November 2010 Urban Drainage and Flood Control District Urban Storm Drainage Criteria Manual Volume 1 SP-3

Straw Bale Barrier (SBB) SC-3

November 2010 Urban Drainage and Flood Control District Urban Storm Drainage Criteria Manual Volume 1 SBB-3

MULCHING NOTES

INSTALLATION REQUIREMENTS

1. ALL MULCH AREAS MUST BE MULCHED WITHIN 14 DAYS OF THE COMMENCEMENT OF CONSTRUCTION. MULCH IS TO BE MAINTAINED THROUGHOUT THE CONSTRUCTION PERIOD.
2. MULCH IS TO BE APPLIED TO ALL EXPOSED SOIL SURFACES TO PREVENT EROSION AND SEDIMENTATION. MULCH IS TO BE APPLIED AT A RATE OF 2 TO 3 CUBIC FEET PER SQUARE YARD OF EXPOSED SOIL SURFACE.
3. MULCH IS TO BE APPLIED TO ALL EXPOSED SOIL SURFACES TO PREVENT EROSION AND SEDIMENTATION. MULCH IS TO BE APPLIED AT A RATE OF 2 TO 3 CUBIC FEET PER SQUARE YARD OF EXPOSED SOIL SURFACE.

MAINTENANCE REQUIREMENTS

1. MULCH IS TO BE MAINTAINED THROUGHOUT THE CONSTRUCTION PERIOD. MULCH IS TO BE REPLACED AS NEEDED TO MAINTAIN A MINIMUM OF 2 TO 3 CUBIC FEET PER SQUARE YARD OF EXPOSED SOIL SURFACE.
2. MULCH IS TO BE REPLACED IMMEDIATELY IF IT IS FOUND TO BE INSUFFICIENT TO PREVENT EROSION AND SEDIMENTATION.

SC-1 Silt Fence (SF)

November 2010 Urban Drainage and Flood Control District Urban Storm Drainage Criteria Manual Volume 1 SF-4

EC-12 Check Dams (CD)

November 2010 Urban Drainage and Flood Control District Urban Storm Drainage Criteria Manual Volume 1 CD-4

SM-6 Stabilized Staging Area (SSA)

November 2010 Urban Drainage and Flood Control District Urban Storm Drainage Criteria Manual Volume 1 SSA-4

MM-2 Stockpile Management (SM)

November 2010 Urban Drainage and Flood Control District Urban Storm Drainage Criteria Manual Volume 1 MM-2

VEHICLE TRACKING

VEHICLE TRACKING NOTES

1. ALL TRACKING LOCATIONS MUST BE IDENTIFIED AND MARKED PRIOR TO THE COMMENCEMENT OF CONSTRUCTION.
2. TRACKING LOCATIONS MUST BE IDENTIFIED AND MARKED PRIOR TO THE COMMENCEMENT OF CONSTRUCTION.
3. TRACKING LOCATIONS MUST BE IDENTIFIED AND MARKED PRIOR TO THE COMMENCEMENT OF CONSTRUCTION.
4. TRACKING LOCATIONS MUST BE IDENTIFIED AND MARKED PRIOR TO THE COMMENCEMENT OF CONSTRUCTION.

City of Colorado Springs Stormwater Quality

Recommended Seed Mix for all other Seals to Erosion Arms

Common Name (Variety)	Scientific Name	Cover %	Grass Seed	Grass Seed	Seed/Lb	Lb/1000	Lb/1000	Lb/1000
Bluegrass	Poa annua	100	100	100	480,000	0.8	1.2	
Bluegrass	Poa annua	100	100	100	920,000	0.3	1.5	
Bluegrass	Poa annua	100	100	100	150,000	0.7	11.4	
Bluegrass	Poa annua	100	100	100	110,000	7.9	15.8	
Bluegrass	Poa annua	100	100	100	625,000	1.1	3.2	
Bluegrass	Poa annua	100	100	100	380,000	1.0	2.0	
Bluegrass	Poa annua	100	100	100	180,000	2.8	6.0	
Bluegrass	Poa annua	100	100	100	227,000	10.0	20.0	
					TOTAL	28.8	25.6	
Bluegrass	Poa annua	100	100	100	133,000	0.23	0.36	
Bluegrass	Poa annua	100	100	100	1,230,000	0.20	0.40	
Bluegrass	Poa annua	100	100	100	210,000	0.20	0.40	
Bluegrass	Poa annua	100	100	100	130,000	0.06	0.12	
Bluegrass	Poa annua	100	100	100	290,000	0.30	0.40	
Bluegrass	Poa annua	100	100	100	592,000	0.20	0.40	
Bluegrass	Poa annua	100	100	100	2,770,000	0.03	0.06	
					TOTAL	1.28	1.28	

City of Colorado Springs Stormwater Quality

On steep slopes, slope of netting may be applied across the slope.

Where there is a berm of the top of the slope, bring the netting over the berm and anchor it.

On steep slopes, apply slope of netting parallel to the direction of flow and anchor securely.

Bring netting down to a level area before attempting the installation. Turn the end and/or side of the fabric.

In ditches, apply netting parallel to the direction of flow. Use check stakes every 10 feet. On one side of the ditch, use a stake every 10 feet.

City of Colorado Springs Stormwater Quality

Anchor Stakes: Bury the up-channel end of the net in a 6" deep trench. Tamp the soil firmly. Slope of 12" intervals across the net.

Overlap: Overlap edges of the net on top of slope every 3 feet down the center of the slope.

Joining Stakes: Insert the new roll of net in a trench, or with the Anchor Stakes. Overlap the up-channel end of the net into a 6" trench and tamp firmly. Slope of 12" intervals across the net. Lay the net smoothly on the surface of the soil - do not stretch the net, and do not allow wrinkles.

Check Stakes: On erodible soils or steep slopes, check stakes should be placed every 10 feet in a 6" trench and tamp firmly. Slope of 12" intervals across the net. Lay the net smoothly on the surface of the soil - do not stretch the net, and do not allow wrinkles.

Anchoring Ends At Structure: Place the end of the net 6" to 12" on the up-channel end of a structure. Overlap the up-channel end of the net into a 6" trench and tamp firmly. Slope of 12" intervals across the net. Lay the net smoothly on the surface of the soil - do not stretch the net, and do not allow wrinkles.

City of Colorado Springs Stormwater Quality

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NO.	REVISION	DATE

REVIEW:
PREPARED UNDER MY DIRECT SUPERVISION FOR AND ON BEHALF OF CLASSIC CONSULTING ENGINEERS AND SURVEYORS, LLC

MARC A. WHORTON, COLORADO P.E. #37155 DATE

319 N. Cascade Avenue, Suite 200
Colorado Springs, Colorado 80903
(719)785-0790
(719)785-0799/Fax

RETREAT AT TIMBERIDGE FILING NO. 2
CONSTRUCTION PLANS
GRADING & EROSION CONTROL PLAN
EROSION CONTROL DETAILS

DESIGNED BY: MAW SCALE: DATE: 02-25-21
DRAWN BY: MAW (H) 1" = 1/4" SHEET 24 OF 24
CHECKED BY: (V) 1" = 1/4" JOB NO. 1185.20

CLASSIC CONSULTING