

Please include GEC Checklist with next submittal  
[https://assets-publicworks.elpasoco.com/wp-content/uploads/Stormwater/General\\_Documents/GEC-Checklist-Template.pdf](https://assets-publicworks.elpasoco.com/wp-content/uploads/Stormwater/General_Documents/GEC-Checklist-Template.pdf)

# RETREAT AT TIMBERRIDGE FILING NO. 2

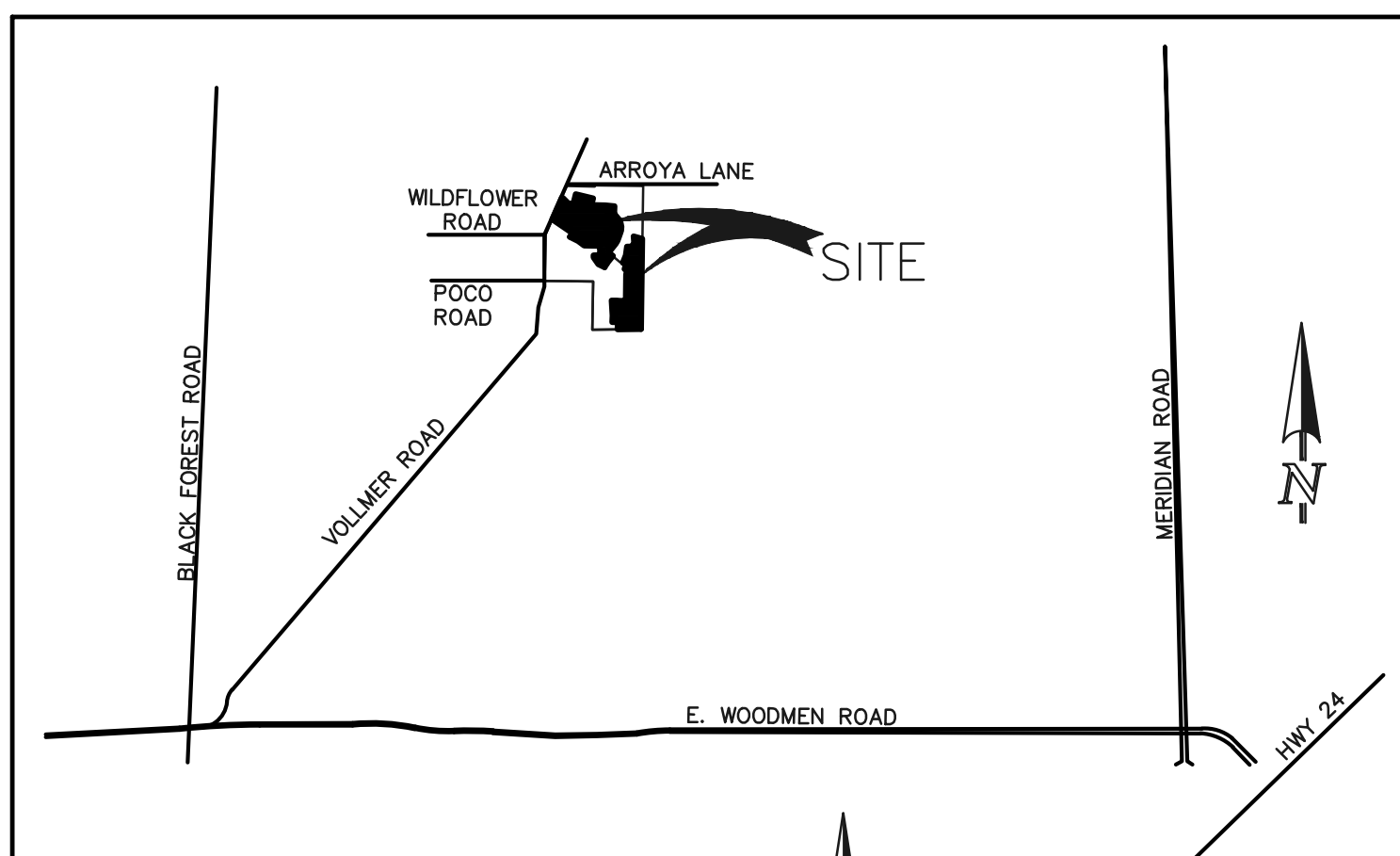
## COUNTY OF EL PASO, STATE OF COLORADO

# 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 EGM 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.



VICINITY MAP  
N.T.S.

Engineering Review  
 07/06/2021 8:21:01 PM  
 dsdrice  
 JeffRice@elpasoco.com  
 (719) 520-7877  
 EPC Planning & Community  
 Development Department

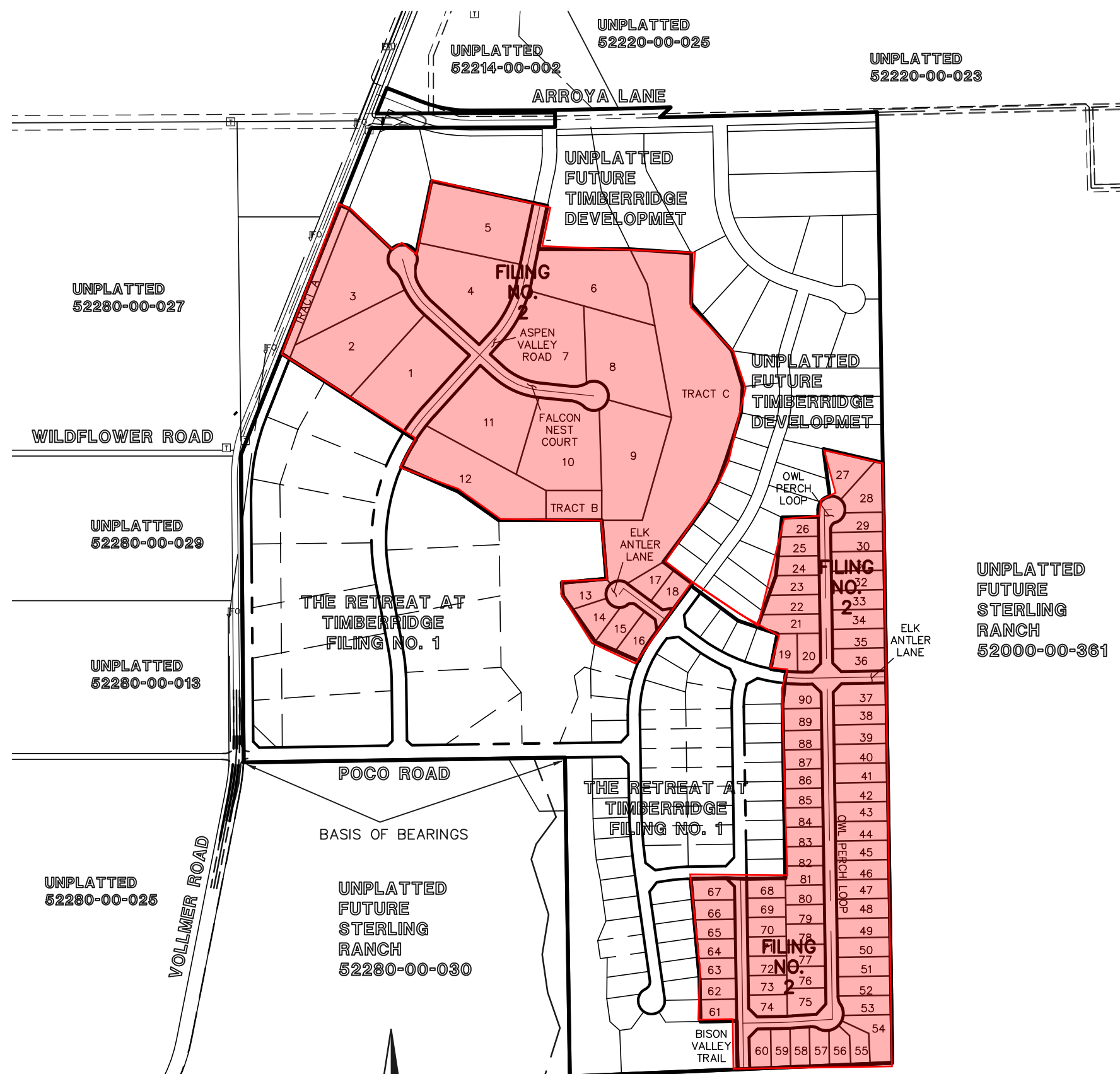
See comment letter also

PCD-ENGINEERING REVIEW COMMENTS  
 IN BLUE BOXES WITH BLUE TEXT

### 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 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.
- 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 UNLESS OTHERWISE NOTED AND APPROVED BY PCD.
- CONTRACTOR SHALL COORDINATE GEOTECHNICAL TESTING PER EGM 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.

with watertight joints and Class IV concrete where called out.



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 PLS 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 "WC 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

replace with text from GEC Checklist Item ii

### 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 TEACHOUT 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 22	TITLE SHEET
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SHEET 3-5 OF 22	OVERLOT GRADING & EROSION CONTROL PLAN
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SHEET 7 OF 22	FALCON NEST COURT PLAN AND PROFILE
SHEET 8 OF 22	BISON VALLEY TRAIL PLAN AND PROFILE
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SHEET 10 OF 22	OWL PERCH LOOP PLAN AND PROFILE
SHEET 11 OF 22	OWL PERCH LOOP PLAN AND PROFILE
SHEET 12 OF 22	PEDESTRIAN RAMP DETAILS
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SHEET 22 OF 22	DETAIL SHEET

### 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 NEGLIGENT 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  
 DATE

#### OWNER/DEVELOPER'S STATEMENT:

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

LOREN J. MORELAND  
 DATE

### 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 EGM SECTION 1.1.2, 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  
 DATE

PCD No. SF-21-XXX

### 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 125 MIL THICKNESS PREFORMED THERMOPLASTIC PAVEMENT MARKINGS WITH TAPERED LEADING EDGES PER CDOT STANDARD S-627-1. WORD AND SYMBOL MARKINGS SHALL BE THE NARROW TYPE. STOP BARS SHALL BE 24" IN WIDTH. CROSSWALK 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.

48 HOURS BEFORE YOU DIG,  
 CALL UTILITY LOCATORS

811

UTILITY NOTIFICATION CENTER OF COLORADO  
 IT'S THE LAW

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.

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 DRAWINGS  
 TITLE SHEET

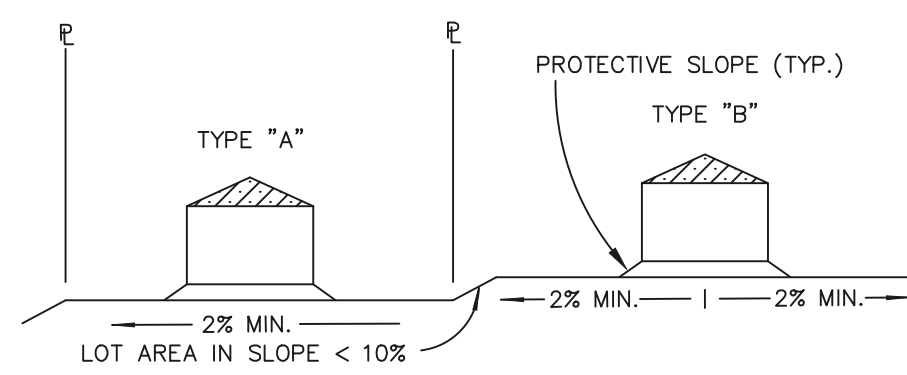
DESIGNED BY	PRA	SCALE	DATE	02-25-21
DRAWN BY	PRA	(H) 1" = N/A	SHEET	1 OF 22
CHECKED BY		(V) 1" = N/A	JOB NO.	1185.20



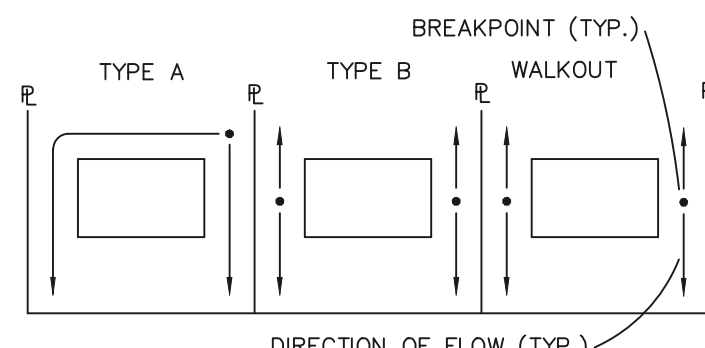


**STANDARD NOTES FOR EL PASO COUNTY GRADING AND EROSION CONTROL PLANS:**

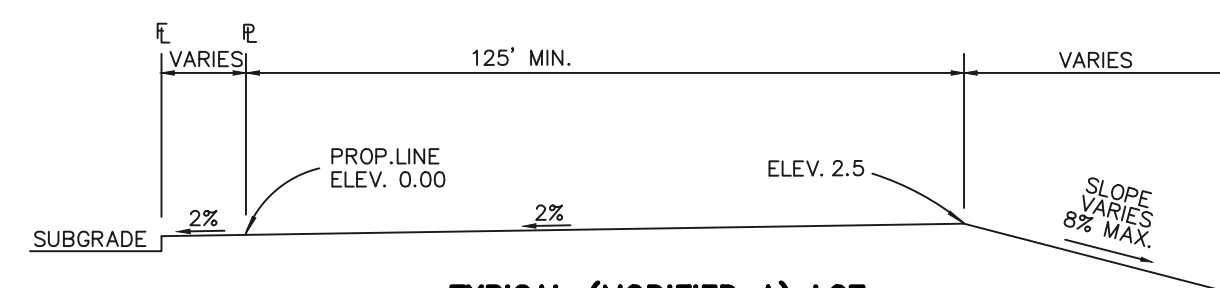
- STORMWATER DISCHARGES FROM CONSTRUCTION SITES SHALL NOT CAUSE OR THREATEN TO CAUSE POLLUTION, CONTAMINATION, OR DEGRADATION OF STATE WATERS. ALL WORK AND EARTH DISTURBANCE SHALL BE DONE IN A MANNER THAT MINIMIZES POLLUTION OF ANY ON-SITE OR OFF-SITE WATERS, INCLUDING WETLANDS.
- NOTWITHSTANDING ANYTHING 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 G.C. 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-DISTURBANCE LEVELS ESTABLISHED OR EQUIVALENT PERMANENT ALTERNATIVE STABILIZATION METHOD IS IMPLEMENTED. ALL TEMPORARY SEDIMENT AND EROSION CONTROL MEASURES SHALL BE REMOVED UPON FINAL STABILIZATION AND BEFORE PERMIT CLOSURE.
- 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 DESIGNED, CONSTRUCTED, AND COMPLETED SO THAT THE EXPOSED AREA OF ANY DISTURBED LAND SHALL BE LIMITED TO THE SHORTEST PRACTICAL PERIOD OF TIME. PRE-EXISTING VEGETATION SHALL BE PROTECTED AND MAINTAINED WITHIN 50 HORIZONTAL FEET OF A WATERS OF THE STATE, UNLESS SHOWN TO BE INFEASIBLE AND SPECIFICALLY REQUESTED AND APPROVED.
- 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 EARTH 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 SLASH, 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 ONSITE 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 ONSITE 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, DCM VOLUME II AND THE EGM APPENDIX I. ALL APPROPRIATE PERMITS MUST BE OBTAINED BY THE CONTRACTOR PRIOR TO CONSTRUCTION (1041, NPDES, FLOODPLAIN, 404, FUGITIVE DUST, ETC.). IN THE EVENT OF CONFLICTS BETWEEN THESE REQUIREMENTS AND 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 ENTECH ENGINEERING, INC. TITLED "SOIL GEOLOGY, GEOLOGIC HAZARD AND WASTEWATER STUDY - THE RETREAT AT TIMBER RIDGE, VOLLMER ROAD AND ARROYA LANE," DATED APRIL 12, 2017, REVISED DECEMBER 1, 2017 AND "SUBSURFACE SOIL INVESTIGATION RETREAT AT TIMBERRIDGE, FILING NO. 1, POCO ROAD SAND CREEK CROSSING, DROP STRUCTURES AND DETENTION PONDS" 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 DISTURB ONE (1) ACRE OR MORE, THE OWNER OR OPERATOR OF CONSTRUCTION ACTIVITY SHALL SUBMIT A PERMIT APPLICATION FOR STORMWATER DISCHARGE TO THE COLORADO DEPARTMENT OF PUBLIC HEALTH AND ENVIRONMENT, WATER QUALITY DIVISION. THE APPLICATION CONTAINS CERTIFICATION OF COMPLETION OF A STORMWATER MANAGEMENT PLAN (SWMP), OF WHICH THIS GRADING AND EROSION CONTROL PLAN MAY BE A PART. FOR INFORMATION OR APPLICATION MATERIALS CONTACT:  
 COLORADO DEPARTMENT OF PUBLIC HEALTH AND ENVIRONMENT  
 WATER QUALITY CONTROL DIVISION  
 WOOD - PERMITS  
 4300 CHERRY CREEK DRIVE SOUTH  
 DENVER, CO 80246-1530  
 ATTN: PERMITS UNIT



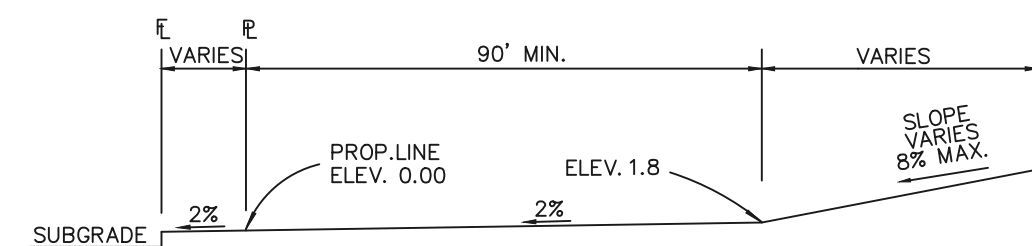
**TYPICAL LOT SECTION DETAIL**  
N.T.S.



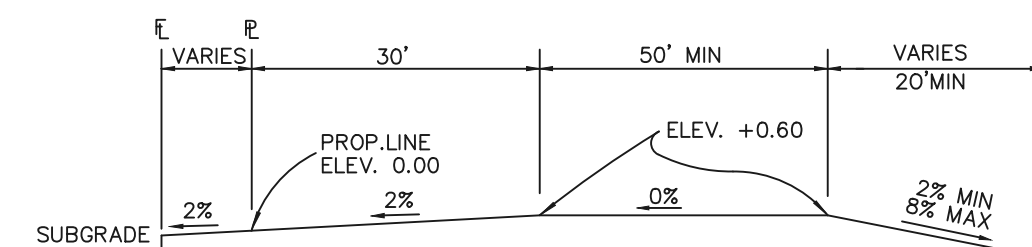
**LOT DRAINAGE TYPES**  
N.T.S.



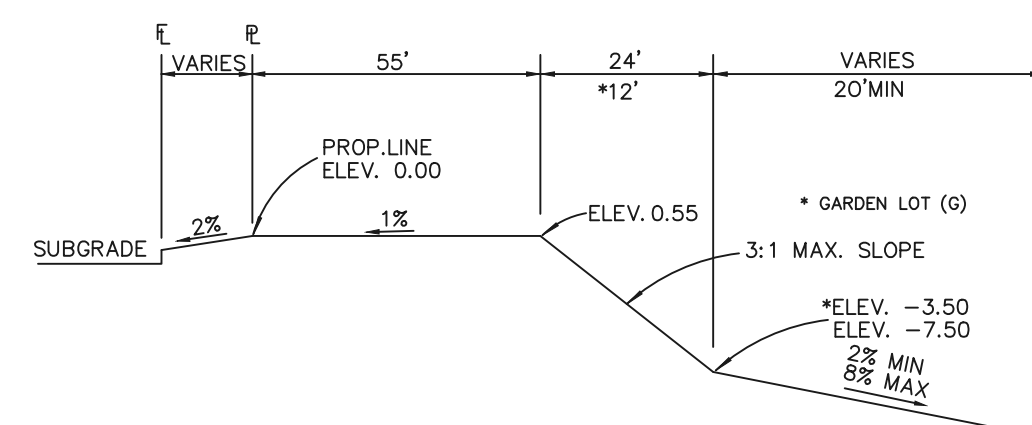
**TYPICAL (MODIFIED A) LOT**  
N.T.S.



**TYPICAL (A) LOT**  
N.T.S.



**TYPICAL (B) LOT**  
N.T.S.



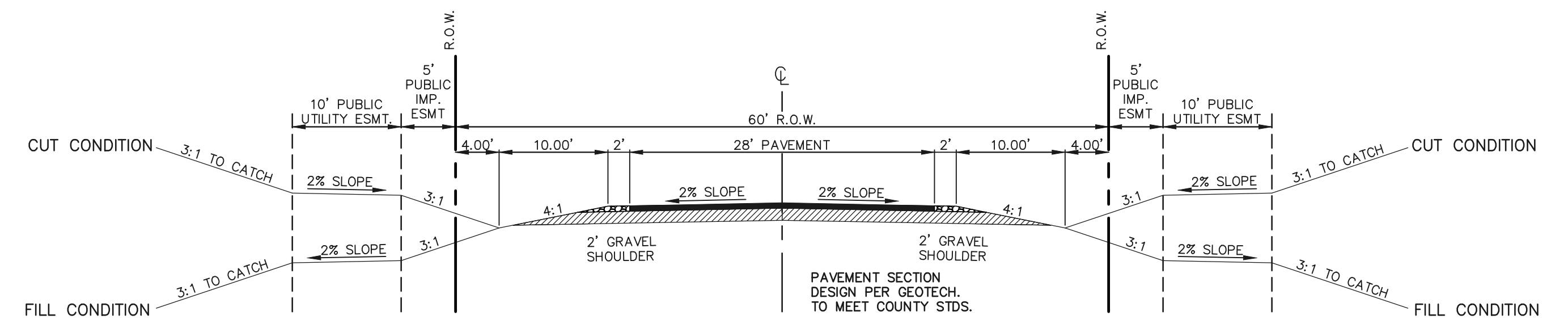
**TYPICAL WALKOUT LOT (W/O) OR GARDEN (G)**  
N.T.S.

**NOTES:**

BASED ON GREATER TYPICAL DEPTH OF PROPOSED LOTS, ALL LOT TEMPLATES ADJUSTED AND ADDITIONAL 5'.

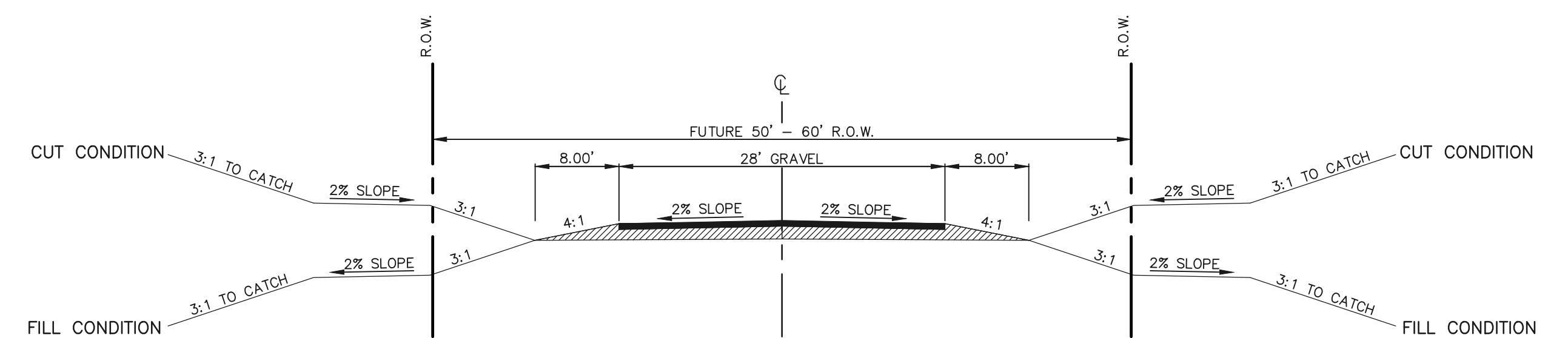
"T" LOTS OR "TRANSITION" LOTS OCCUR IN PLACES WHERE BOTH PROPERTY LINES CANNOT BE GRADED AS THE TYPICAL STANDARD LOT TEMPLATES SHOWN. THESE LOTS WILL STILL BE GRADED TO CREATE POSITIVE DRAINAGE AWAY FROM THE STRUCTURE.

SIDE LOT SWALES ARE REQUIRED ON THE DOWNHILL LOTS, EITHER BY BUILDER OR GRADING CONTRACTOR.



**60' R.O.W. TYPICAL RURAL LOCAL CROSS SECTION**  
SCALE: 1" = 10'

SIGN PLACEMENT PER 2009 MUTCD FIG. 2A-2 A AND LOCATED 8' BEHIND GRAVEL SHOULDER - ASPEN VALLEY ROAD AND FALCON NEST COURT

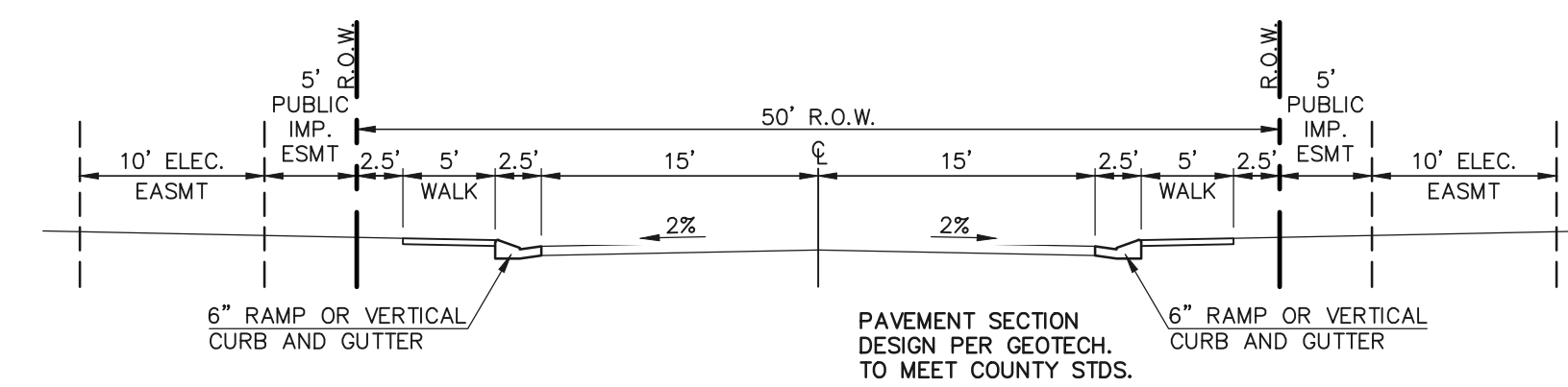


**FUTURE R.O.W. TYPICAL SECONDARY ACCESS ROAD**  
SCALE: 1" = 10'

SECONDARY EMERGENCY ACCESS UP TO ARROYA LANE

SIGN PLACEMENT PER 2009 MUTCD FIG. 2A-2 A AND LOCATED 8' BEHIND GRAVEL SHOULDER

NO ADDITIONAL IMPROVEMENTS REQUIRED AT THIS TIME ON THE EXISTING ARROYA LANE AS IT CURRENTLY FUNCTIONS AS A VIABLE EMERGENCY ACCESS DRIVE PER BLACK FOREST FIRE DISTRICT.  
FUTURE PLANTING ADJACENT TO ARROYA LANE WILL REQUIRE ADDITIONAL IMPROVEMENTS TO THIS ROADWAY.



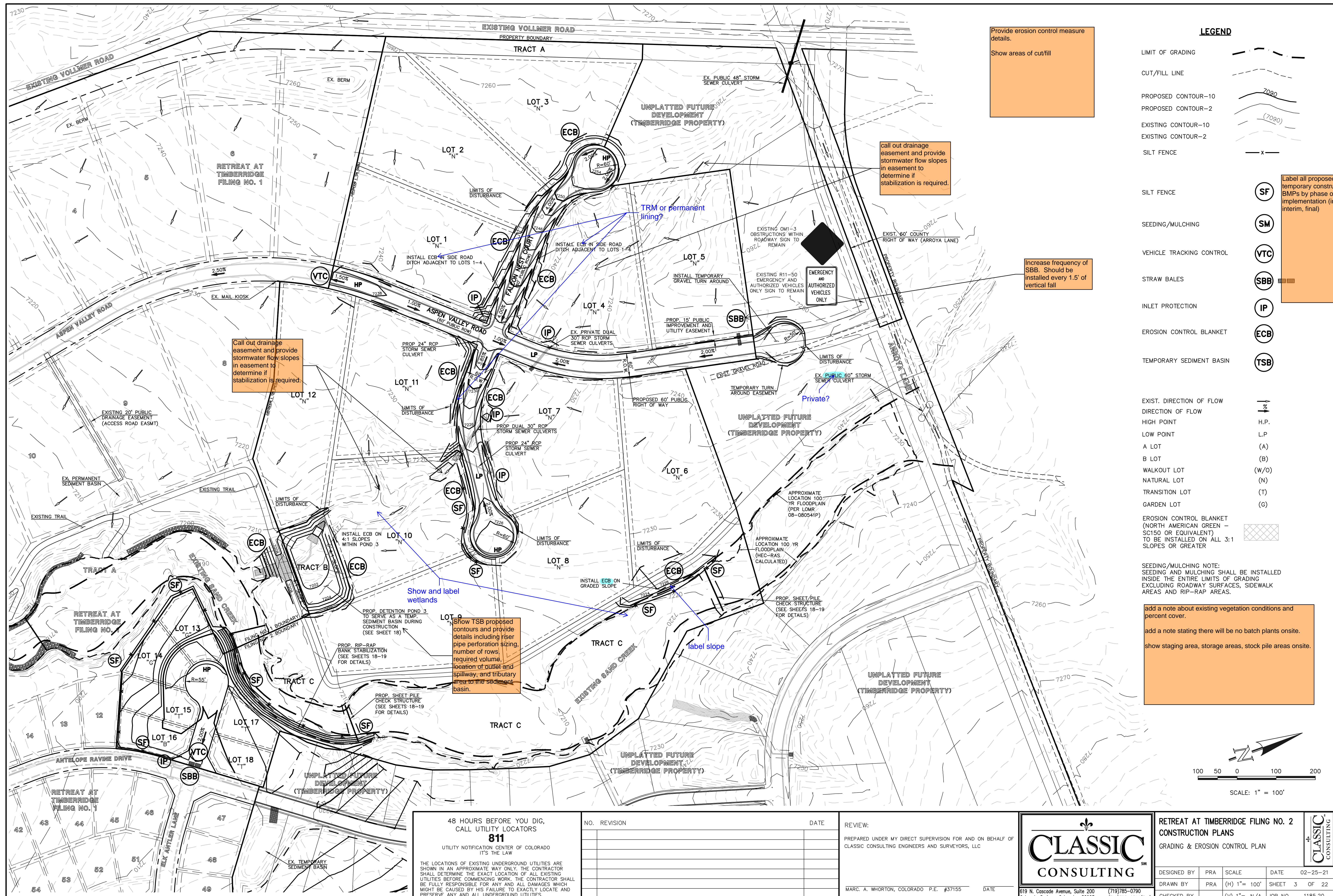
**50' R.O.W. TYPICAL URBAN LOCAL CROSS SECTION**  
SCALE: 1" = 10'

-BISON VALLEY TRAIL, ELK ANTLER LANE AND OWL PERCH LOOP

48 HOURS BEFORE YOU DIG, CALL UTILITY LOCATORS <b>811</b> UTILITY NOTIFICATION CENTER OF COLORADO IT'S THE LAW 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.	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 DRAWINGS STREET SECTIONS / EROSION CONTROL NOTES DESIGNED BY PRA SCALE DATE 02-25-21 DRAWN BY PRA (H) 1"= N/A SHEET 2 OF 22 CHECKED BY (V) 1"= N/A JOB NO. 1185.20
	CLASSIC CONSULTING ENGINEERS AND SURVEYORS, LLC 619 N. Cascade Avenue, Suite 200 Colorado Springs, Colorado 80903 (719) 785-0790 (719) 785-0799 (Fax)		

N:\118520\DRAWINGS\CONSTRUCTION\02-118520-GR-01.dwg, 4/23/2021 5:01:50 PM, 1:1





Provide erosion control measure details.  
Show areas of cut/fill

call out drainage easement and provide stormwater flow slopes in easement to determine if stabilization is required.

Call out drainage easement and provide stormwater flow slopes in easement to determine if stabilization is required.

Show TSB proposed contours and provide details including riser pipe perforation sizing, number of rows, required volume, location of outlet and spillway, and tributary area to the sediment basin.

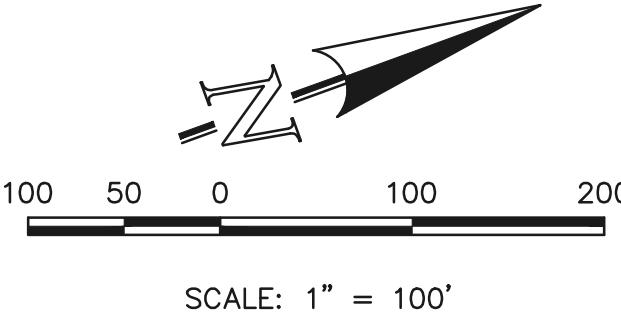
**LEGEND**

- LIMIT OF GRADING
- CUT/FILL LINE
- PROPOSED CONTOUR-10
- PROPOSED CONTOUR-2
- EXISTING CONTOUR-10
- EXISTING CONTOUR-2
- SILT FENCE
- SILT FENCE
- SEEDING/MULCHING
- VEHICLE TRACKING CONTROL
- STRAW BALES
- INLET PROTECTION
- EROSION CONTROL BLANKET
- TEMPORARY SEDIMENT BASIN
- EXIST. DIRECTION OF FLOW
- DIRECTION OF FLOW
- HIGH POINT
- LOW POINT
- 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

Label all proposed temporary construction BMPs by phase of implementation (initial, interim, final)

Increase frequency of SBB. Should be installed every 1.5' of vertical fall

add a note about existing vegetation conditions and percent cover.  
add a note stating there will be no batch plants onsite.  
show staging area, storage areas, stock pile areas onsite.



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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

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

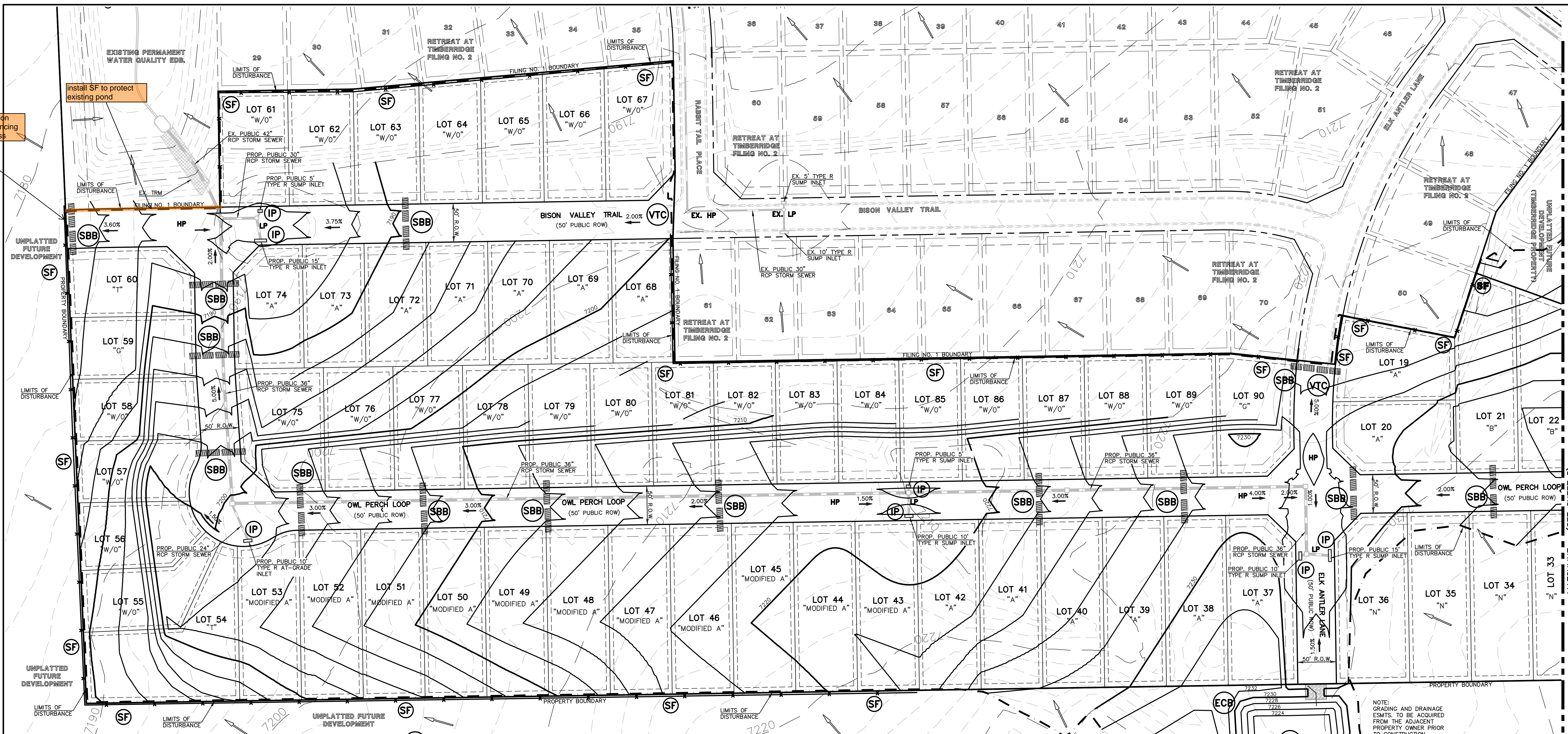
RETREAT AT TIMBERIDGE FILING NO. 2 CONSTRUCTION PLANS GRADING & EROSION CONTROL PLAN			
DESIGNED BY	PRA	SCALE	DATE 02-25-21
DRAWN BY	PRA	(H) 1" = 100'	SHEET 3 OF 22
CHECKED BY	(V) 1" = N/A	JOB NO.	1185.20

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Install construction fencing or silt fencing to prevent access

Install SF to protect existing pond





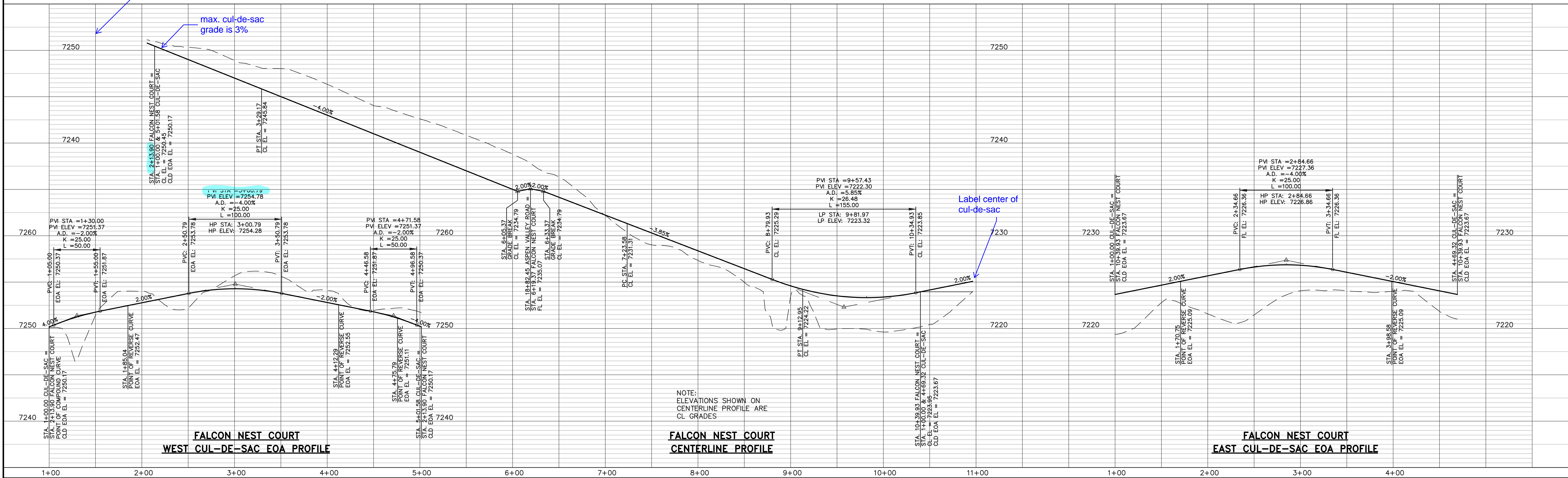
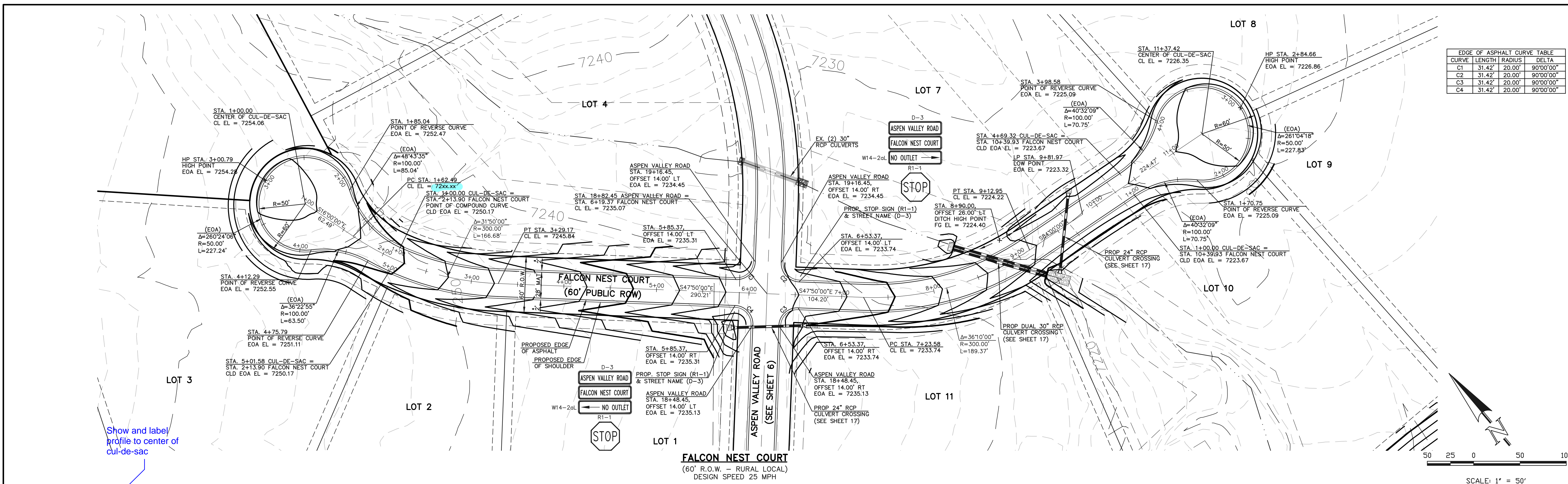








CURVE	LENGTH	RADIUS	DELTA
C1	31.42'	20.00'	90°00'00"
C2	31.42'	20.00'	90°00'00"
C3	31.42'	20.00'	90°00'00"
C4	31.42'	20.00'	90°00'00"



**FALCON NEST COURT WEST CUL-DE-SAC EOA PROFILE**

1+00 2+00 3+00 4+00 5+00 6+00 7+00 8+00 9+00 10+00 11+00

**FALCON NEST COURT CENTERLINE PROFILE**

1+00 2+00 3+00 4+00 5+00 6+00 7+00 8+00 9+00 10+00 11+00

**FALCON NEST COURT EAST CUL-DE-SAC EOA PROFILE**

1+00 2+00 3+00 4+00

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



RETREAT AT TIMBERIDGE FILING NO. 2  
CONSTRUCTION PLANS  
STREET IMPROVEMENT PLANS  
FALCON NEST COURT

DESIGNED BY PRA SCALE DATE 02-25-21  
DRAWN BY PRA (H) 1" = 50' SHEET 7 OF 22  
CHECKED BY (V) 1" = 5' JOB NO. 1185.20

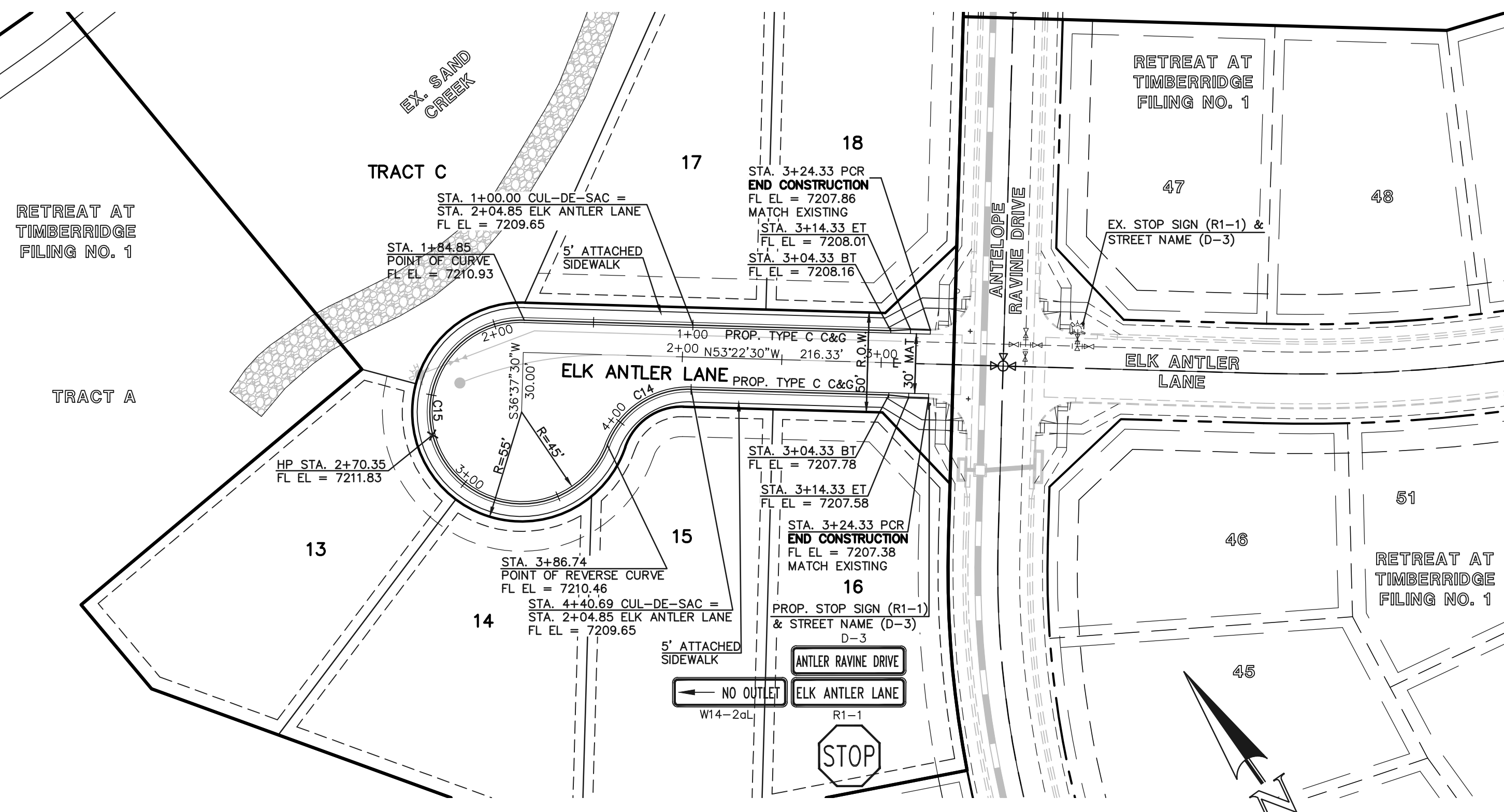
619 N. Cascade Avenue, Suite 200 (719) 785-0790  
Colorado Springs, Colorado 80903 (719) 785-0799(Fax)

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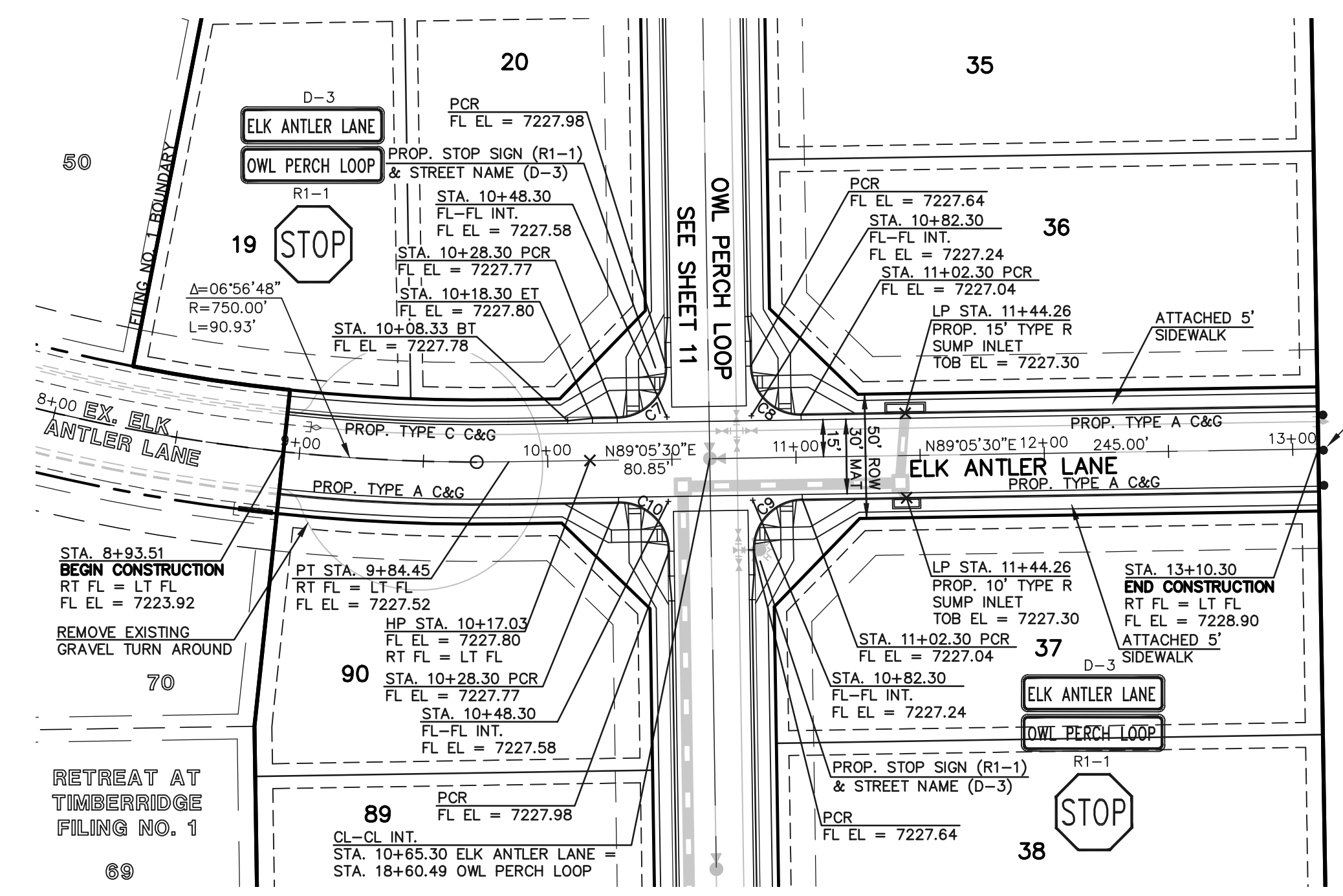




**ELK ANTLER LANE (WEST)**  
 (50' R.O.W. - URBAN LOCAL)  
 DESIGN SPEED 25 MPH

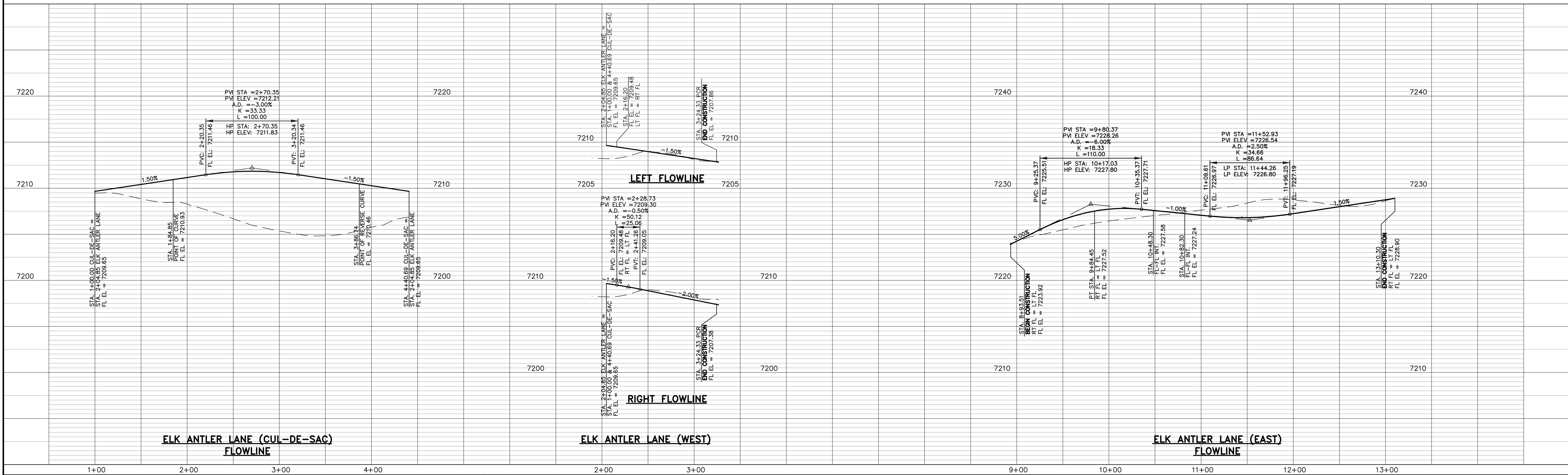
SCALE: 1" = 50'

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

SCALE: 1" = 50'



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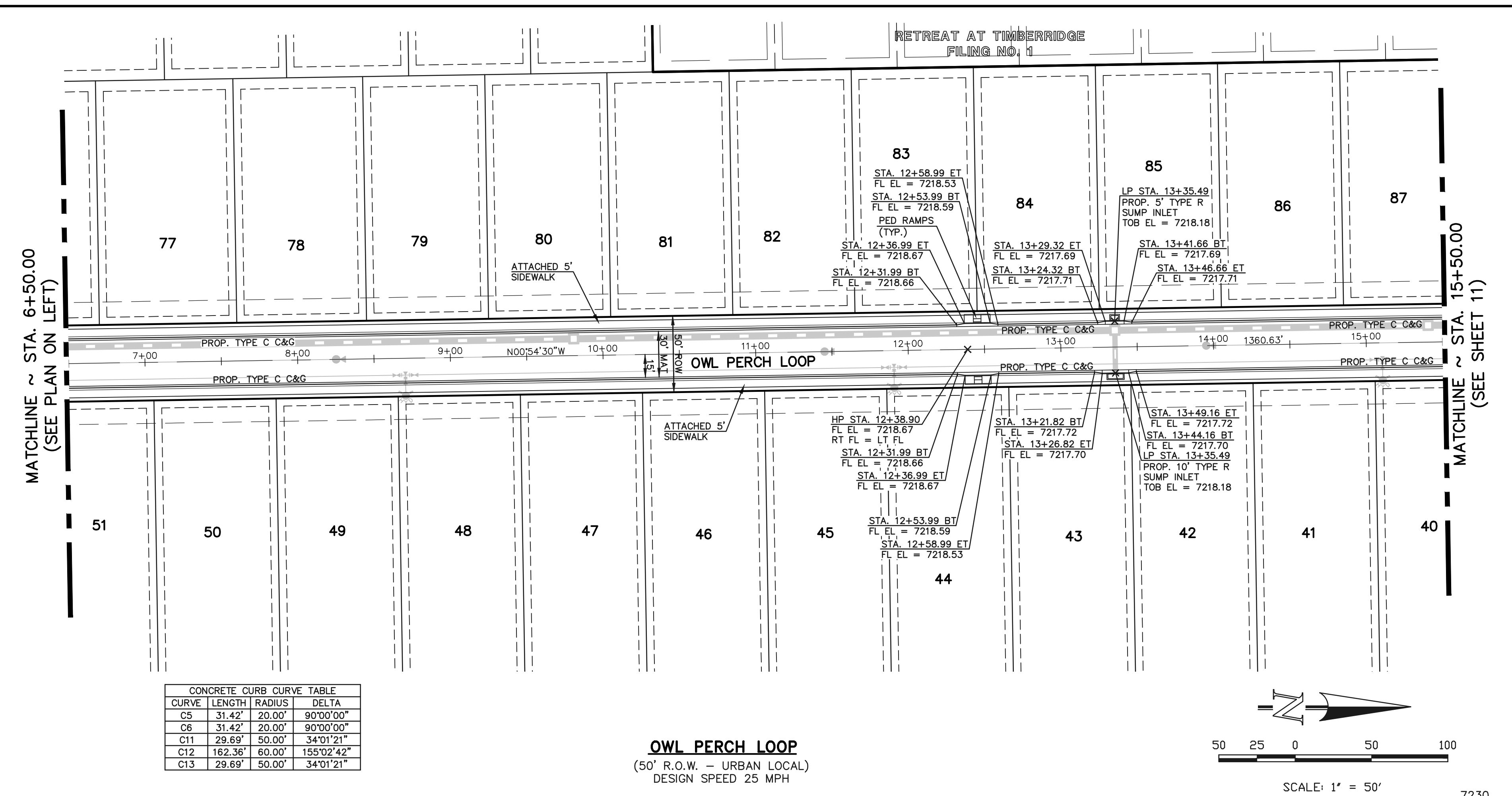
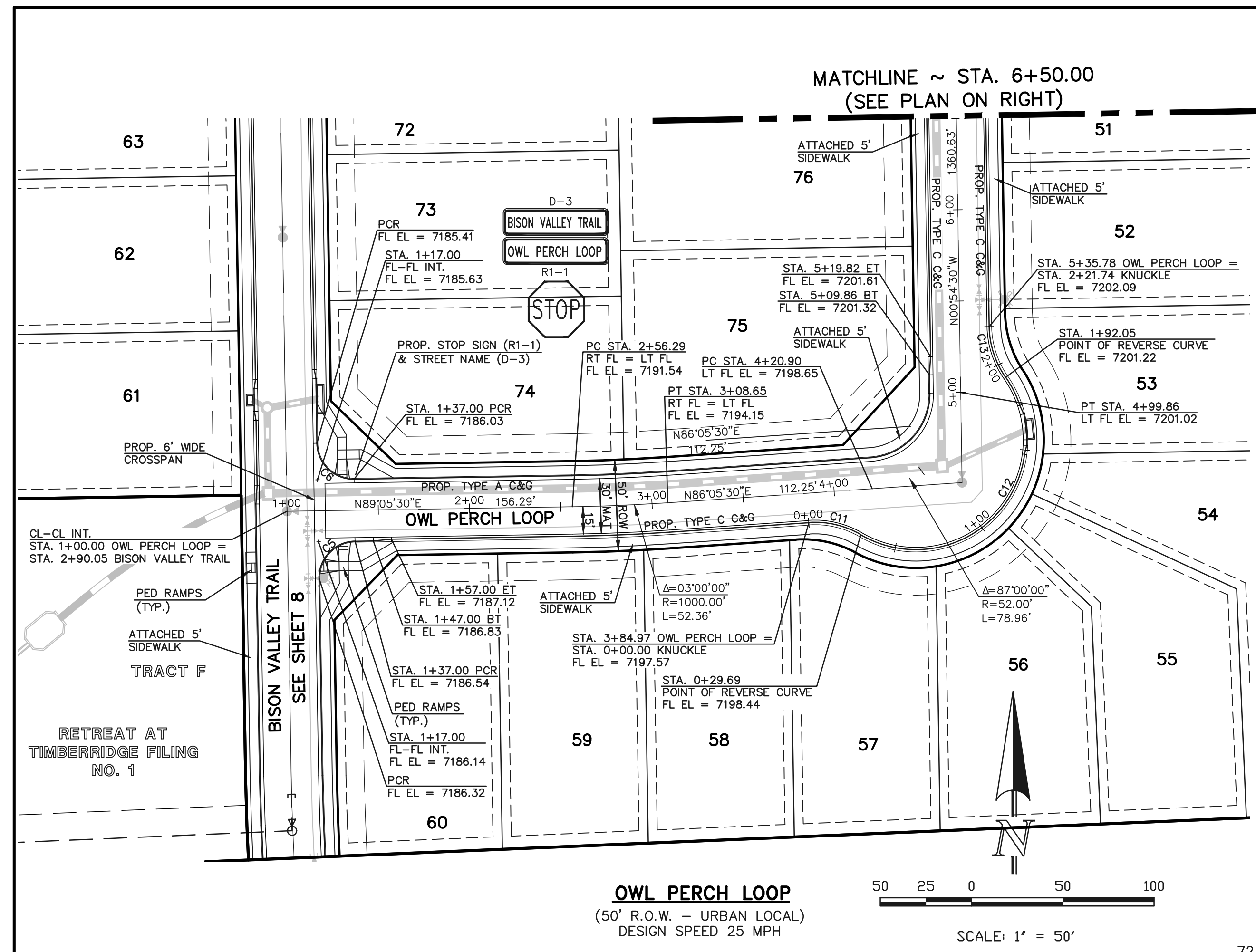


**RETREAT AT TIMBERIDGE FILING NO. 2**  
 CONSTRUCTION PLANS  
 STREET IMPROVEMENT PLANS  
 ELK ANTLER LANE

DESIGNED BY: PRA      SCALE:      DATE: 02-25-21  
 DRAWN BY: PRA      (H) 1" = 50'      SHEET 9 OF 22  
 CHECKED BY: (V) 1" = 5'      JOB NO. 1185.20

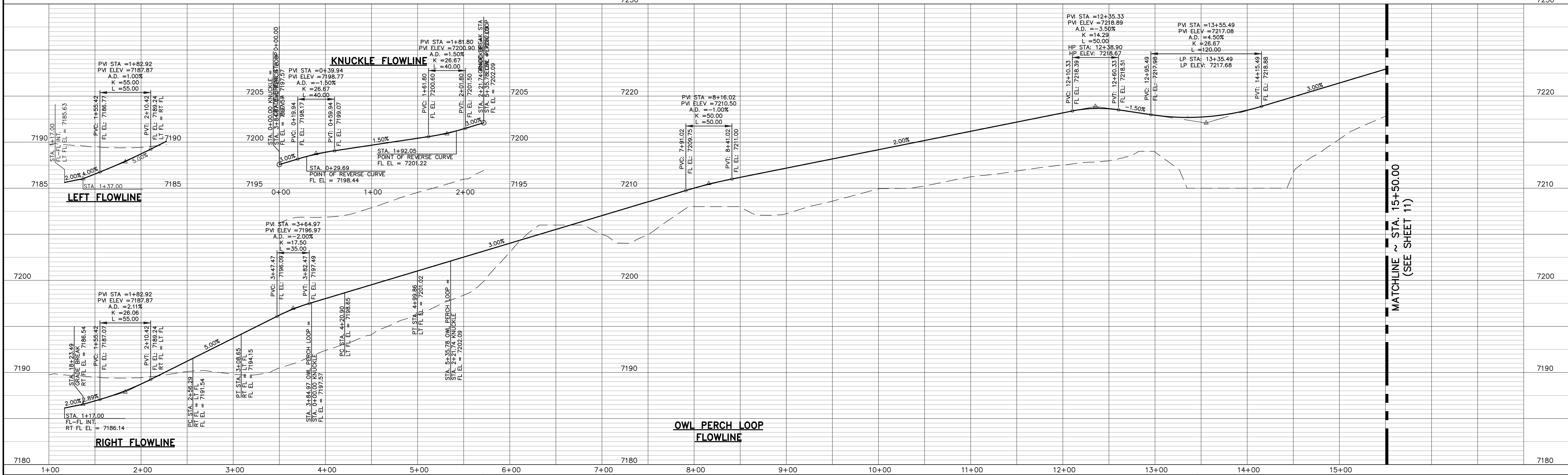
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CONCRETE CURB CURVE TABLE

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'	60.00'	155°02'42"
C13	29.69'	50.00'	34°01'21"



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

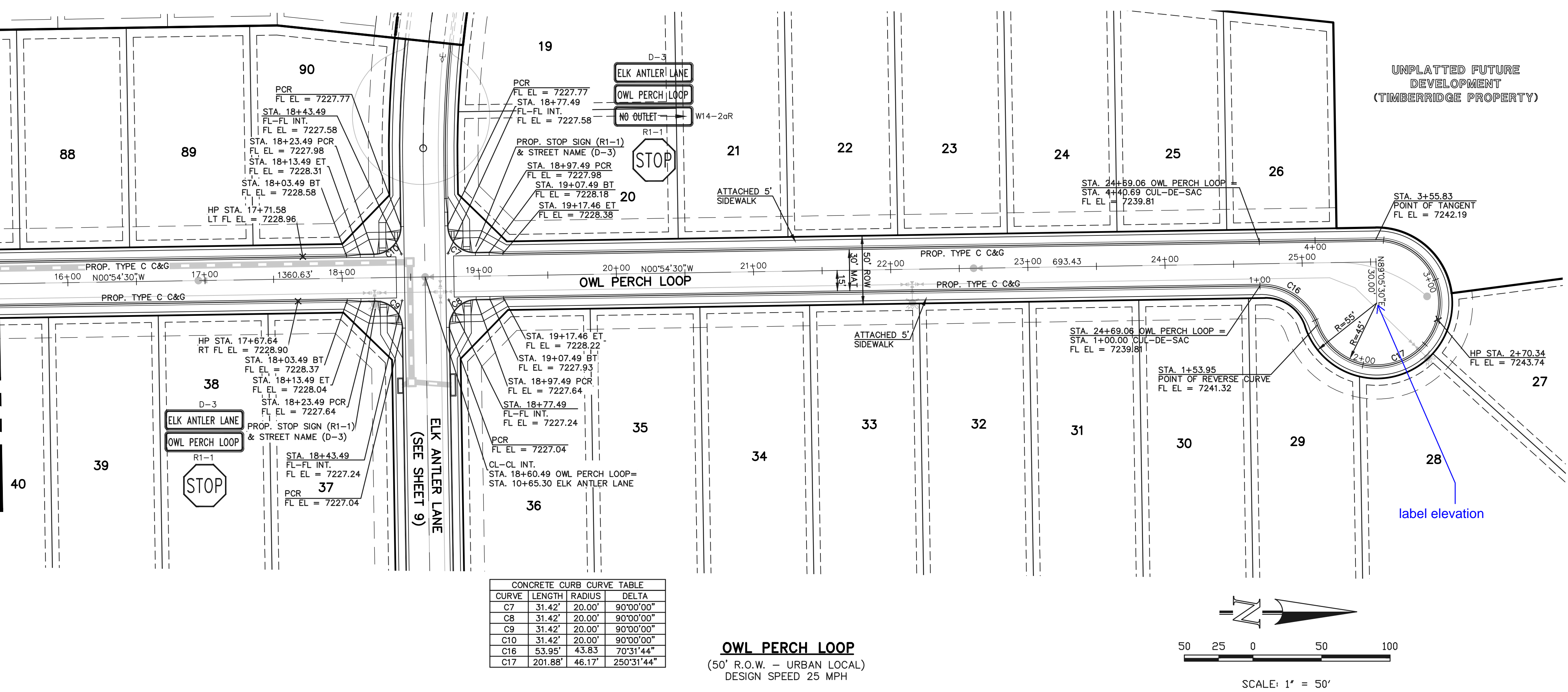
DESIGNED BY PRA SCALE DATE 02-25-21  
DRAWN BY PRA (H) 1" = 50' SHEET 10 OF 22  
CHECKED BY (V) 1" = 5' JOB NO. 1185.20

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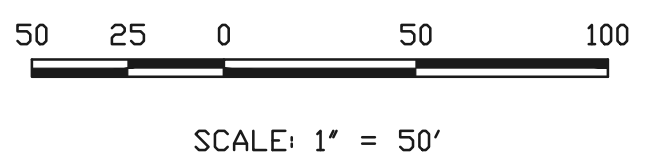


MATCHLINE ~ STA. 15+50.00  
(SEE SHEET 10)

MATCHLINE ~ STA. 15+50.00  
(SEE SHEET 10)

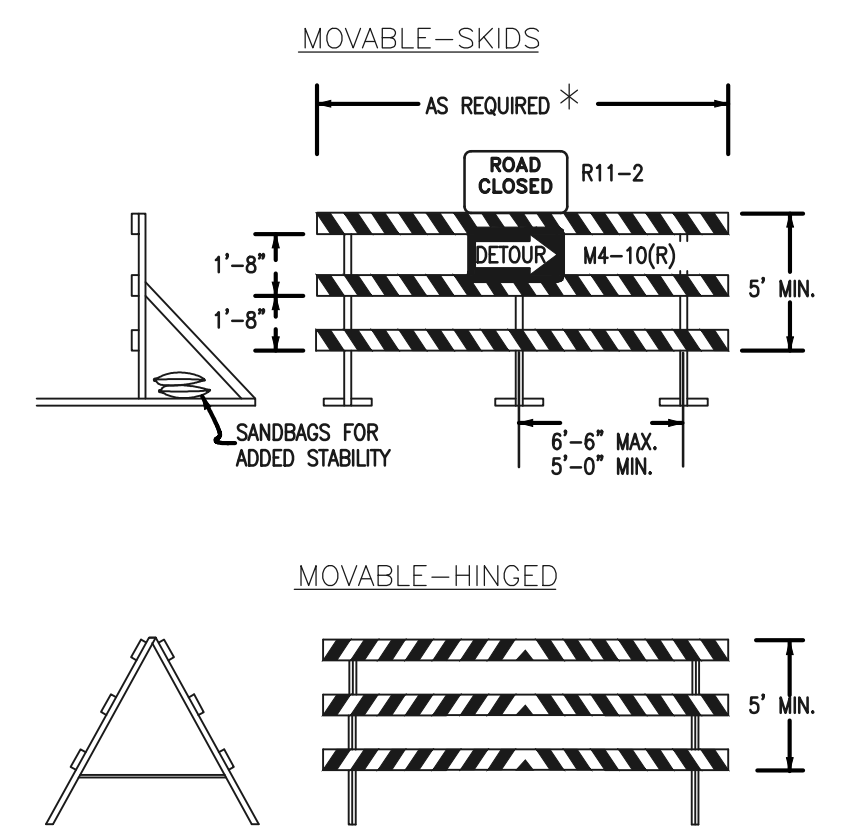


OWL PERCH LOOP  
(50' R.O.W. - URBAN LOCAL)  
DESIGN SPEED 25 MPH



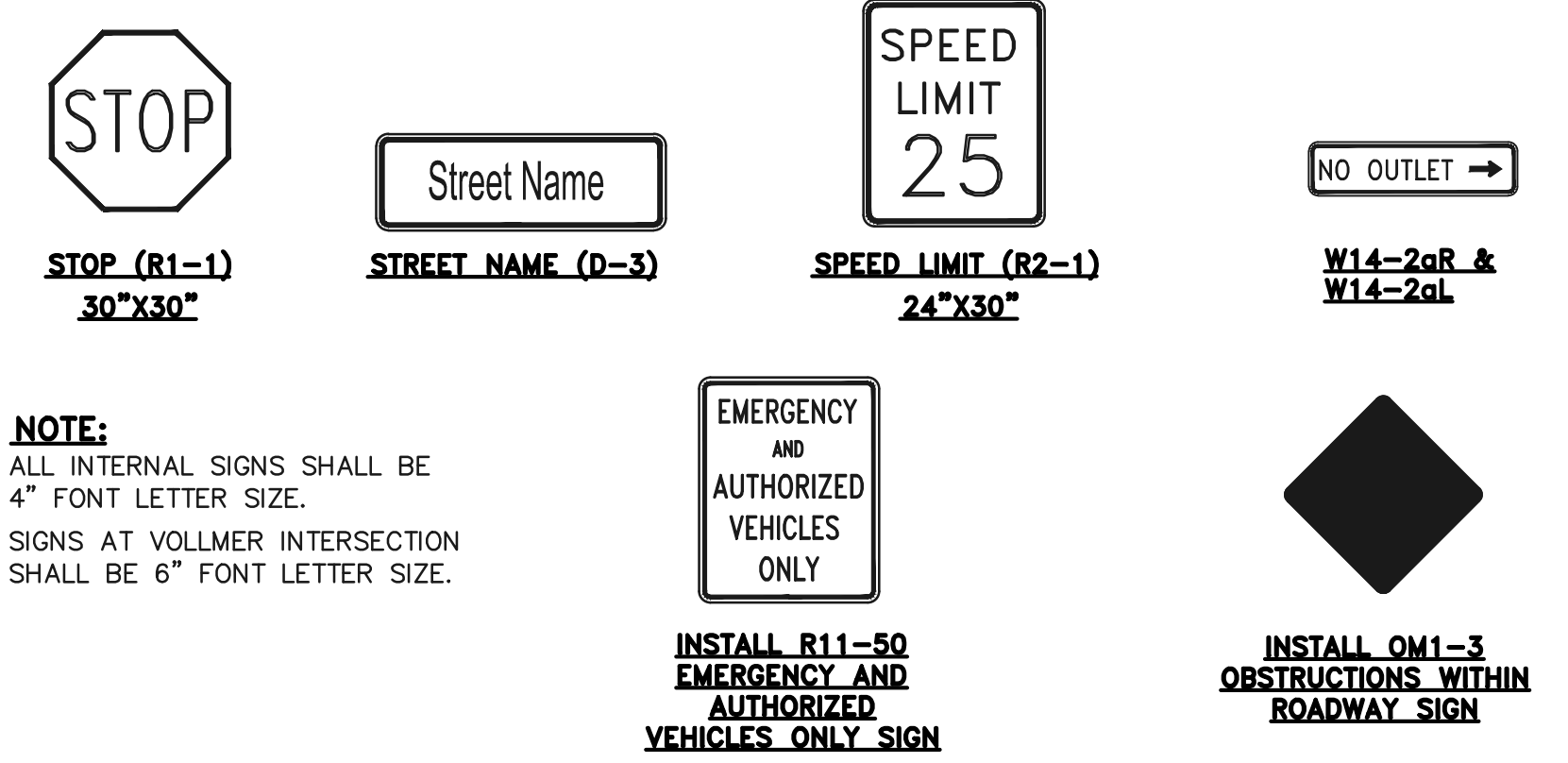
RAIL LENGTH TABLE \*

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

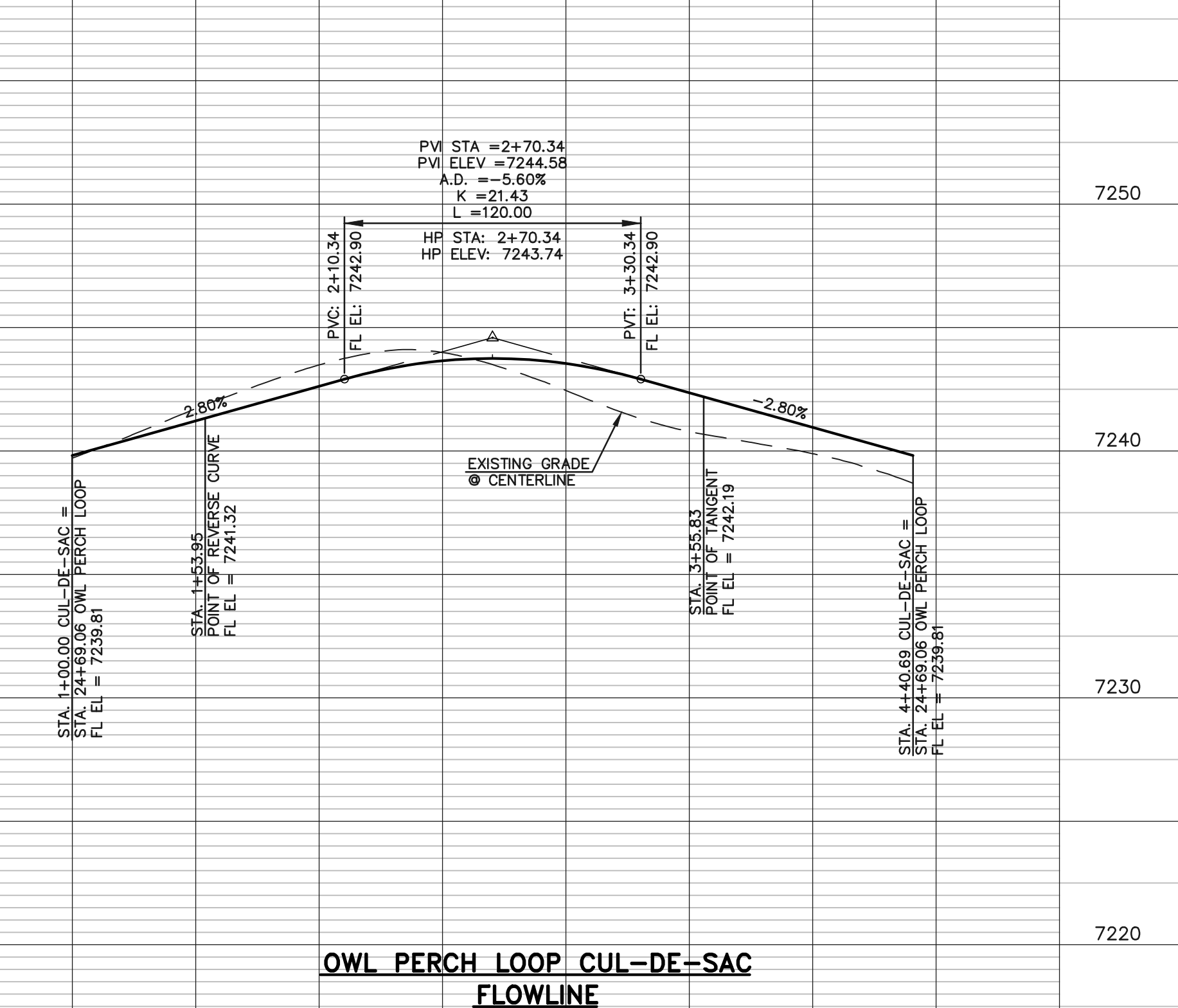
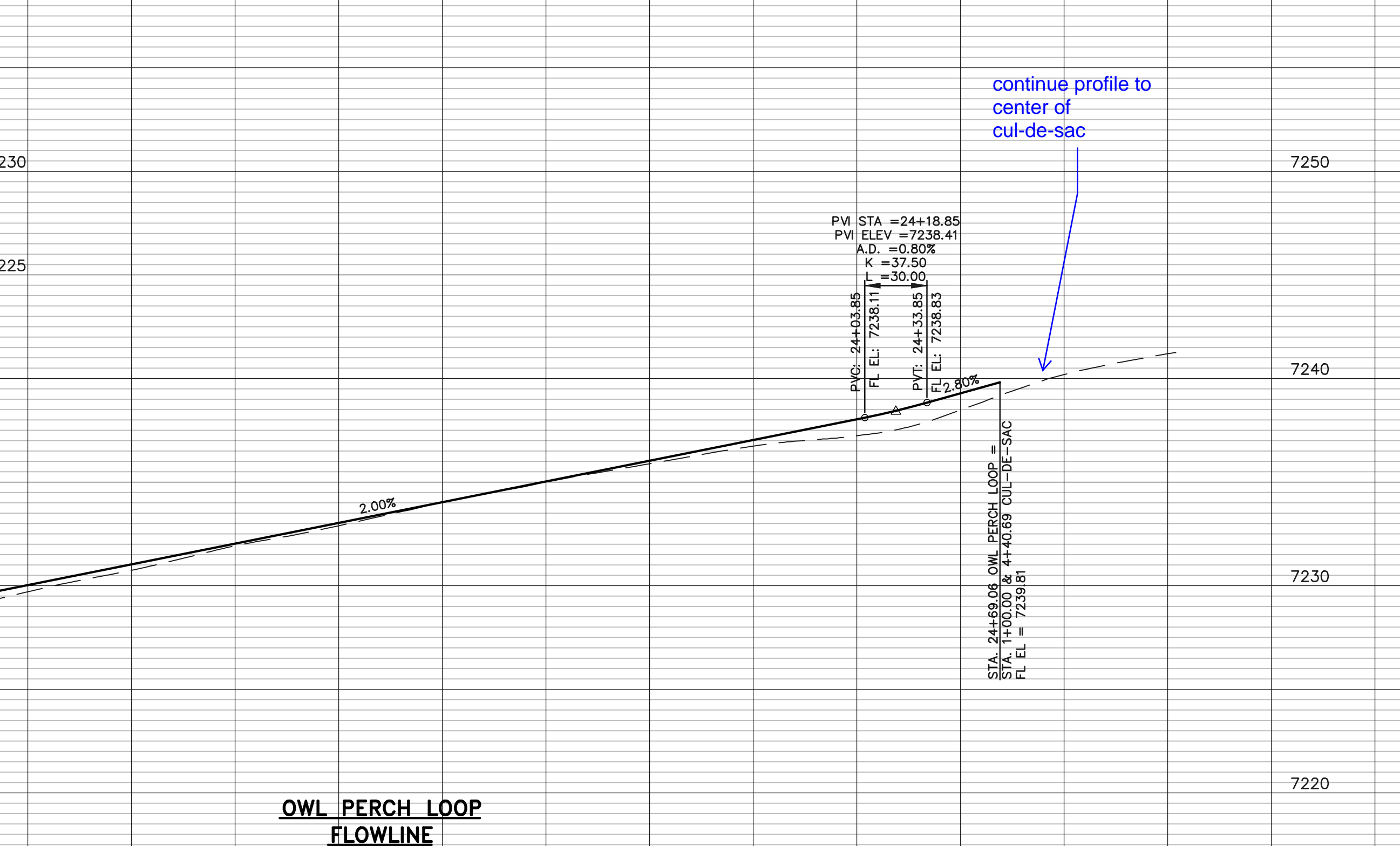
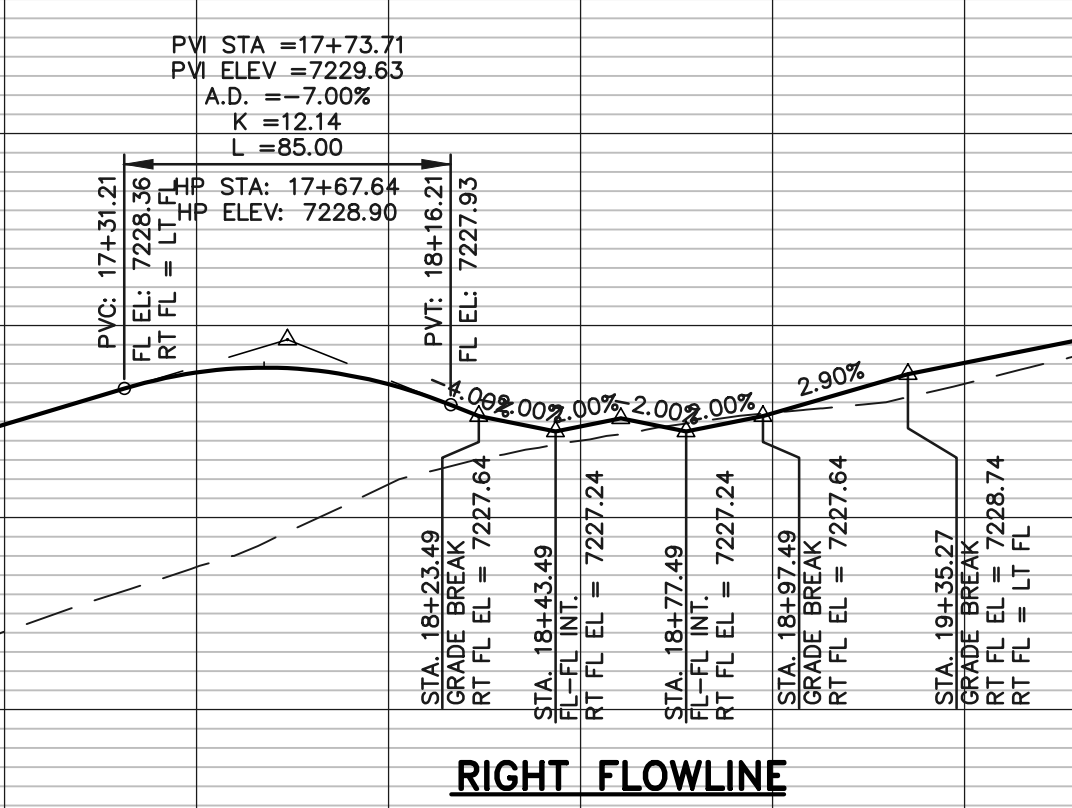
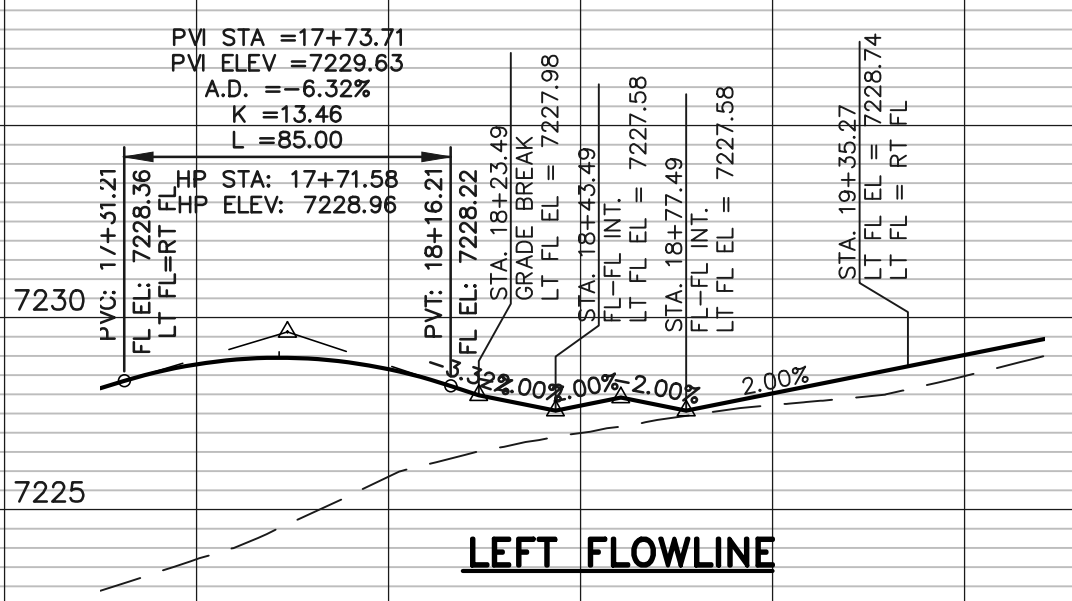


- NOTES
- TYPE 3 BARRICADES HAVE 3 REFLECTORIZED RAIL FACES IF FACING TRAFFIC IN ONE DIRECTION AND 6 IF FACING TRAFFIC IN TWO DIRECTIONS.
  - THE PORTION OF THE POST ABOVE THE GROUND LINE SHALL BE PAINTED IN ACCORDANCE WITH THE APPROPRIATE GENERAL NOTE.
  - DETACHABLE EXTENSION WING RAILS FOR BYPASSING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

TYPICAL TYPE 3 BARRICADES



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



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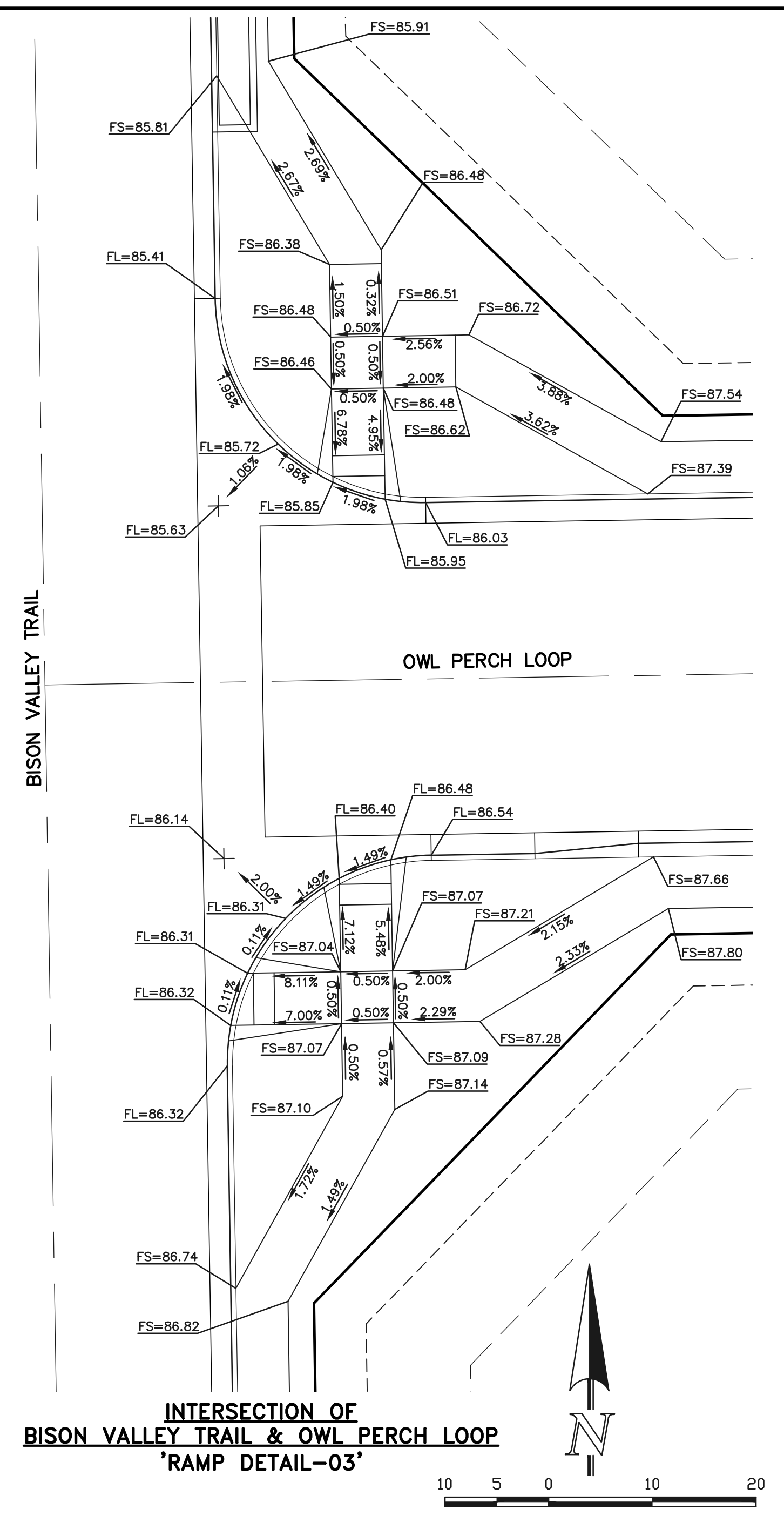
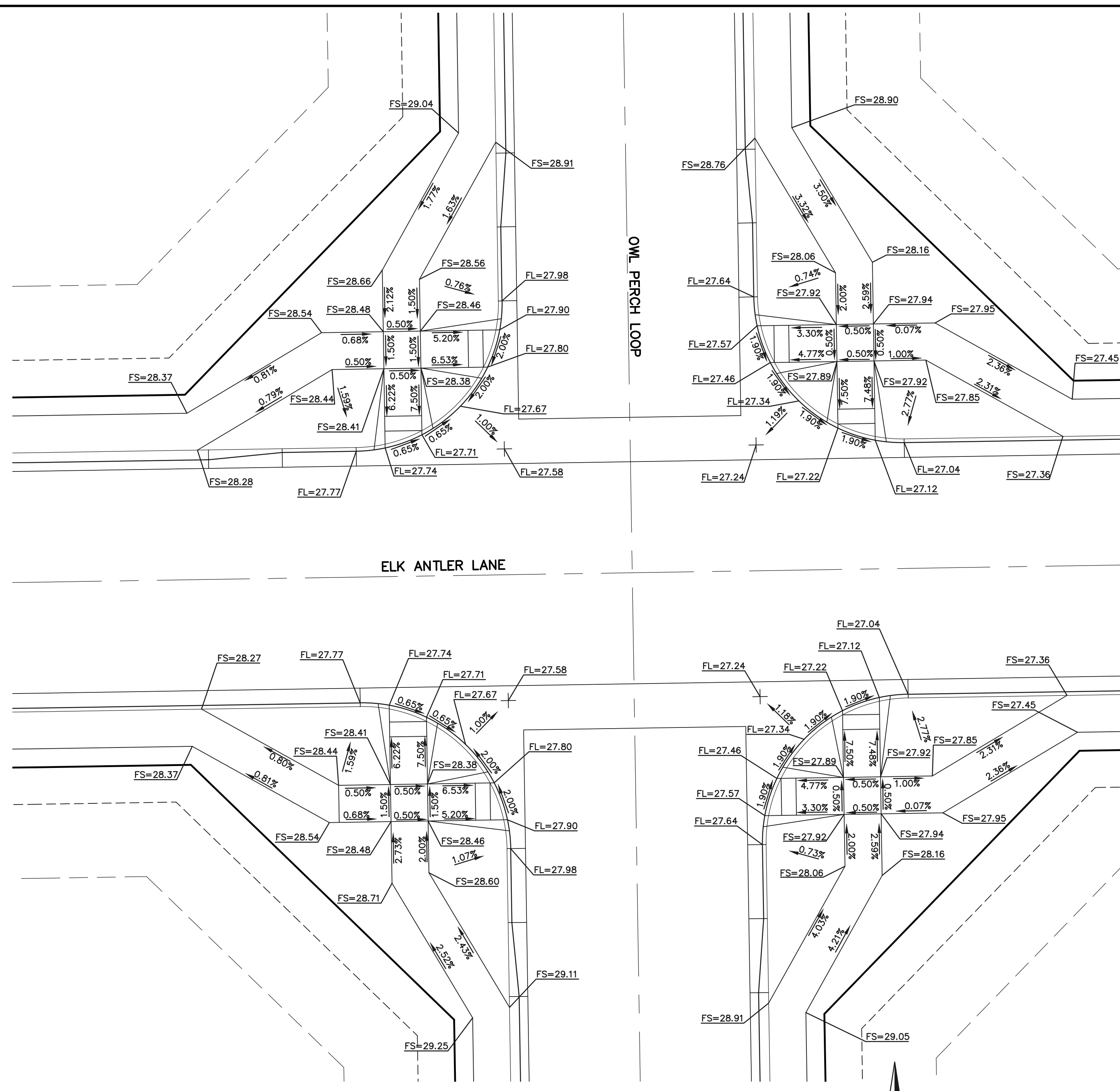
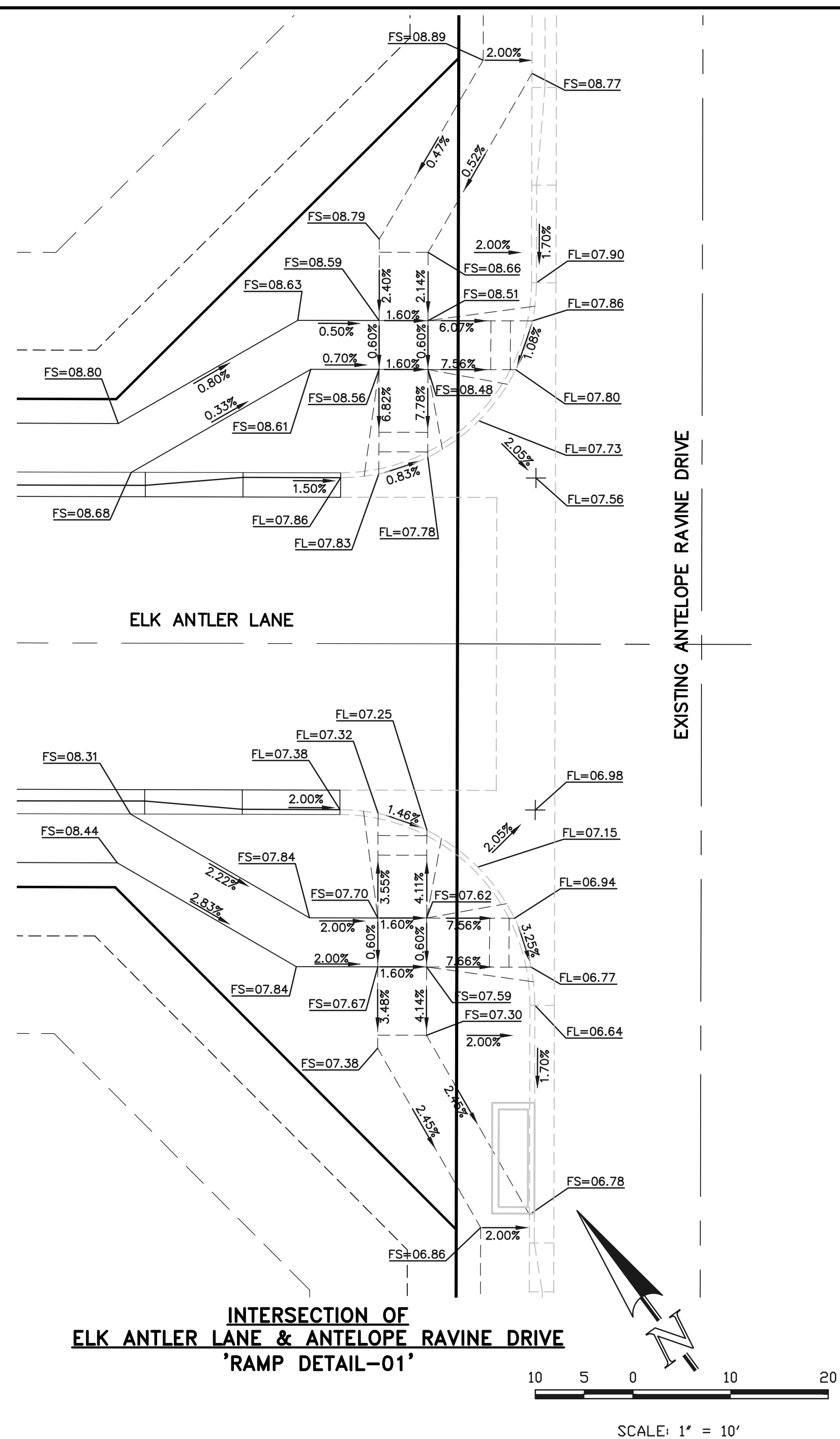
REVIEW:  
PREPARED UNDER MY DIRECT SUPERVISION FOR AND ON BEHALF OF CLASSIC CONSULTING ENGINEERS AND SURVEYORS, LLC  
MARC A. WHORTON, COLORADO P.E. #37155



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 22  
CHECKED BY (V) 1" = 5' JOB NO. 1185.20







48 HOURS BEFORE YOU DIG,  
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UTILITY NOTIFICATION CENTER OF COLORADO  
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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



<b>RETREAT AT TIMBERIDGE FILING NO. 2</b>			
<b>CONSTRUCTION PLANS</b>			
PEDESTRIAN RAMP DETAILS			
DESIGNED BY	PRA	SCALE	DATE 03-16-21
DRAWN BY	PRA	(H) 1" = 10'	SHEET 12 OF 22
CHECKED BY	(V) 1" = N/A	JOB NO.	1185.20



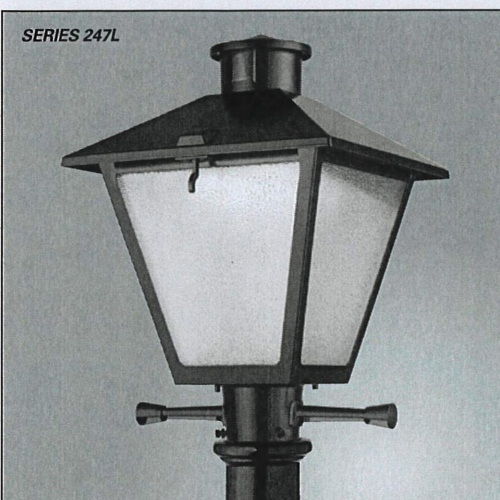
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### American Revolution LED Series 247L

#### PRODUCT OVERVIEW



#### Features:

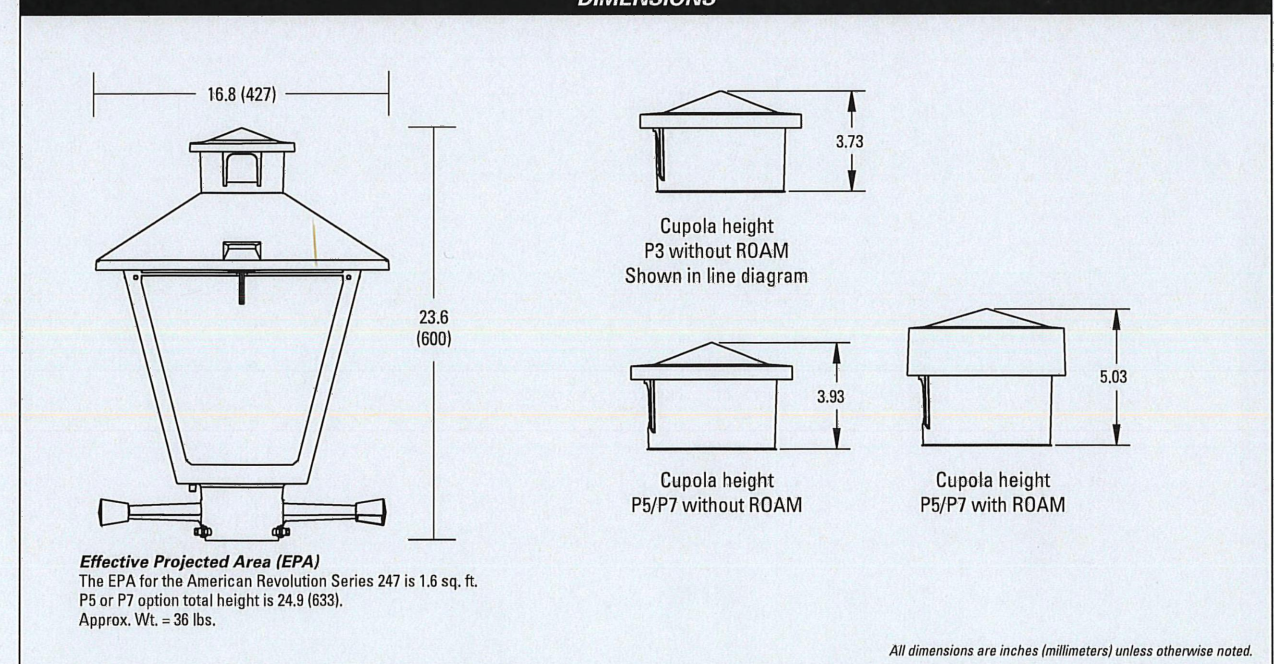
- Die-cast aluminum housing and hood for long-life performance
- Die-cast trigger latch (TL) and captive thumb screws option available for easy access to internal components
- Optical assembly designed for maximum performance, available in Type II, Type III and Type V
- Hinged hood and captive thumb screws provision afford quick, easy access to electrical and optical area for servicing
- Slipfitter 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/5kA)
- Complies with ANSI: C136.2, C136.10, C136.15
- CSA listed and suitable for up to 30°C ambient
- Rated L70, LED life greater than 100,000 hours at 25°C
- Replaces up to 150W HPS light source incumbent models
- LED electronic 0V-10V dimmable driver
- DesignLights Consortium® (DLC) qualified product. Not all versions of this product may be DLC qualified. Please check the DLC Qualified Products List at [www.designlights.org/DPL](http://www.designlights.org/DPL) to confirm which versions are qualified.

#### Applications:

- Streetscapes
- Walkways
- Pathways
- Parks

MVEA spec # 247L 10LEDE10 MVOLT 4K RS AY PCLL

#### DIMENSIONS



Note: Specifications subject to change without notice.  
American Revolution Series 247L LED



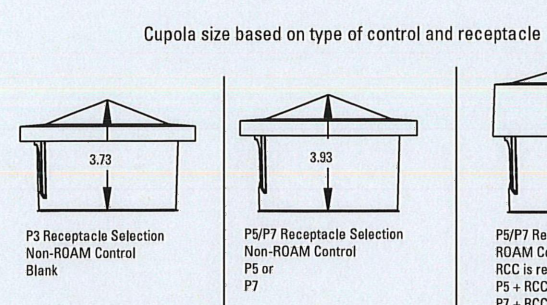
### American Revolution LED Series 247L

#### ORDERING INFORMATION

Example: 247L 20LEDE70 MVOLT 4K RS AY

Series	Performance Package	Voltage	Color Temperature (CCT)
247L American Revolution LED	20LEDE10 20 Chips, 1000 mA Driver, 72 input watts 20LEDE20 20 Chips, 2000 mA Driver, 40 input watts 10LEDE10 10 Chips, 1000 mA Driver, 28 input watts 10LEDE70 10 Chips, 700 mA Driver, 25 input watts 10LEDE35 10 Chips, 350 mA Driver, 13 input watts 10LEDE30 10 Chips, 300 mA Driver, 13 input watts	MVOLT Multi-volt, 120-277V 247 247V 480 480V	3K 3000K 4K 4000K 5K 5000K

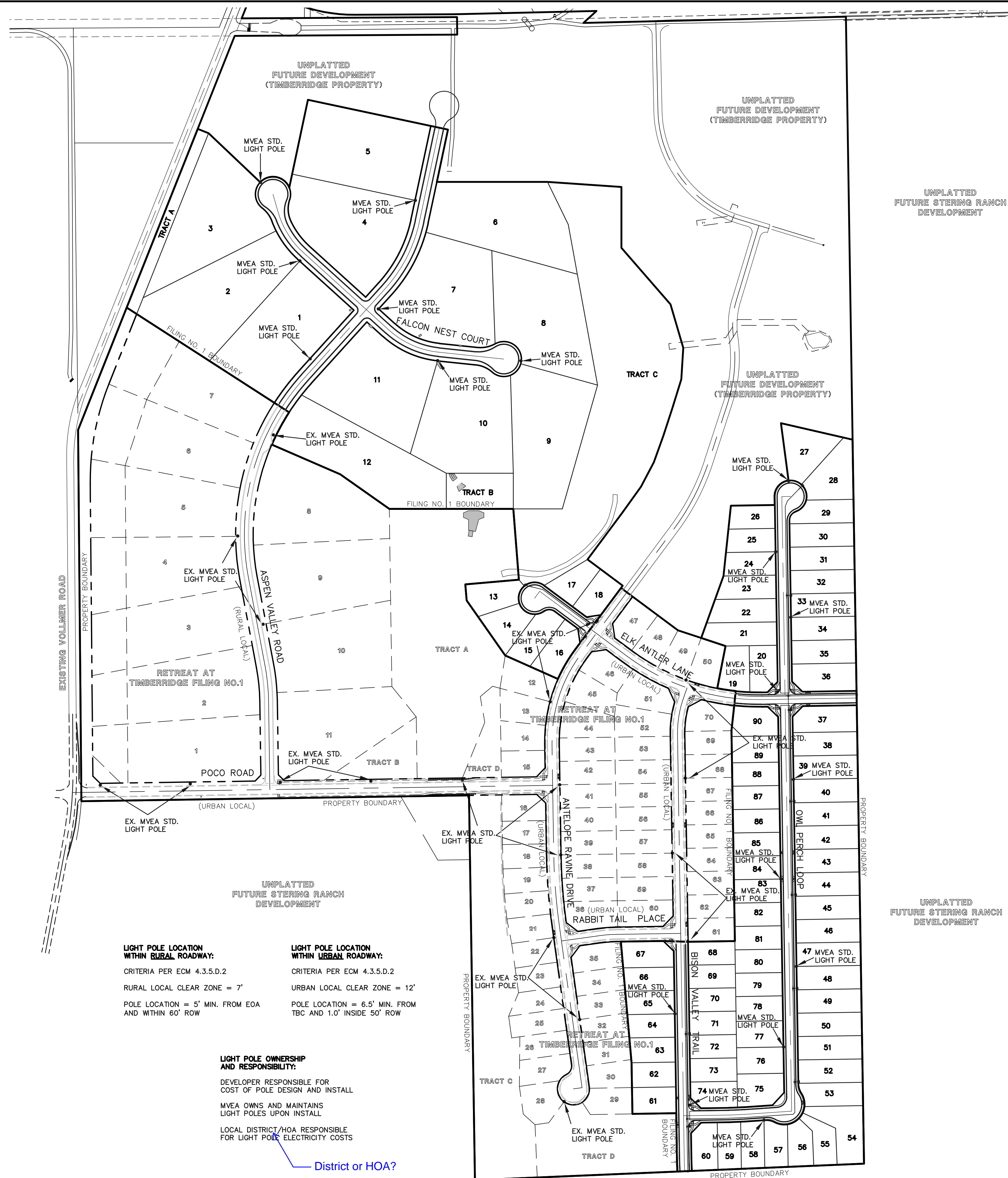
Distribution	Optics	Options	Miscellaneous
R2 Type II R3 Type III R5 Type V	AY Acrylic PV Polycarbonate CY Gray DBB Dark Bronze WH White BZ Bronze	PHOTOCONTROL (blank) 3 pin NEMA Photocontrol Receptacle (standard) NR <sup>2</sup> No Photocontrol Receptacle PS <sup>2</sup> 5 pin NEMA Photocontrol Receptacle (dimming driver included) P7 <sup>2</sup> 7 pin NEMA Photocontrol Receptacle (dimming driver included) PCLL <sup>15</sup> Solid State Long Life Photocontrol PCSS <sup>15A</sup> Not CSA Listed Solid State Long Life Photocontrol (120-277V)	SS Stainless steel hardware NL NEMA Label NL Not CSA Listed TL Tool-less Entry LDR Ladder Rest SH Shorting Cap SHK <sup>2</sup> Not CSA Listed Shorting Cap HSB House Side Shield Black HSW House Side Shield White GR Enhanced Corrosion Resistant Finish RDC <sup>2</sup> ROAM Dimming Node Cupola Cover



- Notes:
- Other colors available, please contact factory
  - PS and SH not available with BR option
  - Taller cupola cover (RDC) is required when used with ROAM or other similar wireless monitoring control systems
  - Standard failure mode "Fail On"
  - Photocontrols supplied with ANSI Standard Turn-On levels
  - XI option is required
  - Ships with unit, field installed
  - Required when using ROAM or other similar wireless monitoring control systems



Warranty Five-year limited warranty. Complete warranty terms located at [www.ael.com/customerresources/Products\\_and\\_conditions.aspx](http://www.ael.com/customerresources/Products_and_conditions.aspx). Actual performance may differ as a result of end user environment and application. All values are design or typical values, measured 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/HOA RESPONSIBLE FOR LIGHT POLE ELECTRICITY COSTS

District or HOA?

ORIENTATION VIEWED FROM TOP OF POLE

MOUNTAIN VIEW  
CAT. NO.: TB23-D-50-3-H-T238

QUANTITY:	JOB NUMBER:	SPECS:	WIND VEL.: 100@1.3
RD. NUMBER:	APPD. BY:	TOT. LENGTH: 23'-0"	LUM. WEIGHT: 50 lbs.
REV. DATE BY:	REMARKS:	EMBED. DEPTH: 4'-0"	LUM. EPA: 3.50 sq.ft.
QUOTE:		TIP WIDTH: 4.41"	STATIC DEFL.:
		WEIGHT: 50 lbs.	TOTAL DEFL.:
		DRAWN BY: PLF	DATE: 01/16/2017

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



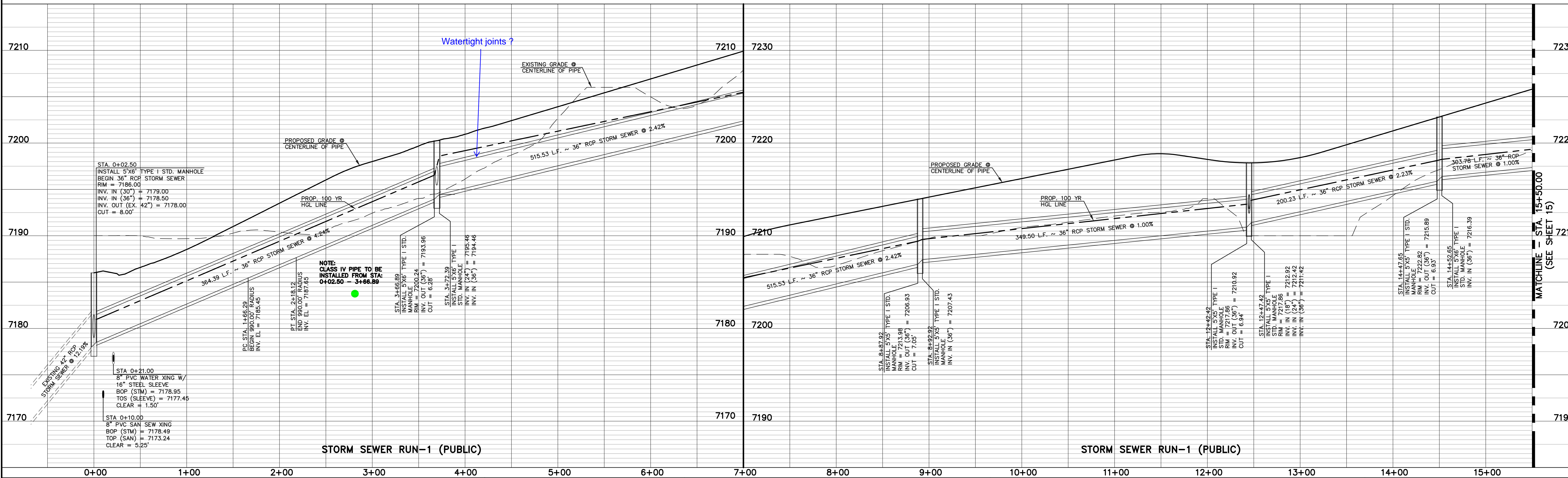
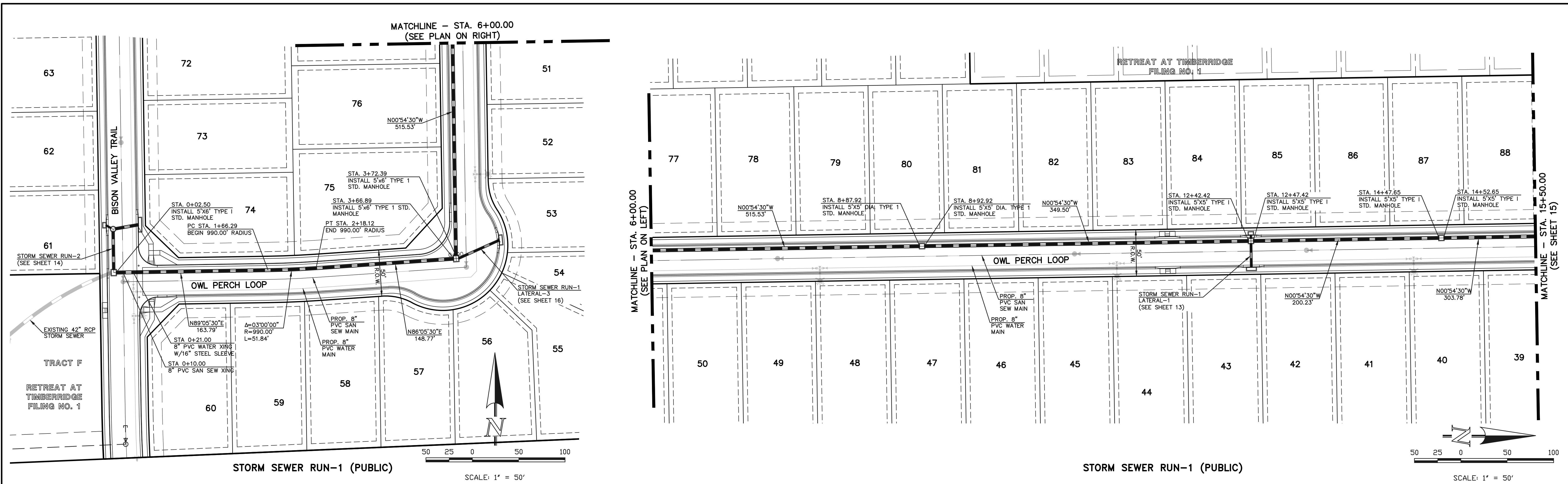
RETREAT AT TIMBERIDGE FILING NO. 2  
CONSTRUCTION PLANS  
STREET LIGHT POLE LOCATION PLAN

DESIGNED BY	PRA	SCALE	DATE	03-19-21
DRAWN BY	PRA	(H) 1" = 200'	SHEET	13 OF 22
CHECKED BY	(V) 1" = N/A	JOB NO.	1185.20	



N:\118520\DRAWINGS\CONSTRUCTION\13-118520-STREET LIGHTS.dwg, 4/23/2021, 2:43:31 PM, 1:1





NO.	REVISION	DATE

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

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

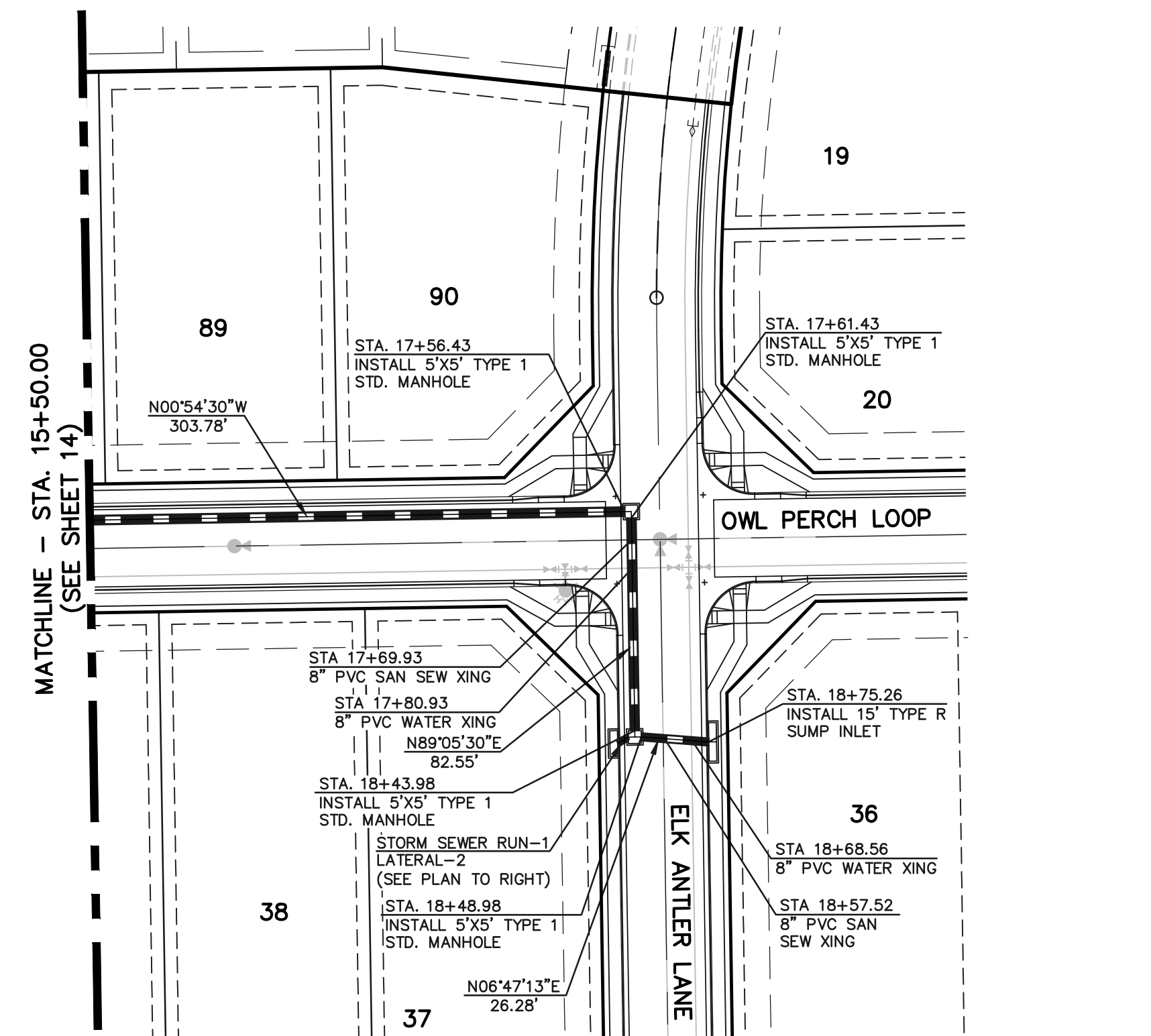
DESIGNED BY: PRA      SCALE: (H) 1" = 50'      DATE: 02-25-21  
DRAWN BY: PRA      (V) 1" = 5'      SHEET 14 OF 22  
CHECKED BY:      JOB NO. 1185.20



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

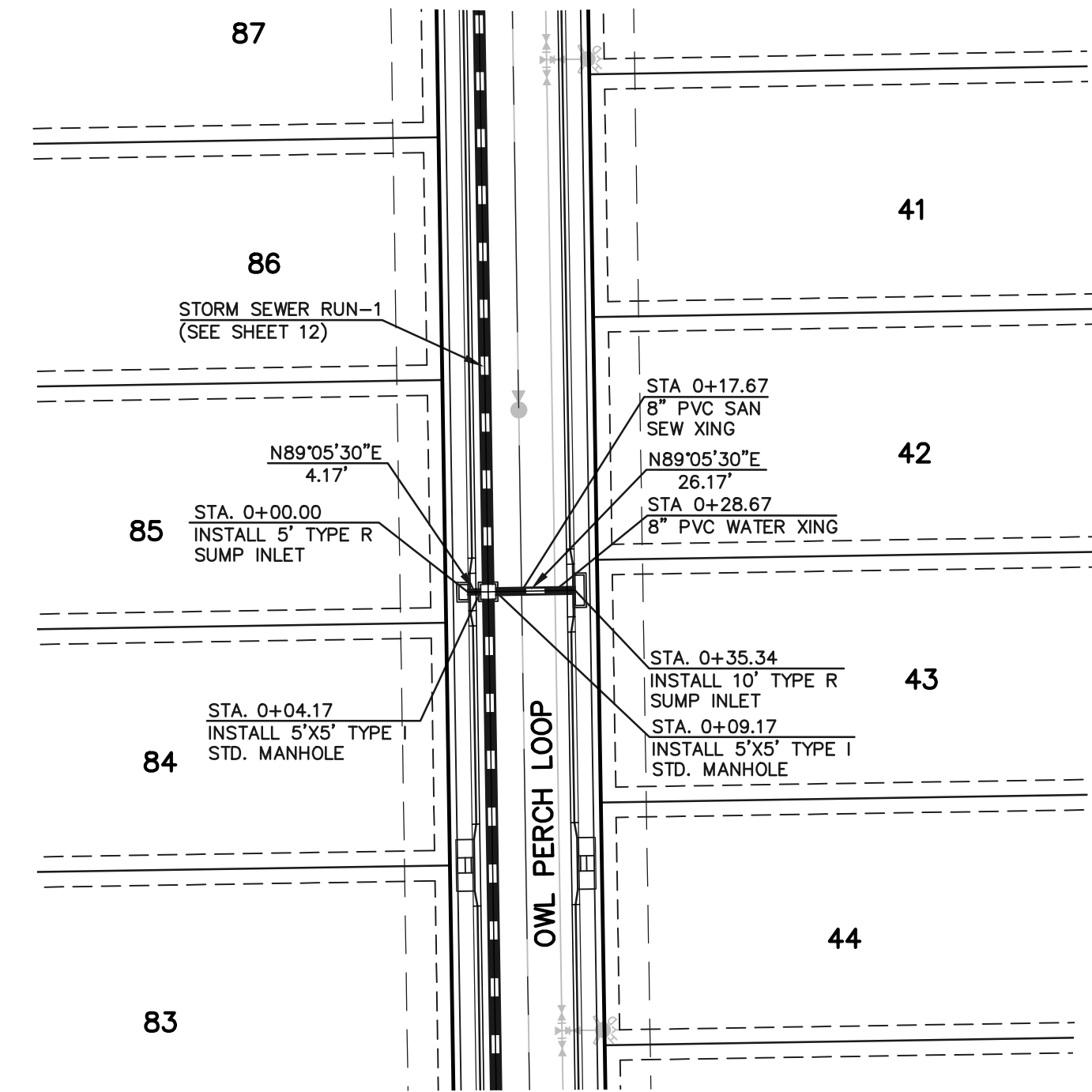
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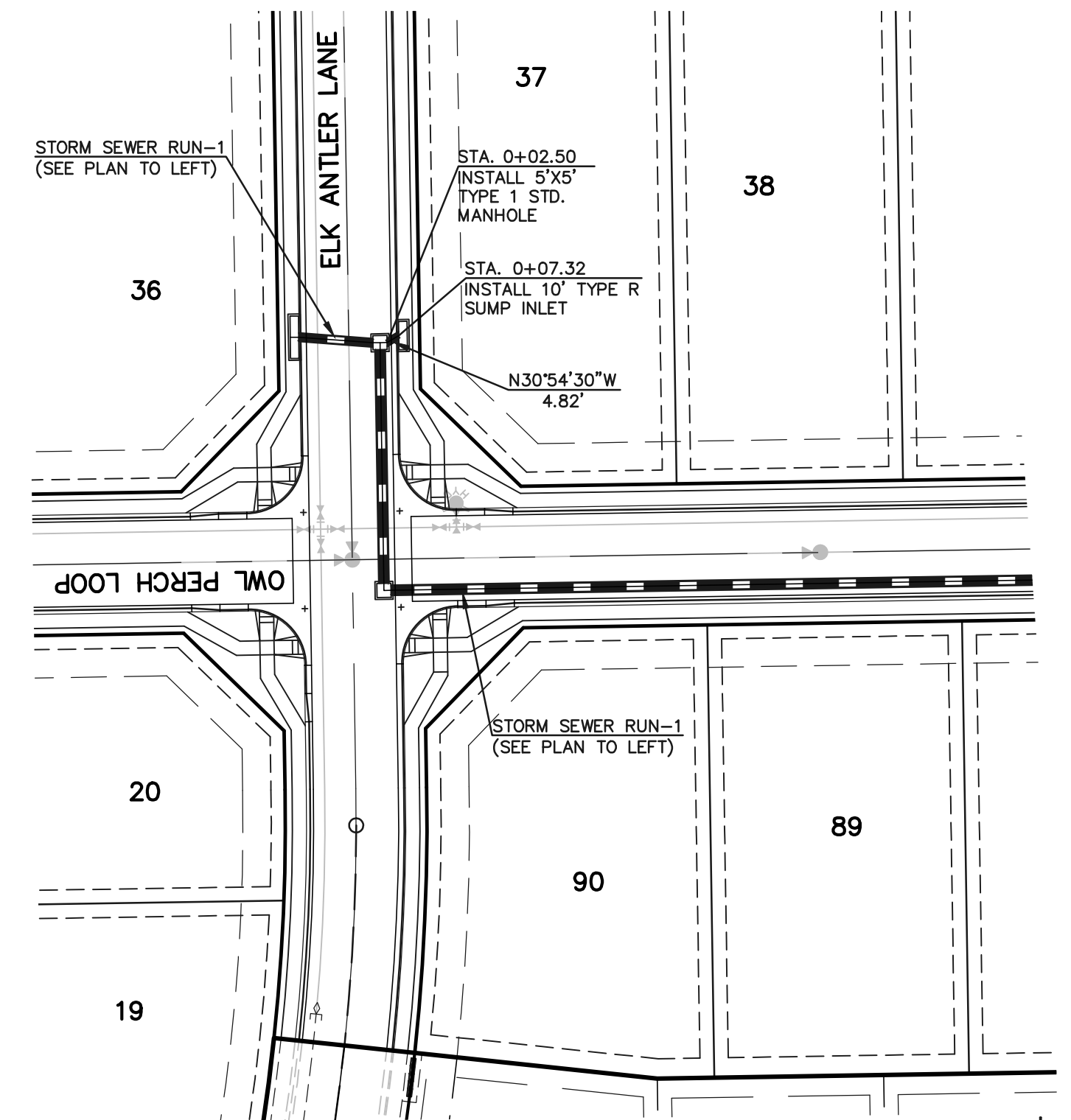
STORM SEWER RUN-1 (PUBLIC)

SCALE: 1" = 50'



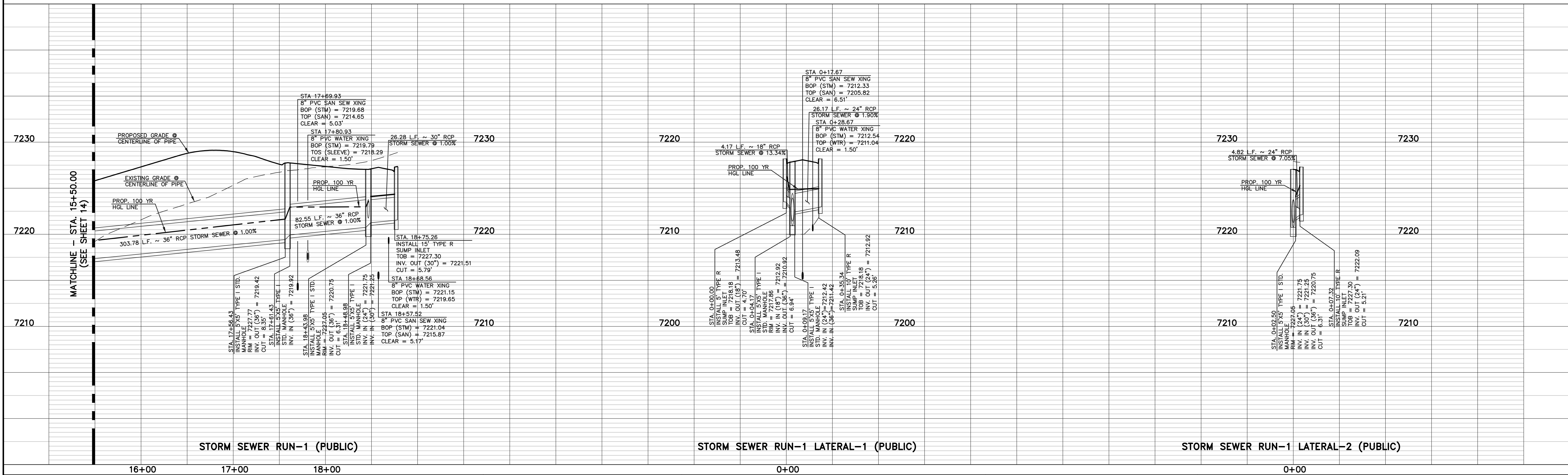
STORM SEWER RUN-1 LATERAL-1 (PUBLIC)

SCALE: 1" = 50'



STORM SEWER RUN-1 LATERAL-2 (PUBLIC)

SCALE: 1" = 50'



STORM SEWER RUN-1 (PUBLIC)

STORM SEWER RUN-1 LATERAL-1 (PUBLIC)

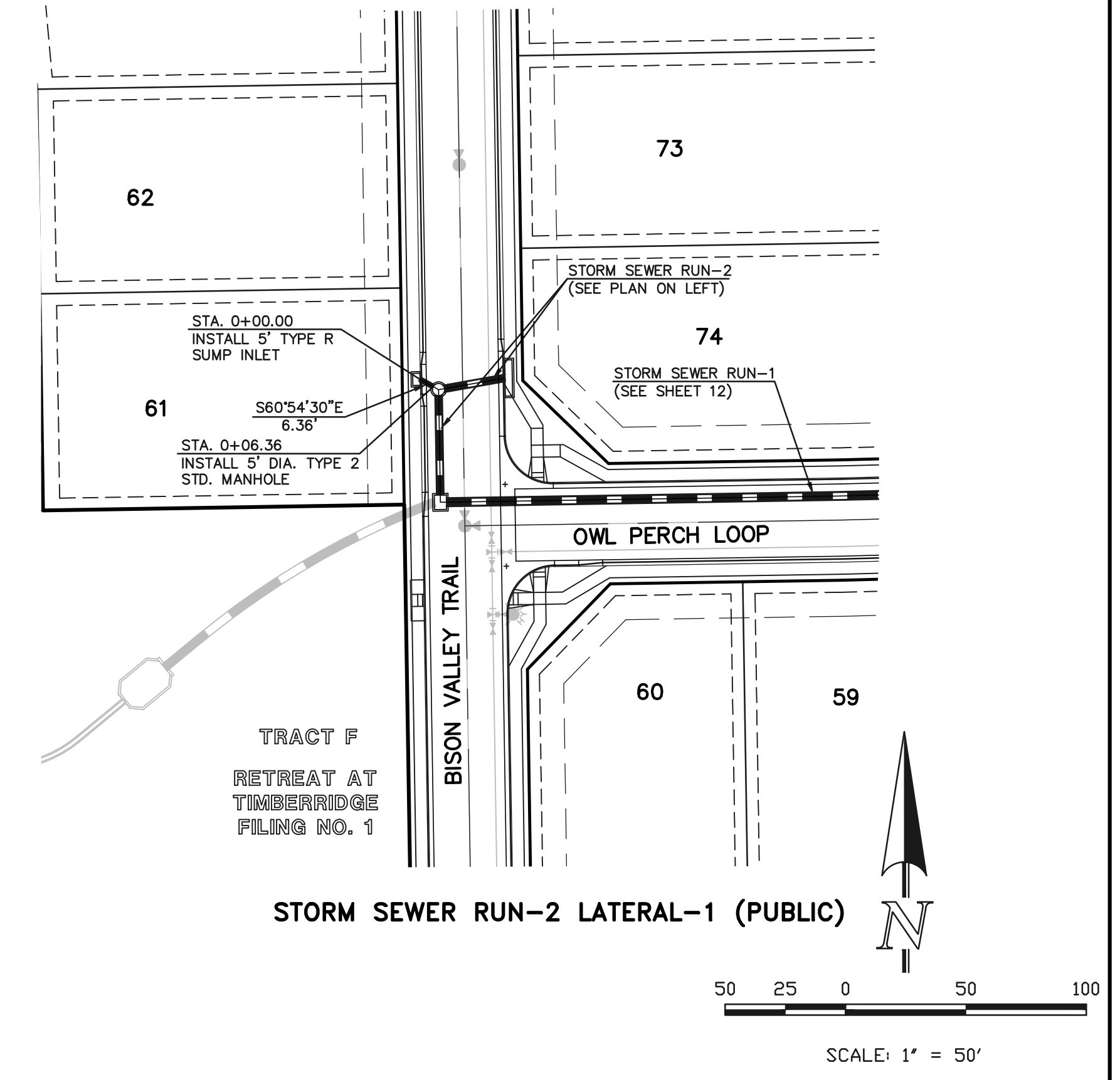
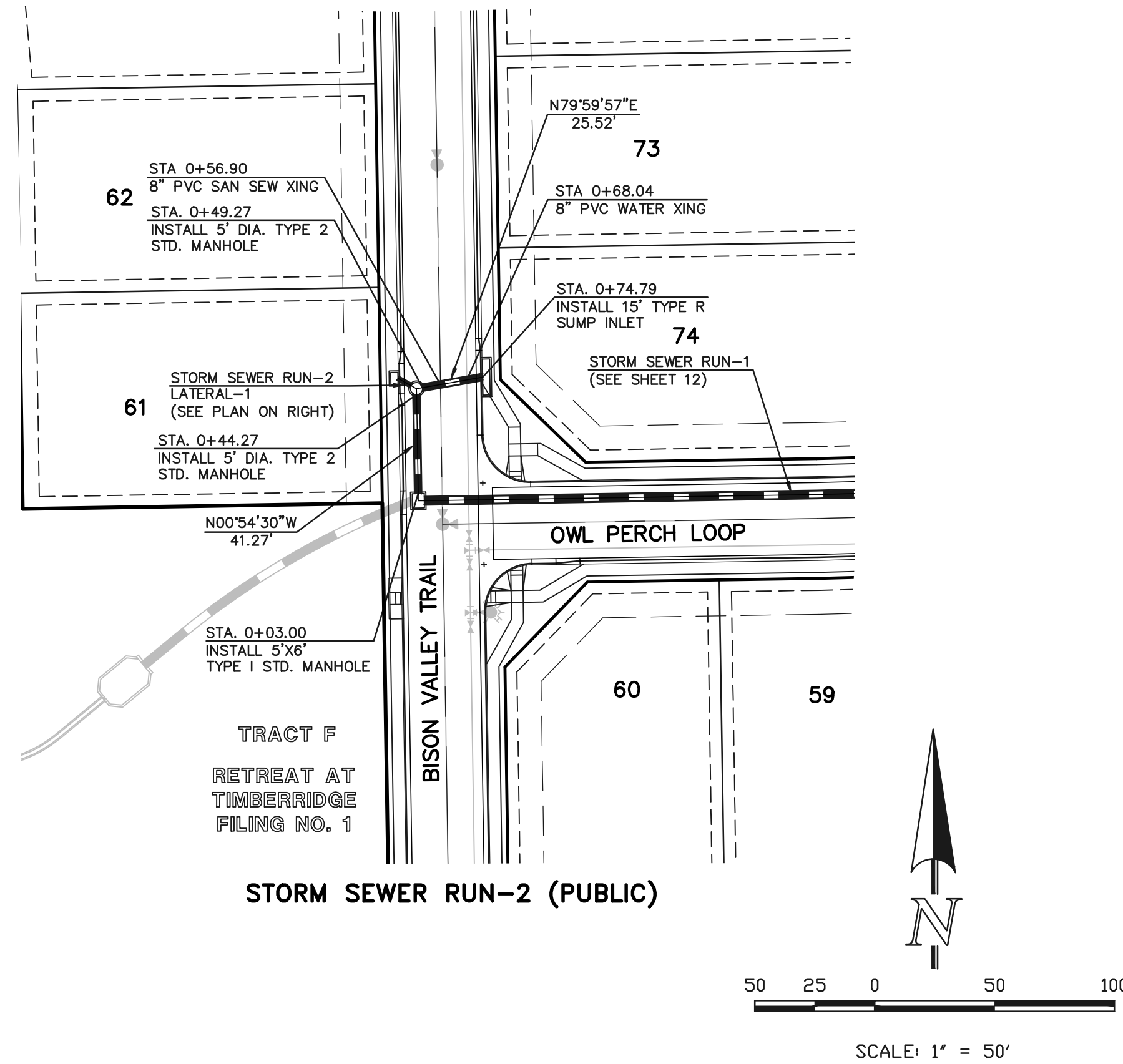
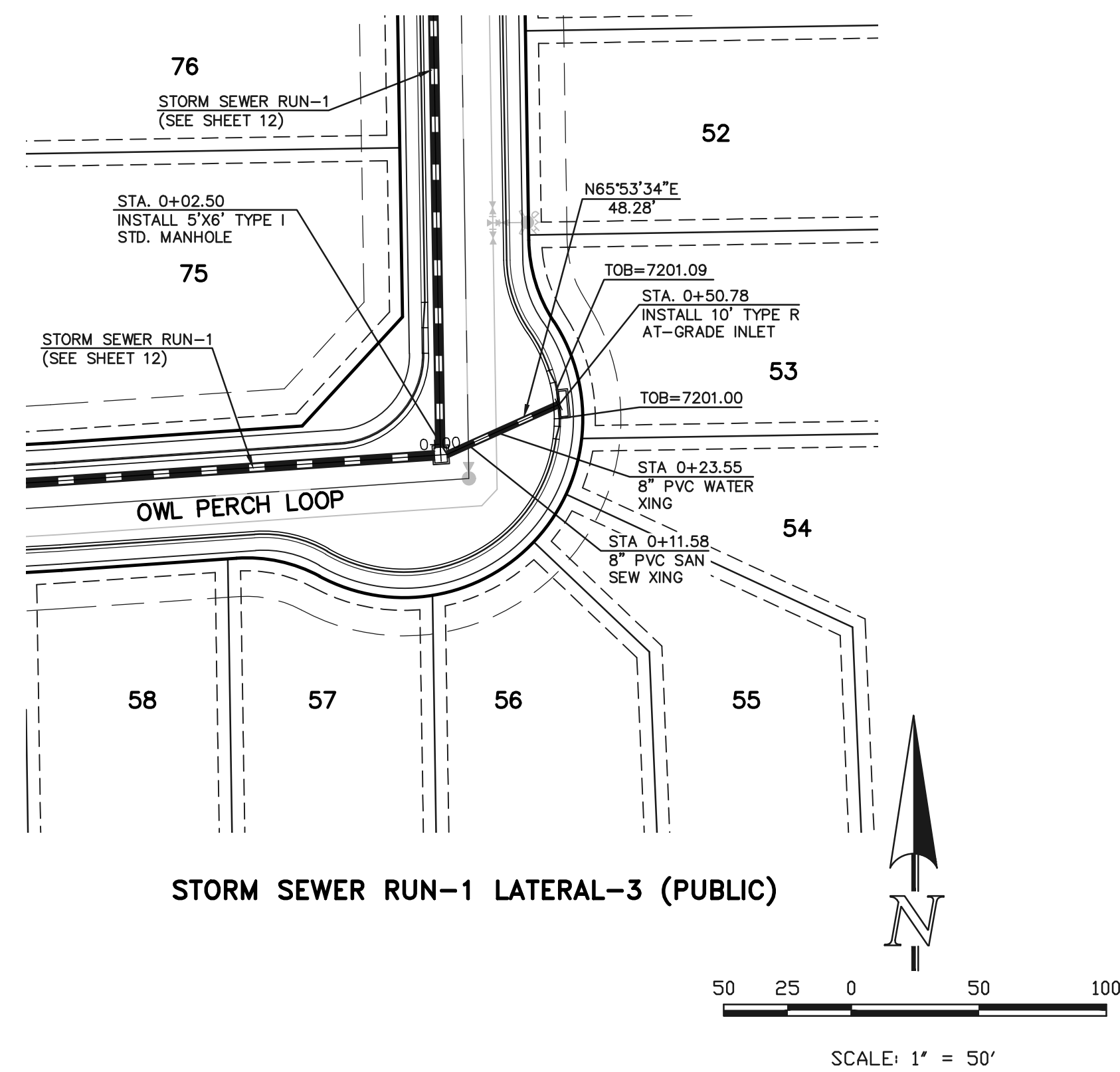
STORM SEWER RUN-1 LATERAL-2 (PUBLIC)

<p>48 HOURS BEFORE YOU DIG, CALL UTILITY LOCATORS <b>811</b> 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><td> </td><td> </td></tr> <tr><td> </td><td> </td></tr> <tr><td> </td><td> </td></tr> <tr><td> </td><td> </td></tr> <tr><td> </td><td> </td></tr> </table>											<p>DATE</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 CONSTRUCTION PLANS PUBLIC STORM SEWER PLAN</p>
<p>MARC A. WHORTON, COLORADO P.E. #37155</p>	<p>DATE</p>	<p>DESIGNED BY PRA DRAWN BY PRA CHECKED BY</p>	<p>SCALE (H) 1" = 50' (V) 1" = 5'</p>	<p>DATE 02-25-21 SHEET 15 OF 22 JOB NO. 1185.20</p>										



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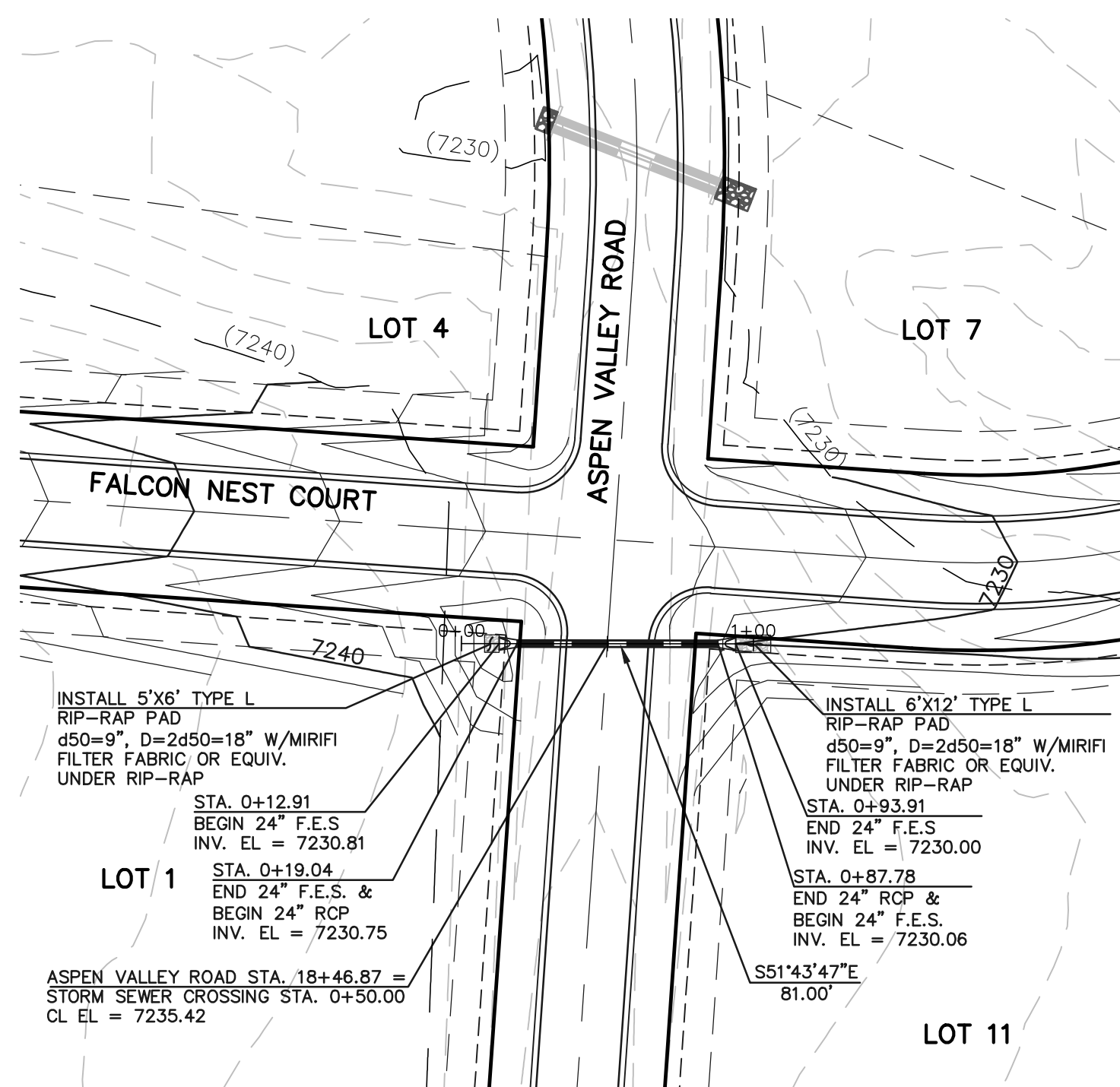


7210	<p>STA. 0+11.58 8" PVC SAN SEW XING BOP (STM) = 7195.42 TOP (SAN) = 7186.58 CLEAR = 8.84'</p> <p>STA. 0+23.55 8" PVC WATER XING BOP (STM) = 7195.65 TOP (WTR) = 7194.15 CLEAR = 1.50'</p> <p>48.28 L.F. ~ 24" RCP STORM SEWER @ 1.89%</p>	7210	7190	7190
7200	<p>PROP. 100 YR HGL LINE</p>	7200	7180	7180
7190	<p>STA. 0+02.50 INSTALL 5'x6' TYPE 1 STD. MANHOLE INV. IN (24") = 7195.46 INV. IN (36") = 7194.46 INV. OUT (36") = 7193.66 CUT = 6.28'</p> <p>STA. 0+50.78 INSTALL 10' TYPE R AT-GRADE INLET TOB=7201.09 MAX. CUT = 4.72'</p>	7190	7170	7170
	<p>STA. 0+03.00 INSTALL 5'x6' TYPE 1 STD. MANHOLE INV. IN (30") = 7179.00 INV. IN (36") = 7178.50 INV. OUT (36") = 7178.00 CUT = 8.00'</p> <p>STA. 0+44.27 INSTALL 5' DIA. TYPE 2 STD. MANHOLE INV. IN (30") = 7179.41 INV. IN (36") = 7179.91 CUT = 6.10'</p> <p>STA. 0+49.27 INSTALL 5' DIA. TYPE 2 STD. MANHOLE TOB = 7180.01 INV. IN (36") = 7179.91 CUT = 0.29'</p> <p>STA. 0+56.90 8" PVC SAN SEW XING BOP (STM) = 7179.80 TOP (SAN) = 7173.75 CLEAR = 6.05'</p> <p>25.52 L.F. ~ 30" RCP STORM SEWER @ 2.37%</p> <p>STA. 0+68.04 8" PVC WATER XING BOP (STM) = 7180.07 TOP (WTR) = 7178.57 CLEAR = 1.50'</p>	7190	7180	7180
	<p>41.27 L.F. ~ 30" RCP STORM SEWER @ 1.00%</p> <p>PROP. 100 YR HGL LINE</p>	7190	7170	7170
	<p>6.86 L.F. ~ 18" RCP STORM SEWER @ 10.84%</p> <p>PROP. 100 YR HGL LINE</p>	7190	7180	7180
	<p>STA. 0+00.00 INSTALL 5' TYPE R SUMP INLET TOB = 7185.91 INV. IN (18") = 7181.80 CUT = 4.21'</p> <p>STA. 0+06.36 INSTALL 5' DIA. TYPE 2 STD. MANHOLE INV. IN (30") = 7180.91 INV. IN (36") = 7179.91 INV. OUT (36") = 7179.41 CUT = 6.10'</p>	7170	7170	7170
		7170	7170	7170

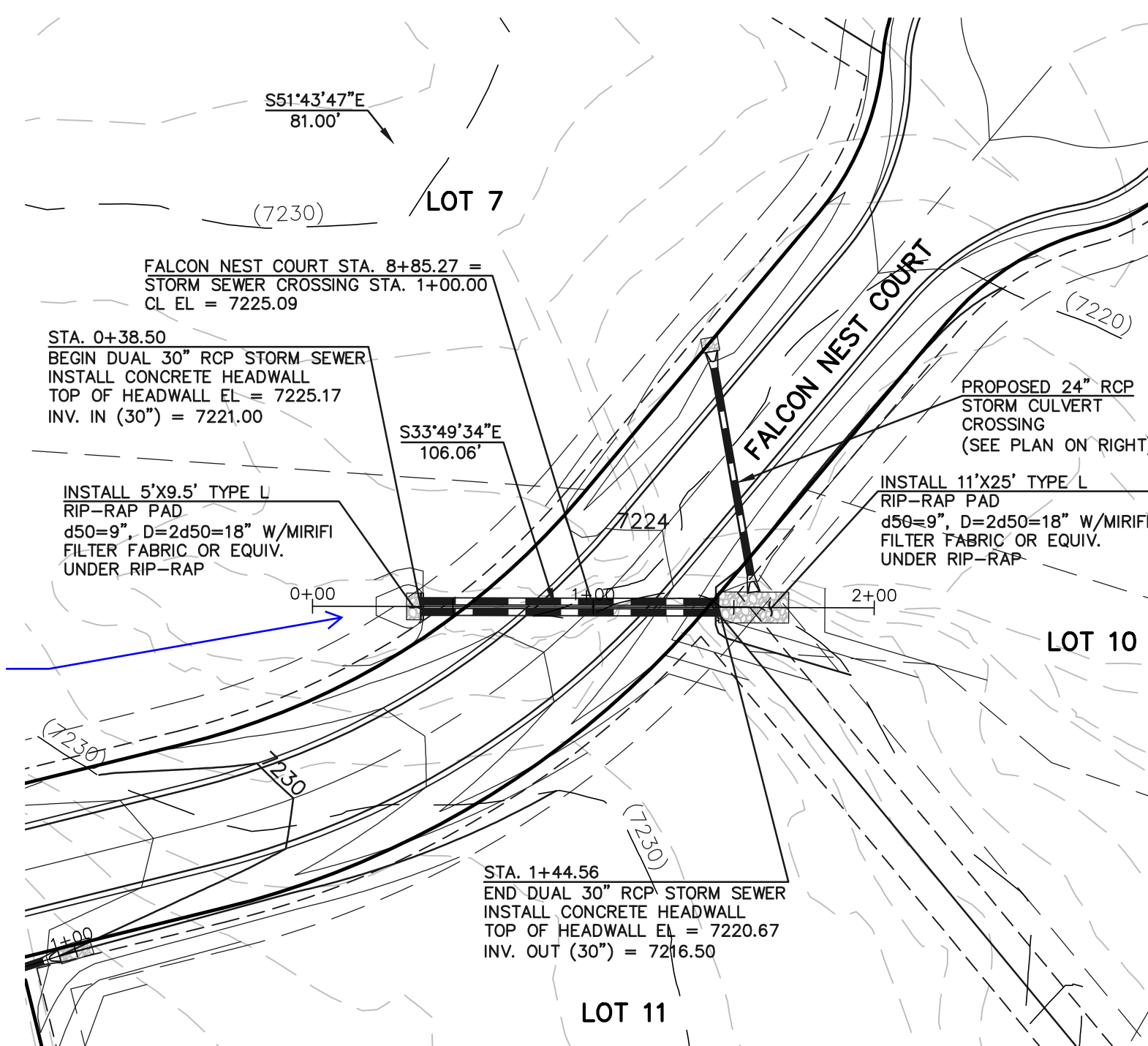
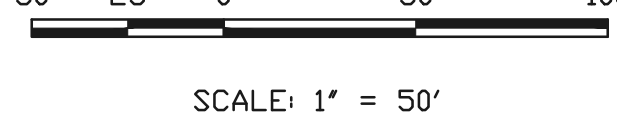
<p><b>STORM SEWER RUN-1 LATERAL-3 (PUBLIC)</b></p> <p>0+00</p>	<p><b>STORM SEWER RUN-2 (PUBLIC)</b></p> <p>0+00</p>	<p><b>STORM SEWER RUN-2 LATERAL-1 (PUBLIC)</b></p> <p>0+00</p>															
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<p>RETREAT AT TIMBERRIDGE FILING NO. 2 CONSTRUCTION PLANS PUBLIC STORM SEWER PLAN</p>																	
<table border="1" style="width: 100%;"> <tr> <td>DESIGNED BY</td> <td>PRA</td> <td>SCALE</td> <td>DATE</td> <td>02-25-21</td> </tr> <tr> <td>DRAWN BY</td> <td>PRA</td> <td>(H) 1" = 50'</td> <td>SHEET</td> <td>16 OF 22</td> </tr> <tr> <td>CHECKED BY</td> <td>(V) 1" = 5'</td> <td>JOB NO.</td> <td colspan="2">1185.20</td> </tr> </table>			DESIGNED BY	PRA	SCALE	DATE	02-25-21	DRAWN BY	PRA	(H) 1" = 50'	SHEET	16 OF 22	CHECKED BY	(V) 1" = 5'	JOB NO.	1185.20	
DESIGNED BY	PRA	SCALE	DATE	02-25-21													
DRAWN BY	PRA	(H) 1" = 50'	SHEET	16 OF 22													
CHECKED BY	(V) 1" = 5'	JOB NO.	1185.20														

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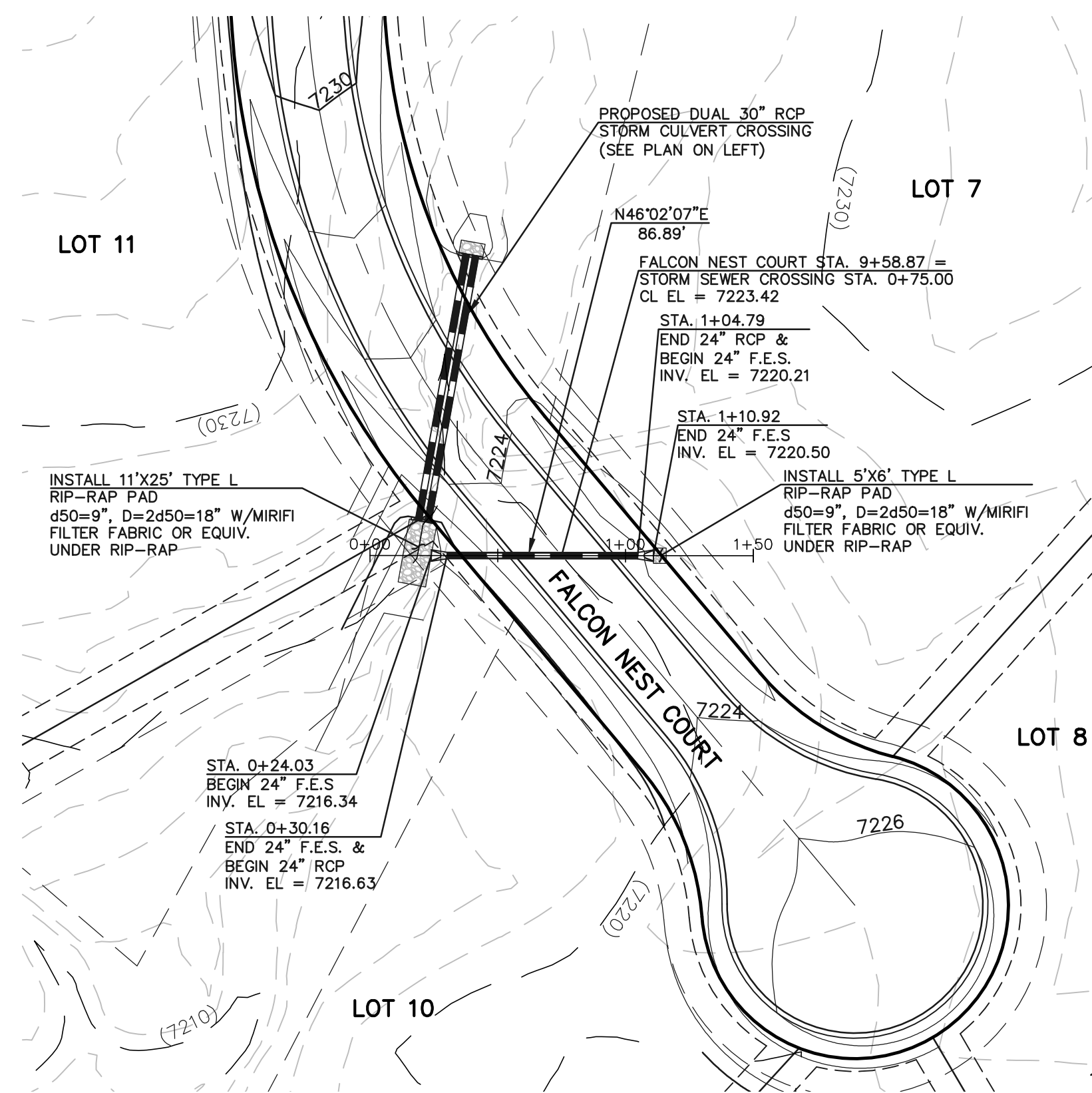
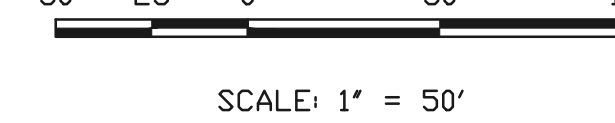




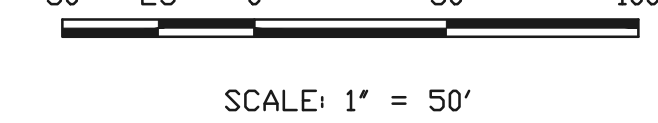
**ASPEN VALLEY ROAD @ STA. 18+46.87  
24" RCP CULVERT CROSSING**



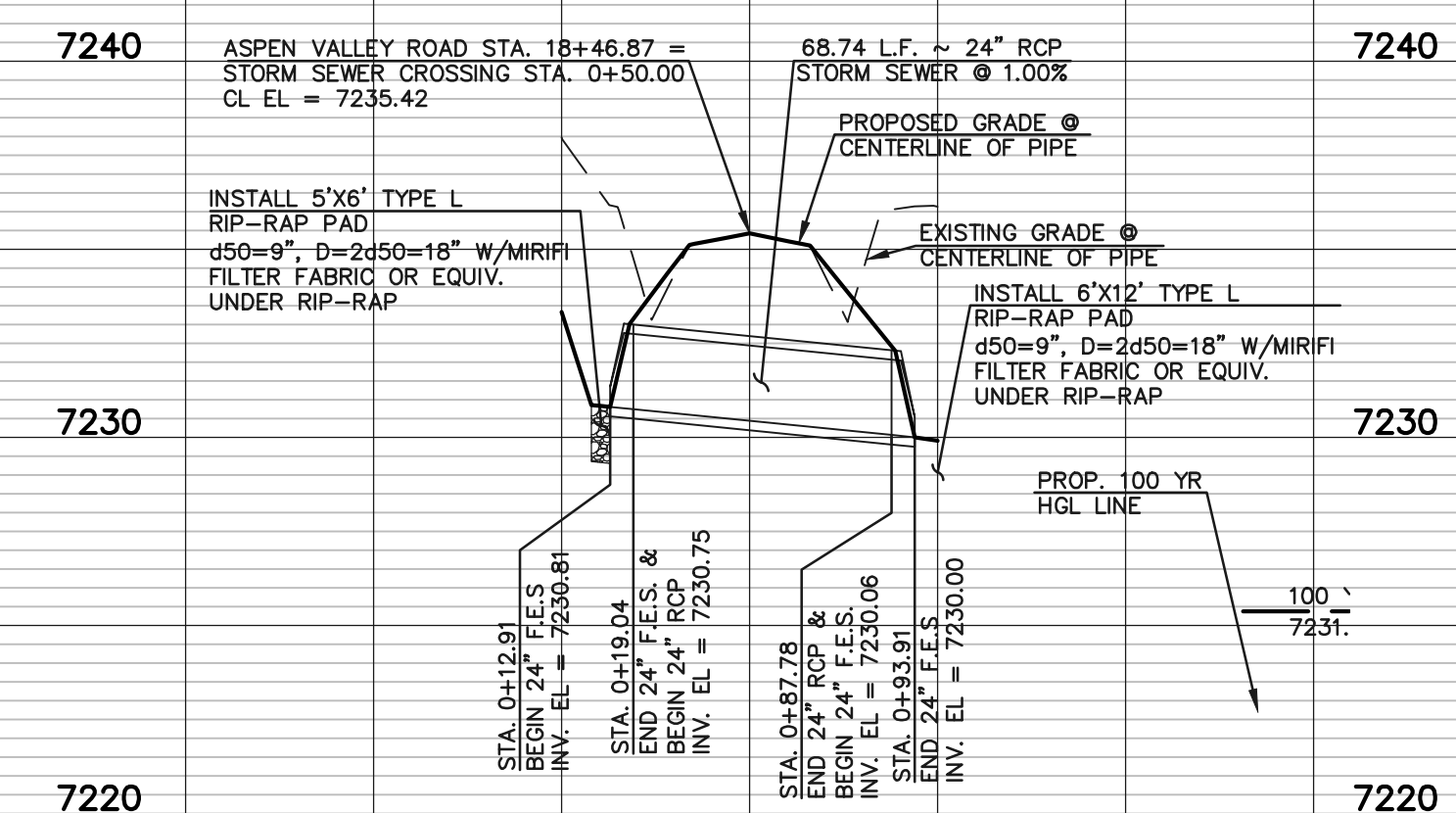
**FALCON NEST COURT @ STA. 8+85.27  
DUAL 30" RCP STORM CULVERT CROSSING**



**FALCON NEST COURT @ STA. 9+58.87  
24" RCP STORM CULVERT CROSSING**

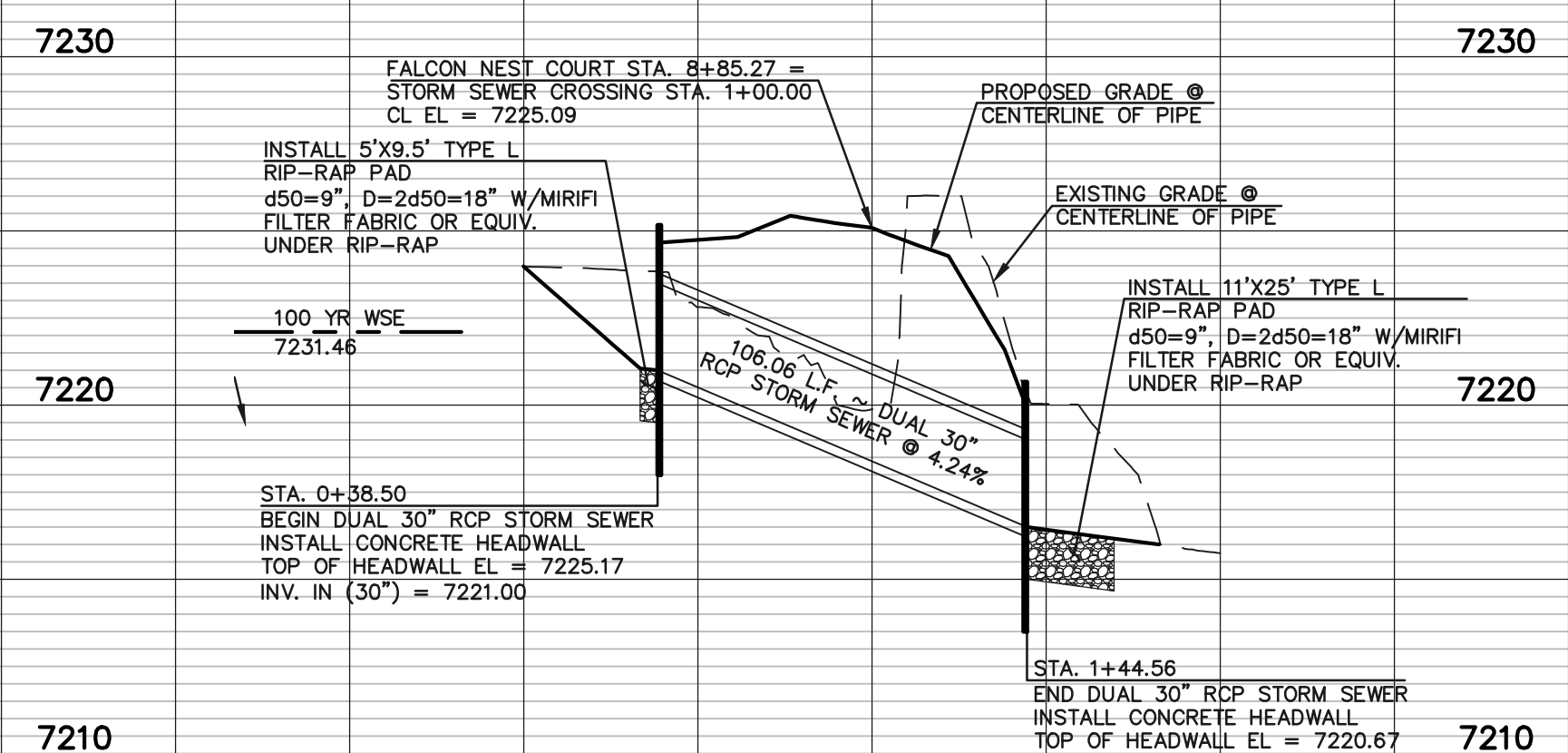


Show headwater elevation pooling area and drainage easement



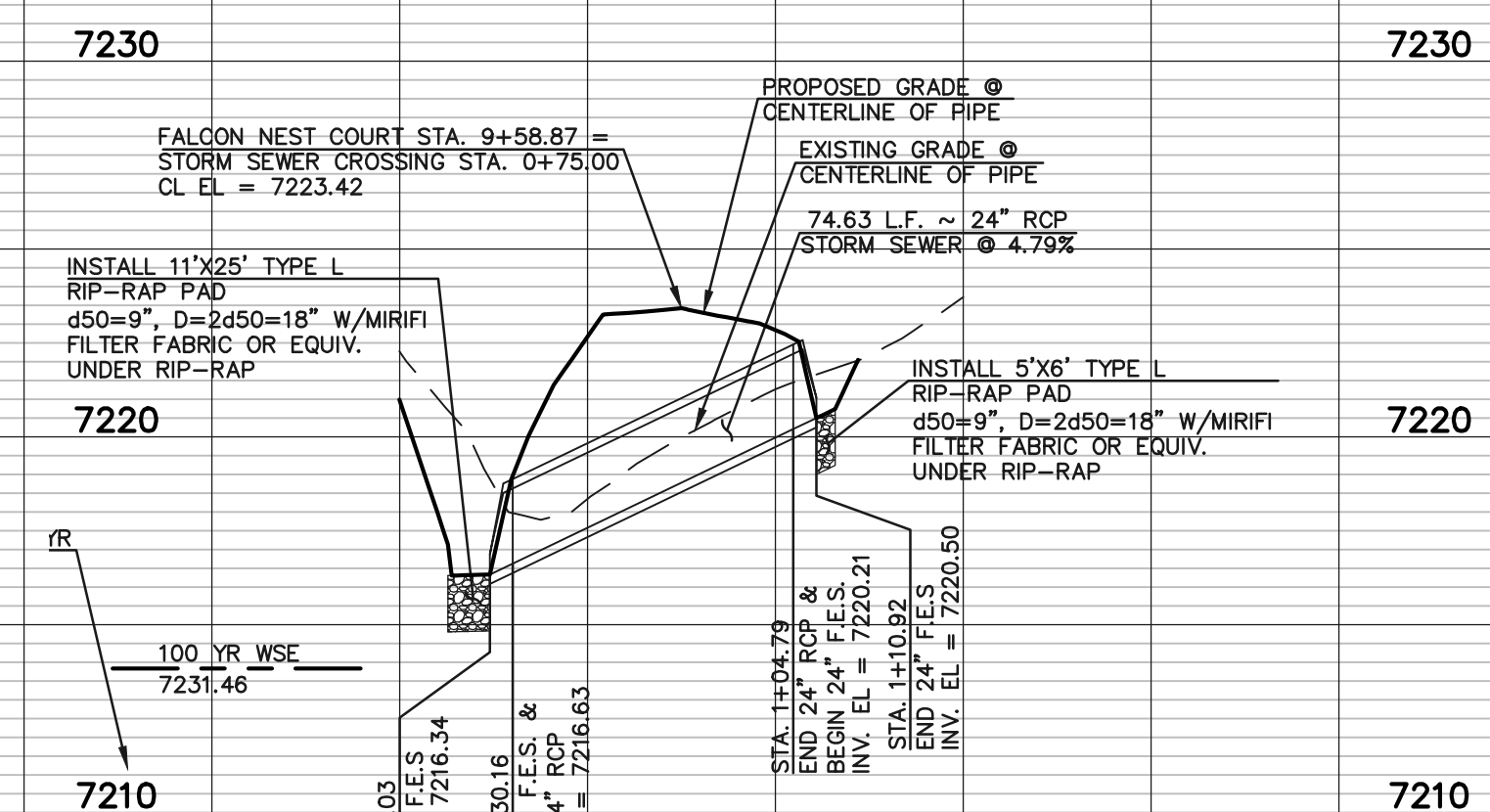
**ASPEN VALLEY ROAD @ STA. 18+46.87  
24" RCP CULVERT CROSSING**

0+00 1+00



**FALCON NEST COURT @ STA. 8+85.27  
DUAL 30" RCP STORM CULVERT CROSSING**

0+00 1+00



**FALCON NEST COURT @ STA. 9+58.87  
24" RCP STORM CULVERT CROSSING**

0+00 1+00

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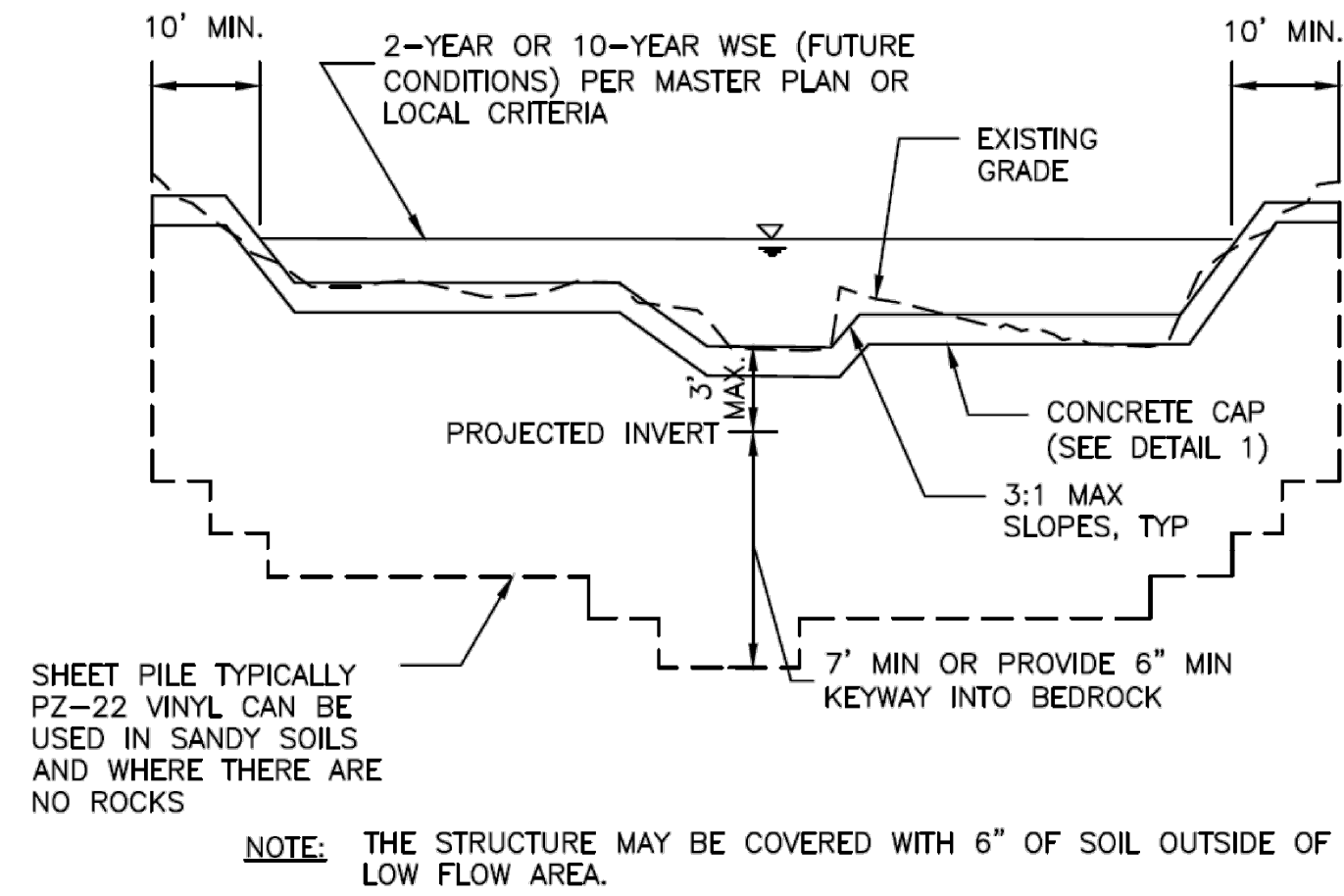
619 N. Cascade Avenue, Suite 200  
Colorado Springs, Colorado 80903  
(719) 785-0790  
(719) 785-0799(Fax)

RETREAT AT TIMBERIDGE FILING NO. 2  
CONSTRUCTION PLANS  
STORM SEWER PLAN  
DESIGNED BY PRA SCALE DATE 04-01-21  
DRAWN BY PRA (H) 1" = 50' SHEET 17 OF 22  
CHECKED BY (V) 1" = 5' JOB NO. 1185.20



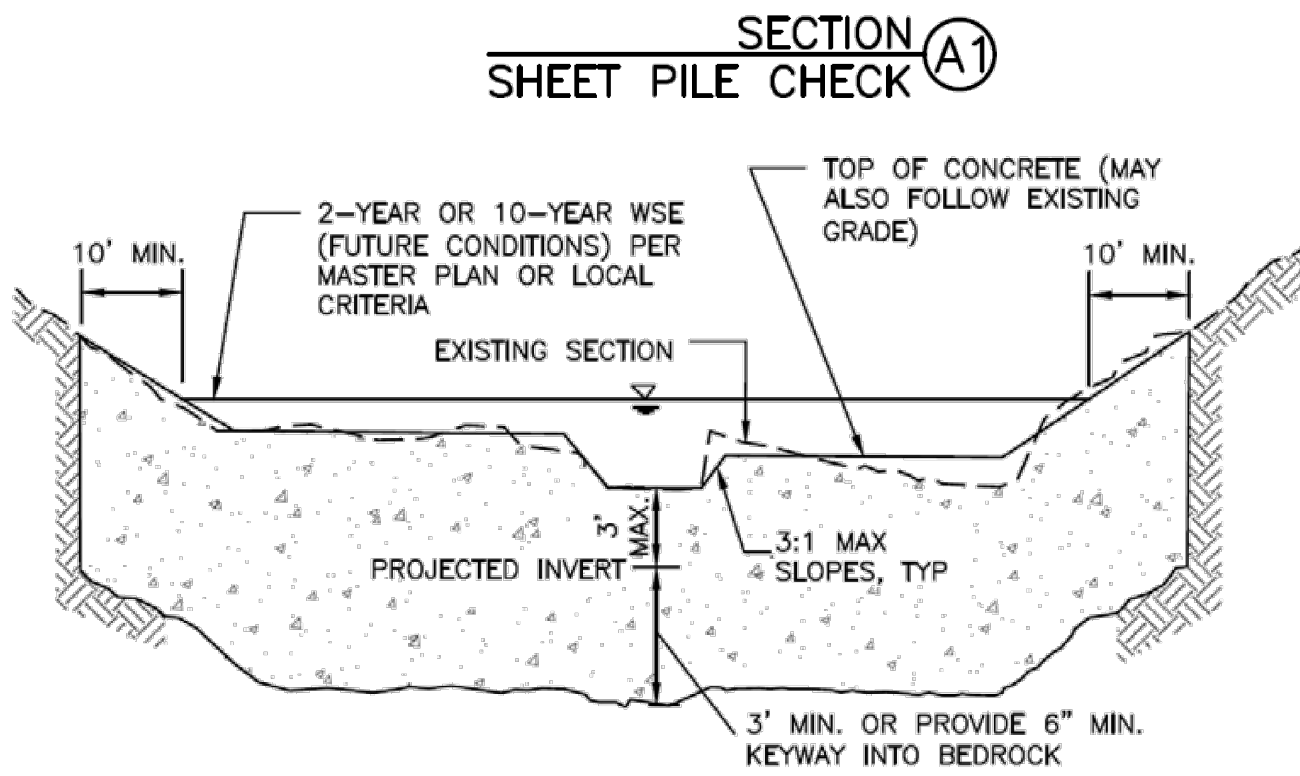
N:\118520\DRAWINGS\CONSTRUCTION\17-118520-STW-04.dwg - 4/29/2021 5:09:37 PM, 1:1





SHEET PILE TYPICALLY PZ-22 VINYL CAN BE USED IN SANDY SOILS AND WHERE THERE ARE NO ROCKS

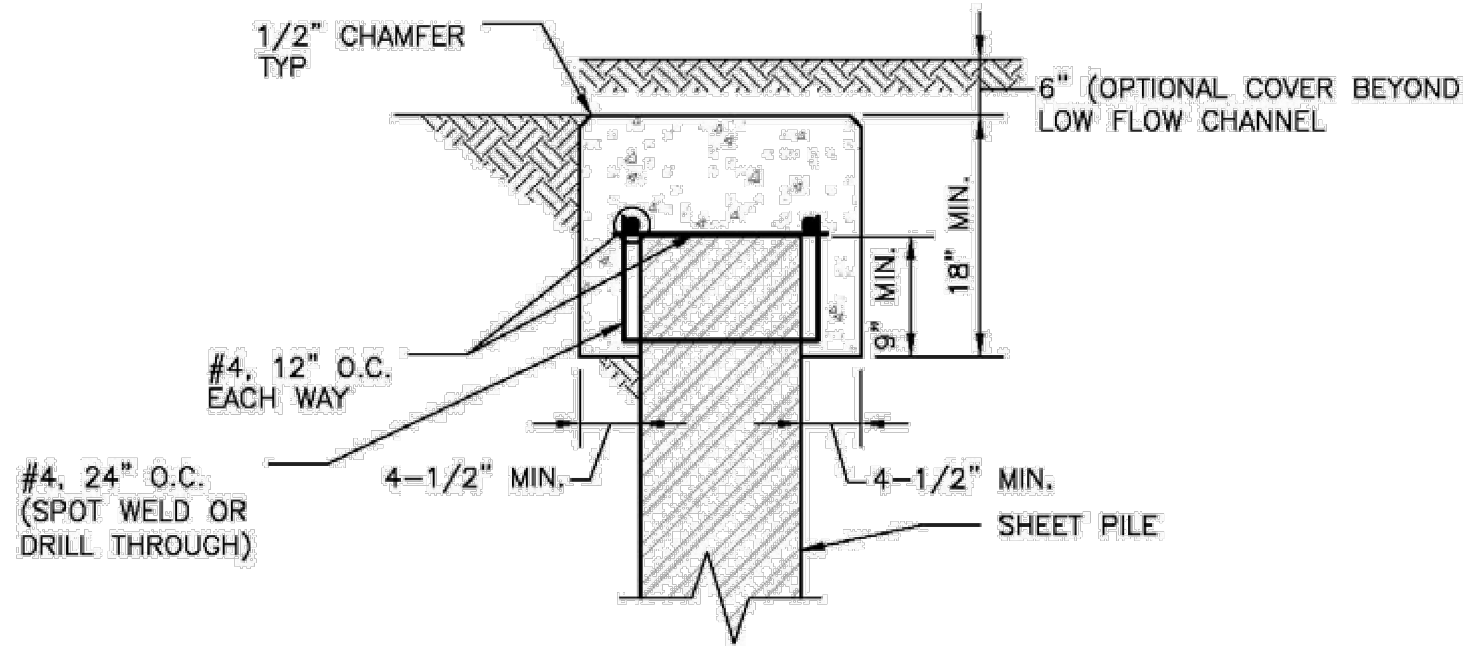
NOTE: THE STRUCTURE MAY BE COVERED WITH 6" OF SOIL OUTSIDE OF THE LOW FLOW AREA.



NOTES: 1. TRENCH IN UNDISTURBED SOIL FORM TOP 6" OF CHECK. DO NOT OVER EXCAVATE TO FORM WALLS OR CONSTRUCT A FOOTING.  
2. THE STRUCTURE MAY BE COVERED WITH 6" OF SOIL OUTSIDE OF THE LOW FLOW AREA.  
3. VIBRATE CONCRETE INTO TRENCH.

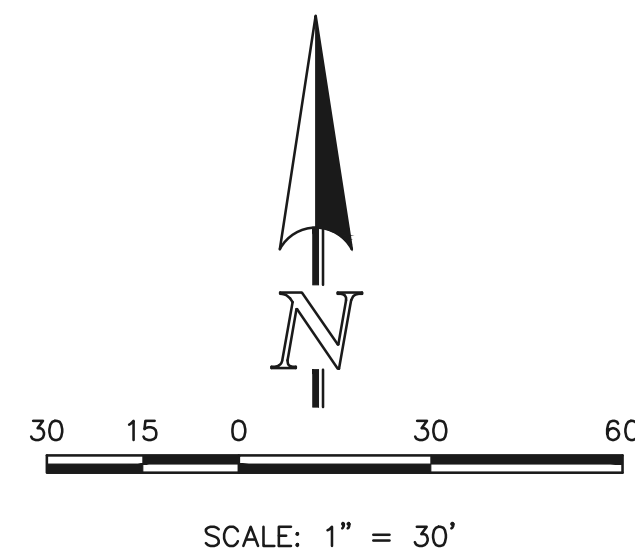
SECTION A2  
CONCRETE CHECK

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

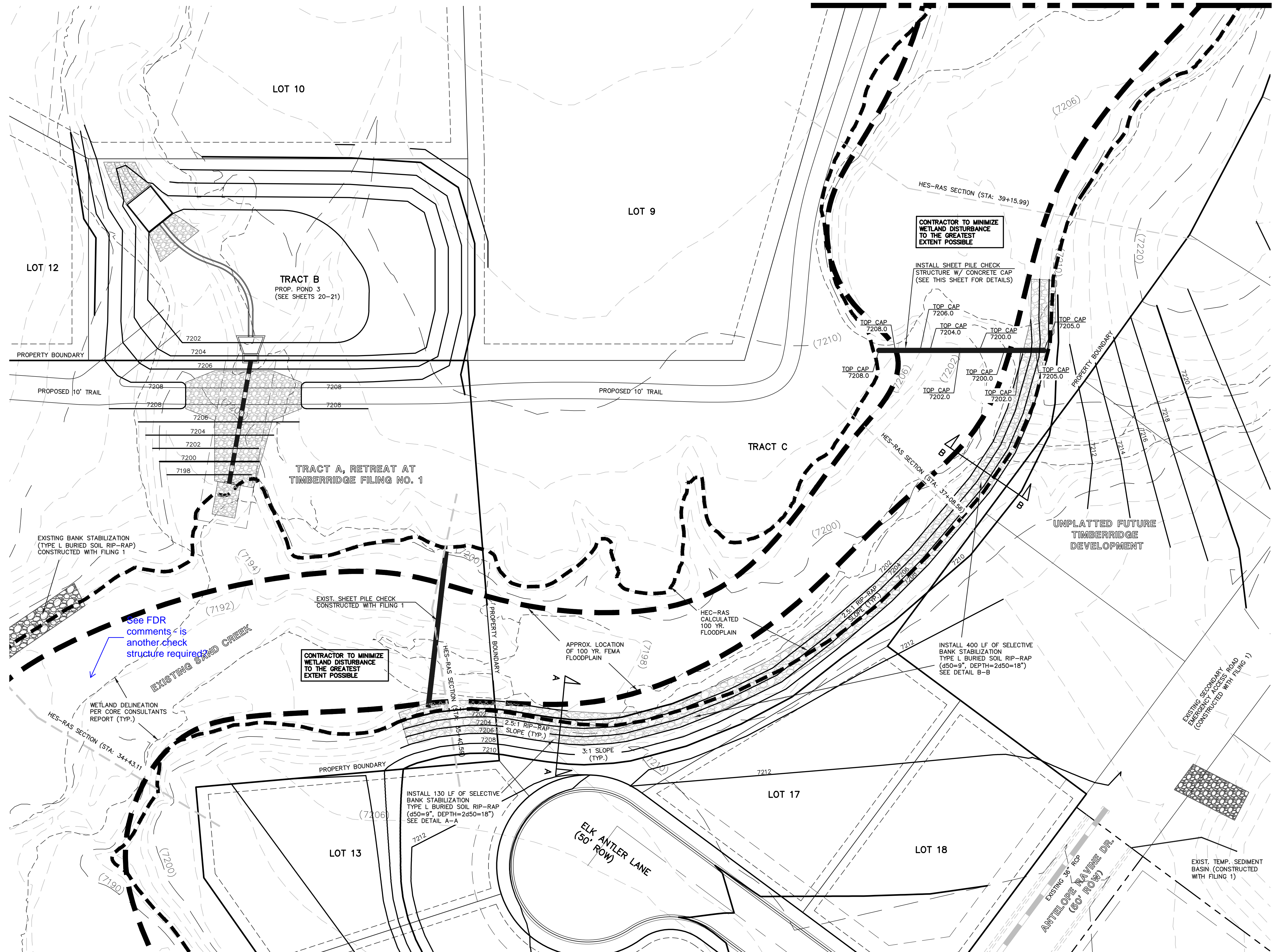


DETAIL 1  
CONCRETE SHEET PILE CAP

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



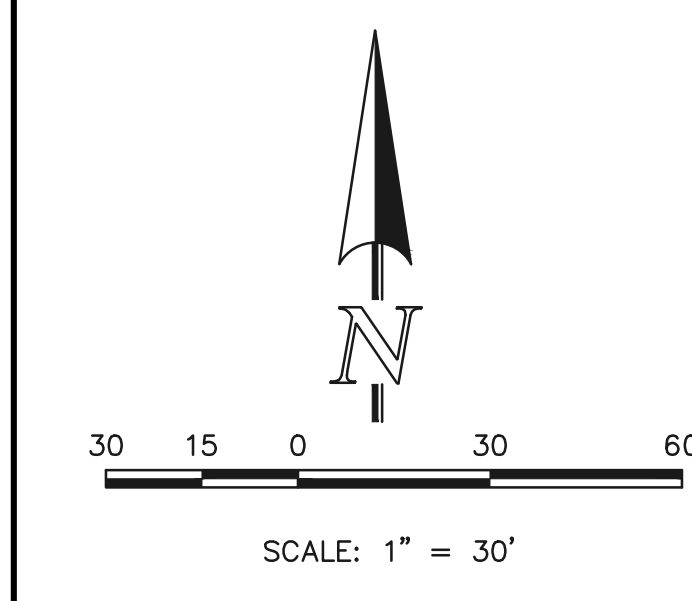
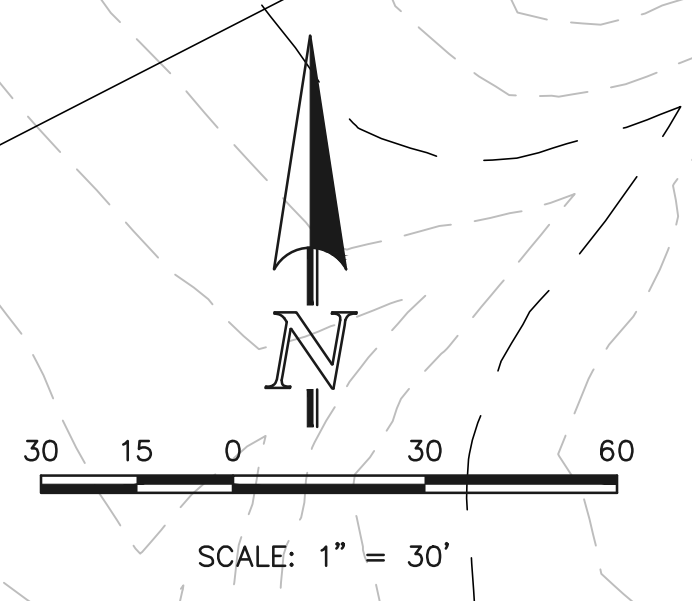
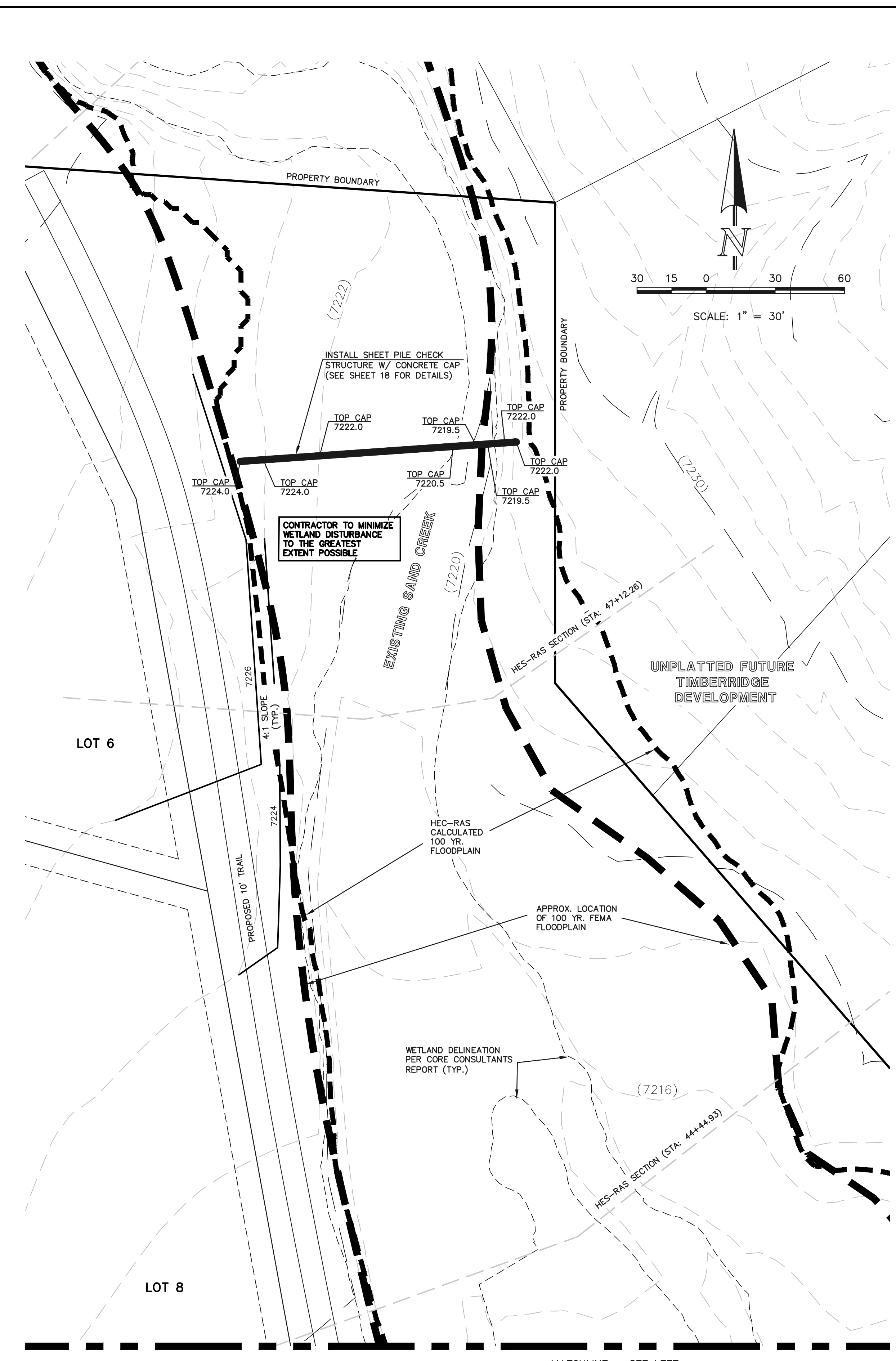
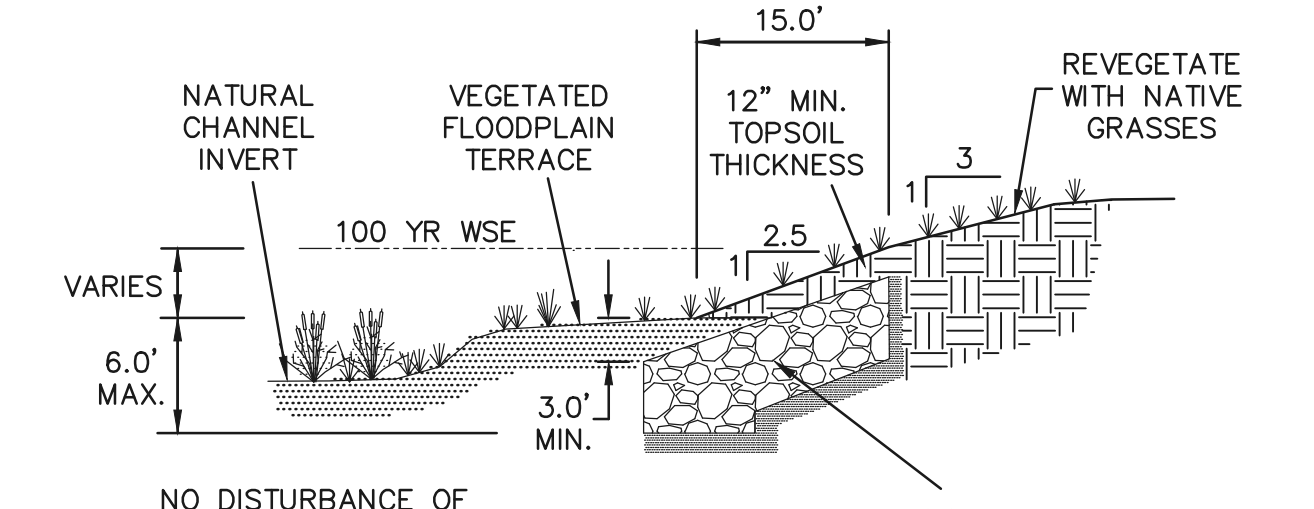
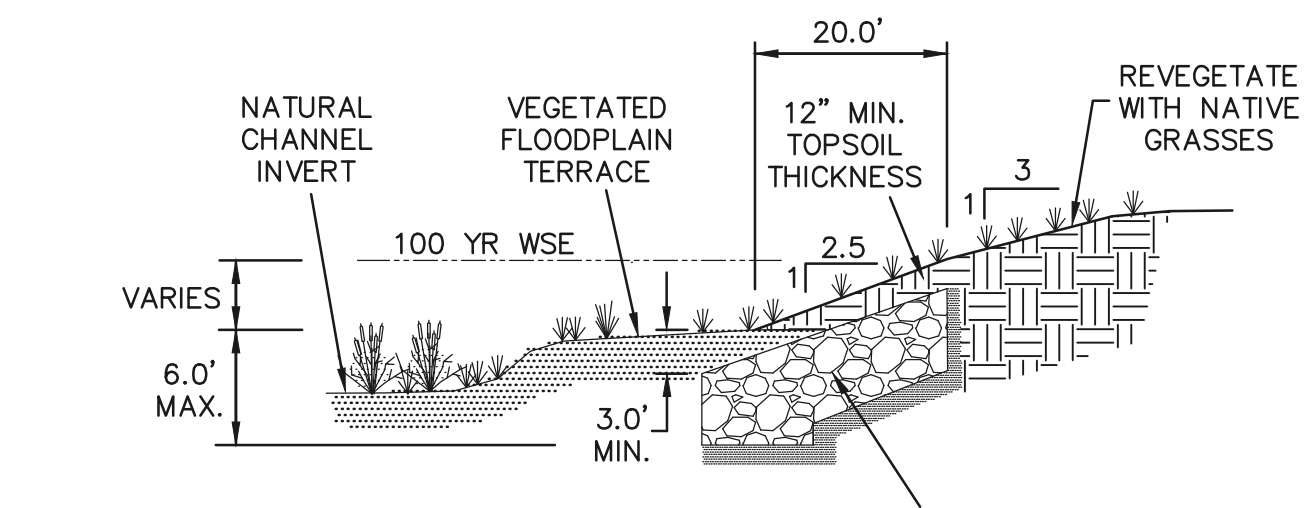
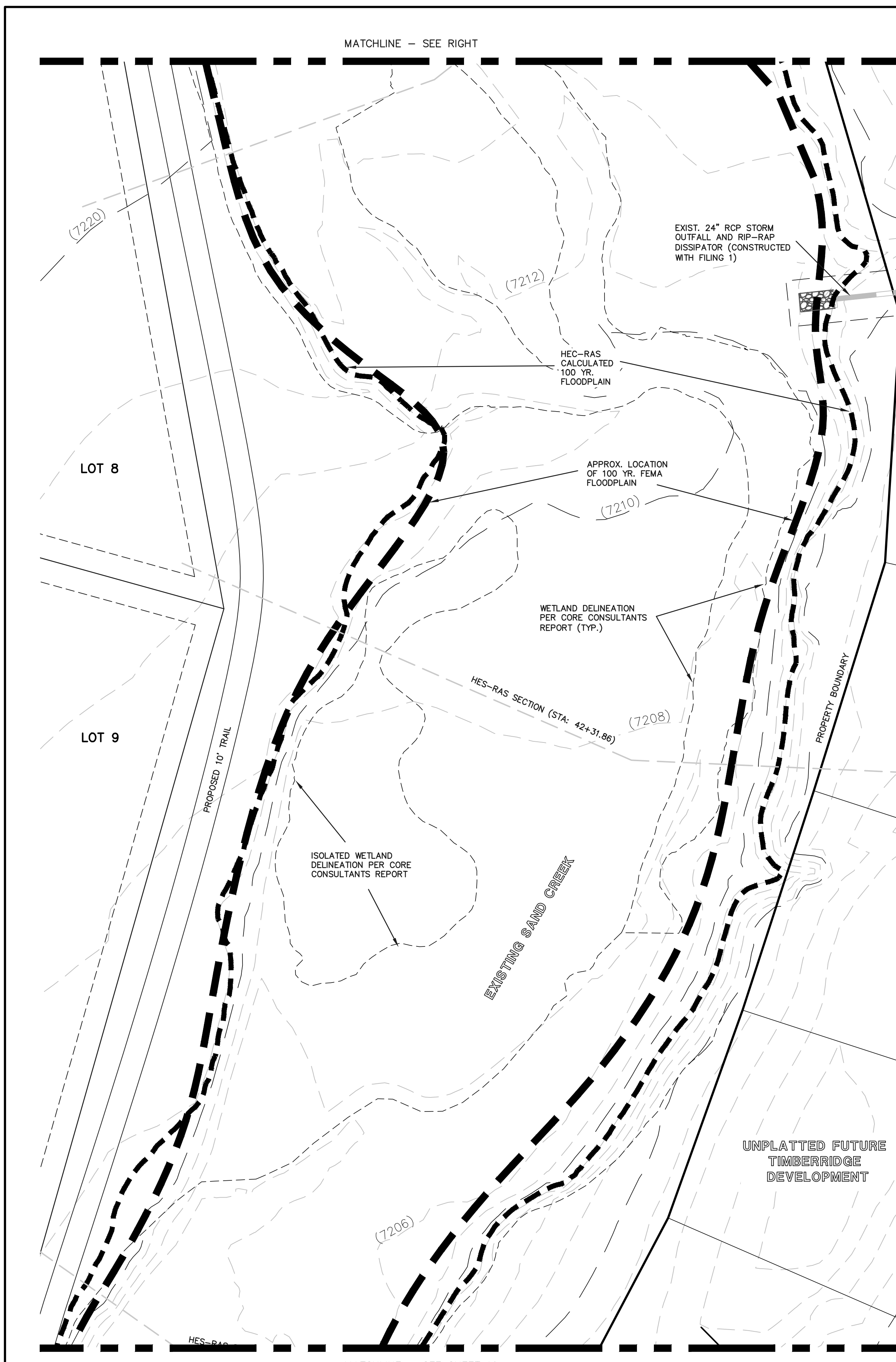
SEE RETREAT AT TIMBERIDGE FILING NO. 2 GRADING AND EROSION CONTROL PLAN FOR EROSION CONTROL DETAILS.



CHECK STRUCTURE #1 & SELECTIVE BANK STABILIZATION

<p>48 HOURS BEFORE YOU DIG, CALL UTILITY LOCATORS <b>811</b> 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><td> </td><td> </td></tr> <tr><td> </td><td> </td></tr> <tr><td> </td><td> </td></tr> <tr><td> </td><td> </td></tr> <tr><td> </td><td> </td></tr> </table>											<p>DATE</p> <table border="1"> <tr><td> </td><td> </td></tr> <tr><td> </td><td> </td></tr> <tr><td> </td><td> </td></tr> <tr><td> </td><td> </td></tr> <tr><td> </td><td> </td></tr> </table>											<p>REVIEW:</p> <p>PREPARED UNDER MY DIRECT SUPERVISION FOR AND ON BEHALF OF CLASSIC CONSULTING ENGINEERS AND SURVEYORS, LLC</p> <p>MARC A. WHORTON, COLORADO P.E. #37155      DATE</p>	<p>RETREAT AT TIMBERIDGE FILING NO. 2 CONSTRUCTION PLANS CHECK STRUCTURES AND SELECTIVE BANK STABILIZATION</p> <p>DESIGNED BY MAW      SCALE      DATE 4-5-21 DRAWN BY MAW      (H) 1" = 30'      SHEET 18 OF 22 CHECKED BY      (V) 1" = N/A      JOB NO. 1185.20</p>	<p><b>CLASSIC CONSULTING</b></p> <p>619 N. Cascade Avenue, Suite 200 Colorado Springs, Colorado 80903</p> <p>(719) 785-0790 (719) 785-0799 (Fax)</p>





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

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

DATE

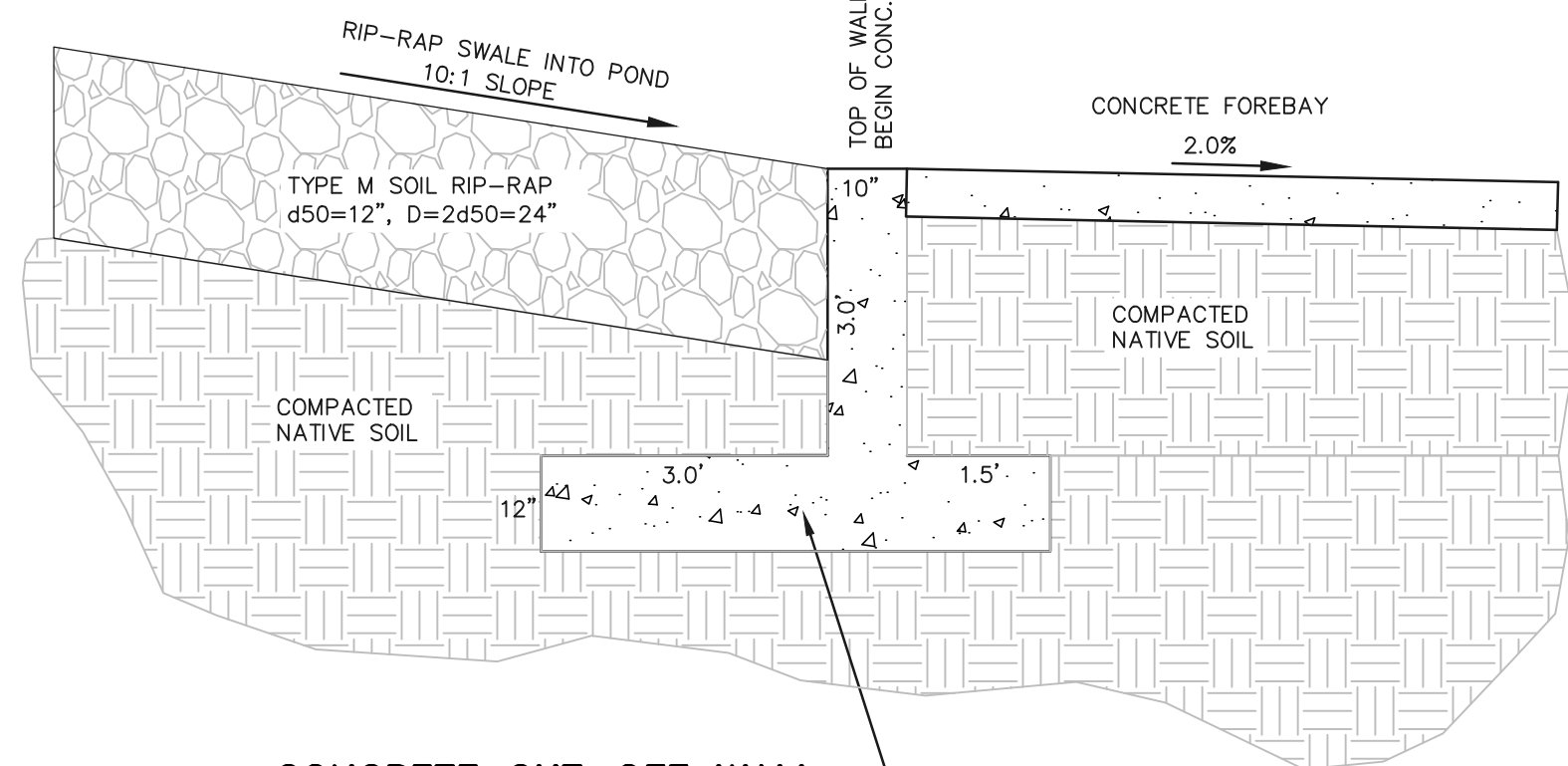


RETREAT AT TIMBERRIDGE FILING NO. 2 CONSTRUCTION PLANS CHECK STRUCTURES AND SELECTIVE BANK STABILIZATION			
DESIGNED BY	MAW	SCALE	DATE 4-15-21
DRAWN BY	MAW	(H) 1" = 30'	SHEET 19 OF 22
CHECKED BY		(V) 1" = N/A	JOB NO. 1185.20

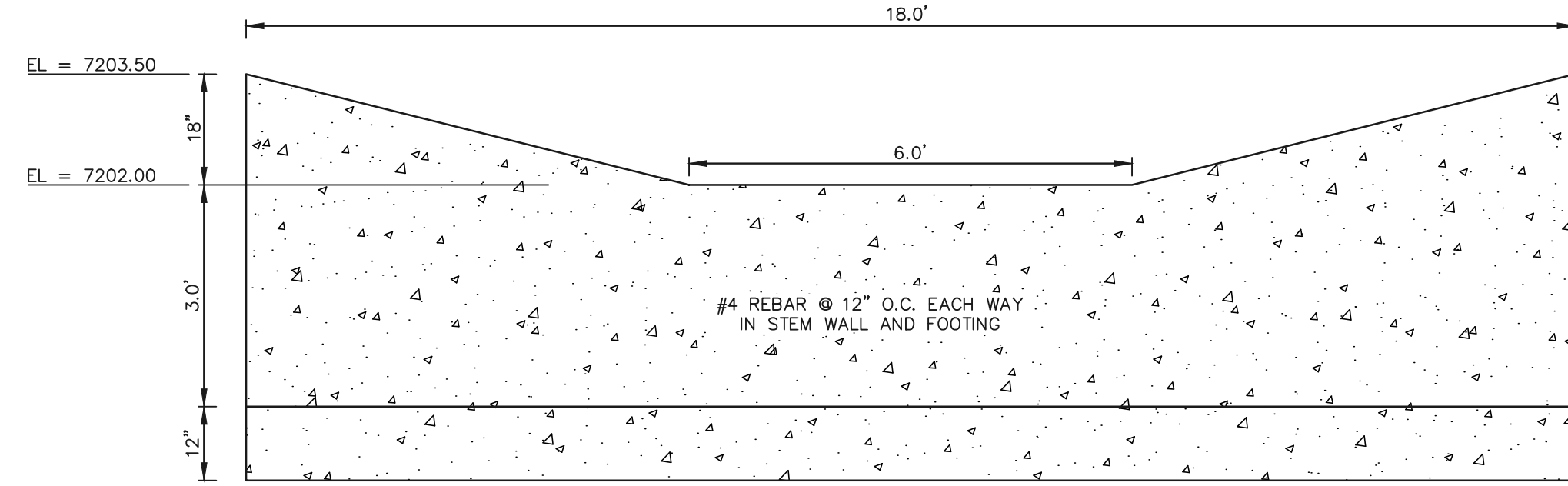




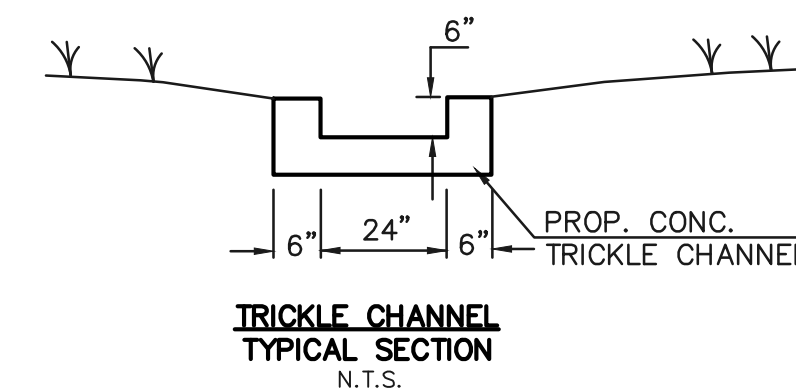
See comment letter regarding location of Pond 3.  
 Pond 3 details will be reviewed following resolution of the pond location.



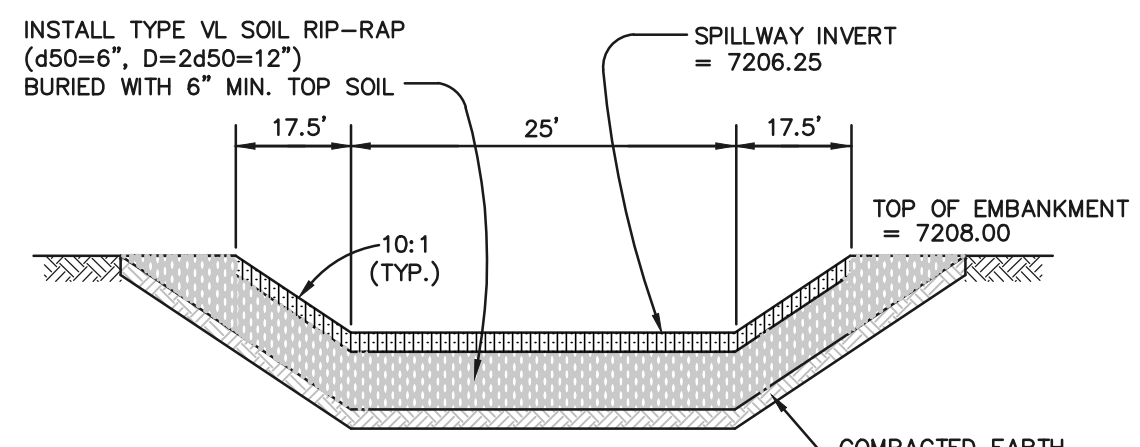
**CONCRETE CUT-OFF WALL (DETAIL 1)**  
 SCALE: 1"=2'



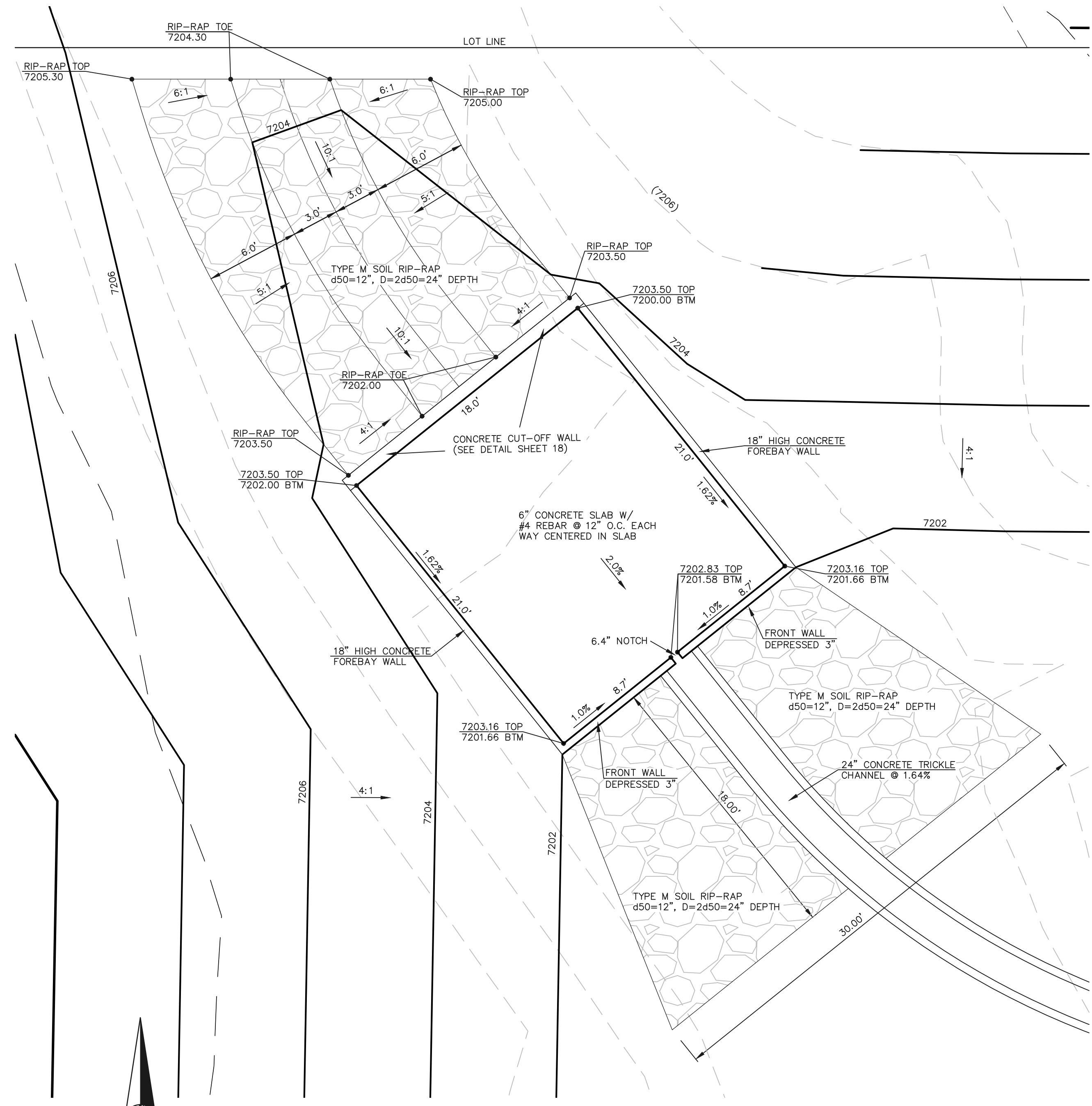
**CONCRETE CUT-OFF WALL (DETAIL 1) - SECTION A-A**  
 SCALE: 1"=2'



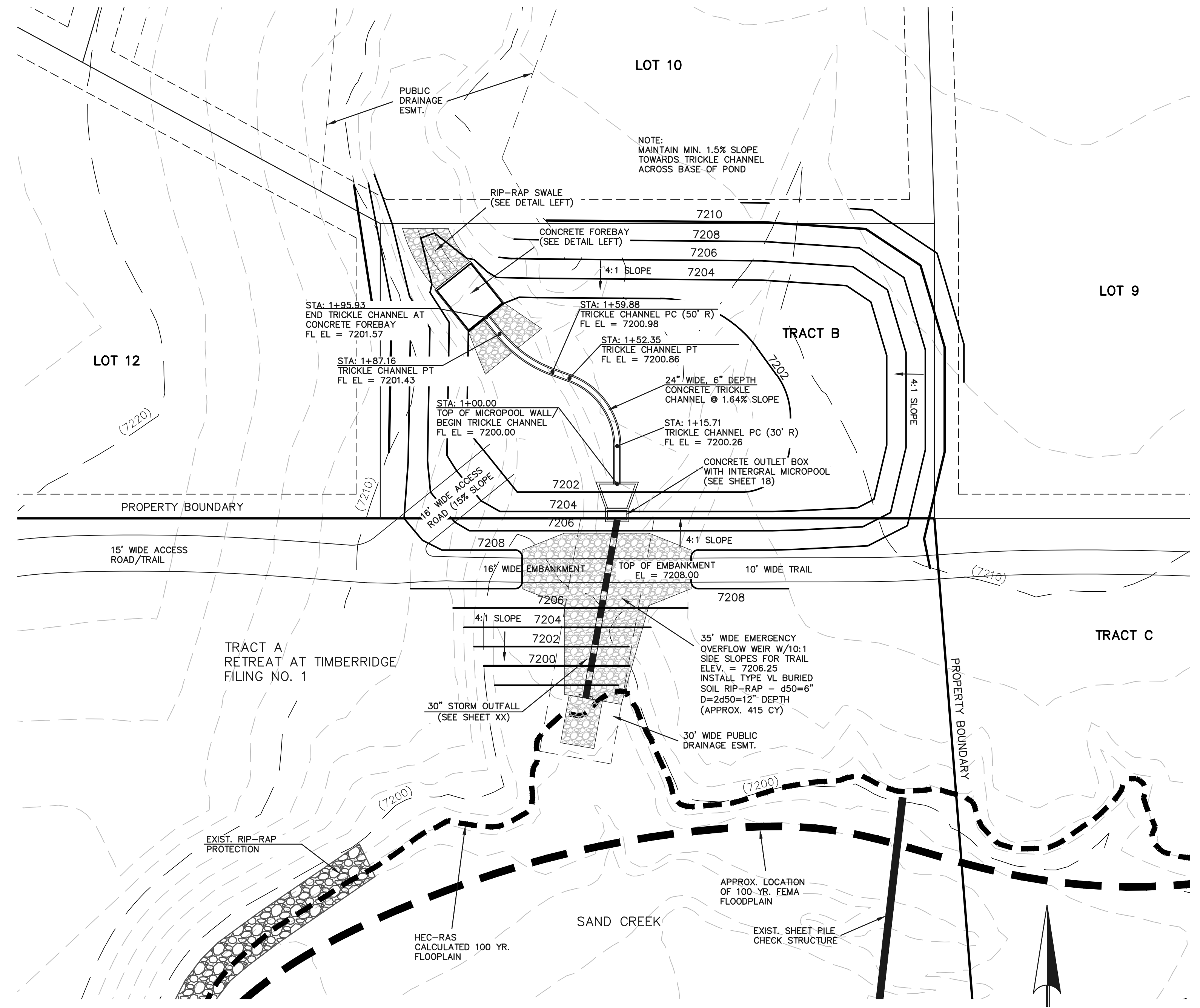
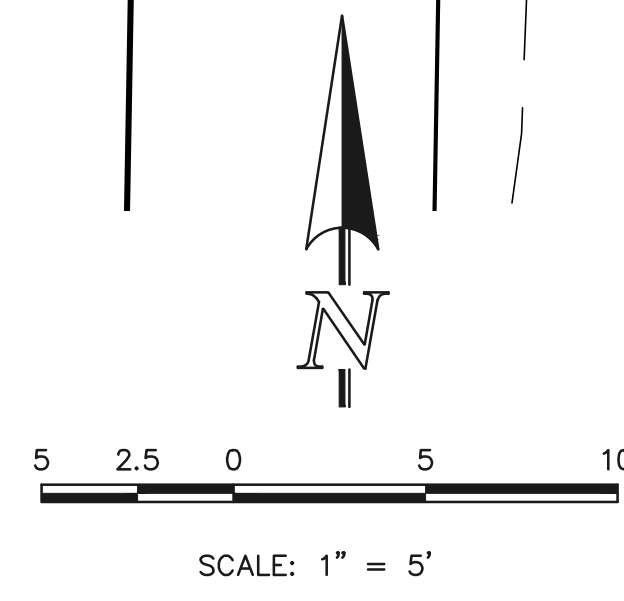
**TRICKLE CHANNEL TYPICAL SECTION**  
 N.T.S.



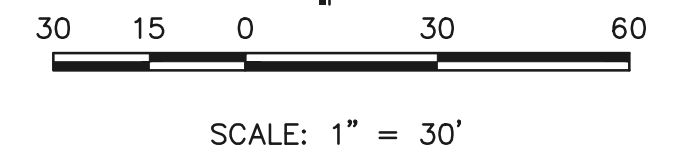
**EMERGENCY SPILLWAY CROSS SECTION**  
 SCALE: N.T.S.



**CONCRETE FOREBAY & RIP-RAP SWALE**



**DETENTION FACILITY POND 3**



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 Colorado Springs, Colorado 80903  
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 (719) 785-0799 (Fax)

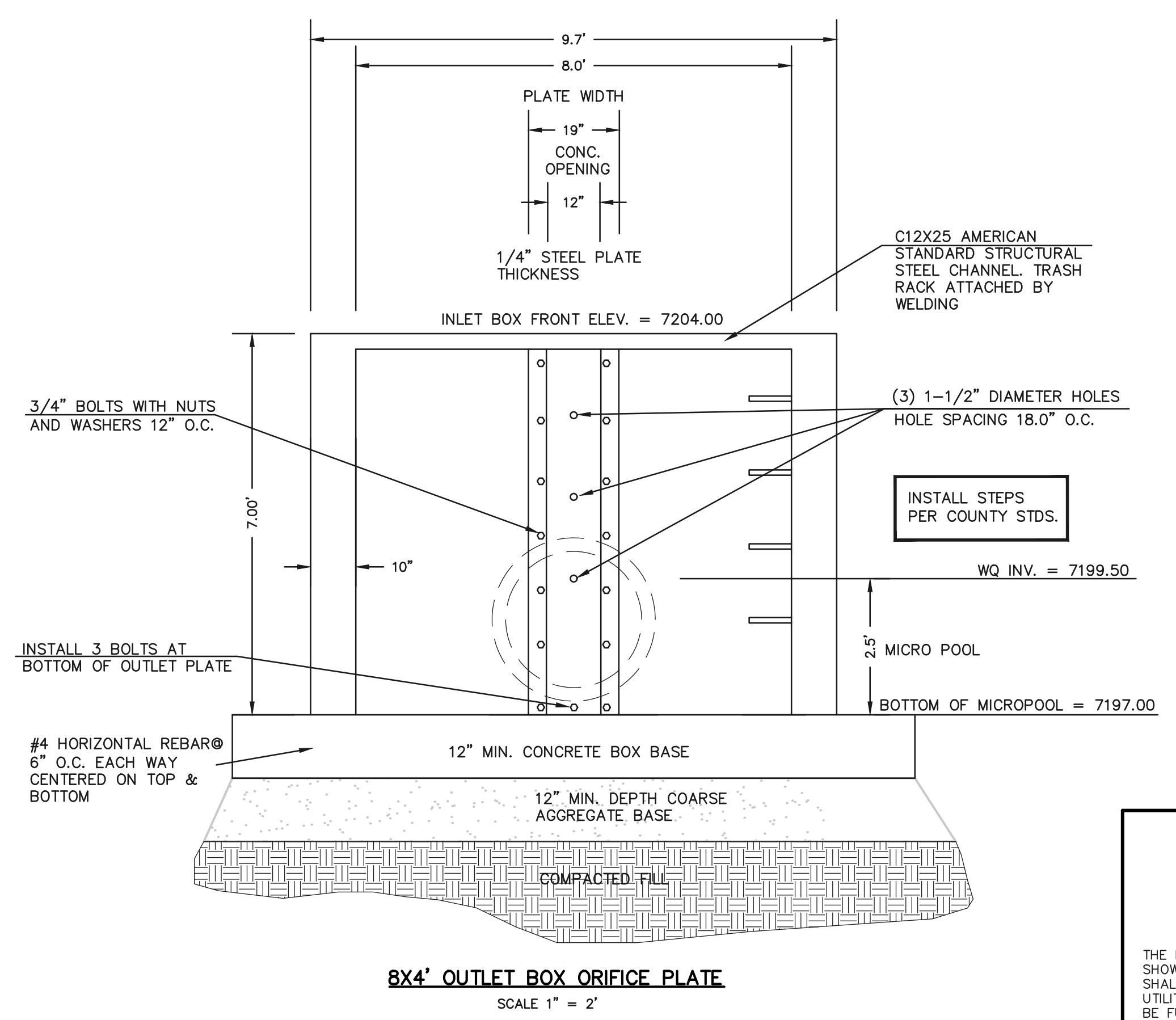
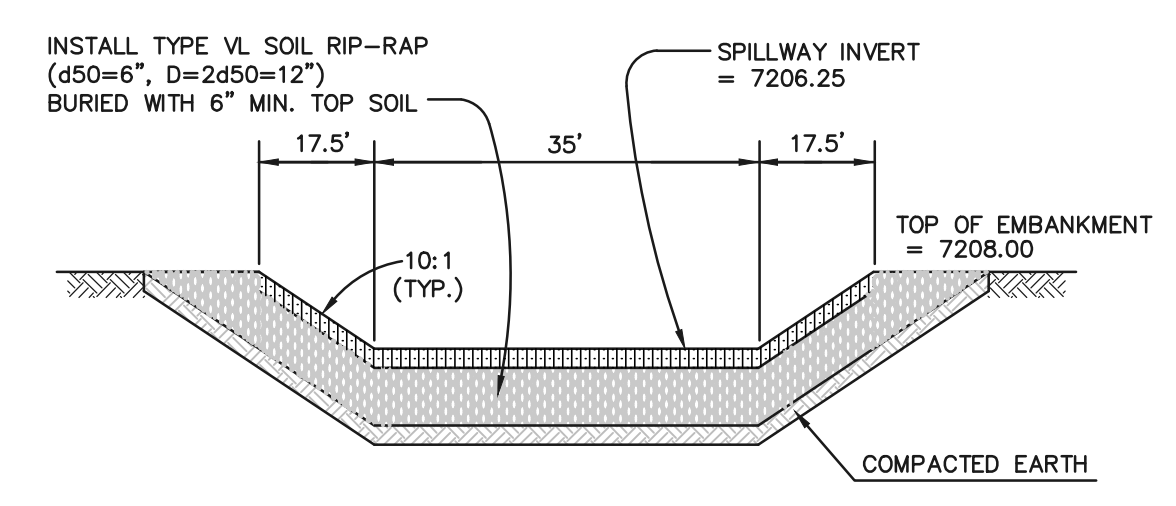
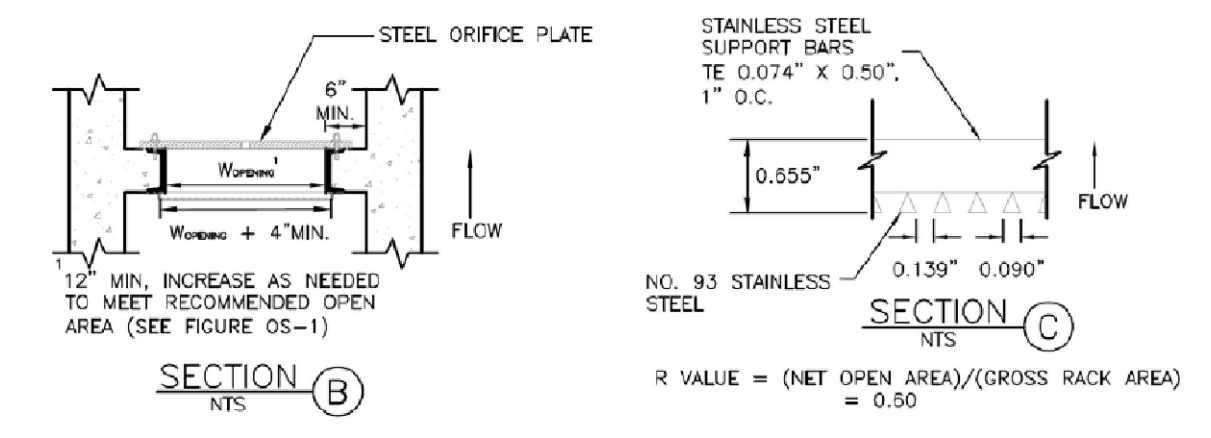
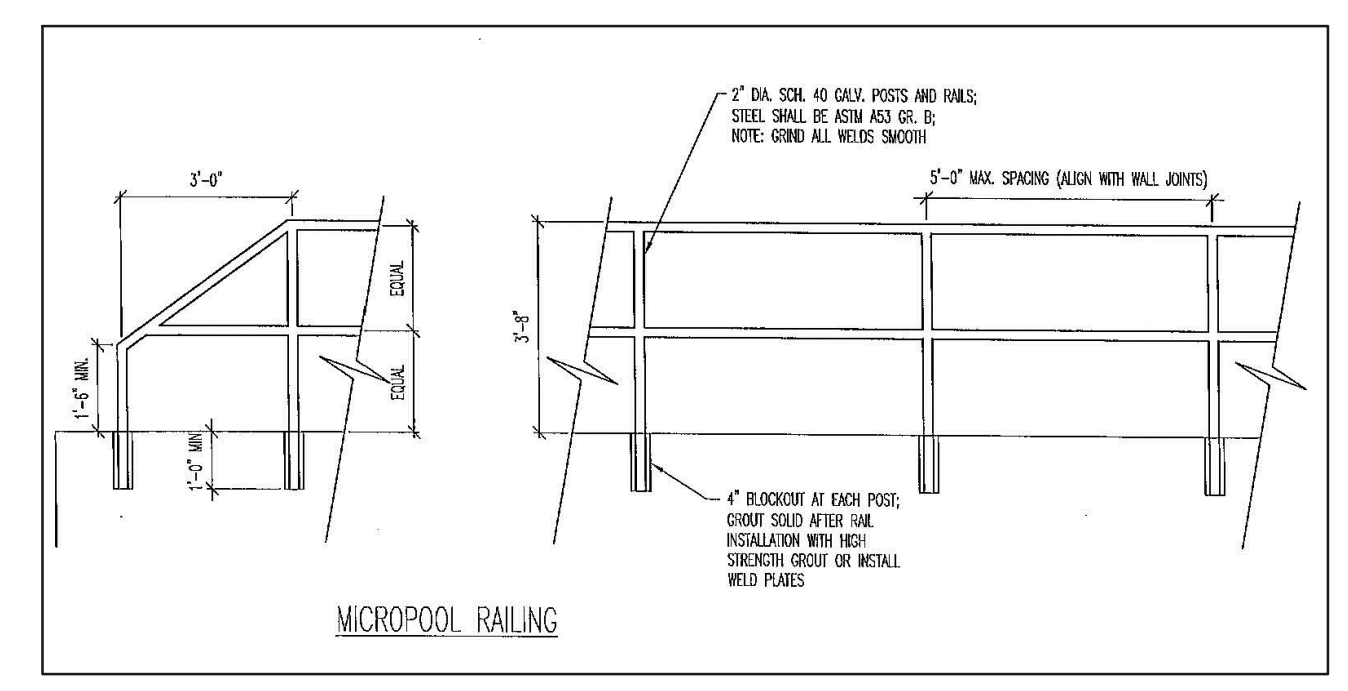
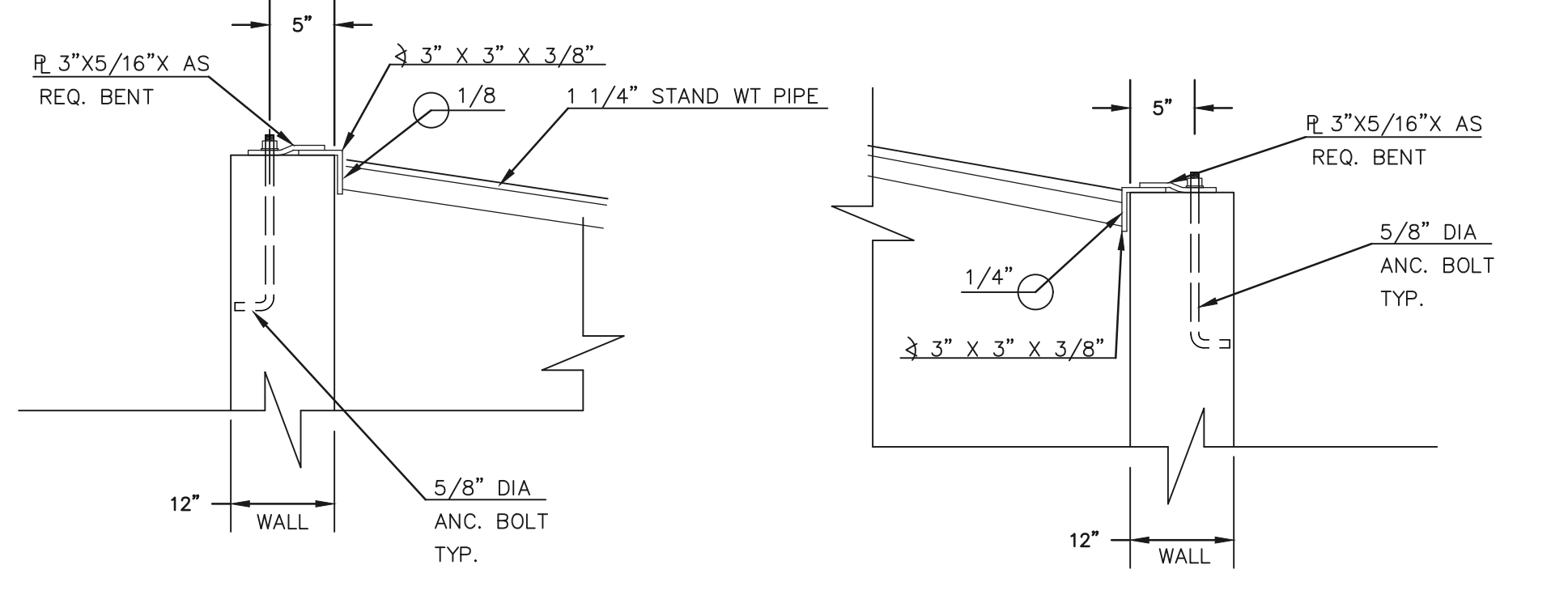
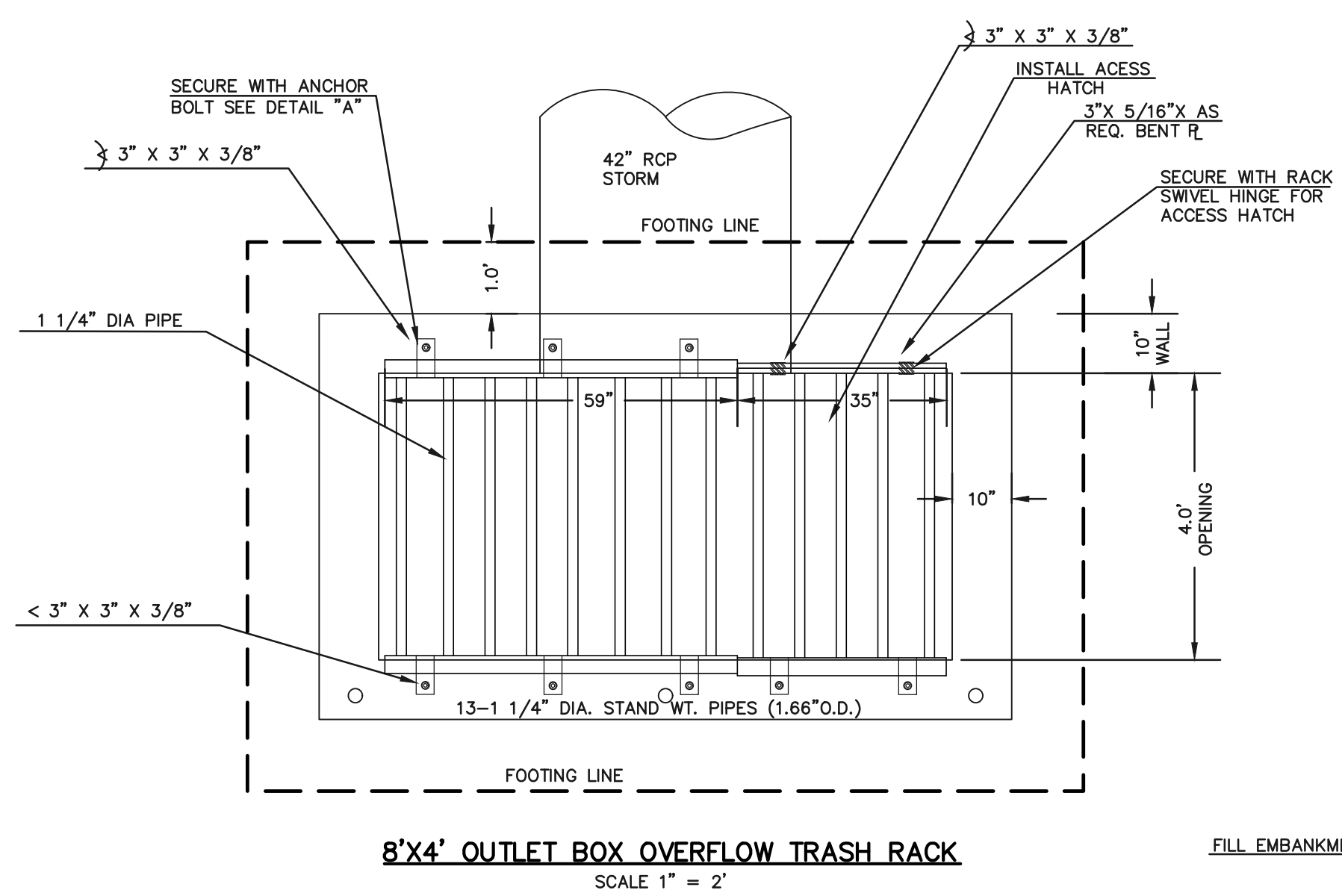
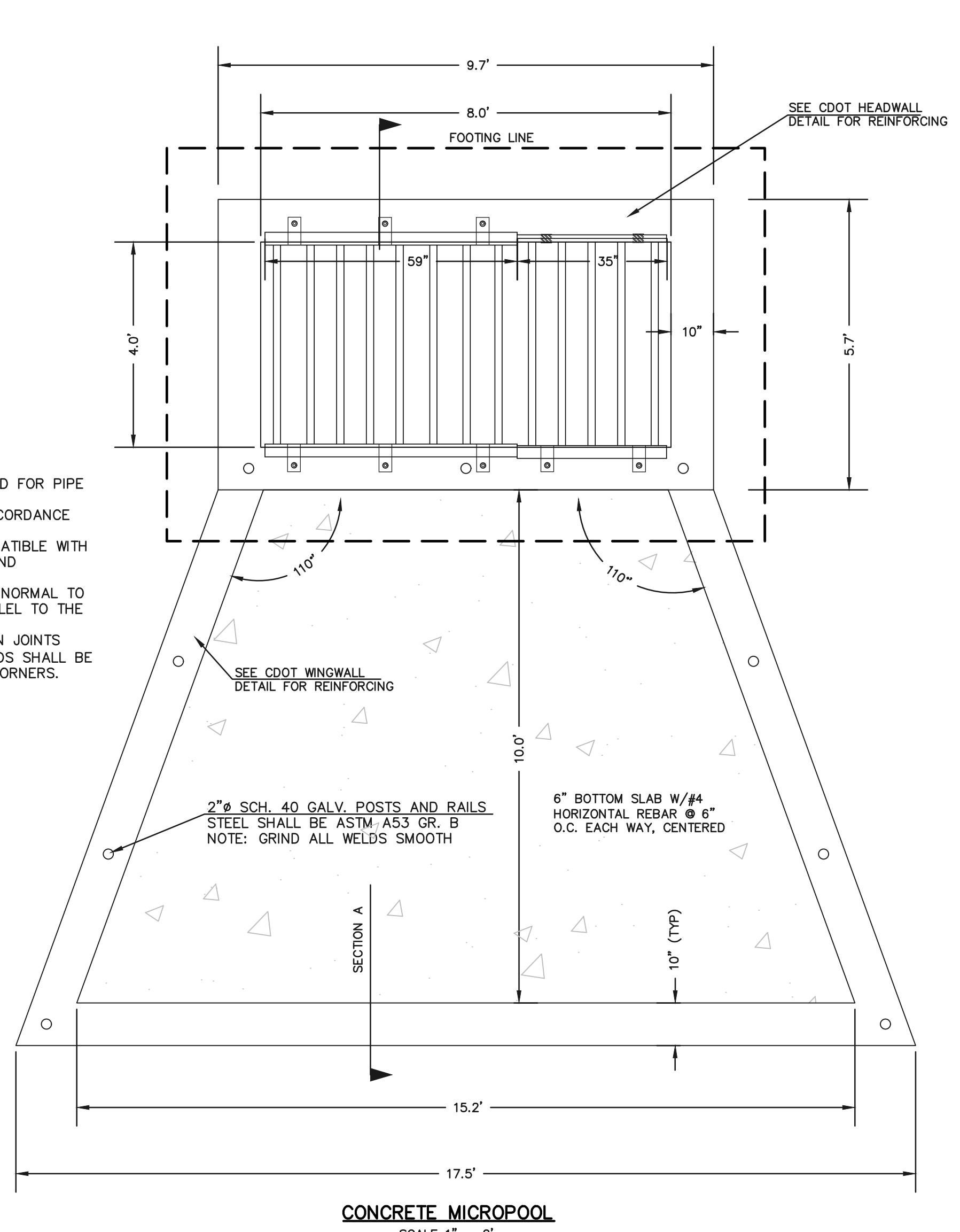
RETREAT AT TIMBERIDGE FILING NO. 2 CONSTRUCTION PLANS			
DETENTION FACILITY POND 3 POND PLAN			
DESIGNED BY	MAW	SCALE	DATE 03-25-21
DRAWN BY	MAW	(H) 1" = 30'	SHEET 20 OF 22
CHECKED BY	(V) 1" = N/A	JOB NO.	1185.20



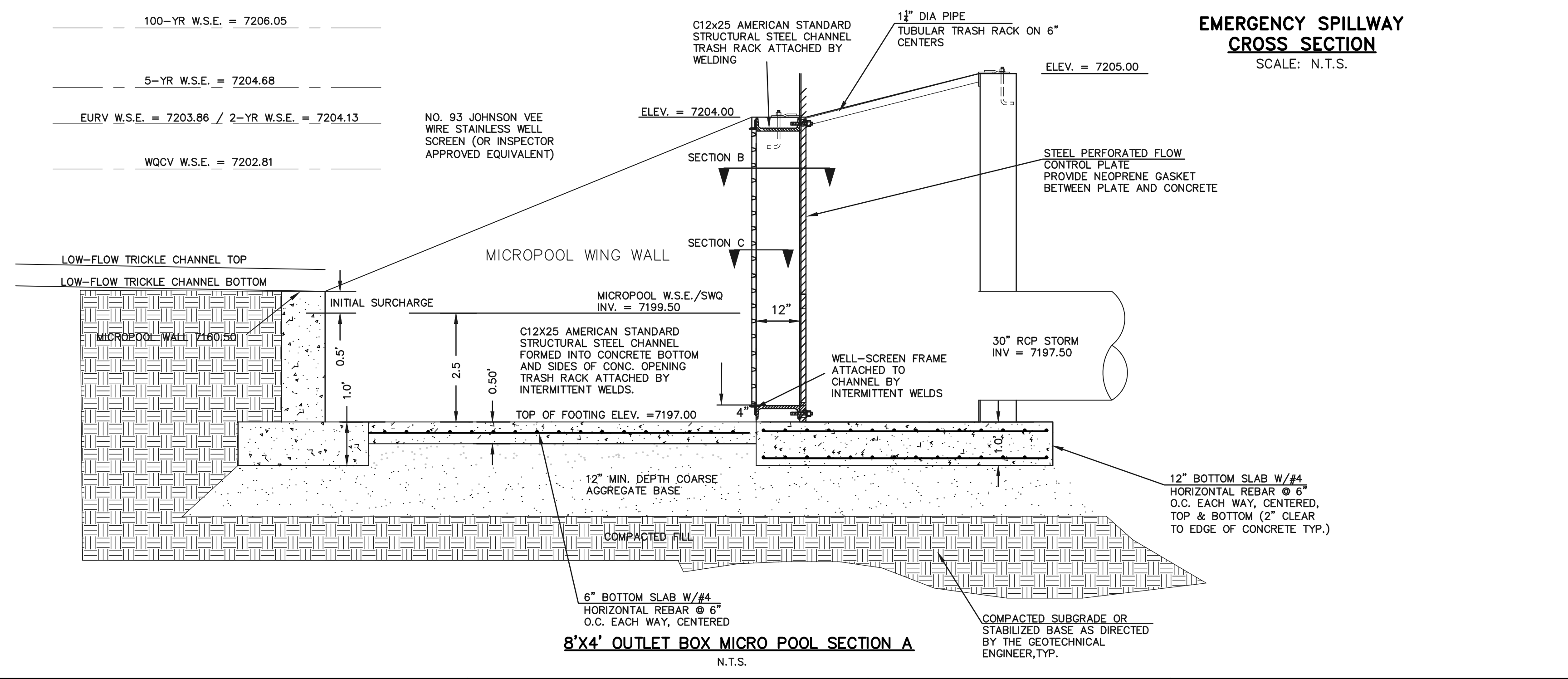


**NOTES:**

1. WELD PLATES MAY BE SUBSTITUTED FOR PIPE EMBEDMENT.
2. DESIGN CRITERIA SHALL BE IN ACCORDANCE WITH AASHTO STANDARDS.
3. HANDRAIL DESIGN SHALL BE COMPATIBLE WITH THE DESIGN OF THE WINGWALLS AND HEADWALLS.
4. RAILING POSTS SHALL BE SET TO NORMAL TO GRADE. RAILS SHALL RUN PARALLEL TO THE SLOPES OF TOPS OF THE WALLS.
5. ALL RAILS SHALL HAVE EXPANSION JOINTS SPACED AT 40'-0" MAX. JOINT ENDS SHALL BE FREE OF ANY SHARP EDGES OR CORNERS.



- (ALL MATERIALS PER EL PASO COUNTY SPECIFICATIONS)
- ORIFICE PLATE NOTES:**
1. INSTALL HOLES AS SHOWN ON DETAIL TO LEFT.
  2. PROVIDE GASKET MATERIAL BETWEEN THE ORIFICE PLATE AND CONCRETE.
- EURV AND WQCV TRASH RACKS:**
3. WELL-SCREEN TRASH RACKS SHALL BE STAINLESS STEEL AND SHALL BE ATTACHED BY INTERMITTENT WELDS ALONG THE EDGE OF THE MOUNTING FRAME.
  4. BAR GRATE TRASH RACKS SHALL BE ALUMINUM AND SHALL BE BOLTED USING STAINLESS STEEL HARDWARE.
  5. STRUCTURAL DESIGN OF TRASH RACKS SHALL BE BASED ON FULL HYDROSTATIC HEAD WITH ZERO HEAD DOWNSTREAM OF RACK.
- OVERFLOW TRASH RACKS:**
1. ALL TRASH RACKS SHALL BE MOUNTED USING STAINLESS STEEL HARDWARE AND PROVIDED WITH HINGED AND LOCKABLE OR BOLTABLE ACCESS PANELS.
  2. TRASH RACKS SHALL BE STAINLESS STEEL, ALUMINUM, OR STEEL. STEEL TRASH RACKS SHALL BE HOT DIP GALVANIZED AND MAY BE HOT POWDER COATED AFTER GALVANIZING.
  3. TRASH RACKS SHALL BE DESIGNED SUCH THAT THE DIAGONAL DIMENSION OF EACH OPENING IS SMALLER THAN THE DIAMETER OF THE OUTLET PIPE.
  4. STRUCTURAL DESIGN OF THE TRASH RACKS SHALL BE BASED ON FULL HYDROSTATIC HEAD WITH ZERO HEAD DOWNSTREAM OF THE RACK.



100-YR W.S.E. = 7206.05
5-YR W.S.E. = 7204.68
EURV W.S.E. = 7203.86 / 2-YR W.S.E. = 7204.13
WQCV W.S.E. = 7202.81

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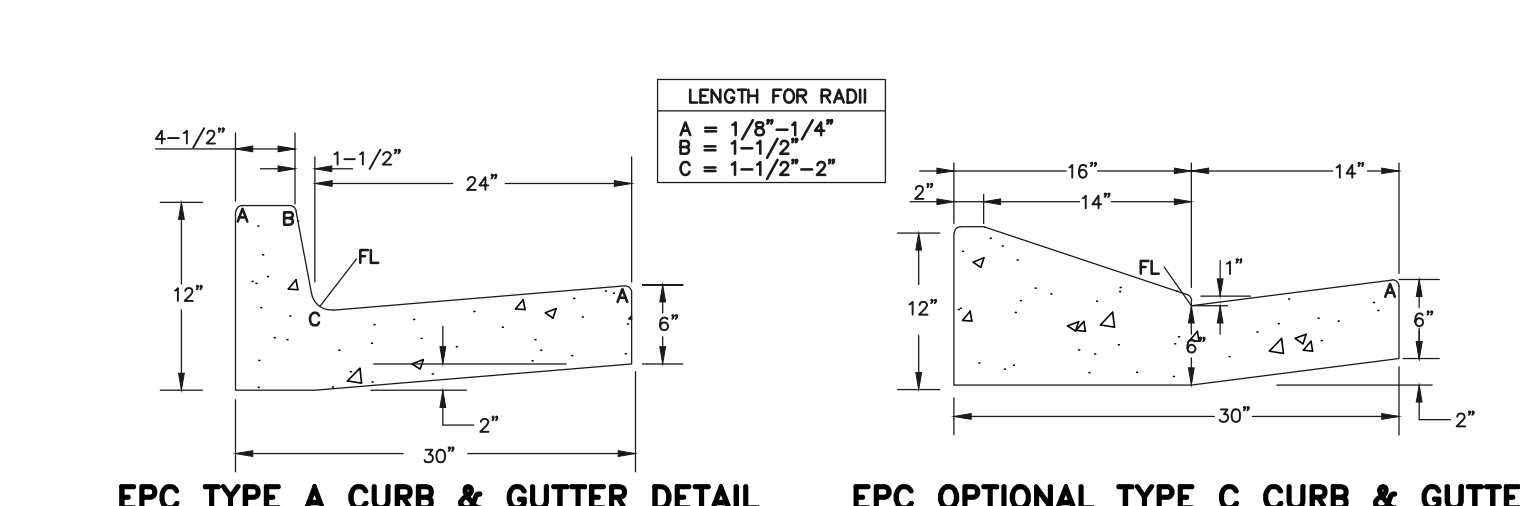


RETREAT AT TIMBERIDGE FILING NO. 2  
CONSTRUCTION PLANS  
DETENTION FACILITY 3  
OUTLET BOX DETAILS

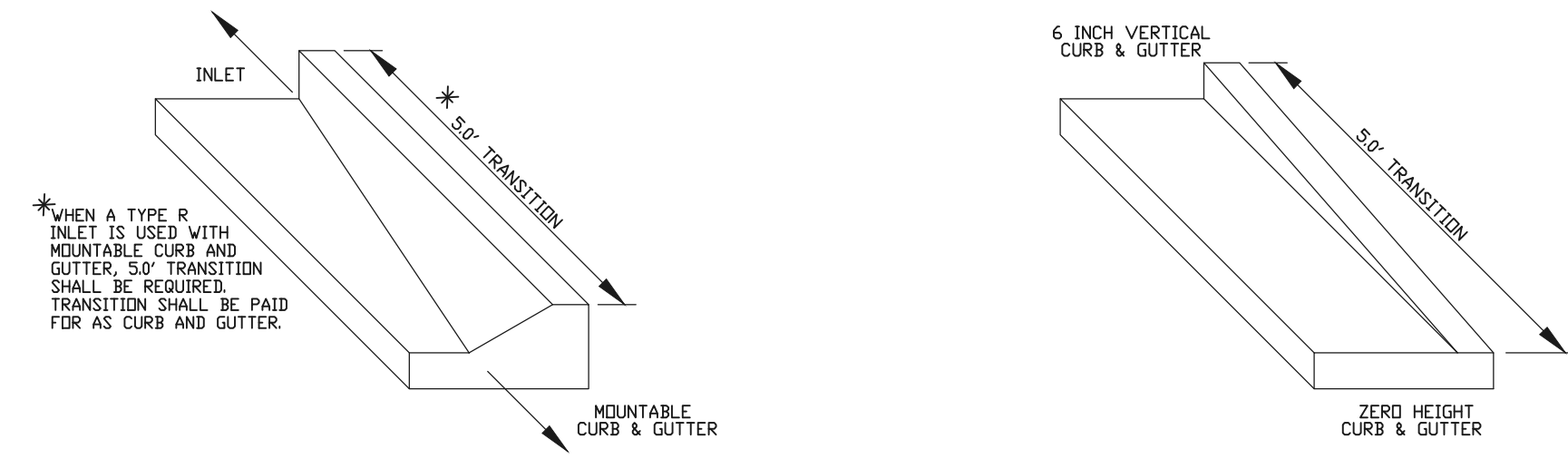
DESIGNED BY	MAW	SCALE	DATE	03-23-21
DRAWN BY	MAW	(H) 1" = N/A	SHEET	21 OF 22
CHECKED BY	(V) 1" = N/A	JOB NO.	1185.20	

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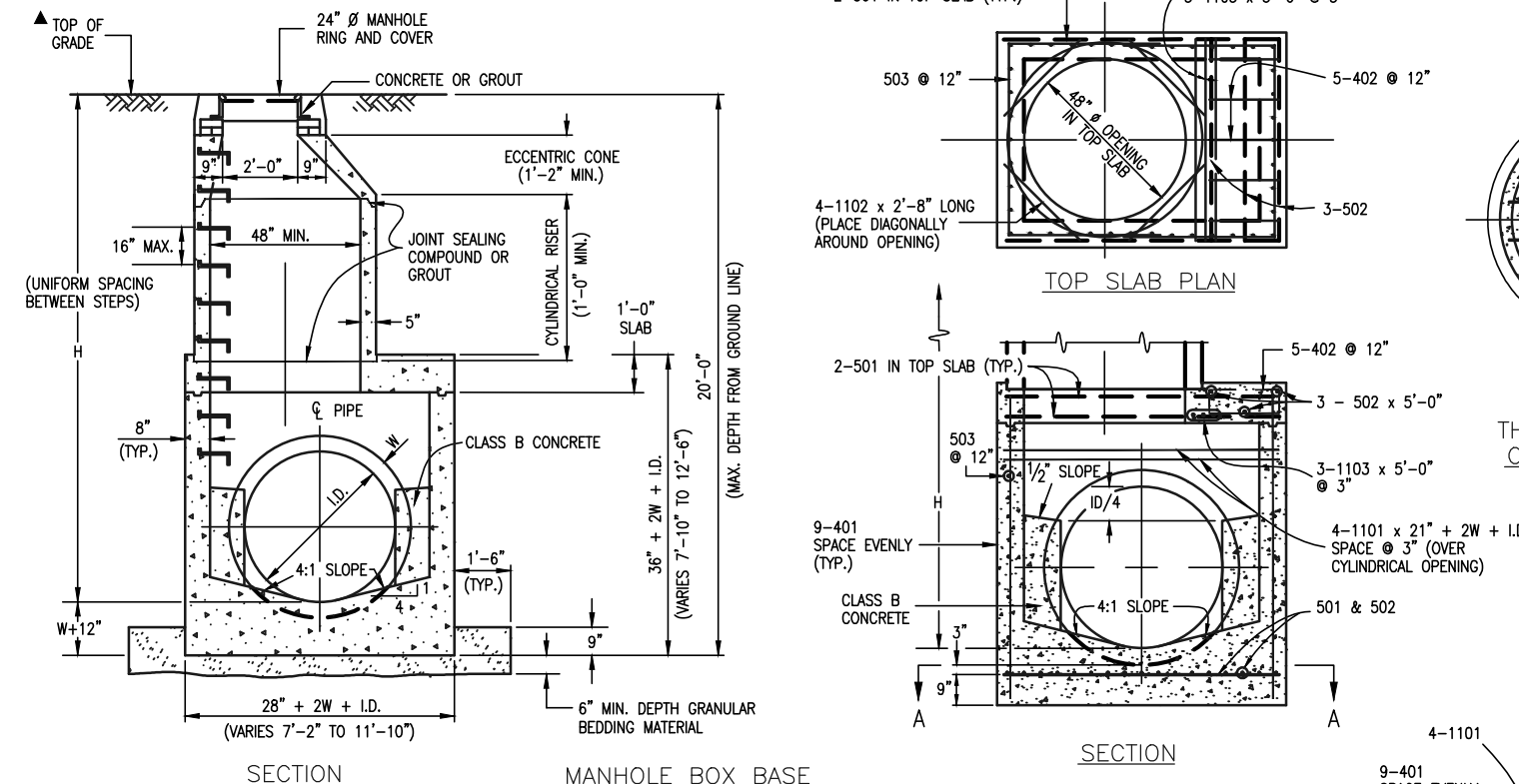




**EPC TYPE A CURB & GUTTER DETAIL**  
**EPC OPTIONAL TYPE C CURB & GUTTER DETAIL**

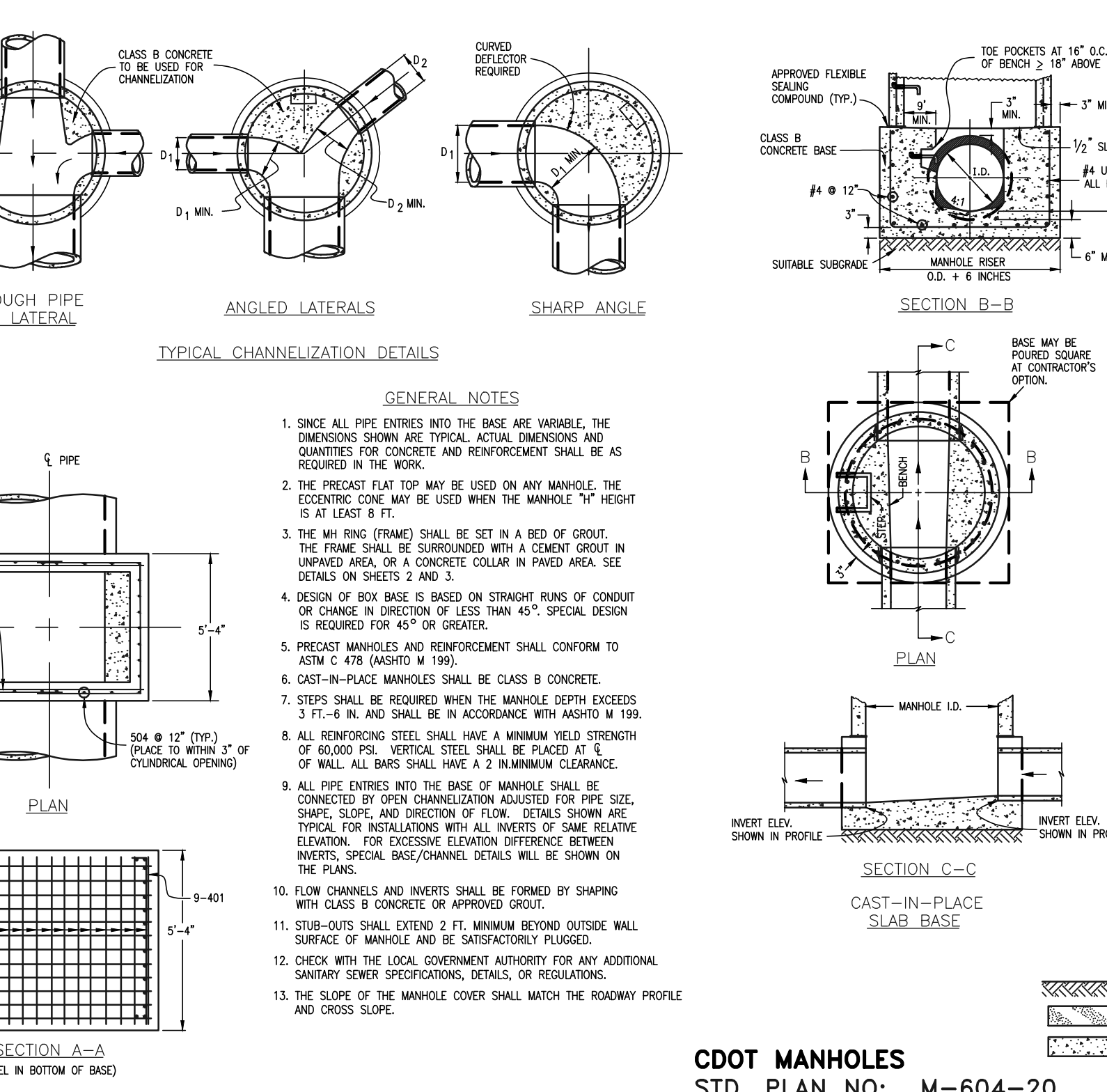


**TRANSITION CURB DETAIL**  
**ZERO HEIGHT CURB TRANSITION DETAIL**



**QUANTITIES FOR CONCRETE MANHOLE BOX BASE**

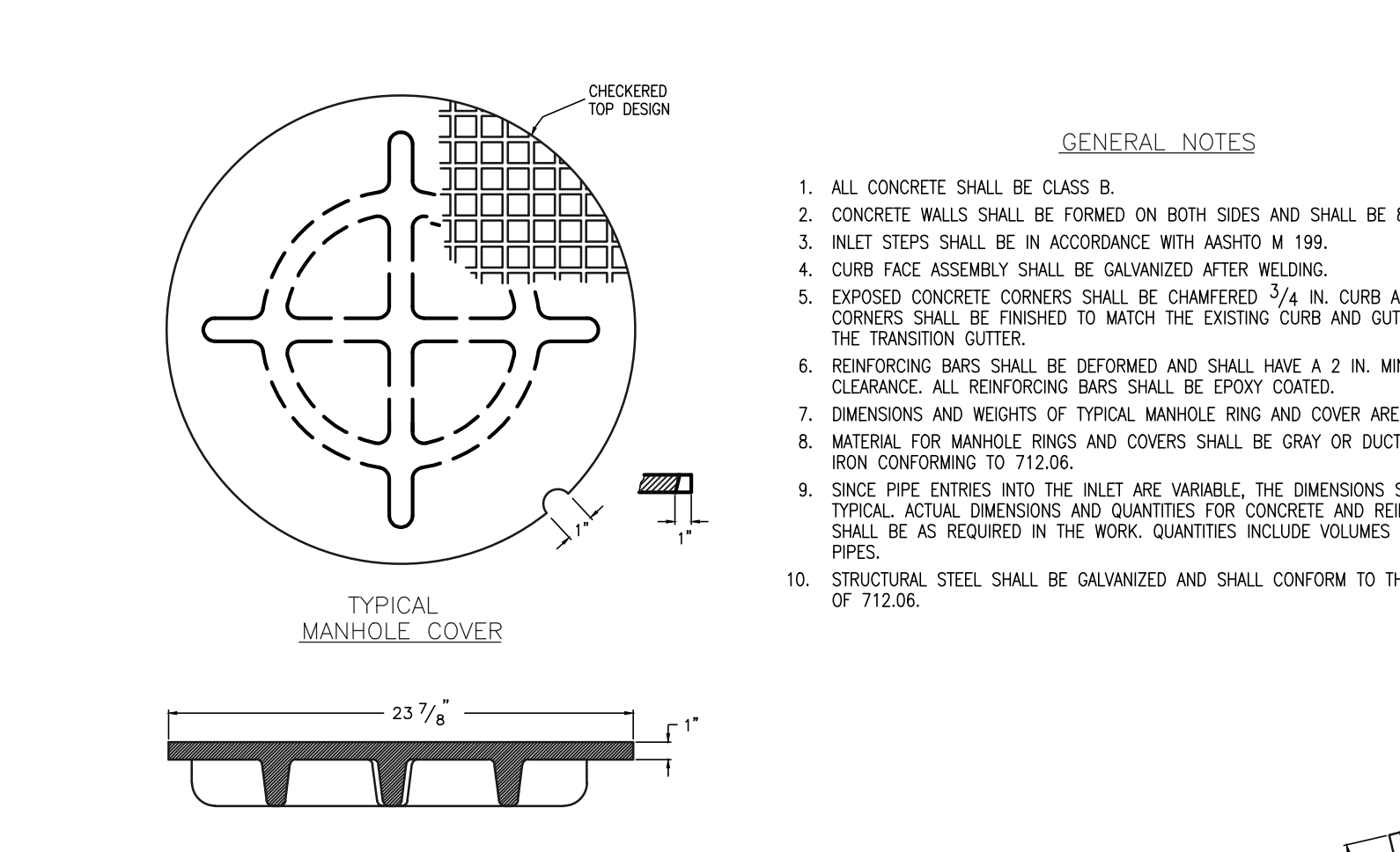
MARK	SIZE	TYPE	WT. #/FT.	FORMULAS
401	4	I	0.668	401 BAR LENGTH = 32" + 2W + I.D.
402	4	III	0.668	402 BAR LENGTH = I.D. + 2W
501	5	I	1.043	501 BAR LENGTH = 24" + I.D. + 2W
502	5	I	1.043	502 NUMBER BARS REQ'D. = 3 + (24 + I.D. + 2W) / 16
503	5	II	1.043	503 NUMBER BARS REQ'D. = 2 + (13 + I.D. + 2W) / 16
504	5	I	1.043	504 NUMBER BARS REQ'D. = 2 + (24 + I.D. + 2W) / 16
1101	11	I	5.313	1101 BAR LENGTH = 21" + I.D. + 2W
1102	11	I	5.313	1102 TYPE I STRAIGHT
1103	11	I	5.313	1103 TYPE II BENDING



**CDOT MANHOLES**  
**STD. PLAN NO: M-604-20**

**TABLE ONE ~ BAR LIST FOR CURB INLETS, TYPE "R"**

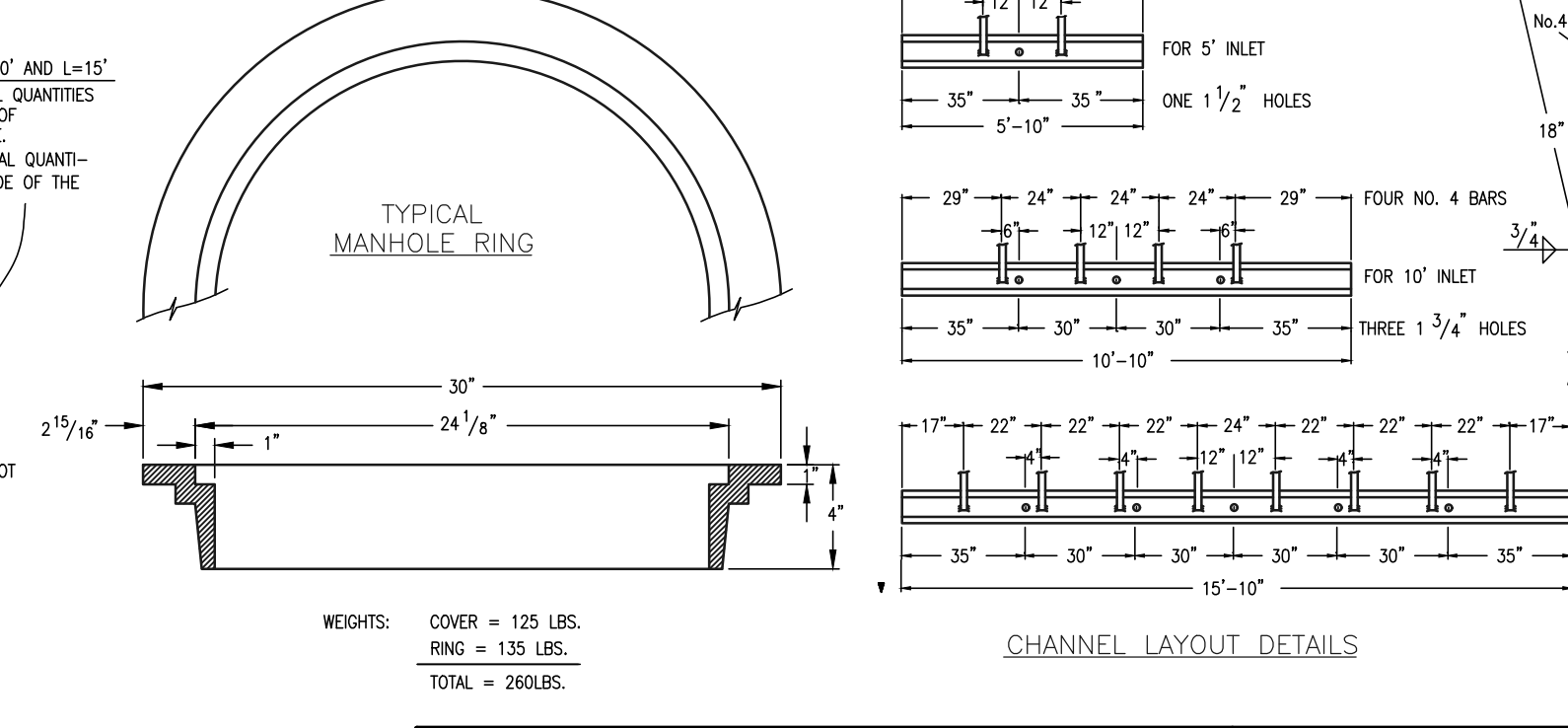
MARK	DIA. IN.	O.C. SPACING	TYPE	ALL INLETS					
				L=5'		L=10'		L=15'	
				NO. REQ'D.	LENGTH	NO. REQ'D.	LENGTH	NO. REQ'D.	LENGTH
401	1 1/2"	II	15"	21	21"	26	26"	11	11"
402	1 1/2"	II	7"	13	13"	18	18"	7	7"
403	9"	II	4'-10"	4	4'-0"	4	4'-0"	4	4'-10"



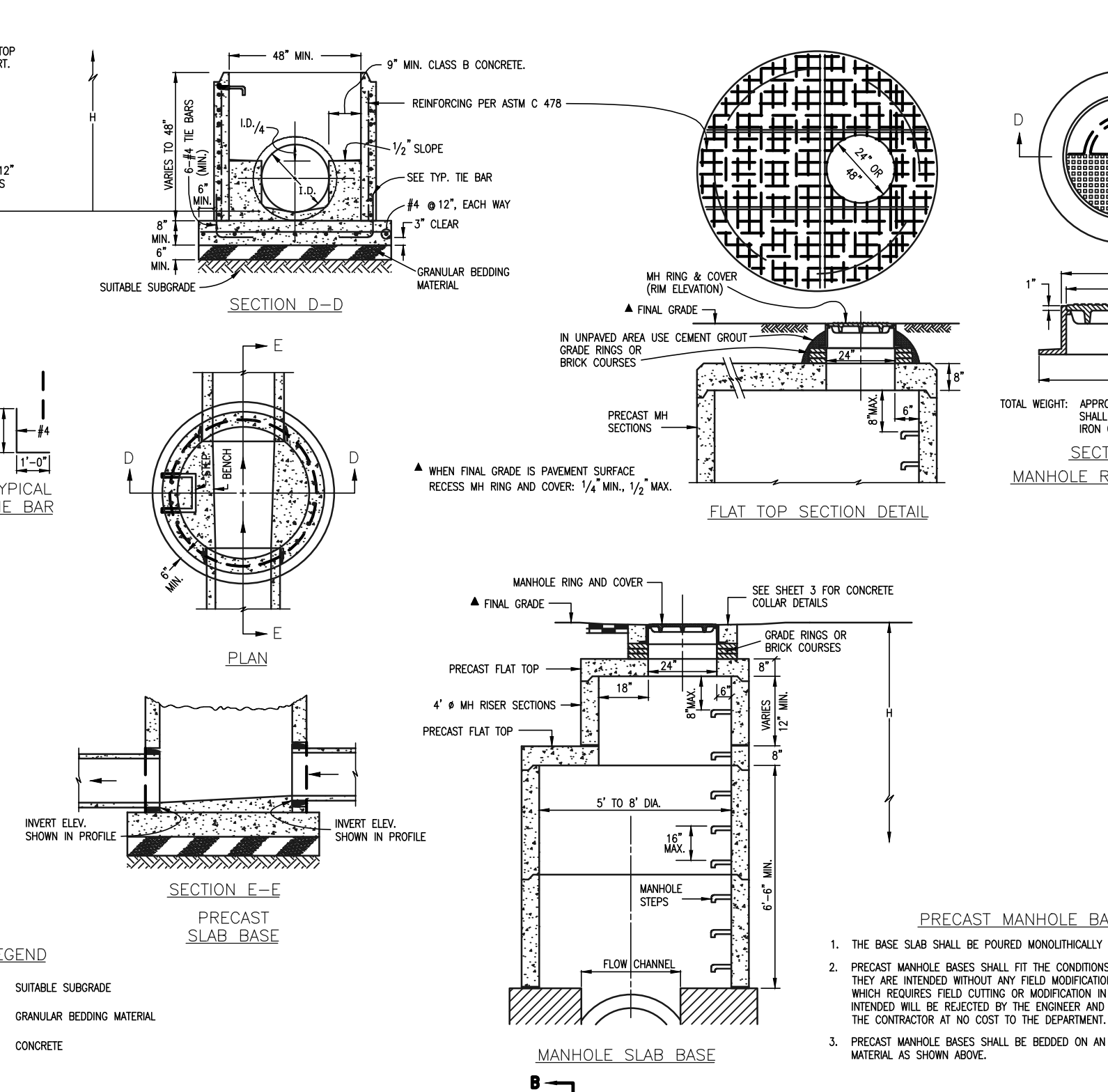
**TYPICAL MANHOLE COVER**  
**TYPICAL MANHOLE RING**

**TABLE TWO ~ BARS AND QUANTITIES VARIABLE WITH "H"**

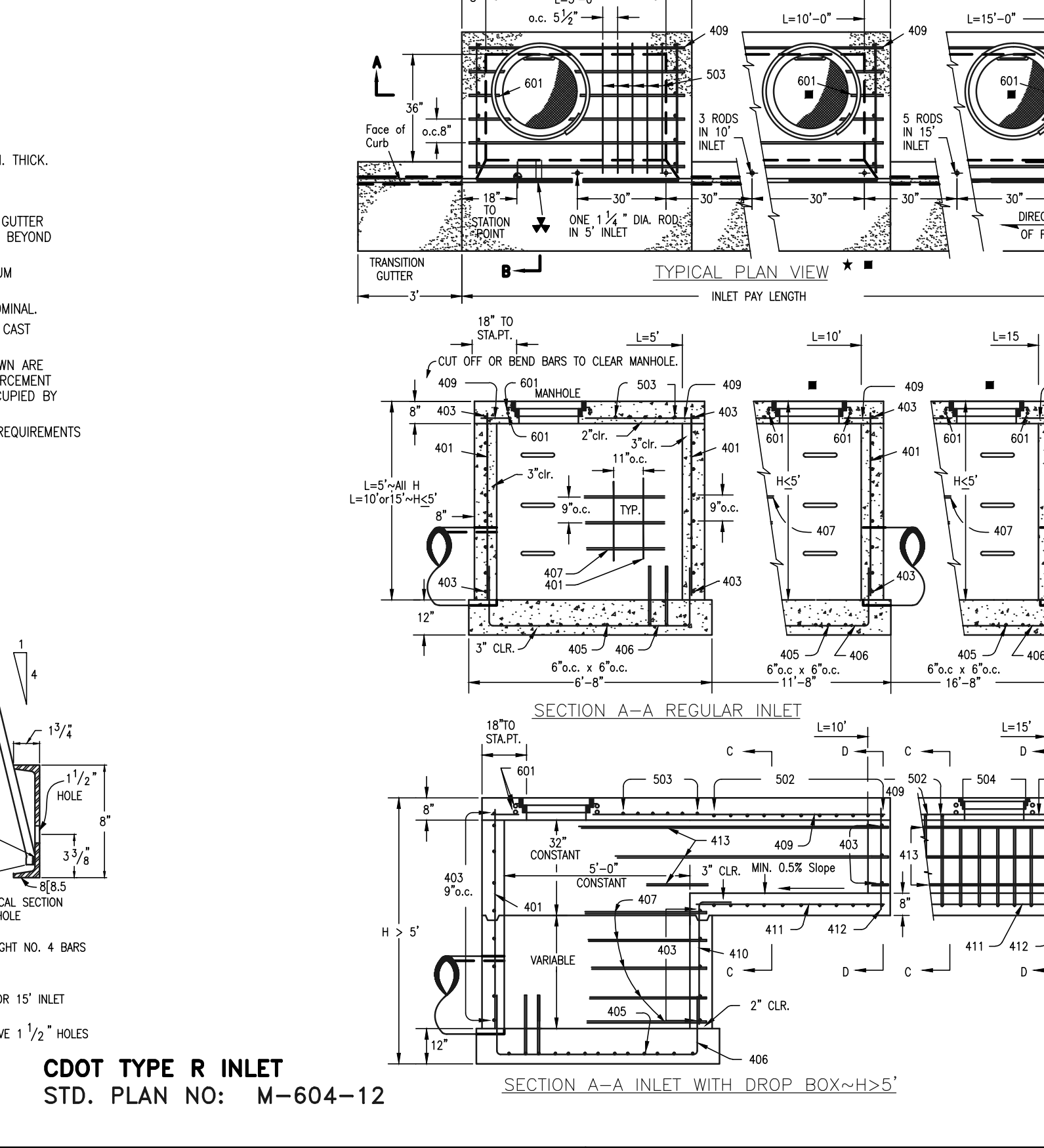
h"	401	402	403	407	407	407	407	407	407
3'-0"	2	2	2	2	2	2	2	2	2
3'-6"	3	3	3	3	3	3	3	3	3
4'-0"	4	4	4	4	4	4	4	4	4
4'-6"	5	5	5	5	5	5	5	5	5
5'-0"	6	6	6	6	6	6	6	6	6
5'-6"	7	7	7	7	7	7	7	7	7
6'-0"	8	8	8	8	8	8	8	8	8
6'-6"	9	9	9	9	9	9	9	9	9
7'-0"	10	10	10	10	10	10	10	10	10
7'-6"	11	11	11	11	11	11	11	11	11
8'-0"	12	12	12	12	12	12	12	12	12
8'-6"	13	13	13	13	13	13	13	13	13
9'-0"	14	14	14	14	14	14	14	14	14
9'-6"	15	15	15	15	15	15	15	15	15
10'-0"	16	16	16	16	16	16	16	16	16
10'-6"	17	17	17	17	17	17	17	17	17
11'-0"	18	18	18	18	18	18	18	18	18



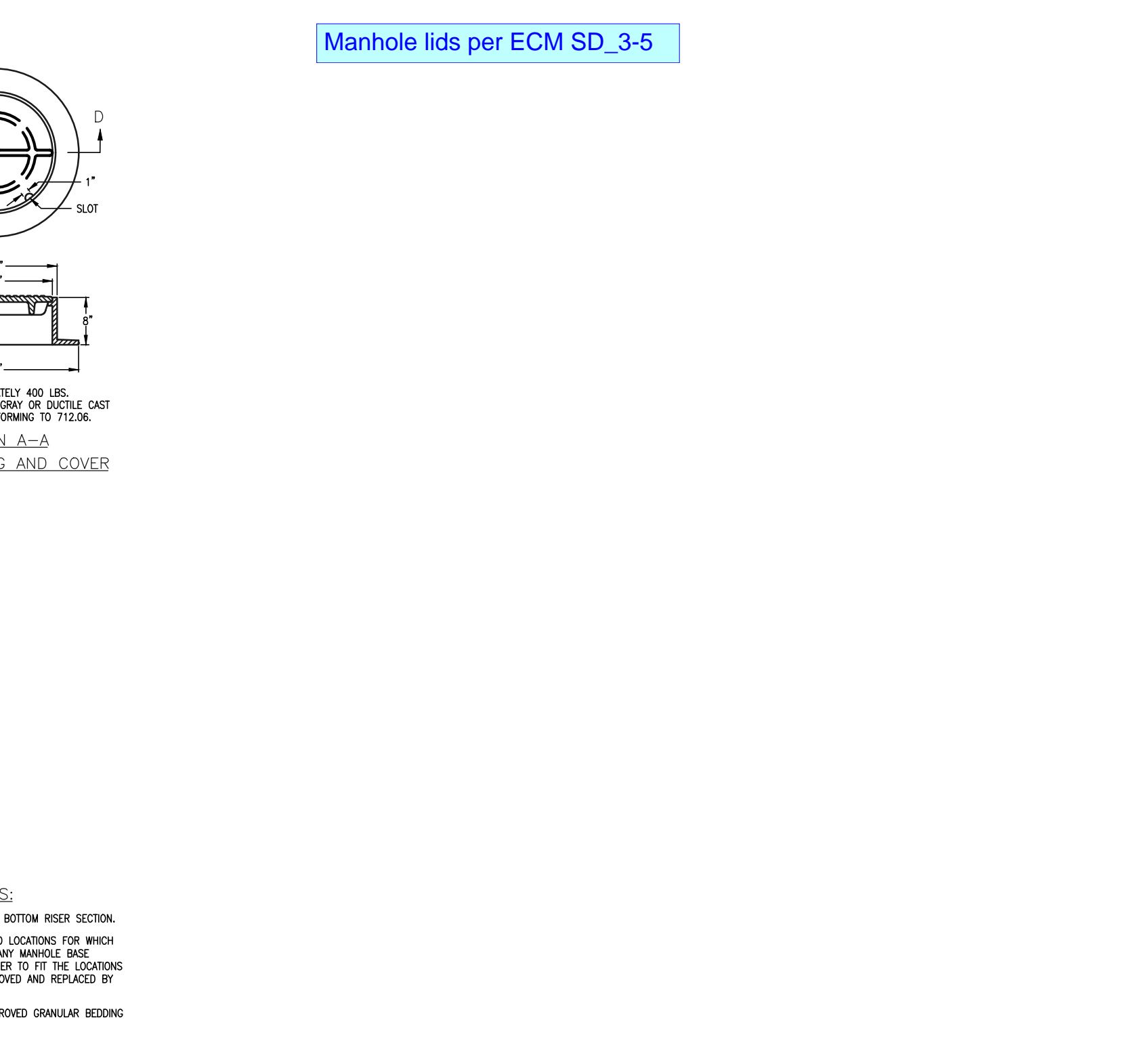
**CDOT TYPE R INLET**  
**STD. PLAN NO: M-604-12**



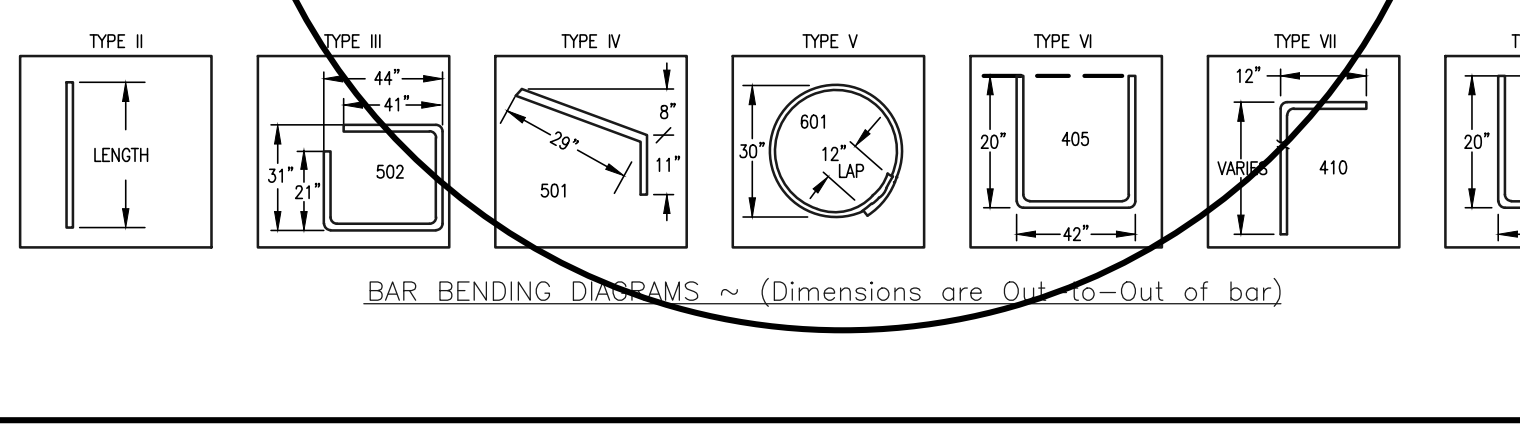
**PRECAST MANHOLE BASES**  
**MANHOLE SLAB BASE**



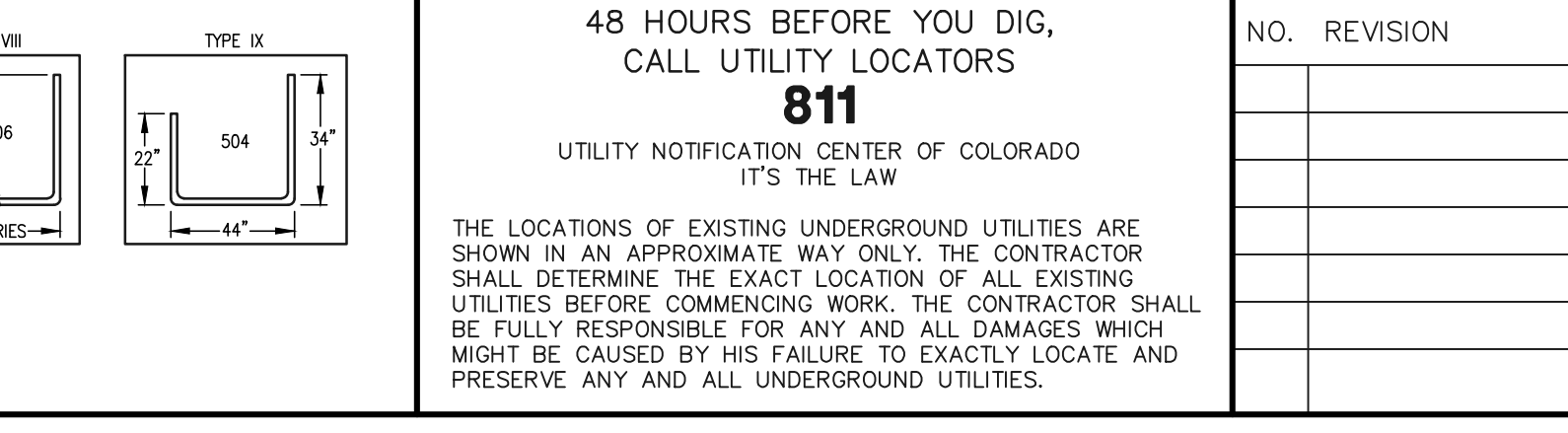
**CDOT TYPE R INLET**  
**STD. PLAN NO: M-604-12**



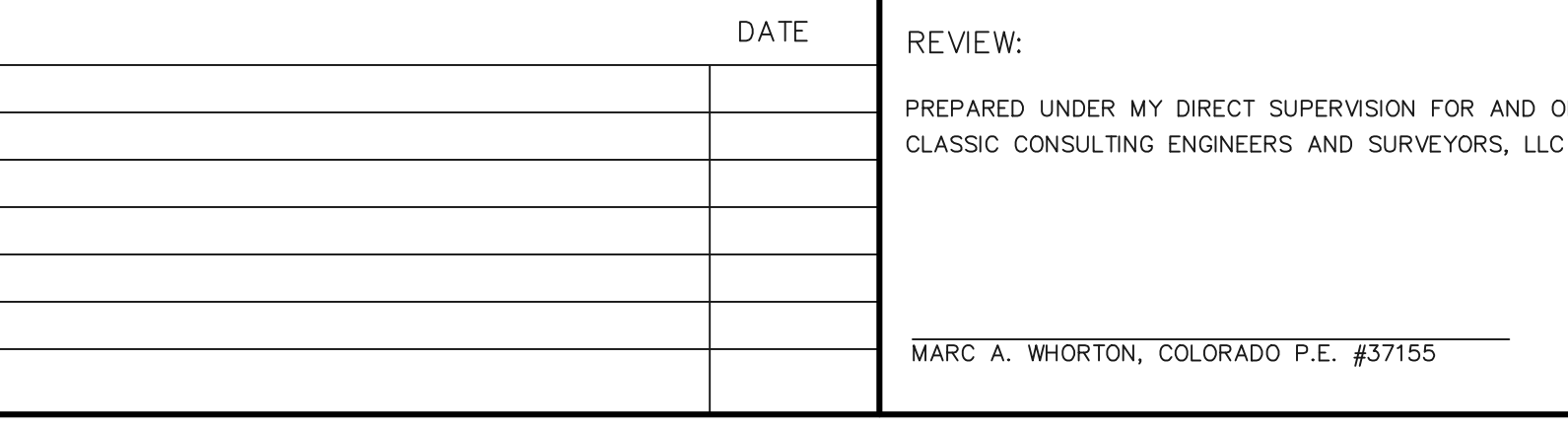
**Manhole lids per ECM SD 3-5**



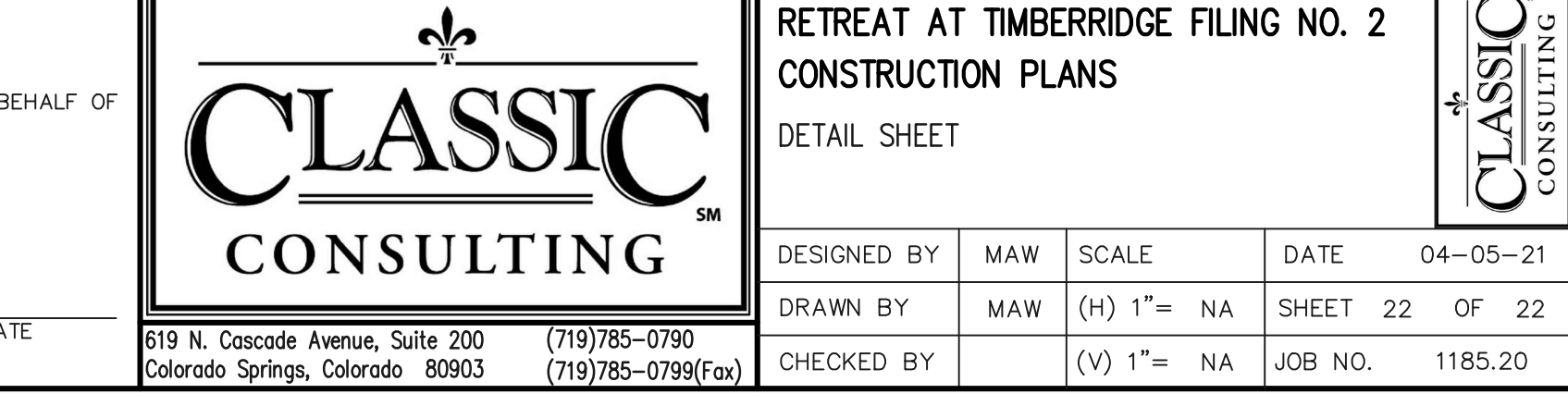
**BAR BENDING DIAGRAMS ~ (Dimensions are Out-to-Out of bar)**



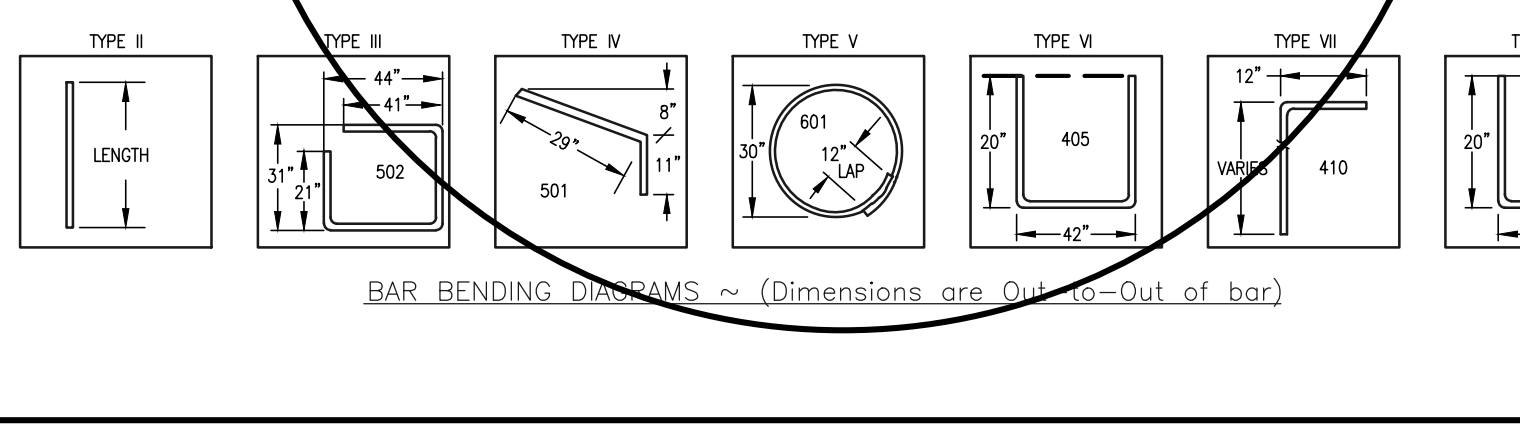
**CHANNEL LAYOUT DETAILS**



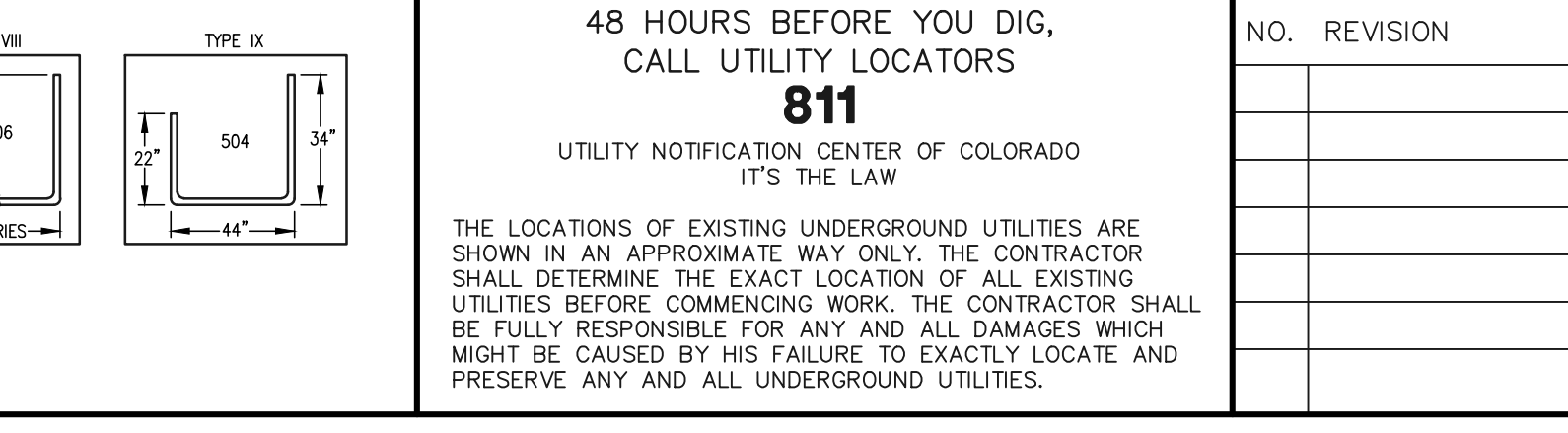
**SECTION A-A INLET WITH DROP BOX ~ H > 5'**



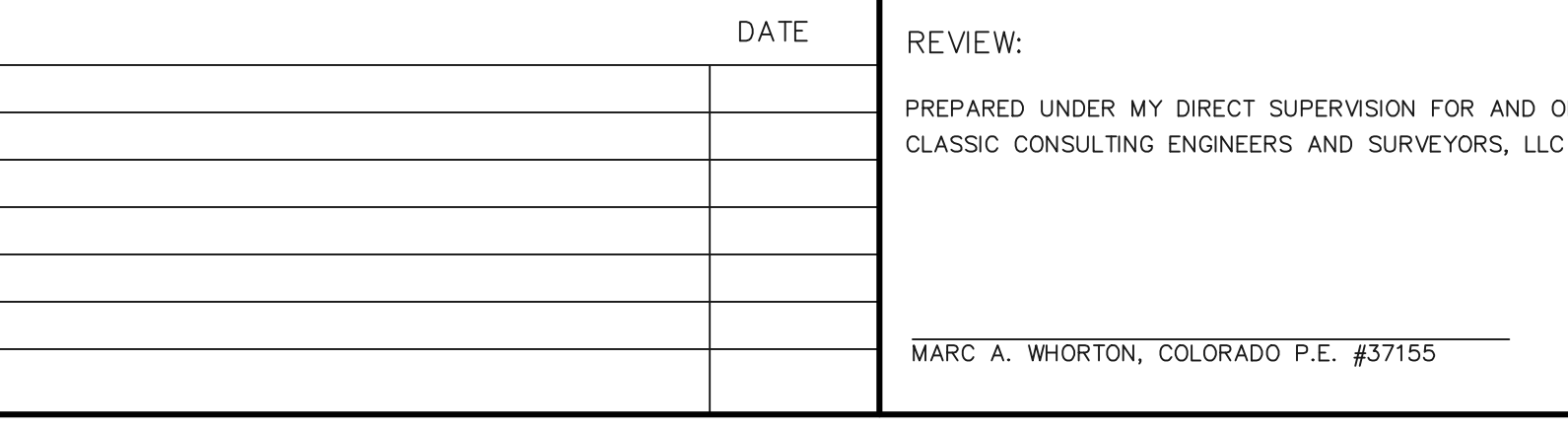
**SECTION B-B TYPICAL END VIEW**



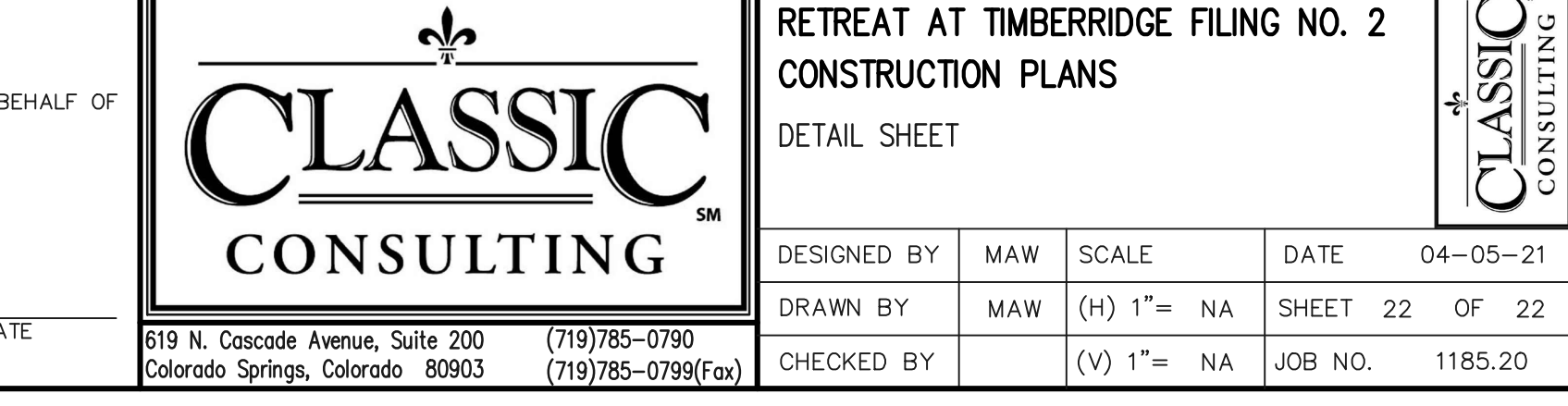
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**CONSTRUCTION PLANS**  
**DETAIL SHEET**

DESIGNED BY: MAW SCALE: DATE: 04-05-21  
 DRAWN BY: MAW (H) 1" = NA SHEET 22 OF 22  
 CHECKED BY: (V) 1" = NA JOB NO. 1185.20

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 (719) 785-0799 (Fax)

**RETREAT AT TIMBERIDGE FILING NO. 2**  
**CONSTRUCTION PLANS**  
**DETAIL SHEET**

DESIGNED BY: MAW SCALE: DATE: 04-05-21  
 DRAWN BY: MAW (H) 1" = NA SHEET 22 OF 22  
 CHECKED BY: (V) 1" = NA JOB NO. 1185.20

**48 HOURS BEFORE YOU DIG, CALL UTILITY LOCATORS**

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 UTILITY NOTIFICATION CENTER OF COLORADO  
 IT'S THE LAW

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.

**NO. REVISION**

NO.	REVISION	DATE

**DATE**

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

**CLASSIC CONSULTING**

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

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