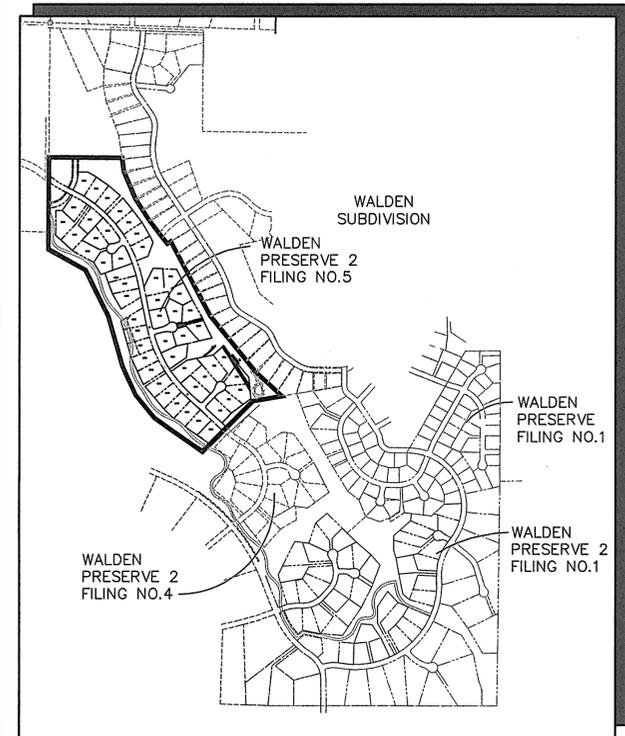




VICINITY MAP
NOT TO SCALE



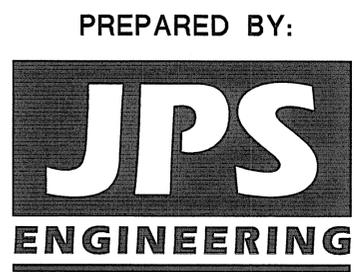
SITE MAP
NOT TO SCALE

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

BASIS OF BEARINGS:
THE BEARINGS FOR THIS SURVEY ARE BASED UPON THE SOUTH LINE OF LOT 7, FOREST HIGHLANDS SUBDIVISION AS RECORDED AT BOOK G-2, PAGE 6 IN THE RECORDS OF THE CLERK AND RECORDERS OFFICE, COUNTY OF EL PASO, STATE OF COLORADO, BEING ALSO A PORTION OF THE NORTH RIGHT-OF-WAY LINE OF DAWSON ROAD, BEING MONUMENTED AT THE SOUTHWEST CORNER OF SAID LOT 7 BY A FOUND REBAR & CAP MARKED "LS 9477" AND AT THE SOUTHEAST CORNER OF SAID LOT 7 BY A FOUND REBAR AND CAP MARKED "LS 9477". SAID LINE BEARS S89°05'35"E, A DISTANCE OF 601.38 FEET MEASURED (601.33 FEET PLATTED).

WALDEN PRESERVE 2 FILING NO. 5 Grading & Erosion Control Plans El Paso County, Colorado

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



PREPARED BY:
19 East Willamette Avenue
Colorado Springs, Colorado 80903
August, 2022

AGENCIES/CONTACTS

DEVELOPER:	CUSTOM CASTLES, INC. 17145 COLONIAL PARK DRIVE MONUMENT, CO 80132 MR. BILL DUNSTON (719)243-1111	WATER/WASTEWATER:	WALDEN CORPORATION 11140 E. WOODMEN ROAD COLORADO SPRINGS, CO 80132 MR. MATT DUNSTON (719)339-2410
CIVIL ENGINEER:	JPS ENGINEERING, INC. 19 E. WILLAMETTE AVENUE COLORADO SPRINGS, CO 80903 MR. JOHN P. SCHWAB, P.E. (719)477-9429	GAS DEPARTMENT:	BLACK HILLS ENERGY MR. SEBASTIAN SCHWENDER (719)399-3176
LOCAL ROADS & DRAINAGE:	EL PASO COUNTY PCD 2880 INTERNATIONAL CIRCLE COLORADO SPRINGS, CO 80910 (719)520-6300	ELECTRIC DEPARTMENT:	MOUNTAIN VIEW ELECTRIC ASSOCIATION 11140 E. WOODMEN ROAD COLORADO SPRINGS, CO 80908 MR. DAVE WALDNER (719)495-2283
STATE HIGHWAY	COLORADO DEPARTMENT OF TRANSPORTATION REGION 2 5615 WILLS BLVD. PUEBLO, CO 81008 MR. ART GONZALES (719)546-5732	TELEPHONE COMPANY:	CENTURY LINK COMMUNICATIONS (LOCATORS) (800)922-1987 A.T. & T. (LOCATORS) (719)635-3674

SHEET INDEX

G1-GEC	TITLE SHEET
C1	OVERALL SITE PLAN
TY1	TYPICAL SECTIONS & DETAILS
C1.1	SITE GRADING & EROSION CONTROL PLAN
C1.2	LOT GRADING NOTES & DETAILS
C2.1	SITE GRADING PLAN - SOUTH
C2.2	SITE GRADING PLAN - NORTH
C3.1	GRADING & EROSION CONTROL NOTES
C3.2	EROSION CONTROL DETAILS
C3.3	EROSION CONTROL DETAILS
C4.1	RAIN GARDEN C4 PLAN & DETAILS
C5.1	DETENTION POND C8 PLAN & DETAILS
C6.1	RAIN GARDEN C12 PLAN & DETAILS

ENGINEER:

ENGINEER'S STATEMENT:

THIS GRADING AND EROSION CONTROL PLAN WAS PREPARED UNDER MY DIRECTION AND SUPERVISION AND IS CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. SAID PLAN HAS BEEN PREPARED ACCORDING TO THE CRITERIA ESTABLISHED BY THE COUNTY OF EL PASO FOR GRADING AND EROSION CONTROL PLANS. I ACCEPT RESPONSIBILITY FOR THE ACCURACY CAUSED BY ANY NEGLIGENT ACTS, ERRORS OR OMISSIONS ON MY PART IN PREPARING THIS PLAN.

John P. Schwab
JOHN P. SCHWAB, P.E. #29891
8/10/22
DATE

OWNER'S STATEMENT:

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

Matthew W. Dunston
MATTHEW W. DUNSTON
8/15/22
DATE

CUSTOM CASTLES, INC.
17145 COLONIAL PARK DRIVE
MONUMENT, COLORADO 80132

EL PASO COUNTY:

COUNTY PLAN REVIEW IS PROVIDED ONLY FOR GENERAL CONFORMANCE WITH COUNTY DESIGN CRITERIA. THE COUNTY IS NOT RESPONSIBLE FOR THE ACCURACY AND ADEQUACY OF THE DESIGN, DIMENSIONS, AND/OR ELEVATIONS WHICH SHALL BE CONFIRMED AT THE JOB SITE. THE COUNTY THROUGH THE APPROVAL OF THIS DOCUMENT ASSUMES NO RESPONSIBILITY FOR COMPLETENESS AND/OR ACCURACY OF THIS DOCUMENT.

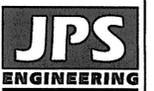
FILED IN ACCORDANCE WITH THE REQUIREMENTS OF THE EL PASO COUNTY LAND DEVELOPMENT CODE, DRAINAGE CRITERIA MANUAL, VOLUMES 1 AND 2, AND ENGINEERING CRITERIA MANUAL AS AMENDED.

IN ACCORDANCE WITH ECM SECTION 1.12, THESE CONSTRUCTION DOCUMENTS WILL BE VALID FOR CONSTRUCTION FOR A PERIOD OF 2 YEARS FROM THE DATE SIGNED BY THE EL PASO COUNTY ENGINEER. IF CONSTRUCTION HAS NOT STARTED WITHIN THOSE 2 YEARS, THEY WILL NEED TO BE RESUBMITTED FOR APPROVAL, INCLUDING PAYMENT OF REVIEW FEES AT THE PLANNING AND COMMUNITY DEVELOPMENT DIRECTOR'S DISCRETION.

APPROVED
Engineering Department
09/15/2022 12:55:49 PM
Joshua Palmer
JOSHUA PALMER, P.E.,
COUNTY ENGINEER / ECM ADMINISTRATOR

PCD FILE NO. SF-2211

WALDEN PRESERVE 2 - FILING NO. 5



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80903
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MEMBER UTILITIES.

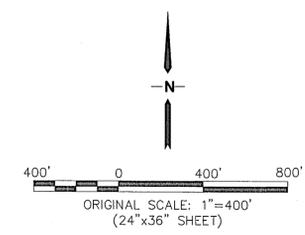
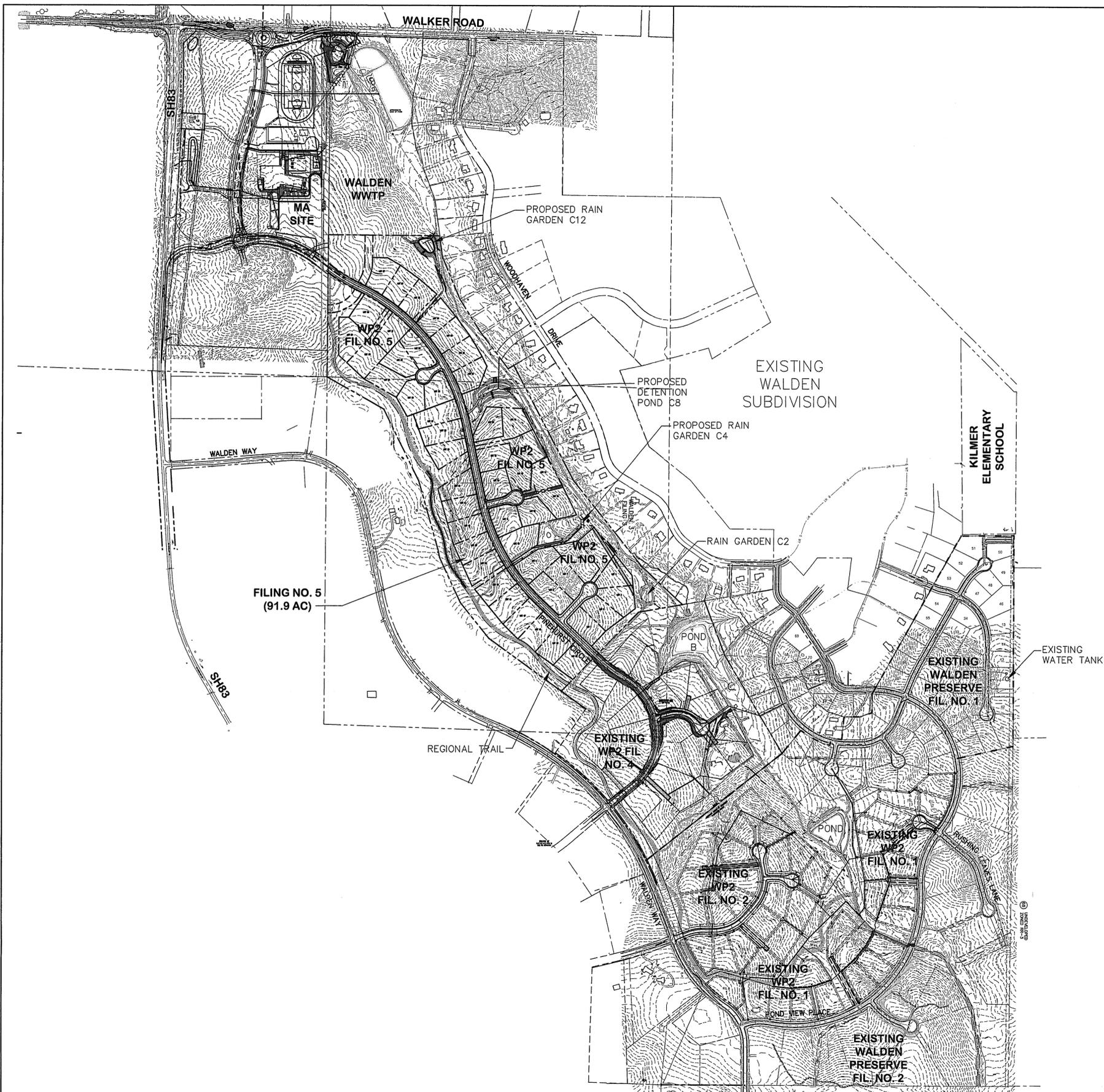
NO.	REVISION	DATE	BY
1	FINAL PLAT SUBMITTAL	1/10/22	JPS
2	EPC COMMENTS	7/7/22	JPS
3	EPC COMMENTS	8/9/22	JPS

TITLE SHEET

HORIZ. SCALE:	HS	DRAWN:	BJJ
VERT. SCALE:	VS	DESIGNED:	JPS
SURVEYED:	RAMPART	CHECKED:	JPS
CREATED:	9/14/20	LAST MODIFIED:	8/9/22
PROJECT NO.:	040201	MODIFIED BY:	MSP
SHEET:	G1-GEC		

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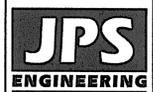


EPC 9/15/2022



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OVERALL SITE PLAN



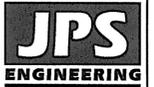
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No.	REVISION	BY	DATE
1	FINAL PLAT SUBMITTAL	JPS	1/10/22
2	EPC COMMENTS	JPS	7/6/22

HORZ. SCALE: 1"=400'	DRAWN: BJJ
VERT. SCALE: N/A	DESIGNED: JPS
SURVEYED: RAMPART	CHECKED: JPS
CREATED: 9/14/20	LAST MODIFIED: 8/15/22
PROJECT NO: 040201	MODIFIED BY: MSP
SHEET:	C1



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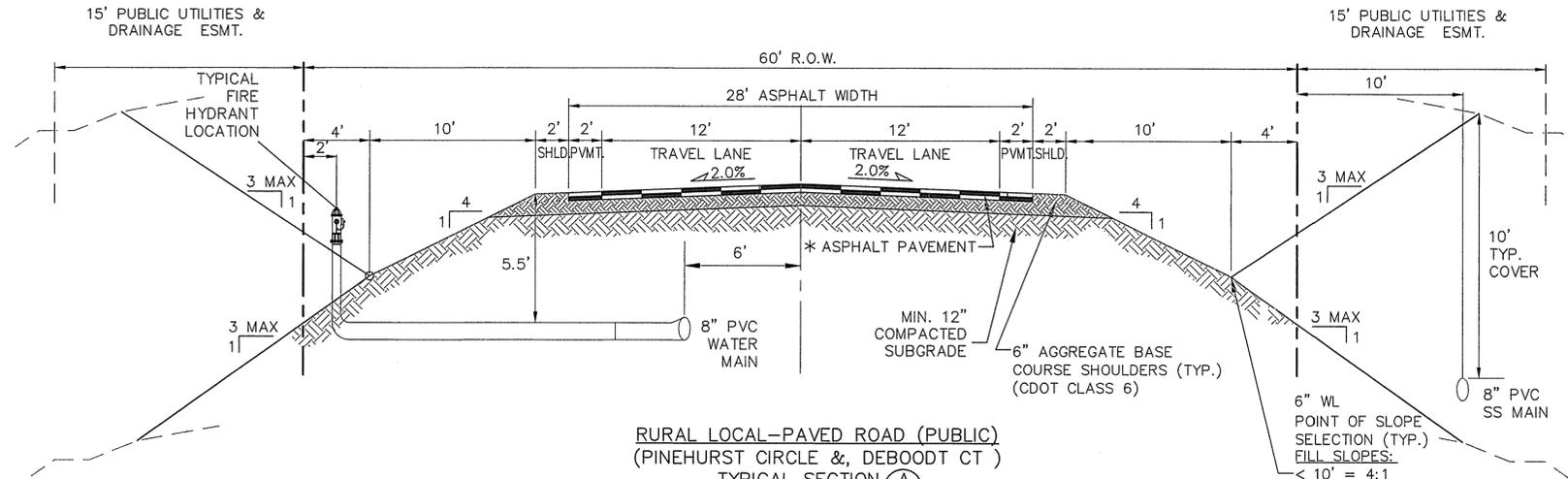
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TYPICAL SECTIONS AND DETAILS

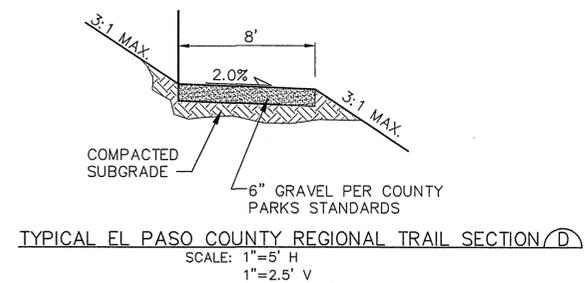
NO.	REVISION	DATE	BY
1	FINAL PLAT SUBMITTAL	1/10/22	JPS
2	EPC COMMENTS	7/6/22	JPS
3	EPC COMMENTS	8/9/22	JPS

HORIZ. SCALE: AS SHOWN	DRAWN: BJJ
VERT. SCALE: AS SHOWN	DESIGNED: JPS
SURVEYED: RAMPART	CHECKED: JPS
CREATED: 9/16/20	LAST MODIFIED: 8/9/22
PROJECT NO: 040201	MODIFIED BY: MSP

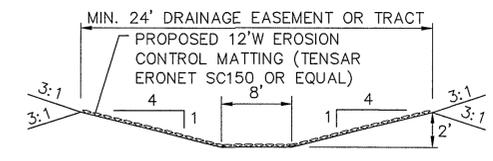
SHEET: **TY1**



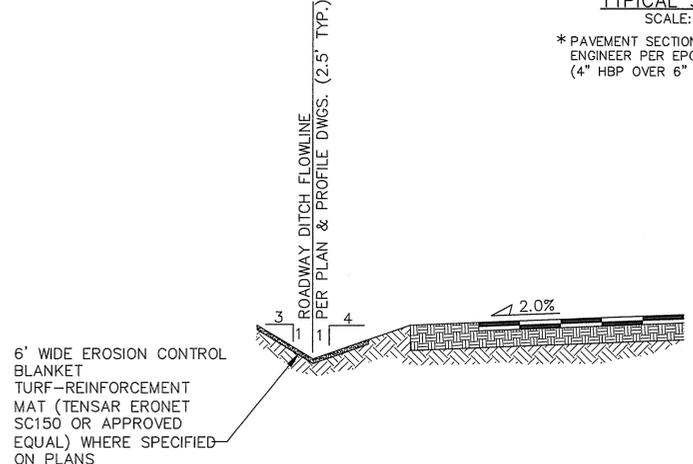
RURAL LOCAL-PAVED ROAD (PUBLIC)
(PINEHURST CIRCLE & DEBOODT CT)
TYPICAL SECTION (A)
SCALE: 1"=5'
* PAVEMENT SECTION TO BE DESIGNED BY GEOTECHNICAL ENGINEER PER EPC SPECIFICATIONS.
(4" HBP OVER 6" ABC FOR BIDDING PURPOSES)



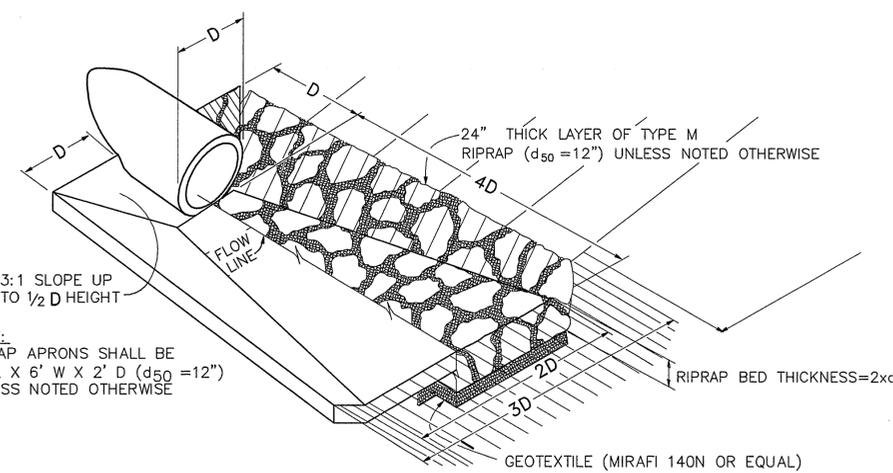
TYPICAL EL PASO COUNTY REGIONAL TRAIL SECTION (D)
SCALE: 1"=5' H
1"=2.5' V



CHANNEL SECTION (E)
N.T.S.



TYPICAL DITCH SECTION WITH EROSION CONTROL BLANKET LINING (B)
SCALE: N.T.S.



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

Table MD-7—Classification and Gradation of Ordinary Riprap

Riprap Designation	% Smaller Than Given Size by Weight	Intermediate Rock Dimensions (inches)	d ₅₀ (inches)*
Type VL	70-100	12	6**
	50-70	9	
	35-50	6	
	2-10	2	
Type L	70-100	15	9**
	50-70	12	
	35-50	9	
	2-10	3	
Type M	70-100	21	12**
	50-70	18	
	35-50	12	
	2-10	4	
Type H	70-100	30	18
	50-70	24	
	35-50	18	
	2-10	6	
Type VH	70-100	42	24
	50-70	33	
	35-50	24	
	2-10	9	

* d₅₀ = mean particle size (intermediate dimension) by weight.
** Mix VL, L and M riprap with 35% topsoil (by volume) and bury it with 4 to 6 inches of topsoil, all vibration compacted, and revegetate.

Basic requirements for riprap stone are as follows:

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

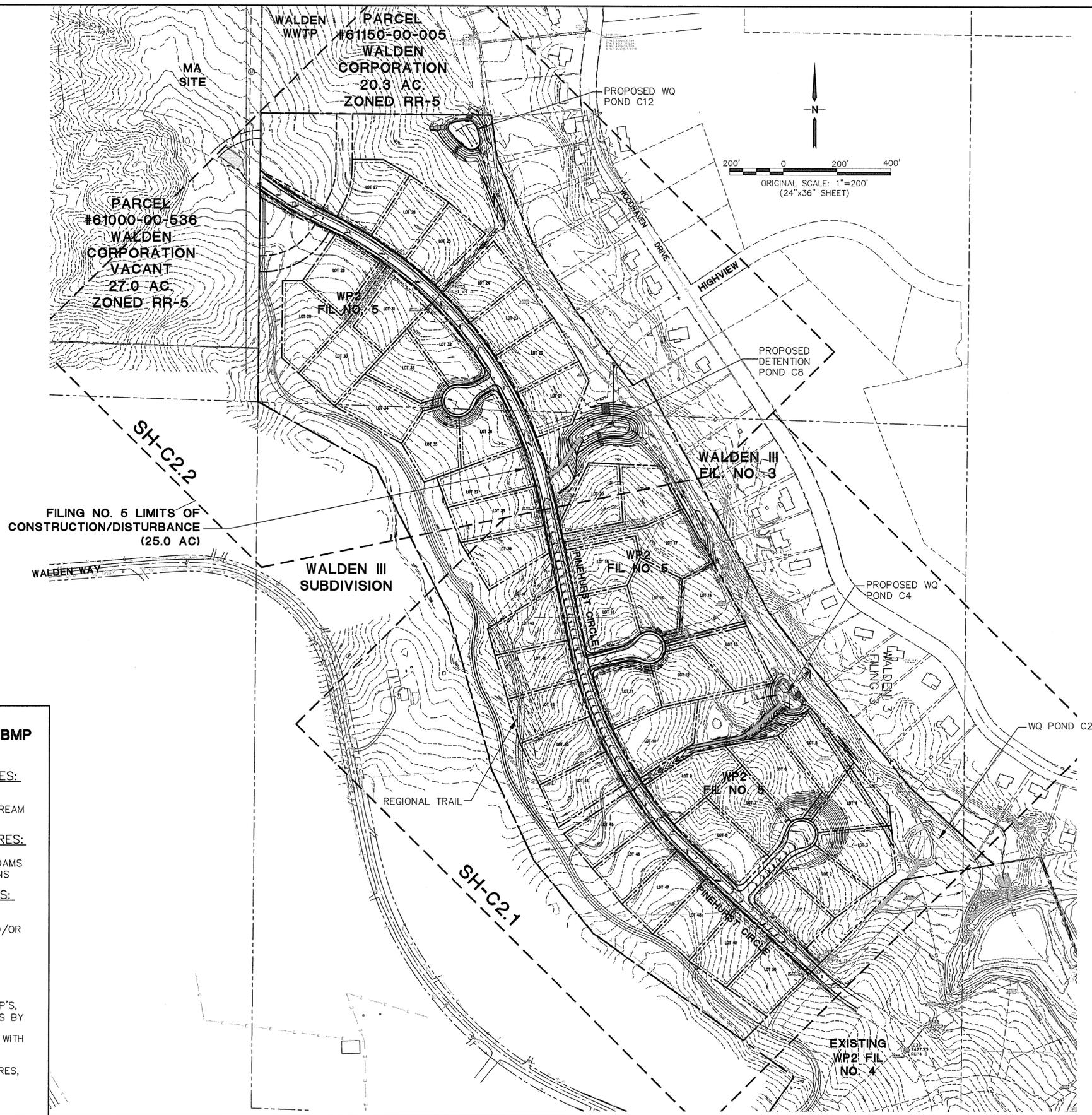
RIPRAP DETAILS (F)



EPC 9/15/2022

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CONTROL MEASURE/BMP PHASING PLAN:

INITIAL CONTROL MEASURES:

- VTC AT SITE ACCESS
- SILT FENCE ALONG DOWNSTREAM GRADING LIMITS

INTERIM CONTROL MEASURES:

- STRAW BALES/SCL CHECK DAMS
- TEMPORARY SEDIMENT BASINS

FINAL CONTROL MEASURES:

- RIPRAP APRONS
- PERMANENT DETENTION AND/OR WATER QUALITY FACILITIES
- SEEDING AND LANDSCAPING

SEQUENCING NOTES:

1. INSTALLATION OF INITIAL BMP'S,
2. INSPECTION OF INITIAL BMP'S BY COUNTY STAFF,
3. PRECONSTRUCTION MEETING WITH COUNTY STAFF,
4. THE MAXIMUM AREA TO BE OPENED AT ANY TIME IS 30 ACRES, AND THE MAXIMUM HEIGHT OF STOCKPILES IS TO BE 10-FEET.

DRIVEWAY CULVERT TABLE

FIL 5 LOT NO.	SIZE (D)
1	18"
2	18"
3	18"
4	18"
5	18"
6	18"
7	18"
8	18"
9	18"
10	18"
11	18"
12	18"
13	18"
14	18"
15	18"
16	18"
17	18"
18	18"
19	18"
20	18"
21	18"
22	18"
23	18"
24	18"
25	18"
26	18"
27	18"
28	18"
29	18"
30	18"
31	18"
32	18"
33	18"
34	18"
35	18"
36	18"
37	18"
38	18"
39	18"
40	18"
41	18"
42	18"
43	18"
44	18"
45	18"
46	18"
47	18"
48	18"
49	18"
50	18"

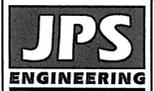
NOTE: AT LOCATIONS WHERE ROADSIDE DITCHES ARE MINIMAL, DRIVEWAY CULVERTS MAY BE DELETED IN SOME CASES UPON FIELD REVIEW WITH COUNTY APPROVAL

ESTIMATED EARTHWORK QUANTITY:

UNCLASSIFIED EXCAVATION (TOTAL CUT) = 25,918 CY
 * EMBANKMENT FILL = 26,655 CY
 NET (FILL) = 737 CY
 * (ASSUMES 15% COMPACTION FACTOR)

NOTE: THIS ESTIMATE IS PROVIDED FOR INFORMATION ONLY, REPRESENTING THE CALCULATED BULK EARTHWORK VOLUME TO FINISHED GRADE, EXCLUDING ANY ADJUSTMENT FOR PAVEMENT DEPTHS, ETC. CONTRACTOR SHALL MAKE HIS OWN DETERMINATION OF EARTHWORK QUANTITIES AS BASIS FOR BID PRICING AND NOTIFY ENGINEER OF ANY DISCREPANCIES.

EPC 9/15/2022



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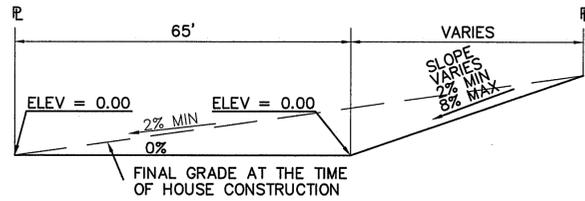
WALDEN PRESERVE 2 - FILING NO. 5

SITE GRADING & EROSION CONTROL PLAN

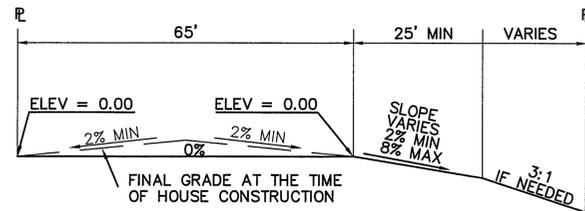
No.	REVISION	DATE
1	FINAL PLAT SUBMITTAL	1/10/22
2	EPC COMMENTS	7/7/22

HORIZ. SCALE: 1"=200'	DRAWN: BJJ
VERT. SCALE: N/A	DESIGNED: JPS
SURVEYED: RAMPART	CHECKED: JPS
CREATED: 10/01/20	LAST MODIFIED: 7/7/22
PROJECT NO: 040201	MODIFIED BY: MSP

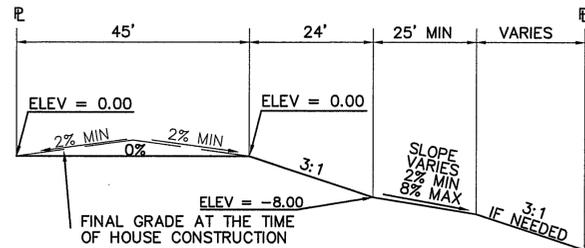
SHEET: **C1.1**



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



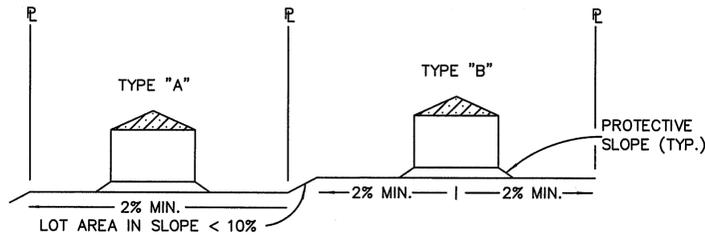
TYPICAL "B" LOT
SCALE: 1"=20'



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

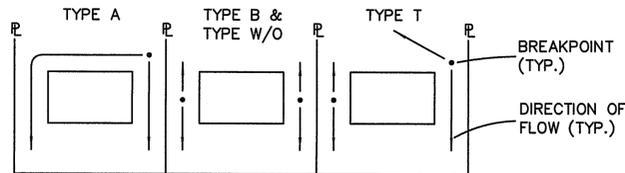
OVERLOT GRADING NOTE:

WHILE SIGNIFICANT OVERLOT GRADING IS NOT PLANNED AS PART OF THIS SUBDIVISION DEVELOPMENT, SELECTED LOTS MAY BE GRADED PER THE RECOMMENDED LOT TYPES AS NOTED ON SH. C1.1 TO ASSIST IN BALANCING EARTHWORK ON SITE.

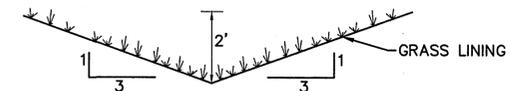


TYPICAL LOT SECTION DETAIL
N.T.S.

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

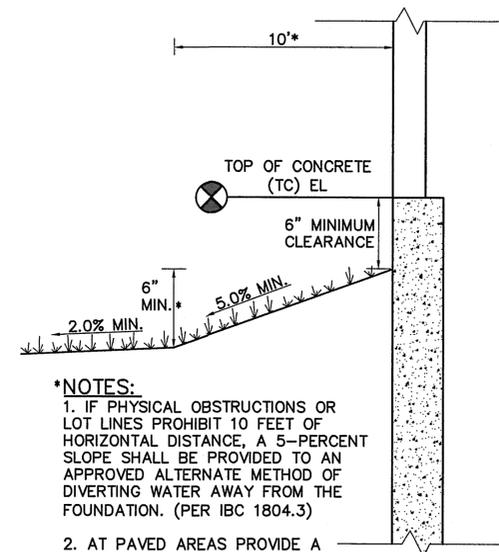


LOT DRAINAGE TYPES
N.T.S.



TYPICAL SIDE/REAR LOT SWALE (A)
N.T.S.

NOTE: BUILDERS AND OWNERS SHALL MAINTAIN PROPER PROTECTIVE SLOPES & SIDE/REAR LOT SWALES DURING AND AFTER HOME CONSTRUCTION.



***NOTES:**
1. IF PHYSICAL OBSTRUCTIONS OR LOT LINES PROHIBIT 10 FEET OF HORIZONTAL DISTANCE, A 5-PERCENT SLOPE SHALL BE PROVIDED TO AN APPROVED ALTERNATE METHOD OF DIVERTING WATER AWAY FROM THE FOUNDATION. (PER IBC 1804.3)
2. AT PAVED AREAS PROVIDE A MINIMUM 2.0% SLOPE AWAY FROM THE BUILDING FOR THE FIRST 10 FEET OF HORIZONTAL DISTANCE.

TYPICAL BUILDING DRAINAGE DETAIL (B)
N.T.S.



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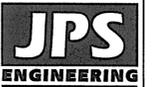
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LOT GRADING NOTES & DETAILS

HORIZ. SCALE:	N/A	DRAWN:	BJJ
VERT. SCALE:	N/A	DESIGNED:	BJJ
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PROJECT NO.:	040201	MODIFIED BY:	BJJ

SHEET:

C1.2



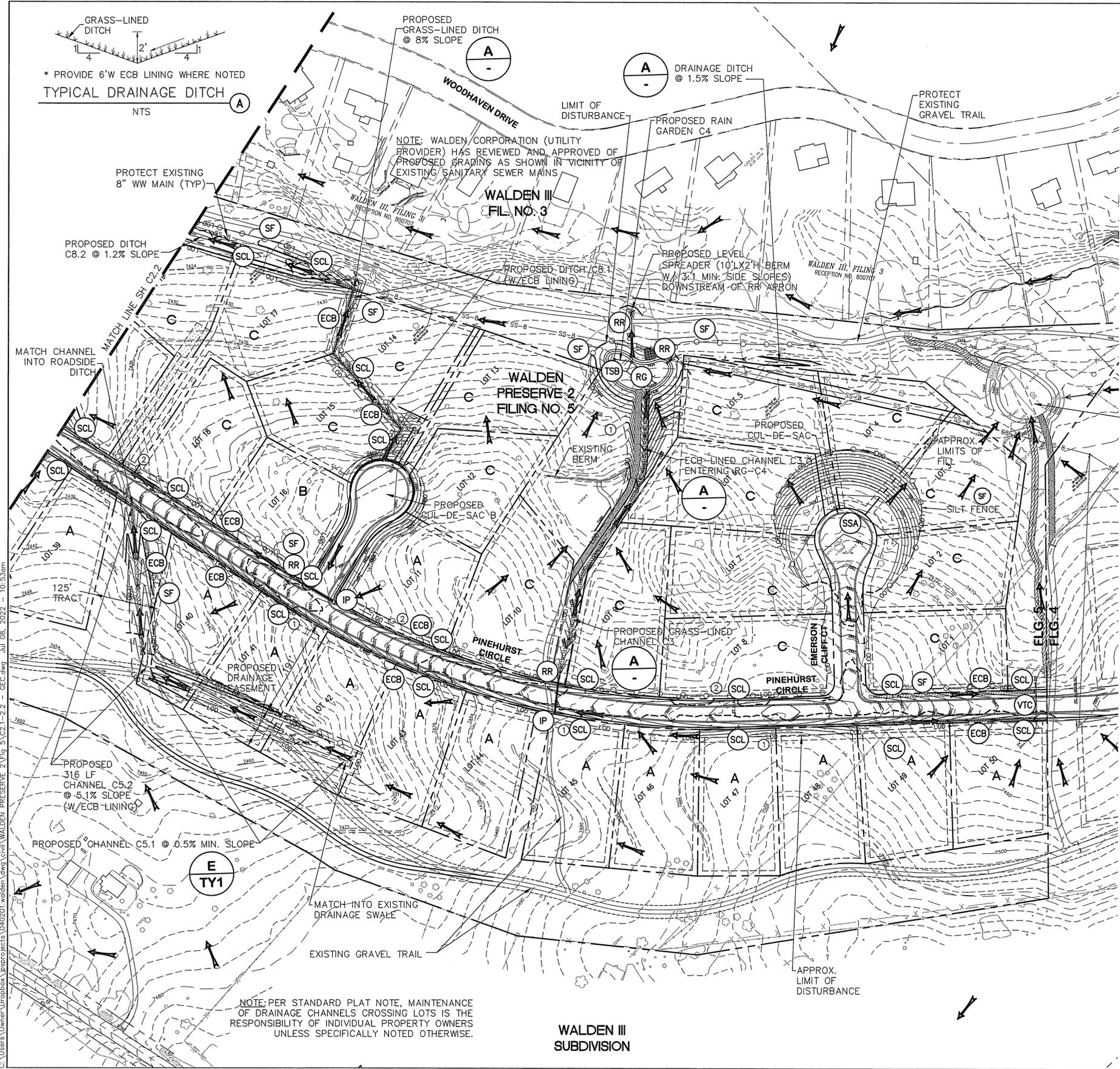
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NO.	REVISION	DATE	BY
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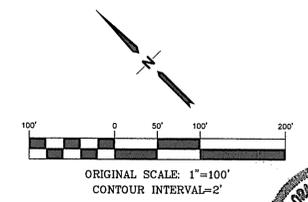
LEGEND:

- PROPERTY LINES
- - - FLOWLINE
- DRAINAGE FLOW ARROW
- × 99.00 PROPOSED SPOT ELEVATION (FLOWLINE)
- × 95.10 EXISTING SPOT ELEVATION
- RR RIPRAP (10'L x 6'W x 2'D; d50=12" RR UNLESS OTHERWISE NOTED)
- LIMITS OF CONSTRUCTION/DISTURBANCE
- - - CUT/FILL CUT/FILL DEMARCATION LINE
- IP INLET PROTECTION (GRAVEL FILTER)
- SF SILT FENCE
- VTC VEHICLE TRACKING CONTROL PAD
- TM TEMPORARY SEED AND MULCH ON DISTURBED SLOPES
- STB STRAW BALE BARRIER @ 300' SPACING IN ALL ROADSIDE DITCHES (TYP.) OR SEDIMENT CONTROL LOGS (6'L EACH)
- SCL TEMPORARY SEDIMENT BASIN (SEE DETAILS ON SH. C3.2)
- ECB EROSION CONTROL BLANKET (TENSAR ERONET SC150 OR APPROVED EQUAL); UNLESS NOTED OTHERWISE
- EDB EXTENDED DETENTION BASIN
- RG RAIN GARDEN
- SSA STABILIZED STAGING AREA
- A, B, C RECOMMENDED LOT GRADING TYPES PER SHEET C1.2

EXISTING WALDEN PRESERVE 2 FILING NO. 4

KEYED NOTES:

- ① CONTRACTOR MAY WASTE EXCESS CUT MATERIAL OR BORROW SUITABLE FILL MATERIAL FROM THIS AREA. MATCH INTO EXISTING GRADES WITH 3:1 MAX CUT AND FILL SLOPES AND MAINTAIN POSITIVE DRAINAGE IN ALL AREAS.
- ② TOPSOIL STOCKPILE AREA



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

EPC 9/15/2022

WALDEN III SUBDIVISION

NOTE: PER STANDARD PLAT NOTE, MAINTENANCE OF DRAINAGE CHANNELS CROSSING LOTS IS THE RESPONSIBILITY OF INDIVIDUAL PROPERTY OWNERS UNLESS SPECIFICALLY NOTED OTHERWISE.

GRASS-LINED DITCH
TYPICAL DRAINAGE DITCH
NTS

PROPOSED GRASS-LINED DITCH @ 8% SLOPE

DRAINAGE DITCH @ 1.5% SLOPE

NOTE: WALDEN CORPORATION (UTILITY PROVIDER) HAS REVIEWED AND APPROVED OF PROPOSED GRADINGS AS SHOWN IN VICINITY OF EXISTING SANITARY SEWER MAINS

PROTECT EXISTING 8" WW MAIN (TYP)

PROPOSED DITCH C8.2 @ 1.2% SLOPE

PROPOSED LEVEL SPREADER (10'L X 2'H BERM W/ 3:1 MIN. SIDE SLOPES) DOWNSTREAM OF RR ARBON

MATCH CHANNEL INTO ROADSIDE DITCH

WALDEN PRESERVE 2 FILING NO. 3

PROPOSED CUL-DE-SAC

EXISTING BERM

ECB-LINED CHANNEL C3.2 ENTERING RG-C4

RAIN GARDEN C2 (FLG. 4)

PROPOSED DRAINAGE BASEMENT

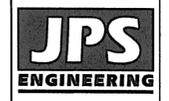
PROPOSED 316 LF CHANNEL C5.2 @ 5.1% SLOPE (W/ECB LINING)

PROPOSED CHANNEL C5.1 @ 0.5% MIN. SLOPE

MATCH INTO EXISTING DRAINAGE SWALE

EXISTING GRAVEL TRAIL

APPROX. LIMIT OF DISTURBANCE



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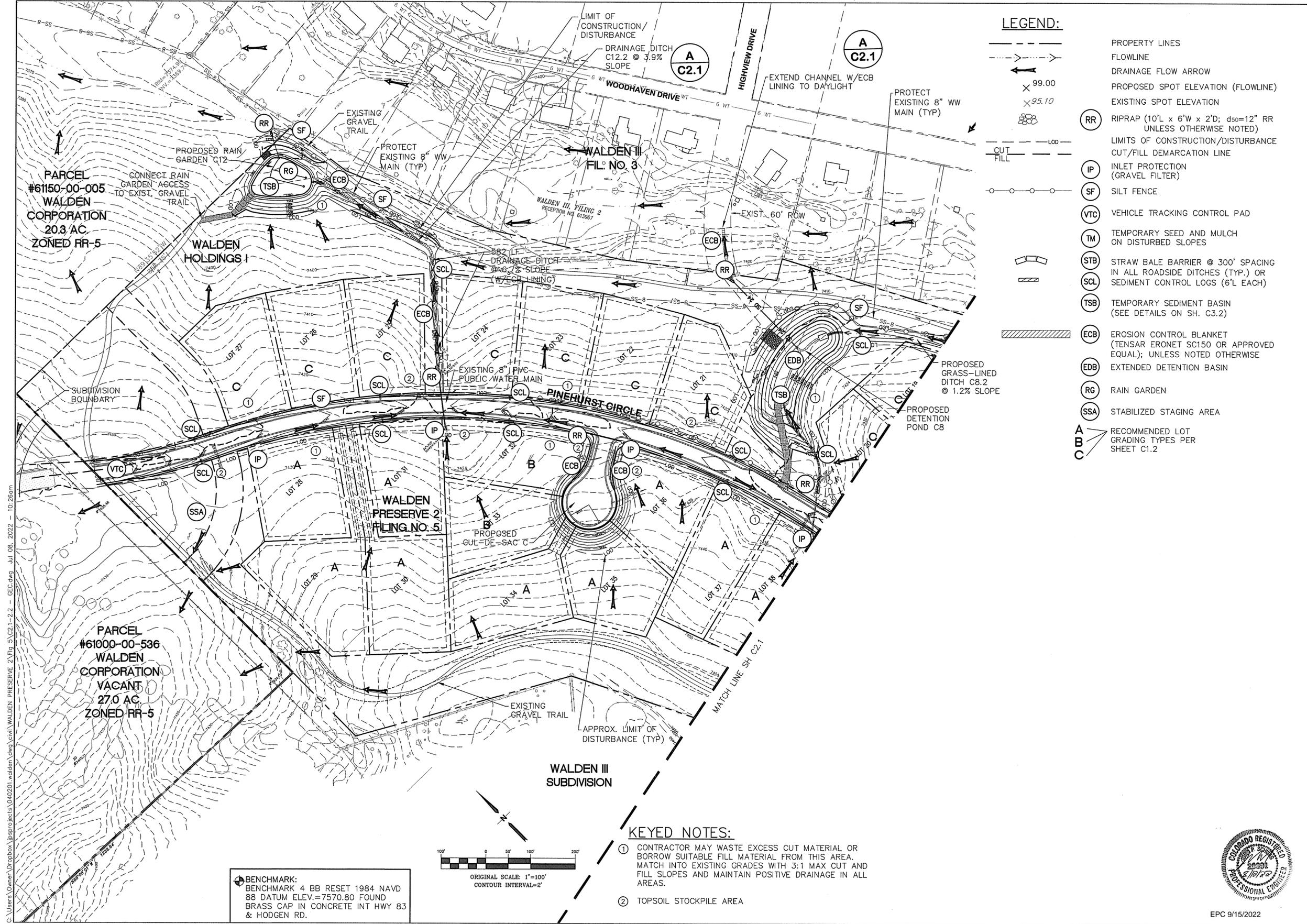
SOUTH SITE GRADING & EROSION CONTROL PLAN

NO.	REVISION	DATE	BY
1	FINAL PLAT SUBMITTAL	1/10/22	JPS
2	EPC COMMENTS	7/7/22	JPS

HORIZ. SCALE: 1"=100'
VERT. SCALE: N/A
SURVEYED: RAMPART
CREATED: 9/14/20
PROJECT NO: 040201
DRAWN: BJJ
DESIGNED: JPS
CHECKED: JPS
LAST MODIFIED: 7/7/22
MODIFIED BY: MSP

SHEET: **C2.1**

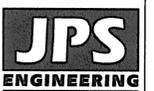
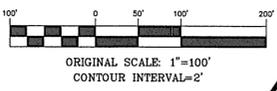
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- LEGEND:**
- PROPERTY LINES
 - FLOWLINE
 - DRAINAGE FLOW ARROW
 - PROPOSED SPOT ELEVATION (FLOWLINE)
 - EXISTING SPOT ELEVATION
 - RR RIPRAP (10'L x 6'W x 2'D; d₅₀=12" RR UNLESS OTHERWISE NOTED)
 - LIMITS OF CONSTRUCTION/DISTURBANCE
 - CUT/FILL DEMARCATION LINE
 - IP INLET PROTECTION (GRAVEL FILTER)
 - SF SILT FENCE
 - VTC VEHICLE TRACKING CONTROL PAD
 - TM TEMPORARY SEED AND MULCH ON DISTURBED SLOPES
 - STB STRAW BALE BARRIER @ 300' SPACING IN ALL ROADSIDE DITCHES (TYP.) OR SEDIMENT CONTROL LOGS (6'L EACH)
 - TSB TEMPORARY SEDIMENT BASIN (SEE DETAILS ON SH. C3.2)
 - ECB EROSION CONTROL BLANKET (TENSAR ERONET SC150 OR APPROVED EQUAL); UNLESS NOTED OTHERWISE
 - EDB EXTENDED DETENTION BASIN
 - RG RAIN GARDEN
 - SSA STABILIZED STAGING AREA
 - A, B, C RECOMMENDED LOT GRADING TYPES PER SHEET C1.2

- KEYED NOTES:**
- ① CONTRACTOR MAY WASTE EXCESS CUT MATERIAL OR BORROW SUITABLE FILL MATERIAL FROM THIS AREA. MATCH INTO EXISTING GRADES WITH 3:1 MAX CUT AND FILL SLOPES AND MAINTAIN POSITIVE DRAINAGE IN ALL AREAS.
 - ② TOPSOIL STOCKPILE AREA

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



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**NORTH SITE GRADING
 & EROSION CONTROL PLAN**

NO.	REVISION	DATE
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2	EPC COMMENTS	7/7/22

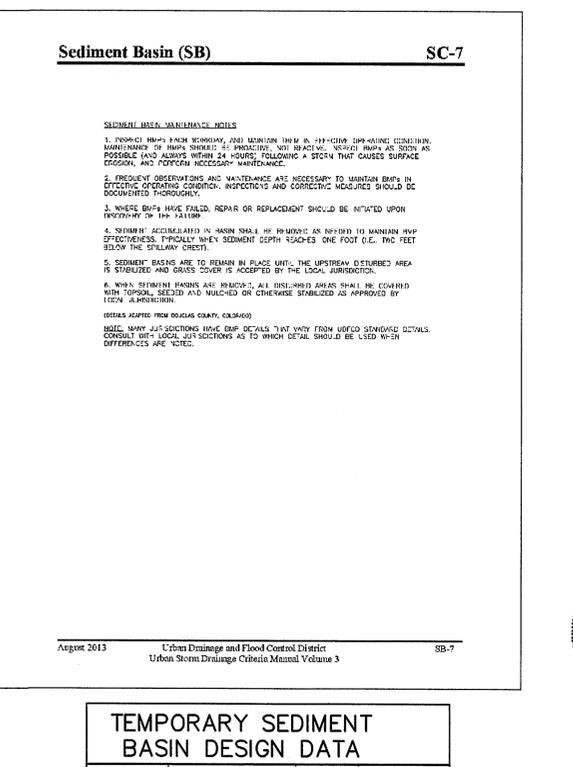
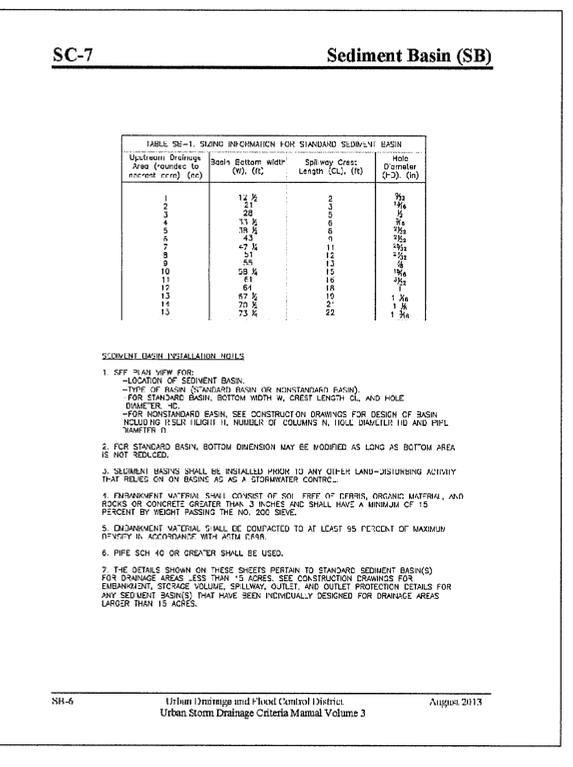
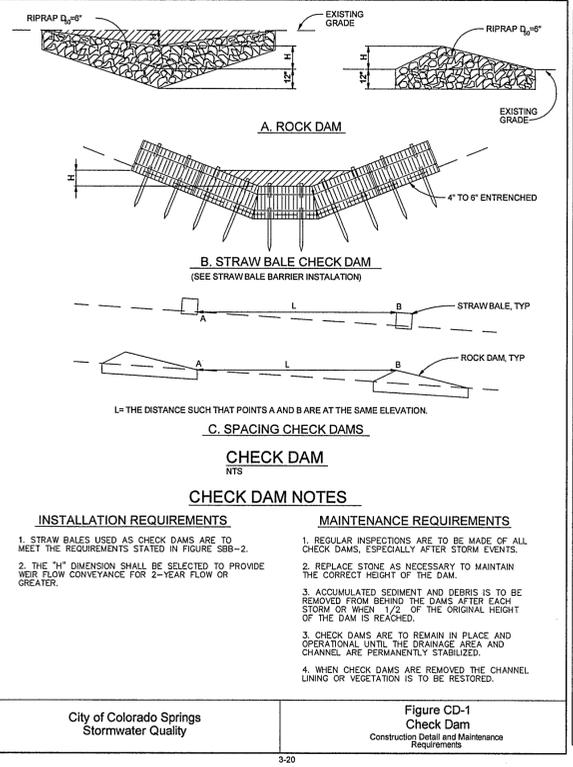
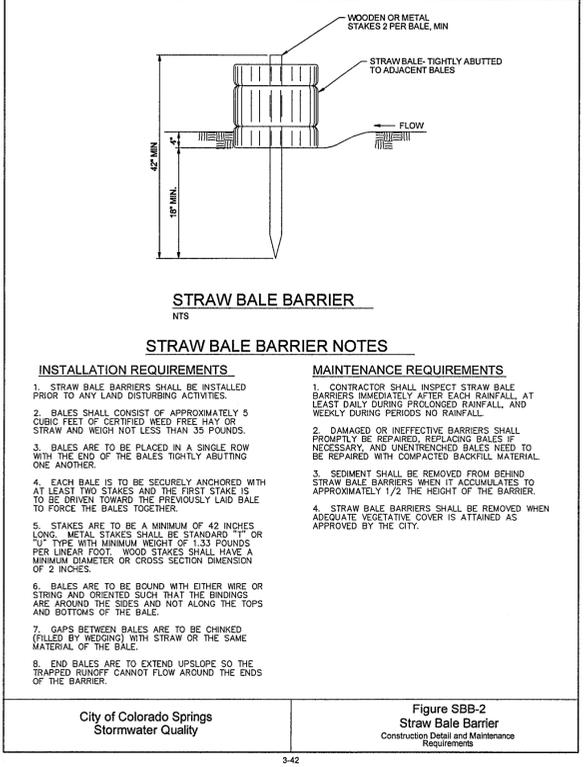
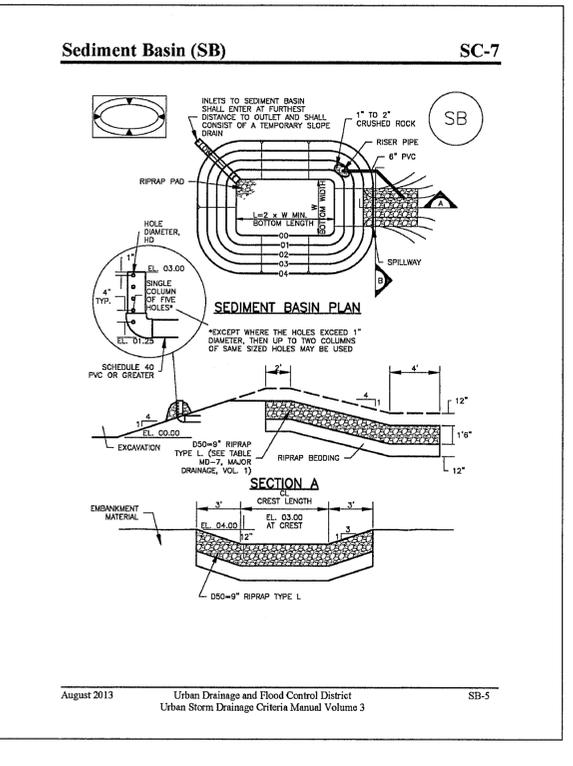
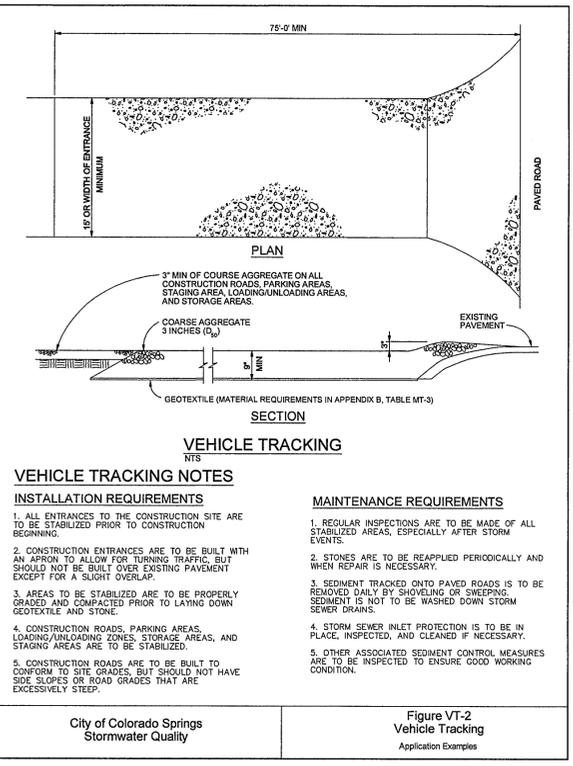
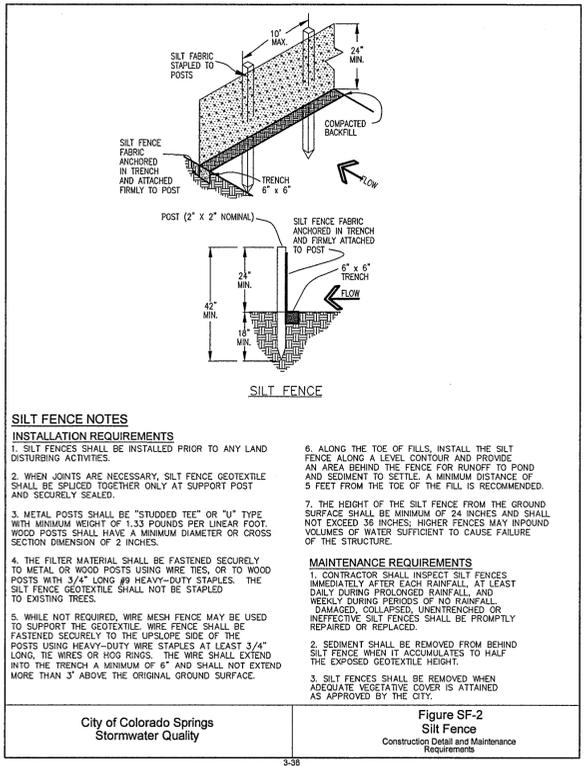
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VERT. SCALE: N/A	DESIGNED: JPS
SURVEYED: RAMPART	CHECKED: JPS
CREATED: 9/14/20	LAST MODIFIED: 7/7/22
PROJECT NO: 040201	MODIFIED BY: MSP
SHEET:	

C2.2



EPC 9/15/2022

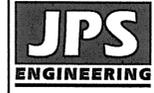
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EROSION CONTROL DETAILS

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VERT. SCALE:	N/A	DESIGNED:	JPS
SURVEYED:	RAMPART	CHECKED:	JPS
CREATED:	10/01/20	LAST MODIFIED:	7/7/22
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SHEET:	C3.2		

WALDEN PRESERVE 2 - FILING NO. 5



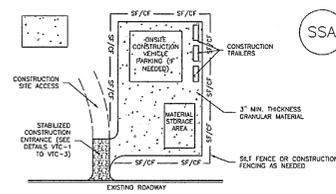
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NO.	DATE	BY	REVISION
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2	7/7/22	JPS	EPC COMMENTS

Stabilized Staging Area (SSA) SM-6



SSA-1. STABILIZED STAGING AREA

STABILIZED STAGING AREA INSTALLATION NOTES

1. SEE PLAN VIEW FOR LOCATION OF STAGING AREA(S).
2. STABILIZED STAGING AREA SHOULD BE APPROPRIATE FOR THE NEEDS OF THE SITE. OVERSEEING RESULTS IN A LARGER AREA TO STABILIZE FOLLOWING CONSTRUCTION.
3. STAGING AREA SHALL BE STABILIZED PRIOR TO OTHER OPERATIONS ON THE SITE.
4. THE STABILIZED STAGING AREA SHALL CONSIST OF A MINIMUM 3" THICK GRANULAR MATERIAL.
5. UNLESS OTHERWISE SPECIFIED BY LOCAL JURISDICTION, ROCK SHALL CONSIST OF DOT SECT. #703, #400 OR #3 COARSE AGGREGATE OR 8" (MINUS) ROCK.
6. ADDITIONAL PERIMETER BARRIERS MAY BE REQUIRED INCLUDING BUT NOT LIMITED TO SALT FENCE AND CONSTRUCTION FENCING.

STABILIZED STAGING AREA MAINTENANCE NOTES

1. INSPECT BMPs EACH WORKDAY, AND MAINTAIN THEM IN EFFECTIVE OPERATING CONDITION. MAINTENANCE OF BMPs SHOULD BE PROMPT, NOT REACTIVE. INSPECT BMPs AS SOON AS POSSIBLE (AND ALWAYS WITHIN 24 HOURS) FOLLOWING A STORM THAT CAUSES SURFACE EROSION, AND PERFORM NECESSARY MAINTENANCE.
2. FREQUENT OBSERVATIONS AND MAINTENANCE ARE NECESSARY TO MAINTAIN BMPs IN EFFECTIVE OPERATING CONDITION. INSPECTIONS AND CORRECTIVE MEASURES SHOULD BE DOCUMENTED THOROUGHLY.
3. WHERE BMPs HAVE FAILED, REPAIR OR REPLACEMENT SHOULD BE INITIATED UPON DISCOVERY OF THE FAILURE.
4. ROCK SHALL BE REAPPLIED OR REGRASSED AS NECESSARY IF RUTTING OCCURS OR UNDERLYING SUBGRADE BECOMES EXPOSED.

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

SM-6 Stabilized Staging Area (SSA)

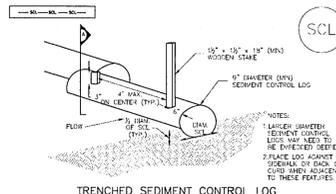
STABILIZED STAGING AREA MAINTENANCE NOTES

1. STABILIZED STAGING AREA SHALL BE SURFACED IN ACCORDANCE TO OUR-MW-2008-000001, AND UNLESS OTHERWISE SPECIFIED.
2. THE STABILIZED STAGING AREA SHALL BE REMOVED AT THE END OF CONSTRUCTION. THE GRANULAR MATERIAL SHALL BE RECYCLED, IF APPROVED BY THE LOCAL JURISDICTION, USED ON SITE, AND THE AREA COVERED WITH TOP SOIL, SEEDS AND MULCH OR OTHERWISE STABILIZED BY A METHOD APPROVED BY LOCAL JURISDICTION.
3. NOTE: MANY JURISDICTIONS PROVIDE THE USE OF SPECIFIC COMPOST AS AN ALTERNATE METHOD FOR STABILIZATION. THESE SHALL BE USED TO EFFECT THE SEEDING/RE-VEGETATION OF VEGETATION IN AREAS WHERE RECYCLED CONCRETE WAS PLACED.
4. NOTE: MANY JURISDICTIONS HAVE BMP DETAILS THAT VARY FROM USDC STANDARD DETAILS. CONSULT WITH LOCAL JURISDICTIONS AS TO WHICH DETAIL SHOULD BE USED WHEN DIFFERENCES ARE NOTED.

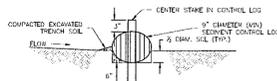
Urban Storm Drainage Criteria Manual Volume 3

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

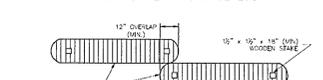
Sediment Control Log (SCL) SC-2



TRENCHED SEDIMENT CONTROL LOG



TRENCHED SEDIMENT CONTROL LOG



LOG JOINTS

SCL-1. TRENCHED SEDIMENT CONTROL LOG

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

SC-2 Sediment Control Log (SCL)

SEDIMENT CONTROL LOG INSTALLATION NOTES

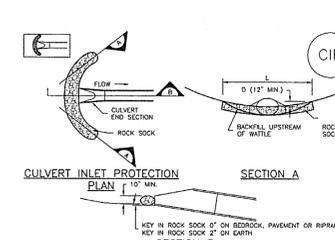
1. SEE PLAN VIEW FOR LOCATION AND LENGTH OF SEDIMENT CONTROL LOGS.
2. SEDIMENT CONTROL LOGS THAT ACT AS A PERIMETER CONTROL SHALL BE INSTALLED PRIOR TO ANY UPSTREAM LAND-DEVELOPING ACTIVITIES.
3. SEDIMENT CONTROL LOGS SHALL CONSIST OF STAW, COMPOST, EXCELLOID OR CATCHMENT FIBER, AND SHALL BE FREE OF ANY NOXIOUS WEED SEEDS OR DEFECTS INCLUDING RIPS, HOLES AND CORROSION WEAR.
4. SEDIMENT CONTROL LOGS MAY BE USED AS SMALL CHECK DAMS IN DITCHES AND SNALES. HOWEVER, THEY SHOULD NOT BE USED IN PERENNIAL STREAMS.
5. IT IS RECOMMENDED THAT SEDIMENT CONTROL LOGS BE TRENCHED INTO THE GROUND TO A DEPTH OF APPROXIMATELY 3/4 OF THE DIAMETER OF THE LOG. IF TRENCHING TO THIS DEPTH IS NOT FEASIBLE AND/OR DESIRABLE (SHORT TERM INSTALLATION WITH DESIRE NOT TO DAMAGE LANDSCAPE), A LESSE TRENCHING DEPTH MAY BE ACCEPTABLE WITH MORE ROBUST STAKING. COMPOST LOGS THAT ARE 8 LB/FT DO NOT NEED TO BE TRENCHED.
6. THE UPSTREAM SIDE OF THE SEDIMENT CONTROL LOG SHALL BE BACKFILLED WITH SOIL OR FILTER MATERIAL THAT IS FREE OF ROCKS AND DEBRIS. THE SOIL SHALL BE TIGHTLY COMPACTED INTO THE SHAPE OF A RIGHT TRIANGLE USING A SHOVEL OR WEIGHTED LAWN ROLLER OR BLOOM IN PLACE.
7. FOLLOW MANUFACTURERS' GUIDANCE FOR STAKING. IF MANUFACTURERS' INSTRUCTIONS DO NOT SPECIFY STAKING, STAKES SHALL BE PLACED ON 4' CENTERS AND EXCEEDED A MINIMUM OF 6" INTO THE GROUND. 3" OF THE STAKE SHALL PROTRUDE FROM THE TOP OF THE LOG. STAKES THAT ARE BROKEN PRIOR TO INSTALLATION SHALL BE REPLACED. COMPOST LOGS SHOULD BE STAKED 10' ON CENTER.

SEDIMENT CONTROL LOG MAINTENANCE NOTES

1. INSPECT BMPs EACH WORKDAY, AND MAINTAIN THEM IN EFFECTIVE OPERATING CONDITION. MAINTENANCE OF BMPs SHOULD BE PROMPT, NOT REACTIVE. INSPECT BMPs AS SOON AS POSSIBLE (AND ALWAYS WITHIN 24 HOURS) FOLLOWING A STORM THAT CAUSES SURFACE EROSION, AND PERFORM NECESSARY MAINTENANCE.
2. FREQUENT OBSERVATIONS AND MAINTENANCE ARE NECESSARY TO MAINTAIN BMPs IN EFFECTIVE OPERATING CONDITION. INSPECTIONS AND CORRECTIVE MEASURES SHOULD BE DOCUMENTED THOROUGHLY.
3. WHERE BMPs HAVE FAILED, REPAIR OR REPLACEMENT SHOULD BE INITIATED UPON DISCOVERY OF THE FAILURE.
4. SEDIMENT ACCUMULATED UPSTREAM OF SEDIMENT CONTROL LOG SHALL BE REMOVED AS NEEDED TO MAINTAIN FUNCTIONALITY OF THE BMP, TYPICALLY WHEN DEPTH OF ACCUMULATED SEDIMENT IS APPROXIMATELY 3/4 OF THE HEIGHT OF THE SEDIMENT CONTROL LOG.
5. SEDIMENT CONTROL LOG SHALL BE REMOVED AT THE END OF CONSTRUCTION. COMPOST FROM COMPOST LOGS MAY BE LEFT IN PLACE AS LONG AS BMPs ARE REMOVED AND THE AREA SEEDED. IF DISTURBED AREAS EXIST AFTER REMOVAL, THEY SHALL BE COVERED WITH TOP SOIL, SEEDS AND MULCH OR OTHERWISE STABILIZED IN A MANNER APPROVED BY THE LOCAL JURISDICTION.

November 2010 Urban Drainage and Flood Control District Urban Storm Drainage Criteria Manual Volume 3 SC-6

Inlet Protection (IP) SC-6



CIP-1. CURBLET INLET PROTECTION

CURBLET INLET PROTECTION INSTALLATION NOTES

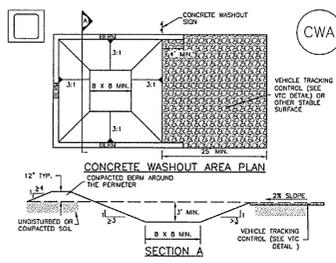
1. SEE PLAN VIEW FOR LOCATION OF CURBLET INLET PROTECTION.
2. SEE ROCK SOCK DESIGN DETAIL FOR ROCK GRADATION REQUIREMENTS AND JOINTING DETAIL.
3. WHERE BMPs HAVE FAILED, REPAIR OR REPLACEMENT SHOULD BE INITIATED UPON DISCOVERY OF THE FAILURE.
4. SEDIMENT ACCUMULATED UPSTREAM OF THE CURBLET SHALL BE REMOVED WHEN THE SEDIMENT DEPTH IS 3/4 THE HEIGHT OF THE ROCK SOCK.
5. CURBLET INLET PROTECTION SHALL REMAIN IN PLACE UNTIL THE UPSTREAM DISTURBED AREA IS PERMANENTLY STABILIZED AND APPROVED BY THE LOCAL JURISDICTION.

CURBLET INLET PROTECTION MAINTENANCE NOTES

1. INSPECT BMPs EACH WORKDAY, AND MAINTAIN THEM IN EFFECTIVE OPERATING CONDITION. MAINTENANCE OF BMPs SHOULD BE PROMPT, NOT REACTIVE. INSPECT BMPs AS SOON AS POSSIBLE (AND ALWAYS WITHIN 24 HOURS) FOLLOWING A STORM THAT CAUSES SURFACE EROSION, AND PERFORM NECESSARY MAINTENANCE.
2. FREQUENT OBSERVATIONS AND MAINTENANCE ARE NECESSARY TO MAINTAIN BMPs IN EFFECTIVE OPERATING CONDITION. INSPECTIONS AND CORRECTIVE MEASURES SHOULD BE DOCUMENTED THOROUGHLY.
3. WHERE BMPs HAVE FAILED, REPAIR OR REPLACEMENT SHOULD BE INITIATED UPON DISCOVERY OF THE FAILURE.
4. SEDIMENT ACCUMULATED UPSTREAM OF THE CURBLET SHALL BE REMOVED WHEN THE SEDIMENT DEPTH IS 3/4 THE HEIGHT OF THE ROCK SOCK.

August 2013 Urban Drainage and Flood Control District Urban Storm Drainage Criteria Manual Volume 3 IP-7

Concrete Washout Area (CWA) MM-1



CWA-1. CONCRETE WASHOUT AREA

- CWA INSTALLATION NOTES**
1. SEE PLAN VIEW FOR CWA INSTALLATION LOCATION.
 2. DO NOT LOCATE AN UNLIMITED CWA WITHIN 400' OF ANY NATURAL DRAINAGE PATHWAY OR WATERBODY. DO NOT LOCATE WITHIN 100' OF ANY WELLS OR DRINKING WATER SOURCES. IF SITE CONDITIONS MAKE THIS UNDESIRABLE, OR IF NEARLY PERMEABLE SOILS EXIST ON SITE, THE CWA MUST BE INSTALLED WITH AN IMPERMEABLE LINER (1/8 IN. MIN. THICKNESS) OR SURFACE STORAGE ALTERNATIVES USING PREFABRICATED CONCRETE WASHOUT DEVICES OR A LINED ABOVE GROUND STORAGE ARE SHOULD BE USED.
 3. THE CWA SHALL BE INSTALLED PRIOR TO CONCRETE PLACEMENT ON SITE.
 4. CWA SHALL INCLUDE A FLAT SUBSURFACE PIT THAT IS AT LEAST 8" BY 8" SURFES LEADING OUT OF THE SUBSURFACE PIT SHALL BE 3:1 OR FLATTER. THE PIT SHALL BE AT LEAST 3' DEEP.
 5. BERM SURROUNDING SIDES AND BACK OF THE CWA SHALL HAVE MINIMUM HEIGHT OF 1'.
 6. VEHICLE TRACKING PAD SHALL BE SLOPED 2% TOWARDS THE CWA.
 7. SIGNS SHALL BE PLACED AT THE CONSTRUCTION ENTRANCE, AT THE CWA, AND ELSEWHERE AS NECESSARY TO CLEARLY INDICATE THE LOCATION OF THE CWA TO OPERATORS OF CONCRETE TRUCKS AND PUMP TRUCKS.
 8. USE EXCAVATED MATERIAL FOR PERIMETER BERM CONSTRUCTION.

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

MM-1 Concrete Washout Area (CWA)

CWA MAINTENANCE NOTES

1. INSPECT BMPs EACH WORKDAY, AND MAINTAIN THEM IN EFFECTIVE OPERATING CONDITION. MAINTENANCE OF BMPs SHOULD BE PROMPT, NOT REACTIVE. INSPECT BMPs AS SOON AS POSSIBLE (AND ALWAYS WITHIN 24 HOURS) FOLLOWING A STORM THAT CAUSES SURFACE EROSION, AND PERFORM NECESSARY MAINTENANCE.
2. FREQUENT OBSERVATIONS AND MAINTENANCE ARE NECESSARY TO MAINTAIN BMPs IN EFFECTIVE OPERATING CONDITION. INSPECTIONS AND CORRECTIVE MEASURES SHOULD BE DOCUMENTED THOROUGHLY.
3. WHERE BMPs HAVE FAILED, REPAIR OR REPLACEMENT SHOULD BE INITIATED UPON DISCOVERY OF THE FAILURE.
4. THE CWA SHALL BE REPAIRED, CLEANED, OR ENLARGED AS NECESSARY TO MAINTAIN CAPACITY FOR CONCRETE WASTE. CONCRETE MATERIALS ACCUMULATED IN PIT SHALL BE REMOVED ONCE THE MATERIALS HAVE REACHED A DEPTH OF 2'.
5. CONCRETE WASHOUT WATER, WASTE PORTIONS OF CONCRETE AND ALL OTHER DEBRIS IN THE SUBSURFACE PIT SHALL BE TRANSPORTED FROM THE JOB SITE IN A WATER-TIGHT CONTAINER AND DISPOSED OF PROPERLY.
6. THE CWA SHALL REMAIN IN PLACE UNTIL ALL CONCRETE FOR THE PROJECT IS PLACED.
7. WHEN THE CWA IS REMOVED, COVER THE DISTURBED AREA WITH TOP SOIL, SEED AND MULCH OR OTHERWISE STABILIZED IN A MANNER APPROVED BY THE LOCAL JURISDICTION.

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November 2010 Urban Drainage and Flood Control District Urban Storm Drainage Criteria Manual Volume 3 CWA-4

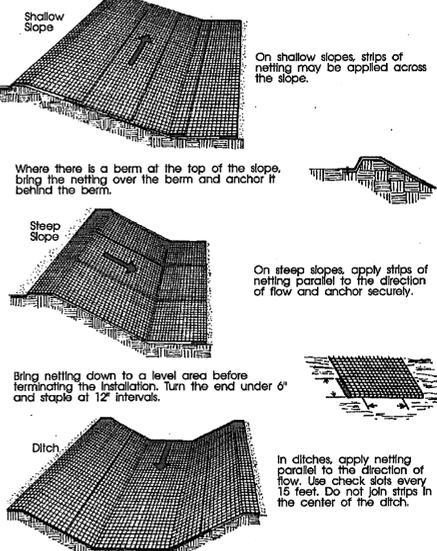


Figure ECB-1 Erosion Control Blanket Application Examples

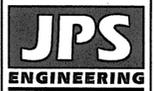
City of Colorado Springs Storm Water Quality

From: Virginia Sediment and Water Conservation Commission, 1983

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WALDEN PRESERVE 2 - FILING NO. 5

EROSION CONTROL DETAILS



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NO.	REVISION	DATE	BY
1	FINAL PLAT SUBMITTAL	1/10/22	JPS
2	EPC COMMENTS	7/17/22	JPS

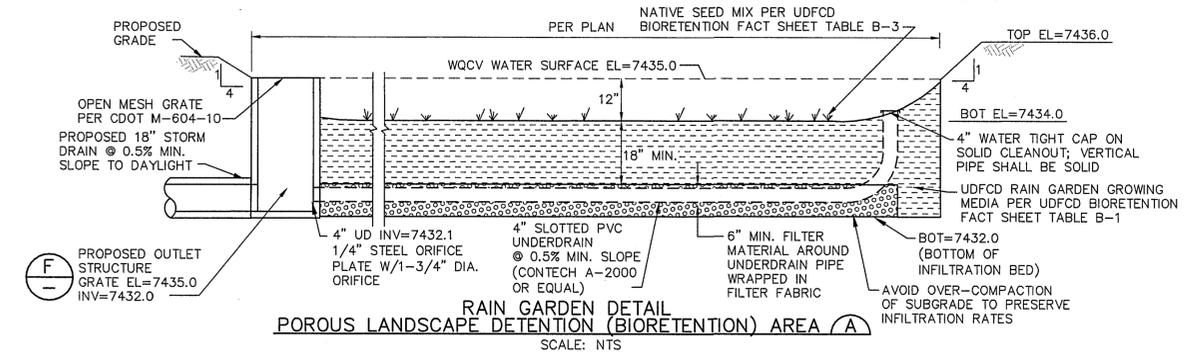
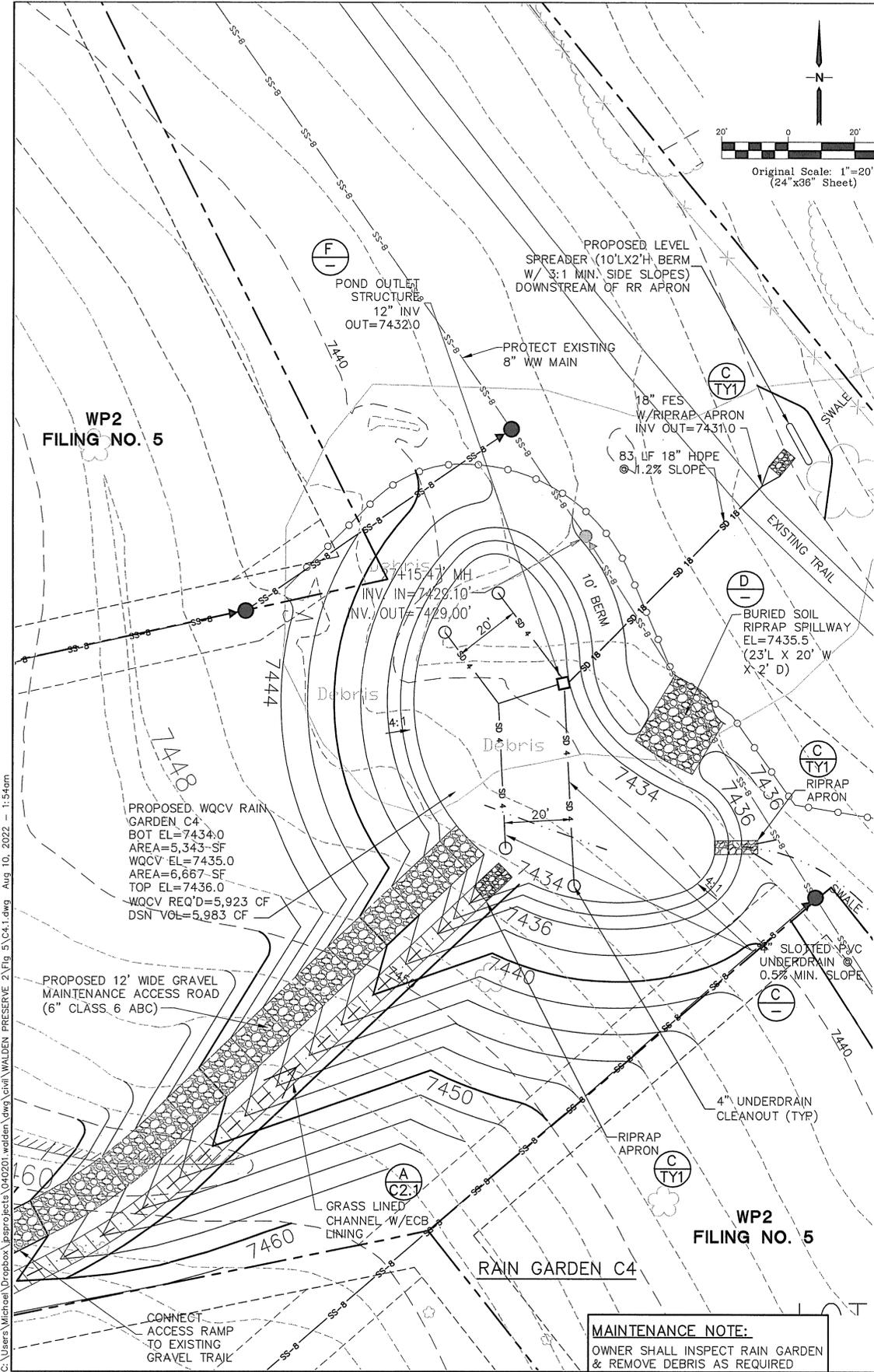
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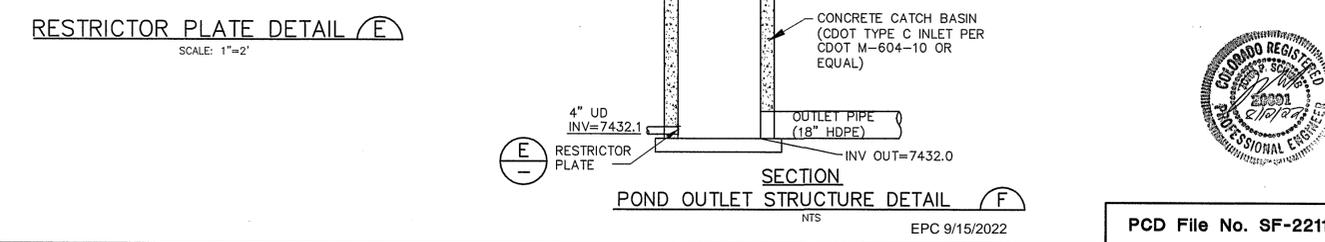
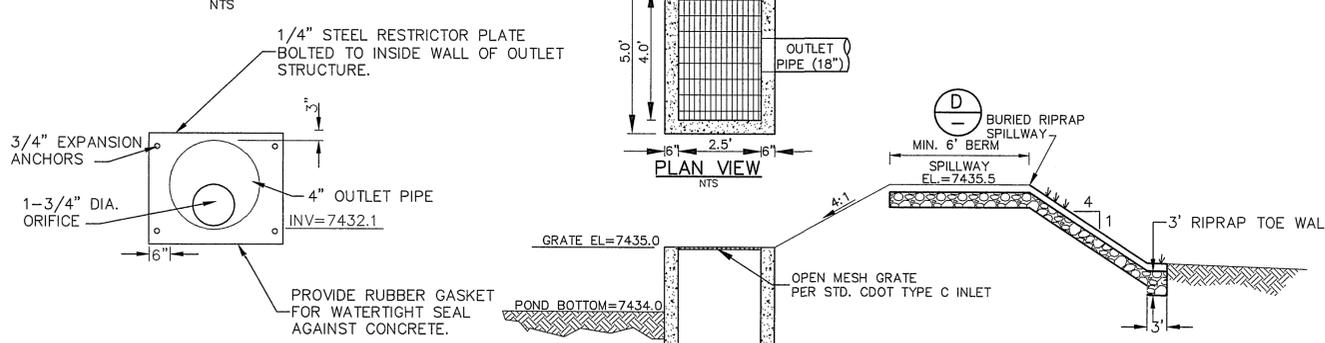
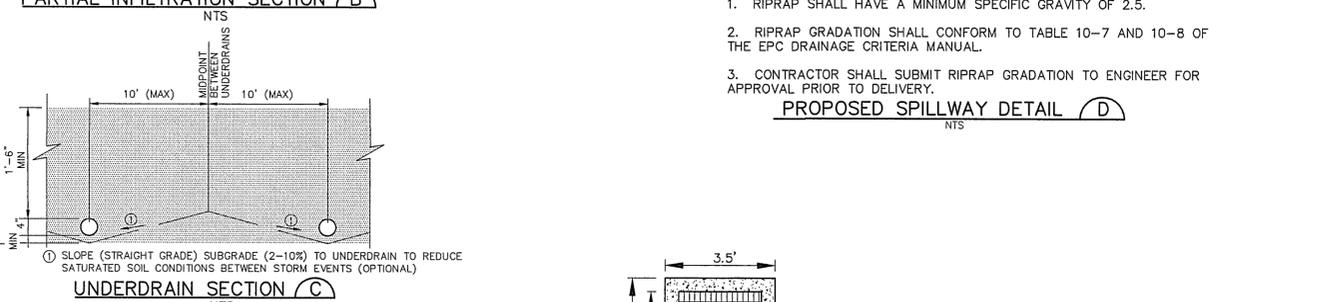
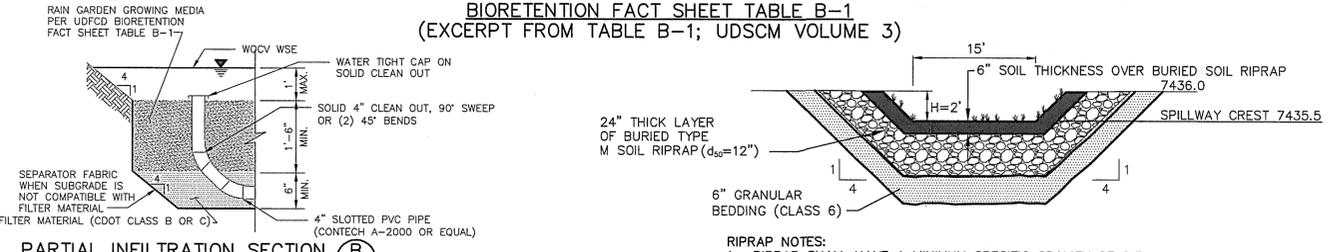
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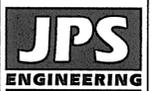
C3.3



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



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3	EPC COMMENTS	8/9/22	JPS

**RAIN GARDEN C4
PLAN & DETAILS**

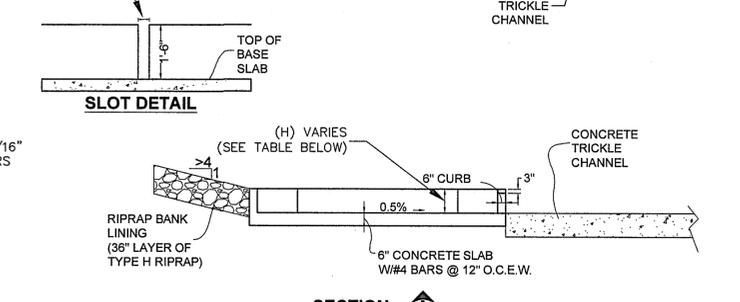
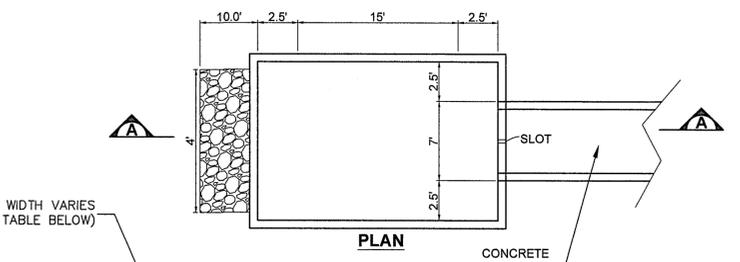
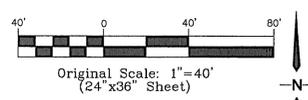
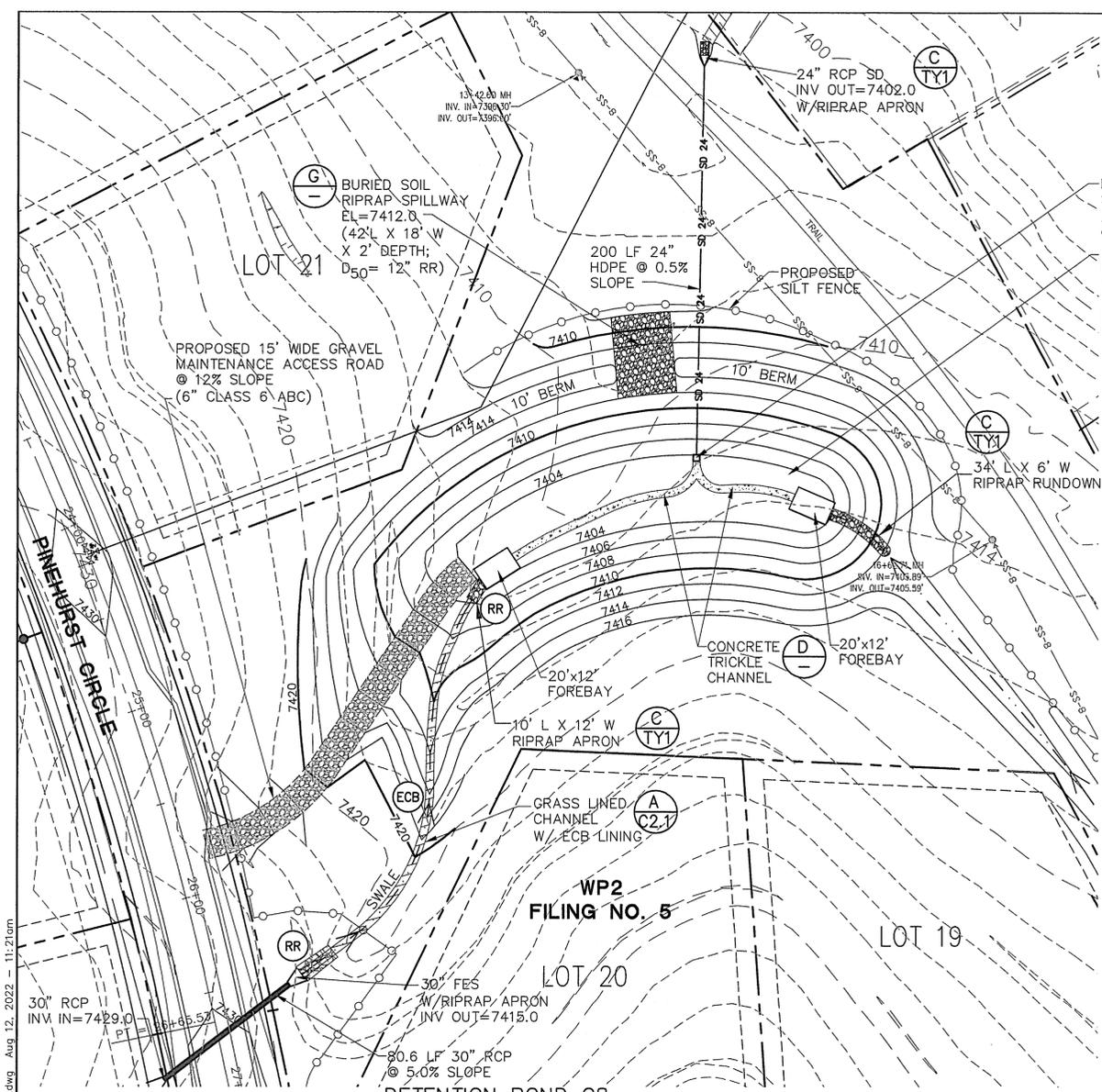


HORZ. SCALE: N/A	DRAWN: BJJ
VERT. SCALE: N/A	DESIGNED: JPS
SURVEYED: RAMPART	CHECKED: JPS
CREATED: 10/01/20	LAST MODIFIED: 8/9/22
PROJECT NO: 040201	MODIFIED BY: MSP

PCD File No. SF-2211

C4.1

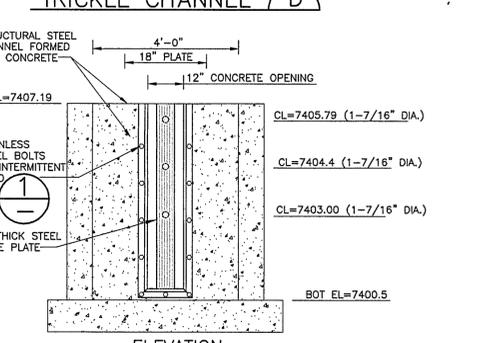
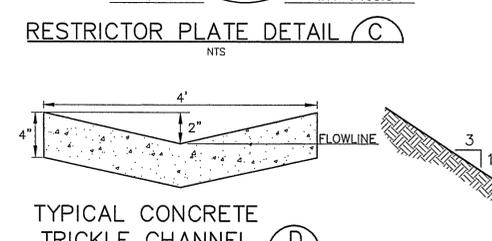
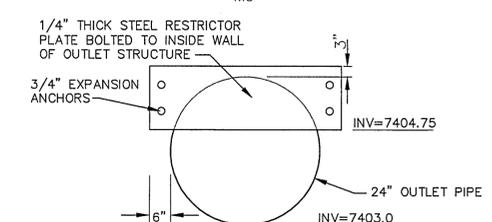
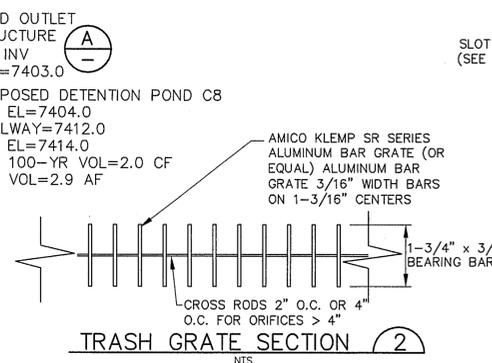
C:\Users\Michael\Desktop\Projects\040201\Walden\wp2\Walden_Preserve_2\Fig_5\C4.1.dwg Aug 10, 2022 1:54pm



FOREBAY DESIGN TABLE:

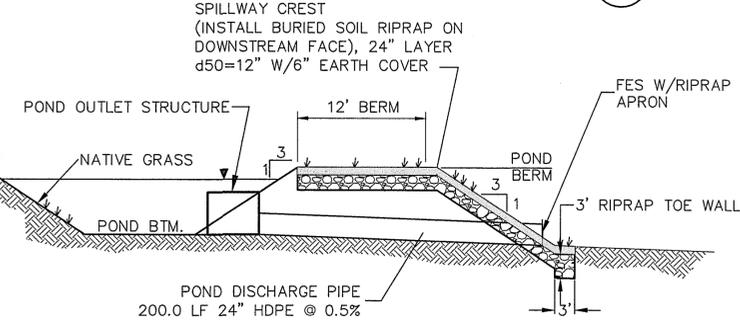
FOREBAY	LENGTH (FT)	WIDTH (FT)	HEIGHT (IN)	SLOT WIDTH (IN)
WEST	20	12	18	8.0
EAST	20	12	12	3.2

INTEGRAL FOREBAY DETAIL
SCALE: NTS

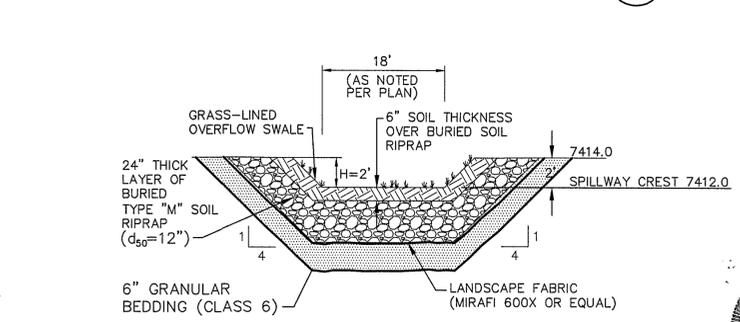


- ORIFICE PLATE NOTES:**
- PROVIDE GASKET MATERIAL BETWEEN THE ORIFICE PLATE AND CONCRETE.
 - BOLT PLATE TO CONCRETE 12" MAX. ON CENTER.
- EURV AND WQCV TRASH RACKS:**
- WELL-SCREEN TRASH RACKS (FOR CIRCULAR ORIFICES) SHALL BE STAINLESS STEEL AND SHALL BE ATTACHED BY INTERMITTENT WELDS ALONG THE EDGE OF THE MOUNTING FRAME.
 - 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.

NOTE: ORIFICE PLATE WILL NEED TO BE REPLACED FOR FUTURE COMMERCIAL DEVELOPMENT PHASE (PER DRAINAGE REPORT)

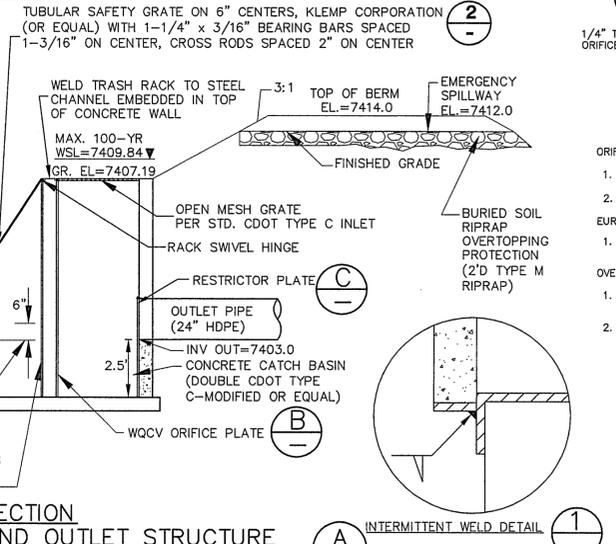
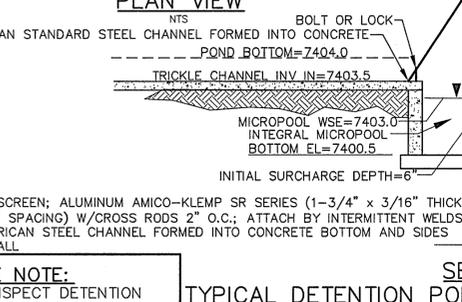
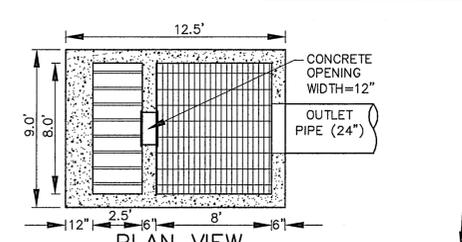


TYPICAL SECTION DETENTION POND A
SCALE: NTS



- RIPRAP NOTES:**
- RIPRAP SHALL HAVE A MINIMUM SPECIFIC GRAVITY OF 2.6.
 - RIPRAP GRADATION SHALL CONFORM TO TABLE 10-7 AND 10-8 OF THE EPC DRAINAGE CRITERIA MANUAL.
 - CONTRACTOR SHALL SUBMIT RIPRAP GRADATION TO ENGINEER FOR APPROVAL PRIOR TO DELIVERY.

PROPOSED SPILLWAY DETAIL
SCALE: NTS

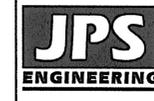


TYPICAL DETENTION POND OUTLET STRUCTURE
SCALE: NTS

MAINTENANCE NOTE:
OWNER SHALL INSPECT DETENTION POND & REMOVE DEBRIS AS REQUIRED

WALDEN PRESERVE 2 - FILING NO. 5

DETENTION POND C8 PLAN & DETAILS



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

CALL UTILITY NOTIFICATION CENTER OF COLORADO
1-800-922-1987
CALL 2-BUSINESS DAYS IN ADVANCE FOR THE MARKING OF UNDERGROUND MEMBER UTILITIES.

NO.	DATE	BY	REVISION
1	1/26/22	JPS	FINAL PLAN SUBMITTAL
2	7/7/22	JPS	EPC COMMENTS
3	8/12/22	JPS	EPC COMMENTS



HORIZ. SCALE:	N/A	DRAWN:	BJJ
VERT. SCALE:	N/A	DESIGNED:	JPS
SURVEYED:	RAMPART	CHECKED:	JPS
CREATED:	10/01/20	LAST MODIFIED:	8/12/22
PROJECT NO.:	040201	MODIFIED BY:	MSP

SHEET: **C5.1**

PCD File No. SF-2211

EPC 9/15/2022

