

WINSOME FILING NO. 2 CONSTRUCTION DOCUMENTS

A PORTION OF SECTIONS 13 AND 24, TOWNSHIP 11 SOUTH, RANGE 65 SOUTH, AND
A PORTION OF THE WEST HALF SECTON 19, TOWNSHIP 11 SOUTH, RANGE 64 WEST OF THE 6TH P.M
COUNTY OF EL PASO, STATE OF COLORADO

EPC STORMWATER REVIEW COMMENTS ARE SHOWN IN ORANGE BOXES WITH BLACK TEXT

CONTACTS:

DEVELOPER:
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CONTACT: JOSEPH DESJARDIN

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EL PASO COUNTY PLANNING DEPARTMENT
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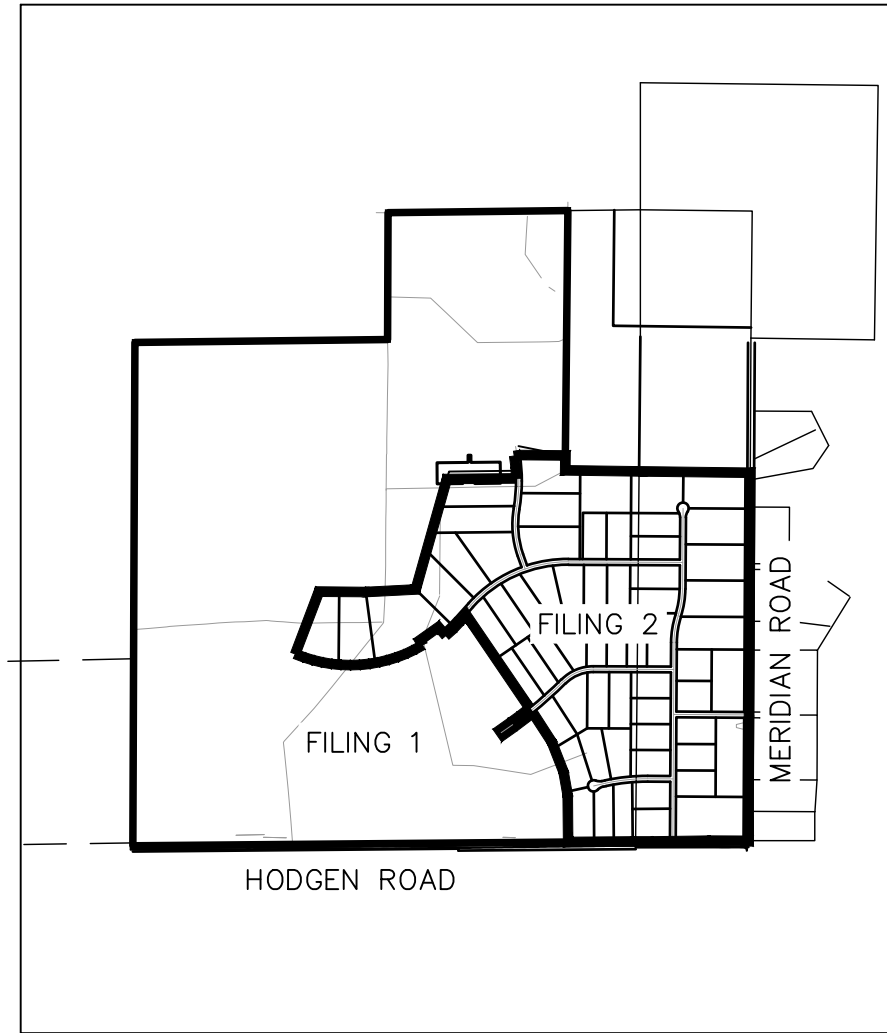
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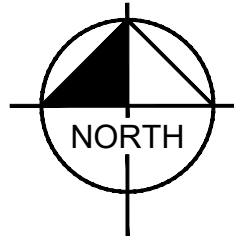
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FALCON FIRE DEPARTMENT:
AREA: FAL D2
FIRE CHIEF T. HARWIG
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PAYTON, CO 80831
TEL: (719) 495-4050

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 COLORADO DEPARTMENT OF PUBLIC HEALTH
 AND ENVIRONMENT
 WATER QUALITY CONTROL DIVISION
 4300 CHERRY CREEK DRIVE SOUTH
 DENVER, CO 80246
 TEL: (303) 692-3500



VICINITY MAP
1"=2,000'



LEGAL DESCRIPTION

COMMENCING AT THE WEST QUARTER CORNER OF SAID SECTION 24, SAID POINT BEING THE POINT OF BEGINNING; THENCE N00°14'25"E ON THE WEST LINE OF THE NORTHWEST QUARTER OF SAID SECTION 24, SAID LINE ALSO BEING ON THE WEST LINE OF SAID SECTION 24, A DISTANCE OF 2636.99 FEET TO THE WEST LINE OF SAID SECTION 24, A DISTANCE OF 2636.99 FEET TO THE NORTHWEST CORNER OF SAID SECTION 24; THENCE N89°21'48"E ON THE NORTH LINE OF THE NORTHWEST QUARTER OF SAID SECTION 24, A DISTANCE OF 2633.02 FEET TO THE NORTH QUARTER CORNER OF SAID SECTION 24; THENCE S00°00'00"E ON THE NORTH LINE OF THE NORTHWEST QUARTER OF THE SOUTH EAST QUARTER OF SECTION 13, TOWNSHIP 11 SOUTH, RANGE 65 WEST, A DISTANCE OF 1321.95 FEET TO THE NORTHWEST CORNER OF THE SOUTH HALF OF THE SOUTHEAST QUARTER OF SAID SECTION 13; THENCE N89°20'26"E ON THE NORTH LINE OF THE NORTHWEST QUARTER OF THE SOUTH EAST QUARTER OF SECTION 13, A DISTANCE OF 1873.37 FEET; THENCE S03°44'35"W A DISTANCE OF 2,706.21 FEET; THENCE S89°51'17"E A DISTANCE OF 769.17 FEET TO A POINT ON THE WEST LINE OF SECTION 19 TOWNSHIP 11 SOUTH, RANGE 64 WEST, THENCE S89°51'16"E A DISTANCE OF 158.75 FEET TO THE EAST LINE OF THE WEST HALF OF THE WEST HALF OF SAID SECTION 19; THENCE S07°17'06"W ON THE EAST LINE OF THE WEST HALF OF THE WEST HALF OF SAID SECTION 19, A DISTANCE OF 3,838.66 FEET TO A POINT 30.00 FEET FROM THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 19; THENCE S89°55'06"W, ON THE WEST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 19, A DISTANCE OF 30.00 FEET TO A POINT ON THE BOUNDARY LINE PARCEL NUMBER RW-36 AS SHOWN IN THE WARRANTY DEED AS RECORDED UNDER RECORD NUMBER 2130930000000000 ON THE BOUNDARY OF SAID PARCEL THE FOLLOWING (3) COURSES:

1. N00°17'06"E, 30.00 WEST OF AND PARALLEL WITH THE EAST LINE OF THE WEST HALF OF THE WEST HALF OF SAID SECTION 19, A DISTANCE OF 5.25 FEET
2. N89°47'54"W A DISTANCE OF 368.05 FEET
3. S89°14'50"W A DISTANCE OF 603.68 FEET TO A POINT BEING 30.00 FEET NORTH OF THE SOUTH LINE OF SOUTHWEST QUARTER OF SAID SECTION 19;

THENCE S89°55'06"W ON A LINE 30.00 FEET NORTH OF AND PARALLEL WITH THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 19, ON SAID NORTHERLY RIGHT-OF-WAY LINE A DISTANCE OF 173.03 FEET TO A POINT ON THE EAST LINE OF SAID SECTION 24; THENCE S89°30'15"W ON A LINE 30.00 NORTH OF AND PARALLEL WITH THE SOUTH LINE OF SAID SECTION 24, A DISTANCE OF 523.81 FEET TO A POINT ON THE WEST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 24; THENCE N00°41'17"E ON THE WEST LINE OF SOUTHWEST QUARTER A DISTANCE OF 2,606.92 FEET TO THE POINT OF BEGINNING.

CONTAINING A CALCULATED AREA OF 33,455,315 SQUARE FEET OR 768.028 ACRES.
COLORADO.

BENCHMARK

A 2.5" ALUMINUM CAP BEING A 30 FOOT WITNESS CORNER NORTH OF THE SOUTHWEST CORNER OF SECTION 24, TOWNSHIP 11 SOUTH, RANGE 65 WEST OF THE 6TH PRINCIPAL MERIDIAN.

BASIS OF BEARINGS

THE WEST LINE OF THE NORTHWEST QUARTER OF SECTION 24, TOWNSHIP 11 NORTH, RANGE 65 WEST OF THE 6TH/ PRINCIPAL MERIDIAN BEING MONUMENTED ON THE SOUTHERLY END BY A 2-1/2" ALUMINUM CAP STAMPED "LS 28658" AND AT THE NORTHERLY END BY A 3-1/2" ALUMINUM CAP STAMPED "LS 12103" BEING ASSUMED TO BEAR N001°4'25"E A DISTANCE OF 2636.99 FEET AS SHOWN IN LAND SURVEY PLAT RECORDED UNDER RECEPTION 218900072 RECORDS OF EL PASO COUNTY.

FLOODPLAIN NOTE

FEDERAL EMERGENCY MANAGEMENT AGENCY, FLOOD INSURANCE RATE MAP, MAP NUMBER 08041C0350G, EFFECTIVE DECEMBER 7, 2018 INDICATES THE AREA IN THE VICINITY OF THIS PARCEL OF LAND TO BE IN ZONE X (AREA DETERMINED TO BE OUT OF THE 500 YEAR FLOODPLAIN). A CONDITIONAL LETTER OF MAP REVISION HAS BEEN PROCESSED AND APPROVED FOR THIS REACH OF WEST KIOWA CREEK.

SHEET INDEX	
SHEET NO.	SHEET TITLE
01	COVER
02	GENERAL NOTES AND CROSS SECTIONS
03	HORIZONTAL CONTROL
04	GRADING PLAN
05	GRADING PLAN
06	GRADING PLAN
07	GRADING PLAN
08	EARLY LIGHT DRIVE ROADWAY PLAN AND PROFILE
09	EARLY LIGHT DRIVE ROADWAY PLAN AND PROFILE
10	EARLY LIGHT DRIVE ROADWAY PLAN AND PROFILE
11	FLAPJACK LN ROADWAY PLAN AND PROFILE
12	WOODRIDGE ROADWAY PLAN AND PROFILE
13	ALAMAR WAY ROADWAY PLAN AND PROFILE
14	ALAMAR WAY ROADWAY PLAN AND PROFILE
15	ALAMAR WAY ROADWAY PLAN AND PROFILE
16	RAMBLING RD ROADWAY PLAN AND PROFILE
17	RAMBLING RD ROADWAY PLAN AND PROFILE
18	TWINKLING STAR LN ROADWAY PLAN AND PROFILE
19	CUL-DE-SAC PLAN AND PROFILES
20	ON-SITE STRIPING & SIGNAGE PLAN
21	CUT FILL MAP
22	FINAL GEC PLAN
23	FINAL GEC PLAN
24	FINAL GEC PLAN
25	FINAL GEC PLAN
26	ROADSIDE DITCH PLAN
27	CHANNEL PROFILES
28	CULVERT PLANS
29	CULVERT PLANS
30	POND 5 OVERVIEW
31	POND 5 DETAILS
32	HODGEN ROAD PLAN AND PROFILE
33	HODGEN ROAD CROSS SECTIONS
34	HODGEN ROAD CROSS SECTIONS
35	HODGEN ROAD SIGNAGE AND STRIPING
36	EROSION CONTROL DETAILS
37	EROSION CONTROL DETAILS
38	EROSION CONTROL DETAILS

OWNER'S STATEMENT

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

OWNER SIGNATURE	DATE
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JOE DESJARDIN, DIRECTOR OF ENTITLEMENTS
WINSOME, LLC
1864 WOODMOOR DRIVE, SUITE 100
MONUMENT, CO 80132

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 REQUIREMENTS OF THE PARTIAL PARTIAL ROADWAY AND DRAINAGE ACTIVITIES. THE ACTIVITIES ARE DESIGNED AND ARE CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. I ACCEPT RESPONSIBILITY FOR ANY LIABILITY CAUSED BY ANY NEGLIGENT ACTS, ERRORS OR OMISSIONS ON MY PART IN THE PREPARATION OF THESE DETAILED PLANS AND SPECIFICATIONS.

KEVIN KOFFORD, PE (CO #57234) – KIMLEY-HORN AND ASSOCIATES, INC. DATE

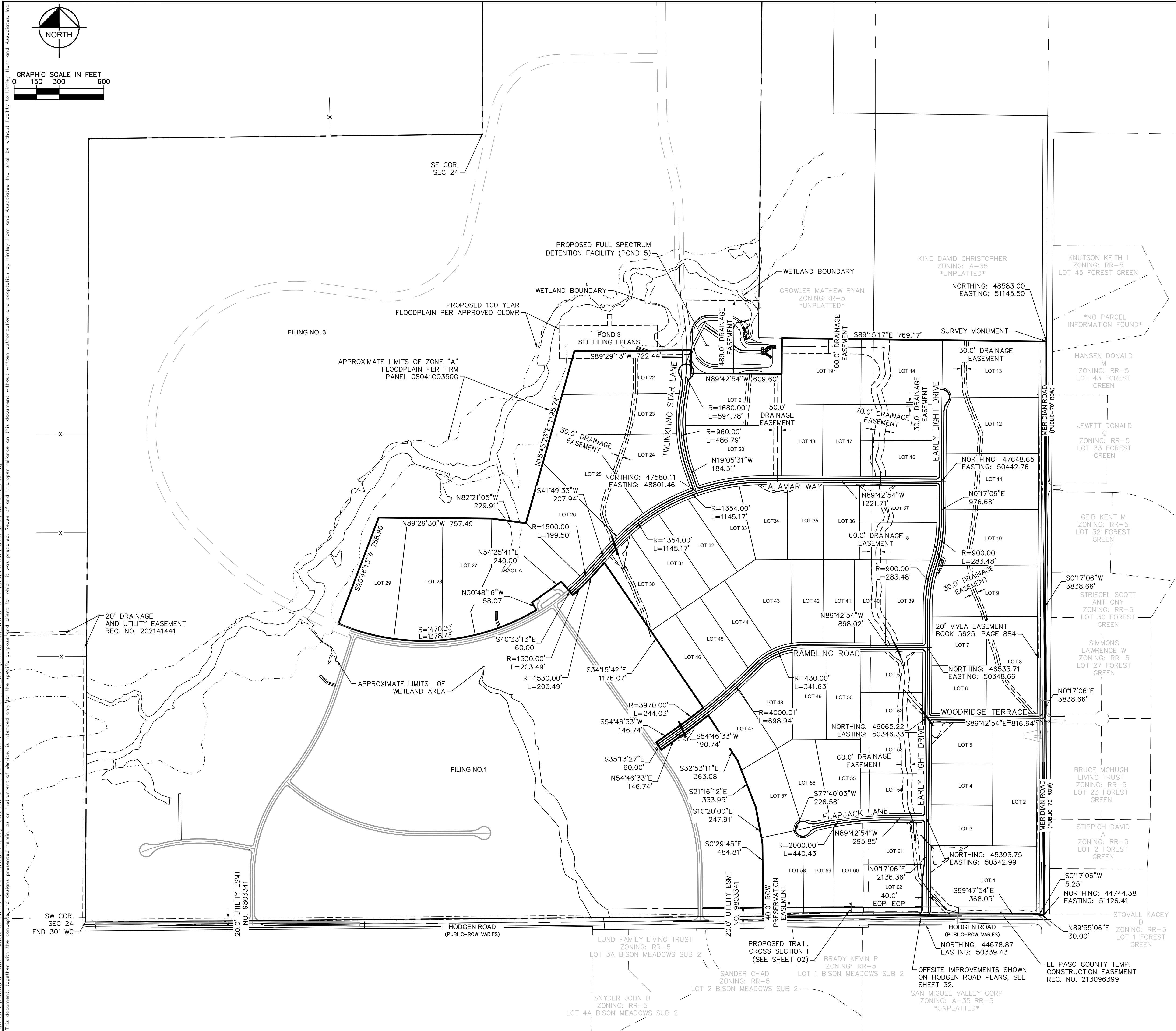
EL PASO COUNTY

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

JENNIFER IRVINE, PE COUNTY ENGINEER/ECM ADMINISTRATOR

[illegible]



BENCHMARK

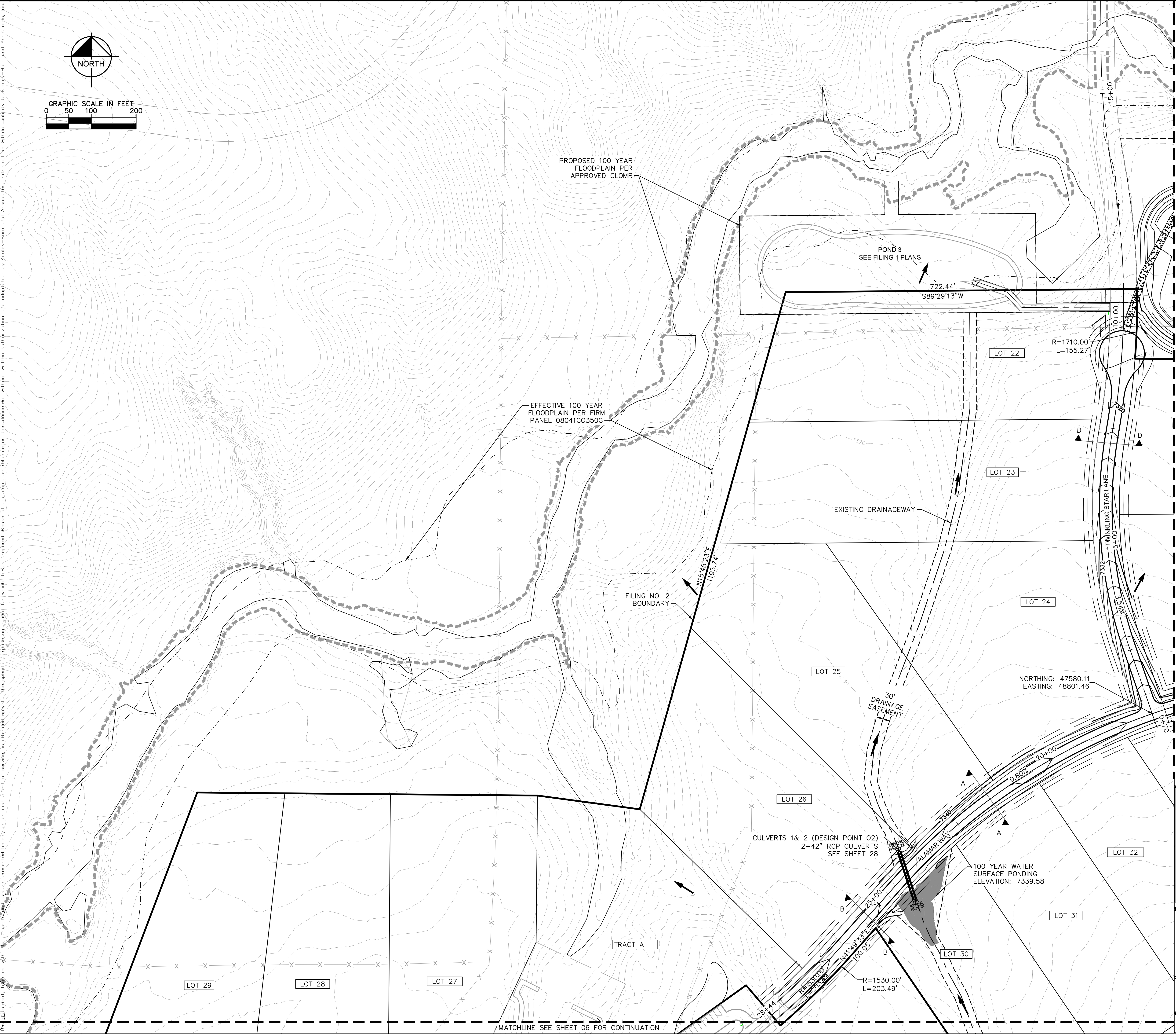
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[illegible]

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NOTES

1. SEE SHEET 2 FOR TYPICAL ROADWAY SECTIONS AND ROADSIDE DITCH CONFIGURATIONS AS LABELED IN PLAN VIEW.

LEGEND

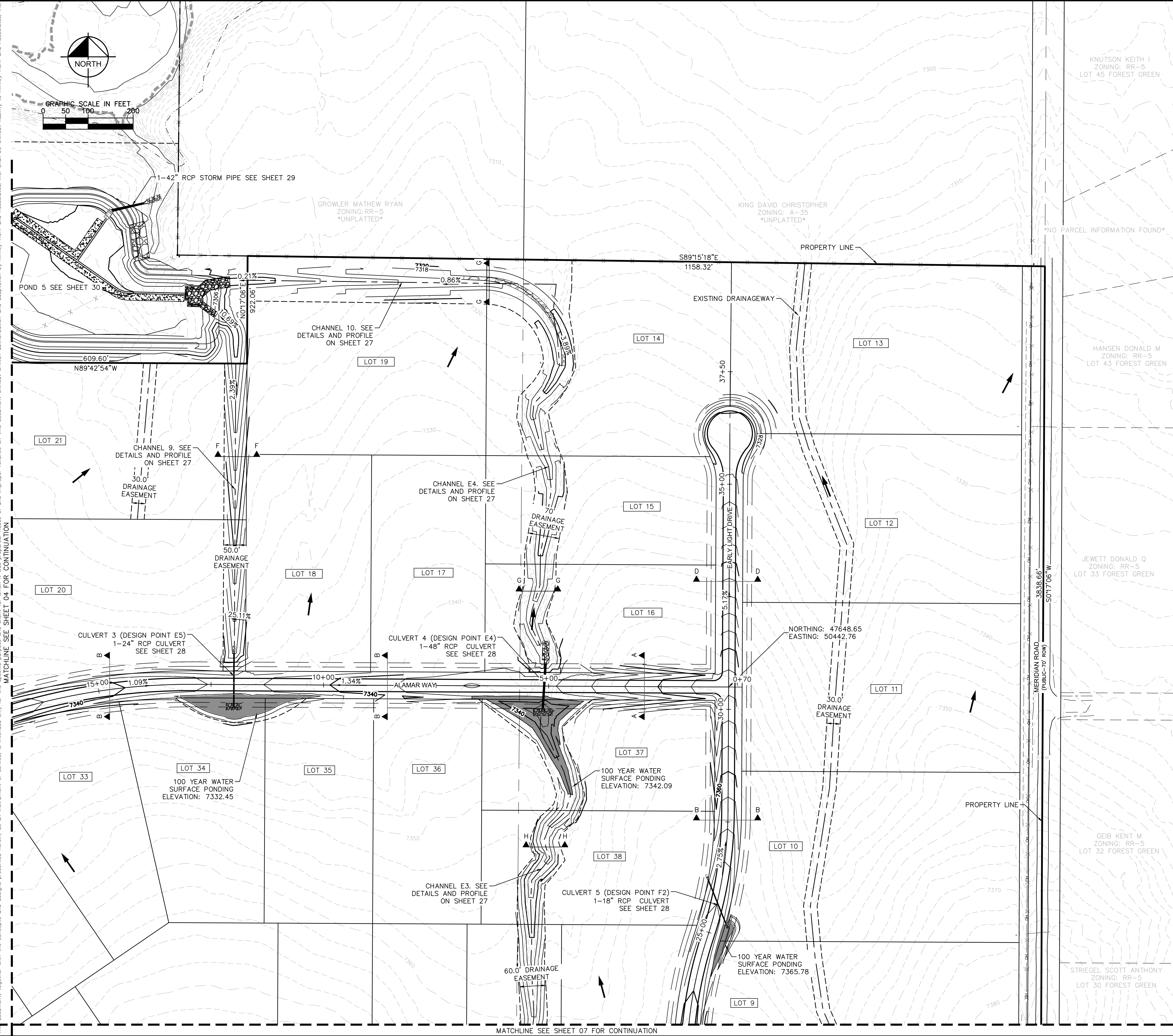
- PROPERTY LINE
- ROW LINE
- UTILITY EASEMENT LINE
- LOT LINE
- LOT #
- LOT NUMBER
- PROPOSED RIP RAP
- PROPOSED MAINTENANCE ACCESS ROAD
- CROSS SECTION (SEE SHEET 02)

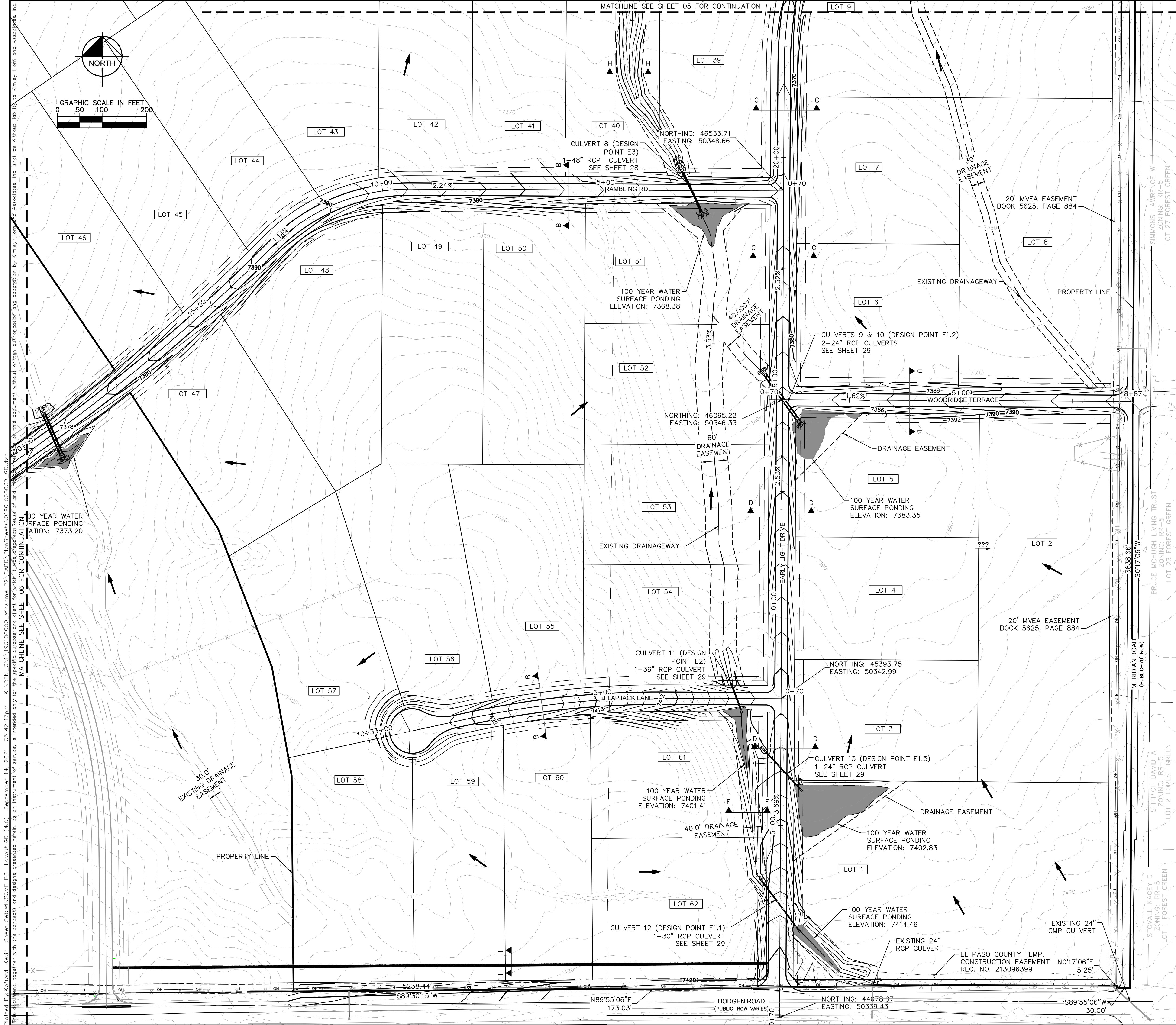
KEYMAP
N.T.S.

SHEET 05
SHEET 06
SHEET 07

SHEET NUMBER		04		WINSOME FILING NO. 2 PREPARED FOR WINSOME LLC		EL PASO COUNTY		CO		GRADING PLAN		KHA PROJECT 019610600		LICENSED PROFESSIONAL		Kimley»»Horn																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																															
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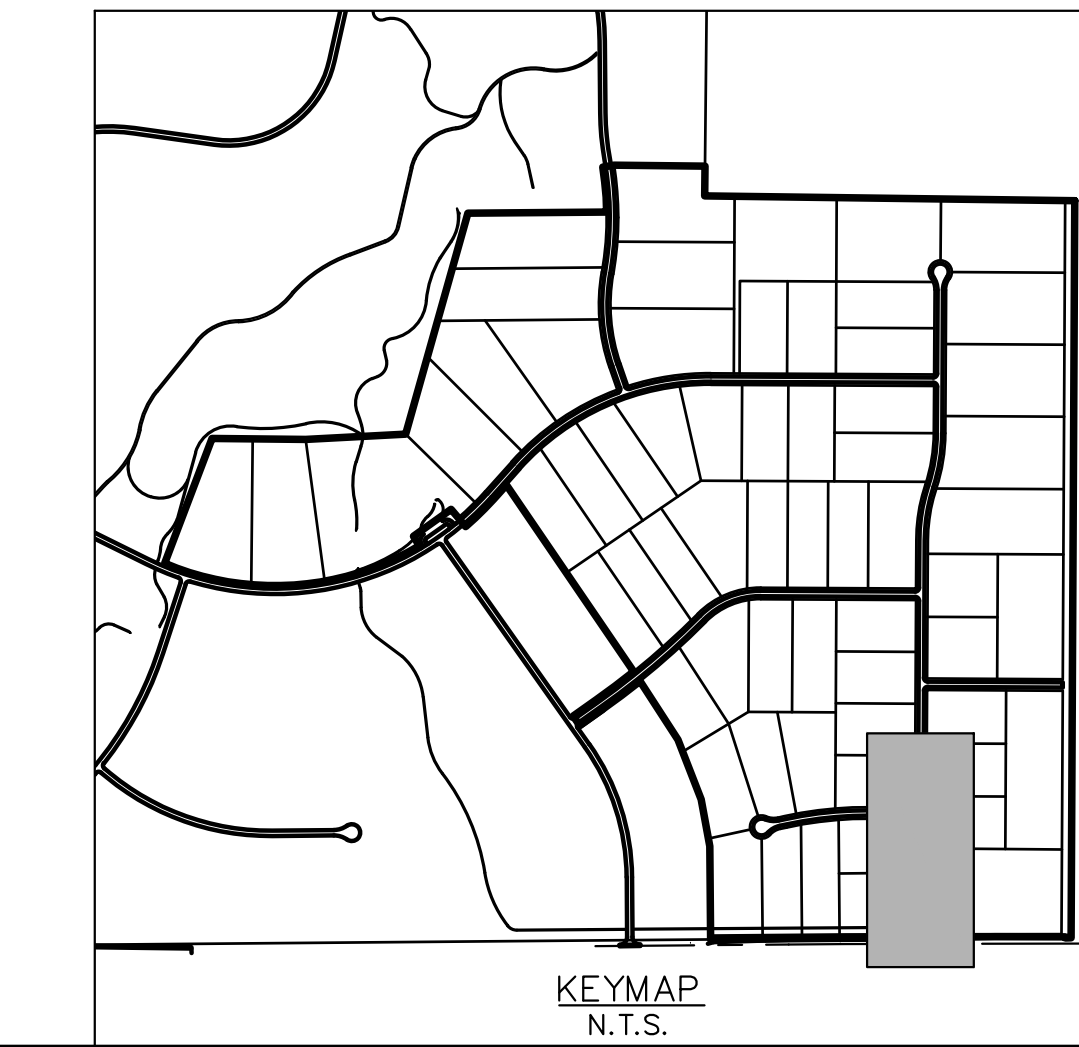
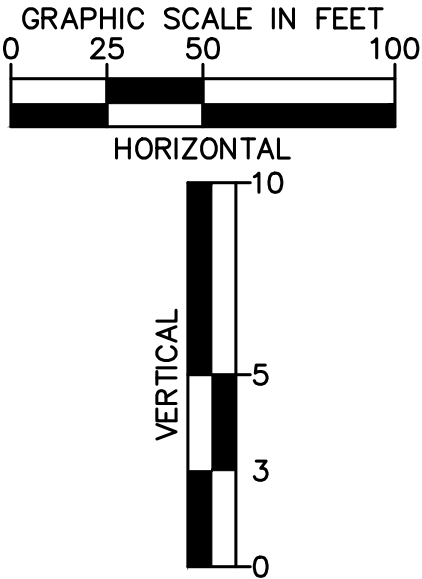
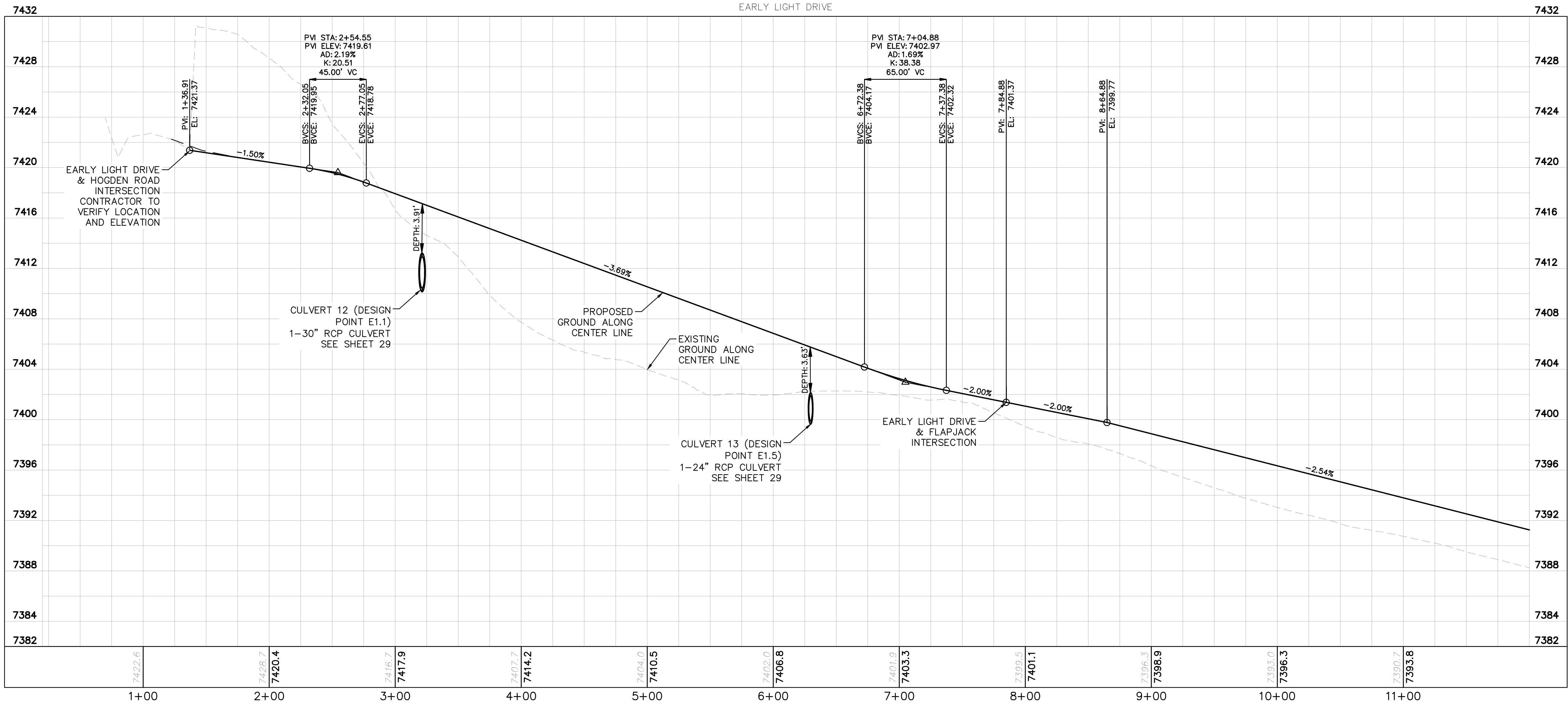
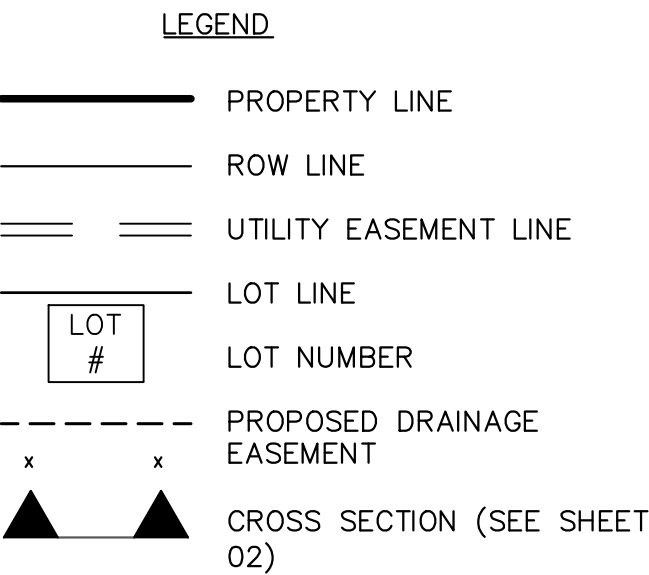
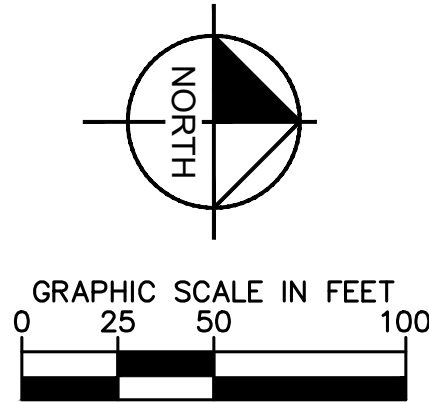
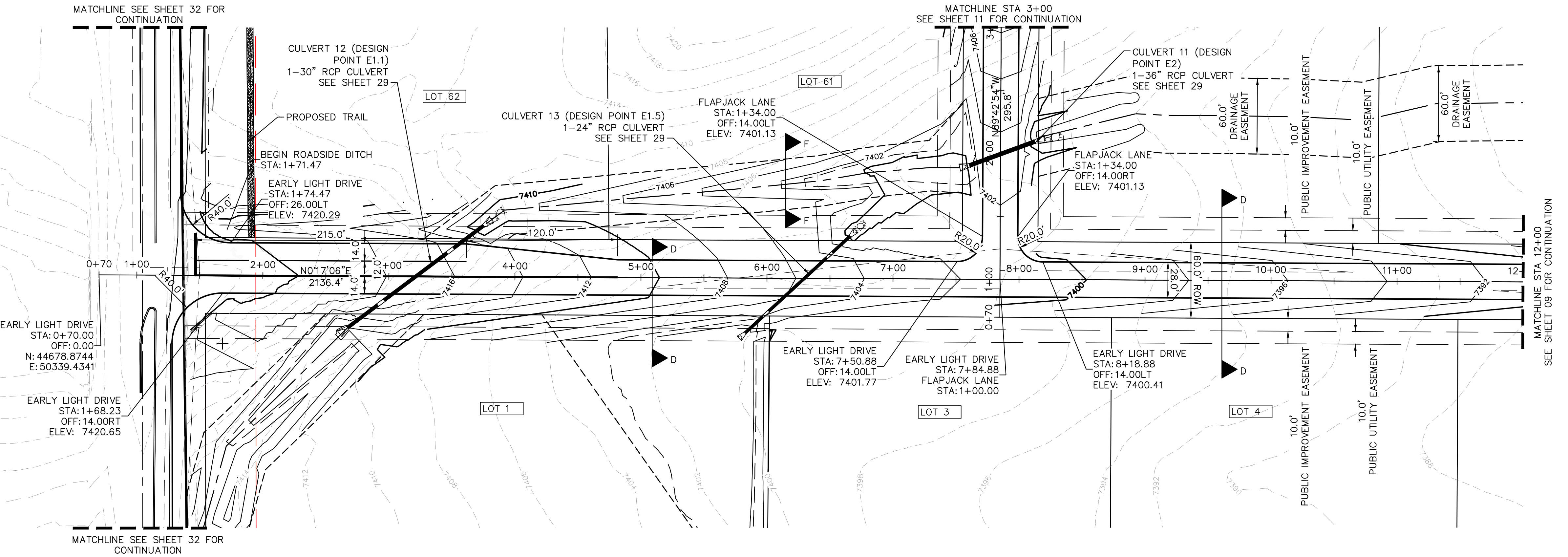




KIMLEY»Horn		KHA PROJECT		GRADING PLAN		WINSOME FILING NO. 2	
LISCENSED PROFESSIONAL		DATE		SHEET NUMBER		PREPARED FOR	
KEVIN KOFFORD		08/25/2021		07		WINSOME LLC	
CO LICENSE NUMBER 57234		SCALE AS SHOWN		CO		EL PASO COUNTY	
DESIGNED BY KHTAM		DRAWN BY KHTAM		SHEET 04		SHEET 05	
CHECKED BY		TLC DATE:		SHEET 06		SHEET 07	
REVISIONS		NO.		DATE		BY	
3 COUNTY SUBMITTAL #3 9/15/21 KRK		2 COUNTY SUBMITTAL #2 8/25/21 KRK					

© 2021 KIMLEY-HORN AND ASSOCIATES, INC.
2 N NEVADA AVE SUITE 300, COLORADO SPRINGS, CO 80903
PHONE: 719-453-0180
WWW.KIMLEY-HORN.COM

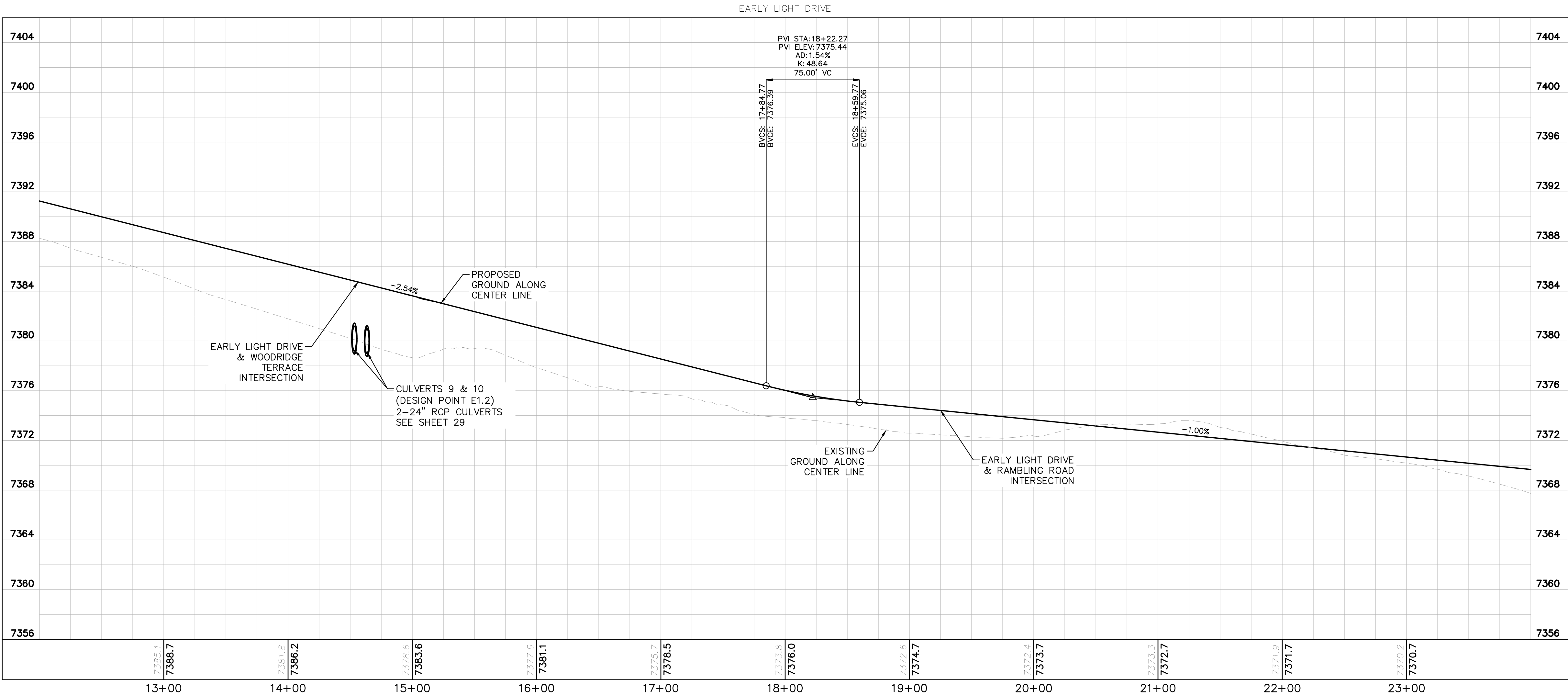
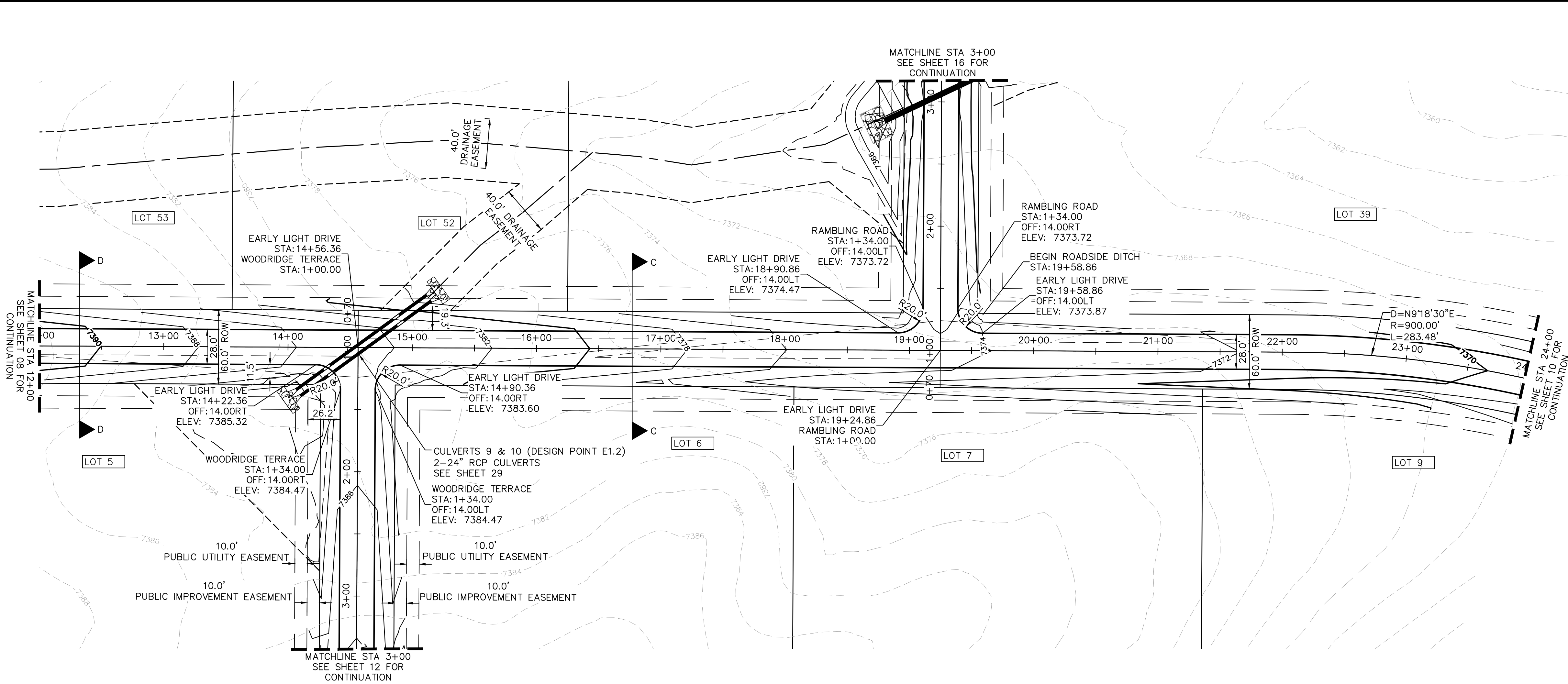
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- NOTES
- SEE SHEET 02 FOR TYPICAL ROADWAY SECTIONS, AND ROADSIDE DITCH CONFIGURATIONS AS LABELED IN PLAN VIEW.
 - INSTALL ECB CENTERED IN THE DITCH BOTTOM. 8' WIDE ROLL PROVIDING 4' OF WETTED PERIMETER ON EACH SIDE OF DITCH. USE WESTERN EXCELSIOR COCONUT/STRAW CS-3 OR MINIMUM EQUIVALENT.

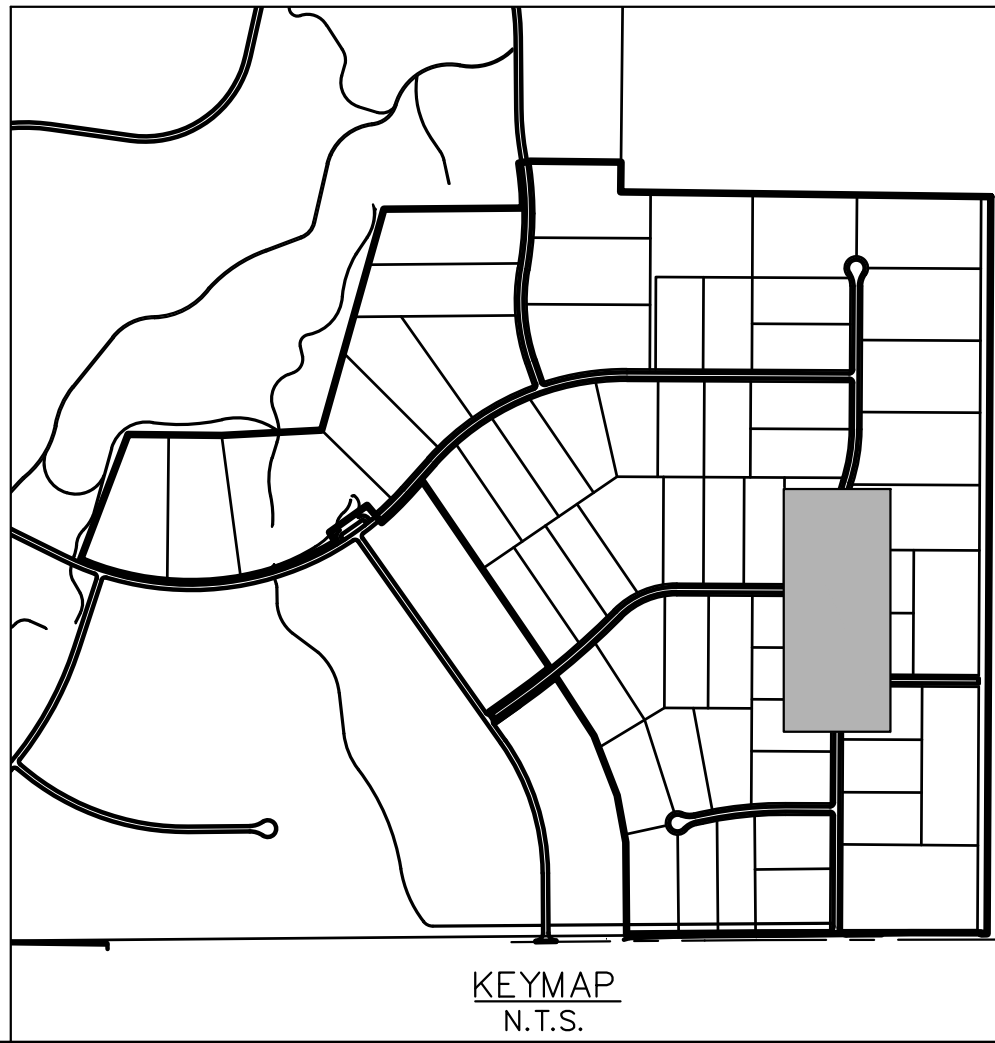
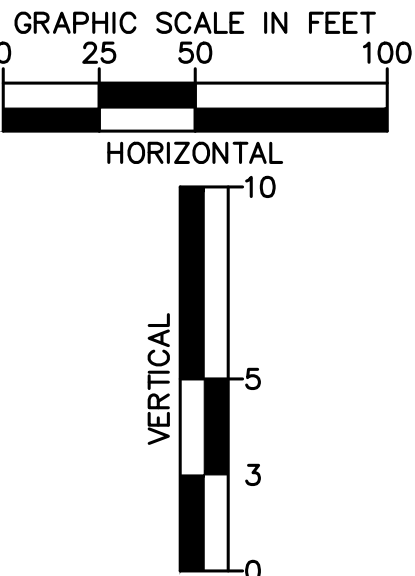
KHA PROJECT 019610600		LICENSED PROFESSIONAL	Kimley»Horn	
DATE 08/25/2021	SCALE AS SHOWN	DESIGNED BY KHTAM	© 2021 KIMLEY-HORN AND ASSOCIATES, INC. 2 N NEVADA AVE SUITE 300, COLORADO SPRINGS, CO 80903 PHONE: 719-453-0180 WWW.KIMLEY-HORN.COM	
DRAWN BY KHTAM	CHECKED BY	TLC DATE: ----	COUNTY SUBMITTAL #3 9/15/21 KRK	
WINSOME FILING NO. 2		EL PASO COUNTY	COUNTY SUBMITTAL #2 8/25/21 KRK	
PREPARED FOR WINSOME LLC			REVISIONS	
SHEET NUMBER 08			BY	
			DATE	

Plotted By:Koford, Kevin Sheet Set:WINSOME P2 Layout:P&P EARLY LIGHT DRIVE (2) September 14, 2021 05:43:28pm K:\DEN_Civil\196106000_Winsome P2\CADD\PlanSheets\196106000_RD_P&P.dwg
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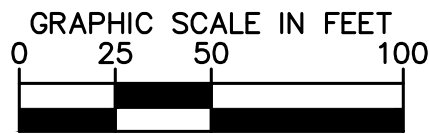
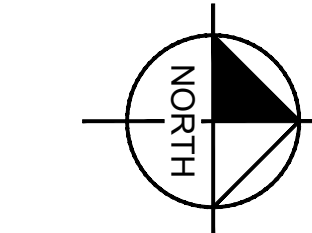
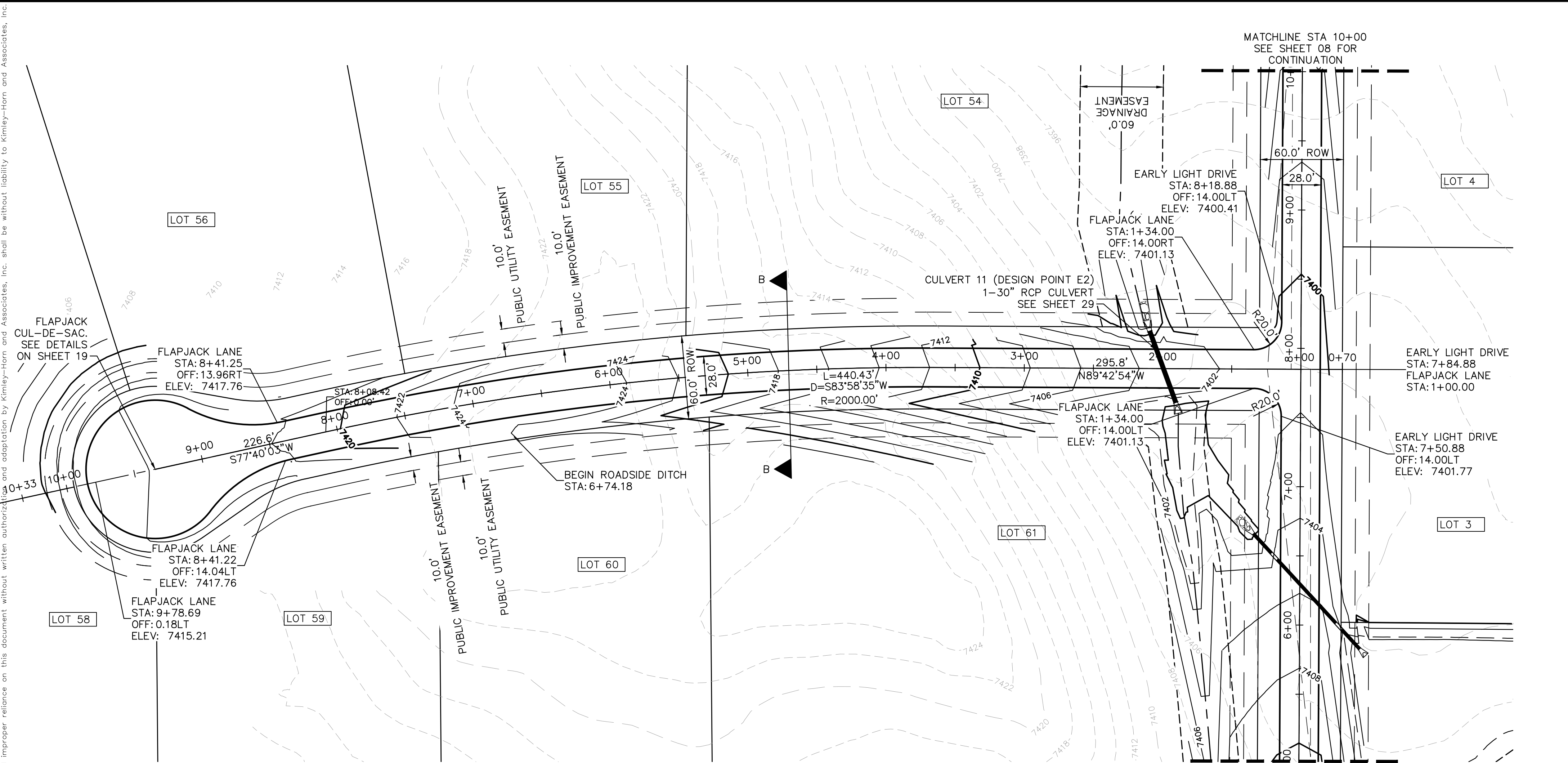
NOTES

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- CLEAR ZONE DISTANCE FOR LOCAL ROADS WITH A POSTED SPEED OF 30 MPH IS 7'. ALL HEADWALLS ARE TO BE OUTSIDE THE CLEAR ZONE.



SHEET NUMBER		EL PASO COUNTY		CO		WINDSOME FILING NO. 2		WINDSOME LLC		PREPARED FOR		EARLY LIGHT DRIVE		ROADWAY PLAN AND		PROFILE		KIMLEY»»Horn		© 2021 KIMLEY-HORN AND ASSOCIATES, INC. 2 N NEVADA AVE SUITE 300, COLORADO SPRINGS, CO 80903 PHONE: 719-453-0180 WWW.KIMLEY-HORN.COM		3 COUNTY SUBMITTAL #3 2 COUNTY SUBMITTAL #2 No. REVISIONS		9/15/21 KRK 8/25/21 KRK		DATE BY			
09																													

Plotted By:Koford, Kevin Sheet Set:WINSOME P2 Layout:P&P Flapjack LN September 14, 2021 05:44:09pm K:\DEN_Civil\196106000_Winsome P2\CADD\PlanSheets\0196106000D_RD_P&P.dwg
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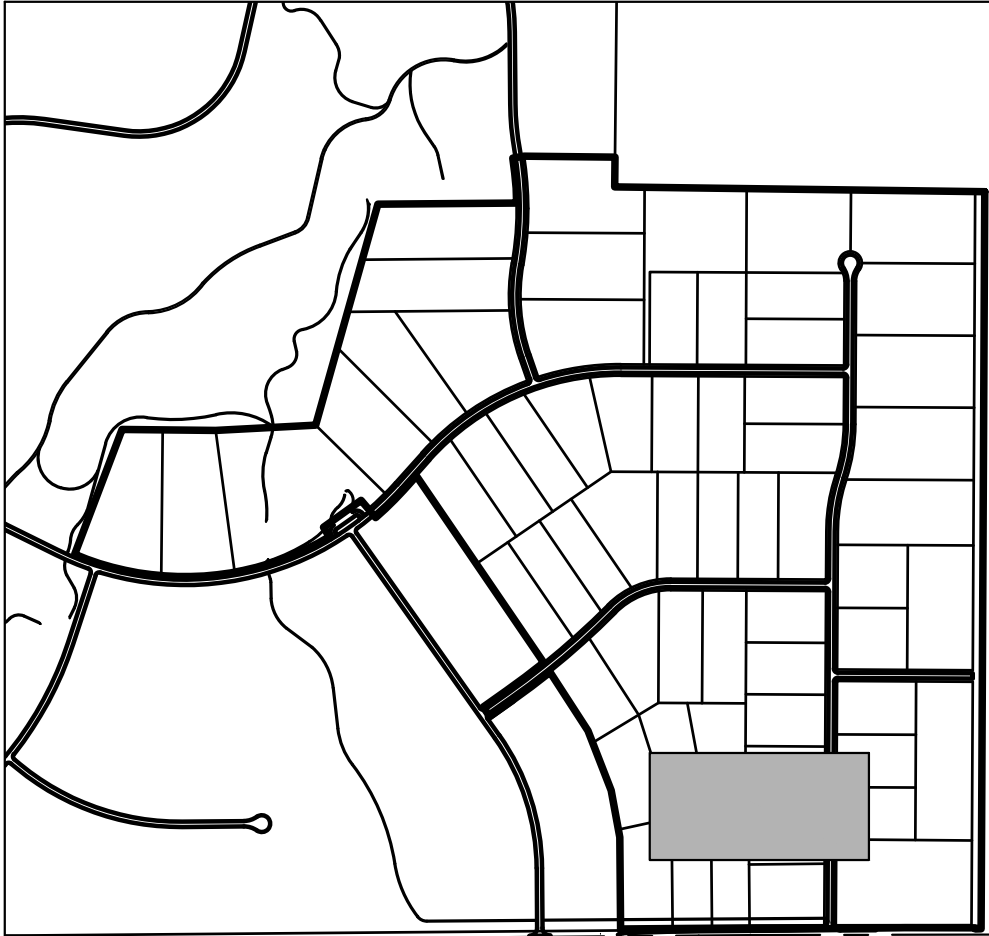
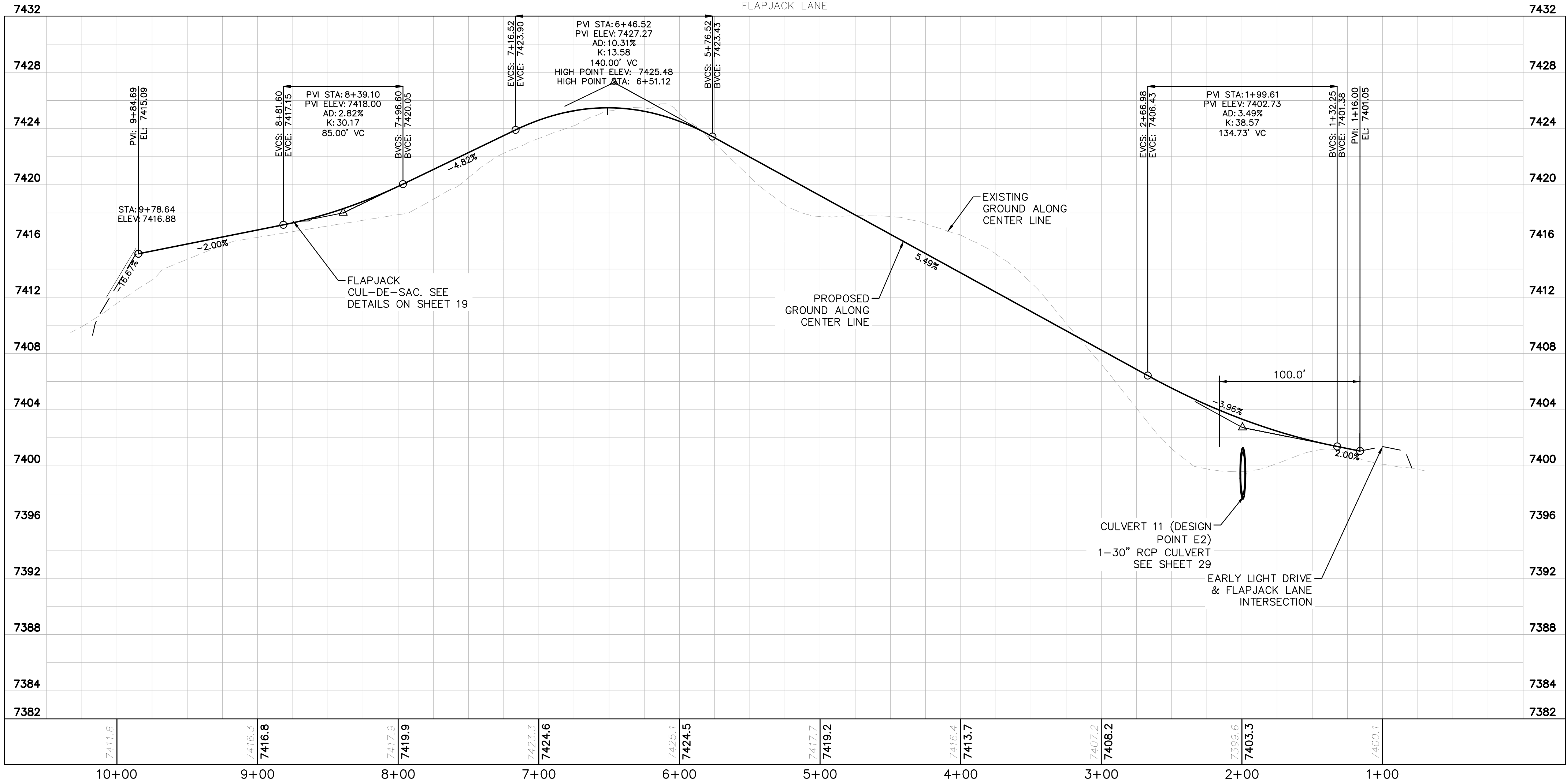
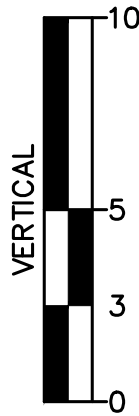
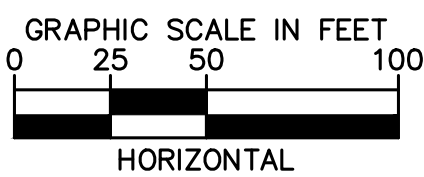


LEGEND

- PROPERTY LINE
- ROW LINE
- UTILITY EASEMENT LINE
- LOT LINE
- LOT NUMBER
- PROPOSED DRAINAGE EASEMENT
- CROSS SECTION (SEE SHEET 02)

NOTES

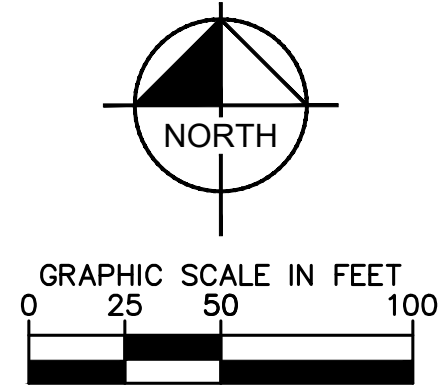
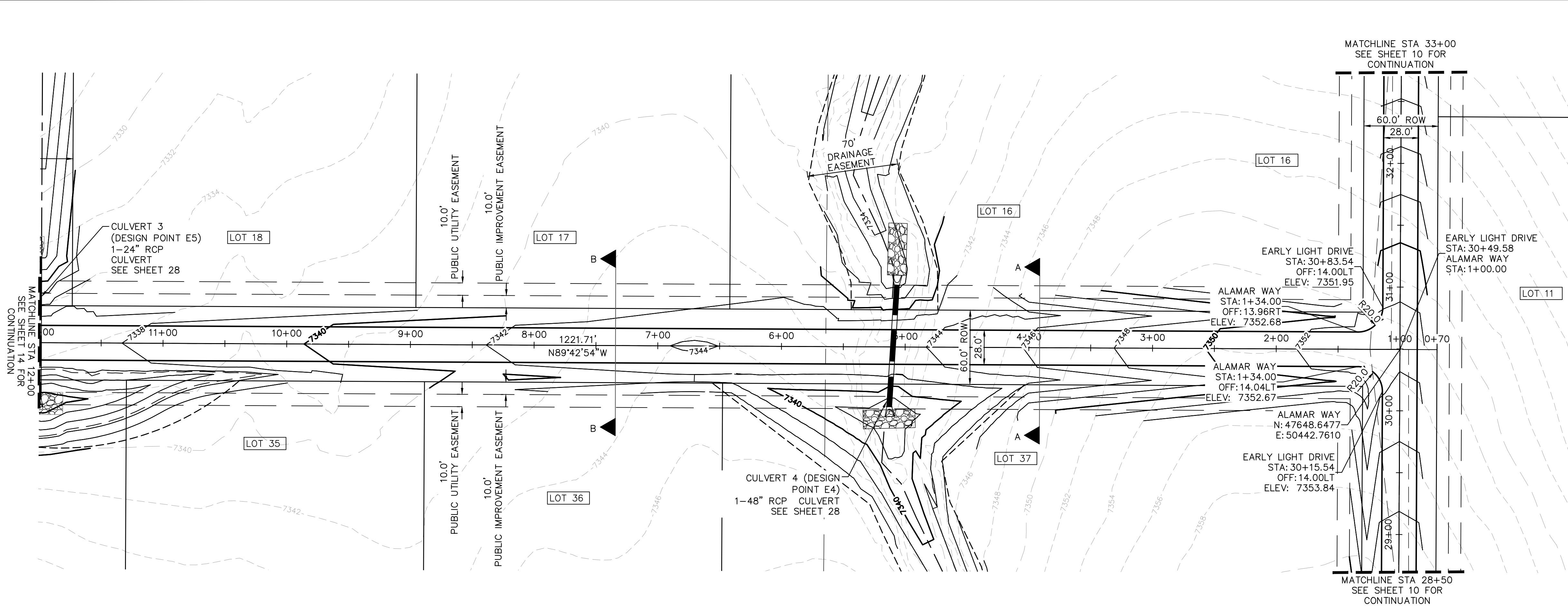
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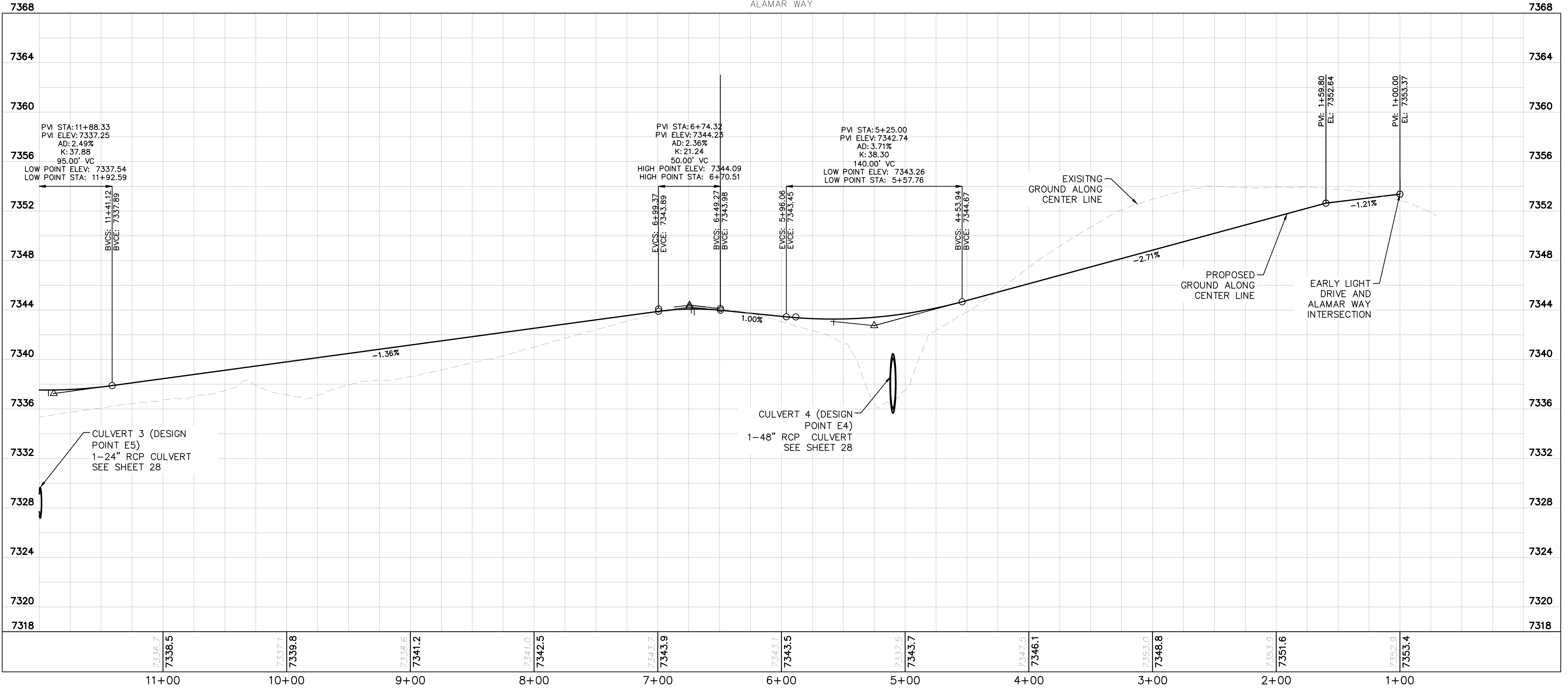
KEYMAP
N.T.S.

KHA PROJECT 019610600		LISCENSED PROFESSIONAL KEVIN KOFFORD		© 2021 KIMLEY-HORN AND ASSOCIATES, INC. 2 N NEVADA AVE SUITE 300, COLORADO SPRINGS, CO 80903 PHONE: 719-453-0180 WWW.KIMLEY-HORN.COM	
DATE 08/25/2021		SCALE AS SHOWN DESIGNED BY KHTAM		COUNTY SUBMITTAL #3 9/15/21	
DRAWN BY KHTAM		CO LICENSE NUMBER 57234		COUNTY SUBMITTAL #2 8/25/21	
CHECKED BY		TLC DATE: ----		REVISIONS	
WINSOME FILING NO. 2 PREPARED FOR WINSOME LLC		EL PASO COUNTY		BY	
SHEET NUMBER 11				DATE	

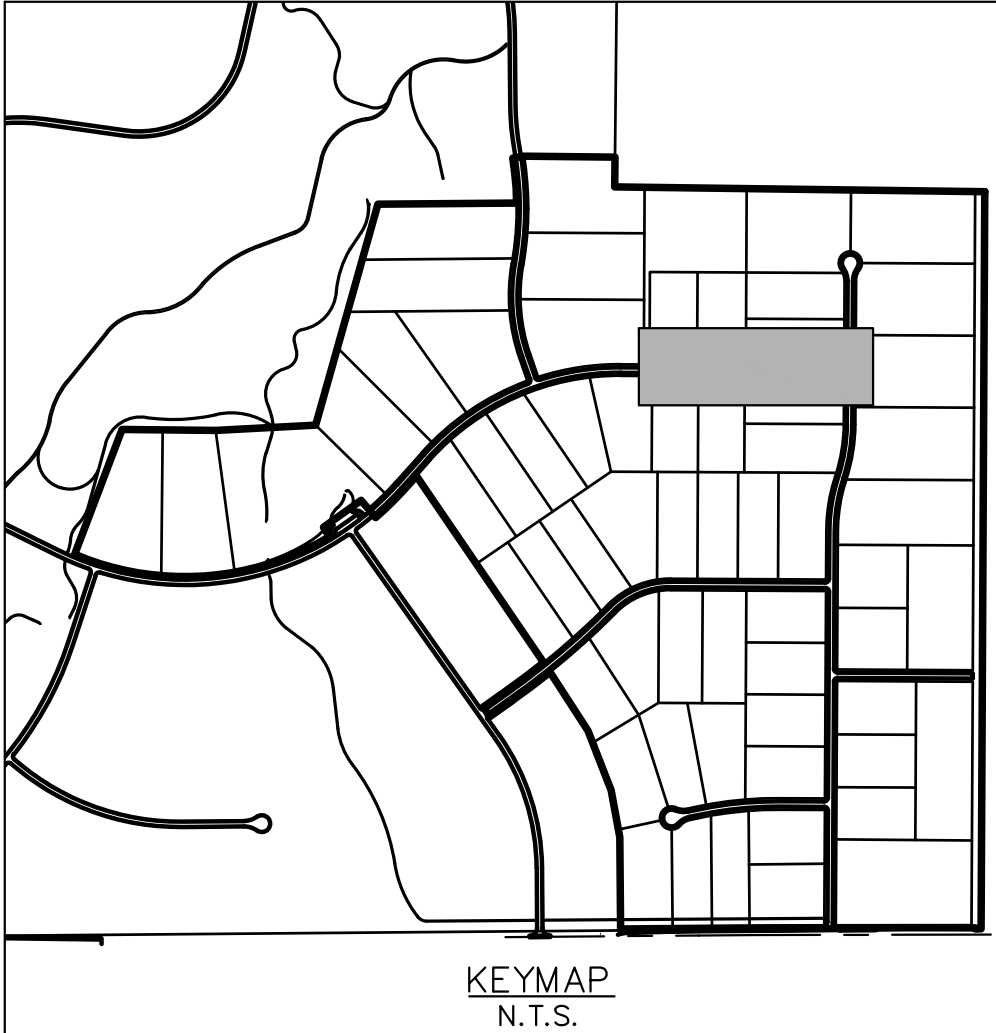
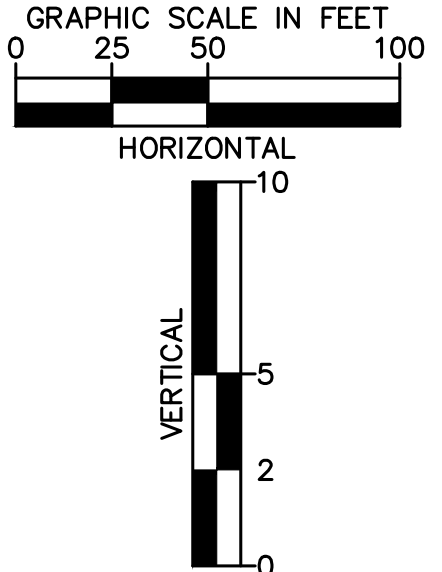
Plotted By: Kofford, Kevin Sheet Set: WINSOME P2 Layout: P&P ALAMAR WAY (1) September 14, 2021 05:45:28pm K:\DEN_Civil\196106000_Winsome P2\CADD\PlanSheets\019610600CD_RD_P&P (2).dwg
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 - LOT LINE
 - LOT NUMBER
 - PROPOSED DRAINAGE EASEMENT
 - CROSS SECTION (SEE SHEET 02)

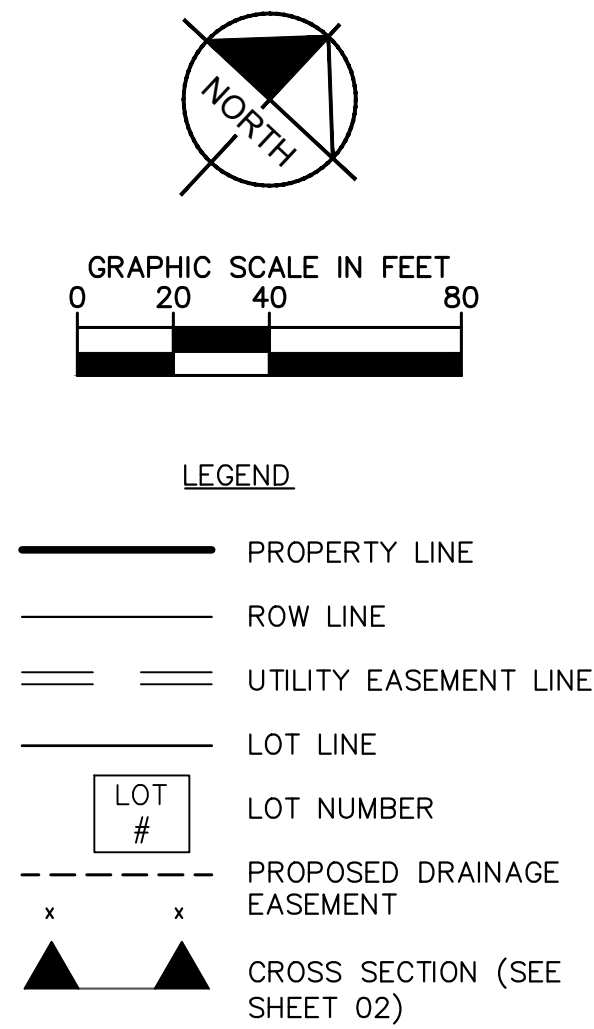


- NOTES
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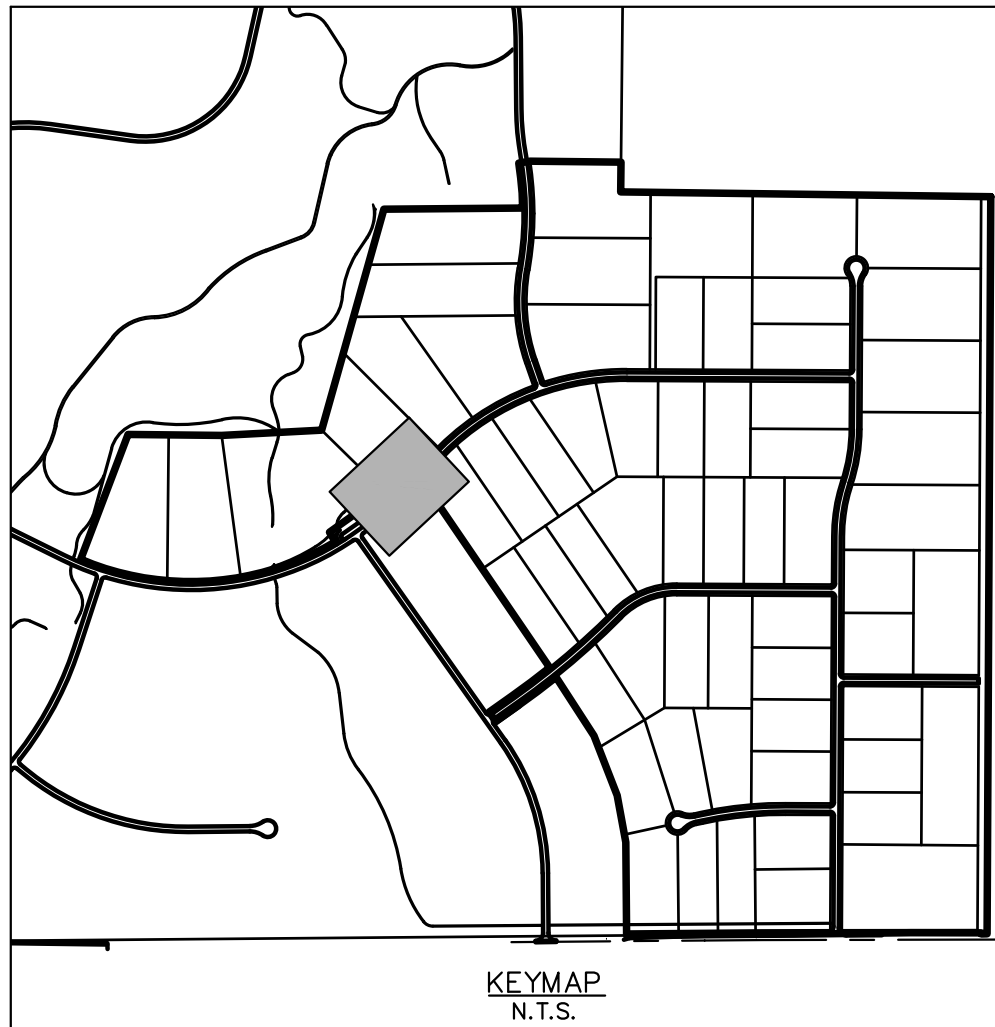
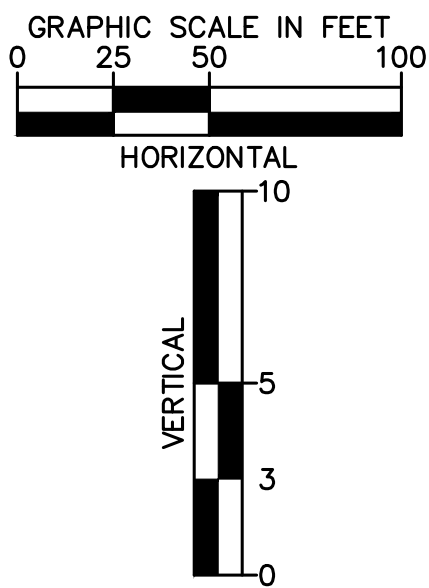
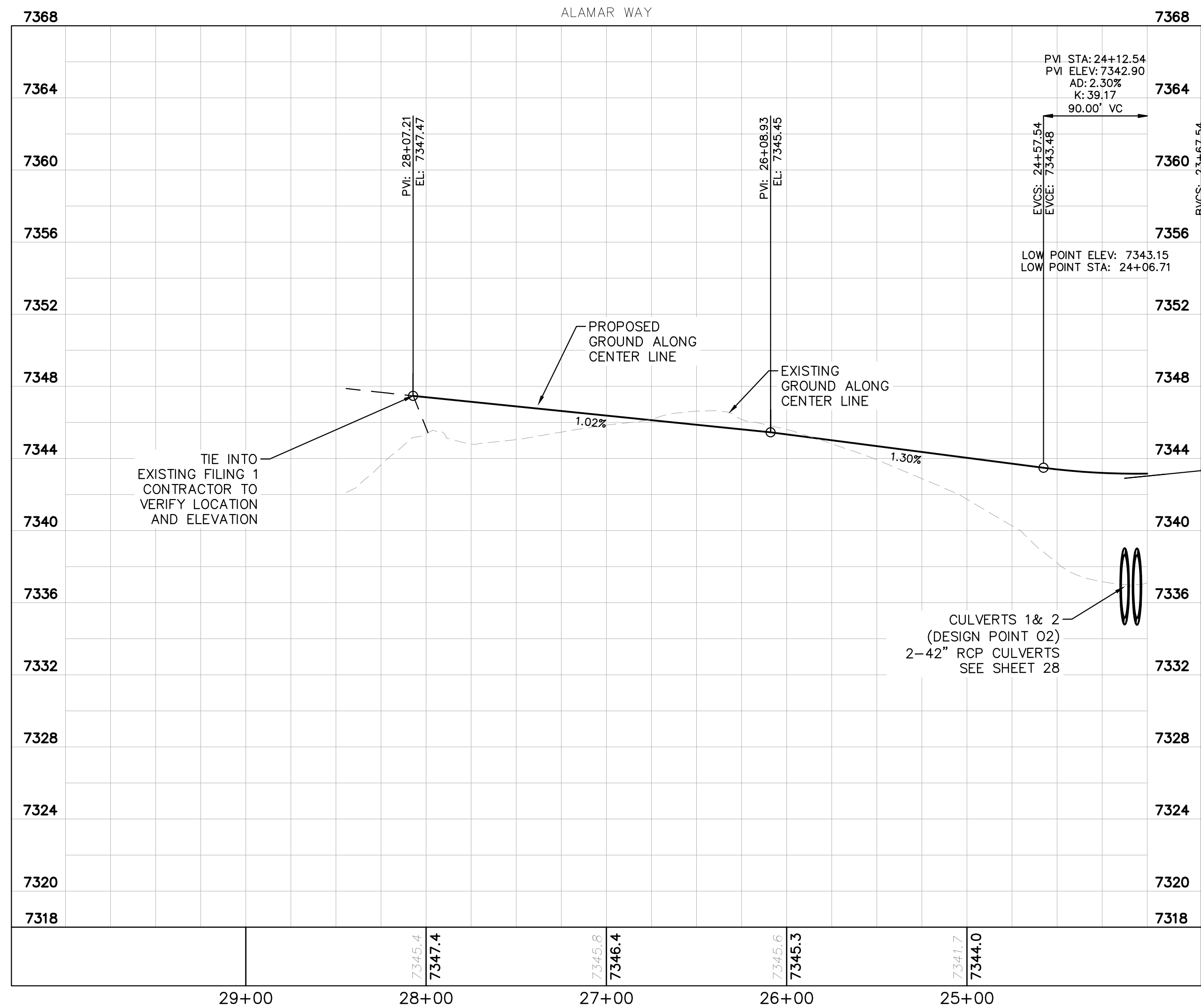


WINSOME FILING NO. 2 PREPARED FOR WINSOME LLC	EL PASO COUNTY	SHEET NUMBER 13	Alamar Way Roadway Plan and Profile	LICENSED PROFESSIONAL	KHA PROJECT 019610600	KIMLEY-HORN
				DATE 08/25/2021	DESIGNED BY KHTAM	KEVIN KOFFORD
				SCALE AS SHOWN	DRAWN BY KHTAM	CO LICENSE NUMBER 57234
EL PASO COUNTY			REVISIONS	BY	DATE	
			3	COUNTY SUBMITTAL #3	9/15/21	KRK
			2	COUNTY SUBMITTAL #2	8/25/21	KRK

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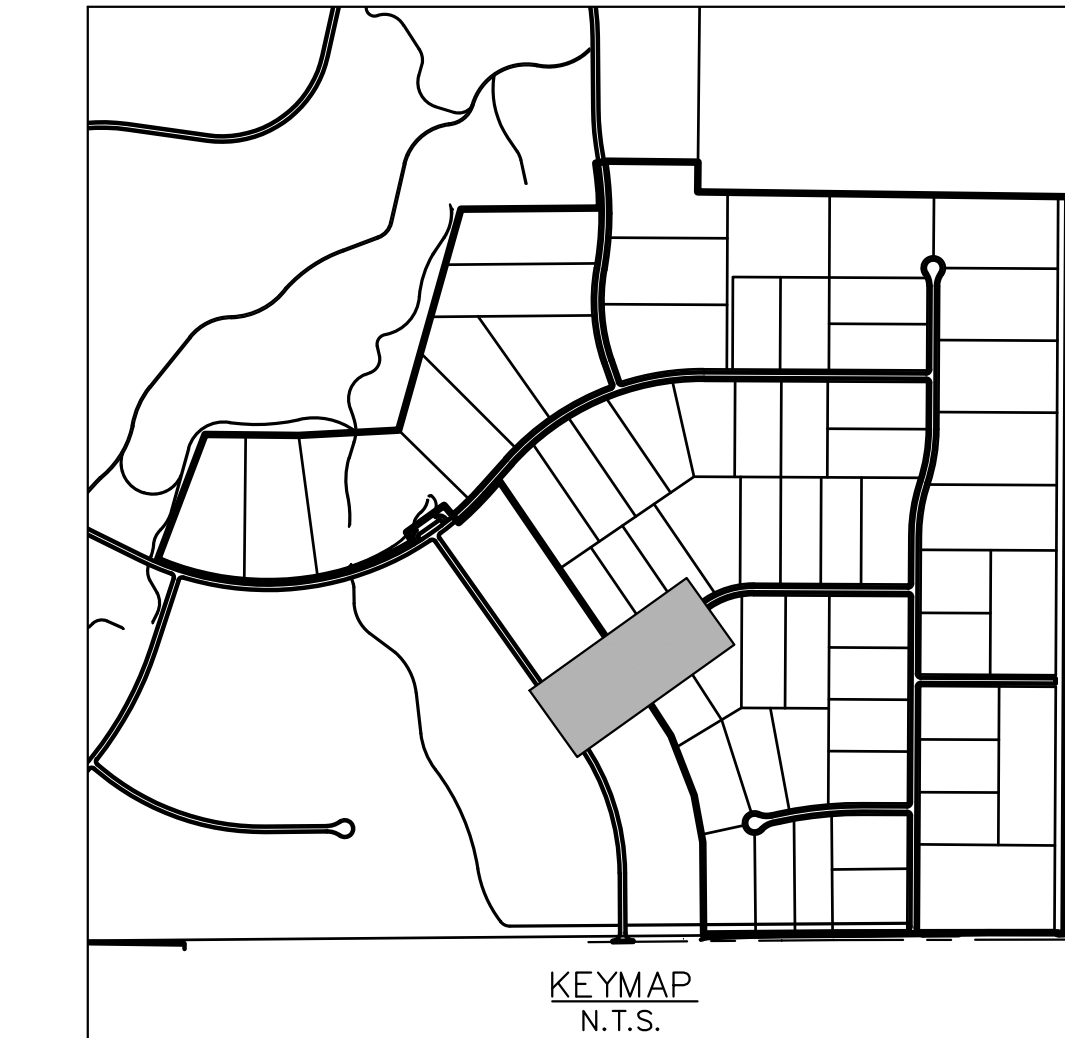
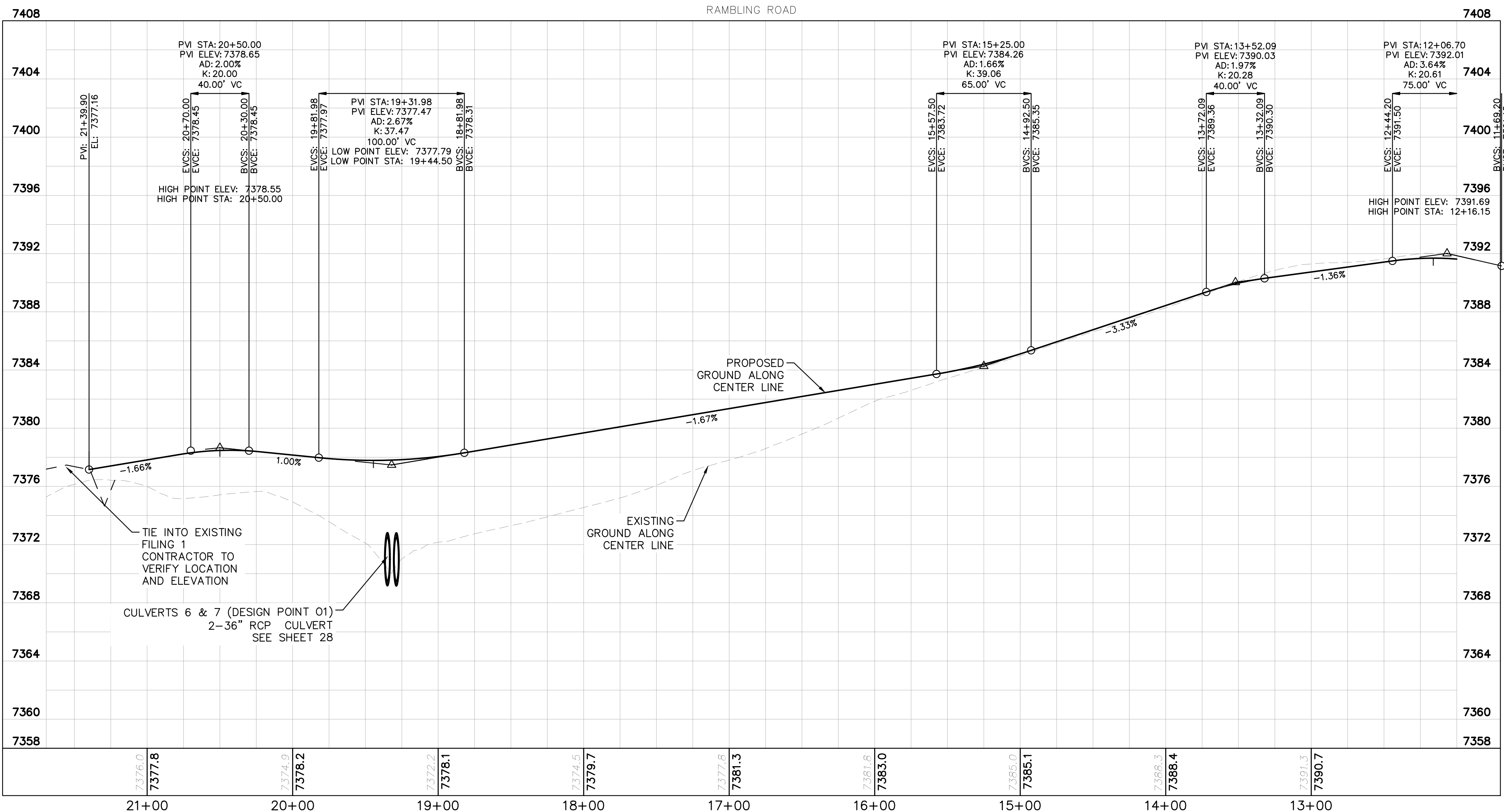
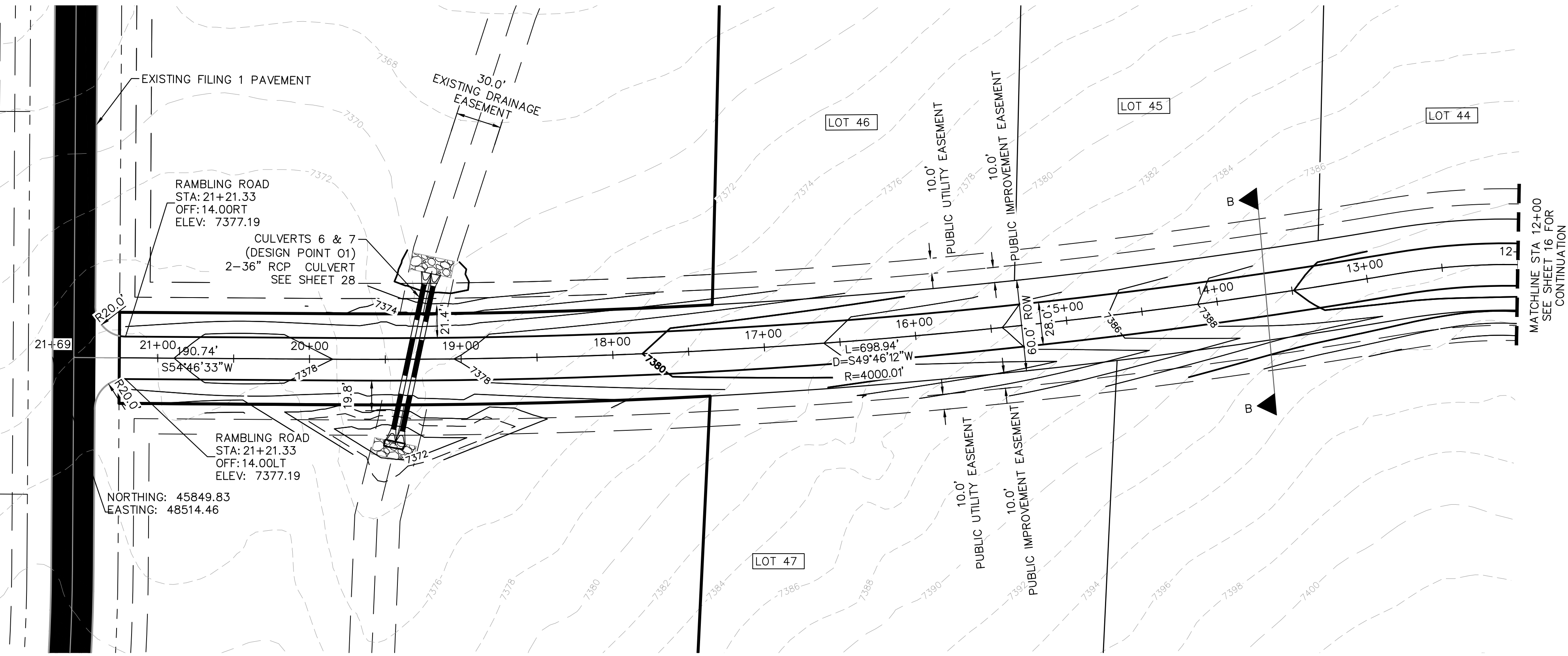


- ## NOTES
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 2. INSTALL ECB CENTERED IN THE DITCH BOTTOM. 8' WIDE ROLL PROVIDING 4" OF WETTED PERIMETER ON EACH SIDE OF DITCH. USE WESTERN EXCELSIOR COCONUT/STRAW CS-3 OR MINIMUM EQUIVALENT.
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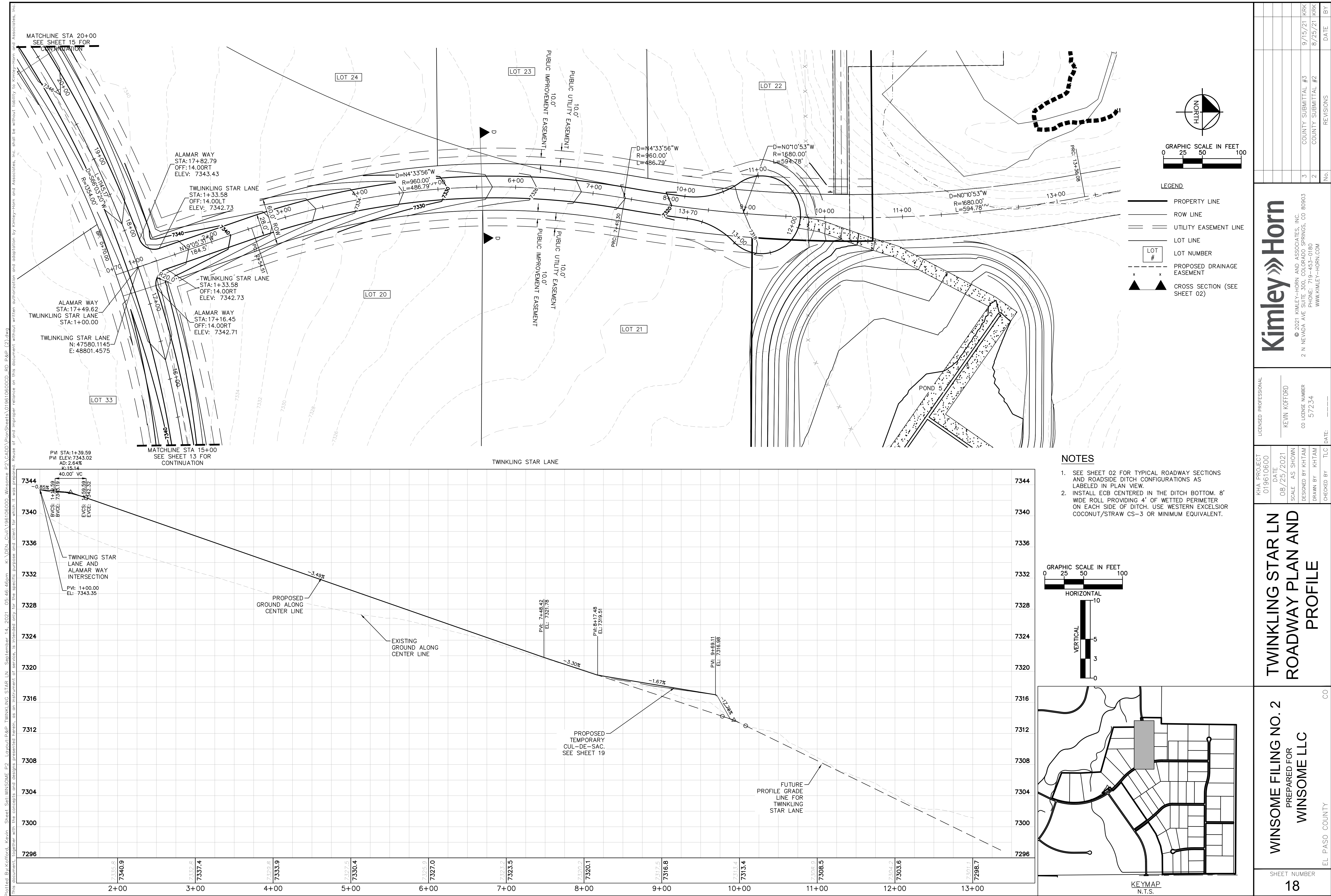
SHEET NUMBER		15		WINSOME FILING NO. 2 PREPARED FOR WINSOME LLC		ALAMAR WAY ROADWAY PLAN AND PROFILE		KHA PROJECT 019610600 DATE 08./25./2021 SCALE AS SHOWN DESIGNED BY KHTAM DRAWN BY KHTAM CHECKED BY _____ TLC DATE: ____-____-____		LICENSED PROFESSIONAL KEVIN KOFFORD OO LICENSE NUMBER 57234		© 2021 KIMLEY-HORN AND ASSOCIATES, INC. 2 N NEVADA AVE SUITE 300, COLORADO SPRINGS, CO 80903 PHONE: 719-453-0180 WWW.KIMLEY-HORN.COM		Kimley»Horn																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																												</	
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Plotted By: Kofford, Kevin Sheet Set: WINSOME P2 Layout: P&P RAMBLING RD (2) September 14, 2021 05:46:30pm K:\DEN_Civil\196106000_Winsome P2\CADD\PlanSheets\0196106000_RD_P&P (2).dwg
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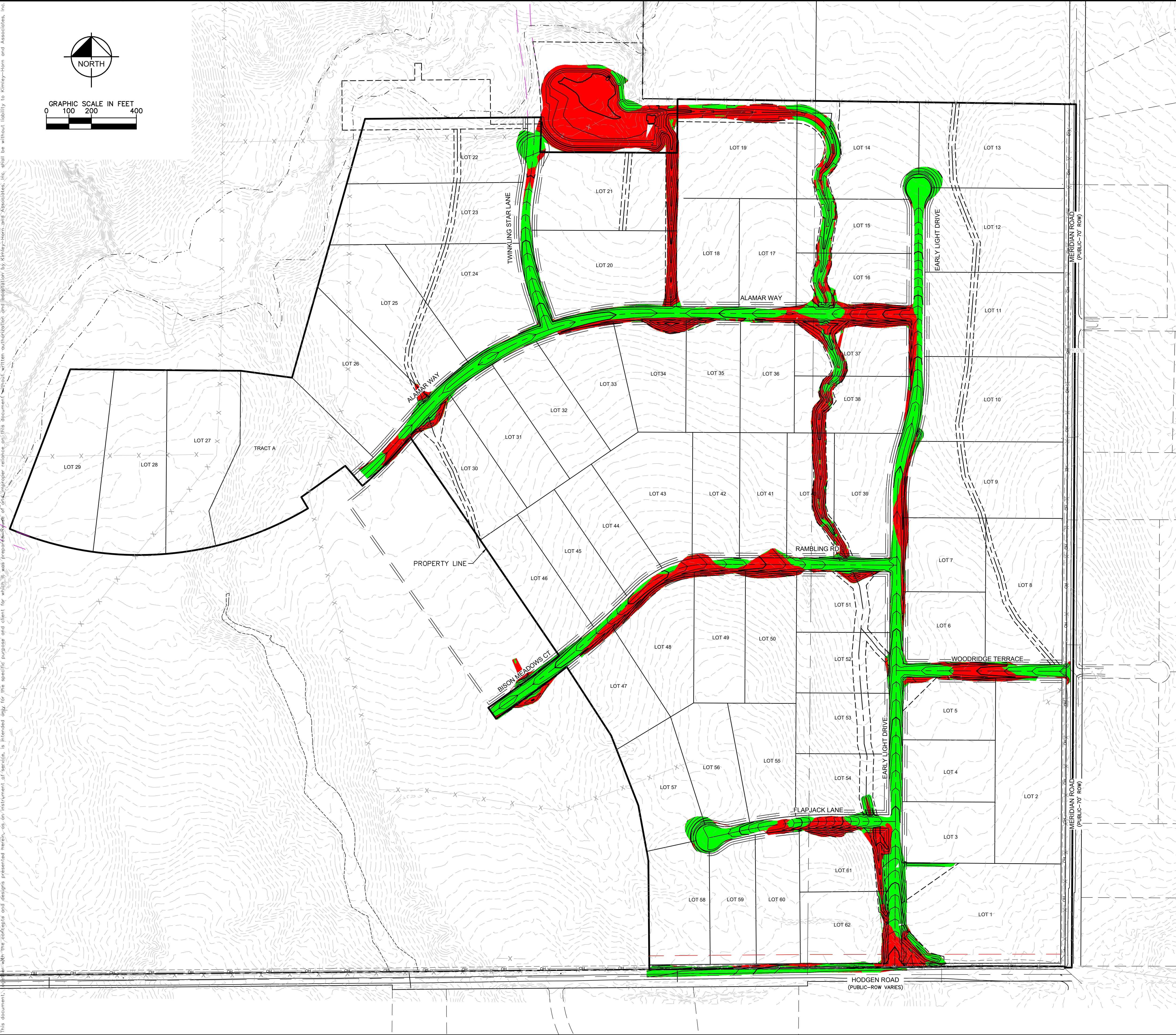


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WINSOME FILING NO. 2 PREPARED FOR WINSOME LLC	EL PASO COUNTY	SHEET NUMBER 17	RAMBLING RD ROADWAY PLAN AND PROFILE	KHA PROJECT 019610600	LICENCED PROFESSIONAL	Kimley»Horn © 2021 KIMLEY-HORN AND ASSOCIATES, INC. 2 N NEVADA AVE SUITE 300, COLORADO SPRINGS, CO 80903 PHONE: 719-453-0180 WWW.KIMLEY-HORN.COM
				DATE 08/25/2021	KEVIN KOFFORD	
				SCALE AS SHOWN DESIGNED BY KHTAM DRAWN BY KHTAM CHECKED BY _____	CO LICENSE NUMBER 57234	
				COUNTY SUBMITTAL #3 9/15/21 KRC		
				COUNTY SUBMITTAL #2 8/25/21 KRC		
				REVISIONS		
				BY		
				DATE		



Plotted By: Kofford, Kevin Sheet Set: WINSOME P2 Layout: CUT FILL MAP September 14, 2021 05:48:10pm K:\DEN-Civil\196106000-Winsome P2\CADD-PlanSheets\0196106000-CUT-FILL.dwg
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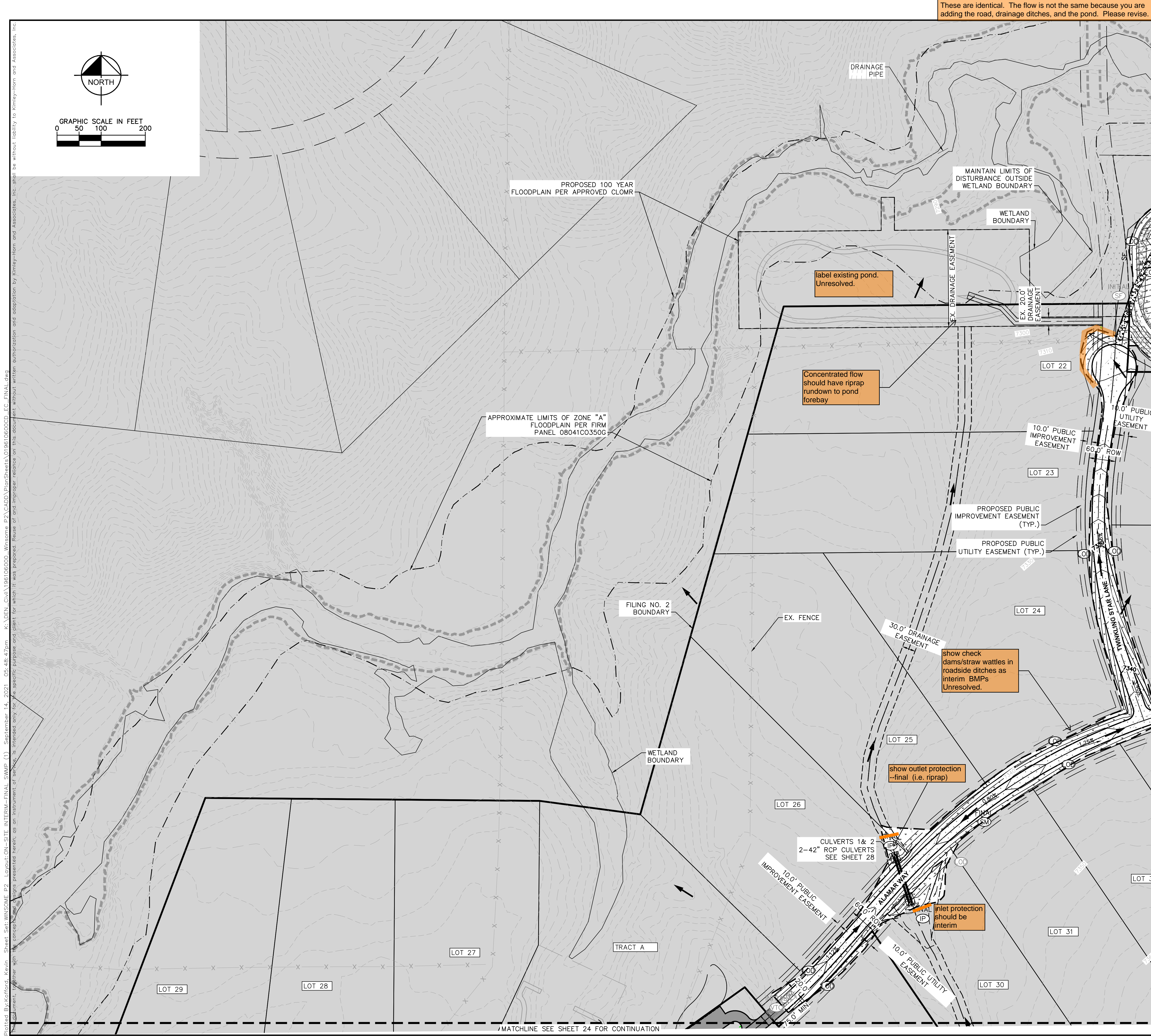
LEGEND



CUT AREA
FILL AREA

TOTAL CUT: 72,750 CY
TOTAL FILL: 47,030 CY
NET: 25,720 CY (FILL)*
*RAW NET VALUE- NO FILL FACTOR APPLIED

SHEET NUMBER		21		EL PASO COUNTY		CO		WINSOME FILING NO. 2 PREPARED FOR WINSOME LLC		CUT FILL MAP		KHA PROJECT 019610600 DATE 08/25/2021 SCALE AS SHOWN DESIGNED BY KHTAM DRAWN BY KHTAM CHECKED BY _____ TLC DATE: _____		LICENCED PROFESSIONAL KEVIN KOFFORD CO LICENSE NUMBER 57234		Kimley»Horn © 2021 KIMLEY-HORN AND ASSOCIATES, INC. 2 N NEVADA AVE SUITE 300, COLORADO SPRINGS, CO 80903 PHONE: 719-453-0180 WWW.KIMLEY-HORN.COM		COUNTY SUBMITTAL #3 9/15/21 KRC		COUNTY SUBMITTAL #2 8/25/21 KRC		No.		REVISIONS		DATE		BY	
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LEGEND

	PROPERTY LINE
	100 YEAR FLOODPLAIN
	WETLAND BOUNDARY
	LIMITS OF DISTURBANCE/ LIMITS OF CONSTRUCTION
	SILT FENCE
	CONSTRUCTION FENCE
	SEDIMENT CONTROL LOGS
	CHECK DAM/EROSION BALE
	CULVERT INLET/OUTLET PROTECTION
	CONCRETE WASHOUT AREA
	STABILIZED STAGING AREA
	EROSION CONTROL BLANKET
	VEHICLE TRACKING CONTROL
	SOIL STOCKPILE
	TEMPORARY SEDIMENT BASIN
	TEMP/ PERMANENT SEEDING AND MULCHING
	EXISTING FLOW ARROW
	PROPOSED FLOW ARROW
	EXISTING MINOR CONTOUR
	EXISTING MAJOR CONTOUR
	PROPOSED MAJOR CONTOUR
	PROPOSED MINOR CONTOUR

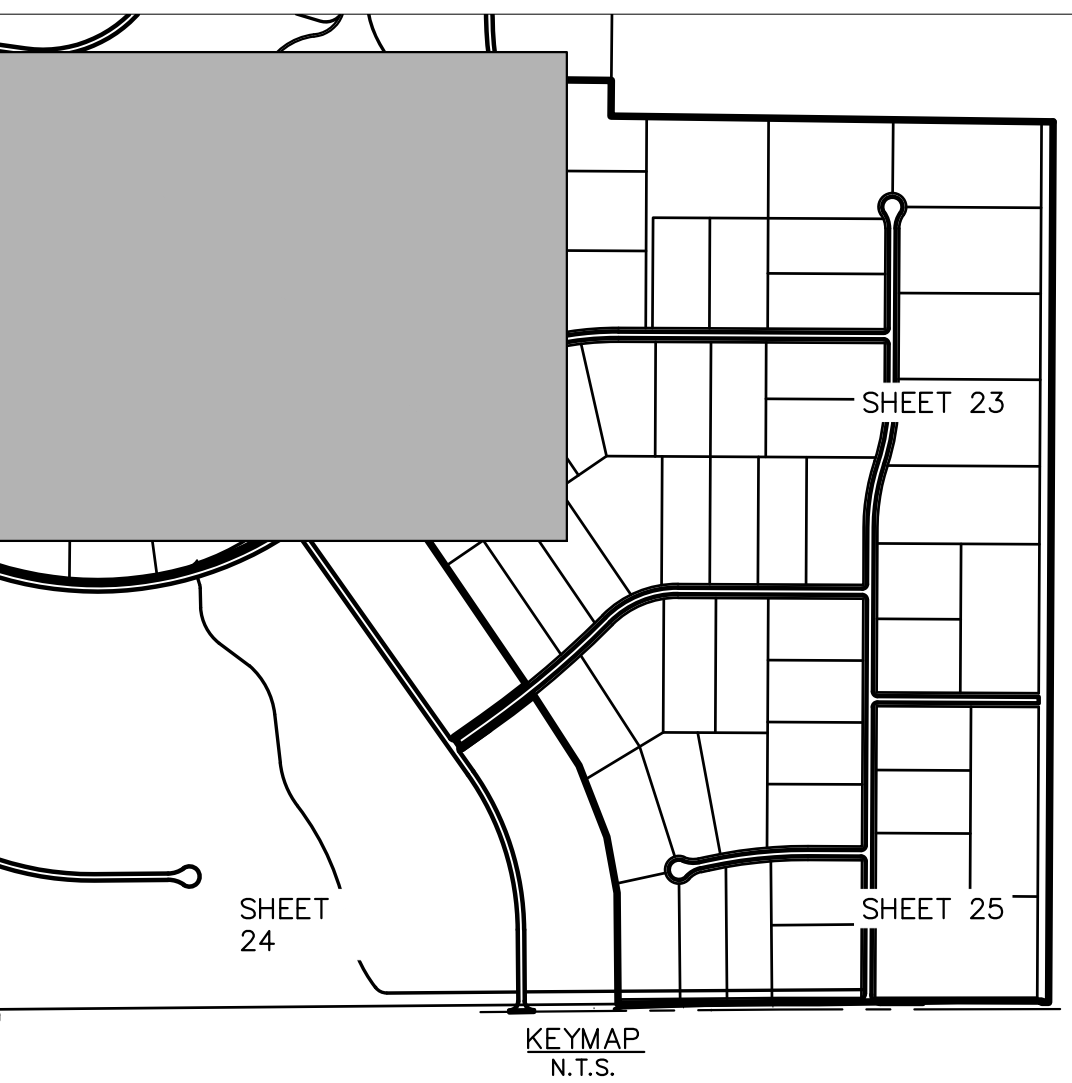
LIMITS OF CONSTRUCTION

ONSITE DISTURBANCE	= ±28.28 ACRES
OFFSITE DISTURBANCE	= ±0.55 ACRES
TOTAL	= ±29.28 ACRES

NOTES

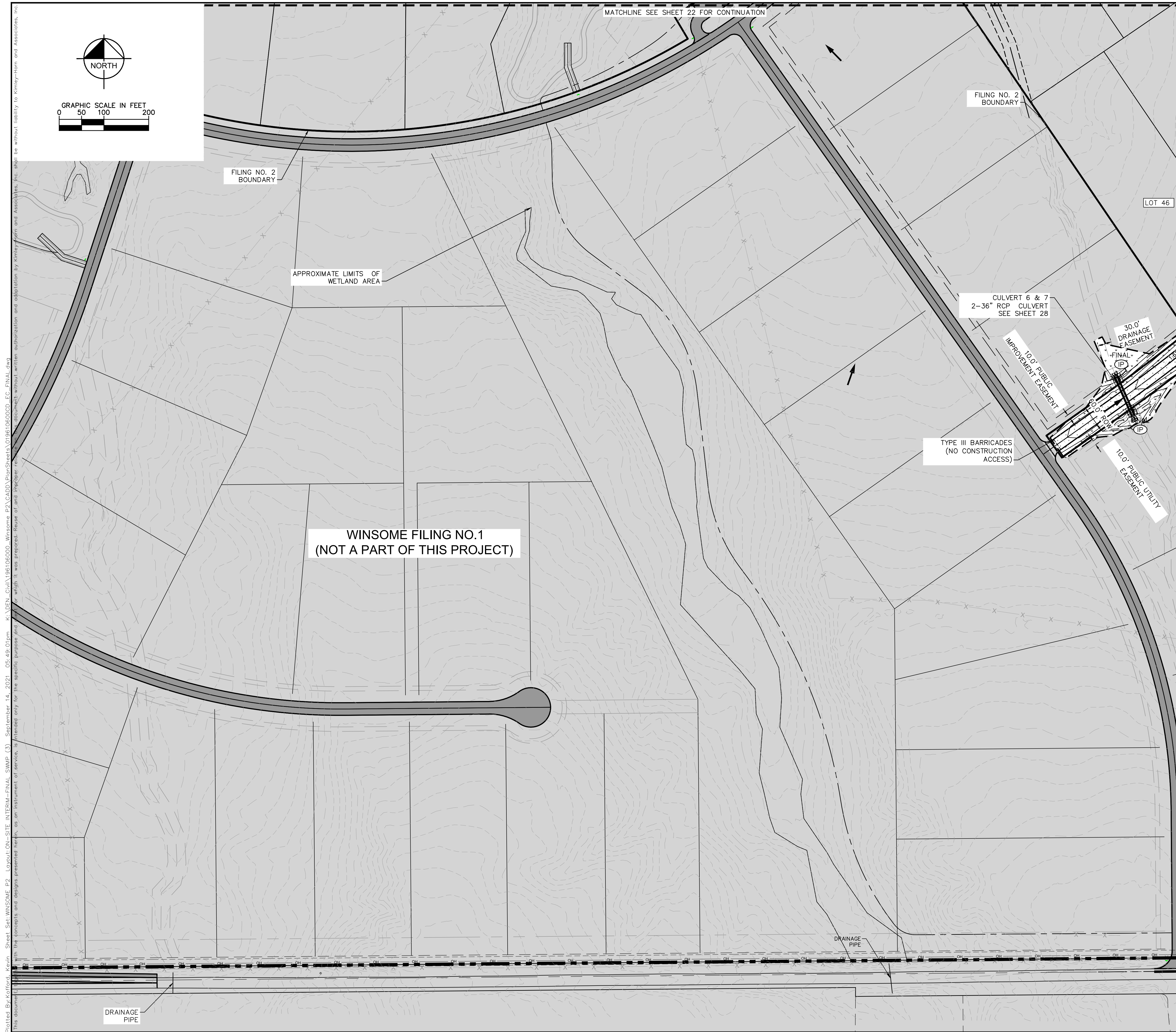
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Plotted By: Koford, Kevin Sheet Set: WINSOME P2 Layout: ON-SITE INTERM-FINAL SWMP (4) September 14, 2021 05:49:07pm K:\DEN-Civil\196106000_Winsome P2\CADD\PlanSheets\019610600CD-EC-FINAL.dwg
This document, together with the concepts and designs presented herein, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.



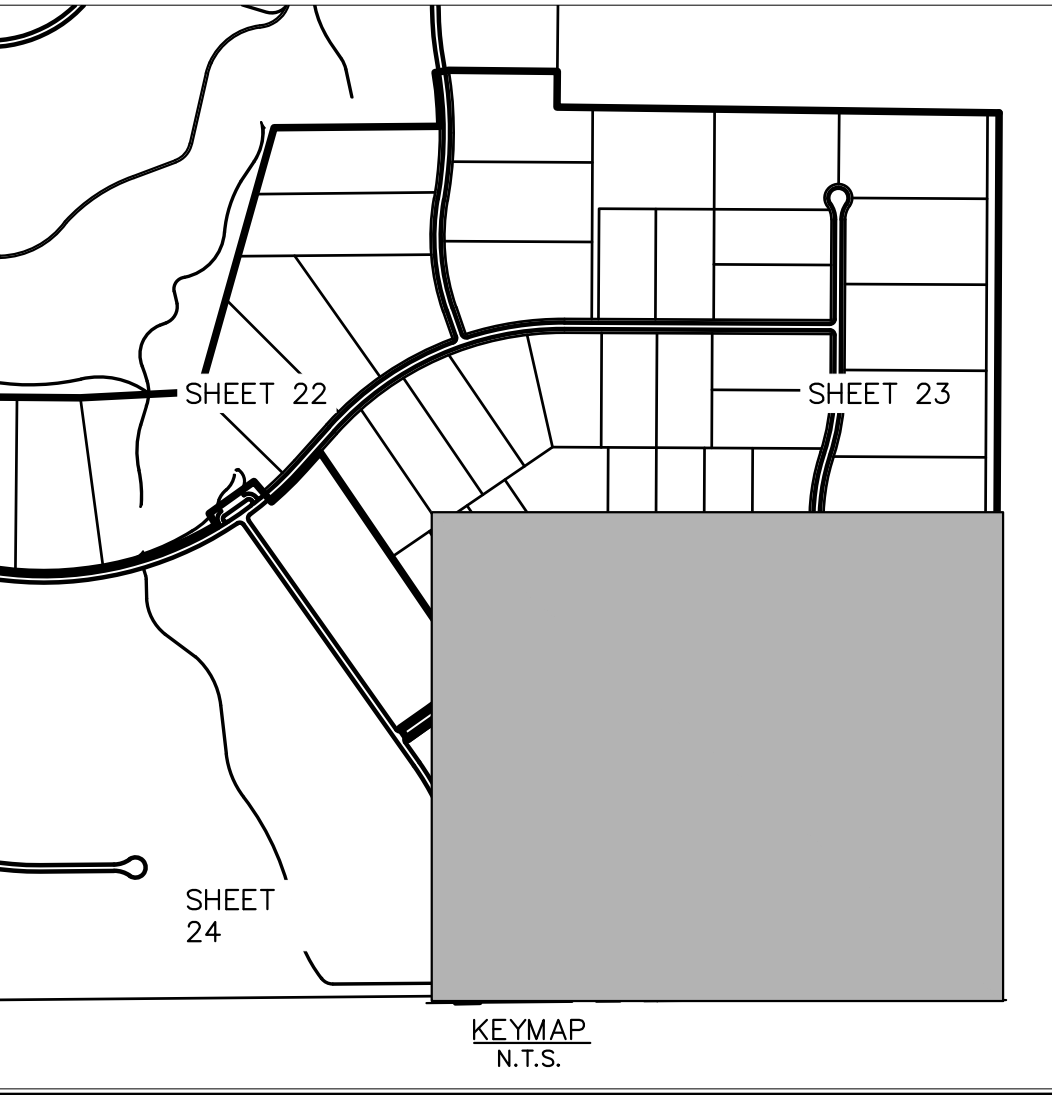
LEGEND

	PROPERTY LINE
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	WETLAND BOUNDARY
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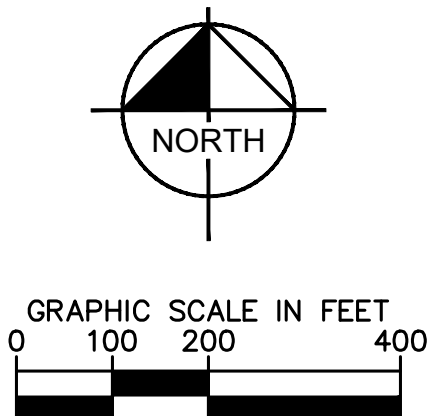
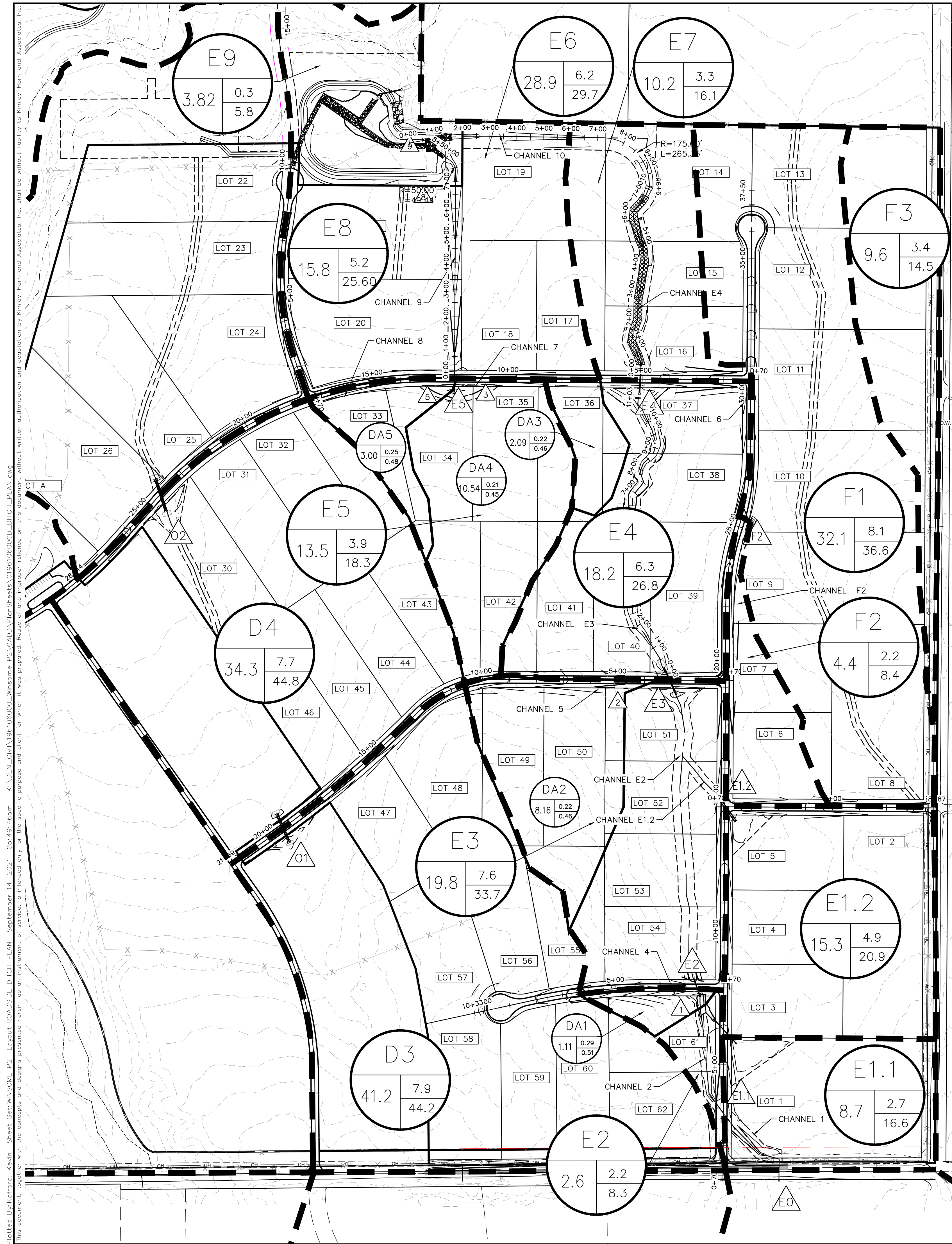
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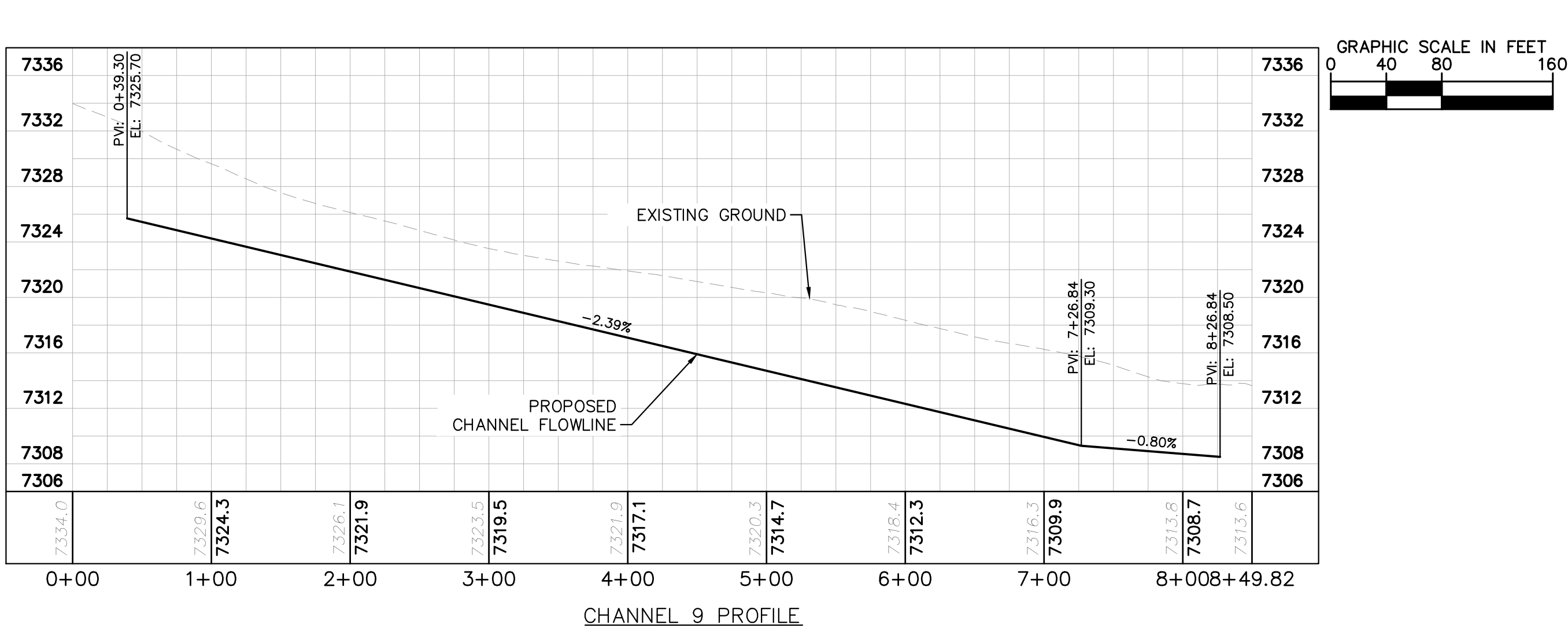
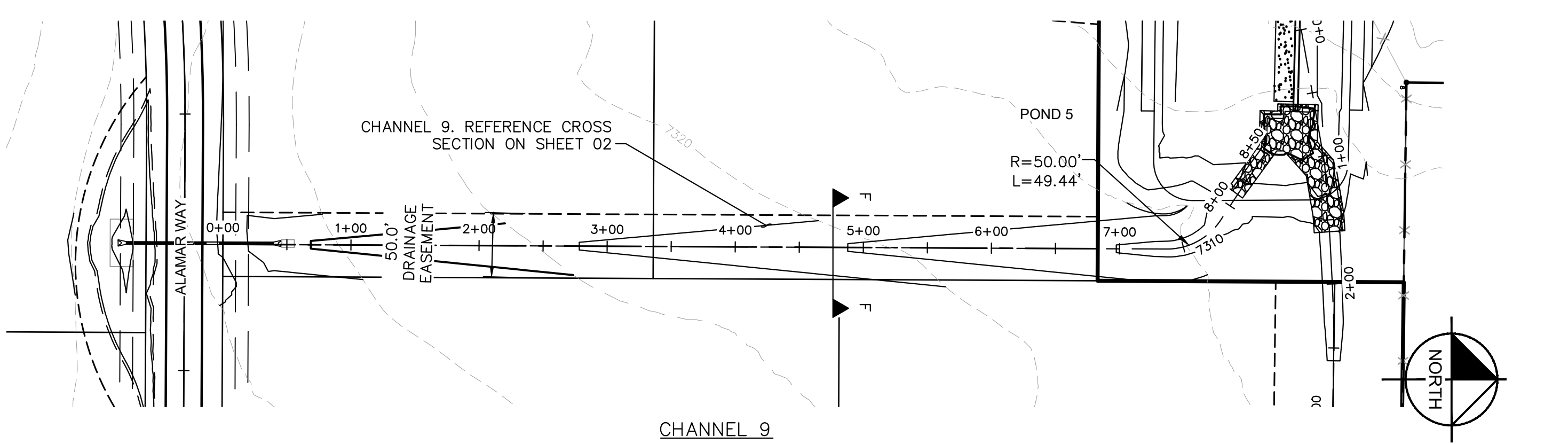
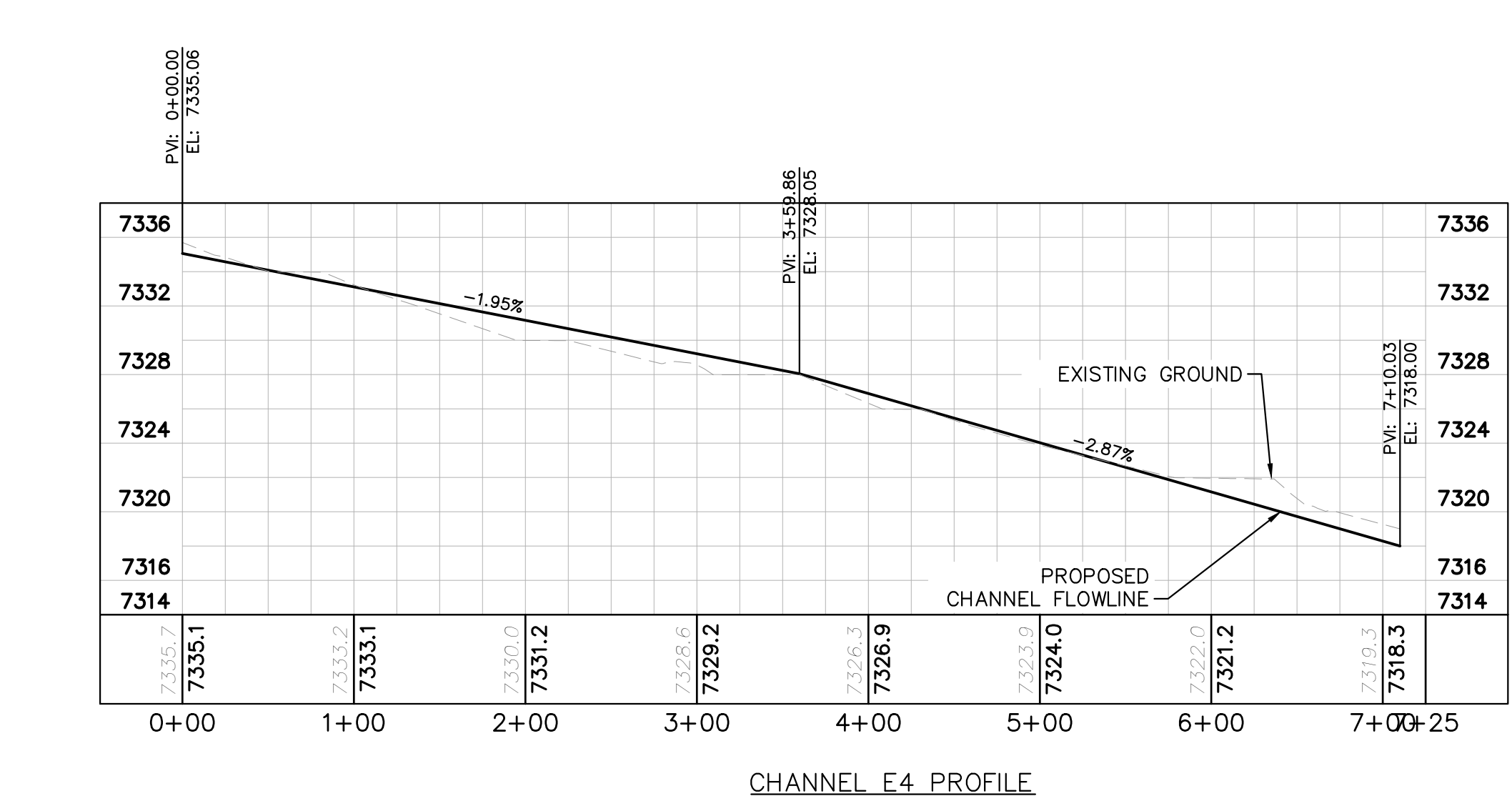
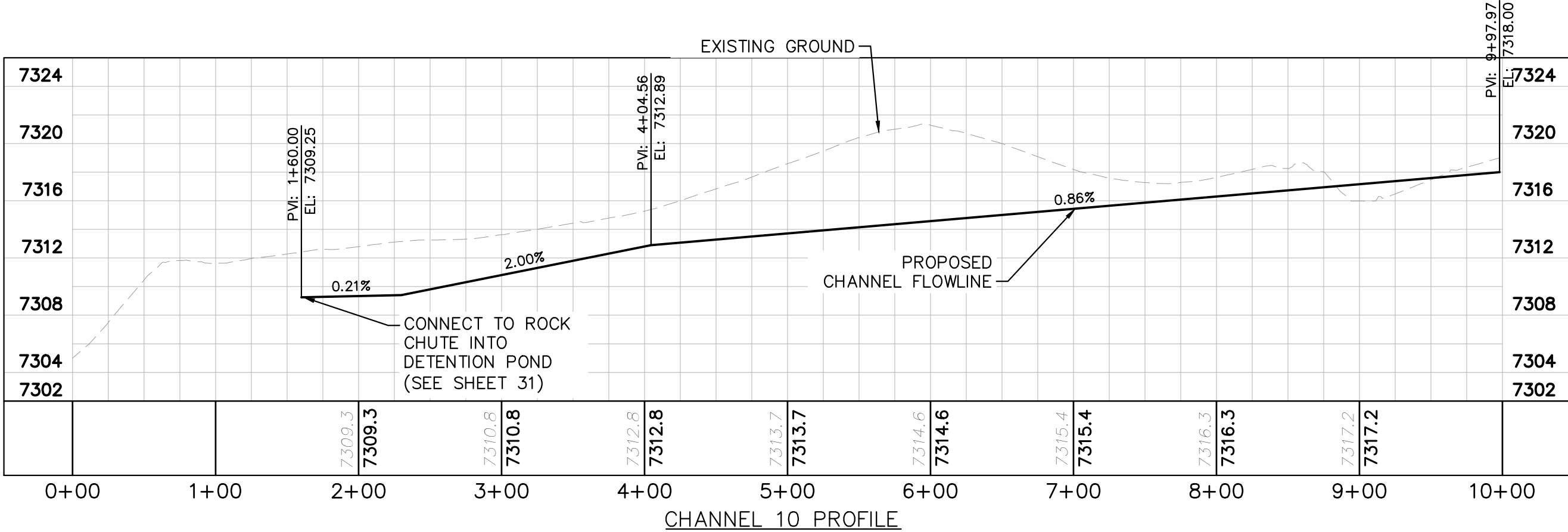
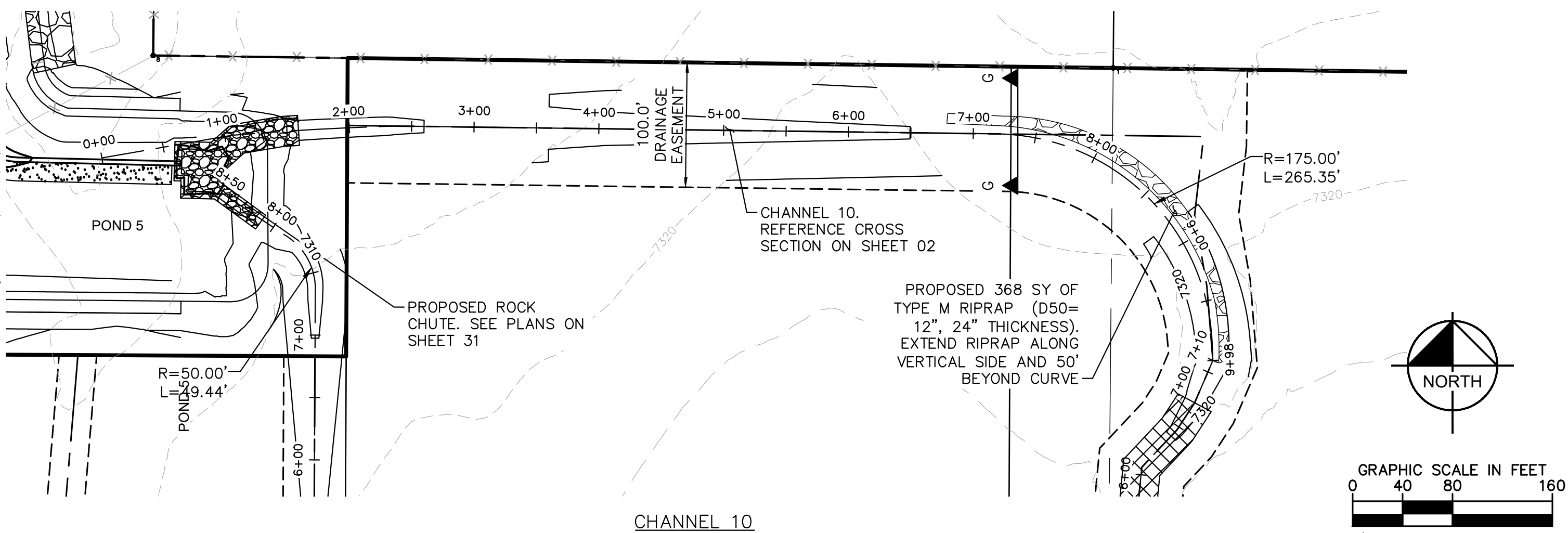
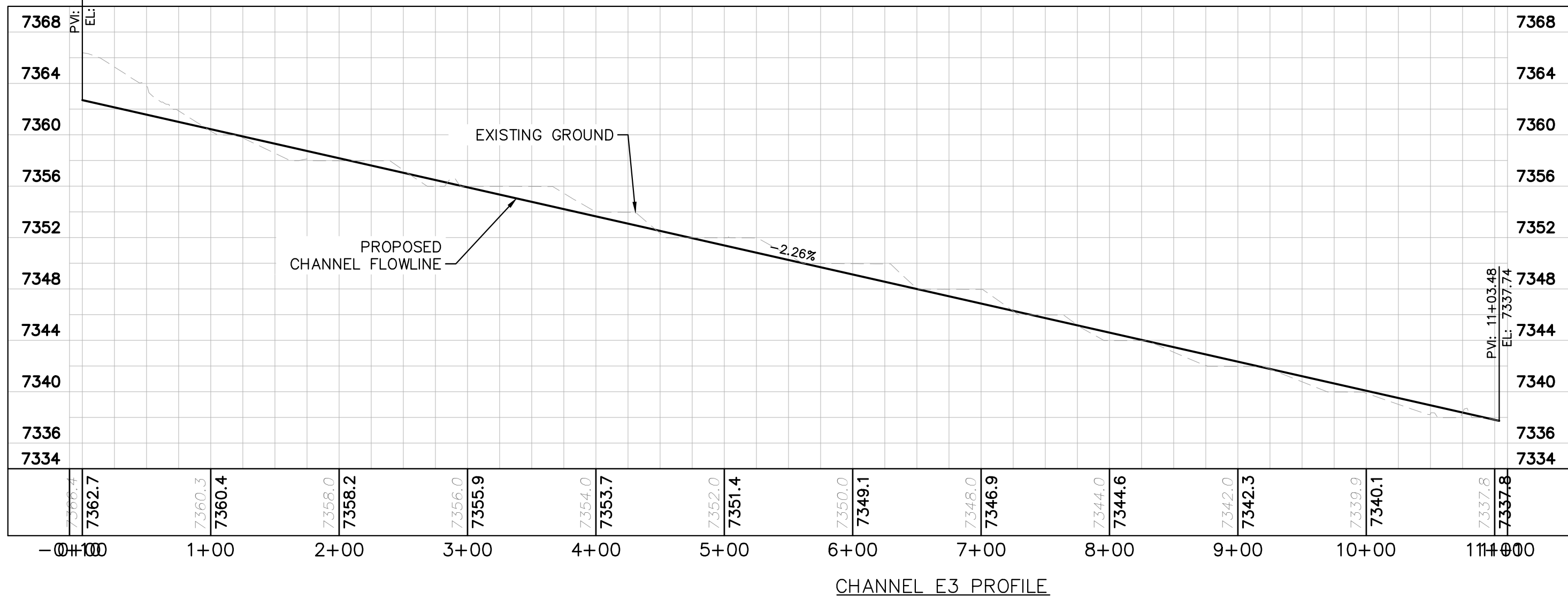
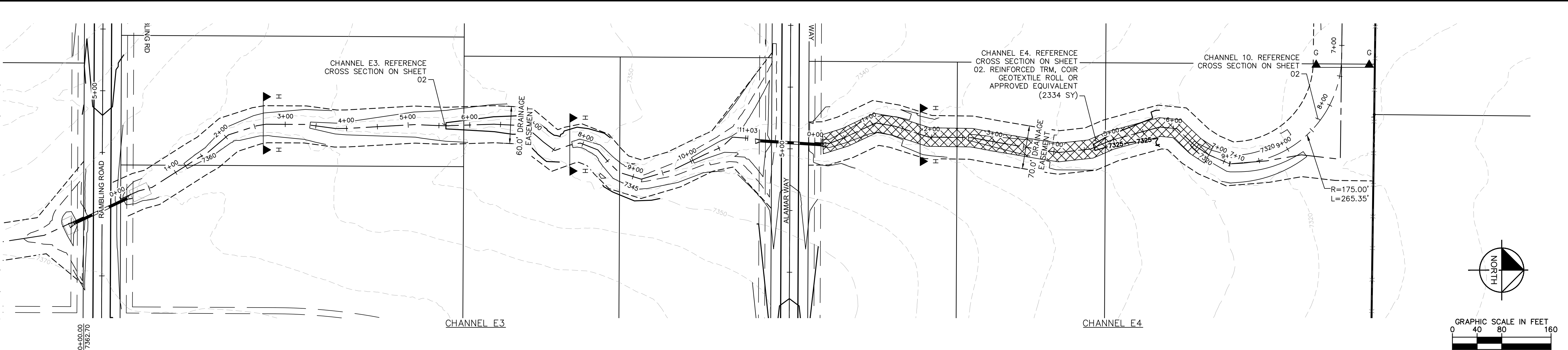
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Kimley»Horn		COUNTY SUBMITTAL #3 9/15/21 KRC	
© 2021 KIMLEY-HORN AND ASSOCIATES, INC. 2 N NEVADA AVE SUITE 300, COLORADO SPRINGS, CO 80903 PHONE: 719-453-0180 WWW.KIMLEY-HORN.COM		COUNTY SUBMITTAL #2 8/25/21 KRC	
LISCENSED PROFESSIONAL KEVIN KOFFORD CO LICENSE NUMBER 57234		REVISIONS No.	
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SCALE AS SHOWN		DRAWN BY KHTAM	
DESIGNED BY KHTAM		CHECKED BY TLC	
DATE 08/25/2021		TLC DATE -----	
FINAL GEC PLAN			
WINSOME FILING NO. 2 PREPARED FOR WINSOME LLC		CO	
SHEET NUMBER 25		EL PASO COUNTY	

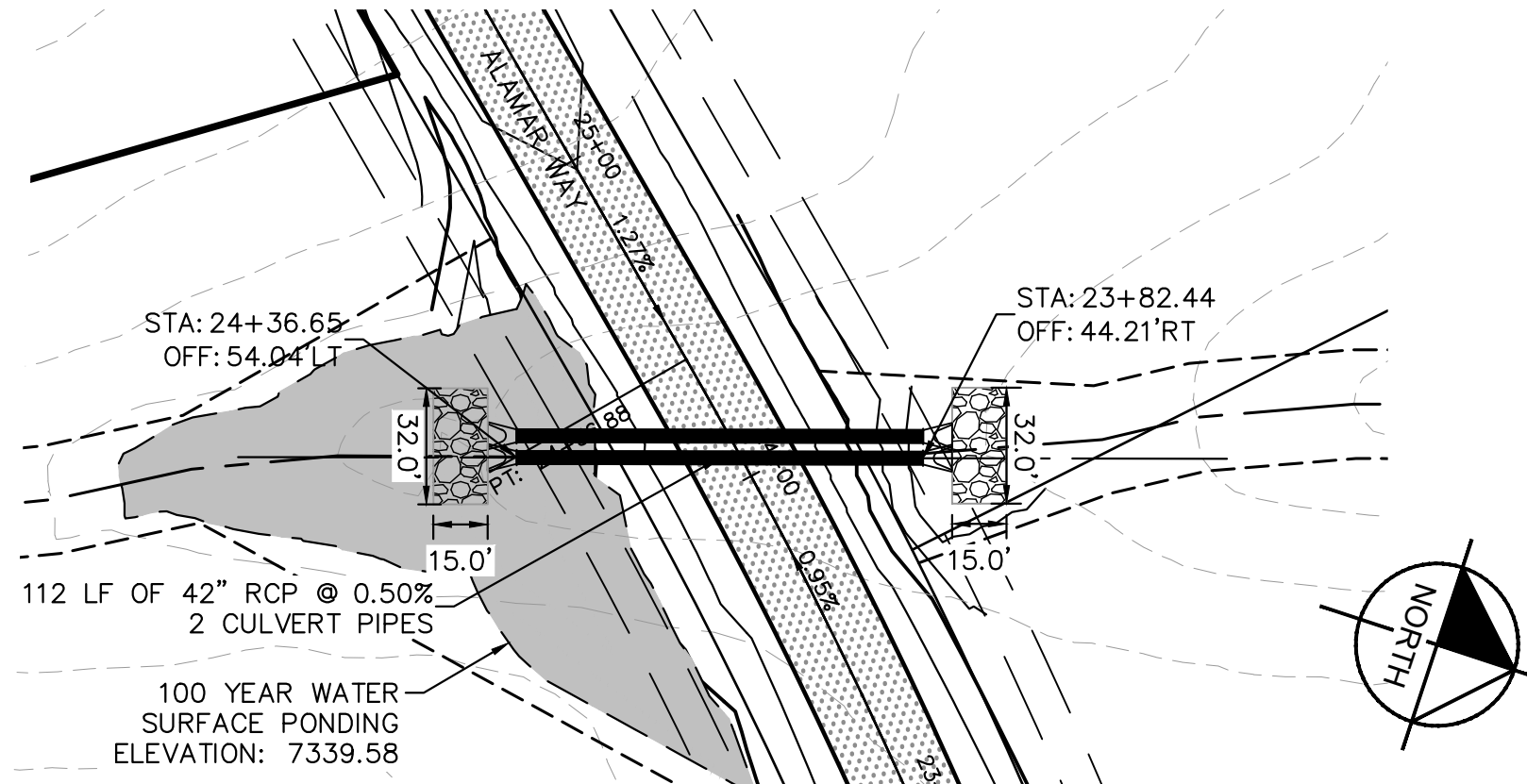


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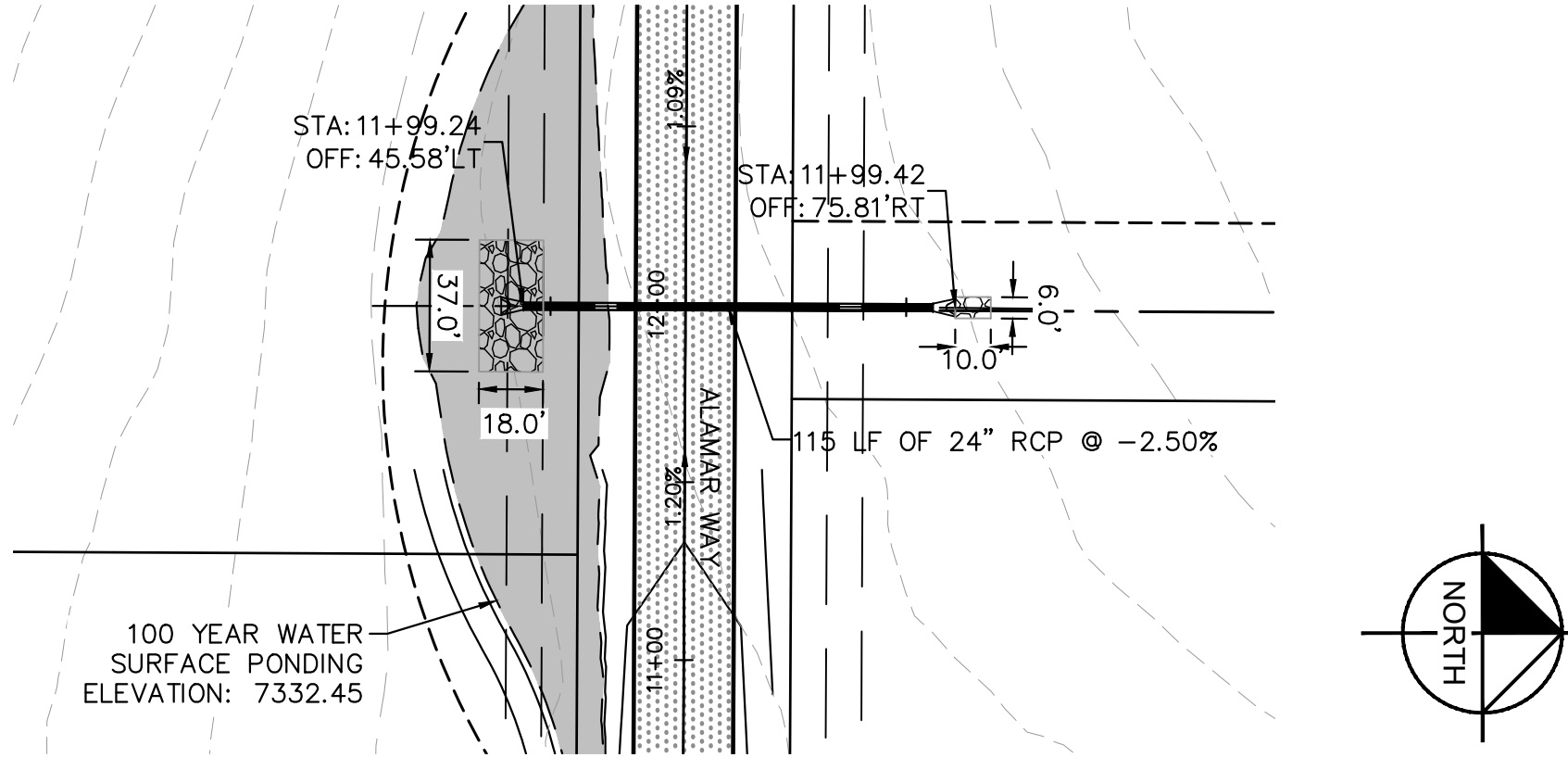
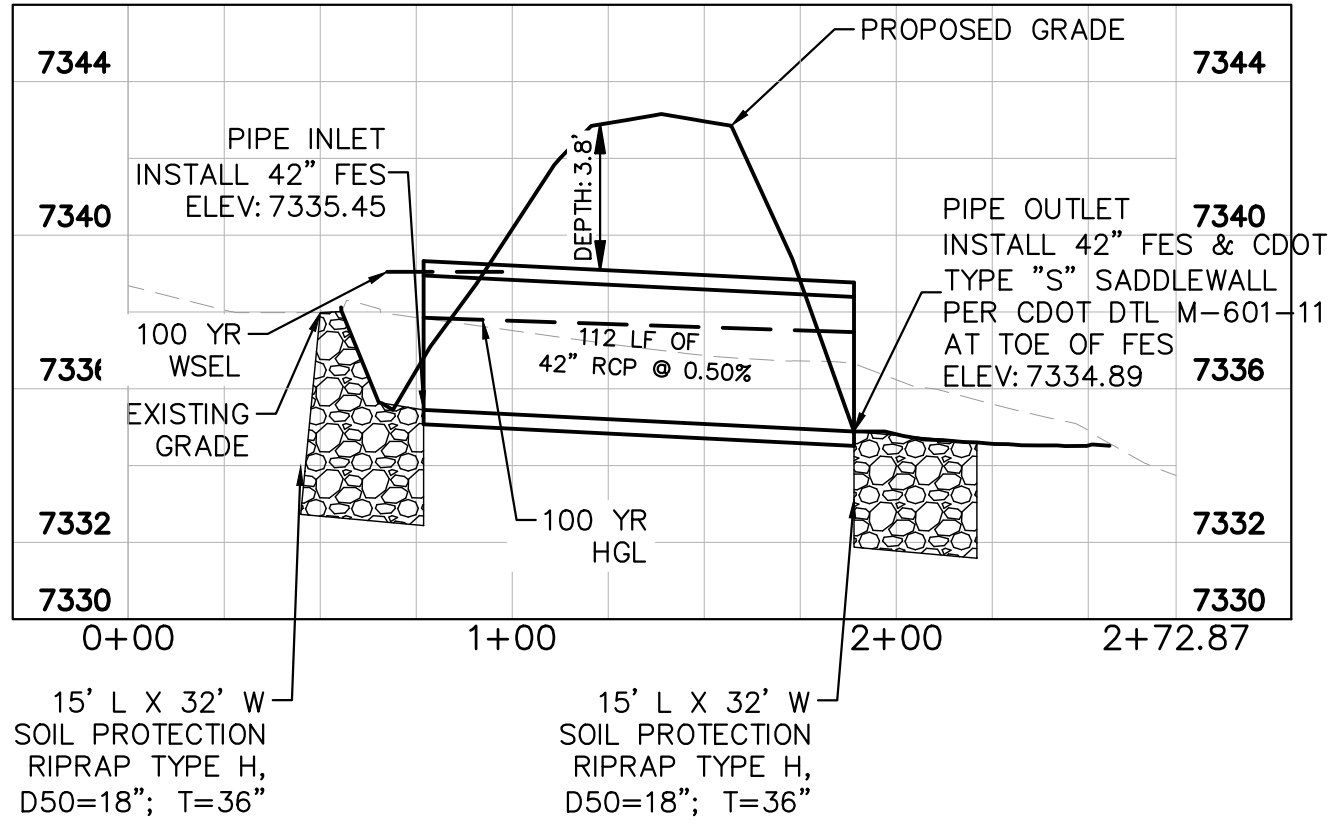


KHA PROJECT 019610600		LICENSED PROFESSIONAL KEVIN KOFFORD	© 2021 KIMLEY-HORN AND ASSOCIATES, INC. 2 N NEVADA AVE SUITE 300, COLORADO SPRINGS, CO 80903 PHONE: 719-453-0180 WWW.KIMLEY-HORN.COM	
DATE 08/25/2021		COUNTY SUBMITTAL #3 9/15/21 KRC		
SCALE AS SHOWN		COUNTY SUBMITTAL #2 8/25/21 KRC		
DESIGNED BY KHTAM		REVISIONS		
DRAWN BY KHTAM		DATE		
CHECKED BY		BY		
TLC DATE		DATE		
WINSOME FILING NO. 2 PREPARED FOR WINSOME LLC				
SHEET NUMBER 27				
EL PASO COUNTY				

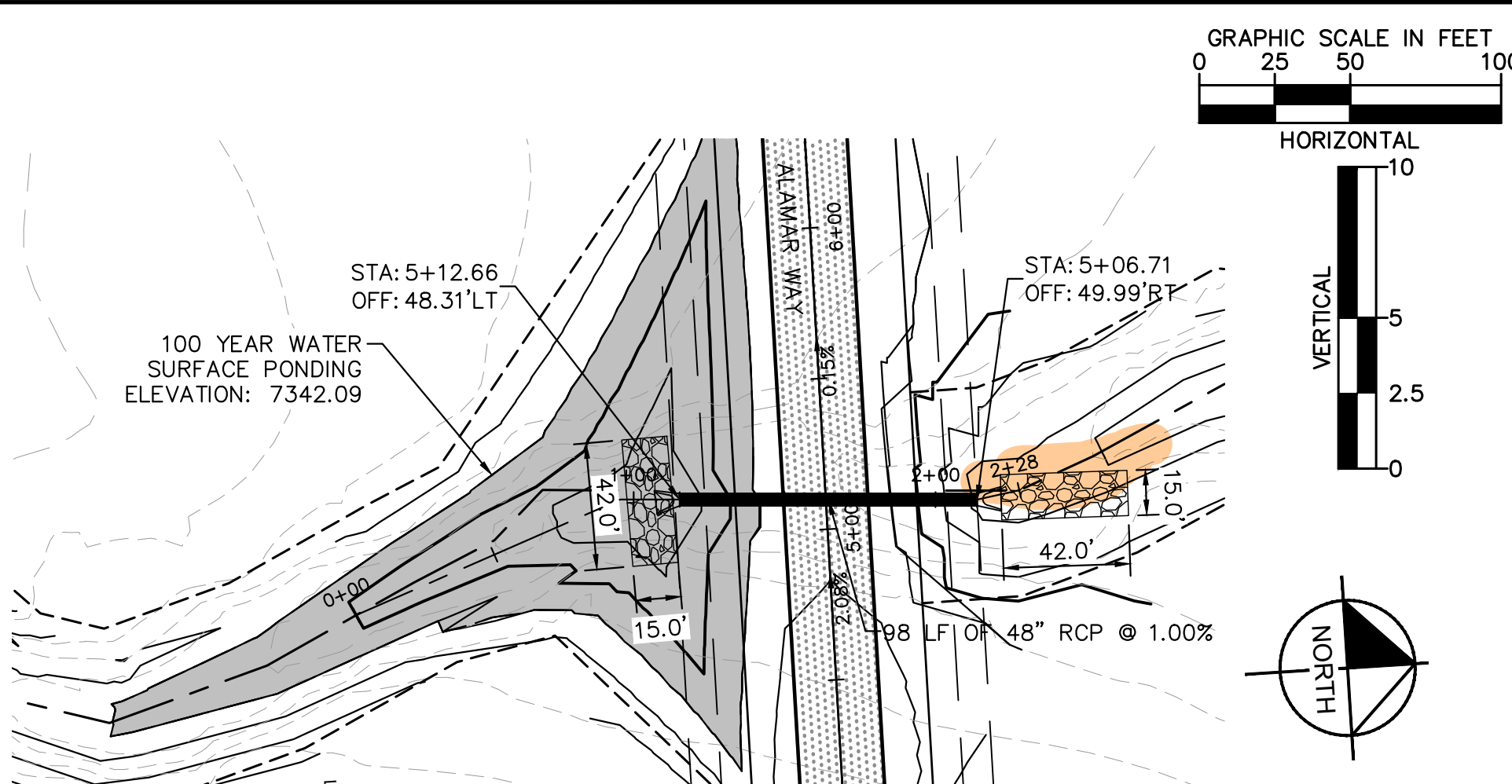
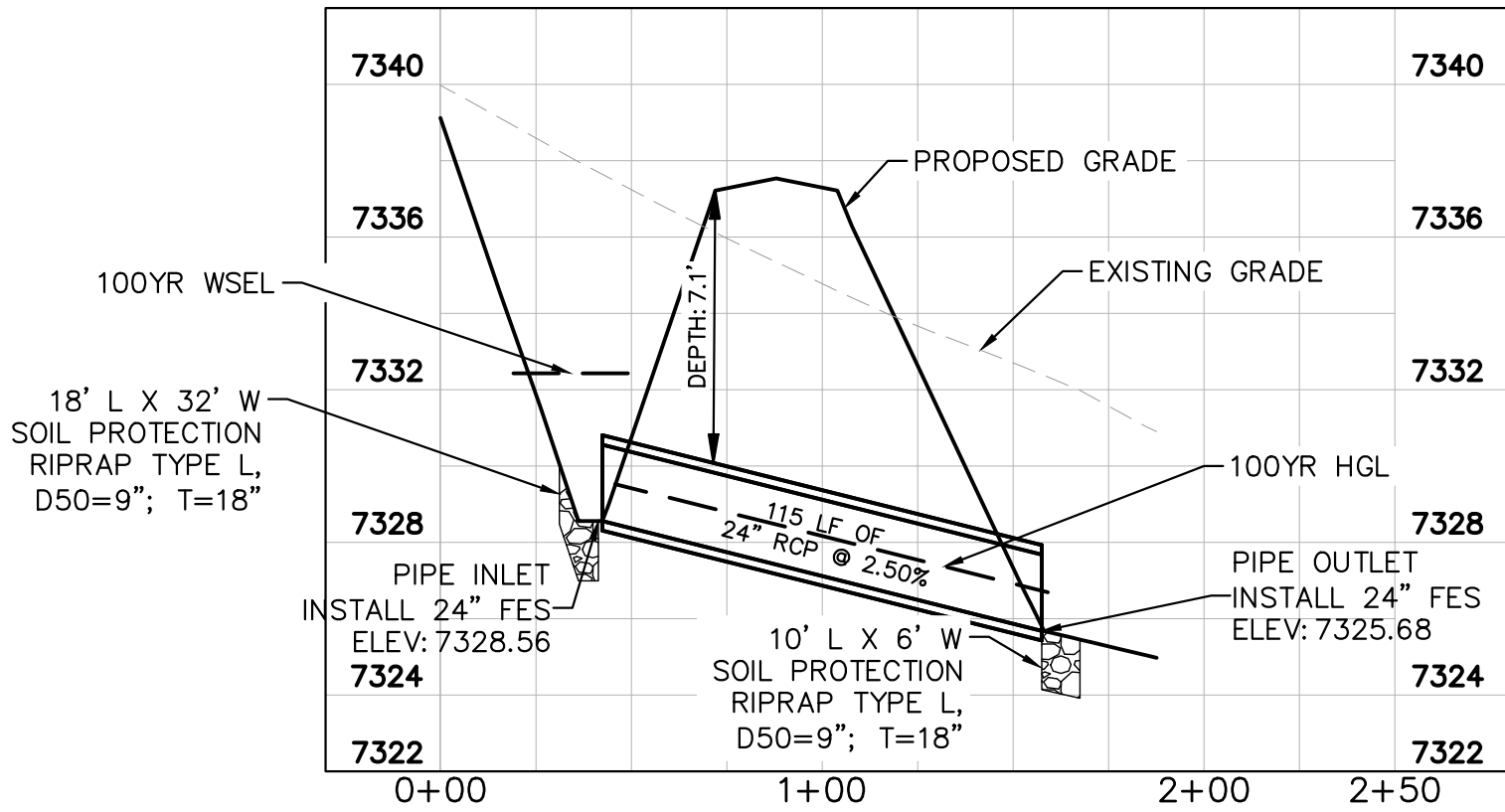
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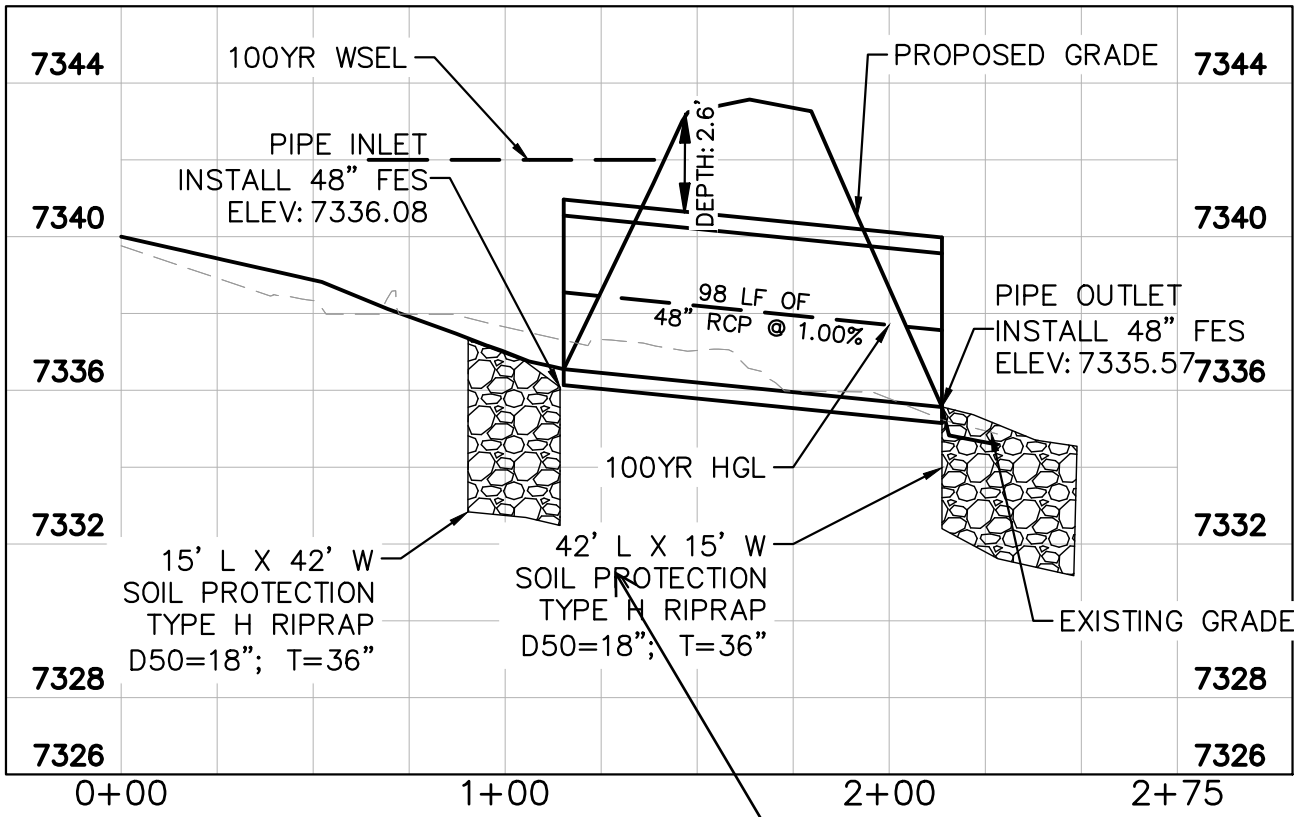
CULVERTS 1 & 2- DESIGN POINT O2



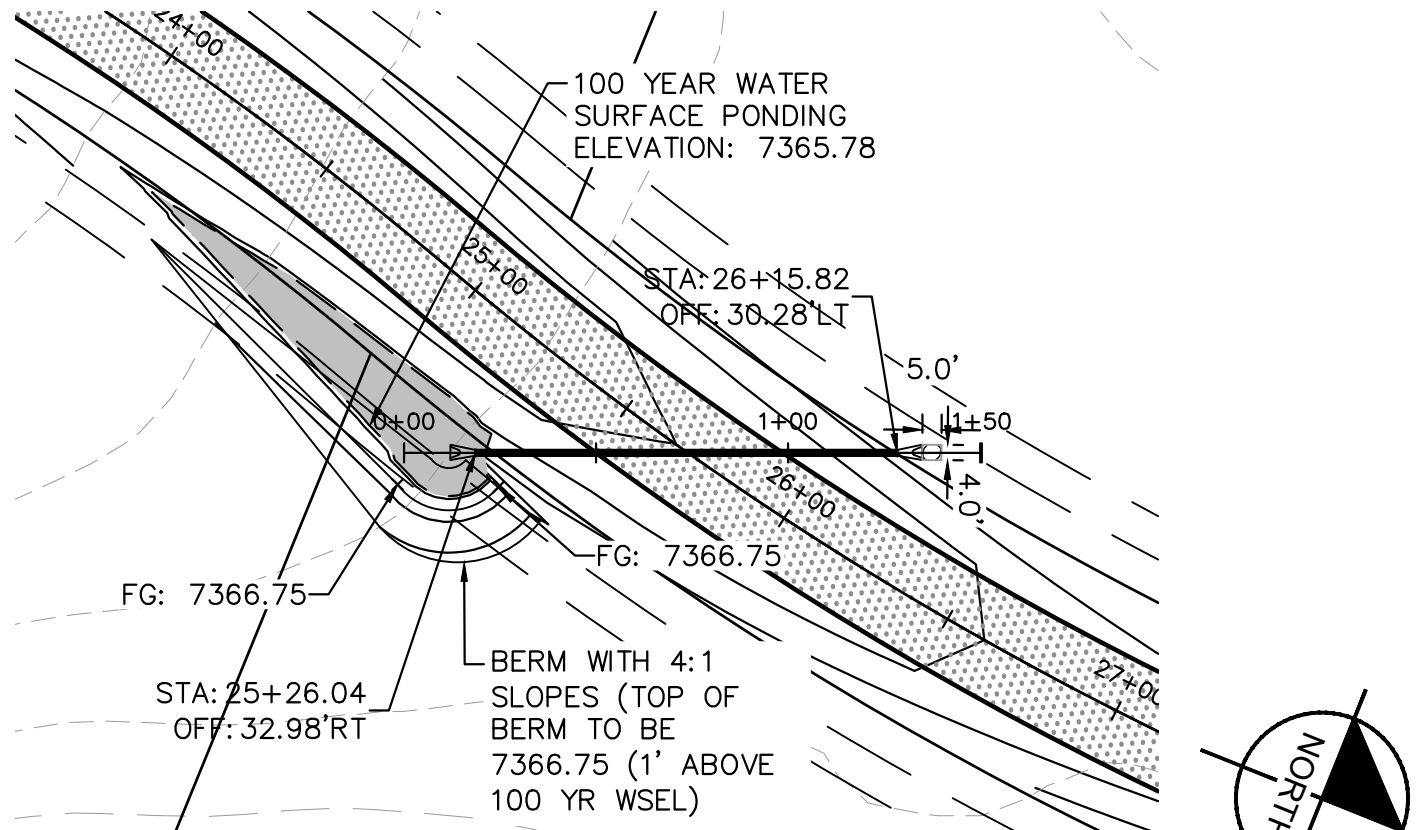
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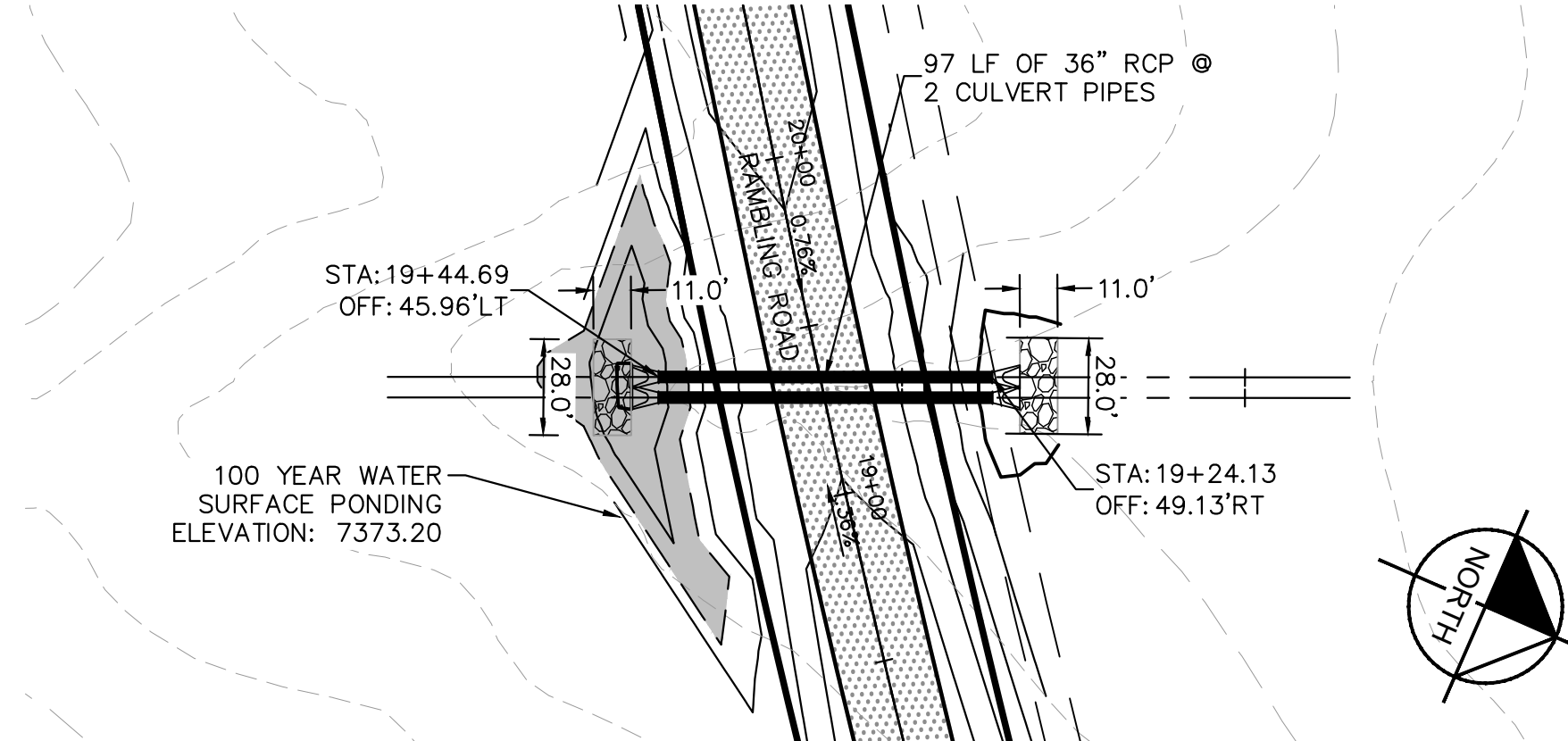
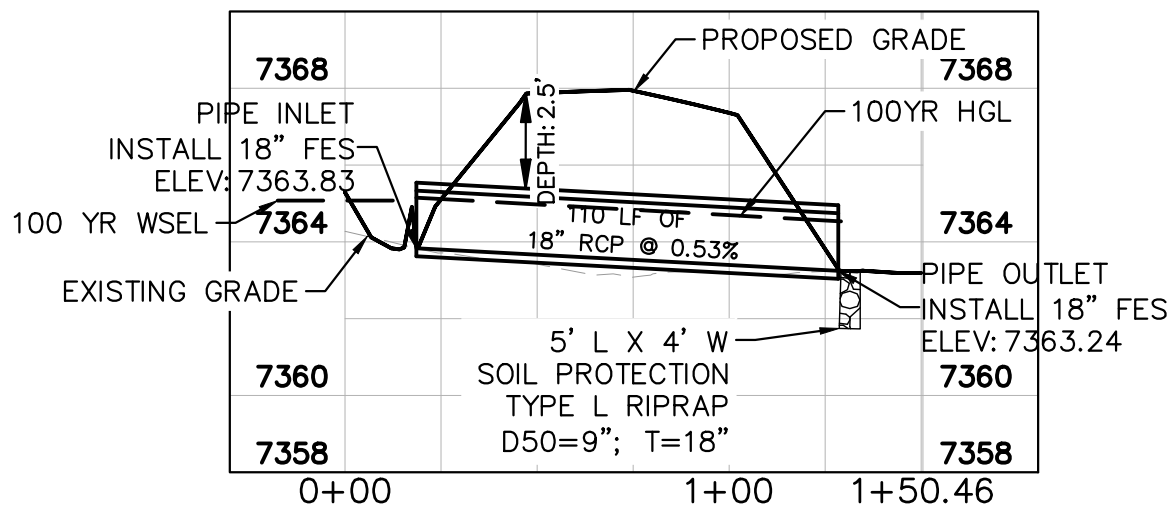
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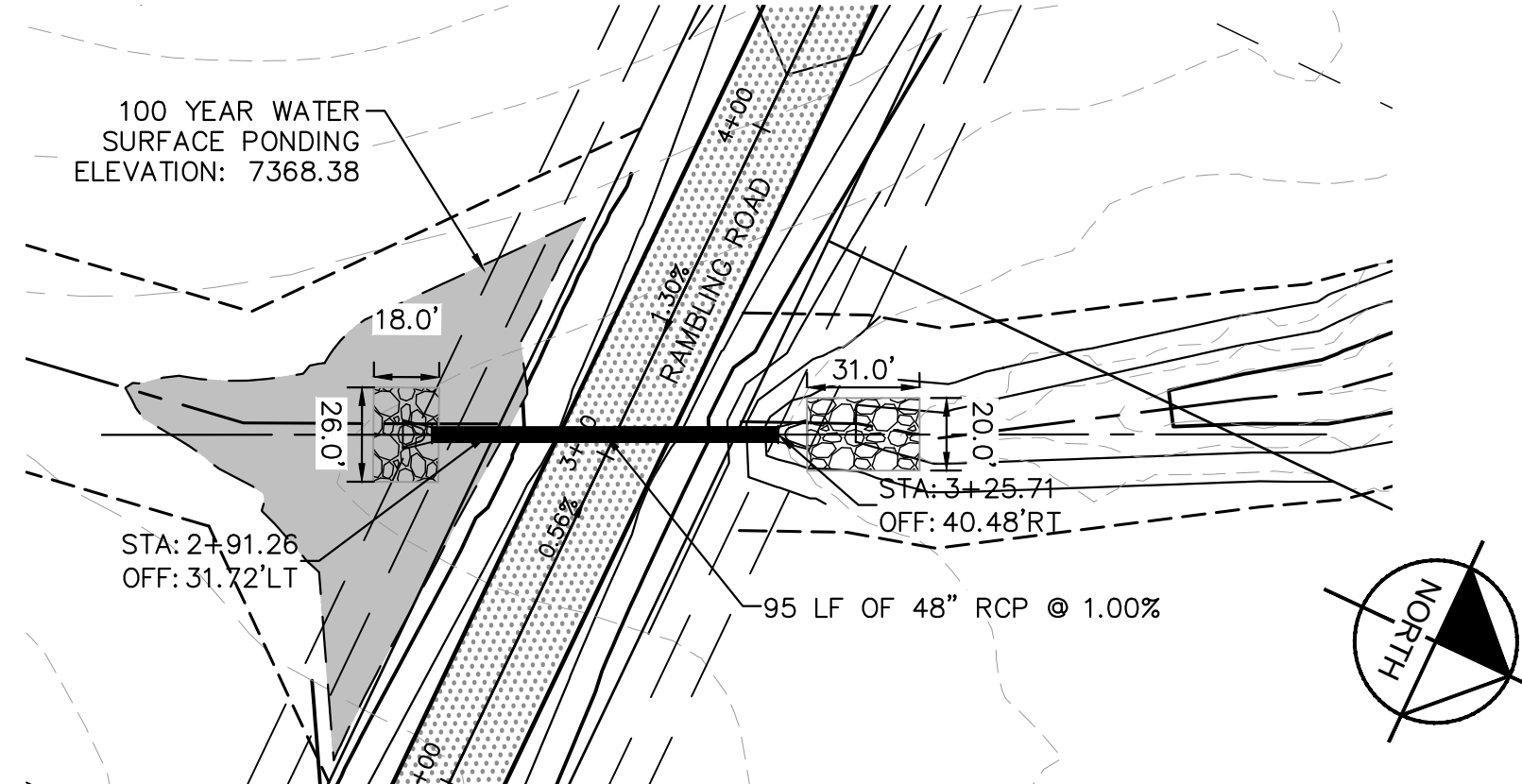
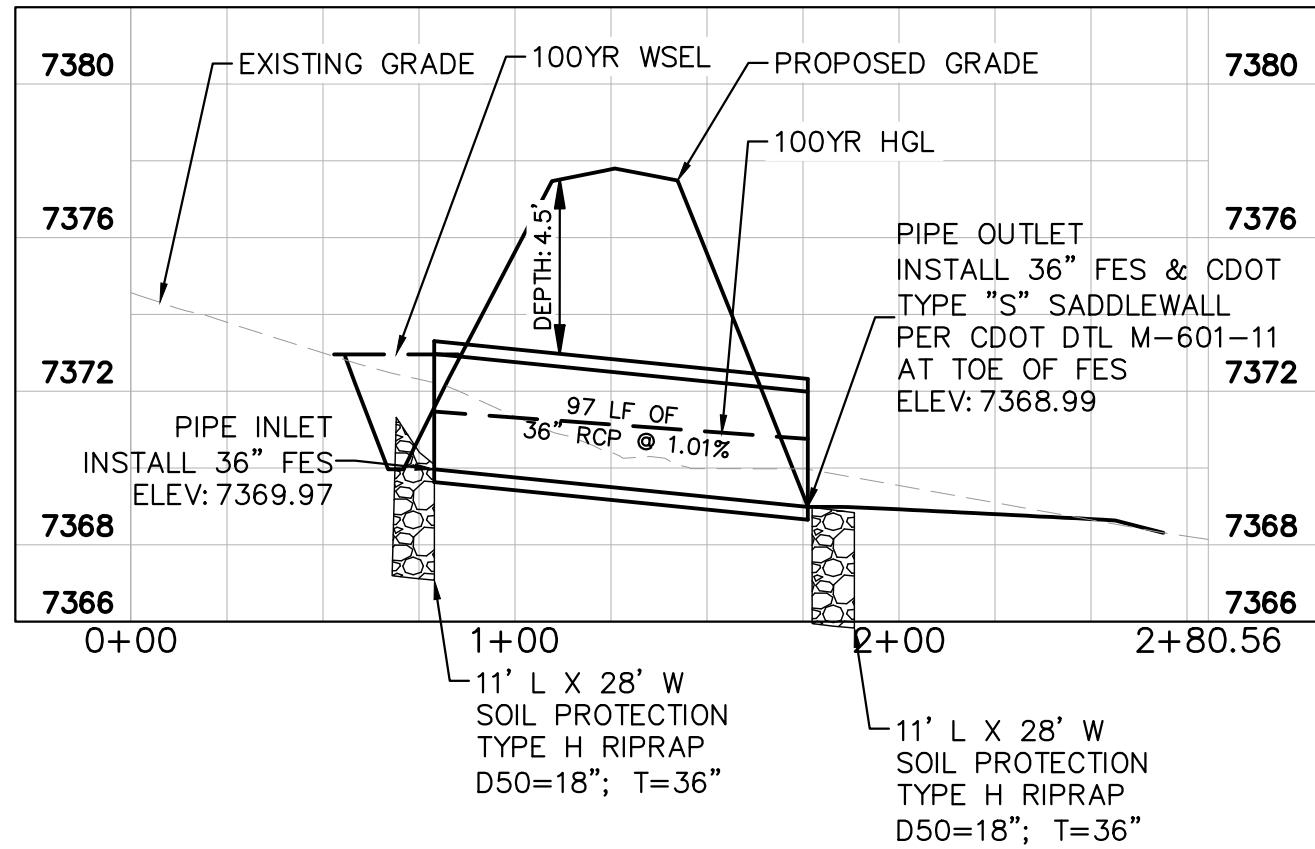
drainage report calls
for 49' L x 20' W x 48" T
Type VH D50=24"



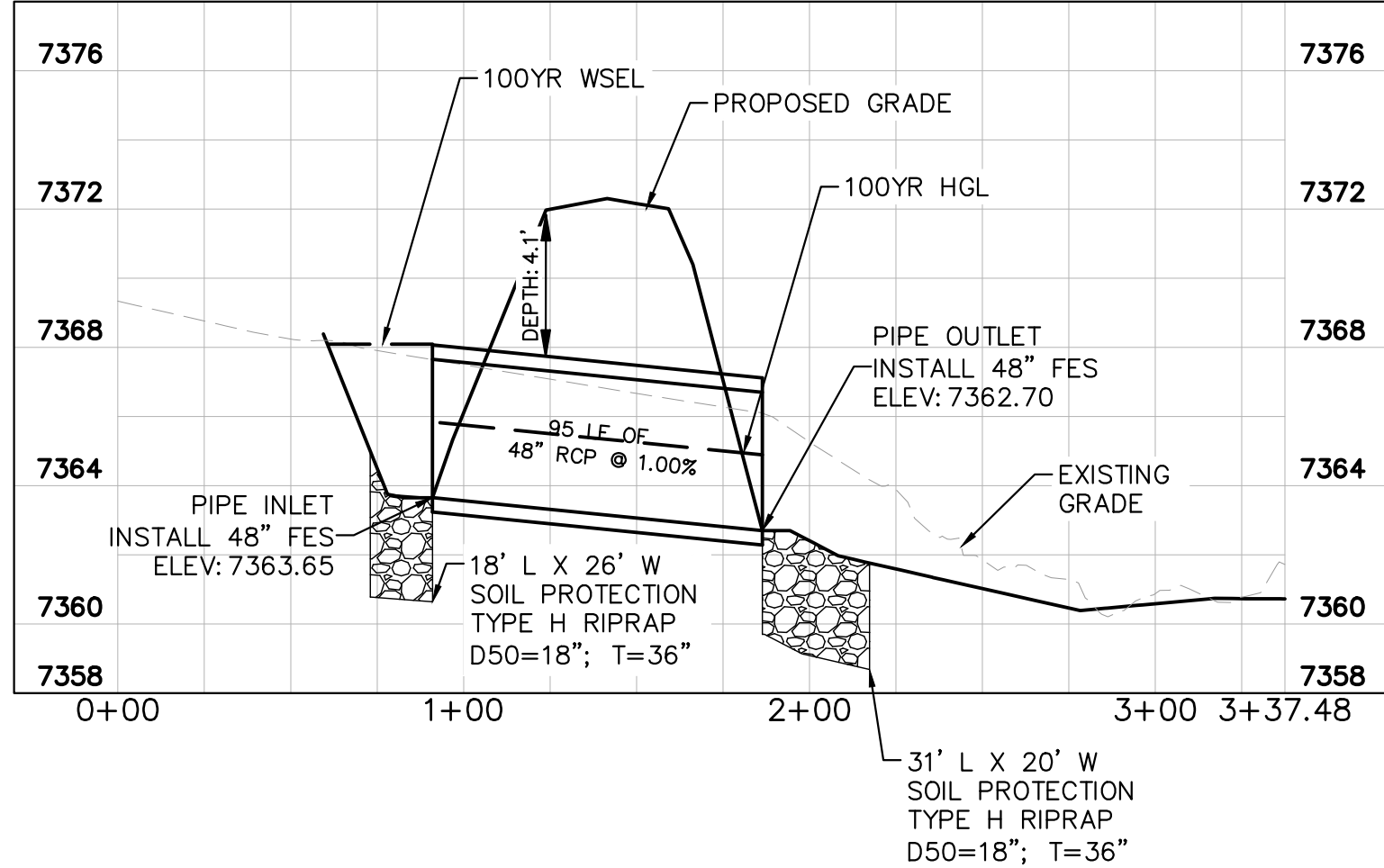
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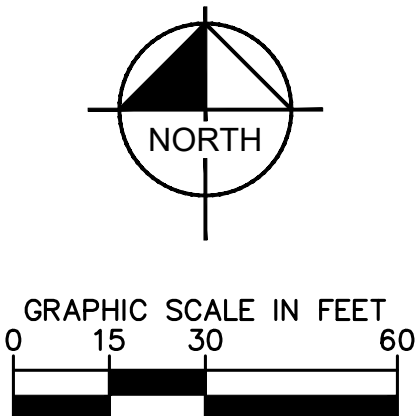
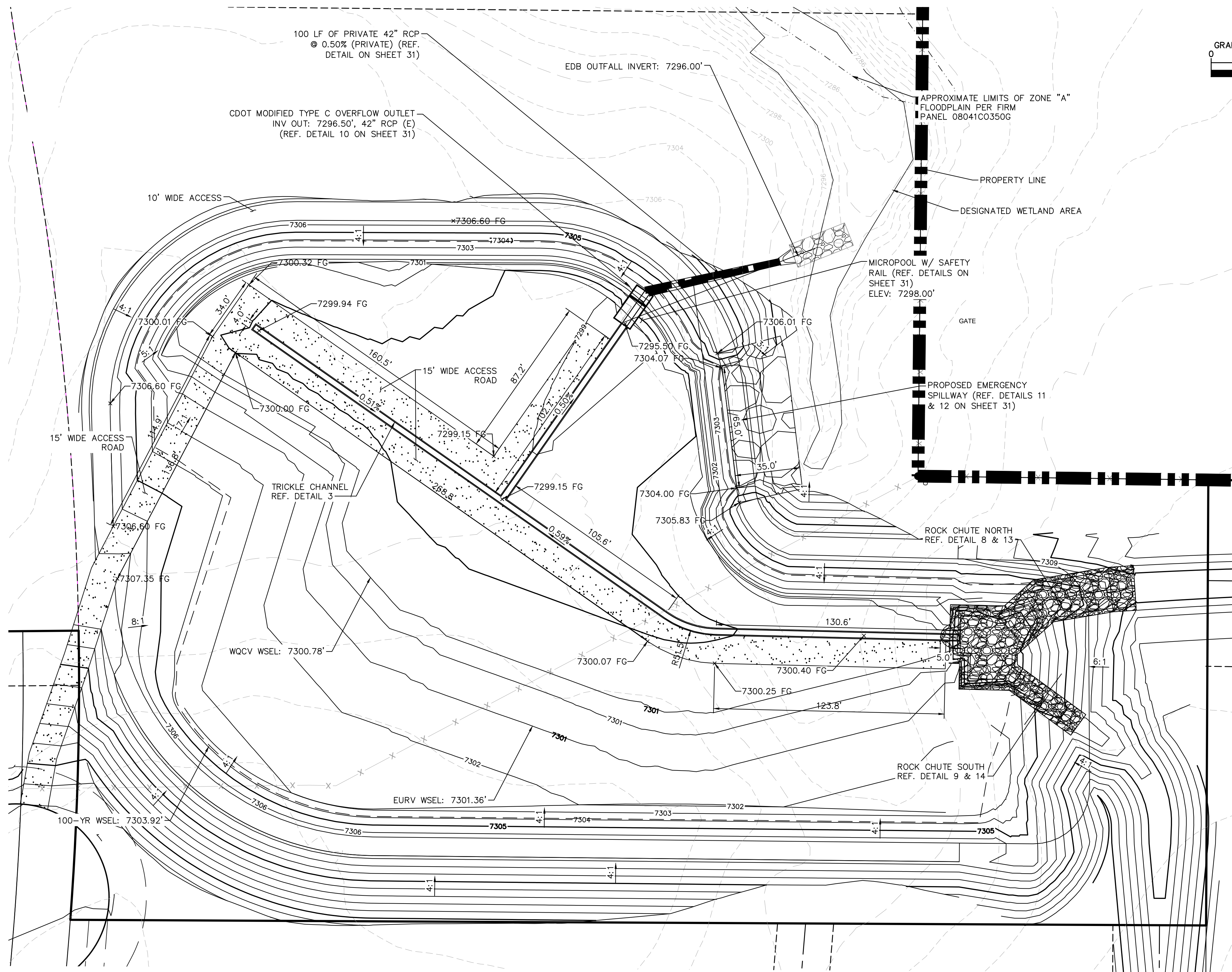
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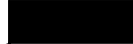




CULVERT 8- DESIGN POINT E3



Kimley»Horn		COUNTY SUBMITTAL #3		COUNTY SUBMITTAL #2		BY	
© 2021 KIMLEY-HORN AND ASSOCIATES, INC. 2 N NEVADA AVE SUITE 300, COLORADO SPRINGS, CO 80903 PHONE: 719-453-0180 WWW.KIMLEY-HORN.COM		9/15/21		8/25/21		DATE	
LISCENSED PROFESSIONAL		KEVIN KOFORD		CO LICENSE NUMBER		TLC DATE	
KHA PROJECT		019610600		DATE		08/25/2021	
SCALE		AS SHOWN		DESIGNED BY		KHTAM	
DRAWN BY		KHTAM		CHECKED BY		TLC DATE	
CULVERT PLANS		WINSOME FILING NO. 2		PREPARED FOR		WINSOME LLC	
SHEET NUMBER		28		EL PASO COUNTY		CO	



<u>LEGEND</u>	
FG	FINISH GRADE
FBT	TOP OF FOREBAY AT FINISHED GRADE
FBB	BOTTOM OF FOREBAY AT FINISHED GRADE
TCT	TOP OF TRICKLE CHANNEL AT FINISHED GRADE
TCB	BOTTOM OF TRICKLE CHANNEL AT FINISHED GRADE
MPT	TOP OF MICROPOOL AT FINISHED GRADE
MPB	BOTTOM OF MICROPOOL AT FINISHED GRADE
GRATE	OUTLET STRUCTURE GRATE ELEVATION
ME	MATCH EXISTING
PT	TOP OF STEEL PLATE AT FINISHED GRADE
PB	BOTTOM OF STEEL PLATE AT FINISHED GRADE
	PROPERTY LINE
	TOP OF POND
	PROPOSED STORM SEWER

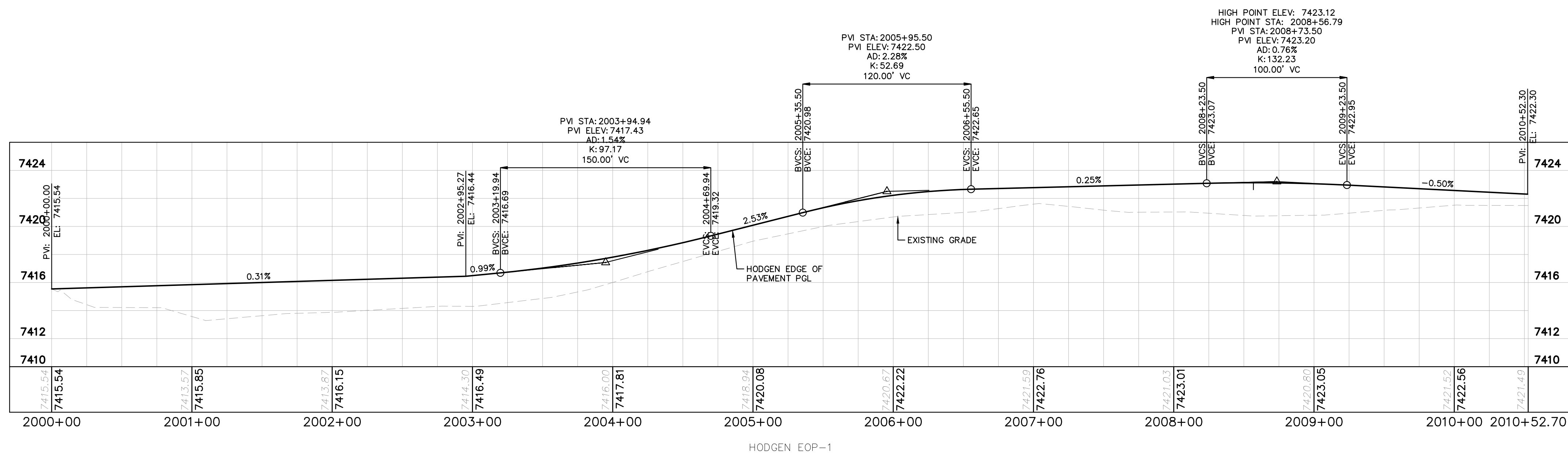
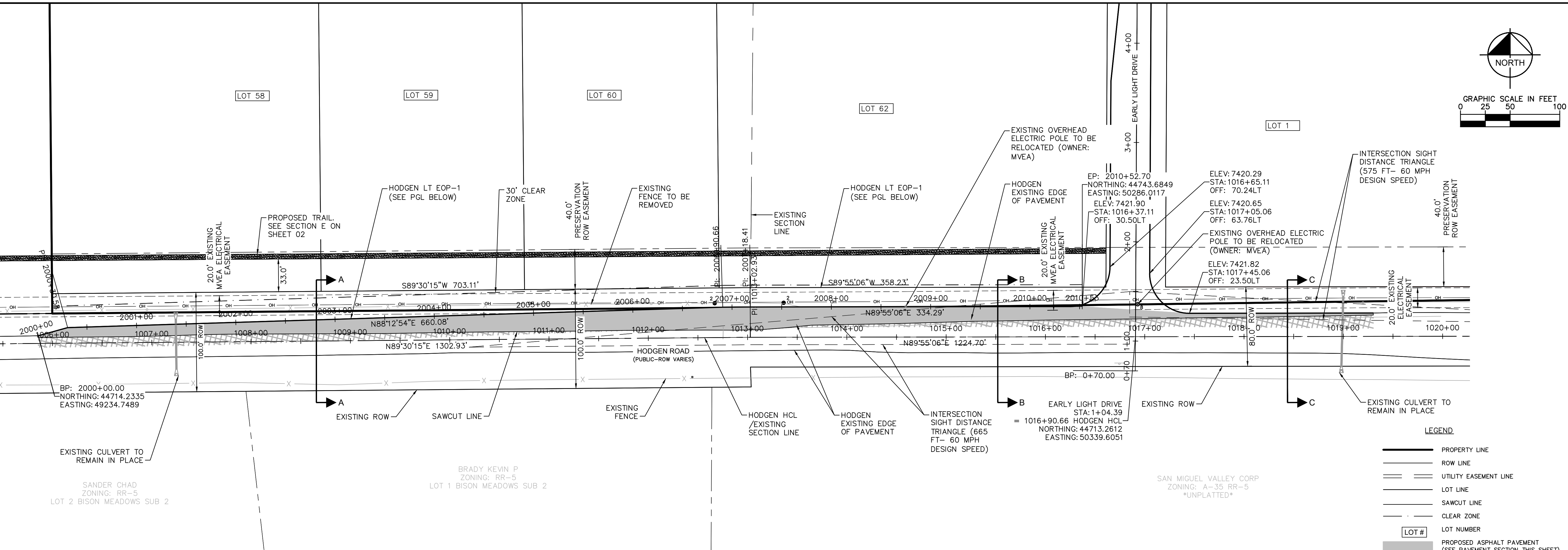
WIN SOME FILING NO.
2
PREPARED FOR
WIN SOME LLC
EL PASO COUNTY CO

POND 5 OVERVIEW

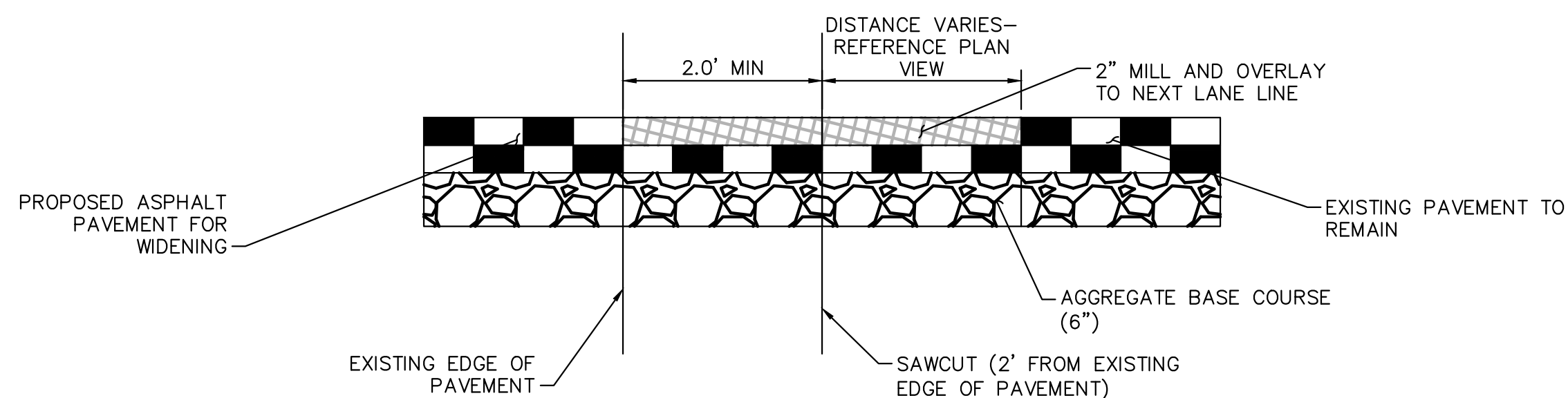
KHA PROJECT 019610600	LICENSED PROFESSIONAL
DATE 08/25/2021	KEVIN KOFFORD
SCALE AS SHOWN	CO LICENSE NUMBER 57234
DESIGNED BY KHTAM	
DRAWN BY KHTAM	
CHECKED BY TLC	DATE:

Kimley»»Horn
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2 N. NEVADA AVE SUITE 300, COLORADO SPRINGS, CO 80903
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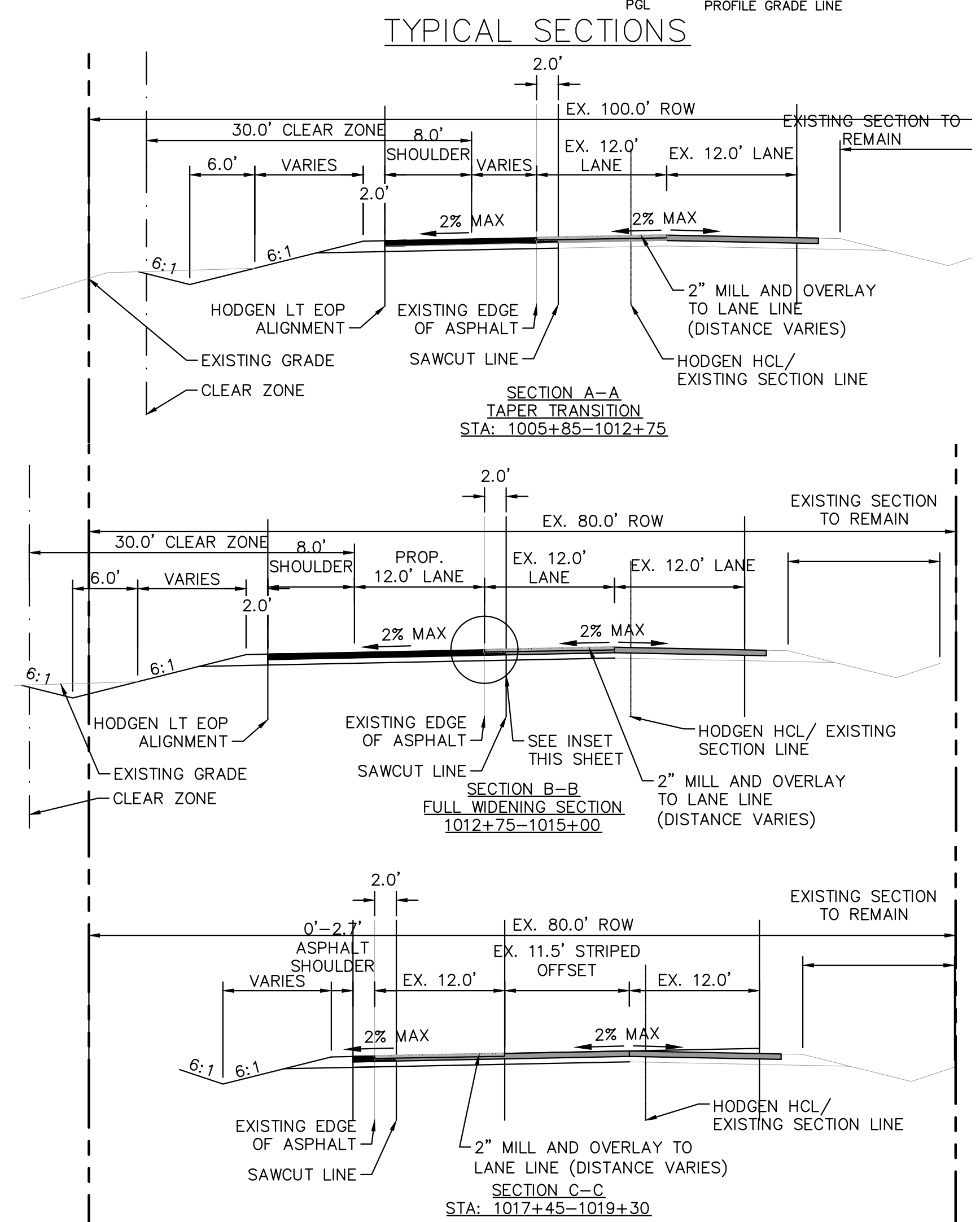
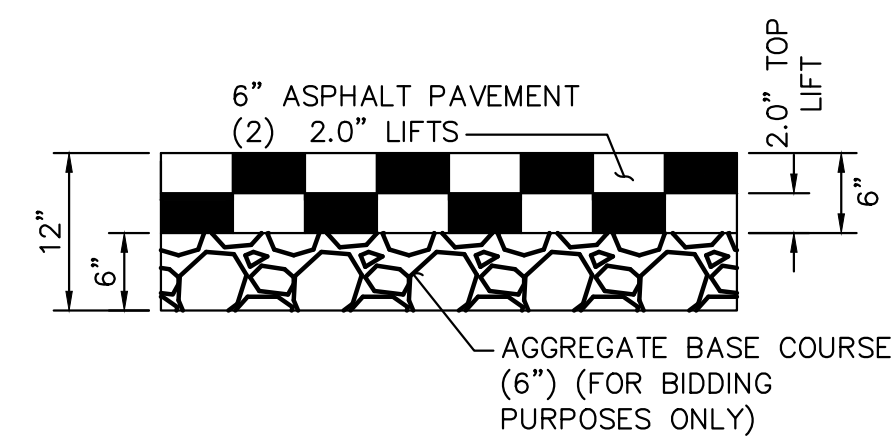
3	COUNTY SUBMITTAL #3	9/15/21	RRK		
2	COUNTY SUBMITTAL #2	8/25/21	RRK		
No.	REVISIONS	DATE	BY		



MILL AND OVERLAY T-PATCH
JOINT DETAIL

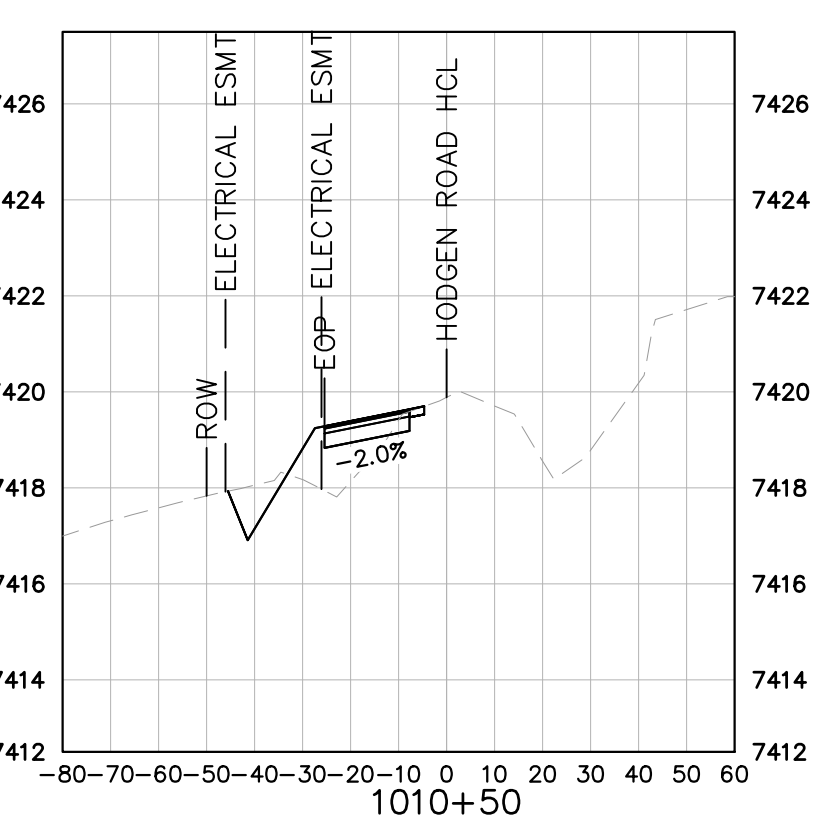
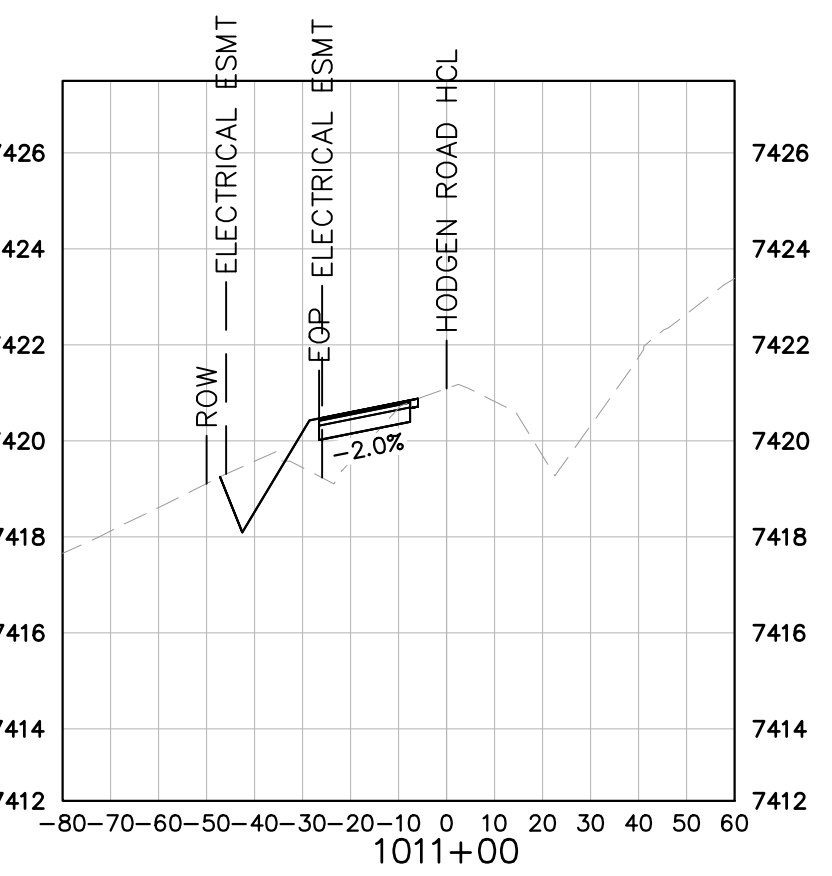
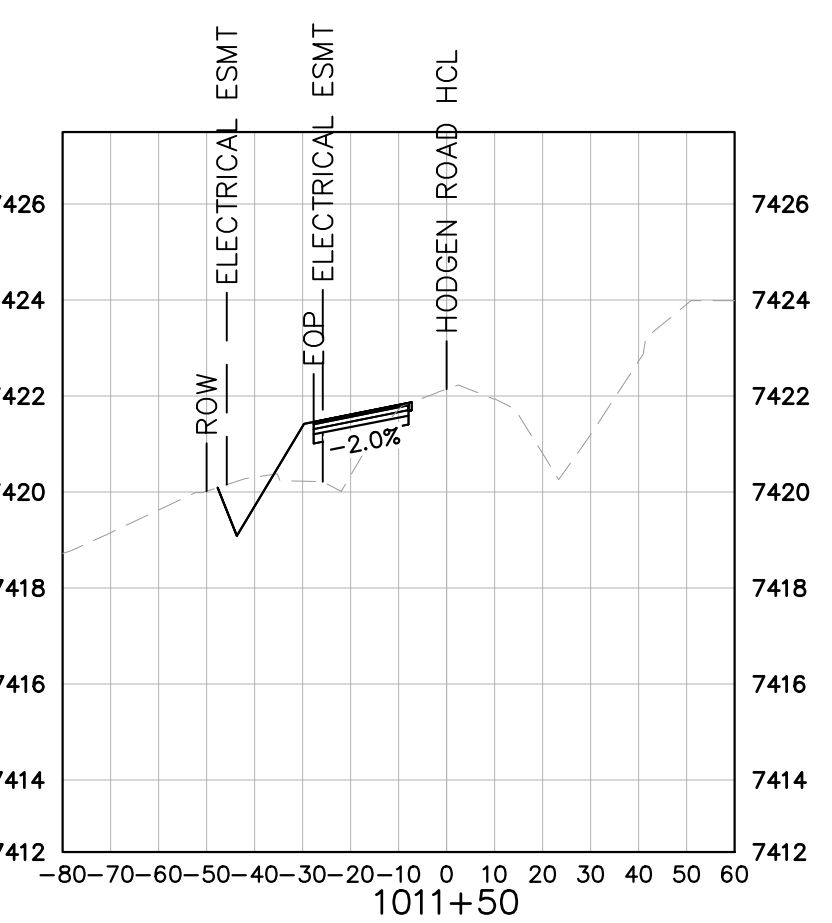
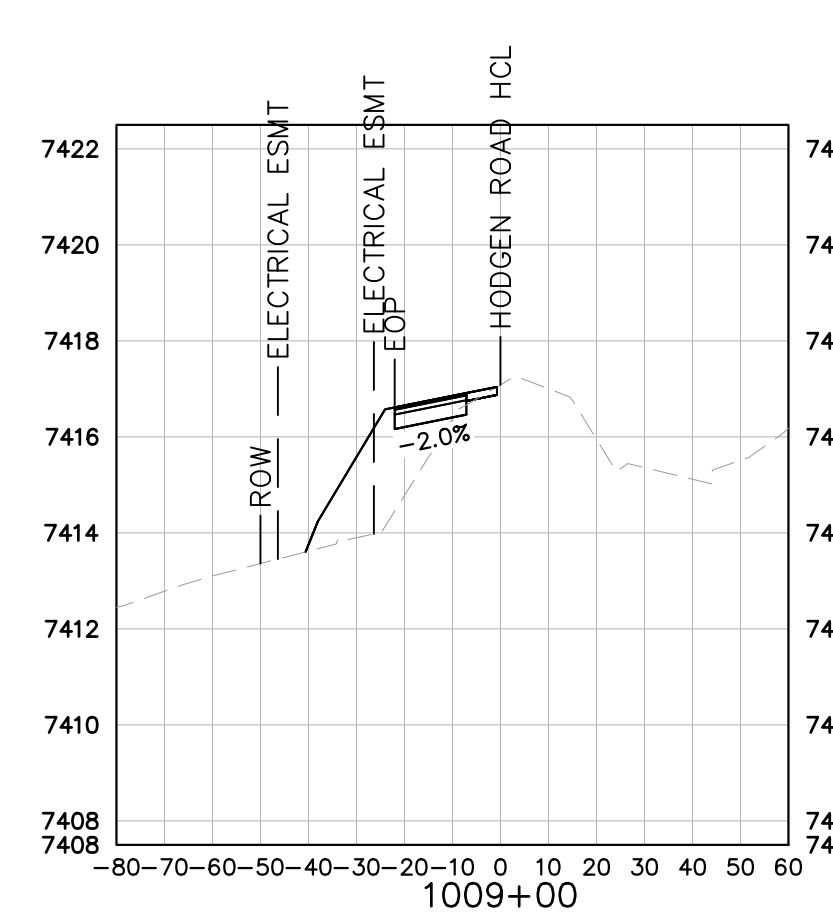
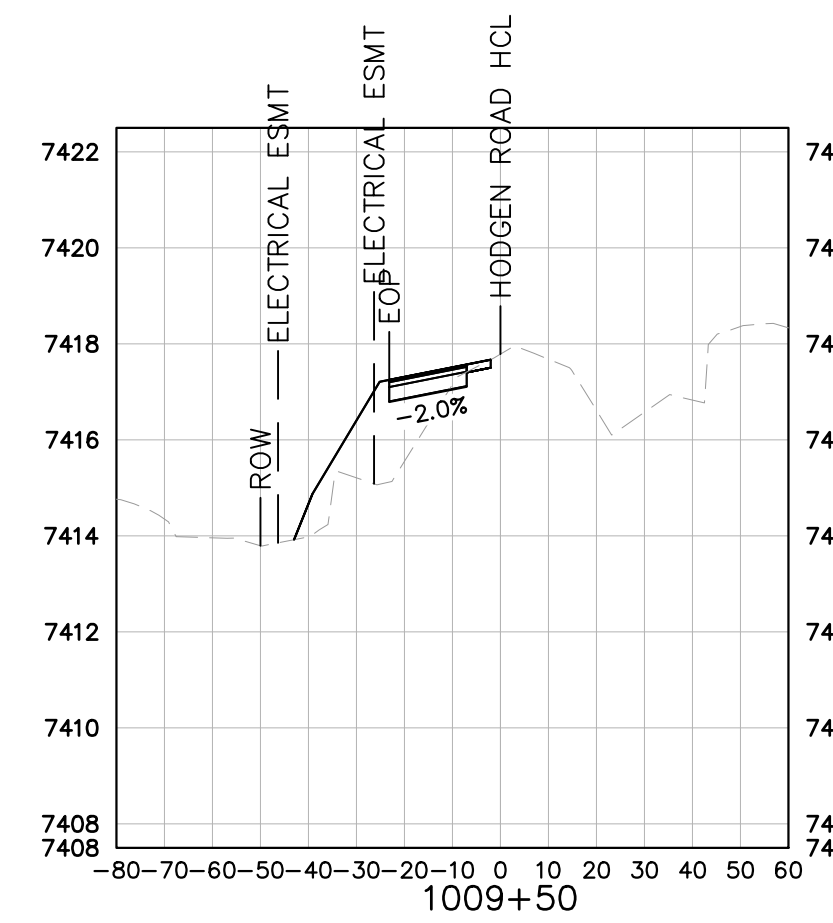
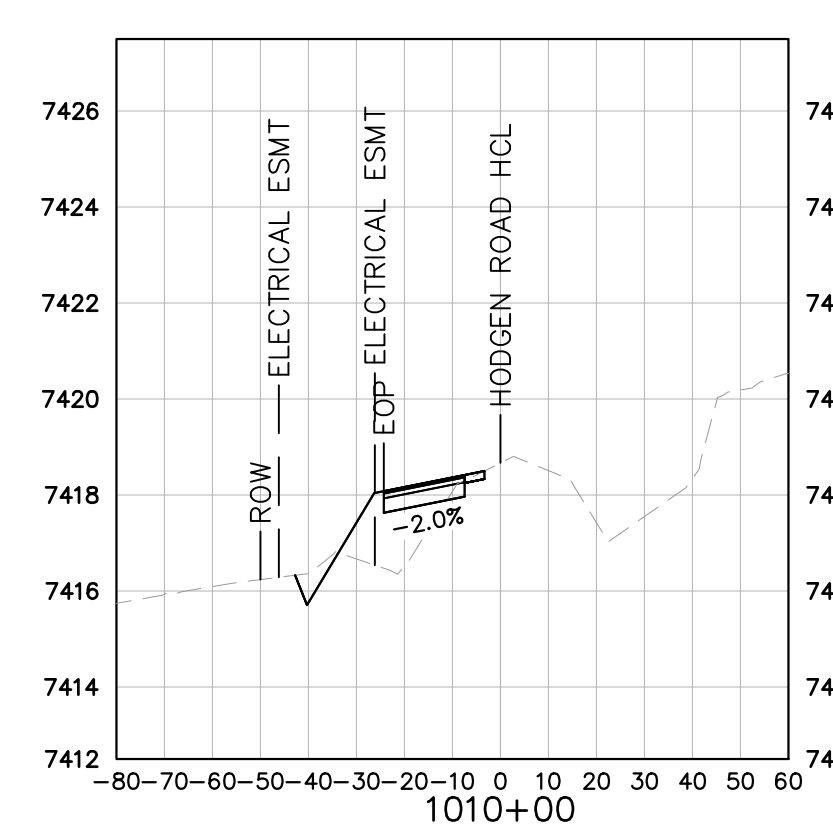
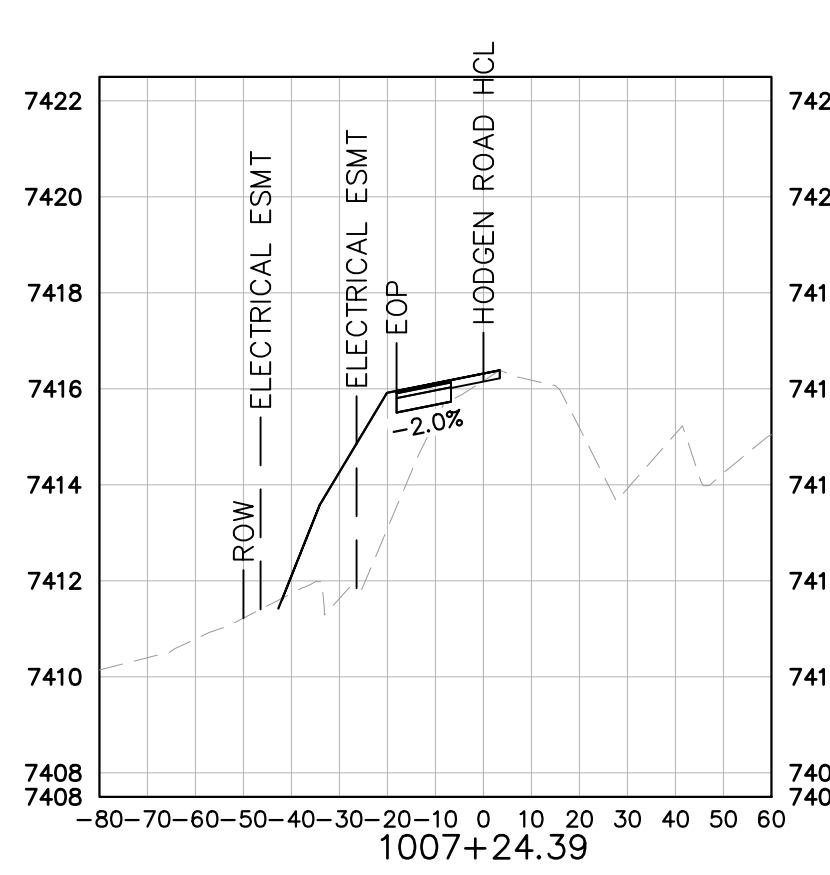
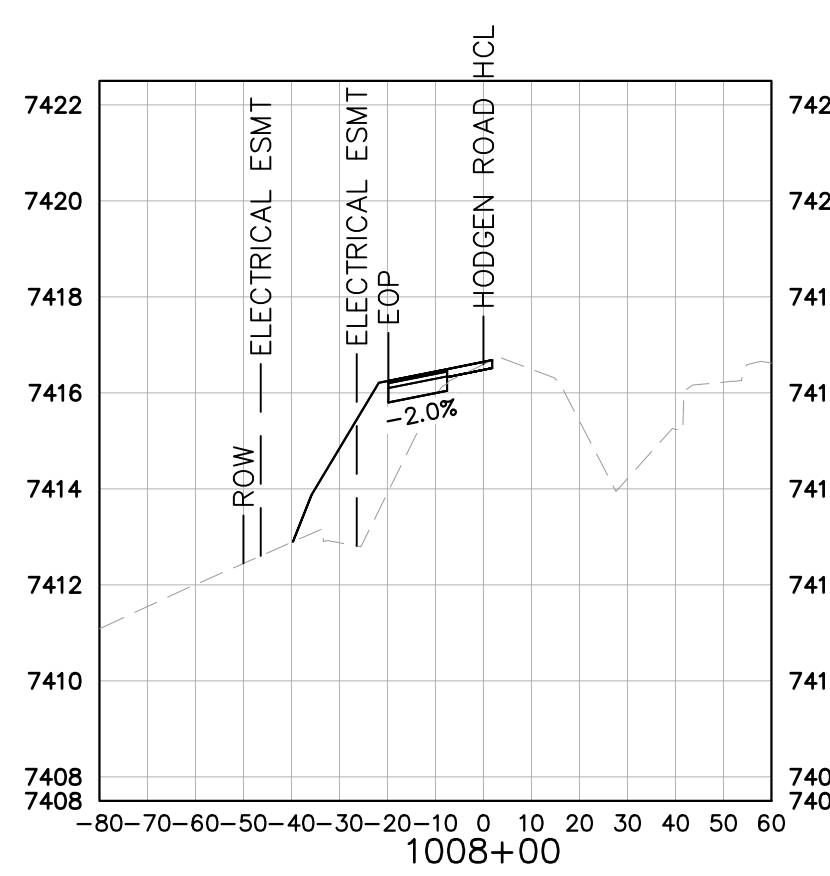
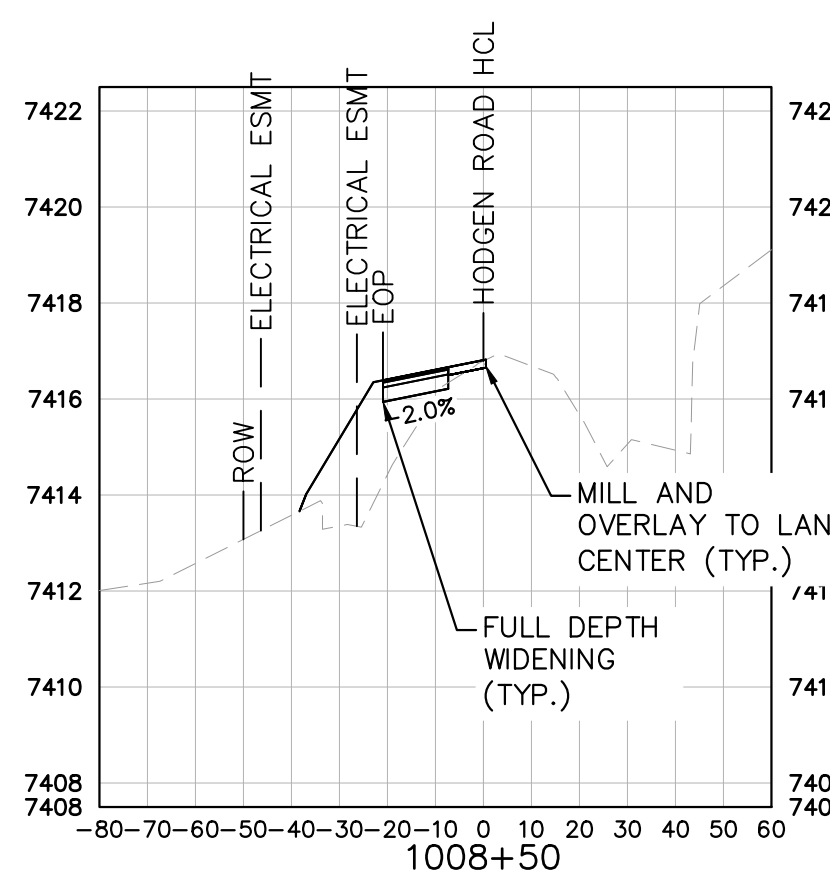
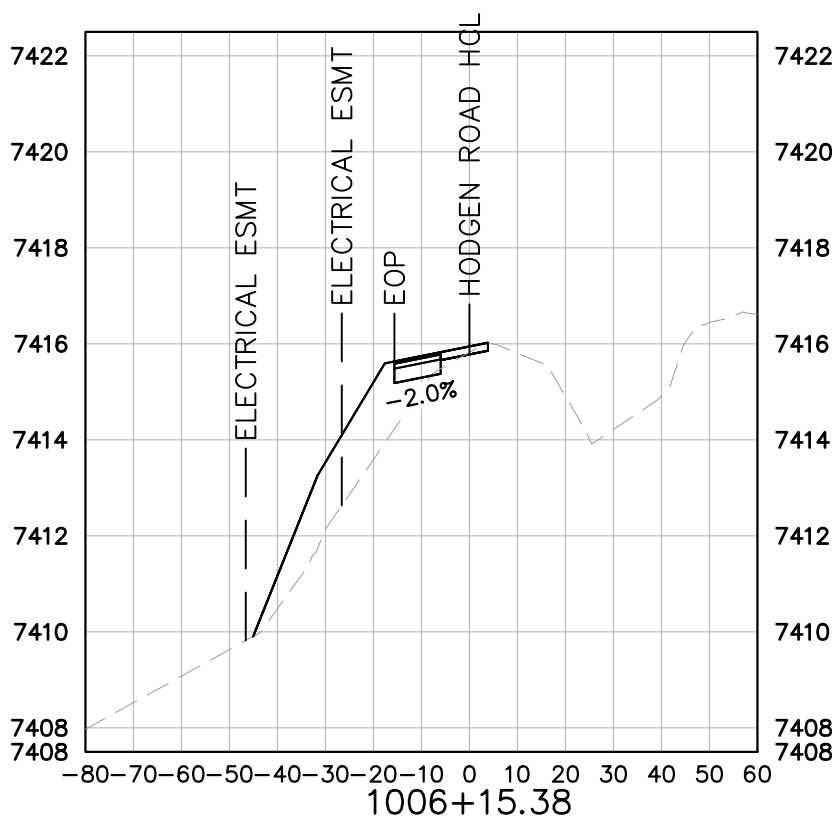
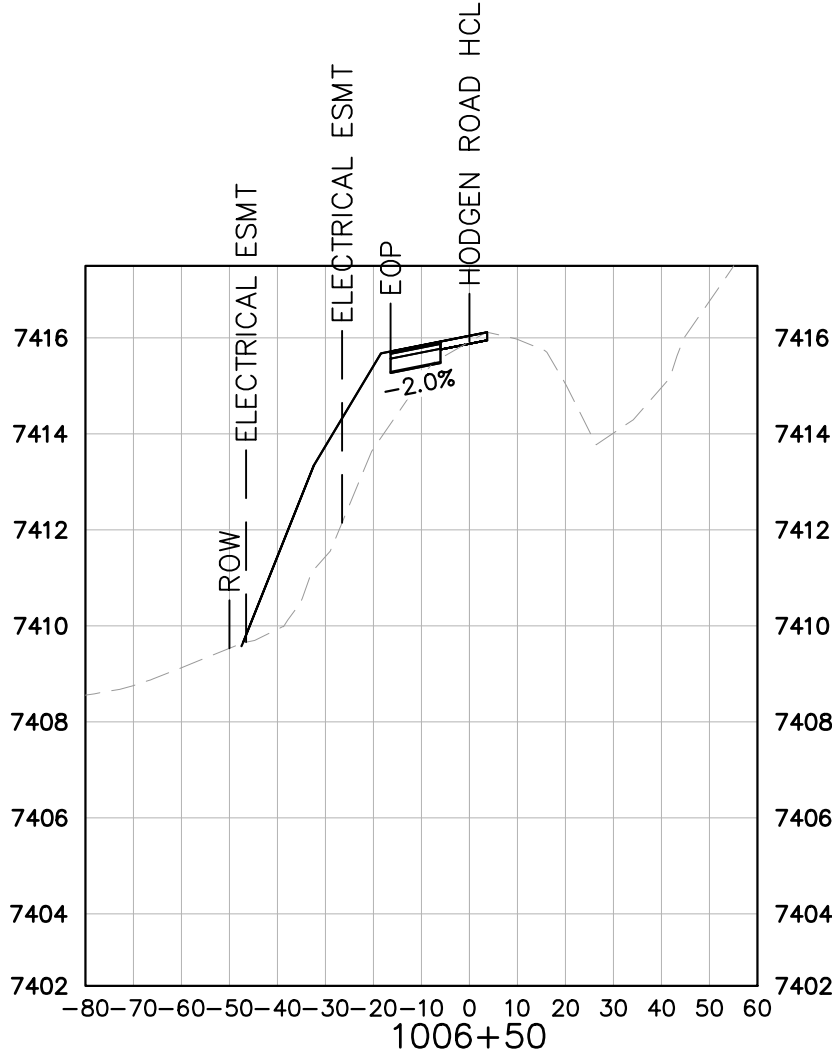
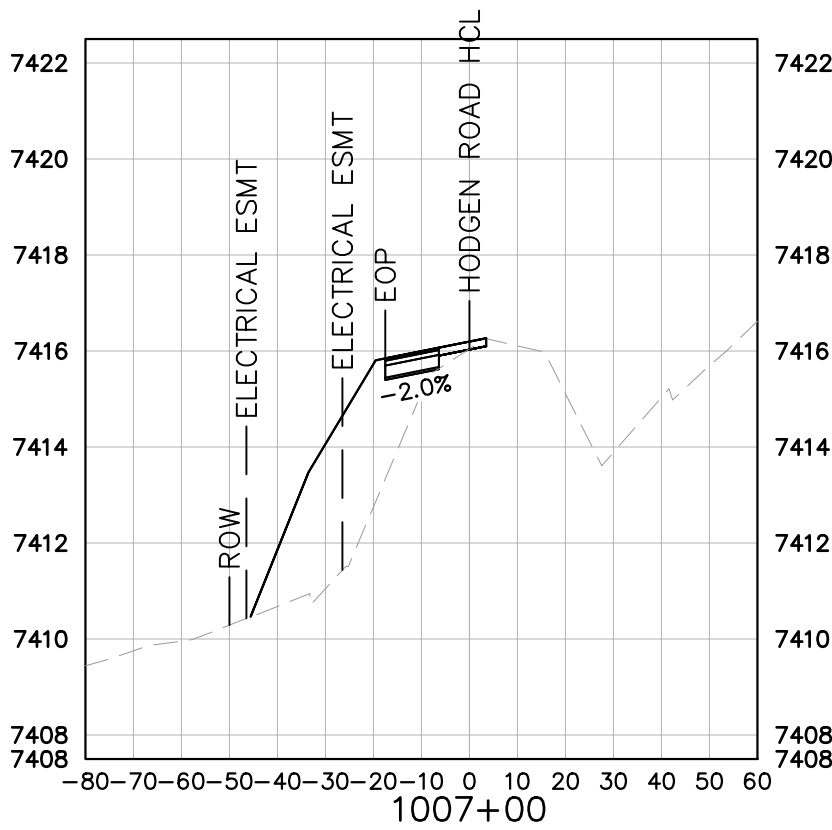


PAVEMENT SECTION



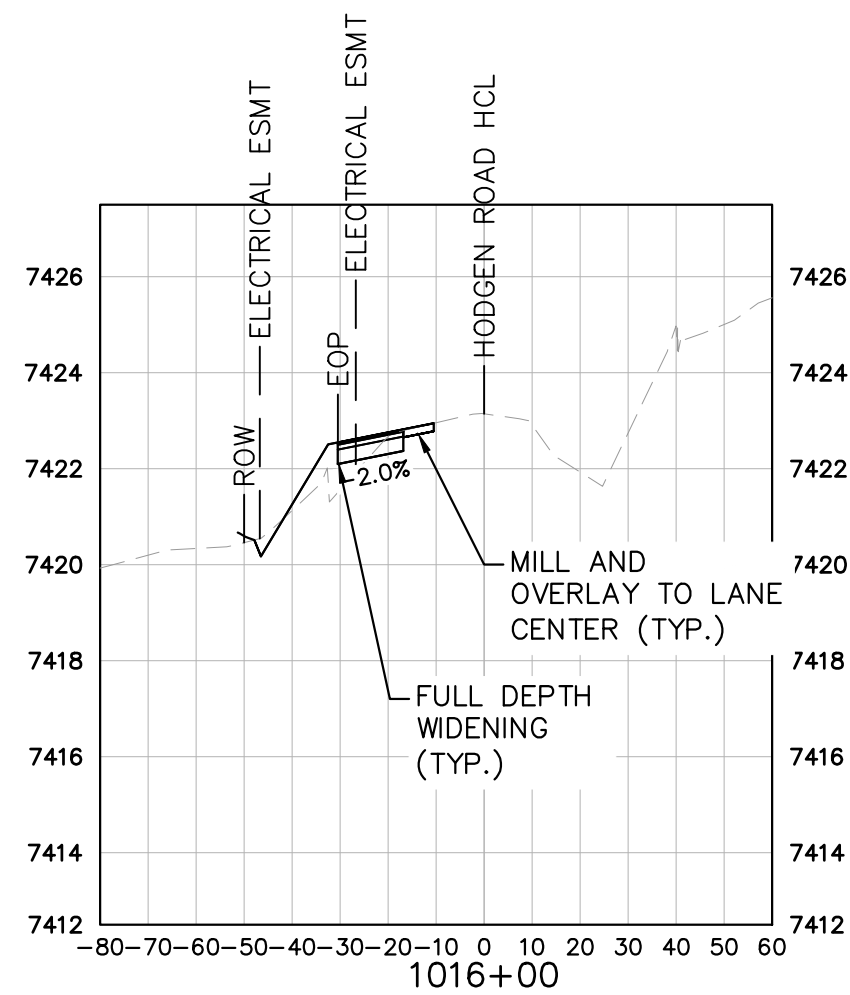
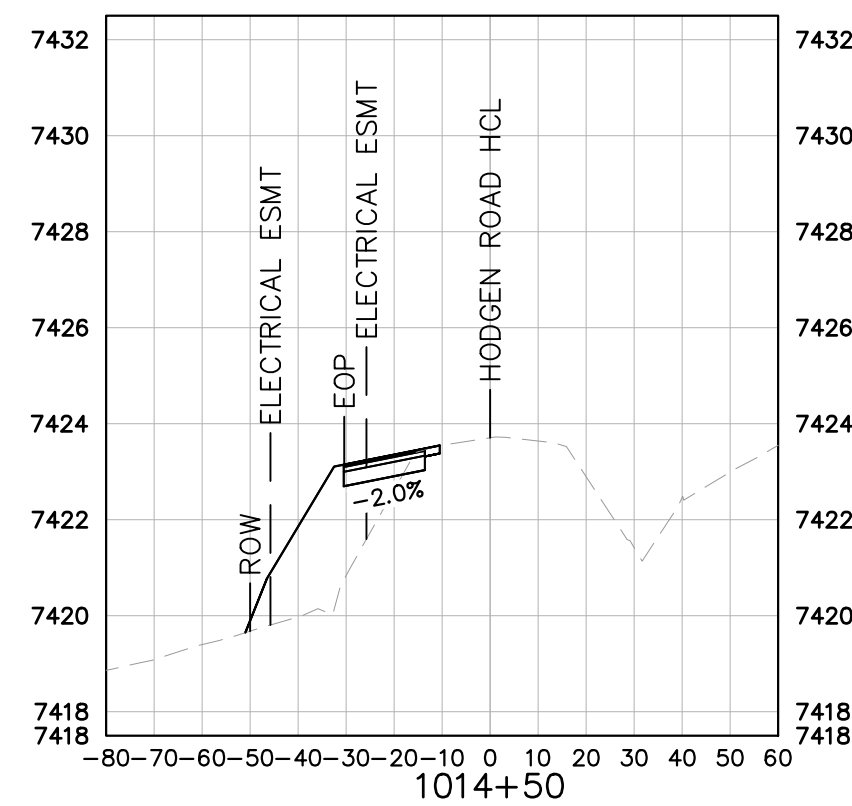
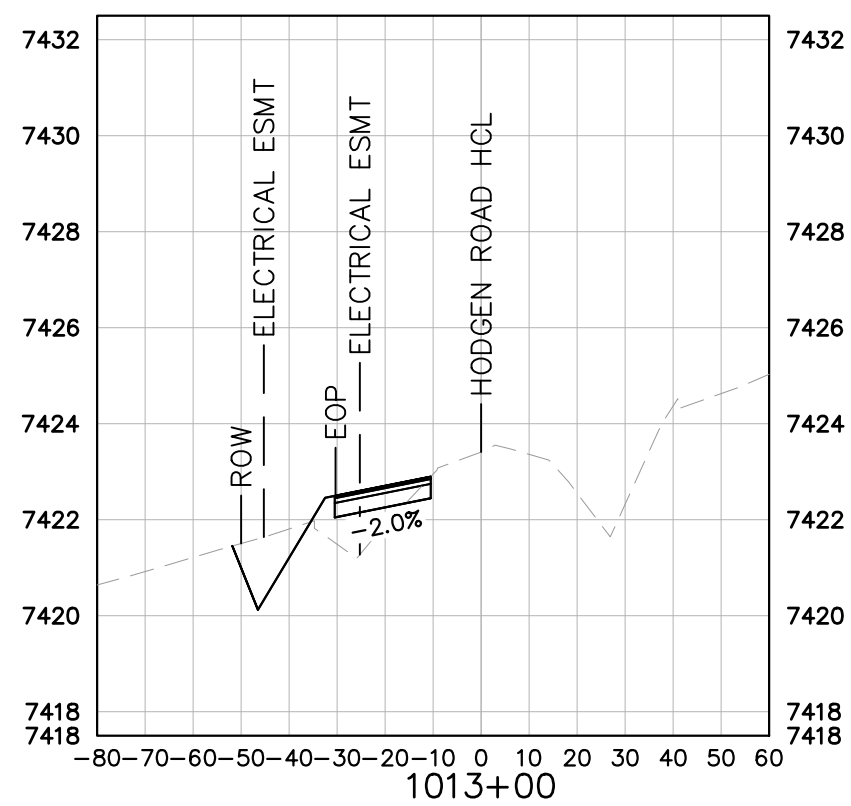
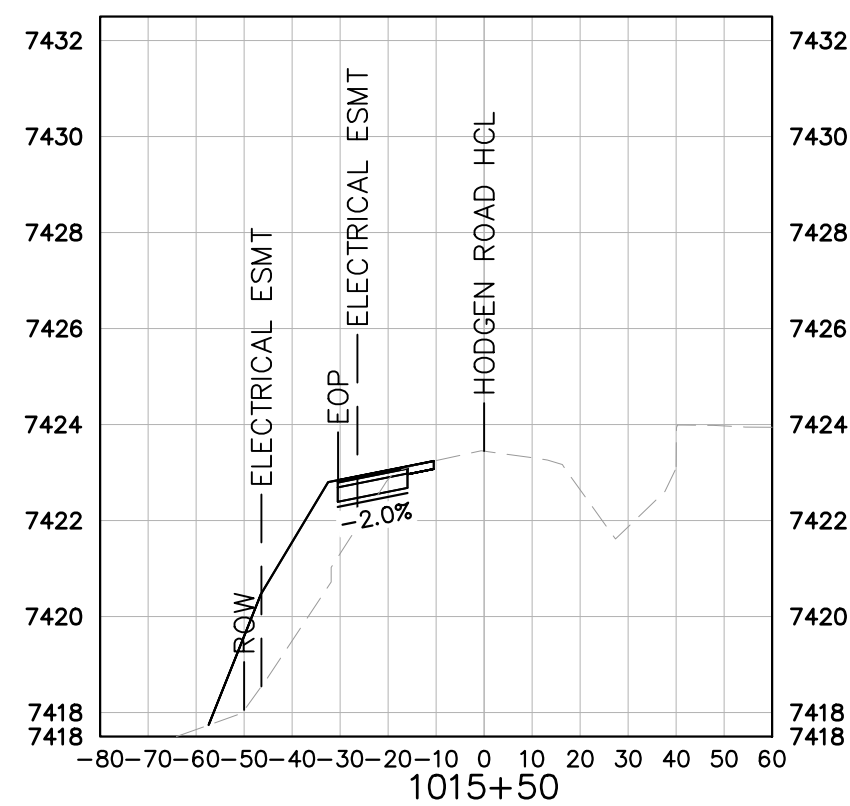
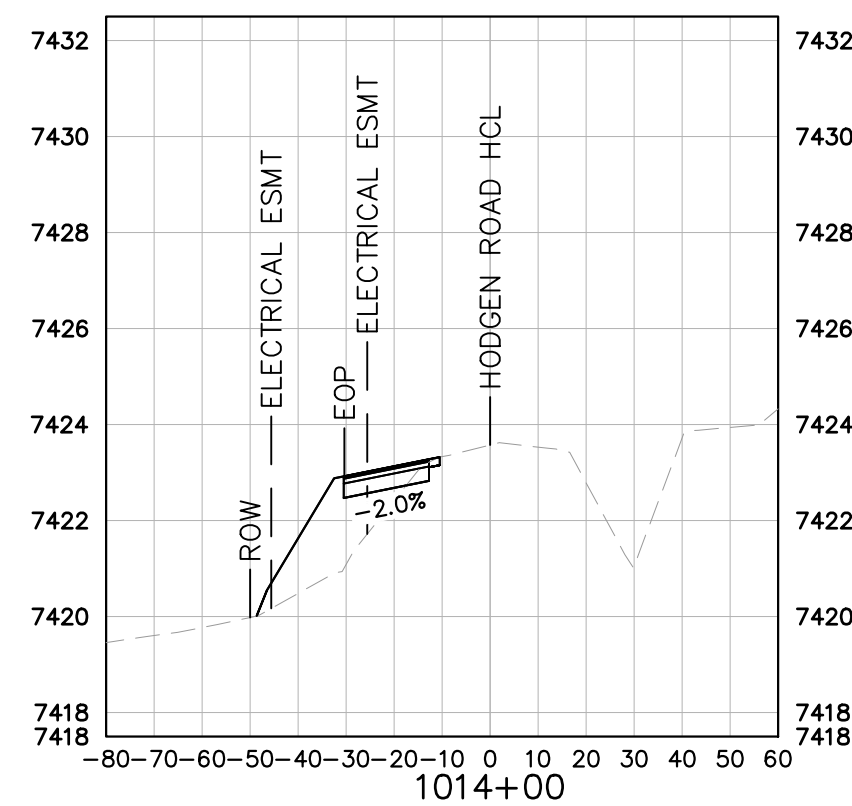
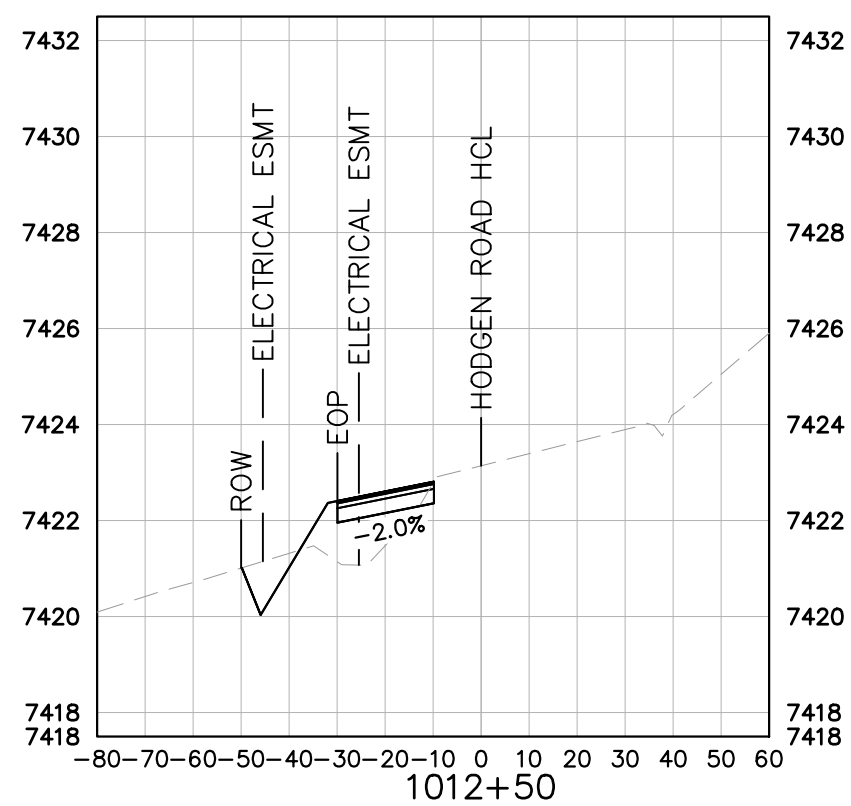
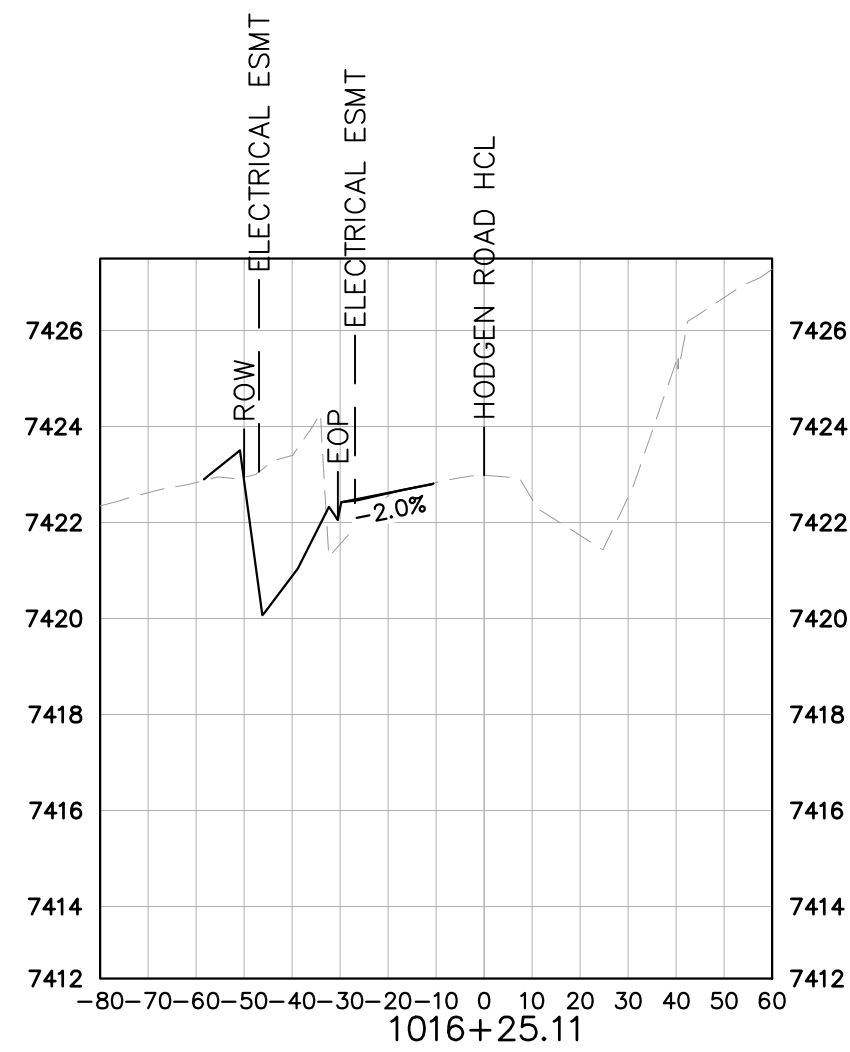
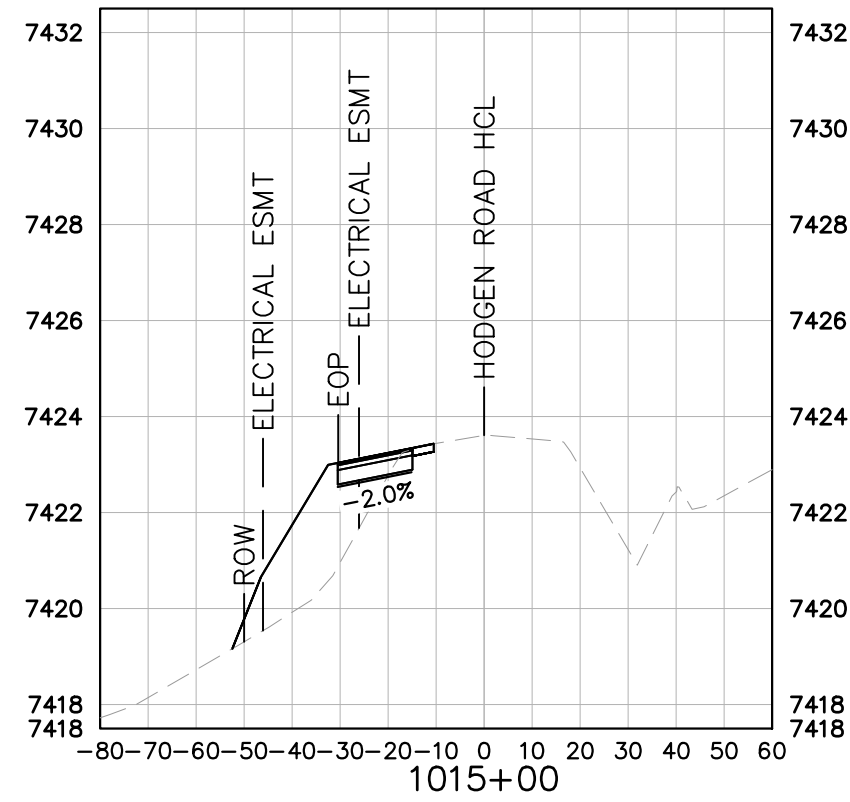
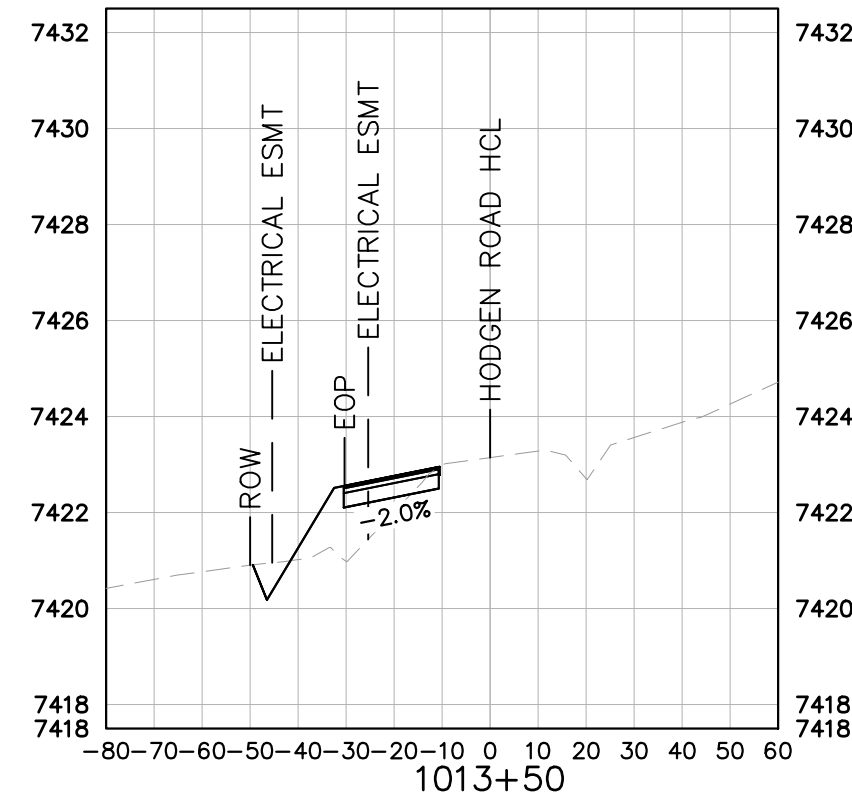
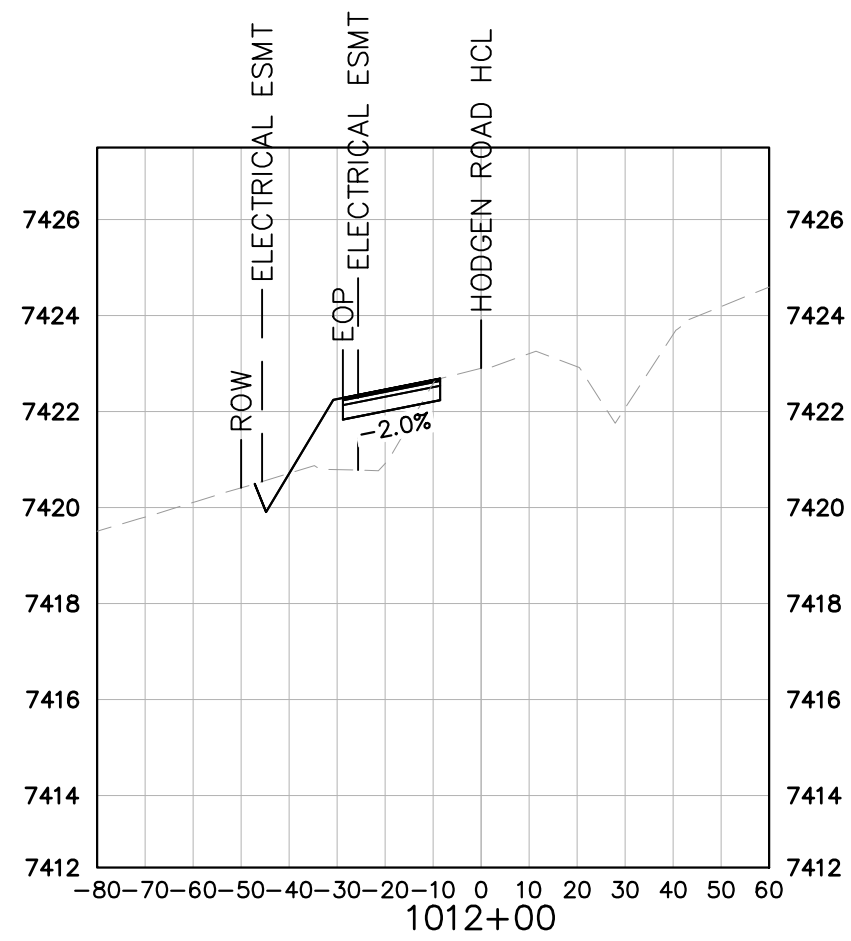
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KEY
----- EXISTING GRADE
----- PROPOSED GRADE

WINSOME FILING NO. 2 PREPARED FOR WINSOME LLC	EL PASO COUNTY	CO	HODGEN ROAD CROSS SECTIONS			KHA PROJECT 019610600		LICENSED PROFESSIONAL KEVIN KOFFORD		Kimley»Horn © 2021 KIMLEY-HORN AND ASSOCIATES, INC. 2 N NEVADA AVE SUITE 300, COLORADO SPRINGS, CO 80903 PHONE: 719-453-0180 WWW.KIMLEY-HORN.COM	3 COUNTY SUBMITTAL #3 9/15/21 KRC	2 COUNTY SUBMITTAL #2 8/25/21 KRC	No.	REVISIONS	BY	DATE
			DATE 08/25/2021		CO LICENSE NUMBER 57234											
			SCALE AS SHOWN		DRAWN BY KHTAM											
			DESIGNED BY KHTAM		CHECKED BY											



KEY

EXISTING GRADE

PROPOSED GRADE



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LICENSED PROFESSIONAL

KEVIN KOFFORD

KHA PROJECT
019610600

DATE 08/25/2021

	SALES	AS SHOWN
1980	100	100
1981	105	105
1982	110	110
1983	115	115
1984	120	120
1985	125	125
1986	130	130
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2104	720	720
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2106	730	730
2107	735	735
2108	740	740
2109	745	745
2110	750	750

DESIGNED BY KHTAM

RAWIN BY	KHTAN
CHECKED BY	TI C

100

RAWN BY	KHTAM
CHECKED BY	TLC
DATE	

CENSE NUMBER

HODGEN ROAD
CROSS SECTIONS

WINSOME FILING NO. 2
PREPARED FOR
WINSOME LLC

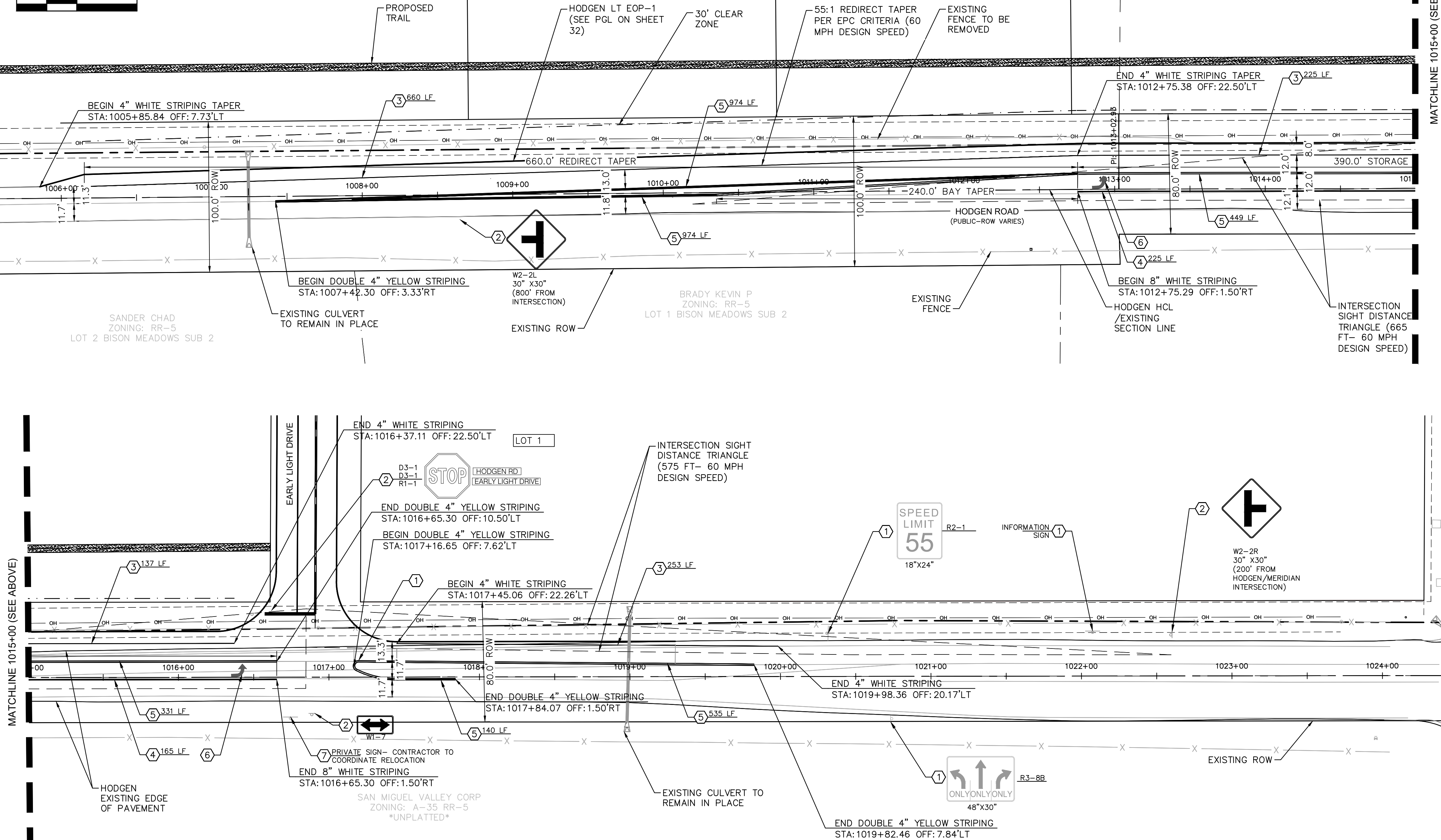
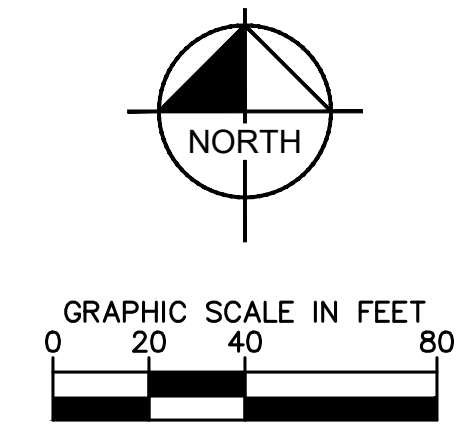
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EL PASO COUNTY

SHEET NUMBER

34

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SIGNING AND STRIPING NOTES

- EXISTING GROUND MOUNT SIGN PANEL AND POST TO REMAIN. TYPE PER PLAN
- INSTALL GROUND MOUNT SIGN PANEL AND POST. TYPE PER PLAN
- PROPOSED 4-INCH SOLID WHITE EPOXY STRIPING
- PROPOSED 8-INCH SOLID WHITE EPOXY STRIPING
- PROPOSED 4-INCH SOLID DOUBLE YELLOW EPOXY STRIPING
- PROPOSED TURN ARROW, WHITE THERMOPLASTIC (16.1 SF)
- RESET EXISTING GROUND MOUNT SIGNAL PANEL

NOTES

- STATIONS AND OFFSETS ARE BASED ON HODGEN ROAD HCL UNLESS OTHERWISE NOTED.
- ALL LANE LINES ARE PROPOSED TO BE EPOXY. ANY PROPOSED STOP BARS SHALL BE THERMOPLASTIC.
- ALL PAVEMENT MARKINGS SHALL BE INSTALLED PER CDOT S-627-1 STANDARD DETAIL.
- SIGN MOUNTING SHALL BE INSTALLED PER CDOT S-614-1, S-614-3 (CLASS II GROUND MOUNT SIGN) STANDARD DETAILS.
- ROADWAY SIGHT TRIANGLES, BASED ON AASHTO STANDARDS ARE SHOWN AT THE INTERSECTION OF EARLY LIGHT DRIVE AND HODGEN ROAD. VERTEX OF THE SIGHT TRIANGLE WAS SET AT 18' BACK FROM THE EDGE OF TRAVELED WAY. NO ITEMS THAT ARE WIDER THAN 18 INCHES, OR TALLER THAN 30 INCHES ARE ALLOWED WITHIN THIS TRIANGLE EXCEPT FOR STREET TREES AND TRAFFIC CONTROL DEVICES AND EQUIPMENT.

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PHONE: 719-453-0180
WWW.KIMLEY-HORN.COM

LICENSED PROFESSIONAL	KEVIN KOFFORD
KHA PROJECT	019610600
DATE	08/25/2021
SCALE	AS SHOWN
DESIGNED BY	KHTAM
DRAWN BY	KHTAM
CHECKED BY	TLC
DATE	---

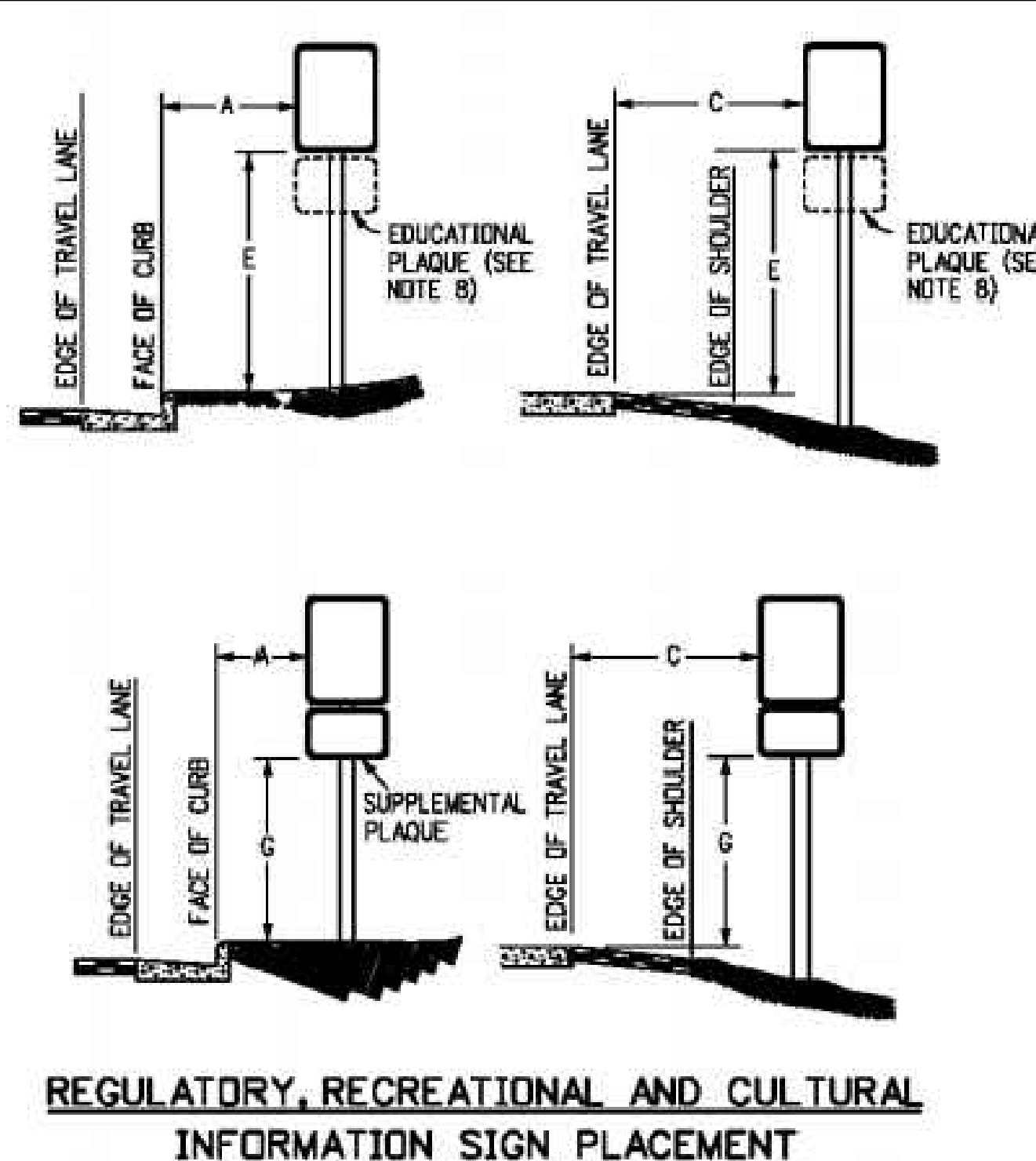
HODGEN ROAD SIGNAGE AND STRIPING

WINSOME FILING NO. 2
PREPARED FOR
WINSOME LLC

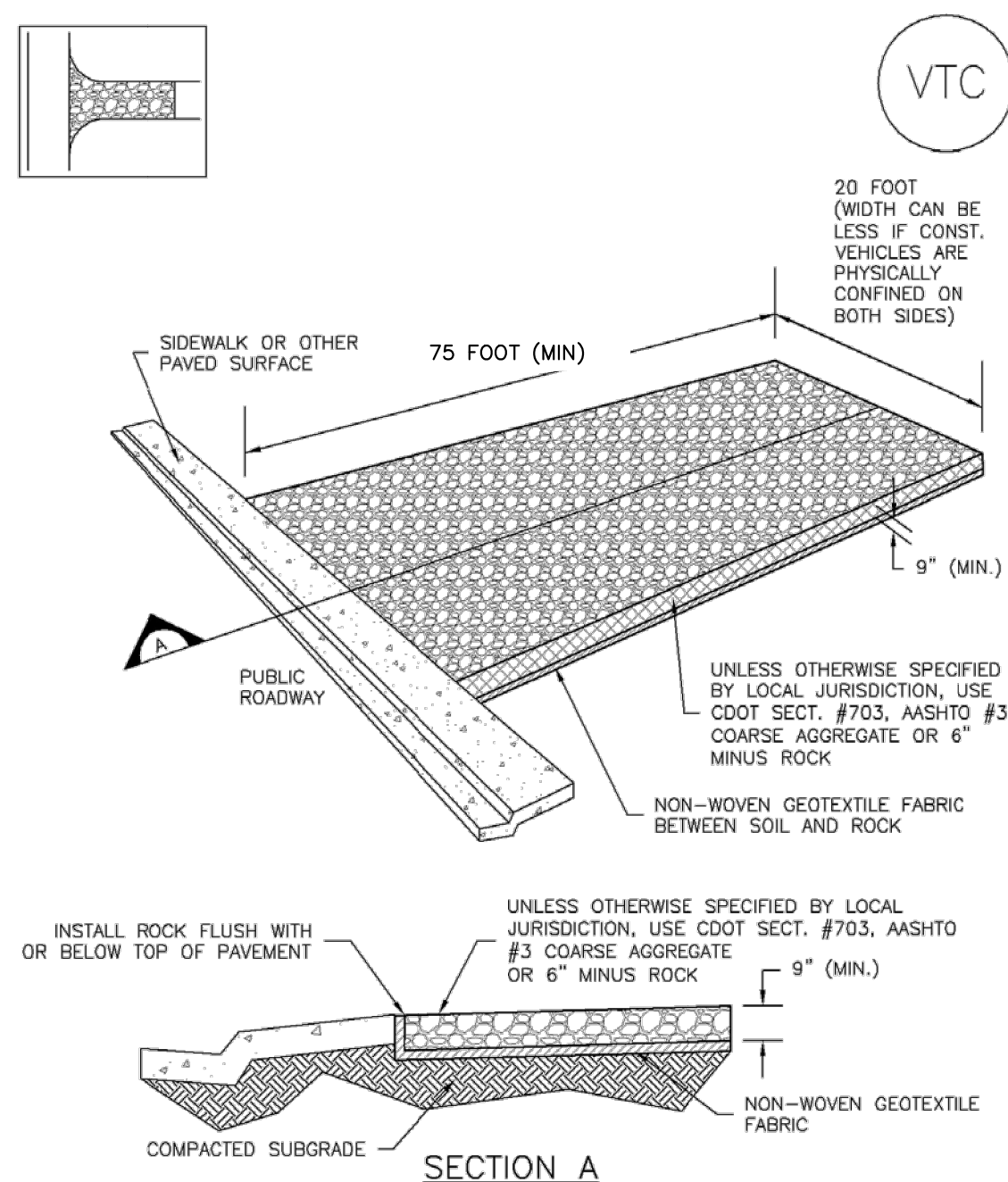
CO
EL PASO COUNTY

SHEET NUMBER
35

LATERAL PLACEMENT				VERTICAL PLACEMENT					
ALL CLASSES OF STREETS AND HIGHWAYS				FREEWAYS AND EXPRESSWAYS		CONVENTIONAL STREETS AND HIGHWAYS			
KEY	MINIMUM	NORMAL		MIN. MAX.		URBAN MIN. MAX.		RURAL MIN. MAX.	
A	2'-0"	15'-0" PLUS CURB		D	7'-0" OR NOTE NO. 9	12'-0"	7'-0"	8'-0"	5'-0"
B	2'-0"	30'-0" OR MORE INCLUDES CURB		E	7'-0"	8'-0"	7'-0"	8'-0"	5'-0"
C	2'-0"	6'-0" PLUS EDGE OF 6'-0" WIDE SHOULDER, IF NONE, 15'-0" FROM EDGE OF TRAVEL LANE		F	8'-0" OR NOTE NO. 9	12'-0"	8'-0"	9'-0"	5'-0"
				G	8'-0"	7'-0"	8'-0"	7'-0"	4'-0"
				H	5'-0"	10'-0"	8'-0"	7'-0"	4'-0"



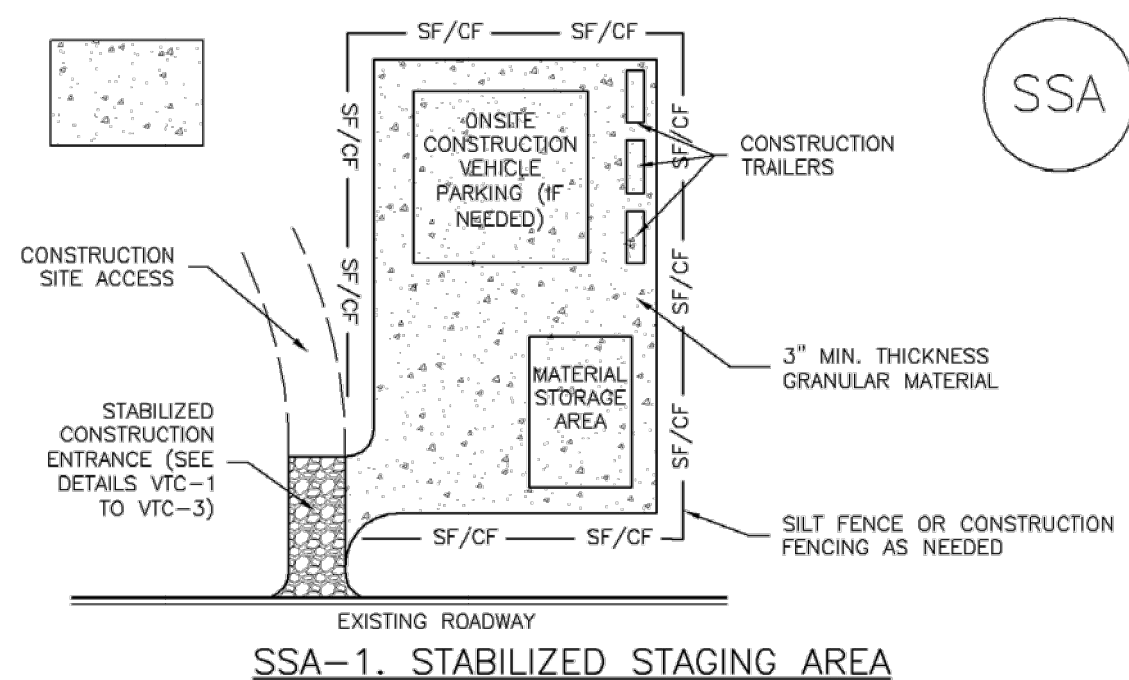
SM-4



VTC-1. AGGREGATE VEHICLE TRACKING CONTROL

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



SSA-1. STABILIZED STAGING AREA

STABILIZED STAGING AREA INSTALLATION NOTES

1. SEE PLAN VIEW FOR
 a. LOCATION OF STAGING AREA(S).
 b. CONTRACTOR MAY ADJUST LOCATION AND SIZE OF STAGING AREA WITH APPROVAL FROM THE LOCAL JURISDICTION.
2. STABILIZED STAGING AREA SHOULD BE APPROPRIATE FOR THE NEEDS OF THE SITE. OVERSIZING 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 DO SIZE #703, AASHTO #3 COARSE AGGREGATE OR 6" (MINUS) ROCK.

STABILIZED STAGING AREA MAINTENANCE NOTES

1. INSPECT BMPs EACH WORKDAY, AND MAINTAIN THEM IN EFFECTIVE OPERATING CONDITION. MAINTENANCE OF BMPs SHOULD BE PROAGTIVE, 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 REPLACED OR REGRADED AS NECESSARY IF RUTTING OCCURS OR UNDERLYING SUBGRADE BECOMES EXPOSED.

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Vehicle Tracking Control (VTC)

STABILIZED CONSTRUCTION ENTRANCE/EXIT INSTALLATION NOTES

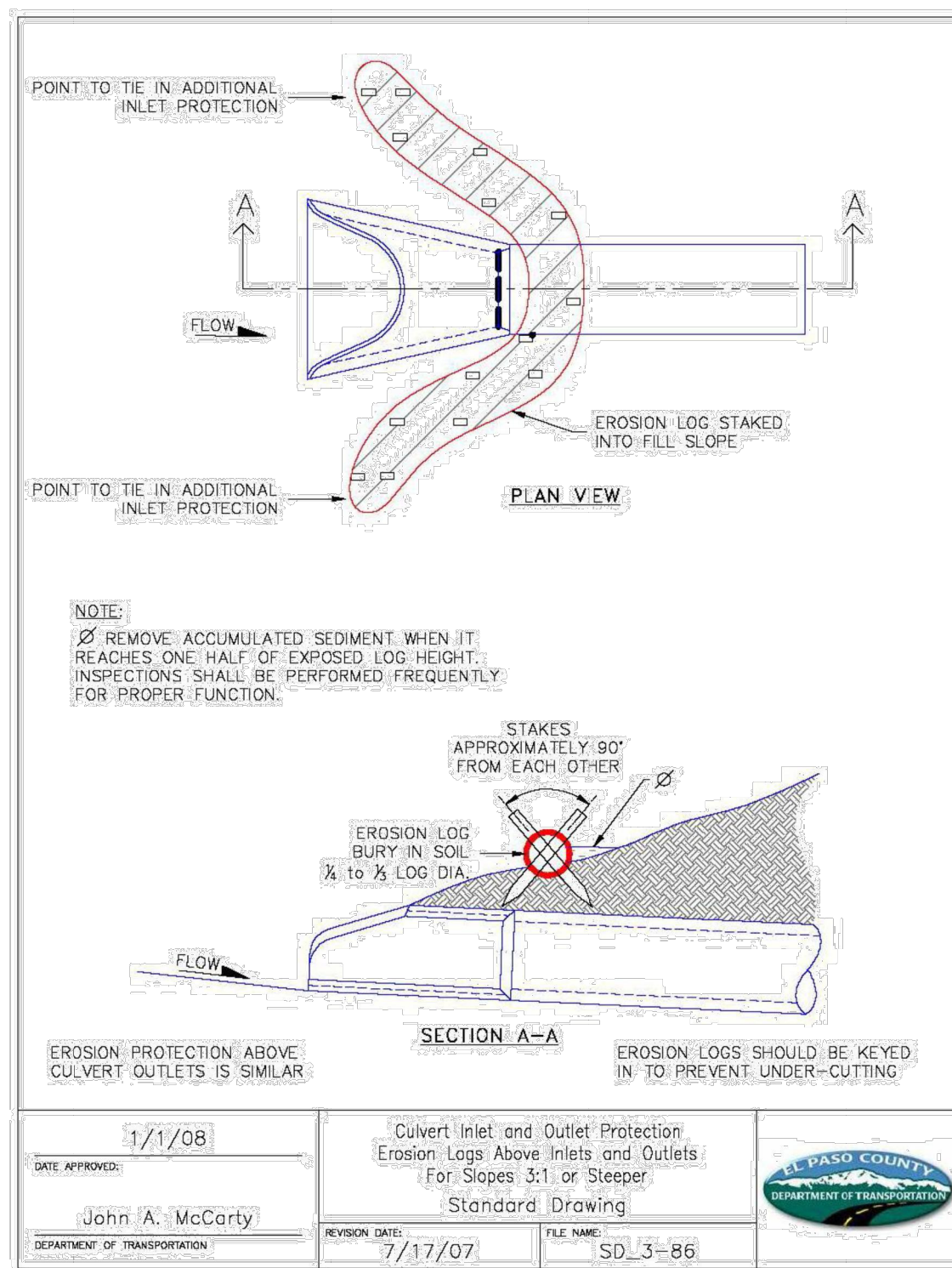
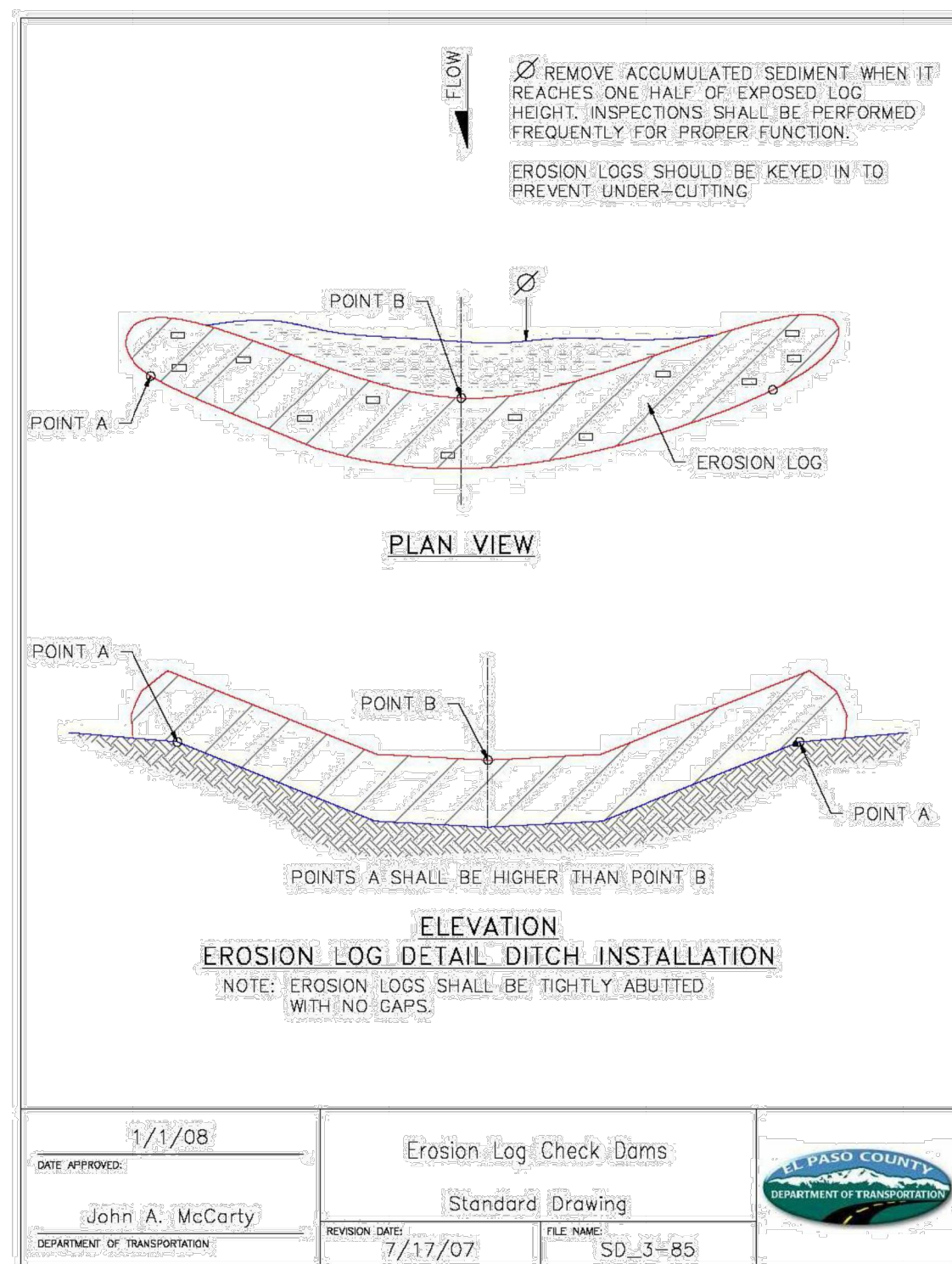
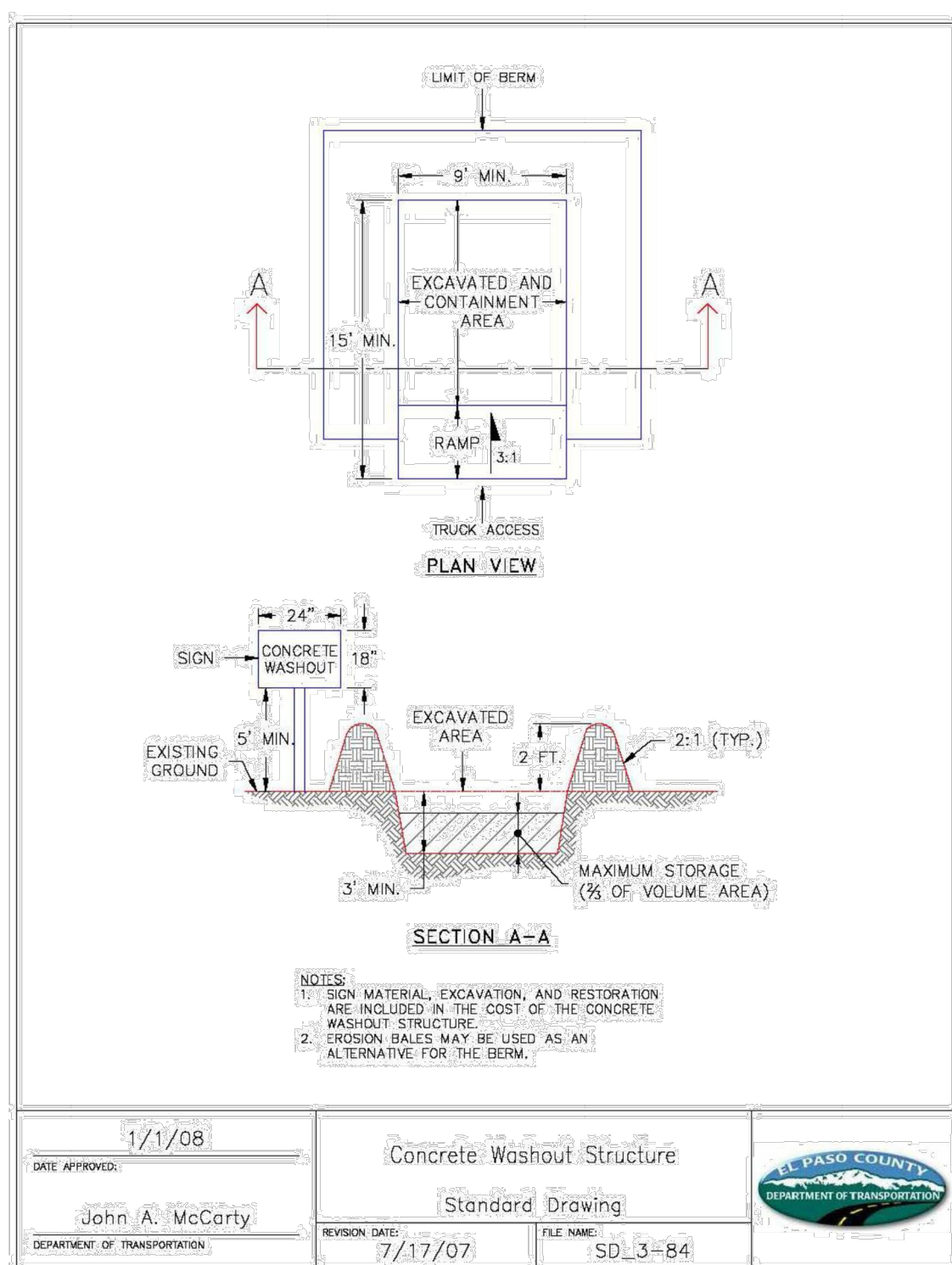
1. SEE PLAN VIEW FOR
-LOCATION OF CONSTRUCTION ENTRANCE(S)/EXIT(S).
-TYPE OF CONSTRUCTION ENTRANCE(S)/EXIT(S) (WITH/WITHOUT WHEEL WASH, CONSTRUCTION MAT OR TRM).
2. CONSTRUCTION MAT OR TRM STABILIZED CONSTRUCTION ENTRANCES ARE ONLY TO BE USED FOR SHORT DURATION TRAVELS (TYPICALLY RANGING FROM A WEEK TO A MONTH) WHERE THERE WILL BE LIMITED VEHICULAR ACCESS.
3. A STABILIZED CONSTRUCTION ENTRANCE/EXIT SHALL BE LOCATED AT ALL ACCESS POINTS WHERE VEHICLES ACCESS THE CONSTRUCTION SITE FROM PAVED RIGHT-OF-WAYS.
4. STABILIZED CONSTRUCTION ENTRANCE/EXIT SHALL BE INSTALLED PRIOR TO ANY LAND DISTURBING ACTIVITIES.
5. A NON-WOVEN GEOTEXTILE FABRIC SHALL BE PLACED UNDER THE STABILIZED CONSTRUCTION ENTRANCE/EXIT PRIOR TO THE PLACEMENT OF ROCK.
6. UNLESS OTHERWISE SPECIFIED BY LOCAL JURISDICTION, ROCK SHALL CONSIST OF DOT SECT. #703, AASHTO #3 COARSE AGGREGATE OR #6 (MINUS) ROCK.

STABILIZED CONSTRUCTION ENTRANCE/EXIT MAINTENANCE NOTES

1. INSPECT BMPs EACH WORKDAY, AND MAINTAIN THEM IN EFFECTIVE OPERATING CONDITION. MAINTENANCE OF BMPs SHOULD BE PROACTIVE, NOT REACTIVE. INSPECT BMPs AS SOON AS POSSIBLE (AND ALWAYS WITHIN 24 HOURS) FOLLOWING A STORM THAT CAUSES SURFACE EROSION, AND PERFORM NECESSARY MAINTENANCE.
2. FREQUENT OBSERVATIONS AND MAINTENANCE ARE NECESSARY TO MAINTAIN BMPs IN EFFECTIVE OPERATING CONDITION. INSPECTIONS AND CORRECTIVE MEASURES SHOULD BE DOCUMENTED THOROUGHLY.
3. WHERE BMPs HAVE FAILED, REPAIR OR REPLACEMENT SHOULD BE INITIATED UPON DISCOVERY OF THE FAILURE.
4. ROCK SHAULS BE REAPPLIED OR REGRADED AS NECESSARY TO THE STABILIZED ENTRANCE/EXIT TO MAINTAIN A CONSISTENT DEPTH.
5. SEDIMENT TRACKED ONTO PAVED ROADS IS TO BE REMOVED THROUGHOUT THE DAY AND AT THE END OF THE DAY BY SHOVELING OR SWEEPING. SEDIMENT MAY NOT BE WASHED DOWN STORM SEWER DRAINS.

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

(DETAILS ADAPTED FROM CITY OF BROOMFIELD, COLORADO, NOT AVAILABLE IN AUTOCAD)



Stabilized Staging Area (SSA)

STABILIZED STAGING AREA MAINTENANCE NOTES

5. STABILIZED STAGING AREA SHALL BE ENLARGED IF NECESSARY TO CONTAIN PARKING, STORAGE, AND UNLOADING/LOADING OPERATIONS.
6. THE STABILIZED STAGING AREA SHALL BE REMOVED AT THE END OF CONSTRUCTION. GRANULAR MATERIAL SHALL BE REMOVED OR, IF APPROVED BY THE LOCAL JURISDICTION USED ON SITE, AND THE AREA COVERED WITH TOPSOIL, SEEDS AND MULCHED OR OTHERWISE STABILIZED IN A MANNER APPROVED BY LOCAL JURISDICTION.

NOTE: MANY MUNICIPALITIES PROHIBIT THE USE OF RECYCLED CONCRETE AS GRANULAR MATERIAL FOR STABILIZED STAGING AREAS DUE TO DIFFICULTIES WITH RE-ESTABLISHMENT OF VEGETATION IN AREAS WHERE RECYCLED CONCRETE WAS PLACED.

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

(DETAILS ADAPTED FROM DOUGLAS COUNTY, COLORADO, NOT AVAILABLE IN AUTOCAD)

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SHEET NUMBER		38	
WINSOME FILING NO. 2 PREPARED FOR WINSOME LLC		EL PASO COUNTY CO	
EROSION CONTROL DETAILS		KHA PROJECT 019610600 DATE 08/25/2021 SCALE AS SHOWN DESIGNED BY KHTAM DRAWN BY KHTAM CHECKED BY _____ DATE: _____	
LICENSED PROFESSIONAL _____ KEVIN KOFFORD CO LICENSE NUMBER 57234		© 2021 KIMLEY-HORN AND ASSOCIATES, INC. 2 N NEVADA AVE SUITE 300, COLORADO SPRINGS, CO 80903 PHONE: 719-453-0180 WWW.KIMLEY-HORN.COM	
Kimley»»Horn		No. _____ Revisions _____ Date _____ By _____	