

SITE DEVELOPMENT PLAN FOR WALDEN SANITATION DISTRICT WASTEWATER TREATMENT PLANT PROJECT EL PASO COUNTY, COLORADO MARCH 2026

DRAWING INDEX	
SHEET NUMBER	SHEET TITLE
CIVIL SHEETS	
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C1.3	OVERALL SITE PLAN
C2	SITE DEMOLITION & SEQUENCING PLAN
C3	WWTP SITE PLAN
C3.1	FIRE TRUCK TURNING ANALYSIS OVERALL SITE PLAN EXHIBIT
C3.2	FIRE TRUCK TURNING ANALYSIS SITE PLAN EXHIBIT
C4	CIVIL DETAILS I
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C4.2	CIVIL DETAILS III

GENERAL NOTES:

1. THE FEDERAL EMERGENCY MANAGEMENT AGENCY, FLOOD INSURANCE RATE MAP NO. 08041C0285G, EFFECTIVE DATE 12/7/2018, INDICATES THIS PARCEL OF LAND TO BE LOCATED IN ZONE X (AREAS DETERMINED OUTSIDE THE 500-YEAR FLOODPLAIN).
2. THE PARTIES RESPONSIBLE FOR THIS PLAN HAVE FAMILIARIZED THEMSELVES WITH ALL CURRENT ACCESSIBILITY CRITERIA AND SPECIFICATIONS AND THE PROPOSED PLAN REFLECTS ALL SITE ELEMENTS REQUIRED BY THE APPLICABLE ADA STANDARDS AND GUIDELINES AS PUBLISHED BY THE UNITED STATES DEPARTMENT OF JUSTICE. APPROVAL OF THIS PLAN BY EL PASO COUNTY DOES NOT ASSURE COMPLIANCE WITH THE ADA OR ANY REGULATIONS OR GUIDELINES ENACTED OR PROMULGATED UNDER OR WITH RESPECT TO SUCH LAWS.

APPROVED AS TO CONTENT:

MEGGAN HERINGTON,
COUNTY PLANNING AND COMMUNITY DEVELOPMENT DIRECTOR

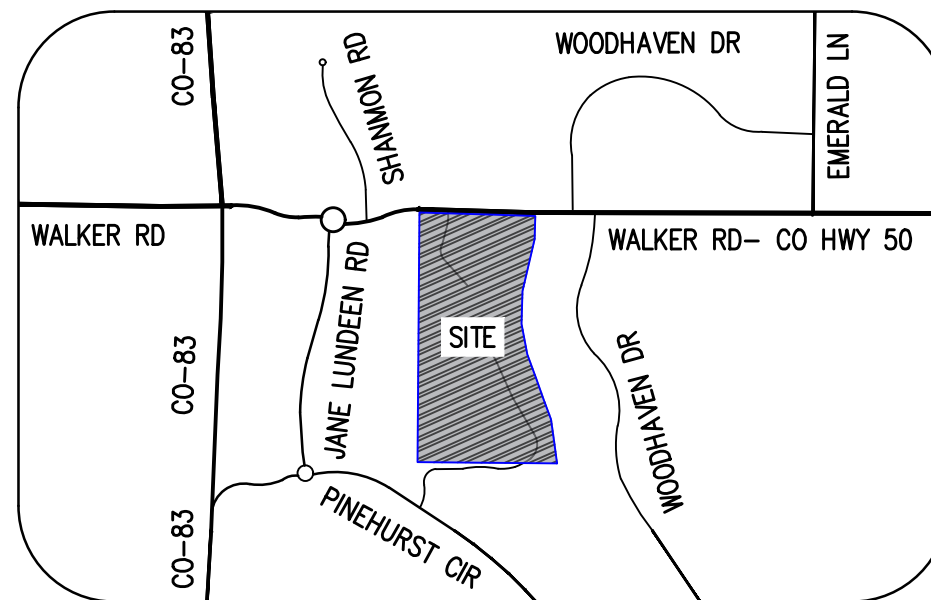
DATE

BENCHMARK:

SURVEY CONTROL POINTS AS SHOWN HEREON. ALL ELEVATIONS ARE BASED UPON NGS POINT DESIGNATION "4 BB RESET", LOCATED AT THE NORTHWEST CORNER OF HODGEN ROAD AND STATE HIGHWAY NO. 83. ELEVATION = 7570.8' (NAVD 88) VERTICAL DATUM.
ALL HORIZONTAL CONTROL IS AN ARBITRARY COORDINATE SYSTEM THAT IS TIED TO ALL OF THE PREVIOUS SUBDIVISION WORK TO THE SOUTH KNOWN AS "WALDEN PRESERVE".

LEGEND:

- — — — — PROPERTY LINE
 - — — — — 7388 — — — — — EXISTING MINOR CONTOUR
 - — — — — 7390 — — — — — EXISTING MAJOR CONTOUR
 - — — — — EX SS — — — — — EXISTING SEWER LINE
 - X — — — — — X — — — — — EXISTING FENCE
 - (7368) — — — — — PROPOSED MINOR CONTOUR
 - (7370) — — — — — PROPOSED MAJOR CONTOUR
 - W — — — — — PROPOSED WATER LINE
 - SS — — — — — PROPOSED SEWER LINE
 - — — — — E — — — — — E — — — — — PROPOSED ELECTRICAL LINE
 - — — — — DRIVEWAY CENTERLINE
 - — — — — DRAINAGE FLOW LINE
 - — — — — DISTURBANCE BOUNDARY
 - — — — — FLOODPLAIN BOUNDARY
 - — — — — LOC — — — — — LIMITS OF CONSTRUCTION
 - — — — — SF — — — — — SILT FENCE
-
- COMPACT NATURAL SUBGRADE
 - PROPOSED CONCRETE
 - PROPOSED GRAVEL
 - GRADE FILL
 - GRADE CUT
 - DEMO GRAVEL
 - DEMO CONCRETE
 - PROPOSED RE-SEEDING
 - EXISTING TREE
 - DEMO TREE



VICINITY MAP
NOT TO SCALE

PCD PROJ. NO. : PPR2538

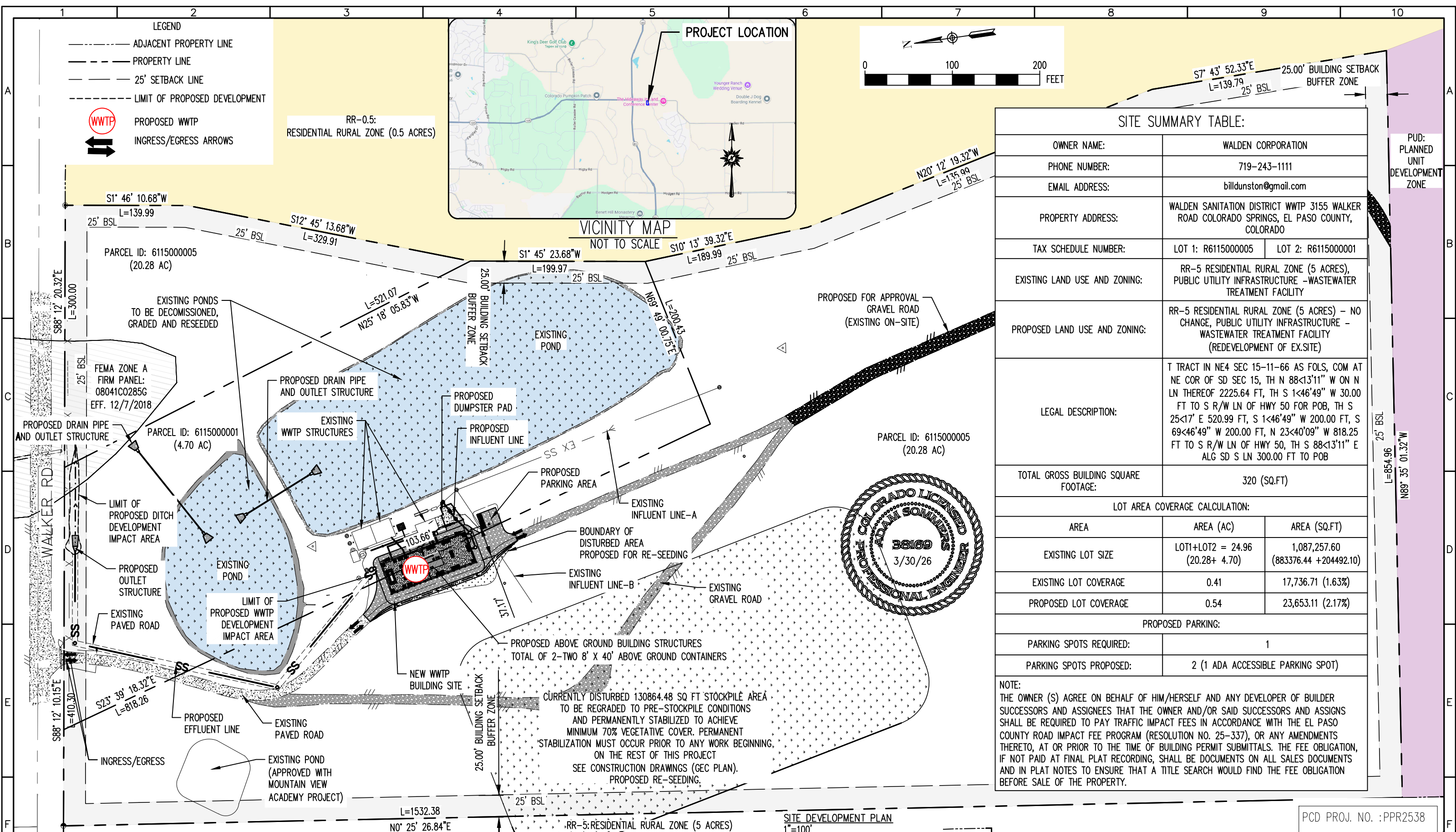


SURVEYOR:

RAMPART
SURVEYS, LLC
RAMPART SURVEYS LLC,
WOODLAND PARK, CO. 80866 | BOX 5101 | (719) 687-0920

ENGINEER:
AquaWorks DBO INC.
DESIGN BUILD OPERATE
AQUAWORKS DBO, INC | MR. ADAM SOMMERS, P.E.
3252 WILLIAMS STREET | DENVER, CO 80205
(303) 477-5915

OWNER/DEVELOPER:
WALDEN CORPORATION | MR BILL DUNSTON
MONUMENT, CO 80132 | P.O. BOX
(719) 243-1111
EMAIL: BILLDUNSTON@GMAIL.COM

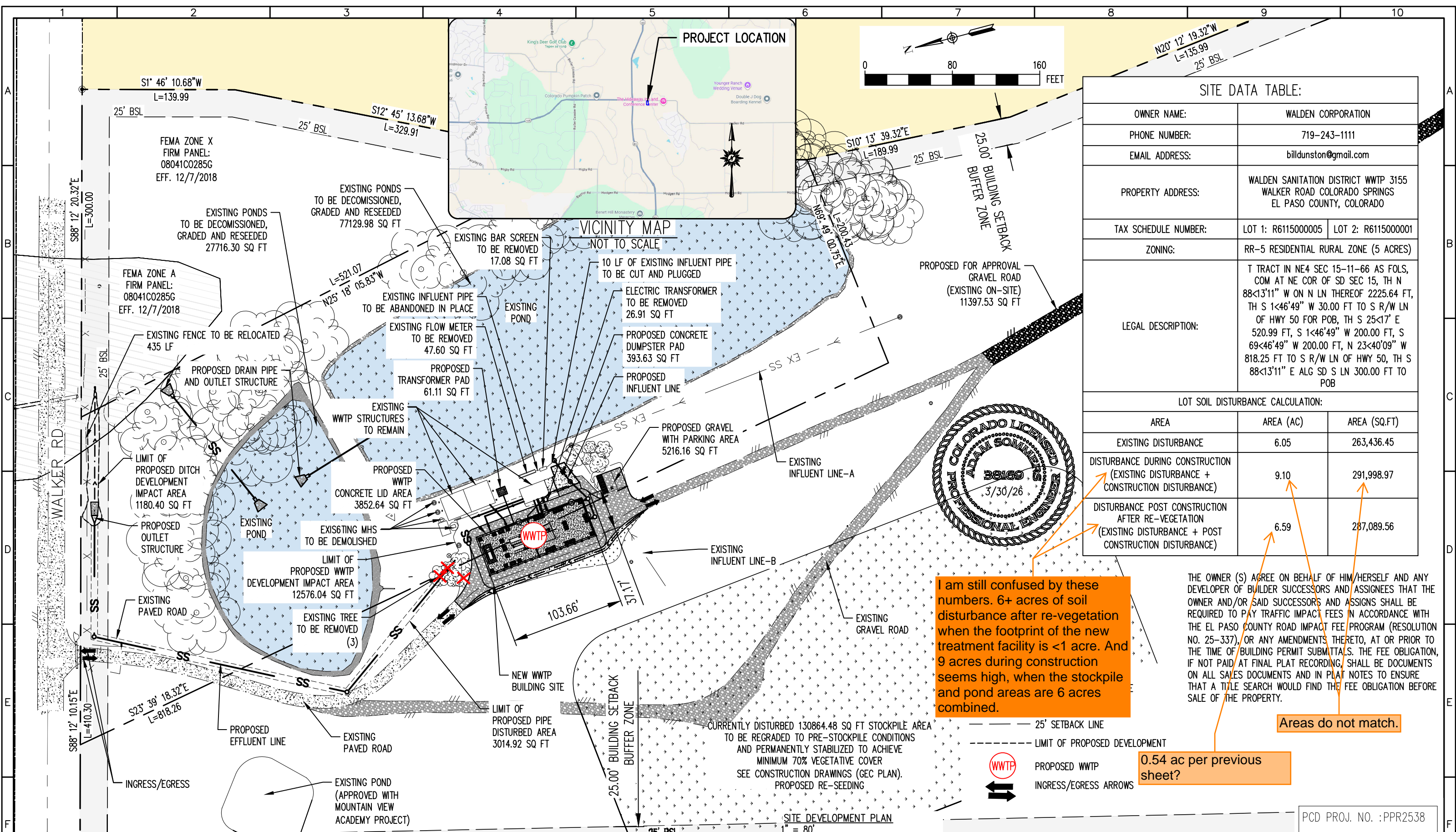


SITE SUMMARY TABLE:

OWNER NAME:	WALDEN CORPORATION	
PHONE NUMBER:	719-243-1111	
EMAIL ADDRESS:	billdunston@gmail.com	
PROPERTY ADDRESS:	WALDEN SANITATION DISTRICT WWTP 3155 WALKER ROAD COLORADO SPRINGS, EL PASO COUNTY, COLORADO	
TAX SCHEDULE NUMBER:	LOT 1: R6115000005	LOT 2: R6115000001
EXISTING LAND USE AND ZONING:	RR-5 RESIDENTIAL RURAL ZONE (5 ACRES), PUBLIC UTILITY INFRASTRUCTURE - WASTEWATER TREATMENT FACILITY	
PROPOSED LAND USE AND ZONING:	RR-5 RESIDENTIAL RURAL ZONE (5 ACRES) - NO CHANGE, PUBLIC UTILITY INFRASTRUCTURE - WASTEWATER TREATMENT FACILITY (REDEVELOPMENT OF EX.SITE)	
LEGAL DESCRIPTION:	T TRACT IN NE4 SEC 15-11-66 AS FOLS, COM AT NE COR OF SD SEC 15, TH N 88<13'11" W ON N LN THEREOF 2225.64 FT, TH S 1<46'49" W 30.00 FT TO S R/W LN OF HWY 50 FOR POB, TH S 25<17' E 520.99 FT, S 1<46'49" W 200.00 FT, S 69<46'49" W 200.00 FT, N 23<40'09" W 818.25 FT TO S R/W LN OF HWY 50, TH S 88<13'11" E ALG SD S LN 300.00 FT TO POB	
TOTAL GROSS BUILDING SQUARE FOOTAGE:	320 (SQ.FT)	
LOT AREA COVERAGE CALCULATION:		
AREA	AREA (AC)	AREA (SQ.FT)
EXISTING LOT SIZE	LOT1+LOT2 = 24.96 (20.28+ 4.70)	1,087,257.60 (883376.44 +204492.10)
EXISTING LOT COVERAGE	0.41	17,736.71 (1.63%)
PROPOSED LOT COVERAGE	0.54	23,653.11 (2.17%)
PROPOSED PARKING:		
PARKING SPOTS REQUIRED:	1	
PARKING SPOTS PROPOSED:	2 (1 ADA ACCESSIBLE PARKING SPOT)	
NOTE: THE OWNER (S) AGREE ON BEHALF OF HIM/HERSELF AND ANY DEVELOPER OF BUILDER SUCCESSORS AND ASSIGNEES THAT THE OWNER AND/OR SAID SUCCESSORS AND ASSIGNS SHALL BE REQUIRED TO PAY TRAFFIC IMPACT FEES IN ACCORDANCE WITH THE EL PASO COUNTY ROAD IMPACT FEE PROGRAM (RESOLUTION NO. 25-337), OR ANY AMENDMENTS THERETO, AT OR PRIOR TO THE TIME OF BUILDING PERMIT SUBMITTALS. THE FEE OBLIGATION, IF NOT PAID AT FINAL PLAT RECORDING, SHALL BE DOCUMENTS ON ALL SALES DOCUMENTS AND IN PLAT NOTES TO ENSURE THAT A TITLE SEARCH WOULD FIND THE FEE OBLIGATION BEFORE SALE OF THE PROPERTY.		

REV. No:	DATE:	BY:	REVISION DESCRIPTION:	DESIGNED BY: MG	<p>AquaWorks DBO DESIGN BUILD OPERATE</p>	PROJECT: WALDEN CORPORATION WWTP 3155 WALKER ROAD COLORADO SPRINGS EL PASO COUNTY, COLORADO	SHEET TITLE: SITE DEVELOPMENT PLAN		
				CHECKED BY: AS		ENGINEER: AQUAWORKS DBO, INC. 3252 WILLIAMS STREET DENVER, COLORADO 80205 (303) 477-5915	PROJECT NUMBER: PCD FILE PPR2538	SCALE: 1"=100'	SHEET: C1.1
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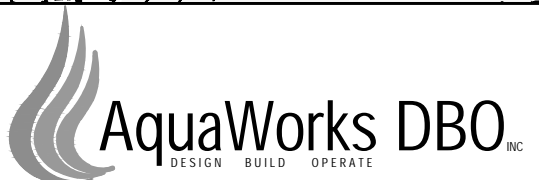
SITE DATA TABLE:		
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EMAIL ADDRESS:	billdunston@gmail.com	
PROPERTY ADDRESS:	WALDEN SANITATION DISTRICT WWTP 3155 WALKER ROAD COLORADO SPRINGS EL PASO COUNTY, COLORADO	
TAX SCHEDULE NUMBER:	LOT 1: R6115000005	LOT 2: R6115000001
ZONING:	RR-5 RESIDENTIAL RURAL ZONE (5 ACRES)	
LEGAL DESCRIPTION:	T TRACT IN NE4 SEC 15-11-66 AS FOLS, COM AT NE COR OF SD SEC 15, TH N 88<13'11" W ON N LN THEREOF 2225.64 FT, TH S 1<46'49" W 30.00 FT TO S R/W LN OF HWY 50 FOR POB, TH S 25<17' E 520.99 FT, S 1<46'49" W 200.00 FT, S 69<46'49" W 200.00 FT, N 23<40'09" W 818.25 FT TO S R/W LN OF HWY 50, TH S 88<13'11" E ALG SD S LN 300.00 FT TO POB	
LOT SOIL DISTURBANCE CALCULATION:		
AREA	AREA (AC)	AREA (SQ.FT)
EXISTING DISTURBANCE	6.05	263,436.45
DISTURBANCE DURING CONSTRUCTION (EXISTING DISTURBANCE + CONSTRUCTION DISTURBANCE)	9.10	291,998.97
DISTURBANCE POST CONSTRUCTION AFTER RE-VEGETATION (EXISTING DISTURBANCE + POST CONSTRUCTION DISTURBANCE)	6.59	287,089.56

I am still confused by these numbers. 6+ acres of soil disturbance after re-vegetation when the footprint of the new treatment facility is <1 acre. And 9 acres during construction seems high, when the stockpile and pond areas are 6 acres combined.

THE OWNER (S) AGREE ON BEHALF OF HIM/HERSELF AND ANY DEVELOPER OF BUILDER SUCCESSORS AND ASSIGNEES THAT THE OWNER AND/OR SAID SUCCESSORS AND ASSIGNS SHALL BE REQUIRED TO PAY TRAFFIC IMPACT FEES IN ACCORDANCE WITH THE EL PASO COUNTY ROAD IMPACT FEE PROGRAM (RESOLUTION NO. 25-337), OR ANY AMENDMENTS THERETO, AT OR PRIOR TO THE TIME OF BUILDING PERMIT SUBMITTALS. THE FEE OBLIGATION, IF NOT PAID AT FINAL PLAT RECORDING, SHALL BE DOCUMENTS ON ALL SALES DOCUMENTS AND IN PLAT NOTES TO ENSURE THAT A TITLE SEARCH WOULD FIND THE FEE OBLIGATION BEFORE SALE OF THE PROPERTY.

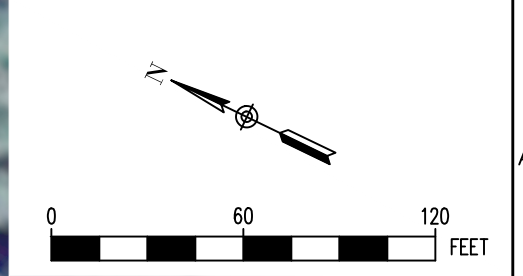
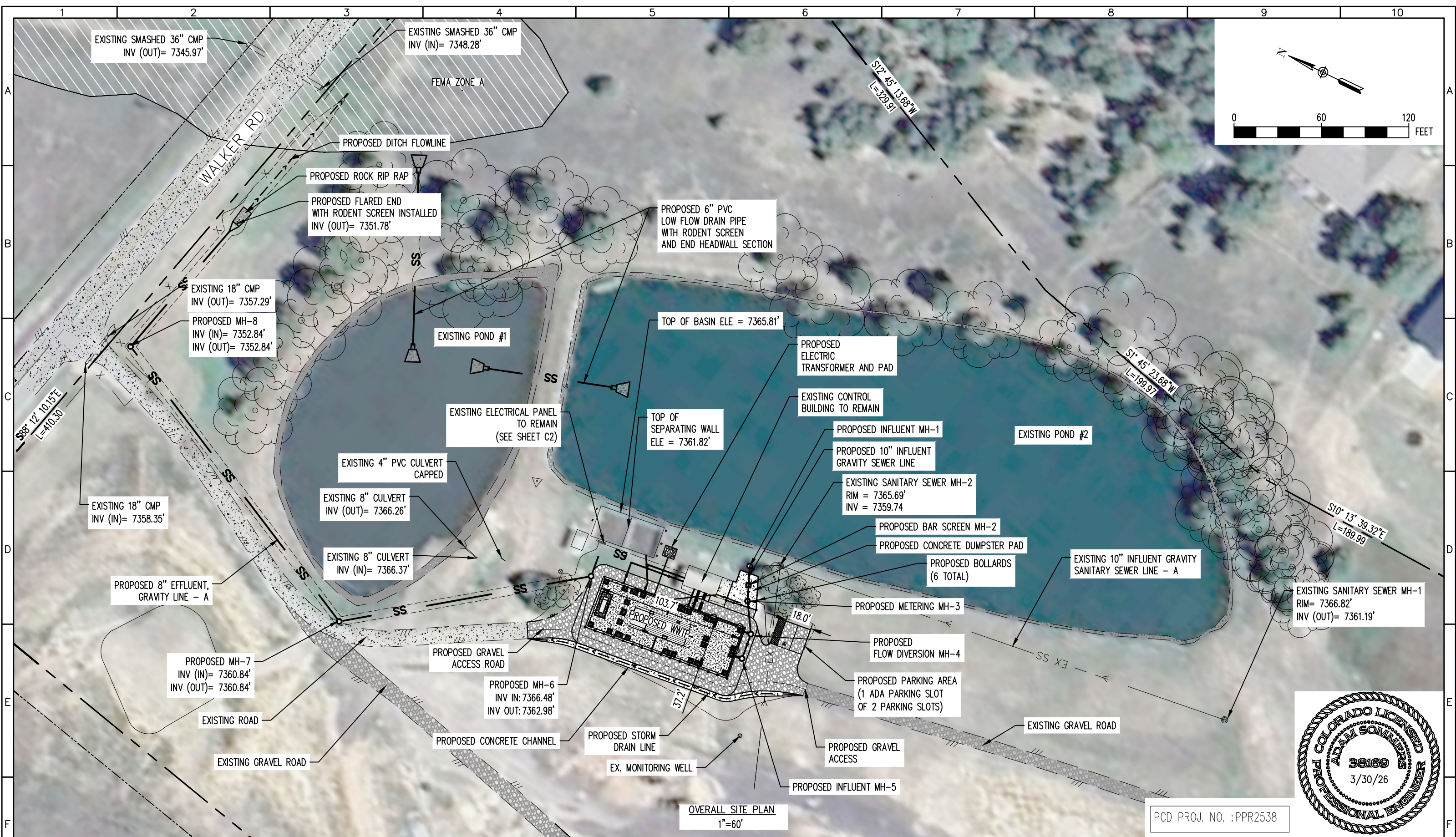
Areas do not match.
0.54 ac per previous sheet?

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ENGINEER: AQUAWORKS DBO, INC. 3252 WILLIAMS STREET DENVER, COLORADO 80205 (303) 477-5915	PROJECT NUMBER: PCD FILE PPR2538	SCALE: 1" = 80'	SHEET: C1.2

PCD PROJ. NO. : PPR2538



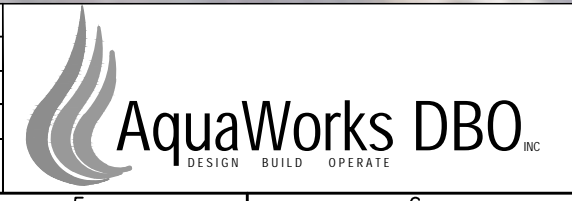
OVERALL SITE PLAN
1"=60'

PCD PROJ. NO. : PPR2538



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 EL PASO COUNTY, COLORADO
 ENGINEER: AQUAWORKS DBO, INC.
 3252 WILLIAMS STREET
 DENVER, COLORADO 80205
 (303) 477-5915

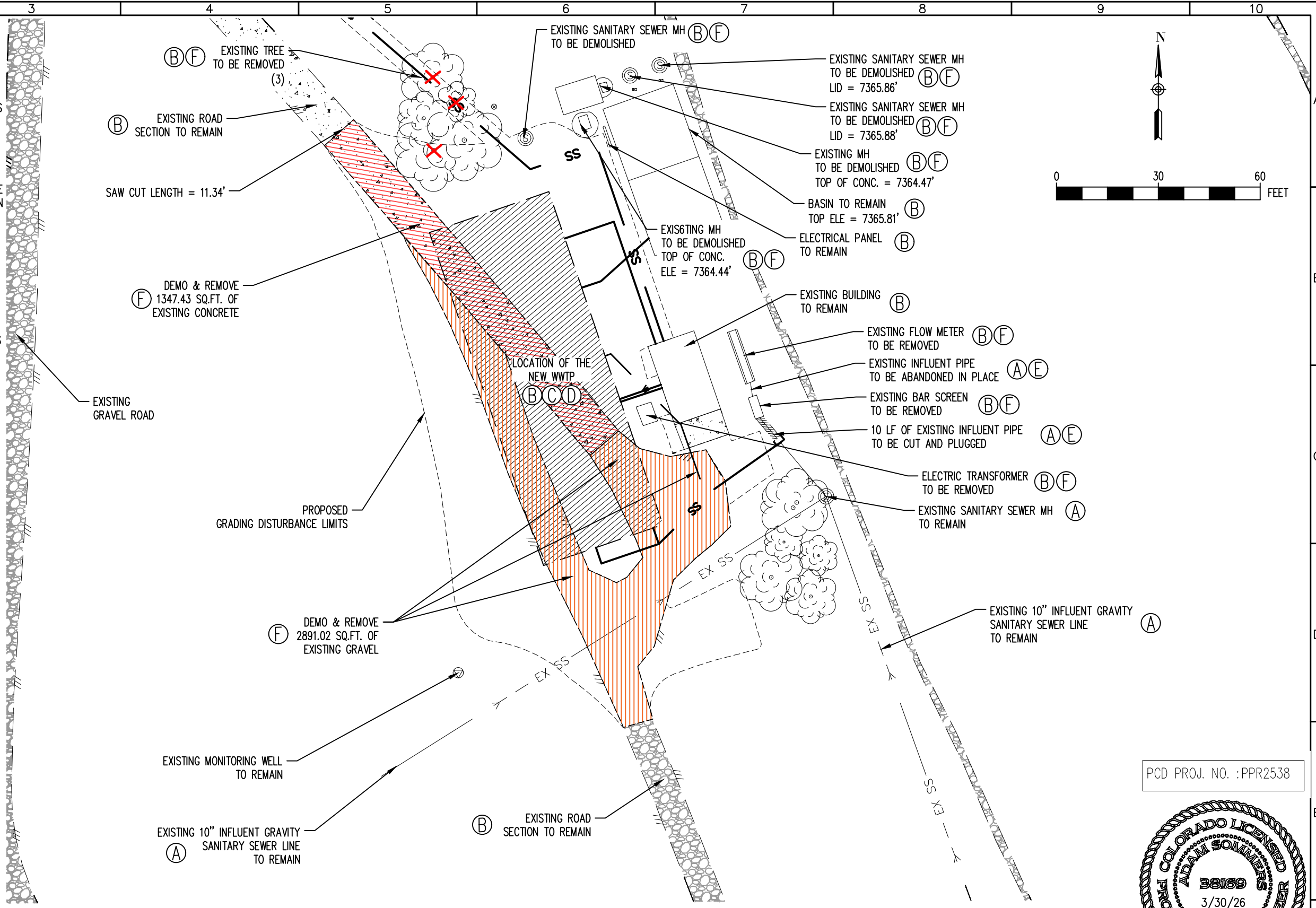
SHEET TITLE: OVERALL SITE PLAN		
PROJECT NUMBER: #3774	SCALE: 1"=60'	SHEET: C1.3

DEMOLITION NOTES:

1. SITE DEMOLITION TO BE COORDINATED WITH ENGINEER AND OWNER WITH RESPECT TO EQUIPMENT OR FACILITIES TO REMAIN IN SERVICE, TO BE REMOVED, OR TO BE ABANDONED IN PLACE.
2. THE CONTRACTOR IS NOT TO DAMAGE CURBS, WALKS OR PAVING WHICH IS NOT INCLUDED IN THE SITE PREPARATION OR DEMOLITION SHOWN ON THE PLANS. THE COST TO REPAIR ANY SUCH DAMAGE WILL BE THE RESPONSIBILITY OF THE CONTRACTOR.
3. REMOVE AND DISPOSE OF ALL PAVING MATERIALS PROPERLY, INCLUDING BASE COURSE AND ANY OTHER DEBRIS ENCOUNTERED.
4. CONCRETE OR ASPHALT SAWCUTS SHALL BE CRISP CLEAN CUTS THAT ARE NEAT IN APPEARANCE. LOCATE ALL SAWCUTS AS REQUIRED PER DIRECTION OF THE ENGINEER.
5. ALL EXISTING TREES AND VEGETATION ARE TO BE PROTECTED IN PLACE, UNLESS SPECIFICALLY NOTED FOR REMOVAL ON THE PLANS.
6. SITE REVEGETATION SHALL COMPLY WITH THE MUNICIPAL/COUNTY STANDARDS AND THE PROJECT REVEGETATION SPECIFICATION, AND LANDSCAPE PLAN, AS APPLICABLE.
7. THE CONTRACTOR SHALL REPLACE TO ORIGINAL CONDITION OR BETTER AT THEIR EXPENSE ALL VEGETATION THAT IS DAMAGED BY CONSTRUCTION OPERATIONS.
8. THE CONTRACTOR IS TO ADHERE TO SPOT ELEVATIONS AND CONTOURS AS INDICATED ON THE GRADING PLAN. SPOT ELEVATIONS TAKE PRECEDENCE OVER CONTOURS WHERE CONFLICTING INFORMATION IS SHOWN.
9. ALL GRADES ARE TO BE APPROVED BY THE ENGINEER PRIOR TO PERMANENT PLANTING, SEEDING, AND FLAT WORK.
10. ALL AREAS SHALL BE GRADED TO ACHIEVE POSITIVE DRAINAGE, AS DEFINED IN THE SPECIFICATIONS.
11. EXCAVATIONS INCLUDES ALL MATERIAL ENCOUNTERED TO THE DEPTH INDICATED ON THE PLANS. EXCAVATE TO ALLOW FOR PROPER FILL MATERIAL, SLABS, VOIDS, FORMS, AND FOUNDATIONS, AND FOR THE REMOVAL OF UNSUITABLE MATERIALS. REFER TO SPECIFICATIONS FOR FURTHER INFORMATION REGARDING GRADING AND EXCAVATION.
12. ALL BEDDING, BACKFILL SUBGRADE CONSTRUCTION, AND EMBANKMENT SHALL BE CONSTRUCTED ACCORDING TO THE SPECIFICATIONS AND GEOTECHNICAL REPORT.
13. REFER TO GRADING PLAN FOR ALL SITE ELEVATIONS AND GRADING REQUIREMENTS.
14. REFER TO CIVIL DETAIL SHEETS FOR SITE DETAILS.
15. CONTRACTOR AND OWNER TO COORDINATE WITH UTILITY PROVIDERS FOR RELOCATION OF EXISTING INFRASTRUCTURE.

SEQUENCING NOTES (NOT INCLUSIVE OF ALL ACTIVITIES):

- A. MAINTAIN EXISTING 10" INFLUENT LINE AND 8" DISCHARGE LINE DURING CONSTRUCTION OF NEW WWTP.
- B. EXISTING STRUCTURES, BUILDINGS AND WASTEWATER FACILITIES TO REMAIN OPERATIONAL UNTIL NEW WWTP HAS COMPLETED CLEAN WATER TESTING AND IS READY TO RECEIVE INFLUENT WASTEWATER.
- C. CONSTRUCT NEW WWTP. INSTALL SITE PIPING. SEE SHEET C3.
- D. CLEAN WATER TEST NEW WWTP IN ACCORDANCE WITH CONTRACT DOCUMENTS AND COMMENCE WASTEWATER TREATMENT AT NEW FACILITY.
- E. ABANDON IN PLACE EXISTING WASTEWATER LINES PLUG AND CAP.
- F. REMOVE APPROX. 2891.02 SQ.FT. OF EXISTING GRAVEL ROAD, APPROX. 1347.43 SQ.FT. OF EXISTING CONCRETE ACCESS ROAD PAVEMENT, DEMOLISH 3 EXISTING MANHOLES.



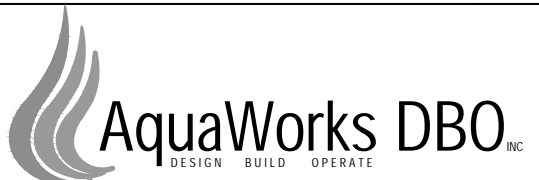
SITE DEMOLITION & SEQUENCING PLAN
1"=30'

PCD PROJ. NO. : PPR2538



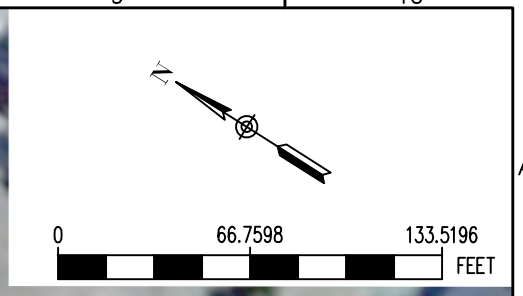
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 3155 WALKER ROAD COLORADO SPRINGS
 EL PASO COUNTY, COLORADO
 ENGINEER: AQUAWORKS DBO, INC.
 3252 WILLIAMS STREET
 DENVER, COLORADO 80205
 (303) 477-5915

SHEET TITLE:
 SITE DEMOLITION & SEQUENCING PLAN
 PROJECT NUMBER: #3774
 SCALE: 1"=30'
 SHEET: C2



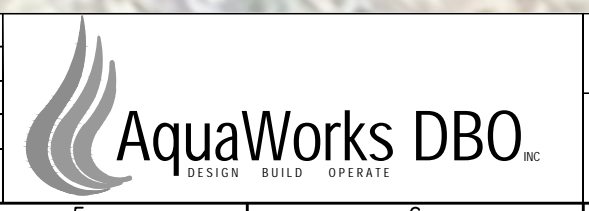
WWTP SITE PLAN
Custom

PCD PROJ. NO. : PPR2538



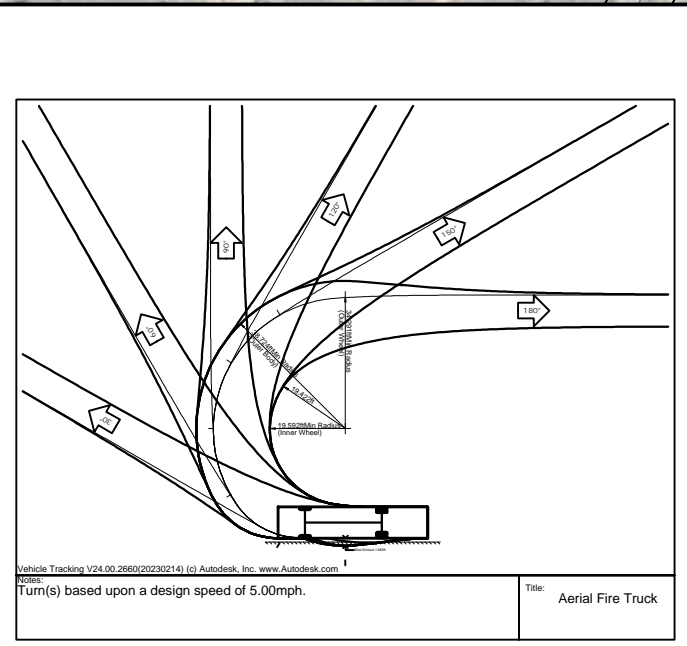
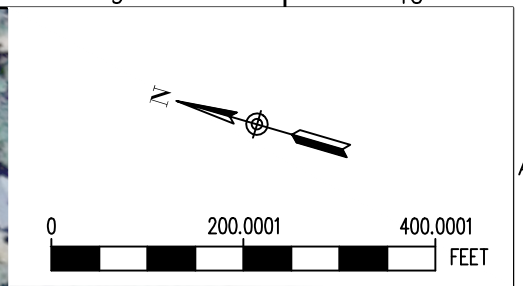
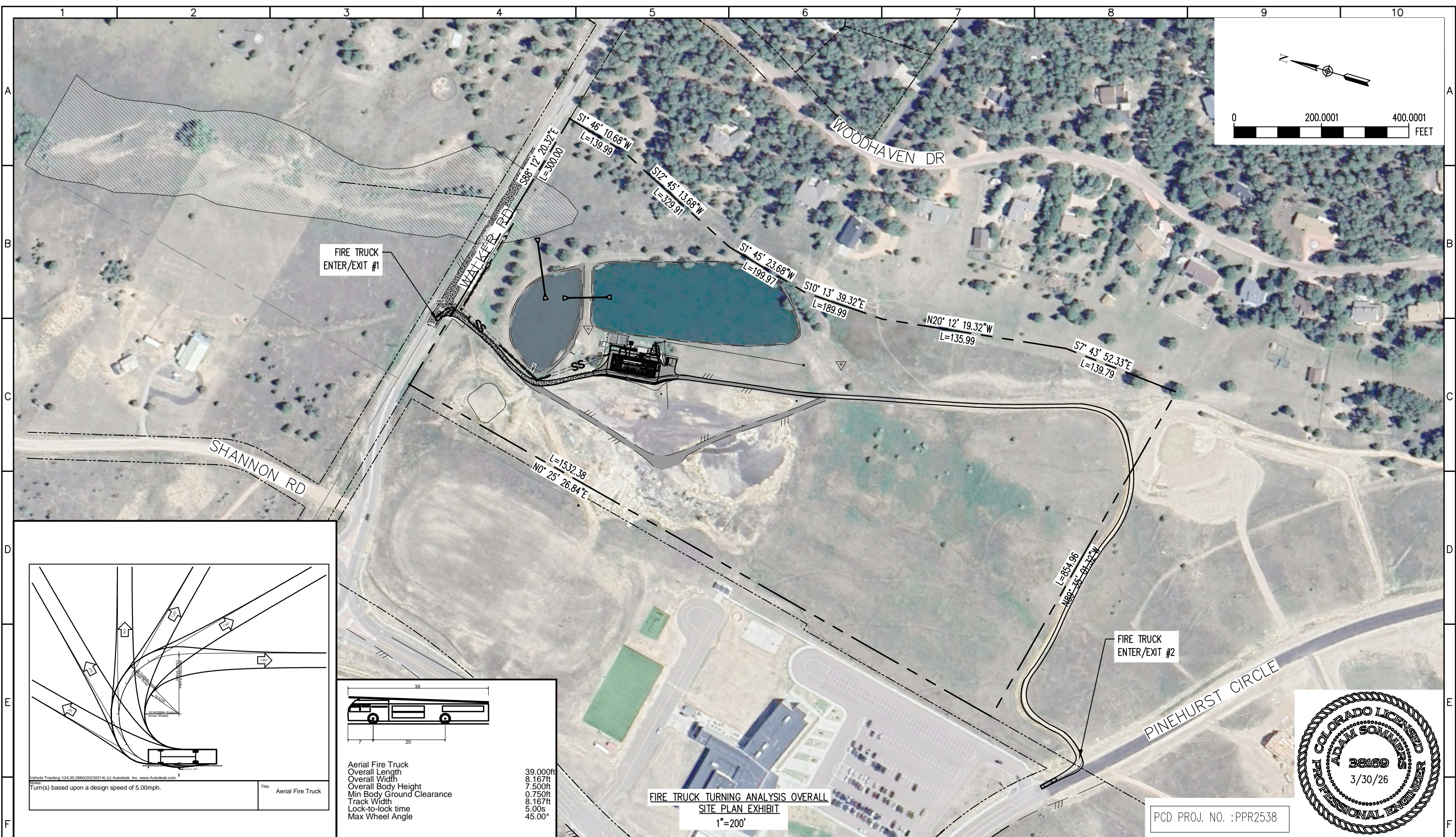
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 EL PASO COUNTY, COLORADO
 ENGINEER: AQUAWORKS DBO, INC.
 3252 WILLIAMS STREET
 DENVER, COLORADO 80205
 (303) 477-5915

SHEET TITLE: WWTP SITE PLAN		
PROJECT NUMBER: #3774	SCALE: 1"=30'	SHEET: C3



	<p>Aerial Fire Truck</p> <p>Overall Length 39.000ft</p> <p>Overall Width 8.167ft</p> <p>Overall Body Height 7.500ft</p> <p>Min Body Ground Clearance 0.750ft</p> <p>Track Width 8.167ft</p> <p>Lock-to-lock time 5.00s</p> <p>Max Wheel Angle 45.00°</p>
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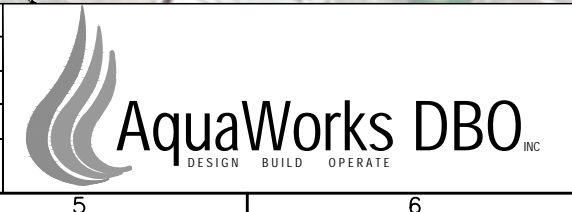
FIRE TRUCK TURNING ANALYSIS OVERALL
SITE PLAN EXHIBIT
1"=200'

PCD PROJ. NO. : PPR2538



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SHEET TITLE: FIRE TRUCK TURNING ANALYSIS OVERALL SITE PLAN EXHIBIT		
PROJECT NUMBER: #3774	SCALE: 1"=200'	SHEET: C3.1

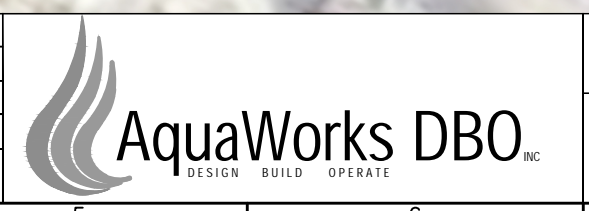


FIRE TRUCK TURNING ANALYSIS SITE PLAN
EXHIBIT
1"=60'

PCD PROJ. NO. : PPR2538

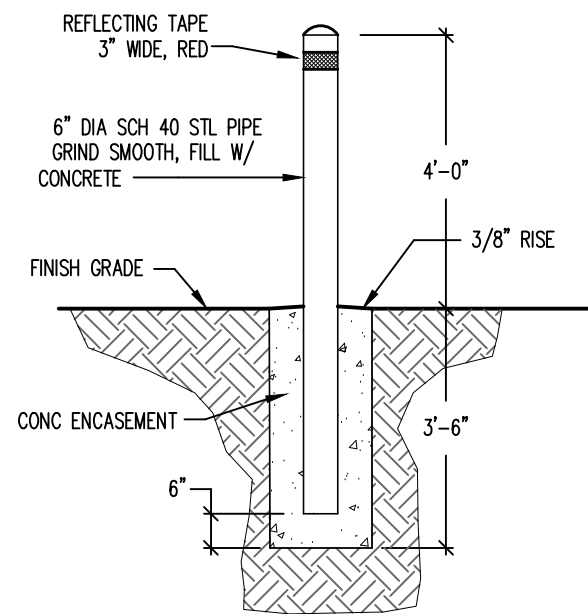
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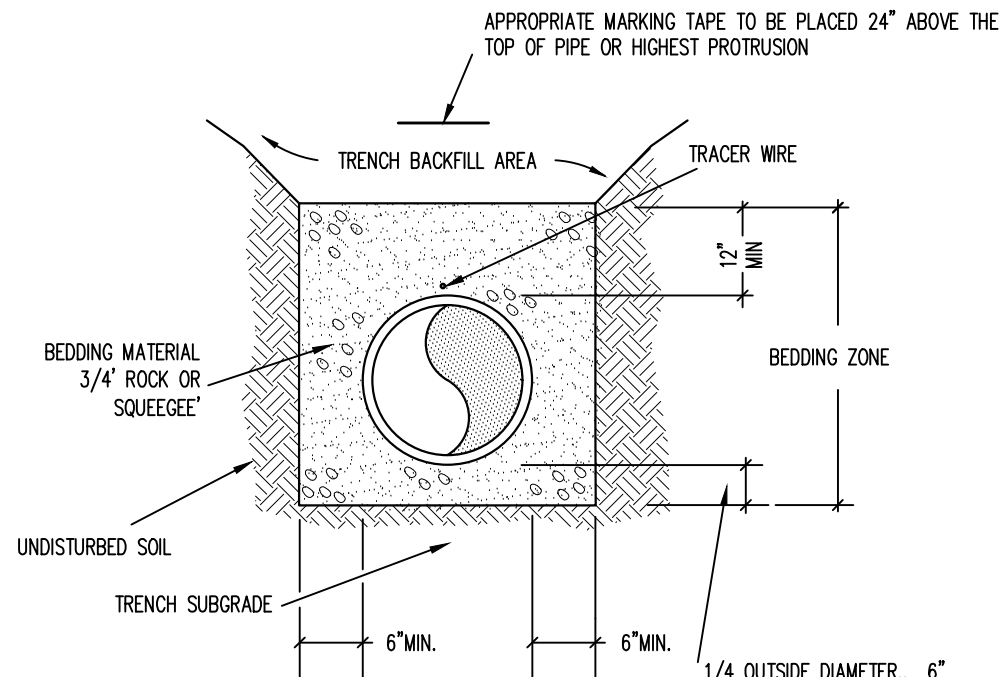
SHEET TITLE: FIRE TRUCK TURNING ANALYSIS SITE PLAN EXHIBIT		
PROJECT NUMBER: #3774	SCALE: 1"=60'	SHEET: C3.2



NOTES:

1. PROVIDE SUITABLE SUBGRADE FOR STABLE INSTALLATION.
2. ENCASE BOLLARD IN A MINIMUM OF 18" DIAMETER OF CONCRETE TO 3'-6" BELOW GRADE.
3. FILL PIPE WITH CONCRETE AND PROVIDE CLEAN CAP FOR TOP OF PIPE.
4. CONCRETE: CONCRETE MIX SHALL YIELD A COMPRESSIVE STRENGTH OF NOT LESS THAN 4,000 PSI AFTER 28 DAYS. MINIMUM UNCOVERED CURING TIME TO BE 36 HOURS.
5. PROVIDE 7' LONG STEEL PIPE.
6. BOLLARD TO BE COATED WITH PRIMER PRIOR TO INSTALLATION.
7. PAINT OUTSIDE OF PIPE WITH RUST-RESISTANT SAFETY YELLOW PAINT.

BOLLARD 1
NTS C4



NOTES:

1. PIPE SHALL BE BEDDED FROM 6" BELOW THE BOTTOM OF THE PIPE TO 12" ABOVE THE TOP OF THE PIPE.
2. SHOULD THE TRENCH BE EXCAVATED WIDER THAN ALLOWED, A CONCRETE CRADLE SHALL BE PLACED WITH 2500 P.S.I. CONCRETE FROM TRENCH BOTTOM TO PIPE SPRINGLINE.
3. COMPACTION SHALL BE AS FOLLOWS: PIPE ZONE BEDDING 6" UNDER AND 12" OVER PIPE WILL REQUIRE 90% S.P.D. TRENCH ZONE ABOVE BEDDING MATERIALS, FULL TRENCH SECTION IN ROADWAY OR STREET R.O.W. LIMITS WILL REQUIRE 95% S.P.D. TRENCH ZONE ABOVE BEDDING MATERIALS, OUTSIDE OF STREET R.O.W. WILL REQUIRE 90% S.P.D. LIFTS SHALL NOT EXCEED 6". COMPACTION TESTING SHALL BE EVERY FOOT OR PER EL PASO COUNTY REQUIREMENTS.
4. USE ONLY BACKFILL FOR TRENCHES WHICH IS FREE FROM ROCKS, LARGE ROOTS, OTHER VEGETATION OR ORGANIC MATTER, AND FROZEN MATERIAL. NO ROCKS GREATER THAN TWELVE (12) INCHES IN DIAMETER SHALL BE ALLOWED.

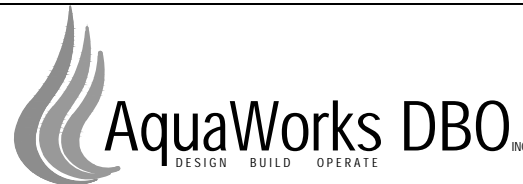
PIPE INSTALLATION DETAIL 2
NTS C4



PCD PROJ. NO. :PPR2538

REV. No:	DATE:	BY:	REVISION DESCRIPTION:

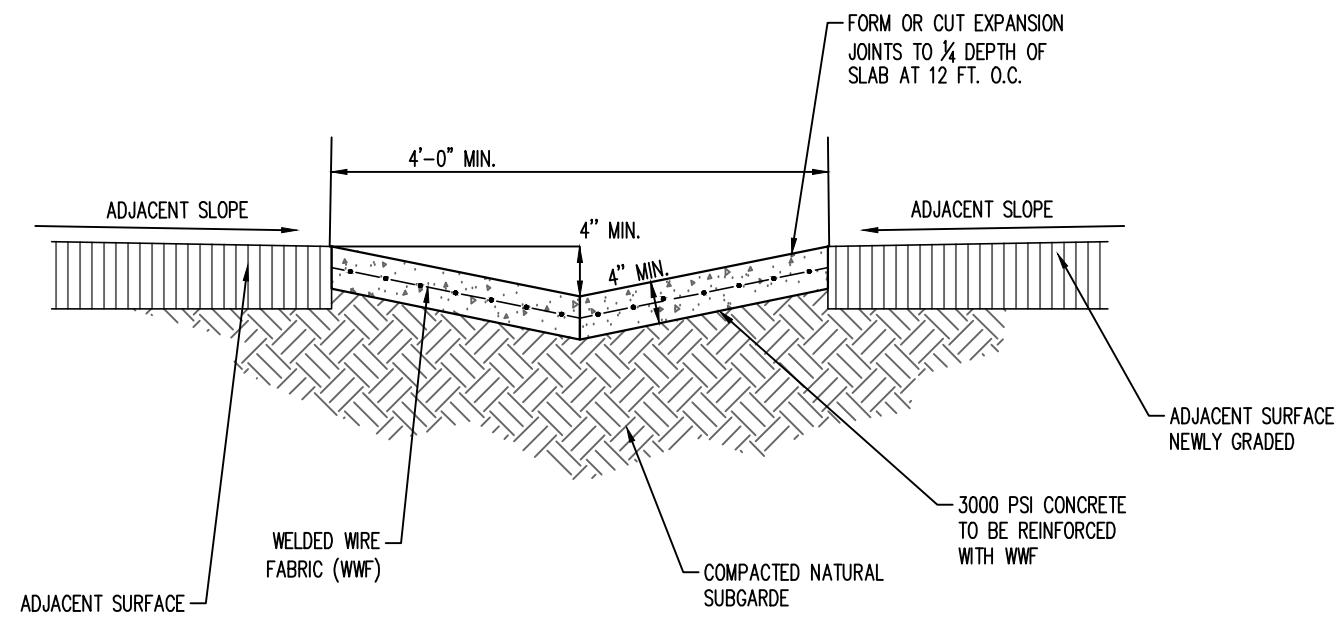
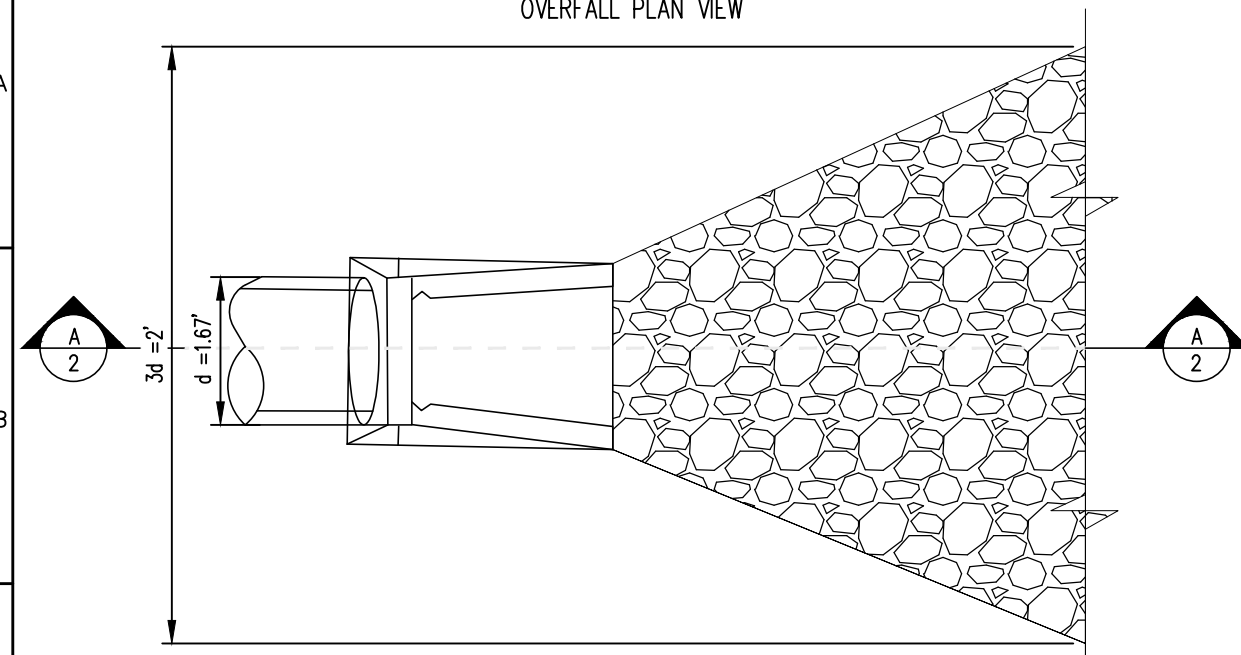
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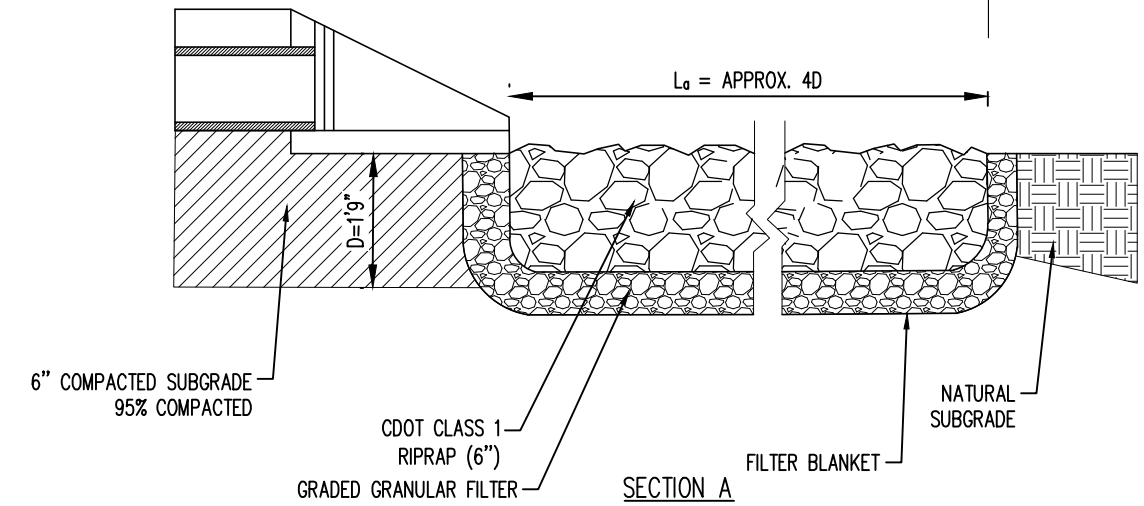
PROJECT: WALDEN CORPORATION WWTP
 3155 WALKER ROAD COLORADO SPRINGS
 EL PASO COUNTY, COLORADO
 ENGINEER: AQUAWORKS DBO, INC.
 3252 WILLIAMS STREET
 DENVER, COLORADO 80205
 (303) 477-5915

SHEET TITLE: CIVIL DETAILS I		
PROJECT NUMBER: #3774	SCALE: N.T.S.	SHEET: C4

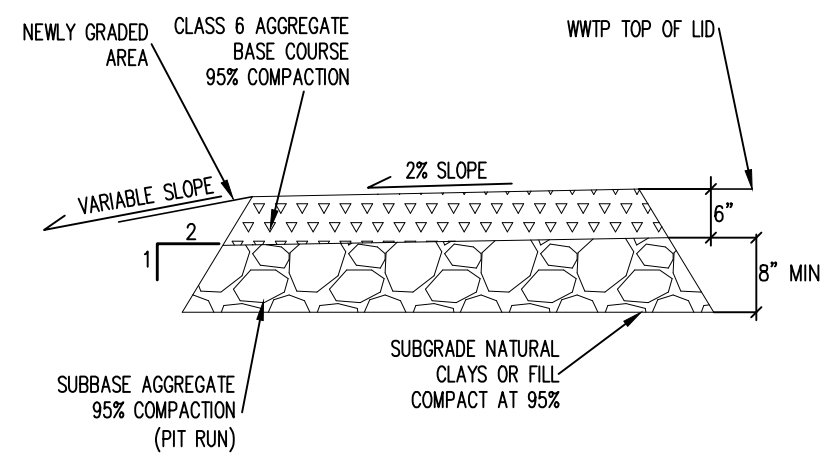
PIPE OUTLET TO SURFACE WATER
OVERFALL PLAN VIEW



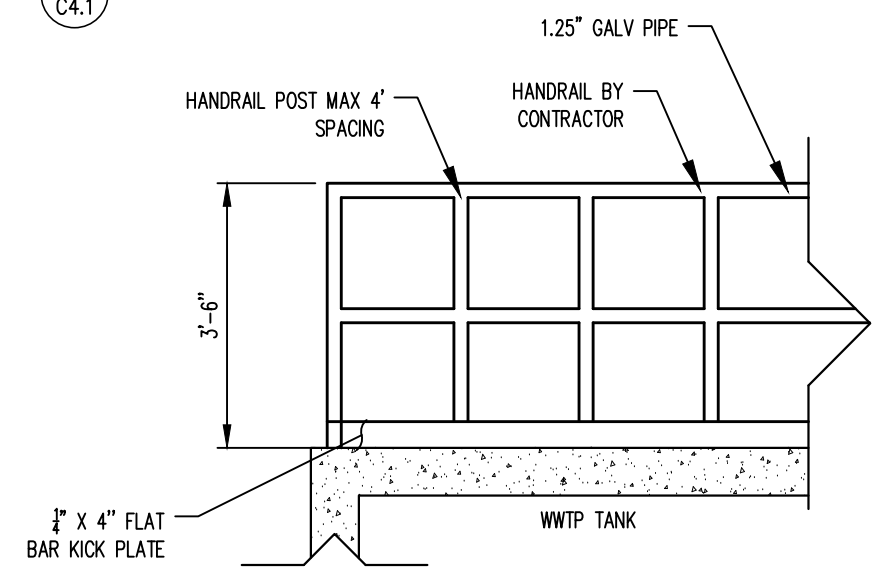
CONCRETE CHANNEL DETAIL 2
N.T.S. C4.1



SECTION A



GRAVEL DRIVEWAY SECTION DETAIL 3
N.T.S. C4.1



GUARD RAIL 4
N.T.S. C4.1

NOTES:

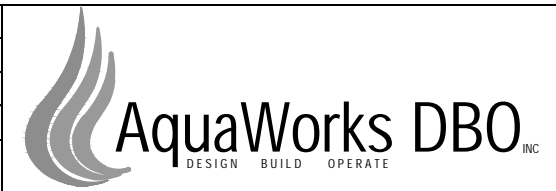
1. L_a IS THE LENGTH OF THE RIPRAP APRON.
2. $D=1.5$ TIMES THE MAXIMUM STONE DIAMETER BUT NOT LESS THAN 6".
3. A FILTER BLANKET OF FILTER FABRIC SHOULD BE INSTALLED BETWEEN THE RIPRAP AND SOIL FOUNDATION.
4. REQUIRED AVERAGE SIZE OF RIPRAP STONE (FT), $D_{50} = 6"$

PROPOSED RIPRAP W/SOIL AND GRASS OR GROUND COVER 1
N.T.S. C4.1



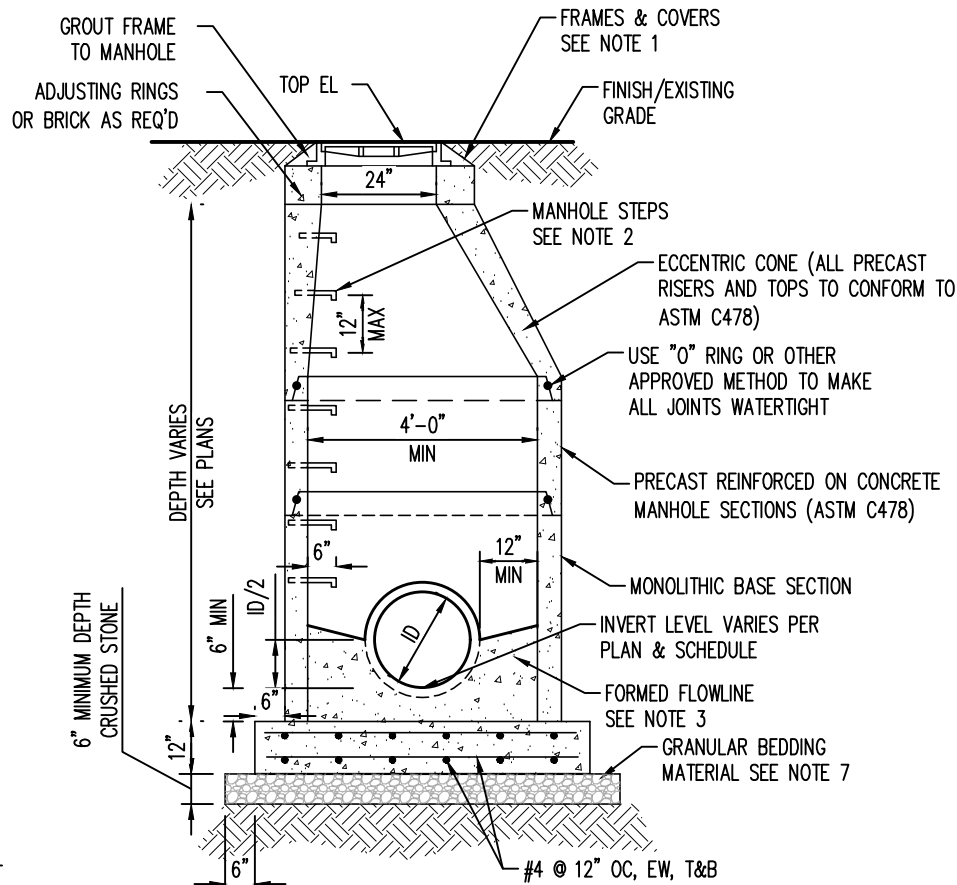
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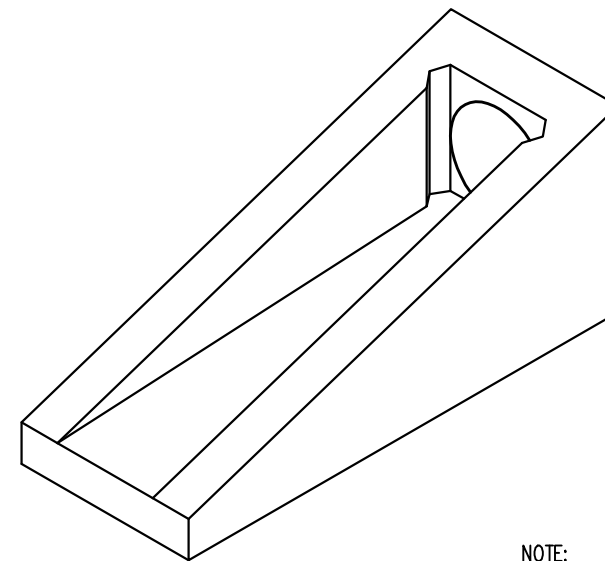
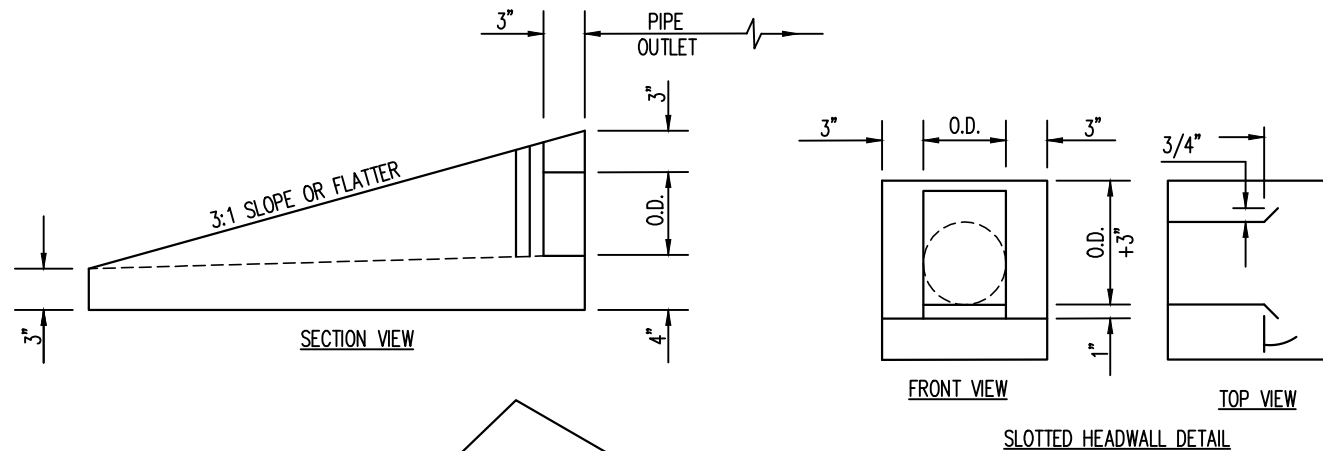
SHEET TITLE: CIVIL DETAILS II		
PROJECT NUMBER: #3774	SCALE: N.T.S.	SHEET: C4.1



NOTES

- SANITARY MANHOLE COVERS SHALL HAVE "SANITARY SEWER" CAST ON THE COVER AND SHALL BE NEENAH R-1688 OR ENGINEER APPROVED EQUIVALENT. STORM MANHOLE COVERS SHALL HAVE "STORM SEWER" CAST ON THE COVER AND SHALL BE NEENAH R-1678 OR ENGINEER APPROVED EQUIVALENT.
- MANHOLE STEPS TO BE M.A. INDUSTRIES 004-501-DF OR ENGINEER APPROVED EQUIVALENT. PROVIDED TO WITHIN 12" OF TOP OF CONE.
- FLOWLINE OF MANHOLE MAY BE FORMED IN CONCRETE; BUILT UP WITH MORTAR; OR BY LAYING A PIPE THROUGH MANHOLE, THE TOP BEING BROKEN OUT LATER.
- GROUT ANNULAR SPACE BETWEEN WALL AND PIPE WITH NON-SHRINK MORTAR TO INSURE WATERTIGHT SEAL.
- ALL CONCRETE TO COMPLY WITH ACI 318 AND SHALL BE A MINIMUM STRENGTH OF 3000 PSI AT 28 DAY TEST.
- ALL MANHOLES AND SPECIAL STRUCTURES TO BE PLACED ON SUITABLE SUBGRADE MATERIAL. IF SUBGRADE CONDITIONS WARRANT, UNSUITABLE FOUNDATION MATERIAL WILL BE OVEREXCAVATED, AND SELECT SUBGRADE MATERIAL WILL BE PLACED AS PER SECTION 5.00 OF THE WCPM STANDARD CONSTRUCTION SPECIFICATIONS.
- GRANULAR BEDDING MATERIAL SHALL BE COMPACTED TO 90% MAXIMUM DRY DENSITY IN ACCORDANCE WITH AASHTO T-180.

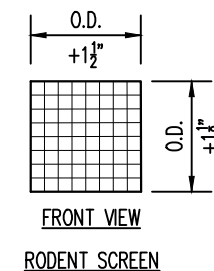
CONCRETE MANHOLE DETAIL 1
N.T.S. C4.2



ISOMETRIC VIEW
PIPE OUTLET

NOTE:

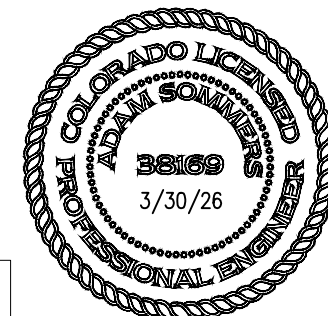
- THE PIPE SHALL BE LOCATED AS SHOWN ON THE TYPICAL SECTIONS OF THE CONSTRUCTION PLANS.
- SLOPE OF THE PIPE SHALL MATCH ROADWAY GRADE, UNLESS OTHERWISE DIRECTED BY THE ENGINEER.
- OUTLET PIPE CONFIGURATIONS SHALL USE 45 DEGREE ELBOWS OR SHALL USE STRAIGHT PIPE WITH A MINIMUM RADIUS OF 3' TO DIRECT PIPE INTO SIDE OF DRAINAGE INLET OR TO POSITIVE GRADE. PIPE SHALL ALSO BE NON-PERFORATED AND HAVE A SMOOTH INTERIOR.
- RODENT SCREEN SHALL SNUGLY FIT THE PROVIDED SLOT WITH THE SCREEN LIP FITTING TIGHT TO THE BOTTOM FLOW LINE.
- A DELINEATOR SHALL BE INSTALLED ADJACENT TO THE CONCRETE APRON OF THE PIPE OUTFALL IN THE UPSTREAM DIRECTION OF VEHICULAR TRAVEL. THE DELINEATOR SHALL BE GALVANIZED TELESCOPING STEEL SIGN POST. THE DELINEATOR SHALL EXTEND 4' ABOVE GROUND ELEVATION AND SHALL HAVE A 4"x8"x0.08" ALUMINUM RETROREFLECTIVE BLUE REFLECTOR BOLTED TO BOTH SIDES OF THE POST WITH HARDWARE COMPATIBLE WITH THE SIGN POST.
- WHEN TWO LINES OF PIPE DRAIN TO A LOW POINT, EACH PIPE MUST HAVE ITS OWN OUTLET.
- PIPE SHALL NOT BE PLACED UNDER GUARDRAIL IN ORDER TO AVOID PUNCTURING.



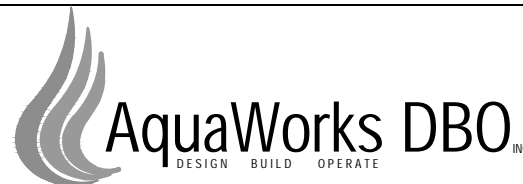
FRONT VIEW
RODENT SCREEN

OVERFLOW OUTLET DETAIL 2
N.T.S. C4.2

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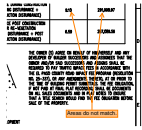


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SHEET TITLE:
CIVIL DETAILS III
PROJECT NUMBER: #3774
SCALE: N.T.S.
SHEET: C4.2

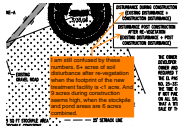
V3_ Site Dev Plan.pdf Markup Summary

EPC Stormwater- Zachary (3)



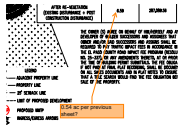
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Areas do not match.



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Author: EPC Stormwater- Zachary
Date: 4/15/2026 8:44:51 AM
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I am still confused by these numbers. 6+ acres of soil disturbance after re-vegetation when the footprint of the new treatment facility is <1 acre. And 9 acres during construction seems high, when the stockpile and pond areas are 6 acres combined.



Subject: SW - Textbox with Arrow
Page Label: [3] C1.2 SITE DEVELOPMENT PLAN
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0.54 ac per previous sheet?