

ADD243

Plat 10447
PUD CAD-0

Planning and Community Development
approval is contingent upon compliance
with all applicable notes on the recorded plat.

Access permit must be granted by the
Planning and Community Development
Engineering Division for the establishment
of any driveway onto a County Road.

Person or blockage of any drainageway is
not permitted without the approval of the
Planning and Community Development
Engineering Division.

Any approval issued by El Paso County does
not obviate the need to comply with applicable
Federal, State or Local laws and/or regulations.

REVISIONS



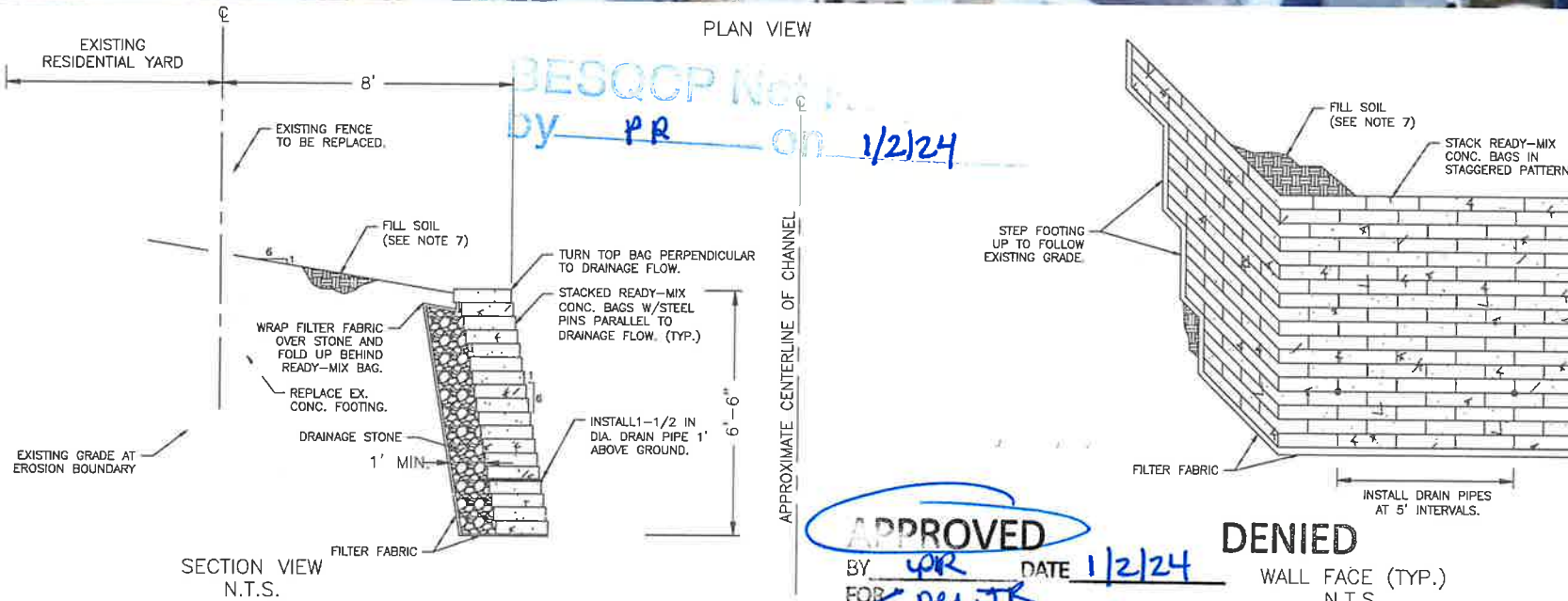
YES! COMMUNITIES
ANTELOPE RIDGE, COLORADO
EROSION REPAIR

SHEET 2

09/12/2023



40 0 40
GRAPHIC SCALE IN FEET
SCALE: 1" = 40'
PER PRINTING ON 11X17



BESQCP Noted
by PR on 1/2/24

APPROVED
BY WPR DATE 1/2/24
FOR per JK
NOTES

DENIED
WALL FACE (TYP.)
N.T.S.

* must stay within 4001 Gray Fox Hts

ANTELOPE RIDGE 4001 GRAY FOX HEIGHTS ✓ COLORADO SPRINGS, COLORADO EROSION REPAIR PLAN

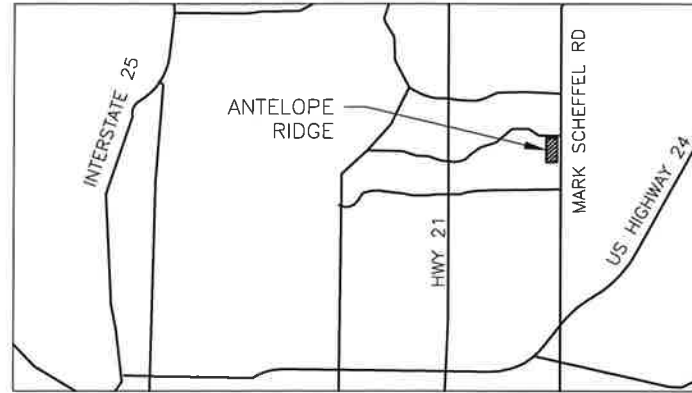
GENERAL NOTES:

DEMOLITION:

1. ESTABLISH ACCESS TO THE CONSTRUCTION AREA. REMOVE EXISTING REAR YARD FENCING / GATES, LANDSCAPING AND APPURTENANCES. STORE FOR REINSTALLATION AS PRACTICAL.
2. REMOVE EXISTING DAMAGED SCREENING FENCING FROM TOP OF BANK.
3. CLEAR VEGETATION ACROSS FULL WORK AREA AS PER THE LIMITS SHOWN.
4. ALL MATERIALS NOT TO BE REUSED TO BE LEGALLY DISPOSED OFF SITE.

CONSTRUCTION:

1. GRADE SITE AREA TO REMOVE LOOSE MATERIALS AND PROVIDE EVEN EXPOSED SURFACES.
2. EXCAVATE FOOTING TRENCH FOR WALL PLACEMENT ACROSS ENTIRE LENGTH.
3. FILTER FABRIC TO CONSIST OF NON-WOVEN DRAINAGE FABRIC (MIRAFI 140NLR APPROVED EQUAL). SET ALONG BOTTOM OF FOOTING TRENCH AND TO LINES AND GRADES AS SHOWN.
4. READY-MIX 80 LB CONCRETE BAGS TO BE STACKED IN STAGGERED (BRICK WALL) PATTERN. BAGS TO BE PINNED TO EACH OTHER WITH MINIMUM 2 - #4 REBAR EACH. REBAR PINS TO BE 4-FT MINIMUM LENGTH DRIVEN VERTICALLY THROUGH BAGS. ORIENT BAGS PARALLEL TO DRAINAGE FLOW EXCEPT FOR TOP COURSE (SEE NOTE 8).
5. INSTALL 1-1/2-INCH DIA. SCH. 40 PVC DRAINPIPE AT 5-FT INTERVALS SET 1-FT. ABOVE GROUND AT FACE OF WALL. SCREEN INBOARD ENDS OF DRAINPIPE. CUT OUTBOARD ENDS OF PIPE FLUSH WITH FACE OF WALL.
6. DRAINAGE STONE TO CONSIST OF 1/2 - 1-INCH DIAMETER ANGULAR MATERIAL.
7. FILL SOILS TO CONSIST OF SANDY CLAY AND BE PLACED IN 12-INCH LIFTS AND COMPACTED TO 90% STANDARD PROCTOR DENSITY.
8. PLACE FINAL TOP COURSE OF CONCRETE BAGS PERPENDICULAR TO DRAINAGE FLOW FOR FINAL CAP.
9. RECONSTRUCT EXISTING SCREENING FENCE TO LINES AND GRADES OF EXISTING. REPLACE / RE-INSTALL RESIDENTIAL LANDSCAPING AND FENCING IN RESIDENTIAL YARD AREAS DISTURBED BY CONSTRUCTION ACTIVITIES.
10. SEED GROUND SURFACE BETWEEN SCREENING FENCE AND RETAINING WALL WITH STANDARD FESCUE HIGHWAY MIX.



VICINITY MAP

N.T.S.



LOCATION MAP

N.T.S.

PROJECT SITE

INDEX

SHEET NO.	TITLE
1.	COVER SHEET
2.	EROSION REPAIR



YES! COMMUNITIES
5605 N. MACARTHUR BLVD.,
SUITE 280
IRVING, TEXAS 75038

RESIDENTIAL



2023 PPRBC
IECC: N/A

Resubmits: 1st _____ 2nd _____ 3rd _____

Address: 4348 GRAY FOX HTS, COLORADO SPRINGS

Parcel: 532911126

Plan Track #: 184841 *4001 Gray Fox HTS*

Received: 02-Jan-2024 (NELIDA)

53204-0500

Description:

Required PPRBD Departments (2)

RETAINING WALL

App Dis N/A By

Contractor:

Floodplain RBD GIS

Permit # _____ Zone: EL PASO COUNTY

Construction _____

APPROVED FOR CONSTRUCTION

Required Outside Departments (1)

Date _____ By _____

County Zoning PR 1/2/24

Type of Unit:

Release of this plan does not preclude compliance with all applicable codes, ordinances and other pertinent regulations.
This plan set must be present on the job site for every inspection.

Plan-check Fee: \$14.00 (0)