

STERLING RANCH FILING NO. 5

COUNTY OF EL PASO, STATE OF COLORADO

GRADING AND EROSION CONTROL PLAN

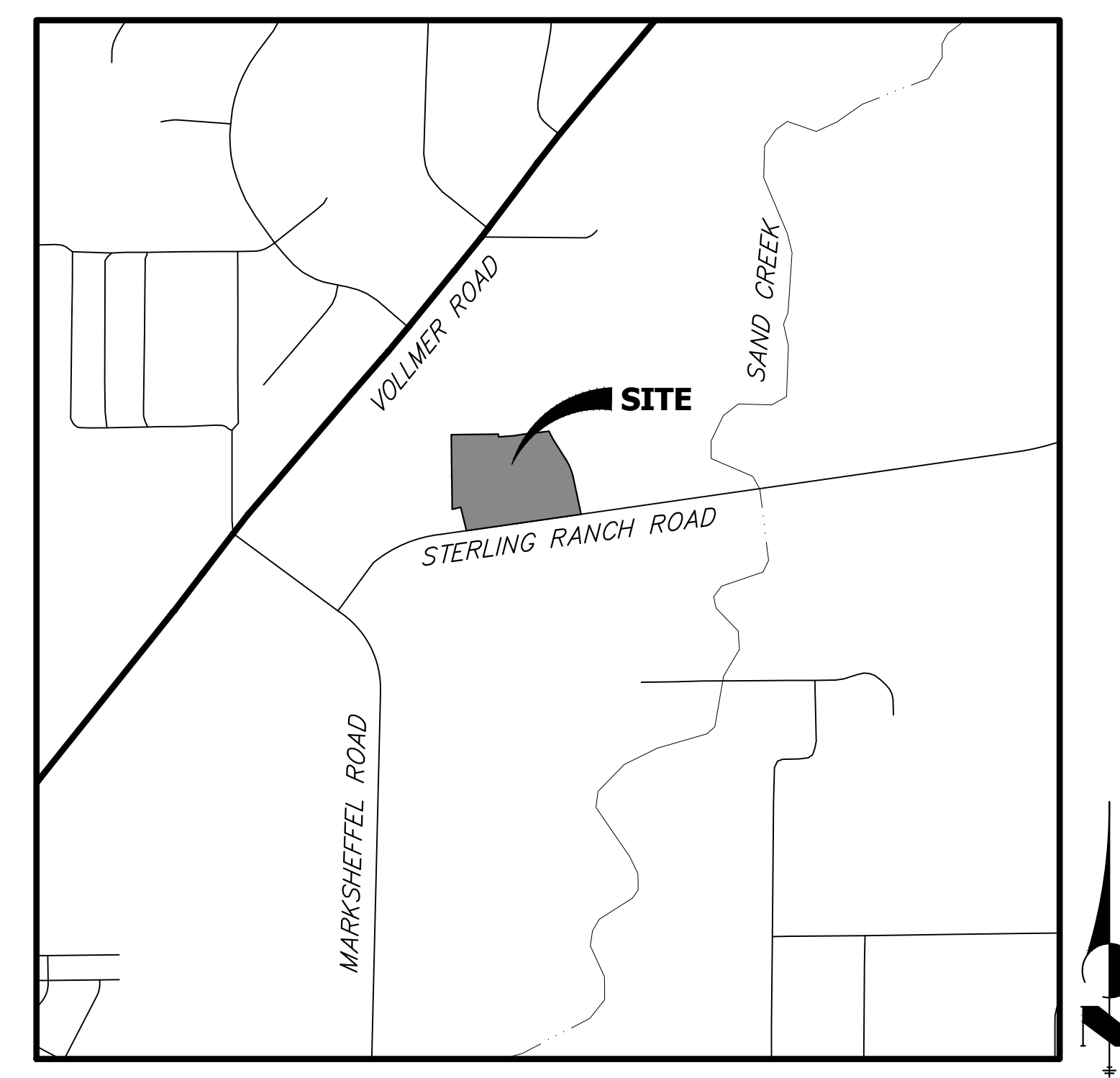
MARCH 2024



UNTIL SUCH TIME AS THESE DRAWINGS ARE APPROVED BY THE APPROPRIATE REVIEWING AGENCIES, JR ENGINEERING APPROVES THEIR USE. THESE DRAWINGS ARE DESIGNATED BY WRITTEN AUTHORIZATION.

PREPARED FOR
CLASSIC SRJ LAND, LLC
 2138 FLYING HORSE CLUB DRIVE
 COLORADO SPRINGS, CO 80921
 ATTN: LOREN MORELAND
 (719) 785-3270

J.R. ENGINEERING
 A Westman Company
 Centennial 303-740-8888 • Colorado Springs 719-588-2583
 Fort Collins 970-491-9888 • www.jrengineering.com



VICINITY MAP
 SCALE: 1"=1000'

AGENCIES

OWNER/DEVELOPER:	CLASSIC SRJ LAND, LLC 2138 FLYING HORSE CLUB DRIVE COLORADO SPRINGS, CO 80921 LOREN MORELAND (719) 785-3270	FIRE DISTRICT:	BLACK FOREST FIRE PROTECTION DISTRICT 11445 TEACHOUT ROAD COLORADO SPRINGS, CO 80908 CHIEF BRYAN JACK (719) 495-4300
CIVIL ENGINEER:	JR ENGINEERING, LLC 5475 TECH CENTER DRIVE COLORADO SPRINGS, CO 80919 MIKE BRAMLETT P.E. (303) 267-6240	GAS DEPARTMENT:	COLORADO SPRINGS UTILITIES 7710 DURANT DR. COLORADO SPRINGS, CO 80947 TIM WENDT (719) 668-3556
COUNTY ENGINEERING:	EL PASO COUNTY PLANNING AND COMMUNITY DEVELOPMENT 2880 INTERNATIONAL CIRCLE, SUITE 110 COLORADO SPRINGS, CO 80910 JEFF RICE, P.E. (719) 520-6300	ELECTRIC DEPARTMENT:	MOUNTAIN VIEW ELECTRIC 11140 E. WOODMEN ROAD FALCON, CO 80831 (719) 495-2283
TRAFFIC ENGINEERING:	EL PASO COUNTY DEPT. OF PUBLIC WORKS 3275 AKERS DRIVE COLORADO SPRINGS, CO 80922 JOSHUA PALMER, P.E. (719) 520-6460	COMMUNICATIONS:	QWEST COMMUNICATIONS (U.N.C.C. LOCATORS) (800) 922-1987 AT&T (LOCATORS) (719) 635-3674
WATER RESOURCES:	STERLING RANCH METRO DISTRICT ENGINEERS JDS-HYDRO CONSULTANTS 545 E. PIKES PEAK AVE., SUITE 300 COLORADO SPRINGS, CO 80903 JOHN MCGINN (719) 668-8769		

SHEET INDEX

1	-	COVER
2	-	LEGEND
3	-	NOTES AND TYPICAL SECTIONS
4	-	GRADING AND EROSION CONTROL PLANS
5-B	-	DETAILS
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BASIS OF BEARINGS

THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SECTION 34, TOWNSHIP 12 SOUTH, RANGE 65 WEST OF THE 6TH P.M. AS MONUMENTED AT THE SOUTHWEST CORNER OF SAID SOUTHWEST QUARTER BY A 2-1/2" ALUMINUM CAP STAMPED "LS 11624" AND AT THE SOUTHEAST CORNER OF SAID SOUTHWEST QUARTER BY A 2-1/2" ALUMINUM CAP STAMPED "LS 11624", SAID LINE BEARS N89°14'14"E A DISTANCE OF 2,722.69 FEET.

BENCHMARKS

1. THE TOP OF AN ALUMINUM SURVEYORS CAP, STAMPED "9853", AT THE SOUTHEAST BOUNDARY CORNER OF BARBARICK SUBDIVISION
 NORTHING = 411416.273
 EASTING = 235167.071
 ELEVATION = 7023.42
2. THE TOP OF A RED PLASTIC SURVEYORS CAP, ILLEGIBLE, AT THE NORTHWEST BOUNDARY CORNER OF PAWNEE RANCHEROS SUBDIVISION
 NORTHING = 410095.404
 EASTING = 235052.131
 ELEVATION = 7000.40
3. THE TOP OF A RED PLASTIC SURVEYORS CAP, STAMPED "38141", AT THE SOUTHWEST BOUNDARY CORNER OF BARBARICK SUBDIVISION
 NORTHING = 411399.962
 EASTING = 233849.817
 ELEVATION = 7030.82

EL PASO COUNTY STATEMENT

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 DIRECTORS DISCRETION.

JOSHUA PALMER, P.E. _____ DATE _____
 COUNTY ENGINEER/ECM ADMINISTRATOR

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 FOR GRADING AND EROSION CONTROL PLANS. I ACCEPT RESPONSIBILITY FOR ANY LIABILITY CAUSED BY ANY NEGLIGENT ACTS, ERRORS OR OMISSIONS ON MY PART IN PREPARING THIS PLANS.

RYAN E. BURNS, P.E. _____ DATE 3/14/24
 COLORADO P.E. 0054412
 FOR AND ON BEHALF OF JR ENGINEERING

OWNER/DEVELOPER STATEMENT

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

LOREN MORELAND, MANAGER _____ DATE 3/15/2024
 CLASSIC SRJ LAND, LLC
 2138 FLYING HORSE CLUB DRIVE
 COLORADO SPRINGS, CO 80921

THE LOCATIONS OF EXISTING ABOVE GROUND AND UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK. THE CONTRACTOR SHALL BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE CAUSED BY HIS FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL ABOVE GROUND AND UNDERGROUND UTILITIES.

BY	DATE	No.	REVISION		DESIGNED BY	DRAWN BY	CHECKED BY
			H-SCALE	V-SCALE			
			1"=1000'	N/A	3/12/24	PAL	PAL

STERLING RANCH FILING NO. 5
 COVER SHEET
 SHEET 1 OF 8
 JOB NO. 25188.16

UNTIL SUCH TIME AS THESE DRAWINGS ARE APPROVED BY THE APPROPRIATE REVIEWING AGENCIES, JR ENGINEERING APPROVES THEIR USE FOR THE PURPOSES DESIGNATED BY WRITTEN AUTHORIZATION.

PREPARED FOR
CLASSIC SRJ LAND, LLC
2138 FLYING HORSE CLUB DRIVE
COLORADO SPRINGS, CO 80921
ATTN: LOREN MORELAND
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Central 303-740-8888 • Colorado Springs 719-583-2583
Fort Collins 970-491-9888 • www.jrengineering.com

BY	DATE						
No. REVISION	N/A	N/A	N/A	N/A	N/A	N/A	N/A

STERLING RANCH FILING NO. 5
LEGEND

SHEET 2 OF 8
JOB NO. 25188.16

LAYER LINETYPE LEGEND

	EXISTING	PROPOSED
PHASE LINE	— — — — —	- - - - -
MATCH LINE	- - - - -	- - - - -
SECTION LINE	- - - - -	- - - - -
BOUNDARY LINE	—————	—————
PROPERTY LINE	—————	—————
EASEMENT LINE	- - - - -	- - - - -
RIGHT OF WAY	—————	—————
R.O.W. A LINE	— A —	— A —
CENTERLINE	—————	—————
CITY LIMITS		
WIRE FENCE	— x — x —	- x - x -
CHAIN LINK FENCE	— o — o —	- o - o -
WOOD FENCE	— ◊ — ◊ —	- ◊ - ◊ -
MASONRY FENCE	— □ — □ —	- □ - □ -
GUARDRAIL	— ▧ — ▧ —	- ▧ - ▧ -
CONC. BARRIER	— □ — □ —	- □ - □ -
CABLE TV	— TV — TV —	- TV - TV -
ELECTRIC	— E — E —	- E - E -
FIBER OPTIC	— FO — FO —	- FO - FO -
GAS MAIN	— G — G —	- G - G -
IRRIGATION MAIN	— IRR — IRR —	- IRR - IRR -
OIL/PETRO. MAIN	— O — O —	- O - O -
OVERHEAD UTILITY	— OHU — OHU —	- OHU - OHU -
SANITARY SEWER	— S — S —	- S - S -
STORM DRAIN	— T — T —	- T - T -
TELEPHONE	— W — W —	- W - W -
WATER MAIN	— W — W —	- W - W -
RAW WATER LINE	— RWL — RWL —	- RWL - RWL -
SWALE/WATERWAY FLOWLINE	~ ~ ~ ~ ~	~ ~ ~ ~ ~
DIVERSION DITCH	———	———
DIVERSION CHANNEL	———	———
MAJOR DRAINAGE BASIN	■ ■ ■ ■ ■	■ ■ ■ ■ ■
MINOR DRAINAGE BASIN	- - - - -	- - - - -
TOP OF SLOPE	▲ ▲ ▲ ▲	▲ ▲ ▲ ▲
TOE OF SLOPE	▼ ▼ ▼ ▼	▼ ▼ ▼ ▼
EDGE OF WATER	———	———
INDEX CONTOUR	- 6100 -	- 6100 -
INTERMEDIATE CONTOUR	- 6100 -	- 6100 -
DEPRESSION CONT. (INDEX)	- 6100 -	- 6100 -
DEPRESSION CONT. (INTER)	- 6100 -	- 6100 -
TOP OF CUTS	———	———
TOE OF FILLS	———	———
CUT AND FILL LINE	———	———
SILT FENCE	———	———
100 YEAR FLOODPLAIN	—— 100YR ——	—— 100YR ——
500 YEAR FLOODPLAIN	—— 500YR ——	—— 500YR ——
FLOODWAY	—— FLDWY ——	—— FLDWY ——
BASE FLOOD ELEVATION	~ ~ ~ ~ ~	~ ~ ~ ~ ~
EDGE OF WETLANDS	———	———
STONE WALL	○ ○ ○ ○ ○	○ ○ ○ ○ ○

UTILITIES LEGEND

	EXISTING	PROPOSED
STORM SEWER		
MANHOLE	⊙	●
STORM INLET	◻	■
AREA INLET - SQUARE	◻	■
AREA INLET - ROUND	○	●
FLARED END SECTION	▷	▷
RIPRAP	▢	▢
SANITARY SEWER		
LINE MARKER	Mkr S ^o	
SERVICE MARKER	△	
CLEAN-OUT	○	
MANHOLE W/ DIRECTIONAL FLOW ARROW	⊙	●
WATER LINE		
LINE MARKER	Mkr W ^o	
SERVICE MARKER	△	
FIRE HYDRANT	⊕	⊕
FIRE CONNECTION	⊕	⊕
MANHOLE	⊙	●
BEND	∩	∩
BLOW-OFF VALVE	⊕	⊕
WELL	⊙ _{WELL}	● _{WELL}
METER	⊙	●
VALVE	⊕	⊕
REDUCER	⊕	⊕
THRUST BLOCK	⊕	⊕
CROSS	⊕	⊕
PLUG W/ THRUST BLOCK	⊕	⊕
TEE	⊕	⊕
REVERSE ANCHOR	⊕	⊕
ANODE	⊕	⊕
AIR & VACUUM VALVE ASSEMBLY	⊕	⊕
TRANSMISSION BLOW-OFF ASSEMBLY	⊕	⊕
GAS LINE		
MARKER	Mkr G ^o	
SERVICE MARKER	△	
METER	⊙	●
VALVE	⊕	⊕
PLUG	⊕	⊕
TEE	⊕	⊕
DRY UTILITIES		
CABLE TV MARKER	Mkr TV ^o	
CABLE TELEVISION PEDESTAL	▢	
ELECTRIC MARKER	Mkr E ^o	
ELECTRIC SERVICE MARKER	△	
ELECTRICAL PEDESTAL	▢	
ELECTRICAL METER	⊙	●
ELECTRICAL MANHOLE	⊙	●
FIBER-OPTIC MARKER	Mkr FO ^o	
IRRIGATION PEDESTAL	▢	
TELEPHONE MARKER	Mkr T ^o	
TELEPHONE PEDESTAL	▢	
TELEPHONE MANHOLE	⊙	●
UTILITY POLE	⊙	●
GUY ANCHOR	⊙	●
GUY POLE	⊙	●
MISC. UTILITIES		
VENT PIPE	VP ^o P	●
TEST HOLE DESIGNATOR	TH ^o	●

LEGEND

KEY	SYMBOL
CONCRETE WASHOUT AREA	CWA
INLET PROTECTION	IP
LIMITS OF CONSTRUCTION/DISTURBANCE	LOD
FLOW ARROW	→
CUT/FILL MARK	C/F
SILT FENCE	SF
CONSTRUCTION FENCE	CF
TURF REINFORCEMENT MAT	TRM
STABILIZED STAGING AREA	SSA
TEMPORARY SEEDING & MULCHING	MU/TS
VEHICLE TRACKING CONTROL	VTC
TEMP. STOCK PILE	TSP
TEMP. SEDIMENT BASIN	TSB
TEMP. SWALE	TSW



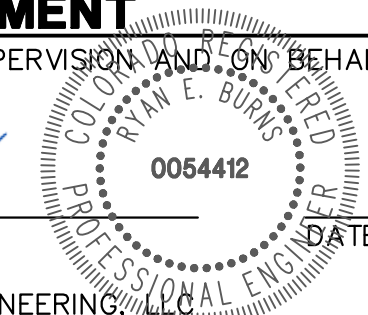
ENGINEER'S STATEMENT

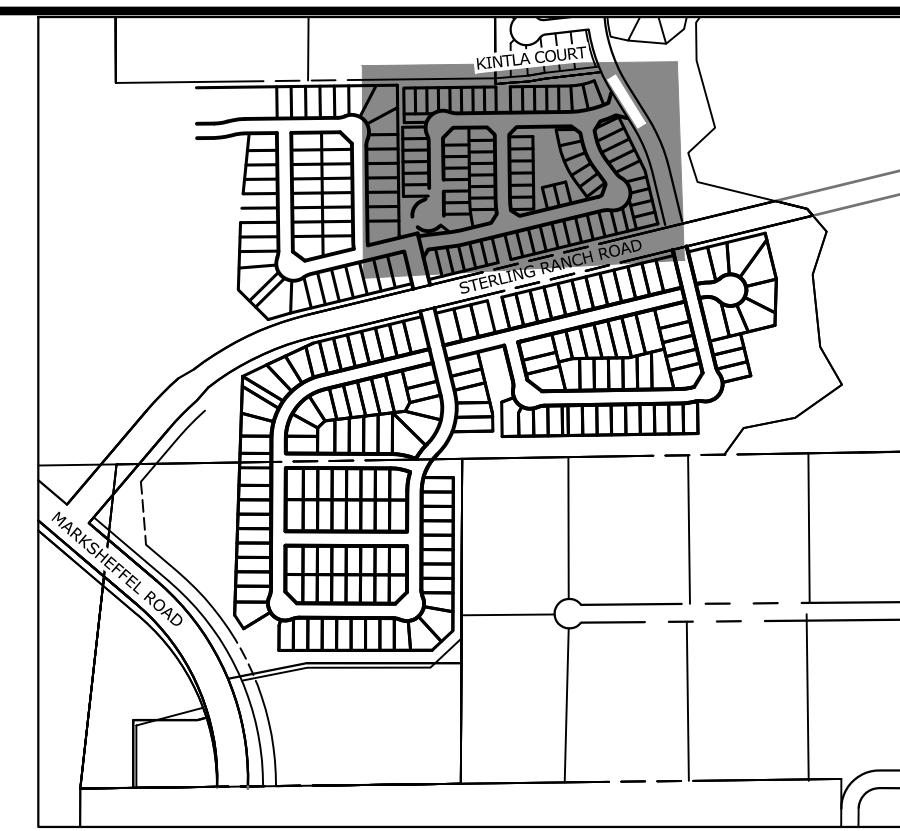
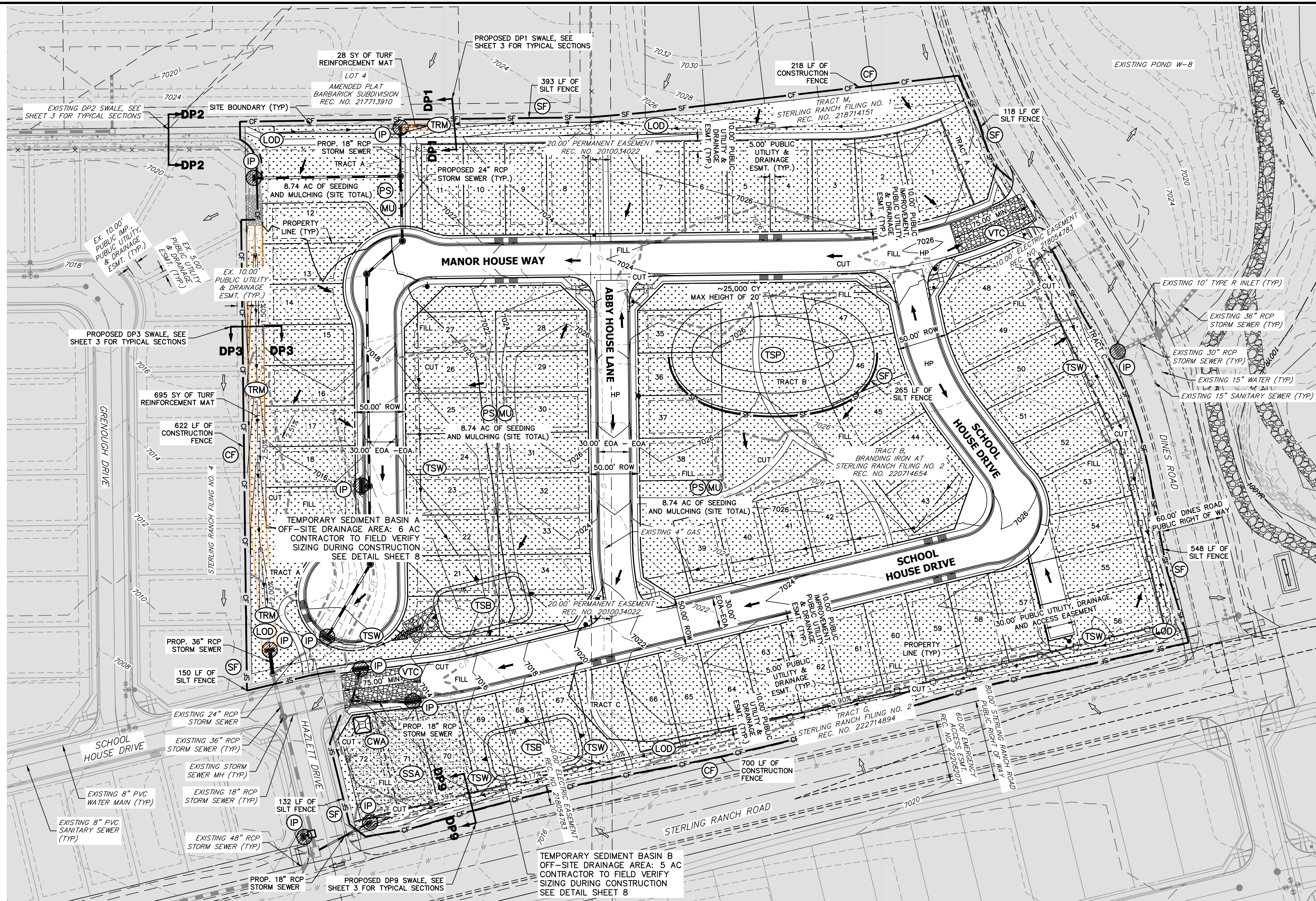
PREPARED UNDER MY DIRECT SUPERVISION AND ON BEHALF OF JR ENGINEERING

[Signature]
DATE 3/14/24

RYAN E. BURNS, P.E.
COLORADO P.E. 0054412

FOR AND ON BEHALF OF JR ENGINEERING, INC.





LEGEND

KEY	SYMBOL
CONCRETE WASHOUT AREA	(CWA) [Symbol]
INLET PROTECTION	(IP) [Symbol]
LIMITS OF CONSTRUCTION/DISTURBANCE	(LOD) [Symbol]
FLOW ARROW	[Symbol]
CUT/FILL MARK	[Symbol]
SILT FENCE	(SF) [Symbol]
CONSTRUCTION FENCE	(CF) [Symbol]
TURF REINFORCEMENT MAT	(TRM) [Symbol]
STABILIZED STAGING AREA	(SSA) [Symbol]
TEMPORARY SEEDING & MULCHING	(MU/TS) [Symbol]
VEHICLE TRACKING CONTROL	(VTC) [Symbol]
TEMP. STOCK PILE	(TSP) [Symbol]
TEMP. SEDIMENT BASIN	(TSB) [Symbol]
TEMP. SWALE	(TSW) [Symbol]

BMP PHASING

- | | | |
|---|--|---|
| <p>INITIAL (SUMMER 2024)</p> <ol style="list-style-type: none"> 1. INSTALL VTC 2. INSTALL CWA 3. ESTABLISH SSA 4. INSTALL TEMP. SEDIMENT BASINS 5. INSTALL TEMP. SWALES 6. INSTALL SILT AND CONSTRUCTION FENCE | <p>INTERIM (FALL 2024)</p> <ol style="list-style-type: none"> 1. MAINTAIN ALL BMP'S 2. INSTALL INLET PROTECTION | <p>FINAL (WINTER 2024)</p> <ol style="list-style-type: none"> 1. INSTALL MULCH AND TEMPORARY SEEDING IN ALL DISTURBED AREA 2. REMOVE ALL TEMPORARY BMP'S AFTER FINAL STABILIZATION |
|---|--|---|

NOTE

1. ALL SILT FENCE SHALL BE PLACED ON THE DISTURBANCE BOUNDARY.
2. EXISTING VEGETATION ON THE PROJECT SITE CONSISTS OF SPARSE GRASS AND WEEDS.
3. ALL AREAS TO BE VEGETATED WITH SEEDING SHOULD ALSO BE TEMPORARY STABILIZED VIA TRACK ROLLING OR SOME OTHER MEANS OF ACHIEVING TEMPORARY STABILIZATION UNTIL SEEDING IS ESTABLISHED.

ENGINEER'S STATEMENT

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 COLORADO P.E. 0054412
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3/14/24

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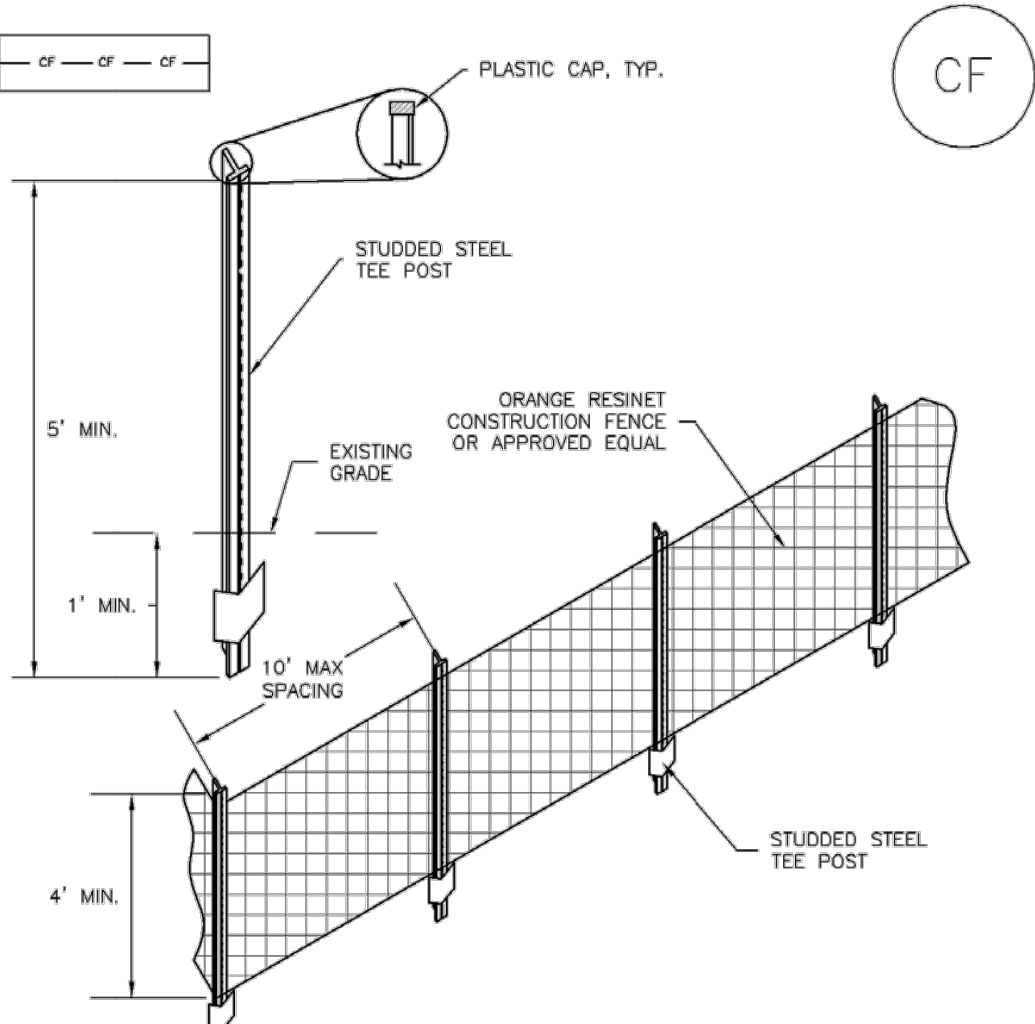
BY	DATE	No.	REVISION

H-SCALE 1"=60'
 V-SCALE N/A
 DATE 3/12/24
 DESIGNED BY PAL
 DRAWN BY PAL
 CHECKED BY

STERLING RANCH FILING NO. 5
 GRADING AND EROSION CONTROL PLANS

SHEET 4 OF 8
 JOB NO. 25188.16

SM-3 Construction Fence (CF)



CF-1. PLASTIC MESH CONSTRUCTION FENCE

- CONSTRUCTION FENCE INSTALLATION NOTES
1. SEE PLAN VIEW FOR LOCATION OF CONSTRUCTION FENCE.
2. CONSTRUCTION FENCE SHOWN SHALL BE INSTALLED PRIOR TO ANY LAND DISTURBING ACTIVITIES.
3. CONSTRUCTION FENCE SHALL BE COMPOSED OF ORANGE, CONTRACTOR-GRADE MATERIAL THAT IS AT LEAST 4' HIGH. METAL POSTS SHOULD HAVE A PLASTIC CAP FOR SAFETY.
4. STUDDED STEEL TEE POSTS SHALL BE UTILIZED TO SUPPORT THE CONSTRUCTION FENCE. MAXIMUM SPACING FOR STEEL TEE POSTS SHALL BE 10'.
5. CONSTRUCTION FENCE SHALL BE SECURELY FASTENED TO THE TOP, MIDDLE, AND BOTTOM OF EACH POST.

Temporary and Permanent Seeding (TS/PS) EC-2

Seeding dates for the highest success probability of perennial species along the Front Range are generally in the spring from April through early May and in the fall after the first of September until the ground freezes. If the area is irrigated, seeding may occur in summer months, as well. See Table TS/PS-3 for appropriate seeding dates.

Table TS/PS-1. Minimum Drill Seeding Rates for Various Temporary Annual Grasses

Table with 4 columns: Species (Common name), Growth Season, Pounds of Pure Live Seed (PLS)/acre, and Planting Depth (inches). Lists species like Oats, Spring wheat, Spring barley, Annual ryegrass, Millet, Sudangrass, Sorghum, Winter wheat, Winter barley, Winter rye, and Triticale with their respective seeding rates and depths.

Successful seeding of annual grass resulting in adequate plant growth will usually produce enough dead-plant residue to provide protection from wind and water erosion for an additional year. This assumes that the cover is not disturbed or mowed closer than 8 inches.

Hydraulic seeding may be substituted for drilling only where slopes are steeper than 3:1 or where access limitations exist. When hydraulic seeding is used, hydraulic mulching should be applied as a separate operation, when practical, to prevent the seeds from being encapsulated in the mulch.

See Table TS/PS-3 for seeding dates. Irrigation, if consistently applied, may extend the use of cool season species during the summer months.

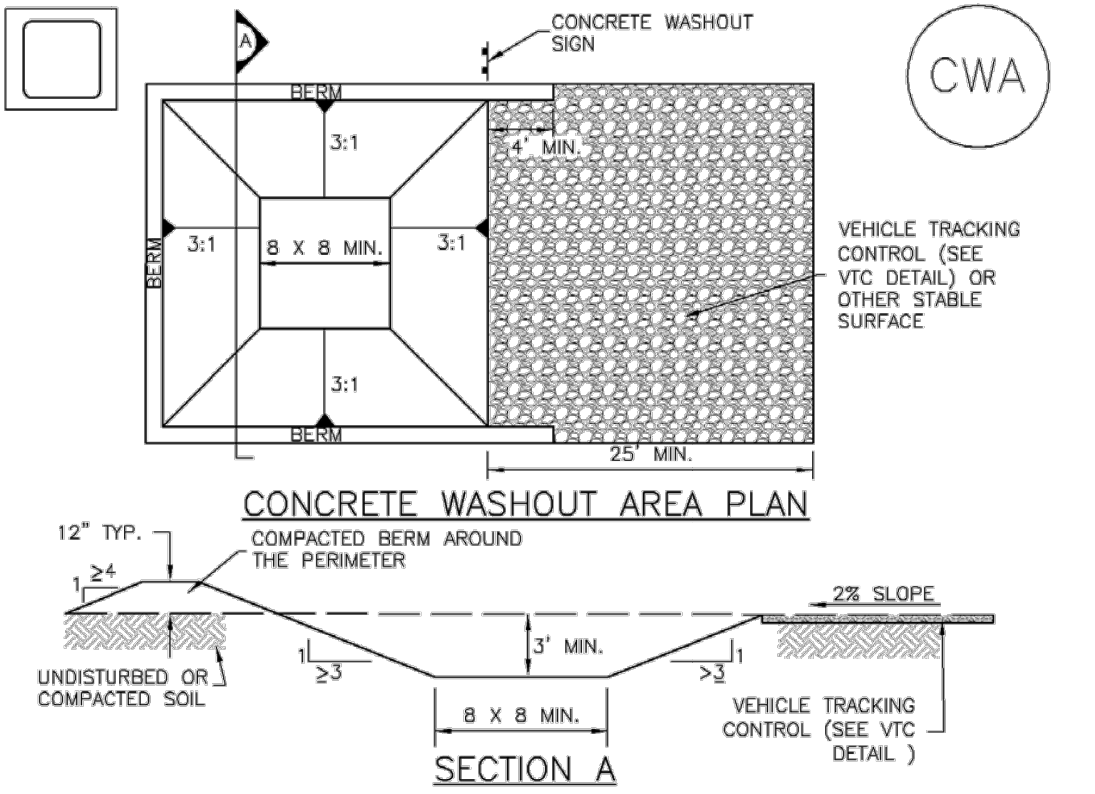
Seeding rates should be doubled if seed is broadcast, or increased by 50 percent if done using a Brillion Drill or by hydraulic seeding.

Construction Fence (CF) SM-3

- CONSTRUCTION FENCE MAINTENANCE NOTES
1. INSPECT BMPs EACH WORKDAY, AND MAINTAIN THEM IN EFFECTIVE OPERATING CONDITION. MAINTENANCE OF BMPs SHOULD BE PROACTIVE, NOT REACTIVE.
2. FREQUENT OBSERVATIONS AND MAINTENANCE ARE NECESSARY TO MAINTAIN BMPs IN EFFECTIVE OPERATING CONDITION.
3. WHERE BMPs HAVE FAILED, REPAIR OR REPLACEMENT SHOULD BE INITIATED UPON DISCOVERY OF THE FAILURE.
4. CONSTRUCTION FENCE SHALL BE REPAIRED OR REPLACED WHEN THERE ARE SIGNS OF DAMAGE SUCH AS RIPS OR SAGS.
5. WHEN CONSTRUCTION FENCES ARE REMOVED, ALL DISTURBED AREAS ASSOCIATED WITH THE INSTALLATION, MAINTENANCE, AND/OR REMOVAL OF THE FENCE SHALL BE COVERED WITH TOPSOIL, SEEDED AND MULCHED, OR OTHERWISE STABILIZED AS APPROVED BY LOCAL JURISDICTION.

CWA-1. CONCRETE WASHOUT AREA

Concrete Washout Area (CWA) MM-1



- CWA INSTALLATION NOTES
1. SEE PLAN VIEW FOR CWA INSTALLATION LOCATION.
2. DO NOT LOCATE AN UNLINED CWA WITHIN 400' OF ANY NATURAL DRAINAGE PATHWAY OR WATERBODY.
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" SLOPES LEADING OUT OF THE SUBSURFACE PIT SHALL BE 3:1 OR FLATTER.
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 RIGS.
8. USE EXCAVATED MATERIAL FOR PERIMETER BERM CONSTRUCTION.

Temporary and Permanent Seeding (TS/PS) EC-2

Table TS/PS-2. Minimum Drill Seeding Rates for Perennial Grasses (cont.)

Table with 6 columns: Common Name, Botanical Name, Growth Season, Growth Form, Seeds/Pound, and Pounds of PLS/acre. Lists species like Blue grama, Camper little bluestem, Prairie sandreed, Sand dropseed, Vaughn sideoats grama, Arriba western wheatgrass, Heavy Clay, Rocky Foothill Seed Mix, Meadow foxtail, Redtop, Reed canarygrass, Lincoln smooth brome, Pathfinder switchgrass, Alkar tall wheatgrass, Ruebens Canadian bluegrass, Dural hard fescue, Citation perennial ryegrass, and Lincoln smooth brome.

All of the above seeding mixes and rates are based on drill seeding followed by crimped straw mulch. These rates should be doubled if seed is broadcast and should be increased by 50 percent if the seeding is done using a Brillion Drill or is applied through hydraulic seeding.

If site is to be irrigated, the transition turf seed rates should be doubled. Crested wheatgrass should not be used on slopes steeper than 6H to 1V. Can substitute 0.5 lbs PLS of blue grama for the 2.0 lbs PLS of Vaughn sideoats grama.

Concrete Washout Area (CWA) MM-1

- CWA MAINTENANCE NOTES
1. INSPECT BMPs EACH WORKDAY, AND MAINTAIN THEM IN EFFECTIVE OPERATING CONDITION. MAINTENANCE OF BMPs SHOULD BE PROACTIVE, NOT REACTIVE.
2. FREQUENT OBSERVATIONS AND MAINTENANCE ARE NECESSARY TO MAINTAIN BMPs IN EFFECTIVE OPERATING CONDITION.
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.
5. CONCRETE WASHOUT WATER, WASTED PIECES 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.

Temporary and Permanent Seeding (TS/PS) EC-2

Table TS/PS-3. Seeding Dates for Annual and Perennial Grasses

Table with 3 columns: Seeding Dates, Annual Grasses (Warm, Cool), and Perennial Grasses (Warm, Cool). Lists seeding dates from January to October with corresponding grass categories.

Mulch: Cover seeded areas with mulch or an appropriate rolled erosion control product to promote establishment of vegetation. Anchor mulch by crimping, netting or use of a non-toxic tackifier.

Maintenance and Removal

Monitor and observe seeded areas to identify areas of poor growth or areas that fail to germinate. Reseed and mulch these areas, as needed.

An area that has been permanently seeded should have a good stand of vegetation within one growing season if irrigated and within three growing seasons without irrigation in Colorado.

Seeded areas may require irrigation, particularly during extended dry periods. Targeted weed control may also be necessary.

Protect seeded areas from construction equipment and vehicle access.



ENGINEER'S STATEMENT: STANDARD DETAILS SHOWN WERE REVIEWED ONLY AS TO THEIR APPLICATION ON THIS PROJECT. Signature: Ryan E. Burns, P.E., Date: 3/14/24, License: 0054412.

UNTIL SUCH TIME AS THESE DRAWINGS ARE APPROVED BY THE APPLICABLE REVIEWING AGENCIES, JR ENGINEERING APPROVES THEIR USE FOR THE PROJECTS DESIGNATED BY WRITTEN AUTHORIZATION.

PREPARED FOR: CLASSIC SRU LAND, LLC, 2138 FLYING HORSE CLUB DRIVE, COLORADO SPRINGS, CO 80921. ATTN: LOREN MORELAND (719) 785-3270

J.R. ENGINEERING logo and contact information: A Westwin Company, Centennial 303-740-9888, Colorado Springs 719-588-2583, Fort Collins 970-491-9888, www.jr-engineering.com

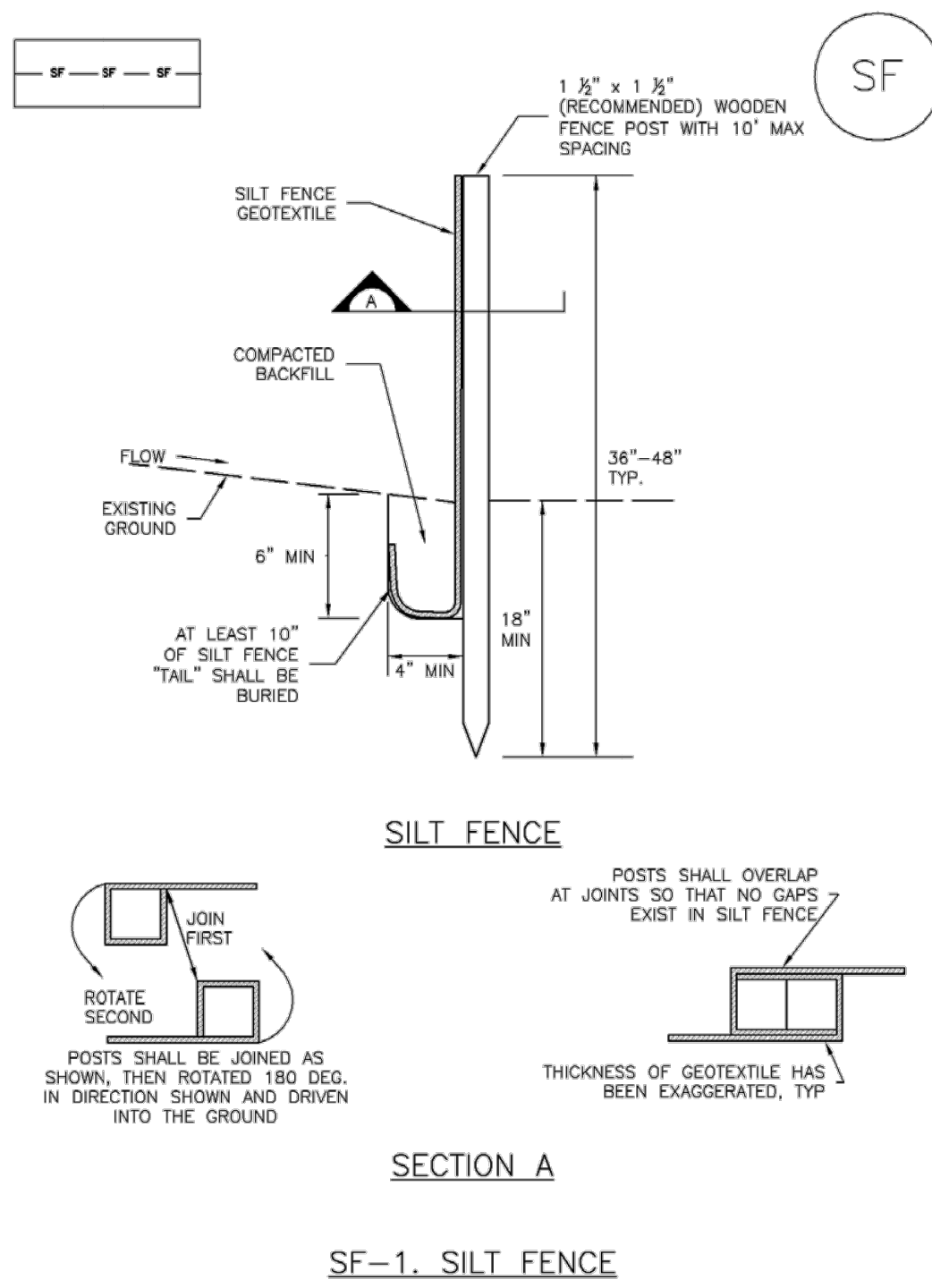
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STERLING RANCH FILING NO. 5 DETAILS. SHEET 5 OF 8. JOB NO. 25188.16

Silt Fence (SF)

SC-1



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

SC-1

Silt Fence (SF)

SILT FENCE INSTALLATION NOTES

- SILT FENCE MUST BE PLACED AWAY FROM THE TOE OF THE SLOPE TO ALLOW FOR WATER PONDING. SILT FENCE AT THE TOE OF A SLOPE SHOULD BE INSTALLED IN A FLAT LOCATION AT LEAST SEVERAL FEET (2-5 FT) FROM THE TOE OF THE SLOPE TO ALLOW ROOM FOR PONDING AND DEPOSITION.
- A UNIFORM 6\"/>

SILT FENCE MAINTENANCE NOTES

- 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.
- FREQUENT OBSERVATIONS AND MAINTENANCE ARE NECESSARY TO MAINTAIN BMPs IN EFFECTIVE OPERATING CONDITION. INSPECTIONS AND CORRECTIVE MEASURES SHOULD BE DOCUMENTED THOROUGHLY.
- WHERE BMPs HAVE FAILED, REPAIR OR REPLACEMENT SHOULD BE INITIATED UPON DISCOVERY OF THE FAILURE.
- SEDIMENT ACCUMULATED UPSTREAM OF THE SILT FENCE SHALL BE REMOVED AS NEEDED TO MAINTAIN THE FUNCTIONALITY OF THE BMP, TYPICALLY WHEN DEPTH OF ACCUMULATED SEDIMENTS IS APPROXIMATELY 6\"/>

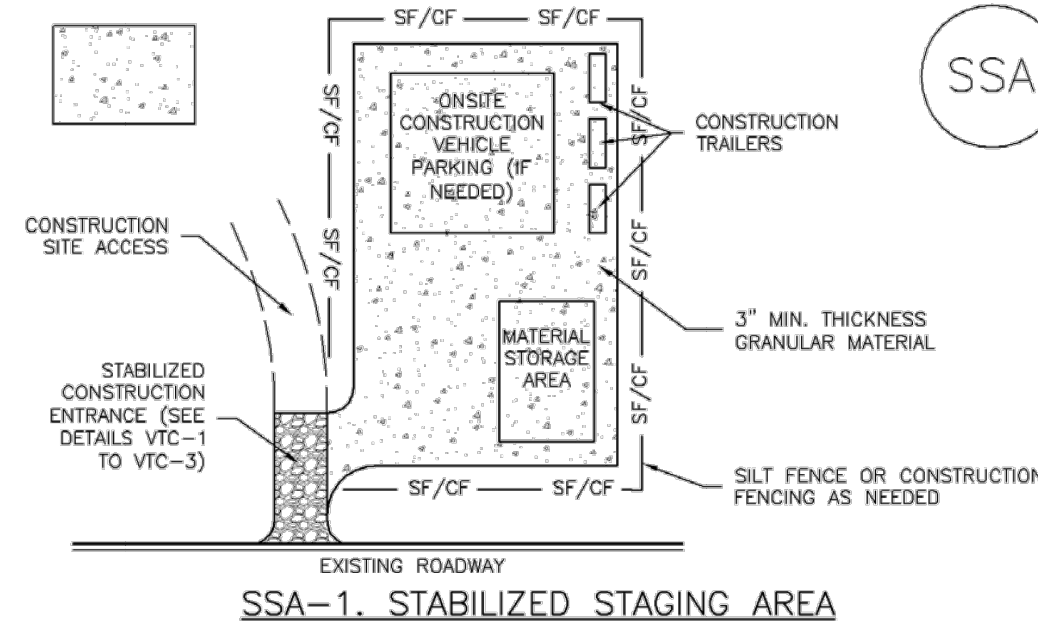
(DETAILS ADAPTED FROM TOWN OF PARKER, COLORADO AND CITY OF AURORA, NOT AVAILABLE IN AUTOCAD)

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.

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

Stabilized Staging Area (SSA)

SM-6



SSA-1. STABILIZED STAGING AREA

STABILIZED STAGING AREA INSTALLATION NOTES

- SEE PLAN VIEW FOR LOCATION OF STAGING AREA(S). CONTRACTOR MAY ADJUST LOCATION AND SIZE OF STAGING AREA WITH APPROVAL FROM THE LOCAL JURISDICTION.
- STABILIZED STAGING AREA SHOULD BE APPROPRIATE FOR THE NEEDS OF THE SITE. OVERSIZING RESULTS IN A LARGER AREA TO STABILIZE FOLLOWING CONSTRUCTION.
- STAGING AREA SHALL BE STABILIZED PRIOR TO OTHER OPERATIONS ON THE SITE.
- THE STABILIZED STAGING AREA SHALL CONSIST OF A MINIMUM 3\"/>

STABILIZED STAGING AREA MAINTENANCE NOTES

- 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.
- FREQUENT OBSERVATIONS AND MAINTENANCE ARE NECESSARY TO MAINTAIN BMPs IN EFFECTIVE OPERATING CONDITION. INSPECTIONS AND CORRECTIVE MEASURES SHOULD BE DOCUMENTED THOROUGHLY.
- WHERE BMPs HAVE FAILED, REPAIR OR REPLACEMENT SHOULD BE INITIATED UPON DISCOVERY OF THE FAILURE.
- ROCK SHALL BE REAPPLIED OR REGRADED 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

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

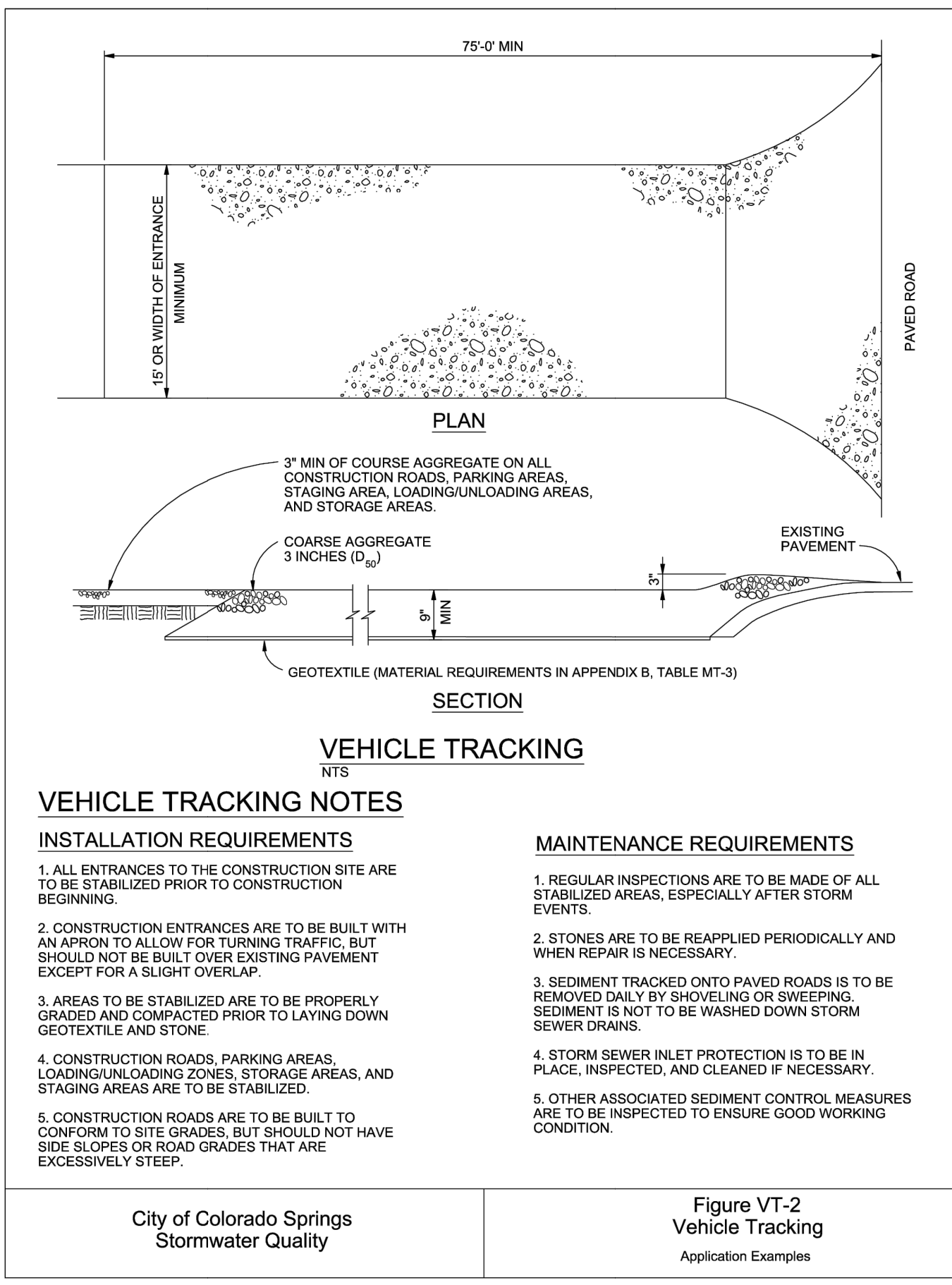
NOTE: MANY MUNICIPALITIES PROHIBIT THE USE OF RECYCLED CONCRETE AS GRANULAR MATERIAL FOR STABILIZED STAGING AREAS DUE TO DIFFICULTIES WITH RE-ESTABLISHMENT OF VEGETATION IN AREAS WHERE RECYCLED CONCRETE WAS PLACED.

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)

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

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City of Colorado Springs Stormwater Quality Figure VT-2 Vehicle Tracking Application Examples

TECHNICAL BULLETIN

VMax® TRMs

A Permanent Turf Reinforcement Mat Solution for Every Design

The VMax system of permanent TRMs are ideal for high-flow channels, streambanks, shorelines, and other areas needing permanent vegetation reinforcement and protection from water and wind. Our VMax TRMs combine a three-dimensional matting and a fiber matrix material for all-out erosion protection, vegetation establishment and reinforcement. The VMax TRMs are available with various performance capabilities and support reinforced vegetative lining development from germination to maturity.

VMax® Unique Three-Dimensional Design

North American Green VMax TRMs are each designed to maximize performance through all development phases of a reinforced vegetative lining. The corrugated matting structure lends a true reinforcement zone for vegetation entanglement, especially compared to flat net mats. The unique design of a fiber matrix supplements the 3-D structure by creating a ground cover that blocks soil movement and aids in vegetation establishment.

Four VMax Turf Reinforcement Mats Designed for Every Level of Performance

	S200	SC250	C350	P550
Matrix Fiber	100% Straw	70% Straw / 30% Coconut	100% Coconut	100% Polypropylene
Netting Types	Top and Bottom light-weight UV-stabilized PP, Crimped PP center net	Top and Bottom UV-stabilized PP, Crimped PP center net	Top and Bottom heavy-weight UV-stabilized PP, Crimped PP center net	Top and Bottom ultra heavy-weight UV-stabilized PP, Crimped PP center net
Typical Slope Applications (H:V)	1:1 and greater	1:1 and greater	1:1 and greater	1:1 and greater
Channel Shear Stress Threshold	Unvegetated: 2.3 psf Vegetated: 10.0 psf	Unvegetated: 3.0 psf Vegetated: 10.0 psf	Unvegetated: 3.2 psf Vegetated: 12.0 psf	Unvegetated: 4.0 psf Vegetated: 14.0 psf
Channel Velocity Threshold	Unvegetated: 8.5 fps Vegetated: 18 fps	Unvegetated: 9.5 fps Vegetated: 15 fps	Unvegetated: 10.5 fps Vegetated: 20 fps	Unvegetated: 12.5 fps Vegetated: 25 fps

Selected product that will work for all swales above 5 ft/s. Has maximum of 15 ft/s.

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TECHNICAL BULLETIN

VMax® TRMs cont.

Selecting the Right VMax TRM

Choosing the right VMax TRM can be made easy by utilizing our Erosion Control Materials Design Software (www.ecmds.com), which allows users to input project specific parameters for channels, slopes, spillways, and more and ensures proper evaluation, design, and product selection in return. Our four VMax TRMs offer varying performance values, fiber matrix longevity, and price points, to help you meet your project specific goals.

Twist Pin + VMax TRM - an Ideal Installation

Utilizing the VMax TRMs in conjunction with Twist Pin fastener technology can result in an installed system that pushes TRM performance with increased factors of safety. The combined system has been shown to have superior pullout strength performance up to 200 lbs when compared to installation with traditional wire staples and pins. This is up to 10x the pullout resistance of wire staples and pins. Additionally, the use of the twist pins provides intimate contact between the TRM and the soil, and have been shown to be effective in a wide range of soil types. With a quick and easy installation using an electric drill and custom chuck, the TRM+Twist Pin system can eliminate time and labor costs from day 1 through project release.

VMax turf reinforcement mat being installed on a channel application (top right), twist pins installed with TRMs can have increased system performance and pullout resistance (middle right), twist pins are available in 8\"/>

Comparison of common TRM fasteners based on pullout performance and typical application (below).

Fastener	Pullout Resistance (lb)	Comment
6\"/>		
6\"/>		
12\"/>		
18\"/>		
Twist Pin	170	Upgraded fastener that provides high pullout and ideal for loose or soft soils.

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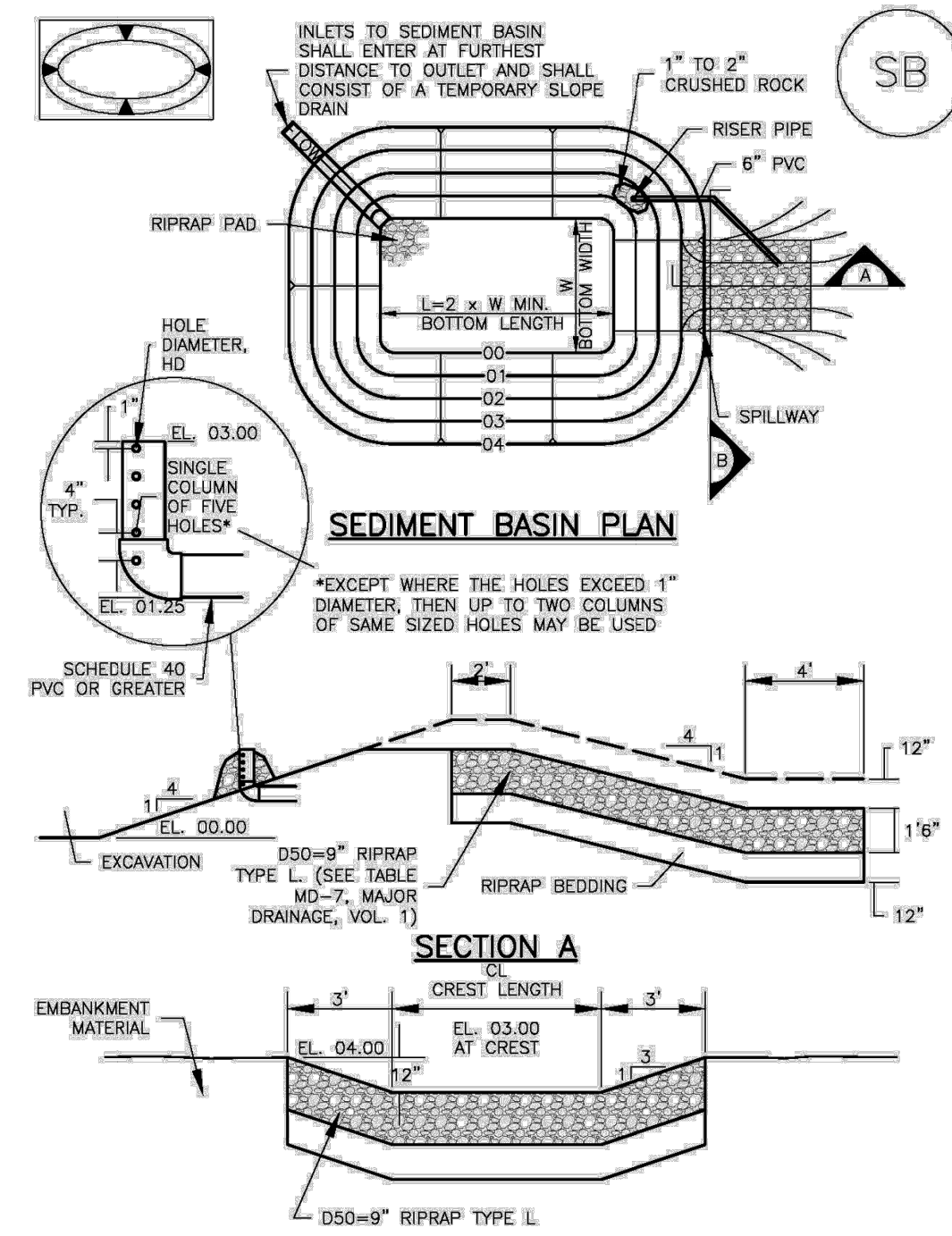
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 H-SCALE N/A
 V-SCALE N/A
 DATE 3/12/24
 DESIGNED BY N/A
 DRAWN BY N/A
 CHECKED BY
 STERLING RANCH FILING NO. 5
 DETAILS
 SHEET 7 OF 8
 JOB NO. 25188.16



ENGINEER'S STATEMENT
 STANDARD DETAILS SHOWN WERE REVIEWED ONLY AS TO THEIR APPLICATION ON THIS PROJECT
 [Signature]
 0054412
 3/14/24
 RYAN E. BURNS, P.E.
 COLORADO P.E. 0054412
 FOR AND ON BEHALF OF J.R. ENGINEERING

Sediment Basin (SB)

SC-7



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

SB-5

SC-7

Sediment Basin (SB)

TABLE SB-1. SIZING INFORMATION FOR STANDARD SEDIMENT BASIN

Upstream Drainage Area (rounded to nearest acre), (ac)	Basin Bottom Width (W), (ft)	Spillway Crest Length (CL), (ft)	Hole Diameter (HD), (in)
1	12 1/2	2	3/2
2	21	3	1/2
3	28	5	1/2
4	33 1/2	6	3/2
5	38 1/2	8	2
6	43	9	2 1/2
7	47 1/4	11	2 1/2
8	51	12	2 1/2
9	55	13	2 1/2
10	58 3/4	15	3
11	61	16	3 1/2
12	64	18	3 1/2
13	67 1/2	19	3 1/2
14	70 1/2	21	3 1/2
15	73 1/4	22	3 1/2

SEDIMENT BASIN INSTALLATION NOTES

- SEE PLAN VIEW FOR:
-LOCATION OF SEDIMENT BASIN.
-TYPE OF BASIN (STANDARD BASIN OR NONSTANDARD BASIN).
-FOR STANDARD BASIN, BOTTOM WIDTH W, CREST LENGTH CL, AND HOLE DIAMETER HD.
-FOR NONSTANDARD BASIN, SEE CONSTRUCTION DRAWINGS FOR DESIGN OF BASIN INCLUDING RISER HEIGHT H, NUMBER OF COLUMNS N, HOLE DIAMETER HD AND PIPE DIAMETER D.
- FOR STANDARD BASIN, BOTTOM DIMENSION MAY BE MODIFIED AS LONG AS BOTTOM AREA IS NOT REDUCED.
- SEDIMENT BASINS SHALL BE INSTALLED PRIOR TO ANY OTHER LAND-DISTURBING ACTIVITY THAT RELIES ON BASINS AS A STORMWATER CONTROL.
- EMBANKMENT MATERIAL SHALL CONSIST OF SOIL FREE OF DEBRIS, ORGANIC MATERIAL, AND ROCKS OR CONCRETE GREATER THAN 3 INCHES AND SHALL HAVE A MINIMUM OF 15 PERCENT BY WEIGHT PASSING THE NO. 200 SIEVE.
- EMBANKMENT MATERIAL SHALL BE COMPACTED TO AT LEAST 95 PERCENT OF MAXIMUM DENSITY IN ACCORDANCE WITH ASTM D698.
- PIPE SCH 40 OR GREATER SHALL BE USED.
- THE DETAILS SHOWN ON THESE SHEETS PERTAIN TO STANDARD SEDIMENT BASIN(S) FOR DRAINAGE AREAS LESS THAN 15 ACRES. SEE CONSTRUCTION DRAWINGS FOR EMBANKMENT, STORAGE VOLUME, SPILLWAY, OUTLET, AND OUTLET PROTECTION DETAILS FOR ANY SEDIMENT BASIN(S) THAT HAVE BEEN INDIVIDUALLY DESIGNED FOR DRAINAGE AREAS LARGER THAN 15 ACRES.

SB-6 Urban Drainage and Flood Control District Urban Storm Drainage Criteria Manual Volume 3

August 2013

Sediment Basin (SB)

SC-7

SEDIMENT BASIN MAINTENANCE NOTES

- 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.
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 - WHERE BMPs HAVE FAILED, REPAIR OR REPLACEMENT SHOULD BE INITIATED UPON DISCOVERY OF THE FAILURE.
 - SEDIMENT ACCUMULATED IN BASIN SHALL BE REMOVED AS NEEDED TO MAINTAIN BMP EFFECTIVENESS, TYPICALLY WHEN SEDIMENT DEPTH REACHES ONE FOOT (I.E., TWO FEET BELOW THE SPILLWAY CREST).
 - SEDIMENT BASINS ARE TO REMAIN IN PLACE UNTIL THE UPSTREAM DISTURBED AREA IS STABILIZED AND GRASS COVER IS ACCEPTED BY THE LOCAL JURISDICTION.
 - WHEN SEDIMENT BASINS ARE REMOVED, ALL DISTURBED AREAS SHALL BE COVERED WITH TOPSOIL, SEEDED AND MULCHED OR OTHERWISE STABILIZED AS APPROVED BY LOCAL JURISDICTION.
- (DETAILS ADAPTED FROM DOUGLAS COUNTY, COLORADO)
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.

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SB-7

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Fort Collins 970-491-9888 • www.jrengineering.com

BY	DATE	No.	REVISION

H-SCALE	V-SCALE	DATE	DESIGNED BY	DRAWN BY	CHECKED BY
N/A	N/A	3/12/24	N/A	N/A	N/A

STERLING RANCH FILING NO. 5
DETAILS

SHEET 8 OF 8
JOB NO. 25188.16



ENGINEER'S STATEMENT
STANDARD DETAILS SHOWN WERE REVIEWED ONLY AS TO THEIR APPLICATION ON THIS PROJECT

[Signature]
RYAN E. BURNS, P.E.
COLORADO P.E. 0054412
FOR AND ON BEHALF OF JR ENGINEERING

3/14/24

DATE

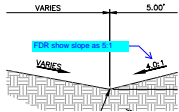
V_2 Grading & Erosion Control Plan.pdf Markup Summary

Callout (2)



Subject: Callout
Page Label: [3] 3 Notes and Typical Sections
Author: CDurham
Date: 4/18/2024 9:40:59 AM
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Color: ■
Layer:
Space:

Highlighted information does not match with information on channel design/analysis in FDR



Subject: Callout
Page Label: [3] 3 Notes and Typical Sections
Author: CDurham
Date: 4/18/2024 9:44:00 AM
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Space:

FDR show slope as 5:1

Highlight (4)

OVERFLOW = 85.4 C
FLOW DEPTH = 1.51
VELOCITY = 7.51 FT/
SLOPE = 0.50%
SHEAR STRESS = 0.5

Subject: Highlight
Page Label: [3] 3 Notes and Typical Sections
Author: CDurham
Date: 4/18/2024 9:37:30 AM
Status:
Color: ■
Layer:
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ITCH CROSS
= 85.4 CFS
H = 1.51 FT
7.51 FT/S

Subject: Highlight
Page Label: [3] 3 Notes and Typical Sections
Author: CDurham
Date: 4/18/2024 9:40:17 AM
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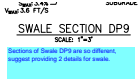
85.4 CFS
= 1.51 FT
7.51 FT/S
0.5%

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Page Label: [3] 3 Notes and Typical Sections
Author: CDurham
Date: 4/18/2024 9:40:34 AM
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w = 85.4 CFS
PTH = 1.51 FT
= 7.51 FT/S
0.50%
TRESS = 0.549 LE

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Author: CDurham
Date: 4/18/2024 9:40:38 AM
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Text Box (1)



Subject: Text Box
Page Label: [3] 3 Notes and Typical Sections
Author: CDurham
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Color: ■
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Sections of Swale DP9 are so different, suggest providing 2 details for swale.