

MAP NOTES

- 1. BOUNDARY BEARINGS AND DISTANCES SHOWN ON THIS MAP ARE RELATIVE TO THE SOUTH LINE OF SANCTUARY OF PEACE RESIDENTIAL COMMUNITY TO BEAR N89°51'41"W.
2. THE EXISTING TOPOGRAPHY SHOWN ON THIS PLAN WAS PREPARED BY AVE, INC. USING DATA PROVIDED BY POLARIS SURVEYING INC. ELEVATIONS SHOWN ARE RELATIVE TO THE CITY OF COLORADO SPRINGS CONTROL NETWORK (FMS DATUM).

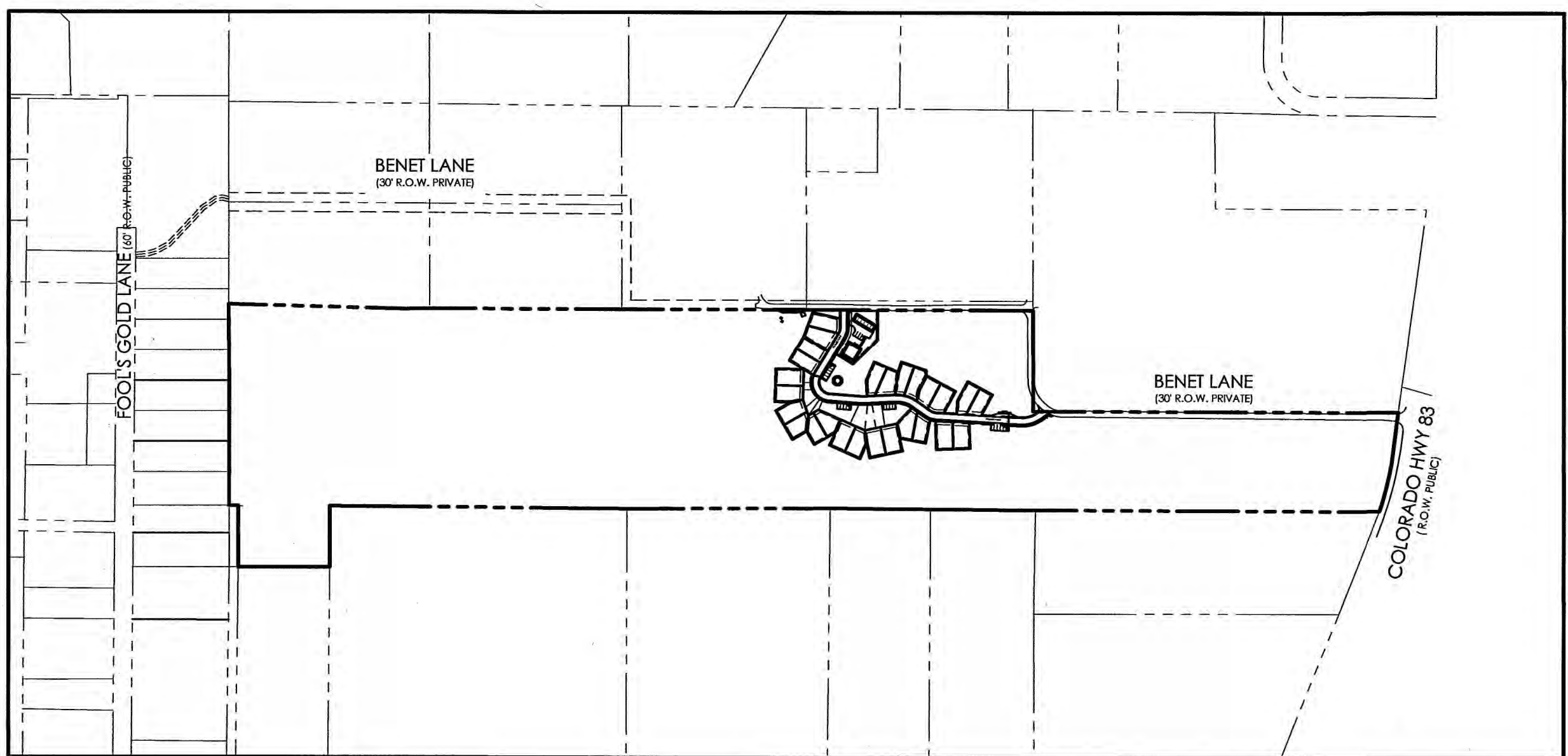
GENERAL NOTES:

- 1. UNDERGROUND FACILITIES, STRUCTURES AND UTILITIES HAVE BEEN DRAWN FROM AVAILABLE RECORDS AND/OR SURFACE EVIDENCE. THE LOCATION OF ALL UTILITIES MAY NOT BE SHOWN OR MAY NOT HAVE BEEN LOCATED.
2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR CONTACTING ALL SUBSURFACE UTILITY OWNERS PRIOR TO BEGINNING WORK TO DETERMINE LOCATION OF UTILITY FACILITIES.
3. THE CONTRACTOR SHALL TAKE THE NECESSARY PRECAUTIONS TO PROTECT EXISTING UTILITIES FROM DAMAGE DUE TO THIS OPERATION. ANY DAMAGE TO THE UTILITIES WILL BE REPAIRED AT THE CONTRACTOR'S SOLE EXPENSE AND ANY DISRUPTION SHALL BE SETTLED BY THE CONTRACTOR.

STANDARD EL PASO COUNTY GRADING & EROSION CONTROL PLAN NOTES:

- 1. Stormwater discharges from construction sites shall not cause or threaten to cause pollution, contamination, or degradation of State Waters. All work and earth disturbance shall be done in a manner that minimizes pollution of any on-site or off-site waters, including wetlands.
2. Notwithstanding anything depicted in these plans in words or graphic representation, all design and construction related to roads, storm drainage and erosion control shall conform to the standards and requirements of the most recent version of the relevant adopted El Paso County standards, including the Land Development Code, the Engineering Criteria Manual, the Drainage Criteria Manual, and the Drainage Criteria Manual Volume 2. Any deviations from regulations and standards must be requested, and approved, in writing.
3. A separate Stormwater Management Plan (SMWP) for this project shall be completed and an Erosion and Stormwater Quality Control Permit (ESQCP) issued prior to commencing construction. Management of the SMWP during construction is the responsibility of the designated Qualified Stormwater Manager or Certified Erosion Control Inspector. The SMWP shall be located on site at all times during construction and shall be kept up to date with work progress and changes in the field.

GRADING AND EROSION CONTROL PLAN for SANCTUARY OF PEACE RESIDENTIAL COMMUNITY EL PASO COUNTY, COLORADO



SITE MAP 1" = 400'

GRADING NOTES:

- 1. ALL WEEDS, TRASH, DEBRIS, RUBBLE, BROKEN ASPHALT, ORGANIC MATERIAL (EXCLUDING TOPSOIL) AND REFUSE, OR ANY OTHER MATERIAL WHICH WOULD NOT BE DELETERIOUS AS FILL MATERIAL OR INCAPABLE OF SUPPORTING THE BUILDING, VEHICULAR AND/OR OVERBURDEN LOADS TO BE IMPOSED SHALL BE CLEARED, GRUBBED OR EXCAVATED AS THE CASE MAY DICTATE PRIOR TO GRADING AND SHALL BE REMOVED FROM SITE AND DISPOSED OF LEGALLY.
2. PROPOSED CONTOURS SHOWN ARE FINISH GRADES AND READ TO TOP OF PAVEMENT AND FINISH SOIL GRADE.
3. THE CONTRACTOR SHALL ENDEAVOR NOT TO DISTURB ANY OFFSITE AREAS. THE CONTRACTOR SHALL RESTORE TO THE ORIGINAL CONDITION, ADJACENT (OFF-SITE) PROPERTY DISTURBED BY HIS OPERATIONS.

SHEET INDEX

Table with columns: PLAN SET SHEET NO., SHEET TITLE, MVE DRAWING NO.

CONCRETE & CONCRETE REINFORCEMENT NOTES

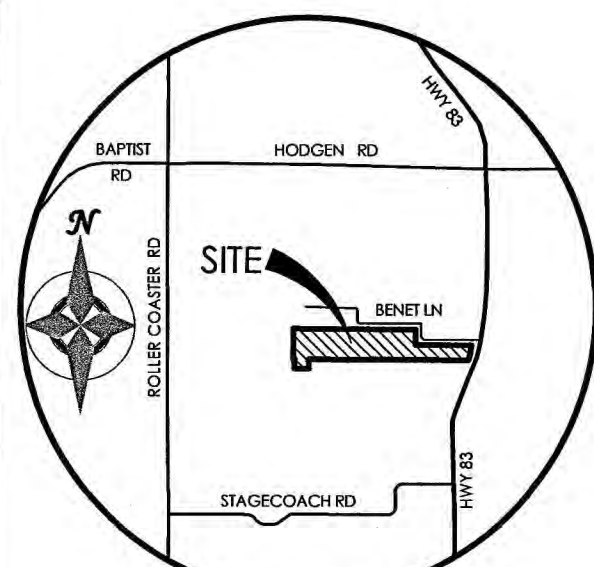
- 1. ALL CAST IN PLACE CONCRETE SHALL HAVE A MINIMUM COMPRESSIVE YIELD STRENGTH OF 4,000 PSI UNLESS OTHERWISE SHOWN ON THESE PLANS. HIGHER COMPRESSIVE STRENGTH CONCRETE IS ACCEPTABLE TO ACHIEVE EARLY CONCRETE STRENGTH THAT MAY BE DEEMED NECESSARY TO MEET CONSTRUCTION SCHEDULE PRIORITIES.
2. ALL CAST IN PLACE CONCRETE REINFORCEMENT SHALL HAVE A MINIMUM TENSILE YIELD STRENGTH OF 60,000 PSI UNLESS OTHERWISE SHOWN ON THESE PLANS AND CONFORMANCE WITH CITY OF COLORADO SPRINGS SPECIFICATIONS, SECTION 603 IS REQUIRED.

STREET CONSTRUCTION NOTES:

- 1. ALL MATERIALS AND INSTALLATION PROCEDURES SHALL BE IN COMPLIANCE WITH EL PASO COUNTY STANDARDS AND SPECIFICATIONS, EL PASO COUNTY ENGINEERING CRITERIA MANUAL, LATEST EDITION, AND THE EL PASO COUNTY LAND DEVELOPMENT CODE, LATEST EDITION AND THE EL PASO COUNTY DRAINAGE CRITERIA MANUAL, LATEST EDITION.
2. ALL PRIVATE STREET CONSTRUCTION SHALL BE IN COMPLIANCE WITH WITH EL PASO COUNTY STANDARDS AND SPECIFICATIONS, UNLESS SHOWN OTHERWISE ON THESE PLANS.
3. CONCRETE USED IN CURB AND GUTTER, SIDEWALK AND CROSS PAN CONSTRUCTION SHALL HAVE A MINIMUM COMPRESSIVE STRENGTH OF 4000 PSI AT 28 DAYS.

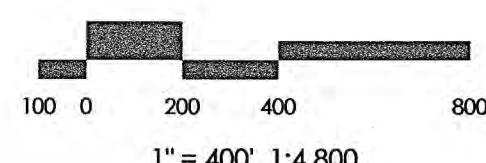
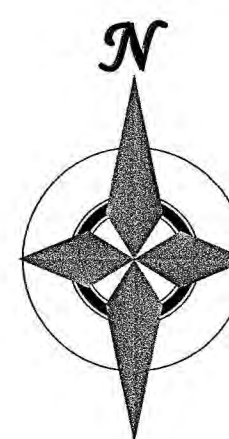
LEGEND

Legend table listing symbols for PROPERTY LINE, EASEMENT LINE, LOT LINE, BUILDING SETBACK LINE, ADJACENT PROPERTY LINE, EXISTING INDEX CONTOUR, INTERMEDIATE CONTOUR, CONCRETE AREA, ASPHALT AREA, CURB AND GUTTER, etc.



VICINITY MAP NOT TO SCALE

BENCHMARK FOUND PROPERTY CORNER SOUTHWEST OF BENET LANE WHERE BENET LANE TURNS NORTH (APPROX. 1200 FT FROM HIGHWAY 83), ELEVATION = 7502.75'



1" = 400' 1:4,800

P.E. CERTIFICATION OF PERMANENT BMP'S

- 1. EL PASO COUNTY REQUIRES THE ISSUANCE OF A CERTIFICATION LETTER BY A COLORADO REGISTERED ENGINEER FOR THE PERMANENT BMP FACILITIES. ADHERENCE TO THE ITEMS LISTED BELOW WILL HELP FACILITATE A P.E. CERTIFICATION AT THE COMPLETION OF THE PERMANENT BMP CONSTRUCTION.
2. CONTRACTOR TO OBSERVE ALL MATERIAL TESTING AND COMPACTION TESTING REQUIREMENTS OF EL PASO COUNTY STANDARDS AND SPECIFICATIONS FOR ALL BMP EMBANKMENTS. CONTRACTOR TO PROVIDE SUBMITTALS FOR ANY BMP RIP RAP, GRANULAR BEDDING, GRANULAR FILTER MATERIAL, OR GROWING MEDIA AS INDICATED ON THESE PLANS AND PROVIDE VERIFICATION OF MATERIALS USED AT COMPLETION OF THE FACILITY IF REQUESTED.

P.E. CERTIFICATION OF PUBLIC IMPROVEMENTS

- 1. COUNTY ACCEPTANCE OF PUBLIC STREET AND STORM DRAIN IMPROVEMENTS REQUIRES THE ISSUANCE OF A CERTIFICATION LETTER BY A COLORADO REGISTERED ENGINEER. ADHERENCE TO THE ITEMS LISTED BELOW WILL HELP FACILITATE A P.E. CERTIFICATION AT THE COMPLETION OF THE PUBLIC IMPROVEMENT CONSTRUCTION.
2. CONTRACTOR TO OBSERVE ALL TESTING MATERIAL AND COMPACTION TESTING REQUIREMENTS OF EL PASO COUNTY. CONTRACTOR TO PROVIDE GEOTECHNICAL ENGINEERING CERTIFICATION LETTERS AT THE COMPLETION OF CONSTRUCTION OF PUBLIC IMPROVEMENTS.
3. CONTRACTOR TO CONTACT THE DESIGN ENGINEER IMMEDIATELY IF CONSTRUCTION VARIES IN ANY WAY FROM THE PLANS.

TIMING

ANTICIPATED STARTING AND COMPLETION TIME PERIOD OF SITE GRADING: SEPTEMBER 2020 - MARCH 2021. EXPECTED DATE ON WHICH THE FINAL STABILIZATION WILL BE COMPLETED: FALL 2021

AREAS

TOTAL AREA OF THE SITE TO BE CLEARED, EXCAVATED OR GRADED: 3.61 ACRES

RECEIVING WATERS

NAME OF RECEIVING WATERS: BLACK SQUIRREL & SMITH CREEKS

FLOODPLAIN STATEMENT

NO PORTION OF THE SUBJECT PROPERTY IS LOCATED WITHIN FEMA DESIGNATED SPECIAL FLOOD HAZARD AREA (SFA) AS INDICATED ON THE FLOOD INSURANCE RATE MAP (FIRM) FOR EL PASO COUNTY, COLORADO AND INCORPORATED AREAS - MAP NUMBER 08041C0295G, EFFECTIVE DECEMBER 7, 2018

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.

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.

JENNIFER IRVINE, P.E. COUNTY ENGINEER / EGM ADMINISTRATOR

OWNERS STATEMENT

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

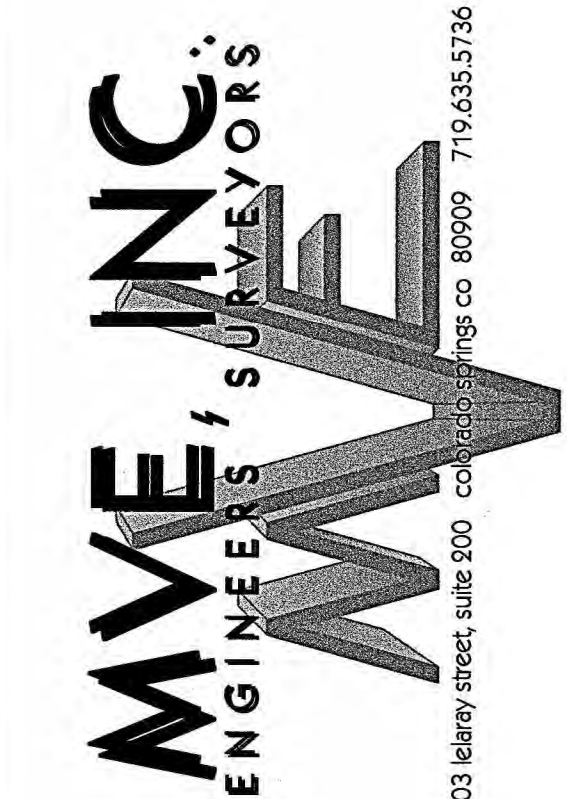
VINCENT CROWDER, BENET HILL MONASTERY OF COLORADO SPRINGS INC. 7/22/20

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 PURPOSES FOR WHICH THE PARTICULAR ROADWAY AND DRAINAGE FACILITIES 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 PREPARATION OF THESE DETAILED PLANS AND SPECIFICATIONS.

DAVID R. GORMAN, P.E. COLORADO NO. 31672 7/22/20 FOR AND ON BEHALF OF M.V.E., INC.

7/22/20 DATE PUDSP-19-002



REVISIONS

DESIGNED BY JENNIFER IRVINE, P.E. CHECKED BY AS-BUILTS BY CHECKED BY

SANCTUARY OF PEACE RESIDENTIAL COMMUNITY

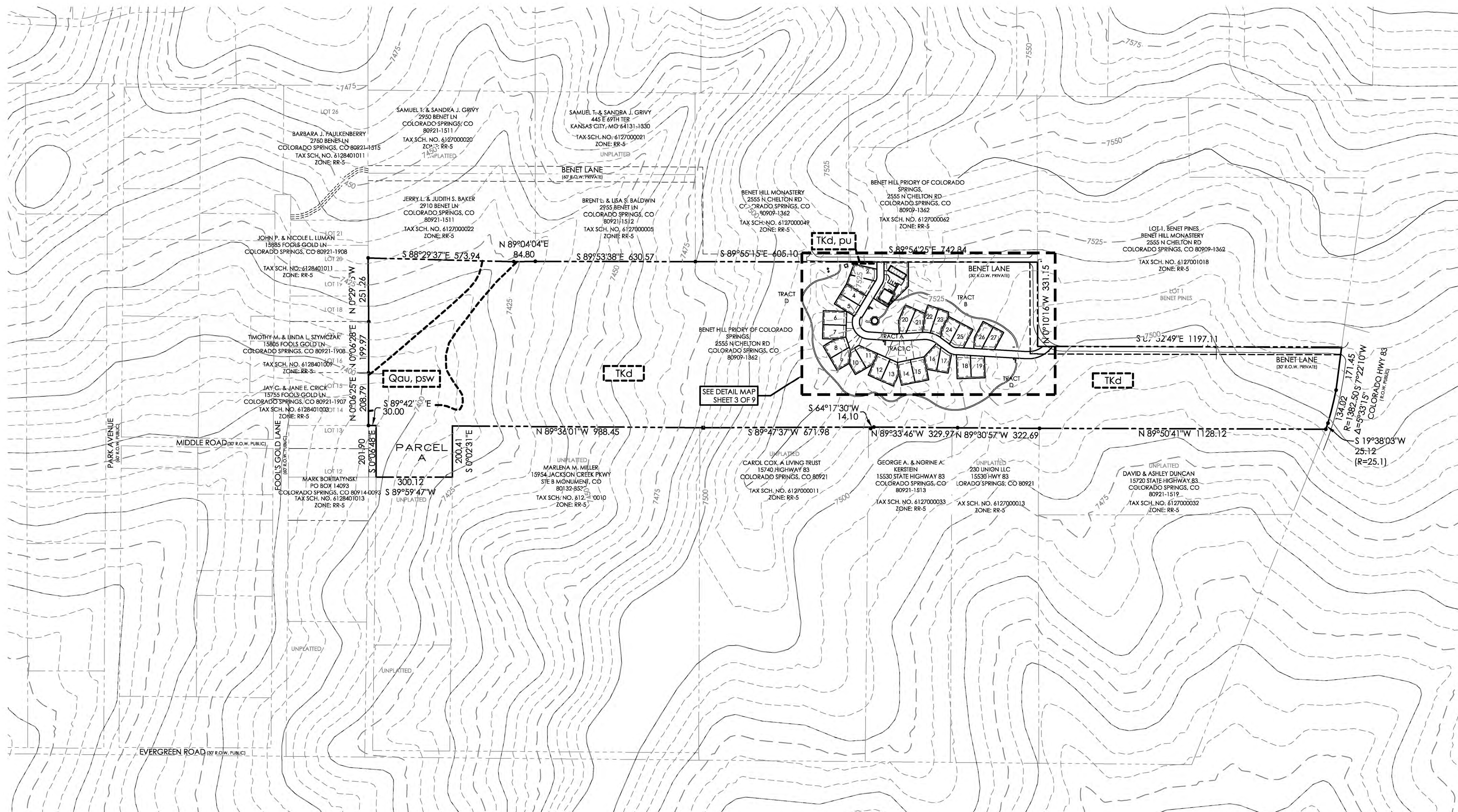
GRADING & EROSION CONTROL PLAN COVER SHEET

MVE PROJECT 61087 MVE DRAWING -GEC-CS

APRIL 28, 2020 SHEET 1 OF 10

Colorado Department of Public Health and Environment Water Quality Control Division WQCD - Permits 4300 Cherry Creek Drive South Denver, CO 80246-1530 Attn: Permits Unit CALL BEFORE YOU DIG... 811 OR 1-800-922-1987

8 HOURS BEFORE YOU DIG CALL UTILITY LOCATORS FOR LOCATING AND MARKING GAS, ELECTRIC, WATER AND WASTEWATER CALL 811 OR 1-800-922-1987



OVERALL SITE MAP  
1" = 200'

**GEOLOGIC HAZARD LEGEND**

Qqu	RECENT ALLUVIUM OF QUATERNARY AGE
TKda	DAWSON FORMATION OF TERTIARY TO CRETACEOUS AGE
psw	POTENTIALLY SEASONAL SHALLOW GROUNDWATER
pu	POTENTIALLY UNSTABLE SLOPE

**SOIL & GEOLOGY CONDITIONS**

GEOLOGIC HAZARD NOTE: LOTS 1 THRU 27, TRACTS A, B, C, & D HAVE BEEN FOUND TO BE IMPACTED BY GEOLOGIC HAZARDS MITIGATION MEASURES AND A MAP OF THE HAZARD AREAS CAN BE FOUND IN THE SOIL, GEOLOGY AND GEOLOGIC HAZARD STUDY FOR SANCTUARY OF PEACE FILING NO. 1 PREPARED BY ENTECH ENGINEERING, FEBRUARY 11, 2019, JOB NO. 190118, IN THE SANCTUARY OF PEACE RESIDENTIAL COMMUNITY FILE (PUDSP-19-002) AVAILABLE AT THE EL PASO COUNTY PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT.

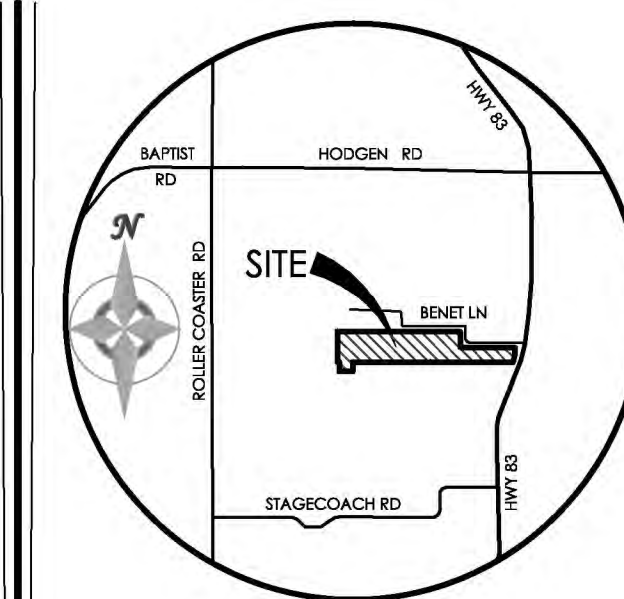
-EXPANSIVE SOILS (LOTS 1 THRU 27, TRACTS A, B, C, & D)  
 -POTENTIALLY SEASONAL SHALLOW GROUND WATER (LOTS 1 THRU 27, TRACTS A, B, C, & D)  
 -POTENTIALLY UNSTABLE SLOPE (TRACT D & LOT 2)

**MAP NOTES**

- BOUNDARY BEARINGS AND DISTANCES SHOWN ON THIS MAP ARE RELATIVE TO THE SOUTH LINE OF LOT 1, BENET PINES, ASSUMED TO BEAR S89°52'49"E.
- THE EXISTING TOPOGRAPHY SHOWN ON THIS PLAN WAS PREPARED AND PROVIDED BY POLARIS SURVEYING INC. ELEVATIONS SHOWN ARE RELATIVE TO THE CITY OF COLORADO SPRINGS CONTROL NETWORK (FRMS DATUM)
- ALL EXISTING UNDERGROUND UTILITIES SHOWN ON THIS MAP ARE FROM UTILITY MAIN RECORD MAPS AND UTILITY SERVICE LOCATION MAPS. THE LOCATION OF UTILITIES AS SHOWN ARE APPROXIMATE. ALL UTILITIES MAY NOT BE SHOWN OR MAY NOT HAVE BEEN LOCATED. BELOW GROUND UTILITY LOCATIONS WERE NOT PERFORMED.

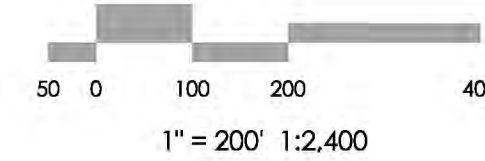
**ABBREVIATIONS**

EL	ELEVATION	R	RADIUS
PC	POINT OF CURVATURE	T	TANGENT
PI	POINT OF INTERSECTION	L	LENGTH
PT	POINT OF TANGENCY	LF	LINEAR FEET
PCR	POINT OF CURVE RETURN	CL	CENTERLINE
PRC	POINT OF REVERSE CURVATURE	X.XX' R	DIMENSION RIGHT OF CL
PVC	POINT OF VERTICAL CURVATURE	X.XX' L	DIMENSION LEFT OF CL
PVI	POINT OF VERTICAL INTERSECTION	PL	PROPERTY LINE
PVT	POINT OF VERTICAL TANGENCY	PVRC	POINT OF VERTICAL REVERSE CURVATURE
GB	GRADE BREAK	VC	VERTICAL CURVE
CSP	CORRUGATED STEEL PIPE	AP	ANGLE POINT
RCP	REINFORCED CONCRETE PIPE	STA	STATION
CBC	CONCRETE BOX CULVERT	INV	INVERT
TBC	TOP BACK CURB	TW	TOP OF WALL
TC	TOP OF CURB	FG/FW	FINISHED GRADE AT FACE WALL
FL	FLOW LINE	LP	LOW POINT
BT	BEGIN TAPER / TRANSITION	HP	HIGH POINT
ET	END TAPER / TRANSITION		
EC	EDGE OF CONCRETE		
ROW	RIGHT-OF-WAY		

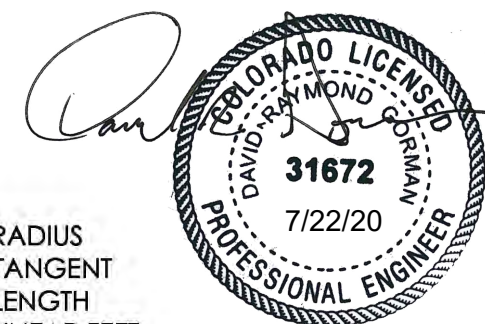


VICINITY MAP  
NOT TO SCALE

BENCHMARK  
FOUND PROPERTY CORNER SOUTHWEST OF BENET LANE  
WHERE BENET LANES TURNS NORTH (APPROX. 1200 FT FROM  
HIGHWAY 83). ELEVATION = 7502.79'



REVISIONS



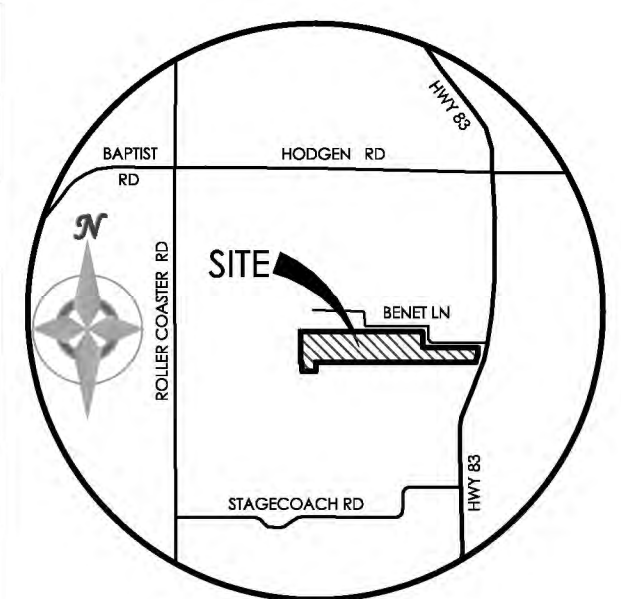
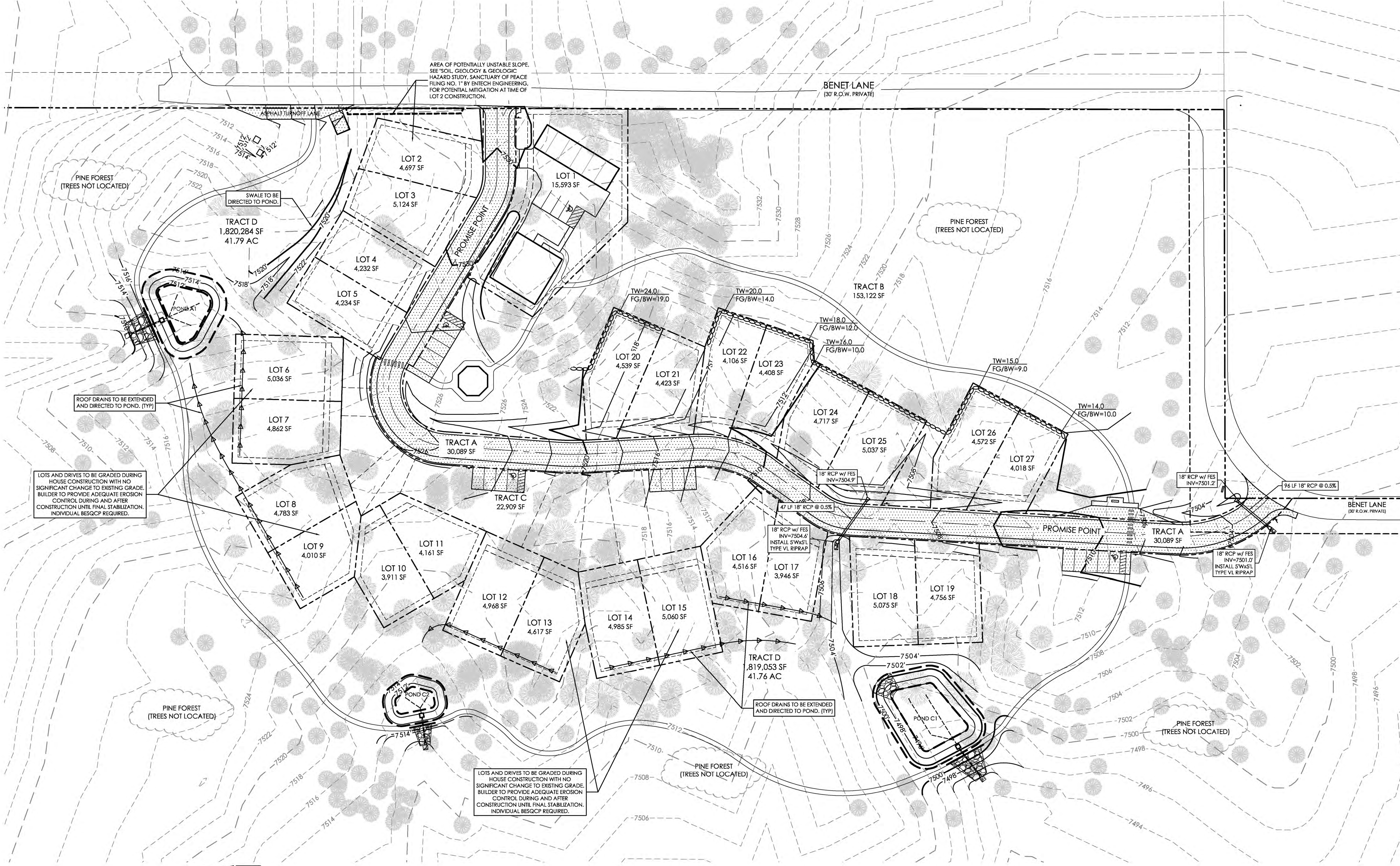
SANCTUARY OF PEACE  
RESIDENTIAL COMMUNITY

GRADING & EROSION  
CONTROL PLAN  
OVERALL GRADING

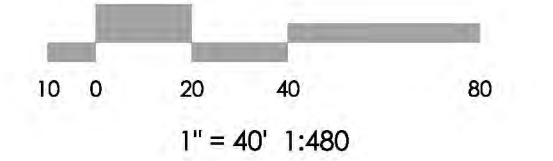
C-2 MVE PROJECT 61087  
MVE DRAWING -GEC-CS

PUDSP-19-002

APRIL 28, 2020  
SHEET 2 OF 10



BENCHMARK  
FOUND PROPERTY CORNER SOUTHWEST OF BENET LANE  
WHERE BENET LANES TURNS NORTH (APPROX. 1200 FT FROM  
HIGHWAY 83). ELEVATION = 7502.79'



**MVE, INC.**  
ENGINEERS / SURVEYORS

1903 Liberty Street, Suite 200 Colorado Springs, CO 80909 719.635.5736

REVISIONS

DESIGNED BY \_\_\_\_\_  
DRAWN BY \_\_\_\_\_  
CHECKED BY \_\_\_\_\_  
AS-BUILTS BY \_\_\_\_\_  
CHECKED BY \_\_\_\_\_

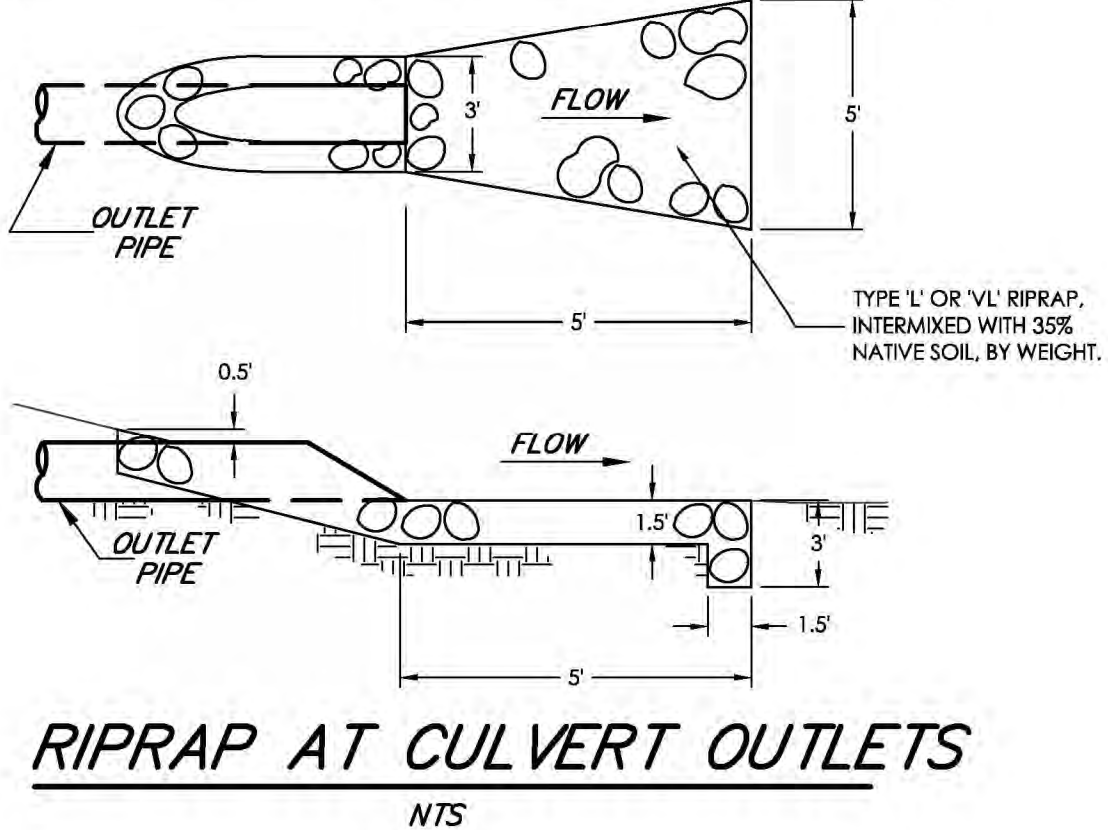
SANCTUARY OF PEACE  
RESIDENTIAL COMMUNITY

GRADING & EROSION  
CONTROL PLAN  
GRADING PLAN

C-3 MVE PROJECT 61087  
MVE DRAWING GEC-GP2

PUDSP-19-002

APRIL 28, 2020  
SHEET 3 OF 10



PROMISE POINT CENTERLINE DATA:  
 STA-0+00.00  
 N: 5,643.85'  
 E: 10,016.22'

① S 00°05'55" W 56.71'  
 L=27.15'  
 Δ=31°04'57" R=50.00'

② S 31°12'32" W 150.93'  
 L=102.15'  
 Δ=117°03'30" R=50.00'

③ S 85°50'58" E 97.98'  
 L=25.42'  
 Δ=7°16'52" R=200.00'

④ N 86°52'11" E 91.68'  
 L=67.38'  
 Δ=38°36'15" R=100.00'

⑤ S 54°31'35" E 53.74'  
 L=28.09'  
 Δ=32°11'23" R=50.00'

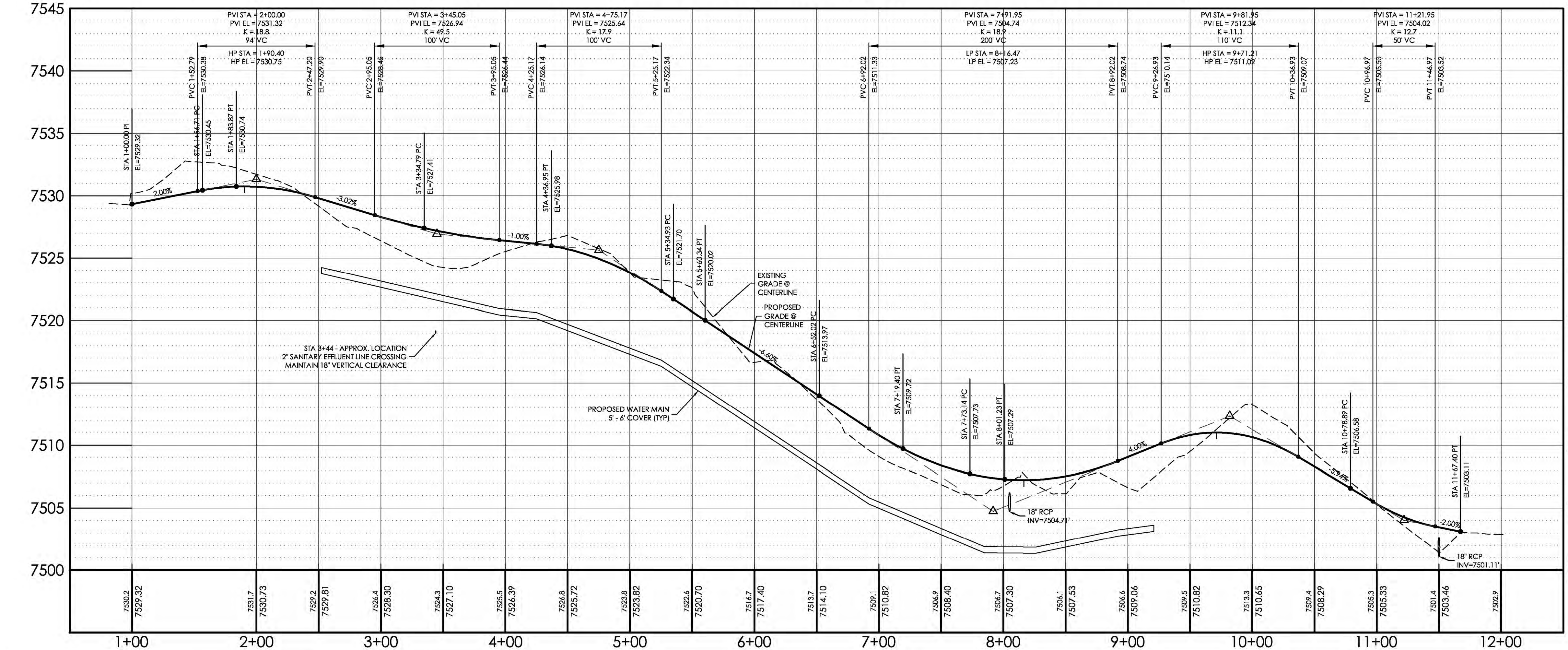
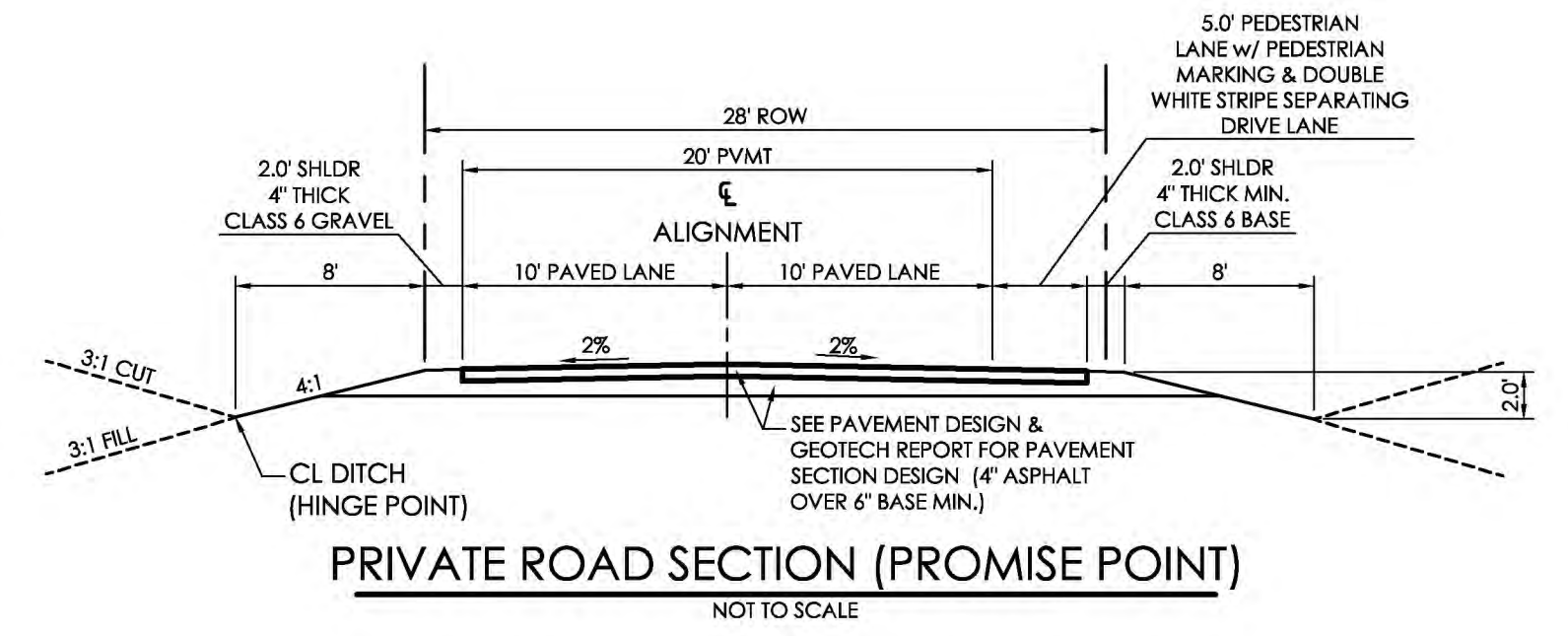
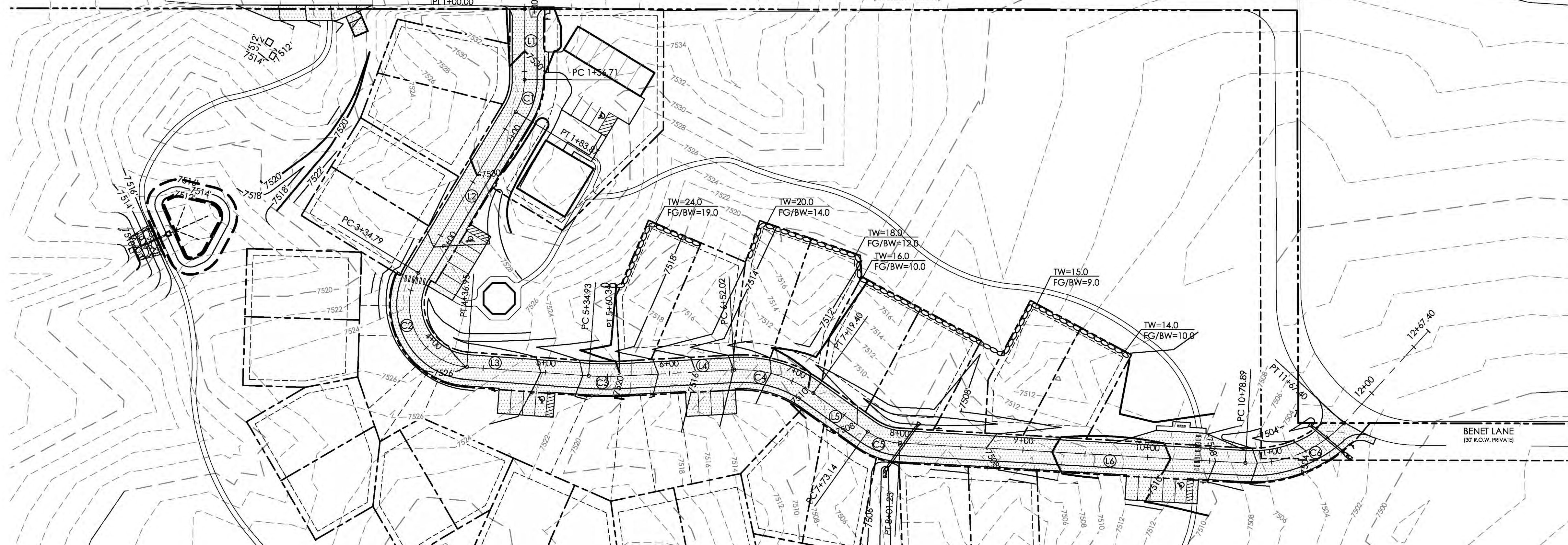
⑥ S 86°42'58" E 277.66'  
 L=88.51'  
 Δ=50°42'49" R=100.00'

⑦ STA-11+67.40  
 N: 5,311.62'  
 E: 10,674.55'

BENET LANE  
 (30' R.O.W. PRIVATE)

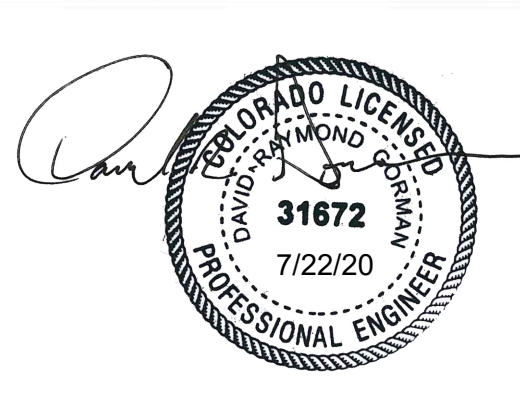
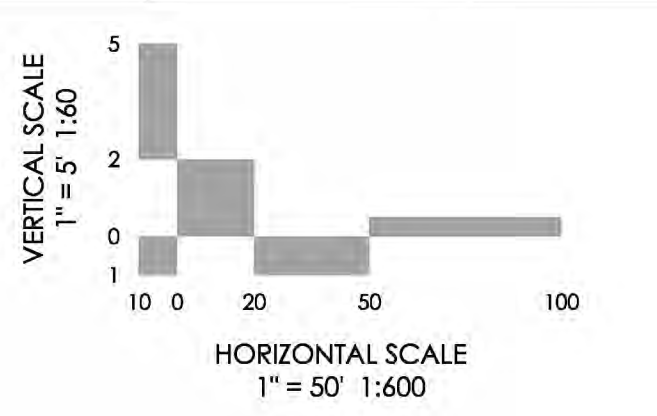
**ABBREVIATIONS**

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FL	FLOW LINE	LP	LOW POINT
BT	BEGIN TAPER / TRANSITION	HP	HIGH POINT
ET	END TAPER / TRANSITION		
EC	EDGE OF CONCRETE		
ROW	RIGHT-OF-WAY		



**BENCHMARK:**  
 FOUND PROPERTY CORNER SOUTHWEST OF BENET LANE WHERE BENET LANES TURNS NORTH (APPROX. 1200 FT FROM HIGHWAY 83). ELEVATION = 7502.79'

**DESIGN DATA:**  
 SIDEWALKS: WIDTH \_\_\_\_\_ TYPE: HMA  PCC   
 LOCATION: Attached  Detached   
 DESIGN SPEED: \_\_\_\_\_  
 CURB TYPE: 1  2  3  4  5   
 ROW WIDTH: \_\_\_\_\_ FL-FL \_\_\_\_\_  
 STREET TYPE: \_\_\_\_\_  
 PAVEMENT: \_\_\_\_\_  
 THICKNESS: \_\_\_\_\_  
 COMPOSITE SECTION: \_\_\_\_\_  
 HMA \_\_\_\_\_ BASE \_\_\_\_\_  
 SUBGRADE STABILIZATION: \_\_\_\_\_  
 CHEMICAL TYPE \_\_\_\_\_ MECHANICAL THICKNESS \_\_\_\_\_

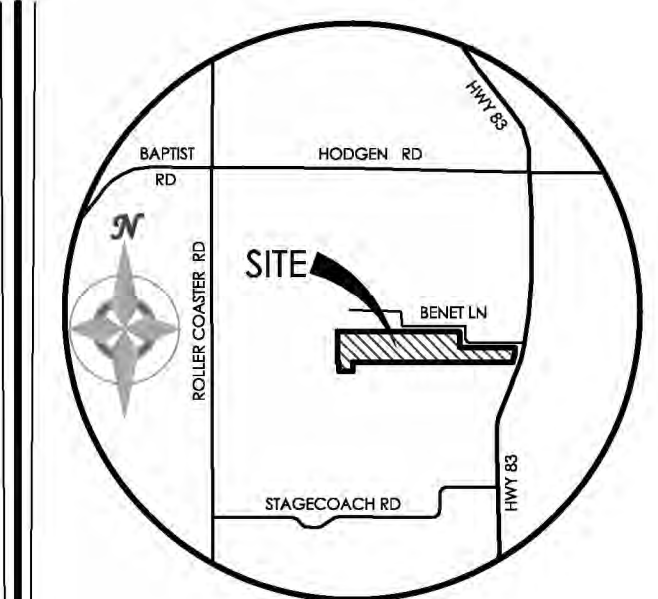


**MVE, INC.**  
 ENGINEERS SURVEYORS  
 1903 Jellary street suite 200  
 colorado springs co 80909  
 719.635.5736 www.mvecivil.com

REVISIONS

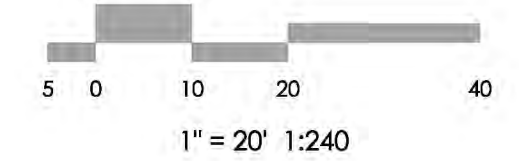
MVE PROJECT  
 MVE DRAWING 61087-GEC-PP  
**APRIL 28, 2020**  
 DESIGNED BY \_\_\_\_\_  
 DRAWN BY \_\_\_\_\_  
 CHECKED BY \_\_\_\_\_  
 AS-BUILT BY \_\_\_\_\_  
 CHECKED BY \_\_\_\_\_

**PLAN & PROFILE SHEET**  
 FROM STA 0+00.00  
 TO STA 15+00.00



VICINITY MAP  
NOT TO SCALE

BENCHMARK  
FOUND PROPERTY CORNER SOUTHWEST OF BENET LANE  
WHERE BENET LANES TURNS NORTH [APPROX. 1200 FT FROM  
HIGHWAY 83], ELEVATION = 7502.79'



**MVE INC.**  
ENGINEERS & SURVEYORS

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REVISIONS

DESIGNED BY \_\_\_\_\_  
DRAWN BY \_\_\_\_\_  
CHECKED BY \_\_\_\_\_  
AS-BUILT BY \_\_\_\_\_  
CHECKED BY \_\_\_\_\_

SANCTUARY OF PEACE  
RESIDENTIAL COMMUNITY

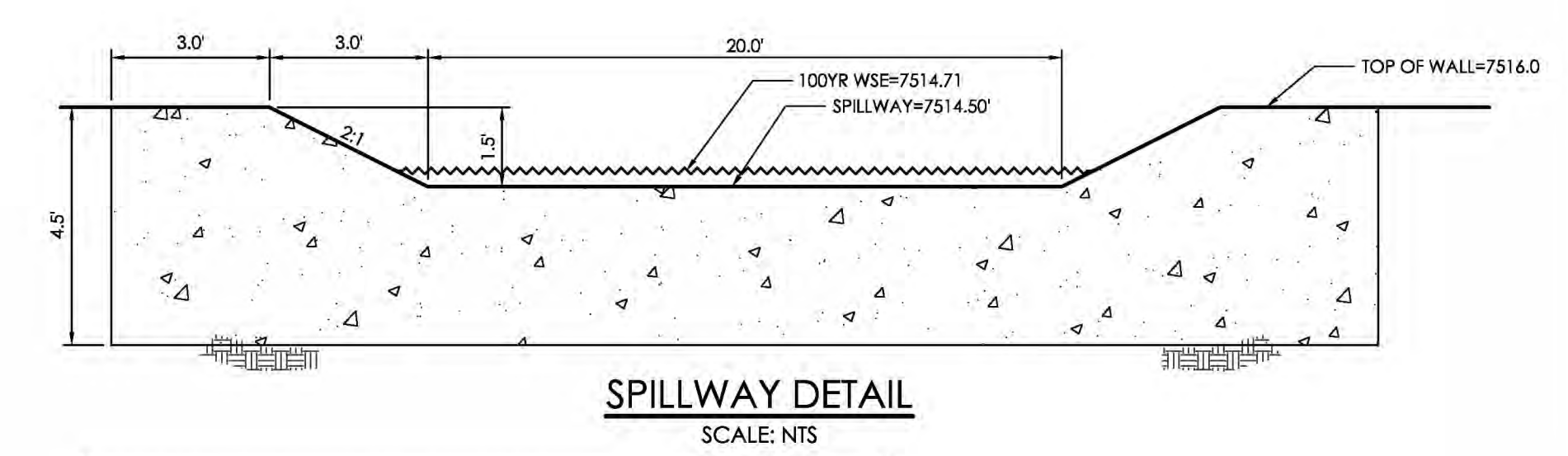
GRADING & EROSION  
CONTROL PLAN  
POND PLAN (A1)

C-5 MVE PROJECT 61087  
MVE DRAWING -GEC-PD1

APRIL 28, 2020  
SHEET 5 OF 10



PUDSP-19-002



SPILLWAY DETAIL  
SCALE: NTS

TABLE SF-2 (SLOTTED PIPE DIMENSIONS)

PIPE Ø	SLOT LENGTH	SLOT WIDTH	SLOT CENTERS	OPEN AREA (PER SF)
4"	1-1/16"	0.032"	0.413"	1.90 SQ. IN.

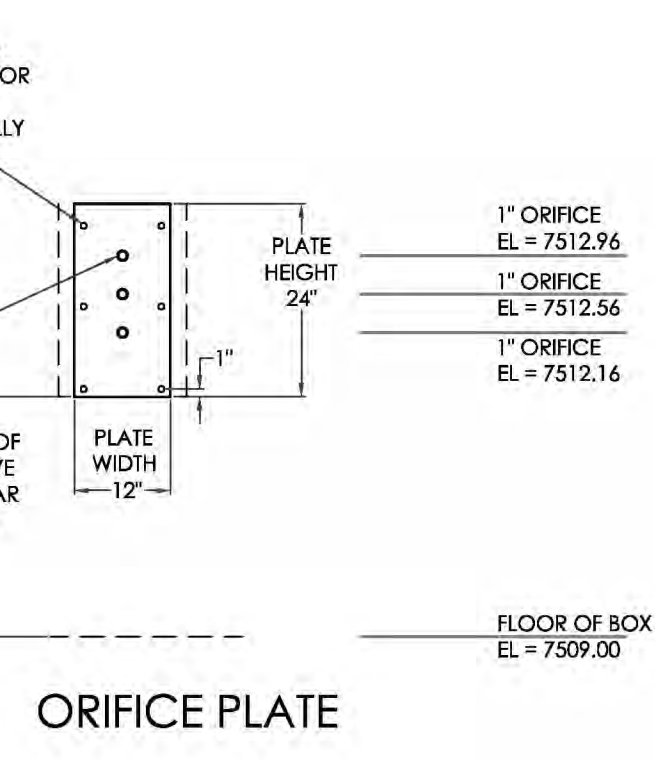
SOIL MATERIAL GRADATION TABLE  
(SOURCE: UDPCD MODIFICATION (R2) TABLE B-1 & SAND FILTER BASIN (SF) TABLE SF-1)

STANDARD SIEVE SIZE	% PASSING	FILTER MATERIAL <sup>(3)</sup>	
		CLASS B	CLASS C
1-1/2"		100	100
3/4"		100	100
NO. 4		100	60-100
NO. 10	85-100	20-60	
NO. 50		0-30	10-30
NO. 100		0-3	0-10
NO. 200	80-90	0-3	0-3
NO. 250	3-17		

<sup>(1)</sup> RAIN GARDEN ONLY  
<sup>(2)</sup> LESS THAN 1.5% ORGANIC MATERIAL  
<sup>(3)</sup> APPLIES TO BOTH SAND FILTER BASIN AND RAIN GARDEN

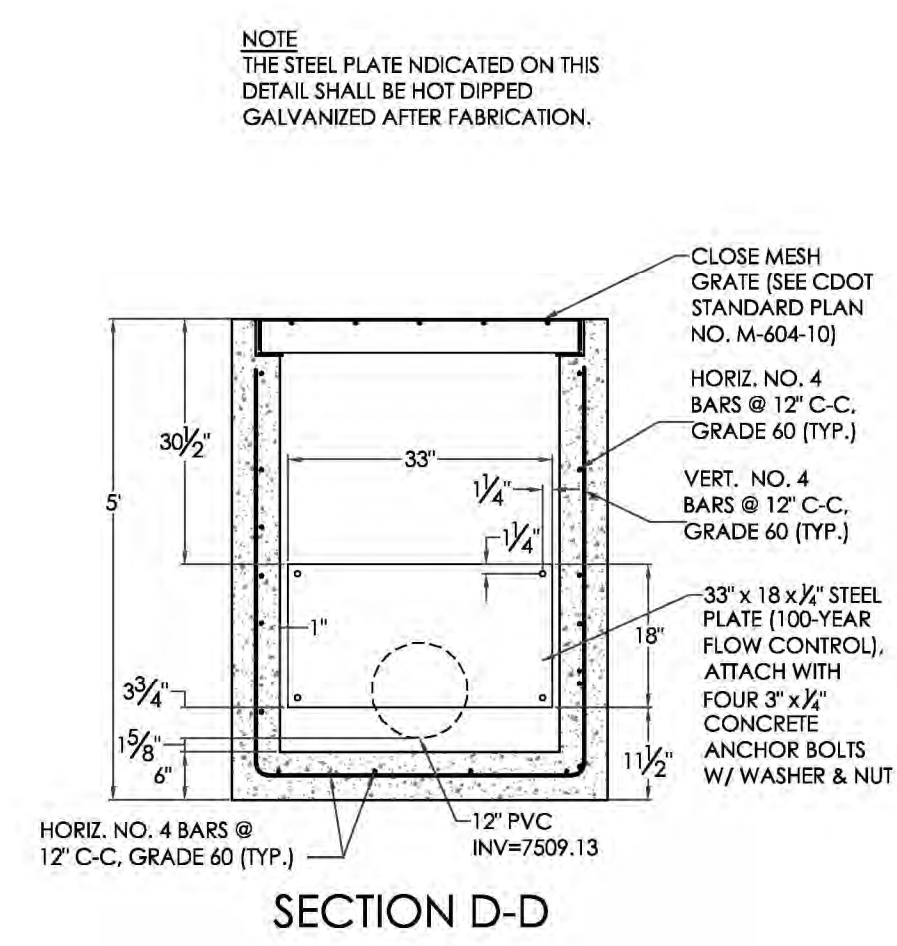
BASIN DATA TABLE

SAND FILTER BASIN	BASE AREA (SQ. FEET)	FILTER BASIN VOLUME (FT <sup>3</sup> )	FILTER BASIN BTM/INV IN ELEV	POND DEPTH (FT)	TOP OF BOX ELEVATION (W.S.)	OUTLET ORIFICE INV	OUTLET ORIFICE DIAMETER (IN)	INV OUT ELEV	RESTRICTOR PLATE HEIGHT (FT)
POND A1	1,222	5,991	7511.5	3.0	7513.5	7509.5	7.2	7509.13	3.80'

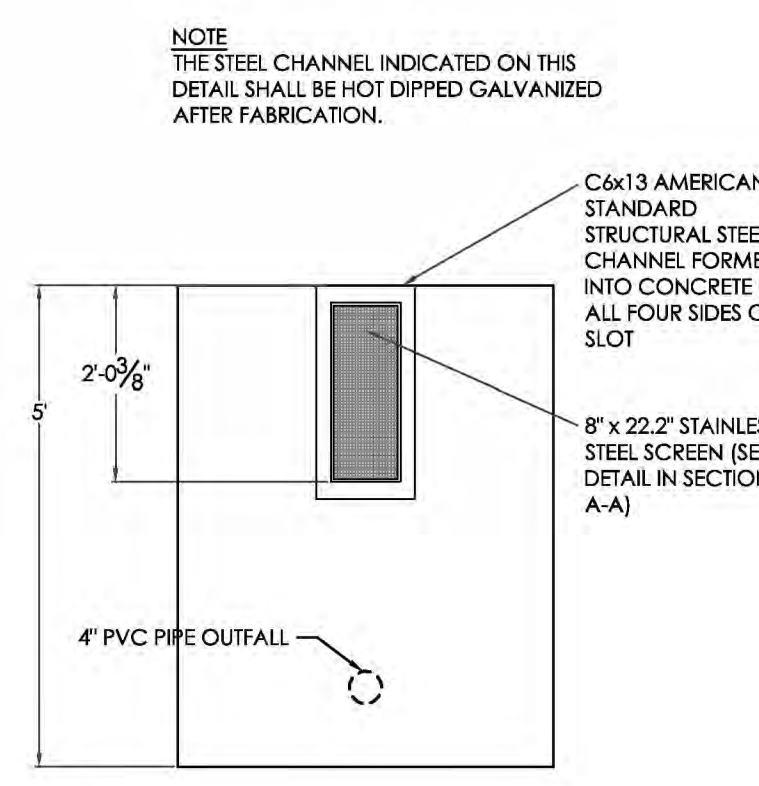


ORIFICE PLATE

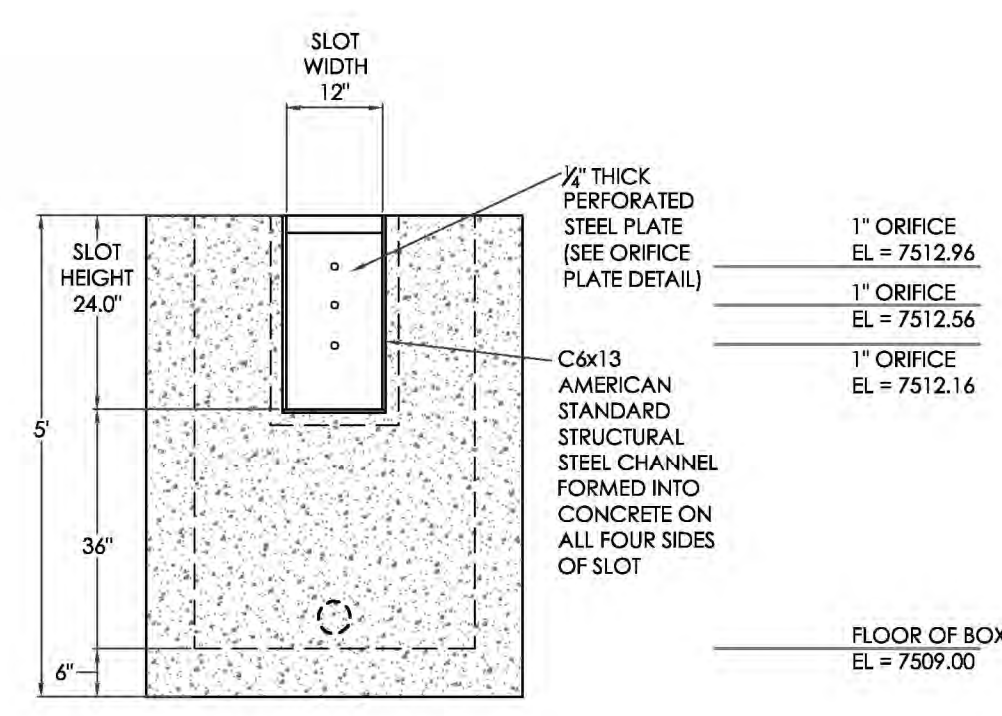
- NOTES:
- INSTALL NEOPRENE CLOSED CELL MEDIUM CASSETS WITH ADHESIVE ON ONE SIDE, 1/4" THICK x 2" WIDE BETWEEN ORIFICE PLATE AND STRUCTURE.
  - ALL ORIFICE PLATES, STRUCTURAL STEEL CHANNEL, AND CLOSE MESH GRATES SHALL BE HOT DIPPED GALVANIZED AFTER FABRICATION.
  - ALL ORIFICE PLATES SHALL BE MOUNTED WITH 3" x 1/2" STAINLESS STEEL CONCRETE ANCHOR BOLTS W/ WASHERS, AND NUTS AS SHOWN.



SECTION D-D

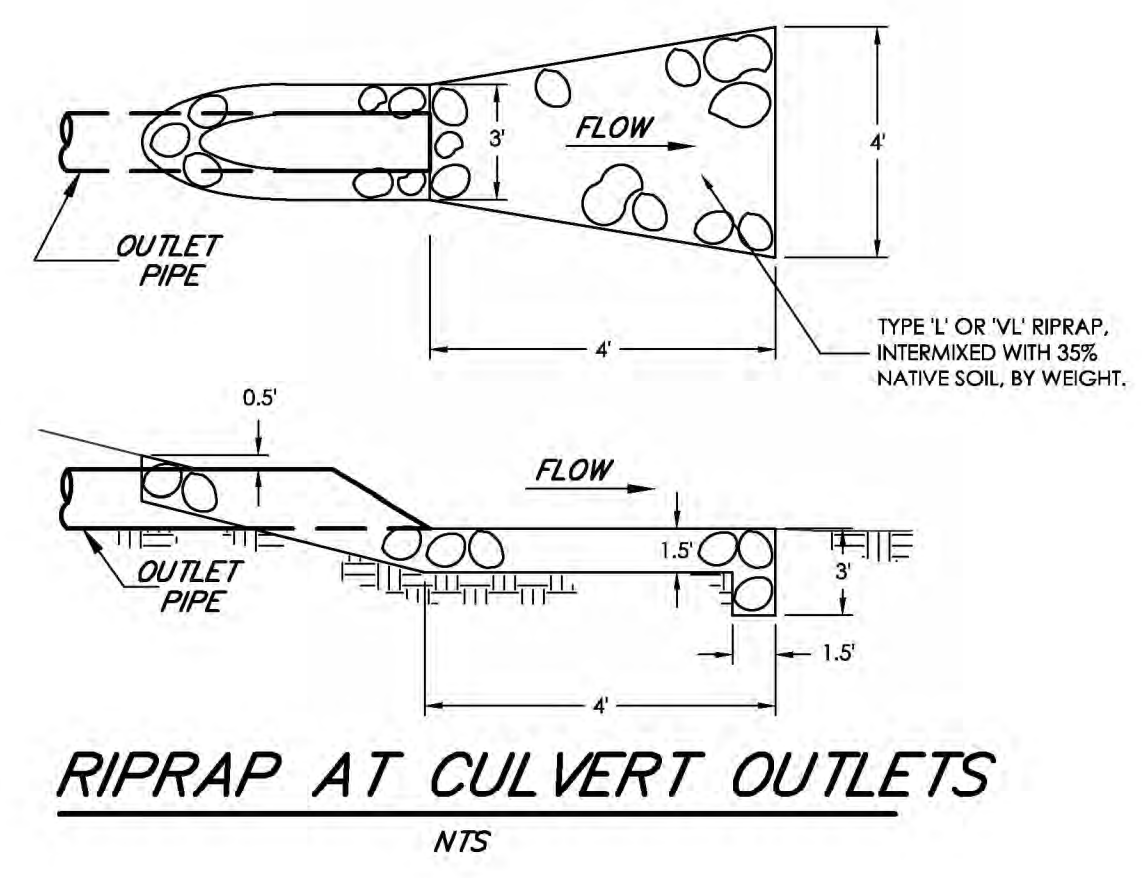


SECTION B-B

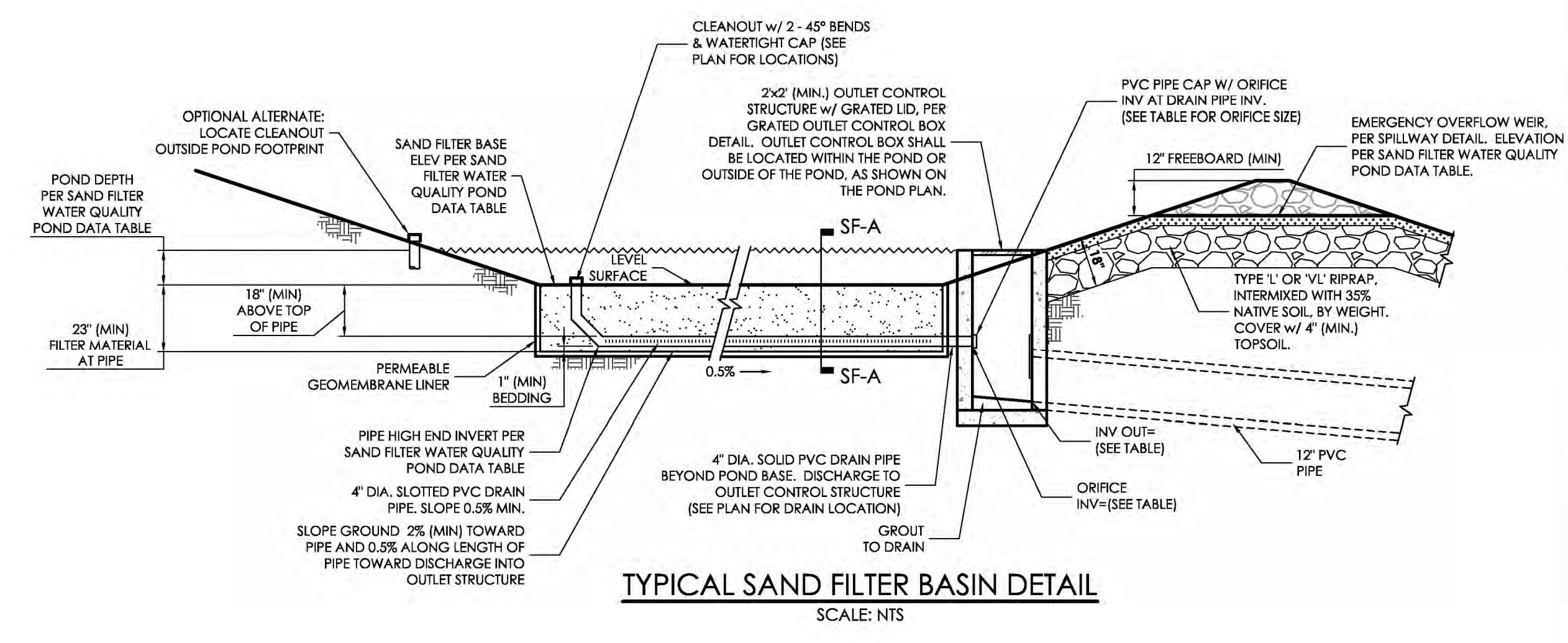


SECTION C-C

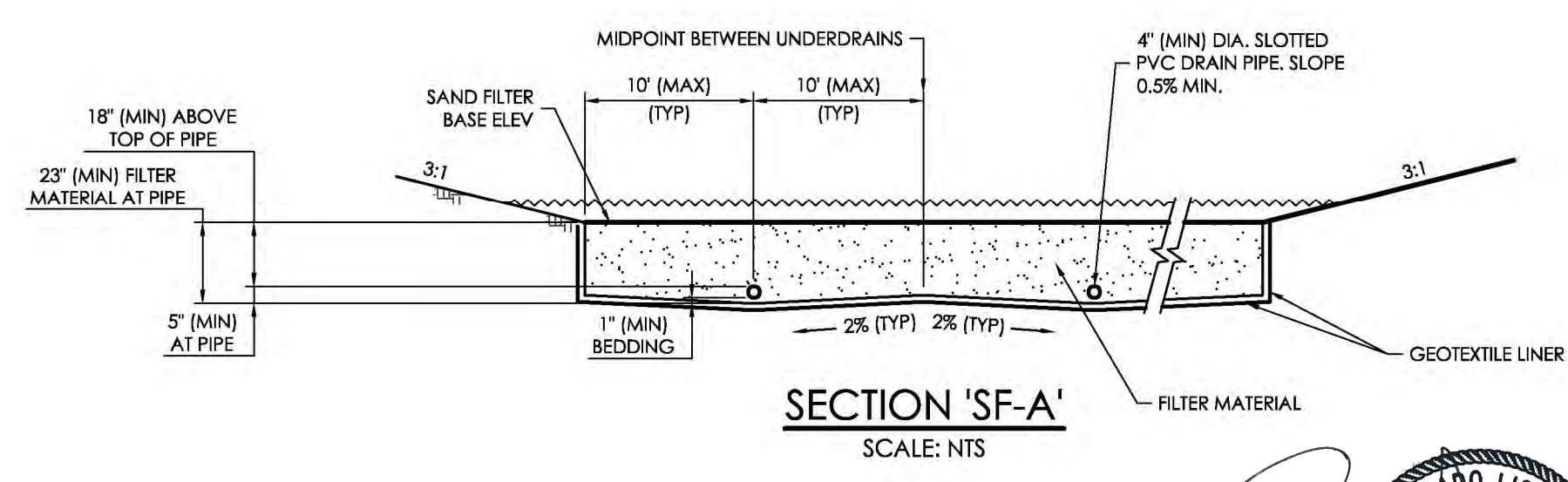
SAND FILTER BASIN OUTLET STRUCTURE DETAILS (POND A1)  
SCALE: 1" = 2'



RIPRAP AT CULVERT OUTLETS  
NTS



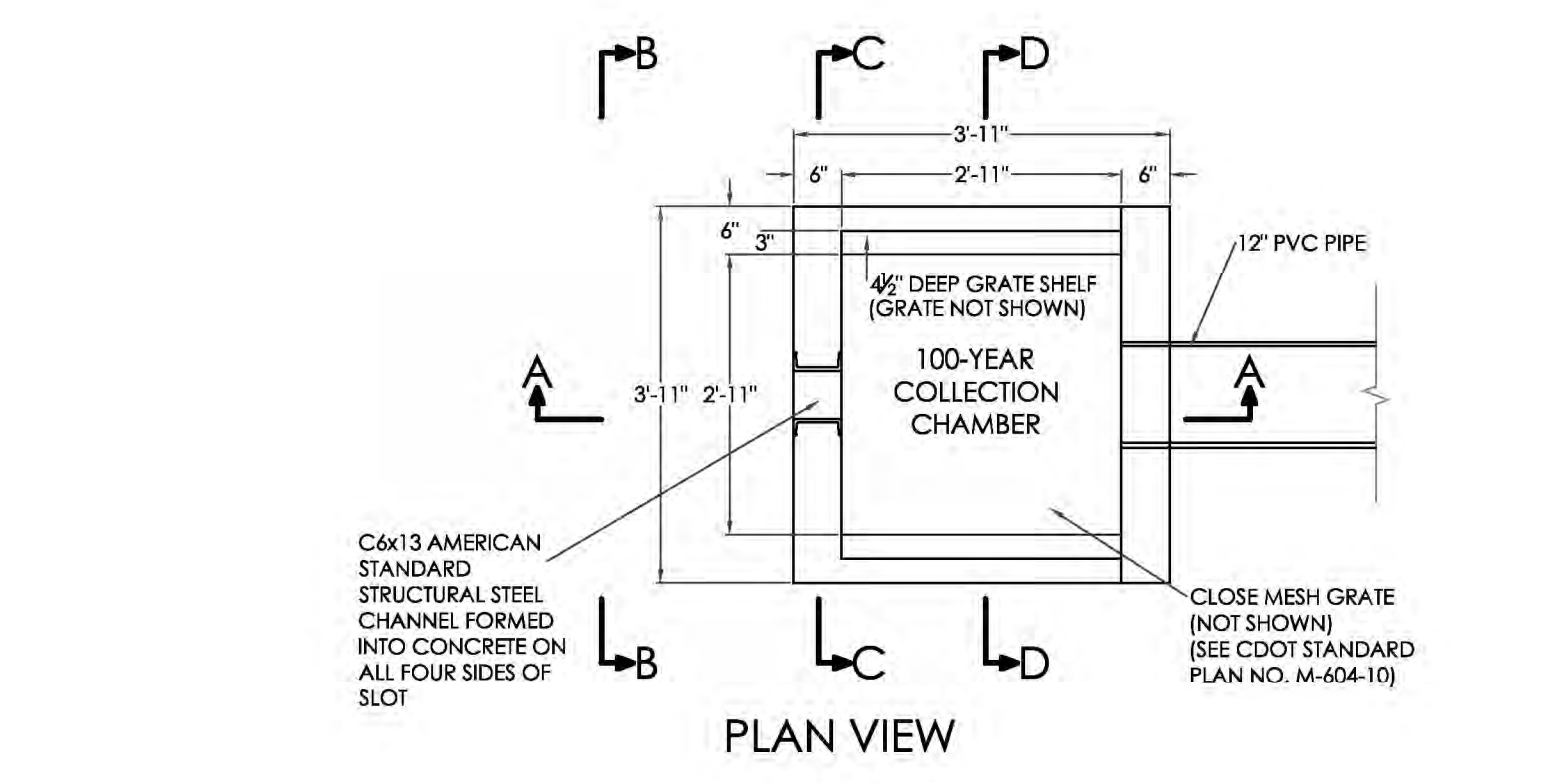
TYPICAL SAND FILTER BASIN DETAIL  
SCALE: NTS



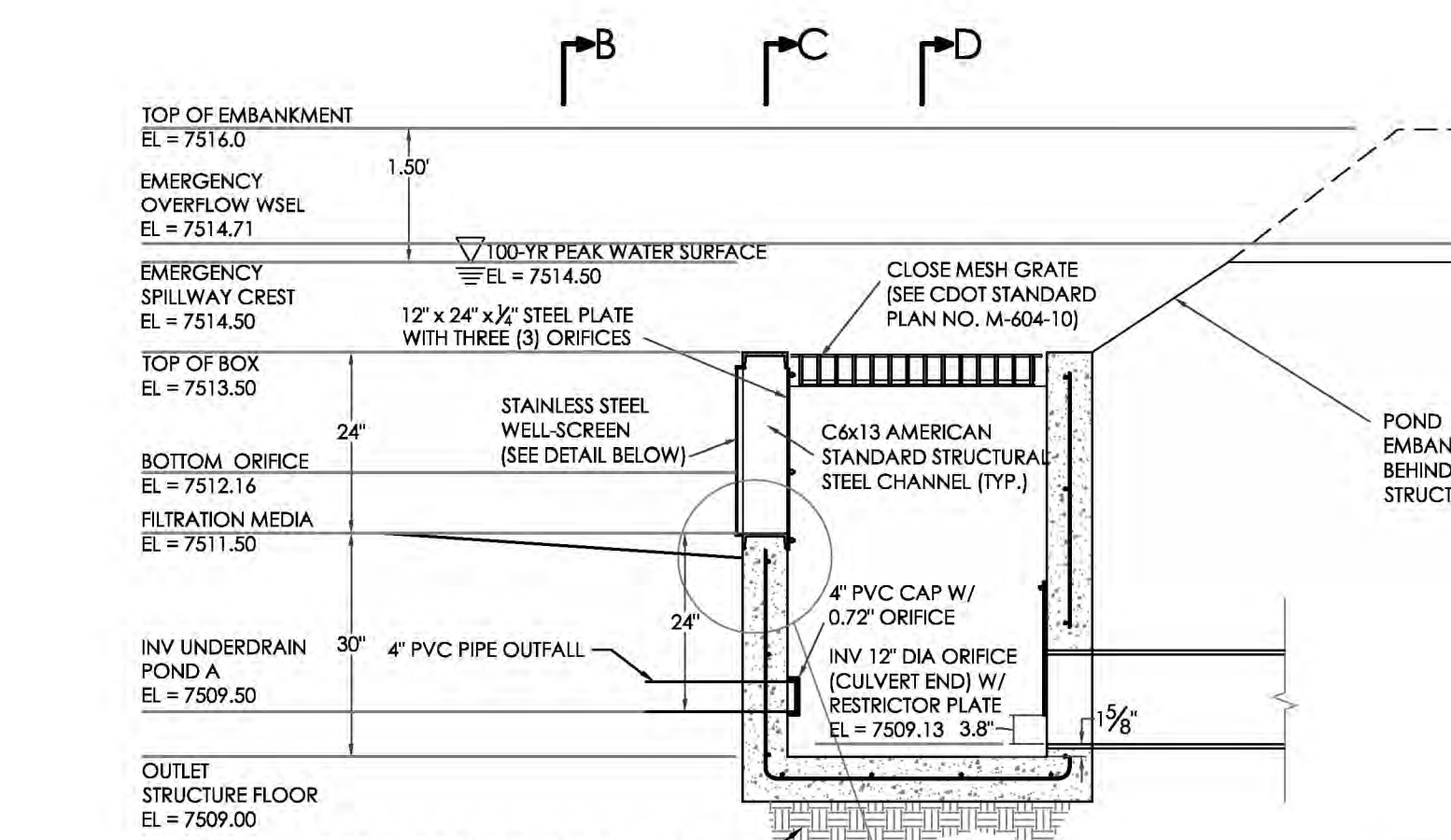
SECTION 'SF-A'  
SCALE: NTS

EXTENDED DETENTION SAND FILTER BASIN DETAIL (POND A1)  
SCALE 1" = 20'

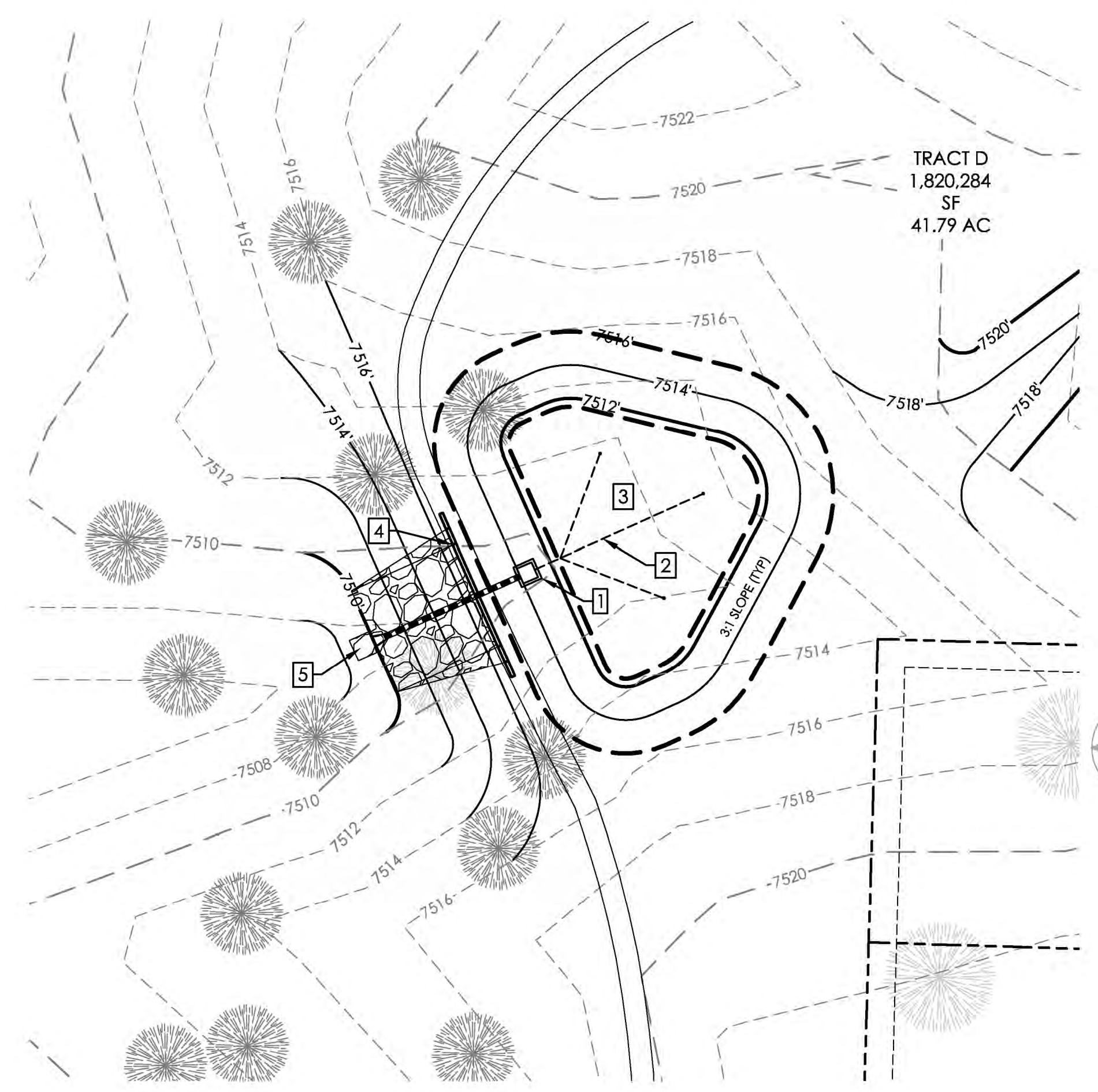
- NOTE LEGEND:
- INSTALL OUTLET STRUCTURE (SEE OUTLET STRUCTURE DETAIL)
  - INSTALL 4" PVC SLOTTED UNDERDRAIN (SEE DETAIL)
  - SAND FILTER (SEE DETAIL)
  - 20' WIDE EMERGENCY SPILLWAY (SEE SPILLWAY DETAIL)
  - INSTALL 4' X 4' TYPE VL OR L SOIL RIP-RAP PAD



PLAN VIEW



SECTION A-A



- NOTE
- THE STEEL PLATE INDICATED ON THIS DETAIL SHALL BE HOT DIPPED GALVANIZED AFTER FABRICATION.
- NOTE
- THE STEEL CHANNEL INDICATED ON THIS DETAIL SHALL BE HOT DIPPED GALVANIZED AFTER FABRICATION.

C6x13 AMERICAN STANDARD STRUCTURAL STEEL CHANNEL FORMED INTO CONCRETE ON ALL FOUR SIDES OF SLOT

100-YEAR COLLECTION CHAMBER

12" PVC PIPE

CLOSE MESH GRATE (GRATE NOT SHOWN)

CLOSE MESH GRATE (NOT SHOWN) (SEE CDOT STANDARD PLAN NO. M-604-10)

CLOSE MESH GRATE (SEE CDOT STANDARD PLAN NO. M-604-10)

HORIZ. NO. 4 BARS @ 12" C-C, GRADE 60 (TYP.)

VERT. NO. 4 BARS @ 12" C-C, GRADE 60 (TYP.)

33" x 18 1/2" STEEL PLATE (100-YEAR FLOW CONTROL), ATTACH WITH FOUR 3" x 1/2" CONCRETE ANCHOR BOLTS W/ WASHER & NUT

12" PVC INV=7509.13

HORIZ. NO. 4 BARS @ 12" C-C, GRADE 60 (TYP.)

TOP OF EMBANKMENT EL = 7516.0

EMERGENCY OVERFLOW WESEL EL = 7514.71

EMERGENCY SPILLWAY CREST EL = 7514.50

TOP OF BOX EL = 7513.50

BOTTOM ORIFICE EL = 7512.16

FILTRATION MEDIA EL = 7511.50

INV UNDERDRAIN POND A EL = 7509.50

OUTLET STRUCTURE FLOOR EL = 7509.00

100-YR PEAK WATER SURFACE EL = 7514.50

12" x 24" x 1/2" STEEL PLATE WITH THREE (3) ORIFICES

STAINLESS STEEL WELL-SCREEN (SEE DETAIL BELOW)

C6x13 AMERICAN STANDARD STRUCTURAL STEEL CHANNEL (TYP.)

4" PVC CAP W/ 0.72" ORIFICE

INV 12" DIA ORIFICE (CULVERT END) W/ RESTRICTOR PLATE EL = 7509.13 3.8'

4" PVC PIPE OUTFALL

POND EMBANKMENT BEHIND OUTLET STRUCTURE

SUBGRADE COMPACTED TO MIN.: 95% ASTM D-698, ± 2% OR 90% ASTM D-1557, ± 2%

STAINLESS STEEL WELL-SCREEN SUPPORT RODS, JOHNSON SCREEN #156 SHAPED SUPPORT RODS, ON 9" CENTERS

STAINLESS STEEL WELL-SCREEN, JOHNSON SCREEN #93 VEE-WIRE WITH 0.14" WIRE SLOT OPENING

3/8" x 1" PLAT BAR WELL-SCREEN FRAME, ATTACH TO CHANNEL BY INTERMITTENT WELDS

NOTE

THE STEEL CHANNEL INDICATED ON THIS DETAIL SHALL BE HOT DIPPED GALVANIZED AFTER FABRICATION.

C6x13 AMERICAN STANDARD STRUCTURAL STEEL CHANNEL FORMED INTO CONCRETE ON ALL FOUR SIDES OF SLOT

8" x 22.2" STAINLESS STEEL SCREEN (SEE DETAIL IN SECTION A-A)

4" PVC PIPE OUTFALL

SLOT WIDTH 12"

1" THICK PERFORATED STEEL PLATE (SEE ORIFICE PLATE DETAIL)

C6x13 AMERICAN STANDARD STRUCTURAL STEEL CHANNEL FORMED INTO CONCRETE ON ALL FOUR SIDES OF SLOT

1" ORIFICE EL = 7512.96

1" ORIFICE EL = 7512.56

1" ORIFICE EL = 7512.16

FLOOR OF BOX EL = 7509.00

SAND FILTER SPECIFICATIONS, NOTES & REFERENCES:

REFERENCE URBAN DRAINAGE AND FLOOD CONTROL DISTRICT (UDFCD), URBAN STORM DRAINAGE CRITERIA MANUAL VOLUME 3, SECTION 1-4, FOR FULL SET OF SAND FILTER DETAILS AND SPECIFICATIONS AS IDENTIFIED.

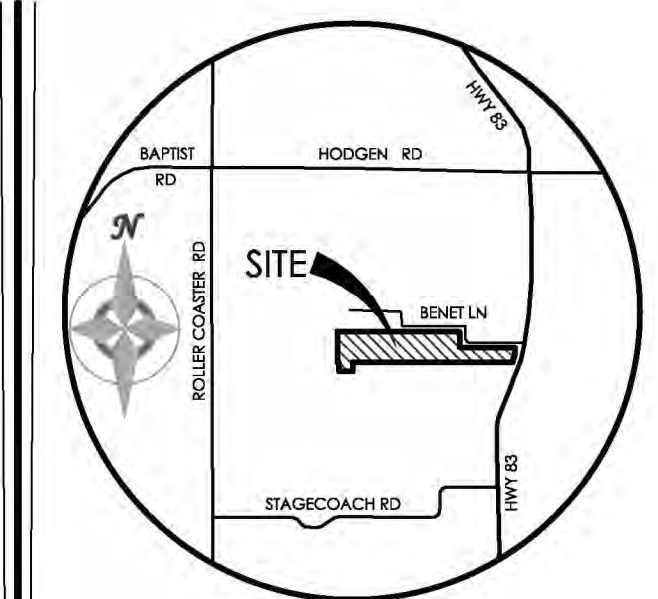
- FILTER MATERIAL - CLASS B OR CLASS C FILTER MATERIAL, PER SOIL MATERIAL GRADATION TABLE

- PERMEABLE GEOTEXTILE SEPARATOR FABRIC - TENCATE MIRAFI 170N, OR EQUAL, PER UDPCD TABLE SF-3.

- CONCENTRATED INFLOW - PER CONCENTRATED INFLOW DETAIL

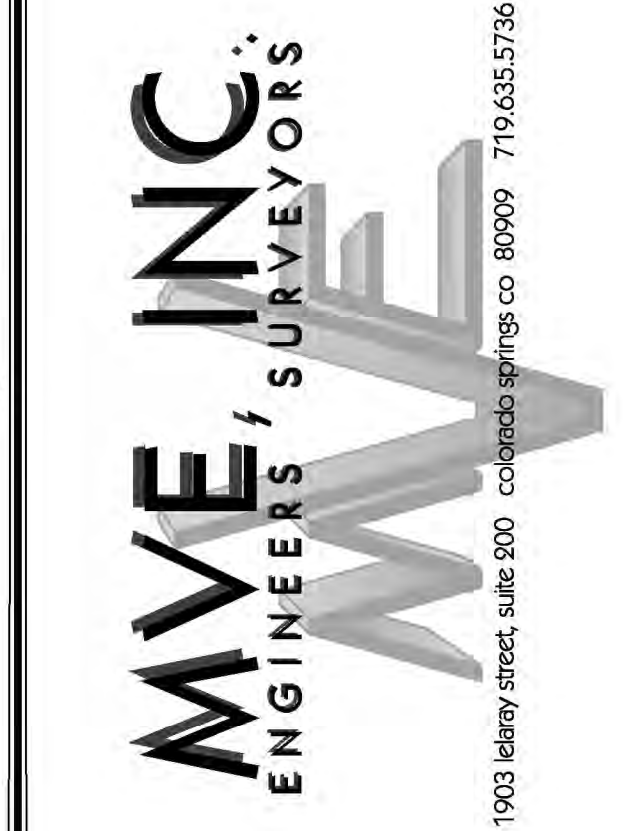
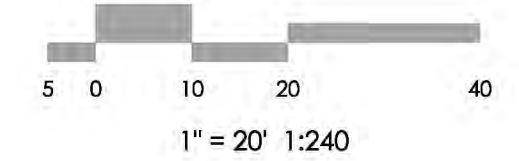
- SLOTTED PIPE - CONTECH A-2000, OR EQUAL, PER PIPE SPECIFICATION TABLE

PUDSP-19-002



VICINITY MAP  
NOT TO SCALE

BENCHMARK  
FOUND PROPERTY CORNER SOUTHWEST OF BENET LANE  
WHERE BENET LANES TURNS NORTH (APPROX. 1200 FT FROM  
HIGHWAY 83), ELEVATION = 7502.79'



REVISIONS

DESIGNED BY \_\_\_\_\_  
DRAWN BY \_\_\_\_\_  
CHECKED BY \_\_\_\_\_  
AS-BUILTS BY \_\_\_\_\_  
CHECKED BY \_\_\_\_\_

SANCTUARY OF PEACE  
RESIDENTIAL COMMUNITY

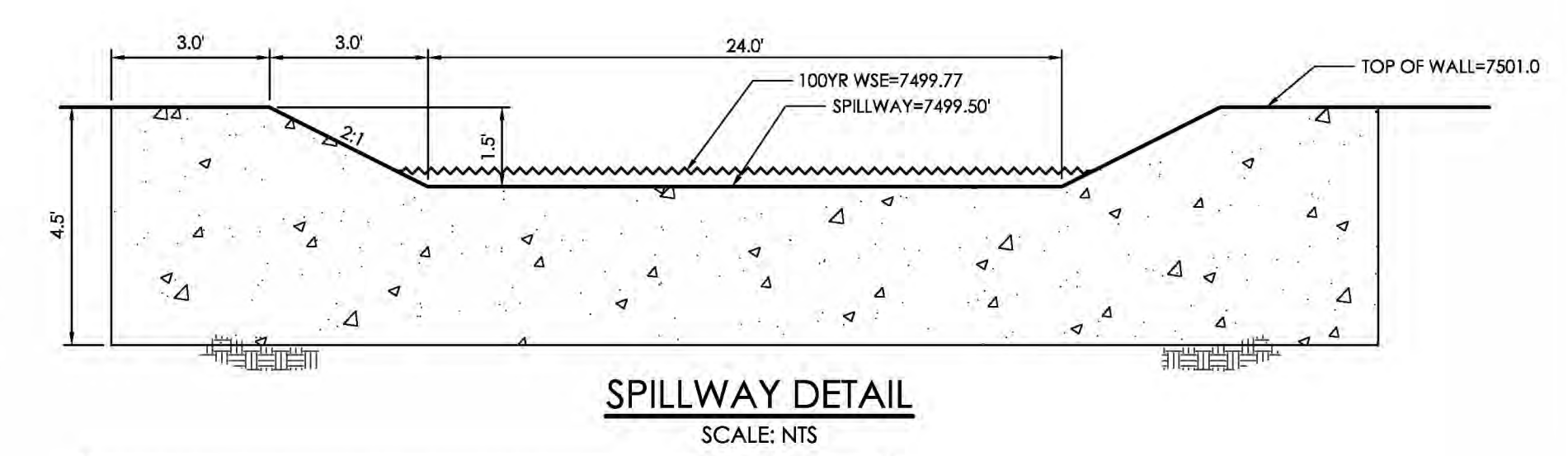
GRADING & EROSION  
CONTROL PLAN  
POND PLAN (C1)

C-6 MVE PROJECT 61087  
MVE DRAWING -GEC-PD2



PUDSP-19-002

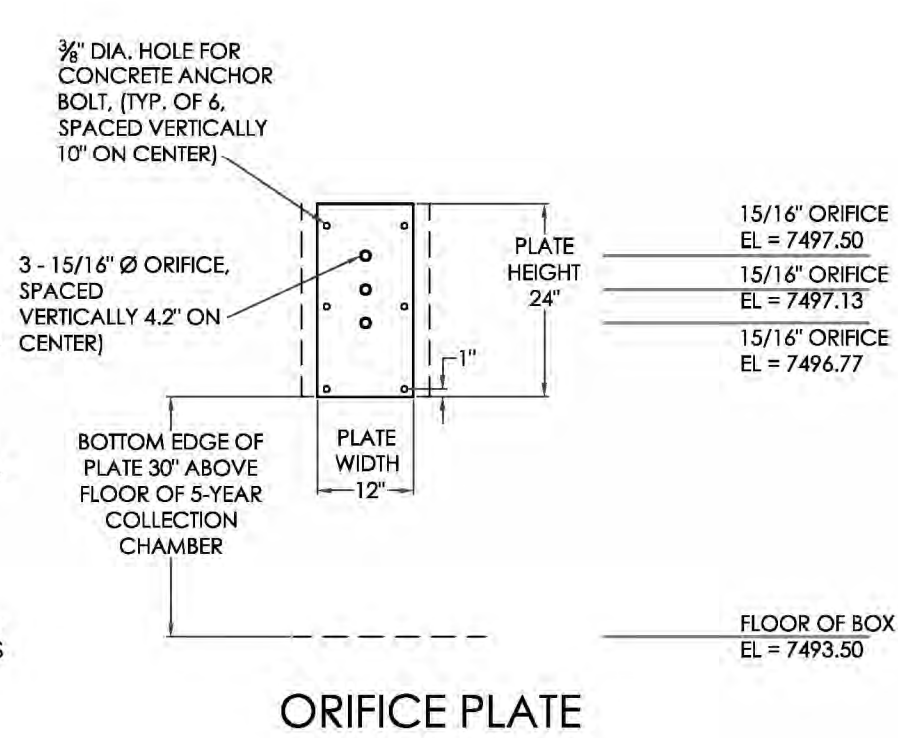
APRIL 28, 2020  
SHEET 6 OF 10



SPILLWAY DETAIL  
SCALE: NTS

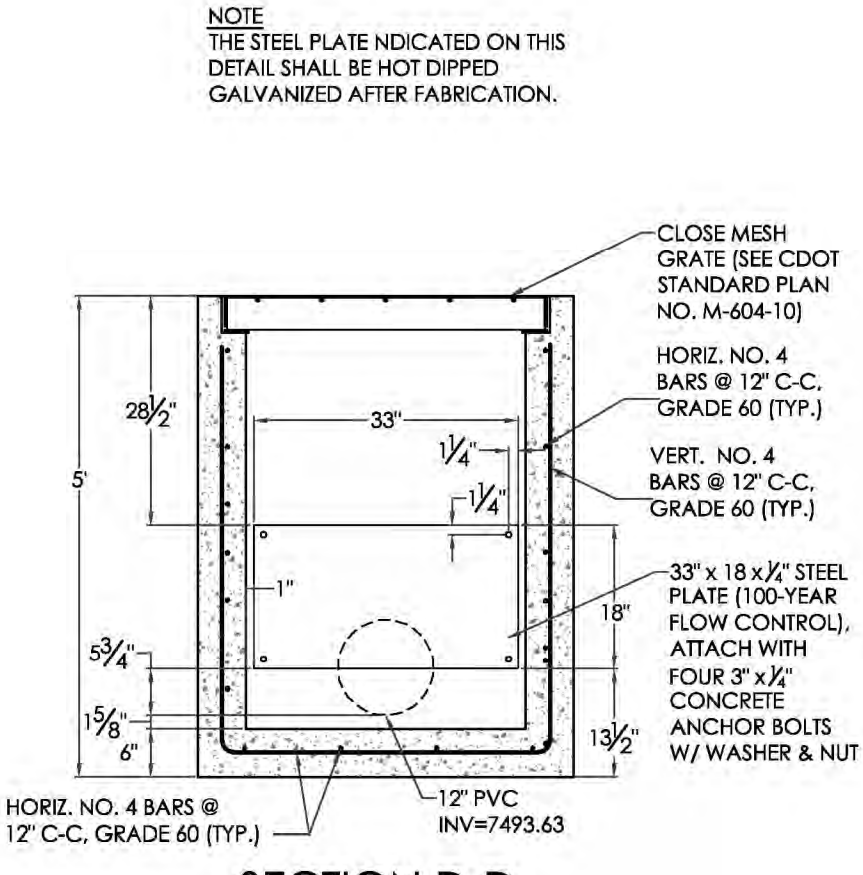
TABLE SF-2 (SLOTTED PIPE DIMENSIONS)

PIPE Ø	SLOT LENGTH	SLOT WIDTH	SLOT CENTERS	OPEN AREA (PER SF)
4"	1-1/16"	0.032"	0.413"	1.90 SQ. IN.



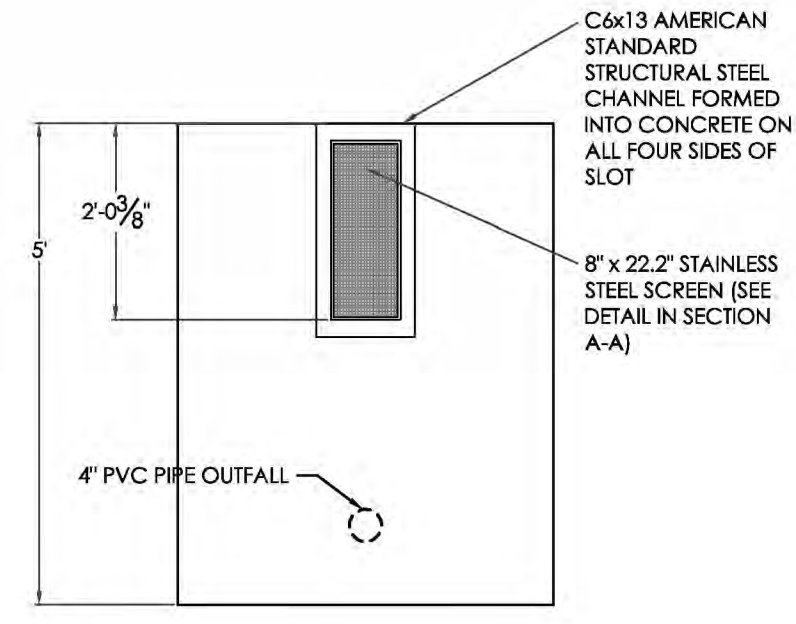
ORIFICE PLATE

NOTES:  
1. INSTALL NEOPRENE CLOSED CELL MEDIUM CASSETS WITH ADHESIVE ON ONE SIDE, 1/4" THICK x 2" WIDE BETWEEN ORIFICE PLATE AND STRUCTURE.  
2. ALL ORIFICE PLATES, STRUCTURAL STEEL CHANNEL, AND CLOSE MESH GRATES SHALL BE HOT DIPPED GALVANIZED AFTER FABRICATION.  
3. ALL ORIFICE PLATES SHALL BE MOUNTED WITH 3/8" x 1/2" STAINLESS STEEL CONCRETE ANCHOR BOLTS W/ WASHERS, AND NUTS AS SHOWN.

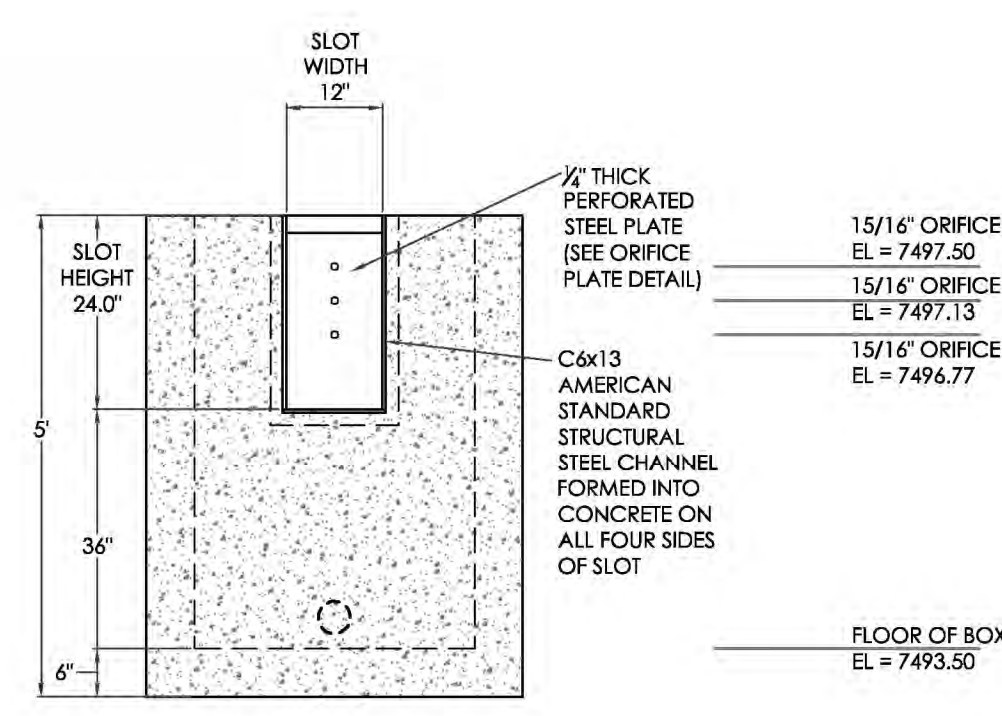


SECTION D-D

NOTE  
THE STEEL CHANNEL INDICATED ON THIS DETAIL SHALL BE HOT DIPPED GALVANIZED AFTER FABRICATION.

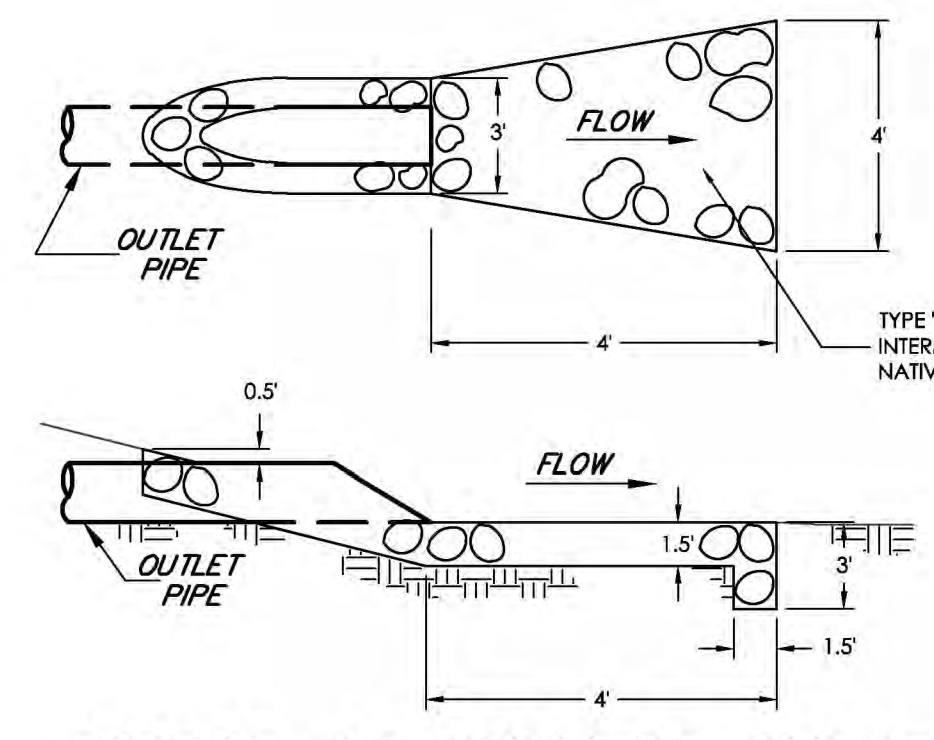


SECTION B-B

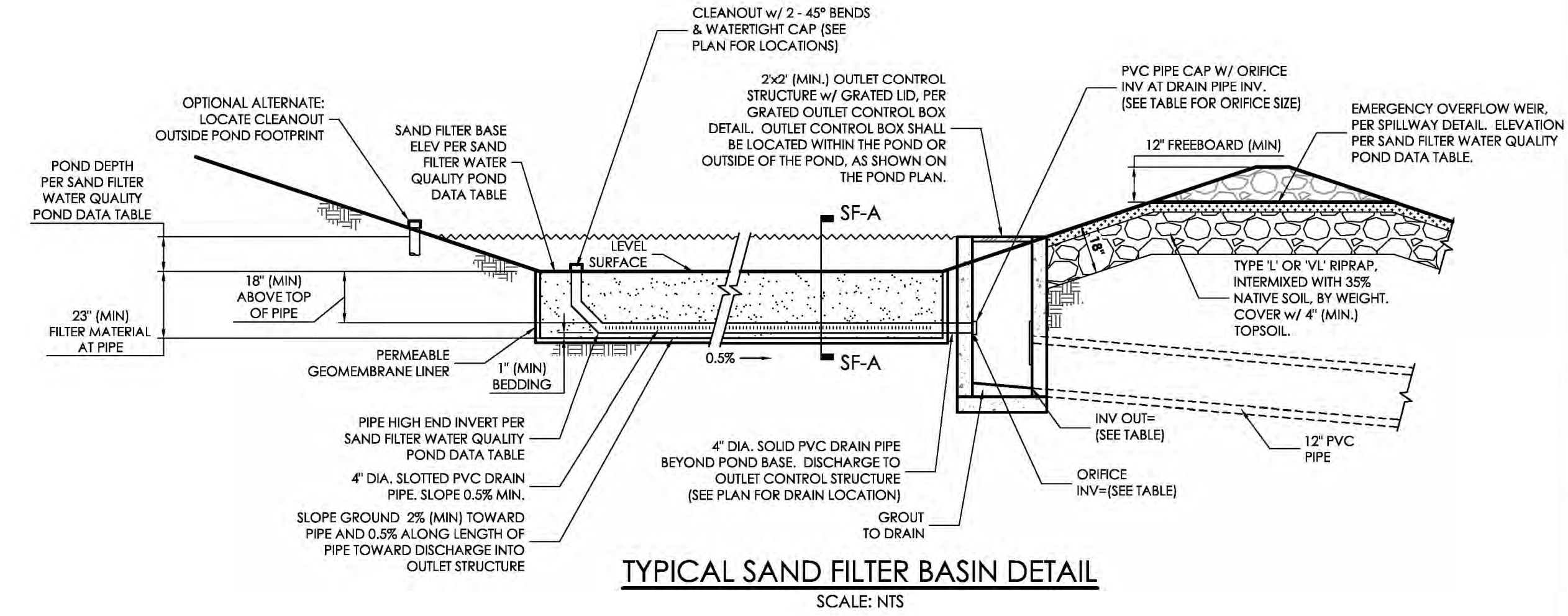


SECTION C-C

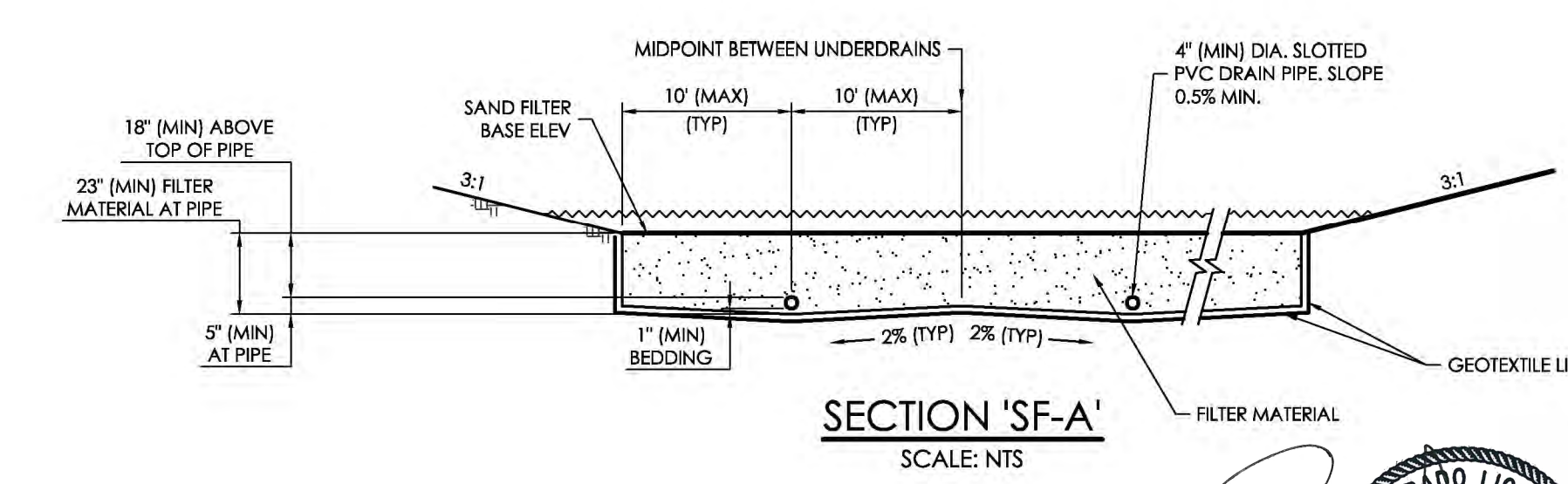
SAND FILTER BASIN OUTLET STRUCTURE DETAILS (POND C1)  
SCALE: 1" = 2'



RIPRAP AT CULVERT OUTLETS  
NTS



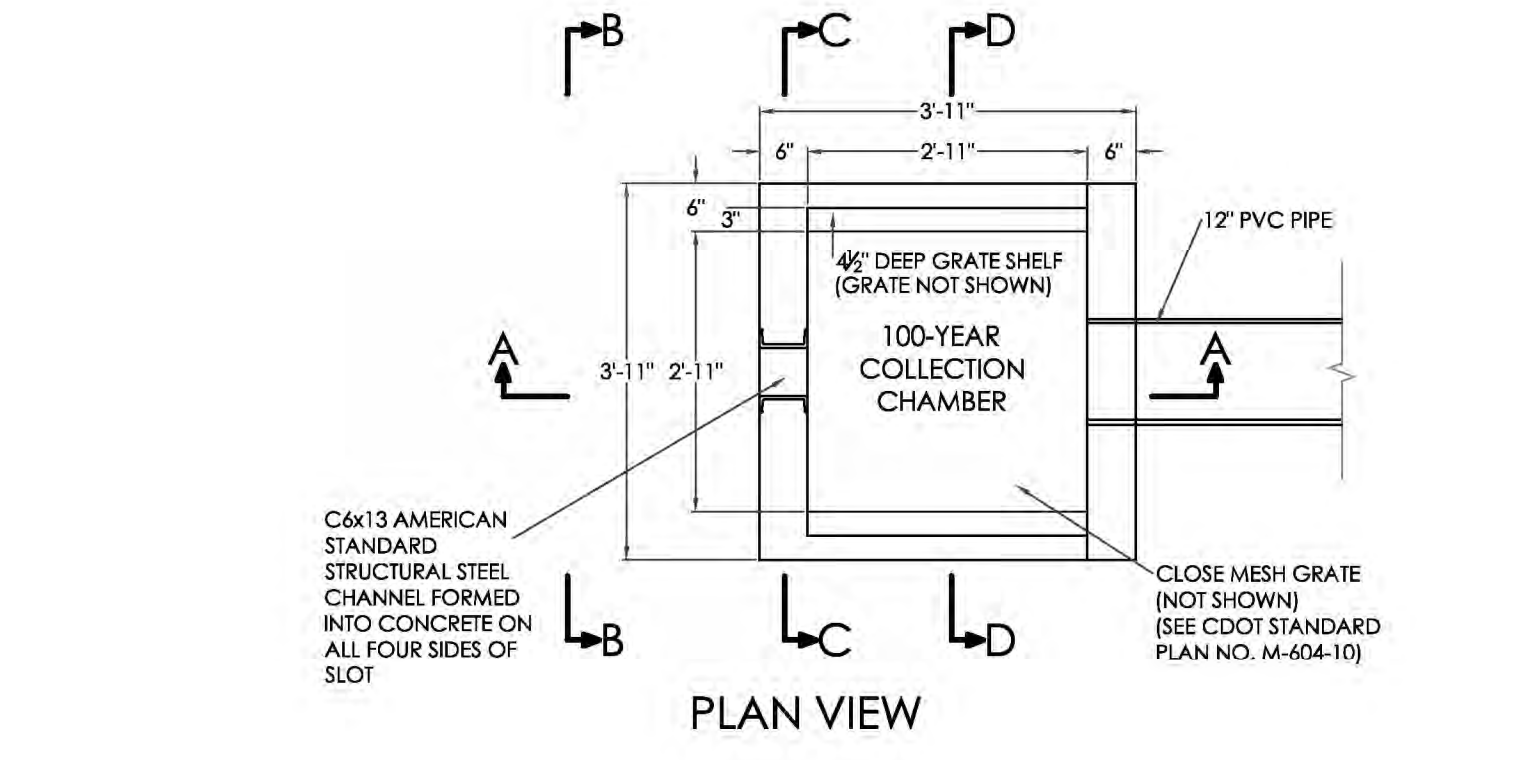
TYPICAL SAND FILTER BASIN DETAIL  
SCALE: NTS



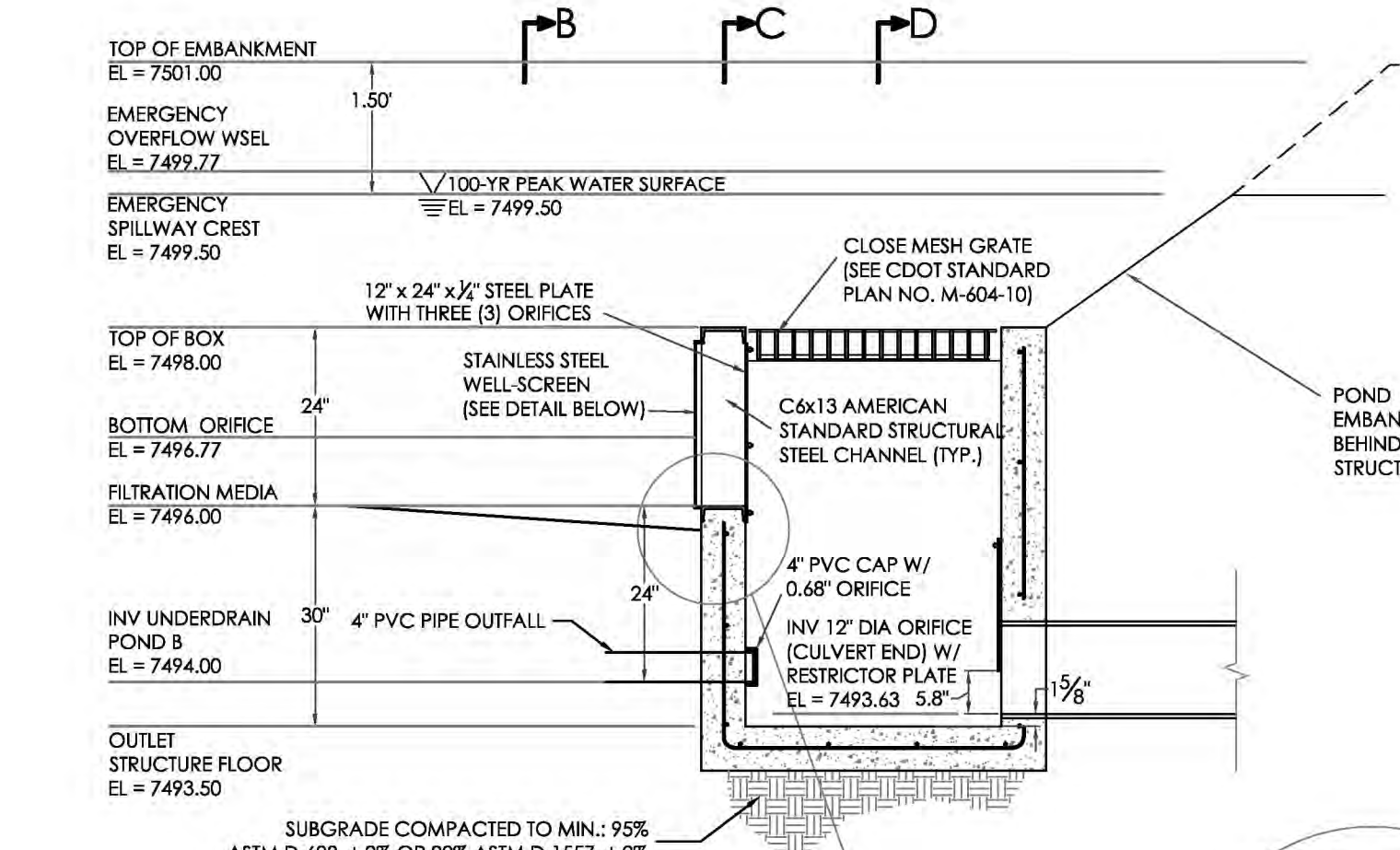
SECTION 'SF-A'  
SCALE: NTS

EXTENDED DETENTION SAND  
FILTER BASIN DETAIL (POND C1)  
SCALE: 1" = 20'

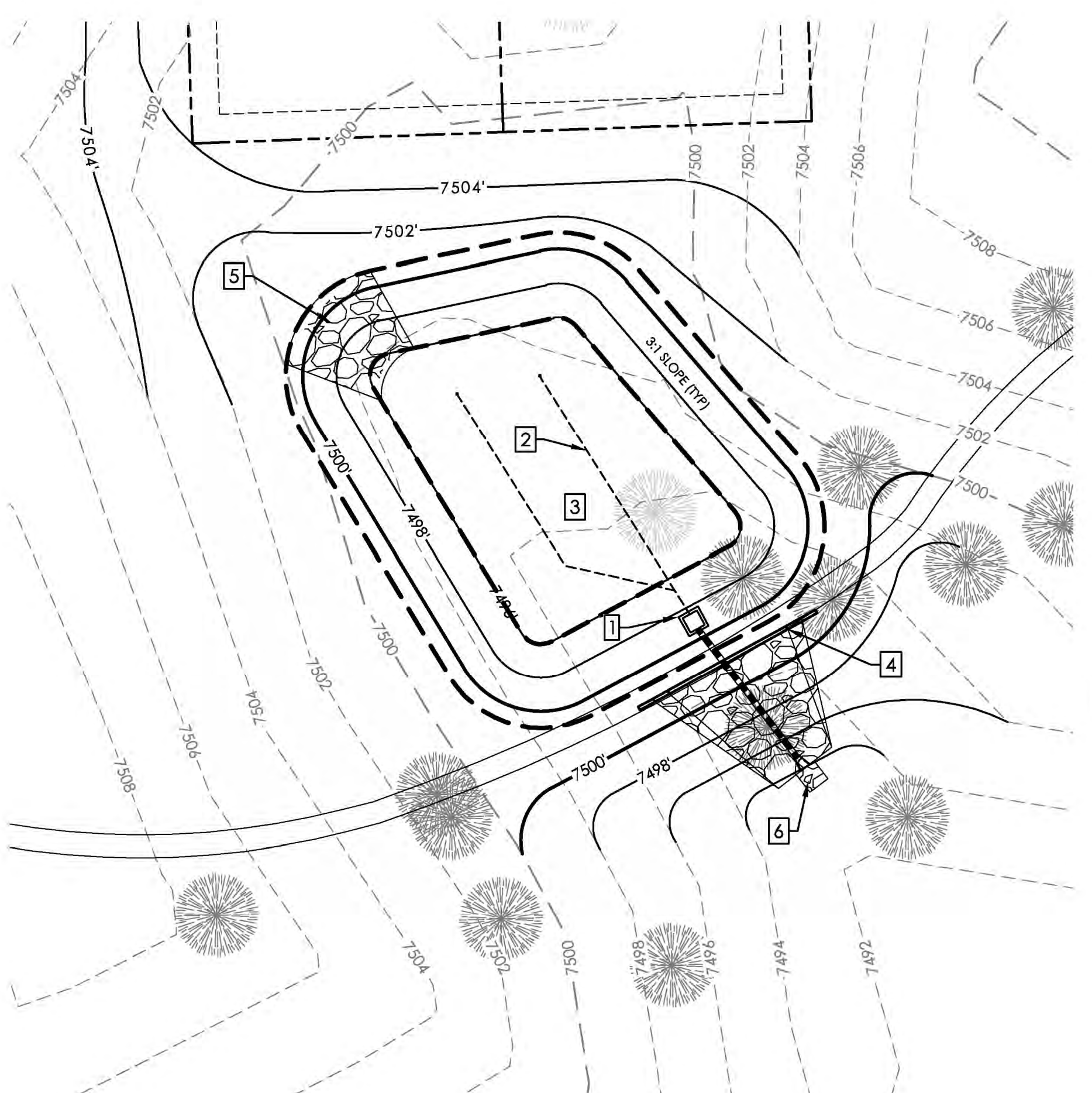
- NOTE LEGEND:
- INSTALL OUTLET STRUCTURE (SEE OUTLET STRUCTURE DETAIL)
  - INSTALL 4" PVC SLOTTED UNDERDRAIN (SEE DETAIL)
  - SAIND FILTER (SEE DETAIL).
  - 24" WIDE EMERGENCY SPILLWAY (SEE SPILLWAY DETAIL)
  - INSTALL 16" WIDE TYPE VL SOIL RIPRAP 18" THICK
  - INSTALL 4' X 4' TYPE VL OR L SOIL RIP-RAP PAD



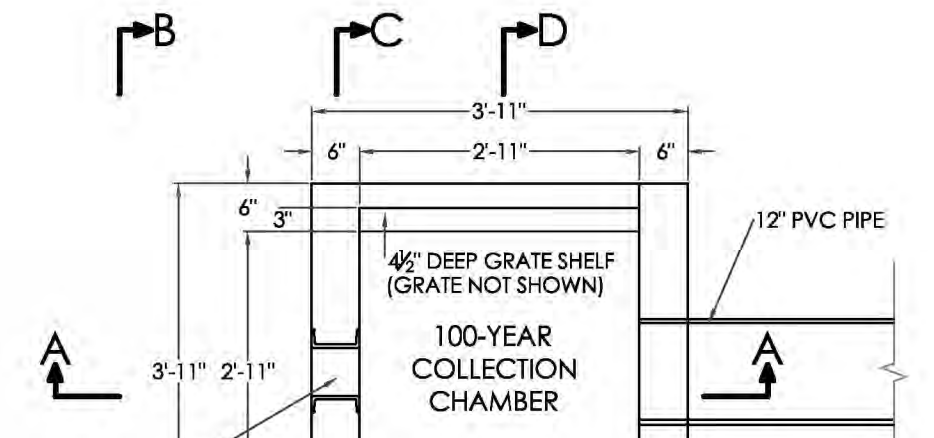
PLAN VIEW



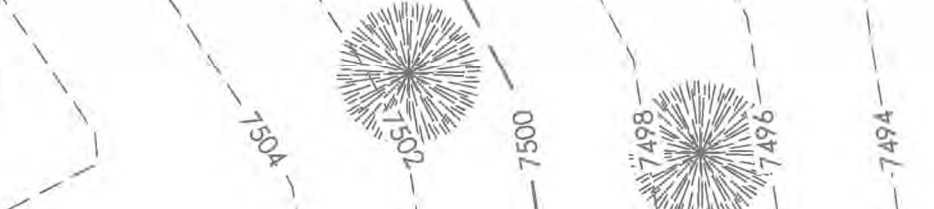
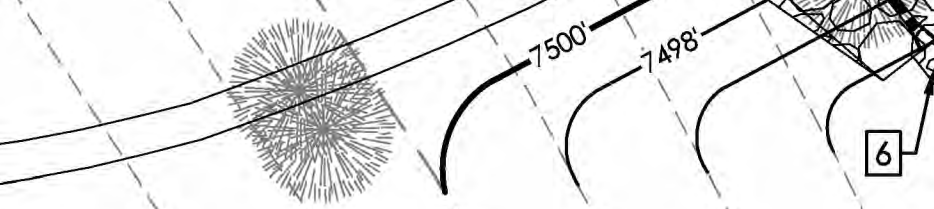
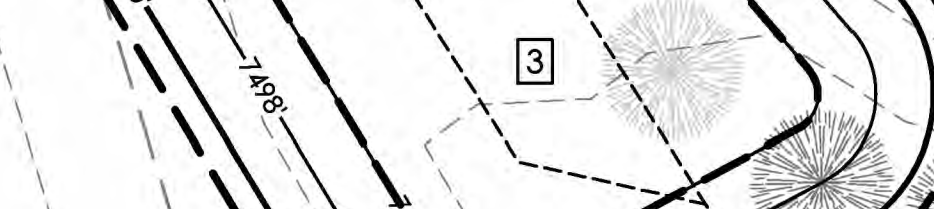
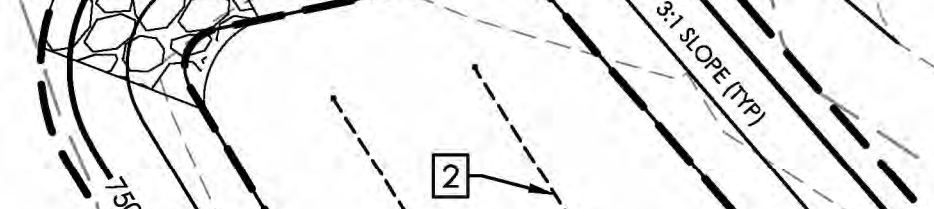
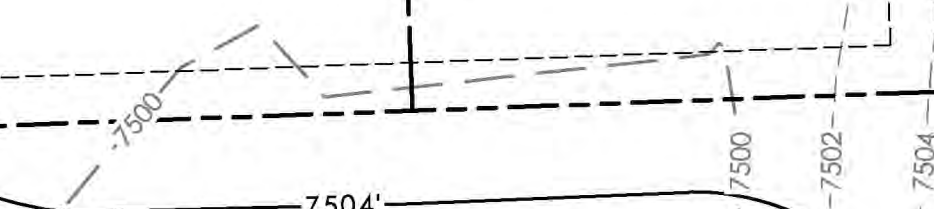
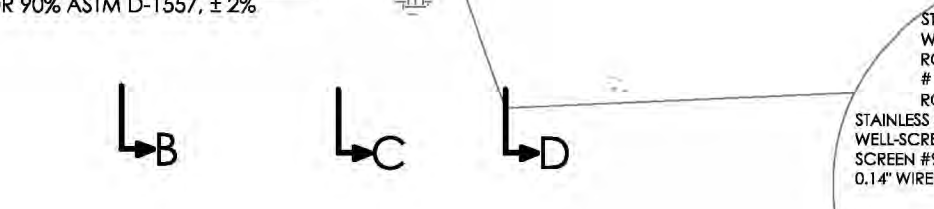
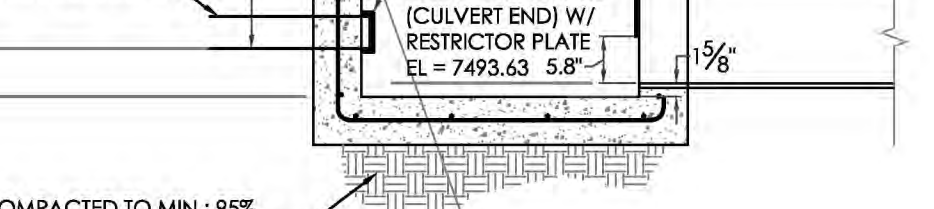
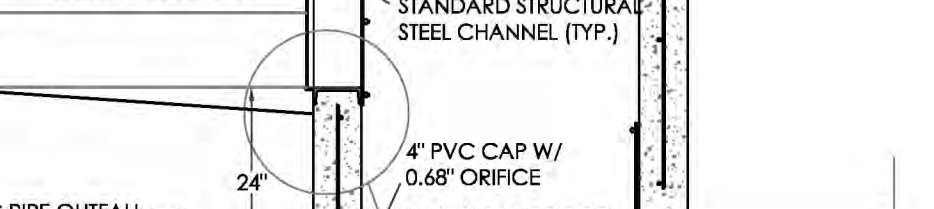
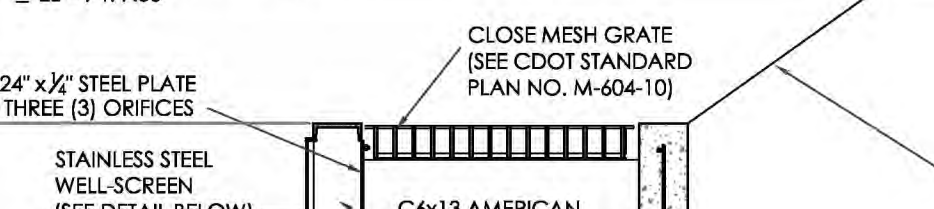
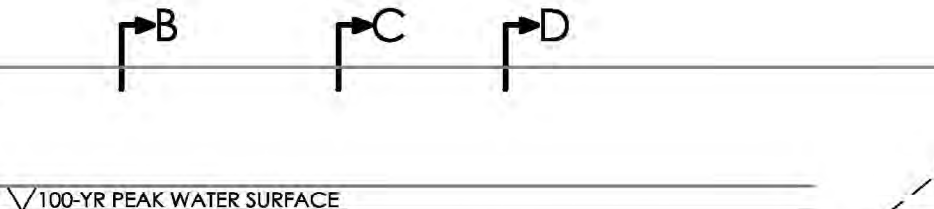
SECTION A-A



C6x13 AMERICAN STANDARD STRUCTURAL STEEL CHANNEL FORMED INTO CONCRETE ON ALL FOUR SIDES OF SLOT



CLOSE MESH GRATE (NOT SHOWN) (SEE CDOT STANDARD PLAN NO. M-604-10)



NOTE  
THE STEEL PLATE INDICATED ON THIS DETAIL SHALL BE HOT DIPPED GALVANIZED AFTER FABRICATION.

CLOSE MESH GRATE (SEE CDOT STANDARD PLAN NO. M-604-10)

HORIZ. NO. 4 BARS @ 12" C-C, GRADE 60 (TYP.)

VERT. NO. 4 BARS @ 12" C-C, GRADE 60 (TYP.)

33" x 18" x 1/2" STEEL PLATE (100-YEAR FLOW CONTROL), ATTACH WITH FOUR 3/8" x 1/2" CONCRETE ANCHOR BOLTS W/ WASHER & NUT

HORIZ. NO. 4 BARS @ 12" C-C, GRADE 60 (TYP.)

12" PVC INV=7493.63

FLOOR OF BOX EL = 7493.50

NOTE  
THE STEEL CHANNEL INDICATED ON THIS DETAIL SHALL BE HOT DIPPED GALVANIZED AFTER FABRICATION.

C6x13 AMERICAN STANDARD STRUCTURAL STEEL CHANNEL FORMED INTO CONCRETE ON ALL FOUR SIDES OF SLOT

8" x 22" STAINLESS STEEL SCREEN (SEE DETAIL IN SECTION A-A)

4" PVC PIPE OUTFALL

12" x 24" x 1/2" STEEL PLATE WITH THREE (3) ORIFICES

STAINLESS STEEL WELL SCREEN (SEE DETAIL BELOW)

C6x13 AMERICAN STANDARD STRUCTURAL STEEL CHANNEL (TYP.)

4" PVC CAP W/ 0.68" ORIFICE

INV 12" DIA ORIFICE (CULVERT END) W/ RESTRICTOR PLATE EL = 7493.63, 3.8"

19"

4" PVC PIPE OUTFALL

STAINLESS STEEL WELL SCREEN SUPPORT RODS, JOHNSON SCREEN #156 SHAPED SUPPORT RODS, ON 9" CENTERS

STAINLESS STEEL WELL SCREEN, JOHNSON SCREEN #93 VEE-WIRE WITH 0.14" WIRE SLOT OPENING

3/8" x 1/2" PLAT BAR WELL SCREEN FRAME, ATTACH TO CHANNEL BY INTERMITTENT WELDS

SUBGRADE COMPACTED TO MIN.: 95% ASTM D-698, ± 2% OR 90% ASTM D-1557, ± 2%

TOP OF EMBANKMENT EL = 7501.00

EMERGENCY OVERFLOW WEEL EL = 7499.77

EMERGENCY SPILLWAY CREST EL = 7499.50

TOP OF BOX EL = 7498.00

BOTTOM ORIFICE EL = 7496.77

FILTRATION MEDIA EL = 7496.00

INV UNDERDRAIN POND B EL = 7494.00

OUTLET STRUCTURE FLOOR EL = 7493.50

1.50'

100-YR PEAK WATER SURFACE EL = 7499.50

12" x 24" x 1/2" STEEL PLATE WITH THREE (3) ORIFICES

STAINLESS STEEL WELL SCREEN (SEE DETAIL BELOW)

C6x13 AMERICAN STANDARD STRUCTURAL STEEL CHANNEL (TYP.)

4" PVC CAP W/ 0.68" ORIFICE

INV 12" DIA ORIFICE (CULVERT END) W/ RESTRICTOR PLATE EL = 7493.63, 3.8"

19"

4" PVC PIPE OUTFALL

STAINLESS STEEL WELL SCREEN SUPPORT RODS, JOHNSON SCREEN #156 SHAPED SUPPORT RODS, ON 9" CENTERS

STAINLESS STEEL WELL SCREEN, JOHNSON SCREEN #93 VEE-WIRE WITH 0.14" WIRE SLOT OPENING

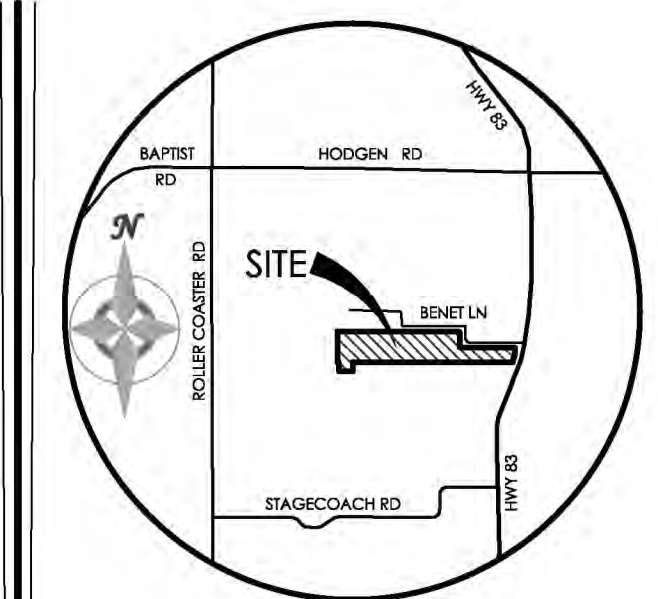
3/8" x 1/2" PLAT BAR WELL SCREEN FRAME, ATTACH TO CHANNEL BY INTERMITTENT WELDS

SUBGRADE COMPACTED TO MIN.: 95% ASTM D-698, ± 2% OR 90% ASTM D-1557, ± 2%

TOP OF EMBANKMENT EL = 7501.00

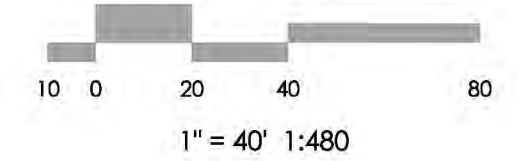
EMERGENCY OVERFLOW WEEL EL = 7499.77

EMERGENCY SPILLWAY CREST EL = 7499.50



VICINITY MAP  
NOT TO SCALE

BENCHMARK  
FOUND PROPERTY CORNER SOUTHWEST OF BENET LANE  
WHERE BENET LANES TURNS NORTH (APPROX. 1200 FT FROM  
HIGHWAY 83). ELEVATION = 7502.79'



**MVE, INC.**  
ENGINEERS & SURVEYORS

1903 Liberty Street, Suite 200 Colorado Springs, CO 80909 719.635.5176

REVISIONS

DESIGNED BY \_\_\_\_\_  
DRAWN BY \_\_\_\_\_  
CHECKED BY \_\_\_\_\_  
AS-BUILTS BY \_\_\_\_\_  
CHECKED BY \_\_\_\_\_

SANCTUARY OF PEACE  
RESIDENTIAL COMMUNITY

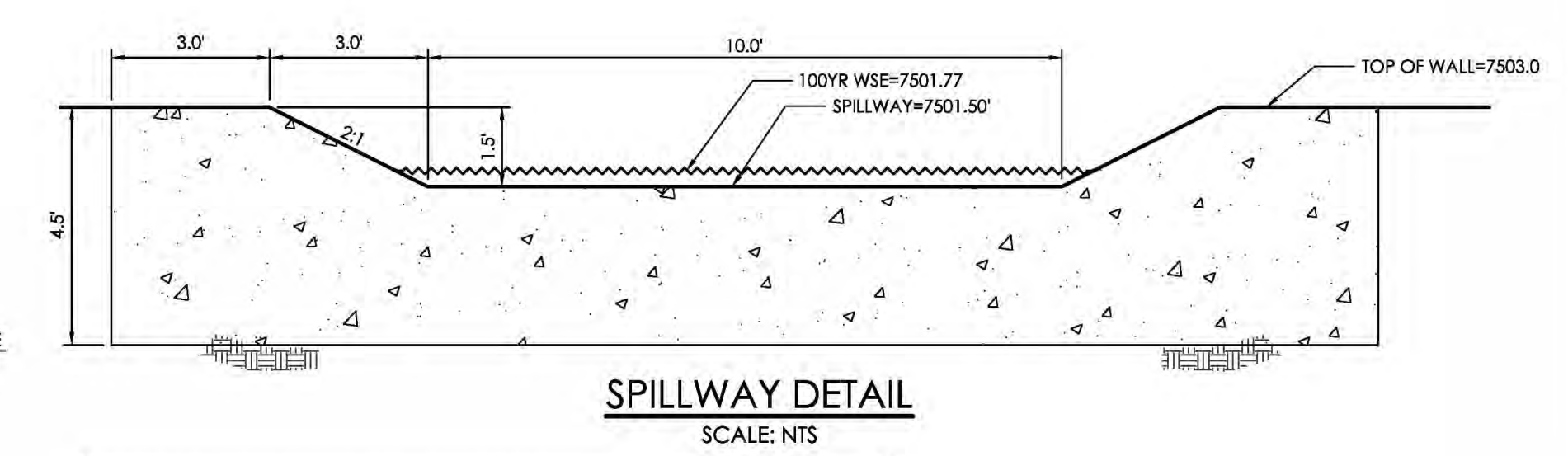
GRADING & EROSION  
CONTROL PLAN  
POND PLAN (C2)

C-7 MVE PROJECT 61087  
MVE DRAWING -GEC-PD3



PUDSP-19-002

APRIL 28, 2020  
SHEET 7 OF 10



SPILLWAY DETAIL  
SCALE: NTS

TABLE SF-2 (SLOTTED PIPE DIMENSIONS)

PIPE Ø	SLOT LENGTH	SLOT WIDTH	SLOT CENTERS	OPEN AREA (PER SF)
4"	1-1/16"	0.032"	0.413"	1.90 SQ. IN.

SOIL MATERIAL GRADATION TABLE  
(SOURCE: USDCD MODIFICATION (R3) TABLE B-1 & SAND FILTER BASIN (SF) TABLE SF-1)

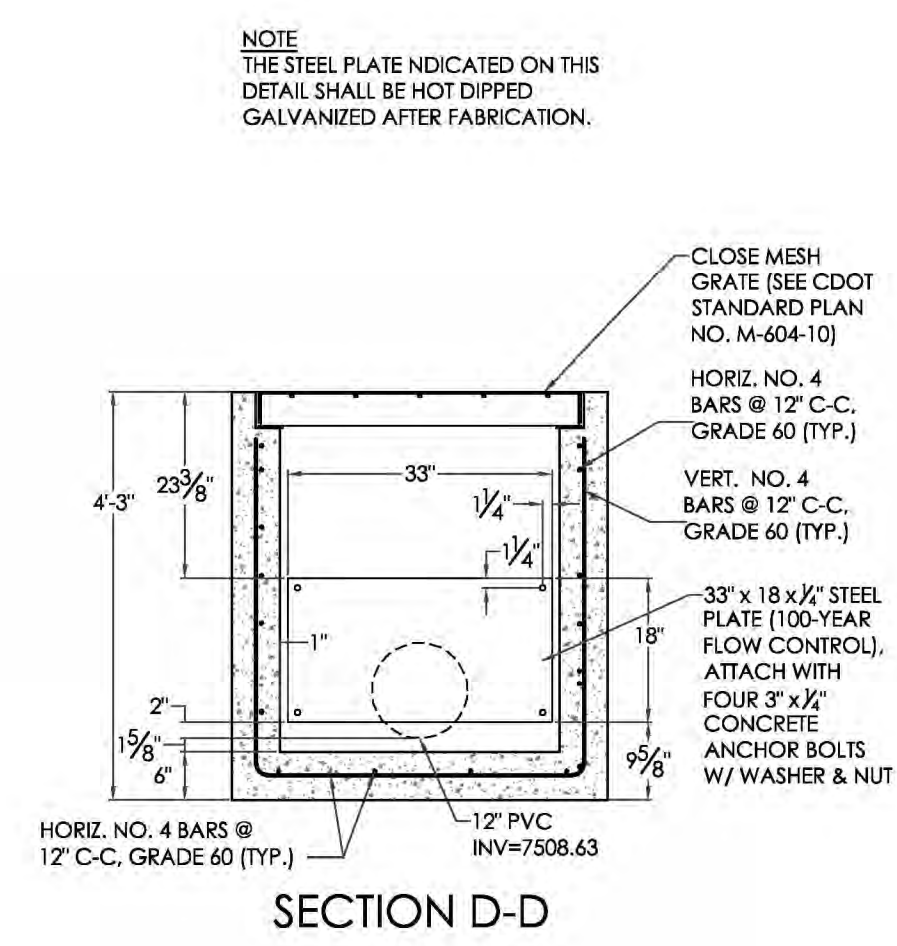
STANDARD SIEVE SIZE	% PASSING		
	GROWING MEDIA <sup>(1)(2)</sup>	FILTER MATERIAL <sup>(3)</sup>	
		CLASS B	CLASS C
1-1/2"		100	100
3/4"		100	100
NO. 4	100	20-60	60-100
NO. 10	85-100	0-30	10-30
NO. 50		0-3	0-10
NO. 100		0-3	0-3
NO. 200	80-90		
NO. 250	3-17		

<sup>(1)</sup> RAIN GARDEN ONLY  
<sup>(2)</sup> LESS THAN 1.5% ORGANIC MATERIAL  
<sup>(3)</sup> APPLIES TO BOTH SAND FILTER BASIN AND RAIN GARDEN

**SAND FILTER SPECIFICATIONS, NOTES & REFERENCES:**  
REFERENCE URBAN DRAINAGE AND FLOOD CONTROL DISTRICT (UDFCD), URBAN STORM DRAINAGE CRITERIA MANUAL VOLUME 3, SECTION 1-4, FOR FULL SET OF SAND FILTER DETAILS AND SPECIFICATIONS AS IDENTIFIED.  
- **FILTER MATERIAL** - CLASS B OR CLASS C FILTER MATERIAL, PER SOIL MATERIAL GRADATION TABLE  
- **PERMEABLE GEOTEXTILE SEPARATOR FABRIC** - TENCATE MIRAF 170N, OR EQUAL, PER UDFCD TABLE SF-3.  
- **CONCENTRATED INFLOW** - PER CONCENTRATED INFLOW DETAIL  
- **SLOTTED PIPE** - CONTECH A-2000, OR EQUAL, PER PIPE SPECIFICATION TABLE

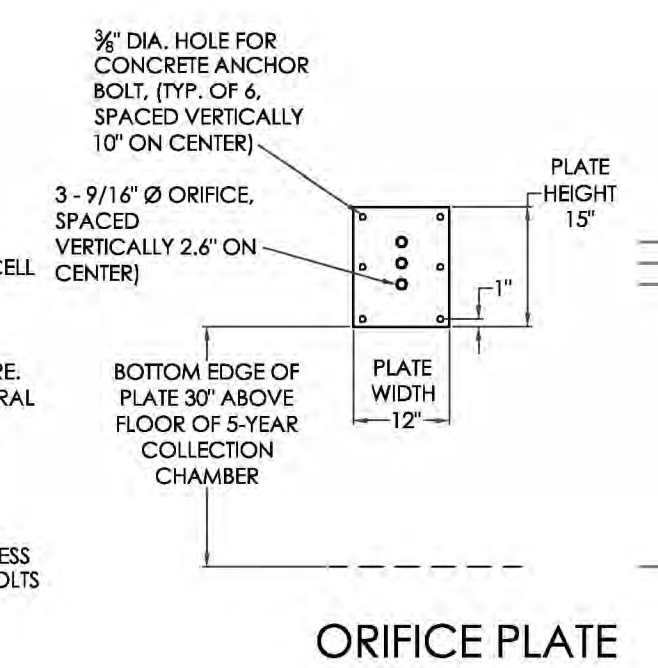
BASIN DATA TABLE

SAND FILTER BASIN	BASE AREA (SQ. FEET)	FILTER BASIN VOLUME (FT <sup>3</sup> )	FILTER BASIN BTM/INV IN ELEV	POND DEPTH (FT)	TOP OF BOX ELEVATION (W.S.)	OUTLET ORIFICE INV	OUTLET ORIFICE DIAMETER (IN)	INV OUT ELEV	RESTRICTOR PLATE HEIGHT (FT)
POND C2	546	1,783	7511.0	2.0	7512.25	7509.0	.38"	7509.63	2.0'

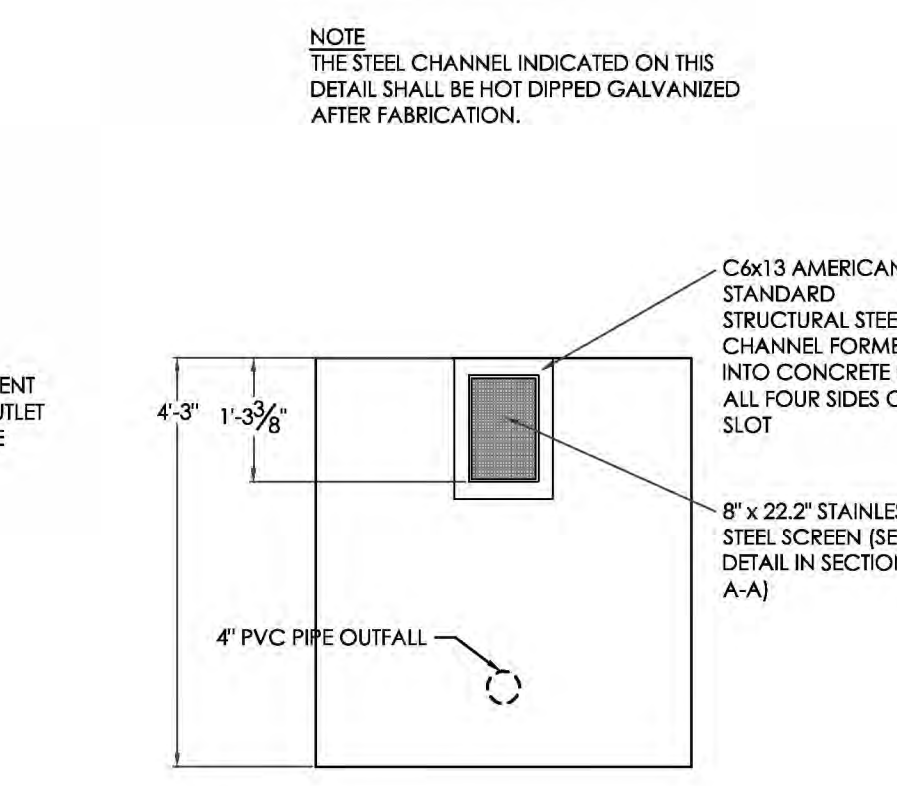


SECTION D-D

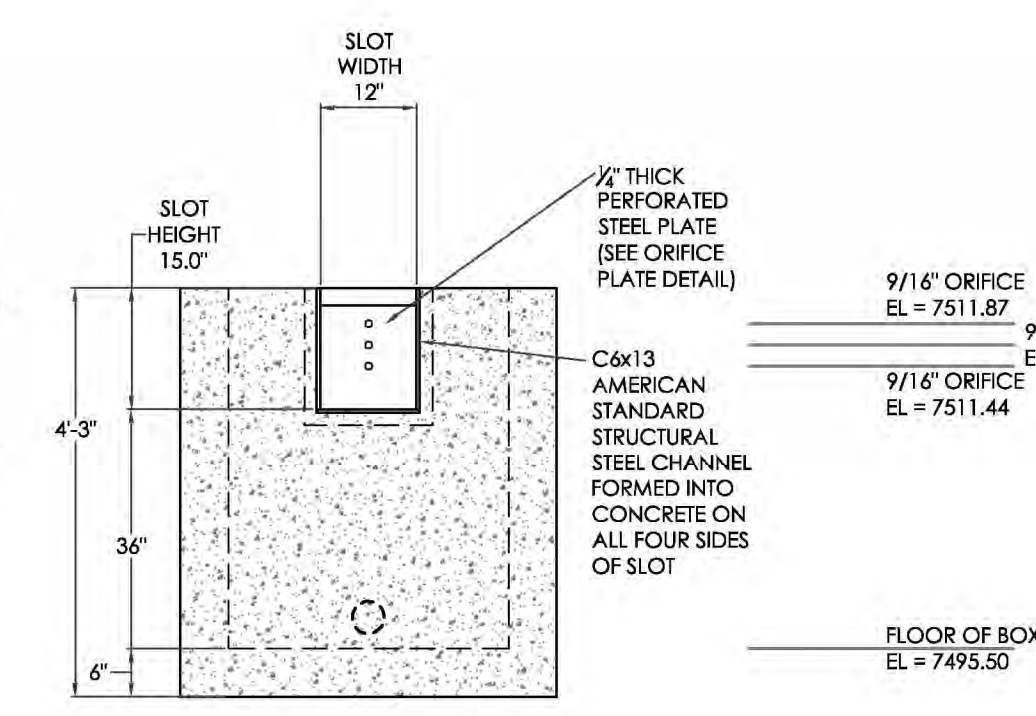
NOTES:  
1. INSTALL NEOPRENE CLOSED CELL MEDIUM CASSETS WITH ADHESIVE ON ONE SIDE, 1/4" THICK x 2" WIDE BETWEEN ORIFICE PLATE AND STRUCTURE.  
2. ALL ORIFICE PLATES, STRUCTURAL STEEL CHANNEL, AND CLOSE MESH GRATES SHALL BE HOT DIPPED GALVANIZED AFTER FABRICATION.  
3. ALL ORIFICE PLATES SHALL BE MOUNTED WITH 3/8" x 1/2" STAINLESS STEEL CONCRETE ANCHOR BOLTS W/ WASHERS, AND NUTS AS SHOWN.



ORIFICE PLATE

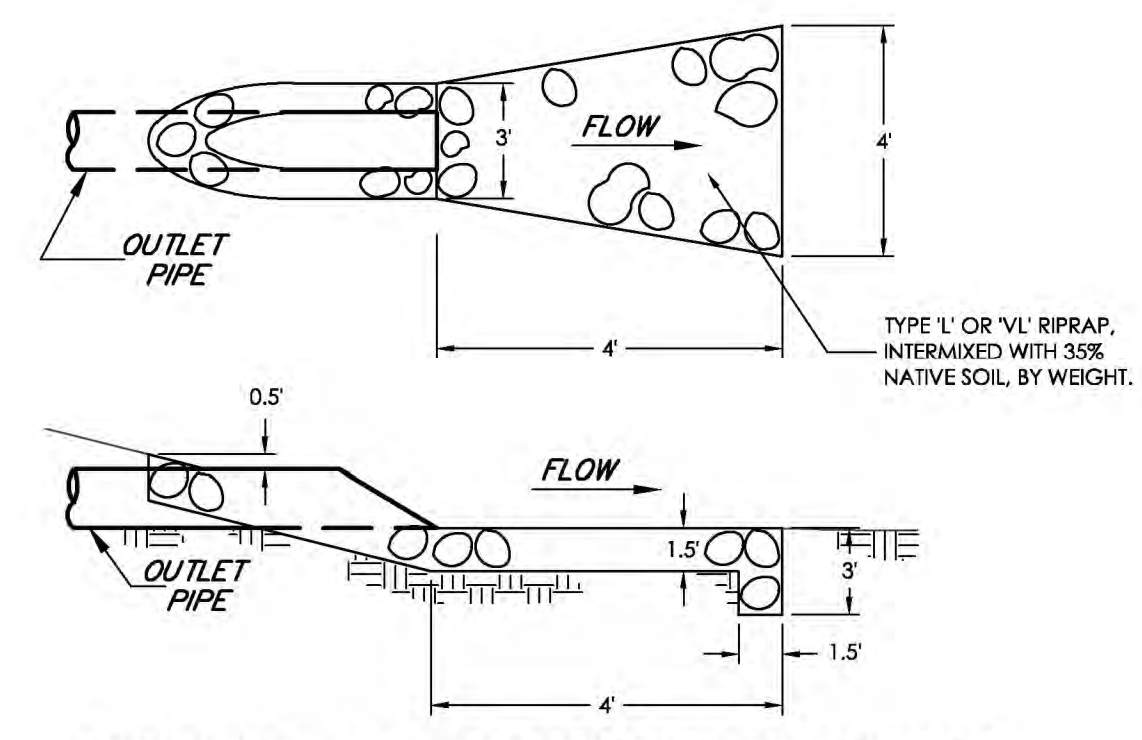


SECTION B-B

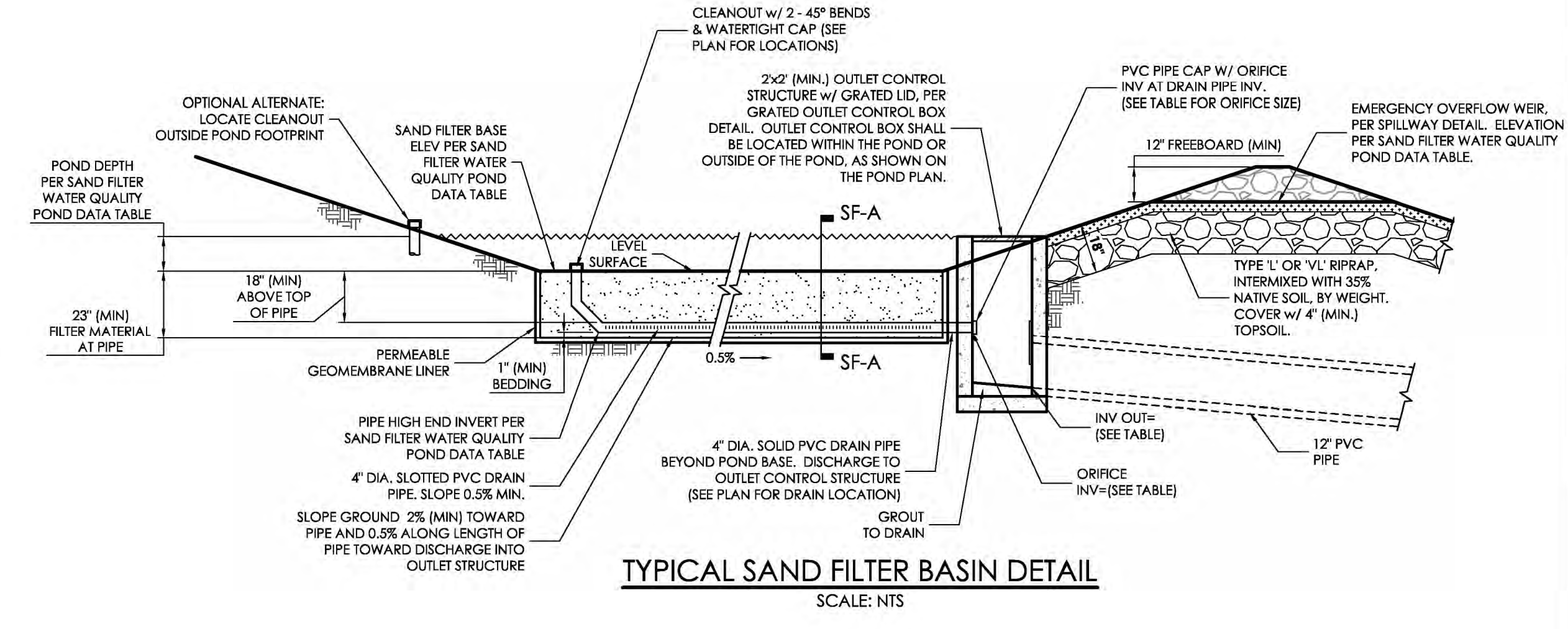


SECTION C-C

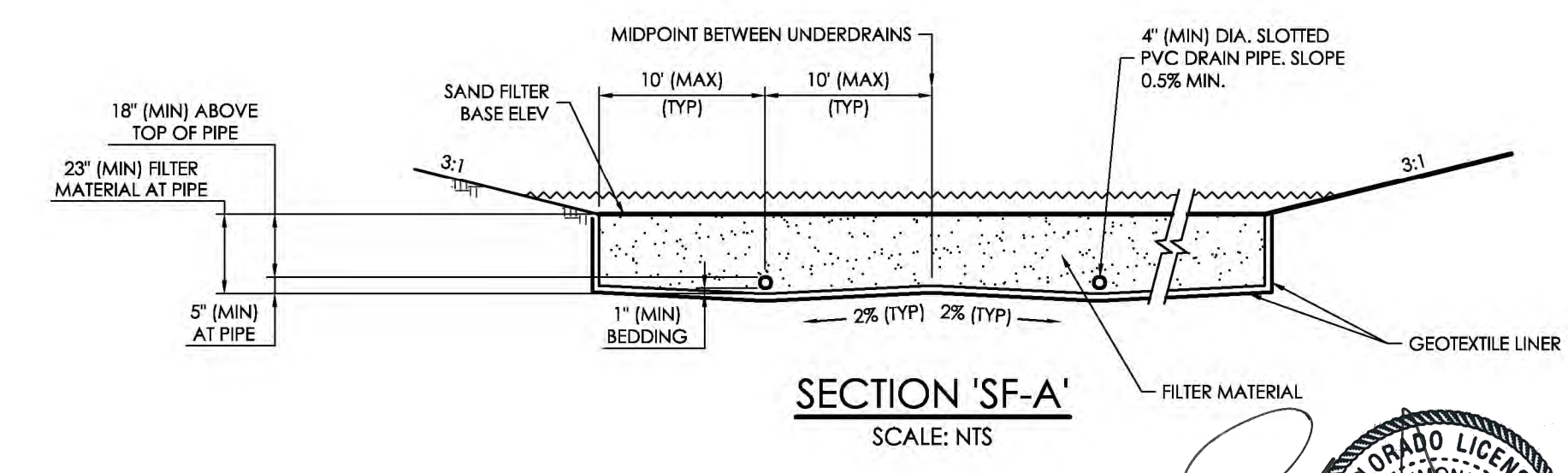
SAND FILTER BASIN OUTLET STRUCTURE DETAILS (POND C2)  
SCALE: 1" = 2'



RIPRAP AT CULVERT OUTLETS  
NTS



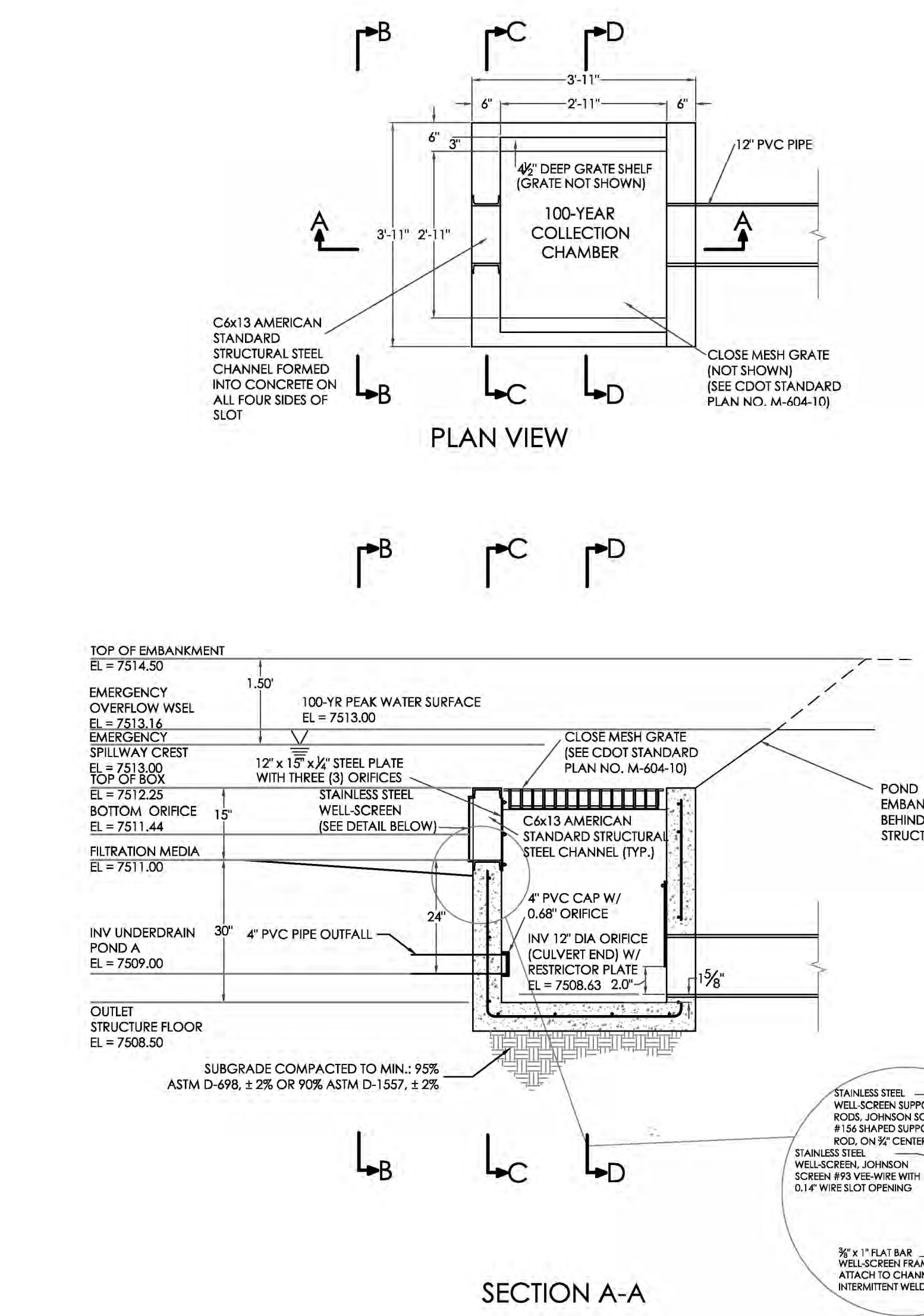
TYPICAL SAND FILTER BASIN DETAIL  
SCALE: NTS



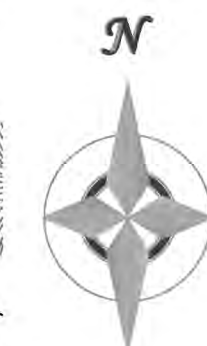
SECTION 'SF-A'  
SCALE: NTS

EXTENDED DETENTION SAND FILTER BASIN DETAIL (POND C2)  
SCALE: 1" = 20'

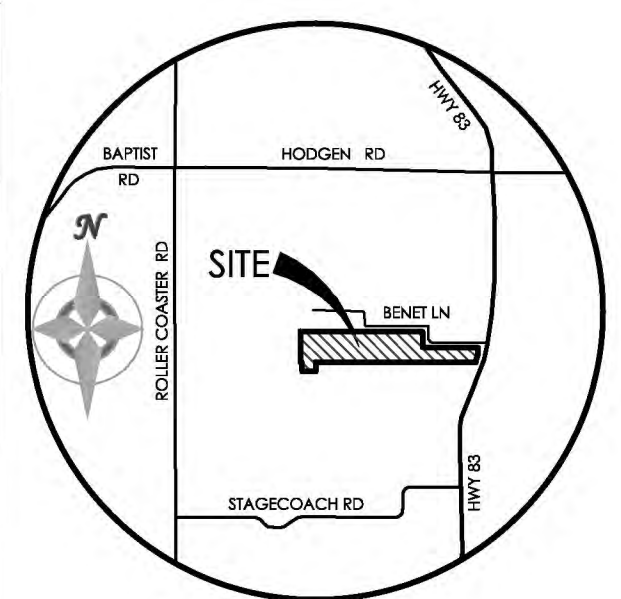
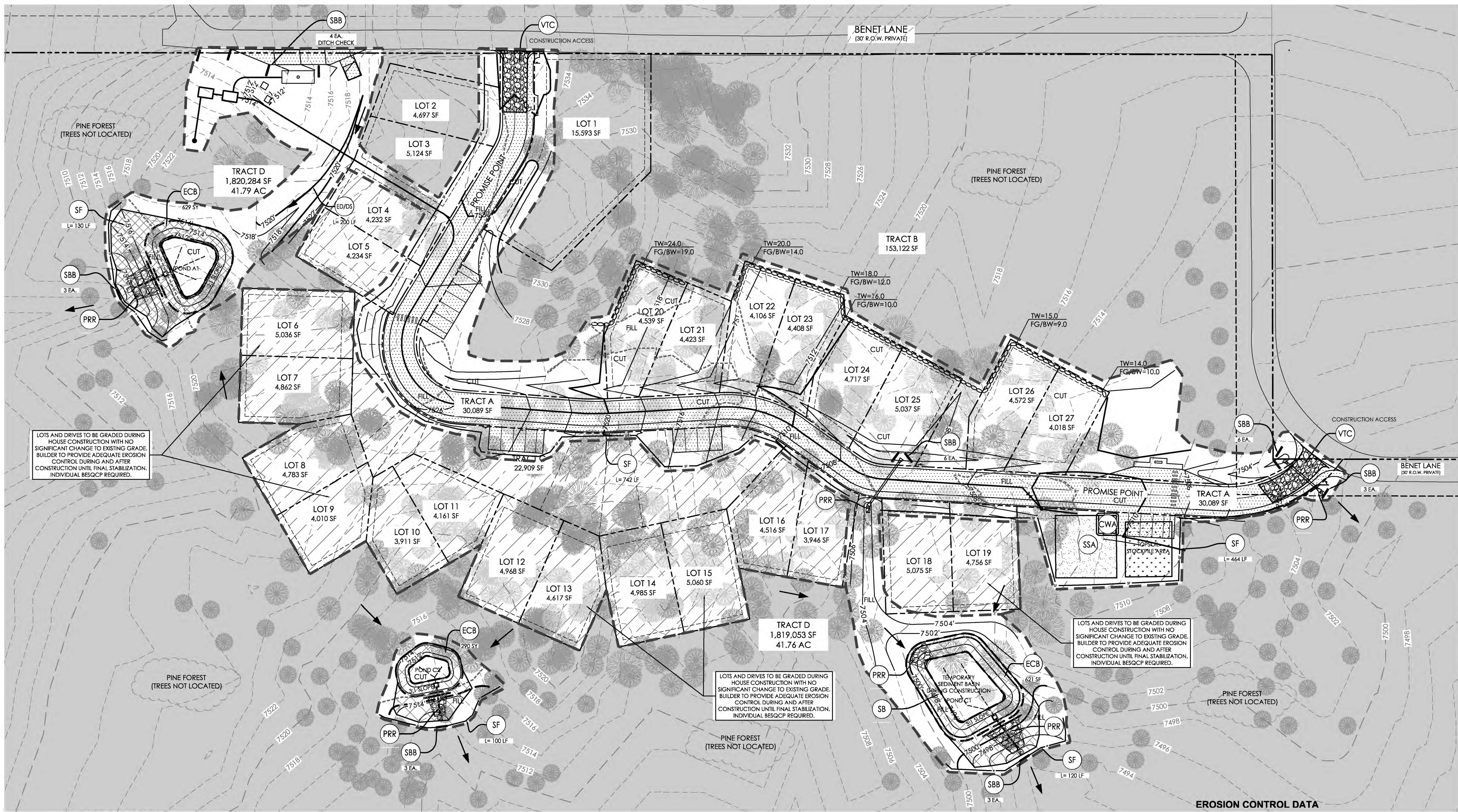
- NOTE LEGEND:
1. INSTALL OUTLET STRUCTURE (SEE OUTLET STRUCTURE DETAIL)
  2. INSTALL 4" PVC SLOTTED UNDERDRAIN (SEE DETAIL)
  3. SAND FILTER (SEE DETAIL).
  4. 20' WIDE EMERGENCY SPILLWAY (SEE SPILLWAY DETAIL)
  5. INSTALL 4' X 4' TYPE VL OR L SOIL RIP-RAP PAD



SECTION A-A

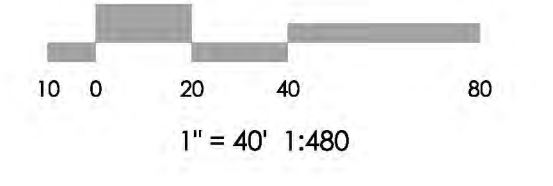


PUDSP-19-002



VICINITY MAP  
NOT TO SCALE

BENCHMARK



LOTS AND DRIVES TO BE GRADED DURING HOUSE CONSTRUCTION WITH NO SIGNIFICANT CHANGE TO EXISTING GRADE. BUILDER TO PROVIDE ADEQUATE EROSION CONTROL DURING AND AFTER CONSTRUCTION UNTIL FINAL STABILIZATION. INDIVIDUAL BESQCP REQUIRED.

LOTS AND DRIVES TO BE GRADED DURING HOUSE CONSTRUCTION WITH NO SIGNIFICANT CHANGE TO EXISTING GRADE. BUILDER TO PROVIDE ADEQUATE EROSION CONTROL DURING AND AFTER CONSTRUCTION UNTIL FINAL STABILIZATION. INDIVIDUAL BESQCP REQUIRED.

LOTS AND DRIVES TO BE GRADED DURING HOUSE CONSTRUCTION WITH NO SIGNIFICANT CHANGE TO EXISTING GRADE. BUILDER TO PROVIDE ADEQUATE EROSION CONTROL DURING AND AFTER CONSTRUCTION UNTIL FINAL STABILIZATION. INDIVIDUAL BESQCP REQUIRED.



REVISIONS

**BMP LEGEND**

MAP SYMBOL	KEY	DESCRIPTION
	ED/DS	EARTH DIKE / DRAINAGE SWALE (FINAL)
	SCL	SEDIMENT CONTROL LOG (INTERIM)
	SBB	STRAW BALE BARRIER (INTERIM)
	VTC	VEHICLE TRACKING CONTROL (INITIAL)
		LIMITS OF CONSTRUCTION SITE BOUNDARIES
		LIMITS OF CUT/FILL/NO GRADE CHANGE
		LIMITS OF SOIL TYPE

**BMP LEGEND**

MAP SYMBOL	KEY	DESCRIPTION
	SB	TEMPORARY SEDIMENT BASIN (INITIAL)
	PRR	PERMANENT RIPRAP PROTECTION (FINAL) (SEE CONSTRUCTION PLANS)
	SSA	STABILIZED STAGING AREA (INITIAL)
	CWA	CONCRETE WASHOUT AREA (INTERIM)
	ECB	EROSION CONTROL BLANKET (INTERIM)

**TREE LEGEND**

		EXISTING PONDEROSA PINE TREE TO REMAIN
		EXISTING PONDEROSA PIPE TREE TO BE REMOVED (CLOUDED AREAS INDICATE AREAS OF TREE REMOVAL AS NECESSARY FOR DEVELOPMENT)

**EROSION CONTROL DATA**

TIMING	PERIOD OF SITE GRADING EXPECTED DATE ON WHICH FINAL STABILIZATION WILL BE COMPLETED
ANTICIPATED START & COMPLETION TIME	SEPT 2020 TO MARCH 2021
PERIOD OF SITE GRADING EXPECTED DATE ON WHICH FINAL STABILIZATION WILL BE COMPLETED	FALL 2021

AREAS	TOTAL AREA OF THE SITE TO BE CLEARED, EXCAVATED OR GRADED
TOTAL AREA OF THE SITE TO BE CLEARED, EXCAVATED OR GRADED	3.61 ACRES

RECEIVING WATERS	NAME OF RECEIVING WATERS
RECEIVING WATERS	SMITH & BLACK SQUIRREL CREEKS

SOIL DATA	PRIMARY SOIL DESCRIPTION
PRIMARY SOIL DESCRIPTION	KETTLE GRAVELLY LOAMY SAND
PERMEABILITY	RAPID
SURFACE RUNOFF	MEDIUM
HAZARD OF EROSION	MODERATE
HYDROLOGIC SOIL GROUP	B
EXISTING PERCENT IMPERVIOUS	0.0%
DEVELOPED PERCENT IMPERVIOUS	7.44%



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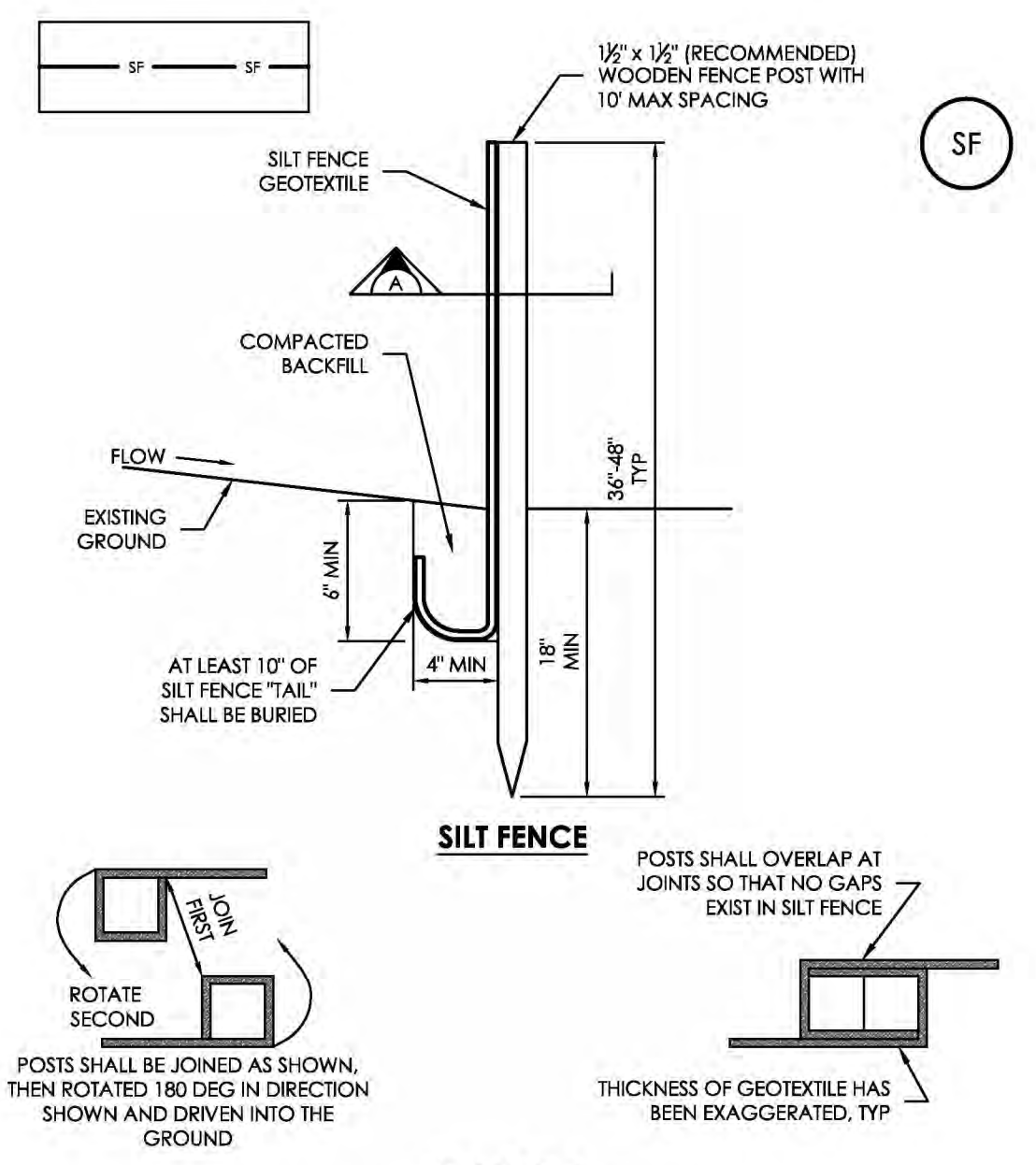
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GRADING & EROSION  
CONTROL PLAN  
EROSION CONTROL

C-8 MVE PROJECT 61087  
MVE DRAWING -GEC-EC  
APRIL 28, 2020  
SHEET 8 OF 10

PUDSP-19-002





**SILT FENCE**

POSTS SHALL OVERLAP AT JOINTS SO THAT NO GAPS EXIST IN SILT FENCE.

THICKNESS OF GEOTEXTILE HAS BEEN EXAGGERATED, TYP.

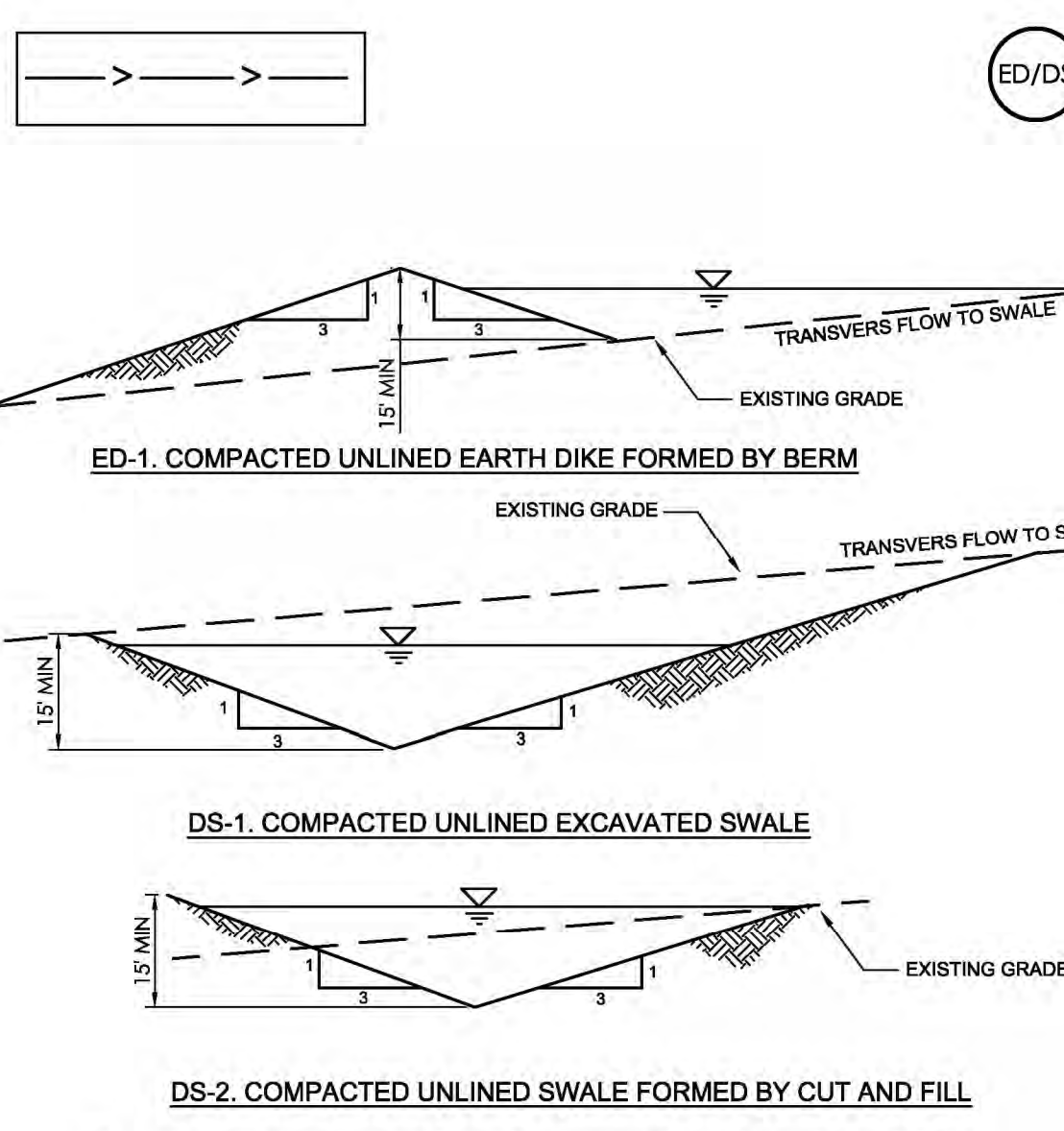
**SECTION A SF-1. SILT FENCE**

**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" X 4" ANCHOR TRENCH SHALL BE EXCAVATED USING TRENCHER OR SILT FENCE INSTALLATION DEVICE. NO ROAD GRADERS, BACKHOES, OR SIMILAR EQUIPMENT SHALL BE USED.
- COMPACT ANCHOR TRENCH BY HAND WITH A "JUMPING JACK" OR BY WHEEL ROLLING. COMPACTATION SHALL BE SUCH THAT SILT FENCE RESISTS BEING PULLED OUT OF ANCHOR TRENCH BY HAND.
- SILT FENCE SHALL BE PULLED TIGHT AS IT IS ANCHORED TO THE STAKES. THERE SHOULD BE NO NOTICEABLE SAG BETWEEN STAKES AFTER IT HAS BEEN ANCHORED TO THE STAKES.
- SILT FENCE FABRIC SHALL BE ANCHORED TO THE STAKES USING 7 HEAVY DUTY STAPLES OR NAILS WITH 1" HEADS. STAPLES AND NAILS SHOULD BE PLACED 3" ALONG THE FABRIC DOWN THE STAKE.
- AT THE END OF A RUN OF SILT FENCE ALONG A CONTOUR, THE SILT FENCE SHOULD BE TURNED PERPENDICULAR TO THE CONTOUR TO CREATE A "J-HOOK." THE "J-HOOK" EXTENDING PERPENDICULAR TO THE CONTOUR SHOULD BE OF SUFFICIENT LENGTH TO KEEP RUNOFF FROM FLOWING AROUND THE END OF THE SILT FENCE (TYPICALLY 10' - 20').
- SILT FENCE SHALL BE INSTALLED PRIOR TO ANY LAND DISTURBING ACTIVITIES.

**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 1/2 OF THE DIAMETER OF THE LOG.
- REPAIR OR REPLACE SILT FENCE WHEN THERE ARE SIGNS OF WEAR, SUCH AS SAGGING, TEARING, OR COLLAPSE.
- SILT FENCE IS TO REMAIN IN PLACE UNTIL THE UPSTREAM DISTURBED AREA IS STABILIZED AND APPROVED BY THE LOCAL JURISDICTION, OR IS REPLACED BY AN EQUIVALENT PERIMETER SEDIMENT CONTROL BMP.
- WHEN SILT FENCE IS REMOVED, ALL DISTURBED AREAS SHALL BE COVERED WITH TOPSOIL, SEEDED AND MULCHED OR OTHERWISE STABILIZED AS APPROVED BY LOCAL JURISDICTION.



**ED-1. COMPACTED UNLINED EARTH DIKE FORMED BY BERM**

**DS-1. COMPACTED UNLINED EXCAVATED SWALE**

**DS-2. COMPACTED UNLINED SWALE FORMED BY CUT AND FILL**

**SP-1. STOCKPILE PROTECTION**

**Earth Dikes and Drainage Swales (ED/DS)**

NOT TO SCALE

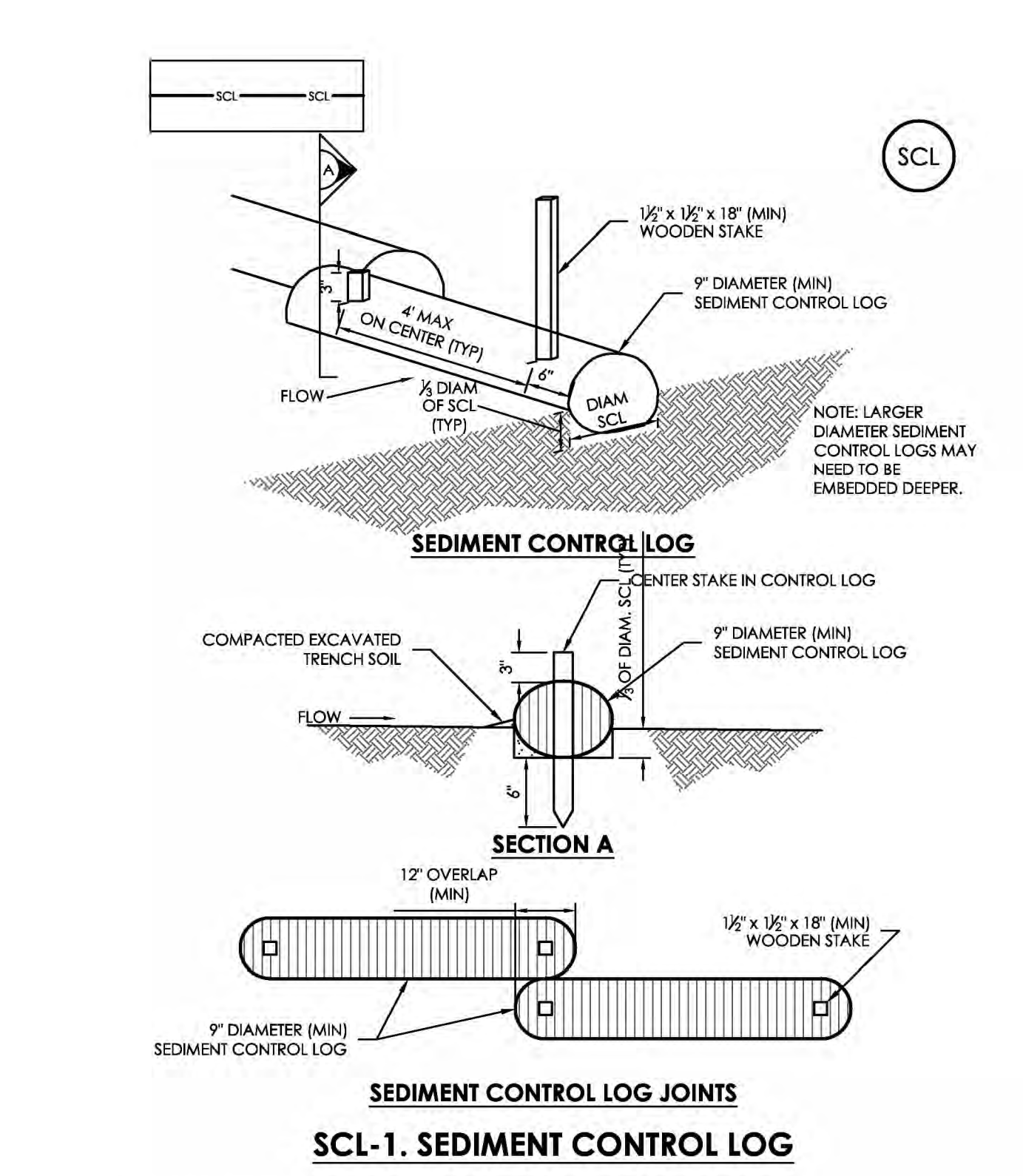
1. INSPECT BMPS EACH WORKDAY, AND MAINTAIN THEM IN EFFECTIVE OPERATING CONDITION. MAINTENANCE OF BMPS SHOULD BE PROACTIVE, NOT REACTIVE. INSPECT BMPS AS SOON AS POSSIBLE (AND ALWAYS WITHIN 24 HOURS) FOLLOWING A STORM THAT CAUSES SURFACE EROSION, AND PERFORM NECESSARY MAINTENANCE.

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. SWALES SHALL REMAIN IN PLACE UNTIL THE END OF CONSTRUCTION; IF APPROVED BY LOCAL JURISDICTION, SWALES MAY BE LEFT IN PLACE.

5. WHEN A SWALE IS REMOVED, THE DISTURBED AREA SHALL BE COVERED WITH TOPSOIL, SEEDED, AND MULCHED OR OTHERWISE STABILIZED IN A MANNER APPROVED BY LOCAL JURISDICTION.



**SEDIMENT CONTROL LOG**

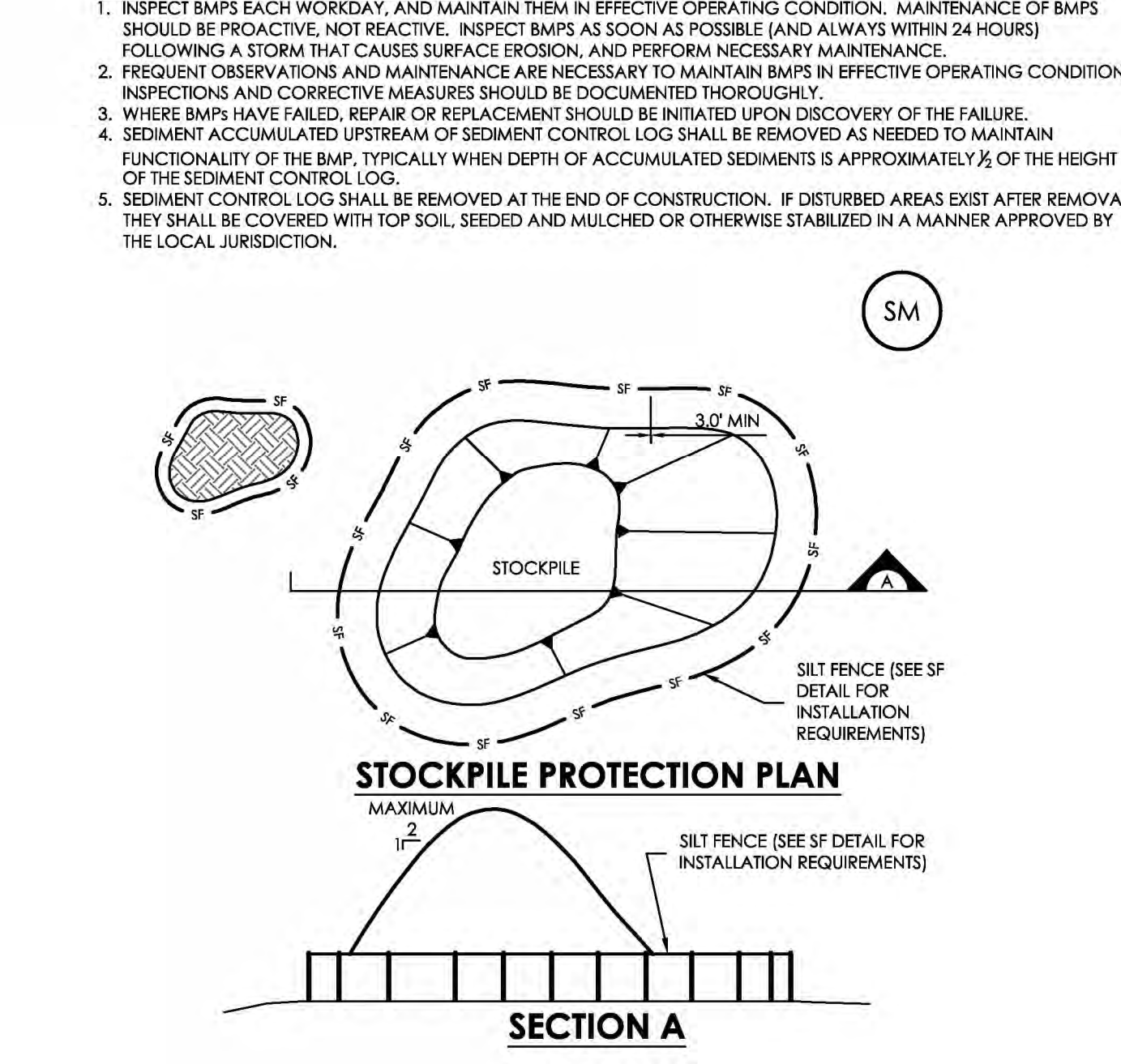
**SECTION A**

**SEDIMENT CONTROL LOG JOINTS**

**SCL-1. SEDIMENT CONTROL LOG**

**SEDIMENT CONTROL LOG INSTALLATION NOTES:**

- SEE PLAN VIEW FOR LOCATION AND LENGTH OF SEDIMENT CONTROL LOGS.
- SEDIMENT CONTROL LOGS THAT ACT AS A PERIMETER CONTROL SHALL BE INSTALLED PRIOR TO ANY UPGRADIENT LAND-DISTURBING ACTIVITIES.
- SEDIMENT CONTROL LOGS SHALL CONSIST OF STRAW, COMPOST, EXCELISIOR OR COCONUT FIBER, AND SHALL BE FREE OF ANY NOXIOUS WEED SEEDS OR DEFECTS INCLUDING RIPS, HOLES AND OBVIOUS WEAR.
- SEDIMENT CONTROL LOGS MAY BE USED AS SMALL CHECK DAMS IN DITCHES AND SWALES. HOWEVER, THEY SHOULD NOT BE USED IN PERENNIAL STREAMS OR HIGH VELOCITY DRAINAGEWAYS.
- IT IS RECOMMENDED THAT SEDIMENT CONTROL LOGS BE TRENCHED INTO THE GROUND TO A DEPTH OF APPROXIMATELY 1/3 OF THE DIAMETER OF THE LOG. IF TRENCHING TO THIS DEPTH IS NOT FEASIBLE AND/OR DESIRABLE (SHORT TERM INSTALLATION WITH DESIRE NOT TO DAMAGE LANDSCAPE) A LESSER TRENCHING DEPTH MAY BE ACCEPTABLE WITH MORE ROBUST STAKING.
- THE UPHILL SIDE OF THE SEDIMENT CONTROL LOG SHALL BE BACKFILLED WITH SOIL THAT IS FREE OF ROCKS AND DEBRIS. THE SOIL SHALL BE TIGHTLY COMPACTED INTO THE SHAPE OF A RIGHT TRIANGLE USING A SHOVEL OR WEIGHTED LAWN ROLLER.
- FOLLOW MANUFACTURERS' GUIDANCE FOR STAKING. IF MANUFACTURERS' INSTRUCTIONS DO NOT SPECIFY SPACING, STAKES SHALL BE PLACED ON 4' CENTERS AND EMBEDDED A MINIMUM OF 6" INTO THE GROUND. 3" OF THE STAKE SHALL PROTRUDE FROM THE TOP OF THE LOG. STAKES THAT ARE BROKEN PRIOR TO INSTALLATION SHALL BE REPLACED.

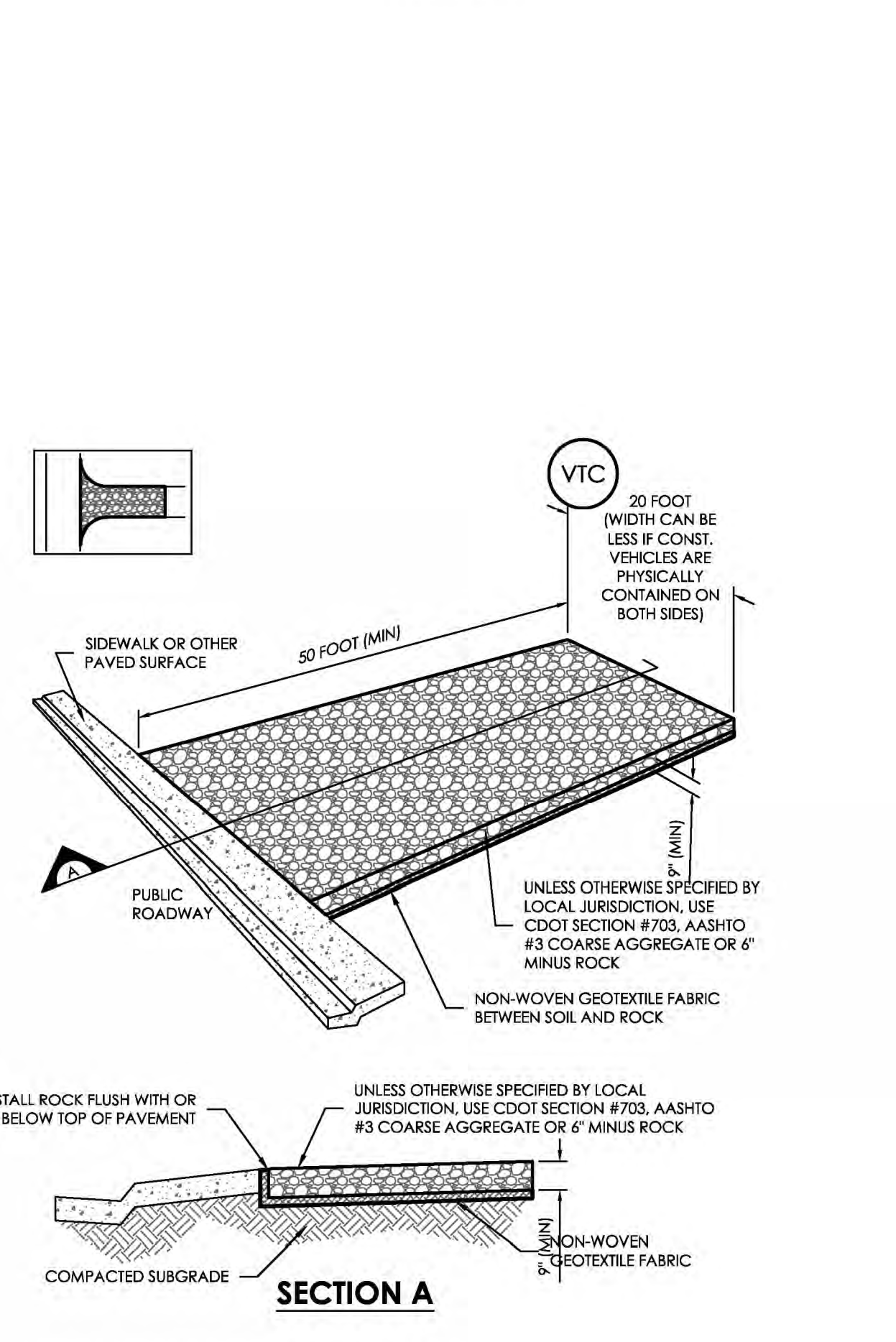
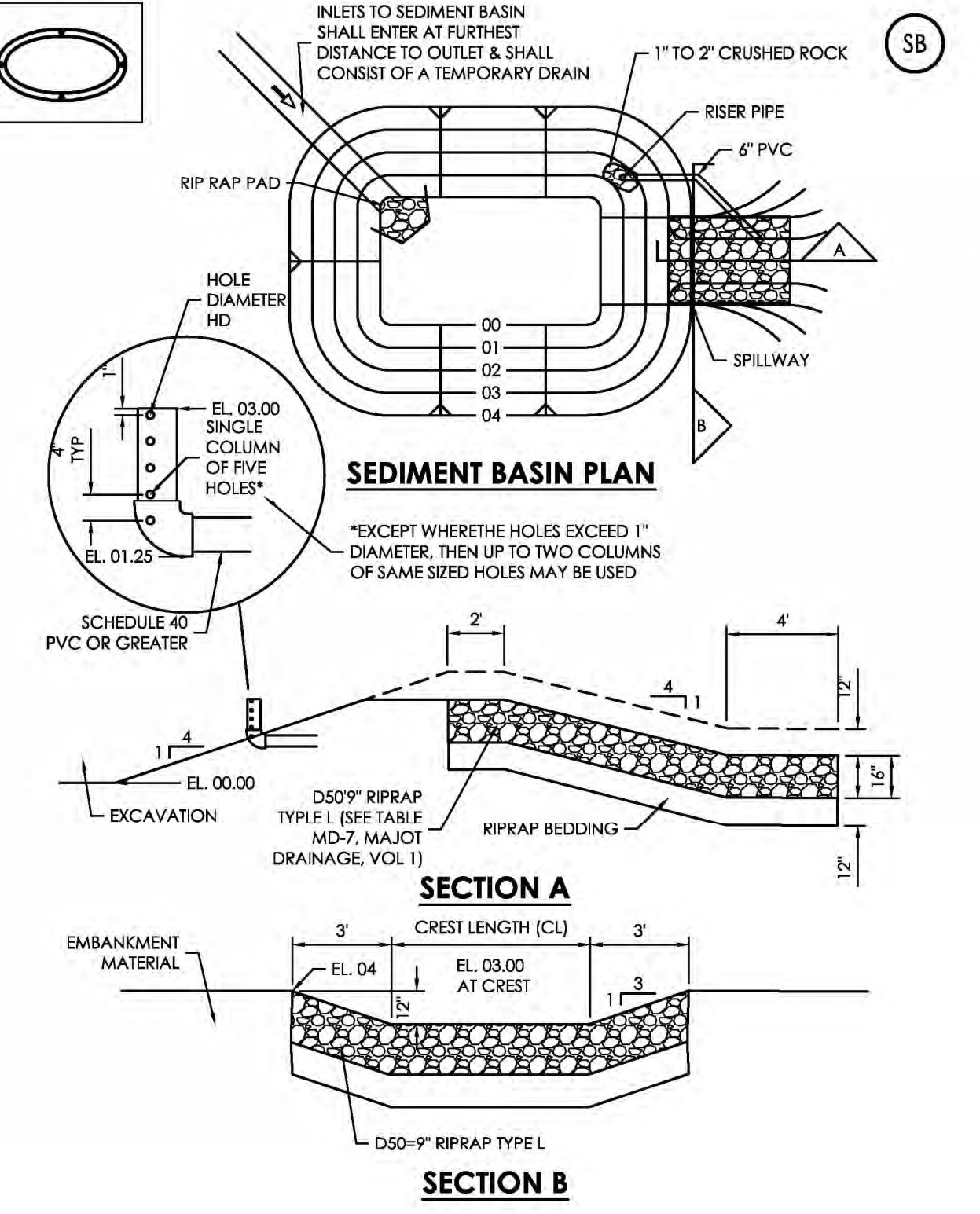


**STOCKPILE PROTECTION INSTALLATION NOTES:**

- SEE PLAN VIEW FOR:
  - LOCATION OF STOCKPILES.
  - TYPE OF STOCKPILE PROTECTION.
- INSTALL PERIMETER CONTROLS IN ACCORDANCE WITH THEIR RESPECTIVE DESIGN DETAILS. SILT FENCE IS SHOWN IN THE STOCKPILE PROTECTION DETAILS; HOWEVER, OTHER TYPES OF PERIMETER CONTROLS INCLUDING SEDIMENT CONTROL LOGS OR ROCK SOCKS MAY BE SUITABLE IN SOME CIRCUMSTANCES. CONSIDERATIONS FOR DETERMINING THE APPROPRIATE TYPE OF PERIMETER CONTROL FOR A STOCKPILE INCLUDE WHETHER THE STOCKPILE IS LOCATED ON A PERVIOUS OR IMPERVIOUS SURFACE, THE RELATIVE HEIGHTS OF THE PERIMETER CONTROL AND STOCKPILE, THE ABILITY OF THE PERIMETER CONTROL TO CONTAIN THE STOCKPILE WITHOUT FAILING IN THE EVENT THAT MATERIAL FROM THE STOCKPILE SHIFTS OR SLUMPS AGAINST THE PERIMETER, AND OTHER FACTORS.
- STABILIZE THE STOCKPILE SURFACE WITH SURFACE ROUGHENING, TEMPORARY SEEDING AND MULCHING, EROSION CONTROL BLANKETS, OR SOIL BINDERS. SOILS STOCKPILED FOR AN EXTENDED PERIOD (TYPICALLY FOR MORE THAN 60 DAYS) SHOULD BE SEEDED AND MULCHED WITH A TEMPORARY GRASS COVER ONCE THE STOCKPILE IS PLACED (TYPICALLY WITHIN 14 DAYS). USE OF MULCH ONLY OR A SOIL BINDER IS ACCEPTABLE IF THE STOCKPILE WILL BE IN PLACE FOR A MORE LIMITED PERIOD (TYPICALLY 30-60 DAYS).
- FOR TEMPORARY STOCKPILES ON THE INTERIOR PORTION OF A CONSTRUCTION SITE, WHERE OTHER DOWNGRADE CONTROLS, INCLUDING PERIMETER CONTROL, ARE IN PLACE, STOCKPILE PERIMETER CONTROLS MAY NOT BE REQUIRED.

**STOCKPILE PROTECTION 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.
- IF PERIMETER PROTECTION MUST BE MOVED TO ACCESS SOIL STOCKPILE, REPLACE PERIMETER CONTROLS BY THE END OF THE WORKDAY.
- STOCKPILE PERIMETER CONTROLS CAN BE REMOVED ONCE ALL THE MATERIAL FROM THE STOCKPILE HAS BEEN USED.



**STABILIZED CONSTRUCTION ENTRANCE/EXIT INSTALLATION NOTES:**

- 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).
- CONSTRUCTION MAT OR TRM STABILIZED CONSTRUCTION ENTRANCES ARE ONLY TO BE USED ON SHORT DURATION PROJECTS (TYPICALLY RANGING FROM A WEEK TO A MONTH) WHERE THERE WILL BE LIMITED VEHICULAR ACCESS.
- A STABILIZED CONSTRUCTION ENTRANCE/EXIT SHALL BE LOCATED AT ALL ACCESS POINTS WHERE VEHICLES ACCESS THE CONSTRUCTION SITE FROM PAVED RIGHT-OF-WAYS.
- STABILIZED CONSTRUCTION ENTRANCE/EXIT SHALL BE INSTALLED PRIOR TO ANY LAND DISTURBING ACTIVITIES.
- A NON-WOVEN GEOTEXTILE FABRIC SHALL BE PLACED UNDER THE STABILIZED CONSTRUCTION ENTRANCE/EXIT PRIOR TO THE PLACEMENT OF ROCK.
- 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:**

- 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 TO THE STABILIZED ENTRANCE/EXIT TO MAINTAIN A CONSISTENT DEPTH.
- IF PERIMETER PROTECTION 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.

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	9/32
2	21	3	13/16
3	28	5	1/2
4	33 1/2	6	9/16
5	38 1/2	8	21/32
6	43	9	21/32
7	47 1/4	11	23/32
8	51	12	23/32
9	55	13	7/8
10	58 1/4	15	15/16
11	61	16	1
12	64	18	1 1/16
13	67 1/2	19	1 1/8
14	70 1/2	21	1 1/8
15	73 1/4	22	1 3/16

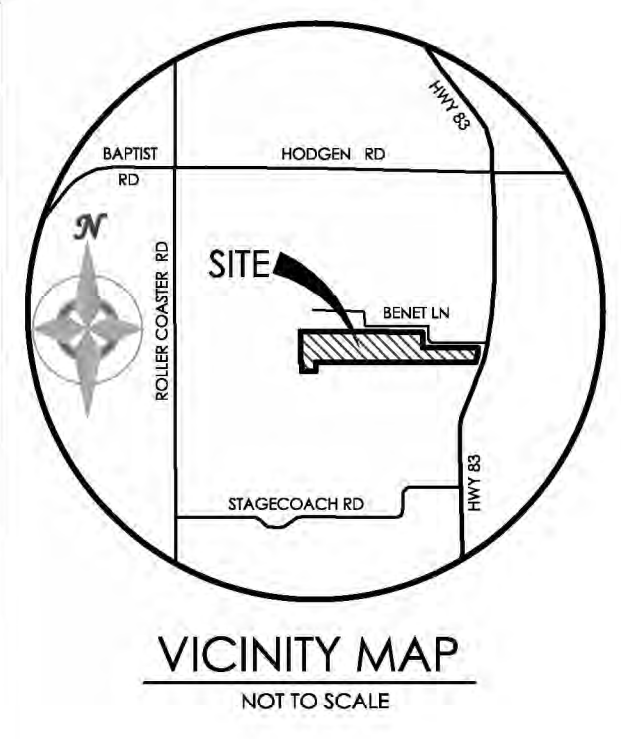
**SEDIMENT BASIN INSTALLATION NOTES:**

- 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 STORAGE 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.

**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.
- 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 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 ADOPTED 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.



VICINITY MAP  
NOT TO SCALE

BENCHMARK

**MVE, INC.**  
ENGINEERS / SURVEYORS

1003 library street, suite 200, colorado springs, CO 80909 719.635.5736

DESIGNED BY \_\_\_\_\_  
DRAWN BY \_\_\_\_\_  
CHECKED BY \_\_\_\_\_  
AS-BUILT BY \_\_\_\_\_  
CHECKED BY \_\_\_\_\_

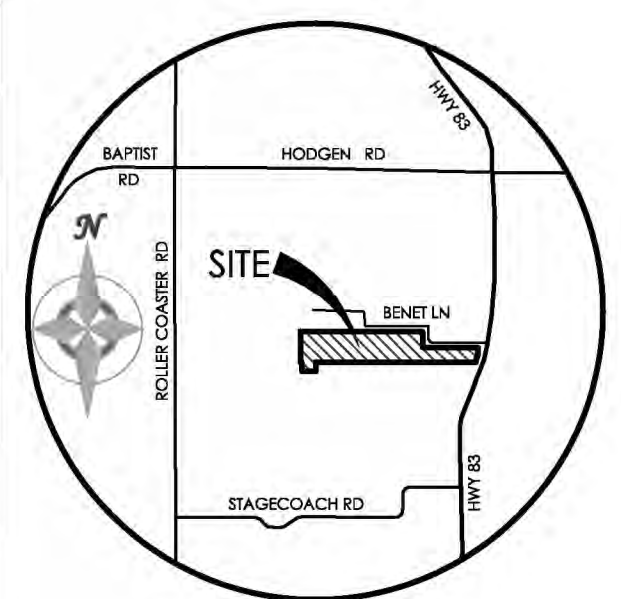
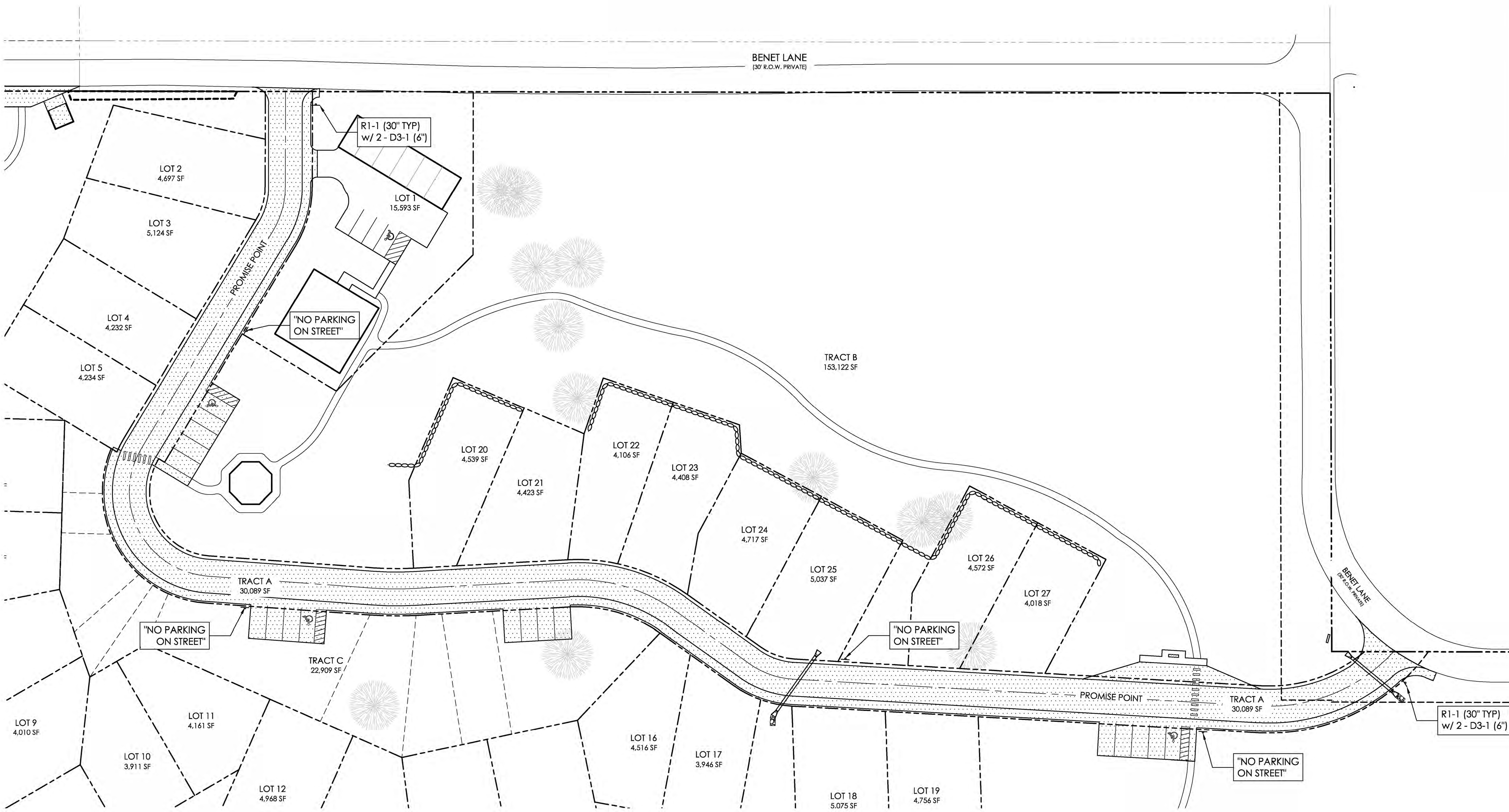
SANCTUARY OF PEACE  
RESIDENTIAL COMMUNITY

GRADING & EROSION  
CONTROL PLAN  
EROSION DETAIL

C-9 MVE PROJECT 610ED  
MVE DRAWING -GEC-CS

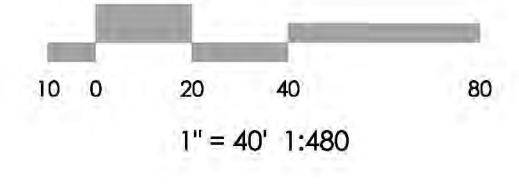
APRIL 28, 2020  
SHEET 9 OF 10

PUDSP-19-002



VICINITY MAP  
NOT TO SCALE

BENCHMARK  
FOUND PROPERTY CORNER SOUTHWEST OF BENET LANE  
WHERE BENET LANES TURNS NORTH (APPROX. 1200 FT FROM  
HIGHWAY 83), ELEVATION = 7502.79'



**MVE INC.**  
ENGINEERS / SURVEYORS

1903 Liberty Street, Suite 200 Colorado Springs, CO 80909 719.635.5736

REVISIONS

STANDARD EL PASO COUNTY SIGNING AND STRIPING NOTES

- ALL SIGNS AND PAVEMENT MARKINGS SHALL BE IN COMPLIANCE WITH THE CURRENT MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD).
- REMOVAL OF EXISTING PAVEMENT MARKINGS SHALL BE ACCOMPLISHED BY A METHOD THAT DOES NOT MATERIALLY DAMAGE THE PAVEMENT. THE PAVEMENT MARKINGS SHALL BE REMOVED TO THE EXTENT THAT THEY WILL NOT BE VISIBLE UNDER DAY OR NIGHT CONDITIONS. AT NO TIME WILL IT BE ACCEPTABLE TO PAINT OVER EXISTING PAVEMENT MARKINGS.
- ANY DEVIATION FROM THE STRIPING AND SIGNING PLAN SHALL BE APPROVED BY EL PASO PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT.
- ALL SIGNS SHOWN ON THE SIGNING AND STRIPING PLAN SHALL BE NEW SIGNS. EXISTING SIGNS MAY REMAIN OR BE REUSED IF THEY MEET CURRENT EL PASO COUNTY AND MUTCD STANDARDS.
- STREET NAME AND REGULATORY STOP SIGNS SHALL BE ON THE SAME POST AT INTERSECTIONS.
- ALL REMOVED SIGNS SHALL BE DISPOSED OF IN A PROPER MANNER BY THE CONTRACTOR.
- ALL STREET NAME SIGNS SHALL HAVE "D" SERIES LETTERS, WITH LOCAL ROADWAY SIGNS BEING 4" UPPER-LOWER CASE LETTERING ON 8" BLANK AND NON-LOCAL ROADWAY SIGNS BEING 6" LETTERING, UPPER-LOWER CASE ON 12" BLANK, WITH A WHITE BORDER THAT IS NOT RECESSED. MULTILANE ROADWAYS WITH SPEED LIMITS OF 40 MPH OR HIGHER SHALL HAVE 8" UPPER-LOWER CASE LETTERING ON 18" BLANK WITH A WHITE BORDER THAT IS NOT RECESSED. THE WIDTH OF THE NON-RECESSED WHITE BORDERS SHALL MATCH PAGE 255 OF THE 2012 MUTCD "STANDARD HIGHWAY SIGNS"
- GROUND-MOUNT SIGNS SHALL HAVE RETROREFLECTIVE SHEETING BACKGROUND MATERIAL OF TYPE OF ASTM 4956 TYPE IV.
- ALL LOCAL RESIDENTIAL STREET SIGNS SHALL BE MOUNTED ON A 1.75" X 1.75" SQUARE TUBE SIGN POST AND STUB POST BASE. FOR OTHER APPLICATIONS, REFER TO THE CDOT STANDARD S-614-B REGARDING USE OF THE P2 TUBULAR STEEL POST SUBBASE DESIGN.
- ALL SIGNS SHALL BE A SINGLE SHEET ALUMINUM WITH 0.100" MINIMUM THICKNESS.
- ALL LIMIT LINES/STOP LINES, CROSSWALK LINES, PAVEMENT LEGENDS, AND ARROWS SHALL BE A MINIMUM 125 MIL THICKNESS PREFORMED THERMOPLASTIC PAVEMENT MARKINGS WITH APPROACH EDGE TAPERING PER CDOT STANDARD S-627-1. ARROW PAVEMENT MARKINGS SHALL BE THE OPTIONAL MUTCD NARROW ELONGATED DESIGN. STOP BARS SHALL BE 24" IN WIDTH. CONTINENTAL CROSSWALK LINES SHALL BE 12 INCHES WIDE AND AT LEAST 8 FOOT LONG, PER CDOT S-627-1.
- LONGITUDINAL LINE PAVEMENT MARKINGS SHALL BE IN CONFORMANCE WITH CDOT STANDARD SPECIFICATIONS SECTION 627 PAVEMENT MARKING AND CDOT STANDARD PLAN, S-627-1 PAVEMENT MARKINGS.
- THE CONTRACTOR SHALL NOTIFY EL PASO PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT (PCD) (719) 520-6819 PRIOR TO AND UPON COMPLETION OF SIGNING AND STRIPING.
- THE CONTRACTOR SHALL OBTAIN A WORK IN THE RIGHT OF WAY PERMIT FROM THE EL PASO COUNTY DEPARTMENT OF PUBLIC WORKS (DPW) PRIOR TO ANY SIGNAGE OR STRIPING WORK WITHIN AN EXISTING EL PASO COUNTY ROADWAY.

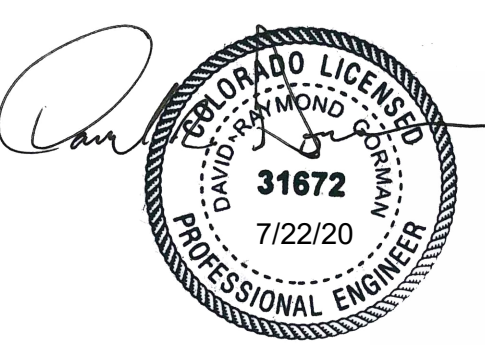
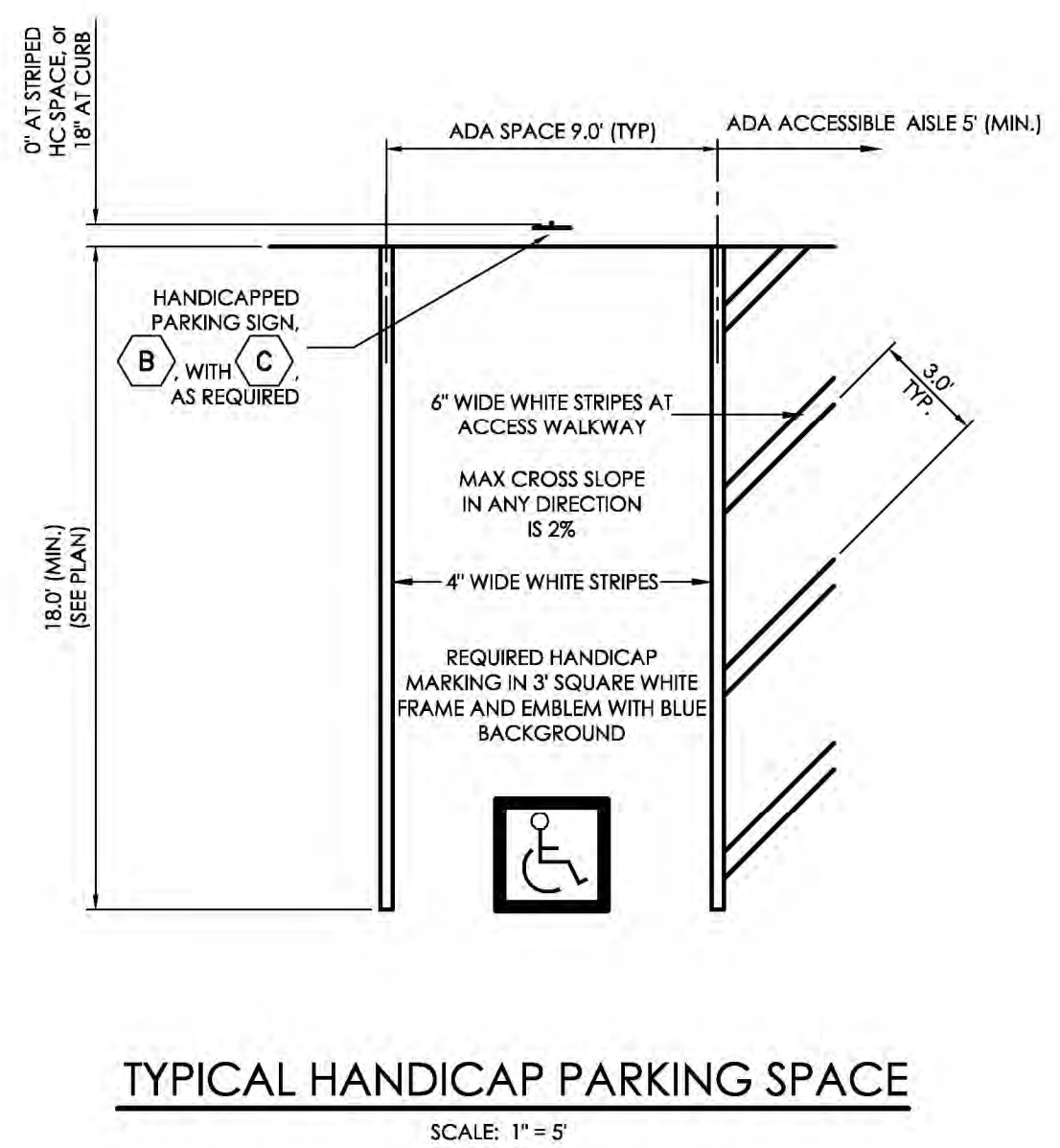


1. TYPOGRAPHY TO BE HELVETICA MEDIUM

2. SIGNS TO BE MOUNTED ON METAL SIGN POST; 7'-0" ABOVE FINISH GRADE TO BOTTOM OF SIGN-TYP. ADDITIONAL PLACARD SIGNS SHALL BE MOUNTED AT LEAST 6'-0" ABOVE FINISH GRADE TO BOTTOM OF SIGN-TYP.

3. THE SIGNS SHALL BE FABRICATED OF DURABLE MATERIALS, SUCH AS METAL OR PLASTIC, USING RED LETTERING ON A WHITE BACKGROUND

**NO PARKING SIGNAGE**  
SCALE: 1" = 1'-0"



DESIGNED BY \_\_\_\_\_  
DRAWN BY \_\_\_\_\_  
AS-BUILT BY \_\_\_\_\_  
CHECKED BY \_\_\_\_\_

SANCTUARY OF PEACE  
RESIDENTIAL COMMUNITY

GRADING & EROSION  
CONTROL PLAN  
SIGNAGE & STRIPING

C-10 MVE PROJECT 61087  
MVE DRAWING -GEC-GP

PUDSP-19-002

APRIL 28, 2020  
SHEET 10 OF 10