## RETREAT AT TIMBERRIDGE FILING NO. 3

COUNTY OF EL PASO, STATE OF COLORADO

- THE LOCATION OF EXISTING UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY AND MAY NOT INCLUDE ALL UTILITIES. THE EXCAVATION CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK. THE CONTRACTOR AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY HIS FAILURE TO EXACTLY LOCATED AND PRESERVE ANY AND ALL UTILITIES.
- 2. BEFORE COMMENCING ANY EXCAVATION, CALL 1-800-922-1987 FOR EXISTING UTILITY LOCATIONS.

**GENERAL CONSTRUCTION NOTES:** 

- THE CONTRACTOR WILL 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 EXPENSE, AND ANY SERVICE DISRUPTION WILL BE SETTLED BY THE
- 4. ALL BACKFILL, SUB-BASE AND/OR BASE COURSE (CLASS 6) MATERIAL SHALL BE COMPACTED TO THE SOILS ENGINEER'S RECOMMENDATIONS, AND APPROVED BY EL PASO COUNTY PLANNING AND COMMUNITY DEVELOPMENT (PCD).
- 5. ALL STATIONING IS CENTERLINE UNLESS OTHERWISE INDICATED. ALL ELEVATIONS ARE CENTERLINE UNLESS OTHERWISE INDICATED.
- THE CONTRACTOR SHALL REVEGETATE ALL DISTURBED AREAS AS SOON AS POSSIBLE AND EROSION CONTROL SHALL BE INSTALLED AND MAINTAINED IN A FUNCTIONAL MANNER AT ALL TIMES. DEVELOPER RESPONSIBLE FOR MAINTAINING DISTURBED AREAS UNTIL REVEGETATION
- 7. ALL DISTURBED PAVEMENT EDGES SHALL BE CUT TO NEAT LINES. REPAIR SHALL CONFORM TO THE EPC ECM APPENDIX K 1.2C.
- 8. ADDITIONAL EROSION CONTROL STRUCTURES MAY BE REQUIRED AT THE TIME OF CONSTRUCTION.
- 9. BUILDING CONTRACTORS WILL BE RESPONSIBLE FOR CONSTRUCTING POSITIVE DRAINAGE AWAY FROM ALL STRUCTURES.
- 10. ASPHALT THICKNESS AND BASE COURSE THICKNESS (COMPACTED) FOR ROADS SHALL BE PER DESIGN REPORT BY OWNER'S GEOTECHNICAL ENGINEER. OWNER'S GEOTECHNICAL ENGINEER TO BE ON SITE AT TIME OF ROAD CONSTRUCTION TO EVALUATE SOIL CONDITIONS AND DETERMINE IF ADDITIONAL MEASURES ARE NECESSARY TO ASSURE STABILITY OF THE NEW ROADS. PAVEMENT DESIGN SHALL BE APPROVED BY PLANNING AND COMMUNITY DEVELOPMENT PRIOR TO CONSTRUCTION.
- . THE CONTRACTOR SHALL REVEGETATE ALL DISTURBED AREAS WITHIN 21 DAYS OF SUBSTANTIAL GRADING COMPLETION. EROSION CONTROL SHALL BE INSTALLED AND MAINTAINED IN A FUNCTIONAL MANNER AT ALL TIMES. DEVELOPER IS RESPONSIBLE FOR MAINTAINING DISTURBED AREAS UNTIL REVEGETATION IS COMPLETE.
- 12. TYPE M RIP-RAP WITH 4" OF TYPE II GRANULAR BEDDING AND MIRAFI 180N OR EQUAL MAY BE SUBSTITUTED WHERE TYPE L RIP-RAP WITH
- 13. ALL MATERIALS AND INSTALLATION PROCEDURES SHALL BE IN COMPLIANCE WITH ANY AND ALL APPLICABLE EL PASO COUNTY STANDARDS.

#### STANDARD NOTES FOR EL PASO COUNTY CONSTRUCTION PLANS:

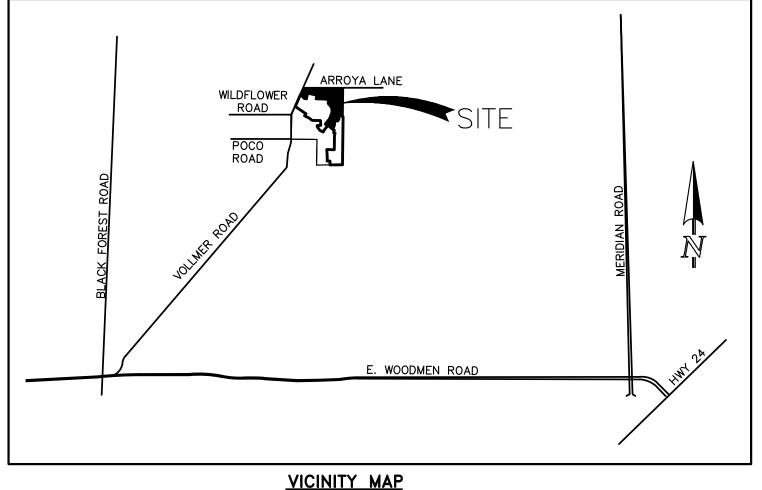
- ALL DRAINAGE AND ROADWAY CONSTRUCTION SHALL MEET THE STANDARDS AND SPECIFICATIONS OF THE CITY OF COLORADO SPRINGS/EL PASO COUNTY DRAINAGE CRITERIA MANUAL, VOLUMES 1 AND 2, AND THE EL PASO COUNTY ENGINEERING CRITERIA MANUAL.
- CONTRACTOR SHALL BE RESPONSIBLE FOR THE NOTIFICATION AND FIELD NOTIFICATION OF ALL EXISTING UTILITIES, WHETHER SHOWN ON THE PLANS OR NOT. BEFORE BEGINNING CONSTRUCTION. LOCATION OF EXISTING UTILITIES SHALL BE VERIFIED BY THE CONTRACTOR PRIOR TO CONSTRUCTION. CALL 811 TO CONTACT THE UTILITY NOTIFICATION CENTER OF COLORADO (UNCC).
- CONTRACTOR SHALL KEEP A COPY OF THESE APPROVED PLANS, THE GRADING AND EROSION CONTROL PLAN, THE STORMWATER MANAGEMENT PLAN (SWMP), THE SOILS AND GEOTECHNICAL REPORT, AND THE APPROPRIATE DESIGN AND CONSTRUCTION STANDARDS AND SPECIFICATIONS AT THE JOB SITE AT ALL TIMES, INCLUDING THE FOLLOWING:
- a. EL PASO COUNTY ENGINEERING CRITERIA MANUAL (ECM) b. CITY OF COLORADO SPRINGS/EL PASO COUNTY DRÀINAGE CRITERIA MANUAL, VOLUMES 1 AND 2 c. COLORADO DEPARTMENT OF TRANSPORTATION (CDOT) STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION
- 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. ANY MODIFICATIONS NECESSARY TO MEET CRITERIA AFTER-THE-FACT WILL BE ENTIRELY THE DEVELOPER'S RESPONSIBILITY TO RECTIFY.
- IT IS THE DESIGN ENGINEER'S RESPONSIBILITY TO ACCURATELY SHOW EXISTING CONDITIONS, BOTH ONSITE AND OFFSITE, ON THE CONSTRUCTION PLANS. ANY MODIFICATIONS NECESSARY DUE TO CONFLICTS, OMISSIONS, OR CHANGED CONDITIONS WILL BE ENTIRELY THE
- 6. CONTRACTOR SHALL SCHEDULE A PRE-CONSTRUCTION MEETING WITH EL PASO COUNTY INSPECTIONS, PRIOR TO STARTING CONSTRUCTION.
- 7. IT IS THE CONTRACTOR'S RESPONSIBILITY TO UNDERSTAND THE REQUIREMENTS OF ALL JURISDICTIONAL AGENCIES AND TO OBTAIN ALL REQUIRED PERMITS, INCLUDING BUT NOT LIMITED TO EL PASO COUNTY EROSION AND STORMWATER QUALITY CONTROL PERMIT (ESQCP) REGIONAL BUILDING FLOODPLAIN DEVELOPMENT PERMIT, U.S. ARMY CORPS OF ENGINEERS-ISSUED 401 AND/OR 404 PERMITS, AND COUNTY AND STATE FUGITIVE DUST PERMITS.
- 8. CONTRACTOR SHALL NOT DEVIATE FROM THE PLANS WITHOUT FIRST OBTAINING WRITTEN APPROVAL FROM THE DESIGN ENGINEER AND PCD. CONTRACTOR SHALL NOTIFY THE DESIGN ENGINEER IMMEDIATELY UPON DISCOVERY OF ANY ERRORS OR INCONSISTENCIES.
- ALL STORM DRAIN PIPE SHALL BE CLASS III RCP OR CLASS IV WITH WATER TIGHT JOINTS WHERE CALLED OUT, UNLESS OTHERWISE NOTED AND APPROVED BY EL PASO COUNTY - INSPECTIONS.
- 10. CONTRACTOR SHALL COORDINATE GEOTECHNICAL TESTING PER ECM STANDARDS. PAVEMENT DESIGN SHALL BE APPROVED BY EL PASO COUNTY PRIOR TO PLACEMENT OF CURB AND GUTTER AND PAVEMENT.
- 11. ALL CONSTRUCTION TRAFFIC MUST ENTER/EXIT THE SITE AT APPROVED CONSTRUCTION ACCESS POINTS.
- 12. SIGHT VISIBILITY TRIANGLES AS IDENTIFIED IN THE PLANS SHALL BE PROVIDED AT ALL INTERSECTIONS. OBSTRUCTIONS GREATER THAN 18 INCHES ABOVE FLOWLINE ARE NOT ALLOWED WITHIN SIGHT TRIANGLES.
- 13. SIGNING AND STRIPING SHALL COMPLY WITH EL PASO COUNTY DEPARTMENT OF PUBLIC WORKS AND MUTCD CRITERIA
- 14. CONTRACTOR SHALL OBTAIN ANY PERMITS REQUIRED BY EL PASO COUNTY DEPARTMENT OF PUBLIC WORKS, INCLUDING WORK WITHIN THE RIGHT-OF-WAY AND SPECIAL TRANSPORT PERMITS.
- 15. THE LIMITS OF CONSTRUCTION SHALL REMAIN WITHIN THE PROPERTY LINE UNLESS OTHERWISE NOTED. THE OWNER/DEVELOPER SHALL OBTAIN WRITTEN PERMISSION AND EASEMENTS, WHERE REQUIRED, FROM ADJOINING PROPERTY OWNER(S) PRIOR TO ANY OFF-SITE DISTURBANCE,

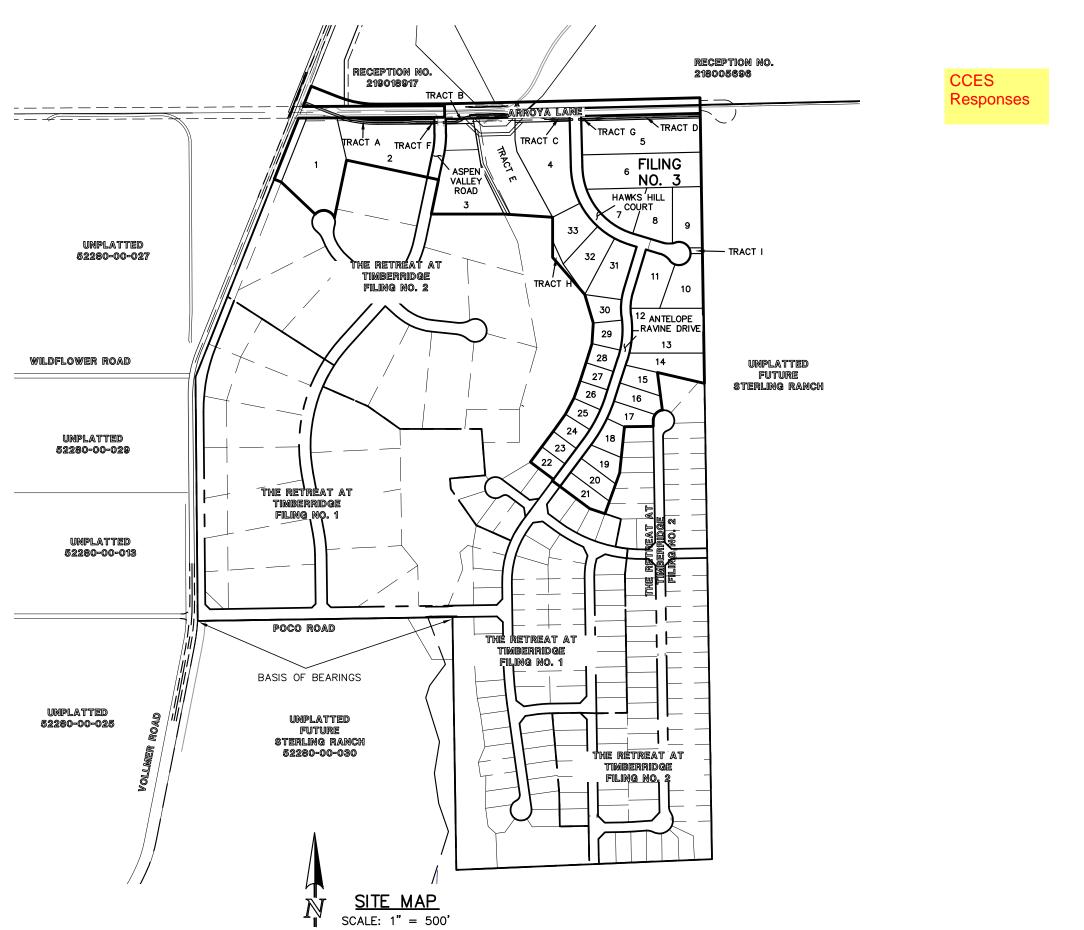
#### **SIGNING AND STRIPING NOTES:**

- ALL SIGNS AND PAVEMENT MARKINGS SHALL BE IN COMPLIANCE WITH THE CURRENT MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES
- 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 COUNTY.
- 4. 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.
- 6. 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. MULTI-LANE 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."
- 8. ALL TRAFFIC SIGNS SHALL HAVE A MINIMUM HIGH INTENSITY PRISMATIC GRADE SHEETING.
- 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-614-8 REGARDING USE OF THE P2 TUBULAR STEEL POST SLIPBASE DESIGN.
- 10. ALL SIGNS SHALL BE SINGLE SHEET ALUMINUM WITH 0.100" MINIMUM THICKNESS.
- 11. ALL LIMIT LINES/STOP LINES, CROSSWALK LINES, PAVEMENT LEGENDS, AND ARROWS SHALL BE A MINIMUM 125 MIL THICKNESS PREFORMED THERMOPLASTIC PAVEMENT MARKINGS WITH TAPERED LEADING EDGES PER CDOT STANDARD S-627-1. WORD AND SYMBOL MARKINGS SHALL BE THE NARROW TYPE. STOP BARS SHALL BE 24" IN WIDTH. CROSSWALKS LINES SHALL BE 12" WIDE AND 8' LONG PER CDOT S-627-1.
- 12. ALL LONGITUDINAL LINES SHALL BE A MINIMUM 15MIL THICKNESS EPOXY PAINT. ALL NON-LOCAL RESIDENTIAL ROADWAYS SHALL INCLUDE BOTH RIGHT AND LEFT EDGE LINE STRIPING AND ANY ADDITIONAL STRIPING AS REQUIRED BY CDOT S-627-1.
- 13. THE CONTRACTOR SHALL NOTIFY EL PASO COUNTY INSPECTIONS (719) 520-6819 PRIOR TO AND UPON COMPLETION OF SIGNING AND
- 14. 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.

### CONSTRUCTION DRAWINGS

NOVEMBER 2022





#### **BASIS OF BEARINGS:**

THE SOUTH LINE OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 28, TOWNSHIP 12 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN, BEING MONUMENTED AT THE WEST END WHICH IS THE SOUTHWEST CORNER OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 28, BY A 3-1/4"ALUMINUM SURVEYORS CAP STAMPED "ESI PLS 10376, 2006" AND AT THE EAST END, WHICH IS A 30' WITNESS CORNER TO THE EAST OF THE EAST QUARTER CORNER OF SAID SECTION 28, BY A 3-1/4" ALUMINUM SURVEYORS CAP STAMPED "ESI 10376, 2006", IS ASSUMED TO BEAR S89°08°28"W A DISTANCE OF 1326.68 FEET.

#### BENCHMARKS:

BENCHMARK #1: A 3.25 ALUMINUM SURVEYORS CAP STAMPED "WC" 30' 2006 PLS 10376" LOCATED 30' EAST OF THE EAST QUARTER CORNER OF SECTION 28, TOWNSHIP 12 SOUTH, RANGE 65 WEST OF THE 6TH PRINCIPAL MERIDIAN. ELEVATION: = 7168.20

BENCH MARK #2: A 3.25 ALUMINUM SURVEYORS CAP STAMPED "2006 PLS 10376" LOCATED AT THE SOUTHEAST CORNER OF SECTION 28, TOWNSHIP 12 SOUTH, RANGE 65 WEST OF THE 6TH PRINCIPAL MERIDIAN. ELEVATION: = 7141.36

#### **AGENCIES:**

CIVIL ENGINEER:

OWNER/DEVELOPER: TIMBERRIDGE DEVELOPMENT GROUP, LLC 2138 FLYING HORSE CLUB DR.

COLORADO SPRINGS, CO 80921 MR. LOREN J. MORELAND, (719) 592-9333

CLASSIC CONSULTING ENGINEERS & SURVEYORS 619 N. CASCADE AVENUE, SUITE 200 COLORADO SPRINGS, COLORADO 80903

COUNTY ENGINEERING: EL PASO COUNTY PLANNING AND COMMUNITY DEVELOPMENT

2880 INTERNATIONAL CIRCLE, SUITE 110 COLORADO SPRINGS, COLORADO 80910 MR. JEFF RICE (719) 520-7877

MR. MARC A. WHORTON, P.E. (719) 785-2802

BLACKHILLS ENERGY GAS COMPANY: 37 WIDEFIELD BOULEVARD

WIDEFIELD, COLORADO 80911 MR. GEORGE M. PETERSON, (719) 392-3491

MOUNTAIN VIEW ELECTRIC ELECTRIC COMPANY: P.O. BOX 1600

> LIMON, COLORADO 80828 MR. LES ULFERS, (719) 495-2283

FIRE DISTRICT: BLACK FOREST FIRE PROTECTION DISTRICT 11445 TEACHOUT ROAD

COLORADO SPRINGS, CO 80908 CHIEF BRYAN JACK, (719) 495-4300

CENTURY LINK TELEPHONE COMPANY: (LOCATORS) 811

> AT & T (LOCATORS) 811

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**DESIGN 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 DIRECTLY CAUSED BY THE NEGLIGENT ACTS. ERRORS, OR OMISSIONS ON MY PART IN PREPARATION OF THESE DETAILED PLANS AND SPECIFICATIONS.

MARC A WHORTON, COLORADO RE. #37155 FOR AND ON THE BEHALF OF CLASSIC CONSULTING ENGINEERS & SURVEYORS

OWNER/DEVELOPER'S 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.

2/2/2024

### **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 ASSUMÉS 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.

(719)785-0799(Fax)

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

COUNTY ENGINEER / ECM ADMINISTRATOR

PCD NO. SF-2241

48 HOURS BEFORE YOU DIG. CALL UTILITY LOCATORS UTILITY NOTIFICATION CENTER OF COLORADO

THE LOCATIONS OF EXISTING 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 UNDERGROUND UTILITIES.

٠.	KENIZION	DATE
	REVISED PER EPC COMMENTS	3-07-23
	REVISED PER ARROYA DESIGN CHANGE	1/31/24

PREPARED UNDER MY DIRECT SUPERVISION FOR AND ON BEHALF OF CLASSIC CONSULTING ENGINEERS AND SURVEYORS, LLC

2/2/2024

CONSULTING 619 N. Cascade Avenue, Suite 200

Colorado Springs, Colorado 80903

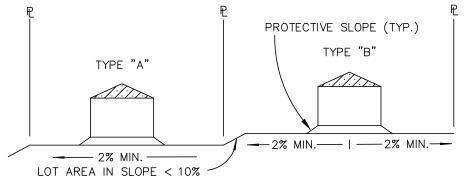
RETREAT AT TIMBERRIDGE FILING NO. 3 CONSTRUCTION DRAWINGS

DESIGNED BY | PRA | SCALE DATE 11-22-202 PRA | (H) 1"= N/A | SHEET 1 OF 27 CHECKED BY |(V) 1" = N/A | JOB NO.

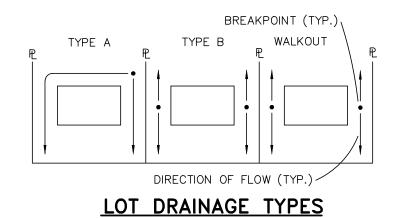
#### STANDARD NOTES FOR EL PASO COUNTY GRADING AND EROSION CONTROL PLANS:

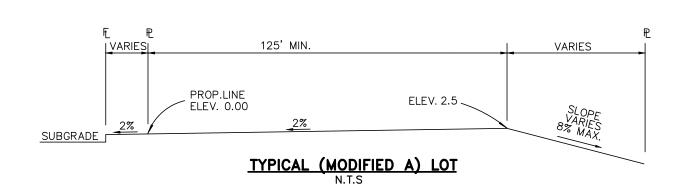
- STORMWATER DISCHARGES FROM CONSTRUCTION SITES SHALL NOT CAUSE OR THREATEN TO CAUSE POLLUTION, CONTAMINATION, OR DEGRADATION OF STATE WATERS. ALL WORK AND EARTH DISTURBANCE SHALL BE DONE IN A MANNER THAT MINIMIZES POLLUTION OF ANY ON-SITE OR OFF-SITE WATERS, INCLUDING WETLANDS.
- NOTWITHSTANDING ANYTHING 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 TO REGULATIONS AND STANDARDS MUST BE REQUESTED, AND APPROVED, IN WRITING.
- 3. A SEPARATE STORMWATER MANAGEMENT PLAN (SWMP) FOR THIS PROJECT SHALL BE COMPLETED AND AN EROSION AND STORMWATER QUALITY CONTROL PERMIT (ESQCP) ISSUED PRIOR TO COMMENCING CONSTRUCTION. DURING CONSTRUCTION THE SWMP IS THE RESPONSIBILITY OF THE DESIGNATED QUÁLIFIED STORMWATER MANAGER OR CERTIFIED EROSION CONTROL INSPECTOR AND 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.
- 4. ONCE THE ESQCP IS APPROVED AND A (NOTICE TO PROCEED" HAS BEEN ISSUED, THE CONTRACTOR MAY INSTALL THE INITIAL STAGE EROSION AND SEDIMENT CONTROL MEASURES AS INDICATED ON THE APPROVED GEC. A PRECONSTRUCTION MEETING BETWEEN THE CONTRACTOR, ENGINEER, AND EL PASO COUNTY WILL BE HELD PRIOR TO ANY CONSTRUCTION. IT IS THE RESPONSIBILITY OF THE APPLICANT TO COORDINATE THE MEETING TIME AND PLACE WITH COUNTY STAFF.
- 5. CONTROL MEASURES MUST BE INSTALLED PRIOR TO COMMENCEMENT OF ACTIVITIES THAT MAY CONTRIBUTE POLLUTANTS TO STORMWATER. TEMPORARY SEDIMENT AND EROSION CONTROL MEASURES FOR ALL SLOPES, CHANNELS, DITCHES, OR ANY DISTURBED LAND AREA SHALL BE COMPLETED IMMEDIATELY UPON COMPLETION OF THE DISTURBANCE.
- 6. ALL TEMPORARY SEDIMENT AND EROSION CONTROL MEASURES SHALL BE MAINTAINED AND REMAIN IN EFFECTIVE OPERATING CONDITION UNTIL PERMANENT SOIL EROSION CONTROL MEASURES ARE IMPLEMENTED AND FINAL STABILIZATION IS ESTABLISHED. ALL PERSONS ENGAGED IN LAND DISTURBANCE ACTIVITIES SHALL ASSESS THE ADEQUACY OF CONTROL MEASURES AT THE SITE AND IDENTIFY IF CHANGES TO THOSE CONTROL MEASURES IS NEEDED TO ENSURE THE CONTINUED EFFECTIVE PERFORMANCE OF THE CONTROL MEASURES. ALL CHANGES TO TEMPORARY SEDIMENT AND EROSION CONTROL MEASURES MUST BE INCORPORATED INTO
- TEMPORARY STABILIZATION SHALL BE IMPLEMENTED ON DISTURBED AREAS AND STOCKPILES WHERE GROUND DISTURBING CONSTRUCTION ACTIVITY HAS PERMANENTLY CEASED OR TEMPORARILY CEASED FOR LONGER THAN 14 DAYS.
- FINAL STABILIZATION MUST BE IMPLEMENTED AT ALL APPLICABLE CONSTRUCTION SITES. FINAL STABILIZATION IS ACHIEVED WHEN ALL GROUND DISTURBING ACTIVITIES ARE COMPLETE AND ALL DISTURBED AREAS EITHER HAVE A UNIFORM VEGETATIVE COVER WITH INDIVIDUAL PLAN DENSITY OF 70 PERCENT OF PRE-DISTURBANCE LEVELS ESTABLISHED OR EQUIVALENT PERMANENT ALTERNATIVE STABILIZATION METHOD IS IMPLEMENTED. ALL TEMPORARY SEDIMENT AND EROSION CONTROL MEASURES SHALL BE REMOVED UPON FINAL STABILIZATION AND BEFORE PERMIT CLOSURE.
- 9. ALL PERMANENT STORMWATER MANAGEMENT FACILITIES SHALL BE INSTALLED AS DEFINED IN THE APPROVED PLANS. ANY PROPOSED CHANGES THAT EFFECT THE HYDROLOGY OR HYDRAULICS OS A PERMANENT STORMWATER MANAGEMENT STRUCTURES MUST BE APPROVED BY THE ECM ADMINISTRATOR PRIOR TO IMPLEMENTATION.
- 10. EARTH DISTURBANCES SHALL BE CONDUCTED IN SUCH A MANNER SO AS TO EFFECTIVELY MINIMIZE ACCELERATED SOIL EROSION AND RESULTING SEDIMENTATION. ALL DISTURBANCES SHALL BE DESIGNED, CONSTRUCTED, AND COMPLETED SO THAT THE EXPOSED AREA OF ANY DISTURBED LAND SHALL BE LIMITED TO THE SHORTEST PRACTICAL PERIOD OF TIME. PRE-EXISTING VEGETATION SHALL BE PROTECTED AND MAINTAINED WITHIN 50 HORIZONTAL FEET OF A WATERS OF THE STATE, UNLESS SHOWN TO BE INFEASIBLE AND SPECIFICALLY REQUESTED AND APPROVED.
- 11. COMPACTION OF SOIL MUST BE PREVENTED IN AREAS DESIGNATED FOR INFILTRATION CONTROL MEASURES OR WHERE FINAL STABILIZATION WILL BE ACHIEVED BY VEGETATIVE COVER. AREAS DESIGNATED FOR INFILTRATION CONTROL MEASURES SHALL ALSO BE PROTECTED FROM SEDIMENTATION DURING CONSTRUCTION UNTIL FINAL STABILIZATION IS ACHIEVED. IF COMPACTION PREVENTION IS NOT FEASIBLE DUE TO SITE CONSTRAINTS, ALL AREAS DESIGNATED FOR INFILTRATION AND VEGETATION CONTROL MEASURES MUST BE LOOSENED PRIOR TO INSTALLATION OF THE CONTROL MEASURE(S).
- 12. ANY TEMPORARY OR PERMANENT FACILITY DESIGNED AND CONSTRUCTED FOR THE CONVEYANCE OF STORMWATER AROUND, THROUGH, OR FROM THE EARTH DISTURBANCE AREA SHALL BE A STABILIZED CONVEYANCE DESIGNED TO MINIMIZE EROSION AND THE DISCHARGE OF SEDIMENT OFF SITE.
- 13. CONCRETE WASH WATER SHALL BE CONTAINED AND DISPOSED OF IN ACCORDANCE WITH THE SWMP. NO WASH WATER SHALL BE DISCHARGED TO OR ALLOWED TO RUNOFF TO STATE WATERS, INCLUDING ANY SURFACE OR SUBSURFACE STORM DRAINAGE SYSTEM OR FACILITIES. CONCRETE WASHOUTS SHALL NOT BE LOCATED IN AN AREA WHERE SHALLOW GROUNDWATER MAY BE PRESENT, OR WITHIN 50 FEET OF A SURFACE WATER BODY, CREEK OR STREAM.
- 14. DURING DEWATERING OPERATIONS: UNCONTAMINATED GROUND WATER MAY BE DISCHARGED ON SITE, BUT SHALL NOT LEAVE THE SITE IN THE FORM OF SURFACE RUNOFF UNLESS AN APPROVED STATE DEWATERING PERMIT IS IN PLACE..
- 15. EROSION CONTROL BLANKETING OR OTHER PROTECTIVE COVERING SHALL BE USED ON SLOPES STEEPER THAN 3:1.
- 16. CONTRACTOR SHALL BE RESPONSIBLE FOR THE REMOVAL OF ALL WASTES FROM THE CONSTRUCTION SITE FOR DISPOSAL IN ACCORDANCE WITH LOCAL AND STATE REGULATORY REQUIREMENTS. NO CONSTRUCTION DEBRIS, TREE SLASH, BUILDING MATERIAL WASTES OR UNUSED BUILDING MATERIALS SHALL BE BURIED, DUMPED OR DISCHAGED AT THE SITE.
- 17. WASTE MATERIALS SHALL NOT BE TEMPORARILY PLACED IN THE STREET, ALLEY OR OTHER PUBLIC WAY, UNLESS IN ACCORDANCE WITH AN APPROVED TRAFFIC CONTROL PLAN. CONTROL MEASURES MAY BE REQUIRED BY EL PASO COUNTY ENGINEERING IF DEEMED NECESSARY, BASED ON SPECIFIC CONDITIONS AND CIRCUMSTANCES.
- 18. TRACKING OF SOILS AND CONSTRUCTION DEBRIS OFF-SITE SHALL BE MINIMIZED. MATERIALS TRACKED OFFSITE SHALL BE CLEANED UP AND PROPERLY DISPOSED OF IMMEDIATELY.
- 19. THE OWNER/DEVELOPER SHALL BE RESPONSIBLE FOR THE REMOVAL OF ALL CONSTRUCTION DEBRIS, DIRT, TRASH, ROCK, SEDIMENT, SOIL AND SAND THAT MAY ACCUMULATE IN ROADS, STORM DRAINS AND OTHER DRAINAGE CONVEYANCE SYSTEMS AND STORMWATER APPURTENANCES AS A RESULT OF SITE DEVELOPMENT.
- 20. THE QUANTITY OF MATERIALS STORED ON THE PROJECT SITE SHALL BE LIMITED, AS MUCH AS PRACTICAL, TO THAT QUANTITY REQUIRED TO PERFORM THE WORK IN AN ORDERLY SEQUENCE. ALL MATERIALS STORED ON-SITE SHALL BE STORED IN A NEAT, ORDERLY MANNER, IN THEIR ORIGINAL CONTAINERS, WITH ORIGINAL MANUFACTURER'S LABELS.
- 21. NO CHEMICAL(S) HAVING THE POTENTIAL TO BE RELEASED IN STORMWATER ARE TO BE STORED OR USED ONSITE UNLESS PERMISSION FOR THE USE OF A SPECIFIC CHEMICAL(S) IS GRANTED IN WRITING BY THE ECM ADMINISTRATOR. IN GRANTING APPROVAL FOR THE USE OF SUCH CHEMICAL(S), SPECIAL CONDITIONS AND MONITORING MAY BE REQUIRED.
- 22. BULK STORAGE OF ALLOWED PETROLEUM PRODUCTS OR OTHER LIQUID CHEMICALS IN AXCESS OF 55 GALLONS SHALL REQUIRE ADEQUATE SECONDARY CONTAINMENT PROTECTION TO CONTAIN ALL SPILLS ONSITE AND TO PREVENT ANY SPILLED MATERIALS FROM ENTERING STATE WATERS, ANY SURFACE OR SUBSURFACE STORM DRAINAGE SYSTEM OR FACILITIES.
- 23. NO PERSON SHALL CAUSE THE IMPEDIMENT OF STORMWATER FLOW IN THE CURB AND GUTTER OR DITCH EXCEPT WITH APPROVED SEDIMENT CONTROL MEASURES.
- 24. OWNER/DEVELOPER AND THEIR AGENTS SHALL COMPLY WITH THE "COLORADO WATER QUALITY CONTROL ACT" (TITLE 25, ARTICLE 8, CRS), AND THE "CLEAN WATER ACT" (33 USC 1344), IN ADDITION TO THE REQUIREMENTS OF THE LAND DEVELOPMENT CODE, DCM VOLUME II AND THE ECM APPENDIX I. ALL APPROPRIATE PERMITS MUST BE OBTAINED BY THE CONTRACTOR PRIOR TO CONSTRUCTION (1041, NPDES, FLOODPLAIN, 404, FUGITIVE DUST, ETC.). IN THE EVENT OF CONFLICTS BETWEEN THESE REQUIREMENTS AND LAWS, RULES, OR REGULATIONS OF OTHER FEDERAL, STATE, OR COUNTY AGENCIES, THE MORE RESTRICTIVE LAWS, RULES, OR REGULATIONS SHALL APPLY.
- 25. ALL CONSTRUCTION TRAFFIC MUST ENTER/EXIT THE SITE AT APPROVED CONSTRUCTION ACCESS POINTS.
- 26. PRIOR TO CONSTRUCTION THE PERMITEE SHALL VERIFY THE LOCATION OF EXISTING UTILITIES.
- 27. A WATER SOURCE SHALL BE AVAILABLE ON SITE DURING EARTHWORK OPERATIONS AND UTILIZED AS REQUIRED TO MINIMIZE DUST FROM EARTHWORK EQUIPMENT AND WIND.
- 28. THE SOILS REPORTS FOR THIS SITE HAVE BEEN PREPARED BY <u>ENTECH ENGINEERING</u>, <u>INC. TITLED "SOIL, GEOLOGY, GEOLOGIC HAZARD STUDY THE RETREAT AT TIMBER RIDGE FILING NO. 3", DATED JUNE 10, 2022, AND "SUBSURFACE SOIL INVESTIGATION RETREAT AT TIMBERRIDGE, FILING NO. 3, SAND CREEK CHANNEL IMPROVEMENTS BOX CULVERT—ARROYA LANE" DATED AUGUST 19, 2022. THESE REPORTS SHALL BE CONSIDERED A PART OF THESE PLANS.</u>
- 29. AT LEAST TEN (10) DAYS PRIOR TO THE ANTICIPATED START OF CONSTRUCTION, FOR PROJECTS THAT WILL DISTURB ONE (1) ACRE OR MORE, THE OWNER OR OPERATOR OF CONSTRUCTION ACTIVITY SHALL SUBMIT A PERMIT APPLICATION FOR STORMWATER DISCHARGE TO THE COLORADO DEPARTMENT OF PUBLIC HEALTH AND ENVIRONMENT, WATER QUALITY DIVISION. THE APPLICATION CONTAINS CERTIFICATION OF COMPLETION OF A STORMWATER MANAGEMENT PLAN (SWMP), OF WHICH THIS GRADING AND EROSION CONTROL PLAN MAY BE A PART. FOR INFORMATION OR APPLICATION MATERIALS CONTACT:

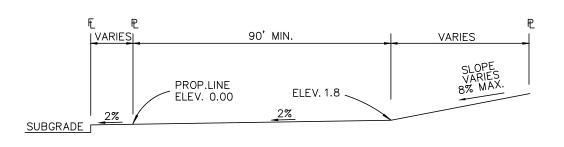
COLORADO DEPARTMENT OF PUBLIC HEALTH AND ENVIRONMENT WATER QUALITY CONTROL DIVISION WQCD - PERMITS 4300 CHERRY CREEK DRIVE SOUTH DENVER, CO 80246-1530 ATTN: PERMITS UNIT



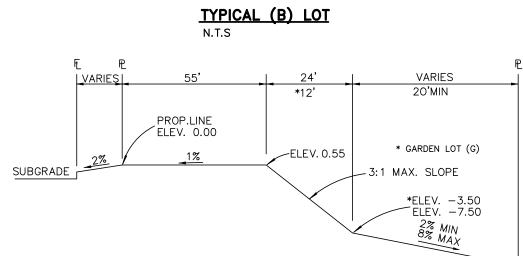
TYPICAL LOT SECTION DETAIL







TYPICAL (A) LOT VARIES ELEV. +0.60 PROP.LINE ELEV. 0.00 SUBGRADE |



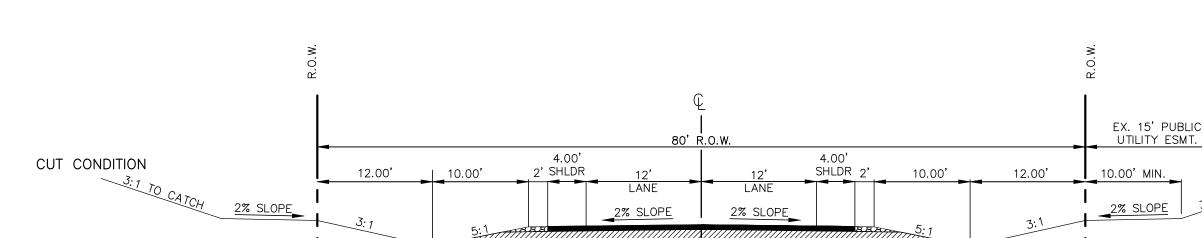
TYPICAL WALKOUT LOT (W/O) OR GARDEN (G)

NOTES:

BASED ON GREATER TYPICAL DEPTH OF PROPOSED LOTS, ALL LOT TEMPLATES ADJUSTED AND ADDITIONAL 5'.

"T" LOTS OR "TRANSITION" LOTS OCCUR IN PLACES WHERE BOTH PROPERTY LINES CANNOT BE GRADED AS THE TYPICAL STANDARD LOT TEMPLATES SHOWN. THESE LOTS WILL STILL BE GRADED TO CREATE POSITIVE DRAINAGE AWAY FROM THE STRUCTURE.

SIDE LOT SWALES ARE REQUIRED ON THE DOWNHILL LOTS, EITHER BY BUILDER OR GRADING CONTRACTOR.



Provide a cross-section for the proposed trail.

80' R.O.W. TYPICAL RURAL MINOR COLLECTOR ROADWAY CROSS SECTION

SCALE: 1" = 10'

2'GRAVEL

SHOULDER

SIGN PLACEMENT PER 2009 MUTCD -ARROYA LANE FIG. 2A-2 A AND LOCATED (ALL STATIONS EXCEPT THOSE 8' BEHIND GRAVEL SHOULDER SHOWN BELOW)

SHOULDER

PAVEMENT SECTION

FILL CONDITION

DESIGN PER GEOTECH.

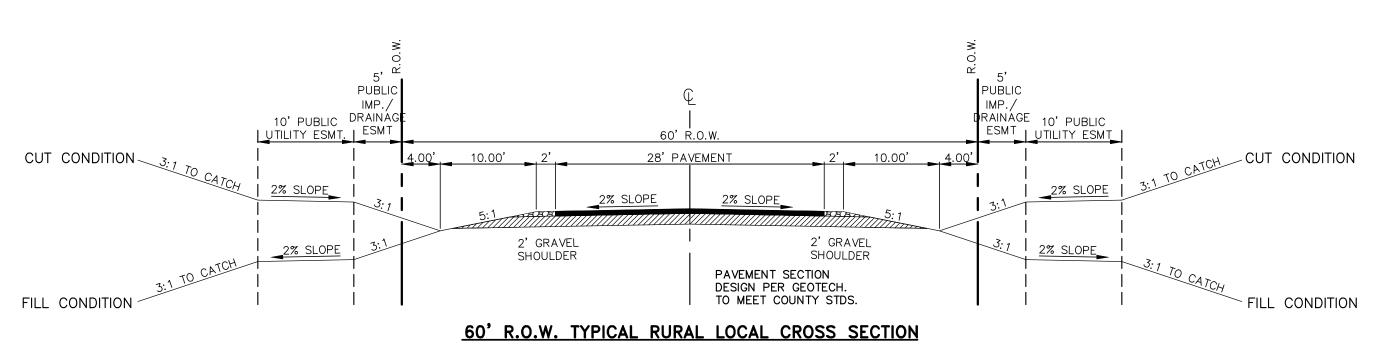
TO MEET COUNTY STDS.

FX. 15' PUBLIC UTILITY ESMT. SIDEWALK 3:1 TO CATCH 1 (MGS) GUARDRAIL

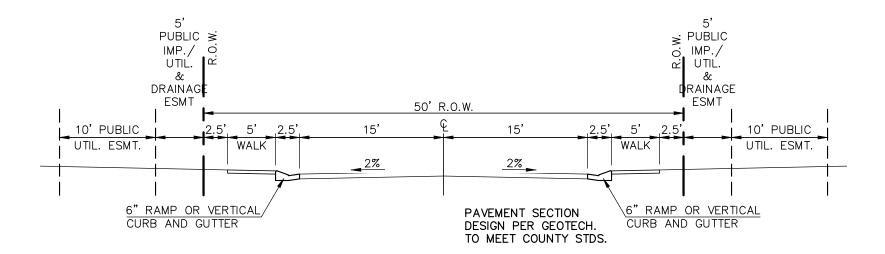
TYPE 3 W-BEAM 31 INCH (MGS) GUARDRAIL TYPE 3 W-BEAM 31 INCH CURB AND GUTTER FILL CONDITION PAVEMENT SECTION DESIGN PER GEOTECH. TO MEET COUNTY STDS.

80' R.O.W. RURAL MINOR COLLECTOR ROADWAY CROSS SECTION W/C&G SCALE: 1" = 10"

SIGN PLACEMENT PER 2009 MUTCD FIG. 2A-2 A AND LOCATED STA. 7+75.16 THROUGH STA. 13+91.87 8' BEHIND GRAVEL SHOULDER



SCALE: 1" = 10'SIGN PLACEMENT PER 2009 MUTCD -ASPEN VALLEY ROAD AND FIG. 2A-2 A AND LOCATED HAWKS HILL COURT 8' BEHIND GRAVEL SHOULDER



50' R.O.W. TYPICAL URBAN LOCAL CROSS SECTION SCALE: 1" = 10'

-ANTELOPE RAVINE DRIVE

48 HOURS BEFORE YOU DIG, NO. REVISION DATE REVIEW: CALL UTILITY LOCATORS 3-07-2 REVISED PER EPC COMMENTS PREPARED UNDER MY DIRECT SUPERVISION FOR AND ON BEHALF OF CLASSIC CONSULTING ENGINEERS AND SURVEYORS, LLC IT'S THE LAW



(719)785-0799(Fax)

619 N. Cascade Avenue, Suite 200

Colorado Springs, Colorado 80903

RETREAT AT TIMBERRIDGE FILING NO. 3 CONSTRUCTION DRAWINGS

STREET SECTIONS / EROSION CONTROL NOTES

DESIGNED BY PRA | SCALE DATE 11-22-202 PRA | (H) 1"= N/A | SHEET 2 OF 27 (V) 1"= N/A JOB NO. CHECKED BY

CUT CONDITION

FILL CONDITION

FILL CONDITION

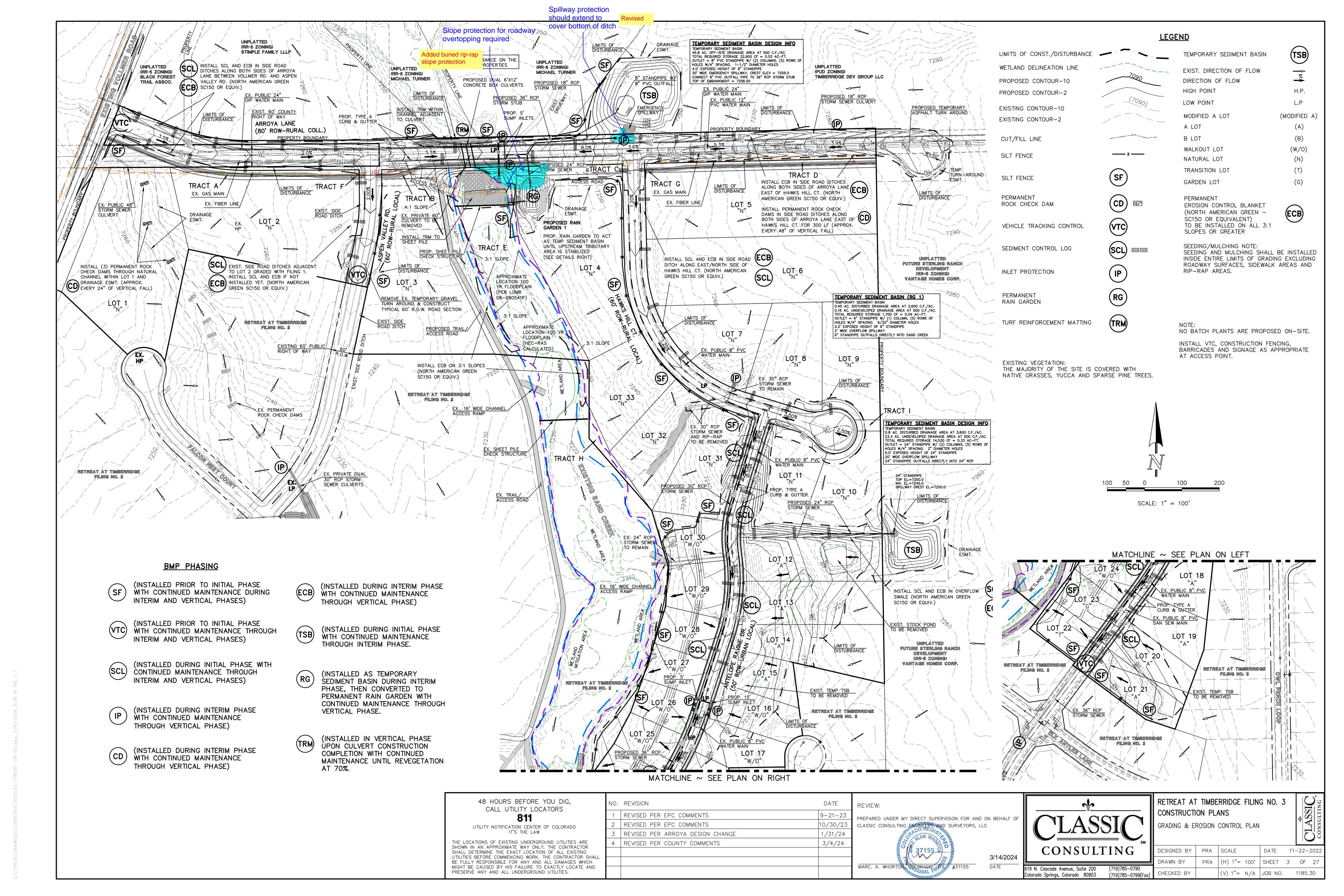
3:<sub>1</sub> 3 3:<sub>1</sub> 1

UTILITY NOTIFICATION CENTER OF COLORADO

THE LOCATIONS OF EXISTING 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 UNDERGROUND UTILITIES.

2/2/2024



SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK. THE CONTRACTOR SHALL

PRESERVE ANY AND ALL UNDERGROUND UTILITIES.

BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH

MIGHT BE CAUSED BY HIS FAILURE TO EXACTLY LOCATE AND

DATE 11-22-202

PRA (H) 1"= N/A | SHEET 4 OF 27

(V) 1"= N/A JOB NO. 1185.30

DRAWN BY

CHECKED BY

(719)785-0799(Fax)

2/2/2024

619 N. Cascade Avenue, Suite 200

Colorado Springs, Colorado 80903

August 2013

FLOW --

CULVERT INLET PROTECTION

1. SEE PLAN VIEW FOR

DOCUMENTED THOROUGHLY.

DISCOVERY OF THE FAILURE.

DIFFERENCES ARE NOTED.

CULVERT

PLAN [ 10" MIN.

CULVERT INLET PROTECTION INSTALLATION NOTES

CULVERT INLET PROTECTION MAINTENANCE NOTES

EROSION, AND PERFORM NECESSARY MAINTENANCE.

SEDIMENT DEPTH IS 1/2 THE HEIGHT OF THE ROCK SOCK.

(DETAILS ADAPTED FROM AURORA, COLORADO, NOT AVAILABLE IN AUTOCAD)

-LOCATION OF CULVERT INLET PROTECTION.

END SECTION

ROCK SOCK

IP-7

#### GENERAL INLET PROTECTION INSTALLATION NOTES

**SC-6** 

-LOCATION OF INLET PROTECTION.

-TYPE OF INLET PROTECTION (IP.1, IP.2, IP.3, IP.4, IP.5, IP.6)

2. INLET PROTECTION SHALL BE INSTALLED PROMPTLY AFTER INLET CONSTRUCTION OR PAVING IS COMPLETE (TYPICALLY WITHIN 48 HOURS). IF A RAINFALL/RUNOFF EVENT IS FORECAST, INSTALL INLET PROTECTION PRIOR TO ONSET OF EVENT.

3. 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.

#### INLET PROTECTION MAINTENANCE NOTES

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

2. FREQUENT OBSERVATIONS AND MAINTENANCE ARE NECESSARY TO MAINTAIN BMPs IN EFFECTIVE OPERATING CONDITION. INSPECTIONS AND CORRECTIVE MEASURES SHOULD BE DOCUMENTED THOROUGHLY.

3. WHERE BMPs HAVE FAILED, REPAIR OR REPLACEMENT SHOULD BE INITIATED UPON

4. SEDIMENT ACCUMULATED UPSTREAM OF INLET PROTECTION SHALL BE REMOVED AS NECESSARY TO MAINTAIN BMP EFFECTIVENESS, TYPICALLY WHEN STORAGE VOLUME REACHES 50% OF CAPACITY, A DEPTH OF 6" WHEN SILT FENCE IS USED, OR 1/4 OF THE HEIGHT FOR

5. INLET PROTECTION IS TO REMAIN IN PLACE UNTIL THE UPSTREAM DISTURBED AREA IS PERMANENTLY STABILIZED, UNLESS THE LOCAL JURISDICTION APPROVES EARLIER REMOVAL OF

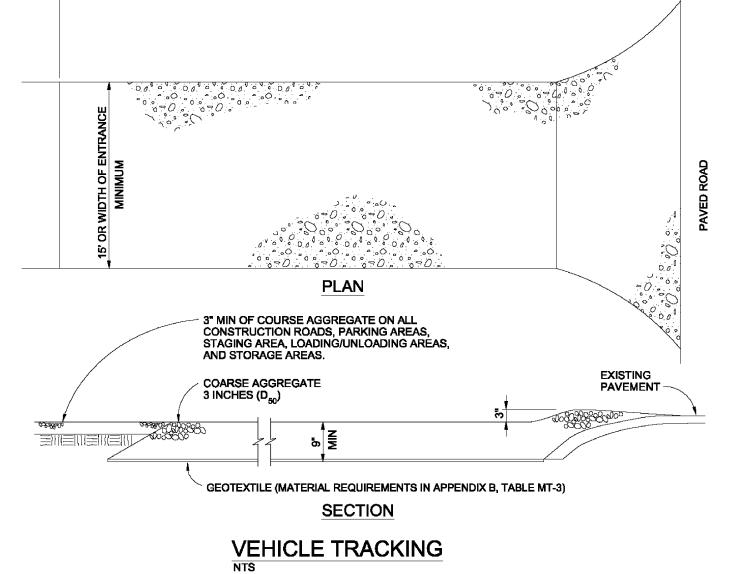
6. WHEN INLET PROTECTION AT AREA INLETS IS REMOVED, THE DISTURBED AREA SHALL BE COVERED WITH TOP SOIL, SEEDED AND MULCHED, OR OTHERWISE STABILIZED IN A MANNER APPROVED BY THE LOCAL JURISDICTION.

(DETAIL ADAPTED FROM TOWN OF PARKER, COLORADO AND CITY OF AURORA, COLORADO, 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.

NOTE: THE DETAILS INCLUDED WITH THIS FACT SHEET SHOW COMMONLY USED, CONVENTIONAL METHODS OF INLET PROTECTION IN THE DENVER METROPOLITAN AREA. THERE ARE MANY PROPRIETARY INLET PROTECTION METHODS ON THE MARKET, UDFCD NEITHER ENDORSES NOR DISCOURAGES USE OF PROPRIETARY INLET PROTECTION: HOWEVER, IN THE EVENT PROPRIETARY METHODS ARE USED, THE APPROPRIATE DETAIL FROM THE MANUFACTURER MUST BE INCLUDED IN THE SWMP AND THE BMP MUST BE INSTALLED AND MAINTAINED AS SHOWN IN THE MANUFACTURER'S DETAILS.

NOTE: SOME MUNICIPALITIES DISCOURAGE OR PROHIBIT THE USE OF STRAW BALES FOR INLET PROTECTION. CHECK WITH LOCAL JURISDICTION TO DETERMINE IF STRAW BALE INLET

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



75'-0' MIN

### **VEHICLE TRACKING NOTES**

**INSTALLATION REQUIREMENTS** 1. ALL ENTRANCES TO THE CONSTRUCTION SITE ARE TO BE STABILIZED PRIOR TO CONSTRUCTION

2. CONSTRUCTION ENTRANCES ARE TO BE BUILT WITH AN APRON TO ALLOW FOR TURNING TRAFFIC, BUT SHOULD NOT BE BUILT OVER EXISTING PAVEMENT EXCEPT FOR A SLIGHT OVERLAP.

3. AREAS TO BE STABILIZED ARE TO BE PROPERLY GRADED AND COMPACTED PRIOR TO LAYING DOWN GEOTEXTILE AND STONE.

EXCESSIVELY STEEP.

4. CONSTRUCTION ROADS, PARKING AREAS, LOADING/UNLOADING ZONES, STORAGE AREAS, AND 5. CONSTRUCTION ROADS ARE TO BE BUILT TO CONFORM TO SITE GRADES, BUT SHOULD NOT HAVE SIDE SLOPES OR ROAD GRADES THAT ARE MAINTENANCE REQUIREMENTS 1. REGULAR INSPECTIONS ARE TO BE MADE OF ALL STABILIZED AREAS, ESPECIALLY AFTER STORM

2. STONES ARE TO BE REAPPLIED PERIODICALLY AND WHEN REPAIR IS NECESSARY.

3. SEDIMENT TRACKED ONTO PAVED ROADS IS TO BE REMOVED DAILY BY SHOVELING OR SWEEPING. SEDIMENT IS NOT TO BE WASHED DOWN STORM

SEWER DRAINS. 4. STORM SEWER INLET PROTECTION IS TO BE IN

PLACE, INSPECTED, AND CLEANED IF NECESSARY. 5. OTHER ASSOCIATED SEDIMENT CONTROL MEASURES ARE TO BE INSPECTED TO ENSURE GOOD WORKING

City of Colorado Springs Stormwater Quality

Figure VT-2 Vehicle Tracking Application Examples

**Sediment Control Log (SCL)** SC-2

SEE ROCK SOCK DESIGN

16" CINDER

NLET PROTECTION

3'-5' TYP.

INLET PROTECTION

16" CINDER

BLOCK AND ROCK SOCK INLET

PROTECTION(SEE DETAIL IP-1)

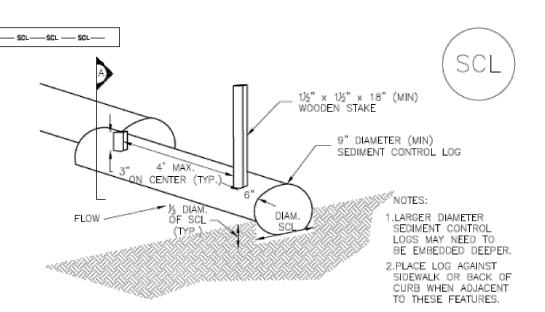
2"x4" WOOD STUD

BLOCKS

DETAIL FOR JOINTING

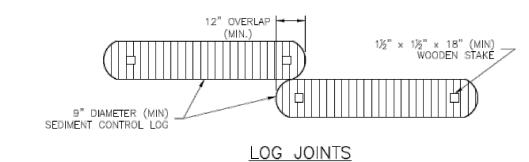
BLOCKS

SOCKS APPROX 30 DEG.



TRENCHED SEDIMENT CONTROL LOG - CENTER STAKE IN CONTROL LOG COMPACTED EXCAVATED 9" DIAMETER (MIN) TRENCH SOIL · //3 DIAM. SCL (TYP.)

TRENCHED SEDIMENT CONTROL LOG



SCL-1. TRENCHED SEDIMENT CONTROL LOG

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

August 2013

**Sediment Control Log (SCL)** 

D (12" MIN.)  $\neg$ 

KEY IN ROCK SOCK O" ON BEDROCK, PAVEMENT OR RIPRAP

KEY IN ROCK SOCK 2" ON EARTH

SECTION B

CIP-1. CULVERT INLET PROTECTION

2. SEE ROCK SOCK DESIGN DETAIL FOR ROCK GRADATION REQUIREMENTS AND JOINTING

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

2. FREQUENT OBSERVATIONS AND MAINTENANCE ARE NECESSARY TO MAINTAIN BMPs IN

3. WHERE BMPs HAVE FAILED, REPAIR OR REPLACEMENT SHOULD BE INITIATED UPON

4. SEDIMENT ACCUMULATED UPSTREAM OF THE CULVERT SHALL BE REMOVED WHEN THE

5. CULVERT INLET PROTECTION SHALL REMAIN IN PLACE UNTIL THE UPSTREAM DISTURBED

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

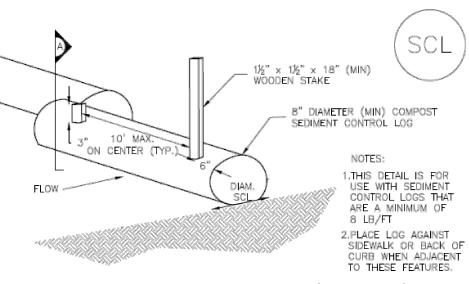
AREA IS PERMANENTLY STABILIZED AND APPROVED BY THE LOCAL JURISDICTION.

Urban Drainage and Flood Control District

Urban Storm Drainage Criteria Manual Volume 3

EFFECTIVE OPERATING CONDITION. INSPECTIONS AND CORRECTIVE MEASURES SHOULD BE

BACKFILL UPSTREAM



COMPOST SEDIMENT CONTROL LOG (WEIGHTED) CENTER STAKE IN CONTROL LOG 9" DIAMETER (MIN) COMPOST SEDIMENT CONTROL LOG BLOWN/PLACED FILTER\_ MEDIA OR SOIL FLOW ----

12" OVERLAP - -1½" x 1½" x 18" (MIN) WOODEN STAKE 9" DIAMETER (MIN) SEDIMENT CONTROL LOG LOG JOINTS

SCL-2. COMPOST SEDIMENT CONTROL LOG (WEIGHTED)

SCL-4 Urban Drainage and Flood Control District Urban Storm Drainage Criteria Manual Volume 3

November 2015

**Sediment Control Log (SCL)** 

SEDIMENT CONTROL LOG INSTALLATION NOTES

1. SEE PLAN VIEW FOR LOCATION AND LENGTH OF SEDIMENT CONTROL LOGS.

2. SEDIMENT CONTROL LOGS THAT ACT AS A PERIMETER CONTROL SHALL BE INSTALLED PRIOR TO ANY UPGRADIENT LAND-DISTURBING ACTIVITIES.

3. SEDIMENT CONTROL LOGS SHALL CONSIST OF STRAW, COMPOST, EXCELSIOR OR COCONUT FIBER, AND SHALL BE FREE OF ANY NOXIOUS WEED SEEDS OR DEFECTS INCLUDING RIPS, HOLES AND OBVIOUS WEAR.

4. SEDIMENT CONTROL LOGS MAY BE USED AS SMALL CHECK DAMS IN DITCHES AND SWALES. HOWEVER, THEY SHOULD NOT BE USED IN PERENNIAL STREAMS.

5. 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, COMPOST LOGS THAT ARE 8 LB/FT DO NOT NEED TO BE TRENCHED.

6. THE UPHILL SIDE OF THE SEDIMENT CONTROL LOG SHALL BE BACKFILLED WITH SOIL OR FILTER MATERIAL 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 OR BLOWN IN PLACE.

7. 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. COMPOST LOGS SHOULD BE STAKED 10' ON CENTER.

#### SEDIMENT CONTROL LOG MAINTENANCE NOTES

DOCUMENTED THOROUGHLY.

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

3. WHERE BMPs HAVE FAILED, REPAIR OR REPLACEMENT SHOULD BE INITIATED UPON DISCOVERY OF THE FAILURE.

4. SEDIMENT ACCUMULATED UPSTREAM OF SEDIMENT CONTROL LOG SHALL BE REMOVED AS NEEDED TO MAINTAIN FUNCTIONALITY OF THE BMP, TYPICALLY WHEN DEPTH OF ACCUMULATED SEDIMENTS IS APPROXIMATELY 1/2 OF THE HEIGHT OF THE SEDIMENT CONTROL LOG.

5. SEDIMENT CONTROL LOG SHALL BE REMOVED AT THE END OF CONSTRUCTION.COMPOST FROM COMPOST LOGS MAY BE LEFT IN PLACE AS LONG AS BAGS ARE REMOVED AND THE AREA SEEDED. IF DISTURBED AREAS EXIST AFTER REMOVAL, THEY SHALL BE COVERED WITH TOP SOIL, SEEDED AND MULCHED OR OTHERWISE STABILIZED IN A MANNER APPROVED BY

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

 ${\hbox{NOTE:}}$  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.

SCL-6 Urban Drainage and Flood Control District November 2015 Urban Storm Drainage Criteria Manual Volume 3

IP-8

48 HOURS BEFORE YOU DIG, NO. REVISION DATE REVIEW: CALL UTILITY LOCATORS 3-07-23 | REVISED PER EPC COMMENTS PREPARED UNDER MY DIRECT SUPERVISION FOR AND ON BEHALF OF

CONSULTING

RETREAT AT TIMBERRIDGE FILING NO. 3 CONSTRUCTION PLANS

GRADING & EROSION CONTROL PLAN EROSION CONTROL DETAILS

> DESIGNED BY | MAW | SCALE DATE 11-22-202 MAW (H) 1"= N/A | SHEET 5 OF 27 (V) 1"= N/A | JOB NO. 1185.30

UTILITY NOTIFICATION CENTER OF COLORADO IT'S THE LAW

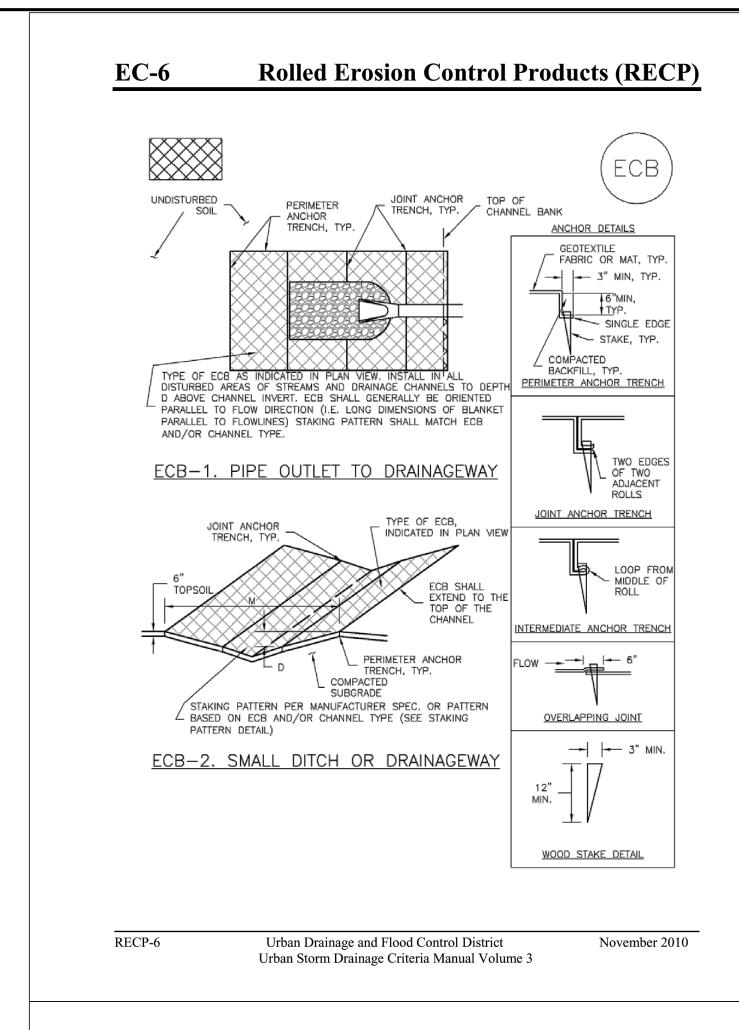
THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK. THE CONTRACTOR SHALL BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE CAUSED BY HIS FAILURE TO EXACTLY LOCATE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

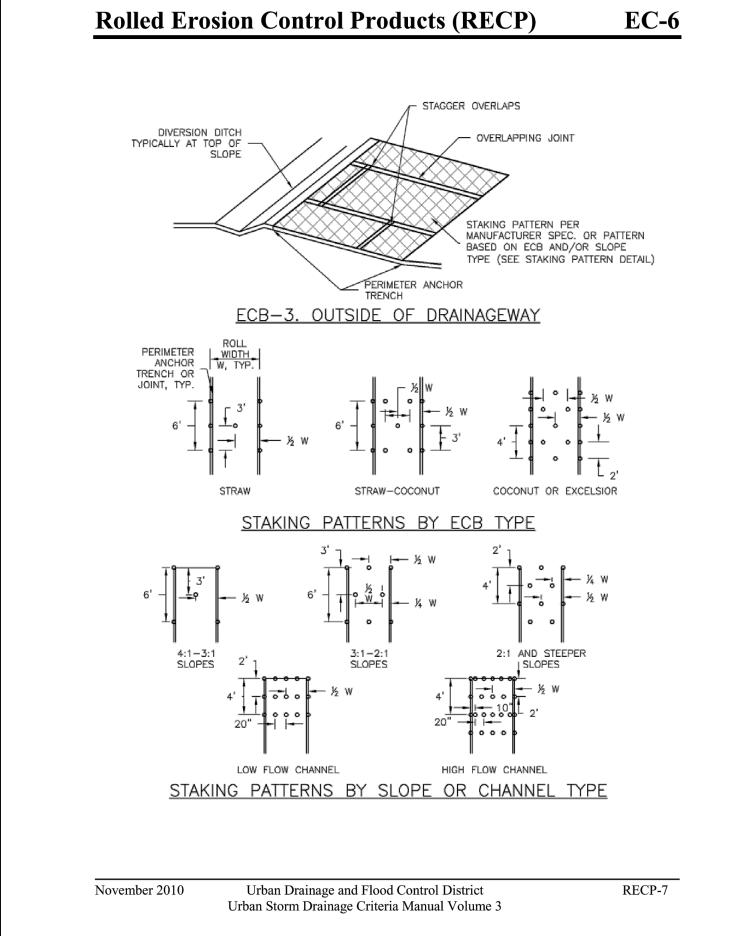
? | REVISED PER EPC COMMENTS 10/30/23

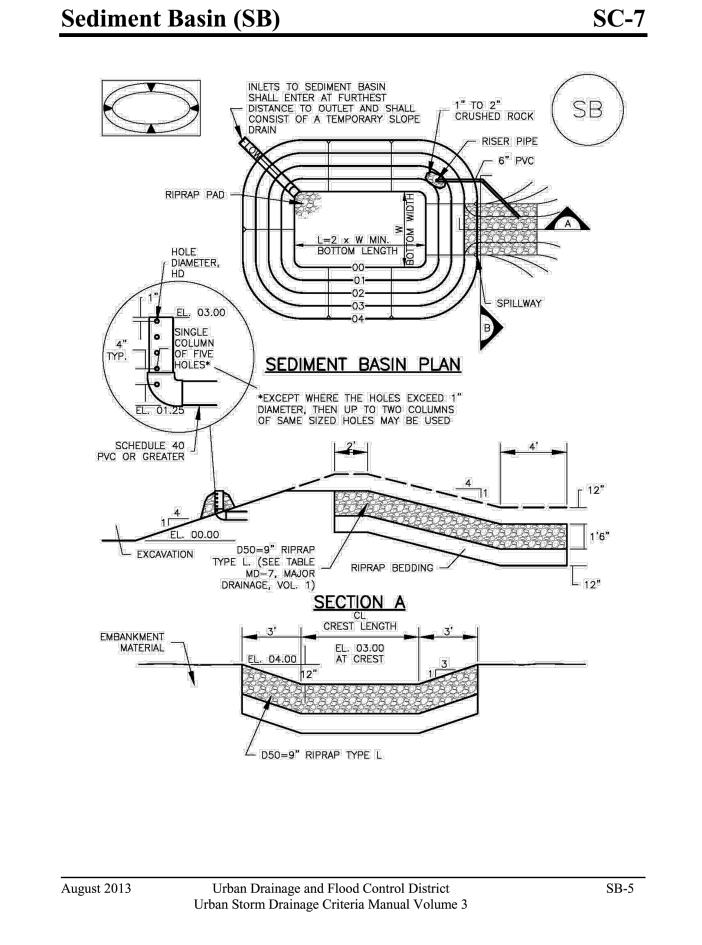
CLASSIC CONSULTING ENGINEERS AND SURVEYORS, LLC 2/2/2024

MARC. A. WHORTON, COLORADO, P.E

DRAWN BY 619 N. Cascade Avenue, Suite 200 CHECKED BY Colorado Springs, Colorado 80903 (719)785-0799(Fax)







### **Sediment Basin (SB)**

#### EROSION CONTROL BLANKET INSTALLATION NOTES

SEE PLAN VIEW FOR:

 LOCATION OF ECB.

**EC-6** 

-TYPE OF ECB (STRAW, STRAW-COCONUT, COCONUT, OR EXCELSIOR). -AREA, A, IN SQUARE YARDS OF EACH TYPE OF ECB.

2. 100% NATURAL AND BIODEGRADABLE MATERIALS ARE PREFERRED FOR RECPs, ALTHOUGH SOME JURISDICTIONS MAY ALLOW OTHER MATERIALS IN SOME APPLICATIONS. 3. IN AREAS WHERE ECBs ARE SHOWN ON THE PLANS, THE PERMITTEE SHALL PLACE

**Rolled Erosion Control Products (RECP)** 

TOPSOIL AND PERFORM FINAL GRADING, SURFACE PREPARATION, AND SEEDING AND MULCHING. SUBGRADE SHALL BE SMOOTH AND MOIST PRIOR TO ECB INSTALLATION AND THE ECB SHALL BE IN FULL CONTACT WITH SUBGRADE. NO GAPS OR VOIDS SHALL EXIST UNDER THE

4. PERIMETER ANCHOR TRENCH SHALL BE USED ALONG THE OUTSIDE PERIMETER OF ALL 5. JOINT ANCHOR TRENCH SHALL BE USED TO JOIN ROLLS OF ECBs TOGETHER

6. INTERMEDIATE ANCHOR TRENCH SHALL BE USED AT SPACING OF ONE-HALF ROLL LENGTH FOR COCONUT AND EXCELSIOR ECBs.

7. OVERLAPPING JOINT DETAIL SHALL BE USED TO JOIN ROLLS OF ECBs TOGETHER FOR ECBs 8. MATERIAL SPECIFICATIONS OF ECBs SHALL CONFORM TO TABLE ECB-1

(LONGITUDINALLY AND TRANSVERSELY) FOR ALL ECBs EXCEPT STRAW WHICH MAY USE

9. ANY AREAS OF SEEDING AND MULCHING DISTURBED IN THE PROCESS OF INSTALLING ECBS 10. DETAILS ON DESIGN PLANS FOR MAJOR DRAINAGEWAY STABILIZATION WILL GOVERN IF DIFFERENT FROM THOSE SHOWN HERE.

TABLE ECB-1. ECB MATERIAL SPECIFICATIONS					
TYPE	COCONUT CONTENT	STRAW CONTENT	EXCELSIOR CONTENT	RECOMMENDED NETTING**	
STRAW*	-	100%	-	DOUBLE/ NATURAL	
STRAW- COCONUT	30% MIN	70% MAX	-	DOUBLE/ NATURAL	
COCONUT	100%	-	_	DOUBLE/ NATURAL	
EXCELSIOR	-	-	100%	DOUBLE/ NATURAL	
*STRAW ECDS MAY	UNITY BE HEED	ALITEINE AF STRE	AND DRAINAC	E CHANNEL	

November 2010

\*SIRAW ECBS MAY ONLY BE USED OUTSIDE OF STREAMS AND DRAINAGE CHANNEL.
\*\*ALTERNATE NETTING MAY BE ACCEPTABLE IN SOME JURISDICTIONS

Urban Drainage and Flood Control District Urban Storm Drainage Criteria Manual Volume 3 **Rolled Erosion Control Products (RECP)** 

**EC-6** 

EROSION CONTROL BLANKET MAINTENANCE NOTES

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

2. FREQUENT OBSERVATIONS AND MAINTENANCE ARE NECESSARY TO MAINTAIN BMPs IN EFFECTIVE OPERATING CONDITION. INSPECTIONS AND CORRECTIVE MEASURES SHOULD BE

4. ECBs SHALL BE LEFT IN PLACE TO EVENTUALLY BIODEGRADE, UNLESS REQUESTED TO BE REMOVED BY THE LOCAL JURISDICTION.

5. ANY ECB PULLED OUT, TORN, OR OTHERWISE DAMAGED SHALL BE REPAIRED OR REINSTALLED. ANY SUBGRADE AREAS BELOW THE GEOTEXTILE THAT HAVE ERODED TO CREATED A VOID UNDER THE BLANKET, OR THAT REMAIN DEVOID OF GRASS SHALL BE REPAIRED, RESEEDED AND MULCHED AND THE ECB REINSTALLED.

(DETAILS ADAPTED FROM DOUGLAS COUNTY, COLORADO AND TOWN OF PARKER COLORADO, NOT AVAILABLE IN AUTOCAD)

**Sediment Basin (SB)** 

TABLE SB-1. SIZING INFORMATION FOR STANDARD SEDIMENT BASIN Basin Bottom Width Spillway Crest (W), (ft) Length (CL), (ft)

SEDIMENT BASIN INSTALLATION NOTES

1. 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

2. FOR STANDARD BASIN, BOTTOM DIMENSION MAY BE MODIFIED AS LONG AS BOTTOM AREA

3. SEDIMENT BASINS SHALL BE INSTALLED PRIOR TO ANY OTHER LAND-DISTURBING ACTIVITY THAT RELIES ON ON BASINS AS AS A STORMWATER CONTROL.

4. 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.

5. EMBANKMENT MATERIAL SHALL BE COMPACTED TO AT LEAST 95 PERCENT OF MAXIMUM DENSITY IN ACCORDANCE WITH ASTM D698.

6. PIPE SCH 40 OR GREATER SHALL BE USED.

7. 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

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

**SC-7** 

SEDIMENT BASIN MAINTENANCE NOTES

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

2. FREQUENT OBSERVATIONS AND MAINTENANCE ARE NECESSARY TO MAINTAIN BMPs IN EFFECTIVE OPERATING CONDITION. INSPECTIONS AND CORRECTIVE MEASURES SHOULD BE

3. WHERE BMP'S HAVE FAILED, REPAIR OR REPLACEMENT SHOULD BE INITIATED UPON DISCOVERY OF THE FAILURE.

4. 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). 5. SEDIMENT BASINS ARE TO REMAIN IN PLACE UNTIL THE UPSTREAM DISTURBED AREA IS STABILIZED AND GRASS COVER IS ACCEPTED BY THE LOCAL JURISDICTION.

6. WHEN SEDIMENT BASINS ARE REMOVED, ALL DISTURBED AREAS SHALL BE COVERED WITH TOPSOIL, SEEDED AND MULCHED OR OTHERWISE STABILIZED AS APPROVED BY

(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

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

CALL UTILITY LOCATORS UTILITY NOTIFICATION CENTER OF COLORADO

PRESERVE ANY AND ALL UNDERGROUND UTILITIES.

NO. REVISION DATE 3-07-23 REVISED PER EPC COMMENTS

REVIEW: PREPARED UNDER MY DIRECT SUPERVISION FOR AND ON BEHALF OF CLASSIC CONSULTING ENGINEERS AND SURVEYORS, LLC



RETREAT AT TIMBERRIDGE FILING NO. 3 CONSTRUCTION PLANS

GRADING & EROSION CONTROL PLAN EROSION CONTROL DETAILS

DESIGNED BY | MAW | SCALE DATE 11-22-202 MAW | (H) 1" = N/A | SHEET 6 OF 27 CHECKED BY

Colorado Springs, Colorado 80903 (719)785-0799(Fax)

EROSION, AND PERFORM NECESSARY MAINTENANCE.

3. WHERE BMPs HAVE FAILED, REPAIR OR REPLACEMENT SHOULD BE INITIATED UPON DISCOVERY OF THE FAILURE.

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

48 HOURS BEFORE YOU DIG,

Urban Drainage and Flood Control District

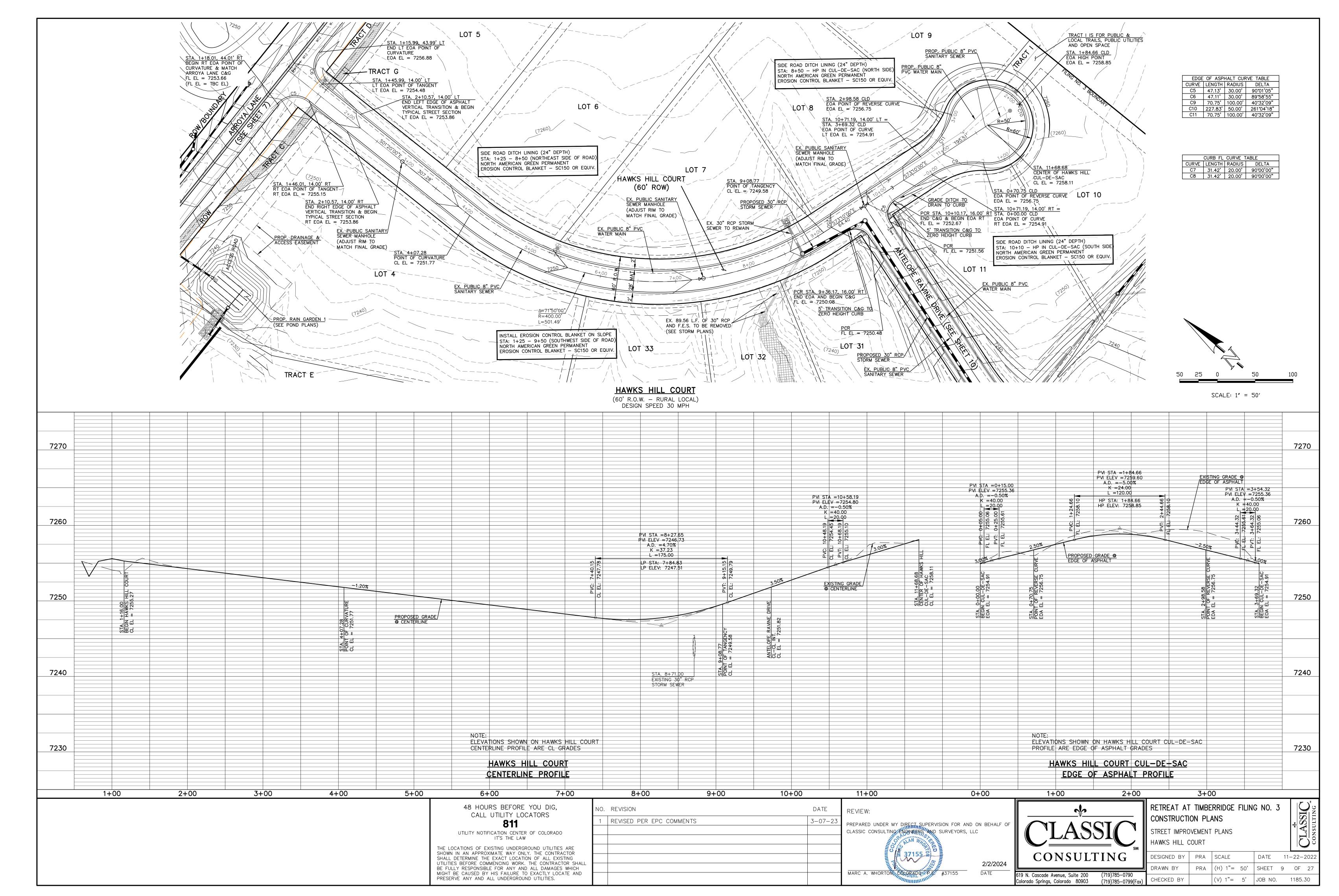
Urban Storm Drainage Criteria Manual Volume 3

IT'S THE LAW

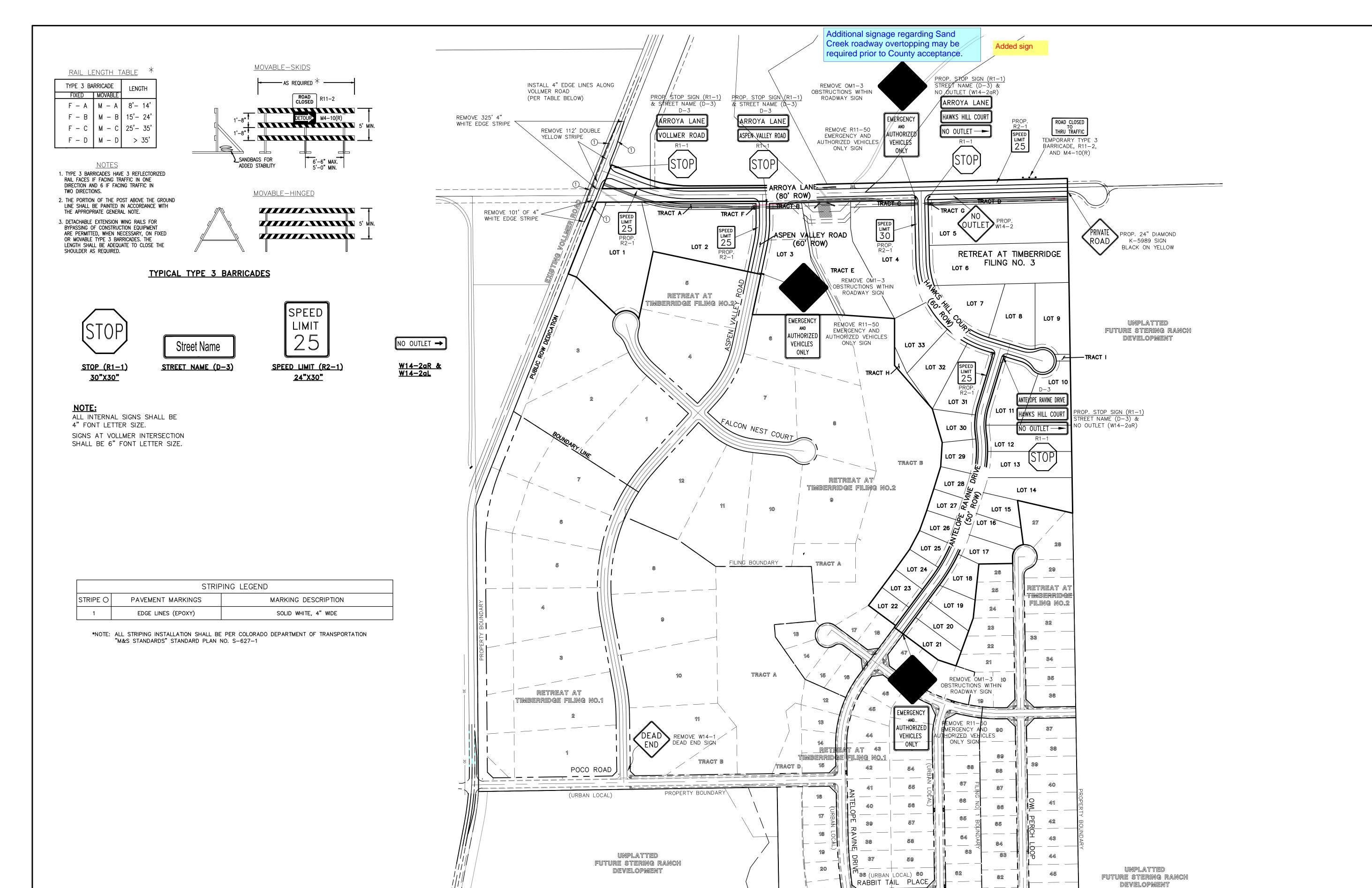
THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK. THE CONTRACTOR SHALL BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE CAUSED BY HIS FAILURE TO EXACTLY LOCATE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

2/2/2024

(V) 1"= N/A JOB NO. 1185.30



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200 100 200

SCALE: 1" = 200'

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NO. REVISION DATE REVISED PER COUNTY COMMENTS 2 | REVISED PER ARROYA ROADWAY DESIGN CHANGE 1/30/24

REVIEW: PREPARED UNDER MY DIRECT SUPERVISION FOR AND ON BEHALF OF CLASSIC CONSULTING ENGINEERS AND SURVEYORS, LLC 2/2/2024

CONSULTING

(719)785-0799(Fax)

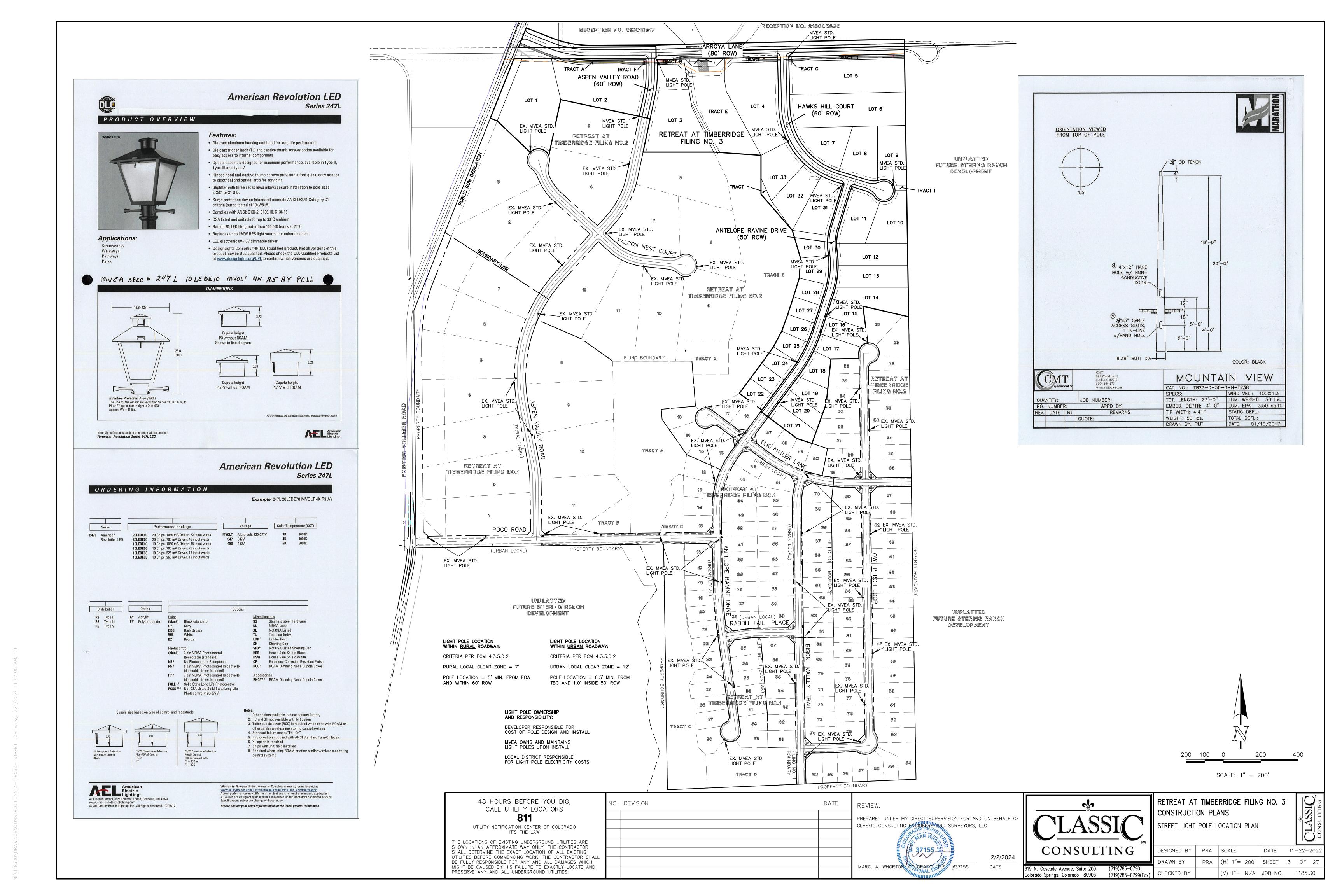
619 N. Cascade Avenue, Suite 200

Colorado Springs, Colorado 80903

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SIGNAGE & STRIPING PLAN

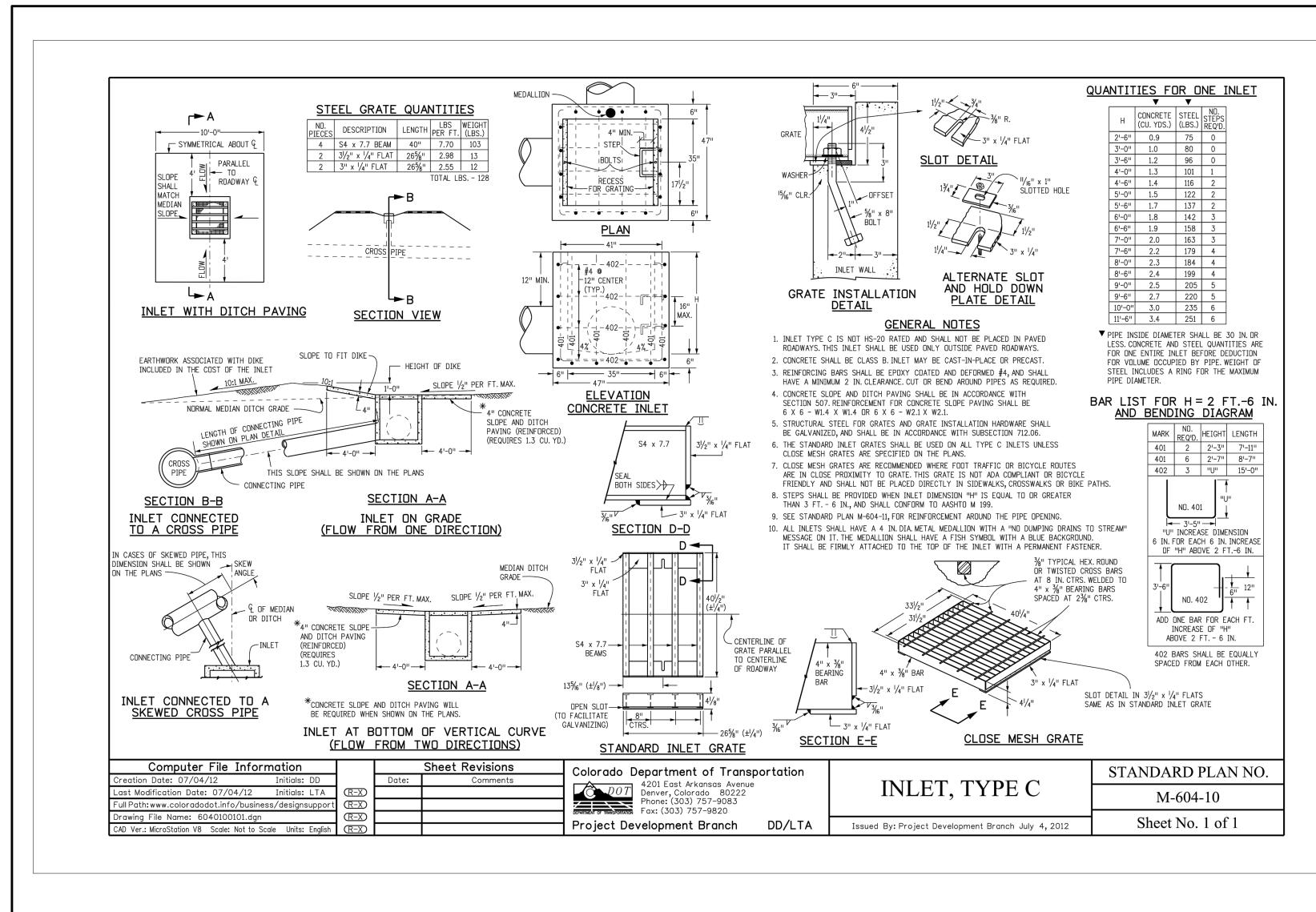
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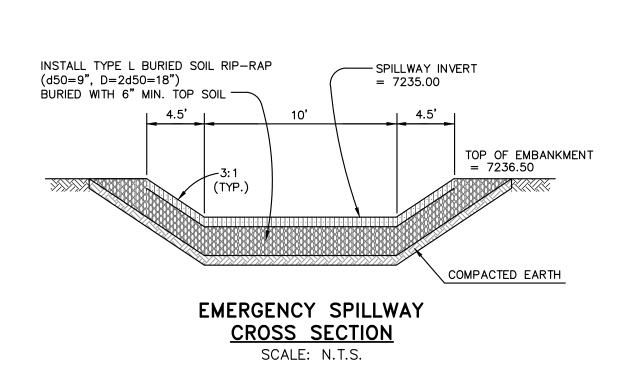


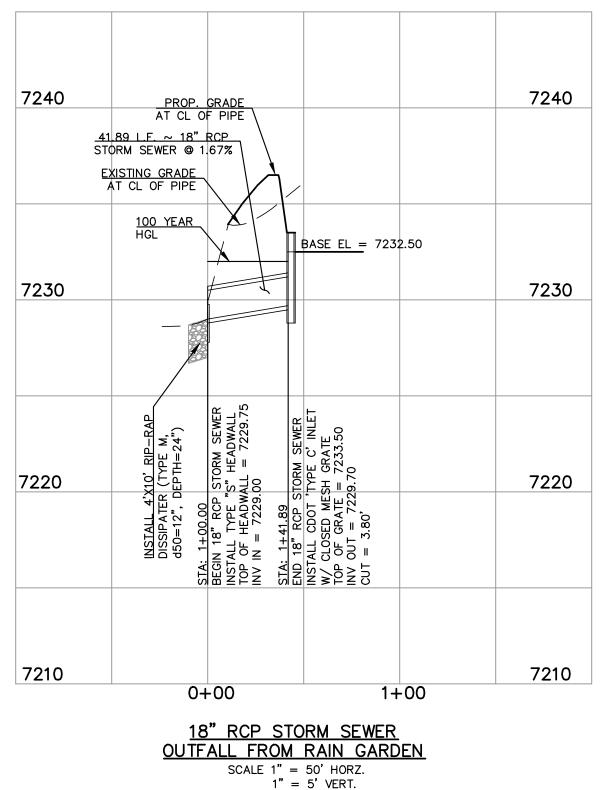
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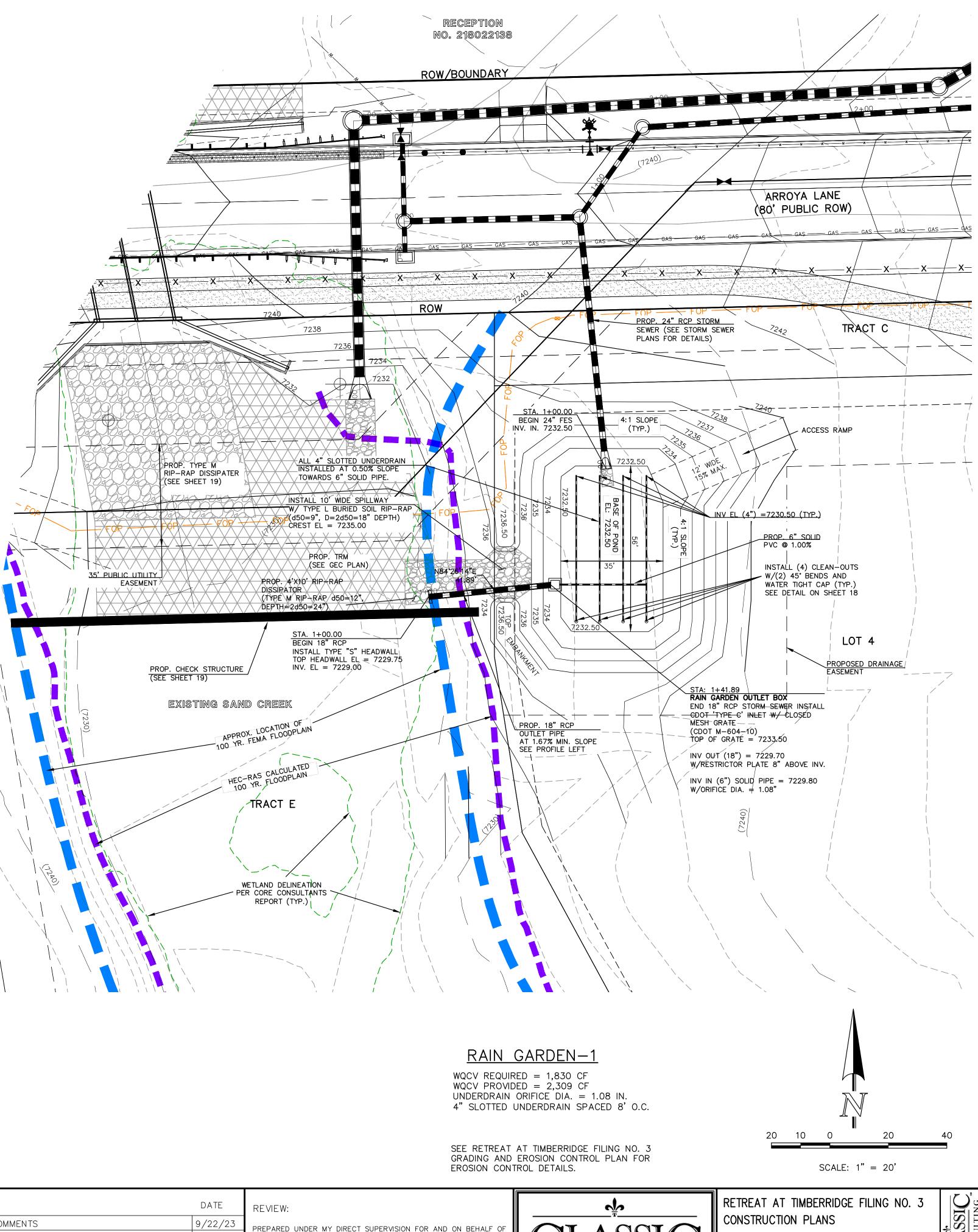
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(V) 1"= 5' JOB NO.









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NO. REVISION REVISED PER COUNTY COMMENTS REVISED PER COUNTY COMMENTS 10/31/23 3 | REVISED ELEVATIONS PER ROADWAY CHANGE 1/26/24 MARC A. WHORTON, COLORADO P.

PREPARED UNDER MY DIRECT SUPERVISION FOR AND ON BEHALF OF CLASSIC CONSULTING ENGINEERS AND SURVEYORS, LLC 3/14/2024

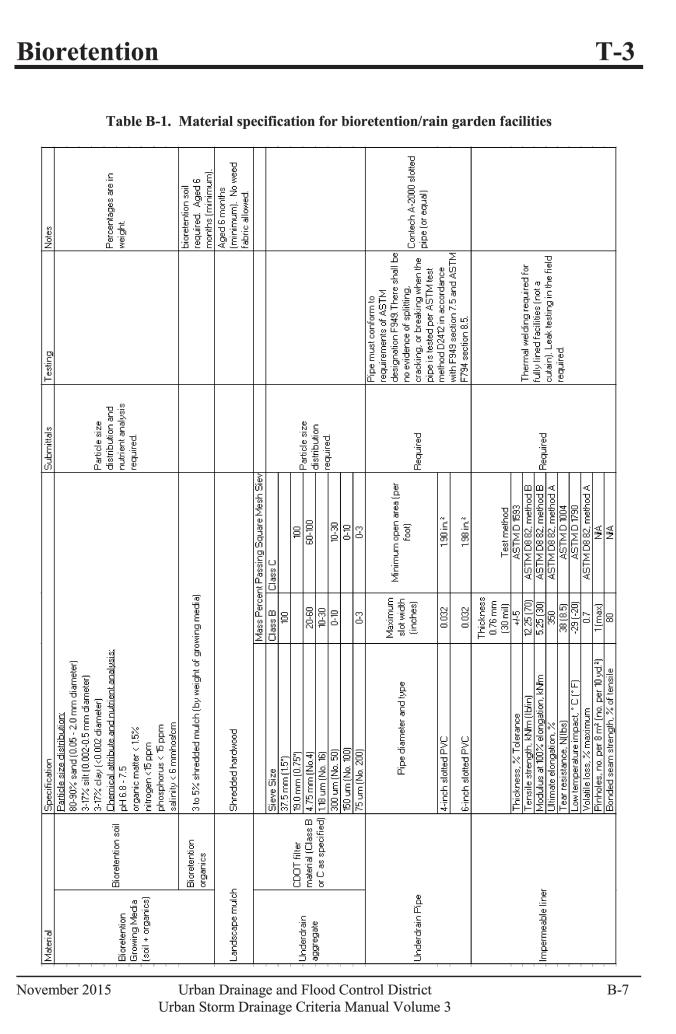
CONSULTING 619 N. Cascade Avenue, Suite 200

(719)785-0799(Fax)

Colorado Springs, Colorado 80903

RAIN GARDEN 1

DESIGNED BY | MAW | SCALE DATE 11-22-202 MAW (H) 1"= 30' | SHEET 17 OF 27 DRAWN BY CHECKED BY (V) 1"= N/A JOB NO. 1185.30



**T-3 Bioretention** 

Table B-3. Native seed mix for rain gardens

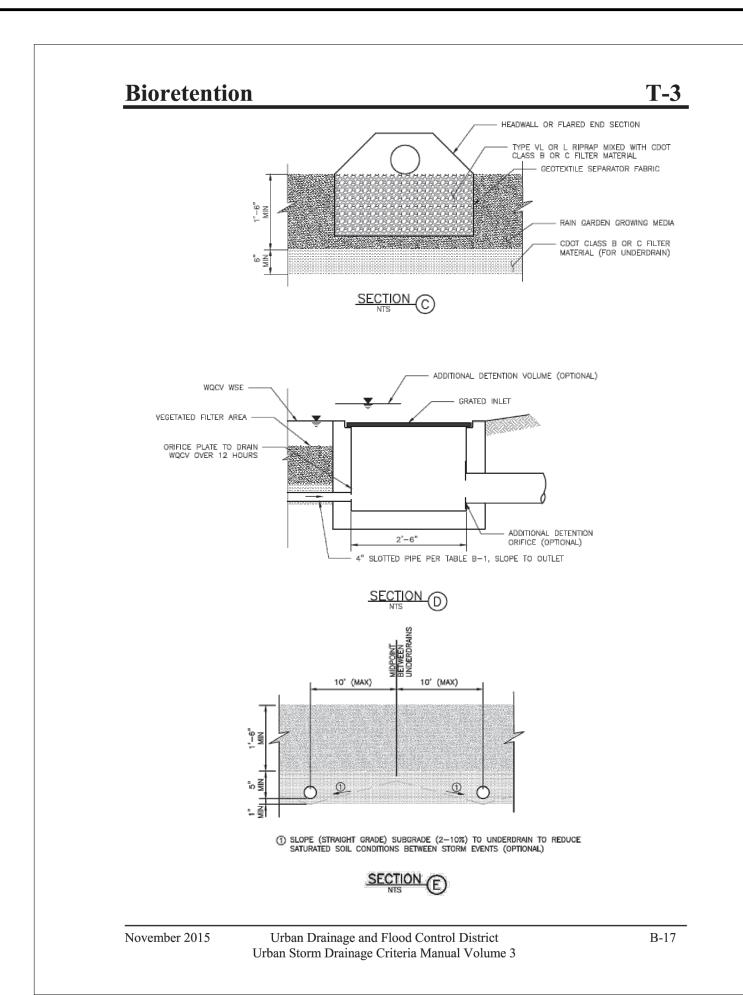
Common Name	Scientific Name	Variety	PLS <sup>2</sup> lbs per Acre	Ounces per Acre
Sand bluestem	bluestem Andropogon hallii Ga			
Sideoats grama	Bouteloua curtipendula	Butte	3	
Prairie sandreed	Calamovilfa longifolia	Goshen	3	
Indian ricegrass	Oryzopsis hymenoides	Paloma	3	
Switchgrass	Panicum virgatum	Blackwell	4	
Western wheatgrass	Pascopyrum smithii	Ariba	Ariba 3	
Little bluestem	Schizachyrium scoparium	Patura	3	
Alkali sacaton	Sporobolus airoides		3	
Sand dropseed	Sporobolus cryptandrus		3	
Pasture sage <sup>1</sup>	Artemisia frigida			2
Blue aster <sup>1</sup>	Aster laevis			4
Blanket flower <sup>1</sup>	Gaillardia aristata			8
Prairie coneflower <sup>1</sup>	Ratibida columnifera			4
Purple prairieclover <sup>1</sup>	Dalea (Petalostemum) purpurea			4
Sub-Totals:			27.5	22
Total lbs per acre:			28.9	

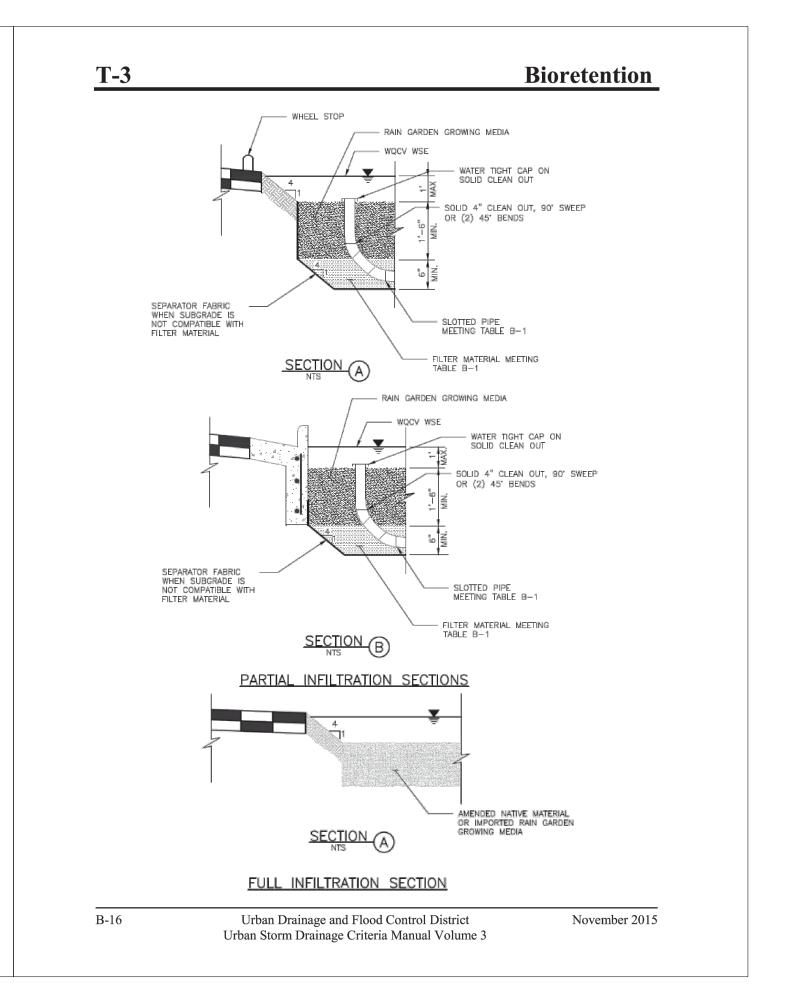
<sup>1</sup> Wildflower seed (optional) for a more diverse and natural look.

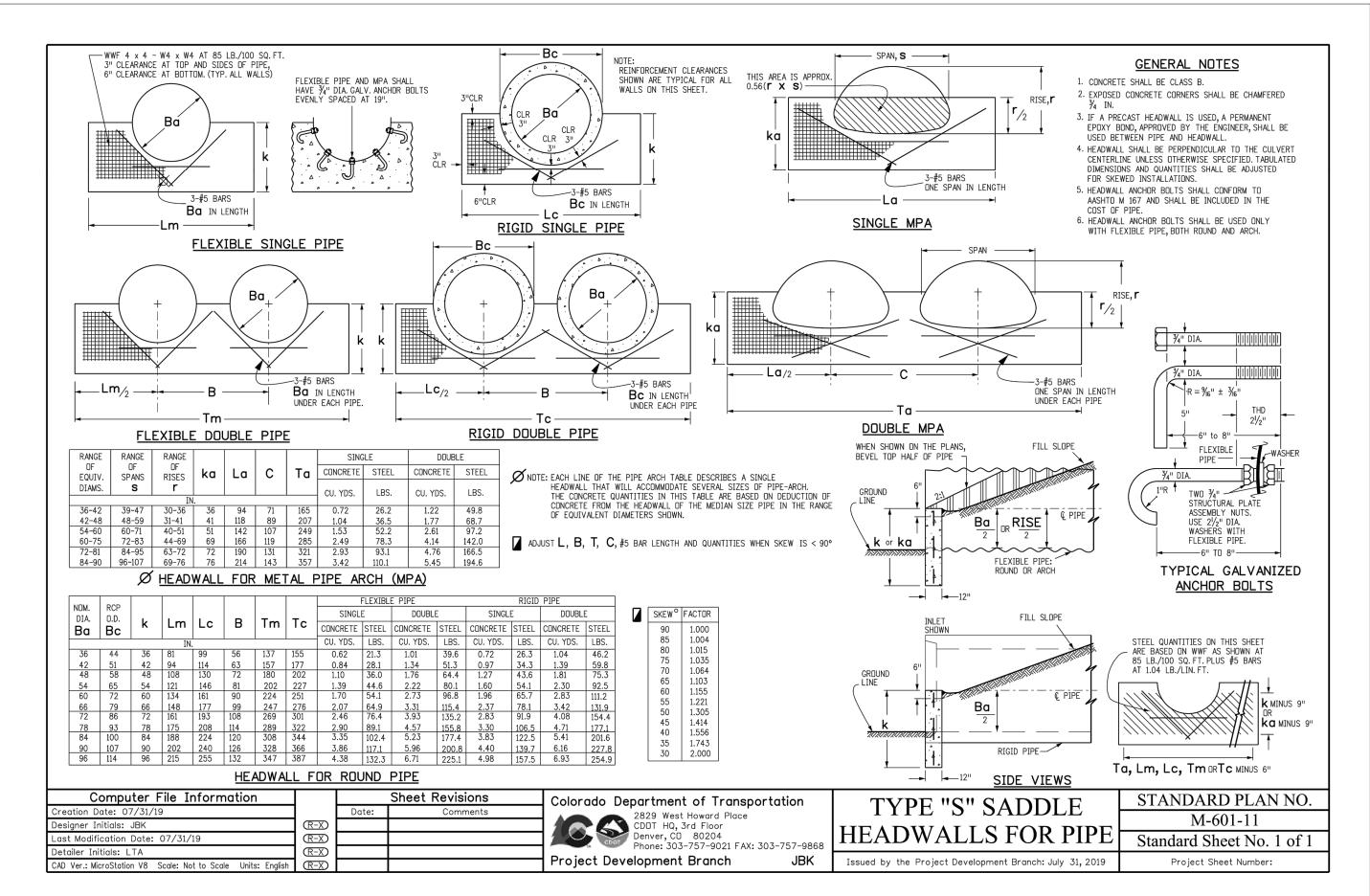
 $^{2}$  PLS = Pure Live Seed.

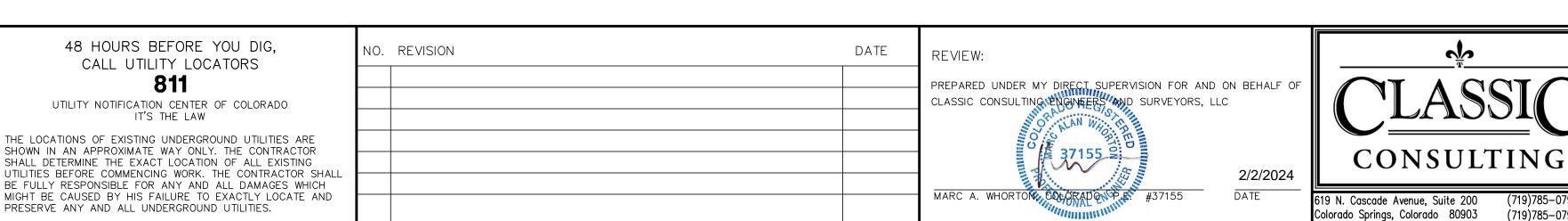
Urban Drainage and Flood Control District Urban Storm Drainage Criteria Manual Volume 3

November 2015







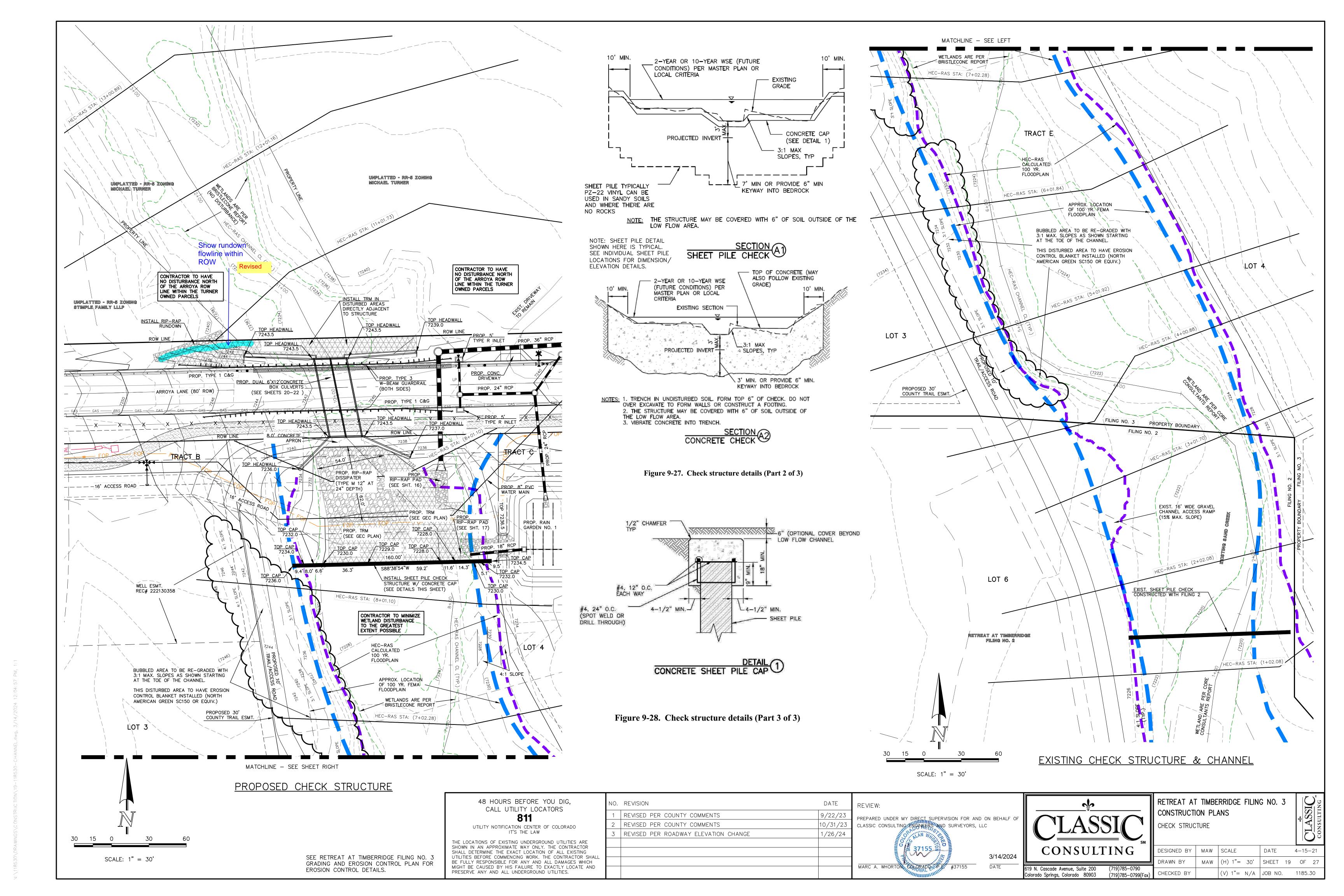


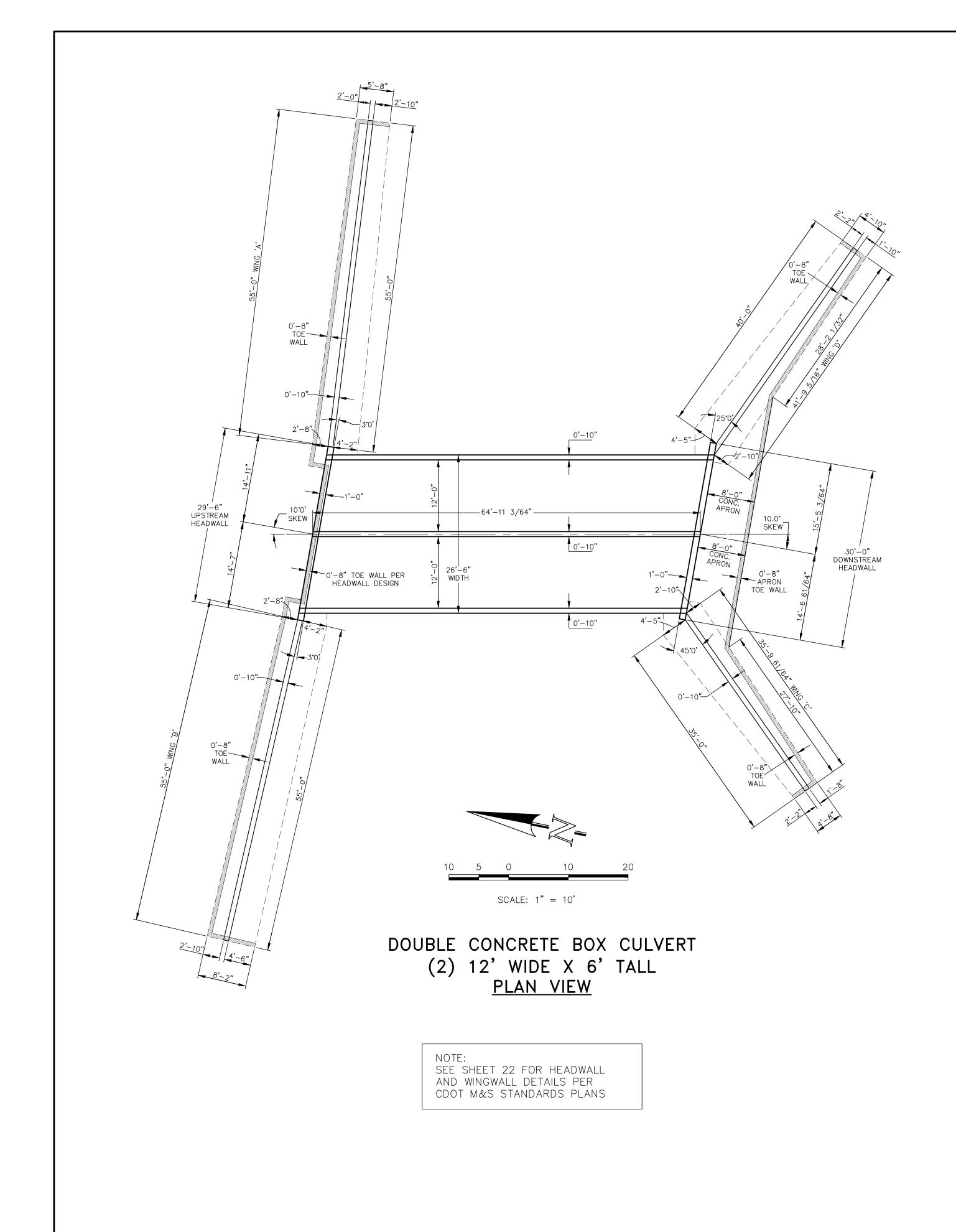
RETREAT AT TIMBERRIDGE FILING NO. 3 CONSTRUCTION PLANS

RAIN GARDEN 1 DETAILS

(719)785-0799(Fax)

DESIGNED BY | MAW | SCALE DATE 11-22-2022 MAW (H) 1"= 30' | SHEET 18 OF 27 DRAWN BY CHECKED BY (V) 1"= N/A JOB NO. 1185.30





64'-11 3/64" 24'-3 23/32" 40'-7 5/16" PEDESTRIAN RAILING ALONG TOP OF HEADWALL AND WINGWALLS PEDESTRIAN RAILING ALONG TOP OF HEADWALL AND WINGWALLS UPSTREAM DOWNSTREAM HEADWALL HEADWALL T.O.W. EL. 7243.50 GUARDRAIL-FINISHED ROAD 'GRADE 5'-7 9/16" ANTICIPATED GAS, TELEPHONE, CABLE RELOCATIONS (BY OTHERS) 12'-0" 12'-9 19/32" DOUBLE CONCRETE BOX CULVERT (2) 12' WIDE X 6' TALL @ -1.23% UPSTREAM — <u>INV\_FL. 7231</u>.5<u>0</u> INV. EL. 7230.70 EXIST./PROP. COVER OVER STEEL SLEEVE EXIST. 24" DIP WATER MAIN IN 36" STEEL SLEEVE

NOTE:
ALL ELEVATIONS, LOCATIONS AND
GEOMETRY TO BE VERIFIED PRIOR
TO CONSTRUCTION.

DOUBLE CONCRETE BOX CULVERT

(2) 12' WIDE X 6' TALL

PROFILE THROUGH CENTERLINE OF STRUCTURE

SCALE: 1"=10' (H), 1"=2' (V)

NOTE: SEE SHEET 22 FOR HEADWALL AND WINGWALL DETAILS PER CDOT M&S STANDARDS PLANS

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RETREAT AT TIMBERRIDGE FILING NO. 3 CONSTRUCTION PLANS

ARROYA CULVERT CROSSING
PLAN AND PROFILE

 BY
 MAW
 SCALE
 DATE
 1/26/24

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 PRA
 (H) 1"= 10"
 SHEET 20 OF 27

 BY
 (V) 1"= VARIES JOB NO.
 1185.30

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3/14/2024
DATE

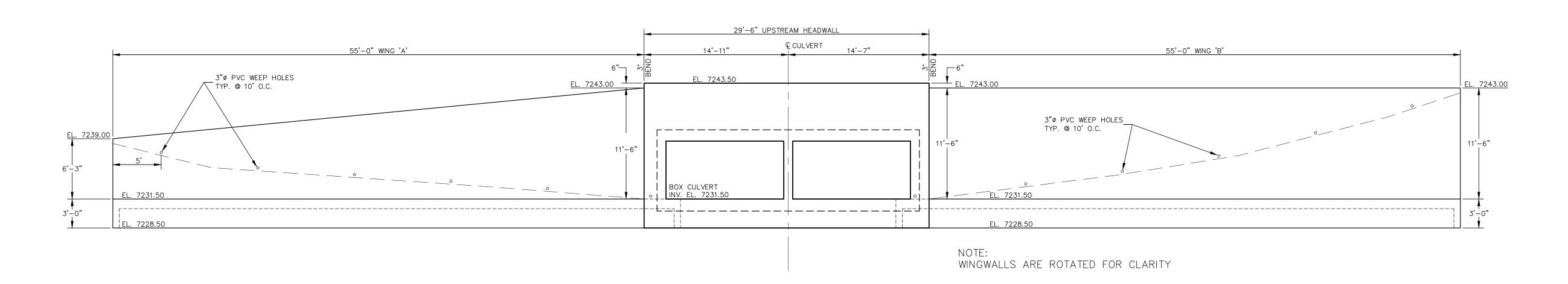
CONSULTING
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DESIGNED BY MAW SCALE

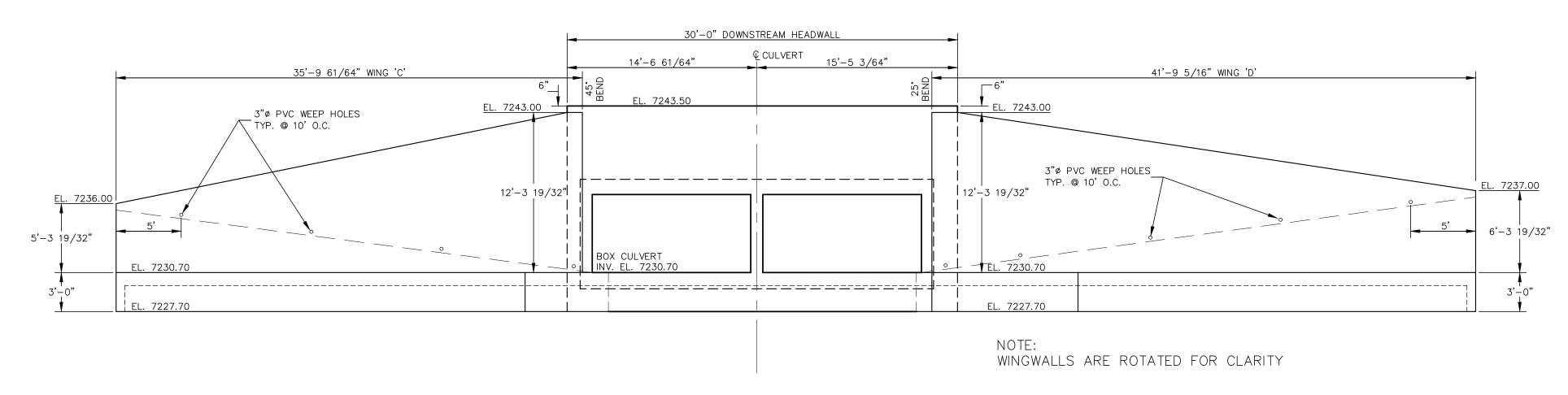
DRAWN BY PRA (H) 1"=

19)785-0790
19)785-0799(Fax)

CHECKED BY (V) 1"=



## DOUBLE CONCRETE BOX CULVERT (2) 12' WIDE X 6' TALL UPSTREAM END ELEVATION VIEW SCALE: 1" = 6'



# DOUBLE CONCRETE BOX CULVERT (2) 12' WIDE X 6' TALL DOWNSTREAM END ELEVATION VIEW

SCALE: 1" = 6'

NOTE: SEE SHEET 22 FOR HEADWALL AND WINGWALL DETAILS PER CDOT M&S STANDARDS PLANS

48 HOURS BEFORE YOU DIG, CALL UTILITY LOCATORS	NO. REVISION	DATE	REVIEW:	lacksquare
811  UTILITY NOTIFICATION CENTER OF COLORADO  IT'S THE LAW  THE LOCATIONS OF EXISTING 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			PREPARED UNDER MY DIRECT SUPERVISION FOR AND ON BEHALF OF CLASSIC CONSULTING ENGINEERS AND SURVEYORS, LLC  37155	CLASS CONSULTI
BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE CAUSED BY HIS FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.			MARC A. WHORTON, COLORADO NP.E. #37155 DATE	619 N. Cascade Avenue, Suite 200 (7 Colorado Springs, Colorado 80903 (7

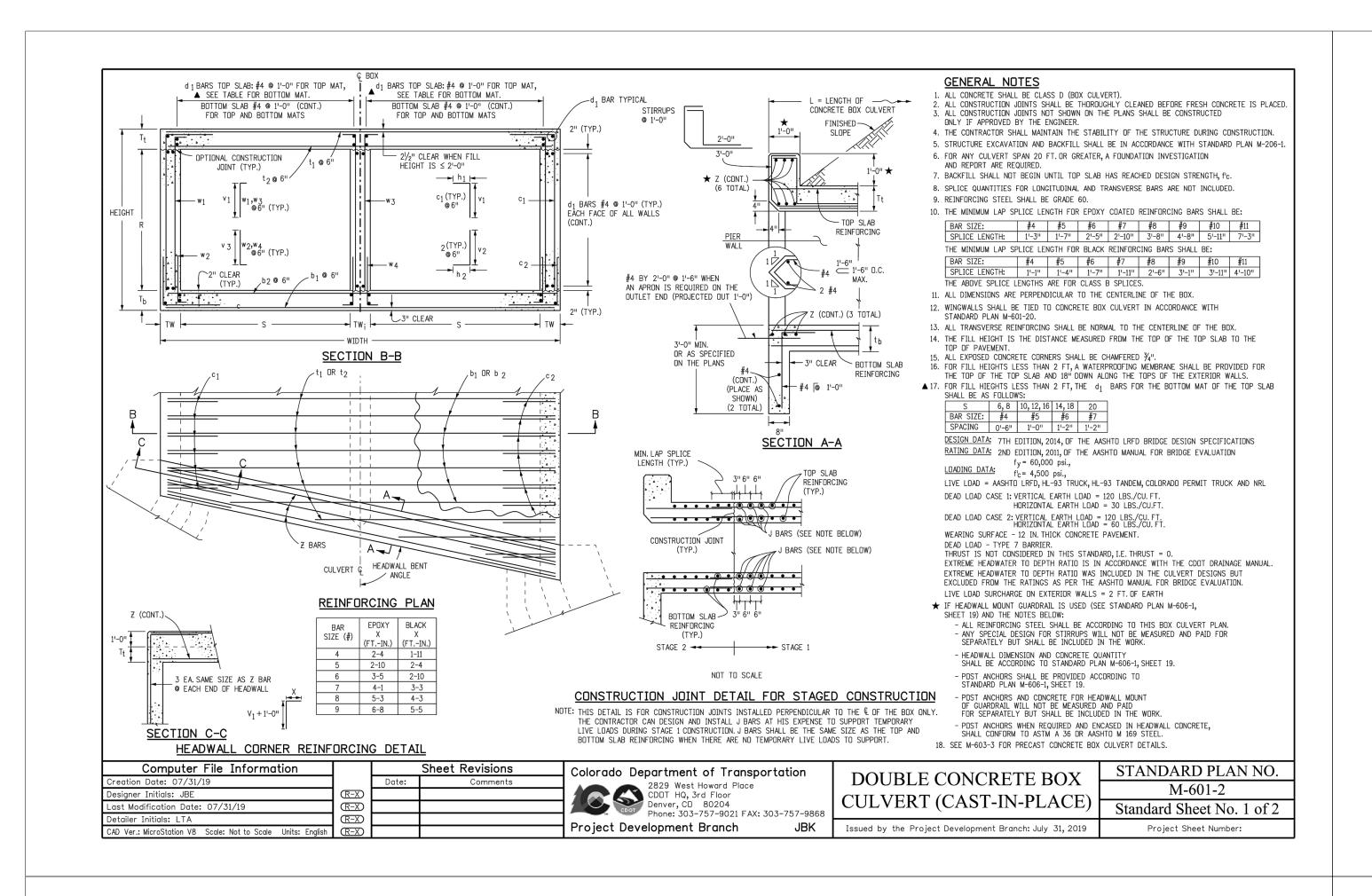


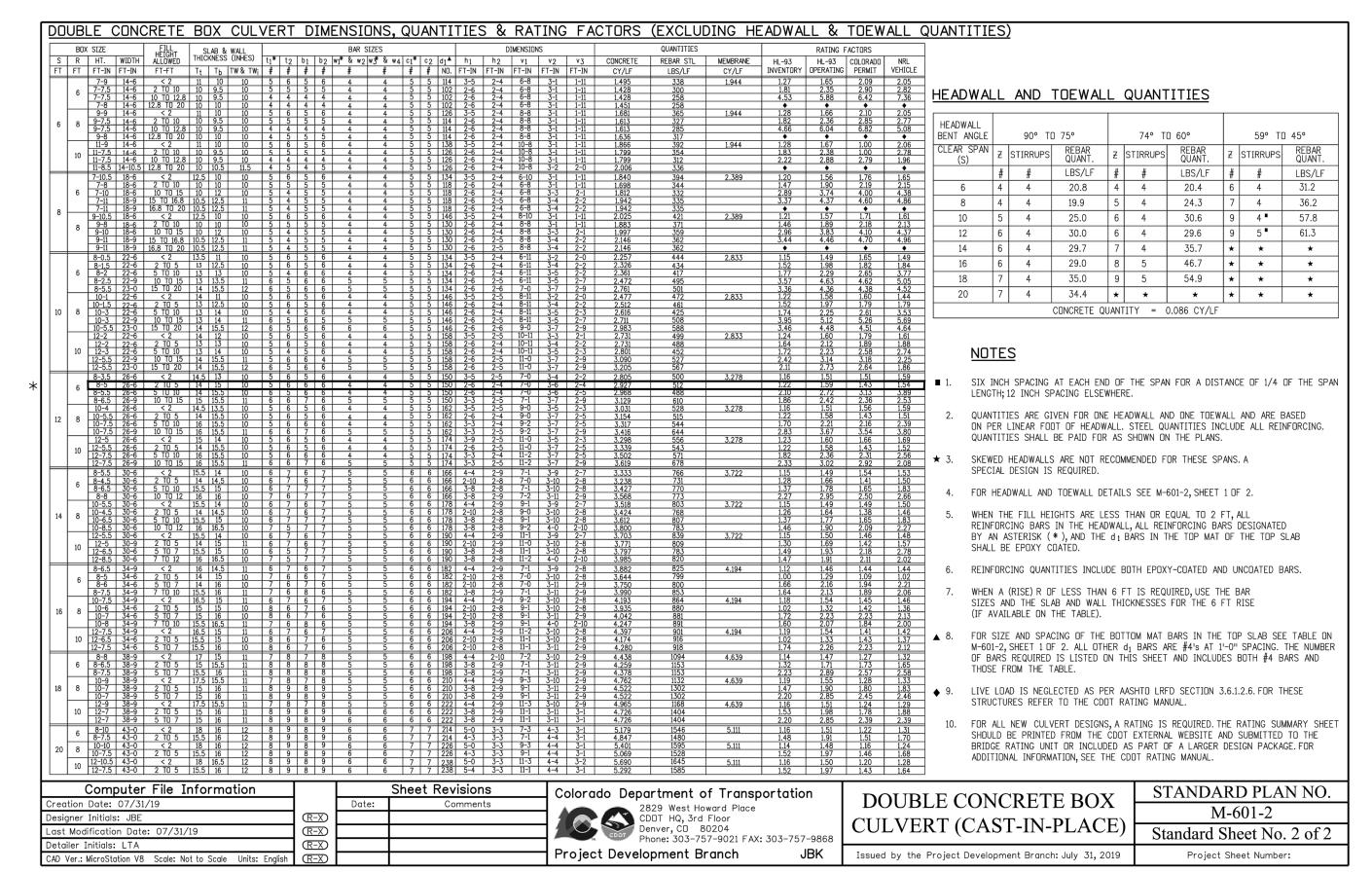
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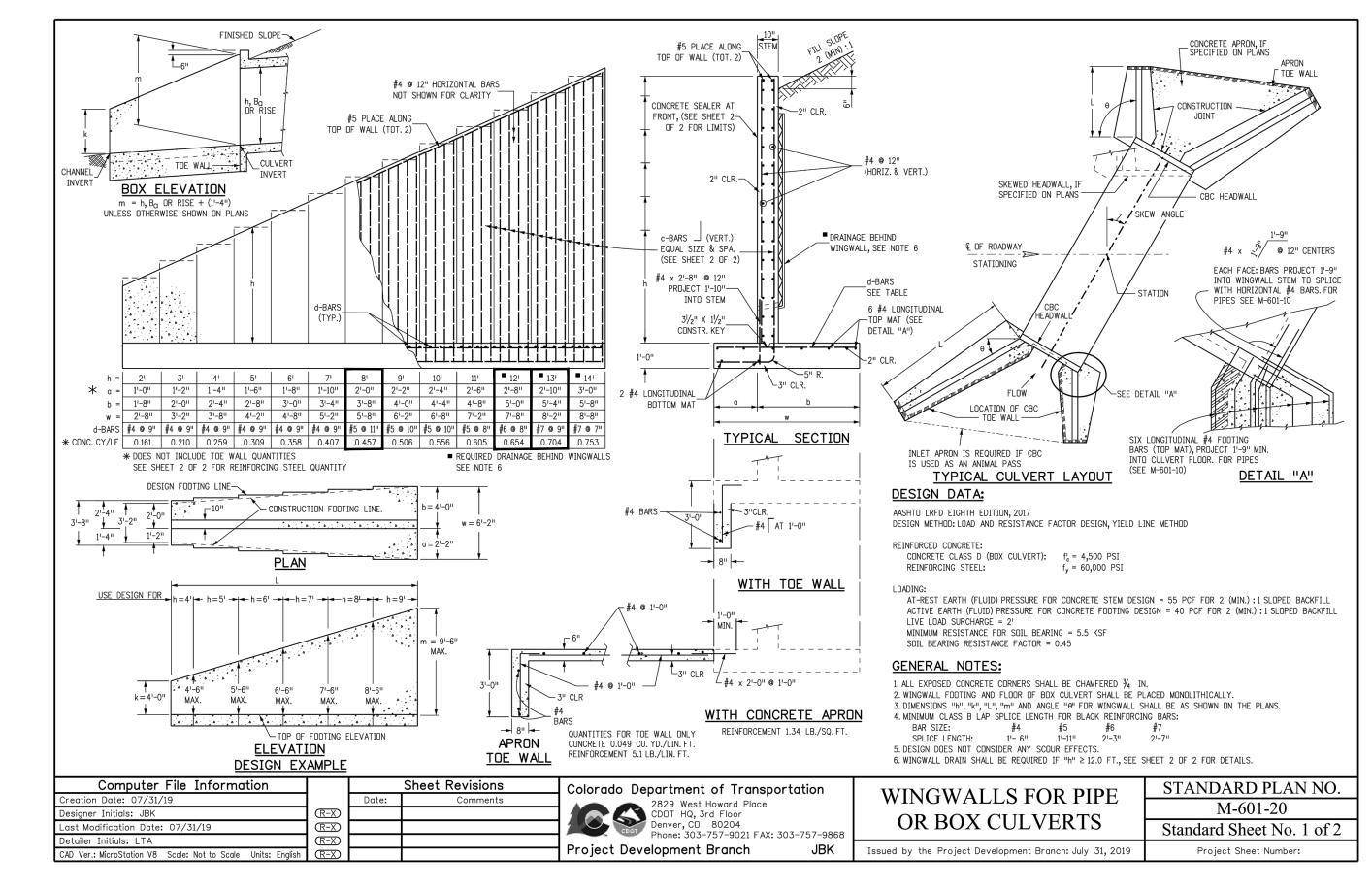
ARROYA CULVERT CROSSING END ELEVATION VIEWS

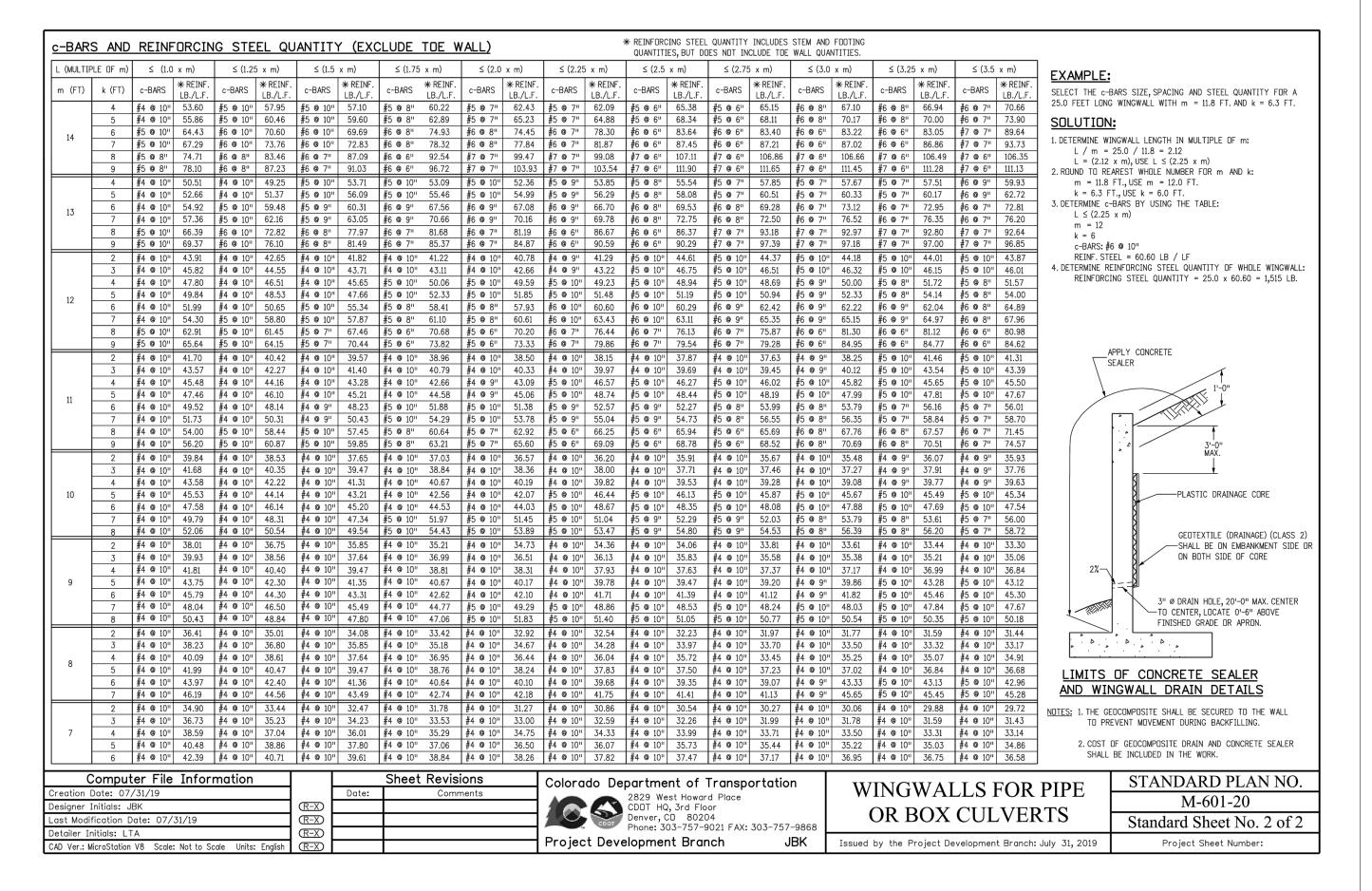
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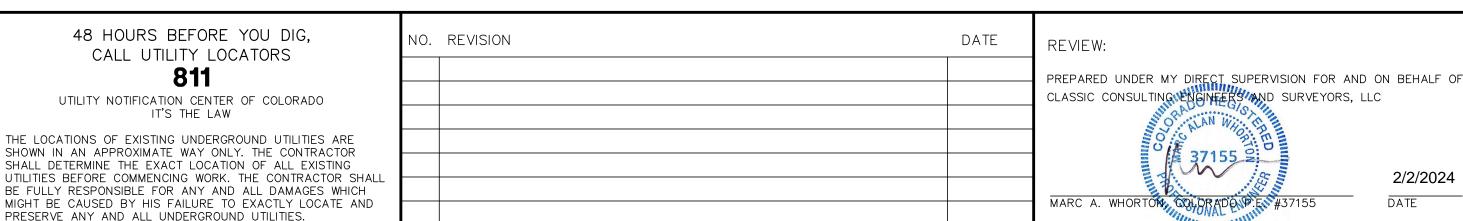














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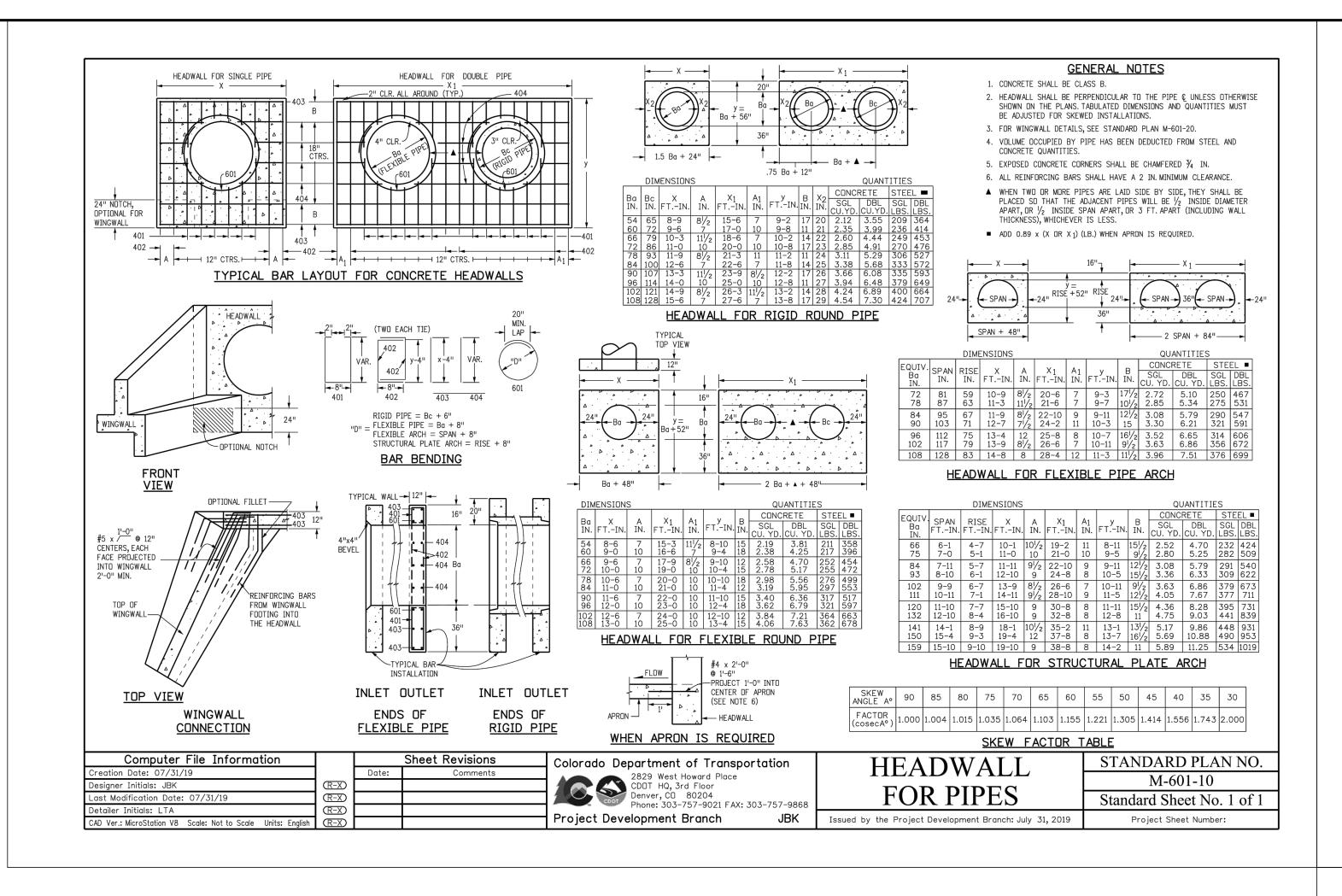
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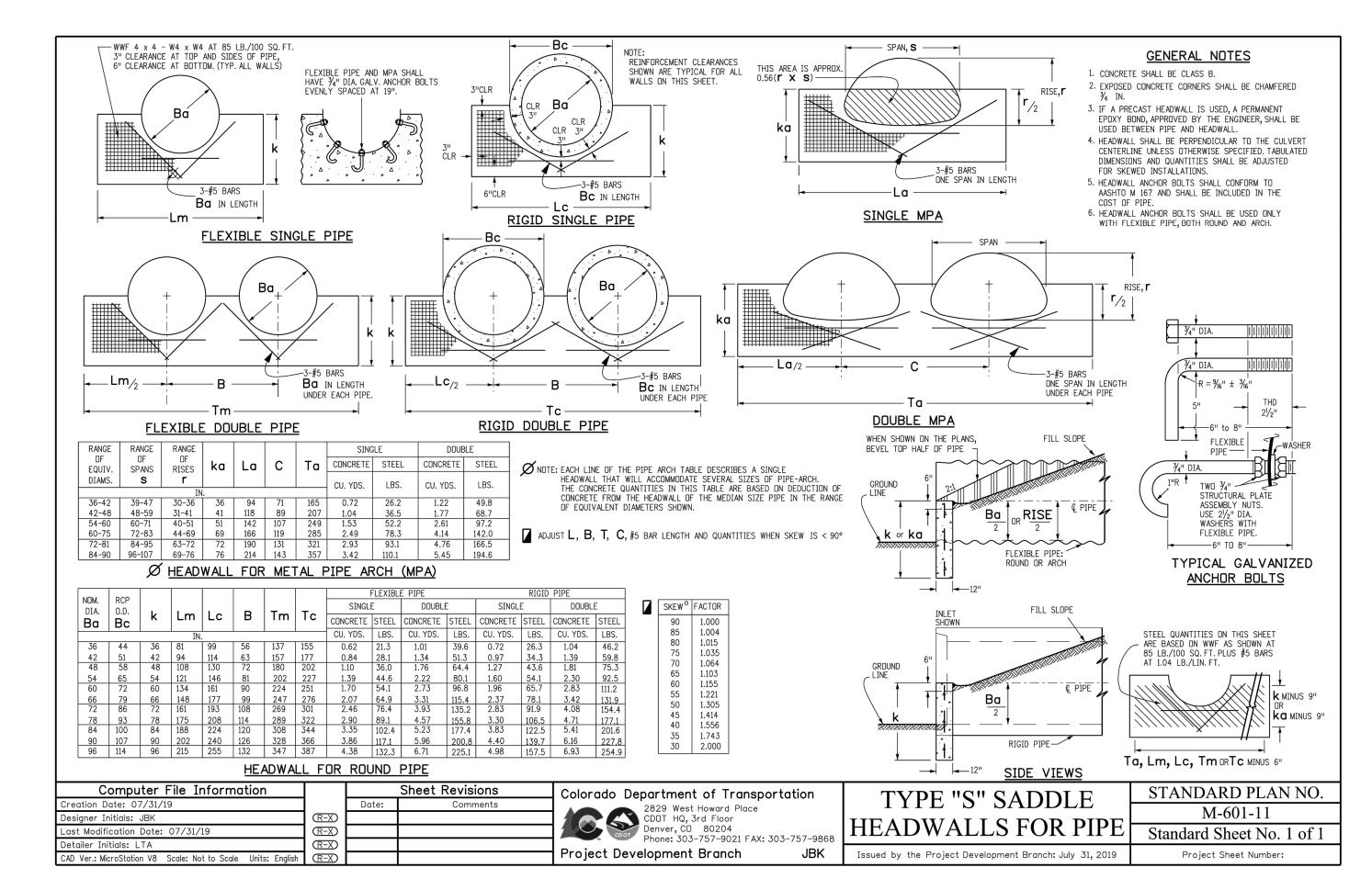
ARROYA CULVERT CROSSING

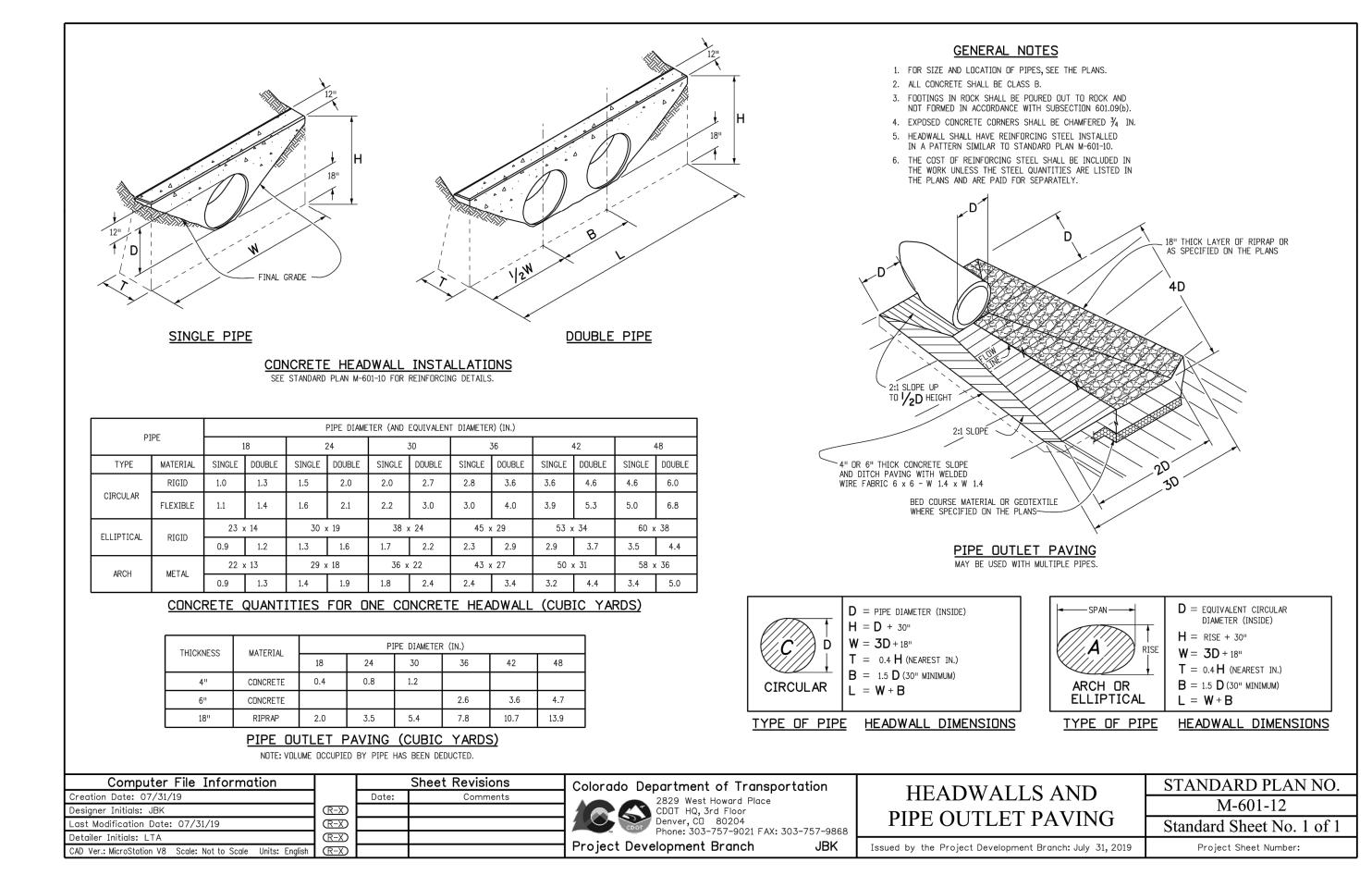
DESIGNED BY MAW SCALE DATE 11-22-202

DRAWN BY MAW (H) 1"= NA SHEET 22 OF 27

CHECKED BY (V) 1"= NA JOB NO. 1185.30



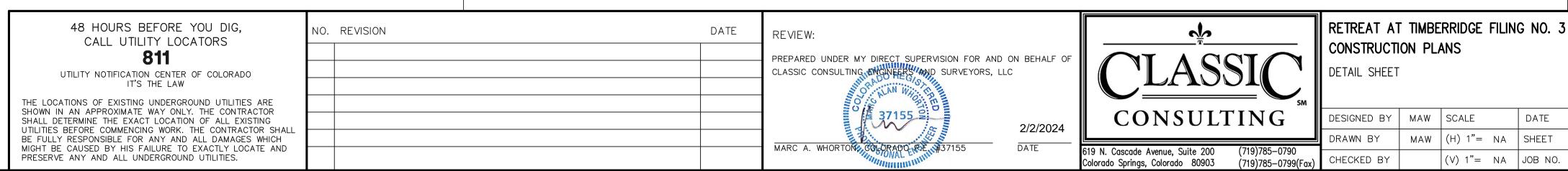


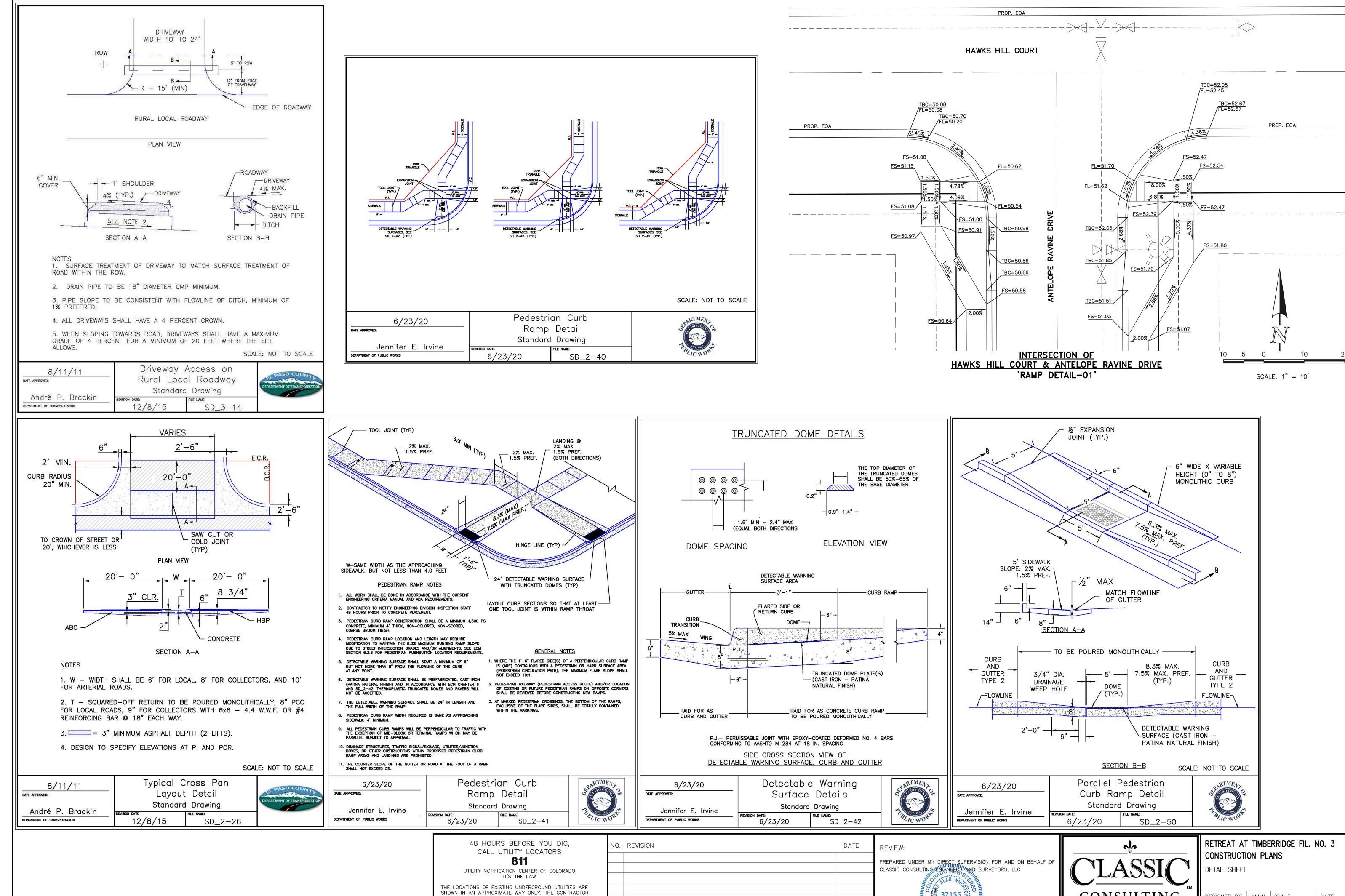


DATE 11-22-202

MAW | (H) 1" = NA | SHEET 23 OF 27

(V) 1"= NA JOB NO. 1185.30





SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING

PRESERVE ANY AND ALL UNDERGROUND UTILITIES.

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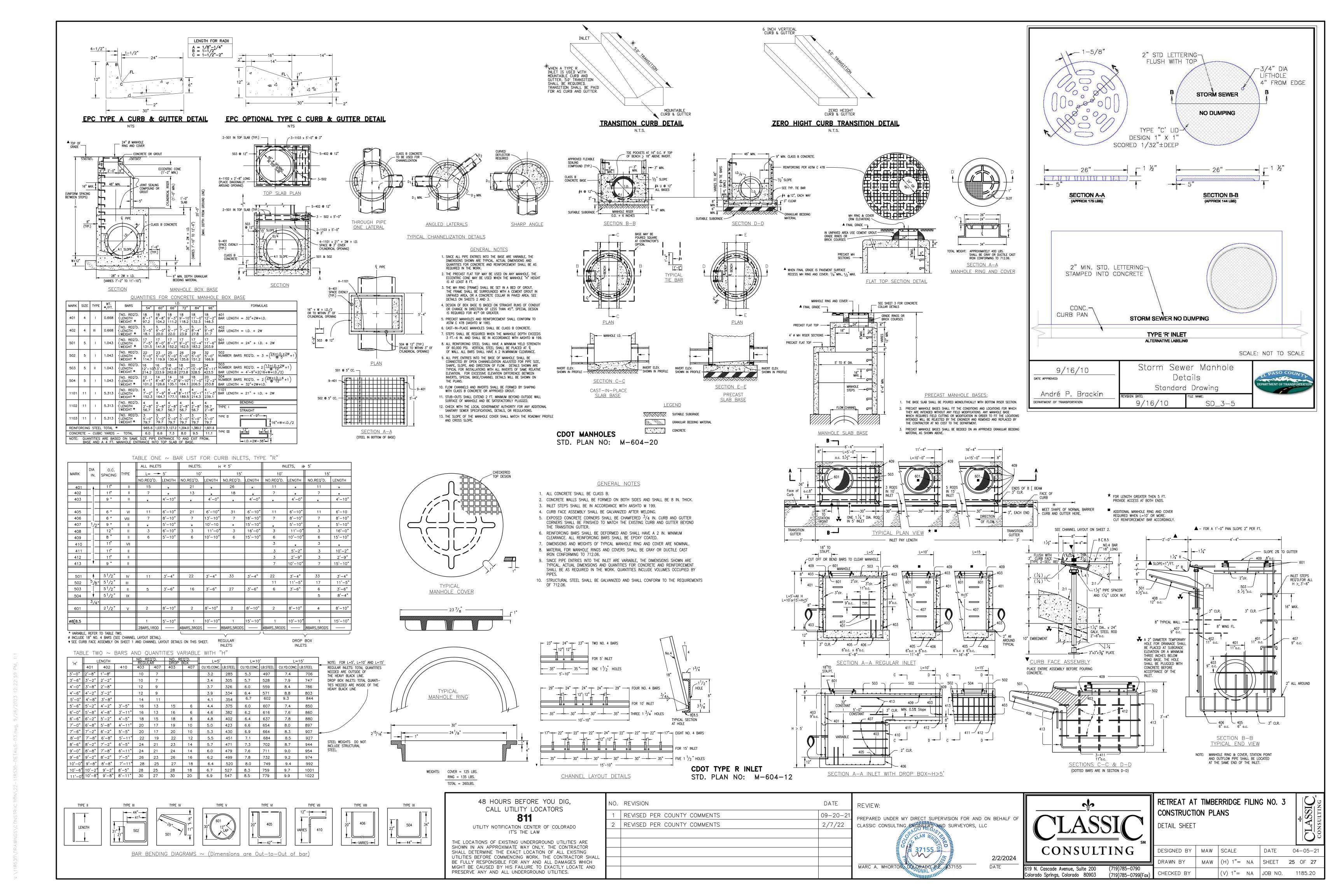
CONSULTING DESIGNED BY | MAW | SCALE DATE 11-22-202 MAW | (H) 1" = NA | SHEET 24 OF 27 619 N. Cascade Avenue, Suite 200 (V) 1"= NA JOB NO. 1185.30 CHECKED BY Colorado Springs, Colorado 80903 (719)785-0799(Fax)

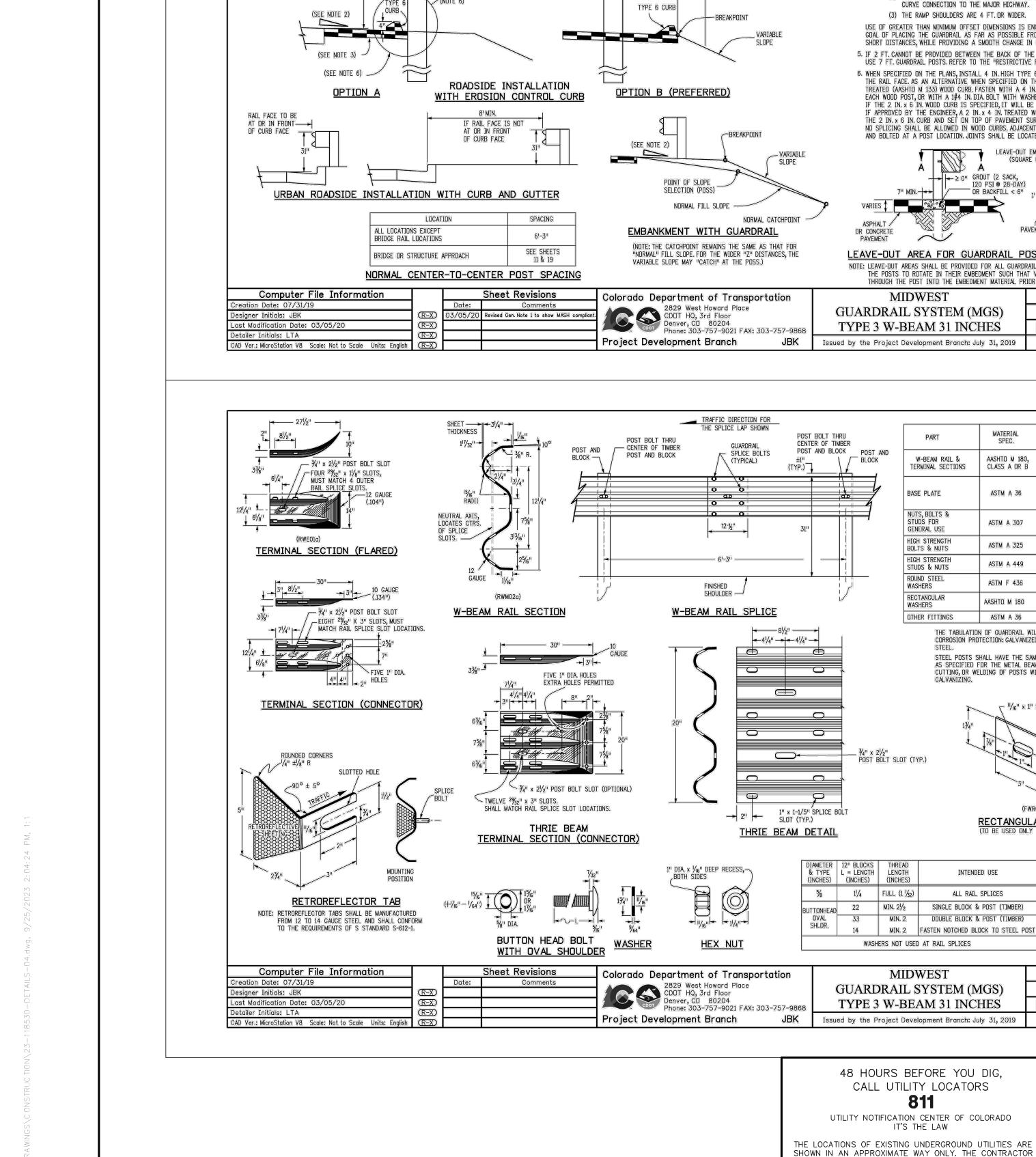
2/2/2024

MARC A. WHORTON, COLORADO P.E. #3715

PROP. EOA

SCALE: 1" = 10'





OF GUARDRAIL BEAM

ON SHEET 2

PAVED SHOULDER -

(SFF NOTF

7' POST

RESTRICTIVE ROADSIDE INSTALLATION

WITH 7 FOOT GUARDRAIL POSTS

- OBSTRUCTION

IS ±1" (TYP.)

— OBSTRUCTION

NORMAL EDGE OF

FARTH SHOULDER

OR 2" MIN. HMA

NORMAL ROADSIDE INSTALLATION

WHEN FILL REQUIRES GUARDRAIL

7' POST IDENTIFICATION

(SEE NOTE 11 ON SHEET 2)

-BREAKPOINT

O FT. FOR SHOULDERS 8 FT. OR WIDER

2 FT. DESIRABLE FOR 4 FT. SHOULDERS

IS 4 FT. FROM THE TRAVELED WAY.

**MIDWEST** 

W-BEAM RAIL &

BASE PLATE

IUTS, BOLTS &

GENERAL USE

HIGH STRENGTH

BOLTS & NUTS

STUDS & NUTS

RECTANGULAR

OTHER FITTINGS

\_ ¾" x 2½" POST BOLT SLOT (TYP.)

11/4 | FULL (1 1/32)

MIN.  $2\frac{1}{2}$ 

MIN. 2

WASHERS NOT USED AT RAIL SPLICES

MIDWEST

GUARDRAIL SYSTEM (MGS)

TYPE 3 W-BEAM 31 INCHES

Issued by the Project Development Branch: July 31, 2019

48 HOURS BEFORE YOU DIG,

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UTILITY NOTIFICATION CENTER OF COLORADO IT'S THE LAW

SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING

PRESERVE ANY AND ALL UNDERGROUND UTILITIES.

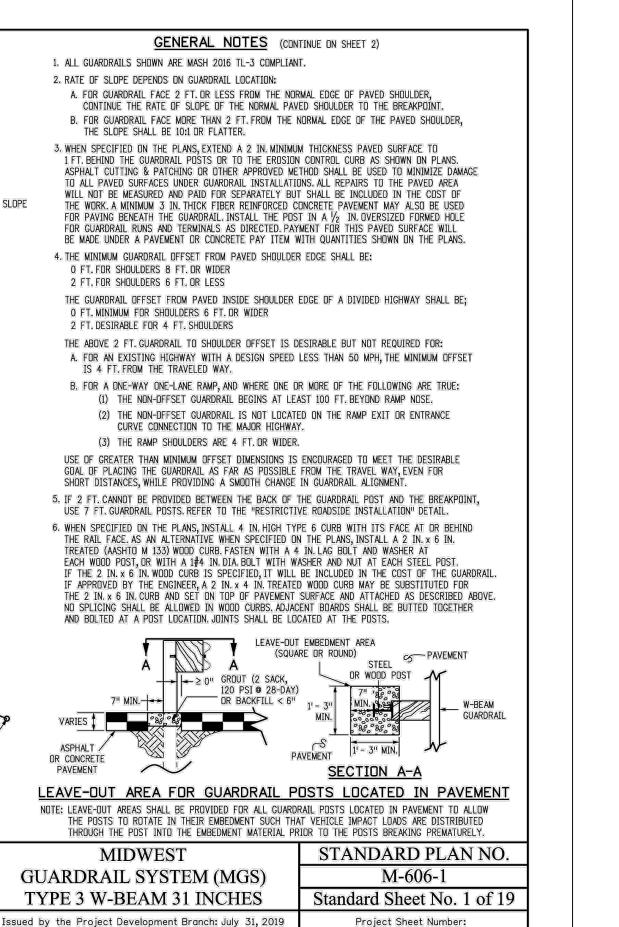
UTILITIES BEFORE COMMENCING WORK. THE CONTRACTOR SHALL BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH

MIGHT BE CAUSED BY HIS FAILURE TO EXACTLY LOCATE AND

\_

TERMINAL SECTIONS

2 FT. FOR SHOULDERS 6 FT. OR LESS



CORROSION-RESISTANT

AASHTO M 180,

AASHTO M 232,

AASHTO-AGC-ARTBA NO. BOLTS, NUTS

FBB04

FBB05

8 PER SPLICE\*

1 PER BLOCK

STANDARD PLAN NO.

M-606-1

Standard Sheet No. 3 of 19

Project Sheet Number

1 PER POST

1 PER POST

GALVANIZING

AASHTO M 180

TYPE 1 OR 2

AASHTO M 111

SPEC.

AASHTO M 180.

CLASS A DR B

ASTM A 36

ASTM A 307

ASTM A 325

ASTM A 449

ASTM F 436

AASHTO M 180

ASTM A 36 AASHTO M 111

THE TABULATION OF GUARDRAIL WILL SPECIFY THE TYPE OF

AS SPECIFIED FOR THE METAL BEAM RAIL. PUNCHING, DRILLING,

CUTTING, OR WELDING OF POSTS WILL NOT BE PERMITTED AFTER

| ||/<sub>16</sub>" x 1" SLOTTED HOLE

RECTANGULAR WASHER

INTENDED USE

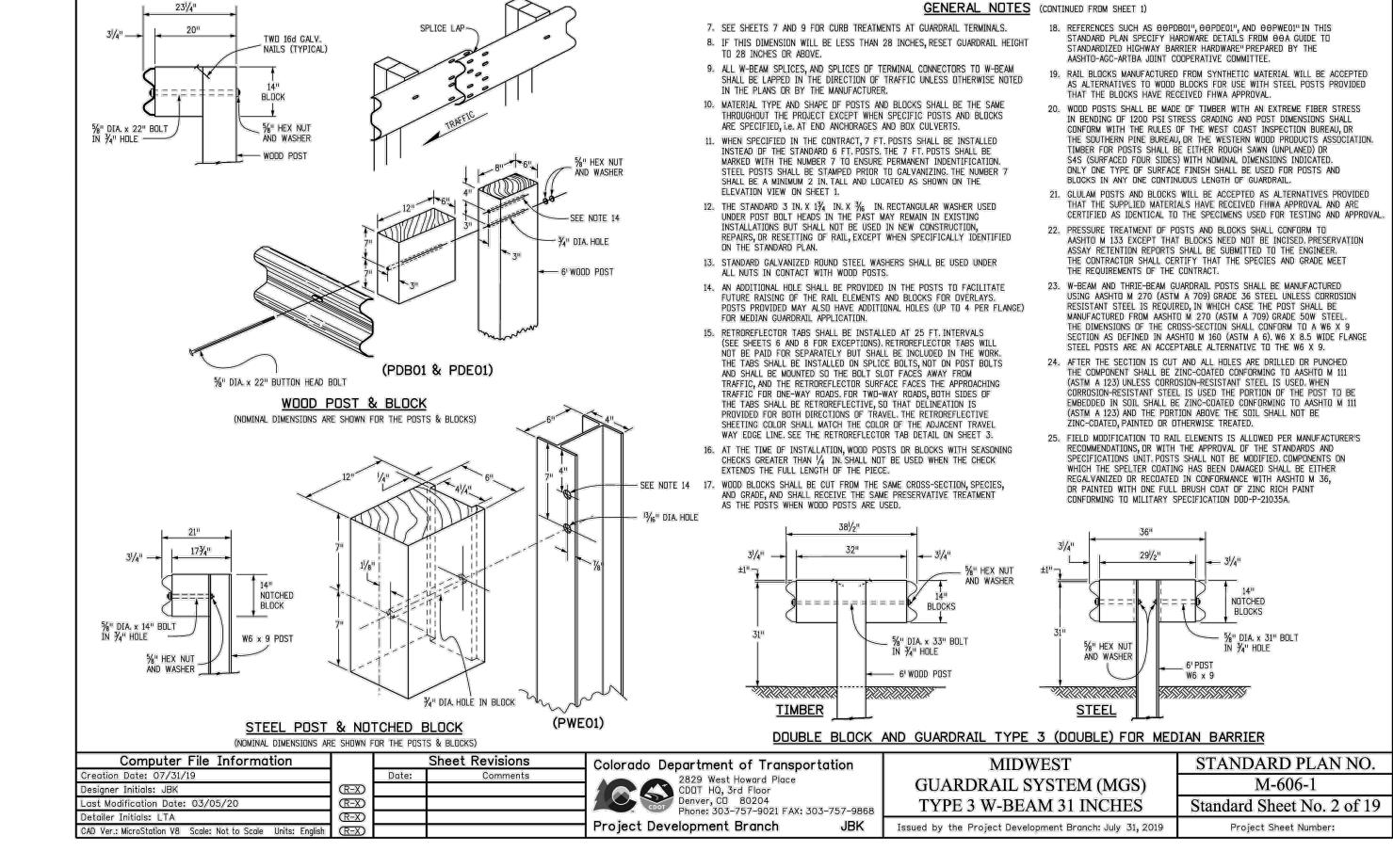
ALL RAIL SPLICES

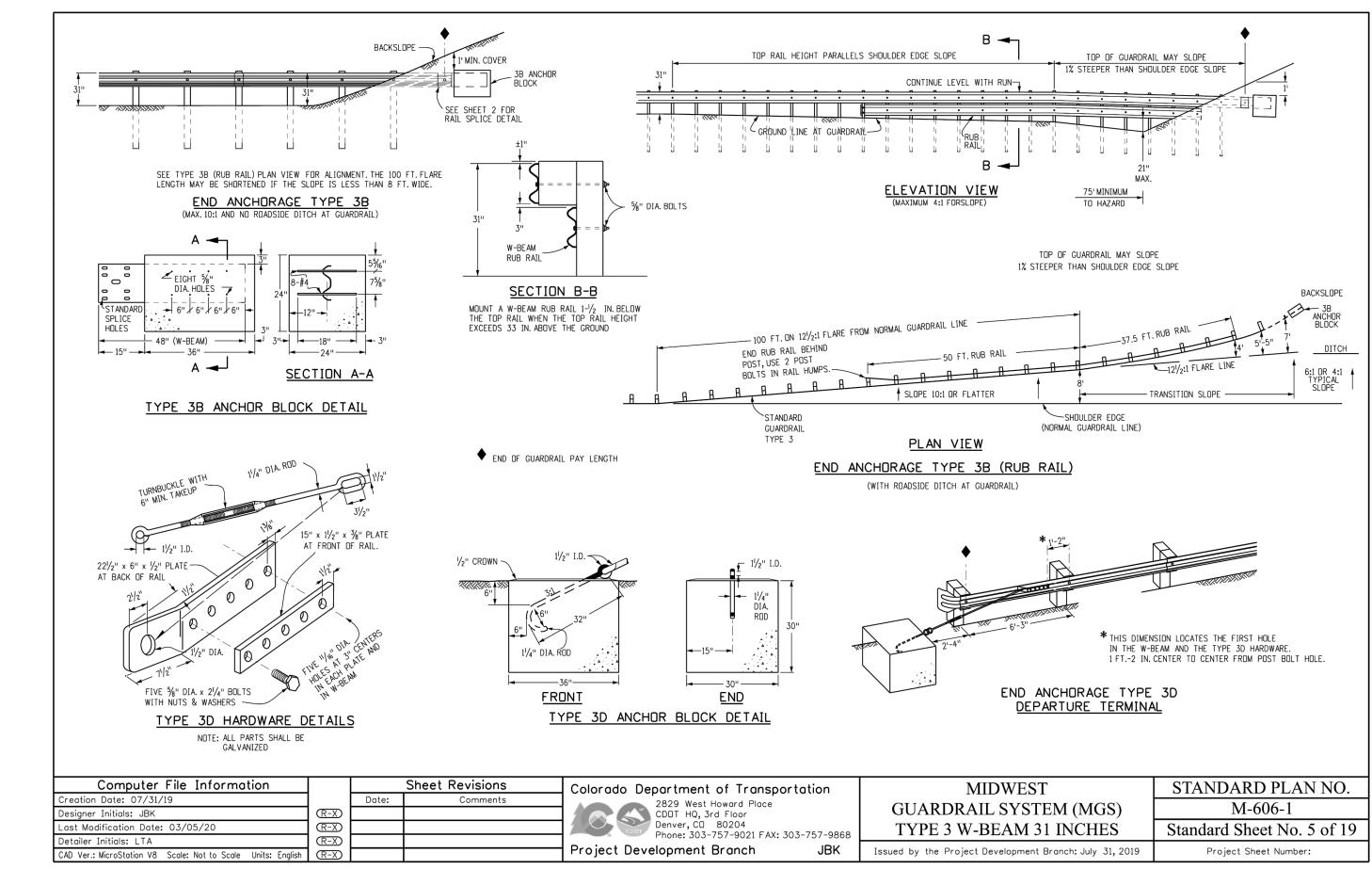
SINGLE BLOCK & POST (TIMBER)

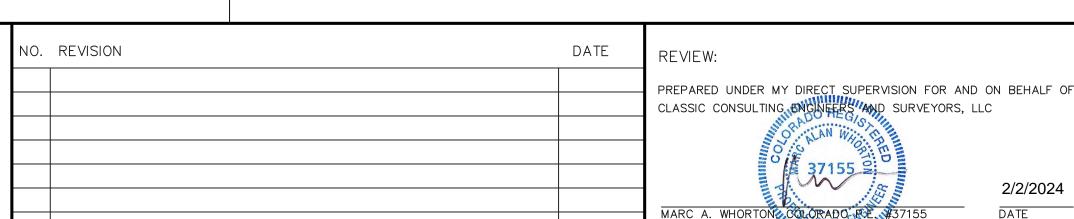
DOUBLE BLOCK & POST (TIMBER)

MIN. 2 FASTEN NOTCHED BLOCK TO STEEL POST FBB03

CORROSION PROTECTION: GALVANIZED OR CORROSION - RESISTANT







RETREAT AT TIMBERRIDGE FILING NO. 3 CONSTRUCTION PLANS

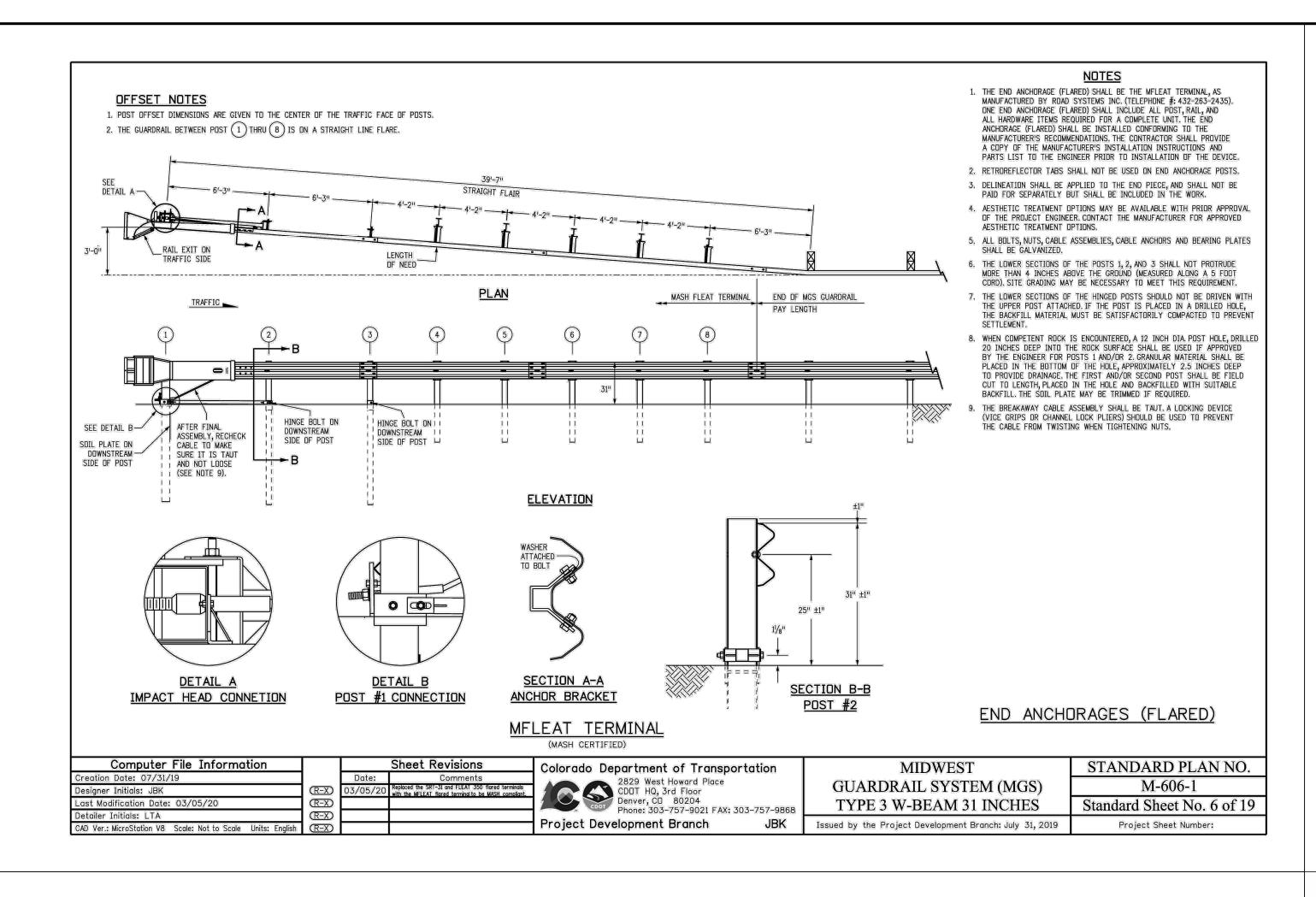
DETAIL SHEET

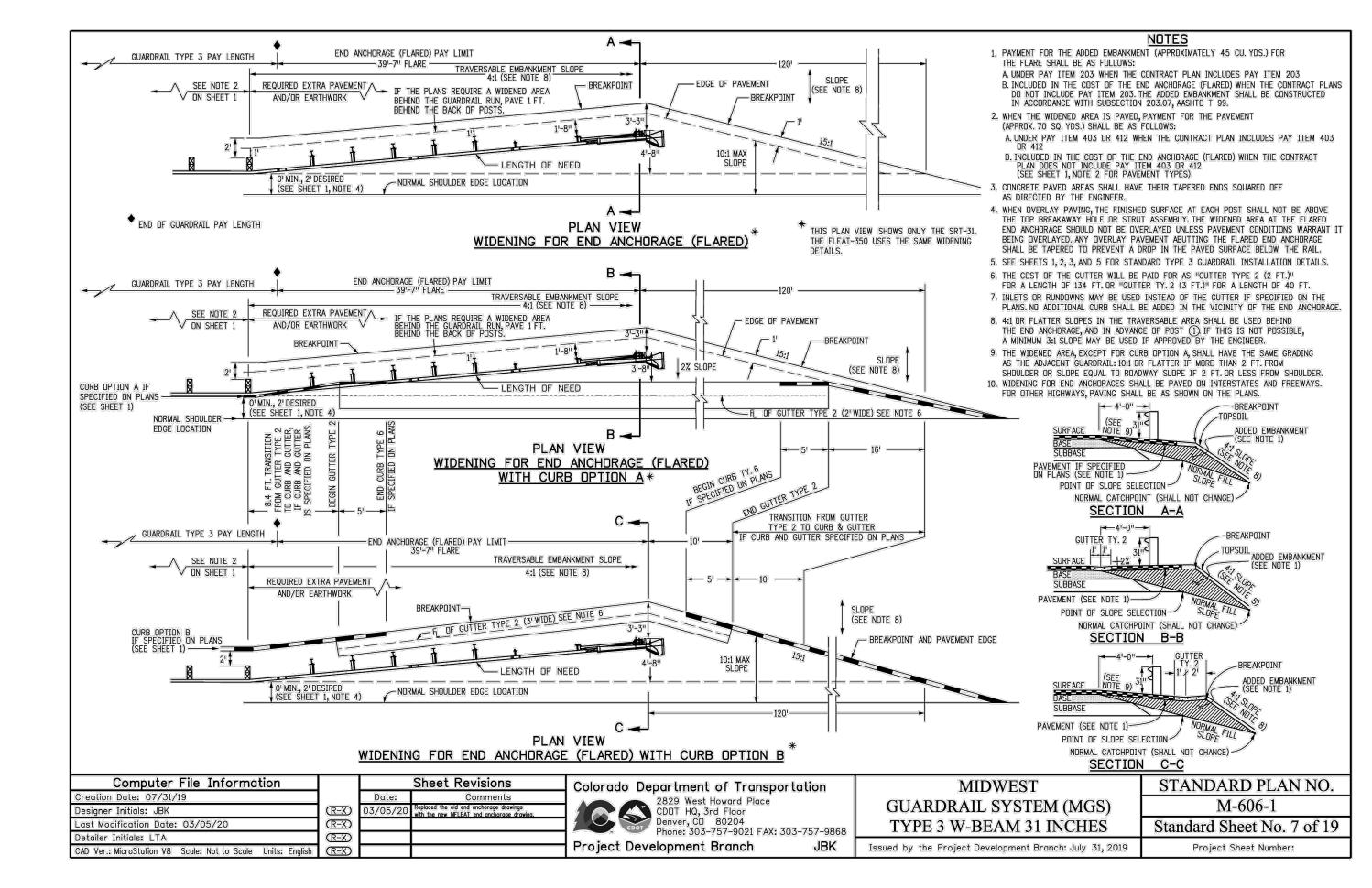
DESIGNED BY | MAW | SCALE DATE 11-22-202 MAW (H) 1"= NA | SHEET 26 OF 27 CHECKED BY |(V) 1" = NA | JOB NO.

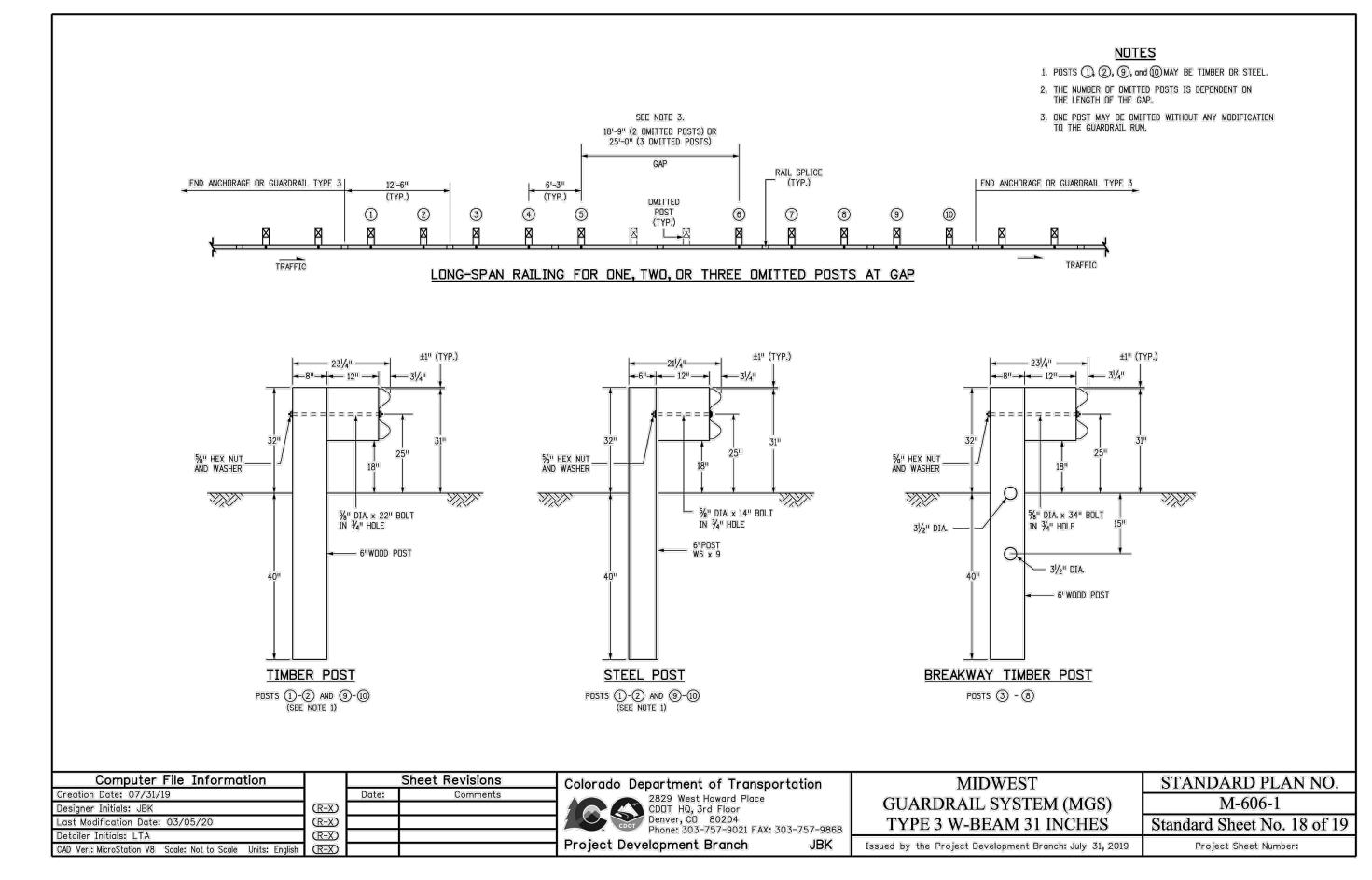
(719)785-0799(Fax)

Colorado Springs, Colorado 80903

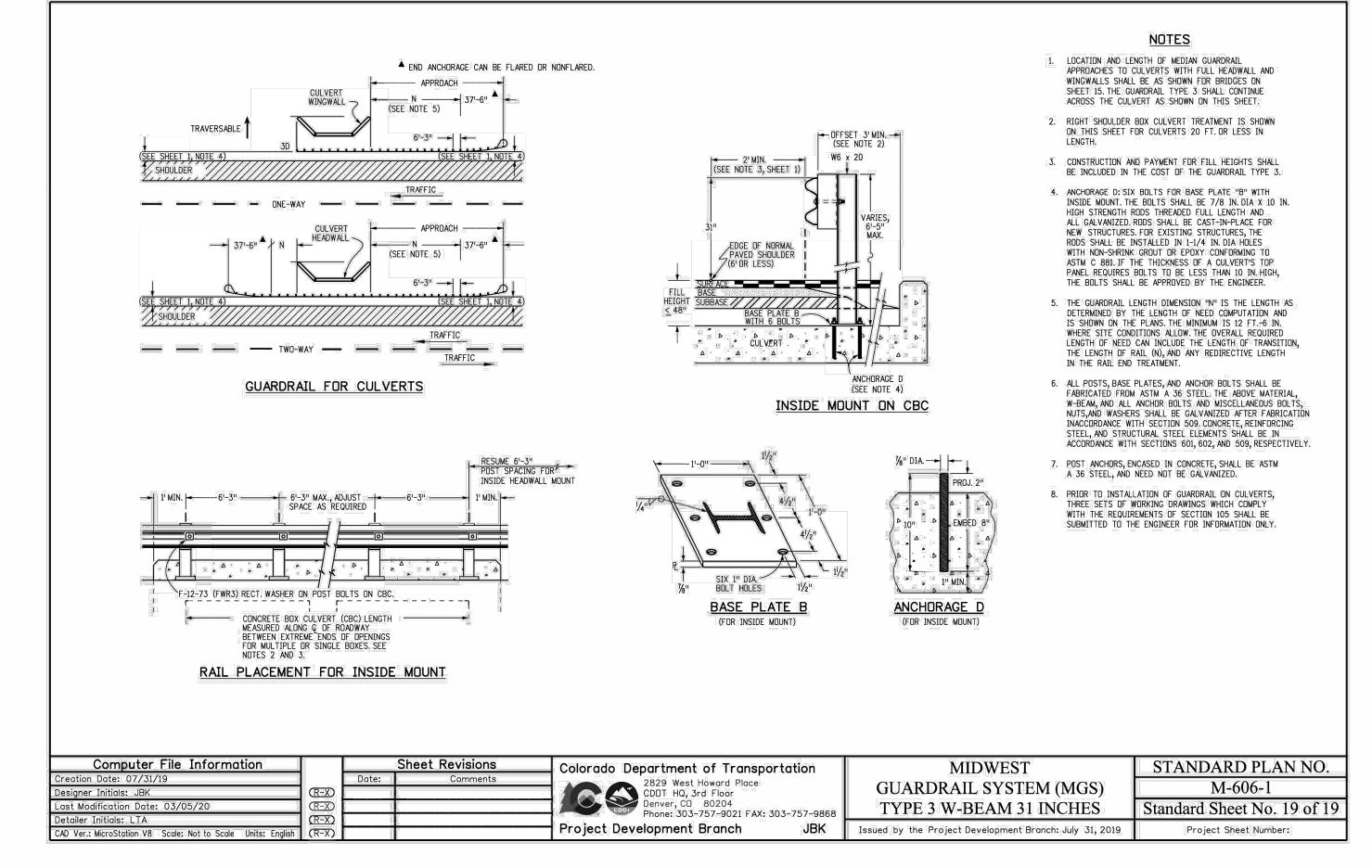
CONSULTING 619 N. Cascade Avenue, Suite 200

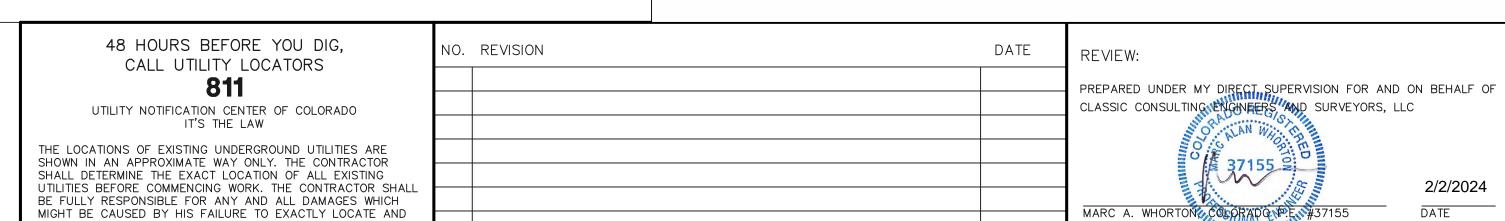






PRESERVE ANY AND ALL UNDERGROUND UTILITIES.







(719)785-0799(Fax)

619 N. Cascade Avenue, Suite 200

Colorado Springs, Colorado 80903

RETREAT AT TIMBERRIDGE FILING NO. 3 CONSTRUCTION PLANS

DETAIL SHEET

DESIGNED BY	MAW	SCALE	DATE	11-22-2022
DRAWN BY	MAW	(H) 1"= NA	SHEET	27 OF 27
CHECKED BY		(V) 1"= NA	JOB NO.	1185.30

N:\118530\DRAWINGS\CONSTRUCTION\24-118530-DETAILS-05.dwg, 9/25/2023 2:03:25 PM, 1: