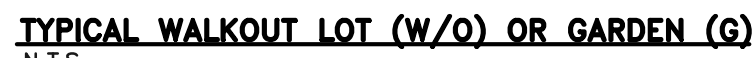


1. STORMWATER DISCHARGES FROM CONSTRUCTION SITES SHALL NOT CAUSE OR THREATEN TO CAUSE POLLUTION, CONTAMINATION, OR DEGRADATION OF STATE WATERS, ALL WORK AND EARTH DISTURBANCE SHALL BE DONE IN A MANNER THAT MINIMIZES POLLUTION OF ANY ON-SITE OR OFF-SITE WATERS, INCLUDING WETLANDS.
2. NOTWITHSTANDING ANYTHING 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 COLORADO VEHICLE AND TRAFFIC DESIGN AND CONSTRUCTION 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 QUALIFIED 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 DEC. 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 AREAS ENGINTEERED AND STABILIZED DURING CONSTRUCTION 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 THE STORMWATER MANAGEMENT PLAN.
7. 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.
8. 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 AN ANNUAL PLANT DENSITY OF 70% OR MORE, PRE-EXISTING VEGETATION LEVELS ARE 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 LOOSENEO PRIOR TO INSTALLATION OF THE CONTROL MEASURE(S).
12. ANY TEMPORARY OR PERMANENT FACILITY DESIGNED AND CONSTRUCTED FOR THE CONVEYANCE OF STORMWATER AROUND, OVER, OR THROUGH A 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 DISCHARGED 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 ACCESS OF 55 GALLONS SHALL REQUIRE ADEQUATE SECONDARY CONTAMMENT 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, THE ENGINEERING CRITERIA MANUAL, THE DRAINAGE CRITERIA MANUAL, THE DRAINAGE CRITERIA MANUAL VOLUME 2, AND THE DRAINAGE CRITERIA MANUAL VOLUME 2, 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 ENTECH ENGINEERING, INC. TITLED "SOIL GEOLOGY, GEOLOGIC HAZARD AND WASTEWATER STUDY - THE RETREAT AT TIMBER RIDGE VOLLMER ROAD AND ARROYA LANE" DATED APRIL 12, 2017 AND "GEOLOGIC HAZARD AND WASTEWATER STUDY - THE RETREAT AT TIMBER RIDGE VOLLMER ROAD AND ARROYA LANE" DATED APRIL 12, 2017. THE REPORTS FOR THIS SITE HAVE BEEN PREPARED BY ENTECH ENGINEERING, INC. TITLED "SOIL GEOLOGY, GEOLOGIC HAZARD AND WASTEWATER STUDY - THE RETREAT AT TIMBER RIDGE VOLLMER ROAD AND ARROYA LANE" DATED APRIL 12, 2017. THESE REPORTS SHALL BE CONSIDERED A PART OF THESE PLANS.
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 FOR CONSTRUCTION TRAFFIC CONTROL PLAN SHALL BE A PART OF THE INFORMATION OR APPLICATION MATERIALS CONTROL.

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



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

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



SIGN PLACEMENT PER 2009 MUTCD
FIG. 2A-2 A AND LOCATED
8' BEHIND GRAVEL SHOULDER



SECONDARY EMERGENCY ACCESS
UP TO ARROYA LANE



SIGN PLACEMENT PER 2009 MUTCD
FIG. 2A-2 A AND LOCATED
8' BEHIND GRAVEL SHOULDER

NO ADDITIONAL IMPROVEMENTS REQUIRED AT THIS TIME ON THE EXISTING ARROYA LANE AS IT CURRENTLY FUNCTIONS AS A VIABLE EMERGENCY ACCESS DRIVE PER BLACK FOREST FIRE DISTRICT.

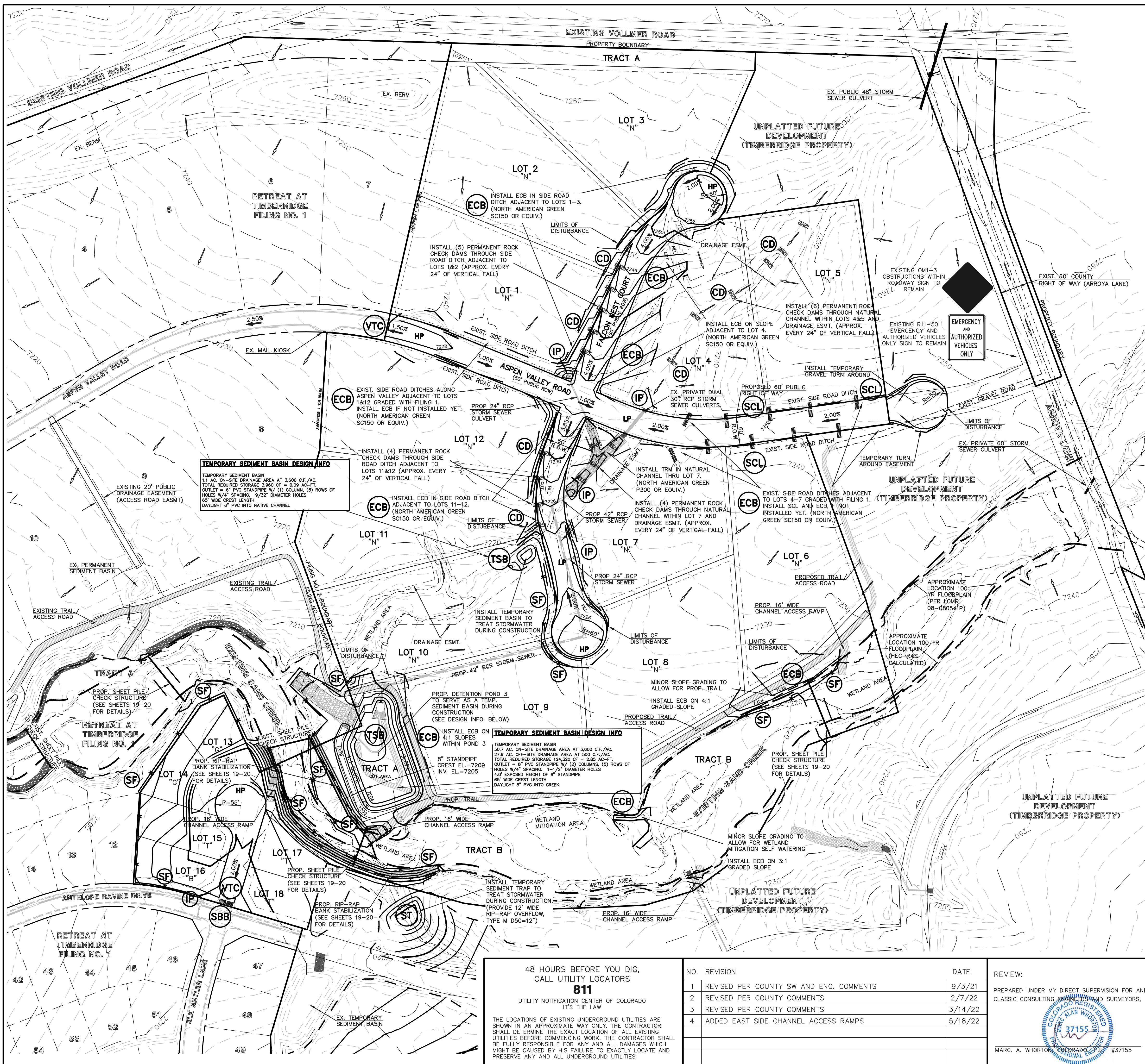
FUTURE PLATTING ADJACENT TO ARROYA LANE
WILL REQUIRE ADDITIONAL IMPROVEMENTS TO
THIS ROADWAY.



—BISON VALLEY TRAIL, ELK ANTLER LANE
AND OWL PERCH LOOP

<div>48 HOURS BEFORE YOU DIG, CALL UTILITY LOCATORS</div> <div>811</div> <div>UTILITY NOTIFICATION CENTER OF COLORADO IT'S THE LAW</div> <div>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.</div>		<table><tr><th>NO.</th><th>REVISION</th><th>DATE</th></tr><tr><td>1</td><td>REVISED PER COUNTY COMMENTS</td><td>2/7/22</td></tr><tr><td> </td><td> </td><td> </td></tr><tr><td> </td><td> </td><td> </td></tr><tr><td> </td><td> </td><td> </td></tr><tr><td> </td><td> </td><td> </td></tr><tr><td> </td><td> </td><td> </td></tr><tr><td> </td><td> </td><td> </td></tr><tr><td> </td><td> </td><td> </td></tr><tr><td> </td><td> </td><td> </td></tr><tr><td> </td><td> </td><td> </td></tr></table>		NO.	REVISION	DATE	1	REVISED PER COUNTY COMMENTS	2/7/22																												<div>REVIEW:</div> <div>PREPARED UNDER MY DIRECT SUPERVISION FOR AND ON BEHALF OF CLASSIC CONSULTING ENGINEERS AND SURVEYORS, LLC</div> <div></div> <div>MARC A. WHORTON, COLORADO REG. #37155</div> <div>DATE: 3/23/2022</div>		<div></div> <div>619 N. Cascade Avenue, Suite 200 (719) 785-0790 Colorado Springs, Colorado 80903 (719) 785-0799 (Fax)</div>		<div>RETREAT AT TIMBERRIDGE FILING NO. 2</div> <div>CONSTRUCTION DRAWINGS</div> <div>STREET SECTIONS / EROSION CONTROL NOTES</div> <table><tr><td>DESIGNED BY</td><td>PRA</td><td>SCALE</td><td>DATE</td><td>02-25-21</td></tr><tr><td>DRAWN BY</td><td>PRA</td><td>(H) 1" = N/A</td><td>SHEET</td><td>2 OF 24</td></tr><tr><td>CHECKED BY</td><td>(V) 1" = N/A</td><td>JOB NO.</td><td colspan="2">1185.20</td></tr></table> <div>+ CLASSIC CONSULTING</div>				DESIGNED BY	PRA	SCALE	DATE	02-25-21	DRAWN BY	PRA	(H) 1" = N/A	SHEET	2 OF 24	CHECKED BY	(V) 1" = N/A	JOB NO.	1185.20	
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LEGEND

LIMITS OF CONST./DISTURBANCE

WETLAND DELINEATION LINE

PROPOSED CONTOUR-10

PROPOSED CONTOUR-2

EXISTING CONTOUR-10

EXISTING CONTOUR-2

CUT/FILL LINE

SILT FENCE

SILT FENCE

ROCK CHECK DAM

VEHICLE TRACKING CONTROL

SEDIMENT CONTROL LOG

INLET PROTECTION

SEDIMENT TRAP

ECB

TSB

H.P.

L.P.

(MODIFIED A)

(A)

(B)

(W/O)

(N)

(T)

(G)

EROSION CONTROL BLANKET (NORTH AMERICAN GREEN - SC150 OR EQUIVALENT) TO BE INSTALLED ON ALL 3:1 SLOPES OR GREATER

SEEDING/MULCHING NOTE: SEEDING AND MULCHING SHALL BE INSTALLED INSIDE ENTIRE LIMITS OF GRADING EXCLUDING ROADWAY SURFACES, SIDEWALK AREAS AND RIP-RAP AREAS.

EXISTING VEGETATION: THE MAJORITY OF THE SITE IS COVERED WITH NATIVE GRASSES, YUCCA AND SPARSE PINE TREES.

NOTE: NO BATCH PLANTS ARE PROPOSED ON-SITE. INSTALL VTC, CONSTRUCTION FENCING, BARRICADES AND SIGNAGE AS APPROPRIATE AT ACCESS POINT.

BMP PHASING

SF

VTC

SCL

IP

CD

ECB

TSB

ST

(INSTALLED PRIOR TO INITIAL PHASE WITH CONTINUED MAINTENANCE DURING INTERIM AND VERTICAL PHASES)

(INSTALLED PRIOR TO INITIAL PHASE WITH CONTINUED MAINTENANCE THROUGH INTERIM AND VERTICAL PHASES)

(INSTALLED DURING INITIAL PHASE WITH CONTINUED MAINTENANCE THROUGH INTERIM AND VERTICAL PHASES)

(INSTALLED DURING INTERIM PHASE WITH CONTINUED MAINTENANCE THROUGH VERTICAL PHASE)

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(INSTALLED DURING INTERIM PHASE WITH CONTINUED MAINTENANCE THROUGH VERTICAL PHASE)

(INSTALLED DURING INITIAL PHASE WITH CONTINUED MAINTENANCE THROUGH INTERIM PHASE. CONVERSION TO PERMANENT EDB DURING VERTICAL PHASE)

(INSTALLED DURING INITIAL PHASE WITH CONTINUED MAINTENANCE THROUGH VERTICAL PHASE.

100 50 0 100 200

SCALE: 1" = 100'

EPC 6/24/22

48 HOURS BEFORE YOU DIG, CALL UTILITY LOCATORS
811
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NO.	REVISION	DATE
1	REVISED PER COUNTY SW AND ENG. COMMENTS	9/3/21
2	REVISED PER COUNTY COMMENTS	2/7/22
3	REVISED PER COUNTY COMMENTS	3/14/22
4	ADDED EAST SIDE CHANNEL ACCESS RAMPS	5/18/22

REVIEW:

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

MARC A. WHORTON, COLORADO LICENSE #37155

5/19/2022

DATE

RETREAT AT TIMBERIDGE FILING NO. 2
CONSTRUCTION PLANS
GRADING & EROSION CONTROL PLAN

DESIGNED BY	PRA	SCALE	DATE
DRAWN BY	PRA	(H) 1" = 100'	SHEET 3 OF 24
CHECKED BY		(V) 1" = N/A	JOB NO. 1185.20

TEMPORARY SEDIMENT BASIN DESIGN INFO

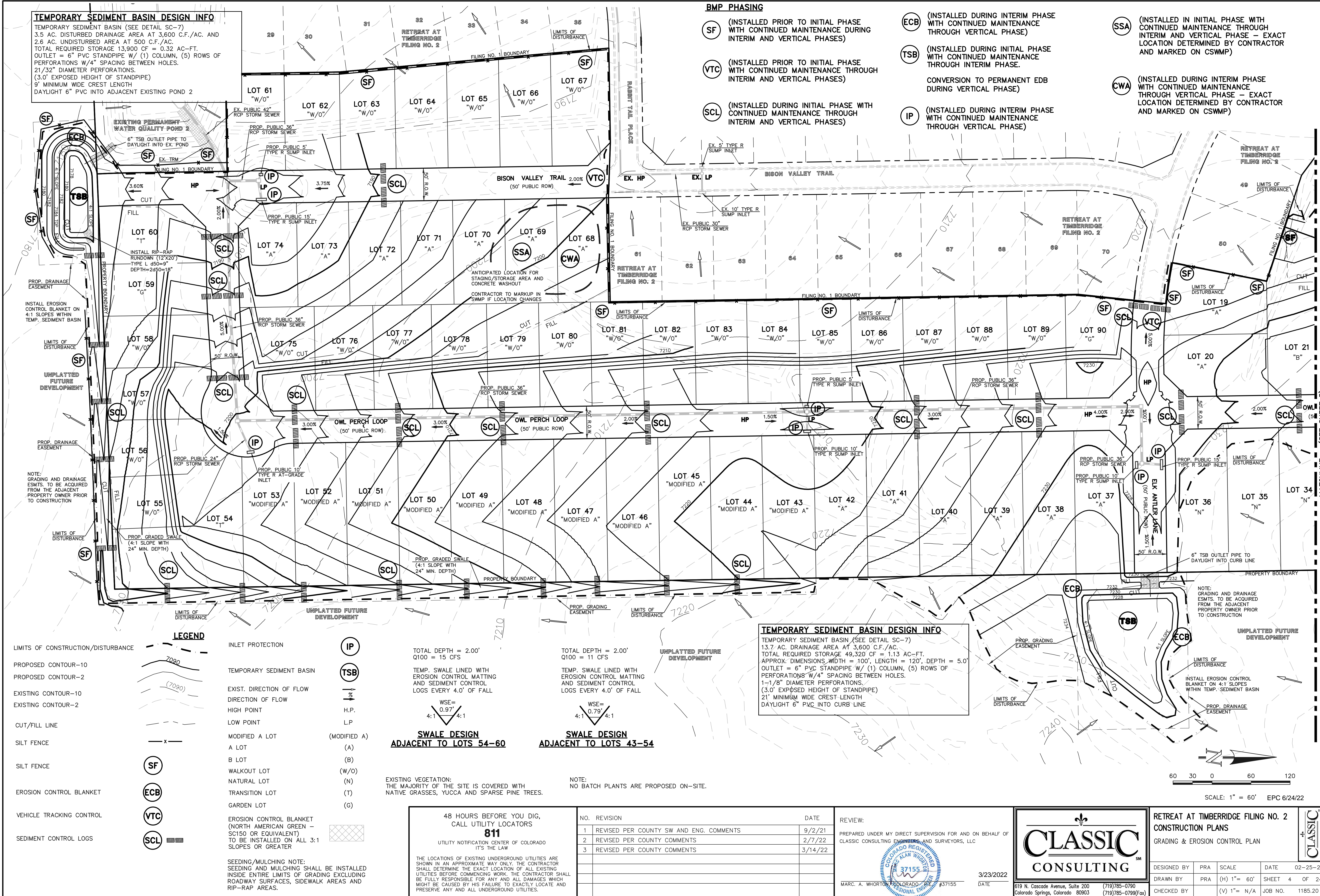
TEMPORARY SEDIMENT BASIN (SEE DETAIL SC-7)
3.5 AC. DISTURBED DRAINAGE AREA AT 3,600 C.F./AC. AND
2.6 AC. UNDISTURBED AREA AT 500 C.F./AC.
TOTAL REQUIRED STORAGE 13,900 CF = 0.32 AC-FT.
OUTLET = 6" PVC STANDPIPE W/ (1) COLUMN, (5) ROWS OF
PERFORATIONS W/4" SPACING BETWEEN HOLES.
21/32" DIAMETER PERFORATIONS.
(3.0' EXPOSED HEIGHT OF STANDPIPE)
9" MINIMUM WIDE CREST LENGTH
DAYLIGHT 6" PVC INTO ADJACENT EXISTING POND 2

BMP PHASING

- SF** (INSTALLED PRIOR TO INITIAL PHASE WITH CONTINUED MAINTENANCE DURING INTERIM AND VERTICAL PHASES)
- VTC** (INSTALLED PRIOR TO INITIAL PHASE WITH CONTINUED MAINTENANCE THROUGH INTERIM AND VERTICAL PHASES)
- SCL** (INSTALLED DURING INITIAL PHASE WITH CONTINUED MAINTENANCE THROUGH INTERIM AND VERTICAL PHASES)

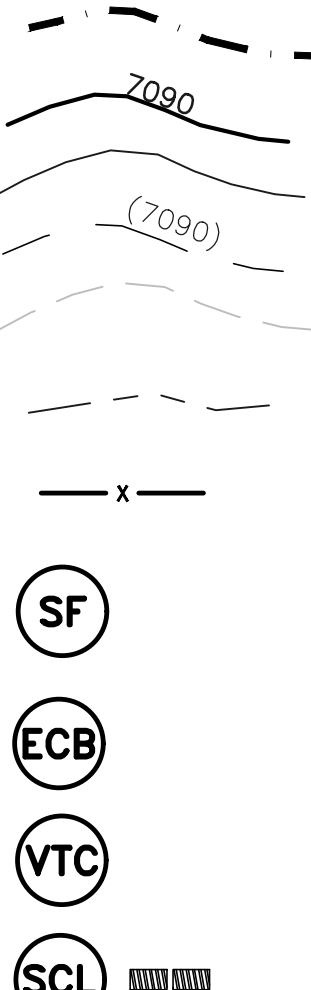
- ECB** (INSTALLED DURING INTERIM PHASE WITH CONTINUED MAINTENANCE THROUGH VERTICAL PHASE)
- TSB** (INSTALLED DURING INITIAL PHASE WITH CONTINUED MAINTENANCE THROUGH INTERIM PHASE)
- CONVERSION TO PERMANENT EDB DURING VERTICAL PHASE
- IP** (INSTALLED DURING INTERIM PHASE WITH CONTINUED MAINTENANCE THROUGH VERTICAL PHASE)

- SSA** (INSTALLED IN INITIAL PHASE WITH CONTINUED MAINTENANCE THROUGH INTERIM AND VERTICAL PHASE - EXACT LOCATION DETERMINED BY CONTRACTOR AND MARKED ON CSWMP)
- CWA** (INSTALLED DURING INTERIM PHASE WITH CONTINUED MAINTENANCE THROUGH VERTICAL PHASE - EXACT LOCATION DETERMINED BY CONTRACTOR AND MARKED ON CSWMP)



LEGEND

- LIMITS OF CONSTRUCTION/DISTURBANCE
- PROPOSED CONTOUR-10
- PROPOSED CONTOUR-2
- EXISTING CONTOUR-10
- EXISTING CONTOUR-2
- CUT/FILL LINE
- SILT FENCE
- SILT FENCE
- EROSION CONTROL BLANKET
- VEHICLE TRACKING CONTROL
- SEDIMENT CONTROL LOGS



- INLET PROTECTION
- TEMPORARY SEDIMENT BASIN
- EXIST. DIRECTION OF FLOW
- DIRECTION OF FLOW
- HIGH POINT
- LOW POINT
- MODIFIED A LOT
- A LOT
- B LOT
- WALKOUT LOT
- NATURAL LOT
- TRANSITION LOT
- GARDEN LOT

- IP**
- TSB**
- H.P.**
- L.P.**
- (MODIFIED A)
- (A)
- (B)
- (W/O)
- (N)
- (T)
- (G)

TOTAL DEPTH = 2.00'
Q100 = 15 CFS

TEMP. SWALE LINED WITH EROSION CONTROL MATTING AND SEDIMENT CONTROL LOGS EVERY 4.0' OF FALL

WSE= 0.97' 4:1

SWALE DESIGN ADJACENT TO LOTS 54-60

EXISTING VEGETATION:
THE MAJORITY OF THE SITE IS COVERED WITH NATIVE GRASSES, YUCCA AND SPARSE PINE TREES.

TOTAL DEPTH = 2.00'
Q100 = 11 CFS

TEMP. SWALE LINED WITH EROSION CONTROL MATTING AND SEDIMENT CONTROL LOGS EVERY 4.0' OF FALL

WSE= 0.79' 4:1

SWALE DESIGN ADJACENT TO LOTS 43-54

NOTE:
NO BATCH PLANTS ARE PROPOSED ON-SITE.

TEMPORARY SEDIMENT BASIN DESIGN INFO

TEMPORARY SEDIMENT BASIN (SEE DETAIL SC-7)
13.7 AC. DRAINAGE AREA AT 3,600 C.F./AC.
TOTAL REQUIRED STORAGE 49,320 CF = 1.13 AC-FT.
APPROX. DIMENSIONS: WIDTH = 100', LENGTH = 120', DEPTH = 5.0'
OUTLET = 6" PVC STANDPIPE W/ (1) COLUMN, (5) ROWS OF
PERFORATIONS W/4" SPACING BETWEEN HOLES.
1-1/8" DIAMETER PERFORATIONS.
(3.0' EXPOSED HEIGHT OF STANDPIPE)
21' MINIMUM WIDE CREST LENGTH
DAYLIGHT 6" PVC INTO CURB LINE

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NO.	REVISION	DATE
1	REVISED PER COUNTY SW AND ENG. COMMENTS	9/2/21
2	REVISED PER COUNTY COMMENTS	2/7/22
3	REVISED PER COUNTY COMMENTS	3/14/22

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

MARC A. WHORTON, P.E., P.S., REG. NO. 37155
3/23/2022
DATE



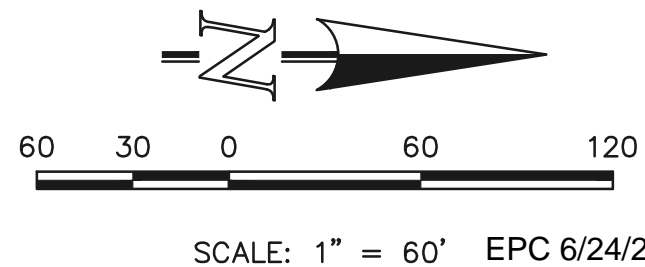
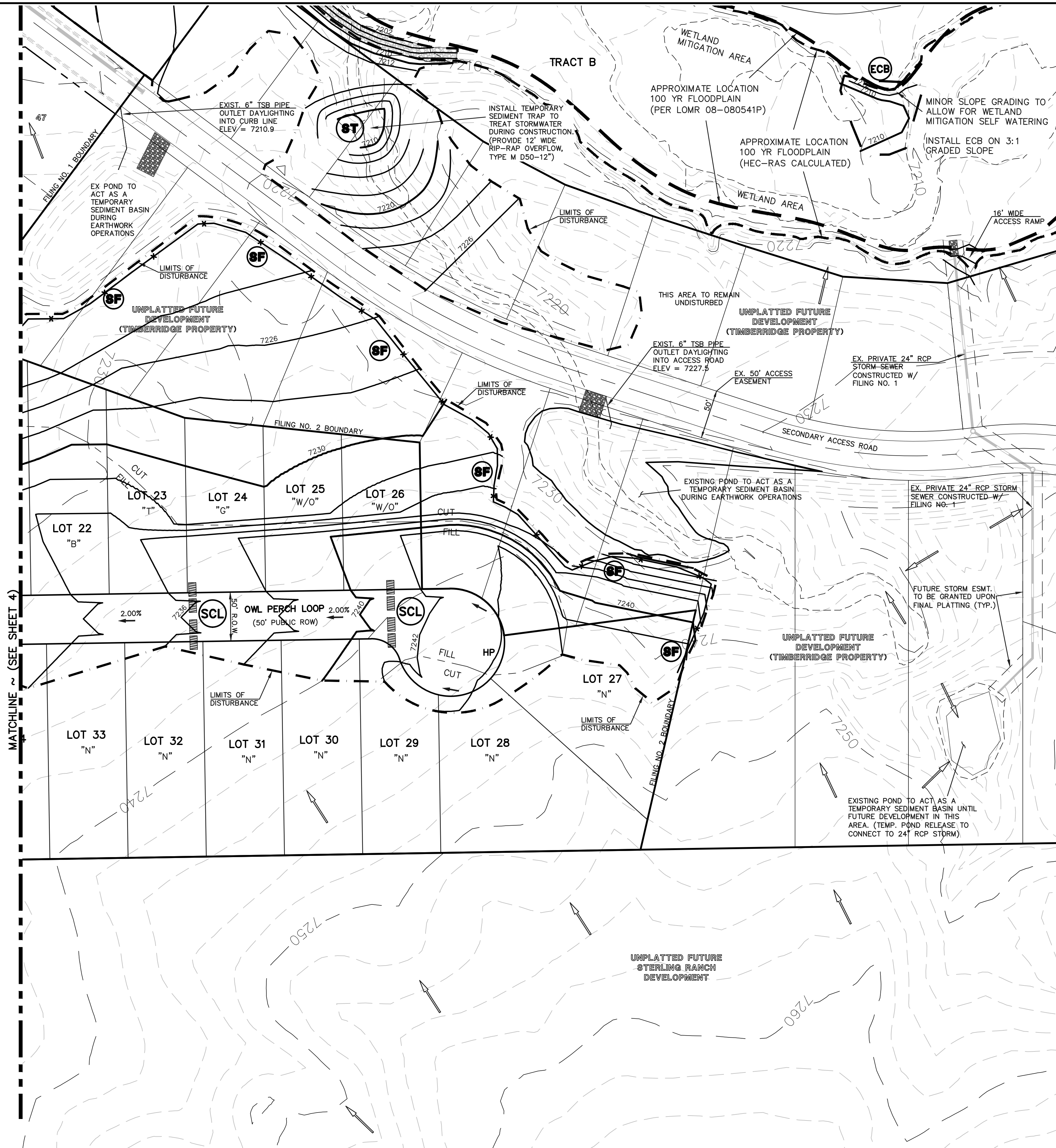
RETREAT AT TIMBERIDGE FILING NO. 2
CONSTRUCTION PLANS
GRADING & EROSION CONTROL PLAN

DESIGNED BY	PRA	SCALE	DATE	02-25-21
DRAWN BY	PRA	(H) 1" = 60'	SHEET	4 OF 24
CHECKED BY	(V) 1" = N/A	JOB NO.	1185.20	




N:\118520\DRAWINGS\CONSTRUCTION\05-118520-GR-04.dwg, 5/19/2022 8:09:23 AM, 1:1

BMP PHASING	
SILT FENCE OR COMPACT BERM — x —	(SF) (INSTALLED PRIOR TO INITIAL PHASE WITH CONTINUED MAINTENANCE DURING INTERIM AND VERTICAL PHASES)
VEHICLE TRACKING CONTROL	(VTC) (INSTALLED PRIOR TO INITIAL PHASE WITH CONTINUED MAINTENANCE THROUGH INTERIM AND VERTICAL PHASES)
ROCK CHECK DAM	(CD) (INSTALLED DURING INITIAL PHASE WITH CONTINUED MAINTENANCE THROUGH INTERIM AND VERTICAL PHASES)
STABILIZED STORAGE AREA	(SSA) (INSTALLED IN INITIAL PHASE WITH CONTINUED MAINTENANCE THROUGH INTERIM AND VERTICAL PHASE — EXACT LOCATION DETERMINED BY CONTRACTOR AND MARKED ON CSWMP)
INLET PROTECTION	(IP) (INSTALLED DURING INTERIM PHASE WITH CONTINUED MAINTENANCE THROUGH VERTICAL PHASE)
EROSION CONTROL BLANKET	(ECB) (INSTALLED DURING INTERIM PHASE WITH CONTINUED MAINTENANCE THROUGH VERTICAL PHASE)
TEMPORARY SEDIMENT BASIN	(TSB-1) (INITIAL AND INTERIM PHASE WITH CONVERSION TO PERMANENT EDB DURING INTERIM PHASE)
CONCRETE WASHOUT AREA	(CWA) (INSTALLED DURING INTERIM PHASE WITH CONTINUED MAINTENANCE THROUGH VERTICAL PHASE — EXACT LOCATION DETERMINED BY CONTRACTOR AND MARKED ON CSWMP)
SEDIMENT TRAP	(ST) (INSTALLED DURING INTERIM PHASE WITH CONTINUED MAINTENANCE THROUGH VERTICAL PHASE)

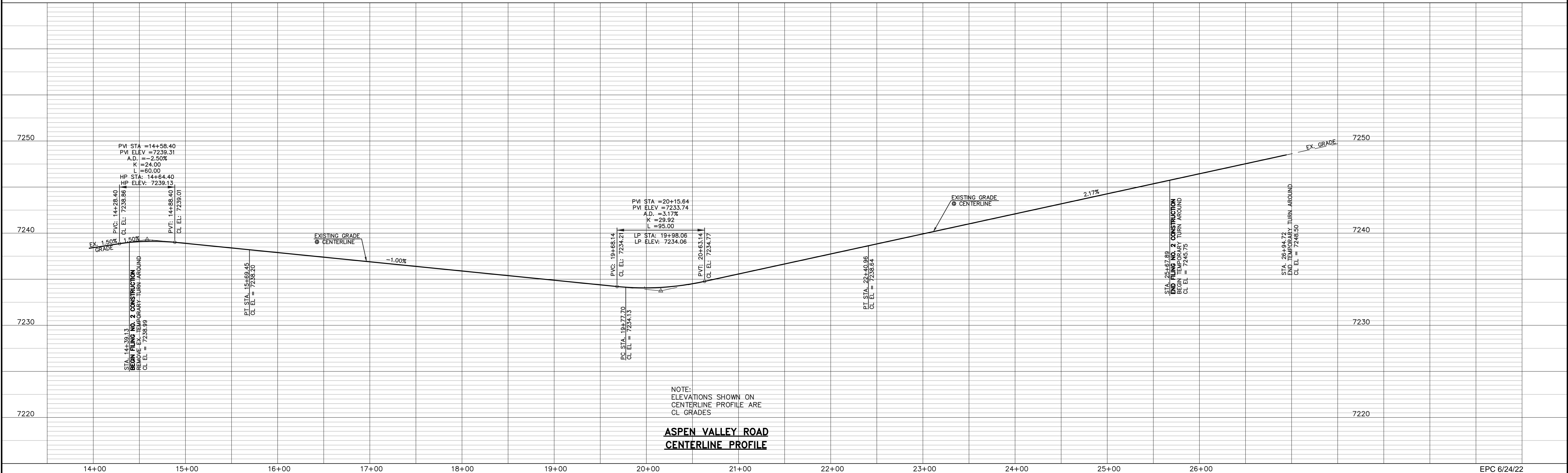
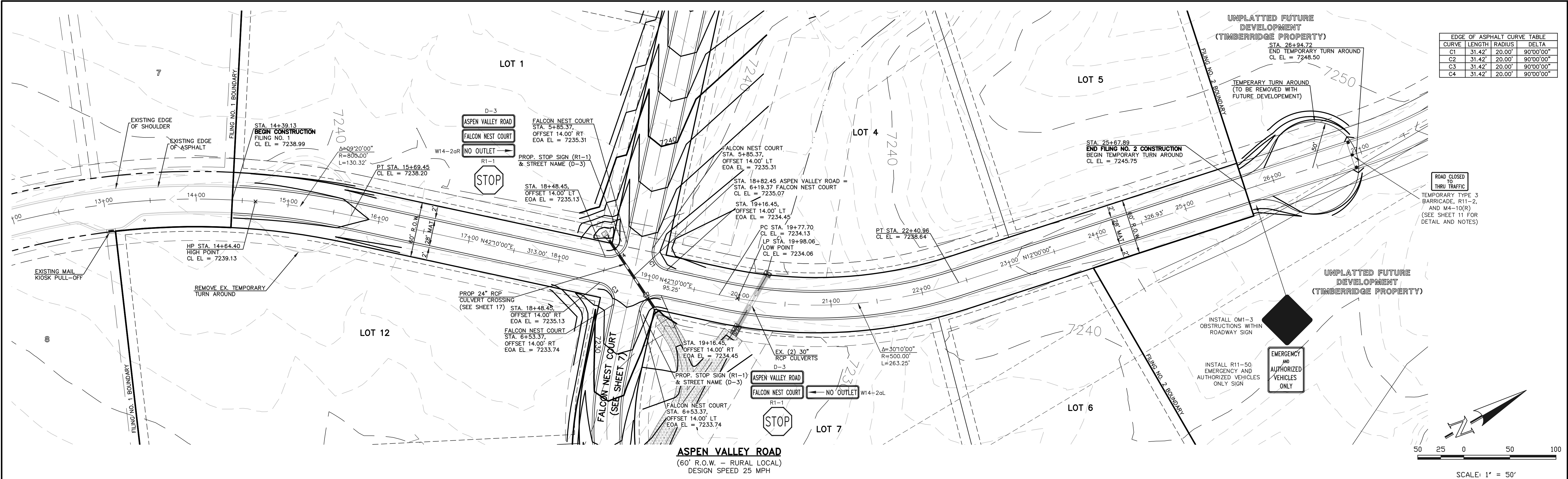
LEGEND	
LIMITS OF CONST./DISTURBANCE	EROSION CONTROL BLANKET (ECB)
CUT/FILL LINE	TURF REINFORCEMENT MAT (NORTH AMERICAN GREEN — ROLLMAX P300 OR EQUIV.) (TRM)
PROPOSED CONTOUR-10	TEMPORARY SEDIMENT BASIN (TSB)
PROPOSED CONTOUR-2	EXIST. DIRECTION OF FLOW
EXISTING CONTOUR-10	DIRECTION OF FLOW
EXISTING CONTOUR-2	H.P.
CUT/FILL LINE	L.P.
SILT FENCE	MODIFIED A LOT (MODIFIED A)
SILT FENCE	A LOT (A)
SEEDING/MULCHING	B LOT (B)
ROCK CHECK DAM	WALKOUT LOT (W/O)
VEHICLE TRACKING CONTROL	NATURAL LOT (N)
SEDIMENT CONTROL LOGS	TRANSITION LOT (T)
INLET PROTECTION	GARDEN LOT (G)
SEDIMENT TRAP	EROSION CONTROL BLANKET (NORTH AMERICAN GREEN — SC150 OR EQUIVALENT) TO BE INSTALLED ON ALL 3:1 SLOPES OR GREATER



SCALE: 1" = 60' EPC 6/24/22

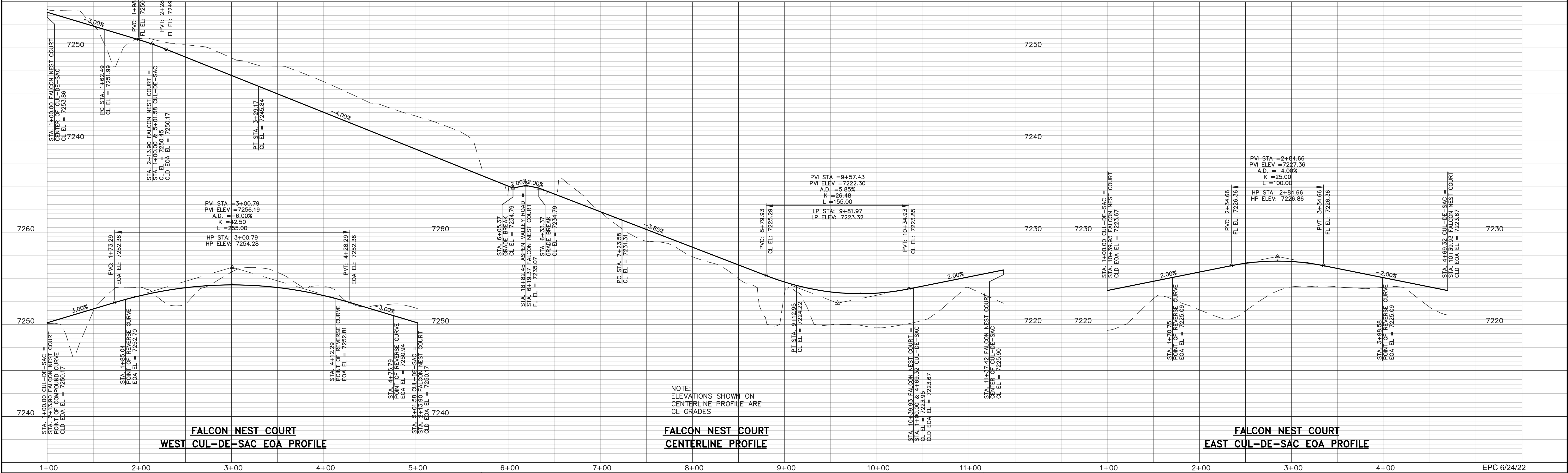
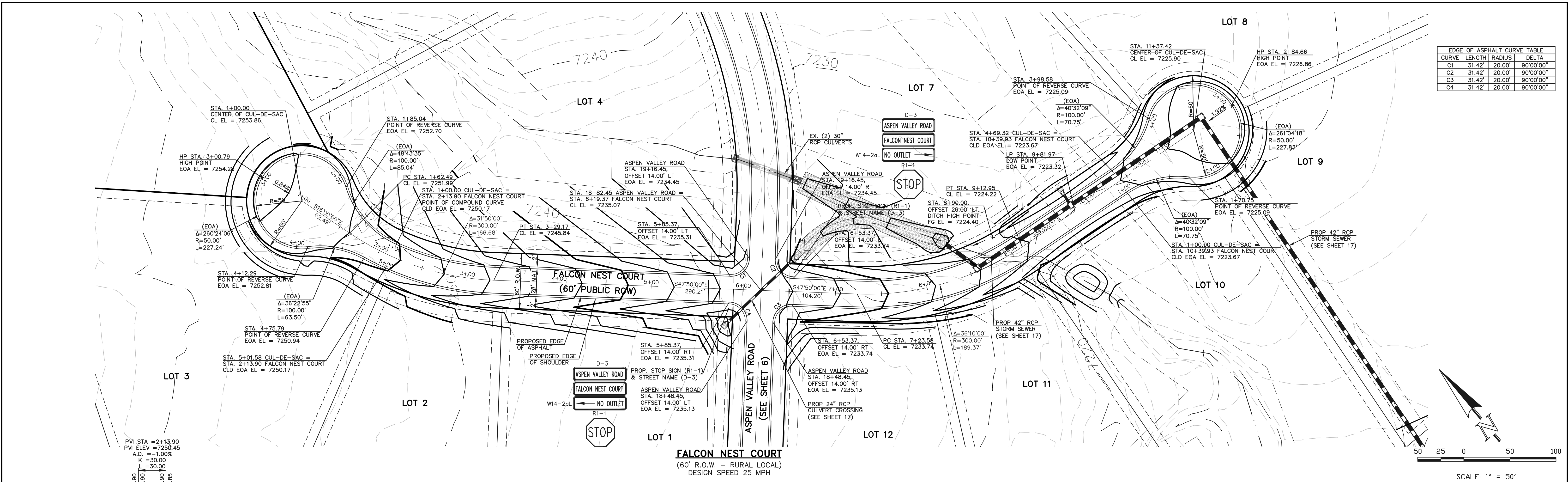
<div>48 HOURS BEFORE YOU DIG, CALL UTILITY LOCATORS</div> <div>811</div> <div>UTILITY NOTIFICATION CENTER OF COLORADO IT'S THE LAW</div> <div>THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES 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.</div>	NO. REVISION		DATE	<div>REVIEW:</div> <div>PREPARED UNDER MY DIRECT SUPERVISION FOR AND ON BEHALF OF CLASSIC CONSULTING ENGINEERING SURVEYORS, LLC</div> <div></div> <div>MARC. A. WHORTON, COLORADO LICENSE #37155</div> <div>DATE 5/19/2022</div>	<div></div> <div>619 N. Cascade Avenue, Suite 200 (719)785-0790 Colorado Springs, Colorado 80903 (719)785-0799(Fax)</div>	RETREAT AT TIMBERRIDGE FILING NO. 2		<div></div>
	CONSTRUCTION PLANS							
	GRADING & EROSION CONTROL PLAN							
	DESIGNED BY	PRA	SCALE			DATE		
	DRAWN BY	PRA	(H) 1"= 60'			SHEET 5 OF 24		
	CHECKED BY		(V) 1"= N/A			JOB NO. 1185.20		

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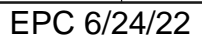
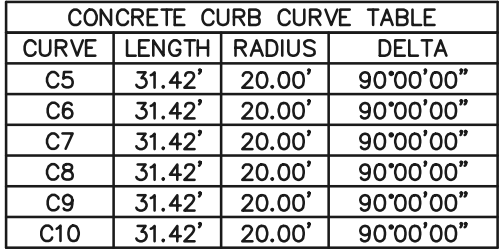


48 HOURS BEFORE YOU DIG, CALL UTILITY LOCATORS 811 UTILITY NOTIFICATION CENTER OF COLORADO IT'S THE LAW THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK. THE CONTRACTOR SHALL 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.		<table border="1"><thead><tr><th>NO.</th><th>REVISION</th><th>DATE</th></tr></thead><tbody><tr><td>1</td><td>REVISED PER COUNTY COMMENTS</td><td>09-09-21</td></tr><tr><td>2</td><td>REVISED PER COUNTY COMMENTS</td><td>2/4/22</td></tr></tbody></table>		NO.	REVISION	DATE	1	REVISED PER COUNTY COMMENTS	09-09-21	2	REVISED PER COUNTY COMMENTS	2/4/22	<table border="1"><thead><tr><th>REVIEW:</th></tr></thead><tbody><tr><td>PREPARED UNDER MY DIRECT SUPERVISION FOR AND ON BEHALF OF CLASSIC CONSULTING ENGINEERS AND SURVEYORS, LLC</td></tr></tbody></table>		REVIEW:	PREPARED UNDER MY DIRECT SUPERVISION FOR AND ON BEHALF OF CLASSIC CONSULTING ENGINEERS AND SURVEYORS, LLC	<table border="1"><thead><tr><th>DESIGNED BY</th><th>PRA</th><th>SCALE</th><th>DATE</th></tr></thead><tbody><tr><td>619 N. Cascade Avenue, Suite 200 Colorado Springs, Colorado 80903</td><td>(719)785-0790 (719)785-0799(Fax)</td><td>02-25-21</td><td>02-25-21</td></tr></tbody></table>		DESIGNED BY	PRA	SCALE	DATE	619 N. Cascade Avenue, Suite 200 Colorado Springs, Colorado 80903	(719)785-0790 (719)785-0799(Fax)	02-25-21	02-25-21	<table border="1"><thead><tr><th>DRAWN BY</th><th>PRA</th><th>(H) 1"= 50'</th><th>SHEET</th><th>OF</th></tr></thead><tbody><tr><td>619 N. Cascade Avenue, Suite 200 Colorado Springs, Colorado 80903</td><td>(719)785-0790 (719)785-0799(Fax)</td><td>02-25-21</td><td>6</td><td>24</td></tr></tbody></table>		DRAWN BY	PRA	(H) 1"= 50'	SHEET	OF	619 N. Cascade Avenue, Suite 200 Colorado Springs, Colorado 80903	(719)785-0790 (719)785-0799(Fax)	02-25-21	6	24	<table border="1"><thead><tr><th>CHECKED BY</th><th>(V) 1"= 5'</th><th>JOB NO.</th></tr></thead><tbody><tr><td>619 N. Cascade Avenue, Suite 200 Colorado Springs, Colorado 80903</td><td>(719)785-0790 (719)785-0799(Fax)</td><td>1185.20</td></tr></tbody></table>		CHECKED BY	(V) 1"= 5'	JOB NO.	619 N. Cascade Avenue, Suite 200 Colorado Springs, Colorado 80903	(719)785-0790 (719)785-0799(Fax)	1185.20
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48 HOURS BEFORE YOU DIG, CALL UTILITY LOCATORS 811 UTILITY NOTIFICATION CENTER OF COLORADO IT'S THE LAW		NO. REVISION 1 REVISED PER COUNTY COMMENTS 2 REVISED PER COUNTY COMMENTS		DATE 09-10-21 2/4/22	REVIEW: PREPARED UNDER MY DIRECT SUPERVISION FOR AND ON BEHALF OF CLASSIC CONSULTING ENGINEERS AND SURVEYORS, LLC	CLASSIC CONSULTING 619 N. Cascade Avenue, Suite 200 Colorado Springs, Colorado 80903 (719)785-0790 (719)785-0799(Fax)	RETREAT AT TIMBERIDGE FILING NO. 2 CONSTRUCTION PLANS STREET IMPROVEMENT PLANS FALCON NEST COURT	
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.							DESIGNED BY DRAWN BY CHECKED BY	PRA (H) 1"= 50' (V) 1"= 5'



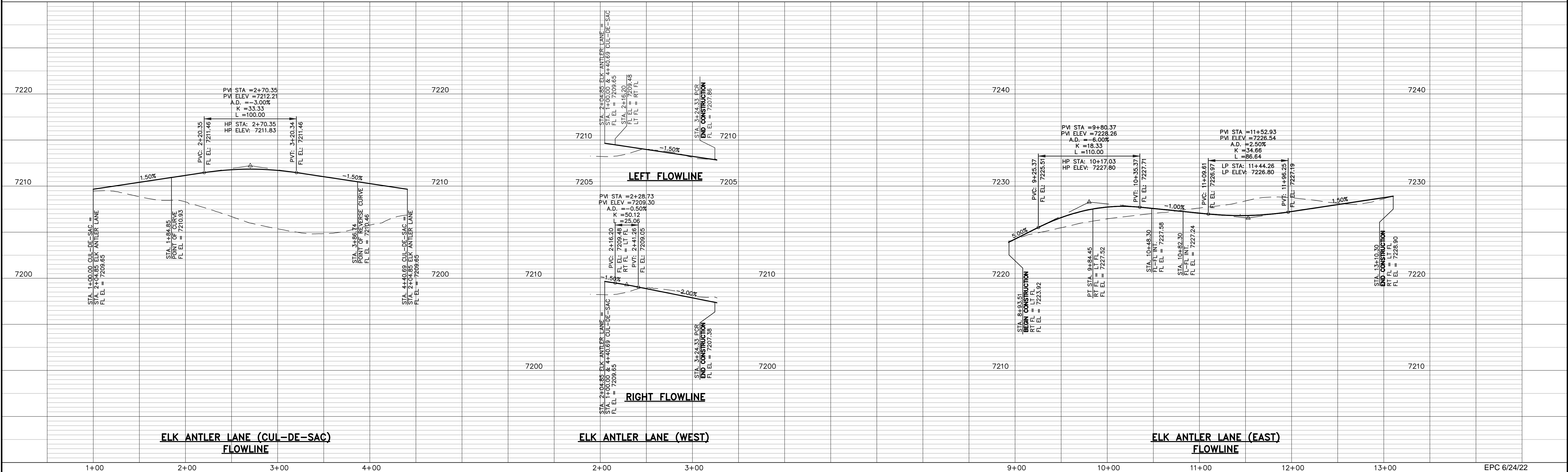
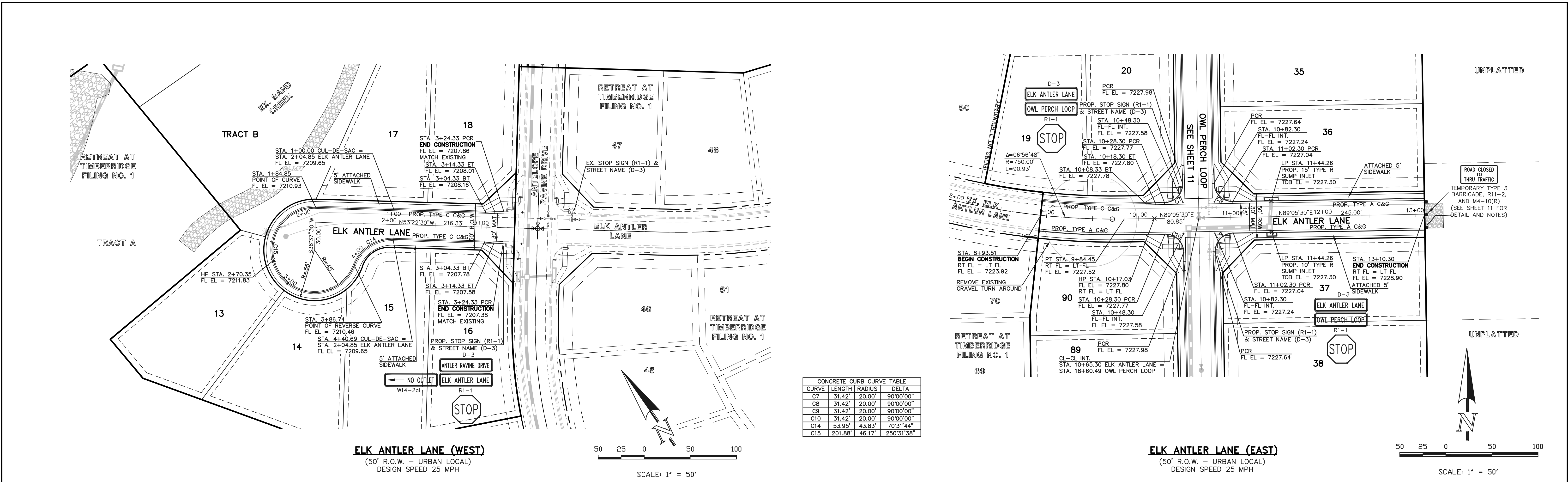
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 3/23/2022
 DATE

DATE _____



DESIGNED BY	PRA	SCALE	DATE	02-25-21
DRAWN BY	PRA	(H) 1"= 50'	SHEET	8 OF 24
CHECKED BY		(V) 1"= 5'	JOB NO.	1185.20



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NO.	REVISION	DATE

REVIEW:

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

MARC A. WHORTON, COLORADO REGISTERED PROFESSIONAL ENGINEER #37155

3/23/2022
DATE

CLASSIC CONSULTING

619 N. Cascade Avenue, Suite 200
Colorado Springs, Colorado 80903

(719) 785-0790
(719) 785-0799 (Fax)

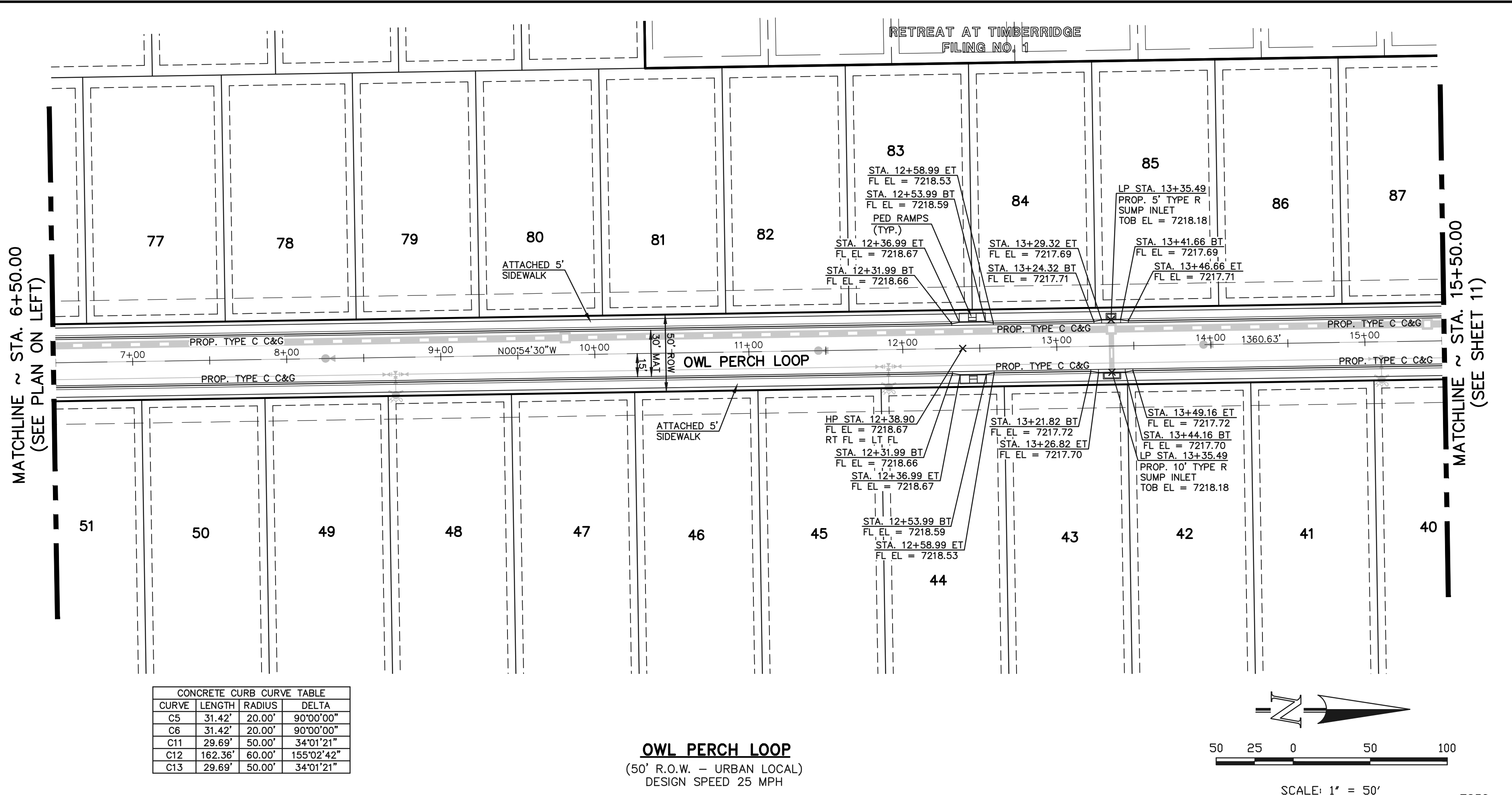
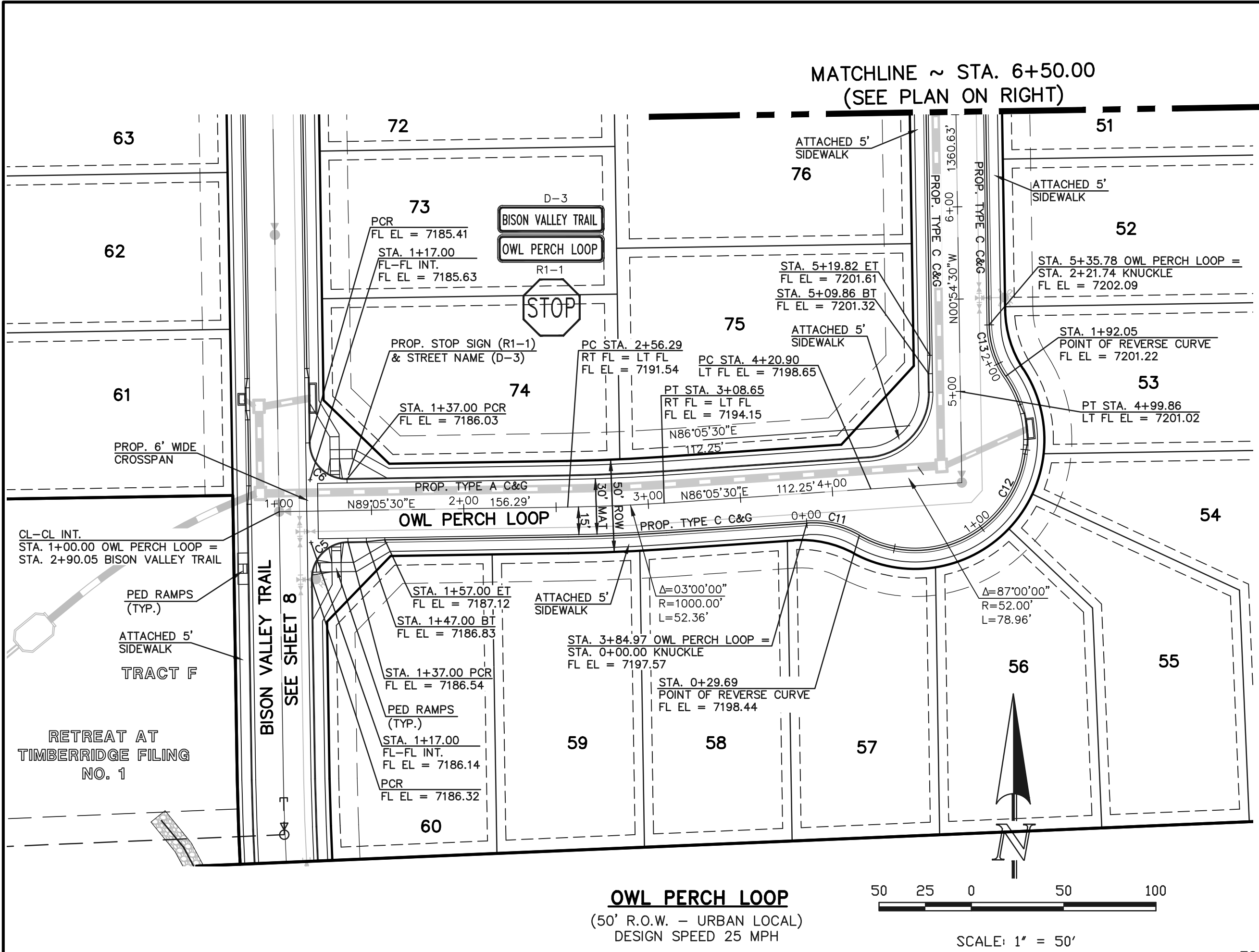
RETREAT AT TIMBERIDGE FILING NO. 2
CONSTRUCTION PLANS
STREET IMPROVEMENT PLANS
ELK ANTLER LANE

DESIGNED BY	PRA	SCALE	DATE
			02-25-21

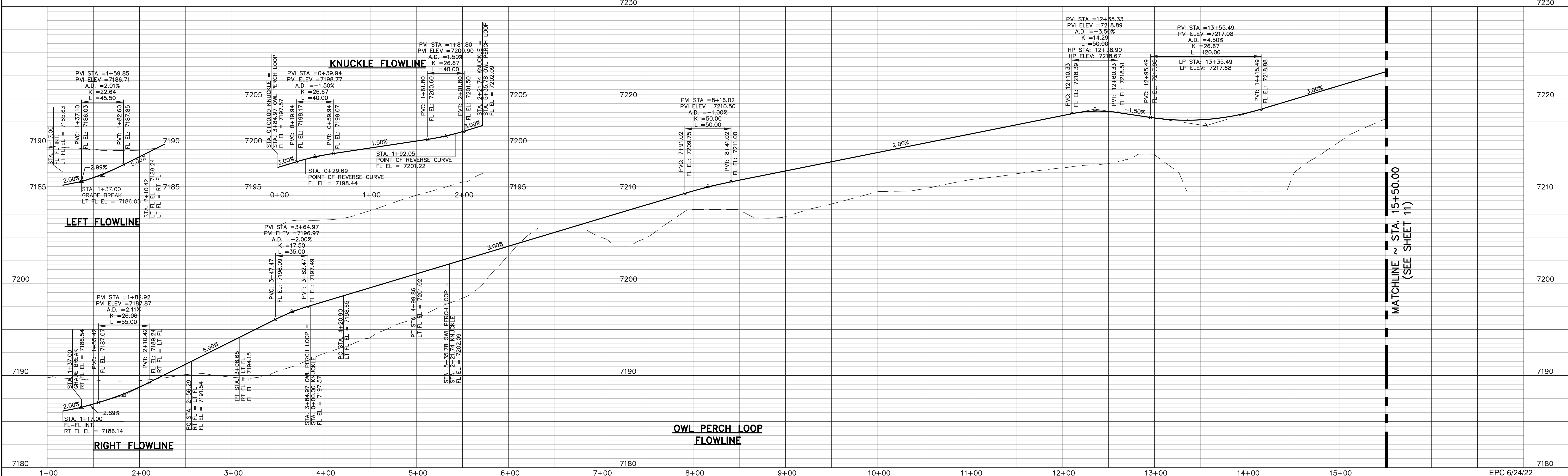
DRAWN BY	PRA	(H) 1"= 50'	SHEET 9 OF 24

CHECKED BY	(V) 1"= 5'	JOB NO.
		1185.20

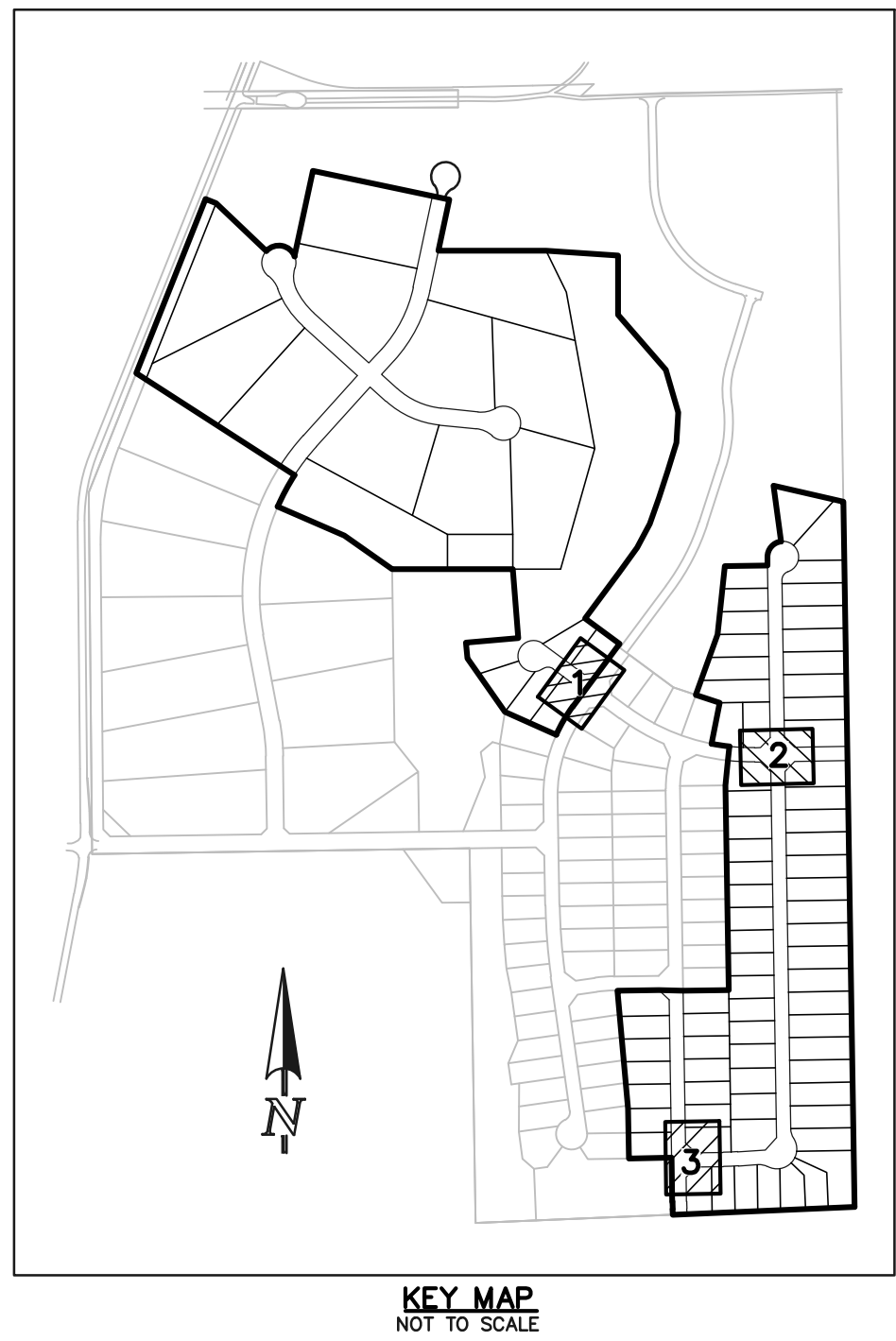
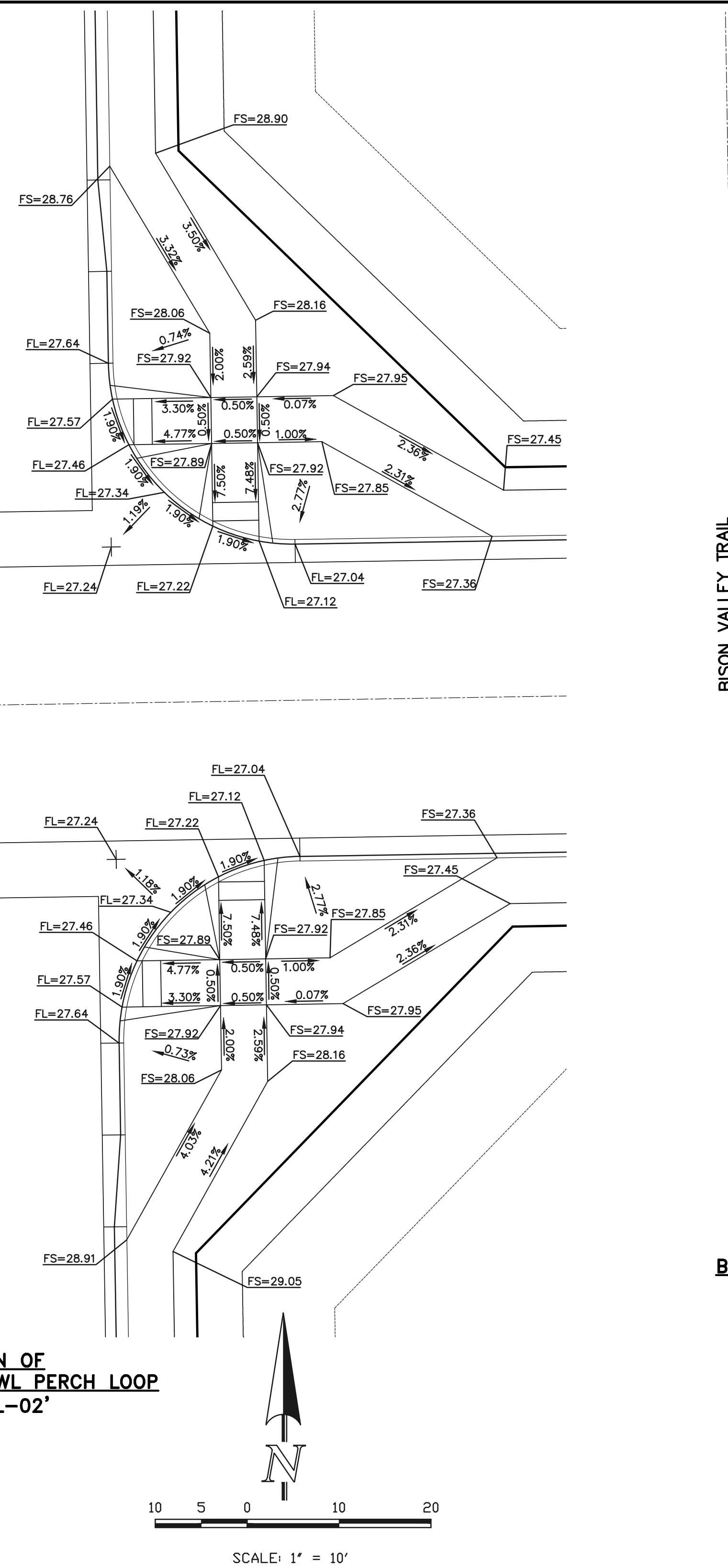
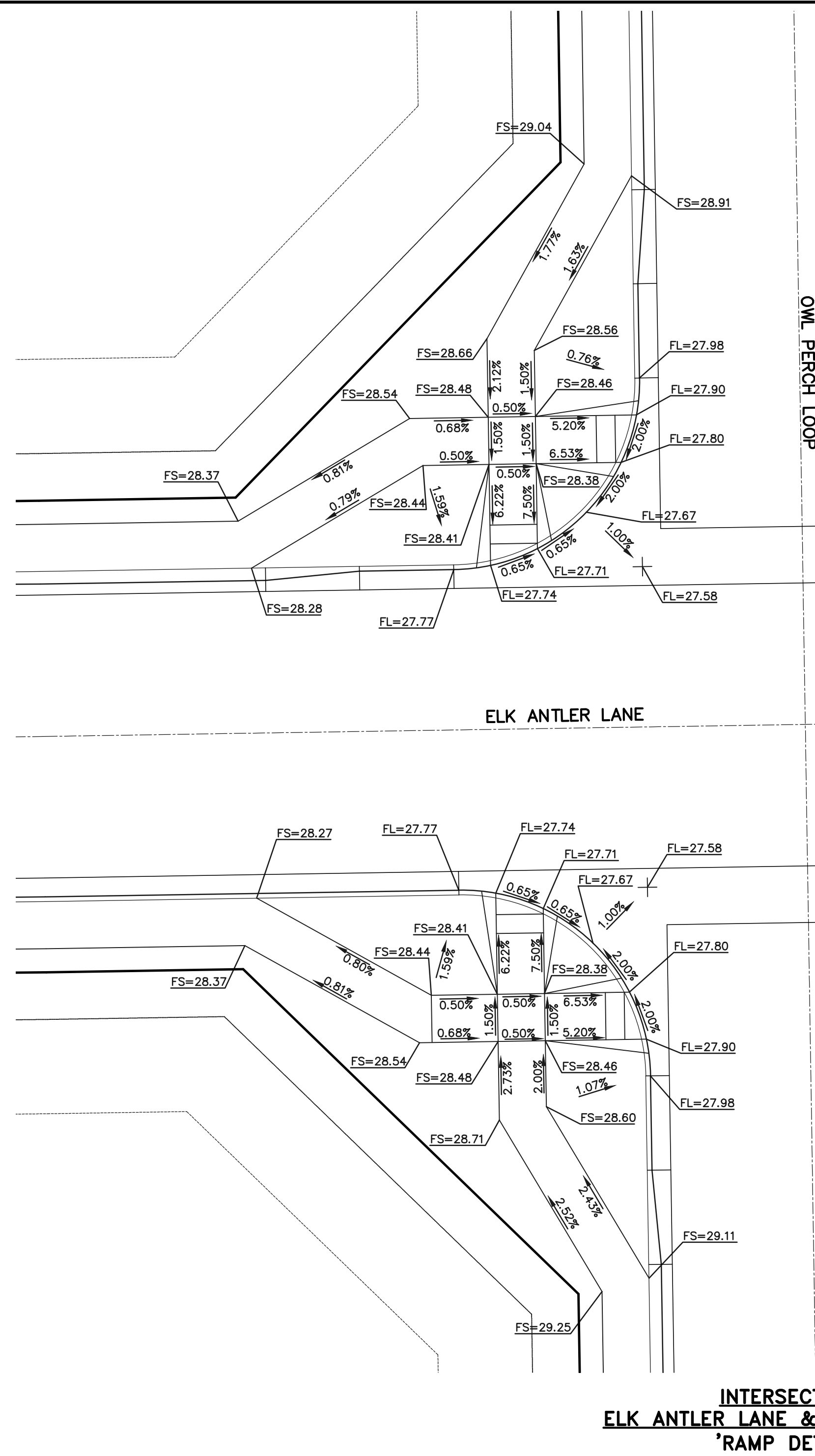
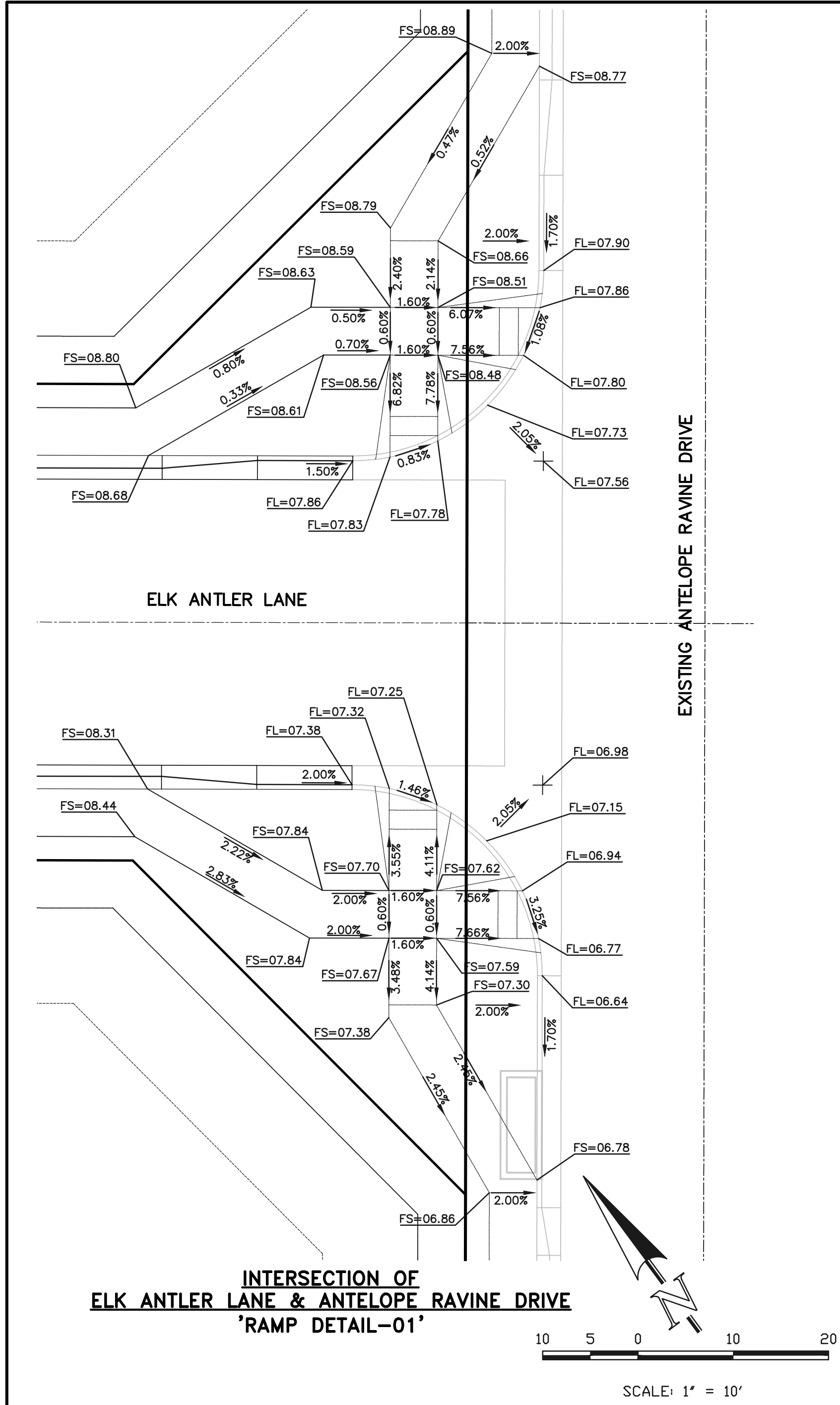
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CONCRETE CURB CURVE TABLE				
CURVE	LENGTH	RADIUS	DELTA	
C5	31.42'	20.00'	90°00'00"	
C6	31.42'	20.00'	90°00'00"	
C11	29.69'	50.00'	34°01'21"	
C12	162.36'	60.00'	155°02'42"	
C13	29.69'	50.00'	34°01'21"	



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NO.	REVISION	DATE																				



EPC 6/24/22

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NO.	REVISION	DATE
1	REVISED PER COUNTY COMMENTS	2/4/22

REVIEW:

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

MARC A. WHORTON, COLORADO REGISTERED PROFESSIONAL ENGINEER #37155

3/23/2022

DATE

CLASSIC CONSULTING

619 N. Cascade Avenue, Suite 200
Colorado Springs, Colorado 80903

(719) 785-0790
(719) 785-0799 (Fax)

RETREAT AT TIMBERRIDGE FILING NO. 2			
CONSTRUCTION PLANS			
PEDESTRIAN RAMP DETAILS			
DESIGNED BY	PRA	SCALE	DATE 03-16-21
DRAWN BY	PRA	(H) 1"= 10'	SHEET 12 OF 24
CHECKED BY	(V) 1"= N/A	JOB NO.	1185.20

CLASSIC CONSULTING



PRODUCT OVERVIEW



Applications:

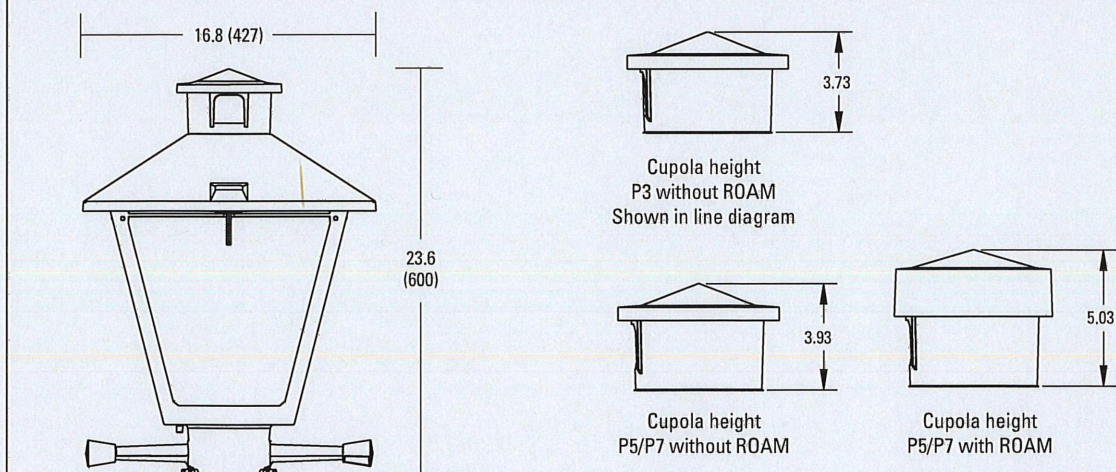
Streetscapes
Walkways
Pathways
Parks

Features:

- Die-cast aluminum housing and hood for long-life performance
- Die-cast trigger latch (TL) and captive thumb screws option available for easy access to internal components
- Optical assembly designed for maximum performance, available in Type II, Type III and Type V
- Hinged hood and captive thumb screws provision afford quick, easy access to electrical and optical area for servicing
- Slipfitter with three set screws allows secure installation to pole sizes 2-3/8" or 3" O.D.
- Surge protection device (standard) exceeds ANSI C82.41 Category C1 criteria (surge tested at 10kV/5kA)
- Complies with ANSI: C136.2, C136.10, C136.15
- CSA listed and suitable for up to 30°C ambient
- Rated L70, LED life greater than 100,000 hours at 25°C
- Replaces up to 150W HPS light source incumbent models
- LED electronic 0V-10V dimmable driver
- DesignLights Consortium® (DLC) qualified product. Not all versions of this product may be DLC qualified. Please check the DLC Qualified Products List at www.designlights.org/DPL to confirm which versions are qualified.

MVEA SPEC * 247L 10LEDE10 MVOLT 4K RS AY PCLL

DIMENSIONS



Effective Projected Area (EPA)
The EPA for the American Revolution Series 247 is 1.8 sq. ft.
P5/P7 option total height is 24.9 (603).
Approx. Wt. = 38 lbs.

All dimensions are inches (millimeters) unless otherwise noted.

Note: Specifications subject to change without notice.
American Revolution Series 247L LED

AEL American Electric Lighting

American Revolution LED Series 247L

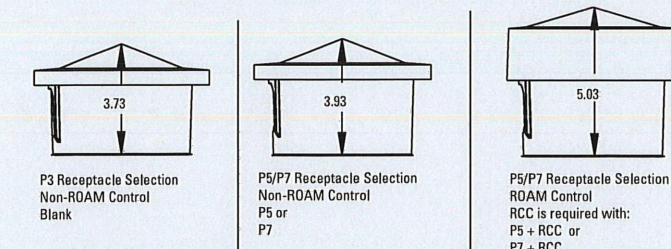
ORDERING INFORMATION

Example: 247L 20LEDE70 MVOLT 4K RS AY

Series	Performance Package	Voltage	Color Temperature (CCT)
247L American Revolution LED	20LEDE10 20 Chips, 1050 mA Driver, 72 input watts 20LEDE70 20 Chips, 700 mA Driver, 45 input watts 10LEDE10 10 Chips, 1050 mA Driver, 28 input watts 10LEDE70 10 Chips, 700 mA Driver, 25 input watts 10LEDE35 10 Chips, 350 mA Driver, 13 input watts	MVOLT Multi-volt, 120-277V 247 347V 480 480V	3K 3000K 4K 4000K 5K 5000K

Distribution	Options	Options	Miscellaneous
R2 Type II R3 Type III R5 Type V	AY Acrylic PY Polycarbonate	Paint (blank) NL Gray GB Dark Bronze WH White BZ Bronze	SS Stainless steel hardware NL NEMA Label XL Not CSA Listed TL Tool-less Entry LDR Ladder Rest SH Shorting Cap SHX Not CSA Listed Shorting Cap HSB House Side Shield Black HSW House Side Shield White GR Enhanced Corrosion Resistant Finish RCC ROAM Dimming Node Cupola Cover
		Photocontrol (blank) 3 pin NEMA Photocontrol Receptacle (standard) NR 2 No Photocontrol Receptacle P5 5 pin NEMA Photocontrol Receptacle (diminable driver included) P7 7 pin NEMA Photocontrol Receptacle (diminable driver included) PCLL 15 Solid State Long Life Photocontrol PCSS 15 Not CSA Listed Solid State Long Life Photocontrol (120-277V)	Accessories RNC57 ROAM Dimming Node Cupola Cover

Cupola size based on type of control and receptacle

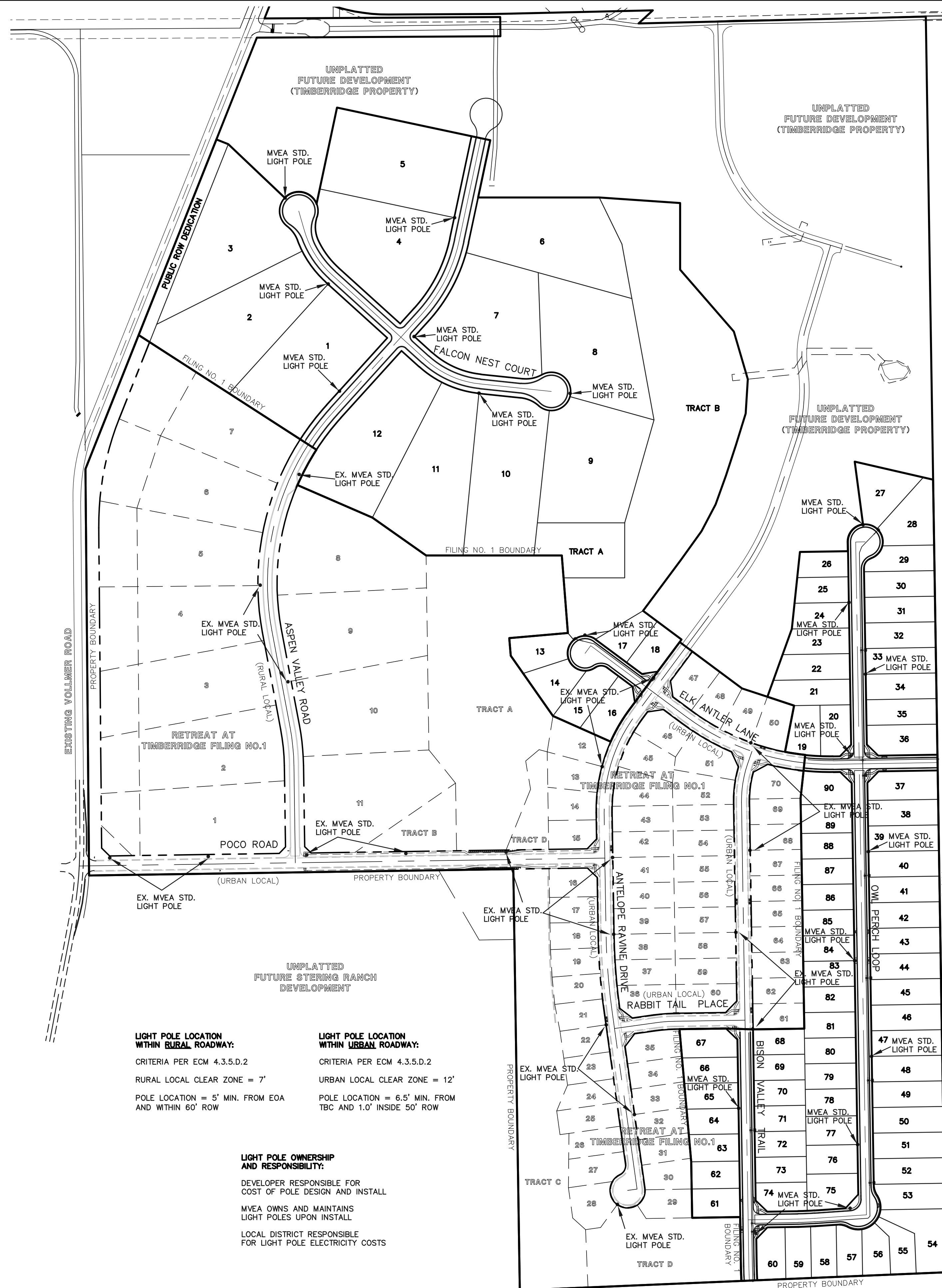


Notes:

- Other colors available, please contact factory
- P2 and SH not available with 18" option
- Taller cupola cover (RCC) is required when used with ROAM or other similar wireless monitoring control systems
- Standard failure mode-Tail On
- Photocontrols supplied with ANSI Standard Turn-On levels
- XL option is required
- Ships with unit, field installed
- Required when using ROAM or other similar wireless monitoring control systems

AEL American Electric Lighting
All Headquarters: 3025 Columbus Road, Granville, OH 43023
www.americanelectriclighting.com
© 2017 Acuity Brands Lighting, Inc. All Rights Reserved. 9/28/17

Warranty Five-year limited warranty. Complete warranty terms located at www.americanelectriclighting.com/CustomerResources/Forms_and_conditions.aspx
Actual performance may differ as a result of end-user environment and application.
All values are design or optical values, measured under laboratory conditions at 25 °C.
Specifications subject to change without notice.
Please contact your sales representative for the latest product information.



LIGHT POLE LOCATION WITHIN RURAL ROADWAY:

CRITERIA PER ECM 4.3.5.D.2

RURAL LOCAL CLEAR ZONE = 7'

POLE LOCATION = 5' MIN. FROM EOA AND WITHIN 60' ROW

LIGHT POLE LOCATION WITHIN URBAN ROADWAY:

CRITERIA PER ECM 4.3.5.D.2

URBAN LOCAL CLEAR ZONE = 12'

POLE LOCATION = 6.5' MIN. FROM TBC AND 1.0' INSIDE 50' ROW

LIGHT POLE OWNERSHIP AND RESPONSIBILITY:

DEVELOPER RESPONSIBLE FOR COST OF POLE DESIGN AND INSTALL

MVEA OWNS AND MAINTAINS LIGHT POLES UPON INSTALL

LOCAL DISTRICT RESPONSIBLE FOR LIGHT POLE ELECTRICITY COSTS

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NO. REVISION

1 REVISED PER OWNER REQUEST

DATE

11/1/21

REVIEW:

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

MARC A. WHORTON, P.E., P.S.
COLORADO REGISTERED PROFESSIONAL ENGINEER
#37155

3/23/2022

DATE

CLASSIC CONSULTING

619 N. Cascade Avenue, Suite 200
Colorado Springs, Colorado 80903
(719) 785-0790
(719) 785-0799 (Fax)

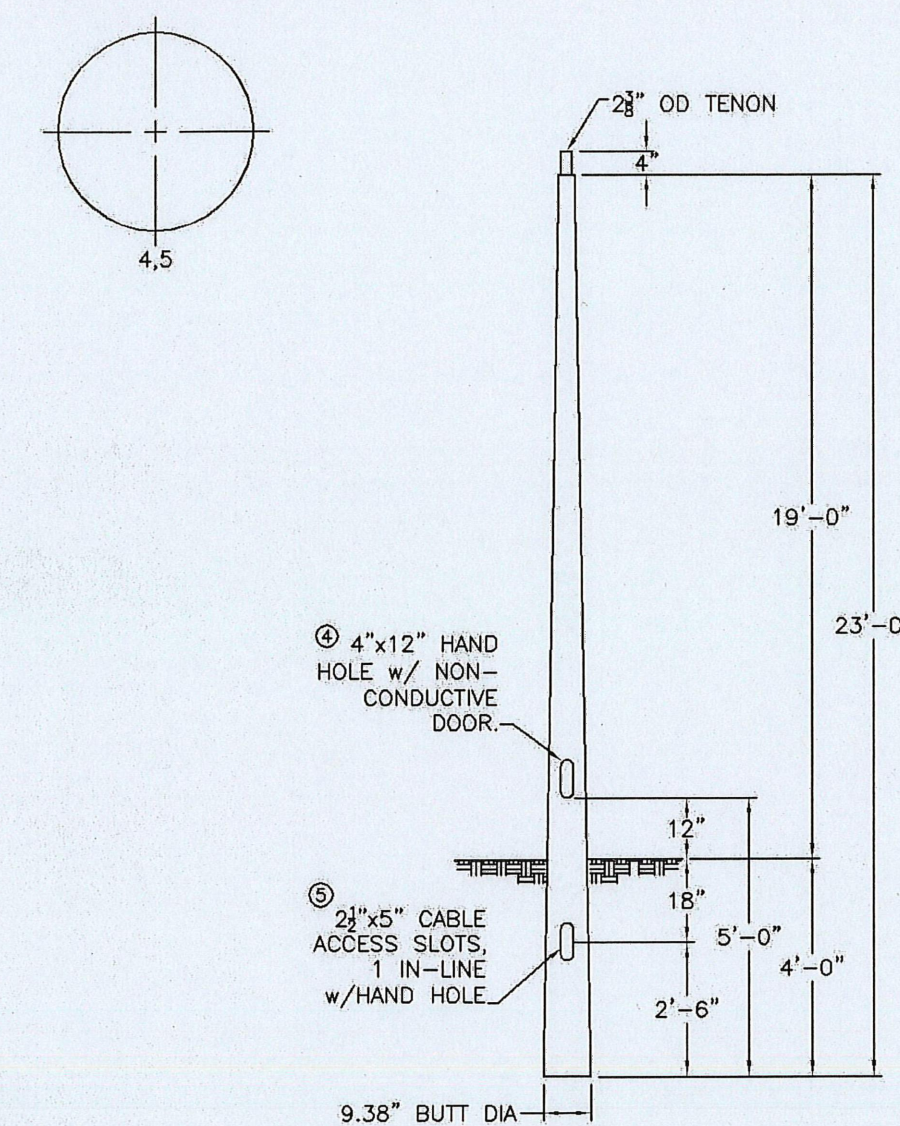
RETREAT AT TIMBERRIDGE FILING NO. 2
CONSTRUCTION PLANS

STREET LIGHT POLE LOCATION PLAN

DESIGNED BY	PRA	SCALE	DATE	03-19-21
DRAWN BY	PRA	(H) 1" = 200'	SHEET	13 OF 24
CHECKED BY		(V) 1" = N/A	JOB NO.	1185.20



ORIENTATION VIEWED FROM TOP OF POLE



COLOR: BLACK

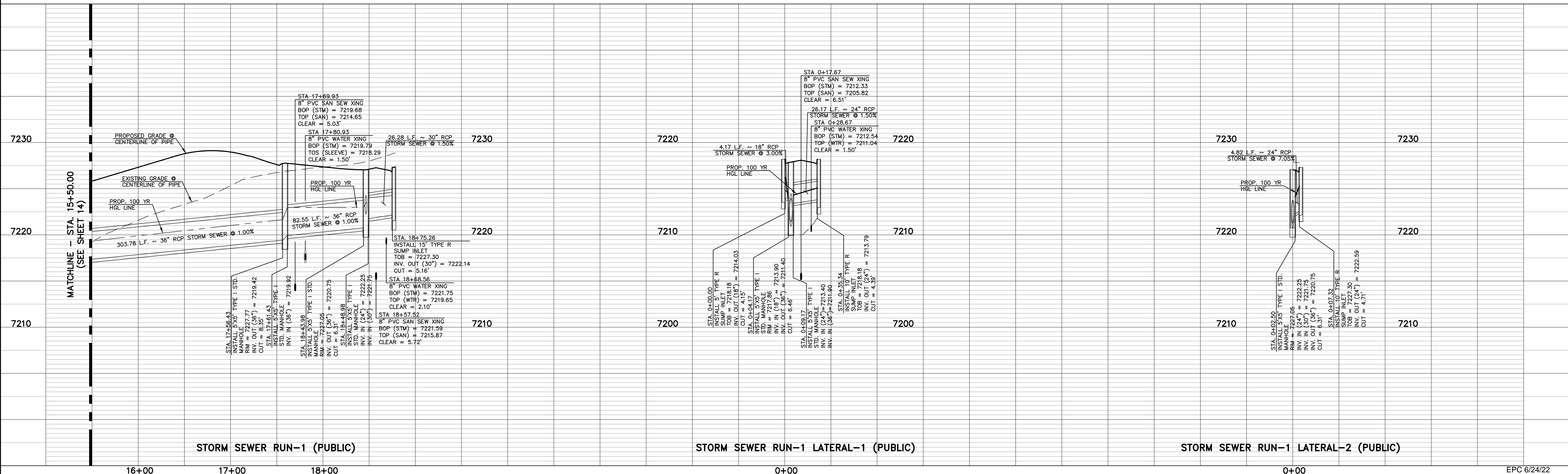
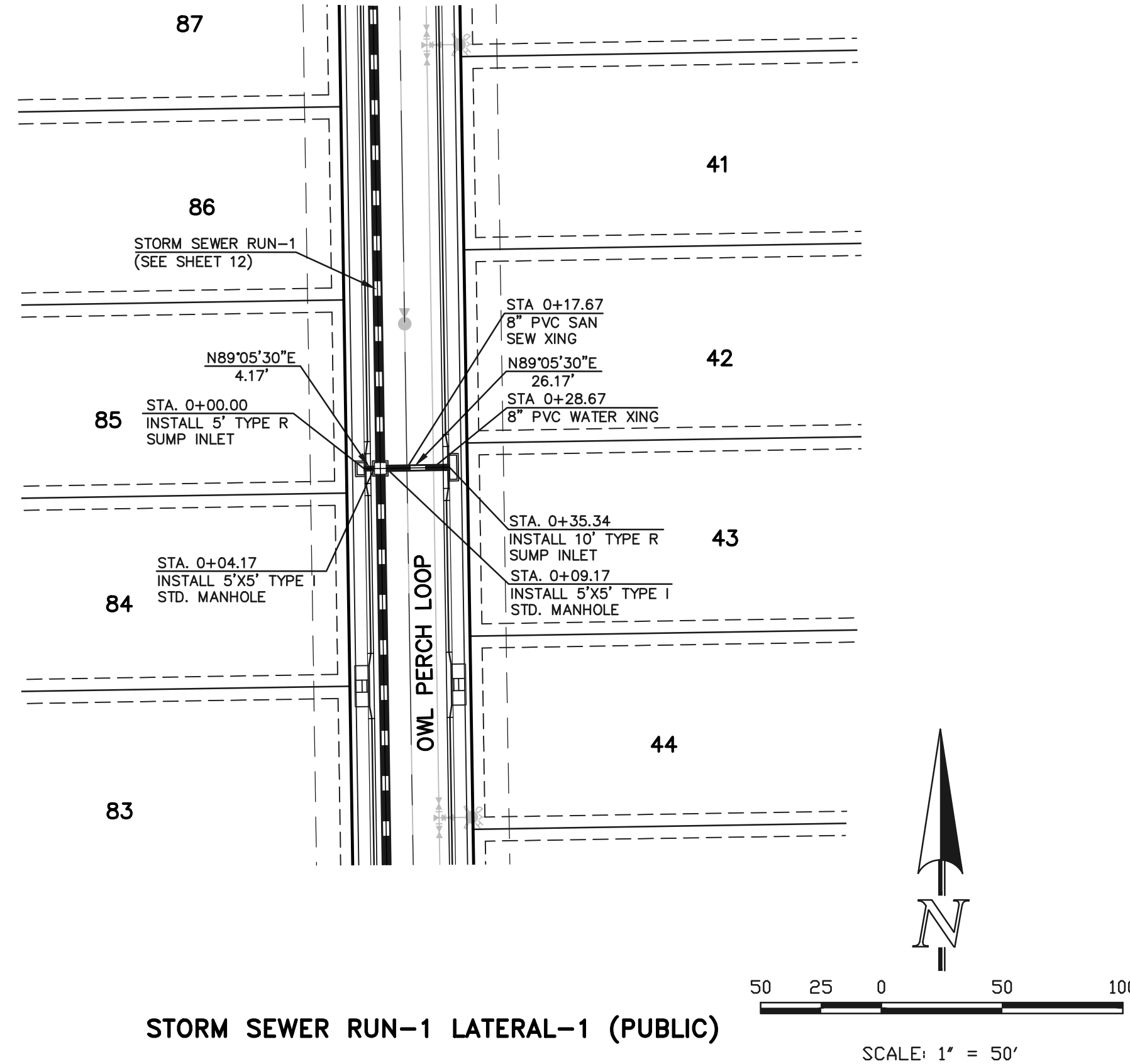


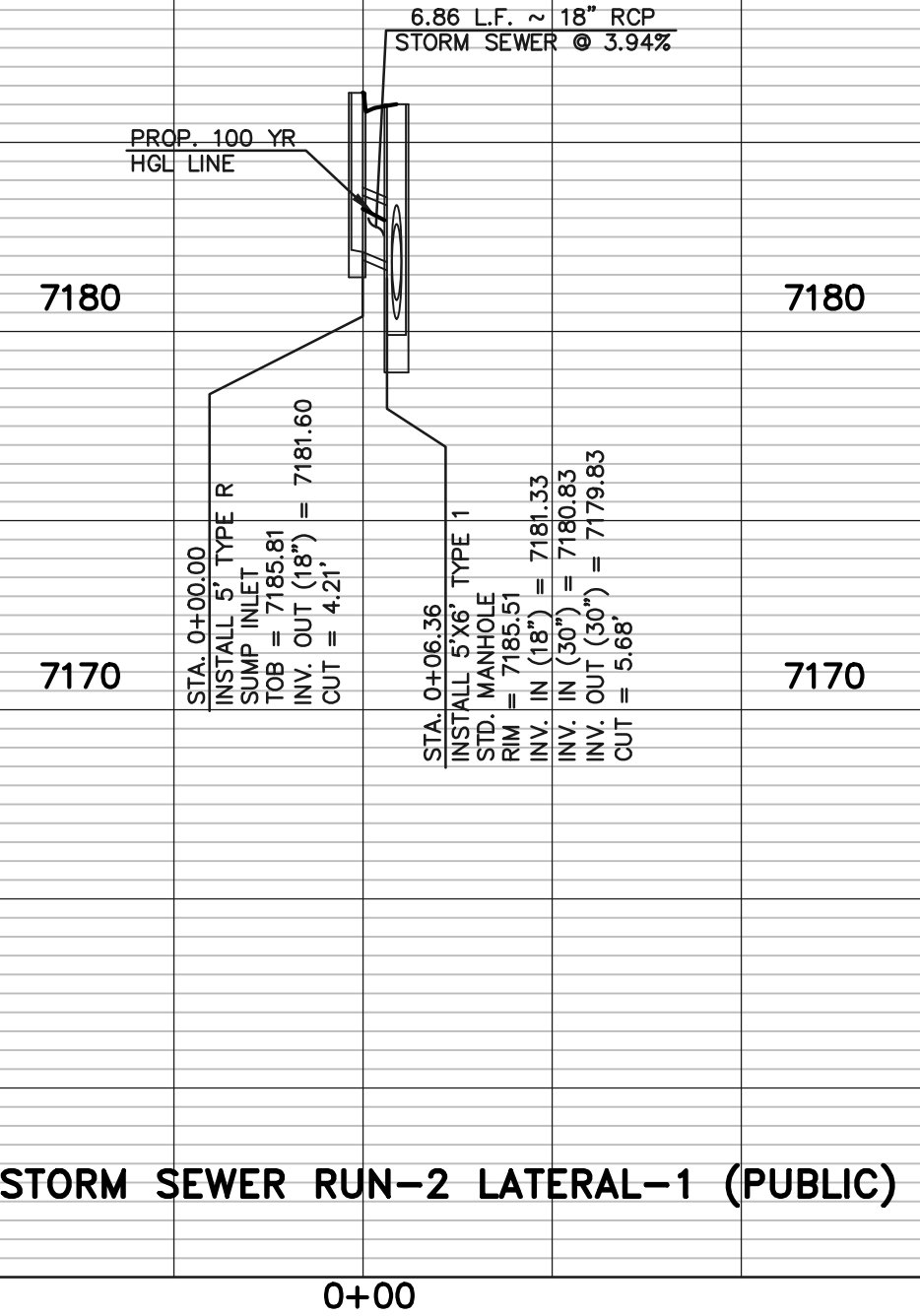
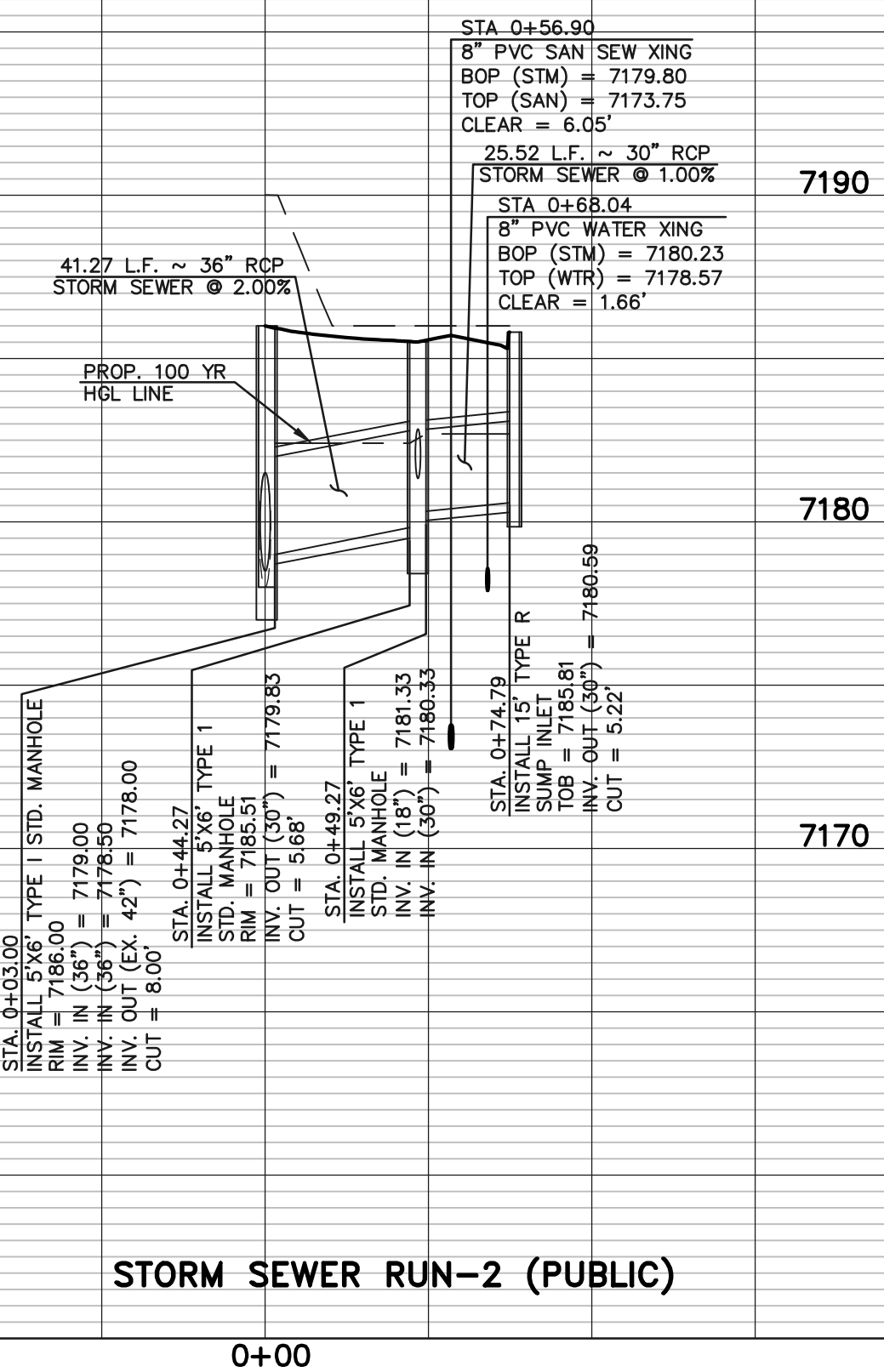
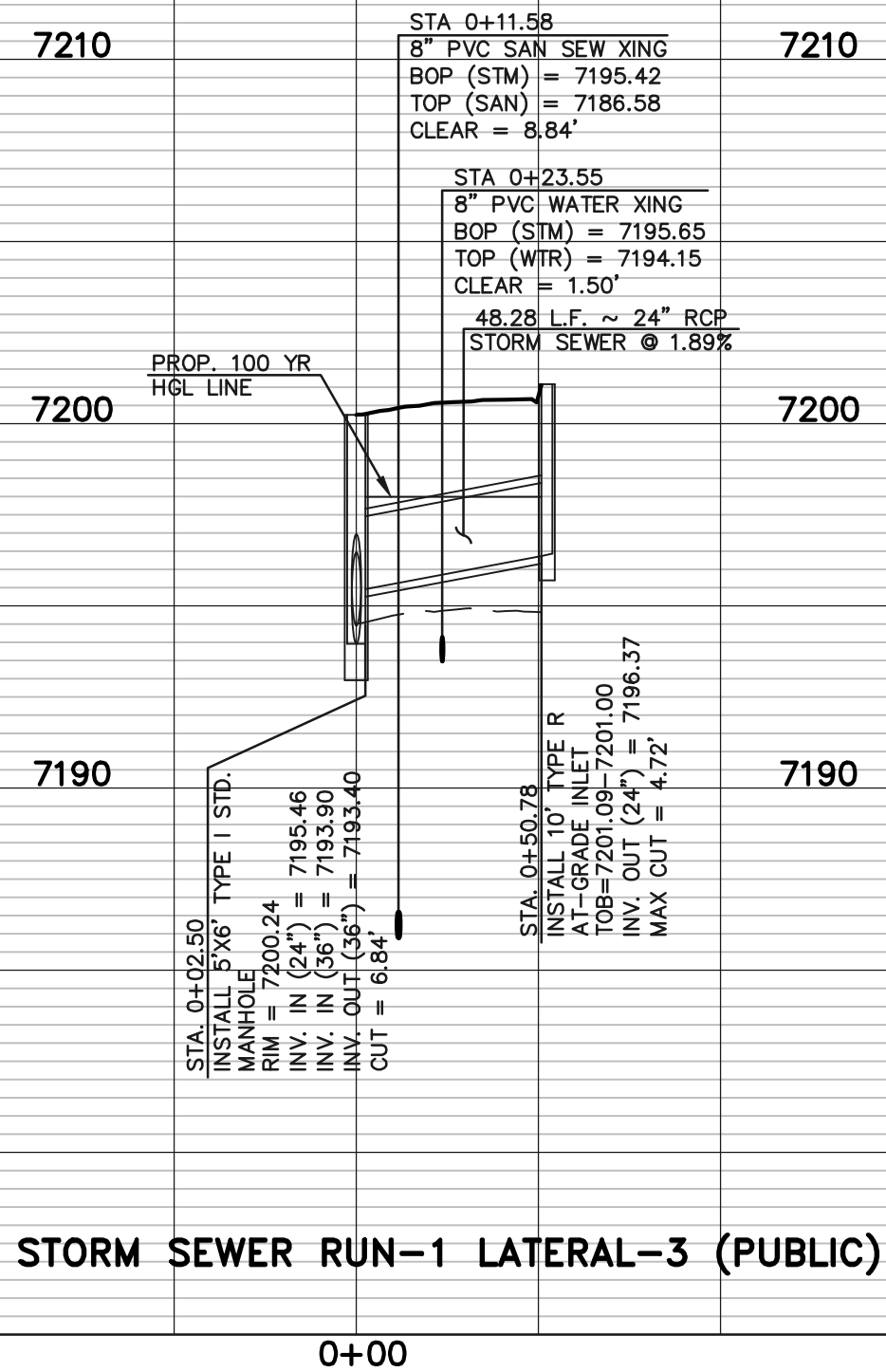
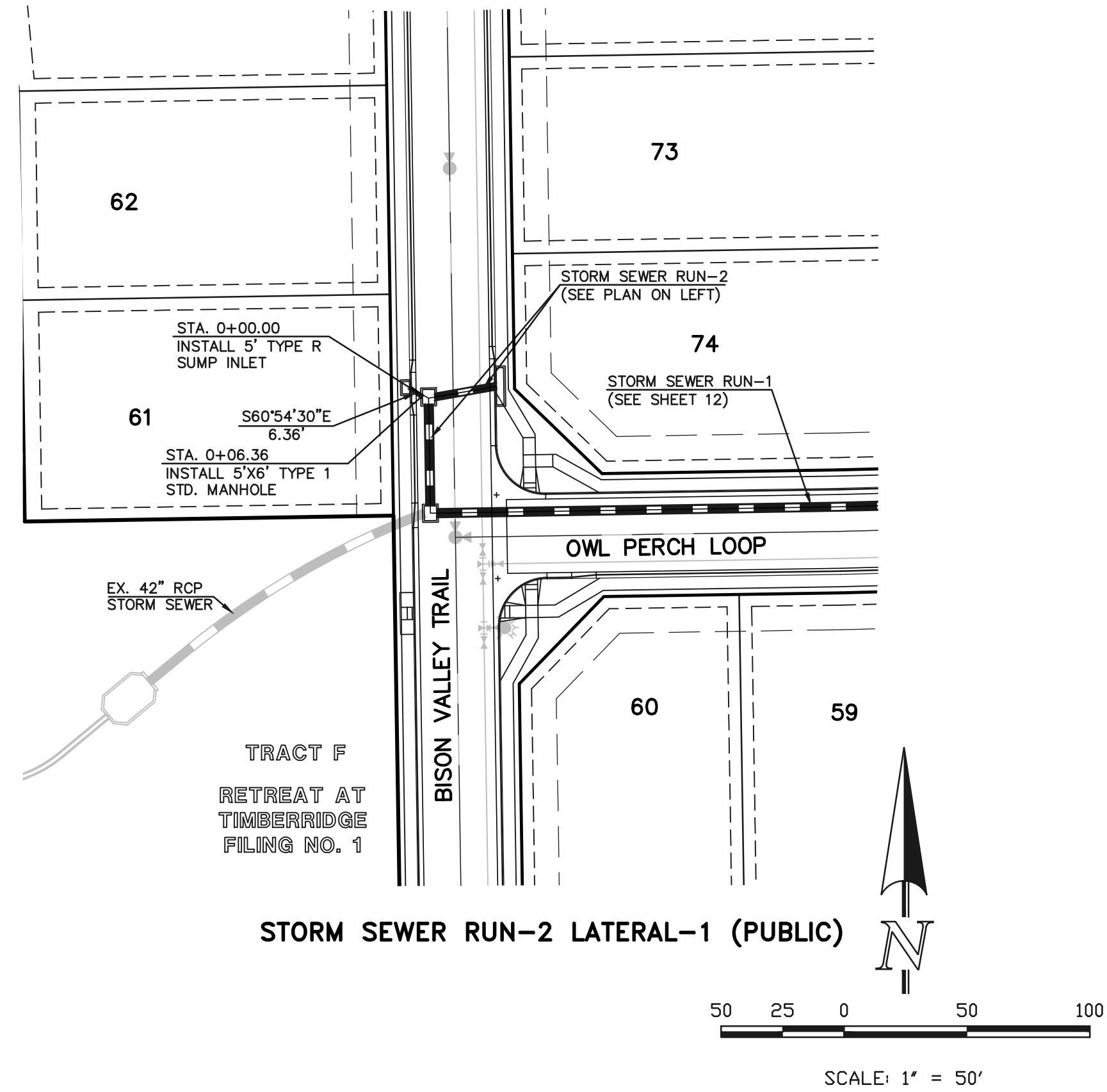
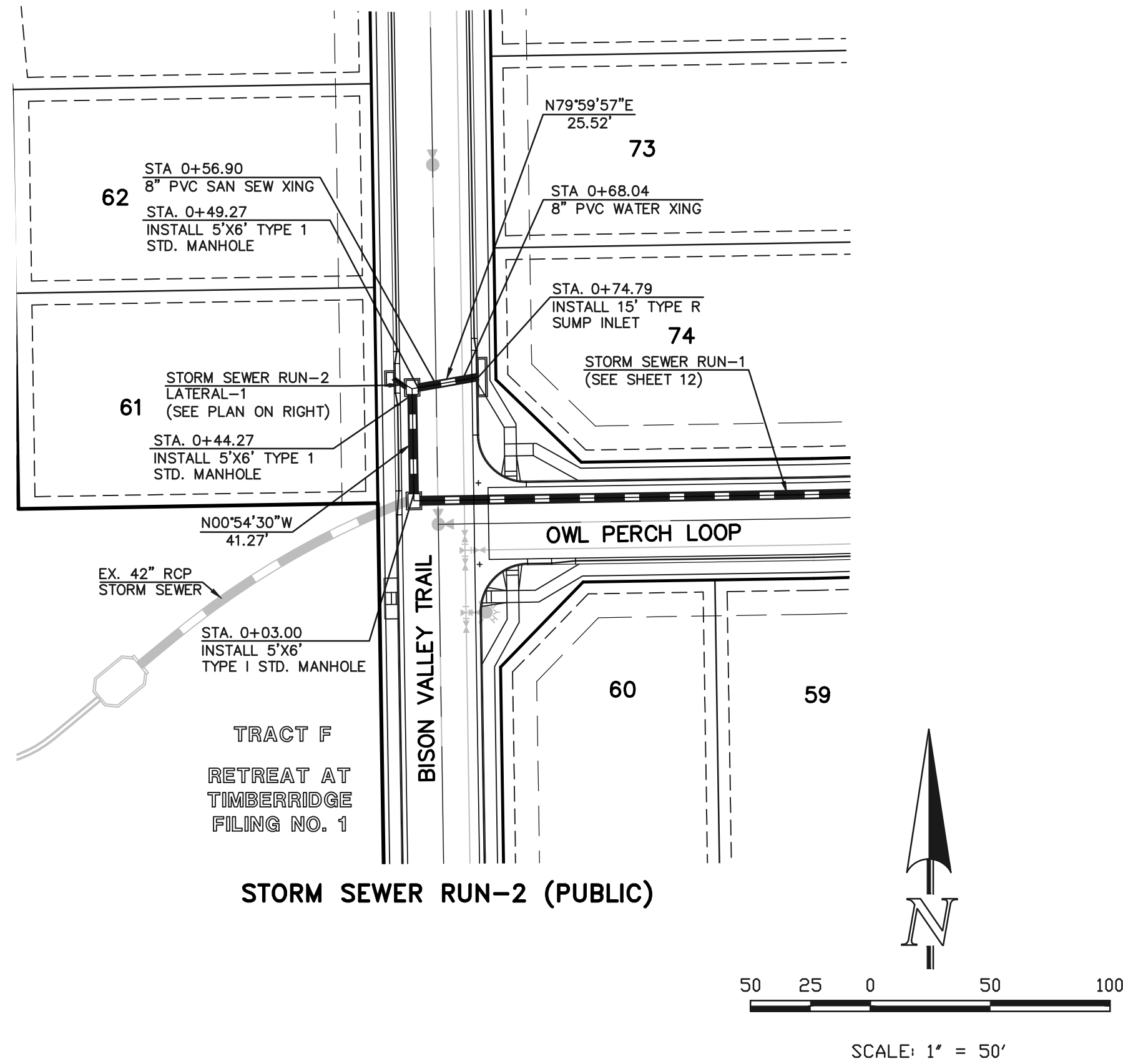
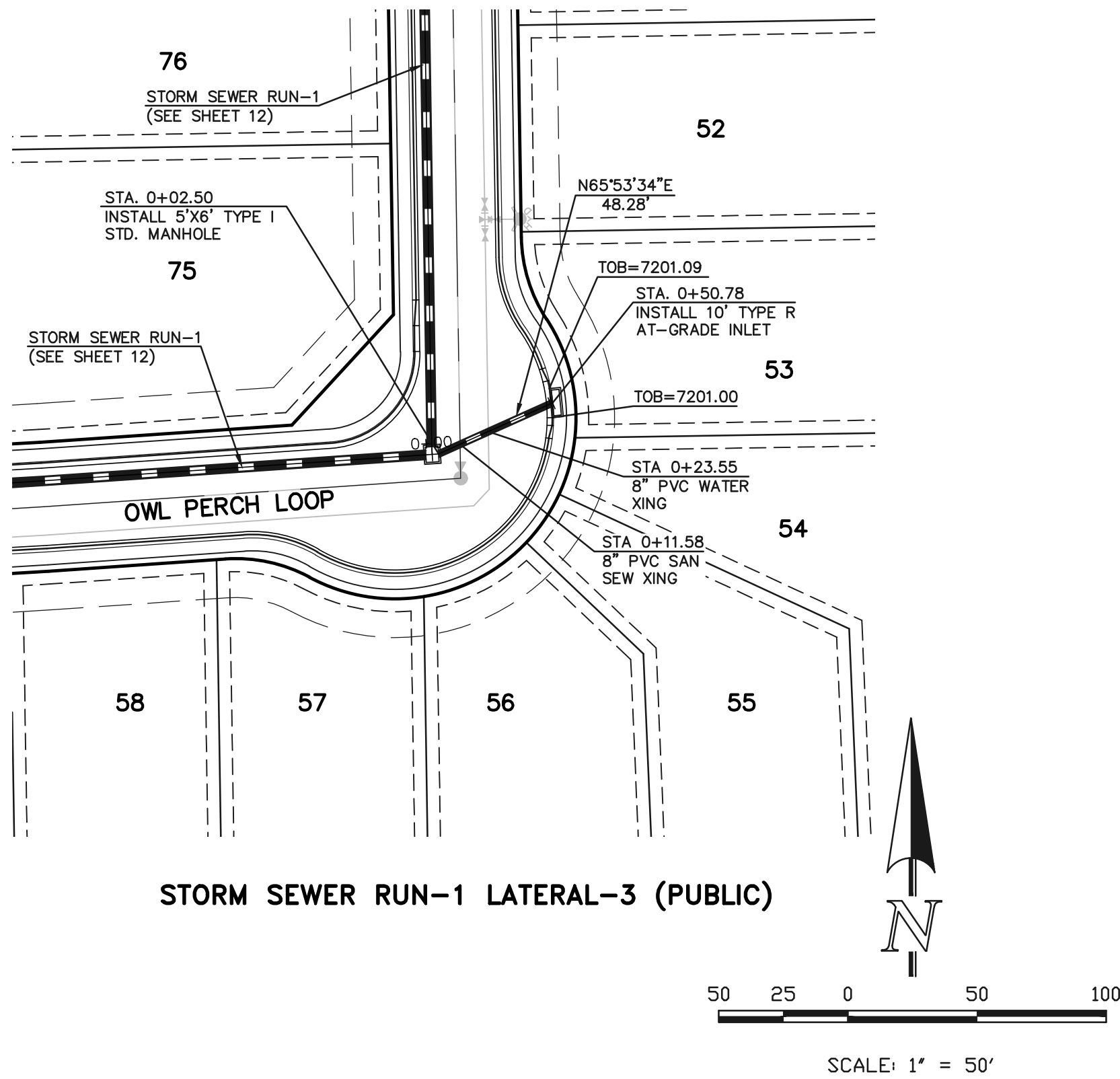
CMT
145 Wood Street
East, CT 06918
800-414-4376
www.cmtusa.com

MOUNTAIN VIEW

CAT. NO.: TB23-D-50-3-H-T238

QUANTITY:	JOB NUMBER:	SPECS:	WIND VEL:
P.O. NUMBER:	APPRO. BY:	TOT. LENGTH: 23'-0"	100@1.3
REV. DATE BY	REMARKS	EMBED. DEPTH: 4'-0"	LUM. WEIGHT: 50 lbs.
	QUOTE:	TIP WIDTH: 4.41"	STATIC DEFL.
		WEIGHT: 50 lbs.	TOTAL DEFL.
		DRAWN BY: PLF	DATE: 01/16/2017





48 HOURS BEFORE YOU DIG,
CALL UTILITY LOCATORS
811
UTILITY NOTIFICATION CENTER OF COLORADO
IT'S THE LAW

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NO.	REVISION	DATE
1	ADJUSTED STORM DESIGN FOR HGL'S	2/4/22

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

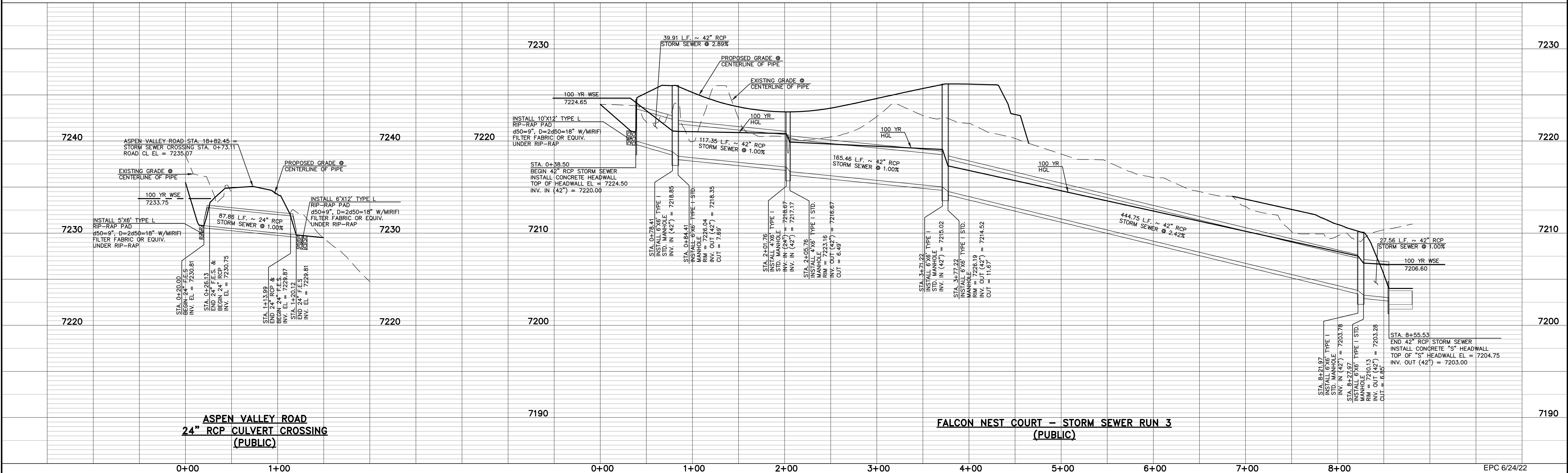
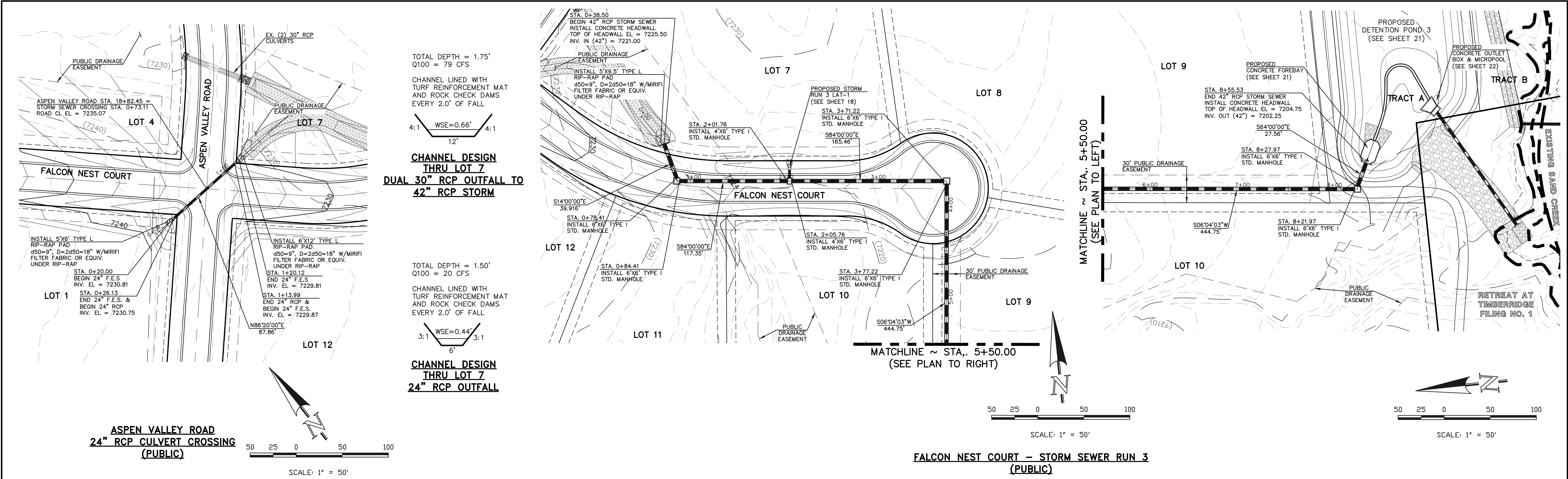
MARC A. WHORTON, COLORADO ENGINEER #37155
3/23/2022
DATE




RETREAT AT TIMBERIDGE FILING NO. 2
CONSTRUCTION PLANS
PUBLIC STORM SEWER PLAN

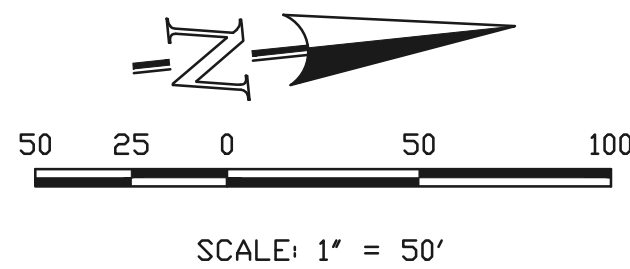
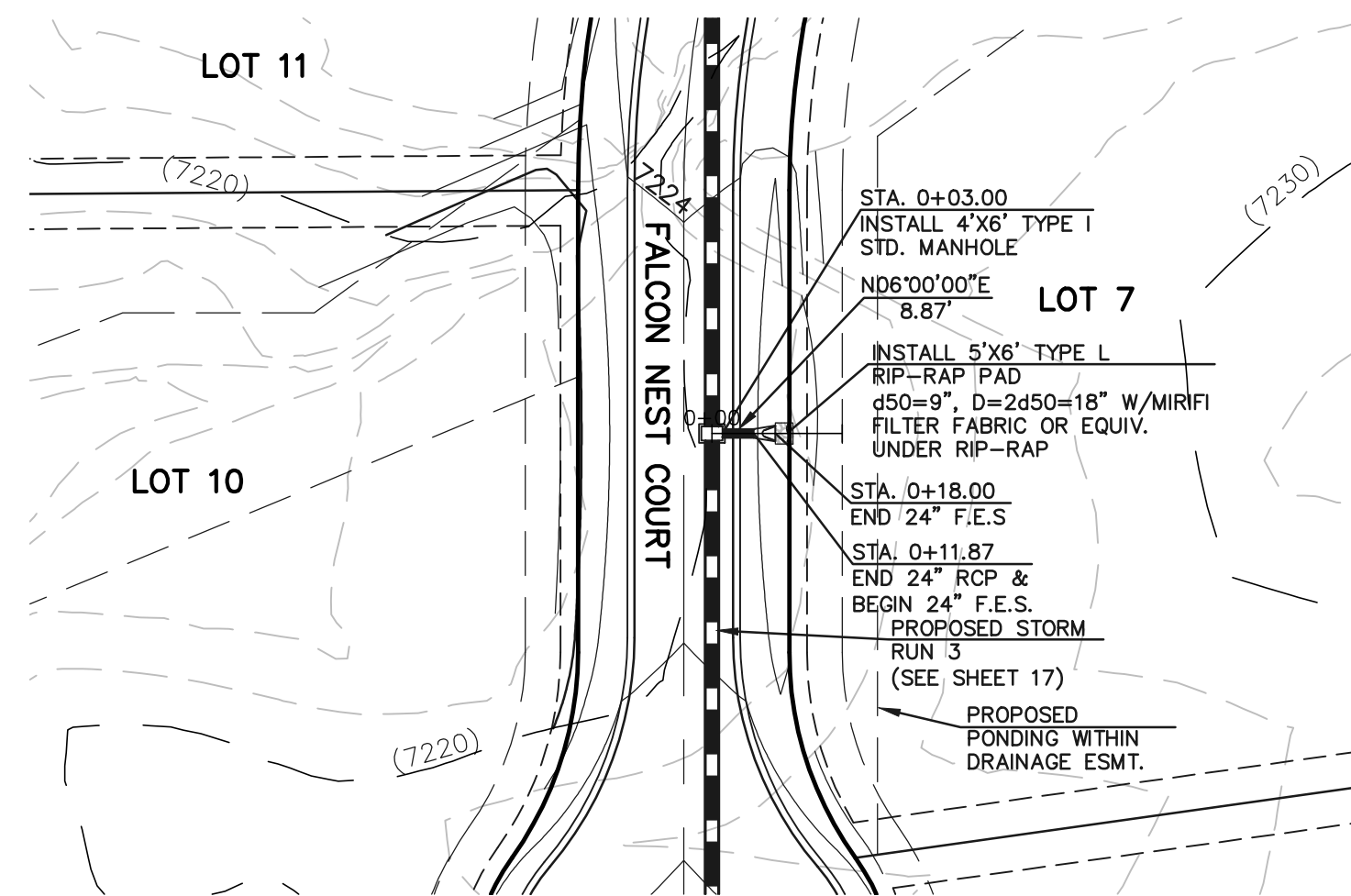
DESIGNED BY	PRA	SCALE	DATE	02-25-21
DRAWN BY	PRA	(H) 1"= 50'	SHEET	16 OF 24
CHECKED BY		(V) 1"= 5'	JOB NO.	1185.20

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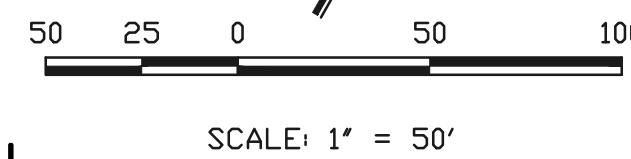
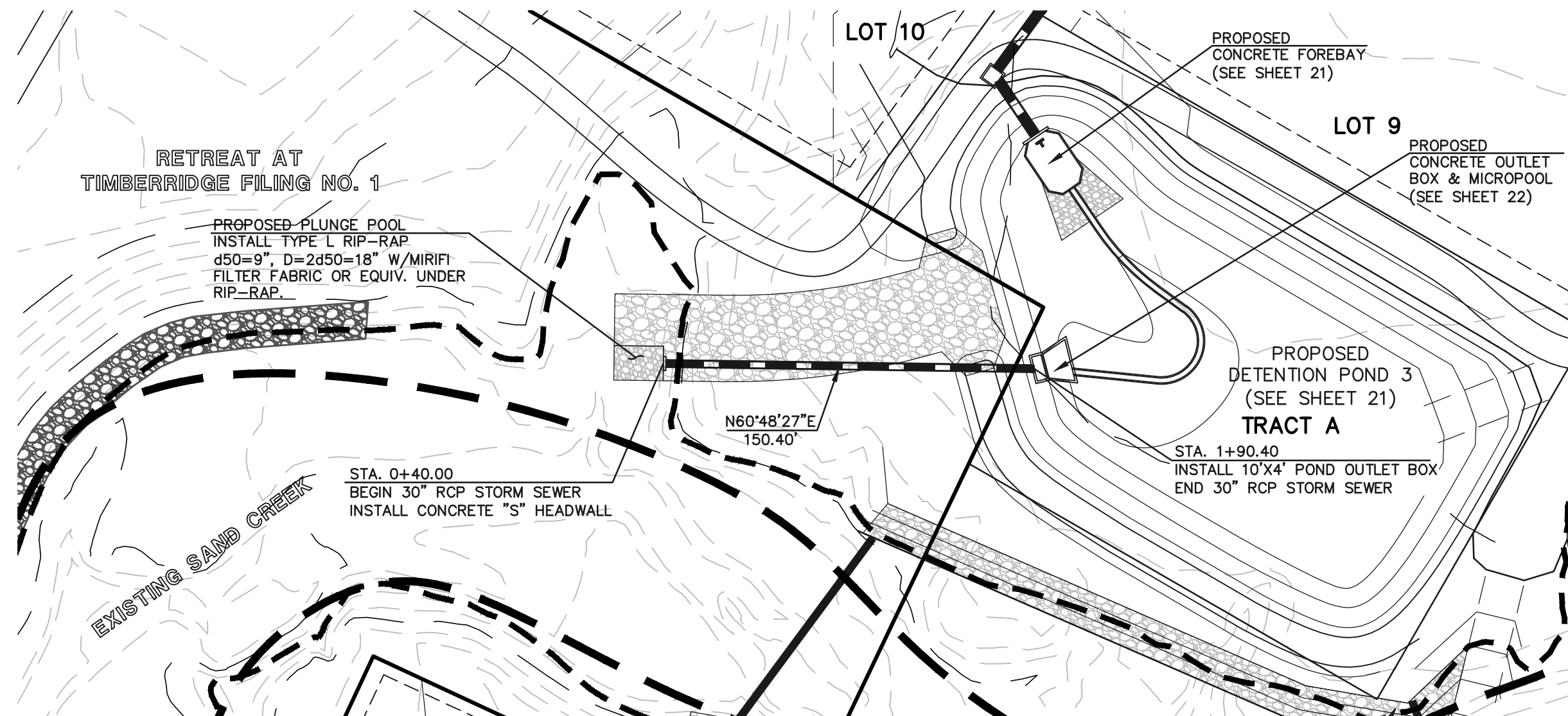
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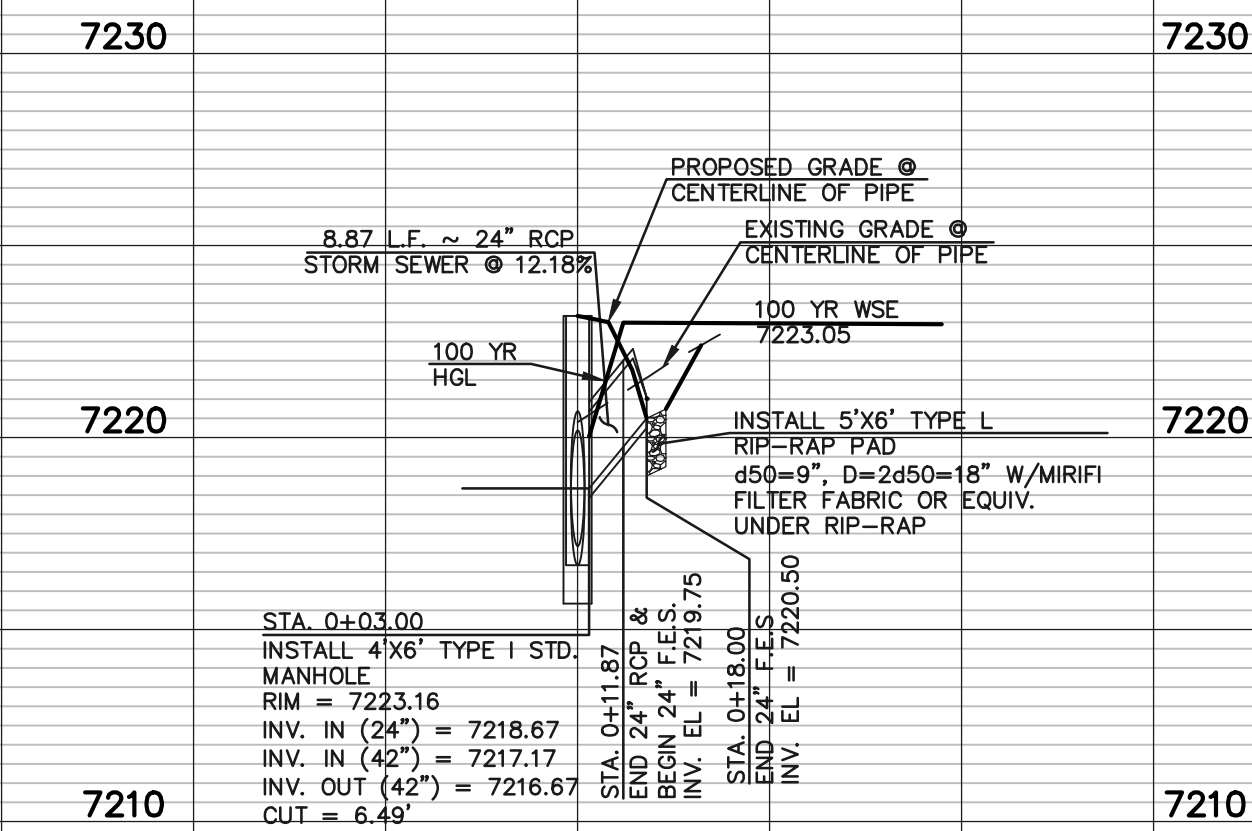
48 HOURS BEFORE YOU DIG, CALL UTILITY LOCATORS 811 UTILITY NOTIFICATION CENTER OF COLORADO IT'S THE LAW		NO. REVISION 1 ADDED STORM SEWER SYSTEM AND RELOCATED POND 3 09-16-21 2 REVISED PER COUNTY COMMENTS 2/4/22		REVIEW: PREPARED UNDER MY DIRECT SUPERVISION FOR AND ON BEHALF OF CLASSIC CONSULTING ENGINEERS AND SURVEYORS, LLC  3/23/2022 DATE		 CLASSIC CONSULTING		RETREAT AT TIMBERIDGE FILING NO. 2 CONSTRUCTION PLANS PUBLIC STORM SEWER PLAN			
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.						DESIGNED BY PRA SCALE DATE 04-01-21		DRAWN BY PRA (H) 1"= 50' SHEET 17 OF 24		CHECKED BY (V) 1"= 5' JOB NO. 1185.20	



FALCON NEST COURT - STORM SEWER RUN 3 - LATERAL 1
(PUBLIC)

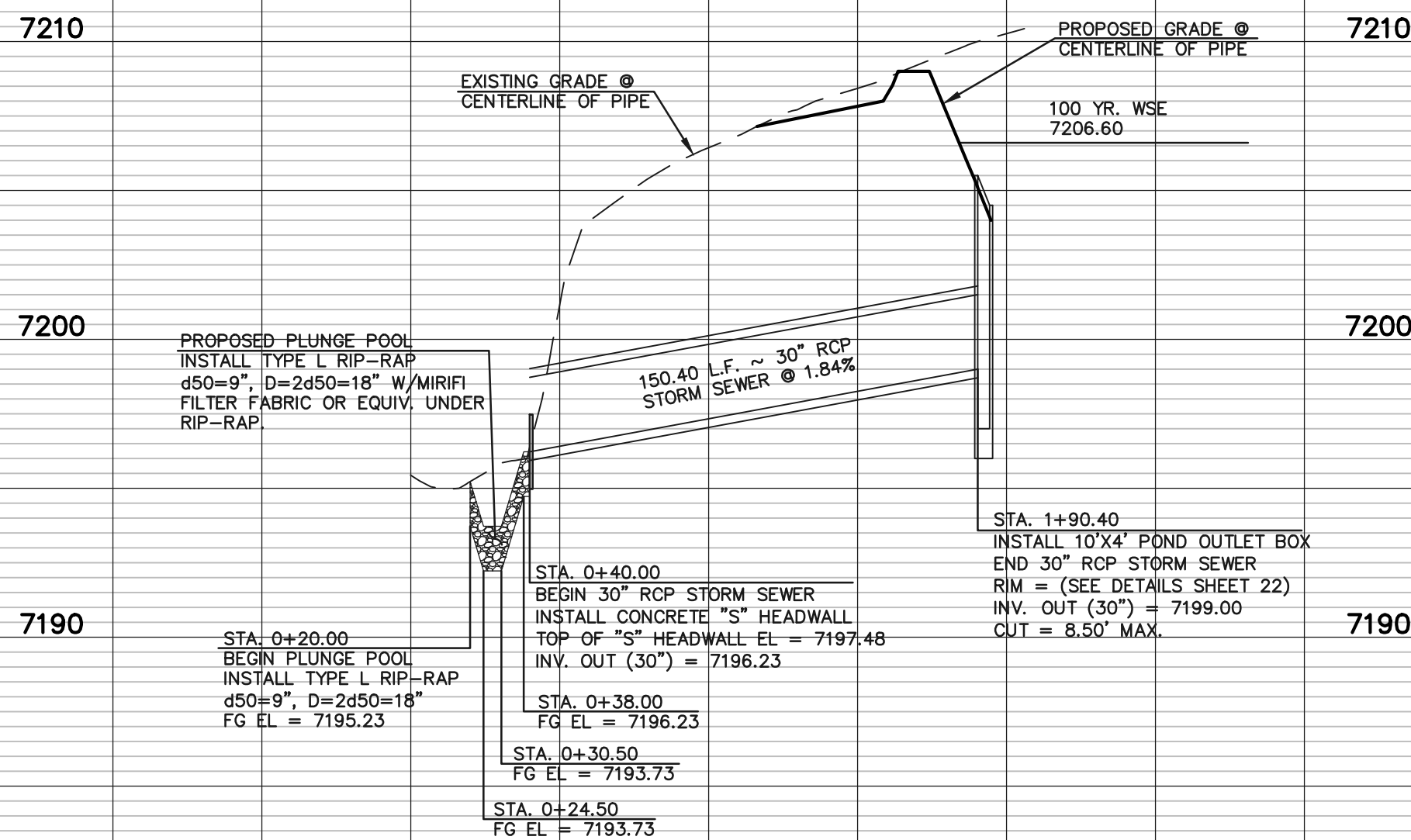


DETENTION POND 3 STORM SEWER OUTFALL
(PUBLIC)



FALCON NEST COURT - STORM SEWER RUN 3 - LATERAL 1
(PUBLIC)

0+00



DETENTION POND 3 STORM SEWER OUTFALL
(PUBLIC)

0+00

1+00

2+00

EPC 6/24/22

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811

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NO. REVISION

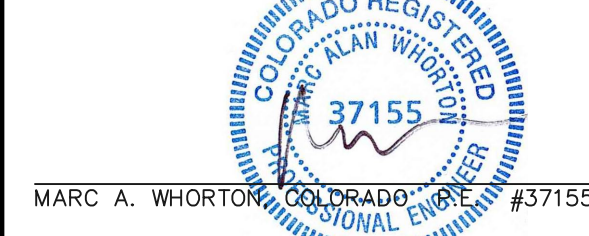
DATE

1 REVISED PER COUNTY COMMENTS

2/4/22

REVIEW:

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



3/23/2022

DATE



619 N. Cascade Avenue, Suite 200
Colorado Springs, Colorado 80903

(719) 785-0790
(719) 785-0799 (Fax)

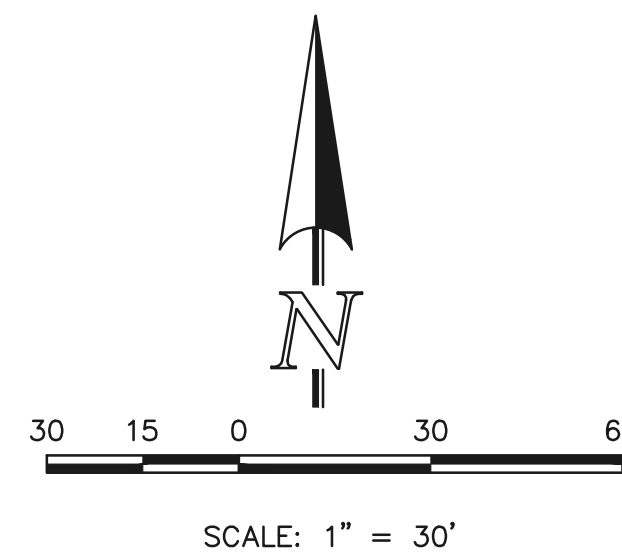
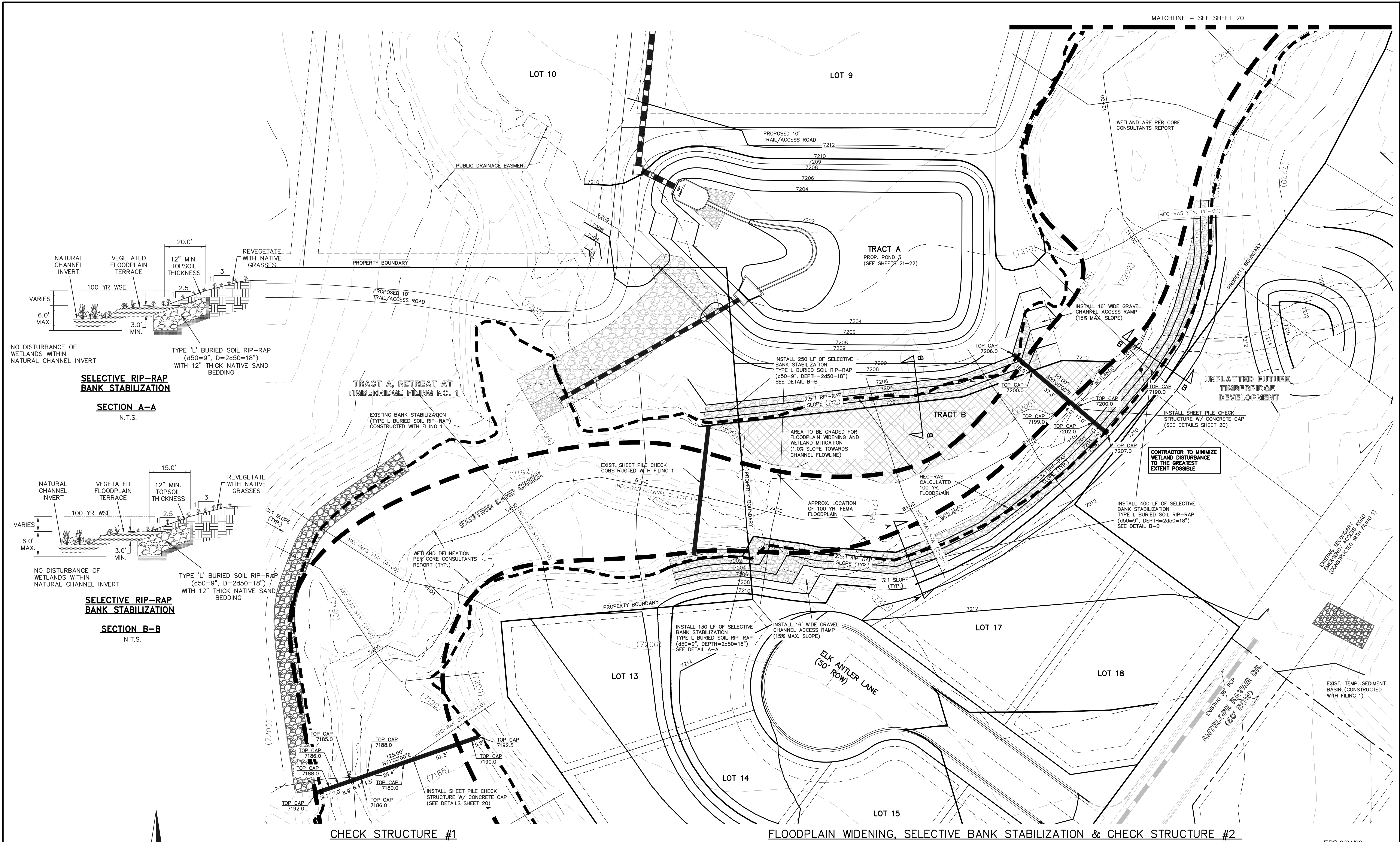
RETREAT AT TIMBERRIDGE FILING NO. 2
CONSTRUCTION PLANS
STORM SEWER PLAN

DESIGNED BY	PRA	SCALE	DATE	04-01-21
DRAWN BY	PRA	(H) 1"= 50'	SHEET 18	OF 24
CHECKED BY		(V) 1"= 5'	JOB NO.	1185.20



N:\118520\DRAWINGS\CONSTRUCTION\18-118520- STM-05.dwg, 2/6/2022 4:35:45 PM, 1:1

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SEE RETREAT AT TIMBERRIDGE FILING NO. 2
GRADING AND EROSION CONTROL PLAN FOR
EROSION CONTROL DETAILS.

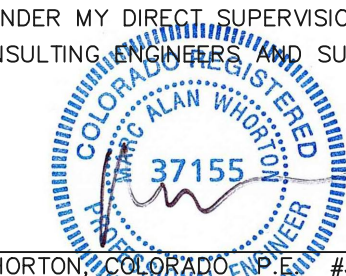
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PRESERVE ANY AND ALL UNDERGROUND UTILITIES.

NO.	REVISION	DATE
1	REVISED PER COUNTY COMMENTS	2/7/22
2	REVISED PER COUNTY COMMENTS	3/18/22
3	ADDED EAST SIDE CHANNEL ACCESS RAMPS	5/18/22

REVIEW:

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

 37155

MARC A. WHORTON, COLORADO #37155

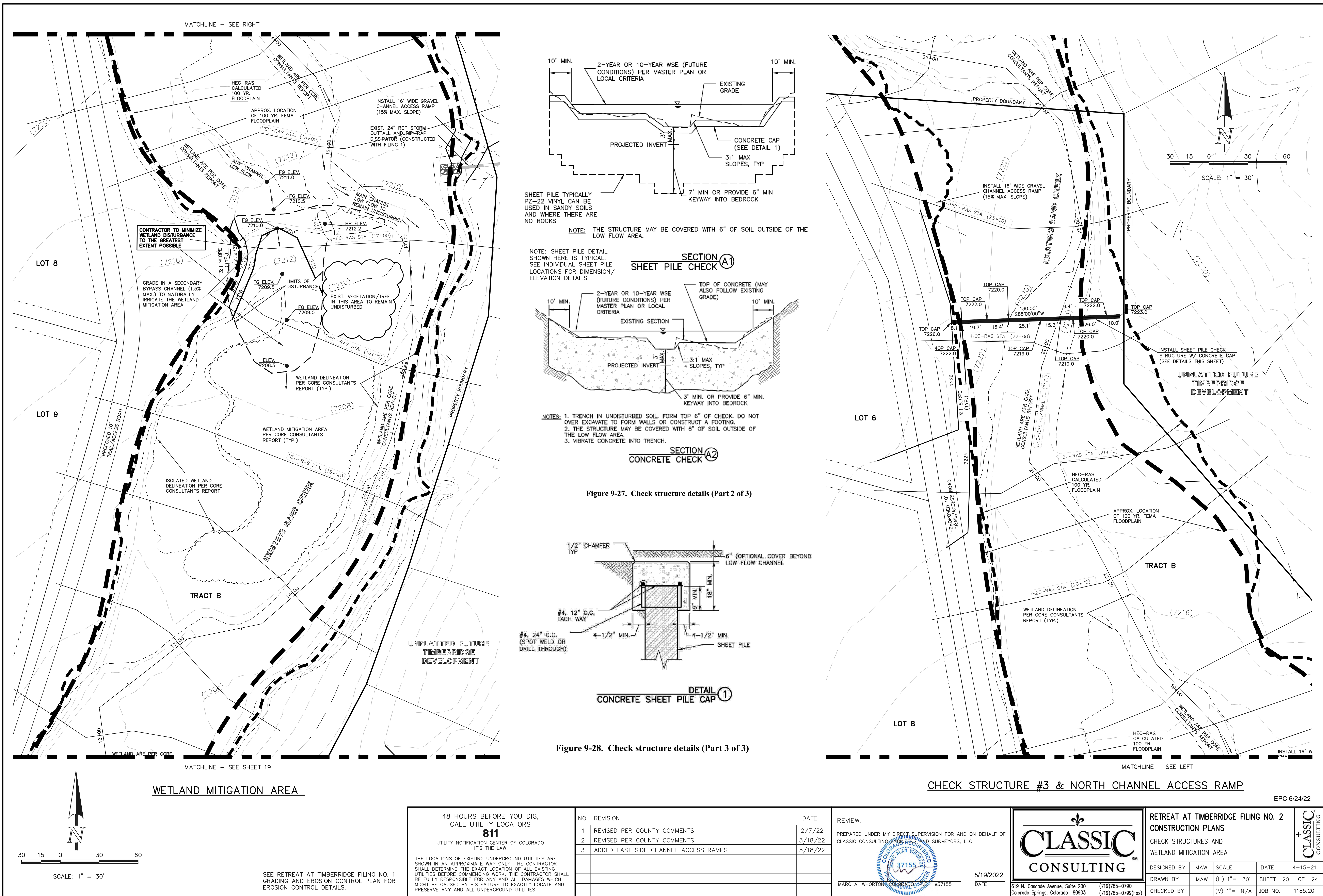
5/19/2022
DATE



619 N. Cascade Avenue, Suite 200 (719) 785-0790
Colorado Springs, Colorado 80903 (719) 785-0799 (Fax)

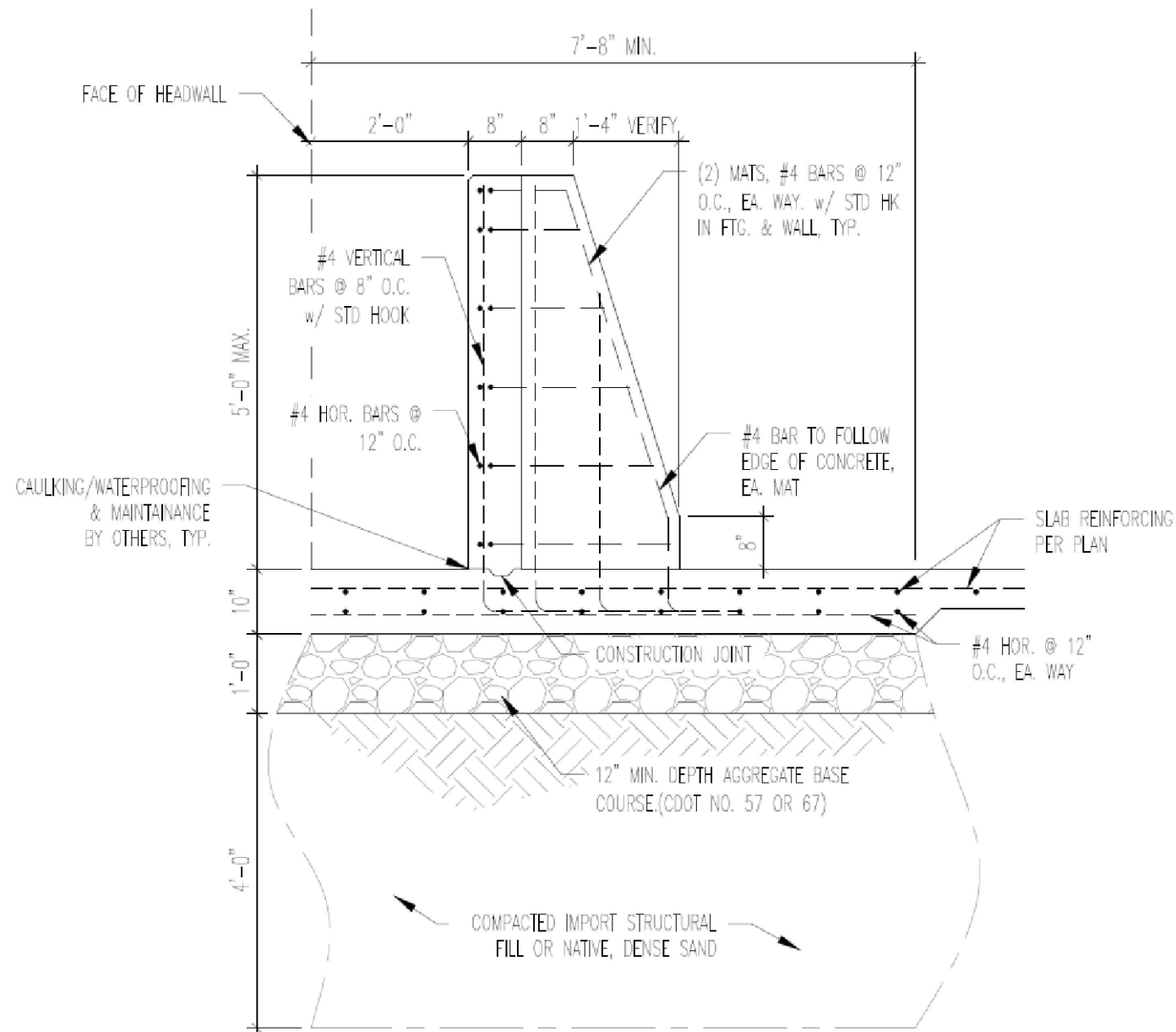
RETREAT AT TIMBERRIDGE FILING NO. 2			
CONSTRUCTION PLANS			
CHECK STRUCTURES AND SELECTIVE BANK STABILIZATION			
DESIGNED BY	MAW	SCALE	DATE 4-5-21
DRAWN BY	MAW	(H) 1"= 30'	SHEET 19 OF 24
CHECKED BY	(V) 1"= N/A	JOB NO.	1185.20

CLASSIC
CONSULTING



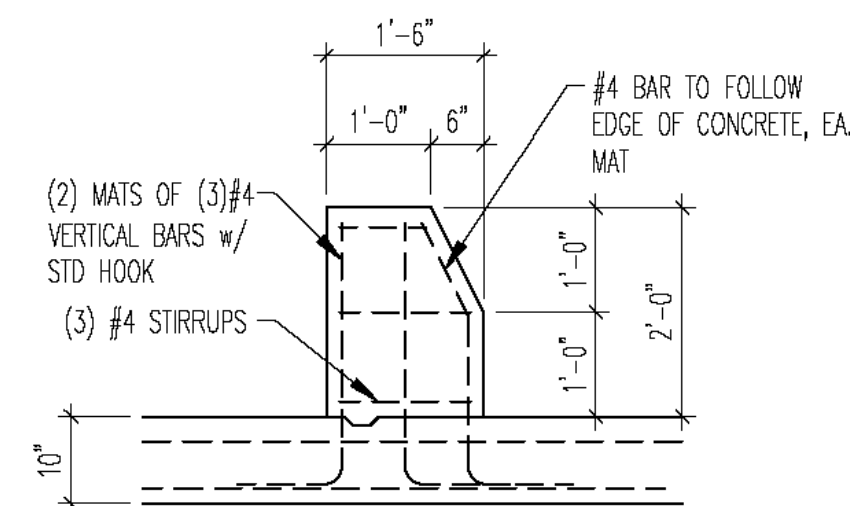
48 HOURS BEFORE YOU DIG, CALL UTILITY LOCATORS 811 UTILITY NOTIFICATION CENTER OF COLORADO IT'S THE LAW		NO. REVISION		DATE	REVIEW: PREPARED UNDER MY DIRECT SUPERVISION FOR AND ON BEHALF OF CLASSIC CONSULTING ENGINEERS AND SURVEYORS, LLC 5/19/2022 DATE	CLASSIC CONSULTING 619 N. Cascade Avenue, Suite 200 Colorado Springs, Colorado 80903 (719) 785-0790 (719) 785-0799 (Fax)	RETREAT AT TIMBERRIDGE FILING NO. 2 CONSTRUCTION PLANS CHECK STRUCTURES AND WETLAND MITIGATION AREA	
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.		1	REVISED PER COUNTY COMMENTS	2/7/22			DESIGNED BY	MAW
		2	REVISED PER COUNTY COMMENTS	3/18/22			DRAWN BY	MAW
		3	ADDED EAST SIDE CHANNEL ACCESS RAMPS	5/18/22			CHECKED BY	(V)
							SCALE	(H) 1" = 30'
							DATE	4-15-21
							SHEET	20 OF 24
							JOB NO.	1185.20

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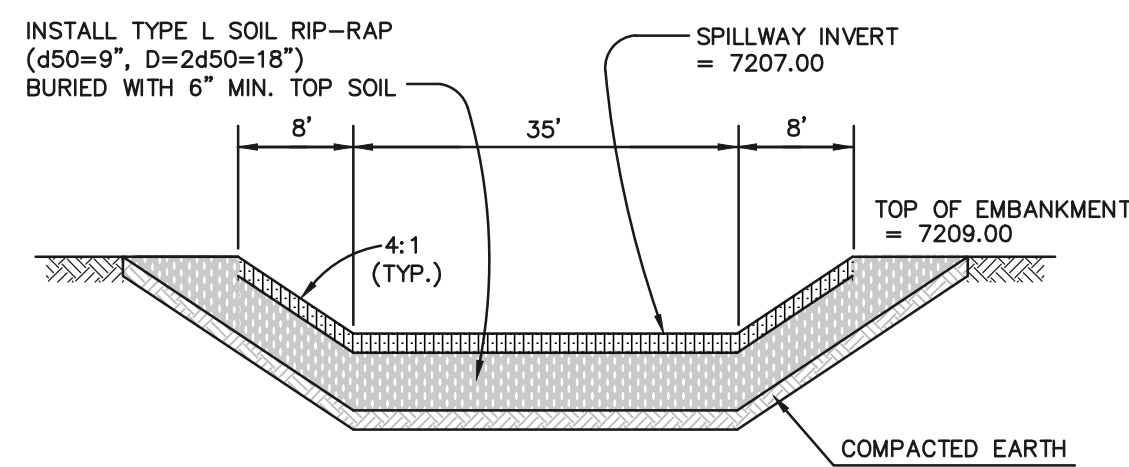


1 Baffle Structure

SCALE: 3/8" = 1'-0"

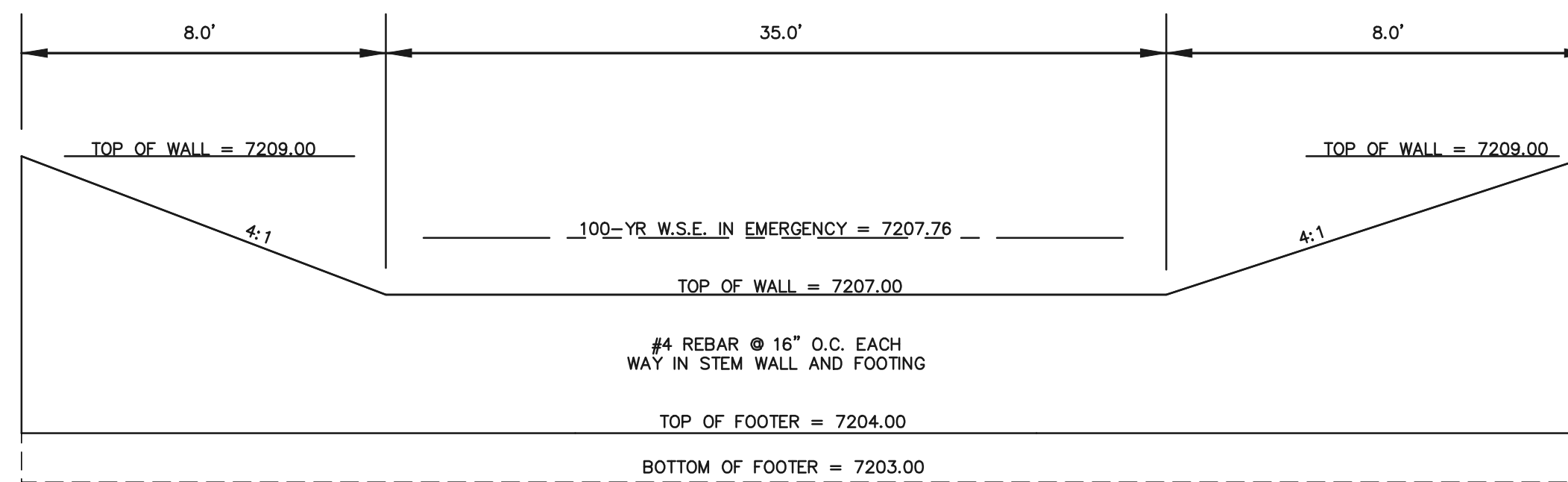


2 Baffle Blocks

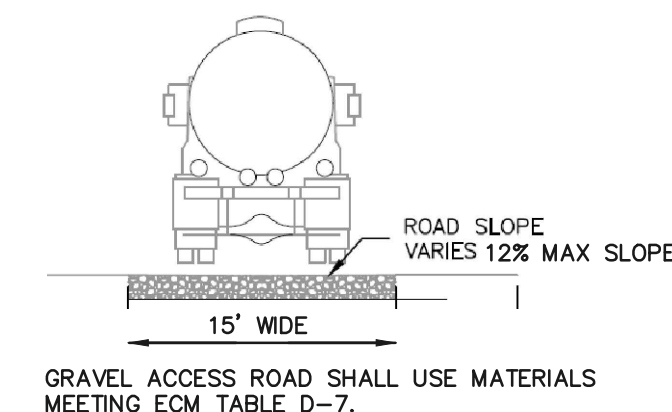


EMERGENCY SPILLWAY CROSS SECTION

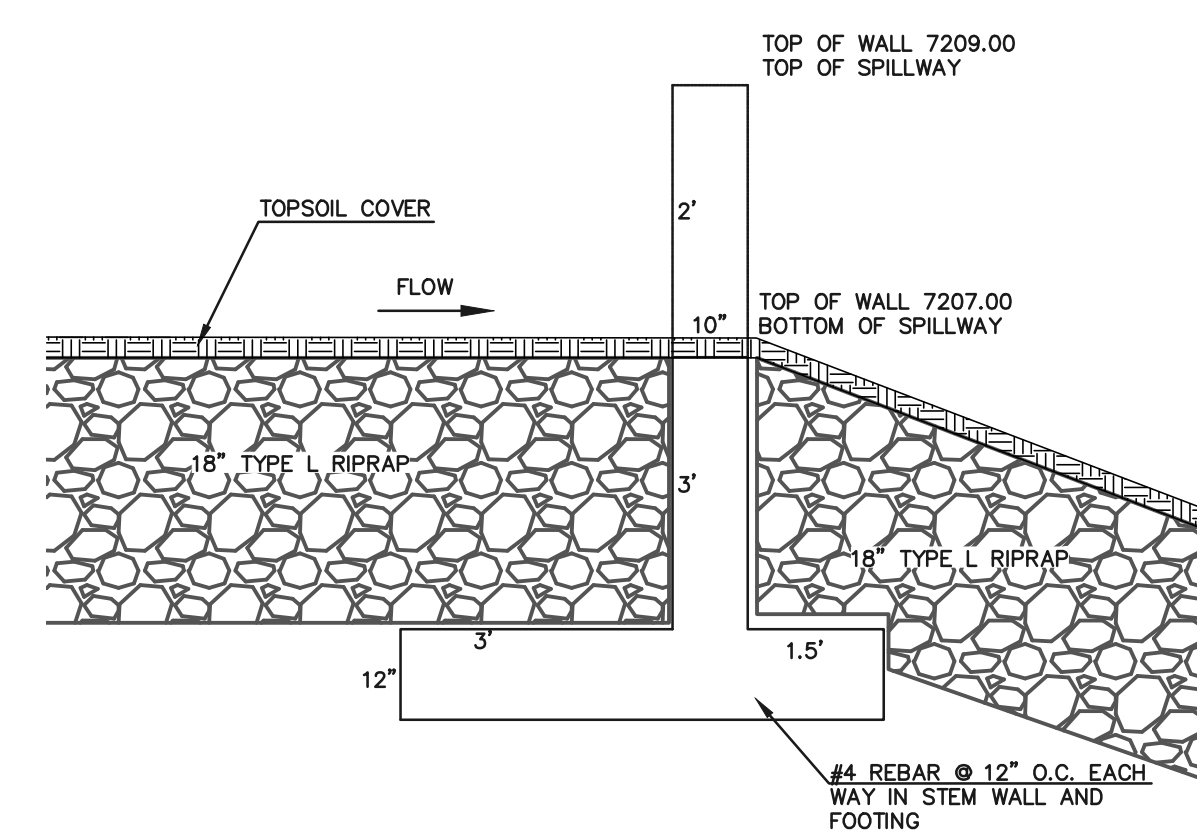
SCALE: N.T.S.



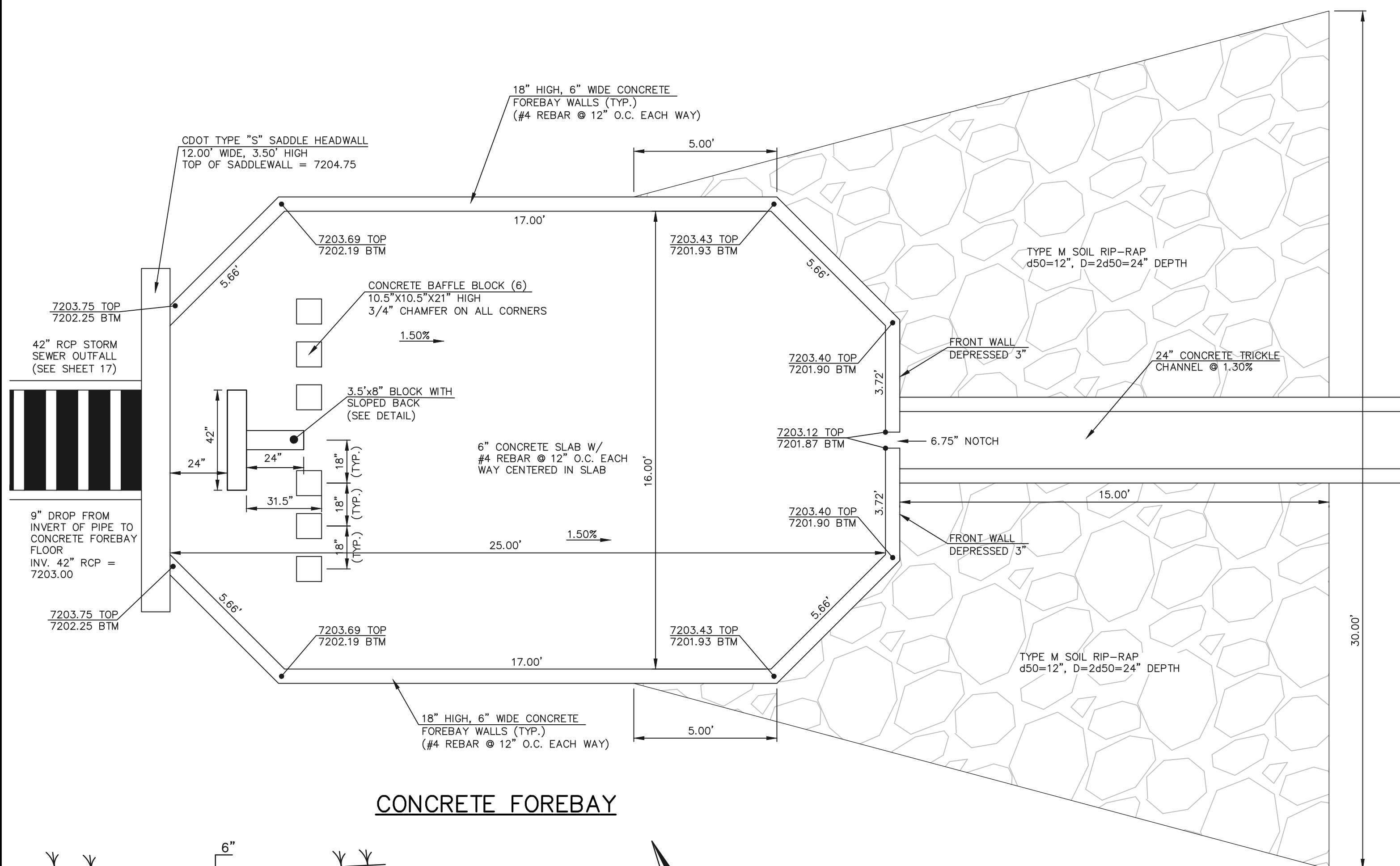
CONCRETE OVERFLOW WALL DIMENSIONS



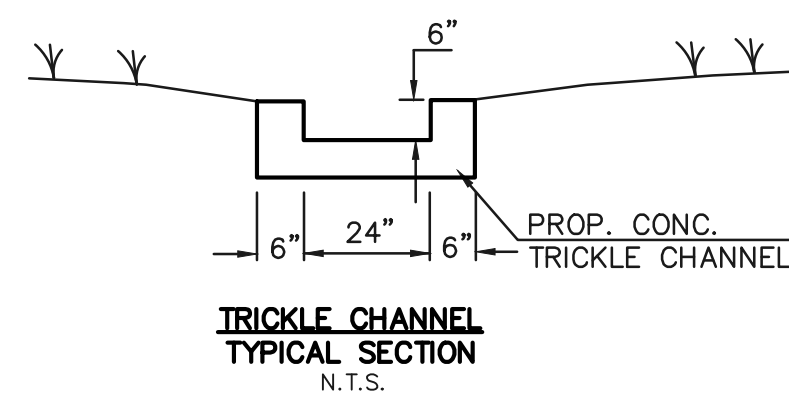
ACCESS ROAD



CONCRETE OVERFLOW WALL DIMENSIONS

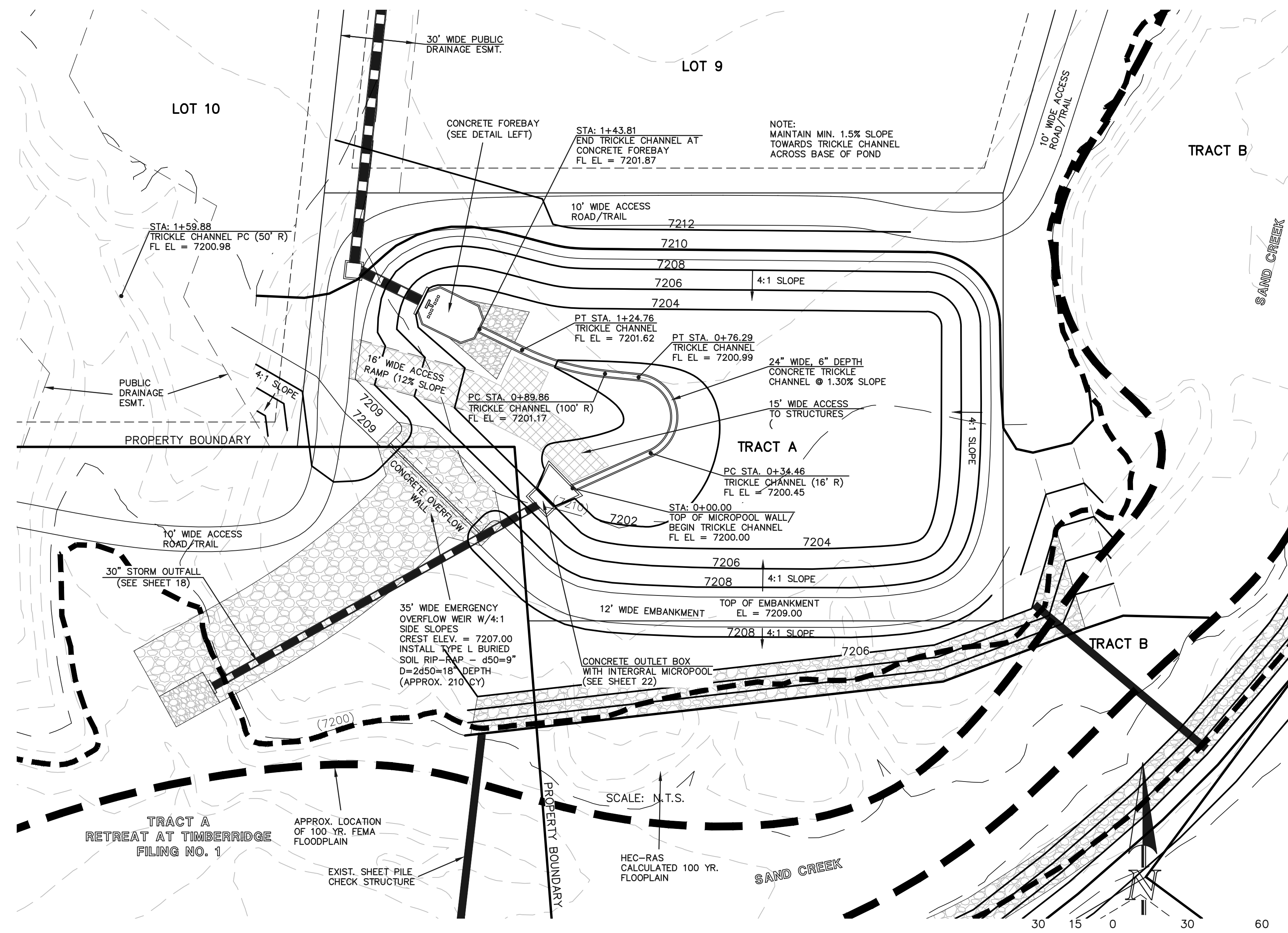


CONCRETE FOREBAY



SEE RETREAT AT TIMBERIDGE FILING NO. 2 GRADING AND EROSION CONTROL PLAN FOR EROSION CONTROL DETAILS.

SCALE: 1" = 3'



DETENTION FACILITY POND 3

SCALE: 1" = 30' EPC 6/24/22

48 HOURS BEFORE YOU DIG, CALL UTILITY LOCATORS

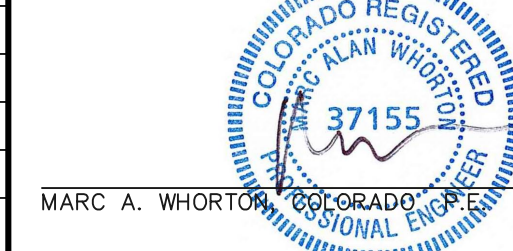
811

UTILITY NOTIFICATION CENTER OF COLORADO IT'S THE LAW

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NO.	REVISION	DATE
1	REVISED PER COUNTY COMMENTS	09-20-21
2	REVISED PER COUNTY COMMENTS	2/7/22
3	REVISED PER COUNTY COMMENTS	3/18/22

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



3/23/2022

DATE



619 N. Cascade Avenue, Suite 200
Colorado Springs, Colorado 80903

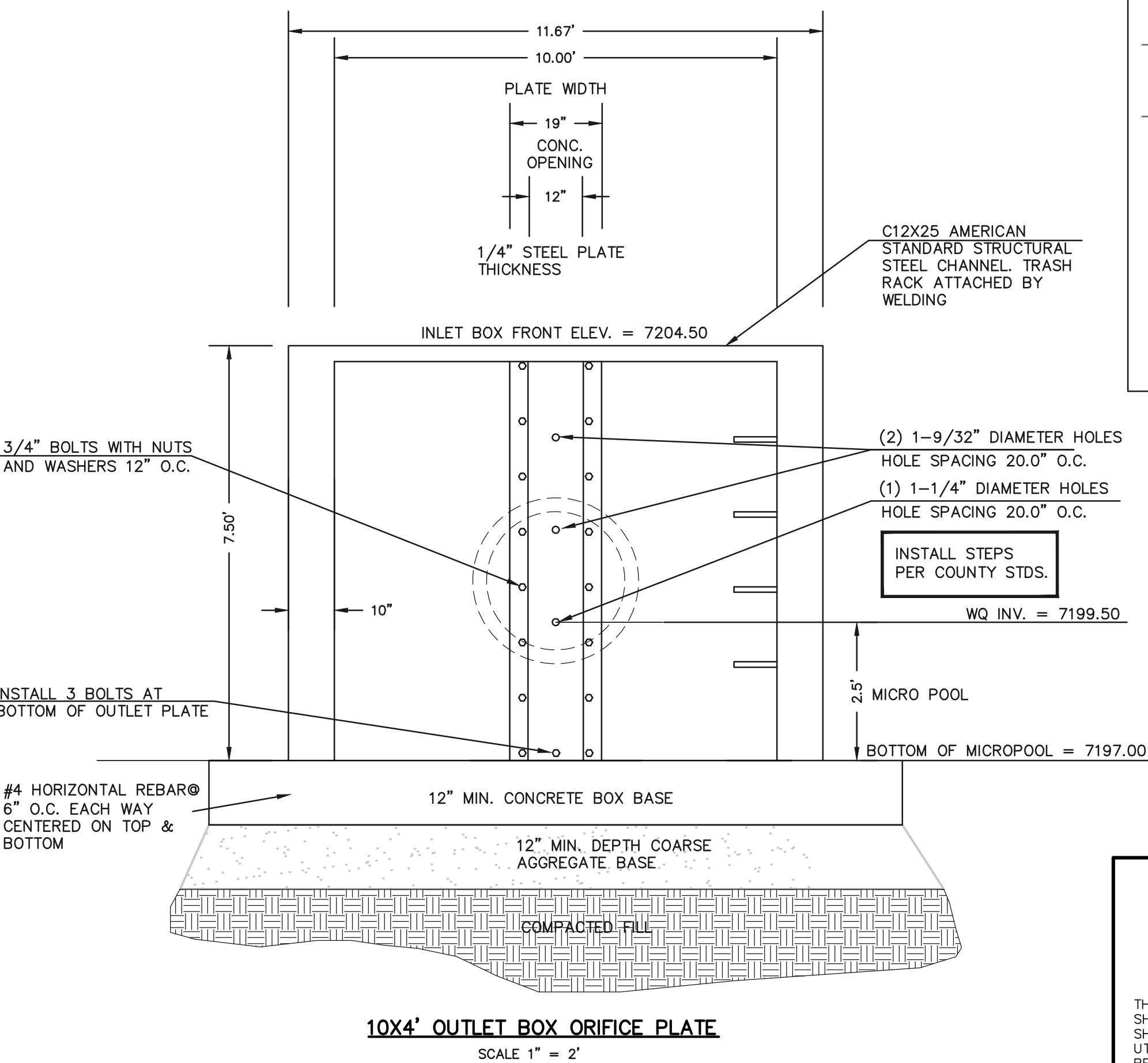
(719) 785-0790
(719) 785-0799 (Fax)

RETREAT AT TIMBERIDGE FILING NO. 2
CONSTRUCTION PLANS

DETENTION FACILITY POND 3
POND PLAN

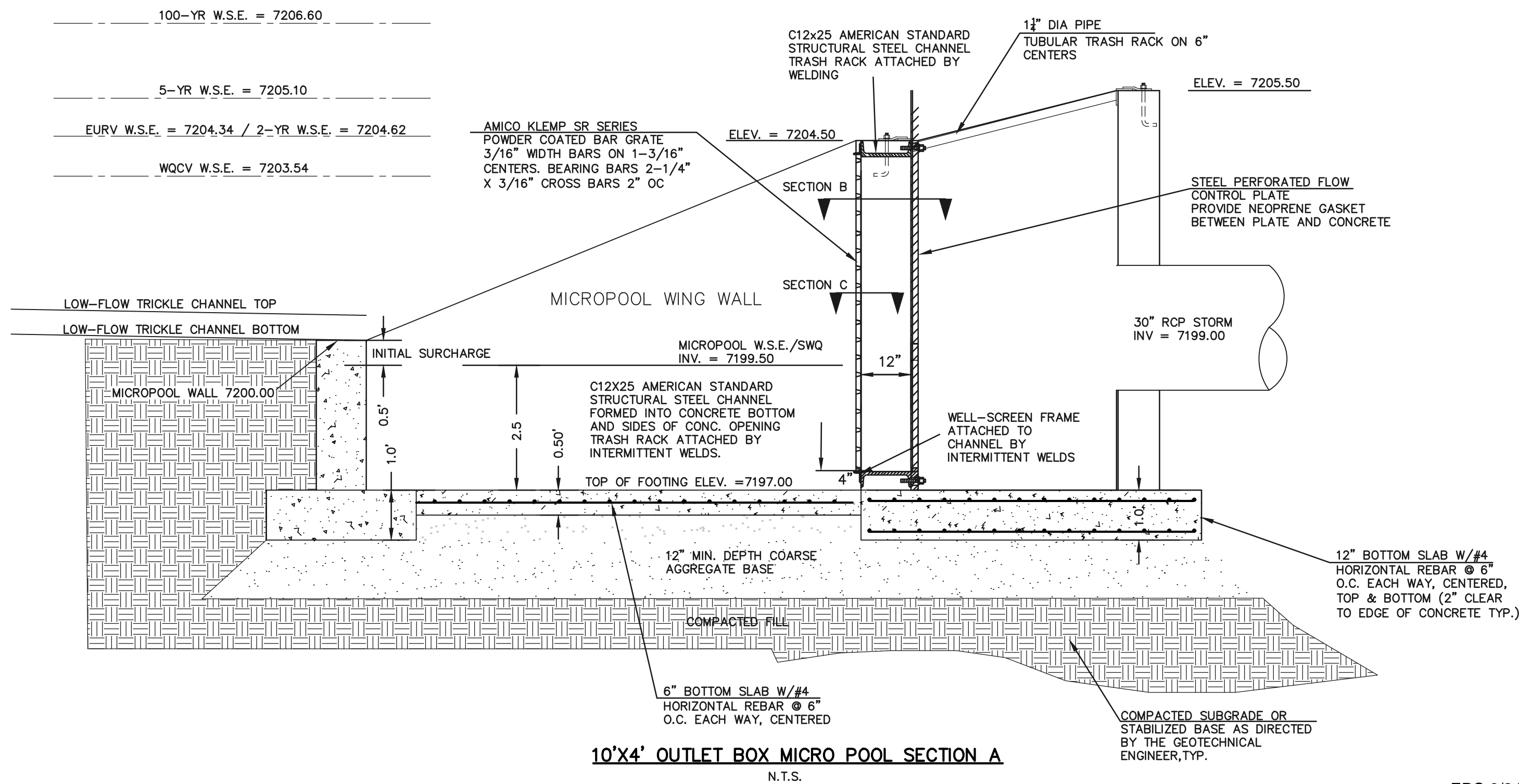
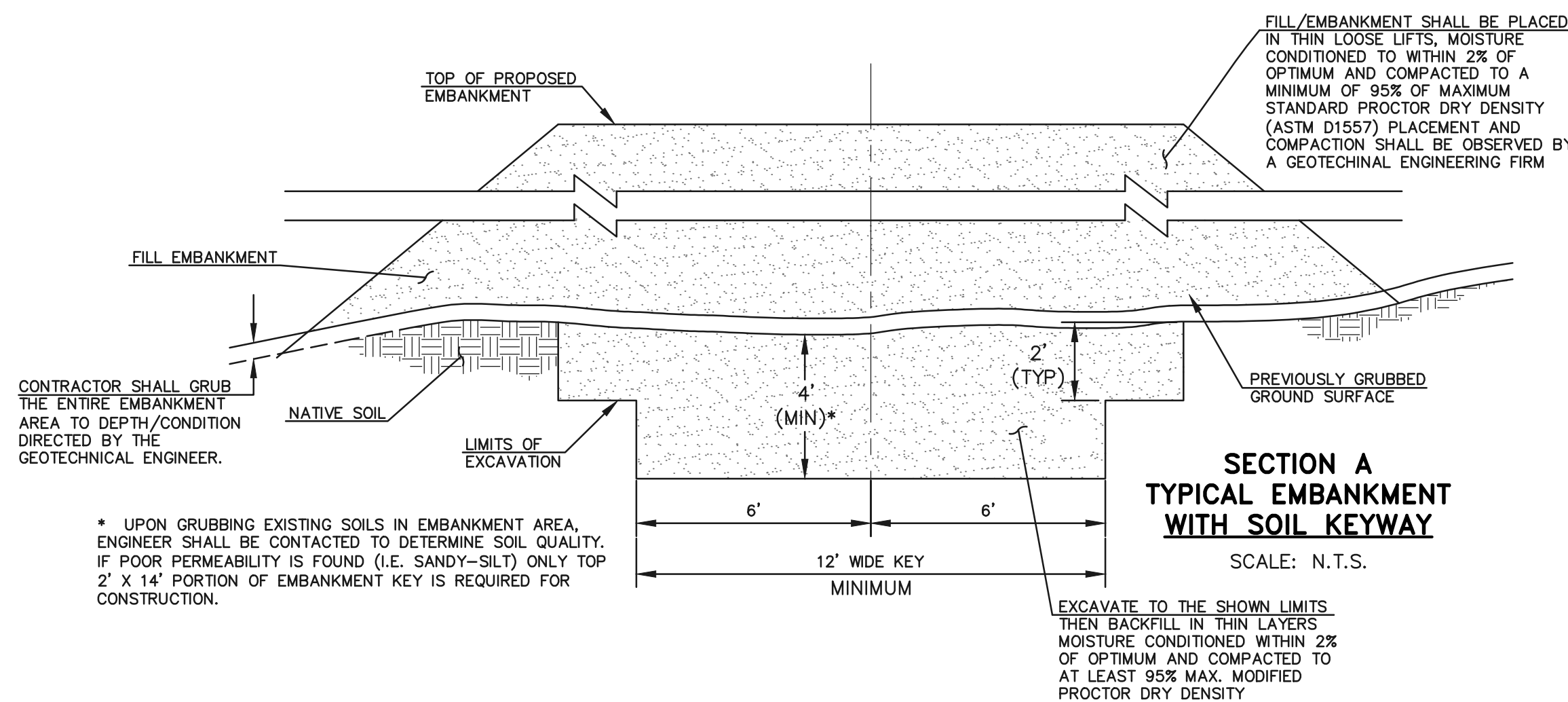
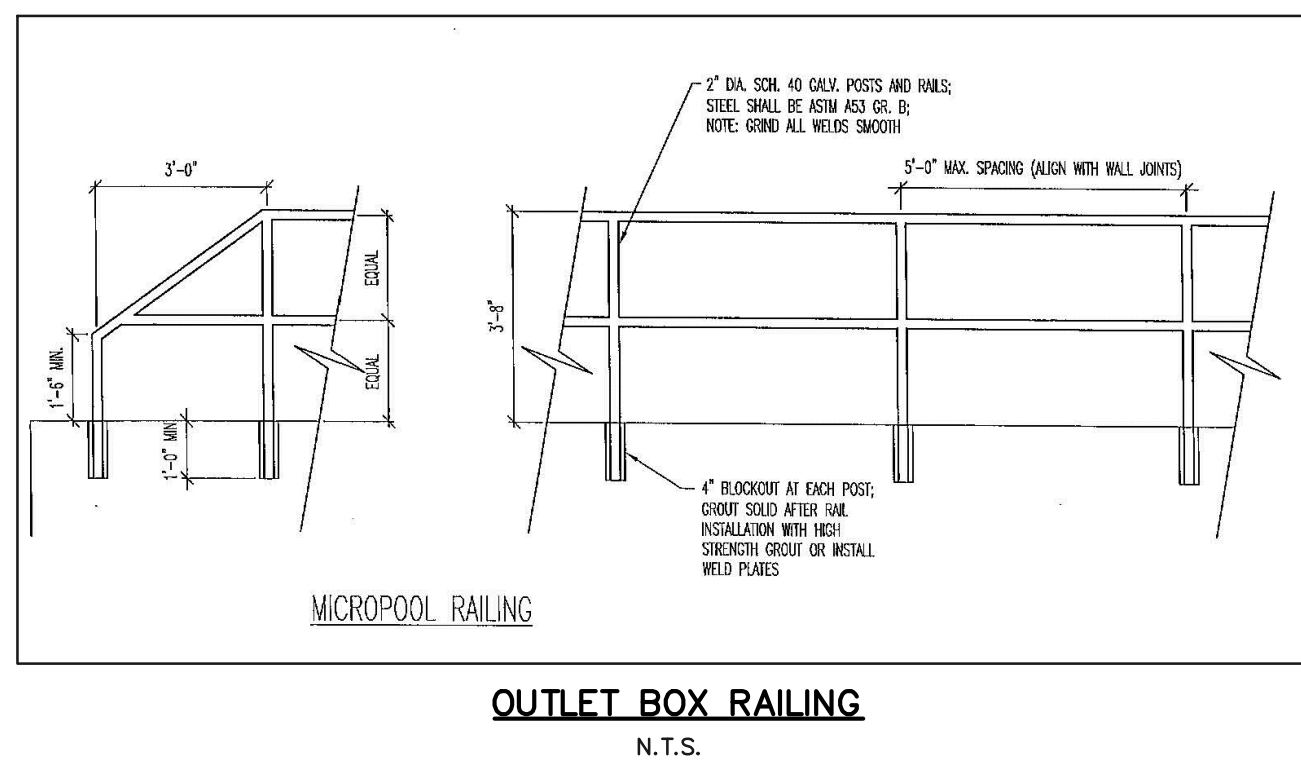
DESIGNED BY	MAW	SCALE	DATE	03-25-21
DRAWN BY	MAW	(H) 1" = 30'	SHEET	21 OF 24
CHECKED BY		(V) 1" = N/A	JOB NO.	1185.20



CLASSIC CONSULTING

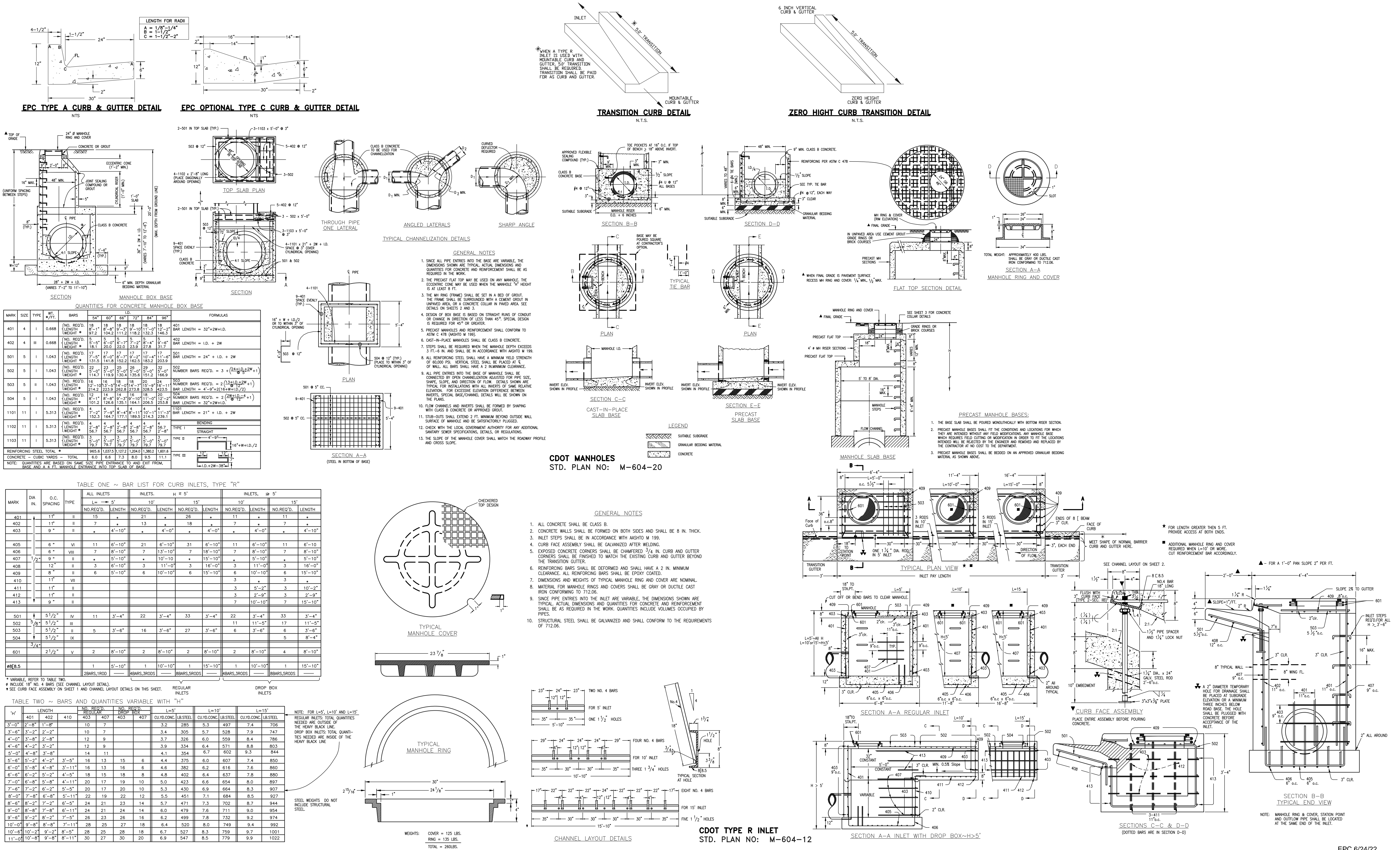


1. WELD PLATES MAY BE SUBSTITUTED FOR PIPE EMBEDMENT.
2. DESIGN CRITERIA SHALL BE IN ACCORDANCE WITH AASHTO STANDARDS.
3. HANDRAIL DESIGN SHALL BE COMPATIBLE WITH THE DESIGN OF THE WINGWALLS AND HEADWALLS.
4. RAILING POSTS SHALL BE SET TO NORMAL TO GRADE. POSTS SHALL RUN PARALLEL TO THE SLOPES OF TOPS OF THE WALLS.
5. ALL RAILS SHALL HAVE EXPANSION JOINTS SPACED AT 40'-0 MAX. JOINT ENDS SHALL BE FREE OF ANY SHARP EDGES OR CORNERS.

4. STRUCTURAL DESIGN OF THE TRASH RACKS SHALL BE BASED ON FULL HYDROSTATIC HEAD WITH ZERO HEAD DOWNSTREAM OF THE RACK.



<div>48 HOURS BEFORE YOU DIG, CALL UTILITY LOCATORS</div> <div>811</div> <div>UTILITY NOTIFICATION CENTER OF COLORADO IT'S THE LAW</div> <div>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.</div>	NO. REVISION		DATE	REVIEW: PREPARED UNDER MY DIRECT SUPERVISION FOR AND ON BEHALF OF CLASSIC CONSULTING ENGINEERS AND SURVEYORS, LLC <div></div> <div>MARC A. WHORTON, COLORADO PROFESSIONAL ENGINEER #37155</div> <div>3/23/2022</div> <div>DATE</div>	<div></div> <div>619 N. Cascade Avenue, Suite 200 (719)785-0790 Colorado Springs, Colorado 80903 (719)785-0799(Fax)</div>	RETREAT AT TIMBERRIDGE FILING NO. 2 CONSTRUCTION PLANS DETENTION FACILITY 3 OUTLET BOX DETAILS <table><tr><td>DESIGNED BY</td><td>MAW</td><td>SCALE</td><td>DATE</td><td>03-23-21</td></tr><tr><td>DRAWN BY</td><td>MAW</td><td>(H) 1"= N/A</td><td>SHEET</td><td>22 OF 24</td></tr><tr><td>CHECKED BY</td><td>(V) 1"= N/A</td><td>JOB NO.</td><td colspan="2">1185.20</td></tr></table>	DESIGNED BY	MAW	SCALE	DATE	03-23-21	DRAWN BY	MAW	(H) 1"= N/A	SHEET	22 OF 24	CHECKED BY	(V) 1"= N/A	JOB NO.	1185.20	
	DESIGNED BY	MAW	SCALE				DATE	03-23-21													
	DRAWN BY	MAW	(H) 1"= N/A				SHEET	22 OF 24													
	CHECKED BY	(V) 1"= N/A	JOB NO.				1185.20														
1	REVISED PER COUNTY COMMENTS	09-20-21																			
2	REVISED PER COUNTY COMMENTS	2/7/22																			
3	REVISED PER COUNTY COMMENTS	3/18/22																			



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NO.	REVISION	DATE
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2	REVISED PER COUNTY COMMENTS	2/7/22

REVIEW:

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

MARC A. WHORTON, COLORADO REGISTERED PROFESSIONAL ENGINEER, 37155

3/23/2022

DESIGNED BY: MAW

DRAWN BY: MAW

CHECKED BY:

SCALE: (H) 1" = NA

(V) 1" = NA

DATE: 04-05-21

SHEET 23A OF 24

JOB NO.: 1185.20

CLASSIC CONSULTING

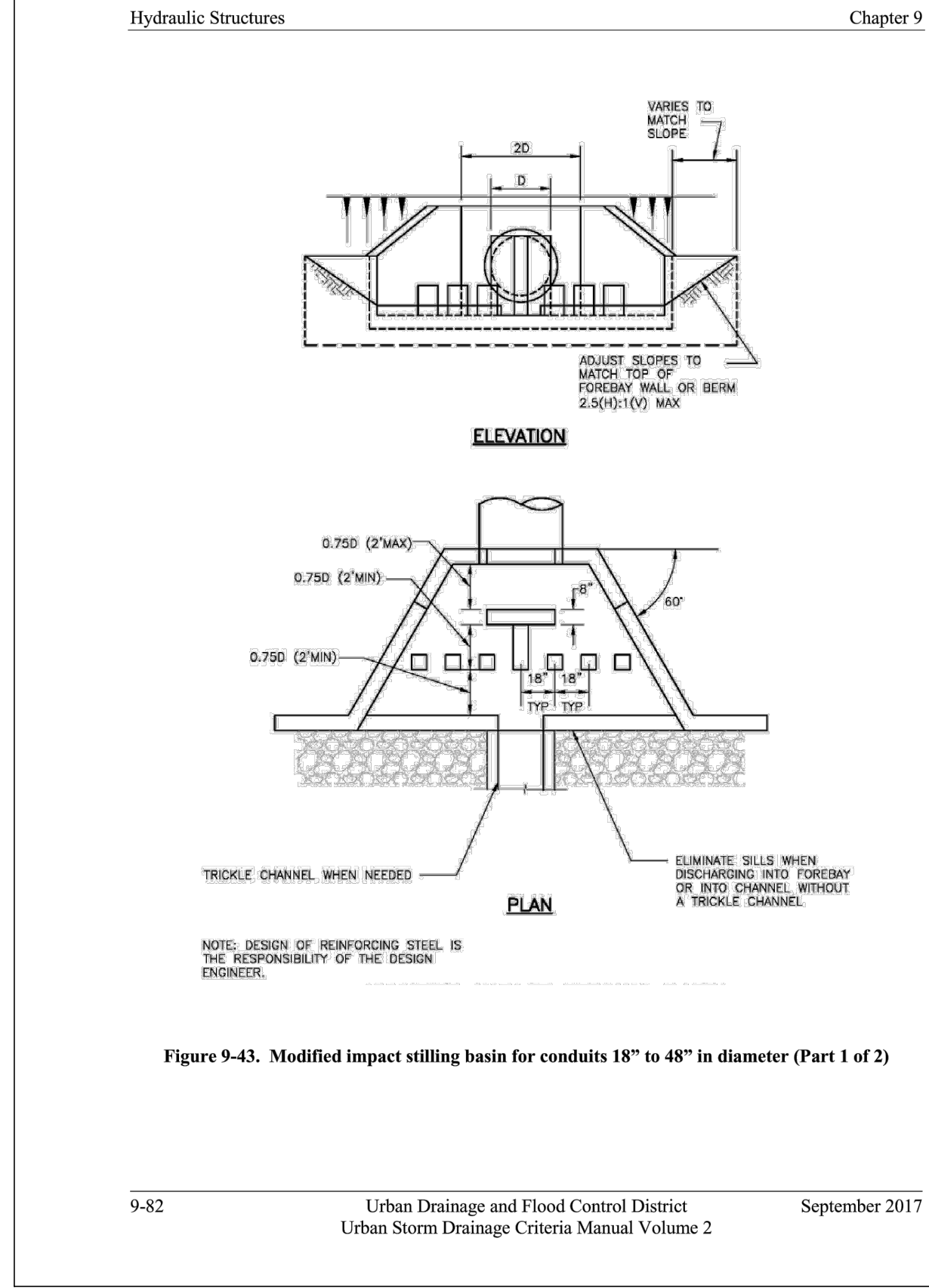
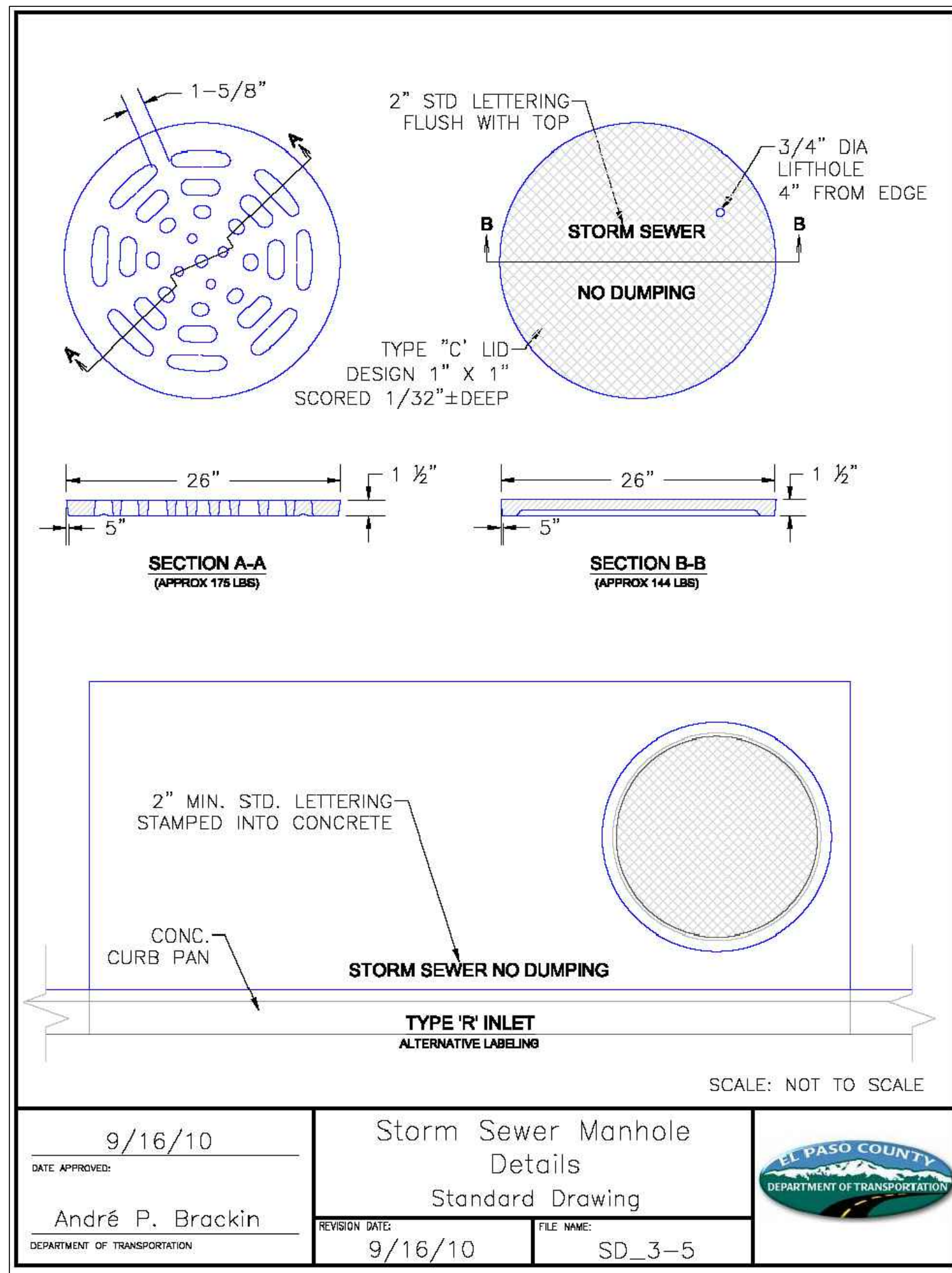
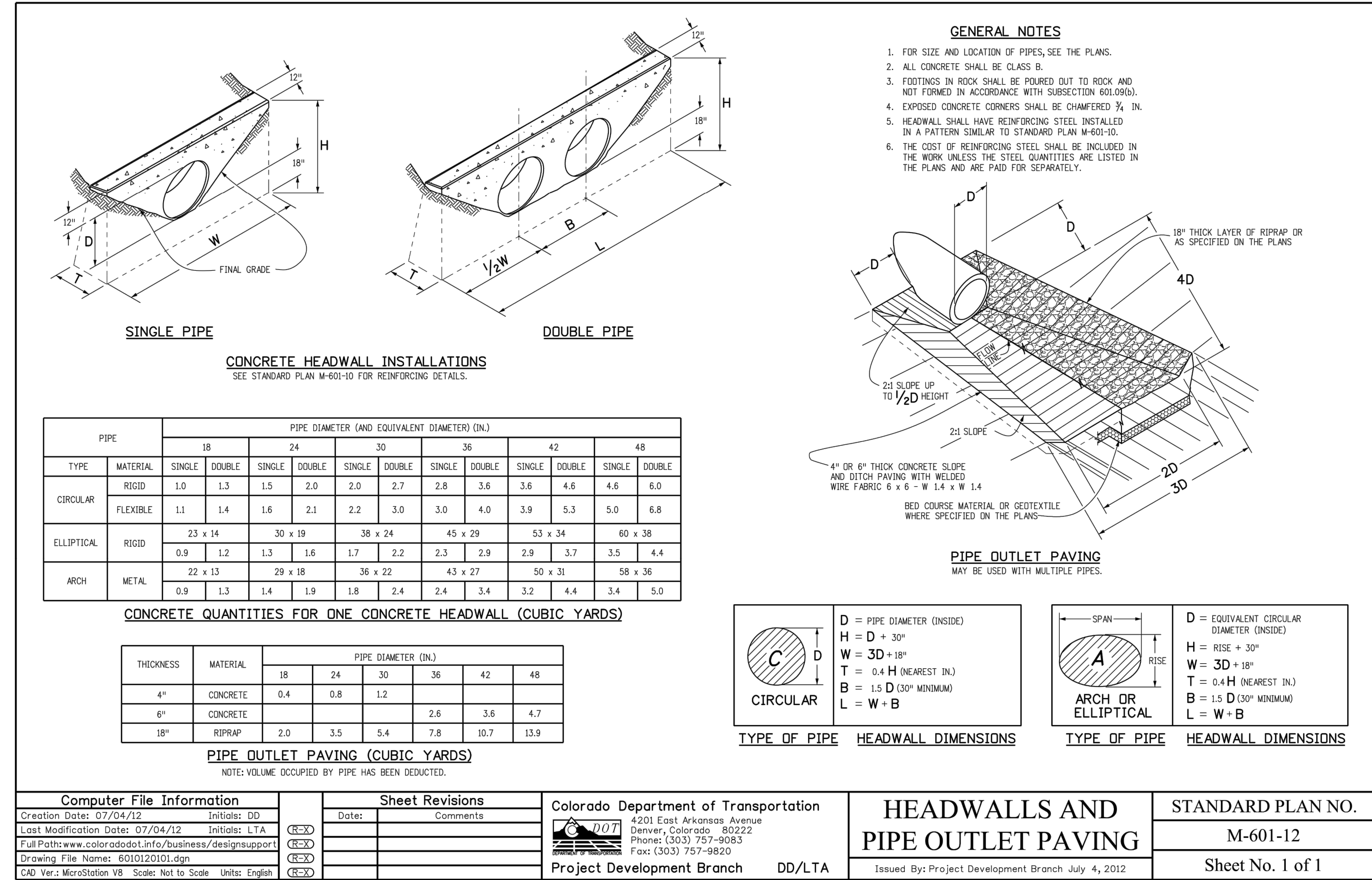
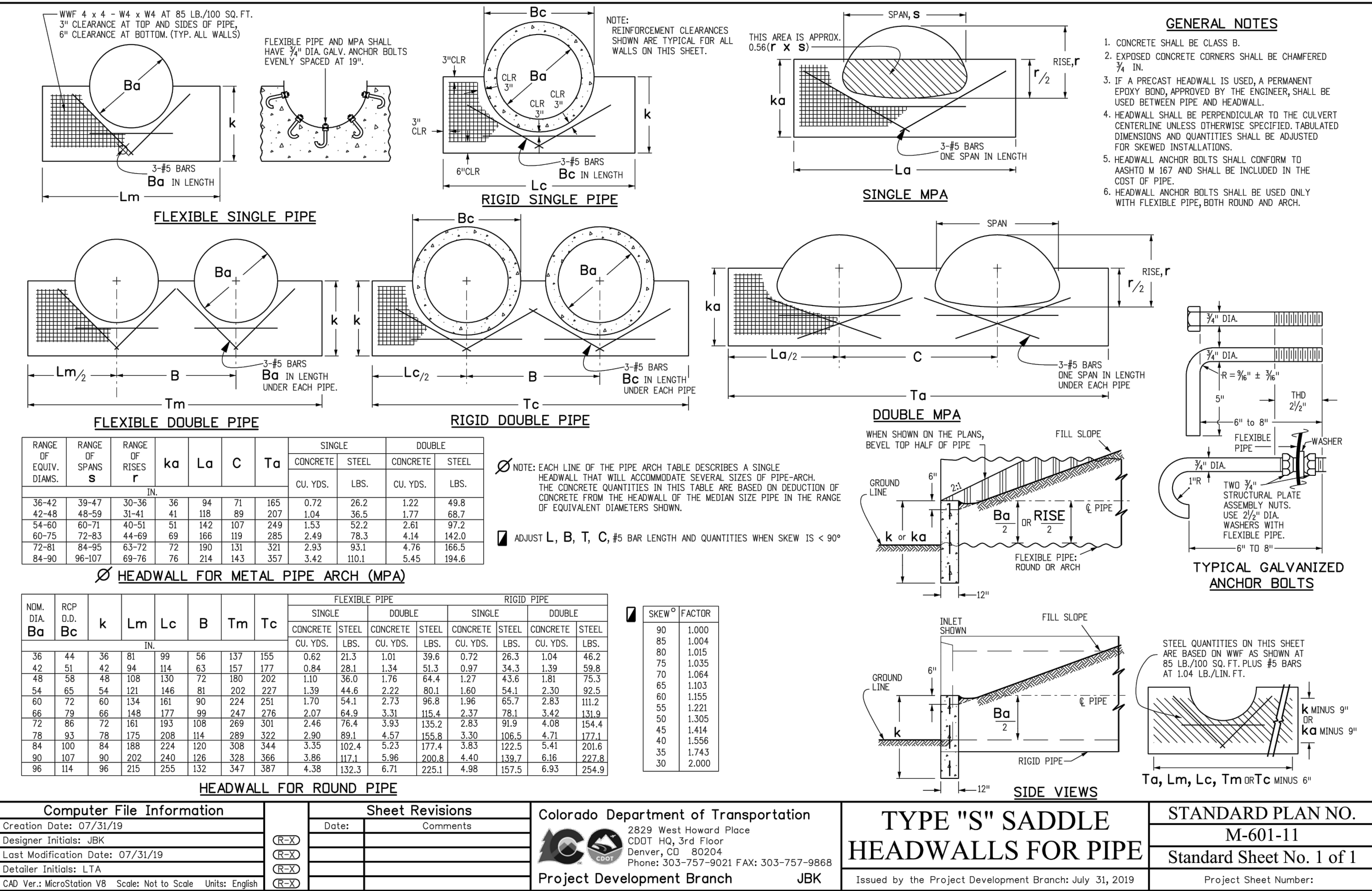
619 N. Cascade Avenue, Suite 200
Colorado Springs, Colorado 80903

(719) 785-0790
(719) 785-0799 (Fax)

RETREAT AT TIMBERIDGE FILING NO. 2

CONSTRUCTION PLANS

DETAIL SHEET



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NO.	REVISION	DATE
1	REVISED PER COUNTY COMMENTS	3/16/22

REVIEW:

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

MARC A. WHORTON, COLORADO PROFESSIONAL ENGINEER 37155

3/23/2022

DATE

619 N. Cascade Avenue, Suite 200
Colorado Springs, Colorado 80903

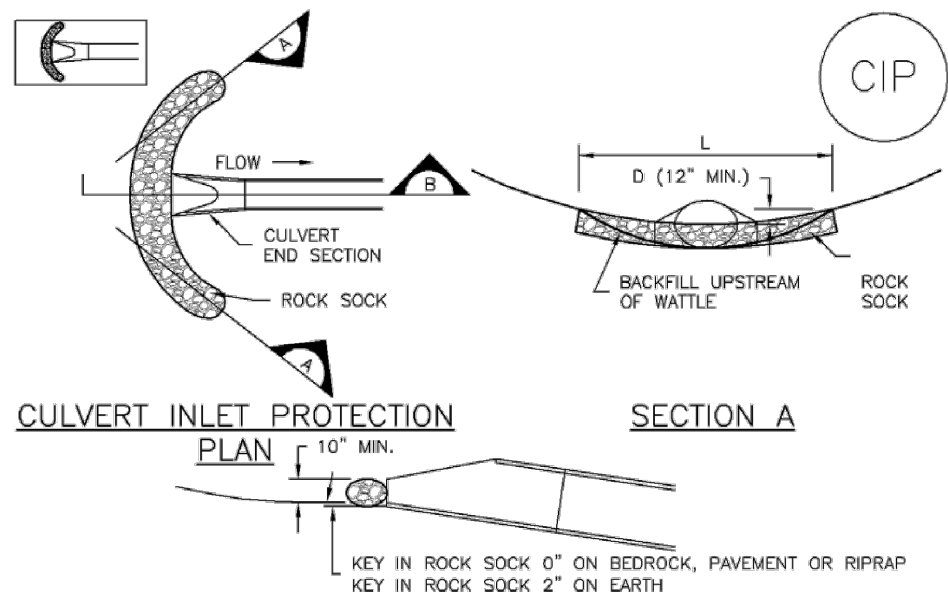
(719) 785-0790
(719) 785-0799 (Fax)

RETREAT AT TIMBERIDGE FILING NO. 2
CONSTRUCTION PLANS
DETAIL SHEET

DESIGNED BY	MAW	SCALE	DATE	04-05-21
DRAWN BY	MAW	(H) 1" = NA	SHEET 23B OF 24	
CHECKED BY		(V) 1" = NA	JOB NO.	1185.20

Inlet Protection (IP)

SC-6



CULVERT INLET PROTECTION INSTALLATION NOTES

1. SEE PLAN VIEW FOR
-LOCATION OF CULVERT INLET PROTECTION.
2. SEE ROCK SOCK DESIGN DETAIL FOR ROCK GRADATION REQUIREMENTS AND JOINTING DETAIL.

CULVERT 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 DISCOVERY OF THE FAILURE.
4. SEDIMENT ACCUMULATED UPSTREAM OF THE CULVERT SHALL BE REMOVED WHEN THE SEDIMENT DEPTH IS $\frac{1}{2}$ THE HEIGHT OF THE ROCK SOCK.
5. CULVERT INLET PROTECTION SHALL REMAIN IN PLACE UNTIL THE UPSTREAM DISTURBED AREA IS PERMANENTLY STABILIZED AND APPROVED BY THE LOCAL JURISDICTION.

(DETAILS ADAPTED FROM 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.

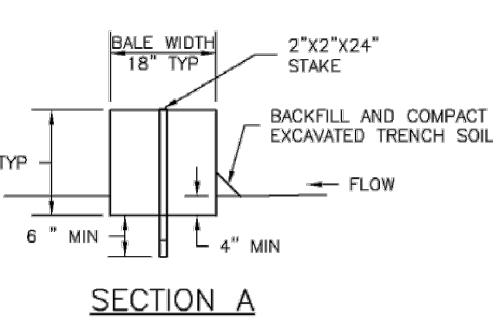
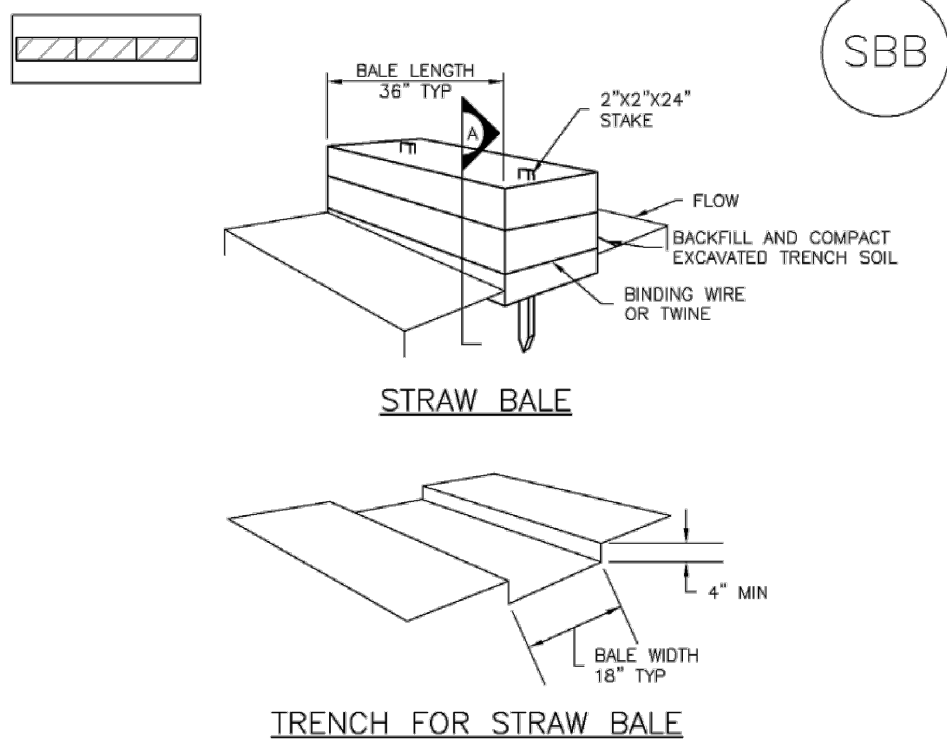
August 2013

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

IP-7

SC-3

Straw Bale Barrier (SBB)



SBB-1. STRAW BALE

SBB-2

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November 2010

SC-6

Inlet Protection (IP)

GENERAL INLET PROTECTION INSTALLATION NOTES

1. SEE PLAN VIEW FOR:
-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 DISCOVERY OF THE FAILURE.
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 $\frac{1}{2}$ OF THE HEIGHT FOR STRAW BALES.

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

(DETAILS 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 PROTECTION IS ACCEPTABLE.

IP-8

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Straw Bale Barrier (SBB)

SC-3

STRAW BALE INSTALLATION NOTES

1. SEE PLAN VIEW FOR:
-LOCATION(S) OF STRAW BALES.
2. STRAW BALES SHALL CONSIST OF CERTIFIED WEED FREE STRAW OR HAY. LOCAL JURISDICTIONS MAY REQUIRE PROOF THAT BALES ARE WEED FREE.
3. STRAW BALES SHALL CONSIST OF APPROXIMATELY 5 CUBIC FEET OF STRAW OR HAY AND WEIGH NOT LESS THAN 35 POUNDS.
4. WHEN STRAW BALES ARE USED IN SERIES AS A BARRIER, THE END OF EACH BALE SHALL BE TIGHTLY ABUTTING ONE ANOTHER.
5. STRAW BALE DIMENSIONS SHALL BE APPROXIMATELY 36"x18"x18".
6. A UNIFORM ANCHOR TRENCH SHALL BE EXCAVATED TO A DEPTH OF 4". STRAW BALES SHALL BE PLACED SO THAT BINDING TWINE IS ENCOMPASSING THE VERTICAL SIDES OF THE BALES. ALL EXCAVATED SOIL SHALL BE PLACED ON THE UPWIND SIDE OF THE STRAW BALE(S) AND COMPACTED.
7. TWO (2) WOODEN STAKES SHALL BE USED TO HOLD EACH BALE IN PLACE. WOODEN STAKES SHALL BE 2"x2"x24". WOODEN STAKES SHALL BE DRIVEN 6" INTO THE GROUND.

STRAW BALE 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 DISCOVERY OF THE FAILURE.
4. STRAW BALES SHALL BE REPLACED IF THEY BECOME HEAVILY SOILED, ROTTEN, OR DAMAGED BEYOND REPAIR.
5. SEDIMENT ACCUMULATED UPSTREAM OF STRAW BALE BARRIER SHALL BE REMOVED AS NEEDED TO MAINTAIN FUNCTIONALITY OF THE BMP. TYPICALLY WHEN DEPTH OF ACCUMULATED SEDIMENTS IS APPROXIMATELY $\frac{1}{2}$ OF THE HEIGHT OF THE STRAW BALE BARRIER.
6. STRAW BALES ARE TO REMAIN IN PLACE UNTIL THE UPSTREAM DISTURBED AREA IS STABILIZED AND APPROVED BY THE LOCAL JURISDICTION.
7. WHEN STRAW BALES ARE REMOVED, ALL DISTURBED AREAS SHALL BE COVERED WITH TOPSOIL, SEEDED AND MULCHED OR OTHERWISE STABILIZED AS APPROVED BY LOCAL JURISDICTION.

(DETAILS ADAPTED FROM TOWN OF PARKER, 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.

November 2010

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SBB-3

Revegetation

Chapter 14

Table 14-12. Recommended Seed Mix for all other Soils in Upland Areas

Common Name (Variety)	Scientific Name	Growth Season	Growth Form	Seeds/Lb	Lbs PLS/Acre Drilled	Lbs PLS/Acre Broadcast or Hydroseeded
Sheep fescue	<i>Festuca ovina</i>	Cool	Bunch	680,000	0.6	1.2
Canby bluegrass	<i>Poa canbyi</i>	Cool	Bunch	926,000	0.5	1.0
Thickspike wheatgrass (Cynins)	<i>Elymus lanceolatus</i>	Cool	Bunch	154,000	5.7	11.4
Western wheatgrass (Arriba)	<i>Pascopyrum smithii</i>	Cool	Sod	110,000	7.9	15.8
Blue grama (Hachita)	<i>Chondrus gracile</i>	Warm	Sod	825,000	1.1	2.2
Switchgrass (Pathfinder)	<i>Panicum virgatum</i>	Warm	Sod/Brush	389,000	1.0	2.0
Side-ots grama (Butte)	<i>Boutelou curtipendula</i>	Warm	Sod	191,000	2.0	4.0
Annual rye	<i>Lolium multiflorum</i>	Cool	Cover crop	227,000	10.0	20.0
				TOTAL	28.8	57.6
Wildflowers						
Blanket flower	<i>Faillardia aristata</i>	---	---	132,000	0.25	0.50
Prairie coneflower	<i>Ratibida columnaris</i>	---	---	1,230,000	0.20	0.40
Purple prairie clover	<i>Petalostemum purpurea</i>	---	---	210,000	0.20	0.40
Gayfeather	<i>Liatris punctata</i>	---	---	138,000	0.06	0.12
Flax	<i>Linum lewisii</i>	---	---	293,000	0.20	0.40
Penstemon	<i>Penstemon strictus</i>	---	---	592,000	0.20	0.40
Yarrow	<i>Achillea millefolium</i>	---	---	2,770,000	0.03	0.06
				TOTAL	1.14	2.28

The seed mixes in Tables 14-9 through 14-12 include recommended wildflowers that can be sown at the same time or after the grass seed mix. Table 14-13 includes a general wildflower seed mix that can be used in sunny locations. This mix includes more drought tolerant, native perennials and can also be sown at the same time as a grass seed mix, or after. When more wildflowers are desired, the mix in Table 14-13 is recommended instead of the species shown in Tables 14-9 through 14-12. Wildflowers are only included for visual quality as directed by the City of Colorado Springs Landscape Code and Policy Manual. Wildflowers are not intended for erosion control.

14-24

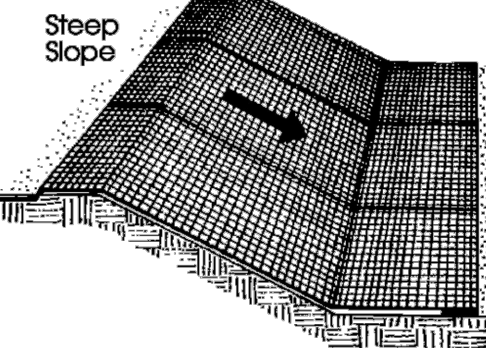
City of Colorado Springs
Drainage Criteria Manual, Volume 1

May 2014

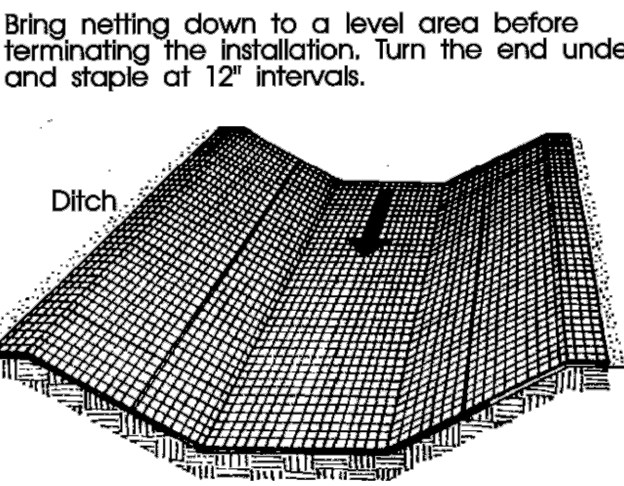


On shallow slopes, strips of netting may be applied across the slope.

Where there is a berm at the top of the slope, bring the netting over the berm and anchor it behind the berm.



On steep slopes, apply strips of netting parallel to the direction of flow and anchor securely.



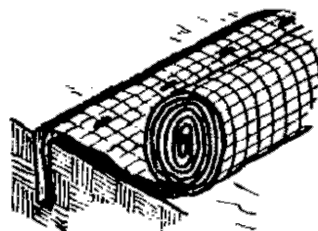
In ditches, apply netting parallel to the direction of flow. Use check slots every 15 feet. Do not join strips in the center of the ditch.

From Virginia Soil and Water Conservation Commission, 1995

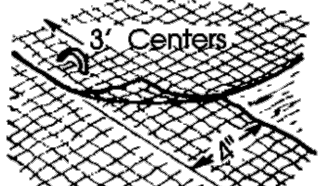
City of Colorado Springs
Storm Water Quality

Figure ECB-1
Erosion Control Blanket
Application Examples

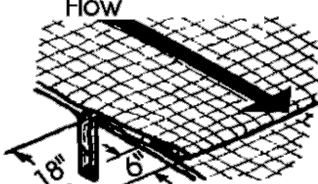
CDENM150722.CS CBFUECB-106-09



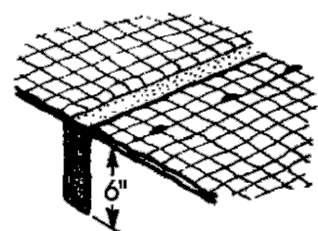
Anchor Slot: Bury the up-channel end of the net in a 6" deep trench. Tamp the soil firmly. Staple at 12' intervals across the net.



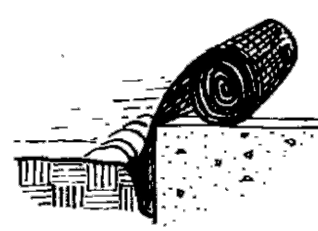
Overlap: Overlap edges of the strips at least 4". Staple every 3 feet down the center of the strip.



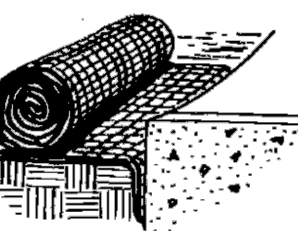
Joining Strips: Insert the new roll of net in a trench, as with the Anchor Slot. Overlap the up-channel end of the previous roll 18" and turn the end under 6". Staple the end of the previous roll just below the anchor slot and at the end at 12' intervals.



Check Slots: On erodible soils or steep slopes, check slots should be made every 15 feet. Insert a fold of the net into a 6" trench and tamp firmly. Staple at 12' intervals across the net. Lay the net smoothly on the surface of the soil - do not stretch the net, and do not allow wrinkles.



Anchoring Ends At Structures: Place the end of the net in a 6" slot on the up-channel side of the structure. Fill the trench and tamp firmly. Roll the net up the channel. Place staples at 12' intervals along the anchor end of the net.



From Virginia Soil and Water Conservation Commission, 1995

City of Colorado Springs
Storm Water Quality

Figure ECB-2
Erosion Control Blanket
Installation Requirements

CDENM150722.CS CBFUECB-39-09

48 HOURS BEFORE YOU DIG,
CALL UTILITY LOCATORS
811

UTILITY NOTIFICATION CENTER OF COLORADO
IT'S THE LAW

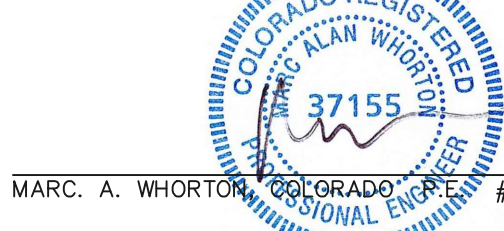
THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK. THE CONTRACTOR SHALL BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE CAUSED BY HIS FAILURE TO EXACTLY LOCATE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

NO. REVISION

DATE

REVIEW:

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



3/23/2022

DATE



619 N. Cascade Avenue, Suite 200
Colorado Springs, Colorado 80903
(719)785-0790
(719)785-0799(Fax)

RETREAT AT TIMBERRIDGE FILING NO. 2
CONSTRUCTION PLANS

GRADING & EROSION CONTROL PLAN
EROSION CONTROL DETAILS

DESIGNED BY	MAW	SCALE	DATE	02-25-21
DRAWN BY	MAW	(H) 1"= N/A	SHEET 24B OF 24	
CHECKED BY		(V) 1"= N/A	JOB NO.	1185.20



EPC 6/24/22