CONSTRUCTION DOCUMENTS

WINSOME FILING NO 1

A TRACT OF LAND BEING A PORTION OF SECTION 24, TOWNSHIP 11 SOUTH, RANGE 65 WEST, OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF EL PASO, STATE OF COLORADO

Know what's below. Call before you dig.

PROJECT CONTACTS

OWNER:
WINSOME, LLC
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719.476.0800

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JTESSIN@EJSURVEYING.COM

TRAFFIC ENGINEER:
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ENTECH ENGINEERING
JOE GOODE
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JGOODE@ENTECHENGINEERS.COM

GOVERNING AGENCIES

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2880 INTERNATIONAL CIRCLE, SUITE 110
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COUNTY ENGINEER:
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JENNIFERIRVINE@ELPASOCO.COM

COUNTY ENGINEERING REVIEW MANAGER:
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PEYTON, CO 80831
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FALCONFIRE@FALCONFIREPD.ORG

COLORADO DEPARTMENT OF PUBLIC HEALTH AND ENVIRONMENT:
WATER QUALITY CONTROL DIVISION
4300 CHERRY CREEK DRIVE SOUTH
DENVER, CO 80246
303.692.3500

VICINITY MAP

0' 1000' 2000' 3000'

SCALE: 1" = 1000'

LEGAL DESCRIPTION

COMMENCING AT THE WEST QUARTER CORNER OF SAID SECTION 24; THENCE S00°14'17"W, A DISTANCE OF 1,684.27 FEET TO THE POINT OF BEGINNING; THENCE S89°41'23"E, A DISTANCE OF 820.25 FEET; THENCE N29°41'56"E, A DISTANCE OF 768.98 FEET; THENCE S89°45'39"E, A DISTANCE OF 128.26 FEET; THENCE S69°47'19"E, A DISTANCE OF 306.30 FEET TO A POINT ON CURVE; THENCE ON THE ARC OF A CURVE TO THE LEFT WHOSE CENTER BEARS N69°47'19"W, HAVING A DELTA OF 2°06'42", A RADIUS OF 1,790.00 FEET, A DISTANCE OF 65.97 FEET TO A POINT A POINT OF TANGENT; THENCE N18°06'10"E, A DISTANCE OF 383.72 FEET; THENCE N19°13'35"E, A DISTANCE OF 60.00 FEET TO A POINT ON CURVE; THENCE ON THE ARC OF A CURVE TO THE LEFT WHOSE CENTER BEARS N19°13'35"E, HAVING A DELTA OF 50°01'50", A RADIUS OF 1,470.00 FEET, A DISTANCE OF 1,283.60 FEET TO A POINT ON CURVE; THENCE N30°48'16"W, A DISTANCE OF 58.07 FEET; THENCE N54°25'41"E, A DISTANCE OF 240.00 FEET; THENCE S40°33'13"E, A DISTANCE OF 117.62 FEET TO A POINT ON CURVE; THENCE ON THE ARC OF A CURVE TO THE LEFT WHOSE CENTER BEARS N40°33'13"W, HAVING A DELTA OF 7°37'13", A RADIUS OF 1,530.00 FEET A DISTANCE OF 203.49 FEET TO A POINT OF TANGENT; THENCE N41°49'33"E, A DISTANCE OF 100.05 FEET; THENCE S34°15'42"E, A DISTANCE OF 1,176.07 FEET TO A POINT ON CURVE; THENCE ON THE ARC OF A CURVE TO THE RIGHT WHOSE CENTER BEARS N38°44'46"W, HAVING A DELTA OF 3°31'19", A RADIUS OF 3,970.00 FEET, A DISTANCE OF 244.03 FEET TO A POINT OF TANGENT; THENCE S54°46'33"W, A DISTANCE OF 146.74 FEET; THENCE S35°13'27"E, A DISTANCE OF 60.00 FEET; THENCE N54°46'33"E, A DISTANCE OF 146.74 FEET TO A POINT OF CURVE; THENCE ON THE ARC OF A CURVE TO THE LEFT HAVING A DELTA OF 3°27'19", A RADIUS OF 4,030.00 FEET, A DISTANCE OF 243.03 FEET TO A POINT ON CURVE; THENCE S32°53'11"E, A DISTANCE OF 363.08 FEET; THENCE S21°16'12"E, A DISTANCE OF 333.95 FEET; THENCE S10°20'00"E, A DISTANCE OF 247.91 FEET; THENCE S00°29'45"E, A DISTANCE OF 484.81 FEET TO A POINT 30.00 FEET NORTH OF THE SOUTH LINE OF SECTION 24, TOWNSHIP 11 SOUTH, RANGE 65 WEST OF THE 6TH PRINCIPAL MERIDIAN; THENCE S89°30'15"W ON A LINE 30.00 FEET NORTH OF AND PARALLEL WITH THE SOUTH LINE OF SAID SECTION 24, A DISTANCE OF 4,535.40 FEET TO A POINT ON THE WEST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 24; THENCE N00°14'17"E ON THE WEST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 24, A DISTANCE OF 922.65 FEET TO THE POINT OF BEGINNING.

CONTAINING A CALCULATED AREA OF 7,161,246 SQUARE FEET OR 164.400 ACRES.

BASIS OF BEARINGS

THE WEST LINE OF THE NORTHWEST QUARTER OF SECTION 24, TOWNSHIP 11 SOUTH, RANGE 65 WEST OF THE 6TH PRINCIPAL MERIDIAN BEING MONUMENTED ON THE SOUTHERLY END BY A 2-1/2" ALUMINUM CAP STAMPED "LS 28658" AND AT THE NORTHERLY END BY A 3-1/2" ALUMINUM CAP STAMPED "LS 12103" BEING ASSUMED TO BEAR N00°14'25"E A DISTANCE OF 2636.99 FEET AS SHOWN IN LAND SURVEY PLAT RECORDED UNDER RECEPTION 218900072 RECORDS OF EL PASO COUNTY, COLORADO.

BENCHMARK

1. A 2.5" ALUMINUM CAP BEING A 30 FOOT WITNESS CORNER NORTH OF THE SOUTHWEST CORNER OF SECTION 24, TOWNSHIP 11 SOUTH, RANGE 65 WEST OF THE 6TH PRINCIPAL MERIDIAN.

   7384.87 NAVD88

OWNER/DEVELOPER STATEMENT:

I, 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.

BY: _____ DATE: _____
JOSEPH W DESJARDIN
WINSOME, LLC
1864 WOODMORE DR, SUITE 100
MONUMENT, COLORADO 80132

DESIGN ENGINEER STATEMENT:

THESE DETAILED PLANS AND SPECIFICATIONS WERE PREPARED UNDER MY DIRECTION AND SUPERVISION. SAID PLANS AND SPECIFICATIONS HAVE BEEN PREPARED ACCORDING TO THE CRITERIA ESTABLISHED BY THE COUNTY FOR DETAILED ROADWAY, DRAINAGE, GRADING AND EROSION CONTROL PLANS AND SPECIFICATIONS, AND SAID PLANS AND SPECIFICATIONS ARE IN CONFORMITY WITH APPLICABLE MASTER DRAINAGE PLANS AND MASTER TRANSPORTATION PLANS. SAID PLANS AND SPECIFICATIONS MEET THE PURPOSES FOR WHICH THE PARTICULAR ROADWAY AND DRAINAGE FACILITIES ARE DESIGNED AND ARE CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. I ACCEPT RESPONSIBILITY FOR ANY LIABILITY CAUSED BY ANY NEGLIGENT ACTS, ERRORS OR OMISSIONS ON MY PART IN PREPARATION OF THESE DETAILED PLANS AND SPECIFICATIONS.

BY: _____ DATE: 01/23/2020
LANCE P VANDEMARK, PE
STATE OF COLORADO NO. 43911
THE VERTEX COMPANIES, INC

EL PASO COUNTY:

COUNTY PLAN REVIEW IS PROVIDED ONLY FOR GENERAL CONFORMANCE WITH COUNTY DESIGN CRITERIA. THE COUNTY IS NOT RESPONSIBLE FOR THE ACCURACY AND ADEQUACY OF THE DESIGN, DIMENSIONS, AND/OR ELEVATIONS WHICH SHALL BE CONFIRMED AT THE JOB SITE. THE COUNTY THROUGH THE APPROVAL OF THIS DOCUMENT ASSUMES NO RESPONSIBILITY FOR COMPLETENESS AND/OR ACCURACY OF THIS DOCUMENT.

FILED IN ACCORDANCE WITH THE REQUIREMENTS OF THE EL PASO COUNTY LAND DEVELOPMENT CODE, DRAINAGE CRITERIA MANUAL, VOLUMES 1 AND 2, AND ENGINEERING CRITERIA MANUAL AS AMENDED.

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

BY: _____ DATE: _____
JENNIFER IRVINE, PE
COUNTY ENGINEER / ECM ADMINISTRATOR

PCD FILE NO ####

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LEGEND

	EXISTING	PROPOSED
PROPERTY LINE		
EASEMENT LINE		
SETBACK LINE		
FLOODPLAIN		
CONTOUR	5540	5540
SPOT ELEVATION	31.45	31.45
SLOPE	2.0%	2.0%
GAS LINE	GAS	GAS
OVERHEAD ELECTRIC	OVHD	
UTILITY POLE		
TELEPHONE LINE	TELE	TELE
CONCRETE		
ASPHALT		

CIVIL ABBREVIATIONS

ASSY	-ASSEMBLY
EG	-EXISTING GRADE
EL	-ELEVATION
EOA	-EDGE OF ASPHALT
ESMT	-EASEMENT
EX	-EXISTING
FG	-FINISHED GRADE
FL	-FLOWLINE
INV:	-INVERT
L	-LEFT
LF	-LINEAR FEET
ME	-MATCH EXISTING
PT	-POINT
PVC	-POLYVINYL CHLORIDE PIPE
R	-RIGHT
RAD	-RADIUS
STA:	-STATION
TYP	-TYPICAL
W/	-WITH

VERTEX®
2420 W. 26th Avenue, Suite 100-D I Denver, CO 80211
Main: 303.623.9116 I VERTEXENG.COM

COLORADO LICENSED PATRICK VANDEMARK 01/23/2020 43911 PROFESSIONAL ENGINEER

COVER SHEET

SITE: 17480 MERIDIAN ROAD
ELBERT, COLORADO 80106

FOR: WINSOME, LLC
1864 WOODMORE DR, SUITE 100
MONUMENT, COLORADO 80132

NO.	REVISIONS
1	SUBMITTAL 1
2	
3	
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DATE: 01.22.20
DRAWN BY: JCP
CHECKED BY: LPV
JOB #: 49388.01

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CONSTRUCTION DOCUMENTS

WINSOME FILING NO 1

A TRACT OF LAND BEING A PORTION OF SECTION 24, TOWNSHIP 11 SOUTH, RANGE 65 WEST,
OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF EL PASO, STATE OF COLORADO

Know what's **below.** **Call** before you dig.

GENERAL CONSTRUCTION NOTES

1. 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.

2. 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).

3. 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 DRAINAGE CRITERIA MANUAL, VOLUMES 1 AND 2
   c. COLORADO DEPARTMENT OF TRANSPORTATION (CDOT) STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION
   d. CDOT M & S STANDARDS

4. 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.

5. 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 DEVELOPER'S RESPONSIBILITY TO RECTIFY.

6. CONTRACTOR SHALL SCHEDULE A PRE-CONSTRUCTION MEETING WITH EL PASO COUNTY PLANNING AND COMMUNITY DEVELOPMENT (PCD) - 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.

9. ALL STORM DRAIN PIPE SHALL BE CLASS III RCP UNLESS OTHERWISE NOTED AND APPROVED BY PCD.

10. CONTRACTOR SHALL COORDINATE GEOTECHNICAL TESTING PER ECM STANDARDS. PAVEMENT DESIGN SHALL BE APPROVED BY EL PASO COUNTY PCD 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 DOT AND MUTCD CRITERIA.

14. CONTRACTOR SHALL OBTAIN ANY PERMITS REQUIRED BY EL PASO COUNTY DOT, 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, GRADING, OR CONSTRUCTION.

16. THE CONTRACTOR SHALL BE RESPONSIBLE FOR CONDITIONS AT AND ADJACENT TO THE JOB SITE, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY DURING PERFORMANCE OF THE WORK. THIS REQUIREMENT SHALL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS.

17. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING ALL ADJACENT IMPROVEMENTS FROM DAMAGE DURING CONSTRUCTION. ALL DISTURBED AREAS SHALL BE RESTORED TO THEIR ORIGINAL CONDITION UNLESS NOTED ON THE PLANS.

18. THE CONTRACTOR SHALL PROTECT ALL EXISTING UTILITIES. CONTRACTOR SHALL CONTACT UTILITY NOTIFICATION CENTER OF COLORADO (1-800-922-1987) FOR LOCATION OF UNDERGROUND UTILITIES AT LEAST 48 HOURS PRIOR TO COMMENCEMENT OF CONSTRUCTION.

19. CONSTRUCTION DEBRIS OR MUD TRACKING IN THE PUBLIC RIGHT OF WAY RESULTING FROM THIS DEVELOPMENT SHALL BE REMOVED IMMEDIATELY BY THE CONTRACTOR.

20. THE EXISTING CONDITIONS AND PROPOSED IMPROVEMENTS AS SHOWN ON THESE CONSTRUCTION DOCUMENTS ARE BASED ON:
   a) EXISTING TOPOGRAPHIC INFORMATION OBTAINED FROM EL PASO COUNTY LICENSED GIS DATA SERVICE. LIDAR DATA DATED 2011
   b) ADDITIONAL SURVEY INFORMATION COMPILED BY EDWARD JAMES SURVEYING 8/2018
   c) PRELIMINARY PLAN PREPARED BY NES DATED 5/10/2018
   d) SUBDIVISION PLAT PREPARED BY EDWARD JAMES SURVEYING DATED XX/XX/XXXX
   e) NATURAL FEATURES AND WETLAND REPORT PREPAIRED BY ECOSYSTEM SERVICES DATED 10/1/2018
   f) SOILS INVESTIGATION PREPARED BY ENTECH DATED 1/11/2019
   g) TRAFFIC IMPACT STUDY PREPARED BY KELLAR ENGINEERING DATED 1/9/2020

21. ONLY USE CONSTRUCTION PLANS THAT ARE APPROVED FOR CONSTRUCTION. THE APPROVED PLANS WILL BE SIGNED AND SEALED BY THE ENGINEER OF RECORD, THE WORDS "FOR CONSTRUCTION" WILL APPEAR IN THE REVISION BLOCK AND WILL BE SIGNED BY THE APPROPRIATE GOVERNING AGENCY.

GRADING AND EROSION CONTROL PLANS

1. STORMWATER DISCHARGES FROM CONSTRUCTION SITES SHALL NOT CAUSE OR THREATEN TO CAUSE POLLUTION, CONTAMINATION, OR DEGRADATION OF STATE WATERS. ALL WORK AND EARTH DISTURBANCE SHALL BE DONE IN A MANNER THAT MINIMIZES POLLUTION OF ANY ON-SITE OR OFF-SITE WATERS, INCLUDING WETLANDS.

2. NOTWITHSTANDING ANYTHING DEPICTED IN THESE PLANS IN WORDS OR GRAPHIC REPRESENTATION, ALL DESIGN AND CONSTRUCTION RELATED TO ROADS, STORM DRAINAGE AND EROSION CONTROL SHALL CONFORM TO THE STANDARDS AND REQUIREMENTS OF THE MOST RECENT VERSION OF THE RELEVANT ADOPTED EL PASO COUNTY STANDARDS, INCLUDING THE LAND DEVELOPMENT CODE, THE ENGINEERING CRITERIA MANUAL, THE DRAINAGE CRITERIA MANUAL, AND THE DRAINAGE CRITERIA MANUAL VOLUME 2. ANY DEVIATIONS FROM REGULATIONS AND STANDARDS MUST BE REQUESTED, AND APPROVED, IN WRITING.

3. A SEPARATE STORMWATER MANAGEMENT PLAN (SMWP) FOR THIS PROJECT SHALL BE COMPLETED AND AN EROSION AND STORMWATER QUALITY CONTROL PERMIT (ESQCP) ISSUED PRIOR TO COMMENCING CONSTRUCTION. MANAGEMENT OF THE SWMP DURING CONSTRUCTION IS THE RESPONSIBILITY OF THE DESIGNATED QUALIFIED STORMWATER MANAGER OR CERTIFIED EROSION CONTROL INSPECTOR. THE SWMP 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 COULD CONTRIBUTE POLLUTANTS TO STORMWATER. CONTROL MEASURES FOR ALL SLOPES, CHANNELS, DITCHES, AND DISTURBED LAND AREAS SHALL BE INSTALLED 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 ARE 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 INDIVIDUAL PLANT 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 DESIGNED IN THE APPROVED PLANS. ANY PROPOSED CHANGES THAT AFFECT THE DESIGN OR FUNCTION OF 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 ENTER 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 OF 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 OR STORED 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 OFF-SITE 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 SUCH 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 ALLOWED LIQUID CHEMICALS IN EXCESS 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 OTHER 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 (10041, NPDES, FLOODPLAIN, 404, FUGITIVE DUST, ETC.). IN THE EVENT OF CONFLICTS BETWEEN THESE REQUIREMENTS AND OTHER LAWS, RULES, OR REGULATIONS OF OTHER FEDERAL, STATE, LOCAL, OR COUNTY AGENCIES, THE MOST RESTRICTIVE LAWS, RULES, OR REGULATIONS SHALL APPLY.

25. ALL CONSTRUCTION TRAFFIC MUST ENTER/EXIT THE SITE ONLY AT APPROVED CONSTRUCTION ACCESS POINTS.

26. PRIOR TO CONSTRUCTION THE PERMITTEE SHALL VERIFY THE LOCATION OF EXISTING UTILITIES.

27. A WATER SOURCE SHALL BE AVAILABLE ON SITE DURING EARTHWORK OPERATIONS AND SHALL BE UTILIZED AS REQUIRED TO MINIMIZE DUST FROM EARTHWORK EQUIPMENT AND WIND.

28. THE SOILS REPORT FOR THIS SITE HAS BEEN PREPARED BY ENTECH DATED 1/11/2019, AND 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 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

GRADING AND EROSION CONTROL PLANS

29. GRADING PLAN IS FOR ROUGH GRADING ONLY. CHANGES MAY BE NECESSARY TO BRING PLAN INTO CONFORMANCE WITH APPROVED FINAL DRAINAGE PLAN AND SITE PLAN.

30. ANY SETTLEMENT OR SOIL ACCUMULATIONS BEYOND THE PROPERTY LIMITS DUE TO GRADING OR EROSION SHALL BE REPAIRED IMMEDIATELY BY THE CONTRACTOR.

31. AREAS BEING DISTURBED BY THE GRADING SHALL BE RE-SEEDED WITH NATIVE VEGETATION OR AS APPROVED ON THE EROSION CONTROL PLAN.

32. THE CONTRACTOR SHALL BE SOLELY AND COMPLETELY RESPONSIBLE FOR CONDITIONS AT AND ADJACENT TO THE JOB SITE, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY DURING PERFORMANCE OF THE WORK. THIS REQUIREMENT SHALL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS. THE DUTY OF THE COUNTY TO CONDUCT CONSTRUCTION REVIEW OF THE CONTRACTOR'S PERFORMANCE IS NOT INTENDED TO INCLUDED REVIEW OF THE ADEQUACY OF THE CONTRACTOR'S SAFETY MEASURES IN, ON, OR NEAR THE CONSTRUCTION SITE.

SIGNING AND STRIPING NOTES

1. ALL SIGNS AND PAVEMENT MARKINGS SHALL BE IN COMPLIANCE WITH THE CURRENT MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD).

2. 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.

3. ANY DEVIATION FROM THE STRIPING AND SIGNING PLAN SHALL BE APPROVED BY EL PASO COUNTY PLANNING AND COMMUNITY DEVELOPMENT.

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.

5. 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.

7. 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.

9. 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 PLANNING AND COMMUNITY DEVELOPMENT (719) 520-6819 PRIOR TO AND UPON COMPLETION OF SIGNING AND STRIPING.

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.

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01/23/2020
43911
PROFESSIONAL ENGINEER

NOTES

SITE: 17480 MERIDIAN ROAD
ELBERT, COLORADO 80106

FOR: WINSOME, LLC
1864 WOODMORE DR, SUITE 100
MONUMENT, COLORADO 80132

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0' 200' 400' 600'

SCALE: 1" = 200'

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SITE PLAN

SITE: 17480 MERIDIAN ROAD
ELBERT, COLORADO 80106

FOR: WINSOME, LLC
1864 WOODMORE DR, SUITE 100
MONUMENT, COLORADO 80132

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STANDARD EPC RURAL LOCAL ROADWAY CROSS SECTION

NOTES:

1. EXISTING FLOODPLAIN AS SHOWN BASED ON FIRM MAP #08041C0350G PANEL 350 REVISED 12/7/2018.
2. REPLANT ALL DISTURBED AREAS WITH COUNTY APPROVED SEED MIX.

EARTH WORK QUANTITIES

CLEAR AND GRUB	6,800 SY
RAW CUT	53,000 CY
RAW FILL	36,000 CY
15% COMPACTION	5,400 CY
EXPORT	11,600 CY

0' 300' 600' 900'

SCALE: 1" = 300'

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OVERALL GRADING PLAN

SITE: 17480 MERIDIAN ROAD
ELBERT, COLORADO 80106

FOR: WINSOME, LLC
1864 WOODMORE DR, SUITE 100
MONUMENT, COLORADO 80132

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TYPICAL ROADWAY CROSS SECTION
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MATCHLINE - 7 - DETAIL GRADING PLAN - B1

MATCHLINE - 6 - DETAIL GRADING PLAN - A2

KEY MAP
1"= 2000'

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DETAIL GRADING PLAN - A1

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MATCHLINE - 8 - DETAIL GRADING PLAN - B2

MATCHLINE - 5 - DETAIL GRADING PLAN - A1

0' 100' 200' 300'
SCALE: 1" = 100'

KEY MAP
1"= 2000'

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DETAIL GRADING PLAN - A2

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FOR: WINSOME, LLC
1864 WOODMORE DR, SUITE 100
MONUMENT, COLORADO 80132

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MATCHLINE - 8 - DETAIL GRADING PLAN - B2

MATCHLINE - 5 - DETAIL GRADING PLAN - A1

KEY MAP
1"= 2000'

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DETAIL GRADING PLAN - B1

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MATCHLINE - 7 - DETAIL GRADING PLAN - B1

EFFECTIVE 100-YEAR FLOODPLAIN

PROPOSED 100-YEAR FLOODPLAIN LINE
APPROVED FEMA CLOMR

FUTURE FILING

WQ POND D

DRAINAGE CULVERT

ALAMAR WAY

BISON MEADOWS CT

LOT 47

LOT 46

LOT 31

LOT 32

LOT 45

LOT 28

MATCHLINE - 6 - DETAIL GRADING PLAN - A2

0' 100' 200' 300'
SCALE: 1" = 100'

KEY MAP
1"= 2000'

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DETAIL GRADING PLAN - B2

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FOR: WINSOME, LLC
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MONUMENT, COLORADO 80132

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TYPICAL ROADWAY CROSS SECTION
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MATCHLINE - 8 - DETAIL GRADING PLAN - B2

0' 100' 200' 300'
SCALE: 1" = 100'

KEY MAP
1"= 2000'

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DETAIL GRADING PLAN - C2

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MATCHLINE - 7 - DETAIL GRADING PLAN - B1

SIGNATURE BLOCK

THE OWNER WILL COMPLY WITH THE REQUIREMENTS OF THE EROSION CONTROL PLAN.

OWNER'S SIGNATURE

LEGEND:

- PROPERTY LINE
- 5280 PROPOSED CONTOUR
- 5280 EXISTING CONTOUR
- MATCHLINE

* SYMBOLS MAY NOT BE TO SCALE FOR BETTER GRAPHICAL REPRESENTATION.

BMP LEGEND

CF	CF	CONSTRUCTION FENCE
SF	SF	SILT FENCE
	VTC	VEHICLE TRACKING CONTROL
	SSA	STABILIZED STAGING AREA
	SP	STOCK PILE
	CSB	CONSTRUCTION SITE BOUNDARY (AKA LIMITS OF CONSTRUCTION)
	CWA	CONCRETE WASHOUT AREA
	ECB	EROSION CONTROL BLANKET
	SRR	SOIL RIPRAP
	SM	SEEDING AND MULCHING
		FLOW ARROW

NOTE:

1. ALL BMPS ARE REPRESENTED GRAPHICALLY AND ARE INTENDED TO GENERALLY DEPICT APPLICABLE LOCATIONS. IT IS EXPECTED THAT SITE CONDITIONS AND DEVELOPMENT PHASING WILL DETERMINE BEST LOCATIONS OF ACTUAL BMPS WHILE CONFORMING TO INTENDED LOCATIONS PER THIS PLAN.
2. SEED MIX MUST BE EL PASO COUNTY APPROVED.

0' 100' 200' 300'

SCALE: 1" = 100'

MATCHLINE - 6 - DETAIL GRADING PLAN - A2

KEY MAP
1"= 2000'

PCD FILE NO ####

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EROSION CONTROL A1

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ELBERT, COLORADO 80106

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MATCHLINE - 8 - DETAIL GRADING PLAN - B2

MATCHLINE - 5 - DETAIL GRADING PLAN - A1

SIGNATURE BLOCK

THE OWNER WILL COMPLY WITH THE REQUIREMENTS OF THE EROSION CONTROL PLAN.

OWNER'S SIGNATURE

LEGEND:

- PROPERTY LINE
- 5280 — PROPOSED CONTOUR
- 5280 — EXISTING CONTOUR
- MATCHLINE

* SYMBOLS MAY NOT BE TO SCALE FOR BETTER GRAPHICAL REPRESENTATION.

BMP LEGEND

— CF — x —	CF	CONSTRUCTION FENCE
— SF — x —	SF	SILT FENCE
	VTC	VEHICLE TRACKING CONTROL
	SSA	STABILIZED STAGING AREA
	SP	STOCK PILE
	CSB	CONSTRUCTION SITE BOUNDARY (AKA LIMITS OF CONSTRUCTION)
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		FLOW ARROW

NOTE:

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2. SEED MIX MUST BE EL PASO COUNTY APPROVED.

0' 100' 200' 300'

SCALE: 1" = 100'

KEY MAP

1"= 2000'

PCD FILE NO ####

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EROSION CONTROL A2

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FOR: WINSOME, LLC
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CONSTRUCTION DOCUMENTS

WINSOME FILING NO 1

A TRACT OF LAND BEING A PORTION OF SECTION 24, TOWNSHIP 11 SOUTH, RANGE 65 WEST, OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF EL PASO, STATE OF COLORADO

MATCHLINE - 5 - DETAIL GRADING PLAN - A1

MATCHLINE - 8 - DETAIL GRADING PLAN - B2

Know what's below. Call before you dig.

SIGNATURE BLOCK

THE OWNER WILL COMPLY WITH THE REQUIREMENTS OF THE EROSION CONTROL PLAN.

OWNER'S SIGNATURE

LEGEND:

- PROPERTY LINE
- 5280 PROPOSED CONTOUR
- 5280 EXISTING CONTOUR
- MATCHLINE

* SYMBOLS MAY NOT BE TO SCALE FOR BETTER GRAPHICAL REPRESENTATION.

BMP LEGEND

- CF — CONSTRUCTION FENCE
- SF — SILT FENCE
- VTC — VEHICLE TRACKING CONTROL
- SSA — STABILIZED STAGING AREA
- SP — STOCK PILE
- CSB — CONSTRUCTION SITE BOUNDARY (AKA LIMITS OF CONSTRUCTION)
- CWA — CONCRETE WASHOUT AREA
- ECB — EROSION CONTROL BLANKET
- SRR — SOIL RIPRAP
- SM — SEEDING AND MULCHING
- FLOW ARROW

NOTE:

1. ALL BMPS ARE REPRESENTED GRAPHICALLY AND ARE INTENDED TO GENERALLY DEPICT APPLICABLE LOCATIONS. IT IS EXPECTED THAT SITE CONDITIONS AND DEVELOPMENT PHASING WILL DETERMINE BEST LOCATIONS OF ACTUAL BMPS WHILE CONFORMING TO INTENDED LOCATIONS PER THIS PLAN.
2. SEED MIX MUST BE EL PASO COUNTY APPROVED.

0' 100' 200' 300'

SCALE: 1" = 100'

KEY MAP

1"= 2000'

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COLORADO LICENSED LANCE PATRICK PAULSEN 1/23/20 43911 PROFESSIONAL ENGINEER

EROSION CONTROL B1

SITE: 17480 MERIDIAN ROAD ELBERT, COLORADO 80106

FOR: WINSOME, LLC 1864 WOODMORE DR, SUITE 100 MONUMENT, COLORADO 80132

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MATCHLINE - 7 - DETAIL GRADING PLAN - B1

MATCHLINE - 6 - DETAIL GRADING PLAN - A2

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EROSION CONTROL B2

SITE: 17480 MERIDIAN ROAD
ELBERT, COLORADO 80106

FOR: WINSOME, LLC
1864 WOODMORE DR, SUITE 100
MONUMENT, COLORADO 80132

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MATCHLINE - 8 - DETAIL GRADING PLAN - B2

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KEY MAP

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EROSION CONTROL C2

SITE: 17480 MERIDIAN ROAD ELBERT, COLORADO 80106

FOR: WINSOME, LLC 1864 WOODMORE DR, SUITE 100 MONUMENT, COLORADO 80132

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City of Colorado Springs
Storm Water Quality

Figure ECB-1
Erosion Control Blanket
Application Examples

DENM:153722.CS:CB/FIgECB-1/9-99

3-22

City of Colorado Springs
Storm Water Quality

Figure ECB-2
Erosion Control Blanket
Installation Requirements

DENM:153722.CS:CB/FIgECB-2/9-99

3-23

VEHICLE TRACKING
NTS

VEHICLE TRACKING NOTES

INSTALLATION REQUIREMENTS

1. ALL ENTRANCES TO THE CONSTRUCTION SITE ARE TO BE STABILIZED PRIOR TO CONSTRUCTION BEGINNING.

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.

4. CONSTRUCTION ROADS, PARKING AREAS, LOADING/UNLOADING ZONES, STORAGE AREAS, AND STAGING AREAS ARE TO BE STABILIZED.

5. CONSTRUCTION ROADS ARE TO BE BUILT TO CONFORM TO SITE GRADES, BUT SHOULD NOT HAVE SIDE SLOPES OR ROAD GRADES THAT ARE EXCESSIVELY STEEP.

MAINTENANCE REQUIREMENTS

1. REGULAR INSPECTIONS ARE TO BE MADE OF ALL STABILIZED AREAS, ESPECIALLY AFTER STORM EVENTS.

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 CONDITION.

City of Colorado Springs
Stormwater Quality

Figure VT-2
Vehicle Tracking
Application Examples

3-54

SILT FENCE

SILT FENCE NOTES

INSTALLATION REQUIREMENTS

1. SILT FENCES SHALL BE INSTALLED PRIOR TO ANY LAND DISTURBING ACTIVITIES.

2. WHEN JOINTS ARE NECESSARY, SILT FENCE GEOTEXTILE SHALL BE SPLICED TOGETHER ONLY AT SUPPORT POST AND SECURELY SEALED.

3. METAL POSTS SHALL BE "STUDDED TEE" OR "U" TYPE WITH MINIMUM WEIGHT OF 1.33 POUNDS PER LINEAR FOOT. WOOD POSTS SHALL HAVE A MINIMUM DIAMETER OR CROSS SECTION DIMENSION OF 2 INCHES.

4. THE FILTER MATERIAL SHALL BE FASTENED SECURELY TO METAL OR WOOD POSTS USING WIRE TIES, OR TO WOOD POSTS WITH 3/4" LONG #9 HEAVY-DUTY STAPLES. THE SILT FENCE GEOTEXTILE SHALL NOT BE STAPLED TO EXISTING TREES.

5. WHILE NOT REQUIRED, WIRE MESH FENCE MAY BE USED TO SUPPORT THE GEOTEXTILE. WIRE FENCE SHALL BE FASTENED SECURELY TO THE UPSLOPE SIDE OF THE POSTS USING HEAVY-DUTY WIRE STAPLES AT LEAST 3/4" LONG, TIE WIRES OR HOG RINGS. THE WIRE SHALL EXTEND INTO THE TRENCH A MINIMUM OF 6" AND SHALL NOT EXTEND MORE THAN 3' ABOVE THE ORIGINAL GROUND SURFACE.

6. ALONG THE TOE OF FILLS, INSTALL THE SILT FENCE ALONG A LEVEL CONTOUR AND PROVIDE AN AREA BEHIND THE FENCE FOR RUNOFF TO POND AND SEDIMENT TO SETTLE. A MINIMUM DISTANCE OF 5 FEET FROM THE TOE OF THE FILL IS RECOMMENDED.

7. THE HEIGHT OF THE SILT FENCE FROM THE GROUND SURFACE SHALL BE MINIMUM OF 24 INCHES AND SHALL NOT EXCEED 36 INCHES; HIGHER FENCES MAY INPOUND VOLUMES OF WATER SUFFICIENT TO CAUSE FAILURE OF THE STRUCTURE.

MAINTENANCE REQUIREMENTS

1. CONTRACTOR SHALL INSPECT SILT FENCES IMMEDIATELY AFTER EACH RAINFALL, AT LEAST DAILY DURING PROLONGED RAINFALL, AND WEEKLY DURING PERIODS OF NO RAINFALL. DAMAGED, COLLAPSED, UNENTRENCHED OR INEFFECTIVE SILT FENCES SHALL BE PROMPTLY REPAIRED OR REPLACED.

2. SEDIMENT SHALL BE REMOVED FROM BEHIND SILT FENCE WHEN IT ACCUMULATES TO HALF THE EXPOSED GEOTEXTILE HEIGHT.

3. SILT FENCES SHALL BE REMOVED WHEN ADEQUATE VEGETATIVE COVER IS ATTAINED AS APPROVED BY THE CITY.

City of Colorado Springs
Stormwater Quality

Figure SF-2
Silt Fence
Construction Detail and Maintenance Requirements

3-36

City of Colorado Springs
Stormwater Quality

Figure SF-3
Silt Fence Joint Tying
Construction Detail and Maintenance Requirements

3-37

STANDARD NOTES

1. STORMWATER DISCHARGES FROM CONSTRUCTION SITES SHALL NOT CAUSE OR THREATEN TO CAUSE POLLUTION, CONTAMINATION, OR DEGRADATION OF STATE WATERS. ALL WORK AND EARTH DISTURBANCE SHALL BE DONE IN A MANNER THAT MINIMIZES POLLUTION OF ANY ON-SITE OR OFF SITE WATERS, INCLUDING WETLANDS.

2. NOTWITHSTANDING ANYTHING DEPICTED IN THESE PLANS IN WORDS OR GRAPHIC REPRESENTATION, ALL DESIGN AND CONSTRUCTION RELATED TO ROADS, STORM DRAINAGE AND EROSION CONTROL SHALL CONFORM TO THE STANDARDS AND REQUIREMENTS OF THE MOST RECENT VERSION OF THE RELEVANT ADOPTED EL PASO COUNTY STANDARDS, INCLUDING THE LAND DEVELOPMENT CODE, THE ENGINEERING CRITERIA MANUAL, THE DRAINAGE CRITERIA MANUAL, AND THE DRAINAGE CRITERIA MANUAL VOLUME 2. ANY DEVIATIONS TO REGULATIONS AND STANDARDS MUST BE REQUESTED, AND APPROVED, IN WRITING.

3. A SEPARATE STORMWATER MANAGEMENT PLAN (SMWP) FOR THIS PROJECT SHALL BE COMPLETED AND AN EROSION AND STORMWATER QUALITY CONTROL PERMIT (ESQCP) ISSUED PRIOR TO COMMENCING CONSTRUCTION. DURING CONSTRUCTION THE SWMP IS THE RESPONSIBILITY OF THE DESIGNATED STORMWATER MANAGER, SHALL BE LOCATED ON SITE AT ALL TIMES AND SHALL BE KEPT UP TO DATE WITH WORK PROGRESS AND CHANGES IN THE FIELD.

4. ONCE THE ESQCP HAS BEEN ISSUED, THE CONTRACTOR MAY INSTALL THE INITIAL STAGE EROSION AND SEDIMENT CONTROL BMPS AS INDICATED ON THE 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 DSD INSPECTIONS STAFF.

5. SOIL EROSION CONTROL MEASURES FOR ALL SLOPES, CHANNELS, DITCHES, OR ANY DISTURBED LAND AREA SHALL BE COMPLETED WITHIN 21 CALENDAR DAYS AFTER FINAL GRADING, OR FINAL EARTH DISTURBANCE, HAS BEEN COMPLETED. DISTURBED AREAS AND STOCKPILES WHICH ARE NOT AT FINAL GRADE BUT WILL REMAIN DORMANT FOR LONGER THAN 30 DAYS SHALL ALSO BE MULCHED WITHIN 21 DAYS AFTER INTERIM GRADING. AN AREA THAT IS GOING TO REMAIN IN AN INTERIM STATE FOR MORE THAN 60 DAYS SHALL ALSO BE SEEDED. ALL TEMPORARY SOIL EROSION CONTROL MEASURES AND BMPS SHALL BE MAINTAINED UNTIL PERMANENT SOIL EROSION CONTROL MEASURES ARE IMPLEMENTED AND ESTABLISHED.

6. TEMPORARY SOIL EROSION CONTROL FACILITIES SHALL BE REMOVED AND EARTH DISTURBANCE AREAS GRADED AND STABILIZED WITH PERMANENT SOIL EROSION CONTROL MEASURES PURSUANT TO STANDARDS AND SPECIFICATION PRESCRIBED IN THE DCM VOLUME II AND THE ENGINEERING CRITERIA MANUAL (ECM) APPENDIX I.

7. ALL PERSONS ENGAGED IN EARTH DISTURBANCE SHALL IMPLEMENT AND MAINTAIN ACCEPTABLE SOIL EROSION AND SEDIMENT CONTROL MEASURES INCLUDING BMPS IN CONFORMANCE WITH THE EROSION CONTROL TECHNICAL STANDARDS OF THE DRAINAGE CRITERIA MANUAL (DCM) VOLUME II AND IN ACCORDANCE WITH THE STORMWATER MANAGEMENT PLAN (SWMP).

8. ALL TEMPORARY EROSION CONTROL FACILITIES INCLUDING BMPS AND ALL PERMANENT FACILITIES INTENDED TO CONTROL EROSION OF ANY EARTH DISTURBANCE OPERATIONS, SHALL BE INSTALLED AS DEFINED IN THE APPROVED PLANS, THE SWMP AND THE DCM VOLUME II AND MAINTAINED THROUGHOUT THE DURATION OF THE EARTH DISTURBANCE OPERATION.

9. ANY EARTH DISTURBANCE SHALL BE CONDUCTED IN SUCH A MANNER SO AS TO EFFECTIVELY REDUCE 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.

10. ANY TEMPORARY OR PERMANENT FACILITY DESIGNED AND CONSTRUCTED FOR THE CONVEYANCE OF STORMWATER AROUND, THROUGH, OR FROM THE EARTH DISTURBANCE AREA SHALL BE DESIGNED TO LIMIT THE DISCHARGE TO A NON-EROSIVE VELOCITY.

11. 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.

12. EROSION CONTROL BLANKETING IS TO BE USED ON SLOPES STEEPER THAN 3:1.

13. BUILDING, CONSTRUCTION, EXCAVATION, OR OTHER WASTE MATERIALS SHALL NOT BE TEMPORARILY PLACED OR STORED IN THE STREET, ALLEY, OR OTHER PUBLIC WAY, UNLESS IN ACCORDANCE WITH AN APPROVED TRAFFIC CONTROL PLAN. BMP'S MAY BE REQUIRED BY EL PASO COUNTY ENGINEERING IF DEEMED NECESSARY, BASED ON SPECIFIC CONDITIONS AND CIRCUMSTANCES.

14. VEHICLE TRACKING OF SOILS AND CONSTRUCTION DEBRIS OFF-SITE SHALL BE MINIMIZED. MATERIALS TRACKED OFFSITE SHALL BE CLEANED UP AND PROPERLY DISPOSED OF IMMEDIATELY.

15. 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.

16. THE OWNER, SITE DEVELOPER, CONTRACTOR, AND/OR THEIR AUTHORIZED AGENTS SHALL BE RESPONSIBLE FOR THE REMOVAL OF ALL CONSTRUCTION DEBRIS, DIRT, TRASH, ROCK, SEDIMENT, AND SAND THAT MAY ACCUMULATE IN THE STORM SEWER OR OTHER DRAINAGE CONVEYANCE SYSTEM AND STORMWATER APPURTENANCES AS A RESULT OF SITE DEVELOPMENT.

17. 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.

18. NO CHEMICALS ARE TO BE USED BY THE CONTRACTOR, WHICH HAVE THE POTENTIAL TO BE RELEASED IN STORMWATER UNLESS PERMISSION FOR THE USE OF A SPECIFIC CHEMICAL IS GRANTED IN WRITING BY THE ECM ADMINISTRATOR. IN GRANTING THE USE OF SUCH CHEMICALS, SPECIAL CONDITIONS AND MONITORING MAY BE REQUIRED.

19. BULK STORAGE STRUCTURES FOR PETROLEUM PRODUCTS AND OTHER CHEMICALS SHALL HAVE ADEQUATE PROTECTION SO AS TO CONTAIN ALL SPILLS AND PREVENT ANY SPILLED MATERIAL FROM ENTERING STATE WATERS, INCLUDING ANY SURFACE OR SUBSURFACE STORM DRAINAGE SYSTEM OR FACILITIES.

20. NO PERSON SHALL CAUSE THE IMPEDIMENT OF STORMWATER FLOW IN THE FLOW LINE OF THE CURB AND GUTTER OR IN THE DITCHLINE.

21. INDIVIDUALS 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 INCLUDED IN THE DCM VOLUME II AND THE ECM APPENDIX I. ALL APPROPRIATE PERMITS MUST BE OBTAINED BY THE CONTRACTOR PRIOR TO CONSTRUCTION (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.

22. ALL CONSTRUCTION TRAFFIC MUST ENTER/EXIT THE SITE AT APPROVED CONSTRUCTION ACCESS POINTS.

23. PRIOR TO ACTUAL CONSTRUCTION THE PERMITEE SHALL VERIFY THE LOCATION OF EXISTING UTILITIES.

24. A WATER SOURCE SHALL BE AVAILABLE ON SITE DURING EARTHWORK OPERATIONS AND UTILIZED AS REQUIRED TO MINIMIZE DUST FROM EARTHWORK EQUIPMENT AND WIND.

25. THE SOILS REPORT FOR THIS SITE HAS BEEN PREPARED BY _____ AND SHALL BE CONSIDERED A PART OF THESE PLANS.

26. AT LEAST TEN DAYS PRIOR TO THE ANTICIPATED START OF CONSTRUCTION, FOR PROJECTS THAT WILL DISTURB 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

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COLORADO LICENSED
PATRICK VANDERPOOL
01/23/2020
43911
PROFESSIONAL ENGINEER

EROSION CONTROL DETAILS

SITE: 17480 MERIDIAN ROAD
ELBERT, COLORADO 80106

FOR: WINSOME, LLC
1864 WOODMORE DR, SUITE 100
MONUMENT, COLORADO 80132

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OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF EL PASO, STATE OF COLORADO

TYPICAL ROADWAY CROSS SECTION
N.T.S

HOGDEN ROAD MATCHLINE STA: 10+00
SEE SHEET 17

EC - HOGDEN ROAD PROFILE

HORIZONTAL SCALE: 1" = 50'
VERTICAL SCALE: 1" = 5'

0' 50' 100' 150'
SCALE: 1" = 50'

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PATRICK VANDERPOOL
01/23/2020
43911
PROFESSIONAL ENGINEER

ROAD DEVELOPMENT - HODGEN ROAD 1

SITE: 17480 MERIDIAN ROAD
ELBERT, COLORADO 80106

FOR: WINSOME, LLC
1864 WOODMORE DR, SUITE 100
MONUMENT, COLORADO 80132

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TYPICAL ROADWAY CROSS SECTION
N.T.S

EC - HOGDEN ROAD PROFILE

HORIZONTAL SCALE: 1" = 50'
VERTICAL SCALE: 1" = 5'

SCALE: 1" = 500'

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COLORADO LICENSED PATRICK VANDERPUTTEN 01/23/2020 43911 PROFESSIONAL ENGINEER

ROAD DEVELOPMENT - HODGEN ROAD 2

SITE: 17480 MERIDIAN ROAD
ELBERT, COLORADO 80106

FOR: WINSOME, LLC
1864 WOODMORE DR, SUITE 100
MONUMENT, COLORADO 80132

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TYPICAL ROADWAY CROSS SECTION
N.T.S

WINSOME WAY PROFILE

HORIZONTAL SCALE: 1" = 50'
VERTICAL SCALE: 1" = 5'

SCALE: 1" = 50'

KEY MAP
N.T.S

PCD FILE NO ####

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01/23/2020
43911
PROFESSIONAL ENGINEER

ROAD DEVELOPMENT - WINSOME WAY 1

SITE: 17480 MERIDIAN ROAD
ELBERT, COLORADO 80106

FOR: WINSOME, LLC
1864 WOODMORE DR, SUITE 100
MONUMENT, COLORADO 80132

NO.	REVISIONS
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JOB #:49388.01	

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A TRACT OF LAND BEING A PORTION OF SECTION 24, TOWNSHIP 11 SOUTH, RANGE 65 WEST,
OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF EL PASO, STATE OF COLORADO

TYPICAL ROADWAY CROSS SECTION
N.T.S

ALAMAR WAY
SEE SHEET 20

WINSOME WAY PROFILE
HORIZONTAL SCALE: 1" = 50'
VERTICAL SCALE: 1" = 5'

SCALE: 1" = 50'

KEY MAP
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ROAD DEVELOPMENT - WINSOME WAY 2

SITE: 17480 MERIDIAN ROAD
ELBERT, COLORADO 80106

FOR: WINSOME, LLC
1864 WOODMORE DR, SUITE 100
MONUMENT, COLORADO 80132

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TYPICAL ROADWAY CROSS SECTION
N.T.S

WINSOME WAY
SEE SHEET 19

ALAMAR WAY (1) PROFILE
HORIZONTAL SCALE: 1" = 50'
VERTICAL SCALE: 1" = 5'

0' 50' 100' 150'
SCALE: 1" = 50'

KEY MAP
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TYPICAL ROADWAY CROSS SECTION
N.T.S

BISON MEADOWS CT
SEE SHEET 22

ALAMAR WAY (1) PROFILE
HORIZONTAL SCALE: 1" = 50'
VERTICAL SCALE: 1" = 5'

KEY MAP
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TYPICAL ROADWAY CROSS SECTION
N.T.S

KEY MAP
N.T.S

BISON MEADOWS CT PROFILE

HORIZONTAL SCALE: 1" = 50'
VERTICAL SCALE: 1" = 5'

SCALE: 1" = 50'

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PROFESSIONAL ENGINEER

ROAD DEVELOPMENT - BISON MEADOWS CT 1

SITE: 17480 MERIDIAN ROAD
ELBERT, COLORADO 80106

FOR: WINSOME, LLC
1864 WOODMORE DR, SUITE 100
MONUMENT, COLORADO 80132

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TYPICAL ROADWAY CROSS SECTION
N.T.S

BISON MEADOWS CT PROFILE
HORIZONTAL SCALE: 1" = 50'
VERTICAL SCALE: 1" = 5'

SCALE: 1" = 50'

KEY MAP
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ROAD DEVELOPMENT - BISON MEADOWS CT 2

SITE: 17480 MERIDIAN ROAD
ELBERT, COLORADO 80106

FOR: WINSOME, LLC
1864 WOODMORE DR, SUITE 100
MONUMENT, COLORADO 80132

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TYPICAL ROADWAY CROSS SECTION
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MOSEY TRAIL PROFILE

HORIZONTAL SCALE: 1" = 50'
VERTICAL SCALE: 1" = 5'

SCALE: 1" = 50'

KEY MAP
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ROAD DEVELOPMENT - MOSEY TRAIL 1

SITE: 17480 MERIDIAN ROAD
ELBERT, COLORADO 80106

FOR: WINSOME, LLC
1864 WOODMORE DR, SUITE 100
MONUMENT, COLORADO 80132

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TYPICAL ROADWAY CROSS SECTION
N.T.S

MOSEY TRAIL PROFILE
HORIZONTAL SCALE: 1" = 50'
VERTICAL SCALE: 1" = 5'

MOSEY TRAIL CUL-DE-SAC PROFILE
HORIZONTAL SCALE: 1" = 50'
VERTICAL SCALE: 1" = 5'

SCALE: 1" = 50'

KEY MAP
N.T.S

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ROAD DEVELOPMENT - MOSEY TRAIL 2

SITE: 17480 MERIDIAN ROAD
ELBERT, COLORADO 80106

FOR: WINSOME, LLC
1864 WOODMORE DR, SUITE 100
MONUMENT, COLORADO 80132

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TYPICAL ROADWAY CROSS SECTION
N.T.S

KEY MAP
N.T.S

CLOVE HITCH CT PROFILE
HORIZONTAL SCALE: 1" = 50'
VERTICAL SCALE: 1" = 5'

CLOVE HITCH CT CUL-DE-SAC PROFILE
HORIZONTAL SCALE: 1" = 50'
VERTICAL SCALE: 1" = 5'

0' 50' 100' 150'
SCALE: 1" = 50'

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ROAD DEVELOPMENT - CLOVE HITCH COURT 1

SITE: 17480 MERIDIAN ROAD
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FOR: WINSOME, LLC
1864 WOODMORE DR, SUITE 100
MONUMENT, COLORADO 80132

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0' 60' 100' 150'
SCALE: 1" = 50'

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ROAD DEVELOPMENT - HOGDEN ROAD STRIPING PLAN

SITE: 17480 MERIDIAN ROAD
ELBERT, COLORADO 80106

FOR: WINSOME, LLC
1864 WOODMORE DR, SUITE 100
MONUMENT, COLORADO 80132

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0+50.00
HORIZONTAL SCALE: 1" = 50'
VERTICAL SCALE: 1" = 5'

1+50.00
HORIZONTAL SCALE: 1" = 50'
VERTICAL SCALE: 1" = 5'

2+00.00
HORIZONTAL SCALE: 1" = 50'
VERTICAL SCALE: 1" = 5'

3+50.01
HORIZONTAL SCALE: 1" = 50'
VERTICAL SCALE: 1" = 5'

5+00.00
HORIZONTAL SCALE: 1" = 50'
VERTICAL SCALE: 1" = 5'

6+50.00
HORIZONTAL SCALE: 1" = 50'
VERTICAL SCALE: 1" = 5'

8+00.00
HORIZONTAL SCALE: 1" = 50'
VERTICAL SCALE: 1" = 5'

9+50.00
HORIZONTAL SCALE: 1" = 50'
VERTICAL SCALE: 1" = 5'

11+00.00
HORIZONTAL SCALE: 1" = 50'
VERTICAL SCALE: 1" = 5'

12+50.00
HORIZONTAL SCALE: 1" = 50'
VERTICAL SCALE: 1" = 5'

14+00.00
HORIZONTAL SCALE: 1" = 50'
VERTICAL SCALE: 1" = 5'

15+50.00
HORIZONTAL SCALE: 1" = 50'
VERTICAL SCALE: 1" = 5'

17+00.00
HORIZONTAL SCALE: 1" = 50'
VERTICAL SCALE: 1" = 5'

18+30.66
HORIZONTAL SCALE: 1" = 50'
VERTICAL SCALE: 1" = 5'

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01/23/2020
43911
PROFESSIONAL ENGINEER

ROAD DEVELOPMENT - HODGEN ROAD CROSS SECTION

SITE: 17480 MERIDIAN ROAD
ELBERT, COLORADO 80106

FOR: WINSOME, LLC
1864 WOODMORE DR, SUITE 100
MONUMENT, COLORADO 80132

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OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF EL PASO, STATE OF COLORADO

PROPOSED CULVERT DETAILS							
	HYDROLOGY MODEL DESIGNATION	5Y Q (CFS)	100 Y Q (CFS)	PROPOSED CULVERT SIZE (IN)	CAPACITY (CFS)	4" OVERTOPPING ALLOWANCE (CFS)	CALCULATED 100Y OVERTOPPING (IN)
CLOVE HITCH	BASIN B2	3.3	19.9	18	13.3	42.4	2.04
MOSEY TRAIL 1	$\frac{1}{4}$ X CULV C2	5.9	37.4	24	24.5	31.8	2.88
MOSEY TRAIL 2	$\frac{3}{4}$ X CULV C2	17.6	112.3	42	109.7	29.5	1.68
WINSOME	CULV C3	26.1	166.2	42	149.6	34.7	3.00
ALAMAR	CULV D2	31.2	203.7	60	184.6	25.6	3.60

NOTES:

1. CULVERTS ENTERING PONDS ARE PROFILED ON THE POND SHEETS.

CULVERT - CLOVE HITCH PROFILE

HORIZONTAL SCALE: 1" = 50'
VERTICAL SCALE: 1" = 5'

CULVERT - MOSEY TRAIL 1 PROFILE

HORIZONTAL SCALE: 1" = 50'
VERTICAL SCALE: 1" = 5'

CULVERT - MOSEY TRAIL 2 PROFILE

HORIZONTAL SCALE: 1" = 50'
VERTICAL SCALE: 1" = 5'

0' 300' 600' 900'

SCALE: 1" = 300'

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DRAINAGE CULVERTS

SITE: 17480 MERIDIAN ROAD
ELBERT, COLORADO 80106

FOR: WINSOME, LLC
1864 WOODMORE DR, SUITE 100
MONUMENT, COLORADO 80132

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CONCRETE TRICKLE CHANNEL

SCALE 1" = 2'

OUTLET STRUCTURE DETAIL - SECTION E-E

SCALE 1" = 2'

WQ POND C PROFILE

HORIZONTAL SCALE: 1" = 30'
VERTICAL SCALE: 1" = 3'

SCALE: 1" = 30'

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WATER QUALITY POND C - PLAN AND PROFILE

SITE: 17480 MERIDIAN ROAD
ELBERT, COLORADO 80106

FOR: WINSOME, LLC
1864 WOODMORE DR, SUITE 100
MONUMENT, COLORADO 80132

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Know what's below. Call before you dig.

WQ POND C - FOREBAY WALL PLAN

SCALE 1" = 10'

WQ POND C - EMERGENCY SPILLWAY

SCALE 1" = 10'

FOREBAY WALL SECTION A-A

SCALE 1" = 5'

EMERGENCY SPILLWAY SECTION B-B

SCALE 1" = 10'

FOREBAY WALL DETAIL

SCALE 1" = 5'

EMERGENCY SPILLWAY SECTION C-C

SCALE 1" = 5'

0' 10' 20' 30'

SCALE: 1" = 10'

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WATER QUALITY POND C - STRUCTURE DETAIL 1

SITE: 17480 MERIDIAN ROAD
ELBERT, COLORADO 80106

FOR: WINSOME, LLC
1864 WOODMORE DR, SUITE 100
MONUMENT, COLORADO 80132

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MIRCOPOOL NOTES

1. DEPTH = 2.5'
2. AREA = 309 SF
3. INITIAL SURCHARGE = 772.5 CF

CONCRETE TRICKLE CHANNEL CROSS SECTION DETAIL

SCALE 1" = 2'

OUTLET STRUCTURE DETAIL - SECTION E-E

SCALE 1" = 2'

WQ POND D PROFILE

HORIZONTAL SCALE: 1" = 30'
VERTICAL SCALE: 1" = 3'

0' 30' 60' 90'

SCALE: 1" = 30'

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PATRICK VANDEN BERG
01/23/2020
43911
PROFESSIONAL ENGINEER

WATER QUALITY POND D - PLAN AND PROFILE

SITE: 17480 MERIDIAN ROAD
ELBERT, COLORADO 80106

FOR: WINSOME, LLC
1864 WOODMORE DR, SUITE 100
MONUMENT, COLORADO 80132

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CONSTRUCTION DOCUMENTS

WINSOME FILING NO 1

A TRACT OF LAND BEING A PORTION OF SECTION 24, TOWNSHIP 11 SOUTH, RANGE 65 WEST,
OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF EL PASO, STATE OF COLORADO

Know what's below. Call before you dig.

WQ POND D - FOREBAY PLAN

SCALE 1" = 10'

WQ POND D - EMERGENCY SPILLWAY PLAN

SCALE 1" = 10'

FOREBAY WALL SECTION A-A

SCALE 1" = 5'

EMERGENCY SPILLWAY SECTION B-B

SCALE 1" = 10'

FOREBAY WALL DETAIL

SCALE 1" = 5'

EMERGENCY SPILLWAY SECTION C-C

SCALE 1" = 5'

PCD FILE NO ####

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COLORADO LICENSED
PATRICK VANDERPLAAT
01/23/2020
43911
PROFESSIONAL ENGINEER

WATER QUALITY POND D - DETAILS 1

SITE: 17480 MERIDIAN ROAD
ELBERT, COLORADO 80106

FOR: WINSOME, LLC
1864 WOODMORE DR, SUITE 100
MONUMENT, COLORADO 80132

NO.	REVISIONS
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POND 3 PROFILE

HORIZONTAL SCALE: 1" = 30'
VERTICAL SCALE: 1" = 3'

0' 30' 60' 90'

SCALE: 1" = 30'

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PROFESSIONAL ENGINEER

DETENTION POND 3 - PLAN AND PROFILE

SITE: 17480 MERIDIAN ROAD
ELBERT, COLORADO 80106

FOR: WINSOME, LLC
1864 WOODMORE DR, SUITE 100
MONUMENT, COLORADO 80132

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OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF EL PASO, STATE OF COLORADO

Know what's below. Call before you dig.

POND 3 - OUTLET STRUCTURE PLAN

SCALE 1" = 10'

MIRCOPOOL NOTES

1. DEPTH = 2.5'
2. AREA = 48 SF
3. INITIAL SURCHARGE = 120 CF

EMERGENCY SPILLWAY

SCALE 1" = 10'

EMERGENCY SPILLWAY SECTION B-B

SCALE 1" = 5'

EMERGENCY SPILLWAY SECTION C-C

SCALE 1" = 5'

POND 3 - OUTLET STRUCTURE PROFILE

HORIZONTAL SCALE: 1" = 30'
VERTICAL SCALE: 1" = 3'

CONCRETE TRICKLE CHANNEL

SCALE 1" = 2'

DETENTION POND OUTLET SECTION A-A

SCALE 1" = 2'

SCALE: 1" = 10'

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43911
PROFESSIONAL ENGINEER

DETENTION POND 3 - DETAILS 1

SITE: 17480 MERIDIAN ROAD
ELBERT, COLORADO 80106

FOR: WINSOME, LLC
1864 WOODMORE DR, SUITE 100
MONUMENT, COLORADO 80132

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