

STANDARD NOTES FOR EL PASO COUNTY CONSTRUCTION PLANS

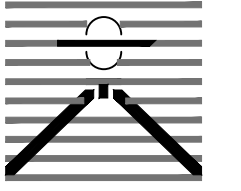
1. ALL DRAINAGE AND ROADWAY CONSTRUCTION SHALL MEET THE STANDARDS AND SPECIFICATIONS OF THE CITY OF COLORADO SPRINGS/EL PASO COUNTY DRAINAGE CRITERIA MANUAL, VOLUMES 1 AND 2, AND THE EL PASO COUNTY ENGINEERING CRITERIA MANUAL.
2. CONTRACTOR SHALL BE RESPONSIBLE FOR THE NOTIFICATION AND FIELD NOTIFICATION 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 PRIOR TO PLACEMENT OF CURB AND GUTTER AND PAVEMENT.
11. ALL CONSTRUCTION TRAFFIC MUST ENTER/EXIT THE SITE AT APPROVED CONSTRUCTION ACCESS POINTS.
12. SIGHT VISIBILITY TRIANGLES AS IDENTIFIED IN THE PLANS SHALL BE PROVIDED AT ALL INTERSECTIONS. OBSTRUCTIONS GREATER THAN 18 INCHES ABOVE FLOWLINE ARE NOT ALLOWED WITHIN SIGHT TRIANGLES.
13. SIGNING AND STRIPING SHALL COMPLY WITH EL PASO COUNTY DOT AND MUTCD CRITERIA. [IF APPLICABLE, ADDITIONAL SIGNING AND STRIPING NOTES WILL BE PROVIDED.]
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.

Please add the following note:
 16. El Paso County does not own and is not responsible for the underdrains or groundwater discharge systems shown on these plans and assumes no liability for water rights administration by approving these plans. Maintenance and water rights are the responsibility of the developer and ____ [xx metropolitan district, or yy property owner's association] ____.

SIGNAGE 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.

PREPARED BY:



DREXEL, BARRELL & CO.
 Engineers & Surveyors
 3 SOUTH 7TH STREET
 COLORADO SPGS, COLORADO 80905
 CONTACT: TIM D. MCCONNELL, P.E.
 (719)260-0887
 BOULDER • COLORADO SPRINGS • GREELEY

CLIENT:

MIDCO INVESTMENTS, LLC

P.O. BOX 60069
 COLORADO SPRINGS, CO 80960
 CONTACT: ROBERT C. IRWIN
 (719) 475-7474

CONSTRUCTION DOCUMENTS FOR:

HAVEN VALLEY

(LETA DR.) BRADLEY RD/ALTURAS DR.
 SECURITY, EL PASO COUNTY, COLORADO

ISSUE	DATE
INITIAL ISSUE	3/15/22
LATEST ISSUE	9/20/23

DESIGNED BY:	TDM
DRAWN BY:	GES
CHECKED BY:	TDM
FILE NAME:	21085-03NT01

PREPARED UNDER MY DIRECT SUPERVISION FOR AND ON BEHALF OF DREXEL, BARRELL & CO.

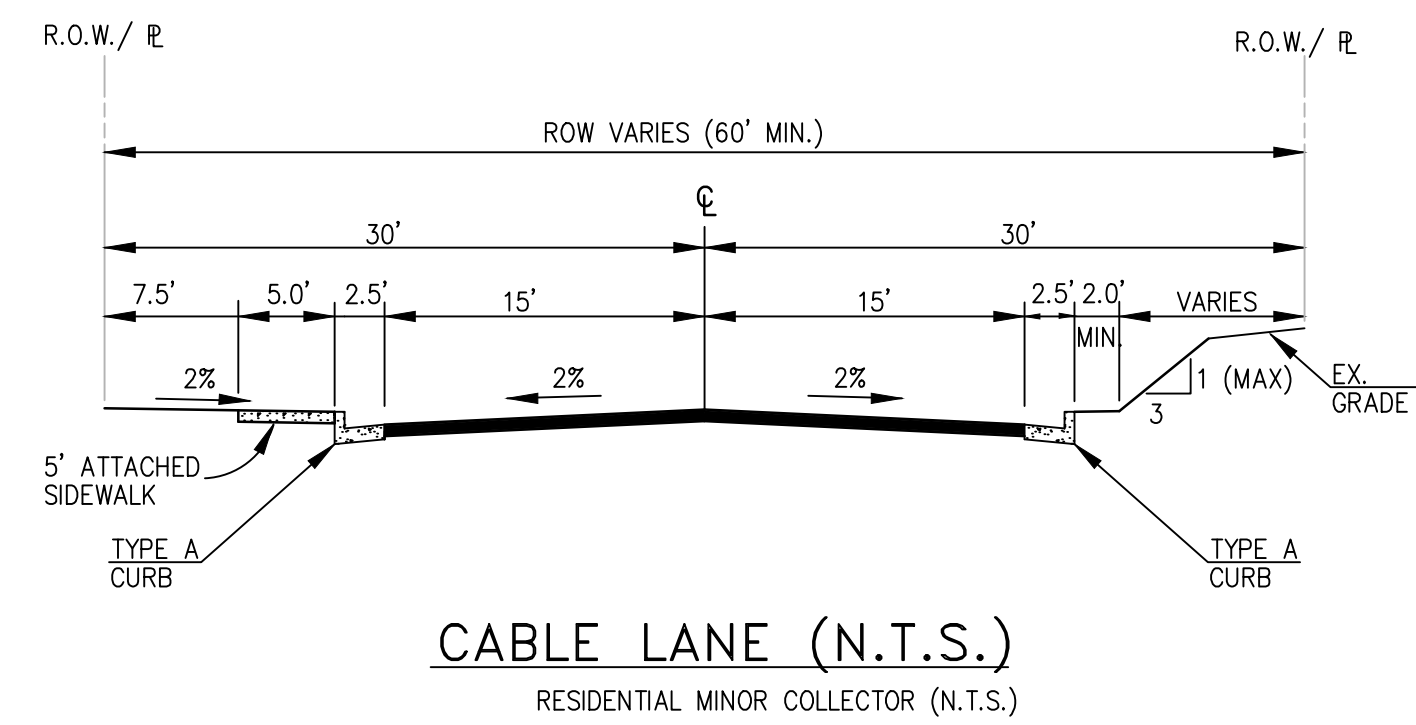
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 HORIZONTAL: N/A
 VERTICAL: N/A

NOTE SHEET

PROJECT NO. 21085-03CSCV
 DRAWING NO.

NT01

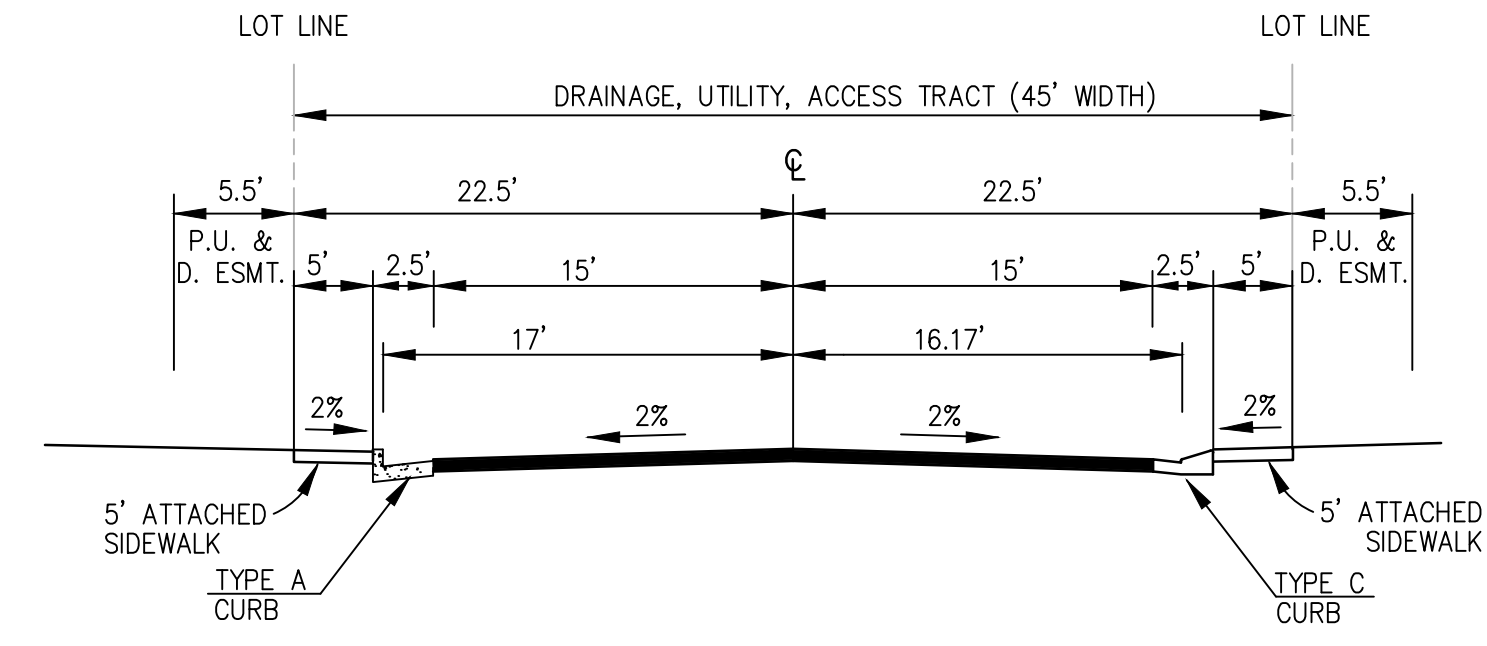
SHEET: 2 OF 46



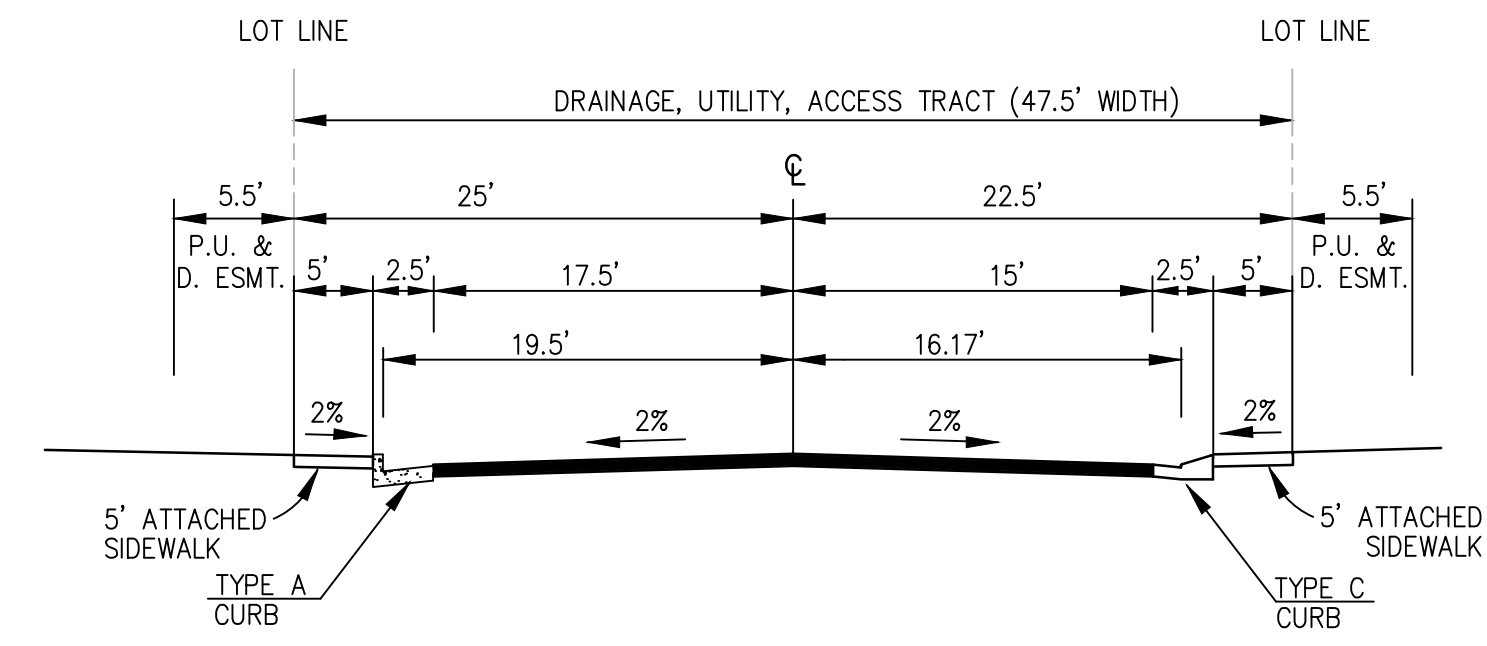
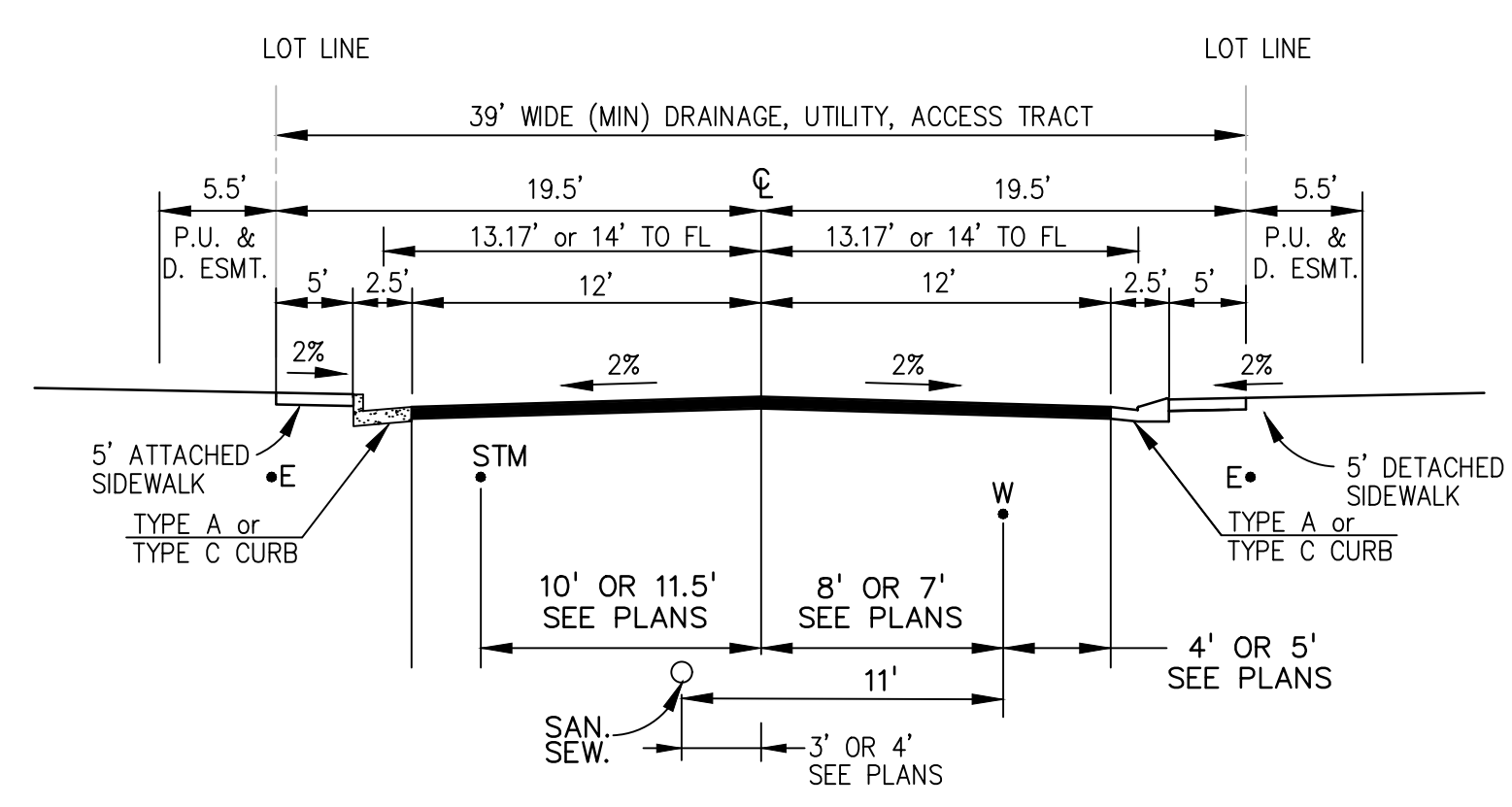
Update to provide speed limits under each type of road section. Note that per ECM Ch 2 local low volume classification speed limit should be 20 mph.

Please also show location of utilities and storm sewers beneath road on the road cross sections

The TIS indicated this road as a local roadway. Revise accordingly.



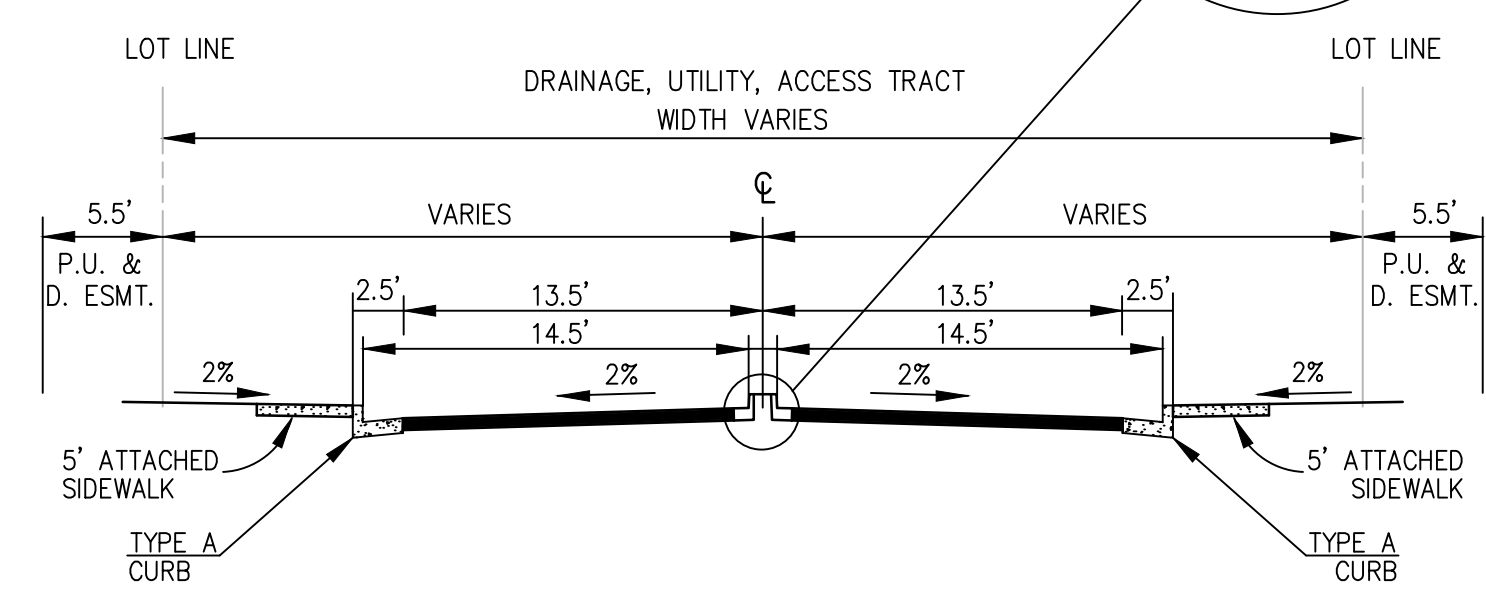
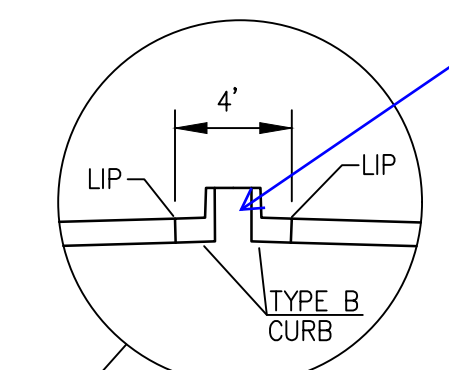
PRIVATE DRIVE (N.T.S.)
HAVEN COVE POINT
STA 1+00.00 TO 3+37.00



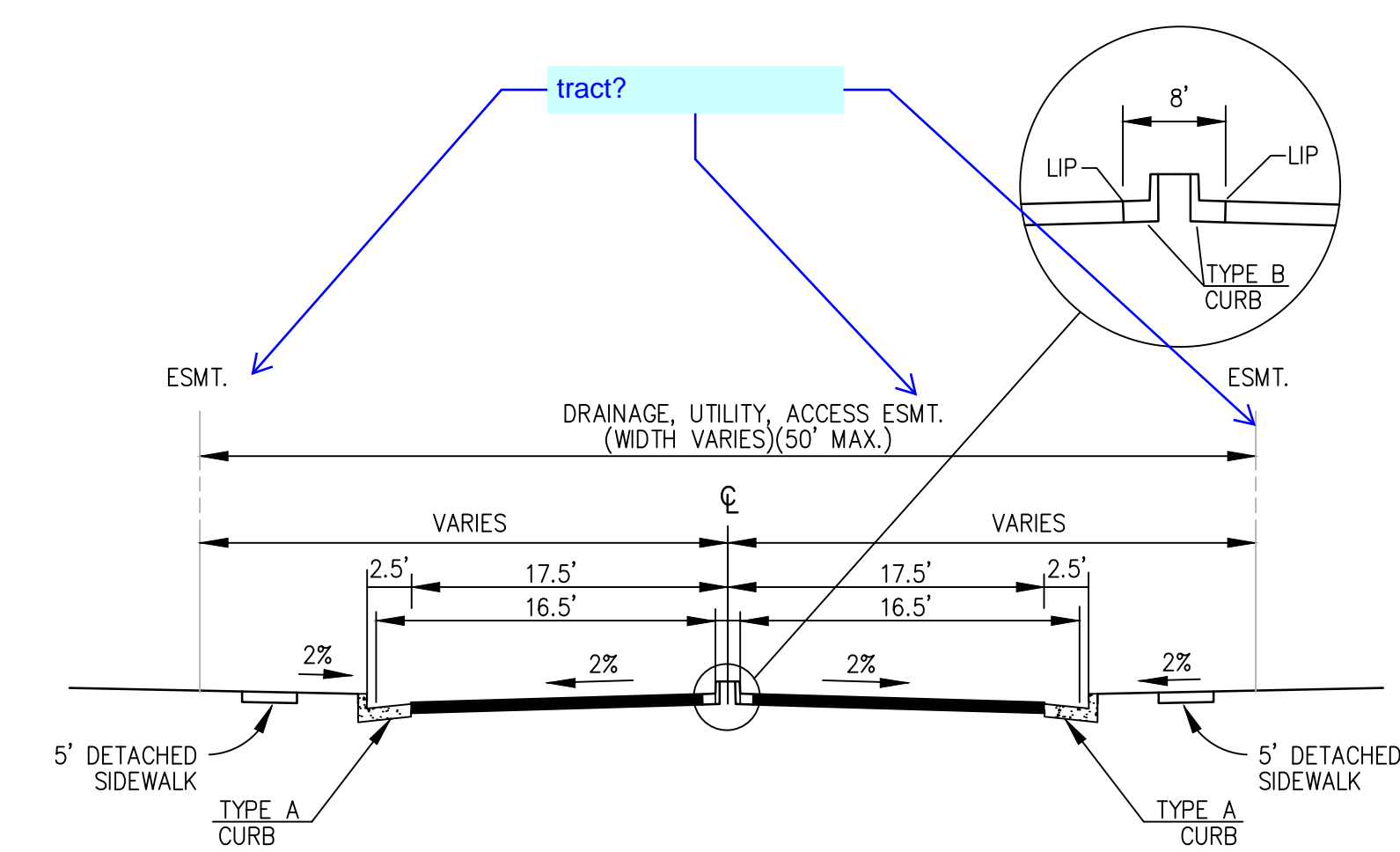
PRIVATE DRIVE (N.T.S.)
HAVEN COVE POINT
STA 3+37.00 TO 3+77.72

PRIVATE DRIVE (N.T.S.)
DEERHAVEN VIEW
HAVENWARD VIEW
NEW HAVEN POINT
HAWK HAVEN VIEW
HAVENLOCK POINT
(STA 19+00 TO 22+87.02)

Per ECM 2.5.6 the min. width of a raised median is 4ft. Consider widening or removing this raised median



HAVENLOCK POINT
STA 23+21.09 TO 23+31.09



PRIVATE DRIVE (N.T.S.)
HAVEN COVE POINT
STA 3+77.72 TO 4+37.14

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CHECKED BY:	TDM
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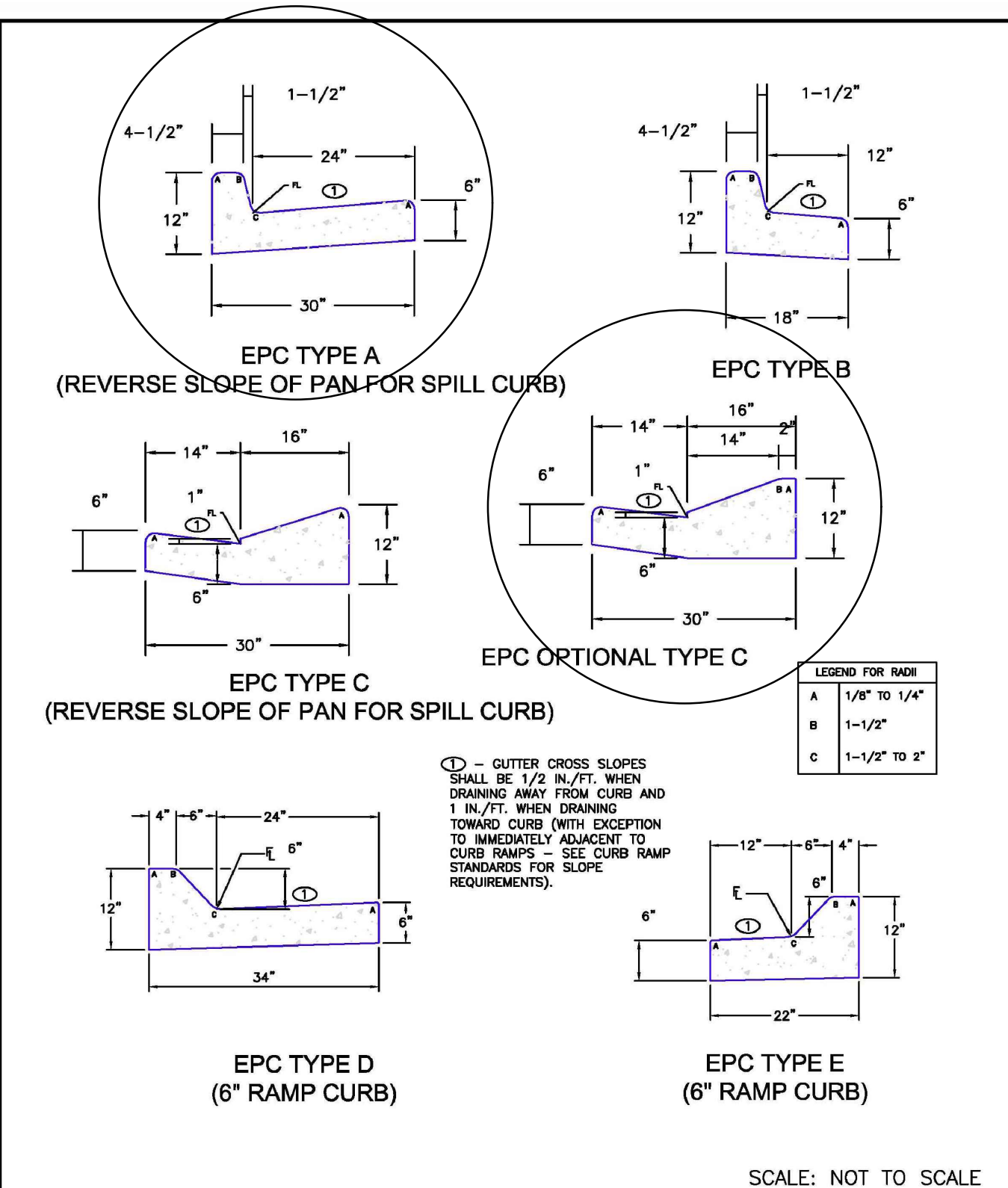
DRAWING SCALE:
HORIZONTAL: N/A
VERTICAL: N/A

TYPICAL ROAD SECTIONS

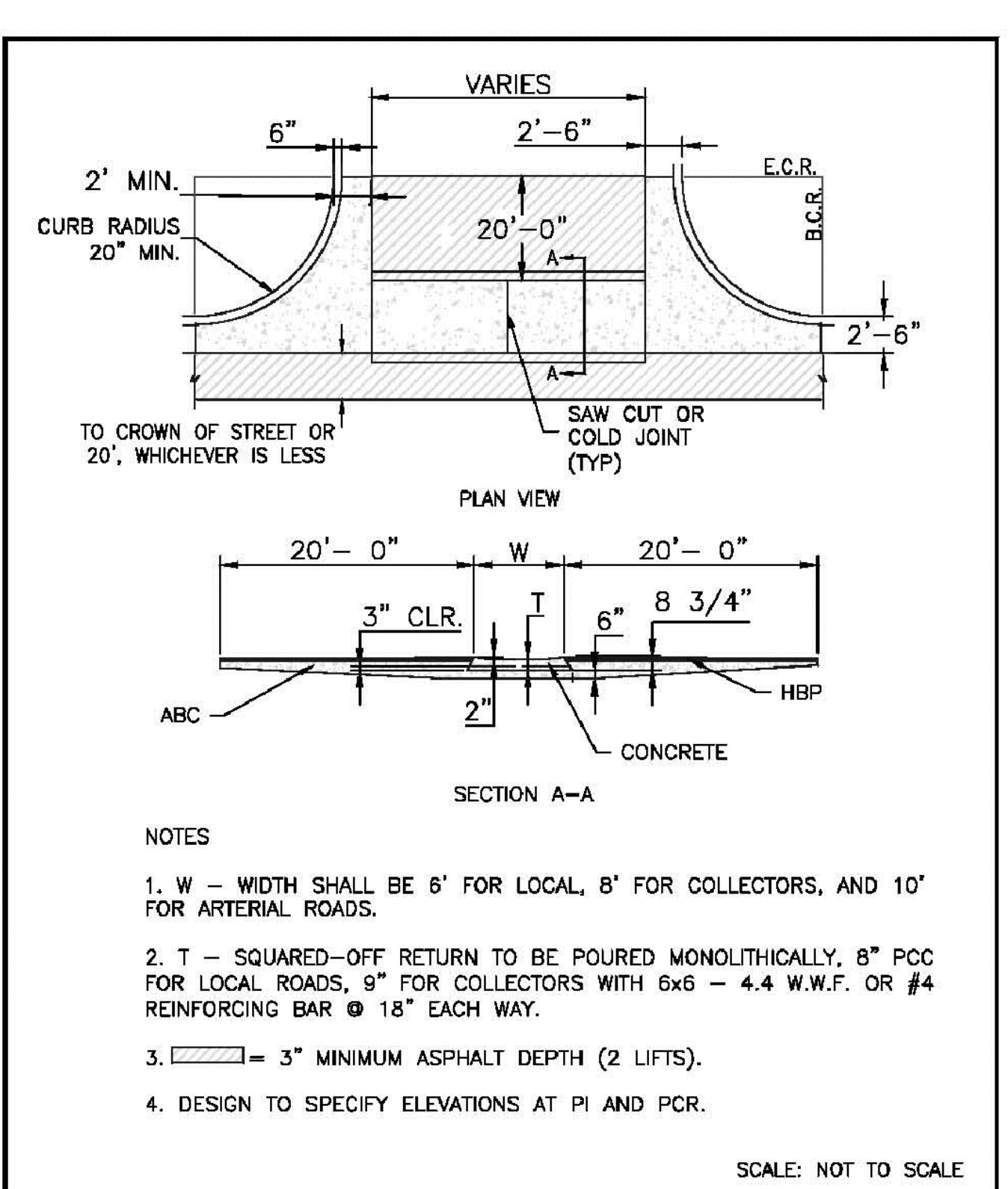
PROJECT NO. 21085-03CSCV
DRAWING NO.

TS01

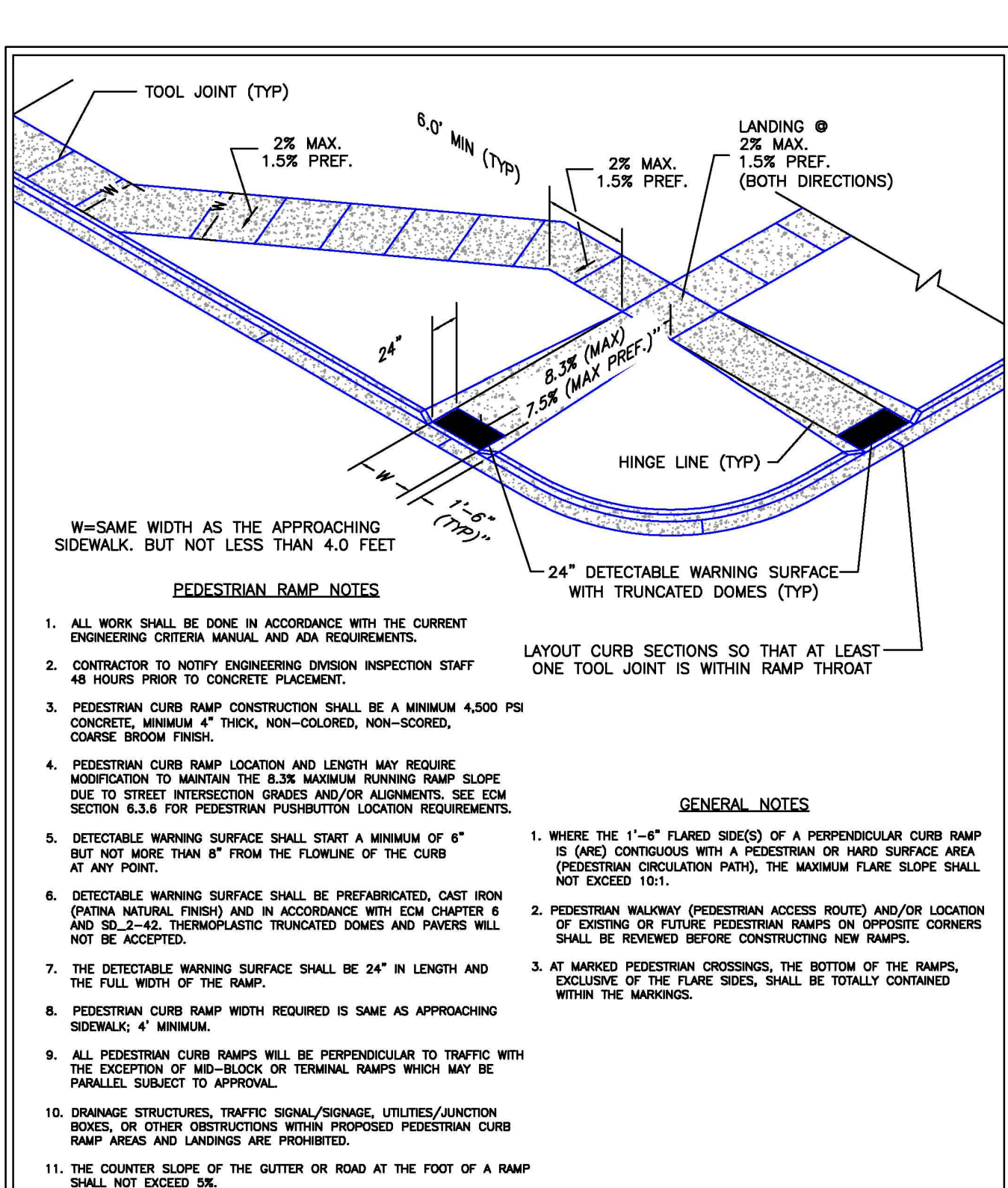
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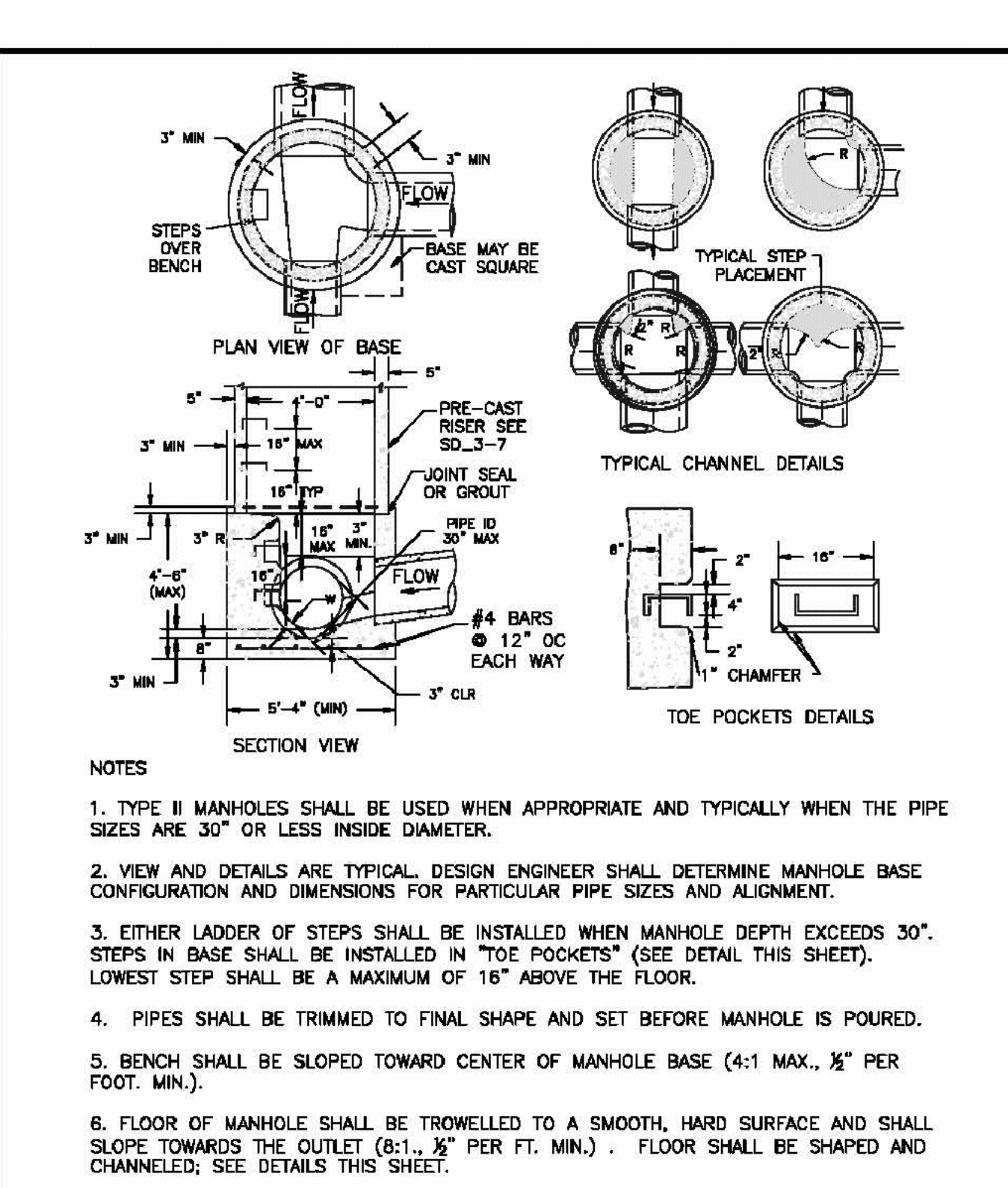
DATE APPROVED: 6/23/20	REVISION DATE: 6/23/20	FILE NAME: SD_2-20
Typical Curb and Gutter Details Standard Drawing		
DEPARTMENT OF PUBLIC WORKS		



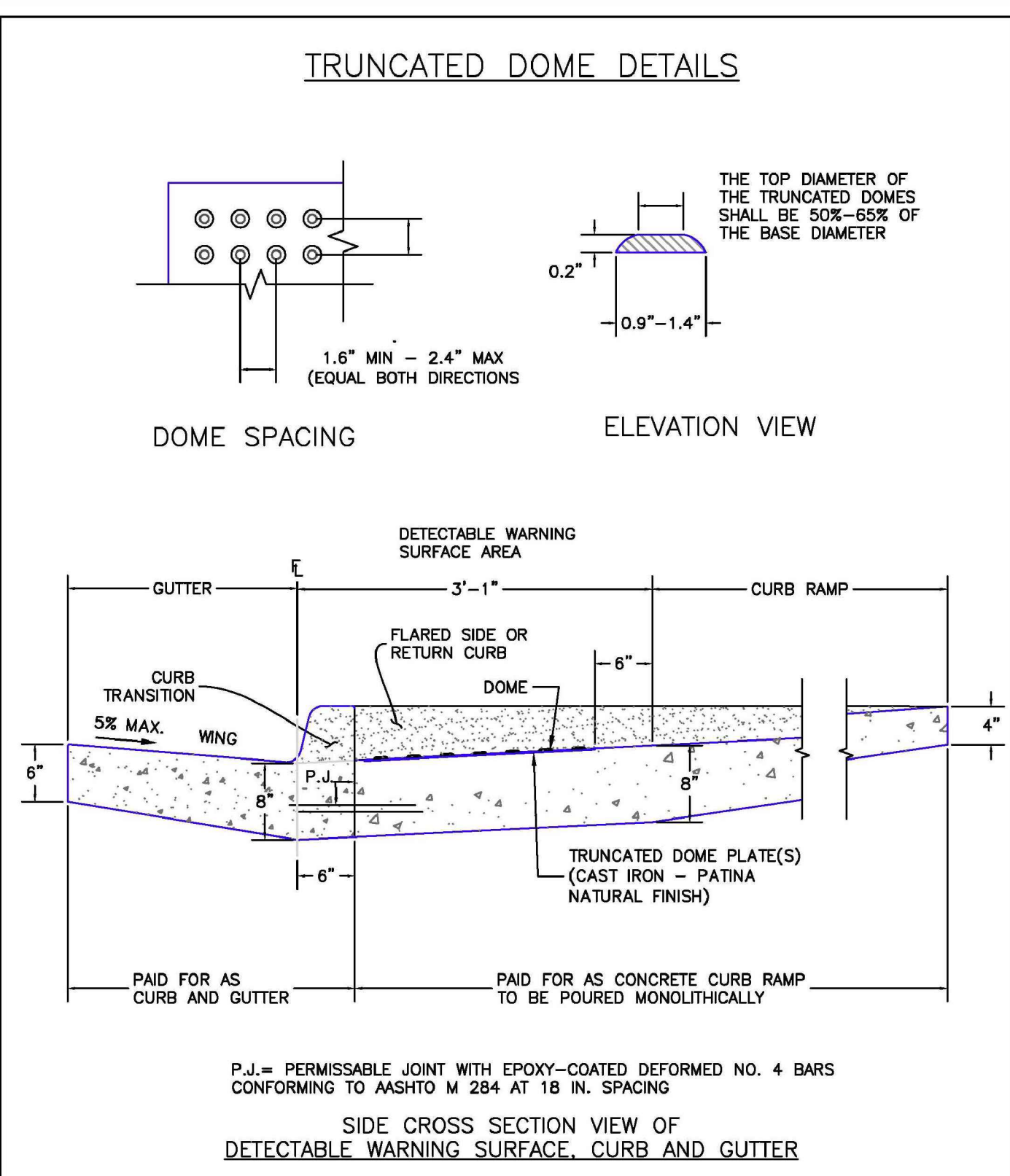
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Typical Cross Pan Layout Detail Standard Drawing		
DEPARTMENT OF TRANSPORTATION		



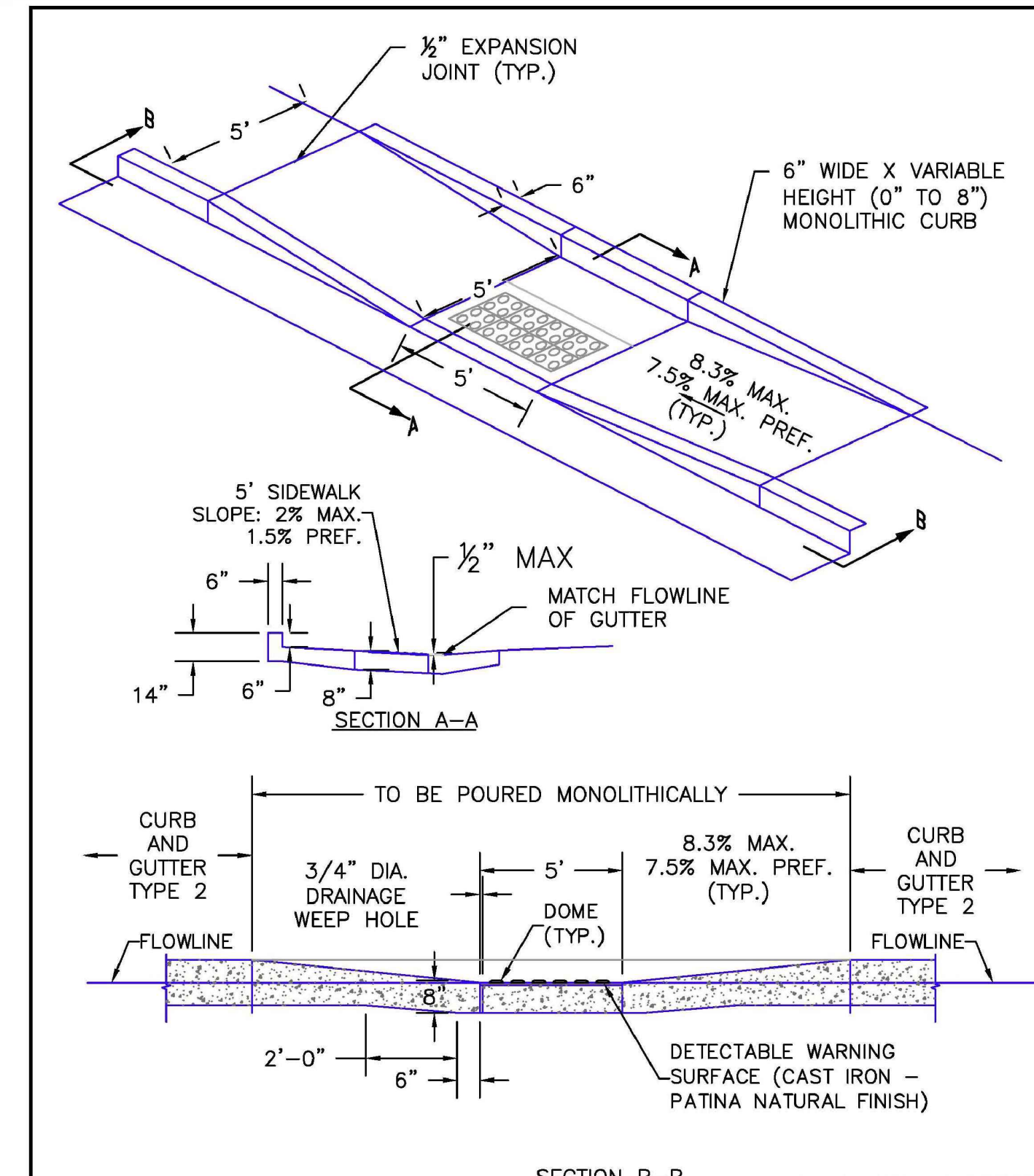
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Pedestrian Curb Ramp Detail Standard Drawing		
DEPARTMENT OF PUBLIC WORKS		



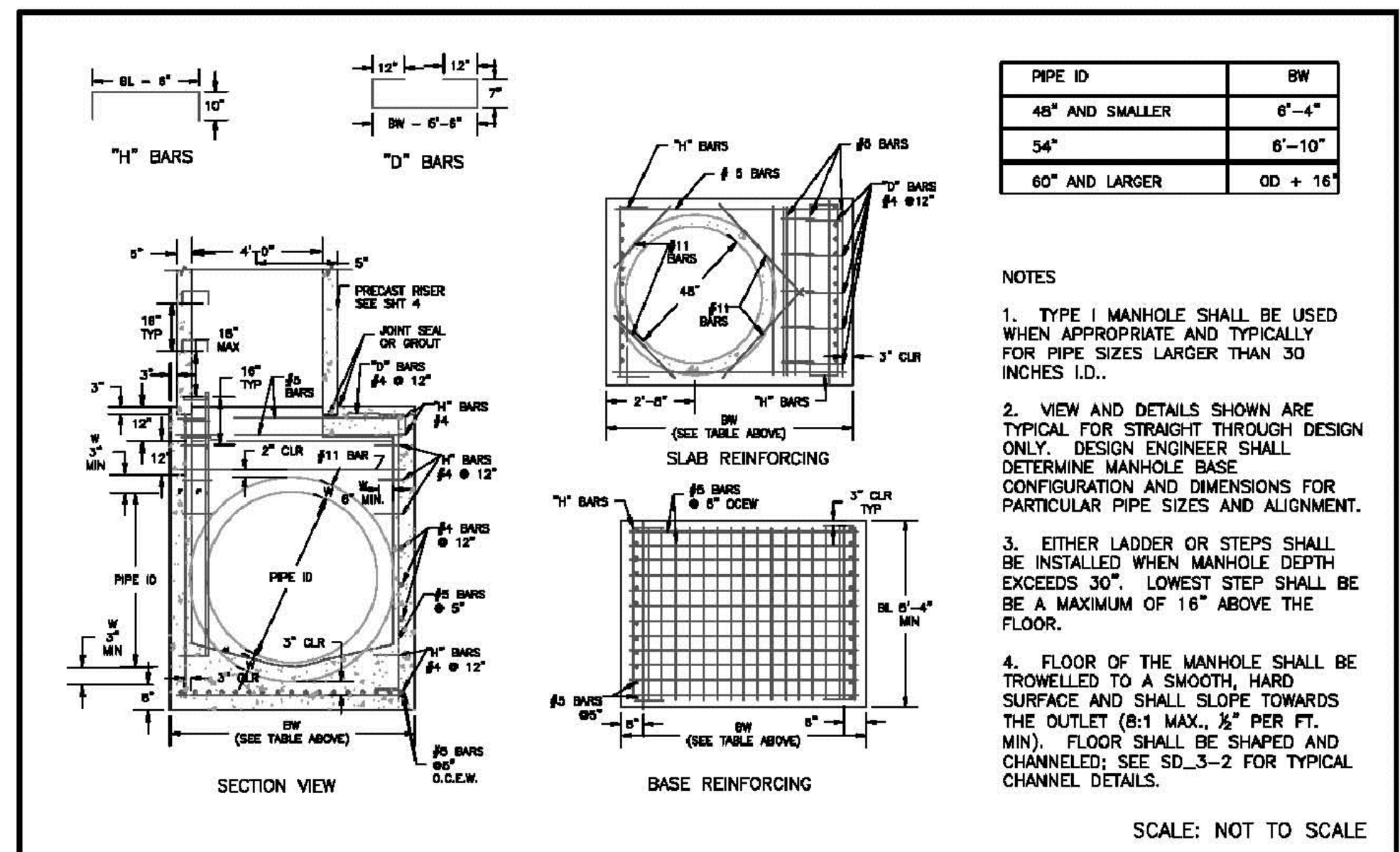
DATE APPROVED: 11/10/04	REVISION DATE: 11/10/04	FILE NAME: SD_3-2
Storm Sewer Manhole Detail Type II Standard Drawing		
DEPARTMENT OF TRANSPORTATION		



DATE APPROVED: 6/23/20	REVISION DATE: 6/23/20	FILE NAME: SD_2-42
Detectable Warning Surface Details Standard Drawing		
DEPARTMENT OF PUBLIC WORKS		



DATE APPROVED: 6/23/20	REVISION DATE: 6/23/20	FILE NAME: SD_2-50
Parallel Pedestrian Curb Ramp Detail Standard Drawing		
DEPARTMENT OF PUBLIC WORKS		



DATE APPROVED: 7/9/09	REVISION DATE: 7/9/09	FILE NAME: SD_3-1
Storm Sewer Manhole Detail Type I Standard Drawing		
DEPARTMENT OF TRANSPORTATION		

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HAVEN VALLEY
(LETA DR.) BRADLEY RD/ALTURAS DR.
SECURITY, EL PASO COUNTY, COLORADO

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INITIAL ISSUE	3/15/22
LATEST ISSUE	9/20/23

DESIGNED BY: GES
DRAWN BY: GES
CHECKED BY: TDM
FILE NAME: 21085-03D101

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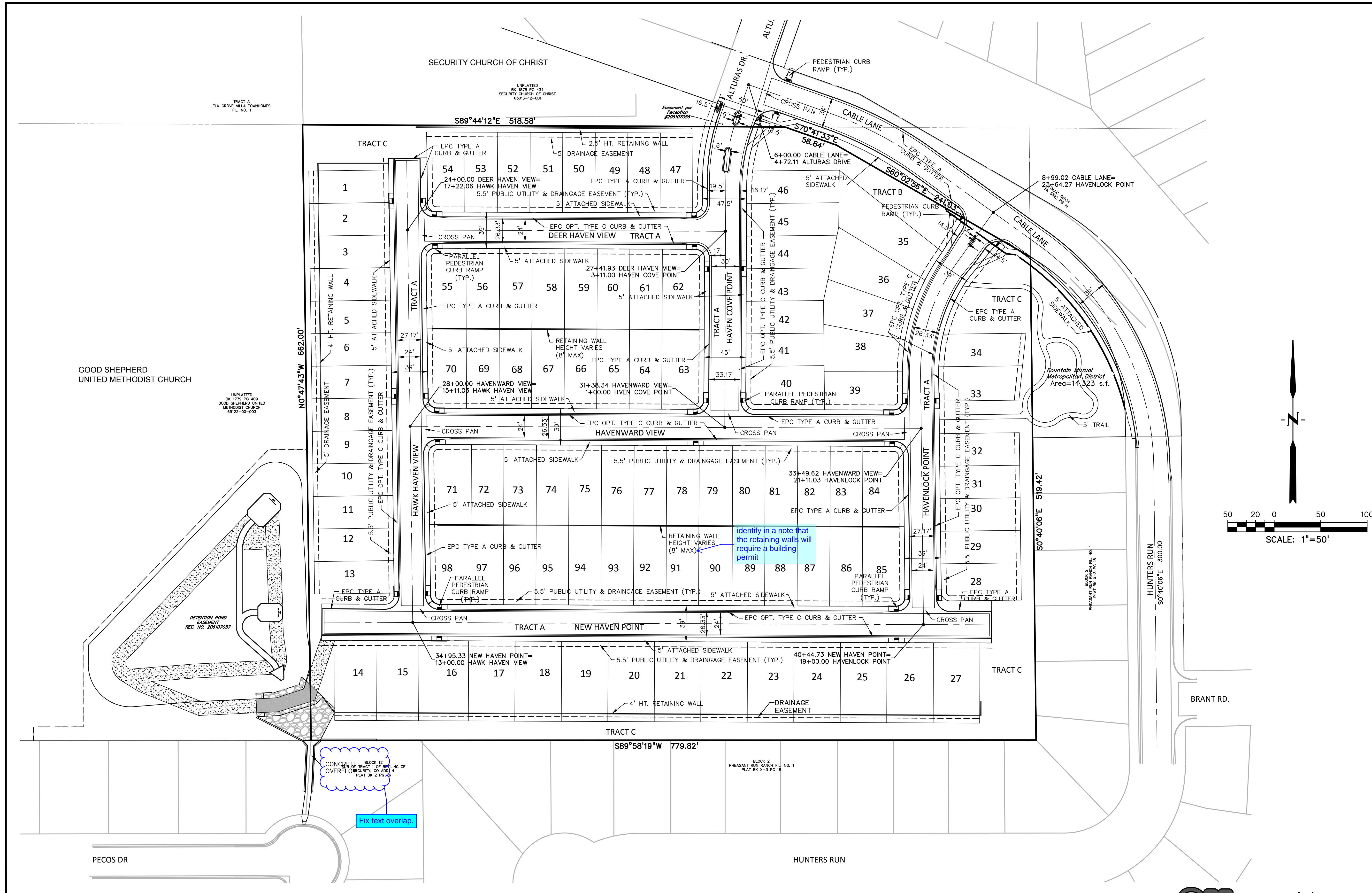
DRAWING SCALE:
HORIZONTAL: N/A
VERTICAL: N/A

STANDARD DETAILS

PROJECT NO. 21085-03CSCV
DRAWING NO.

DT01

SHEET: 4 OF 46



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DESIGNED BY:	TDM
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FILE NAME:	21085-03SP01

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 DRAWING SCALE:
 HORIZONTAL: 1" = 50'
 VERTICAL: N/A

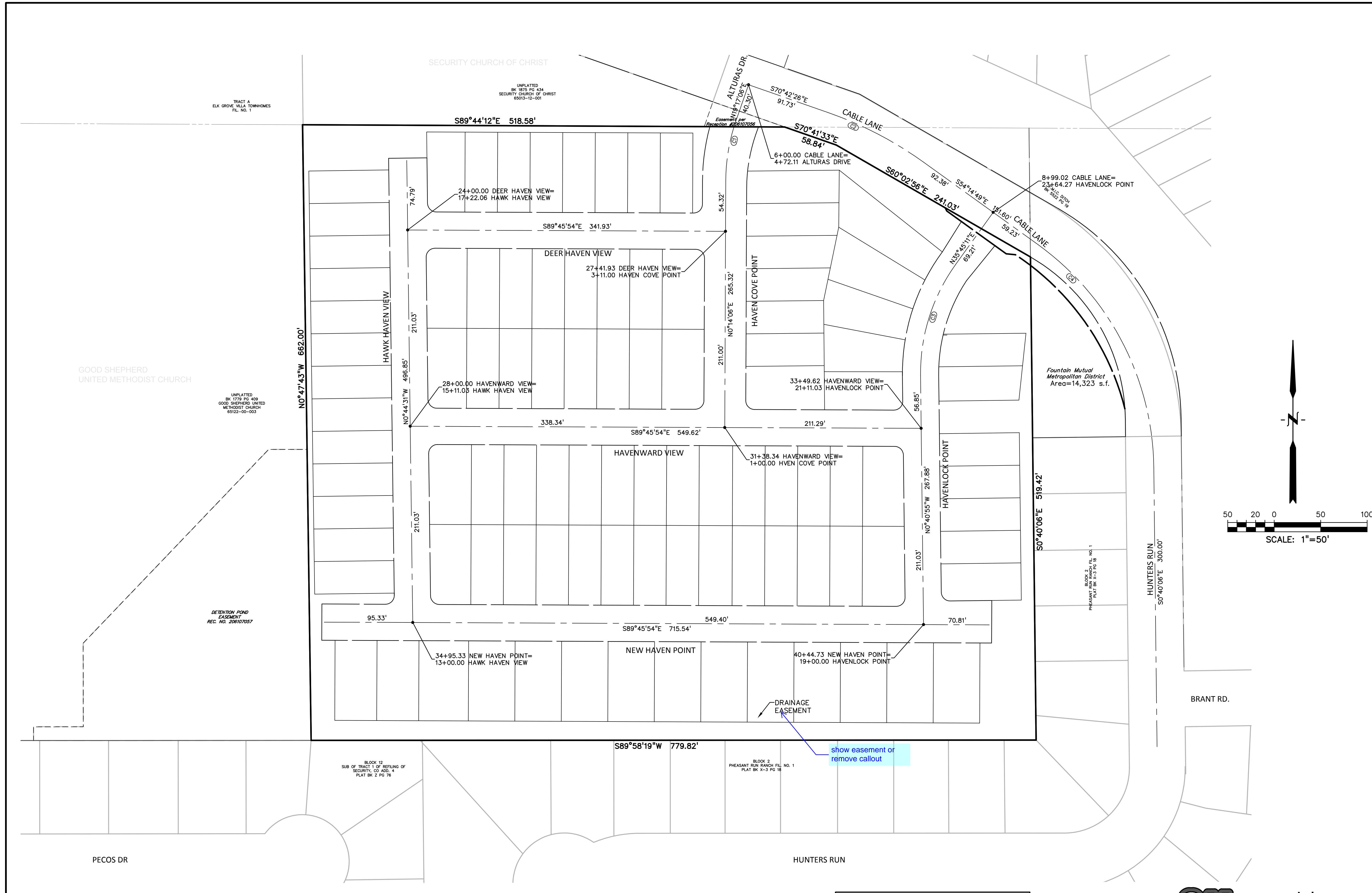
SITE PLAN
 PROJECT NO. 21085-03CSCV
 DRAWING NO.

SP01

SHEET: 5 OF 46



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DESIGNED BY:	TDM
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FILE NAME:	21085-03HC01

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 DRAWING SCALE:
 HORIZONTAL: 1" = 50'
 VERTICAL: N/A

HORIZONTAL CONTROL PLAN
 PROJECT NO. 21085-03CSCV
 DRAWING NO.

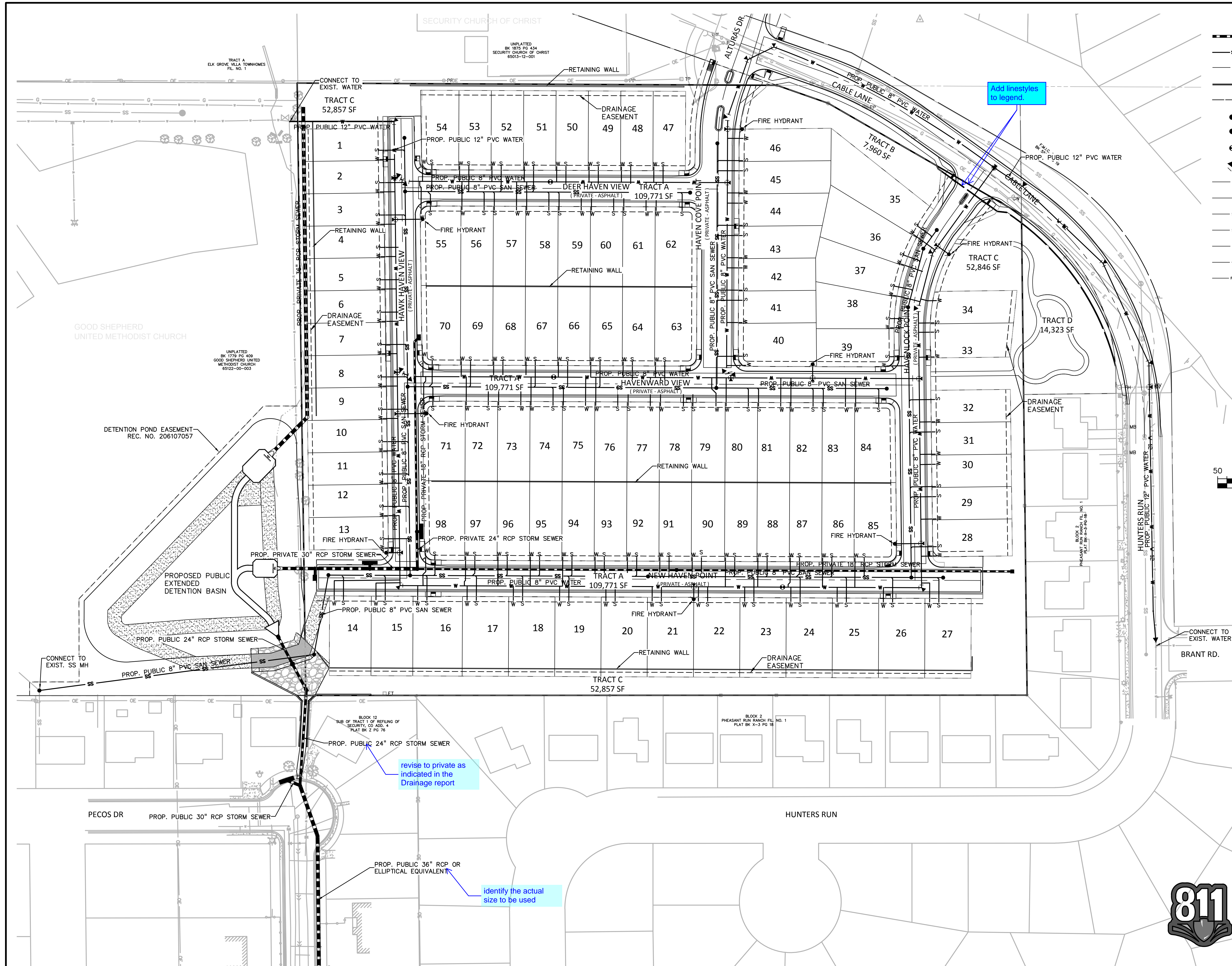
HC01

SHEET: 6 OF 46

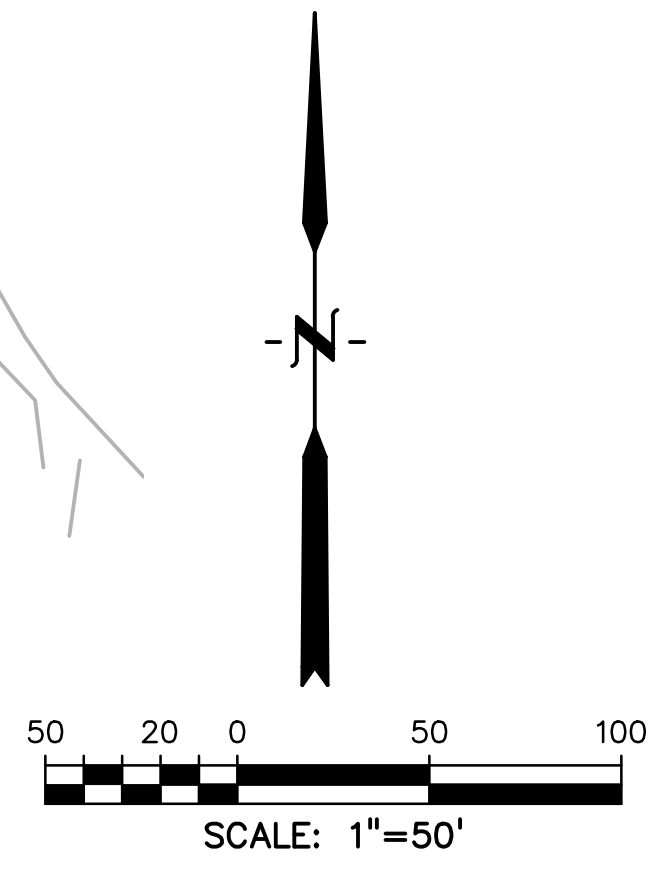
CURVE TABLE					
CURVE #	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD DISTANCE
C1	66.50'	200.00'	19°03'00"	S09°45'36"W	66.19'
C2	114.91'	400.00'	16°27'37"	N62°28'37"W	114.52'
C3	127.18'	200.00'	36°26'06"	S17°32'08"W	125.05'
C4	280.54'	300.00'	53°34'42"	N27°27'27"W	270.43'

811 Know what's below.
 Call before you dig.
 CALL 3-BUSINESS DAYS IN ADVANCE BEFORE YOU DIG, GRADE, OR EXCAVATE FOR THE MARKING OF UNDERGROUND MEMBER UTILITIES.

H:\2024\03\20240315\21085-03CSCV.dwg, 9/20/23 11:46:56 AM



- LEGEND**
- STORM DRAIN
 - SANITARY SEWER
 - WATERLINE
 - CURB FLOWLINE
 - R.O.W.
 - FIRE HYDRANT
 - MANHOLE
 - WATER VALVE
 - WATER BEND
 - EXIST. WATER MAIN
 - EXIST. FENCE
 - EXIST. STORM SEWER
 - EXIST. SANITARY SEWER
 - EXIST. ELECTRIC
 - EXIST. OVERHEAD ELECTRIC
 - EXIST. FIBER OPTIC



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CLIENT:

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DESIGNED BY:	TDM
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FILE NAME:	21085-03UP01

PREPARED UNDER MY DIRECT SUPERVISION FOR AND ON BEHALF OF DREXEL, BARRELL & CO.

DRAWING SCALE:
 HORIZONTAL: 1" = 50'
 VERTICAL: N/A

OVERALL UTILITY PLAN

PROJECT NO. 21085-03CSCV
 DRAWING NO.

UP01

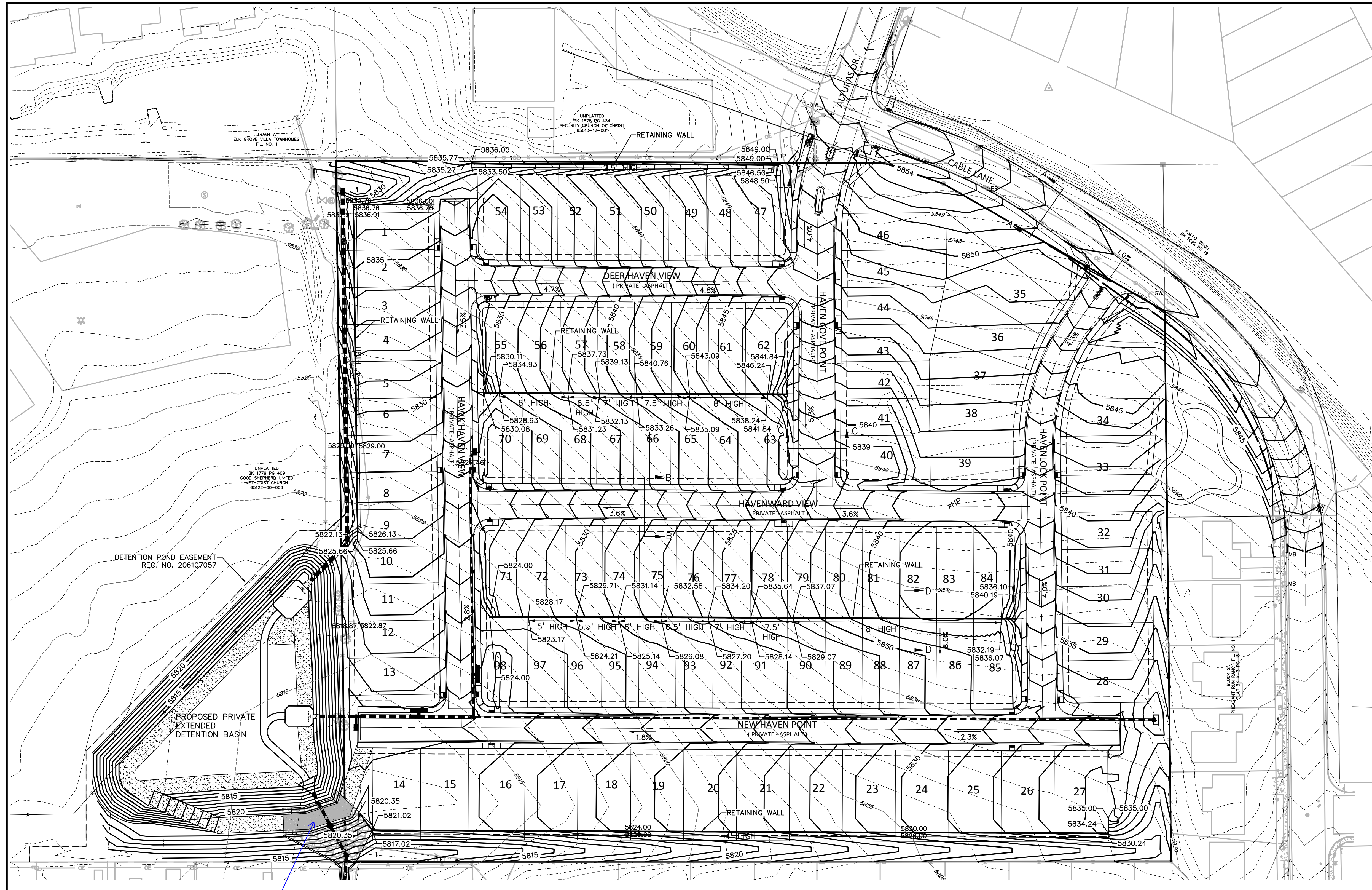
SHEET: 7 OF 46

Add linestyles to legend.

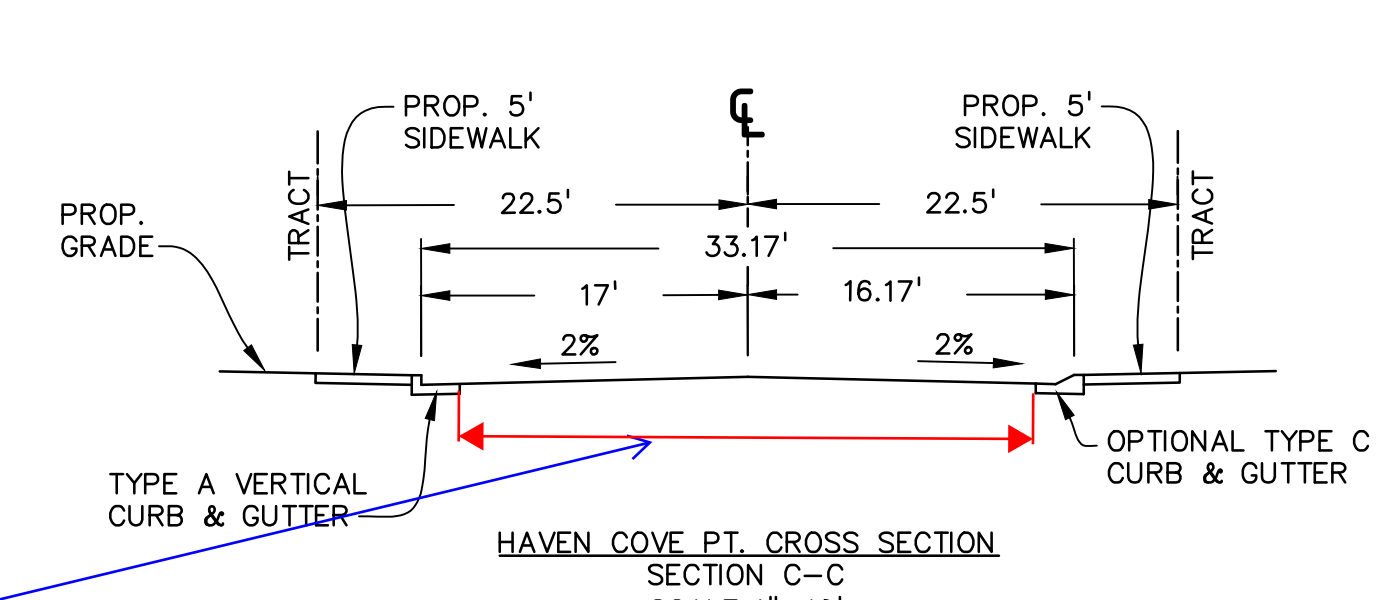
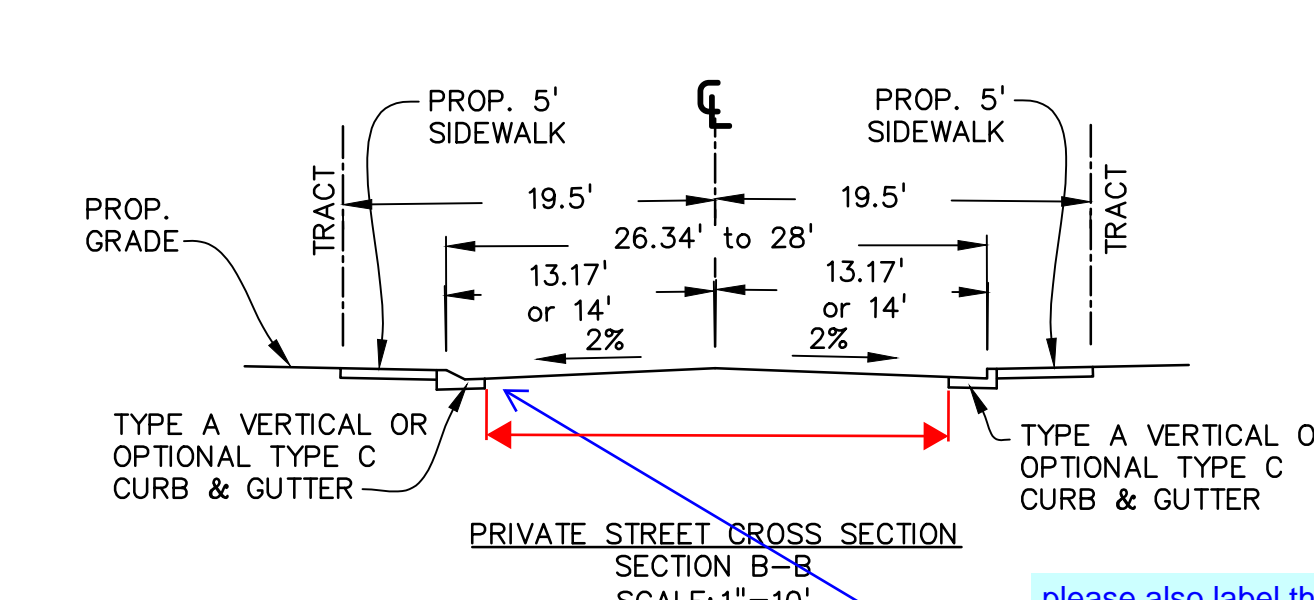
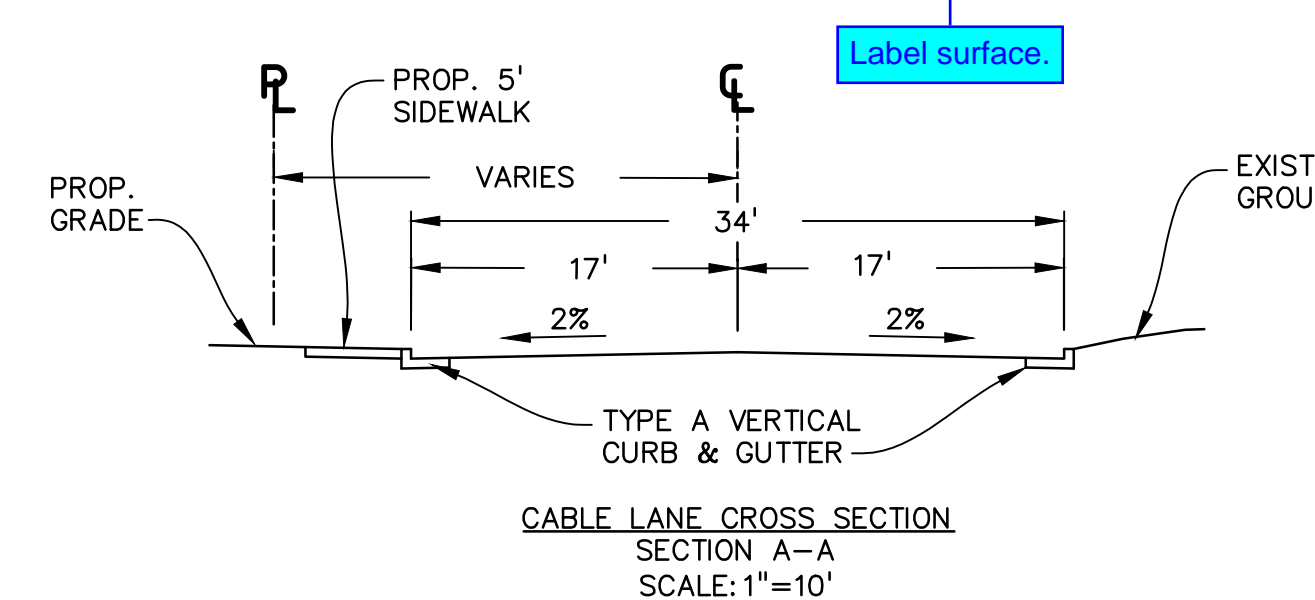
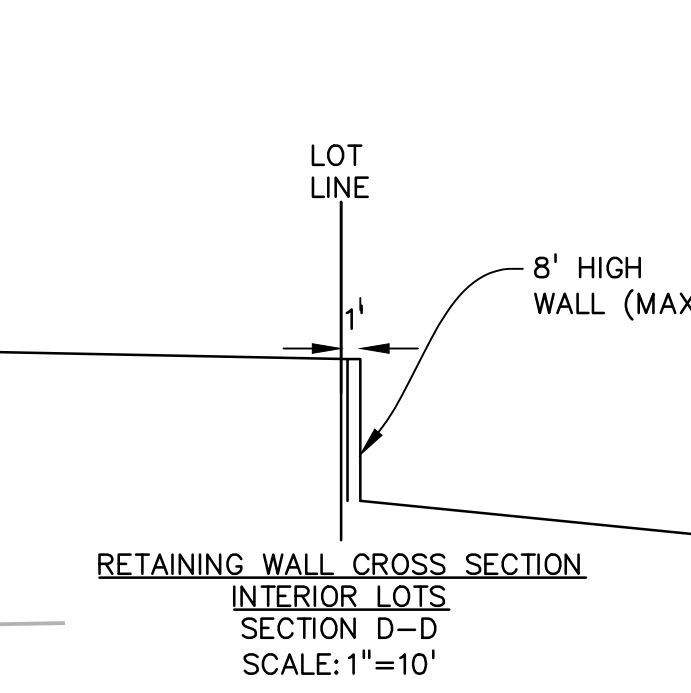
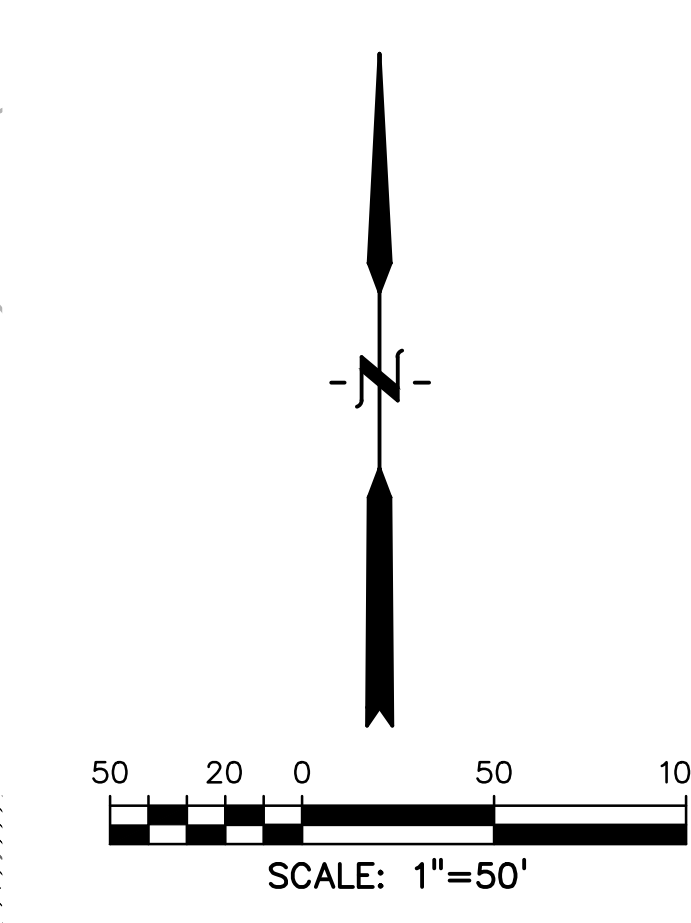
revise to private as indicated in the Drainage report

identify the actual size to be used

811 Know what's below. Call before you dig.
 CALL 3-BUSINESS DAYS IN ADVANCE BEFORE YOU DIG, GRADE, OR EXCAVATE FOR THE MARKING OF UNDERGROUND MEMBER UTILITIES.



- LEGEND**
- STORM DRAIN
 - CURB FLOWLINE
 - R.O.W.
 - EXIST. FENCE
 - EXIST. STORM SEWER
 - EXIST. MINOR CONTOUR
 - EXIST. MAJOR CONTOUR
 - PROP. MINOR CONTOUR
 - PROP. MAJOR CONTOUR



please also label the paved width as previously done within the preliminary plan

PREPARED BY:

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DRAWN BY:	GES
CHECKED BY:	TDM
FILE NAME:	21085-03GP02

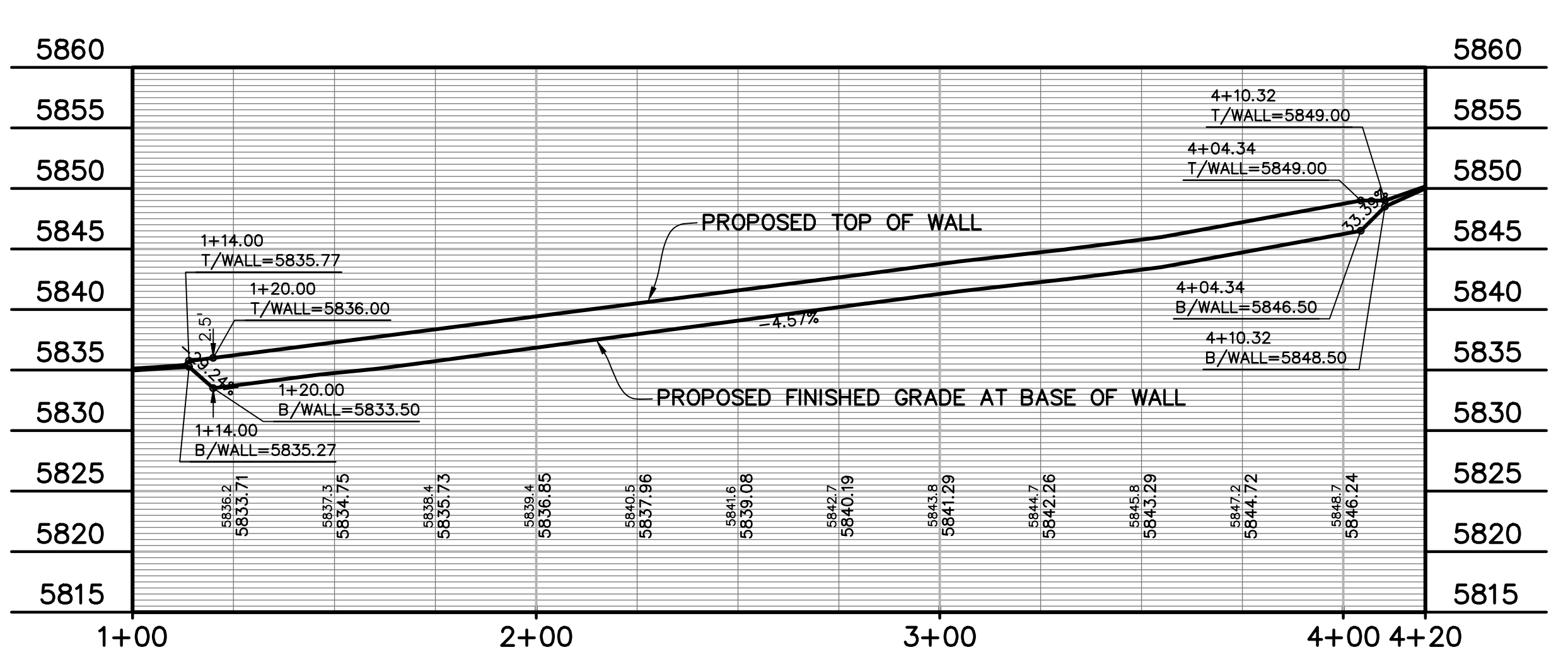
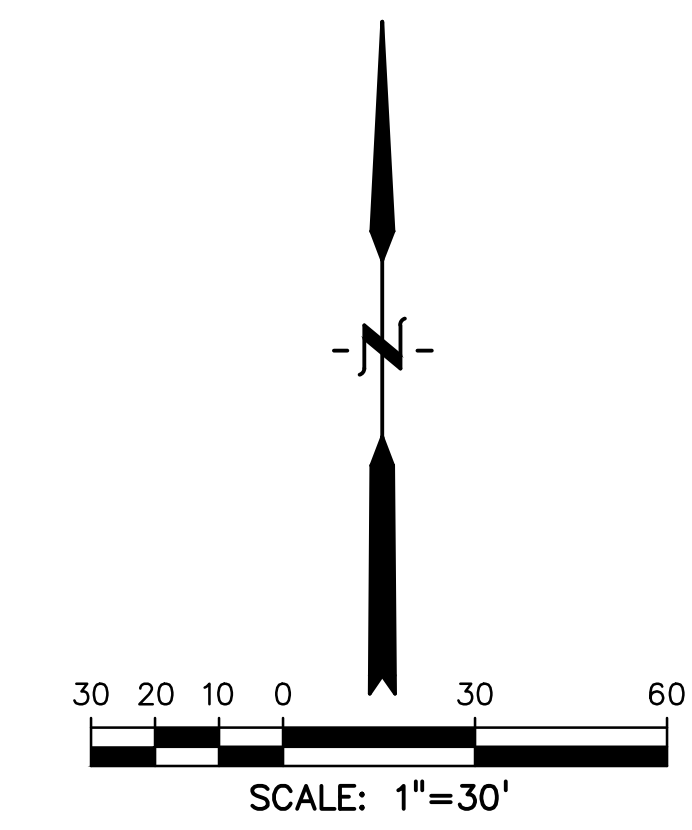
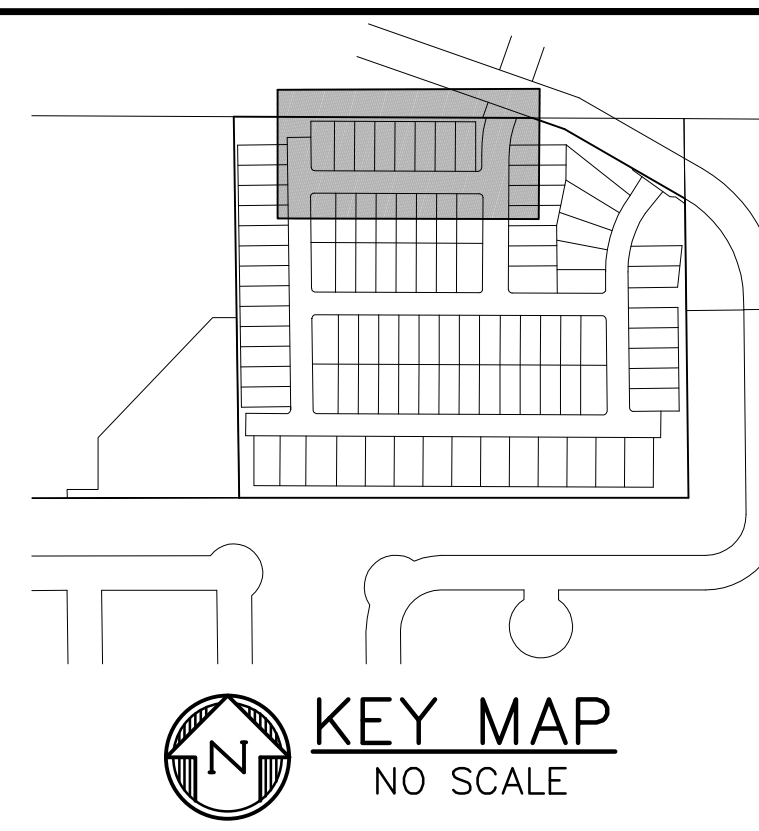
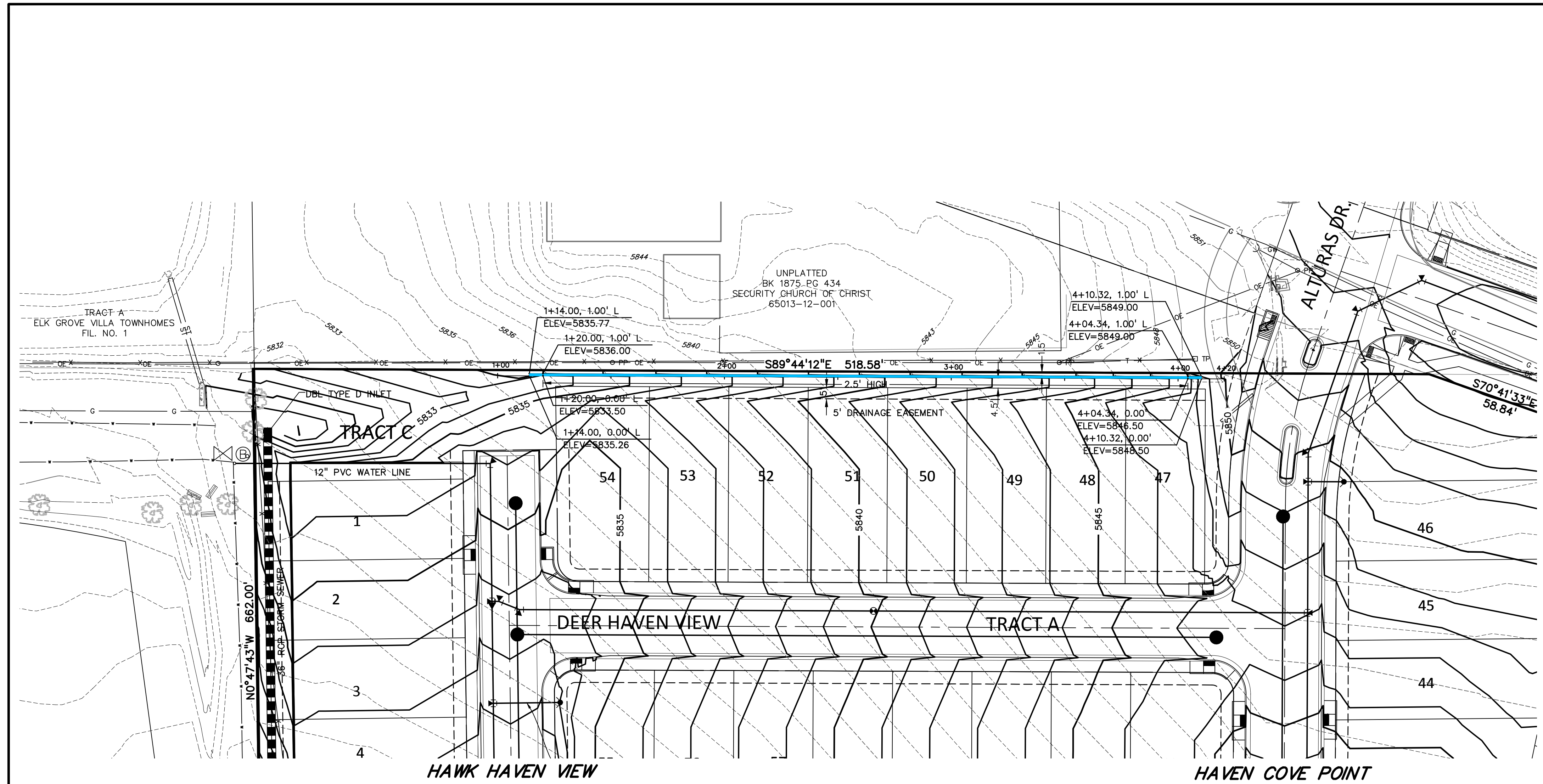
PREPARED UNDER MY DIRECT SUPERVISION FOR AND ON BEHALF OF DREXEL, BARRELL & CO.
 DRAWING SCALE:
 HORIZONTAL: 1" = 50'
 VERTICAL: N/A

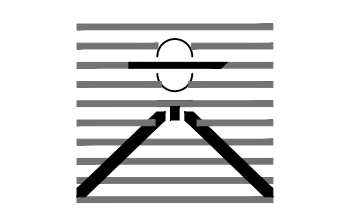
GRADING PLAN

PROJECT NO. 21085-03CSCV
 DRAWING NO. **GP01**

SHEET: 8 OF 46

811 Know what's below. Call before you dig.
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PREPARED BY:

DREXEL, BARRELL & CO.
 Engineers • Surveyors
 3 SOUTH 7TH STREET
 COLORADO SPGS, COLORADO 80905
 CONTACT: TIM D. MCCONNELL, P.E.
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 BOULDER • COLORADO SPRINGS • GREELEY

CLIENT:
 MIDCO INVESTMENTS, LLC
 P.O. BOX 60069
 COLORADO SPRINGS, CO 80960
 CONTACT: ROBERT C. IRWIN
 (719) 475-7474

CONSTRUCTION DOCUMENTS FOR:
HAVEN VALLEY
 (LETA DR.) BRADLEY RD/ALTURAS DR.
 SECURITY, EL PASO COUNTY, COLORADO

ISSUE	DATE
INITIAL ISSUE	3/15/22
LATEST ISSUE	9/20/23
DESIGNED BY:	TDM
DRAWN BY:	GES
CHECKED BY:	TDM
FILE NAME:	21085-03RW01

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 DRAWING SCALE:
 HORIZONTAL: 1" = 30'
 VERTICAL: 1" = 10'

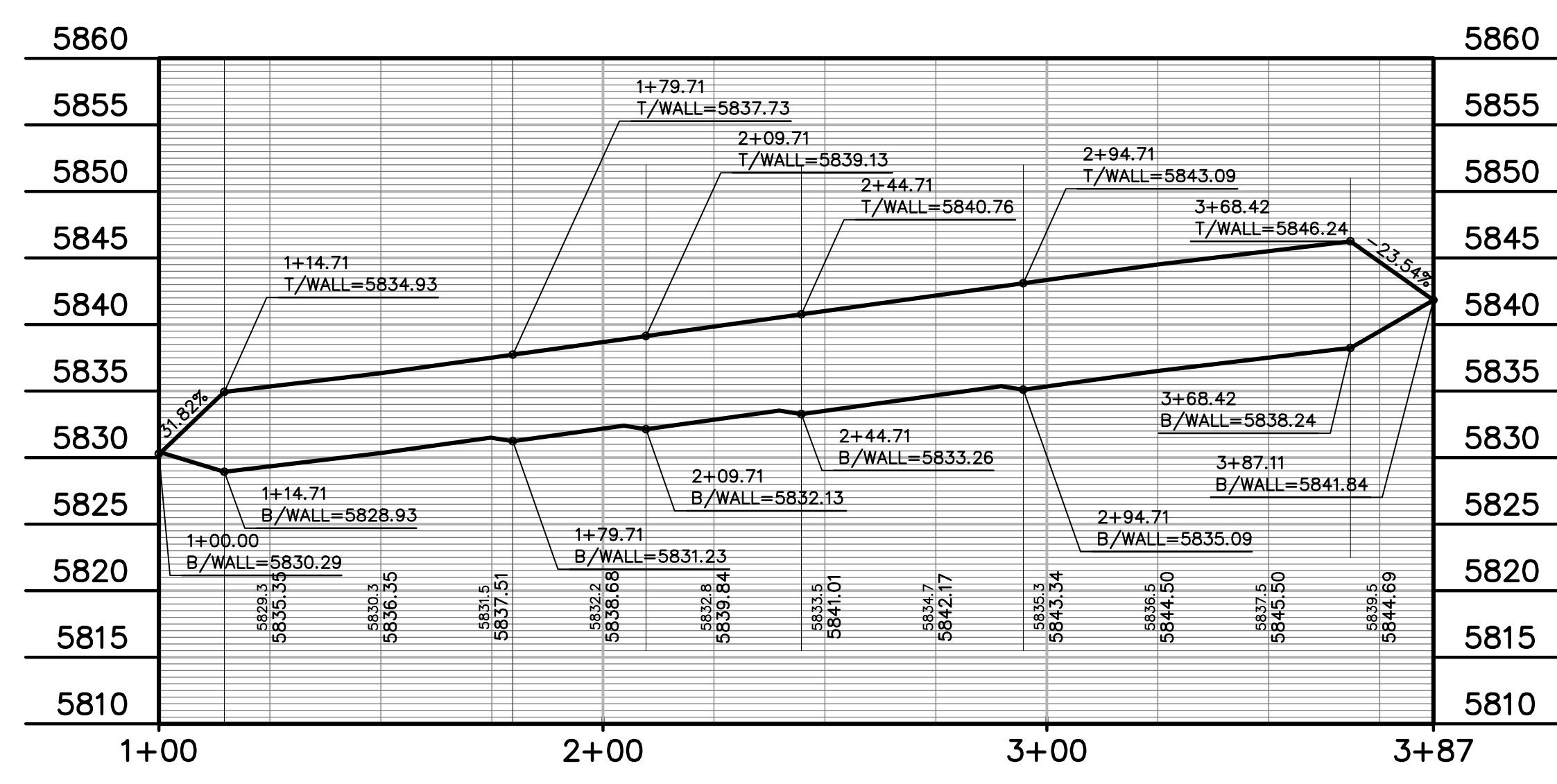
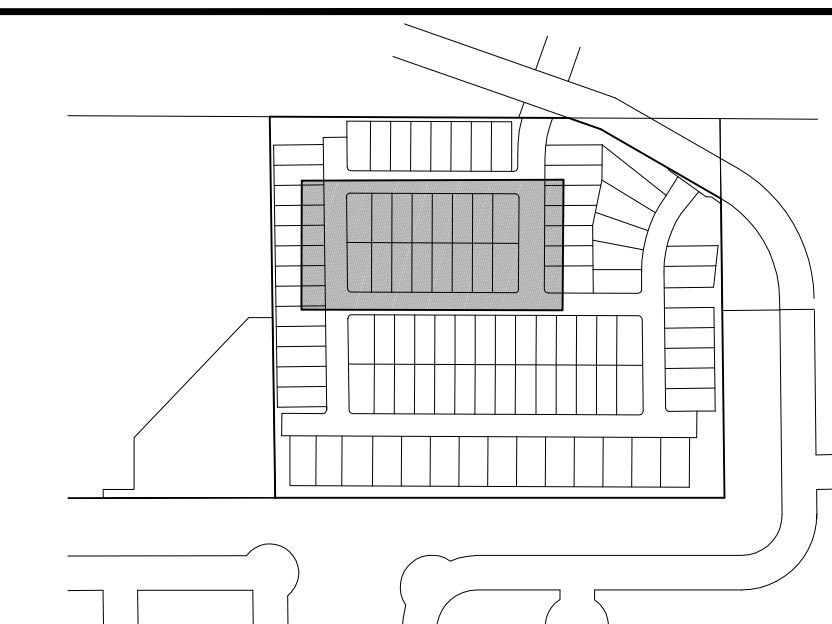
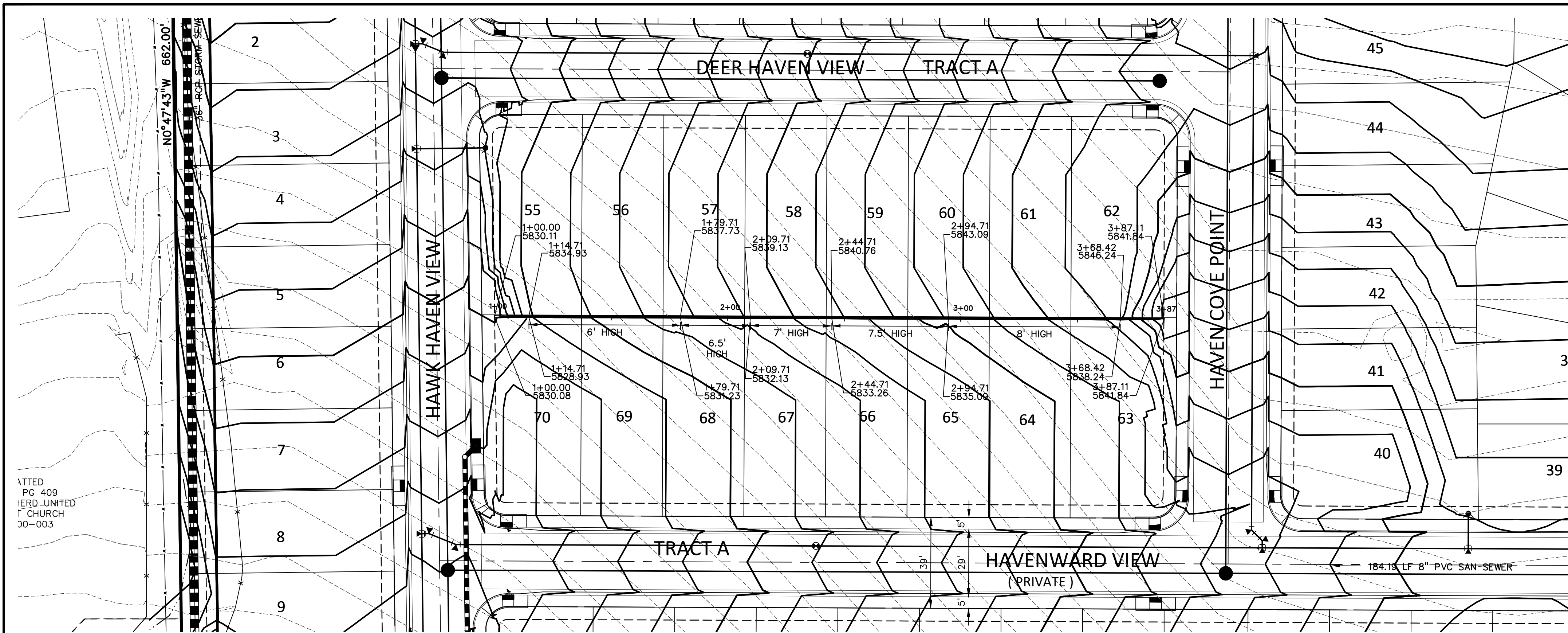
RETAINING WALL
 PLAN & PROFILE
 PROJECT NO. 21085-03CSCV
 DRAWING NO.

RW01

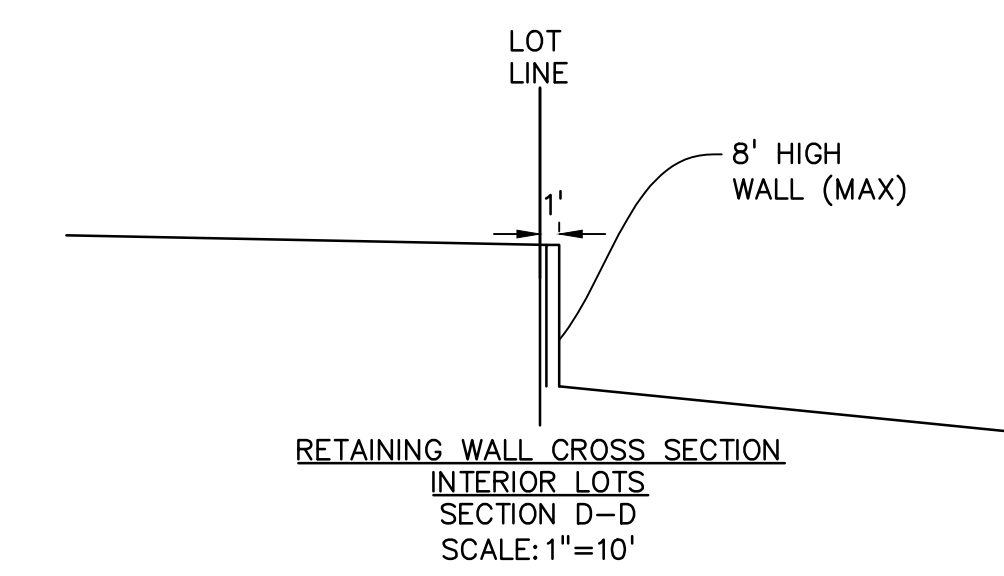
SHEET: 9 OF 46



P:\21085-03CSCV\21085-03CSCV\21085-03CSCV.dwg, 9/20/23 11:45:11 AM



Note that a building permit will be required for retaining walls that are above 4 feet.



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HAVEN VALLEY
 (LETA DR.) BRADLEY RD/ALTURAS DR.
 SECURITY, EL PASO COUNTY, COLORADO

ISSUE	DATE
INITIAL ISSUE	3/15/22
LATEST ISSUE	9/20/23

DESIGNED BY:	TDM
DRAWN BY:	GES
CHECKED BY:	TDM
FILE NAME:	21085-03RW02

PREPARED UNDER MY DIRECT SUPERVISION FOR AND ON BEHALF OF DREXEL, BARRELL & CO.

DRAWING SCALE:
 HORIZONTAL: 1" = 30'
 VERTICAL: 1" = 10'

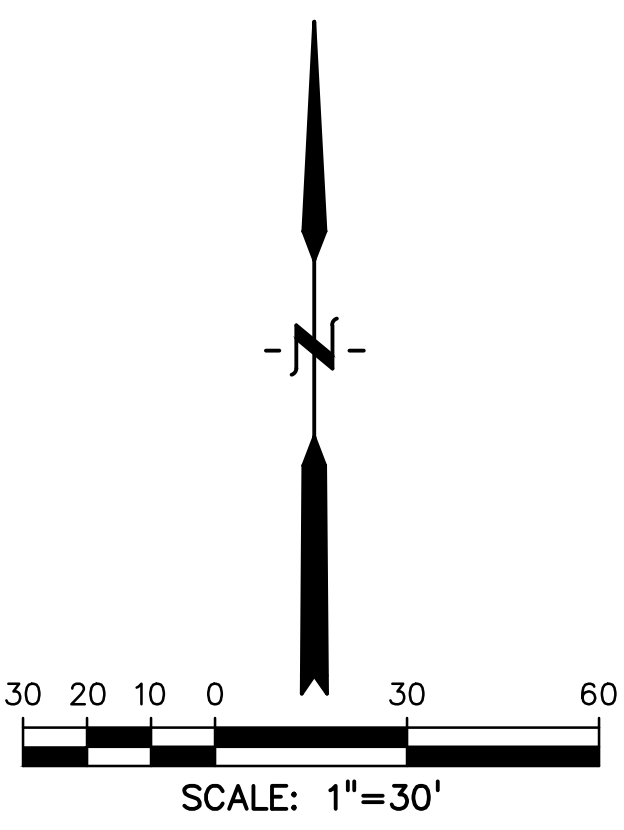
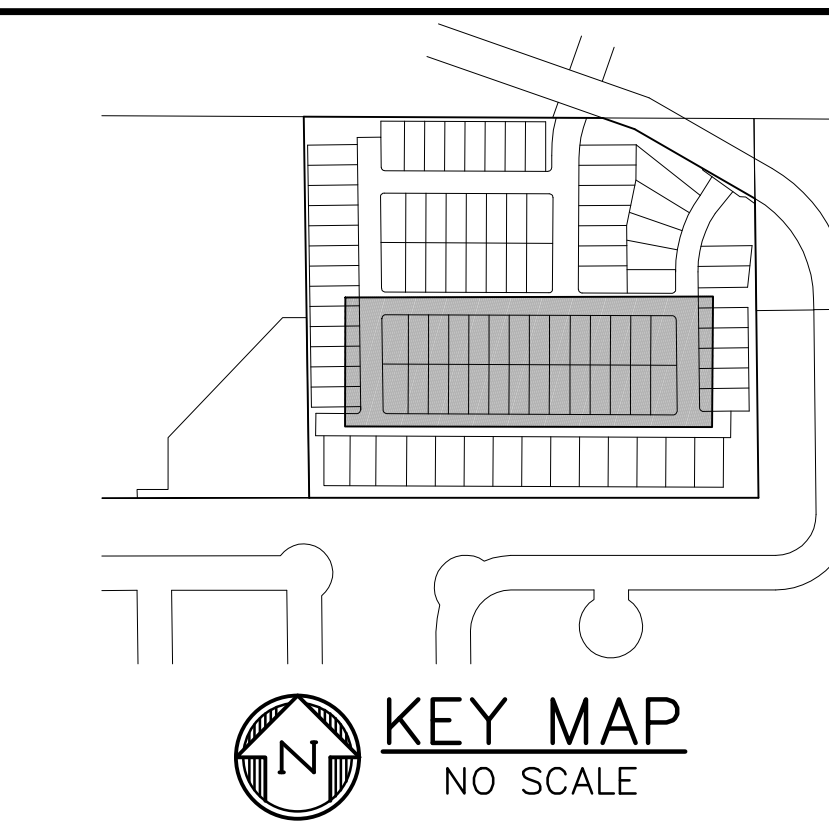
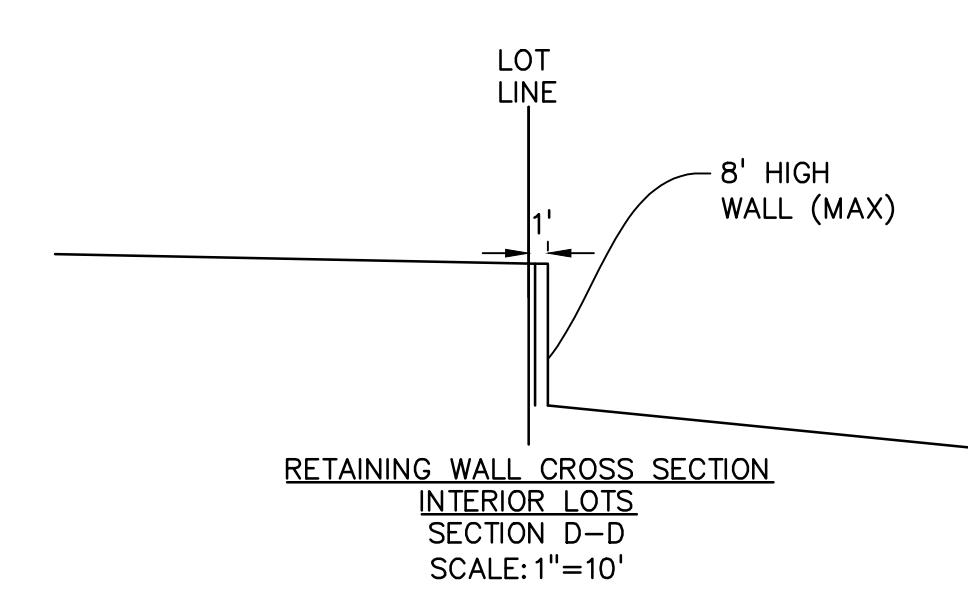
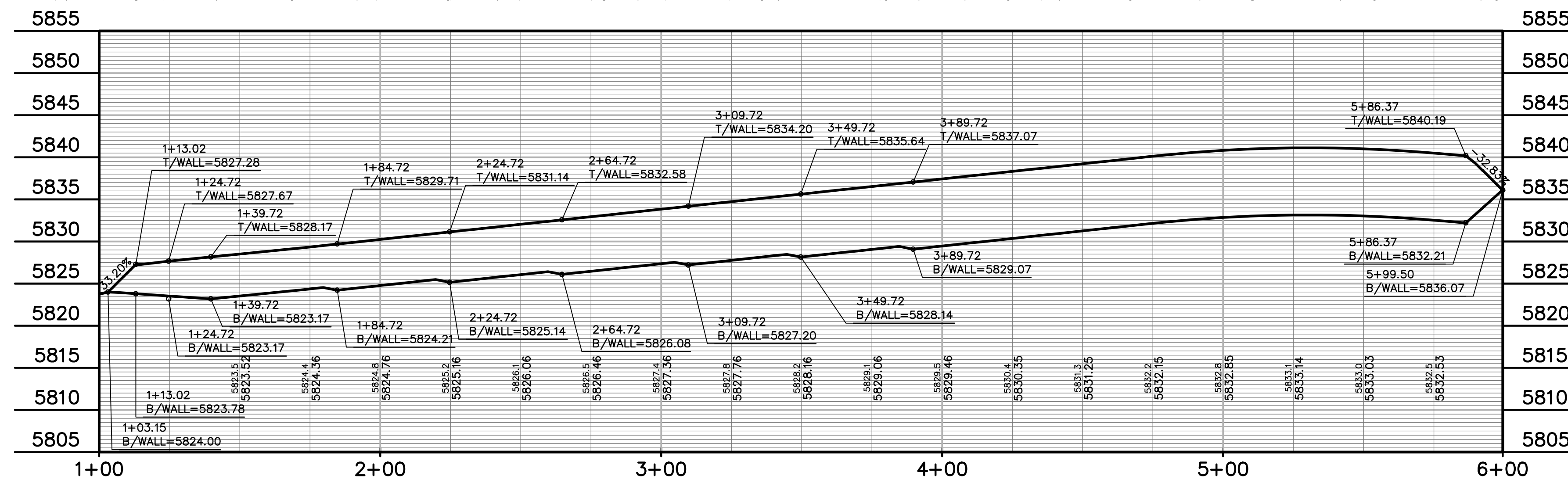
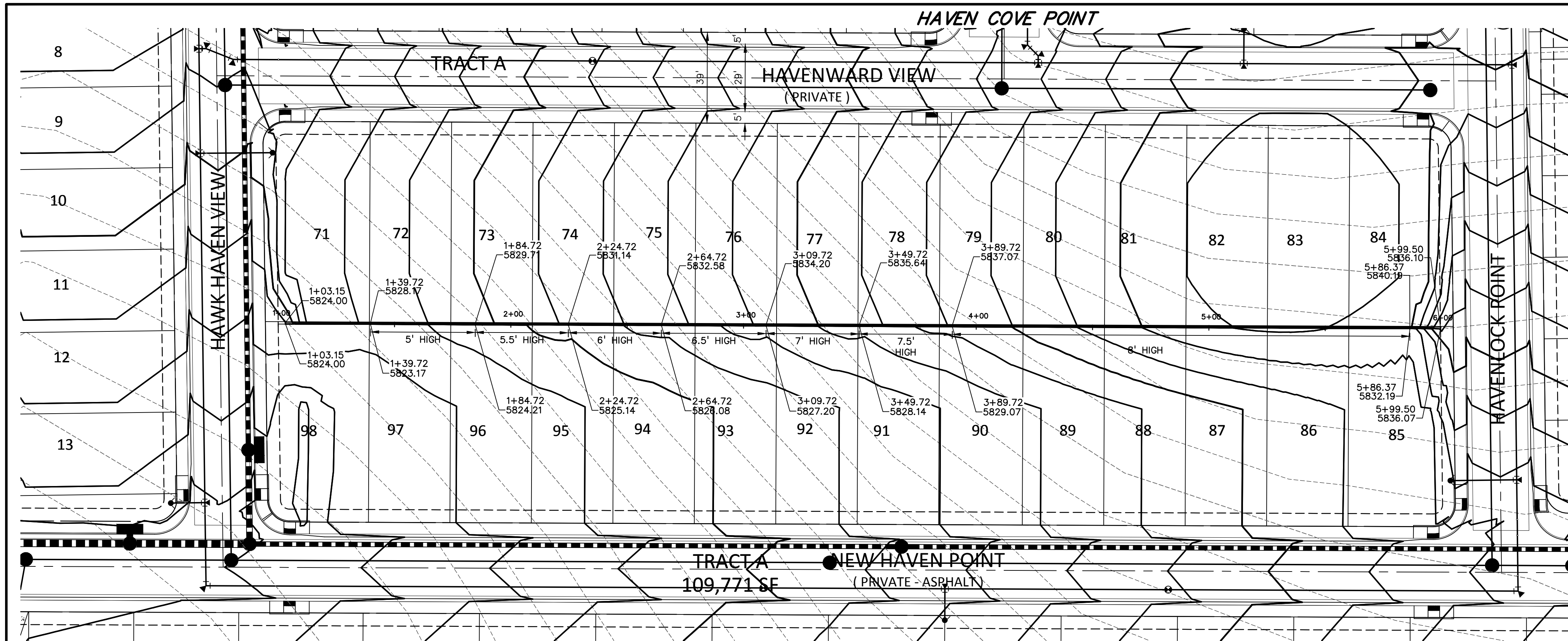
RETAINING WALL
 PLAN & PROFILE

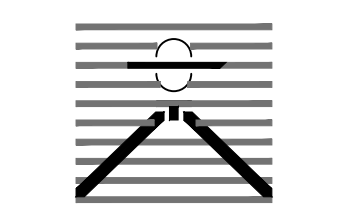
PROJECT NO. 21085-03CSCV
 DRAWING NO.

RW02

SHEET: 10 OF 46

811 Know what's below.
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CONSTRUCTION DOCUMENTS FOR:
HAVEN VALLEY
 (LETA DR.) BRADLEY RD/ALTURAS DR.
 SECURITY, EL PASO COUNTY, COLORADO

ISSUE	DATE
INITIAL ISSUE	3/15/22
LATEST ISSUE	9/20/23
DESIGNED BY:	TDM
DRAWN BY:	GES
CHECKED BY:	TDM
FILE NAME:	21085-03RW03

PREPARED UNDER MY DIRECT SUPERVISION FOR AND ON BEHALF OF DREXEL, BARRELL & CO.
 DRAWING SCALE:
 HORIZONTAL: 1" = 30'
 VERTICAL: 1" = 10'

RETAINING WALL
 PLAN & PROFILE
 PROJECT NO. 21085-03CSCV
 DRAWING NO.

RW03
 SHEET: 11 OF 46

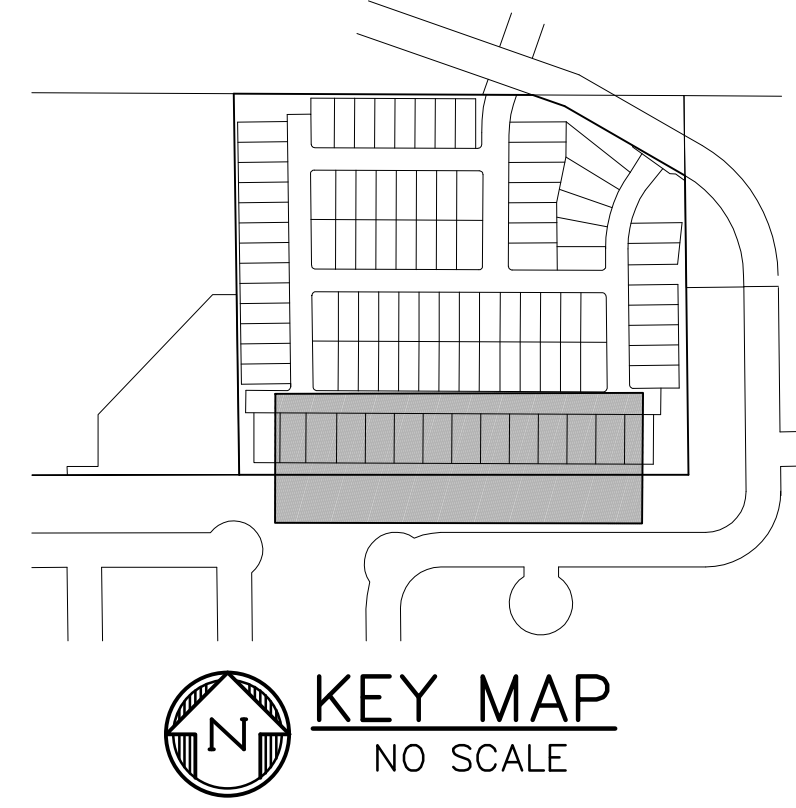
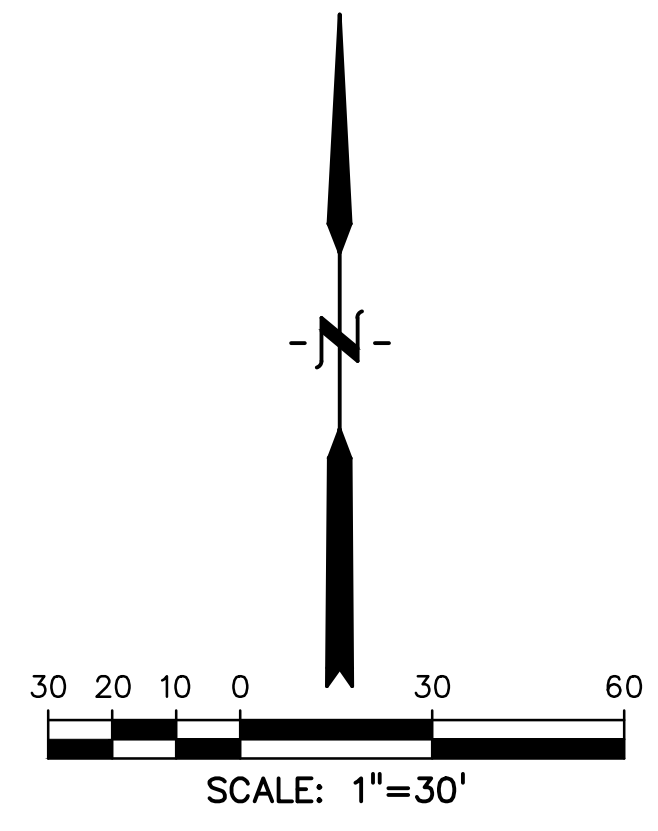


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Call before you dig.**

CALL 3-BUSINESS DAYS IN ADVANCE
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CLIENT:

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CONSTRUCTION DOCUMENTS FOR:

HAVEN VALLEY
(LETA DR.) BRADLEY RD/ALTURAS DR.
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ISSUE	DATE
INITIAL ISSUE	3/15/22
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DRAWN BY:	GES
CHECKED BY:	TDM
FILE NAME:	21085-03RW04

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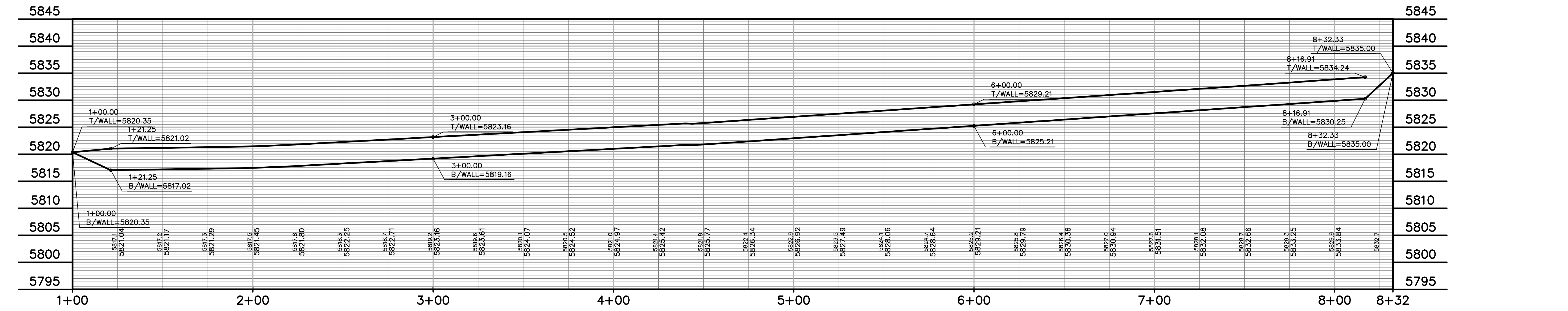
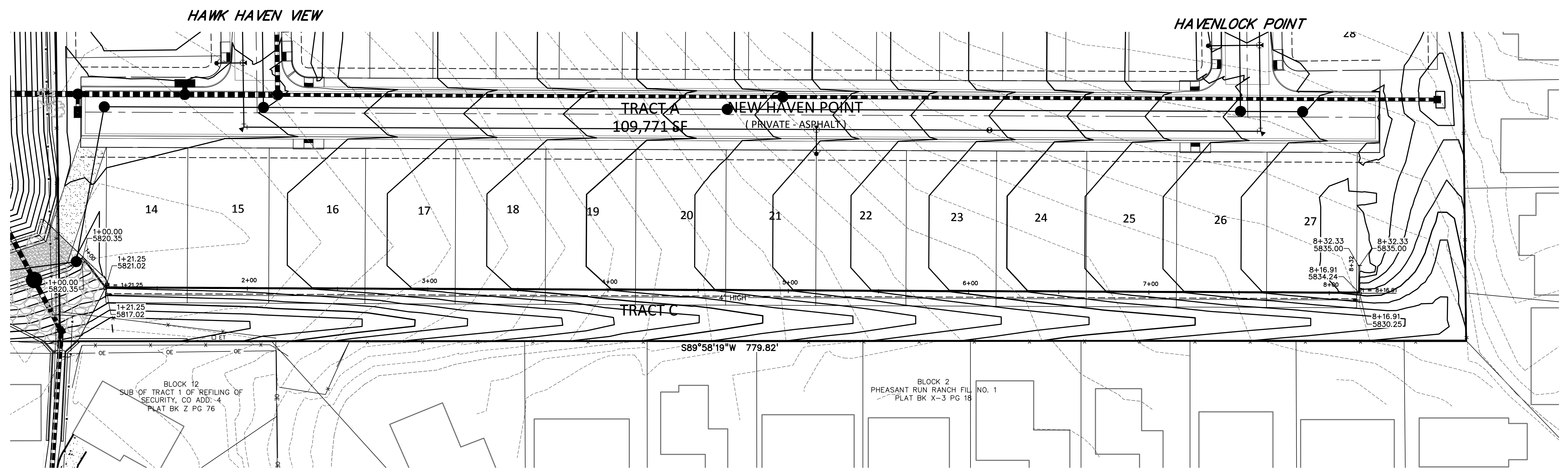
DRAWING SCALE:
HORIZONTAL: 1" = 30'
VERTICAL: 1" = 10'

RETAINING WALL
PLAN & PROFILE

PROJECT NO. 21085-03CSCV
DRAWING NO.

RW04

SHEET: 12 OF 46

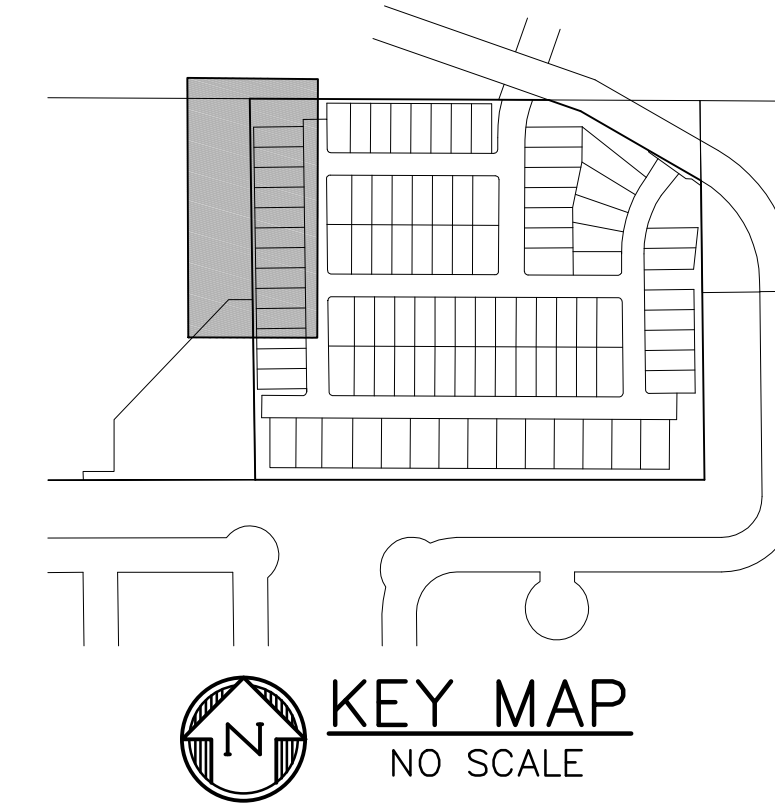


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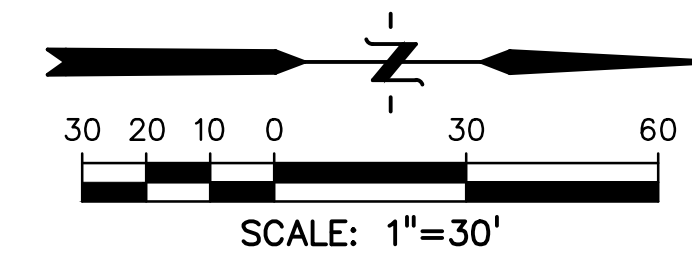


**Know what's below.
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KEY MAP
NO SCALE



PREPARED BY:



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Engineers • Surveyors
3 SOUTH TTH STREET
COLORADO SPGS, COLORADO 80905
CONTACT: TIM D. MCCONNELL, P.E.
(719)260-0887
BOULDER • COLORADO SPRINGS • GREELEY

CLIENT:

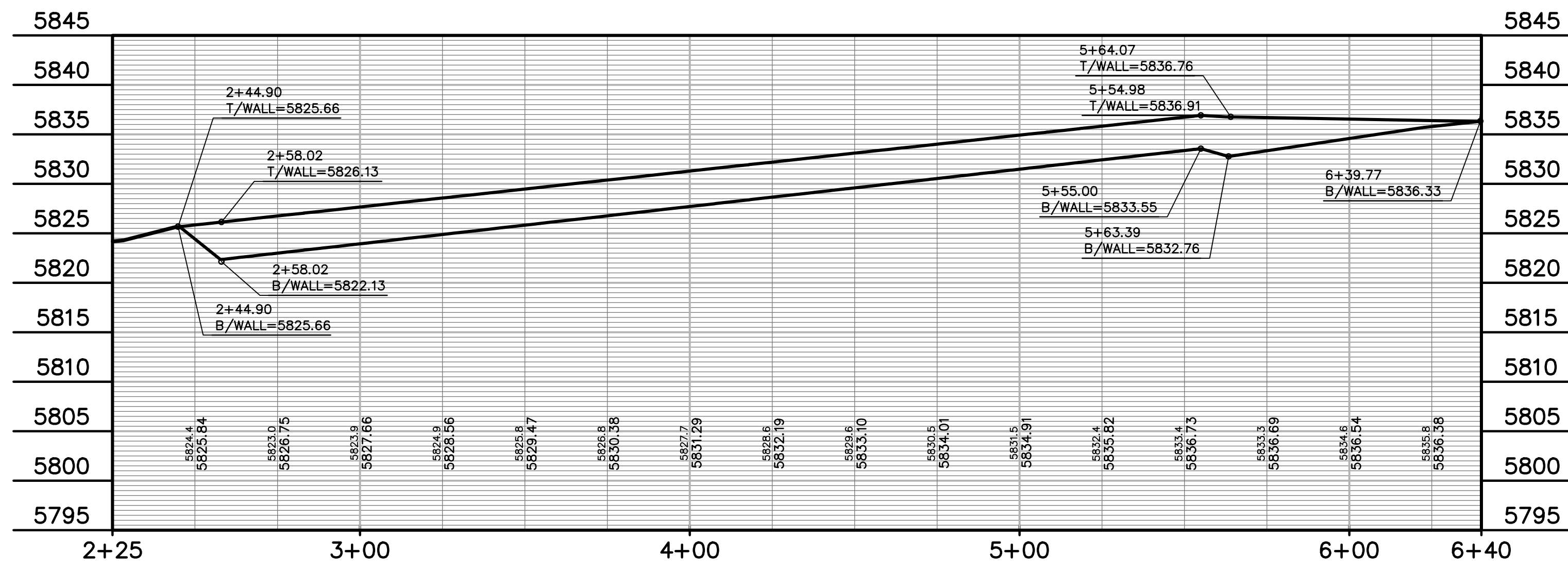
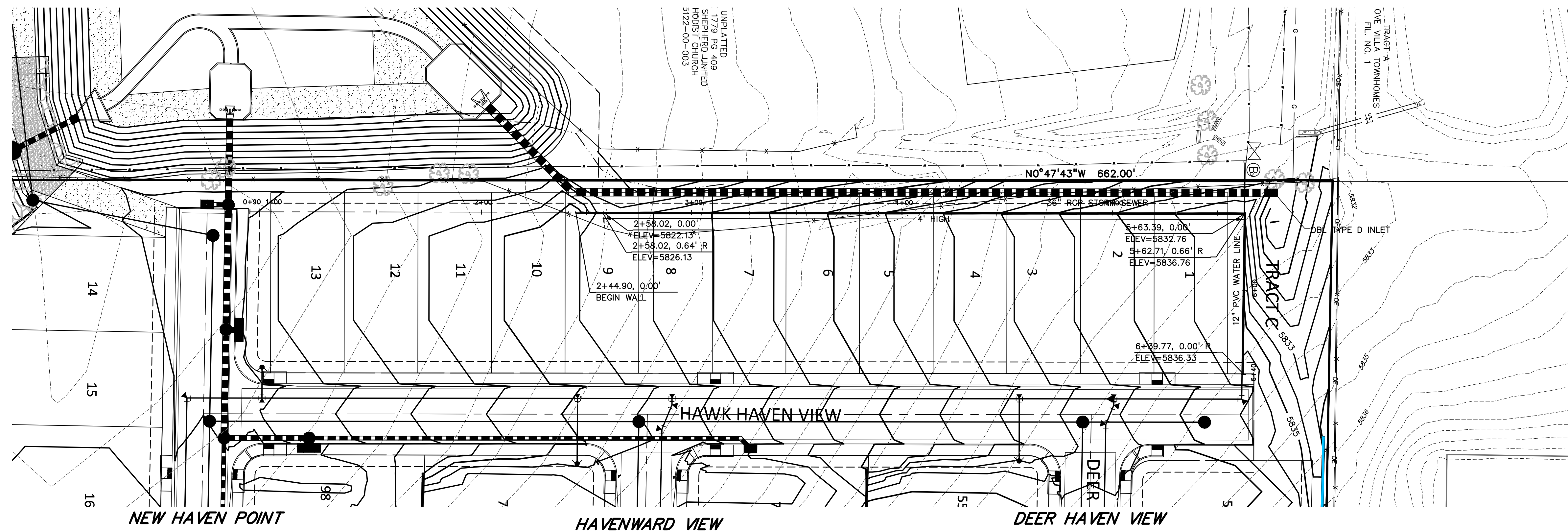
MIDCO INVESTMENTS, LLC

P.O. BOX 60069
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(719) 475-7474

CONSTRUCTION DOCUMENTS FOR:

HAVEN VALLEY

(LETA DR.) BRADLEY RD/ALTURAS DR.
SECURITY, EL PASO COUNTY, COLORADO



ISSUE	DATE
INITIAL ISSUE	3/15/22
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DESIGNED BY:	TDM
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FILE NAME:	21085-03RW05

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DRAWING SCALE:
HORIZONTAL: 1" = 30'
VERTICAL: 1" = 10'

**RETAINING WALL
PLAN & PROFILE**

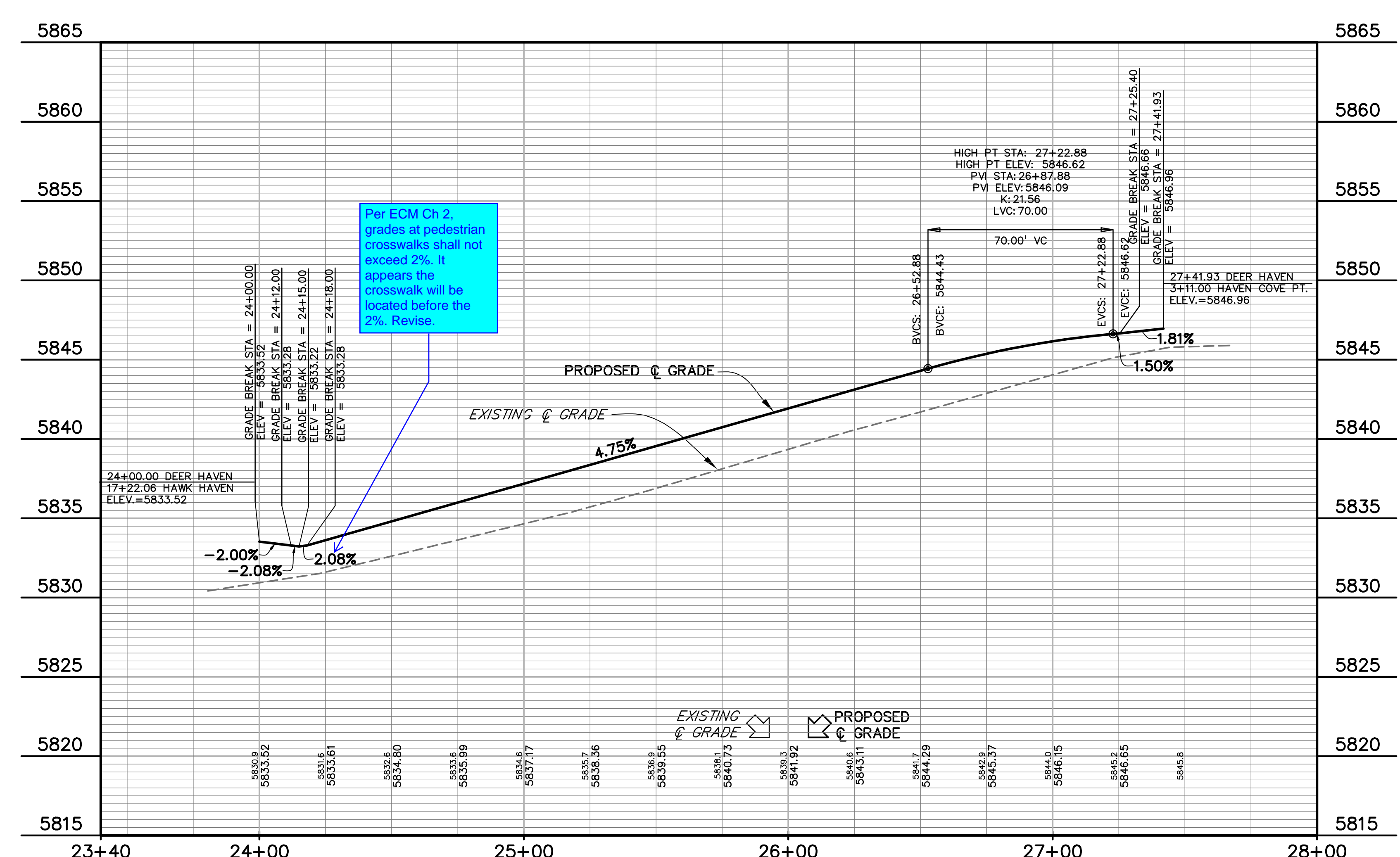
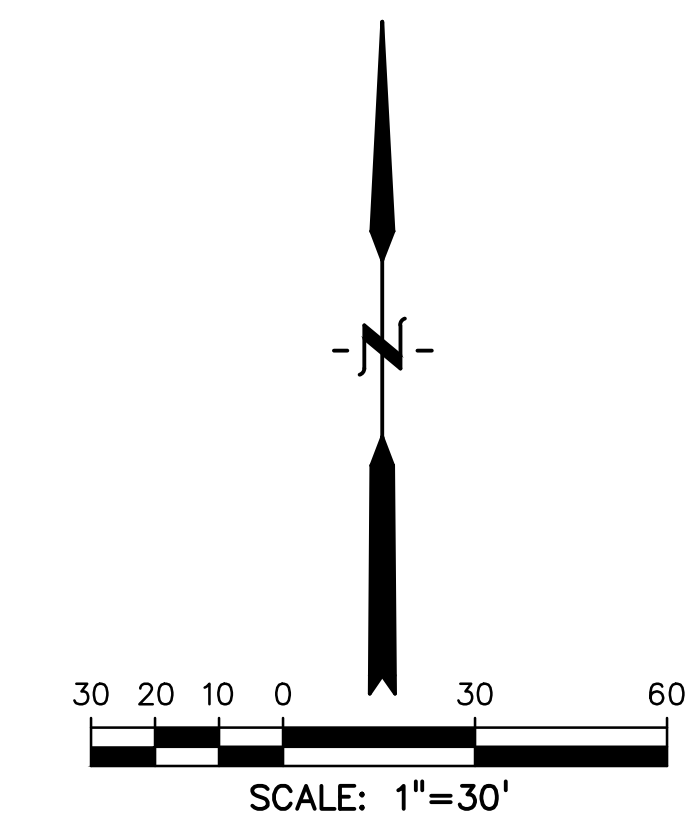
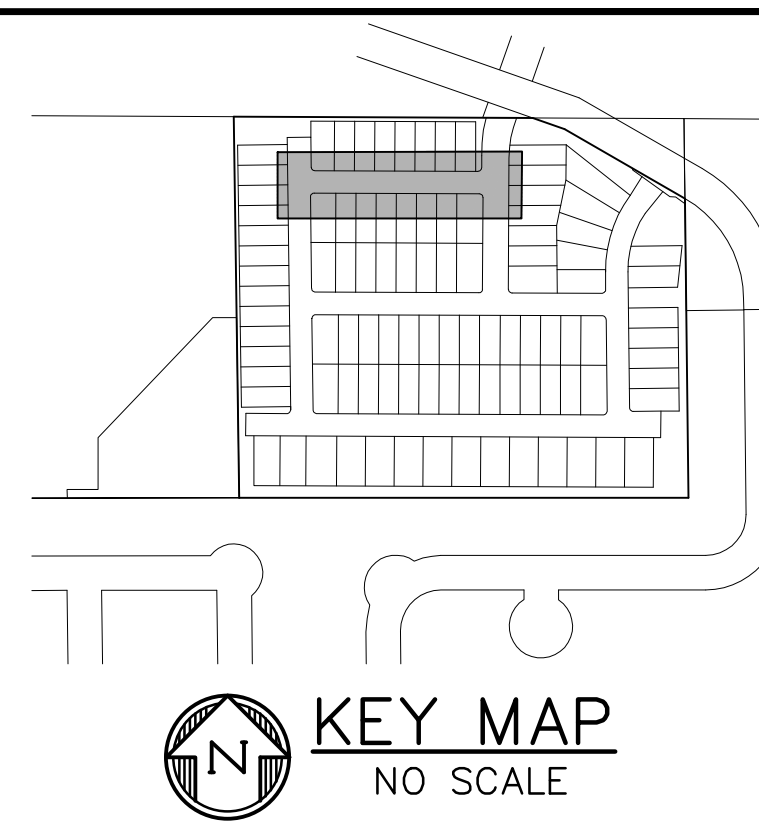
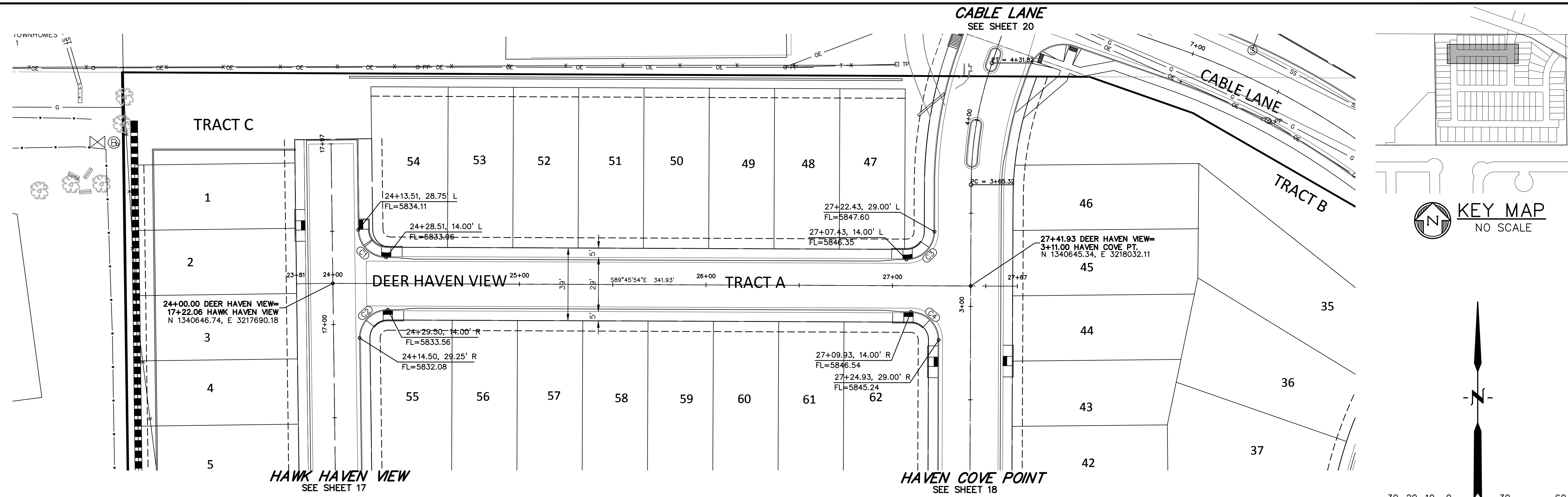
PROJECT NO. 21085-03CSCV
DRAWING NO.

RW05

SHEET: 13 OF 46

Update plans to show pedestrian ramp grades if a separate sheet will not be provided for this.

Revise plans to show flowline grade of curb. Per ECM Ch 2 minimum grade is 0.5%.



FLOWLINE CURVE TABLE					
CURVE #	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD DISTANCE
C1	23.31'	15.00'	89°01'23"	S45°15'12"E	21.03'
C2	23.82'	15.00'	90°58'37"	S44°44'48"W	21.39'
C3	23.56'	15.00'	90°00'00"	N45°14'08"E	21.21'
C4	23.56'	15.00'	90°00'00"	N44°45'54"W	21.21'

Per ECM Ch 2, grades at pedestrian crosswalks shall not exceed 2%. It appears the crosswalk will be located before the 2%. Revise.

PREPARED BY:

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CLIENT:
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 COLORADO SPRINGS, CO 80960
 CONTACT: ROBERT C. IRWIN
 (719) 475-7474

CONSTRUCTION DOCUMENTS FOR:
HAVEN VALLEY
 (LETA DR.) BRADLEY RD/ALTURAS DR.
 SECURITY, EL PASO COUNTY, COLORADO

ISSUE	DATE
INITIAL ISSUE	3/15/22
LATEST ISSUE	9/20/23

DESIGNED BY: TDM
 DRAWN BY: GES
 CHECKED BY: TDM
 FILE NAME: 21085-03RD01

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 DRAWING SCALE:
 HORIZONTAL: 1" = 30'
 VERTICAL: 1" = 5'

DEERHAVEN VIEW
PLAN & PROFILE
 PROJECT NO. 21085-03CSCV
 DRAWING NO.

RD01
 SHEET: 14 OF 46

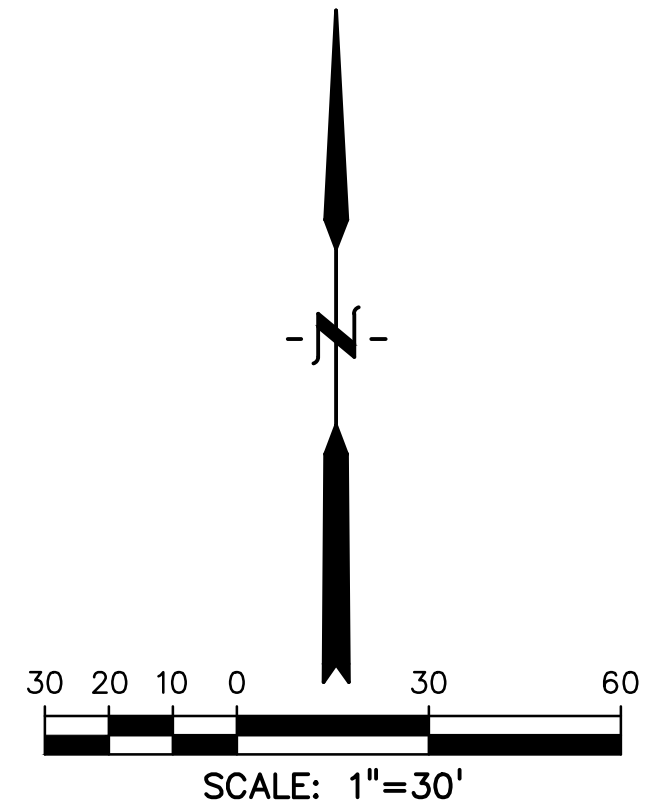
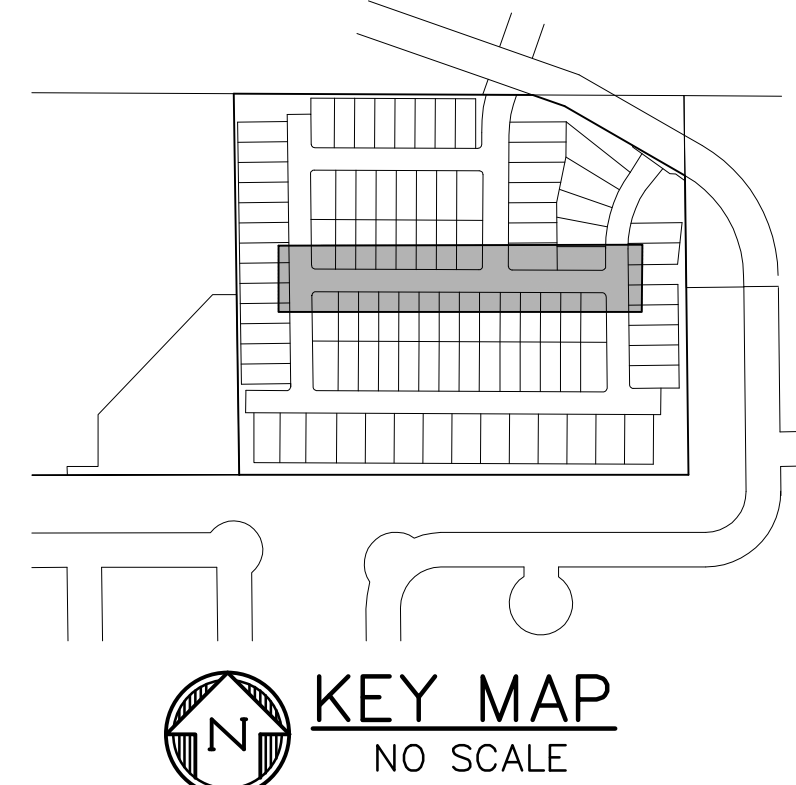
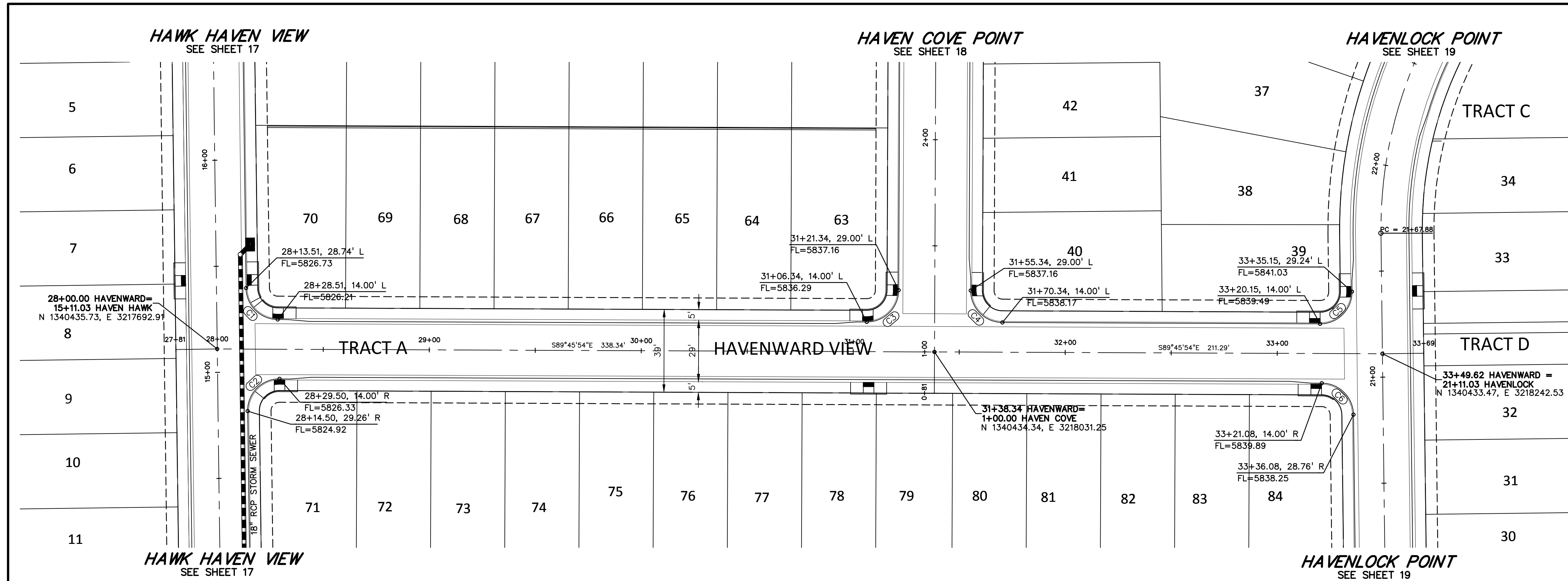


Update plans to show pedestrian ramp grades if a separate sheet will not be provided for this.

Revise plans to show flowline grade of curb. Per ECM Ch 2 minimum grade is 0.5%.

Per ECM Ch 2, grades at pedestrian crosswalks shall not exceed 2%. It appears the crosswalk will be located before the 2%. Revise.

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CONSTRUCTION DOCUMENTS FOR:

HAVEN VALLEY

(LETA DR.) BRADLEY RD/ALTURAS DR.
SECURITY, EL PASO COUNTY, COLORADO

ISSUE	DATE
INITIAL ISSUE	3/15/22
LATEST ISSUE	9/20/23
DESIGNED BY:	TDM
DRAWN BY:	GES
CHECKED BY:	TDM
FILE NAME:	21085-03RD02

CURVE #	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD DISTANCE
C1	23.23'	15.00'	88°42'53"	S45°05'59"E	20.97'
C2	23.82'	15.00'	90°58'37"	S44°44'48"W	21.39'
C3	23.56'	15.00'	90°00'00"	N45°14'06"E	21.21'
C4	23.56'	15.00'	90°00'00"	S44°45'54"E	21.21'
C5	23.80'	15.00'	90°55'01"	N44°46'36"E	21.38'
C6	23.32'	15.00'	89°04'59"	N45°13'24"W	21.04'

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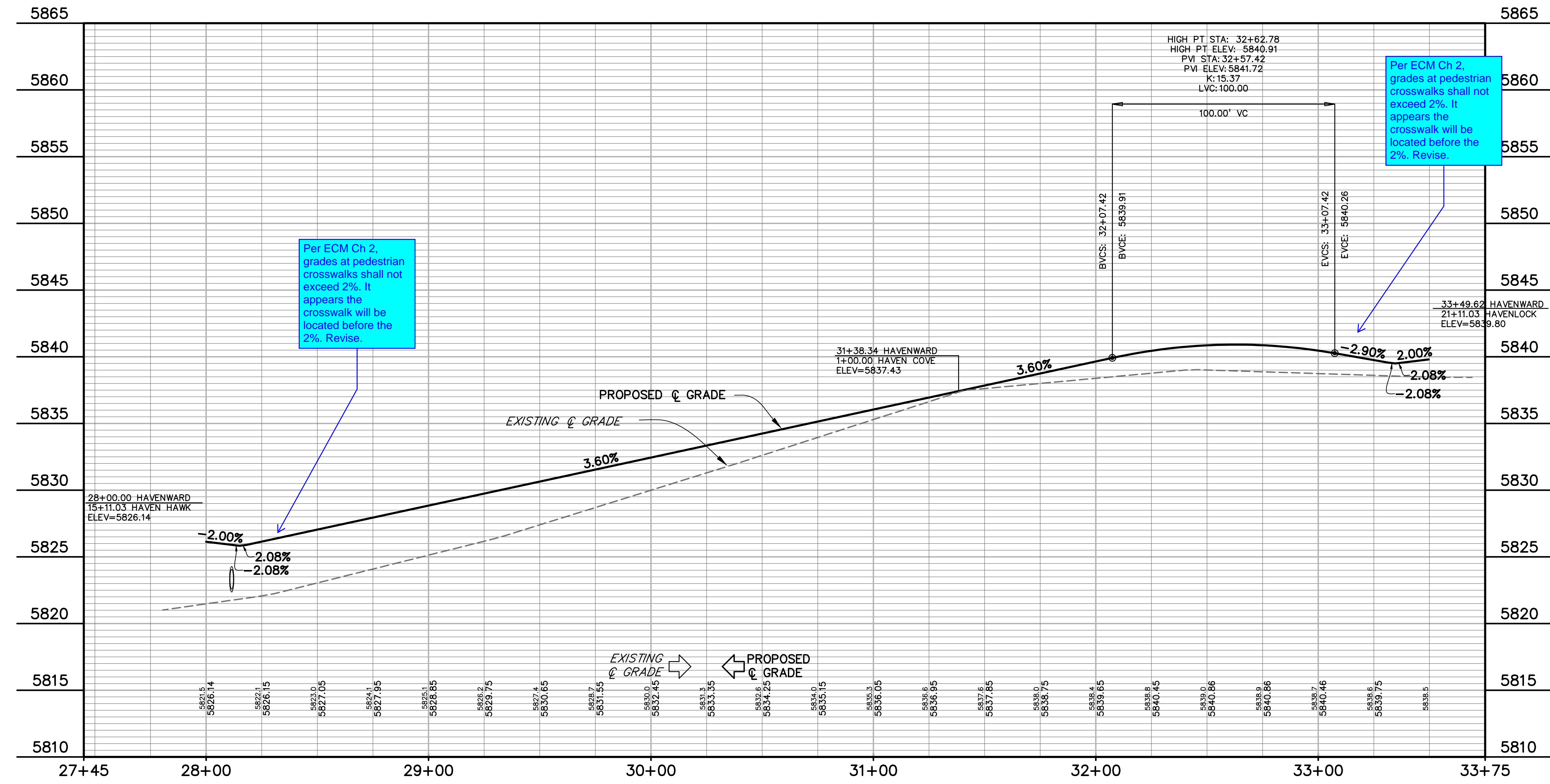
DRAWING SCALE:
HORIZONTAL: 1" = 30'
VERTICAL: 1" = 5'

HAVENWARD VIEW
PLAN & PROFILE

PROJECT NO. 21085-03CSCV
DRAWING NO.

RD02

SHEET: 15 OF 46



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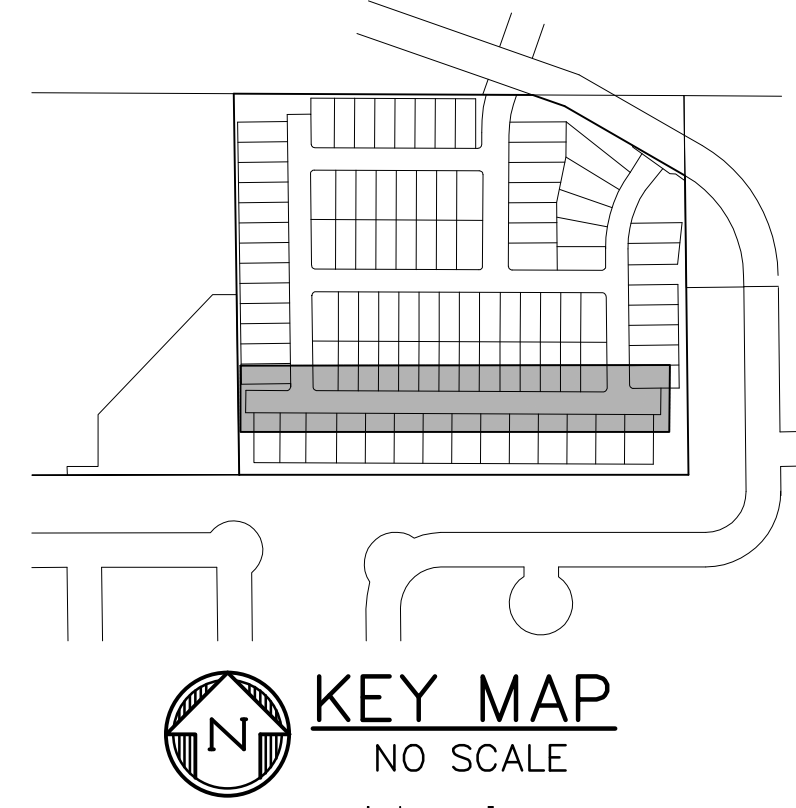
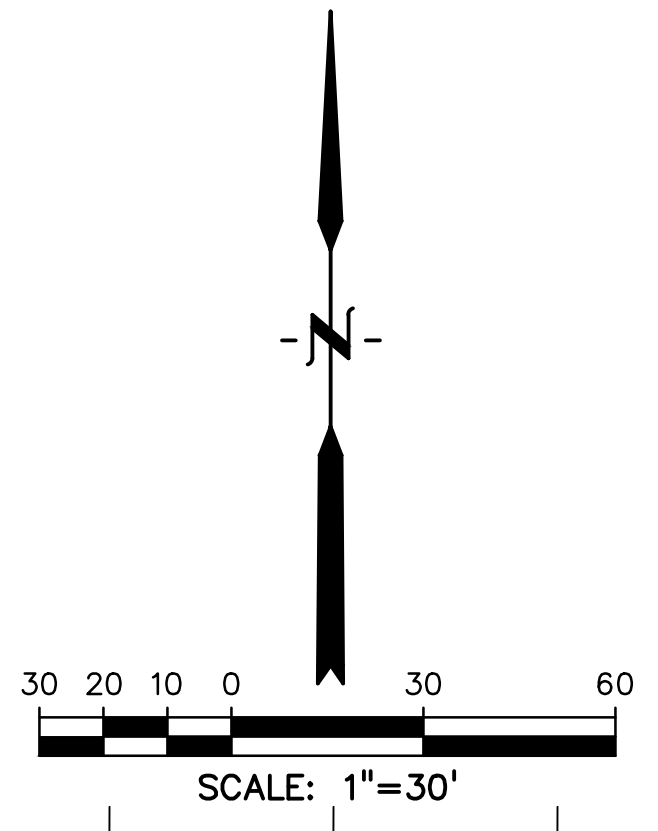
P:\2024\21085-03CSCV\21085-03CSCV.dwg, 9/20/23 1:48:48 PM

811 Know what's below.
Call before you dig.
CALL 3-BUSINESS DAYS IN ADVANCE
BEFORE YOU DIG, GRADE, OR
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Update plans to show pedestrian ramp grades if a separate sheet will not be provided for this.

Revise plans to show flowline grade of curb. Per ECM Ch 2 minimum grade is 0.5%.

FLOWLINE CURVE TABLE					
CURVE #	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD DISTANCE
C1	23.82'	15.00'	90°58'37"	N44°44'48"E	21.39'
C2	23.31'	15.00'	89°01'23"	S45°15'12"E	21.03'
C3	23.80'	15.00'	90°55'01"	N44°46'36"E	21.38'
C4	23.32'	15.00'	89°04'59"	S45°13'24"E	21.04'



PREPARED BY:

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CONSTRUCTION DOCUMENTS FOR:
HAVEN VALLEY
(LETA DR.) BRADLEY RD/ALTURAS DR.
SECURITY, EL PASO COUNTY, COLORADO

ISSUE	DATE
INITIAL ISSUE	3/15/22
LATEST ISSUE	9/20/23

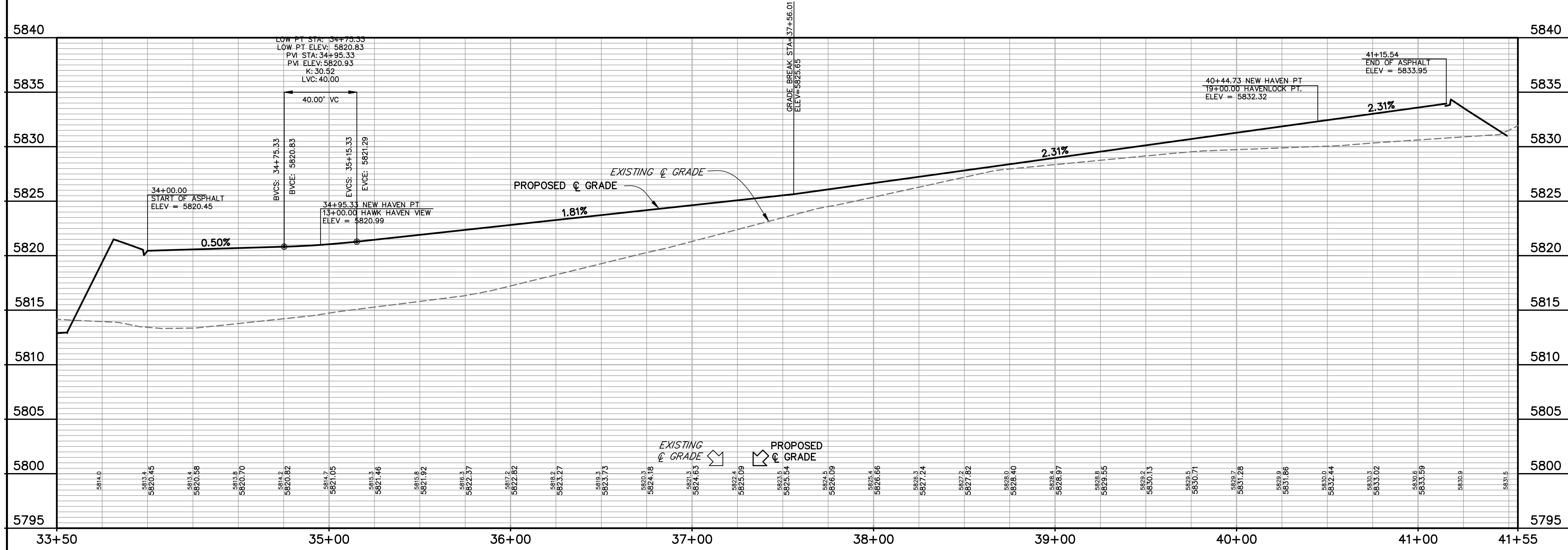
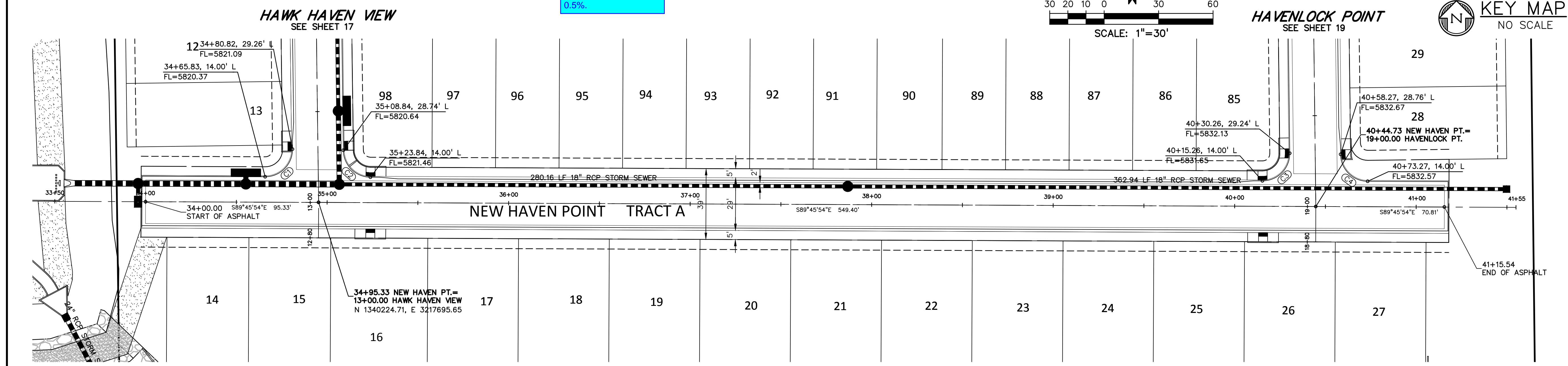
DESIGNED BY:	TDM
DRAWN BY:	GES
CHECKED BY:	TDM
FILE NAME:	21085-03RD03

PREPARED UNDER MY DIRECT SUPERVISION FOR AND ON BEHALF OF DREXEL, BARRELL & CO.
DRAWING SCALE:
HORIZONTAL: 1" = 30'
VERTICAL: 1" = 5'

NEW HAVEN PT ROAD & STORM PLAN & PROFILE
PROJECT NO. 21085-03CSCV
DRAWING NO.

RD03

SHEET: 16 OF 46

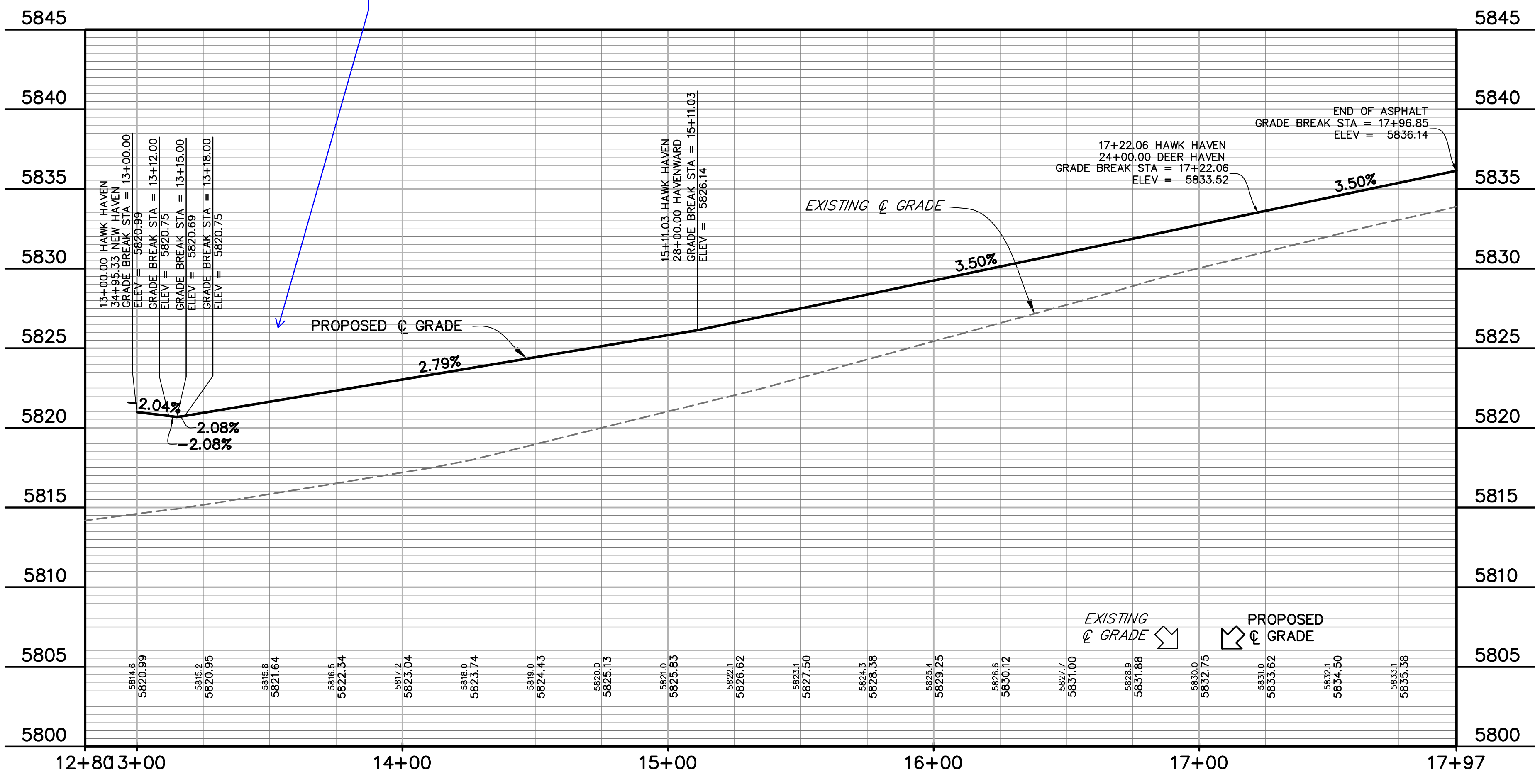
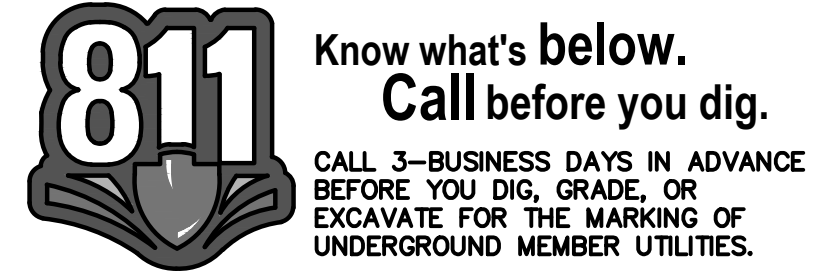
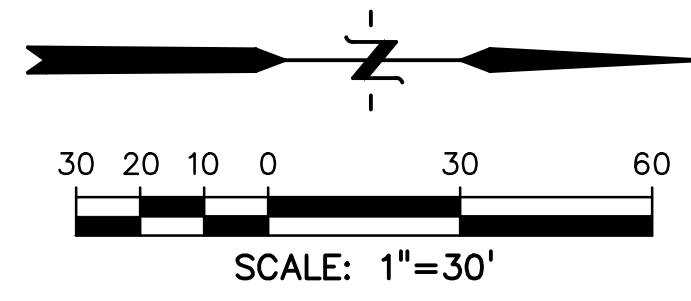
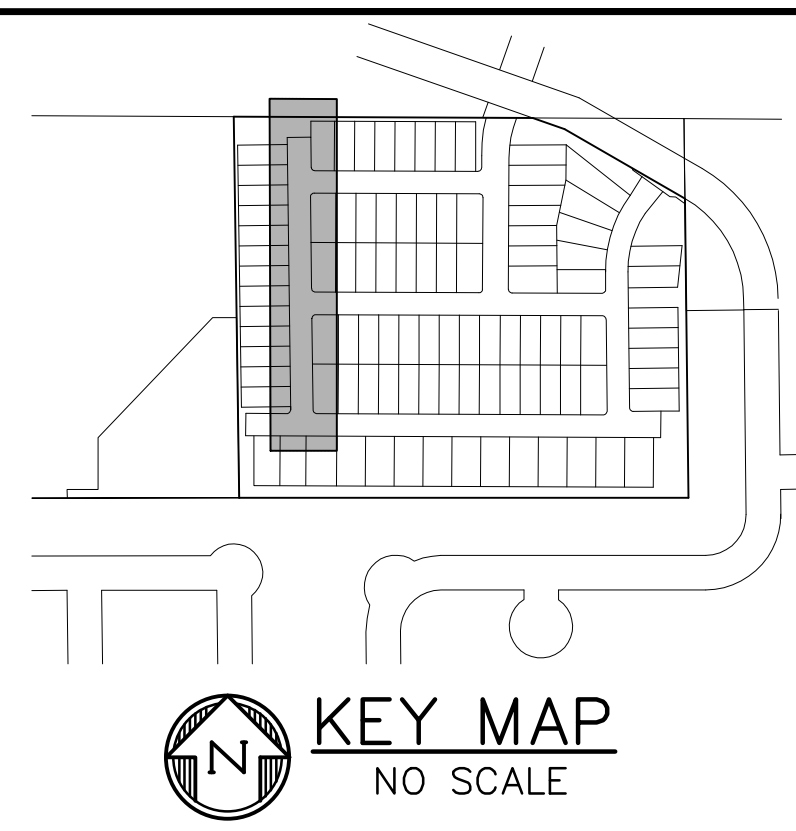
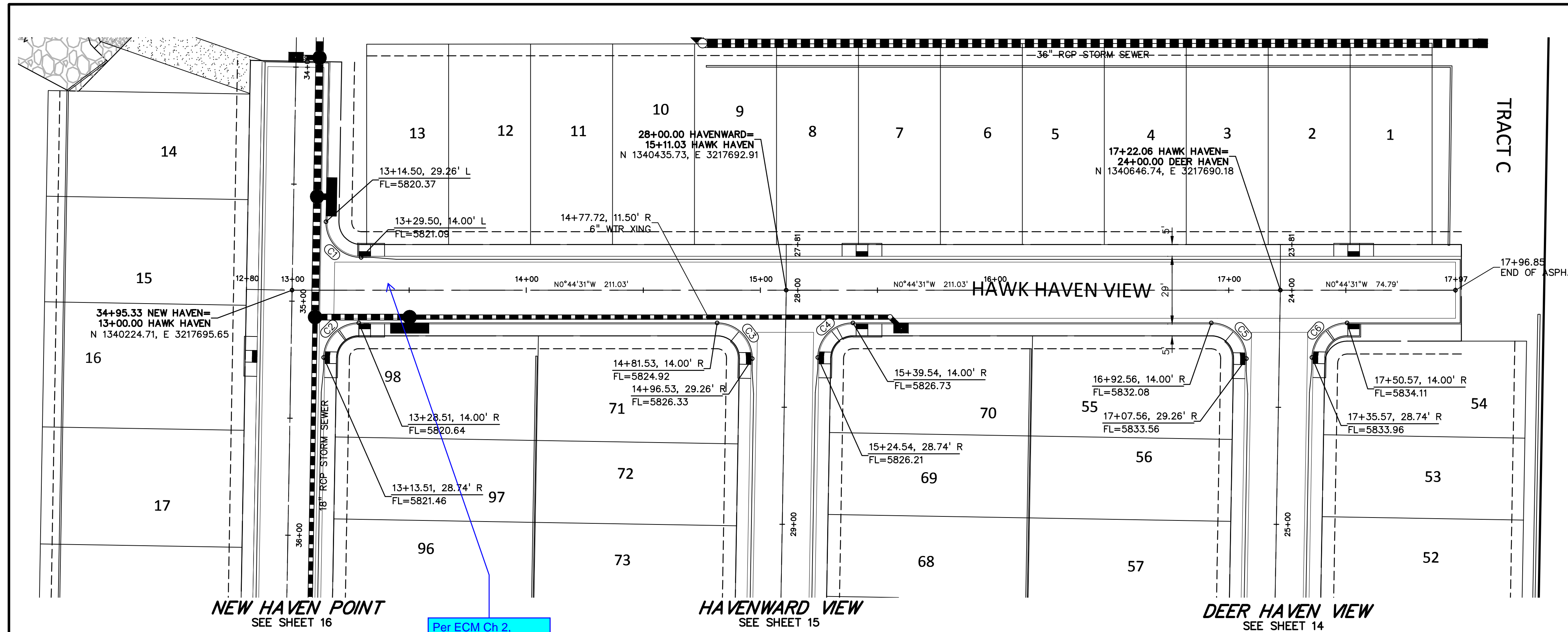


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Update plans to show pedestrian ramp grades if a separate sheet will not be provided for this.

Revise plans to show flowline grade of curb. Per ECM Ch 2 minimum grade is 0.5%.

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FLOWLINE CURVE TABLE					
CURVE #	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD DISTANCE
C1	23.82'	15.00'	90°58'37"	N44°44'48"E	21.39'
C2	23.31'	15.00'	89°01'23"	S45°15'12"E	21.03'
C3	23.82'	15.00'	90°58'37"	S44°44'48"W	21.39'
C4	23.31'	15.00'	89°01'23"	S45°15'12"E	21.03'
C5	23.82'	15.00'	90°58'37"	S44°44'48"W	21.39'
C6	23.31'	15.00'	89°01'23"	S45°15'12"E	21.03'

PREPARED BY:

DREXEL, BARRELL & CO.
 Engineers • Surveyors
 3 SOUTH 7TH STREET
 COLORADO SPGS, COLORADO 80905
 CONTACT: TIM D. MCCONNELL, P.E.
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 BOULDER • COLORADO SPRINGS • GREELEY

CLIENT:
 MIDCO INVESTMENTS, LLC

P.O. BOX 60069
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 CONTACT: ROBERT C. IRWIN
 (719) 475-7474

CONSTRUCTION DOCUMENTS FOR:
HAVEN VALLEY
 (LETA DR.) BRADLEY RD/ALTURAS DR.
 SECURITY, EL PASO COUNTY, COLORADO

ISSUE	DATE
INITIAL ISSUE	3/15/22
LATEST ISSUE	9/20/23

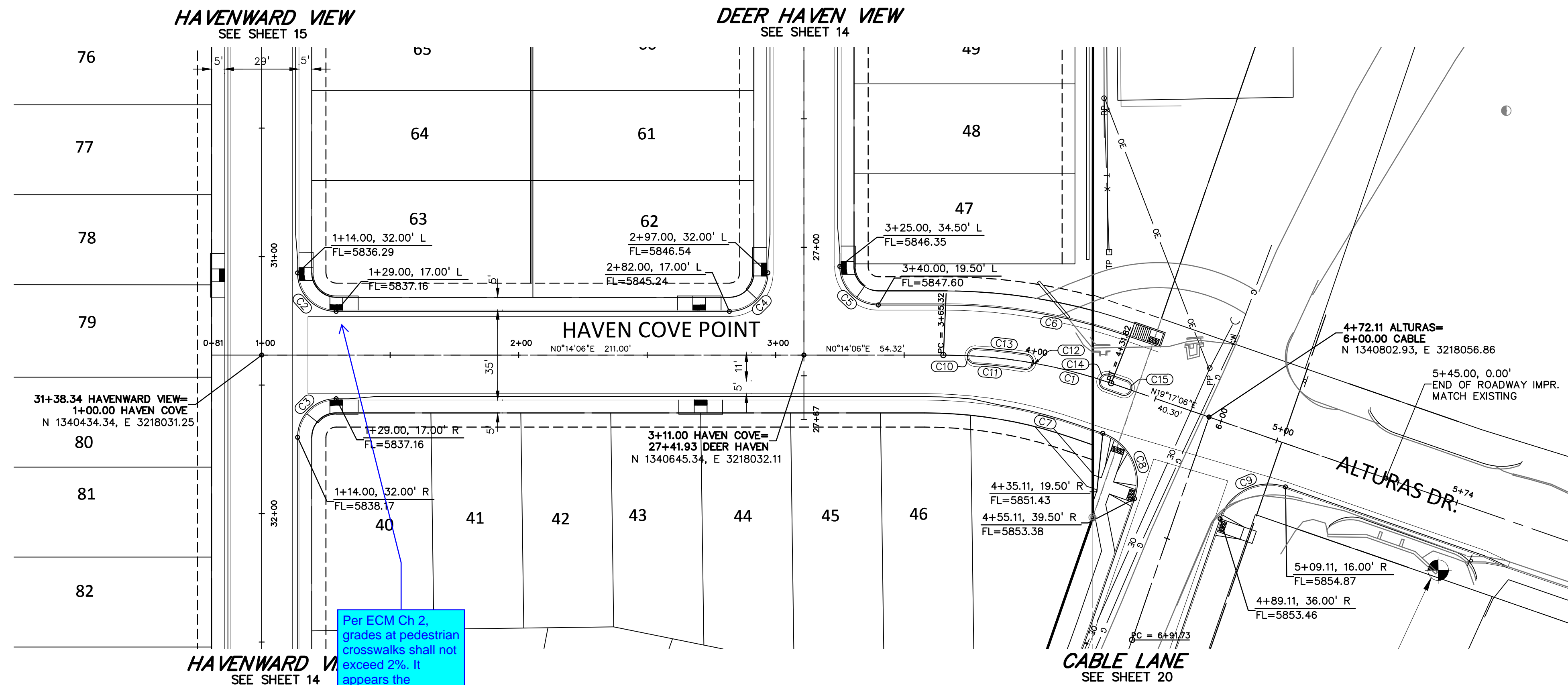
DESIGNED BY: TDM
 DRAWN BY: GES
 CHECKED BY: TDM
 FILE NAME: 21085-03RD04

PREPARED UNDER MY DIRECT SUPERVISION FOR AND ON BEHALF OF DREXEL, BARRELL & CO.
 DRAWING SCALE:
 HORIZONTAL: 1" = 30'
 VERTICAL: 1" = 5'

HAWK HAVEN ROAD & STORM PLAN & PROFILE
 PROJECT NO. 21085-03CSCV
 DRAWING NO.

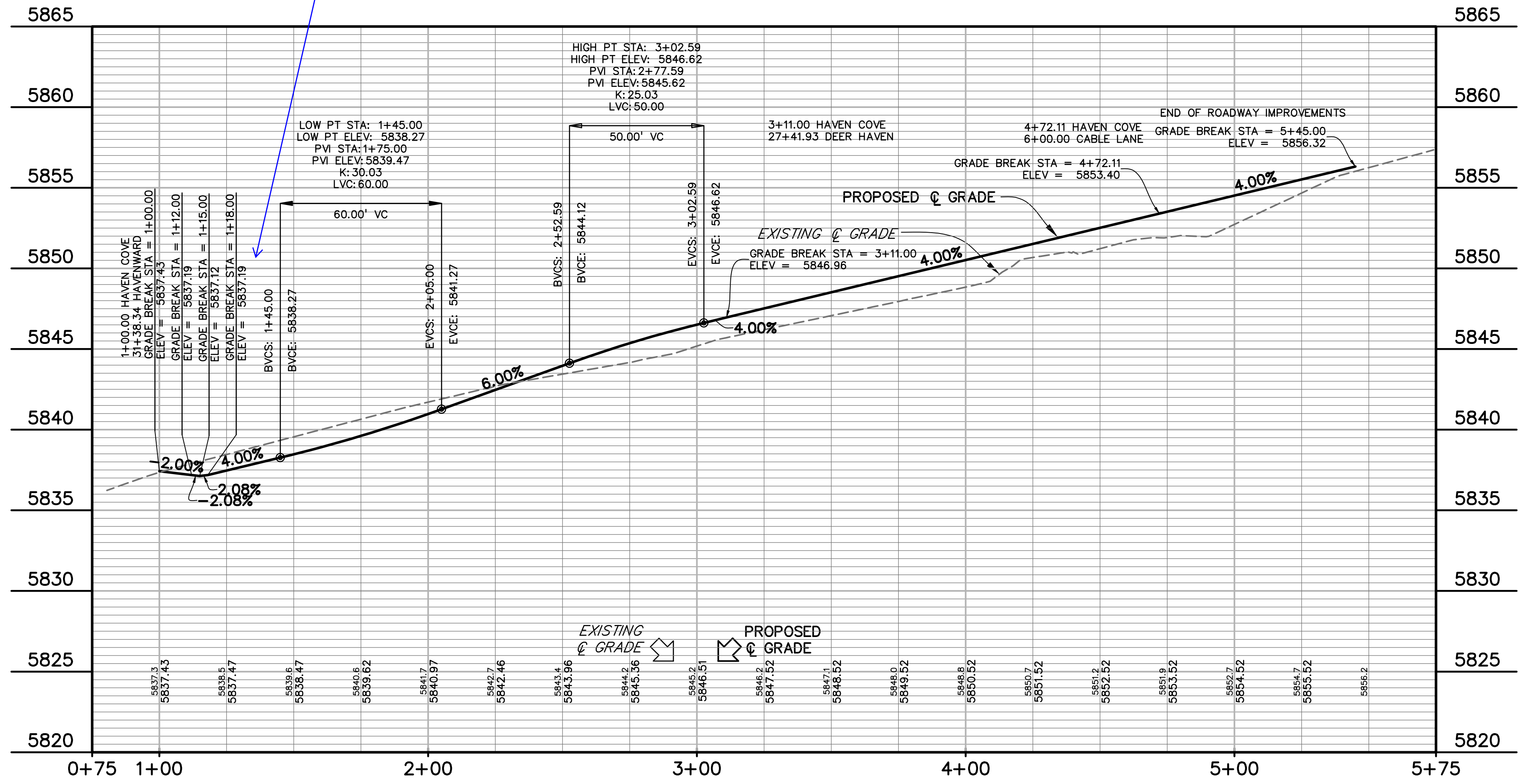
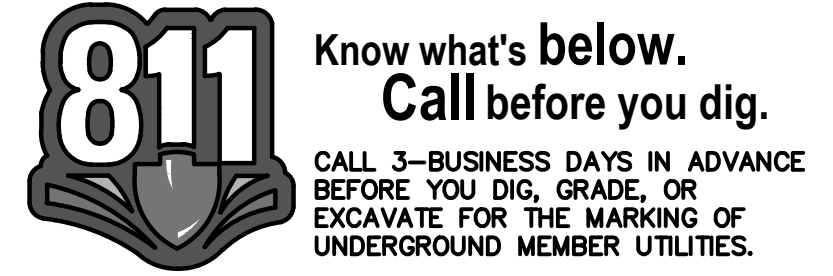
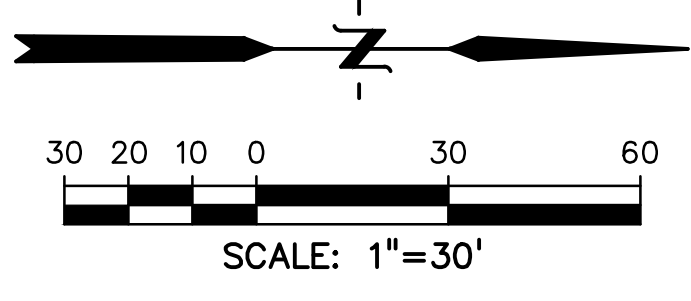
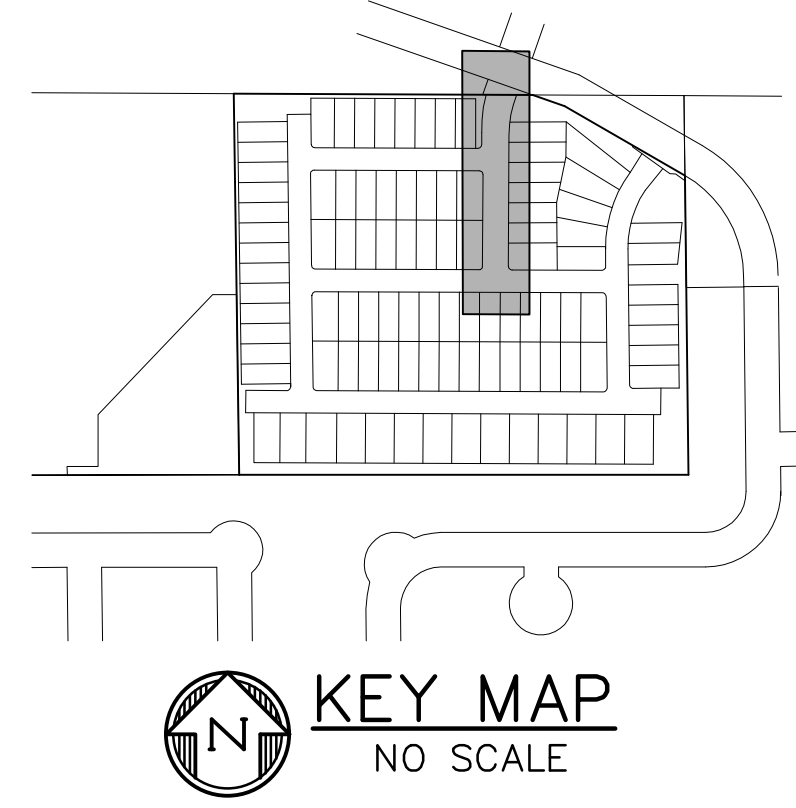
RD04
 SHEET: 17 OF 46

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Revise plans to show flowing grade of curb. Per ECM Ch 2 minimum grade is 0.5%.

Update plans to show pedestrian ramp grades if a separate sheet will not be provided for this.



CURVE #	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD DISTANCE
C1	66.50'	200.00'	19°03'00"	S09°45'36"W	66.19'
C2	23.56'	15.00'	90°00'00"	N45°14'06"E	21.21'
C3	23.56'	15.00'	90°00'00"	S44°45'54"E	21.21'
C4	23.56'	15.00'	90°00'00"	N44°45'54"W	21.21'
C5	23.56'	15.00'	90°00'00"	N45°14'06"E	21.21'
C6	72.98'	219.50'	19°03'00"	S09°45'36"W	72.64'
C7	31.59'	180.50'	10°01'39"	S14°16'16"W	31.55'
C8	31.42'	20.00'	90°00'29"	S64°17'20"W	28.29'
C9	31.41'	20.00'	89°59'31"	S25°42'40"E	28.28'
C10	9.42'	3.00'	180°00'00"	S88°12'53"E	6.00'
C11	19.46'	197.00'	5°39'32"	N06°36'53"E	19.45'
C12	9.42'	3.00'	180°00'00"	N80°33'21"W	6.00'
C13	20.05'	203.00'	5°39'32"	S06°36'53"W	20.04'
C14	9.42'	3.00'	180°00'00"	S70°42'54"E	6.00'
C15	9.42'	3.00'	180°00'00"	N70°42'54"W	6.00'

PREPARED BY:



CLIENT:

MIDCO INVESTMENTS, LLC

P.O. BOX 60069
COLORADO SPRINGS, CO 80960
CONTACT: ROBERT C. IRWIN
(719) 475-7474

CONSTRUCTION DOCUMENTS FOR:

HAVEN VALLEY

(LETA DR.) BRADLEY RD/ALTURAS DR.
SECURITY, EL PASO COUNTY, COLORADO

ISSUE	DATE
INITIAL ISSUE	3/15/22
LATEST ISSUE	9/20/23

DESIGNED BY: TDM
DRAWN BY: GES
CHECKED BY: TDM
FILE NAME: 21085-03RD05

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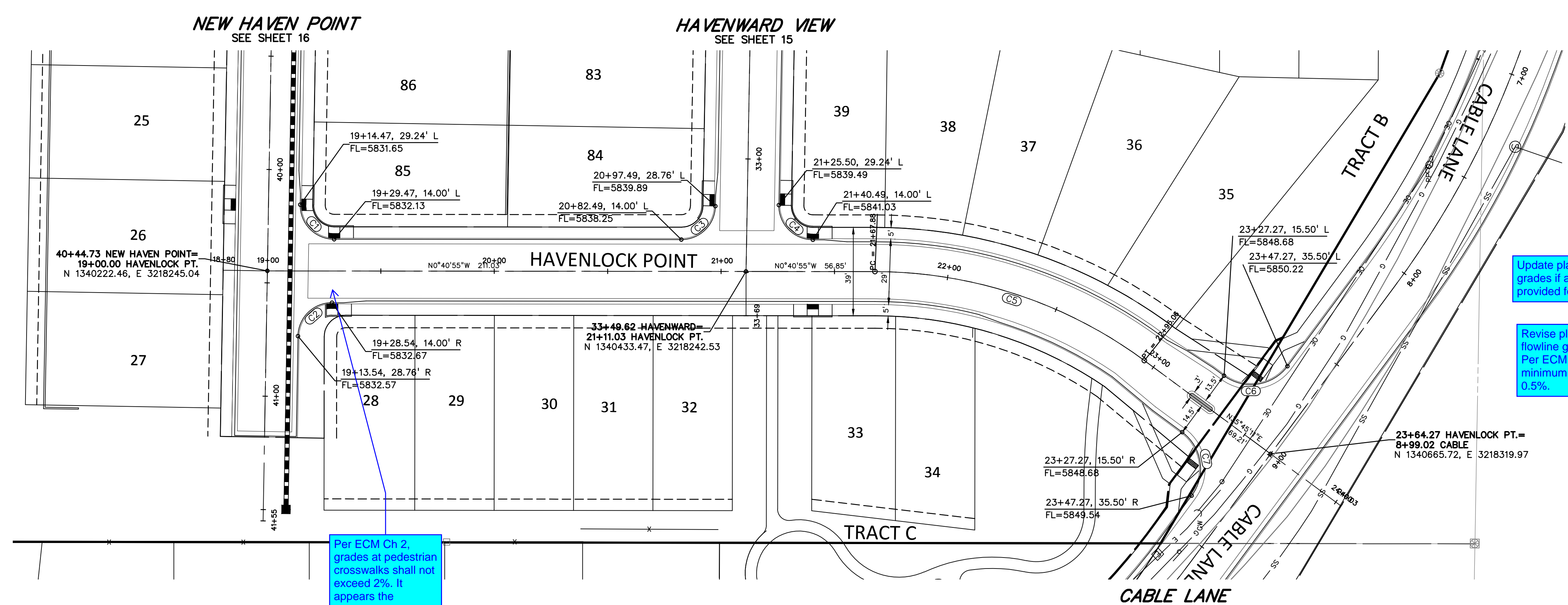
DRAWING SCALE:
HORIZONTAL: 1" = 30'
VERTICAL: 1" = 5'

HAVEN COVE POINT
PLAN & PROFILE

PROJECT NO. 21085-03CSCV
DRAWING NO.

RD05

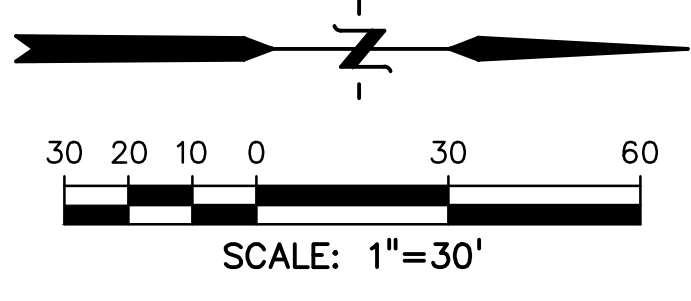
SHEET: 18 OF 46



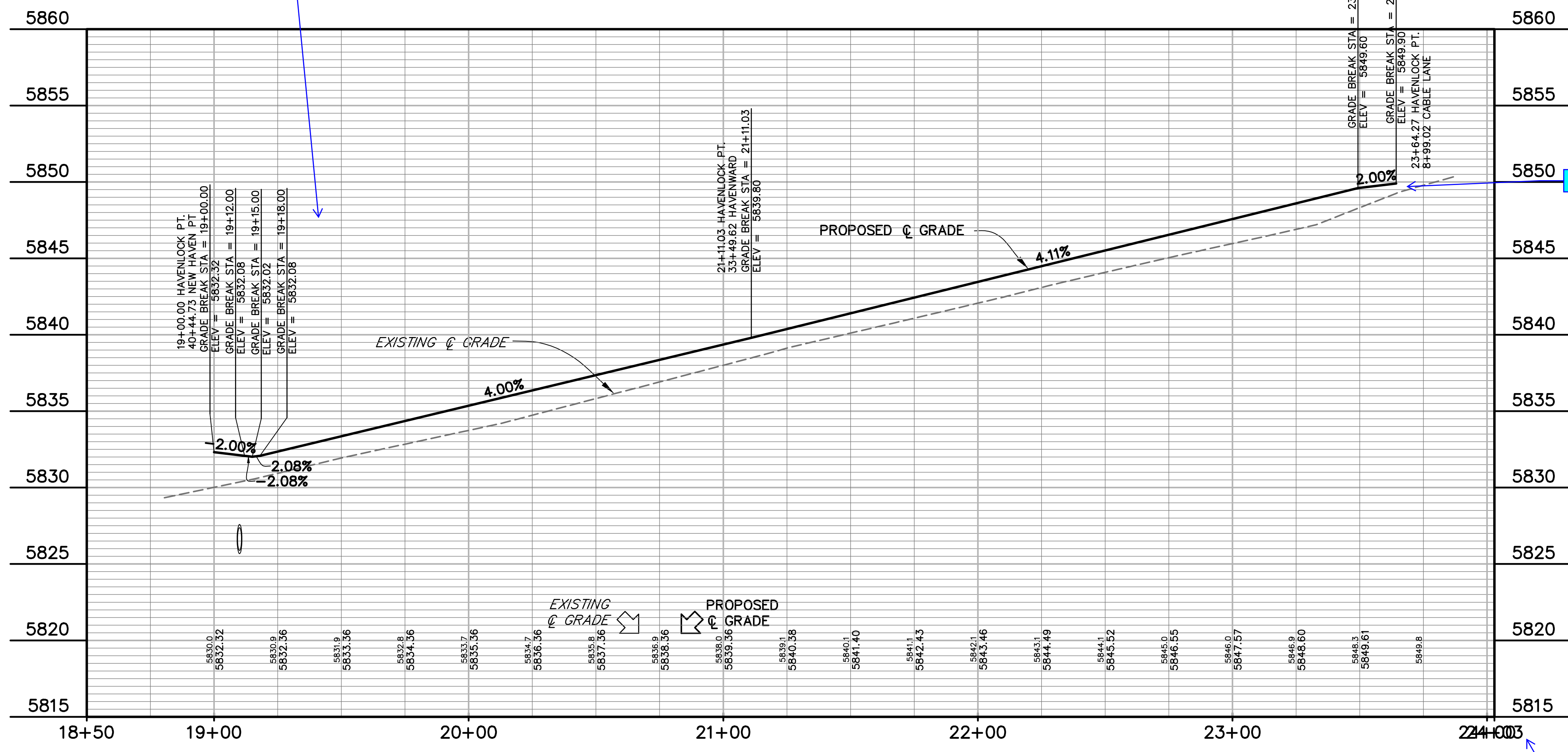
Update plans to show pedestrian ramp grades if a separate sheet will not be provided for this.

Revise plans to show flowline grade of curb. Per ECM Ch 2 minimum grade is 0.5%.

Per ECM Ch 2, grades at pedestrian crosswalks shall not exceed 2%. It appears the crosswalk will be located before the 2%. Revise.



811 Know what's below. Call before you dig.
 CALL 3-BUSINESS DAYS IN ADVANCE BEFORE YOU DIG, GRADE, OR EXCAVATE FOR THE MARKING OF UNDERGROUND MEMBER UTILITIES.



Show tie in.

Fix.

CENTERLINE AND FLOWLINE CURVE TABLE					
CURVE #	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD DISTANCE
C1	23.80'	15.00'	90°55'01"	N44°46'36"E	21.38'
C2	23.32'	15.00'	89°04'59"	S45°13'24"E	21.04'
C3	23.32'	15.00'	89°04'59"	N45°13'24"W	21.04'
C4	23.80'	15.00'	90°55'01"	N44°46'36"E	21.38'
C5	127.18'	200.00'	36°26'06"	S17°32'08"W	125.05'
C6	31.42'	20.00'	90°00'00"	N09°14'49"W	28.28'
C7	31.42'	20.00'	90°00'00"	S80°45'11"W	28.28'

PREPARED BY:

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CLIENT:

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CONSTRUCTION DOCUMENTS FOR:

HAVEN VALLEY
 (LETA DR.) BRADLEY RD/ALTURAS DR.
 SECURITY, EL PASO COUNTY, COLORADO

ISSUE	DATE
INITIAL ISSUE	3/15/22
LATEST ISSUE	9/20/23

DESIGNED BY: TDM
 DRAWN BY: GES
 CHECKED BY: TDM
 FILE NAME: 21085-03RD06

PREPARED UNDER MY DIRECT SUPERVISION FOR AND ON BEHALF OF DREXEL, BARRELL & CO.
 DRAWING SCALE:
 HORIZONTAL: 1" = 30'
 VERTICAL: 1" = 5'

HAVENLOCK POINT
 PLAN & PROFILE

PROJECT NO. 21085-03CSCV
 DRAWING NO.

RD06

SHEET: 19 OF 46

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PREPARED BY:



CLIENT:

MIDCO INVESTMENTS, LLC

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CONSTRUCTION DOCUMENTS FOR:

HAVEN VALLEY

(LETA DR.) BRADLEY RD/ALTURAS DR.
SECURITY, EL PASO COUNTY, COLORADO

ISSUE	DATE
INITIAL ISSUE	3/15/22
LATEST ISSUE	9/20/23

DESIGNED BY: TDM
 DRAWN BY: GES
 CHECKED BY: TDM
 FILE NAME: 21085-03RD07

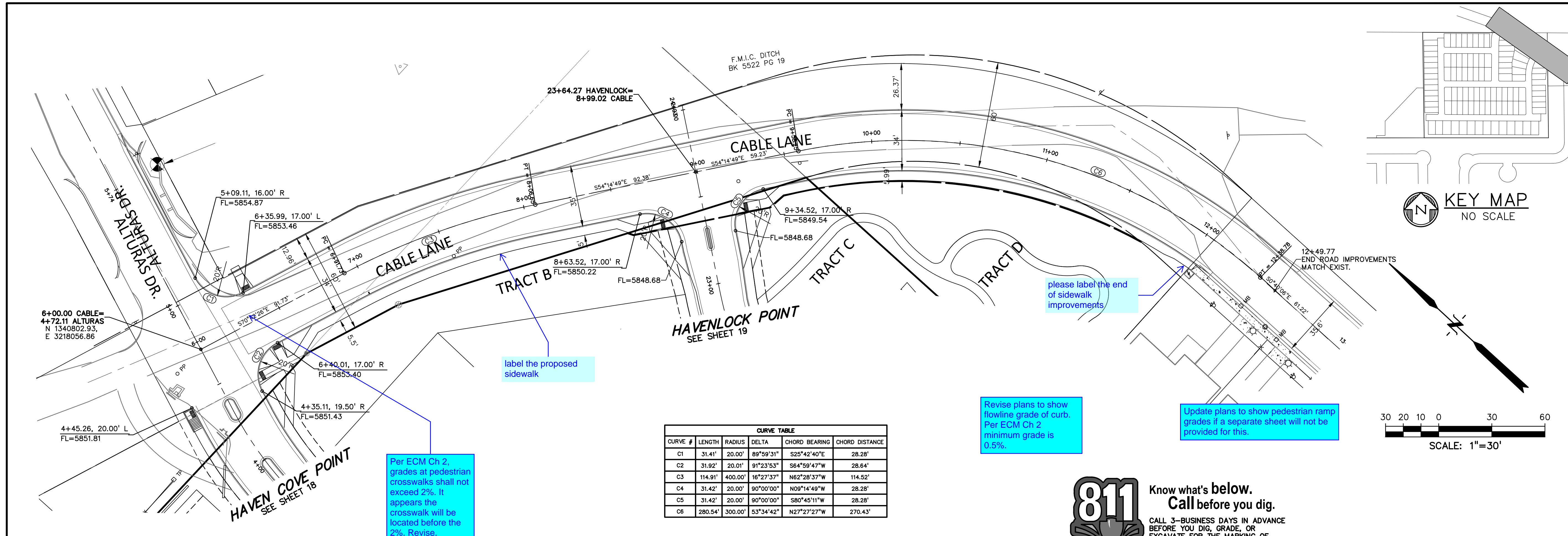
PREPARED UNDER MY DIRECT SUPERVISION FOR AND ON BEHALF OF DREXEL, BARRELL & CO.
 DRAWING SCALE:
 HORIZONTAL: 1" = 30'
 VERTICAL: 1" = 5'

CABLE LANE PLAN & PROFILE

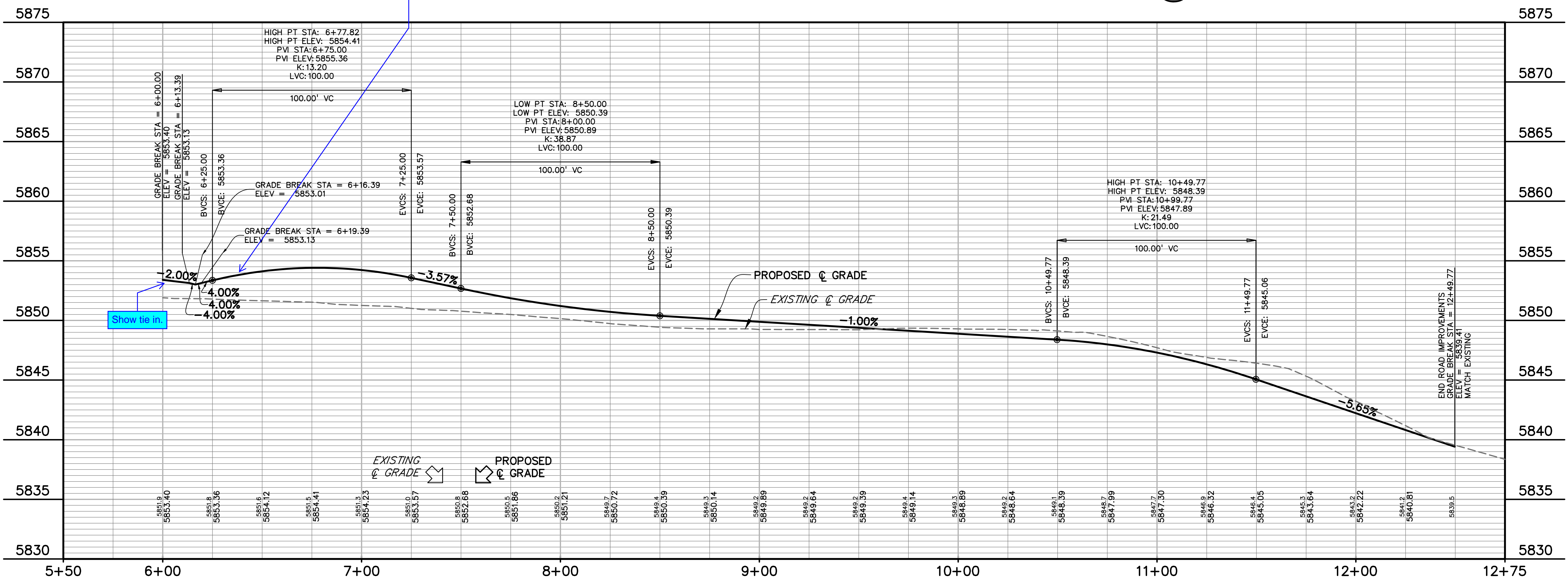
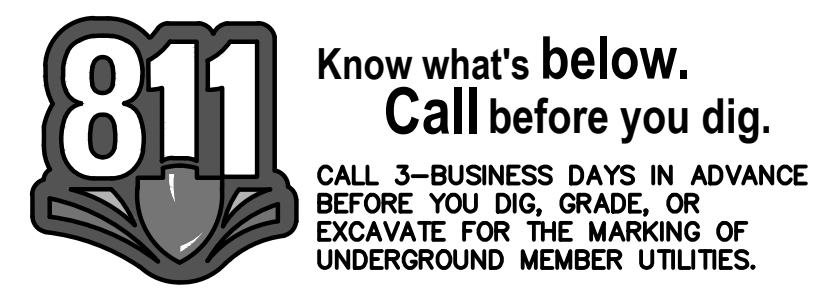
PROJECT NO. 21085-03CSCV
 DRAWING NO.

RD07

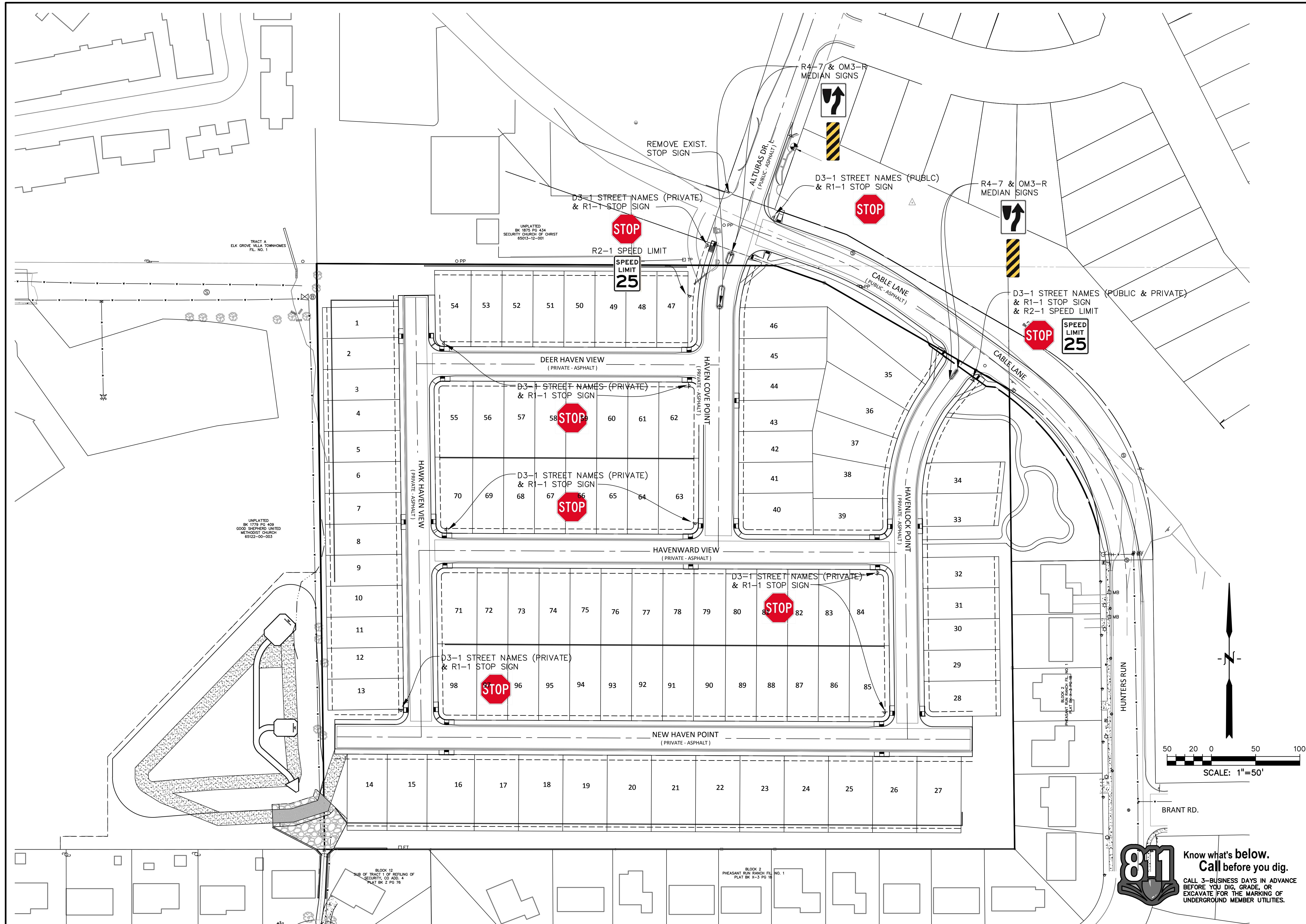
SHEET: 20 OF 46



CURVE #	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD DISTANCE
C1	31.41'	20.00'	89°59'31"	S25°42'40"E	28.28'
C2	31.92'	20.01'	91°23'53"	S64°59'47"W	28.64'
C3	114.91'	400.00'	16°27'37"	N62°28'37"W	114.52'
C4	31.42'	20.00'	90°00'00"	N09°14'49"W	28.28'
C5	31.42'	20.00'	90°00'00"	S80°45'11"W	28.28'
C6	280.54'	300.00'	53°34'42"	N27°27'27"W	270.43'



11/20/24 03:20:07 PM \\s01\p01\dwg\231085\03RD07.dwg, 9/20/23 11:52:21 PM



PREPARED BY:

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CLIENT:

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CONSTRUCTION DOCUMENTS FOR:

HAVEN VALLEY

(LETA DR.) BRADLEY RD/ALTURAS DR.
 SECURITY, EL PASO COUNTY, COLORADO

ISSUE	DATE
INITIAL ISSUE	3/15/22
LATEST ISSUE	9/20/23
DESIGNED BY:	TDM
DRAWN BY:	SBN
CHECKED BY:	TDM
FILE NAME:	21085-03SI01

PREPARED UNDER MY DIRECT SUPERVISION FOR AND ON BEHALF OF DREXEL, BARRELL & CO.
 DRAWING SCALE:
 HORIZONTAL: 1" = 50'
 VERTICAL: N/A

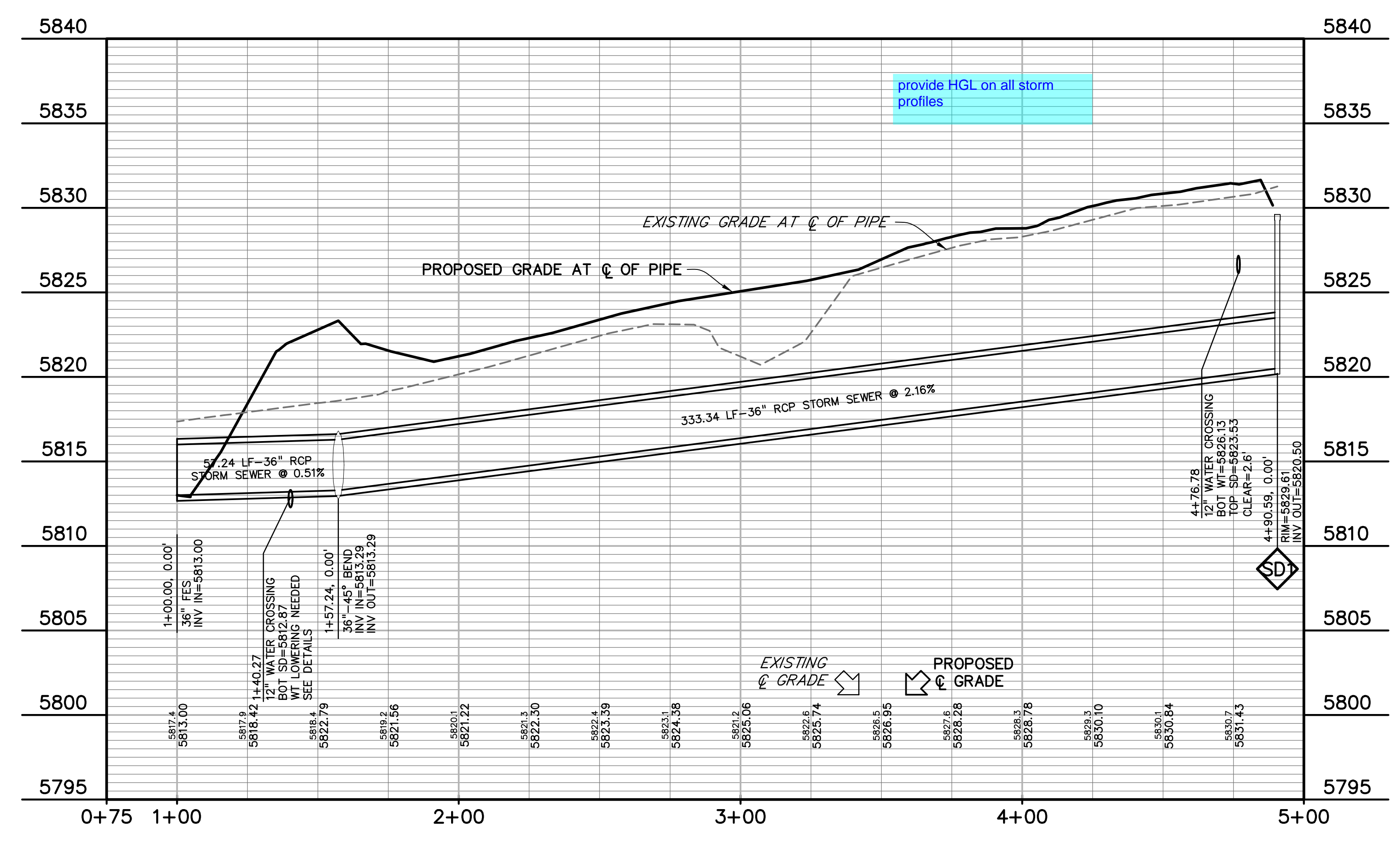
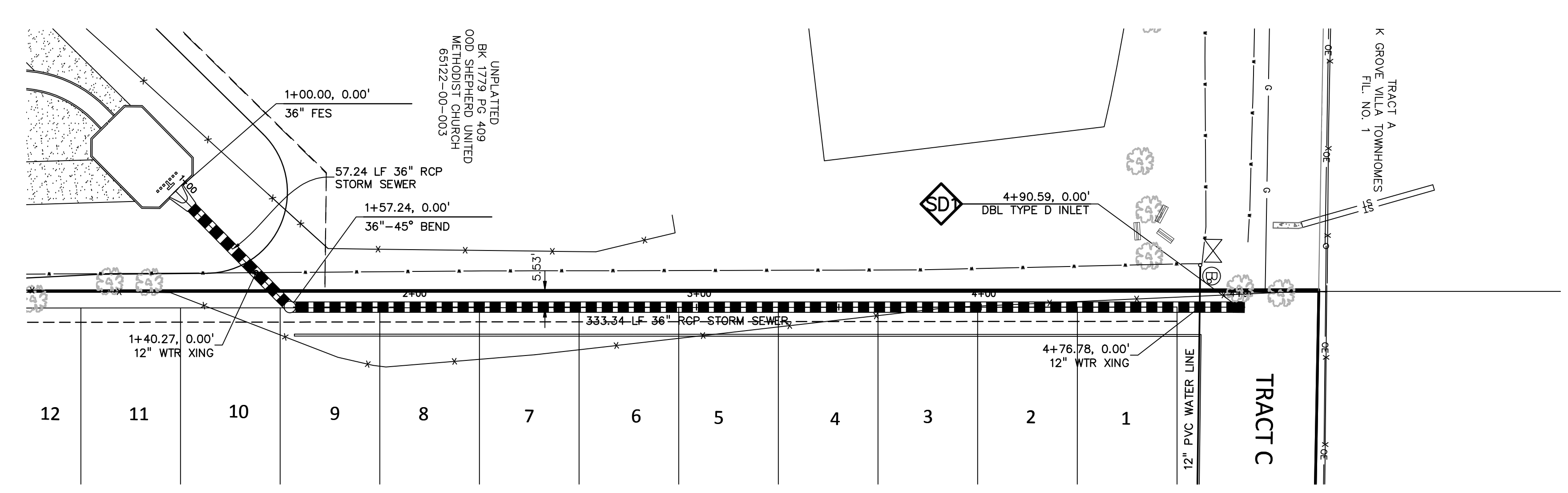
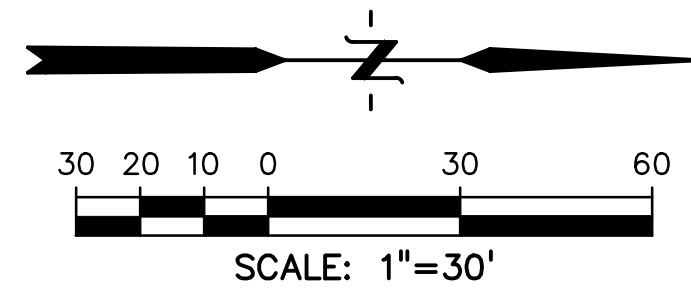
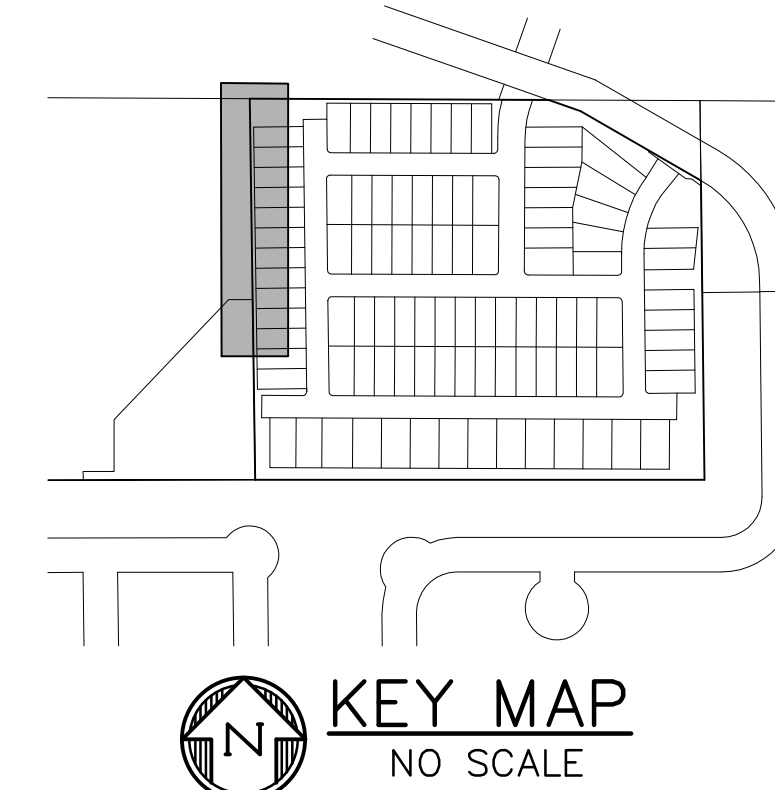
SIGNAGE PLAN

PROJECT NO. 21085-03CSCV
 DRAWING NO.

SI01

811 Know what's below.
 Call before you dig.
 CALL 3-BUSINESS DAYS IN ADVANCE BEFORE YOU DIG, GRADE, OR EXCAVATE FOR THE MARKING OF UNDERGROUND MEMBER UTILITIES.

Update FAE to include all storm improvements in section 3.



811 Know what's below. Call before you dig.
 CALL 3-BUSINESS DAYS IN ADVANCE BEFORE YOU DIG, GRADE, OR EXCAVATE FOR THE MARKING OF UNDERGROUND MEMBER UTILITIES.

PREPARED BY:

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 (719) 475-7474

CONSTRUCTION DOCUMENTS FOR:
HAVEN VALLEY
 (LETA DR.) BRADLEY RD/ALTURAS DR.
 SECURITY, EL PASO COUNTY, COLORADO

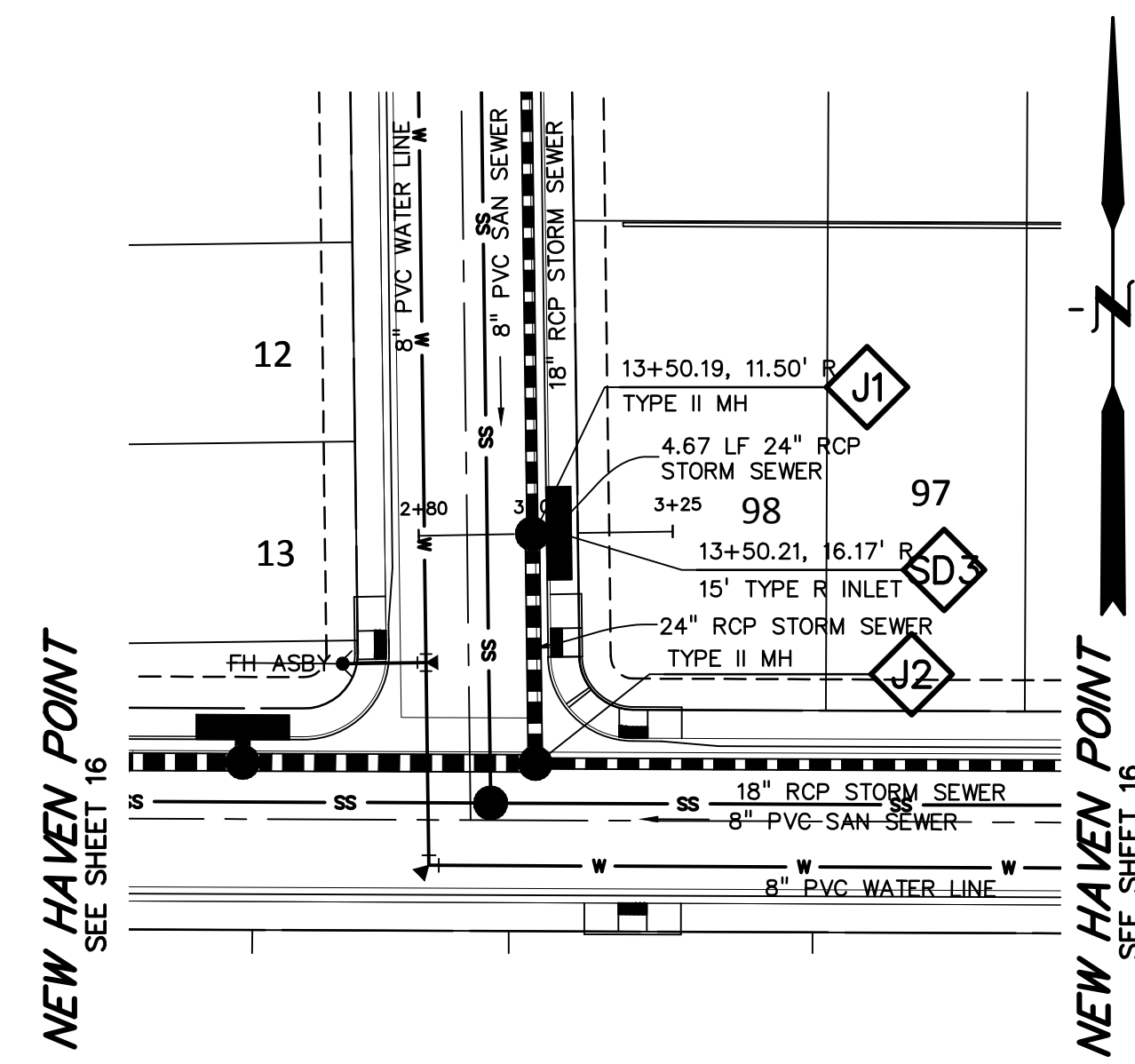
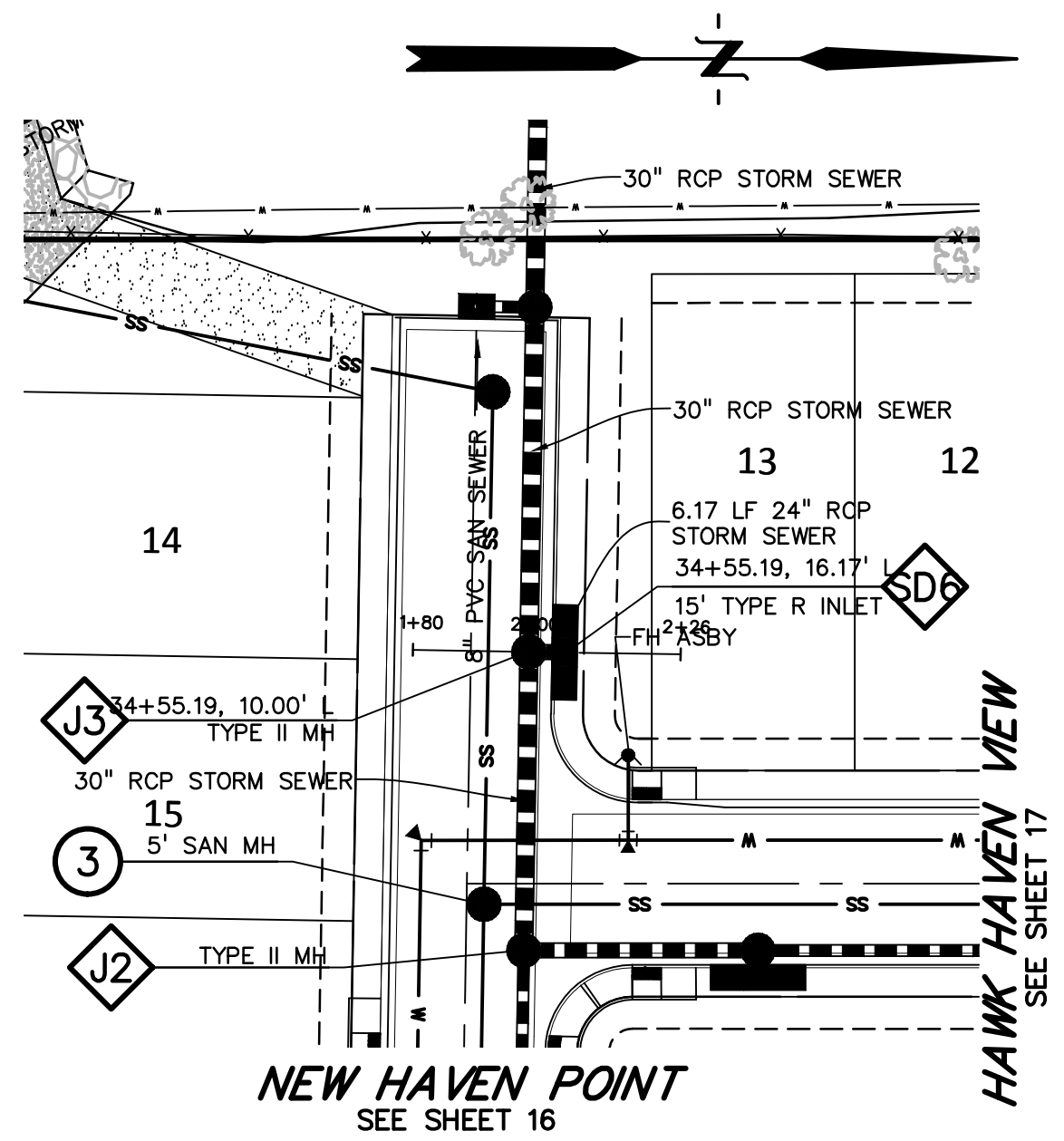
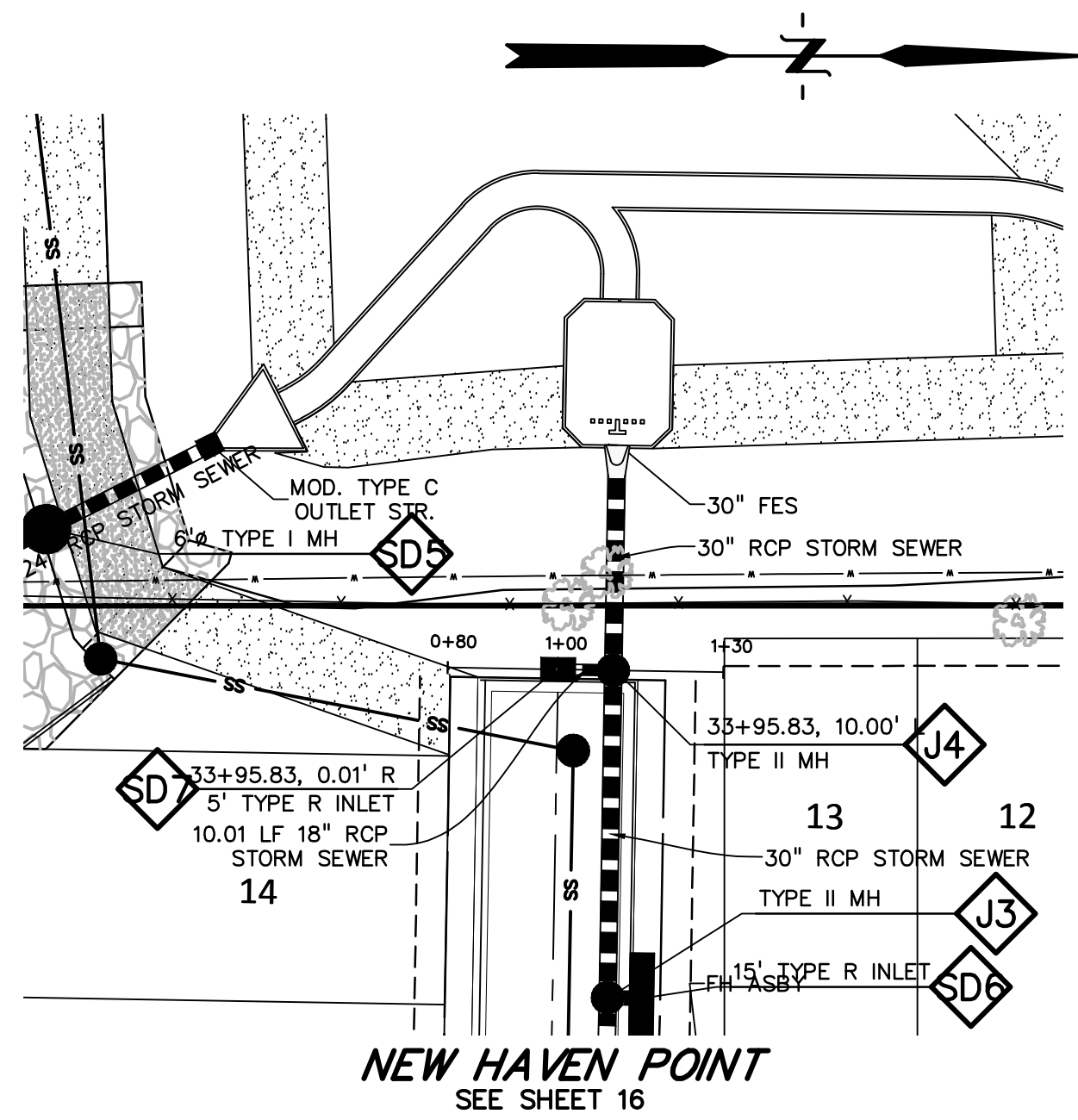
ISSUE	DATE
INITIAL ISSUE	3/15/22
LATEST ISSUE	9/20/23
DESIGNED BY:	TDM
DRAWN BY:	GES
CHECKED BY:	TDM
FILE NAME:	21085-03SD01

PREPARED UNDER MY DIRECT SUPERVISION FOR AND ON BEHALF OF DREXEL, BARRELL & CO.
 DRAWING SCALE:
 HORIZONTAL: 1" = 30'
 VERTICAL: 1" = 5'

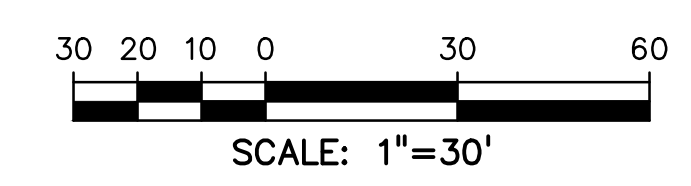
WEST STORM SEWER PLAN & PROFILE
 PROJECT NO. 21085-03CSCV
 DRAWING NO.

SD01
 SHEET: 22 OF 46

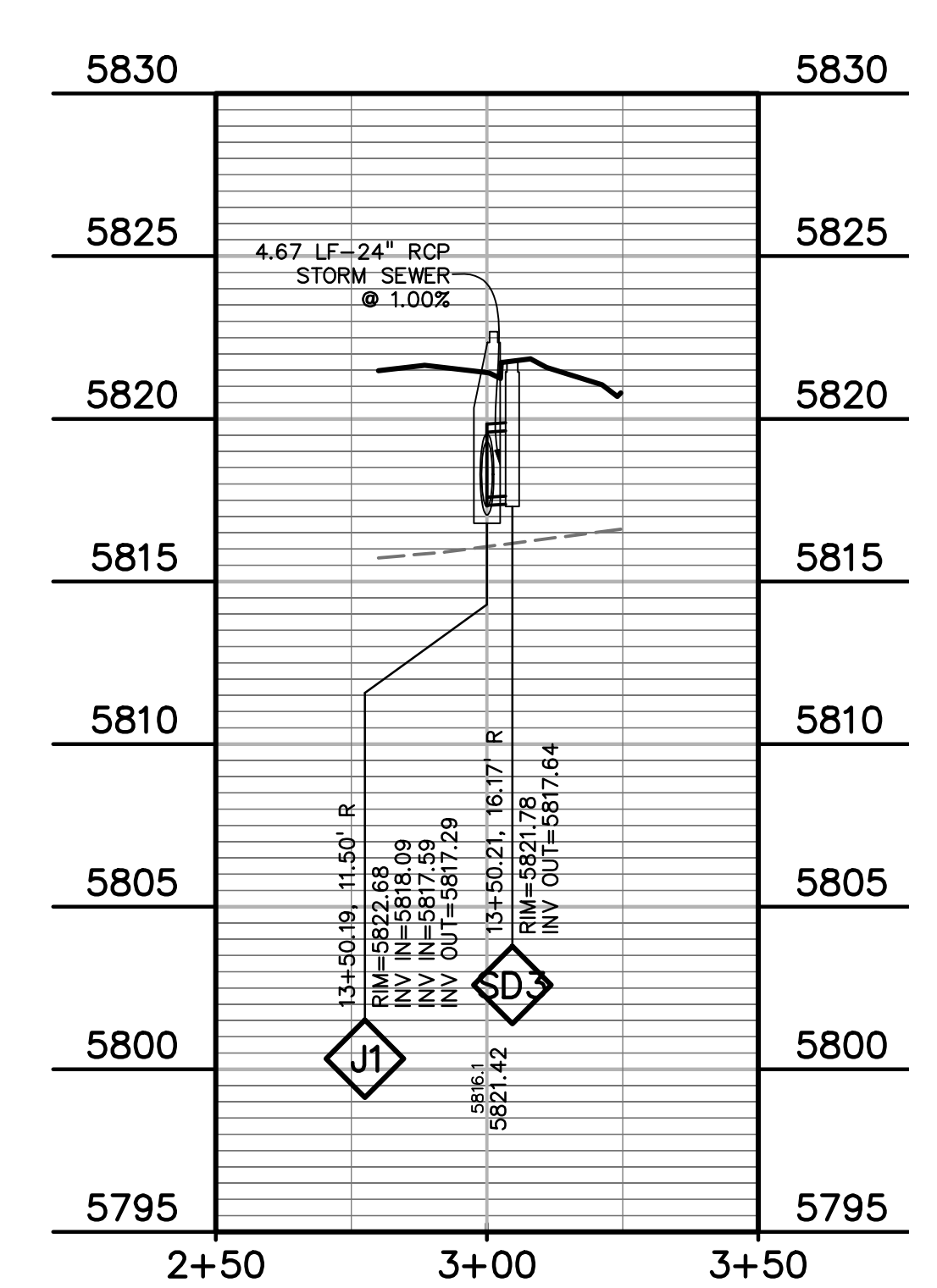
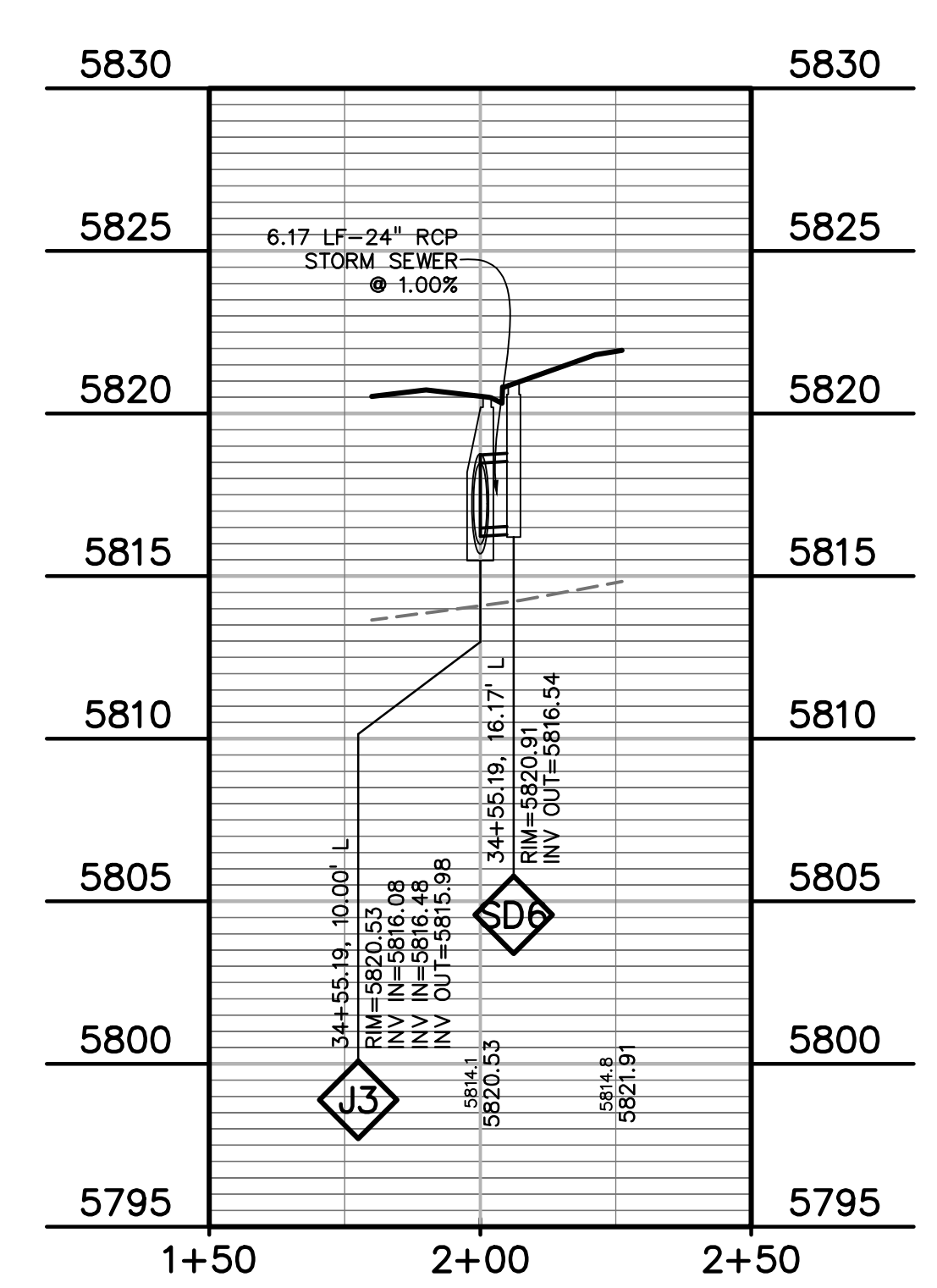
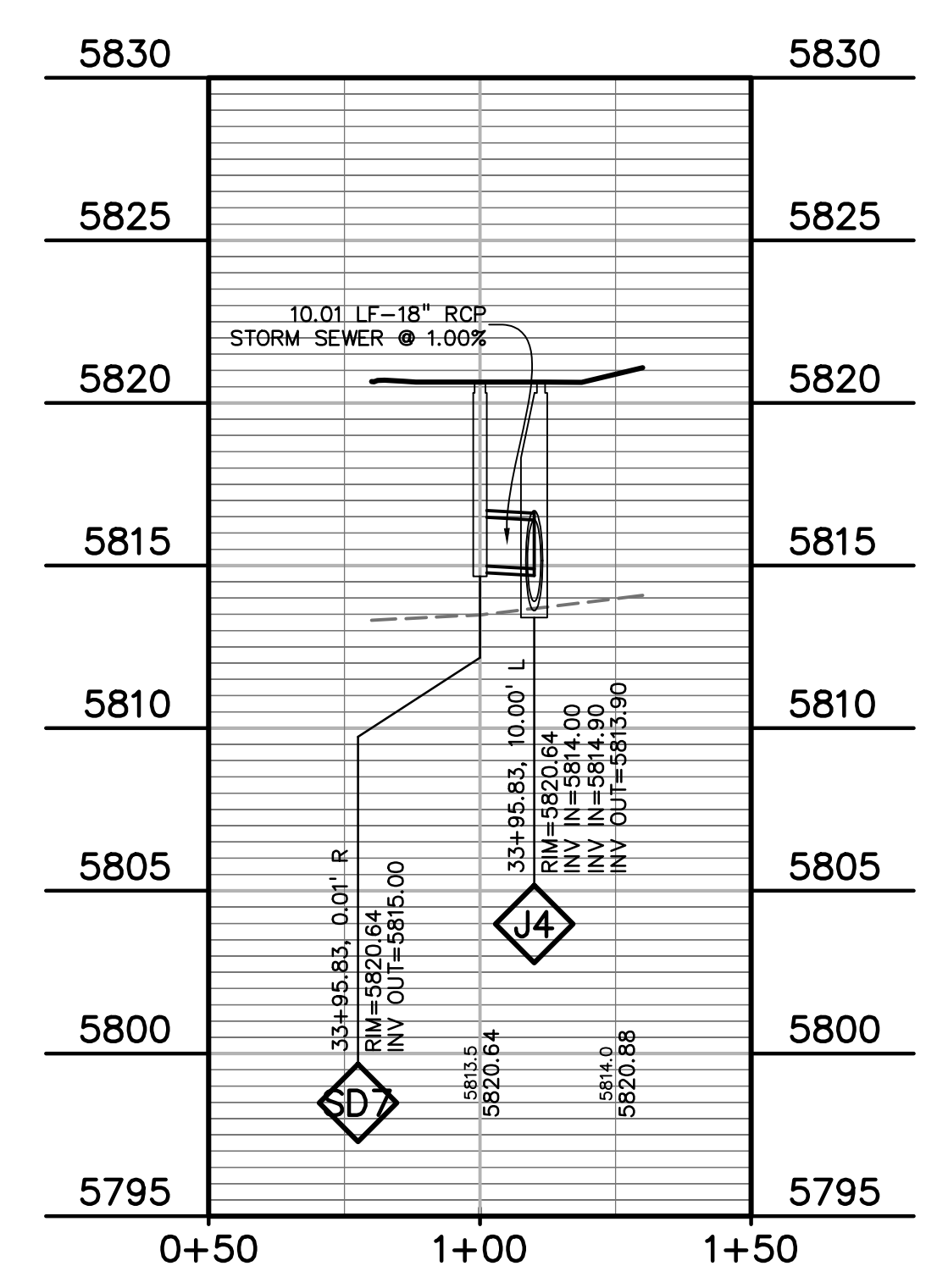
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Update FAE to include all storm improvements in section 3.



811 Know what's below. Call before you dig.
CALL 3-BUSINESS DAYS IN ADVANCE BEFORE YOU DIG, GRADE, OR EXCAVATE FOR THE MARKING OF UNDERGROUND MEMBER UTILITIES.



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(719)260-0887
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CLIENT:
MIDCO INVESTMENTS, LLC
P.O. BOX 60069
COLORADO SPRINGS, CO 80960
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(719) 475-7474

CONSTRUCTION DOCUMENTS FOR:
HAVEN VALLEY
(LETA DR.) BRADLEY RD/ALTURAS DR.
SECURITY, EL PASO COUNTY, COLORADO

ISSUE	DATE
INITIAL ISSUE	3/15/22
LATEST ISSUE	9/20/23
DESIGNED BY:	TDM
DRAWN BY:	GES
CHECKED BY:	TDM
FILE NAME:	21085-03SD02

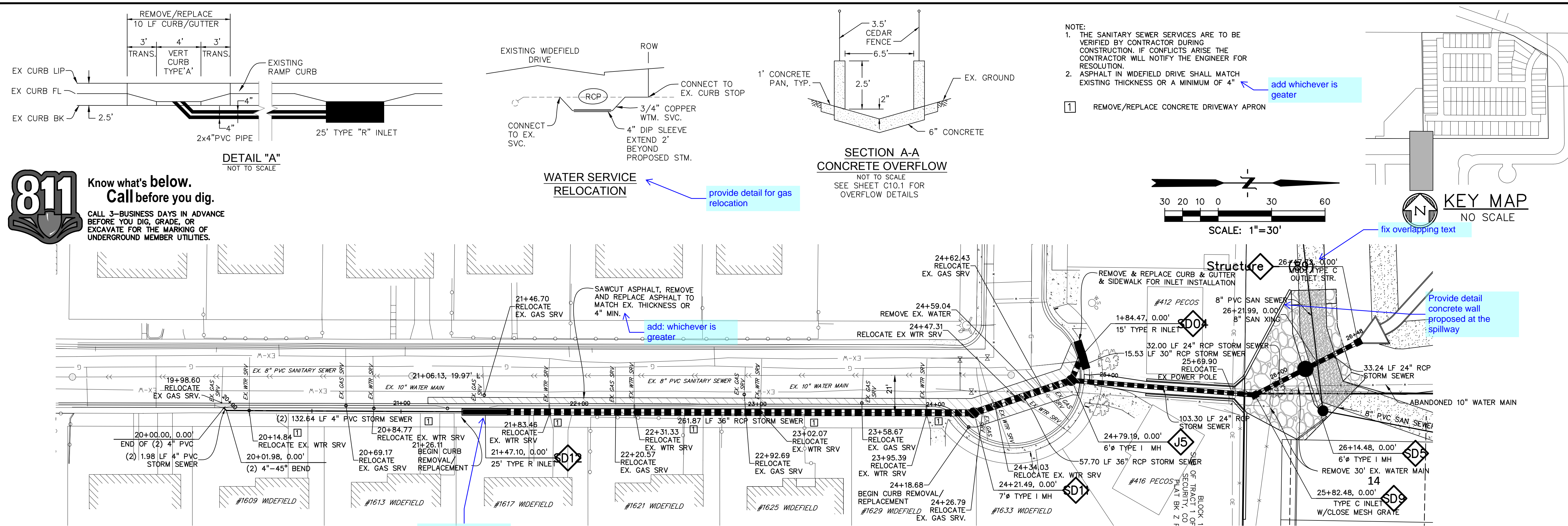
PREPARED UNDER MY DIRECT SUPERVISION FOR AND ON BEHALF OF DREXEL, BARRELL & CO.
DRAWING SCALE:
HORIZONTAL: 1" = 30'
VERTICAL: 1" = 5'

LATERALS
STORM SEWER
PLAN & PROFILE
PROJECT NO. 21085-03CSCV
DRAWING NO.

SD02
SHEET: 23 OF 46

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Update FAE to include all storm improvements in section 3.
Public improvements shall be in section 2



811 Know what's below.
Call before you dig.
CALL 3-BUSINESS DAYS IN ADVANCE BEFORE YOU DIG, GRADE, OR EXCAVATE FOR THE MARKING OF UNDERGROUND MEMBER UTILITIES.

- NOTE:
- THE SANITARY SEWER SERVICES ARE TO BE VERIFIED BY CONTRACTOR DURING CONSTRUCTION. IF CONFLICTS ARISE THE CONTRACTOR WILL NOTIFY THE ENGINEER FOR RESOLUTION.
 - ASPHALT IN WIDEFIELD DRIVE SHALL MATCH EXISTING THICKNESS OR A MINIMUM OF 4"

1 REMOVE/REPLACE CONCRETE DRIVEWAY APRON

provide detail for gas relocation

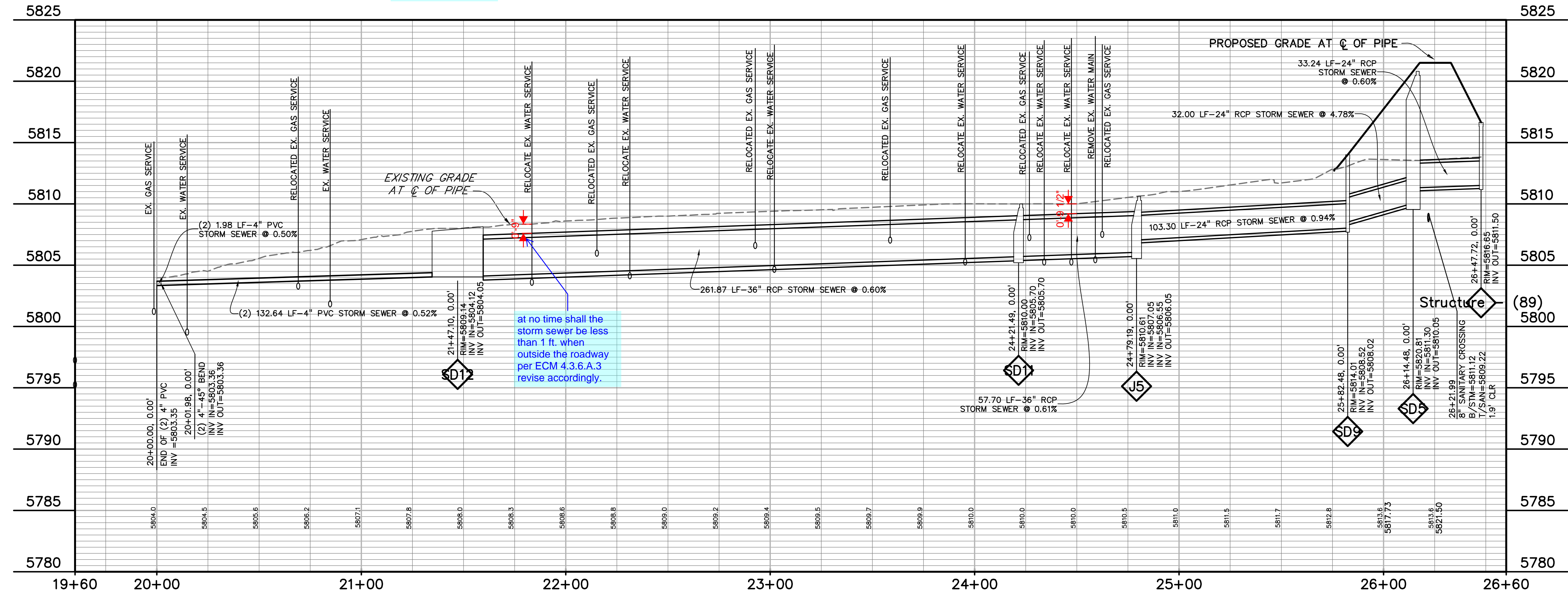
add whichever is greater

fix overlapping text

Provide detail concrete wall proposed at the spillway

revise per comments on the drainage report

WIDEFIELD DR.



at no time shall the storm sewer be less than 1 ft. when outside the roadway per ECM 4.3.6.A.3 revise accordingly.

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DREXEL, BARRELL & CO.
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CONSTRUCTION DOCUMENTS FOR:
HAVEN VALLEY
 (LETA DR.) BRADLEY RD/ALTURAS DR.
 SECURITY, EL PASO COUNTY, COLORADO

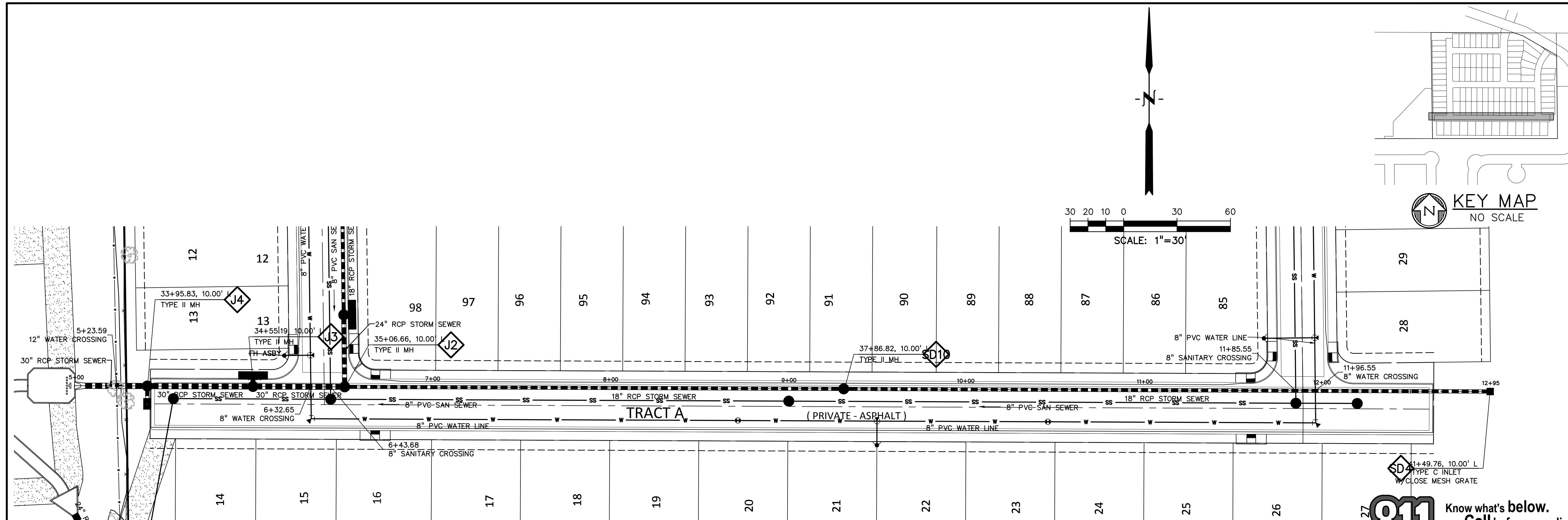
ISSUE	DATE
INITIAL ISSUE	3/15/22
LATEST ISSUE	9/20/23
DESIGNED BY:	TDM
DRAWN BY:	GES
CHECKED BY:	TDM
FILE NAME:	21085-03SD03

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 DRAWING SCALE:
 HORIZONTAL: 1" = 30'
 VERTICAL: 1" = 5'

**STORM SEWER
 OUTFALL
 PLAN & PROFILE**

PROJECT NO. 21085-03CSCV
 DRAWING NO.

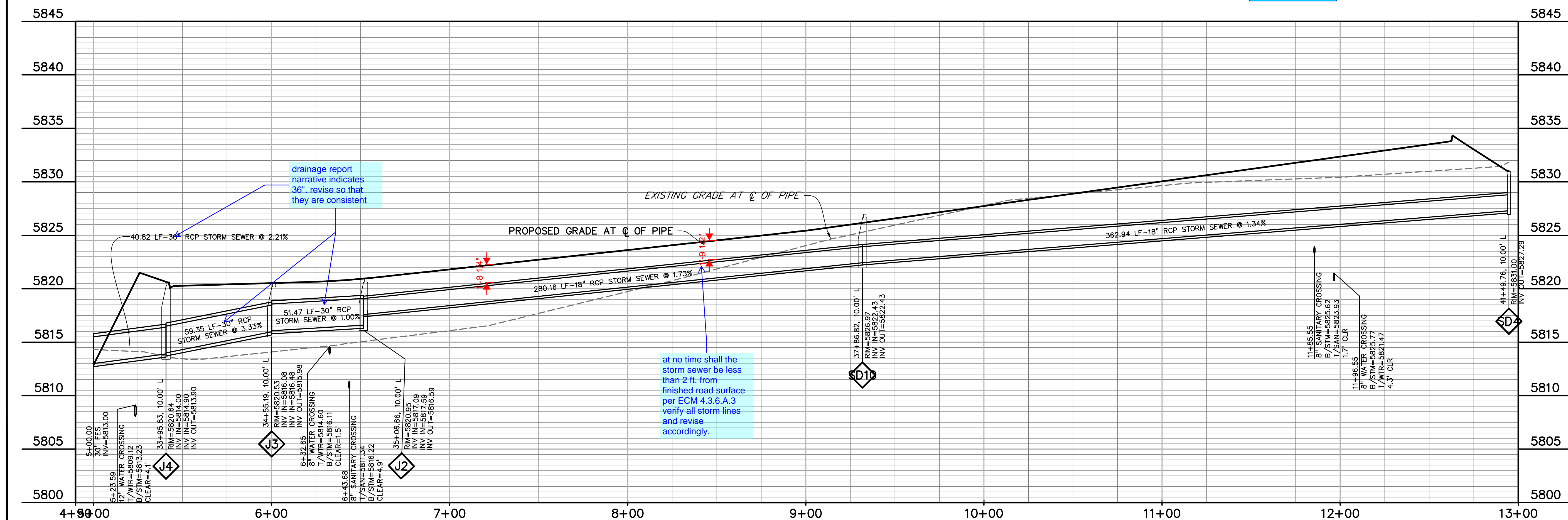
SD03
 SHEET: 24 OF 46



Revise all storm profiles to show hydraulic and energy grade line.



Know what's below.
Call before you dig.
CALL 3-BUSINESS DAYS IN ADVANCE BEFORE YOU DIG, GRADE, OR EXCAVATE FOR THE MARKING OF UNDERGROUND MEMBER UTILITIES.



at no time shall the storm sewer be less than 2 ft. from finished road surface per ECM 4.3.6.A.3 verify all storm lines and revise accordingly.

drainage report narrative indicates 36". revise so that they are consistent

PREPARED BY:
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CONSTRUCTION DOCUMENTS FOR:
HAVEN VALLEY
(LETA DR.) BRADLEY RD/ALTURAS DR.
SECURITY, EL PASO COUNTY, COLORADO

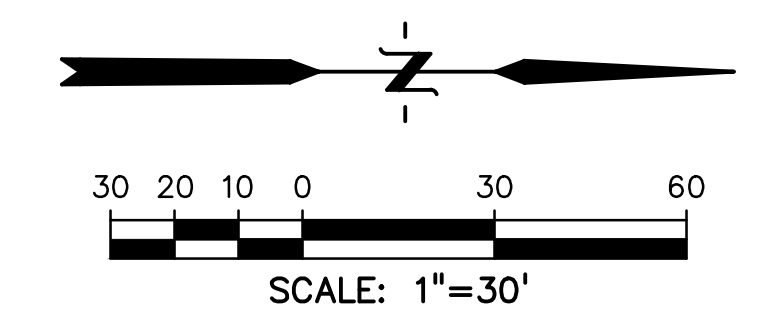
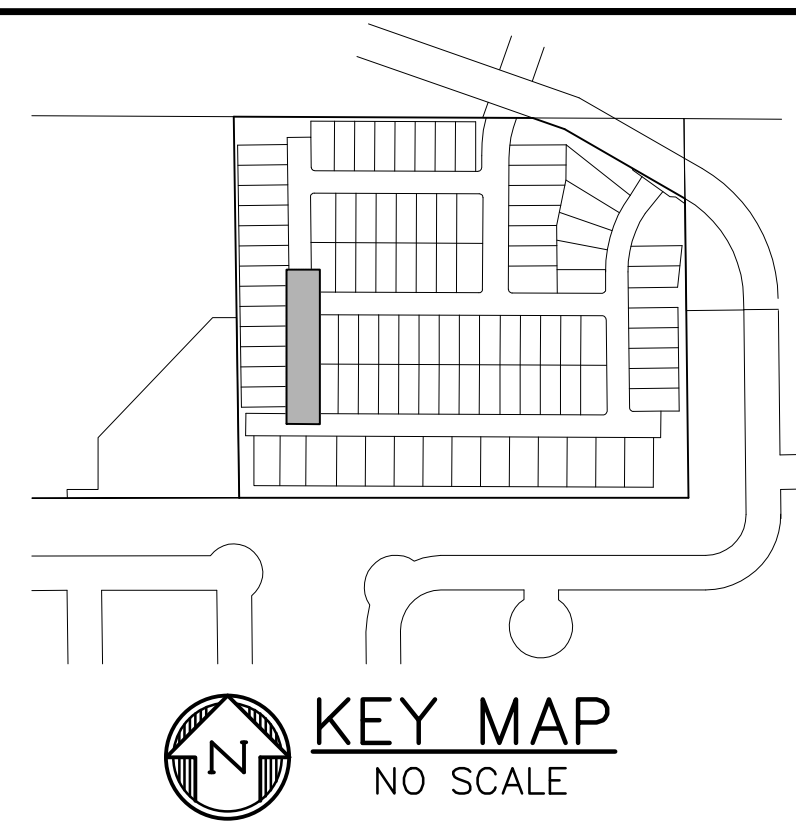
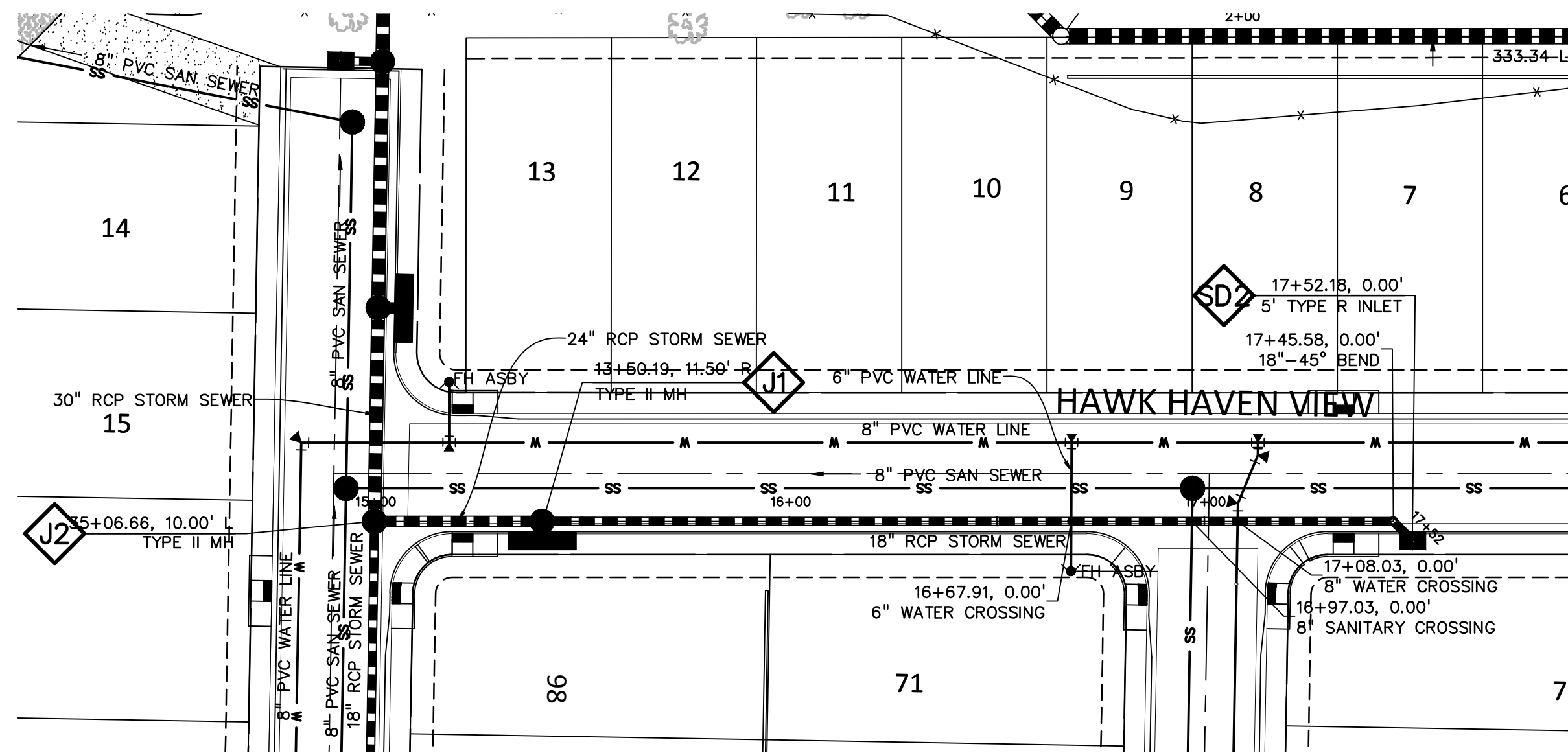
ISSUE	DATE
INITIAL ISSUE	3/15/22
LATEST ISSUE	9/20/23

DESIGNED BY: TDM
DRAWN BY: GES
CHECKED BY: TDM
FILE NAME: 21085-03SD04

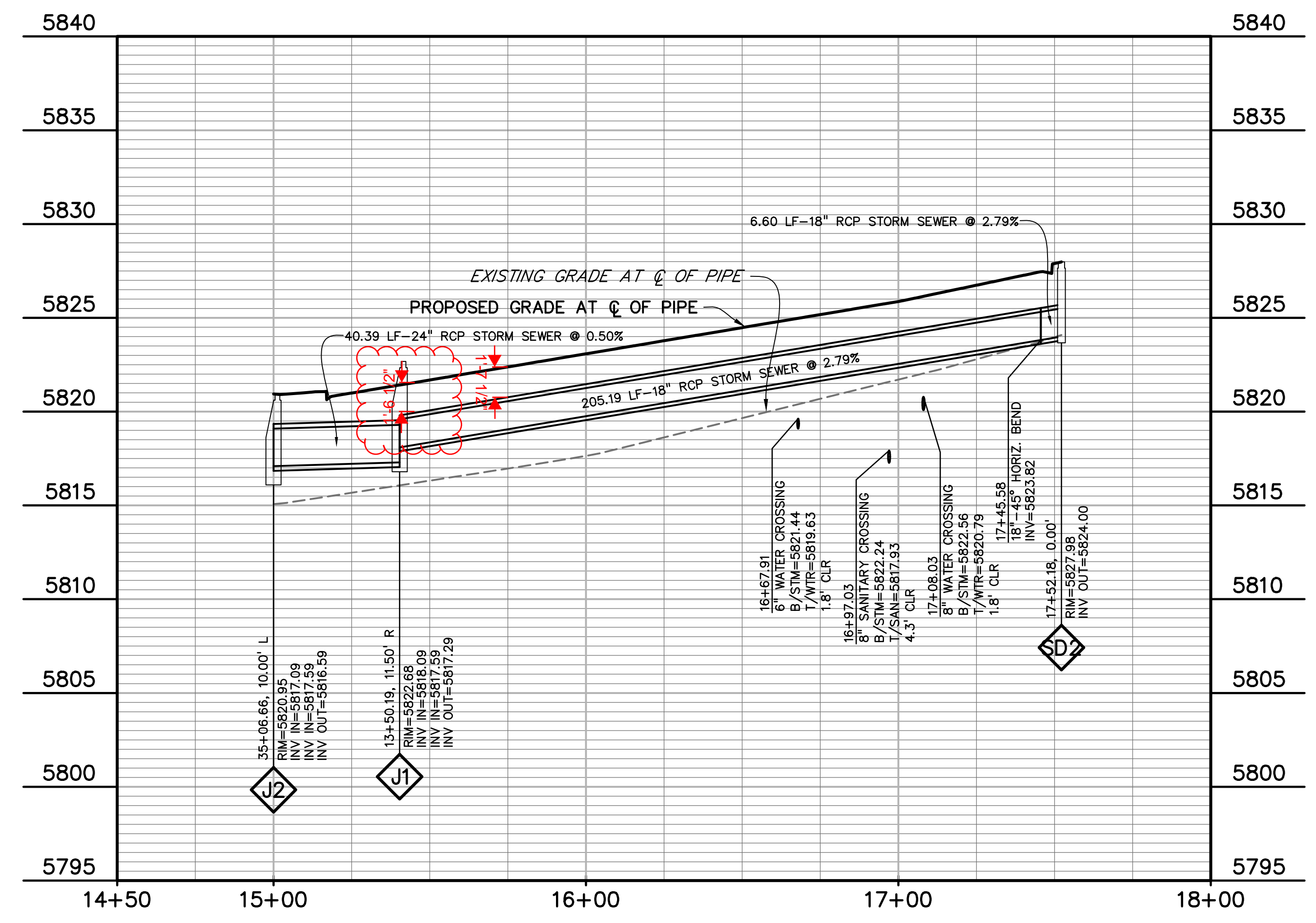
PREPARED UNDER MY DIRECT SUPERVISION FOR AND ON BEHALF OF DREXEL, BARRELL & CO.
DRAWING SCALE:
HORIZONTAL: 1" = 30'
VERTICAL: 1" = 5'

STORM SEWER PLAN & PROFILE
PROJECT NO. 21085-03CSCV
DRAWING NO.

SD04
SHEET: 25 OF 46



811 Know what's below.
Call before you dig.
CALL 3-BUSINESS DAYS IN ADVANCE BEFORE YOU DIG, GRADE, OR EXCAVATE FOR THE MARKING OF UNDERGROUND MEMBER UTILITIES.



PREPARED BY:

DREXEL, BARRELL & CO.
Engineers • Surveyors
3 SOUTH TTH STREET
COLORADO SPGS, COLORADO 80905
CONTACT: TIM D. MCCONNELL, P.E.
(719)260-0887
BOULDER • COLORADO SPRINGS • GREELEY

CLIENT:

MIDCO INVESTMENTS, LLC

P.O. BOX 60069
COLORADO SPRINGS, CO 80960
CONTACT: ROBERT C. IRWIN
(719) 475-7474

CONSTRUCTION DOCUMENTS FOR:

HAVEN VALLEY

(LETA DR.) BRADLEY RD/ALTURAS DR.
SECURITY, EL PASO COUNTY, COLORADO

ISSUE	DATE
INITIAL ISSUE	3/15/22
LATEST ISSUE	9/20/23

DESIGNED BY: TDM
DRAWN BY: GES
CHECKED BY: TDM
FILE NAME: 21085-03SD05

PREPARED UNDER MY DIRECT SUPERVISION FOR AND ON BEHALF OF DREXEL, BARRELL & CO.

DRAWING SCALE:
HORIZONTAL: 1" = 30'
VERTICAL: 1" = 5'

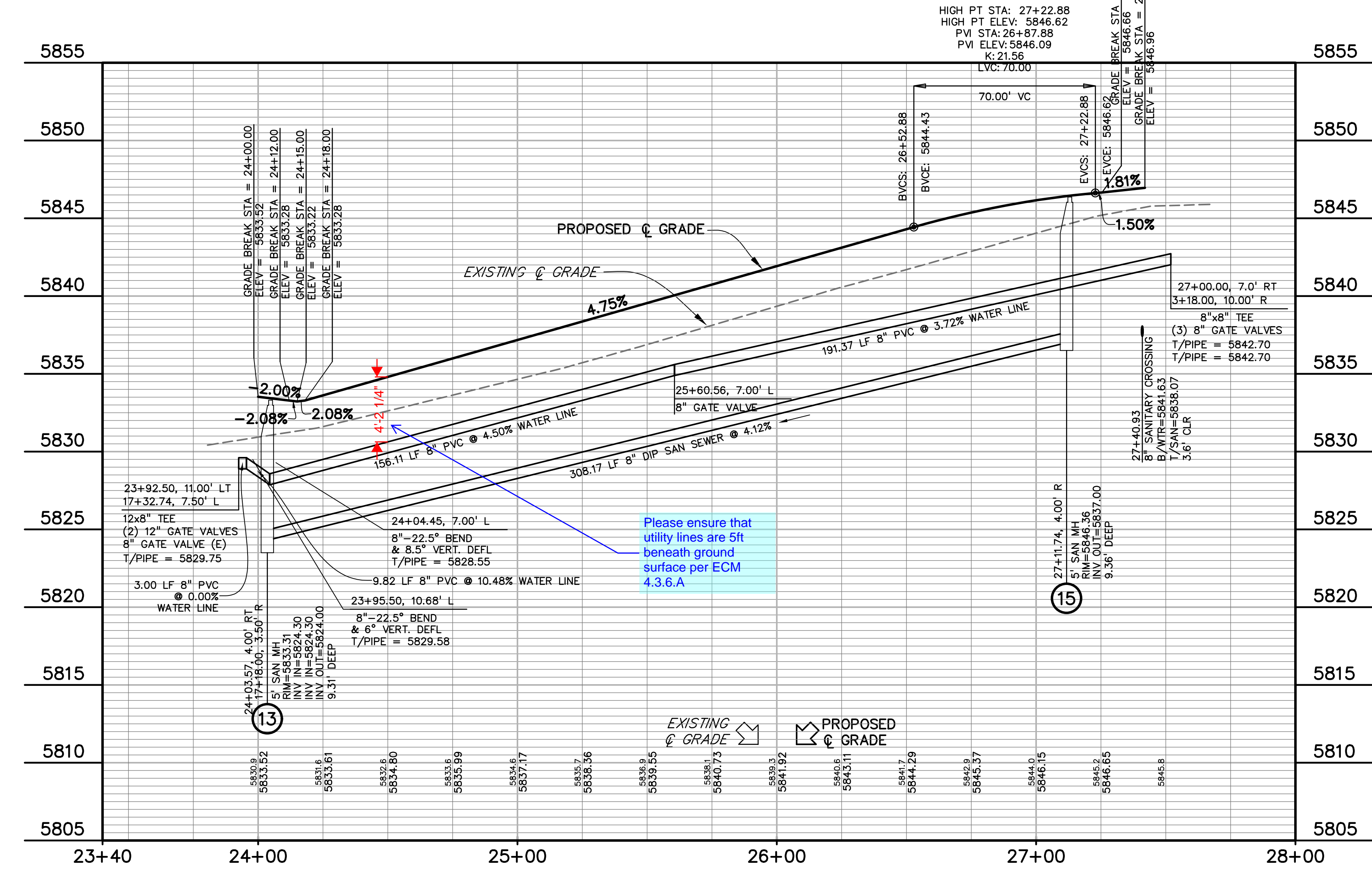
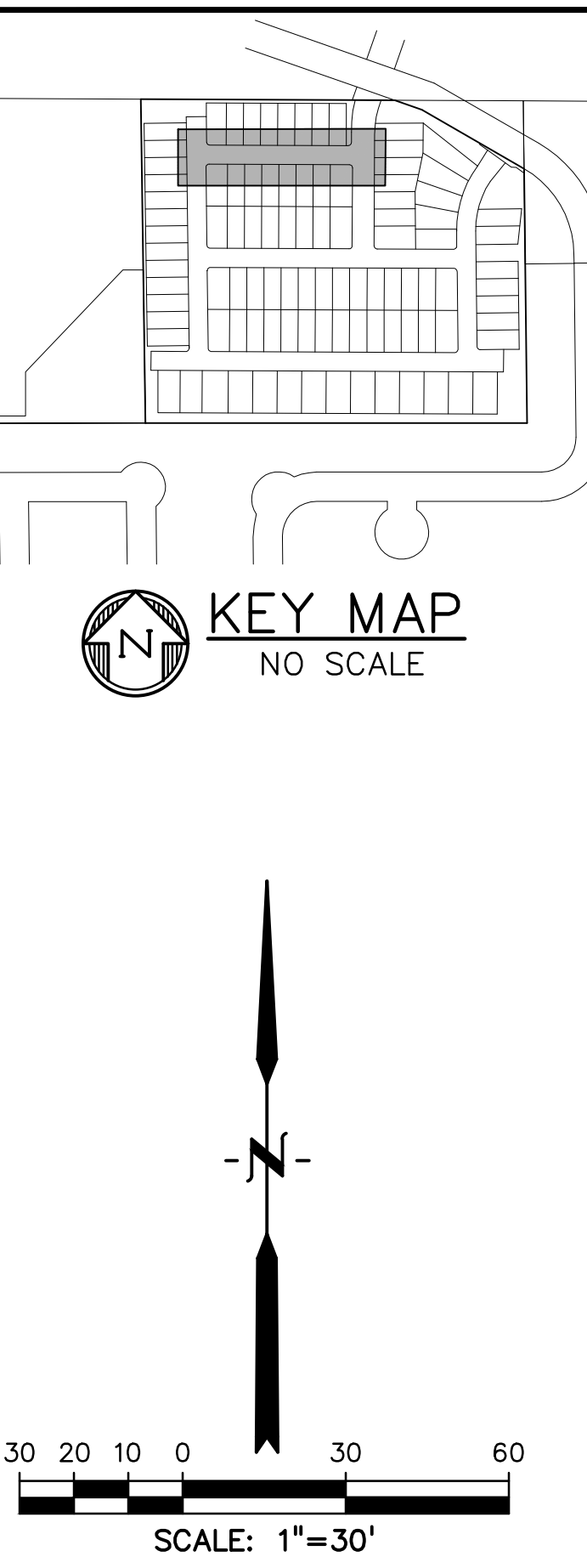
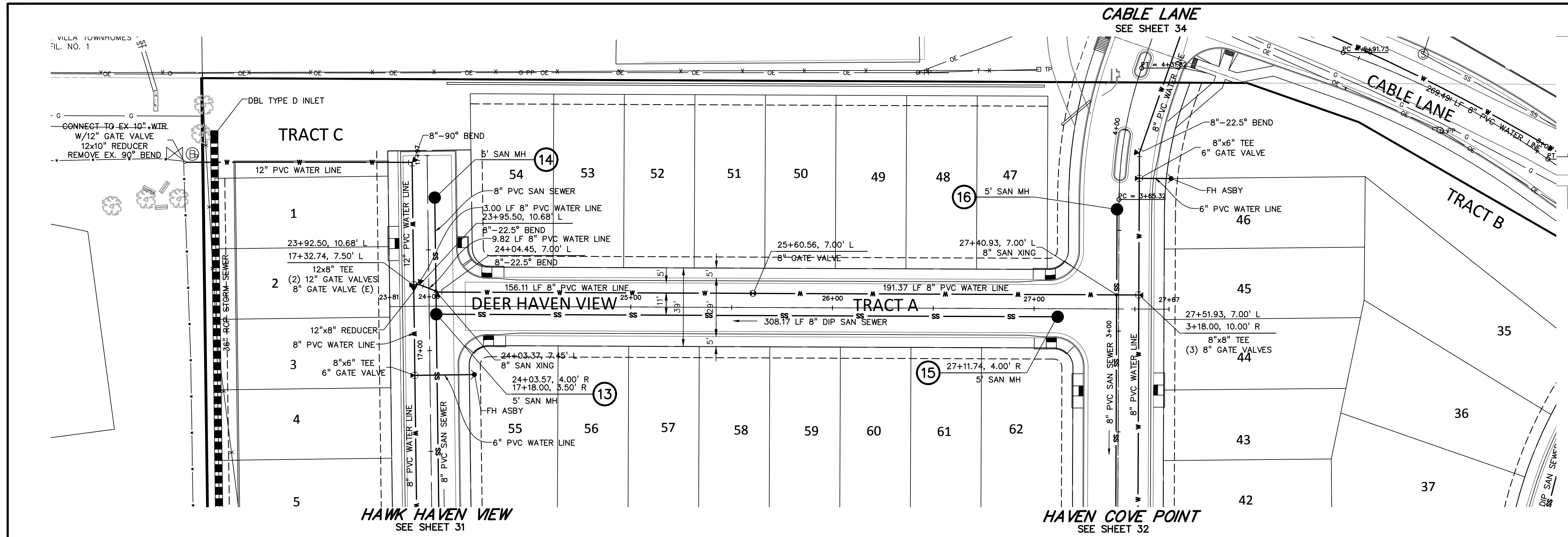
STORM SEWER PLAN & PROFILE

PROJECT NO. 21085-03CSCV
DRAWING NO.

SD05

SHEET: 26 OF 46

P:\1086-03CSCV\1086-03CSCV.dwg, 9/20/23 11:37 AM



Please ensure that utility lines are 5ft beneath ground surface per ECM 4.3.6.A

PREPARED BY:

 DREXEL, BARRELL & CO.
 Engineers • Surveyors
 3 SOUTH 7TH STREET
 COLORADO SPRINGS, COLORADO 80905
 CONTACT: TIM D. MCCONNELL, P.E.
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CONSTRUCTION DOCUMENTS FOR:
HAVEN VALLEY
 (LETA DR.) BRADLEY RD/ALTURAS DR.
 SECURITY, EL PASO COUNTY, COLORADO

ISSUE	DATE
INITIAL ISSUE	3/15/22
LATEST ISSUE	9/20/23
DESIGNED BY:	TDM
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FILE NAME:	21085-03J01

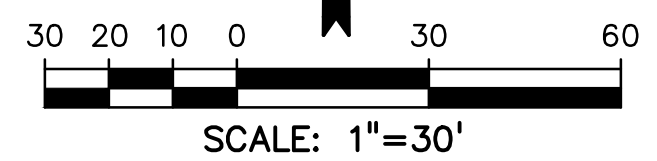
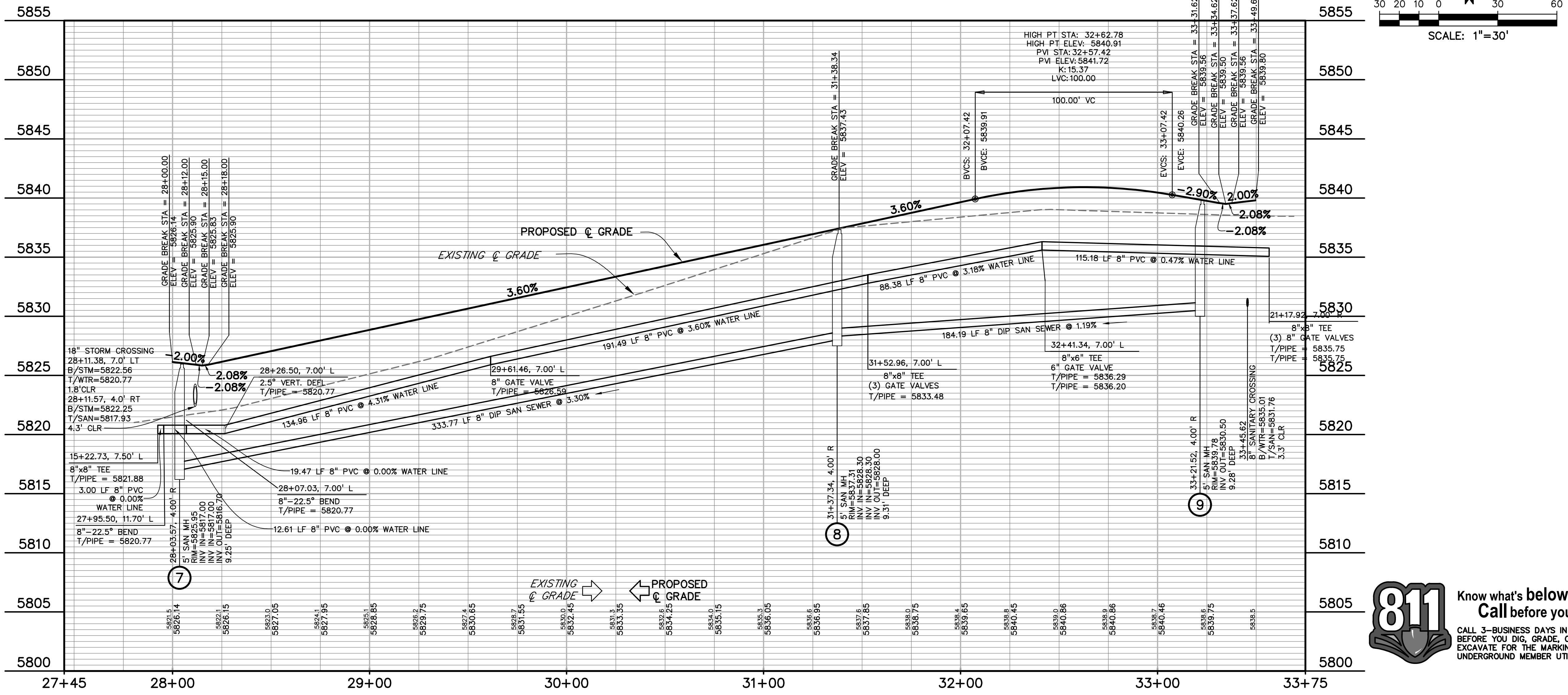
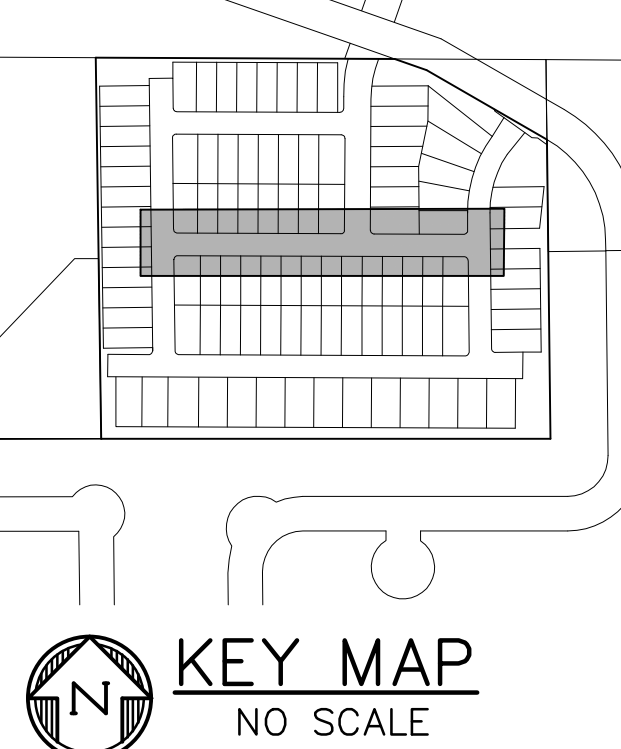
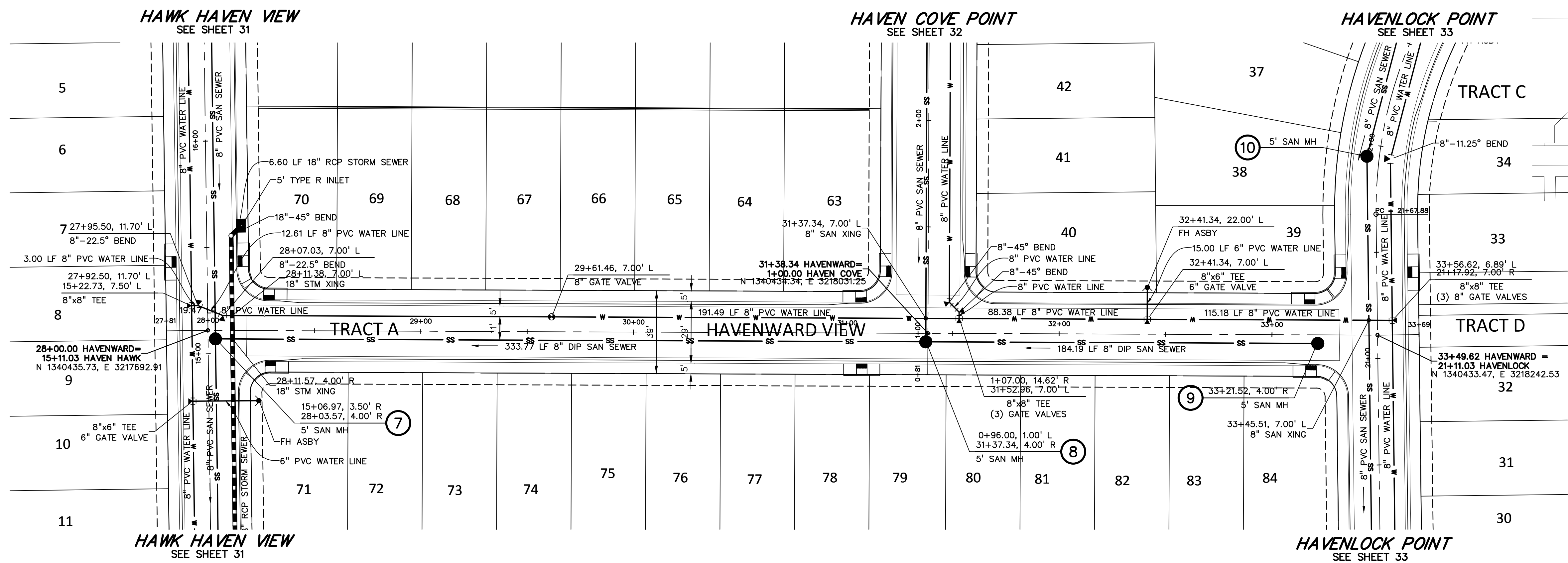
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 DRAWING SCALE:
 HORIZONTAL: 1" = 30'
 VERTICAL: 1" = 5'

DEERHAVEN VIEW WATER & SAN. PLAN & PROFILE
 PROJECT NO. 21085-03CSCV
 DRAWING NO.

UT01
 SHEET: 28 OF 46



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CONSTRUCTION DOCUMENTS FOR:

HAVEN VALLEY

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 SECURITY, EL PASO COUNTY, COLORADO

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 FILE NAME: 21085-03UT02

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 DRAWING SCALE:
 HORIZONTAL: 1" = 30'
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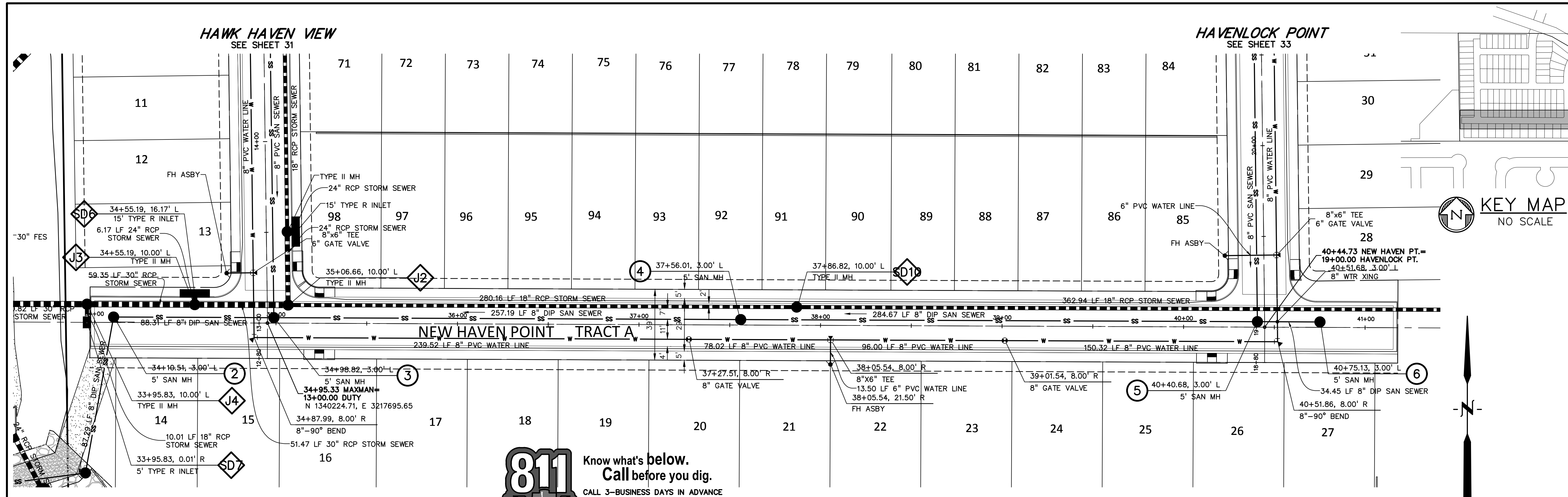
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PROJECT NO. 21085-03CSCV
 DRAWING NO.

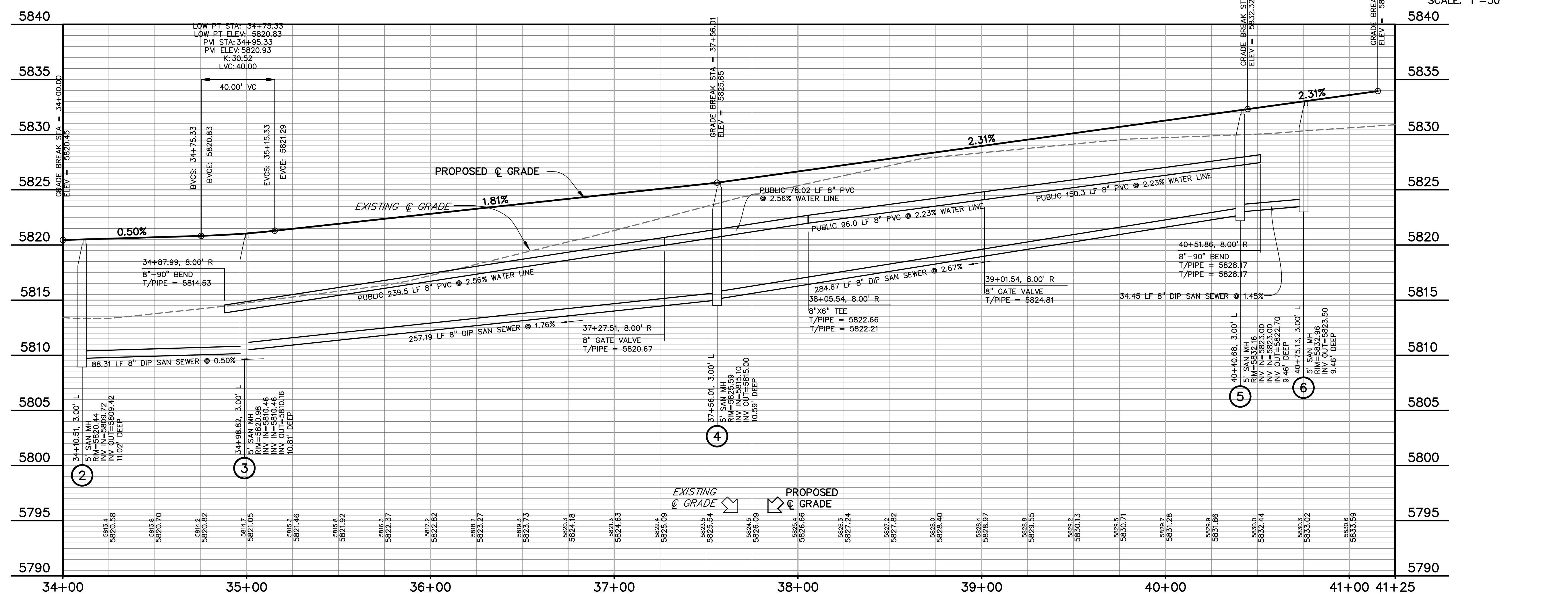
UT02



Know what's below. Call before you dig.
 CALL 3-BUSINESS DAYS IN ADVANCE BEFORE YOU DIG, GRADE, OR EXCAVATE FOR THE MARKING OF UNDERGROUND MEMBER UTILITIES.



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 CALL 3-BUSINESS DAYS IN ADVANCE BEFORE YOU DIG, GRADE, OR EXCAVATE FOR THE MARKING OF UNDERGROUND MEMBER UTILITIES.



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 Engineers • Surveyors
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CONSTRUCTION DOCUMENTS FOR:
HAVEN VALLEY
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 SECURITY, EL PASO COUNTY, COLORADO

ISSUE	DATE
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 FILE NAME: 21085-03U103

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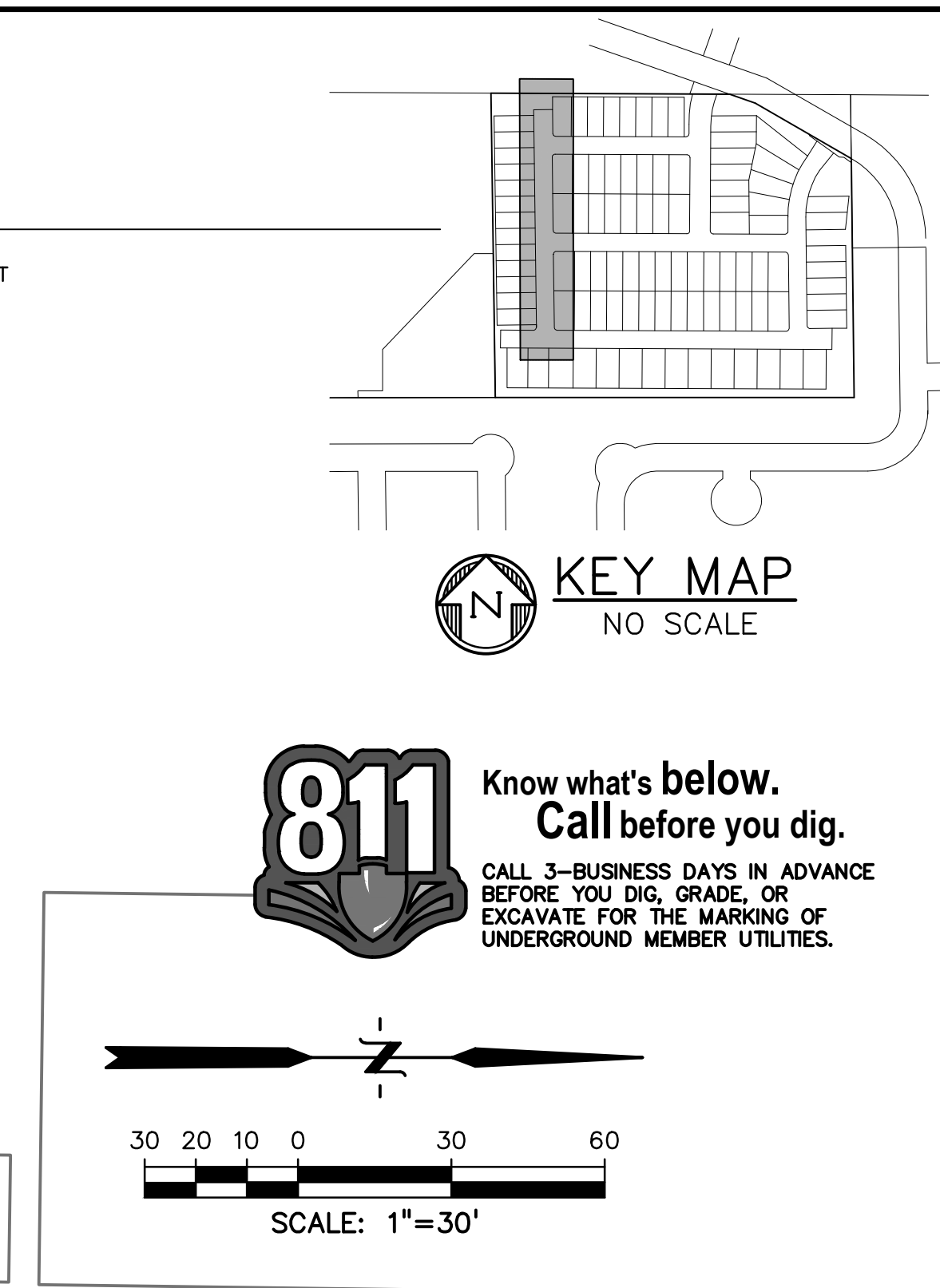
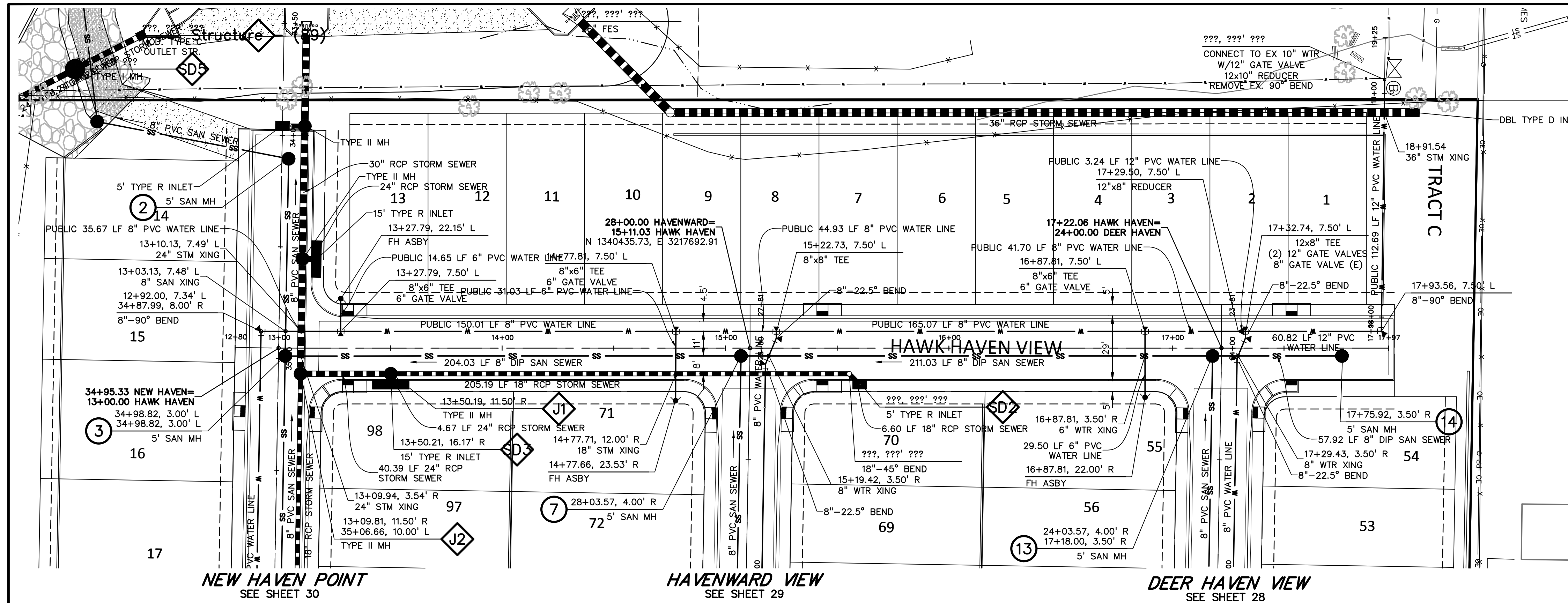
DRAWING SCALE:
 HORIZONTAL: 1" = 30'
 VERTICAL: 1" = 5'

**NEW HAVEN PT
 WATER & SAN.
 PLAN & PROFILE**

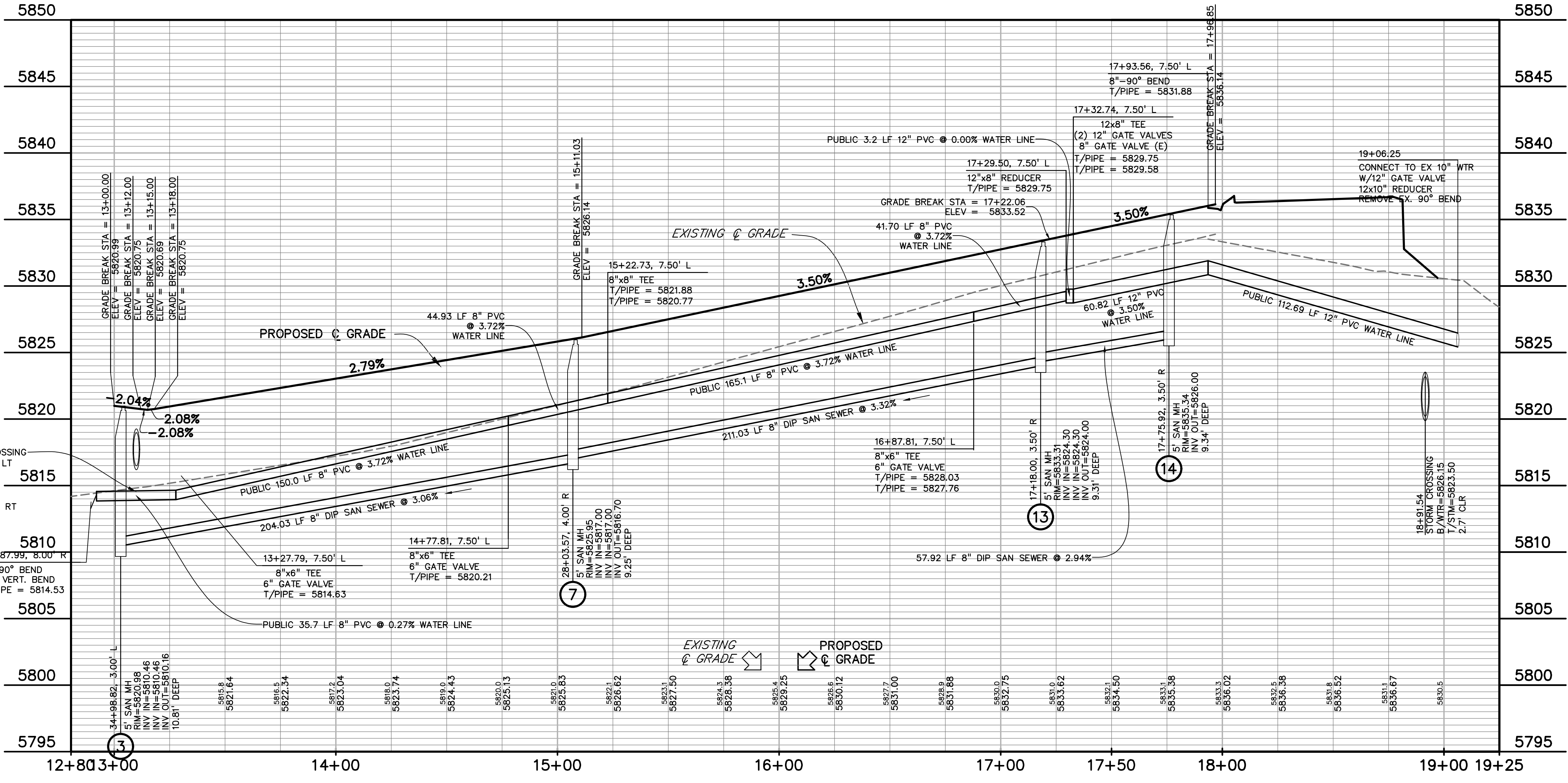
PROJECT NO. 21085-03CSCV
 DRAWING NO.

UT03

SHEET: 30 OF 46



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DREXEL, BARRELL & CO.
Engineers-Surveyors
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BOULDER • COLORADO SPRINGS • GREELEY

CLIENT:

MIDCO INVESTMENTS, LLC

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CONSTRUCTION DOCUMENTS FOR:

HAVEN VALLEY
(LETA DR.) BRADLEY RD/ALTURAS DR.
SECURITY, EL PASO COUNTY, COLORADO

ISSUE	DATE
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FILE NAME: 21085-03UT04

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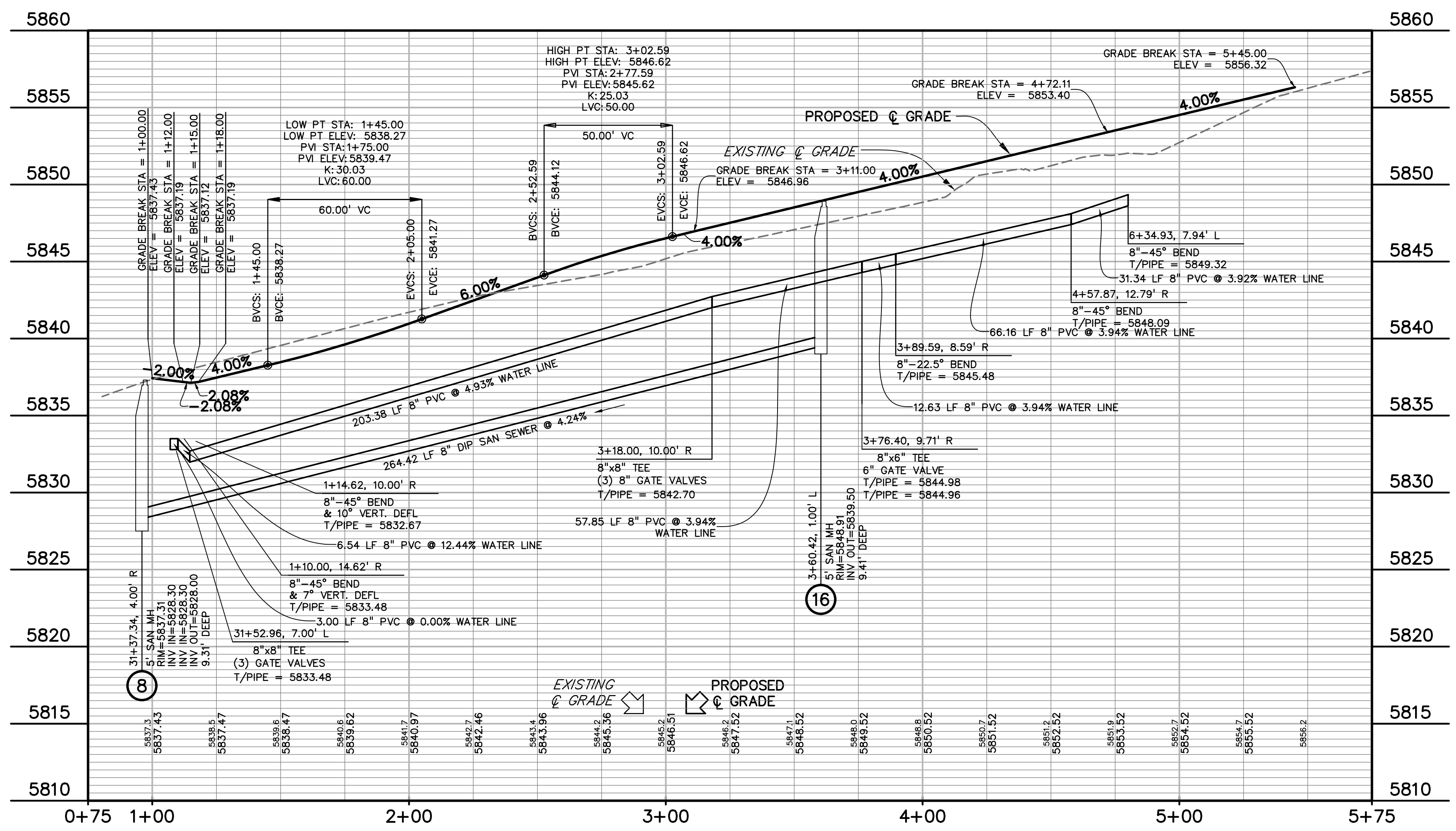
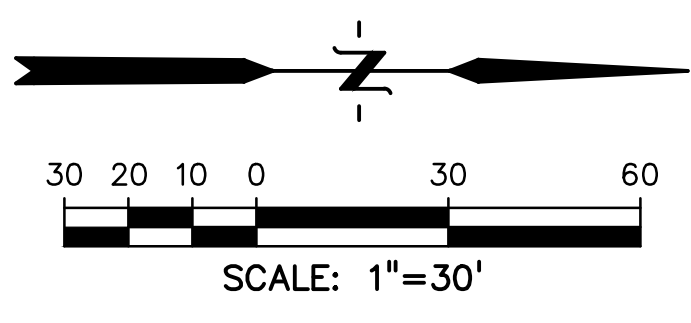
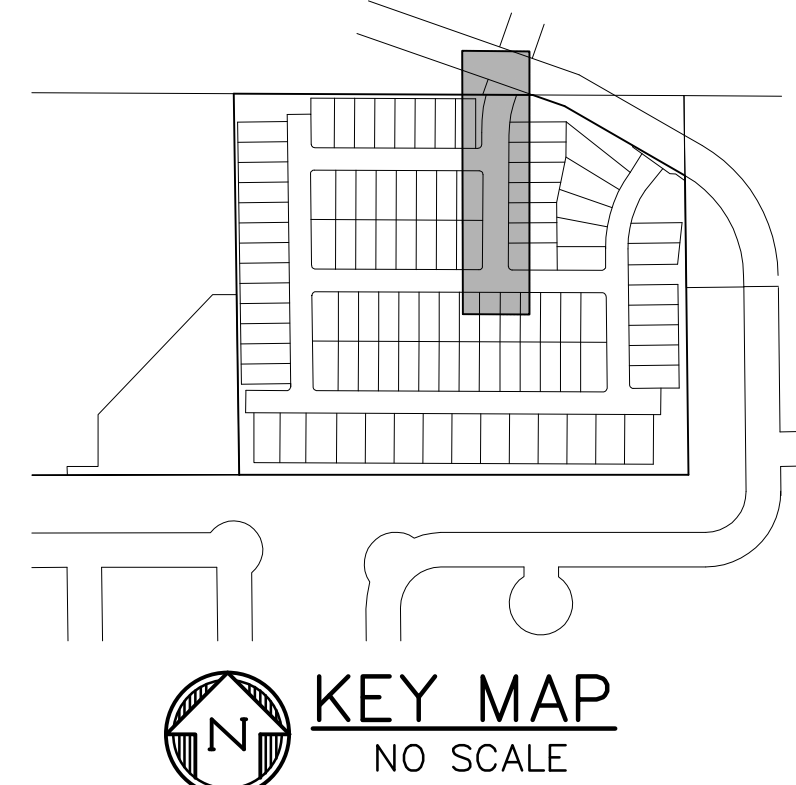
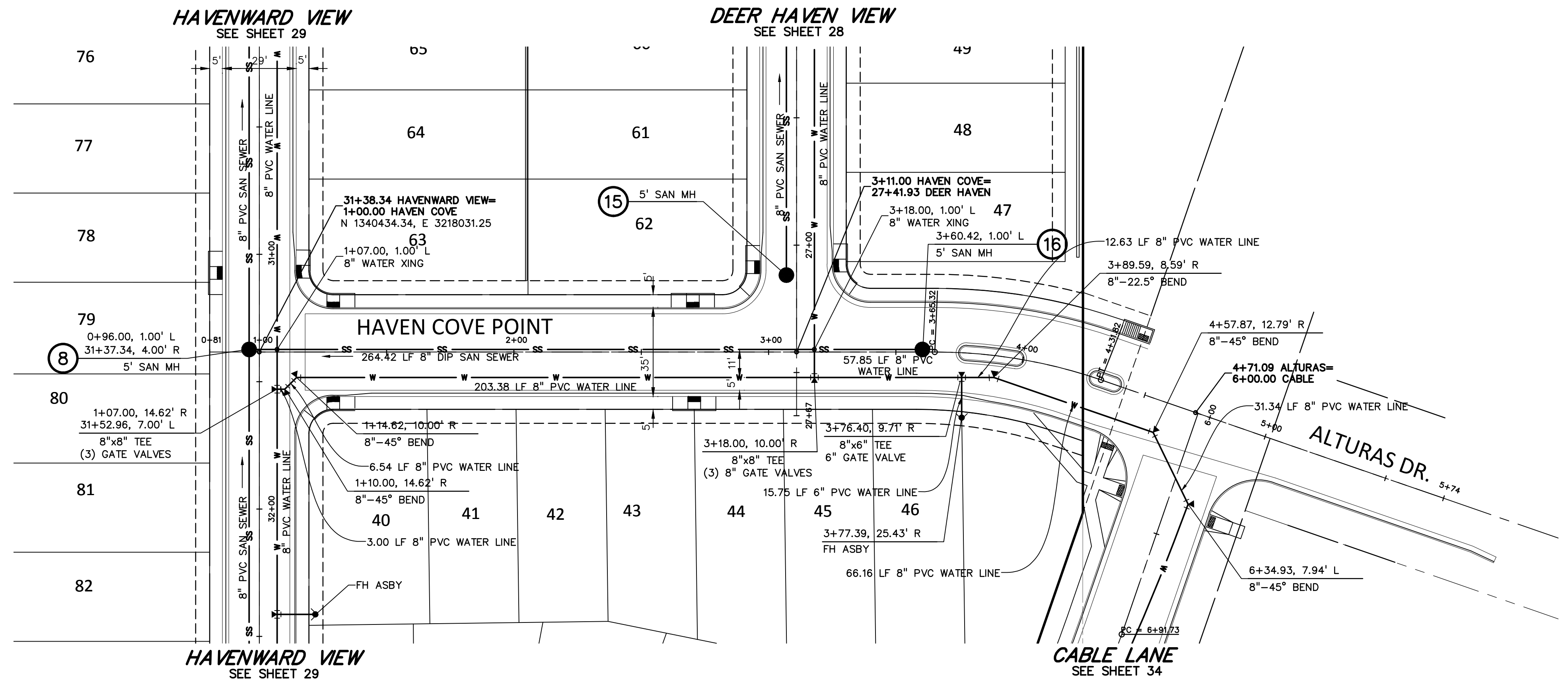
DRAWING SCALE:
HORIZONTAL: 1" = 30'
VERTICAL: 1" = 5'

**HAWK HAVEN VIEW
WATER & SAN.
PLAN & PROFILE**

PROJECT NO. 21085-03CSCV
DRAWING NO.

UT04

SHEET: 31 OF 46



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CLIENT:

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CONSTRUCTION DOCUMENTS FOR:

HAVEN VALLEY

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SECURITY, EL PASO COUNTY, COLORADO

ISSUE	DATE
INITIAL ISSUE	3/15/22
LATEST ISSUE	9/20/23

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FILE NAME: 21085-03UT05

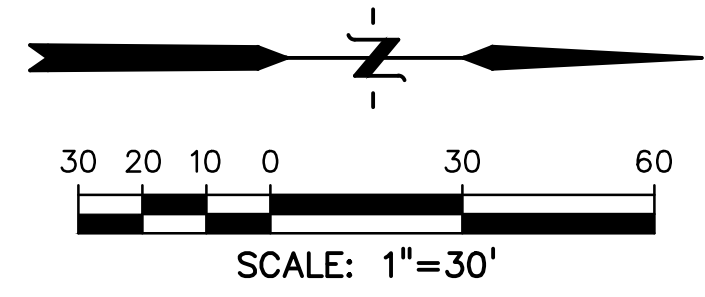
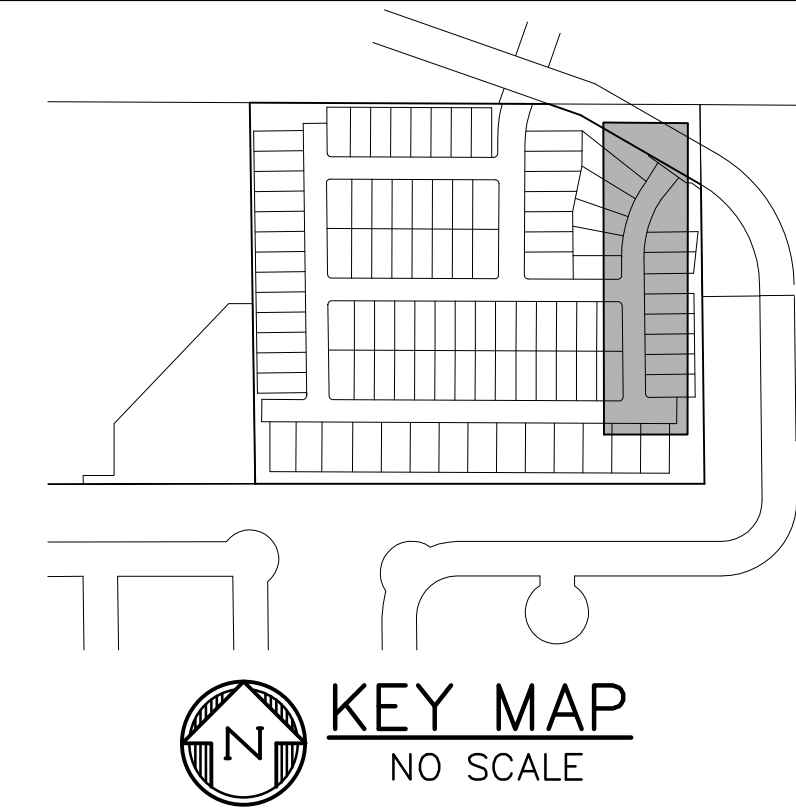
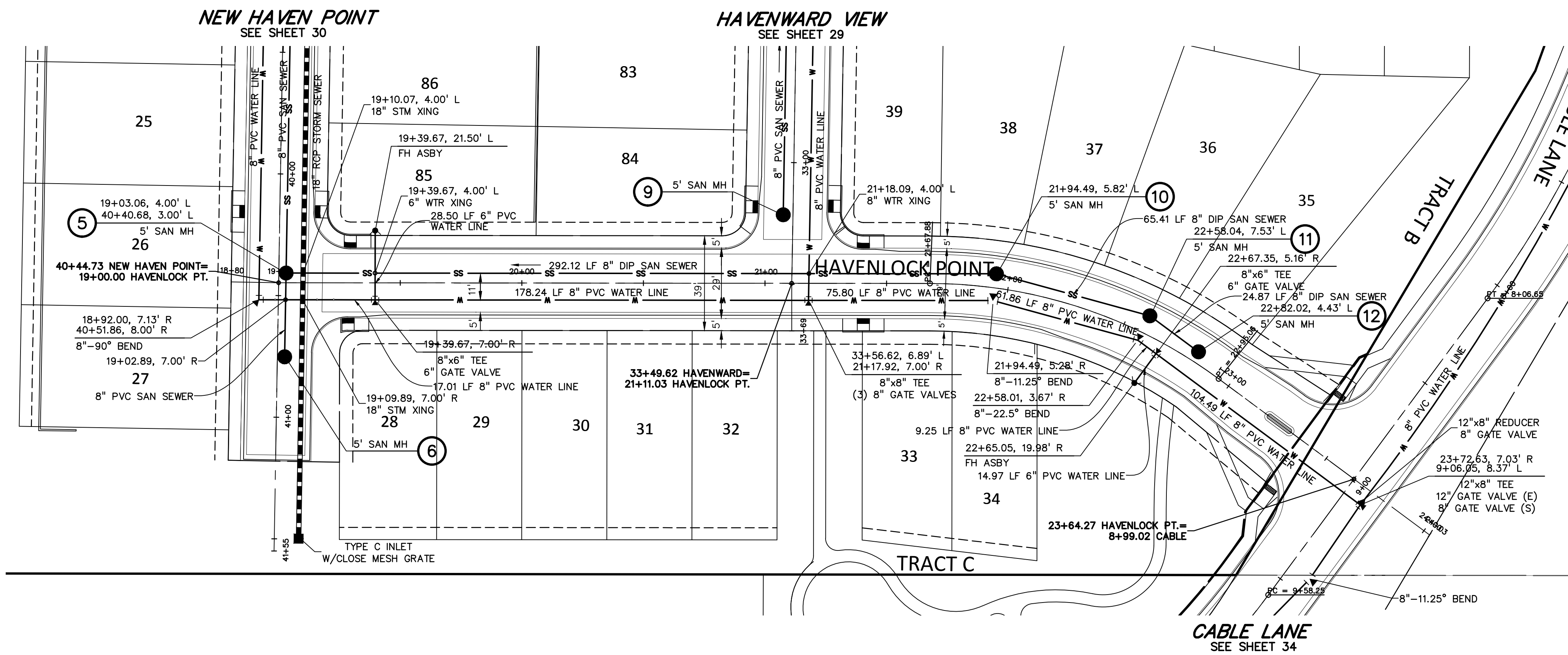
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DRAWING SCALE:
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VERTICAL: 1" = 5'

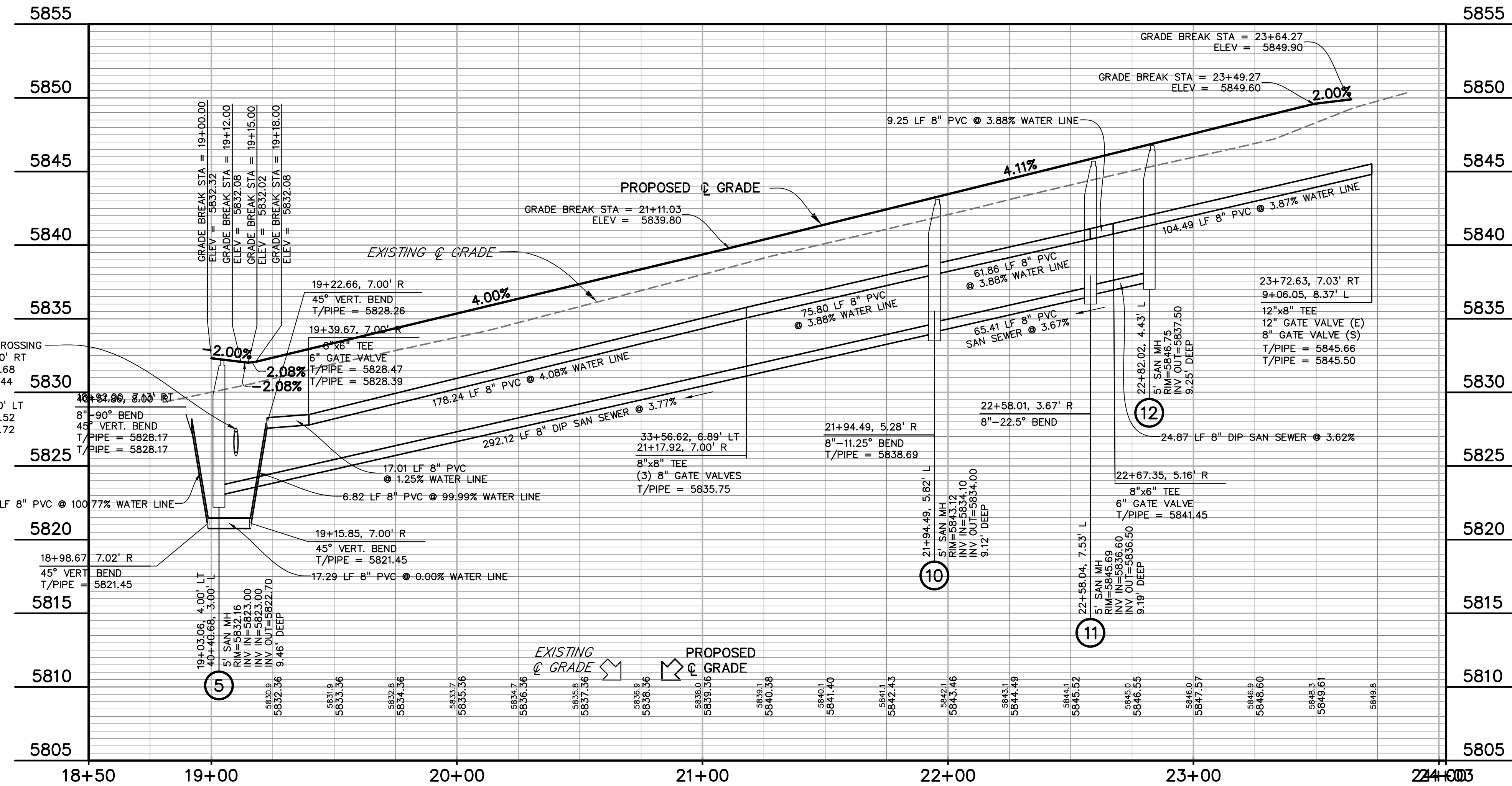
WTR & SAN
HAVEN COVE PT
PLAN & PROFILE

PROJECT NO. 21085-03CSCV
DRAWING NO.

UT05



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CALL 3-BUSINESS DAYS IN ADVANCE
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EXCAVATE FOR THE MARKING OF
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PREPARED BY:



DREXEL, BARRELL & CO.
Engineers-Surveyors
3 SOUTH 7TH STREET
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(719)260-0887
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CLIENT:

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P.O. BOX 60069
COLORADO SPRINGS, CO 80960
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CONSTRUCTION DOCUMENTS FOR:

HAVEN VALLEY
(LETA DR.) BRADLEY RD/ALTURAS DR.
SECURITY, EL PASO COUNTY, COLORADO

ISSUE	DATE
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FILE NAME: 21085-03UT06

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VERTICAL: 1" = 5'

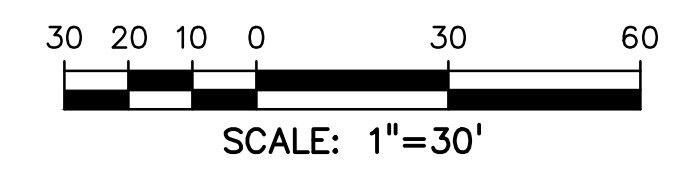
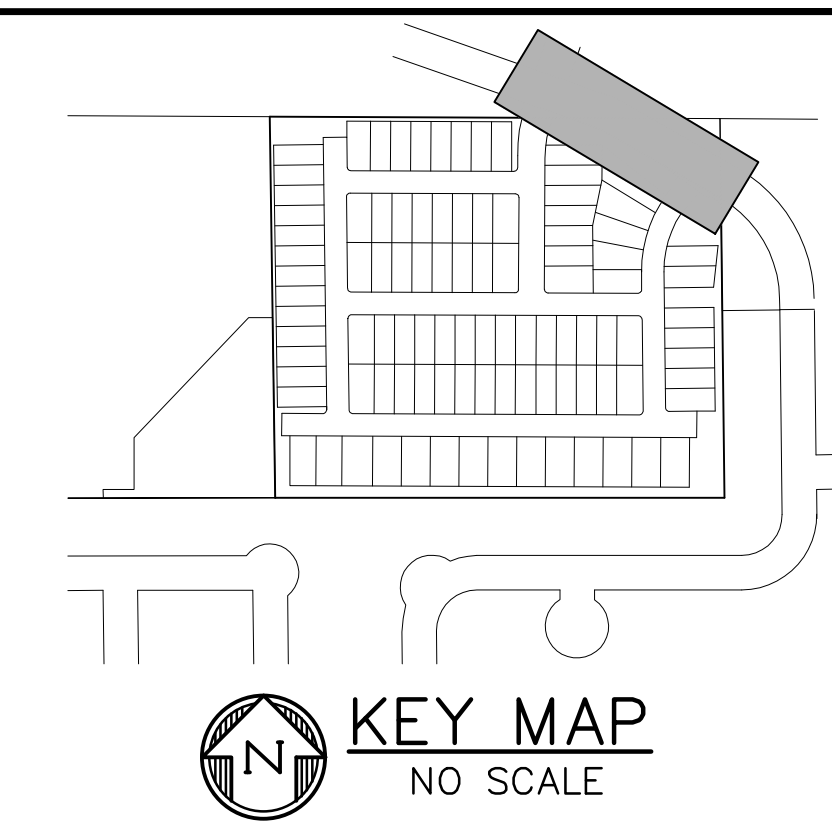
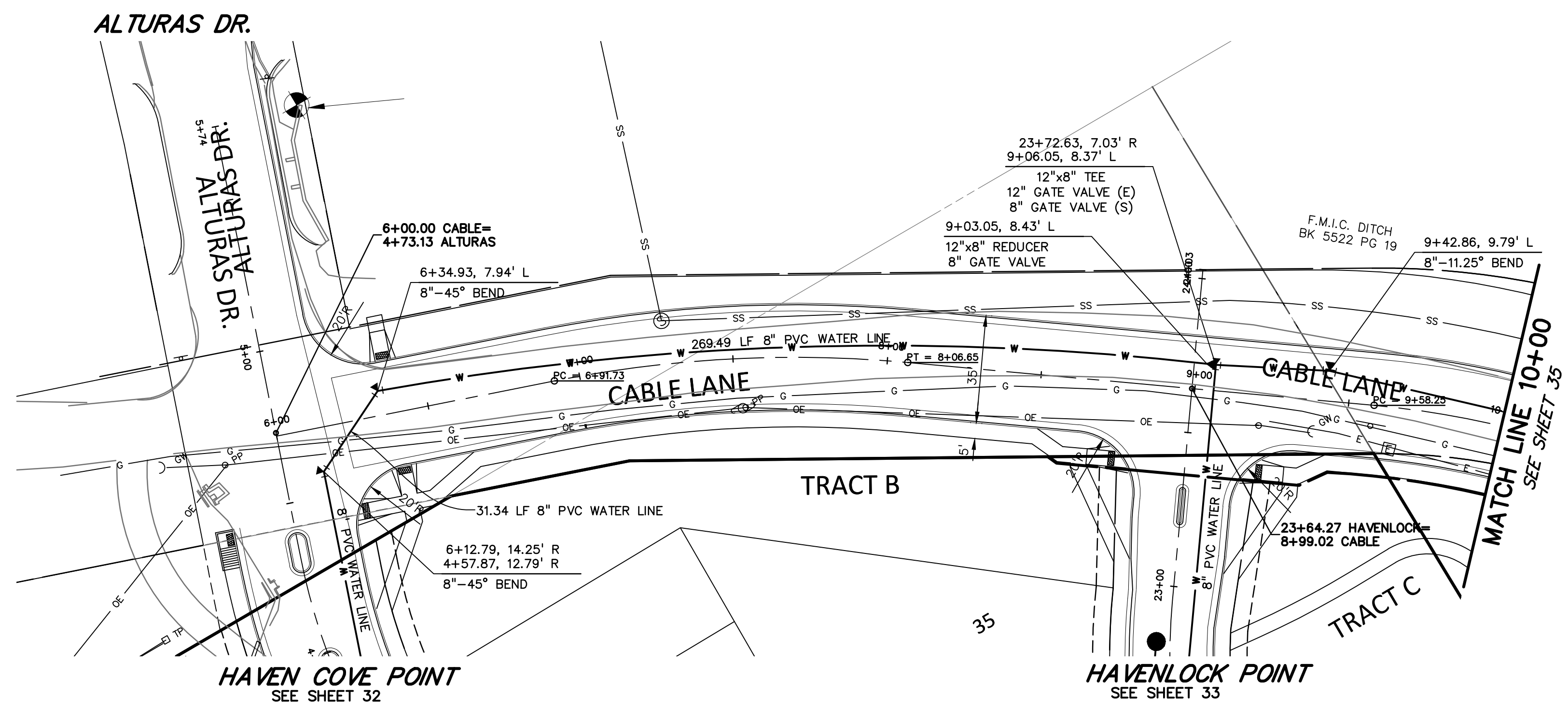
WTR & SAN
HAVENLOCK PT
PLAN & PROFILE

PROJECT NO. 21085-03CSCV
DRAWING NO.

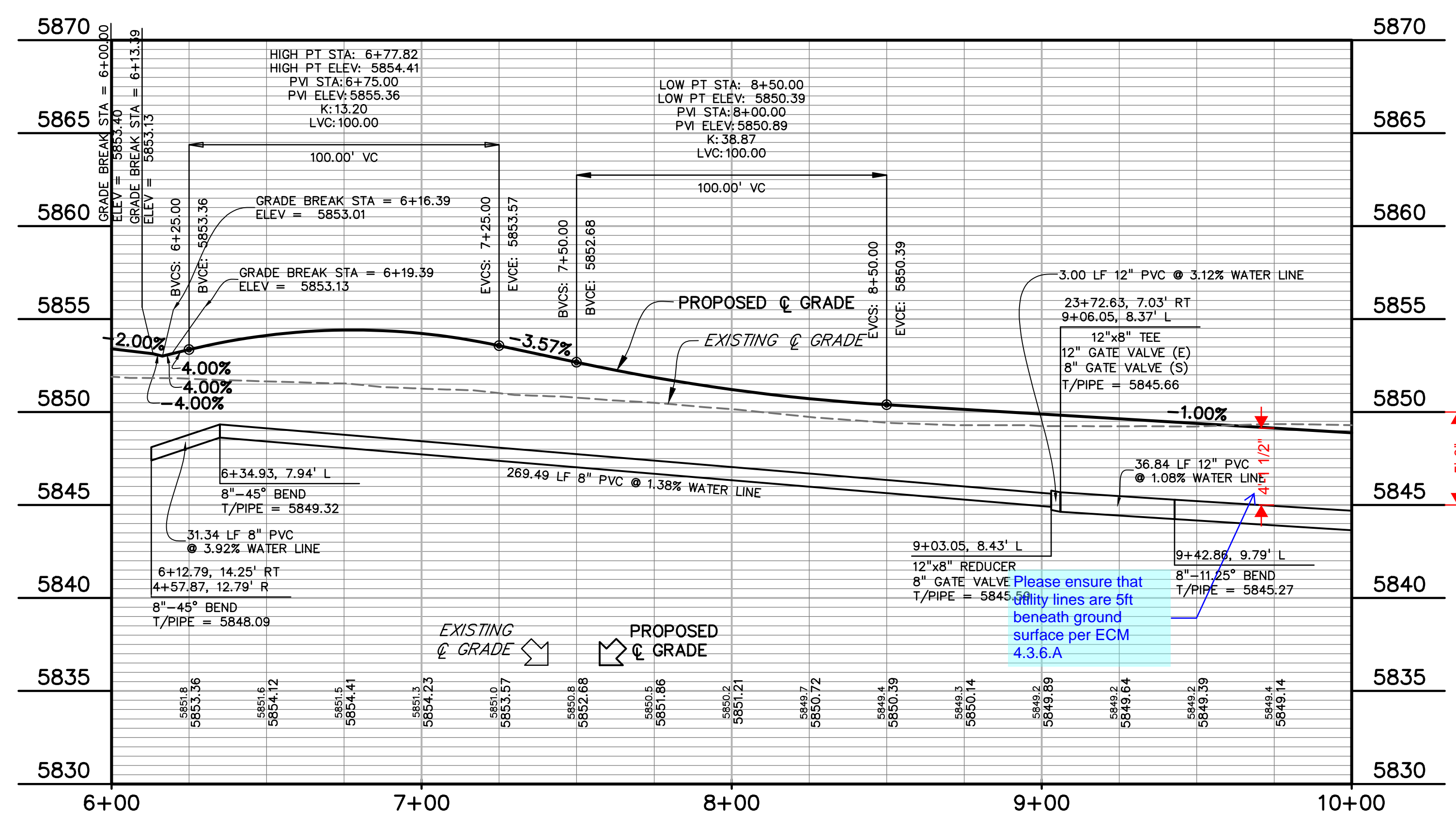
UT06

SHEET: 33 OF 46

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811 Know what's below.
Call before you dig.
 CALL 3-BUSINESS DAYS IN ADVANCE
 BEFORE YOU DIG, GRADE, OR
 EXCAVATE FOR THE MARKING OF
 UNDERGROUND MEMBER UTILITIES.



Please ensure that
 utility lines are 5ft
 beneath ground
 surface per ECM
 4.3.6.A

PREPARED BY:



CLIENT:

MIDCO INVESTMENTS, LLC

P.O. BOX 60069
 COLORADO SPRINGS, CO 80960
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 (719) 475-7474

CONSTRUCTION DOCUMENTS FOR:

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 SECURITY, EL PASO COUNTY, COLORADO

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FILE NAME:	21085-03UT07

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 HORIZONTAL: 1" = 30'
 VERTICAL: 1" = 5'

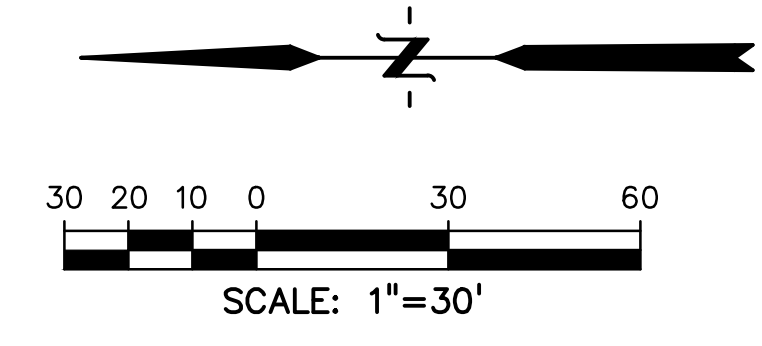
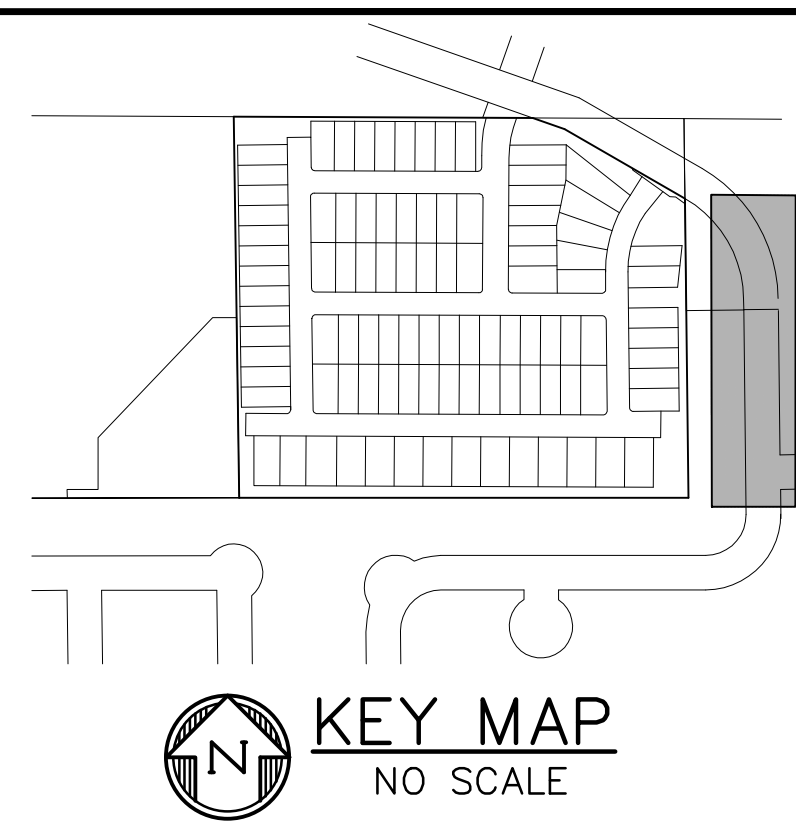
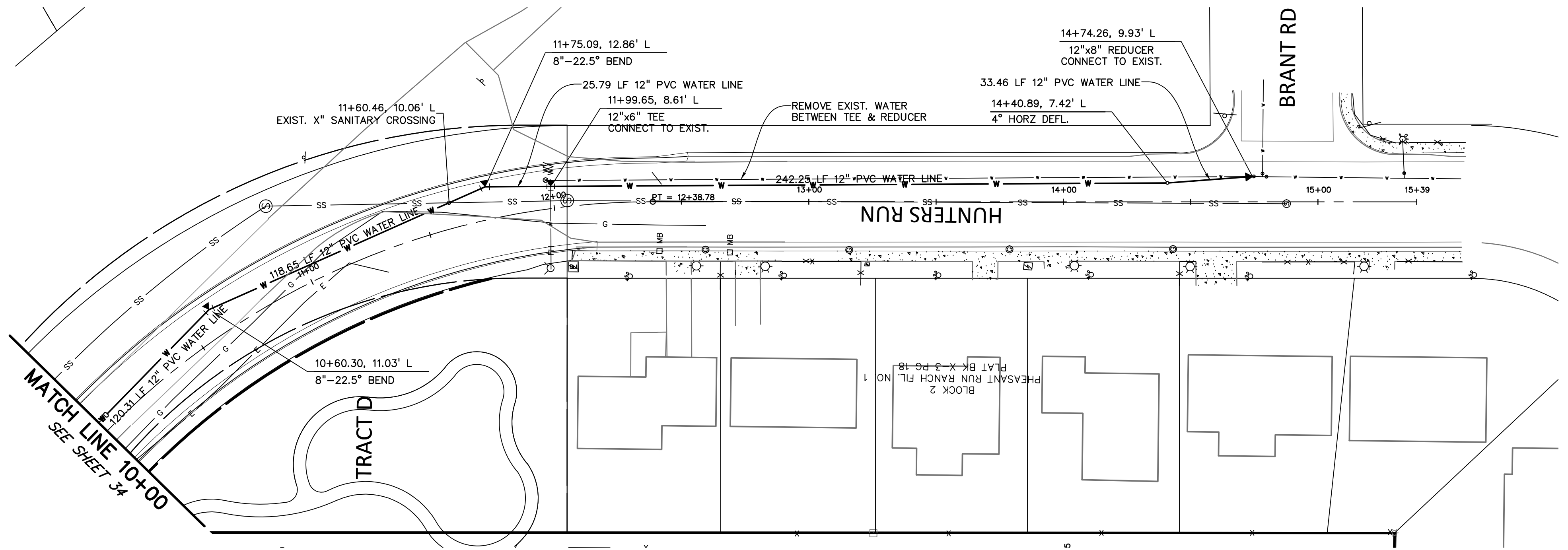
**WATER
 CABLE LANE
 PLAN & PROFILE**

PROJECT NO. 21085-03CSCV
 DRAWING NO.

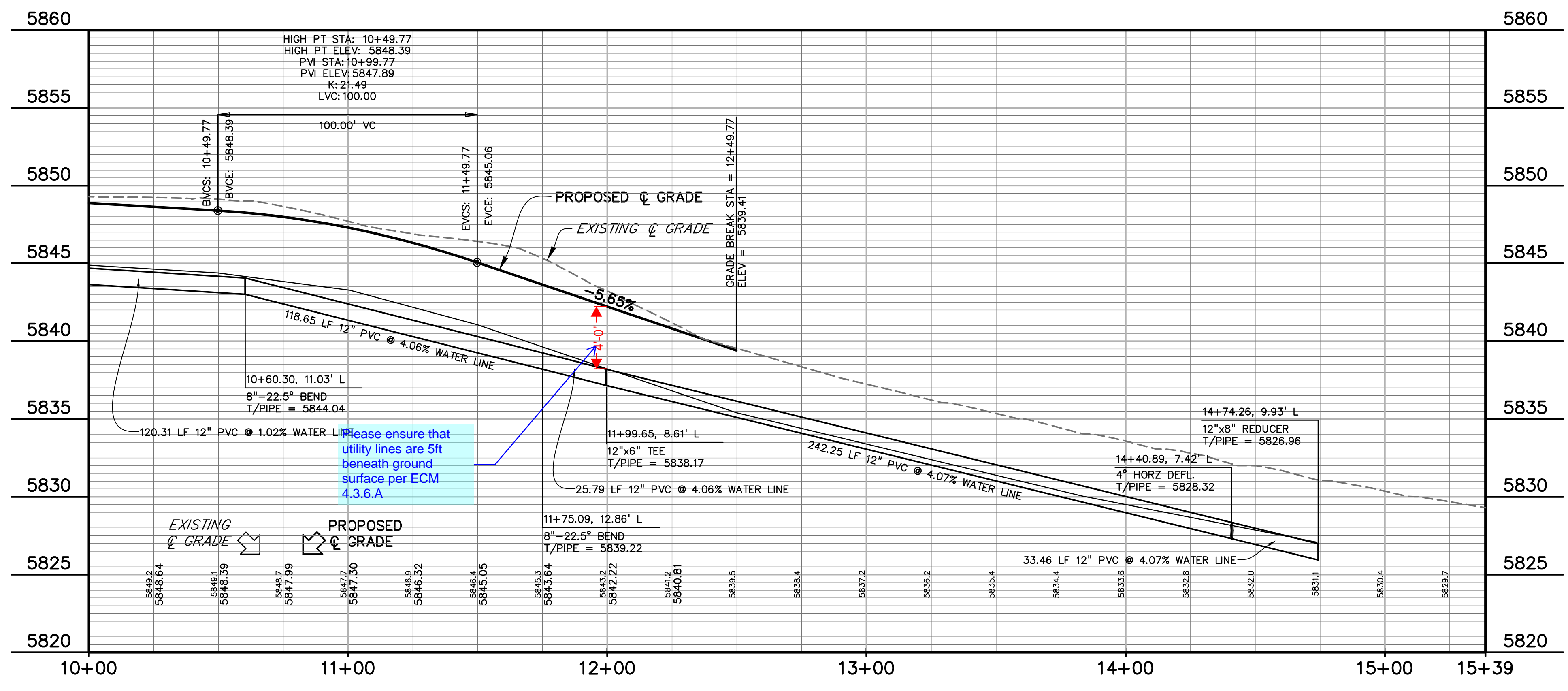
UT07

SHEET: 34 OF 46

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DREXEL, BARRELL & CO.
Engineers & Surveyors
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CONTACT: TIM D. MCCONNELL, P.E.
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CONSTRUCTION DOCUMENTS FOR:
HAVEN VALLEY
(LETA DR.) BRADLEY RD/ALTURAS DR.
SECURITY, EL PASO COUNTY, COLORADO

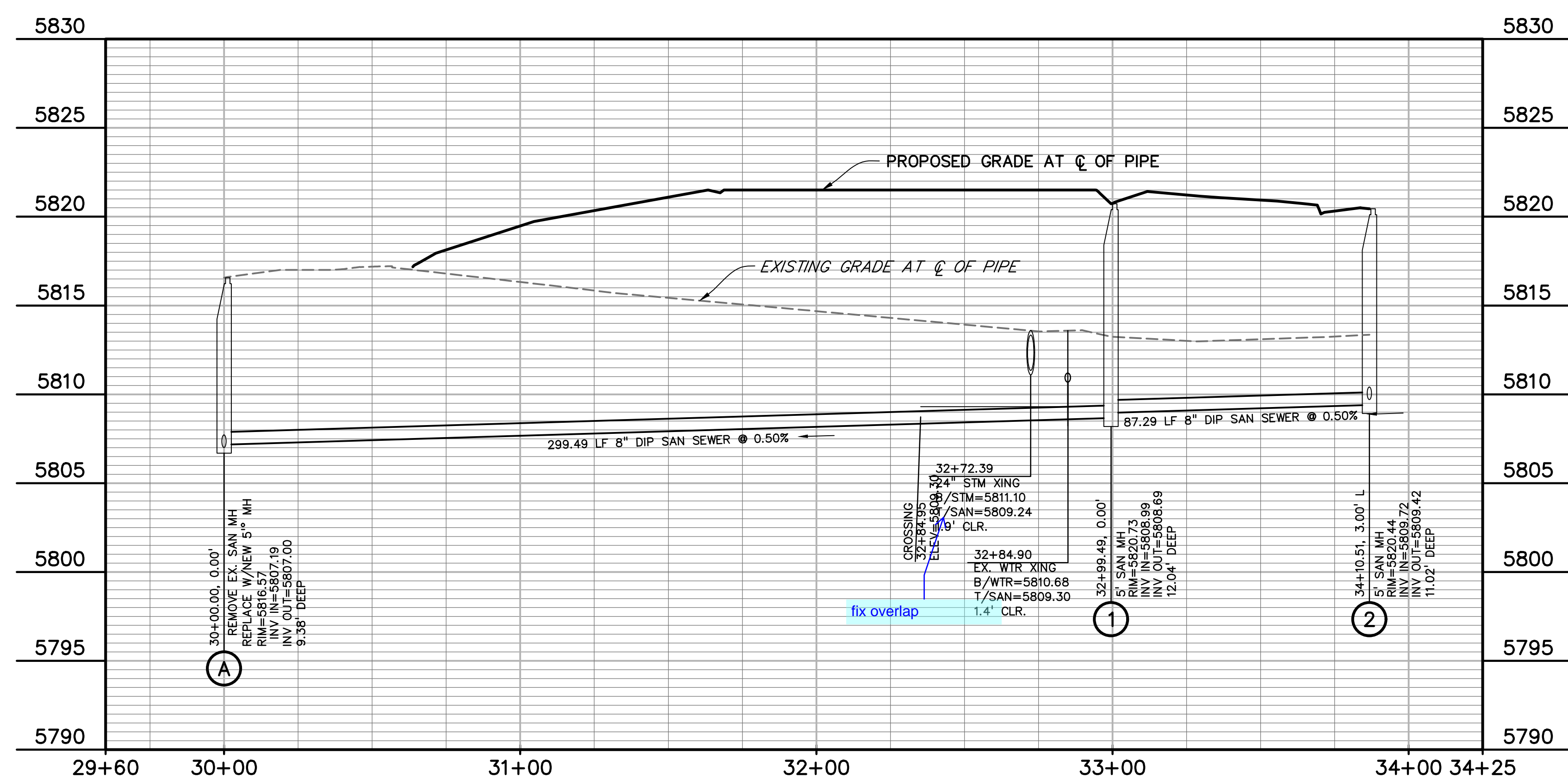
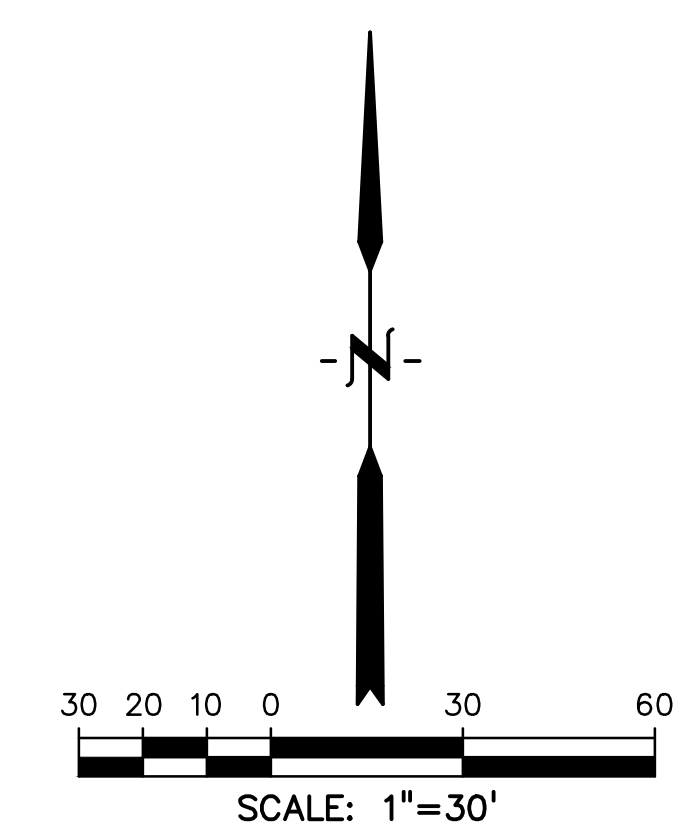
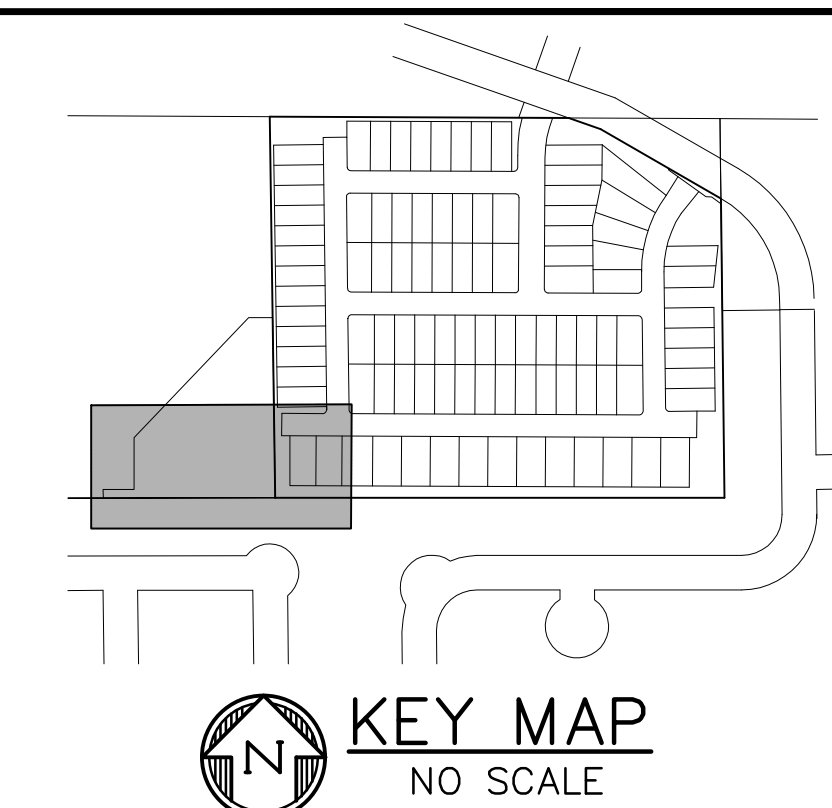
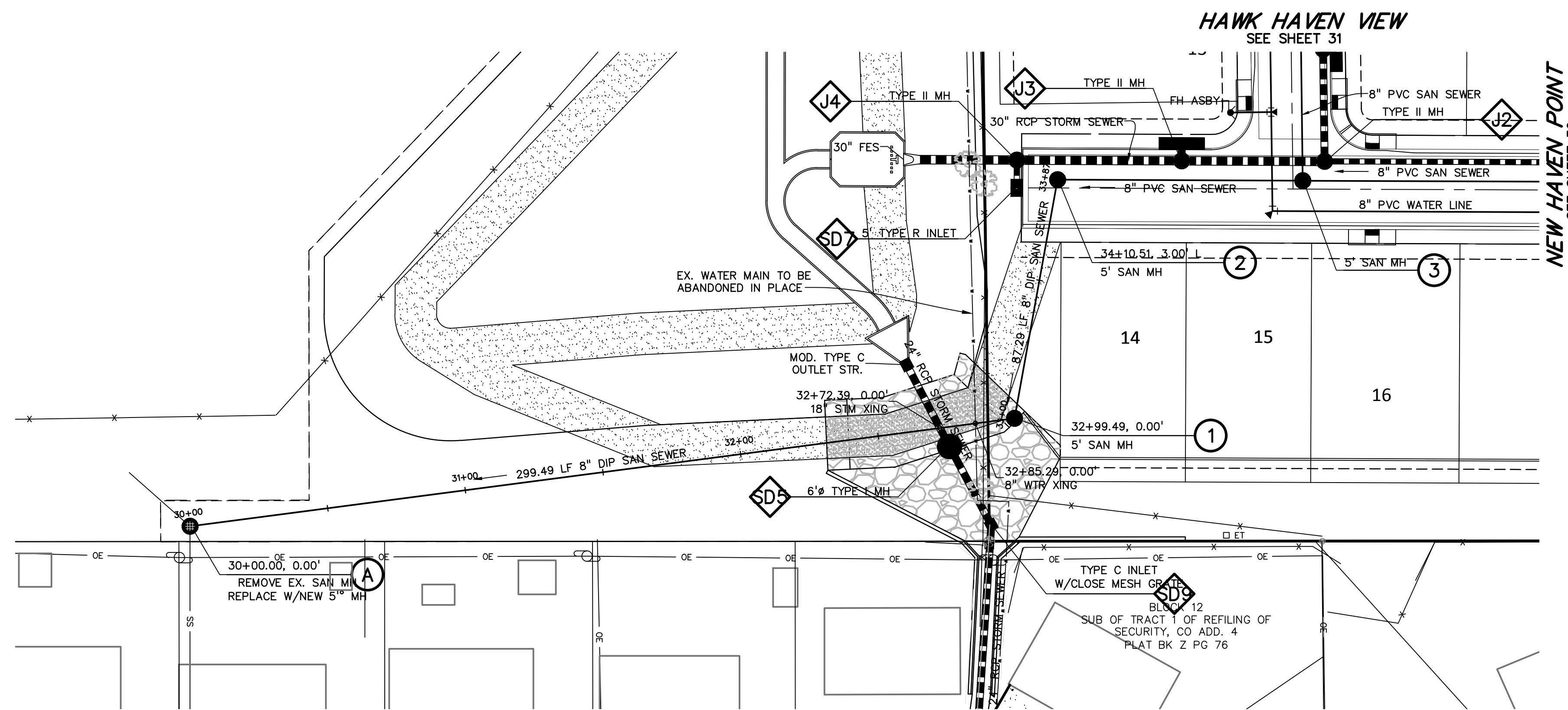
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WATER CABLE LANE PLAN & PROFILE
PROJECT NO. 21085-03CSCV
DRAWING NO.

UT08
SHEET: 35 OF 46

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CONSTRUCTION DOCUMENTS FOR:

HAVEN VALLEY
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SECURITY, EL PASO COUNTY, COLORADO

ISSUE	DATE
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VERTICAL: 1" = 5'

OFFSITE
SANITARY
PLAN & PROFILE

PROJECT NO. 21085-03CSCV
DRAWING NO.

SS01

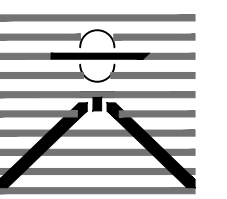
SHEET: 36 OF 46

HAVEN VALLEY

EL PASO COUNTY, COLORADO

GRADING AND EROSION CONTROL DOCUMENTS

PREPARED BY:



DREXEL, BARRELL & CO.
Engineers-Surveyors
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CONTACT: TIM D. MCCONNELL, P.E.
(719)260-4887
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CLIENT:

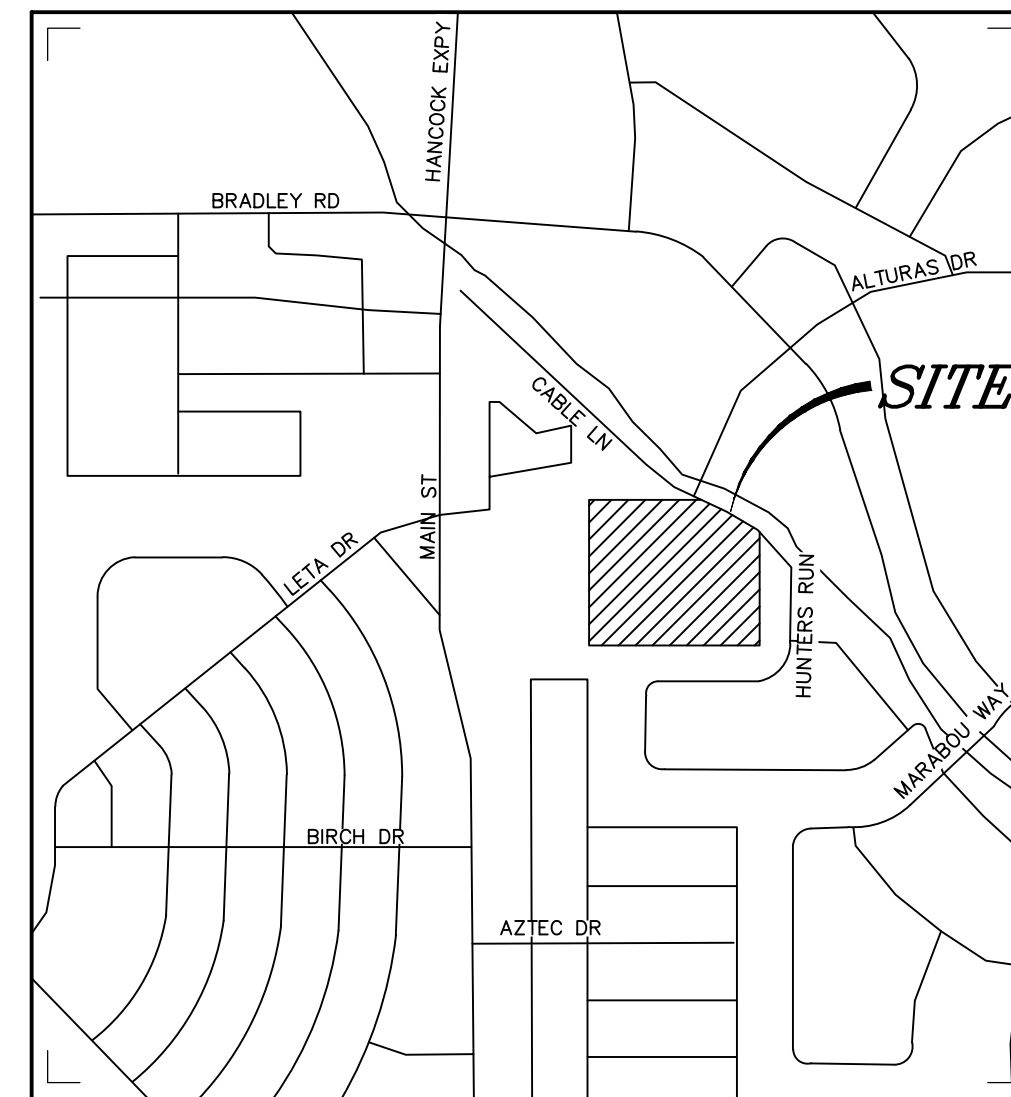
MIDCO INVESTMENTS, LLC

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COLORADO SPRINGS, CO 80960
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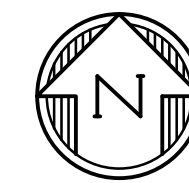
CONSTRUCTION DOCUMENTS FOR:

HAVEN VALLEY

(LETA DR.) BRADLEY RD/ALTURAS DR.
SECURITY, EL PASO COUNTY, COLORADO



VICINITY MAP
NOT TO SCALE



SHEET INDEX

ECCV	EROSION CONTROL COVER SHEET
ECNT	NOTES
EC01	INITIAL GRADING AND EROSION CONTROL PLAN
EC02	INTERIM GEC PLAN
EC03	FINAL/VERTICAL GEC PLAN
ECDT	EROSION CONTROL DETAILS
ECDT	EROSION CONTROL DETAILS
PD01	DETENTION POND DETAILS
PD02	CONCRETE FOREBAY DETAILS
PD03	POND OUTLET STRUCTURE DEETAILS

AGENCY CONTACTS

ENGINEERING	EL PASO COUNTY PLANNING & COMMUNITY DEVELOPMENT JOSHUA PALMER, COUNTY ENGINEER 3275 AKERS DRIVE COLORADO SPRINGS, CO 80922 (719) 520-6460	ELECTRIC	C.S.U. ELECTRIC DEPT. SYSTEM PLANNING MARY HOADLAND 1521 HANCOCK EXPY. COLORADO SPRINGS, CO 80903 (719) 668-5557
PLANNING	EL PASO COUNTY PLANNING & COMMUNITY DEVELOPMENT KARI PARSONS, PROJECT MANAGER/PLANNER II 2880 INTERNATIONAL CIRCLE, SUITE 110 COLORADO SPRINGS, CO 80910 (719) 520-6300	GAS	COLORADO SPRINGS UTILITIES TODD STURTEVANT 1521 HANCOCK EXPRESSWAY COLORADO SPRINGS, CO 80947 (719) 668-3556
FIRE	SECURITY FIRE PROTECTION DISTRICT DAVID GIRARDIN, FIRE CHIEF 400 SECURITY BLVD COLORADO SPRINGS, CO 80911 (719) 392-7121	TELEPHONE	CENTURY LINK PATTY MOORE (719) 636-6096 (LOCATORS) (719) 597-8418 AT&T (LOCATORS) (719) 635-3674
WATER	SECURITY WATER & SANITATION DISTRICT ROY HEALD, DISTRICT MANAGER 231 SECURITY BLVD COLORADO SPRINGS, CO 80911 (719) 392-3475	CABLE	COMCAST RICKEY NELSON 213 N. UNION BLVD COLORADO SPRINGS, CO 80909 RICKEY_NELSON@CABLE.COMCAST.COM
WASTEWATER	SECURITY WATER & SANITATION DISTRICT ROY HEALD, DISTRICT MANAGER 231 SECURITY BLVD COLORADO SPRINGS, CO 80911 (719) 392-3475		

ESTIMATED COST OF TEMPORARY + PERMANENT BMPs INCLUDING INSTALLATION AND MAINTENANCE UNTIL FINAL STABILIZATION (FINAL + INTERIM STAGE)

Description	Quantity	Units	Cost	Total	% Complete	Remaining
SECTION 1 - GRADING AND EROSION CONTROL (Construction and Permanent BMPs)						
Earthwork						
less than 1,000; \$5,300 min		CY	\$ 8.00	= \$ -		\$ -
1,000-5,000; \$8,000 min		CY	\$ 6.00	= \$ -		\$ -
5,001-20,000; \$30,000 min		CY	\$ 5.00	= \$ -		\$ -
20,001-50,000; \$100,000 min		CY	\$ 3.50	= \$ -		\$ -
50,001-200,000; \$175,000 min	175,000	CY	\$ 2.50	= \$ 437,500.00		\$ 437,500.00
greater than 200,000; \$500,000 min		CY	\$ 2.00	= \$ -		\$ -
Permanent Erosion Control Blanket	1,978.0	SY	\$ 8.00	= \$ 15,824.00		\$ 15,824.00
Permanent Seeding (inc. noxious weed mgmt.) & Mulchir	10.5	AC	\$ 1,875.00	= \$ 19,687.50		\$ 19,687.50
Permanent Pond/BMP (provide engineer's estimate)	1	EA	#####	= \$ 200,000.00		\$ 200,000.00
Concrete Washout Basin	1	EA	\$ 1,089.00	= \$ 1,089.00		\$ 1,089.00
Inlet Protection	9	EA	\$ 202.00	= \$ 1,818.00		\$ 1,818.00
Rock Check Dam	21	EA	\$ 605.00	= \$ 12,705.00		\$ 12,705.00
Safety Fence		LF	\$ 3.00	= \$ -		\$ -
Sediment Basin	1	EA	\$ 2,132.00	= \$ 2,132.00		\$ 2,132.00
Sediment Trap		EA	\$ 500.00	= \$ -		\$ -
Silt Fence	615	LF	\$ 3.00	= \$ 1,845.00		\$ 1,845.00
Slope Drain		LF	\$ 40.00	= \$ -		\$ -
Straw Bale		EA	\$ 31.00	= \$ -		\$ -
Straw Wattle/Rock Sock	36	LF	\$ 7.00	= \$ 252.00		\$ 252.00
Surface Roughening		AC	\$ 250.00	= \$ -		\$ -
Temporary Erosion Control Blanket		SY	\$ 3.00	= \$ -		\$ -
Temporary Seeding and Mulching		AC	\$ 1,666.00	= \$ -		\$ -
Vehicle Tracking Control	1	EA	\$ 2,867.00	= \$ 2,867.00		\$ 2,867.00
[insert items not listed but part of construction plans]				= \$ -		\$ -
MAINTENANCE (35% of Construction BMPs)				= \$ 7,566.65		\$ 7,566.65
Section 1 Subtotal				= \$ 703,286.15		\$ 703,286.15

* - Subject to defect warranty financial assurance. A minimum of 20% shall be retained until final acceptance (MAXIMUM OF 80% COMPLETE ALLOWED)

STRUCTURAL FILL

DURING EARTHWORK BALANCING ACROSS THE SITE, AREAS TO RECEIVE STRUCTURAL FILL SHOULD HAVE TOPSOIL, ORGANIC MATERIAL, OR DEBRIS REMOVED. LOOSE, WET SOILS, ESPECIALLY THOSE FROM NOTED DRAINAGE AREAS, SHOULD BE EXCAVATED TO DRY SOLID MATERIAL, STOCKPILED AND EVALUATED FOR SUITABILITY FOR RE-USE AS STRUCTURAL FILL. IF SOIL IS FOUND TO BE UNSUITABLE AS STRUCTURAL FILL, IT MAY STILL BE SUITABLE AS BACKFILL IN NON-STRUCTURAL APPLICATIONS.

STRUCTURAL FILL COMPOSED OF ON-SITE SOILS SHOULD CONSIST OF GRANULAR, NIL TO LOW-EXPANSIVE MATERIAL. IF CLAYSTONE IS ELECTED TO BE RE-USED IT SHOULD BE THOROUGHLY PROCESSED, MOISTURE CONDITIONED AND BLENDED WITH SAND SOIL. FILL SHOULD BE SPREAD ACROSS THE SITE AND PLACED IN EVEN LOOSE LIFTS NOT EXCEEDING 10-INCHES. MOISTURE CONDITIONED TO FACILITATE COMPACTION (USUALLY WITHIN 2 PERCENT OF THE OPTIMUM MOISTURE CONTENT), AND COMPACTED TO A MINIMUM OF 95 PERCENT OF THE MAXIMUM DRY DENSITY AS DETERMINED BY THE STANDARD PROCTOR TEST, ASTM D-698. THE MATERIALS SHOULD BE SPREAD AND COMPACTED BY MECHANICAL MEANS.

STRUCTURAL FILL PLACED ON SLOPES SHOULD BE BENCHED INTO THE SLOPE. MAXIMUM BENCH HEIGHTS SHOULD NOT EXCEED 4 FEET, AND BENCH WIDTHS SHOULD BE WIDE ENOUGH TO ACCOMMODATE COMPACTION EQUIPMENT. MATERIALS USED FOR STRUCTURAL FILL SHOULD BE APPROVED BY RMC PRIOR TO USE. STRUCTURAL FILL SHOULD NOT BE PLACED ON FROZEN SUBGRADE OR ALLOWED TO FREEZE DURING MOISTURE CONDITIONING AND PLACEMENT.

BENCHMARK

CHISELED "X" IN WING WALL ELEVATION 5859.54 (FIMS DATUM), NORTH EAST CORNER OF FMIC SUPERDITCH AND ALTURAS DR.

LEGAL DESCRIPTION

THE NORTH HALF OF THE NORTHWEST QUARTER OF SECTION 12, TOWNSHIP 15 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF EL PASO, STATE OF COLORADO.

FLOODPLAIN STATEMENT

ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAP (FIRM) PANEL #080410763G (DECEMBER 7, 2018) THE PROJECT SITE IS NOT WITHIN A DESIGNATED 100-YR FLOODPLAIN.

TIMING

ANTICIPATED STARTING AND COMPLETION TIME PERIOD OF SITE GRADING: FALL/WINTER 2023-SPRING/SUMMER 2024

AREAS

TOTAL AREA OF THE SITE TO BE CLEARED, EXCAVATED OR GRADED: APPROXIMATELY 13.6 ACRES

RECEIVING WATERS

FOUNTAIN CREEK

SOILS

HYDROLOGIC TYPE A: BLAKELAND LOAMY SAND

VEGETATION

EXISTING SITE IS UNDEVELOPED AND COVERED WITH NATIVE GRASSES

DESIGN ENGINEER'S STATEMENT

THIS GRADING AND EROSION CONTROL PLAN WAS PREPARED UNDER MY DIRECTION AND SUPERVISION AND IS CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. SAID PLAN HAS BEEN PREPARED ACCORDING TO THE CRITERIA ESTABLISHED BY THE COUNTY FOR GRADING AND EROSION CONTROL PLANS. I ACCEPT RESPONSIBILITY FOR ANY LIABILITY CAUSED BY ANY NEGLIGENT ACTS, ERRORS OR OMISSIONS ON MY PART IN PREPARING THIS PLAN.

Tim D. McConnell
TIM D. MCCONNELL DATE
P.E.# 33797

OWNER'S STATEMENT

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

JEFF MARK OWNER DATE

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 DIRECTOR'S DISCRETION.

JENNIFER IRVINE, P.E. COUNTY ENGINEER DATE

ISSUE	DATE
INITIAL ISSUE	3/15/22
LATEST ISSUE	9/20/23
DESIGNED BY:	SBN
DRAWN BY:	SBN
CHECKED BY:	TDM
FILE NAME:	21085-03ECCV

PREPARED UNDER MY DIRECT SUPERVISION FOR AND ON BEHALF OF DREXEL, BARRELL & CO.

DRAWING SCALE:
HORIZONTAL: N/A
VERTICAL: N/A

EROSION CONTROL COVER SHEET

PROJECT NO. 21085-03CSCV
DRAWING NO.

ECCV

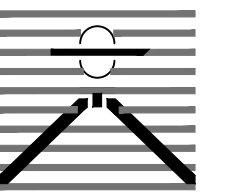
STANDARD NOTES FOR EL PASO COUNTY GRADING AND EROSION CONTROL PLANS

- STORMWATER DISCHARGES FROM CONSTRUCTION SITES SHALL NOT CAUSE OR THREATEN TO CAUSE POLLUTION, CONTAMINATION, OR DEGRADATION OF STATE WATERS. ALL WORK AND EARTH DISTURBANCE SHALL BE DONE IN A MANNER THAT MINIMIZES POLLUTION OF ANY ON-SITE OR OFF SITE WATERS, INCLUDING WETLANDS.
- NOTWITHSTANDING ANYTHING DEPICTED IN THESE PLANS IN WORDS OR GRAPHIC REPRESENTATION, ALL DESIGN AND CONSTRUCTION RELATED TO ROADS, STORM DRAINAGE AND EROSION CONTROL SHALL CONFORM TO THE STANDARDS AND REQUIREMENTS OF THE MOST RECENT VERSION OF THE RELEVANT ADOPTED EL PASO COUNTY STANDARDS, INCLUDING THE LAND DEVELOPMENT CODE, THE ENGINEERING CRITERIA MANUAL, THE DRAINAGE CRITERIA MANUAL, AND THE DRAINAGE CRITERIA MANUAL VOLUME 2. ANY DEVIATIONS TO REGULATIONS AND STANDARDS MUST BE REQUESTED, AND APPROVED, IN WRITING.
- 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.
- ONCE THE ESQCP IS APPROVED AND A "NOTICE TO PROCEED" 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 STAFF.
- 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.
- 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.
- TEMPORARY STABILIZATION SHALL BE IMPLEMENTED ON DISTURBED AREAS AND STOCKPILES WHERE GROUND DISTURBING CONSTRUCTION ACTIVITY HAS PERMANENTLY CEASED OR TEMPORARILY CEASED FOR LONGER THAN 14 DAYS.
- FINAL STABILIZATION MUST BE IMPLEMENTED AT ALL APPLICABLE CONSTRUCTION SITES. FINAL STABILIZATION IS ACHIEVED WHEN ALL GROUND DISTURBING ACTIVITIES ARE COMPLETE AND ALL DISTURBED AREAS EITHER HAVE A UNIFORM VEGETATIVE COVER WITH INDIVIDUAL 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.
- ALL PERMANENT STORMWATER MANAGEMENT FACILITIES SHALL BE INSTALLED AS DESIGNED IN THE APPROVED PLANS. ANY PROPOSED CHANGES THAT EFFECT THE DESIGN OR FUNCTION OF PERMANENT STORMWATER MANAGEMENT STRUCTURES MUST BE APPROVED BY THE ECM ADMINISTRATOR PRIOR TO IMPLEMENTATION.
- 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.
- 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 LOOSENEED PRIOR TO INSTALLATION OF THE CONTROL MEASURE(S).
- 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.
- 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.
- DURING DEWATERING OPERATIONS, UNCONTAMINATED GROUNDWATER 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.
- EROSION CONTROL BLANKETING OR OTHER PROTECTIVE COVERING SHALL BE USED ON SLOPES STEEPER THAN 3:1.
- 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.
- 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.
- TRACKING OF SOILS AND CONSTRUCTION DEBRIS OFF-SITE SHALL BE MINIMIZED. MATERIALS TRACKED OFF-SITE SHALL BE CLEANED UP AND PROPERLY DISPOSED OF IMMEDIATELY.
- 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.
- 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.

- NO CHEMICAL(S) HAVING THE POTENTIAL TO BE RELEASED IN STORMWATER ARE TO BE STORED OR USED ON-SITE 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.
- 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 ON-SITE AND TO PREVENT ANY SPILLED MATERIALS FROM ENTERING STATE WATERS, ANY SURFACE OR SUBSURFACE STORM DRAINAGE SYSTEM OR OTHER FACILITIES.
- NO PERSON SHALL CAUSE THE IMPEDIMENT OF STORMWATER FLOW IN THE CURB AND GUTTER OR DITCH EXCEPT WITH APPROVED SEDIMENT CONTROL MEASURES.
- OWNER/DEVELOPER AND THEIR AGENTS SHALL COMPLY WITH THE "COLORADO WATER QUALITY CONTROL ACT" (TITLE 25, ARTICLE 8, CRS), AND THE "CLEAN WATER ACT" (33 USC 1344), IN ADDITION TO THE REQUIREMENTS OF THE LAND DEVELOPMENT CODE, DCM VOLUME II AND THE ECM APPENDIX I. ALL APPROPRIATE PERMITS MUST BE OBTAINED BY THE CONTRACTOR PRIOR TO CONSTRUCTION (1041, NPDES, FLOODPLAIN, 404, FUGITIVE DUST, ETC.). IN THE EVENT OF CONFLICTS BETWEEN THESE REQUIREMENTS AND OTHER LAWS, RULES, OR REGULATIONS OF OTHER FEDERAL, STATE, LOCAL, OR COUNTY AGENCIES, THE MOST RESTRICTIVE LAWS, RULES, OR REGULATIONS SHALL APPLY.
- ALL CONSTRUCTION TRAFFIC MUST ENTER/EXIT THE SITE ONLY AT APPROVED CONSTRUCTION ACCESS POINTS.
- PRIOR TO CONSTRUCTION THE PERMITTEE SHALL VERIFY THE LOCATION OF EXISTING UTILITIES.
- 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.
- THE SOILS REPORT FOR THIS SITE HAS BEEN PREPARED BY GROUND ENGINEERING, DATED AUGUST 25, 2015, WITH ADDENDA 1, DATED MARCH 17, 2017 AND SHALL BE CONSIDERED A PART OF THESE PLANS. ANOTHER SOILS REPORT WAS COMPLETED BY ROCKY MOUNTAIN GROUP, DATED SEPTEMBER 26, 2022.
- 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

PREPARED BY:



DREXEL, BARRELL & CO.
Engineers-Surveyors
3 SOUTH 7TH STREET
COLORADO SPRINGS, COLORADO 80905
CONTACT: TIM D. MCCONNELL, P.E.
(719)256-4887
BOULDER • COLORADO SPRINGS • GREELEY

CLIENT:

MIDCO INVESTMENTS, LLC

P.O. BOX 60069
COLORADO SPRINGS, CO 80960
CONTACT: ROBERT C. IRWIN
(719) 475-7474

CONSTRUCTION DOCUMENTS FOR:

HAVEN VALLEY

(LETA DR.) BRADLEY RD/ALTURAS DR.
SECURITY, EL PASO COUNTY, COLORADO

ISSUE	DATE
INITIAL ISSUE	3/15/22
LATEST ISSUE	9/20/23
DESIGNED BY:	SBN
DRAWN BY:	SBN
CHECKED BY:	TDM
FILE NAME:	21085-03ECCV

PREPARED UNDER MY DIRECT SUPERVISION FOR AND ON BEHALF OF DREXEL, BARRELL & CO.

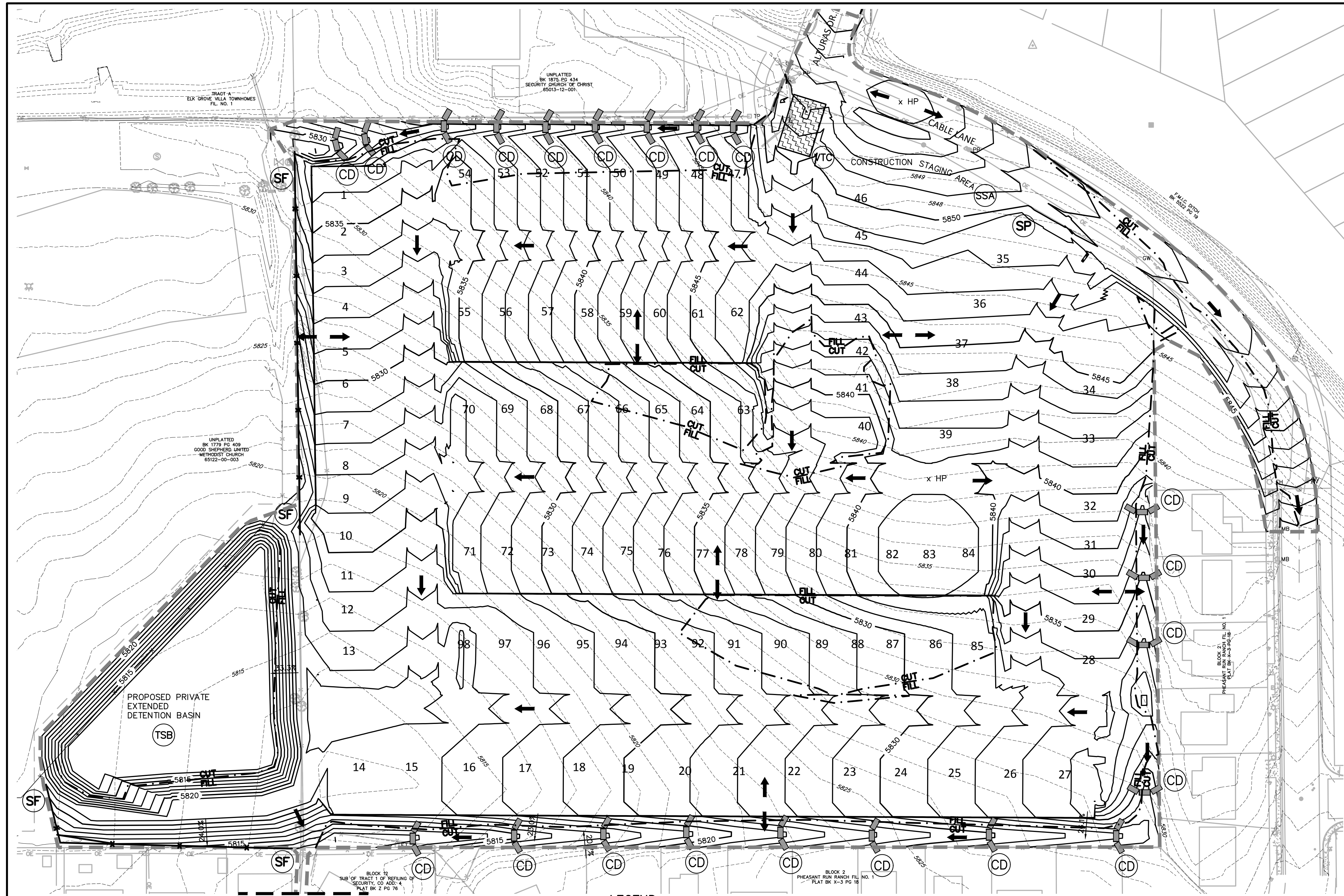
DRAWING SCALE:
HORIZONTAL: N/A
VERTICAL: N/A

EROSION CONTROL NOTES

PROJECT NO. 21085-03CSCV
DRAWING NO.

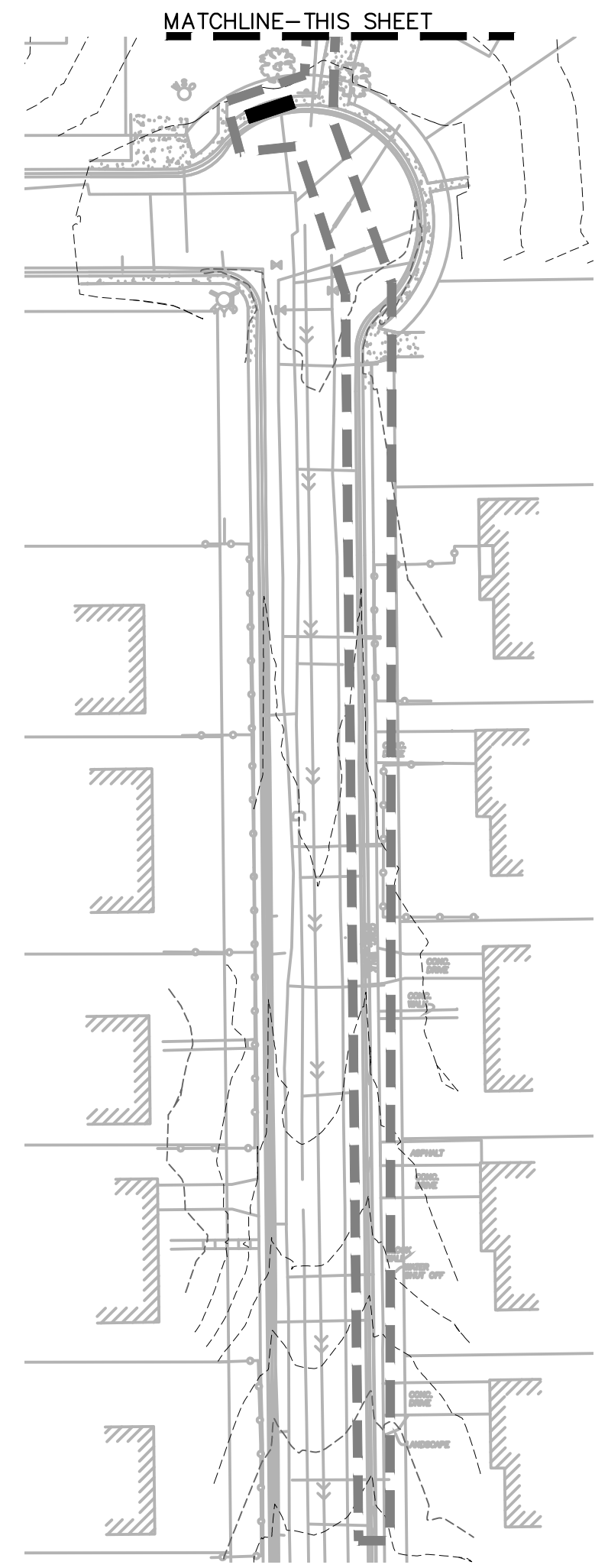
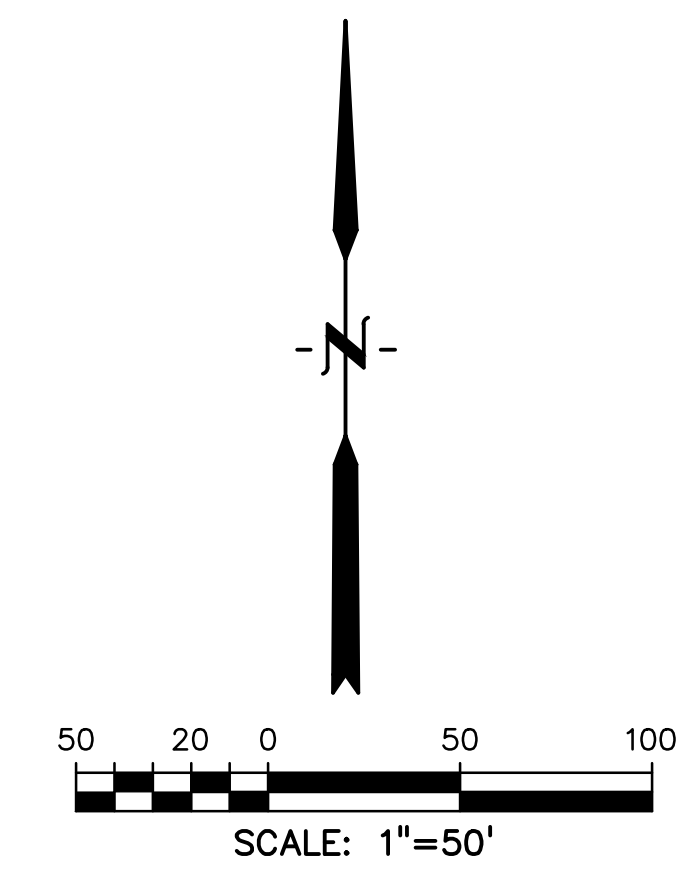
ECNT

SHEET: 38 OF 46



NOTES:
 1. REFER TO LANDSCAPING PLANS FOR ONSITE VEGETATION
 2. REFER TO SWMP FOR NON-STRUCTURAL CONTROL MEASURES.
 3. ALL DISTURBED AREAS SHALL BE SEEDED WITHIN 30 DAYS OF DISTURBANCE.

LEGEND	
PROPOSED INTERMEDIATE CONTOUR 5522	ROCK SOCKS (RS)
PROPOSED INDEX CONTOUR 5520	CONCRETE WASHOUT AREA (CWA)
EX. INTERMEDIATE CONTOUR 5364	VEHICLE TRACKING CONTROL (VTC)
EX. INDEX CONTOUR 5365	SILT FENCE (SF)
DIRECTION OF FLOW	TEMPORARY SEDIMENT BASIN (TSB)
HIGH POINT HP	CHECK DAM (CD)
LOW POINT LP	STOCKPILE PROTECTION (SP)
PROPOSED INLET	STABILIZED STAGING AREA (SSA)
PROPOSED MANHOLE	
LIMIT OF DISTURBANCE	
INLET PROTECTION (IP)	
	EROSION CONTROL BLANKET (ECB)
	SEEDING/MULCHING (SM)



PREPARED BY:



CLIENT:

MIDCO INVESTMENTS, LLC

P.O. BOX 60069
 COLORADO SPRINGS, CO 80960
 CONTACT: ROBERT C. IRWIN
 (719) 475-7474

CONSTRUCTION DOCUMENTS FOR:

HAVEN VALLEY

(LETA DR.) BRADLEY RD/ALTURAS DR.
 SECURITY, EL PASO COUNTY, COLORADO

ISSUE	DATE
INITIAL ISSUE	3/15/22
LATEST ISSUE	9/20/23

DESIGNED BY:	TDM
DRAWN BY:	SBN
CHECKED BY:	TDM
FILE NAME:	21085-03C01

PREPARED UNDER MY DIRECT SUPERVISION FOR AND ON BEHALF OF DREXEL, BARRELL & CO.

DRAWING SCALE:
 HORIZONTAL: 1" = 50'
 VERTICAL: N/A

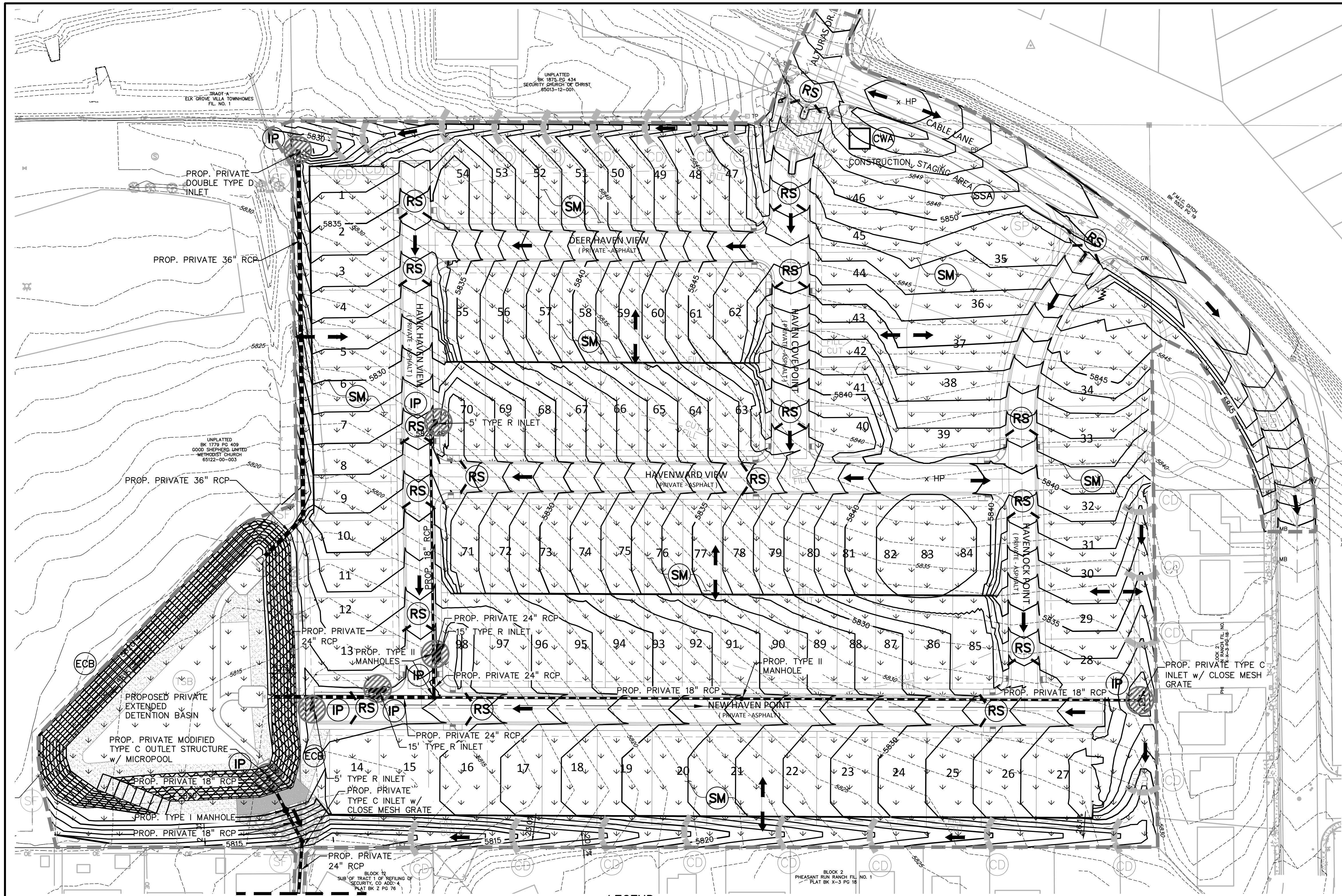
INITIAL GRADING AND EROSION CONTROL PLAN

PROJECT NO. 21085-03CSCV
 DRAWING NO.

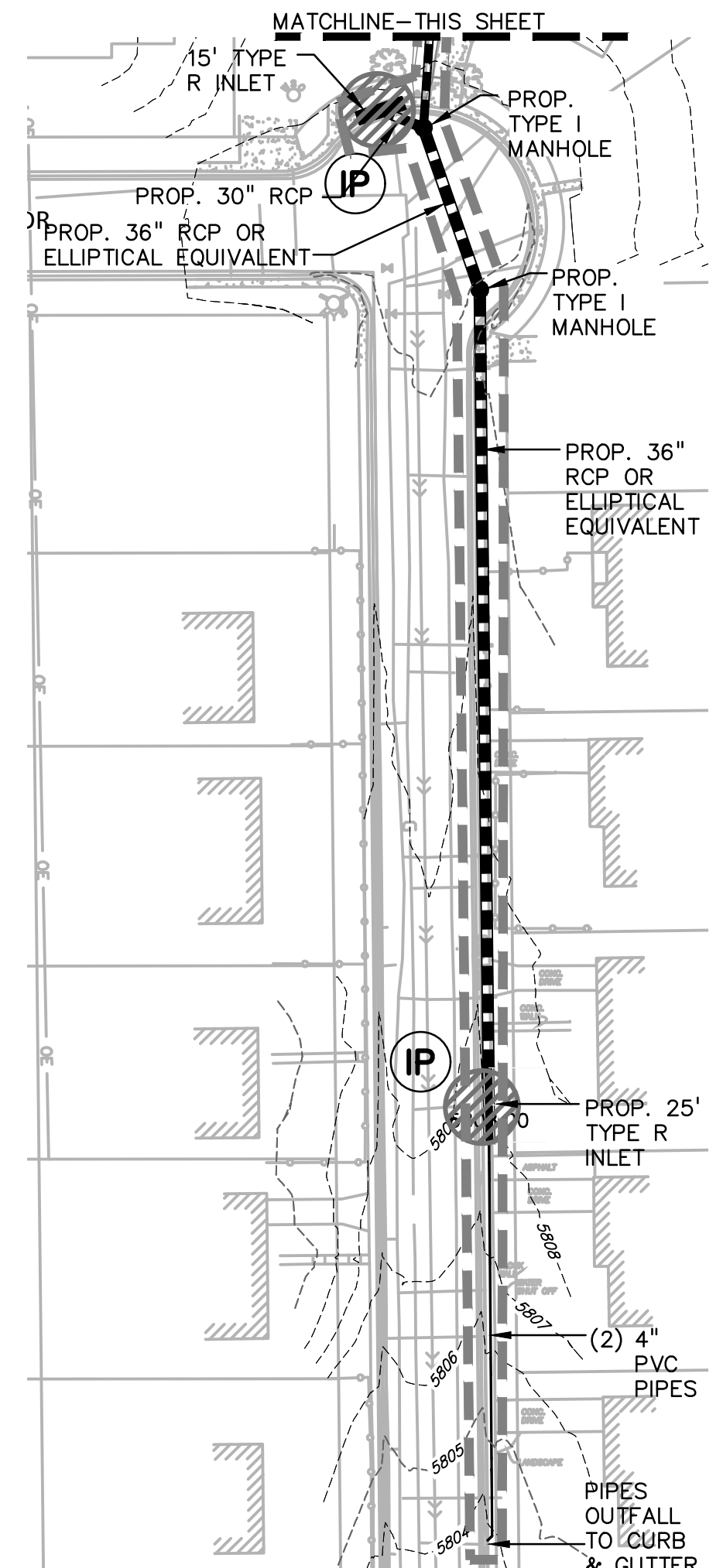
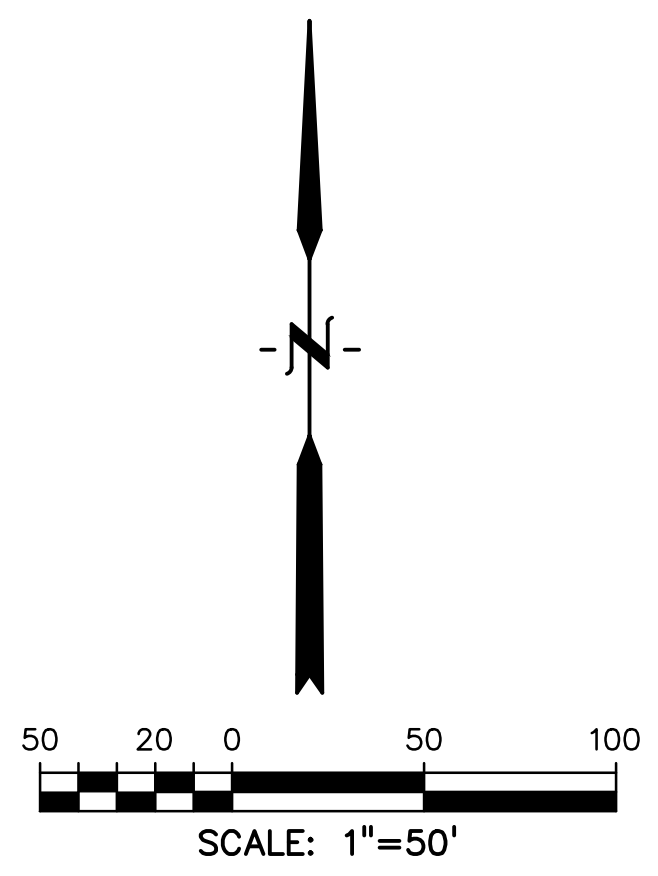
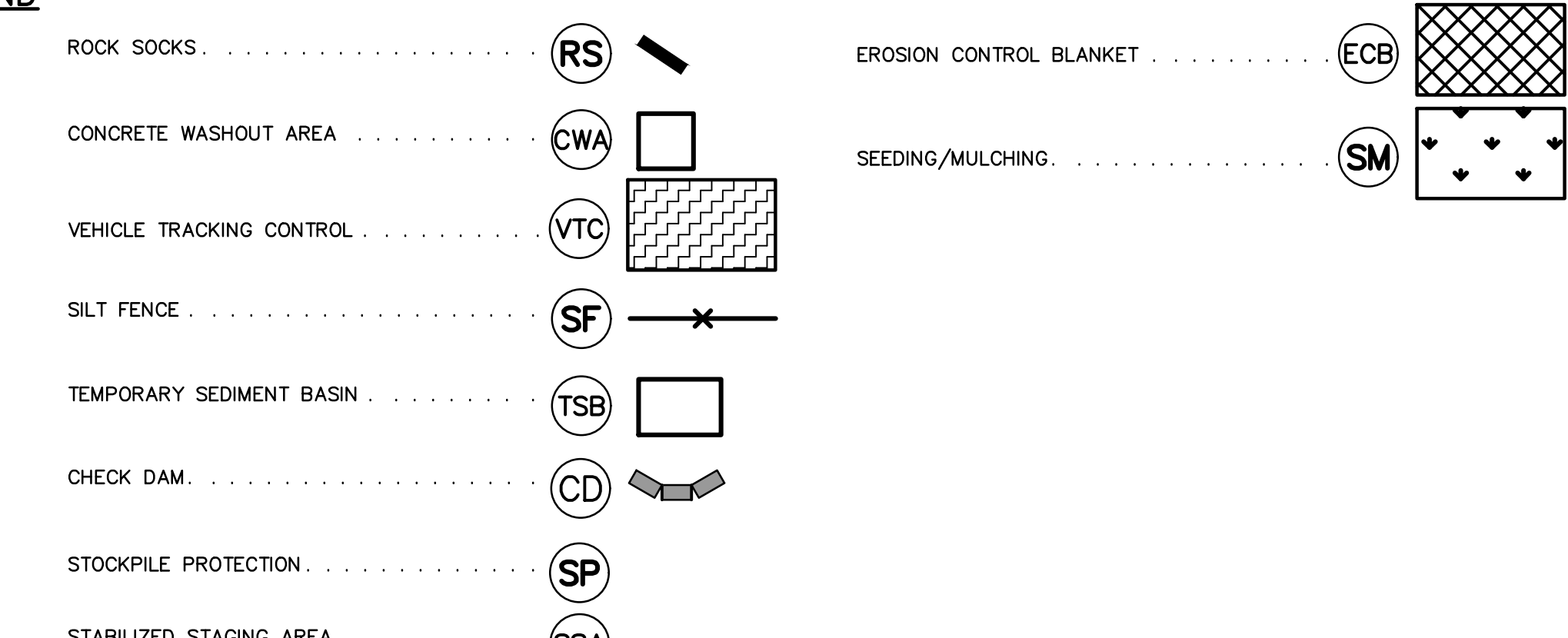
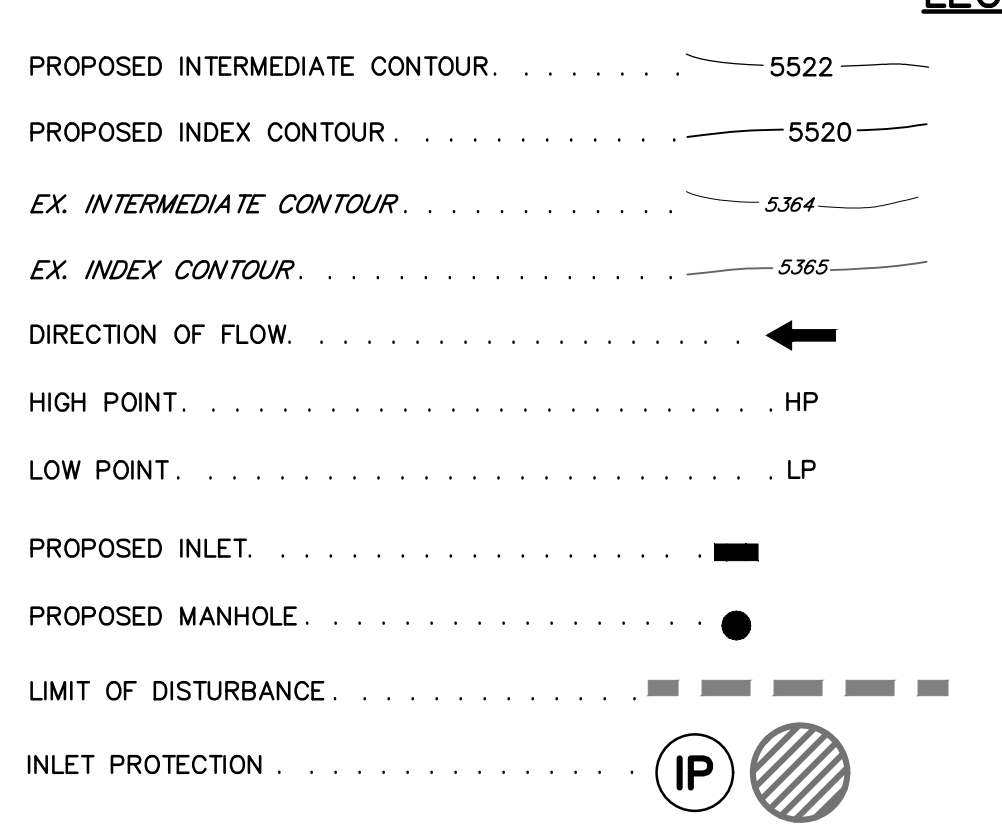
EC01

SHEET: 39 OF 46





NOTES:
 1. REFER TO LANDSCAPING PLANS FOR ONSITE VEGETATION
 2. REFER TO SWMP FOR NON-STRUCTURAL CONTROL MEASURES.
 3. ALL DISTURBED AREAS SHALL BE SEEDED WITHIN 30 DAYS OF DISTURBANCE.



PREPARED BY:

DREXEL, BARRELL & CO.
 Engineers • Surveyors
 3 SOUTH 7TH STREET
 COLORADO SPGS, COLORADO 80905
 CONTACT: TIM D. MCCONNELL, P.E.
 (719)260-0887
 BOULDER • COLORADO SPRINGS • GREELEY

CLIENT:
 MIDCO INVESTMENTS, LLC
 P.O. BOX 60069
 COLORADO SPRINGS, CO 80960
 CONTACT: ROBERT C. IRWIN
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HAVEN VALLEY
 (LETA DR.) BRADLEY RD/ALTURAS DR.
 SECURITY, EL PASO COUNTY, COLORADO

ISSUE	DATE
INITIAL ISSUE	3/15/22
LATEST ISSUE	9/20/23
DESIGNED BY:	TDM
DRAWN BY:	GES
CHECKED BY:	TDM
FILE NAME:	21085-03EC02

PREPARED UNDER MY DIRECT SUPERVISION FOR AND ON BEHALF OF DREXEL, BARRELL & CO.
DRAWING SCALE:
 HORIZONTAL: 1" = 50'
 VERTICAL: N/A

**INTERIM
 GEC PLAN**

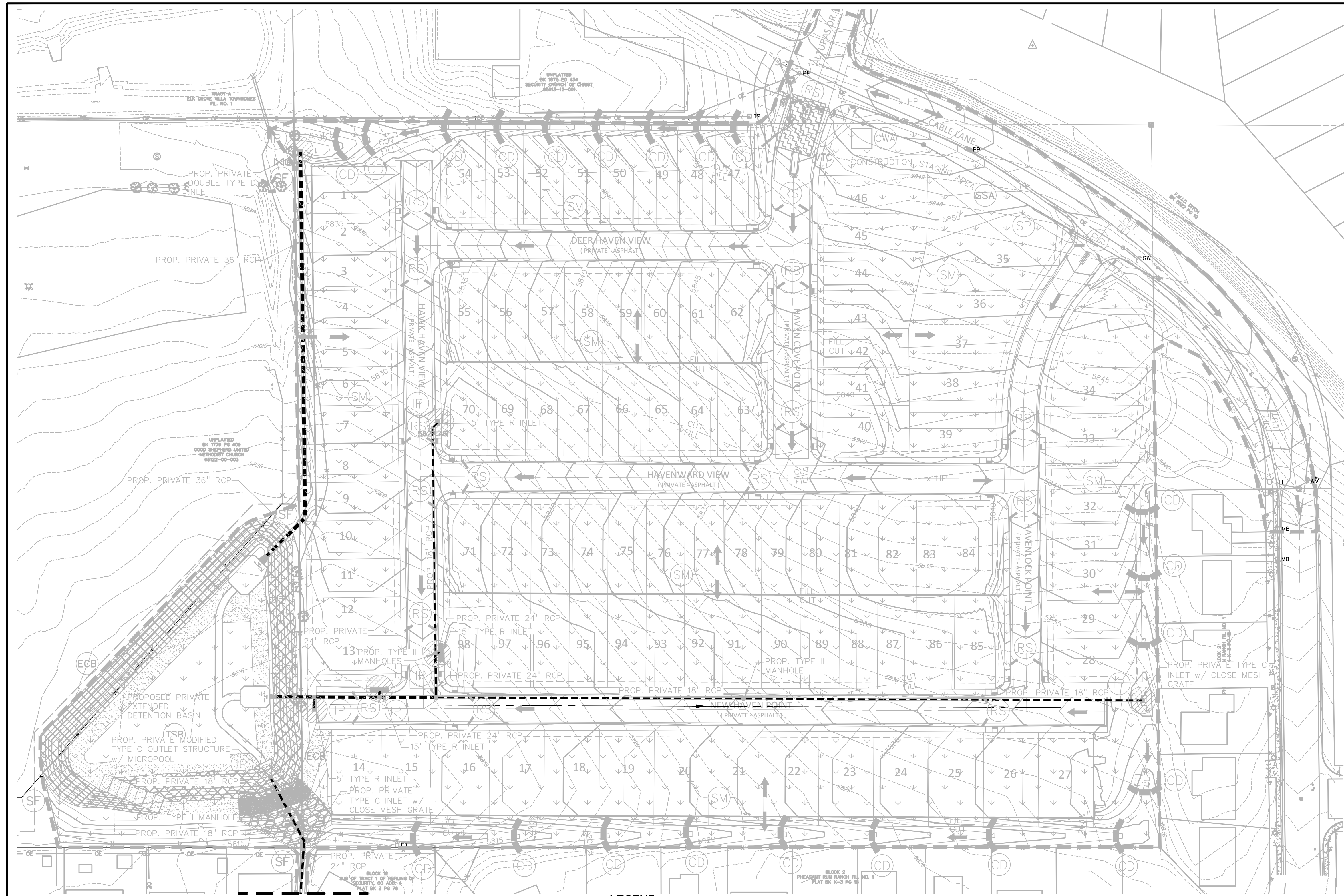
PROJECT NO. 21085-03CSCV
 DRAWING NO.

EC02

SHEET: 40 OF 46



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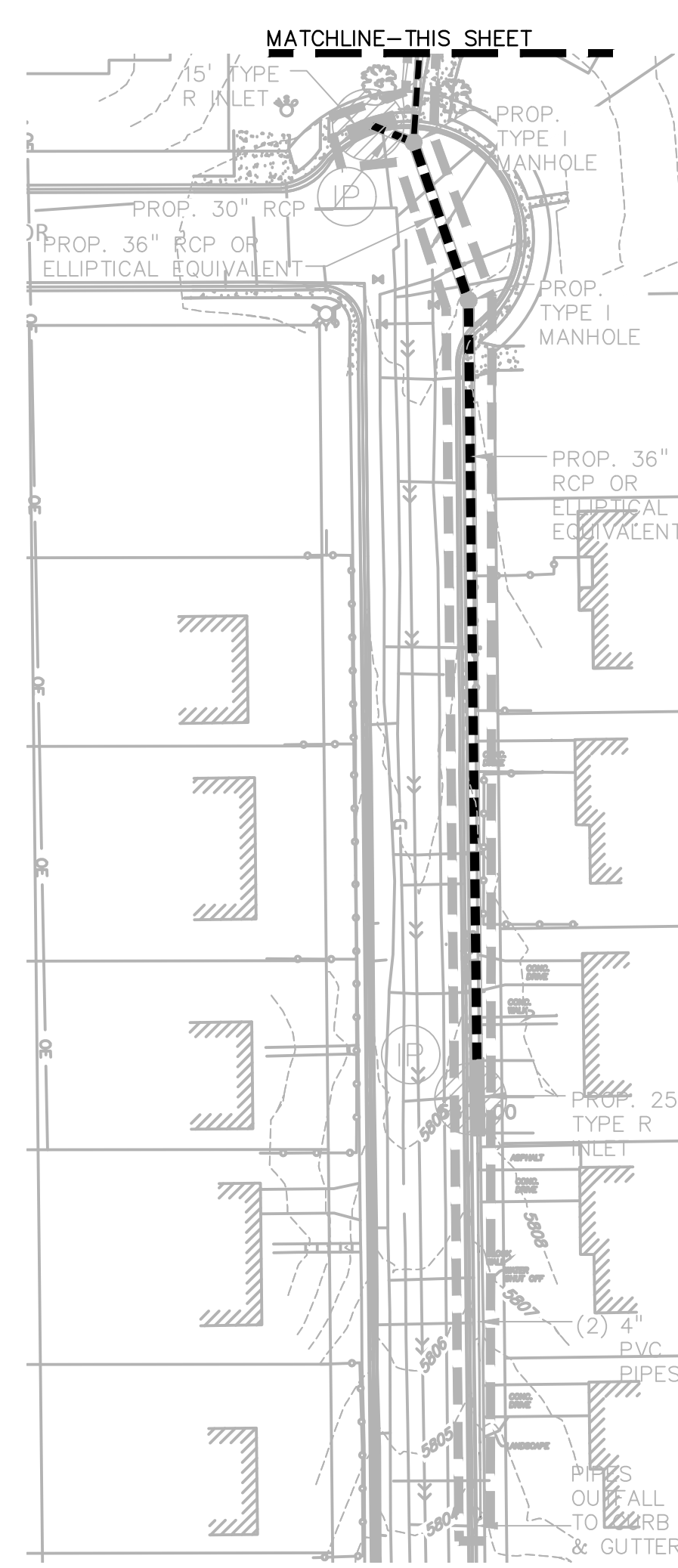
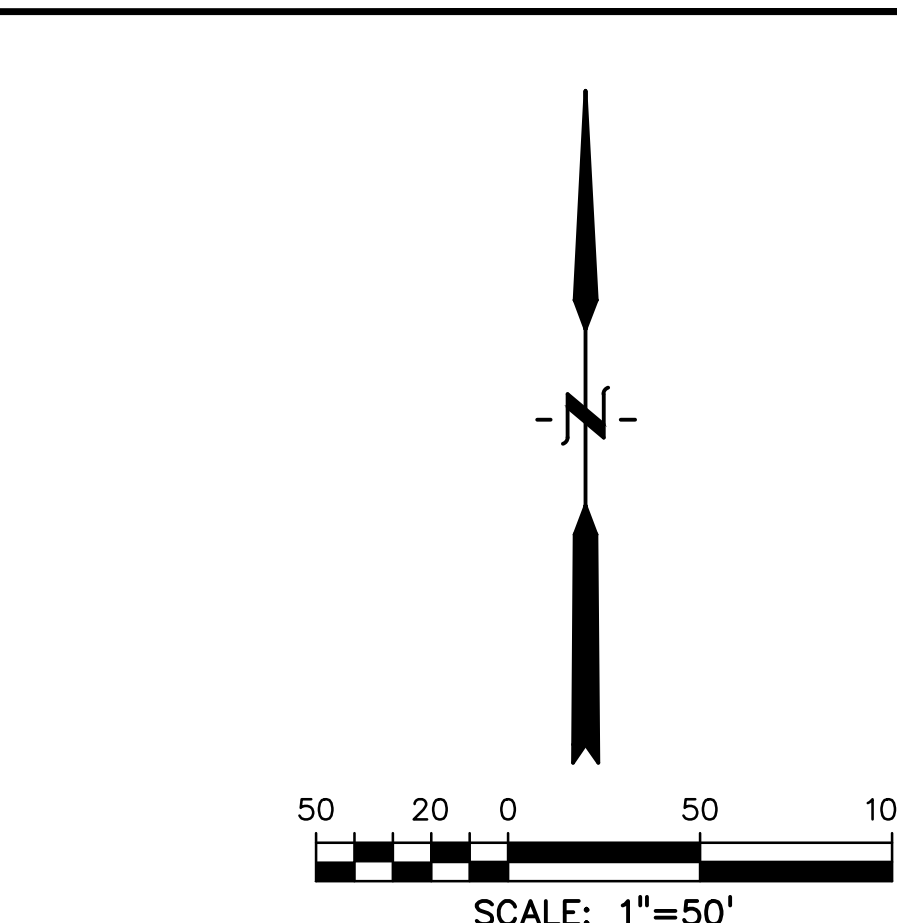


NOTES:

- REFER TO LANDSCAPING PLANS FOR ONSITE VEGETATION
- REFER TO SWMP FOR NON-STRUCTURAL CONTROL MEASURES.
- ALL DISTURBED AREAS SHALL BE SEEDED WITHIN 30 DAYS OF DISTURBANCE.

LEGEND

PROPOSED INTERMEDIATE CONTOUR 5522	ROCK SOCKS (RS)	EROSION CONTROL BLANKET (ECB)
PROPOSED INDEX CONTOUR 5520	CONCRETE WASHOUT AREA (CWA)	SEEDING/MULCHING (SM)
EX. INTERMEDIATE CONTOUR 5364	VEHICLE TRACKING CONTROL (VTC)	
EX. INDEX CONTOUR 5365	SILT FENCE (SF)	
DIRECTION OF FLOW	TEMPORARY SEDIMENT BASIN (TSB)	
HIGH POINT HP	CHECK DAM (CD)	
LOW POINT LP	STOCKPILE PROTECTION (SP)	
PROPOSED INLET	STABILIZED STAGING AREA (SSA)	
PROPOSED MANHOLE		
LIMIT OF DISTURBANCE		
INLET PROTECTION (IP)		



PREPARED BY:

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 Engineers • Surveyors
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CLIENT:

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CONSTRUCTION DOCUMENTS FOR:

HAVEN VALLEY

(LETA DR.) BRADLEY RD/ALTURAS DR.
 SECURITY, EL PASO COUNTY, COLORADO

ISSUE	DATE
INITIAL ISSUE	3/15/22
LATEST ISSUE	9/20/23
DESIGNED BY:	TDM
DRAWN BY:	SBN
CHECKED BY:	TDM
FILE NAME:	21085-03EC03

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DRAWING SCALE:
 HORIZONTAL: 1" = 50'
 VERTICAL: N/A

FINAL/VERTICAL GEC PLAN

PROJECT NO. 21085-03CSCV
 DRAWING NO.

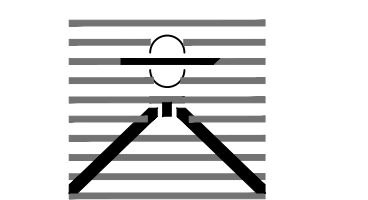
EC03

SHEET: 41 OF 46



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PREPARED BY:



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CONSTRUCTION DOCUMENTS FOR:

HAVEN VALLEY
(LETA DR.) BRADLEY RD/ALTURAS DR.
SECURITY, EL PASO COUNTY, COLORADO

ISSUE DATE
INITIAL ISSUE 3/15/22
LATEST ISSUE 9/20/23

DESIGNED BY: SBN
DRAWN BY: SBN
CHECKED BY: TDM
FILE NAME: 21085-03ECDT

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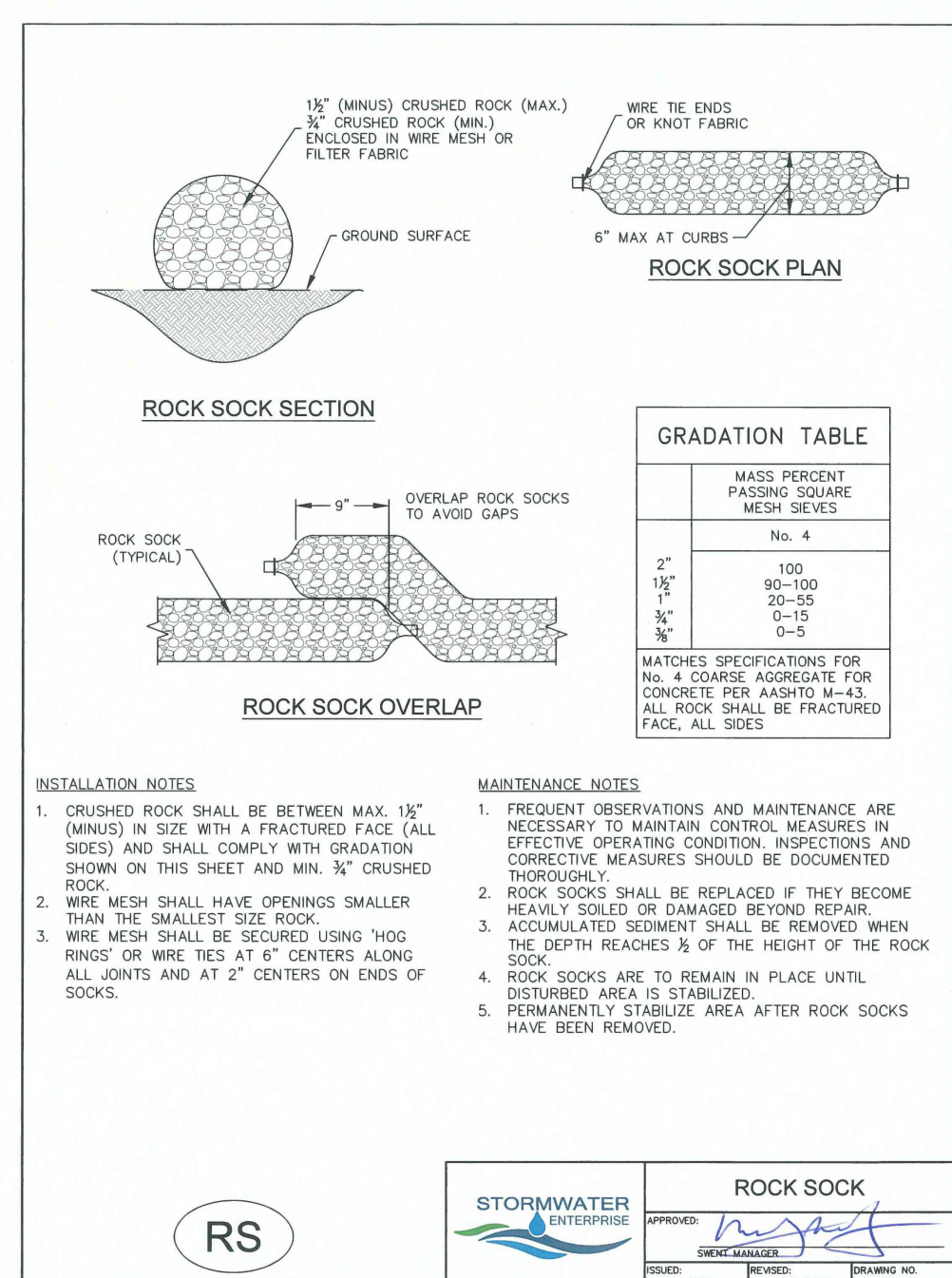
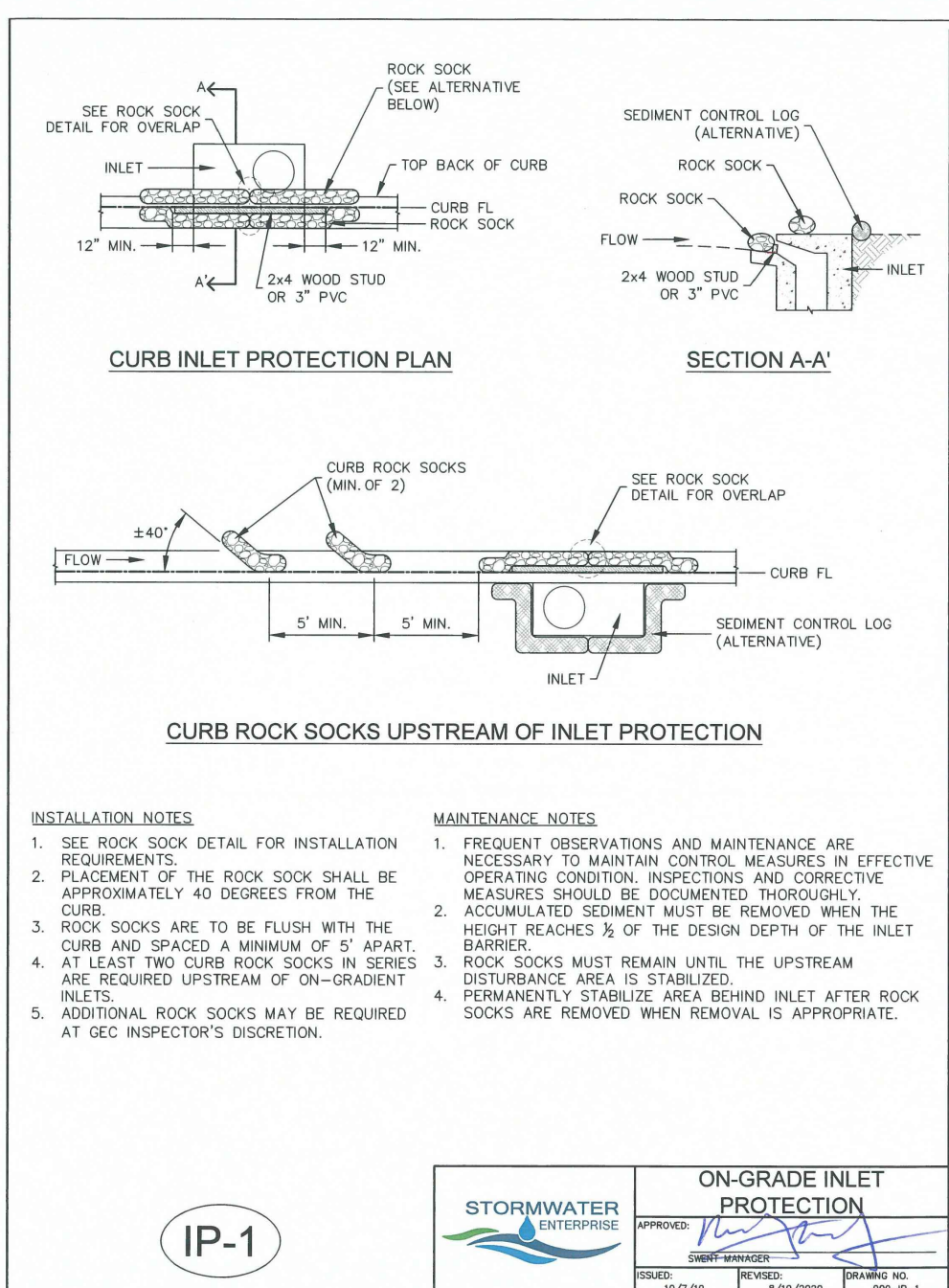
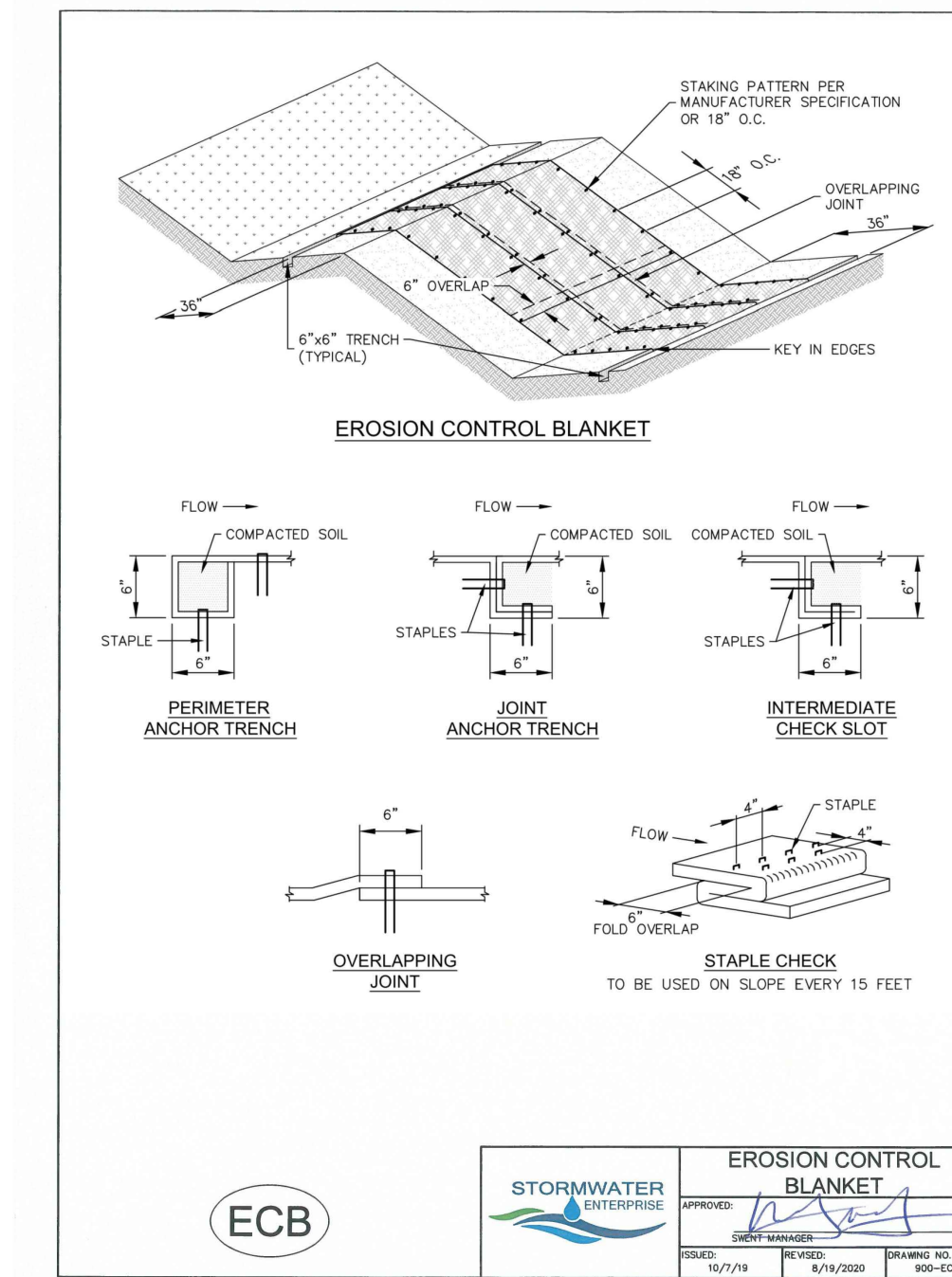
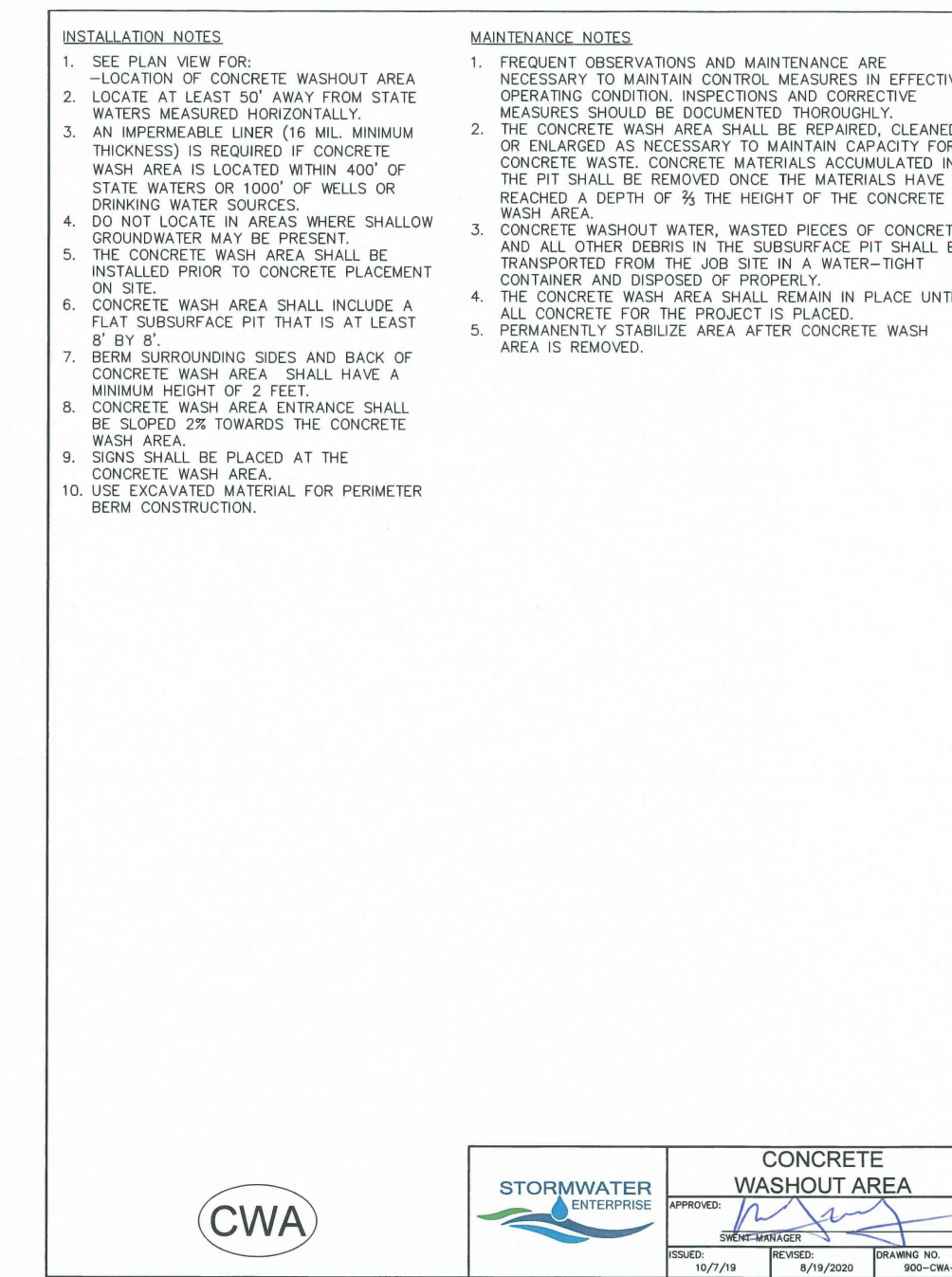
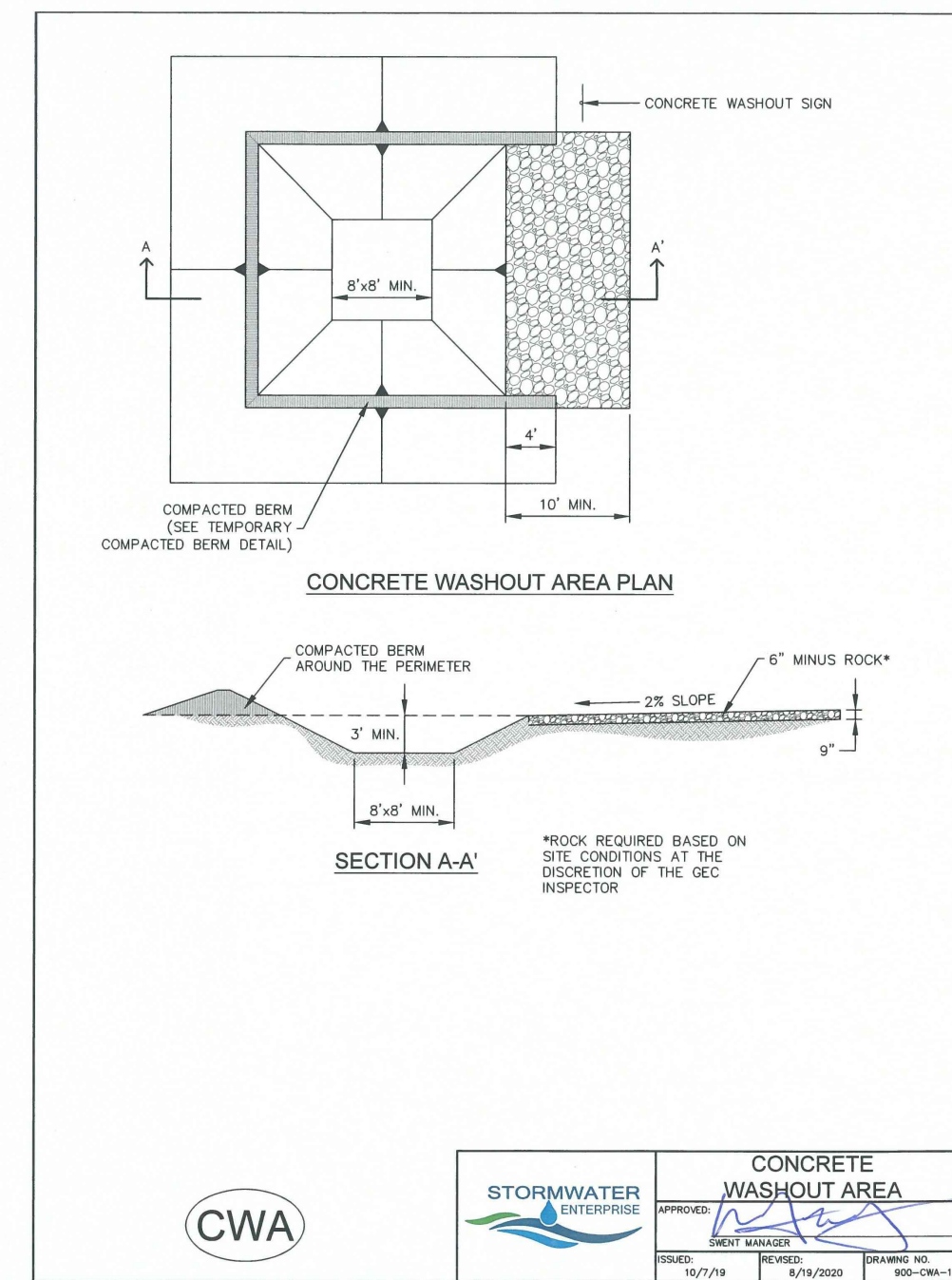
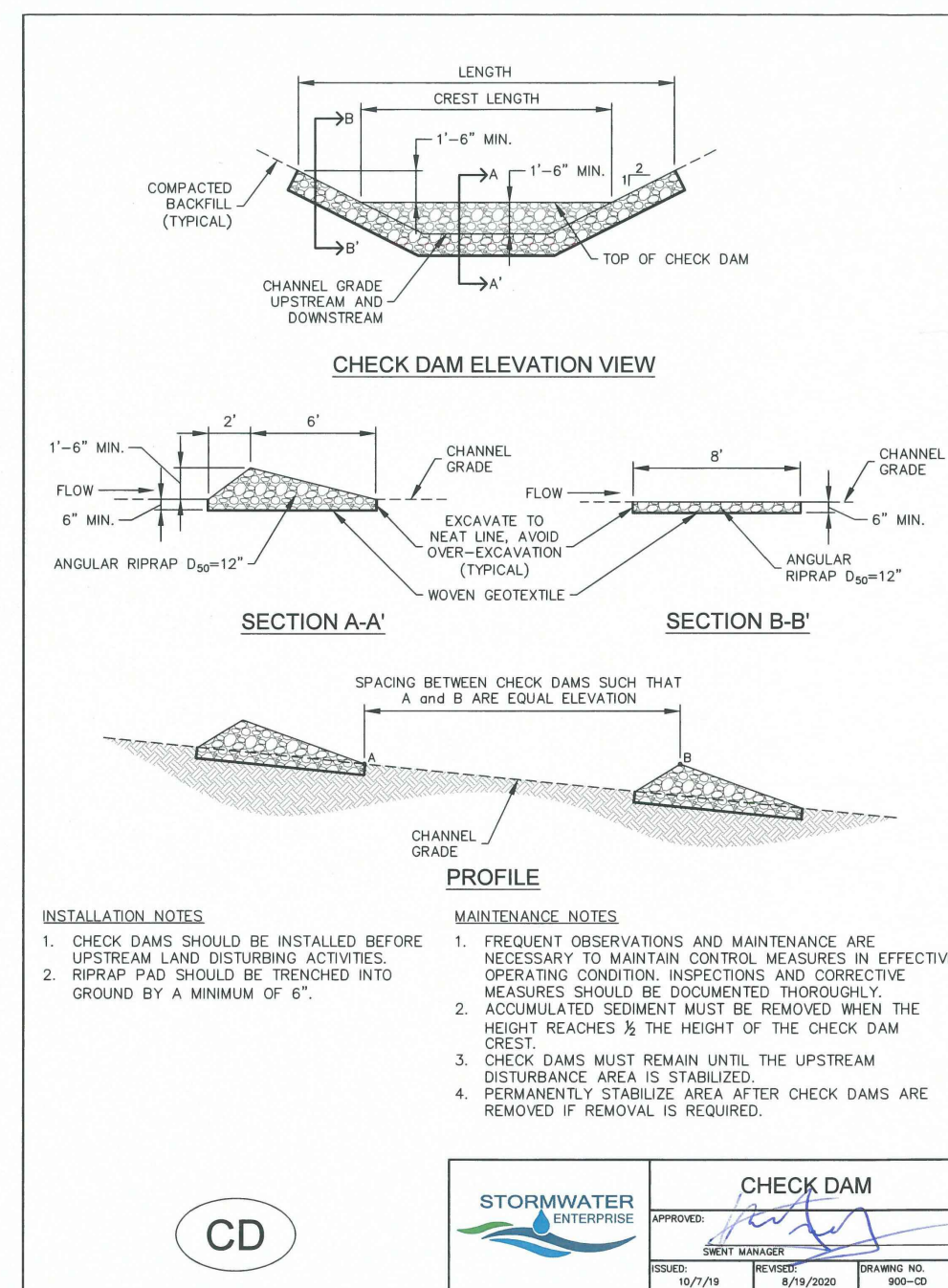
DRAWING SCALE:
HORIZONTAL: N/A
VERTICAL: N/A

EROSION CONTROL DETAILS

PROJECT NO. 21085-03CSCV
DRAWING NO.

ECDT

SHEET: 42 OF 46



PREPARED BY:



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HAVEN VALLEY
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CHECKED BY:	TDM
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DRAWING SCALE:
HORIZONTAL: N/A
VERTICAL: N/A

EROSION CONTROL DETAILS

PROJECT NO. 21085-03CSCV
DRAWING NO.

ECDT

SHEET: 43 OF 46

TABLE SB-1, SIZING INFORMATION FOR STANDARD SEDIMENT BASIN

UPSTREAM DRAINAGE AREA (ROUNDED TO NEAREST ACRE), (A2)	Basin Bottom Width (W), (FT)	Spillway Crest Length (L), (FT)	Basin Diameter (D), (ft)
2	12"	2	1/4"
3	21"	3	1/8"
4	33"	6	3/16"
5	38"	9	1/4"
6	43"	11	5/16"
8	51"	13	3/8"
10	58"	15	7/16"
15	64"	18	1/2"
20	67"	19	13/16"
30	70"	22	1 1/8"
40	73"	24	1 1/4"

INSTALLATION NOTES:

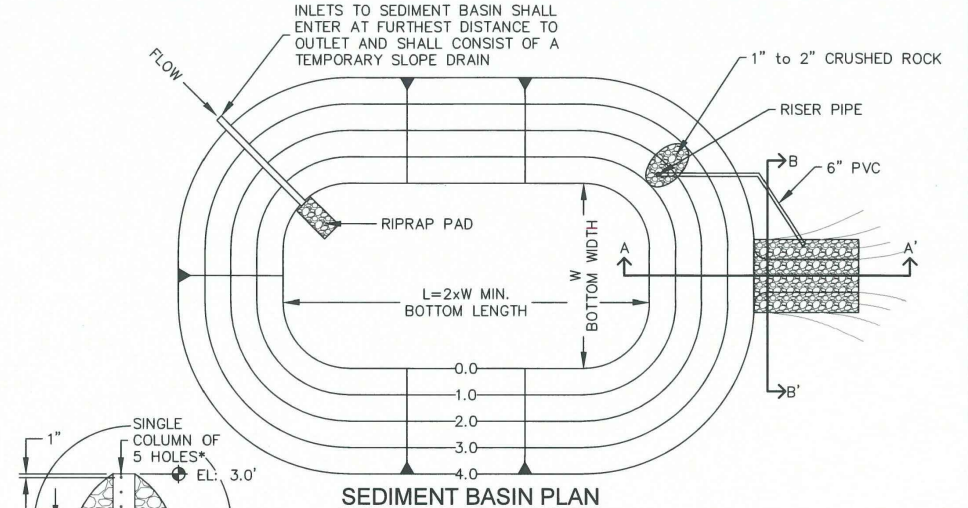
- FOR STANDARD BASIN, BOTTOM DIMENSION MAY BE MEASURED AS LONG AS BOTTOM AREA IS NOT REDUCED.
- EMBANKMENT MATERIAL SHALL CONSIST OF SOIL FREE OF DEBRIS, ORGANIC MATERIAL, AND ROCKS OR CONCRETE GREATER THAN 3 INCHES, AND SHALL HAVE A MINIMUM OF 15 PERCENT BY WEIGHT PASSING THE No. 200 SIEVE.
- EMBANKMENT MATERIAL SHALL BE COMPACTED TO AT LEAST 95 PERCENT OF MAXIMUM DENSITY IN ACCORDANCE WITH ASTM D-698.
- PIPE SCHEDULE 40 OR GREATER SHALL BE USED.
- THE DETAILS SHOWN ON THESE SHEETS PERTAIN TO STANDARD SEDIMENT BASINS FOR DRAINAGE AREAS LESS THAN 15 ACRES. SEE CONSTRUCTION DRAWINGS FOR EMBANKMENT, STORAGE VOLUME, SPILLWAY, OUTLET, AND OUTLET PROTECTION DETAILS FOR ANY SEDIMENT BASINS THAT HAVE BEEN INDIVIDUALLY DESIGNED FOR DRAINAGE AREAS LARGER THAN 15 ACRES. DESIGN CALCULATIONS MUST BE APPROVED PRIOR TO IMPLEMENTATION.

MAINTENANCE NOTES:

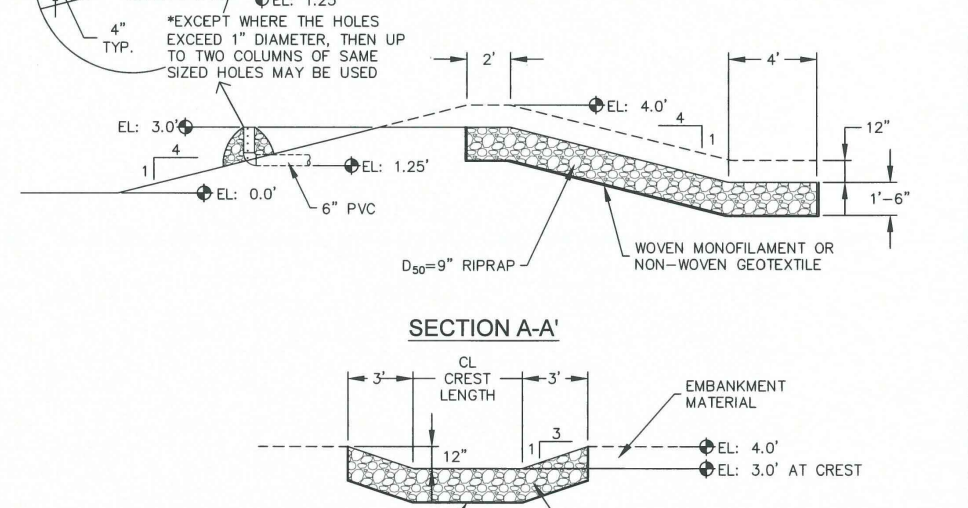
- FREQUENT OBSERVATIONS AND MAINTENANCE ARE NECESSARY TO MAINTAIN CONTROL MEASURES IN EFFECTIVE OPERATING CONDITION. INSPECTIONS AND CORRECTIVE MEASURES SHOULD BE DOCUMENTED THOROUGHLY.
- SEDIMENT ACCUMULATED IN BASIN SHALL BE REMOVED AS NEEDED TO MAINTAIN CONTROL MEASURE EFFECTIVENESS. TYPICALLY WHEN SEDIMENT DEPTH REACHES ONE FOOT (I.E. TWO FEET BELOW SPILLWAY CREST).
- SEDIMENT BASINS ARE TO REMAIN IN PLACE UNTIL THE UPSTREAM DISTURBED AREA IS PERMANENTLY STABILIZED.
- PERMANENTLY STABILIZE AREA AFTER SEDIMENT BASIN REMOVAL.

STORMWATER ENTERPRISE
SHEET: 10/2/19
REVISED: 6/24/2020
DRAWING NO. 21085-03-1


SEDIMENT BASIN PLAN



SECTION A-A'

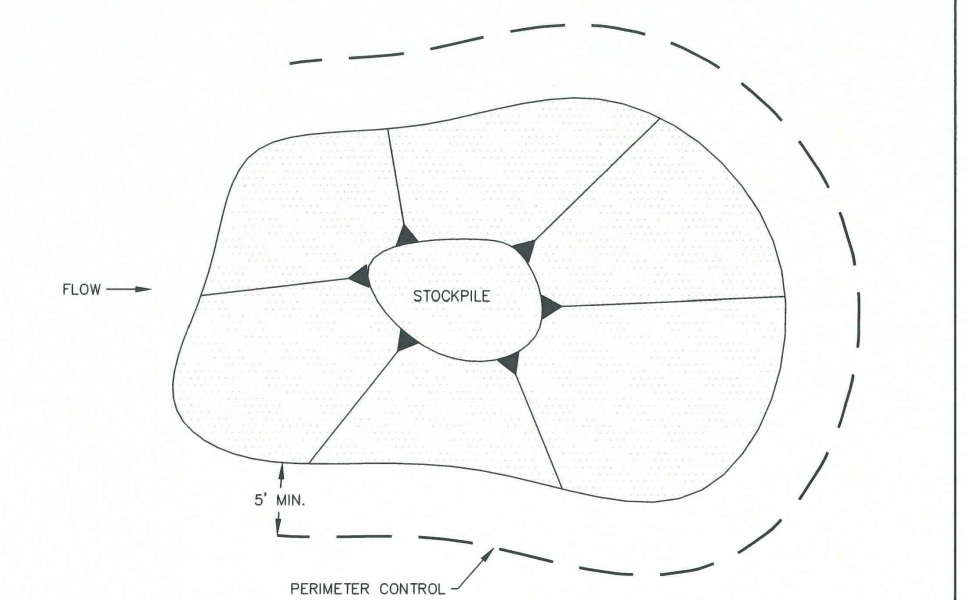


SECTION B-B'

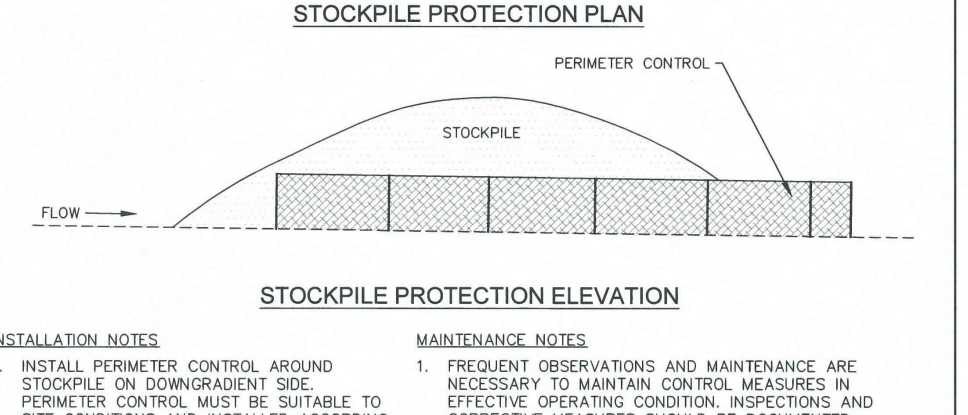


STORMWATER ENTERPRISE
SHEET: 10/2/19
REVISED: 6/24/2020
DRAWING NO. 21085-03-1

STOCKPILE PROTECTION PLAN



STOCKPILE PROTECTION ELEVATION



INSTALLATION NOTES:

- INSTALL PERIMETER CONTROL AROUND STOCKPILE OR CONTOURMENT SOE. PERIMETER CONTROL MUST BE SUITABLE TO SITE CONDITIONS AND INSTALLED ACCORDING TO THE RELEVANT DETAIL.
- FOR STOCKPILES ON THE INTERIOR PORTION OF A CONSTRUCTION SITE, WHERE OTHER DOMINANT CONTROL MEASURES INCLUDING PERIMETER CONTROL ARE IN PLACE, STOCKPILE PERIMETER CONTROLS MAY NOT BE REQUIRED.

MAINTENANCE NOTES:

- FREQUENT OBSERVATIONS AND MAINTENANCE ARE NECESSARY TO MAINTAIN CONTROL MEASURES IN EFFECTIVE OPERATING CONDITION. INSPECTIONS AND CORRECTIVE MEASURES SHOULD BE DOCUMENTED THOROUGHLY.
- IF PERIMETER CONTROLS MUST BE MOVED TO ACCESS STOCKPILE, REPLACE PERIMETER CONTROLS BY THE END OF THE WORK DAY.
- ACCUMULATED SEDIMENT MUST BE REMOVED ACCORDING TO PERIMETER CONTROL DETAIL.

STORMWATER ENTERPRISE
SHEET: 10/2/19
REVISED: 6/24/2020
DRAWING NO. 21085-03-1

SEEDING & MULCHING

ALL SOIL TESTING, SOILS AMENDMENT AND FERTILIZER DOCUMENTATION, AND SEED LOAD AND BAG TICKETS MUST BE ADDED TO THE CDMP.

SOIL PREPARATION:

- IN AREAS TO BE SEEDED, THE UPPER 6 INCHES OF THE SOIL MUST NOT BE HEAVILY COMPACTED, AND SHOULD BE IN FRAGILE CONDITION. LESS THAN 80% STANDARD PROCTOR DENSITY IS ACCEPTABLE. AREAS OF COMPACTION OR GENERAL CONSTRUCTION ACTIVITY MUST BE SCARIFIED TO A DEPTH OF 6 TO 12 INCHES PRIOR TO SPREADING TOPSOIL TO BREAK UP COMPACTED LAYERS AND PROVIDE A BLENDING ZONE BETWEEN DIFFERENT SOIL LAYERS.
- AREAS TO BE PLANTED SHALL HAVE AT LEAST 4 INCHES OF TOPSOIL SUITABLE TO SUPPORT PLANT GROWTH.
- THE CITY RECOMMENDS THAT EXISTING AND/OR IMPORTED TOPSOIL BE TESTED TO IDENTIFY SOIL DEFICIENCIES AND ANY SOIL AMENDMENTS NECESSARY TO ADDRESS THESE DEFICIENCIES. SOIL AMENDMENTS AND/OR FERTILIZERS SHOULD BE ADDED TO CORRECT TOPSOIL DEFICIENCIES BASED ON SOIL TESTING RESULTS.
- TOPSOIL SHALL BE PROTECTED DURING THE CONSTRUCTION PERIOD TO RETAIN ITS STRUCTURE, AVOID COMPACTION, AND TO PREVENT EROSION AND CONTAMINATION. STRIPPED TOPSOIL MUST BE STORED IN AN AREA AWAY FROM MACHINERY AND CONSTRUCTION OPERATIONS AND CARE MUST BE TAKEN TO PROTECT THE TOPSOIL AS A VALUABLE COMMODITY. TOPSOIL MUST NOT BE STRIPPED DURING UNDESIRABLE WORKING CONDITIONS (I.E. DURING WET WEATHER OR WHEN SOILS ARE SATURATED). TOPSOIL SHALL NOT BE STORED IN SHEDS OR IN AREAS WITH POOR DRAINAGE.

SEEDING:

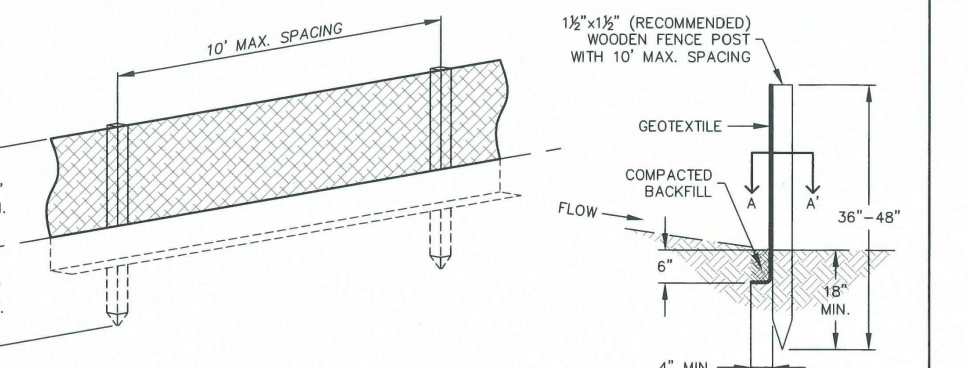
- ALLOWABLE SEED MIXES ARE INCLUDED IN THE CITY OF COLORADO SPRINGS STORMWATER CONSTRUCTION MANUAL. ALTERNATIVE SEED MIXES ARE ACCEPTABLE IF INCLUDED IN AN APPROVED LANDSCAPING PLAN.
- SEED SHOULD BE DRILL-SEEDED WHENEVER POSSIBLE.
- SEED DEPTH MUST BE 3/8 TO 3/4 INCHES WHEN DRILL-SEEDED IS USED.
- BROADCAST SEEDING OR 5-HYDRO-SEEDED WITH TACKIFIER MAY BE SUBSTITUTED ON SLOPES STEEPER THAN 3:1 OR ON OTHER AREAS NOT PRACTICAL TO DRILL-SEED.
- SEEDING RATES MUST BE DOUBLED FOR BROADCAST SEEDING OR INCREASED BY 50% IF USING A BRILLION DRILL OR HYDRO-SEEDED.
- BROADCAST SEEDING MUST BE LIGHTLY HAND-RAKED INTO THE SOIL.

MULCHING:

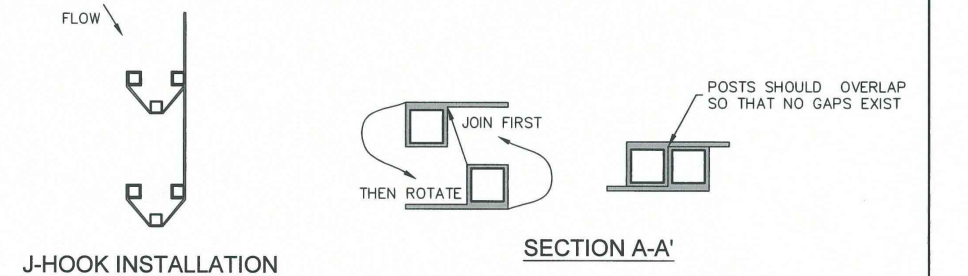
- MULCHING SHOULD BE COMPLETED AS SOON AS PRACTICABLE AFTER SEEDING, HOWEVER PLANTED AREAS MUST BE MULCHED NO LATER THAN 14 DAYS AFTER PLANTING.
- MULCHING REQUIREMENTS INCLUDE:
 - HAY OR STRAW MULCH
 - ONLY CERTIFIED WEED-FREE AND CERTIFIED SEED-FREE MULCH MAY BE USED. MULCH MUST BE APPLIED AT 2 TONS/ACRE AND ADEQUATELY SECURED BY CRIMPING AND/OR TACKIFIER.
 - CRIMPING MUST NOT BE USED ON SLOPES GREATER THAN 3:1 AND MULCH FIBERS MUST BE TUCKED INTO THE SOIL TO A DEPTH OF 3 TO 4 INCHES.
 - TACKIFIER MUST BE USED IN PLACE OF CRIMPING ON SLOPES STEEPER THAN 3:1.
 - HYDRAULIC MULCHING IS AN OPTION ON STEEP SLOPES OR WHERE ACCESS IS LIMITED.
 - IF HYDRO-SEEDED IS USED, MULCHING MUST BE APPLIED AS A SEPARATE SECOND OPERATION.
 - WOOD CELLULOSE FIBERS MIXED WITH WATER MUST BE APPLIED AT A RATE OF 2,000 TO 2,500 POUNDS/ACRE, AND TACKIFIER MUST BE APPLIED AT A RATE OF 100 POUNDS/ACRE.
 - EROSION CONTROL BLANKET
 - EROSION CONTROL BLANKET MAY BE USED IN PLACE OF TRADITIONAL MULCHING METHODS.

STORMWATER ENTERPRISE
SHEET: 10/2/19
REVISED: 6/24/2020
DRAWING NO. 21085-03-1

SILT FENCE



J-HOOK INSTALLATION



INSTALLATION NOTES:

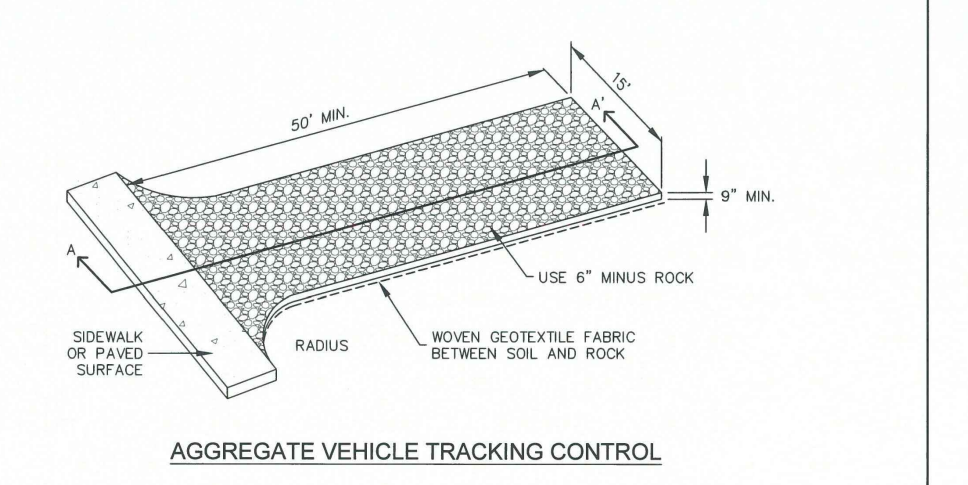
- SILT FENCE MUST BE PLACED ON A FLAT SURFACE 2'-3" AWAY FROM TOE OF THE SLOPE TO ALLOW FOR PONDING AND DEPOSITION.
- COMPACT THE TRENCH USING A JUMPING JACK OR WHEEL ROLLING TO THE POINT THAT THE FENCE RESISTS BEING FILLED OUT OF THE GROUND BY HAND.
- SILT FENCE SHALL BE TIED WITH NO SACS AFTER IT HAS BEEN ANCHORED.
- FABRIC SHALL BE ATTACHED TO POSTS WITH 1" HEAVY DUTY STAPLES OR 1" NAILS. NAILS SHOULD BE PLACED VERTICALLY DOWN THE POST, 3" APART.
- THE PREFERRED INSTALLATION METHOD USES A TRENCHER OR SILT FENCE INSTALLATION DEVICE.
- INSTALL SILT FENCE ALONG THE CONTOUR OF THE SLOPE OR IN A MANNER TO AVOID CREATING CONCENTRATED FLOW (SUCH AS A "J-HOOK" INSTALLATION).

MAINTENANCE NOTES:

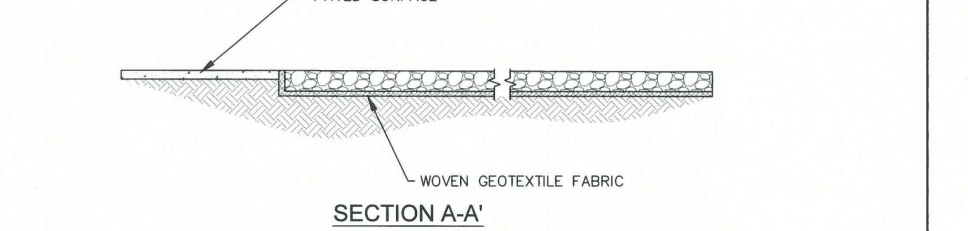
- FREQUENT OBSERVATIONS AND MAINTENANCE ARE NECESSARY TO MAINTAIN CONTROL MEASURES IN EFFECTIVE OPERATING CONDITION. INSPECTIONS AND CORRECTIVE MEASURES SHOULD BE DOCUMENTED THOROUGHLY.
- ACCUMULATED SEDIMENT MUST BE REMOVED WHEN THE HEIGHT REACHES 3/4 OF THE DESIGN HEIGHT OF THE SILT FENCE.
- SILT FENCE MUST REMAIN UNTIL THE UPSTREAM DISTURBANCE AREA IS STABILIZED.
- PERMANENTLY STABILIZE AREA AFTER SILT FENCE IS REMOVED.

STORMWATER ENTERPRISE
SHEET: 10/2/19
REVISED: 6/24/2020
DRAWING NO. 21085-03-1

AGGREGATE VEHICLE TRACKING CONTROL



SECTION A-A'



INSTALLATION NOTES:

- A STABILIZED CONSTRUCTION ENTRANCE/EXIT SHOULD BE LOCATED AT ALL POINTS WHERE VEHICLES EXIT THE CONSTRUCTION SITE TO ADJACENT ROADWAY.
- STABILIZED CONSTRUCTION ENTRANCE/EXITS SHALL BE INSTALLED PRIOR TO ANY LAND DISTURBING ACTIVITIES.
- RADIUS MUST BE ADEQUATE FOR INTENDED CONSTRUCTION VEHICLE TURNING.
- ROCK SHOULD CONSIST OF 6" MINUS ROCK.
- INSTALL CONSTRUCTION FENCE ON BOTH SIDES OF VEHICLE TRACKING CONTROL PAD WHEN NEEDED OR REQUIRED BY INSPECTOR.

MAINTENANCE NOTES:

- FREQUENT OBSERVATIONS AND MAINTENANCE ARE NECESSARY TO MAINTAIN CONTROL MEASURES IN EFFECTIVE OPERATING CONDITION. INSPECTIONS AND CORRECTIVE MEASURES SHOULD BE DOCUMENTED THOROUGHLY.
- SEDIMENT TRACKED ONTO THE ADJACENT ROAD SHALL BE REMOVED DAILY, BY SWEEPING OR SHOVELING, AND NEVER WASHED DOWN STORM DRAINS.
- ROUGHEN, REPLACE AND/OR ADD ROCK AS NEEDED TO MAINTAIN CONSISTENT DEPTH AND TO PREVENT SEDIMENT TRACKING ONTO ADJACENT STREET.
- PERMANENTLY STABILIZE AREA AFTER VEHICLE TRACKING CONTROL IS REMOVED.

STORMWATER ENTERPRISE
SHEET: 10/2/19
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SHOTGUN NATIVE GRASS SEED MIX

Mixture/Variety

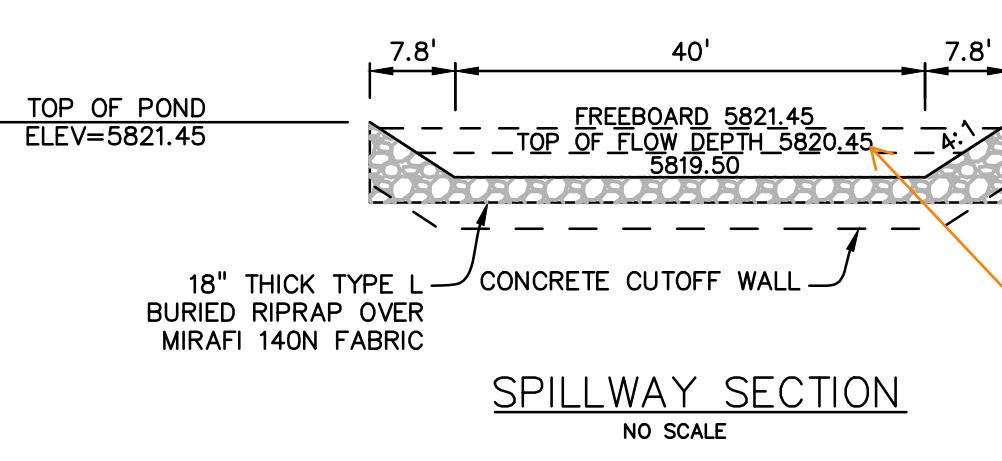
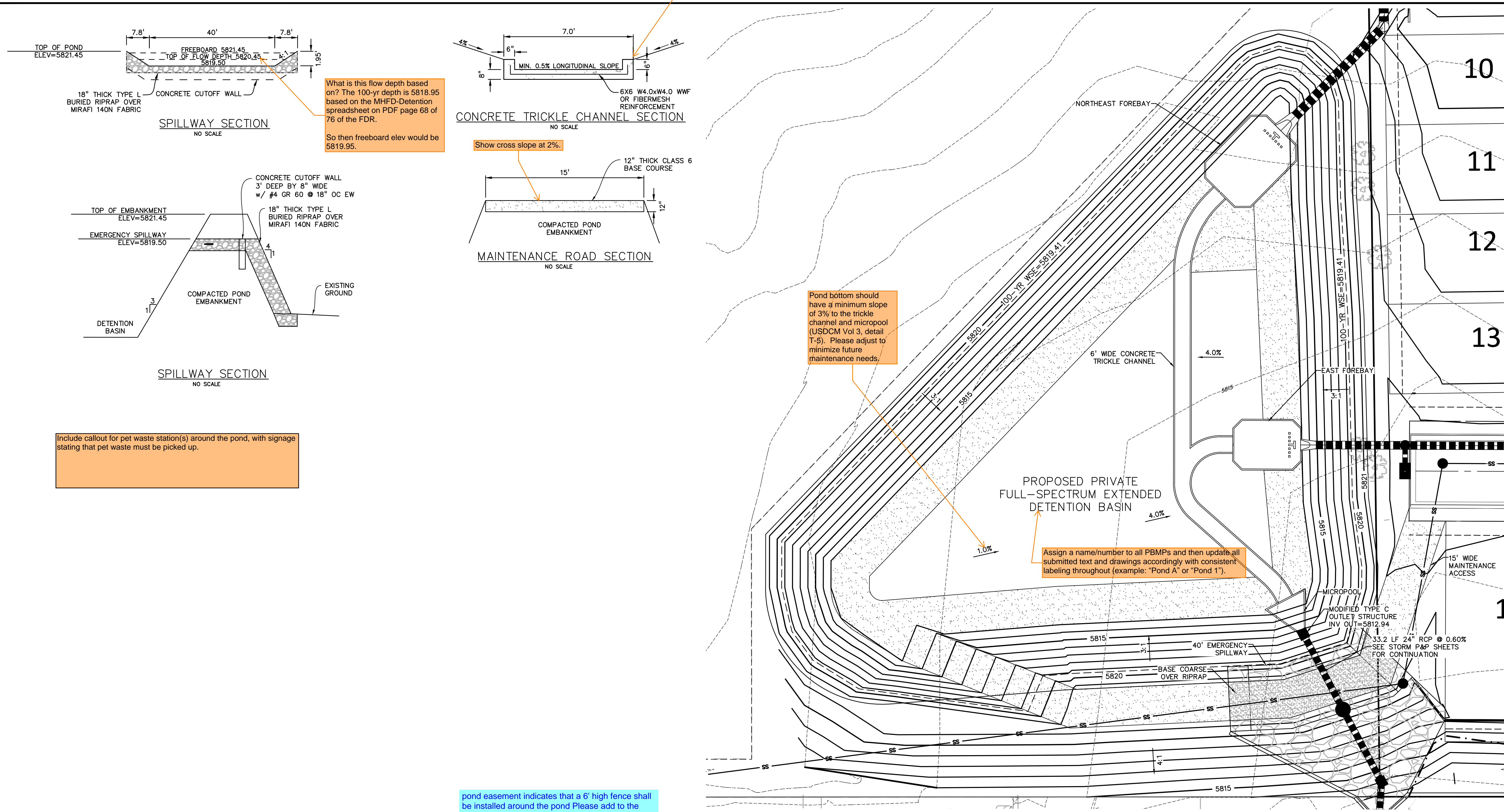
- 20% Western Wheatgrass, Arriba
- 20% Big Bluestem, Kaw
- 10% Switchgrass, Blackwell
- 10% Green Needlegrass, Lodorn
- 10% Sideoats Grama, El Reno
- 10% Little Bluestem, Camper
- 10% Prairie Sandreed, Goshen
- 10% Yellow Indiangrass, Cheyenne

STORMWATER ENTERPRISE
SHEET: 10/2/19
REVISED: 6/24/2020
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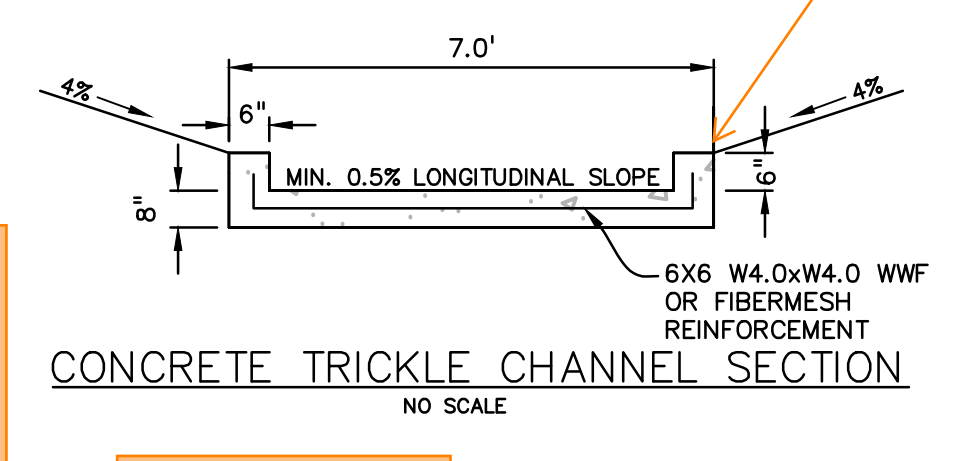


Know what's below.
Call before you dig.

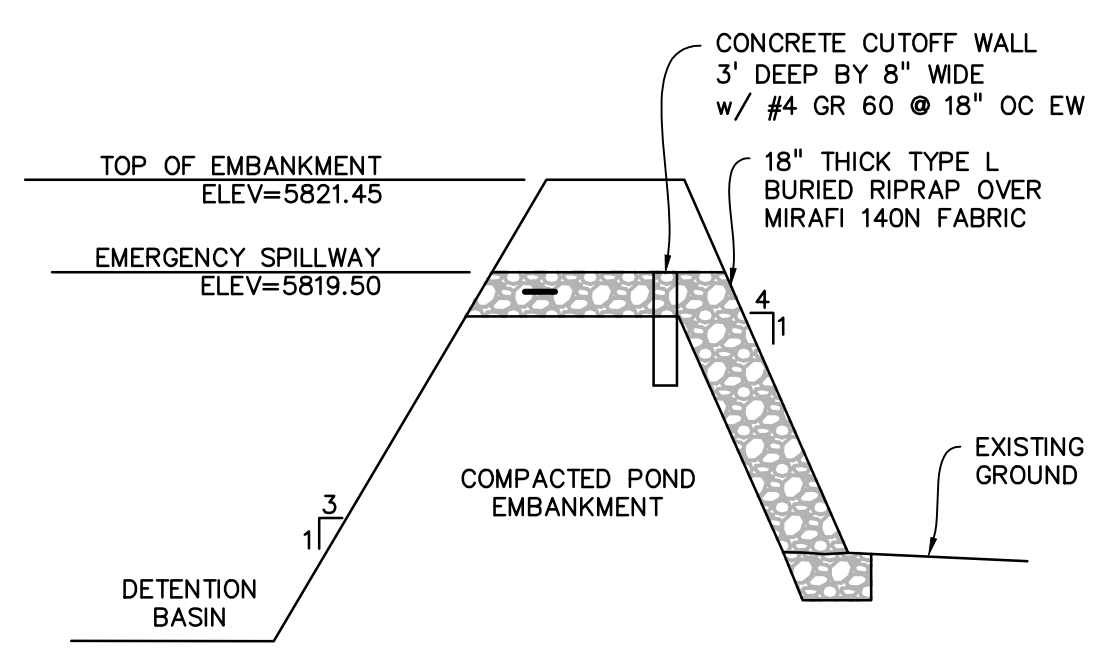
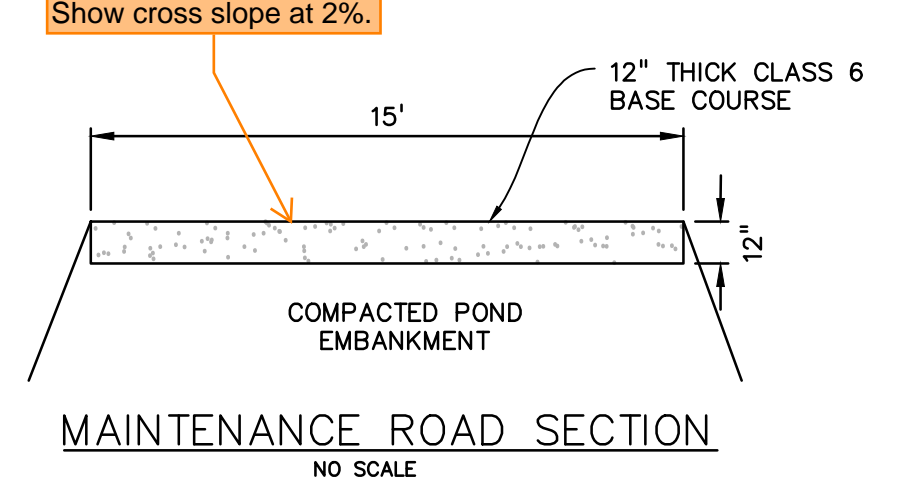
CALL 2-BUSINESS DAYS IN ADVANCE BEFORE YOU DIG, GRADE, OR EXCAVATE FOR THE MARKING OF UNDERGROUND MEMBER UTILITIES.



What is this flow depth based on? The 100-yr depth is 5818.95 based on the MHFD-Detention spreadsheet on PDF page 68 of 76 of the FDR.
So then freeboard elev would be 5819.95.



Consider having control joints every ~10ft.



Include callout for pet waste station(s) around the pond, with signage stating that pet waste must be picked up.

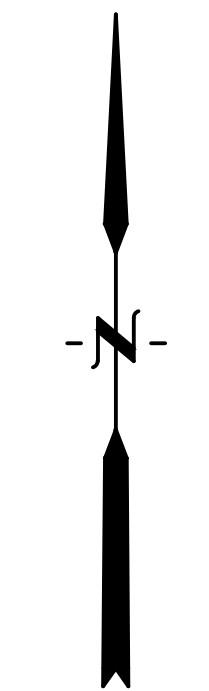
Pond bottom should have a minimum slope of 3% to the trickle channel and micropool (USDCM Vol 3, detail T-5). Please adjust to minimize future maintenance needs.

Assign a name/number to all PBMPs and then update all submitted text and drawings accordingly with consistent labeling throughout (example: "Pond A" or "Pond 1").

pond easement indicates that a 6' high fence shall be installed around the pond Please add to the plans. See below

CONSTRUCTION, MAINTENANCE AND REPAIR, INDEMNITY

2.1 Construction of Detention Pond Facilities. Grantee shall, at Grantee's sole cost and expense, construct the detention pond improvements and facilities within the Detention Pond Easement in accordance with the construction drawings approved by El Paso County, Colorado (the "Detention Pond Facilities"). The Detention Pond Facilities shall include a locking 6' high cedar stake security fence that will enclose the Detention Pond Facilities.



PREPARED BY:



CLIENT:

MIDCO INVESTMENTS, LLC

P.O. BOX 60069
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CONTACT: ROBERT C. IRWIN
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CONSTRUCTION DOCUMENTS FOR:

HAVEN VALLEY
(LETA DR.) BRADLEY RD/ALTURAS DR.
SECURITY, EL PASO COUNTY, COLORADO

ISSUE	DATE
INITIAL ISSUE	3/15/22
LATEST ISSUE	9/20/23
DESIGNED BY:	TDM
DRAWN BY:	SBN
CHECKED BY:	TDM
FILE NAME:	21085-03PD01

PREPARED UNDER MY DIRECT SUPERVISION FOR AND ON BEHALF OF DREXEL, BARRELL & CO.

DRAWING SCALE:
HORIZONTAL: 1" = 50'
VERTICAL: N/A

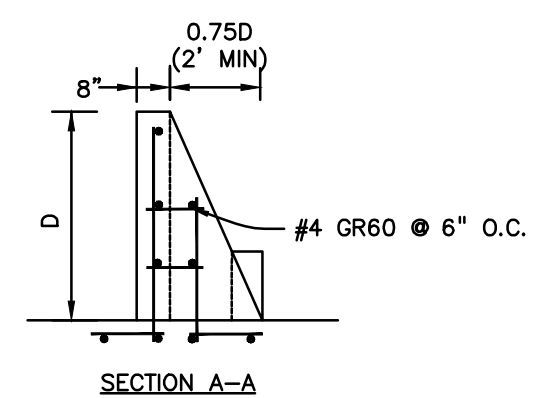
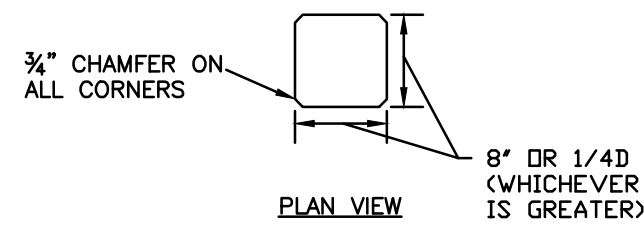
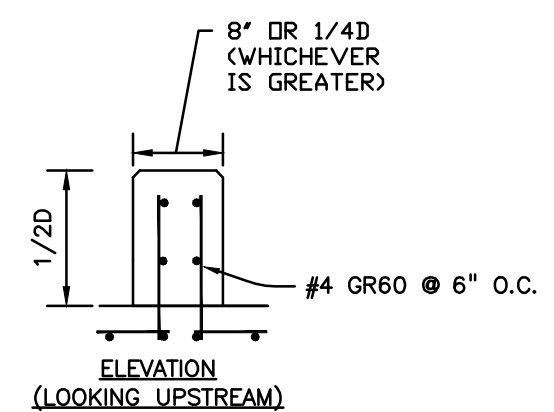
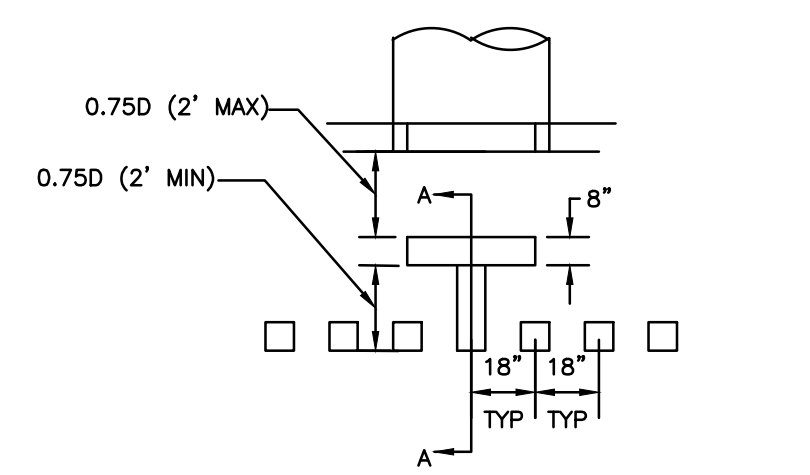
DETENTION POND DETAILS

PROJECT NO. 21085-03CSCV
DRAWING NO.

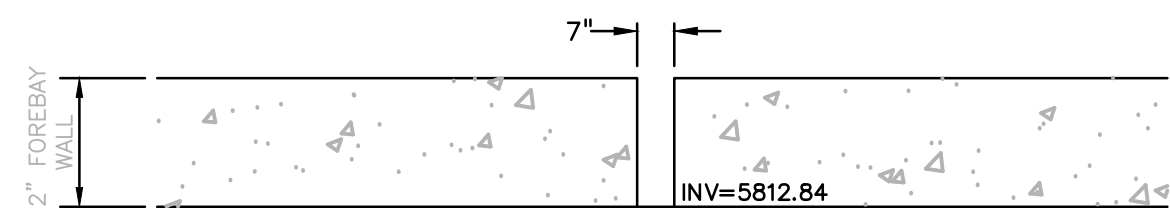
PD01

SHEET: 44 OF 46

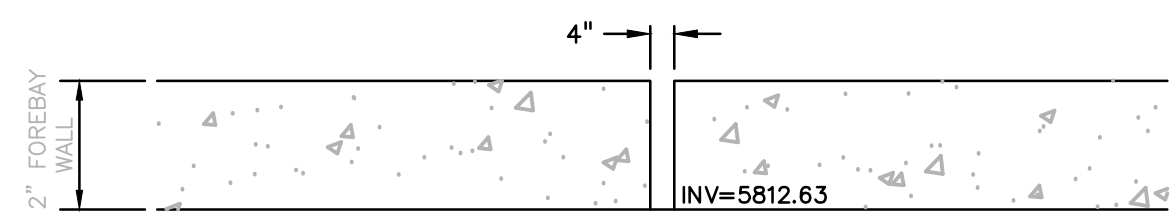




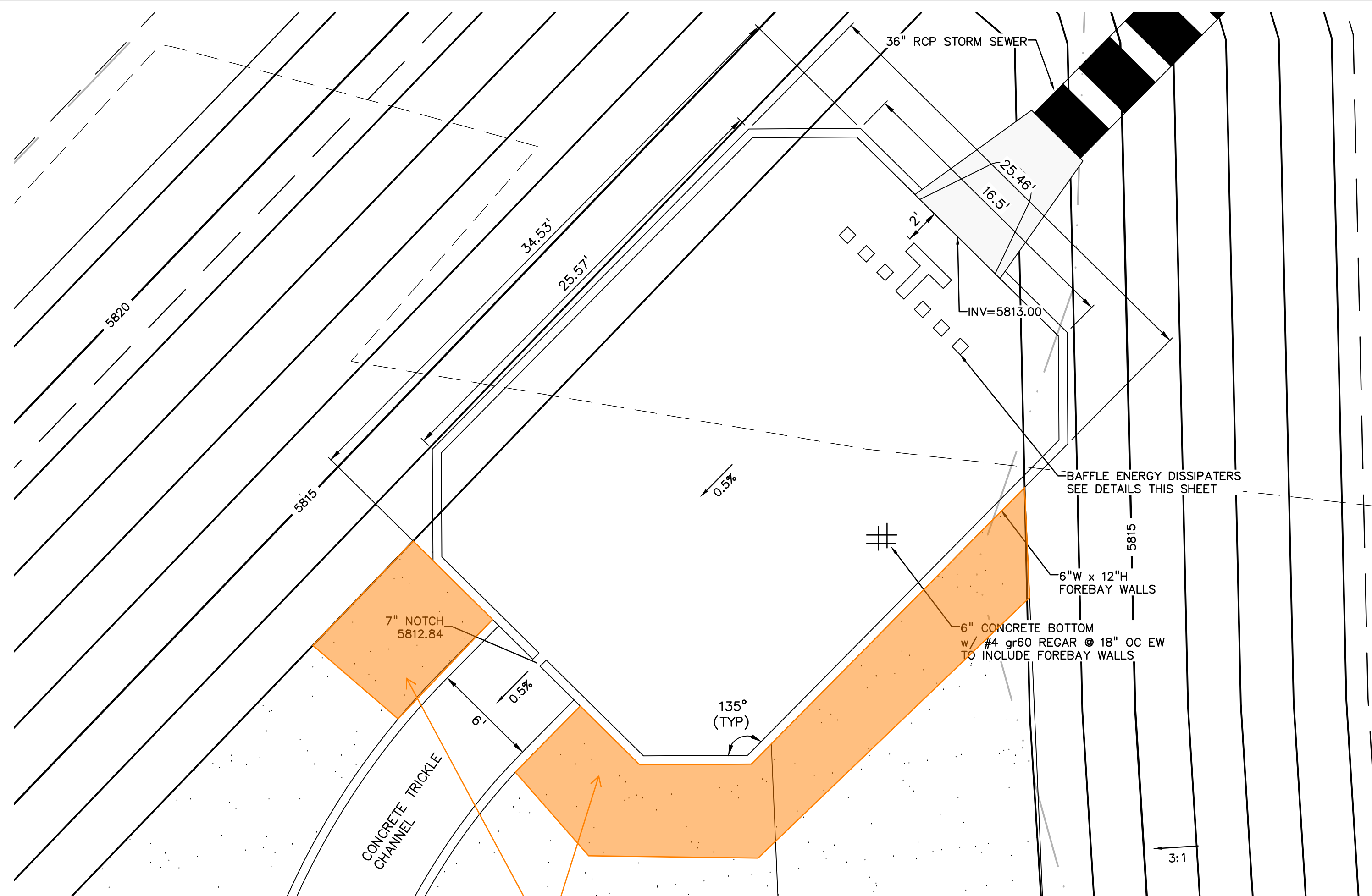
FOREBAY BAFFLE ENERGY DISSIPATORS
NO SCALE



NORTHEAST FOREBAY NOTCH
NO SCALE



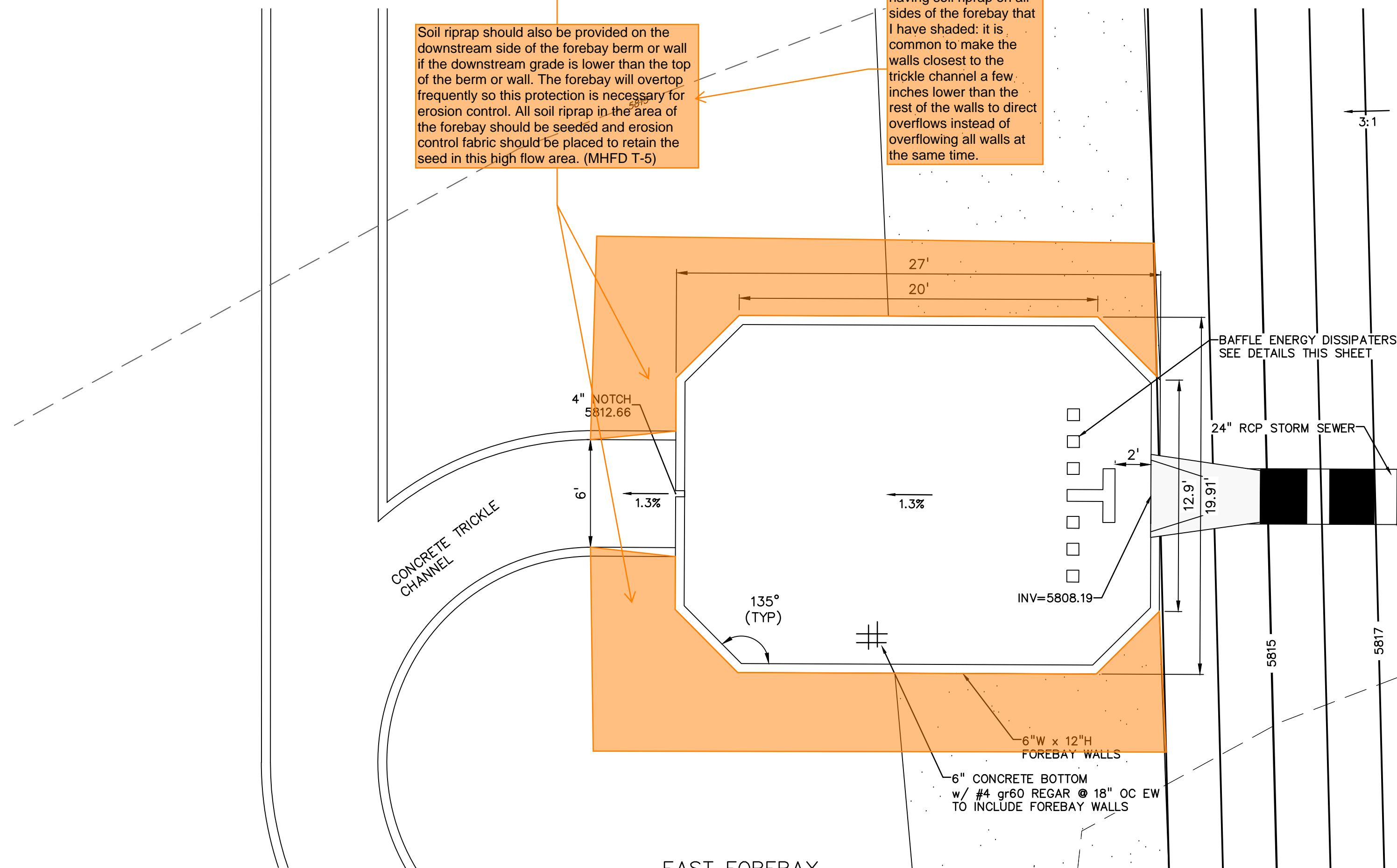
EAST FOREBAY NOTCH
NO SCALE



NORTHEAST FOREBAY
1"=5'

Soil riprap should also be provided on the downstream side of the forebay berm or wall if the downstream grade is lower than the top of the berm or wall. The forebay will overtop frequently so this protection is necessary for erosion control. All soil riprap in the area of the forebay should be seeded and erosion control fabric should be placed to retain the seed in this high flow area. (MHFD T-5)

As an alternative to having soil riprap on all sides of the forebay that I have shaded; it is common to make the walls closest to the trickle channel a few inches lower than the rest of the walls to direct overflows instead of overflowing all walls at the same time.



EAST FOREBAY
1"=5'

PREPARED BY:

DREXEL, BARRELL & CO.
Engineers • Surveyors
3 SOUTH 7TH STREET
COLORADO SPGS, COLORADO 80905
CONTACT: TIM D. MCCONNELL, P.E.
(719)260-0887
BOULDER • COLORADO SPRINGS • GREELEY

CLIENT:

MIDCO INVESTMENTS, LLC

P.O. BOX 60069
COLORADO SPRINGS, CO 80960
CONTACT: ROBERT C. IRWIN
(719) 475-7474

CONSTRUCTION DOCUMENTS FOR:

HAVEN VALLEY
(LETA DR.) BRADLEY RD/ALTURAS DR.
SECURITY, EL PASO COUNTY, COLORADO

ISSUE	DATE
INITIAL ISSUE	3/15/22
LATEST ISSUE	9/20/23

DESIGNED BY: TDM
DRAWN BY: SBN
CHECKED BY: TDM
FILE NAME: 21085-03PD02

PREPARED UNDER MY DIRECT SUPERVISION FOR AND ON BEHALF OF DREXEL, BARRELL & CO.

DRAWING SCALE:
HORIZONTAL: 1" = 5'
VERTICAL: N/A

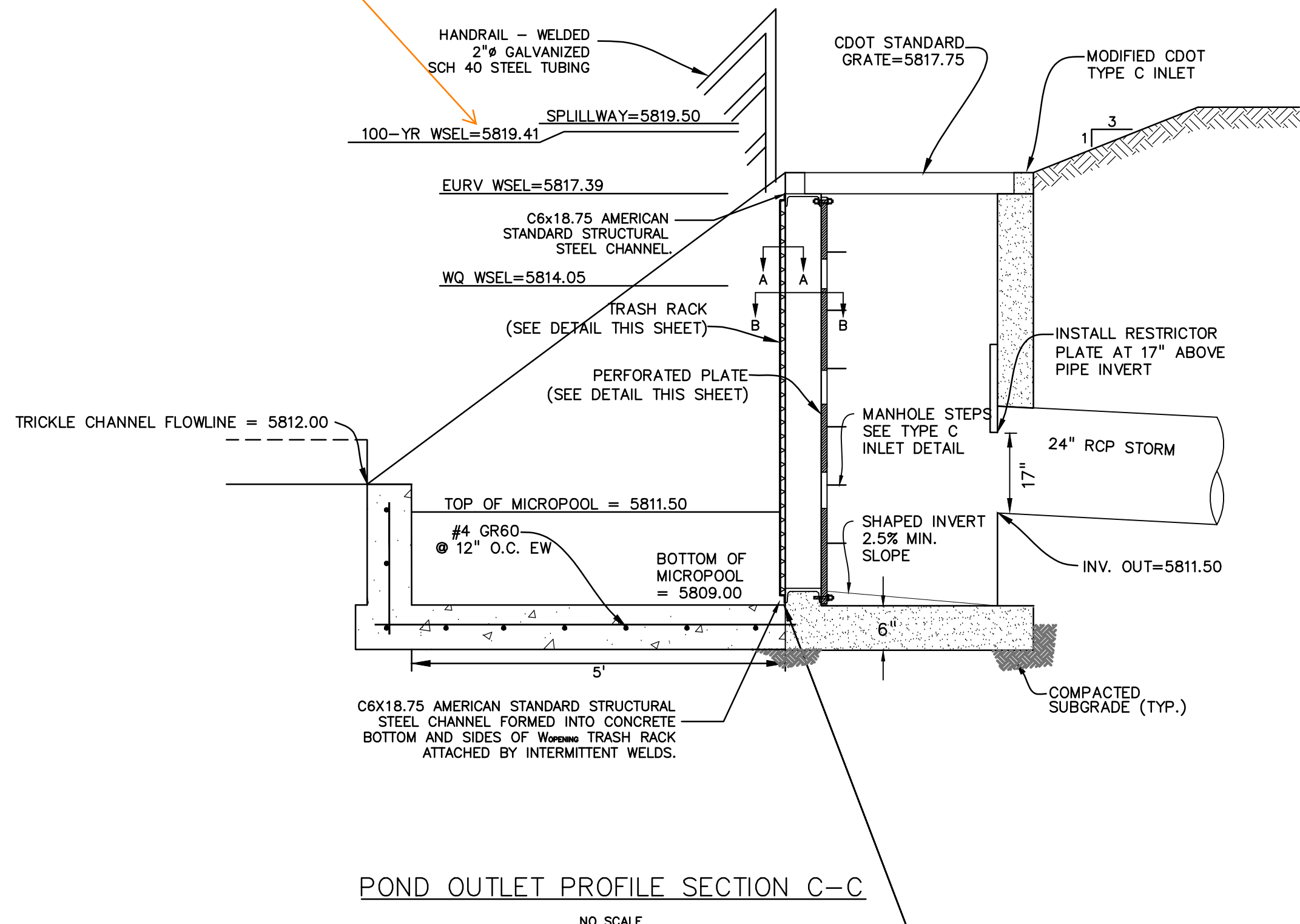
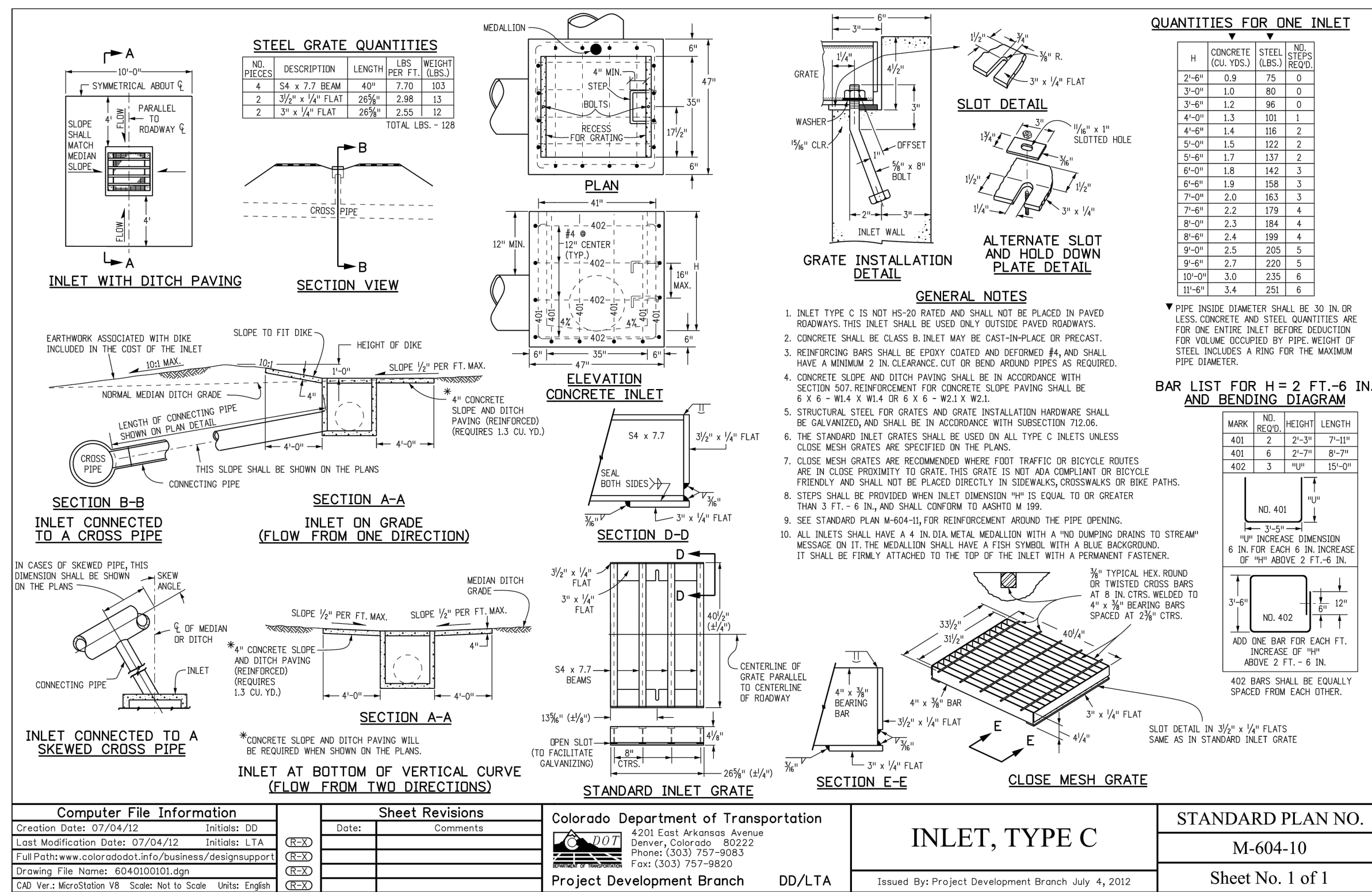
CONCRETE FOREBAY DETAILS

PROJECT NO. 21085-03CSCV
DRAWING NO.

PD02

SHEET: 45 OF 46

The 100-yr depth is 5818.95 based on the MHFD-Detention spreadsheet on PDF page 68 of 76 of the FDR (ponding depth of 7.45ft above Stage=0ft which is at 5811.50).



PREPARED BY:

DREXEL, BARRELL & CO.
 Engineers-Surveyors
 3 SOUTH 7TH STREET
 COLORADO SPGS, COLORADO 80905
 CONTACT: TIM D. MCCONNELL, P.E.
 (719) 260-0887
 BOULDER • COLORADO SPRINGS • GREELEY

CLIENT:
 MIDCO INVESTMENTS, LLC
 P.O. BOX 60069
 COLORADO SPRINGS, CO 80960
 CONTACT: ROBERT C. IRWIN
 (719) 475-7474

CONSTRUCTION DOCUMENTS FOR:
HAVEN VALLEY
 (LETA DR.) BRADLEY RD/ALTURAS DR.
 SECURITY, EL PASO COUNTY, COLORADO

ISSUE	DATE
INITIAL ISSUE	3/15/22
LATEST ISSUE	9/20/23

DESIGNED BY: SBN
DRAWN BY: SBN
CHECKED BY: TDM
FILE NAME: 21085-03PD03

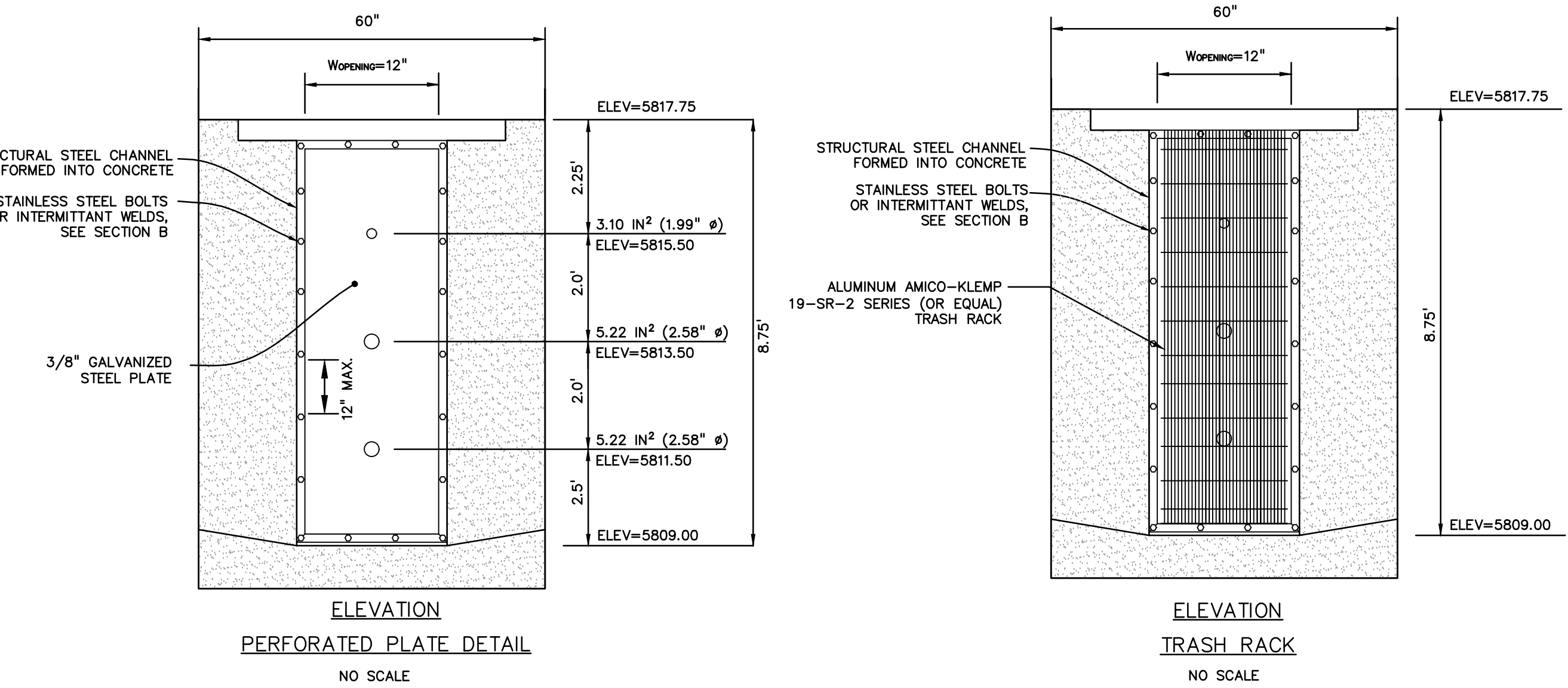
PREPARED UNDER MY DIRECT SUPERVISION FOR AND ON BEHALF OF DREXEL, BARRELL & CO.
DRAWING SCALE:
 HORIZONTAL: N/A
 VERTICAL: N/A

POND OUTLET STRUCTURE DETAILS

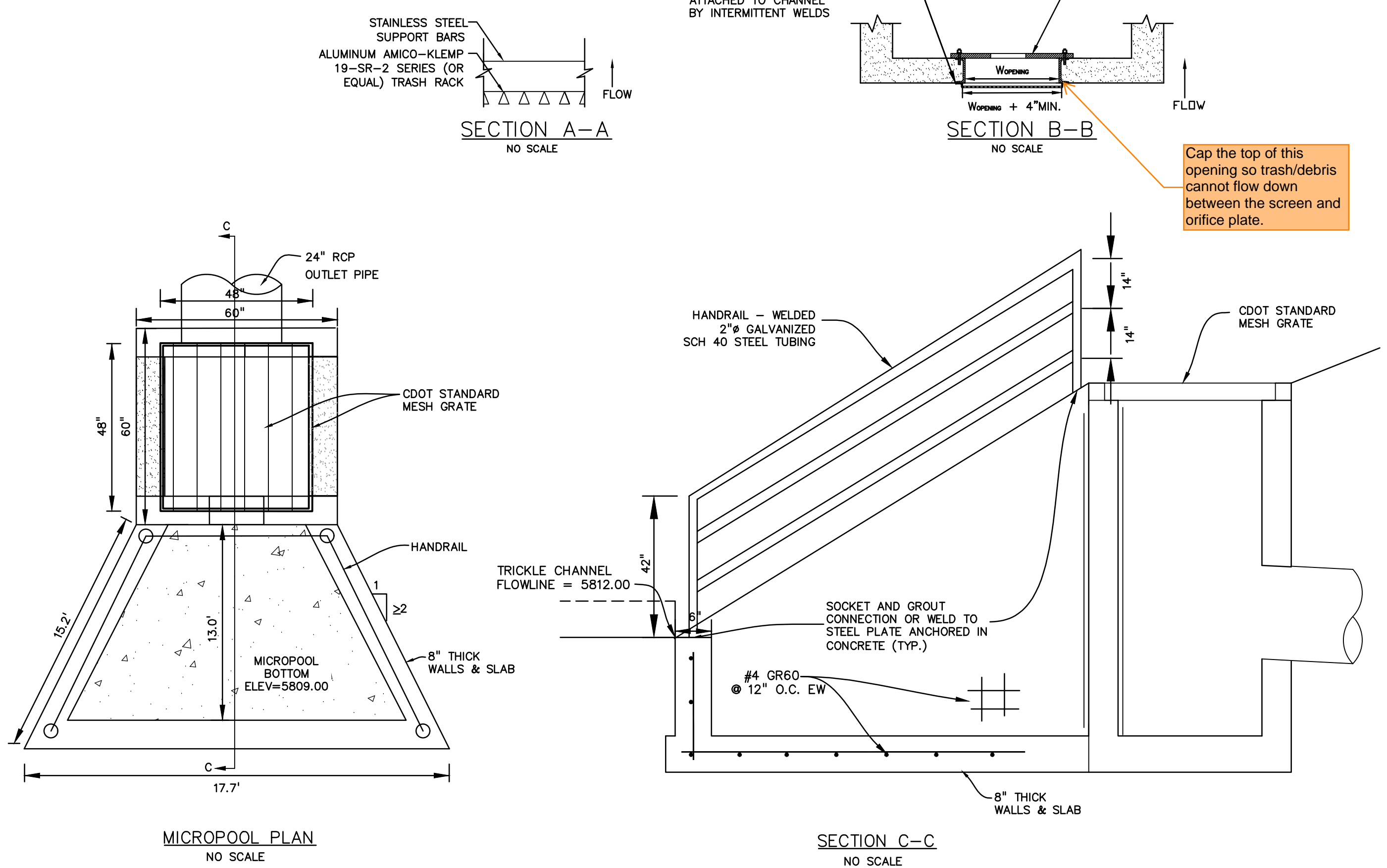
PROJECT NO. 21085-03CSCV
DRAWING NO.

OUT1

SHEET: 46 OF 46



- PERFORATED PLATE NOTES:**
- PROVIDE GASKET MATERIAL OR GROUT BETWEEN THE ORIFICE PLATE AND CONCRETE.
 - BOLT PLATE TO CONCRETE @ 12" MAX. ON CENTER. ORIFICE PLATE IS TO BE REMOVABLE.
 - ALL STEEL SURFACES ARE TO BE COATED WITH ZRC COLD GALVANIZING COMPOUND.
- WQV TRASH RACKS:**
- TRASH RACKS SHALL BE STAINLESS STEEL OR ALUMINUM AND SHALL BE ATTACHED BY INTERMITTENT WELDS ALONG THE EDGE OF THE MOUNTING FRAME.
- GENERAL NOTES:**
- ALL EXTERIOR STEEL SHALL BE EITHER STAINLESS OR HOT DIPPED GALVANIZED

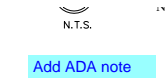


v1_Construction Drawings.pdf Markup Summary 10-19-2023

Daniel Torres (44)



Author: Daniel Torres
Subject: Image
Page Label: [1] 1 21085-03CV01 - COVER1
Date: 10/19/2023 2:26:57 PM
Status:
Color: ■
Layer:
Space:



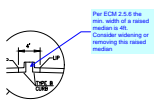
Author: Daniel Torres
Subject: Text Box
Page Label: [1] 1 21085-03CV01 - COVER1
Date: 10/19/2023 2:27:11 PM
Status:
Color: ■
Layer:
Space:

Add ADA note



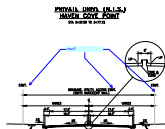
Author: Daniel Torres
Subject: Callout
Page Label: [2] 2 21085-03NT01 - NOTES1
Date: 10/19/2023 12:44:16 PM
Status:
Color: ■
Layer:
Space:

Please add the following note:
16.El Paso County does not own and is not responsible for the underdrains or groundwater discharge systems shown on these plans and assumes no liability for water rights administration by approving these plans. Maintenance and water rights are the responsibility of the developer and ____ [xx metropolitan district, or yy property owner's association]_____.



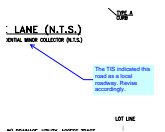
Author: Daniel Torres
Subject: Callout
Page Label: [3] 3 21085-03TS01 - TYP1
Date: 10/19/2023 2:14:12 PM
Status:
Color: ■
Layer:
Space:

Per ECM 2.5.6 the min. width of a raised median is 4ft. Consider widening or removing this raised median



Author: Daniel Torres
Subject: Callout
Page Label: [3] 3 21085-03TS01 - TYP1
Date: 10/19/2023 2:15:38 PM
Status:
Color: ■
Layer:
Space:

tract?



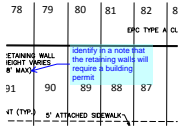
Author: Daniel Torres
Subject: Callout
Page Label: [3] 3 21085-03TS01 - TYP1
Date: 10/19/2023 2:18:24 PM
Status:
Color: ■
Layer:
Space:

The TIS indicated this road as a local roadway. Revise accordingly.

Please show above location of utilities and storm sewers beneath road on the road cross sections

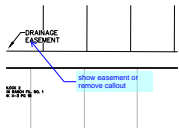
Author: Daniel Torres
Subject: Text Box
Page Label: [3] 3 21085-03TS01 - TYP1
Date: 10/19/2023 2:19:02 PM
Status:
Color: ■
Layer:
Space:

Please also show location of utilities and storm sewers beneath road on the road cross sections



Author: Daniel Torres
Subject: Callout
Page Label: [5] 5 21085-03SP01 - SITE
Date: 10/19/2023 2:23:15 PM
Status:
Color: ■
Layer:
Space:

identify in a note that the retaining walls will require a building permit



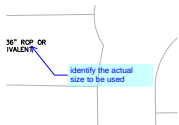
Author: Daniel Torres
Subject: Callout
Page Label: [6] 6 21085-03HC01 - HC
Date: 10/19/2023 2:24:02 PM
Status:
Color: ■
Layer:
Space:

show easement or remove callout



Author: Daniel Torres
Subject: Callout
Page Label: [7] 7 21085-03UP01 - UTL
Date: 10/19/2023 2:29:15 PM
Status:
Color: ■
Layer:
Space:

revise to private as indicated in the Drainage report



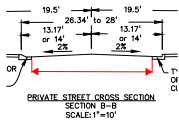
Author: Daniel Torres
Subject: Callout
Page Label: [7] 7 21085-03UP01 - UTL
Date: 10/19/2023 2:29:47 PM
Status:
Color: ■
Layer:
Space:

identify the actual size to be used

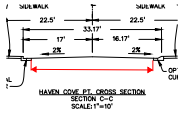


Author: Daniel Torres
Subject: Callout
Page Label: [8] 8 21085-03GP02 - GP1
Date: 10/19/2023 2:33:27 PM
Status:
Color: ■
Layer:
Space:

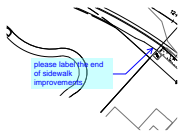
please also label the paved width as previously done within the preliminary plan



Author: Daniel Torres
Subject: Dimension
Page Label: [8] 8 21085-03GP02 - GP1
Date: 10/19/2023 2:32:56 PM
Status:
Color: ■
Layer:
Space:

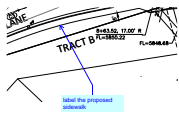


Author: Daniel Torres
Subject: Dimension
Page Label: [8] 8 21085-03GP02 - GP1
Date: 10/19/2023 2:33:21 PM
Status:
Color: ■
Layer:
Space:



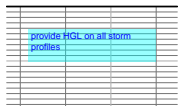
Author: Daniel Torres
Subject: Callout
Page Label: [20] 20 21085-03RD07 - RD7
Date: 10/19/2023 2:55:25 PM
Status:
Color: ■
Layer:
Space:

please label the end of sidewalk improvements



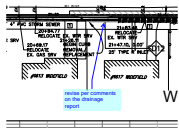
Author: Daniel Torres
Subject: Callout
Page Label: [20] 20 21085-03RD07 - RD7
Date: 10/19/2023 2:55:56 PM
Status:
Color: ■
Layer:
Space:

label the proposed sidewalk



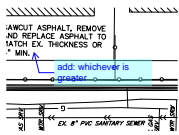
Author: Daniel Torres
Subject: Text Box
Page Label: [22] 22 21085-03SD01 - SD1
Date: 10/19/2023 2:58:36 PM
Status:
Color: ■
Layer:
Space:

provide HGL on all storm profiles



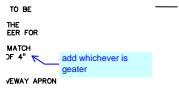
Author: Daniel Torres
Subject: Callout
Page Label: [24] 24 21085-03SD03 - SD3
Date: 10/19/2023 3:03:30 PM
Status:
Color: ■
Layer:
Space:

revise per comments on the drainage report



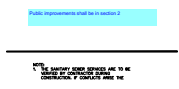
Author: Daniel Torres
 Subject: Callout
 Page Label: [24] 24 21085-03SD03 - SD3
 Date: 10/19/2023 3:04:16 PM
 Status:
 Color: ■
 Layer:
 Space:

add: whichever is greater



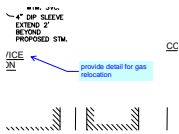
Author: Daniel Torres
 Subject: Callout
 Page Label: [24] 24 21085-03SD03 - SD3
 Date: 10/19/2023 3:09:53 PM
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 Space:

add whichever is greater



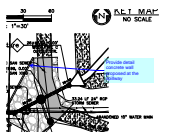
Author: Daniel Torres
 Subject: Text Box
 Page Label: [24] 24 21085-03SD03 - SD3
 Date: 10/19/2023 3:10:14 PM
 Status:
 Color: ■
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 Space:

Public improvements shall be in section 2



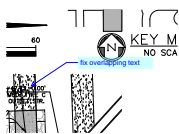
Author: Daniel Torres
 Subject: Callout
 Page Label: [24] 24 21085-03SD03 - SD3
 Date: 10/19/2023 3:10:45 PM
 Status:
 Color: ■
 Layer:
 Space:

provide detail for gas relocation



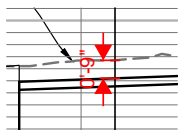
Author: Daniel Torres
 Subject: Callout
 Page Label: [24] 24 21085-03SD03 - SD3
 Date: 10/19/2023 3:11:29 PM
 Status:
 Color: ■
 Layer:
 Space:

Provide detail concrete wall proposed at the spillway



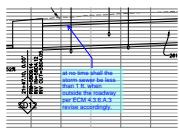
Author: Daniel Torres
 Subject: Callout
 Page Label: [24] 24 21085-03SD03 - SD3
 Date: 10/19/2023 3:11:12 PM
 Status:
 Color: ■
 Layer:
 Space:

fix overlapping text



Author: Daniel Torres
Subject: Length Measurement
Page Label: [24] 24 21085-03SD03 - SD3
Date: 10/19/2023 3:14:05 PM
Status:
Color: ■
Layer:
Space:

0'-9"



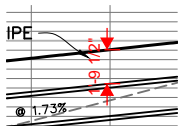
Author: Daniel Torres
Subject: Callout
Page Label: [24] 24 21085-03SD03 - SD3
Date: 10/19/2023 3:15:21 PM
Status:
Color: ■
Layer:
Space:

at no time shall the storm sewer be less than 1 ft. when outside the roadway per ECM 4.3.6.A.3 revise accordingly.



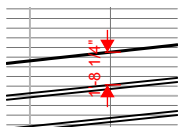
Author: Daniel Torres
Subject: Length Measurement
Page Label: [24] 24 21085-03SD03 - SD3
Date: 10/19/2023 3:15:47 PM
Status:
Color: ■
Layer:
Space:

0'-9 1/2"



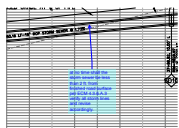
Author: Daniel Torres
Subject: Length Measurement
Page Label: [25] 25 21085-03SD04 - SD4
Date: 10/19/2023 3:17:04 PM
Status:
Color: ■
Layer:
Space:

1'-9 1/2"



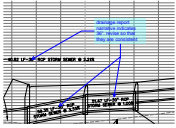
Author: Daniel Torres
Subject: Length Measurement
Page Label: [25] 25 21085-03SD04 - SD4
Date: 10/19/2023 3:17:14 PM
Status:
Color: ■
Layer:
Space:

1'-8 1/4"



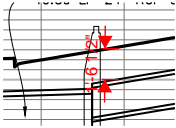
Author: Daniel Torres
Subject: Callout
Page Label: [25] 25 21085-03SD04 - SD4
Date: 10/19/2023 3:19:55 PM
Status:
Color: ■
Layer:
Space:

at no time shall the storm sewer be less than 2 ft. from finished road surface per ECM 4.3.6.A.3 verify all storm lines and revise accordingly.



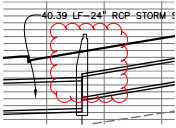
Author: Daniel Torres
Subject: Callout
Page Label: [25] 25 21085-03SD04 - SD4
Date: 10/19/2023 3:18:50 PM
Status:
Color: ■
Layer:
Space:

drainage report narrative indicates 36". revise so that they are consistent

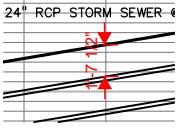


Author: Daniel Torres
Subject: Length Measurement
Page Label: [26] 26 21085-03SD05 - SD5
Date: 10/19/2023 3:19:31 PM
Status:
Color: ■
Layer:
Space:

1'-6 1/2"

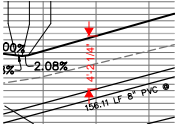


Author: Daniel Torres
Subject: Cloud
Page Label: [26] 26 21085-03SD05 - SD5
Date: 10/19/2023 3:20:10 PM
Status:
Color: ■
Layer:
Space:



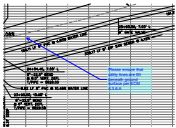
Author: Daniel Torres
Subject: Length Measurement
Page Label: [26] 26 21085-03SD05 - SD5
Date: 10/19/2023 3:20:25 PM
Status:
Color: ■
Layer:
Space:

1'-7 1/2"



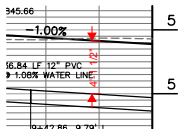
Author: Daniel Torres
Subject: Length Measurement
Page Label: [28] 28 21085-03UT01 - UT1
Date: 10/19/2023 3:21:39 PM
Status:
Color: ■
Layer:
Space:

4'-2 1/4"



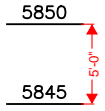
Author: Daniel Torres
Subject: Callout
Page Label: [28] 28 21085-03UT01 - UT1
Date: 10/19/2023 3:22:49 PM
Status:
Color: ■
Layer:
Space:

Please ensure that utility lines are 5ft beneath ground surface per ECM 4.3.6.A



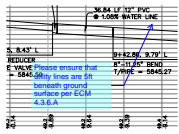
Author: Daniel Torres
Subject: Length Measurement
Page Label: [34] 34 21085-03UT07 - UT7
Date: 10/19/2023 3:23:45 PM
Status:
Color: ■
Layer:
Space:

4'-1 1/2"



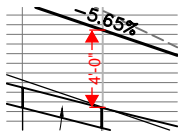
Author: Daniel Torres
Subject: Length Measurement
Page Label: [34] 34 21085-03UT07 - UT7
Date: 10/19/2023 3:23:53 PM
Status:
Color: ■
Layer:
Space:

5'-0"



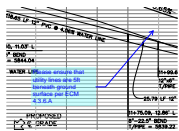
Author: Daniel Torres
Subject: Callout
Page Label: [34] 34 21085-03UT07 - UT7
Date: 10/19/2023 3:24:32 PM
Status:
Color: ■
Layer:
Space:

Please ensure that utility lines are 5ft beneath ground surface per ECM 4.3.6.A



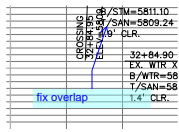
Author: Daniel Torres
Subject: Length Measurement
Page Label: [35] 35 21085-03UT07 - UT8
Date: 10/19/2023 3:27:20 PM
Status:
Color: ■
Layer:
Space:

4'-0"



Author: Daniel Torres
Subject: Callout
Page Label: [35] 35 21085-03UT07 - UT8
Date: 10/19/2023 3:27:56 PM
Status:
Color: ■
Layer:
Space:

Please ensure that utility lines are 5ft beneath ground surface per ECM 4.3.6.A



Author: Daniel Torres
Subject: Callout
Page Label: [36] 36 21085-03SS01 - SAN
Date: 10/19/2023 3:28:40 PM
Status:
Color: ■
Layer:
Space:

fix overlap



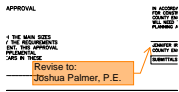
Author: Daniel Torres
 Subject: Image
 Page Label: [44] 44 21085-03PD01 - POND
 Date: 10/19/2023 4:01:56 PM
 Status:
 Color: ■
 Layer:
 Space:

Pond Easement indicates that a 6' high fence shall be installed around the pond. Please add to the plans. See below.

Author: Daniel Torres
 Subject: Text Box
 Page Label: [44] 44 21085-03PD01 - POND
 Date: 10/19/2023 4:02:46 PM
 Status:
 Color: ■
 Layer:
 Space:

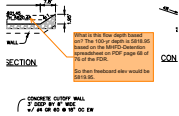
pond easement indicates that a 6' high fence shall be installed around the pond. Please add to the plans. See below

Glenn Reese - EPC Stormwater (15)



Author: Glenn Reese - EPC Stormwater
 Subject: SW - Textbox with Arrow
 Page Label: [1] 1 21085-03CV01 - COVER1
 Date: 10/11/2023 3:00:58 PM
 Status:
 Color: ■
 Layer:
 Space:

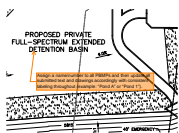
Revise to:
 Joshua Palmer, P.E.



Author: Glenn Reese - EPC Stormwater
 Subject: SW - Textbox with Arrow
 Page Label: [44] 44 21085-03PD01 - POND
 Date: 10/11/2023 1:30:50 PM
 Status:
 Color: ■
 Layer:
 Space:

What is this flow depth based on? The 100-yr depth is 5818.95 based on the MHFD-Detention spreadsheet on PDF page 68 of 76 of the FDR.

So then freeboard elev would be 5819.95.



Author: Glenn Reese - EPC Stormwater
 Subject: SW - Textbox with Arrow
 Page Label: [44] 44 21085-03PD01 - POND
 Date: 10/11/2023 2:06:20 PM
 Status:
 Color: ■
 Layer:
 Space:

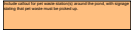
Assign a name/number to all PBMPs and then update all submitted text and drawings accordingly with consistent labeling throughout (example: "Pond A" or "Pond 1").



Author: Glenn Reese - EPC Stormwater
 Subject: SW - Textbox with Arrow
 Page Label: [44] 44 21085-03PD01 - POND
 Date: 10/11/2023 2:08:10 PM
 Status:
 Color: ■
 Layer:
 Space:

Pond bottom should have a minimum slope of 3% to the trickle channel and micropool (USDCM Vol 3, detail T-5). Please adjust to minimize future maintenance needs.

SPILLWAY SECTION

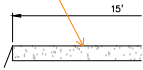


Author: Glenn Reese - EPC Stormwater
Subject: SW - Textbox
Page Label: [44] 44 21085-03PD01 - POND
Date: 10/11/2023 2:08:35 PM
Status:
Color: ■
Layer:
Space:

Include callout for pet waste station(s) around the pond, with signage stating that pet waste must be picked up.

NO SCALE

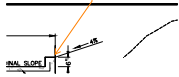
Show cross slope at 2%.



Author: Glenn Reese - EPC Stormwater
Subject: SW - Textbox with Arrow
Page Label: [44] 44 21085-03PD01 - POND
Date: 10/11/2023 2:15:42 PM
Status:
Color: ■
Layer:
Space:

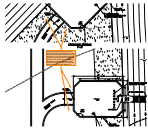
Show cross slope at 2%.

Consider having control joints every ~10ft.



Author: Glenn Reese - EPC Stormwater
Subject: SW - Textbox with Arrow
Page Label: [44] 44 21085-03PD01 - POND
Date: 10/11/2023 2:16:55 PM
Status:
Color: ■
Layer:
Space:

Consider having control joints every ~10ft.

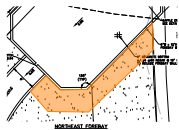


Author: Glenn Reese - EPC Stormwater
Subject: SW - Textbox with Arrow
Page Label: [45] 45 21085-03PD02 - FB
Date: 10/11/2023 2:24:35 PM
Status:
Color: ■
Layer:
Space:

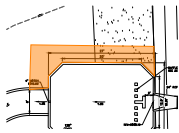
Soil riprap should also be provided on the downstream side of the forebay berm or wall if the downstream grade is lower than the top of the berm or wall. The forebay will overtop frequently so this protection is necessary for erosion control. All soil riprap in the area of the forebay should be seeded and erosion control fabric should be placed to retain the seed in this high flow area. (MHFD T-5)



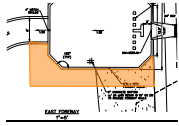
Author: Glenn Reese - EPC Stormwater
Subject: Polygon
Page Label: [45] 45 21085-03PD02 - FB
Date: 10/11/2023 2:23:01 PM
Status:
Color: ■
Layer:
Space:



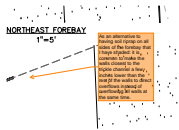
Author: Glenn Reese - EPC Stormwater
Subject: Polygon
Page Label: [45] 45 21085-03PD02 - FB
Date: 10/11/2023 2:23:17 PM
Status:
Color: ■
Layer:
Space:



Author: Glenn Reese - EPC Stormwater
 Subject: Polygon
 Page Label: [45] 45 21085-03PD02 - FB
 Date: 10/11/2023 2:24:09 PM
 Status:
 Color: ■
 Layer:
 Space:

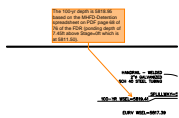


Author: Glenn Reese - EPC Stormwater
 Subject: Polygon
 Page Label: [45] 45 21085-03PD02 - FB
 Date: 10/11/2023 2:24:29 PM
 Status:
 Color: ■
 Layer:
 Space:



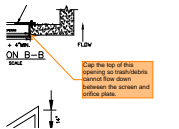
Author: Glenn Reese - EPC Stormwater
 Subject: SW - Textbox with Arrow
 Page Label: [45] 45 21085-03PD02 - FB
 Date: 10/11/2023 2:27:26 PM
 Status:
 Color: ■
 Layer:
 Space:

As an alternative to having soil riprap on all sides of the forebay that I have shaded: it is common to make the walls closest to the trickle channel a few inches lower than the rest of the walls to direct overflows instead of overflowing all walls at the same time.



Author: Glenn Reese - EPC Stormwater
 Subject: SW - Textbox with Arrow
 Page Label: [46] 46 21085-03PD03 - OUT
 Date: 10/11/2023 1:52:38 PM
 Status:
 Color: ■
 Layer:
 Space:

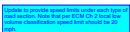
The 100-yr depth is 5818.95 based on the MHFD-Detention spreadsheet on PDF page 68 of 76 of the FDR (ponding depth of 7.45ft above Stage=0ft which is at 5811.50).



Author: Glenn Reese - EPC Stormwater
 Subject: SW - Textbox with Arrow
 Page Label: [46] 46 21085-03PD03 - OUT
 Date: 10/11/2023 2:18:24 PM
 Status:
 Color: ■
 Layer:
 Space:

Cap the top of this opening so trash/debris cannot flow down between the screen and orifice plate.

lpackman (33)



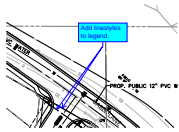
Author: lpackman
 Subject: Text Box
 Page Label: [3] 3 21085-03TS01 - TYP1
 Date: 10/12/2023 11:12:13 AM
 Status:
 Color: ■
 Layer:
 Space:

Update to provide speed limits under each type of road section. Note that per ECM Ch 2 local low volume classification speed limit should be 20 mph.



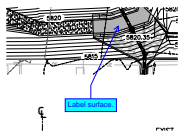
Author: lpackman
Subject: Cloud+
Page Label: [5] 5 21085-03SP01 - SITE
Date: 10/12/2023 10:52:45 AM
Status:
Color: ■
Layer:
Space:

Fix text overlap.



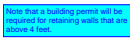
Author: lpackman
Subject: Callout
Page Label: [7] 7 21085-03UP01 - UTL
Date: 10/12/2023 2:01:58 PM
Status:
Color: ■
Layer:
Space:

Add linestyles to legend.



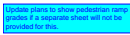
Author: lpackman
Subject: Callout
Page Label: [8] 8 21085-03GP02 - GP1
Date: 10/12/2023 11:07:04 AM
Status:
Color: ■
Layer:
Space:

Label surface.



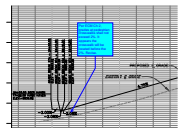
Author: lpackman
Subject: Text Box
Page Label: [10] 10 21085-03RW02 - RW2
Date: 10/19/2023 9:11:41 AM
Status:
Color: ■
Layer:
Space:

Note that a building permit will be required for retaining walls that are above 4 feet.



Author: lpackman
Subject: Text Box
Page Label: [14] 14 21085-03RD01 - RD1
Date: 10/12/2023 11:23:22 AM
Status:
Color: ■
Layer:
Space:

Update plans to show pedestrian ramp grades if a separate sheet will not be provided for this.



Author: lpackman
Subject: Callout
Page Label: [14] 14 21085-03RD01 - RD1
Date: 10/12/2023 11:26:24 AM
Status:
Color: ■
Layer:
Space:

Per ECM Ch 2, grades at pedestrian crosswalks shall not exceed 2%. It appears the crosswalk will be located before the 2%. Revise.

Revise plans to show flowline grade of curb. Per ECM Ch 2 minimum grade is 0.5%.

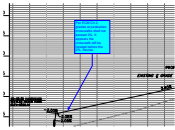
Author: lpackman
Subject: Text Box
Page Label: [14] 14 21085-03RD01 - RD1
Date: 10/12/2023 11:48:12 AM
Status:
Color: ■
Layer:
Space:

Revise plans to show flowline grade of curb. Per ECM Ch 2 minimum grade is 0.5%.

Update plans to show pedestrian ramp grades if a separate sheet will not be provided for this.

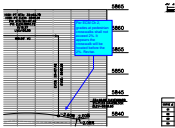
Author: lpackman
Subject: Text Box
Page Label: [15] 15 21085-03RD02 - RD2
Date: 10/12/2023 11:37:40 AM
Status:
Color: ■
Layer:
Space:

Update plans to show pedestrian ramp grades if a separate sheet will not be provided for this.



Author: lpackman
Subject: Callout
Page Label: [15] 15 21085-03RD02 - RD2
Date: 10/12/2023 11:38:28 AM
Status:
Color: ■
Layer:
Space:

Per ECM Ch 2, grades at pedestrian crosswalks shall not exceed 2%. It appears the crosswalk will be located before the 2%. Revise.



Author: lpackman
Subject: Callout
Page Label: [15] 15 21085-03RD02 - RD2
Date: 10/12/2023 11:39:48 AM
Status:
Color: ■
Layer:
Space:

Per ECM Ch 2, grades at pedestrian crosswalks shall not exceed 2%. It appears the crosswalk will be located before the 2%. Revise.

Revise plans to show flowline grade of curb. Per ECM Ch 2 minimum grade is 0.5%.

Author: lpackman
Subject: Text Box
Page Label: [15] 15 21085-03RD02 - RD2
Date: 10/12/2023 11:48:17 AM
Status:
Color: ■
Layer:
Space:

Revise plans to show flowline grade of curb. Per ECM Ch 2 minimum grade is 0.5%.

Revise plans to show flowline grade of curb. Per ECM Ch 2 minimum grade is 0.5%.

Author: lpackman
Subject: Text Box
Page Label: [16] 16 21085-03RD03 - RD3
Date: 10/12/2023 11:48:23 AM
Status:
Color: ■
Layer:
Space:

Revise plans to show flowline grade of curb. Per ECM Ch 2 minimum grade is 0.5%.

Update plans to show pedestrian ramp grades if a separate sheet will not be provided for this.

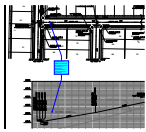
Author: lpackman
Subject: Text Box
Page Label: [16] 16 21085-03RD03 - RD3
Date: 10/12/2023 12:52:18 PM
Status:
Color: ■
Layer:
Space:

Update plans to show pedestrian ramp grades if a separate sheet will not be provided for this.

Revise plans to show flowline grade of curb. Per ECM Ch 2 minimum grade is 0.5%.

Author: lpackman
Subject: Text Box
Page Label: [17] 17 21085-03RD04 - RD4
Date: 10/12/2023 11:48:26 AM
Status:
Color: ■
Layer:
Space:

Revise plans to show flowline grade of curb. Per ECM Ch 2 minimum grade is 0.5%.



Author: lpackman
Subject: Callout
Page Label: [17] 17 21085-03RD04 - RD4
Date: 10/19/2023 9:15:09 AM
Status:
Color: ■
Layer:
Space:

Per ECM Ch 2, grades at pedestrian crosswalks shall not exceed 2%. It appears the crosswalk will be located before the 2%. Revise.

Update plans to show pedestrian ramp grades if a separate sheet will not be provided for this.

Author: lpackman
Subject: Text Box
Page Label: [17] 17 21085-03RD04 - RD4
Date: 10/12/2023 12:52:23 PM
Status:
Color: ■
Layer:
Space:

Update plans to show pedestrian ramp grades if a separate sheet will not be provided for this.

Revise plans to show flowline grade of curb. Per ECM Ch 2 minimum grade is 0.5%.

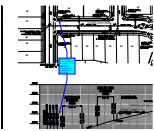
Author: lpackman
Subject: Text Box
Page Label: [18] 18 21085-03RD05 - RD5
Date: 10/12/2023 11:48:30 AM
Status:
Color: ■
Layer:
Space:

Revise plans to show flowline grade of curb. Per ECM Ch 2 minimum grade is 0.5%.

Update plans to show pedestrian ramp grades if a separate sheet will not be provided for this.

Author: lpackman
Subject: Text Box
Page Label: [18] 18 21085-03RD05 - RD5
Date: 10/12/2023 12:56:17 PM
Status:
Color: ■
Layer:
Space:

Update plans to show pedestrian ramp grades if a separate sheet will not be provided for this.



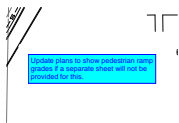
Author: lpackman
Subject: Callout
Page Label: [18] 18 21085-03RD05 - RD5
Date: 10/19/2023 9:19:58 AM
Status:
Color: ■
Layer:
Space:

Per ECM Ch 2, grades at pedestrian crosswalks shall not exceed 2%. It appears the crosswalk will be located before the 2%. Revise.

Revise plans to show flowline grade of curb. Per ECM Ch 2 minimum grade is 0.5%.

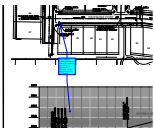
Author: lpackman
Subject: Text Box
Page Label: [19] 19 21085-03RD06 - RD6
Date: 10/12/2023 1:04:12 PM
Status:
Color: ■
Layer:
Space:

Revise plans to show flowline grade of curb. Per ECM Ch 2 minimum grade is 0.5%.



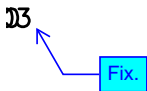
Author: lpackman
Subject: Text Box
Page Label: [19] 19 21085-03RD06 - RD6
Date: 10/12/2023 1:04:10 PM
Status:
Color: ■
Layer:
Space:

Update plans to show pedestrian ramp grades if a separate sheet will not be provided for this.



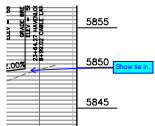
Author: lpackman
Subject: Callout
Page Label: [19] 19 21085-03RD06 - RD6
Date: 10/19/2023 9:17:47 AM
Status:
Color: ■
Layer:
Space:

Per ECM Ch 2, grades at pedestrian crosswalks shall not exceed 2%. It appears the crosswalk will be located before the 2%. Revise.



Author: lpackman
Subject: Callout
Page Label: [19] 19 21085-03RD06 - RD6
Date: 10/12/2023 1:07:03 PM
Status:
Color: ■
Layer:
Space:

Fix.



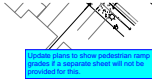
Author: lpackman
Subject: Callout
Page Label: [19] 19 21085-03RD06 - RD6
Date: 10/12/2023 1:07:18 PM
Status:
Color: ■
Layer:
Space:

Show tie in.

Revise plans to show flowline grade of curb. Per ECM Ch 2 minimum grade is 0.5%.

Author: lpackman
Subject: Text Box
Page Label: [20] 20 21085-03RD07 - RD7
Date: 10/12/2023 11:48:37 AM
Status:
Color: ■
Layer:
Space:

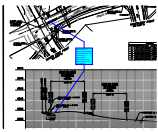
Revise plans to show flowline grade of curb. Per ECM Ch 2 minimum grade is 0.5%.



Know what's below.

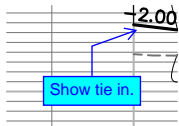
Author: lpackman
Subject: Text Box
Page Label: [20] 20 21085-03RD07 - RD7
Date: 10/12/2023 12:52:33 PM
Status:
Color: ■
Layer:
Space:

Update plans to show pedestrian ramp grades if a separate sheet will not be provided for this.



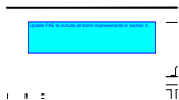
Author: lpackman
Subject: Callout
Page Label: [20] 20 21085-03RD07 - RD7
Date: 10/12/2023 1:50:53 PM
Status:
Color: ■
Layer:
Space:

Per ECM Ch 2, grades at pedestrian crosswalks shall not exceed 2%. It appears the crosswalk will be located before the 2%. Revise.



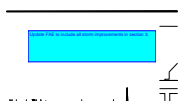
Author: lpackman
Subject: Callout
Page Label: [20] 20 21085-03RD07 - RD7
Date: 10/12/2023 2:20:08 PM
Status:
Color: ■
Layer:
Space:

Show tie in.



Author: lpackman
Subject: Text Box
Page Label: [22] 22 21085-03SD01 - SD1
Date: 10/12/2023 3:00:11 PM
Status:
Color: ■
Layer:
Space:

Update FAE to include all storm improvements in section 3.



Author: lpackman
Subject: Text Box
Page Label: [23] 23 21085-03SD02 - SD2
Date: 10/12/2023 3:01:12 PM
Status:
Color: ■
Layer:
Space:

Update FAE to include all storm improvements in section 3.



24

Author: lpackman
Subject: Text Box
Page Label: [24] 24 21085-03SD03 - SD3
Date: 10/12/2023 3:01:22 PM
Status:
Color: ■
Layer:
Space:

Update FAE to include all storm improvements in section 3.

25

Author: lpackman
Subject: Text Box
Page Label: [25] 25 21085-03SD04 - SD4
Date: 10/12/2023 3:07:07 PM
Status:
Color: ■
Layer:
Space:

Revise all storm profiles to show hydraulic and energy grade line.