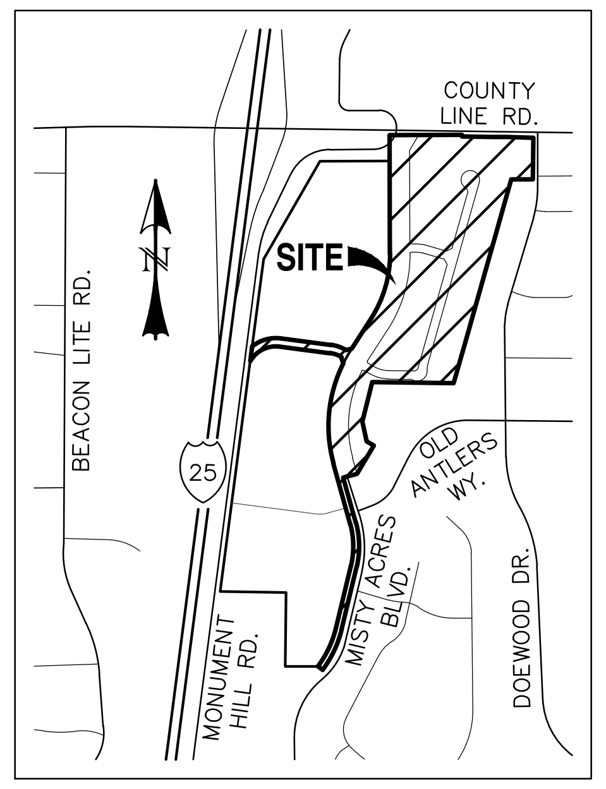
MONUMENT RIDGE EAST FILING NO. 1

CONSTRUCTION DRAWINGS

EL PASO COUNTY, COLORADO

Please include plans and details of proposed underdrain system. We need to confirm the design is acceptable. when underdrain systems are left up to the contractor to field fit, we see many unacceptable installs like discharging groundwater across sidewalks, to the public street, and into ponds.



VICINITY MAP
SCALE: N.T.S.

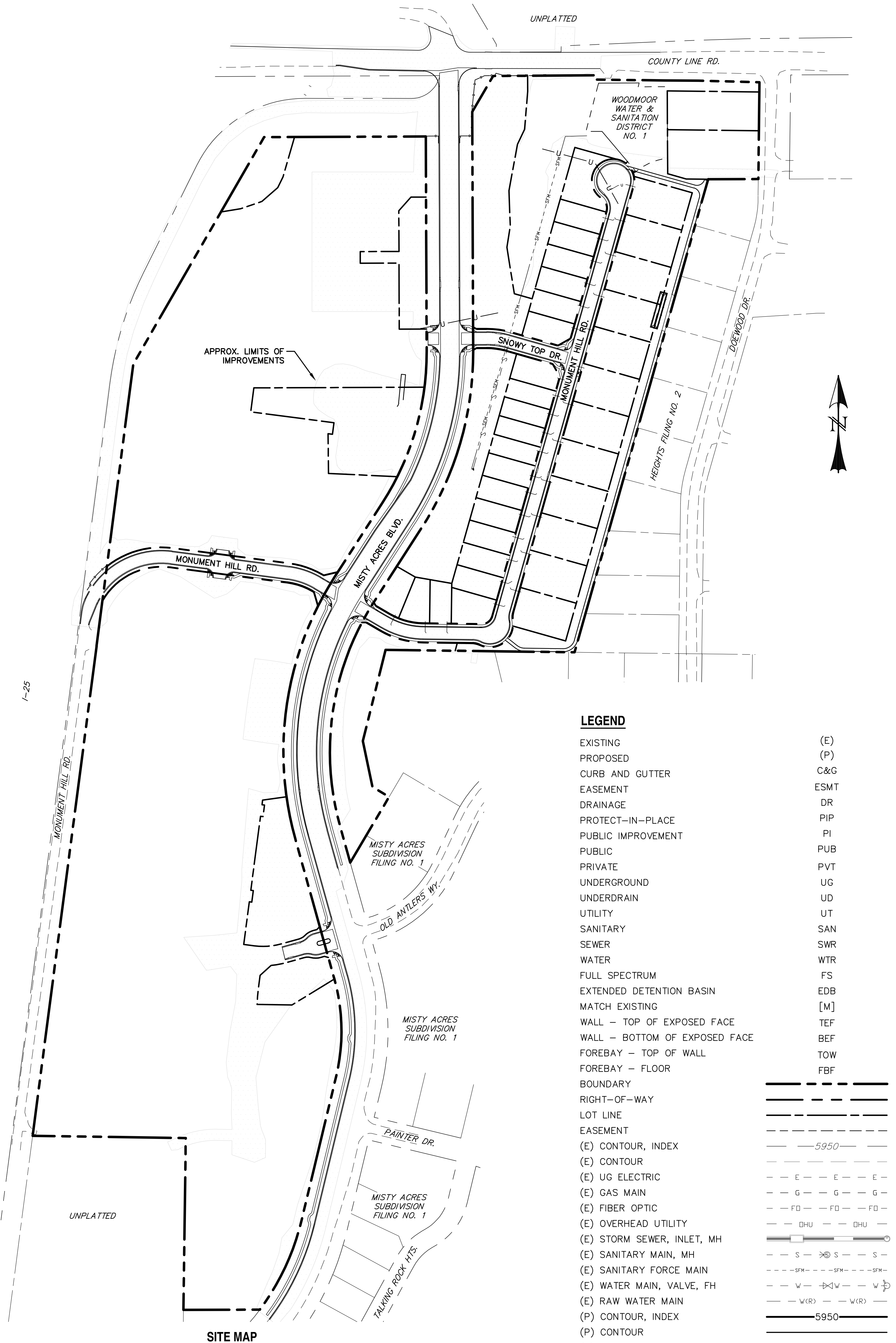
STANDARD NOTES FOR EL PASO COUNTY CONSTRUCTION PLANS:

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.
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 THE MONUMENT RIDGE EAST FILING NO. 1 PROPERTY OWNER'S ASSOCIATION.

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

1. 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 (EPC) STANDARDS, INCLUDING THE LAND DEVELOPMENT CODE (LDC), THE ENGINEERING CRITERIA MANUAL (ECM), THE DRAINAGE CRITERIA MANUAL (DCM) VOLUME 1 AND 2. ANY DEVIATIONS FROM REGULATIONS AND STANDARDS MUST BE REQUESTED, AND APPROVED, IN WRITING.
2. A PRECONSTRUCTION MEETING BETWEEN THE PERMIT HOLDER(S) AND EL PASO COUNTY SHALL BE HELD PRIOR TO ANY CONSTRUCTION ACTIVITIES. IT IS THE RESPONSIBILITY OF THE PERMIT HOLDER(S) TO COORDINATE THE MEETING TIME AND PLACE WITH COUNTY STAFF. NO LAND DISTURBANCE OR CONSTRUCTION ACTIVITIES BEYOND THE INSTALLATION OF THE INITIAL CONSTRUCTION CONTROL MEASURES (CCMS), AS INDICATED ON THE APPROVED GEC PLAN OR CDS WITH GEC PLANS, MAY OCCUR PRIOR TO RECEIVING A NOTICE TO PROCEED (NTP) ISSUED BY THE ECM ADMINISTRATOR. FAILURE TO OBTAIN A NOTICE TO PROCEED PRIOR TO BEGINNING LAND DISTURBING ACTIVITIES MAY RESULT IN AN IMMEDIATE STOP WORK ORDER (SWO).
3. CONSTRUCTION CONTROL MEASURES MUST BE INSTALLED PRIOR TO COMMENCEMENT OF ACTIVITIES THAT COULD CONTRIBUTE POLLUTANTS TO STORMWATER. STORMWATER RUNOFF FROM ALL DISTURBED AREAS AND SOIL STORAGE AREAS MUST UTILIZE OR FLOW TO ONE OR MORE CCM(S) TO MINIMIZE EROSION OR SEDIMENT IN THE DISCHARGE. THE CCM(S) MUST CONTAIN OR FILTER FLOWS IN ORDER TO PREVENT THE BYPASS OF FLOWS WITHOUT TREATMENT AND MUST BE APPROPRIATE FOR STORMWATER RUNOFF FROM DISTURBED AREAS AND FOR THE EXPECTED FLOW RATE, DURATION, AND FLOW CONDITIONS (E.G., SHEET OR CONCENTRATED FLOW).
4. ALL CCMS SHALL BE MAINTAINED AND REMAIN IN EFFECTIVE OPERATING CONDITION UNTIL FINAL STABILIZATION IS ACHIEVED. THE QUALIFIED STORMWATER MANAGER (QSM) SHALL ASSESS THE ADEQUACY OF CCMS AT THE SITE AND IDENTIFY IF CHANGES TO THOSE CCMS ARE NEEDED TO ENSURE THE CONTINUED EFFECTIVE PERFORMANCE OF THE CCMS.
5. PRIOR TO CONSTRUCTION THE PERMIT HOLDER(S) SHALL VERIFY THE LOCATION OF EXISTING UTILITIES.
6. MANAGEMENT OF THE STORMWATER MANAGEMENT PLAN (SWMP) DURING CONSTRUCTION IS THE RESPONSIBILITY OF THE DESIGNATED QSM. THE SWMP SHALL BE LOCATED ON–SITE OR DIGITALLY ACCESSIBLE AT ALL TIMES DURING CONSTRUCTION ACTIVITIES AND MUST BE IMPLEMENTED AS WRITTEN FROM THE START OF CONSTRUCTION ACTIVITY UNTIL FINAL STABILIZATION IS ACHIEVED. THE QSM SHALL AMEND THE SWMP WHEN THERE IS A CHANGE IN DESIGN, CONSTRUCTION, OPERATION, OR MAINTENANCE OF THE SITE WHICH WOULD REQUIRE THE IMPLEMENTATION OF NEW OR REVISED CCMS OR IF THE SWMP PROVES TO BE INEFFECTIVE IN CONTROLLING POLLUTANTS IN STORMWATER RUNOFF ASSOCIATED WITH CONSTRUCTION ACTIVITY OR WHEN CCMS ARE NO LONGER NECESSARY AND ARE REMOVED. THE QSM SHALL MAINTAIN A RECORD OF AMENDMENTS MADE TO THE SWMP THAT INCLUDES THE DATE AND IDENTIFICATION OF THE CHANGES.
7. 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 RECEIVING WATER UNLESS SHOWN TO BE INFEASIBLE AND SPECIFICALLY REQUESTED AND APPROVED. IN ADDITION TO MAINTAINING 50 HORIZONTAL FEET OF PRE–EXISTING VEGETATION UPGRADIENT OF A RECEIVING WATER (UNLESS INFEASIBLE AND APPROVED), THE PERMIT HOLDER(S) MUST INSTALL CCMS UPGRADIENT OF THE VEGETATIVE BUFFER.
8. TEMPORARY STABILIZATION MEASURES SHALL BE IMPLEMENTED ON DISTURBED AREAS AND STOCKPILES WHERE GROUND DISTURBING CONSTRUCTION ACTIVITY HAS PERMANENTLY CEASED OR TEMPORARILY CEASED FOR LONGER THAN 14 DAYS.
9. EROSION CONTROL BLANKET (ECB) OR OTHER APPROVED CONTROL MEASURE(S) SHALL BE USED ON SLOPES STEEPER THAN 3:1.
10. VEHICLE TRACKING CONTROLS (VTC) MUST BE IMPLEMENTED TO MINIMIZE VEHICLE TRACKING OF SEDIMENT FROM DISTURBED AREAS. VTCS MUST INCLUDE A STRUCTURE CONTROL MEASURE (E.G., TRACKING PAD) AND MAY INCLUDE A NON–STRUCTURAL CONTROL MEASURE (E.G., SWEEPING). MATERIAL TRACKED OFF–SITE SHALL BE CLEANED UP AND PROPERLY DISPOSED OF IMMEDIATELY.
11. ANY TEMPORARY OR PERMANENT CONTROL MEASURE 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.
12. NO PERSON SHALL CAUSE THE IMPEDIMENT OF STORMWATER FLOW IN THE CURB AND GUTTER, PERMANENT CONTROL MEASURES (PCMS), OR DITCHES EXCEPT WITH APPROVED SEDIMENT CONTROL MEASURES.
13. ALL PCMS SHALL BE INSTALLED AS DESIGNED IN THE APPROVED PLANS. ANY PROPOSED CHANGES THAT AFFECT THE DESIGN OR FUNCTION OF PCMS MUST BE APPROVED BY THE ECM ADMINISTRATOR PRIOR TO IMPLEMENTATION.
14. SOIL COMPACTION MUST BE MINIMIZED IN AREAS WHERE INFILTRATION PCMS WILL BE INSTALLED OR IN AREAS WHERE FINAL STABILIZATION WILL BE ACHIEVED BY VEGETATIVE COVER. AREAS DESIGNATED FOR INFILTRATION PCMS SHALL ALSO BE PROTECTED FROM SEDIMENTATION DURING CONSTRUCTION UNTIL FINAL STABILIZATION IS ACHIEVED. IF SOIL COMPACTION DOES OCCUR IN AREAS WHERE FINAL STABILIZATION WILL BE ACHIEVED BY VEGETATIVE COVER OR IN AREAS WHERE INFILTRATION PCMS WILL BE INSTALLED, DECOMPACTION OF THE SOIL MUST BE COMPLETED PRIOR TO PLANTING OR INSTALLATION OF THE PCM(S). AN INFILTRATION TEST MUST BE CONDUCTED FOR ALL INFILTRATION PCMS AND THE INFILTRATION TEST RESULTS SUBMITTED TO EL PASO COUNTY PRIOR TO PRELIMINARY ACCEPTANCE (PA).
15. FINAL STABILIZATION MUST BE IMPLEMENTED AT ALL APPLICABLE CONSTRUCTION SITES. FINAL STABILIZATION IS ACHIEVED WHEN ALL GROUND DISTURBING ACTIVITIES AT THE SITE HAVE BEEN COMPLETED AND PERMANENT STABILIZATION METHODS ARE COMPLETE. WHEN USING VEGETATIVE COVER AS A PERMANENT STABILIZATION METHOD, THE VEGETATION SHALL BE EVENLY DISTRIBUTED PERENNIAL VEGETATION AND OF THE VARIETY AND SPECIES FOUND IN THE COUNTY–APPROVED SEED MIXES OR IN THE APPROVED GEC PLAN. VEGETATION COVERAGE SHALL BE, AT A MINIMUM, EQUAL TO 70% OF WHAT WOULD HAVE BEEN PROVIDED BY NATIVE VEGETATION IN A LOCAL, UNDISTURBED AREA OR ADEQUATE REFERENCE SITE. ALL TEMPORARY CCMS SHALL BE REMOVED UPON FINAL STABILIZATION AND PRIOR TO STORMWATER PERMIT TERMINATION.
16. 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.
17. CONCRETE WASH WATER SHALL BE CONTAINED AND DISPOSED OF IN ACCORDANCE WITH THE SWMP. NO WASH WATER SHALL BE DISCHARGED TO OR ALLOWED TO BE DISCHARGED OFFSITE OR TO ENTER STATE WATERS, INCLUDING ANY SURFACE OR SUBSURFACE STORM DRAINAGE SYSTEM OR CONTROL MEASURES. CONCRETE WASHOUT AREAS 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.
18. DURING CONSTRUCTION DEWATERING OPERATIONS, UNCONTAMINATED GROUNDWATER MAY BE DISCHARGED ON SITE IN ACCORDANCE WITH THE COLORADO DEPARTMENT OF PUBLIC HEALTH AND ENVIRONMENT'S (CDPHE) LOW RISK DISCHARGE GUIDANCE POLICY FOR DISCHARGES OF UNCONTAMINATED GROUNDWATER TO LAND. IF CONSTRUCTION DEWATERING OPERATIONS ARE UNABLE TO MEET ALL CRITERIA, CONDITIONS, AND CONTROL MEASURE REQUIREMENTS OF THE LOW RISK DISCHARGE GUIDANCE POLICY, A COLORADO DISCHARGE PERMIT SYSTEM (CDPS) GENERAL PERMIT COG080000 WILL BE REQUIRED.
19. CONTRACTOR SHALL BE RESPONSIBLE FOR THE REMOVAL OF ALL WASTE 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.
20. THE PERMIT HOLDER(S) 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.
21. 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.
22. 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. APPROPRIATE CMS SHALL BE UTILIZED BASED ON SPECIFIC CONDITIONS AND CIRCUMSTANCES.
23. BULK STORAGE (I.E., INDIVIDUAL CONTAINERS OF 55 GALLONS OR GREATER) OF ALLOWED PETROLEUM PRODUCTS OR OTHER ALLOWED LIQUID SHALL REQUIRE ADEQUATE SECONDARY CONTAINMENT, OR EQUIVALENT 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.
24. 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.
25. ON AREAS OF EXPOSED SOIL, MINIMIZE DUST THROUGH THE APPROPRIATE APPLICATION OF WATER OR OTHER DUST SUPPRESSION TECHNIQUES. WATER APPLICATION MUST BE CONDUCTED IN A MANNER TO PREVENT DISCHARGE OFFSITE UNLESS AUTHORIZED BY A CDPS OR NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM (NPDES) PERMIT.
26. ALL CONSTRUCTION TRAFFIC MUST ENTER/EXIT THE SITE ONLY AT APPROVED CONSTRUCTION ACCESS POINTS.
27. FOR SITES WHERE A SOILS REPORT IS REQUIRED, THE APPROVED SOILS REPORT FOR THIS SITE SHALL BE CONSIDERED A PART OF THESE PLANS.
28. PERMIT HOLDER(S) 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, DRAINAGE CRITERIA MANUAL VOLUME 2, AND ENGINEERING CRITERIA MANUAL. ALL APPLICABLE LOCAL, STATE, AND FEDERAL PERMITS MUST BE OBTAINED PRIOR TO CONSTRUCTION. 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.
29. AT LEAST TEN (10) DAYS PRIOR TO THE ANTICIPATED START OF CONSTRUCTION, FOR PROJECTS THAT WILL DISTURB ONE (1) ACRE OR MORE OR LESS THAN 1 ACRE AND PART OF A LARGER COMMON PLAN OF DEVELOPMENT OR SALE THAT WOULD DISTURB 1 OR MORE ACRES, THE PERMIT HOLDER(S) SHALL SUBMIT A PERMIT APPLICATION FOR STORMWATER DISCHARGE (COR400000 PERMIT) TO THE CDPHE WATER QUALITY DIVISION. THE APPLICATION CONTAINS CERTIFICATION OF COMPLETION OF A SWMP, OF WHICH THIS GEC 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



SITE MAP
SCALE: N.T.S.

LEGEND

EXISTING	(E)
PROPOSED	(P)
CURB AND GUTTER	C&G
EASEMENT	ESMT
DRAINAGE	DR
PROTECT–IN–PLACE	PIP
PUBLIC IMPROVEMENT	PI
PUBLIC	PUB
PRIVATE	PVT
UNDERGROUND	UG
UNDERDRAIN	UD
UTILITY	UT
SANITARY	SAN
SEWER	SWR
WATER	WTR
FULL SPECTRUM	FS
EXTENDED DETENTION BASIN	EDB
MATCH EXISTING	[M]
WALL – TOP OF EXPOSED FACE	TEF
WALL – BOTTOM OF EXPOSED FACE	BEF
FOREBAY – TOP OF WALL	TOW
FOREBAY – FLOOR	FBF
BOUNDARY	━━ ━ ━ ━ ━━
RIGHT–OF–WAY	━━ ━ ━ ━━
LOT LINE	━━ ━ ━━ ━ ━━
EASEMENT	— — — — — —
(E) CONTOUR, INDEX	—— ——5950—— ——
(E) CONTOUR	— — — — — —
(E) UG ELECTRIC	— — E — — E — — E —
(E) GAS MAIN	— — G — — G — — G —
(E) FIBER OPTIC	— — FO — — FO — — FO —
(E) OVERHEAD UTILITY	— — OHU — — OHU —
(E) STORM SEWER, INLET, MH	═▭═══ ═══○
(E) SANITARY MAIN, MH	— — S — S — — S —
(E) SANITARY FORCE MAIN	– – – SFM – – – SFM – – – SFM –
(E) WATER MAIN, VALVE, FH	— — W — ⋈ W — — W
(E) RAW WATER MAIN	— — W(R) — — W(R) —
(P) CONTOUR, INDEX	——5950——
(P) CONTOUR	————
(P) SANITARY MAIN, MH	—— S ——●—— S ——
(P) SANITARY MAIN, MH	—— SFM —— SFM ——
(P) STORM SEWER, INLET, MH	═▭═══ ═══○
(P) WATER MAIN, VALVE, FH	—— W ——⋈—— W ——●

ENGINEERS STATEMENT:

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

NOT FOR CONSTRUCTION

RAYMOND ______ DATE ______

OWNER STATEMENT:

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

OWNER/DEVELOPER NAME: ______ 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.

JOSHUA J. PALMER, P.E. ______ DATE ______
COUNTY ENGINEER / ECM ADMINISTRATOR

SHEET INDEX:

TITLE SHEET 1 OF 29
GRADING & EROSION CONTROL PLAN – INITIAL 2 OF 29
GRADING & EROSION CONTROL PLAN – FINAL 3 OF 29
GRADING & EROSION CONTROL DETAILS 4 OF 29
POND DETAIL PLANS
- POND 1 5 OF 29
- POND 2 6 OF 29
- POND 4 7 OF 29
- POND 5 8 OF 29
STREET IMPROVEMENT PLAN & PROFILES
- MISTY ACRES BOULEVARD (STA: 1+00 ~ 13+00) 9 OF 29
- OLD ANTLERS WAY (STA: 1+00 ~ 2+70) 9 OF 29
- MISTY ACRES BOULEVARD (STA: 13+00 ~ 25+00) 10 OF 29
- MISTY ACRES BOULEVARD (STA: 25+00 ~ 35+80) 11 OF 29
- MONUMENT HILL ROAD [WEST] (STA: 1+00 ~ 9+00) 12 OF 29
- SNOWY TOP DRIVE (STA: 1+00 ~ 4+30) 12 OF 29
- MONUMENT HILL ROAD [EAST] (STA: 1+00 ~ 14+50) 13 OF 29
- MONUMENT HILL ROAD [EAST] (STA: 14+50 ~ 17+50) 14 OF 29
- COUNTY LINE ROAD RIGHT TURN LANE (STA: 1+00 ~ 4+00) 15 OF 29
SIGNAGE & STRIPING PLAN 16 OF 29
SIGNAGE & STRIPING PLAN 17 OF 29
PEDESTRIAN RAMP DETAIL SHEET 18 OF 29
STORM SEWER PLAN & PROFILES
- STM–01, STM–02, & STM–12 19 OF 29
- STM–03, STM–04, STM–05, & STM–06 20 OF 29
- STM–07, STM–08, STM–09, & STM–10 21 OF 29
- STM–11 (STA: 1+00 ~ 14+25) & STM–11A 22 OF 29
- STM–11 (STA: 14+25 ~ 18+60) & STM–13 23 OF 29
- STM–14, STM–16, STM–17, STM–18, & STM–19 24 OF 29
- STM–20, STM–21, STM–22, STM–23, & STM–24 25 OF 29
- STM–36 26 OF 29
DETAIL SHEET 27 OF 29
DETAIL SHEET 28 OF 29
DETAIL SHEET 29 OF 29

REV.	DESCRIPTION	DATE
1	ADDRESS AGENCY COMMENTS	11/04/25
2	ADDRESS AGENCY COMMENTS	12/31/25
3	ADDRESS AGENCY COMMENTS	04/08/26
4	ADDRESS AGENCY COMMENTS	05/11/26

811
Know what's below.
Call 72 hours before you dig.
For more details visit:

PREPARED FOR:

MONUMENT RIDGE EAST, LLC

5055 LIST DRIVE
COLORADO SPRINGS, CO 80919

PRC ENGINEERING
1685 W. UINTAH STREET, SUITE 114
COLORADO SPRINGS, CO 80904
(719) 291–2744

MONUMENT HILL EAST
FILING NO. 1

CONSTRUCTION DRAWINGS

DESIGNED BY:	MGP	DRAWN BY:	MGP
SCALE:	N/A	DATE:	04/08/25
JOB NUMBER		SHEET	
24–001		1 OF 29	

P:_Projects\24-001 MRE\Dwg_CDs\Ph1\24-001-CDs-01-Cover - _Cover - Monday, May 11, 2026 4:48:54 PM - Michael Pitts

UNPLATTED
(E) UTILITY POLE & OVERHEAD UTILITY (TYP)
(E) ELEC ESMT (WIDTH VARIES)
(E) FIBER OPTIC (TYP)
I-25
MONUMENT HILL RD.
(E) ELEC ESMT (WIDTH VARIES)
(E) EDGE OF ASPHALT (TYP)
(E) 8" PVC SAN FORCE MAIN (TYP)
(E) 20.00' ELEC ESMT
(E) TELE ESMT (WIDTH VARIES)
(E) MONUMENT HILL RD. APSHALT TO BE DEMO'ed [APPROX. 47, 236 SF]
(E) FENCE (TYP)
(E) ACCESS ESMT
(E) 16.50' TELE ESMT
(E) ELEC ESMT (WIDTH VARIES)
(E) UG CATV (TYP)
SF
VTC
CWA
IP3
SSA
SB
CIP
PT
SP1
TSB 3
(P) 6" PVC RISER PIPE & 23 LF OUTFALL PIPE
(P) RIPRAP SPILLWAY [26'x28']
(E) DUAL 48" RCP [PIP]
(E) FH (TYP)
PROPERTY BOUNDARY (TYP)
APPROX. LIMITS OF DISTURBANCE / CONSTRUCTION
(E) DR ESMT
NO BUILD ESMT
WETLANDS
TSB 2
(P) 6" PVC RISER PIPE & 23 LF OUTFALL PIPE
(P) RIPRAP SPILLWAY [10'x24']
(E) RIPRAP (TYP)
COUNTY LINE RD. (PALMER DIVIDE AVE.)
ANDREWS RD.
(P) RIPRAP SPILLWAY [10'x28']
(E) FENCE [PIP]
(E) GAS MAIN (TYP)
TSB 1
(P) 6" PVC RISER PIPE & 16 LF OUTFALL PIPE
(E) PI ESMT
(E) SAN SWR ESMT
WOODMOOR WATER & SANITATION DISTRICT NO. 1
UNPLATTED
ROW (TYP)
TALKING ROCK HTS.
MISTY ACRES SUBDIVISION FILING NO. 1
(E) 5.00' DR & UT ESMT
(E) 5.00' UT ESMT
PAINTER DR.
OLD ANTLERS WY.
(E) 8" PVC WTR MAIN (TYP)
(E) 30.00' UT ESMT
(E) 8" PVC SAN SWR (TYP)
(E) 30.00' UT ESMT
(E) STM (TYP)
(E) 10.00' ELEC ESMT
(E) 16.00' UT ESMT
(P) 20.00' UT ESMT
(P) 16.00' UT ESMT
HEIGHTS FILING NO. 2
DOEWOOD DR.
(E) 20.00' ELEC ESMT
(E) 20.00' SAN SWR ESMT
(E) 30.00' SAN SWR ESMT
(E) UG ELEC (TYP)
3:1
7350
7340
7330
7320
7310
7300
7290
7280
0
100
200
SCALE: 1" = 100'

LEGEND

EXISTING	(E)
PROPOSED	(P)
PRIVATE	PVT
PUBLIC	PUB
SANITARY	SAN
SEWER	SWR
STORM	STM
WATER	WTR
TEMPORARY	TEMP
DRAINAGE	DR
UNDERGROUND	UG
UTILITY	UT
PROTECT-IN-PLACE	PIP
PROPERTY BOUNDARY	━━ ━ ━ ━━
RIGHT-OF-WAY	━━ ━ ━ ━━
PROPERTY LINE	── ─ ── ─ ──
(E) CONTOUR, INDEX	—5960—
(E) CONTOUR	— — — —
(P) CONTOUR, INDEX	━━5960━━
(P) CONTOUR	────
LIMITS OF CONSTRUCTION/ LIMITS OF DISTURBANCE	- - - - - - -
(E) UG ELECTRIC	— E — E — E —
(E) GAS MAIN	— G — G — G —
(E) FIBER OPTIC	— FO — FO — FO —
(E) UG TELEPHONE	— T — T — T —
(E) STORM SEWER, INLET, MH	
(E) SANITARY MAIN, MH	— S — S — S —
(E) SANITARY FORCE MAIN	— SFM — SFM — SFM —
(E) WATER MAIN, VALVE, FH	— W — W — W —
(P) STORM SEWER, INLET, MH	
DIRECTION OF OVERLAND FLOW	~→
DIRECTION OF FLOW	2.00% ←
(P) RIPRAP	▨

CONSTRUCTION CONTROL LEGEND

SILT FENCE	—SF—	SF	STAGE 1
VEHICLE TRACKING CONTROL	▨	VTC	STAGE 1
STABILIZED STAGING AREA*	▭	SSA	STAGE 1
STOCKPILE AREA*	▭	SP	STAGE 1
CONCRETE WASHOUT*	▢	CWA	STAGE 1
INLET PROTECTION – ROCK SOCK	▢	IP3	STAGE 1
CULVERT INLET PROTECTION	⌒	CIP	STAGE 1
PORTABLE TOILET MANAGEMENT*	▢	PT	STAGE 1
TEMPORARY SEDIMENT BASIN		SB	STAGE 1

NOTES:

* THE LOCATION OF SOIL STOCKPILE(S), STAGING AREA, CONCRETE WASHOUT(S), TEMPORARY CCMs, AND TEMPORARY DISPOSAL AREA SHALL BE DETERMINED BY THE CONTRACTOR. APPROPRIATE CONSTRUCTION CONTROL MEASURES SHALL BE FOLLOWED FOR EACH.

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2. THE CONTRACTOR SHALL DETERMINE AREAS REQUIRING SEEDING AND MULCHING THROUGHOUT THE CONSTRUCTION PROCESS. A MAP SHALL INDICATE THESE AREAS AND SHALL BE UPDATED AS SITE CONDITIONS CHANGE AND AS CONSTRUCTION PROGRESSES. THIS MAP SHALL REMAIN ON SITE AT ALL TIMES.

3. SEE FINAL LANDSCAPE PLAN FOR DELINEATION OF:
   - EXISTING VEGETATION TO REMAIN
   - AREAS OF PROPOSED VEGETATION

CONSTRUCTION CONTROL MEASURES INSTALLATION STAGING NOTES:

STAGE 1 – PRE-DISTURBANCE
INSTALL INITIAL STORMWATER QUALITY (SWQ) CONSTRUCTION CONTROL MEASURES (CCM'S) AS SHOWN ON THE GRADING AND EROSION CONTROL PLAN PRIOR TO COMMENCEMENT OF GRADING ACTIVITIES. THESE CCM'S CONSIST OF THE PERIMETER CONTROLS OF SILT FENCE, CURB SOCKS, INLET PROTECTION OF EXISTING INLETS, AND THE VEHICLE TRACKING CONTROL PAD.

STAGE 2 – OVERLOT GRADING
COMMENCE THE BULK OF OVERLOT GRADING OPERATIONS AND INSTALL TEMPORARY CCM'S AS SHOWN ON THE GRADING AND EROSION CONTROL PLAN. TEMPORARY CCM'S MAY CONSIST OF ADDITIONAL SILT FENCE AND SURFACE ROUGHENING OF SLOPES. LOCATION OF ANY TEMPORARY CCMs WILL BE DETERMINED BY THE CONTRACTOR. A MAP SHALL INDICATE THESE TEMPORARY ITEMS AND SHALL BE UPDATED AS SITE CONDITIONS CHANGE AND AS THE GRADING OPERATIONS PROGRESS. THIS MAP SHALL REMAIN ON SITE AT ALL TIMES.

STAGE 3 – INFRASTRUCTURE & BUILDING CONSTRUCTION
CONSTRUCT SITE IMPROVEMENTS AS SHOWN ON THE APPLICABLE CONSTRUCTION DOCUMENTS. ADDITIONAL TEMPORARY CCM'S CONSISTING OF ADDITIONAL SILT FENCE, CONCRETE WASH-OUT AREA, AND INLET PROTECTION OF PERMANENT DRAINAGE IMPROVEMENTS. ANY STOCKPILED DIRT SHALL BE PROTECTED BY A PERIMETER OF SILT FENCE.

STAGE 4 – PERMANENT STABILIZATION
PERMANENT SWQ CCM'S SUCH AS RIP-RAP, CURB & GUTTER, PAVEMENT, LANDSCAPING, AND SEEDING SHALL BE CONSTRUCTED AT THIS TIME AS OUTLINED ON THE GRADING AND EROSION CONTROL PLAN AND THE LANDSCAPE AND IRRIGATION PLANS, DRAINAGE REPORT, AND/OR CONSTRUCTION DOCUMENTS. ALL DISTURBED AREAS THAT ARE NOT PERMANENTLY PAVED OR LANDSCAPED SHALL BE PERMANENTLY SEEDED.

OTHER NON-STRUCTURAL CCM'S INCLUDE, BUT ARE NOT LIMITED TO, LIMITING DISTURBED AREAS AND STREET SWEEPING.

ALL AREAS TO BE VEGETATED WITH SEEDING SHOULD ALSO BE TEMPORARILY STABILIZED VIA SURFACE ROUGHENING OR SOME OTHER MEANS.

NON APPLICABLE ITEMS

- NO-BUILD AREAS
- LOCATION OF ASPHALT, CONCRETE BATCH PLANTS AND MASONRY MIX STATIONS
- BOUNDARIES OF 100 YR FLOODPLAIN
- BOUNDARIES OF STREAMSIDE OVERLAY
- BOUNDARIES OF HILLSIDE OVERLAY
- LOCATIONS OF PRESERVATION EASEMENTS

REV.	DESCRIPTION	DATE
1	ADDRESS AGENCY COMMENTS	11/04/25
2	ADDRESS AGENCY COMMENTS	12/31/25
3	ADDRESS AGENCY COMMENTS	04/08/26
4	ADDRESS AGENCY COMMENTS	05/11/26

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COLORADO SPRINGS, CO 80919

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NOT FOR CONSTRUCTION

PRC
ENGINEERING
1685 W. UINTAH STREET, SUITE 114
COLORADO SPRINGS, CO 80904
(719) 291-2744

MONUMENT HILL EAST
FILING NO. 1

INITIAL GRADING & EROSION
CONTROL PLAN

DESIGNED BY: MGP	DRAWN BY: MGP
SCALE: 1" = 100'	DATE: 04/08/25
JOB NUMBER	SHEET
24-001	2 OF 29

UNPLATTED
I-25
MONUMENT HILL RD.
(E) UTILITY POLE & OVERHEAD UTILITY (TYP)
(E) ELEC ESMT (WIDTH VARIES)
(E) 8" PVC SAN FORCE MAIN (TYP)
(E) FIBER OPTIC (TYP)
(E) EDGE OF ASPHALT (TYP)
(E) 20.00' ELEC ESMT
(E) TELE ESMT (WIDTH VARIES)
(E) MONUMENT HILL RD. APSHALT TO BE DEMO'ed [APPROX. 47, 236 SF]
(E) ACCESS ESMT
TRACT 2
TRACT G
TRACT C
TRACT D
TRACT P
TRACT B
TRACT A
TRACT E
TRACT F
TRACT M
WETLANDS
POND 1
POND 2
POND 4
POND 5
HOLDING AREA FEEDING POND 1
HOLDING AREA FEEDING POND 4
MISTY ACRES BLVD.
MONUMENT HILL RD.
MISTY ACRES SUBDIVISION FILING NO. 1
TALKING ROCK HTS.
PAINTER DR.
OLD ANTLERS WY.
HEIGHTS FILING NO. 2
DOEWOOD DR
WOODMOOR WATER & SANITATION DISTRICT NO. 1
COUNTY LINE RD. (PALMER DIVIDE AVE.)
ANDREWS RD.
UNPLATTED
ROW (TYP)
(E) FENCE (PIP)
(E) GAS MAIN (TYP)
(P) RET WALL
(P) UT ESMT
(P) 60.00' UT ESMT
(E) 5.00' UT ESMT
(E) 30.00' UT ESMT
(E) 8" PVC WTR MAIN (TYP)
(E) 8" PVC SAN SWR (TYP)
(P) 8" PVC WTR SWR (TYP)
(P) 8" PVC SAN FORCE MAIN (TYP)
(P) 8" PVC SAN SWR (TYP)
(P) STM (TYP)
(P) FH (TYP)
(P) C&G (TYP)
(P) CONCRETE COLLECTION STRUCTURE
(E) UG ELEC (TYP)
PROPERTY BOUNDARY (TYP)
APPROX. LIMITS OF DISTURBANCE CONSTRUCTION
NO BUILD ESMT
LOT LINE (TYP)
LOT 1
LOT 2
LOT 3
LOT 4
LOT 5
LOT 6
LOT 7
LOT 8
LOT 9
LOT 10
LOT 11
LOT 12
LOT 13
LOT 14
LOT 15
LOT 16
LOT 17
LOT 18
LOT 19
LOT 20
LOT 21
LOT 22
LOT 23
LOT 24
LOT 25
LOT 26
LOT 27
LOT 28
LOT 29
LOT 30
LOT 31
LOT 32
LOT 33
LOT 34
LOT 35
LOT 36
LOT 37
SF
VTC
ECB
SCL
IP1
IP3
CIP
CWA
SSA
SP1
0
100
200
N
SCALE: 1" = 100'

Connect the pond maintenance access road to EPC ROW. I have shown an example in red as to how you can achieve that. EPC and the maintenance entity need to have a stabilized access route to the pond in the interim condition.

And it would be best to block off this access point with a gate, chain, etc to keep citizens from driving around the pond and tearing it up.

LEGEND

EXISTING	(E)
PROPOSED	(P)
CURB AND GUTTER	C&G
INLET PROTECTION	IP
PRIVATE	PVT
PUBLIC	PUB
SANITARY	SAN
SEWER	SWR
STORM	STM
WATER	WTR
CURB TYPE CALL–OUT	A
TEMPORARY	TEMP
DRAINAGE	DR
UNDERGROUND	UG
UTILITY	UT
FULL–SPECTRUM	FS
EXTENDED DETENTION BASIN	EDB
WALL – TOP OF EXPOSED FACE	TEF
WALL – BOTTOM OF EXPOSED FACE	BEF
PROTECT–IN–PLACE	PIP
PROPERTY BOUNDARY	▬ ▬ ▬ ▬
RIGHT–OF–WAY	▬ – – ▬
PROPERTY LINE	— - — - —
(E) CONTOUR, INDEX	—5960—
(E) CONTOUR	— — —
(P) CONTOUR, INDEX	—5960—
(P) CONTOUR	———
LIMITS OF CONSTRUCTION/ LIMITS OF DISTURBANCE	- - - - - -
(E) UG ELECTRIC	— — E — — E — — E —
(E) GAS MAIN	— — G — — G — — G —
(E) FIBER OPTIC	— — FO — — FO — — FO —
(E) UG TELEPHONE	— — T — — T — — T —
(E) STORM SEWER, INLET, MH	
(E) SANITARY MAIN, MH	— — S — S — — S —
(E) SANITARY FORCE MAIN	– – –SFM– – –SFM– – –SFM–
(E) WATER MAIN, VALVE, FH	— — W — W — — W —
(P) STORM SEWER, INLET, MH	
(P) SANITARY MAIN, MH	— S — ● — S —
(P) SANITARY FORCE MAIN	—S-F——S-F—
(P) WATER MAIN, VALVE, FH	— W — ⧓ — W — ●
CUT/FILL LINE	CUT FILL
DIRECTION OF OVERLAND FLOW	~→
RET. WALL CALL–OUT	XX.XX TEF XX.XX BEF
DIRECTION OF FLOW	2.00% ←

CONSTRUCTION CONTROL LEGEND

SILT FENCE	—SF— SF	STAGE 1
VEHICLE TRACKING CONTROL	VTC	STAGE 1
INLET PROTECTION – CURB INLET	IP1	STAGE 1
INLET PROTECTION – ROCK SOCK	IP3	STAGE 1
CULVERT INLET PROTECTION	CIP	STAGE 1
SEDIMENT CONTROL LOG	SCL	STAGE 3
EROSION CONTROL BLANKET	ECB	STAGE 3
STABILIZED STAGING AREA*	SSA	STAGE 1
STOCKPILE AREA*	SP	STAGE 1
CONCRETE WASHOUT*	CWA	STAGE 1
PORTABLE TOILET MANAGEMENT*	PT	STAGE 1

NOTES:

* THE LOCATION OF SOIL STOCKPILE(S), STAGING AREA, CONCRETE WASHOUT(S), TEMPORARY CCMs, AND TEMPORARY DISPOSAL AREA SHALL BE DETERMINED BY THE CONTRACTOR. APPROPRIATE CONSTRUCTION CONTROL MEASURES SHALL BE FOLLOWED FOR EACH.

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ALL AREAS TO BE VEGETATED WITH SEEDING SHOULD ALSO BE TEMPORARILY STABILIZED VIA SURFACE ROUGHENING OR SOME OTHER MEANS.

RETAINING WALL NOTES:

1. RETAINING WALL(S) ARE SHOWN FOR LOCATION ONLY. THIS PLAN DOES NOT CONSTITUTE A DESIGN (GRAVITY, STRUCTURAL, ENGINEERED, ETC.) FOR THE RETAINING WALL(S).
2. CALL–OUTS ONLY SHOW EXPOSED FACE AT TOP AND BOTTOM OF WALL(S). THE CALL–OUTS DO NOT INCLUDE A BASE, LEVELING PAD, FOOTER, AND OR BURIED WALL BLOCK(S).
3. IF A DESIGN (GRAVITY, STRUCTURAL, ENGINEERED, ETC.) FOR THE RETAINING WALL(S) IS REQUIRED, THEN THAT WILL BE PROVIDED BY A PROFESSIONAL ENGINEER LICENSED IN THE STATE OF COLORADO UNDER SEPARATE COVER.

NON APPLICABLE ITEMS

- NO–BUILD AREAS
- LOCATION OF ASPHALT, CONCRETE BATCH PLANTS AND MASONRY MIX STATIONS
- BOUNDARIES OF 100 YR FLOODPLAIN
- BOUNDARIES OF STREAMSIDE OVERLAY
- BOUNDARIES OF HILLSIDE OVERLAY
- LOCATIONS OF PRESERVATION EASEMENTS

REV.	DESCRIPTION	DATE
1	ADDRESS AGENCY COMMENTS	11/04/25
2	ADDRESS AGENCY COMMENTS	12/31/25
3	ADDRESS AGENCY COMMENTS	04/08/26
4	ADDRESS AGENCY COMMENTS	05/11/26

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PREPARED FOR:

MONUMENT RIDGE EAST, LLC

5055 LIST DRIVE
COLORADO SPRINGS, CO 80919

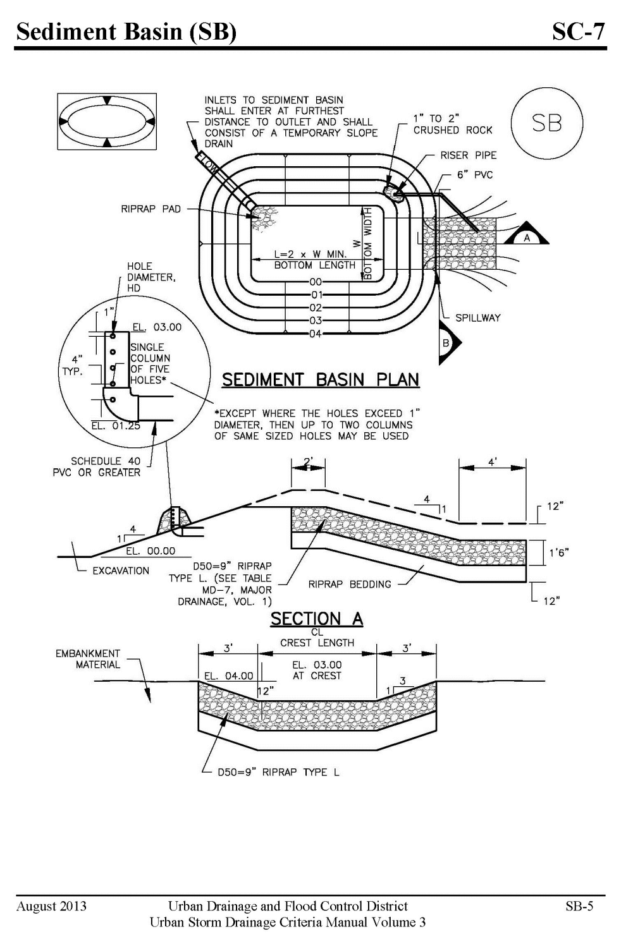
PREPARE
RAYMO

NOT FOR CONSTRUCTION

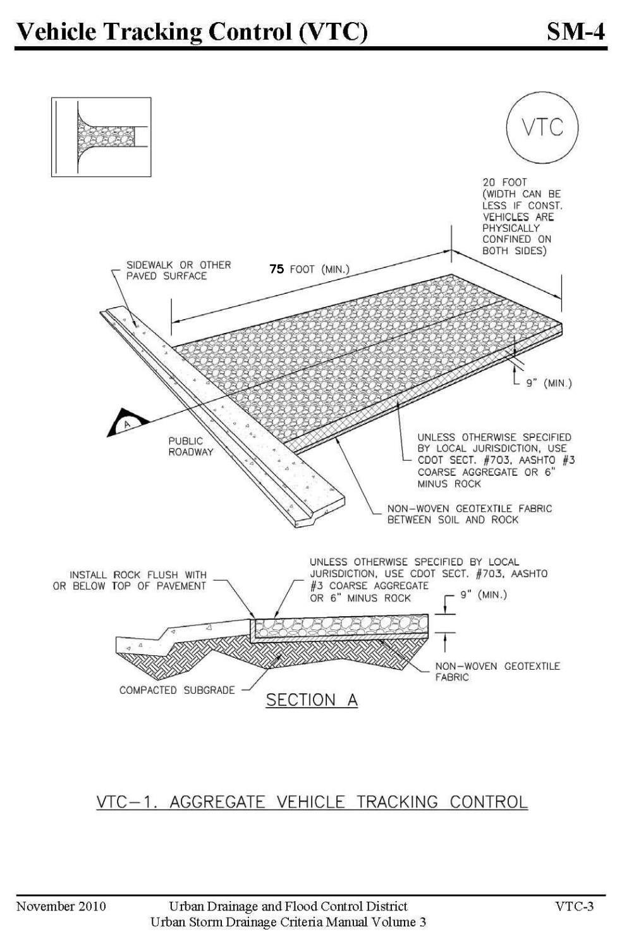
PRC
ENGINEERING
1685 W. UINTAH STREET, SUITE 114
COLORADO SPRINGS, CO 80904
(719) 291–2744

MONUMENT HILL EAST
FILING NO. 1
FINAL GRADING & EROSION CONTROL PLAN

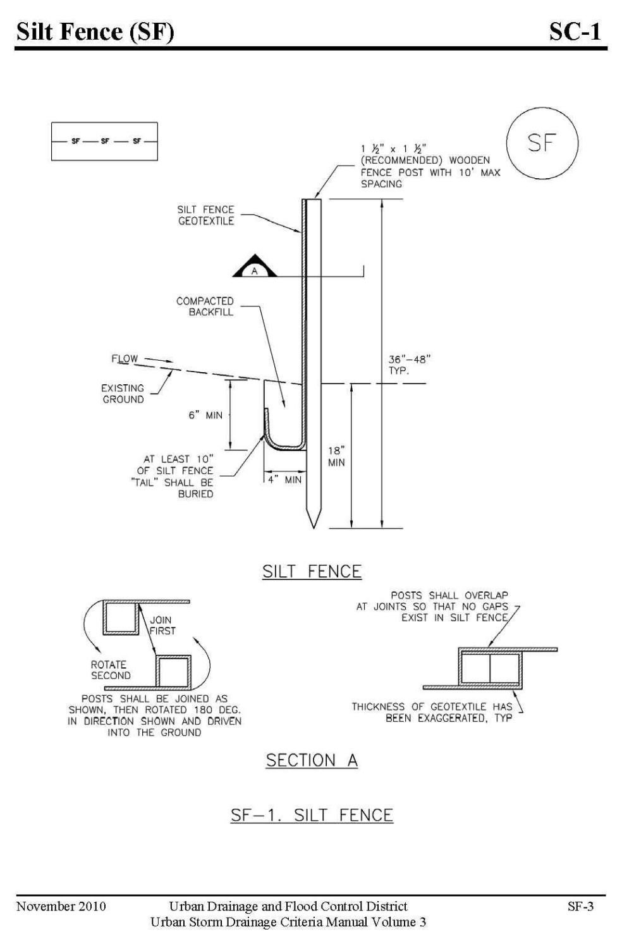
DESIGNED BY: MGP	DRAWN BY: MGP
SCALE: 1" = 100'	DATE: 04/08/25
JOB NUMBER	SHEET
24–001	3 OF 29


Sediment Basin (SB) SC-7

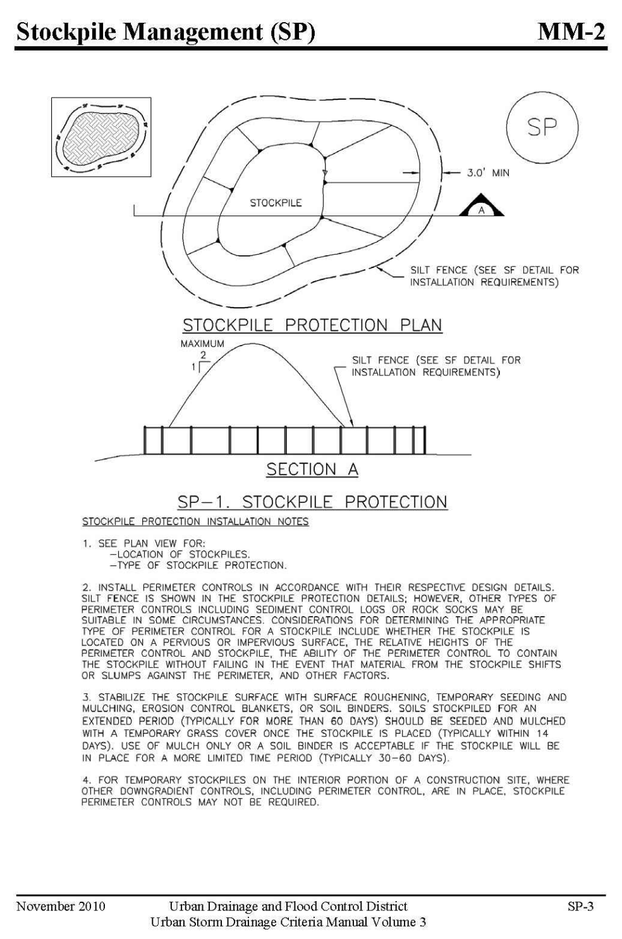
August 2013 Urban Drainage and Flood Control District Urban Storm Drainage Criteria Manual Volume 3 SB-5


Vehicle Tracking Control (VTC) SM-4

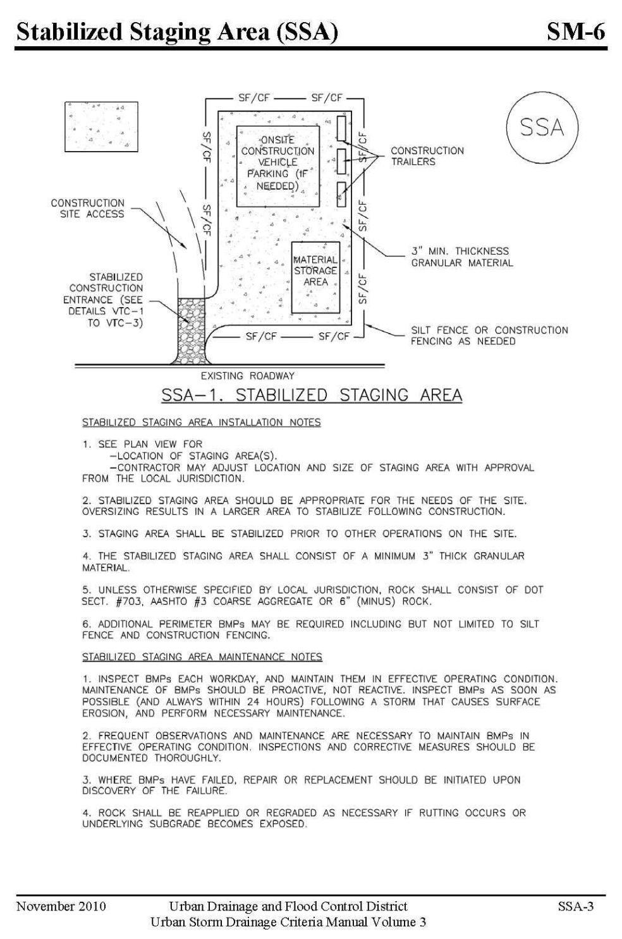
November 2010 Urban Drainage and Flood Control District Urban Storm Drainage Criteria Manual Volume 3 VTC-3


Silt Fence (SF) SC-1

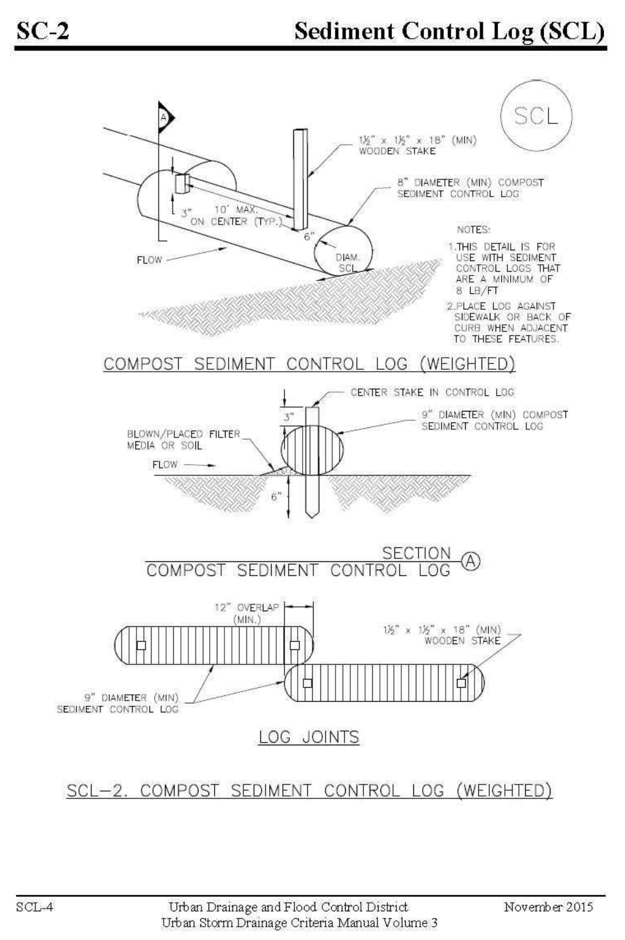
November 2010 Urban Drainage and Flood Control District Urban Storm Drainage Criteria Manual Volume 3 SF-3

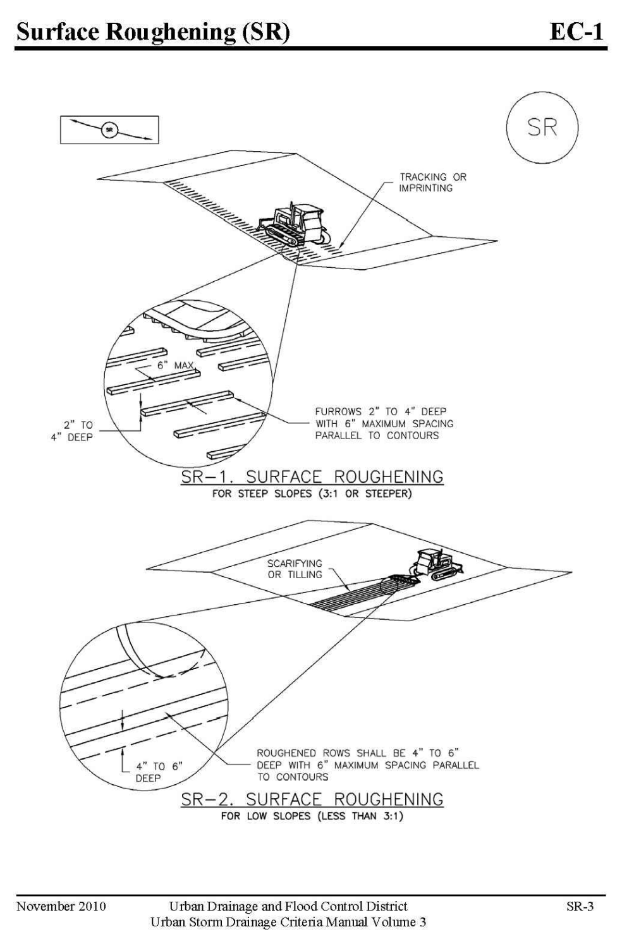

Stockpile Management (SP) MM-2

November 2010 Urban Drainage and Flood Control District Urban Storm Drainage Criteria Manual Volume 3 SP-3


Stabilized Staging Area (SSA) SM-6

November 2010 Urban Drainage and Flood Control District Urban Storm Drainage Criteria Manual Volume 3 SSA-3


SC-2 Sediment Control Log (SCL)
COMPOST SEDIMENT CONTROL LOG (WEIGHTED)
SECTION A
LOG JOINTS
SCL-2. COMPOST SEDIMENT CONTROL LOG (WEIGHTED)
SCL
SCL-4 Urban Drainage and Flood Control District Urban Storm Drainage Criteria Manual Volume 3 November 2015


Surface Roughening (SR) EC-1

November 2010 Urban Drainage and Flood Control District Urban Storm Drainage Criteria Manual Volume 3 SR-3

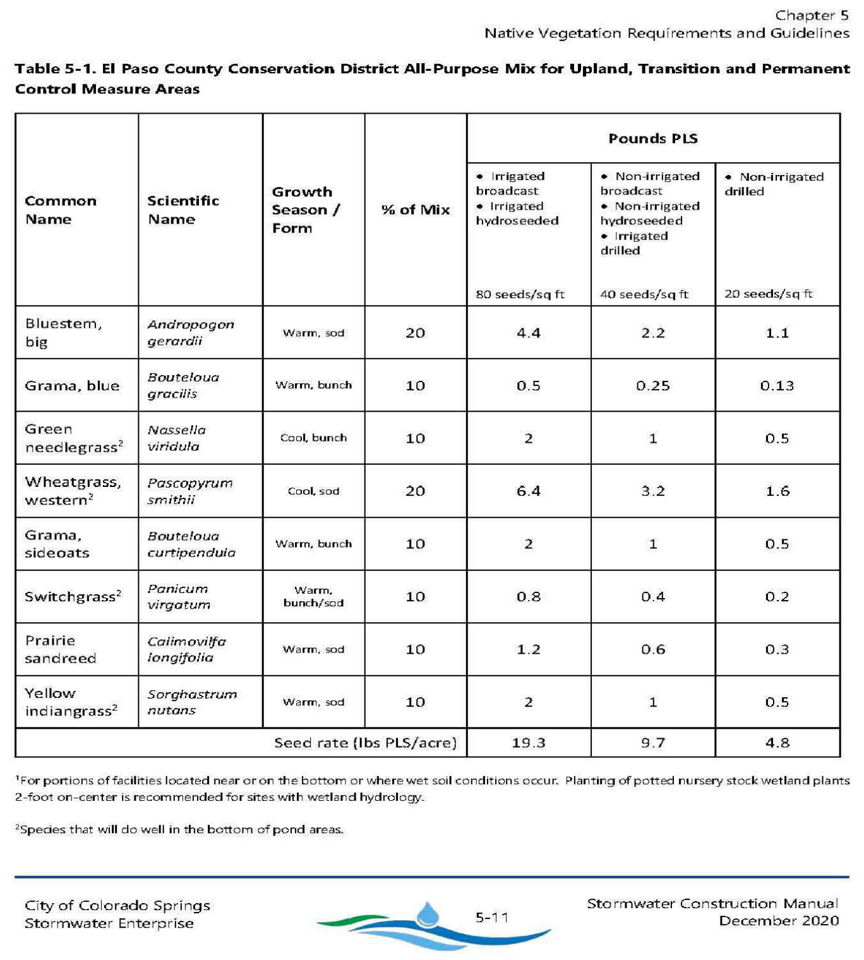

Chapter 5
Native Vegetation Requirements and Guidelines

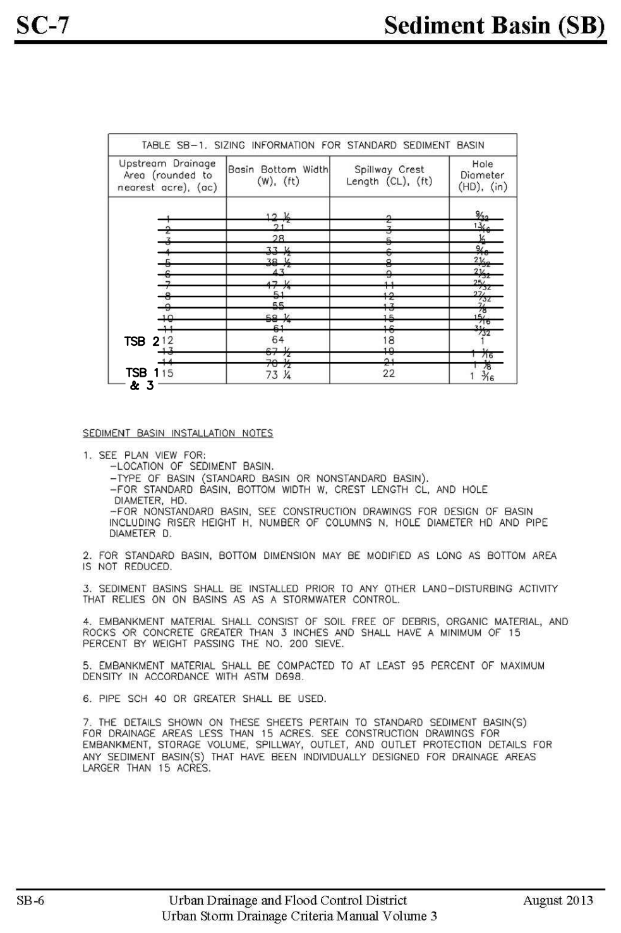
Table 5-1. El Paso County Conservation District All-Purpose Mix for Upland, Transition and Permanent Control Measure Areas

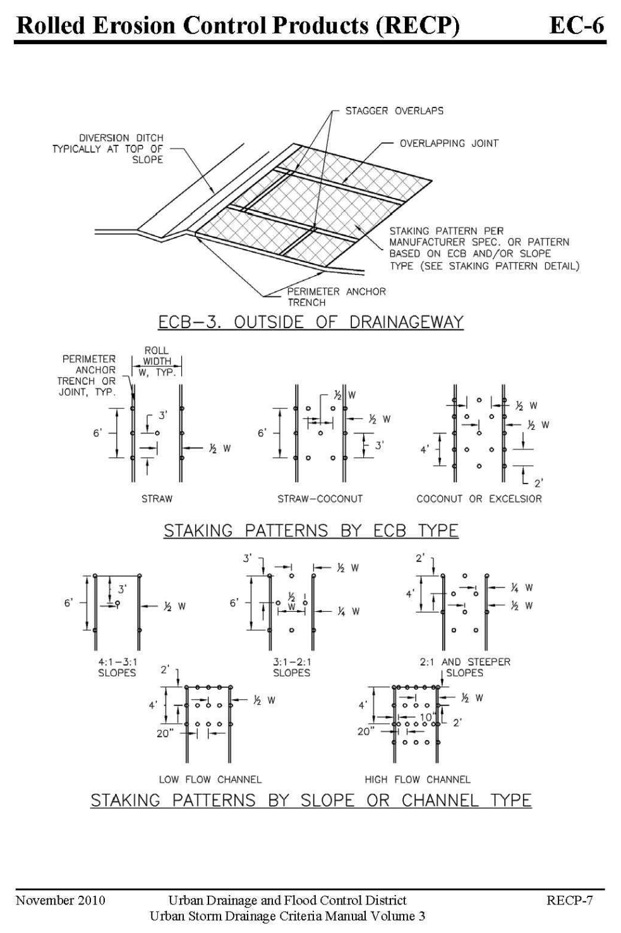
Common Name	Scientific Name	Growth Season / Form	% of Mix	Pounds PLS • Irrigated broadcast • Irrigated hydroseeded 80 seeds/sq ft	 • Non-irrigated broadcast • Non-irrigated hydroseeded • Irrigated drilled 40 seeds/sq ft	 • Non-irrigated drilled 20 seeds/sq ft
Bluestem, big	*Andropogon gerardii*	Warm, sod	20	4.4	2.2	1.1
Grama, blue	*Bouteloua gracilis*	Warm, bunch	10	0.5	0.25	0.13
Green needlegrass[2]	*Nassella viridula*	Cool, bunch	10	2	1	0.5
Wheatgrass, western[2]	*Pascopyrum smithii*	Cool, sod	20	6.4	3.2	1.6
Grama, sideoats	*Bouteloua curtipendula*	Warm, bunch	10	2	1	0.5
Switchgrass[2]	*Panicum virgatum*	Warm, bunch/sod	10	0.8	0.4	0.2
Prairie sandreed	*Calimovilfa longifolia*	Warm, sod	10	1.2	0.6	0.3
Yellow indiangrass[2]	*Sorghastrum nutans*	Warm, sod	10	2	1	0.5
		Seed rate (lbs PLS/acre)		19.3	9.7	4.8

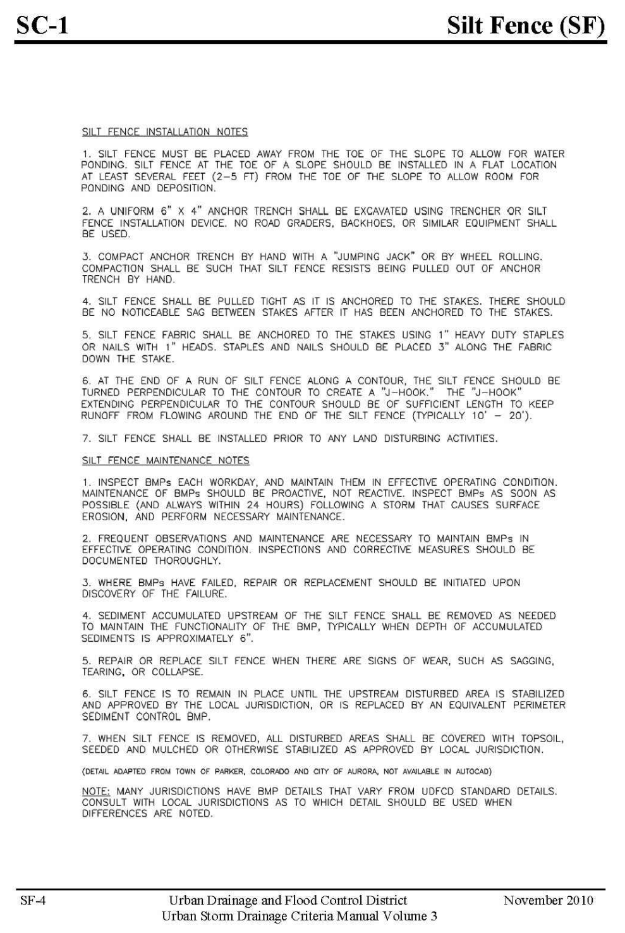
[1]For portions of facilities located near or on the bottom or where wet soil conditions occur. Planting of potted nursery stock wetland plants 2-foot on-center is recommended for sites with wetland hydrology.

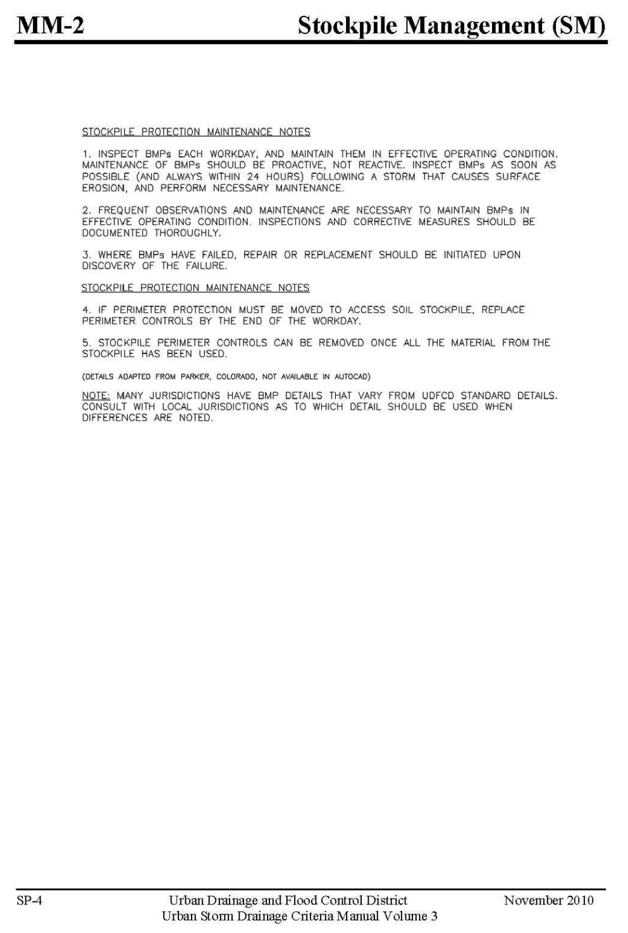
[2]Species that will do well in the bottom of pond areas.

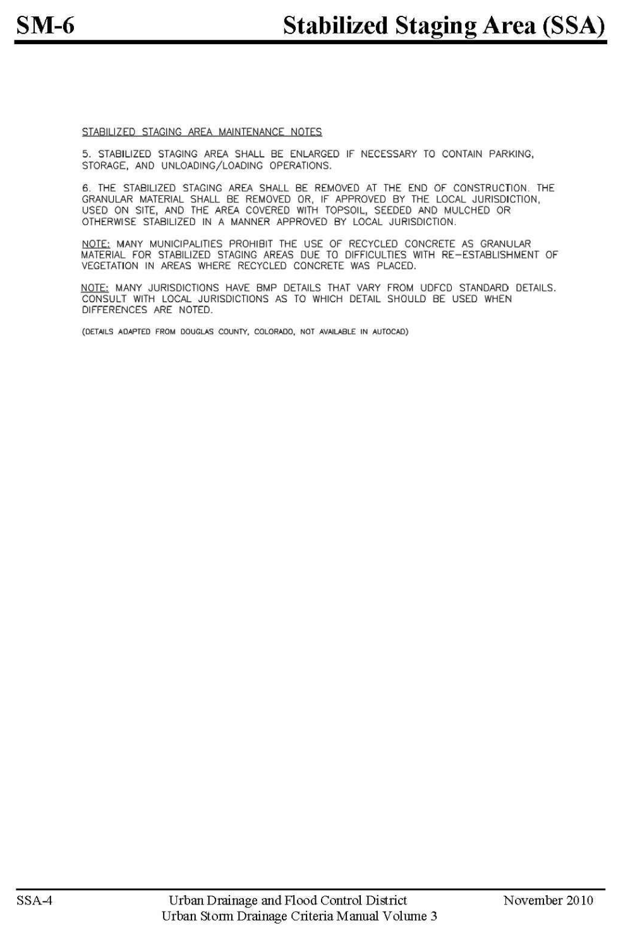
City of Colorado Springs Stormwater Enterprise 5-11 Stormwater Construction Manual December 2020

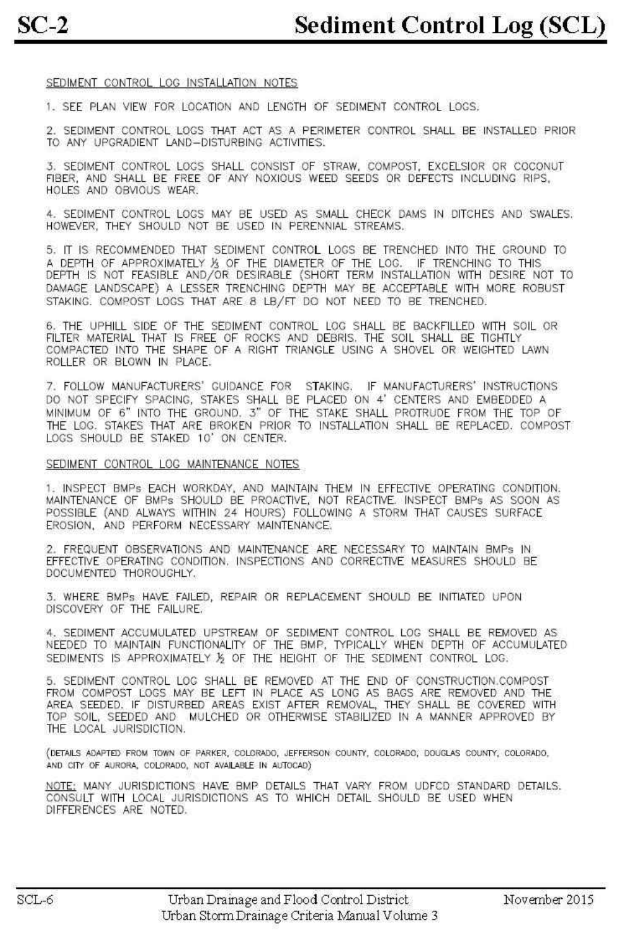

SC-7 Sediment Basin (SB)
SB-6 Urban Drainage and Flood Control District Urban Storm Drainage Criteria Manual Volume 3 August 2013

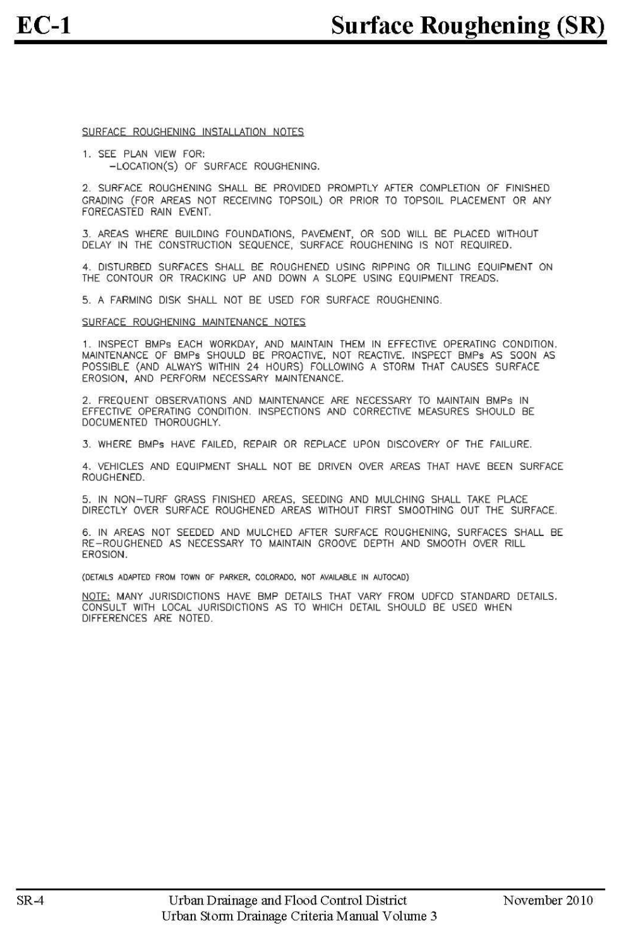

Rolled Erosion Control Products (RECP) EC-6
ECB-3. OUTSIDE OF DRAINAGEWAY
STAKING PATTERNS BY ECB TYPE
STAKING PATTERNS BY SLOPE OR CHANNEL TYPE
November 2010 Urban Drainage and Flood Control District Urban Storm Drainage Criteria Manual Volume 3 RECP-7


SC-1 Silt Fence (SF)
SF-4 Urban Drainage and Flood Control District Urban Storm Drainage Criteria Manual Volume 3 November 2010


MM-2 Stockpile Management (SM)
SP-4 Urban Drainage and Flood Control District Urban Storm Drainage Criteria Manual Volume 3 November 2010


SM-6 Stabilized Staging Area (SSA)
SSA-4 Urban Drainage and Flood Control District Urban Storm Drainage Criteria Manual Volume 3 November 2010


SC-2 Sediment Control Log (SCL)
SCL-6 Urban Drainage and Flood Control District Urban Storm Drainage Criteria Manual Volume 3 November 2015


EC-1 Surface Roughening (SR)
SR-4 Urban Drainage and Flood Control District Urban Storm Drainage Criteria Manual Volume 3 November 2010

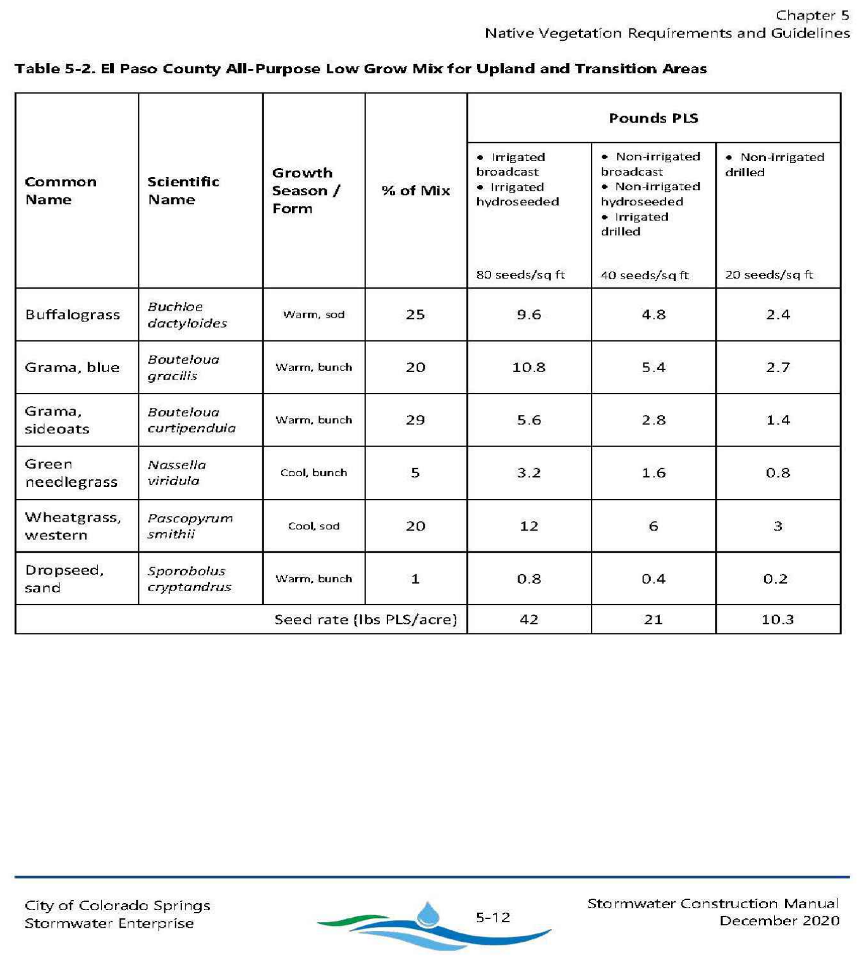
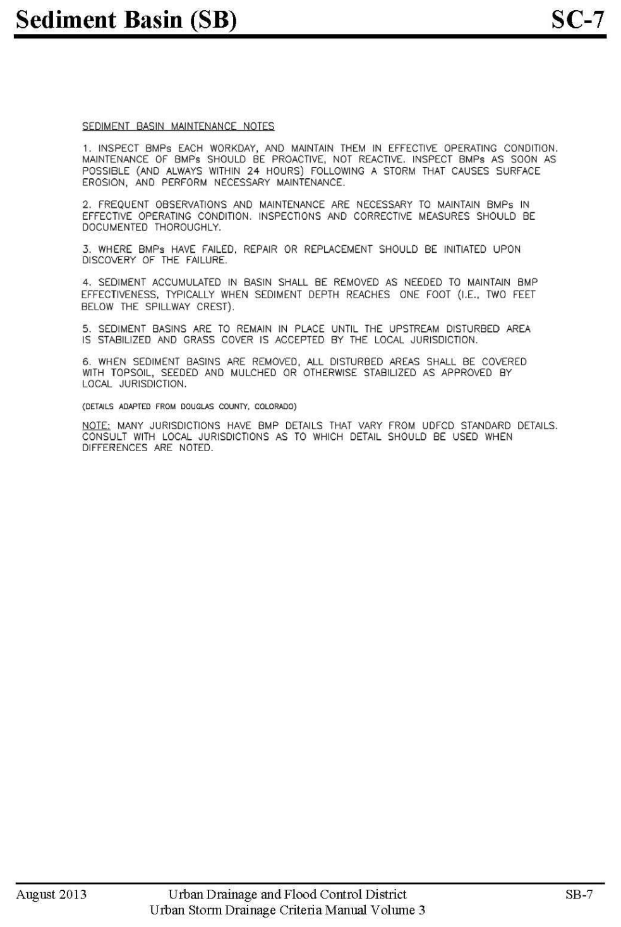
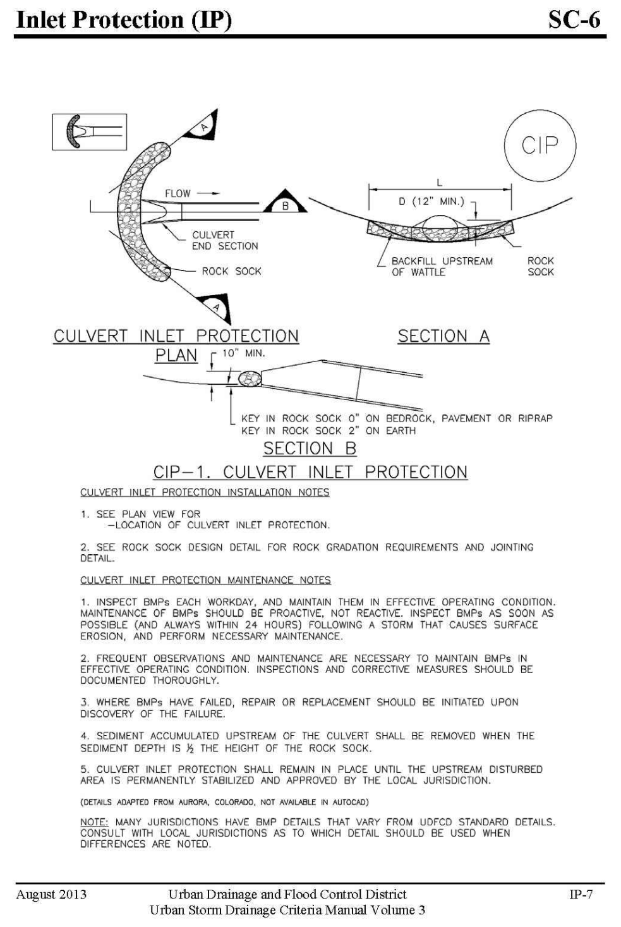

Chapter 5
Native Vegetation Requirements and Guidelines

Table 5-2. El Paso County All-Purpose Low Grow Mix for Upland and Transition Areas

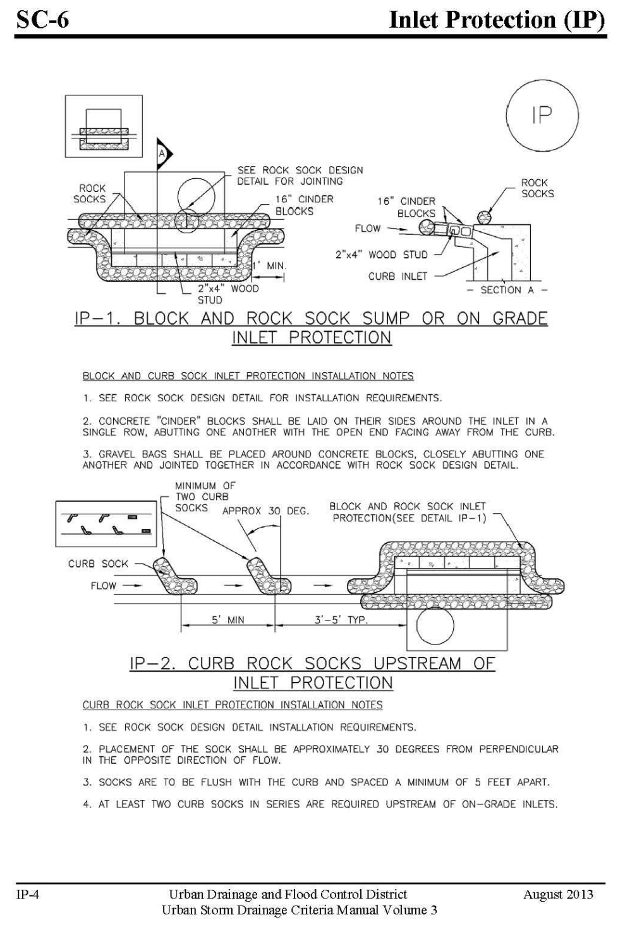
Common Name	Scientific Name	Growth Season / Form	% of Mix	Pounds PLS • Irrigated broadcast • Irrigated hydroseeded 80 seeds/sq ft	 • Non-irrigated broadcast • Non-irrigated hydroseeded • Irrigated drilled 40 seeds/sq ft	 • Non-irrigated drilled 20 seeds/sq ft
Buffalograss	*Buchloe dactyloides*	Warm, sod	25	9.6	4.8	2.4
Grama, blue	*Bouteloua gracilis*	Warm, bunch	20	10.8	5.4	2.7
Grama, sideoats	*Bouteloua curtipendula*	Warm, bunch	29	5.6	2.8	1.4
Green needlegrass	*Nassella viridula*	Cool, bunch	5	3.2	1.6	0.8
Wheatgrass, western	*Pascopyrum smithii*	Cool, sod	20	12	6	3
Dropseed, sand	*Sporobolus cryptandrus*	Warm, bunch	1	0.8	0.4	0.2
		Seed rate (lbs PLS/acre)		42	21	10.3

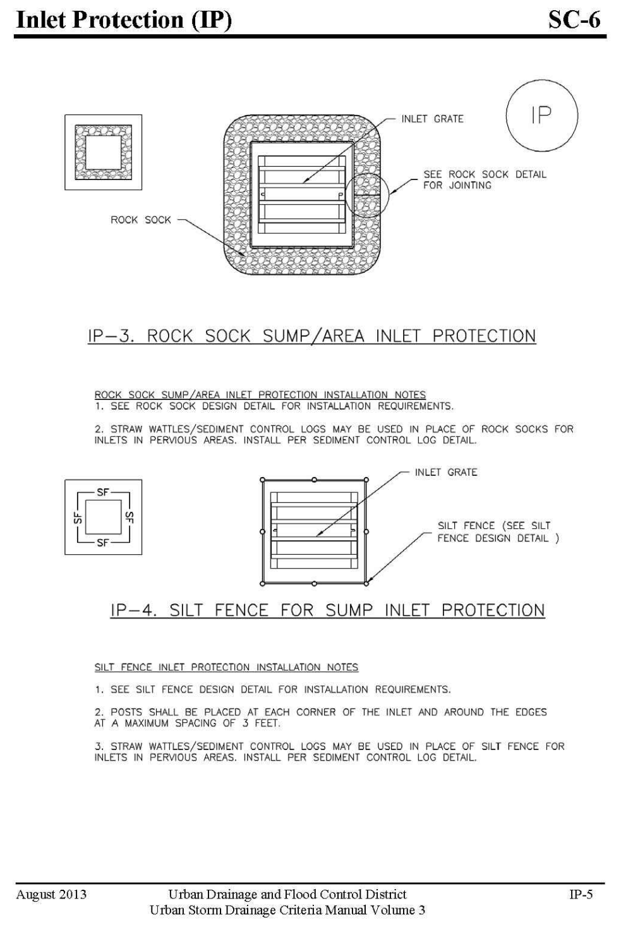
City of Colorado Springs Stormwater Enterprise 5-12 Stormwater Construction Manual December 2020

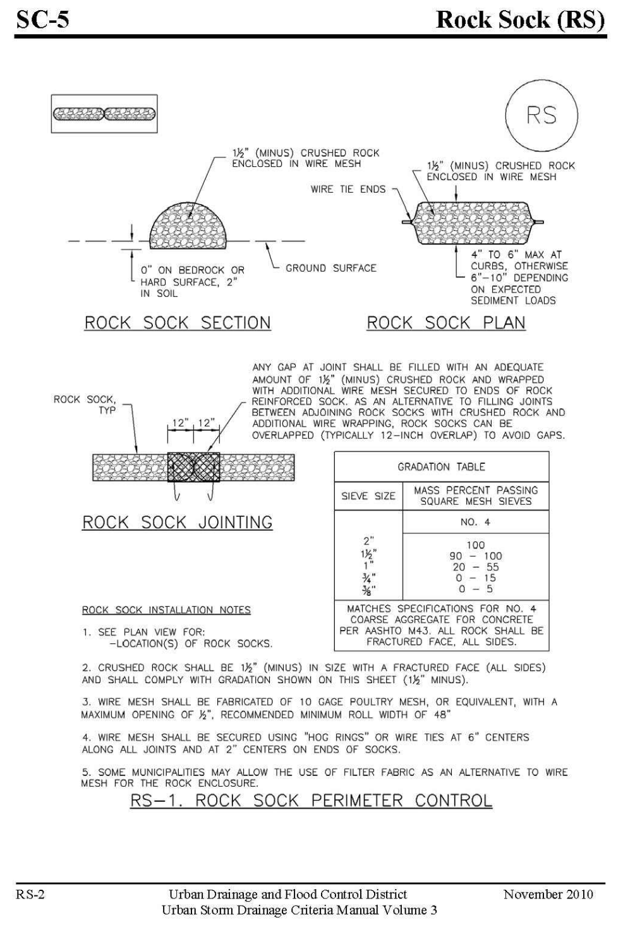

Sediment Basin (SB) SC-7
August 2013 Urban Drainage and Flood Control District Urban Storm Drainage Criteria Manual Volume 3 SB-7


Inlet Protection (IP) SC-6
CULVERT INLET PROTECTION PLAN
SECTION A
SECTION B
CIP-1. CULVERT INLET PROTECTION
CIP
August 2013 Urban Drainage and Flood Control District Urban Storm Drainage Criteria Manual Volume 3 IP-7

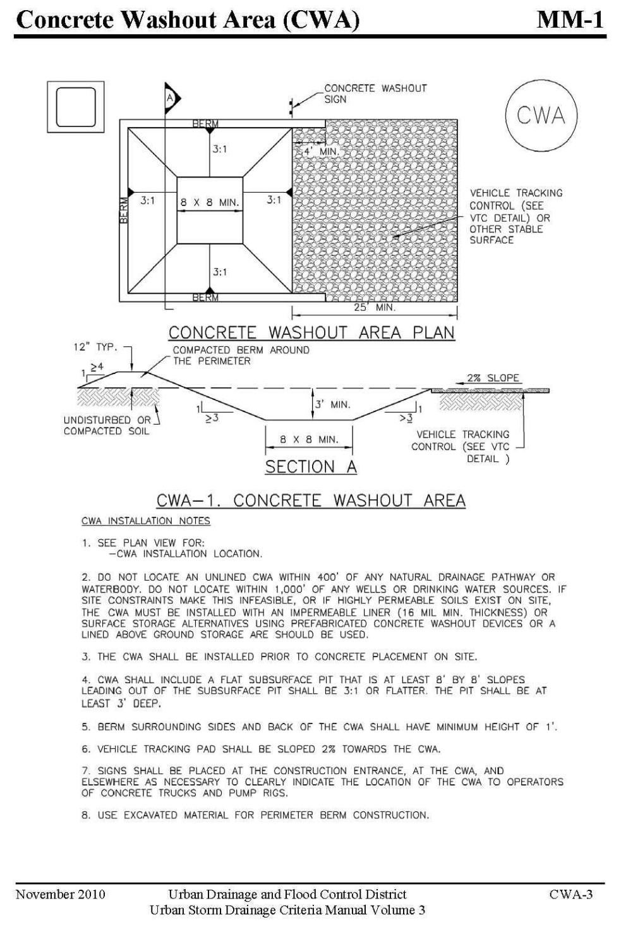
NOTE: MANY JURISDICTIONS HAVE BMP DETAILS THAT VARY FROM UDFCD STANDARD DETAILS. CONSULT WITH LOCAL JURISDICTIONS AS TO WHICH DETAIL SHOULD BE USED WHEN DIFFERENCES ARE NOTED.


SC-6 Inlet Protection (IP)
IP-1. BLOCK AND ROCK SOCK SUMP OR ON GRADE INLET PROTECTION
IP-2. CURB ROCK SOCKS UPSTREAM OF INLET PROTECTION
IP
IP-4 Urban Drainage and Flood Control District Urban Storm Drainage Criteria Manual Volume 3 August 2013


Inlet Protection (IP) SC-6
IP-3. ROCK SOCK SUMP/AREA INLET PROTECTION
IP-4. SILT FENCE FOR SUMP INLET PROTECTION
IP
August 2013 Urban Drainage and Flood Control District Urban Storm Drainage Criteria Manual Volume 3 IP-5


SC-5 Rock Sock (RS)

RS-2 Urban Drainage and Flood Control District Urban Storm Drainage Criteria Manual Volume 3 November 2010

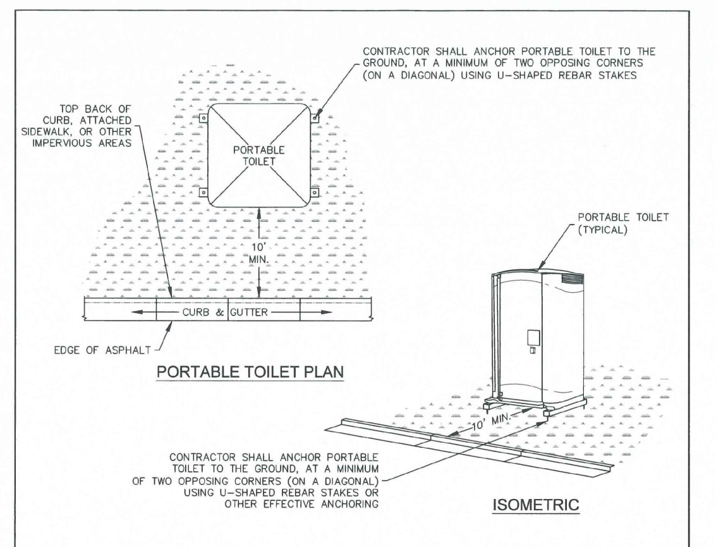

Concrete Washout Area (CWA) MM-1

November 2010 Urban Drainage and Flood Control District Urban Storm Drainage Criteria Manual Volume 3 CWA-3

BASIC GRADING, EROSION AND STORMWATER QUALITY REQUIREMENTS AND GENERAL PROHIBITIONS:

*INFORMATION TAKEN FROM THE EL PASO COUNTY DRAINAGE CRITERIA MANUAL VOLUME 2, HEREIN REFERRED TO AS THE "MANUAL."

1. STORMWATER DISCHARGES FROM CONSTRUCTION SITES SHALL NOT CAUSE OR THREATEN TO CAUSE POLLUTION, CONTAMINATION, OR DEGRADATION OF STATE WATERS.
2. CONCRETE WASH WATER SHALL NOT BE DISCHARGED TO OR ALLOWED TO RUNOFF TO STATE WATERS, INCLUDING ANY SURFACE OR SUBSURFACE STORM DRAINAGE SYSTEM FACILITIES.
3. BUILDING, CONSTRUCTION, EXCAVATION, OR OTHER WASTE MATERIALS SHALL NOT BE TEMPORARILY PLACED OR STORED IN THE STREET, ALLEY, OR OTHER PUBLIC WAY, UNLESS IN ACCORDANCE WITH AN APPROVED TRAFFIC CONTROL PLAN. BMP'S MAY BE REQUIRED BY COUNTY ENGINEERING IF DEEMED NECESSARY, BASED ON SPECIFIC CONDITIONS AND CIRCUMSTANCES (E.G., ESTIMATED TIME OF EXPOSURE, SEASON OF THE YEAR, ETC.).
4. VEHICLE TRACKING OF SOILS OFF-SITE SHALL BE MINIMIZED.
5. ALL WASTES COMPOSED OF BUILDING MATERIALS MUST BE REMOVED FROM THE CONSTRUCTION SITE FOR DISPOSAL IN ACCORDANCE WITH LOCAL AND STATE REGULATORY REQUIREMENTS. NO BUILDING MATERIAL WASTES OR UNUSED BUILDING MATERIALS SHALL BE BURIED, DUMPED, OR DISCHARGED AT THE SITE.
6. NO CHEMICALS ARE TO BE USED BY THE CONTRACTOR, WHICH HAVE THE POTENTIAL TO BE RELEASED IN STORMWATER UNLESS PERMISSION FOR THE USE OF A SPECIFIC CHEMICAL IS GRANTED IN WRITING BY THE COUNTY ENGINEER. IN GRANTING THE USE OF SUCH CHEMICALS, SPECIAL CONDITIONS AND MONITORING MAY BE REQUIRED.
7. BULK STORAGE STRUCTURES FOR PETROLEUM PRODUCTS AND OTHER CHEMICALS SHALL HAVE ADEQUATE PROTECTION SO AS TO CONTAIN ALL SPILLS AND PREVENT ANY SPILLED MATERIAL FROM ENTERING STATE WATERS, INCLUDED ANY SURFACE OR SUBSURFACE STORM DRAINAGE SYSTEM OR FACILITIES.
8. ALL PERSONS ENGAGED IN EARTH DISTURBANCE SHALL IMPLEMENT AND MAINTAIN ACCEPTABLE SOIL EROSION AND SEDIMENT CONTROL MEASURES INCLUDING BMP'S IN CONFORMANCE WITH THE EROSION CONTROL TECHNICAL STANDARDS OF THE MANUAL AND IN ACCORDANCE WITH THE EROSION AND STORMWATER QUALITY CONTROL PLAN APPROVED THE COUNTY OF EL PASO, IF REQUIRED.
9. ALL TEMPORARY EROSION CONTROL FACILITIES INCLUDING BMP'S AND ALL PERMANENT FACILITIES INTENDED TO CONTROL EROSION OF ANY EARTH DISTURBANCE OPERATIONS, SHALL BE INSTALLED AS DEFINED IN THE APPROVED PLANS AND THE MANUAL AND MAINTAINED THROUGHOUT THE DURATION OF THE EARTH DISTURBANCE OPERATION. THE INSTALLATION OF THE FIRST LEVEL OF TEMPORARY EROSION CONTROL FACILITIES AND BMP'S SHALL BE INSTALLED AND INSPECTED PRIOR TO ANY EARTH DISTURBANCE OPERATIONS TAKING PLACE.
10. ANY EARTH DISTURBANCE SHALL BE CONDUCTED IN SUCH A MANNER SO AS TO EFFECTIVELY REDUCE ACCELERATED SOIL EROSION AND RESULTING SEDIMENTATION.
11. ALL EARTH DISTURBANCES SHALL BE DESIGNED, CONSTRUCTED, AND COMPLETED IN SUCH A MANNER SO THAT THE EXPOSED AREA OF ANY DISTURBED LAND SHALL BE LIMITED TO THE SHORTEST PRACTICAL PERIOD OF TIME.
12. ALL WORK AND EARTH DISTURBANCE SHALL BE DONE IN A MANNER THAT MINIMIZES POLLUTION OF ANY ON-SITE OR OFF-SITE WATERS, INCLUDING WETLANDS.
13. SUSPENDED SEDIMENT CAUSED BY ACCELERATED SOIL EROSION SHALL BE MINIMIZED IN RUNOFF WATER BEFORE IT LEAVES THE SITE OF THE EARTH DISTURBANCE.
14. ANY TEMPORARY OR PERMANENT FACILITY DESIGNED AND CONSTRUCTED FOR THE CONVEYANCE OF STORMWATER AROUND, THROUGH, OR FROM THE EARTH DISTURBANCE AREA SHALL BE DESIGNED TO LIMIT THE DISCHARGE TO A NON-EROSIVE VELOCITY.
15. TEMPORARY SOIL EROSION CONTROL FACILITIES SHALL BE REMOVED AND EARTH DISTURBANCE AREAS GRADED AND STABILIZED WITH PERMANENT SOIL EROSION CONTROL MEASURES PURSUANT TO THE STANDARDS AND SPECIFICATIONS PRESCRIBED IN THE MANUAL, AND IN ACCORDANCE WITH THE PERMANENT EROSION CONTROL FEATURES SHOWN ON THE EROSION AND STORMWATER QUALITY CONTROL PLANS APPROVED BY THE COUNTY OF EL PASO, IF REQUIRED.
16. SOIL EROSION CONTROL MEASURES FOR ALL SLOPES, CHANNELS, DITCHES, OR ANY DISTURBED LAND AREA SHALL BE COMPLETED WITHIN TWENTY-ONE (21) CALENDAR DAYS AFTER FINAL GRADING, OR FINAL EARTH DISTURBANCE, HAS BEEN COMPLETED. DISTURBED AREAS AND STOCKPILES WHICH ARE NOT AT FINAL GRADE BUT WILL REMAIN DORMANT FOR LONGER THAN 30 DAYS SHALL ALSO BE MULCHED WITHIN 21 DAYS AFTER INTERIM GRADING. AN AREA THAT IS GOING TO REMAIN IN AN INTERIM STATE FOR MORE THAN 60 DAYS SHALL ALSO BE SEEDED. ALL TEMPORARY SOIL EROSION CONTROL MEASURES AND BMP'S SHALL BE MAINTAINED UNTIL PERMANENT SOIL EROSION CONTROL MEASURES ARE IMPLEMENTED.
17. NO PERSON SHALL CAUSE, PERMIT, OR CONTRIBUTE TO THE DISCHARGE INTO THE MUNICIPAL SEPARATE STORM SEWER POLLUTANTS THAT COULD CAUSE THE COUNTY OF EL PASO TO BE IN VIOLATION OF ITS COLORADO DISCHARGE PERMIT SYSTEM MUNICIPAL STORMWATER DISCHARGE PERMIT.
18. THE OWNER, SITE DEVELOPER, CONTRACTOR, AND/OR THEIR AUTHORIZED AGENTS SHALL BE RESPONSIBLE FOR THE REMOVAL OF ALL CONSTRUCTION DEBRIS, DIRT, TRASH, ROCK, SEDIMENT, AND SAND THAT MAY ACCUMULATE IN THE STORM SEWER OR OTHER DRAINAGE CONVEYANCE SYSTEM AND STORMWATER APPURTENANCES AS A RESULT OF SITE DEVELOPMENT.
19. NO PERSON SHALL CAUSE THE IMPEDIMENT OF STORMWATER FLOW IN THE FLOW LINE OF THE CURB AND GUTTER, INCLUDING THE TEMPORARY OR PERMANENT RAMPING WITH MATERIALS FOR VEHICLE ACCESS.
20. INDIVIDUALS SHALL COMPLY WITH THE "COLORADO WATER QUALITY CONTROL ACT" (TITLE 25, ARTICLE 8, CRS), AND THE "CLEAN WATER ACT" (33 USC 1344), REGULATIONS PROMULGATED, CERTIFICATIONS OR PERMITS ISSUED, IN ADDITION TO THE REQUIREMENTS INCLUDED IN THE MANUAL. IN THE EVENT OF CONFLICTS BETWEEN THESE REQUIREMENTS AND WATER QUALITY CONTROL LAWS, RULES, OR REGULATIONS OF OTHER FEDERAL OR STATE AGENCIES, THE MORE RESTRICTIVE LAWS, RULES, OR REGULATIONS SHALL APPLY.
21. THE QUANTITY OF MATERIALS STORED ON THE PROJECT SITE SHALL BE LIMITED, AS MUCH AS PRACTICAL, TO THAT QUANTITY REQUIRED TO PERFORM 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. MATERIALS SHALL NOT BE STORED IN A LOCATION WHERE THEY MAY BE CARRIED BY STORMWATER RUNOFF INTO A STATE WATER AT ANY TIME.
22. SPILL PREVENTION AND CONTAINMENT MEASURES SHALL BE USED AT STORAGE, AND EQUIPMENT FUELING AND SERVICING AREAS TO PREVENT THE POLLUTION OF ANY STATE WATERS, INCLUDING WETLANDS. ALL SPILLS SHALL BE CLEANED UP IMMEDIATELY AFTER DISCOVERY, OR CONTAINED UNTIL APPROPRIATE CLEANUP METHODS CAN BE EMPLOYED. MANUFACTURER'S RECOMMENDED METHODS FOR SPILL CLEANUP SHALL BE FOLLOWED, ALONG WITH PROPER DISPOSAL METHODS.


CURB & GUTTER
EDGE OF ASPHALT
PORTABLE TOILET PLAN
10' MIN.
CONTRACTOR SHALL ANCHOR PORTABLE TOILET TO THE GROUND, AT A MINIMUM OF TWO OPPOSING CORNERS (ON A DIAGONAL) USING U-SHAPED REBAR STAKES OR OTHER EFFECTIVE ANCHORING
ISOMETRIC

INSTALLATION NOTES
1. PORTABLE TOILETS SHALL BE PLACED A MINIMUM OF 10 FEET BEHIND ALL CURBS, SIDEWALKS, AND OTHER IMPERVIOUS AREAS; 50 FEET FROM STORM INLETS, AND 100 FEET FROM WATERWAYS.
2. PORTABLE TOILETS IN THE RIGHT-OF-WAY ARE REQUIRED TO BE PLACED ON MOBILE TRAILERS AND MUST BE ANCHORED OR WEIGHTED DOWN. PORTABLE TOILETS MAY BE INSTALLED IN ACCORDANCE WITH NOTE #1 IN STAGING AREAS/YARDS.
3. PORTABLE TOILETS SHALL BE SECURELY ANCHORED TO THE GROUND USING U-SHAPED REBAR STAKES, OR OTHER EFFECTIVE ANCHORING.
4. ANCHORING SHALL BE POSITIONED ON AT LEAST TWO OPPOSING (DIAGONAL) CORNERS.
5. TOILET CONTAINMENT PANS MAY BE USED IN PLACE OF A TRAILER AT THE GEC INSPECTOR'S DISCRETION. TOILET CONTAINMENT PANS MUST BE ANCHORED IN PLACE AND MUST NOT BE USED WITHIN THE CITY R.O.W.

MAINTENANCE NOTES
1. FREQUENT OBSERVATIONS AND MAINTENANCE ARE NECESSARY TO MAINTAIN CONTROL MEASURES IN EFFECTIVE OPERATING CONDITION. INSPECTIONS AND CORRECTIVE MEASURES SHOULD BE DOCUMENTED THOROUGHLY.
2. PORTABLE TOILETS SHALL BE SERVICED AT THE NECESSARY INTERVALS TO ELIMINATE THE POSSIBILITY OF OVERFLOW.
3. WHEN THE PORTABLE TOILETS ARE REMOVED, ANY DISTURBED AREAS ASSOCIATED WITH THE INSTALLATION, MAINTENANCE, AND/OR REMOVAL OF THE TOILETS MUST BE PERMANENTLY STABILIZED.

PT

PORTABLE TOILET
APPROVED: SWENT MANAGER
ISSUED: 2/19/19
REVISED: 8/19/2020
DRAWING NO. 900-PTM

REV.	DESCRIPTION	DATE
1	ADDRESS AGENCY COMMENTS	11/04/25
2	ADDRESS AGENCY COMMENTS	12/31/25
3	ADDRESS AGENCY COMMENTS	04/08/26
4	ADDRESS AGENCY COMMENTS	05/11/26

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MONUMENT RIDGE EAST, LLC
5055 LIST DRIVE
COLORADO SPRINGS, CO 80919

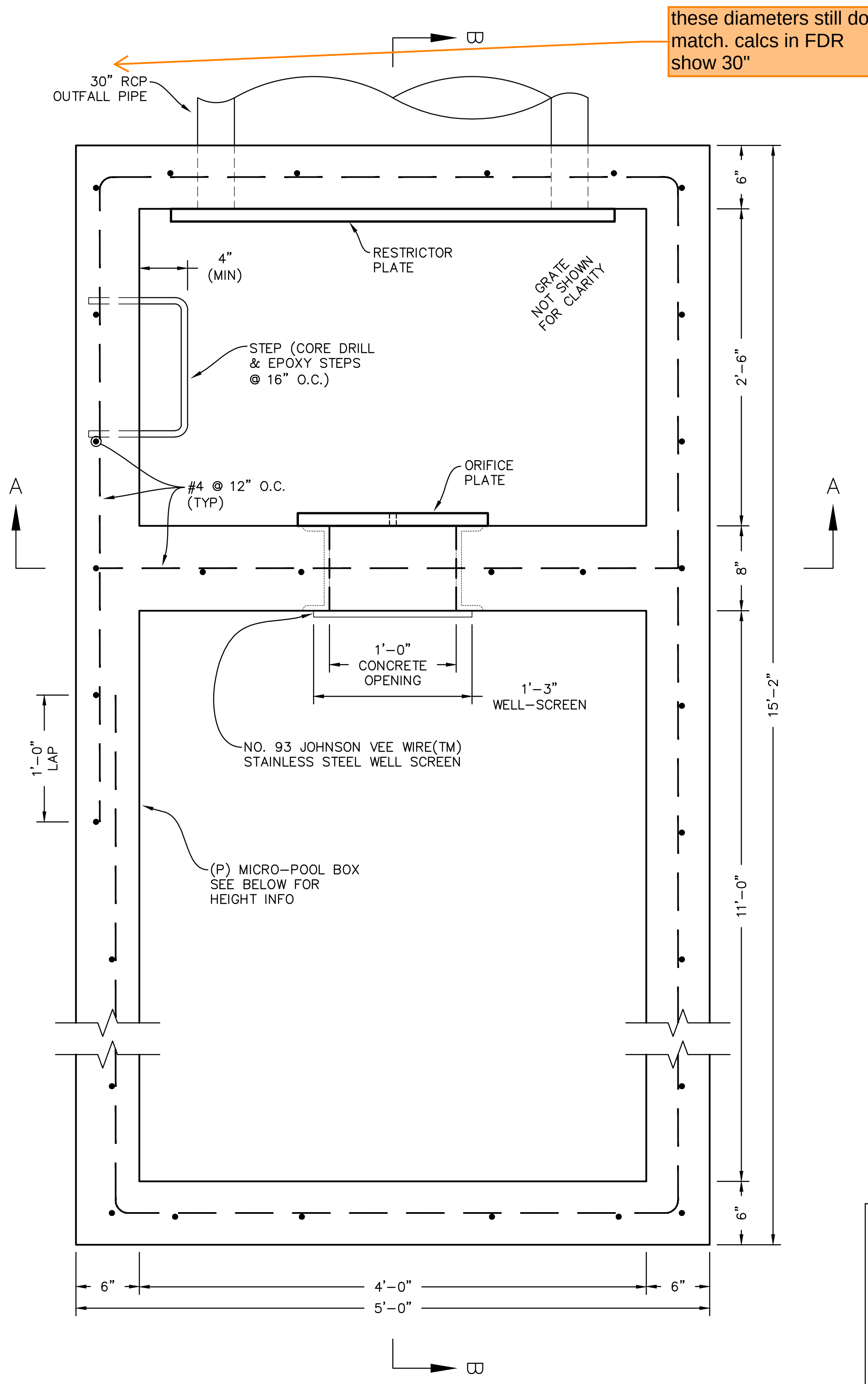
PREPARE
RAYMO
NOT FOR CONSTRUCTION

PRC ENGINEERING
1685 W. UINTAH STREET, SUITE 114
COLORADO SPRINGS, CO 80904
(719) 291-2744

MONUMENT HILL EAST
FILING NO. 1
GRADING & EROSION
CONTROL DETAILS

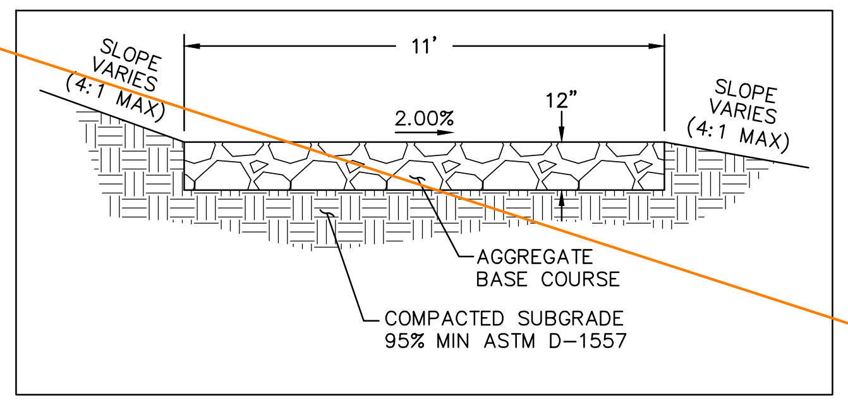
SCALE: N/A
JOB NUMBER 24-001
DRAWN BY: MGP
DATE: 04/08/25
SHEET 4 OF 29

P:_Projects\24-001 MRE\Dwg_CDs\Ph1\24-001-CDs-04-G-EC - Details - G-EC Details - Monday, May 11, 2026 4:51:05 PM - Michael Pitts these diameters still dont match. calcs in FDR show 30"


B
30" RCP OUTFALL PIPE
RESTRICTOR PLATE
4" (MIN)
GRATE NOT SHOWN FOR CLARITY
STEP (CORE DRILL & EPOXY STEPS @ 16" O.C.)
#4 @ 12" O.C. (TYP)
ORIFICE PLATE
A
1'-0" CONCRETE OPENING
1'-3" WELL-SCREEN
NO. 93 JOHNSON VEE WIRE(TM) STAINLESS STEEL WELL SCREEN
(P) MICRO-POOL BOX SEE BELOW FOR HEIGHT INFO
1'-0" LAP
6"
2'-6"
8"
15'-2"
11'-0"
4'-0"
5'-0"

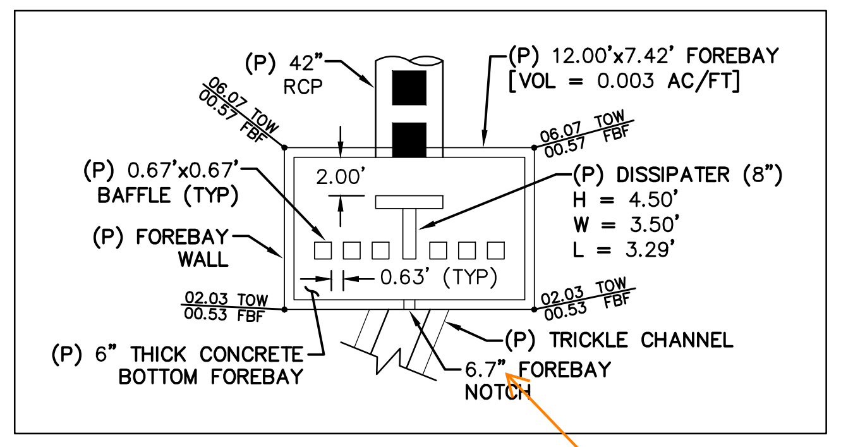
POND OUTFALL STRUCTURE - PLAN VIEW

SCALE: N.T.S.


SLOPE VARIES (4:1 MAX)
11'
12"
2.00%
SLOPE VARIES (4:1 MAX)
AGGREGATE BASE COURSE
COMPACTED SUBGRADE 95% MIN ASTM D-1557

POND MAINTENANCE ACCESS DETAIL

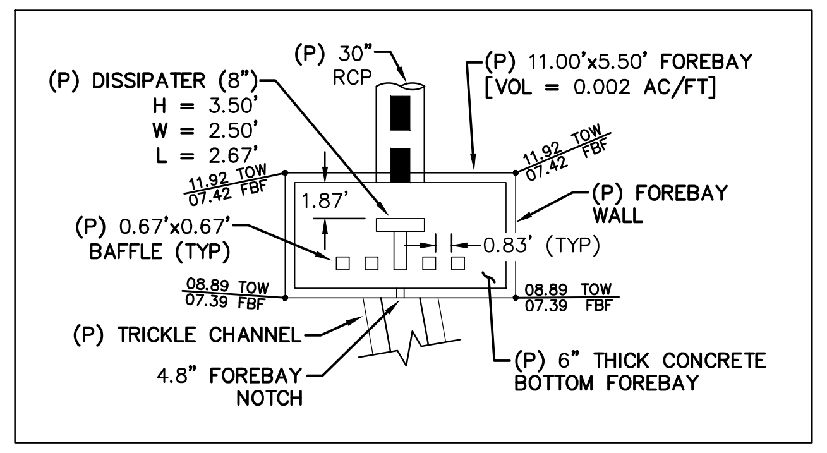
SCALE: N.T.S.


(P) 42" RCP
(P) 12.00'x7.42' FOREBAY [VOL = 0.003 AC/FT]
06.07 TOW
00.57 FBF
(P) 0.67'x0.67' BAFFLE (TYP)
2.00'
(P) DISSIPATER (8")
H = 4.50'
W = 3.50'
L = 3.29'
(P) FOREBAY WALL
0.63' (TYP)
02.03 TOW
00.53 FBF
(P) 6" THICK CONCRETE BOTTOM FOREBAY
(P) TRICKLE CHANNEL
6.7" FOREBAY NOTCH

FOREBAY "1-A"

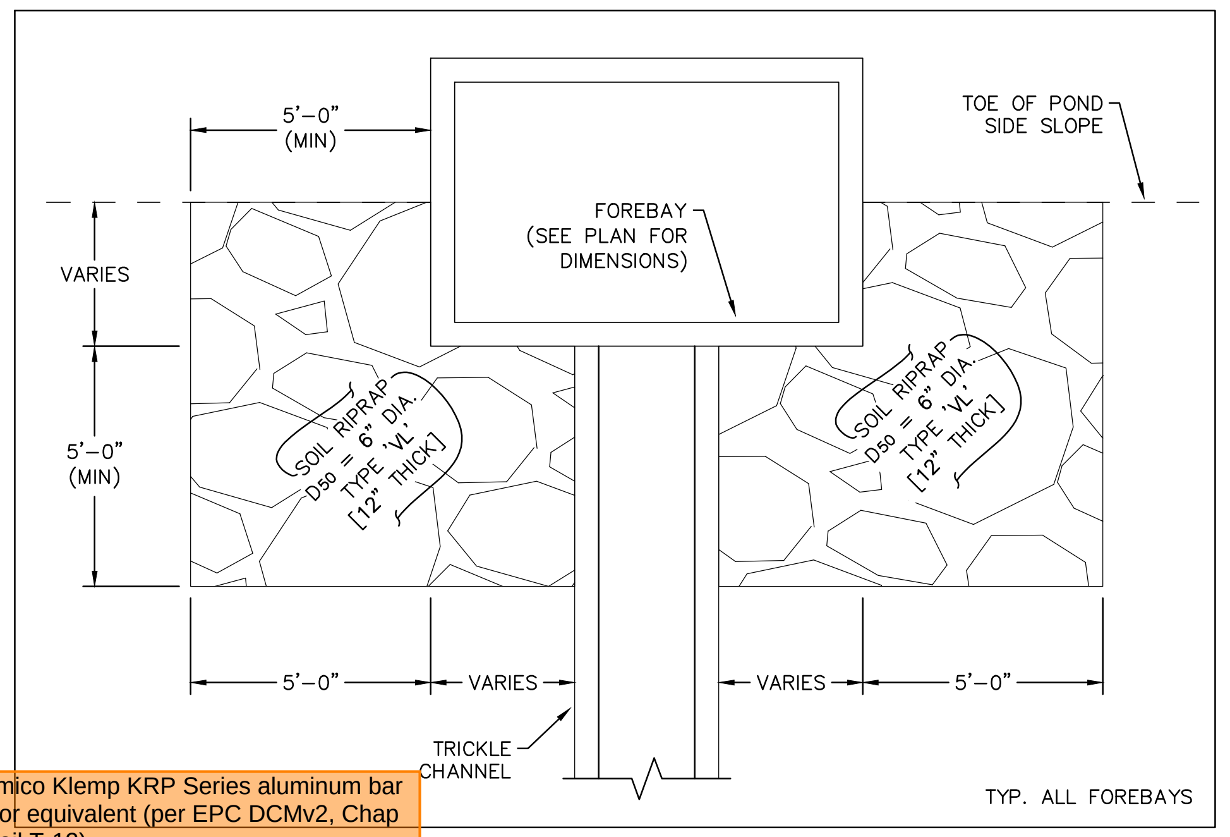
SCALE: N.T.S.

6" in calcs


(P) DISSIPATER (8")
H = 3.50'
W = 2.50'
L = 2.67'
(P) 30" RCP
(P) 11.00'x5.50' FOREBAY [VOL = 0.002 AC/FT]
11.92 TOW
07.42 FBF
1.87'
(P) FOREBAY WALL
(P) 0.67'x0.67' BAFFLE (TYP)
0.83' (TYP)
08.89 TOW
07.39 FBF
(P) TRICKLE CHANNEL
4.8" FOREBAY NOTCH
(P) 6" THICK CONCRETE BOTTOM FOREBAY

FOREBAY "1-B"

SCALE: N.T.S.


5'-0" (MIN)
TOE OF POND SIDE SLOPE
FOREBAY (SEE PLAN FOR DIMENSIONS)
VARIES
5'-0" (MIN)
SOIL RIPRAP D50 = 6" DIA. TYPE 'VL' [12" THICK]
5'-0"
VARIES
VARIES
5'-0"
TRICKLE CHANNEL
TYP. ALL FOREBAYS

FOREBAY OVERFLOW RIPRAP DETAIL

SCALE: N.T.S.

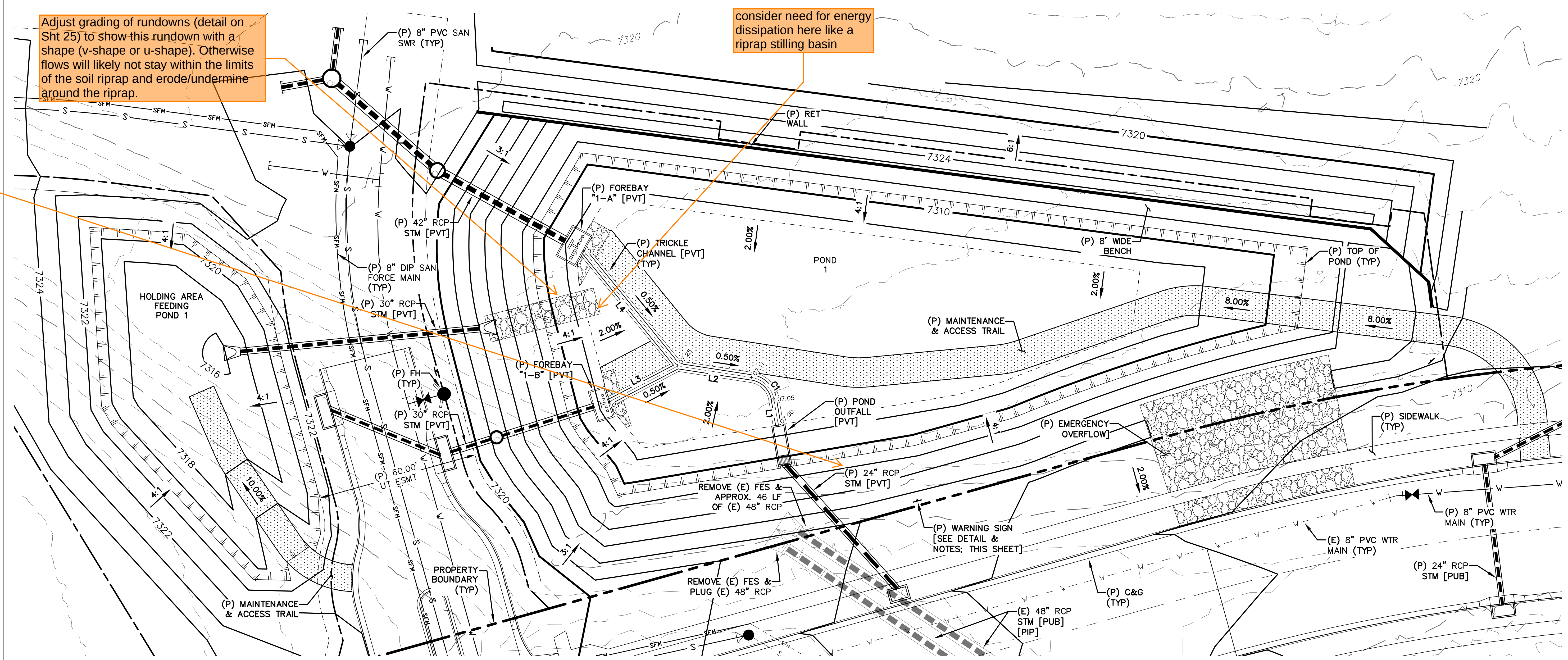
Trash rack to be Amico Klemp KRP Series aluminum bar grate (Figure 6-b), or equivalent (per EPC DCMv2, Chap 4.3 and MHFD Detail T-12).

We'd also accept Amico 19-SR-2 or 19-SR-4 and the Amico 19-W-2 or 19-W-4

Diamond plate trash racks are not an equivalent replacement to those in our criteria.

Adjust grading of rundowns (detail on Sht 25) to show this rundown with a shape (v-shape or u-shape). Otherwise flows will likely not stay within the limits of the soil riprap and erode/undermine around the riprap.

consider need for energy dissipation here like a riprap stilling basin


(P) 8" PVC SAN SWR (TYP)
7320
7324
7310
(P) RET WALL
(P) FOREBAY "1-A" [PVT]
(P) TRICKLE CHANNEL [PVT] (TYP)
(P) 42" RCP STM [PVT]
(P) 8" DIP SAN FORCE MAIN (TYP)
(P) 30" RCP STM [PVT]
HOLDING AREA FEEDING POND 1
POND 1
(P) 8' WIDE BENCH
(P) TOP OF POND (TYP)
8.00%
(P) MAINTENANCE & ACCESS TRAIL
(P) FOREBAY "1-B" [PVT]
(P) FH (TYP)
(P) 30" RCP STM [PVT]
(P) POND OUTFALL [PVT]
(P) EMERGENCY OVERFLOW
(P) SIDEWALK (TYP)
REMOVE (E) FES & APPROX. 46 LF OF (E) 48" RCP
(P) 24" RCP STM [PVT]
(P) WARNING SIGN [SEE DETAIL & NOTES; THIS SHEET]
(E) 8" PVC WTR MAIN (TYP)
(P) 8" PVC WTR MAIN (TYP)
(P) 24" RCP STM [PUB]
PROPERTY BOUNDARY (TYP)
REMOVE (E) FES & PLUG (E) 48" RCP
(P) C&G (TYP)
(E) 48" RCP STM [PUB] [PIP]
(P) MAINTENANCE & ACCESS TRAIL
60.00' UT ESMT
4:1
2.00%
0.50%
L1
L2
L3
L4
C1

POND 1 - FULL-SPECTRUM EXTENDED DETENTION BASIN [PVT]

SCALE: 1" = 30'

LINE TABLE – CL		
LINE	BEARING	DISTANCE
L1	S80° 22' 37"W	9.71
L2	S8° 44' 31"W	27.88
L3	S27° 34' 13"E	28.65
L4	S50° 47' 06"W	55.32

CURVE TABLE – CL			
CURVE	DELTA	RADIUS	LENGTH
C1	71°38'06"	10.00	12.50

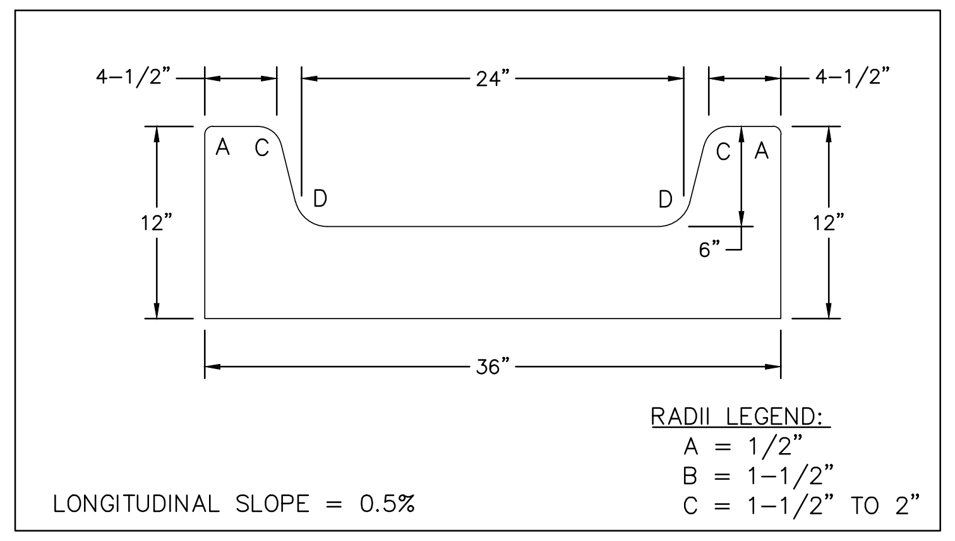
NOTES:

1. EXISTING VEGETATION SHALL REMAIN IN PLACE (IF POSSIBLE) AND SEE FINAL LANDSCAPE PLAN FOR FINAL POND REVEGETATION.
2. SLOPE POND BOTTOM 2.00% FROM TOE TO TRICKLE CHANNEL.

0 30 60

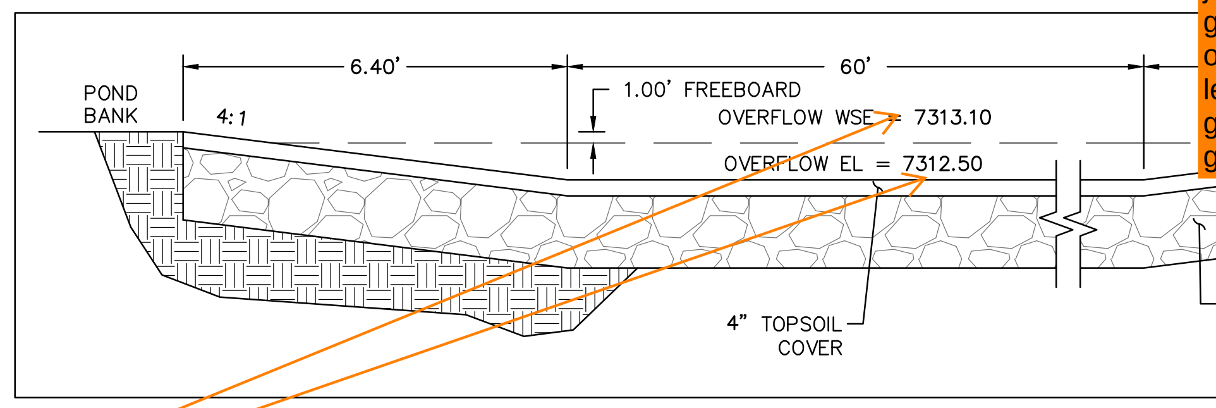
SCALE: 1" = 30'

Note 3 was removed about the clay liner. Your FDR comment response states that "groundwater requirements are the responsibility of the Geotech Engr." But these plans must show the subsequent design for mitigation based on the recommendations of the Geotech Engr. The Geotech just provides their analysis and rec's on the soils and groundwater, it's up to you to incorporate their rec's into the overall design of the project. Geotech reports dont have the level of detail needed to build anything. Plus this specific geotech report doesnt even mention issues with groundwater in the pond and rec's for mitigation.


4-1/2"
24"
4-1/2"
A C
D
D
C A
12"
12"
6"
36"
RADII LEGEND:
A = 1/2"
B = 1-1/2"
C = 1-1/2" TO 2"
LONGITUDINAL SLOPE = 0.5%

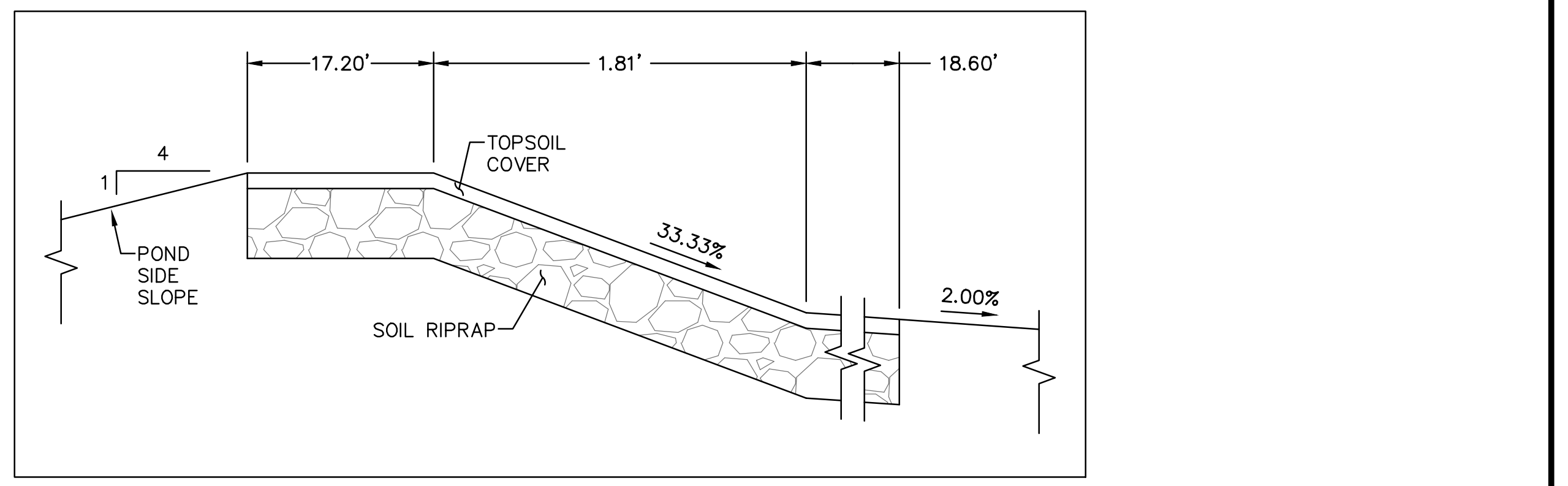
CONCRETE TRICKLE CHANNEL

SCALE: N.T.S.


POND BANK
6.40'
60'
4:1
1.00' FREEBOARD
OVERFLOW WSE = 7313.10
OVERFLOW EL = 7312.50
4" TOPSOIL COVER
SOIL RIPRAP DEPTH = 1.0' RIPRAP TYPE: 'VL'

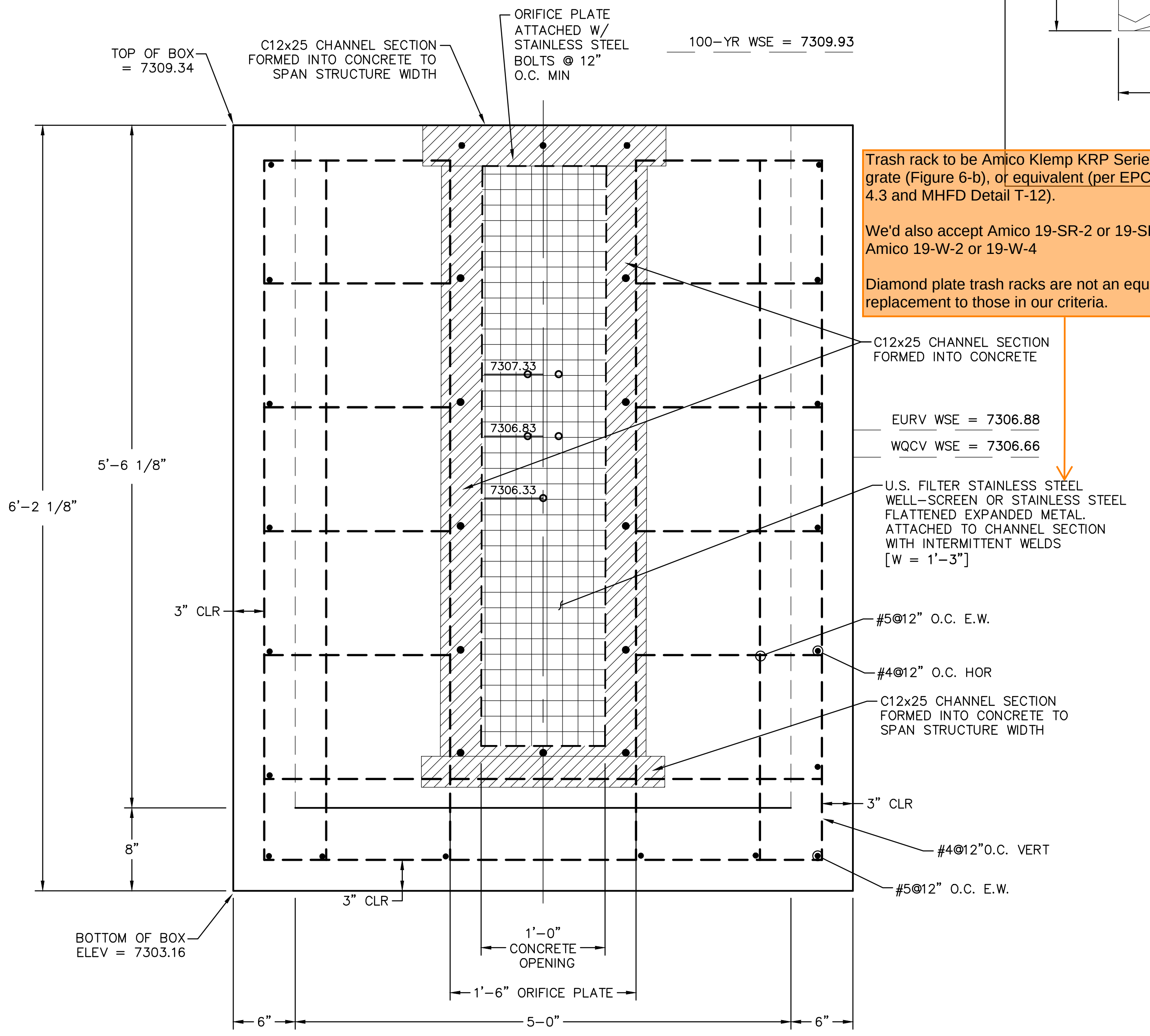
POND OVERFLOW WEIR DETAIL

SCALE: N.T.S.


17.20'
1.81'
18.60'
4
1
TOPSOIL COVER
POND SIDE SLOPE
SOIL RIPRAP
33.33%
2.00%

POND OVERFLOW WEIR PROFILE

SCALE: N.T.S.

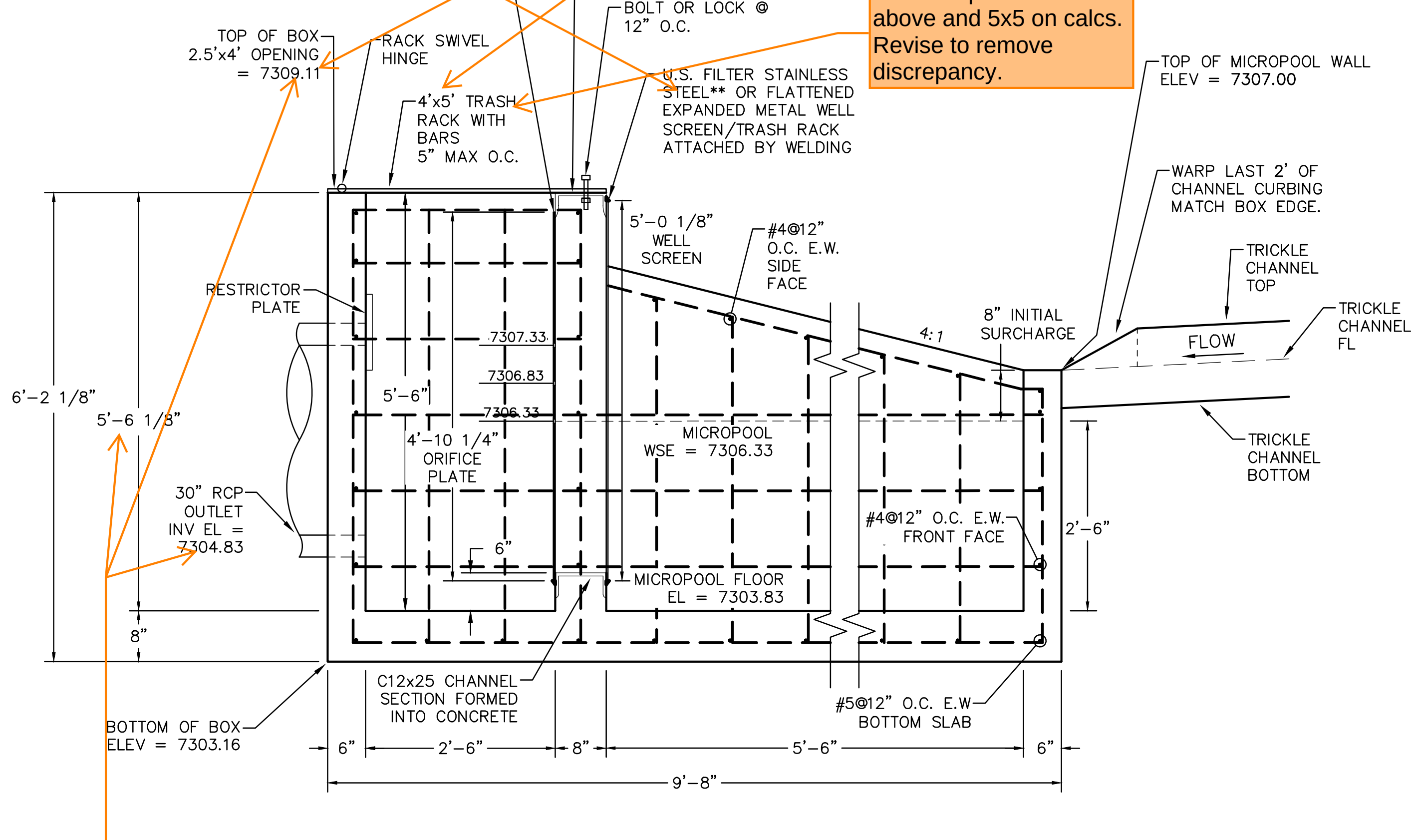

TOP OF BOX = 7309.34
C12x25 CHANNEL SECTION FORMED INTO CONCRETE TO SPAN STRUCTURE WIDTH
ORIFICE PLATE ATTACHED W/ STAINLESS STEEL BOLTS @ 12" O.C. MIN
100-YR WSE = 7309.93
C12x25 CHANNEL SECTION FORMED INTO CONCRETE
EURV WSE = 7306.88
WQCV WSE = 7306.66
U.S. FILTER STAINLESS STEEL WELL-SCREEN OR STAINLESS STEEL FLATTENED EXPANDED METAL. ATTACHED TO CHANNEL SECTION WITH INTERMITTENT WELDS [W = 1'-3"]
#5@12" O.C. E.W.
#4@12" O.C. HOR
C12x25 CHANNEL SECTION FORMED INTO CONCRETE TO SPAN STRUCTURE WIDTH
3" CLR
#4@12"O.C. VERT
#5@12" O.C. E.W.
7307.33
7306.83
7306.33
5'-6 1/8"
6'-2 1/8"
3" CLR
8"
3" CLR
BOTTOM OF BOX ELEV = 7303.16
1'-0" CONCRETE OPENING
1'-6" ORIFICE PLATE
6"
5'-0"
6"

SECTION A-A

SCALE: N.T.S.

these elevations/dimensions still do not match the calcs

4x2.5 on plan view above and 5x5 on calcs. Revise to remove discrepancy.


5/16" ORIFICE PLATE PROVIDE GASKET* BETWEEN PLATE & CONCRETE
C12x25 CHANNEL SECTION FORMED INTO CONCRETE
TOP OF BOX 2.5'x4' OPENING = 7309.11
RACK SWIVEL HINGE
BOLT OR LOCK @ 12" O.C.
4'x5' TRASH RACK WITH BARS 5" MAX O.C.
U.S. FILTER STAINLESS STEEL** OR FLATTENED EXPANDED METAL WELL SCREEN/TRASH RACK ATTACHED BY WELDING
TOP OF MICROPOOL WALL ELEV = 7307.00
WARP LAST 2' OF CHANNEL CURBING MATCH BOX EDGE.
TRICKLE CHANNEL TOP
TRICKLE CHANNEL FL
FLOW
TRICKLE CHANNEL BOTTOM
8" INITIAL SURCHARGE
4:1
5'-0 1/8" WELL SCREEN
#4@12" O.C. E.W. SIDE FACE
RESTRICTOR PLATE
7307.33
7306.83
7306.33
5'-6"
4'-10 1/4" ORIFICE PLATE
6"
MICROPOOL WSE = 7306.33
30" RCP OUTLET INV EL = 7304.83
#4@12" O.C. E.W. FRONT FACE
2'-6"
MICROPOOL FLOOR EL = 7303.83
6'-2 1/8"
5'-6 1/8"
8"
BOTTOM OF BOX ELEV = 7303.16
C12x25 CHANNEL SECTION FORMED INTO CONCRETE
#5@12" O.C. E.W BOTTOM SLAB
6"
2'-6"
8"
5'-6"
6"
9'-8"

SECTION B-B

SCALE: N.T.S.

My previous V3 comment:
based on these dimensions and elevations, there will be 1ft depth of water that does not drain out of the outlet pipe. This is not ideal as it will be a mosquito issue and maintenance issue for removing sediment and debris. Please revise to remove this standing water. One option is to fill the 1ft depth with grout.

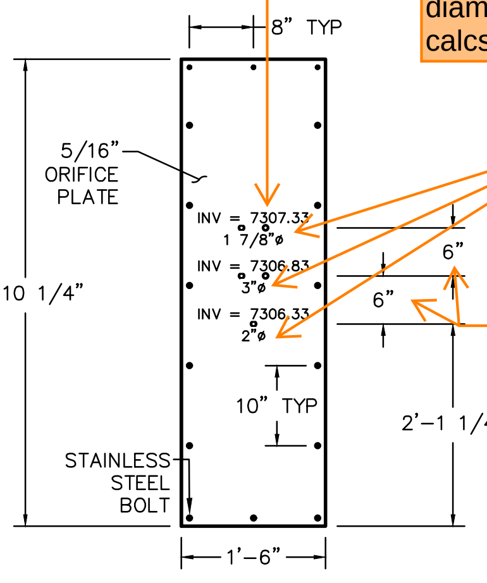
PRC Response: This comment seems moot since the micro-pool doesn't drain and will hold a greater amount of water.

EPC V4 Response: Micropools are specifically designed with a min depth of 2.5ft to prevent mosquito larvae from growing in them. And the typical WSEL of micropools will not block flows or reduce capacity of piping. Whereas when an outlet pipe holds water there can be mosquitos, freeze/thaw issues with the pipe that would reduce pipe lifespan, and make inspection/maintenance more difficult. Also when the water freezes in the pipe, the capacity is reduced and sitting water allows sediment and debris to collect in the pipe which is also undesirable. All that to say: there are actually many reasons why having standing water in the outlet pipe is bad.

all of the orifice elevations match the centroid listed in the calcs but your labels here are for invert..

Still none of these diameters match the calcs (interim or future)

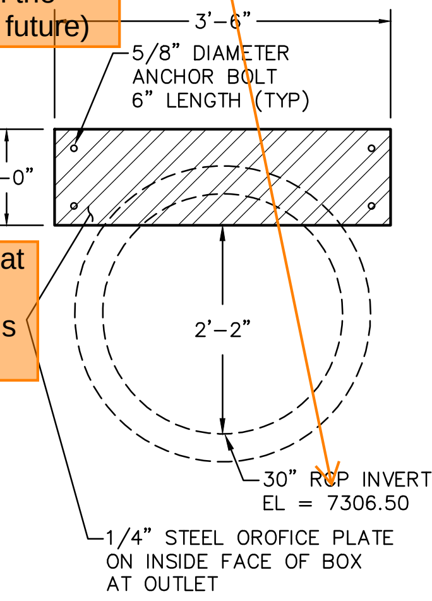
clarify if/that these dimensions are C/C


8" TYP
5/16" ORIFICE PLATE
INV = 7307.33
1 7/8"ø
INV = 7306.83
3"ø
INV = 7306.33
2"ø
10" TYP
4'-10 1/4"
STAINLESS STEEL BOLT
1'-6"
6"
6"
2'-1 1/4"

ORIFICE PLATE

SCALE: N.T.S.

specify if this is the interim plate or the future plate for consistent labeling with the FDR


3'-6"
5/8" DIAMETER ANCHOR BOLT 6" LENGTH (TYP)
1'-0"
2'-2"
30" RCP INVERT EL = 7306.50
1/4" STEEL OROFICE PLATE ON INSIDE FACE OF BOX AT OUTLET

RESTRICTOR PLATE

SCALE: N.T.S.

WARNING

THIS AREA IS A STORMWATER FACILITY AND IS SUBJECT TO PERIODIC FLOODING

NOTES:

- SIGN SHALL BE A MINIMUM OF 3 SF.
- SIGN SHALL BE FABRICATED OF DURABLE MATERIALS SUCH AS METAL OR PLASTIC.
- SIGN SHALL HAVE RED LETTERING ON A WHITE BACKGROUND.

WARNING SIGN DETAIL

SCALE: N.T.S.

CDOT GENERAL NOTES:

1. CONCRETE SHALL BE CLASS B. INLET MAY BE CAST-IN-PLACE OR PRECAST.
2. REINFORCING BARS SHALL HAVE A MINIMUM 2 IN. CLEARANCE.
3. CONCRETE SLOPE AND DITCH PAVING SHALL CONFORM TO SECTION 507. REINFORCEMENT FOR CONCRETE SLOPE PAVING SHALL BE 6 X 6 – W1.4 X W1.4 OR 6 X 6 – W2.1 X W2.1.
4. STRUCTURAL STEEL FOR GRATES AND GRATE INSTALLATION HARDWARE SHALL BE GALVANIZED AND SHALL BE IN ACCORDANCE WITH 712.06.
5. THE STANDARD INLET GRATES SHALL BE USED ON ALL TYPE C INLETS UNLESS CLOSE MESH GRATES ARE SPECIFIED ON THE PLANS.
6. STEPS SHALL BE PROVIDED WHEN INLET DIMENSION "H" EXCEEDS 3 FT.–6 IN. AND SHALL BE IN ACCORDANCE WITH AASHTO M 199.
7. SEE SHEET M-604-11, INLET, TYPE D, FOR REINFORCEMENT AROUND THE PIPE OPENING.

♦ CONCRETE SLOPE AND DITCH PAVING WILL BE REQUIRED WHEN SHOWN ON PLANS.

REV.	DESCRIPTION	DATE
1	ADDRESS AGENCY COMMENTS	11/04/25
2	ADDRESS AGENCY COMMENTS	12/31/25
3	ADDRESS AGENCY COMMENTS	04/08/26
4	ADDRESS AGENCY COMMENTS	05/11/26

Kn
C
Fo

LAP
MADE
BARS

PREPARED FOR:

MONUMENT RIDGE EAST, LLC

5055 LIST DRIVE
COLORADO SPRINGS, CO 80919

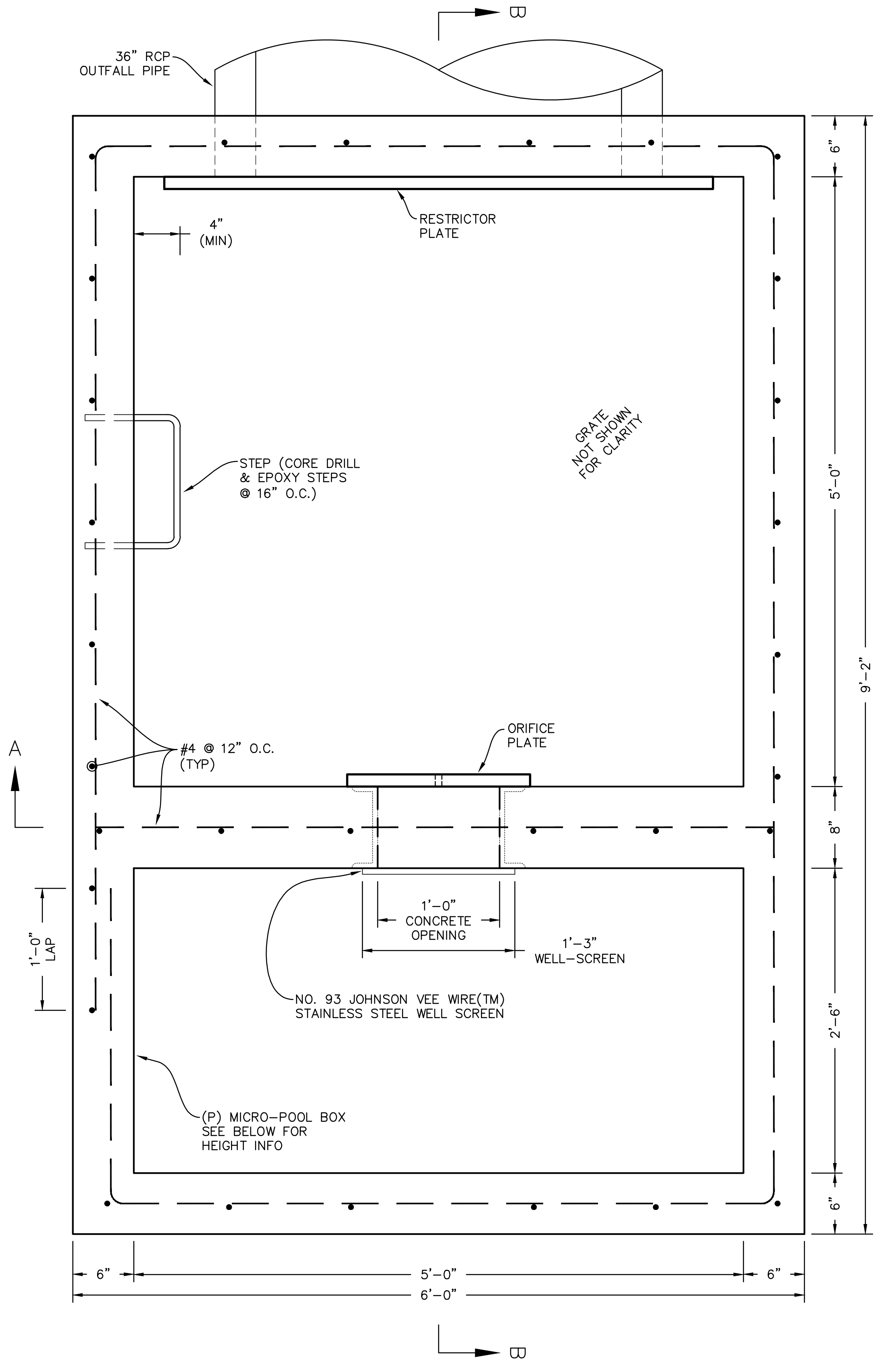
PREPARE
RAYMO

NOT FOR CONSTRUCTION

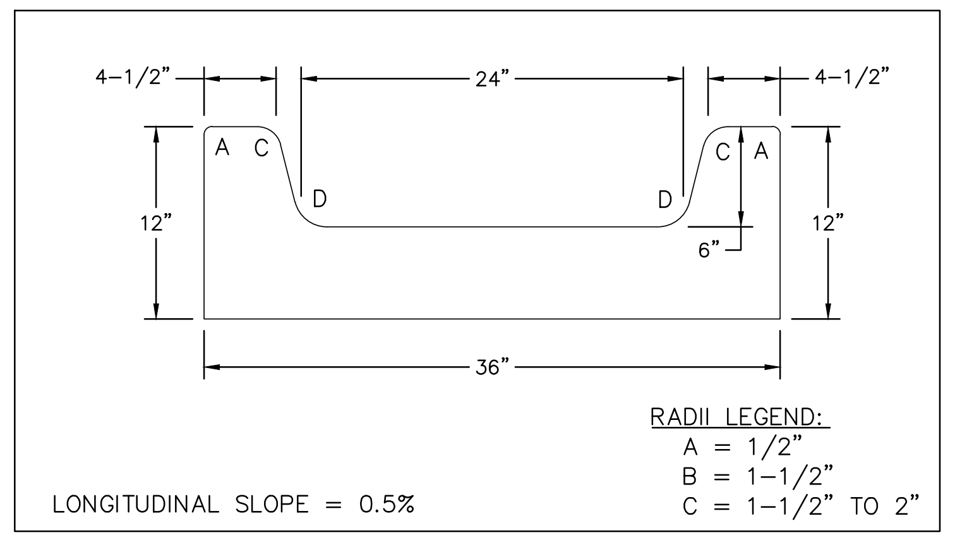
PRC ENGINEERING
1685 W. UINTAH STREET, SUITE 114
COLORADO SPRINGS, CO 80904
(719) 291-2744

MONUMENT HILL EAST
FILING NO. 1
POND DETAIL PLANS
- POND 1 - [PVT]

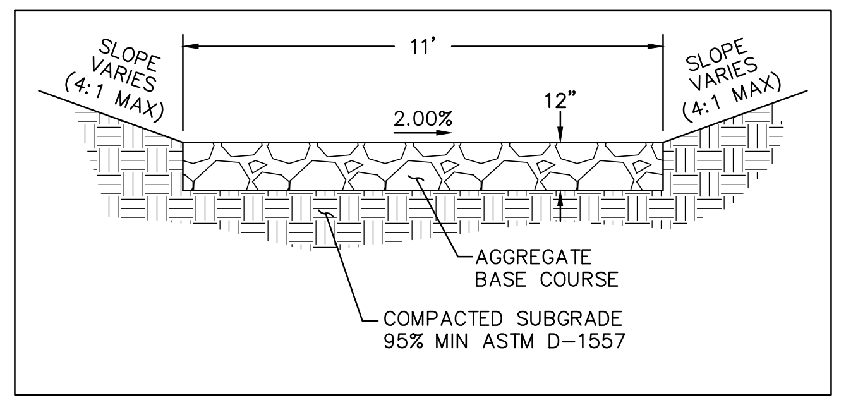
DESIGNED BY: REP	DRAWN BY: MGP
SCALE: VARIES	DATE: 04/08/25
JOB NUMBER	SHEET
24-001	5 OF 29


36" RCP OUTFALL PIPE
B
RESTRICTOR PLATE
4" (MIN)
STEP (CORE DRILL & EPOXY STEPS @ 16" O.C.)
GRATE NOT SHOWN FOR CLARITY
#4 @ 12" O.C. (TYP)
ORIFICE PLATE
A
A
1'-0" LAP
1'-0" CONCRETE OPENING
1'-3" WELL-SCREEN
NO. 93 JOHNSON VEE WIRE(TM) STAINLESS STEEL WELL SCREEN
(P) MICRO-POOL BOX SEE BELOW FOR HEIGHT INFO
6"
5'-0"
9'-2"
8"
2'-6"
6"
6"
5'-0"
6'-0"
6"
B

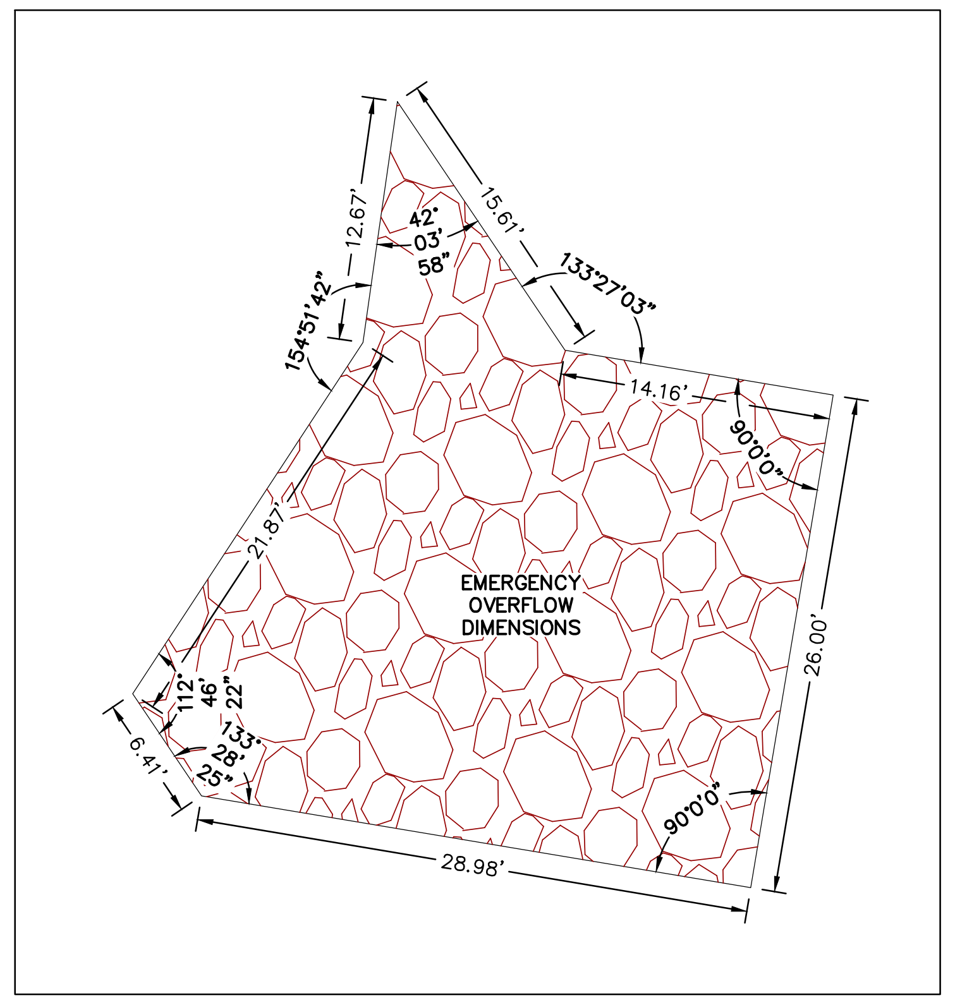
POND OUTFALL STRUCTURE - PLAN VIEW
SCALE: N.T.S.


4-1/2"
24"
4-1/2"
A C
D
D
C A
12"
12"
6"
36"
RADII LEGEND:
A = 1/2"
B = 1-1/2"
C = 1-1/2" TO 2"
LONGITUDINAL SLOPE = 0.5%

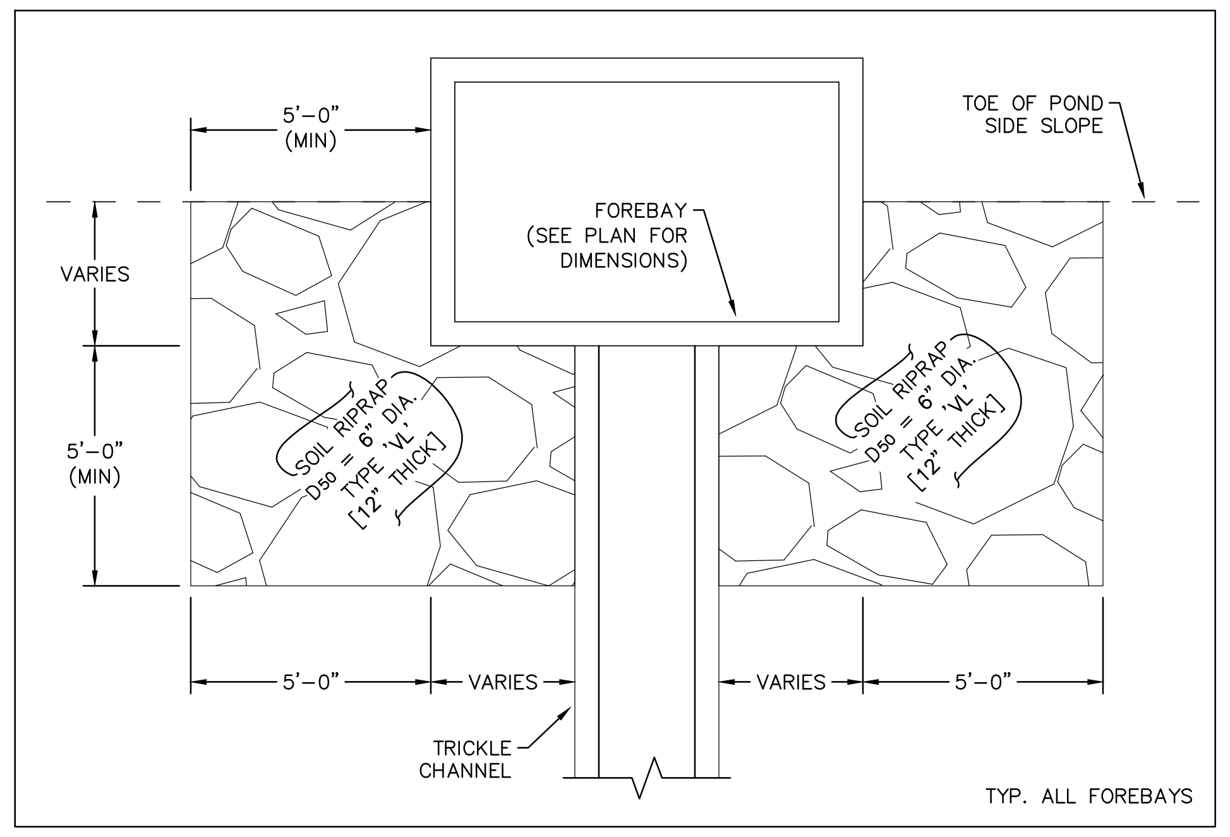
CONCRETE TRICKLE CHANNEL
SCALE: N.T.S.


SLOPE VARIES (4:1 MAX)
11'
SLOPE VARIES (4:1 MAX)
2.00%
12"
AGGREGATE BASE COURSE
COMPACTED SUBGRADE 95% MIN ASTM D-1557

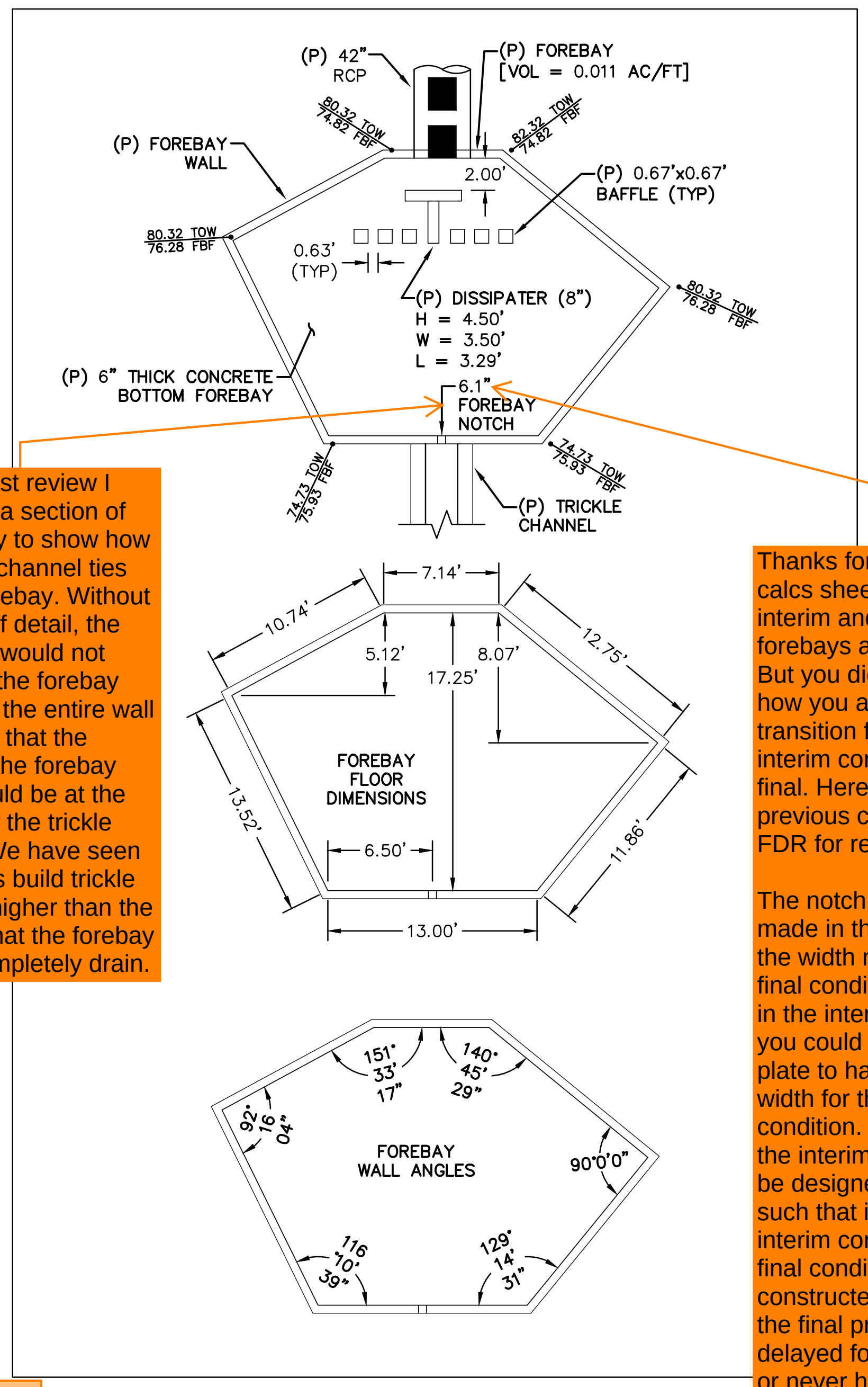
POND MAINTENANCE ACCESS DETAIL
SCALE: N.T.S.


12.67'
15.61'
154°31'42"
42° 03' 58"
133°27'03"
14.16'
90°0'0"
21.87'
EMERGENCY OVERFLOW DIMENSIONS
26.00'
112° 46' 22"
133° 28' 25"
6.41'
90°0'0"
28.98'

EMERGENCY OVERFLOW DIMENSIONS
SCALE: N.T.S.


5'-0" (MIN)
FOREBAY (SEE PLAN FOR DIMENSIONS)
TOE OF POND SIDE SLOPE
VARIES
SOIL RIPRAP D50 = 6" DIA. TYPE 'VL' (12" THICK)
SOIL RIPRAP D50 = 6" DIA. TYPE 'VL' (12" THICK)
5'-0" (MIN)
5'-0"
VARIES
VARIES
5'-0"
TRICKLE CHANNEL
TYP. ALL FOREBAYS

FOREBAY OVERFLOW RIPRAP DETAIL
SCALE: N.T.S.


(P) 42" RCP
(P) FOREBAY [VOL = 0.011 AC/FT]
(P) FOREBAY WALL
(P) 0.67'x0.67' BAFFLE (TYP)
2.00'
0.63' (TYP)
(P) DISSIPATER (8")
H = 4.50'
W = 3.50'
L = 3.29'
(P) 6" THICK CONCRETE BOTTOM FOREBAY
6.1' FOREBAY NOTCH
(P) TRICKLE CHANNEL
7.14'
10.74'
5.12'
8.07'
12.75'
17.25'
FOREBAY FLOOR DIMENSIONS
13.52'
6.50'
11.86'
13.00'
151° 33' 17"
140° 45' 29"
92° 16' 04"
FOREBAY WALL ANGLES
90°0'0"
116° 10' 39"
129° 14' 31"

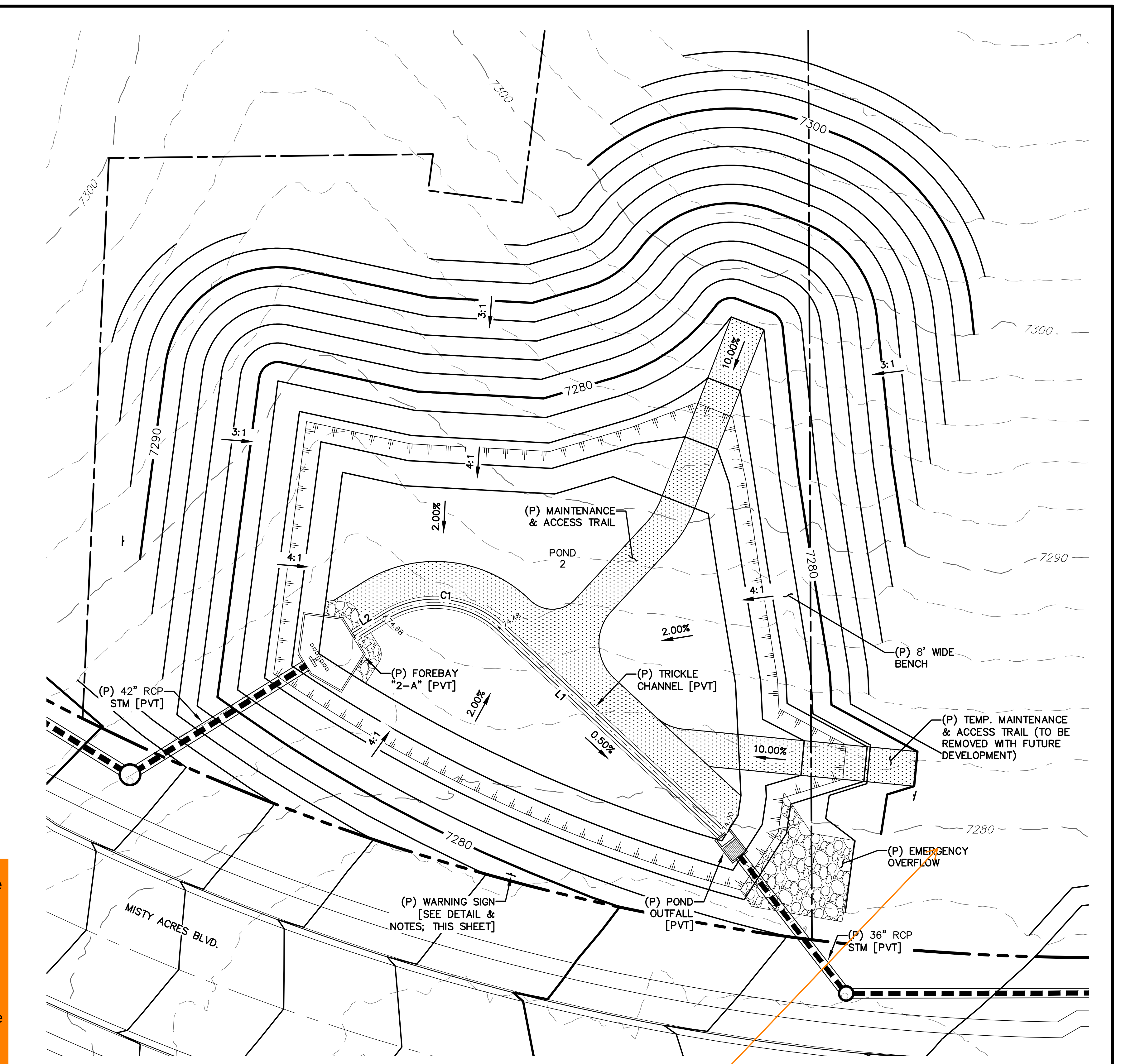
FOREBAY "2-A"
SCALE: N.T.S.

With the last review I requested a section of the forebay to show how the trickle channel ties into the forebay. Without this level of detail, the contractor would not know that the forebay notch is of the entire wall height and that the bottom of the forebay notch should be at the flow line of the trickle channel. We have seen contractors build trickle channels higher than the notch so that the forebay doesnt completely drain.

Thanks for providing calcs sheets for both the interim and final forebays as requested. But you did not address how you are going to transition from the interim condition to the final. Here is my previous comment in the FDR for reference:

The notch could be made in the concrete at the width needed for the final condition and then in the interim condition: you could attach a metal plate to have the correct width for the interim condition. For context: the interim pond has to be designed/constructed such that it works in the interim condition as if the final condition is never constructed. Because the final project could be delayed for many years or never happen.

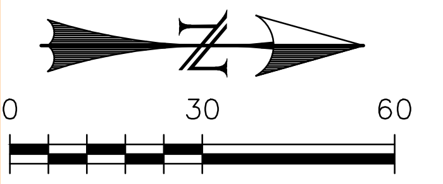
V4 update: the final width is 8.1 and the interim width is 6.1, so it will be messy to have to enlarge the notch to 8.1 if you do 6.1 now. I think it's easier to do the metal plate option, but the final decision is your call.


7300
7300
7300
7300
3:1
3:1
10.00%
7280
7290
3:1
2.00%
(P) MAINTENANCE & ACCESS TRAIL
7280
7290
POND 2
4:1
4:1
C1
L2
2.00%
(P) FOREBAY "2-A" [PVT]
(P) TRICKLE CHANNEL [PVT]
(P) 8' WIDE BENCH
(P) 42" RCP STM [PVT]
L1
2.00%
0.50%
10.00%
(P) TEMP. MAINTENANCE & ACCESS TRAIL (TO BE REMOVED WITH FUTURE DEVELOPMENT)
4:1
7280
7280
(P) EMERGENCY OVERFLOW
MISTY ACRES BLVD.
(P) WARNING SIGN [SEE DETAIL & NOTES; THIS SHEET]
(P) POND OUTFALL [PVT]
(P) 36" RCP STM [PVT]

POND 2 - FULL-SPECTRUM EXTENDED DETENTION BASIN [PVT]
SCALE: 1" = 30'

Unresolved previous comment:
Provide pond maintenance access easement and the road itself from the bottom of the pond up the embankment and to a public road, per DCMv1, Chap 11.2.2.

V4 update: I see your comment response that this is a temp access, but we need to treat it like the final condition is never going to be built out and thus go ahead and have stabilized access from the pond to the road. See my comment on Sht 3 above about this.

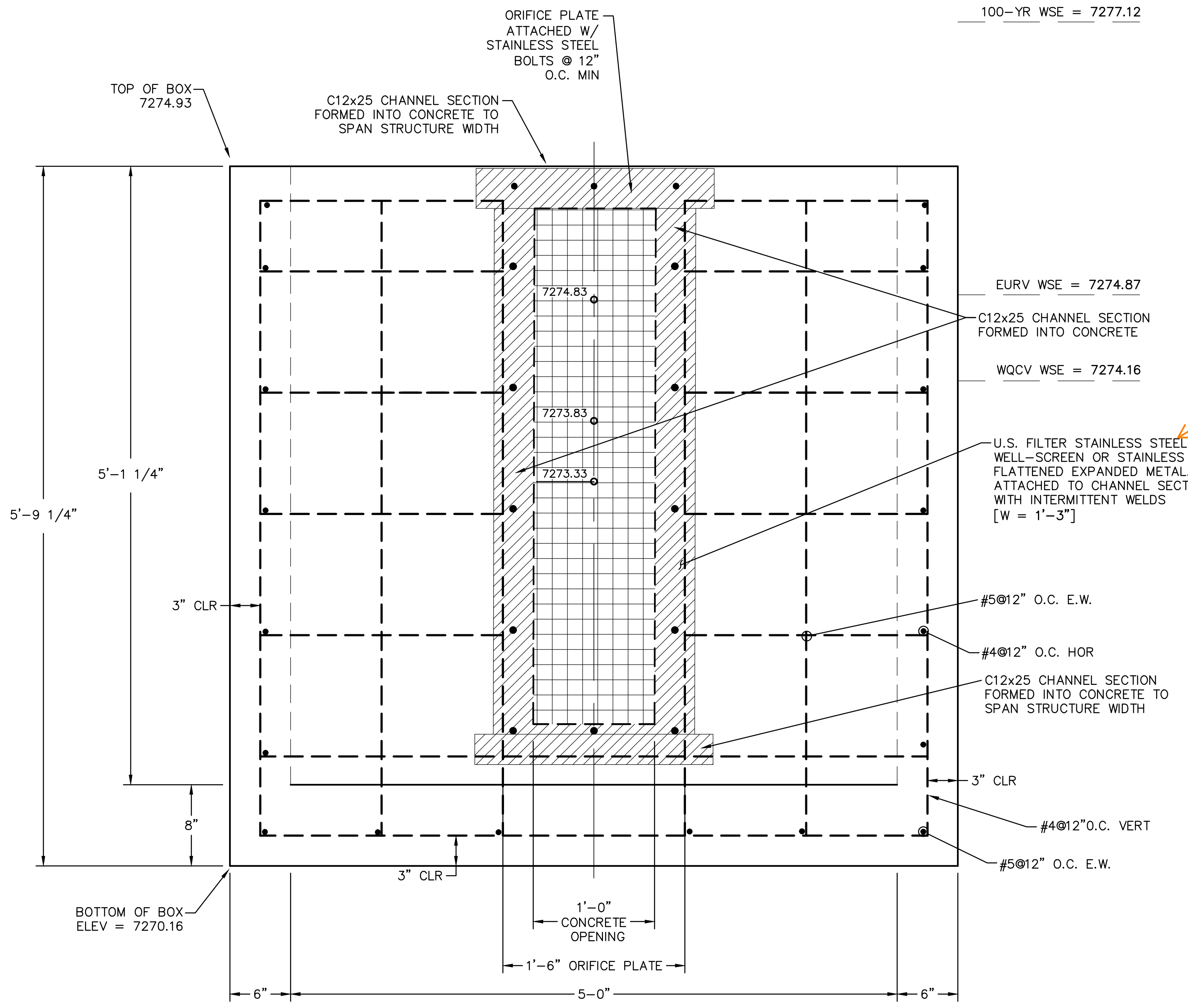


SCALE: 1" = 30'

NOTES:

1. EXISTING VEGETATION SHALL REMAIN IN PLACE (IF POSSIBLE) AND SEE FINAL LANDSCAPE PLAN FOR FINAL POND REVEGETATION.
2. SLOPE POND BOTTOM 2.00% FROM TOE TO TRICKLE CHANNEL.

LINE TABLE – CL		
LINE	BEARING	DISTANCE
L1	S42° 53' 06"W	96.22
L2	S31° 48' 01"E	11.58


100-YR WSE = 7277.12
ORIFICE PLATE ATTACHED W/ STAINLESS STEEL BOLTS @ 12" O.C. MIN
TOP OF BOX 7274.93
C12x25 CHANNEL SECTION FORMED INTO CONCRETE TO SPAN STRUCTURE WIDTH
EURV WSE = 7274.87
C12x25 CHANNEL SECTION FORMED INTO CONCRETE
WQCV WSE = 7274.16
7274.83
7273.83
7273.33
U.S. FILTER STAINLESS STEEL WELL-SCREEN OR STAINLESS STEEL FLATTENED EXPANDED METAL ATTACHED TO CHANNEL SECTION WITH INTERMITTENT WELDS [W = 1'-3"]
5'-9 1/4"
5'-1 1/4"
3" CLR
#5@12" O.C. E.W.
#4@12" O.C. HOR
C12x25 CHANNEL SECTION FORMED INTO CONCRETE TO SPAN STRUCTURE WIDTH
3" CLR
8"
3" CLR
#4@12"O.C. VERT
#5@12" O.C. E.W.
BOTTOM OF BOX ELEV = 7270.16
1'-0" CONCRETE OPENING
1'-6" ORIFICE PLATE
6"
5'-0"
6"

SECTION A-A
SCALE: N.T.S.

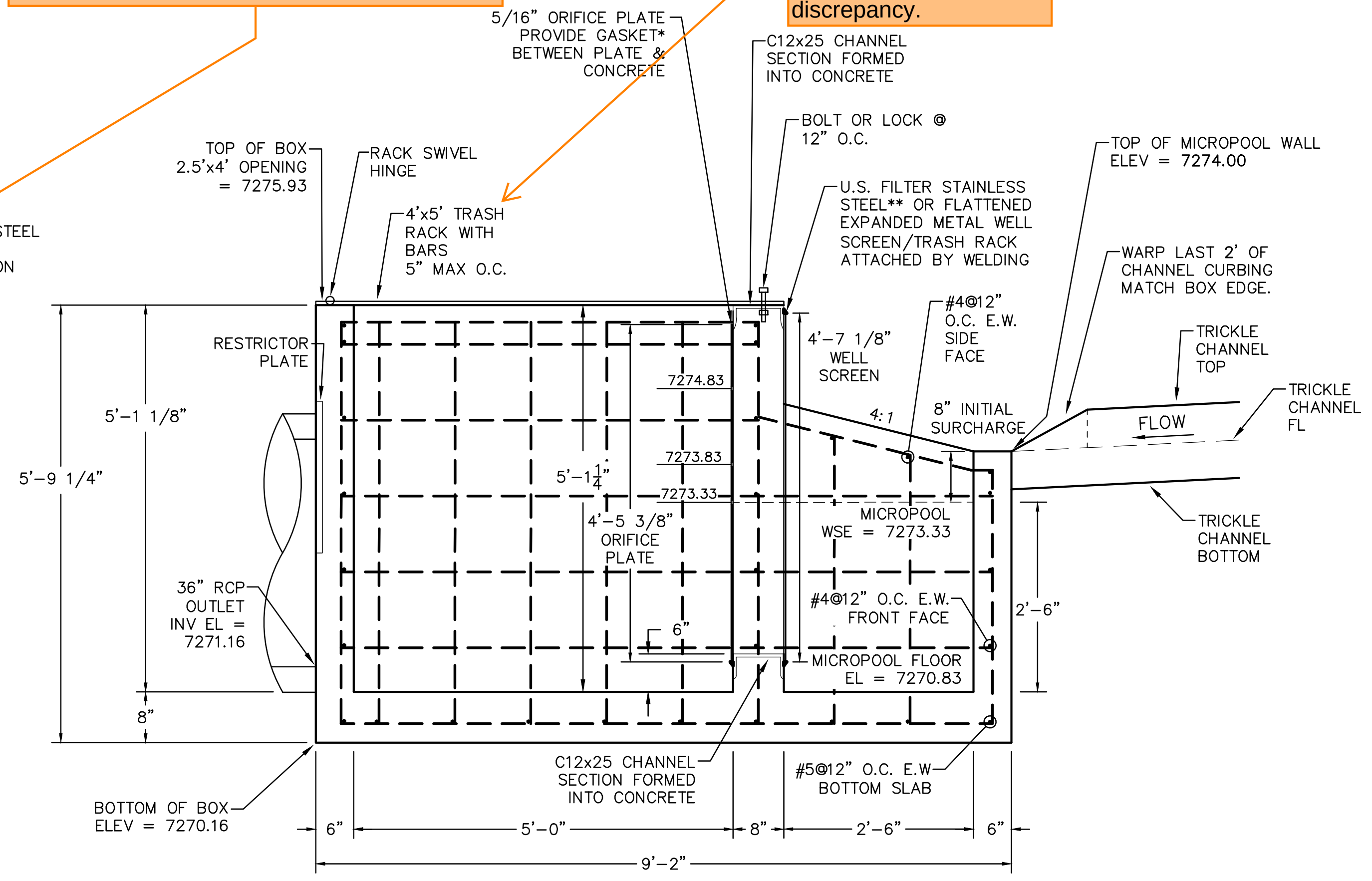
Trash rack to be Amico Klemp KRP Series aluminum bar grate (Figure 6-b), or equivalent (per EPC DCMv2, Chap 4.3 and MHFD Detail T-12).

We'd also accept Amico 19-SR-2 or 19-SR-4 and the Amico 19-W-2 or 19-W-4

Diamond plate trash racks are not an equivalent replacement to those in our criteria.

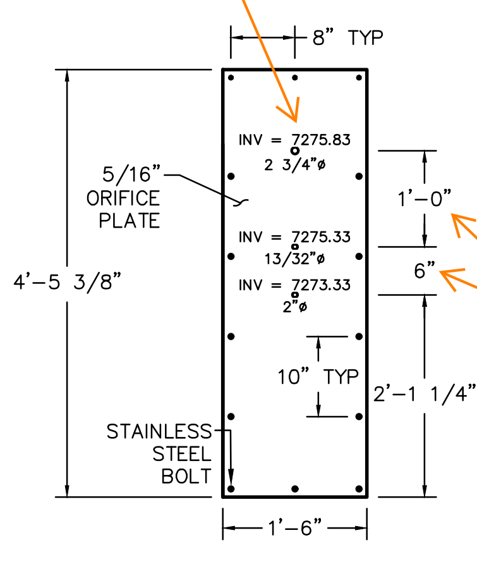
Please make a note that bar grates should be manufactured with exterior bars in the vertical orientation.

5x2.5 on plan view above and 5x5 on calcs. Revise to remove discrepancy.


5/16" ORIFICE PLATE PROVIDE GASKET* BETWEEN PLATE & CONCRETE
C12x25 CHANNEL SECTION FORMED INTO CONCRETE
BOLT OR LOCK @ 12" O.C.
TOP OF BOX 2.5'x4' OPENING = 7275.93
RACK SWIVEL HINGE
4'x5' TRASH RACK WITH BARS 5" MAX O.C.
U.S. FILTER STAINLESS STEEL** OR FLATTENED EXPANDED METAL WELL SCREEN/TRASH RACK ATTACHED BY WELDING
TOP OF MICROPOOL WALL ELEV = 7274.00
WARP LAST 2' OF CHANNEL CURBING MATCH BOX EDGE.
RESTRICTOR PLATE
#4@12" O.C. E.W. SIDE FACE
4'-7 1/8" WELL SCREEN
7274.83
7273.83
7273.33
8" INITIAL SURCHARGE
4:1
FLOW
TRICKLE CHANNEL TOP
TRICKLE CHANNEL FL
5'-1 1/8"
5'-9 1/4"
5'-1 1/2"
4'-5 3/8" ORIFICE PLATE
MICROPOOL WSE = 7273.33
#4@12" O.C. E.W. FRONT FACE
TRICKLE CHANNEL BOTTOM
2'-6"
36" RCP OUTLET INV EL = 7271.16
6"
MICROPOOL FLOOR EL = 7270.83
8"
BOTTOM OF BOX ELEV = 7270.16
C12x25 CHANNEL SECTION FORMED INTO CONCRETE
#5@12" O.C. E.W. BOTTOM SLAB
6"
5'-0"
8"
2'-6"
6"
9'-2"

SECTION B-B
SCALE: N.T.S.

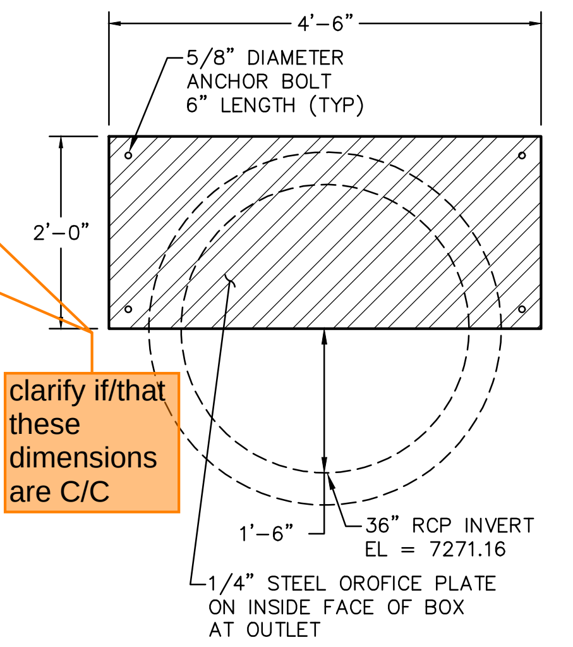
all of the orifice elevations match the centroid listed in the calcs but your labels here are for invert..


8" TYP
INV = 7275.83
2 3/4"ø
5/16" ORIFICE PLATE
INV = 7275.33
13/32"ø
INV = 7273.33
2"ø
1'-0"
6"
4'-5 3/8"
10" TYP
2'-1 1/4"
STAINLESS STEEL BOLT
1'-6"

ORIFICE PLATE
SCALE: N.T.S.

specify if this is the interim plate or the future plate for consistent labeling with the FDR

clarify if/that these dimensions are C/C


4'-6"
5/8" DIAMETER ANCHOR BOLT 6" LENGTH (TYP)
2'-0"
1'-6"
36" RCP INVERT EL = 7271.16
1/4" STEEL OROFICE PLATE ON INSIDE FACE OF BOX AT OUTLET

RESTRICTOR PLATE
SCALE: N.T.S.

RNING

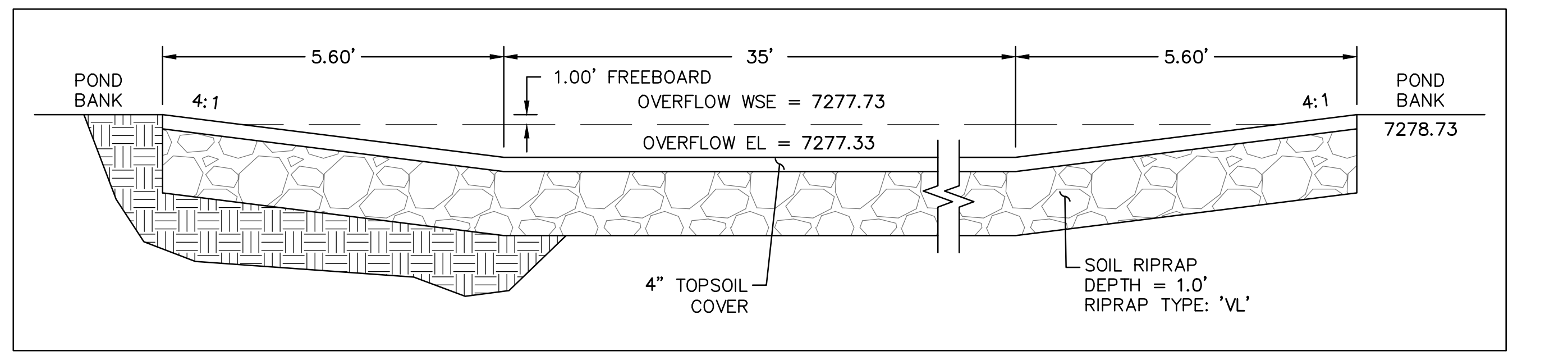
TORMWATER FACILITY
D PERIODIC FLOODING

A MINIMUM OF 3 SF.

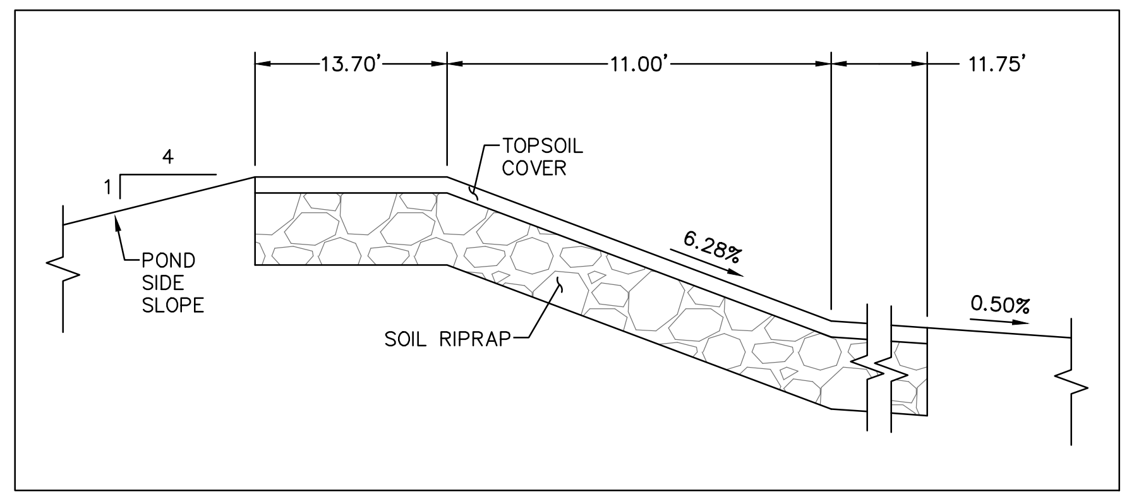
ABRICATED OF
ALS SUCH AS METAL
OR PLASTIC.

- SIGN SHALL HAVE RED LETTERING ON A WHITE BACKGROUND.

WARNING SIGN DETAIL
SCALE: N.T.S.

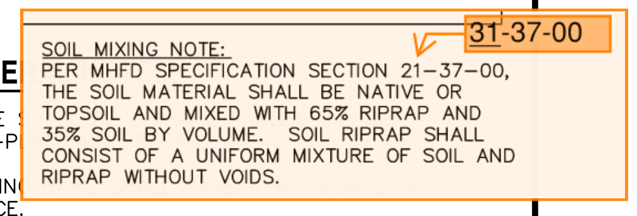

5.60'
35'
5.60'
POND BANK
4:1
1.00' FREEBOARD
OVERFLOW WSE = 7277.73
OVERFLOW EL = 7277.33
4:1
POND BANK 7278.73
4" TOPSOIL COVER
SOIL RIPRAP DEPTH = 1.0' RIPRAP TYPE: 'VL'

POND OVERFLOW WEIR DETAIL
SCALE: N.T.S.


13.70'
11.00'
11.75'
4
1
TOPSOIL COVER
POND SIDE SLOPE
6.28%
0.50%
SOIL RIPRAP

POND OVERFLOW WEIR PROFILE
SCALE: N.T.S.

What happened to the soil mixing note that was on the previous submittal? Please add it back in. See screenshot below for reference:


31-37-00

SOIL MIXING NOTE:
PER MHFD SPECIFICATION SECTION 21–37–00, THE SOIL MATERIAL SHALL BE NATIVE OR TOPSOIL AND MIXED WITH 65% RIPRAP AND 35% SOIL BY VOLUME. SOIL RIPRAP SHALL CONSIST OF A UNIFORM MIXTURE OF SOIL AND RIPRAP WITHOUT VOIDS.

CDOT GENE

1. CONCRETE CAST–IN–P
2. REINFORCIN CLEARANCE.
3. CONCRETE SLOPE AND DITCH PAVING SHALL CONFORM TO SECTION 507. REINFORCEMENT FOR CONCRETE SLOPE PAVING SHALL BE 6 X 6 – W1.4 X W1.4 OR 6 X 6 – W2.1 X W2.1.
4. STRUCTURAL STEEL FOR GRATES AND GRATE INSTALLATION HARDWARE SHALL BE GALVANIZED AND SHALL BE IN ACCORDANCE WITH 712.06.
5. THE STANDARD INLET GRATES SHALL BE USED ON ALL TYPE C INLETS UNLESS CLOSE MESH GRATES ARE SPECIFIED ON THE PLANS.
6. STEPS SHALL BE PROVIDED WHEN INLET DIMENSION "H" EXCEEDS 3 FT.–6 IN. AND SHALL BE IN ACCORDANCE WITH AASHTO M 199.
7. SEE SHEET M–604–11, INLET, TYPE D, FOR REINFORCEMENT AROUND THE PIPE OPENING.

♦ CONCRETE SLOPE AND DITCH PAVING WILL BE REQUIRED WHEN SHOWN ON PLANS.

REV.	DESCRIPTION	DATE
1	ADDRESS AGENCY COMMENTS	11/04/25
2	ADDRESS AGENCY COMMENTS	12/31/25
3	ADDRESS AGENCY COMMENTS	04/08/26
4	ADDRESS AGENCY COMMENTS	05/11/26

811
Know what's below.
Call 72 hours before you dig.
For more details visit:

* THE GASKET SHALL BE MADE OF 1/4–INCH THICK, 60 DUROMETER EPDM RUBBER IN A CONTINUOUS SHEET THE SIZE OF THE ORIFICE PLATE. THE SHEET SHALL BE PLACED BETWEEN THE ORIFICE PLATE AND THE CONCRETE WALL, WITH THE WIDTH OF THE OVERLAP BETWEEN THE PLATE AND THE CONCRETE. OPENINGS SHALL BE CUT INTO THE SHEET CORRESPONDING TO THE PLATE BOLT HOLES AND THE CONCRETE WALL OPENING, CUTS MADE EITHER BY THE CONTRACTOR IN THE FIELD OR BY THE MANUFACTURER (OR EQUIVALENT GASKET APPROVED BY EL PASO COUNTY). NOTE THAT CAULK IS NOT AN APPROVED EQUIVALENT AND WILL NOT BE ACCEPTED BY EL PASO COUNTY.

** JOHNSON VEE WIRE TYPE AND BAR GRATES SHOULD BE MANUFACTURED WITH EXTERIOR BARS IN THE VERTICAL ORIENTATION.

PREPARED FOR:

MONUMENT RIDGE EAST, LLC

5055 LIST DRIVE
COLORADO SPRINGS, CO 80919

PREPARE

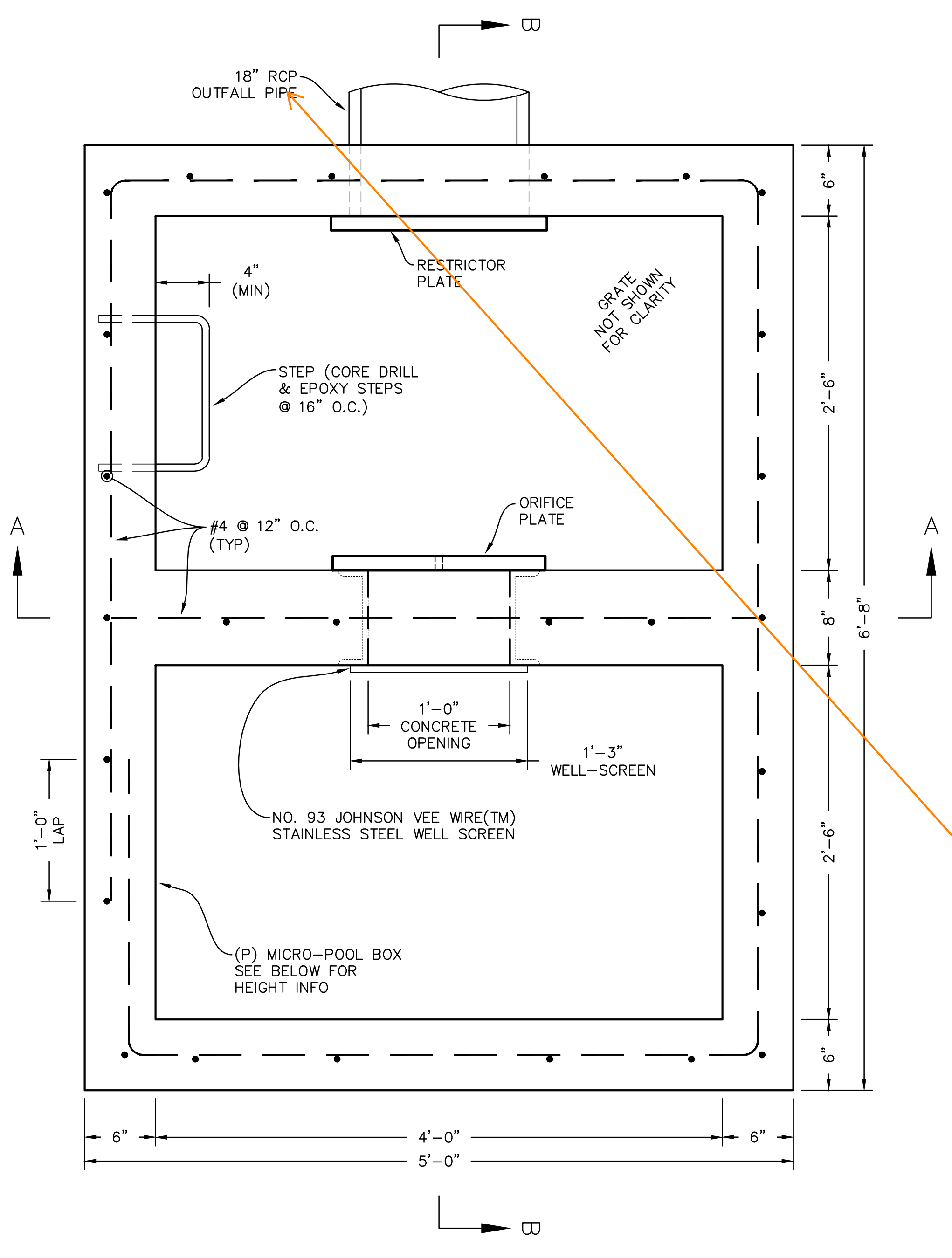
RAYMO

NOT FOR CONSTRUCTION

PRC
ENGINEERING
1685 W. UINTAH STREET, SUITE 114
COLORADO SPRINGS, CO 80904
(719) 291–2744

MONUMENT HILL EAST
FILING NO. 1
POND DETAIL PLANS
- POND 2 - [PVT]

DESIGNED BY: REP	DRAWN BY: MGP
SCALE: VARIES	DATE: 04/08/25
JOB NUMBER	SHEET
24–001	6 OF 29


B
18" RCP OUTFALL PIPE
RESTRICTOR PLATE
4" (MIN)
GRATE NOT SHOWN FOR CLARITY
STEP (CORE DRILL & EPOXY STEPS @ 16" O.C.)
#4 @ 12" O.C. (TYP)
ORIFICE PLATE
A
A
1'-0" CONCRETE OPENING
1'-3" WELL-SCREEN
1'-0" LAP
NO. 93 JOHNSON VEE WIRE(TM) STAINLESS STEEL WELL SCREEN
(P) MICRO-POOL BOX SEE BELOW FOR HEIGHT INFO
6"
2'-6"
8"
2'-6"
6"
6'-8"
6"
4'-0"
6"
5'-0"
B

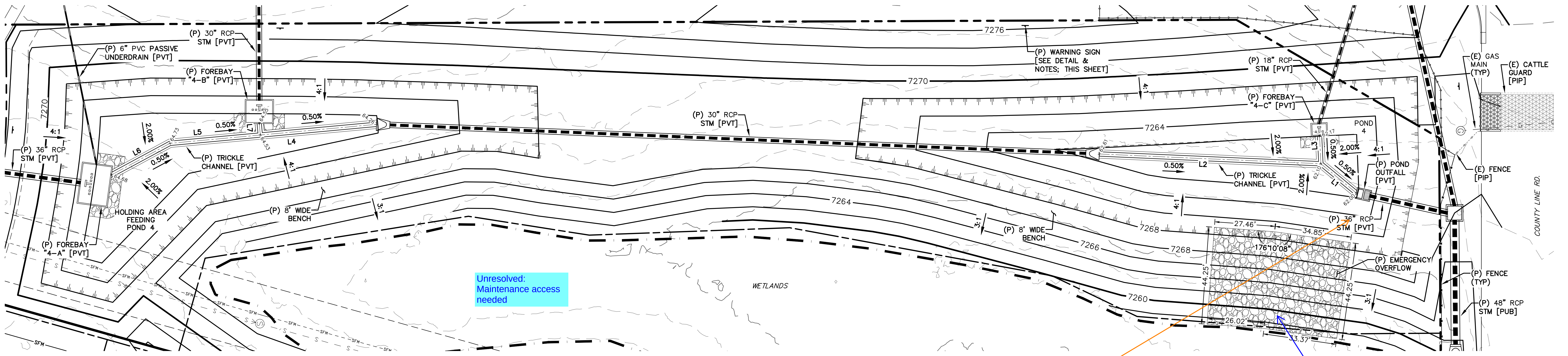
POND OUTFALL STRUCTURE - PLAN VIEW

SCALE: N.T.S.

LINE TABLE – CL		
LINE	BEARING	DISTANCE
L1	S39° 32' 09"W	20.87
L2	S2° 31' 12"W	100.98
L3	S87° 13' 13"W	12.62
L4	S5° 15' 30"E	53.10
L5	S5° 15' 30"E	41.26
L6	S28° 21' 06"E	30.19
L7	S84° 44' 30"W	5.23

NOTES:

1. EXISTING VEGETATION SHALL REMAIN IN PLACE (IF POSSIBLE) AND SEE FINAL LANDSCAPE PLAN FOR FINAL POND REVEGETATION.
2. SLOPE POND BOTTOM 2.00% FROM TOE TO TRICKLE CHANNEL.


(P) 30" RCP STM [PVT]
(P) 6" PVC PASSIVE UNDERDRAIN [PVT]
(P) FOREBAY "4-B" [PVT]
7276
7270
7264
7260
7266
7268
(P) WARNING SIGN [SEE DETAIL & NOTES; THIS SHEET]
(P) 18" RCP STM [PVT]
(E) GAS MAIN (TYP)
(E) CATTLE GUARD [PIP]
(P) FOREBAY "4-C" [PVT]
POND 4
(P) 36" RCP STM [PVT]
4:1
0.50%
2.00%
L1
L2
L3
L4
L5
L6
(P) TRICKLE CHANNEL [PVT]
HOLDING AREA FEEDING POND 4
(P) FOREBAY "4-A" [PVT]
(P) 8' WIDE BENCH
3:1
(P) POND OUTFALL [PVT]
(E) FENCE [PIP]
(P) EMERGENCY OVERFLOW
(P) FENCE (TYP)
(P) 48" RCP STM [PUB]
27.46'
34.85'
176°10'08"
44.25'
26.02'
33.37'
WETLANDS
COUNTY LINE RD.

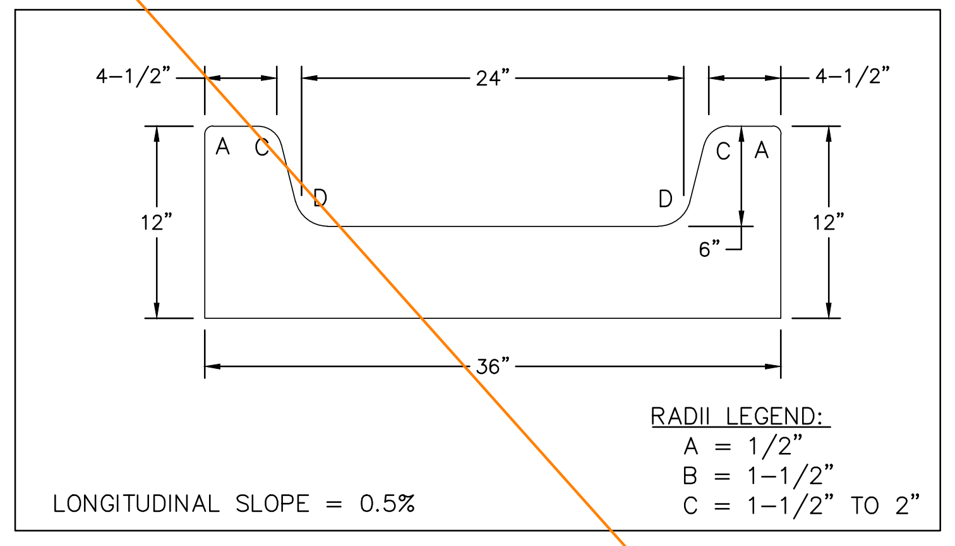
Unresolved:
Maintenance access needed

POND 4 - FULL-SPECTRUM EXTENDED DETENTION BASIN [PVT]

SCALE: 1" = 30'

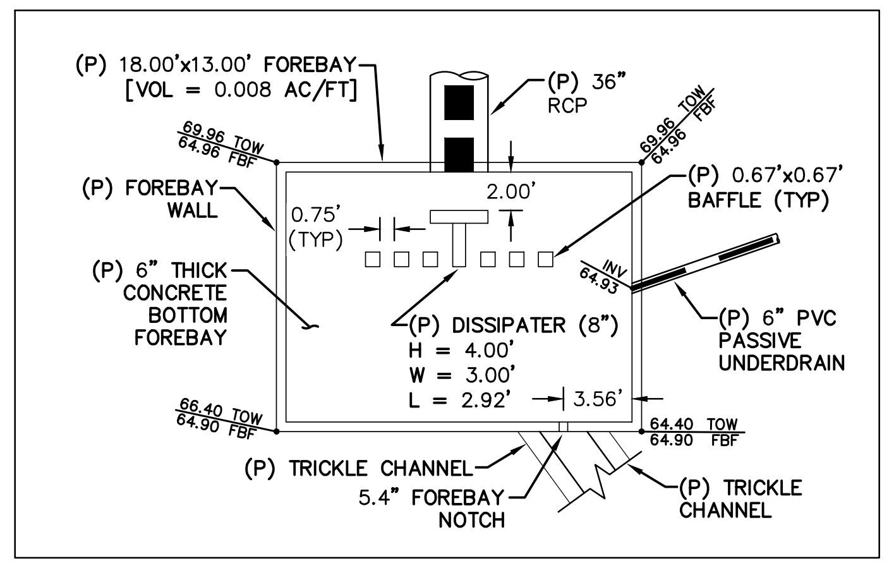
Unresolved:
Expand viewport to show where overflows from spillway go - Swale, inlet, etc?

SCALE: 1" = 30'


4-1/2"
24"
4-1/2"
A
C
D
D
C
A
12"
6"
12"
36"
LONGITUDINAL SLOPE = 0.5%
RADII LEGEND:
A = 1/2"
B = 1-1/2"
C = 1-1/2" TO 2"

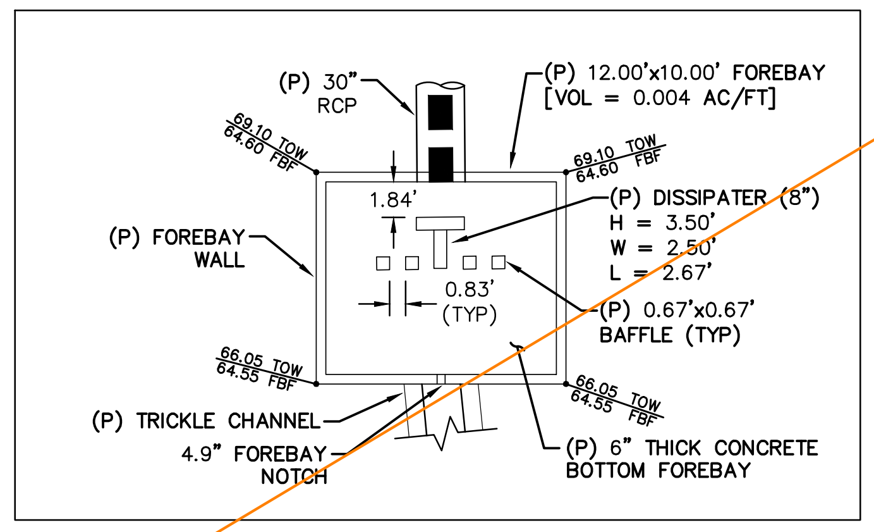
CONCRETE TRICKLE CHANNEL

SCALE: N.T.S.


(P) 18.00'x13.00' FOREBAY [VOL = 0.008 AC/FT]
(P) 36" RCP
69.96 TOW 64.96 FBF
69.96 TOW 64.96 FBF
(P) FOREBAY WALL
0.75' (TYP)
2.00'
(P) 0.67'x0.67' BAFFLE (TYP)
INV 64.93
(P) 6" THICK CONCRETE BOTTOM FOREBAY
(P) DISSIPATER (8") H = 4.00' W = 3.00' L = 2.92'
3.56'
(P) 6" PVC PASSIVE UNDERDRAIN
66.40 TOW 64.90 FBF
64.40 TOW 64.90 FBF
(P) TRICKLE CHANNEL
5.4" FOREBAY NOTCH
(P) TRICKLE CHANNEL

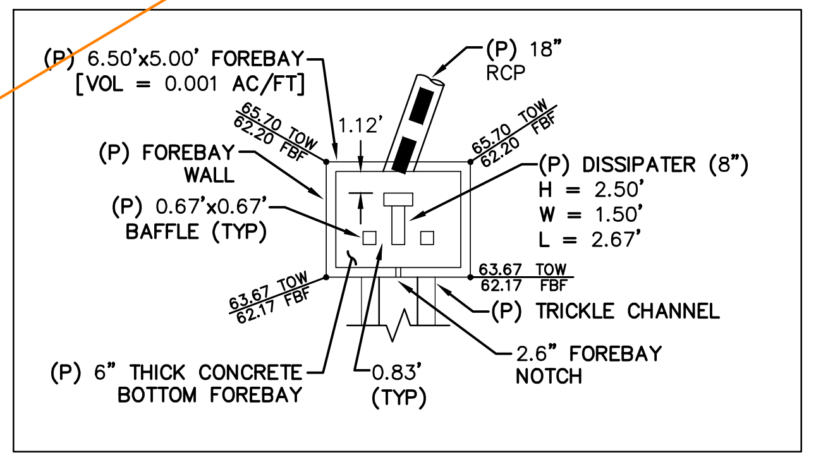
FOREBAY "4-A"

SCALE: N.T.S.


(P) 30" RCP
(P) 12.00'x10.00' FOREBAY [VOL = 0.004 AC/FT]
69.10 TOW 64.60 FBF
69.10 TOW 64.60 FBF
1.84'
(P) FOREBAY WALL
(P) DISSIPATER (8") H = 3.50' W = 2.50' L = 2.67'
0.83' (TYP)
(P) 0.67'x0.67' BAFFLE (TYP)
66.05 TOW 64.55 FBF
66.05 TOW 64.55 FBF
(P) TRICKLE CHANNEL
4.9" FOREBAY NOTCH
(P) 6" THICK CONCRETE BOTTOM FOREBAY

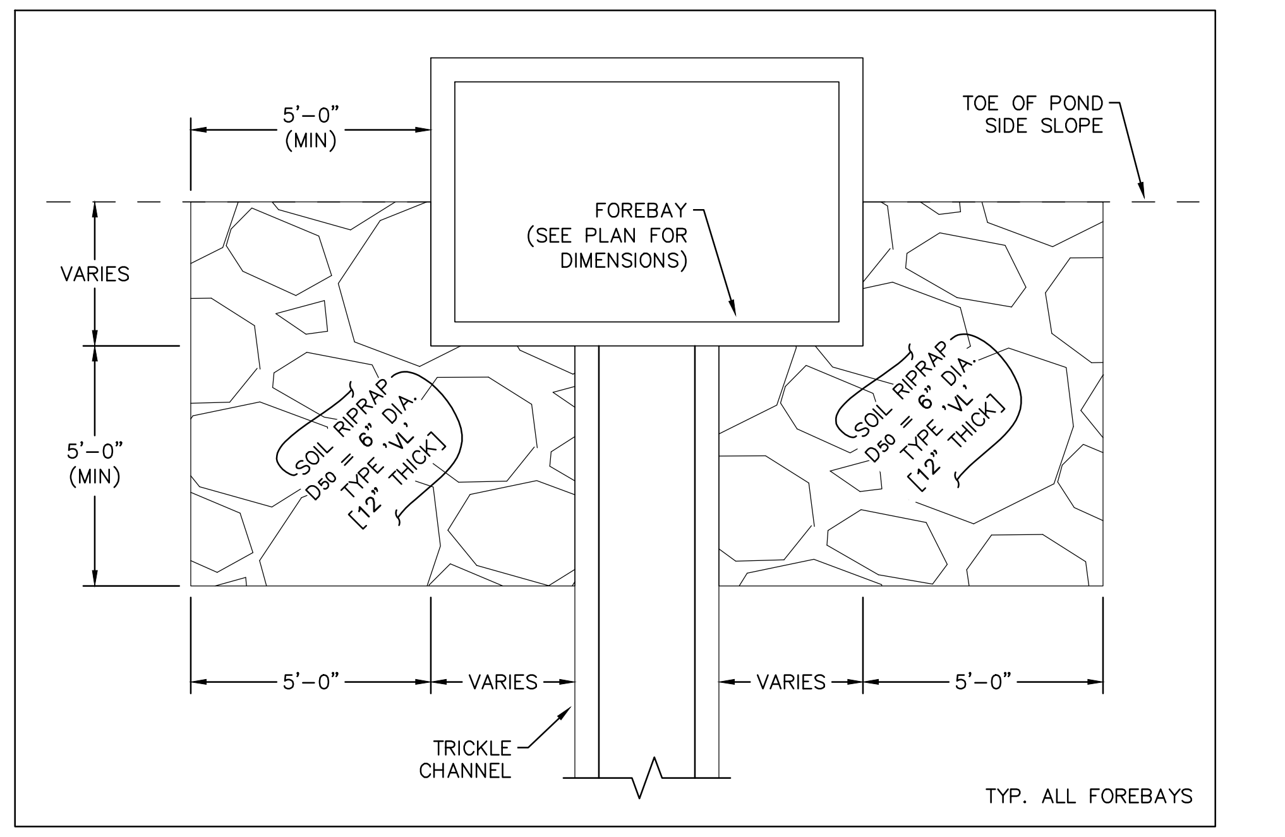
FOREBAY "4B"

SCALE: N.T.S.


(P) 6.50'x5.00' FOREBAY [VOL = 0.001 AC/FT]
(P) 18" RCP
65.70 TOW 62.20 FBF
65.70 TOW 62.20 FBF
1.12'
(P) FOREBAY WALL
(P) 0.67'x0.67' BAFFLE (TYP)
(P) DISSIPATER (8") H = 2.50' W = 1.50' L = 2.67'
63.67 TOW 62.17 FBF
63.67 TOW 62.17 FBF
(P) TRICKLE CHANNEL
2.6" FOREBAY NOTCH
(P) 6" THICK CONCRETE BOTTOM FOREBAY
0.83' (TYP)

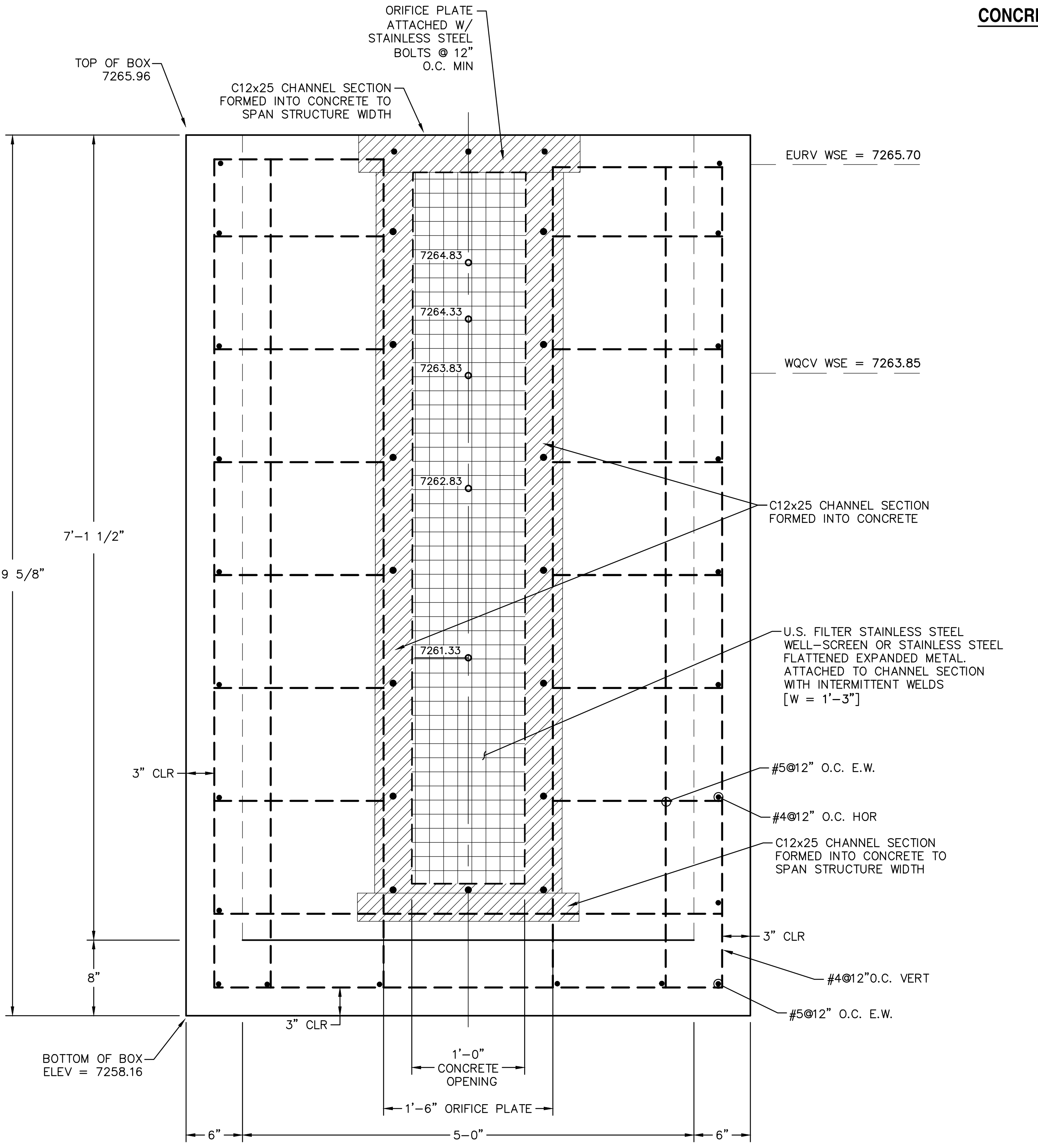
FOREBAY "4-C"

SCALE: N.T.S.


5'-0" (MIN)
TOE OF POND SIDE SLOPE
FOREBAY (SEE PLAN FOR DIMENSIONS)
VARIES
5'-0" (MIN)
SOIL RIPRAP D50 = 6" DIA. TYPE 'VL' [12" THICK]
SOIL RIPRAP D50 = 6" DIA. TYPE 'VL' [12" THICK]
5'-0"
VARIES
VARIES
5'-0"
TRICKLE CHANNEL
TYP. ALL FOREBAYS

FOREBAY OVERFLOW RIPRAP DETAIL

SCALE: N.T.S.

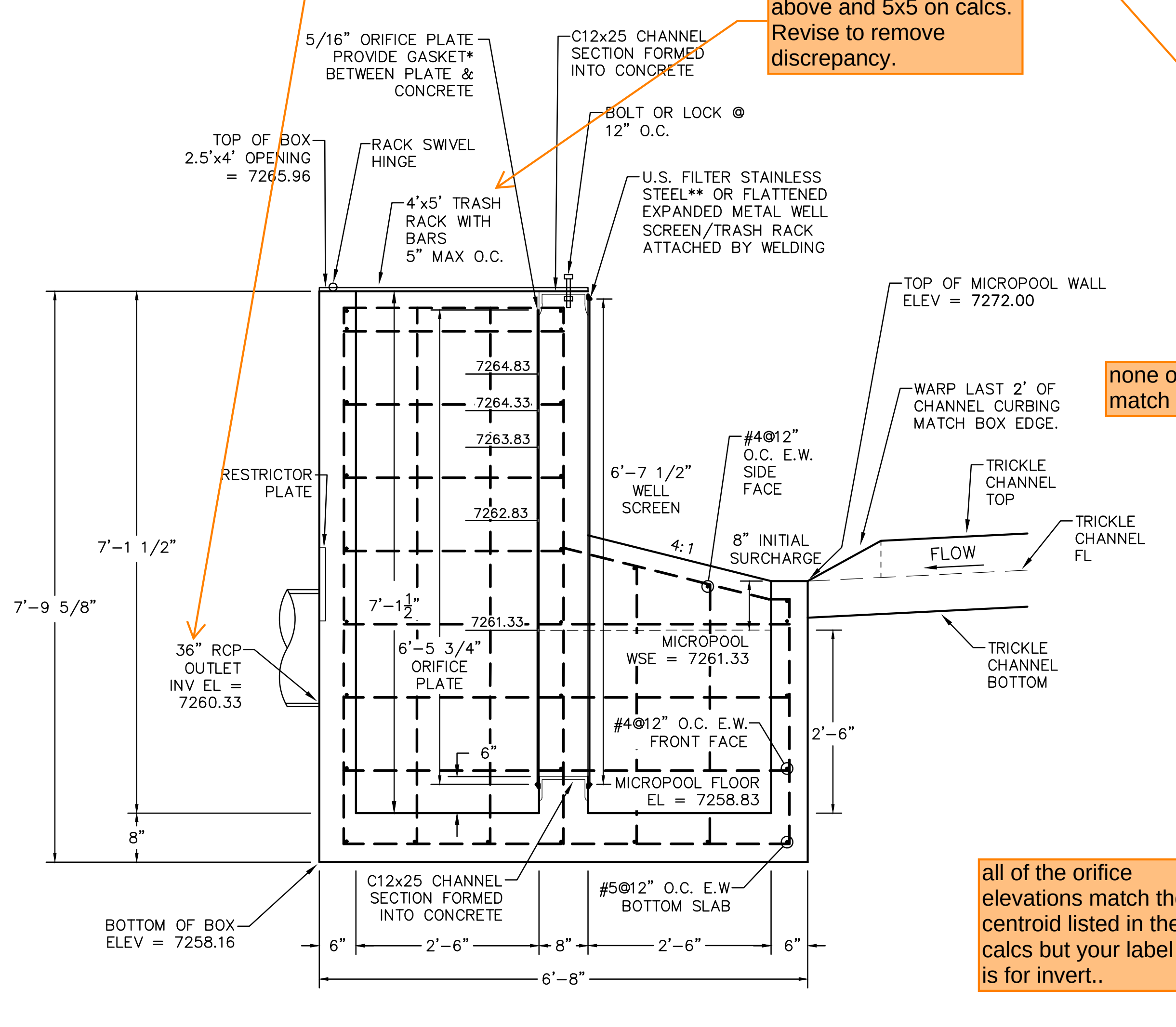

100-YR WSE = 7267.16
ORIFICE PLATE ATTACHED W/ STAINLESS STEEL BOLTS @ 12" O.C. MIN
TOP OF BOX 7265.96
C12x25 CHANNEL SECTION FORMED INTO CONCRETE TO SPAN STRUCTURE WIDTH
EURV WSE = 7265.70
7264.83
7264.33
7263.83
WQCV WSE = 7263.85
7262.83
C12x25 CHANNEL SECTION FORMED INTO CONCRETE
7261.33
U.S. FILTER STAINLESS STEEL WELL-SCREEN OR STAINLESS STEEL FLATTENED EXPANDED METAL. ATTACHED TO CHANNEL SECTION WITH INTERMITTENT WELDS [W = 1'-3"]
7'-1 1/2"
7'-9 5/8"
3" CLR
#5@12" O.C. E.W.
#4@12" O.C. HOR
C12x25 CHANNEL SECTION FORMED INTO CONCRETE TO SPAN STRUCTURE WIDTH
3" CLR
8"
#4@12"O.C. VERT
#5@12" O.C. E.W.
3" CLR
BOTTOM OF BOX ELEV = 7258.16
1'-0" CONCRETE OPENING
1'-6" ORIFICE PLATE
6"
5'-0"
6"

SECTION A-A

SCALE: N.T.S.

the outlet pipe is called out as 3 different diameters on this sheet...

4x2.5 on plan view above and 5x5 on calcs. Revise to remove discrepancy.

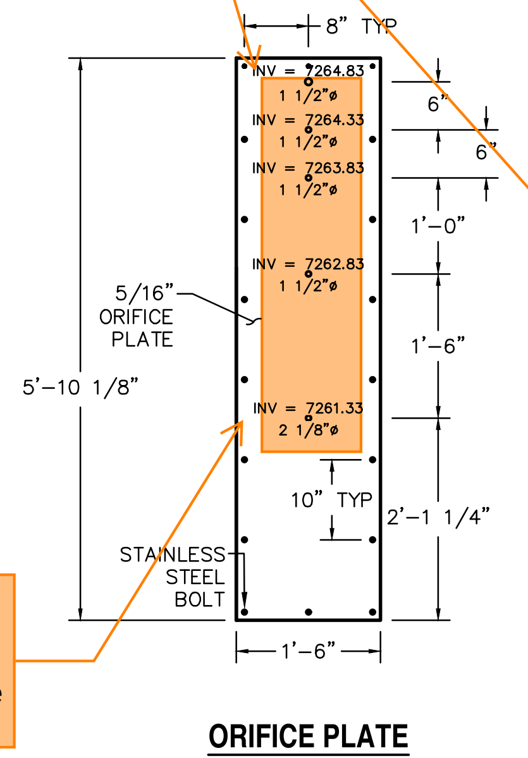

5/16" ORIFICE PLATE PROVIDE GASKET* BETWEEN PLATE & CONCRETE
C12x25 CHANNEL SECTION FORMED INTO CONCRETE
BOLT OR LOCK @ 12" O.C.
TOP OF BOX 2.5'x4' OPENING = 7265.96
RACK SWIVEL HINGE
4'x5' TRASH RACK WITH BARS 5" MAX O.C.
U.S. FILTER STAINLESS STEEL** OR FLATTENED EXPANDED METAL WELL SCREEN/TRASH RACK ATTACHED BY WELDING
TOP OF MICROPOOL WALL ELEV = 7272.00
WARP LAST 2' OF CHANNEL CURBING MATCH BOX EDGE.
7264.83
7264.33
7263.83
7262.83
7261.33
#4@12" O.C. E.W. SIDE FACE
6'-7 1/2" WELL SCREEN
TRICKLE CHANNEL TOP
RESTRICTOR PLATE
8" INITIAL SURCHARGE
4:1
FLOW
TRICKLE CHANNEL FL
7'-1 1/2"
7'-9 5/8"
7'-1½"
36" RCP OUTLET INV EL = 7260.33
6'-5 3/4" ORIFICE PLATE
MICROPOOL WSE = 7261.33
TRICKLE CHANNEL BOTTOM
#4@12" O.C. E.W. FRONT FACE
2'-6"
6"
MICROPOOL FLOOR EL = 7258.83
8"
BOTTOM OF BOX ELEV = 7258.16
C12x25 CHANNEL SECTION FORMED INTO CONCRETE
#5@12" O.C. E.W BOTTOM SLAB
6"
2'-6"
8"
2'-6"
6"
6'-8"

SECTION B-B

SCALE: N.T.S.

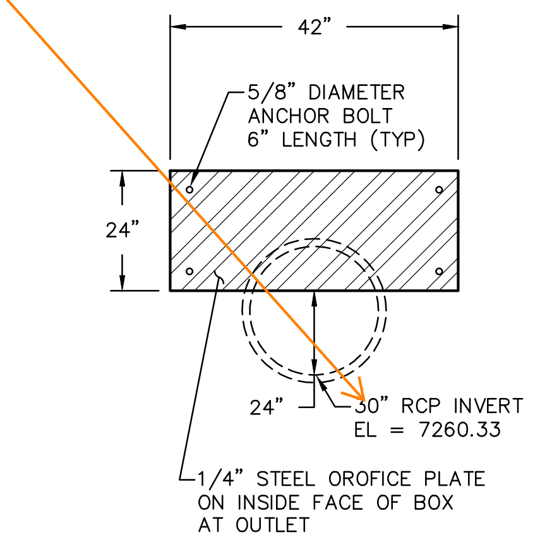
none of these diameters match calcs

all of the orifice elevations match the centroid listed in the calcs but your label here is for invert..


8" TYP
INV = 7264.83
1 1/2"ø
INV = 7264.33
1 1/2"ø
INV = 7263.83
1 1/2"ø
INV = 7262.83
1 1/2"ø
INV = 7261.33
2 1/8"ø
6"
6"
1'-0"
1'-6"
5/16" ORIFICE PLATE
5'-10 1/8"
10" TYP
2'-1 1/4"
STAINLESS STEEL BOLT
1'-6"

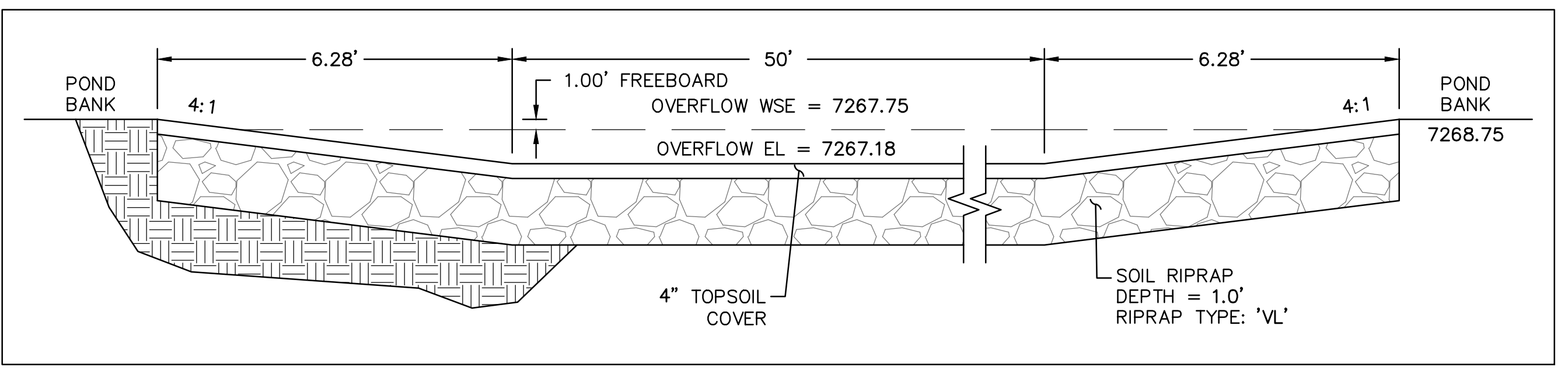
ORIFICE PLATE

SCALE: N.T.S.


42"
5/8" DIAMETER ANCHOR BOLT 6" LENGTH (TYP)
24"
24"
30" RCP INVERT EL = 7260.33
1/4" STEEL OROFICE PLATE ON INSIDE FACE OF BOX AT OUTLET

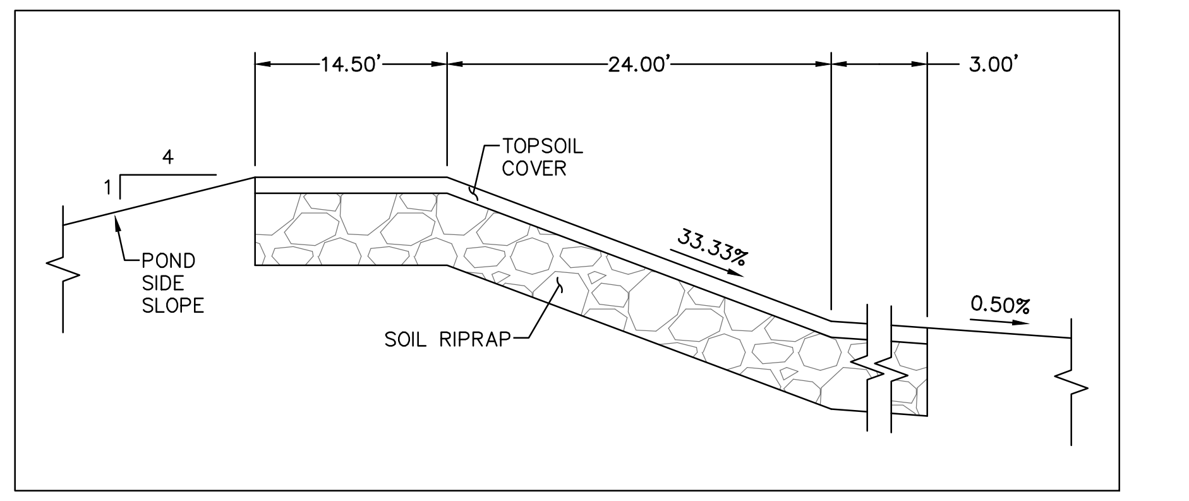
RESTRICTOR PLATE

SCALE: N.T.S.


POND BANK
6.28'
50'
6.28'
POND BANK
4:1
1.00' FREEBOARD
OVERFLOW WSE = 7267.75
4:1
7268.75
OVERFLOW EL = 7267.18
4" TOPSOIL COVER
SOIL RIPRAP DEPTH = 1.0' RIPRAP TYPE: 'VL'

POND OVERFLOW WEIR DETAIL

SCALE: N.T.S.


14.50'
24.00'
3.00'
4
1
TOPSOIL COVER
POND SIDE SLOPE
33.33%
SOIL RIPRAP
0.50%

POND OVERFLOW WEIR PROFILE

SCALE: N.T.S.

WARNING

THIS AREA IS A STORMWATER FACILITY AND IS SUBJECT TO PERIODIC FLOODING

NOTES:

- SIGN SHALL BE A MINIMUM OF 3 SF.
- SIGN SHALL BE FABRICATED OF DURABLE MATERIALS SUCH AS METAL OR PLASTIC.
- SIGN SHALL HAVE RED LETTERING ON A WHITE BACKGROUND.

WARNING SIGN DETAIL

SCALE: N.T.S.

CDOT GENERAL NOTES:

1. CONCRETE SHALL BE CLASS B. INLET MAY BE CAST-IN-PLACE OR PRECAST.
2. REINFORCING BARS SHALL HAVE A MINIMUM 2 IN. CLEARANCE.
3. CONCRETE SLOPE AND DITCH PAVING SHALL CONFORM TO SECTION 507. REINFORCEMENT FOR CONCRETE SLOPE PAVING SHALL BE 6 X 6 – W1.4 X W1.4 OR 6 X 6 – W2.1 X W2.1.
4. STRUCTURAL STEEL FOR GRATES AND GRATE INSTALLATION HARDWARE SHALL BE GALVANIZED AND SHALL BE IN ACCORDANCE WITH 712.06.
5. THE STANDARD INLET GRATES SHALL BE USED ON ALL TYPE C INLETS UNLESS CLOSE MESH GRATES ARE SPECIFIED ON THE PLANS.
6. STEPS SHALL BE PROVIDED WHEN INLET DIMENSION "H" EXCEEDS 3 FT.–6 IN. AND SHALL BE IN ACCORDANCE WITH AASHTO M 199.
7. SEE SHEET M–604–11, INLET, TYPE D, FOR REINFORCEMENT AROUND THE PIPE OPENING.

♦ CONCRETE SLOPE AND DITCH PAVING WILL BE REQUIRED WHEN SHOWN ON PLANS.

REV.	DESCRIPTION	DATE
1	ADDRESS AGENCY COMMENTS	11/04/25
2	ADDRESS AGENCY COMMENTS	12/31/25
3	ADDRESS AGENCY COMMENTS	04/08/26
4	ADDRESS AGENCY COMMENTS	05/11/26

* THE GASKET SHALL BE MADE OF 1/4–INCH THICK, 60 DUROMETER EPDM RUBBER IN A CONTINUOUS SHEET THE SIZE OF THE ORIFICE PLATE. THE SHEET SHALL BE PLACED BETWEEN THE ORIFICE PLATE AND THE CONCRETE WALL, WITH THE WIDTH OF THE OVERLAP BETWEEN THE PLATE AND THE CONCRETE. OPENINGS SHALL BE CUT INTO THE SHEET CORRESPONDING TO THE PLATE BOLT HOLES AND THE CONCRETE WALL OPENING, CUTS MADE EITHER BY THE CONTRACTOR IN THE FIELD OR BY THE MANUFACTURER (OR EQUIVALENT GASKET APPROVED BY EL PASO COUNTY). NOTE THAT CAULK IS NOT AN APPROVED EQUIVALENT AND WILL NOT BE ACCEPTED BY EL PASO COUNTY.

** JOHNSON VEE WIRE TYPE AND BAR GRATES SHOULD BE MANUFACTURED WITH EXTERIOR BARS IN THE VERTICAL ORIENTATION.

PREPARED FOR:

MONUMENT RIDGE EAST, LLC

5055 LIST DRIVE
COLORADO SPRINGS, CO 80919

PREPARE

RAYMO

NOT FOR CONSTRUCTION

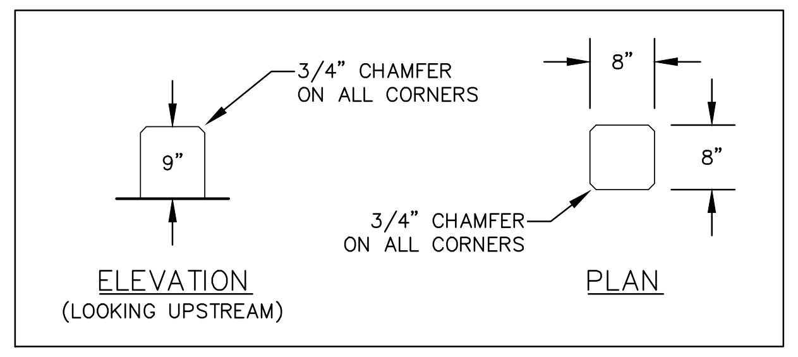
PRC
ENGINEERING
1685 W. UINTAH STREET, SUITE 114
COLORADO SPRINGS, CO 80904
(719) 291–2744

MONUMENT HILL EAST
FILING NO. 1
POND DETAIL PLANS
- POND 4 - [PVT]

DESIGNED BY: REP	DRAWN BY: MGP
SCALE: VARIES	DATE: 04/08/25
JOB NUMBER	SHEET
24–001	7 OF 29

P:_Projects\24-001 MRE\Dwg_CDs\Ph1\24-001-CDs-07-PCM – Pond 4 – Pond 4 – Monday, May 11, 2026 4:53:26 PM – Michael Pitts

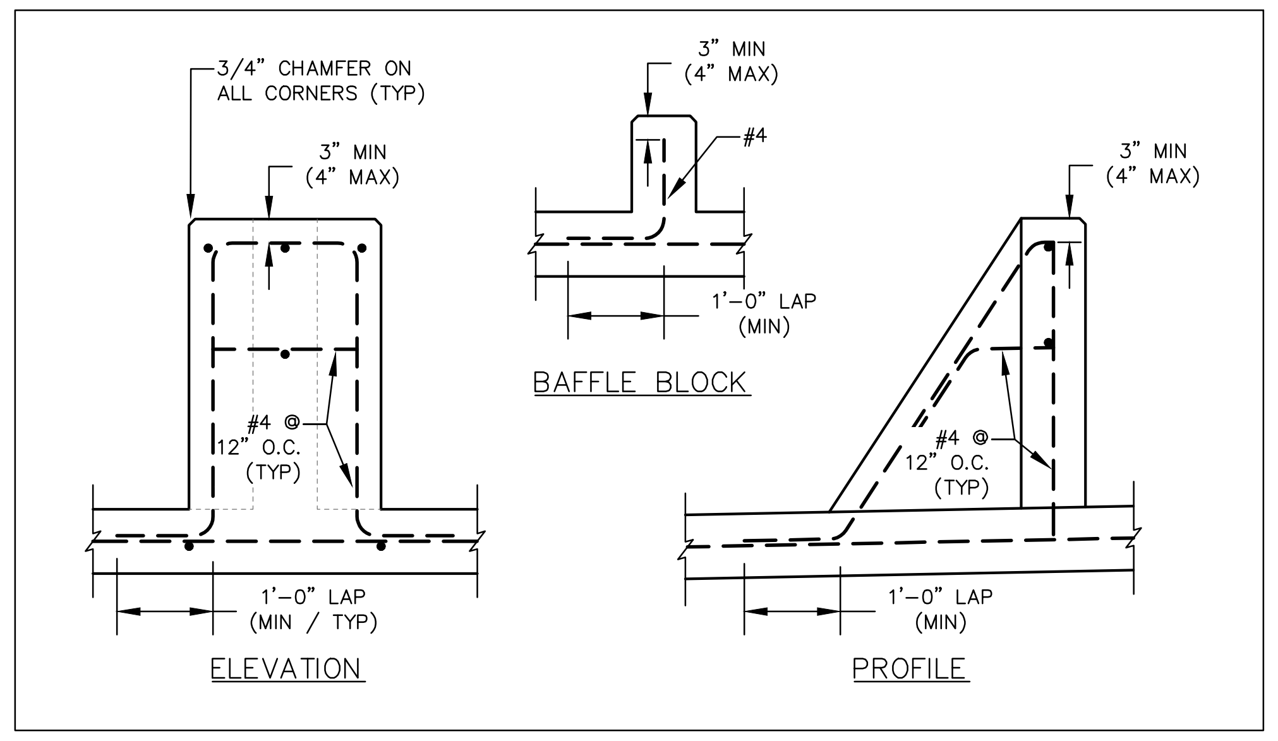
P:_Projects\24-001 MRE\Dwg_CDs\Ph1



3/4" CHAMFER ON ALL CORNERS
9"
8"
8"
3/4" CHAMFER ON ALL CORNERS
ELEVATION (LOOKING UPSTREAM)
PLAN

BAFFLE BLOCK GEOMETRY

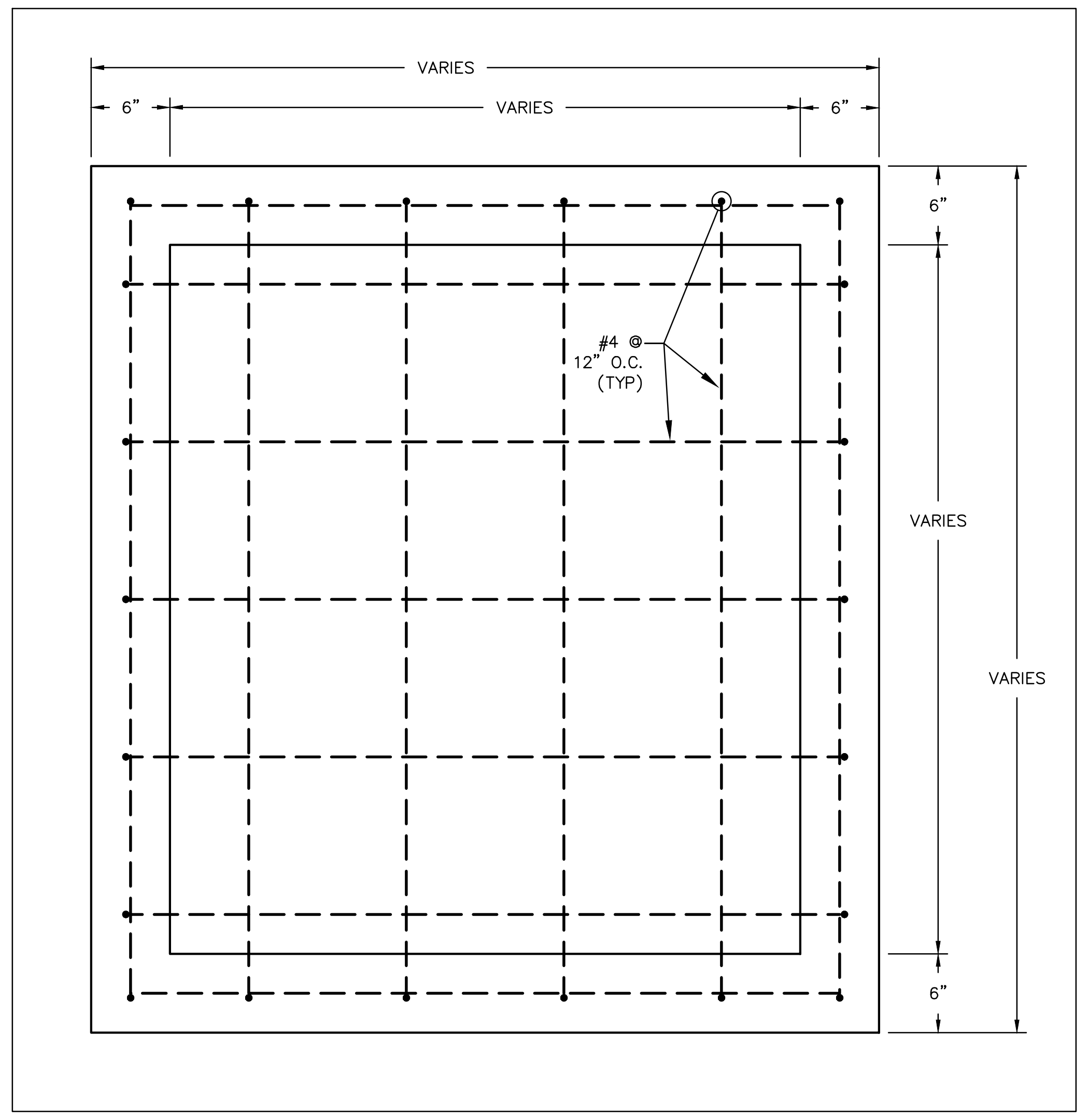
SCALE: N.T.S.



3/4" CHAMFER ON ALL CORNERS (TYP)
3" MIN (4" MAX)
#4
1'-0" LAP (MIN)
BAFFLE BLOCK
3" MIN (4" MAX)
#4 @ 12" O.C. (TYP)
#4 @ 12" O.C. (TYP)
1'-0" LAP (MIN / TYP)
1'-0" LAP (MIN)
ELEVATION
PROFILE

DISSIPATOR & BAFFLE BLOCK REINFORCING DETAILS

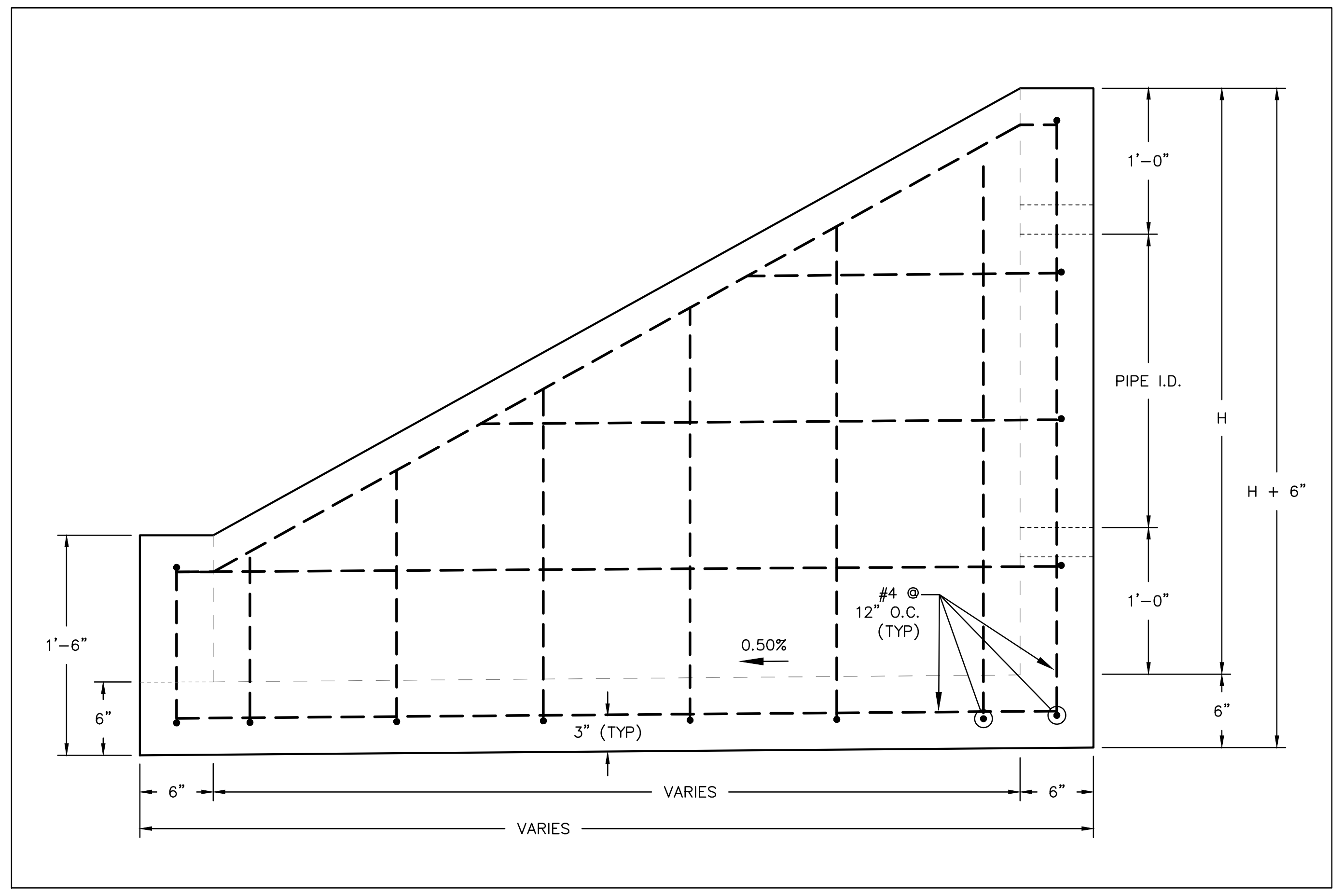
SCALE: N.T.S.



VARIES
6"
VARIES
6"
6"
#4 @ 12" O.C. (TYP)
VARIES
VARIES
6"

TYPICAL FOREBAY REINFORCING - PLAN

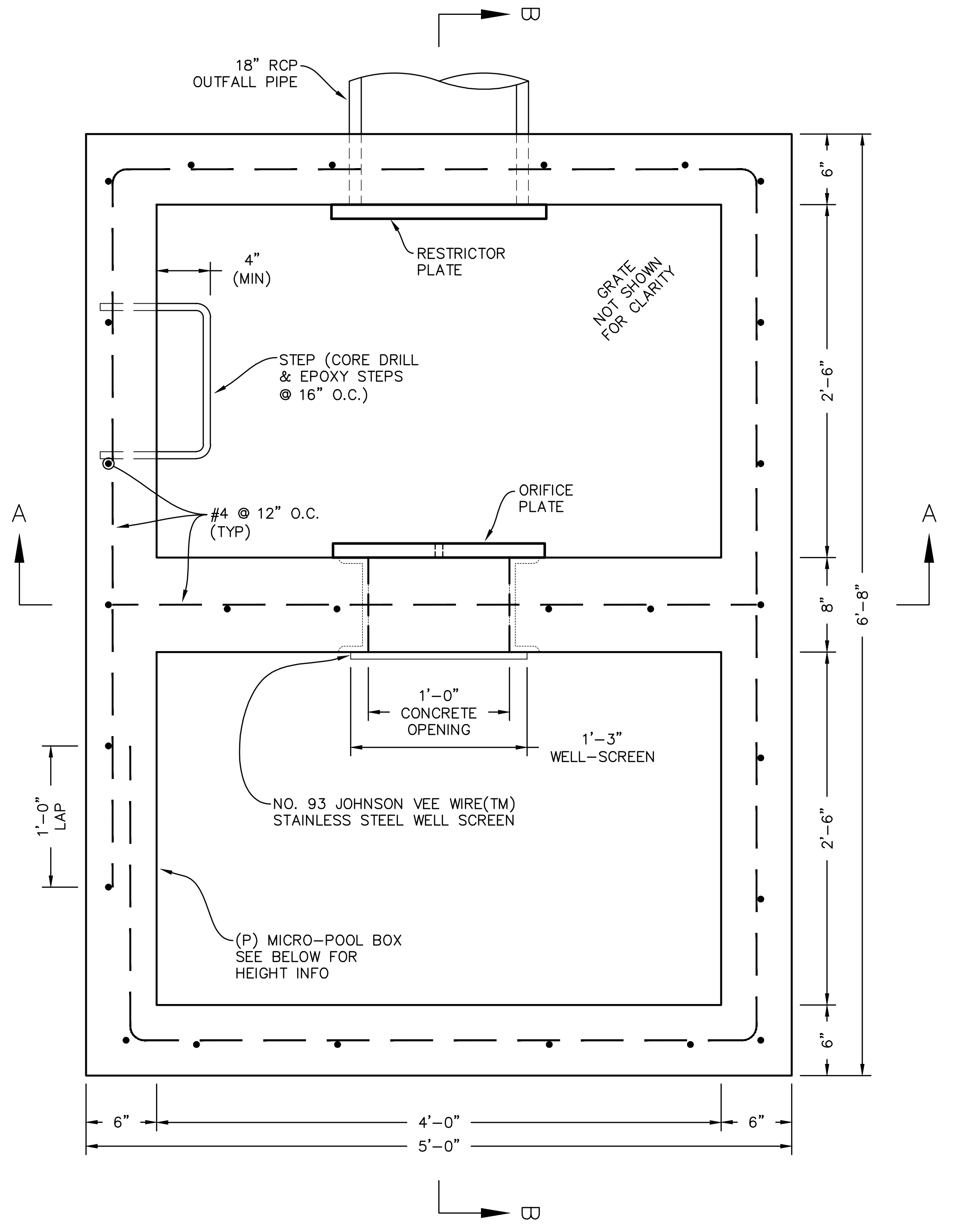
SCALE: N.T.S.



1'-0"
PIPE I.D.
H
H + 6"
1'-0"
#4 @ 12" O.C. (TYP)
0.50%
1'-6"
6"
3" (TYP)
6"
6"
VARIES
6"
VARIES

FOREBAY REINFORCING - PROFILE

SCALE: N.T.S.



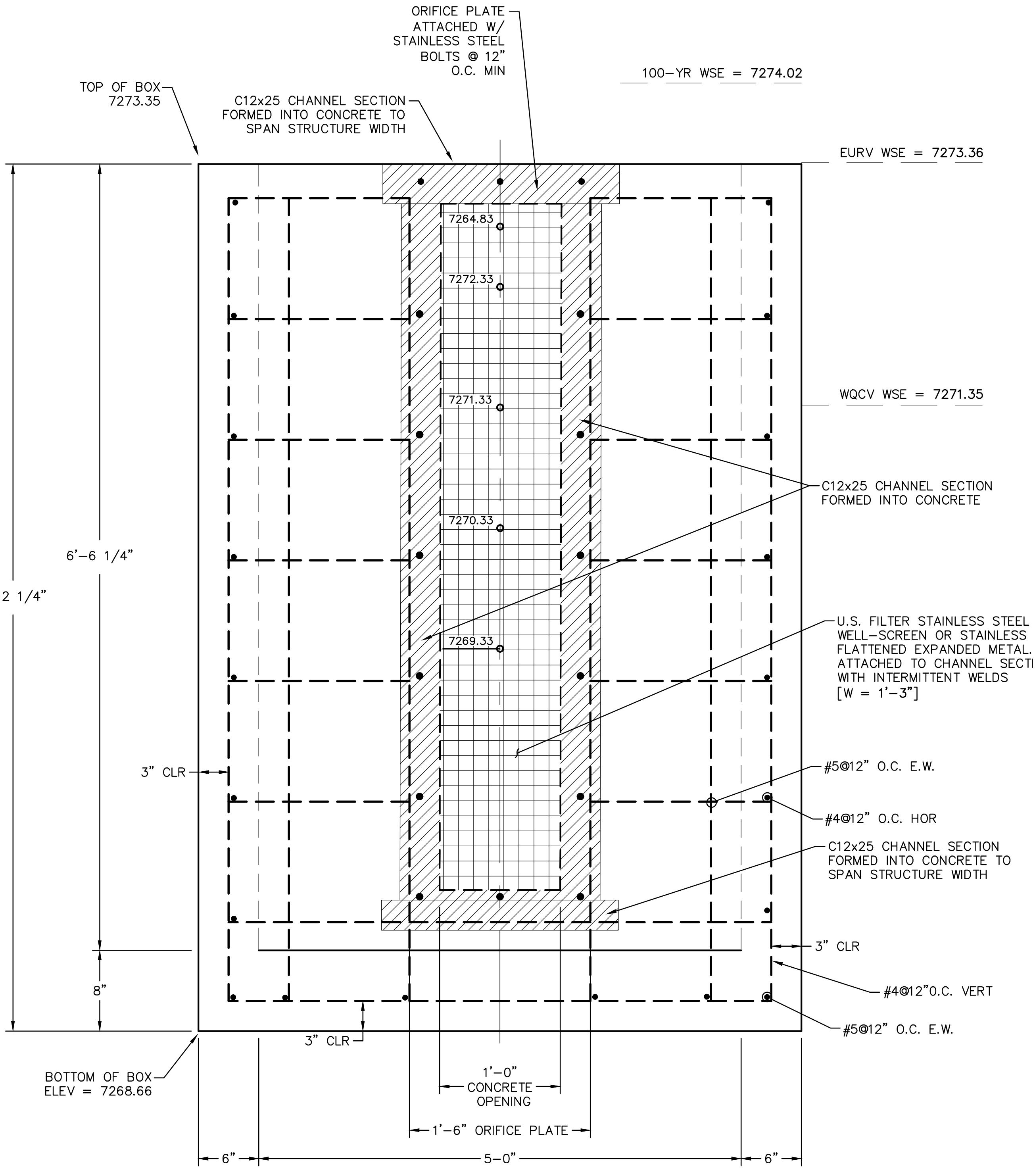
B
18" RCP OUTFALL PIPE
RESTRICTOR PLATE
GRATE NOT SHOWN FOR CLARITY
4" (MIN)
STEP (CORE DRILL & EPOXY STEPS @ 16" O.C.)
A
A
#4 @ 12" O.C. (TYP)
ORIFICE PLATE
1'-0" CONCRETE OPENING
1'-3" WELL-SCREEN
NO. 93 JOHNSON VEE WIRE(TM) STAINLESS STEEL WELL SCREEN
1'-0" LAP
(P) MICRO-POOL BOX SEE BELOW FOR HEIGHT INFO
6"
2'-6"
8"
6'-8"
2'-6"
6"
6"
4'-0"
6"
5'-0"
B

POND OUTFALL STRUCTURE - PLAN VIEW

SCALE: N.T.S.

Please QC the details for this pond compared to the calcs in the FDR like I did for the other 3 ponds. There were many discrepancies with the other pond details vs calcs.

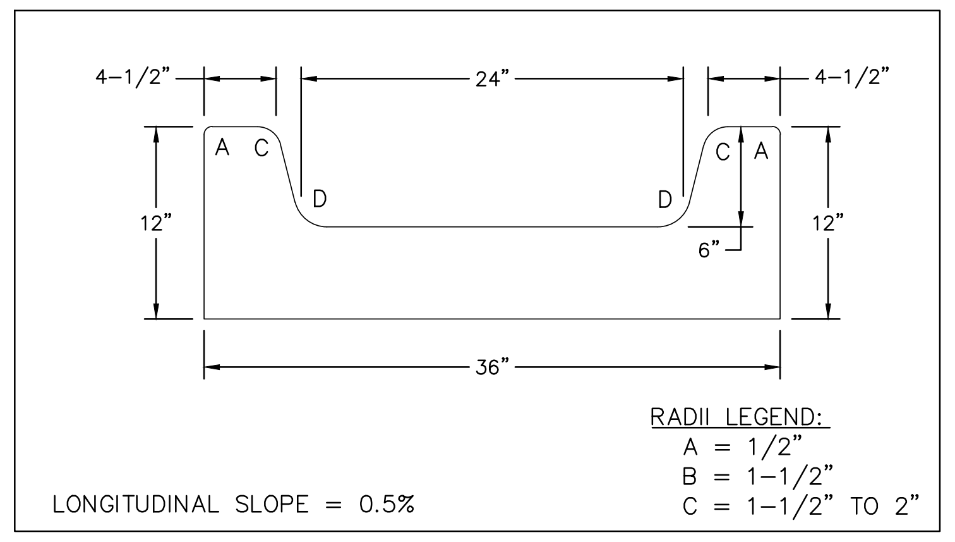
And apply my typical comments from the other 3 ponds to this sheet as well.



ORIFICE PLATE ATTACHED W/ STAINLESS STEEL BOLTS @ 12" O.C. MIN
100-YR WSE = 7274.02
TOP OF BOX 7273.35
C12x25 CHANNEL SECTION FORMED INTO CONCRETE TO SPAN STRUCTURE WIDTH
EURV WSE = 7273.36
7264.83
7272.33
7271.33
WQCV WSE = 7271.35
C12x25 CHANNEL SECTION FORMED INTO CONCRETE
7270.33
6'-6 1/4"
7'-2 1/4"
7269.33
U.S. FILTER STAINLESS STEEL WELL-SCREEN OR STAINLESS STEEL FLATTENED EXPANDED METAL. ATTACHED TO CHANNEL SECTION WITH INTERMITTENT WELDS [W = 1'-3"]
3" CLR
#5@12" O.C. E.W.
#4@12" O.C. HOR
C12x25 CHANNEL SECTION FORMED INTO CONCRETE TO SPAN STRUCTURE WIDTH
3" CLR
8"
#4@12"O.C. VERT
#5@12" O.C. E.W.
3" CLR
BOTTOM OF BOX ELEV = 7268.66
1'-0" CONCRETE OPENING
1'-6" ORIFICE PLATE
6"
5'-0"
6"

SECTION A-A

SCALE: N.T.S.



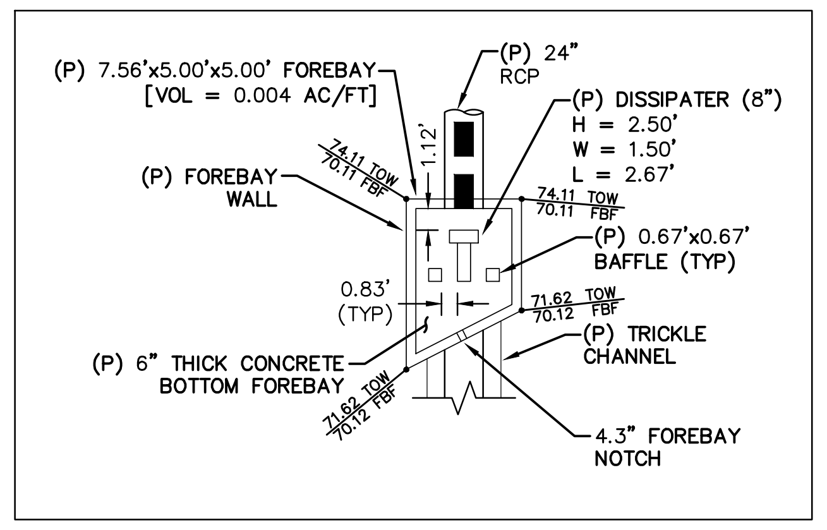
4-1/2"
24"
4-1/2"
A
C
D
D
C
A
12"
6"
12"
36"

RADII LEGEND:
A = 1/2"
B = 1-1/2"
C = 1-1/2" TO 2"

LONGITUDINAL SLOPE = 0.5%

CONCRETE TRICKLE CHANNEL

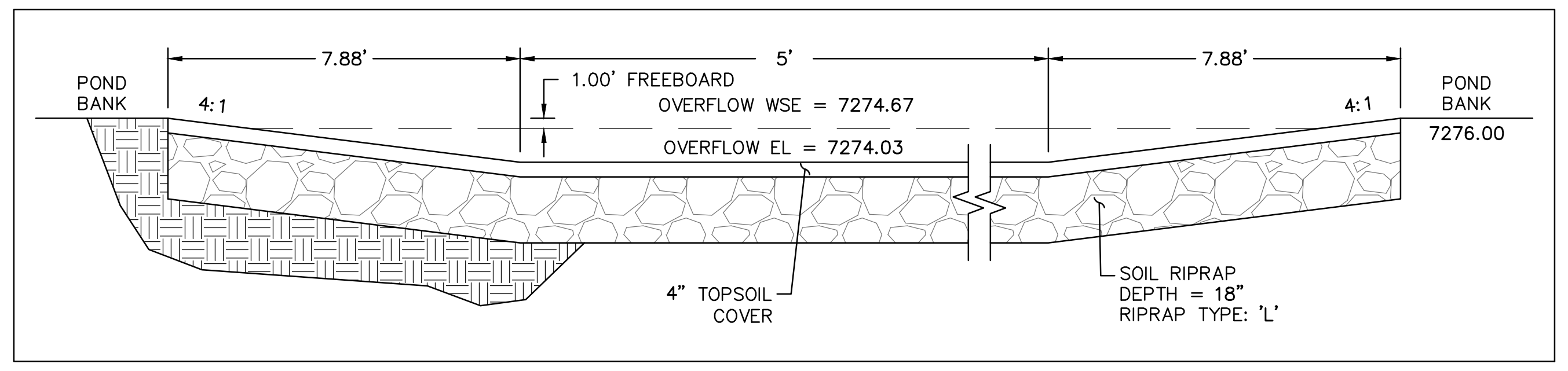
SCALE: N.T.S.



(P) 7.56'x5.00'x5.00' FOREBAY [VOL = 0.004 AC/FT]
(P) 24" RCP
(P) DISSIPATER (8")
H = 2.50'
W = 1.50'
L = 2.67'
(P) FOREBAY WALL
1.12'
74.11 TOW
70.11 FBF
74.11 TOW
70.11 FBF
(P) 0.67'x0.67' BAFFLE (TYP)
0.83' (TYP)
71.62 TOW
70.12 FBF
(P) TRICKLE CHANNEL
(P) 6" THICK CONCRETE BOTTOM FOREBAY
71.62 TOW
70.12 FBF
4.3" FOREBAY NOTCH

FOREBAY "5-A"

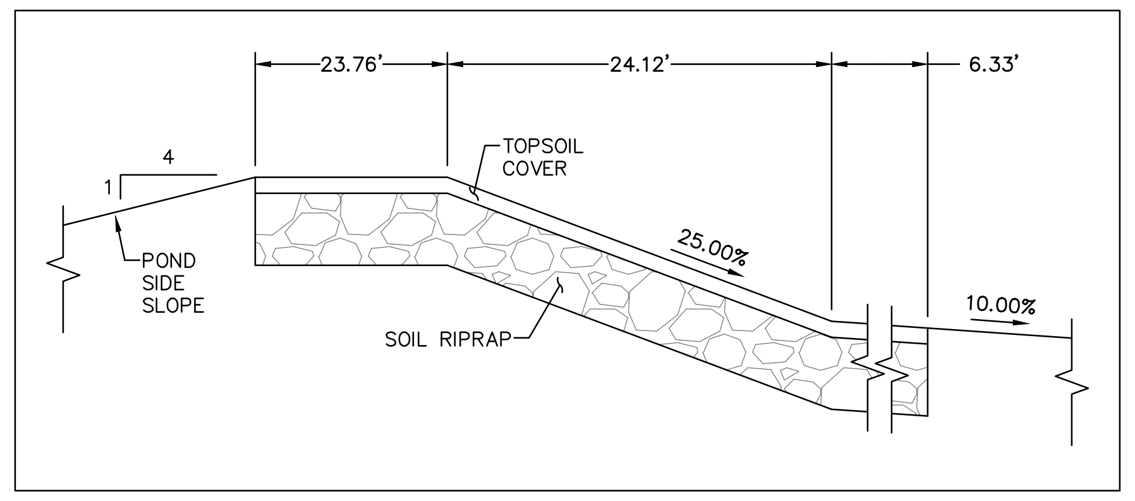
SCALE: N.T.S.



7.88'
5'
7.88'
POND BANK
4:1
1.00' FREEBOARD
OVERFLOW WSE = 7274.67
OVERFLOW EL = 7274.03
4:1
POND BANK
7276.00
4" TOPSOIL COVER
SOIL RIPRAP DEPTH = 18" RIPRAP TYPE: 'L'

POND OVERFLOW WEIR DETAIL

SCALE: N.T.S.



23.76'
24.12'
6.33'
4
1
TOPSOIL COVER
POND SIDE SLOPE
25.00%
SOIL RIPRAP
10.00%

POND OVERFLOW WEIR PROFILE

SCALE: N.T.S.

WARNING

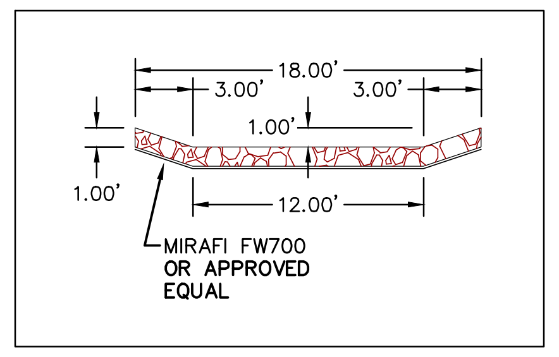
THIS AREA IS A STORMWATER FACILITY AND IS SUBJECT TO PERIODIC FLOODING

NOTES:

- SIGN SHALL BE A MINIMUM OF 3 SF.
- SIGN SHALL BE FABRICATED OF DURABLE MATERIALS SUCH AS METAL OR PLASTIC.
- SIGN SHALL HAVE RED LETTERING ON A WHITE BACKGROUND.

WARNING SIGN DETAIL

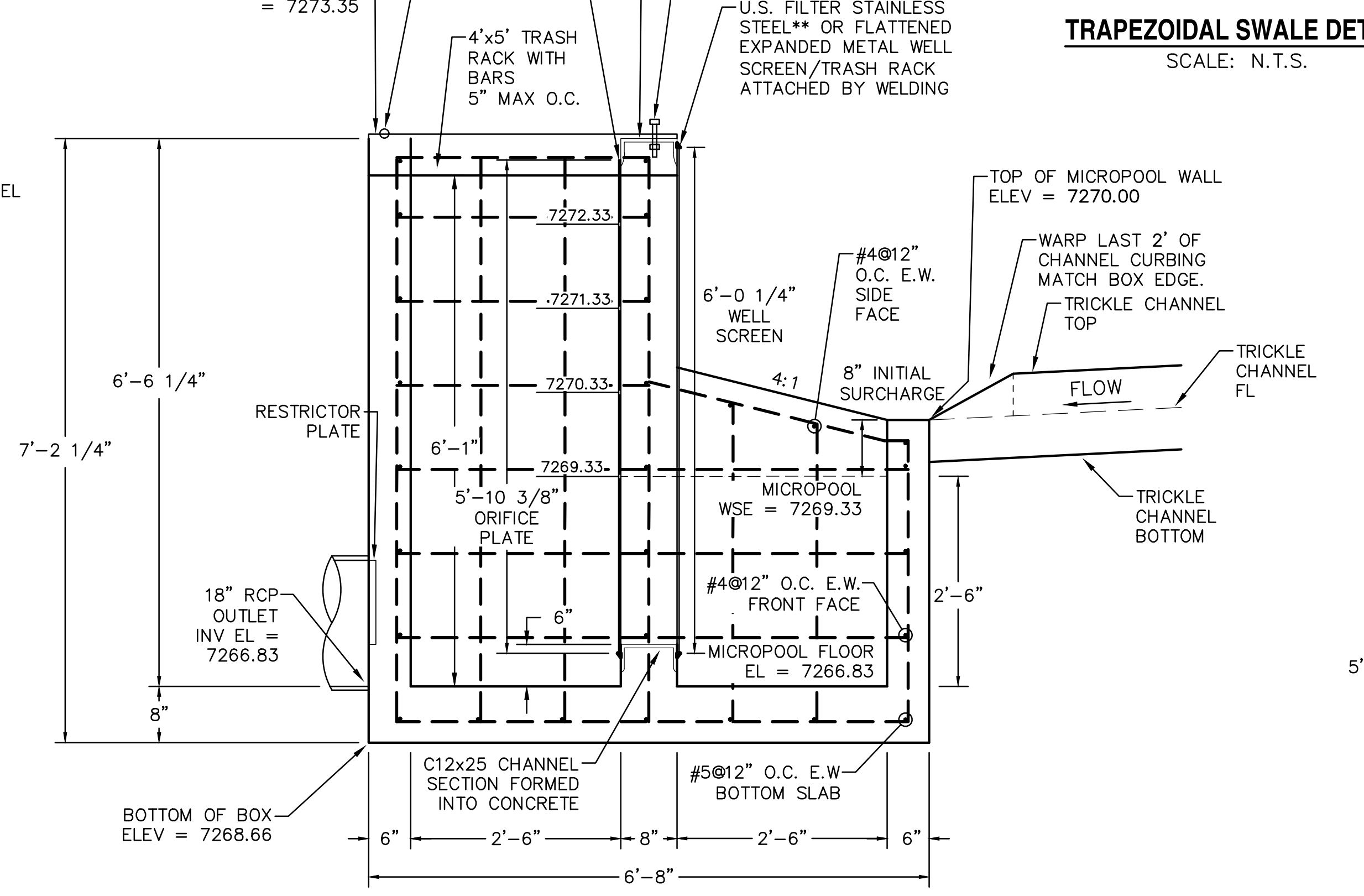
SCALE: N.T.S.



18.00'
3.00'
3.00'
1.00'
1.00'
12.00'
MIRAFI FW700 OR APPROVED EQUAL

TRAPEZOIDAL SWALE DETAIL

SCALE: N.T.S.



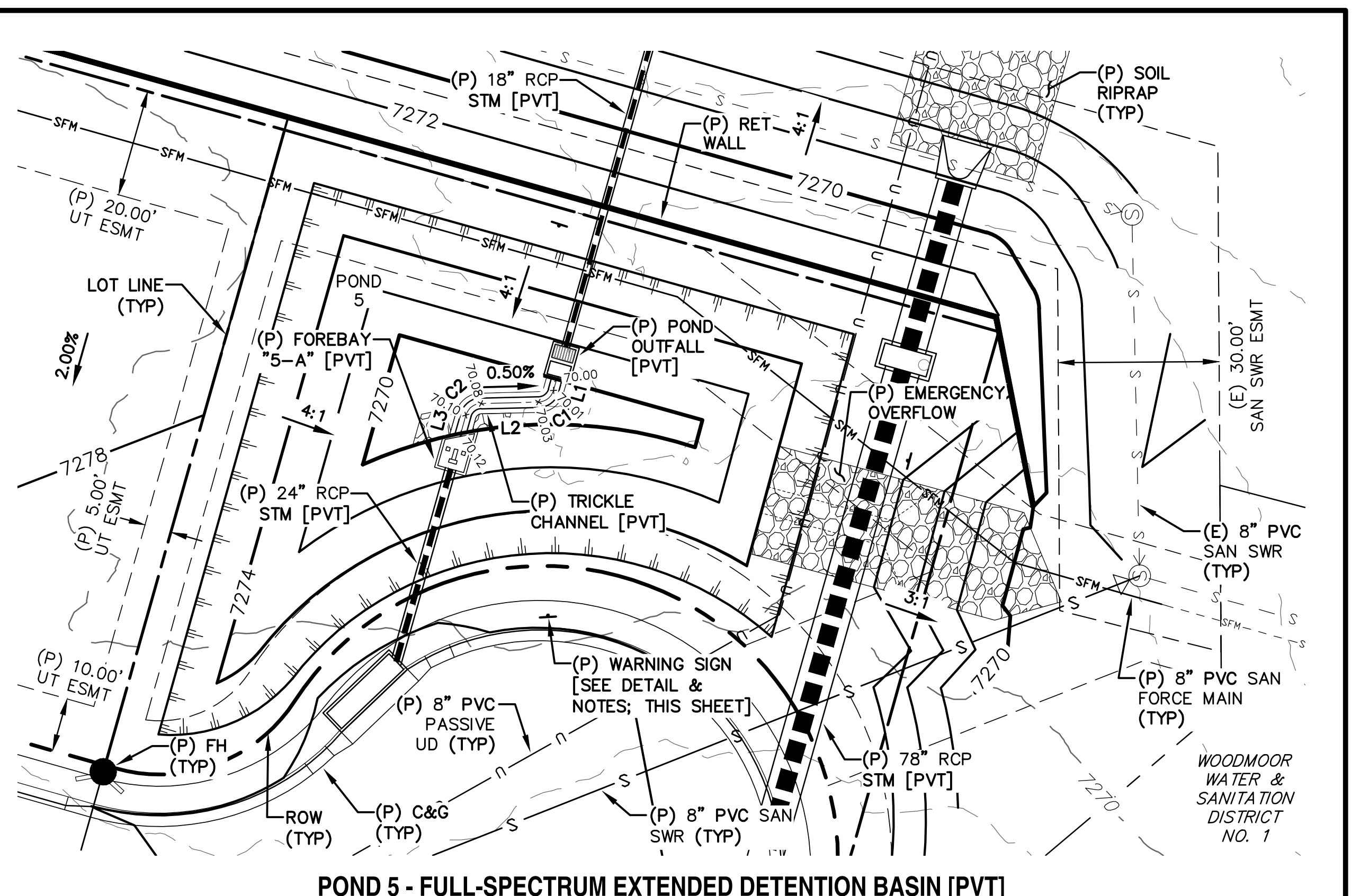
5/16" ORIFICE PLATE PROVIDE GASKET* BETWEEN PLATE & CONCRETE
C12x25 CHANNEL SECTION FORMED INTO CONCRETE
BOLT OR LOCK @ 12" O.C.
TOP OF BOX 2.5'x4' OPENING = 7273.35
RACK SWIVEL HINGE
4'x5' TRASH RACK WITH BARS 5" MAX O.C.
U.S. FILTER STAINLESS STEEL** OR FLATTENED EXPANDED METAL WELL SCREEN/TRASH RACK ATTACHED BY WELDING
TOP OF MICROPOOL WALL ELEV = 7270.00
7272.33
7271.33
WARP LAST 2' OF CHANNEL CURBING MATCH BOX EDGE.
#4@12" O.C. E.W. SIDE FACE
6'-0 1/4" WELL SCREEN
TRICKLE CHANNEL TOP
TRICKLE CHANNEL FL
6'-6 1/4"
7270.33
4:1
8" INITIAL SURCHARGE
FLOW
RESTRICTOR PLATE
7'-2 1/4"
6'-1"
7269.33
5'-10 3/8" ORIFICE PLATE
MICROPOOL WSE = 7269.33
TRICKLE CHANNEL BOTTOM
6"
#4@12" O.C. E.W. FRONT FACE
2'-6"
18" RCP OUTLET INV EL = 7266.83
MICROPOOL FLOOR EL = 7266.83
8"
C12x25 CHANNEL SECTION FORMED INTO CONCRETE
#5@12" O.C. E.W. BOTTOM SLAB
BOTTOM OF BOX ELEV = 7268.66
6"
2'-6"
8"
2'-6"
6"
6'-8"

SECTION B-B

SCALE: N.T.S.

LINE TABLE - CL		
LINE	BEARING	DISTANCE
L1	S74° 13' 43"E	2.17
L2	S1° 26' 08"E	10.71
L3	S74° 13' 43"E	3.57

CURVE TABLE - CL			
CURVE	DELTA	RADIUS	LENGTH
C1	72°47'36"	3.00	3.81
C2	72°47'36"	3.00	3.81



(P) 18" RCP STM [PVT]
(P) SOIL RIPRAP (TYP)
SFM
7272
(P) RET WALL
4:1
7270
(P) 20.00' UT ESMT
LOT LINE (TYP)
2.00%
POND 5
(P) FOREBAY "5-A" [PVT]
(P) POND OUTFALL [PVT]
0.50%
4:1
7270
C2
L3
L2
C1
L1
(P) EMERGENCY OVERFLOW
(E) 30.00' SAN SWR ESMT
7278
(P) 5.00' UT ESMT
(P) 24" RCP STM [PVT]
(P) TRICKLE CHANNEL [PVT]
(E) 8" PVC SAN SWR (TYP)
7274
3:1
(P) 10.00' UT ESMT
(P) WARNING SIGN [SEE DETAIL & NOTES; THIS SHEET]
(P) 8" PVC SAN FORCE MAIN (TYP)
7270
(P) FH (TYP)
(P) 8" PVC PASSIVE UD (TYP)
(P) 78" RCP STM [PVT]
WOODMOOR WATER & SANITATION DISTRICT NO. 1
ROW (TYP)
(P) C&G (TYP)
(P) 8" PVC SAN SWR (TYP)

POND 5 - FULL-SPECTRUM EXTENDED DETENTION BASIN [PVT]

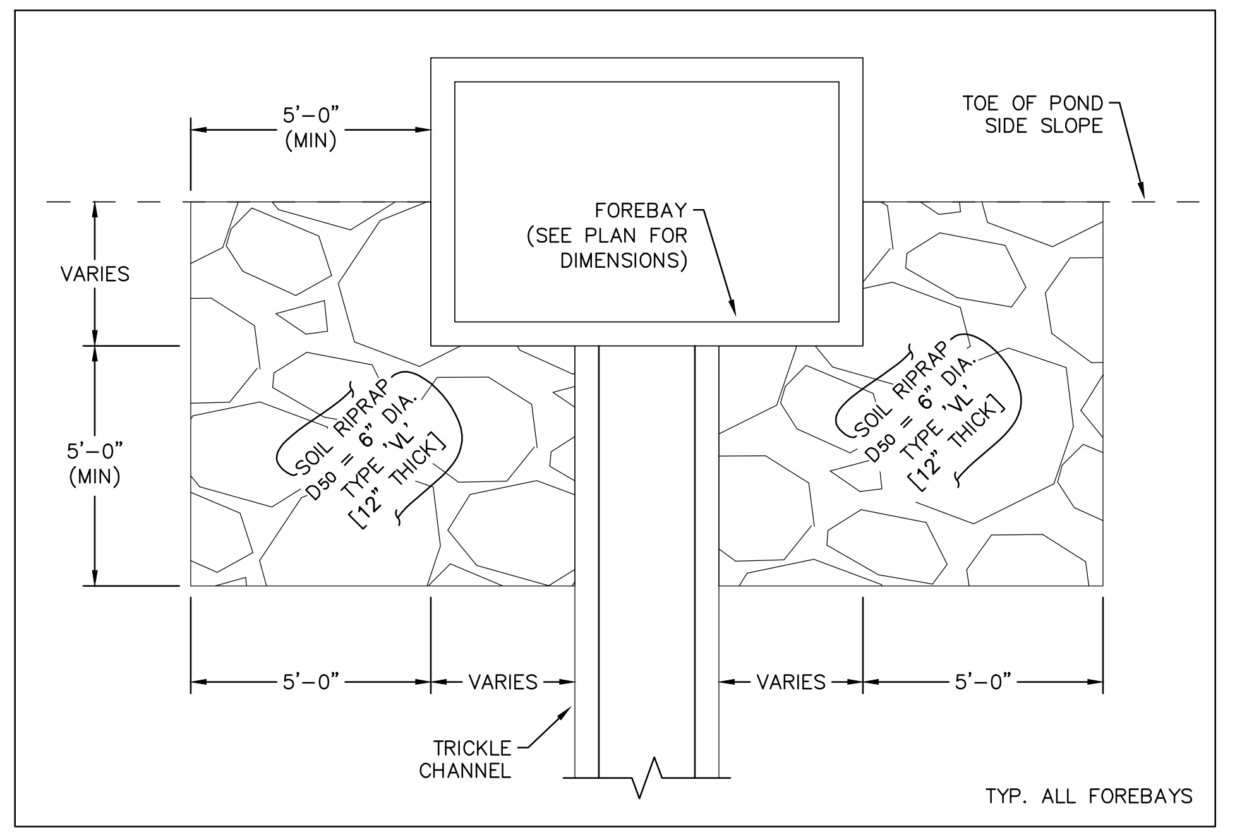
SCALE: 1" = 30'

NOTES:

1. EXISTING VEGETATION SHALL REMAIN IN PLACE (IF POSSIBLE) AND SEE FINAL LANDSCAPE PLAN FOR FINAL POND REVEGETATION.
2. SLOPE POND BOTTOM 2.00% FROM TOE TO TRICKLE CHANNEL.

0 30 60

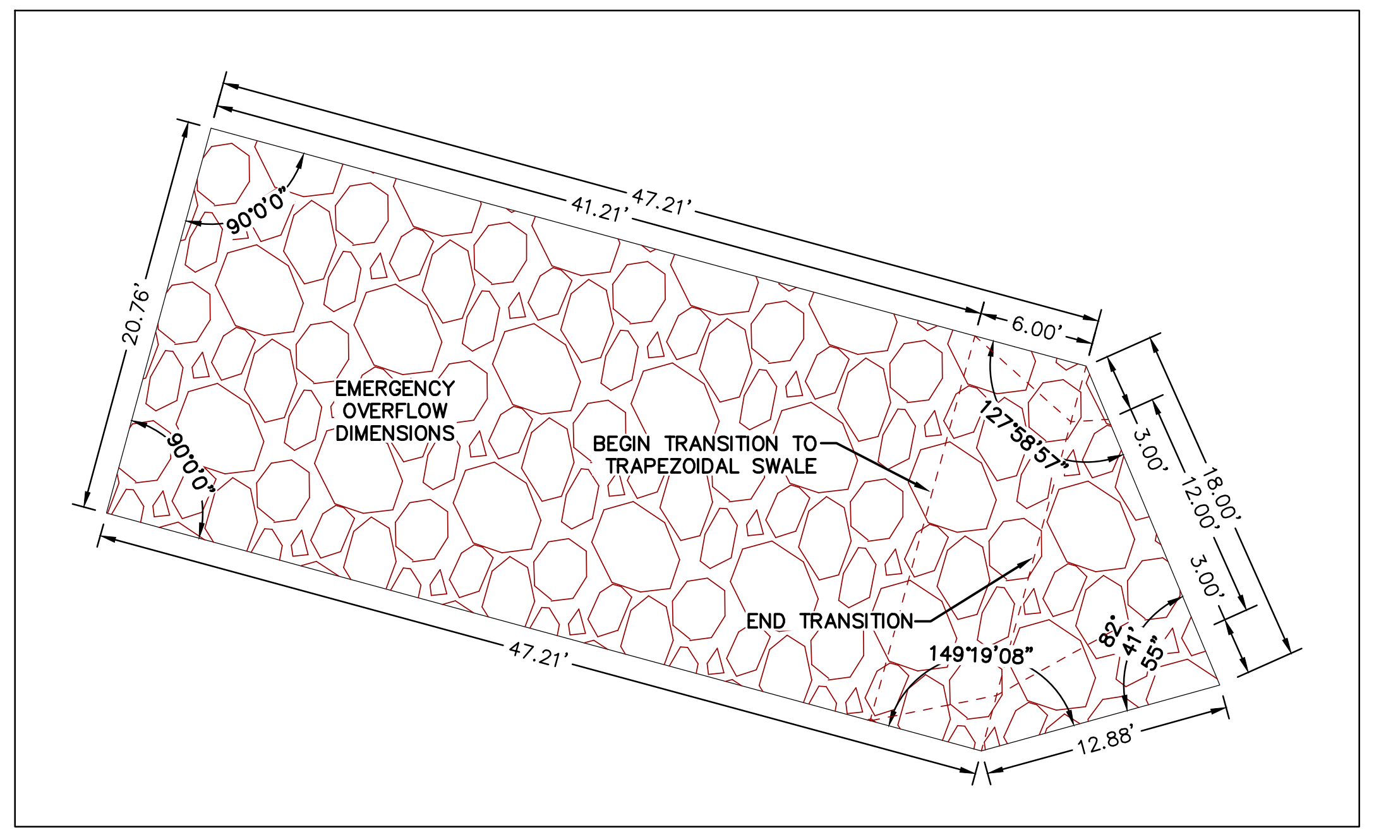
SCALE: 1" = 30'



5'-0" (MIN)
TOE OF POND SIDE SLOPE
FOREBAY (SEE PLAN FOR DIMENSIONS)
VARIES
5'-0" (MIN)
SOIL RIPRAP D50 = 6" DIA. TYPE 'VL' [12" THICK]
SOIL RIPRAP D50 = 6" DIA. TYPE 'VL' [12" THICK]
5'-0"
VARIES
VARIES
5'-0"
TRICKLE CHANNEL
TYP. ALL FOREBAYS

FOREBAY OVERFLOW RIPRAP DETAIL

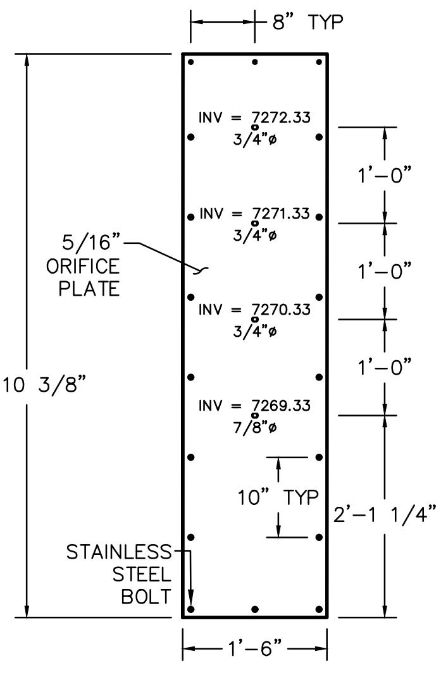
SCALE: N.T.S.



47.21'
41.21'
90°0'0"
20.76'
6.00'
EMERGENCY OVERFLOW DIMENSIONS
BEGIN TRANSITION TO TRAPEZOIDAL SWALE
127°58'57"
3.00'
18.00'
12.00'
3.00'
90°0'0"
END TRANSITION
149°19'08"
82° 41' 55"
47.21'
12.88'

EMERGENCY OVERFLOW DIMENSIONS

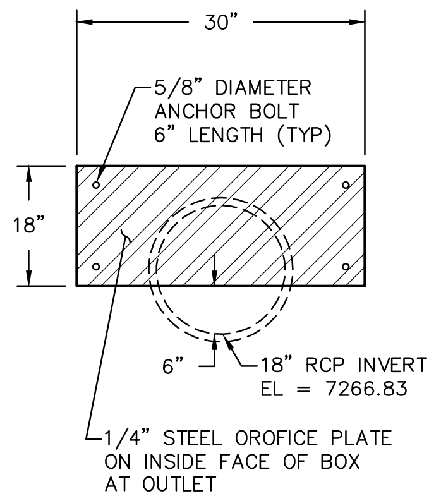
SCALE: N.T.S.



8" TYP
INV = 7272.33 3/4"ø
1'-0"
INV = 7271.33 3/4"ø
5/16" ORIFICE PLATE
1'-0"
INV = 7270.33 3/4"ø
5'-10 3/8"
1'-0"
INV = 7269.33 7/8"ø
10" TYP
2'-1 1/4"
STAINLESS STEEL BOLT
1'-6"

ORIFICE PLATE

SCALE: N.T.S.



30"
5/8" DIAMETER ANCHOR BOLT 6" LENGTH (TYP)
18"
6"
18" RCP INVERT EL = 7266.83
1/4" STEEL OROFICE PLATE ON INSIDE FACE OF BOX AT OUTLET

RESTRICTOR PLATE

SCALE: N.T.S.

CDOT GENERAL NOTES:

1. CONCRETE SHALL BE CLASS B. INLET MAY BE CAST-IN-PLACE OR PRECAST.
2. REINFORCING BARS SHALL HAVE A MINIMUM 2 IN. CLEARANCE.
3. CONCRETE SLOPE AND DITCH PAVING SHALL CONFORM TO SECTION 507. REINFORCEMENT FOR CONCRETE SLOPE PAVING SHALL BE 6 X 6 – W1.4 X W1.4 OR 6 X 6 – W2.1 X W2.1.
4. STRUCTURAL STEEL FOR GRATES AND GRATE INSTALLATION HARDWARE SHALL BE GALVANIZED AND SHALL BE IN ACCORDANCE WITH 712.06.
5. THE STANDARD INLET GRATES SHALL BE USED ON ALL TYPE C INLETS UNLESS CLOSE MESH GRATES ARE SPECIFIED ON THE PLANS.
6. STEPS SHALL BE PROVIDED WHEN INLET DIMENSION "H" EXCEEDS 3 FT.–6 IN. AND SHALL BE IN ACCORDANCE WITH AASHTO M 199.
7. SEE SHEET M–604–11, INLET, TYPE D, FOR REINFORCEMENT AROUND THE PIPE OPENING.

♦ CONCRETE SLOPE AND DITCH PAVING WILL BE REQUIRED WHEN SHOWN ON PLANS.

REV.	DESCRIPTION	DATE
1	ADDRESS AGENCY COMMENTS	11/04/25
2	ADDRESS AGENCY COMMENTS	12/31/25
3	ADDRESS AGENCY COMMENTS	04/08/26
4	ADDRESS AGENCY COMMENTS	05/11/26

811
Know what's below.
Call 72 hours before you dig.
For more details visit:

* THE GASKET SHALL BE MADE OF 1/4–INCH THICK, 60 DUROMETER EPDM RUBBER IN A CONTINUOUS SHEET THE SIZE OF THE ORIFICE PLATE. THE SHEET SHALL BE PLACED BETWEEN THE ORIFICE PLATE AND THE CONCRETE WALL, WITH THE WIDTH OF THE OVERLAP BETWEEN THE PLATE AND THE CONCRETE. OPENINGS SHALL BE CUT INTO THE SHEET CORRESPONDING TO THE PLATE BOLT HOLES AND THE CONCRETE WALL OPENING, CUTS MADE EITHER BY THE CONTRACTOR IN THE FIELD OR BY THE MANUFACTURER (OR EQUIVALENT GASKET APPROVED BY EL PASO COUNTY). NOTE THAT CAULK IS NOT AN APPROVED EQUIVALENT AND WILL NOT BE ACCEPTED BY EL PASO COUNTY.

** JOHNSON VEE WIRE TYPE AND BAR GRATES SHOULD BE MANUFACTURED WITH EXTERIOR BARS IN THE VERTICAL ORIENTATION.

PREPARED FOR:

MONUMENT RIDGE EAST, LLC

5055 LIST DRIVE
COLORADO SPRINGS, CO 80919

PREPARE

RAYMO

NOT FOR CONSTRUCTION

PRC ENGINEERING
1685 W. UINTAH STREET, SUITE 114
COLORADO SPRINGS, CO 80904
(719) 291–2744

MONUMENT HILL EAST
FILING NO. 1
POND DETAIL PLANS
- POND 5 - [PVT]

DESIGNED BY: REP	DRAWN BY: MGP
SCALE: VARIES	DATE: 04/08/25
JOB NUMBER	SHEET
24–001	8 OF 29

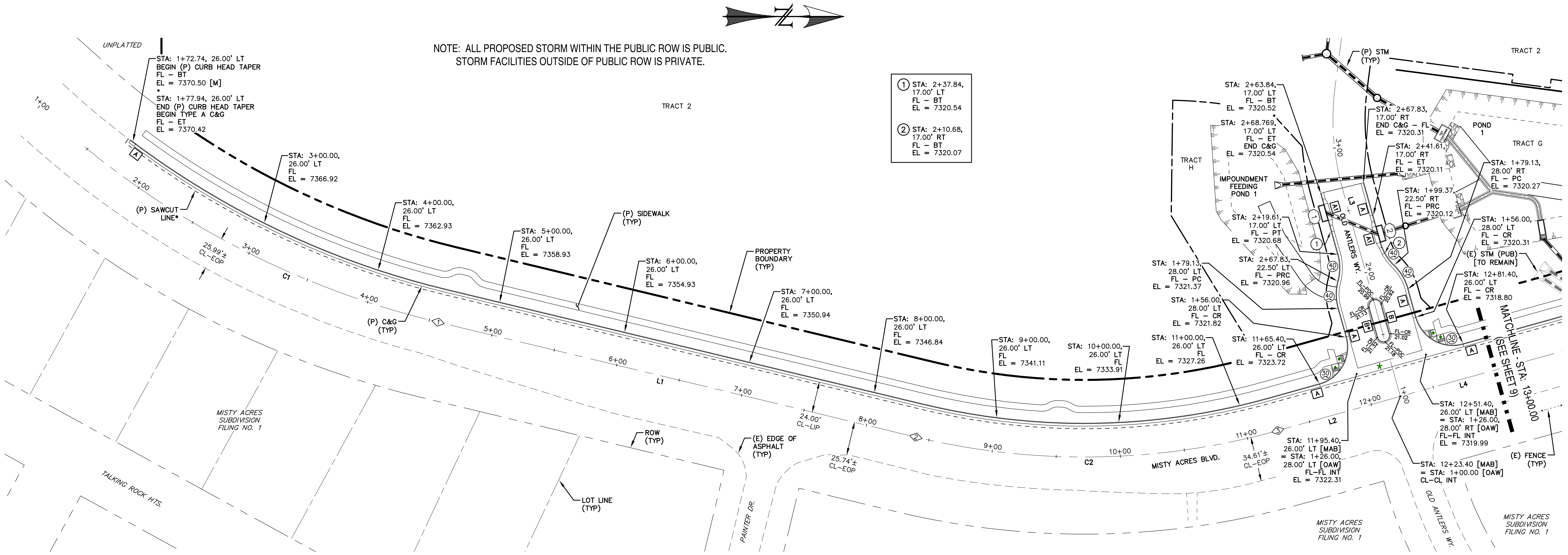
*** SAWCUT & PAVEMENT NOTES:**

1. EXISTING PAVEMENT MAY BE ROUGH CUT INITIALLY.
2. A SQUARE VERTICAL CUT SHALL BE MADE IN THE EXISTING A.C. PAVEMENT AFTER PLACEMENT OF BACKFILL PRIOR TO PAVEMENT REPLACEMENT.
3. THICKNESS OF NEW A.C. PAVEMENT AND BASE COURSE REPLACEMENT SHALL BE:

    4" A.C. WITH 12" BASE,
   OR
    8" A.C. FULL DEPTH,
   OR
    MATCH EXISTING,
   OR
    PER GEOTECHNICAL ENGINEERS RECOMMENDATION, WHICHEVER IS GREATER.

LINE TABLE – CL		
LINE	BEARING	DISTANCE
L1	N13° 30' 52"E	382.56
L2	N15° 34' 31"W	99.01
L3	S74° 25' 29"W	167.83
L4	N15° 34' 31"W	276.60

CURVE TABLE – CL			
CURVE	DELTA	RADIUS	LENGTH
C1	23°34'50"	690.71	284.27
C2	29°05'22"	561.00	284.82


NOTE: ALL PROPOSED STORM WITHIN THE PUBLIC ROW IS PUBLIC.
STORM FACILITIES OUTSIDE OF PUBLIC ROW IS PRIVATE.

① STA: 2+37.84,
17.00' LT
FL – BT
EL = 7320.54

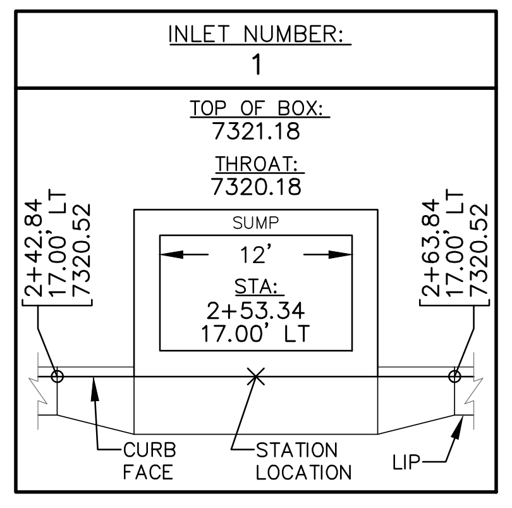
② STA: 2+10.68,
17.00' RT
FL – BT
EL = 7320.07

UNPLATTED
STA: 1+72.74, 26.00' LT
BEGIN (P) CURB HEAD TAPER
FL – BT
EL = 7370.50 [M]
STA: 1+77.94, 26.00' LT
END (P) CURB HEAD TAPER
BEGIN TYPE A C&G
FL – ET
EL = 7370.42
TRACT 2
1+00
2+00
3+00
4+00
5+00
6+00
7+00
8+00
9+00
10+00
11+00
12+00
STA: 3+00.00, 26.00' LT FL EL = 7366.92
STA: 4+00.00, 26.00' LT FL EL = 7362.93
STA: 5+00.00, 26.00' LT FL EL = 7358.93
STA: 6+00.00, 26.00' LT FL EL = 7354.93
STA: 7+00.00, 26.00' LT FL EL = 7350.94
STA: 8+00.00, 26.00' LT FL EL = 7346.84
STA: 9+00.00, 26.00' LT FL EL = 7341.11
STA: 10+00.00, 26.00' LT FL EL = 7333.91
STA: 11+00.00, 26.00' LT FL EL = 7327.26
(P) SAWCUT LINE*
25.99'± CL–EOP
C1
L1
C2
L2
L3
L4
(P) C&G (TYP)
(P) SIDEWALK (TYP)
PROPERTY BOUNDARY (TYP)
24.00' CL–LIP
25.74'± CL–EOP
34.61'± CL–EOP
ROW (TYP)
(E) EDGE OF ASPHALT (TYP)
LOT LINE (TYP)
MISTY ACRES SUBDIVISION FILING NO. 1
TALKING ROCK HTS.
PAINTER DR.
MISTY ACRES BLVD.
OLD ANTLERS WY.
TRACT H
TRACT G
POND 1
IMPOUNDMENT FEEDING POND 1
(P) STM (TYP)
STA: 2+63.84, 17.00' LT FL – BT EL = 7320.52
STA: 2+68.769, 17.00' LT FL – ET END C&G EL = 7320.54
STA: 2+19.61, 17.00' LT FL – PT EL = 7320.68
STA: 2+67.83, 22.50' LT FL – PRC EL = 7320.96
STA: 1+79.13, 28.00' LT FL – PC EL = 7321.37
STA: 1+56.00, 28.00' LT FL – CR EL = 7321.82
STA: 11+65.40, 26.00' LT FL – CR EL = 7323.72
STA: 2+67.83, 17.00' RT END C&G – FL EL = 7320.31
STA: 2+41.61, 17.00' RT FL – ET EL = 7320.11
STA: 1+99.37, 22.50' RT FL – PRC EL = 7320.12
STA: 1+79.13, 28.00' RT FL – PC EL = 7320.27
STA: 1+56.00, 28.00' LT FL – CR EL = 7320.31
(E) STM (PUB) [TO REMAIN]
STA: 12+81.40, 26.00' LT FL – CR EL = 7318.80
FL–POC 20.99
FL–CR 20.92
FL–CR 21.13
FL–CR 21.02
FL–CR 21.32
FL–POC 21.18
STA: 12+51.40, 26.00' LT [MAB] = STA: 1+26.00, 28.00' RT [OAW] FL–FL INT EL = 7319.99
STA: 11+95.40, 26.00' LT [MAB] = STA: 1+26.00, 28.00' LT [OAW] FL–FL INT EL = 7322.31
STA: 12+23.40 [MAB] = STA: 1+00.00 [OAW] CL–CL INT
(E) FENCE (TYP)
MATCHLINE - STA: 13+00.00 (SEE SHEET 9)

MISTY ACRES BOULEVARD
(120' ROW)
STA: 1+00 ~ 13+00
NON-RESIDENTIAL COLLECTOR (MODIFIED)
30 MPH

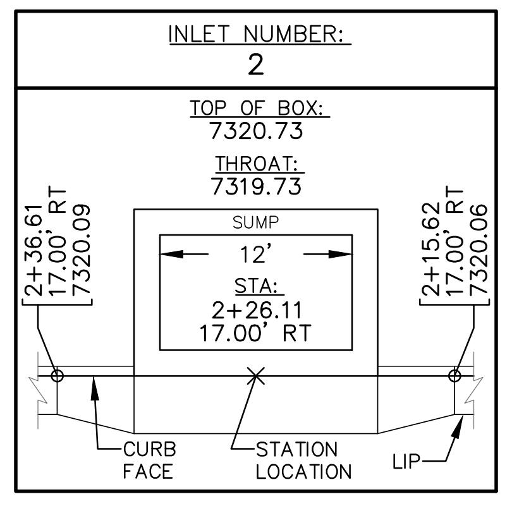
OLD ANTLERS ROAD
(50' ROW)
STA: 1+00 ~ 2+70
URBAN LOCAL
25 MPH

0 50 100
HORIZONTAL SCALE: 1" = 50'
VERTICAL SCALE: 1" = 5'



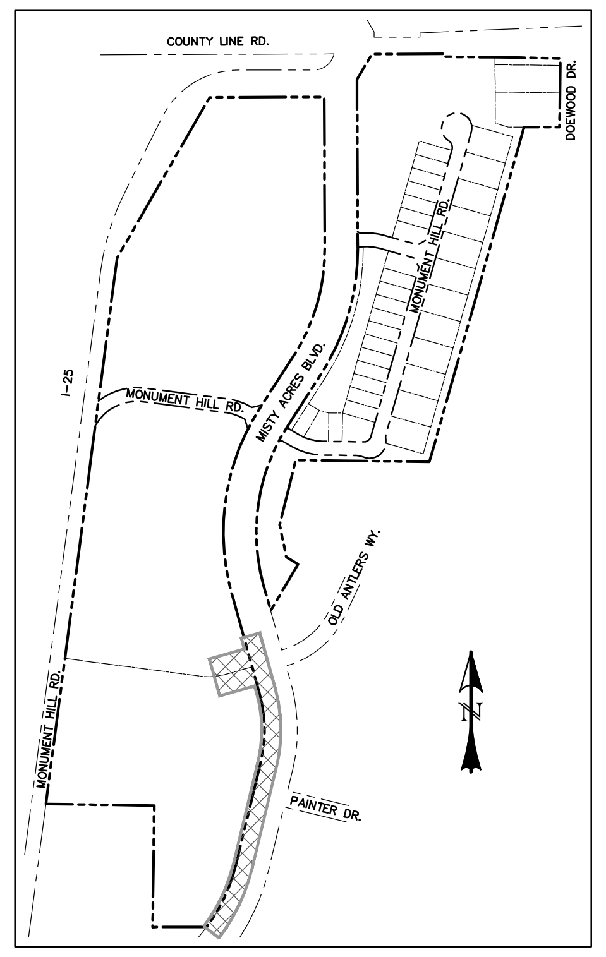
INLET NUMBER:
1
TOP OF BOX:
7321.18
THROAT:
7320.18
SUMP
12'
STA:
2+53.34
17.00' LT
2+42.84
17.00' LT
7320.52
2+63.84
17.00' LT
7320.52
CURB FACE
STATION LOCATION
LIP

INLET DATA
SCALE: N.T.S.



INLET NUMBER:
2
TOP OF BOX:
7320.73
THROAT:
7319.73
SUMP
12'
STA:
2+26.11
17.00' RT
2+36.61
17.00' RT
7320.09
2+15.62
17.00' RT
7320.06
CURB FACE
STATION LOCATION
LIP

INLET DATA
SCALE: N.T.S.



COUNTY LINE RD.
MONUMENT HILL RD.
MISTY ACRES BLVD.
PAINTER DR.
I-25

LOCATION MAP
SCALE: N.T.S.

POINT TABLE - CL		
NUMBER	STATION	TYPE
1	4+57.01	PT
2	8+39.57	PC
3	11+24.39	PT

♦ INTERSECTION PED. RAMP (REF: SD_2–41)
* CROSSPAN (REF: SD_2–26)
A CURB TYPE CALL–OUT
(30) CURB RETURN RADIUS

7380
7370
7360
7350
7340
7330
7320
7310
HIGH PT STA: 1+07.86
HIGH PT EL: 7370.96
PVI STA: 1+70.00
PVI EL: 7372.12
A.D.: –5.27%
K: 45.57
240.00' VC
[LT]
FULL VERTICAL CURVE SHOWN FOR REFERENCE (EXISTING)
BVCS: 0+50.00
BVCE: 7370.60
EVCS: 2+90.00
EVCE: 7367.32
STA: 1+72.74
BEGIN (P) CURBHEAD TAPER
FL [LT]
FL EL = 7370.50 [M]
STA: 1+77.94
END (P) CURB HEAD TAPER
BEGIN TYPE A C&G [LT]
FL EL = 7370.42
(E) GRADE @ CL
(P) GRADE @ FL [LT]
–4.00%
MATCHLINE - STA: 6+50.00 (SEE THIS SHEET)
PVI STA: 8+45.00
PVI EL: 7345.14
A.D.: –3.25%
K: 46.15
150.00' VC
BVCS: 7+70.00
BVCE: 7348.14
EVCS: 9+20.00
EVCE: 7339.71
–7.25%
PVI STA: 11+20.00
PVI EL: 7325.21
A.D.: 3.28%
K: 67.14
220.00' VC
BVCS: 10+10.00
BVCE: 7333.18
EVCS: 12+30.00
EVCE: 7320.84
–3.97%
STA: 12+23.40
CL–CL INT
OLD ANTLERS WAY
MATCHLINE - STA: 13+00.00 (SEE SHEET 9)
PVI STA: 1+57.00
PVI EL: 7321.84
A.D.: –0.66%
K: 75.89
50.00' VC
BVCS: 1+32.00
BVCE: 7322.22
EVCS: 1+82.00
EVCE: 7321.31
FULL VERTICAL CURVE SHOWN FOR REFERENCE
LOW PT STA: 2+53.34
LOW PT EL: 7320.50
PVI STA: 2+35.00
PVI EL: 7320.16
A.D.: 3.16%
K: 31.66
100.00' VC
BVCS: 1+85.00
BVCE: 7321.24
EVCS: 2+85.00
EVCE: 7320.66
STA: 1+26.00
FL–FL INT [LT]
EL = 7322.31
(P) GRADE @ FL [LT]
–1.50%
–2.16%
1.00%
1.50%
STA: 2+68.76
END C&G [LT]
EL = 7320.54
1.50%
–0.86%
(P) GRADE @ FL [RT]
STA: 2+67.83
END C&G [RT]
EL = 7320.31
(E) GRADE @ CL
STA: 1+26.00
FL–FL INT [RT]
EL = 7319.99
BVCS: 1+32.00
BVCE: 7320.08
EVCS: 1+82.00
EVCE: 7320.24
[RT]
50.00' VC
BVCS: 1+85.00
BVCE: 7320.22
EVCS: 2+85.00
EVCE: 7320.54
100.00' VC
HIGH PT STA: 1+63.76
HIGH PT EL: 7320.32
PVI STA: 1+57.00
PVI EL: 7320.46
A.D.: –2.36%
K: 21.17
LOW PT STA: 2+21.48
LOW PT EL: 7320.06
PVI STA: 2+35.00
PVI EL: 7319.79
A.D.: 2.36%
K: 42.34
MISTY ACRES BOULEVARD
MISTY ACRES BOULEVARD
OLD ANTLERS WAY
1+00
2+00
3+00
4+00
5+00
6+00
7+00
8+00
9+00
10+00
11+00
12+00
13+00
1+00
2+00
3+00

REV.	DESCRIPTION	DATE
1	ADDRESS AGENCY COMMENTS	11/04/25
2	ADDRESS AGENCY COMMENTS	12/31/25
3	ADDRESS AGENCY COMMENTS	04/08/26
4	ADDRESS AGENCY COMMENTS	05/11/26

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Know what's below.
Call 72 hours before you dig.
For more details visit:

STREET NAME ABREVIATIONS:
MISTY ACRES BOULEVARD = MAB
MONUMENT HILL ROAD [EAST] = MHE
MONUMENT HILL ROAD [WEST] = MHW
SNOWY TOP DRIVE = STD
COUNTY LINE ROAD (SECTION LINE) = CLR
[CENTER LINE BASED ON THE NORTH LINE OF THE SW 1/4 OF SECTION 2, T11S, R67W]

PREPARED FOR:
MONUMENT RIDGE EAST, LLC
5055 LIST DRIVE
COLORADO SPRINGS, CO 80919

PREPARE
RAYMO

NOT FOR CONSTRUCTION

PRC
ENGINEERING
1685 W. UINTAH STREET, SUITE 114
COLORADO SPRINGS, CO 80904
(719) 291–2744

MONUMENT HILL EAST FILING NO. 1

STREET IMPROVEMENT PLAN & PROFILE

DESIGNED BY:	MGP	DRAWN BY:	MGP
SCALE:	1" = 50'	DATE:	04/08/25
JOB NUMBER		SHEET	
24–001		9 OF 29	

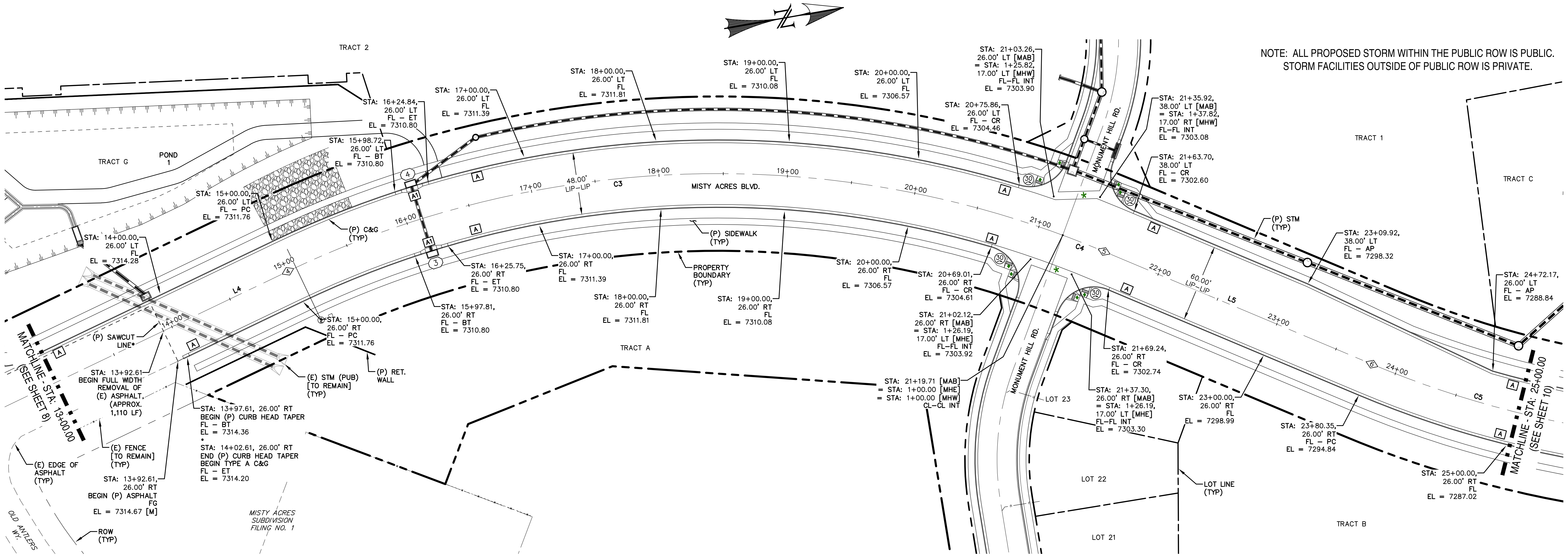
*** SAWCUT & PAVEMENT NOTES:**

1. EXISTING PAVEMENT MAY BE ROUGH CUT INITIALLY.
2. A SQUARE VERTICAL CUT SHALL BE MADE IN THE EXISTING A.C. PAVEMENT AFTER PLACEMENT OF BACKFILL PRIOR TO PAVEMENT REPLACEMENT.
3. THICKNESS OF NEW A.C. PAVEMENT AND BASE COURSE REPLACEMENT SHALL BE:

    4" A.C. WITH 12" BASE,
OR
    8" A.C. FULL DEPTH,
OR
    MATCH EXISTING,
OR
    PER GEOTECHNICAL ENGINEERS RECOMMENDATION, WHICHEVER IS GREATER.

LINE TABLE – CL		
LINE	BEARING	DISTANCE
L4	N15° 34' 31"W	276.60
L5	N32° 47' 55"E	226.03

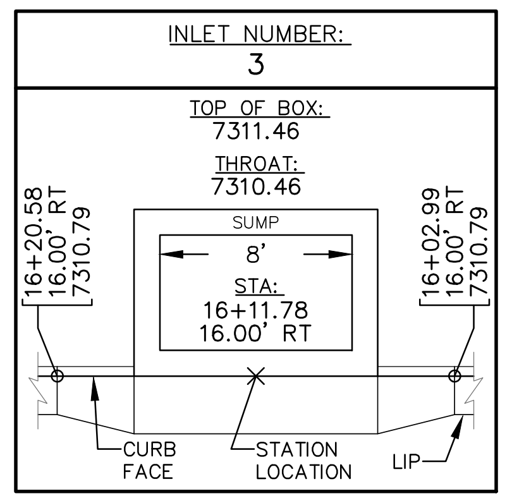
CURVE TABLE – CL			
CURVE	DELTA	RADIUS	LENGTH
C3	45°48'55"	775.00	619.71
C4	2°33'30"	775.00	34.60
C5	33°01'33"	775.00	446.72


TRACT 2
TRACT G
POND 1
STA: 14+00.00, 26.00' LT FL EL = 7314.28
STA: 15+00.00, 26.00' LT FL – PC EL = 7311.76
STA: 15+98.72, 26.00' LT FL – BT EL = 7310.80
STA: 16+24.84, 26.00' LT FL – ET EL = 7310.80
STA: 17+00.00, 26.00' LT FL EL = 7311.39
STA: 18+00.00, 26.00' LT FL EL = 7311.81
STA: 19+00.00, 26.00' LT FL EL = 7310.08
STA: 20+00.00, 26.00' LT FL EL = 7306.57
STA: 20+75.86, 26.00' LT FL – CR EL = 7304.46
STA: 21+03.26, 26.00' LT [MAB] = STA: 1+25.82, 17.00' LT [MHW] FL–FL INT EL = 7303.90
STA: 21+35.92, 38.00' LT [MAB] = STA: 1+37.82, 17.00' RT [MHW] FL–FL INT EL = 7303.08
STA: 21+63.70, 38.00' LT FL – CR EL = 7302.60
(P) STM (TYP)
STA: 23+09.92, 38.00' LT FL – AP EL = 7298.32
STA: 24+72.17, 26.00' LT FL – AP EL = 7288.84
TRACT 1
TRACT C
(P) C&G (TYP)
48.00' LIP–LIP
60.00' LIP–LIP
MISTY ACRES BLVD.
MONUMENT HILL RD.
C3
C4
C5
L4
L5
14+00
15+00
16+00
17+00
18+00
19+00
20+00
21+00
22+00
23+00
24+00
A
A1
3
4
5
6
30
(P) SIDEWALK (TYP)
PROPERTY BOUNDARY (TYP)
MATCHLINE - STA: 13+00.00 (SEE SHEET 8)
MATCHLINE - STA: 25+00.00 (SEE SHEET 10)
(P) SAWCUT LINE*
STA: 13+92.61 BEGIN FULL WIDTH REMOVAL OF (E) ASPHALT (APPROX. 1,110 LF)
(E) FENCE [TO REMAIN] (TYP)
(E) EDGE OF ASPHALT (TYP)
STA: 13+92.61, 26.00' RT BEGIN (P) ASPHALT FG EL = 7314.67 [M]
ROW (TYP)
OLD ANTLERS WY.
STA: 13+97.61, 26.00' RT BEGIN (P) CURB HEAD TAPER FL – BT EL = 7314.36
STA: 14+02.61, 26.00' RT END (P) CURB HEAD TAPER BEGIN TYPE A C&G FL – ET EL = 7314.20
(E) STM (PUB) [TO REMAIN] (TYP)
(P) RET. WALL
STA: 15+00.00, 26.00' RT FL – PC EL = 7311.76
STA: 15+97.81, 26.00' RT FL – BT EL = 7310.80
STA: 16+25.75, 26.00' RT FL – ET EL = 7310.80
STA: 17+00.00, 26.00' RT FL EL = 7311.39
STA: 18+00.00, 26.00' RT FL EL = 7311.81
STA: 19+00.00, 26.00' RT FL EL = 7310.08
STA: 20+00.00, 26.00' RT FL EL = 7306.57
STA: 20+69.01, 26.00' RT FL – CR EL = 7304.61
STA: 21+02.12, 26.00' RT [MAB] = STA: 1+26.19, 17.00' LT [MHE] FL–FL INT EL = 7303.92
STA: 21+19.71 [MAB] = STA: 1+00.00 [MHE] = STA: 1+00.00 [MHW] CL–CL INT
STA: 21+37.30, 26.00' RT [MAB] = STA: 1+26.19, 17.00' LT [MHE] FL–FL INT EL = 7303.30
STA: 21+69.24, 26.00' RT FL – CR EL = 7302.74
STA: 23+00.00, 26.00' RT FL EL = 7298.99
STA: 23+80.35, 26.00' RT FL – PC EL = 7294.84
STA: 25+00.00, 26.00' RT FL EL = 7287.02
TRACT A
TRACT B
MISTY ACRES SUBDIVISION FILING NO. 1
LOT 21
LOT 22
LOT 23
LOT LINE (TYP)

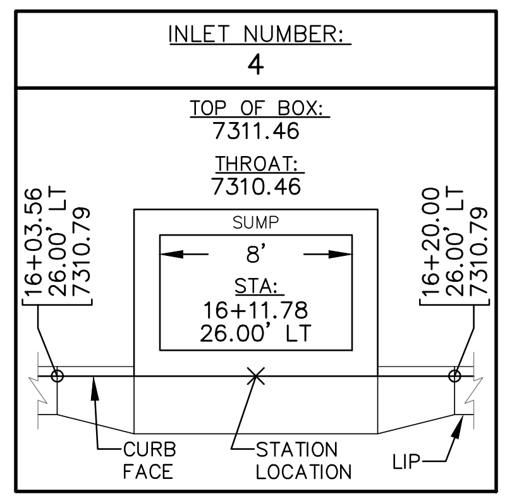
NOTE: ALL PROPOSED STORM WITHIN THE PUBLIC ROW IS PUBLIC.
STORM FACILITIES OUTSIDE OF PUBLIC ROW IS PRIVATE.

MISTY ACRES BOULEVARD
(120' ROW)
STA: 13+00 ~ 25+00
NON-RESIDENTIAL COLLECTOR (MODIFIED)
30 MPH

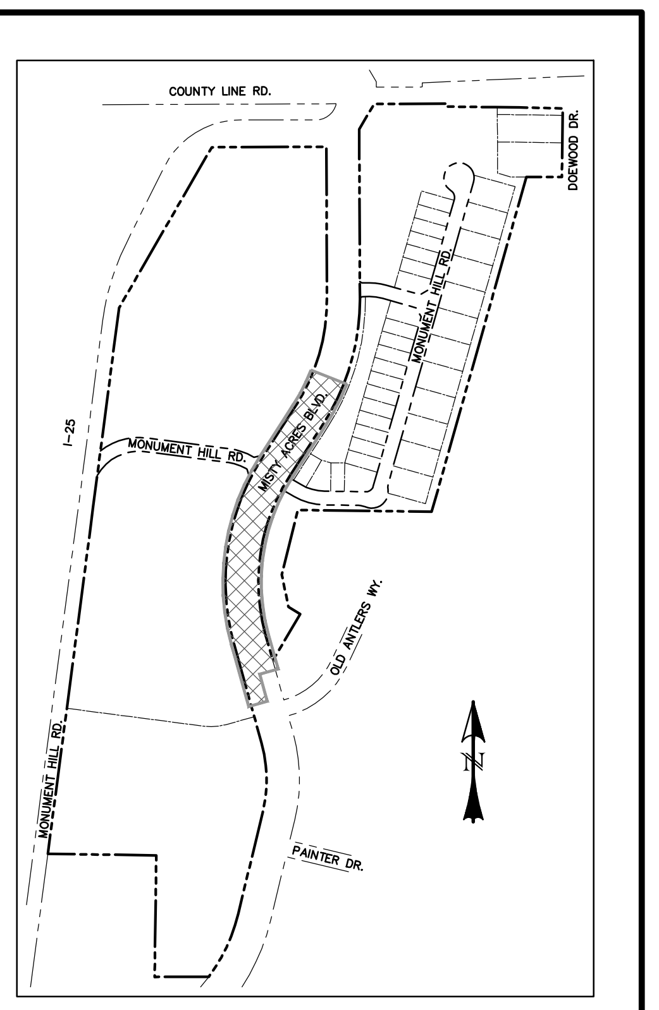
0 50 100
HORIZONTAL SCALE: 1" = 50'
VERTICAL SCALE: 1" = 5'


INLET NUMBER:
3
TOP OF BOX:
7311.46
THROAT:
7310.46
SUMP
8'
STA:
16+11.78
16.00' RT
16+20.58 16.00' RT 7310.79
16+02.99 16.00' RT 7310.79
CURB FACE
STATION LOCATION
LIP

INLET DATA
SCALE: N.T.S.


INLET NUMBER:
4
TOP OF BOX:
7311.46
THROAT:
7310.46
SUMP
8'
STA:
16+11.78
26.00' LT
16+03.56 26.00' LT 7310.79
16+20.00 26.00' LT 7310.79
CURB FACE
STATION LOCATION
LIP

INLET DATA
SCALE: N.T.S.


COUNTY LINE RD.
DOEWOOD DR.
MONUMENT HILL RD.
I-25
MONUMENT HILL RD.
MISTY ACRES BLVD.
OLD ANTLERS WY.
MONUMENT HILL RD.
PAINTER DR.
N

LOCATION MAP
SCALE: N.T.S.

POINT TABLE - CL		
NUMBER	STATION	TYPE
4	15+00.00	PC
5	21+54.32	PT
6	23+80.35	PC

♦	INTERSECTION PED. RAMP (REF: SD_2–41)
*	CROSSPAN (REF: SD_2–26)
A	CURB TYPE CALL–OUT
㉚	CURB RETURN RADIUS

REV.	DESCRIPTION	DATE
1	ADDRESS AGENCY COMMENTS	11/04/25
2	ADDRESS AGENCY COMMENTS	12/31/25
3	ADDRESS AGENCY COMMENTS	04/08/26
4	ADDRESS AGENCY COMMENTS	05/11/26

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STREET NAME ABREVIATIONS:

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MONUMENT HILL ROAD [WEST]	= MHW
SNOWY TOP DRIVE	= STD
COUNTY LINE ROAD (SECTION LINE) [CENTER LINE BASED ON THE NORTH LINE OF THE SW 1/4 OF SECTION 2, T11S, R67W]	= CLR

PREPARED FOR:
MONUMENT RIDGE EAST, LLC
5055 LIST DRIVE
COLORADO SPRINGS, CO 80919

PREPARE
RAYMO
NOT FOR CONSTRUCTION

PRC
ENGINEERING
1685 W. UINTAH STREET, SUITE 114
COLORADO SPRINGS, CO 80904
(719) 291–2744

MONUMENT HILL EAST
FILING NO. 1
STREET IMPROVEMENT
PLAN & PROFILE

DESIGNED BY: MGP	DRAWN BY: MGP
SCALE: 1" = 50'	DATE: 04/08/25
JOB NUMBER	SHEET
24–001	10 OF 29

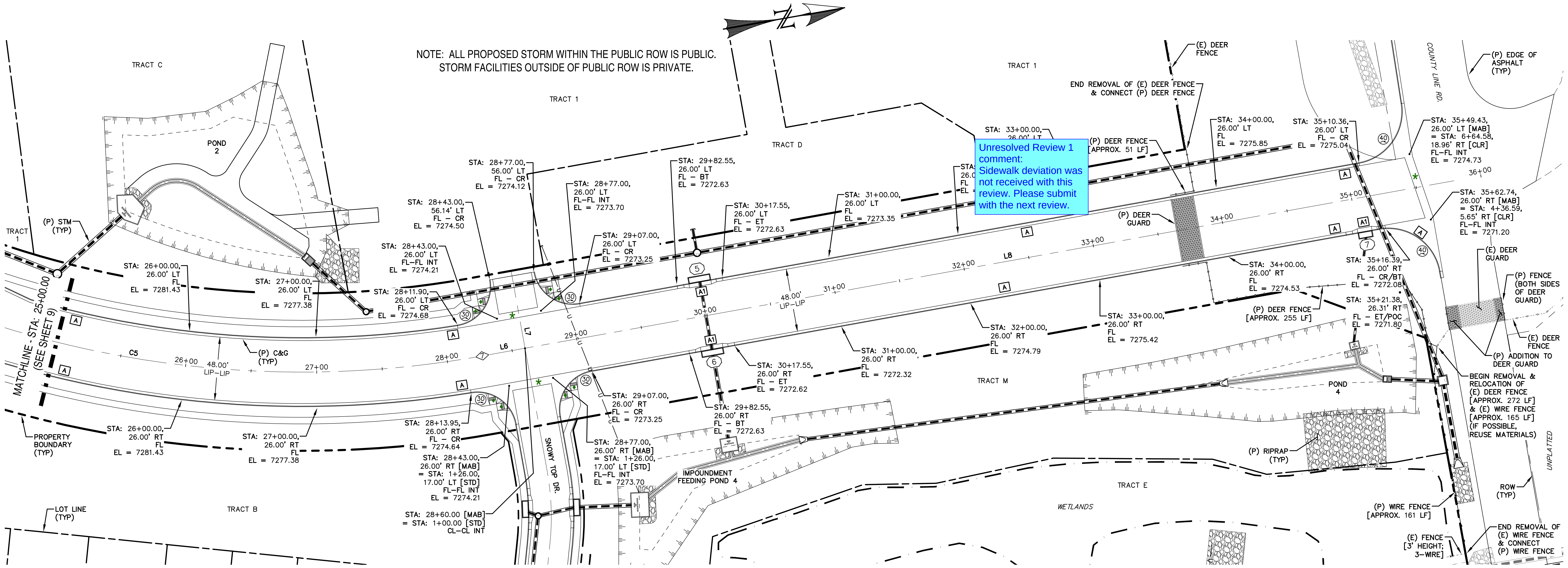
P:_Projects\24-001 MRE\Dwg_CDs\Ph1\24-001-CDs-10-SI – Misty Acres – MAB – Monday, May 11, 2026 4:57:43 PM – Michael Pitts

NOTE: ALL PROPOSED STORM WITHIN THE PUBLIC ROW IS PUBLIC.
STORM FACILITIES OUTSIDE OF PUBLIC ROW IS PRIVATE.

Unresolved Review 1 comment:
Sidewalk deviation was not received with this review. Please submit with the next review.

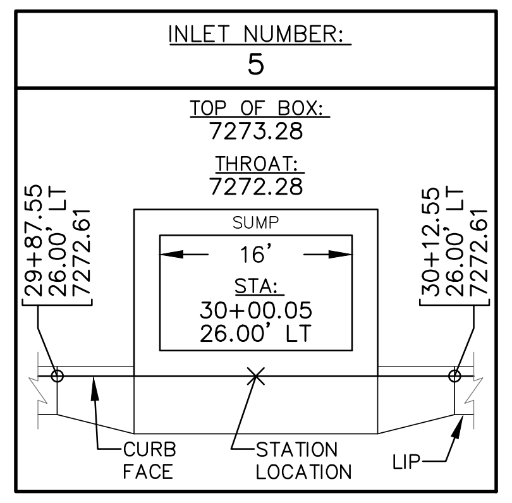
LINE TABLE – CL		
LINE	BEARING	DISTANCE
L6	N0° 13' 38"W	32.94
L7	S89° 46' 22"W	56.07
L8	N0° 13' 38"W	719.19

CURVE TABLE – CL			
CURVE	DELTA	RADIUS	LENGTH
C5	33°01'33"	775.00	446.72

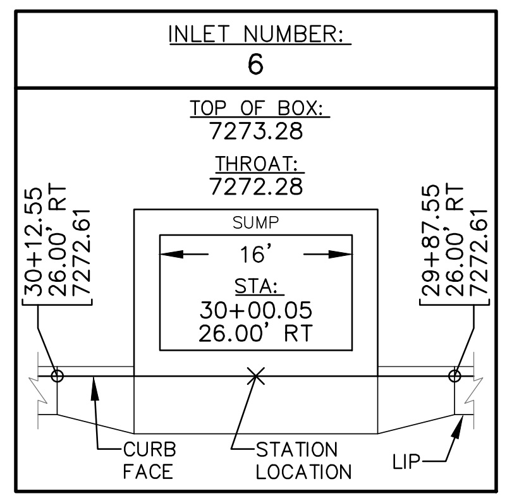

TRACT C
POND 2
TRACT 1
TRACT D
TRACT B
TRACT M
TRACT E
WETLANDS
UNPLATTED
POND 4
(P) STM (TYP)
MATCHLINE - STA: 25+00.00 (SEE SHEET 9)
PROPERTY BOUNDARY (TYP)
LOT LINE (TYP)
(P) C&G (TYP)
48.00' LIP–LIP
C5
L6
L7
L8
26+00
27+00
28+00
29+00
30+00
31+00
32+00
33+00
34+00
35+00
36+00
STA: 26+00.00, 26.00' LT FL EL = 7281.43
STA: 27+00.00, 26.00' LT FL EL = 7277.38
STA: 26+00.00, 26.00' RT FL EL = 7281.43
STA: 27+00.00, 26.00' RT FL EL = 7277.38
STA: 28+11.90, 26.00' LT FL – CR EL = 7274.68
STA: 28+43.00, 26.00' LT FL–FL INT EL = 7274.21
STA: 28+43.00, 56.14' LT FL – CR EL = 7274.50
STA: 28+77.00, 56.00' LT FL – CR EL = 7274.12
STA: 28+77.00, 26.00' LT FL–FL INT EL = 7273.70
STA: 29+07.00, 26.00' LT FL – CR EL = 7273.25
STA: 29+82.55, 26.00' LT FL – BT EL = 7272.63
STA: 30+17.55, 26.00' LT FL – ET EL = 7272.63
STA: 28+13.95, 26.00' RT FL – CR EL = 7274.64
STA: 28+43.00, 26.00' RT [MAB] = STA: 1+26.00, 17.00' LT [STD] FL–FL INT EL = 7274.21
STA: 28+60.00 [MAB] = STA: 1+00.00 [STD] CL–CL INT
STA: 28+77.00, 26.00' RT [MAB] = STA: 1+26.00, 17.00' LT [STD] FL–FL INT EL = 7273.70
STA: 29+07.00, 26.00' RT FL – CR EL = 7273.25
STA: 29+82.55, 26.00' RT FL – BT EL = 7272.63
STA: 30+17.55, 26.00' RT FL – ET EL = 7272.62
SNOWY TOP DR.
IMPOUNDMENT FEEDING POND 4
STA: 31+00.00, 26.00' LT FL EL = 7273.35
STA: 33+00.00, 26.00' LT
STA: 31+00.00, 26.00' RT FL EL = 7272.32
STA: 32+00.00, 26.00' RT FL EL = 7274.79
STA: 33+00.00, 26.00' RT FL EL = 7275.42
STA: 34+00.00, 26.00' LT FL EL = 7275.85
STA: 34+00.00, 26.00' RT FL EL = 7274.53
STA: 35+10.36, 26.00' LT FL – CR EL = 7275.04
STA: 35+16.39, 26.00' RT FL – CR/BT EL = 7272.08
STA: 35+21.38, 26.31' RT FL – ET/POC EL = 7271.80
STA: 35+49.43, 26.00' LT [MAB] = STA: 6+64.58, 18.96' RT [CLR] FL–FL INT EL = 7274.73
STA: 35+62.74, 26.00' RT [MAB] = STA: 4+36.59, 5.65' RT [CLR] FL–FL INT EL = 7271.20
(E) DEER FENCE
END REMOVAL OF (E) DEER FENCE & CONNECT (P) DEER FENCE
(P) DEER FENCE [APPROX. 51 LF]
(P) DEER GUARD
(P) DEER FENCE [APPROX. 255 LF]
COUNTY LINE RD.
(P) EDGE OF ASPHALT (TYP)
(E) DEER GUARD
(P) FENCE (BOTH SIDES OF DEER GUARD)
(E) DEER FENCE
(P) ADDITION TO DEER GUARD
BEGIN REMOVAL & RELOCATION OF (E) DEER FENCE [APPROX. 272 LF] & (E) WIRE FENCE [APPROX. 165 LF] (IF POSSIBLE, REUSE MATERIALS)
(P) RIPRAP (TYP)
(P) WIRE FENCE [APPROX. 161 LF]
(E) FENCE [3' HEIGHT; 3–WIRE]
END REMOVAL OF (E) WIRE FENCE & CONNECT (P) WIRE FENCE
ROW (TYP)
A
A1
5
6
7
30
40
N

MISTY ACRES BOULEVARD
(120' ROW)
STA: 25+00 ~ 35+80
NON–RESIDENTIAL COLLECTOR (MODIFIED)
30 MPH

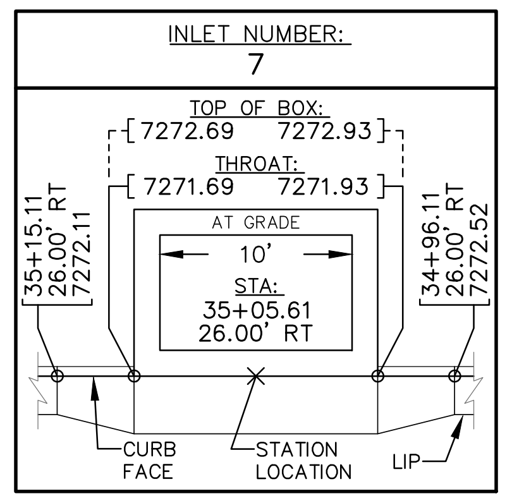
0 50 100
HORIZONTAL SCALE: 1" = 50'
VERTICAL SCALE: 1" = 5'


INLET NUMBER:
5
TOP OF BOX:
7273.28
THROAT:
7272.28
SUMP
16'
STA:
30+00.05
26.00' LT
29+87.55
26.00' LT
7272.61
30+12.55
26.00' LT
7272.61
CURB FACE
STATION LOCATION
LIP

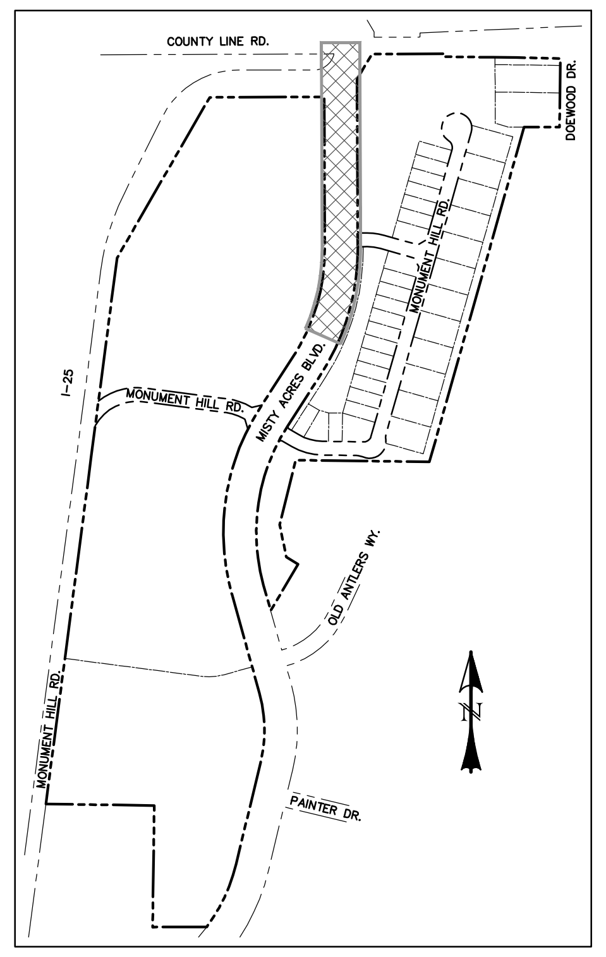
INLET DATA
SCALE: N.T.S.


INLET NUMBER:
6
TOP OF BOX:
7273.28
THROAT:
7272.28
SUMP
16'
STA:
30+00.05
26.00' RT
30+12.55
26.00' RT
7272.61
29+87.55
26.00' RT
7272.61
CURB FACE
STATION LOCATION
LIP

INLET DATA
SCALE: N.T.S.


INLET NUMBER:
7
TOP OF BOX:
7272.69
7272.93
THROAT:
7271.69
7271.93
AT GRADE
10'
STA:
35+05.61
26.00' RT
35+15.11
26.00' RT
7272.11
34+96.11
26.00' RT
7272.52
CURB FACE
STATION LOCATION
LIP

INLET DATA
SCALE: N.T.S.


COUNTY LINE RD.
DOEWOOD DR.
I–25
MONUMENT HILL RD.
MISTY ACRES BLVD.
MONUMENT HILL RD.
OLD ANTLERS WY.
MONUMENT HILL RD.
PAINTER DR.
N

LOCATION MAP
SCALE: N.T.S.

POINT TABLE - CL		
NUMBER	STATION	TYPE
7	28+27.06	PT

♦	INTERSECTION PED. RAMP (REF: SD_2–41)
*	CROSSPAN (REF: SD_2–26)
A	CURB TYPE CALL–OUT
(30)	CURB RETURN RADIUS

7300
7290
7280
7270
7260
PVI STA: 26+50.00
PVI EL: 7277.10
A.D.: 5.10%
K: 64.68
330.00' VC
[LT & RT]
BVCS: 24+85.00
BVCE: 7288.00
EVCS: 28+15.00
EVCE: 7274.63
MATCHLINE - STA: 25+00.00 (SEE SHEET 9)
LOW PT STA: 30+00.00
LOW PT EL: 7272.60
PVI STA: 30+00.00
PVI EL: 7271.85
A.D.: 3.00%
K: 66.67
200.00' VC
[LT & RT]
BVCS: 29+00.00
BVCE: 7273.35
EVCS: 31+00.00
EVCE: 7273.35
HIGH PT STA: 33+52.32
HIGH PT EL: 7275.96
PVI STA: 33+15.00
PVI EL: 7276.58
A.D.: –2.29%
K: 104.88
240.00' VC
[LT]
BVCS: 31+95.00
BVCE: 7274.78
EVCS: 34+35.00
EVCE: 7275.63
BVCS: 31+95.00
BVCE: 7274.72
EVCS: 34+35.00
EVCE: 7273.86
[RT]
240.00' VC
HIGH PT STA: 32+91.46
HIGH PT EL: 7275.42
PVI STA: 33+15.00
PVI EL: 7276.48
A.D.: –3.65%
K: 65.70
(E) GRADE @ CL
(P) GRADE @ FL [LT & RT]
(P) GRADE @ FL [LT]
(P) GRADE @ FL [RT]
–1.50%
1.50%
–0.79%
–2.18%
STA: 28+60.00 CL–CL INT SNOWY TOP DRIVE
STA: 35+52.32 FL–FL INT [LT] EL = 7274.73
STA: 35+56.58 FL–FL INT [RT] EL = 7271.20
25+00
26+00
27+00
28+00
29+00
30+00
31+00
32+00
33+00
34+00
35+00
36+00

REV.	DESCRIPTION	DATE
1	ADDRESS AGENCY COMMENTS	11/04/25
2	ADDRESS AGENCY COMMENTS	12/31/25
3	ADDRESS AGENCY COMMENTS	04/08/26
4	ADDRESS AGENCY COMMENTS	05/11/26

811
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STREET NAME ABREVIATIONS:
MISTY ACRES BOULEVARD = MAB
MONUMENT HILL ROAD [EAST] = MHE
MONUMENT HILL ROAD [WEST] = MHW
SNOWY TOP DRIVE = STD
COUNTY LINE ROAD (SECTION LINE) = CLR
[CENTER LINE BASED ON THE NORTH LINE OF THE SW 1/4 OF SECTION 2, T11S, R67W]

PREPARED FOR:
MONUMENT RIDGE EAST, LLC
5055 LIST DRIVE
COLORADO SPRINGS, CO 80919

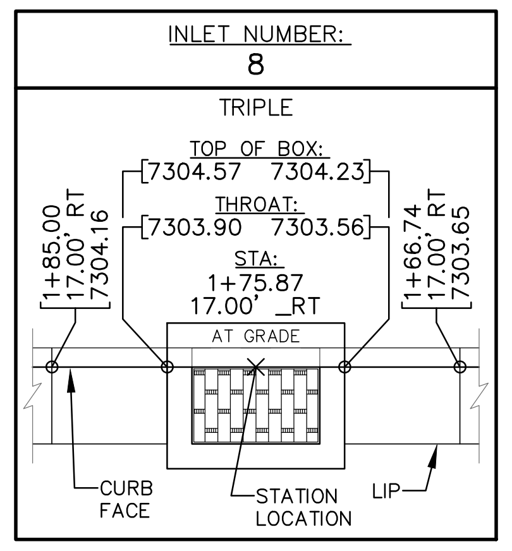
PREPARE
RAYMO

NOT FOR CONSTRUCTION

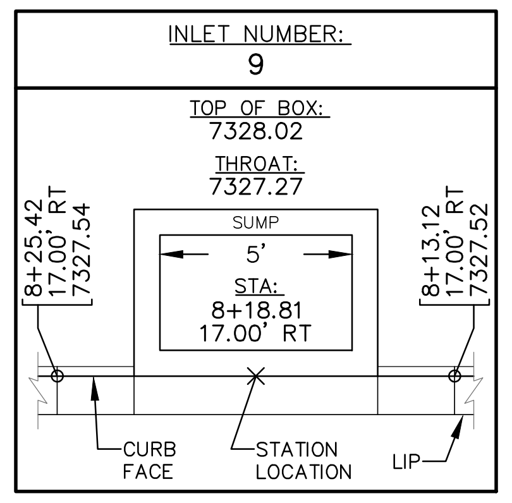
PRC
ENGINEERING
1685 W. UINTAH STREET, SUITE 114
COLORADO SPRINGS, CO 80904
(719) 291–2744

MONUMENT HILL EAST
FILING NO. 1
STREET IMPROVEMENT
PLAN & PROFILE

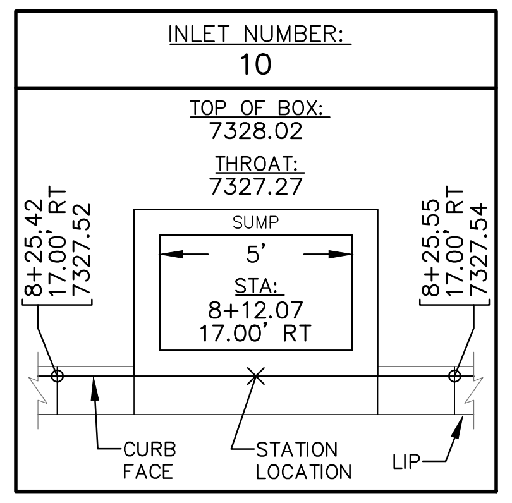
DESIGNED BY: MGP	DRAWN BY: MGP
SCALE: 1" = 50'	DATE: 04/08/25
JOB NUMBER	SHEET
24–001	11 OF 29


INLET NUMBER:
8
TRIPLE
TOP OF BOX:
[7304.57 7304.23]
THROAT:
[7303.90 7303.56]
STA:
1+75.87
17.00' _RT
AT GRADE
1+85.00
17.00' RT
7304.16
1+66.74
17.00' RT
7303.65
CURB FACE
STATION LOCATION
LIP

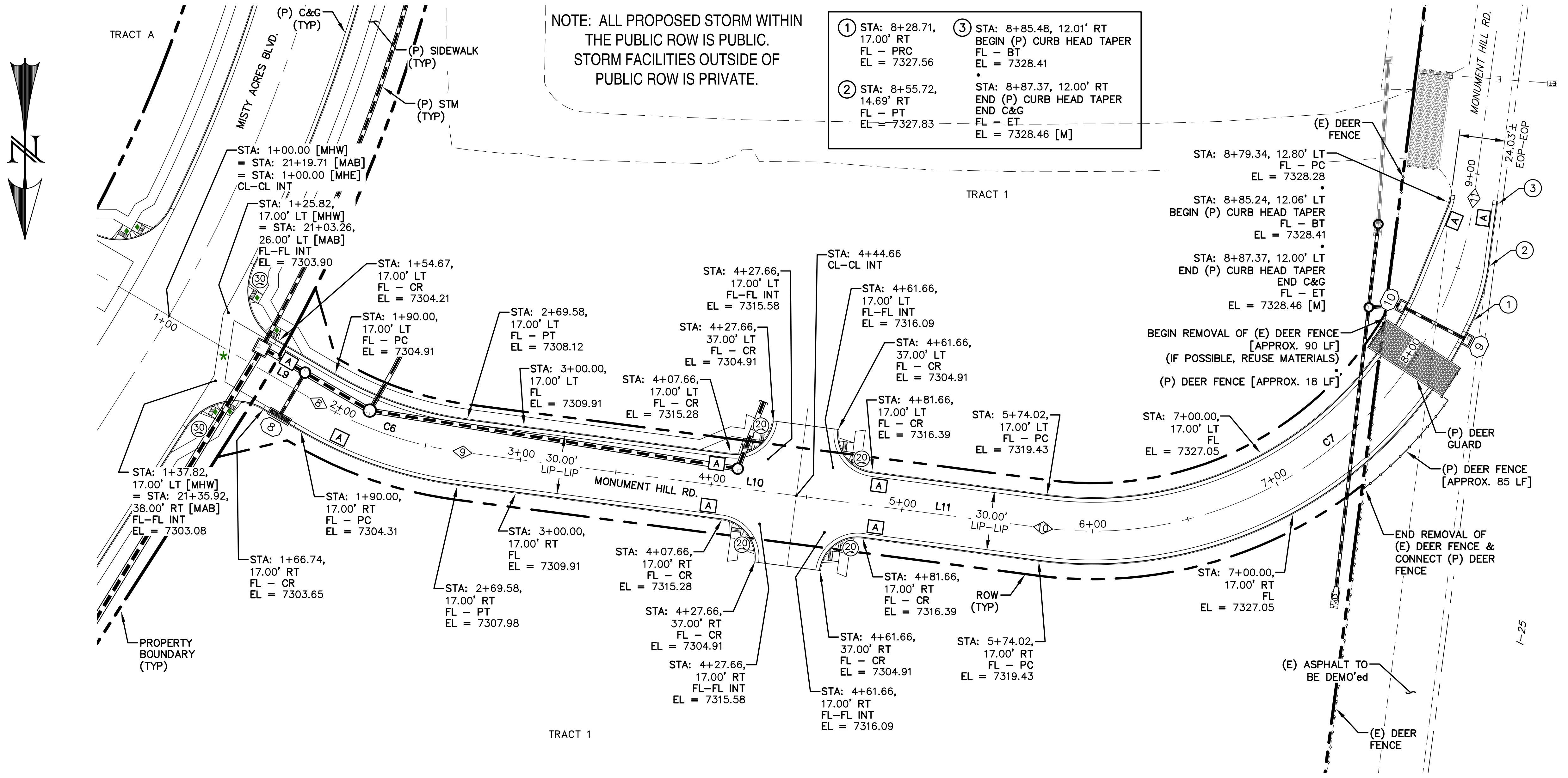
INLET DATA
SCALE: N.T.S.

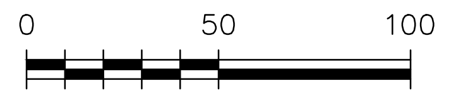

INLET NUMBER:
9
TOP OF BOX:
7328.02
THROAT:
7327.27
SUMP
5'
STA:
8+18.81
17.00' RT
8+25.42
17.00' RT
7327.54
8+13.12
17.00' RT
7327.52
CURB FACE
STATION LOCATION
LIP

INLET DATA
SCALE: N.T.S.


INLET NUMBER:
10
TOP OF BOX:
7328.02
THROAT:
7327.27
SUMP
5'
STA:
8+12.07
17.00' RT
8+25.42
17.00' RT
7327.52
8+25.55
17.00' RT
7327.54
CURB FACE
STATION LOCATION
LIP

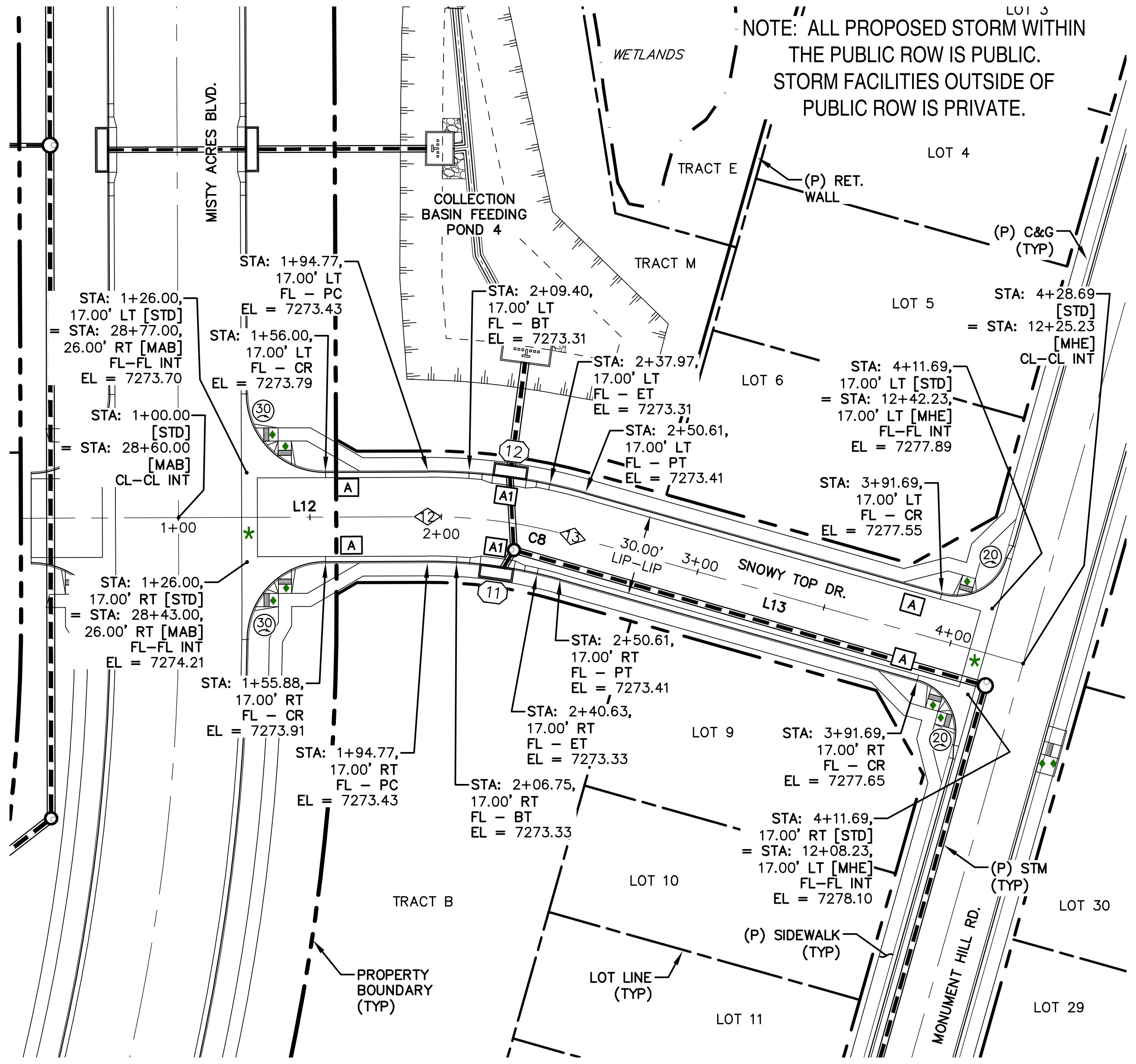
INLET DATA
SCALE: N.T.S.


TRACT A
MISTY ACRES BLVD.
(P) C&G (TYP)
(P) SIDEWALK (TYP)
(P) STM (TYP)
NOTE: ALL PROPOSED STORM WITHIN THE PUBLIC ROW IS PUBLIC. STORM FACILITIES OUTSIDE OF PUBLIC ROW IS PRIVATE.
① STA: 8+28.71, 17.00' RT FL – PRC EL = 7327.56
② STA: 8+55.72, 14.69' RT FL – PT EL = 7327.83
③ STA: 8+85.48, 12.01' RT BEGIN (P) CURB HEAD TAPER FL – BT EL = 7328.41
STA: 8+87.37, 12.00' RT END (P) CURB HEAD TAPER END C&G FL – ET EL = 7328.46 [M]
TRACT 1
STA: 1+00.00 [MHW] = STA: 21+19.71 [MAB] = STA: 1+00.00 [MHE] CL–CL INT
STA: 1+25.82, 17.00' LT [MHW] = STA: 21+03.26, 26.00' LT [MAB] FL–FL INT EL = 7303.90
STA: 1+54.67, 17.00' LT FL – CR EL = 7304.21
STA: 1+90.00, 17.00' LT FL – PC EL = 7304.91
STA: 2+69.58, 17.00' LT FL – PT EL = 7308.12
STA: 3+00.00, 17.00' LT FL EL = 7309.91
STA: 4+27.66, 17.00' LT FL–FL INT EL = 7315.58
STA: 4+27.66, 37.00' LT FL – CR EL = 7304.91
STA: 4+07.66, 17.00' LT FL – CR EL = 7315.28
STA: 4+44.66 CL–CL INT
STA: 4+61.66, 17.00' LT FL–FL INT EL = 7316.09
STA: 4+61.66, 37.00' LT FL – CR EL = 7304.91
STA: 4+81.66, 17.00' LT FL – CR EL = 7316.39
STA: 5+74.02, 17.00' LT FL – PC EL = 7319.43
STA: 7+00.00, 17.00' LT FL EL = 7327.05
STA: 8+79.34, 12.80' LT FL – PC EL = 7328.28
STA: 8+85.24, 12.06' LT BEGIN (P) CURB HEAD TAPER FL – BT EL = 7328.41
STA: 8+87.37, 12.00' LT END (P) CURB HEAD TAPER END C&G FL – ET EL = 7328.46 [M]
BEGIN REMOVAL OF (E) DEER FENCE [APPROX. 90 LF] (IF POSSIBLE, REUSE MATERIALS)
(P) DEER FENCE [APPROX. 18 LF]
(E) DEER FENCE
MONUMENT HILL RD.
24.03'± EOP–EOP
(P) DEER GUARD
(P) DEER FENCE [APPROX. 85 LF]
END REMOVAL OF (E) DEER FENCE & CONNECT (P) DEER FENCE
(E) ASPHALT TO BE DEMO'ed
(E) DEER FENCE
I–25
STA: 1+37.82, 17.00' LT [MHW] = STA: 21+35.92, 38.00' RT [MAB] FL–FL INT EL = 7303.08
STA: 1+66.74, 17.00' RT FL – CR EL = 7303.65
STA: 1+90.00, 17.00' RT FL – PC EL = 7304.31
STA: 2+69.58, 17.00' RT FL – PT EL = 7307.98
STA: 3+00.00, 17.00' RT FL EL = 7309.91
STA: 4+07.66, 17.00' RT FL – CR EL = 7315.28
STA: 4+27.66, 37.00' RT FL – CR EL = 7304.91
STA: 4+27.66, 17.00' RT FL–FL INT EL = 7315.58
STA: 4+61.66, 37.00' RT FL – CR EL = 7304.91
STA: 4+61.66, 17.00' RT FL–FL INT EL = 7316.09
STA: 4+81.66, 17.00' RT FL – CR EL = 7316.39
ROW (TYP)
STA: 5+74.02, 17.00' RT FL – PC EL = 7319.43
STA: 7+00.00, 17.00' RT FL EL = 7327.05
PROPERTY BOUNDARY (TYP)
30.00' LIP–LIP
L9 C6 L10 L11 C7
1+00 2+00 3+00 4+00 5+00 6+00 7+00 8+00 9+00
TRACT 1

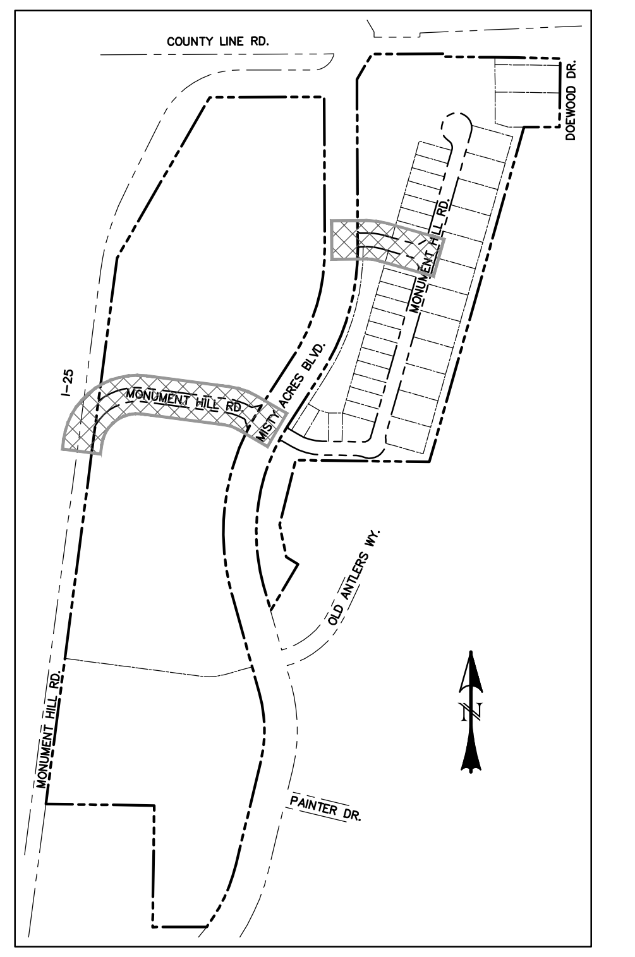


HORIZONTAL SCALE: 1" = 50'
VERTICAL SCALE: 1" = 5'

MONUMENT HILL ROAD [WEST]
(50' ROW)
STA: 1+00 ~ 9+00
URBAN LOCAL
25 MPH


NOTE: ALL PROPOSED STORM WITHIN THE PUBLIC ROW IS PUBLIC. STORM FACILITIES OUTSIDE OF PUBLIC ROW IS PRIVATE.
WETLANDS
LOT 3
LOT 4
LOT 5
LOT 6
TRACT E
TRACT M
(P) RET. WALL
(P) C&G (TYP)
MISTY ACRES BLVD.
COLLECTION BASIN FEEDING POND 4
STA: 1+26.00, 17.00' LT [STD] = STA: 28+77.00, 26.00' RT [MAB] FL–FL INT EL = 7273.70
STA: 1+56.00, 17.00' LT FL – CR EL = 7273.79
STA: 1+94.77, 17.00' LT FL – PC EL = 7273.43
STA: 2+09.40, 17.00' LT FL – BT EL = 7273.31
STA: 2+37.97, 17.00' LT FL – ET EL = 7273.31
STA: 2+50.61, 17.00' LT FL – PT EL = 7273.41
STA: 1+00.00 [STD] = STA: 28+60.00 [MAB] CL–CL INT
STA: 4+28.69 [STD] = STA: 12+25.23 [MHE] CL–CL INT
STA: 4+11.69, 17.00' LT [STD] = STA: 12+42.23, 17.00' LT [MHE] FL–FL INT EL = 7277.89
STA: 3+91.69, 17.00' LT FL – CR EL = 7277.55
STA: 1+26.00, 17.00' RT [STD] = STA: 28+43.00, 26.00' RT [MAB] FL–FL INT EL = 7274.21
STA: 1+55.88, 17.00' RT FL – CR EL = 7273.91
STA: 1+94.77, 17.00' RT FL – PC EL = 7273.43
STA: 2+06.75, 17.00' RT FL – BT EL = 7273.33
STA: 2+40.63, 17.00' RT FL – ET EL = 7273.33
STA: 2+50.61, 17.00' RT FL – PT EL = 7273.41
STA: 3+91.69, 17.00' RT FL – CR EL = 7277.65
STA: 4+11.69, 17.00' RT [STD] = STA: 12+08.23, 17.00' LT [MHE] FL–FL INT EL = 7278.10
(P) STM (TYP)
(P) SIDEWALK (TYP)
LOT LINE (TYP)
PROPERTY BOUNDARY (TYP)
TRACT B
LOT 9
LOT 10
LOT 11
LOT 29
LOT 30
MONUMENT HILL RD.
SNOWY TOP DR.
30.00' LIP–LIP
L12 C8 L13
1+00 2+00 3+00 4+00

SNOWY TOP DRIVE
(50' ROW)
STA: 1+00 ~ 4+30
URBAN LOCAL
25 MPH


COUNTY LINE RD.
I–25
N

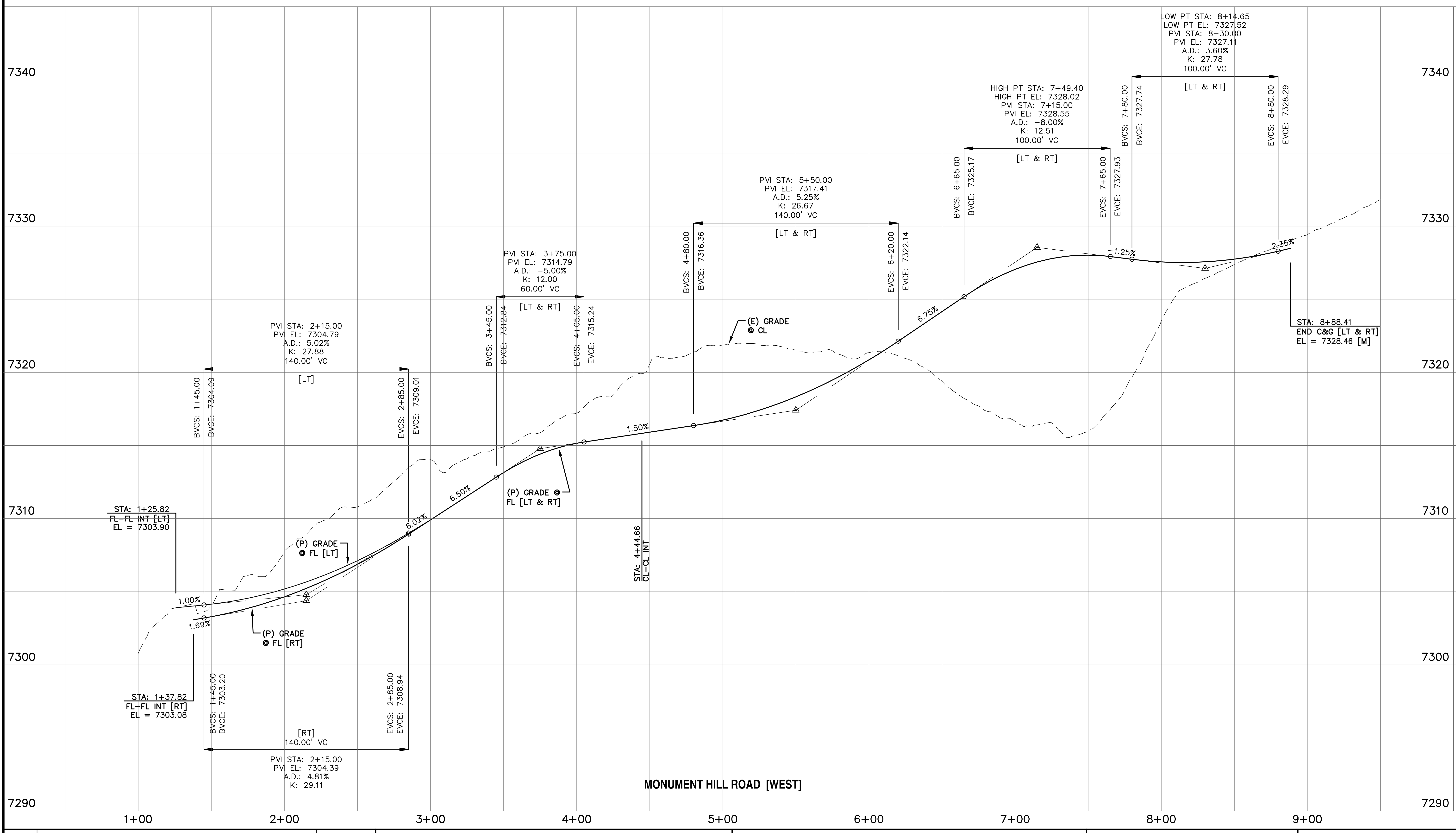
LOCATION MAP
SCALE: N.T.S.

POINT TABLE - CL		
NUMBER	STATION	TYPE
8	1+90.00	PC
9	2+69.58	PT
10	5+74.02	PC
11	8+87.37	PC
12	1+94.77	PC
13	2+50.61	PT

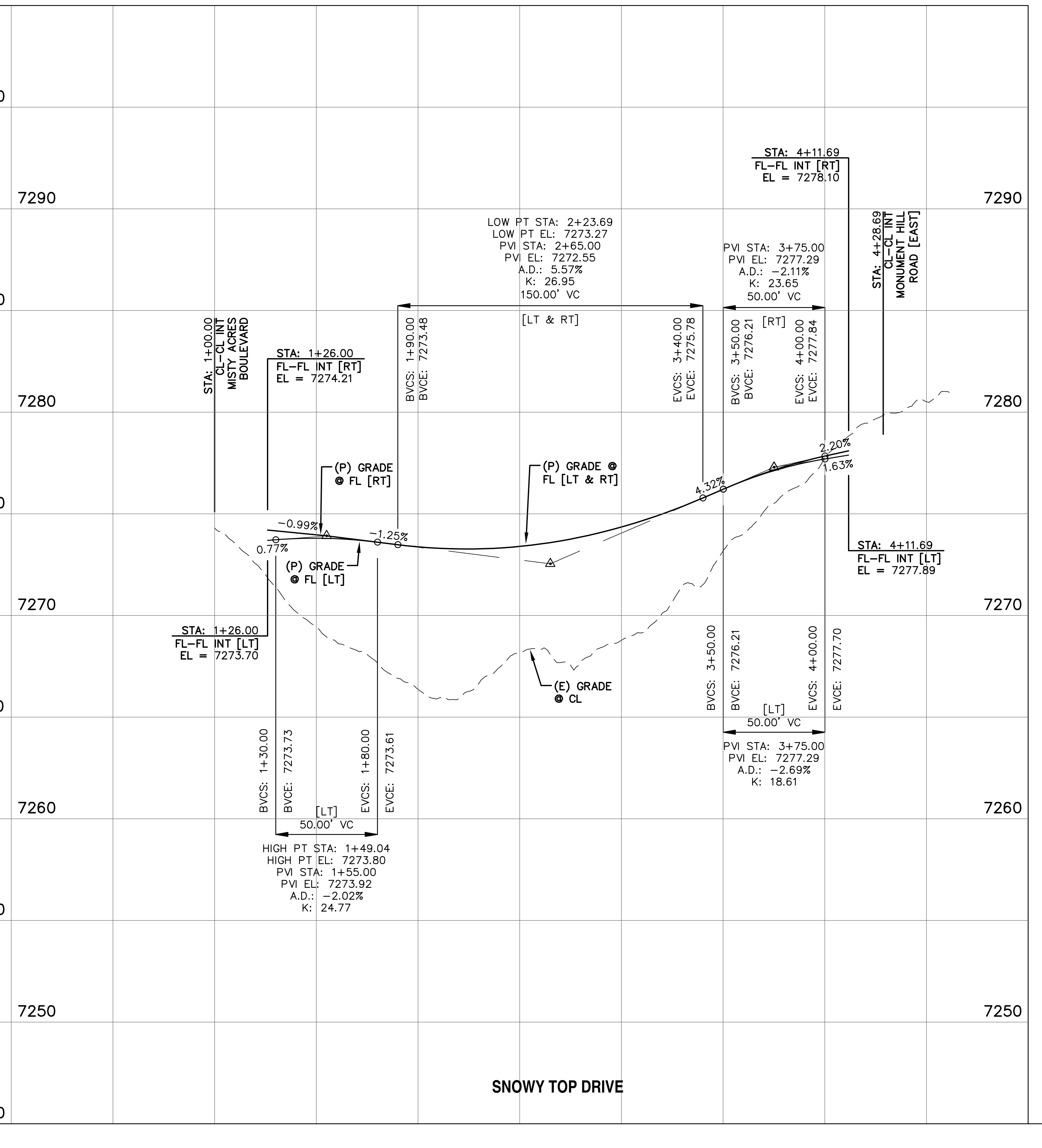
- ◆ INTERSECTION PED. RAMP (REF: SD_2-41)
- ◆◆ PARALLEL PED. RAMP (REF: SD_2-50)
- * CROSSPAN (REF: SD_2-26)
- A CURB TYPE CALL-OUT
- ㉚ CURB RETURN RADIUS

LINE TABLE – CL		
LINE	BEARING	DISTANCE
L9	N59° 45' 36"W	90.00
L10	N82° 33' 30"W	175.08
L11	N82° 33' 30"W	129.35
L12	N89° 46' 22"E	94.77
L13	S74° 13' 43"E	178.07

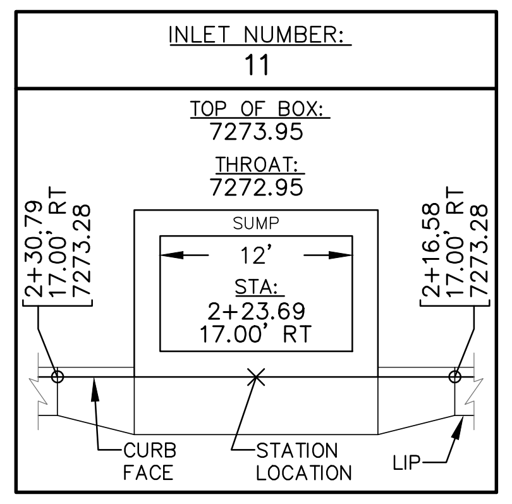
CURVE TABLE – CL			
CURVE	DELTA	RADIUS	LENGTH
C6	22°47'54"	200.00	79.58
C7	89°46'06"	200.00	313.35
C8	15°59'55"	200.00	55.85



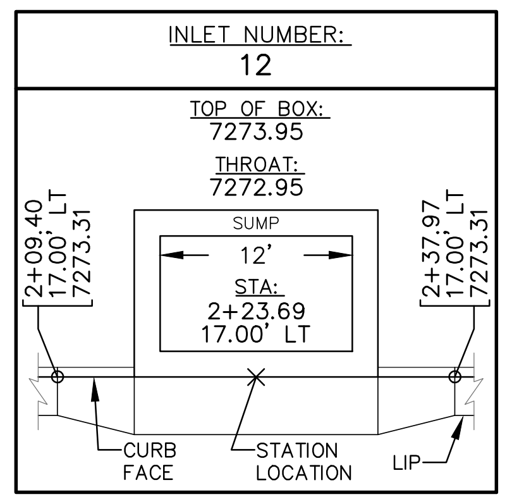
MONUMENT HILL ROAD [WEST]



SNOWY TOP DRIVE


INLET NUMBER:
11
TOP OF BOX:
7273.95
THROAT:
7272.95
SUMP
12'
STA:
2+23.69
17.00' RT
2+30.79
17.00' RT
7273.28
2+16.58
17.00' RT
7273.28
CURB FACE
STATION LOCATION
LIP

INLET DATA
SCALE: N.T.S.


INLET NUMBER:
12
TOP OF BOX:
7273.95
THROAT:
7272.95
SUMP
12'
STA:
2+23.69
17.00' LT
2+09.40
17.00' LT
7273.31
2+37.97
17.00' LT
7273.31
CURB FACE
STATION LOCATION
LIP

INLET DATA
SCALE: N.T.S.

REV.	DESCRIPTION	DATE
1	ADDRESS AGENCY COMMENTS	11/04/25
2	ADDRESS AGENCY COMMENTS	12/31/25
3	ADDRESS AGENCY COMMENTS	04/08/26
4	ADDRESS AGENCY COMMENTS	05/11/26

811 Know what's below. Call 72 hours before you dig.
For more details visit:
www.call811.com

STREET NAME ABREVIATIONS:
MISTY ACRES BOULEVARD = MAB
MONUMENT HILL ROAD [EAST] = MHE
MONUMENT HILL ROAD [WEST] = MHW
SNOWY TOP DRIVE = STD
COUNTY LINE ROAD (SECTION LINE) = CLR
[THE NORTH LINE OF THE
SW 1/4 OF SECTION 2,
T11S, R67W]

PREPARED FOR:
MONUMENT RIDGE EAST, LLC
5055 LIST DRIVE
COLORADO SPRINGS, CO 80919

PREPARE
NOT FOR CONSTRUCTION
RAYMO

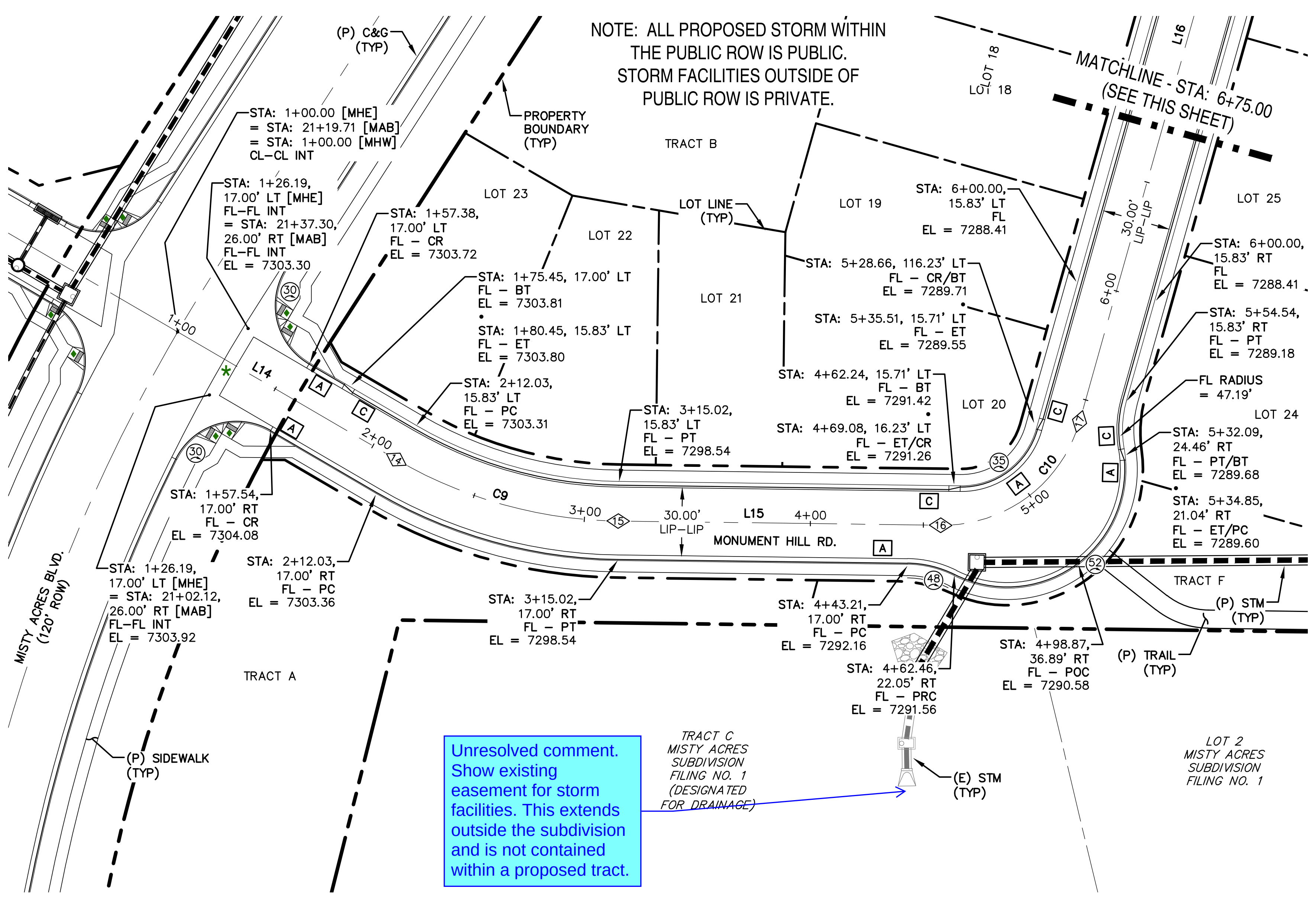
PRC ENGINEERING
1685 W. UINTAH STREET, SUITE 114
COLORADO SPRINGS, CO 80904
(719) 291-2744

MONUMENT HILL EAST
FILING NO. 1
STREET IMPROVEMENT
PLAN & PROFILE

DESIGNED BY: MGP	DRAWN BY: MGP
SCALE: 1" = XX'	DATE: 04/08/25
JOB NUMBER	SHEET
24-001	12 OF 29

P:_Projects\24-001 MRE\Dwg_CDs\Ph1\24-001-CDs-12-SI – Monument Hill – Snowy Top – MHR – W – STD – Monday, May 11, 2026 4:59:26 PM – Michael Pitts

NOTE: ALL PROPOSED STORM WITHIN THE PUBLIC ROW IS PUBLIC. STORM FACILITIES OUTSIDE OF PUBLIC ROW IS PRIVATE.



MATCHLINE - STA: 6+75.00 (SEE THIS SHEET)
(P) C&G (TYP)
PROPERTY BOUNDARY (TYP)
STA: 1+00.00 [MHE] = STA: 21+19.71 [MAB] = STA: 1+00.00 [MHW] CL-CL INT
STA: 1+26.19, 17.00' LT [MHE] FL-FL INT = STA: 21+37.30, 26.00' RT [MAB] FL-FL INT EL = 7303.30
STA: 1+57.38, 17.00' LT FL - CR EL = 7303.72
STA: 1+75.45, 17.00' LT FL - BT EL = 7303.81
STA: 1+80.45, 15.83' LT FL - ET EL = 7303.80
STA: 2+12.03, 15.83' LT FL - PC EL = 7303.31
STA: 1+57.54, 17.00' RT FL - CR EL = 7304.08
STA: 1+26.19, 17.00' LT [MHE] = STA: 21+02.12, 26.00' RT [MAB] FL-FL INT EL = 7303.92
STA: 2+12.03, 17.00' RT FL - PC EL = 7303.36
STA: 3+15.02, 15.83' LT FL - PT EL = 7298.54
STA: 3+15.02, 17.00' RT FL - PT EL = 7298.54
LOT 23
LOT 22
LOT 21
LOT 20
LOT 19
LOT 18
LOT 25
LOT 24
TRACT B
TRACT A
TRACT F
LOT LINE (TYP)
STA: 6+00.00, 15.83' LT FL EL = 7288.41
STA: 5+28.66, 116.23' LT FL - CR/BT EL = 7289.71
STA: 5+35.51, 15.71' LT FL - ET EL = 7289.55
STA: 4+62.24, 15.71' LT FL - BT EL = 7291.42
STA: 4+69.08, 16.23' LT FL - ET/CR EL = 7291.26
STA: 6+00.00, 15.83' RT FL EL = 7288.41
STA: 5+54.54, 15.83' RT FL - PT EL = 7289.18
FL RADIUS = 47.19'
STA: 5+32.09, 24.46' RT FL - PT/BT EL = 7289.68
STA: 5+34.85, 21.04' RT FL - ET/PC EL = 7289.60
STA: 4+43.21, 17.00' RT FL - PC EL = 7292.16
STA: 4+62.46, 22.05' RT FL - PRC EL = 7291.56
STA: 4+98.87, 36.89' RT FL - POC EL = 7290.58
(P) STM (TYP)
(P) TRAIL (TYP)
(E) STM (TYP)
(P) SIDEWALK (TYP)
MISTY ACRES BLVD. (120' ROW)
MONUMENT HILL RD.
30.00' LIP-LIP
L14
L15
C9
C10
TRACT C MISTY ACRES SUBDIVISION FILING NO. 1 (DESIGNATED FOR DRAINAGE)
LOT 2 MISTY ACRES SUBDIVISION FILING NO. 1
N

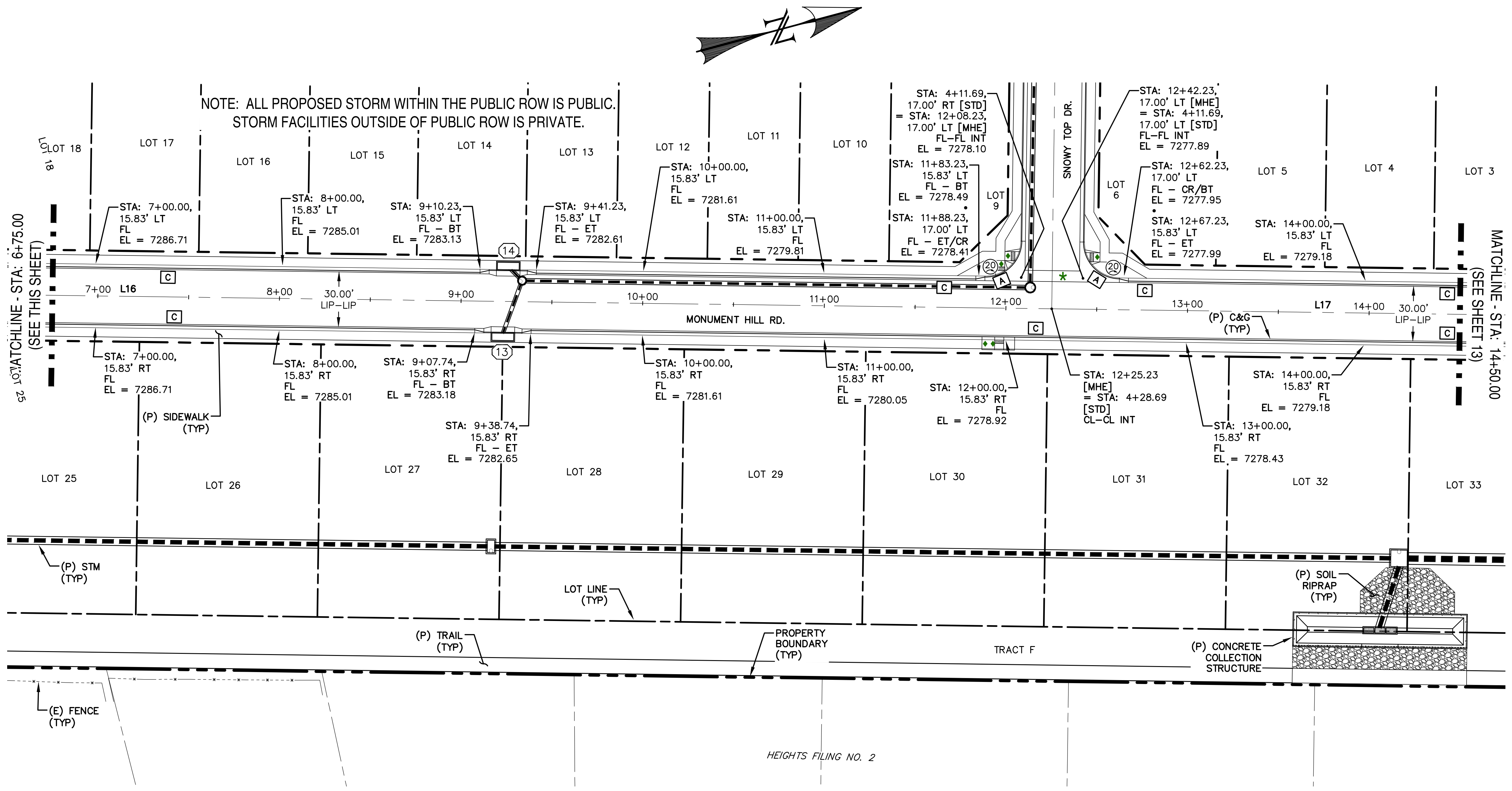
Unresolved comment. Show existing easement for storm facilities. This extends outside the subdivision and is not contained within a proposed tract.

MONUMENT HILL ROAD [EAST]

(50' ROW)
STA: 1+00 ~ 6+75
URBAN LOCAL
25 MPH

0 50 100
HORIZONTAL SCALE: 1" = 50'
VERTICAL SCALE: 1" = 5'

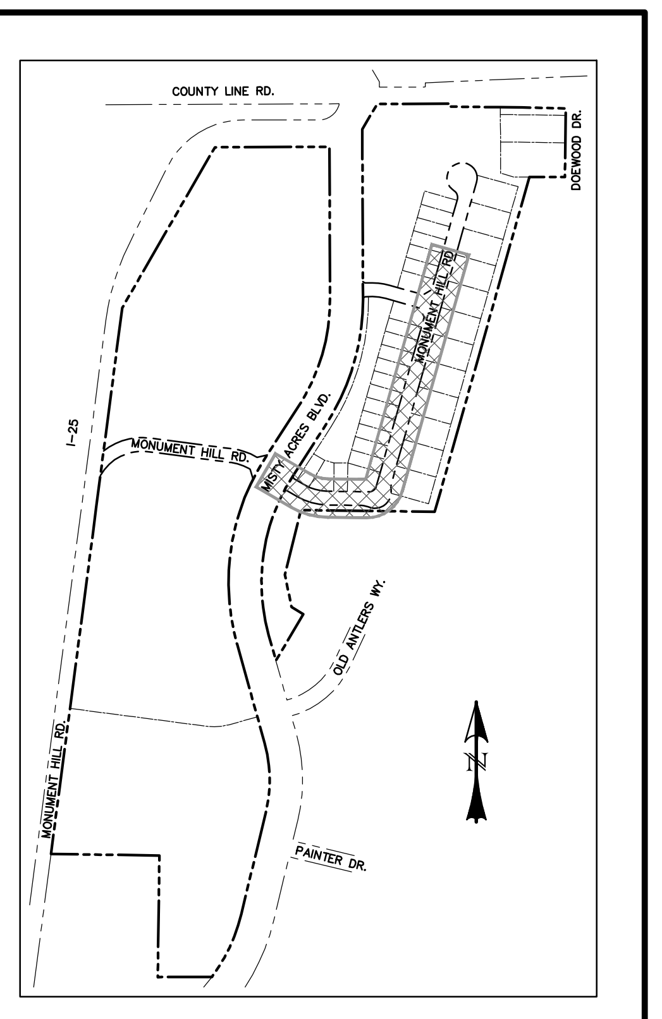
NOTE: ALL PROPOSED STORM WITHIN THE PUBLIC ROW IS PUBLIC. STORM FACILITIES OUTSIDE OF PUBLIC ROW IS PRIVATE.



MATCHLINE - STA: 6+75.00 (SEE THIS SHEET)
MATCHLINE - STA: 14+50.00 (SEE SHEET 13)
LOT 18
LOT 17
LOT 16
LOT 15
LOT 14
LOT 13
LOT 12
LOT 11
LOT 10
LOT 9
LOT 6
LOT 5
LOT 4
LOT 3
LOT 25
LOT 26
LOT 27
LOT 28
LOT 29
LOT 30
LOT 31
LOT 32
LOT 33
SNOWY TOP DR.
MONUMENT HILL RD.
L16
L17
30.00' LIP-LIP
STA: 7+00.00, 15.83' LT FL EL = 7286.71
STA: 8+00.00, 15.83' LT FL EL = 7285.01
STA: 9+10.23, 15.83' LT FL - BT EL = 7283.13
STA: 9+41.23, 15.83' LT FL - ET EL = 7282.61
STA: 10+00.00, 15.83' LT FL EL = 7281.61
STA: 11+00.00, 15.83' LT FL EL = 7279.81
STA: 4+11.69, 17.00' RT [STD] = STA: 12+08.23, 17.00' LT [MHE] FL-FL INT EL = 7278.10
STA: 11+83.23, 15.83' LT FL - BT EL = 7278.49
STA: 11+88.23, 17.00' LT FL - ET/CR EL = 7278.41
STA: 12+42.23, 17.00' LT [MHE] = STA: 4+11.69, 17.00' LT [STD] FL-FL INT EL = 7277.89
STA: 12+62.23, 17.00' LT FL - CR/BT EL = 7277.95
STA: 12+67.23, 15.83' LT FL - ET EL = 7277.99
STA: 14+00.00, 15.83' LT FL EL = 7279.18
STA: 7+00.00, 15.83' RT FL EL = 7286.71
STA: 8+00.00, 15.83' RT FL EL = 7285.01
STA: 9+07.74, 15.83' RT FL - BT EL = 7283.18
STA: 9+38.74, 15.83' RT FL - ET EL = 7282.65
STA: 10+00.00, 15.83' RT FL EL = 7281.61
STA: 11+00.00, 15.83' RT FL EL = 7280.05
STA: 12+00.00, 15.83' RT FL EL = 7278.92
STA: 12+25.23 [MHE] = STA: 4+28.69 [STD] CL-CL INT
STA: 13+00.00, 15.83' RT FL EL = 7278.43
STA: 14+00.00, 15.83' RT FL EL = 7279.18
(P) SIDEWALK (TYP)
(P) C&G (TYP)
(P) STM (TYP)
LOT LINE (TYP)
(P) TRAIL (TYP)
PROPERTY BOUNDARY (TYP)
TRACT F
(P) SOIL RIPRAP (TYP)
(P) CONCRETE COLLECTION STRUCTURE
(E) FENCE (TYP)
HEIGHTS FILING NO. 2

MONUMENT HILL ROAD [EAST]

(50' ROW)
STA: 6+75 ~ 14+50
URBAN LOCAL
25 MPH

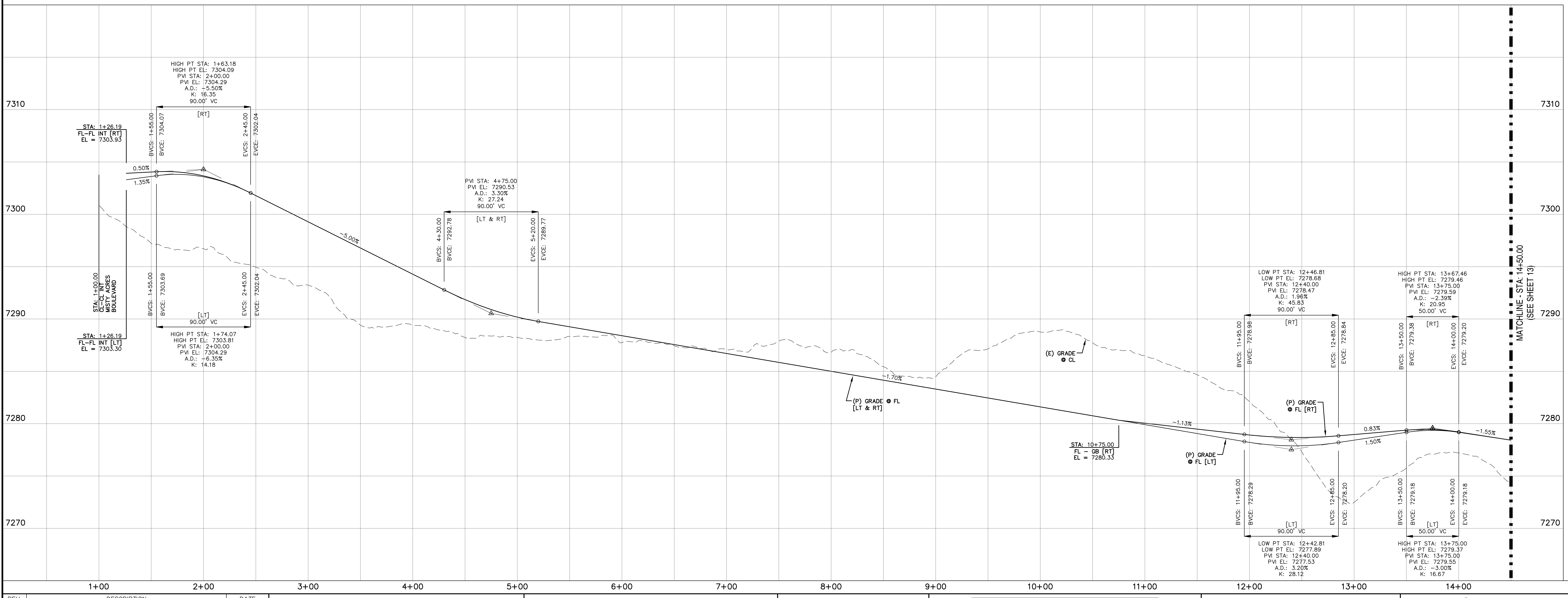


COUNTY LINE RD.
MONUMENT HILL RD.
I-25
N

LOCATION MAP
SCALE: N.T.S.

POINT TABLE - CL		
NUMBER	STATION	TYPE
14	2+12.03	PC
15	3+15.02	PT
16	4+57.66	PC
17	5+40.09	PT

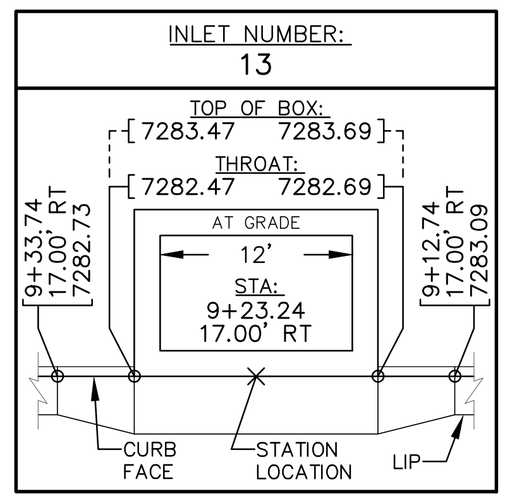
- ♦ INTERSECTION PED. RAMP (REF: SD_2-41)
- ✱ CROSSPAN (REF: SD_2-26)
- A CURB TYPE CALL-OUT
- 30 CURB RETURN RADIUS



7310
7300
7290
7280
7270
1+00
2+00
3+00
4+00
5+00
6+00
7+00
8+00
9+00
10+00
11+00
12+00
13+00
14+00
STA: 1+26.19 FL-FL INT [RT] EL = 7303.93
HIGH PT STA: 1+63.18 HIGH PT EL: 7304.09 PVI STA: 2+00.00 PVI EL: 7304.29 A.D.: -5.50% K: 16.35 90.00' VC
[RT]
BVCS: 1+55.00 BVCE: 7304.07
EVCS: 2+45.00 EVCE: 7302.04
0.50%
1.35%
-5.00%
STA: 1+00.00 CL-CL INT MISTY ACRES BOULEVARD
BVCS: 1+55.00 BVCE: 7303.69
EVCS: 2+45.00 EVCE: 7302.04
[LT] 90.00' VC
HIGH PT STA: 1+74.07 HIGH PT EL: 7303.81 PVI STA: 2+00.00 PVI EL: 7304.29 A.D.: -6.35% K: 14.18
STA: 1+26.19 FL-FL INT [LT] EL = 7303.30
PVI STA: 4+75.00 PVI EL: 7290.53 A.D.: 3.30% K: 27.24 90.00' VC
[LT & RT]
BVCS: 4+30.00 BVCE: 7292.78
EVCS: 5+20.00 EVCE: 7289.77
-1.70%
(E) GRADE @ CL
(P) GRADE @ FL [LT & RT]
STA: 10+75.00 FL - GB [RT] EL = 7280.33
-1.13%
LOW PT STA: 12+46.81 LOW PT EL: 7278.68 PVI STA: 12+40.00 PVI EL: 7278.47 A.D.: 1.96% K: 45.83 90.00' VC
[RT]
BVCS: 11+95.00 BVCE: 7278.98
EVCS: 12+85.00 EVCE: 7278.84
(P) GRADE @ FL [RT]
(P) GRADE @ FL [LT]
0.83%
1.50%
-1.55%
HIGH PT STA: 13+67.46 HIGH PT EL: 7279.46 PVI STA: 13+75.00 PVI EL: 7279.59 A.D.: -2.39% K: 20.95 50.00' VC
[RT]
BVCS: 13+50.00 BVCE: 7279.38
EVCS: 14+00.00 EVCE: 7279.20
BVCS: 11+95.00 BVCE: 7278.29
EVCS: 12+85.00 EVCE: 7278.20
[LT] 90.00' VC
LOW PT STA: 12+42.81 LOW PT EL: 7277.89 PVI STA: 12+40.00 PVI EL: 7277.53 A.D.: 3.20% K: 28.12
BVCS: 13+50.00 BVCE: 7279.18
EVCS: 14+00.00 EVCE: 7279.18
[LT] 50.00' VC
HIGH PT STA: 13+75.00 HIGH PT EL: 7279.37 PVI STA: 13+75.00 PVI EL: 7279.55 A.D.: -3.00% K: 16.67
MATCHLINE - STA: 14+50.00 (SEE SHEET 13)

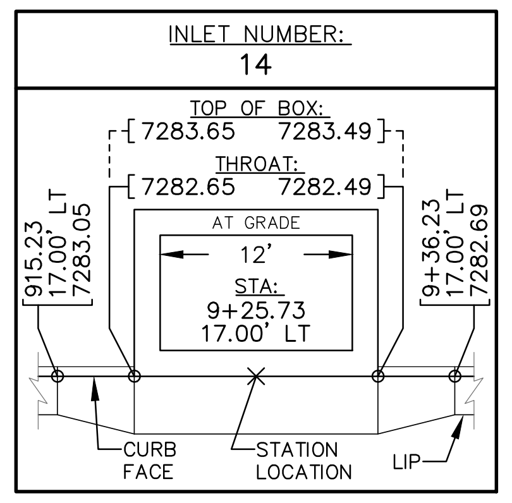
LINE TABLE - CL		
LINE	BEARING	DISTANCE
L14	S59° 45' 36"E	112.03
L15	S89° 15' 42"E	142.64
L16	N15° 46' 17"E	685.14
L17	N15° 46' 17"E	473.33

CURVE TABLE - CL			
CURVE	DELTA	RADIUS	LENGTH
C9	29°30'06"	200.00	102.98
C10	74°58'01"	63.00	82.43



INLET NUMBER:
13
TOP OF BOX:
7283.47 7283.69
THROAT:
7282.47 7282.69
9+33.74 17.00' RT 7282.73
9+12.74 17.00' RT 7283.09
AT GRADE
12'
STA: 9+23.24 17.00' RT
CURB FACE
STATION LOCATION
LIP

INLET DATA
SCALE: N.T.S.



INLET NUMBER:
14
TOP OF BOX:
7283.65 7283.49
THROAT:
7282.65 7282.49
915.23 17.00' LT 7283.05
9+36.23 17.00' LT 7282.69
AT GRADE
12'
STA: 9+25.73 17.00' LT
CURB FACE
STATION LOCATION
LIP

INLET DATA
SCALE: N.T.S.

REV.	DESCRIPTION	DATE
1	ADDRESS AGENCY COMMENTS	11/04/25
2	ADDRESS AGENCY COMMENTS	12/31/25
3	ADDRESS AGENCY COMMENTS	04/08/26
4	ADDRESS AGENCY COMMENTS	05/11/26

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For more details visit:

STREET NAME ABREVIATIONS:

MISTY ACRES BOULEVARD	= MAB
MONUMENT HILL ROAD [EAST]	= MHE
MONUMENT HILL ROAD [WEST]	= MHW
SNOWY TOP DRIVE	= STD
COUNTY LINE ROAD (SECTION LINE) [THE NORTH LINE OF THE SW 1/4 OF SECTION 2, T11S, R67W]	= CLR

PREPARED FOR:

MONUMENT RIDGE EAST, LLC

5055 LIST DRIVE
COLORADO SPRINGS, CO 80919

PREPARE
RAYMO

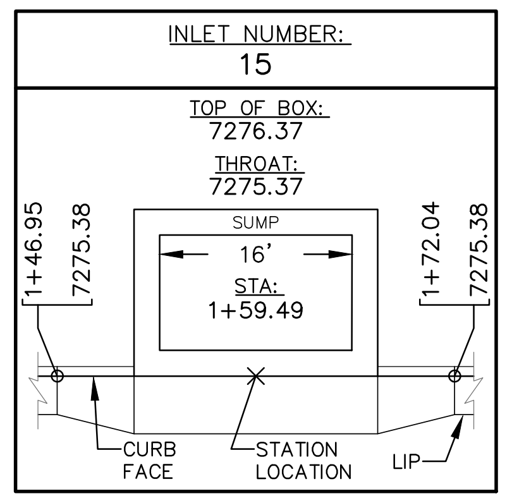
NOT FOR CONSTRUCTION

PRC
ENGINEERING
1685 W. UINTAH STREET, SUITE 114
COLORADO SPRINGS, CO 80904
(719) 291-2744

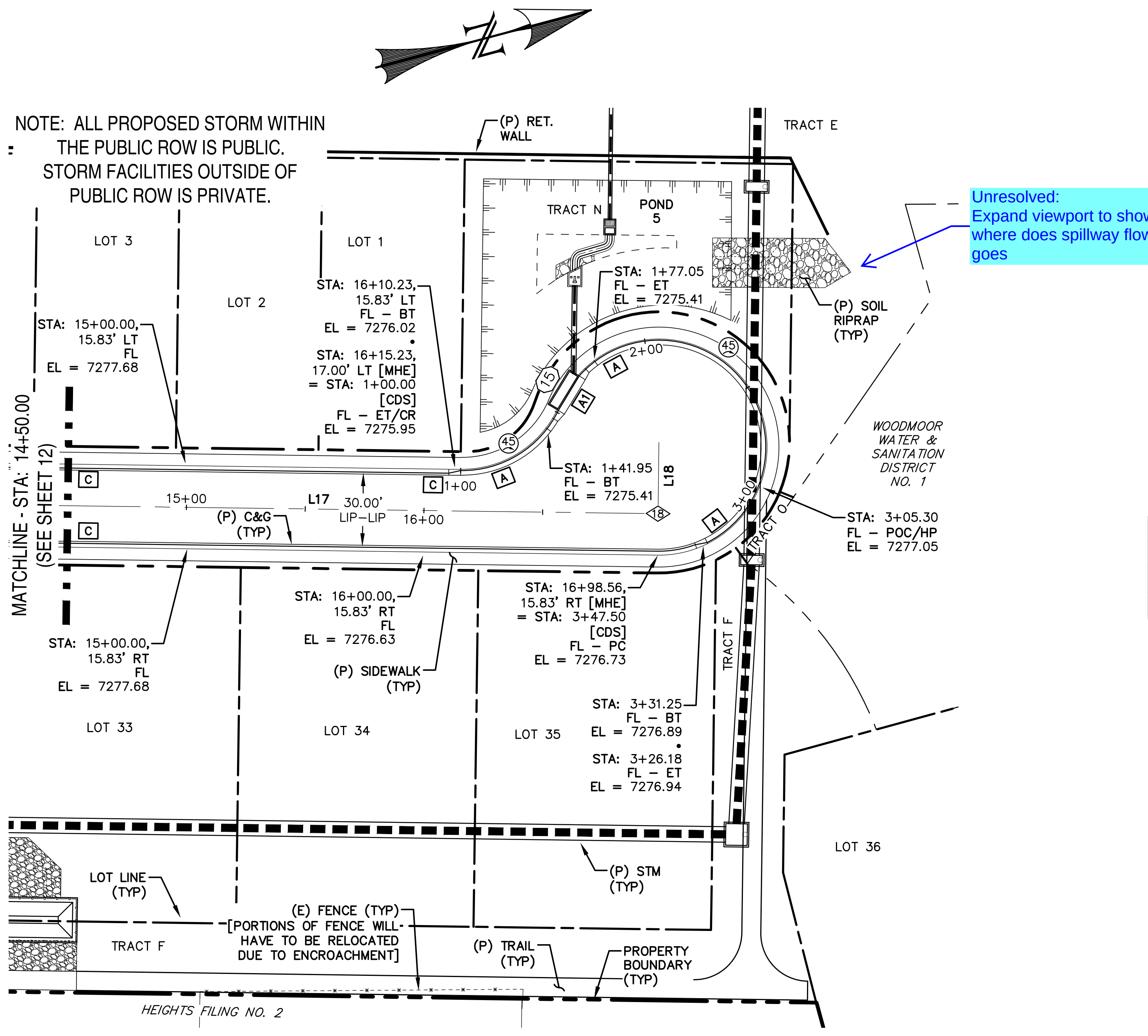
MONUMENT HILL EAST
FILING NO. 1

STREET IMPROVEMENT
PLAN & PROFILE

DESIGNED BY: MGP	DRAWN BY: MGP
SCALE: 1" = 50'	DATE: 04/08/25
JOB NUMBER	SHEET
24-001	13 OF 29


INLET NUMBER:
15
TOP OF BOX:
7276.37
THROAT:
7275.37
SUMP
16'
STA:
1+59.49
1+46.95
7275.38
1+72.04
7275.38
CURB FACE
STATION LOCATION
LIP

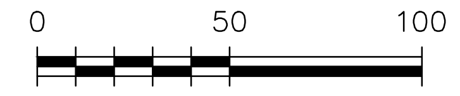
INLET DATA
SCALE: N.T.S.


NOTE: ALL PROPOSED STORM WITHIN THE PUBLIC ROW IS PUBLIC. STORM FACILITIES OUTSIDE OF PUBLIC ROW IS PRIVATE.
(P) RET. WALL
TRACT E
TRACT N
POND 5
LOT 3
LOT 2
LOT 1
STA: 15+00.00, 15.83' LT FL EL = 7277.68
STA: 16+10.23, 15.83' LT FL – BT EL = 7276.02
STA: 16+15.23, 17.00' LT [MHE] = STA: 1+00.00 [CDS] FL – ET/CR EL = 7275.95
STA: 1+77.05 FL – ET EL = 7275.41
(P) SOIL RIPRAP (TYP)
2+00
45
15
A
A1
C
1+00
STA: 1+41.95 FL – BT EL = 7275.41
L18
15+00
L17
30.00' LIP–LIP
16+00
(P) C&G (TYP)
18
3+00
TRACT O
WOODMOOR WATER & SANITATION DISTRICT NO. 1
STA: 3+05.30 FL – POC/HP EL = 7277.05
MATCHLINE - STA: 14+50.00 (SEE SHEET 12)
STA: 15+00.00, 15.83' RT FL EL = 7277.68
STA: 16+00.00, 15.83' RT FL EL = 7276.63
(P) SIDEWALK (TYP)
STA: 16+98.56, 15.83' RT [MHE] = STA: 3+47.50 [CDS] FL – PC EL = 7276.73
TRACT F
STA: 3+31.25 FL – BT EL = 7276.89
STA: 3+26.18 FL – ET EL = 7276.94
LOT 33
LOT 34
LOT 35
LOT 36
(P) STM (TYP)
LOT LINE (TYP)
(E) FENCE (TYP) [PORTIONS OF FENCE WILL HAVE TO BE RELOCATED DUE TO ENCROACHMENT]
TRACT F
(P) TRAIL (TYP)
PROPERTY BOUNDARY (TYP)
HEIGHTS FILING NO. 2

Unresolved:
Expand viewport to show where does spillway flow goes

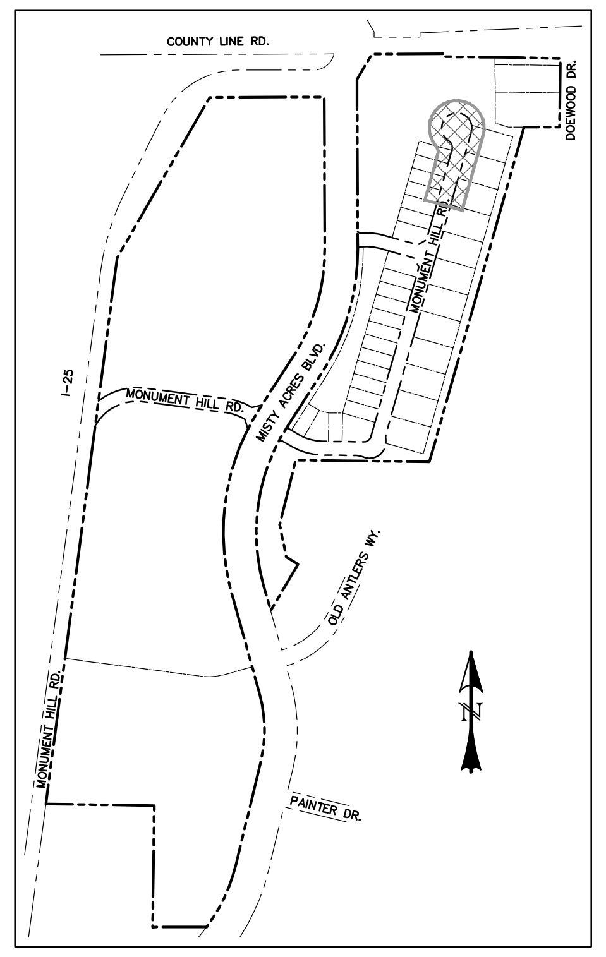
MONUMENT HILL ROAD [EAST]
(50' ROW)
STA: 14+50 ~ 17+50
URBAN LOCAL
25 MPH

CUL-DE-SAC FL
STA: 1+00 ~ 3+50



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

LINE TABLE – CL		
LINE	BEARING	DISTANCE
L17	N15° 46' 17"E	473.33
L18	N74° 13' 43"W	30.00


COUNTY LINE RD.
I-25
MONUMENT HILL RD.
OLD ANTLERS
PAINTER DR.
N

LOCATION MAP
SCALE: N.T.S.

POINT TABLE - CL		
NUMBER	STATION	TYPE
18	16+98.56	AP

A CURB TYPE CALL-OUT
㉚ CURB RETURN RADIUS

7300
7290
7280
7270
7260
7300
7290
7280
7270
7260
MATCHLINE - STA: 14+50.00 (SEE SHEET 12)
PVI STA: 15+50.00
PVI EL: 7276.93
A.D.: 0.90%
K: 55.85
50.00' VC
[RT]
BVCS: 15+25.00
BVCE: 7277.30
EVCS: 15+75.00
EVCE: 7276.78
LOW PT STA: 16+46.38
LOW PT EL: 7276.42
PVI STA: 16+55.00
PVI EL: 7276.29
A.D.: 1.60%
K: 43.62
70.00' VC
[RT]
BVCS: 16+20.00
BVCE: 7276.50
EVCS: 16+90.00
EVCE: 7276.64
(P) GRADE @ FL [LT & RT]
(P) GRADE @ FL [RT]
-1.50%
-0.60%
1.00%
STA: 14+50.00 FL – GB [RT] EL = 7278.43
(P) GRADE @ FL [LT]
STA: 16+15.23 FL–FL INT [LT] EL = 7275.95
(E) GRADE @ CL
STA: 16+98.56 FL–FL INT [RT] EL = 7276.73
SEE CDS FL (THIS SHEET)
LOW PT STA: 1+59.49
LOW PT EL: 7275.35
PVI STA: 1+60.00
PVI EL: 7275.05
A.D.: 3.04%
K: 26.33
80.00' VC
BVCS: 1+20.00
BVCE: 7275.65
EVCS: 2+00.00
EVCE: 7275.66
HIGH PT STA: 3+05.30
HIGH PT EL: 7277.05
PVI STA: 3+00.00
PVI EL: 7277.20
A.D.: -2.54%
K: 19.70
50.00' VC
BVCS: 2+75.00
BVCE: 7276.82
EVCS: 3+25.00
EVCE: 7276.95
STA: 1+00.00 FL–FL INT [LT] EL = 7275.95
(P) GRADE @ FL
-1.50%
1.54%
-1.00%
STA: 3+47.51 FL–FL INT [RT] EL = 7276.73
(E) GRADE @ FL
MONUMENT HILL ROAD [EAST]
CUL-DE-SAC FL
14+00
15+00
16+00
17+00
1+00
2+00
3+00

REV.	DESCRIPTION	DATE
1	ADDRESS AGENCY COMMENTS	11/04/25
2	ADDRESS AGENCY COMMENTS	12/31/25
3	ADDRESS AGENCY COMMENTS	04/08/26
4	ADDRESS AGENCY COMMENTS	05/11/26

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STREET NAME ABREVIATIONS:
MISTY ACRES BOULEVARD = MAB
MONUMENT HILL ROAD [EAST] = MHE
CUL-DE-SAC FL = CDS
SNOWY TOP DRIVE = STD
COUNTY LINE ROAD (SECTION LINE) = CLR
[THE NORTH LINE OF THE
SW 1/4 OF SECTION 2,
T11S, R67W]

PREPARED FOR:
MONUMENT RIDGE EAST, LLC
5055 LIST DRIVE
COLORADO SPRINGS, CO 80919

PREPARE
RAYMO

NOT FOR CONSTRUCTION

PRC
ENGINEERING
1685 W. UINTAH STREET, SUITE 114
COLORADO SPRINGS, CO 80904
(719) 291-2744

MONUMENT HILL EAST
FILING NO. 1
STREET IMPROVEMENT
PLAN & PROFILE

DESIGNED BY: MGP	DRAWN BY: MGP
SCALE: 1" = 50'	DATE: 04/08/25
JOB NUMBER	SHEET
24-001	14 OF 29

* SAWCUT & PAVEMENT NOTES:

1. EXISTING PAVEMENT MAY BE ROUGH CUT INITIALLY.
2. A SQUARE VERTICAL CUT SHALL BE MADE IN THE EXISTING A.C. PAVEMENT AFTER PLACEMENT OF BACKFILL PRIOR TO PAVEMENT REPLACEMENT.
3. THICKNESS OF NEW A.C. PAVEMENT AND BASE COURSE REPLACEMENT SHALL BE:

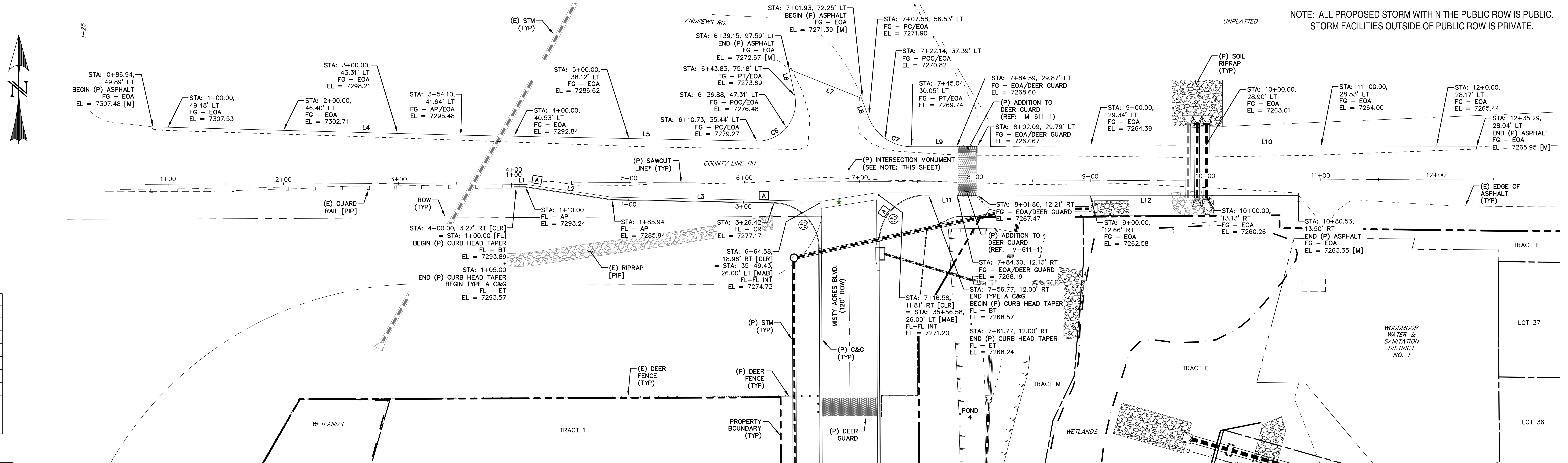
   4" A.C. WITH 12" BASE,
   OR
   8" A.C. FULL DEPTH,
   OR
   MATCH EXISTING,
   OR
   PER GEOTECHNICAL ENGINEERS RECOMMENDATION, WHICHEVER IS GREATER.

LINE TABLE – FL		
LINE	BEARING	DISTANCE
L1	S89° 58' 11"E	10.00
L2	S81° 34' 38"E	75.94
L3	S88° 52' 50"E	140.48

LINE TABLE – EDGE OF PAVEMENT		
LINE	BEARING	DISTANCE
L4	S88° 27' 33"E	267.28
L5	S88° 50' 39"E	256.71
L6	N12° 01' 43"W	22.89
L7	S68° 15' 07"E	67.71
L8	S19° 59' 13"E	16.70
L9	S89° 57' 44"E	39.55
L10	S89° 59' 44"E	433.20
L11	S89° 57' 44"E	22.54
L12	S89° 57' 44"E	278.73

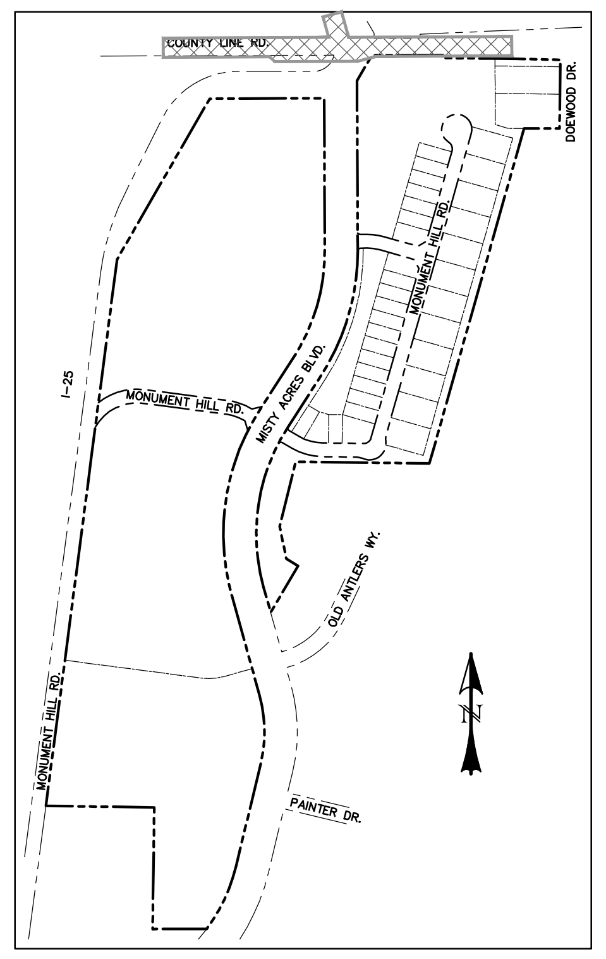
CURVE TABLE – EDGE OF PAVEMENT			
CURVE	DELTA	RADIUS	LENGTH
C6	103°11'04"	33.00	59.43
C7	69°58'31"	40.00	48.85

NOTE: ALL PROPOSED STORM WITHIN THE PUBLIC ROW IS PUBLIC.
STORM FACILITIES OUTSIDE OF PUBLIC ROW IS PRIVATE.


N
I–25
STA: 0+86.94, 49.89' LT BEGIN (P) ASPHALT FG – EOA EL = 7307.48 [M]
STA: 1+00.00, 49.48' LT FG – EOA EL = 7307.53
STA: 2+00.00, 46.40' LT FG – EOA EL = 7302.71
STA: 3+00.00, 43.31' LT FG – EOA EL = 7298.21
STA: 3+54.10, 41.64' LT FG – AP/EOA EL = 7295.48
STA: 4+00.00, 40.53' LT FG – EOA EL = 7292.84
STA: 5+00.00, 38.12' LT FG – EOA EL = 7286.62
(E) STM (TYP)
L4
L5
ANDREWS RD.
STA: 6+39.15, 97.59' LT END (P) ASPHALT FG – EOA EL = 7272.67 [M]
STA: 6+43.83, 75.18' LT FG – PT/EOA EL = 7273.69
STA: 6+36.88, 47.31' LT FG – POC/EOA EL = 7276.48
STA: 6+10.73, 35.44' LT FG – PC/EOA EL = 7279.27
STA: 7+01.93, 72.25' LT BEGIN (P) ASPHALT FG – EOA EL = 7271.39 [M]
STA: 7+07.58, 56.53' LT FG – PC/EOA EL = 7271.90
STA: 7+22.14, 37.39' LT FG – POC/EOA EL = 7270.82
STA: 7+45.04, 30.05' LT FG – PT/EOA EL = 7269.74
STA: 7+84.59, 29.87' LT FG – EOA/DEER GUARD EL = 7268.60
(P) ADDITION TO DEER GUARD (REF: M–611–1)
STA: 8+02.09, 29.79' LT FG – EOA/DEER GUARD EL = 7267.67
STA: 9+00.00, 29.34' LT FG – EOA EL = 7264.39
L6
L7
L8
C6
C7
L9
UNPLATTED
(P) SOIL RIPRAP (TYP)
STA: 10+00.00, 28.90' LT FG – EOA EL = 7263.01
STA: 11+00.00, 28.53' LT FG – EOA EL = 7264.00
STA: 12+0.00, 28.17' LT FG – EOA EL = 7265.44
STA: 12+35.29, 28.04' LT END (P) ASPHALT FG – EOA EL = 7265.95 [M]
L10
(P) SAWCUT LINE* (TYP)
COUNTY LINE RD.
(P) INTERSECTION MONUMENT (SEE NOTE; THIS SHEET)
1+00
2+00
3+00
4+00
1+00
5+00
6+00
7+00
8+00
9+00
10+00
11+00
12+00
L1
A
L2
L3
A
2+00
3+00
(E) GUARD RAIL [PIP]
ROW (TYP)
STA: 4+00.00, 3.27' RT [CLR] = STA: 1+00.00 [FL] BEGIN (P) CURB HEAD TAPER FL – BT EL = 7293.89
STA: 1+05.00 END (P) CURB HEAD TAPER BEGIN TYPE A C&G FL – ET EL = 7293.57
STA: 1+10.00 FL – AP EL = 7293.24
STA: 1+85.94 FL – AP EL = 7285.94
(E) RIPRAP [PIP]
STA: 3+26.42 FL – CR EL = 7277.17
STA: 6+64.58, 18.96' RT [CLR] = STA: 35+49.43, 26.00' LT [MAB] FL–FL INT EL = 7274.73
40
40
A
L11
L12
STA: 8+01.80, 12.21' RT FG – EOA/DEER GUARD EL = 7267.47
(P) ADDITION TO DEER GUARD (REF: M–611–1)
STA: 7+84.30, 12.13' RT FG – EOA/DEER GUARD EL = 7268.19
STA: 7+56.77, 12.00' RT END TYPE A C&G BEGIN (P) CURB HEAD TAPER FL – BT EL = 7268.57
STA: 7+61.77, 12.00' RT END (P) CURB HEAD TAPER FL – ET EL = 7268.24
STA: 7+16.58, 11.81' RT [CLR] = STA: 35+56.58, 26.00' LT [MAB] FL–FL INT EL = 7271.20
STA: 9+00.00, 12.66' RT FG – EOA EL = 7262.58
STA: 10+00.00, 13.13' RT FG – EOA EL = 7260.26
STA: 10+80.53, 13.50' RT END (P) ASPHALT FG – EOA EL = 7263.35 [M]
(E) EDGE OF ASPHALT (TYP)
TRACT E
MISTY ACRES BLVD. (120' ROW)
(P) STM (TYP)
(P) C&G (TYP)
(E) DEER FENCE (TYP)
(P) DEER FENCE (TYP)
PROPERTY BOUNDARY (TYP)
(P) DEER GUARD
WETLANDS
TRACT 1
TRACT M
POND 4
WETLANDS
TRACT E
WOODMOOR WATER & SANITATION DISTRICT NO. 1
LOT 37
LOT 36

0 50 100
HORIZONTAL SCALE: 1" = 50'
VERTICAL SCALE: 1" = 5'

COUNTY LINE ROAD
(ROW VARIES)
STA: 1+00 ~ 13+00
RURAL MAJOR COLLECTOR
50 MPH


COUNTY LINE RD.
DOEWOOD DR.
I–25
MONUMENT HILL RD.
MISTY ACRES BLVD.
MONUMENT HILL RD.
OLD ANTLERS WY.
MONUMENT HILL RD.
PAINTER DR.
N

LOCATION MAP
SCALE: N.T.S.

INTERSECTION MONUMENTATION NOTE:

ALL ROADWAY INTERSECTIONS OF COLLECTOR CLASSIFICATION AND ABOVE SHALL BE MONUMENTED AT THE CENTERLINE INTERSECTION AT COMPLETION OF CONSTRUCTION. A METALLIC PIPE OR ROD POSSESSING A MAGNETIC FIELD AND HAVING A MINIMUM OUTSIDE DIAMETER OF 5/8" (#5 REBAR), A MINIMUM LENGTH OF 18", AND A TWO-INCH MINIMUM DIAMETER DURABLE METALLIC CAP MARKED WITH PLS NO. (2.5" CAP PREFERRED) SHALL BE INSTALLED IN A LOAD BEARING SURVEY MONUMENT BOX. THE TOP OF THE BOX SHALL BE SET FLUSH WITH THE SURFACE OF THE PAVEMENT. THE MONUMENTS SHALL BE LOCATED (WITH LINEAR AND ANGULAR DIMENSIONS) AND DESCRIBED ON THE FINAL PLAT.

*	CROSSPAN (REF: SD_2-26)
A	CURB TYPE CALL-OUT
(30)	CURB RETURN RADIUS

7300
7290
7280
7270
7260
7300
7290
7280
7270
7260
–6.52%
–9.61%
–6.24%
STA: 1+00.00 BEGIN (P) CURBHEAD TAPER FL FL EL = 7293.89
STA: 1+10.00 FL – AP FL EL = 7293.24
STA: 1+05.00 END (P) CURB HEAD TAPER BEGIN TYPE A C&G FL EL = 7293.57
STA: 1+85.94 FL – AP FL EL = 7285.94
(P) GRADE @ FL
(E) GRADE @ FL
STA: 3+65.49 FL–FL INT [LT] EL = 7274.73
STA: 3+26.42 FL – CR FL EL = 7277.17
1+00
2+00
3+00
4+00

REV.	DESCRIPTION	DATE
1	ADDRESS AGENCY COMMENTS	11/04/25
2	ADDRESS AGENCY COMMENTS	12/31/25
3	ADDRESS AGENCY COMMENTS	04/08/26
4	ADDRESS AGENCY COMMENTS	05/11/26

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STREET NAME ABREVIATIONS:
MISTY ACRES BOULEVARD = MAB
MONUMENT HILL ROAD [EAST] = MHE
MONUMENT HILL ROAD [WEST] = MHW
SNOWY TOP DRIVE = STD
COUNTY LINE ROAD (SECTION LINE) = CLR
[CENTER LINE BASED ON THE NORTH LINE OF THE SW 1/4 OF SECTION 2, T11S, R67W]

PREPARED FOR:
MONUMENT RIDGE EAST, LLC
5055 LIST DRIVE
COLORADO SPRINGS, CO 80919

PREPARE
RAYMO

NOT FOR CONSTRUCTION

PRC
ENGINEERING
1685 W. UINTAH STREET, SUITE 114
COLORADO SPRINGS, CO 80904
(719) 291-2744

MONUMENT HILL EAST
FILING NO. 1
STREET IMPROVEMENT
PLAN & PROFILE

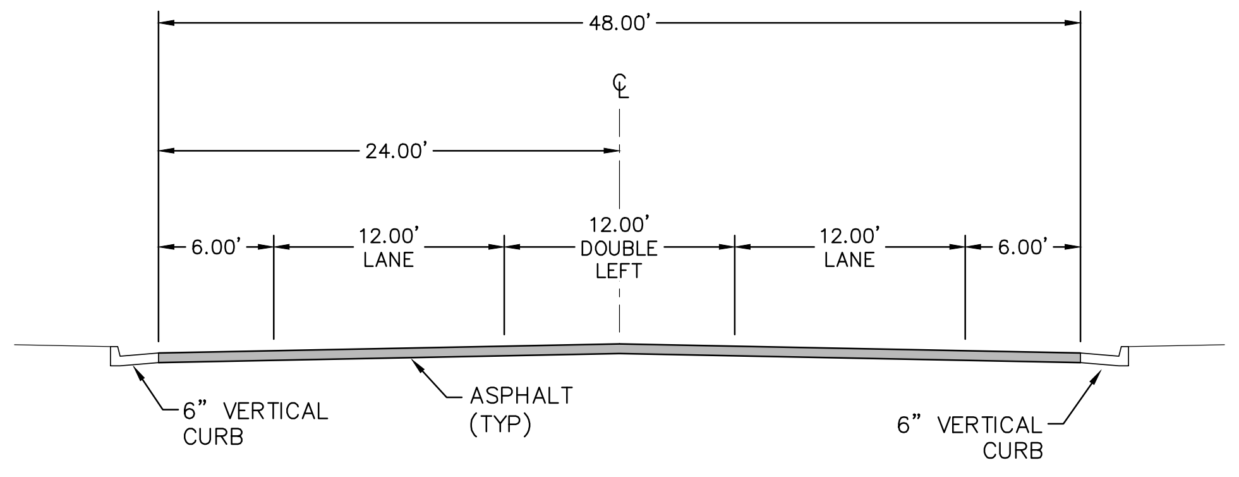
DESIGNED BY: MGP	DRAWN BY: MGP
SCALE: 1" = 50'	DATE: 04/08/25
JOB NUMBER	SHEET
24-001	15 OF 29

SIGNING & 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 DEPARTMENT OF PUBLIC WORKS (DPW).
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 35 MPH OR HIGHER SHALL HAVE 8" UPPER–LOWER CASE LETTERING ON 12" BLANK WITH A WHITE BORDER THAT IS NOT RECESSED. THE WIDTH OF THE NON–RECESSED WHITE BORDERS SHALL MATCH PAGE 255 OF THE FHWA STANDARD HIGHWAY SIGNS: 2004 EDITION WITH 2012 SUPPLEMENT. SIGNAL POLE MOUNTED AND OVERHEAD STREET NAME SIGNS SHALL BE PER MUTCD SIZE STANDARDS.
8. ALL TRAFFIC SIGNS SHALL HAVE A MINIMUM DIAMOND GRADE RETROREFLECTIVE SHEETING THAT MEETS ASTM D4956 TYPE XI SHEETING REQUIREMENTS.
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 0.125" 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. STOP BARS SHALL BE 24" IN WIDTH. CROSSWALK LINES SHALL BE 24" WIDE AND A MINIMUM OF 9' LONG. CROSSWALKS SHALL BE INLAID IN ACCORDANCE WITH SECTION 627 OF THE 2025 CDOT STANDARD SPECIFICATION FOR ROAD AND BRIDGE CONSTRUCTION.
12. WORD AND SYMBOL MARKINGS SHALL BE THE NARROW TYPE.
13. ALL LONGITUDINAL LINES SHALL BE A MINIMUM 18 MIL 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.
14. ALL SIGNS SHALL BE PLACED IN ACCORDANCE WITH CDOT STANDARD S–614–1 OR MUTCD FIGURE 2A–2.
15. THE CONTRACTOR SHALL NOTIFY EL PASO COUNTY DPW – INSPECTIONS (719) 520–6819 PRIOR TO AND UPON COMPLETION OF SIGNING AND STRIPING.
16. THE CONTRACTOR SHALL OBTAIN A WORK IN THE RIGHT OF WAY PERMIT FROM THE EL PASO COUNTY DPW PRIOR TO ANY SIGNAGE OR STRIPING WORK WITHIN AN EXISTING EL PASO COUNTY ROADWAY.

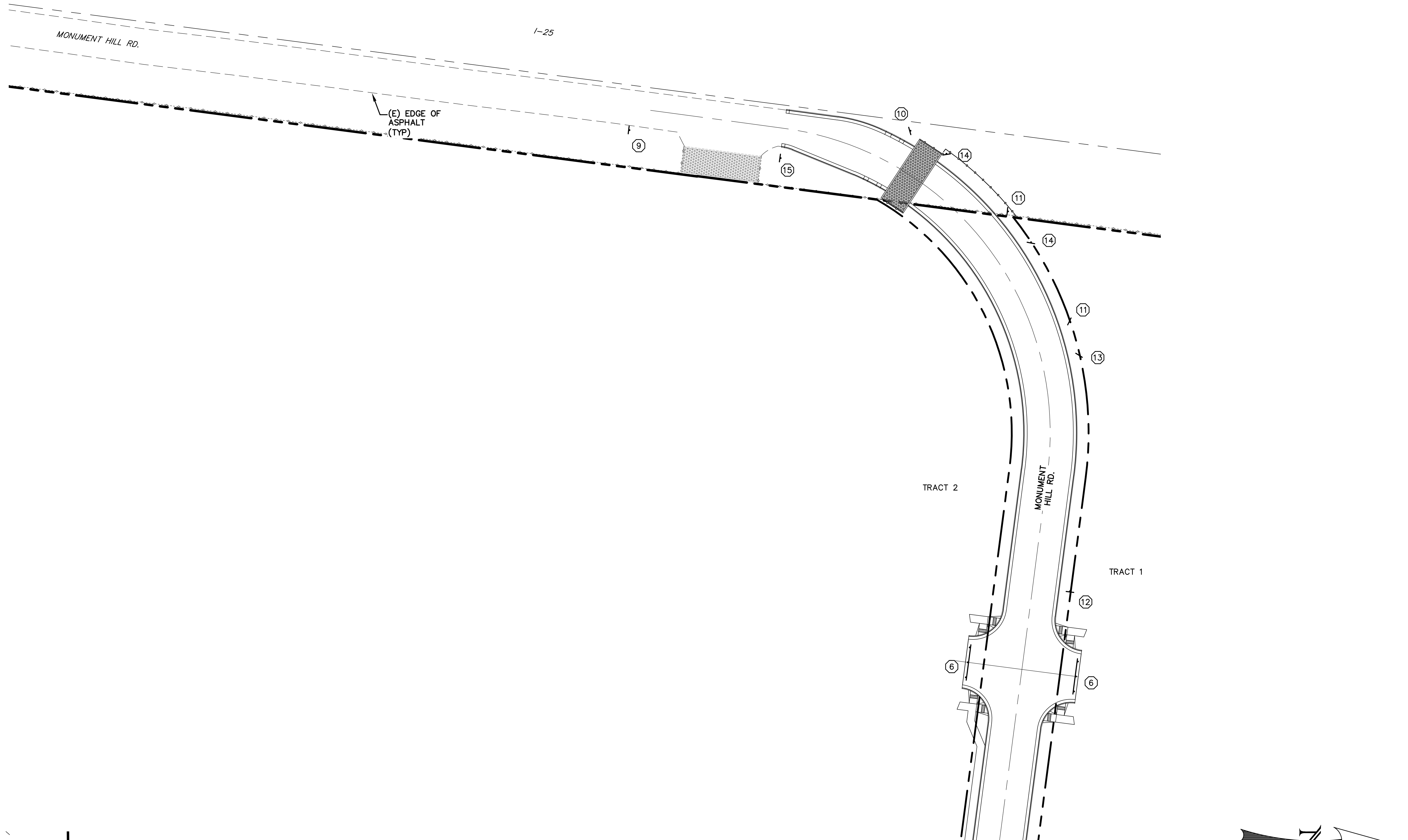
LEGEND

EXISTING	(E)
PROPOSED	(P)
CURB AND GUTTER	C&G
PROPERTY BOUNDARY	▬ ‒ ‒ ‒ ▬
RIGHT–OF–WAY	― ‒ ‒ ―
PROPERTY LINE	― ‒ ― ‒ ―
(P) SIGN	⊥
(P) R1–1 (STOP SIGN – 36"x36")	①
(P) D3 (STREET NAME) [12" HEIGHT; 8" LETTERING] (WHITE ON GREEN)	②
(P) STOP BAR (2' WIDE) W/ LENGTH	③ X'
(P) R3–5R (RIGHT TURN ONLY) (BLACK ON WHITE)	④
(P) R3–8R (DOUBLE TURN) (BLACK ON WHITE)	⑤
(P) BARRICADE [TYPE III – MOVABLE SKIDS] W/ R11–2 (ROAD CLOSED – 48"x30")	⑥
(P) PAVEMENT MARKING – ARROW SYMBOL "THRU – LEFT TURN" [WHITE]	⑦
(P) PAVEMENT MARKING – ARROW SYMBOL "RIGHT TURN" [WHITE]	⑧
(P) W1–1R (TURN) w/ W13–1 (15 MPH) [BLACK ON YELLOW]	⑨
(P) W1–6R (ARROW) w/ W13–1aP (15 MPH) [BLACK ON YELLOW]	⑩
(P) W1–8R (CHEVRON ALIGNMENT) [BLACK ON YELLOW]	⑪
(P) W1–1L (TURN) w/ W13–1 (15 MPH) [BLACK ON YELLOW]	⑫
(P) W1–6L (ARROW) w/ W13–1aP (15 MPH) [BLACK ON YELLOW]	⑬
(P) W1–8L (CHEVRON ALIGNMENT) [BLACK ON YELLOW]	⑭
(P) R2–1 (SPEED LIMIT – "35") [WHITE ON BLACK]	⑮


48.00'
℄
24.00'
6.00'
12.00' LANE
12.00' DOUBLE LEFT
12.00' LANE
6.00'
6" VERTICAL CURB
ASPHALT (TYP)
6" VERTICAL CURB

TYPICAL SECTION - LANE WIDTHS - MISTY ACRES BOULEVARD

SCALE: N.T.S.


MONUMENT HILL RD.
I-25
(E) EDGE OF ASPHALT (TYP)
⑨
⑩
⑭
⑮
⑪
⑭
⑪
⑬
TRACT 2
MONUMENT HILL RD.
TRACT 1
⑫
⑥
⑥

N
0
50
100
SCALE: 1" = 50'
MATCHLINE - SEE SHEET 16
(P) 8" CHANNELIZING LINE [WHITE]
TRACT 2
(P) 8" CHANNELIZING LINE [WHITE]
TRACT H
TRACT 2
⑥
① ③ 20' ②
TRACT G
PROPERTY BOUNDARY (TYP)
(P) 8" CHANNELIZING LINE [WHITE]
(P) 4" SOLID LINE [YELLOW] & (P) 4" LANE LINE [YELLOW]
TRACT 2
(P) 12" WIDE DOUBLE LEFT LANE (TYP)
(P) 12" WIDE THRU LANE (TYP)
MATCHLINE - SEE SHEET 16
MISTY ACRES BLVD.
(P) 8" CHANNELIZING LINE [WHITE]
TRACT A
⑮
⑮
(P) 8" DOTTED EXTENSION LINES [WHITE]
(P) 8" CHANNELIZING LINE [WHITE]
MISTY ACRES SUBDIVISION FILING NO. 1
⑮
(P) 8" CHANNELIZING LINE [WHITE]
(P) 8" DOTTED EXTENSION LINES [WHITE]
(P) 8" CHANNELIZING LINE [WHITE]
PAINTER DR.
OLD ANTLERS WY.
MISTY ACRES SUBDIVISION FILING NO. 1
MISTY ACRES SUBDIVISION FILING NO. 1

REV.	DESCRIPTION	DATE
1	ADDRESS AGENCY COMMENTS	11/04/25
2	ADDRESS AGENCY COMMENTS	12/31/25
3	ADDRESS AGENCY COMMENTS	04/08/26
4	ADDRESS AGENCY COMMENTS	05/11/26

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For more details visit:

PREPARED FOR:

MONUMENT RIDGE EAST, LLC

5055 LIST DRIVE
COLORADO SPRINGS, CO 80919

PREPARE
NOT FOR CONSTRUCTION
RAYMO

PRC ENGINEERING
1685 W. UINTAH STREET, SUITE 114
COLORADO SPRINGS, CO 80904
(719) 291–2744

MONUMENT HILL EAST
FILING NO. 1
SIGNAGE &
STRIPING PLAN

DESIGNED BY: MGP	DRAWN BY: MGP
SCALE: 1" = 50'	DATE: 04/08/25
JOB NUMBER	SHEET
24–001	16 OF 29

SIGNING & 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 DEPARTMENT OF PUBLIC WORKS (DPW).
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 35 MPH OR HIGHER SHALL HAVE 8" UPPER–LOWER CASE LETTERING ON 12" BLANK WITH A WHITE BORDER THAT IS NOT RECESSED. THE WIDTH OF THE NON–RECESSED WHITE BORDERS SHALL MATCH PAGE 255 OF THE FHWA STANDARD HIGHWAY SIGNS: 2004 EDITION WITH 2012 SUPPLEMENT. SIGNAL POLE MOUNTED AND OVERHEAD STREET NAME SIGNS SHALL BE PER MUTCD SIZE STANDARDS.
8. ALL TRAFFIC SIGNS SHALL HAVE A MINIMUM DIAMOND GRADE RETROREFLECTIVE SHEETING THAT MEETS ASTM D4956 TYPE XI SHEETING REQUIREMENTS.
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 0.125" 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. STOP BARS SHALL BE 24" IN WIDTH. CROSSWALK LINES SHALL BE 24" WIDE AND A MINIMUM OF 9' LONG. CROSSWALKS SHALL BE INLAID IN ACCORDANCE WITH SECTION 627 OF THE 2025 CDOT STANDARD SPECIFICATION FOR ROAD AND BRIDGE CONSTRUCTION.
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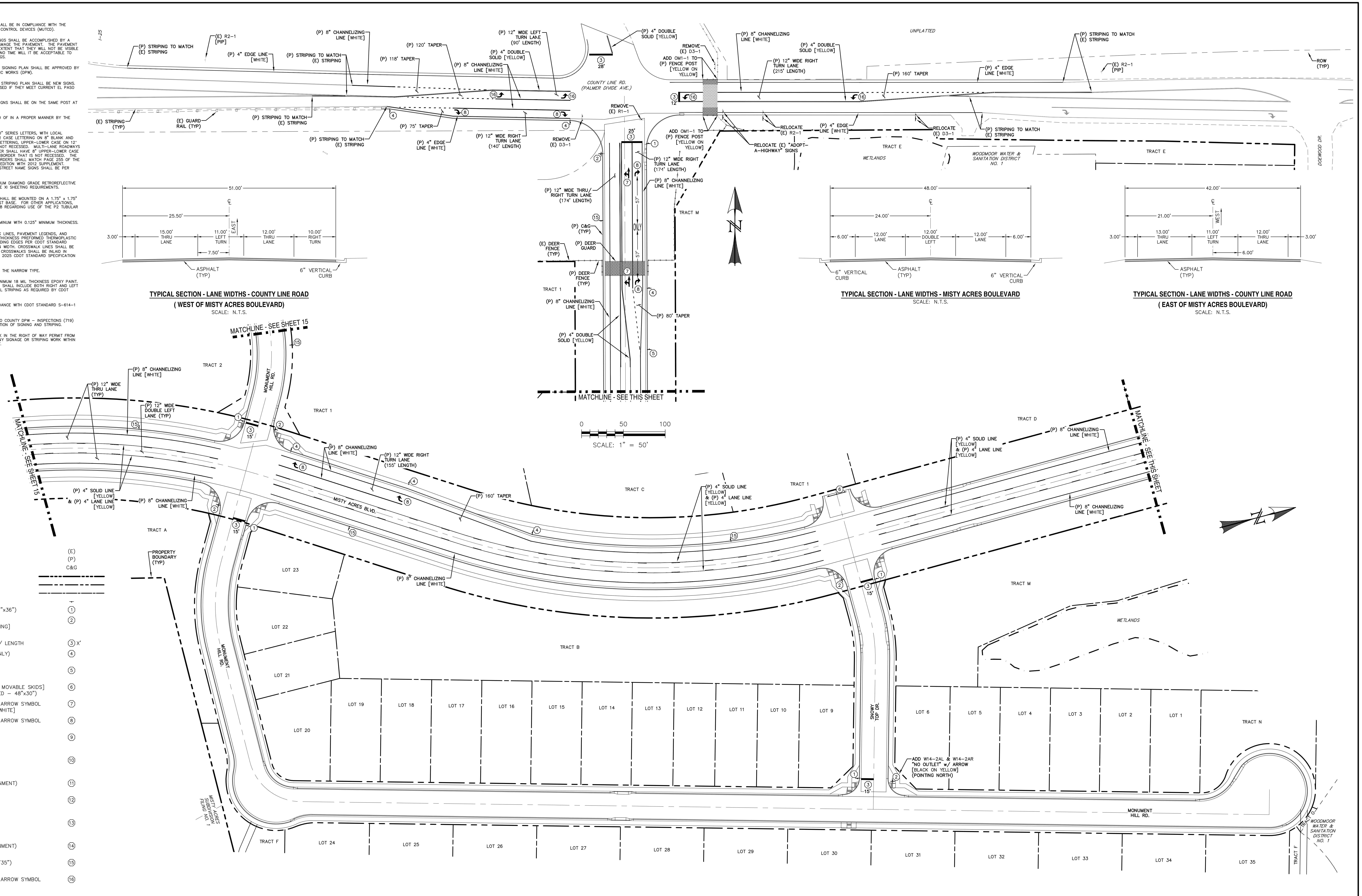
14. ALL SIGNS SHALL BE PLACED IN ACCORDANCE WITH CDOT STANDARD S–614–1 OR MUTCD FIGURE 2A–2.
15. THE CONTRACTOR SHALL NOTIFY EL PASO COUNTY DPW – INSPECTIONS (719) 520–6819 PRIOR TO AND UPON COMPLETION OF SIGNING AND STRIPING.
16. THE CONTRACTOR SHALL OBTAIN A WORK IN THE RIGHT OF WAY PERMIT FROM THE EL PASO COUNTY DPW PRIOR TO ANY SIGNAGE OR STRIPING WORK WITHIN AN EXISTING EL PASO COUNTY ROADWAY.



I–25
(P) STRIPING TO MATCH (E) STRIPING
(E) R2–1 [PIP]
(P) 4" EDGE LINE [WHITE]
(P) 8" CHANNELIZING LINE [WHITE]
(P) 118' TAPER
(P) 120' TAPER
(P) 12" WIDE LEFT TURN LANE (90' LENGTH)
(P) 4" DOUBLE SOLID [YELLOW]
(E) STRIPING (TYP)
(E) GUARD RAIL (TYP)
(P) 75' TAPER
(P) 12" WIDE RIGHT TURN LANE (140' LENGTH)
REMOVE (E) D3–1
REMOVE (E) R1–1
28'
COUNTY LINE RD. (PALMER DIVIDE AVE.)
25'
12'
REMOVE (E) D3–1
ADD OM1–1 TO (P) FENCE POST [YELLOW ON YELLOW]
(P) 12" WIDE RIGHT TURN LANE (215' LENGTH)
(P) 160' TAPER
UNPLATTED
(P) 4" EDGE LINE [WHITE]
(E) R2–1 [PIP]
ROW (TYP)
RELOCATE (E) R2–1
RELOCATE (E) "ADOPT–A–HIGHWAY" SIGNS
RELOCATE (E) D3–1
TRACT E
WETLANDS
WOODMOOR WATER & SANITATION DISTRICT NO. 1
DOEWOOD DR.
(P) 12" WIDE THRU/RIGHT TURN LANE (174' LENGTH)
(P) 12" WIDE RIGHT TURN LANE (174' LENGTH)
57'
ONLY
(P) C&G (TYP)
(E) DEER FENCE (TYP)
(P) DEER GUARD
(P) DEER FENCE (TYP)
TRACT 1
TRACT M
(P) 80' TAPER
MATCHLINE - SEE THIS SHEET
0
50
100
SCALE: 1" = 50'
51.00'
25.50'
EAST
3.00'
15.00' THRU LANE
11.00' LEFT TURN
12.00' THRU LANE
10.00' RIGHT TURN
7.50'
ASPHALT (TYP)
6" VERTICAL CURB
48.00'
24.00'
6.00'
12.00' LANE
12.00' DOUBLE LEFT
42.00'
21.00'
WEST
13.00' THRU LANE
MATCHLINE - SEE SHEET 15
TRACT 2
MONUMENT HILL RD.
(P) 12" WIDE THRU LANE (TYP)
(P) 12" WIDE DOUBLE LEFT LANE (TYP)
(P) 4" SOLID LINE [YELLOW] & (P) 4" LANE LINE [YELLOW]
(P) 12" WIDE RIGHT TURN LANE (155' LENGTH)
MISTY ACRES BLVD.
15'
TRACT A
TRACT C
TRACT D
(P) 160' TAPER
MATCHLINE - SEE THIS SHEET
PROPERTY BOUNDARY (TYP)
TRACT B
LOT 23
LOT 22
LOT 21
LOT 20
LOT 19
LOT 18
LOT 17
LOT 16
LOT 15
LOT 14
LOT 13
LOT 12
LOT 11
LOT 10
LOT 9
SNOWY TOP DR.
LOT 6
LOT 5
LOT 4
LOT 3
LOT 2
LOT 1
TRACT N
ADD W14–2AL & W14–2AR "NO OUTLET" w/ ARROW [BLACK ON YELLOW] (POINTING NORTH)
MISTY ACRES SUBDIVISION FILING NO. 1
TRACT F
LOT 24
LOT 25
LOT 26
LOT 27
LOT 28
LOT 29
LOT 30
LOT 31
LOT 32
LOT 33
LOT 34
LOT 35
TRACT O
N

TYPICAL SECTION - LANE WIDTHS - COUNTY LINE ROAD

(WEST OF MISTY ACRES BOULEVARD)

SCALE: N.T.S.

TYPICAL SECTION - LANE WIDTHS - MISTY ACRES BOULEVARD

SCALE: N.T.S.

TYPICAL SECTION - LANE WIDTHS - COUNTY LINE ROAD

(EAST OF MISTY ACRES BOULEVARD)

SCALE: N.T.S.

LEGEND

EXISTING	(E)
PROPOSED	(P)
CURB AND GUTTER	C&G
PROPERTY BOUNDARY	▬ ‒ ‒ ‒ ▬
RIGHT–OF–WAY	── ‒ ‒ ──
PROPERTY LINE	── ‒ ──
(P) SIGN	⊥
(P) R1–1 (STOP SIGN – 36"x36")	①
(P) D3 (STREET NAME) [12" HEIGHT; 8" LETTERING] (WHITE ON GREEN)	②
(P) STOP BAR (2' WIDE) W/ LENGTH	③ X'
(P) R3–5R (RIGHT TURN ONLY) (BLACK ON WHITE)	④
(P) R3–8R (DOUBLE TURN) (BLACK ON WHITE)	⑤
(P) BARRICADE [TYPE III – MOVABLE SKIDS] W/ R11–2 (ROAD CLOSED – 48"x30")	⑥
(P) PAVEMENT MARKING – ARROW SYMBOL "THRU – LEFT TURN" [WHITE]	⑦
(P) PAVEMENT MARKING – ARROW SYMBOL "RIGHT TURN" [WHITE]	⑧
(P) W1–1R (TURN) W/ W13–1 (15 MPH) [BLACK ON YELLOW]	⑨
(P) W1–6R (ARROW) W/ W13–1aP (15 MPH) [BLACK ON YELLOW]	⑩
(P) W1–8R (CHEVRON ALIGNMENT) [BLACK ON YELLOW]	⑪
(P) W1–1L (TURN) W/ W13–1 (15 MPH) [BLACK ON YELLOW]	⑫
(P) W1–6L (ARROW) W/ W13–1aP (15 MPH) [BLACK ON YELLOW]	⑬
(P) W1–8L (CHEVRON ALIGNMENT) [BLACK ON YELLOW]	⑭
(P) R2–1 (SPEED LIMIT – "35") [WHITE ON BLACK]	⑮
(P) PAVEMENT MARKING – ARROW SYMBOL "LEFT TURN" [WHITE]	⑯

REV.	DESCRIPTION	DATE
1	ADDRESS AGENCY COMMENTS	11/04/25
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PREPARED FOR:

MONUMENT RIDGE EAST, LLC

5055 LIST DRIVE
COLORADO SPRINGS, CO 80919

PREPARE

RAYMO

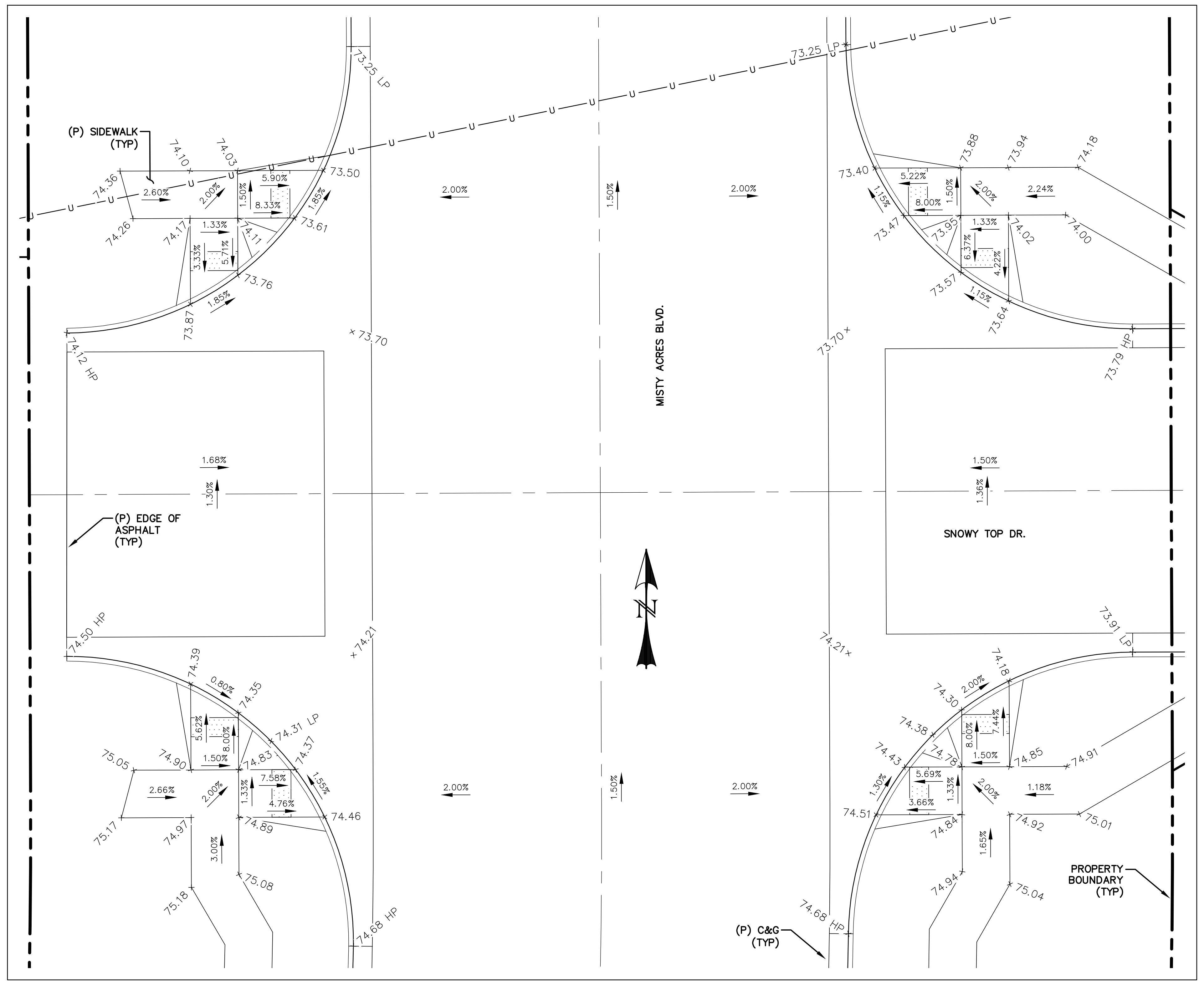
NOT FOR CONSTRUCTION

PRC ENGINEERING
1685 W. UINTAH STREET, SUITE 114
COLORADO SPRINGS, CO 80904
(719) 291–2744

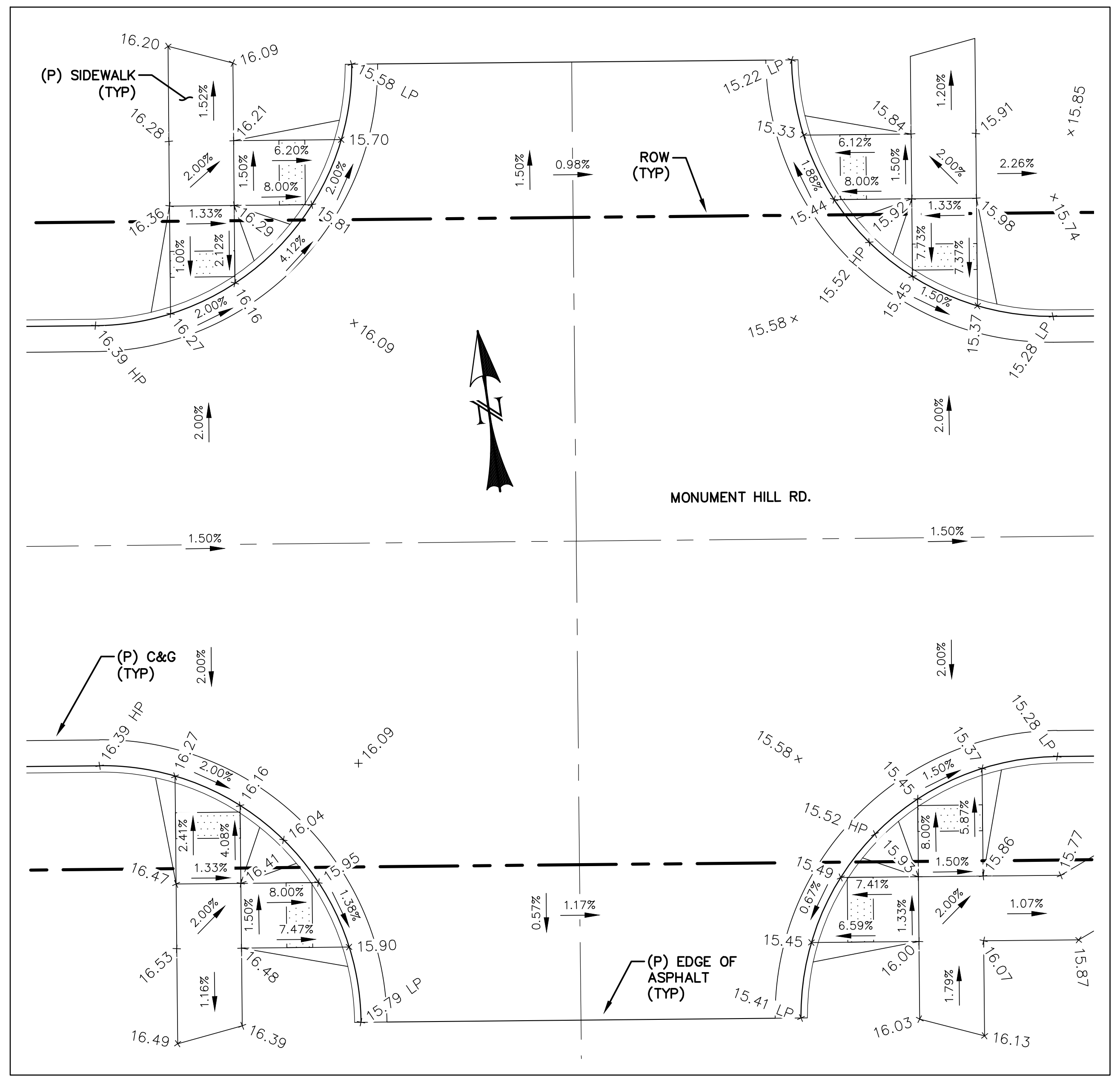
MONUMENT HILL EAST
FILING NO. 1
SIGNAGE &
STRIPING PLAN

DESIGNED BY: MGP	DRAWN BY: MGP
SCALE: 1" = 50'	DATE: 04/08/25
JOB NUMBER	SHEET
24–001	17 OF 29

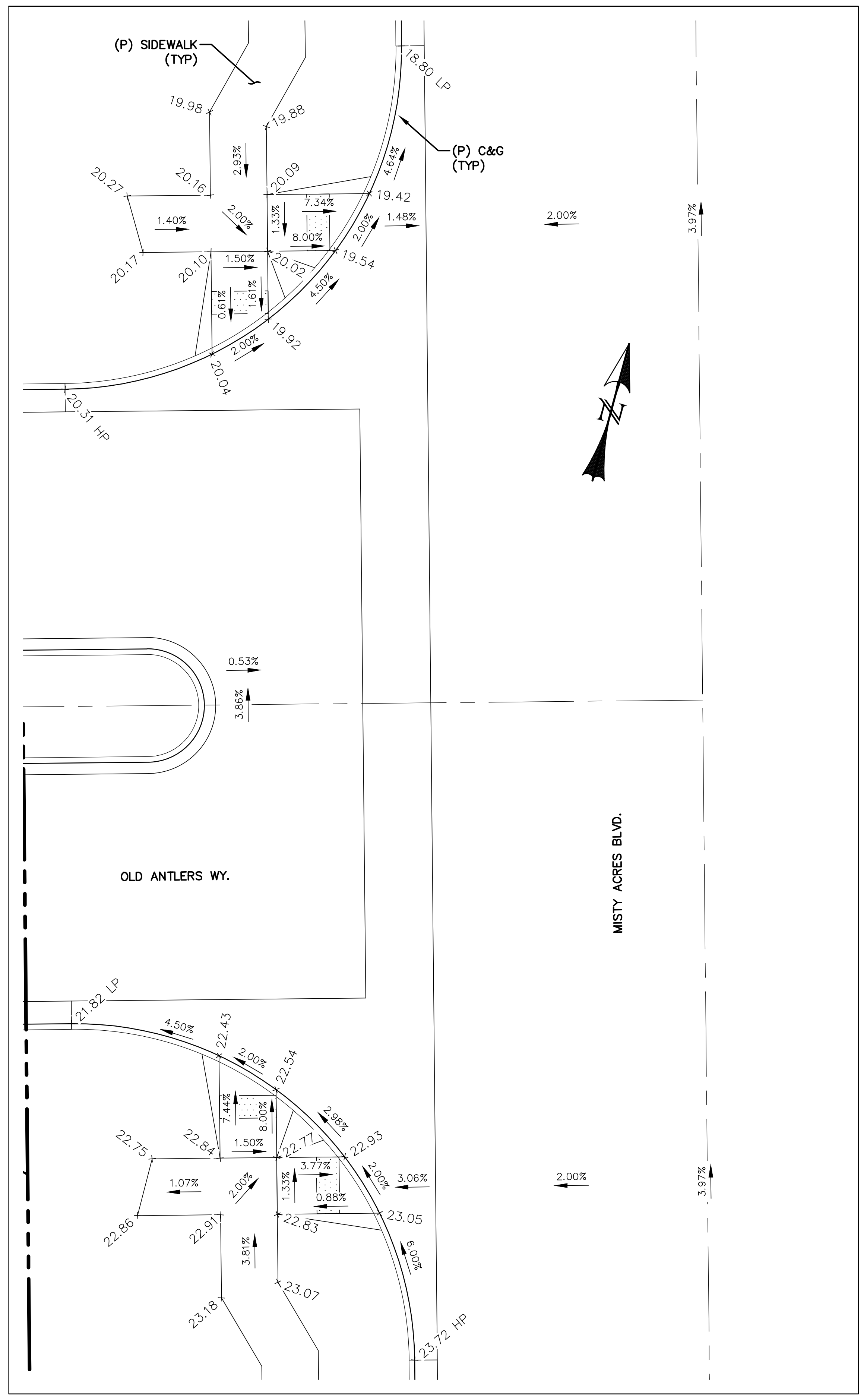
P:_Projects\24–001 MRE\Dwg_CDs\Ph1\24–001–CDs–17–SiStr – Sign – Stripe – Monday, May 11, 2026 5:04:57 PM – Michael Pitts


(P) SIDEWALK (TYP)
MISTY ACRES BLVD.
SNOWY TOP DR.
(P) EDGE OF ASPHALT (TYP)
(P) C&G (TYP)
PROPERTY BOUNDARY (TYP)
73.25 LP
73.70
74.12 HP
74.50 HP
74.21
73.79 HP
73.91 LP
74.68 HP
74.68 HP

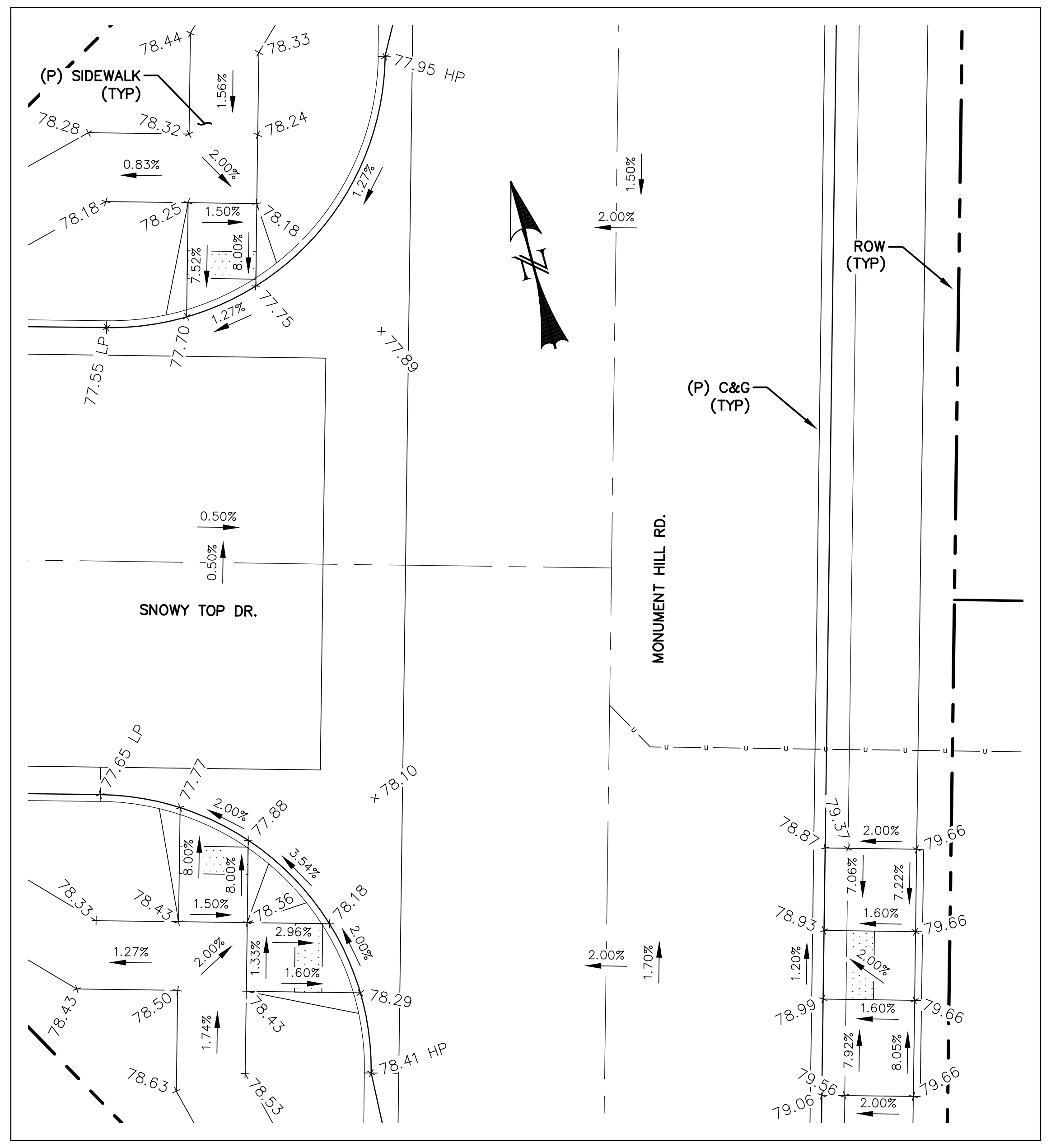
PEDESTRIAN RAMP DETAIL - MISTY ACRES BLVD. & SNOWY TOP DR.
SCALE: 1" = 10'


(P) SIDEWALK (TYP)
ROW (TYP)
MONUMENT HILL RD.
(P) C&G (TYP)
(P) EDGE OF ASPHALT (TYP)
16.09
15.58
15.58 LP
15.28 LP
16.39 HP

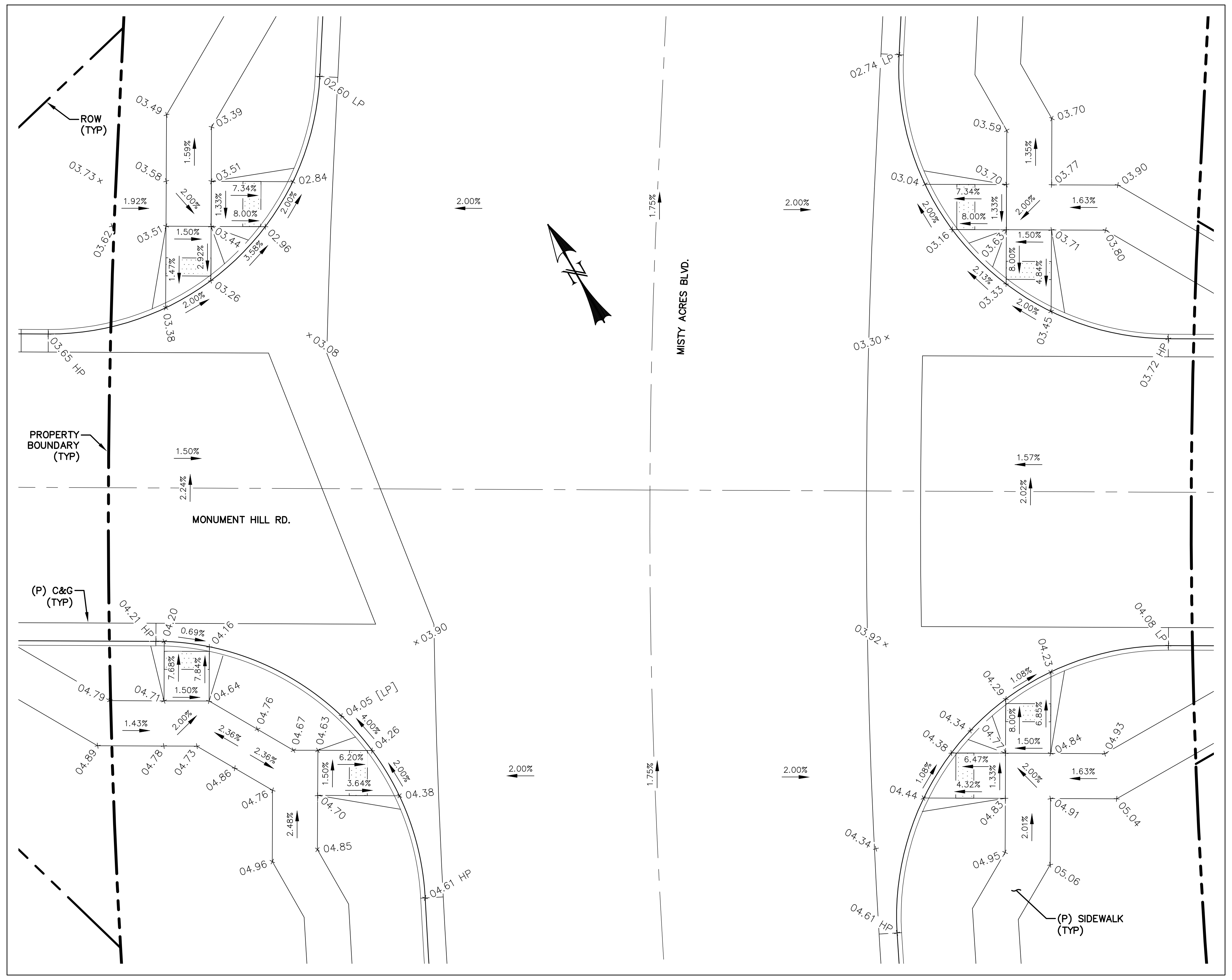
PEDESTRIAN RAMP DETAIL - MONUMENT HILL RD. WEST INTERSECTION
SCALE: 1" = 10'


(P) SIDEWALK (TYP)
(P) C&G (TYP)
OLD ANTLERS WY.
MISTY ACRES BLVD.
18.80 LP
20.31 HP
21.82 LP
23.72 HP

PEDESTRIAN RAMP DETAIL - MISTY ACRES BLVD. & OLD ANTLERS WY.
SCALE: 1" = 10'


(P) SIDEWALK (TYP)
SNOWY TOP DR.
MONUMENT HILL RD.
ROW (TYP)
(P) C&G (TYP)
77.95 HP
77.55 LP
77.65 LP
78.41 HP

PEDESTRIAN RAMP DETAIL - MONUMENT HILL RD. & SNOWY TOP DR.
SCALE: 1" = 10'


ROW (TYP)
PROPERTY BOUNDARY (TYP)
MONUMENT HILL RD.
MISTY ACRES BLVD.
(P) C&G (TYP)
(P) SIDEWALK (TYP)
02.60 LP
02.74 LP
03.65 HP
03.72 HP
04.21 HP
04.05 [LP]
04.08 LP
04.61 HP
04.61 HP

PEDESTRIAN RAMP DETAIL - MISTY ACRES BLVD. & MONUMENT HILL RD.
SCALE: 1" = 10'

REV.	DESCRIPTION	DATE
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0 10 20
SCALE: 1" = 10'

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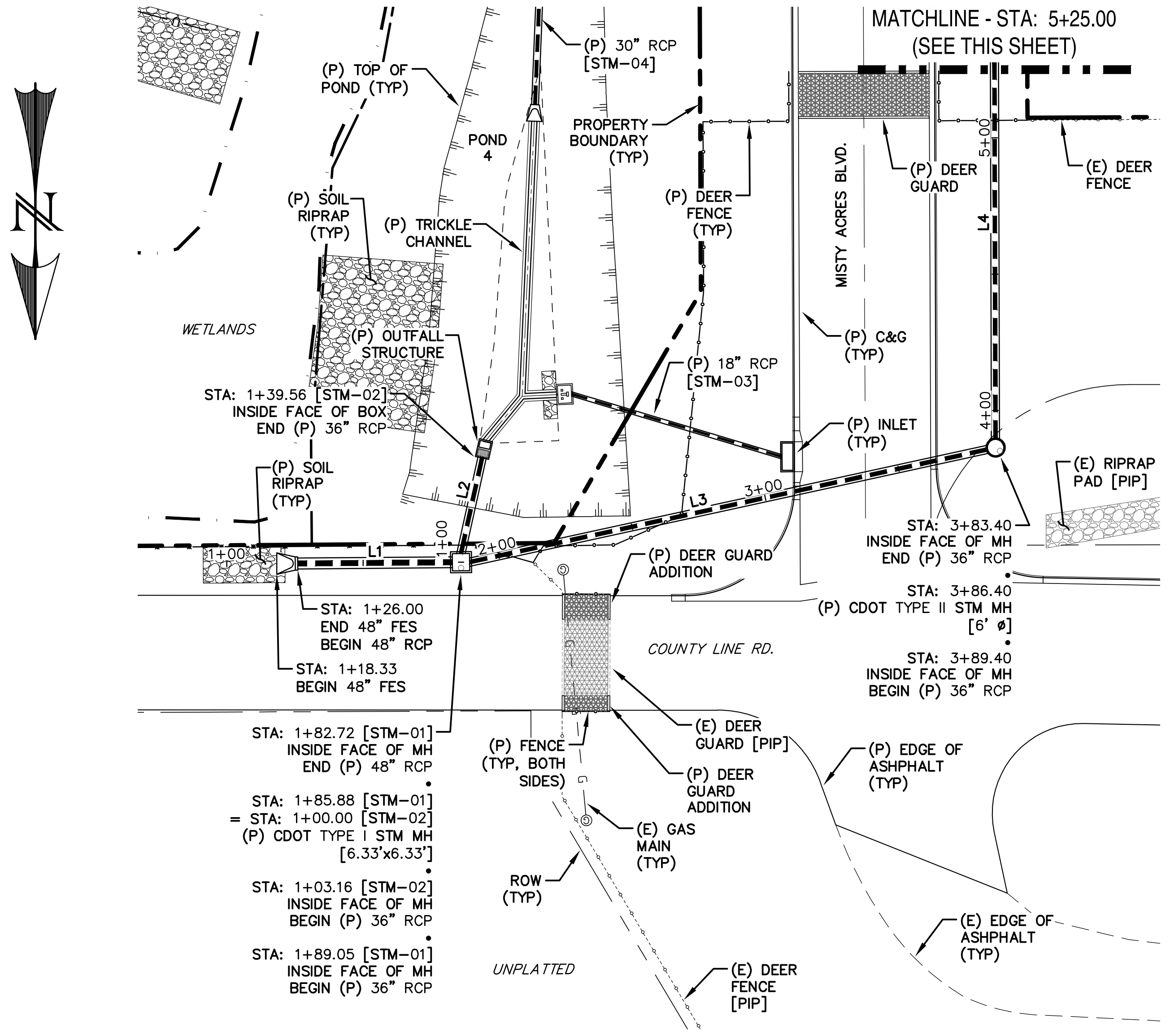
MONUMENT HILL EAST
FILING NO. 1

PEDESTRIAN RAMP DETAILS

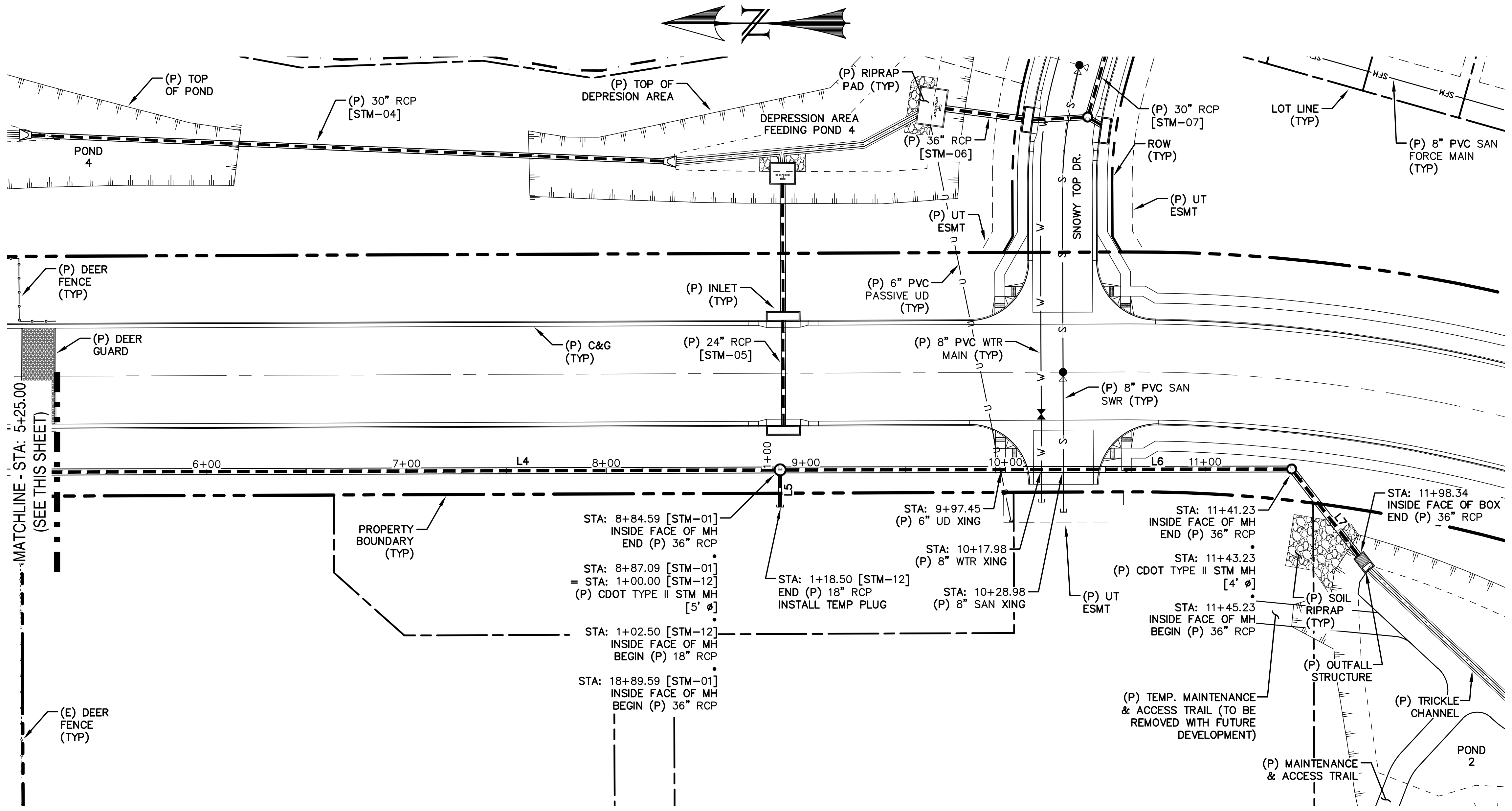
DESIGNED BY:	MGP	DRAWN BY:	MGP
SCALE:	1" = 10'	DATE:	04/08/25
JOB NUMBER		SHEET	
24-001		18 OF 29	


MATCHLINE - STA: 5+25.00
(SEE THIS SHEET)
N
(P) TOP OF POND (TYP)
POND 4
(P) 30" RCP [STM-04]
PROPERTY BOUNDARY (TYP)
(P) DEER FENCE (TYP)
MISTY ACRES BLVD.
(P) DEER GUARD
(E) DEER FENCE
(P) SOIL RIPRAP (TYP)
(P) TRICKLE CHANNEL
WETLANDS
(P) OUTFALL STRUCTURE
(P) 18" RCP [STM-03]
(P) C&G (TYP)
(P) INLET (TYP)
(E) RIPRAP PAD [PIP]
STA: 1+39.56 [STM-02] INSIDE FACE OF BOX END (P) 36" RCP
(P) SOIL RIPRAP (TYP)
L1
L2
L3
L4
STA: 3+83.40 INSIDE FACE OF MH END (P) 36" RCP
STA: 3+86.40 (P) CDOT TYPE II STM MH [6' ø]
STA: 3+89.40 INSIDE FACE OF MH BEGIN (P) 36" RCP
(P) DEER GUARD ADDITION
STA: 1+26.00 END 48" FES BEGIN 48" RCP
STA: 1+18.33 BEGIN 48" FES
COUNTY LINE RD.
STA: 1+82.72 [STM-01] INSIDE FACE OF MH END (P) 48" RCP
(P) FENCE (TYP, BOTH SIDES)
(E) DEER GUARD [PIP]
(P) DEER GUARD ADDITION
(P) EDGE OF ASPHALT (TYP)
STA: 1+85.88 [STM-01] = STA: 1+00.00 [STM-02] (P) CDOT TYPE I STM MH [6.33'x6.33']
(E) GAS MAIN (TYP)
ROW (TYP)
STA: 1+03.16 [STM-02] INSIDE FACE OF MH BEGIN (P) 36" RCP
STA: 1+89.05 [STM-01] INSIDE FACE OF MH BEGIN (P) 36" RCP
UNPLATTED
(E) DEER FENCE [PIP]
(E) EDGE OF ASPHALT (TYP)

STM-01 STA: 1+00 ~ 5+25

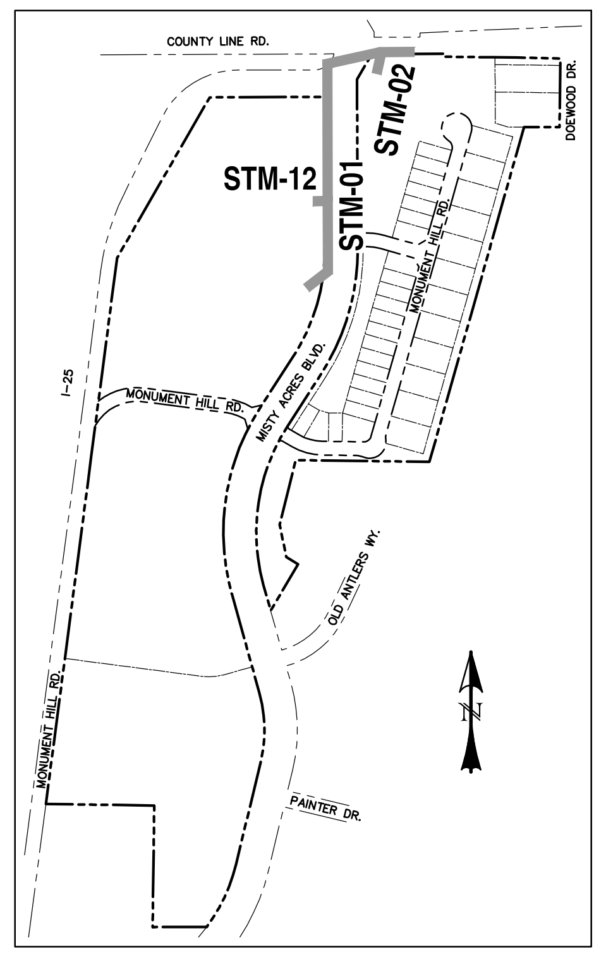
STM-02 STA: 1+00 ~ 1+50

LINE TABLE – STM		
LINE	BEARING	DISTANCE
L1	S89° 33' 38"W	56.72
L2	S12° 26' 47"W	36.39
L3	S77° 43' 18"W	194.35
L4	S0° 09' 44"E	495.20
L5	S89° 50' 16"W	16.00
L6	S0° 06' 11"E	251.64
L7	S52° 14' 18"W	53.11


N
(P) TOP OF POND
POND 4
(P) 30" RCP [STM-04]
(P) TOP OF DEPRESSION AREA
DEPRESSION AREA FEEDING POND 4
(P) RIPRAP PAD (TYP)
(P) 36" RCP [STM-06]
(P) 30" RCP [STM-07]
ROW (TYP)
LOT LINE (TYP)
(P) 8" PVC SAN FORCE MAIN (TYP)
(P) UT ESMT
SNOWY TOP DR.
(P) DEER FENCE (TYP)
(P) DEER GUARD
(P) INLET (TYP)
(P) 6" PVC PASSIVE UD (TYP)
(P) C&G (TYP)
(P) 24" RCP [STM-05]
(P) 8" PVC WTR MAIN (TYP)
(P) 8" PVC SAN SWR (TYP)
MATCHLINE - STA: 5+25.00 (SEE THIS SHEET)
L4
L5
L6
L7
PROPERTY BOUNDARY (TYP)
STA: 8+84.59 [STM-01] INSIDE FACE OF MH END (P) 36" RCP
STA: 8+87.09 [STM-01] = STA: 1+00.00 [STM-12] (P) CDOT TYPE II STM MH [5' ø]
STA: 1+02.50 [STM-12] INSIDE FACE OF MH BEGIN (P) 18" RCP
STA: 18+89.59 [STM-01] INSIDE FACE OF MH BEGIN (P) 36" RCP
STA: 1+18.50 [STM-12] END (P) 18" RCP INSTALL TEMP PLUG
STA: 9+97.45 (P) 6" UD XING
STA: 10+17.98 (P) 8" WTR XING
STA: 10+28.98 (P) 8" SAN XING
(P) UT ESMT
STA: 11+41.23 INSIDE FACE OF MH END (P) 36" RCP
STA: 11+43.23 (P) CDOT TYPE II STM MH [4' ø]
STA: 11+45.23 INSIDE FACE OF MH BEGIN (P) 36" RCP
STA: 11+98.34 INSIDE FACE OF BOX END (P) 36" RCP
(P) SOIL RIPRAP (TYP)
(P) OUTFALL STRUCTURE
(P) TEMP. MAINTENANCE & ACCESS TRAIL (TO BE REMOVED WITH FUTURE DEVELOPMENT)
(P) TRICKLE CHANNEL
(P) MAINTENANCE & ACCESS TRAIL
POND 2
(E) DEER FENCE (TYP)

STM-01 STA: 5+25 ~ 12+10

STM-12 STA: 1+00 ~ 1+20


COUNTY LINE RD.
STM-02
STM-12
STM-01
N

LOCATION MAP
SCALE: N.T.S.

0 50 100
HORIZONTAL SCALE: 1" = 50'
VERTICAL SCALE: 1" = 5'

NOTE:

1. WATER TIGHT SEAL IS REQUIRED WHEN THE 100-YEAR HGL IS OUTSIDE OF THE PIPES.

NOTE: REFER TO SWMM MODEL FOR STORM PIPE HYDRAULICS RESULTS.

Delete - all sheets

HGL's need to shown on profiles - all sheets

NOTE: REFER TO SWMM MODEL FOR STORM PIPE HYDRAULICS RESULTS.

NOTE: REFER TO SWMM MODEL FOR STORM PIPE HYDRAULICS RESULTS.

7290
7280
7270
7260
7250
(E) GRADE (TYP)
(P) GRADE (TYP)
(P) CDOT TYPE I STM MH [6.33'x6.33'] RIM = 7266.12 (FLAT TOP)
(P) CDOT TYPE II STM MH [6' ø] RIM = 7268.01 (FLAT TOP)
(P) CDOT TYPE II STM MH [5' ø] RIM = 7273.55 (FLAT TOP)
(P) CDOT TYPE II STM MH [4' ø] RIM = 7277.05 (FLAT TOP)
(P) OUTFALL STRUCTURE
STA: 1+26.00 END 48" FES BEGIN 48" RCP INV = 7257.67
56.72 LF OF 48" RCP @ 2.41%
STA: 1+18.33 BEGIN 48" FES INV = 7257.49
194.35 LF OF 36" RCP @ 1.54%
495.19 LF OF 36" RCP @ 0.70%
251.64 LF OF 36" RCP @ 1.30%
53.11 LF OF 36" RCP @ 1.14%
STA: 11+98.34 INSIDE FACE OF BOX END 36" RCP INV = 7271.16
FILTER FABRIC TO EXTEND UPSTREAM OF FES (3' MIN)
6" CDOT CLASS VI ROAD BASE OVER MIRAFI FW700 OR APPROVED EQUAL
(P) 13.0'x30.0' D50 = 9" DIA. TYPE 'L' SOIL RIPRAP [18" THICK]
STA: 1+82.72 INSIDE FACE OF MH END 48" RCP INV = 7259.04
STA: 1+85.89 (P) 36" RCP [STM-02] INV IN = 7260.04
STA: 1+89.72 INSIDE FACE OF MH BEGIN 36" RCP INV = 7260.04
STA: 3+83.40 INSIDE FACE OF MH END 36" RCP INV = 7263.03
STA: 3+89.40 INSIDE FACE OF MH BEGIN 36" RCP INV = 7263.31
STA: 8+84.59 INSIDE FACE OF MH END 36" RCP INV = 7266.78
STA: 8+89.59 INSIDE FACE OF MH BEGIN 36" RCP INV = 7267.03
STA: 8+87.09 (P) 18" RCP [STM-12] INV IN = 7268.53
STA: 9+-7.45 (P) 6" UD XING BOP (STM) = 7268.10 TOP (UD) = 7266.32 CLR = 1.8'
STA: 10+17.98 (P) 8" WTR XING BOP (STM) = 7268.37 TOP (WTR) = 7265.37 CLR = 3.0'
STA: 10+28.98 (P) 8" SAN XING BOP (STM) = 7268.51 TOP (SAN) = 7261.84 CLR = 6.7'
STA: 11+41.23 INSIDE FACE OF MH END 36" RCP INV = 7270.30
STA: 11+45.23 INSIDE FACE OF MH BEGIN 24" RCP INV = 7270.55
STM-01
(P) CDOT TYPE I STM MH [6.33'x6.33'] RIM = 7268.01 (FLAT TOP)
36.40 LF OF 36" RCP @ 0.81%
(P) OUTFALL STRUCTURE
STA: 1+39.56 INSIDE FACE OF BOX END 36" RCP INV = 7258.83
STA: 1+00.00 (P) 36" RCP [STM-01] INV IN = 7267.78 (P) 48" RCP [STM-01] INV OUT = 7266.78
STA: 1+03.16 BEGIN (P) 36" RCP [STM-02] INV IN = 7260.04
STM-02
(P) CDOT TYPE II STM MH [5' ø] RIM = 7273.55 (FLAT TOP)
16.00 LF OF 18" RCP @ 1.47%
STA: 1+18.50 END (P) 18" RCP INSTALL TEMP PLUG INV IN = 7268.77
STA: 1+02.50 BEGIN (P) 18" RCP [STM-12] INV IN = 7268.53
STA: 1+00.00 (P) 36" RCP [STM-01] INV IN = 7267.03 (P) 48" RCP [STM-01] INV OUT = 7266.78
STM-12
1+00
2+00
3+00
4+00
5+00
6+00
7+00
8+00
9+00
10+00
11+00
12+00
1+00
2+00
1+00
2+00

REV.	DESCRIPTION	DATE
1	ADDRESS AGENCY COMMENTS	11/04/25
2	ADDRESS AGENCY COMMENTS	12/31/25
3	ADDRESS AGENCY COMMENTS	04/08/26
4	ADDRESS AGENCY COMMENTS	05/11/26

811 Know what's below. Call 72 hours before you dig.
For more details visit:

PREPARED FOR:
MONUMENT RIDGE EAST, LLC
5055 LIST DRIVE
COLORADO SPRINGS, CO 80919

PREPARE
RAYMO

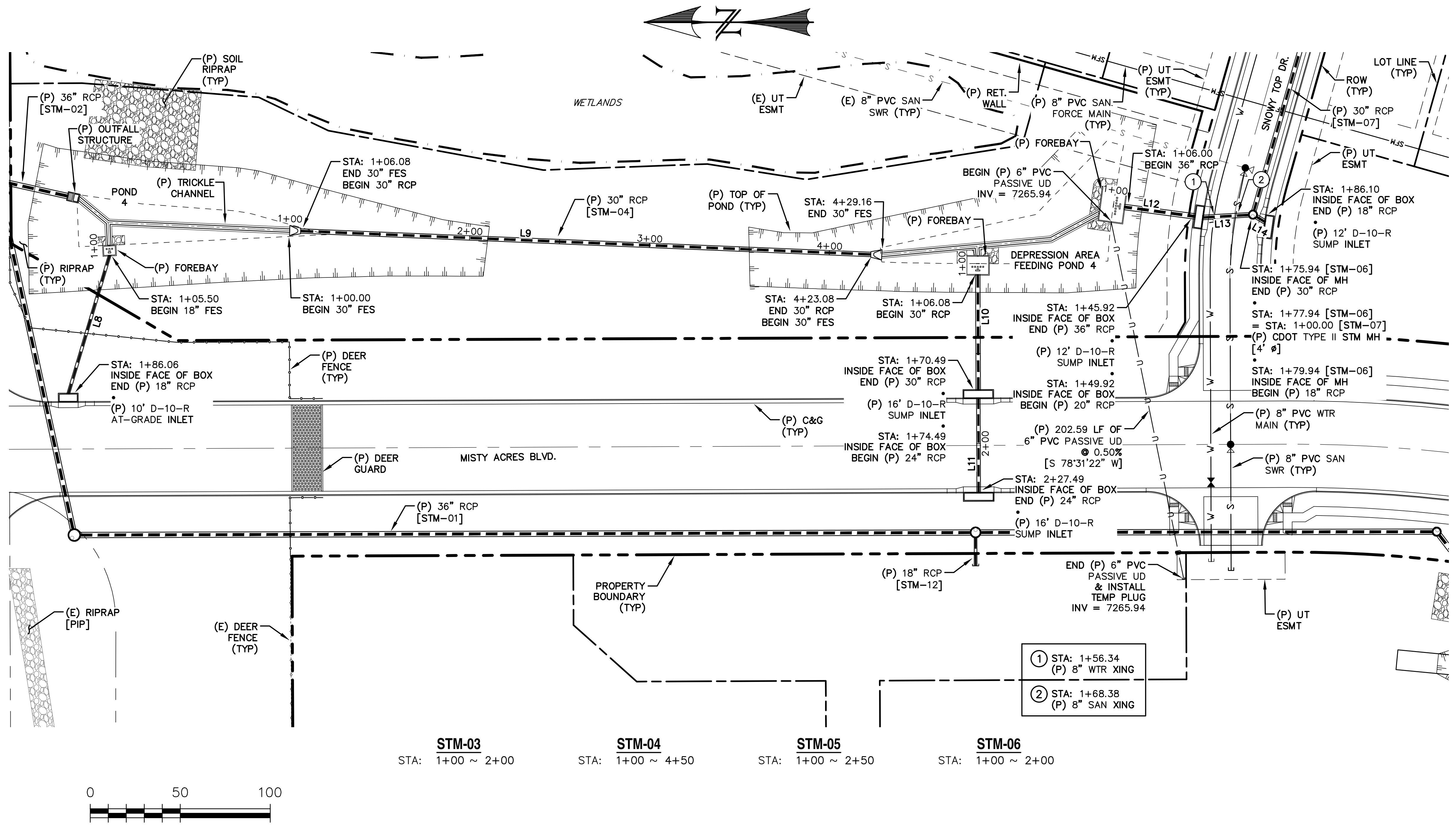
NOT FOR CONSTRUCTION

PRC ENGINEERING
1685 W. UINTAH STREET, SUITE 114
COLORADO SPRINGS, CO 80904
(719) 291-2744

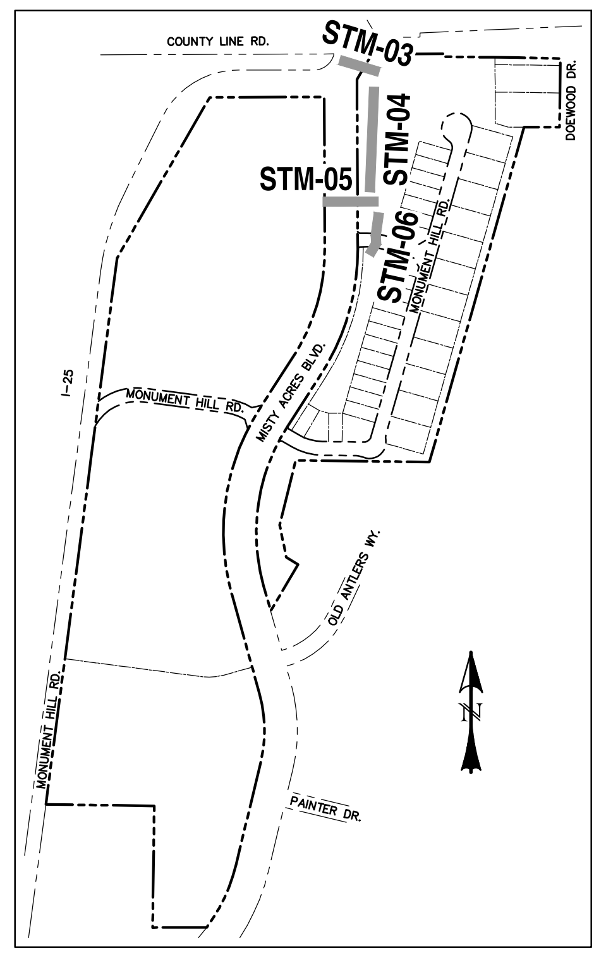
MONUMENT HILL EAST
FILING NO. 1
STORM SEWER
PLAN & PROFILES

DESIGNED BY: MGP	DRAWN BY: MGP
SCALE: 1" = 50'	DATE: 04/08/25
JOB NUMBER	SHEET
24-001	19 OF 29

LINE TABLE – STM		
LINE	BEARING	DISTANCE
L8	N73° 22' 42"W	80.56
L9	S2° 21' 05"W	317.00
L10	S89° 46' 22"W	64.41
L11	S89° 46' 22"W	53.00
L12	S7° 35' 34"W	39.92
L13	S3° 11' 32"E	26.02
L14	S30° 33' 30"W	6.16


N
(P) SOIL RIPRAP (TYP)
(P) 36" RCP [STM-02]
(P) OUTFALL STRUCTURE
POND 4
(P) TRICKLE CHANNEL
WETLANDS
(E) UT ESMT
(E) 8" PVC SAN SWR (TYP)
(P) RET. WALL
(P) 8" PVC SAN FORCE MAIN (TYP)
(P) UT ESMT (TYP)
SNOWY TOP DR.
LOT LINE (TYP)
ROW (TYP)
(P) 30" RCP [STM-07]
(P) UT ESMT
STA: 1+06.08 END 30" FES BEGIN 30" RCP
(P) 30" RCP [STM-04]
(P) TOP OF POND (TYP)
STA: 4+29.16 END 30" FES
(P) FOREBAY
BEGIN (P) 6" PVC PASSIVE UD INV = 7265.94
STA: 1+06.00 BEGIN 36" RCP
STA: 1+86.10 INSIDE FACE OF BOX END (P) 18" RCP • (P) 12' D-10-R SUMP INLET
(P) RIPRAP (TYP)
(P) FOREBAY
STA: 1+05.50 BEGIN 18" FES
STA: 1+00.00 BEGIN 30" FES
STA: 4+23.08 END 30" RCP BEGIN 30" FES
STA: 1+06.08 BEGIN 30" RCP
DEPRESSION AREA FEEDING POND 4
STA: 1+45.92 INSIDE FACE OF BOX END (P) 36" RCP • (P) 12' D-10-R SUMP INLET • STA: 1+49.92 INSIDE FACE OF BOX BEGIN (P) 20" RCP
STA: 1+75.94 [STM-06] INSIDE FACE OF MH END (P) 30" RCP • STA: 1+77.94 [STM-06] = STA: 1+00.00 [STM-07] (P) CDOT TYPE II STM MH [4' ø] • STA: 1+79.94 [STM-06] INSIDE FACE OF MH BEGIN (P) 18" RCP
L8
L9
L10
L11
L12
L13
L14
1+00
2+00
3+00
4+00
STA: 1+86.06 INSIDE FACE OF BOX END (P) 18" RCP • (P) 10' D-10-R AT-GRADE INLET
(P) DEER FENCE (TYP)
STA: 1+70.49 INSIDE FACE OF BOX END (P) 30" RCP • (P) 16' D-10-R SUMP INLET • STA: 1+74.49 INSIDE FACE OF BOX BEGIN (P) 24" RCP
(P) C&G (TYP)
(P) 202.59 LF OF 6" PVC PASSIVE UD @ 0.50% [S 78°31'22" W]
(P) 8" PVC WTR MAIN (TYP)
(P) 8" PVC SAN SWR (TYP)
(P) DEER GUARD
MISTY ACRES BLVD.
(P) 36" RCP [STM-01]
STA: 2+27.49 INSIDE FACE OF BOX END (P) 24" RCP • (P) 16' D-10-R SUMP INLET
(P) 18" RCP [STM-12]
END (P) 6" PVC PASSIVE UD & INSTALL TEMP PLUG INV = 7265.94
(P) UT ESMT
(E) RIPRAP [PIP]
(E) DEER FENCE (TYP)
PROPERTY BOUNDARY (TYP)
① STA: 1+56.34 (P) 8" WTR XING
② STA: 1+68.38 (P) 8" SAN XING
STM-03 STA: 1+00 ~ 2+00
STM-04 STA: 1+00 ~ 4+50
STM-05 STA: 1+00 ~ 2+50
STM-06 STA: 1+00 ~ 2+00
0
50
100

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


COUNTY LINE RD.
STM-03
STM-04
STM-05
STM-06
I-25
N

LOCATION MAP
SCALE: N.T.S.

NOTE:

1. WATER TIGHT SEAL IS REQUIRED WHEN THE 100-YEAR HGL IS OUTSIDE OF THE PIPES.

NOTE: REFER TO SWMM MODEL FOR STORM PIPE HYDRAULICS RESULTS.

7280
7270
7260
7250
7240
STM-03
(P) 10' D-10-R AT-GRADE INLET TOB [S] = 7273.10 THT [S] = 7272.10 TOB [N] = 7272.86 THT [N] = 7271.86
(P) GRADE (TYP)
STA: 1+05.50 FOREBAY INV = 7262.20 BEGIN 18" RCP INV = 7263.20
HGLs
(E) GRADE (TYP)
80.56 LF OF 18" RCP @ 6.76%
STA: 1+86.06 INSIDE FACE OF BOX END 18" RCP INV = 7268.64
(P) FOREBAY
STM-04
STA: 1+06.08 END 30" FES BEGIN 30" RCP INV = 7262.24
(P) GRADE (TYP)
STA: 4+23.08 END 30" RCP BEGIN 30" FES INV = 7264.23
(E) GRADE (TYP)
317.00 LF OF 30" RCP @ 0.50%
STA: 1+00.00 BEGIN 30" FES INV = 7262.61
STA: 4+29.16 END 30" FES INV = 7264.26
STM-05
(E) GRADE (TYP)
(P) 16' D-10-R SUMP INLET TOB = 7273.28 THT = 7272.28
(P) 16' D-10-R SUMP INLET TOB = 7273.28 THT = 7272.28
STA: 1+06.00 BEGIN 30" RCP INV = 7255.60
HGLs
(P) GRADE (TYP)
64.49 LF OF 30" RCP @ 1.21%
53.00 LF OF 24" RCP @ 2.00%
STA: 2+27.49 INSIDE FACE OF BOX END 24" RCP INV = 7267.94
(P) FOREBAY
STA: 1+70.49 INSIDE FACE OF BOX END 30" RCP INV = 7266.38
STA: 1+74.49 INSIDE FACE OF BOX BEGIN 24" RCP INV = 7266.88
STM-06
26.02 LF OF 30" RCP @ 2.00%
(P) CDOT TYPE II STM MH [4' ø] RIM = 7273.29 (FLAT TOP)
(P) 12' D-10-R SUMP INLET TOB = 7273.95 THT = 7272.95
(P) 12' D-10-R SUMP INLET TOB = 7273.95 THT = 7272.95
STA: 1+06.00 BEGIN 36" RCP INV = 7265.96
HGLs
STA: 1+86.10 INSIDE FACE OF BOX END 30" RCP INV = 7268.24
39.92 LF OF 36" RCP @ 1.52%
(P) FOREBAY
6.16 LF OF 18" RCP @ 6.72%
STA: 1+45.92 INSIDE FACE OF BOX END 36" RCP INV = 7266.56
STA: 1+79.94 INSIDE FACE OF MH BEGIN 30" RCP INV = 7267.83
STA: 1+49.92 INSIDE FACE OF BOX BEGIN 30" RCP INV = 7267.06
STA: 1+77.94 (P) 30" RCP [STM-07] INV IN = 7267.83
STA: 1+56.34 (P) 8" WTR XING BOP (STM) = 7266.89 TOP (WTR) = 7263.89 CLR = 3.0'
STA: 8+84.59 INSIDE FACE OF MH END 36" RCP INV = 7266.78
STA: 1+68.38 (P) 8" SAN XING BOP (STM) = 7267.13 TOP (SAN) = 7259.77 CLR = 7.4'
100YR
10YR
1+00
2+00
3+00
4+00

Unresolved:
Provide HGL's

Unresolved:
HGL must be more than 1' from ground. Provide dimension to show depth to HGL

Unresolved:
10 year HGL cannot be more than 80% of pipe

REV.	DESCRIPTION	DATE
1	ADDRESS AGENCY COMMENTS	11/04/25
2	ADDRESS AGENCY COMMENTS	12/31/25
3	ADDRESS AGENCY COMMENTS	04/08/26
4	ADDRESS AGENCY COMMENTS	05/11/26

811
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Call 72 hours before you dig.
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PREPARED FOR:

MONUMENT RIDGE EAST, LLC

5055 LIST DRIVE
COLORADO SPRINGS, CO 80919

PREPARE

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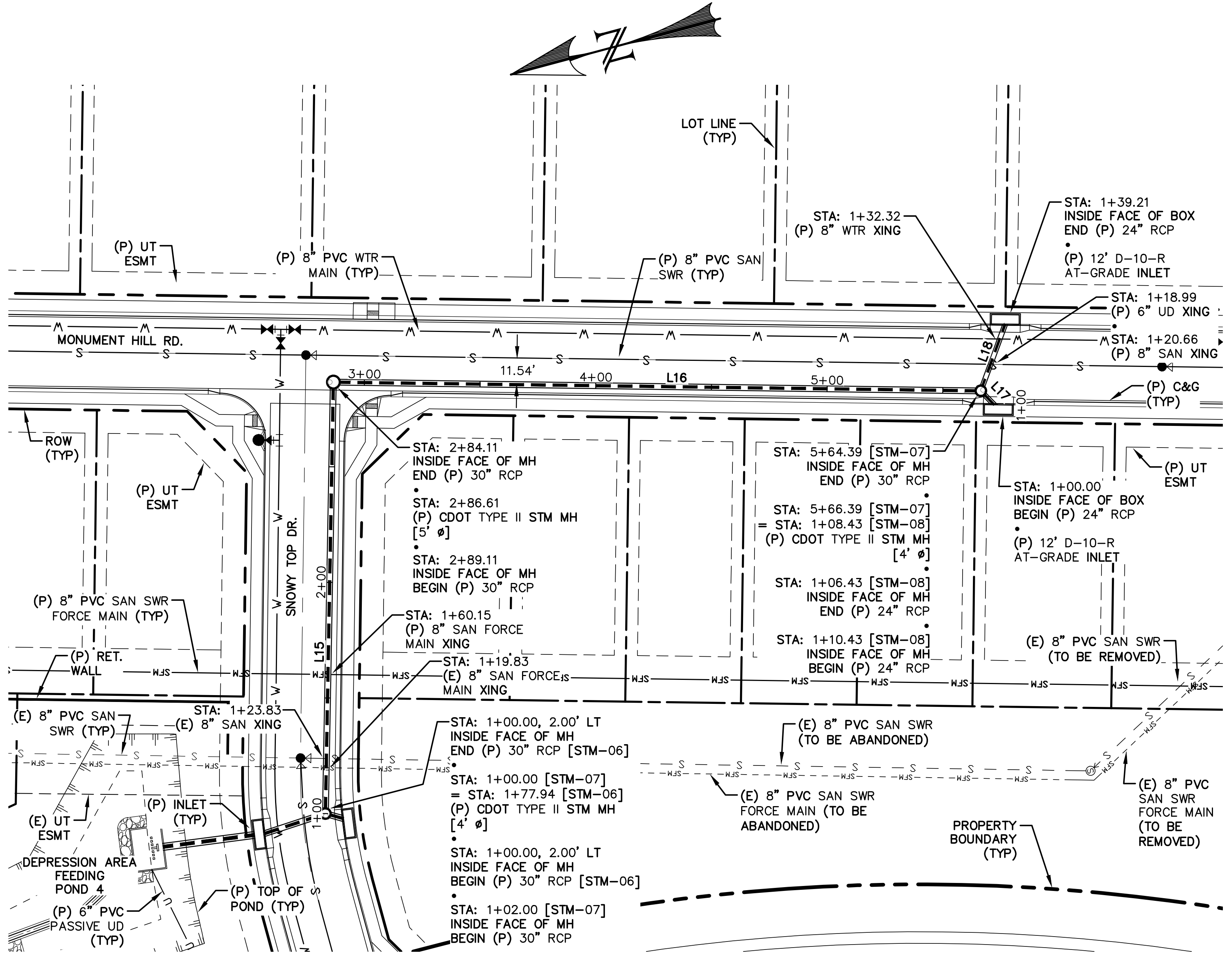
NOT FOR CONSTRUCTION

PRC
ENGINEERING
1685 W. UINTAH STREET, SUITE 114
COLORADO SPRINGS, CO 80904
(719) 291-2744

MONUMENT HILL EAST
FILING NO. 1
STORM SEWER
PLAN & PROFILES

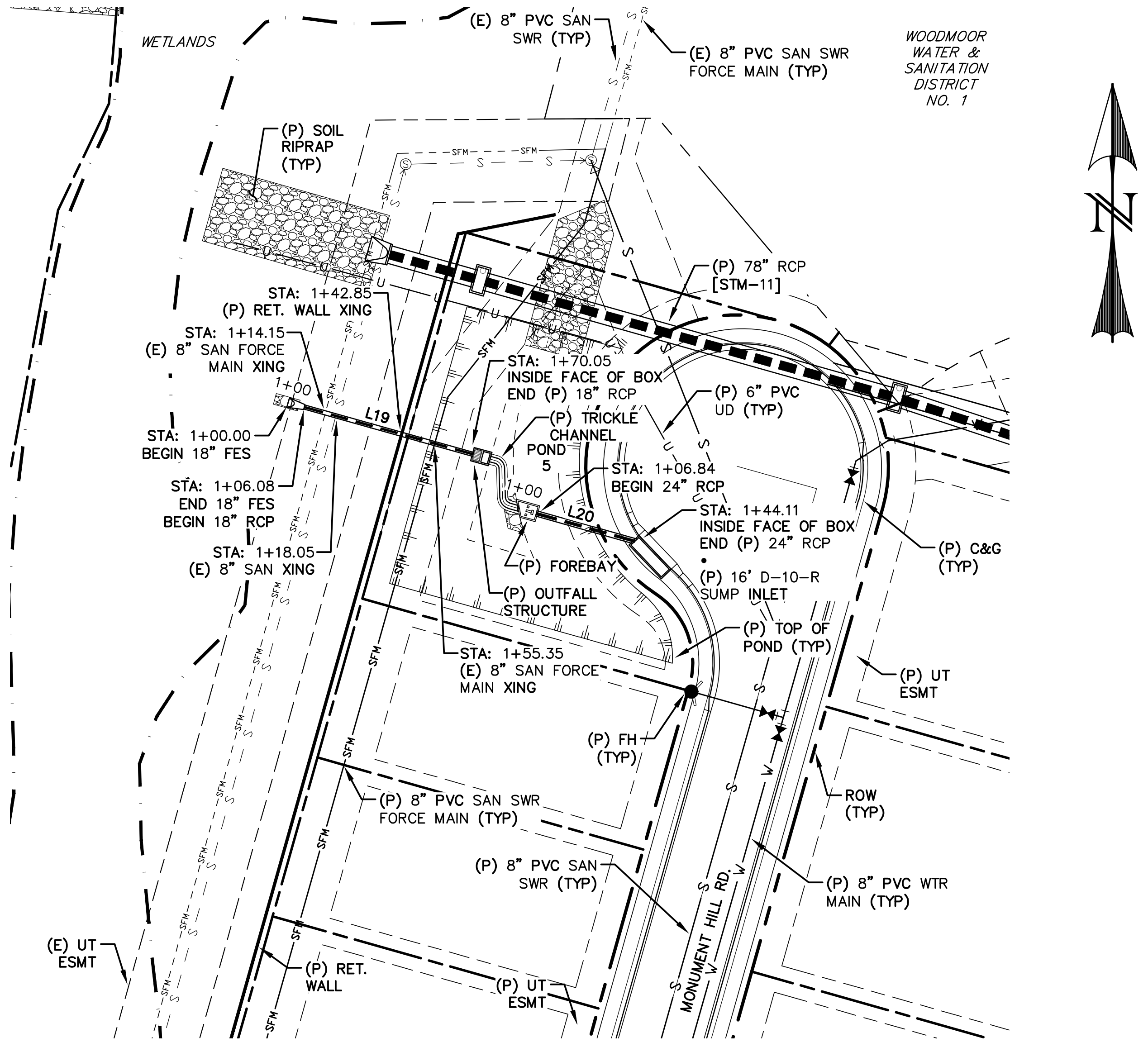
DESIGNED BY: MGP	DRAWN BY: MGP
SCALE: 1" = 50'	DATE: 04/08/25
JOB NUMBER	SHEET
24–001	20 OF 29


LOT LINE (TYP)
STA: 1+32.32 (P) 8" WTR XING
STA: 1+39.21 INSIDE FACE OF BOX END (P) 24" RCP • (P) 12' D-10-R AT-GRADE INLET
(P) UT ESMT
(P) 8" PVC WTR MAIN (TYP)
(P) 8" PVC SAN SWR (TYP)
STA: 1+18.99 (P) 6" UD XING
STA: 1+20.66 (P) 8" SAN XING
MONUMENT HILL RD.
11.54'
3+00
4+00
L16
5+00
L18
L17
1+00
(P) C&G (TYP)
ROW (TYP)
(P) UT ESMT
STA: 2+84.11 INSIDE FACE OF MH END (P) 30" RCP • STA: 2+86.61 (P) CDOT TYPE II STM MH [5' ø] • STA: 2+89.11 INSIDE FACE OF MH BEGIN (P) 30" RCP
STA: 5+64.39 [STM-07] INSIDE FACE OF MH END (P) 30" RCP • STA: 5+66.39 [STM-07] = STA: 1+08.43 [STM-08] (P) CDOT TYPE II STM MH [4' ø] • STA: 1+06.43 [STM-08] INSIDE FACE OF MH END (P) 24" RCP • STA: 1+10.43 [STM-08] INSIDE FACE OF MH BEGIN (P) 24" RCP
STA: 1+00.00 INSIDE FACE OF BOX BEGIN (P) 24" RCP • (P) 12' D-10-R AT-GRADE INLET
(P) UT ESMT
SNOWY TOP DR.
2+00
L15
(P) 8" PVC SAN SWR FORCE MAIN (TYP)
(P) RET. WALL
STA: 1+60.15 (P) 8" SAN FORCE MAIN XING
STA: 1+19.83 (E) 8" SAN FORCE MAIN XING
(E) 8" PVC SAN SWR (TO BE REMOVED)
(E) 8" PVC SAN SWR (TYP)
STA: 1+23.83 (E) 8" SAN XING
(E) UT ESMT
(P) INLET (TYP)
DEPRESSION AREA FEEDING POND 4
(P) 6" PVC PASSIVE UD (TYP)
(P) TOP OF POND (TYP)
STA: 1+00.00, 2.00' LT INSIDE FACE OF MH END (P) 30" RCP [STM-06] • STA: 1+00.00 [STM-07] = STA: 1+77.94 [STM-06] (P) CDOT TYPE II STM MH [4' ø] • STA: 1+00.00, 2.00' LT INSIDE FACE OF MH BEGIN (P) 30" RCP [STM-06] • STA: 1+02.00 [STM-07] INSIDE FACE OF MH BEGIN (P) 30" RCP
(E) 8" PVC SAN SWR (TO BE ABANDONED)
(E) 8" PVC SAN SWR FORCE MAIN (TO BE ABANDONED)
PROPERTY BOUNDARY (TYP)
(E) 8" PVC SAN SWR FORCE MAIN (TO BE REMOVED)

STM-07
STA: 1+00 ~ 6+00

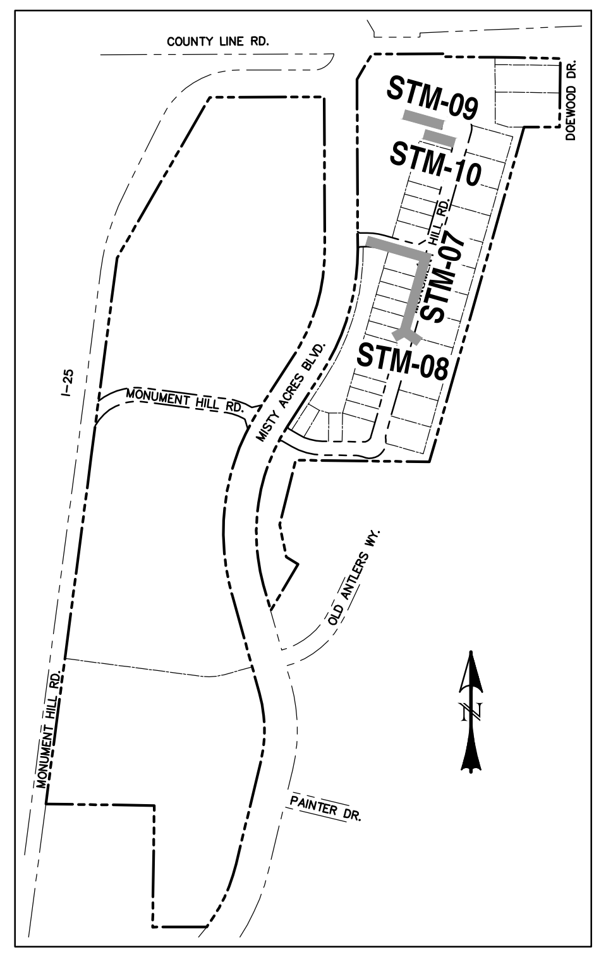
STM-08
STA: 1+00 ~ 1+50

LINE TABLE – STM		
LINE	BEARING	DISTANCE
L15	S73° 56' 28"E	182.11
L16	S15° 46' 17"W	275.28
L17	S60° 46' 17"W	6.43
L18	S54° 52' 04"E	28.78
L19	S74° 21' 50"E	63.97
L20	S74° 13' 43"E	37.27


WETLANDS
(E) 8" PVC SAN SWR (TYP)
(E) 8" PVC SAN SWR FORCE MAIN (TYP)
WOODMOOR WATER & SANITATION DISTRICT NO. 1
N
(P) SOIL RIPRAP (TYP)
(P) 78" RCP [STM-11]
STA: 1+42.85 (P) RET. WALL XING
STA: 1+14.15 (E) 8" SAN FORCE MAIN XING
STA: 1+70.05 INSIDE FACE OF BOX END (P) 18" RCP
(P) 6" PVC UD (TYP)
1+00
L19
STA: 1+00.00 BEGIN 18" FES
(P) TRICKLE CHANNEL
POND 5
STA: 1+06.84 BEGIN 24" RCP
STA: 1+06.08 END 18" FES BEGIN 18" RCP
L20
STA: 1+44.11 INSIDE FACE OF BOX END (P) 24" RCP • (P) 16' D-10-R SUMP INLET
(P) C&G (TYP)
STA: 1+18.05 (E) 8" SAN XING
(P) FOREBAY
(P) OUTFALL STRUCTURE
(P) TOP OF POND (TYP)
STA: 1+55.35 (E) 8" SAN FORCE MAIN XING
(P) UT ESMT
(P) FH (TYP)
ROW (TYP)
(P) 8" PVC SAN SWR FORCE MAIN (TYP)
(P) 8" PVC SAN SWR (TYP)
(P) 8" PVC WTR MAIN (TYP)
MONUMENT HILL RD.
(E) UT ESMT
(P) RET. WALL
(P) UT ESMT

STM-09
STA: 1+00 ~ 1+75

STM-10
STA: 1+00 ~ 1+75


COUNTY LINE RD.
STM-09
STM-10
STM-07
STM-08
I-25
MONUMENT HILL RD.

LOCATION MAP
SCALE: N.T.S.

0 50 100
HORIZONTAL SCALE: 1" = 50'
VERTICAL SCALE: 1" = 5'

NOTE:
1. WATER TIGHT SEAL IS REQUIRED WHEN THE 100-YEAR HGL IS OUTSIDE OF THE PIPES.

NOTE: REFER TO SWMM MODEL FOR STORM PIPE HYDRAULICS RESULTS.

7300
7290
7280
7270
7260
7250
7240
1+00
2+00
3+00
4+00
5+00
6+00
(P) CDOT TYPE II STM MH [4' ø] RIM = 7273.29 (FLAT TOP)
STA: 1+18.83 (E) 8" SAN FORCE MAIN XING BOP (STM) = 7267.93 TOP (SFM) = 7259.49 CLR = 8.4'
(P) CDOT TYPE II STM MH [4' ø] RIM = 7278.30 (FLAT TOP)
(E) GRADE (TYP)
(P) GRADE (TYP)
(P) CDOT TYPE II STM MH [4' ø] RIM = 7282.98 (FLAT TOP)
HGLs
273.78 LF OF 30" RCP @ 1.71%
182.61 LF OF 30" RCP @ 2.34%
STA: 2+88.61 INSIDE FACE OF MH BEGIN 30" RCP INV = 7272.34
STA: 5+62.39 INSIDE FACE OF MH END 30" RCP INV = 7277.02
STA: 5+64.39 (P) 24" RCP [STM-08] INV IN = 7277.52 • (P) 24" RCP [STM-08] INV IN = 7277.52
STA: 2+84.61 INSIDE FACE OF MH END 30" RCP INV = 7272.09
STA: 1+00.00 (P) 18" RCP [STM-06] INV IN = 7268.83 • (P) 36" RCP [STM-06] INV OUT = 7267.58
STA: 1+60.15 (E) 8" SAN FORCE MAIN XING BOP (STM) = 7268.89 TOP (SFM) = 7264.53 CLR = 4.4'
STA: 1+02.00 INSIDE FACE OF MH BEGIN 30" RCP INV = 7267.83
STA: 1+23.83 (E) 8" SAN XING BOP (STM) = 7268.05 TOP (SAN) = 7259.49 CLR = 8.6'
STM-07
(P) CDOT TYPE II STM MH [4' ø] RIM = 7282.98 (FLAT TOP)
6.43 LF OF 24" RCP @ 8.58%
28.78 LF OF 24" RCP @ 6.27%
(P) 12' D-10-R AT-GRADE INLET TOB [SW] = 7283.65 THT [SW] = 7282.65 TOB [NE] = 7283.49 THT [NE] = 7282.49
(P) 12' D-10-R AT-GRADE INLET TOB [SW] = 7283.69 THT [SW] = 7282.69 TOB [NE] = 7283.47 THT [NE] = 7282.47
(P) GRADE (TYP)
(E) GRADE (TYP)
HGLs
STA: 1+39.21 INSIDE FACE OF BOX END 24" RCP INV = 7279.33
STA: 1+00.00 INSIDE FACE OF BOX BEGIN 24" RCP INV = 7278.07
STA: 1+32.32 (P) 8" WTR XING BOP (STM) = 7278.64 TOP (WTR) = 7275.64 CLR = 3.0'
STA: 1+06.43 INSIDE FACE OF MH END 24" RCP INV = 7277.52
STA: 1+20.66 (P) 8" SAN XING BOP (STM) = 7277.91 TOP (SAN) = 7271.04 CLR = 6.9'
STA: 5+64.39 (P) 30" RCP [STM-07] INV OUT = 7277.02
STA: 1+18.99 (P) 6" UD XING BOP (STM) = 7277.81 TOP (UD) = 7269.86 CLR = 7.9'
STA: 1+10.43 INSIDE FACE OF MH BEGIN 24" RCP INV = 7277.52
STM-08
(P) RET. WALL
(P) GRADE (TYP)
(P) OUTFALL STRUCTURE
STA: 1+06.08 END 18" FES BEGIN 18" RCP INV = 7263.29
63.97 LF OF 18" RCP @ 5.53%
STA: 1+00.00 BEGIN 18" FES INV = 7262.96
HGLs
(E) GRADE (TYP)
STA: 1+70.05 INSIDE FACE OF BOX END 18" RCP INV = 7266.83
6" CDOT CLASS VI ROAD BASE OVER MIRAFI FW700 OR APPROVED EQUAL
(P) 9.0'x4.0' D50 = 6" DIA. TYPE 'VL' RIPRAP PAD [12" THICK]
STA: 1+55.35 (P) 8" SAN FORCE MAIN XING BOP (STM) = 7265.81 TOP (SFM) = 7256.76 CLR = 19.1'
FILTER FABRIC TO EXTEND UPSTREAM OF FES (3' MIN)
STA: 1+18.05 (E) 8" SAN XING BOP (STM) = 7263.75 TOP (SAN) = 7253.03 CLR = 10.7'
STA: 1+14.05 (E) 8" SAN FORCE MAIN XING BOP (STM) = 7263.53 TOP (SFM) = 7253.03 CLR = 10.5'
STM-09
STA: 1+05.50 FOREBAY INV = 7270.11 BEGIN 24" RCP INV = 7271.11
(P) 16' D-10-R SUMP INLET TOB = 7276.37 THT = 7275.37
HGLs
(P) GRADE (TYP)
(P) FOREBAY
STA: 1+50.82 INSIDE FACE OF BOX END 24" RCP INV = 7272.70
(E) GRADE (TYP)
45.32 LF OF 24" RCP @ 3.52%
STM-10

Unresolved:
HGL needs to be more than 1' from ground elevation. Verify distance between HGL and ground. Please provide depth to HGL

Unresolved:
10-Year HGL shall be within 80% of the pipe. Please revise.

REV.	DESCRIPTION	DATE
1	ADDRESS AGENCY COMMENTS	11/04/25
2	ADDRESS AGENCY COMMENTS	12/31/25
3	ADDRESS AGENCY COMMENTS	04/08/26
4	ADDRESS AGENCY COMMENTS	05/11/26

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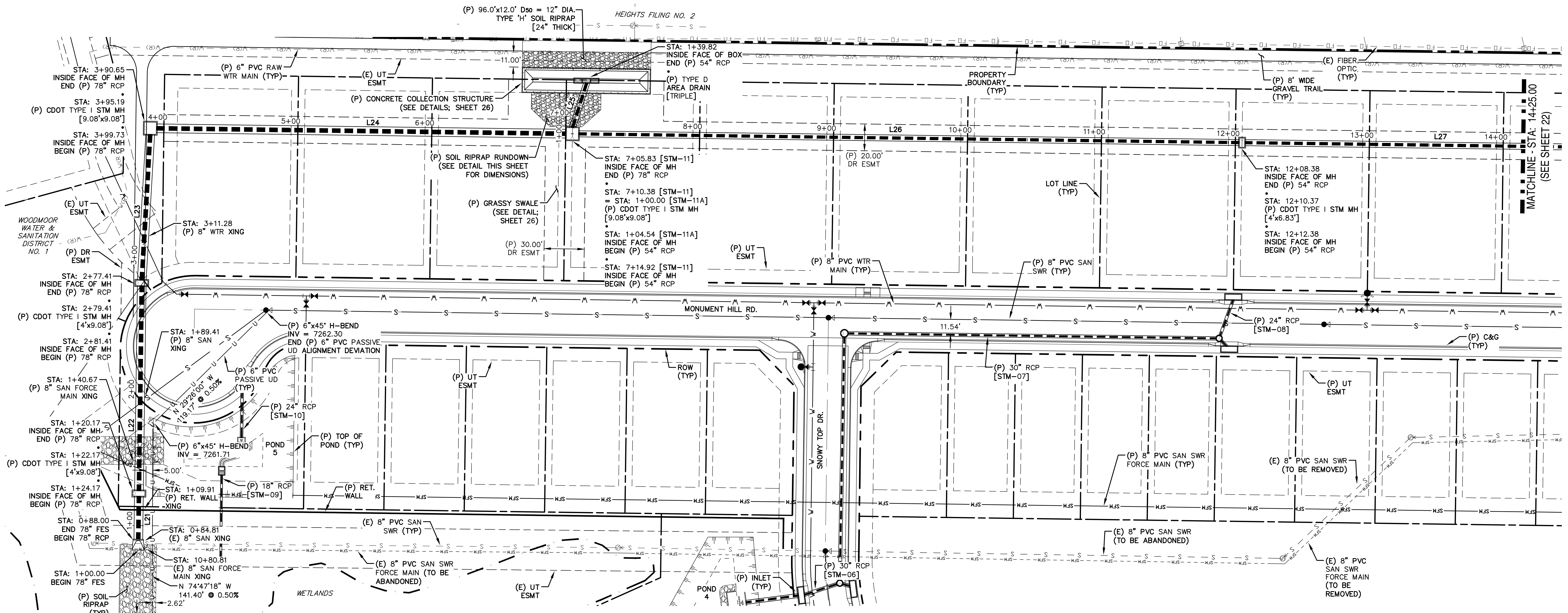
(719) 291-2744

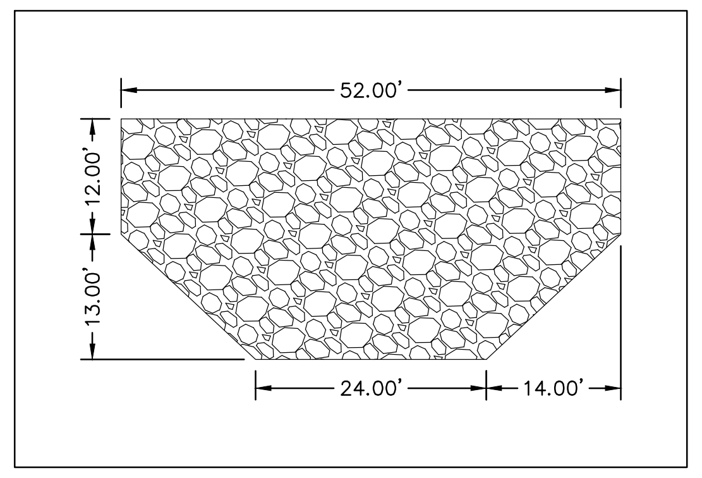
MONUMENT HILL EAST
FILING NO. 1
STORM SEWER
PLAN & PROFILES

DESIGNED BY: MGP	DRAWN BY: MGP
SCALE: 1" = 50'	DATE: 04/08/25
JOB NUMBER	SHEET
24-001	21 OF 29


(P) 96.0'x12.0' D50 = 12" DIA.
TYPE 'H' SOIL RIPRAP
[24" THICK]
HEIGHTS FILING NO. 2
STA: 3+90.65
INSIDE FACE OF MH
END (P) 78" RCP
STA: 3+95.19
(P) CDOT TYPE I STM MH
[9.08'x9.08']
STA: 3+99.73
INSIDE FACE OF MH
BEGIN (P) 78" RCP
(P) 6" PVC RAW
WTR MAIN (TYP)
(E) UT
ESMT
11.00'
(P) CONCRETE COLLECTION STRUCTURE
(SEE DETAILS; SHEET 26)
STA: 1+39.82
INSIDE FACE OF BOX
END (P) 54" RCP
(P) TYPE D
AREA DRAIN
[TRIPLE]
4+00
5+00
L24
6+00
7+00
L25
1+00
8+00
9+00
L26
10+00
11+00
12+00
13+00
L27
14+00
(P) SOIL RIPRAP RUNDOWN
(SEE DETAIL THIS SHEET
FOR DIMENSIONS)
STA: 7+05.83 [STM-11]
INSIDE FACE OF MH
END (P) 78" RCP
STA: 7+10.38 [STM-11]
= STA: 1+00.00 [STM-11A]
(P) CDOT TYPE I STM MH
[9.08'x9.08']
STA: 1+04.54 [STM-11A]
INSIDE FACE OF MH
BEGIN (P) 54" RCP
STA: 7+14.92 [STM-11]
INSIDE FACE OF MH
BEGIN (P) 54" RCP
(P) GRASSY SWALE
(SEE DETAIL;
SHEET 26)
(P) 30.00'
DR ESMT
(P) 20.00'
DR ESMT
(P) UT
ESMT
(P) 8" PVC WTR
MAIN (TYP)
PROPERTY
BOUNDARY
(TYP)
(P) 8' WIDE
GRAVEL TRAIL
(TYP)
(E) FIBER
OPTIC
(TYP)
LOT LINE
(TYP)
STA: 12+08.38
INSIDE FACE OF MH
END (P) 54" RCP
STA: 12+10.37
(P) CDOT TYPE I STM MH
[4'x6.83']
STA: 12+12.38
INSIDE FACE OF MH
BEGIN (P) 54" RCP
MATCHLINE - STA: 14+25.00
(SEE SHEET 22)
(E) UT
ESMT
WOODMOOR
WATER &
SANITATION
DISTRICT
NO. 1
(P) DR
ESMT
L23
3+00
STA: 3+11.28
(P) 8" WTR XING
STA: 2+77.41
INSIDE FACE OF MH
END (P) 78" RCP
STA: 2+79.41
(P) CDOT TYPE I STM MH
[4'x9.08']
STA: 2+81.41
INSIDE FACE OF MH
BEGIN (P) 78" RCP
STA: 1+40.67
(P) 8" SAN FORCE
MAIN XING
2+00
L22
STA: 1+20.17
INSIDE FACE OF MH
END (P) 78" RCP
STA: 1+22.17
(P) CDOT TYPE I STM MH
[4'x9.08']
STA: 1+24.17
INSIDE FACE OF MH
BEGIN (P) 78" RCP
STA: 0+88.00
END 78" FES
BEGIN 78" RCP
1+00
L21
STA: 1+00.00
BEGIN 78" FES
(P) SOIL
RIPRAP
(TYP)
11.81'
MONUMENT HILL RD.
11.54'
STA: 1+89.41
(P) 8" SAN
XING
(P) 6"x45° H-BEND
INV = 7262.30
END (P) 6" PVC PASSIVE
UD ALIGNMENT DEVIATION
N 29°26'00" W
119.17' @ 0.50%
(P) 6" PVC
PASSIVE UD
(TYP)
(P) 24" RCP
[STM-10]
(P) TOP OF
POND (TYP)
POND
5
(P) 6"x45° H-BEND
INV = 7261.71
5.00'
STA: 1+09.91
(P) RET. WALL
-XING
(P) 18" RCP
[STM-09]
(P) RET.
WALL
STA: 0+84.81
(E) 8" SAN XING
STA: 10+80.81
(E) 8" SAN FORCE
MAIN XING
N 74°47'18" W
141.40' @ 0.50%
2.62'
BEGIN (P) 6" PVC
PASSIVE UD
INV = 7261.00
WETLANDS
(E) 8" PVC SAN
SWR (TYP)
(E) 8" PVC SAN SWR
FORCE MAIN (TO BE
ABANDONED)
(E) UT
ESMT
(P) UT
ESMT
ROW
(TYP)
SNOWY TOP DR.
(P) INLET
(TYP)
POND
4
(P) 30" RCP
[STM-06]
(P) 30" RCP
[STM-07]
(P) 24" RCP
[STM-08]
(P) 8" PVC SAN
SWR (TYP)
(P) C&G
(TYP)
(P) UT
ESMT
(P) 8" PVC SAN SWR
FORCE MAIN (TYP)
(E) 8" PVC SAN SWR
(TO BE ABANDONED)
(E) 8" PVC SAN SWR
(TO BE REMOVED)
(E) 8" PVC
SAN SWR
FORCE MAIN
(TO BE
REMOVED)

STM-11
STA: 1+00 ~ 14+25

STM-11A
STA: 1+00 ~ 1+60


52.00'
12.00'
13.00'
24.00'
14.00'

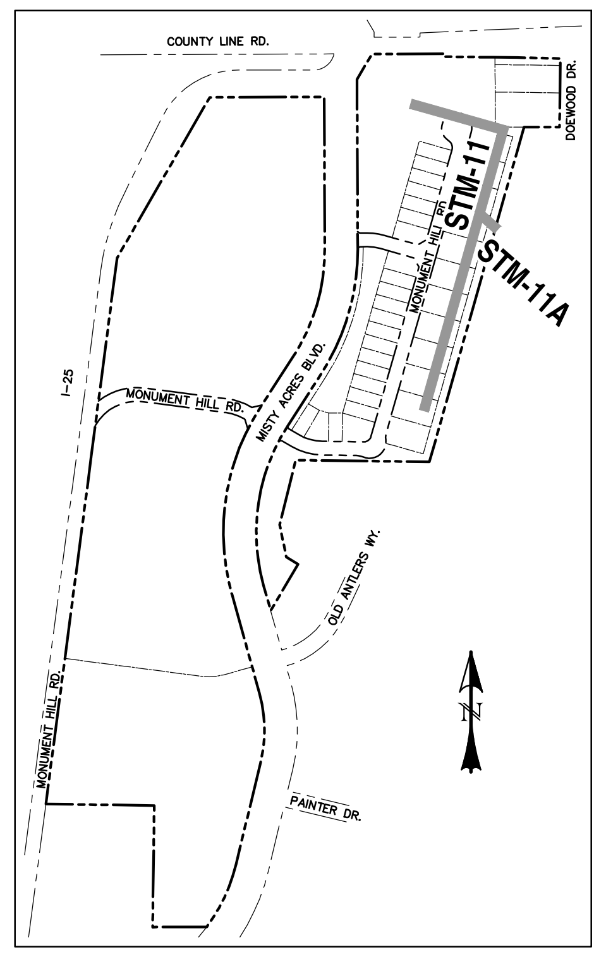
SOIL RIPRAP RUNDOWN DIMENSION DETAIL

SCALE: 1" = 20'

NOTE:

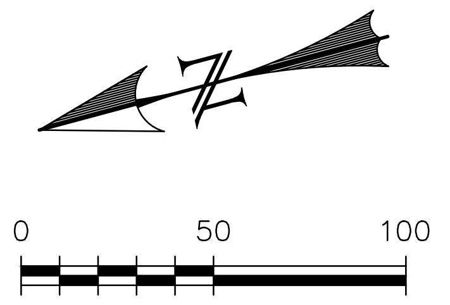
1. WATER TIGHT SEAL IS REQUIRED WHEN THE 100-YEAR HGL IS OUTSIDE OF THE PIPES.

LINE TABLE – STM		
LINE	BEARING	DISTANCE
L21	S74° 13' 43"E	32.17
L22	S74° 13' 43"E	153.25
L23	S71° 42' 08"E	109.24
L24	S15° 45' 19"W	306.10
L25	S57° 23' 43"E	35.27
L26	S15° 45' 21"W	493.46
L27	S15° 45' 22"W	400.41


COUNTY LINE RD.
STM-11
STM-11A
I-25

LOCATION MAP

SCALE: N.T.S.



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

NOTE: REFER TO SWMM MODEL FOR STORM PIPE HYDRAULICS RESULTS.

NOTE: REFER TO SWMM MODEL FOR STORM PIPE HYDRAULICS RESULTS.

① STA: 0+80.81
(E) 8" SAN FORCE MAIN XING
BOR (RIPRAP) = 7259.28
TOP (SFM) = 7252.90
CLR = 6.4'

② STA: 0+84.81
(E) 8" SAN XING
BOP (SAN) = 7262.17
TOP (SFM) = 7252.90
CLR = 9.3'

③ STA: 1+24.17
INSIDE FACE OF MH
BEGIN 78" RCP
INV = 7263.22

7300
7290
7280
7270
7260
7250
1+00
2+00
3+00
4+00
5+00
6+00
7+00
8+00
9+00
10+00
11+00
12+00
13+00
14+00
1+00
2+00
(P) CDOT TYPE I
STM MH [4'x9.08']
RIM = 7276.34
(FLAT TOP)
STA: 1+40.67
(P) 8" SAN FORCE
MAIN XING
BOP (STM) = 7262.68
TOP (SFM) = 7255.66
CLR = 7.0'
(P) RET.
WALL
32.17 LF OF
78" RCP
@ 0.50%
STA: 0+88.00
END 78" FES
BEGIN 78" RCP
INV = 7262.81
STA: 0+80.00
BEGIN 78" FES
INV = 7262.77
(P) 63.0'x27.0'
D50 = 18" DIA.
TYPE 'H'
SOIL RIPRAP
[36" THICK]
6" CDOT CLASS VI
ROAD BASE OVER
MIRAFI FW700
OR APPROVED
EQUAL
FILTER FABRIC TO EXTEND
UPSTREAM OF FES (3' MIN)
①
②
③
STA: 1+20.17
INSIDE FACE OF MH
END 78" RCP
INV = 7262.97
STA: 1+89.41
(P) 8" SAN XING
BOP (STM) = 7262.92
TOP (SAN) = 7255.74
CLR = 7.2'
153.24 LF OF
78" RCP
@ 0.50%
STA: 2+77.41
INSIDE FACE OF MH
END 78" RCP
INV = 7263.99
(P) CDOT TYPE I
STM MH [4'x9.08']
RIM = 7277.86
(FLAT TOP)
STA: 2+81.41
INSIDE FACE OF MH
BEGIN 78" RCP
INV = 7264.99
STA: 3+11.28
(P) 8" WTR XING
BOP (STM) = 7264.68
TOP (WTR) = 7261.38
CLR = 3.0'
109.24 LF OF
78" RCP
@ 1.07%
(P) CDOT TYPE I
STM MH [9.08'x9.08']
RIM = 7279.59
(FLAT TOP)
STA: 3+99.73
INSIDE FACE OF MH
BEGIN 78" RCP
INV = 7266.41
STA: 3+90.64
INSIDE FACE OF MH
END 78" RCP
INV = 7266.16
(E) GRADE
(TYP)
306.10 LF OF
78" RCP
@ 0.50%
(P) CDOT TYPE I
STM MH [9.08'x9.08']
RIM = 7280.76
(FLAT TOP)
STA: 7+05.83
INSIDE FACE OF MH
END 78" RCP
INV = 7267.94
STA: 7+14.92
INSIDE FACE OF MH
BEGIN 54" RCP
INV = 7269.94
STA: 7+10.38
(P) 54" RCP
[STM-11B]
INV IN = 7269.94
493.46 LF OF
54" RCP
@ 1.33%
(P) GRADE
(TYP)
(P) CDOT TYPE I
STM MH [4'x6.83']
RIM = 7285.88
(FLAT TOP)
STA: 12+08.38
INSIDE FACE OF MH
END 54" RCP
INV = 7276.49
STA: 12+12.38
INSIDE FACE OF MH
BEGIN 54" RCP
INV = 7276.74
399.01 LF OF
54" RCP
@ 1.27%
MATCHLINE - STA: 14+25.00
(SEE SHEET 22)
STM-11
(P) SOIL RIPRAP RUNDOWN
D50 = 12" DIA. TYPE 'M'
[24" THICK]
(SEE DETAIL THIS SHEET
FOR DIMENSIONS)
(P) CONCRETE
CONTAINMENT
STRUCTURE
(SEE DETAILS;
SHEET 26)
Sheet 27
(P) CDOT TYPE I
STM MH [9.08'x9.08']
RIM = 7280.76
(FLAT TOP)
(P) 96.0'x12.0'
D50 = 12" DIA.
TYPE 'M'
SOIL RIPRAP
[24" THICK]
(P) GRADE
(TYP)
(E) GRADE
(TYP)
(P) TOE
WALL
(P) TYPE D
AREA DRAIN
[TRIPLE]
TOG = 7279.00
STA: 1+39.82
INSIDE FACE
OF BOX
END 54" RCP
INV = 7270.50
35.27 LF
OF 54" RCP
@ 1.60%
STA: 1+00.00
(P) 54" RCP
[STM-11B]
INV IN = 7269.94
(P) 78" RCP
INV OUT = 7267.94
STA: 1+04.54
INSIDE FACE OF MH
BEGIN 54" RCP
INV = 7269.94
STM-11A

REV.	DESCRIPTION	DATE
1	ADDRESS AGENCY COMMENTS	11/04/25
2	ADDRESS AGENCY COMMENTS	12/31/25
3	ADDRESS AGENCY COMMENTS	04/08/26
4	ADDRESS AGENCY COMMENTS	05/11/26

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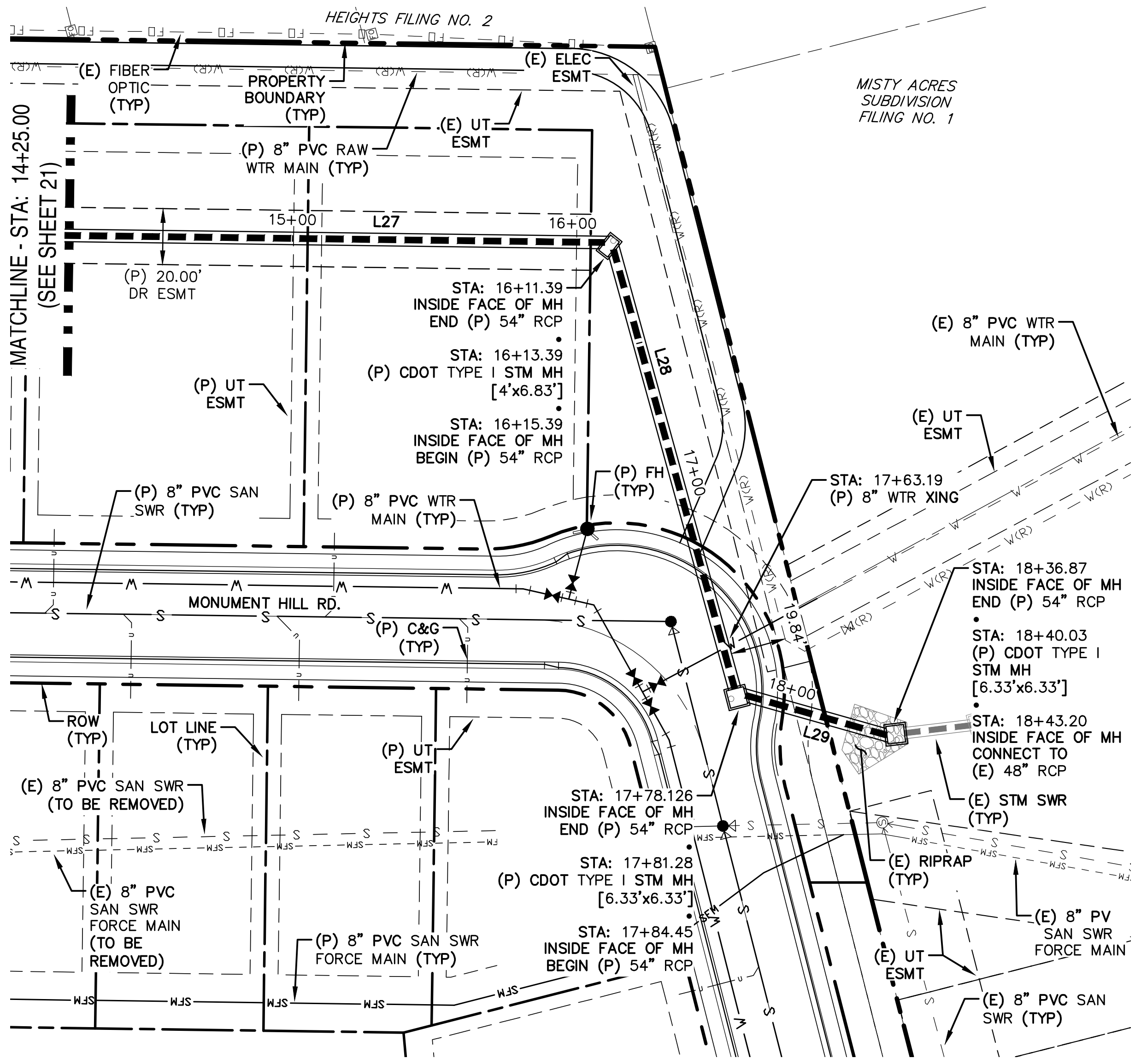
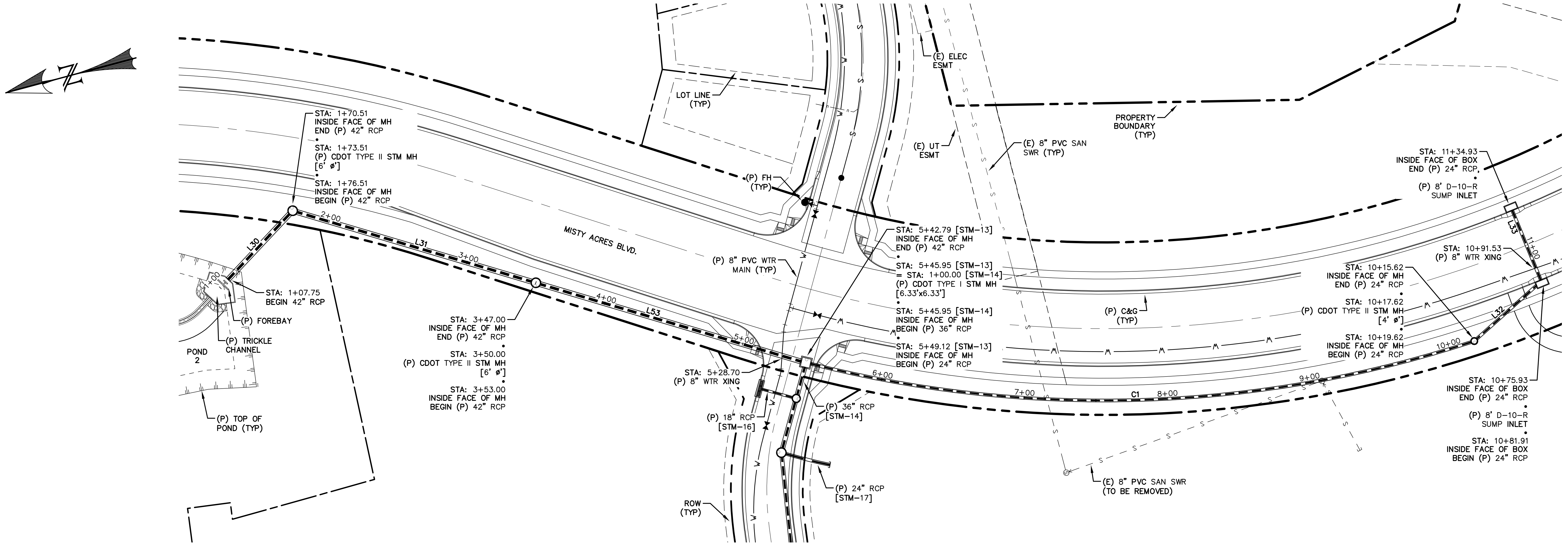
MONUMENT HILL EAST
FILING NO. 1
STORM SEWER
PLAN & PROFILES

DESIGNED BY: MGP	DRAWN BY: MGP
SCALE: 1" = 50'	DATE: 04/08/25
JOB NUMBER	SHEET
24–001	22 OF 29

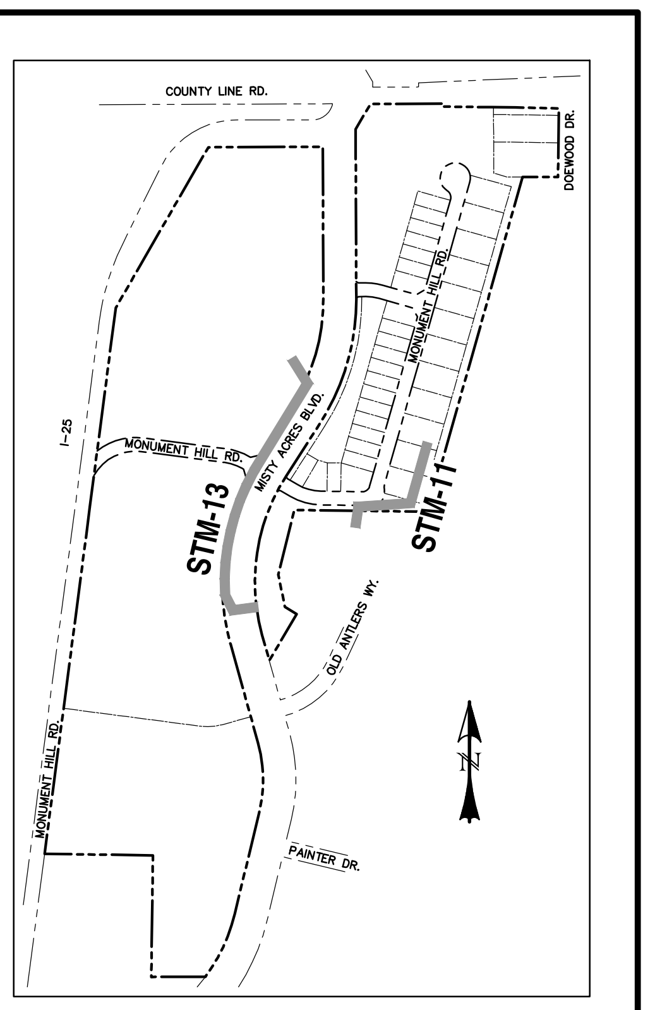
Stm-11 – 11A – Stm – Monday, May 11, 2026 5:08:10 PM – Michael Pitts


HEIGHTS FILING NO. 2
MISTY ACRES SUBDIVISION FILING NO. 1
(E) FIBER OPTIC (TYP)
PROPERTY BOUNDARY (TYP)
(E) ELEC ESMT
(E) UT ESMT
(P) 8" PVC RAW WTR MAIN (TYP)
MATCHLINE - STA: 14+25.00 (SEE SHEET 21)
15+00
L27
16+00
(P) 20.00' DR ESMT
STA: 16+11.39 INSIDE FACE OF MH END (P) 54" RCP
STA: 16+13.39 (P) CDOT TYPE I STM MH [4'x6.83']
STA: 16+15.39 INSIDE FACE OF MH BEGIN (P) 54" RCP
L28
17+00
(P) UT ESMT
(E) 8" PVC WTR MAIN (TYP)
(E) UT ESMT
(P) FH (TYP)
(P) 8" PVC SAN SWR (TYP)
(P) 8" PVC WTR MAIN (TYP)
STA: 17+63.19 (P) 8" WTR XING
MONUMENT HILL RD.
(P) C&G (TYP)
19.84'
18+00
STA: 18+36.87 INSIDE FACE OF MH END (P) 54" RCP
STA: 18+40.03 (P) CDOT TYPE I STM MH [6.33'x6.33']
STA: 18+43.20 INSIDE FACE OF MH CONNECT TO (E) 48" RCP
L29
ROW (TYP)
LOT LINE (TYP)
(P) UT ESMT
(E) 8" PVC SAN SWR (TO BE REMOVED)
STA: 17+78.126 INSIDE FACE OF MH END (P) 54" RCP
STA: 17+81.28 (P) CDOT TYPE I STM MH [6.33'x6.33']
STA: 17+84.45 INSIDE FACE OF MH BEGIN (P) 54" RCP
(E) STM SWR (TYP)
(E) RIPRAP (TYP)
(E) 8" PVC SAN SWR FORCE MAIN (TO BE REMOVED)
(P) 8" PVC SAN SWR FORCE MAIN (TYP)
(E) UT ESMT
(E) 8" PV SAN SWR FORCE MAIN
(E) 8" PVC SAN SWR (TYP)

STM-11
STA: 14+25 ~ 18+60


N
STA: 1+70.51 INSIDE FACE OF MH END (P) 42" RCP
STA: 1+73.51 (P) CDOT TYPE II STM MH [6' ø']
STA: 1+76.51 INSIDE FACE OF MH BEGIN (P) 42" RCP
L30
1+00
2+00
L31
3+00
4+00
L53
5+00
MISTY ACRES BLVD.
STA: 1+07.75 BEGIN 42" RCP
(P) FOREBAY
(P) TRICKLE CHANNEL
POND 2
(P) TOP OF POND (TYP)
STA: 3+47.00 INSIDE FACE OF MH END (P) 42" RCP
STA: 3+50.00 (P) CDOT TYPE II STM MH [6' ø']
STA: 3+53.00 INSIDE FACE OF MH BEGIN (P) 42" RCP
LOT LINE (TYP)
(P) FH (TYP)
(P) 8" PVC WTR MAIN (TYP)
STA: 5+28.70 (P) 8" WTR XING
(P) 18" RCP [STM-16]
ROW (TYP)
(P) 36" RCP [STM-14]
(P) 24" RCP [STM-17]
(E) ELEC ESMT
(E) UT ESMT
(E) 8" PVC SAN SWR (TYP)
PROPERTY BOUNDARY (TYP)
STA: 5+42.79 [STM-13] INSIDE FACE OF MH END (P) 42" RCP
STA: 5+45.95 [STM-13] = STA: 1+00.00 [STM-14] (P) CDOT TYPE I STM MH [6.33'x6.33']
STA: 5+45.95 [STM-14] INSIDE FACE OF MH BEGIN (P) 36" RCP
STA: 5+49.12 [STM-13] INSIDE FACE OF MH BEGIN (P) 24" RCP
(P) C&G (TYP)
6+00
7+00
C1
8+00
9+00
10+00
11+00
(E) 8" PVC SAN SWR (TO BE REMOVED)
STA: 11+34.93 INSIDE FACE OF BOX END (P) 24" RCP
(P) 8' D-10-R SUMP INLET
STA: 10+91.53 (P) 8" WTR XING
L33
L32
STA: 10+15.62 INSIDE FACE OF MH END (P) 24" RCP
STA: 10+17.62 (P) CDOT TYPE II STM MH [4' ø']
STA: 10+19.62 INSIDE FACE OF MH BEGIN (P) 24" RCP
STA: 10+75.93 INSIDE FACE OF BOX END (P) 24" RCP
(P) 8' D-10-R SUMP INLET
STA: 10+81.91 INSIDE FACE OF BOX BEGIN (P) 24" RCP

STM-13
STA: 1+00 ~ 1+60


COUNTY LINE RD.
I-25
STM-13
STM-11
MONUMENT HILL RD.
N

LOCATION MAP
SCALE: N.T.S.

LINE TABLE – STM		
LINE	BEARING	DISTANCE
L27	S15° 45' 22"W	399.01
L28	S89° 34' 41"W	162.73
L29	S30° 48' 32"W	52.42
L30	S31° 48' 01"E	62.76
L31	S31° 30' 33"W	170.49
L32	S26° 44' 44"E	56.31
L33	N82° 41' 18"E	53.01
L53	S31° 30' 33"W	189.79

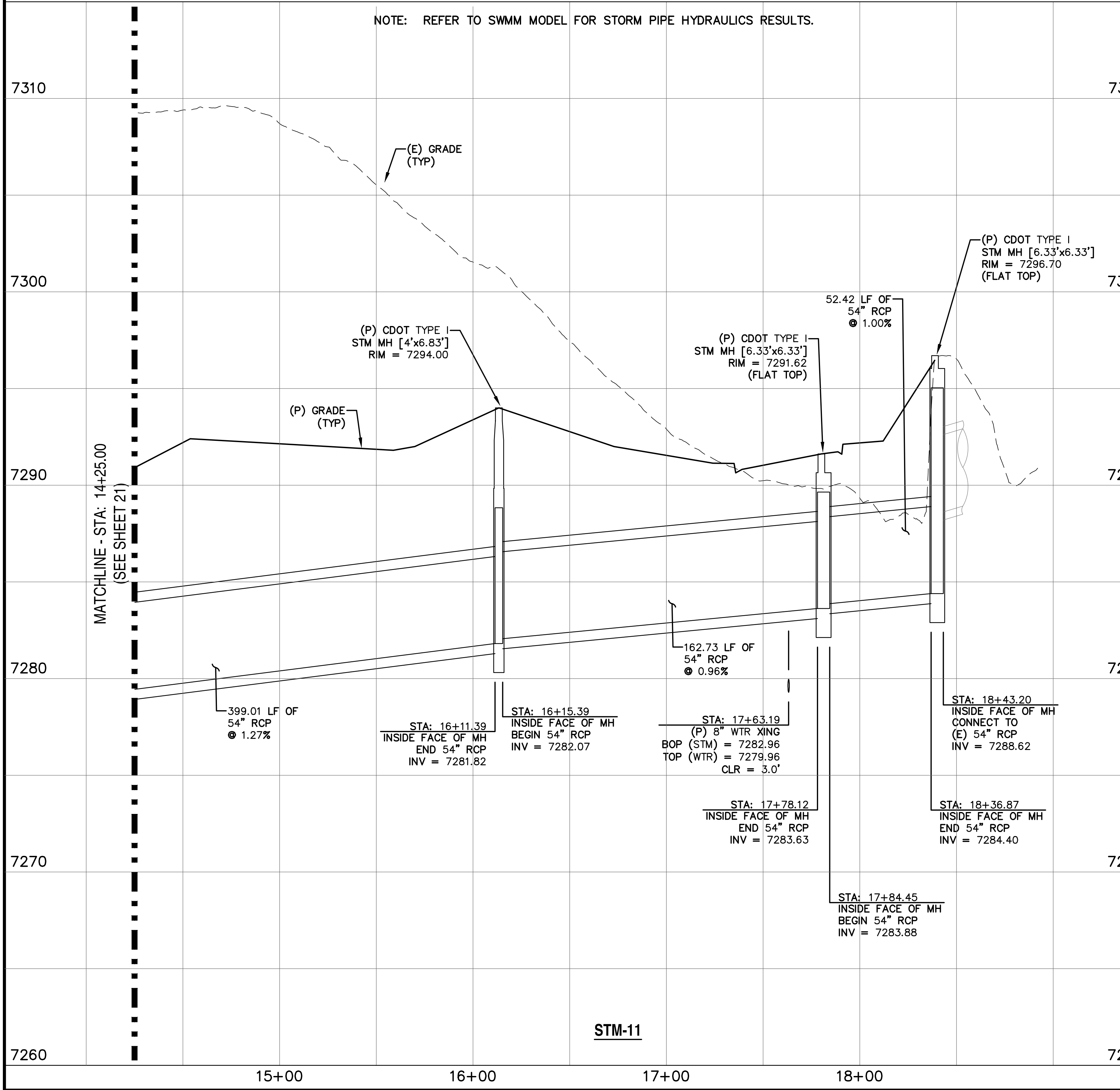
CURVE TABLE – STM			
CURVE	DELTA	RADIUS	LENGTH
C1	32°23'54"	825.00	466.50

NOTE:

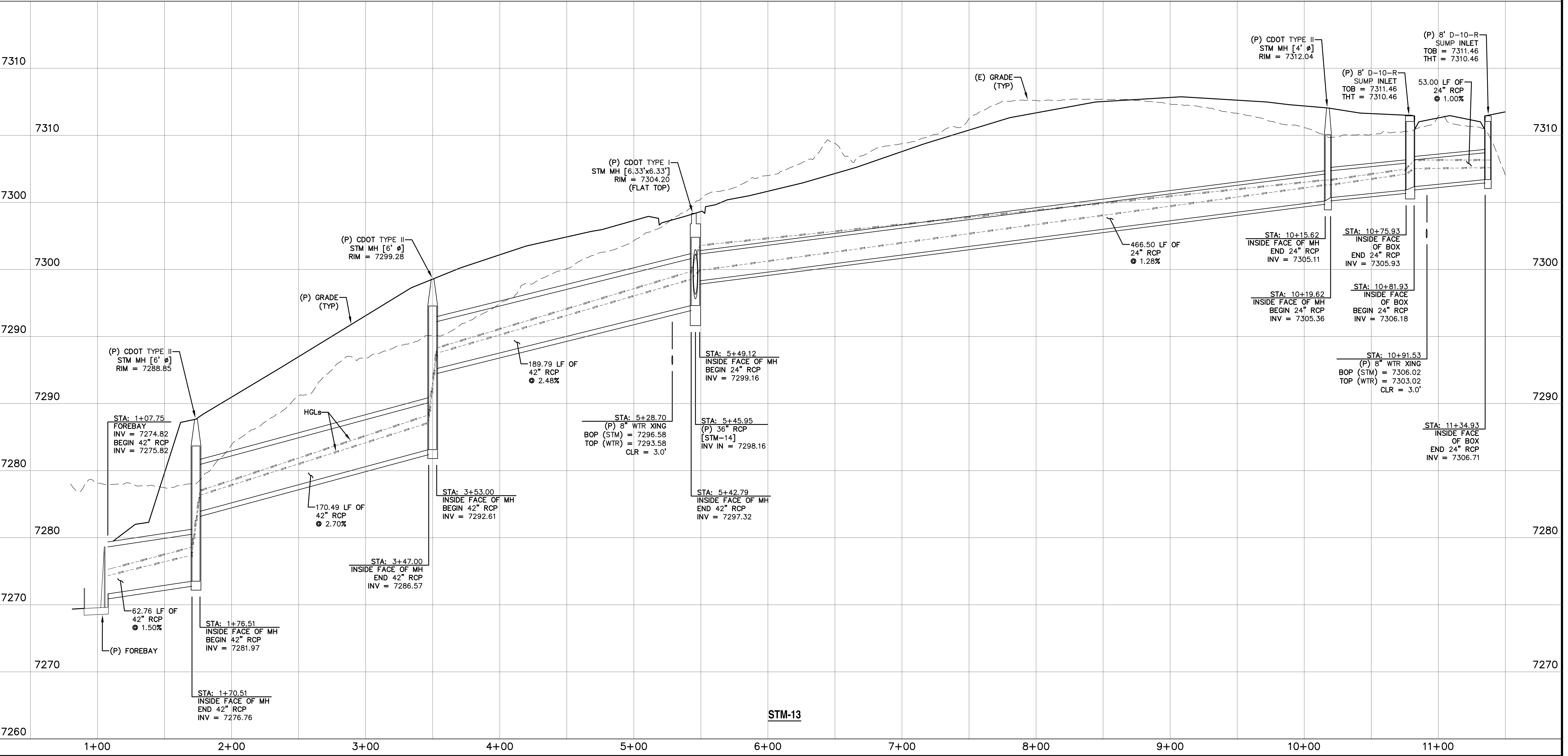
1. WATER TIGHT SEAL IS REQUIRED WHEN THE 100–YEAR HGL IS OUTSIDE OF THE PIPES.

0 50 100
HORIZONTAL SCALE: 1" = 50'
VERTICAL SCALE: 1" = 5'

NOTE: REFER TO SWMM MODEL FOR STORM PIPE HYDRAULICS RESULTS.


7310
7300
7290
7280
7270
7260
MATCHLINE - STA: 14+25.00 (SEE SHEET 21)
(E) GRADE (TYP)
(P) GRADE (TYP)
(P) CDOT TYPE I STM MH [4'x6.83'] RIM = 7294.00
(P) CDOT TYPE I STM MH [6.33'x6.33'] RIM = 7291.62 (FLAT TOP)
52.42 LF OF 54" RCP @ 1.00%
(P) CDOT TYPE I STM MH [6.33'x6.33'] RIM = 7296.70 (FLAT TOP)
399.01 LF OF 54" RCP @ 1.27%
162.73 LF OF 54" RCP @ 0.96%
STA: 16+11.39 INSIDE FACE OF MH END 54" RCP INV = 7281.82
STA: 16+15.39 INSIDE FACE OF MH BEGIN 54" RCP INV = 7282.07
STA: 17+63.19 (P) 8" WTR XING BOP (STM) = 7282.96 TOP (WTR) = 7279.96 CLR = 3.0'
STA: 17+78.12 INSIDE FACE OF MH END 54" RCP INV = 7283.63
STA: 17+84.45 INSIDE FACE OF MH BEGIN 54" RCP INV = 7283.88
STA: 18+43.20 INSIDE FACE OF MH CONNECT TO (E) 54" RCP INV = 7288.62
STA: 18+36.87 INSIDE FACE OF MH END 54" RCP INV = 7284.40
15+00
16+00
17+00
18+00

STM-11


7310
7300
7290
7280
7270
7260
(P) CDOT TYPE II STM MH [6' ø] RIM = 7288.85
STA: 1+07.75 FOREBAY INV = 7274.82 BEGIN 42" RCP INV = 7275.82
62.76 LF OF 42" RCP @ 1.50%
(P) FOREBAY
STA: 1+76.51 INSIDE FACE OF MH BEGIN 42" RCP INV = 7281.97
STA: 1+70.51 INSIDE FACE OF MH END 42" RCP INV = 7276.76
(P) GRADE (TYP)
HGLs
170.49 LF OF 42" RCP @ 2.70%
(P) CDOT TYPE II STM MH [6' ø] RIM = 7299.28
STA: 3+53.00 INSIDE FACE OF MH BEGIN 42" RCP INV = 7292.61
STA: 3+47.00 INSIDE FACE OF MH END 42" RCP INV = 7286.57
189.79 LF OF 42" RCP @ 2.48%
(P) CDOT TYPE I STM MH [6.33'x6.33'] RIM = 7304.20 (FLAT TOP)
STA: 5+28.70 (P) 8" WTR XING BOP (STM) = 7296.58 TOP (WTR) = 7293.58 CLR = 3.0'
STA: 5+49.12 INSIDE FACE OF MH BEGIN 24" RCP INV = 7299.16
STA: 5+45.95 (P) 36" RCP [STM–14] INV IN = 7298.16
STA: 5+42.79 INSIDE FACE OF MH END 42" RCP INV = 7297.32
(E) GRADE (TYP)
466.50 LF OF 24" RCP @ 1.28%
(P) CDOT TYPE II STM MH [4' ø] RIM = 7312.04
(P) 8' D–10–R SUMP INLET TOB = 7311.46 THT = 7310.46
53.00 LF OF 24" RCP @ 1.00%
(P) 8' D–10–R SUMP INLET TOB = 7311.46 THT = 7310.46
STA: 10+15.62 INSIDE FACE OF MH END 24" RCP INV = 7305.11
STA: 10+19.62 INSIDE FACE OF MH BEGIN 24" RCP INV = 7305.36
STA: 10+75.93 INSIDE FACE OF BOX END 24" RCP INV = 7305.93
STA: 10+81.93 INSIDE FACE OF BOX BEGIN 24" RCP INV = 7306.18
STA: 10+91.53 (P) 8" WTR XING BOP (STM) = 7306.02 TOP (WTR) = 7303.02 CLR = 3.0'
STA: 11+34.93 INSIDE FACE OF BOX END 24" RCP INV = 7306.71
100YR
10YR
1+00
2+00
3+00
4+00
5+00
6+00
7+00
8+00
9+00
10+00
11+00

STM-13

REV.	DESCRIPTION	DATE
1	ADDRESS AGENCY COMMENTS	11/04/25
2	ADDRESS AGENCY COMMENTS	12/31/25
3	ADDRESS AGENCY COMMENTS	04/08/26
4	ADDRESS AGENCY COMMENTS	05/11/26

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RAYMO

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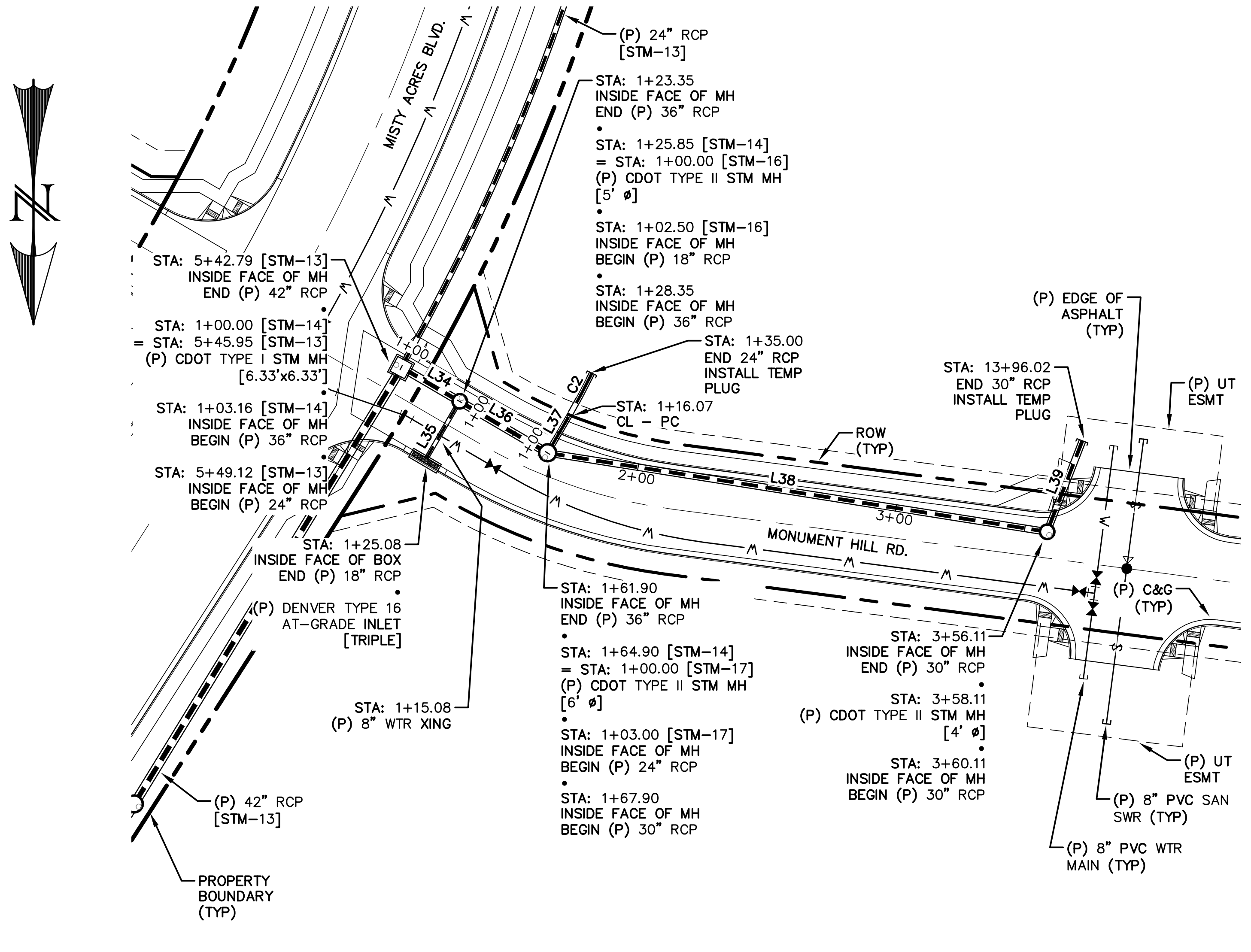
PRC ENGINEERING
1685 W. UINTAH STREET, SUITE 114
COLORADO SPRINGS, CO 80904
(719) 291–2744

MONUMENT HILL EAST
FILING NO. 1
STORM SEWER
PLAN & PROFILES

DESIGNED BY: MGP	DRAWN BY: MGP
SCALE: 1" = 50'	DATE: 04/08/25
JOB NUMBER	SHEET
24–001	23 OF 29

P:_Projects\24-001 MRE\Dwg_CDs\Ph1\24-001-CDs-23-Stm – Stm-11 – 13 – Stm – Monday, May 11, 2026 5:08:47 PM – Michael Pitts


N
MISTY ACRES BLVD.
(P) 24" RCP [STM-13]
STA: 1+23.35 INSIDE FACE OF MH END (P) 36" RCP
STA: 1+25.85 [STM-14] = STA: 1+00.00 [STM-16] (P) CDOT TYPE II STM MH [5' ø]
STA: 1+02.50 [STM-16] INSIDE FACE OF MH BEGIN (P) 18" RCP
STA: 1+28.35 INSIDE FACE OF MH BEGIN (P) 36" RCP
STA: 1+35.00 END 24" RCP INSTALL TEMP PLUG
STA: 1+16.07 CL – PC
STA: 5+42.79 [STM-13] INSIDE FACE OF MH END (P) 42" RCP
STA: 1+00.00 [STM-14] = STA: 5+45.95 [STM-13] (P) CDOT TYPE I STM MH [6.33'x6.33']
STA: 1+03.16 [STM-14] INSIDE FACE OF MH BEGIN (P) 36" RCP
STA: 5+49.12 [STM-13] INSIDE FACE OF MH BEGIN (P) 24" RCP
STA: 1+25.08 INSIDE FACE OF BOX END (P) 18" RCP
(P) DENVER TYPE 16 AT-GRADE INLET [TRIPLE]
STA: 1+15.08 (P) 8" WTR XING
(P) 42" RCP [STM-13]
PROPERTY BOUNDARY (TYP)
STA: 1+61.90 INSIDE FACE OF MH END (P) 36" RCP
STA: 1+64.90 [STM-14] = STA: 1+00.00 [STM-17] (P) CDOT TYPE II STM MH [6' ø]
STA: 1+03.00 [STM-17] INSIDE FACE OF MH BEGIN (P) 24" RCP
STA: 1+67.90 INSIDE FACE OF MH BEGIN (P) 30" RCP
C2
L34
L35
L36
L37
L38
L39
2+00
3+00
ROW (TYP)
MONUMENT HILL RD.
(P) EDGE OF ASPHALT (TYP)
STA: 13+96.02 END 30" RCP INSTALL TEMP PLUG
(P) UT ESMT
STA: 3+56.11 INSIDE FACE OF MH END (P) 30" RCP
STA: 3+58.11 (P) CDOT TYPE II STM MH [4' ø]
STA: 3+60.11 INSIDE FACE OF MH BEGIN (P) 30" RCP
(P) C&G (TYP)
(P) UT ESMT
(P) 8" PVC SAN SWR (TYP)
(P) 8" PVC WTR MAIN (TYP)

STM-14
STA: 1+00 ~ 4+25

STM-16
STA: 1+00 ~ 1+40

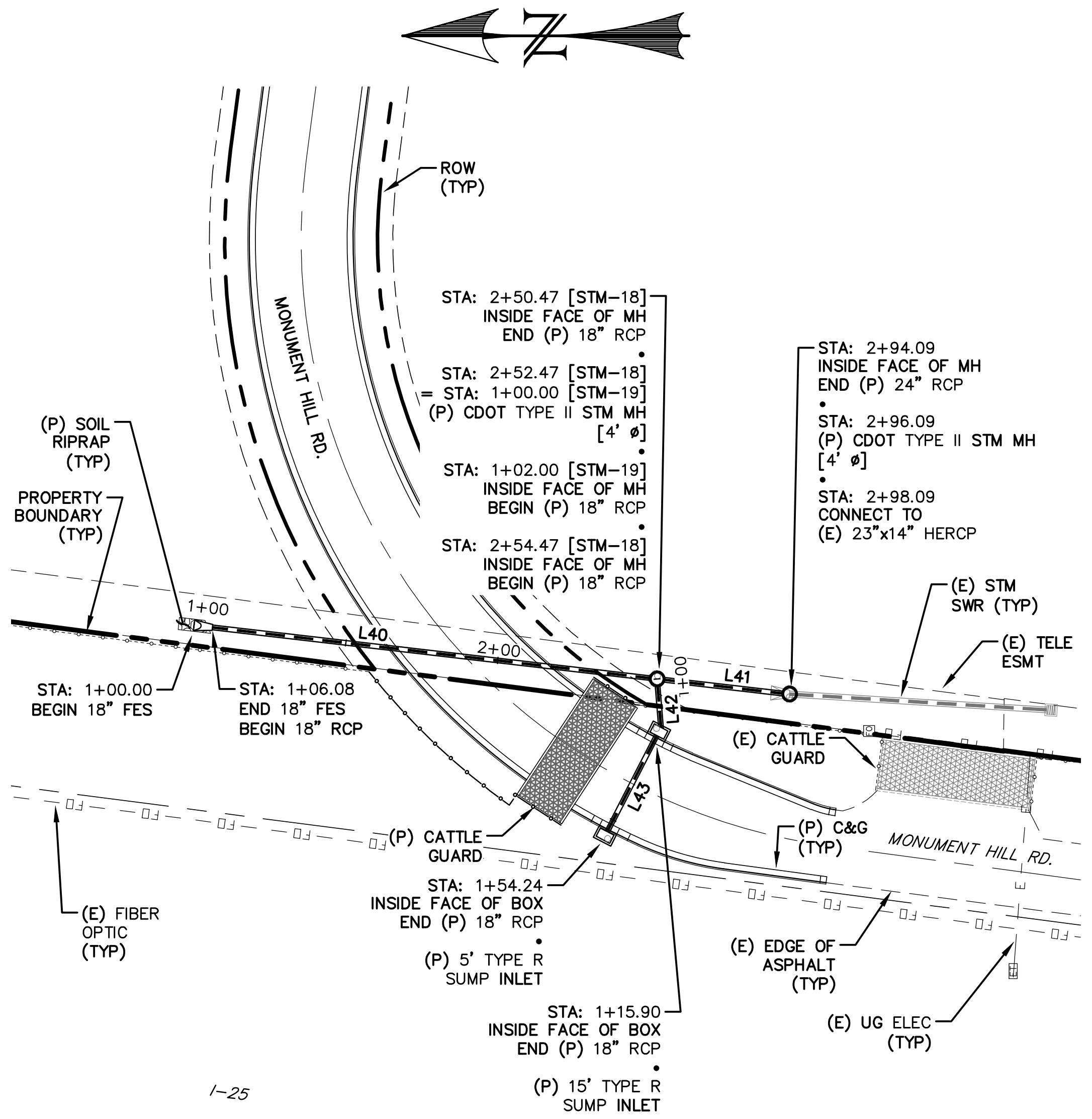
STM-17
STA: 1+00 ~ 1+40

LINE TABLE – STM		
LINE	BEARING	DISTANCE
L34	N59° 38' 45"W	20.19
L35	N30° 14' 24"E	22.58
L36	N59° 38' 45"W	33.55
L37	S30° 14' 24"W	13.07
L38	N81° 01' 25"W	188.21
L39	S21° 13' 45"W	34.91
L40	S6° 36' 29"W	144.39
L41	S6° 36' 29"W	39.62
L42	S85° 21' 29"W	13.90
L43	N62° 41' 11"W	35.34

CURVE TABLE – STM			
CURVE	DELTA	RADIUS	LENGTH
C2	4°10'15"	260.00	18.93

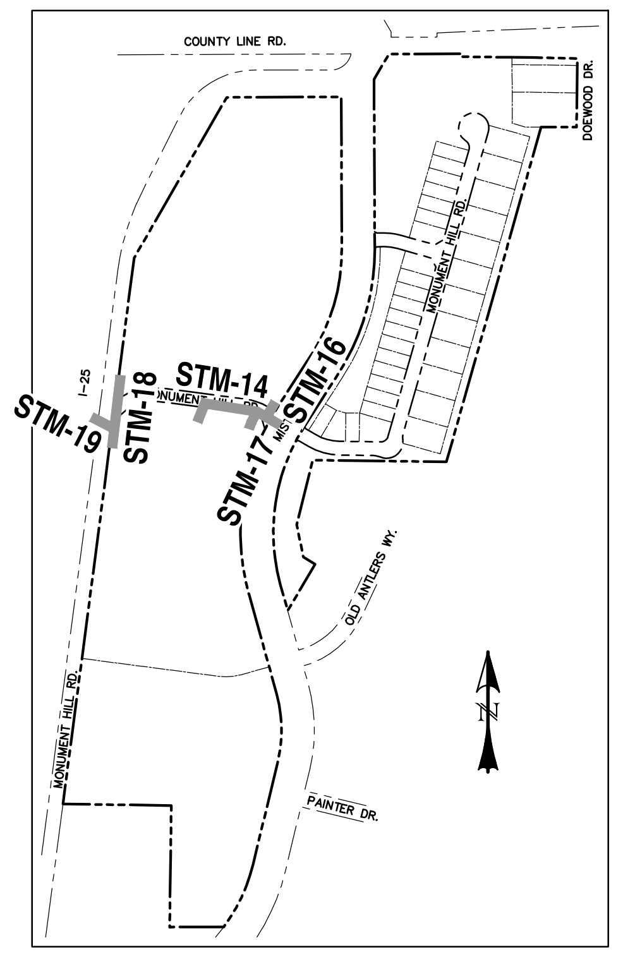
0 50 100

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


N
ROW (TYP)
MONUMENT HILL RD.
(P) SOIL RIPRAP (TYP)
PROPERTY BOUNDARY (TYP)
STA: 2+50.47 [STM-18] INSIDE FACE OF MH END (P) 18" RCP
STA: 2+52.47 [STM-18] = STA: 1+00.00 [STM-19] (P) CDOT TYPE II STM MH [4' ø]
STA: 1+02.00 [STM-19] INSIDE FACE OF MH BEGIN (P) 18" RCP
STA: 2+54.47 [STM-18] INSIDE FACE OF MH BEGIN (P) 18" RCP
STA: 2+94.09 INSIDE FACE OF MH END (P) 24" RCP
STA: 2+96.09 (P) CDOT TYPE II STM MH [4' ø]
STA: 2+98.09 CONNECT TO (E) 23"x14" HERCP
(E) STM SWR (TYP)
(E) TELE ESMT
STA: 1+00.00 BEGIN 18" FES
STA: 1+06.08 END 18" FES BEGIN 18" RCP
1+00
2+00
L40
L41
L42
L43
(E) CATTLE GUARD
(P) CATTLE GUARD
(P) C&G (TYP)
MONUMENT HILL RD.
STA: 1+54.24 INSIDE FACE OF BOX END (P) 18" RCP
(P) 5' TYPE R SUMP INLET
(E) FIBER OPTIC (TYP)
(E) EDGE OF ASPHALT (TYP)
(E) UG ELEC (TYP)
STA: 1+15.90 INSIDE FACE OF BOX END (P) 18" RCP
(P) 15' TYPE R SUMP INLET
STA: 1+18.90 INSIDE FACE OF BOX BEGIN (P) 18" RCP
I-25

STM-18
STA: 1+00 ~ 3+25

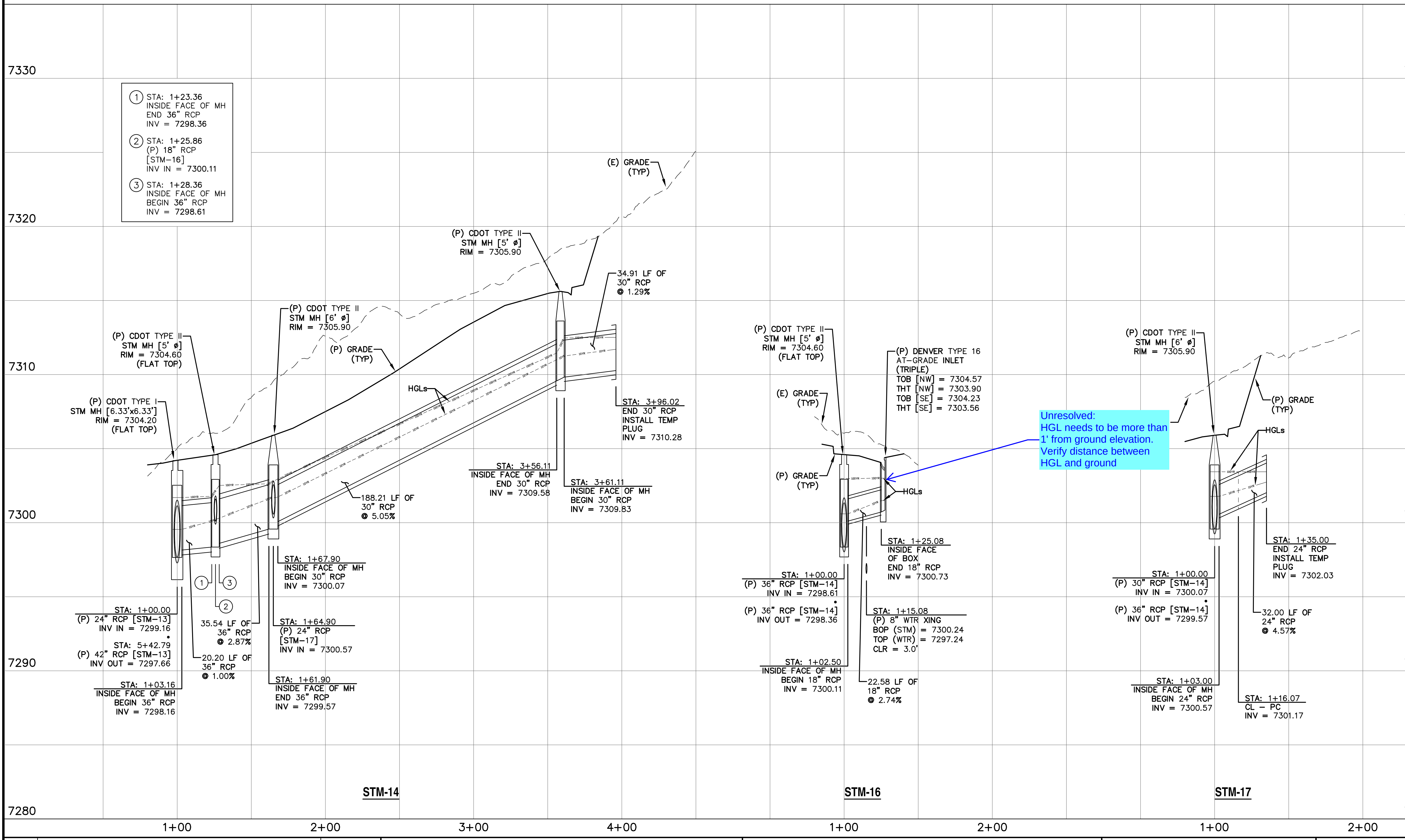
STM-19
STA: 1+00 ~ 1+75


COUNTY LINE RD.
STM-19
STM-18
STM-14
STM-17
STM-16
I-25
N

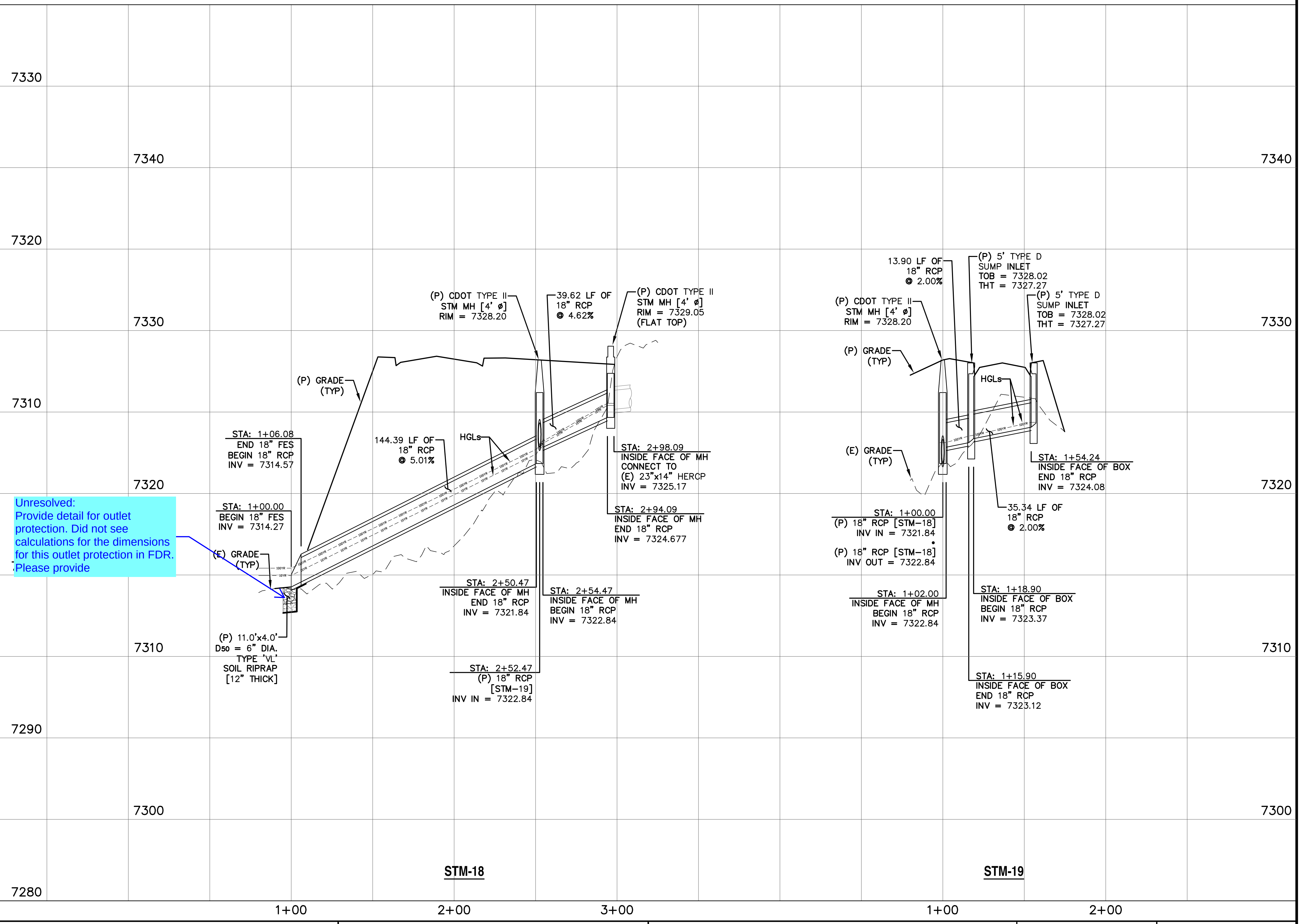
LOCATION MAP
SCALE: N.T.S.

NOTE:

1. WATER TIGHT SEAL IS REQUIRED WHEN THE 100-YEAR HGL IS OUTSIDE OF THE PIPES.


7330
7320
7310
7300
7290
7280
1+00
2+00
3+00
4+00
① STA: 1+23.36 INSIDE FACE OF MH END 36" RCP INV = 7298.36
② STA: 1+25.86 (P) 18" RCP [STM-16] INV IN = 7300.11
③ STA: 1+28.36 INSIDE FACE OF MH BEGIN 36" RCP INV = 7298.61
(E) GRADE (TYP)
(P) CDOT TYPE II STM MH [5' ø] RIM = 7305.90
34.91 LF OF 30" RCP @ 1.29%
(P) CDOT TYPE II STM MH [6' ø] RIM = 7305.90
(P) GRADE (TYP)
(P) CDOT TYPE II STM MH [5' ø] RIM = 7304.60 (FLAT TOP)
(P) CDOT TYPE I STM MH [6.33'x6.33'] RIM = 7304.20 (FLAT TOP)
HGLs
STA: 3+96.02 END 30" RCP INSTALL TEMP PLUG INV = 7310.28
STA: 3+56.11 INSIDE FACE OF MH END 30" RCP INV = 7309.58
STA: 3+61.11 INSIDE FACE OF MH BEGIN 30" RCP INV = 7309.83
188.21 LF OF 30" RCP @ 5.05%
STA: 1+67.90 INSIDE FACE OF MH BEGIN 30" RCP INV = 7300.07
STA: 1+00.00 (P) 24" RCP [STM-13] INV IN = 7299.16
STA: 5+42.79 (P) 42" RCP [STM-13] INV OUT = 7297.66
35.54 LF OF 36" RCP @ 2.87%
20.20 LF OF 36" RCP @ 1.00%
STA: 1+64.90 (P) 24" RCP [STM-17] INV IN = 7300.57
STA: 1+03.16 INSIDE FACE OF MH BEGIN 36" RCP INV = 7298.16
STA: 1+61.90 INSIDE FACE OF MH END 36" RCP INV = 7299.57
STM-14
(P) CDOT TYPE II STM MH [5' ø] RIM = 7304.60 (FLAT TOP)
(P) DENVER TYPE 16 AT-GRADE INLET (TRIPLE) TOB [NW] = 7304.57 THT [NW] = 7303.90 TOB [SE] = 7304.23 THT [SE] = 7303.56
(E) GRADE (TYP)
(P) GRADE (TYP)
HGLs
STA: 1+25.08 INSIDE FACE OF BOX END 18" RCP INV = 7300.73
STA: 1+00.00 (P) 36" RCP [STM-14] INV IN = 7298.61
(P) 36" RCP [STM-14] INV OUT = 7298.36
STA: 1+15.08 (P) 8" WTR XING BOP (STM) = 7300.24 TOP (WTR) = 7297.24 CLR = 3.0'
STA: 1+02.50 INSIDE FACE OF MH BEGIN 18" RCP INV = 7300.11
22.58 LF OF 18" RCP @ 2.74%
STM-16
(P) CDOT TYPE II STM MH [6' ø] RIM = 7305.90
(P) GRADE (TYP)
HGLs
STA: 1+35.00 END 24" RCP INSTALL TEMP PLUG INV = 7302.03
STA: 1+00.00 (P) 30" RCP [STM-14] INV IN = 7300.07
(P) 36" RCP [STM-14] INV OUT = 7299.57
32.00 LF OF 24" RCP @ 4.57%
STA: 1+03.00 INSIDE FACE OF MH BEGIN 24" RCP INV = 7300.57
STA: 1+16.07 CL – PC INV = 7301.17
STM-17

Unresolved:
HGL needs to be more than 1' from ground elevation. Verify distance between HGL and ground


7330
7320
7310
7300
7290
7280
7340
7330
7320
7310
7300
1+00
2+00
3+00
(P) CDOT TYPE II STM MH [4' ø] RIM = 7328.20
39.62 LF OF 18" RCP @ 4.62%
(P) CDOT TYPE II STM MH [4' ø] RIM = 7329.05 (FLAT TOP)
(P) GRADE (TYP)
144.39 LF OF 18" RCP @ 5.01%
HGLs
STA: 1+06.08 END 18" FES BEGIN 18" RCP INV = 7314.57
STA: 1+00.00 BEGIN 18" FES INV = 7314.27
(E) GRADE (TYP)
STA: 2+98.09 INSIDE FACE OF MH CONNECT TO (E) 23"x14" HERCP INV = 7325.17
STA: 2+94.09 INSIDE FACE OF MH END 18" RCP INV = 7324.677
STA: 2+50.47 INSIDE FACE OF MH END 18" RCP INV = 7321.84
STA: 2+54.47 INSIDE FACE OF MH BEGIN 18" RCP INV = 7322.84
STA: 2+52.47 (P) 18" RCP [STM-19] INV IN = 7322.84
(P) 11.0'x4.0' D50 = 6" DIA. TYPE "VL" SOIL RIPRAP [12" THICK]
STM-18
13.90 LF OF 18" RCP @ 2.00%
(P) 5' TYPE D SUMP INLET TOB = 7328.02 THT = 7327.27
(P) 5' TYPE D SUMP INLET TOB = 7328.02 THT = 7327.27
(P) CDOT TYPE II STM MH [4' ø] RIM = 7328.20
(P) GRADE (TYP)
HGLs
(E) GRADE (TYP)
STA: 1+54.24 INSIDE FACE OF BOX END 18" RCP INV = 7324.08
35.34 LF OF 18" RCP @ 2.00%
STA: 1+00.00 (P) 18" RCP [STM-18] INV IN = 7321.84
(P) 18" RCP [STM-18] INV OUT = 7322.84
STA: 1+02.00 INSIDE FACE OF MH BEGIN 18" RCP INV = 7322.84
STA: 1+18.90 INSIDE FACE OF BOX BEGIN 18" RCP INV = 7323.37
STA: 1+15.90 INSIDE FACE OF BOX END 18" RCP INV = 7323.12
STM-19

Unresolved:
Provide detail for outlet protection. Did not see calculations for the dimensions for this outlet protection in FDR. Please provide

REV.	DESCRIPTION	DATE
1	ADDRESS AGENCY COMMENTS	11/04/25
2	ADDRESS AGENCY COMMENTS	12/31/25
3	ADDRESS AGENCY COMMENTS	04/08/26
4	ADDRESS AGENCY COMMENTS	05/11/26

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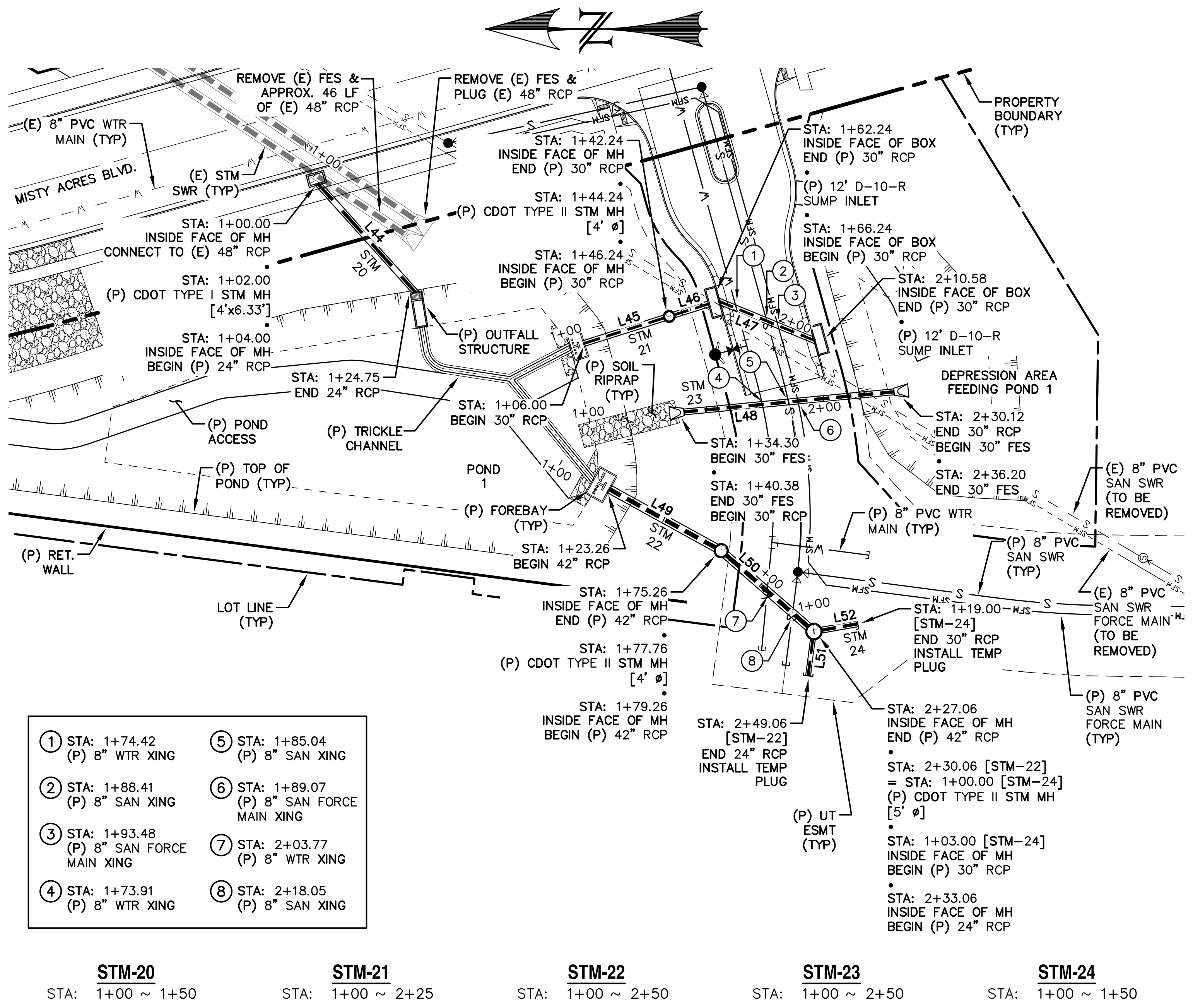
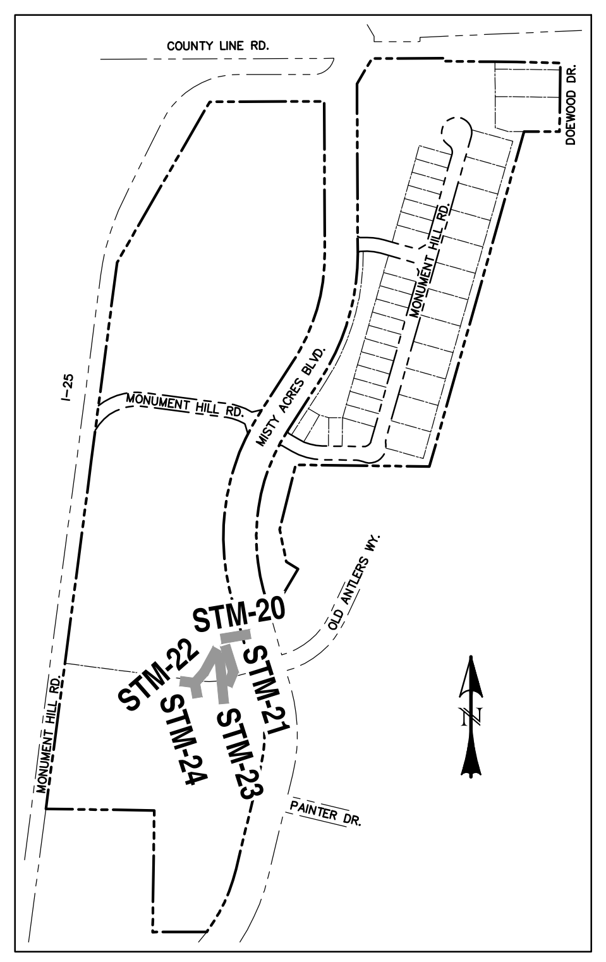
COLORADO SPRINGS, CO 80904
(719) 291-2744

MONUMENT HILL EAST
FILING NO. 1
STORM SEWER
PLAN & PROFILES

DESIGNED BY: MGP
DRAWN BY: MGP
SCALE: 1" = 50'
DATE: 04/08/25
JOB NUMBER: 24-001
SHEET: 24 OF 29


REMOVE (E) FES & APPROX. 46 LF OF (E) 48" RCP
REMOVE (E) FES & PLUG (E) 48" RCP
(E) 8" PVC WTR MAIN (TYP)
MISTY ACRES BLVD.
(E) STM SWR (TYP)
STA: 1+00.00 INSIDE FACE OF MH CONNECT TO (E) 48" RCP
STA: 1+02.00 (P) CDOT TYPE I STM MH [4'x6.33']
STA: 1+04.00 INSIDE FACE OF MH BEGIN (P) 24" RCP
STA: 1+24.75 END 24" RCP
(P) OUTFALL STRUCTURE
(P) POND ACCESS
(P) TRICKLE CHANNEL
(P) TOP OF POND (TYP)
POND 1
(P) FOREBAY (TYP)
(P) RET. WALL
LOT LINE (TYP)
STA: 1+06.00 BEGIN 30" RCP
STA: 1+23.26 BEGIN 42" RCP
(P) SOIL RIPRAP (TYP)
L44
STM 20
L45
STM 21
L46
L47
L48
STM 23
L49
STM 22
L50
L51
L52
STM 24
1+00
2+00
STA: 1+42.24 INSIDE FACE OF MH END (P) 30" RCP
STA: 1+44.24 (P) CDOT TYPE II STM MH [4' ø]
STA: 1+46.24 INSIDE FACE OF MH BEGIN (P) 30" RCP
STA: 1+62.24 INSIDE FACE OF BOX END (P) 30" RCP
(P) 12' D-10-R SUMP INLET
STA: 1+66.24 INSIDE FACE OF BOX BEGIN (P) 30" RCP
STA: 2+10.58 INSIDE FACE OF BOX END (P) 30" RCP
(P) 12' D-10-R SUMP INLET
PROPERTY BOUNDARY (TYP)
DEPRESSION AREA FEEDING POND 1
STA: 2+30.12 END 30" RCP BEGIN 30" FES
STA: 2+36.20 END 30" FES
STA: 1+34.30 BEGIN 30" FES
STA: 1+40.38 END 30" FES BEGIN 30" RCP
(P) 8" PVC WTR MAIN (TYP)
(E) 8" PVC SAN SWR (TO BE REMOVED)
(P) 8" PVC SAN SWR (TYP)
(E) 8" PVC SAN SWR FORCE MAIN (TO BE REMOVED)
(P) 8" PVC SAN SWR FORCE MAIN (TYP)
STA: 1+19.00 [STM-24] END 30" RCP INSTALL TEMP PLUG
STA: 1+75.26 INSIDE FACE OF MH END (P) 42" RCP
STA: 1+77.76 (P) CDOT TYPE II STM MH [4' ø]
STA: 1+79.26 INSIDE FACE OF MH BEGIN (P) 42" RCP
STA: 2+49.06 [STM-22] END 24" RCP INSTALL TEMP PLUG
(P) UT ESMT (TYP)
STA: 2+27.06 INSIDE FACE OF MH END (P) 42" RCP
STA: 2+30.06 [STM-22] = STA: 1+00.00 [STM-24] (P) CDOT TYPE II STM MH [5' ø]
STA: 1+03.00 [STM-24] INSIDE FACE OF MH BEGIN (P) 30" RCP
STA: 2+33.06 INSIDE FACE OF MH BEGIN (P) 24" RCP
① STA: 1+74.42 (P) 8" WTR XING
② STA: 1+88.41 (P) 8" SAN XING
③ STA: 1+93.48 (P) 8" SAN FORCE MAIN XING
④ STA: 1+73.91 (P) 8" WTR XING
⑤ STA: 1+85.04 (P) 8" SAN XING
⑥ STA: 1+89.07 (P) 8" SAN FORCE MAIN XING
⑦ STA: 2+03.77 (P) 8" WTR XING
⑧ STA: 2+18.05 (P) 8" SAN XING
STM-20 STA: 1+00 ~ 1+50
STM-21 STA: 1+00 ~ 2+25
STM-22 STA: 1+00 ~ 2+50
STM-23 STA: 1+00 ~ 2+50
STM-24 STA: 1+00 ~ 1+50

LINE TABLE – STM		
LINE	BEARING	DISTANCE
L44	S48° 02' 38"W	62.72
L45	S17° 34' 13"E	36.24
L46	S17° 34' 13"E	16.00
L47	S22° 18' 28"W	44.34
L48	S5° 27' 45"E	89.75
L49	S28° 49' 40"W	51.99
L50	S41° 04' 56"W	46.80
L51	N82° 33' 30"W	16.00
L52	S10° 10' 12"E	16.00


COUNTY LINE RD.
I-25
STM-20
STM-21
STM-22
STM-23
STM-24

LOCATION MAP
SCALE: N.T.S.

0 50 100
HORIZONTAL SCALE: 1" = 50'
VERTICAL SCALE: 1" = 5'

NOTE:
1. WATER TIGHT SEAL IS REQUIRED WHEN THE 100-YEAR HGL IS OUTSIDE OF THE PIPES.

NOTE: REFER TO SWMM MODEL FOR STORM PIPE HYDRAULICS RESULTS.

Unresolved Review 3 comment: For pipes of different sizes, soffits need to match. Please revise or provide deviation.

Review 4 comment.
DCM 8.2.3 states -
At changes in pipe size from a smaller to a larger pipe, match the crowns (inside top surface of the two pipes at the same level rather than matching the flow lines. (When necessary for minimal fall, match the 0.8 diameter point of each pipe.)

Review 3 comment stands.

Unresolved previous comment: consider need for energy dissipation here like a riprap stilling basin.

7330
7320
7310
7300
7290
① STA: 1+62.24 INSIDE FACE OF MH END 30" RCP INV = 7311.98
② STA: 1+66.24 INSIDE FACE OF MH BEGIN 30" RCP INV = 7313.30
(P) CDOT TYPE I STM MH [4'x6.33'] RIM = 7315.06 (FLAT TOP)
(P) GRADE (TYP)
(E) GRADE (TYP)
(P) OUTFALL STRUCTURE
62.72 LF OF 24" RCP @ 0.50%
STA: 1+00.00 INSIDE FACE OF MH CONNECT TO (E) 48" RCP INV = 7305.15
STA: 1+04.00 INSIDE FACE OF BOX BEGIN 24" RCP INV = 7305.32
STA: 1+66.72 INSIDE FACE OF BOX END 24" RCP INV = 7305.63
STM-20
(P) 12' D-10-R SUMP INLET TOB = 7320.73 THT = 7319.73
44.34 LF OF 30" RCP @ 5.00%
(P) 12' D-10-R SUMP INLET TOB = 7321.18 THT = 7320.18
16.00 LF OF 30" RCP @ 5.00%
(P) CDOT TYPE II STM MH [4' ø] RIM = 7317.69 (FLAT TOP)
STA: 1+06.00 FOREBAY INV = 7307.42 BEGIN 30" RCP INV = 7308.42
HGLs
(P) FOREBAY
36.24 LF OF 30" RCP @ 1.49%
STA: 2+10.58 INSIDE FACE OF BOX END 30" RCP INV = 7315.51
STA: 1+49.48 (P) 8" SAN FORCE MAIN XING BOP (STM) = 7314.37 TOP (SFM) = 7310.90 CLR = 3.5'
STA: 1+42.24 INSIDE FACE OF MH END 30" RCP INV = 7308.96
STA: 1+88.41 (P) 8" SAN XING BOP (STM) = 7314.11 TOP (SAN) = 7308.70 CLR = 5.4'
STA: 1+46.240 INSIDE FACE OF MH BEGIN 30" RCP INV = 7311.18
STA: 1+74.42 (P) 8" WTR XING BOP (STM) = 7313.41 TOP (WTR) = 7309.84 CLR = 3.6'
STM-21
100YR
10YR
STA: 2+18.05 (P) 8" SAN XING BOP (STM) = 7313.27 TOP (SAN) = 7310.18 CLR = 3.1'
STA: 2+03.77 (P) 8" WTR XING BOP (STM) = 7312.84 TOP (WTR) = 7309.84 CLR = 3.0'
(P) CDOT TYPE II STM MH [6' ø] RIM = 7322.48
(P) CDOT TYPE II STM MH [6' ø] RIM = 7322.11
16.00 LF OF 24" RCP @ 2.37%
52.00 LF OF 42" RCP @ 3.00%
STA: 3+49.06 END 18" RCP INSTALL TEMP PLUG INV = 7316.78
STA: 1+23.26 FOREBAY INV = 7300.57 BEGIN 42" RCP INV = 7301.57
45.80 LF OF 42" RCP @ 2.99%
STA: 2+33.06 INSIDE FACE OF MH BEGIN 24" RCP INV = 7316.40
STA: 2+30.06 (P) 30" RCP [STM-24] INV IN = 7315.90
STA: 1+75.26 INSIDE FACE OF MH END 42" RCP INV = 7303.13
STA: 2+27.06 INSIDE FACE OF MH END 42" RCP INV = 7313.91
STA: 1+81.26 INSIDE FACE OF MH BEGIN 42" RCP INV = 7312.54
STM-22
STA: 1+40.34 END 30" FES BEGIN 30" RCP INV = 7314.07
89.78 LF OF 30" RCP @ 2.01%
STA: 2+30.12 END 30" RCP BEGIN 30" FES INV = 7315.88
STA: 1+34.26 BEGIN 30" FES INV = 7313.95
3:1
4:1
5.91'
8.10'
20.25'
5.00'
8.90'
0.50%
STA: 2+36.20 END 30" FES INV = 7316.00
STA: 1+89.07 (P) 8" SAN FORCE MAIN XING BOP (STM) = 7314.76 TOP (SFM) = 7311.26 CLR = 3.5'
(P) 42.0'x10.0' D50 = 12" DIA. TYPE 'L' SOIL RIPRAP [24" THICK]
FILTER FABRIC TO EXTEND UPSTREAM OF FES (3' MIN)
STA: 1+85.04 (P) 8" SAN XING BOP (STM) = 7314.68 TOP (SAN) = 7308.58 CLR = 6.1
6" CDOT CLASS VI ROAD BASE OVER MIRAFI FW700 OR APPROVED EQUAL
STA: 1+73.91 (P) 8" WTR XING BOP (STM) = 7314.46 TOP (WTR) = 7309.84 CLR = 4.6'
STM-23
(P) CDOT TYPE II STM MH [6' ø] RIM = 7322.48
16.00 LF OF 30" RCP @ 1.00%
STA: 1+19.00 END 18" RCP INSTALL TEMP PLUG INV = 7316.06
STA: 1+00.00 (P) 18" RCP [STM-21] INV IN = 7316.90 (P) 42" RCP [STM-21] INV OUT = 7314.80
STA: 1+03.00 INSIDE FACE OF MH BEGIN 30" RCP INV = 7315.90
STM-24
1+00
2+00

REV.	DESCRIPTION	DATE
1	ADDRESS AGENCY COMMENTS	11/04/25
2	ADDRESS AGENCY COMMENTS	12/31/25
3	ADDRESS AGENCY COMMENTS	04/08/26
4	ADDRESS AGENCY COMMENTS	05/11/26

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MONUMENT RIDGE EAST, LLC
5055 LIST DRIVE
COLORADO SPRINGS, CO 80919

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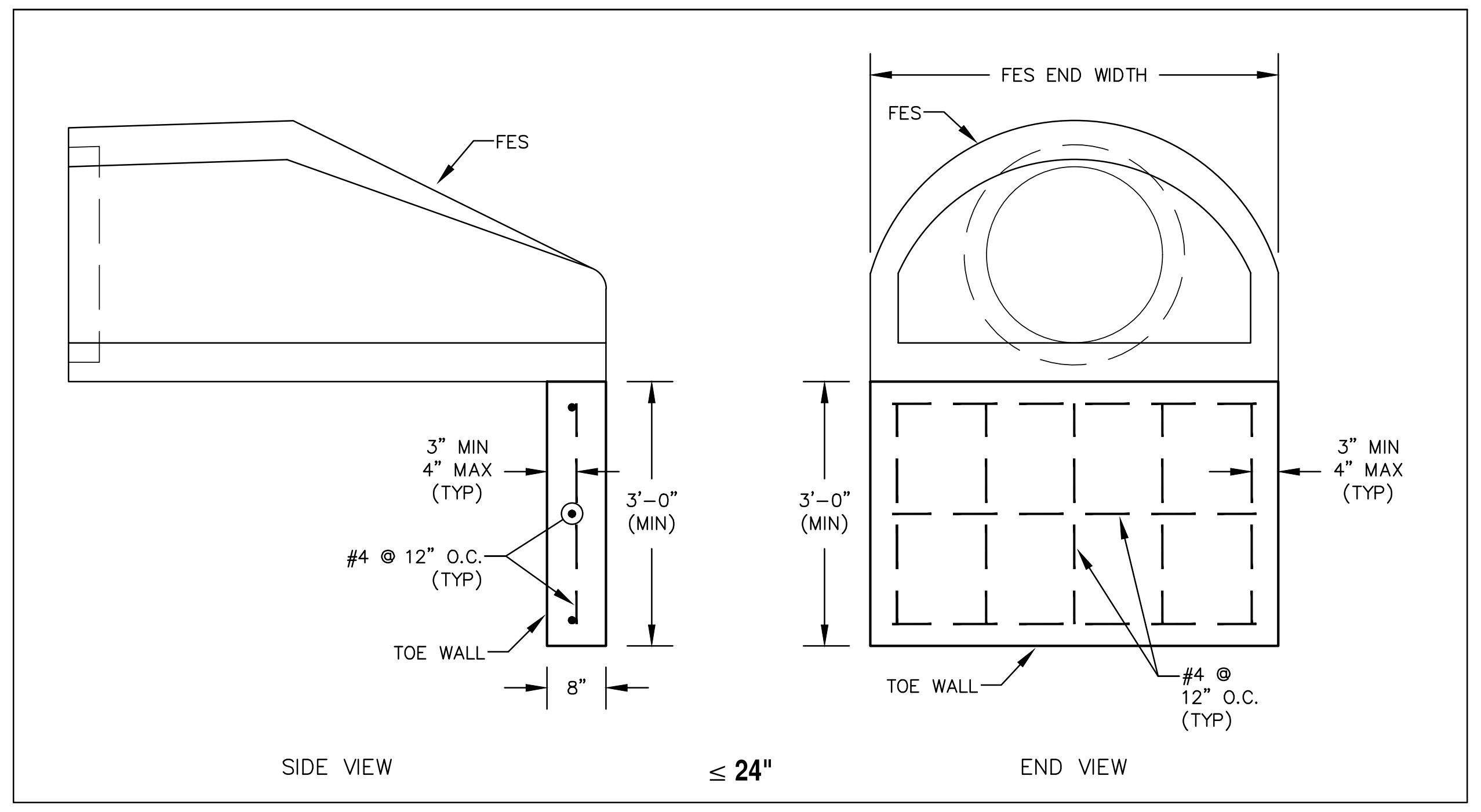
NOT FOR CONSTRUCTION
RAYMO

PRC ENGINEERING
1685 W. UINTAH STREET, SUITE 114
COLORADO SPRINGS, CO 80904
(719) 291-2744

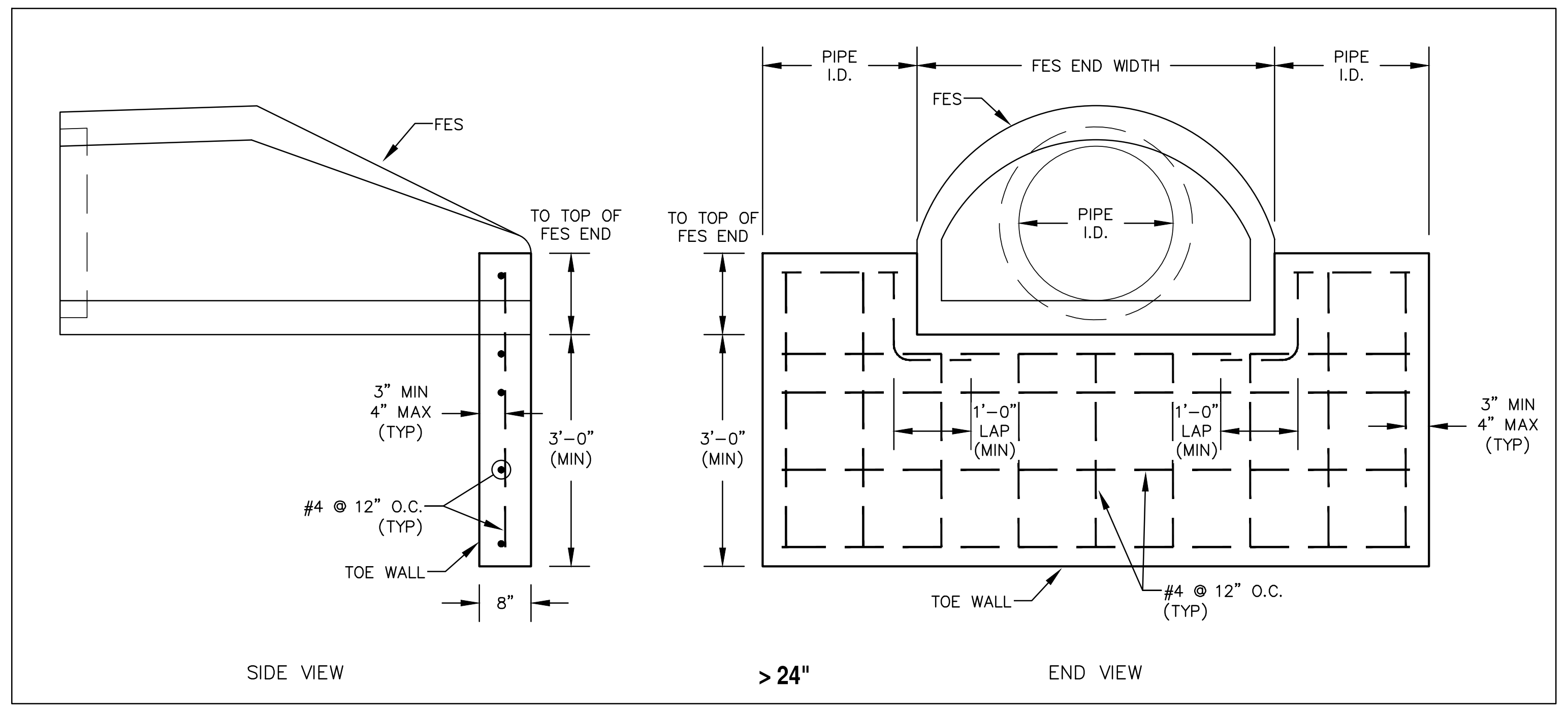
MONUMENT HILL EAST
FILING NO. 1
STORM SEWER
PLAN & PROFILES

DESIGNED BY: MGP
DRAWN BY: MGP
SCALE: 1" = 50'
DATE: 04/08/25
JOB NUMBER: 24-001
SHEET: 25 OF 29

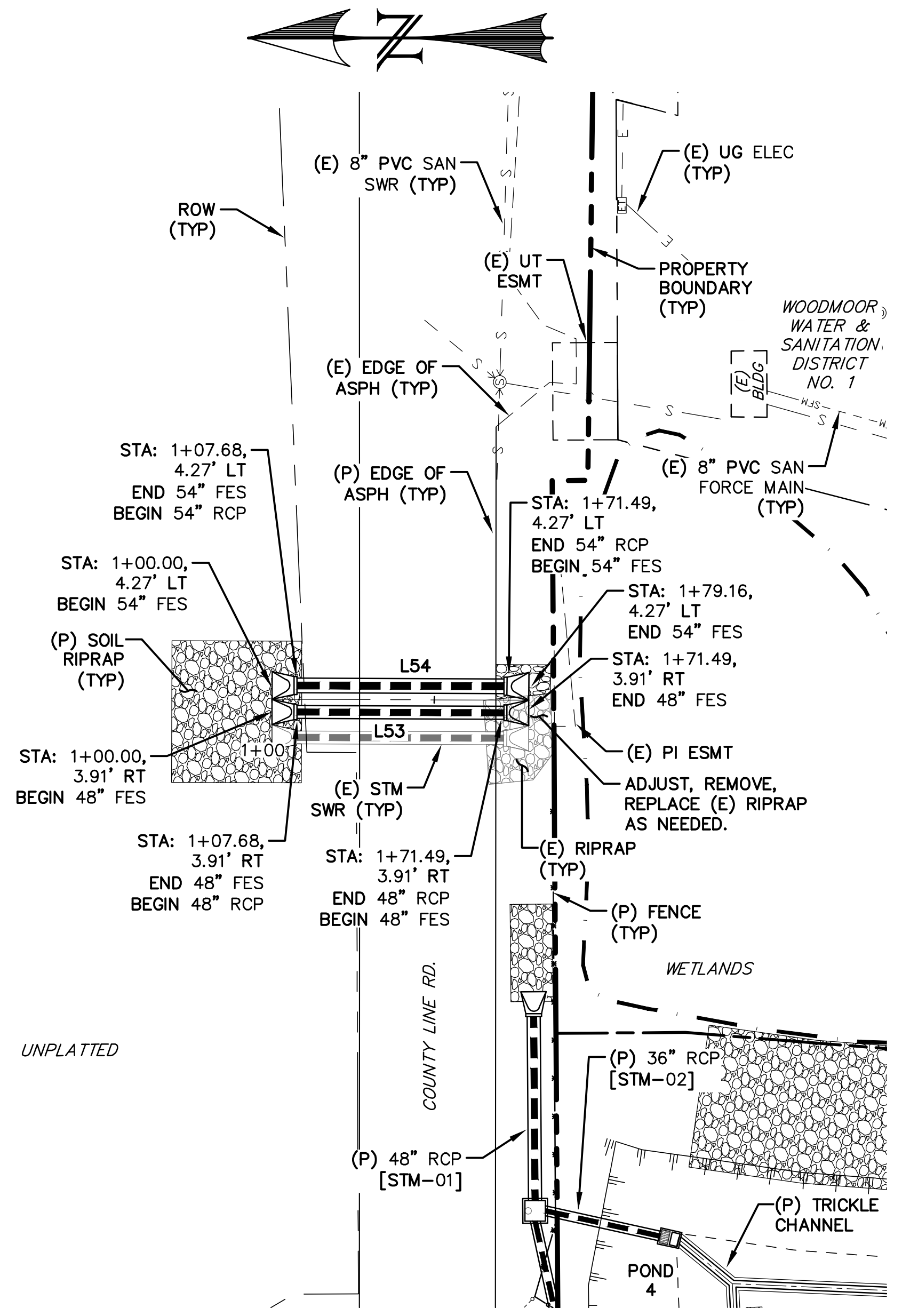
P:_Projects\24-001 MRE\Dwg_CDs\Ph1\24-001-CDs-25-Stm - Stm-20 - 21


FES
FES END WIDTH
FES
3" MIN
4" MAX
(TYP)
3'-0"
(MIN)
#4 @ 12" O.C.
(TYP)
TOE WALL
8"
TOE WALL
#4 @
12" O.C.
(TYP)
SIDE VIEW
≤ 24"
END VIEW

FES TOE WALL DETAIL
SCALE: N.T.S.

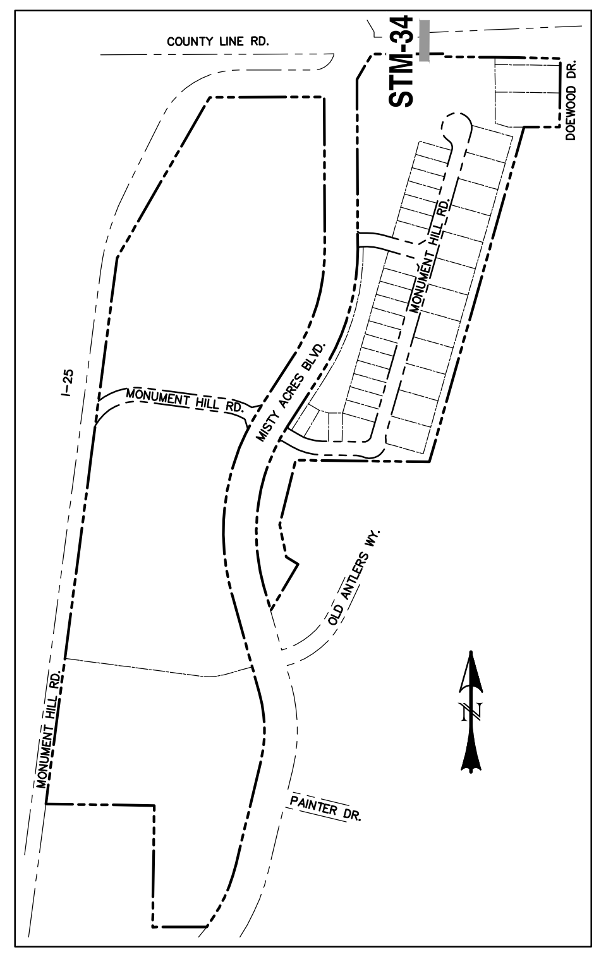

FES
TO TOP OF
FES END
3" MIN
4" MAX
(TYP)
3'-0"
(MIN)
#4 @ 12" O.C.
(TYP)
TOE WALL
8"
SIDE VIEW
PIPE
I.D.
FES END WIDTH
FES
PIPE
I.D.
1'-0"
LAP
(MIN)
TOE WALL
#4 @ 12" O.C.
(TYP)
> 24"
END VIEW

FES TOE WALL DETAIL
SCALE: N.T.S.


N
ROW
(TYP)
(E) 8" PVC SAN
SWR (TYP)
(E) UT
ESMT
(E) UG ELEC
(TYP)
PROPERTY
BOUNDARY
(TYP)
WOODMOOR
WATER &
SANITATION
DISTRICT
NO. 1
(E)
BLDG
(E) EDGE OF
ASPH (TYP)
(E) 8" PVC SAN
FORCE MAIN
(TYP)
STA: 1+07.68,
4.27' LT
END 54" FES
BEGIN 54" RCP
(P) EDGE OF
ASPH (TYP)
STA: 1+71.49,
4.27' LT
END 54" RCP
BEGIN 54" FES
STA: 1+00.00,
4.27' LT
BEGIN 54" FES
STA: 1+79.16,
4.27' LT
END 54" FES
(P) SOIL
RIPRAP
(TYP)
L54
STA: 1+71.49,
3.91' RT
END 48" FES
L53
1+00
(E) PI ESMT
STA: 1+00.00,
3.91' RT
BEGIN 48" FES
(E) STM
SWR (TYP)
ADJUST, REMOVE,
REPLACE (E) RIPRAP
AS NEEDED.
STA: 1+07.68,
3.91' RT
END 48" FES
BEGIN 48" RCP
STA: 1+71.49,
3.91' RT
END 48" RCP
BEGIN 48" FES
(E) RIPRAP
(TYP)
(P) FENCE
(TYP)
WETLANDS
UNPLATTED
COUNTY LINE RD.
(P) 36" RCP
[STM-02]
(P) 48" RCP
[STM-01]
(P) TRICKLE
CHANNEL
POND
4

STM-36
STA: 1+00 ~ 1+80

LINE TABLE – STM		
LINE	BEARING	DISTANCE
L53	S0° 13' 25"W	63.82
L54	S0° 13' 25"W	63.82


COUNTY LINE RD.
STM-34
DOEWOOD DR.
MONUMENT HILL RD.
I-25
MONUMENT HILL RD.
MISTY ACRES BLVD.
OLD ANTLERS WY.
N
MONUMENT HILL RD.
PAINTER DR.

LOCATION MAP
SCALE: N.T.S.

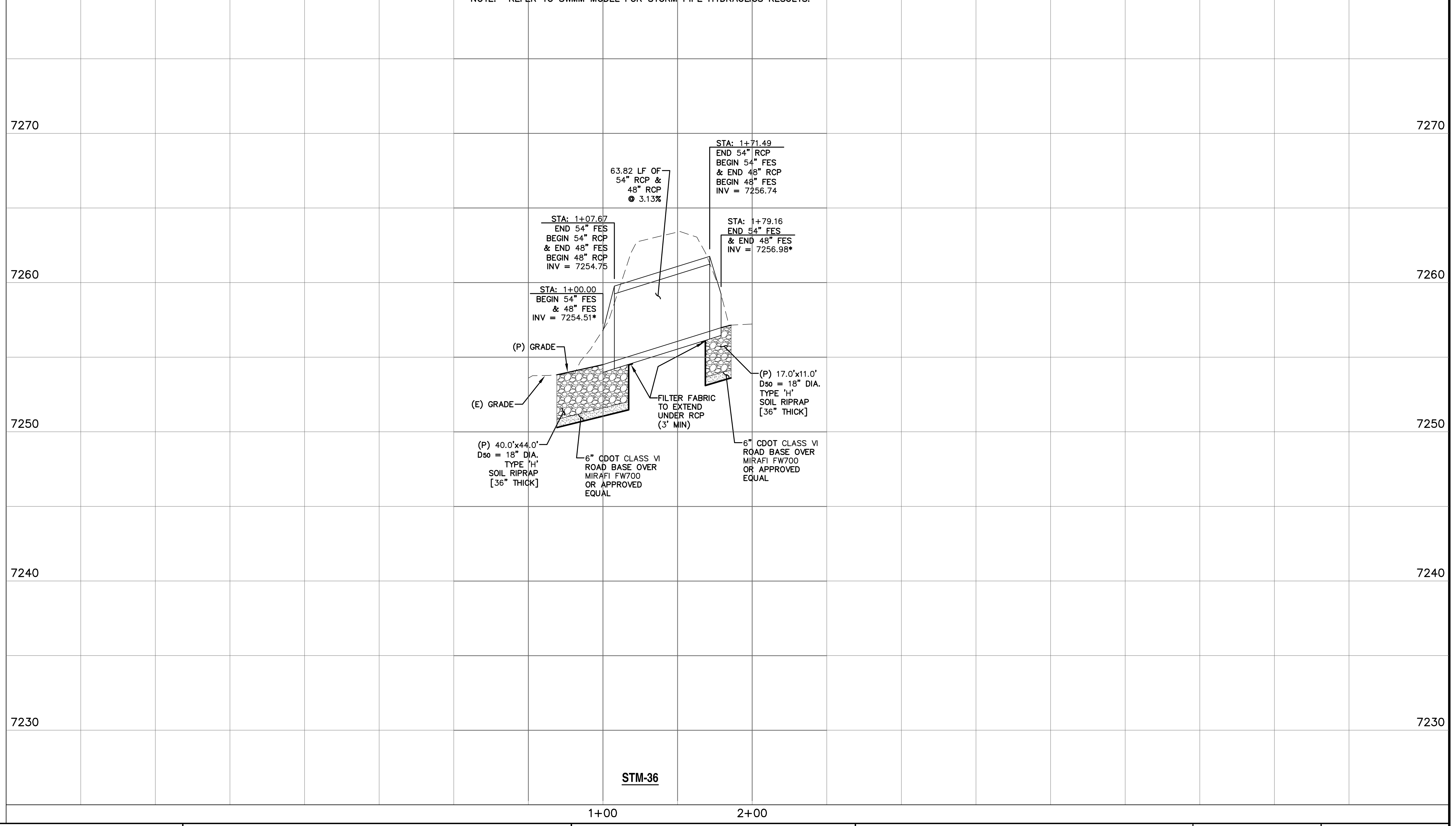
0 50 100
HORIZONTAL SCALE: 1" = 50'
VERTICAL SCALE: 1" = 5'

NOTE:

1. WATER TIGHT SEAL IS REQUIRED WHEN THE 100-YEAR HGL IS OUTSIDE OF THE PIPES.

* INVERT TO MATCH EXISTING 48" FES. VERIFY PRIOR TO CONSTRUCTION.

NOTE: REFER TO SWMM MODEL FOR STORM PIPE HYDRAULICS RESULTS.


7270
7260
7250
7240
7230
7270
7260
7250
7240
7230
STA: 1+71.49
END 54" RCP
BEGIN 54" FES
& END 48" RCP
BEGIN 48" FES
INV = 7256.74
63.82 LF OF
54" RCP &
48" RCP
@ 3.13%
STA: 1+07.67
END 54" FES
BEGIN 54" RCP
& END 48" FES
BEGIN 48" RCP
INV = 7254.75
STA: 1+79.16
END 54" FES
& END 48" FES
INV = 7256.98*
STA: 1+00.00
BEGIN 54" FES
& 48" FES
INV = 7254.51*
(P) GRADE
(E) GRADE
FILTER FABRIC
TO EXTEND
UNDER RCP
(3' MIN)
(P) 17.0'x11.0'
D50 = 18" DIA.
TYPE 'H'
SOIL RIPRAP
[36" THICK]
(P) 40.0'x44.0'
D50 = 18" DIA.
TYPE 'H'
SOIL RIPRAP
[36" THICK]
6" CDOT CLASS VI
ROAD BASE OVER
MIRAFI FW700
OR APPROVED
EQUAL
6" CDOT CLASS VI
ROAD BASE OVER
MIRAFI FW700
OR APPROVED
EQUAL
STM-36
1+00
2+00

REV.	DESCRIPTION	DATE
1	ADDRESS AGENCY COMMENTS	11/04/25
2	ADDRESS AGENCY COMMENTS	12/31/25
3	ADDRESS AGENCY COMMENTS	04/08/26
4	ADDRESS AGENCY COMMENTS	05/11/26

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5055 LIST DRIVE
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NOT FOR
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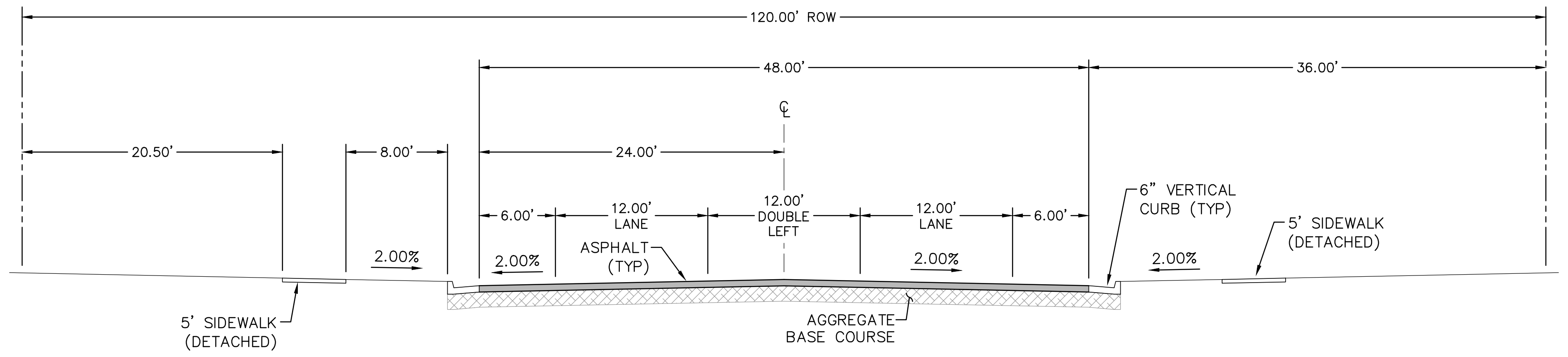
PRC
ENGINEERING
1685 W. UINTAH STREET, SUITE 114
COLORADO SPRINGS, CO 80904
(719) 291-2744

MONUMENT HILL EAST
FILING NO. 1
STORM SEWER
PLAN & PROFILES

DESIGNED BY: MGP	DRAWN BY: MGP
SCALE: 1" = 50'	DATE: 04/08/25
JOB NUMBER	SHEET
24-001	26 OF 29

P:_Projects\24-001 MRE\Dwg_CDs\Ph1\24-001-CDs-26-Stm - Stm-36 - Stm - Monday, May 11, 2026 5:10:29 PM - Michael Pitts

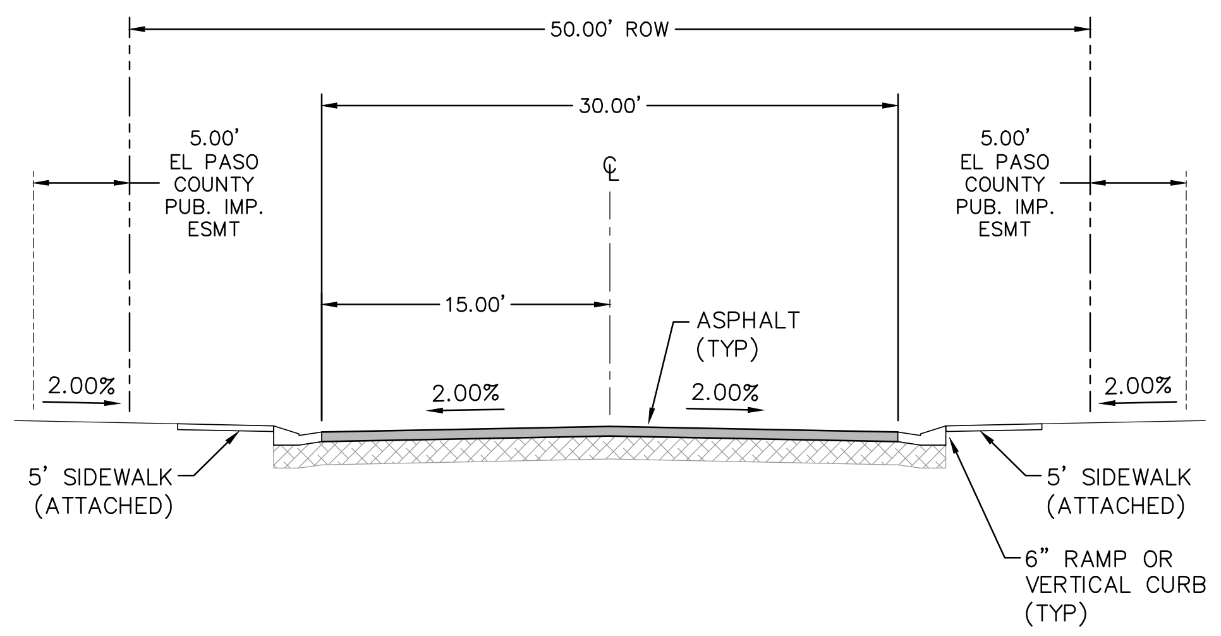

120.00' ROW
48.00'
36.00'
℄
20.50'
8.00'
24.00'
6.00'
12.00' LANE
12.00' DOUBLE LEFT
12.00' LANE
6.00'
6" VERTICAL CURB (TYP)
5' SIDEWALK (DETACHED)
2.00%
2.00%
ASPHALT (TYP)
2.00%
2.00%
5' SIDEWALK (DETACHED)
AGGREGATE BASE COURSE

TYPICAL SECTION - NON-RESIDENTIAL COLLECTOR (MODIFIED)

SCALE: N.T.S.

ROADWAY DESIGN PARAMETERS				
DESIGN SPEED	30 MPH		MIN CL RADIUS	565'
POSTED SPEED	25 MPH		MIN K VALUE CREST	19
MAX ADT	10,000		MIN K VALUE SAG	37
DESIGN VEHICLE	WB-50		MIN/MAX GRADE	0.5% / 8.0%

(MISTY ACRES BOULEVARD)

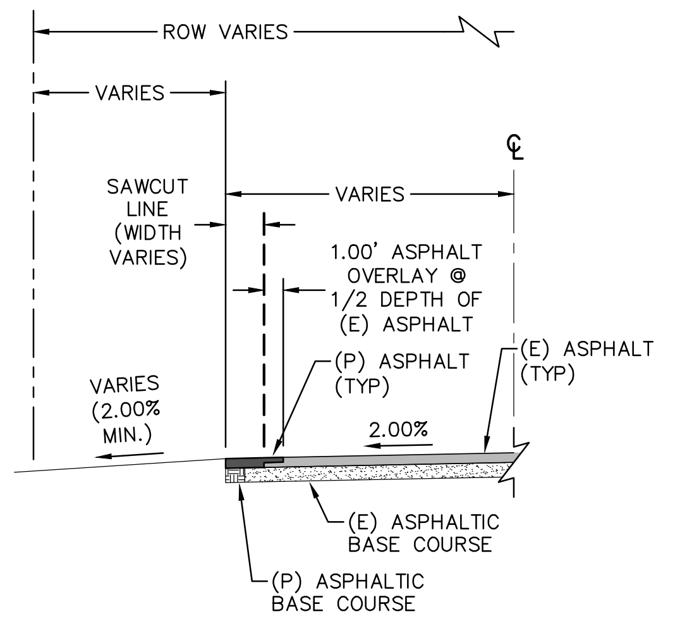

50.00' ROW
30.00'
℄
5.00' EL PASO COUNTY PUB. IMP. ESMT
5.00' EL PASO COUNTY PUB. IMP. ESMT
15.00'
ASPHALT (TYP)
2.00%
2.00%
2.00%
2.00%
5' SIDEWALK (ATTACHED)
5' SIDEWALK (ATTACHED)
6" RAMP OR VERTICAL CURB (TYP)

TYPICAL SECTION - URBAN LOCAL

SCALE: N.T.S.

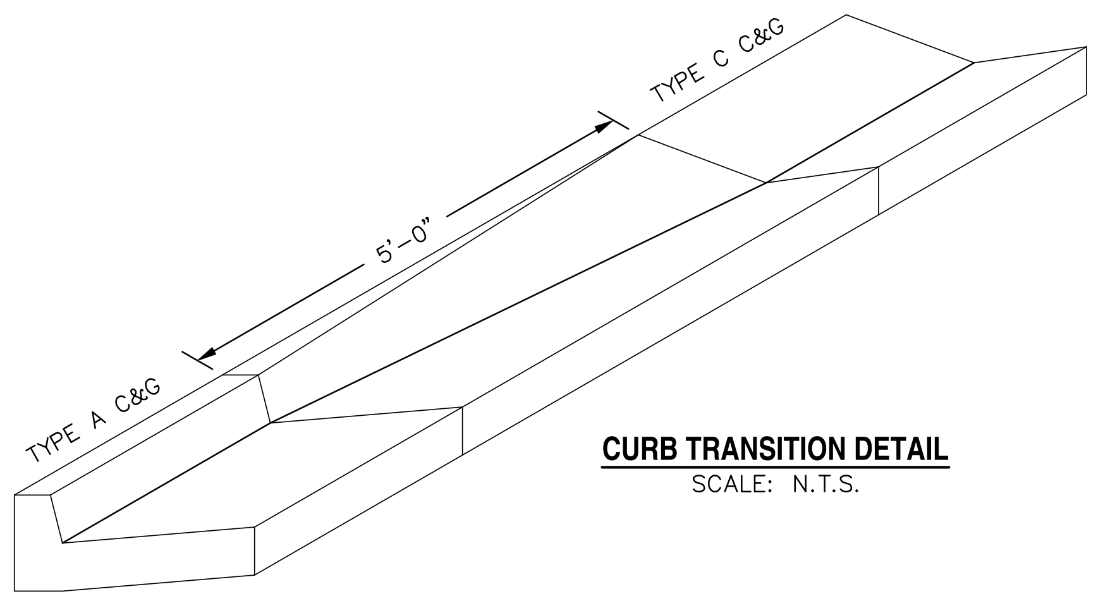
ROADWAY DESIGN PARAMETERS				
DESIGN SPEED	25 MPH		MIN CL RADIUS	200'
POSTED SPEED	25 MPH		MIN K VALUE CREST	12
MAX ADT	3,000		MIN K VALUE SAG	26
DESIGN VEHICLE	WB-50		MIN/MAX GRADE	0.5% / 8.0%

(MONUMENT HILL ROAD / SNOWY TOP DRIVE / OLD ANTLERS ROAD)


ROW VARIES
VARIES
℄
SAWCUT LINE (WIDTH VARIES)
VARIES
1.00' ASPHALT OVERLAY @ 1/2 DEPTH OF (E) ASPHALT
(P) ASPHALT (TYP)
(E) ASPHALT (TYP)
VARIES (2.00% MIN.)
2.00%
(E) ASPHALTIC BASE COURSE
(P) ASPHALTIC BASE COURSE

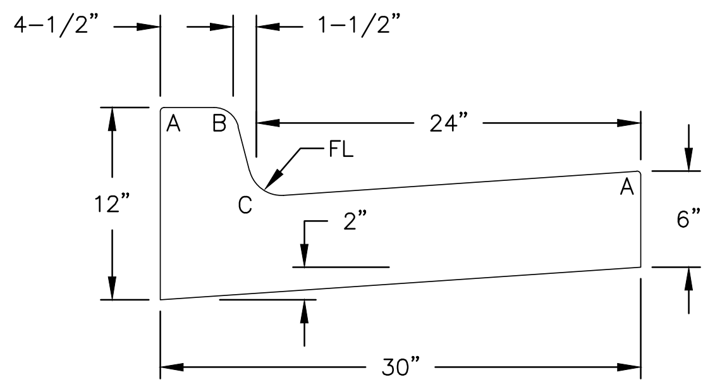
TYPICAL SECTION - COUNTY LINE ROAD WIDENING

SCALE: N.T.S.


TYPE C C&G
5'-0"
TYPE A C&G

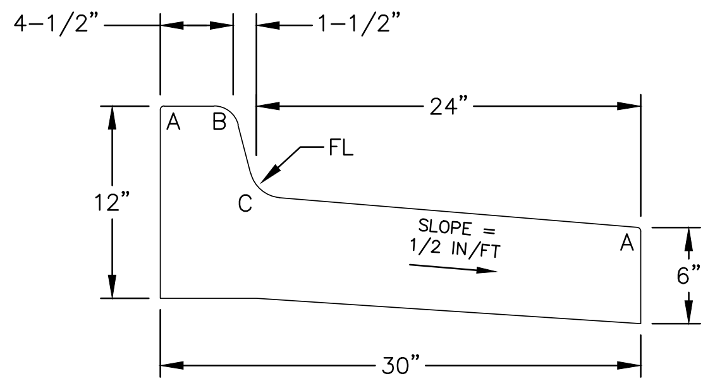
CURB TRANSITION DETAIL

SCALE: N.T.S.


4-1/2"
1-1/2"
A
B
24"
FL
C
A
12"
2"
6"
30"

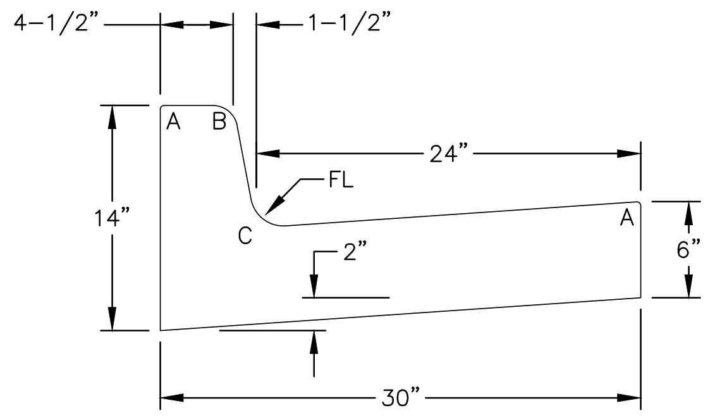
TYPE A

VERTICAL CURB & GUTTER
SCALE: N.T.S.


4-1/2"
1-1/2"
A
B
24"
FL
C
SLOPE = 1/2 IN/FT
A
12"
6"
30"

TYPE A* [SPILL]

VERTICAL CURB & GUTTER
SCALE: N.T.S.

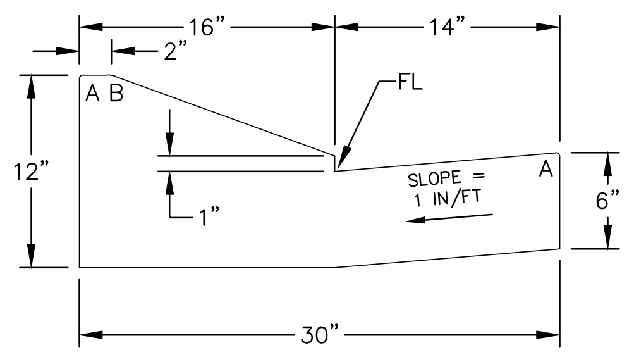

4-1/2"
1-1/2"
A
B
24"
FL
C
2"
A
14"
6"
30"

TYPE A1 [8"]

VERTICAL CURB & GUTTER
SCALE: N.T.S.

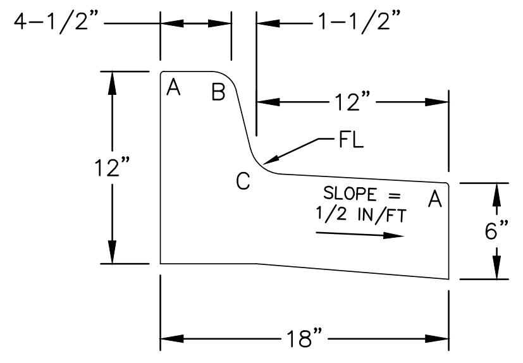
RADII LEGEND:

A = 1/8" TO 1/4"
B = 1-1/2"
C = 1-1/2" TO 2"
D = 1/2"


16"
14"
2"
A B
FL
12"
1"
SLOPE = 1 IN/FT
A
6"
30"

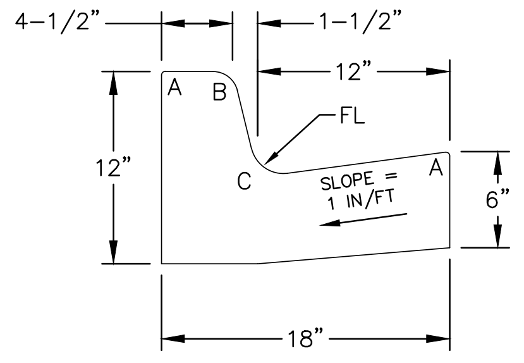
TYPE C - OPTIONAL

RAMP CURB & GUTTER
SCALE: N.T.S.


4-1/2"
1-1/2"
A
B
12"
FL
C
SLOPE = 1/2 IN/FT
A
12"
6"
18"

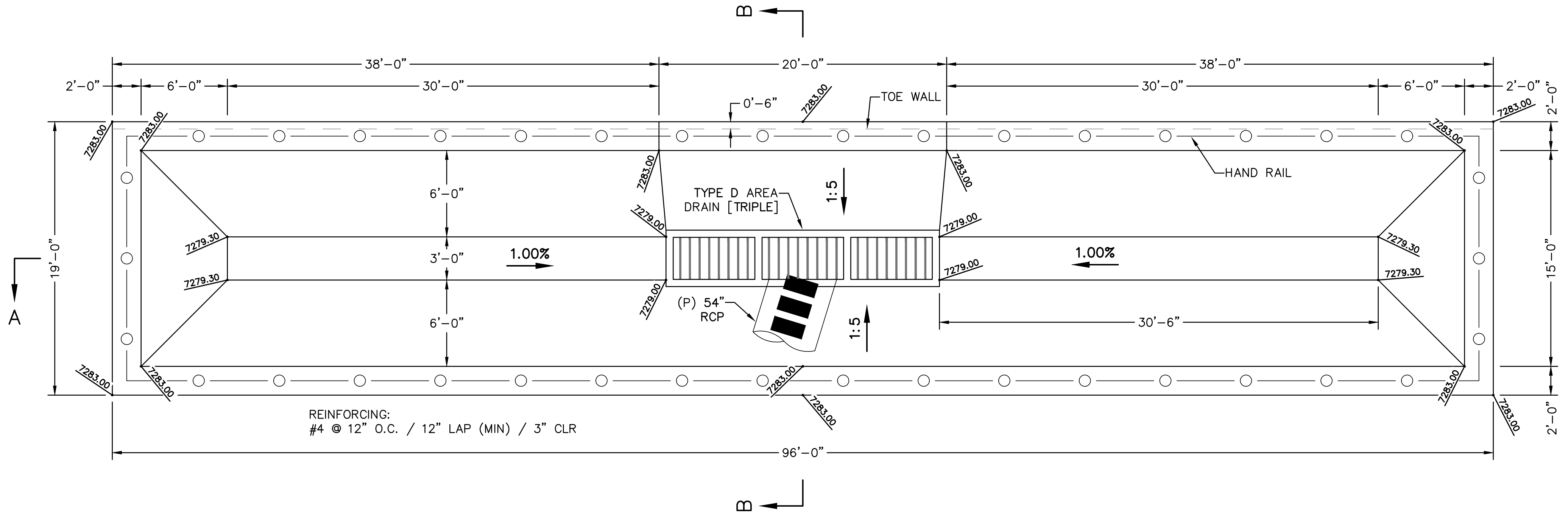
TYPE B

MEDIAN CURB & GUTTER
SCALE: N.T.S.

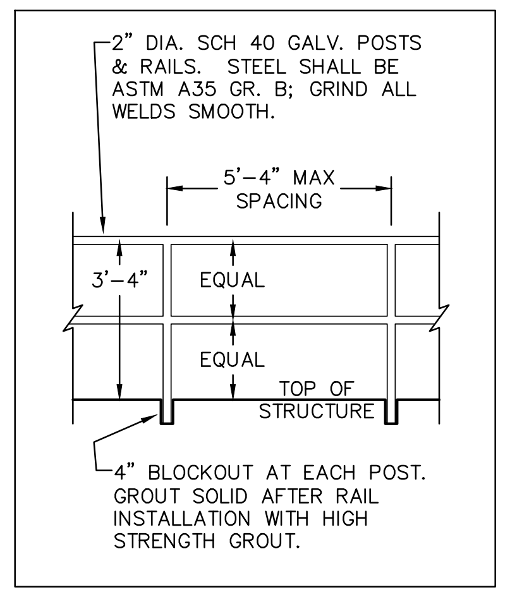

4-1/2"
1-1/2"
A
B
12"
FL
C
SLOPE = 1 IN/FT
A
12"
6"
18"

TYPE B* [CARRY]

MEDIAN CURB & GUTTER
SCALE: N.T.S.

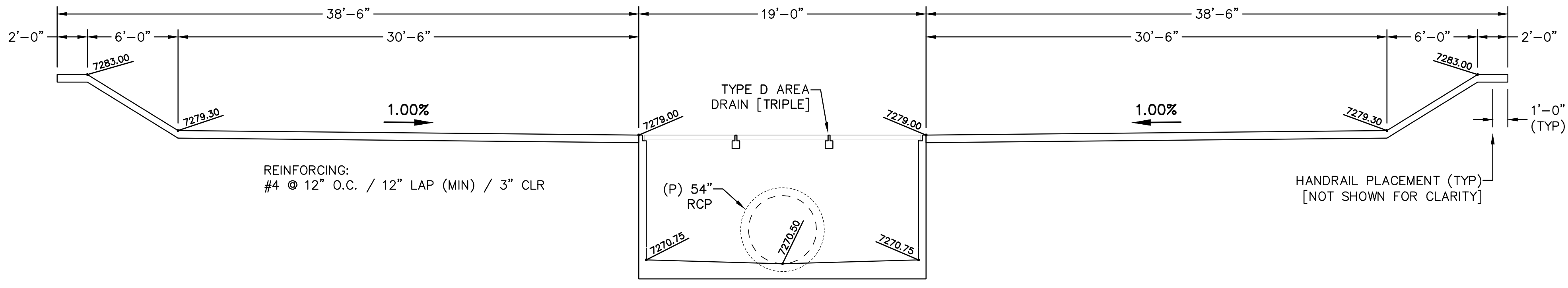

B
B
A
A
38'-0"
20'-0"
38'-0"
2'-0"
6'-0"
30'-0"
0'-6"
TOE WALL
30'-0"
6'-0"
2'-0"
7283.00
HAND RAIL
TYPE D AREA DRAIN [TRIPLE]
1:5
1:5
6'-0"
3'-0"
6'-0"
1.00%
1.00%
19'-0"
15'-0"
2'-0"
2'-0"
7279.30
7279.00
(P) 54" RCP
30'-6"
REINFORCING: #4 @ 12" O.C. / 12" LAP (MIN) / 3" CLR
96'-0"

PLAN VIEW

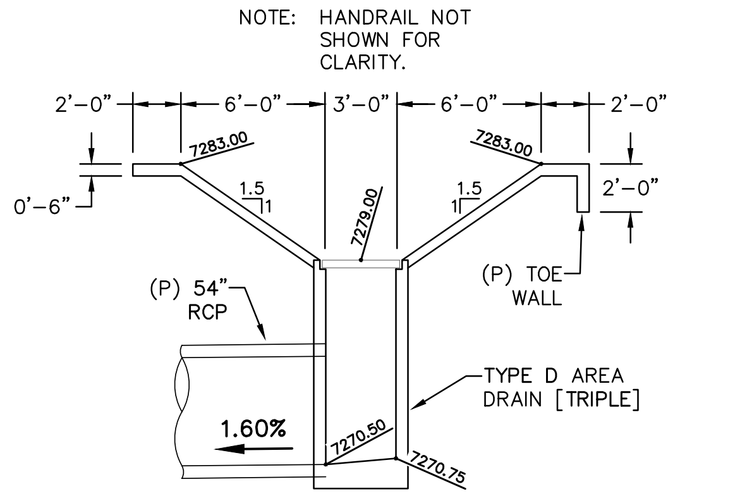

2" DIA. SCH 40 GALV. POSTS & RAILS. STEEL SHALL BE ASTM A35 GR. B; GRIND ALL WELDS SMOOTH.
5'-4" MAX SPACING
3'-4"
EQUAL
EQUAL
TOP OF STRUCTURE
4" BLOCKOUT AT EACH POST. GROUT SOLID AFTER RAIL INSTALLATION WITH HIGH STRENGTH GROUT.

HANDRAIL DETAIL

SCALE: N.T.S.

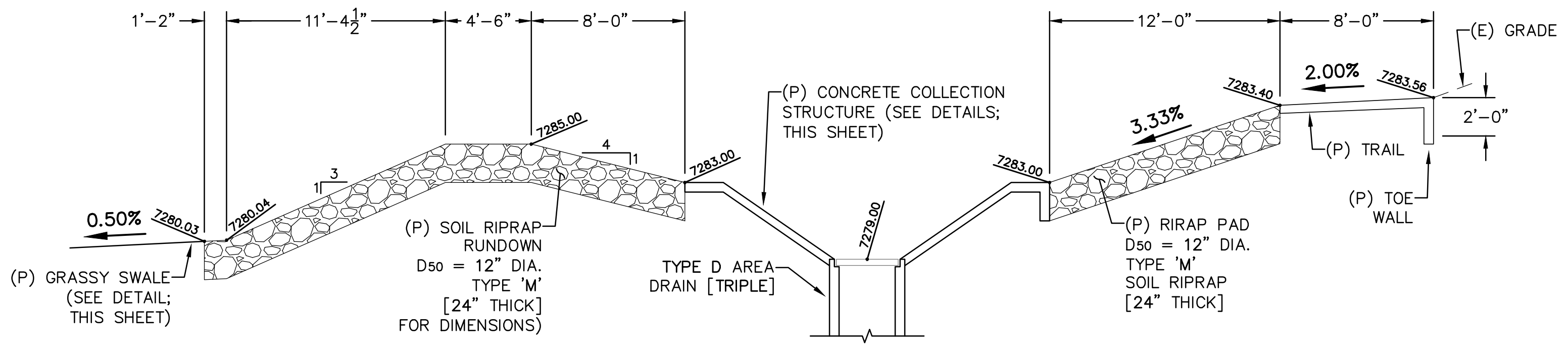

38'-6"
19'-0"
38'-6"
2'-0"
6'-0"
30'-6"
30'-6"
6'-0"
2'-0"
7283.00
7279.30
1.00%
TYPE D AREA DRAIN [TRIPLE]
7279.00
1.00%
1'-0" (TYP)
REINFORCING: #4 @ 12" O.C. / 12" LAP (MIN) / 3" CLR
(P) 54" RCP
7270.75
7270.50
HANDRAIL PLACEMENT (TYP) [NOT SHOWN FOR CLARITY]

SECTION A-A

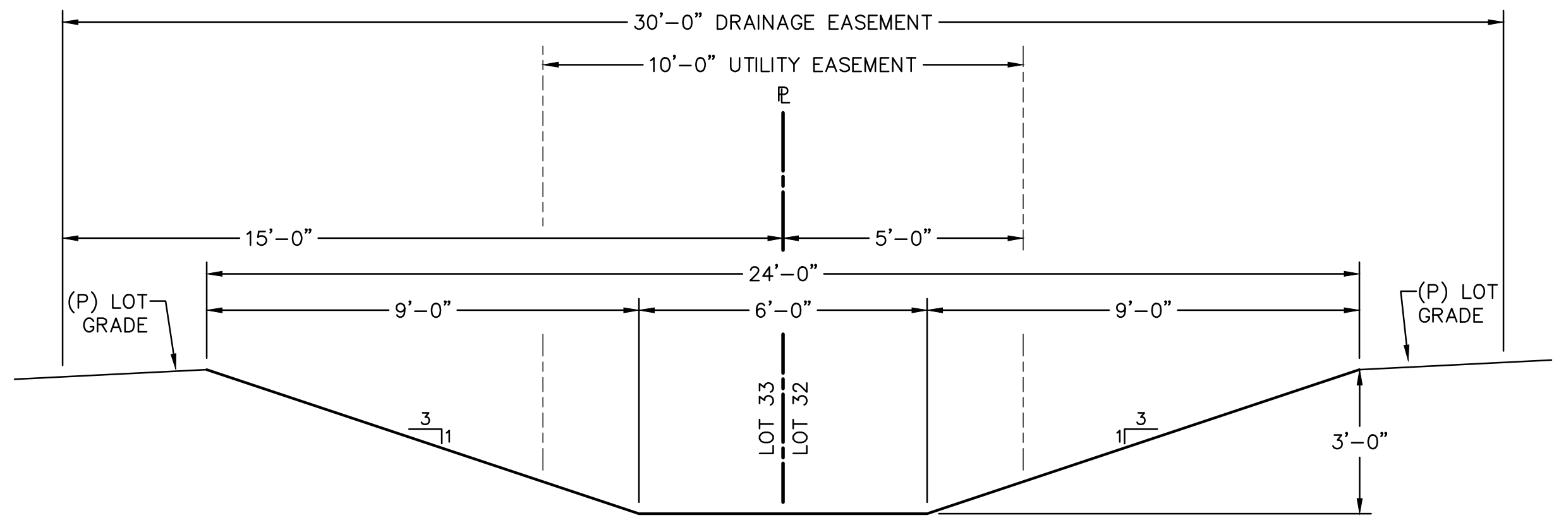

NOTE: HANDRAIL NOT SHOWN FOR CLARITY.
2'-0"
6'-0"
3'-0"
6'-0"
2'-0"
0'-6"
7283.00
1.5
1
7279.00
2'-0"
(P) 54" RCP
(P) TOE WALL
TYPE D AREA DRAIN [TRIPLE]
1.60%
7270.50
7270.75

SECTION B-B

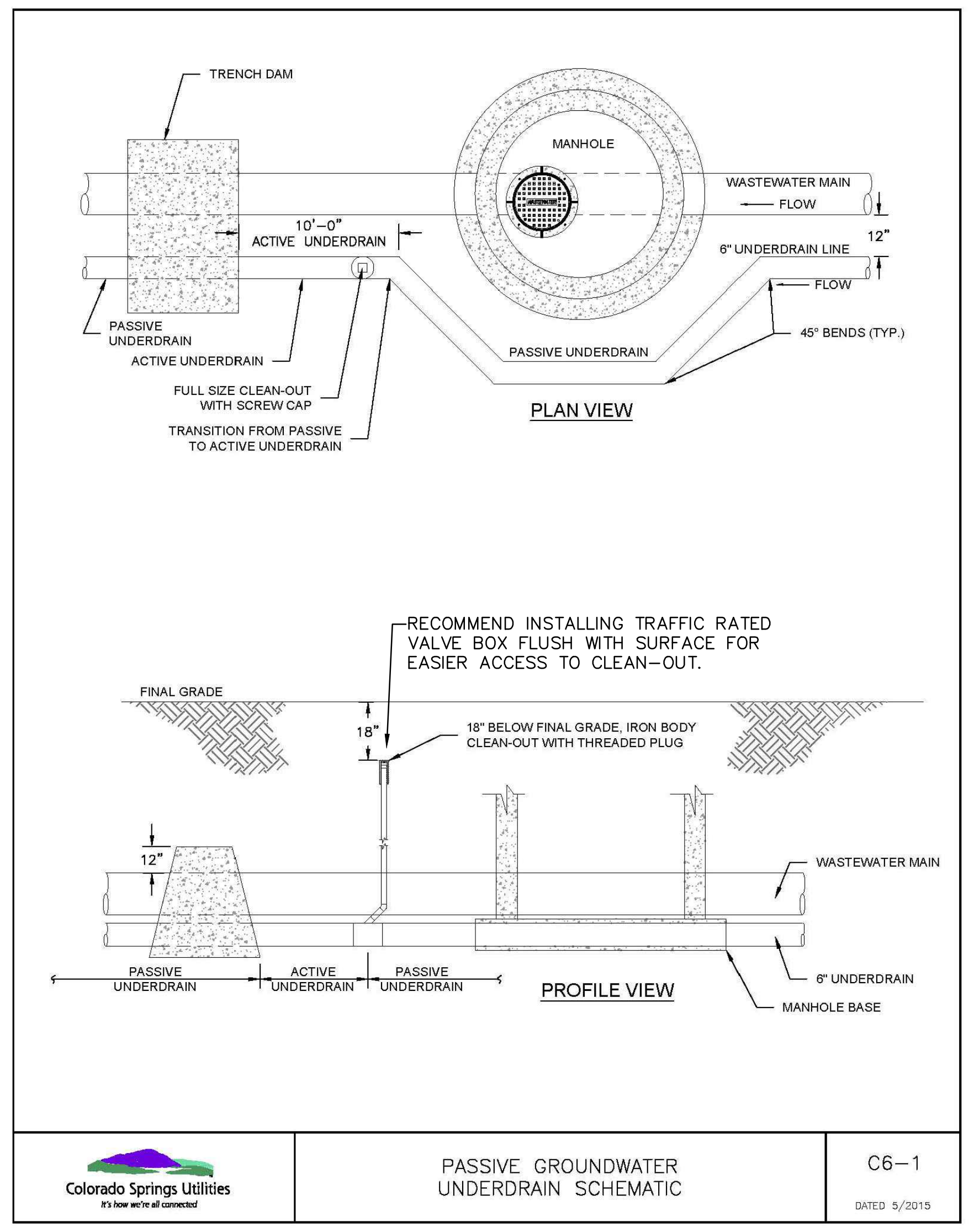
CONCRETE COLLECTION STRUCTURE DETAILS


1'-2"
11'-4½"
4'-6"
8'-0"
12'-0"
8'-0"
(E) GRADE
2.00%
7283.56
7283.40
2'-0"
(P) CONCRETE COLLECTION STRUCTURE (SEE DETAILS; THIS SHEET)
7285.00
4
1
3
1
7283.00
3.33%
(P) TRAIL
(P) TOE WALL
0.50%
7280.03
7280.04
7279.00
(P) GRASSY SWALE (SEE DETAIL; THIS SHEET)
(P) SOIL RIPRAP RUNDOWN D50 = 12" DIA. TYPE 'M' [24" THICK] FOR DIMENSIONS)
TYPE D AREA DRAIN [TRIPLE]
(P) RIRAP PAD D50 = 12" DIA. TYPE 'M' SOIL RIPRAP [24" THICK]

CONCRETE COLLECTION STRUCTURE ADJACENT RIPRAP DETAIL - PROFILE


30'-0" DRAINAGE EASEMENT
10'-0" UTILITY EASEMENT
℄
15'-0"
5'-0"
24'-0"
(P) LOT GRADE
9'-0"
6'-0"
9'-0"
(P) LOT GRADE
3
1
LOT 33
LOT 32
3'-0"

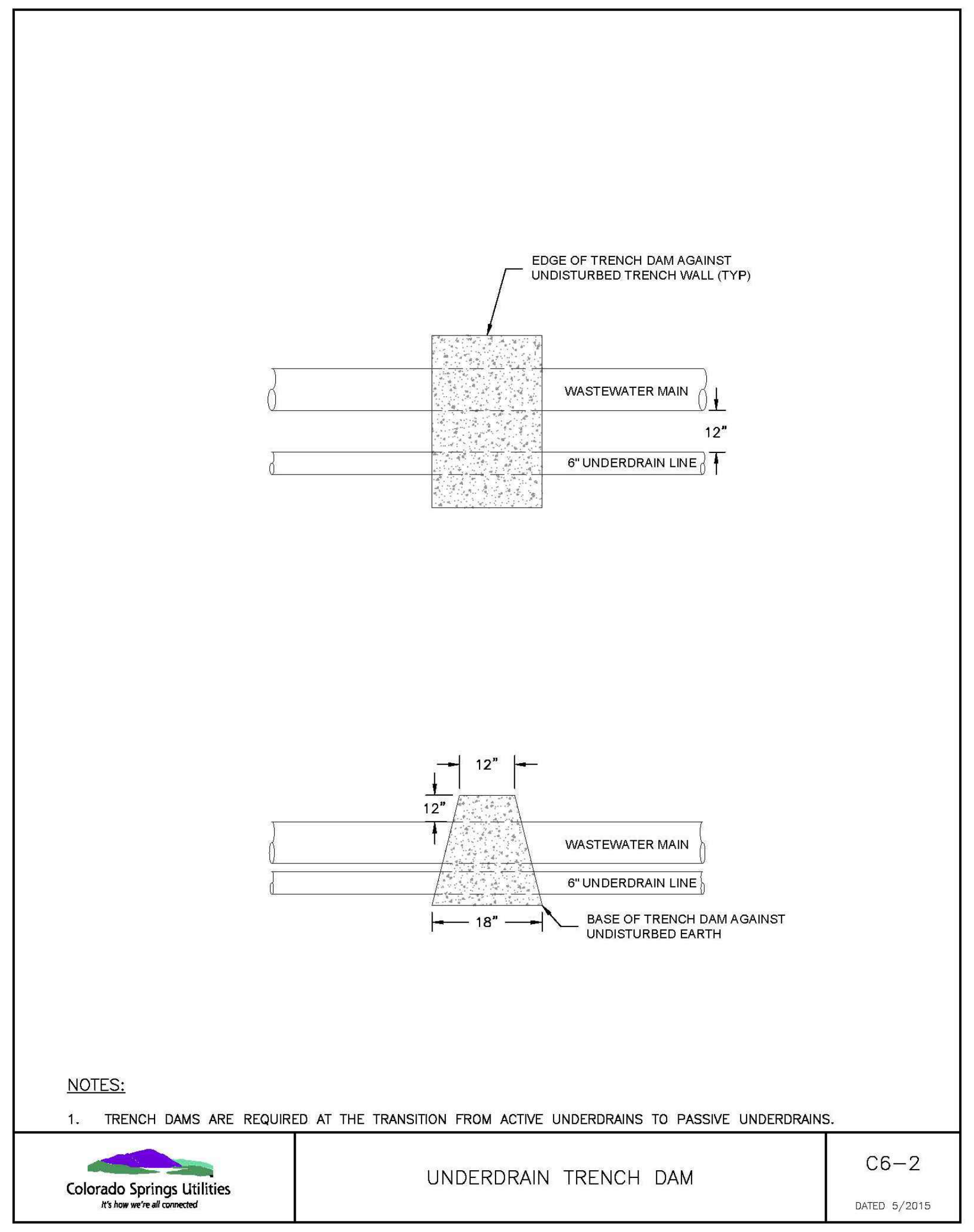
SECTION - GRASSY SWALE


TRENCH DAM
MANHOLE
WASTEWATER MAIN
FLOW
10'-0" ACTIVE UNDERDRAIN
12"
6" UNDERDRAIN LINE
FLOW
PASSIVE UNDERDRAIN
ACTIVE UNDERDRAIN
FULL SIZE CLEAN-OUT WITH SCREW CAP
TRANSITION FROM PASSIVE TO ACTIVE UNDERDRAIN
PASSIVE UNDERDRAIN
45° BENDS (TYP.)
PLAN VIEW
RECOMMEND INSTALLING TRAFFIC RATED VALVE BOX FLUSH WITH SURFACE FOR EASIER ACCESS TO CLEAN-OUT.
FINAL GRADE
18"
18" BELOW FINAL GRADE, IRON BODY CLEAN-OUT WITH THREADED PLUG
12"
WASTEWATER MAIN
PASSIVE UNDERDRAIN
ACTIVE UNDERDRAIN
PASSIVE UNDERDRAIN
PROFILE VIEW
6" UNDERDRAIN
MANHOLE BASE
Colorado Springs Utilities
It's how we're all connected

PASSIVE GROUNDWATER UNDERDRAIN SCHEMATIC

C6-1

DATED 5/2015


EDGE OF TRENCH DAM AGAINST UNDISTURBED TRENCH WALL (TYP)
WASTEWATER MAIN
12"
6" UNDERDRAIN LINE
12"
12"
WASTEWATER MAIN
6" UNDERDRAIN LINE
18"
BASE OF TRENCH DAM AGAINST UNDISTURBED EARTH
Colorado Springs Utilities
It's how we're all connected

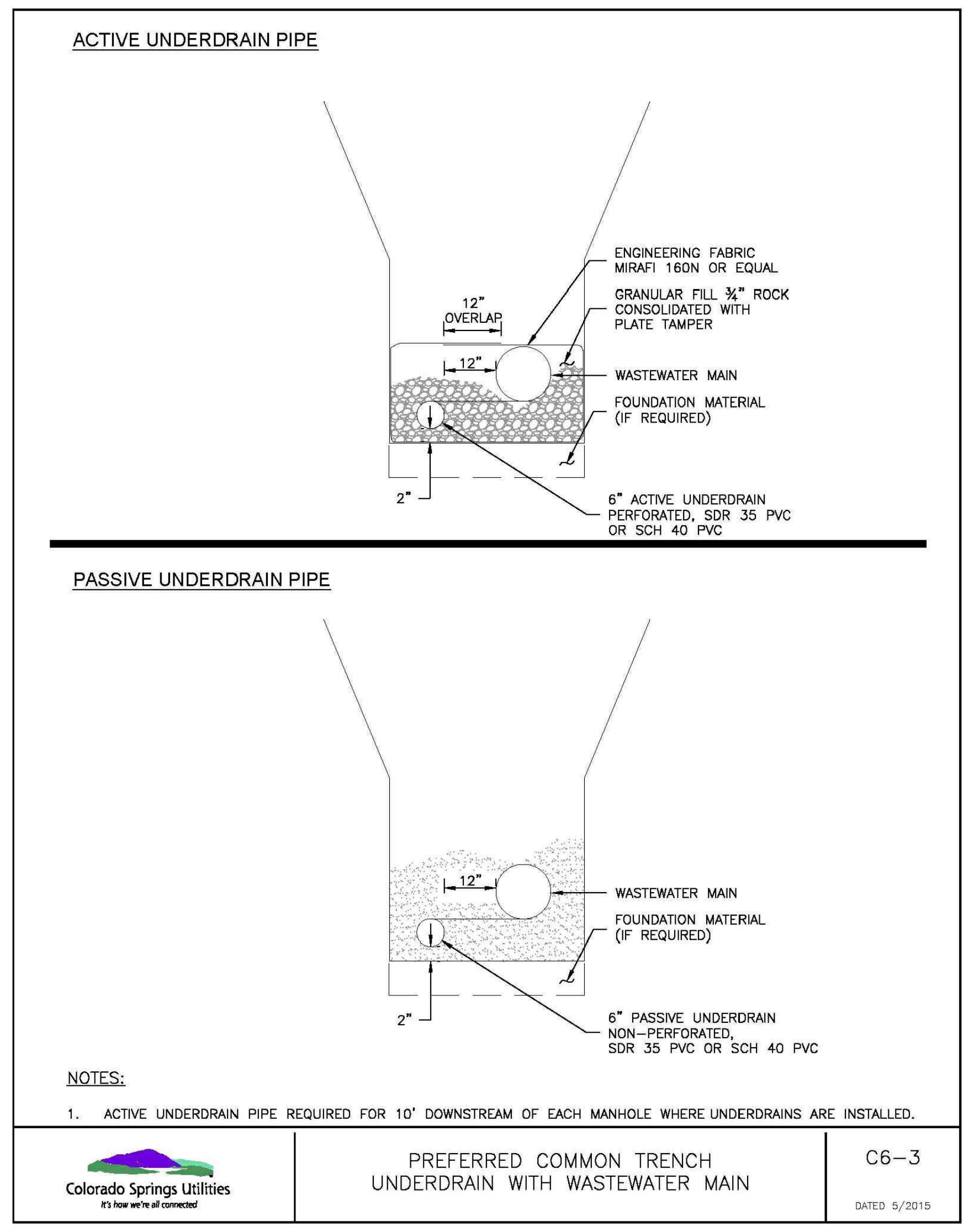
NOTES:

1. TRENCH DAMS ARE REQUIRED AT THE TRANSITION FROM ACTIVE UNDERDRAINS TO PASSIVE UNDERDRAINS.

UNDERDRAIN TRENCH DAM

C6-2

DATED 5/2015


ACTIVE UNDERDRAIN PIPE
12" OVERLAP
12"
ENGINEERING FABRIC MIRAFI 160N OR EQUAL
GRANULAR FILL ¾" ROCK CONSOLIDATED WITH PLATE TAMPER
WASTEWATER MAIN
FOUNDATION MATERIAL (IF REQUIRED)
2"
6" ACTIVE UNDERDRAIN PERFORATED, SDR 35 PVC OR SCH 40 PVC
PASSIVE UNDERDRAIN PIPE
12"
WASTEWATER MAIN
FOUNDATION MATERIAL (IF REQUIRED)
2"
6" PASSIVE UNDERDRAIN NON-PERFORATED, SDR 35 PVC OR SCH 40 PVC
Colorado Springs Utilities
It's how we're all connected

NOTES:

1. ACTIVE UNDERDRAIN PIPE REQUIRED FOR 10' DOWNSTREAM OF EACH MANHOLE WHERE UNDERDRAINS ARE INSTALLED.

PREFERRED COMMON TRENCH UNDERDRAIN WITH WASTEWATER MAIN

C6-3

DATED 5/2015

UNDERDRAIN DETAILS

REF: COLORADO SPRINGS UTILITIES 2026 WASTEWATER LINE EXTENSION AND SERVICE STANDARDS

REV.	DESCRIPTION	DATE
1	ADDRESS AGENCY COMMENTS	11/04/25
2	ADDRESS AGENCY COMMENTS	12/31/25
3	ADDRESS AGENCY COMMENTS	04/08/26
4	ADDRESS AGENCY COMMENTS	05/11/26

811
Know what's below.
Call 72 hours before you dig.
For more details visit:

PREPARED FOR:

MONUMENT RIDGE EAST, LLC

5055 LIST DRIVE
COLORADO SPRINGS, CO 80919

PREPARE

NOT FOR CONSTRUCTION

RAYMO

PRC
ENGINEERING
1685 W. UINTAH STREET, SUITE 114
COLORADO SPRINGS, CO 80904
(719) 291-2744

MONUMENT HILL EAST
FILING NO. 1

DETAILS

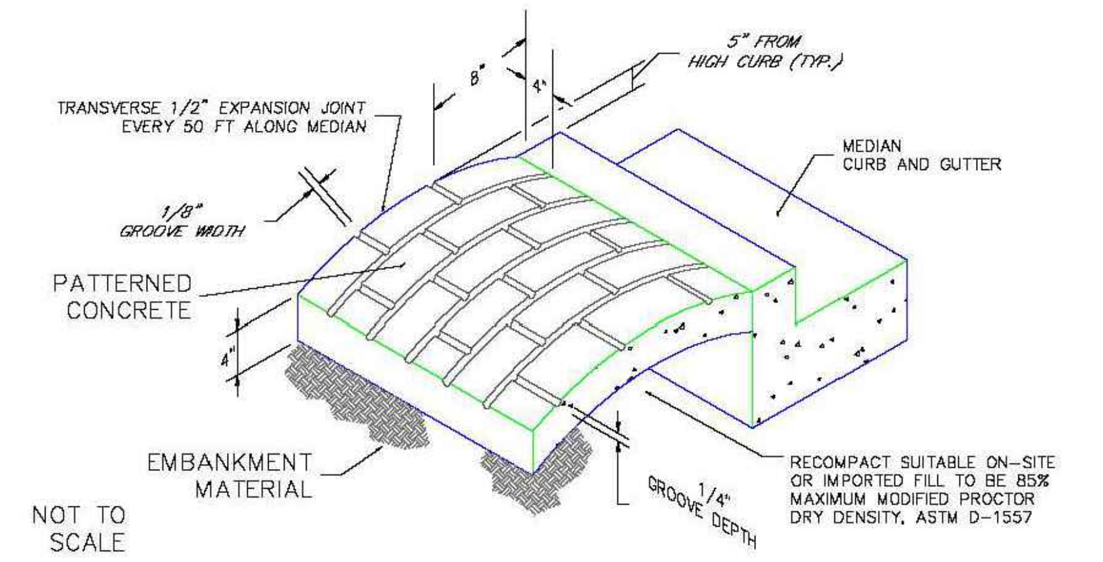
SCALE: N/A

DRAWN BY: MGP

DATE: 04/08/25

JOB NUMBER
24-001

SHEET
27 OF 29


TRANSVERSE 1/2" EXPANSION JOINT EVERY 50 FT ALONG MEDIAN
5" FROM HIGH CURB (TYP.)
MEDIAN CURB AND GUTTER
1/8" GROOVE WIDTH
PATTERNED CONCRETE
EMBANKMENT MATERIAL
NOT TO SCALE
1/4" GROOVE DEPTH
RECOMPACT SUITABLE ON-SITE OR IMPORTED FILL TO BE 85% MAXIMUM MODIFIED PROCTOR DRY DENSITY, ASTM D-1557

NOTES:

A) The median paving shall be constructed with 4 inch thick, integrally colored concrete, embossed with a running bond 4" x 8" brick pattern as shown.

B) Install 1/2" x 4" expansion material at median noses, fixed objects, and at transverse joints at 50 ft. intervals (maximum) along the median.

C) The color additive shall be an approved commercially pure or synthetic mineral pigment, factory formulated and packaged in cubic yard dosage increments. The mixture shall be "Chromix" as manufactured by L.M. Scofield Company, "Davis Colors" as manufactured by Davis Color Company, Pigment No. 678, 5 lbs/sack, or an approved equal.

D) Patterned concrete to be colored L.M. Scofield Company "Santa Barbara Brown, C-35", Davis Color Company, Pigment No. 678, 5 lbs/sack, or an approved equal.

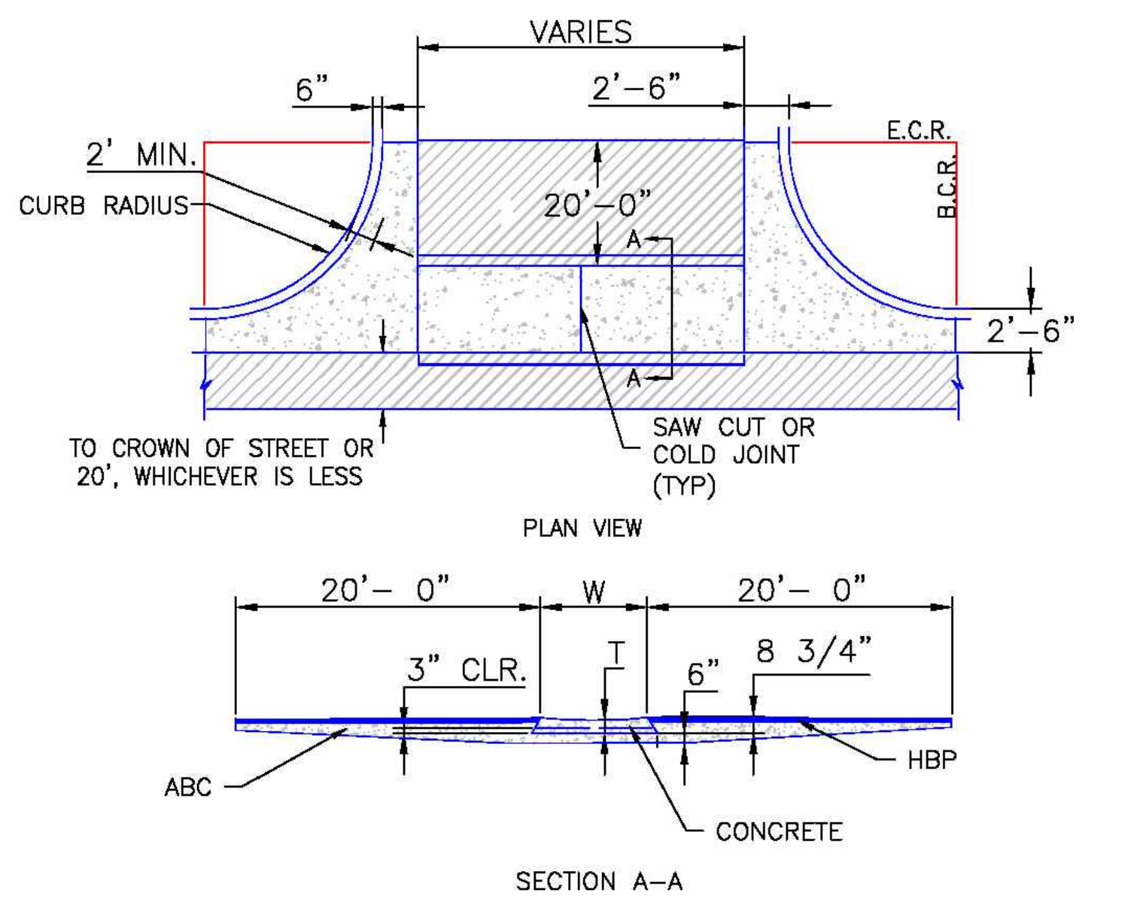
E) The Matching curing compound shall be a blend of waxes and pigments in a solvent emulsion base and conform to the requirements of ASTM C-309. The curing compound shall be "Lithocrome Colorwax" as manufactured by L.M. Scofield Company, Davis Color-Seal, as manufactured by Davis Color Company, or approved equal.

F) The concrete mix design shall conform to the requirements of the color admixture manufacturer and shall meet CDOT Class B concrete requirements, unless otherwise approved.

G) For weed control prior to median paving, apply a pre-emergent herbicide to median subgrade area per manufacturer's specifications for paving under Barrier 50 label (pbi Gordon). Trifluralin is labeled for use under asphalt under the Treflan 4EC label (Elanco).

SCALE: NOT TO SCALE

7/9/09
DATE APPROVED:
André P. Brackin
DEPARTMENT OF TRANSPORTATION
Patterned Concrete
Median Paving
Standard Drawing
REVISION DATE: 1/18/11
FILE NAME: SD_2-21


VARIES
6"
2'-6"
2' MIN.
CURB RADIUS
20'-0"
E.C.R.
B.C.R.
2'-6"
A
TO CROWN OF STREET OR 20', WHICHEVER IS LESS
SAW CUT OR COLD JOINT (TYP)
PLAN VIEW
20'- 0"
W
20'- 0"
3" CLR.
T
6"
8 3/4"
ABC
HBP
CONCRETE
SECTION A-A

NOTES

1. W – WIDTH SALL BE 6' FOR LOCAL, 8' FOR COLLECTORS, AND 10' FOR ARTERIAL ROADS.

2. T – SQUARED-OFF RETURN TO BE POURED MONOLITHIC 8" PCC OR 9" FOR COLLECTORS MINIMUM WITH 6x6 – 4.4 W.W.F. OR #4 @ 18 E.W.

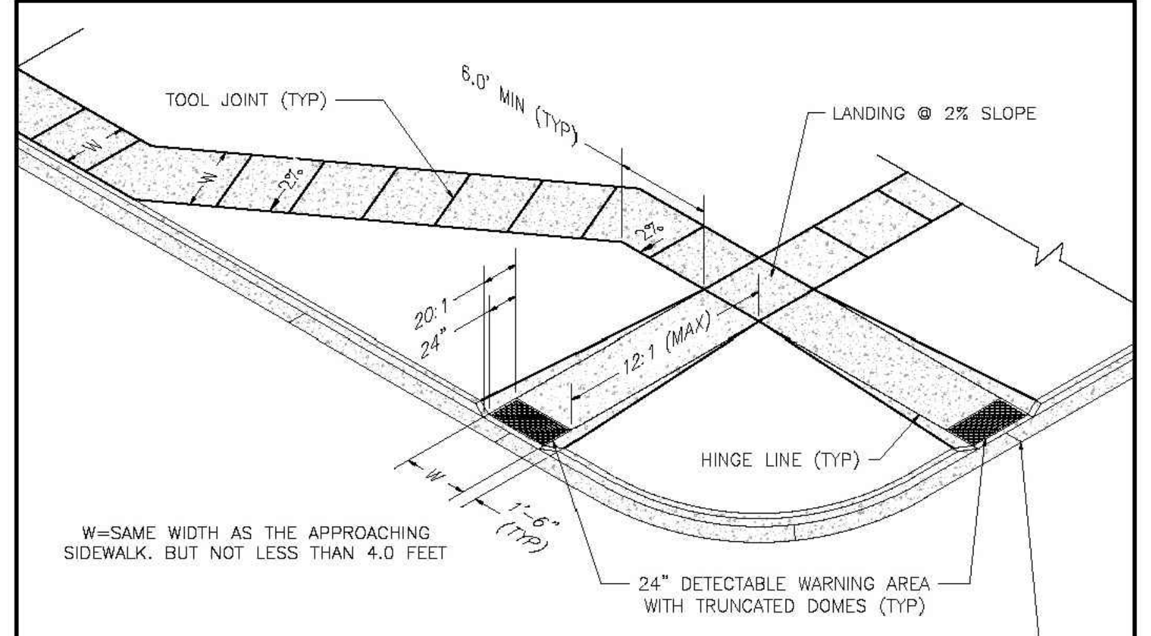
2. ▨ = 3" MINIMUM ASPHALT DEPTH (2 LIFTS).

3. DESIGN TO SPECIFY ELEVATIONS AT PI AND PCR

DRAFT

SCALE: NOT TO SCALE

DATE APPROVED:
DEPARTMENT OF TRANSPORTATION
Typical Cross Pan
Layout Detail
Standard Drawing
REVISION DATE: 11/10/04
FILE NAME: SD_2-26


TOOL JOINT (TYP)
6.0' MIN (TYP)
LANDING @ 2% SLOPE
20:1
24"
12:1 (MAX)
HINGE LINE (TYP)
W
1'-6" (TYP)
W=SAME WIDTH AS THE APPROACHING SIDEWALK. BUT NOT LESS THAN 4.0 FEET
24" DETECTABLE WARNING AREA WITH TRUNCATED DOMES (TYP)
LAYOUT CURB SECTIONS SO THAT AT LEAST ONE TOOL JOINT IS WITHIN RAMP THROAT

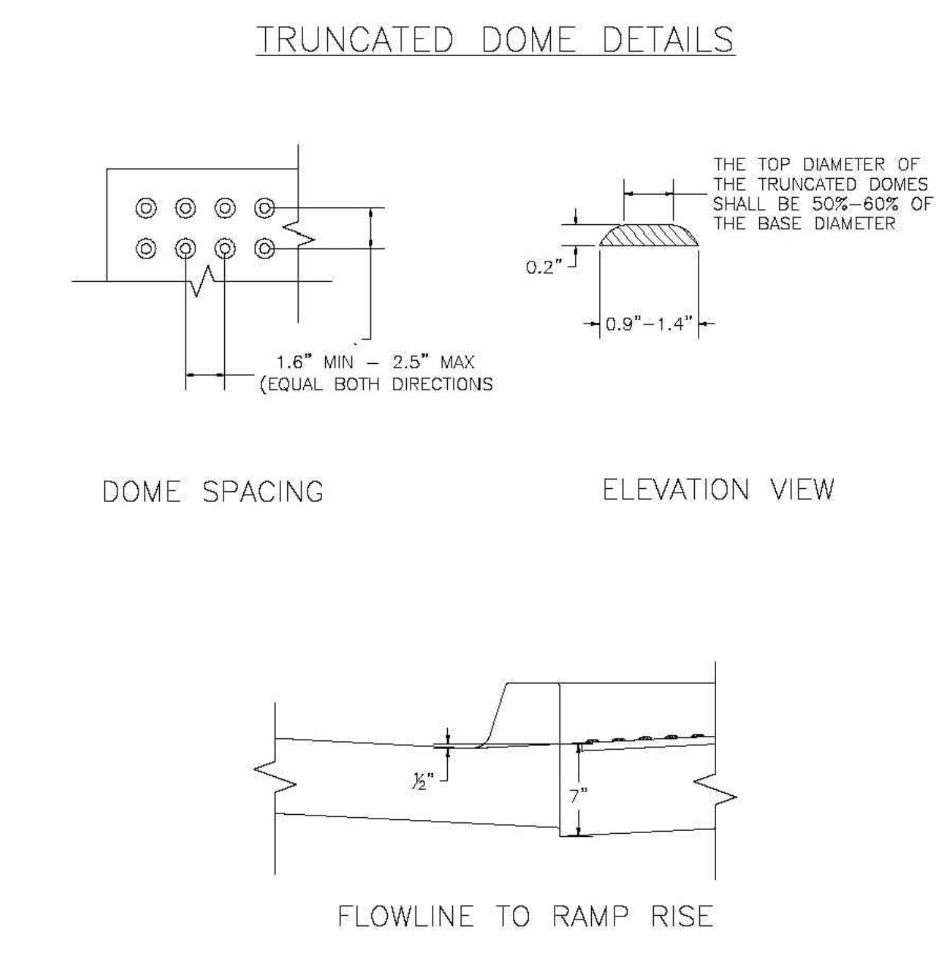
PEDESTRIAN RAMP NOTES

1. ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE CURRENT ENGINEERING CRITERIA MANUAL AND ADA REQUIREMENTS.
2. CONTRACTOR TO NOTIFY ENGINEERING DIVISION INSPECTION STAFF 48 HOURS PRIOR TO CONCRETE PLACEMENT.
3. PEDESTRIAN RAMP CONSTRUCTION SHALL BE A MINIMUM 3000 PSI CONCRETE, MINIMUM 4" THICK, NON-COLORED, NON-SCORED, COARSE BROOM FINISH.
4. RAMP LOCATION AND LENGTH MAY REQUIRE MODIFICATION TO MAINTAIN THE 12:1 MAXIMUM RUNNING RAMP SLOPE AND 20:1 DETECTABLE WARNING AREA DUE TO STREET INTERSECTION GRADES AND/OR ALIGNMENTS.
5. DETECTABLE WARNING AREA SHALL START A MINIMUM OF 6" BUT NOT MORE THAN 8" FROM THE FLOWLINE OF THE CURB AT ANY POINT.
6. DETECTABLE WARNING AREA SHALL BE PREFABRICATED REDDISH INTEGRALLY COLORED TRUNCATED-DOME SURFACED THERMOPLASTIC.
7. THE DETECTABLE WARNING AREA SHALL BE 24" IN LENGTH AND THE FULL WIDTH OF THE RAMP.
8. RAMP WIDTH REQUIRED IS SAME AS APPROACHING SIDEWALK; 4' MINIMUM.
9. ALL RAMPS WILL BE PERPENDICULAR TO TRAFFIC WITH THE EXCEPTION OF MID-BLOCK OR TERMINAL RAMPS WHICH MAY BE PARALLEL SUBJECT TO APPROVAL.
10. AVOID PLACING DRAINAGE STRUCTURES, TRAFFIC SIGNAL/SIGNAGE, UTILITIES/JUNCTION BOXES, OR OTHER OBSTRUCTIONS WITHIN PROPOSED RAMP AREAS.

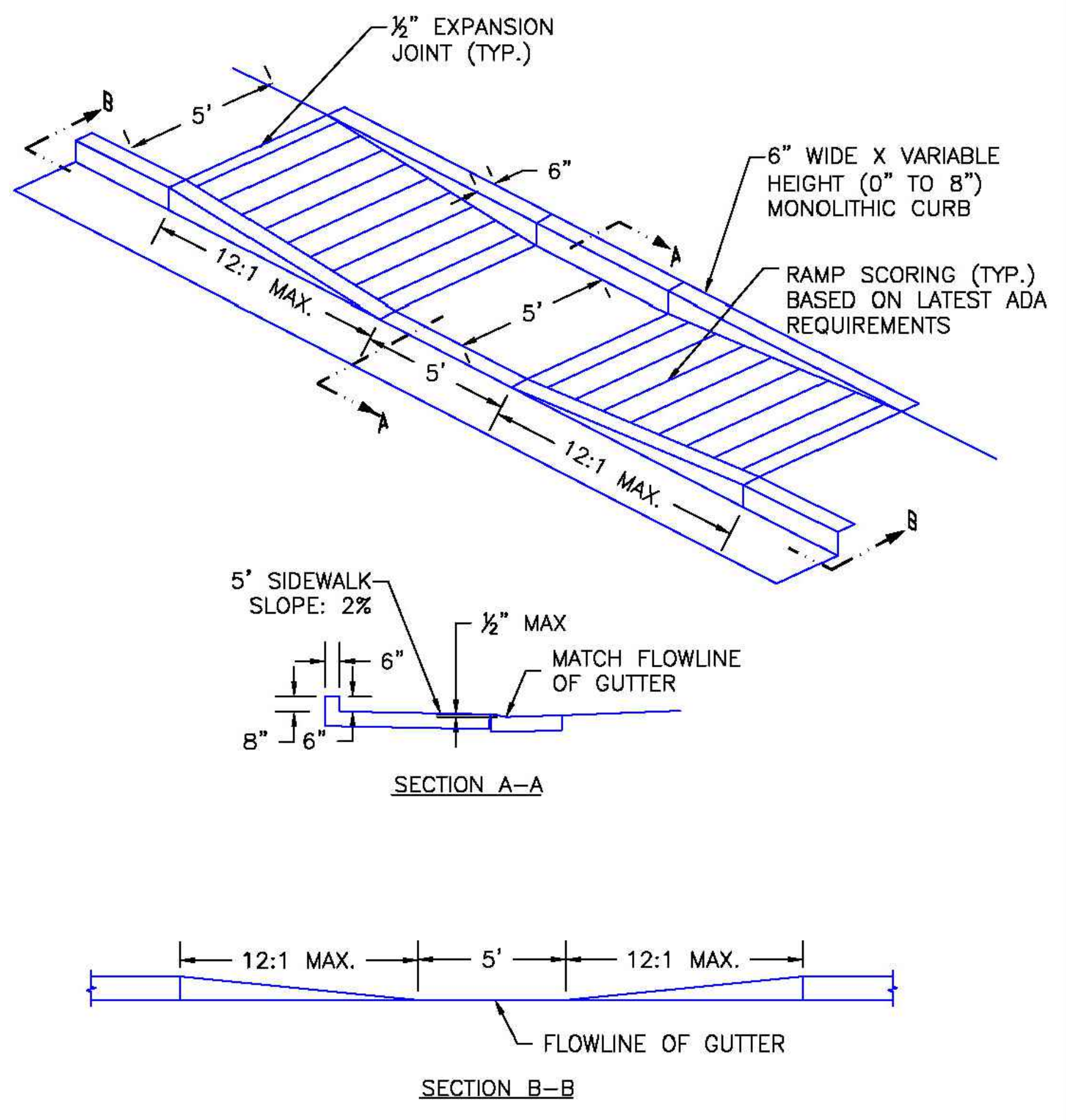
GENERAL NOTES

1. WHERE THE 1'-6" FLARED SIDE(S) OF A PERPENDICULAR CURB RAMP IS (ARE) CONTIGUOUS WITH A PEDESTRIAN OR HARD SURFACE AREA, THE MAXIMUM FLARE SLOPE SHALL NOT EXCEED 10:1.
2. PEDESTRIAN WALKWAY AND/OR LOCATION OF EXISTING OR FUTURE PEDESTRIAN RAMPS ON OPPOSITE CORNERS SHALL BE REVIEWED BEFORE CONSTRUCTING NEW RAMPS.
3. AT MARKED PEDESTRIAN CROSSINGS, THE BOTTOM OF THE RAMPS, EXCLUSIVE OF THE FLARE SIDES, SHALL BE TOTALLY CONTAINED WITHIN THE MARKINGS.

1/1/08
DATE APPROVED:
John A. McCarty
DEPARTMENT OF TRANSPORTATION
Pedestrian Intersection
Ramp
Standard Drawing
REVISION DATE: 7/09/07
FILE NAME: SD_2-41


TRUNCATED DOME DETAILS
THE TOP DIAMETER OF THE TRUNCATED DOMES SHALL BE 50%-60% OF THE BASE DIAMETER
0.2"
0.9"-1.4"
1.6" MIN – 2.5" MAX (EQUAL BOTH DIRECTIONS)
DOME SPACING
ELEVATION VIEW
½"
7"
FLOWLINE TO RAMP RISE

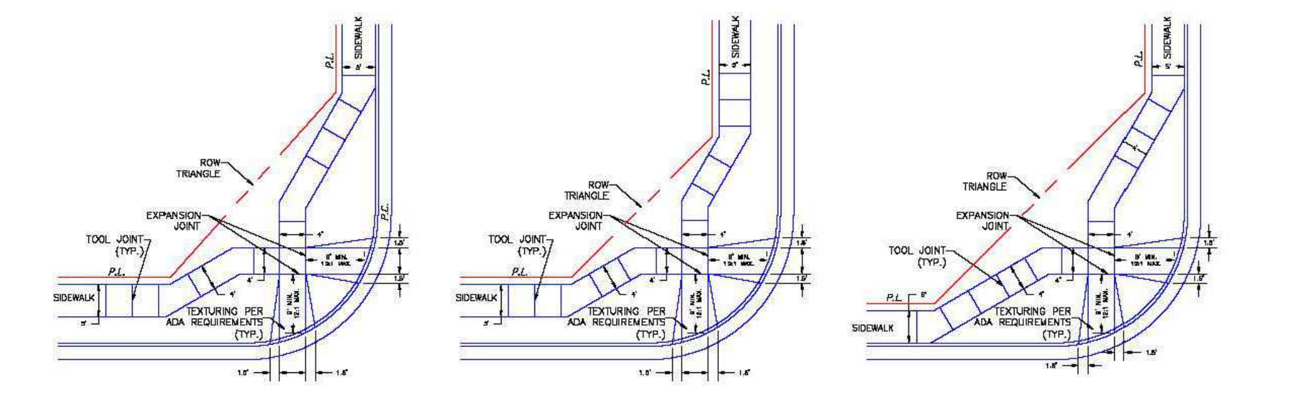
1/1/08
DATE APPROVED:
John A. McCarty
DEPARTMENT OF TRANSPORTATION
Truncated Dome
Details
Standard Drawing
REVISION DATE: 7/09/07
FILE NAME: SD_2-42


½" EXPANSION JOINT (TYP.)
B
5'
6"
6" WIDE X VARIABLE HEIGHT (0" TO 8") MONOLITHIC CURB
RAMP SCORING (TYP.) BASED ON LATEST ADA REQUIREMENTS
12:1 MAX.
5'
A
12:1 MAX.
5' SIDEWALK SLOPE: 2%
½" MAX
6"
MATCH FLOWLINE OF GUTTER
8"
6"
SECTION A-A
12:1 MAX.
5'
12:1 MAX.
FLOWLINE OF GUTTER
SECTION B-B

DRAFT

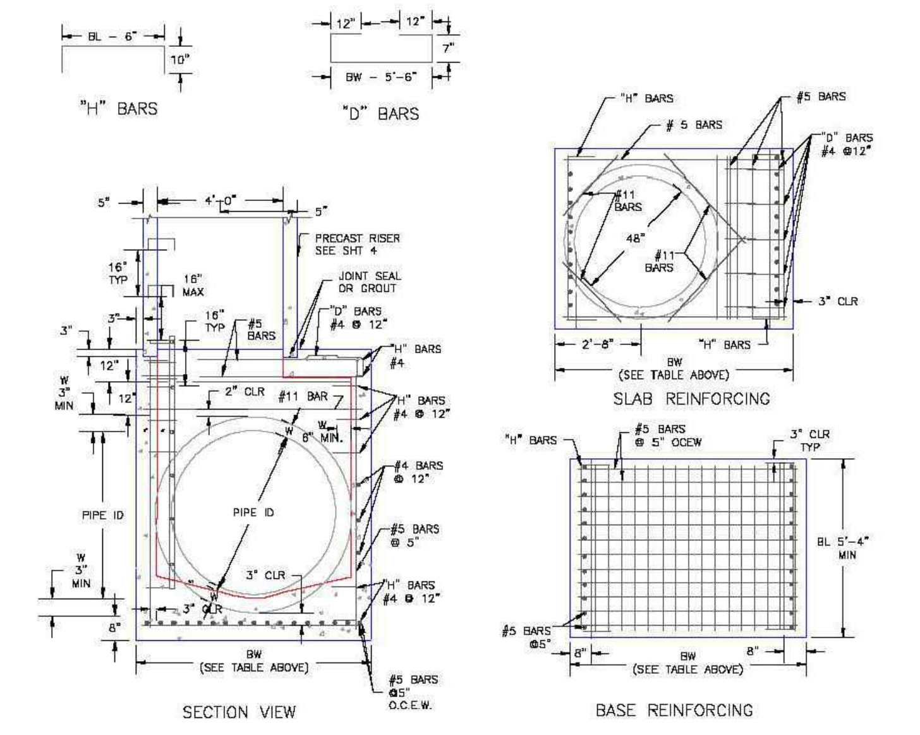
SCALE: NOT TO SCALE

DATE APPROVED:
DEPARTMENT OF TRANSPORTATION
Parallel Pedestrian
Ramp Detail
Standard Drawing
REVISION DATE: 11/10/04
FILE NAME: SD_2-50


SIDEWALK
TOOL JOINT (TYP)
EXPANSION JOINT
CURB
BOW TRIANGLE

SCALE: NOT TO SCALE

9/16/10
DATE APPROVED:
André P. Brackin
DEPARTMENT OF TRANSPORTATION
Pedestrian Intersection
Ramp Detail
Standard Drawing
REVISION DATE: 11/10/04
FILE NAME: SD_2-40


"H" BARS
"D" BARS
PRECAST RISER SEE SHT 4
JOINT SEAL OR GROUT
PIPE ID
#5 BARS
"D" BARS #4 @12"
3" CLR
SLAB REINFORCING
SECTION VIEW
BASE REINFORCING
BL 5'-4" MIN
3" CLR TYP
BW (SEE TABLE ABOVE)

PIPE ID	BW
48" AND SMALLER	6'-4"
54"	6'-10"
60" AND LARGER	OD + 16"

NOTES

1. TYPE I MANHOLE SHALL BE USED WHEN APPROPRIATE AND TYPICALLY FOR PIPE SIZES LARGER THAN 30 INCHES I.D..

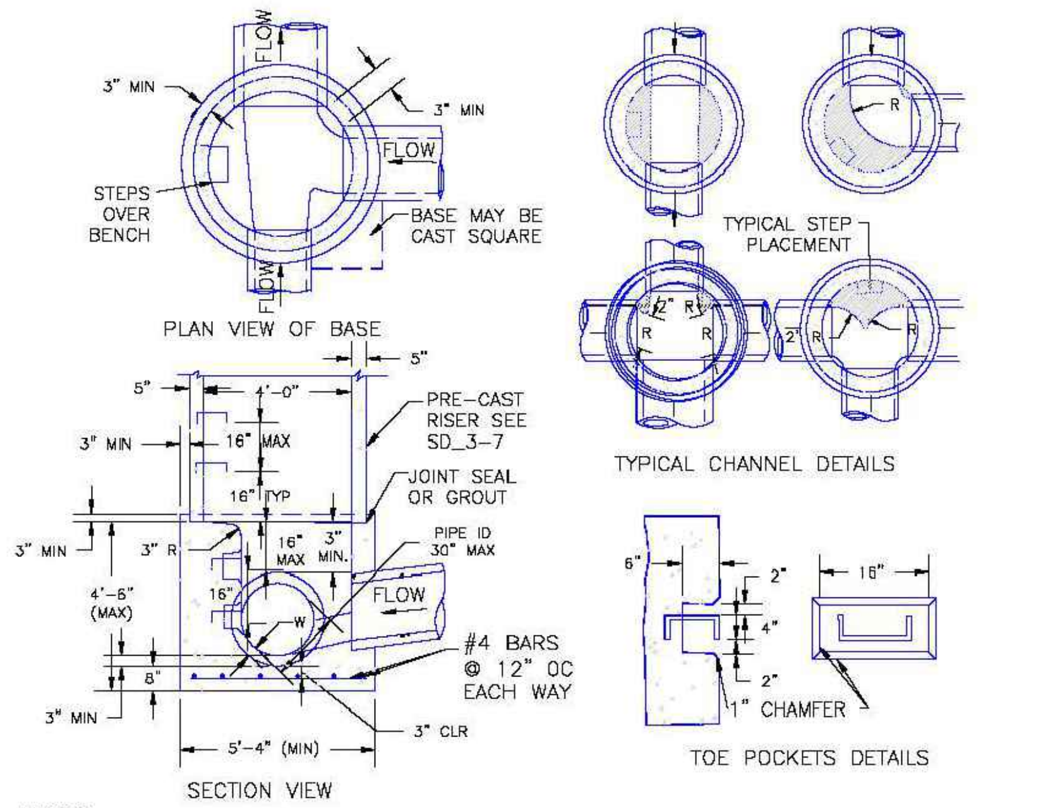
2. VIEW AND DETAILS SHOWN ARE TYPICAL FOR STRAIGHT THROUGH DESIGN ONLY. DESIGN ENGINEER SHALL DETERMINE MANHOLE BASE CONFIGURATION AND DIMENSIONS FOR PARTICULAR PIPE SIZES AND ALIGNMENT.

3. EITHER LADDER OR STEPS SHALL BE INSTALLED WHEN MANHOLE DEPTH EXCEEDS 30". LOWEST STEP SHALL BE BE A MAXIMUM OF 16" ABOVE THE FLOOR.

4. FLOOR OF THE MANHOLE SHALL BE TROWELLED TO A SMOOTH, HARD SURFACE AND SHALL SLOPE TOWARDS THE OUTLET (8:1 MAX., ½" PER FT. MIN). FLOOR SHALL BE SHAPED AND CHANNELED; SEE SD_3-2 FOR TYPICAL CHANNEL DETAILS.

SCALE: NOT TO SCALE

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


3" MIN
STEPS OVER BENCH
FLOW
BASE MAY BE CAST SQUARE
3" MIN
PLAN VIEW OF BASE
TYPICAL STEP PLACEMENT
5"
PRE-CAST RISER SEE SD_3-7
JOINT SEAL OR GROUT
16" MAX
16" TYP
PIPE ID 30" MAX
TYPICAL CHANNEL DETAILS
4'-6" (MAX)
FLOW
#4 BARS @ 12" OC EACH WAY
8"
3" MIN
5'-4" (MIN)
3" CLR
2"
4"
2"
16"
1" CHAMFER
TOE POCKETS DETAILS
SECTION VIEW

NOTES

1. TYPE II MANHOLES SHALL BE USED WHEN APPROPRIATE AND TYPICALLY WHEN THE PIPE SIZES ARE 30" OR LESS INSIDE DIAMETER.

2. VIEW AND DETAILS ARE TYPICAL. DESIGN ENGINEER SHALL DETERMINE MANHOLE BASE CONFIGURATION AND DIMENSIONS FOR PARTICULAR PIPE SIZES AND ALIGNMENT.

3. EITHER LADDER OF STEPS SHALL BE INSTALLED WHEN MANHOLE DEPTH EXCEEDS 30". STEPS IN BASE SHALL BE INSTALLED IN "TOE POCKETS" (SEE DETAIL THIS SHEET). LOWEST STEP SHALL BE A MAXIMUM OF 16" ABOVE THE FLOOR.

4. PIPES SHALL BE TRIMMED TO FINAL SHAPE AND SET BEFORE MANHOLE IS POURED.

5. BENCH SHALL BE SLOPED TOWARD CENTER OF MANHOLE BASE (4:1 MAX., ½" PER FOOT. MIN.).

6. FLOOR OF MANHOLE SHALL BE TROWELLED TO A SMOOTH, HARD SURFACE AND SHALL SLOPE TOWARDS THE OUTLET (8:1., ½" PER FT. MIN.) . FLOOR SHALL BE SHAPED AND CHANNELED; SEE DETAILS THIS SHEET.

SCALE: NOT TO SCALE

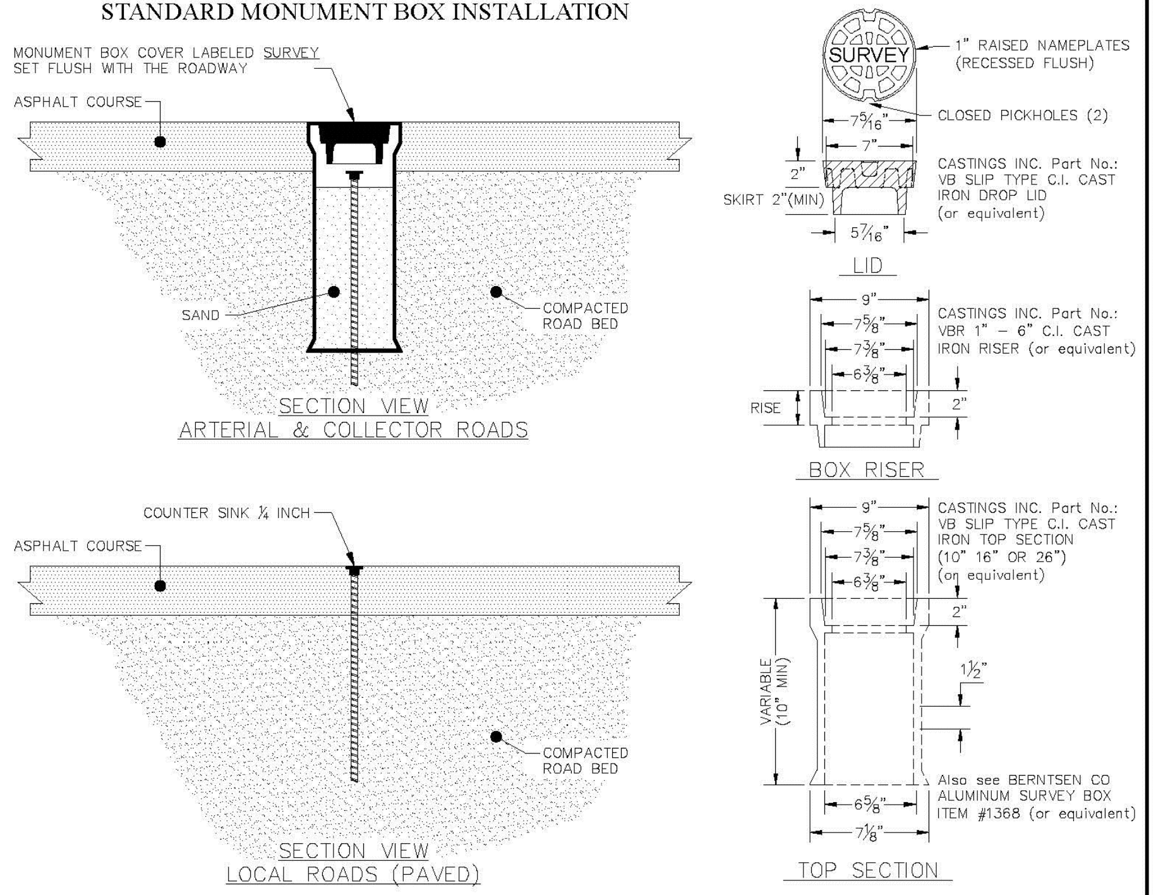
DATE APPROVED:
André P. Brackin
DEPARTMENT OF TRANSPORTATION
Storm Sewer Manhole Detail
Type II
Standard Drawing
REVISION DATE: 11/10/04
FILE NAME: SD_3-2

DETAIL A

EL PASO COUNTY DEPARTMENT OF PUBLIC WORKS

TYPICAL ROADWAY MONUMENT INSTALLATION

STANDARD MONUMENT BOX INSTALLATION


MONUMENT BOX COVER LABELED SURVEY SET FLUSH WITH THE ROADWAY
ASPHALT COURSE
SAND
COMPACTED ROAD BED
SECTION VIEW
ARTERIAL & COLLECTOR ROADS
SURVEY
1" RAISED NAMEPLATES (RECESSED FLUSH)
CLOSED PICKHOLES (2)
7 5/16"
7"
2"
SKIRT 2"(MIN)
5 7/16"
CASTINGS INC. Part No.: VB SLIP TYPE C.I. CAST IRON DROP LID (or equivalent)
LID
9"
7 5/8"
7 3/8"
6 3/8"
CASTINGS INC. Part No.: VBR 1" – 6" C.I. CAST IRON RISER (or equivalent)
RISE
2"
BOX RISER
COUNTER SINK ¼ INCH
ASPHALT COURSE
COMPACTED ROAD BED
SECTION VIEW
LOCAL ROADS (PAVED)
CASTINGS INC. Part No.: VB SLIP TYPE C.I. CAST IRON TOP SECTION (10" 16" OR 26") (or equivalent)
VARIABLE (10" MIN)
1½"
6 5/8"
7 1/8"
Also see BERNTSEN CO ALUMINUM SURVEY BOX ITEM #1368 (or equivalent)
TOP SECTION

STANDARD MONUMENT BOX

Monumentation of Roadways

Aliquot Corners: A metallic pipe or rod possessing a magnetic field and having a minimum outside diameter of ¾ inch (#6 Rebar), a minimum length of 30 inches, and a two-inch minimum diameter durable metallic cap properly marked with PLS No., 3¼ inch cap preferred. (Ref: Bylaws and Rules of The Colorado State Board of Licensure for Architects, Professional Engineers and Professional Land Surveyors, paragraph 6.4) If located within a paved road it is to be installed in a load bearing survey monument box (valve box).

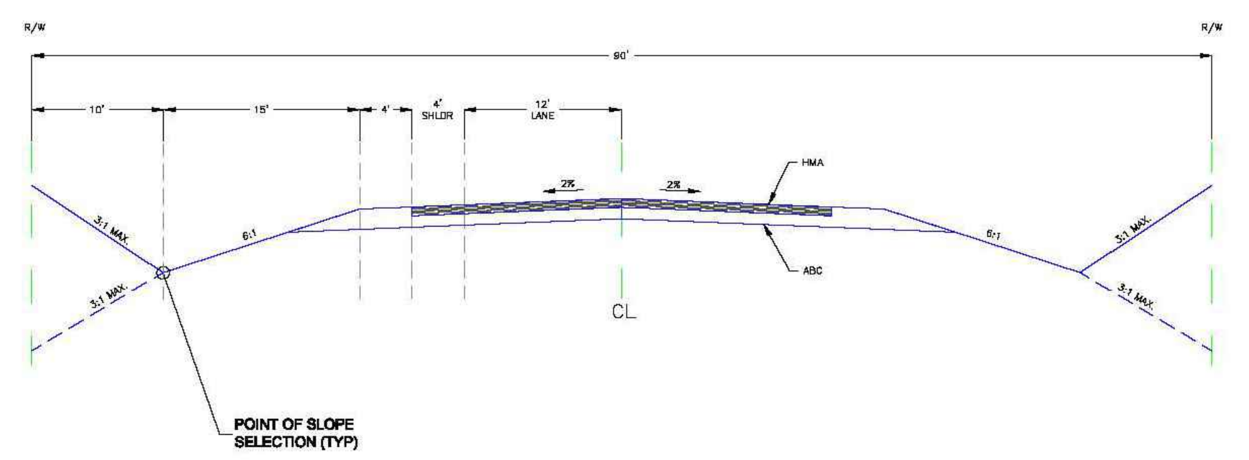
Arterial & Collector Roads: A metallic pipe or rod possessing a magnetic field and having a minimum outside diameter of ⅝ inch (#5 Rebar), a minimum length of 18 inches, and a two-inch minimum diameter durable metallic cap marked with PLS No. (A 2½ inch cap is preferred.) If located within a paved road it is to be installed in load bearing survey monument box (valve box). All centerline intersections, PI's, PC's & PTs to be monumented.

Local Roads (Paved): A metallic pipe or rod possessing a magnetic field and having a minimum outside diameter of ⅝ inch (#5 Rebar), a minimum length of 18 inches, and a two-inch minimum diameter durable metallic cap marked with PLS No. (A 2½ inch cap is preferred.) All centerline intersections, PI's, PC's & PTs are to be monumented and countersunk at least ¼ inch below the roadway surface.

Gravel Roads: Same as Local Roads with corners which fall in the roadbed installed minimum 8 inches below the roadway surface. All centerline intersections, PI's, PC's & PTs to be monumented.

Permanent Easements for the benefit of El Paso County: A metallic pipe or rod possessing a magnetic field and having a minimum outside diameter of ½ inch (#4 Rebar), a minimum length of 18 inches, and a 1½ inch minimum diameter durable metallic cap marked with PLS No.

SCALE: NONE DATE: 01/23/24
DRAWING: Monument Box Detail.dwg BY: SDP
EL PASO COUNTY
DEPARTMENT OF PUBLIC WORKS


R/W
R/W
90'
10'
15'
4'
4' SHLDR
12' LANE
2%
2%
HMA
ABC
3:1 MAX.
6:1
6:1
3:1 MAX.
3:1 MAX.
3:1 MAX.
CL
POINT OF SLOPE SELECTION (TYP)

Roadway Design Parameters
Design Speed: 50 mph
Posted Speed: 45 mph
Maximum ADT: 3,000
Design Vehicle: WB-67

SCALE: NOT TO SCALE

12/31/05
DATE APPROVED:
John A. McCarty
DEPARTMENT OF TRANSPORTATION
Rural Major Collector Roadway
Standard Cross Section
REVISION DATE: 12/22/05
FILE NAME: SD_2-13

REV.	DESCRIPTION	DATE
1	ADDRESS AGENCY COMMENTS	11/04/25
2	ADDRESS AGENCY COMMENTS	12/31/25
3	ADDRESS AGENCY COMMENTS	04/08/26
4	ADDRESS AGENCY COMMENTS	05/11/26

811
Know what's below.
Call 72 hours before you dig.
For more details visit:

PREPARED FOR:
MONUMENT RIDGE EAST, LLC
5055 LIST DRIVE
COLORADO SPRINGS, CO 80919

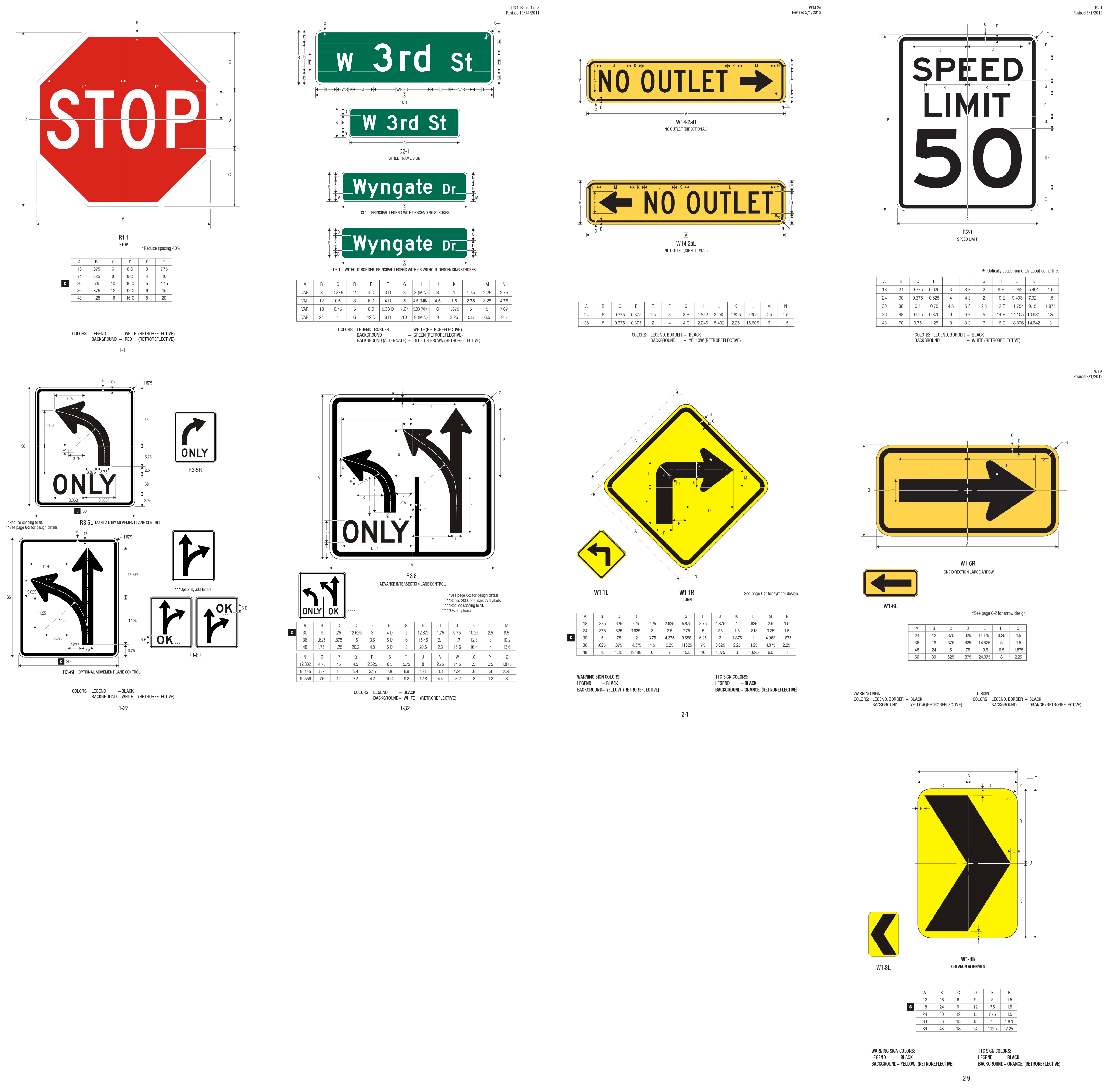
PREPARE
NOT FOR CONSTRUCTION
RAYMO

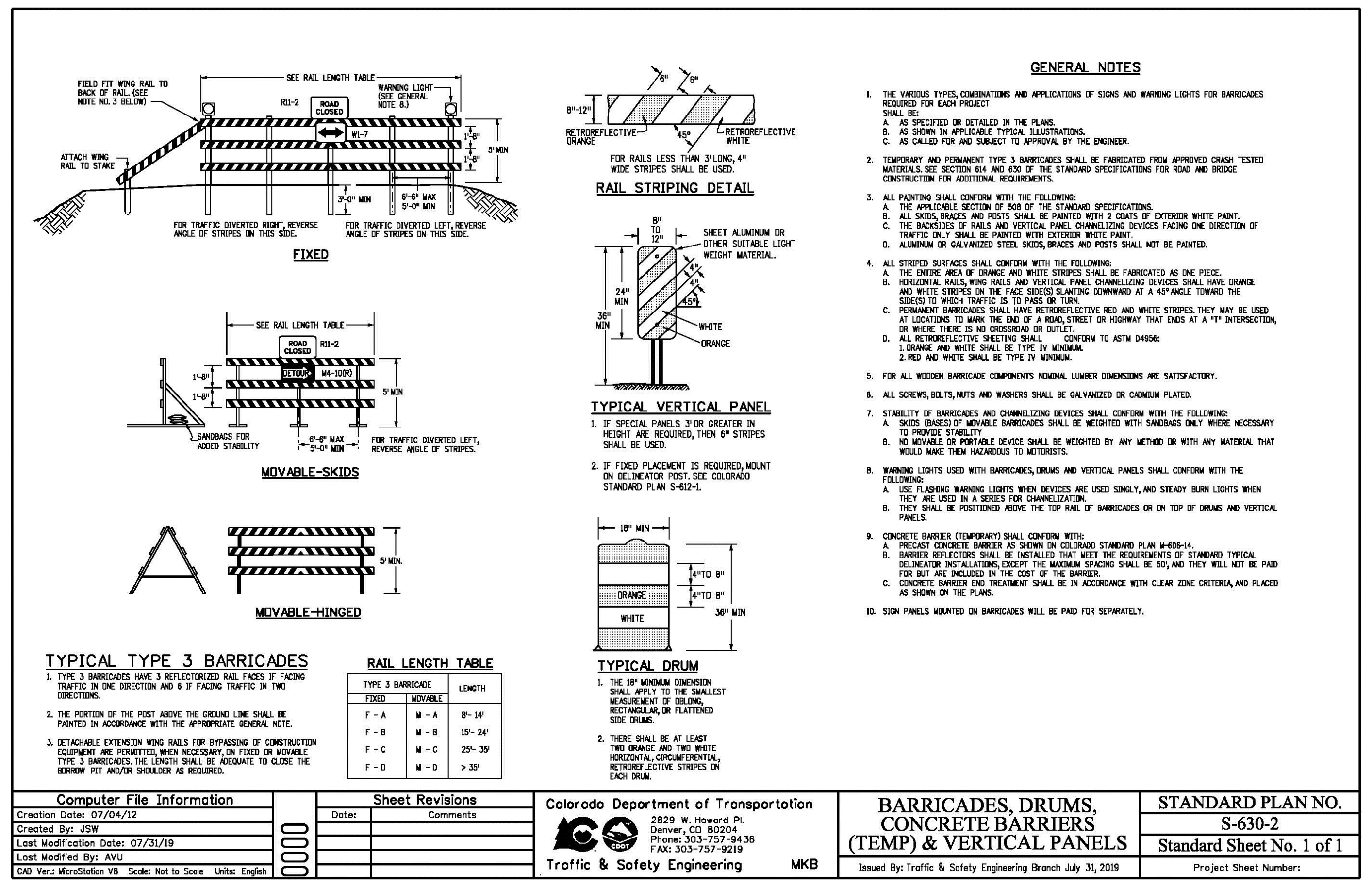
PRC ENGINEERING
1685 W. UINTAH STREET, SUITE 114
COLORADO SPRINGS, CO 80904
(719) 291-2744

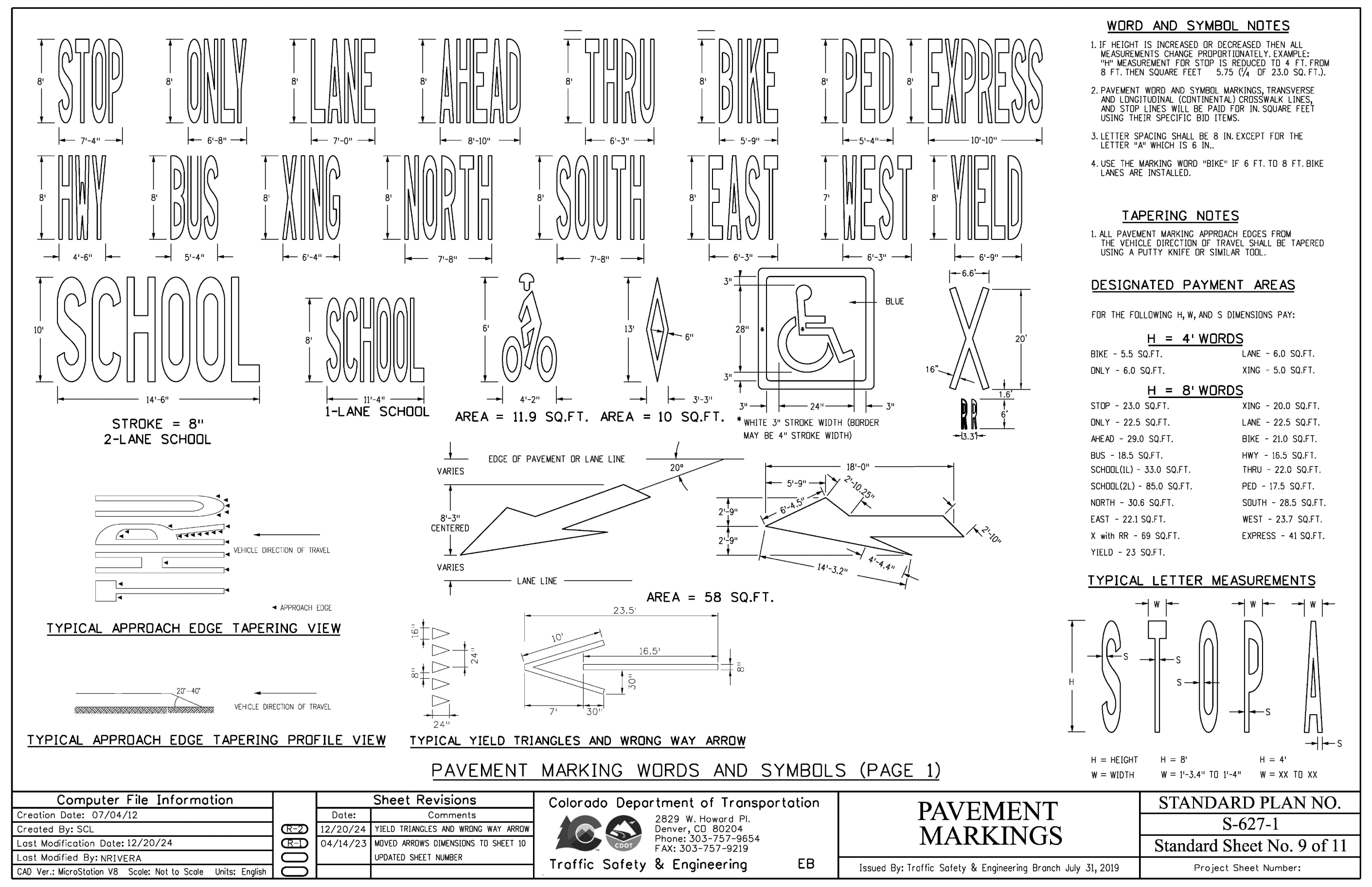
MONUMENT HILL EAST
FILING NO. 1
DETAILS

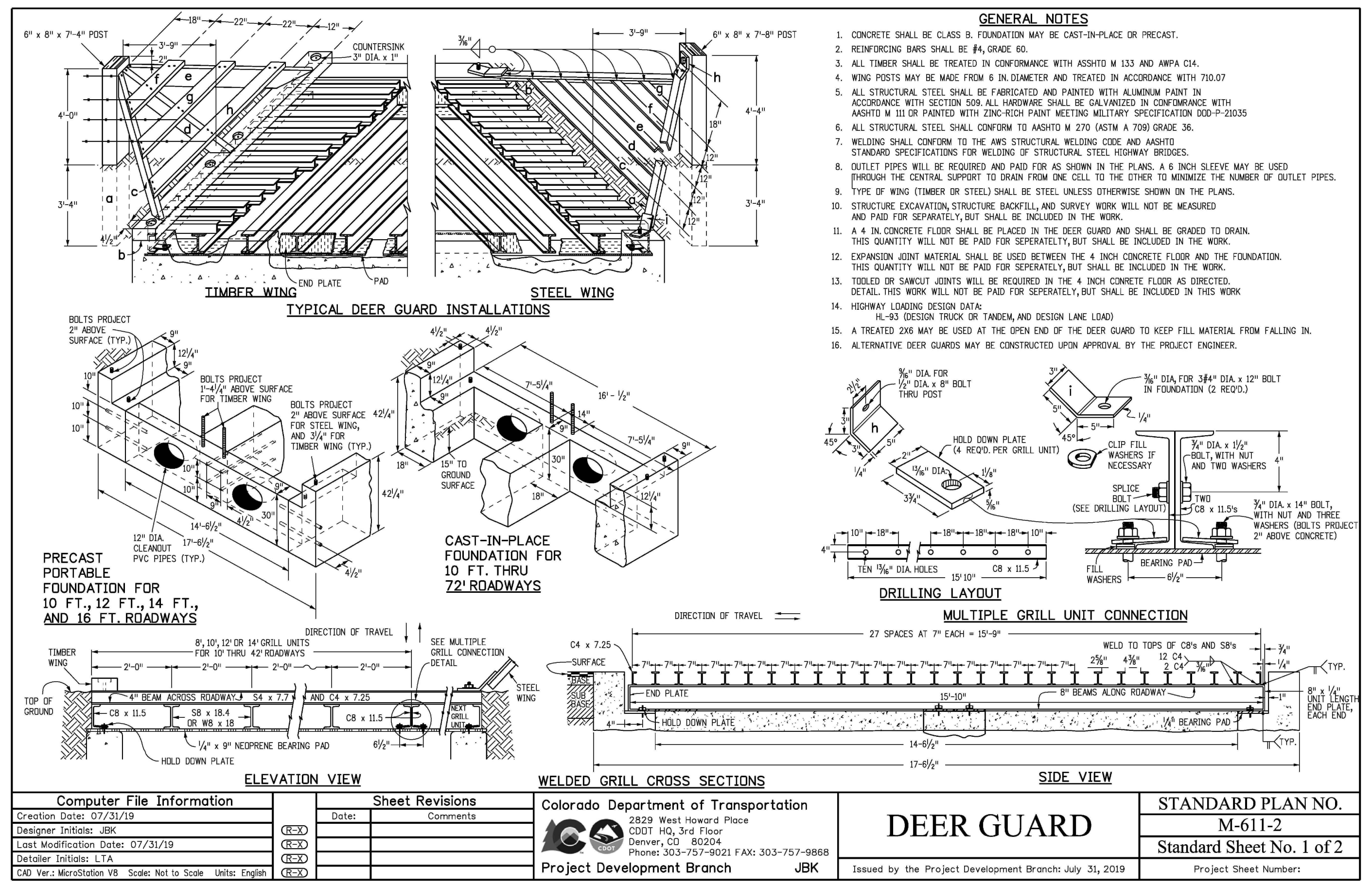
DRAWN BY: MGP
SCALE: N/A
DATE: 04/08/25
JOB NUMBER: 24-001
SHEET: 28 OF 29

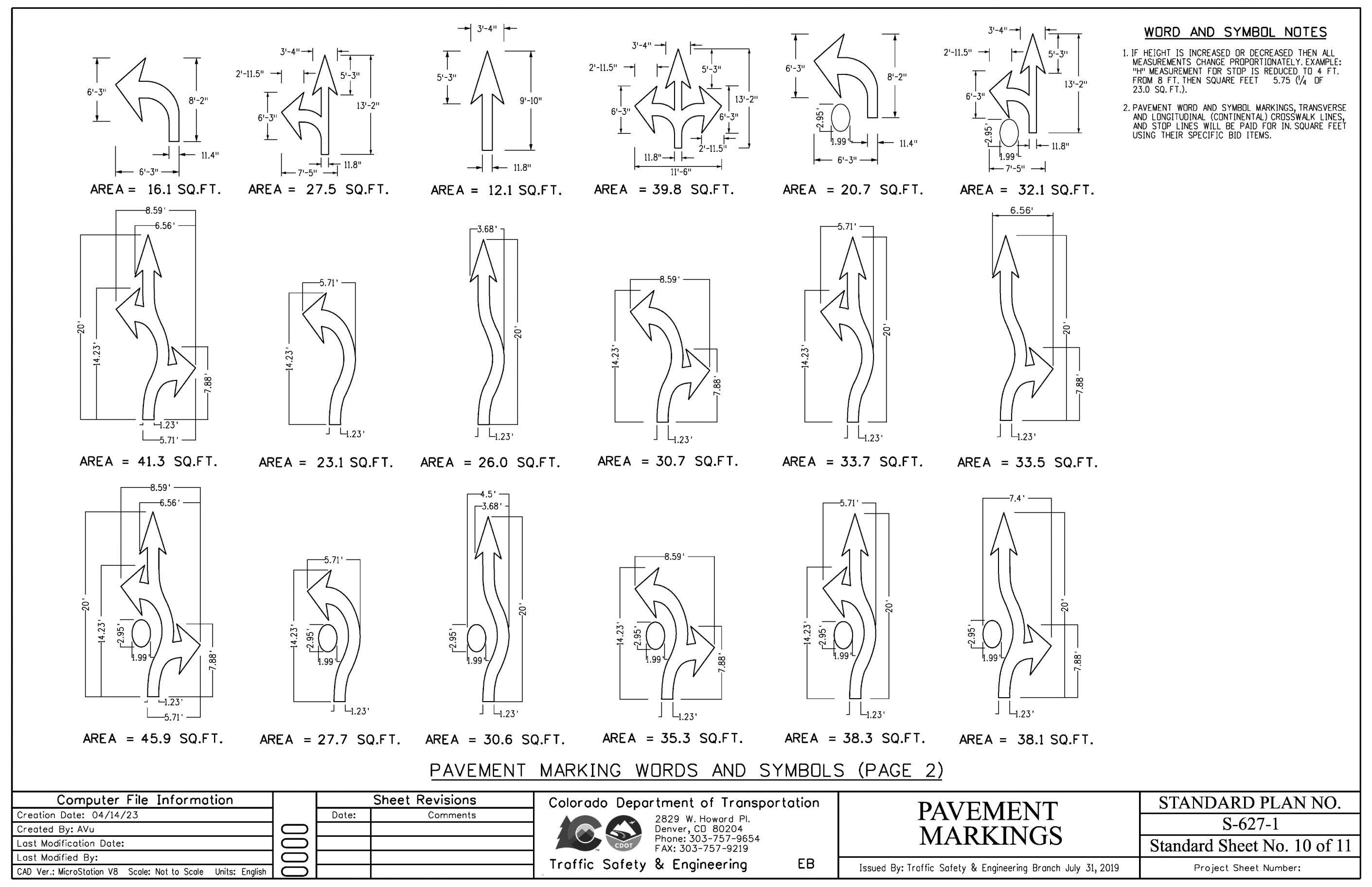
P:_Projects\24-001 MRE\Dwg_CDs\Ph1\24-001-CDs-28-Details – Details – Monday, May 11, 2026 5:11:28 PM – Michael Pitts

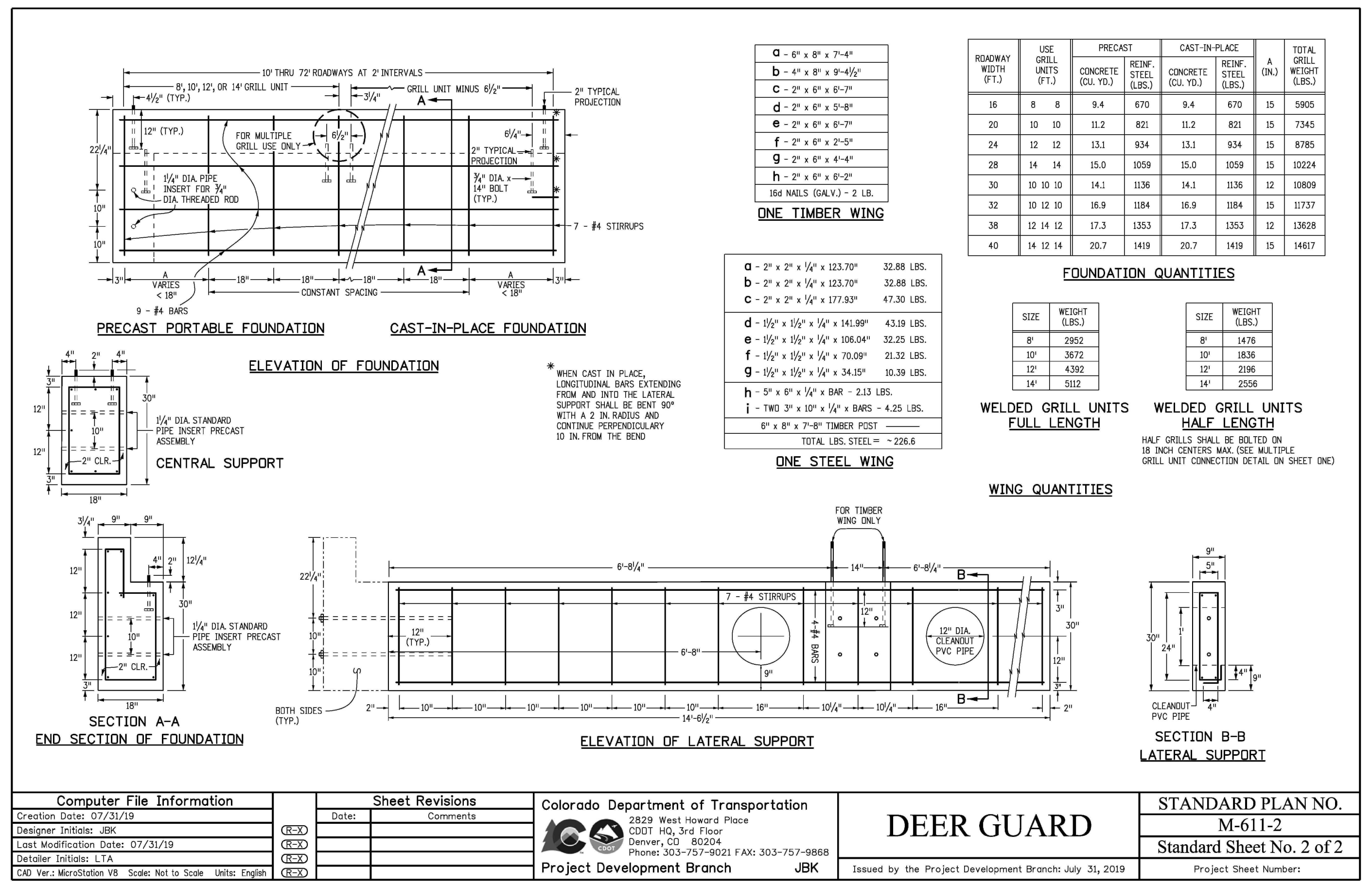

STOP
W 3rd St
Wyngate Dr
NO OUTLET
SPEED LIMIT 50
ONLY
OK
R1-1
R2-1
W14-2
W14-2L
W1-6R
W1-8R
R3-5R
R3-6
R3-8

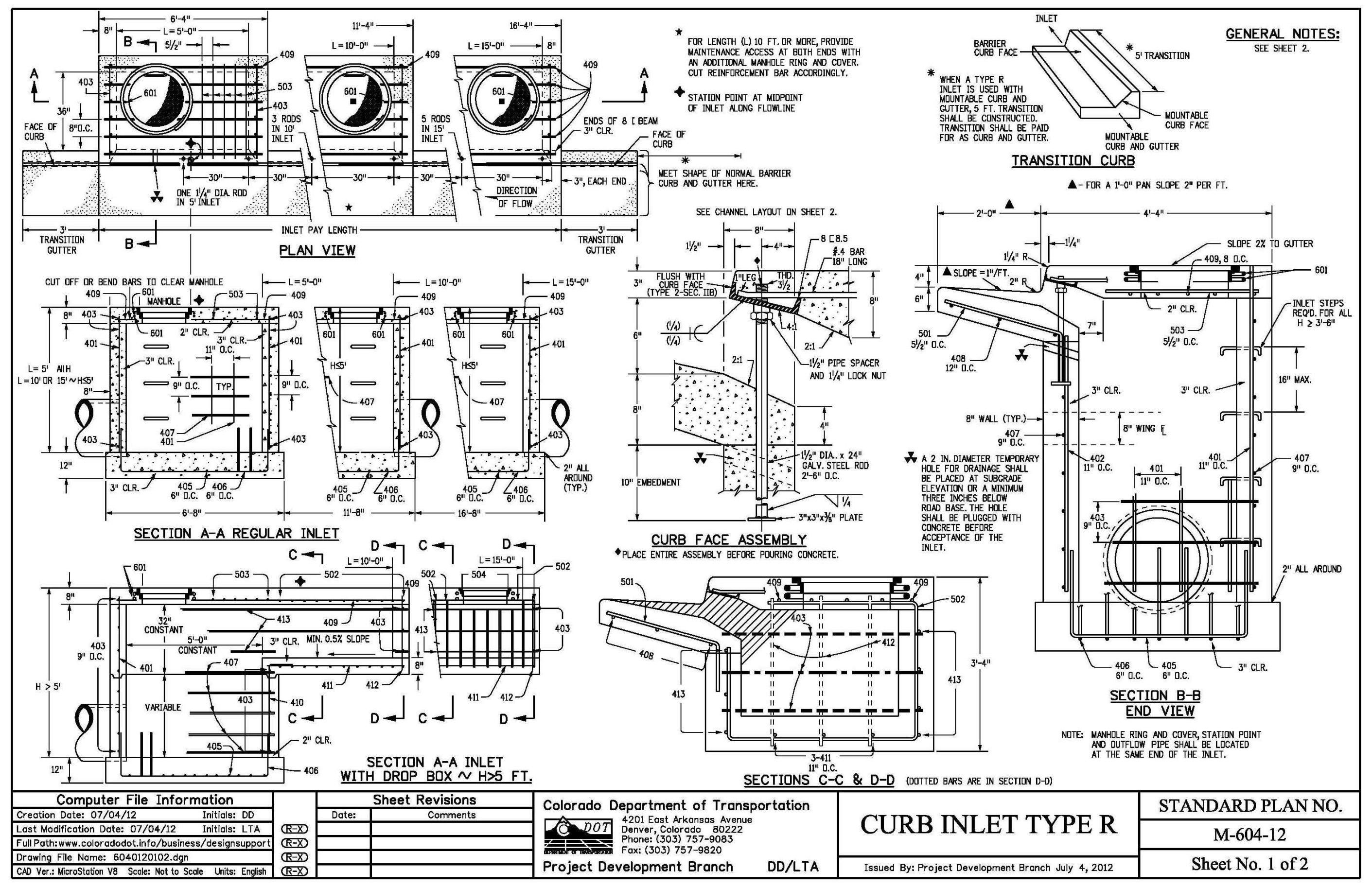

GENERAL NOTES
RAIL STRIPING DETAIL
FIXED
MOVABLE-SKIDS
MOVABLE-HINGED
TYPICAL VERTICAL PANEL
TYPICAL TYPE 3 BARRICADES
RAIL LENGTH TABLE
TYPICAL DRUM
Colorado Department of Transportation
Traffic & Safety Engineering
BARRICADES, DRUMS, CONCRETE BARRIERS (TEMP) & VERTICAL PANELS
STANDARD PLAN NO. S-630-2
Standard Sheet No. 1 of 1

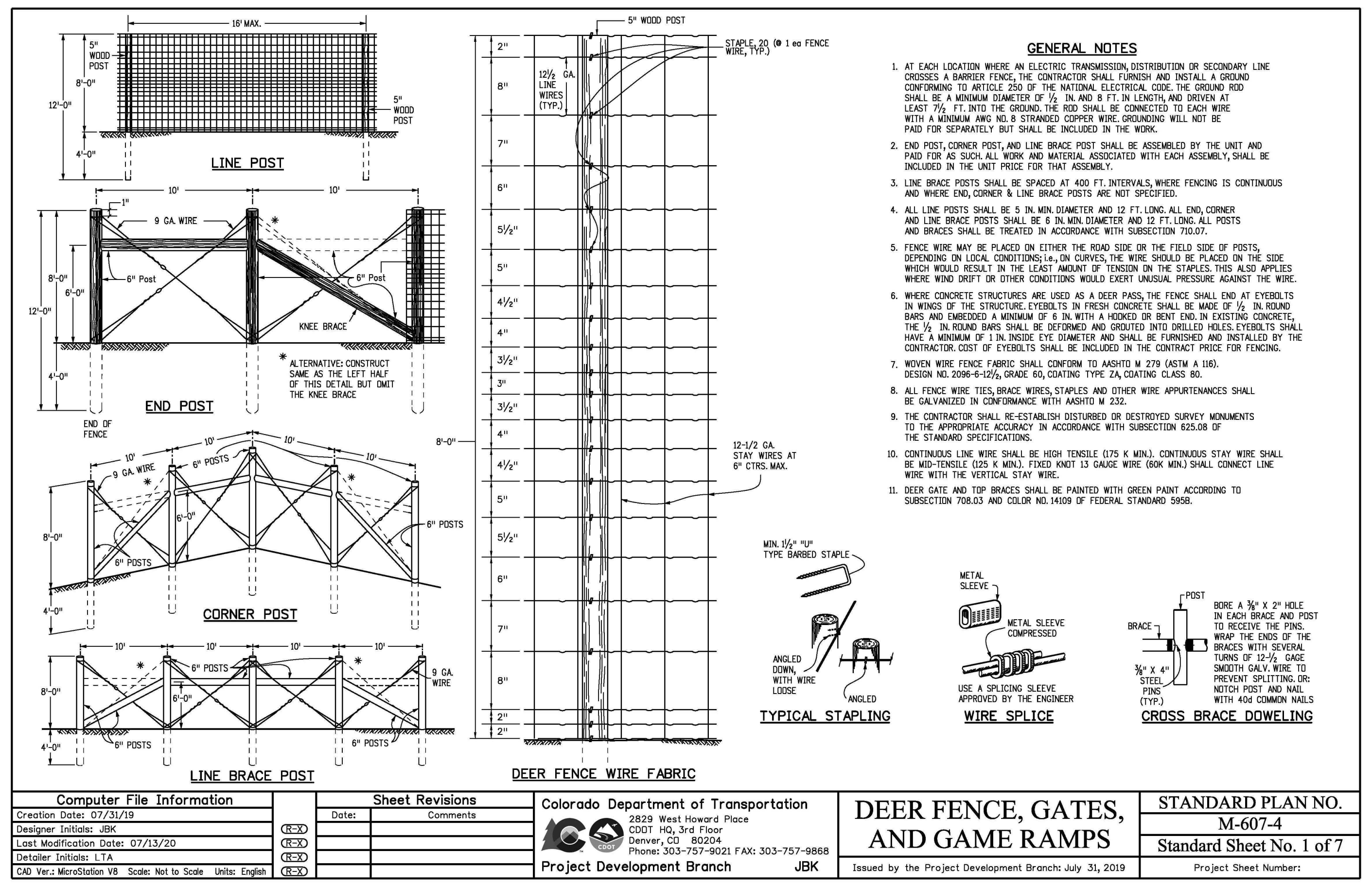

STOP ONLY LANE AHEAD THRU BIKE PED EXPRESS
HWY BUS XING NORTH SOUTH EAST WEST YIELD
SCHOOL
WORD AND SYMBOL NOTES
TAPERING NOTES
DESIGNATED PAYMENT AREAS
TYPICAL LETTER MEASUREMENTS
TYPICAL APPROACH EDGE TAPERING VIEW
TYPICAL APPROACH EDGE TAPERING PROFILE VIEW
TYPICAL YIELD TRIANGLES AND WRONG WAY ARROW
PAVEMENT MARKING WORDS AND SYMBOLS (PAGE 1)
PAVEMENT MARKINGS
STANDARD PLAN NO. S-627-1
Standard Sheet No. 9 of 11


GENERAL NOTES
TIMBER WING
STEEL WING
TYPICAL DEER GUARD INSTALLATIONS
PRECAST PORTABLE FOUNDATION FOR 10 FT.,12 FT.,14 FT., AND 16 FT. ROADWAYS
CAST-IN-PLACE FOUNDATION FOR 10 FT. THRU 72' ROADWAYS
DRILLING LAYOUT
MULTIPLE GRILL UNIT CONNECTION
ELEVATION VIEW
WELDED GRILL CROSS SECTIONS
SIDE VIEW
DEER GUARD
STANDARD PLAN NO. M-611-2
Standard Sheet No. 1 of 2


WORD AND SYMBOL NOTES
AREA = 16.1 SQ.FT.
AREA = 27.5 SQ.FT.
AREA = 12.1 SQ.FT.
AREA = 39.8 SQ.FT.
AREA = 20.7 SQ.FT.
AREA = 32.1 SQ.FT.
AREA = 41.3 SQ.FT.
AREA = 23.1 SQ.FT.
AREA = 26.0 SQ.FT.
AREA = 30.7 SQ.FT.
AREA = 33.7 SQ.FT.
AREA = 33.5 SQ.FT.
AREA = 45.9 SQ.FT.
AREA = 27.7 SQ.FT.
AREA = 30.6 SQ.FT.
AREA = 35.3 SQ.FT.
AREA = 38.3 SQ.FT.
AREA = 38.1 SQ.FT.
PAVEMENT MARKING WORDS AND SYMBOLS (PAGE 2)
PAVEMENT MARKINGS
STANDARD PLAN NO. S-627-1
Standard Sheet No. 10 of 11


PRECAST PORTABLE FOUNDATION
CAST-IN-PLACE FOUNDATION
ELEVATION OF FOUNDATION
CENTRAL SUPPORT
ONE TIMBER WING
FOUNDATION QUANTITIES
ONE STEEL WING
WELDED GRILL UNITS FULL LENGTH
WELDED GRILL UNITS HALF LENGTH
WING QUANTITIES
SECTION A-A
END SECTION OF FOUNDATION
ELEVATION OF LATERAL SUPPORT
SECTION B-B LATERAL SUPPORT
DEER GUARD
STANDARD PLAN NO. M-611-2
Standard Sheet No. 2 of 2


GENERAL NOTES
PLAN VIEW
TRANSITION CURB
SECTION A-A REGULAR INLET
CURB FACE ASSEMBLY
SECTION A-A INLET WITH DROP BOX
SECTION B-B END VIEW
SECTIONS C-C & D-D
CURB INLET TYPE R
STANDARD PLAN NO. M-604-12
Sheet No. 1 of 2


LINE POST
END POST
CORNER POST
LINE BRACE POST
DEER FENCE WIRE FABRIC
GENERAL NOTES
TYPICAL STAPLING
WIRE SPLICE
CROSS BRACE DOWELING
DEER FENCE, GATES, AND GAME RAMPS
STANDARD PLAN NO. M-607-4
Standard Sheet No. 1 of 7

REV.	DESCRIPTION	DATE
1	ADDRESS AGENCY COMMENTS	11/04/25
2	ADDRESS AGENCY COMMENTS	12/31/25
3	ADDRESS AGENCY COMMENTS	04/08/26
4	ADDRESS AGENCY COMMENTS	05/11/26

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DETAILS

SCALE: N/A	DRAWN BY: MGP
	DATE: 04/08/25
JOB NUMBER	SHEET
24-001	29 OF 29

P:_Projects\24-001 MRE\Dwg_CDs\Ph1