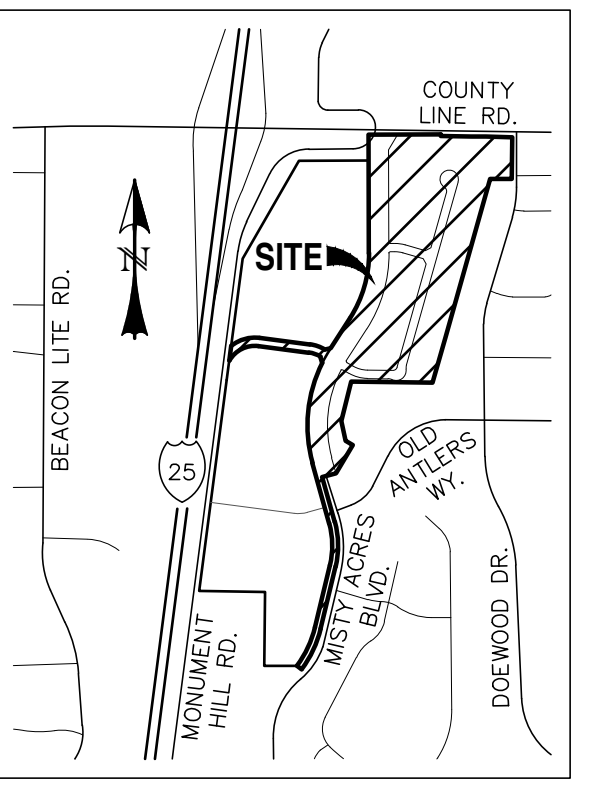


MONUMENT RIDGE EAST FILING NO. 1 CONSTRUCTION DRAWINGS

EL PASO COUNTY, COLORADO



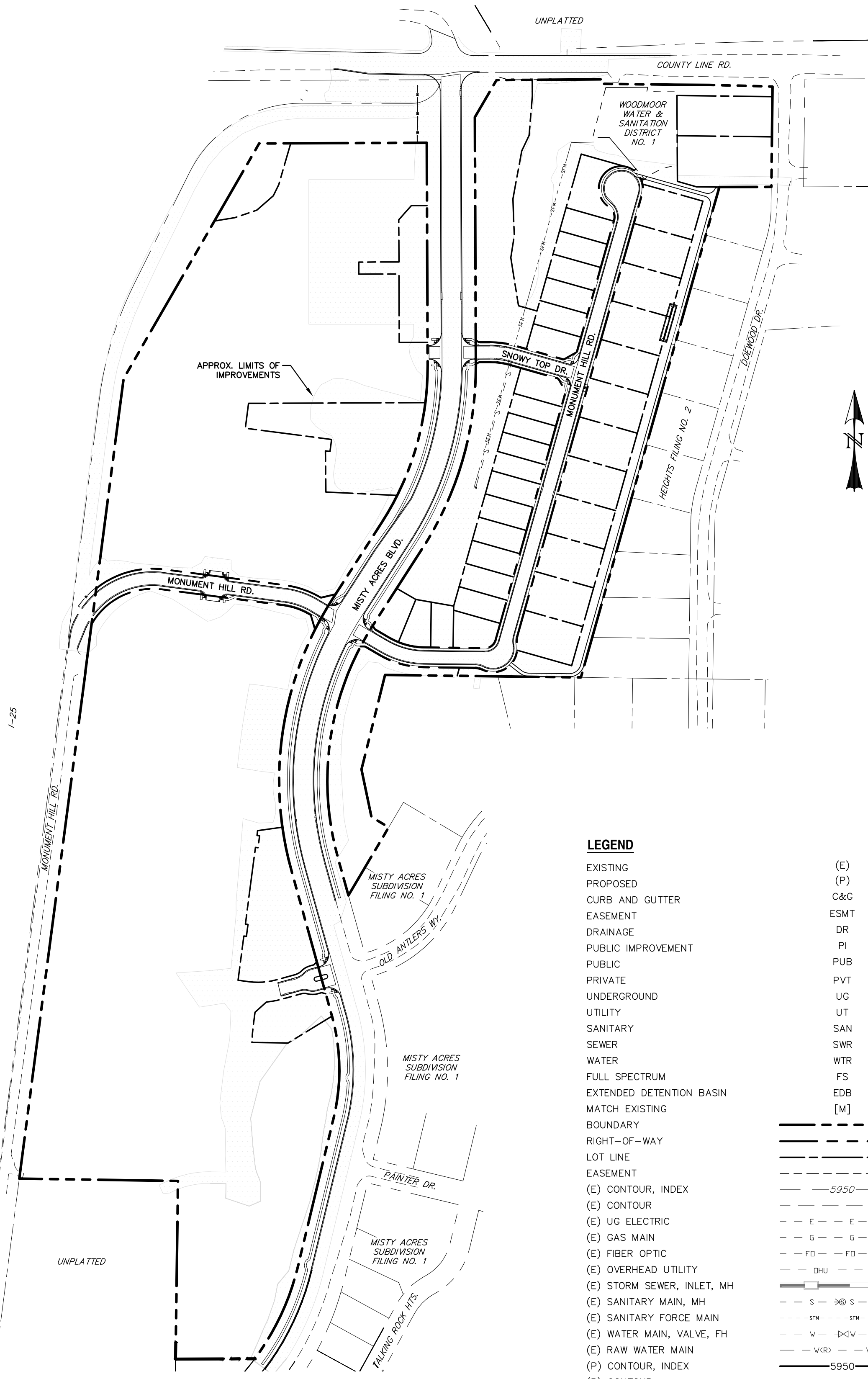
VICINITY MAP
SCALE: N.T.S.

STANDARD NOTES FOR EL PASO COUNTY CONSTRUCTION PLANS:

- ALL DRAINAGE AND ROADWAY CONSTRUCTION SHALL MEET THE STANDARDS AND SPECIFICATIONS OF THE CITY OF COLORADO SPRINGS/EL PASO COUNTY DRAINAGE CRITERIA MANUAL, VOLUMES 1 AND 2, AND THE EL PASO COUNTY ENGINEERING CRITERIA MANUAL.
- CONTRACTOR SHALL BE RESPONSIBLE FOR THE NOTIFICATION AND FIELD NOTIFICATION OF ALL EXISTING UTILITIES, WHETHER SHOWN ON THE PLANS OR NOT, BEFORE BEGINNING CONSTRUCTION. LOCATION OF EXISTING UTILITIES SHALL BE VERIFIED BY THE CONTRACTOR PRIOR TO CONSTRUCTION. CALL 811 TO CONTACT THE UTILITY NOTIFICATION CENTER OF COLORADO (UNCC).
- CONTRACTOR SHALL KEEP A COPY OF THESE APPROVED PLANS, THE GRADING AND EROSION CONTROL PLAN, THE STORMWATER MANAGEMENT PLAN (SWMP), THE SOILS AND GEOTECHNICAL REPORT, AND THE APPROPRIATE DESIGN AND CONSTRUCTION STANDARDS AND SPECIFICATIONS AT THE JOB SITE AT ALL TIMES, INCLUDING THE FOLLOWING:
 - EL PASO COUNTY ENGINEERING CRITERIA MANUAL (ECM)
 - CITY OF COLORADO SPRINGS/EL PASO COUNTY DRAINAGE CRITERIA MANUAL, VOLUMES 1 AND 2
 - COLORADO DEPARTMENT OF TRANSPORTATION (CDOT) STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION
 - CDOT M & S STANDARDS
- NOTWITHSTANDING ANYTHING DEPICTED IN THESE PLANS IN WORDS OR GRAPHIC REPRESENTATION, ALL DESIGN AND CONSTRUCTION RELATED TO ROADS, STORM DRAINAGE AND EROSION CONTROL SHALL CONFORM TO THE STANDARDS AND REQUIREMENTS OF THE MOST RECENT VERSION OF THE RELEVANT ADOPTED EL PASO COUNTY STANDARDS, INCLUDING THE LAND DEVELOPMENT CODE, THE ENGINEERING CRITERIA MANUAL, THE DRAINAGE CRITERIA MANUAL, AND THE DRAINAGE CRITERIA MANUAL, VOLUME 2. ANY DEVIATIONS FROM REGULATIONS AND STANDARDS MUST BE REQUESTED, AND APPROVED, IN WRITING. ANY MODIFICATIONS NECESSARY TO MEET CRITERIA AFTER-THE-FACT WILL BE ENTIRELY THE DEVELOPER'S RESPONSIBILITY TO RECTIFY.
- IT IS THE DESIGN ENGINEER'S RESPONSIBILITY TO ACCURATELY SHOW EXISTING CONDITIONS, BOTH ONSITE AND OFFSITE, ON THE CONSTRUCTION PLANS. ANY MODIFICATIONS NECESSARY DUE TO CONFLICTS, OMISSIONS, OR CHANGED CONDITIONS WILL BE ENTIRELY THE DEVELOPER'S RESPONSIBILITY TO RECTIFY.
- CONTRACTOR SHALL SCHEDULE A PRE-CONSTRUCTION MEETING WITH EL PASO COUNTY PLANNING AND COMMUNITY DEVELOPMENT (PCD) - INSPECTIONS, PRIOR TO STARTING CONSTRUCTION.
- 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 LOT AND/OR ADJ PERMITS, AND COUNTY AND STATE FUGITIVE DUST PERMITS.
- CONTRACTOR SHALL NOT DEVIATE FROM THE PLANS WITHOUT FIRST OBTAINING WRITTEN APPROVAL FROM THE DESIGN ENGINEER AND PCD. CONTRACTOR SHALL NOTIFY THE DESIGN ENGINEER IMMEDIATELY UPON DISCOVERY OF ANY ERRORS OR INCONSISTENCIES.
- ALL STORM DRAIN PIPE SHALL BE CLASS III RCP UNLESS OTHERWISE NOTED AND APPROVED BY PCD.
- 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.
- ALL CONSTRUCTION TRAFFIC MUST ENTER/EXIT THE SITE AT APPROVED CONSTRUCTION ACCESS POINTS.
- 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.
- SIGNING AND STRIPING SHALL COMPLY WITH EL PASO COUNTY DOT AND MUTCD CRITERIA. [IF APPLICABLE, ADDITIONAL SIGNING AND STRIPING NOTES WILL BE PROVIDED.]
- CONTRACTOR SHALL OBTAIN ANY PERMITS REQUIRED BY EL PASO COUNTY DOT, INCLUDING WORK WITHIN THE RIGHT-OF-WAY AND SPECIAL TRANSPORT PERMITS.
- 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.
- 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:

- 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.
- 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).
- 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 COMS TO MINIMIZE EROSION OR SEDIMENT IN THE DISCHARGE. THE COMS 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).
- ALL COMS SHALL BE MAINTAINED AND REMAIN IN EFFECTIVE OPERATING CONDITION UNTIL FINAL STABILIZATION IS ACHIEVED. THE QUALIFIED STORMWATER MANAGER (QSM) SHALL ASSESS THE ADEQUACY OF COMS AT THE SITE AND IDENTIFY IF CHANGES TO THOSE COMS ARE NEEDED TO ENSURE THE CONTINUED EFFECTIVE PERFORMANCE OF THE COMS.
- PRIOR TO CONSTRUCTION THE PERMIT HOLDER(S) SHALL VERIFY THE LOCATION OF EXISTING UTILITIES.
- 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 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 COMS OR IF THE SWMP PROVES TO BE INEFFECTIVE IN CONTROLLING POLLUTANTS IN STORMWATER RUNOFF ASSOCIATED WITH CONSTRUCTION ACTIVITY OR WHEN COMS 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.
- 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 EXPOSED AREAS OF THE 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 UPGRADEMENT OF A RECEIVING WATER (UNLESS INFEASIBLE AND APPROVED), THE PERMIT HOLDER(S) MUST INSTALL COMS UPGRADEMENT OF THE VEGETATIVE BUFFER.
- 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.
- EROSION CONTROL BLANKET (ECB) OR OTHER APPROVED CONTROL MEASURE(S) SHALL BE USED ON SLOPES STEEPER THAN 3:1.
- VEHICLE TRACKING CONTROL (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.
- 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.
- 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.
- 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.
- SOIL COMPACTION MUST BE MINIMIZED IN AREAS WHERE INFILTRATION POMS WILL BE INSTALLED OR IN AREAS WHERE FINAL STABILIZATION WILL BE ACHIEVED BY VEGETATIVE COVER. AREAS DESIGNATED FOR INFILTRATION POMS 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 POMS WILL BE INSTALLED, DECOMPACTION OF THE SOIL MUST BE COMPLETED PRIOR TO PLANTING OR INSTALLATION OF THE POMS. AN INFILTRATION TEST MUST BE CONDUCTED FOR ALL INFILTRATION POMS AND THE INFILTRATION TEST RESULTS SUBMITTED TO EL PASO COUNTY PRIOR TO PRELIMINARY ACCEPTANCE (PA).
- 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 FORMED IN THE LOCAL UNDISTURBED AREA 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 COMS SHALL BE REMOVED UPON FINAL STABILIZATION AND PRIOR TO STORMWATER PERMIT TERMINATION.
- 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.
- 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 MEASURE. 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.
- 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 C0800000 WILL BE REQUIRED.
- 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.
- 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 CONVEYANCES AND STORMWATER INFRASTRUCTURES AS A RESULT OF SITE DEVELOPMENT.
- THE QUANTITY OF MATERIALS STORED ON THE PROJECT SITE SHALL BE LIMITED, AS MUCH AS PRACTICAL, TO THAT QUANTITY REQUIRED TO PERFORM THE WORK IN AN ORDERLY SEQUENCE. ALL MATERIALS STORED ON-SITE SHALL BE STORED IN A NEAT, ORDERLY MANNER, IN THEIR ORIGINAL CONTAINERS, WITH ORIGINAL MANUFACTURER'S LABELS.
- 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 COMS SHALL BE UTILIZED BASED ON SPECIFIC CONCRETE AND ASPHALT CONCRETE.
- 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.
- 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.
- 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.
- ALL CONSTRUCTION TRAFFIC MUST ENTER/EXIT THE SITE ONLY AT APPROVED CONSTRUCTION ACCESS POINTS.
- FOR SITES WHERE A SOILS REPORT IS REQUIRED, THE APPROVED SOILS REPORT FOR THIS SITE SHALL BE CONSIDERED A PART OF THESE PLANS.
- 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 AND OTHER LAWS, RULES, OR REGULATIONS OF OTHER FEDERAL, STATE, LOCAL, OR COUNTY AGENCIES, THE MOST RESTRICTIVE LAWS, RULES, OR REGULATIONS SHALL APPLY.
- 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 CDPS 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
WOOD CH PERMITS
4300 CHERRY CREEK DRIVE SOUTH
DENVER, CO 80246-1030
ATtn: PERMITS UNIT



SITE MAP
SCALE: N.T.S.

LEGEND

EXISTING	(E)
PROPOSED	(P)
CURB AND GUTTER	C&G
EASEMENT	ESMT
DRAINAGE	DR
PUBLIC IMPROVEMENT	PI
PUBLIC	PUB
PRIVATE	PVT
UNDERGROUND	UG
UTILITY	UT
SANITARY	SAN
SEWER	SWR
WATER	WTR
FULL SPECTRUM	FS
EXTENDED DETENTION BASIN	EDB
MATCH EXISTING	[M]
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	---DHU---DHU---
(E) STORM SEWER, INLET, MH	---S---S---S---
(E) SANITARY MAIN, MH	---SM---SM---SM---
(E) SANITARY FORCE MAIN	---SFM---SFM---SFM---
(E) WATER MAIN, VALVE, FH	---W---W---W---
(E) RAW WATER MAIN	---WR---WR---WR---
(P) CONTOUR, INDEX	---5950---
(P) CONTOUR	---
(P) SANITARY MAIN, MH	---S---S---
(P) SANITARY MAIN, MH	---SFM---SFM---
(P) STORM SEWER, INLET, MH	---S---S---
(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.
COUNTY ENGINEER / ECM ADMINISTRATOR

DATE

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- POND	5 OF 28
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DETAIL SHEET	28 OF 28

REV.	DESCRIPTION	DATE
1	ADDRESS AGENCY COMMENTS	11/04/25
2	ADDRESS AGENCY COMMENTS	12/31/25



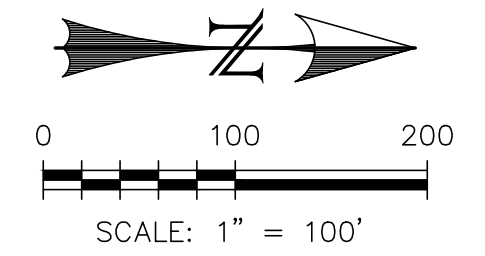
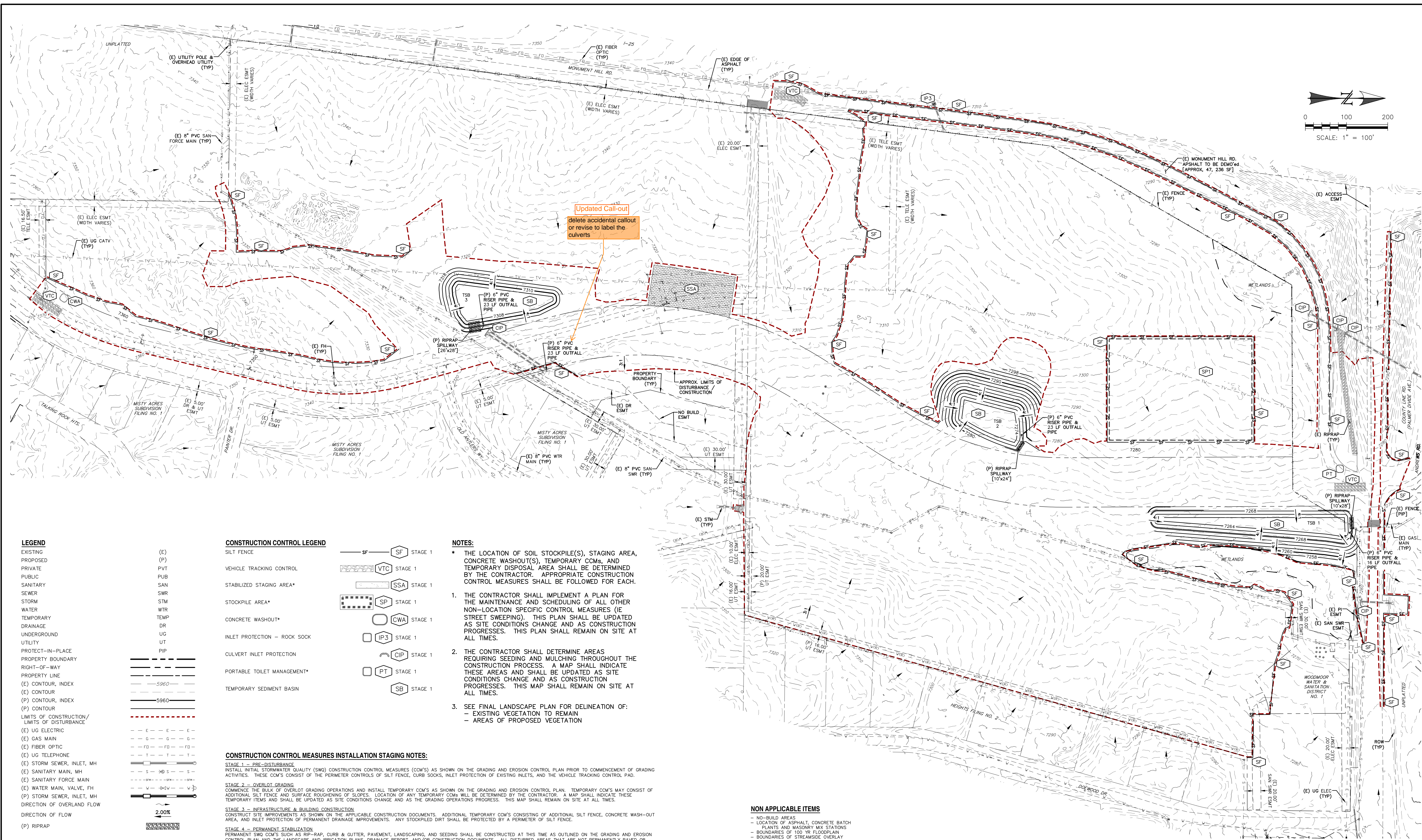
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PREPARED FOR:
MONUMENT RIDGE EAST, LLC
5055 LIST DRIVE
COLORADO SPRINGS, CO 80919



MONUMENT HILL EAST
FILING NO. 1
CONSTRUCTION DRAWINGS

DESIGNED BY:	MGP	DRAWN BY:	MGP
SCALE:	N/A	DATE:	04/02/25
JOB NUMBER	24-001	SHEET	1 OF 27



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	— 5960 —
(P) CONTOUR, INDEX	— 5960 —
(P) CONTOUR	— 5960 —
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	— S — S — S —
(E) SANITARY MAIN, MH	— S — S — S —
(E) SANITARY FORCE MAIN	— S — S — S —
(E) WATER MAIN, VALVE, FH	— W — W — W —
(P) STORM SEWER, INLET, MH	— S — S — S —
DIRECTION OF OVERLAND FLOW	→
(P) RIPRAP	▨

CONSTRUCTION CONTROL LEGEND

SILT FENCE	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.
- THE CONTRACTOR SHALL IMPLEMENT A PLAN FOR THE MAINTENANCE AND SCHEDULING OF ALL OTHER NON-LOCATION SPECIFIC CONTROL MEASURES (IE STREET SWEEPING). THIS PLAN SHALL BE UPDATED AS SITE CONDITIONS CHANGE AND AS CONSTRUCTION PROGRESSES. THIS PLAN SHALL REMAIN ON SITE AT ALL TIMES.
- 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.
- 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 CCM'S 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 SEEDING.

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

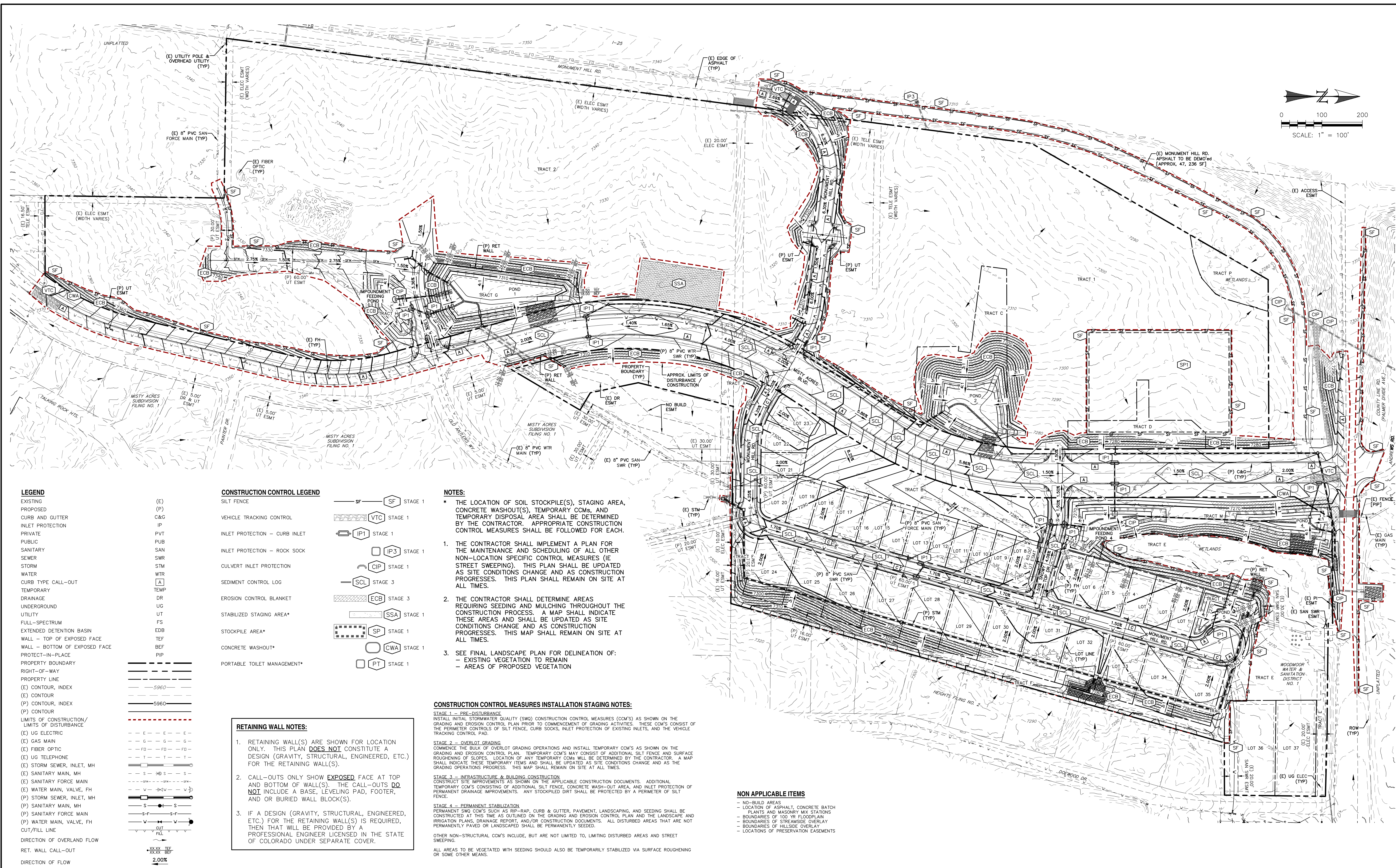


PREPARED FOR:
MONUMENT RIDGE EAST, LLC
5055 LIST DRIVE
COLORADO SPRINGS, CO 80919



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

DESIGNED BY:	MGP	DRAWN BY:	MGP
SCALE:	1" = 100'	DATE:	04/02/25
JOB NUMBER	24-001	SHEET	2 OF 27



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) GAS MAIN	---
(E) FIBER OPTIC	---
(E) UG TELEPHONE	---
(E) STORM SEWER, INLET, MH	---
(E) SANITARY MAIN, MH	---
(E) SANITARY FORCE MAIN	---
(E) WATER MAIN, VALVE, FH	---
(P) STORM SEWER, INLET, MH	---
(P) SANITARY MAIN, MH	---
(P) SANITARY FORCE MAIN	---
(P) WATER MAIN, VALVE, FH	---
CUT/FILL LINE	---
DIRECTION OF OVERLAND FLOW	---
RET. WALL CALL-OUT	---
DIRECTION OF FLOW	---

CONSTRUCTION CONTROL LEGEND

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

NOTES:

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RETAINING WALL NOTES:

- RETAINING WALL(S) ARE SHOWN FOR LOCATION ONLY. THIS PLAN **DOES NOT** CONSTITUTE A DESIGN (GRAVITY, STRUCTURAL, ENGINEERED, ETC.) FOR THE RETAINING WALL(S).
- 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).
- 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

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

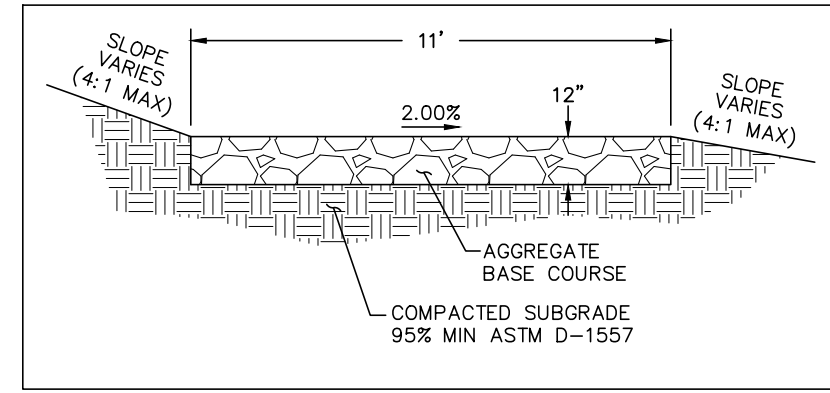
PREPARED BY:
RAYMO

NOT FOR CONSTRUCTION

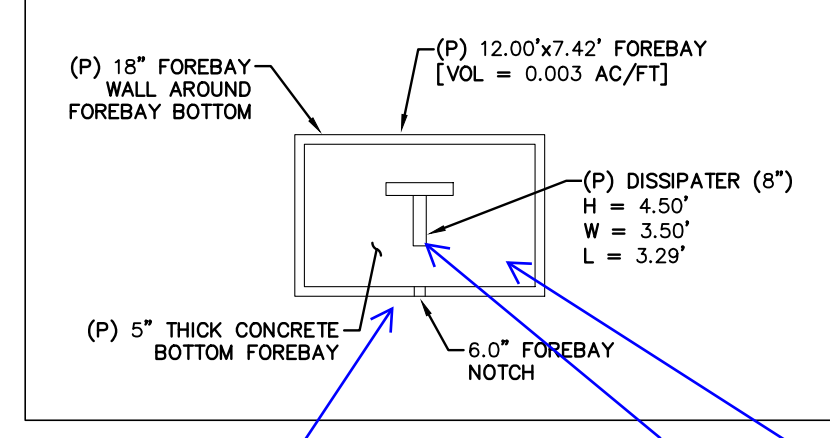
PRC ENGINEERING
1655 W. LINTECH STREET, SUITE 114
COLORADO SPRINGS, CO 80904
(719) 291-2744

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

DESIGNED BY:	MGP	DRAWN BY:	MGP
SCALE:	1" = 100'	DATE:	04/02/25
JOB NUMBER	24-001	SHEET	3 OF 27

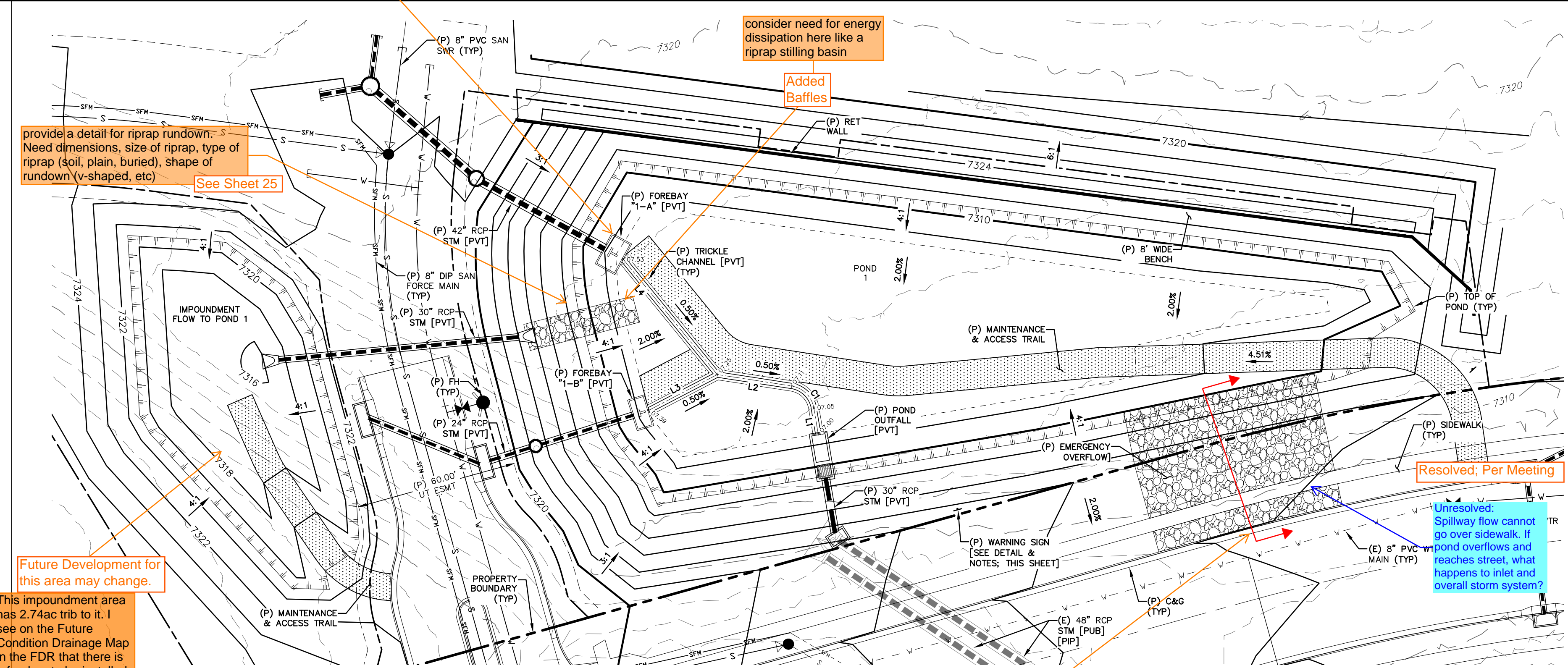
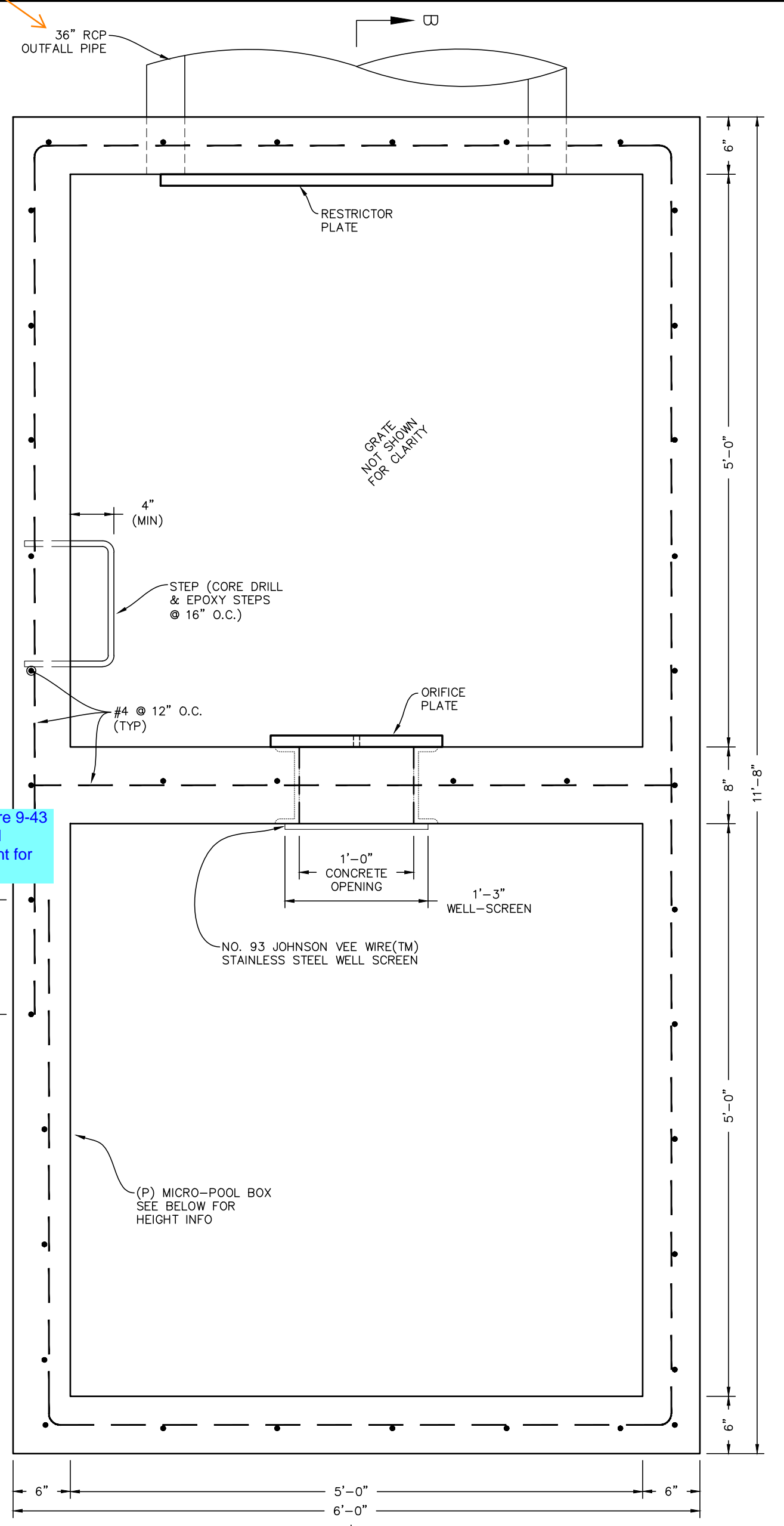
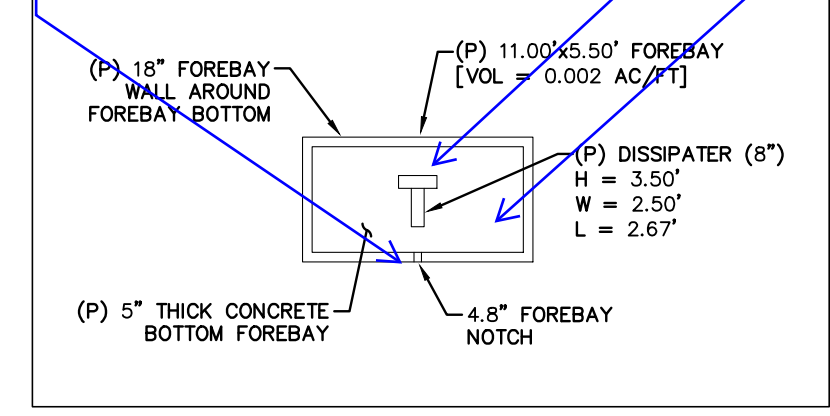


Please apply the concepts of each of the comments on this sheet to the other 3 ponds, as many of the comments are typical comments that need to be addressed for all of the ponds.



Details should show where culvert is and where trickle channel ties to forebays (typical comment for all ponds)

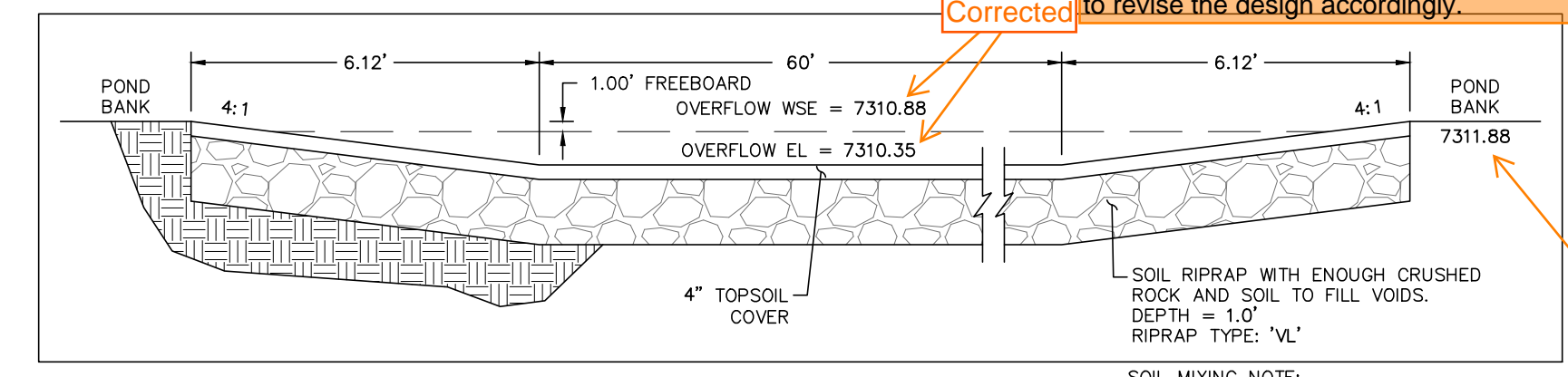
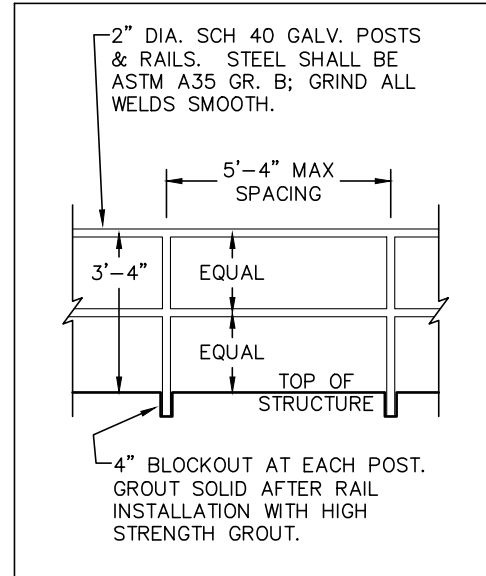
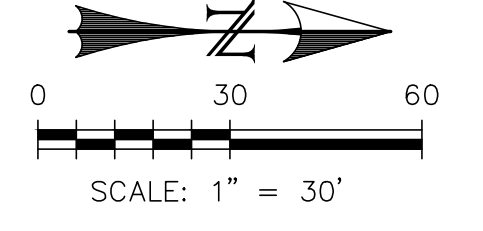
Include additional baffles per Figure 9-43 & 9-44 in MHPD DCM for Modified Impact still basins (typical comment for all ponds)



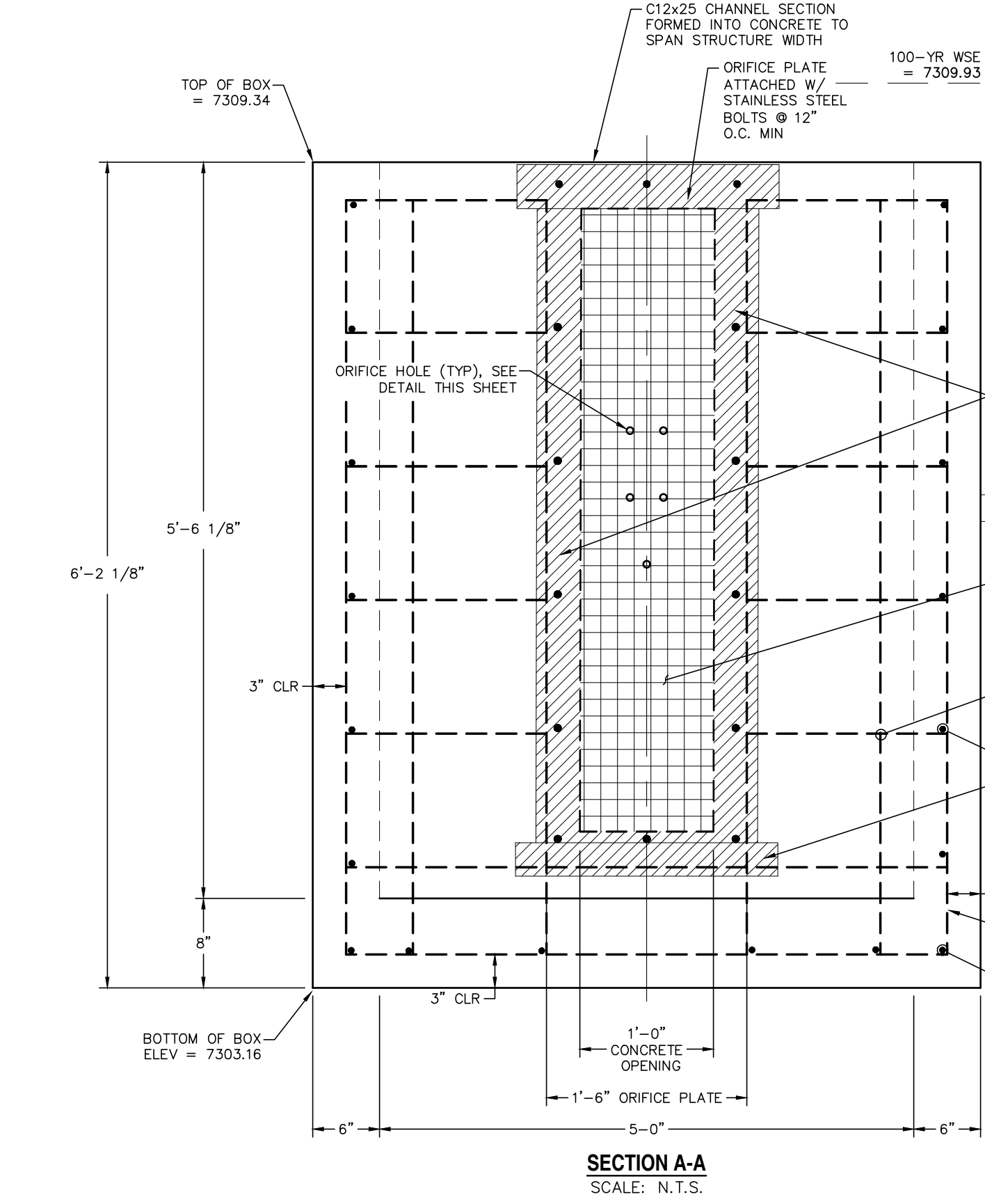
Future Development for this area may change. This impoundment area has 2.74ac trib to it. I see on the Future Condition Drainage Map in the FDR that there is a forebay to be installed in the future. Why not install that forebay and a pipe with a stub-up now like you did with all of the other ponds with future forebay tie-ins?

A section across the spillway in this direction is needed to show how spillway ties into the sidewalk.

- NOTES:**
- EXISTING VEGETATION SHALL REMAIN IN PLACE (IF POSSIBLE) AND SEE FINAL LANDSCAPE PLAN FOR FINAL POND REVEGETATION.
 - SLOPE POND BOTTOM 2.00% FROM TOE TO TRICKLE CHANNEL.
 - THIS POND MAY NEED A CLAY LINER TO PREVENT GROUNDWATER FROM ENTERING THE POND FACILITY. REFER TO GEOTECHNICAL ENGINEERING STUDY.

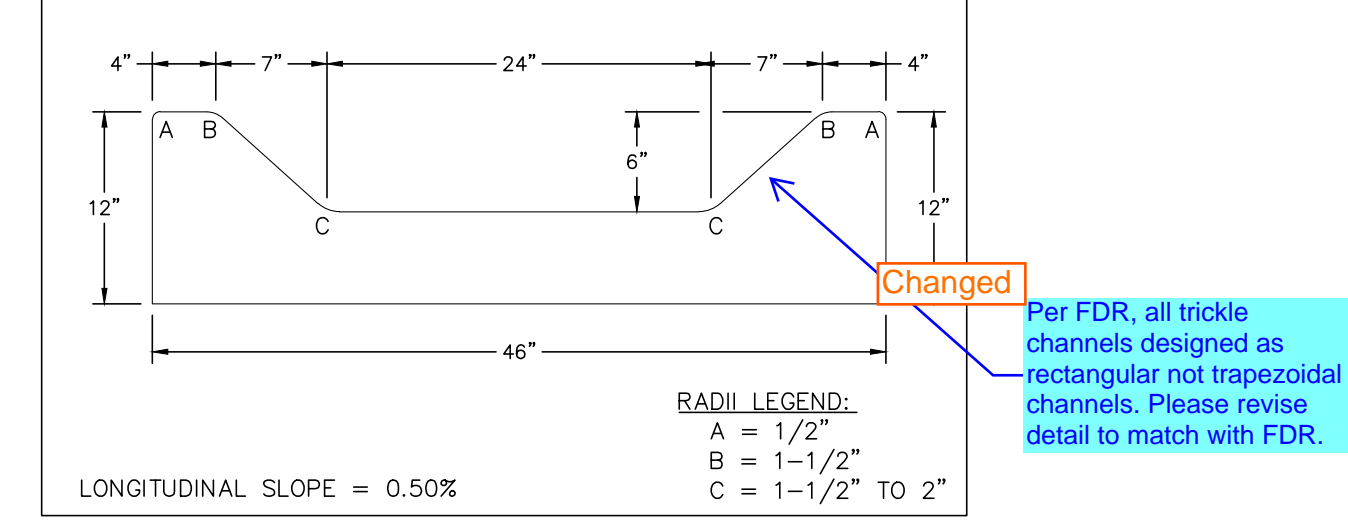
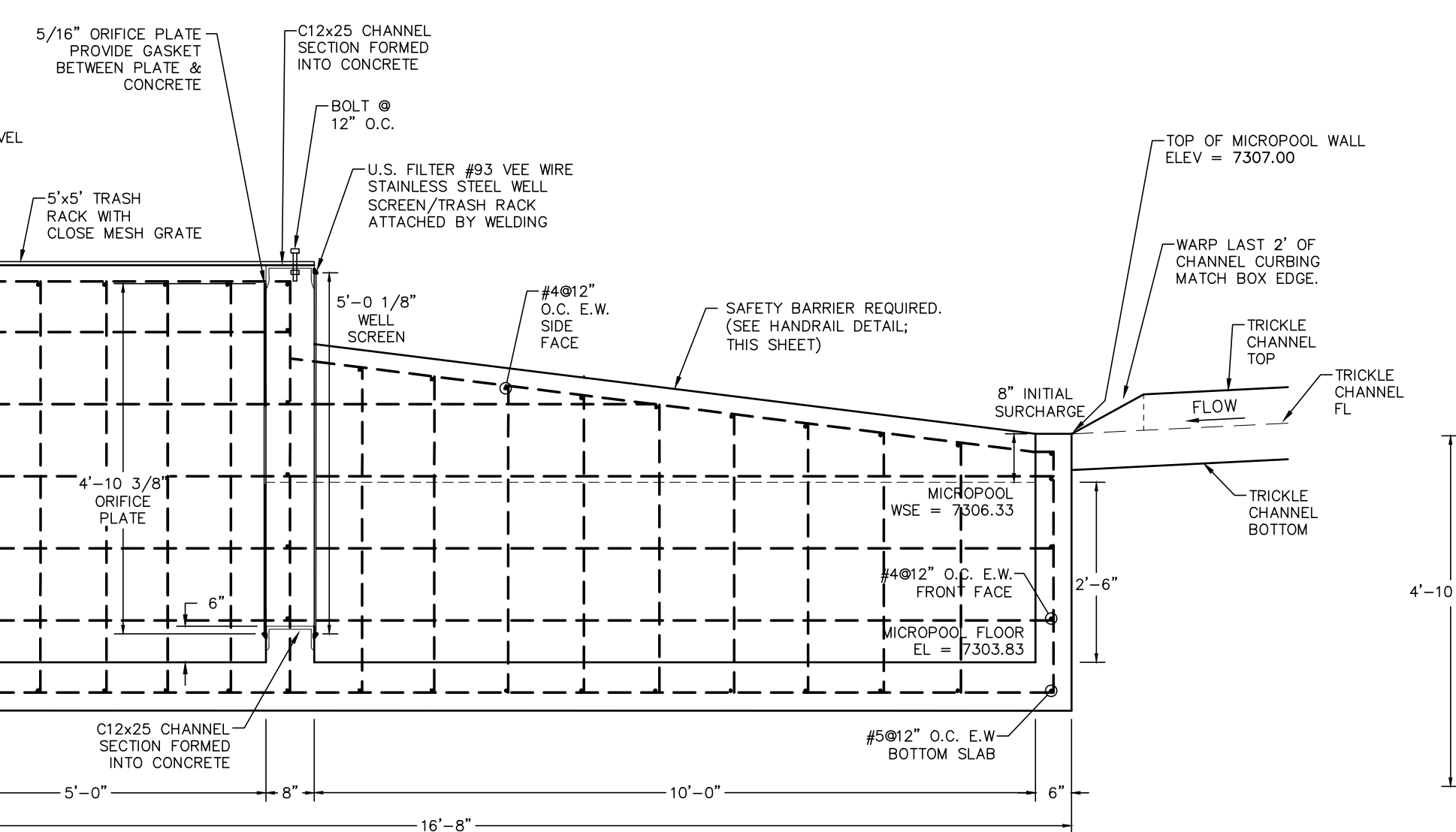


- WARNING SIGN DETAIL**
SCALE: N.T.S.
- THIS AREA IS A STORMWATER FACILITY AND IS SUBJECT TO PERIODIC FLOODING.
- NOTES:**
- SIGN SHALL BE A MINIMUM OF 3' SF.
 - SIGN SHALL BE FABRICATED OF DURABLE MATERIALS SUCH AS METAL OR PLASTIC.
 - SIGN SHALL HAVE RED LETTERING ON A WHITE BACKGROUND.

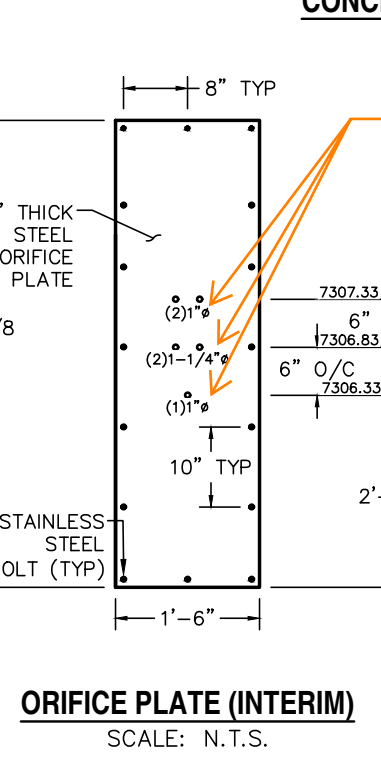


based on these dimensions and elevations, there will be 1ft depth of water that does not drain out of the outlet pipe. This is not ideal as it will be a mosquito issue and maintenance issue for removing sediment and debris. Please revise to remove this standing water. One option is to fill the 1ft depth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

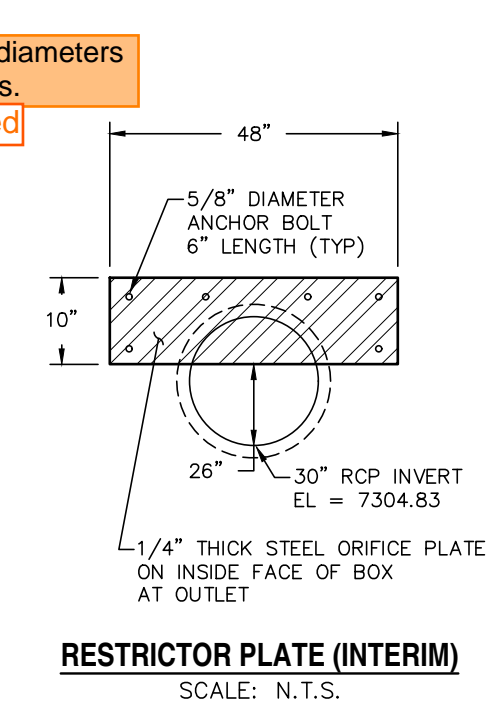
This comment seems moot since the micro-pool doesn't drain and will hold a greater amount of water.



does not match calcs. Corrected

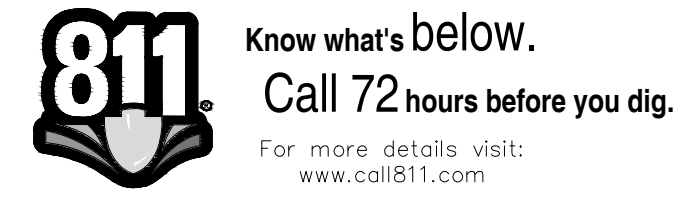


none of these diameters match the calcs. Corrected



- CDOT GENERAL NOTES:**
- CONCRETE SHALL BE CLASS B. INLET MAY BE CAST-IN-PLACE OR PRECAST.
 - REINFORCING BARS SHALL HAVE A MINIMUM 2 IN. CLEARANCE.
 - 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.
 - STRUCTURAL STEEL FOR GRATES AND GRATE INSTALLATION HARDWARE SHALL BE GALVANIZED AND SHALL BE IN ACCORDANCE WITH 712.05.
 - THE STANDARD INLET GRATES SHALL BE USED ON ALL TYPE C INLETS UNLESS CLOSE MESH GRATES ARE SPECIFIED ON THE PLANS.
 - STEPS SHALL BE PROVIDED WHEN INLET DIMENSION "H" EXCEEDS 3 FT.-6 IN. AND SHALL BE IN ACCORDANCE WITH ASHRAE M 199.
 - 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



PREPARED FOR:
MONUMENT RIDGE EAST, LLC

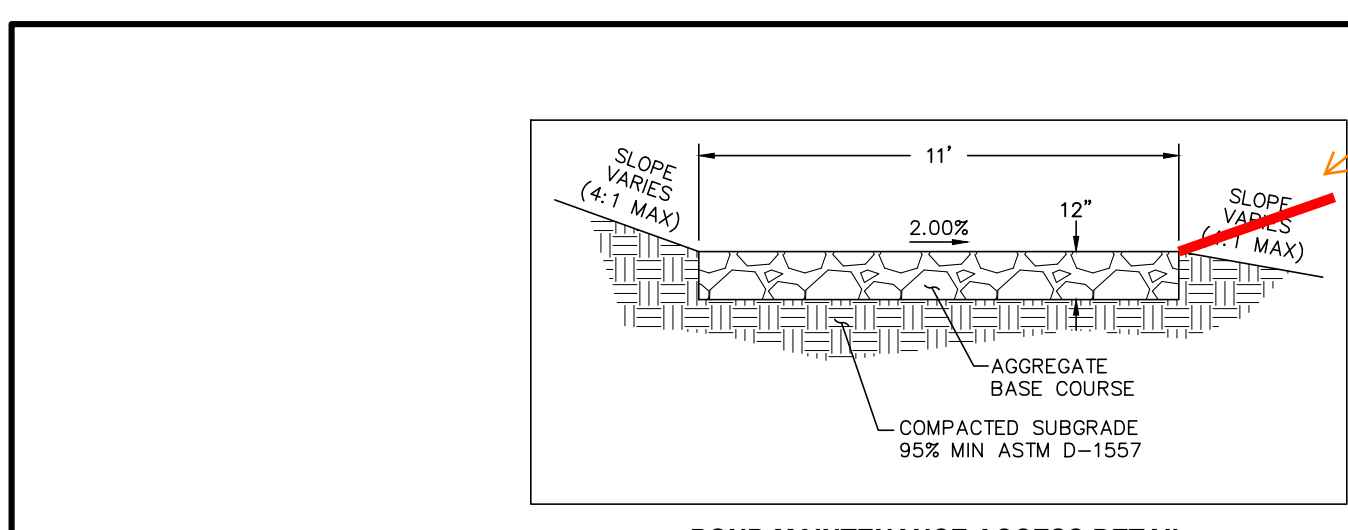
5055 LIST DRIVE
COLORADO SPRINGS, CO 80919

NOT FOR CONSTRUCTION



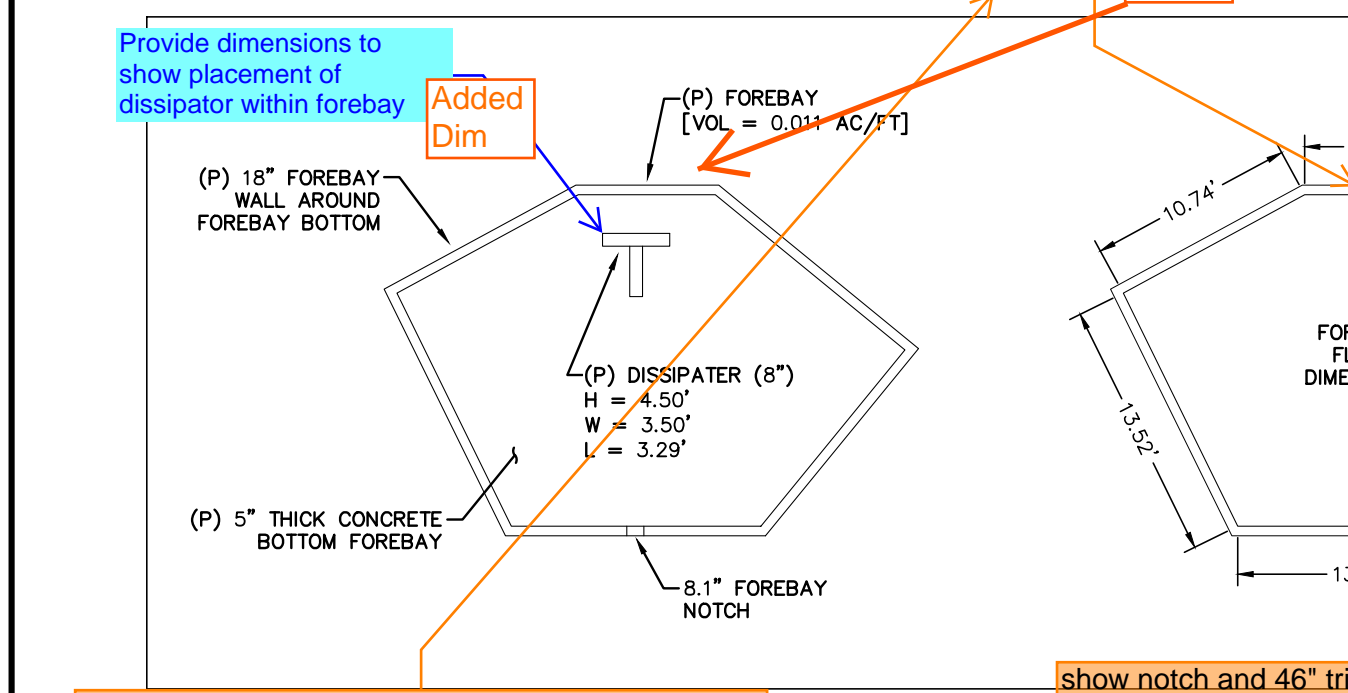
MONUMENT HILL EAST
FILING NO. 1
POND DETAIL PLANS
- POND 1 - [PVT]

DESIGNED BY:	REP	DRAWN BY:
VARIES <td></td> <td>MGP</td>		MGP
JOB NUMBER	DATE	SHEET
24-001	12/27/25	5 OF 27



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

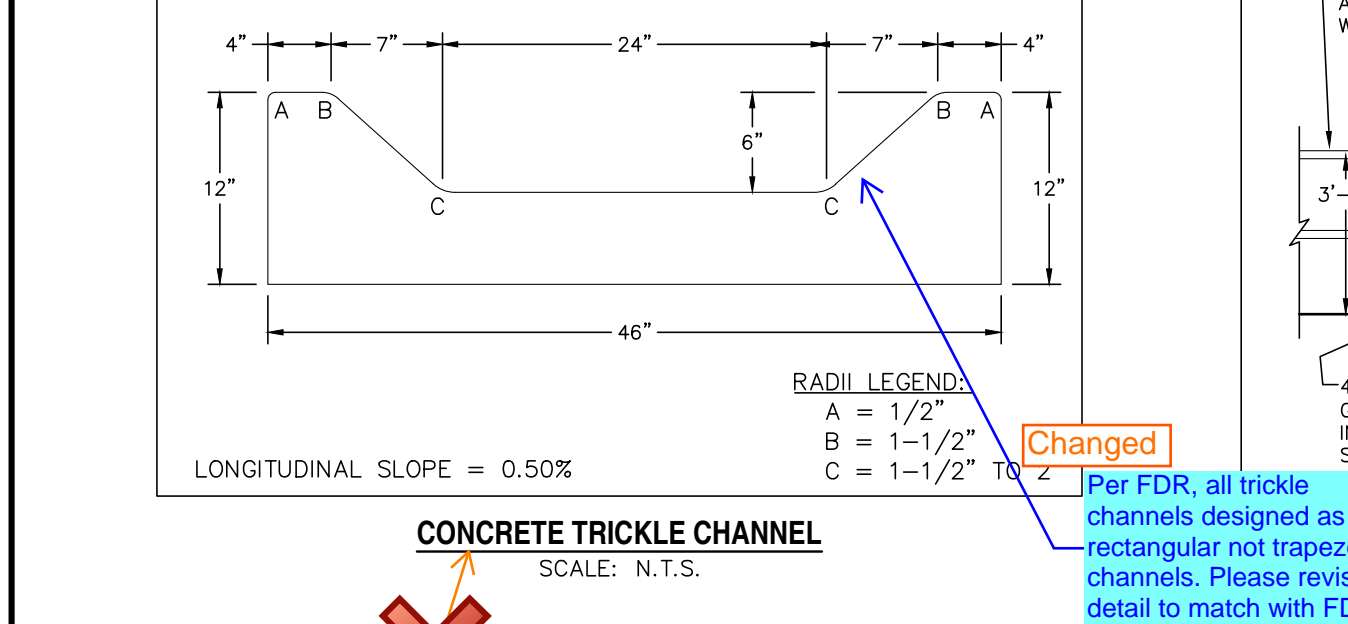
Please apply the concepts of each of the comments on this sheet to the other 3 ponds, as many of the comments are typical comments that need to be addressed for all of the ponds.



FOREBAY '2-A'
SCALE: N.T.S.

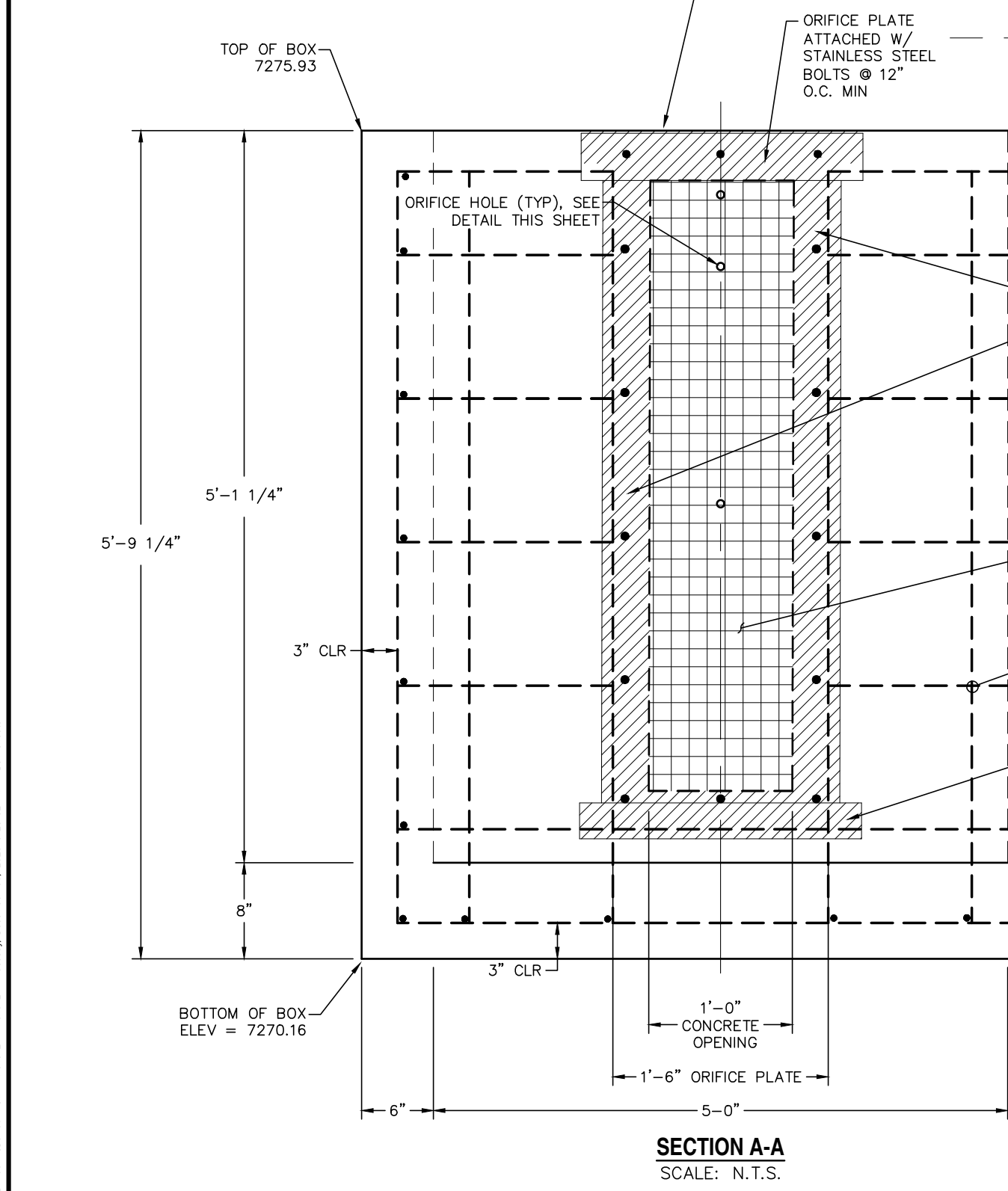
show where/how the inflow pipe ties into this wall. Added

Provide some clarifying dimensions/angles on here to assist contractor in building it. I get that the 13.52' and 11.86' sides follow the toe of slope (thus that angle is known), but are the subsequent angles towards the forebay 90deg? If so, label accordingly. It would also be good to show the distance from the dimension I have shown below with '??'.

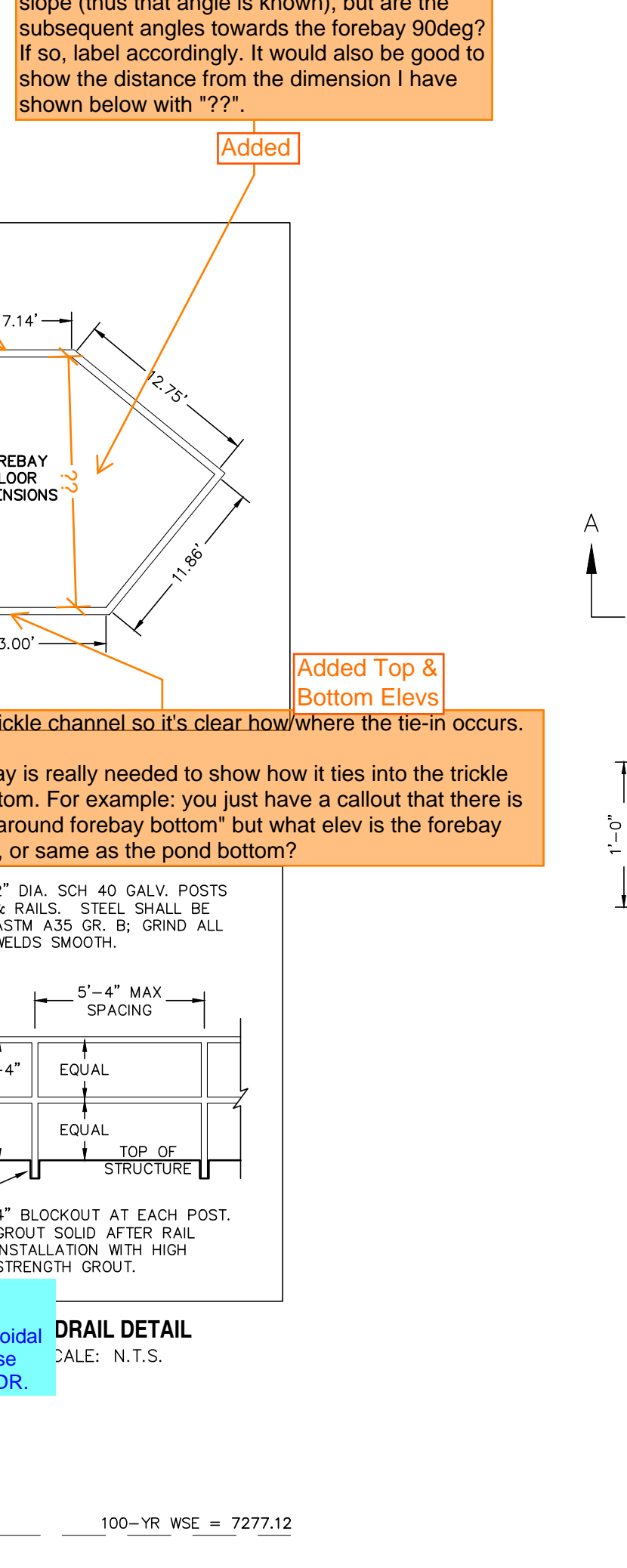
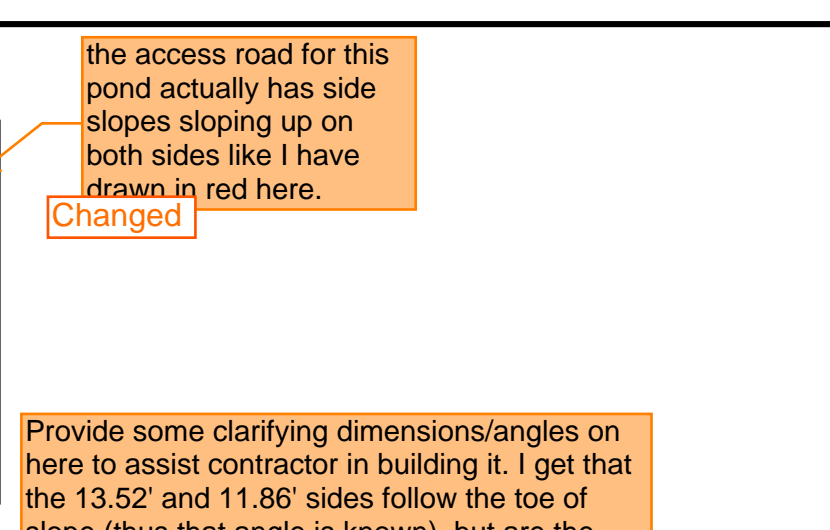


CONCRETE TRICKLE CHANNEL
SCALE: N.T.S.

Consider having control joints every typical comment

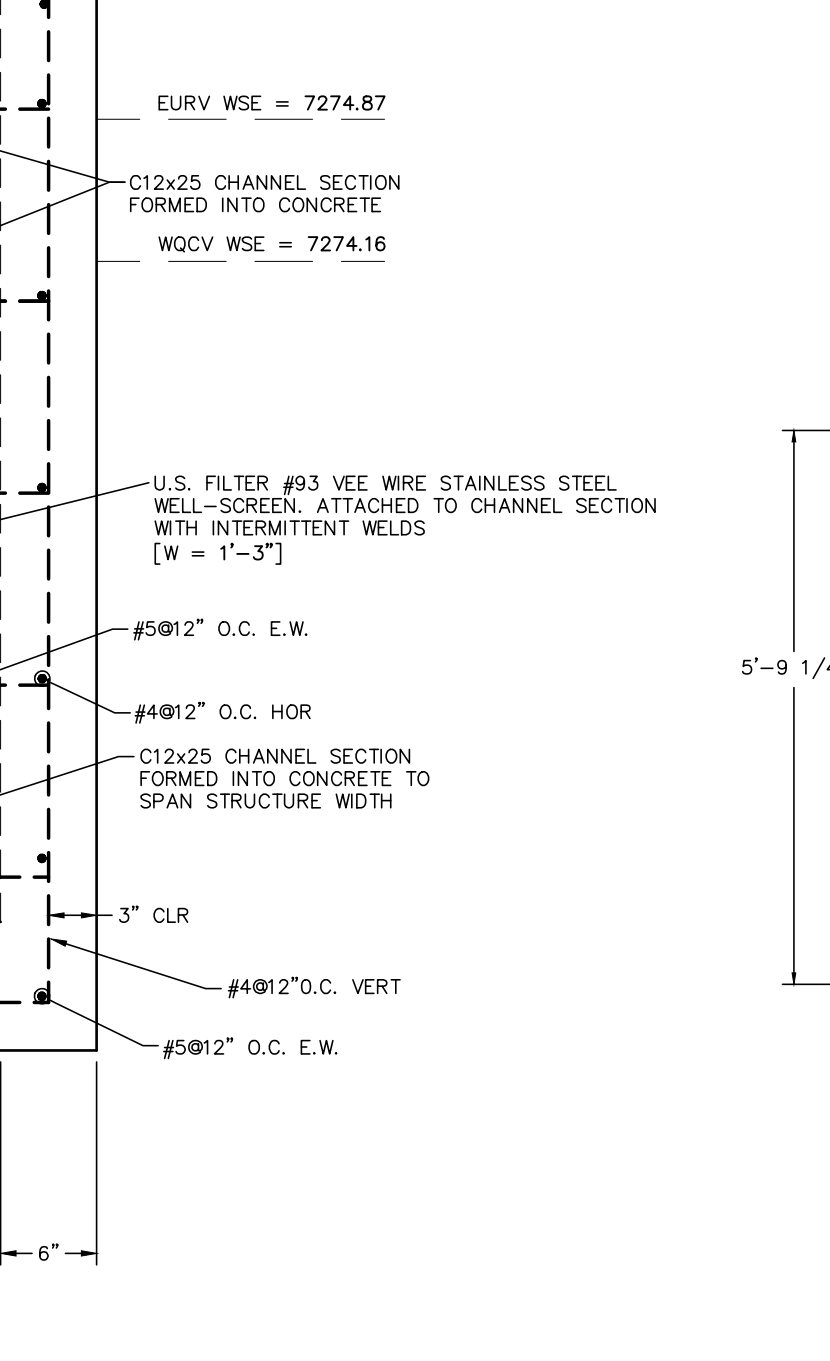


REV.	DESCRIPTION	DATE
1	ADDRESS AGENCY COMMENTS	11/04/25

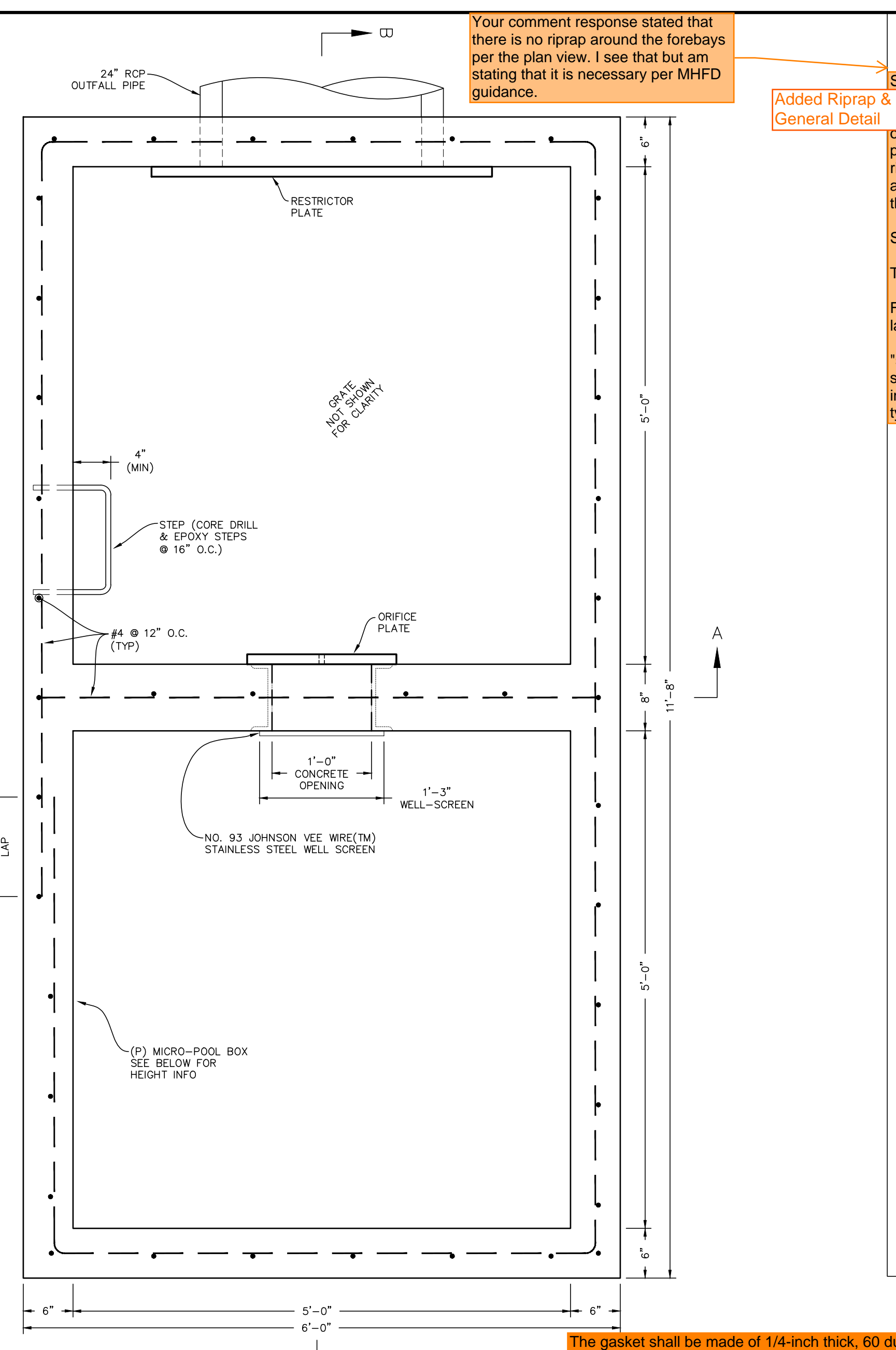


POND OUTFALL STRUCTURE - PLAN VIEW
SCALE: N.T.S.

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 EPC. Note that caulk is not an approved equivalent and will not be accepted by EPC. Typical comment, all ponds.



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



POND 2 - FULL-SPECTRUM EXTENDED DETAIL
SCALE: 1" = 30'

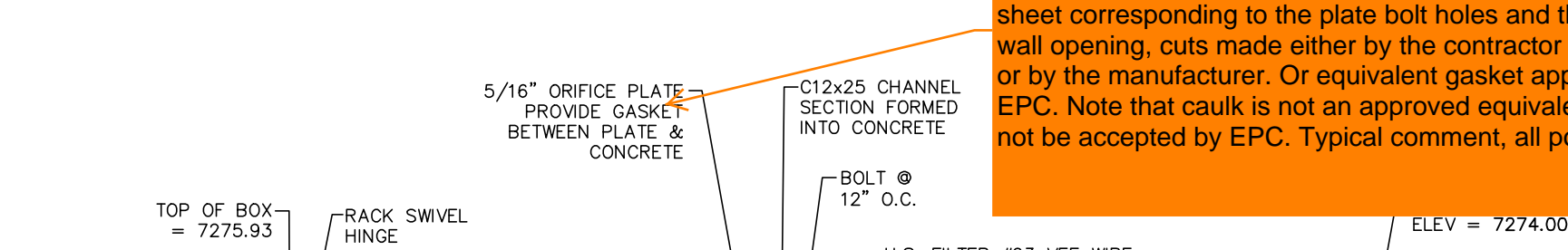
Emergency Overflow has been updated to not flow to Misty Acres Blvd.

Unresolved: Spillway flow cannot go over sidewalk. If pond overflows and reaches street, what happens to inlet and storm system?

Unresolved: Extend access to top of slope. How are maintenance vehicles reaching this?

This ends where Future development will continue the trail. The Future grading will be lower in elevation. No need to continue this trail until the future development takes place. That's why there is a Temp access in the interim.

This road and surrounding embankments are designed such that water will be funneled to the access road like and act as a swale. The road washing out is going to be a constant maintenance issue. Consider alternative design opt. This is a TEMP access



POND OVERFLOW DETAIL
SCALE: N.T.S.

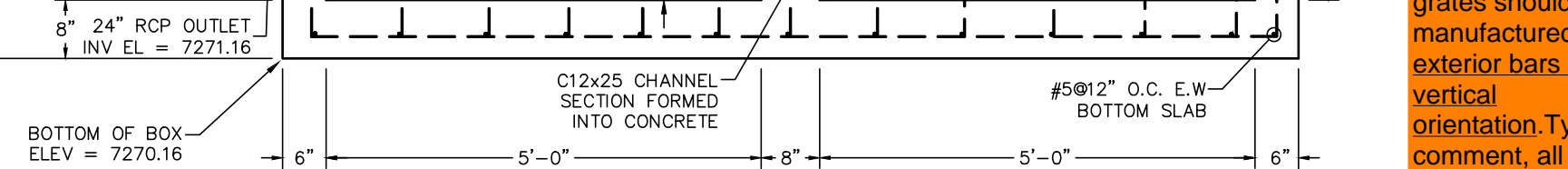
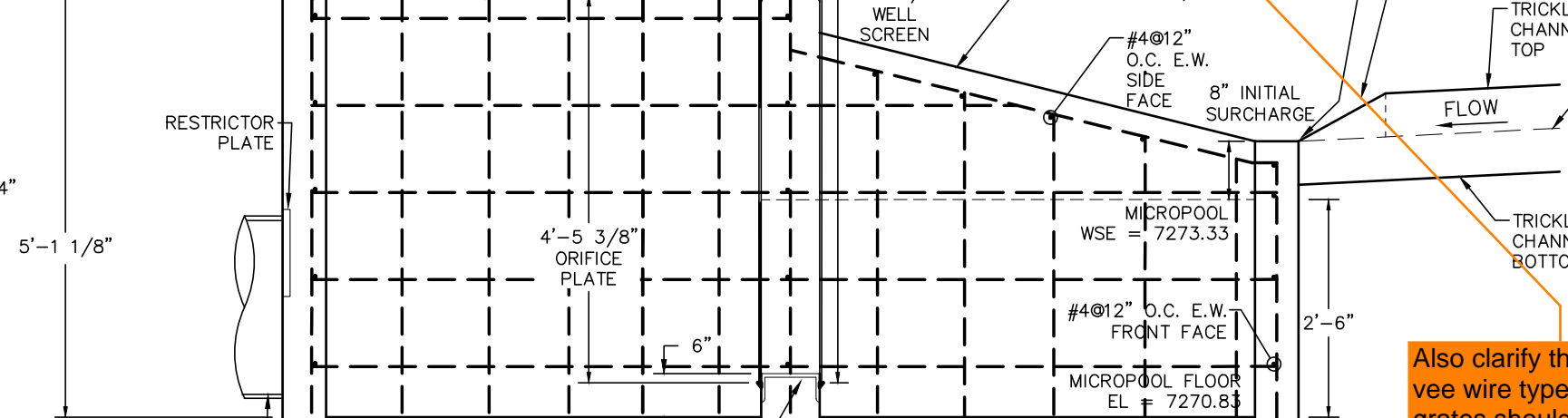
delete text. This is too vague and contradicts the specifics specified in the new soil mixing note below.

Removed

31-37-00

WARNING SIGN DETAIL SCALE: N.T.S.

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

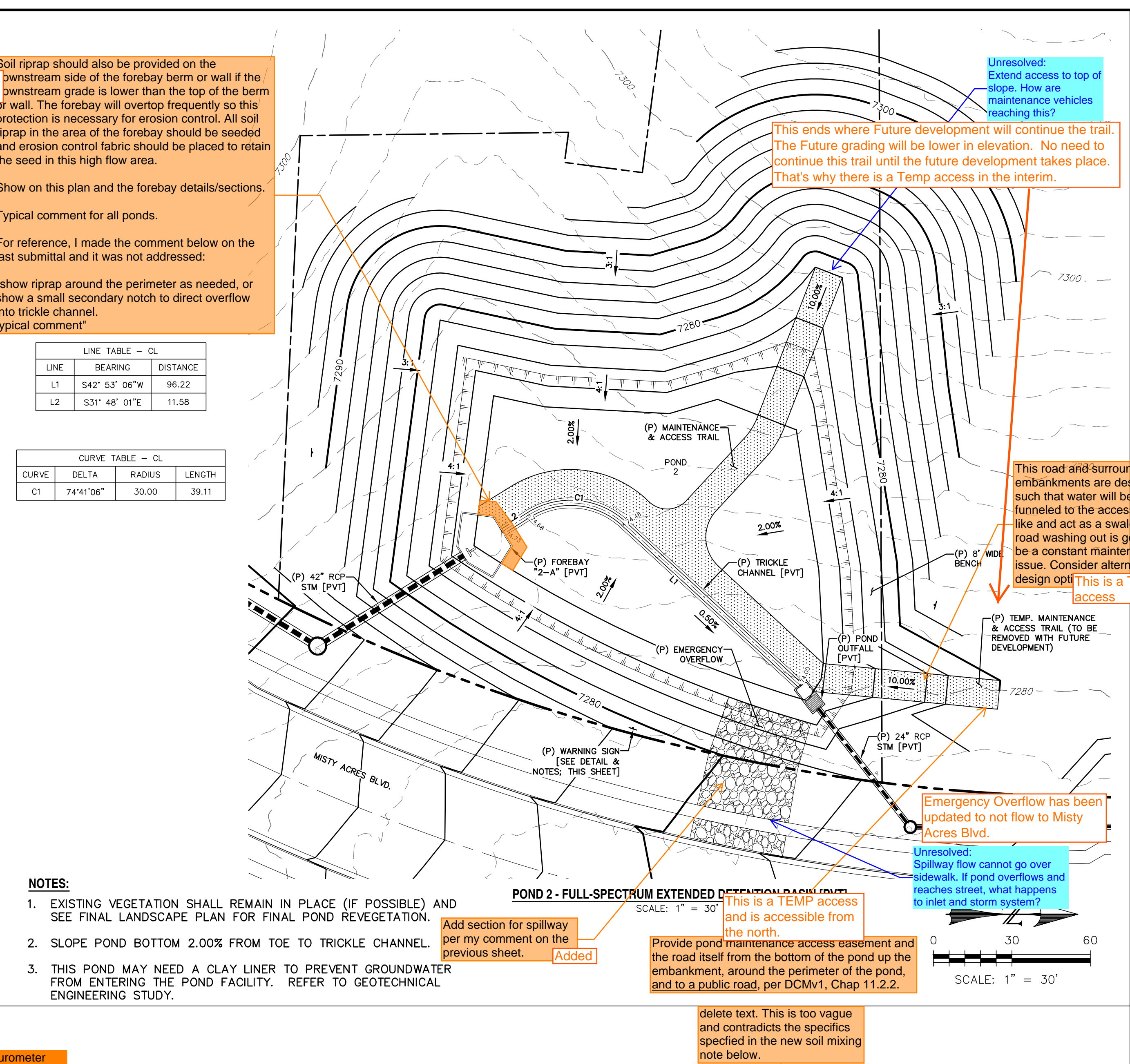


ORIFICE PLATE (INTERIM)
SCALE: N.T.S.

RESTRICTOR PLATE (INTERIM)
SCALE: N.T.S.

what are these elevations for? Centroid? Top or invert of orifice? Added "Inv ="

Also clarify that Johnson vee wire type and bar grates should be manufactured with exterior bars in the vertical orientation. Typical comment, all ponds.



POND 2 - FULL-SPECTRUM EXTENDED DETAIL
SCALE: 1" = 30'

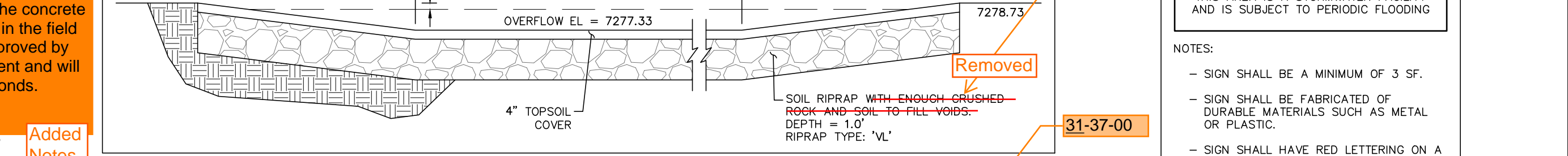
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POND OVERFLOW DETAIL
SCALE: N.T.S.

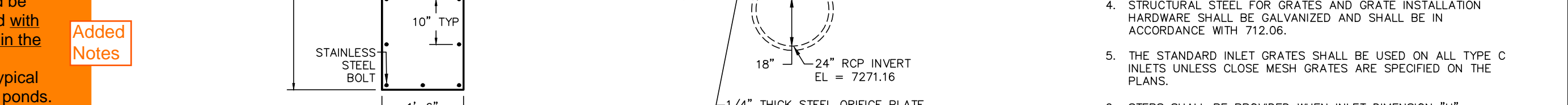
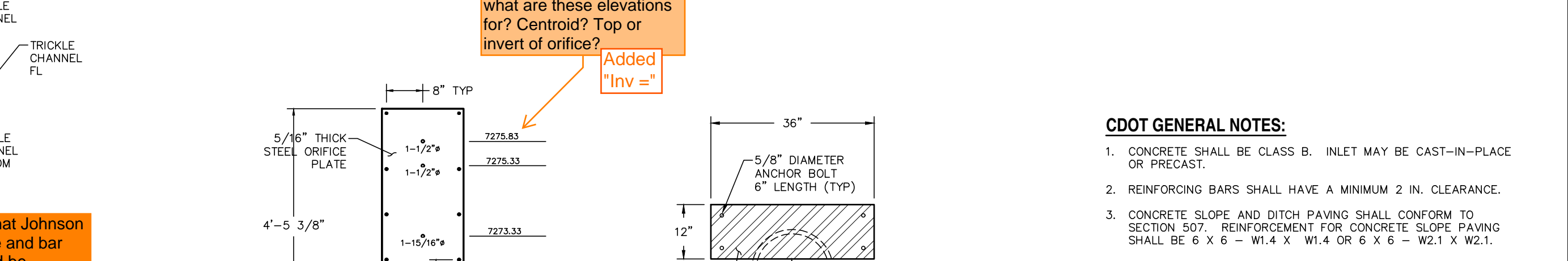
delete text. This is too vague and contradicts the specifics specified in the new soil mixing note below.

Removed

31-37-00

WARNING SIGN DETAIL SCALE: N.T.S.

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.



ORIFICE PLATE (INTERIM)
SCALE: N.T.S.

RESTRICTOR PLATE (INTERIM)
SCALE: N.T.S.

what are these elevations for? Centroid? Top or invert of orifice? Added "Inv ="

Also clarify that Johnson vee wire type and bar grates should be manufactured with exterior bars in the vertical orientation. Typical comment, all ponds.

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



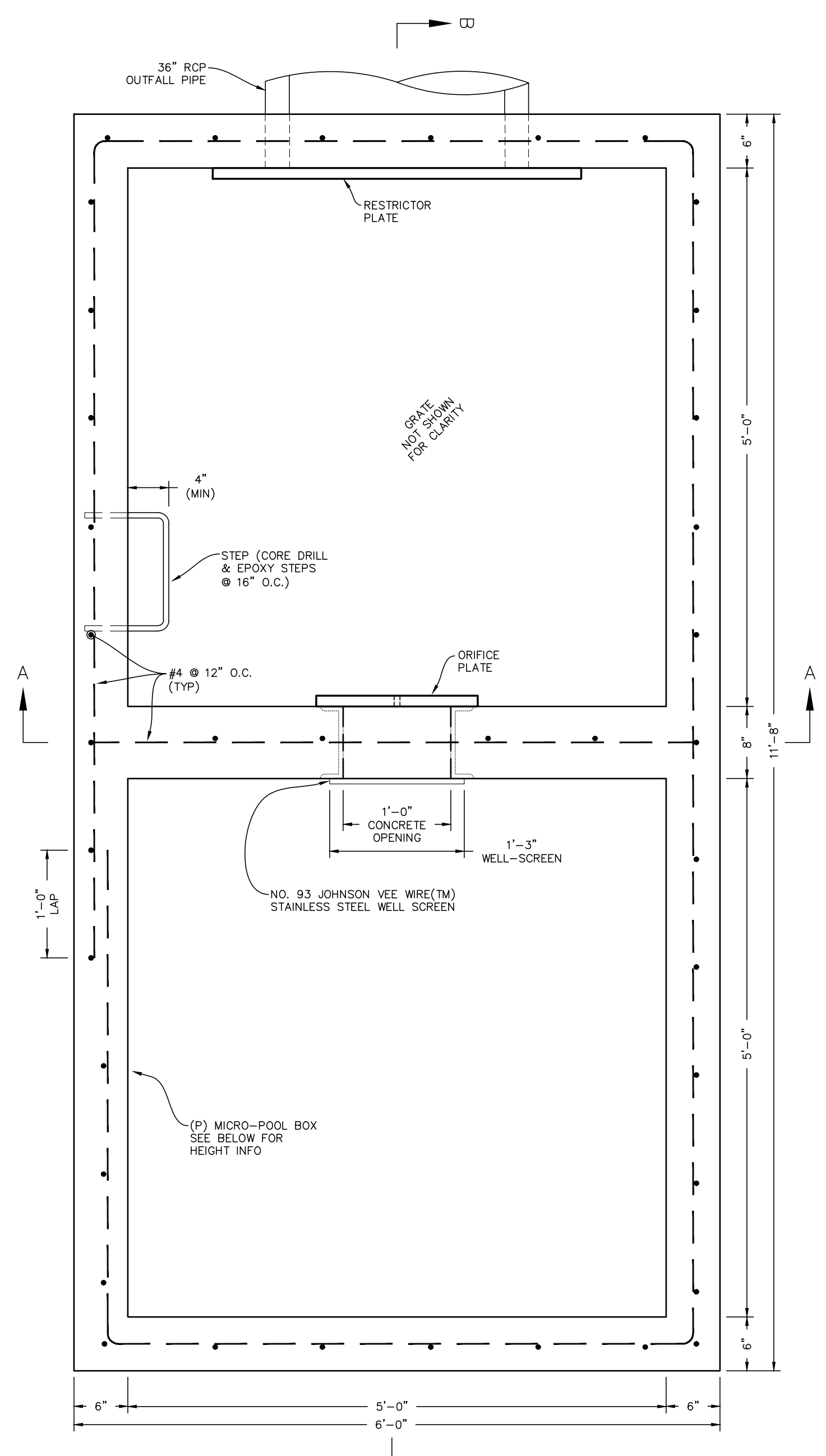
PREPARED FOR:
MONUMENT RIDGE EAST, LLC

5055 LIST DRIVE
COLORADO SPRINGS, CO 80919



DESIGNED BY:	REP	DRAWN BY:
VARIES		MGP
JOB NUMBER		SHEET
24-001		6 OF 27

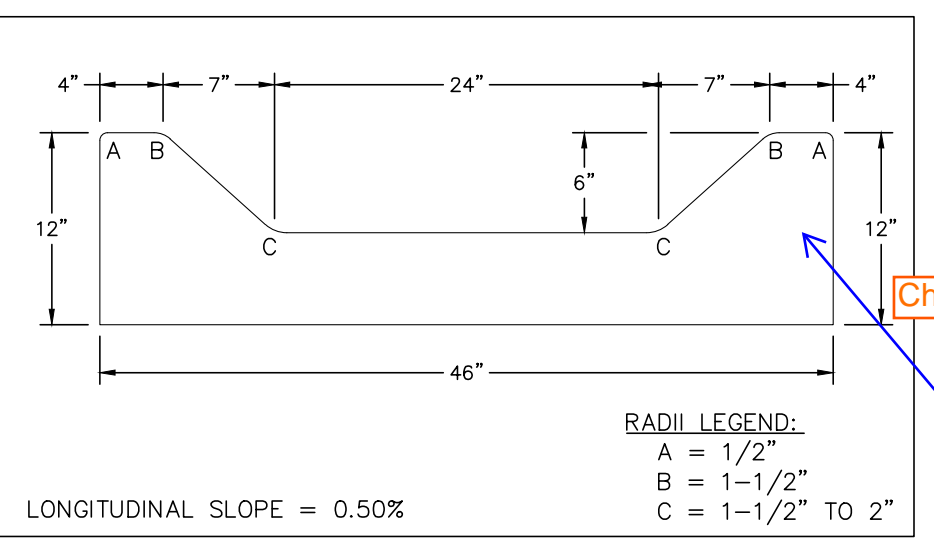
MONUMENT HILL EAST
FILING NO. 1
POND DETAIL PLANS
- POND 2 - [PVT]



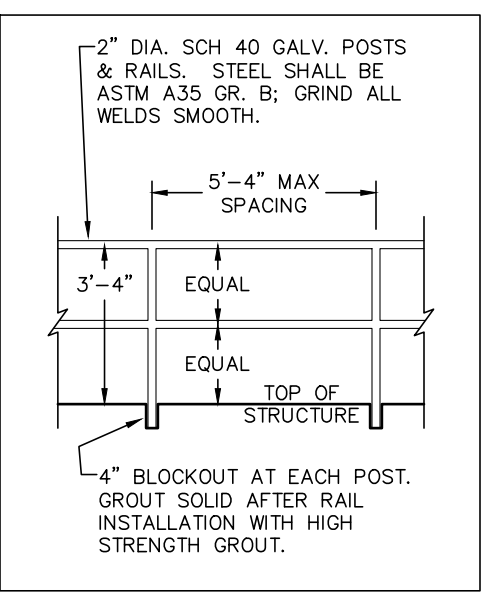
POND OUTFALL STRUCTURE - PLAN VIEW
SCALE: N.T.S.

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

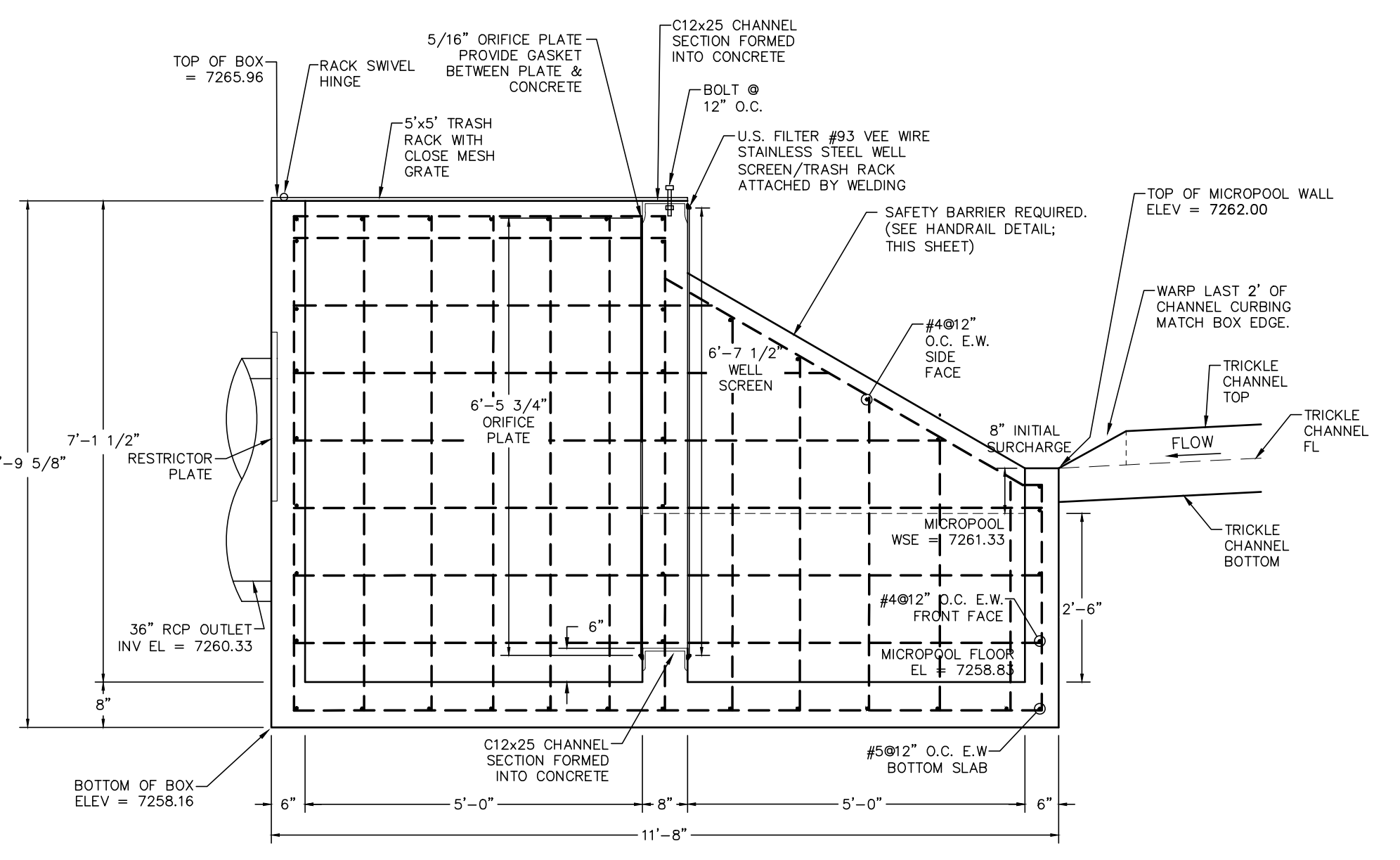
- NOTES:**
- EXISTING VEGETATION SHALL REMAIN IN PLACE (IF POSSIBLE) AND SEE FINAL LANDSCAPE PLAN FOR FINAL POND REVEGETATION.
 - SLOPE POND BOTTOM 2.00% FROM TOE TO TRICKLE CHANNEL.
 - THIS POND WILL NEED A CLAY LINER TO PREVENT GROUNDWATER FROM ENTERING THE POND FACILITY. REFER TO GEOTECHNICAL ENGINEERING STUDY.



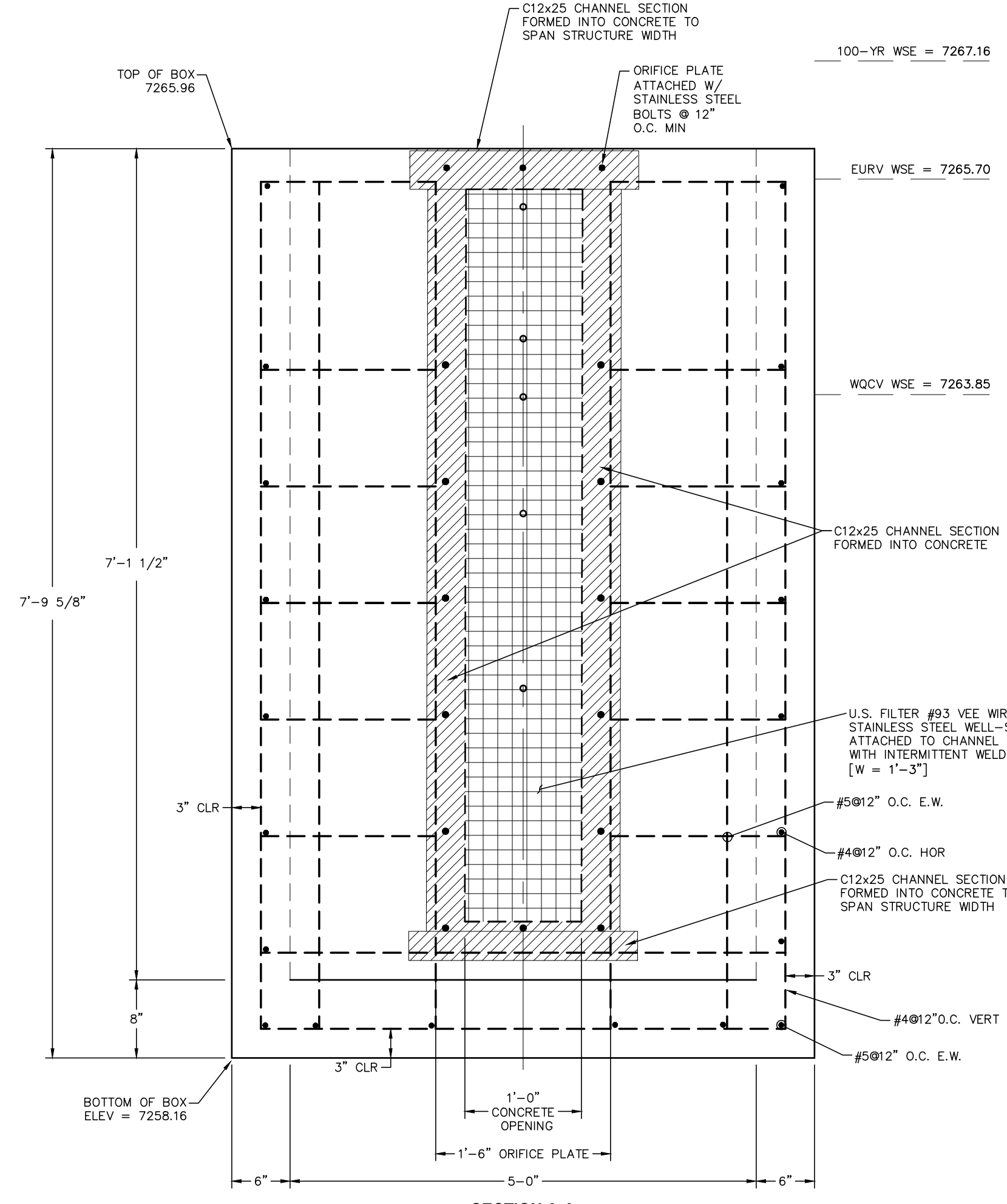
CONCRETE TRICKLE CHANNEL
SCALE: N.T.S.



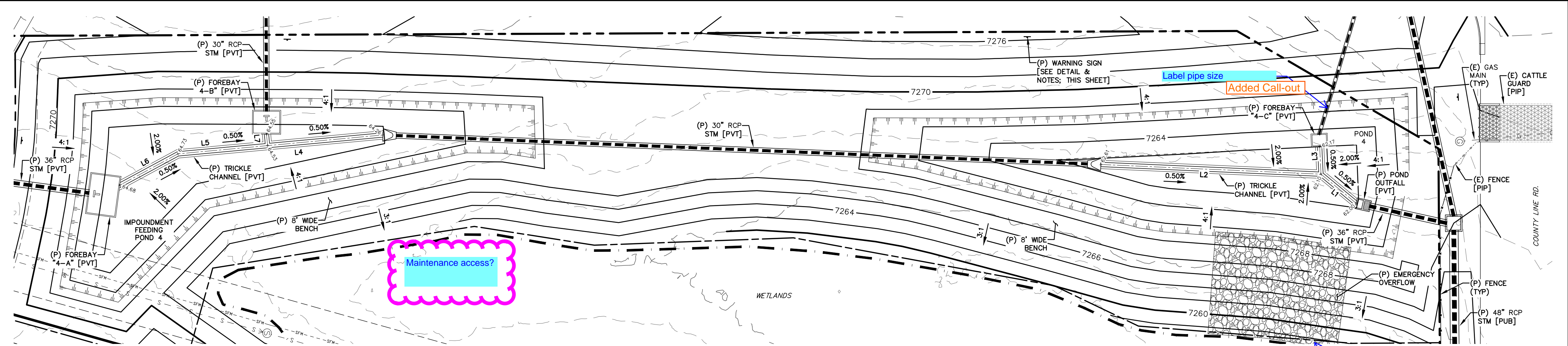
HANDRAIL DETAIL
SCALE: N.T.S.



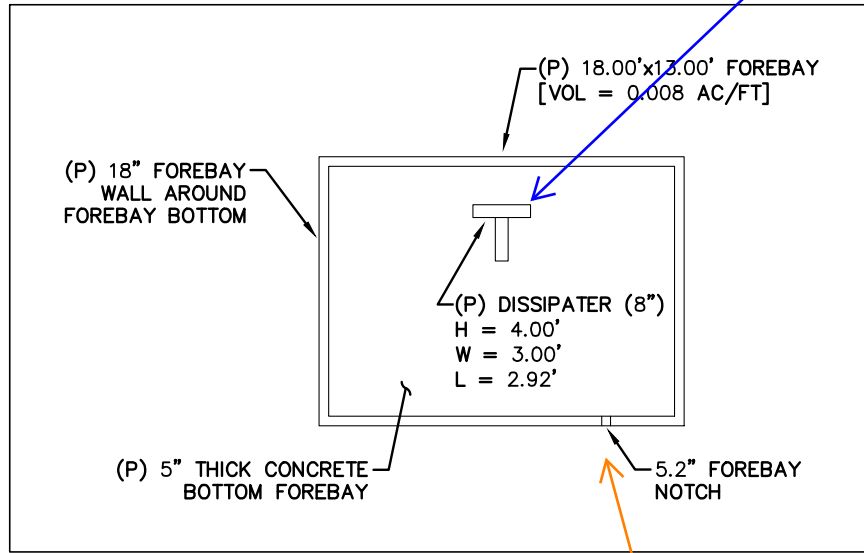
SECTION B-B
SCALE: N.T.S.



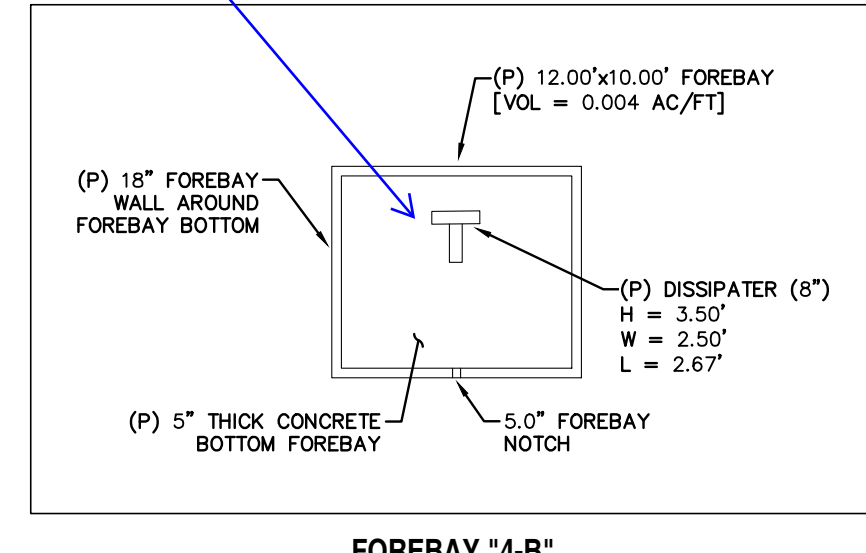
SECTION A-A
SCALE: N.T.S.



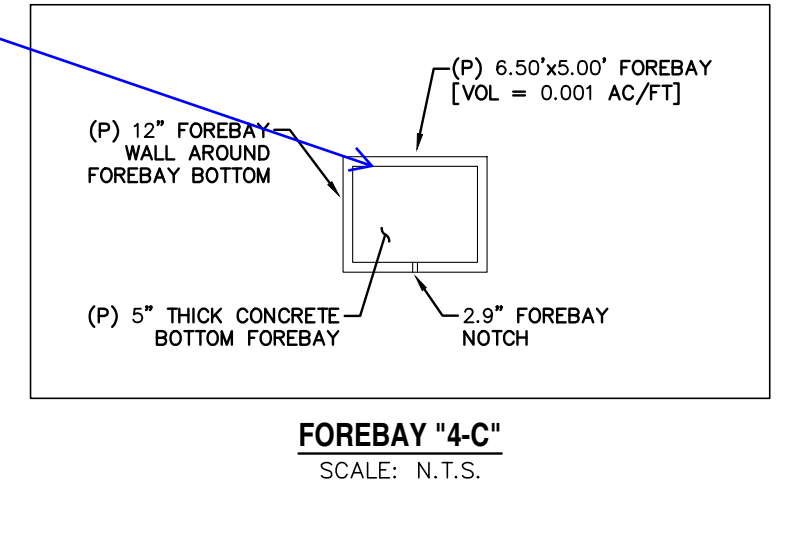
POND 4 - FULL-SPECTRUM EXTENDED DETENTION BASIN (PVT)
SCALE: 1" = 30'



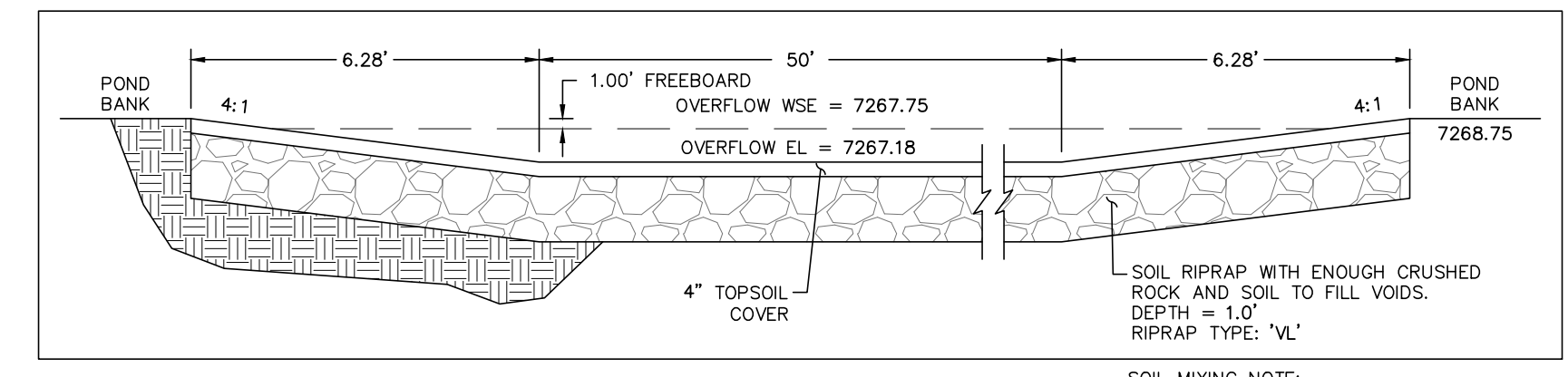
FOREBAY '4-A'
SCALE: N.T.S.



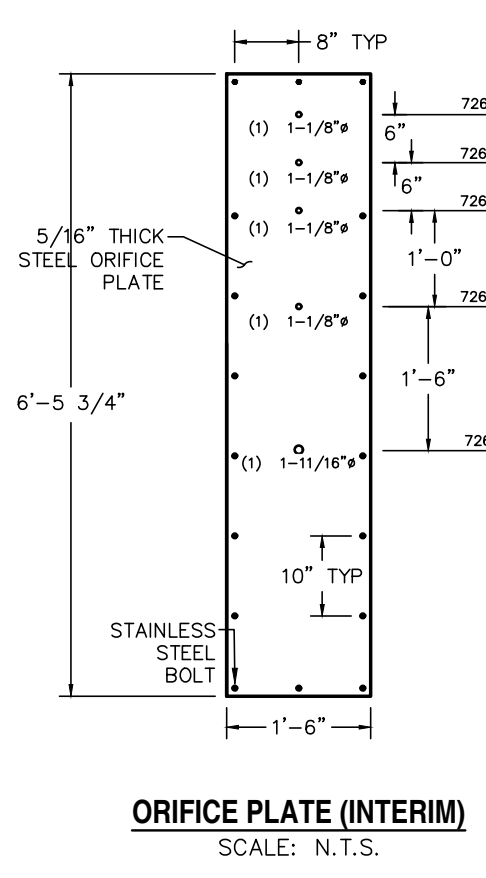
FOREBAY '4-B'
SCALE: N.T.S.



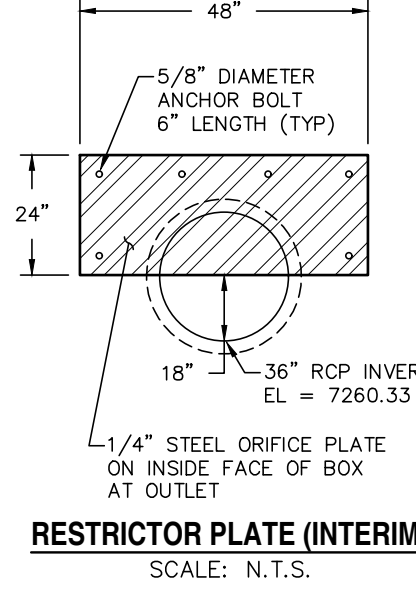
FOREBAY '4-C'
SCALE: N.T.S.



POND OVERFLOW DETAIL
SCALE: N.T.S.



ORIFICE PLATE (INTERIM)
SCALE: N.T.S.



RESTRICTOR PLATE (INTERIM)
SCALE: N.T.S.

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

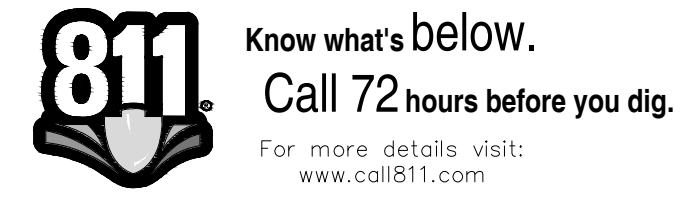
NOTES:

- 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:**
- CONCRETE SHALL BE CLASS B. INLET MAY BE CAST-IN-PLACE OR PRECAST.
 - REINFORCING BARS SHALL HAVE A MINIMUM 2 IN. CLEARANCE.
 - 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.
 - STRUCTURAL STEEL FOR GRATES AND GRATE INSTALLATION HARDWARE SHALL BE GALVANIZED AND SHALL BE IN ACCORDANCE WITH AASHTO M 199.
 - THE STANDARD INLET GRATES SHALL BE USED ON ALL TYPE C INLETS UNLESS CLOSE MESH GRATES ARE SPECIFIED ON PLANS.
 - STEPS SHALL BE PROVIDED WHEN INLET DIMENSION "H" EXCEEDS 3 FT.-6 IN. AND SHALL BE IN ACCORDANCE WITH AASHTO M 199.
 - 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



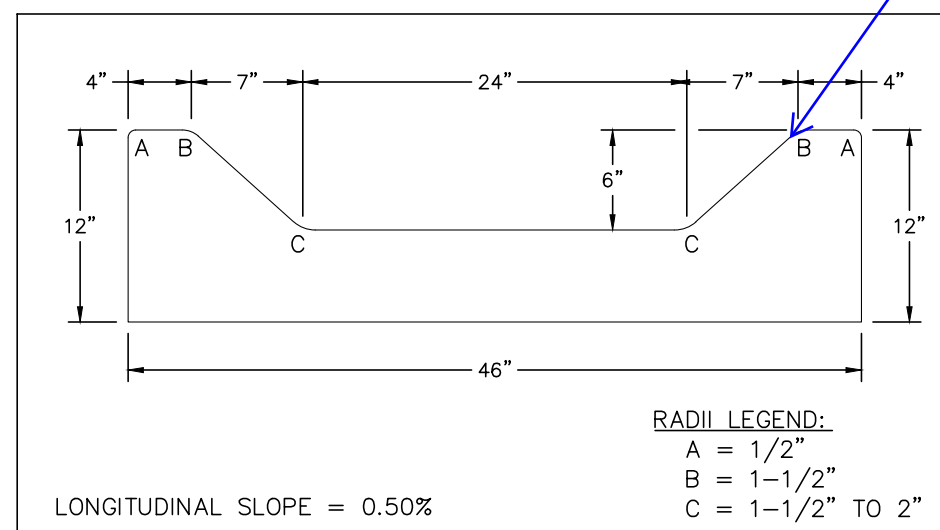
PREPARED FOR:
MONUMENT RIDGE EAST, LLC
5055 LIST DRIVE
COLORADO SPRINGS, CO 80919

PREPARE
NOT FOR CONSTRUCTION
RAYMO

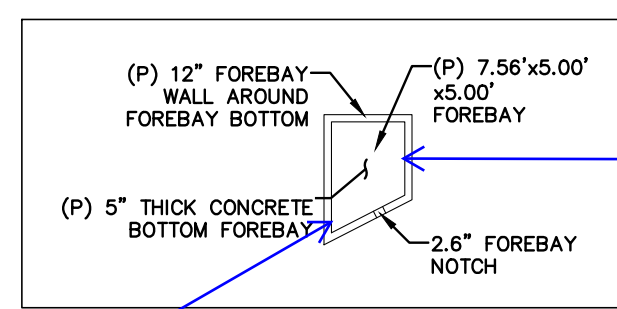


MONUMENT HILL EAST
FILING NO. 1
POND DETAIL PLANS
- POND 4 - (PVT)

DESIGNED BY:	REP	DRAWN BY:	MGP
VARIES			
JOB NUMBER	24-001	SHEET	7 OF 27



CONCRETE TRICKLE CHANNEL
SCALE: N.T.S.



FOREBAY "5-A"
SCALE: N.T.S.

Provide dimensions to show placement of dissipator within forebay

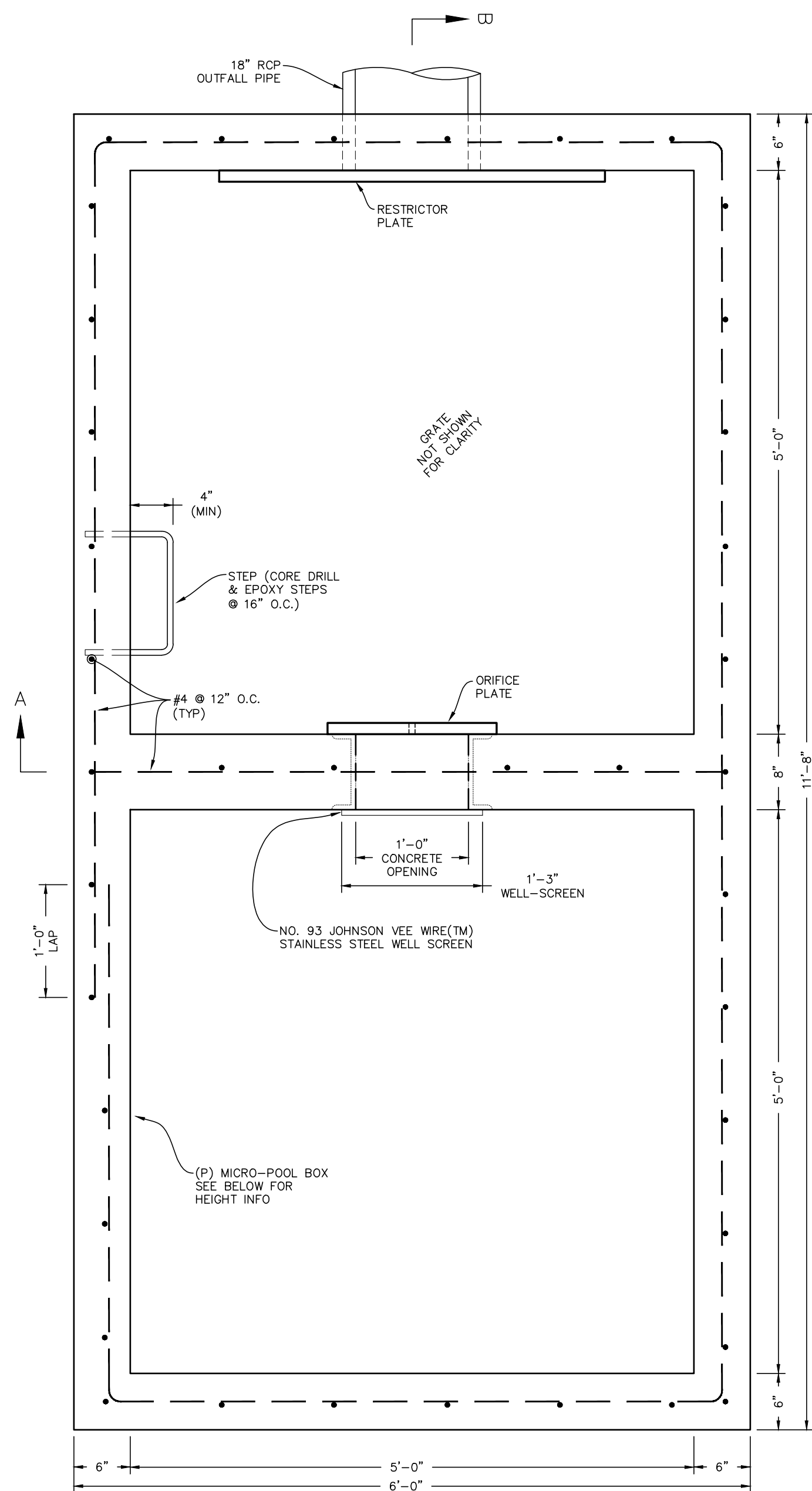
Added Dims

Include T-block and baffles

Added

Per FDR, all trickle channels designed as rectangular not trapezoidal channels. Please revise detail to match with FDR.

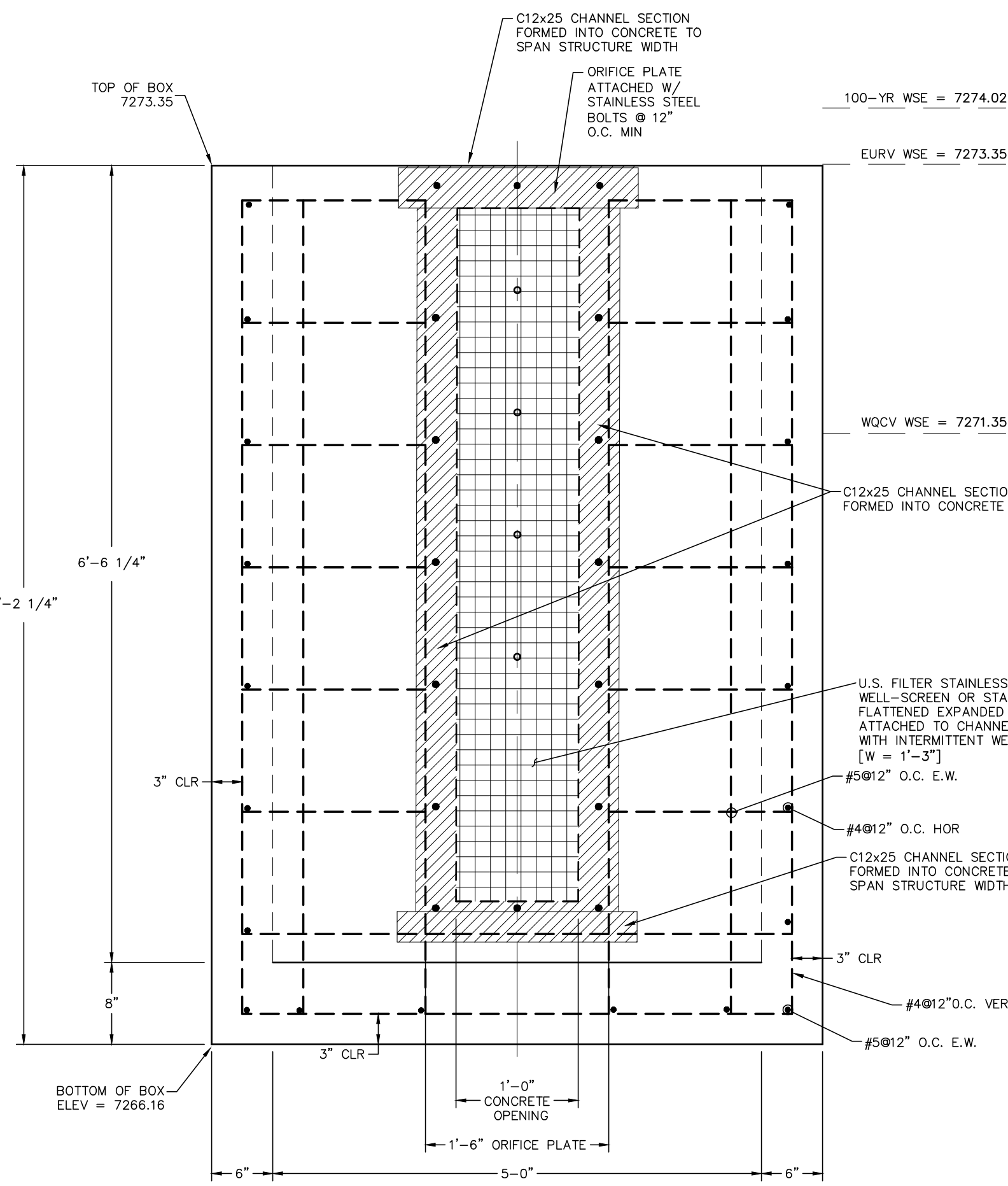
Changed



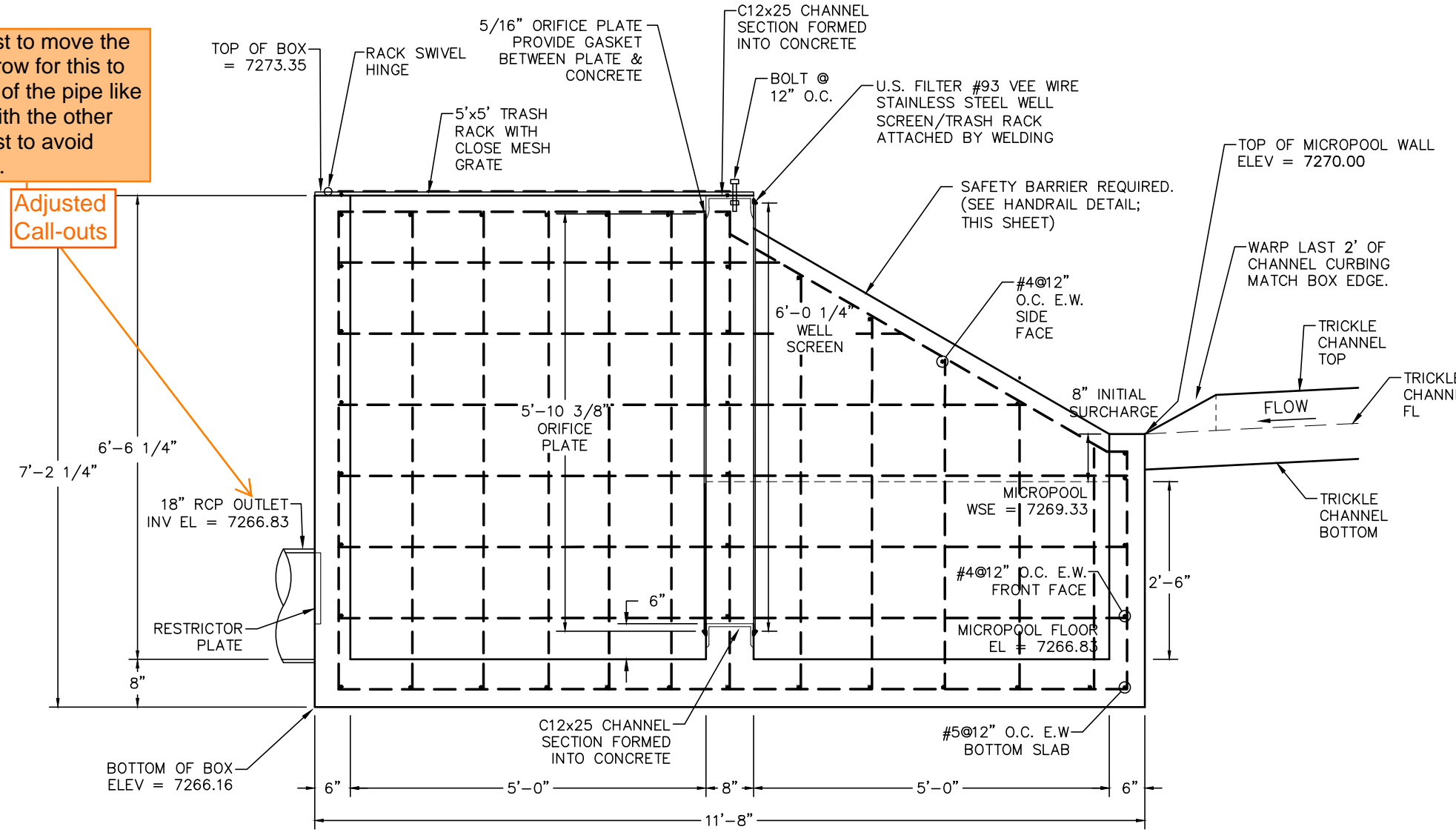
POND OFFFALL STRUCTURE - PLAN VIEW
SCALE: N.T.S.

it'd be best to move the callout arrow for this to the invert of the pipe like you did with the other ponds, just to avoid confusion.

Adjusted Call-outs



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



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

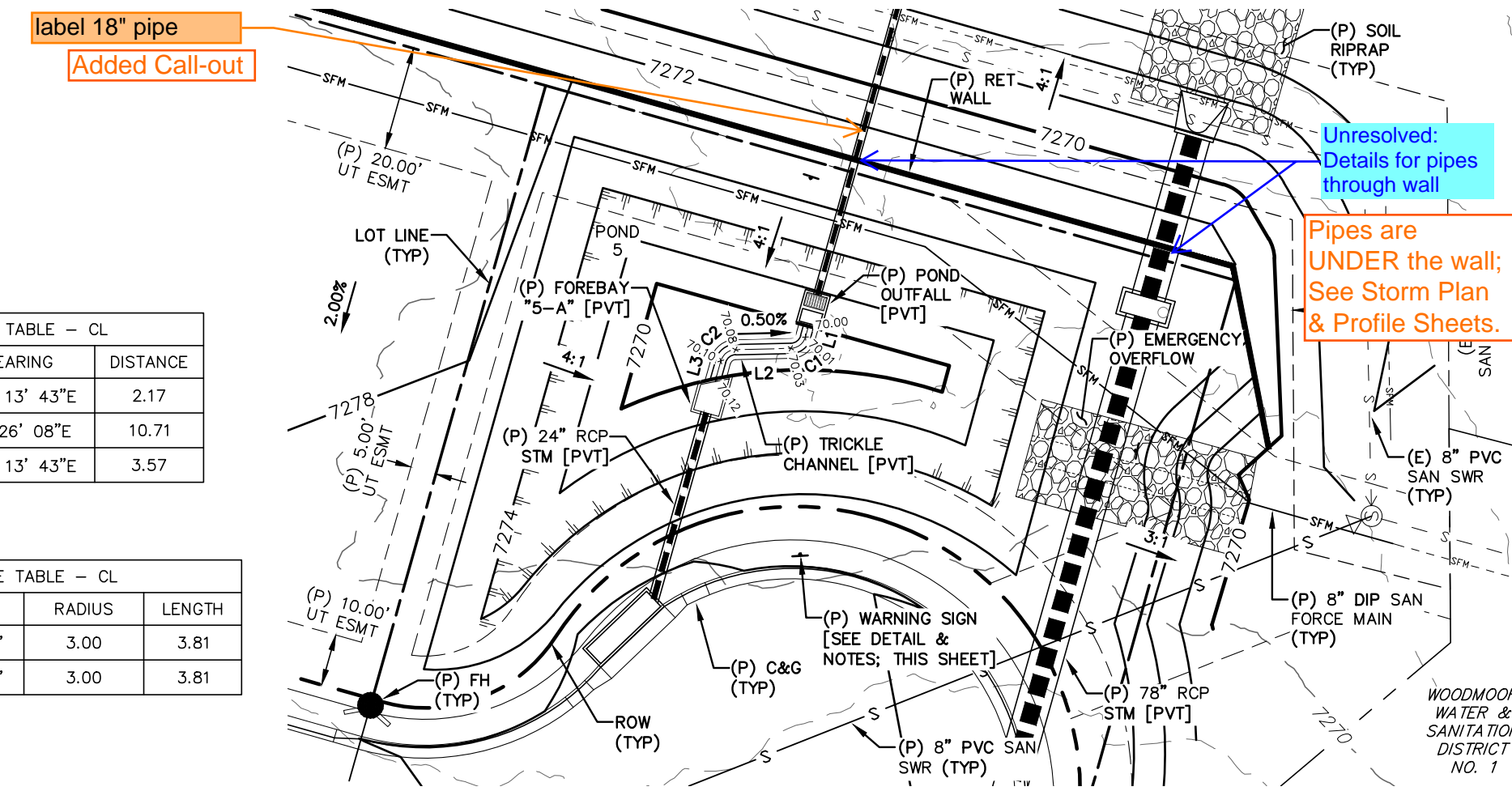
LINE TABLE - CL

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

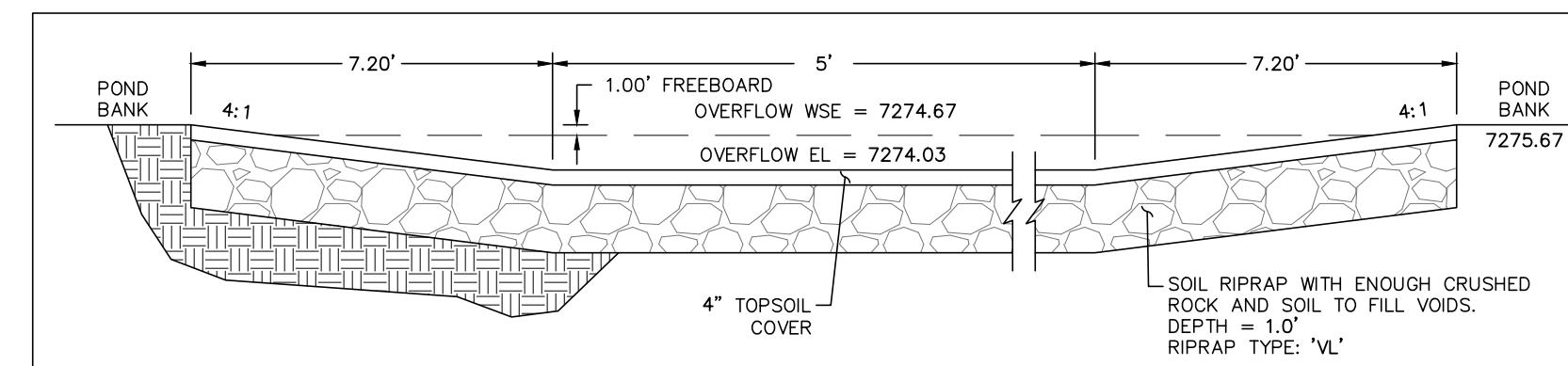
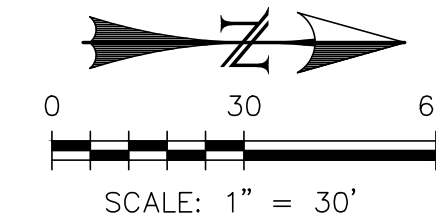
CURVE TABLE - CL

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

- NOTES:**
- EXISTING VEGETATION SHALL REMAIN IN PLACE (IF POSSIBLE) AND SEE FINAL LANDSCAPE PLAN FOR FINAL POND REVEGETATION.
 - SLOPE POND BOTTOM 2.00% FROM TOE TO TRICKLE CHANNEL.
 - THIS POND MAY NEED A CLAY LINER TO PREVENT GROUNDWATER FROM ENTERING THE POND FACILITY. REFER TO GEOTECHNICAL ENGINEERING STUDY.

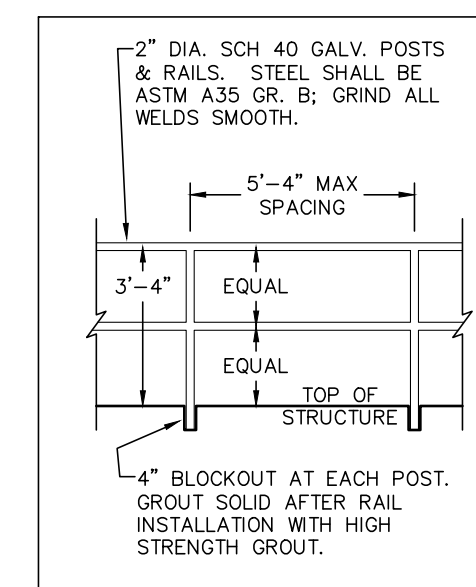


POND 5 - FULL-SPECTRUM EXTENDED DETENTION BASIN [PVT]
SCALE: 1" = 30'

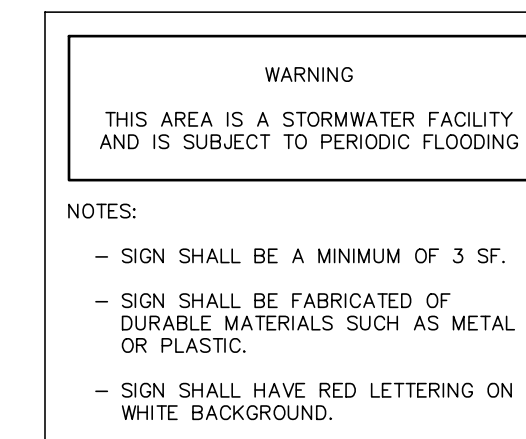


POND OVERFLOW DETAIL
SCALE: N.T.S.

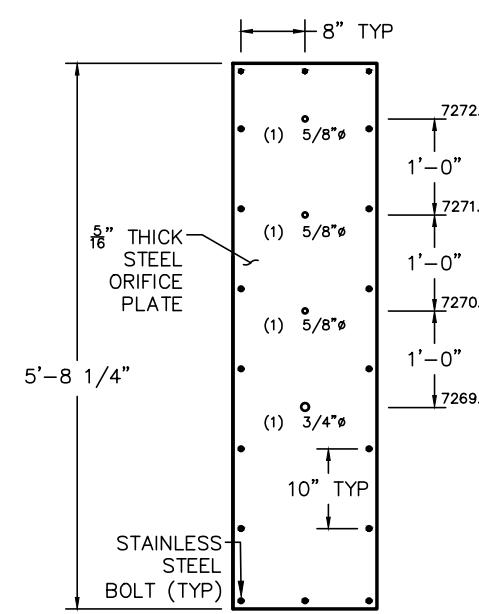
SOIL MIXING NOTE: PER MHD SPECIFICATION SECTION 21-37-00, THE SOIL MATERIAL SHALL BE NATIVE OR TOPSOIL AND MIXED WITH 65% RIPRAP AND 35% SOIL BY VOLUME. SOIL RIPRAP SHALL CONSIST OF A UNIFORM MIXTURE OF SOIL AND RIPRAP WITHOUT VOIDS.



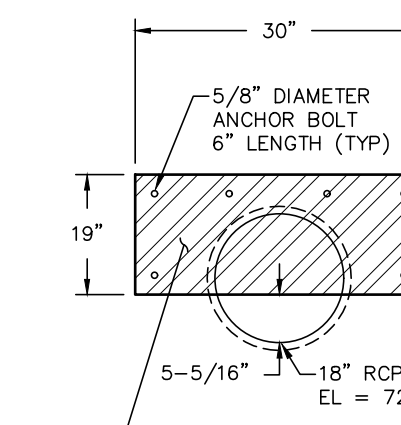
HANDRAIL DETAIL
SCALE: N.T.S.



WARNING SIGN DETAIL
SCALE: N.T.S.



ORIFICE PLATE (INTERIM/FUTURE)
SCALE: N.T.S.



RESTRICTOR PLATE (INTERIM/FUTURE)
SCALE: N.T.S.

CDOT GENERAL NOTES:

- CONCRETE SHALL BE CLASS B. INLET MAY BE CAST-IN-PLACE OR PRECAST.
- REINFORCING BARS SHALL HAVE A MINIMUM 2 IN. CLEARANCE.
- 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.
- STRUCTURAL STEEL FOR GRATES AND GRATE INSTALLATION HARDWARE SHALL BE GALVANIZED AND SHALL BE IN ACCORDANCE WITH 712.06.
- THE STANDARD INLET GRATES SHALL BE USED ON ALL TYPE C INLETS UNLESS CLOSE MESH GRATES ARE SPECIFIED ON THE PLANS.
- STEPS SHALL BE PROVIDED WHEN INLET DIMENSION "H" EXCEEDS 3 FT.-6 IN. AND SHALL BE IN ACCORDANCE WITH ASHTO M 199.
- 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



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



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

DESIGNED BY:	REP	DRAWN BY:	MGP
SCALE:	VARIABLES	DATE:	12/27/25
JOB NUMBER:	24-001	SHEET:	8 OF 27

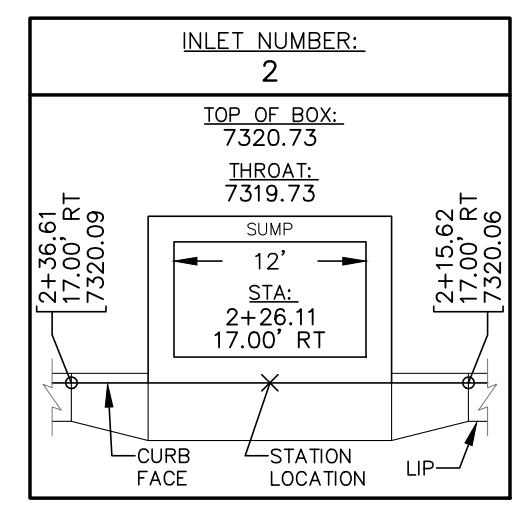
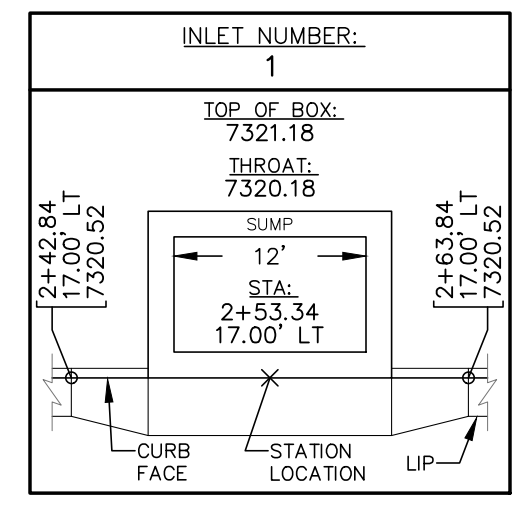
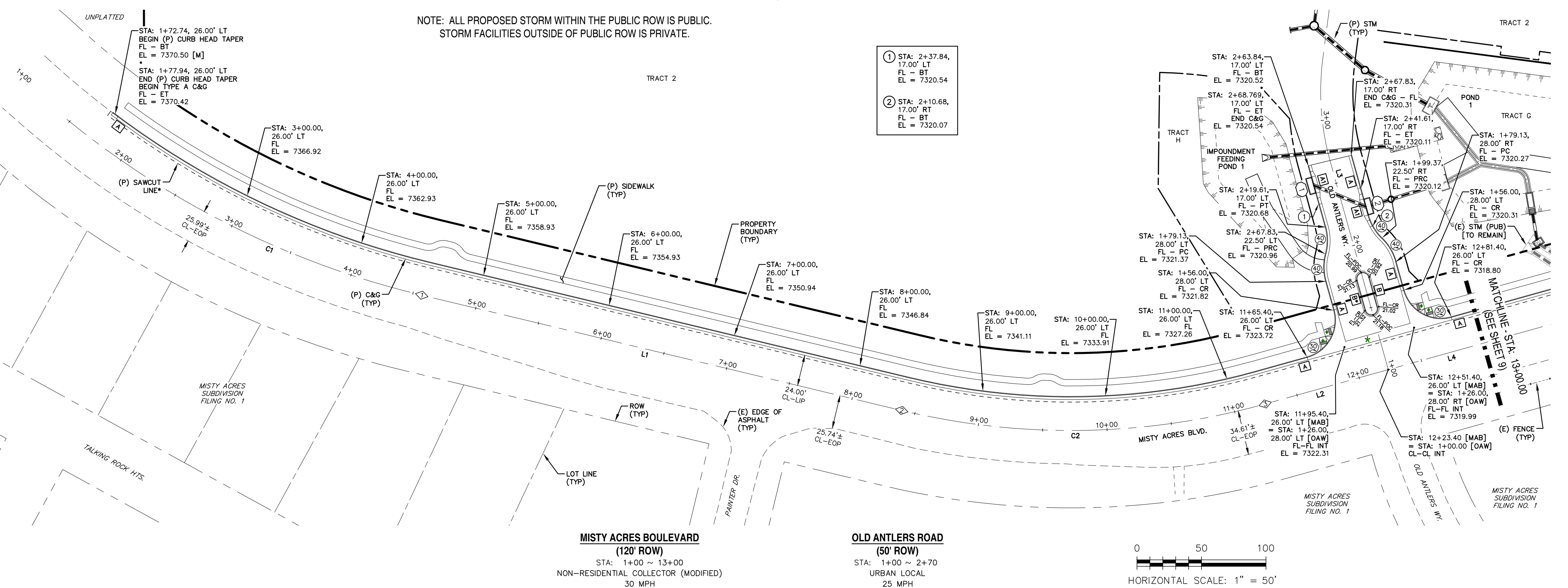
*** SAWCUT & PAVEMENT NOTES:**

- EXISTING PAVEMENT MAY BE ROUGH CUT INITIALLY.
- A SQUARE VERTICAL CUT SHALL BE MADE IN THE EXISTING A.C. PAVEMENT AFTER PLACEMENT OF BACKFILL PRIOR TO PAVEMENT REPLACEMENT.
- 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.

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

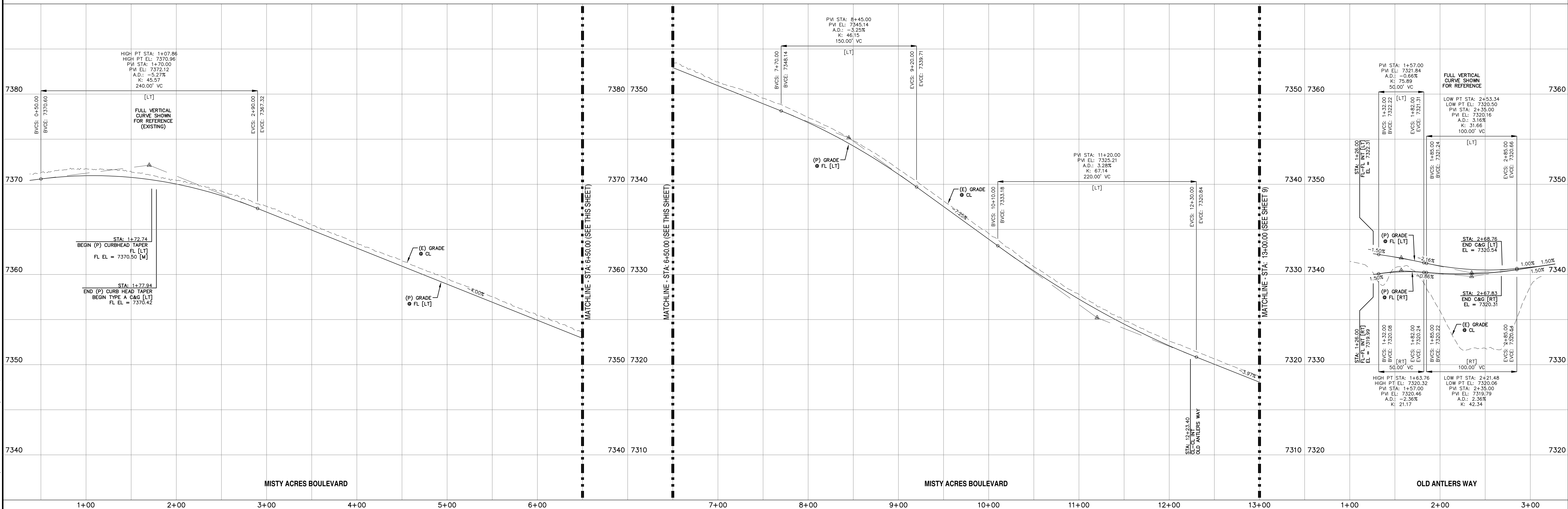
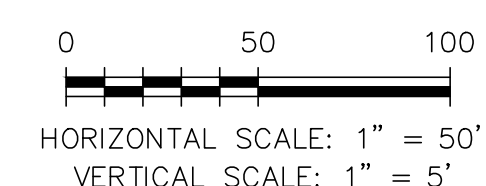
LINE TABLE - CL		
LINE	BEARING	DISTANCE
L1	N13° 30' 52"E	382.56
L2	N15° 34' 31"W	99.01
L3	S74° 25' 29"W	167.83
L4	N15° 34' 31"W	276.60

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



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)
- CROSSSPAN (REF: SD.2-26)
- CURB TYPE CALL-OUT
- CURB RETURN RADIUS

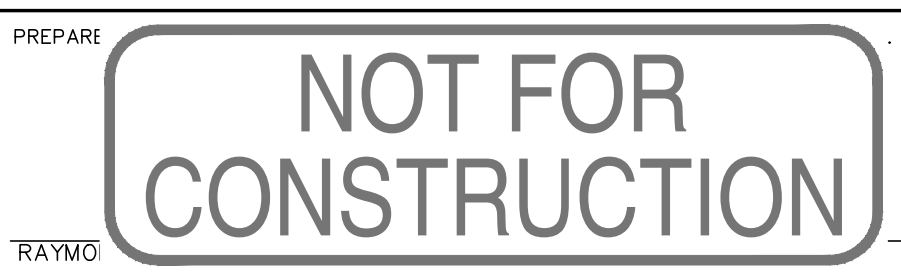


REV.	DESCRIPTION	DATE
1	ADDRESS AGENCY COMMENTS	11/04/25
2	ADDRESS AGENCY COMMENTS	12/31/25



STREET NAME ABBREVIATIONS:
 MISTY ACRES BOULEVARD = MAB
 MONUMENT HILL ROAD [EAST] = MHE
 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



DESIGNED BY: MGP
 DRAWN BY: MGP
 SCALE: 1" = 50'
 DATE: 04/02/25
 JOB NUMBER: 24-001
 SHEET: 9 OF 27

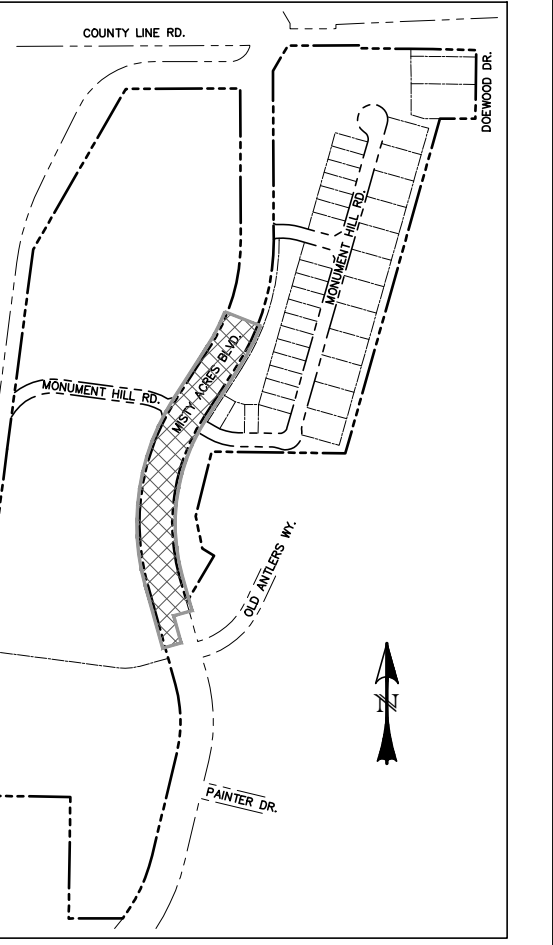
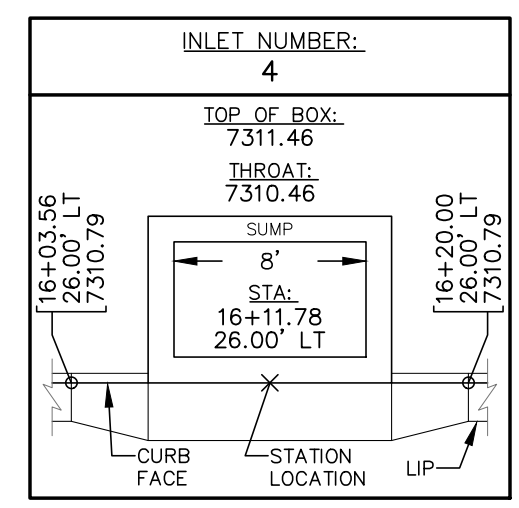
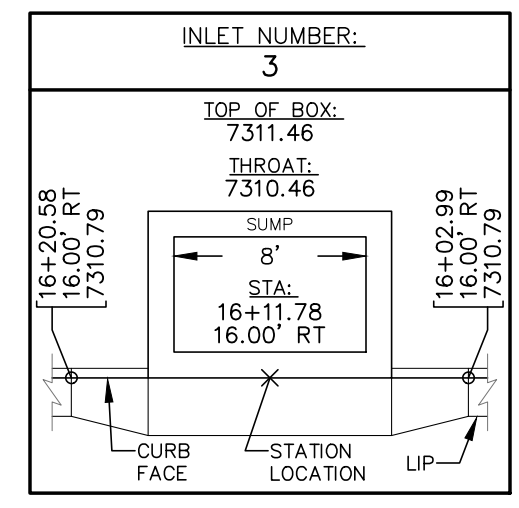
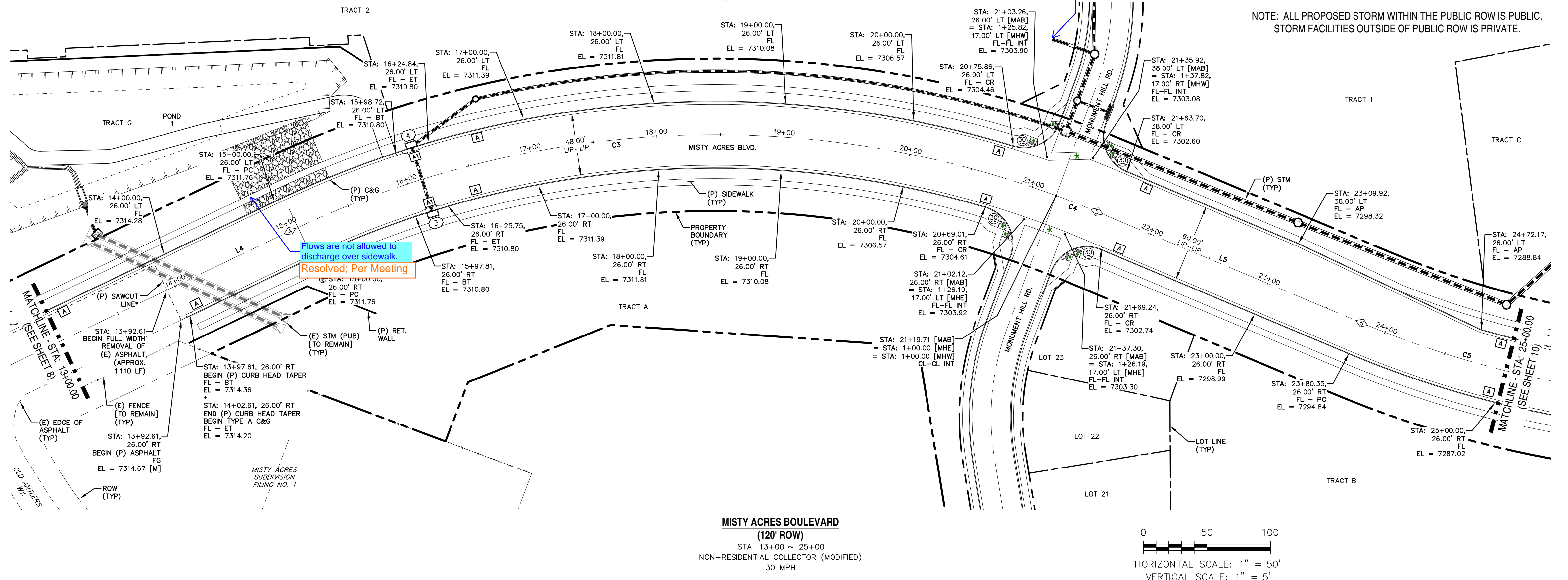
P:\Projects\24-001\24-001-001\24-001-001-001.dwg - 11/04/25 10:28:19 AM - 11/04/25 10:28:19 AM - 11/04/25 10:28:19 AM - 11/04/25 10:28:19 AM

*** SAWCUT & PAVEMENT NOTES:**

- EXISTING PAVEMENT MAY BE ROUGH CUT INITIALLY.
- A SQUARE VERTICAL CUT SHALL BE MADE IN THE EXISTING A.C. PAVEMENT AFTER PLACEMENT OF BACKFILL PRIOR TO PAVEMENT REPLACEMENT.
- 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,
 PER GEOTECHNICAL ENGINEERS RECOMMENDATION, WHICHEVER IS GREATER.

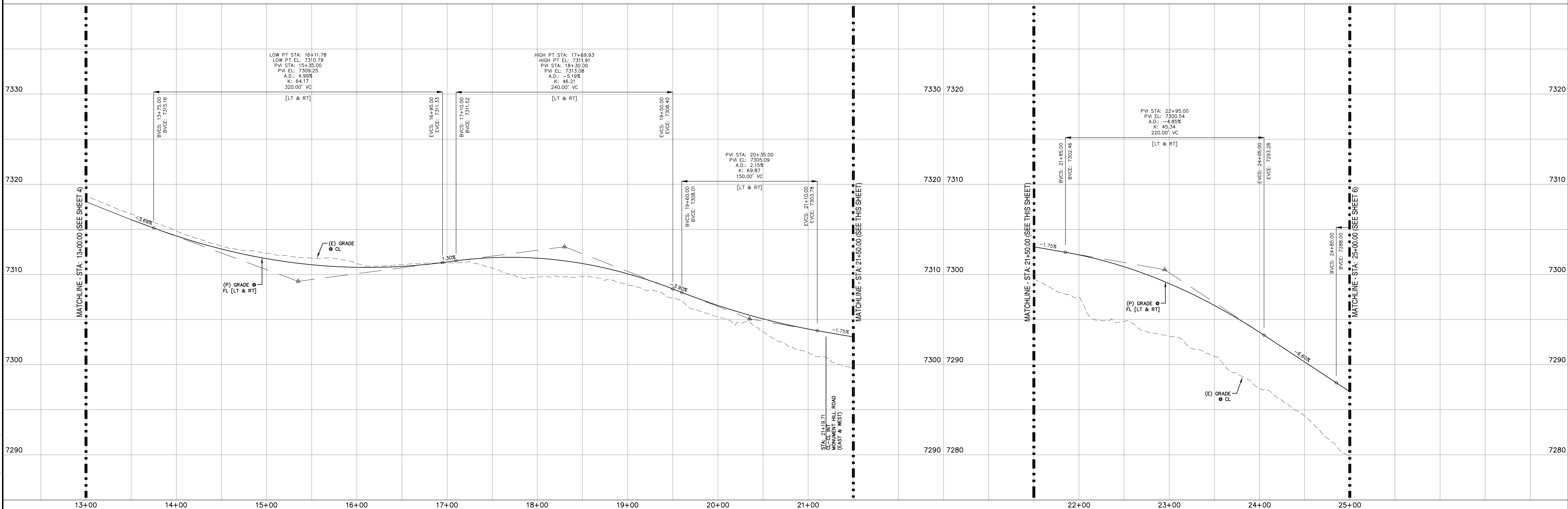
LINE	BEARING	DISTANCE
L4	N15° 34' 31"W	276.60
L5	N32° 47' 55"E	226.03

CURVE	DELTA	RADIUS	LENGTH
C3	45°48'55"	775.00	619.71
C4	2°33'30"	775.00	34.60
C5	33°01'35"	775.00	446.72



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)
- * CROSSSPAN (REF: SD_2-26)
- 1 CURB TYPE CALL-OUT
- ⊙ CURB RETURN RADIUS

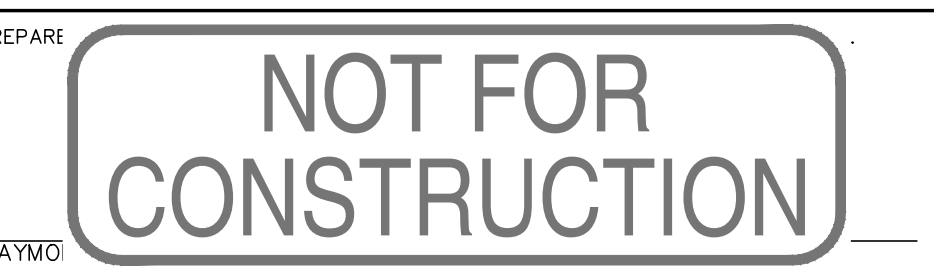


REV.	DESCRIPTION	DATE
1	ADDRESS AGENCY COMMENTS	11/04/25
2	ADDRESS AGENCY COMMENTS	12/31/25



STREET NAME ABBREVIATIONS:
 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

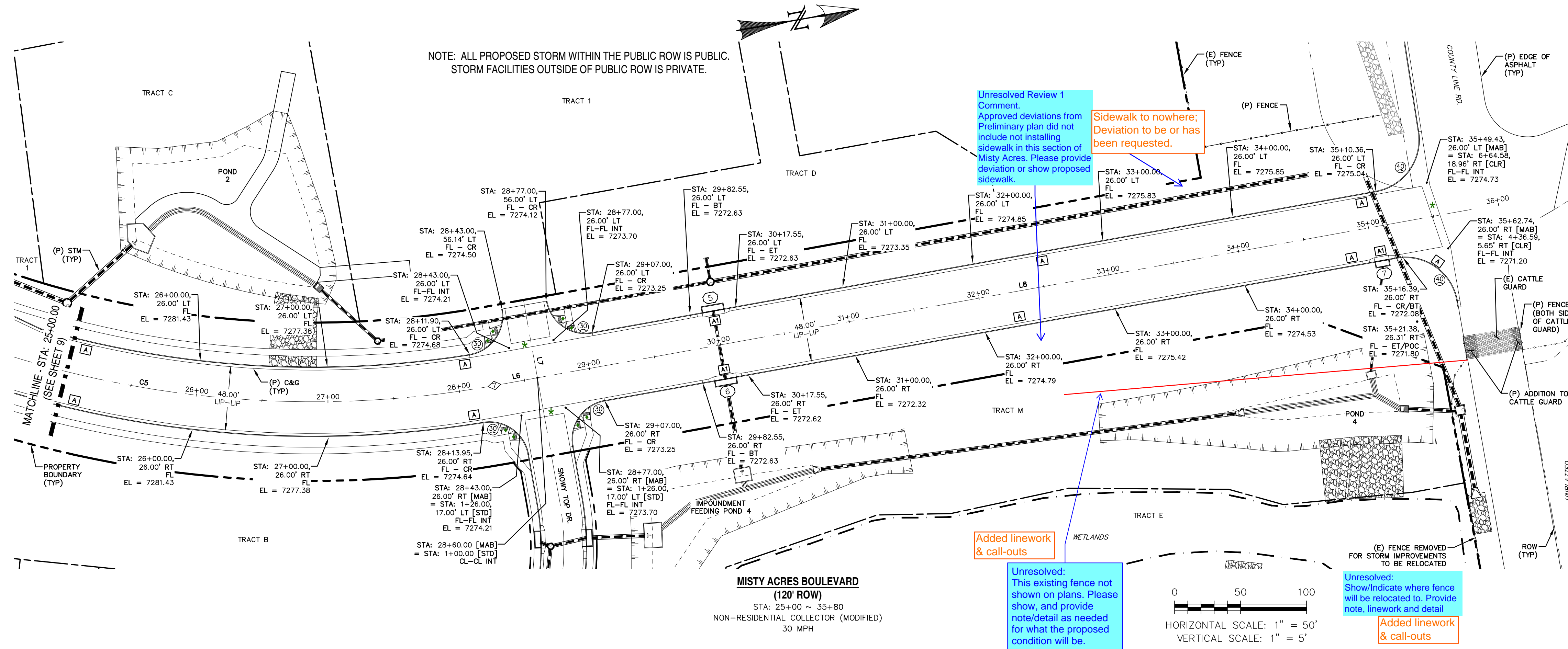


DESIGNED BY: MGP
 DRAWN BY: MGP
 SCALE: 1" = 50'
 DATE: 04/02/25
 JOB NUMBER: 24-001
 SHEET: 10 OF 27

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

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



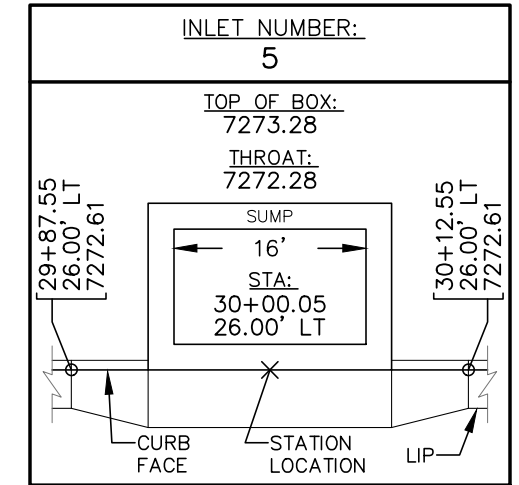
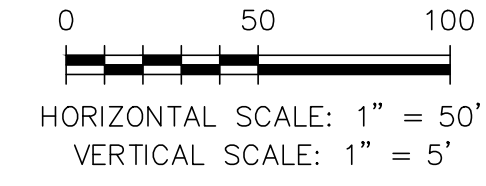
NOTE: ALL PROPOSED STORM WITHIN THE PUBLIC ROW IS PUBLIC.
STORM FACILITIES OUTSIDE OF PUBLIC ROW IS PRIVATE.

Unresolved Review 1 Comment:
Approved deviations from Preliminary plan did not include not installing sidewalk in this section of Misty Acres. Please provide deviation or show proposed sidewalk.

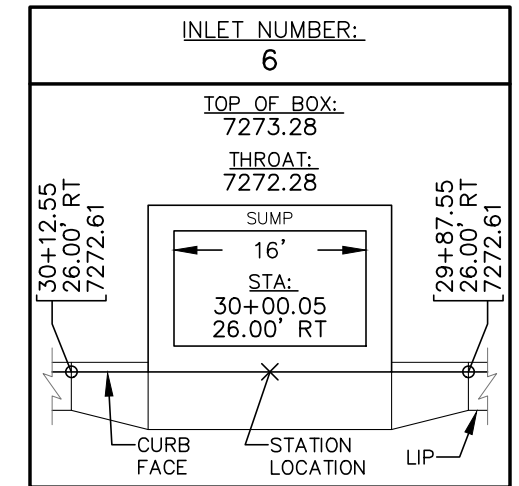
Sidewalk to nowhere; Deviation to be or has been requested.

Unresolved:
This existing fence not shown on plans. Please show, and provide note/detail as needed for what the proposed condition will be.

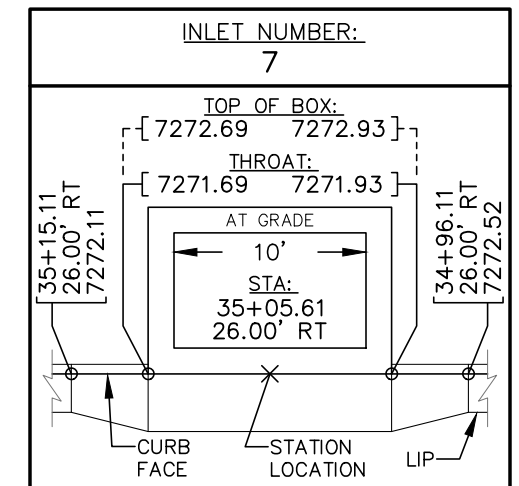
Unresolved:
Show/Indicate where fence will be relocated to. Provide note, linework and detail.



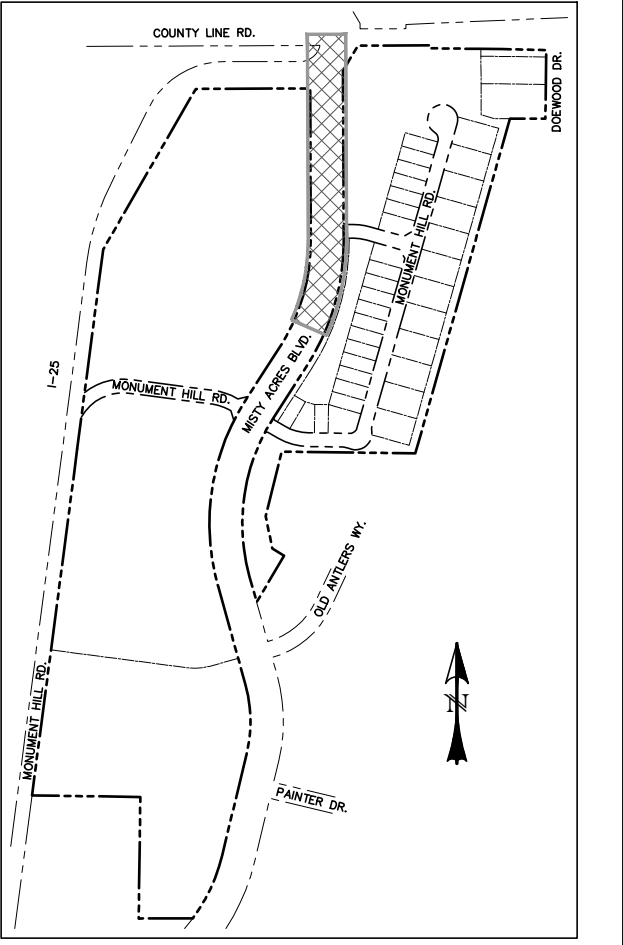
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SCALE: N.T.S.



INLET DATA
SCALE: N.T.S.



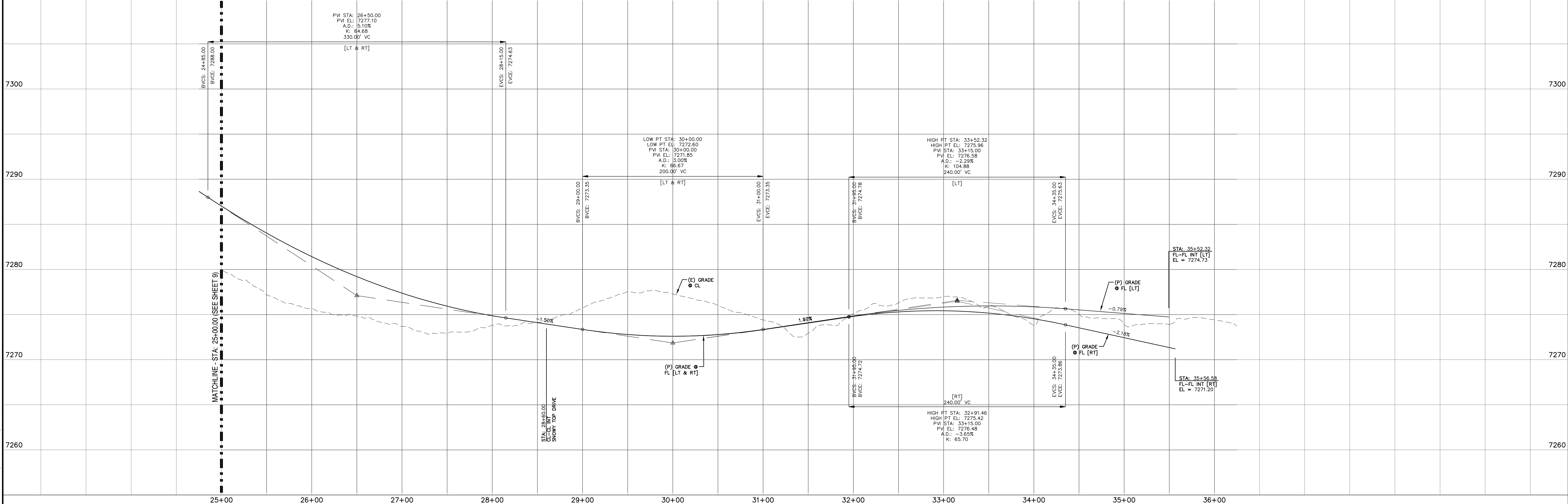
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SCALE: N.T.S.



LOCATION MAP
SCALE: N.T.S.

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

- ◆ INTERSECTION PED. RAMP (REF: SD_2-41)
- ★ CROSSSPAN (REF: SD_2-26)
- CURB TYPE CALL-OUT
- ⊙ CURB RETURN RADIUS



REV.	DESCRIPTION	DATE
1	ADDRESS AGENCY COMMENTS	11/04/25
2	ADDRESS AGENCY COMMENTS	12/31/25



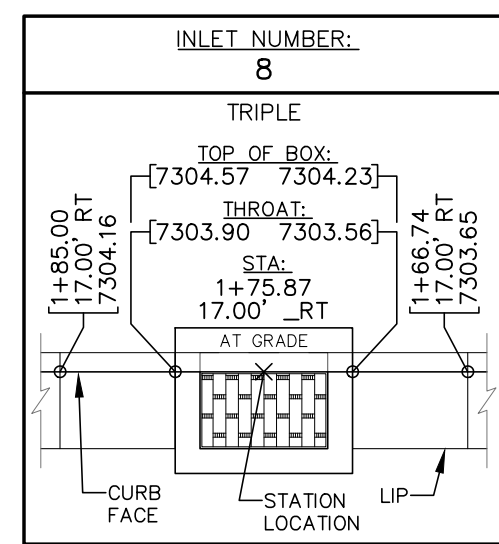
STREET NAME ABBREVIATIONS:
 MISTY ACRES BOULEVARD = MAB
 MONUMENT HILL ROAD [EAST] = MHE
 MONUMENT HILL ROAD [WEST] = MHW
 SNOWY TOP DRIVE = STD
 COUNTY LINE ROAD (SECTION LINE) = CLR
 (CENTER LINE BASED ON THE NORTH LINE OF THE SW 1/4 OF SECTION 2, T11S, R67W)

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

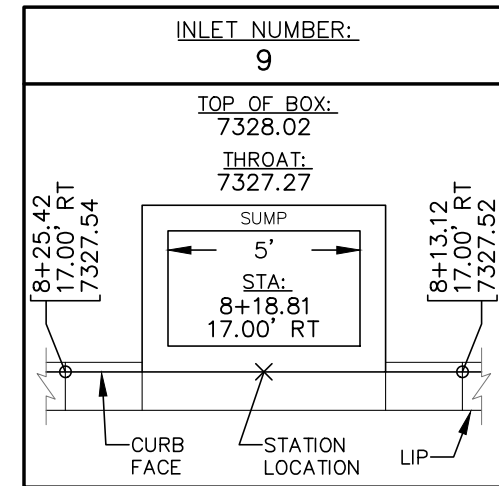


MONUMENT HILL EAST
 FILING NO. 1
 STREET IMPROVEMENT
 PLAN & PROFILE

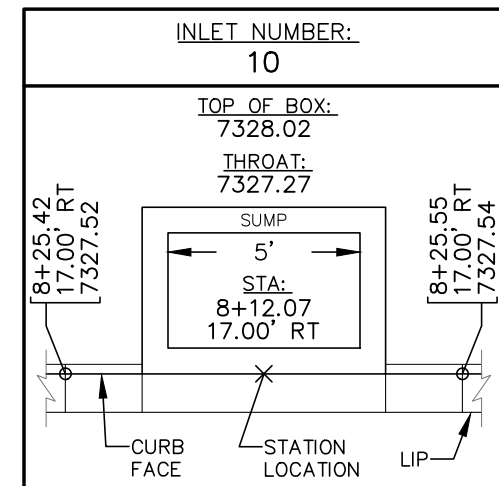
DESIGNED BY: MGP	DRAWN BY: MGP
SCALE: 1" = 50'	DATE: 04/02/25
JOB NUMBER: 24-001	SHEET: 11 OF 27



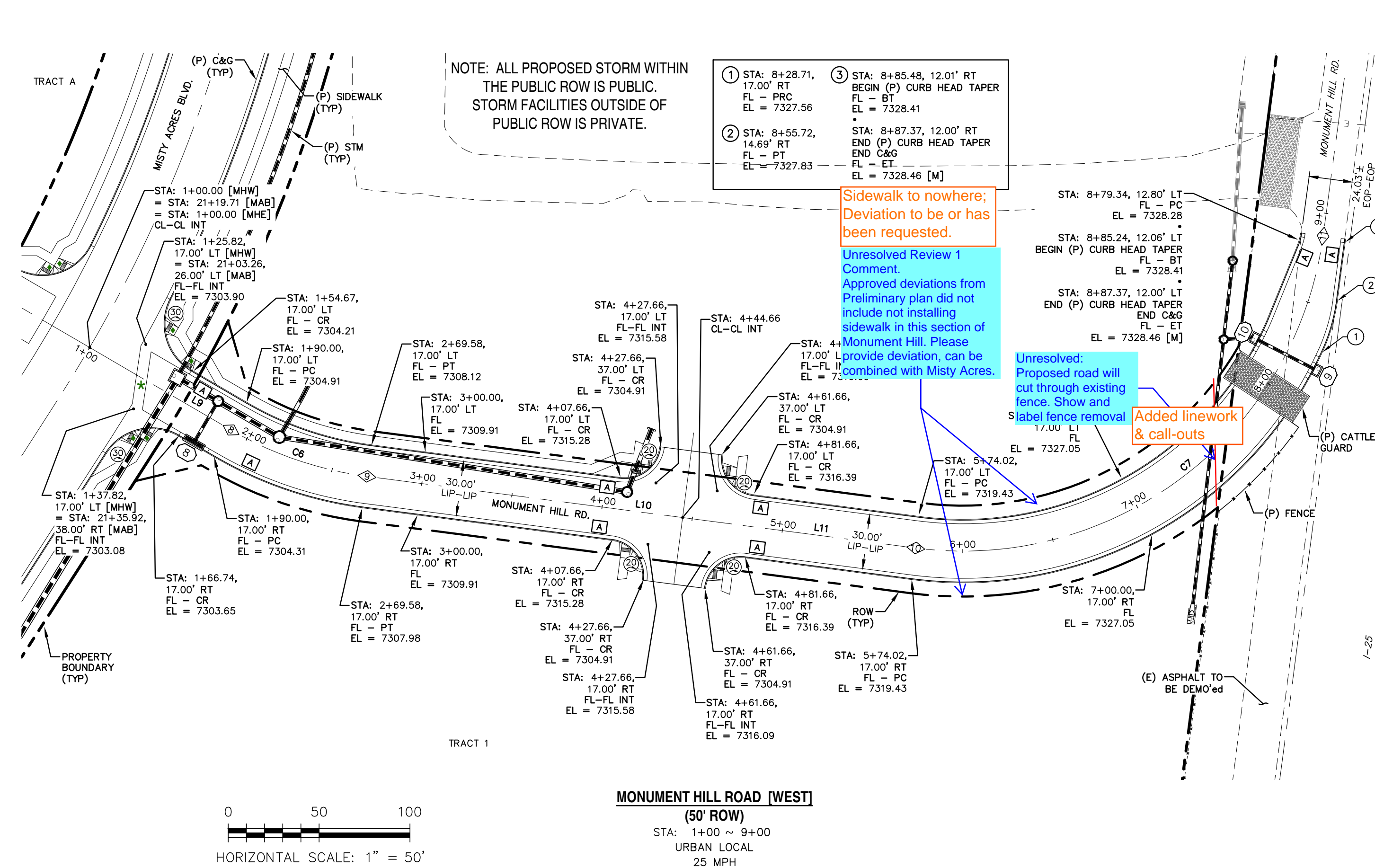
INLET DATA
SCALE: N.T.S.



INLET DATA
SCALE: N.T.S.

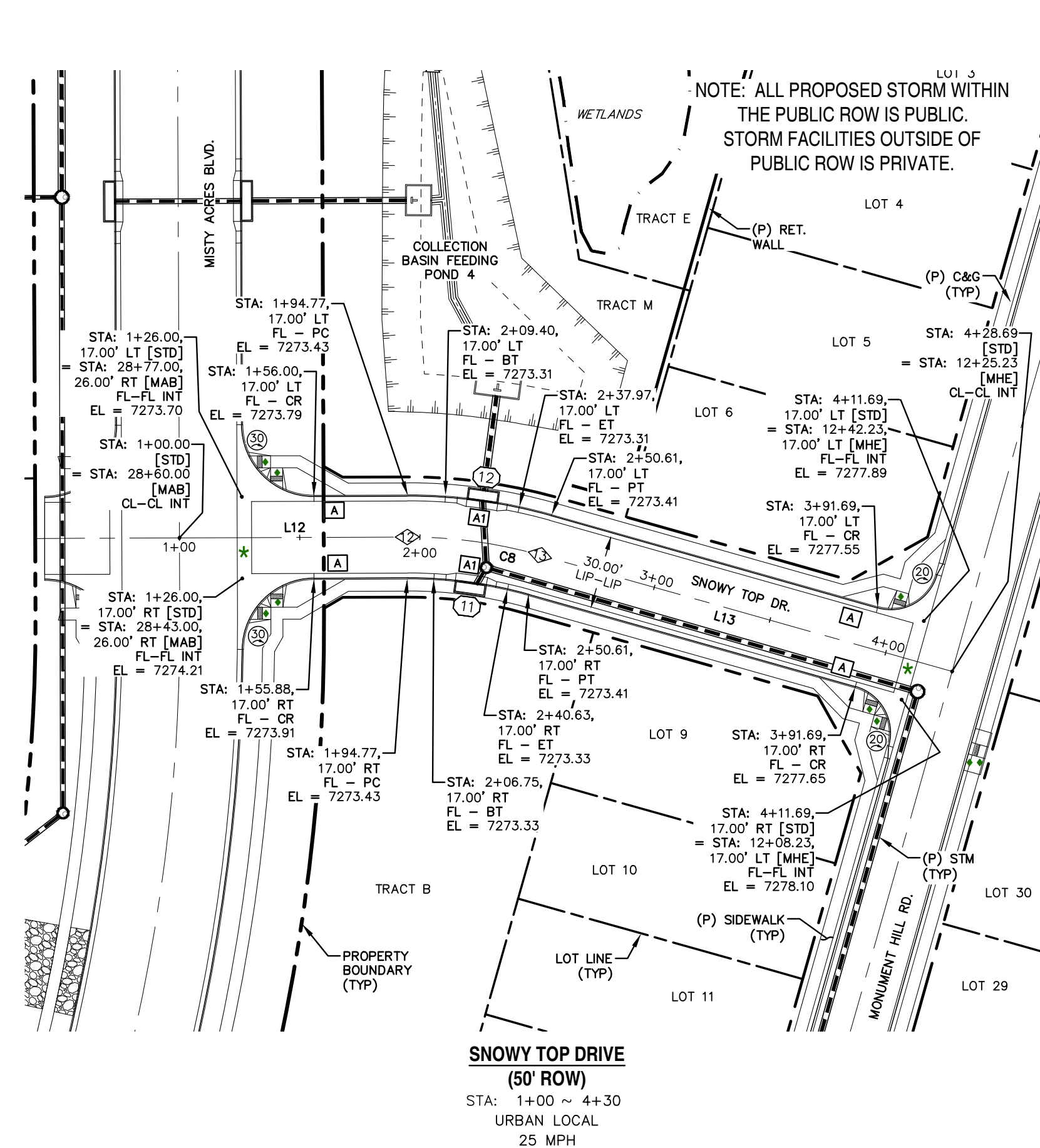


INLET DATA
SCALE: N.T.S.



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

MONUMENT HILL ROAD [WEST]
(50' ROW)
URBAN LOCAL
25 MPH



SNOWY TOP DRIVE
(50' ROW)
URBAN LOCAL
25 MPH

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

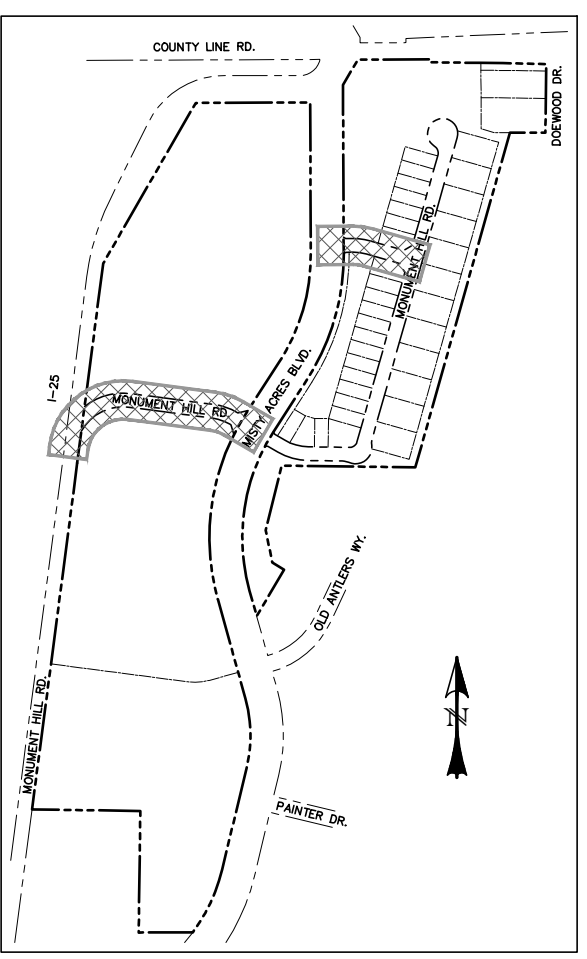
NOTE: ALL PROPOSED STORM WITHIN THE PUBLIC ROW IS PUBLIC. STORM FACILITIES OUTSIDE OF PUBLIC ROW IS PRIVATE.

- ① STA: 8+28.71, 17.00' RT FL = CR 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
- ④ STA: 8+87.37, 12.00' RT END (P) CURB HEAD TAPER END C&G FL = ET EL = 7328.46 [M]

Sidewalk to nowhere; Deviation to be or has been requested.
Unresolved Review 1 Comment. Approved deviations from Preliminary plan do not include not installing sidewalk in this section of Monument Hill. Please provide deviation, can be combined with Misty Acres.

Unresolved: Proposed road will cut through existing fence, show and label fence removal & call-outs.

Added linework & call-outs.



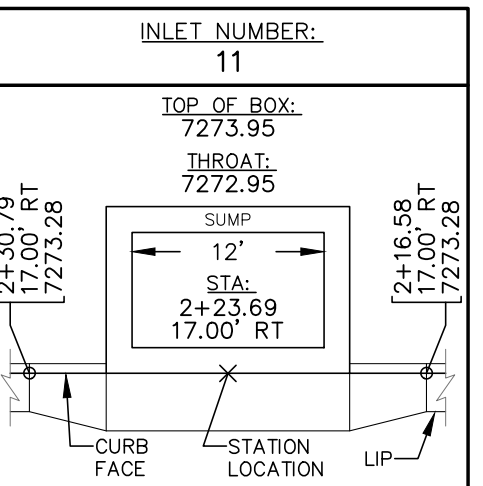
LOCATION MAP
SCALE: N.T.S.

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

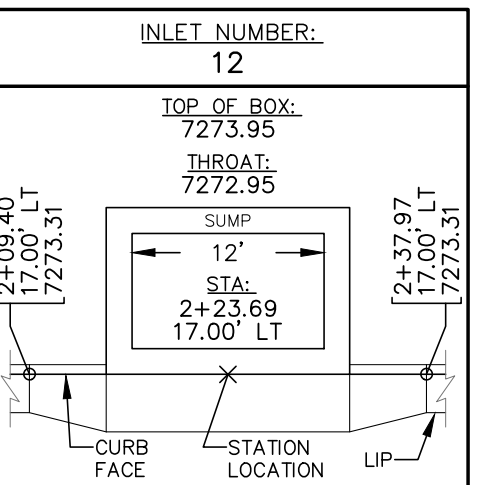
- ◆ INTERSECTION PED. RAMP (REF: SD_2-41)
- ◆◆ PARALLEL PED. RAMP (REF: SD_2-50)
- ★ CROSSSPAN (REF: SD_2-26)
- ① CURB TYPE CALL-OUT
- ⊙ CURB RETURN RADIUS

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

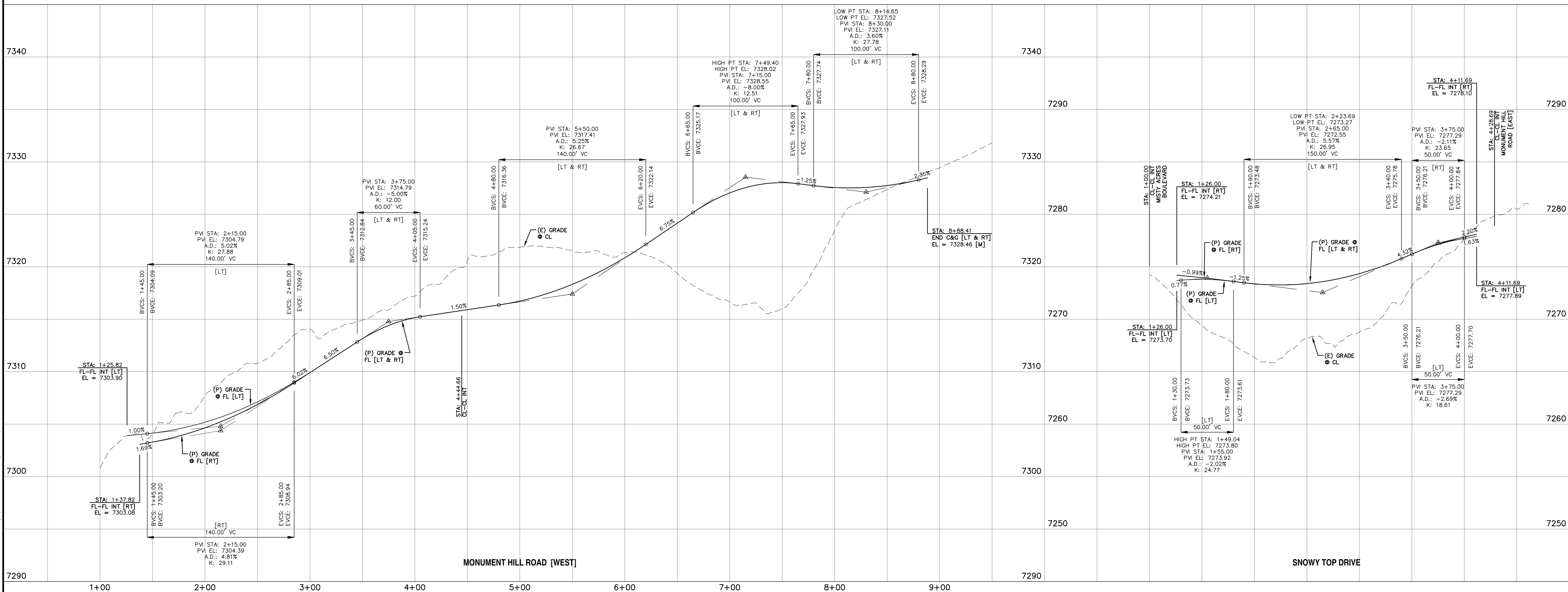
CURVE	DELTA	RADIUS	LENGTH
C6	22°47'54"	200.00	79.58
C7	89°46'06"	200.00	313.35
C8	15°59'55"	200.00	55.85



INLET DATA
SCALE: N.T.S.



INLET DATA
SCALE: N.T.S.



REV.	DESCRIPTION	DATE
1	ADDRESS AGENCY COMMENTS	11/04/25
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Call 72 hours before you dig.
For more details visit: www.call811.com

STREET NAME ABBREVIATIONS:
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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

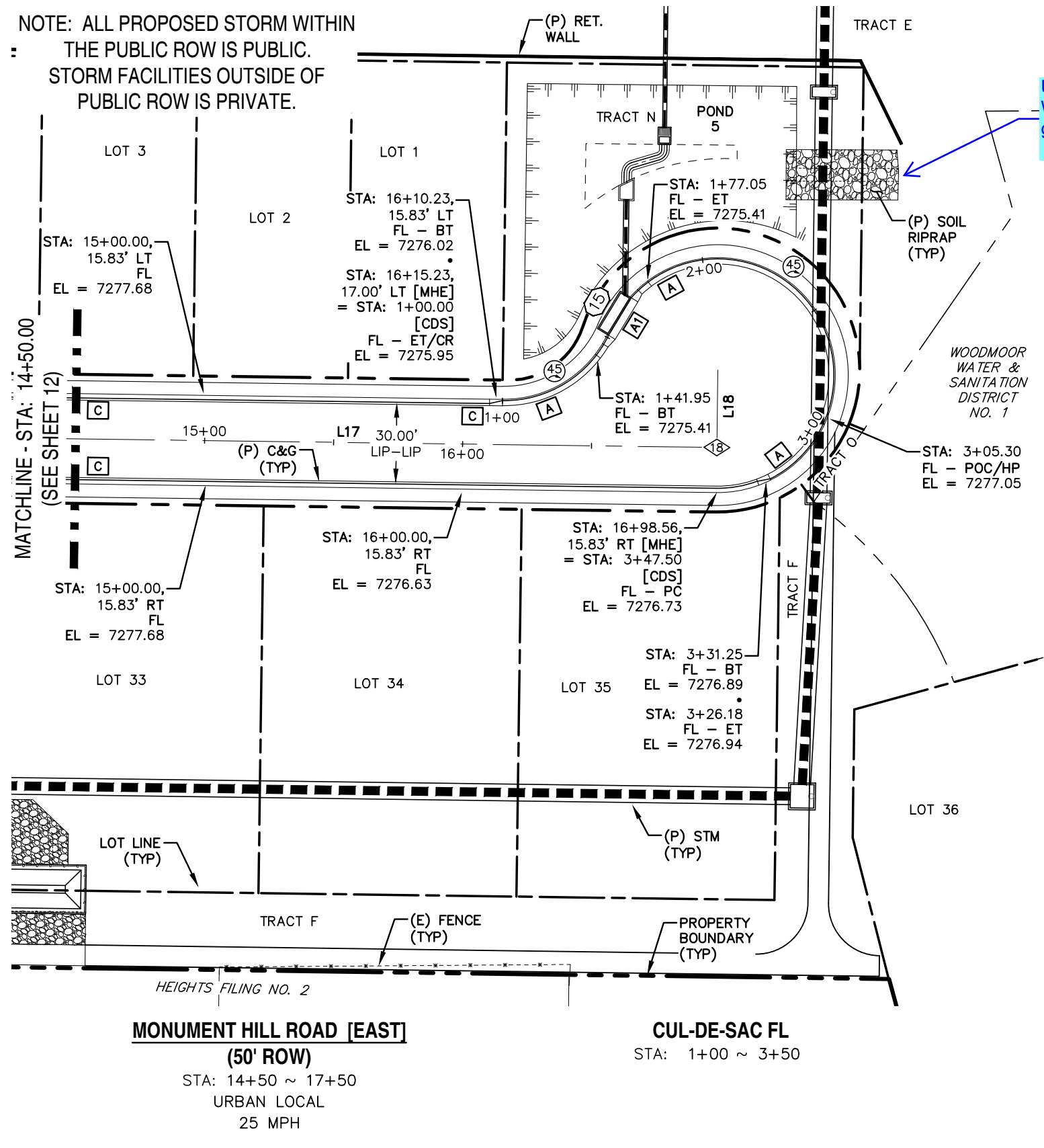
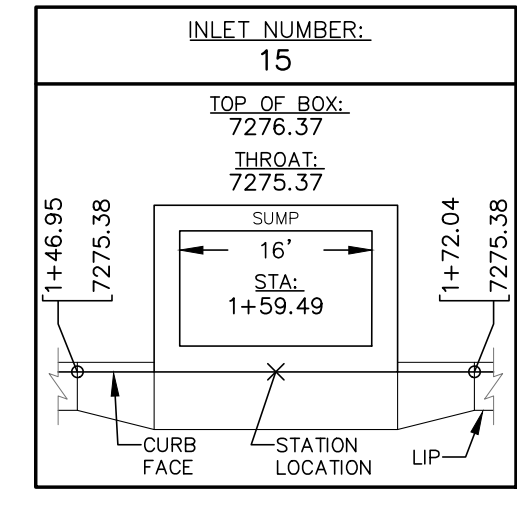
PRC ENGINEERING
1655 W. UNITAH STREET, SUITE 114
COLORADO SPRINGS, CO 80904
(719) 291-2744

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

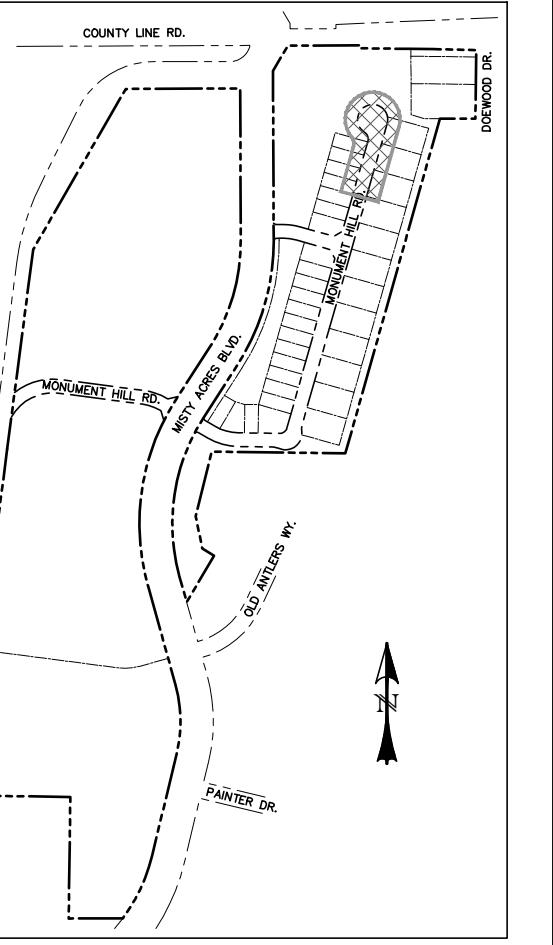
DESIGNED BY:	MGP	DRAWN BY:	MGP
SCALE:	1" = XX'	DATE:	04/02/25
JOB NUMBER	24-001	SHEET	12 OF 27

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

Unresolved: Where does spillway flow go?
See Sheet 8, "Pond Detail Plans - Pond 5"



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

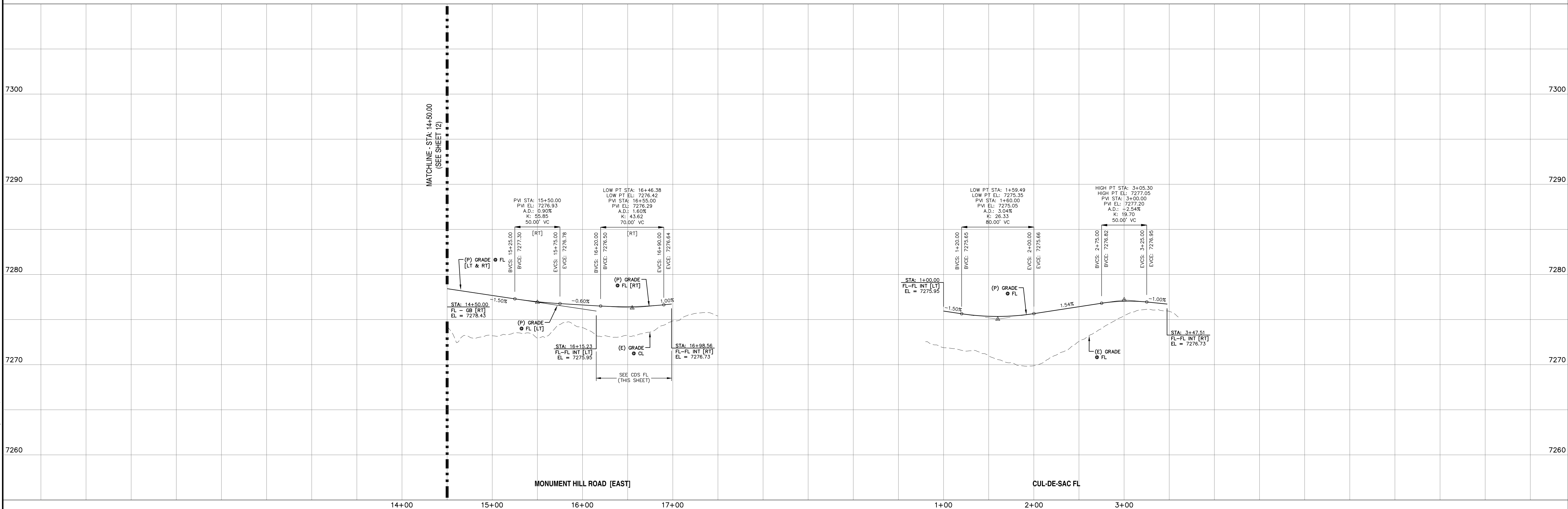


LOCATION MAP
SCALE: N.T.S.

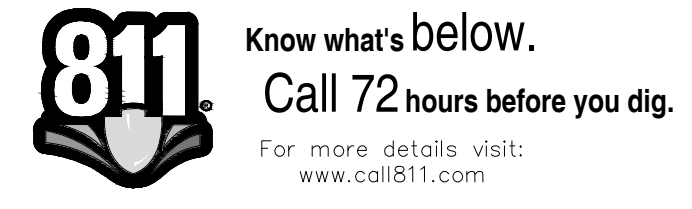
NUMBER	STATION	TYPE
18	16+98.56	AP

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

- 1 CURB TYPE CALL-OUT
- 30 CURB RETURN RADIUS



REV.	DESCRIPTION	DATE
1	ADDRESS AGENCY COMMENTS	11/04/25
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STREET NAME ABBREVIATIONS:
 MAB = MISTY ACRES BOULEVARD
 MHE = MONUMENT HILL ROAD [EAST]
 CUL-DE-SAC FL = CUL-DE-SAC FL
 STD = SNOWY TOP DRIVE
 CLR = COUNTY LINE ROAD (SECTION LINE)
 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



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

DESIGNED BY: MGP	DRAWN BY: MGP
SCALE: 1" = 50'	DATE: 04/02/25
JOB NUMBER: 24-001	SHEET: 14 OF 27

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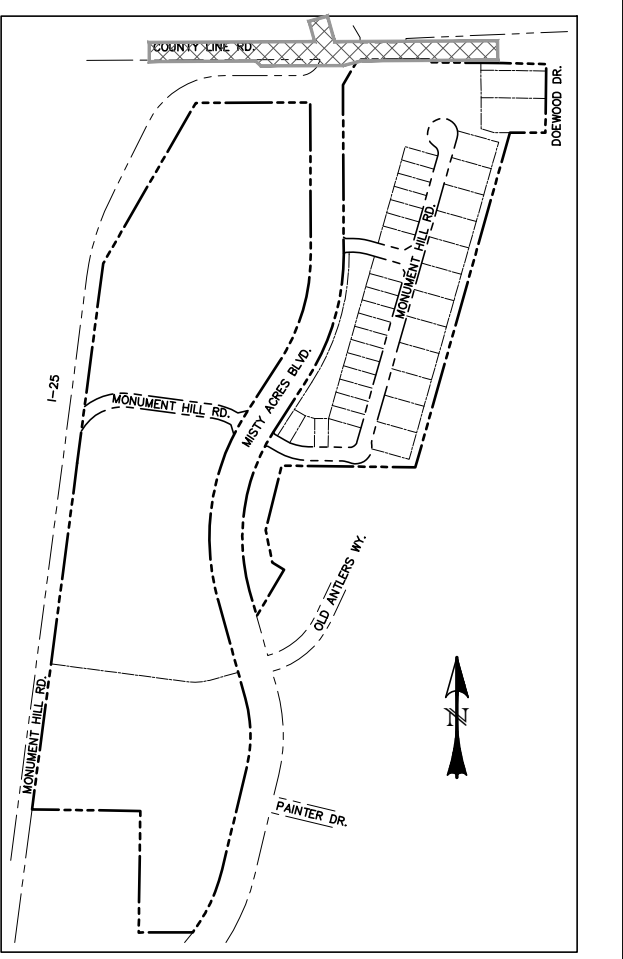
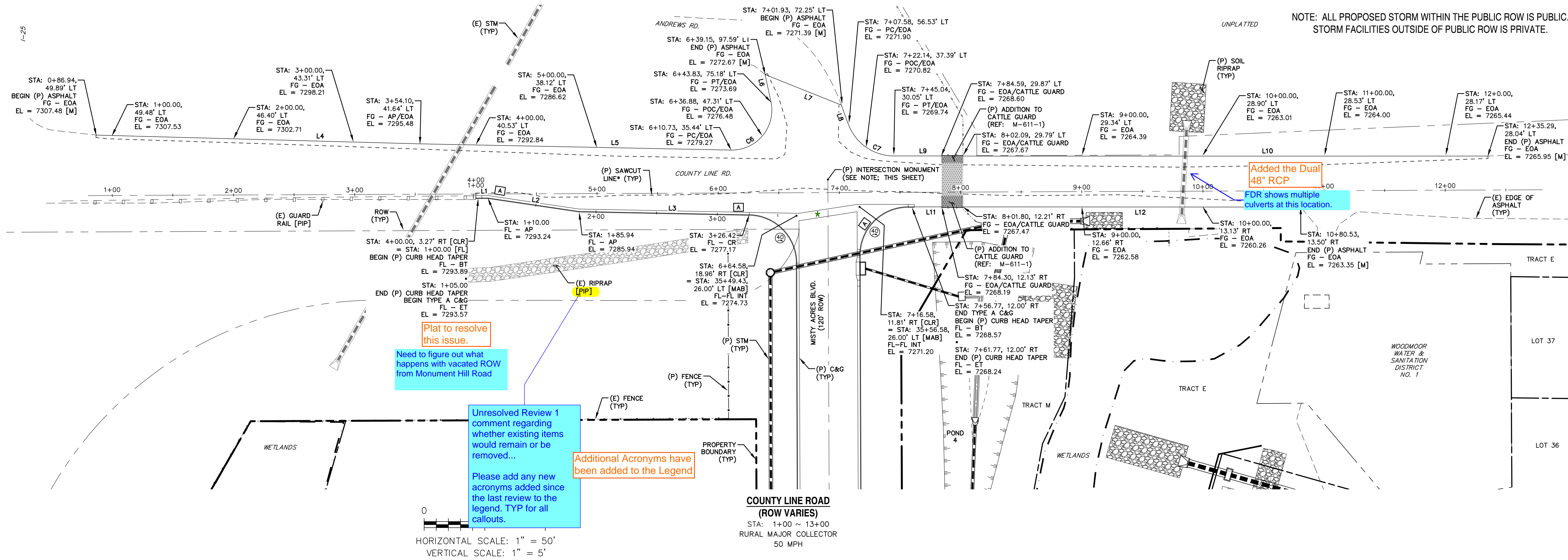
*** SAWCUT & PAVEMENT NOTES:**

- EXISTING PAVEMENT MAY BE ROUGH CUT INITIALLY.
- A SQUARE VERTICAL CUT SHALL BE MADE IN THE EXISTING A.C. PAVEMENT AFTER PLACEMENT OF BACKFILL PRIOR TO PAVEMENT REPLACEMENT.
- 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	BEARING	DISTANCE
L1	S89° 58' 11"E	10.00
L2	S81° 34' 38"E	75.94
L3	S88° 52' 50"E	140.48

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	DELTA	RADIUS	LENGTH
C6	103°11'04"	33.00	59.43
C7	69°58'31"	40.00	48.85

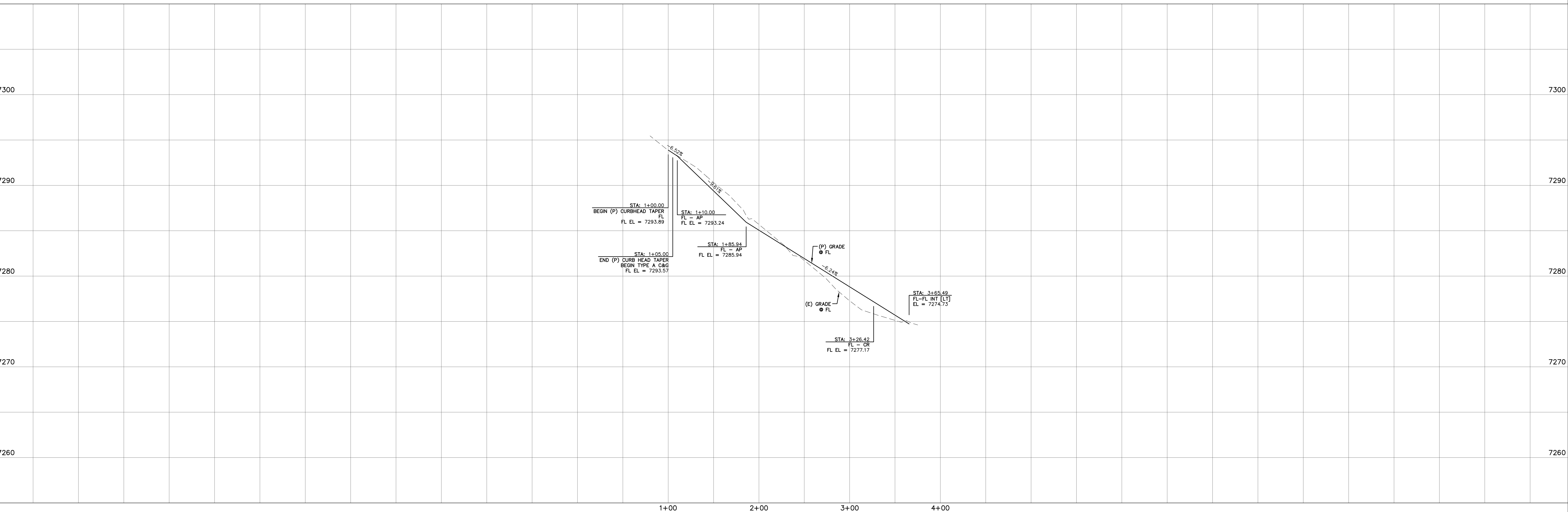


LOCATION MAP
SCALE: N.T.S.

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.

- ★ CROSSSPAN (REF: SD_2-26)
- CURB TYPE CALL-OUT
- ⊙ CURB RETURN RADIUS



REV.	DESCRIPTION	DATE
1	ADDRESS AGENCY COMMENTS	11/04/25
2	ADDRESS AGENCY COMMENTS	12/31/25

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 = MAB
 = MHE
 = MHW
 = STD
 = CLR
 COUNTY LINE ROAD (SECTION LINE)
 [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: **NOT FOR CONSTRUCTION**
 RAYMO

PRC ENGINEERING
 1655 W. UTAH 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: 04/02/25
JOB NUMBER: 24-001	SHEET: 14 OF 27

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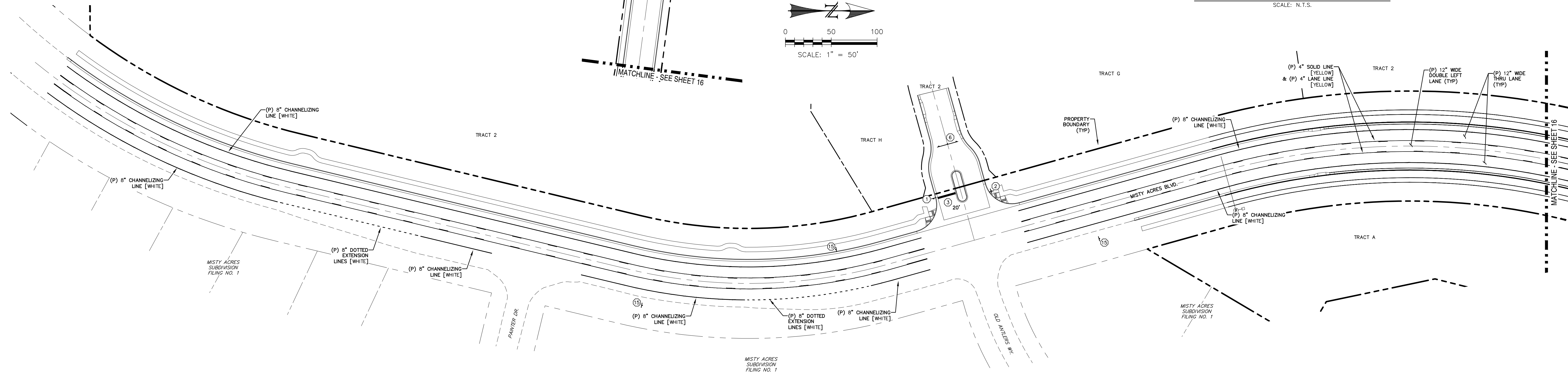
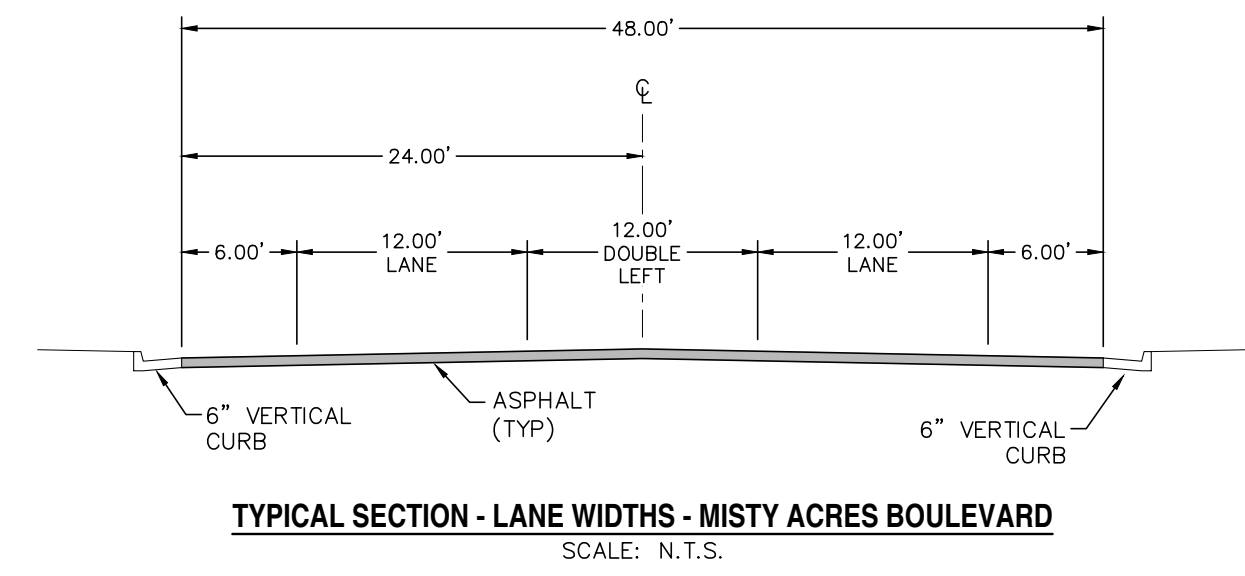
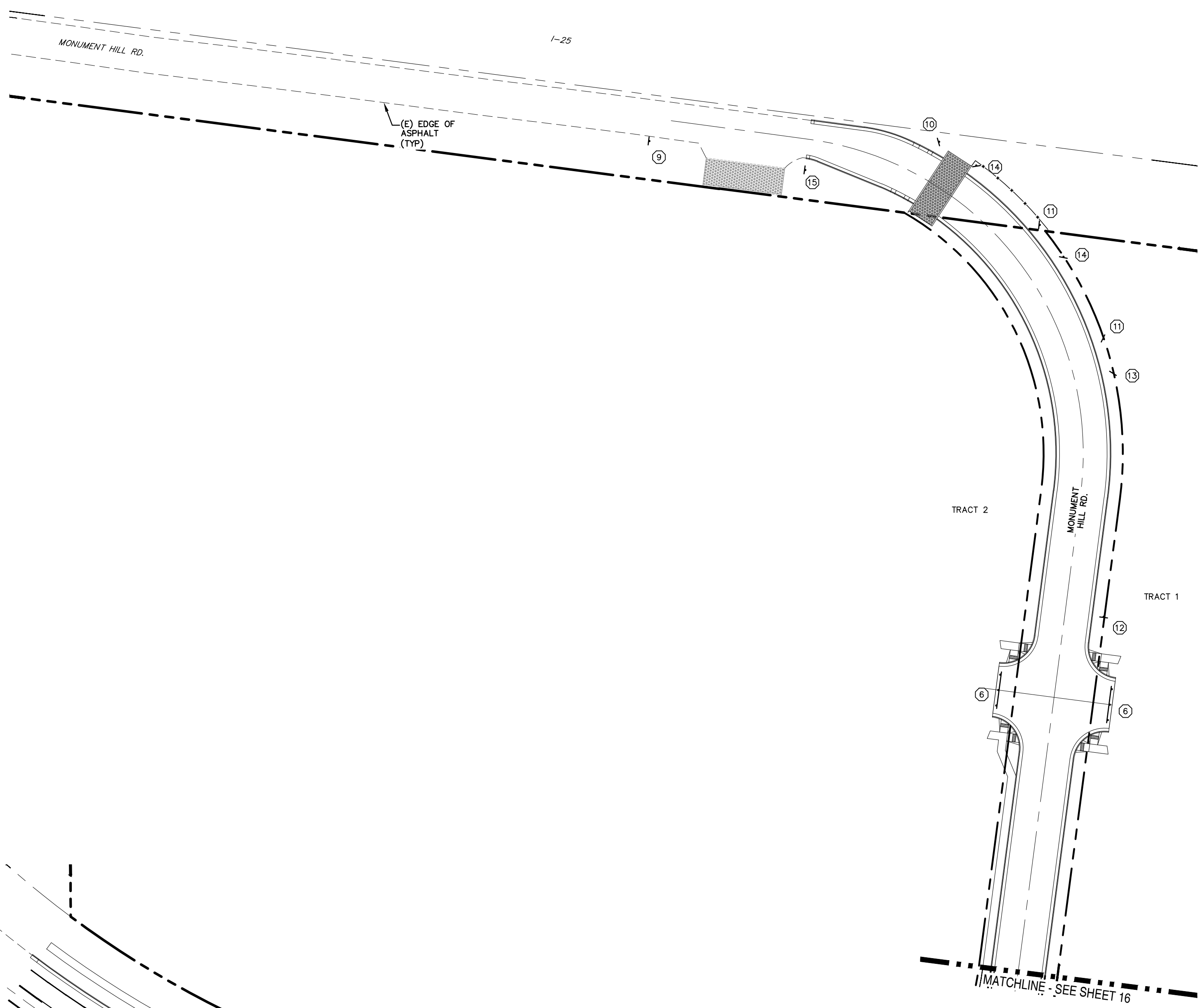
SIGNING & STRIPING NOTES:

- ALL SIGNS AND PAVEMENT MARKINGS SHALL BE IN COMPLIANCE WITH THE CURRENT MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD).
- REMOVAL OF EXISTING PAVEMENT MARKINGS SHALL BE ACCOMPLISHED BY A METHOD THAT DOES NOT MATERIALLY DAMAGE THE PAVEMENT. THE PAVEMENT MARKINGS SHALL BE REMOVED TO THE EXTENT THAT THEY WILL NOT BE VISIBLE UNDER DAY OR NIGHT CONDITIONS. AT NO TIME WILL IT BE ACCEPTABLE TO PAINT OVER EXISTING PAVEMENT MARKINGS.
- ANY DEVIATION FROM THE STRIPING AND SIGNING PLAN SHALL BE APPROVED BY EL PASO COUNTY PLANNING AND COMMUNITY DEVELOPMENT.
- ALL SIGNS SHOWN ON THE SIGNING AND STRIPING PLAN SHALL BE NEW SIGNS. EXISTING SIGNS MAY REMAIN OR BE REUSED IF THEY MEET CURRENT EL PASO COUNTY AND MUTCD STANDARDS.
- STREET NAME AND REGULATORY STOP SIGNS SHALL BE ON THE SAME POST AT INTERSECTIONS.
- ALL REMOVED SIGNS SHALL BE DISPOSED OF IN A PROPER MANNER BY THE CONTRACTOR.
- ALL STREET NAME SIGNS SHALL HAVE "D" SERIES LETTERS, WITH LOCAL ROADWAY SIGNS BEING 4" UPPER-LOWER CASE LETTERING ON 8" BLANK AND NON-LOCAL ROADWAY SIGNS BEING 6" LETTERING, UPPER-LOWER CASE ON 12" BLANK, WITH A WHITE BORDER THAT IS NOT RECESSED. MULTI-LANE ROADWAYS WITH SPEED LIMITS OF 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 2012 MUTCD. "STANDARD HIGHWAY SIGNS" SIGNAL POLE MOUNTED AND OVERHEAD STREET NAME SIGNS SHALL BE PER MUTCD SIZE STANDARDS.
- ALL TRAFFIC SIGNS SHALL HAVE A MINIMUM HIGH INTENSITY PRISMATIC GRADE SHEETING.
- ALL LOCAL RESIDENTIAL STREET SIGNS SHALL BE MOUNTED ON A 1.75" X 1.75" SQUARE TUBE SIGN POST AND STUB POST BASE. FOR OTHER APPLICATIONS, REFER TO THE CDOT STANDARD S-614-8 REGARDING USE OF THE P2 TUBULAR STEEL POST SLIPBASE DESIGN.
- ALL SIGNS SHALL BE SINGLE SHEET ALUMINUM WITH 0.100" MINIMUM THICKNESS.
- 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. CROSSWALKS LINES SHALL BE 24" WIDE AND A MINIMUM OF 9' LONG.
- WORD AND SYMBOL MARKINGS SHALL BE THE NARROW TYPE.
- ALL LONGITUDINAL LINES SHALL BE A MINIMUM 15MIL THICKNESS EPOXY PAINT. ALL NON-LOCAL RESIDENTIAL ROADWAYS SHALL INCLUDE BOTH RIGHT AND LEFT EDGE LINE STRIPING AND ANY ADDITIONAL STRIPING AS REQUIRED BY CDOT S-627-1.
- THE CONTRACTOR SHALL NOTIFY EL PASO COUNTY PLANNING AND COMMUNITY DEVELOPMENT (719) 520-6819 PRIOR TO AND UPON COMPLETION OF SIGNING AND STRIPING.
- THE CONTRACTOR SHALL OBTAIN A WORK IN THE RIGHT OF WAY PERMIT FROM THE EL PASO COUNTY DEPARTMENT OF PUBLIC WORKS (DPW) PRIOR TO ANY SIGNAGE OR STRIPING WORK WITHIN AN EXISTING EL PASO COUNTY ROADWAY.

There should be 16 total signing and striping notes. Please add which one is missing. See County website for full list.
Updated Notes

LEGEND

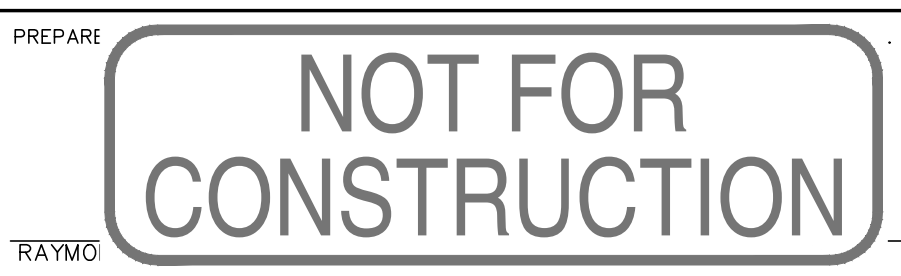
EXISTING	(E)
PROPOSED	(P)
CURB AND GUTTER	C&G
PROPERTY BOUNDARY	---
RIGHT-OF-WAY	---
PROPERTY LINE	---
(P) SIGN	+
(P) R1-1 (STOP SIGN - 36"x36")	①
(P) D3 (STREET NAME) [12" HEIGHT, 8" LETTERING] (WHITE ON GREEN)	②
(P) STOP BAR (2' WIDE) W/ LENGTH	③ X'
(P) R3-5R (RIGHT TURN ONLY) (BLACK ON WHITE)	④
(P) 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



REV.	DESCRIPTION	DATE
1	ADDRESS AGENCY COMMENTS	11/04/25
2	ADDRESS AGENCY COMMENTS	12/31/25



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

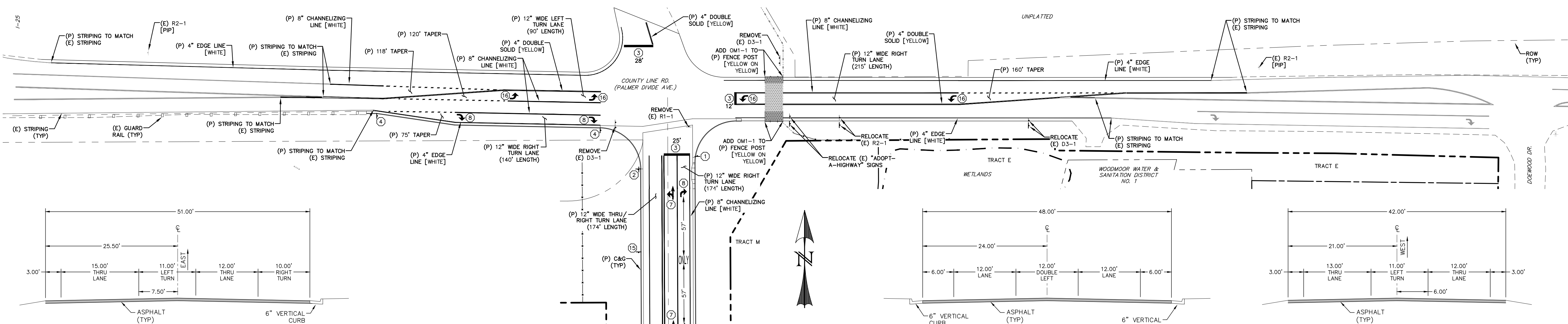


MONUMENT HILL EAST
FILING NO. 1
SIGNAGE &
STRIPING PLAN

DESIGNED BY: MGP	DRAWN BY: MGP
SCALE: 1" = 50'	DATE: 04/02/25
JOB NUMBER: 24-001	SHEET: 15 OF 27

SIGNING & STRIPING NOTES:

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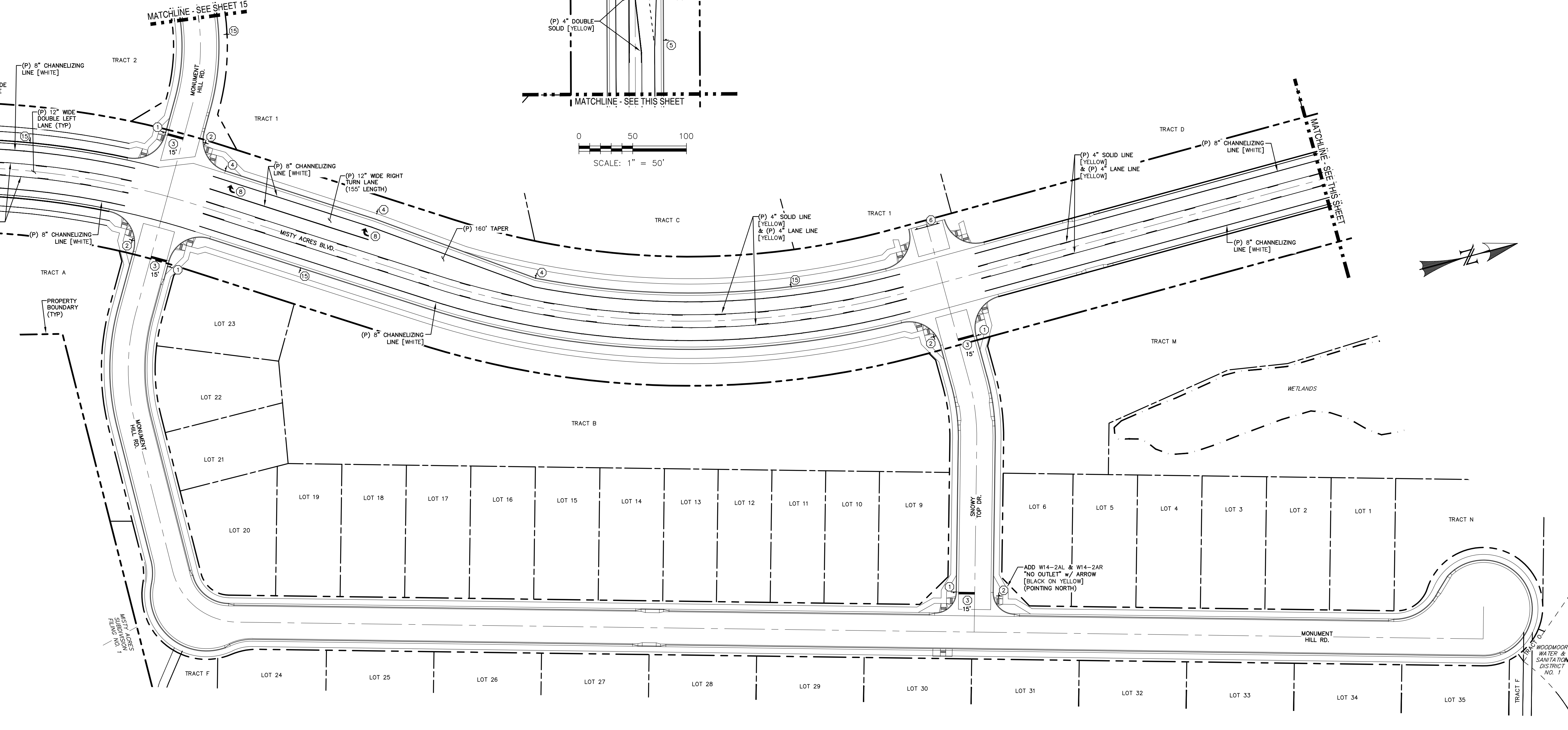


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Updated Notes

LEGEND

EXISTING	(E)
PROPOSED	(P)
CURB AND GUTTER	C&G
PROPERTY BOUNDARY	---
RIGHT-OF-WAY	---
PROPERTY LINE	---
(P) SIGN	1
(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/ W13-10P (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/ W13-10P (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
2	ADDRESS AGENCY COMMENTS	12/31/25

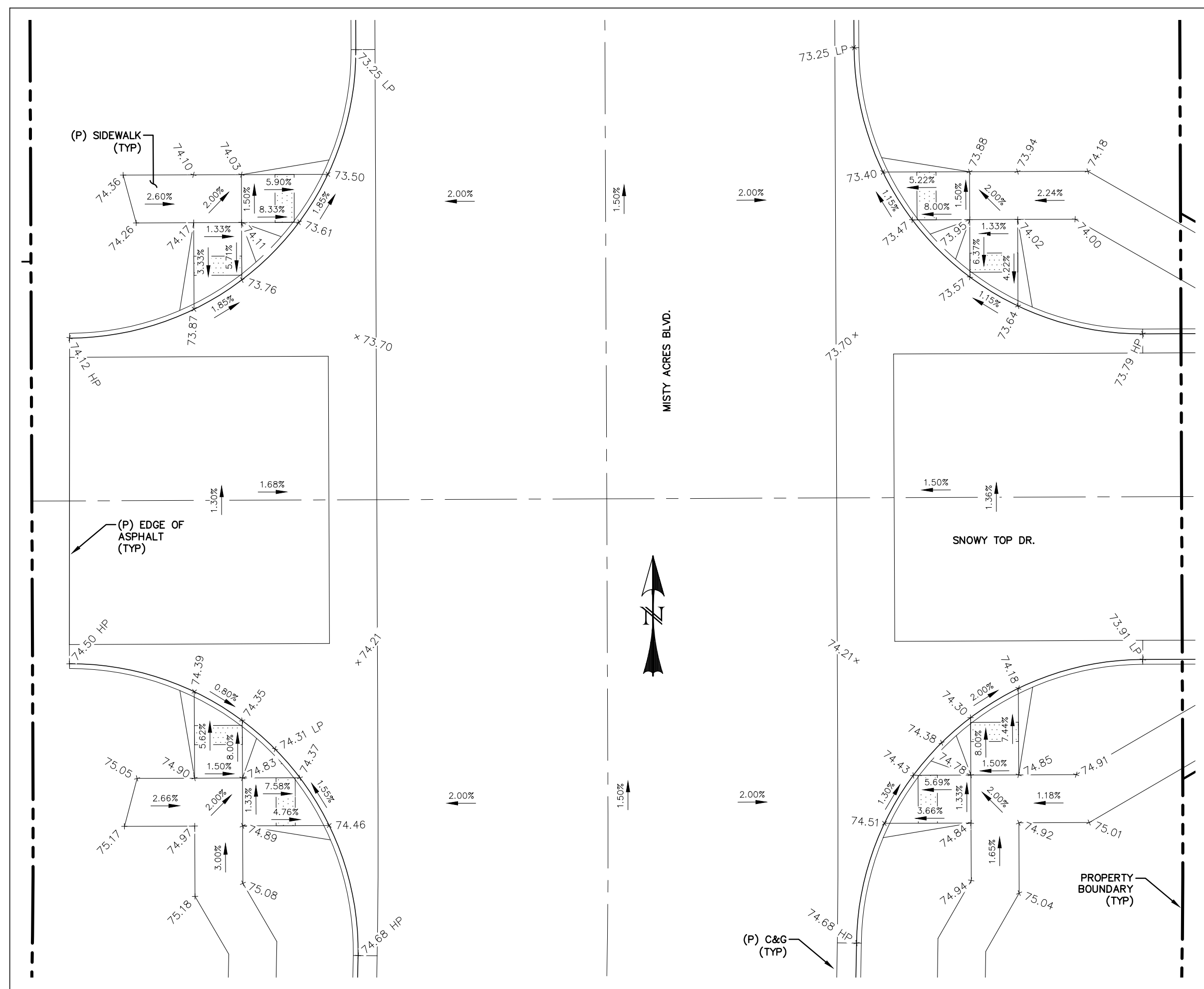


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MONUMENT RIDGE EAST, LLC
5055 LIST DRIVE
COLORADO SPRINGS, CO 80919

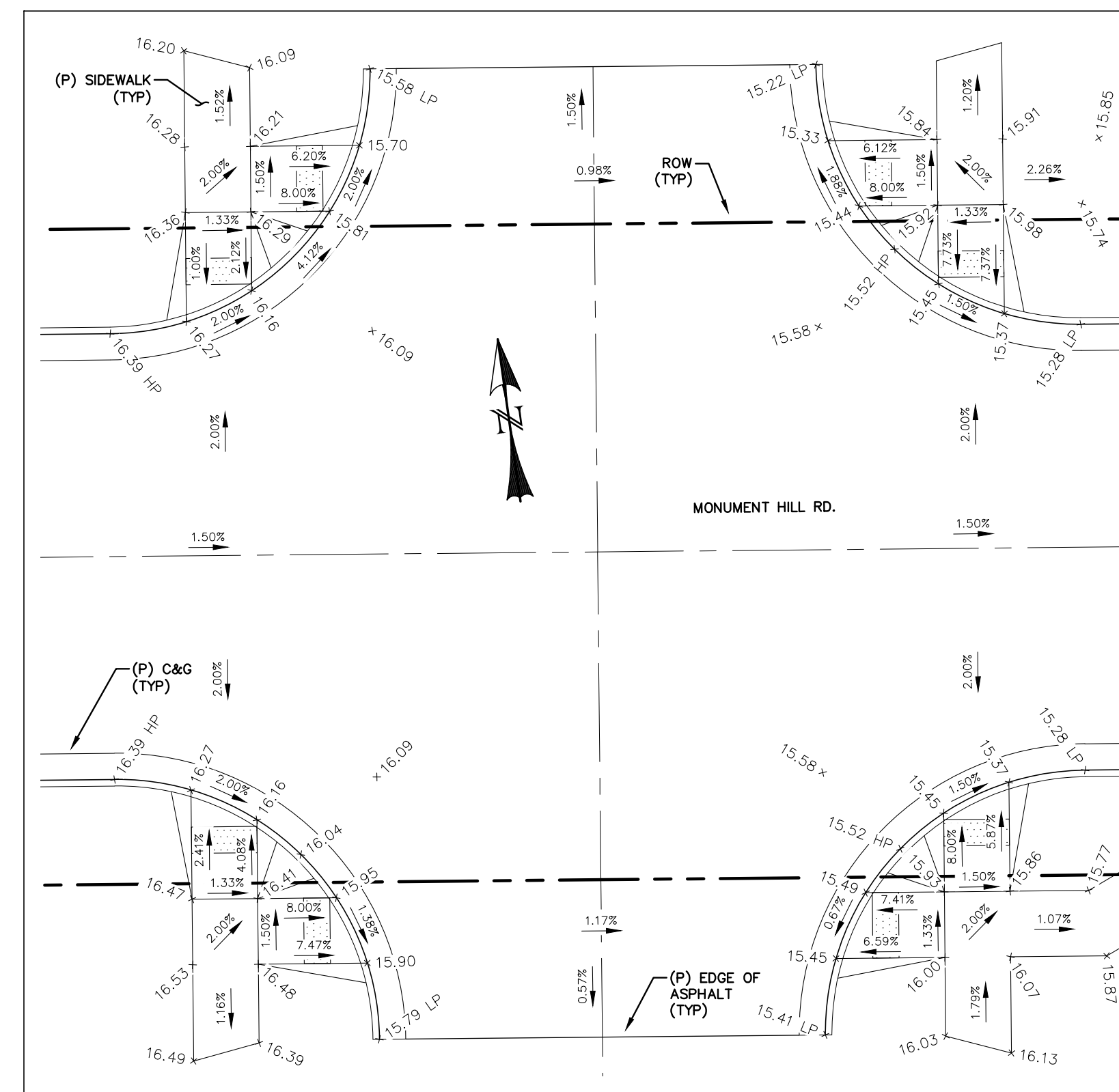


MONUMENT HILL EAST
FILING NO. 1
SIGNAGE &
STRIPING PLAN

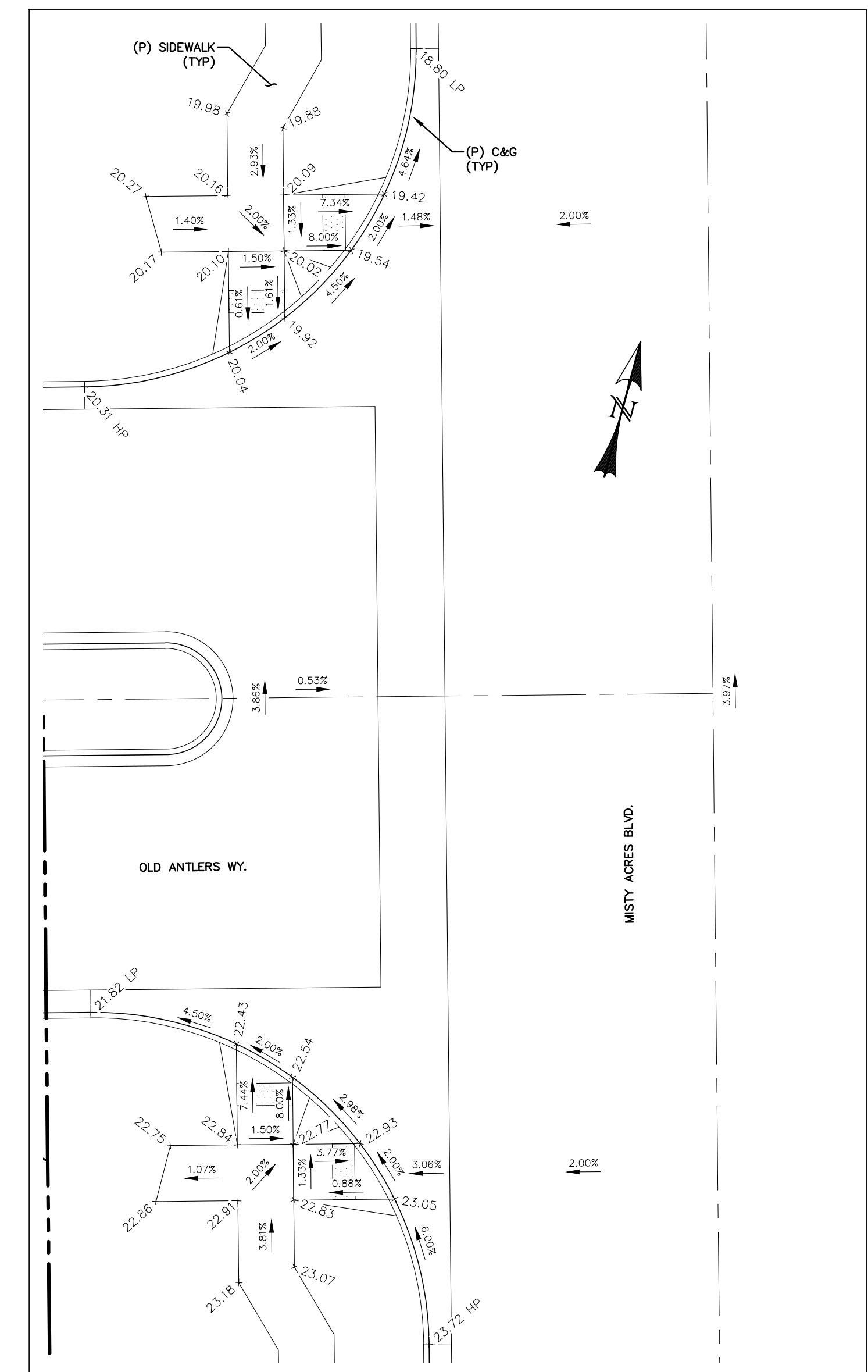
DESIGNED BY:	MGP	DRAWN BY:	MGP
SCALE:	1" = 50'	DATE:	04/02/25
JOB NUMBER	24-001	SHEET	16 OF 27



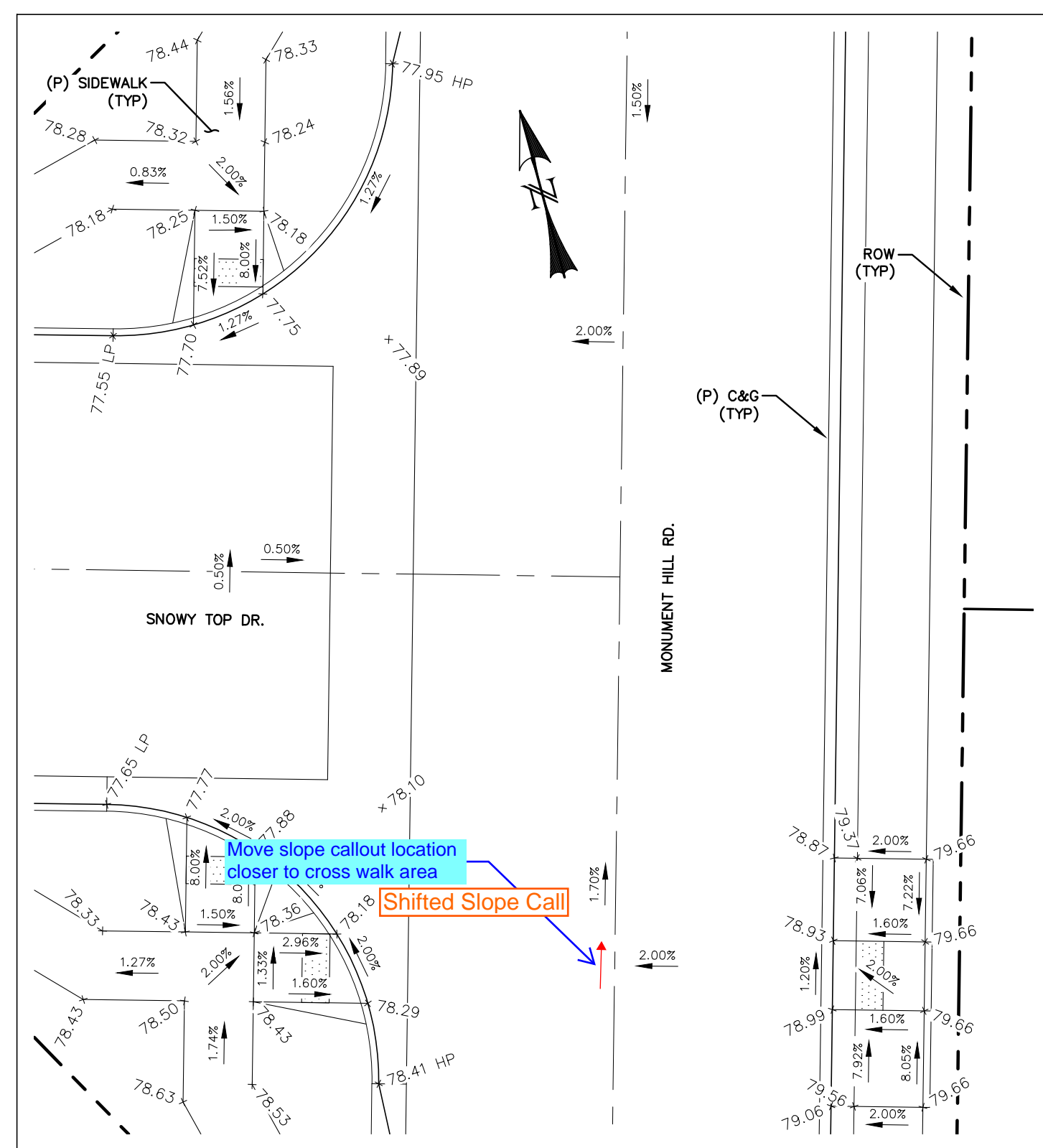
PEDESTRIAN RAMP DETAIL - MISTY ACRES BLVD. & SNOWY TOP DR.
SCALE: 1" = 10'



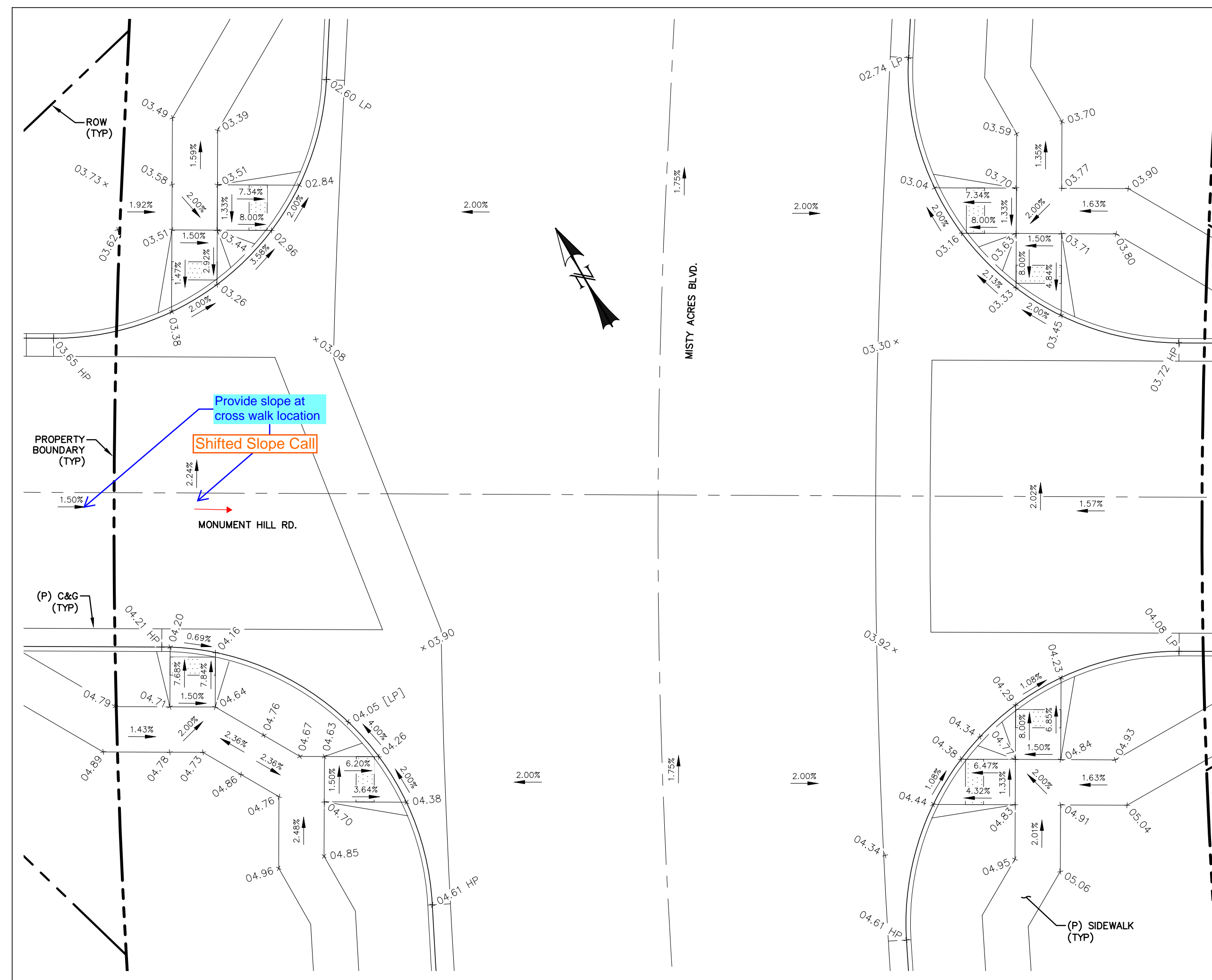
PEDESTRIAN RAMP DETAIL - MONUMENT HILL RD. WEST INTERSECTION
SCALE: 1" = 10'



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



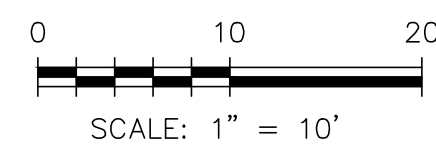
PEDESTRIAN RAMP DETAIL - MONUMENT HILL RD. & SNOWY TOP DR.
SCALE: 1" = 10'



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

REV.	DESCRIPTION	DATE
1	ADDRESS AGENCY COMMENTS	11/04/25
2	ADDRESS AGENCY COMMENTS	12/31/25

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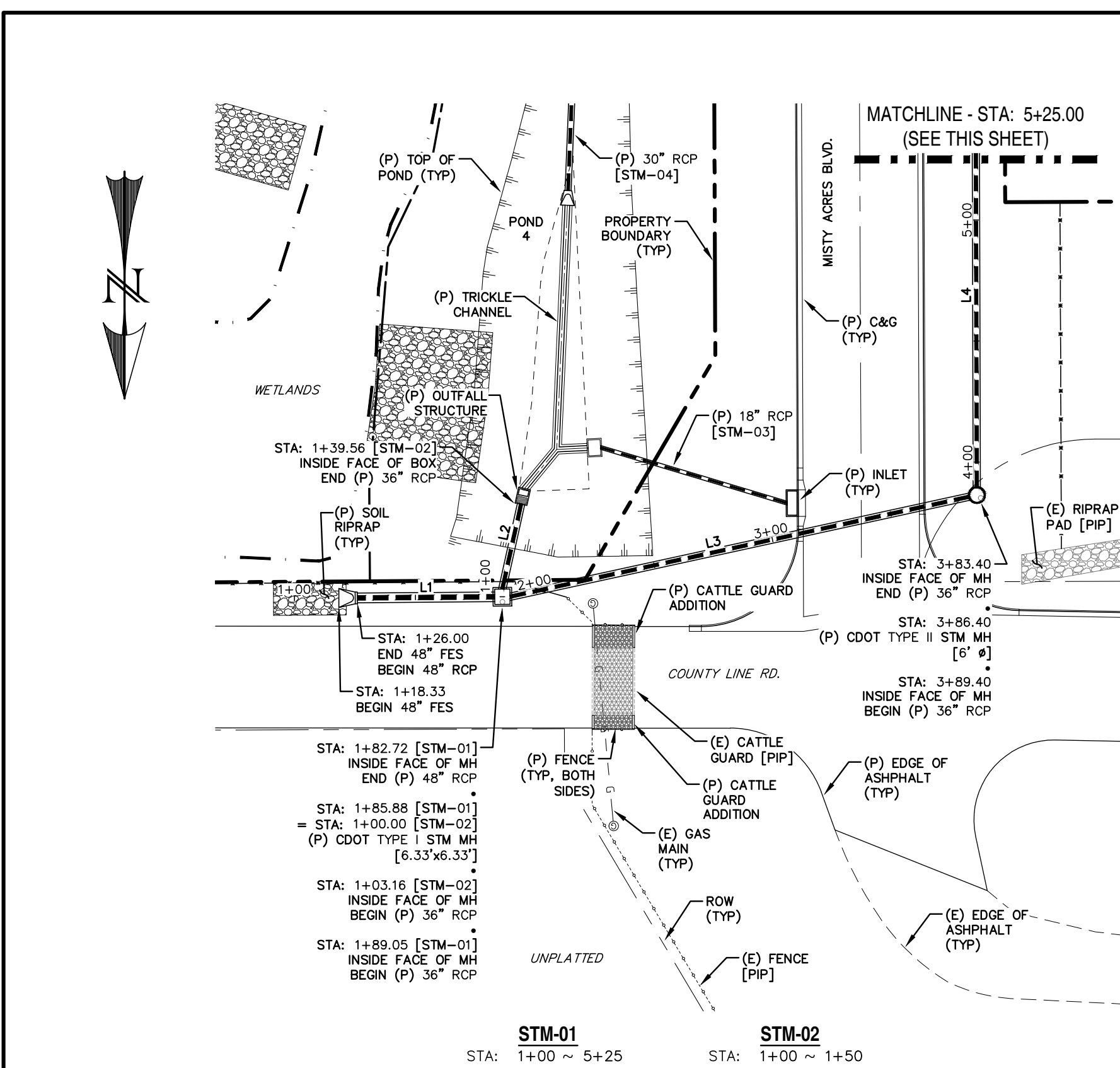
PREPARED FOR:
MONUMENT RIDGE EAST, LLC
5055 LIST DRIVE
COLORADO SPRINGS, CO 80919

PREPARED BY:
RAYMO
NOT FOR CONSTRUCTION

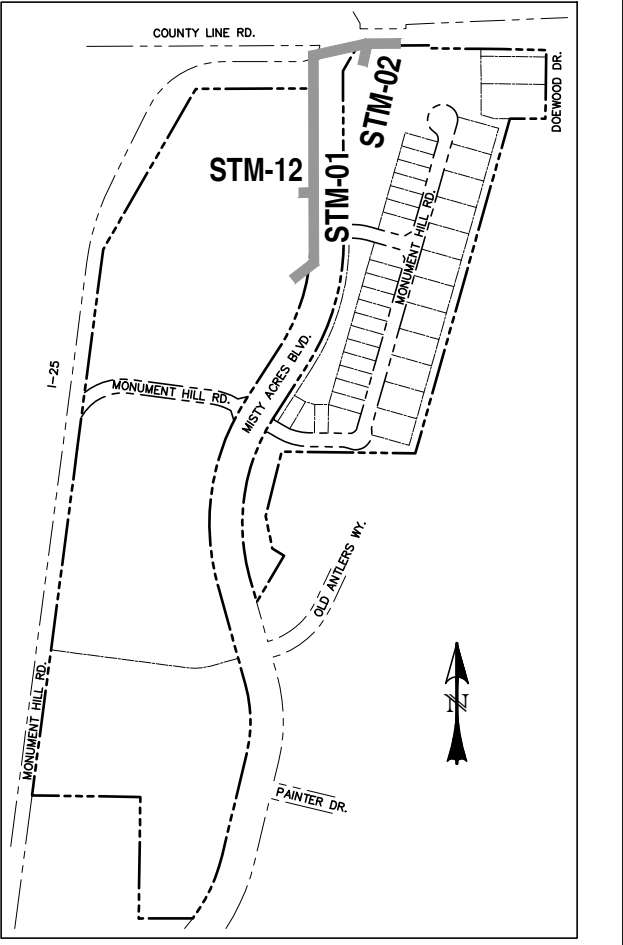
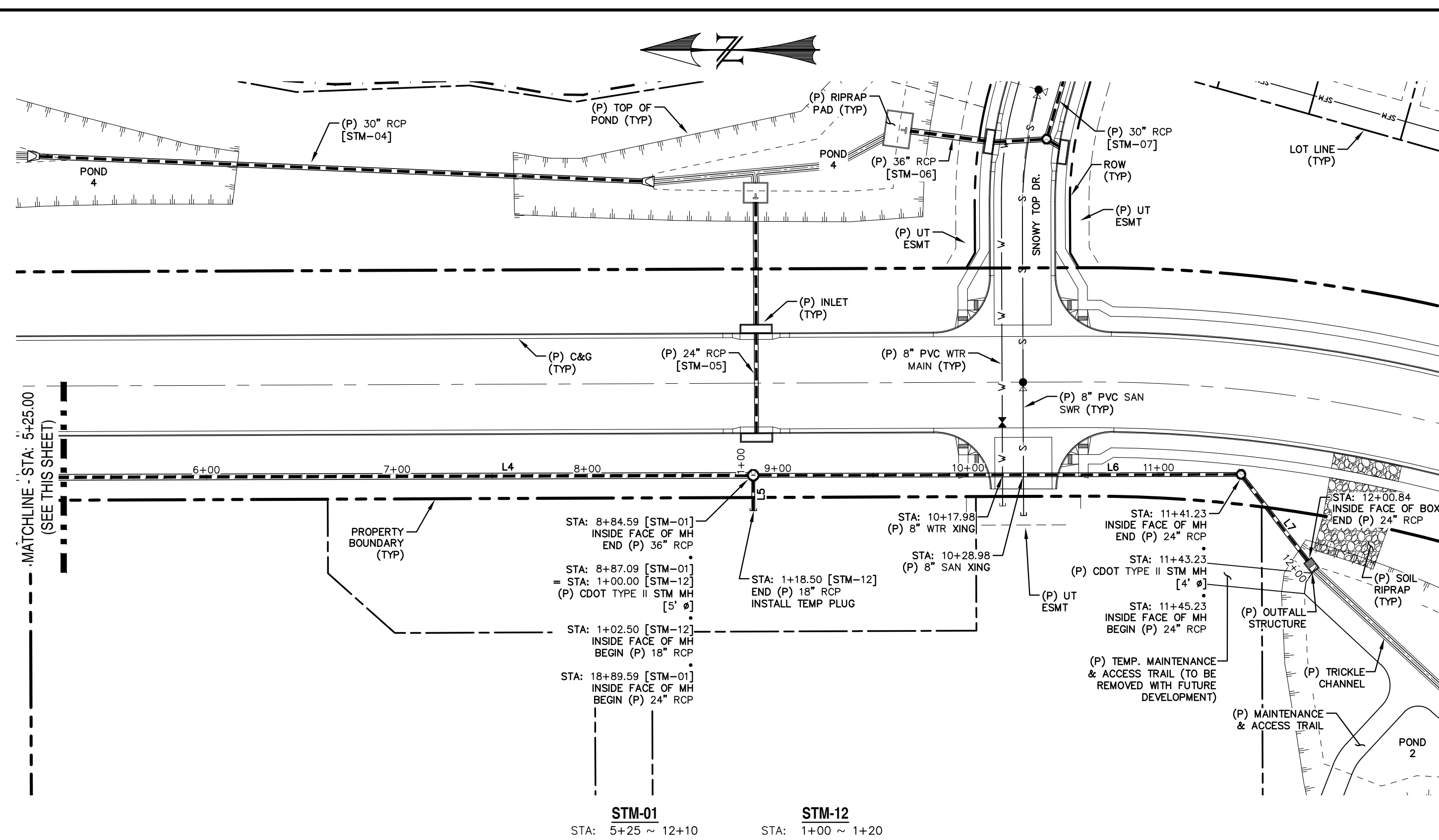
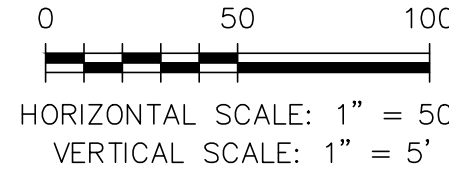
PRC
ENGINEERING
1655 W. UTAH STREET, SUITE 114
COLORADO SPRINGS, CO 80904
(719) 291-2744

MONUMENT HILL EAST
FILING NO. 1
PEDESTRIAN RAMP DETAILS

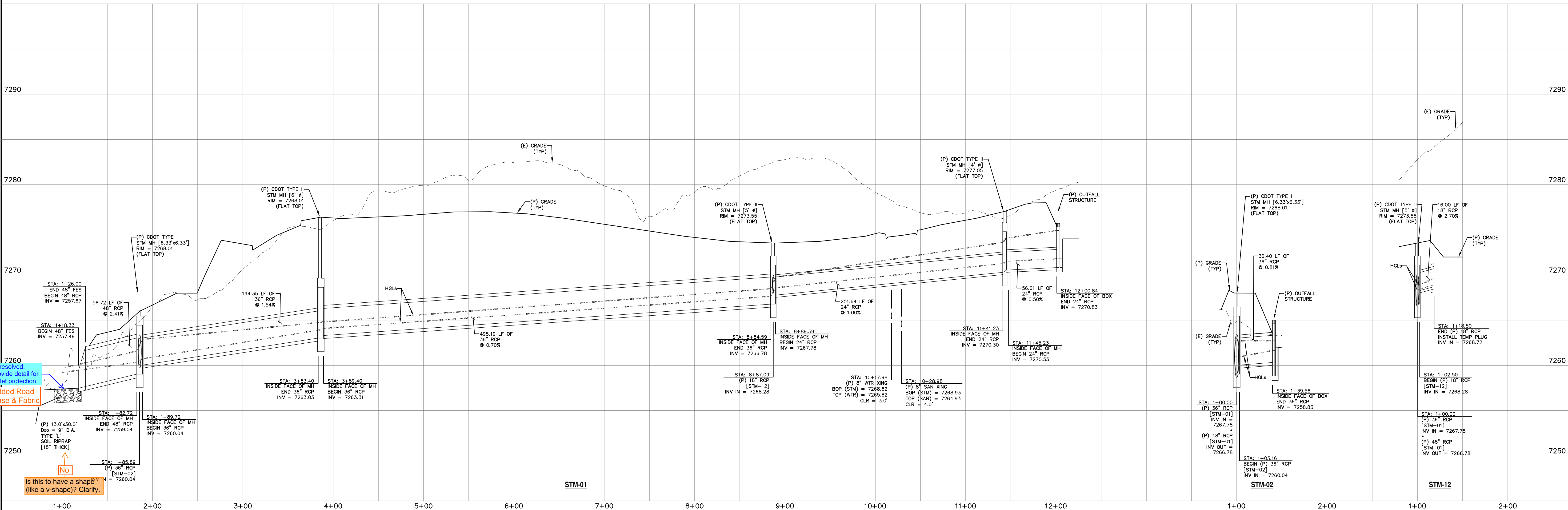
DESIGNED BY:	MGP	DRAWN BY:	MGP
SCALE:	1" = 10'	DATE:	04/02/25
JOB NUMBER	24-001	SHEET	17 OF 27



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	55.61

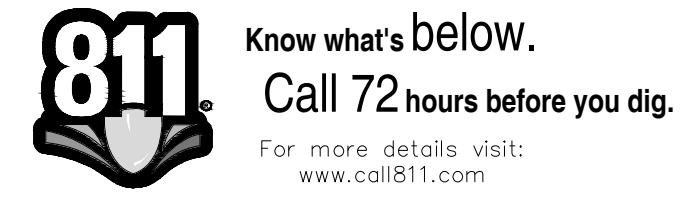


NOTE:
 1. WATER TIGHT SEAL IS REQUIRED WHEN THE 100-YEAR HGL IS OUTSIDE OF THE PIPES.



Unresolved: Provide detail for outlet protection
 Added Road Base & Fabric
 is this to have a shape like a v-shape? Clarify.

REV.	DESCRIPTION	DATE
1	ADDRESS AGENCY COMMENTS	11/04/25
2	ADDRESS AGENCY COMMENTS	12/31/25

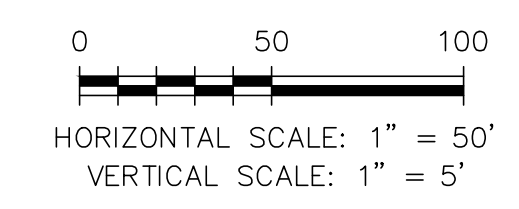
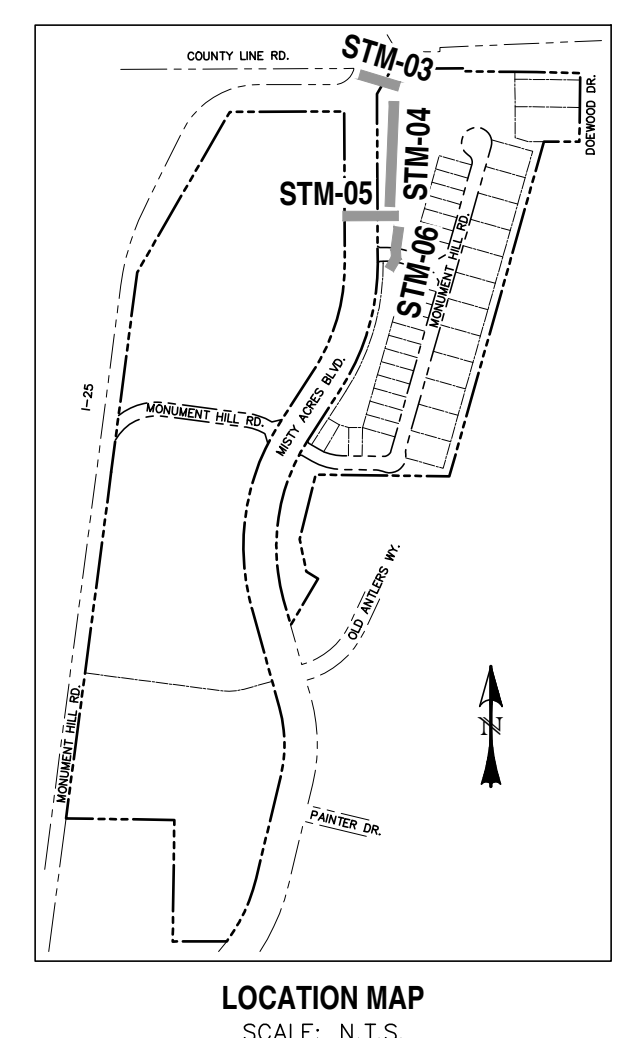
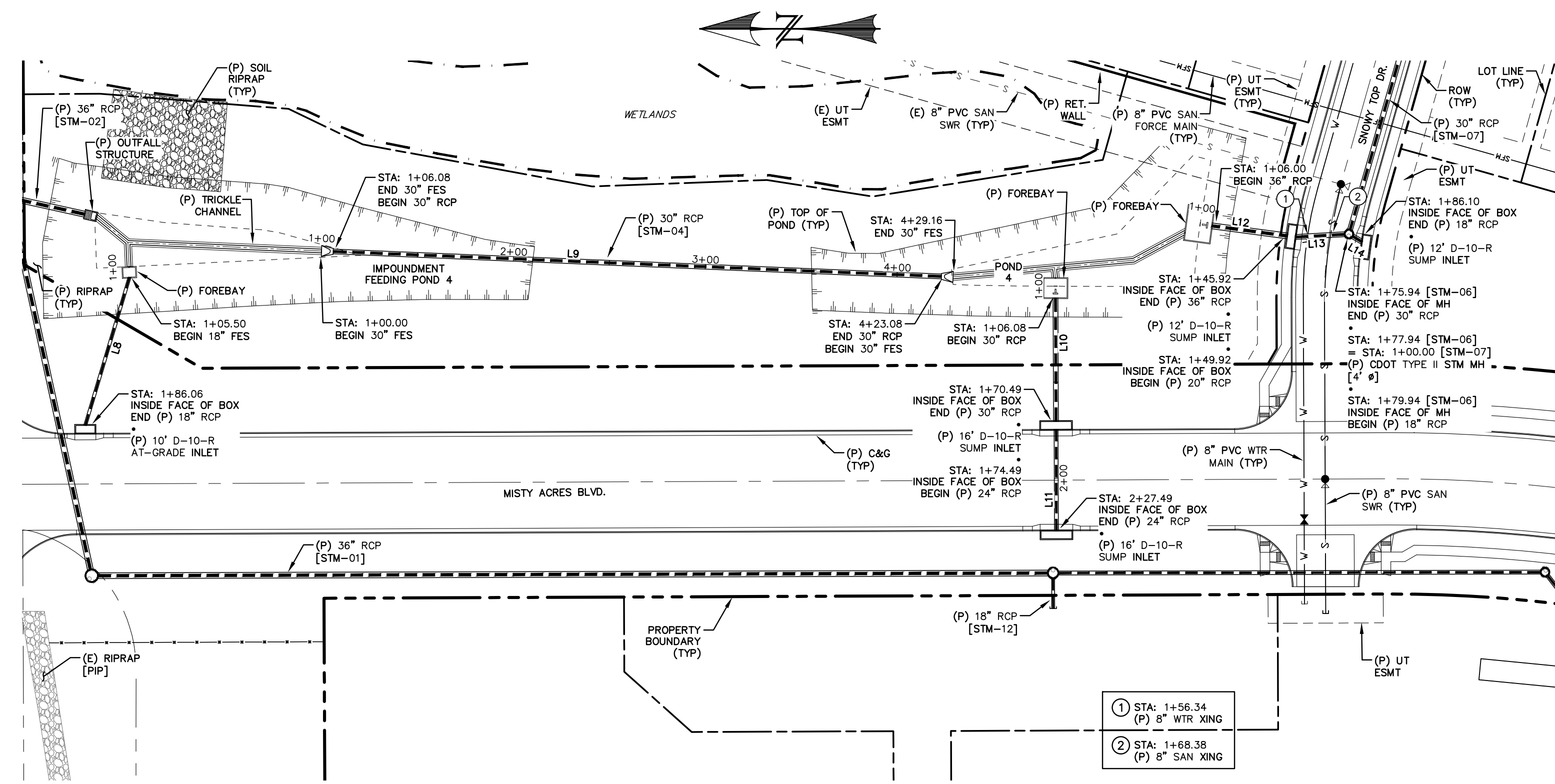


PREPARED FOR:
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 5055 LIST DRIVE
 COLORADO SPRINGS, CO 80919

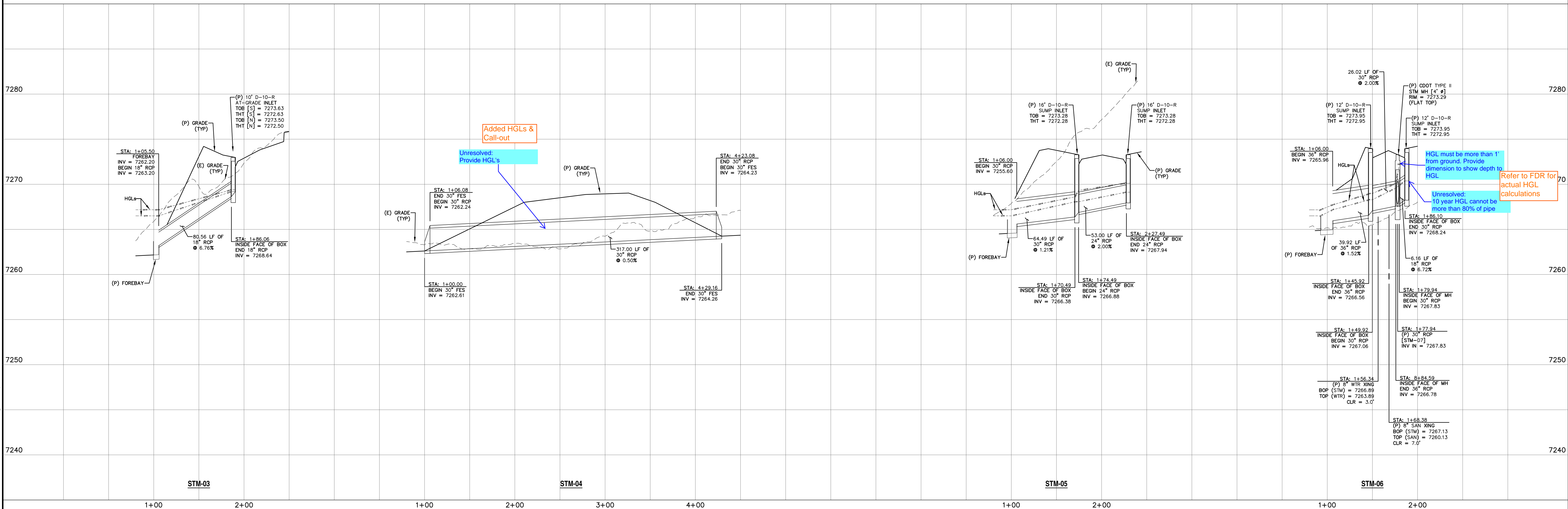


DESIGNED BY: MGP DRAWN BY: MGP
 SCALE: 1" = 50' DATE: 04/02/25
 MONUMENT HILL EAST
 FILING NO. 1
 STORM SEWER
 PLAN & PROFILES
 JOB NUMBER: 24-001 SHEET: 18 OF 27

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



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



Added HGLs & Call-out
 Unresolved: Provide HGLs

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.
 Refer to FDR for actual HGL calculations

REV.	DESCRIPTION	DATE
1	ADDRESS AGENCY COMMENTS	11/04/25
2	ADDRESS AGENCY COMMENTS	12/31/25

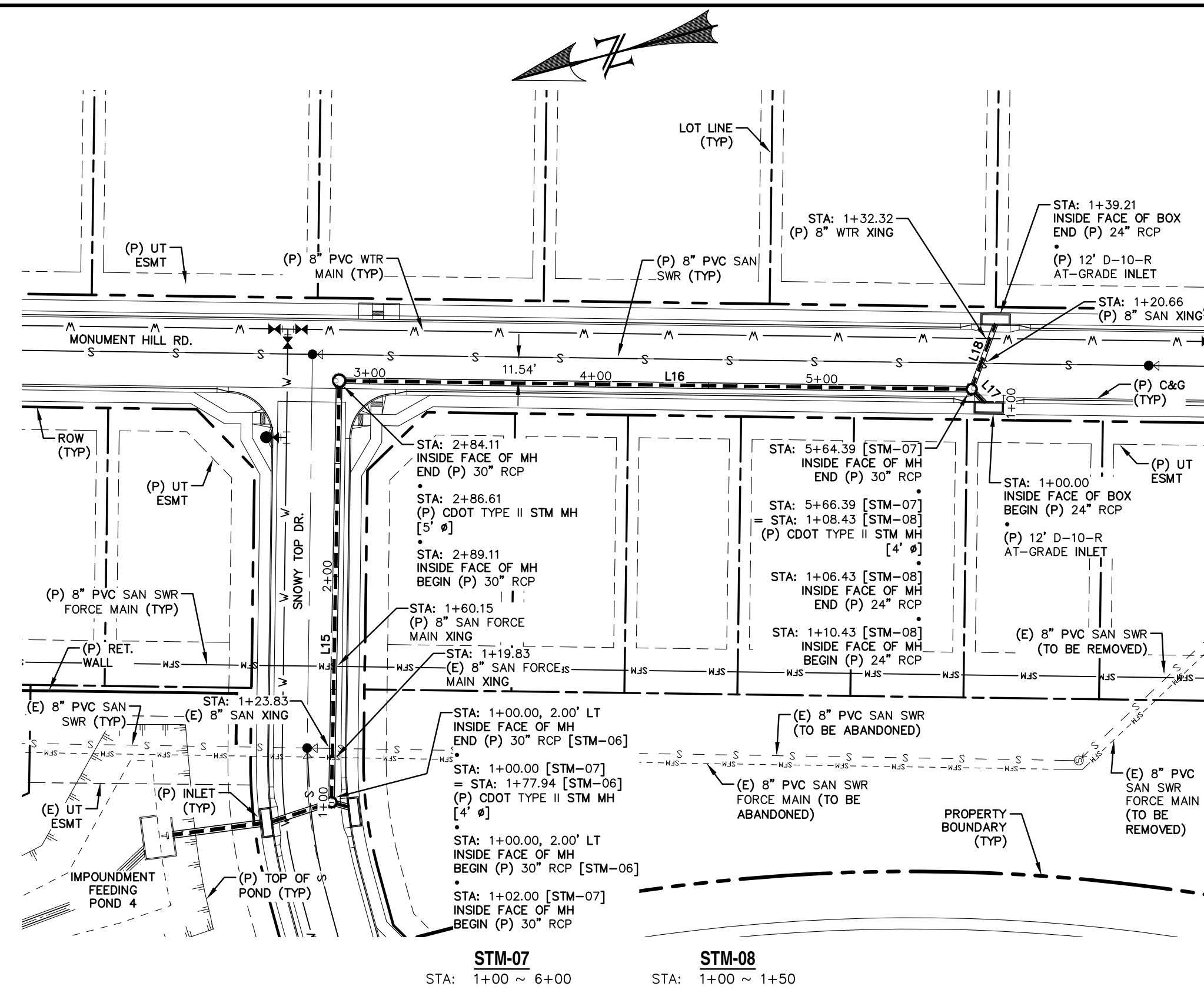


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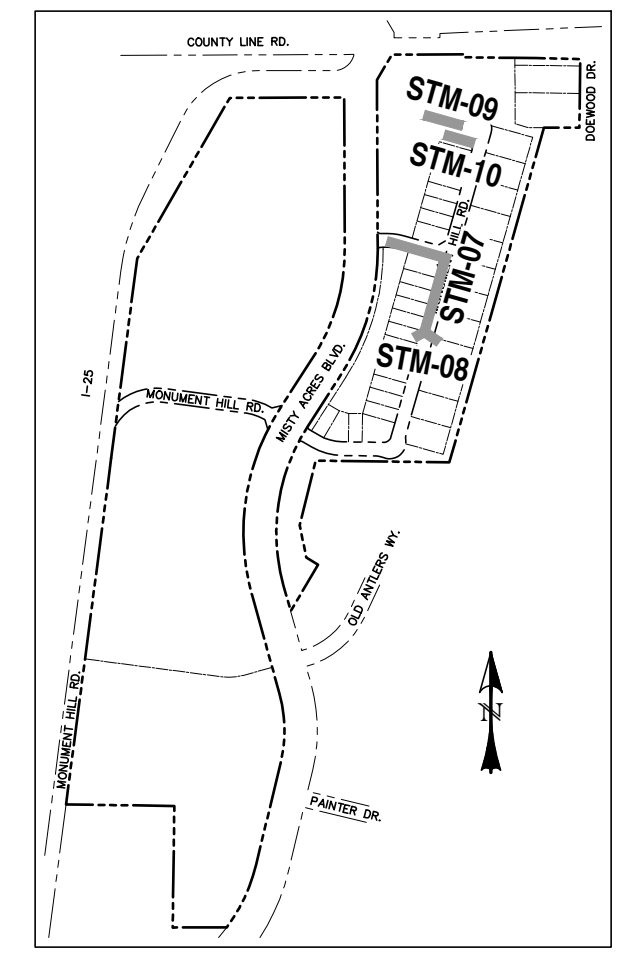
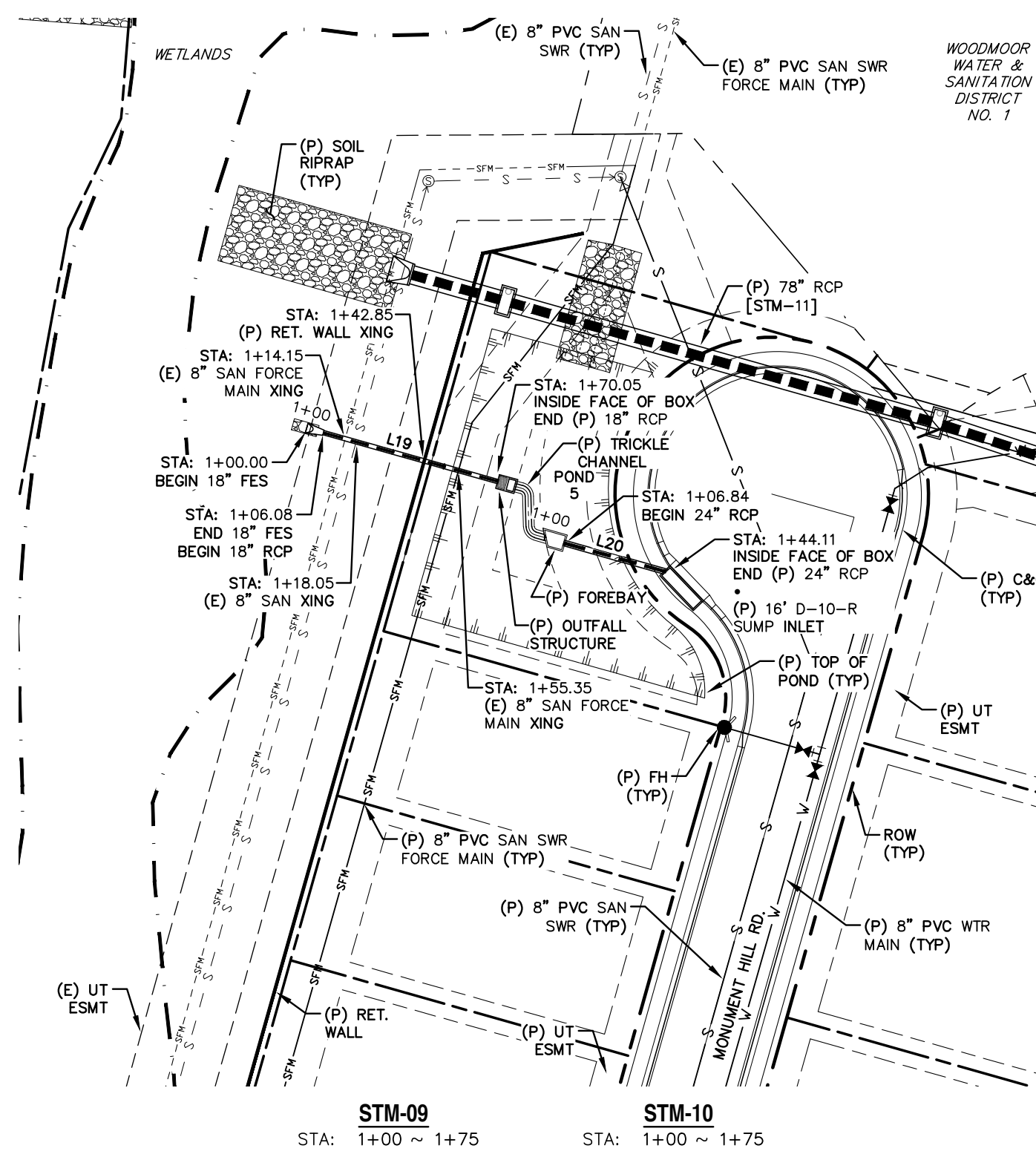
MONUMENT HILL EAST
 FILING NO. 1
 STORM SEWER
 PLAN & PROFILES

DESIGNED BY: MGP	DRAWN BY: MGP
SCALE: 1" = 50'	DATE: 04/02/25
JOB NUMBER	SHEET
24-001	19 OF 27



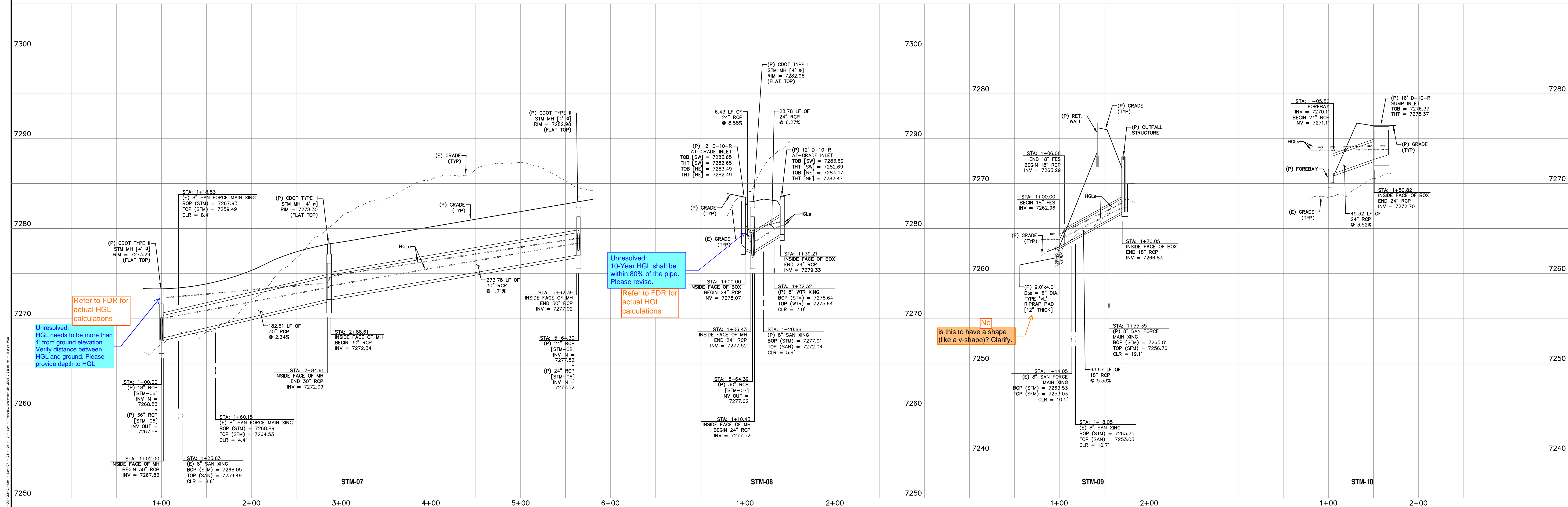
LINE	BEARING	DISTANCE
L15	S73° 56' 28"E	182.11
L16	S15° 46' 17"W	275.28
L17	S60° 46' 17"W	6.43
L18	S54° 52' 04"E	28.78
L19	S74° 21' 50"E	63.97
L20	S74° 13' 43"E	37.27

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



LOCATION MAP
 SCALE: N.T.S.

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



Refer to FDR for actual HGL calculations

Unresolved: 10-Year HGL shall be within 80% of the pipe. Please revise.
 Refer to FDR for actual HGL calculations

No is this to have a shape (like a v-shape)? Clarify.

REV.	DESCRIPTION	DATE
1	ADDRESS AGENCY COMMENTS	11/04/25
2	ADDRESS AGENCY COMMENTS	12/31/25

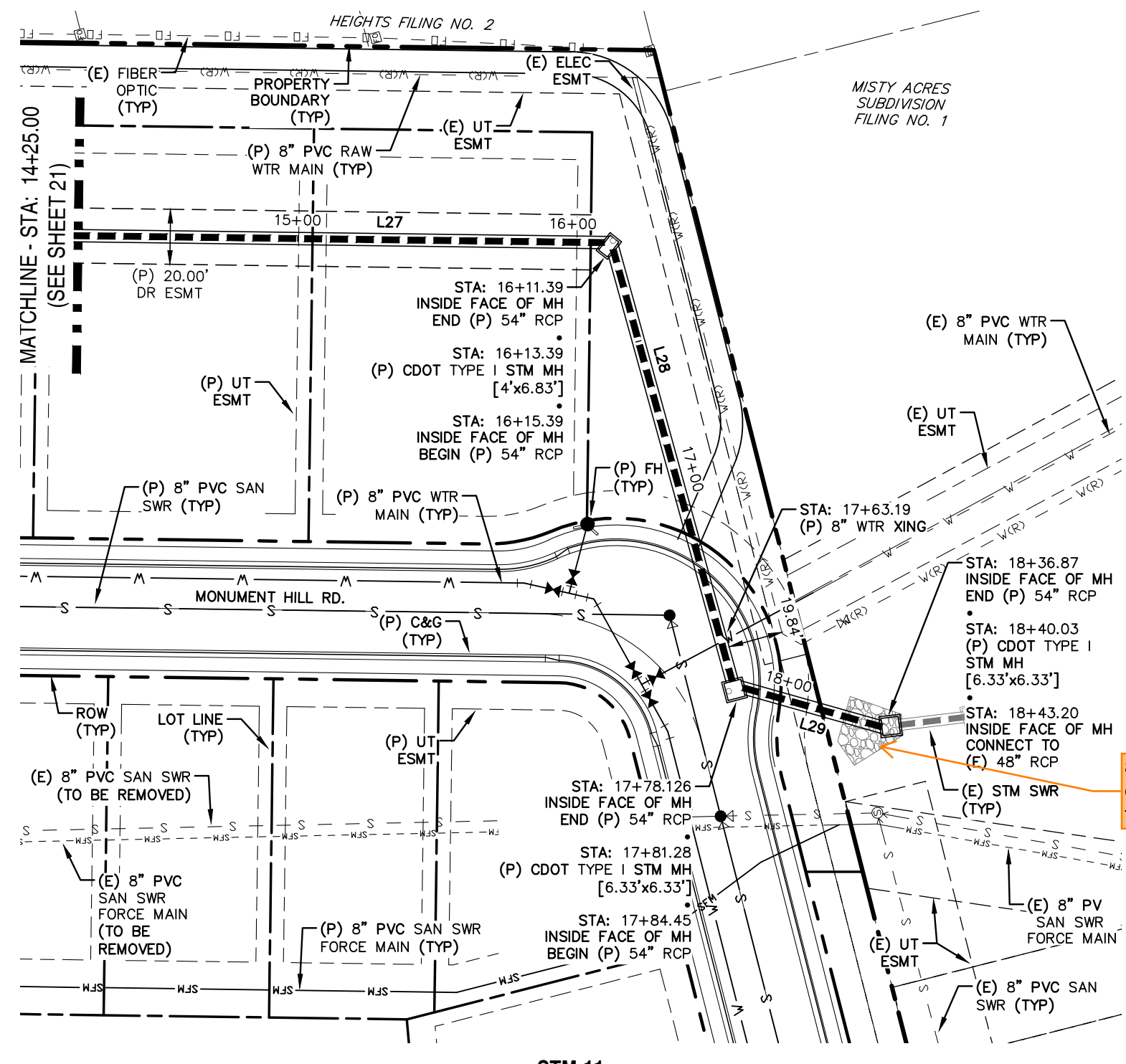


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 COLORADO SPRINGS, CO 80919

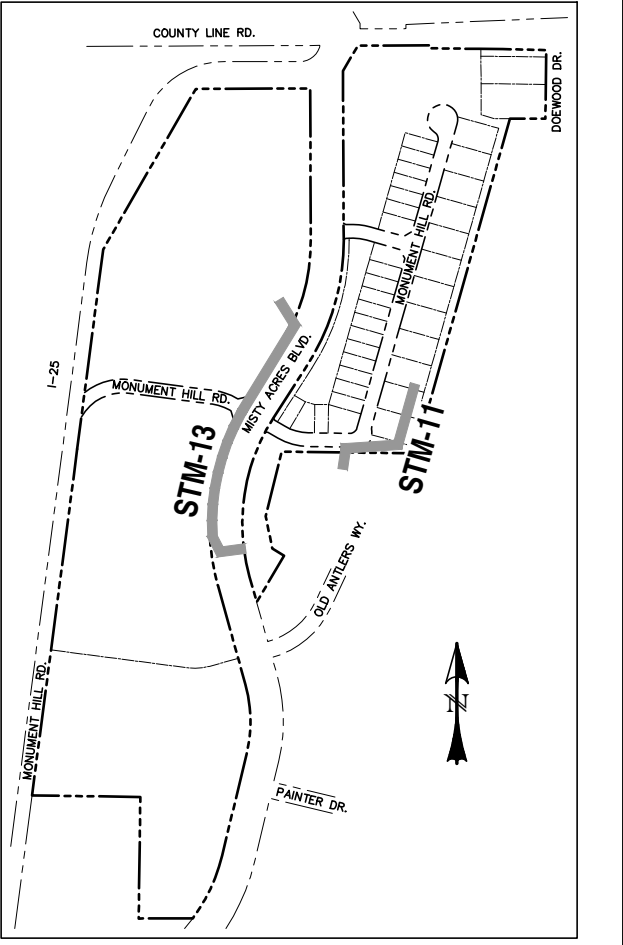
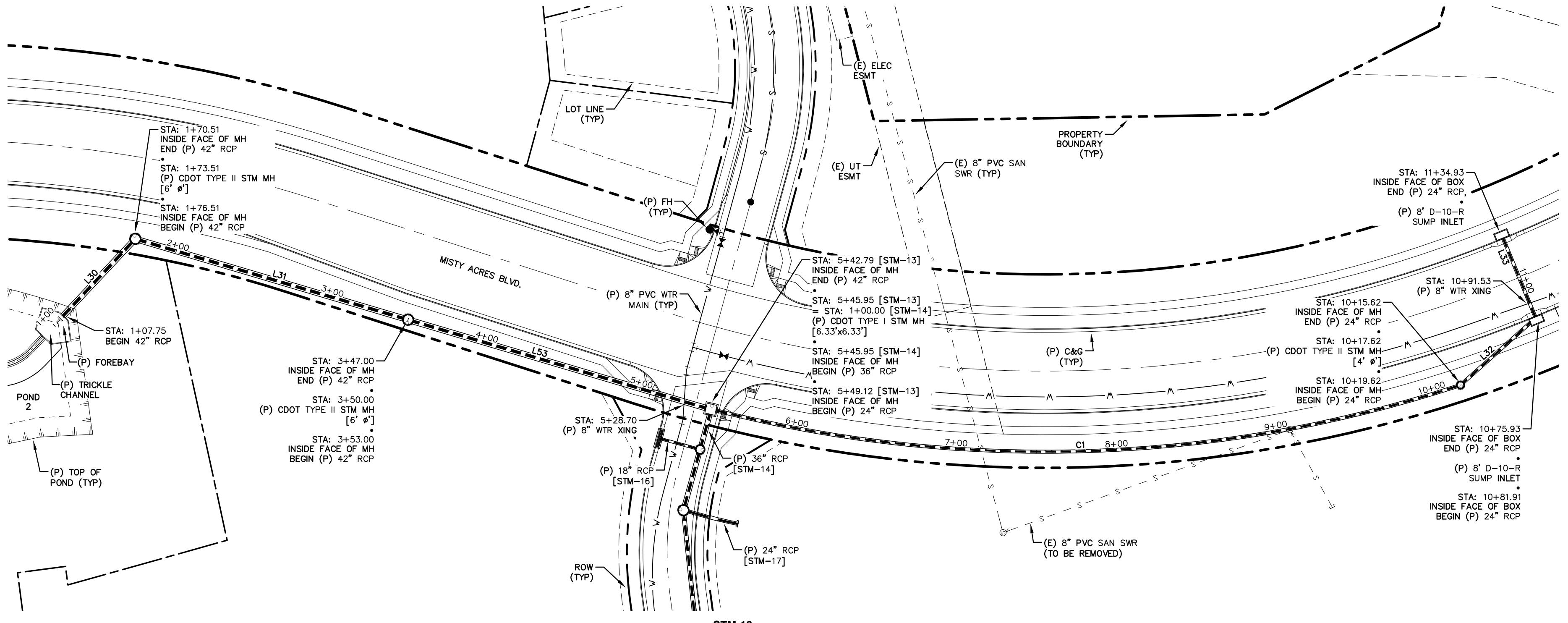


MONUMENT HILL EAST
 FILING NO. 1
 STORM SEWER
 PLAN & PROFILES

DESIGNED BY:	MGP	DRAWN BY:	MGP
SCALE:	1" = 50'	DATE:	04/02/25
JOB NUMBER	24-001	SHEET	20 OF 27



This is existing, added call-out are details and dimensions provided for this riprap somewhere?



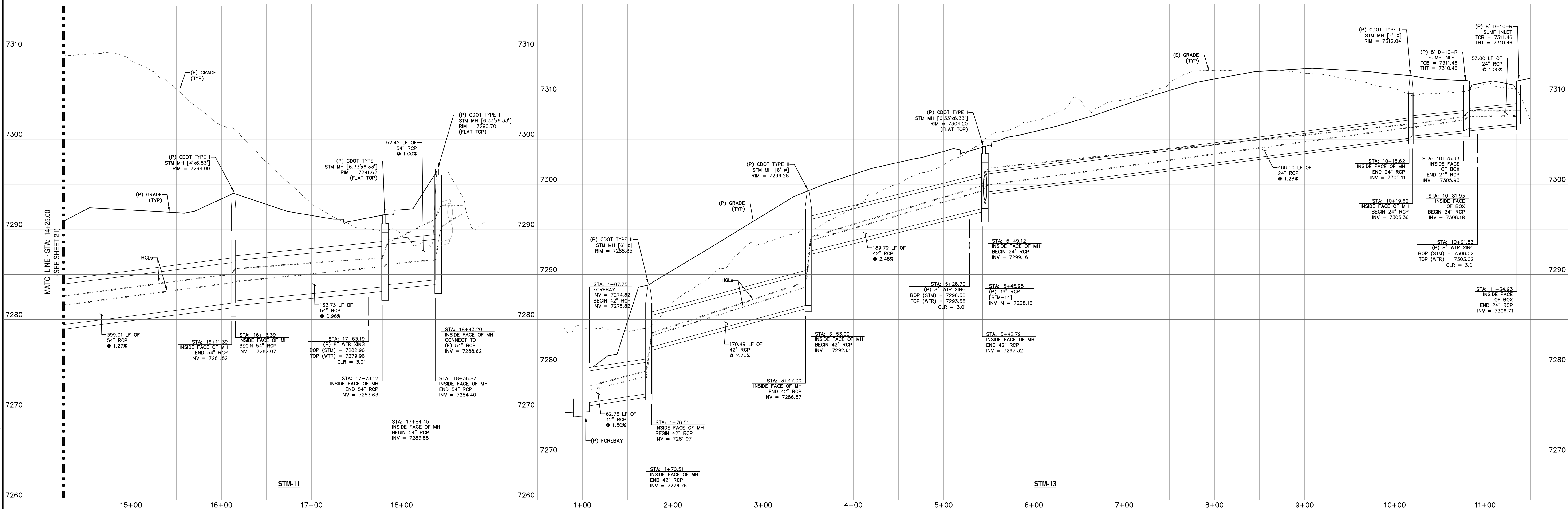
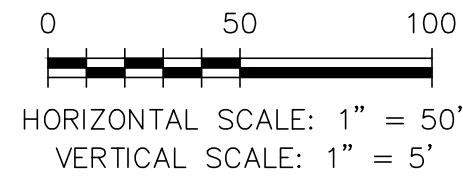
LINE TABLE - STM

LINE	BEARING	DISTANCE
L27	S15° 45' 22\"/>	
L28	S89° 34' 41\"/>	
L29	S30° 48' 32\"/>	
L30	S31° 48' 01\"/>	
L31	S31° 30' 33\"/>	
L32	S26° 44' 44\"/>	
L33	N82° 41' 18\"/>	
L53	S31° 30' 33\"/>	

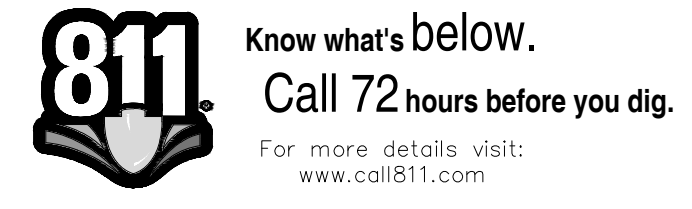
CURVE TABLE - STM

CURVE	DELTA	RADIUS	LENGTH
C1	32°23'54\"/>		

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



REV.	DESCRIPTION	DATE
1	ADDRESS AGENCY COMMENTS	11/04/25
2	ADDRESS AGENCY COMMENTS	12/31/25

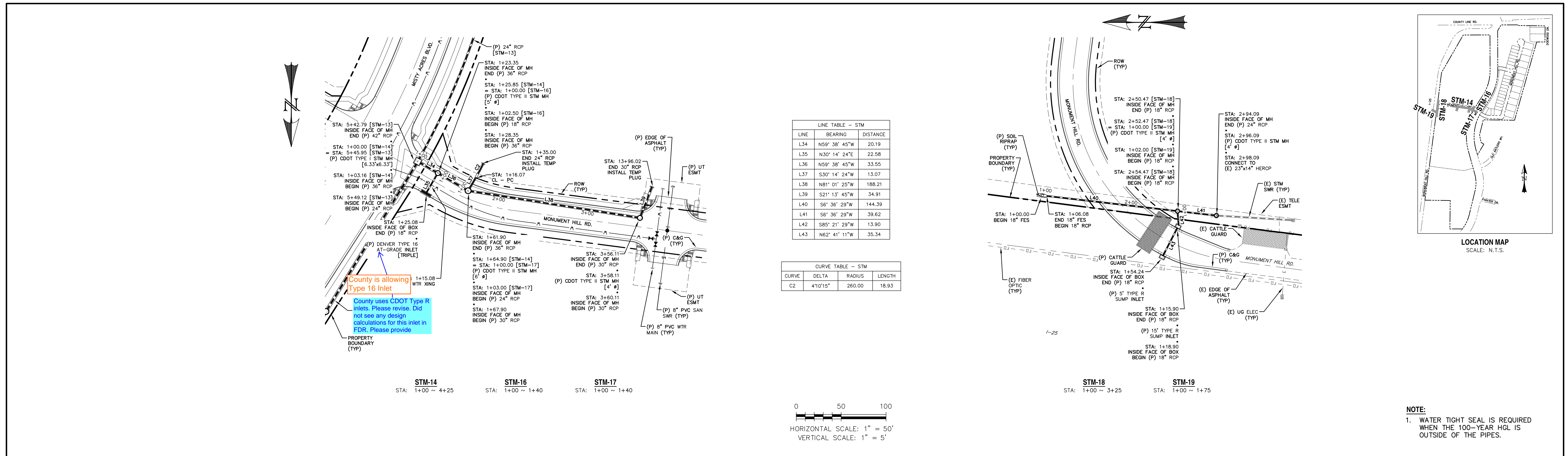


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MONUMENT RIDGE EAST, LLC
5055 LIST DRIVE
COLORADO SPRINGS, CO 80919



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

DESIGNED BY:	MGP	DRAWN BY:	MGP
SCALE:	1" = 50'	DATE:	04/02/25
JOB NUMBER	24-001	SHEET	22 OF 27

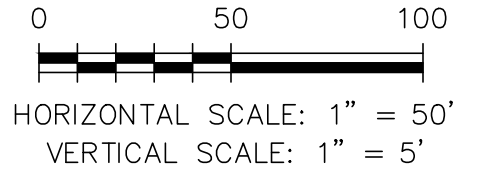


LINE TABLE - STM

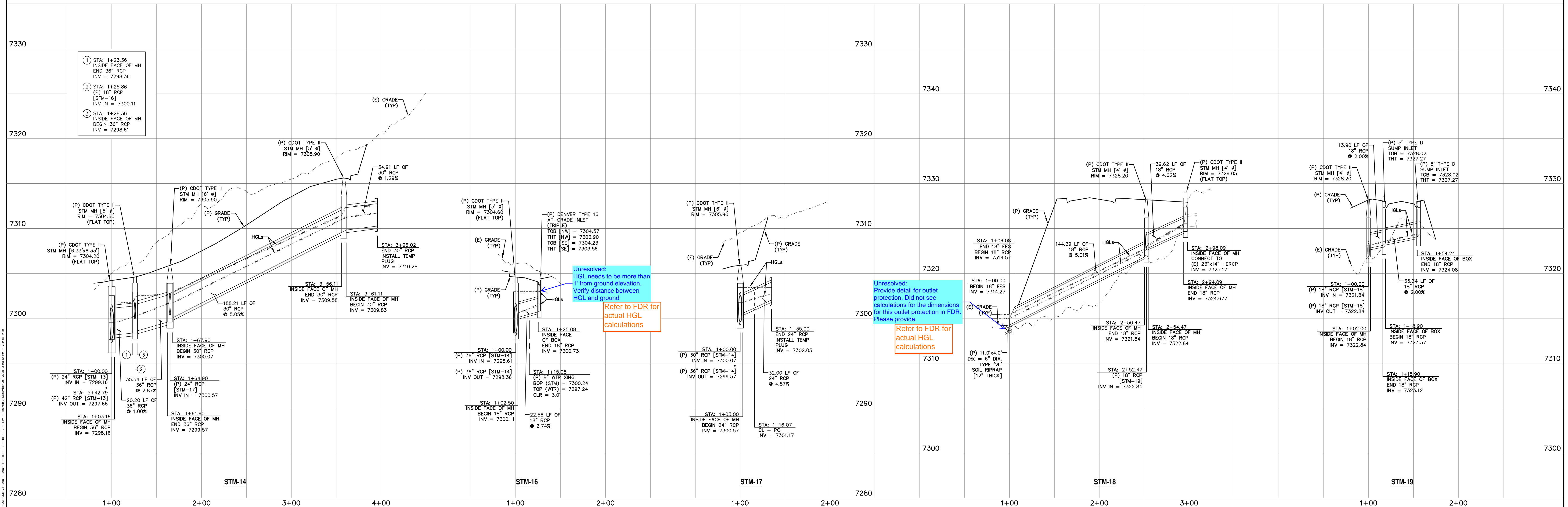
LINE	BEARING	DISTANCE
L34	N59° 38' 45"W	20.19
L35	N30° 14' 24"E	22.58
L36	N59° 38' 45"W	33.55
L37	S30° 14' 24"W	13.07
L38	N81° 01' 25"W	188.21
L39	S21° 13' 45"W	34.91
L40	S6° 36' 29"W	144.39
L41	S6° 36' 29"W	39.62
L42	S85° 21' 29"W	13.90
L43	N62° 41' 11"W	35.34

CURVE TABLE - STM

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



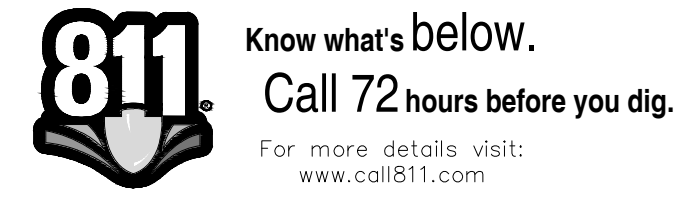
NOTE:
 1. WATER TIGHT SEAL IS REQUIRED WHEN THE 100-YEAR HGL IS OUTSIDE OF THE PIPES.



Unresolved: HGL needs to be more than 1' from ground elevation. Verify distance between HGL and ground. Refer to FDR for actual HGL calculations.

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

REV.	DESCRIPTION	DATE
1	ADDRESS AGENCY COMMENTS	11/04/25
2	ADDRESS AGENCY COMMENTS	12/31/25



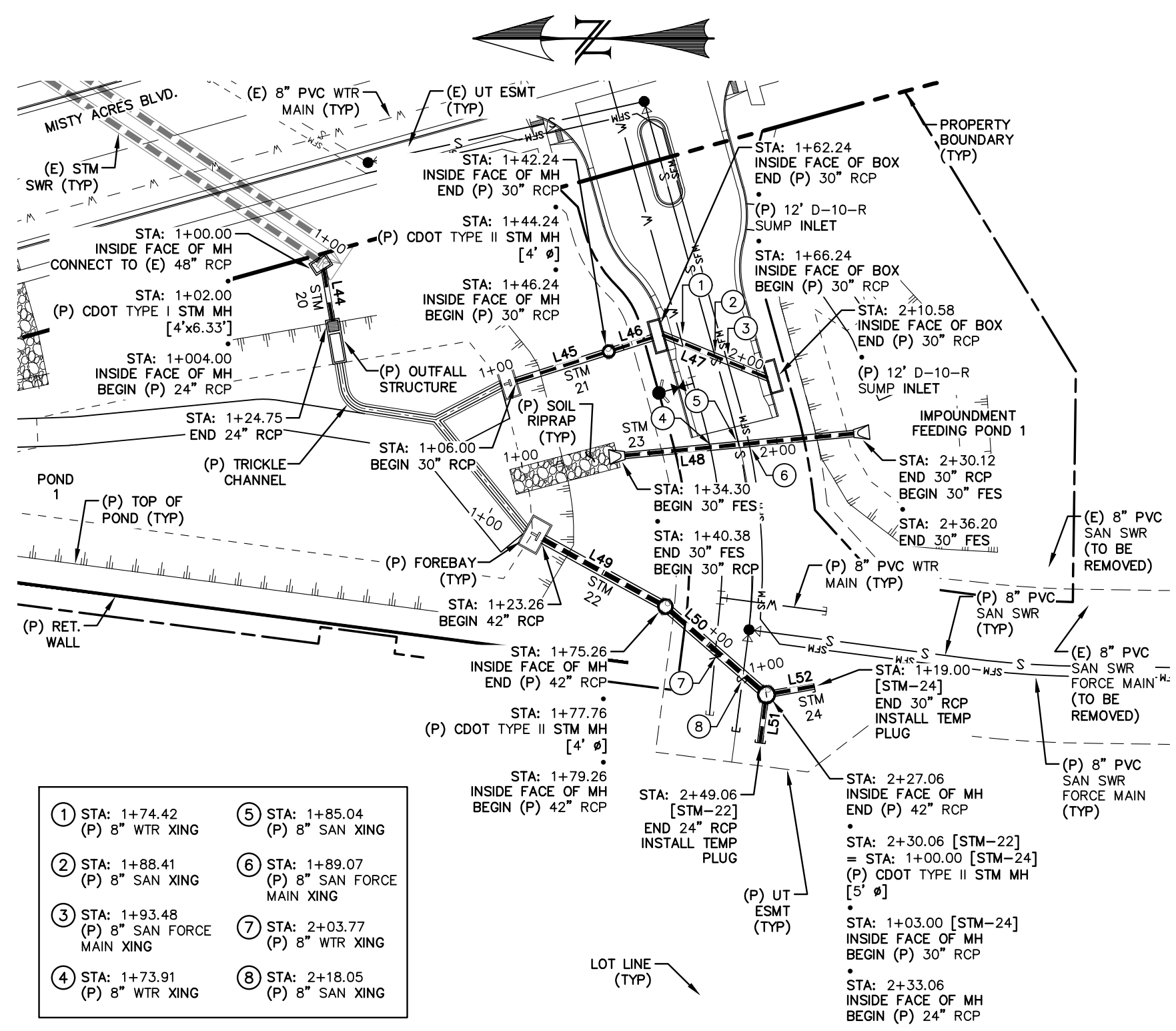
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 MONUMENT RIDGE EAST, LLC
 5055 LIST DRIVE
 COLORADO SPRINGS, CO 80919

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

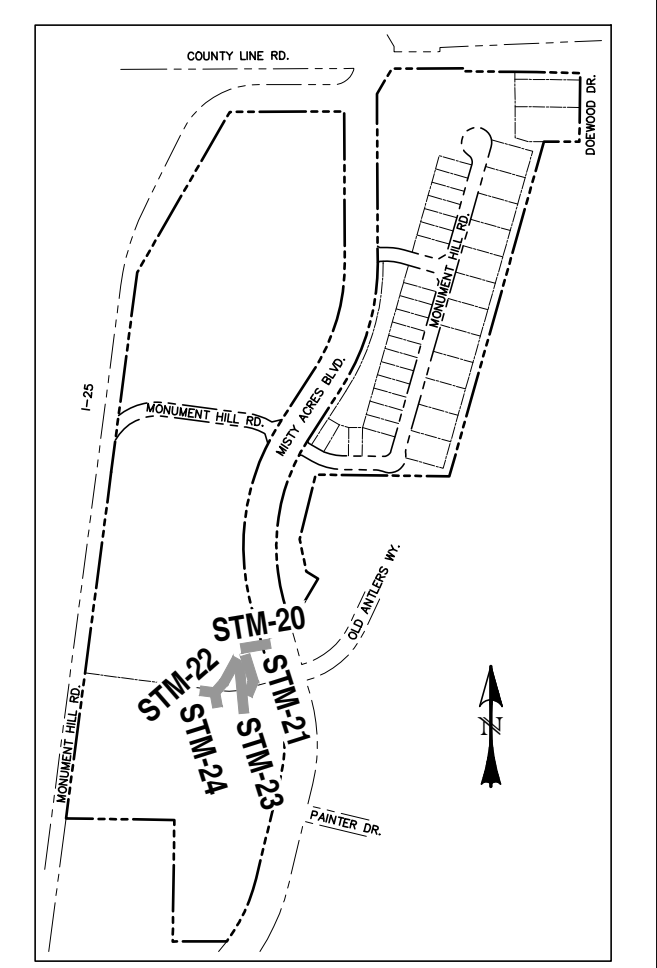
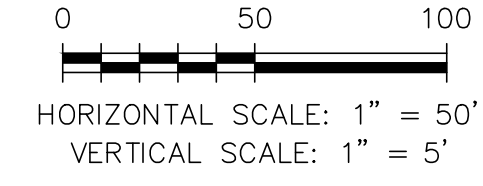
DESIGNED BY: MGP	DRAWN BY: MGP
SCALE: 1" = 50'	DATE: 04/02/25
JOB NUMBER: 24-001	SHEET: 23 OF 27



LINE TABLE - STM		
LINE	BEARING	DISTANCE
L44	S80° 22' 37"W	20.75
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

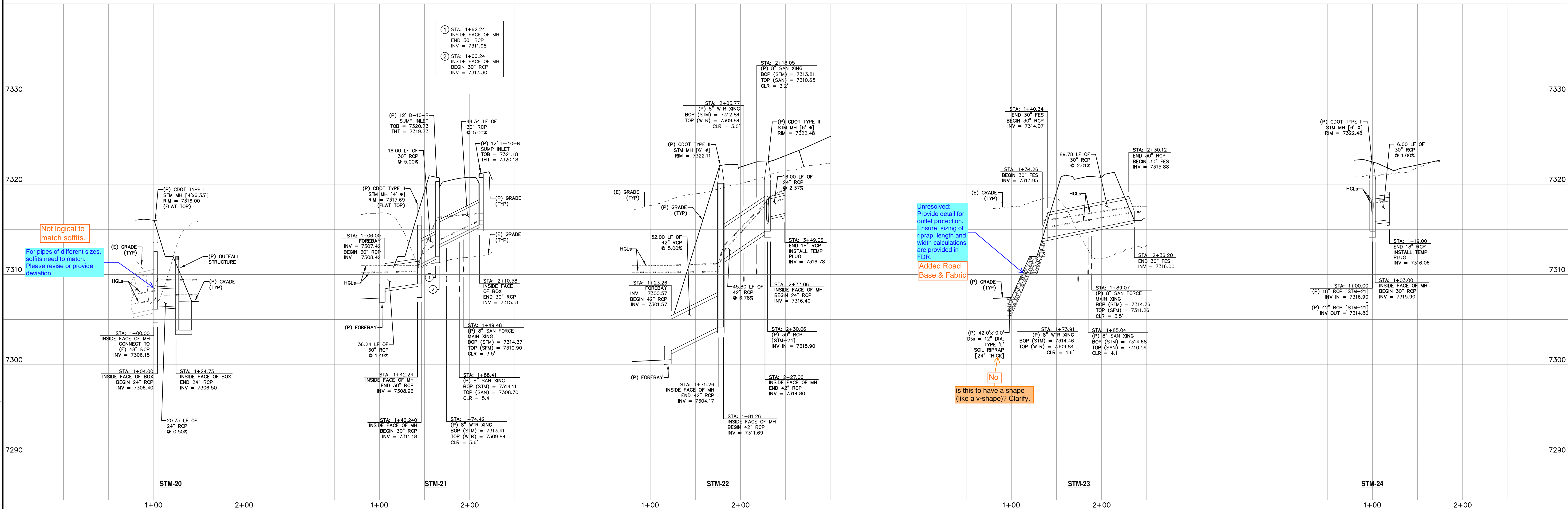
- 1 STA: 1+74.42 (P) 8" WTR XING
- 2 STA: 1+88.41 (P) 8" SAN XING
- 3 STA: 1+93.48 (P) 8" SAN FORCE MAIN XING
- 4 STA: 1+73.91 (P) 8" WTR XING
- 5 STA: 1+85.04 (P) 8" SAN XING
- 6 STA: 1+89.07 (P) 8" SAN FORCE MAIN XING
- 7 STA: 2+03.77 (P) 8" WTR XING
- 8 STA: 2+18.05 (P) 8" SAN XING

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



LOCATION MAP
SCALE: N.T.S.

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

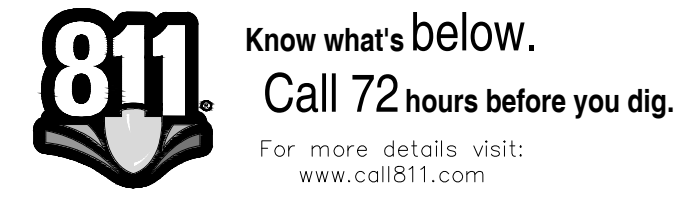


Not logical to match soffits.
For pipes of different sizes, soffits need to match. Please revise or provide deviation

Unresolved: Provide detail for outlet protection. Ensure sizing of riprap, length and width calculations are provided in FDR.
Added Road Base & Fabric

No
Is this to have a shape (like a v-shape)? Clarify.

REV.	DESCRIPTION	DATE
1	ADDRESS AGENCY COMMENTS	11/04/25
2	ADDRESS AGENCY COMMENTS	12/31/25



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

NOT FOR CONSTRUCTION



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

DESIGNED BY:	MGP	DRAWN BY:	MGP
SCALE:	1" = 50'	DATE:	04/02/25
JOB NUMBER	24-001	SHEET	24 OF 27

Patterned Concrete Median Paving Standard Drawing

NOT TO SCALE

DATE APPROVED: 7/9/09
 JOHN A. McCARTY
 DEPARTMENT OF TRANSPORTATION

REVISION DATE: 1/18/11
 FILE NAME: SD_2-21

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 "Chromas" as manufactured by L.M. Scofield Company, "Davis Colors" as manufactured by Davis Color Company, Pigment No. 678, 5 lbs/sock, 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/sock, 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 "Lithosome Colormax" as manufactured by L.M. Scofield Company, "Davis Colors" 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 or per manufacturer's specifications for paving under Barrier SD label (gal Garden), Trifluralin is labeled for use under asphalt under the Treflan 4EC label (Elanco).

Typical Cross Plan Layout Detail Standard Drawing

SCALE: NOT TO SCALE

DATE APPROVED: 11/10/04
 JOHN A. McCARTY
 DEPARTMENT OF TRANSPORTATION

REVISION DATE: 11/10/04
 FILE NAME: SD_2-26

NOTES:
 1. W - WIDTH SHALL 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.
 3. T = 3" MINIMUM ASPHALT DEPTH (2 LIFTS).

Pedestrian Intersection Ramp Standard Drawing

SCALE: NOT TO SCALE

DATE APPROVED: 1/1/08
 JOHN A. McCARTY
 DEPARTMENT OF TRANSPORTATION

REVISION DATE: 7/09/07
 FILE NAME: SD_2-41

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, CORNER BROWN FINISH.
 4. RAMP LOCATION AND LENGTH MAY REQUIRE MODIFICATION TO MAINTAIN THE 2% MINIMUM RAMP SLOPE AND 24" DETECTABLE WARNING AREA DUE TO STREET INTERSECTION, DRIVEWAYS AND/OR ADJACENT UTILITIES.
 5. DETECTABLE WARNING AREA SHALL START A MINIMUM OF 8" BUT NOT MORE THAN 8" FROM THE FLOWLINE OF THE CURB AT ANY POINT.
 6. DETECTABLE WARNING AREA SHALL BE PRE-FABRICATED REDDISH, INTERNALLY 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 RAMP SHALL BE PERPENDICULAR TO TRAFFIC WITH THE EXCEPTION OF MID-BLOCK OR TERMINAL RAMP WHICH MAY BE PARALLEL, SUBJECT TO APPROVAL.
 10. AVOID PLACING DRAINAGE STRUCTURES, TRAFFIC SIGNAL/POLE, UTILITIES, SIGNAGE, SIGNS, OR OTHER OBSTRUCTIONS WITHIN PROPOSED RAMP AREA.

GENERAL NOTES:
 1. WHERE THE 11-81 TYPED SERIES OF A PERPENDICULAR CURB RAMP IS USED CONTIGUOUS WITH A PEDESTRIAN OR HARD SURFACE AREA, THE MAXIMUM FLARE SLOPE SHALL NOT EXCEED 1:21.
 2. PEDESTRIAN WALKWAY AND/OR LOCATION OF EXISTING OR FUTURE PEDESTRIAN RAMP ON OPPOSITE CORNERS SHALL BE REVIEWED BEFORE CONSTRUCTING NEW RAMP.
 3. AT MARKED PEDESTRIAN CROSSINGS, THE BOTTOM OF THE RAMP, INCLUDING THE FLARE SLOPE, SHALL BE TOTALLY CONTAINED WITHIN THE MARKINGS.

Truncated Dome Details Standard Drawing

SCALE: NOT TO SCALE

DATE APPROVED: 1/1/08
 JOHN A. McCARTY
 DEPARTMENT OF TRANSPORTATION

REVISION DATE: 7/09/07
 FILE NAME: SD_2-42

TRUNCATED DOME DETAILS:
 THE TOP DIAMETER OF THE TRUNCATED DOMES SHALL BE 50%-60% OF THE BASE DIAMETER.
 1.6" MIN - 2.5" MAX (EQUAL BOTH DIRECTIONS)

Parallel Pedestrian Ramp Detail Standard Drawing

SCALE: NOT TO SCALE

DATE APPROVED: 11/10/04
 JOHN A. McCARTY
 DEPARTMENT OF TRANSPORTATION

REVISION DATE: 11/10/04
 FILE NAME: SD_2-50

PARALLEL PEDESTRIAN RAMP DETAIL:
 RAMP SCORING (TYP.) BASED ON LATEST ADA REQUIREMENTS.
 6" WIDE X VARIABLE HEIGHT (0" TO 8") MONOLITHIC CURB.
 12:1 MAX. SLOPE.
 5" SIDEWALK SLOPE: 2%.

Pedestrian Intersection Ramp Detail Standard Drawing

SCALE: NOT TO SCALE

DATE APPROVED: 9/16/10
 JOHN A. McCARTY
 DEPARTMENT OF TRANSPORTATION

REVISION DATE: 11/10/04
 FILE NAME: SD_2-40

Storm Sewer Manhole Detail Type I Standard Drawing

SCALE: NOT TO SCALE

DATE APPROVED: 7/9/09
 JOHN A. McCARTY
 DEPARTMENT OF TRANSPORTATION

REVISION DATE: 7/9/09
 FILE NAME: SD_3-1

PIPE ID | BW
 48" AND SMALLER | 6'-4"
 54" | 6'-10"
 60" AND LARGER | 8'-0" + 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 A MAXIMUM OF 16" ABOVE THE FLOOR.
 4. FLOOR OF THE MANHOLE SHALL BE TROWELED TO A SMOOTH, HARD SURFACE AND SHALL SLOPE TOWARDS THE OUTLET (8:1, 1/2" PER FT. MIN.). FLOOR SHALL BE SHAPED AND CHANNELLED; SEE SD_3-2 FOR TYPICAL CHANNEL DETAILS.

Storm Sewer Manhole Detail Type II Standard Drawing

SCALE: NOT TO SCALE

DATE APPROVED: 11/10/04
 JOHN A. McCARTY
 DEPARTMENT OF TRANSPORTATION

REVISION DATE: 11/10/04
 FILE NAME: SD_3-2

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 OR 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., 1/2" PER FOOT, MIN.).
 6. FLOOR OF MANHOLE SHALL BE TROWELED TO A SMOOTH, HARD SURFACE AND SHALL SLOPE TOWARDS THE OUTLET (8:1, 1/2" PER FT. MIN.). FLOOR SHALL BE SHAPED AND CHANNELLED; SEE DETAILS THIS SHEET.

Rural Major Collector Roadway Standard Cross Section

SCALE: NOT TO SCALE

DATE APPROVED: 12/31/05
 JOHN A. McCARTY
 DEPARTMENT OF TRANSPORTATION

REVISION DATE: 12/22/05
 FILE NAME: SD_2-13

Roadway Design Parameters:
 Design Speed: 90 mph
 Posted Speed: 40 mph
 Maximum ADT: 3,000
 Design Vehicle: WB-97

Typical Roadway Monument Installation

SCALE: NONE
 DATE: 01/23/24
 DRAWING: Monument Box Detail.dwg BY: SDP

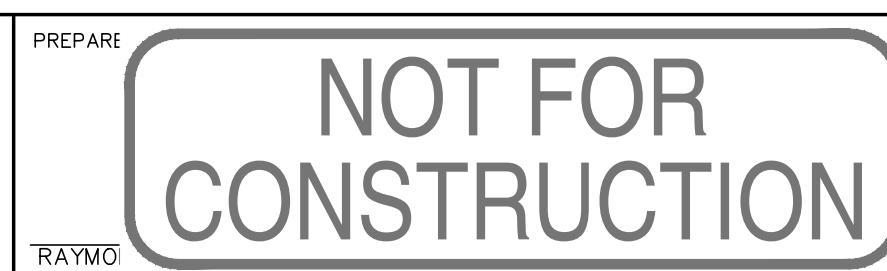
EL PASO COUNTY DEPARTMENT OF PUBLIC WORKS

STANDARD MONUMENT BOX INSTALLATION:
 MONUMENT BOX COVER LABELED SURVEY SET FLUSH WITH THE ROADWAY.
 SECTION VIEW ARTERIAL & COLLECTOR ROADS.
 SECTION VIEW LOCAL ROADS (PAVED).
 STANDARD MONUMENT BOX:
 Monumentation of Roadways:
 Arterial/Collector Roads: A metallic pipe or rod possessing a magnetic field and having a minimum outside diameter of 1/2 inch (#8 Rebar), a minimum length of 18 inches, and a two-inch minimum diameter durable metallic cap properly marked with PLS No. (A 2 1/2 inch cap is preferred). If located within a paved road it is to be installed in a load-bearing survey monument box (value box).
 Local Roads (Paved): A metallic pipe or rod possessing a magnetic field and having a minimum outside diameter of 1/2 inch (#8 Rebar), a minimum length of 18 inches, and a two-inch minimum diameter durable metallic cap properly marked with PLS No. (A 2 1/2 inch cap is preferred). All centerline intersections, P's & P's to be monumented and countersunk at least 1/2 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, P's & P's to be monumented.
 Permanent Elements for the benefit of El Paso County: A metallic pipe or rod possessing a magnetic field and having a minimum outside diameter of 1/2 inch (#8 Rebar), a minimum length of 18 inches, and a 1 1/2 inch minimum diameter durable metallic cap marked with PLS No.

REV.	DESCRIPTION	DATE
1	ADDRESS AGENCY COMMENTS	11/04/25
2	ADDRESS AGENCY COMMENTS	12/31/25



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



MONUMENT HILL EAST
 FILING NO. 1
 DETAILS

SCALE:	N/A	DATE:	04/02/25
JOB NUMBER	24-001	SHEET	26 OF 27

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