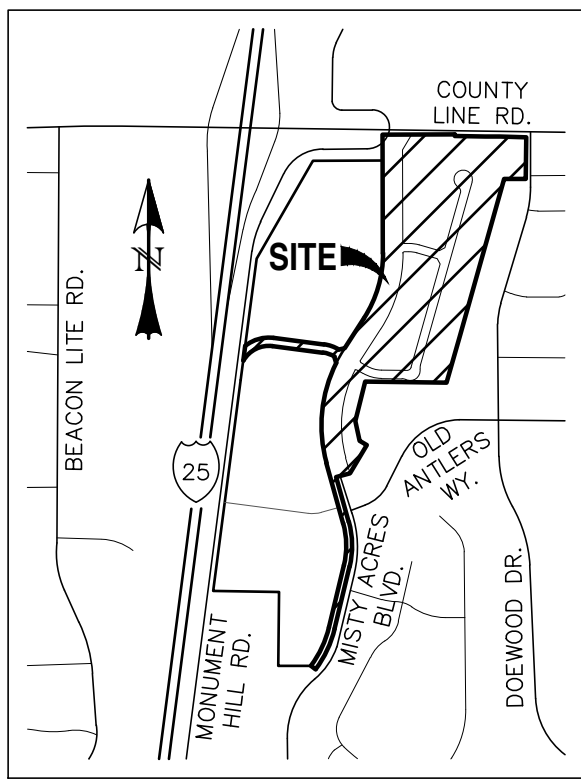


MONUMENT RIDGE EAST FILING NO. 1
CONSTRUCTION DRAWINGS
EL PASO COUNTY, COLORADO



STANDARD NOTES FOR EL PASO COUNTY CONSTRUCTION PLANS:

1. ALL DRAINAGE AND ROADWAY CONSTRUCTION SHALL MEET THE STANDARDS AND SPECIFICATIONS OF THE CITY OF COLORADO SPRINGS/EL PASO COUNTY DRAINAGE CRITERIA MANUAL, VOLUMES 1 AND 2, AND THE EL PASO COUNTY ENGINEERING CRITERIA MANUAL.
2. CONTRACTOR SHALL BE RESPONSIBLE FOR THE NOTIFICATION AND FIELD NOTIFICATION OF ALL EXISTING UTILITIES, WHETHER SHOWN ON THE PLANS OR NOT, BEFORE BEGINNING CONSTRUCTION. LOCATION OF EXISTING UTILITIES SHALL BE VERIFIED BY THE CONTRACTOR PRIOR TO CONSTRUCTION. CALL 811 TO CONTACT THE UTILITY NOTIFICATION CENTER OF COLORADO (UNCC).
3. CONTRACTOR SHALL KEEP A COPY OF THESE APPROVED PLANS, THE GRADING AND EROSION CONTROL PLAN, THE STORMWATER MANAGEMENT PLAN (SWMP), THE SOILS AND GEOTECHNICAL REPORT, AND THE APPROPRIATE DESIGN AND CONSTRUCTION STANDARDS AND SPECIFICATIONS AT THE JOB SITE AT ALL TIMES, INCLUDING THE FOLLOWING:
 - A. EL PASO COUNTY ENGINEERING CRITERIA MANUAL (ECM)
 - B. CITY OF COLORADO SPRINGS/EL PASO COUNTY DRAINAGE CRITERIA MANUAL, VOLUMES 1 AND 2
 - C. COLORADO DEPARTMENT OF TRANSPORTATION (CDOT) STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION
 - DOT 4 & 5 STANDARDS
4. NOTWITHSTANDING ANYTHING DEPICTED IN THESE PLANS IN WORDS OR GRAPHIC REPRESENTATION, ALL DESIGN AND CONSTRUCTION RELATED TO ROADS, STORM DRAINAGE AND EROSION CONTROL SHALL CONFORM TO THE STANDARDS AND REQUIREMENTS OF THE MOST RECENT VERSION OF THE RELEVANT ADOPTED EL PASO COUNTY STANDARDS, INCLUDING THE LAND DEVELOPMENT CODE, THE ENGINEERING CRITERIA MANUAL, THE DRAINAGE CRITERIA MANUAL, AND THE DRAINAGE CRITERIA MANUAL VOLUME 2. ANY DEVIATIONS FROM REGULATIONS AND STANDARDS MUST BE REQUESTED, AND APPROVED, IN WRITING. ANY MODIFICATIONS NECESSARY TO MEET CRITERIA AFTER-THE-FACT WILL BE ENTIRELY THE DEVELOPER'S RESPONSIBILITY TO RECTIFY.
5. IT IS THE DESIGN ENGINEER'S RESPONSIBILITY TO ACCURATELY SHOW EXISTING CONDITIONS, BOTH ONSITE AND OFFSITE, ON THE CONSTRUCTION PLANS. ANY MODIFICATIONS NECESSARY DUE TO CONFLICTS, OMISSIONS, OR CHANGED CONDITIONS WILL BE ENTIRELY THE DEVELOPER'S RESPONSIBILITY TO RECTIFY.
6. CONTRACTOR SHALL SCHEDULE A PRE-CONSTRUCTION MEETING WITH EL PASO COUNTY PLANNING AND COMMUNITY DEVELOPMENT (PCD) – INSPECTIONS, PRIOR TO STARTING CONSTRUCTION.
7. IT IS THE CONTRACTOR'S RESPONSIBILITY TO UNDERSTAND THE REQUIREMENTS OF ALL JURISDICTIONAL AGENCIES AND TO OBTAIN ALL REQUIRED PERMITS, INCLUDING BUT NOT LIMITED TO EL PASO COUNTY EROSION AND STORMWATER QUALITY CONTROL PERMIT (ESQCP), REGIONAL BUILDING FLOODPLAIN DEVELOPMENT PERMIT, U.S. ARMY CORPS OF ENGINEERS–ISSUED 401 AND/OR 404 PERMITS, AND COUNTY AND STATE FUGITIVE DUST PERMITS.
8. CONTRACTOR SHALL NOT DEVIATE FROM THE PLANS WITHOUT FIRST OBTAINING WRITTEN APPROVAL FROM THE DESIGN ENGINEER AND PCD. CONTRACTOR SHALL NOTIFY THE DESIGN ENGINEER IMMEDIATELY UPON DISCOVERY OF ANY ERRORS OR INCONSISTENCIES.
9. ALL STORM DRAIN PIPE SHALL BE CLASS III RCP UNLESS OTHERWISE NOTED AND APPROVED BY PCD.
10. CONTRACTOR SHALL COORDINATE GEOTECHNICAL TESTING PER ECM STANDARDS. PAVEMENT DESIGN SHALL BE APPROVED BY EL PASO COUNTY PCD PRIOR TO PLACEMENT OF CURB AND GUTTER AND PAVEMENT.
11. ALL CONSTRUCTION TRAFFIC MUST ENTER/EXIT THE SITE AT APPROVED CONSTRUCTION ACCESS POINTS.
12. SIGHT VISIBILITY TRIANGLES AS IDENTIFIED IN THE PLANS SHALL BE PROVIDED AT ALL INTERSECTIONS. OBSTRUCTIONS GREATER THAN 18 INCHES ABOVE FLOWLINE ARE NOT ALLOWED WITHIN SIGHT TRIANGLES.
13. SIGNING AND STRIPING SHALL COMPLY WITH EL PASO COUNTY DOT AND MUTCD CRITERIA. [IF APPLICABLE, ADDITIONAL SIGNING AND STRIPING NOTES WILL BE PROVIDED.]
14. CONTRACTOR SHALL OBTAIN ANY PERMITS REQUIRED BY EL PASO COUNTY DOT, INCLUDING WORK WITHIN THE RIGHT-OF-WAY AND SPECIAL TRANSPORT PERMITS.
15. THE LIMITS OF CONSTRUCTION SHALL REMAIN WITHIN THE PROPERTY LINE UNLESS OTHERWISE NOTED. THE OWNER/DEVELOPER SHALL OBTAIN WRITTEN PERMISSION AND EASEMENTS, WHERE REQUIRED, FROM ADJOINING PROPERTY OWNER(S) PRIOR TO ANY OFF-SITE DISTURBANCE, GRADING, OR CONSTRUCTION.
16. EL PASO COUNTY DOES NOT OWN AND IS NOT RESPONSIBLE FOR THE UNDERDRAINS OR GROUNDWATER DISCHARGE SYSTEMS SHOWN ON THESE PLANS AND ASSUMES NO LIABILITY FOR WATER RIGHTS ADMINISTRATION BY PROVING THESE PLANS. MAINTENANCE AND WATER RIGHTS ARE THE RESPONSIBILITY OF THE DEVELOPER AND THE MONUMENT RIDGE EAST PLAIN NO. 1 PROPERTY OWNER'S ASSOCIATION.

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

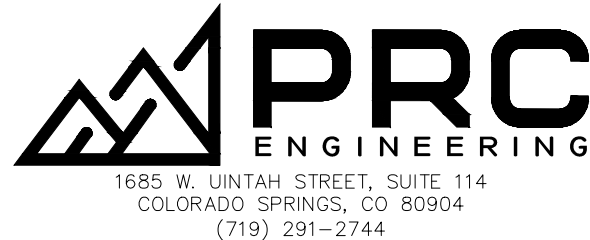
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COLORADO DEPARTMENT OF PUBLIC HEALTH AND ENVIRONMENT
WATER QUALITY CONTROL DIVISION
WOOD - PERMITS
4300 CHERRY CREEK DRIVE SOUTH
DENVER, CO 80246-1530
ATTN: PERMITS UNIT



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COLORADO SPRINGS, CO 80919

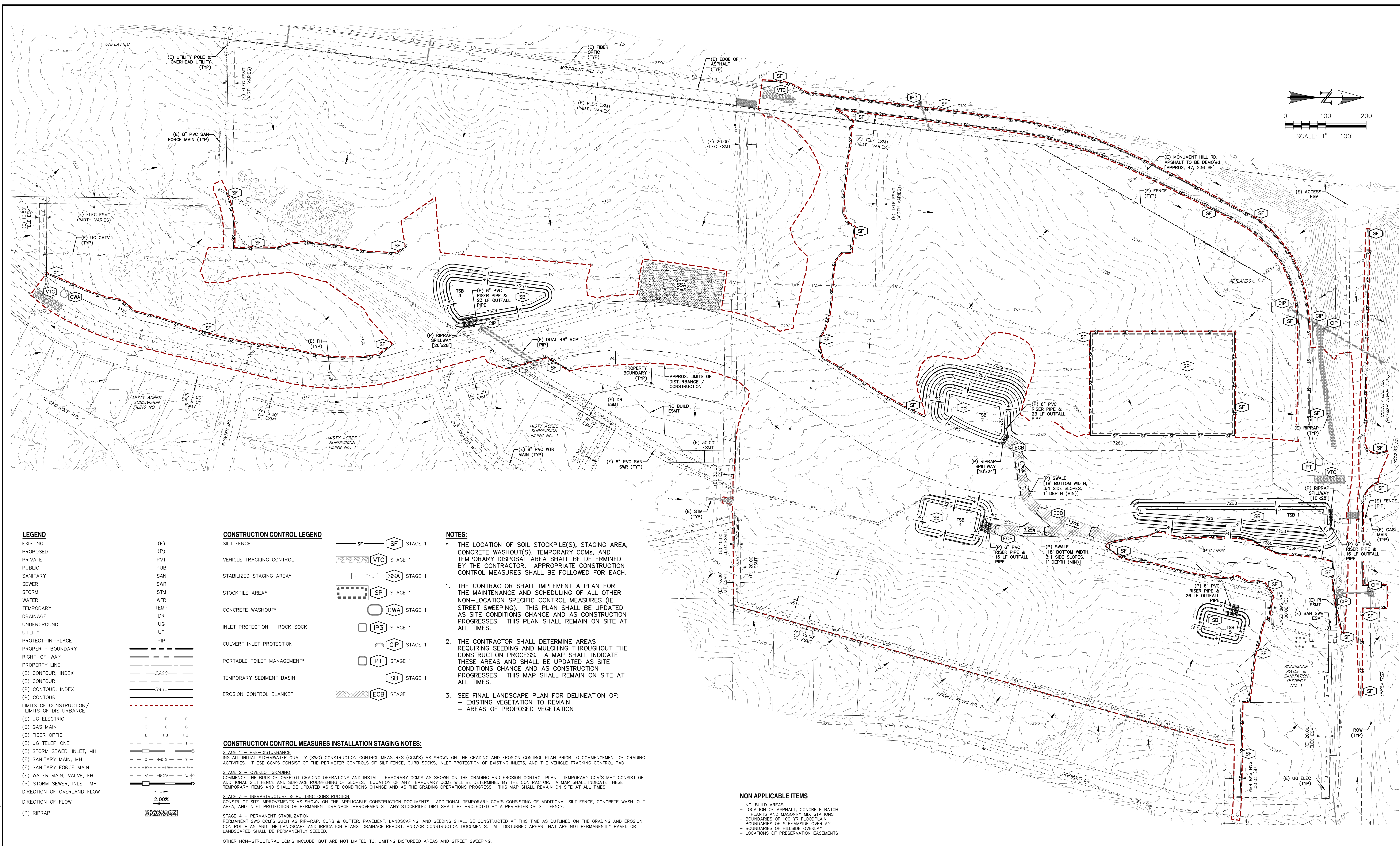


MONUMENT RIDGE EAST
FILING NO. 1

CONSTRUCTION DRAWINGS

DESIGNED BY:	MGP	DRAWN BY:	MGP
SCALE:	N/A	DATE:	04/08/25
JOB NUMBER		SHEET	
24-001		1 OF 32	

REV.	DESCRIPTION	DATE	 Know what's below. Call 72 hours before you dig. For more details visit: www.call811.com	PREPARED FOR: MONUMENT RIDGE EAST, LLC 5055 LIST DRIVE COLORADO SPRINGS, CO 80919	 1685 N. JINTAH STREET, SUITE 114 COLORADO SPRINGS, CO 80904 (719) 291-2744	MONUMENT RIDGE EAST	DESIGNED BY: MGP	DRAWN BY: MGP
1	ADDRESS AGENCY COMMENTS	11/04/25				FILING NO. 1	SCALE: N/A	DATE: 04/08/25
2	ADDRESS AGENCY COMMENTS	12/31/25				CONSTRUCTION DRAWINGS	JOB NUMBER	SHEET
3	ADDRESS AGENCY COMMENTS	04/08/26					24-001	1 OF 32
4	ADDRESS AGENCY COMMENTS	05/11/26						
5	ADDRESS AGENCY COMMENTS	09/22/26						



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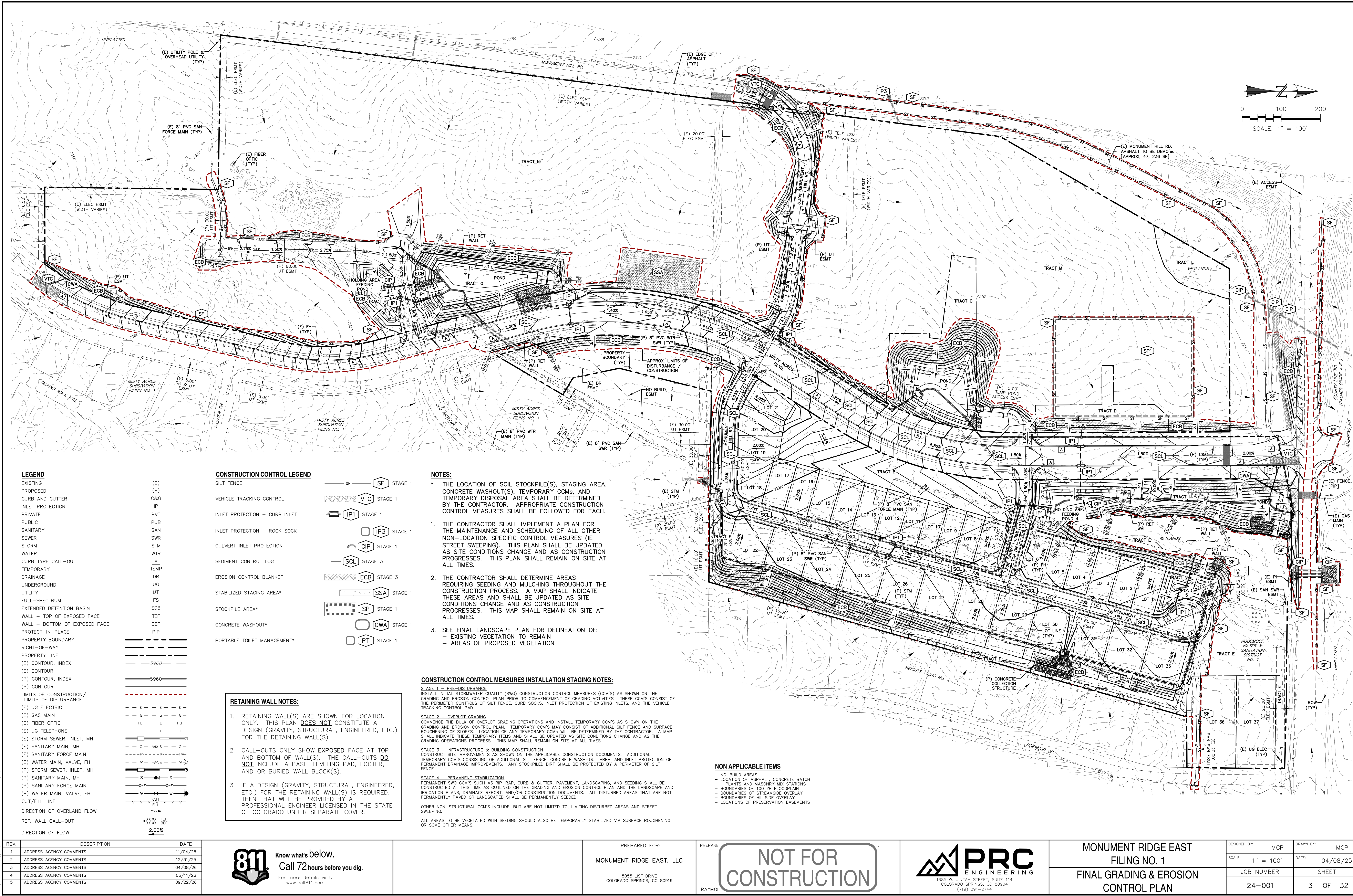


1655 W. UTAH STREET, SUITE 114
COLORADO SPRINGS, CO 80904
(719) 291-2744

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

DESIGNED BY: MGP
SCALE: 1" = 100'
JOB NUMBER: 24-001

DRAWN BY: MGP
DATE: 04/08/25
SHEET: 2 OF 32



SC-7



SM-4



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SC-7

SEDIMENT BASIN INSTALLATION NOTES

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- SB-6
Urban Drainage and Flood Control District
Urban Storm Drainage Criteria Manual Volume 3
August 2013

SC-1



SF-1. SILT FENCE

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

SEDIMENT BASIN MAINTENANCE NOTES

- (DETAILS ADAPTED FROM DOUGLAS COUNTY, COLORADO)

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

August 2013
Urban Drainage and Flood Control District
Urban Storm Drainage Criteria Manual Volume 3
SB-7

Silt Fence (SF)

SILT FENCE INSTALLATION NOTES

1. SILT FENCE MUST BE PLACED AWAY FROM THE TOE OF THE SLOPE TO ALLOW FOR WATER PONDING. SILT FENCE AT THE TOE OF A SLOPE SHOULD BE INSTALLED IN A FLAT LOCATION AT LEAST SEVERAL FEET (2-5 FT) FROM THE TOE OF THE SLOPE TO ALLOW ROOM FOR PONDING AND SEDIMENTATION.
2. A UNIFORM 6" X 4" ANCHOR TRENCH SHALL BE EXCAVATED USING TRENCHER OR SILT FENCE INSTALLATION DEVICE. NO ROAD GRADERS, BACKHOES, OR SIMILAR EQUIPMENT SHALL BE USED.
3. COMPACT ANCHOR TRENCH BY HAND WITH A "JUMPING JACK" OR BY WHEEL ROLLING. ANCHOR TRENCH SHALL BE SUCH THAT SILT FENCE RESISTS BEING PULLED OUT OF ANCHOR TRENCH BY HAND.
4. SILT FENCE SHALL BE PULLED TIGHT AS IT IS ANCHORED TO THE STAKES. THERE SHOULD BE NO NOTICEABLE SAG BETWEEN STAKES AFTER IT HAS BEEN ANCHORED TO THE STAKES.
5. SILT FENCE FABRIC SHALL BE ANCHORED TO THE STAKES USING 1" HEAVY DUTY STAPLES OR NAILS WITH 1" HEADS. STAPLES AND NAILS SHOULD BE PLACED 3" ALONG THE FABRIC DOWN THE LENGTH OF THE STAKE.
6. AT THE END OF A RUN OF SILT FENCE ALONG A CONTOUR, THE SILT FENCE SHOULD BE TURNED PERPENDICULAR TO THE CONTOUR TO CREATE A "J-HOOK." THE "J-HOOK" EXTENDING PERPENDICULAR TO THE CONTOUR SHOULD BE OF SUFFICIENT LENGTH TO KEEP RUNOFF FROM FLOWING AROUND THE END OF THE SILT FENCE (TYPICALLY 10' - 20').
7. SILT FENCE SHALL BE INSTALLED PRIOR TO ANY LAND DISTURBING ACTIVITIES.

SILT FENCE MAINTENANCE NOTES

1. INSPECT BMPs EACH WORKDAY, AND MAINTAIN THEM IN EFFECTIVE OPERATING CONDITION. MAINTENANCE OF BMPs SHOULD BE PROACTIVE, NOT REACTIVE. INSPECT BMPs AS SOON AS POSSIBLE AFTER A STORM (WITHIN 24 HOURS) FOLLOWING A STORM THAT CAUSES SURFACE EROSION, AND PERFORM NECESSARY MAINTENANCE.
2. FREQUENT OBSERVATIONS AND MAINTENANCE ARE NECESSARY TO MAINTAIN BMPs IN EFFECTIVE OPERATING CONDITION. INSPECTIONS AND CORRECTIVE MEASURES SHOULD BE DOCUMENTED THOROUGHLY.
3. WHERE BMPs HAVE FAILED, REPAIR OR REPLACEMENT SHOULD BE INITIATED UPON RECOVERY OF THE FAILURE.
4. SEDIMENT ACCUMULATED UPSTREAM OF THE SILT FENCE SHALL BE REMOVED AS NEEDED TO MAINTAIN THE FUNCTIONALITY OF THE BMP, TYPICALLY WHEN DEPTH OF ACCUMULATED SEDIMENTS IS APPROXIMATELY 6".
5. REPAIR OR REPLACE SILT FENCE WHEN THERE ARE SIGNS OF WEAR, SUCH AS SAGGING, TEARING, OR COLLAPSE.
6. SILT FENCE IS TO REMAIN IN PLACE UNTIL THE UPSTREAM DISTURBED AREA IS STABILIZED AND APPROVED BY THE LOCAL JURISDICTION, OR IS REPLACED BY AN EQUIVALENT PERMITTER-DESIGNED CONTROL BMP.

(DETAIL ADAPTED FROM TOWN OF PARKER, COLORADO AND CITY OF AURORA, NOT AVAILABLE IN AUTOCAD)

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

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Urban Storm Drainage Criteria Manual Volume 3
November 2010

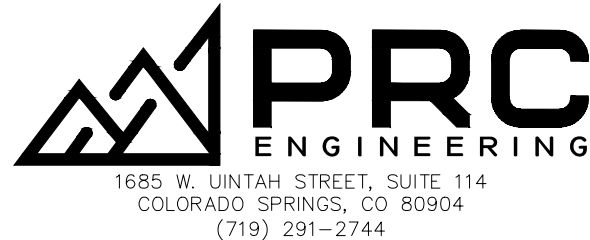
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MONUMENT RIDGE EAST
FILING NO. 1
GRADING & EROSION
CONTROL DETAILS

	DRAWN BY: MGP
SCALE: N/A	DATE: 04/08/25
JOB NUMBER	SHEET
24-001	4 OF 32



SP-1. STOCKPILE PROTECTION

STOCKPILE PROTECTION INSTALLATION NOTES

- SEE PLAN VIEW FOR:
 - LOCATION OF STOCKPILES.
 - TYPE OF STOCKPILE PROTECTION.
- INSTALL PERIMETER CONTROLS IN ACCORDANCE WITH THEIR RESPECTIVE DESIGN DETAILS. SILT FENCE IS SHOWN IN THE STOCKPILE PROTECTION DETAILS; HOWEVER, OTHER TYPES OF PERIMETER CONTROLS INCLUDING SEDIMENT CONTROL LOGS OR ROCK SOCKS MAY BE SUITABLE IN SOME CIRCUMSTANCES. CONSIDERATIONS FOR DETERMINING THE APPROPRIATE TYPE OF PERIMETER CONTROL FOR A STOCKPILE INCLUDE WHETHER THE STOCKPILE IS LOCATED ON A PERVIOUS OR IMPERVIOUS SURFACE, THE RELATIVE HEIGHTS OF THE PERIMETER CONTROL AND STOCKPILE, THE ABILITY OF THE PERIMETER CONTROL TO CONTAIN THE STOCKPILE WITHOUT FAILING IN THE EVENT THAT MATERIAL FROM THE STOCKPILE SHIFTS OR SLUMPS AGAINST THE PERIMETER, AND OTHER FACTORS.
- STABILIZE THE STOCKPILE SURFACE WITH SURFACE ROUGHENING, TEMPORARY SEEDING AND MULCHING. EROSION CONTROL BLANKETS, OR SOIL BINDERS, SOILS STOCKPILED FOR AN EXTENDED PERIOD (TYPICALLY FOR MORE THAN 60 DAYS) SHOULD BE SEEDED AND MULCHED WITH A TEMPORARY GRASS COVER ONCE THE STOCKPILE IS PLACED (TYPICALLY WITHIN 14 DAYS). USE OF MULCH ONLY OR A SOIL BINDER IS ACCEPTABLE IF THE STOCKPILE WILL BE IN PLACE FOR A MORE LIMITED TIME PERIOD (TYPICALLY 30-60 DAYS).
- FOR TEMPORARY STOCKPILES ON THE INTERIOR PORTION OF A CONSTRUCTION SITE, WHERE OTHER DOWNGRADIENT CONTROLS, INCLUDING PERIMETER CONTROL, ARE IN PLACE, STOCKPILE PERIMETER CONTROLS MAY NOT BE REQUIRED.



SSA-1. STABILIZED STAGING AREA

STABILIZED STAGING AREA INSTALLATION NOTES

- SEE PLAN VIEW FOR:
 - LOCATION OF STAGING AREA(S).
 - CONTRACTOR MAY ADJUST LOCATION AND SIZE OF STAGING AREA WITH APPROVAL FROM THE LOCAL JURISDICTION.
- STABILIZED STAGING AREA SHOULD BE APPROPRIATE FOR THE NEEDS OF THE SITE. OVERSIZING RESULTS IN A LARGER AREA TO STABILIZE FOLLOWING CONSTRUCTION.
- STAGING AREA SHALL BE STABILIZED PRIOR TO OTHER OPERATIONS ON THE SITE.
- THE STABILIZED STAGING AREA SHALL CONSIST OF A MINIMUM 3" THICK GRANULAR MATERIAL.
- UNLESS OTHERWISE SPECIFIED BY LOCAL JURISDICTION, ROCK SHALL CONSIST OF DOT SECT. #703, AASHTO #3 COARSE AGGREGATE OR 6" (MINUS) ROCK.
- ADDITIONAL PERIMETER BMPs MAY BE REQUIRED INCLUDING BUT NOT LIMITED TO SILT FENCE AND CONSTRUCTION FENCING.

STABILIZED STAGING AREA MAINTENANCE NOTES

- INSPECT BMPs EACH WORKDAY, AND MAINTAIN THEM IN EFFECTIVE OPERATING CONDITION. MAINTENANCE OF BMPs SHOULD BE PROACTIVE, NOT REACTIVE. INSPECT BMPs AS SOON AS POSSIBLE (AND ALWAYS WITHIN 24 HOURS) FOLLOWING A STORM THAT CAUSES SURFACE EROSION, AND PERFORM NECESSARY MAINTENANCE.
- FREQUENT OBSERVATIONS AND MAINTENANCE ARE NECESSARY TO MAINTAIN BMPs IN EFFECTIVE OPERATING CONDITION. INSPECTIONS AND CORRECTIVE MEASURES SHOULD BE DOCUMENTED THOROUGHLY.
- WHERE BMPs HAVE FAILED, REPAIR OR REPLACEMENT SHOULD BE INITIATED UPON DISCOVERY OF THE FAILURE.
- ROCK SHALL BE REAPPLIED OR REGRADED AS NECESSARY IF RUTTING OCCURS OR UNDERLYING SUBGRADE BECOMES EXPOSED.



ECB-3. OUTSIDE OF DRAINAGEWAY

STAKING PATTERNS BY ECB TYPE

STRAW STRAW-COCONUT COCONUT OR EXCELSIOR

STAKING PATTERNS BY SLOPE OR CHANNEL TYPE

LOW FLOW CHANNEL HIGH FLOW CHANNEL

STOCKPILE PROTECTION MAINTENANCE NOTES

- INSPECT BMPs EACH WORKDAY, AND MAINTAIN THEM IN EFFECTIVE OPERATING CONDITION. MAINTENANCE OF BMPs SHOULD BE PROACTIVE, NOT REACTIVE. INSPECT BMPs AS SOON AS POSSIBLE (AND ALWAYS WITHIN 24 HOURS) FOLLOWING A STORM THAT CAUSES SURFACE EROSION, AND PERFORM NECESSARY MAINTENANCE.
- FREQUENT OBSERVATIONS AND MAINTENANCE ARE NECESSARY TO MAINTAIN BMPs IN EFFECTIVE OPERATING CONDITION. INSPECTIONS AND CORRECTIVE MEASURES SHOULD BE DOCUMENTED THOROUGHLY.
- WHERE BMPs HAVE FAILED, REPAIR OR REPLACEMENT SHOULD BE INITIATED UPON DISCOVERY OF THE FAILURE.

STOCKPILE PROTECTION MAINTENANCE NOTES

- IF PERIMETER PROTECTION MUST BE MOVED TO ACCESS SOIL STOCKPILE, REPLACE PERIMETER CONTROLS BY THE END OF THE WORKDAY.
- STOCKPILE PERIMETER CONTROLS CAN BE REMOVED ONCE ALL THE MATERIAL FROM THE STOCKPILE HAS BEEN USED.

(DETAILS ADAPTED FROM PARKER, COLORADO, NOT AVAILABLE IN AUTOCAD)

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

STABILIZED STAGING AREA MAINTENANCE NOTES

- STABILIZED STAGING AREA SHALL BE ENLARGED IF NECESSARY TO CONTAIN PARKING, STORAGE, AND UNLOADING/LOADING OPERATIONS.
- THE STABILIZED STAGING AREA SHALL BE REMOVED AT THE END OF CONSTRUCTION. THE GRANULAR MATERIAL SHALL BE REMOVED OR, IF APPROVED BY THE LOCAL JURISDICTION, USED ON SITE, AND THE AREA COVERED WITH TOPSOIL, SEED, AND MULCH OR OTHERWISE STABILIZED IN A MANNER APPROVED BY LOCAL JURISDICTION.

NOTE: MANY MUNICIPALITIES PROHIBIT THE USE OF RECYCLED CONCRETE AS GRANULAR MATERIAL FOR STABILIZED STAGING AREAS DUE TO DIFFICULTIES WITH RE-ESTABLISHMENT OF VEGETATION IN AREAS WHERE RECYCLED CONCRETE WAS PLACED.

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

(DETAILS ADAPTED FROM DOUGLAS COUNTY, COLORADO, NOT AVAILABLE IN AUTOCAD)



RS-1. ROCK SOCK PERIMETER CONTROL

ROCK SOCK JOINTING

ROCK SOCK INSTALLATION NOTES

- SEE PLAN VIEW FOR:
 - LOCATION(S) OF ROCK SOCKS.
- CRUSHED ROCK SHALL BE 1/2" (MINUS) IN SIZE WITH A FRACTURED FACE (ALL SIDES) AND SHALL COMPLY WITH GRADATION SHOWN ON THIS SHEET (1/2" MINUS).
- WIRE MESH SHALL BE FABRICATED OF 10 GAGE POULTRY MESH, OR EQUIVALENT, WITH A MAXIMUM OPENING OF 1/2", RECOMMENDED MINIMUM ROLL WIDTH OF 48"
- WIRE MESH SHALL BE SECURED USING "HOG RINGS" OR WIRE TIES AT 6" CENTERS ALONG ALL JOINTS AND AT 2" CENTERS ON ENDS OF SOCKS.
- SOME MUNICIPALITIES MAY ALLOW THE USE OF FILTER FABRIC AS AN ALTERNATIVE TO WIRE MESH FOR THE ROCK ENCLOSURE.

GRADATION TABLE	
SIEVE SIZE	MASS PERCENT PASSING SQUARE MESH SIEVES
NO. 4	
2"	100
1 1/2"	90 - 100
1"	20 - 55
3/4"	0 - 15
3/8"	0 - 5
MATCHES SPECIFICATIONS FOR NO. 4 COARSE AGGREGATE FOR CONCRETE PER AASHTO M43. ALL ROCK SHALL BE FRACTURED FACE, ALL SIDES.	

REV.	DESCRIPTION	DATE
1	ADDRESS AGENCY COMMENTS	11/04/25
2	ADDRESS AGENCY COMMENTS	12/31/25
3	ADDRESS AGENCY COMMENTS	04/08/26
4	ADDRESS AGENCY COMMENTS	05/11/26
5	ADDRESS AGENCY COMMENTS	09/22/26



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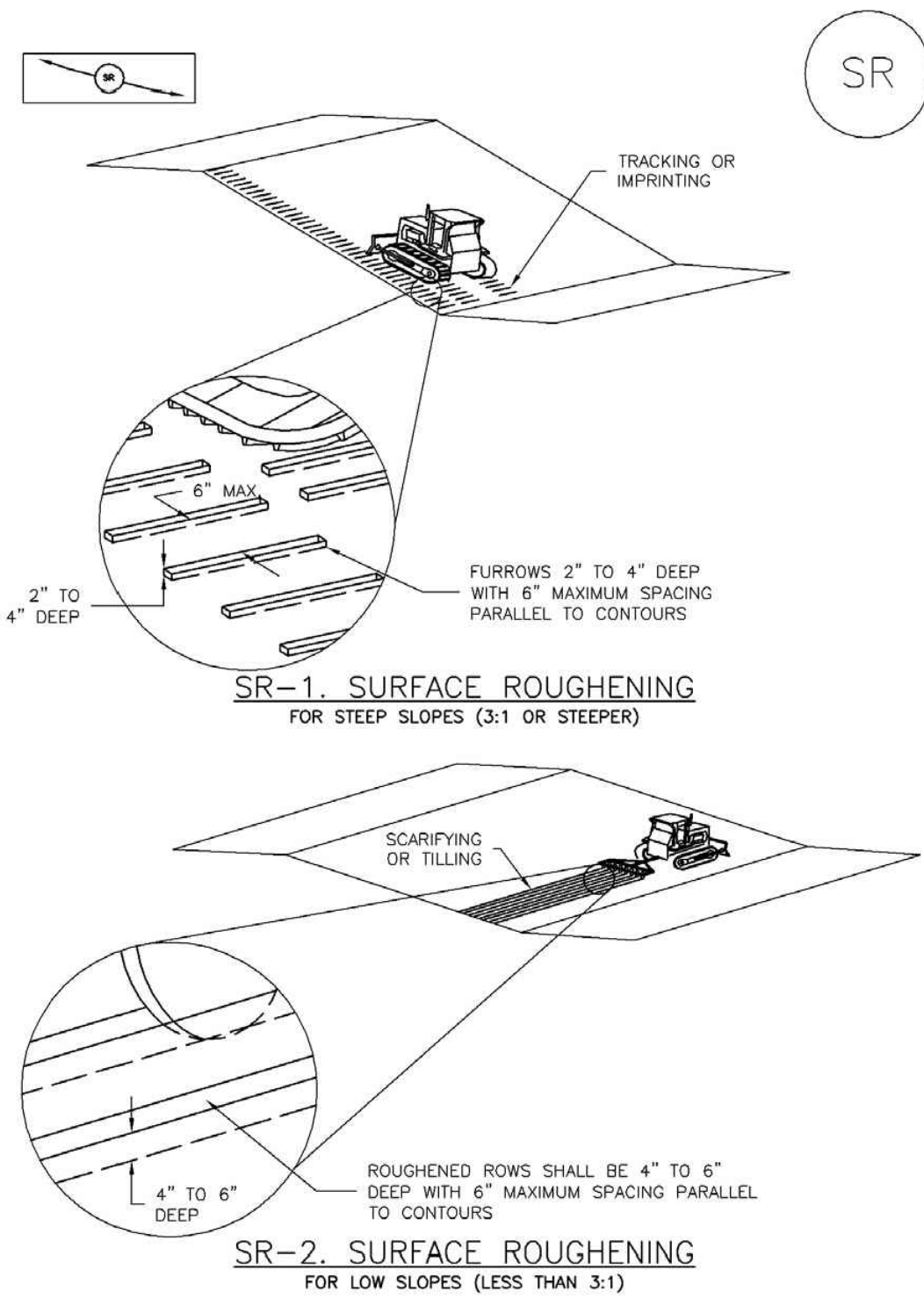


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GRADING & EROSION
CONTROL DETAILS

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Surface Roughening (SR)

EC-1



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

EC-1 Surface Roughening (SR)

SURFACE ROUGHENING INSTALLATION NOTES

- SEE PLAN VIEW FOR: -LOCATION(S) OF SURFACE ROUGHENING.
- SURFACE ROUGHENING SHALL BE PROVIDED PROMPTLY AFTER COMPLETION OF FINISHED GRADING (FOR AREAS NOT RECEIVING TOPSOIL) OR PRIOR TO TOPSOIL PLACEMENT OR ANY FORECASTED RAIN EVENT.
- AREAS WHERE BUILDING FOUNDATIONS, PAVEMENT, OR SOO WILL BE PLACED WITHOUT DELAY IN THE CONSTRUCTION SEQUENCE, SURFACE ROUGHENING IS NOT REQUIRED.
- DISTURBED SURFACES SHALL BE ROUGHENED USING RIPPING OR TILLING EQUIPMENT ON THE CONTOUR OR TRACKING UP AND DOWN A SLOPE USING EQUIPMENT TREADS.
- A FARMING DISK SHALL NOT BE USED FOR SURFACE ROUGHENING.

SURFACE ROUGHENING MAINTENANCE NOTES

- INSPECT BMPs EACH WORKDAY, AND MAINTAIN THEM IN EFFECTIVE OPERATING CONDITION. MAINTENANCE OF BMPs SHOULD BE PROACTIVE, NOT REACTIVE. INSPECT BMPs AS SOON AS POSSIBLE (AND ALWAYS WITHIN 24 HOURS) FOLLOWING A STORM THAT CAUSES SURFACE EROSION, AND PERFORM NECESSARY MAINTENANCE.
- FREQUENT OBSERVATIONS AND MAINTENANCE ARE NECESSARY TO MAINTAIN BMPs IN EFFECTIVE OPERATING CONDITION. INSPECTIONS AND CORRECTIVE MEASURES SHOULD BE DOCUMENTED THOROUGHLY.
- WHERE BMPs HAVE FAILED, REPAIR OR REPLACE UPON DISCOVERY OF THE FAILURE.
- VEHICLES AND EQUIPMENT SHALL NOT BE DRIVEN OVER AREAS THAT HAVE BEEN SURFACE ROUGHENED.
- IN NON-TURF GRASS FINISHED AREAS, SEEDING AND MULCHING SHALL TAKE PLACE DIRECTLY OVER SURFACE ROUGHENED AREAS WITHOUT FIRST SMOOTHING OUT THE SURFACE.
- IN AREAS NOT SEEDED AND MULCHED AFTER SURFACE ROUGHENING, SURFACES SHALL BE RE-ROUGHENED AS NECESSARY TO MAINTAIN GROOVE DEPTH AND SMOOTH OVER ROLL EROSION.

(DETAILS ADAPTED FROM TOWN OF PARKER, COLORADO, NOT AVAILABLE IN AUTOCAD)

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

SR-4 Urban Drainage and Flood Control District Urban Storm Drainage Criteria Manual Volume 3 November 2010

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1	ADDRESS AGENCY COMMENTS	11/04/25
2	ADDRESS AGENCY COMMENTS	12/31/25
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5055 LIST DRIVE
COLORADO SPRINGS, CO 80919

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

SCALE:	N/A	DATE:	04/08/25
JOB NUMBER	24-001	SHEET	7 OF 32

DRAWN BY: MGP

Chapter 5
Native Vegetation Requirements and Guidelines

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

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

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

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

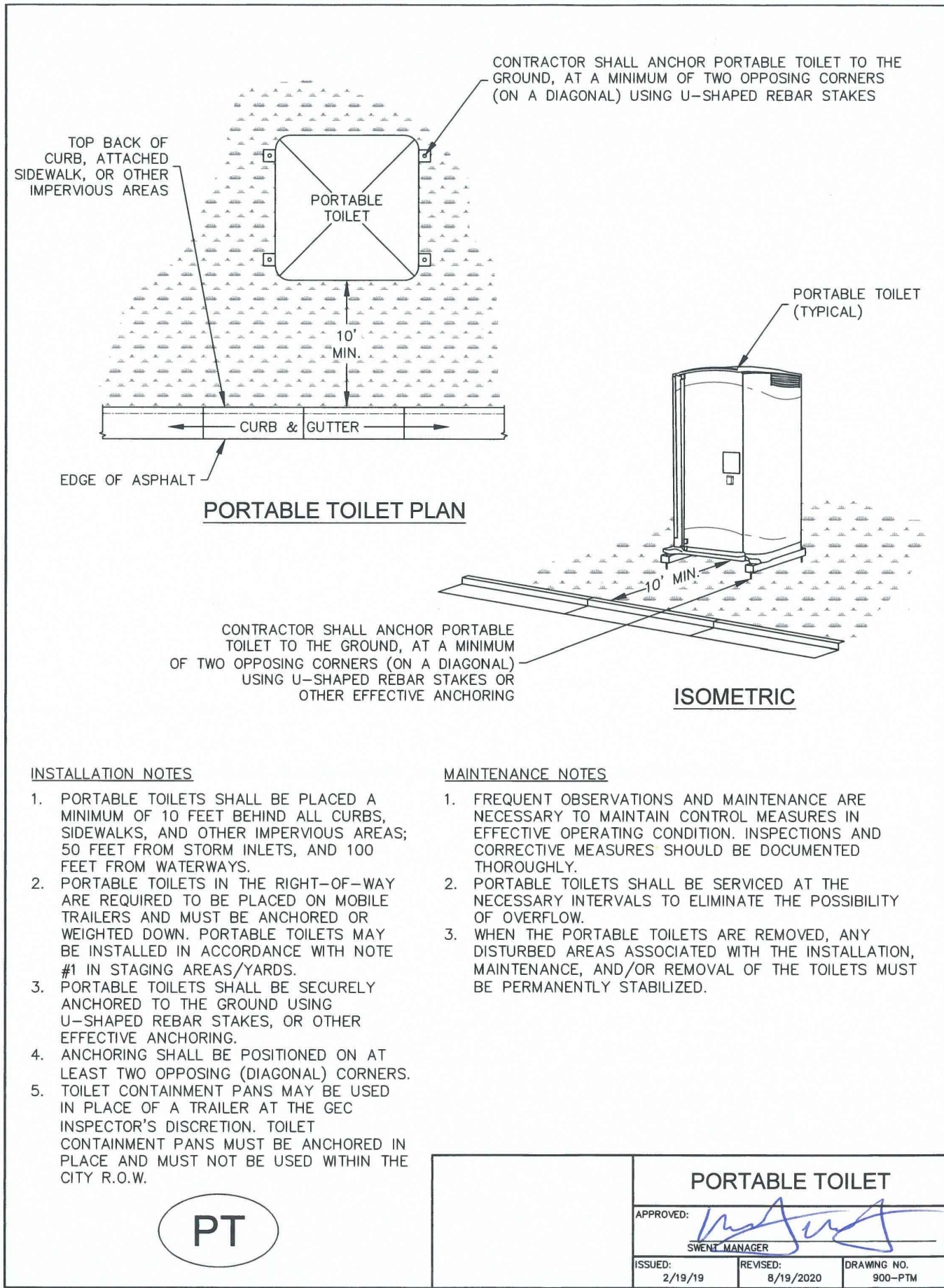
City of Colorado Springs Stormwater Enterprise 5-11 Stormwater Construction Manual December 2020

Chapter 5
Native Vegetation Requirements and Guidelines

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

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

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



PT

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



NOTES:

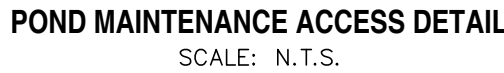
1. EXISTING VEGETATION SHALL REMAIN IN PLACE (IF POSSIBLE) AND SEE FINAL LANDSCAPE PLAN FOR FINAL POND REVEGETATION.
2. SLOPE POND BOTTOM 2.00% FROM TOE TO TRICKLE CHANNEL.



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



WARNING SIGN DETAIL
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 ORNICE PLATE. THE SHEET SHALL BE FLUORIMETERED FROM THE ORNICE PLATE AND THE CONCRETE JOINT. 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 THE ARCHITECT'S CONSULTANT). NOTE THAT CALK IS NOT AN APPROVED EQUIVALENT AND WILL NOT BE ACCEPTED BY EL PASO COUNTY.
- JOINTS WHERE WIRE TYPE AND BAR GRATES SHOULD BE MANUFACTURED WITH EXTERIOR BARS IN THE VERTICAL ORIENTATION.

PREPARE

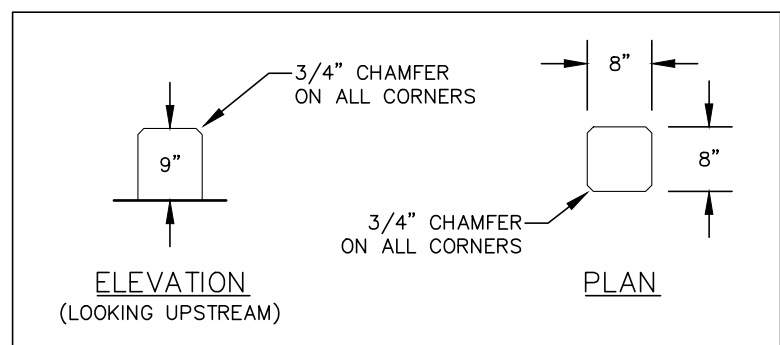
NOT FOR
CONSTRUCTION



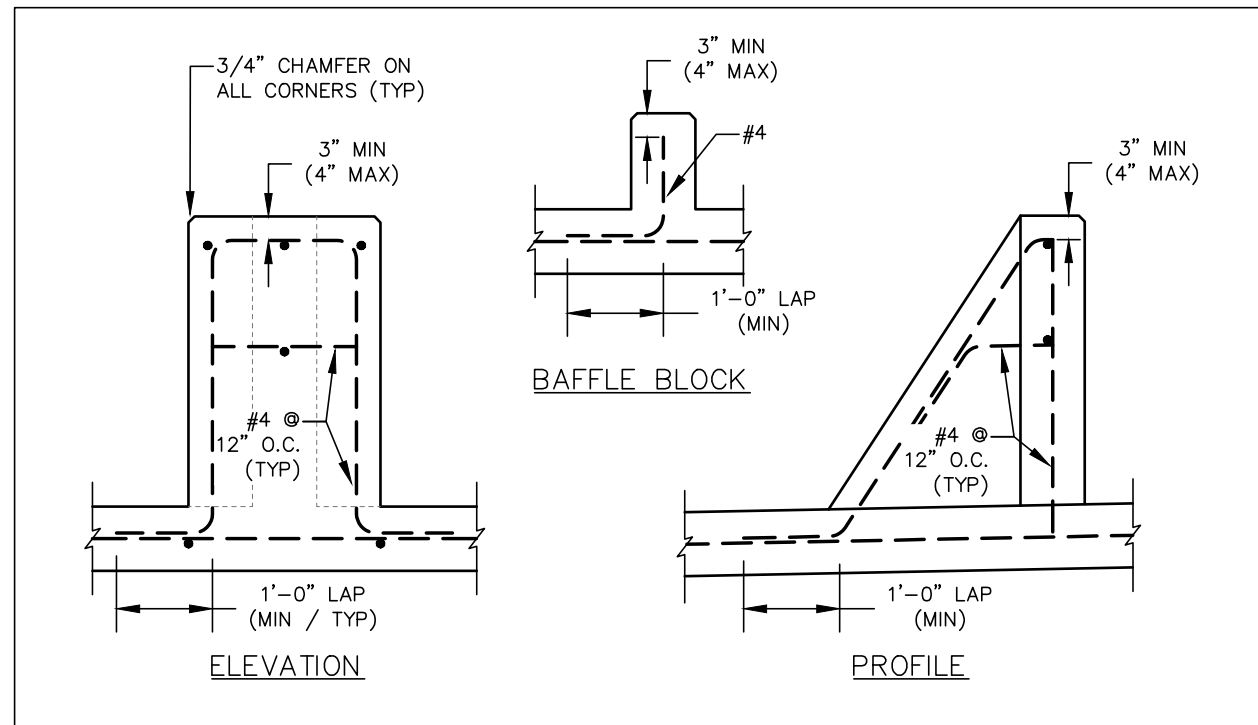
PRC
ENGINEERING
1685 W. UTAH STREET, SUITE 114
COLORADO SPRINGS, CO 80904
(719) 291-2744

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

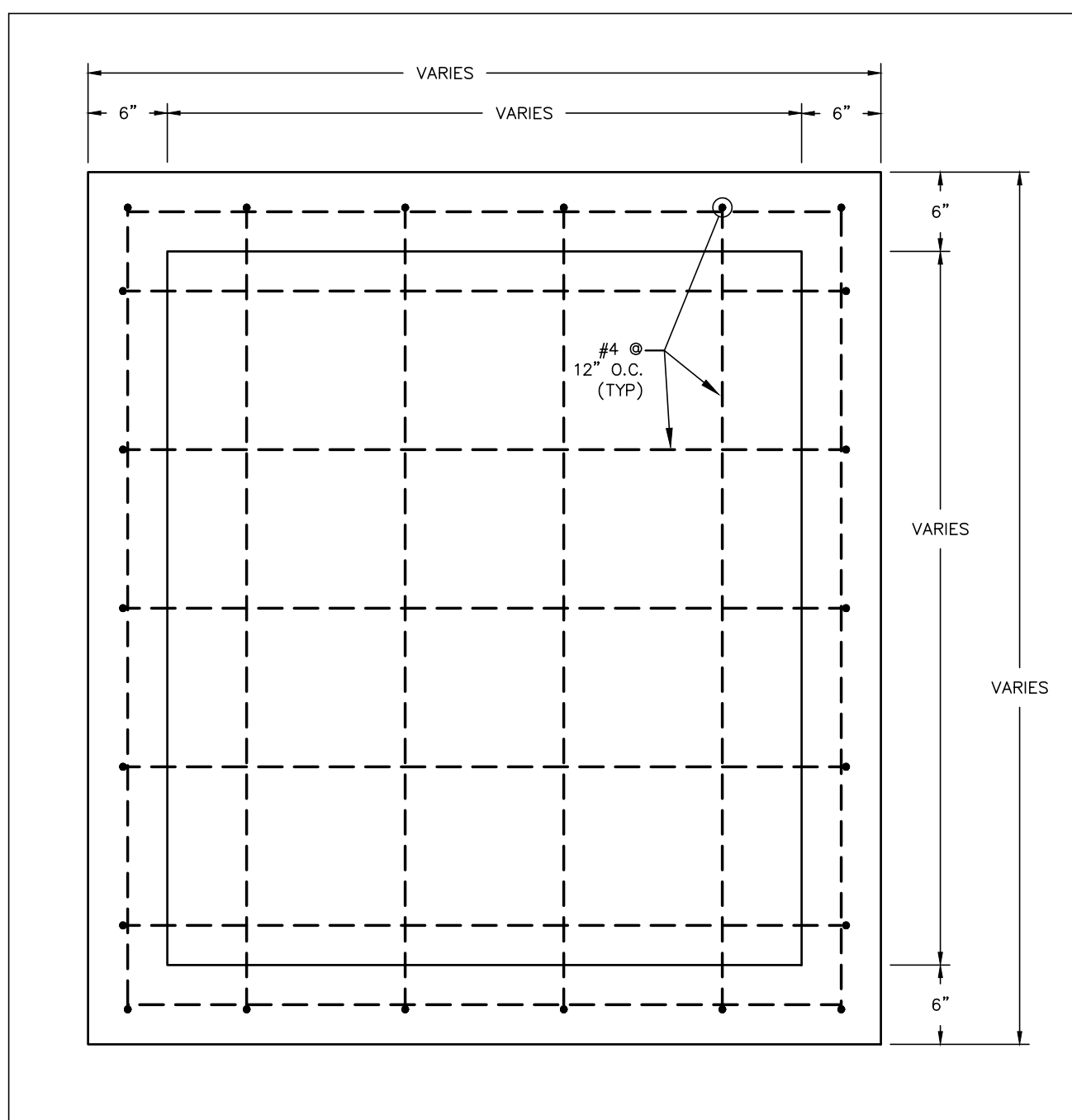
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SCALE:	VARIES	DATE:	04/08/25
JOB NUMBER		SHEET	
24-001		10 OF 32	



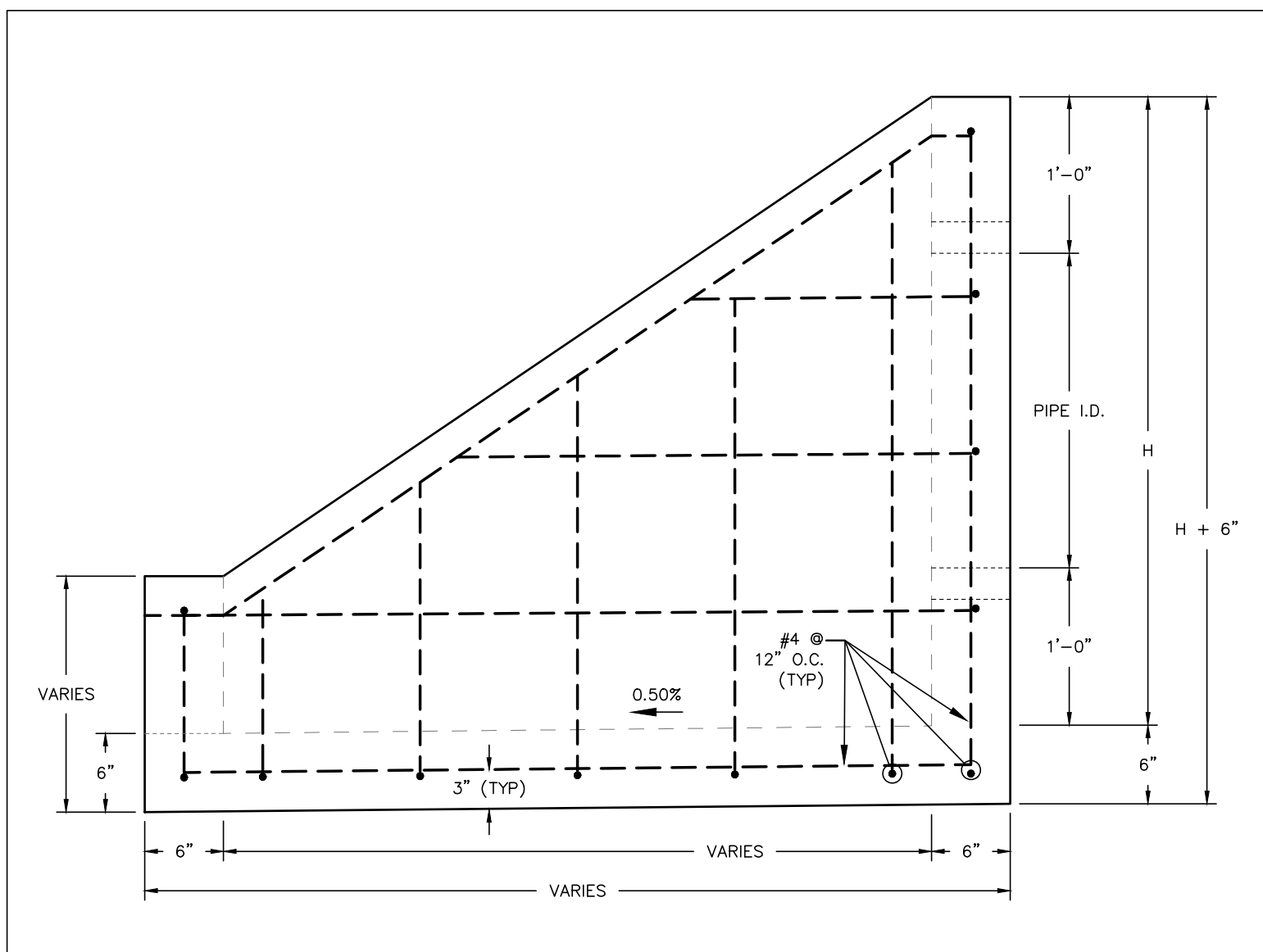
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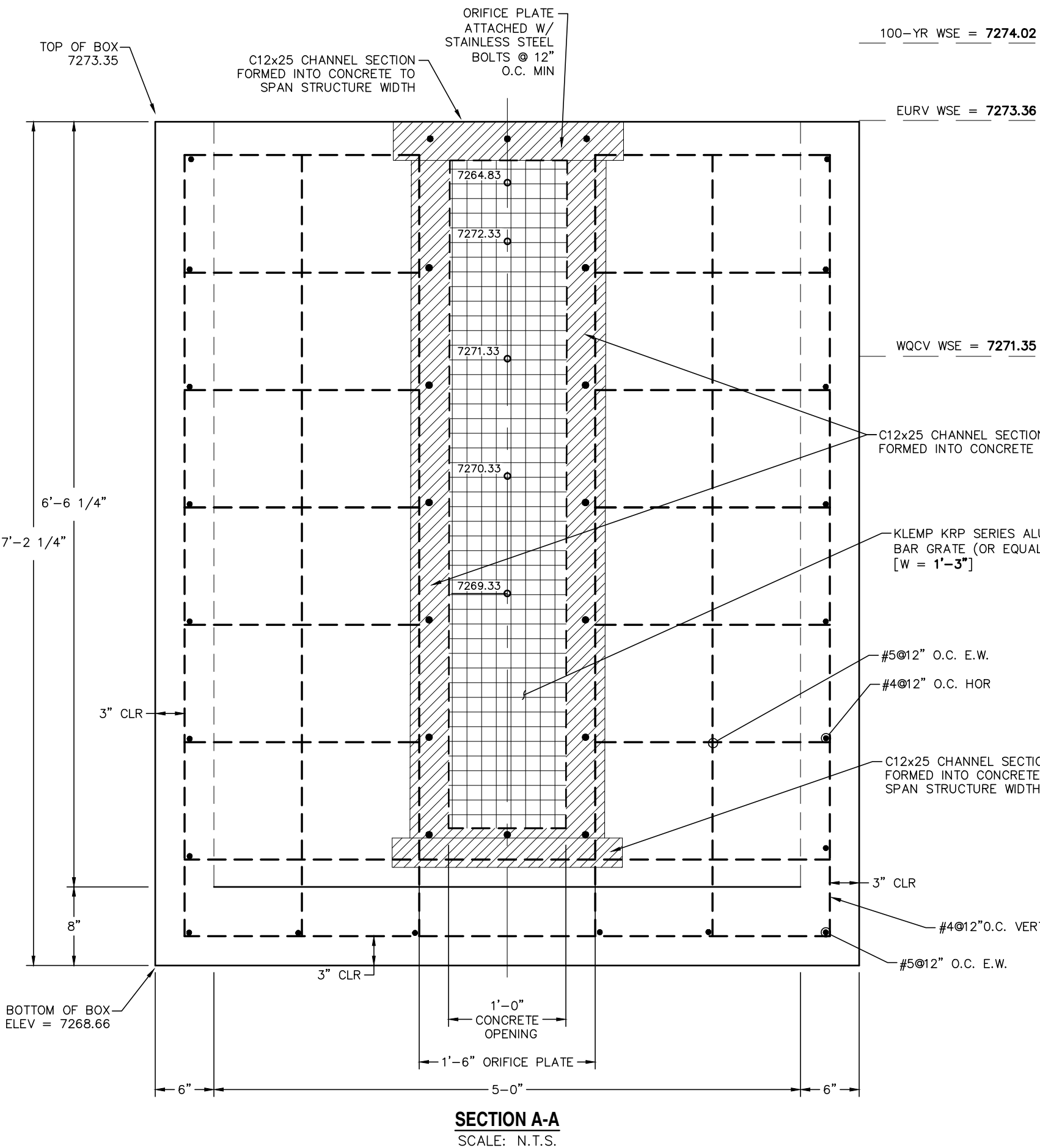
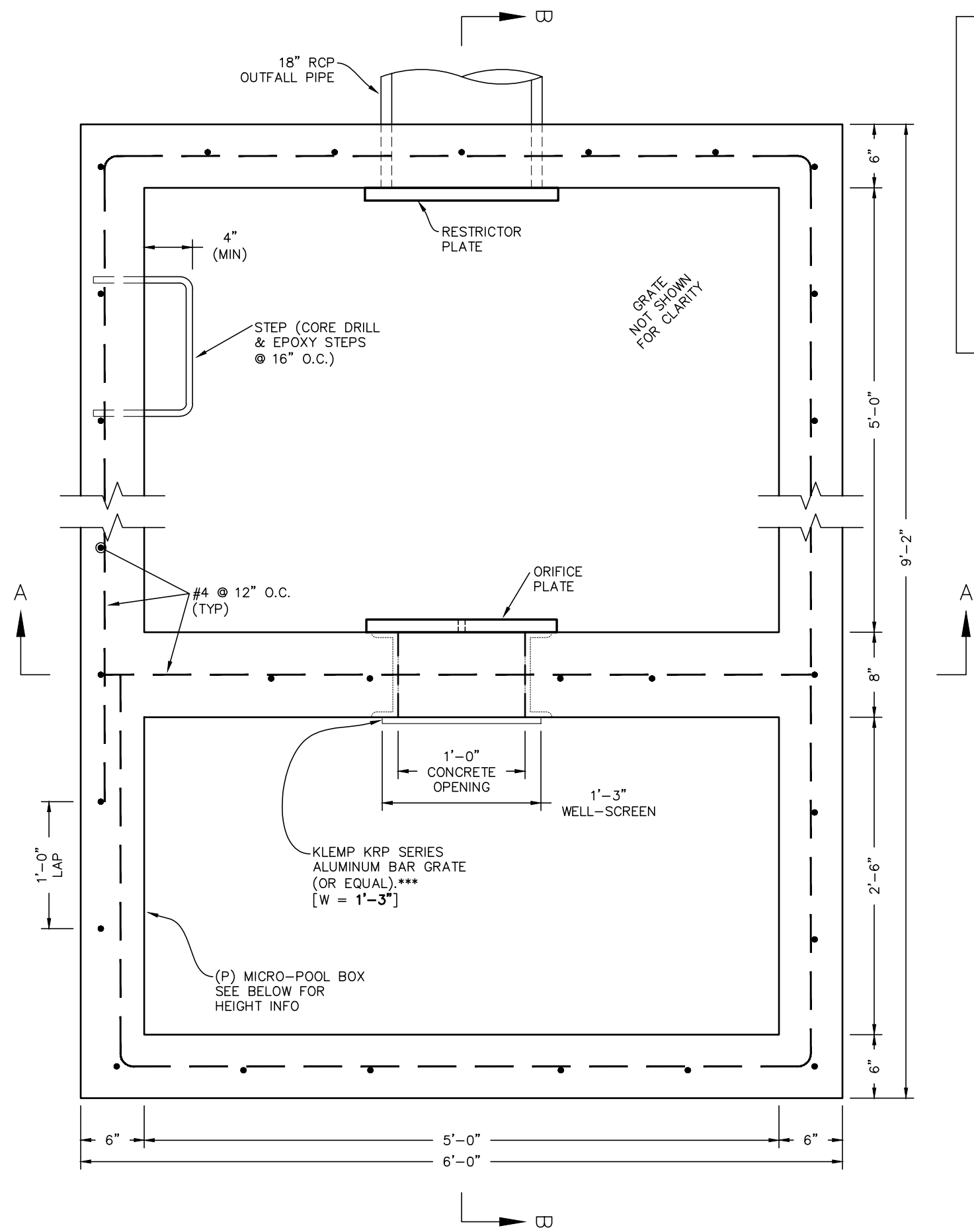
DISSIPATOR & BAFFLE BLOCK REINFORCING DETAILS
SCALE: N.T.S.



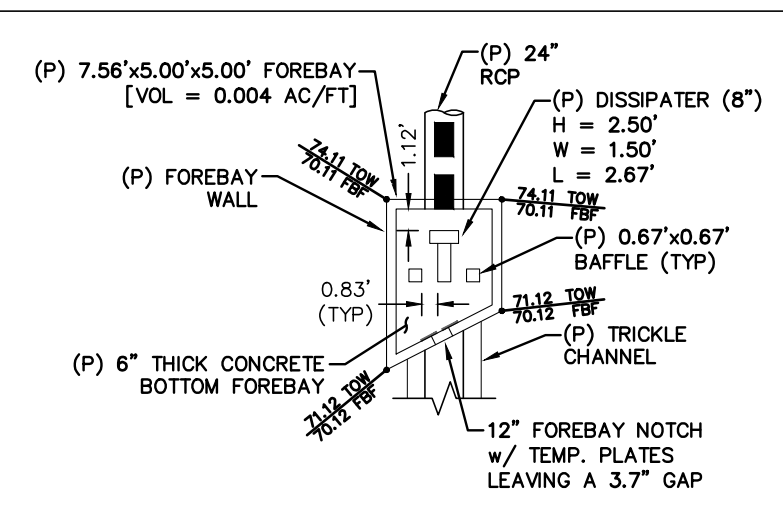
TYPICAL FOREBAY REINFORCING - PLAN
SCALE: N.T.S.



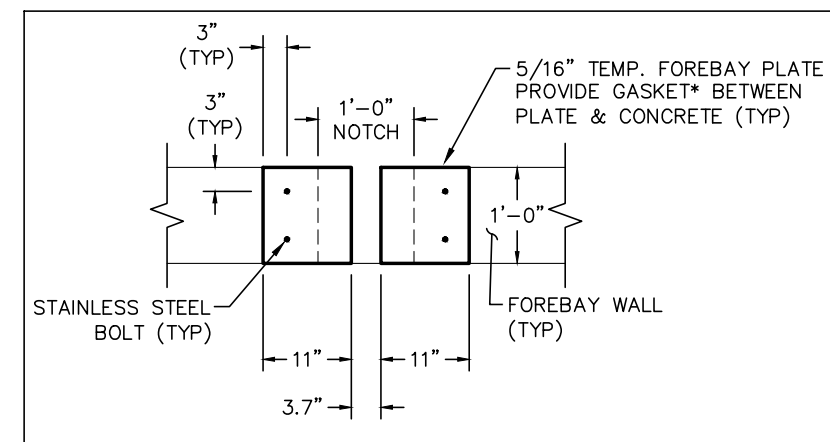
FOREBAY REINFORCING - PROFILE
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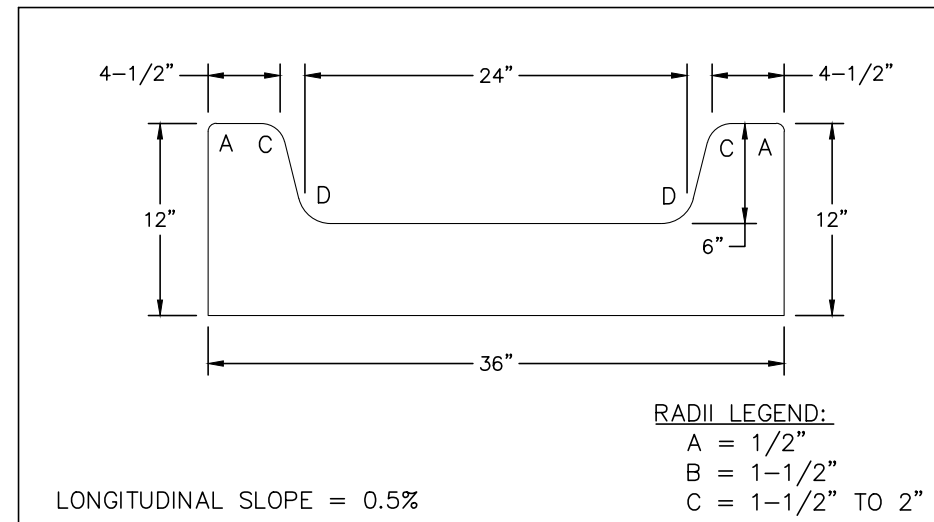
SECTION A-A
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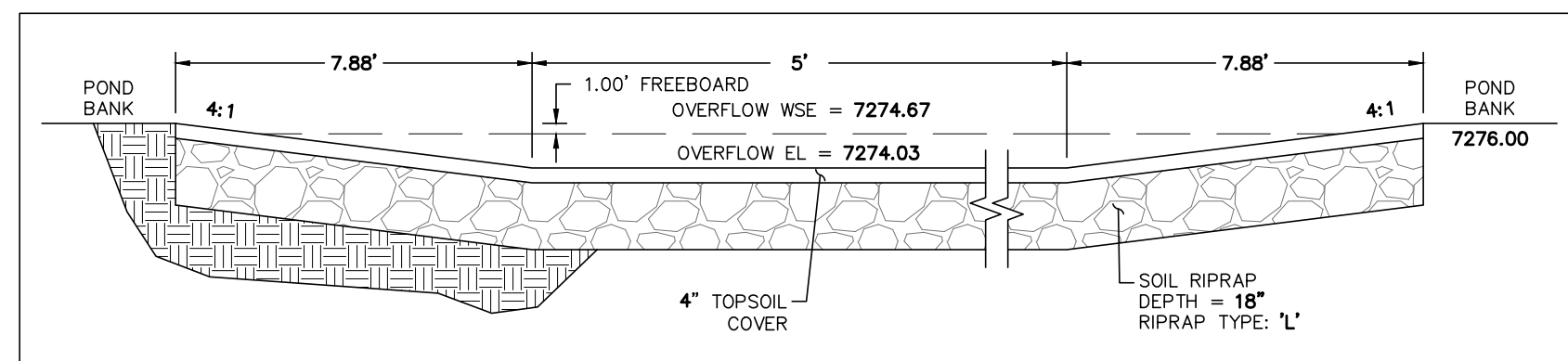
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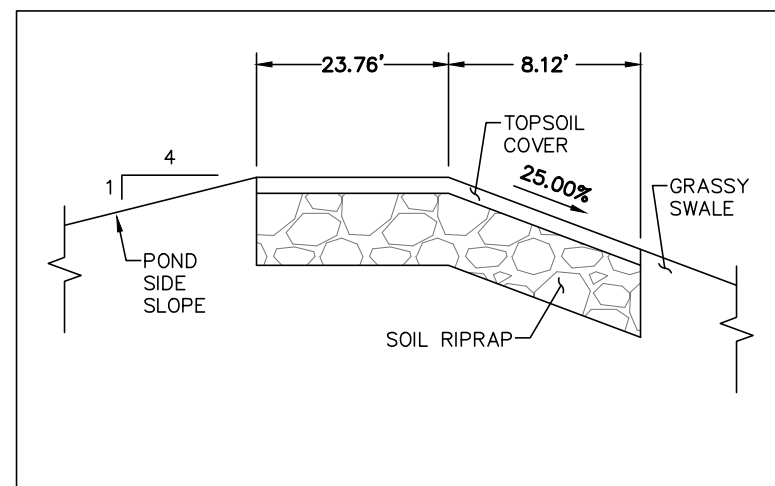
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SCALE: N.T.S.



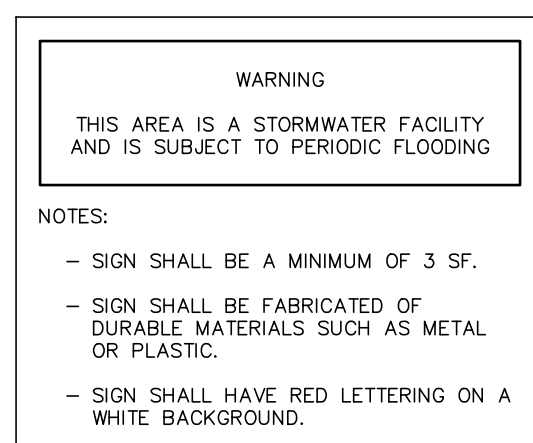
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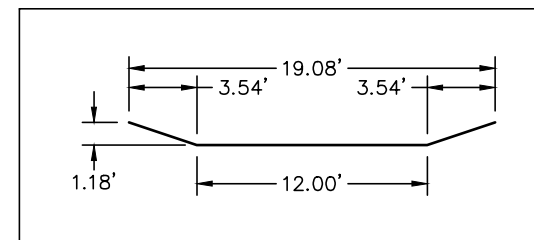
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SCALE: N.T.S.



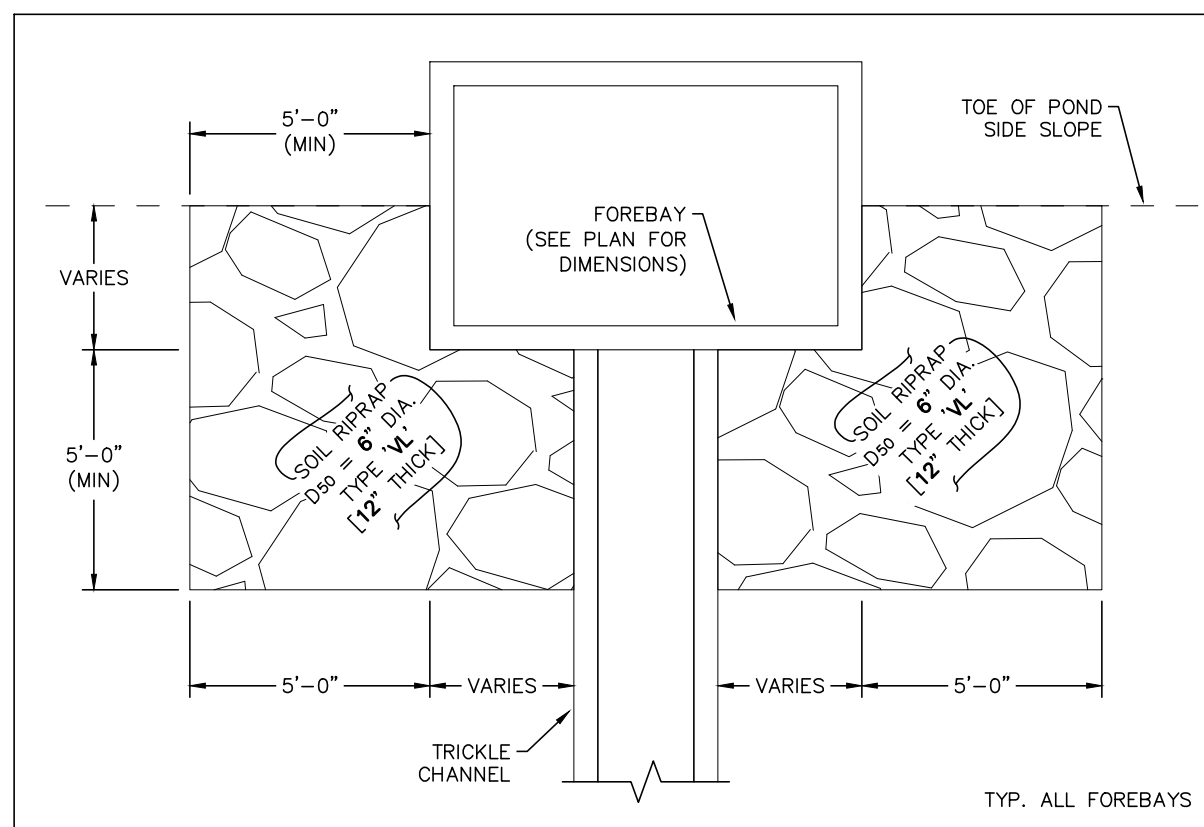
POND OVERFLOW SPILLWAY PROFILE
SCALE: N.T.S.



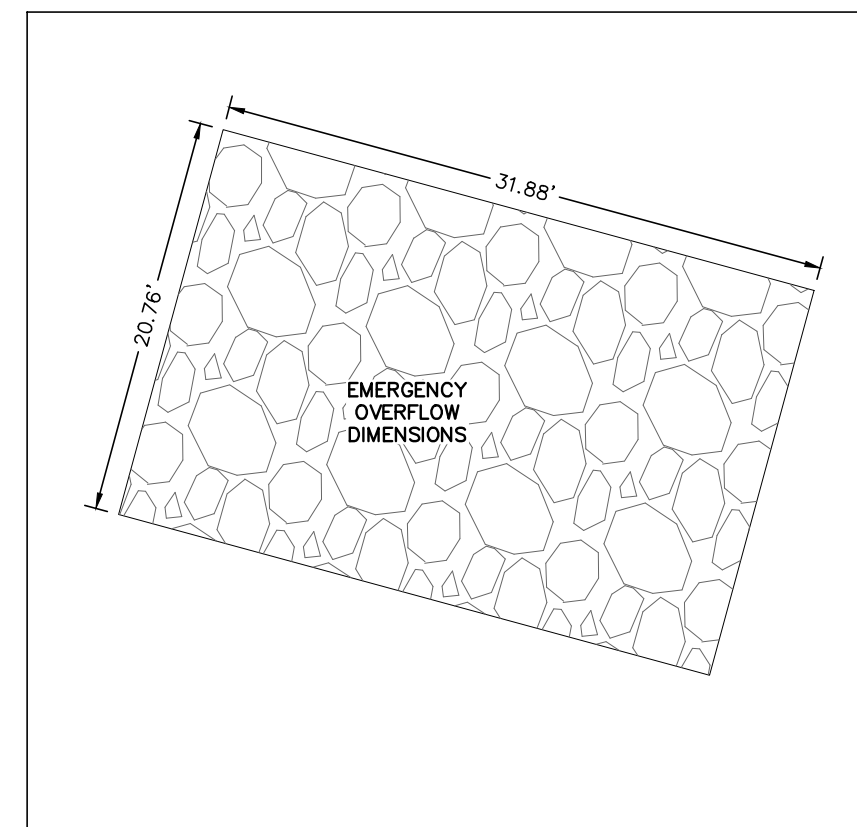
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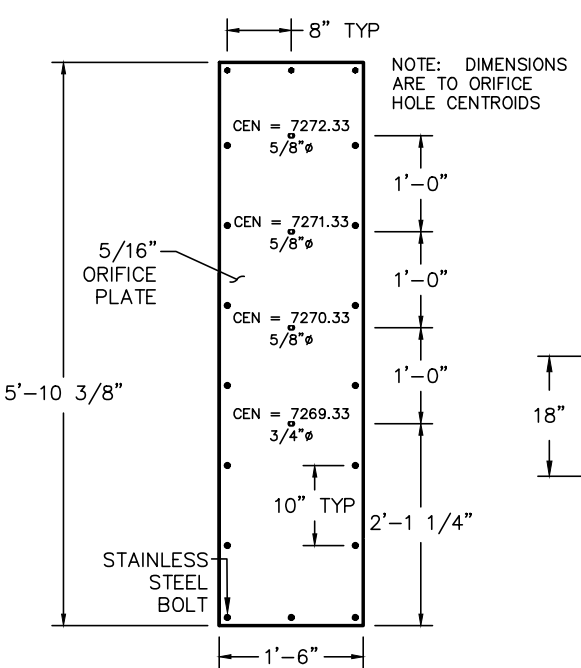
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SCALE: N.T.S.



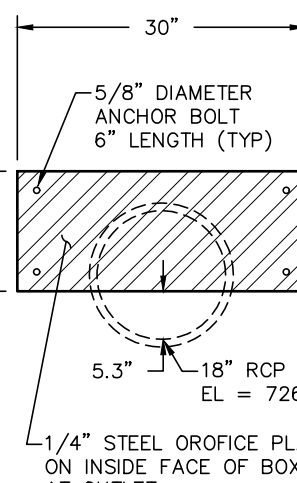
FOREBAY OVERFLOW RIPRAP DETAIL
SCALE: N.T.S.



EMERGENCY OVERFLOW DIMENSIONS
SCALE: N.T.S.



ORIFICE PLATE - INTERIM & FINAL
SCALE: N.T.S.



RESTRICTOR PLATE
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
2	ADDRESS AGENCY COMMENTS	12/31/25
3	ADDRESS AGENCY COMMENTS	04/08/26
4	ADDRESS AGENCY COMMENTS	05/11/26
5	ADDRESS AGENCY COMMENTS	09/22/26



Know what's below.
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* THE GASKET SHALL BE MADE OF 1/4-INCH THICK, 90 DIAMETER 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 OTHER BY THE CONTRACTOR IN THE FIELD OR BY THE MANUFACTURER OR EQUIVALENT GASKET APPROVED BY EL PASO COUNTY. NOTE THAT CALX IS NOT AN APPROVED EQUIVALENT AND WILL NOT BE ACCEPTED BY EL PASO COUNTY.

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

*** ALSO ACCEPTABLE: AMCO 19-SR-2 OR 19-SR-4 AND THE AMCO 19-W-2 OR 19-W-4.

PREPARED FOR:
MONUMENT RIDGE EAST, LLC

5055 LIST DRIVE
COLORADO SPRINGS, CO 80919

PREPARE
NOT FOR CONSTRUCTION

RAYMO

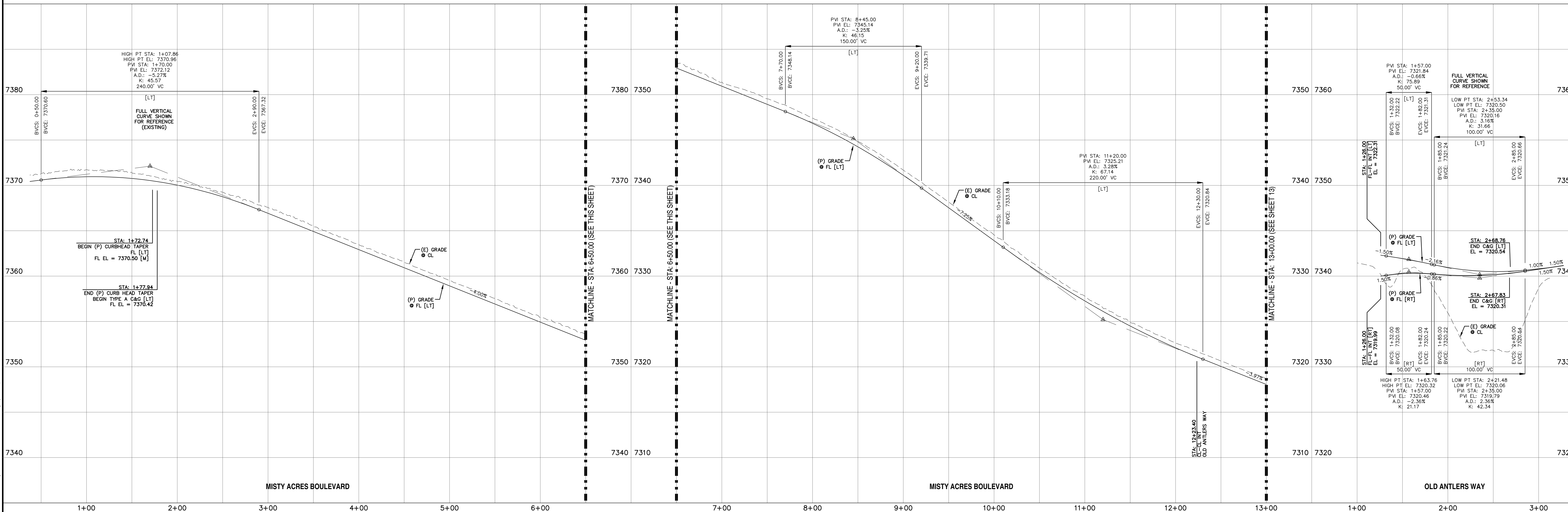
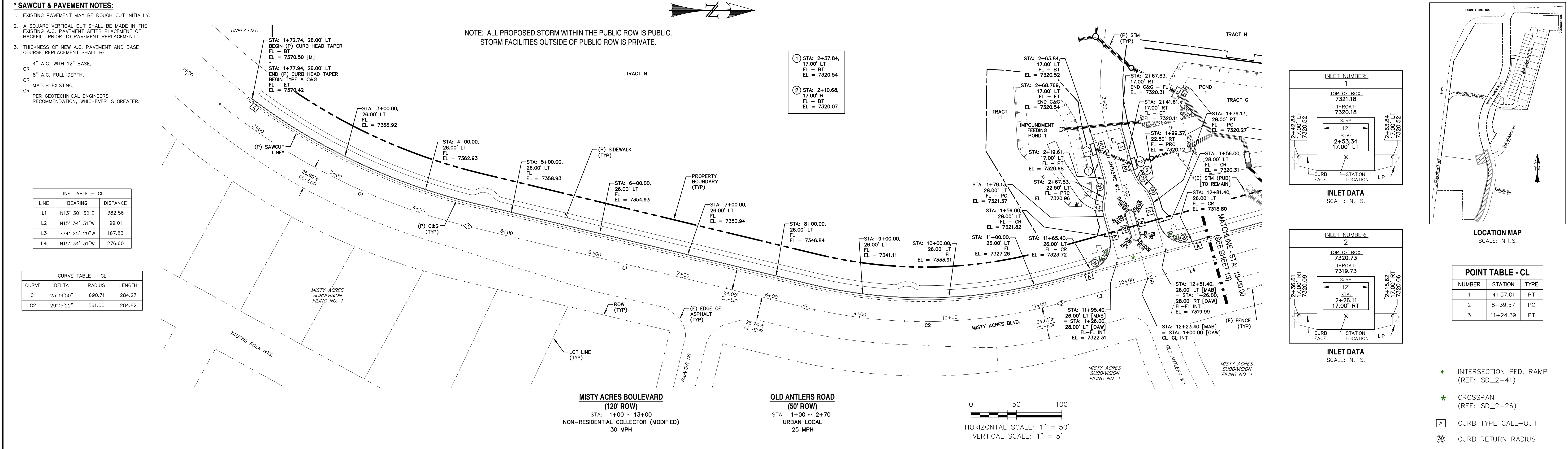
PRC ENGINEERING

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

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

DESIGNED BY: REP
SCALE: VARIES
JOB NUMBER: 24-001

DRAWN BY: MGP
DATE: 04/08/25
SHEET: 11 OF 32



REV.	DESCRIPTION	DATE
1	ADDRESS AGENCY COMMENTS	11/04/25
2	ADDRESS AGENCY COMMENTS	12/31/25
3	ADDRESS AGENCY COMMENTS	04/08/26
4	ADDRESS AGENCY COMMENTS	05/11/26
5	ADDRESS AGENCY COMMENTS	09/22/26

811	Know what's below. Call 72 hours before you dig. For more details visit: www.call811.com
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STREET NAME ABBREVIATIONS: MISTY ACRES BOULEVARD MONUMENT HILL ROAD [EAST] MONUMENT HILL ROAD [WEST] SNOWY TOP DRIVE COUNTY LINE ROAD (SECTION LINE) NORTH LINE OF THE SW 1/4 OF SECTION 2, T11S, R67W	= MAB = MHE = MHW = STD = CLR
---	---

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

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--

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

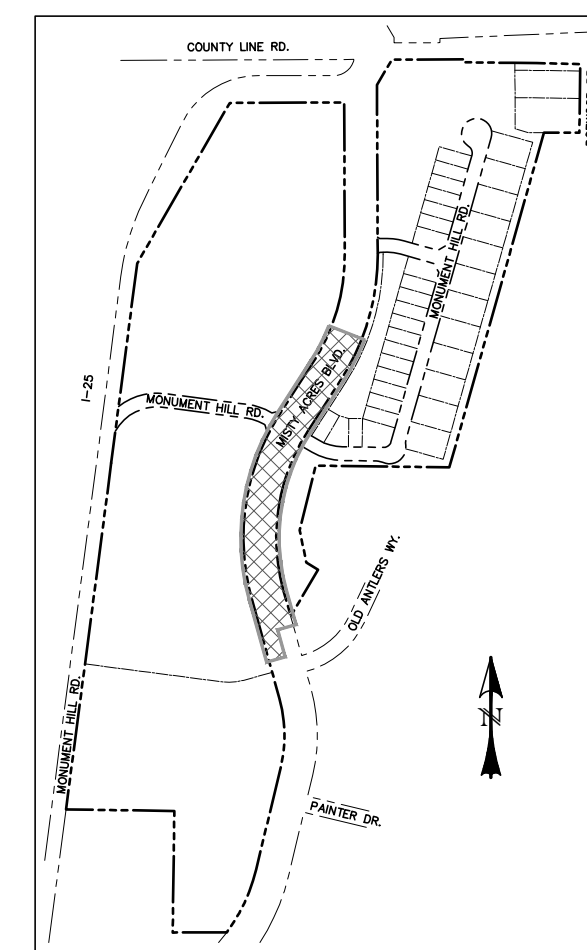
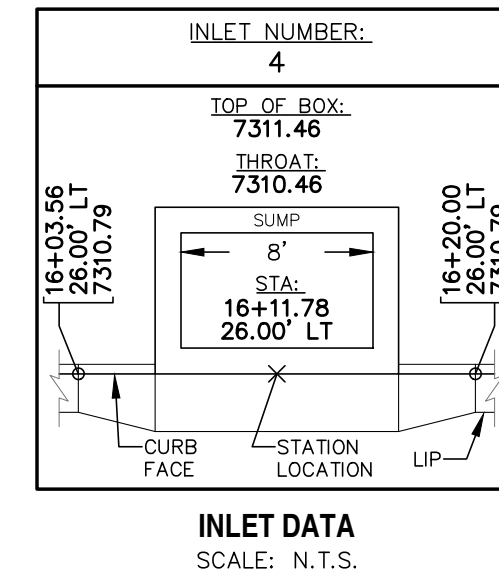
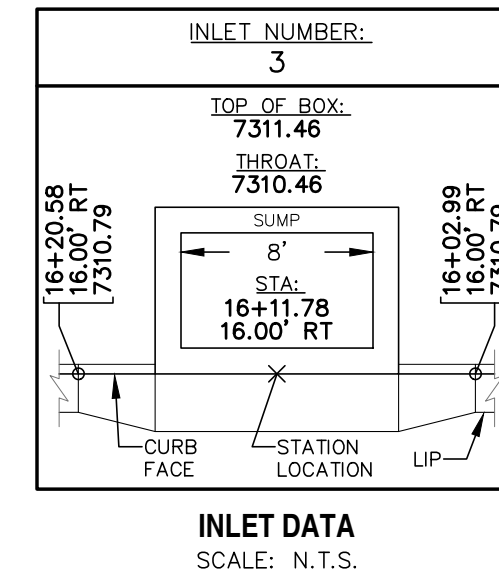
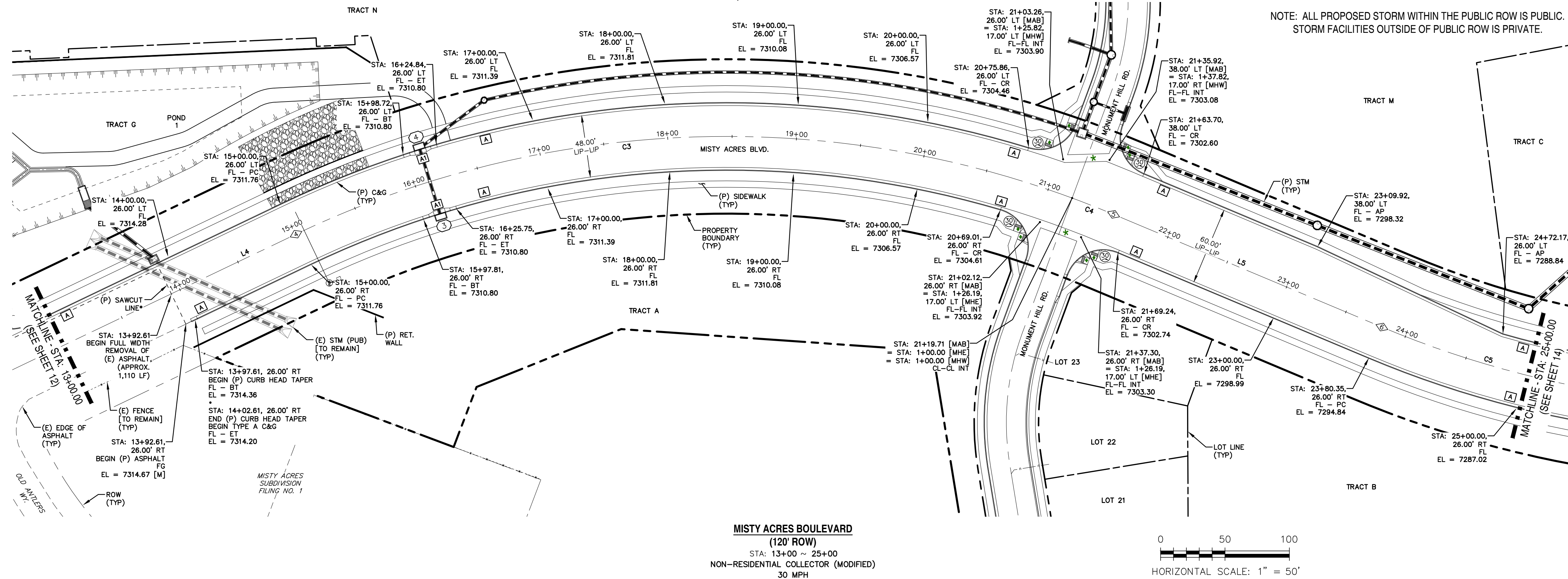
DESIGNED BY: MGP	DRAWN BY: MGP
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1. EXISTING PAVEMENT MAY BE ROUGH CUT INITIALLY.
2. A SQUARE VERTICAL CUT SHALL BE MADE IN THE EXISTING A.C. PAVEMENT AFTER PLACEMENT OF BACKFILL PRIOR TO PAVEMENT REPLACEMENT.
3. THICKNESS OF NEW A.C. PAVEMENT AND BASE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

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

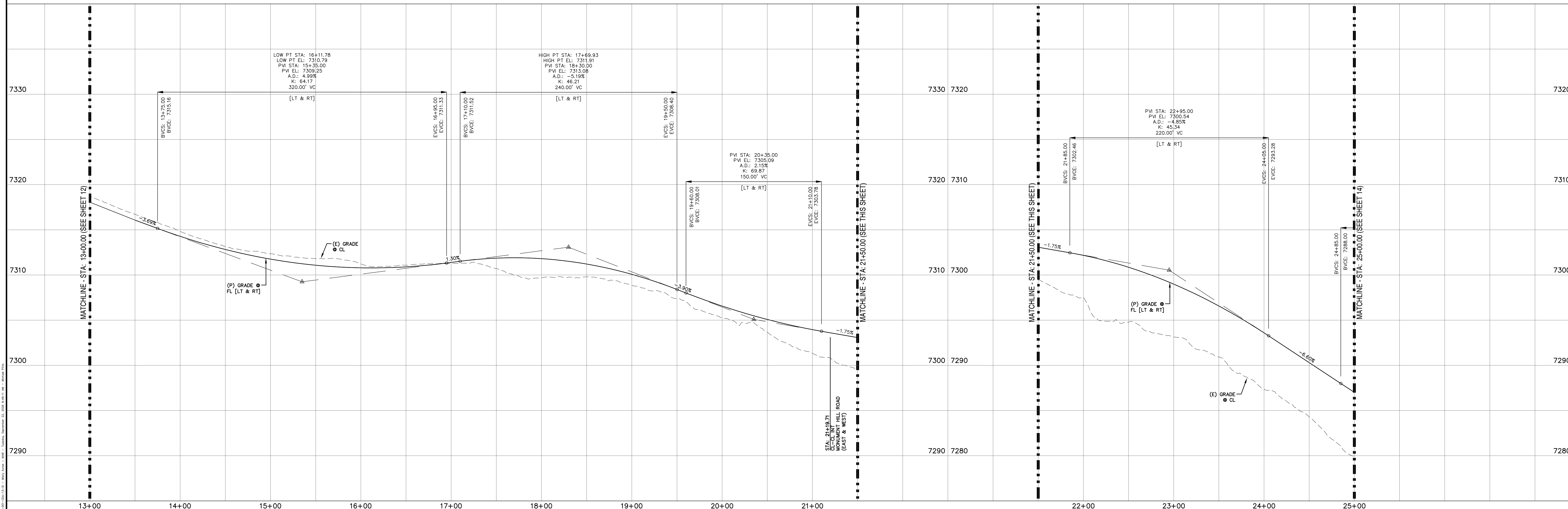
LINE TABLE - CL		
LINE	BEARING	DISTANCE
L4	N15° 34' 31"W	276.60
L5	N32° 47' 55"E	226.03

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



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)
- A CURB TYPE CALL-OUT
- 50 CURB RETURN RADIUS



REV.	DESCRIPTION	DATE
1	ADDRESS AGENCY COMMENTS	11/04/25
2	ADDRESS AGENCY COMMENTS	12/31/25
3	ADDRESS AGENCY COMMENTS	04/08/26
4	ADDRESS AGENCY COMMENTS	05/11/26
5	ADDRESS AGENCY COMMENTS	09/22/26



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MISTY ACRES BOULEVARD
MONUMENT HILL ROAD [EAST]
MONUMENT HILL ROAD [WEST]
SNOWY TOP DRIVE
COUNTY LINE ROAD (SECTION LINE
[CENTER LINE BASED ON THE
NORTH LINE OF THE SW 1/4
OF SECTION 2, T11S, R67W])

- = MAB
- = MHE
- = MHW
- = STD
- = CLR

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

RAYMO

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CONSTRUCTION

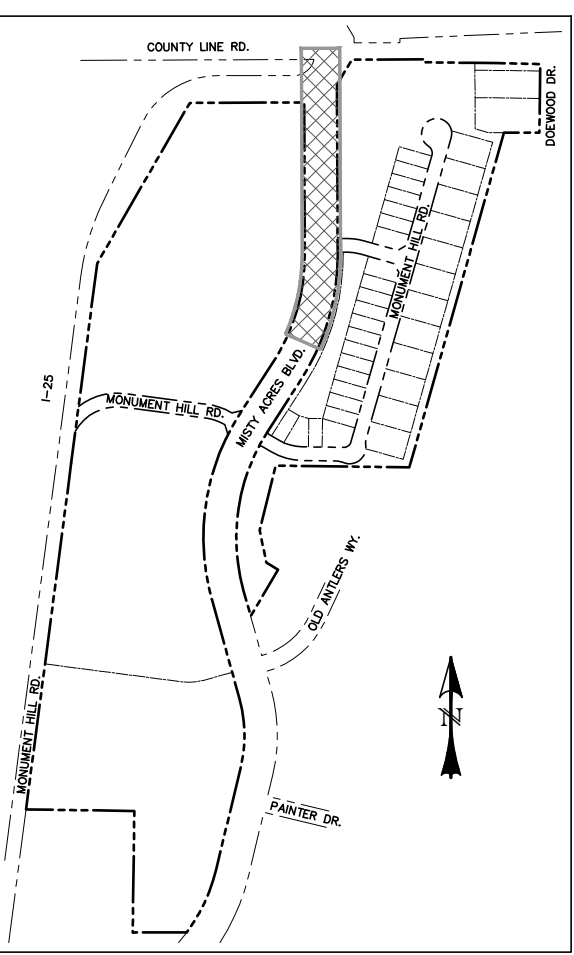
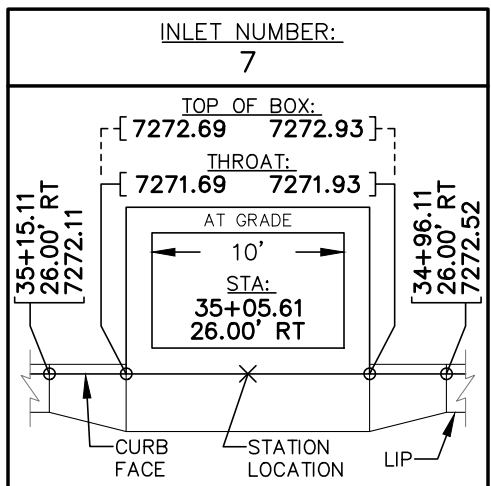
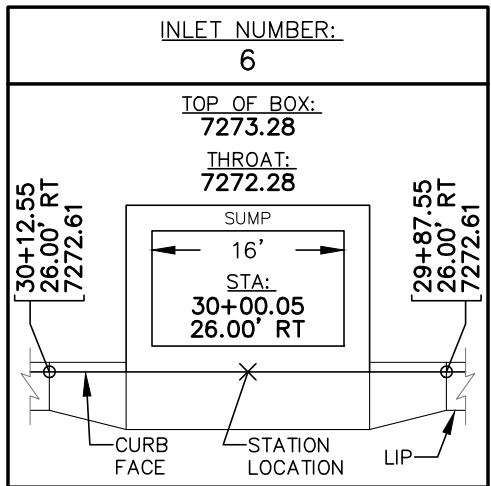
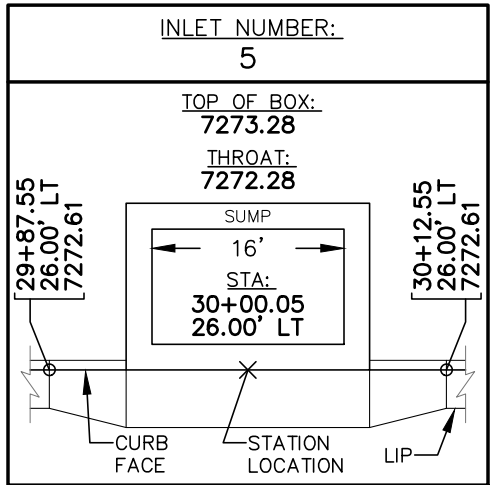
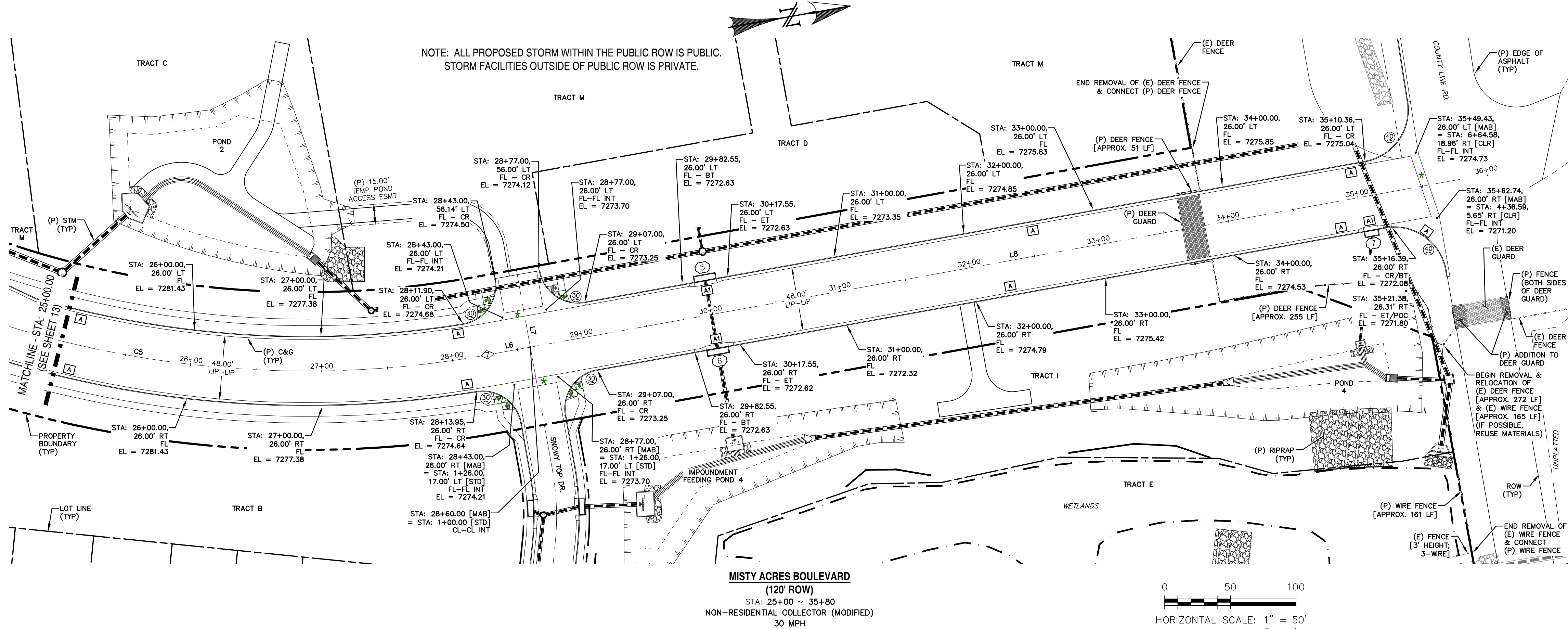


MONUMENT RIDGE EAST
FILING NO. 1
STREET IMPROVEMENT
PLAN & PROFILE

DESIGNED BY:	MGP	DRAWN BY:	MGP
SCALE:	1" = 50'	DATE:	04/08/2012
JOB NUMBER		SHEET	
24-001		13 OF 32	

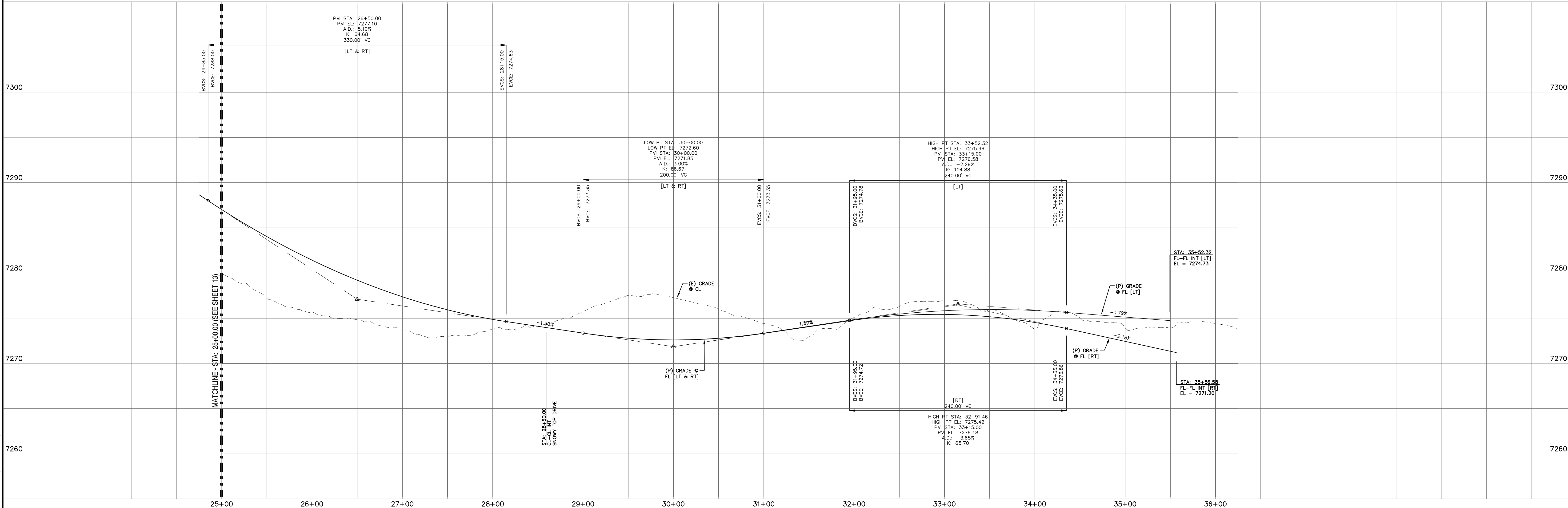
LINE TABLE - CL		
LINE	BEARING	DISTANCE
L6	N0° 13' 38"W	32.94
L7	S89° 46' 22"W	56.07
L8	N0° 13' 38"W	719.19

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



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

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



REV.	DESCRIPTION	DATE
1	ADDRESS AGENCY COMMENTS	11/04/25
2	ADDRESS AGENCY COMMENTS	12/31/25
3	ADDRESS AGENCY COMMENTS	04/08/26
4	ADDRESS AGENCY COMMENTS	05/11/26
5	ADDRESS AGENCY COMMENTS	09/22/26



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

= MAB
= MHE
= MHV
= STD
= CLR

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

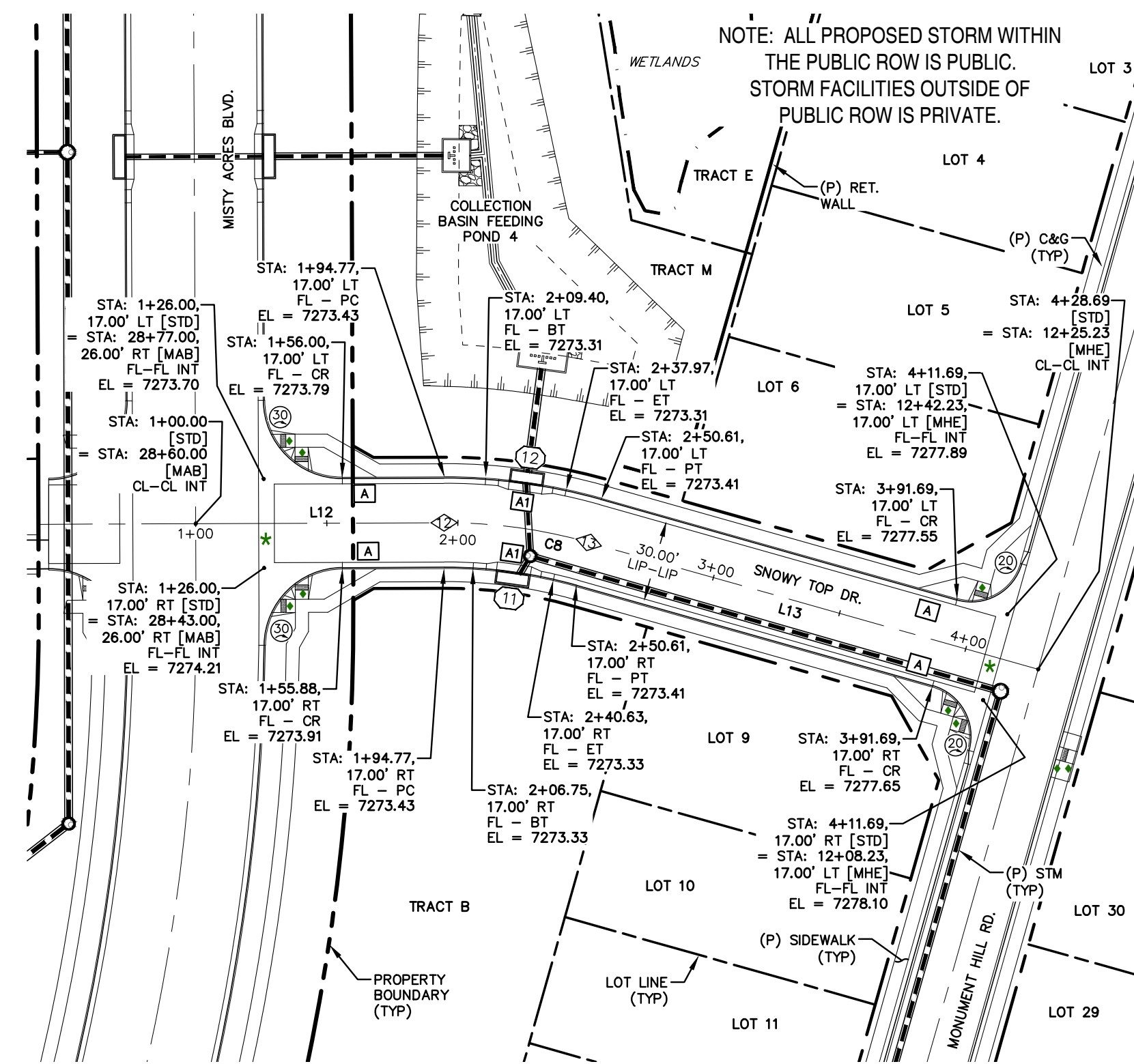
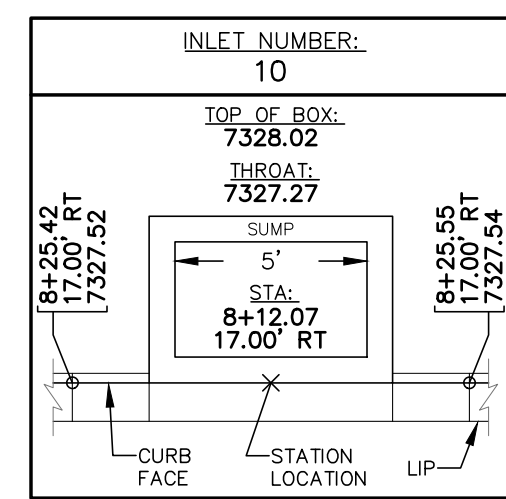
PREPARE
RAYMO

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CONSTRUCTION



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

DESIGNED BY: MGP	DRAWN BY: MGP
SCALE: 1" = 50'	DATE: 04/08/25
JOB NUMBER	SHEET
24-001	14 OF 32

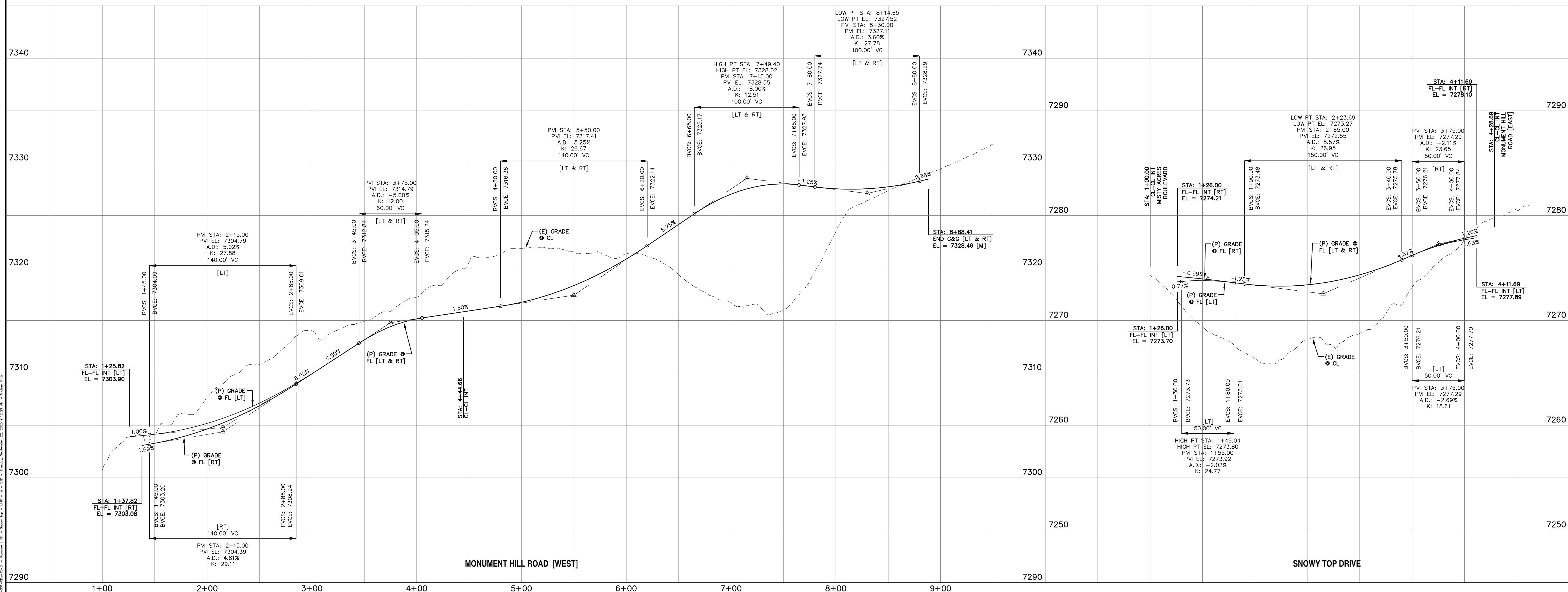
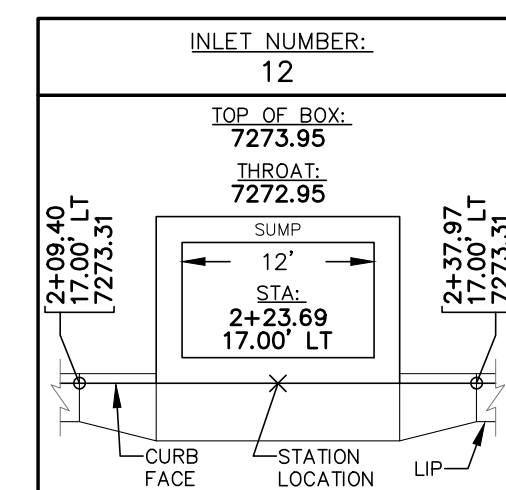
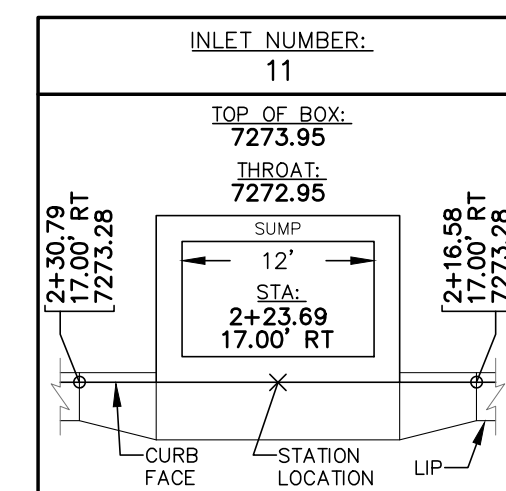


POINT TABLE - CL		
NUMBER	STATION	TYPE
8	1+90.00	PC
9	2+69.58	PT
10	5+74.02	PC
11	8+87.37	PT
12	1+94.77	PC
13	2+50.61	PT

- ♦ INTERSECTION PED. RAMP
(REF: SD_2-41)
- ♦♦ PARALLEL PED. RAMP
(REF: SD_2-50)
- ✱ CROSSSPAN
(REF: SD_2-26)
-  CURB TYPE CALL-OUT
-  CURB RETURN RADIUS

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

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



REV.	DESCRIPTION	DATE
1	ADDRESS AGENCY COMMENTS	11/04/25
2	ADDRESS AGENCY COMMENTS	12/31/25
3	ADDRESS AGENCY COMMENTS	04/08/26
4	ADDRESS AGENCY COMMENTS	05/11/26
5	ADDRESS AGENCY COMMENTS	09/22/26



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STREET NAME ABBREVIATIONS:

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

- = MAE
- = MHE
- = MHI
- = STD
- = CLR

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

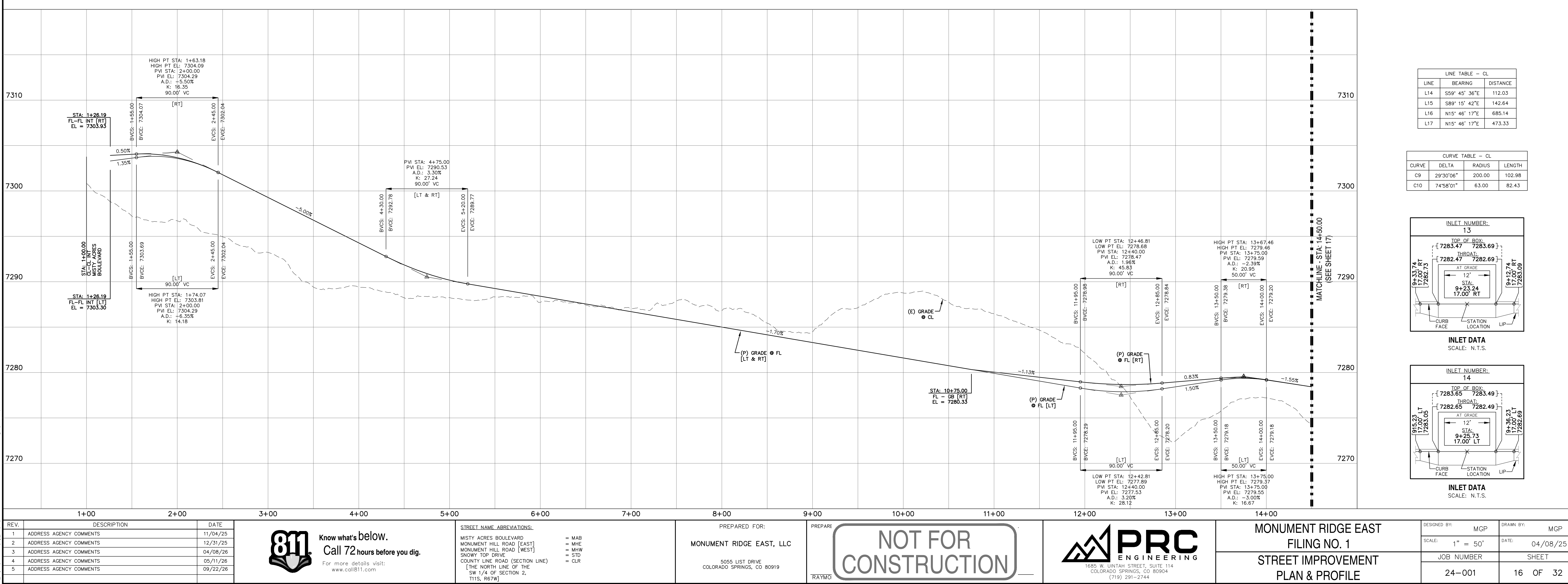
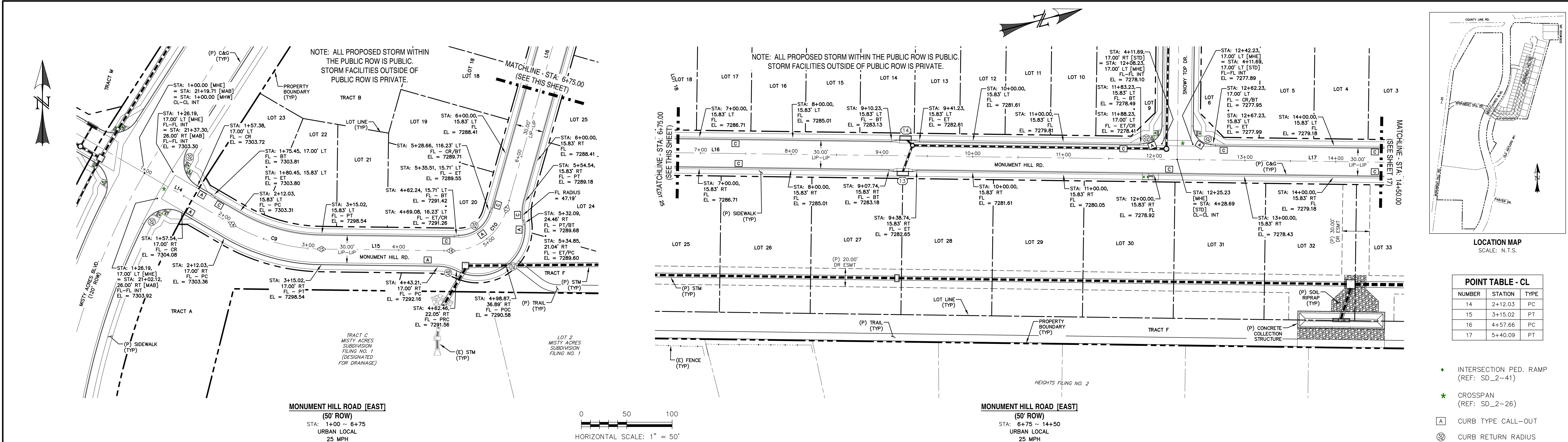
PREPARE

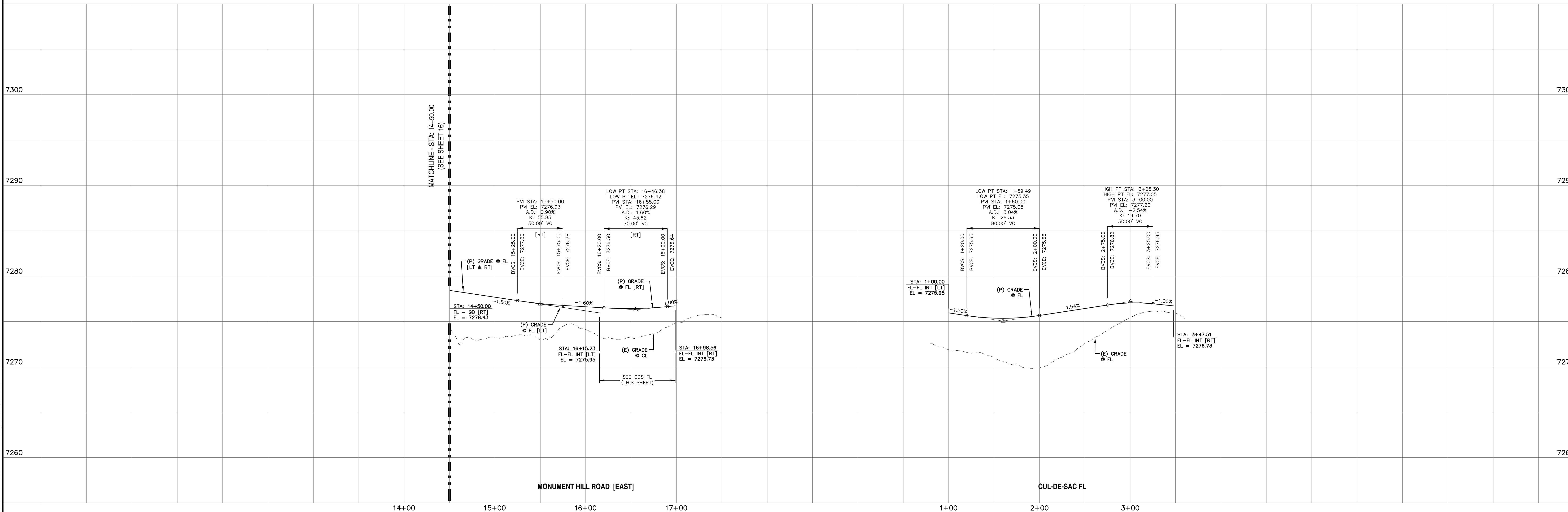
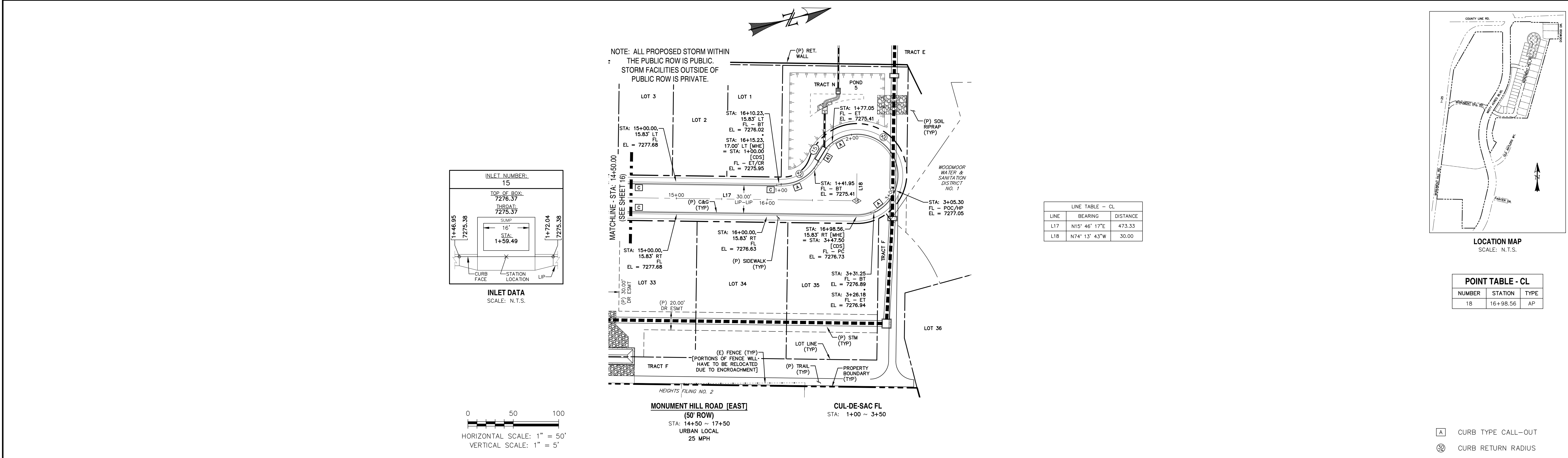
NOT FOR
CONSTRUCTION



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

DESIGNED BY:	MGP	DRAWN BY:	MGP
SCALE:	1" = 50'	DATE:	04/08/2
JOB NUMBER		SHEET	
24-001		15 OF 32	





REV.	DESCRIPTION	DATE
1	ADDRESS AGENCY COMMENTS	11/04/25
2	ADDRESS AGENCY COMMENTS	12/31/25
3	ADDRESS AGENCY COMMENTS	04/08/26
4	ADDRESS AGENCY COMMENTS	05/11/26
5	ADDRESS AGENCY COMMENTS	09/22/26

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

PREPARED FOR:
MONUMENT RIDGE EAST, LLC

5055 LIST DRIVE
COLORADO SPRINGS, CO 80919

PREPARE

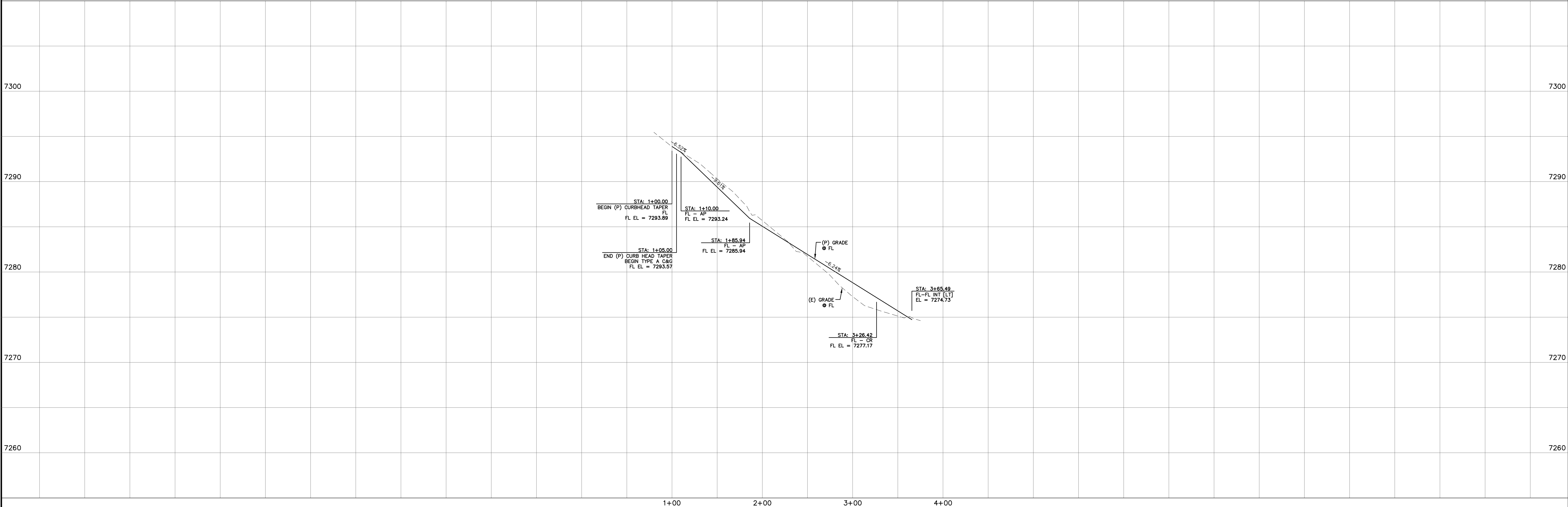
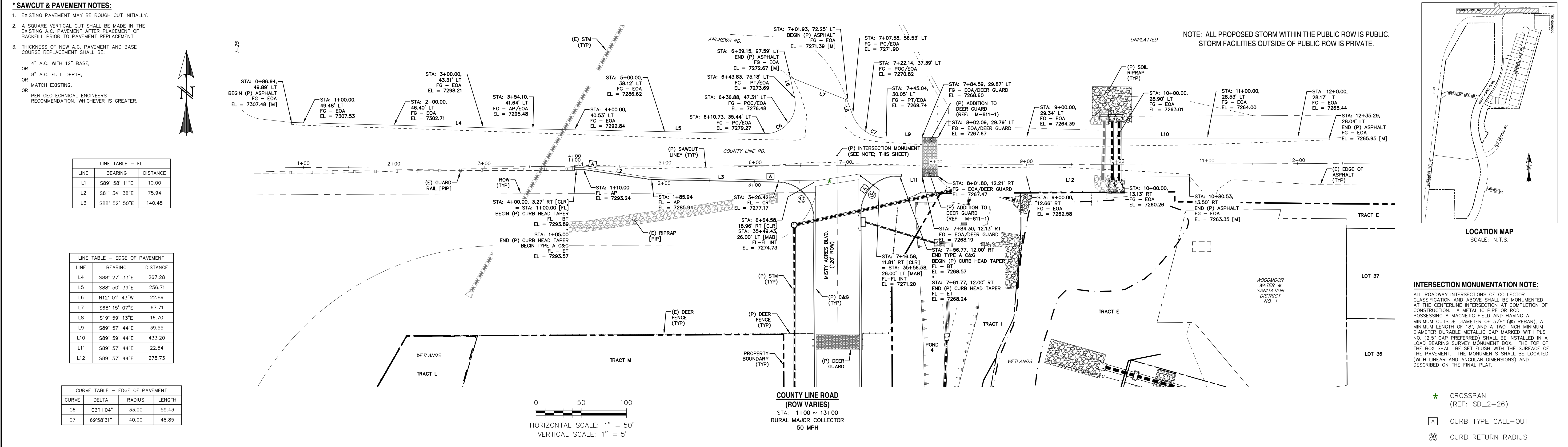
NOT FOR CONSTRUCTION

RAYMO

PRC ENGINEERING

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

MONUMENT RIDGE EAST FILING NO. 1 STREET IMPROVEMENT PLAN & PROFILE	
DESIGNED BY: MGP	DRAWN BY: MGP
SCALE: 1" = 50'	DATE: 04/08/25
JOB NUMBER	SHEET
24-001	17 OF 32



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

PREPARE

RAYMO

NOT FOR CONSTRUCTION

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

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

DESIGNED BY: MGP
SCALE: 1" = 50'
JOB NUMBER: 24-001

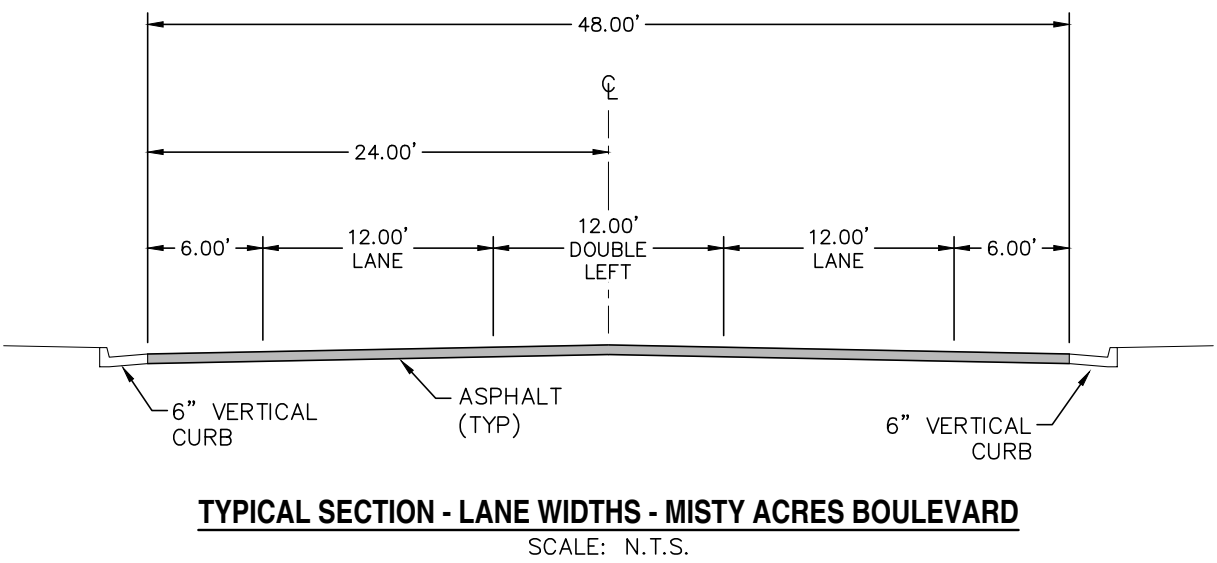
DRAWN BY: MGP
DATE: 04/08/25
SHEET: 18 OF 32

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 DEPARTMENT OF PUBLIC WORKS (DPW).
- 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 FHWA STANDARD HIGHWAY SIGNS: 2004 EDITION WITH 2012 SUPPLEMENT. SIGNAL POLE MOUNTED AND OVERHEAD STREET NAME SIGNS SHALL BE PER MUTCD SIZE STANDARDS.
- ALL TRAFFIC SIGNS SHALL HAVE A MINIMUM DIAMOND GRADE RETROREFLECTIVE SHEETING THAT MEETS ASTM D4956 TYPE XI SHEETING REQUIREMENTS.
- 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 SUBBASE DESIGN.
- ALL SIGNS SHALL BE SINGLE SHEET ALUMINUM WITH 0.125" 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. CROSSWALK LINES SHALL BE 24" WIDE AND A MINIMUM OF 9' LONG. CROSSWALKS SHALL BE INLAIN IN ACCORDANCE WITH SECTION 627 OF THE 2025 CDOT STANDARD SPECIFICATION FOR ROAD AND BRIDGE CONSTRUCTION.
- WORD AND SYMBOL MARKINGS SHALL BE THE NARROW TYPE.
- ALL LONGITUDINAL LINES SHALL BE A MINIMUM 18 MIL THICKNESS EPOXY PAINT. ALL NON-LOCAL RESIDENTIAL ROADWAYS SHALL INCLUDE BOTH RIGHT AND LEFT EDGE LINE STRIPING AND ANY ADDITIONAL STRIPING AS REQUIRED BY CDOT S-627-1.
- ALL SIGNS SHALL BE PLACED IN ACCORDANCE WITH CDOT STANDARD S-614-1 OR MUTCD FIGURE 2A-2.
- THE CONTRACTOR SHALL NOTIFY EL PASO COUNTY DPW - INSPECTIONS (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 DPW PRIOR TO ANY SIGNAGE OR STRIPING WORK WITHIN AN EXISTING EL PASO COUNTY ROADWAY.

LEGEND

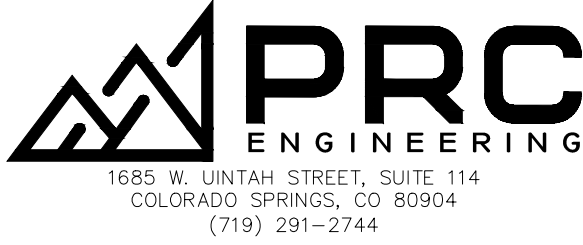
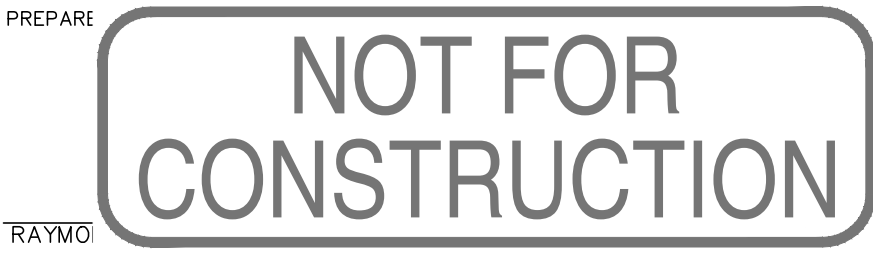
EXISTING	(E)
PROPOSED	(P)
CURB AND GUTTER	C&G
PROPERTY BOUNDARY	---
RIGHT-OF-WAY	---
PROPERTY LINE	---
(P) SIGN	+
(P) R1-1 (STOP SIGN - 36"x36")	①
(P) D3 (STREET NAME) [12" HEIGHT, 8" LETTERING] (WHITE ON GREEN)	②
(P) STOP BAR (2' WIDE) W/ LENGTH	③ X'
(P) R3-5R (RIGHT TURN ONLY) (BLACK ON WHITE)	④
(P)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



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

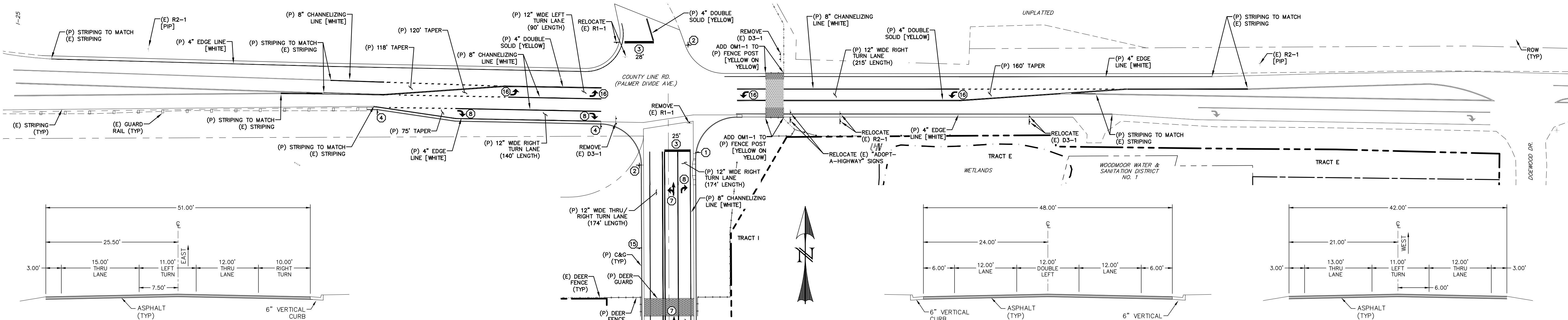


MONUMENT RIDGE EAST
FILING NO. 1
SIGNAGE &
STRIPING PLAN

DESIGNED BY: MGP	DRAWN BY: MGP
SCALE: 1" = 50'	DATE: 04/08/25
JOB NUMBER	SHEET
24-001	19 OF 32

SIGNING & STRIPING NOTES:

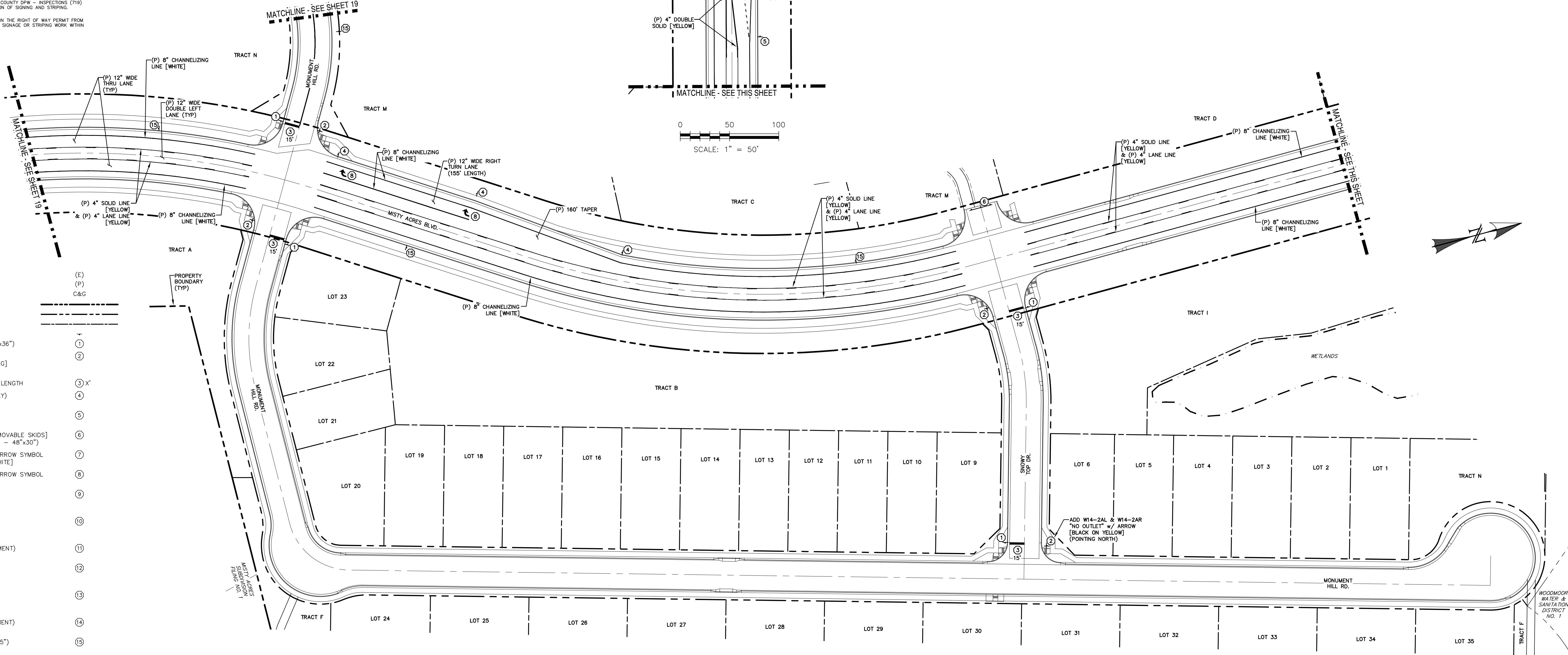
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8. ALL TRAFFIC SIGNS SHALL HAVE A MINIMUM DIAMOND GRADE RETROREFLECTIVE SHEETING THAT MEETS ASTM D4956 TYPE II SHEETING REQUIREMENTS.
9. ALL LOCAL RESIDENTIAL STREET SIGNS SHALL BE MOUNTED ON A 1.75" x 1.75" SQUARE TUBE SIGN POST AND STUB POST BASE. FOR OTHER APPLICATIONS, REFER TO THE CDOT STANDARD S-614-8 REGARDING USE OF THE P2 TUBULAR STEEL POST SURPRISE DESIGN.
10. ALL SIGNS SHALL BE SINGLE SHEET ALUMINUM WITH 0.125" MINIMUM THICKNESS.
11. ALL LIMIT LINES/STOP LINES, CROSSWALK LINES, PAVEMENT LEGENDS, AND ARROWS SHALL BE A MINIMUM 125 MIL THICKNESS PREFORMED THERMOPLASTIC PAVEMENT MARKINGS WITH TAPERED LEADING EDGES PER CDOT STANDARD S-627-1. STOP BARS SHALL BE 24" IN WIDTH. CROSSWALK LINES SHALL BE 4" WIDE AND A MINIMUM OF 9' LONG. CROSSWALKS SHALL BE INLAIN IN ACCORDANCE WITH SECTION 627 OF THE 2025 CDOT STANDARD SPECIFICATION FOR ROAD AND BRIDGE CONSTRUCTION.
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15. THE CONTRACTOR SHALL NOTIFY EL PASO COUNTY DPW - INSPECTIONS (719) 520-6819 PRIOR TO AND UPON COMPLETION OF SIGNING AND STRIPING.
16. THE CONTRACTOR SHALL OBTAIN A WORK IN THE RIGHT OF WAY PERMIT FROM THE EL PASO COUNTY DPW PRIOR TO ANY SIGNAGE OR STRIPING WORK WITHIN AN EXISTING EL PASO COUNTY ROADWAY.



TYPICAL SECTION - LANE WIDTHS - COUNTY LINE ROAD
(WEST OF MISTY ACRES BOULEVARD)
SCALE: N.T.S.

TYPICAL SECTION - LANE WIDTHS - MISTY ACRES BOULEVARD
SCALE: N.T.S.

TYPICAL SECTION - LANE WIDTHS - COUNTY LINE ROAD
(EAST OF MISTY ACRES BOULEVARD)
SCALE: N.T.S.



LEGEND

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

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

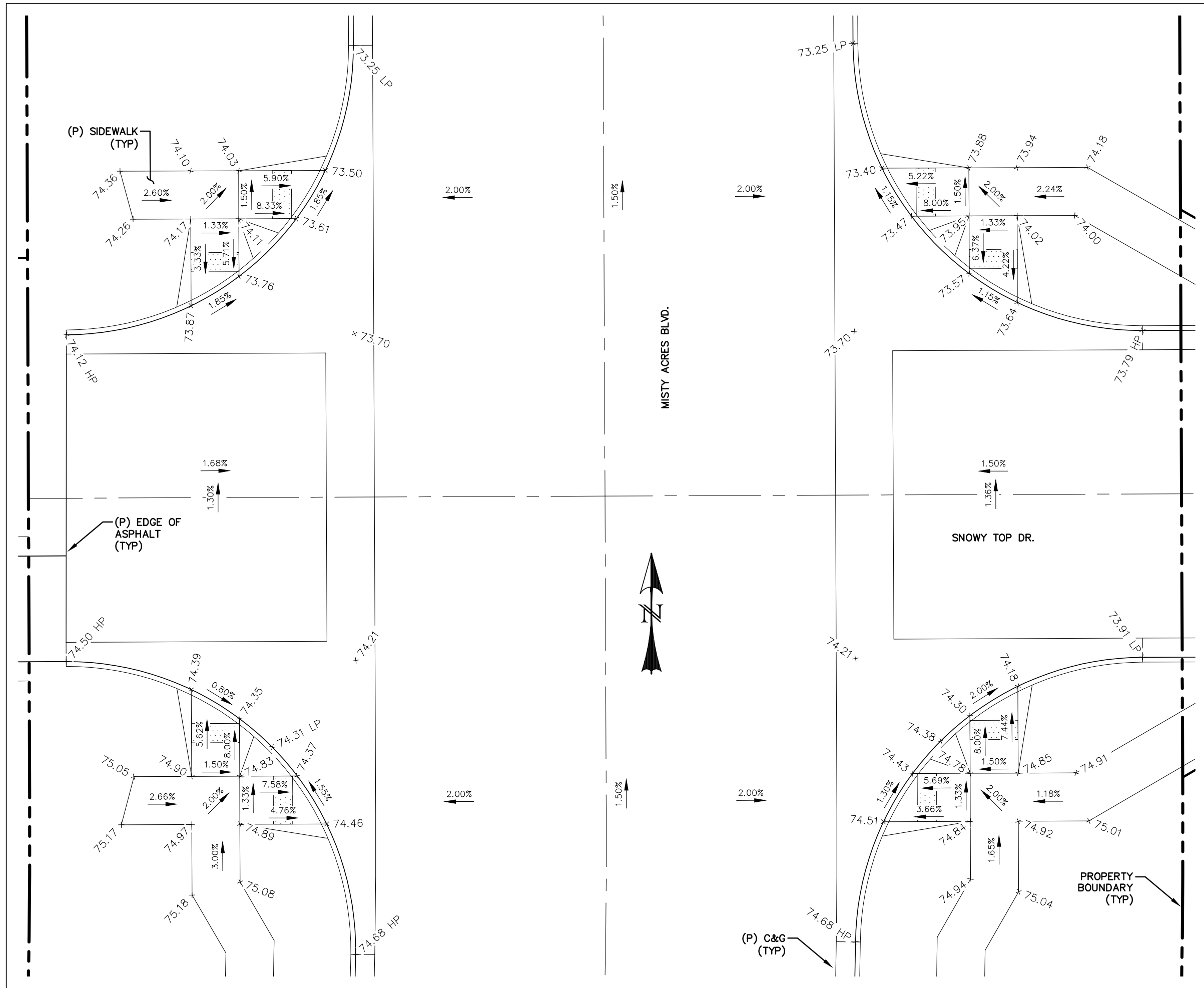
PREPARE
RAYMO

NOT FOR
CONSTRUCTION

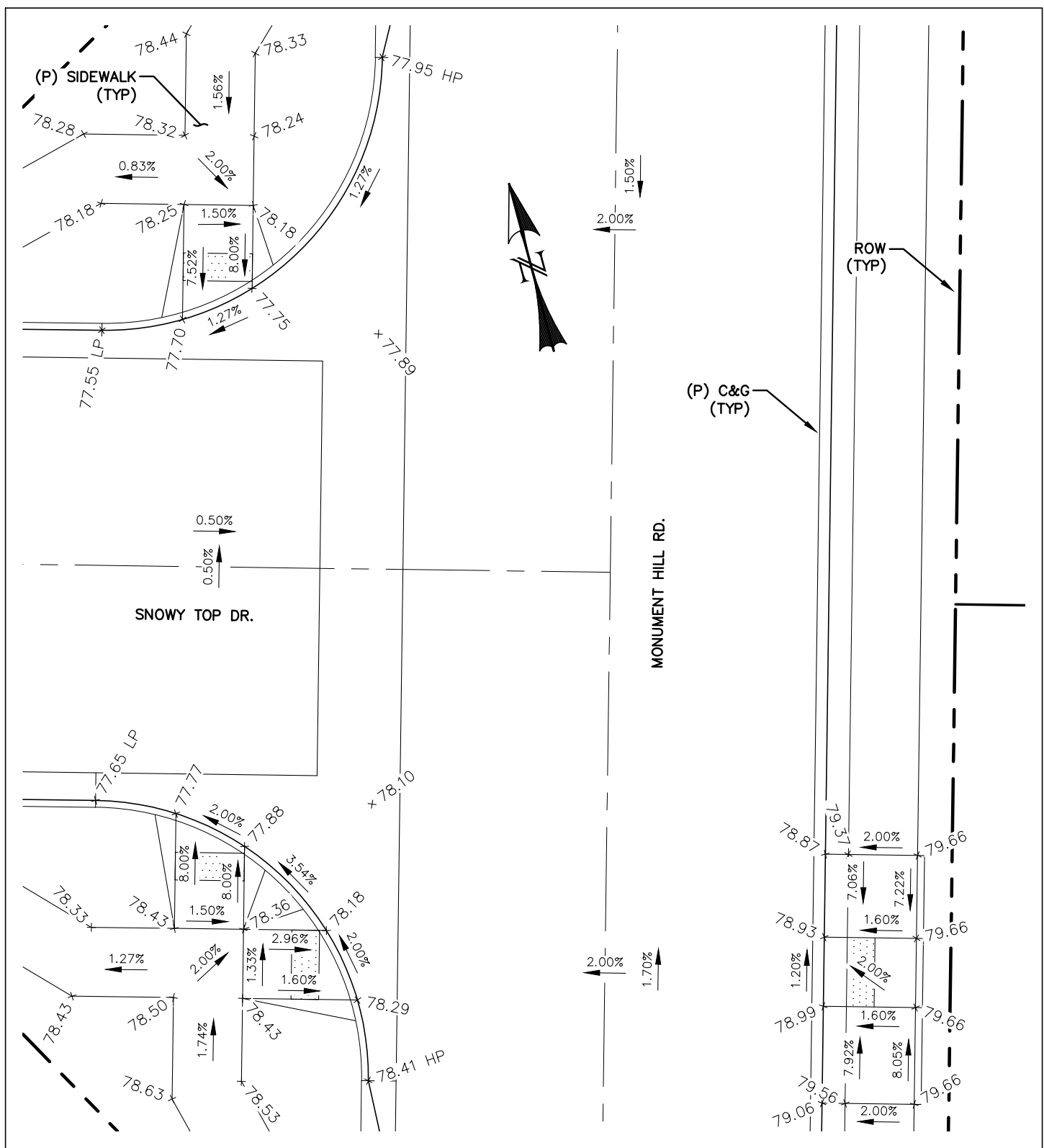
PRC
ENGINEERING
1655 W. UTAH STREET, SUITE 114
COLORADO SPRINGS, CO 80904
(719) 291-2744

MONUMENT RIDGE EAST
FILING NO. 1
SIGNAGE &
STRIPING PLAN

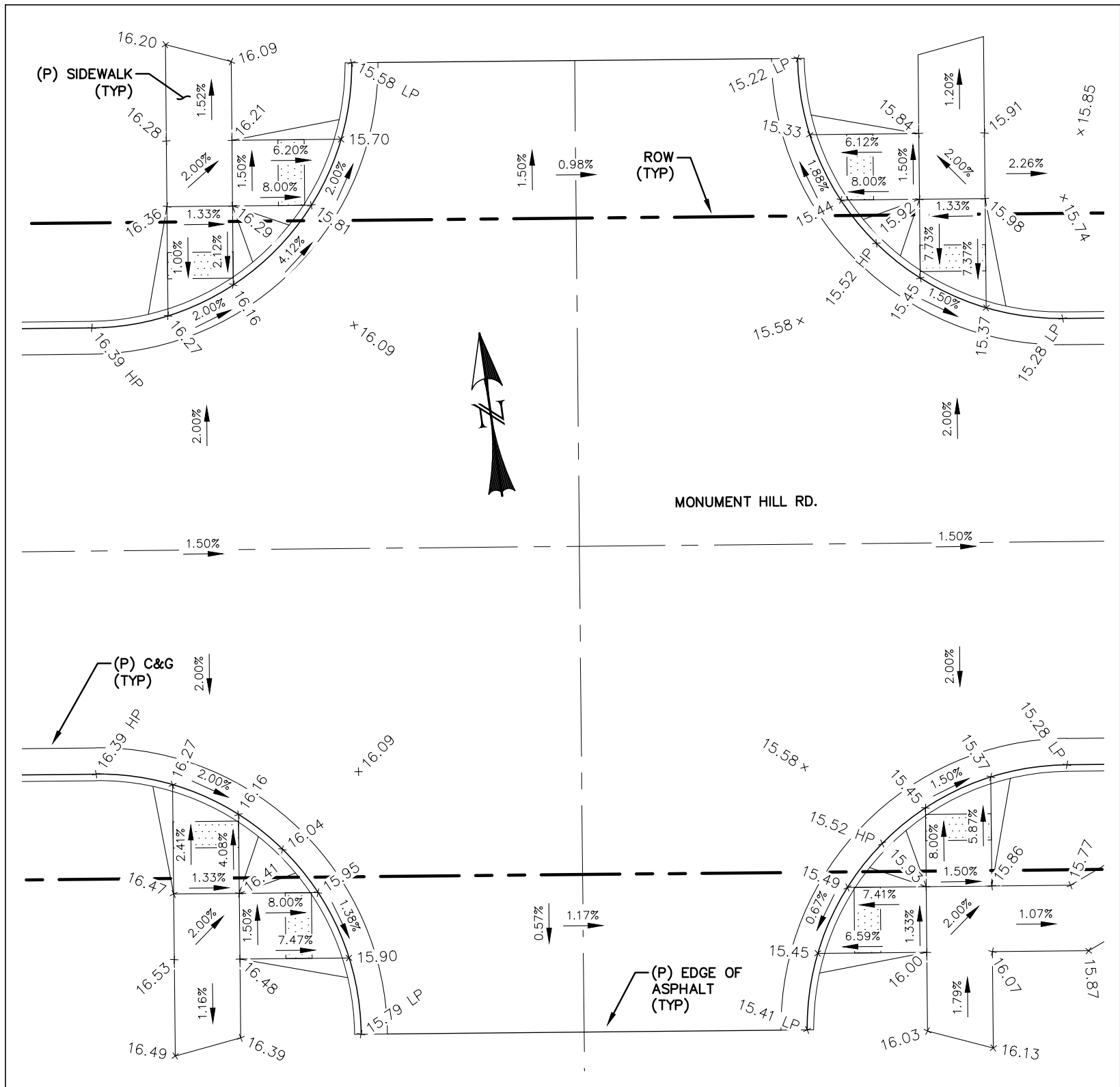
DESIGNED BY:	MGP	DRAWN BY:	MGP
SCALE:	1" = 50'	DATE:	04/08/25
JOB NUMBER	24-001	SHEET	17 OF 32



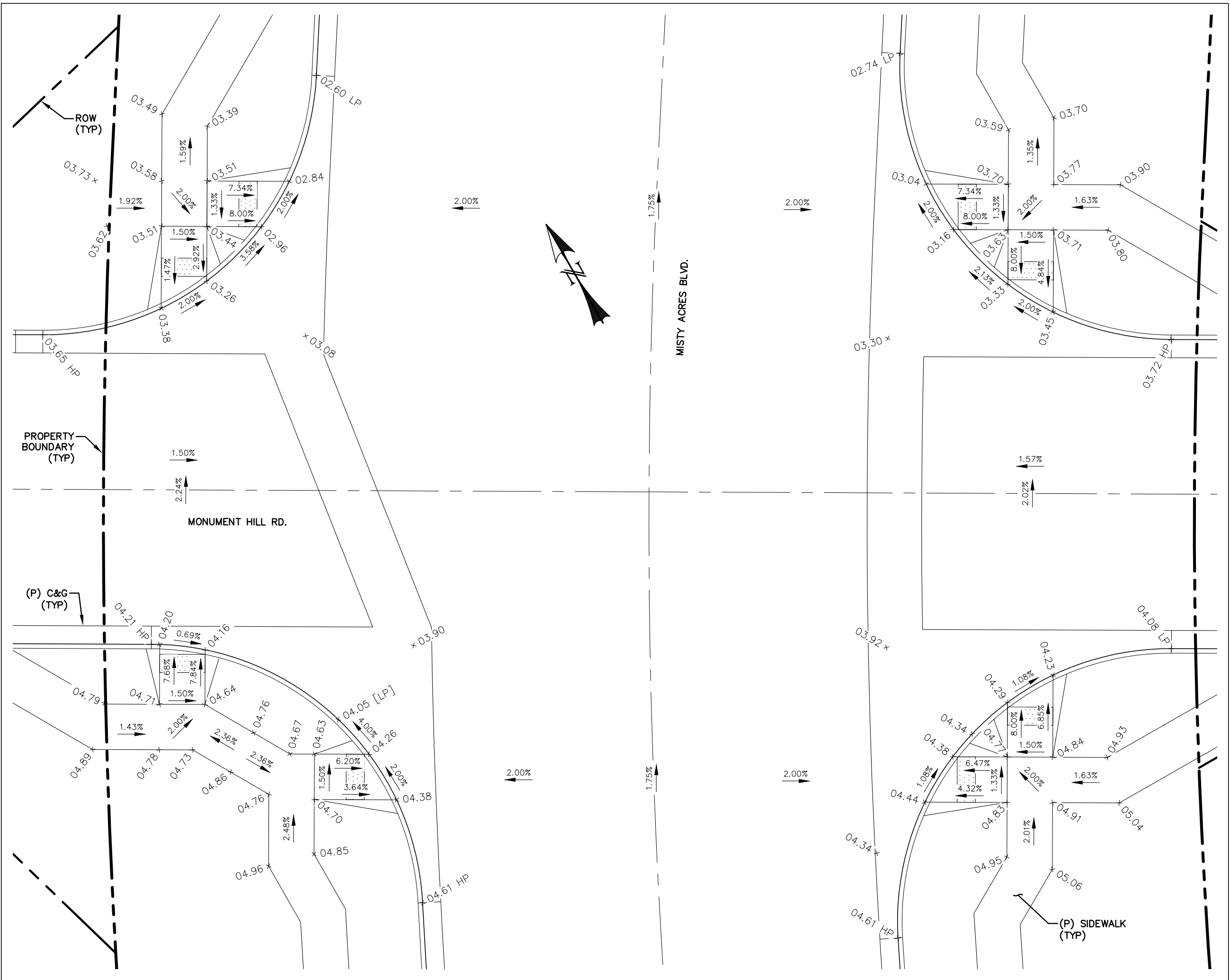
PEDESTRIAN RAMP DETAIL - MISTY ACRES BLVD. & SNOWY TOP DR.
SCALE: 1" = 10'



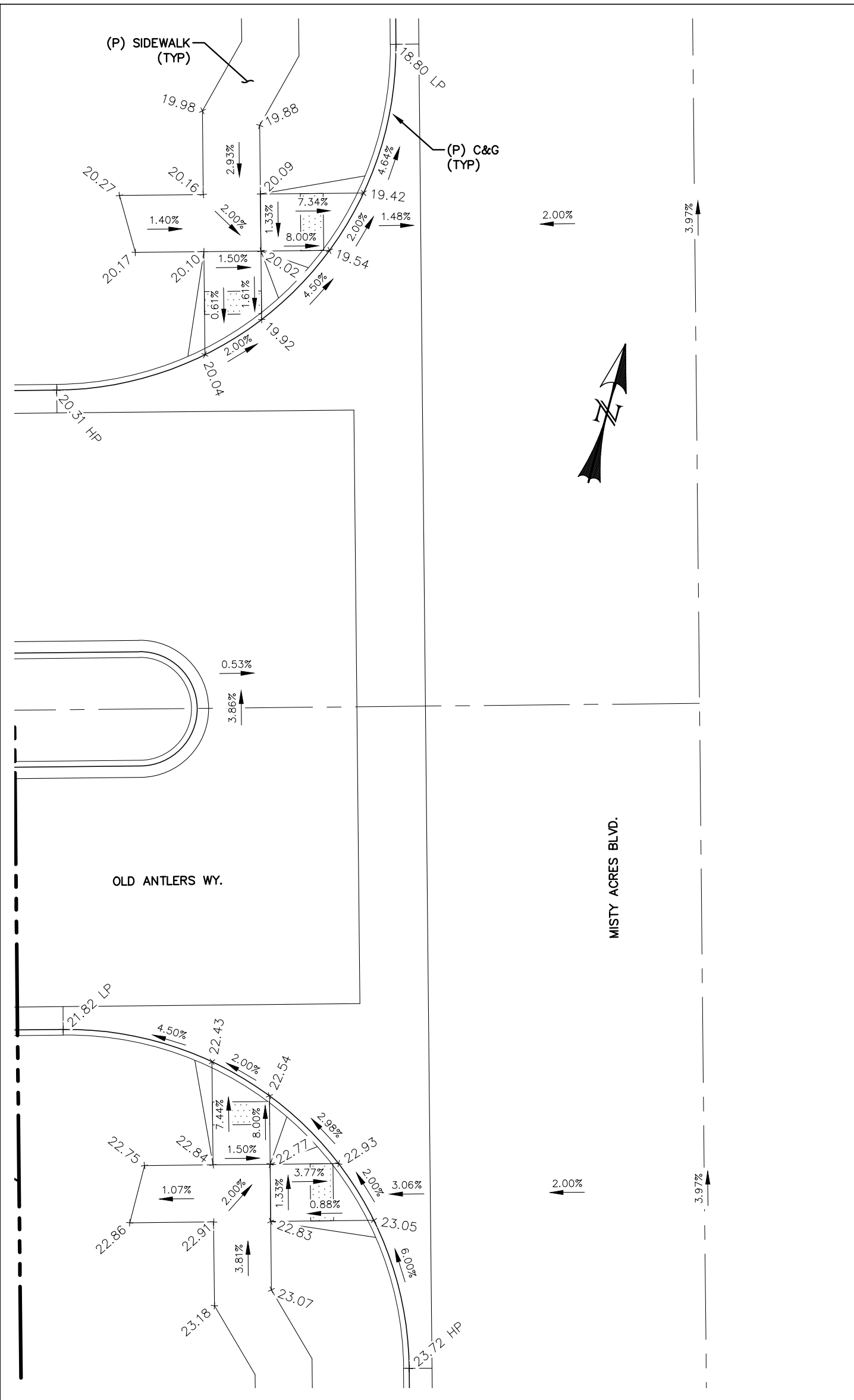
PEDESTRIAN RAMP DETAIL - MONUMENT HILL RD. & SNOWY TOP DR.
SCALE: 1" = 10'



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



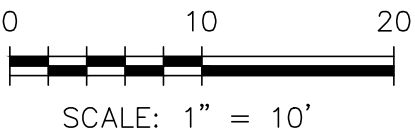
PEDESTRIAN RAMP DETAIL - MISTY ACRES BLVD. & MONUMENT HILL RD.
SCALE: 1" = 10'



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

REV.	DESCRIPTION	DATE
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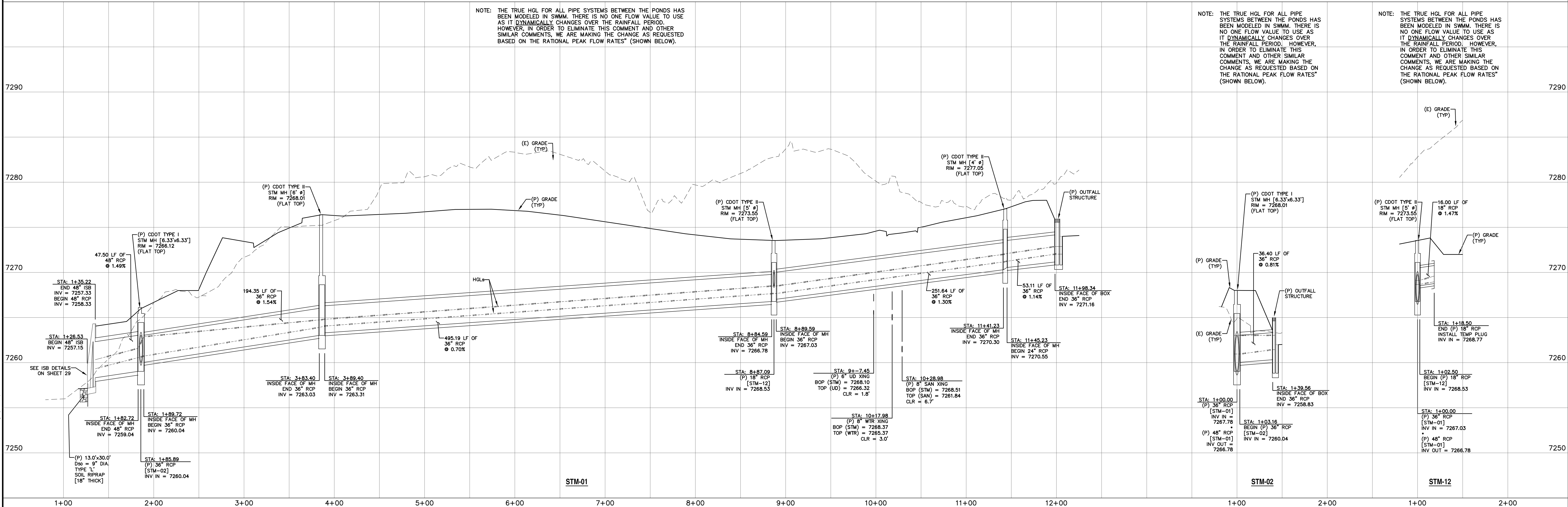
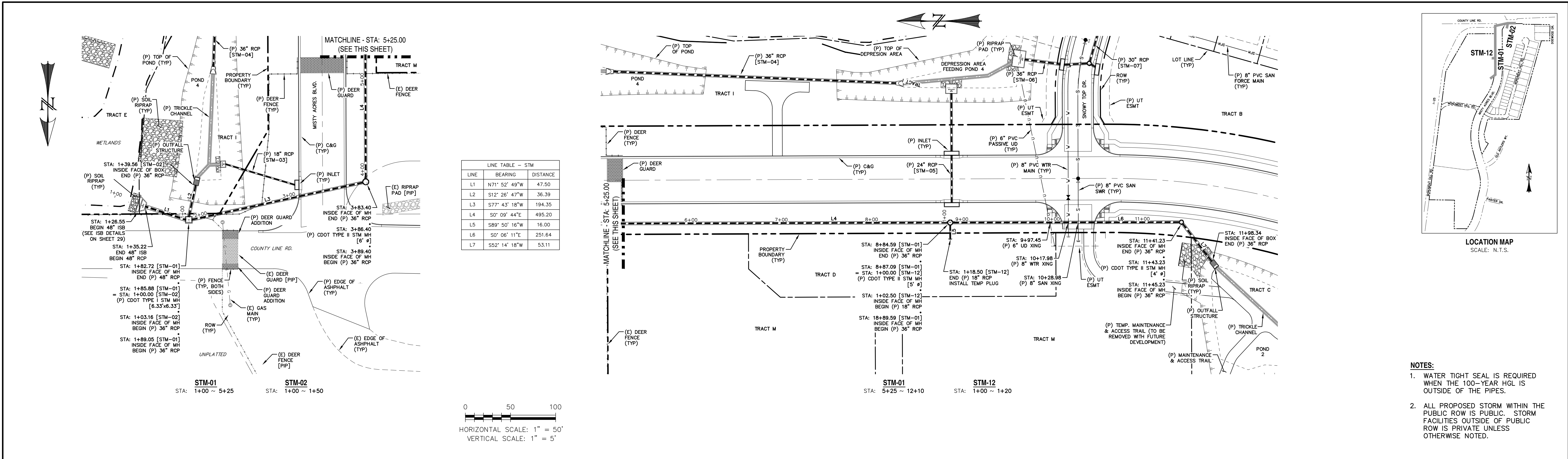
PREPARED FOR:
MONUMENT RIDGE EAST, LLC
5055 LIST DRIVE
COLORADO SPRINGS, CO 80919

PREPARE
RAYMO
NOT FOR CONSTRUCTION

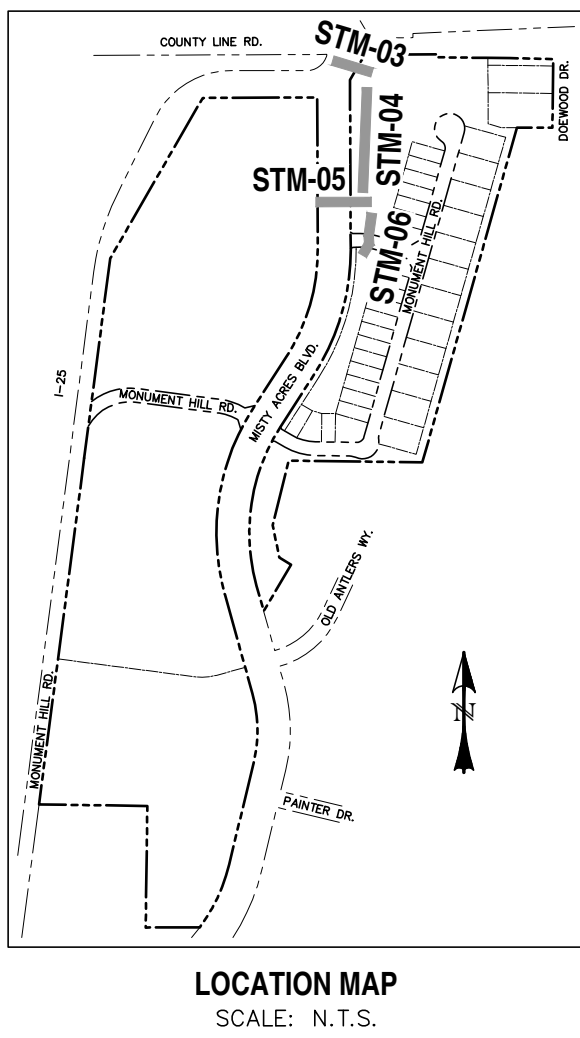
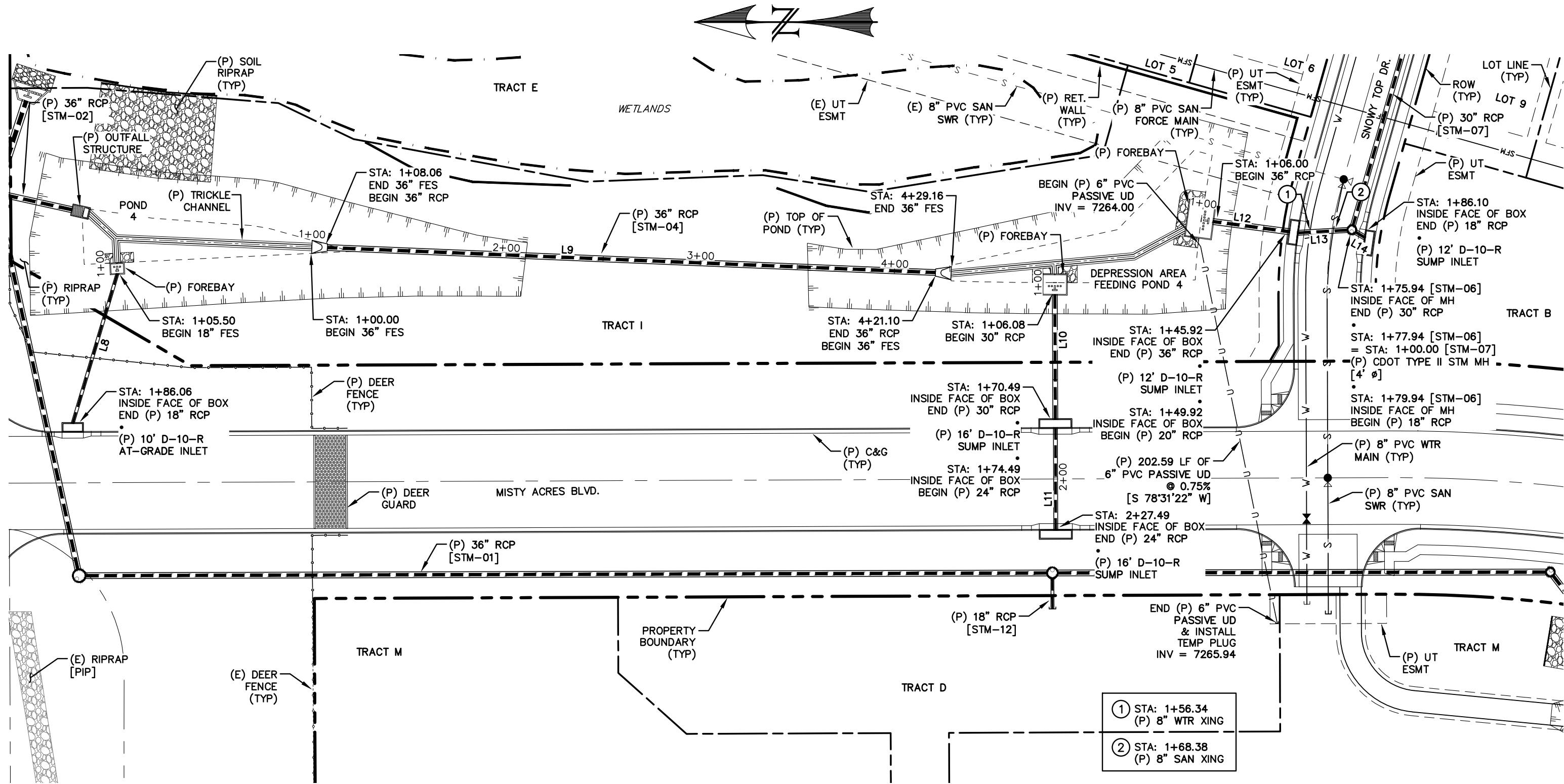
PRC ENGINEERING
1655 W. UTAH STREET, SUITE 114
COLORADO SPRINGS, CO 80904
(719) 291-2744

MONUMENT RIDGE EAST
FILING NO. 1
PEDESTRIAN RAMP DETAILS

DESIGNED BY:	MGP	DRAWN BY:	MGP
SCALE:	1" = 10'	DATE:	04/08/25
JOB NUMBER	24-001	SHEET	18 OF 32

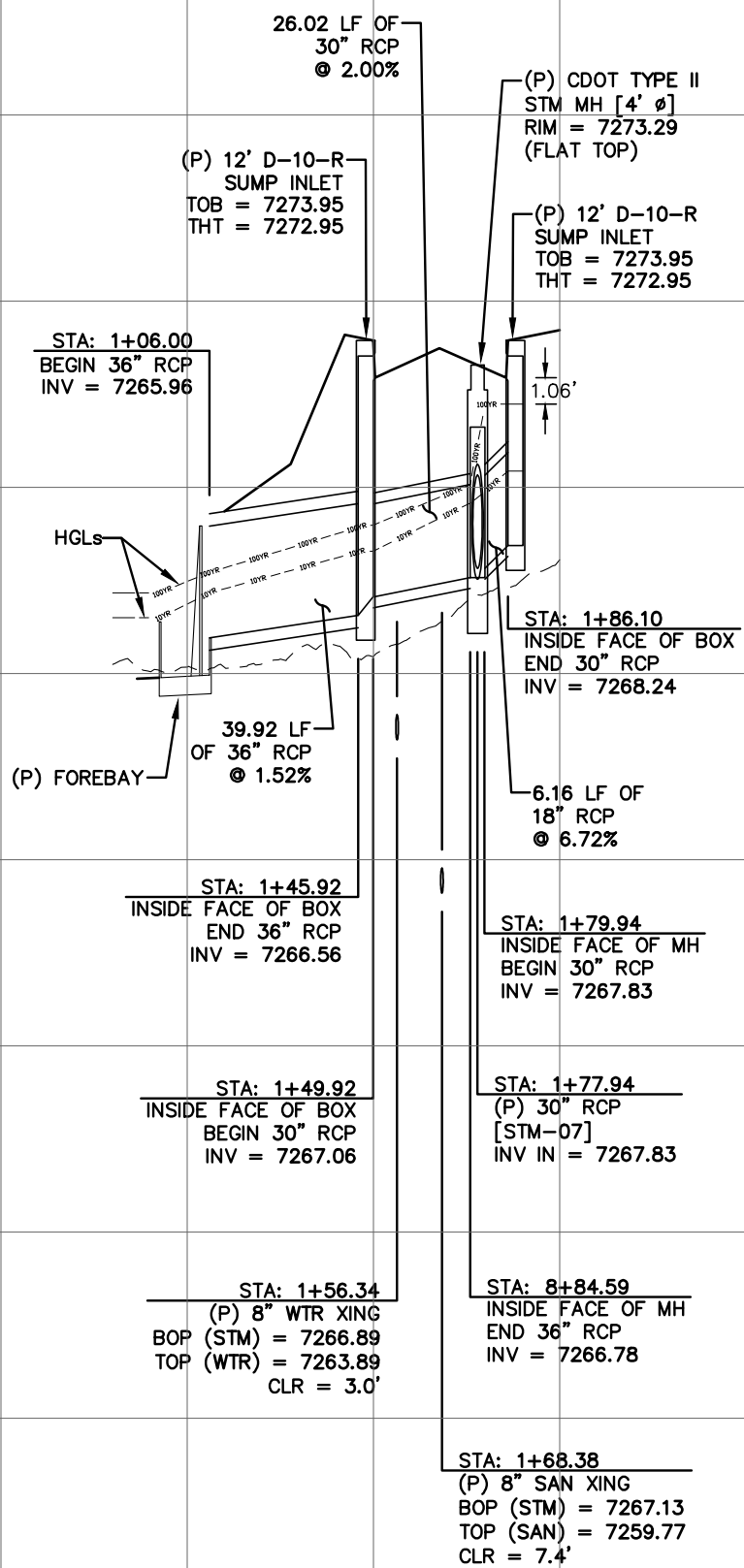
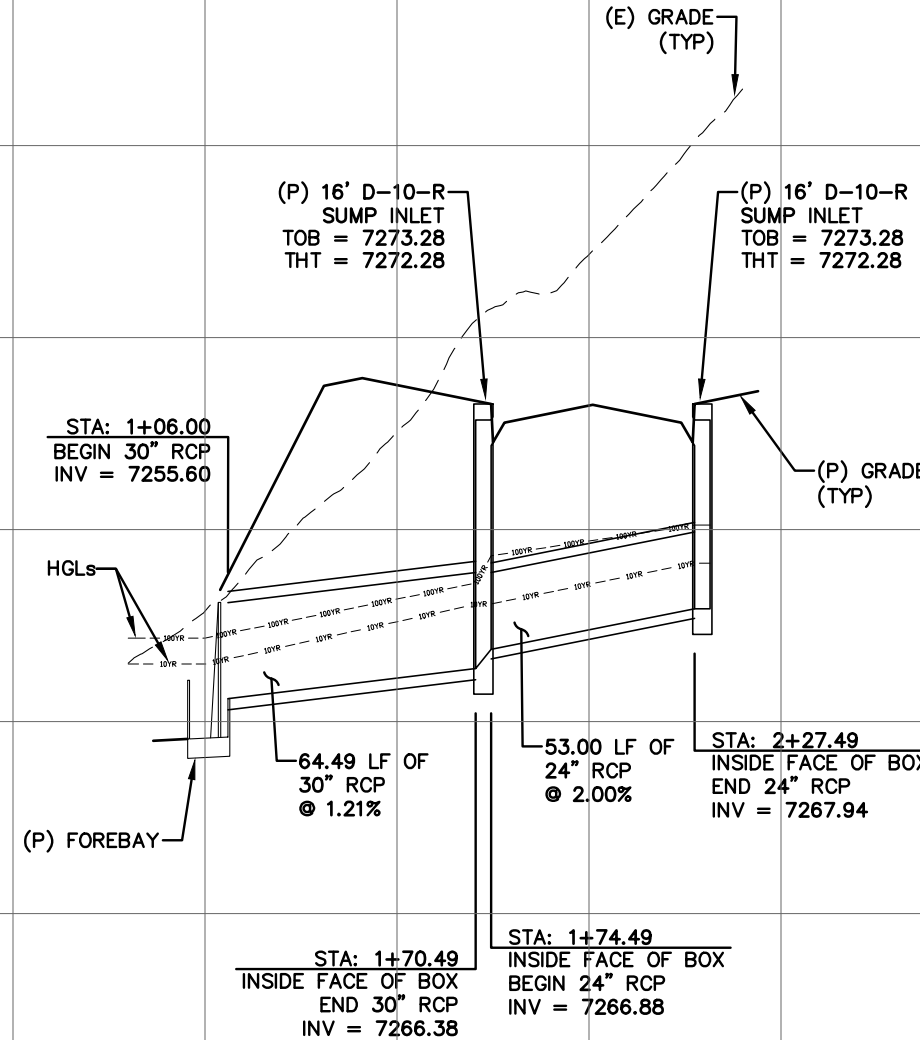
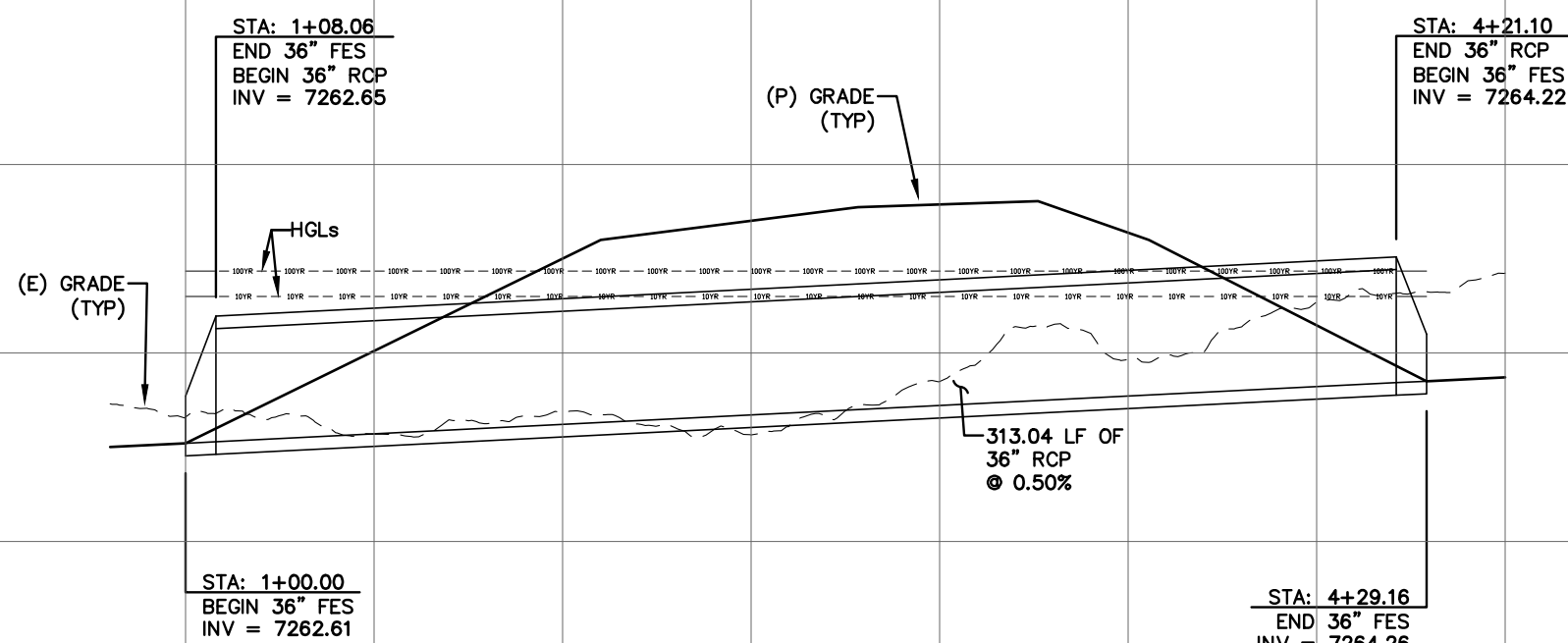
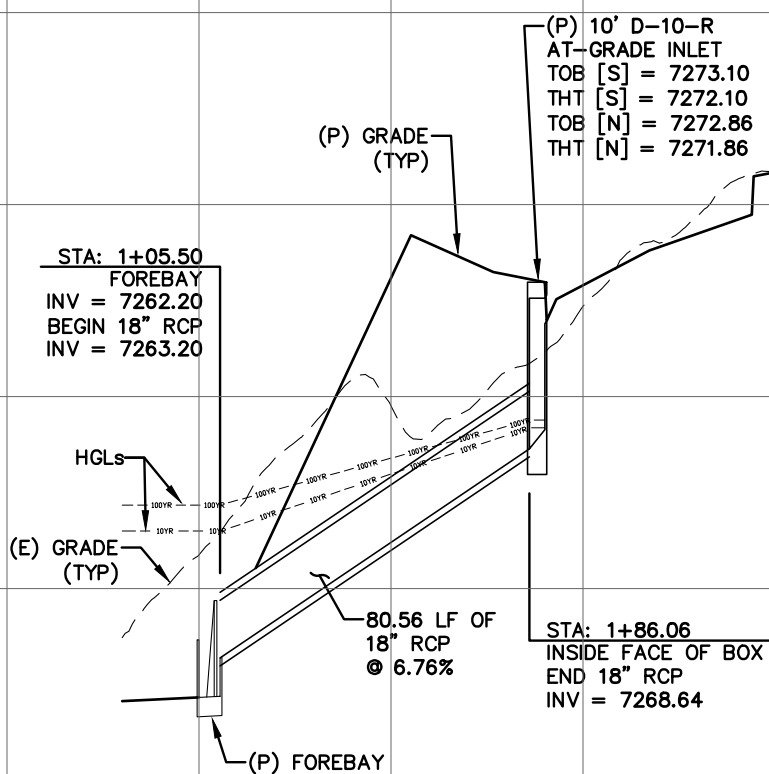


LINE TABLE - STM		
LINE	BEARING	DISTANCE
L8	N73° 22' 42"W	80.56
L9	S2° 21' 05"W	313.04
L10	S89° 46' 22"W	64.41
L11	S89° 46' 22"W	53.00
L12	S7° 35' 34"W	39.92
L13	S3° 11' 32"E	26.02
L14	S30° 33' 30"W	6.16



- NOTES:
1. WATER TIGHT SEAL IS REQUIRED WHEN THE 100-YEAR HGL IS OUTSIDE OF THE PIPES.
 2. ALL PROPOSED STORM WITHIN THE PUBLIC ROW IS PUBLIC. STORM FACILITIES OUTSIDE OF PUBLIC ROW IS PRIVATE UNLESS OTHERWISE NOTED.

NOTE: THE TRUE HGL FOR ALL PIPE SYSTEMS BETWEEN THE PONDS HAS BEEN MODELED IN SWMM. THERE IS NO ONE FLOW VALUE TO USE AS IT DYNAMICALLY CHANGES OVER THE RAINFALL PERIOD. HOWEVER, IN ORDER TO ELIMINATE THIS COMMENT AND OTHER SIMILAR COMMENTS, WE ARE MAKING THE CHANGE AS REQUESTED BASED ON THE RATIONAL PEAK FLOW RATES* (SHOWN BELOW).



STM-03

STM-04

STM-05

STM-06

REV.	DESCRIPTION	DATE
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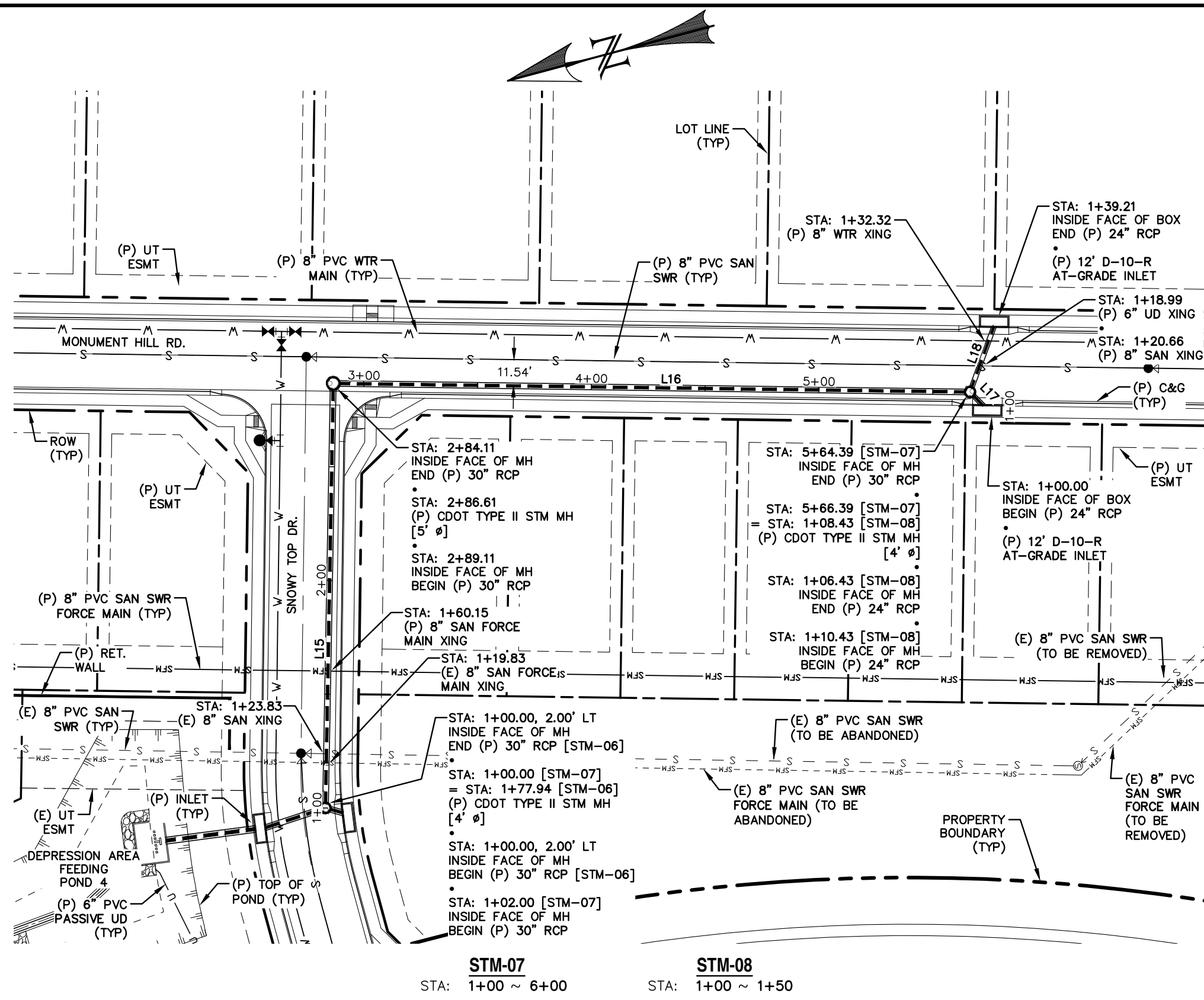


PREPARED FOR:
MONUMENT RIDGE EAST, LLC
5055 LIST DRIVE
COLORADO SPRINGS, CO 80919



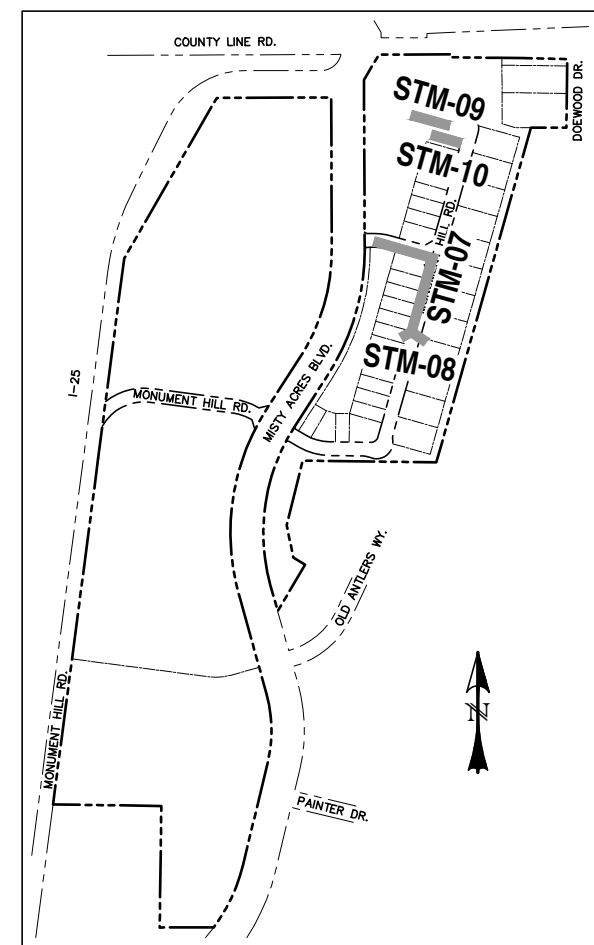
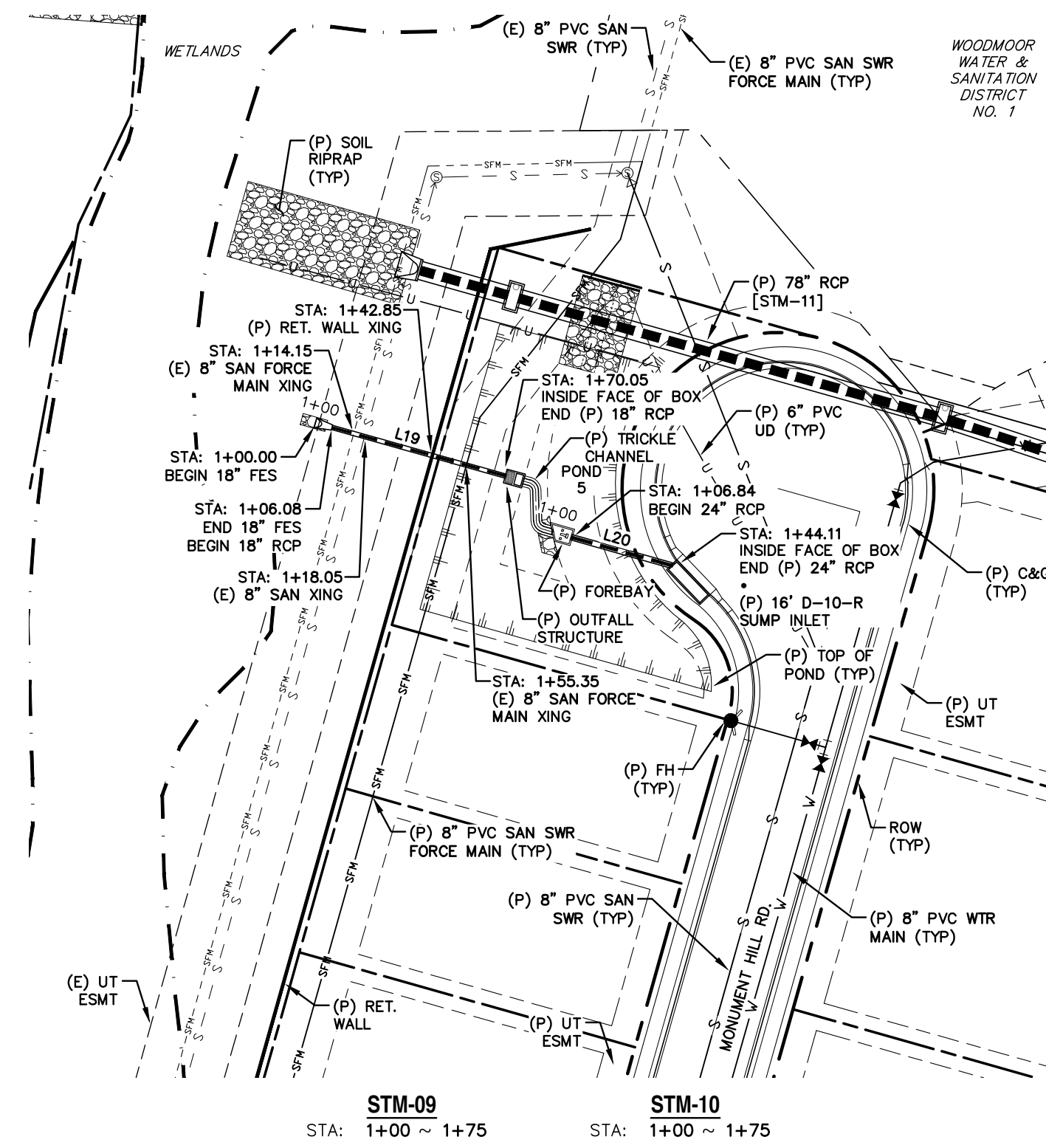
MONUMENT RIDGE EAST
FILING NO. 1
STORM SEWER
PLAN & PROFILES

DESIGNED BY:	MGP	DRAWN BY:	MGP
SCALE:	1" = 50'	DATE:	04/08/25
JOB NUMBER	24-001	SHEET	23 OF 32

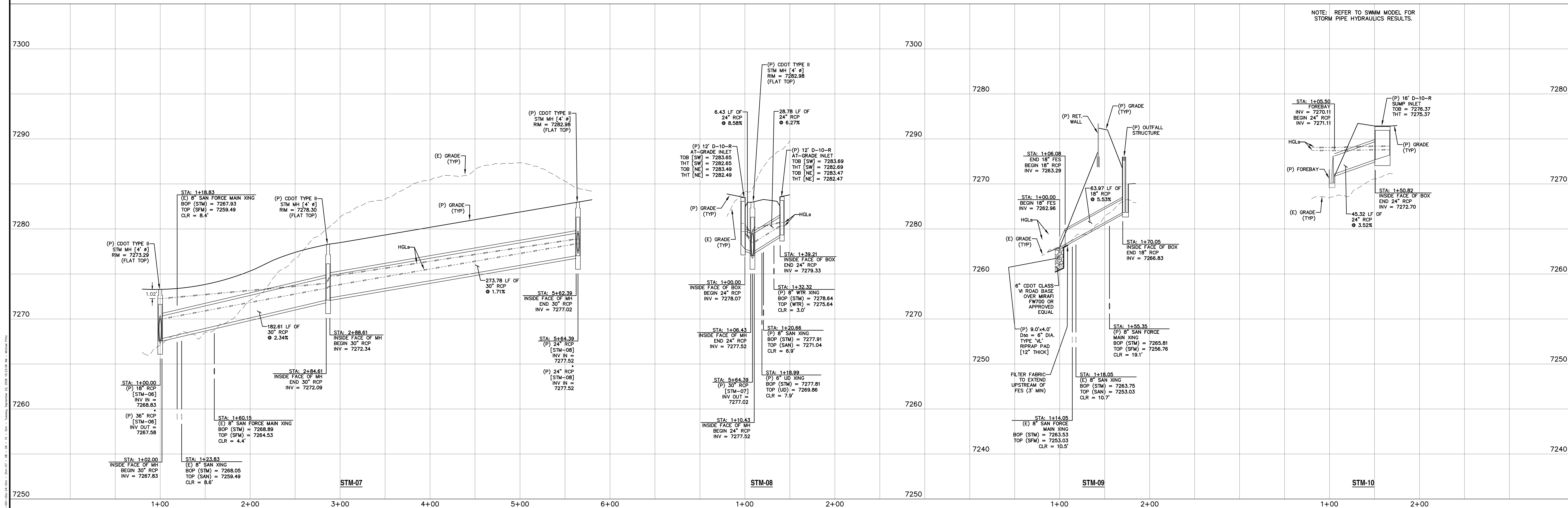


LINE TABLE - STM		
LINE	BEARING	DISTANCE
L15	S73° 56' 28"E	182.11
L16	S15° 46' 17"W	275.28
L17	S60° 46' 17"W	6.43
L18	S54° 52' 04"E	28.78
L19	S74° 21' 50"E	63.97
L20	S74° 13' 43"E	37.27

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



- NOTES:**
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 2. ALL PROPOSED STORM WITHIN THE PUBLIC ROW IS PUBLIC. STORM FACILITIES OUTSIDE OF PUBLIC ROW IS PRIVATE UNLESS OTHERWISE NOTED.



REV.	DESCRIPTION	DATE
1	ADDRESS AGENCY COMMENTS	11/04/25
2	ADDRESS AGENCY COMMENTS	12/31/25
3	ADDRESS AGENCY COMMENTS	04/08/26
4	ADDRESS AGENCY COMMENTS	05/11/26
5	ADDRESS AGENCY COMMENTS	09/22/26

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For more details visit:
www.call811.com

PREPARED FOR:
MONUMENT RIDGE EAST, LLC

5055 LIST DRIVE
COLORADO SPRINGS, CO 80919

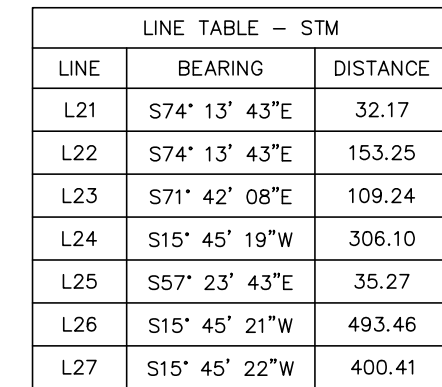
PREPARE
RAYMO

NOT FOR CONSTRUCTION

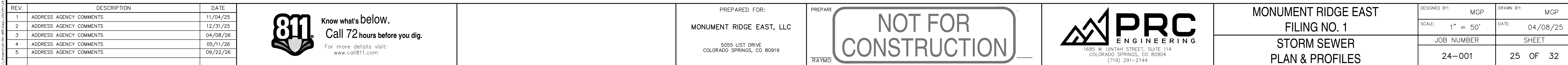
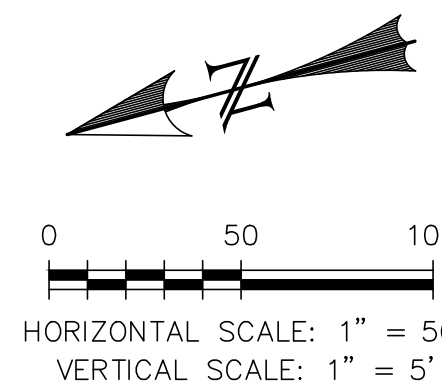
1655 W. UINATH STREET, SUITE 114
COLORADO SPRINGS, CO 80904
(719) 291-2744

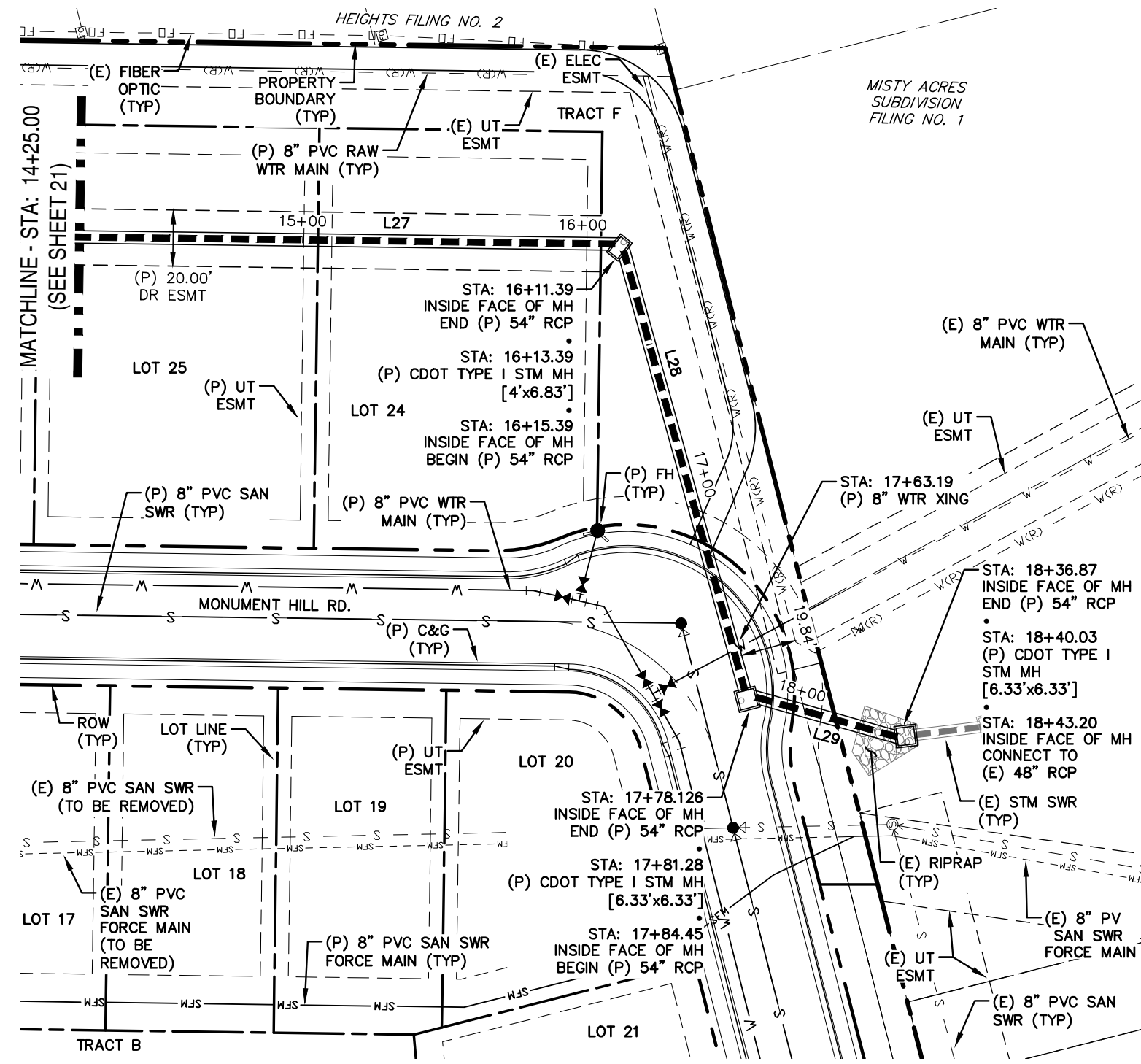
MONUMENT RIDGE EAST
FILING NO. 1
STORM SEWER
PLAN & PROFILES

DESIGNED BY: MGP	DRAWN BY: MGP
SCALE: 1" = 50'	DATE: 04/08/25
JOB NUMBER 24-001	SHEET 24 OF 32

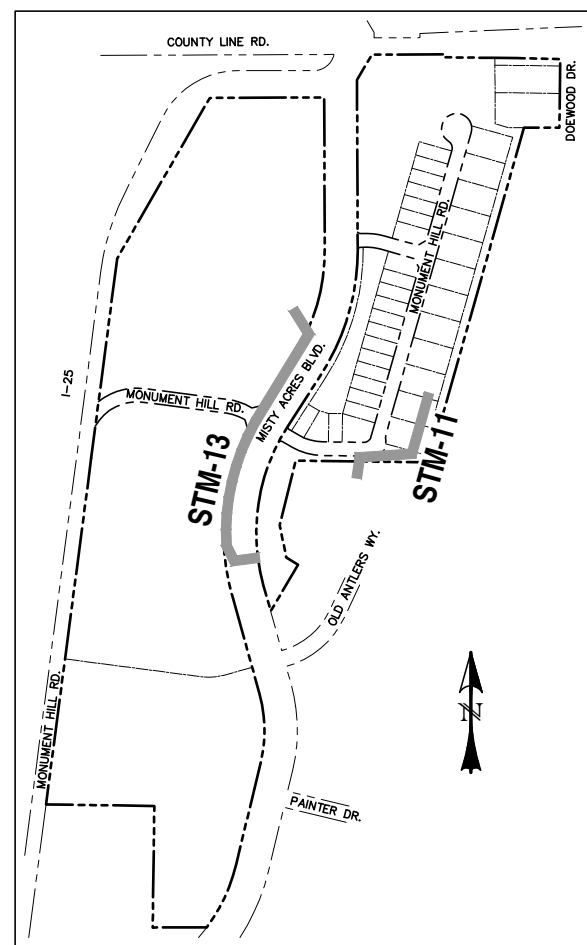
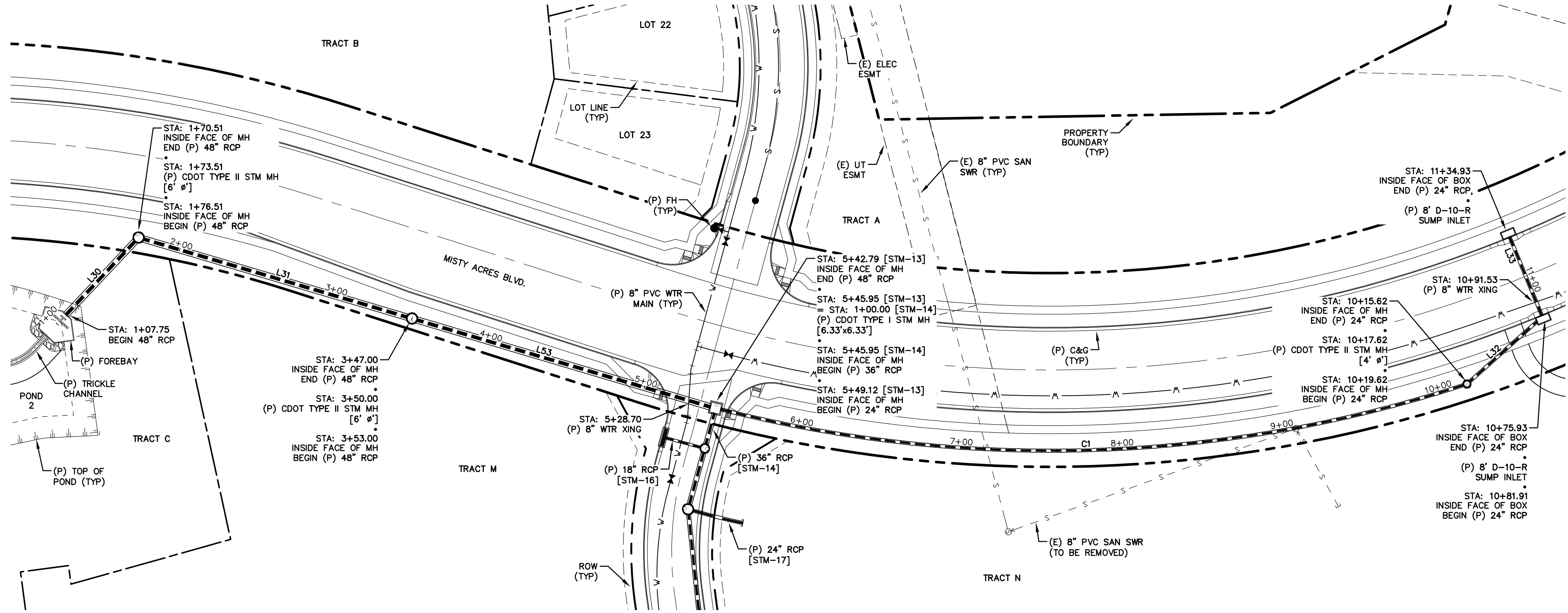
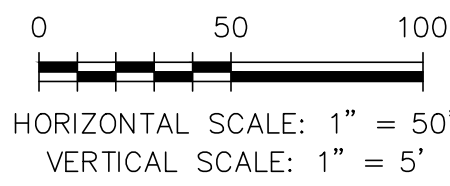


- NOTES:**
1. WATER TIGHT SEAL IS REQUIRED WHEN THE 100-YEAR HGL IS OUTSIDE OF THE PIPES.
 2. ALL PROPOSED STORM WITHIN THE PUBLIC ROW IS PUBLIC. STORM FACILITIES OUTSIDE OF PUBLIC ROW IS PRIVATE UNLESS OTHERWISE NOTED.





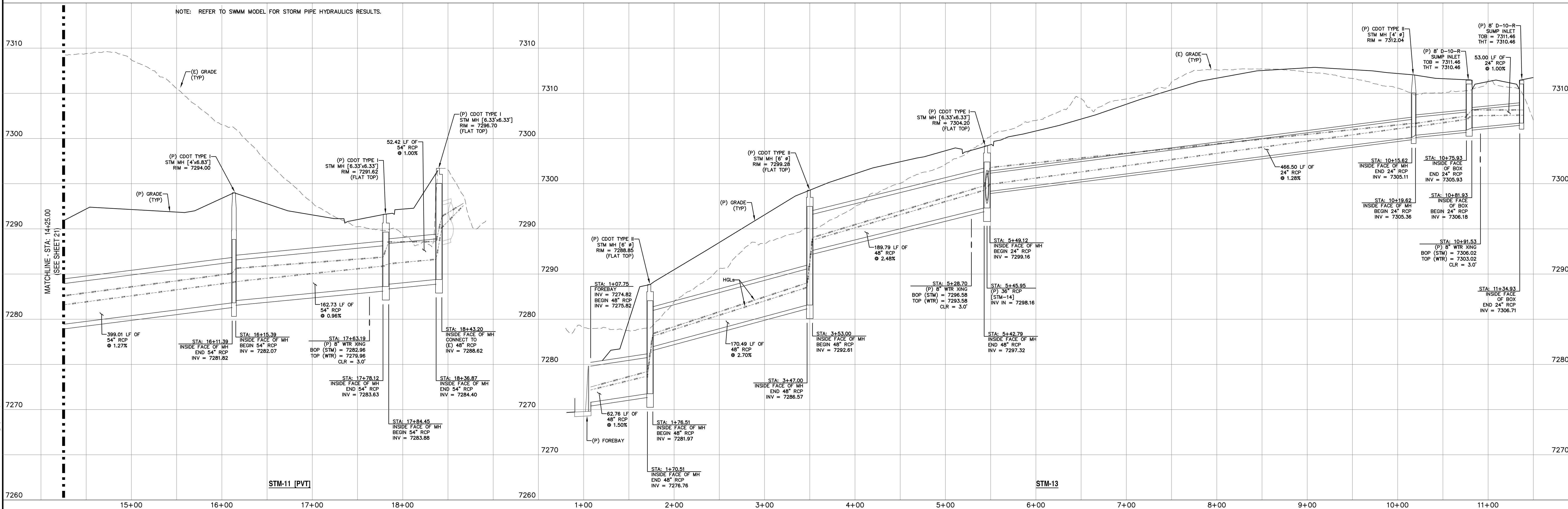
- NOTES:
1. WATER TIGHT SEAL IS REQUIRED WHEN THE 100-YEAR HGL IS OUTSIDE OF THE PIPES.
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LINE TABLE - STM		
LINE	BEARING	DISTANCE
L27	S15° 45' 22"W	399.01
L28	S89° 34' 41"W	162.73
L29	S30° 48' 32"W	52.42
L30	S31° 48' 01"E	62.76
L31	S31° 30' 33"W	170.49
L32	S26° 44' 44"E	56.31
L33	N82° 41' 18"E	53.01
L53	S31° 30' 33"W	189.79

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

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



REV.	DESCRIPTION	DATE
1	ADDRESS AGENCY COMMENTS	11/04/25
2	ADDRESS AGENCY COMMENTS	12/31/25
3	ADDRESS AGENCY COMMENTS	04/08/26
4	ADDRESS AGENCY COMMENTS	05/11/26
5	ADDRESS AGENCY COMMENTS	09/22/26



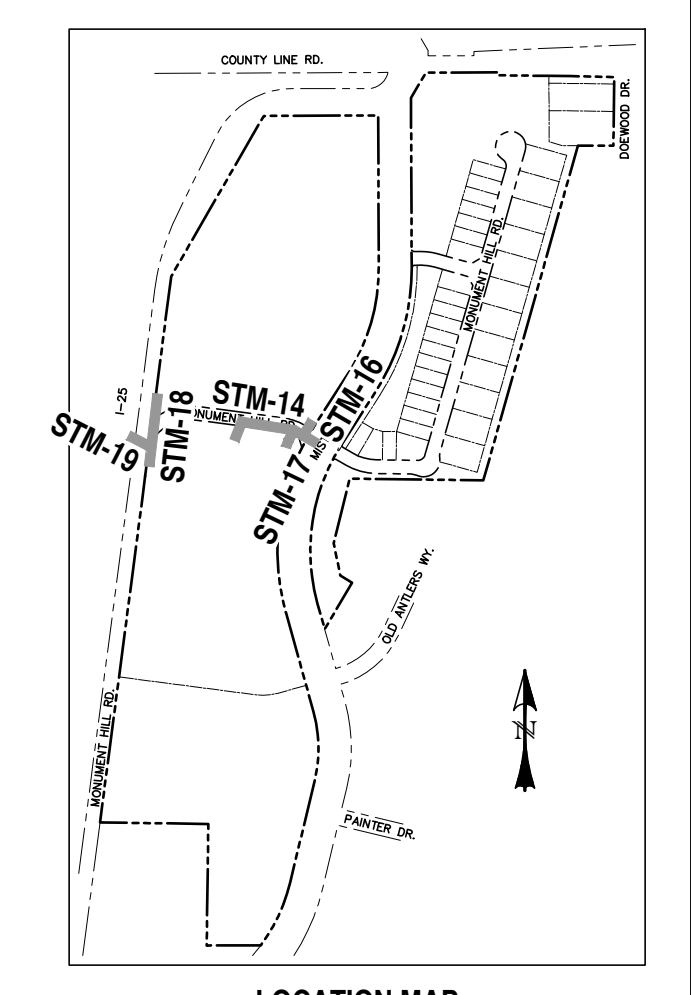
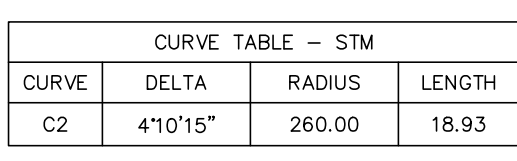
PREPARED FOR:
MONUMENT RIDGE EAST, LLC
5055 LIST DRIVE
COLORADO SPRINGS, CO 80919

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RAYMO

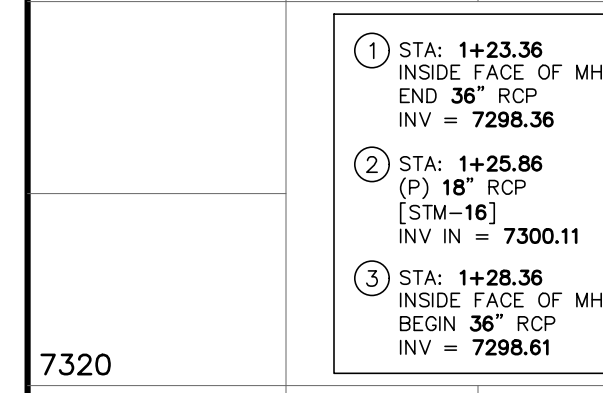


MONUMENT RIDGE EAST
FILING NO. 1
STORM SEWER
PLAN & PROFILES

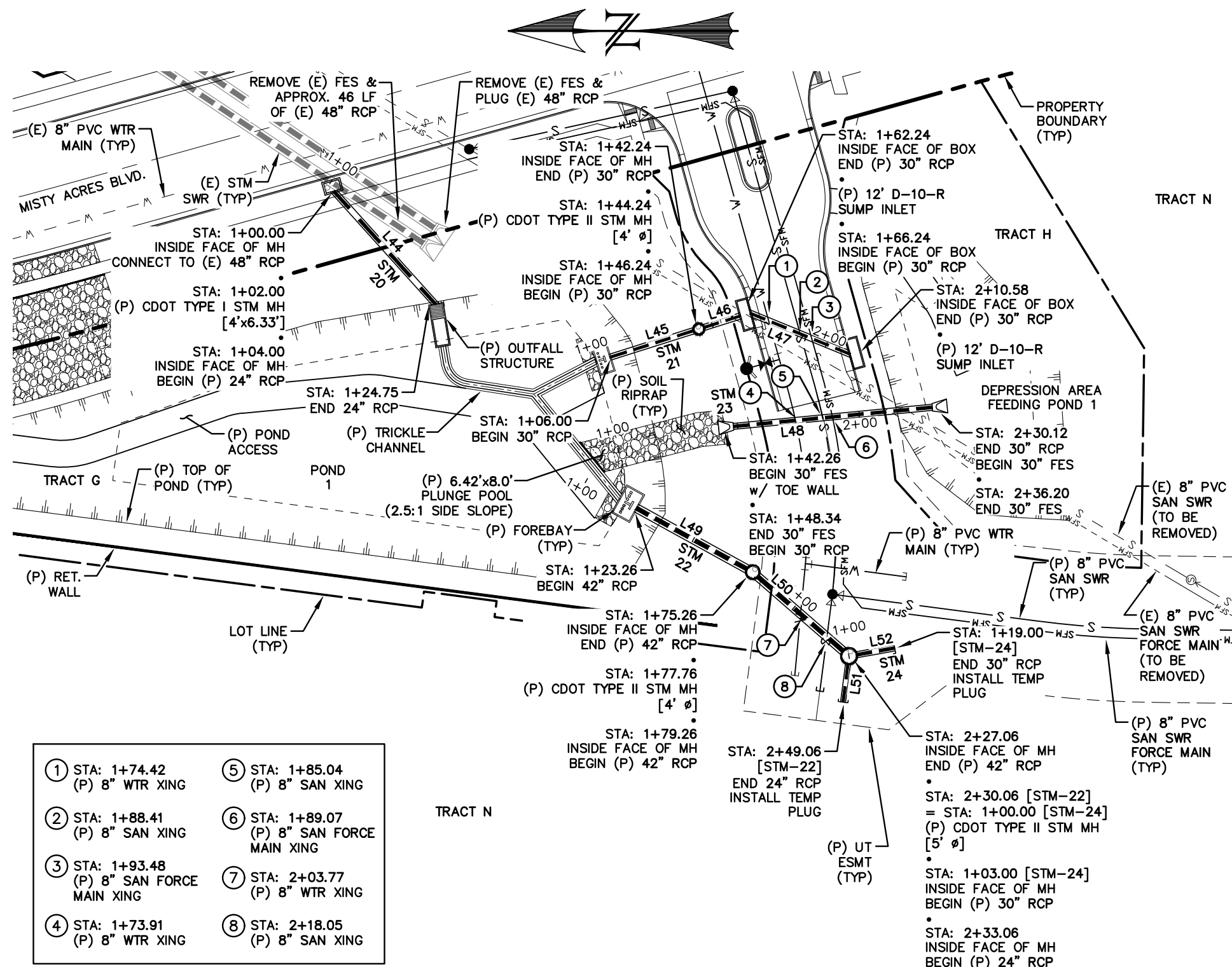
DESIGNED BY:	MGP	DRAWN BY:	MGP
SCALE:	1" = 50'	DATE:	04/08/25
JOB NUMBER	24-001	SHEET	26 OF 32



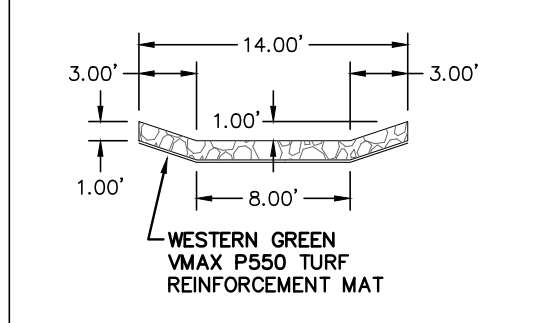
0 50 100
HORIZONTAL SCALE: 1" = 50'
VERTICAL SCALE: 1" = 5'



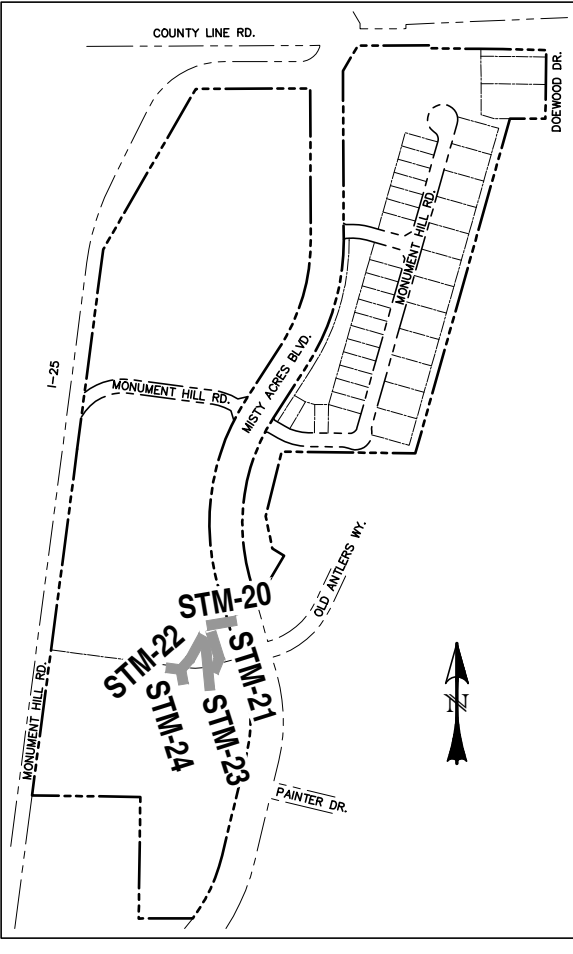
REV.	DESCRIPTION	DATE	 Know what's below. Call 72 hours before you dig. For more details visit: www.call811.com	PREPARED FOR: MONUMENT RIDGE EAST, LLC 5055 LIST DRIVE COLORADO SPRINGS, CO 80919	PREPARE NOT FOR CONSTRUCTION RAYMO	 1655 W. UINAH STREET, SUITE 114 COLORADO SPRINGS, CO 80904 (719) 291-2744	MONUMENT RIDGE EAST FILING NO. 1		DESIGNED BY: MGP	DRAWN BY: MGP
1	ADDRESS AGENCY COMMENTS	11/04/25					SCALE: 1" = 50'	DATE: 04/08/25		
2	ADDRESS AGENCY COMMENTS	12/31/25								
3	ADDRESS AGENCY COMMENTS	04/08/26								
4	ADDRESS AGENCY COMMENTS	05/11/26								
5	ADDRESS AGENCY COMMENTS	09/22/26								
							STORM SEWER PLAN & PROFILES		JOB NUMBER 24-001	SHEET 27 OF 32



LINE TABLE - STM		
LINE	BEARING	DISTANCE
L44	S48° 02' 38"W	62.72
L45	S17° 34' 13"E	36.24
L46	S17° 34' 13"E	16.00
L47	S22° 18' 28"W	44.34
L48	S5° 27' 45"E	81.78
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



RIPRAP RUNDOWN DETAIL
SCALE: N.T.S.



LOCATION MAP
SCALE: N.T.S.

- 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

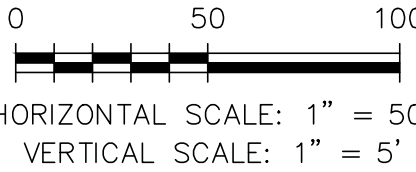
STA: 1+85.04
(P) 8" SAN XING
- 6

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



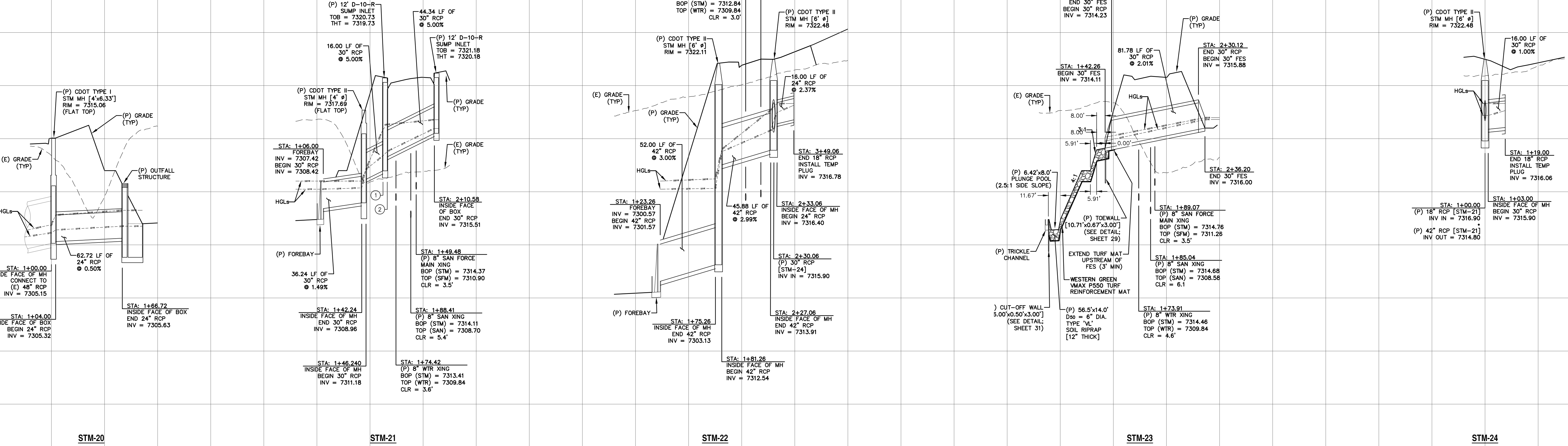
- NOTES:
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 2. ALL PROPOSED STORM WITHIN THE PUBLIC ROW IS PUBLIC. STORM FACILITIES OUTSIDE OF PUBLIC ROW IS PRIVATE UNLESS OTHERWISE NOTED.

NOTE: THE TRUE HGL FOR ALL PIPE SYSTEMS BETWEEN THE PONDS HAS BEEN MODELED IN SWMM. THERE IS NO ONE FLOW VALUE TO USE AS IT DYNAMICALLY CHANGES OVER THE RAINFALL PERIOD. HOWEVER, IN ORDER TO ELIMINATE THIS COMMENT AND OTHER SIMILAR COMMENTS, WE ARE MAKING THE CHANGE AS REQUESTED BASED ON THE RATIONAL PEAK FLOW RATES* (SHOWN BELOW).

- 1

STA: 1+62.24
INSIDE FACE OF MH
END 30" RCP
INV = 7311.98
- 2

STA: 1+66.24
INSIDE FACE OF MH
END 30" RCP
INV = 7313.30



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

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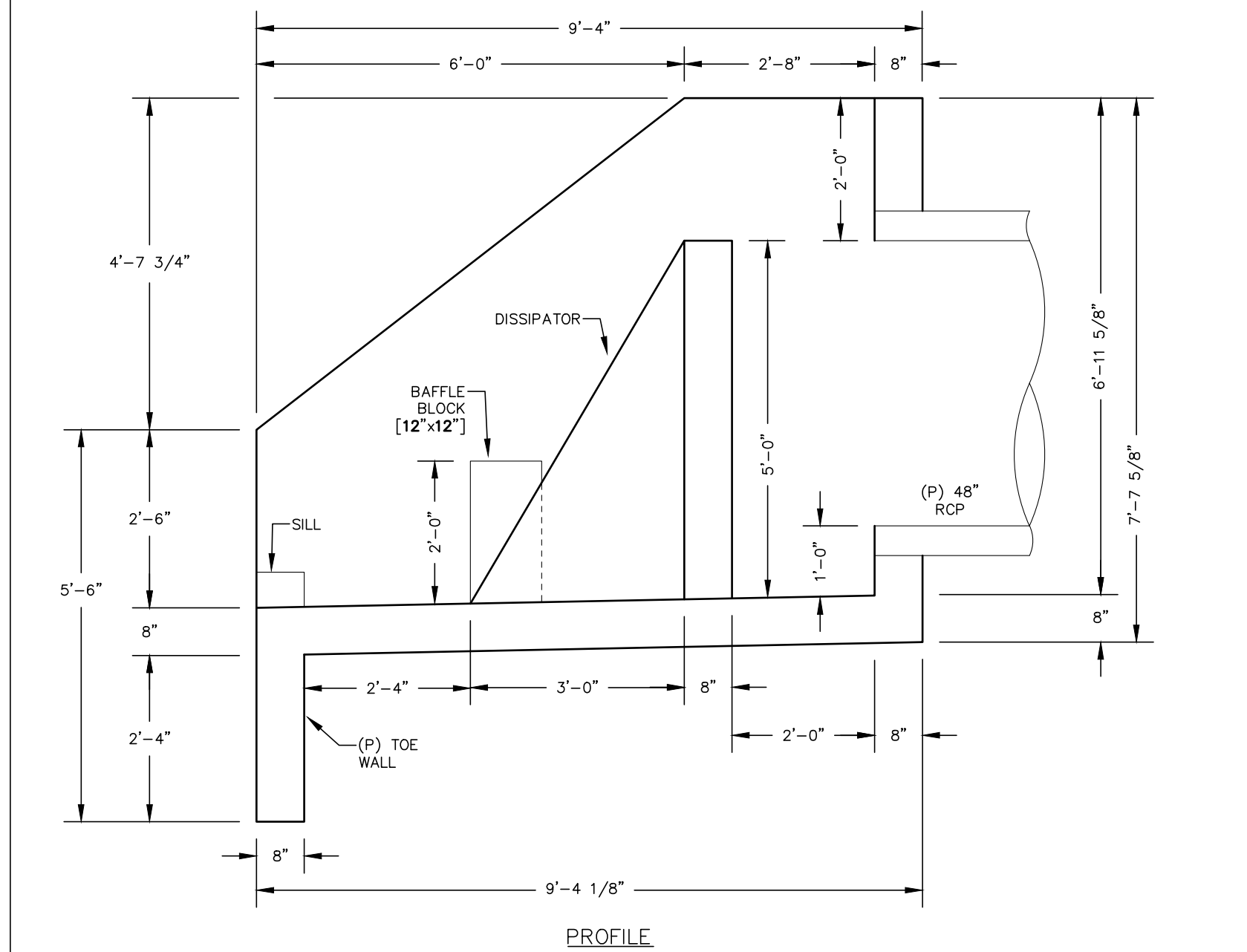
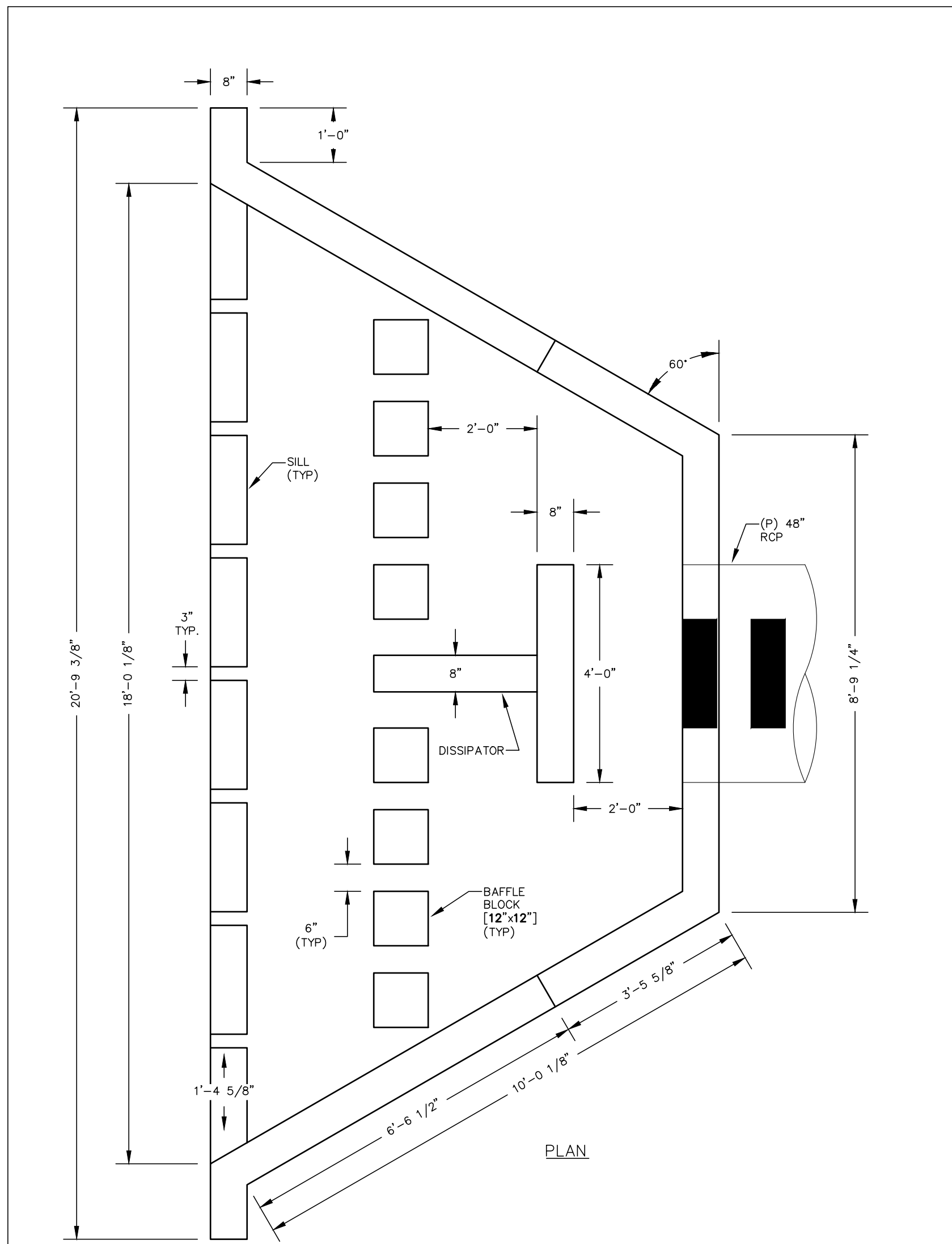
PRC

ENGINEERING

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COLORADO SPRINGS, CO 80904
(719) 291-2744

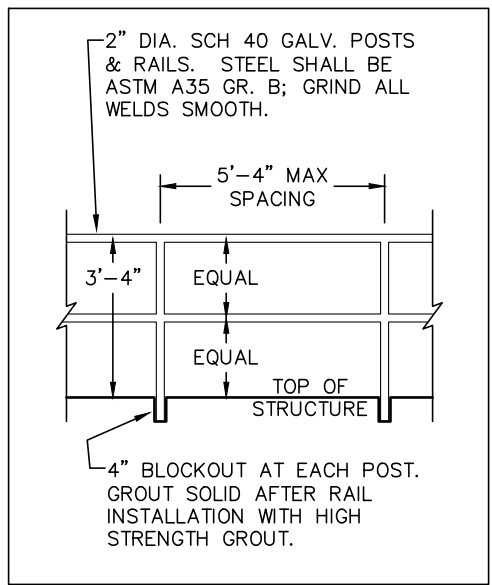
MONUMENT RIDGE EAST
FILING NO. 1
STORM SEWER
PLAN & PROFILES

DESIGNED BY:	MGP	DRAWN BY:	MGP
SCALE:	1" = 50'	DATE:	04/08/25
JOB NUMBER	24-001	SHEET	28 OF 32

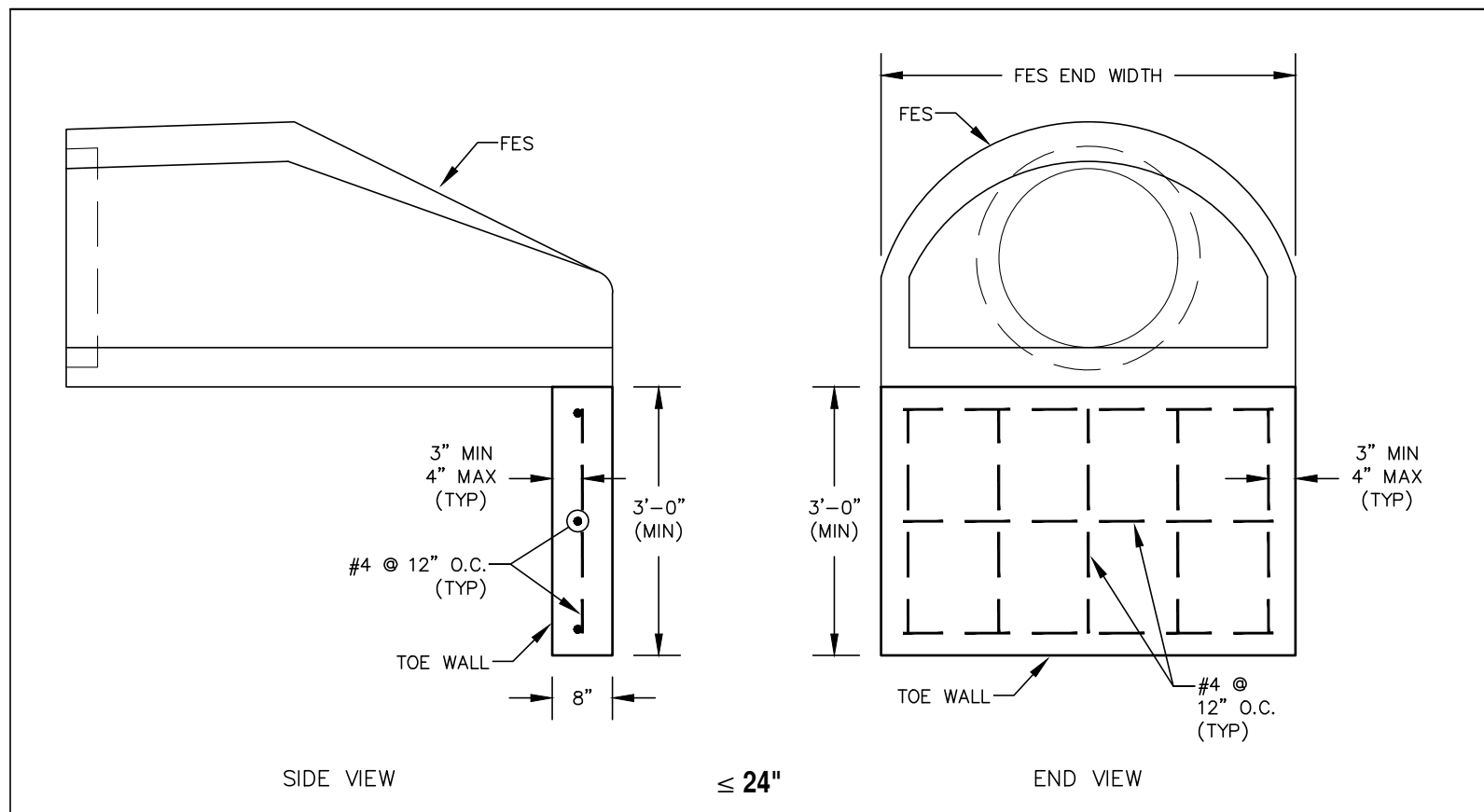


CONCRETE IMPACT STILLING BASIN
SCALE: 1" = 2'

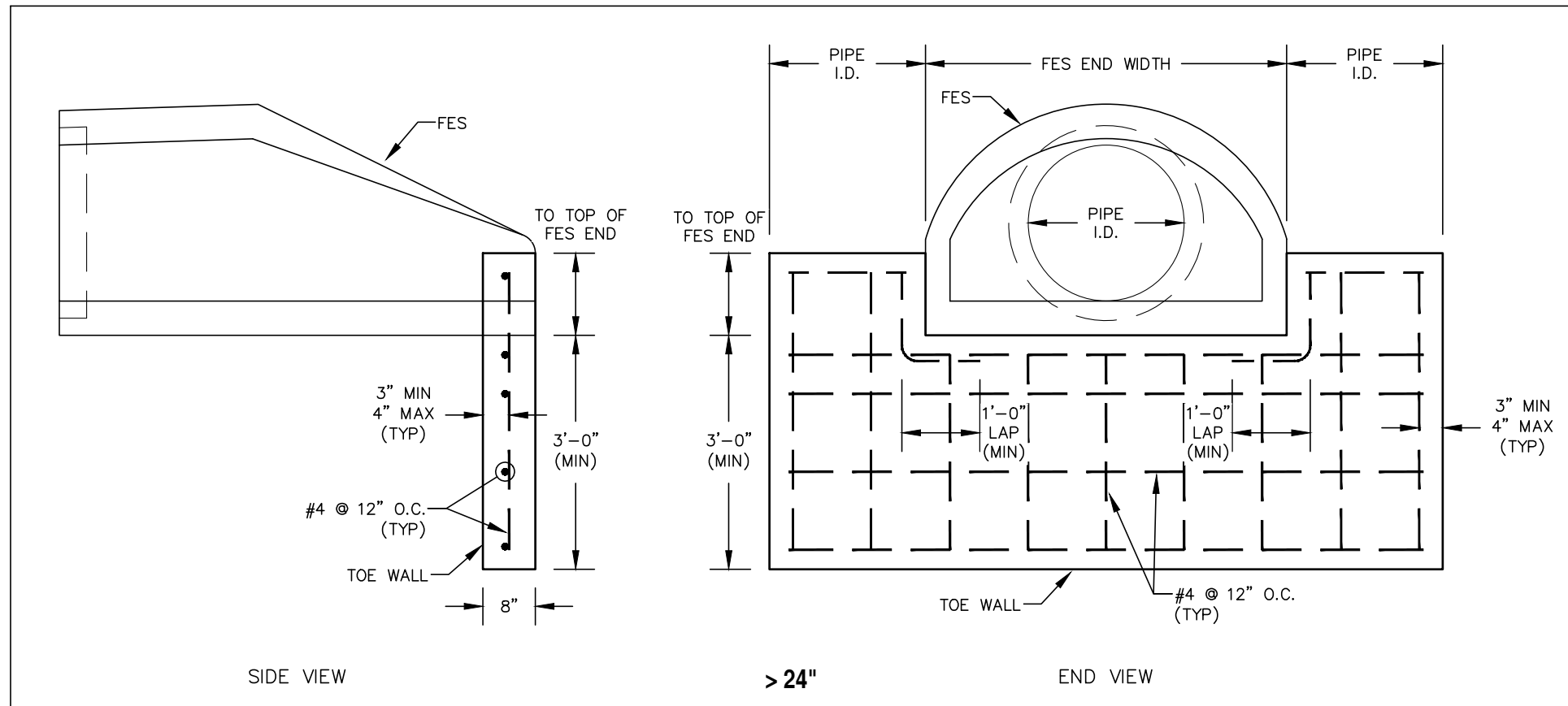
NOTE:
1. WHERE ISB WALL HEIGHT IS 30" OR GREATER, SAFETY BARRIER IS REQUIRED (SEE HAND RAIL DETAIL; THIS SHEET).



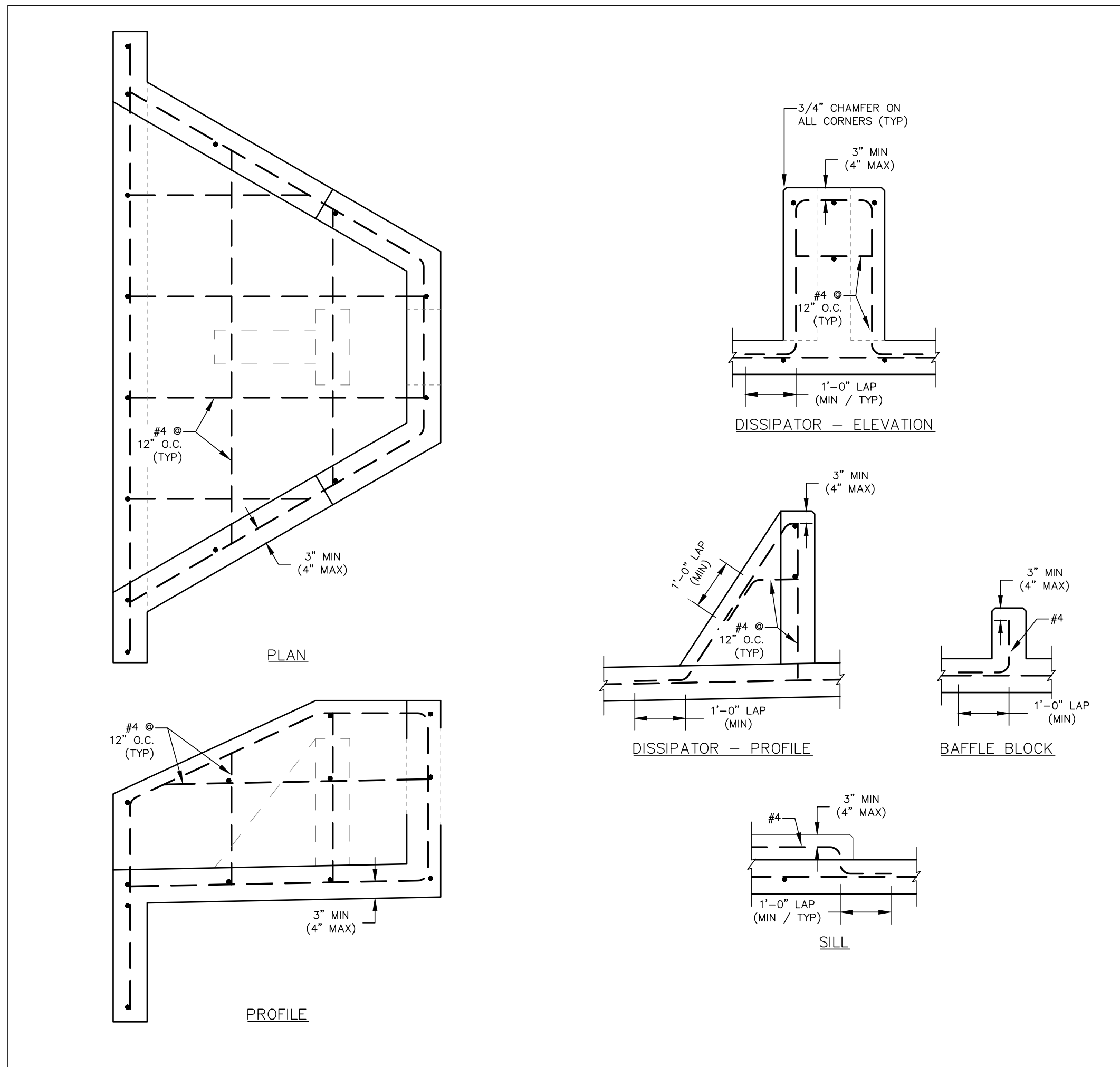
HANDRAIL DETAIL
SCALE: N.T.S.



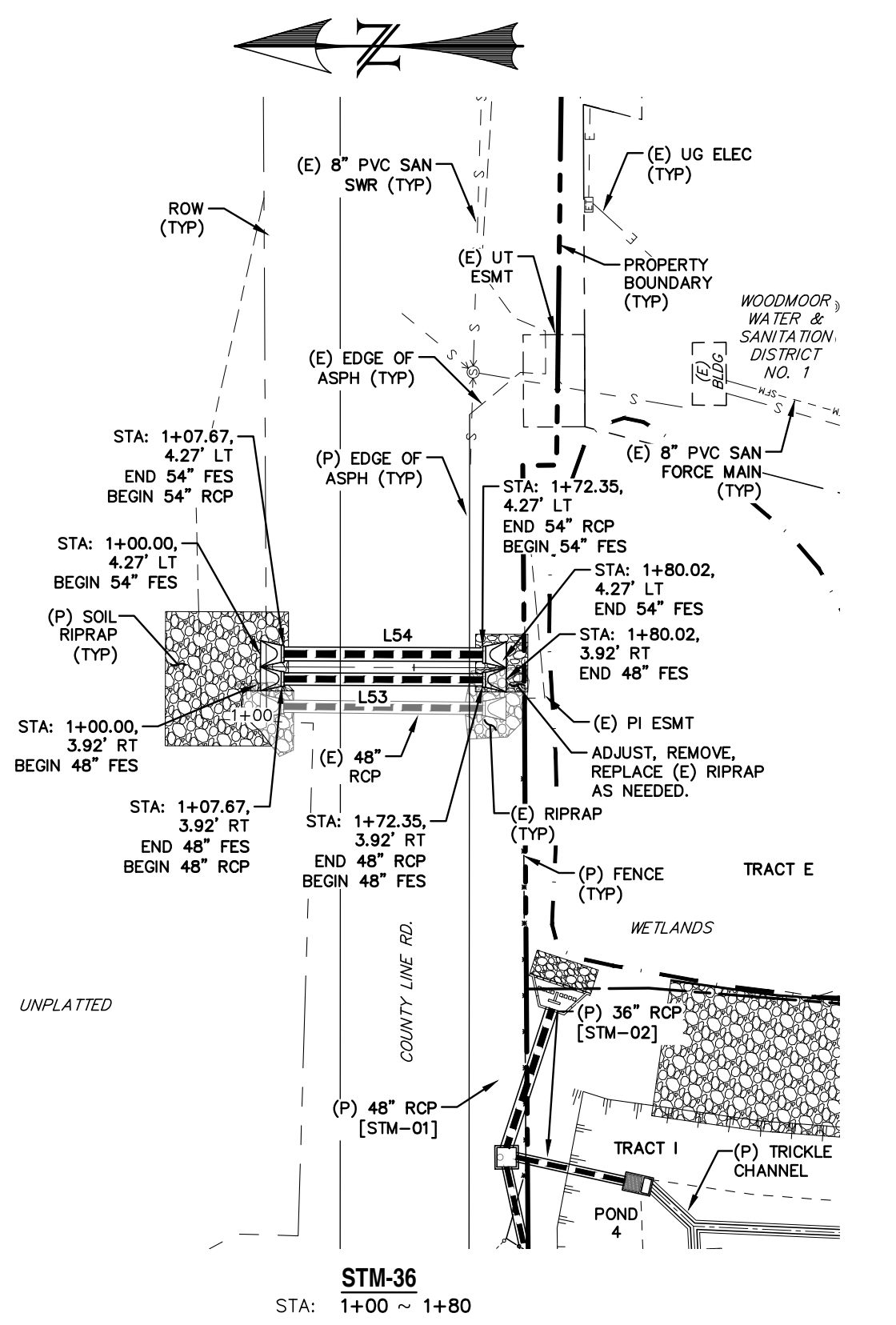
FES TOE WALL DETAIL
SCALE: N.T.S.



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

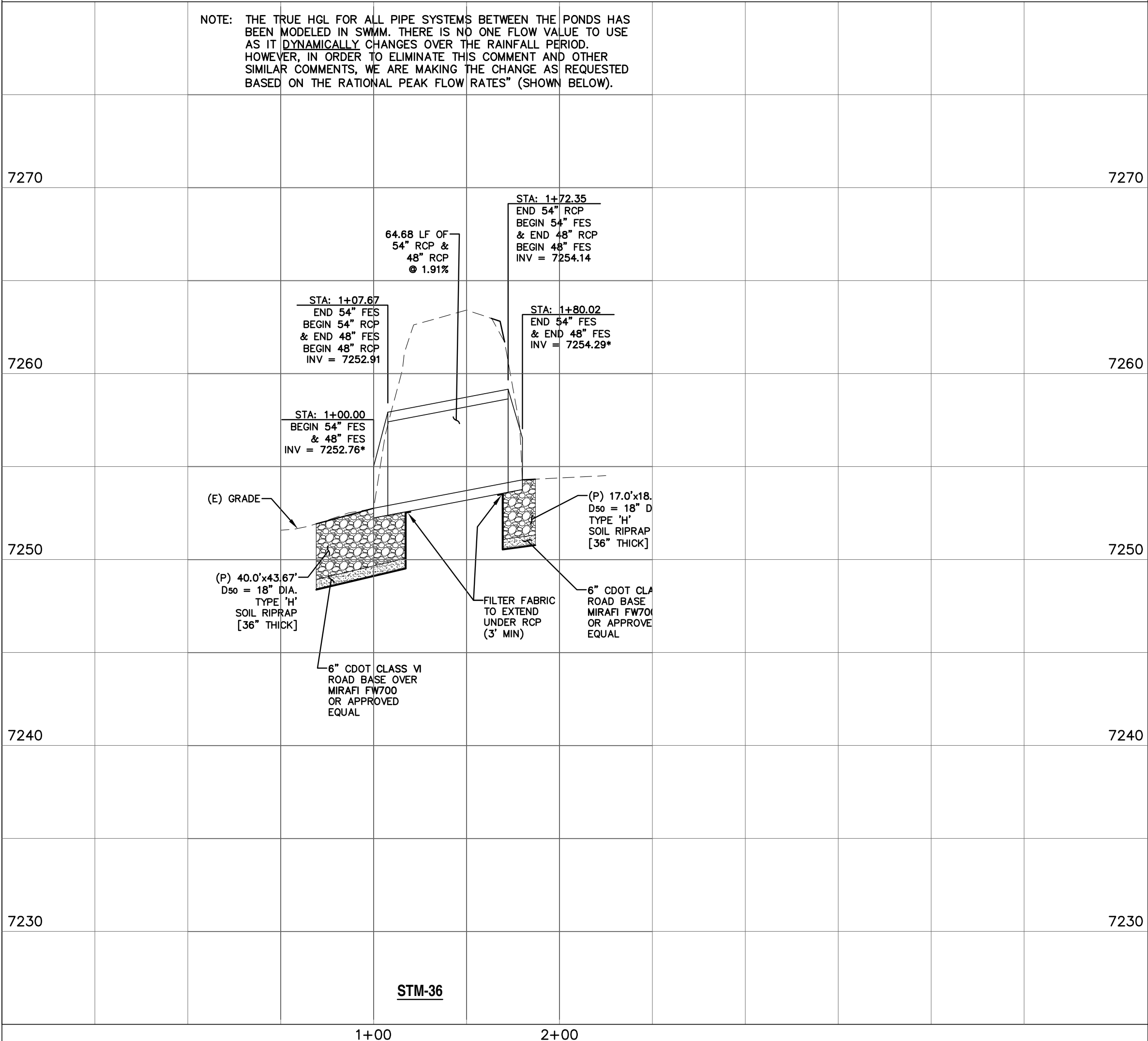


IMPACT STILLING BASIN CONCRETE REINFORCING DETAILS
SCALE: N.T.S.



LINE TABLE - STM		
LINE	BEARING	DISTANCE
L53	S0° 13' 25"W	64.68
L54	S0° 13' 25"W	64.68

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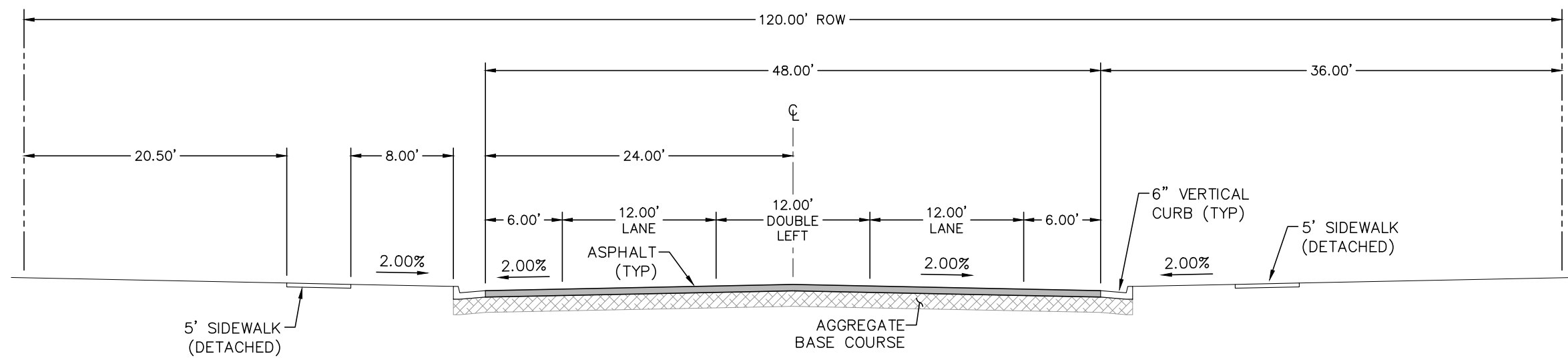
PREPARED FOR:
MONUMENT RIDGE EAST, LLC
5055 LIST DRIVE
COLORADO SPRINGS, CO 80919

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COLORADO SPRINGS, CO 80904
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MONUMENT RIDGE EAST
FILING NO. 1
STORM SEWER
PLAN & PROFILES

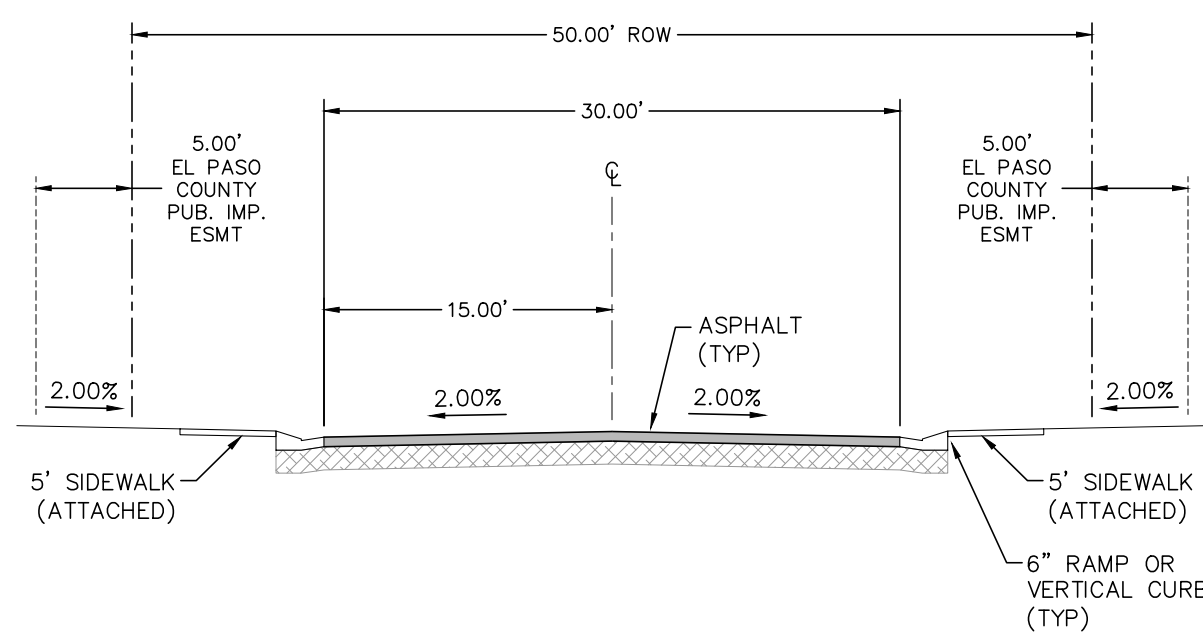
DESIGNED BY:	MGP	DRAWN BY:	MGP
SCALE:	1" = 50'	DATE:	04/08/25
JOB NUMBER	24-001	SHEET	29 OF 32



TYPICAL SECTION - NON-RESIDENTIAL COLLECTOR (MODIFIED)
SCALE: N.T.S.

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

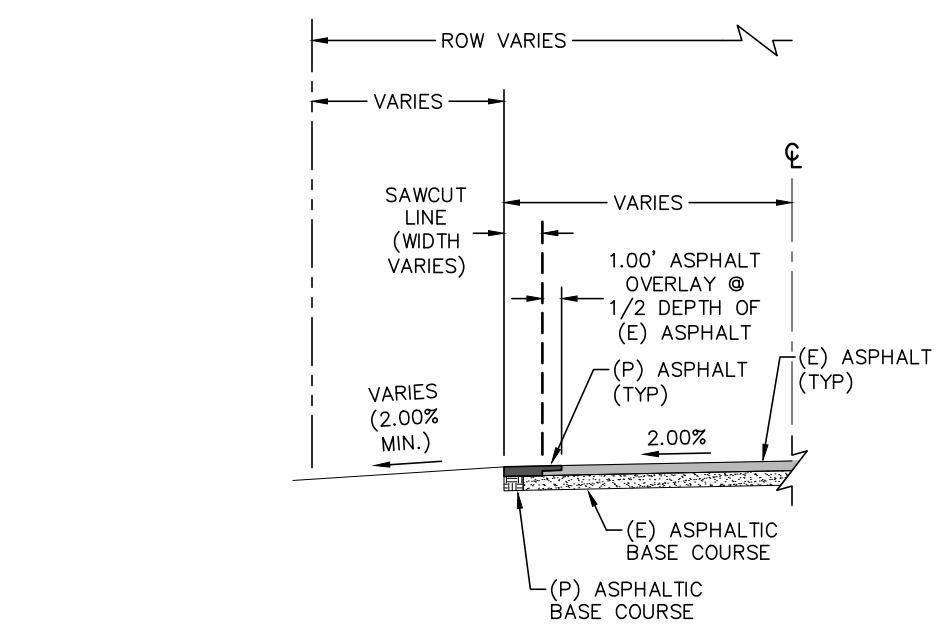
(MISTY ACRES BOULEVARD)



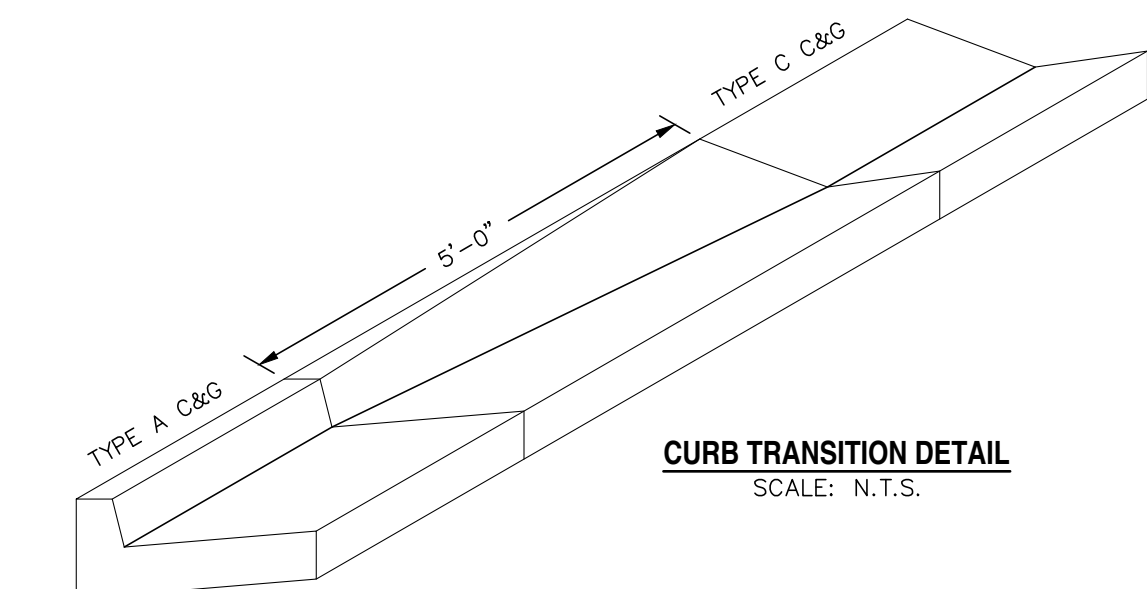
TYPICAL SECTION - URBAN LOCAL
SCALE: N.T.S.

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

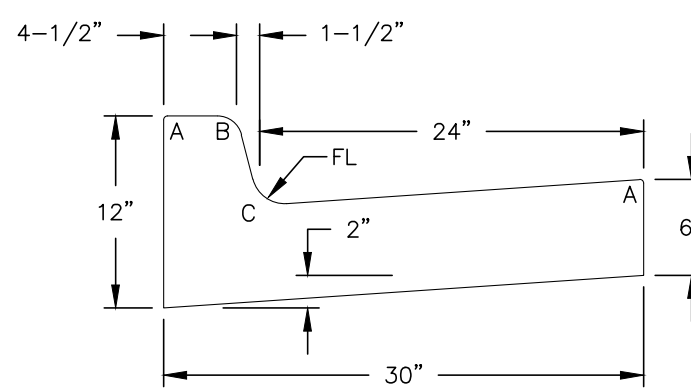
(MONUMENT HILL ROAD / SNOWY TOP DRIVE / OLD ANTLERS ROAD)



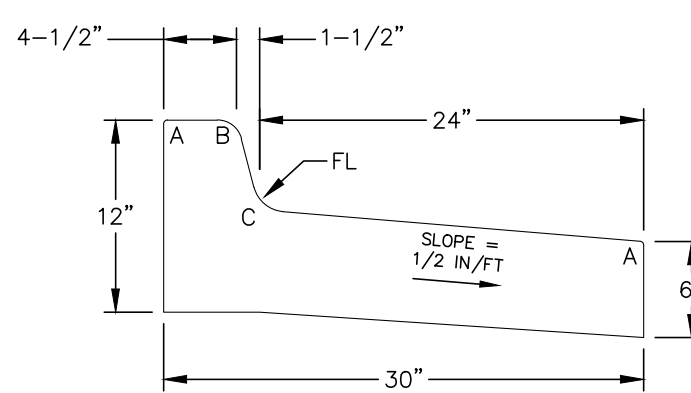
TYPICAL SECTION - COUNTY LINE ROAD WIDENING
SCALE: N.T.S.



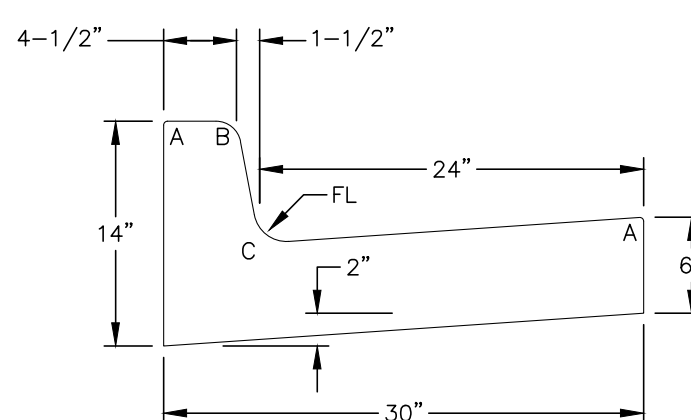
CURB TRANSITION DETAIL
SCALE: N.T.S.



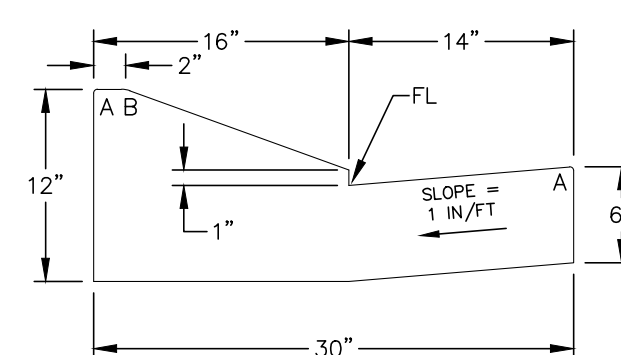
TYPE A
VERTICAL CURB & GUTTER
SCALE: N.T.S.



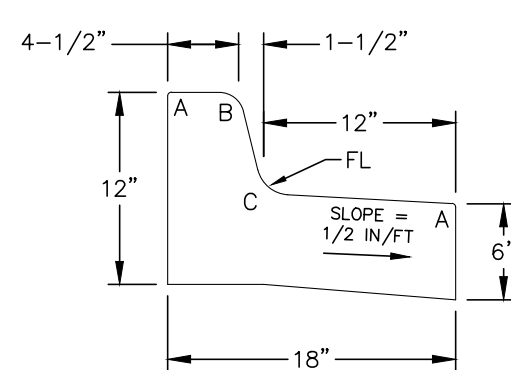
TYPE A* [SPILL]
VERTICAL CURB & GUTTER
SCALE: N.T.S.



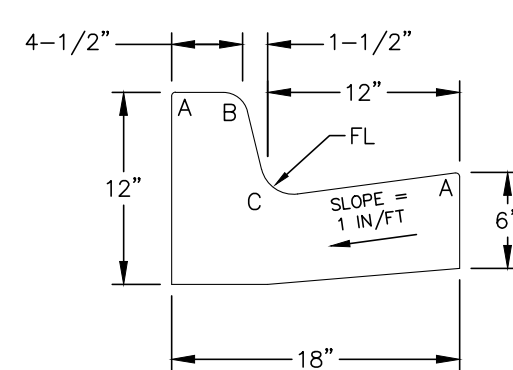
TYPE A1 [8\"]
VERTICAL CURB & GUTTER
SCALE: N.T.S.



TYPE C - OPTIONAL
RAMP CURB & GUTTER
SCALE: N.T.S.

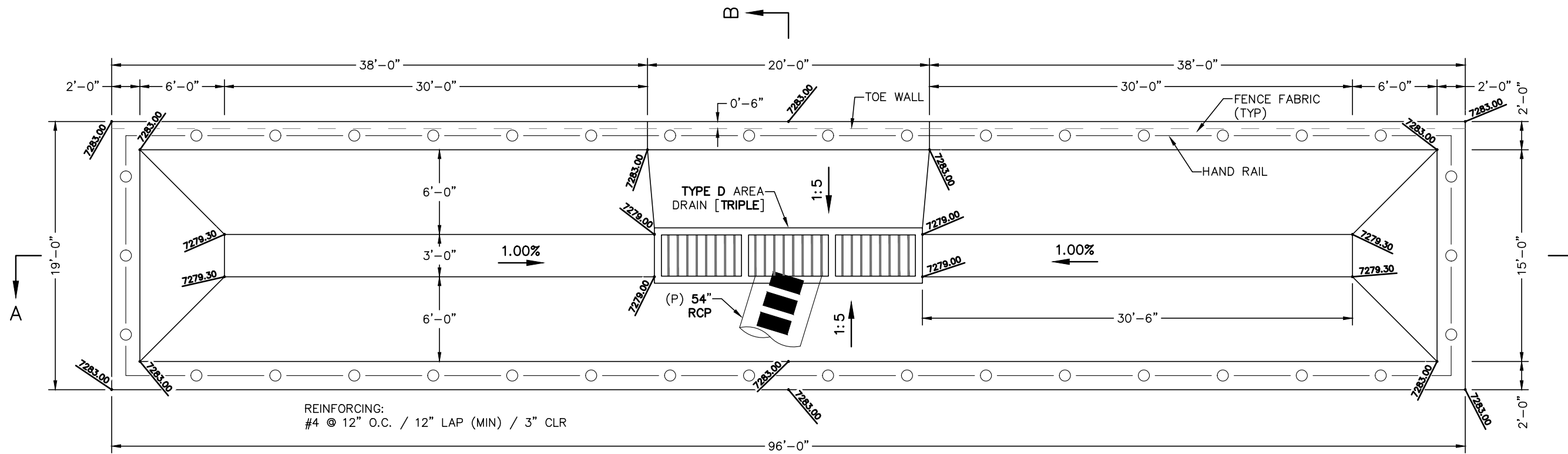


TYPE B
MEDIAN CURB & GUTTER
SCALE: N.T.S.

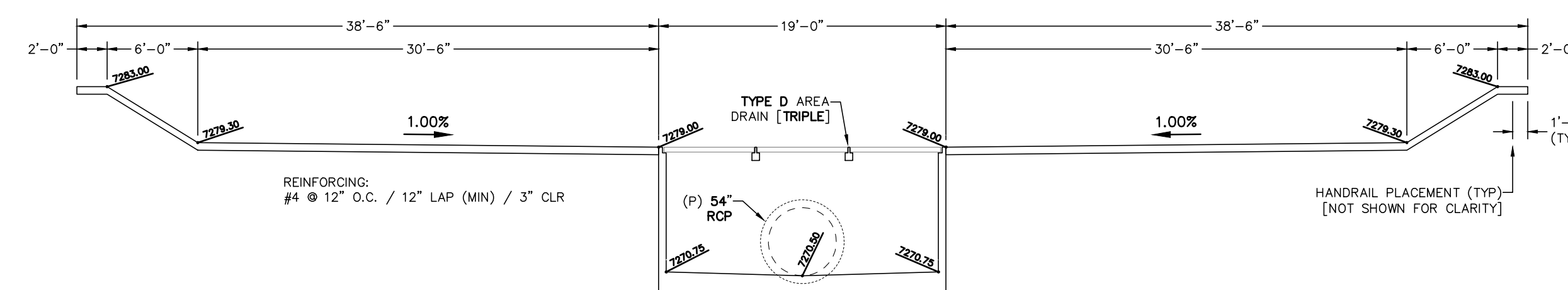


TYPE B' [CARRY]
MEDIAN CURB & GUTTER
SCALE: N.T.S.

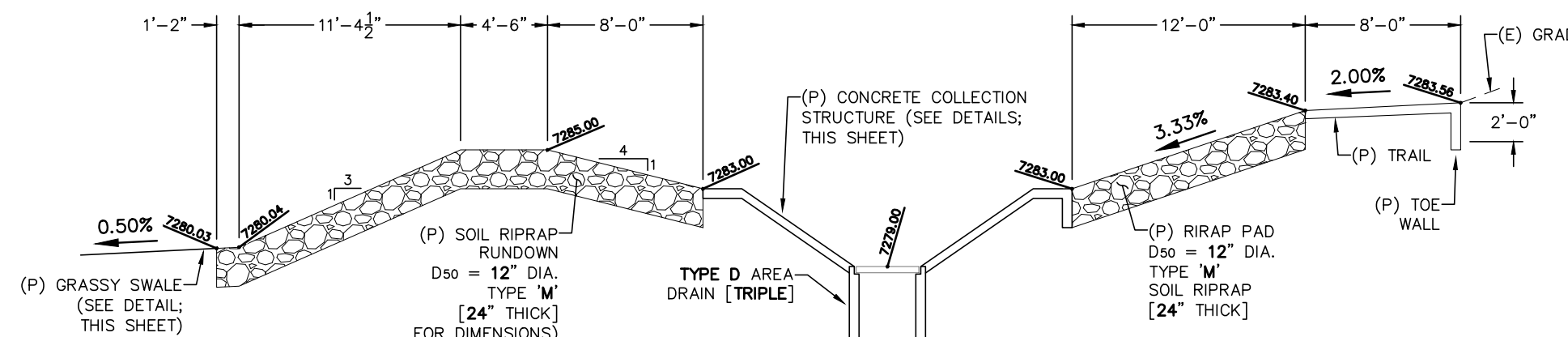
RADII LEGEND:
A = 1/8" TO 1/4"
B = 1-1/2"
C = 1-1/2" TO 2"
D = 1/2"



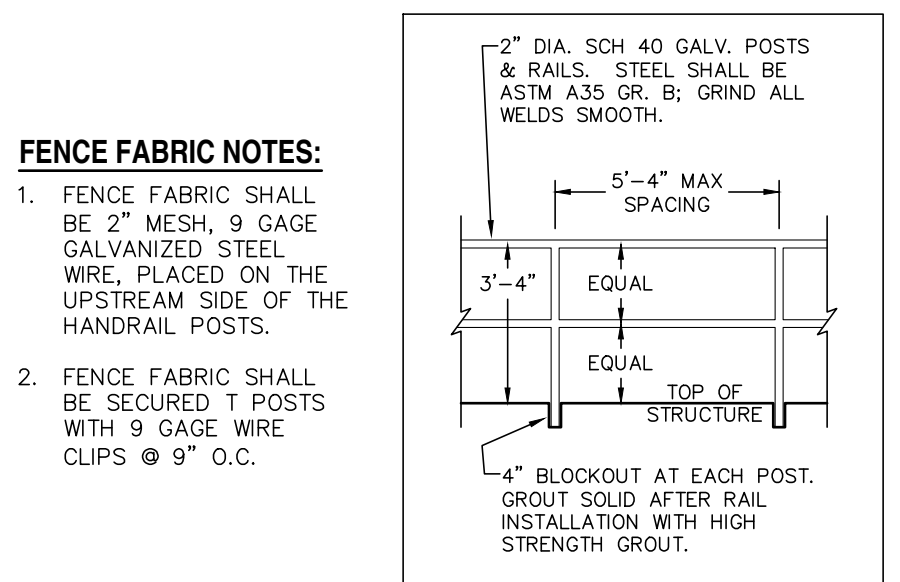
PLAN VIEW



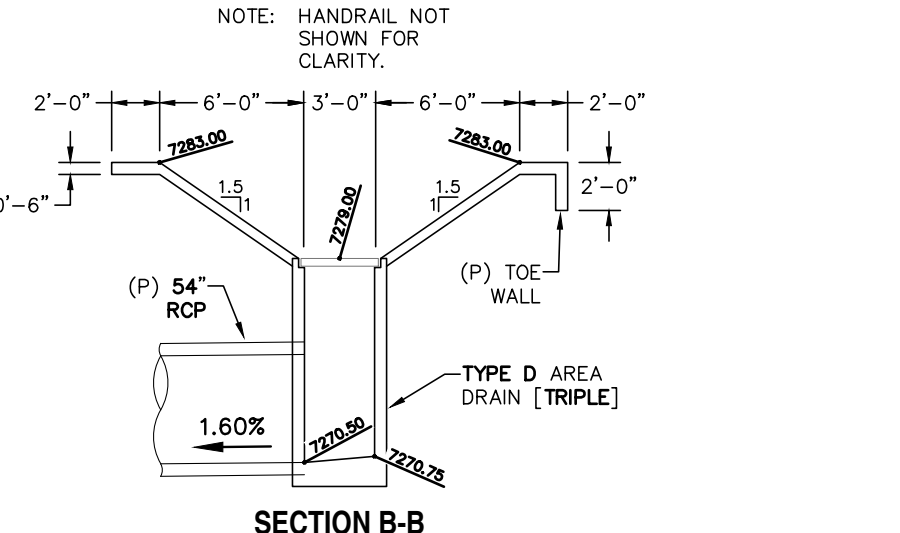
SECTION A-A



CONCRETE COLLECTION STRUCTURE ADJACENT RIPRAP DETAIL - PROFILE

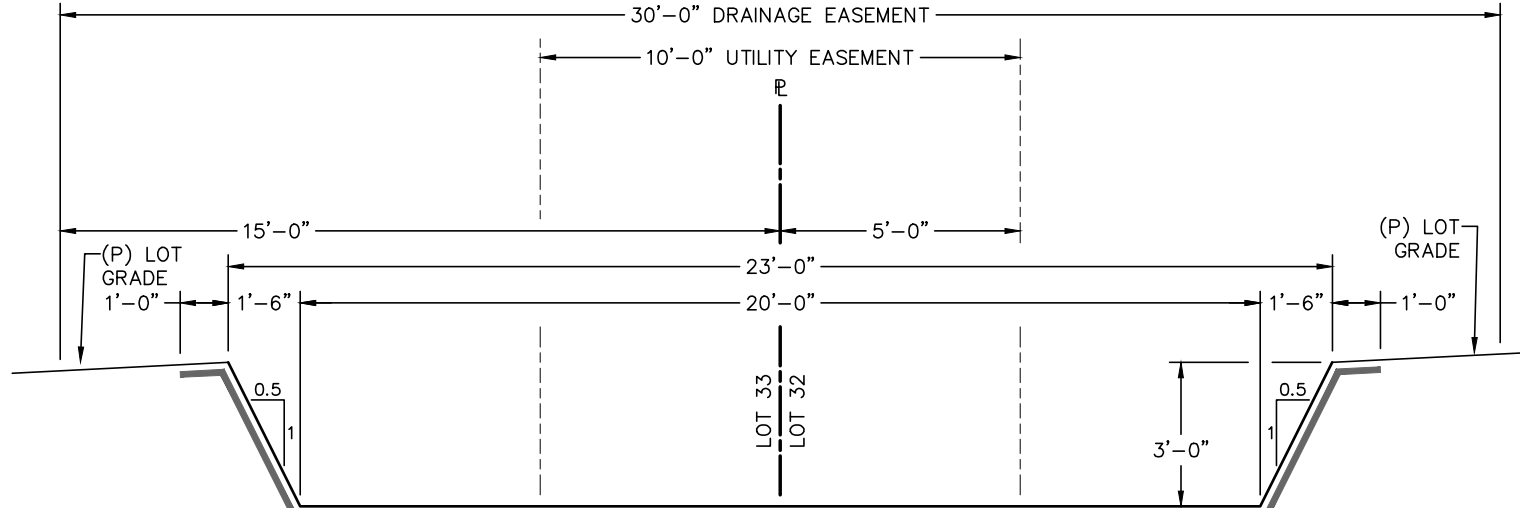


HANDRAIL DETAIL
SCALE: N.T.S.

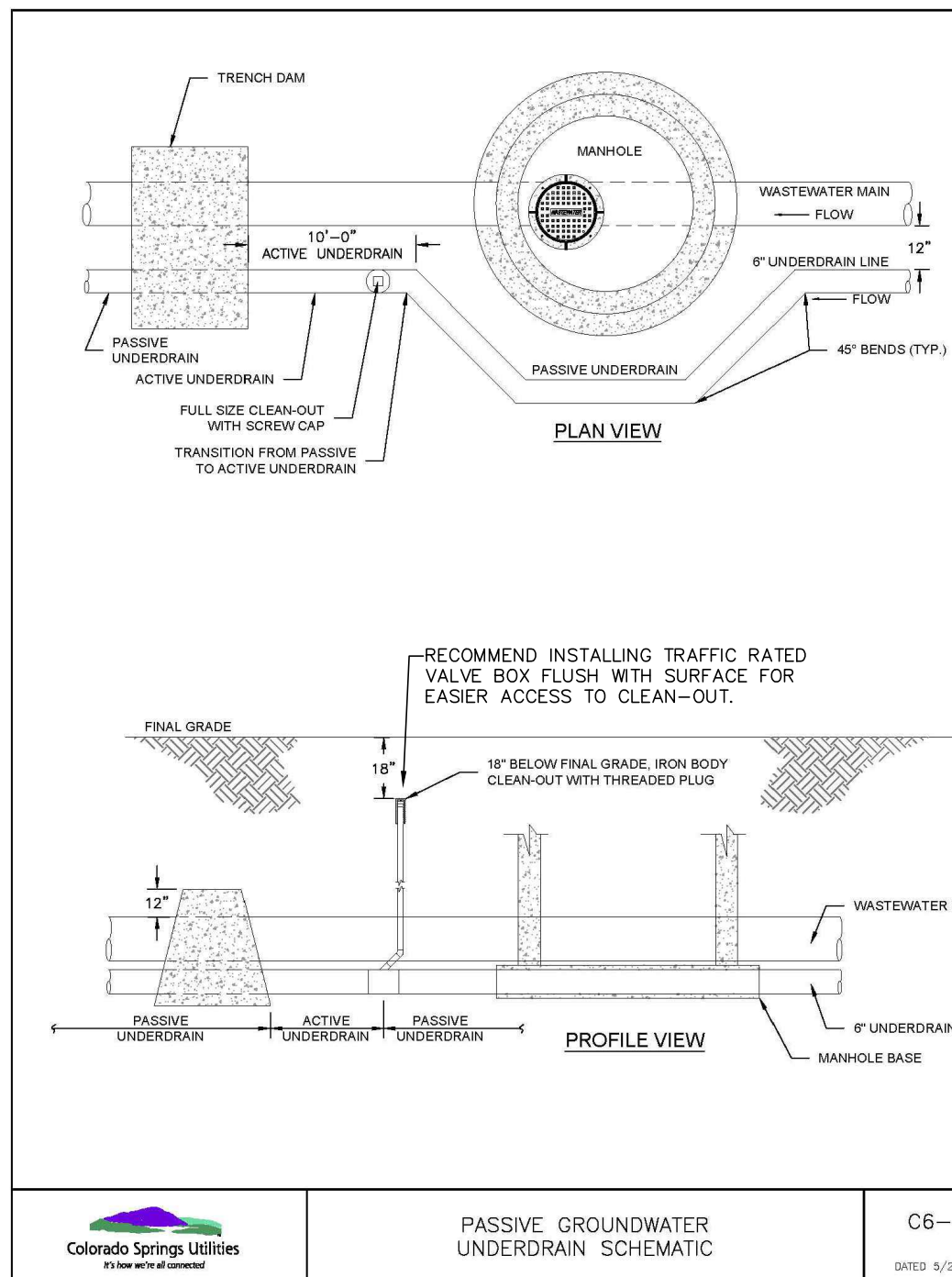


SECTION B-B

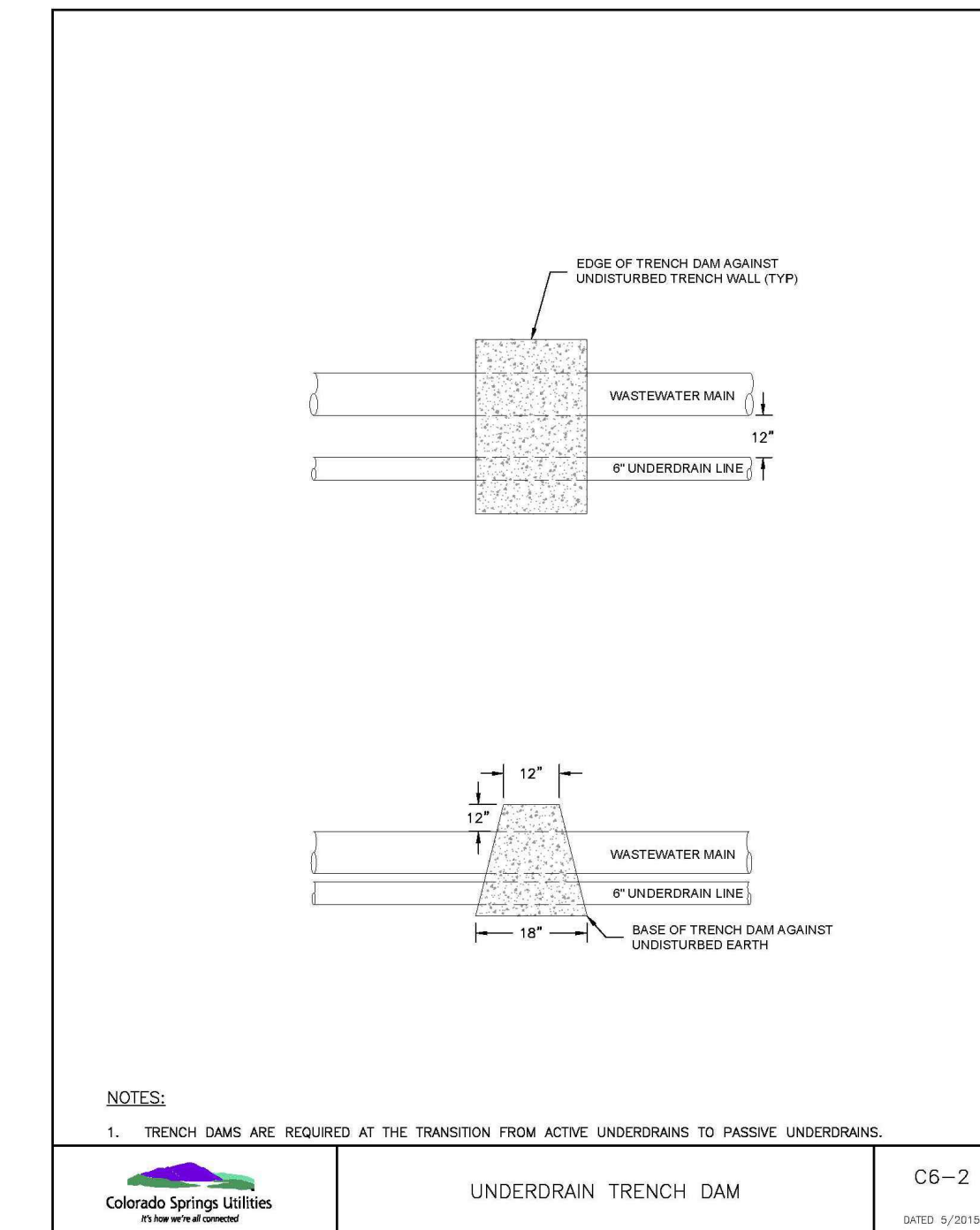
CONCRETE COLLECTION STRUCTURE DETAILS



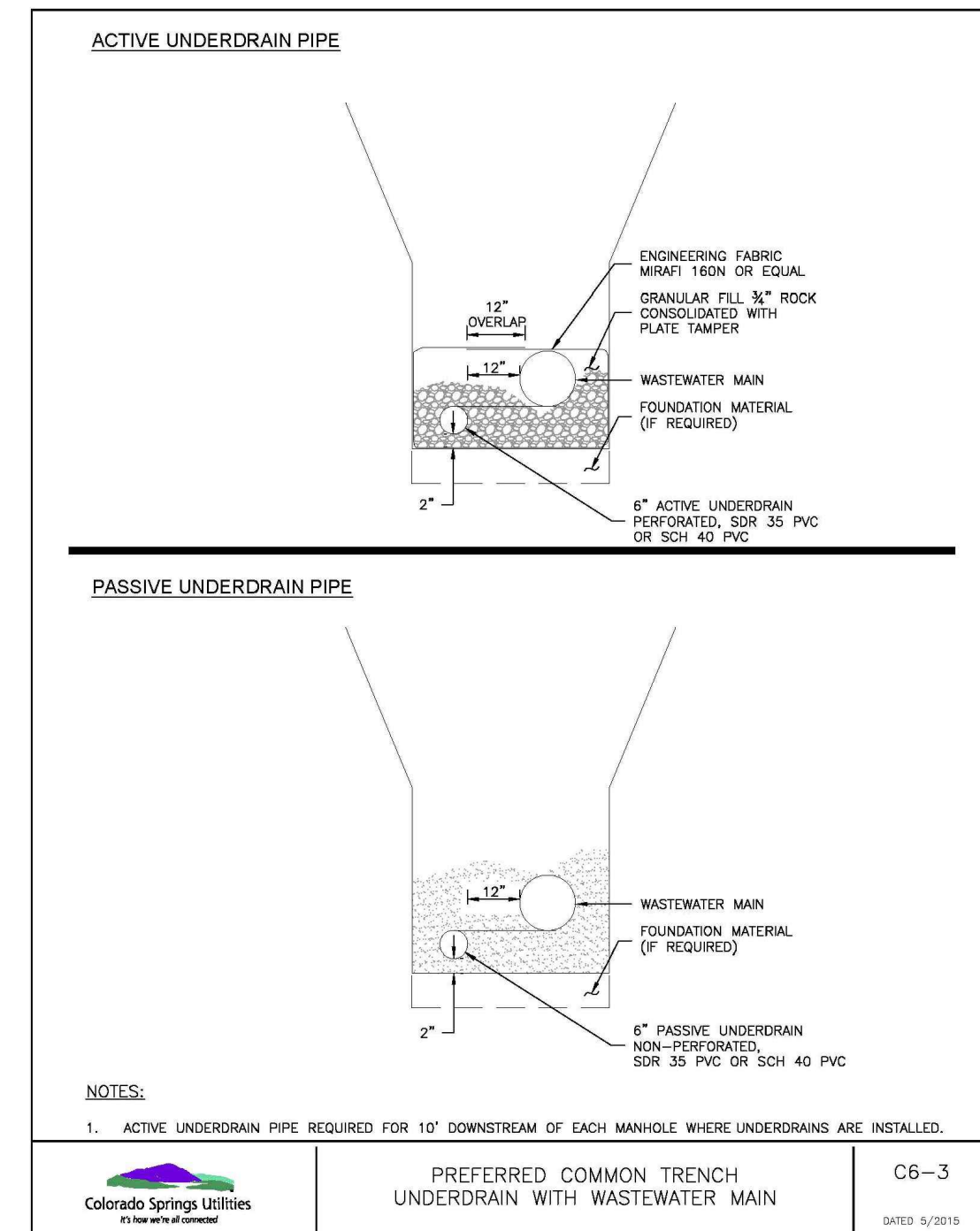
SECTION - GRASSY SWALE



PASSIVE GROUNDWATER UNDERDRAIN SCHEMATIC



UNDERDRAIN TRENCH DAM



PREFERRED COMMON TRENCH UNDERDRAIN WITH WASTEWATER MAIN

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

REV.	DESCRIPTION	DATE
1	ADDRESS AGENCY COMMENTS	11/04/25
2	ADDRESS AGENCY COMMENTS	12/31/25
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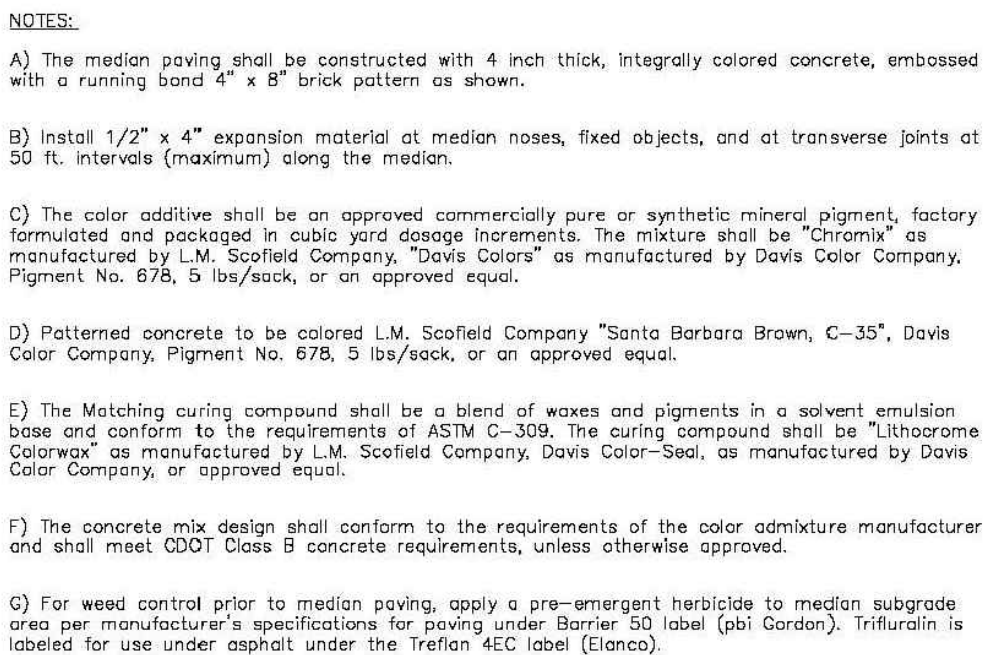
PREPARED FOR:
MONUMENT RIDGE EAST, LLC
5055 LIST DRIVE
COLORADO SPRINGS, CO 80919

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

MONUMENT RIDGE EAST
FILING NO. 1
DETAILS

DRAWN BY: MGP
SCALE: N/A
DATE: 04/08/25
JOB NUMBER: 24-001
SHEET: 30 OF 32

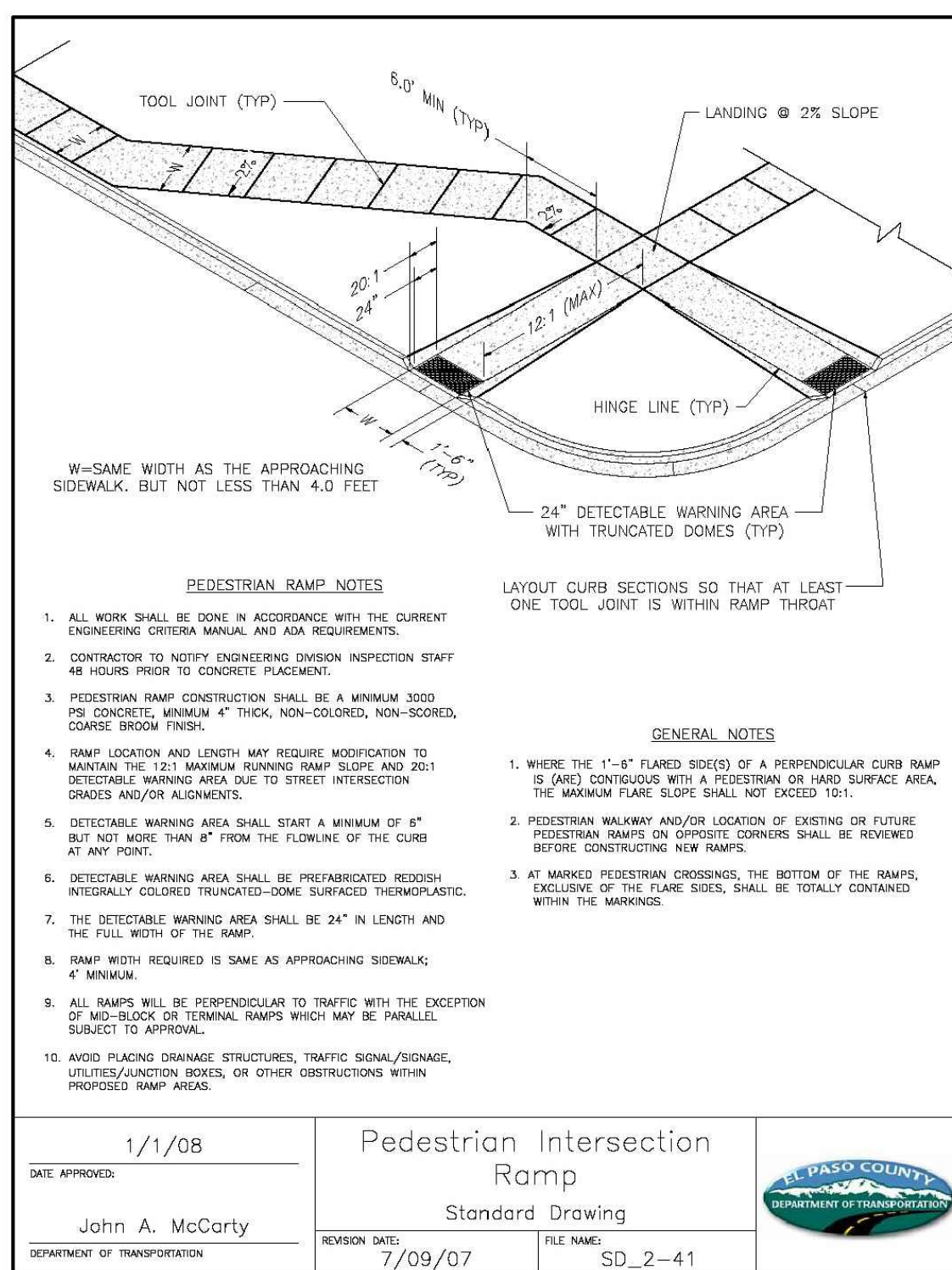


7/9/09 DATE APPROVED: André P. Brackin DEPARTMENT OF TRANSPORTATION	Patterned Concrete Median Paving Standard Drawing REVISION DATE: 1/18/11	 FILE NAME: SD-2-21
--	--	--



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.
2.  = 3" MINIMUM ASPHALT DEPTH (2 LIFTS).
3. DESIGN TO SPECIFY ELEVATIONS AT PI AND PCR

SCALE: NOT TO SCALE



Technical drawing of a truncated dome showing top and side views with dimensions and notes.

Top View: A square base with a 3x3 grid of circles. The distance between the centers of the circles is dimensioned as 1.6" MIN - 2.5" MAX (EQUAL BOTH DIRECTIONS).

Side View: A cross-section of the dome. The base diameter is dimensioned as 0.9" - 1.4". The height of the dome is dimensioned as 0.2" J. A note specifies: THE TOP DIAMETER OF THE TRUNCATED DOMES SHALL BE 50%-60% OF THE BASE DIAMETER.

ELEVATION VIEW

FLOWLINE TO RAMP RISE

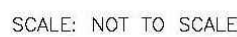
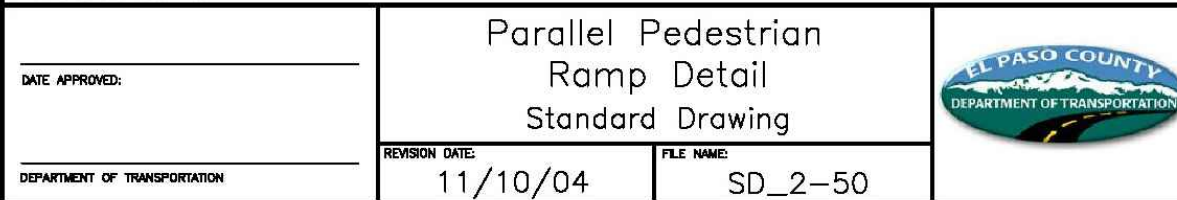
Truncated Dome

John A. McCarty

standard drawing	FILE NAME:
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SCALE: NOT TO SCALE

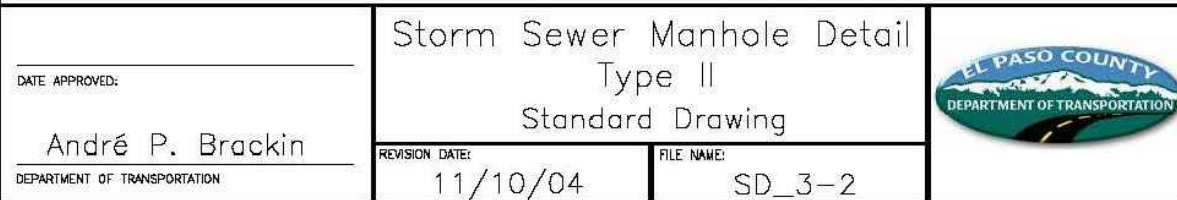


9/16/10	Pedestrian Intersection Ramp Detail Standard Drawing		
DATE APPROVED:	REVISION DATE: 11/10/04	FILE NAME: SD 2-40	
André P. Brackin SCHEMATIC OF TRANSPORTATION			



1. TYPE II MANHOLES SHALL BE USED WHEN APPROPRIATE AND TYPICALLY WHEN THE PIPE SIZES ARE 30" OR LESS INSIDE DIAMETER.
2. VIEW AND DETAILS ARE TYPICAL. DESIGN ENGINEER SHALL DETERMINE MANHOLE BASE CONFIGURATION AND DIMENSIONS FOR PARTICULAR PIPE SIZES AND ALIGNMENT.
3. EITHER LADDER OF STEPS SHALL BE INSTALLED WHEN MANHOLE DEPTH EXCEEDS 30". STEPS IN BASE SHALL BE INSTALLED IN "THE 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., $\frac{1}{2}$ " PER FOOT, MIN.).

SCALE: NOT TO SCALE



7/9/09 DATE APPROVED André Brackin DEPARTMENT OF TRANSPORTATION	Storm Sewer Manhole Detail Type I Standard Drawing REVISION (DATE) 7/9/09	FILE NAME: SD 3-1	
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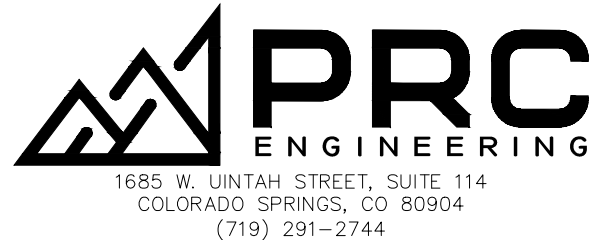


SCALE: N.T.S.

PREPARE

RAYMO

NOT FOR
CONSTRUCTION



FILING NO. 1

DETAILS

SCALE:

04/08/2

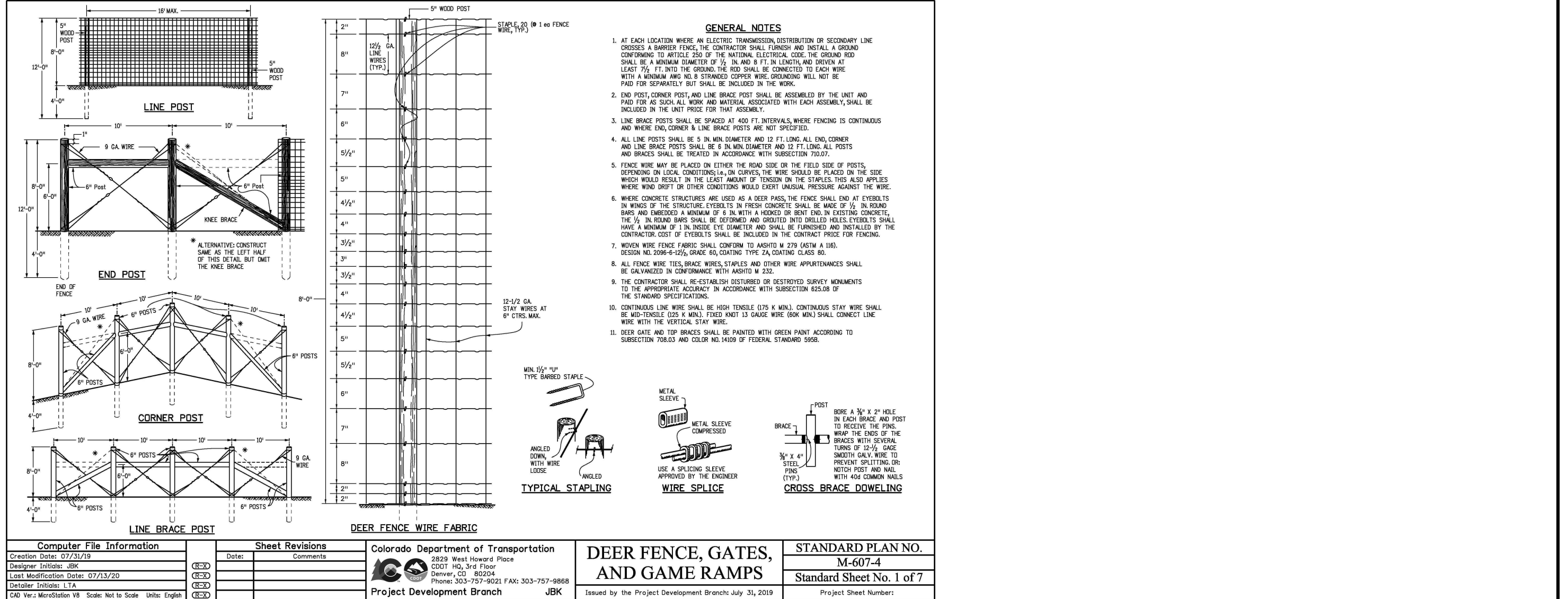
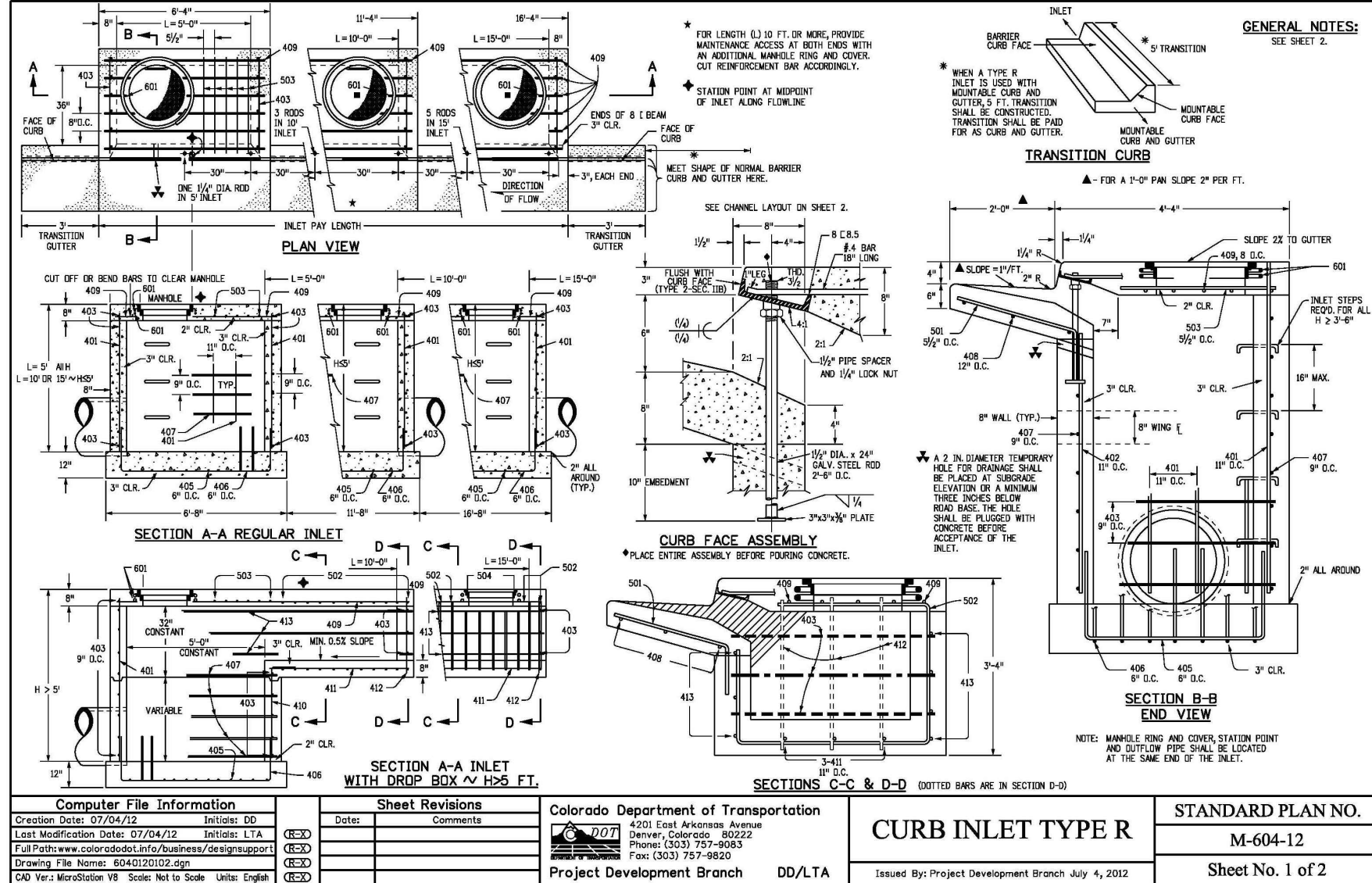
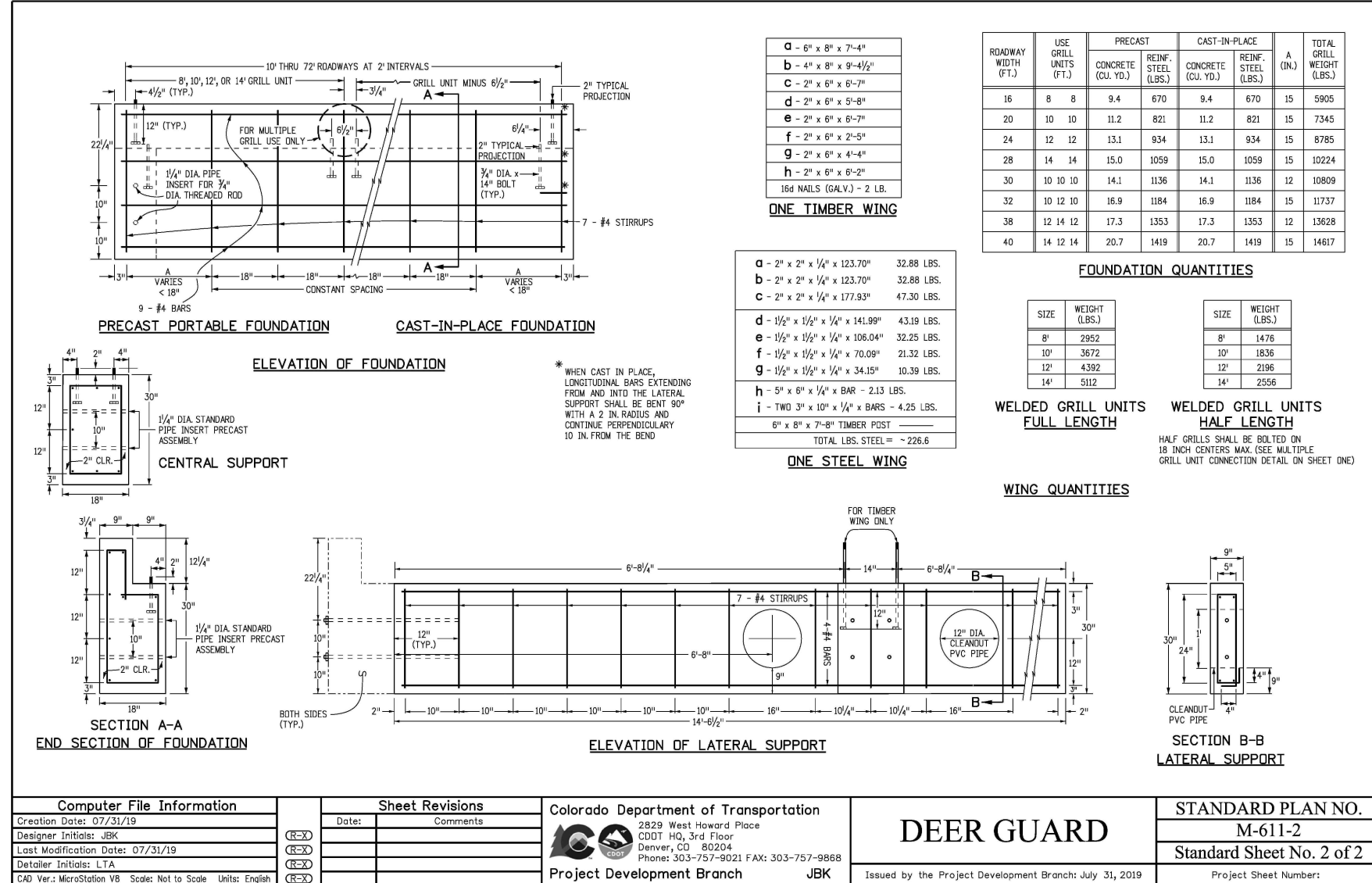
34

34 25 30

REV.	DESCRIPTION	DATE
1	ADDRESS AGENCY COMMENTS	11/04/25
2	ADDRESS AGENCY COMMENTS	12/31/25
3	ADDRESS AGENCY COMMENTS	04/08/26
4	ADDRESS AGENCY COMMENTS	05/11/26
5	ADDRESS AGENCY COMMENTS	09/22/26



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REV.	DESCRIPTION	DATE	 Know what's below. Call 72 hours before you dig. For more details visit: www.call811.com	PREPARED FOR: MONUMENT RIDGE EAST, LLC 5055 LUST DRIVE COLORADO SPRINGS, CO 80919	PREPARE NOT FOR CONSTRUCTION RAYMO	 PRC ENGINEERING 1655 N. UTAH STREET, SUITE 114 COLORADO SPRINGS, CO 80904 (719) 291-2744	MONUMENT RIDGE EAST FILING NO. 1	DRAWN BY: MGP	
1	ADDRESS AGENCY COMMENTS	11/04/25					SCALE: N/A	DATE: 04/08/25	
2	ADDRESS AGENCY COMMENTS	12/31/25							
3	ADDRESS AGENCY COMMENTS	04/08/26							
4	ADDRESS AGENCY COMMENTS	05/11/26							
5	ADDRESS AGENCY COMMENTS	09/22/26							
							DETAILS	JOB NUMBER 24-001	SHEET 32 OF 32