

CANYON CREEK RANCH

LOCATED IN THE SW 1/4 OF SECTION 14
TOWNSHIP 12 SOUTH, RANGE 66 WEST OF THE 6TH P.M.
STREET IMPROVEMENT PLANS
COUNTY OF EL PASO, STATE OF COLORADO



Know what's below.
Call before you dig.

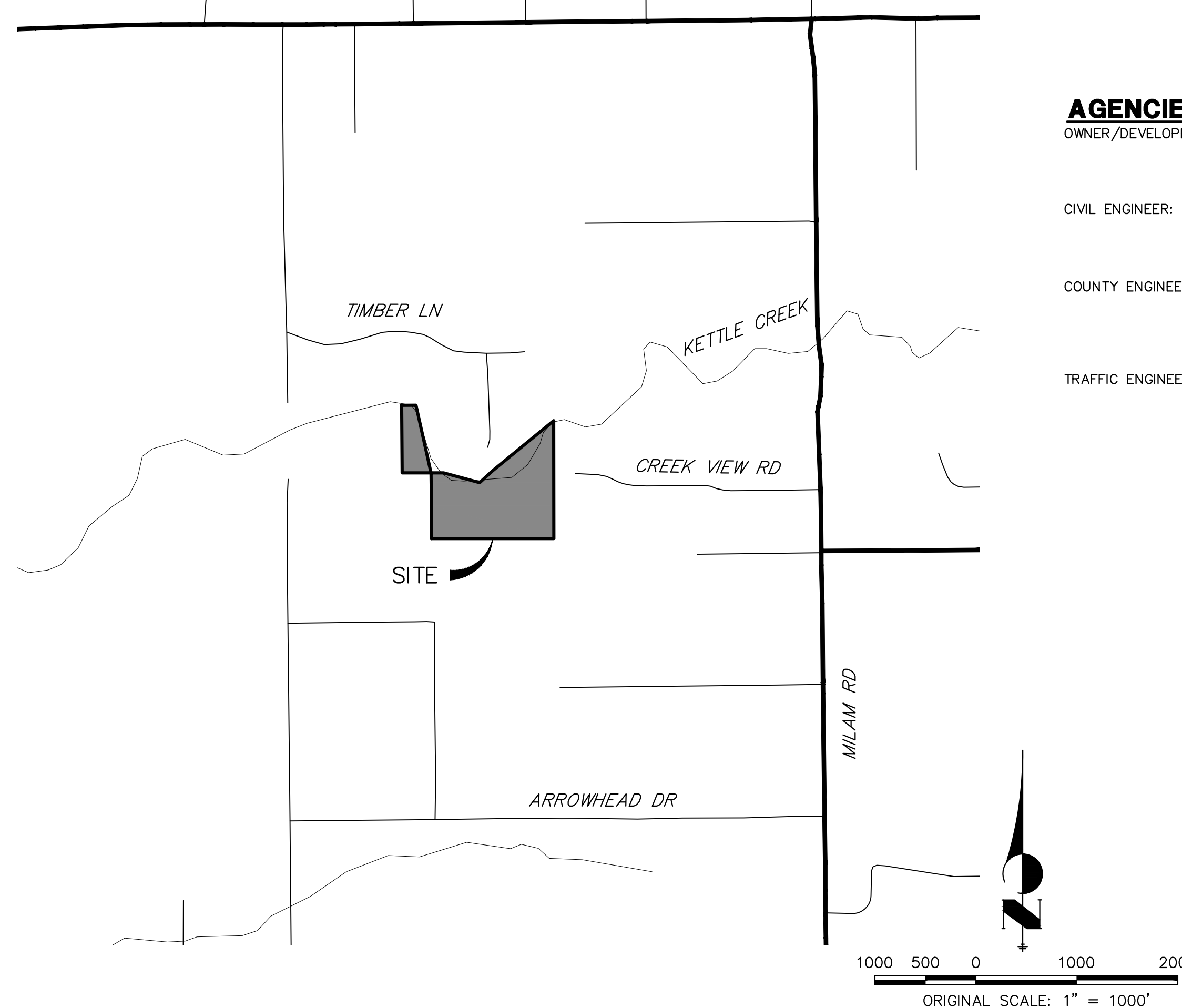
UNTIL SUCH TIME AS THESE DRAWINGS ARE APPROVED BY THE APPROPRIATE REVIEWING AGENCIES, OR ENGINEERING APPROVES THEIR USE, THESE DRAWINGS ARE DESIGNATED BY WRITTEN AUTHORIZATION.

PREPARED FOR
CANYON CREEK RANCH
11550 PARALLAX HEIGHTS
COLORADO SPRINGS, CO 80908
GREGG CRAWFIELD
BILL@GUMAN.NET
(719)-633-9700

J.R. ENGINEERING
A Westman Company
Central 303-740-9888 • Colorado Springs 719-583-2583
Fort Collins 970-491-9888 • www.jrengineering.com

BASIS OF BEARING:

BASIS OF BEARINGS: A PORTION OF THE SOUTH LINE OF SECTION 14, TOWNSHIP 14 SOUTH, RANGE WEST, 6TH P.M. MONUMENTED AS SHOWN AS AND ASSUMED TO BEAR NORTH 89°59'46" WEST, AT A DISTANCE OF 1212.84 FEET..



AGENCIES

OWNER/DEVELOPER:	VILLAGREE LUXURY HOMES 11550 PARALLAX HEIGHTS COLORADO SPRINGS, CO 80908 GREGG CRAWFIELD	FIRE DISTRICT:	BLACK FOREST FIRE PROTECTION DISTRICT 11445 TEACHOUT ROAD COLORADO SPRINGS, CO 80908 CHIEF BRYAN JACK (719) 495-4300
CIVIL ENGINEER:	JR ENGINEERING, LLC 5475 TECH CENTER DRIVE COLORADO SPRINGS, CO 80919 BRYAN LAW P.E. (303) 267-6254	GAS DEPARTMENT:	BLACK HILLS ENERGY 7080 ALEGRE STREET FOUNTAIN, CO 80817 (719) 393-6625
COUNTY ENGINEERING:	EL PASO COUNTY PLANNING AND COMMUNITY DEVELOPMENT 2880 INTERNATIONAL CIRCLE, SUITE 110 COLORADO SPRINGS, CO 80910 CHARLENE DURHAM, P.E. (719) 520-7951	ELECTRIC DEPARTMENT:	MOUNTAIN VIEW ELECTRIC 11140 E. WOODMEN ROAD FALCON, CO 80831 (719) 495-2283
TRAFFIC ENGINEERING:	EL PASO COUNTY DEPARTMENT OF PUBLIC WORKS 3275 AKERS DRIVE COLORADO SPRINGS, CO 80922 JOSHUA PALMER, P.E. (719) 520-6460	COMMUNICATIONS:	U.S. WEST COMMUNICATIONS (LOCATORS) (800) 922-1987

SHEET INDEX:

1	-	COVER SHEET
2	-	LEGEND AND GENERAL NOTES
3-5	-	STREET IMPROVEMENT PLAN
5	-	TOTAL SHEETS

OWNER/DEVELOPER STATEMENT

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

BILL GUMAN _____ DATE _____
CANYON CREEK DEVELOPMENT
731 NORTH WEBER STREET, STE 10
COLORADO SPRINGS, CO 80903

EL PASO COUNTY STATEMENT

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

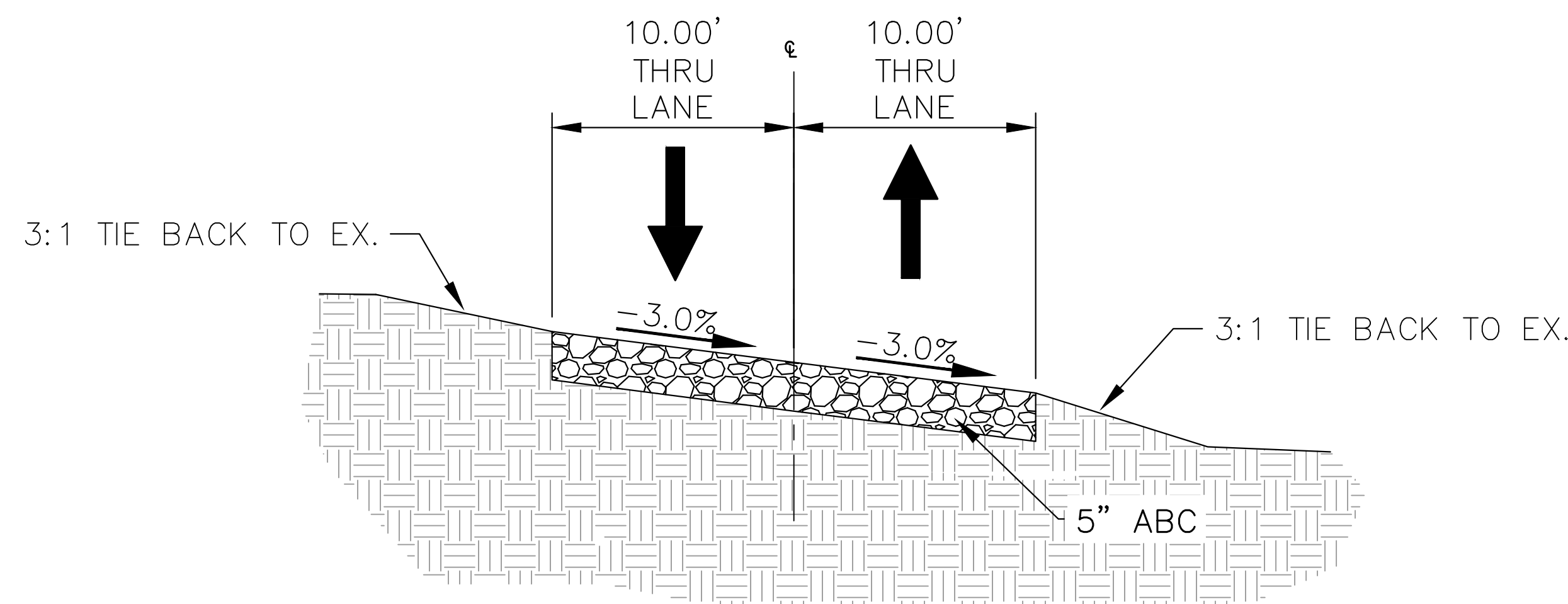
JOSHUA PALMER, P.E. _____ DATE _____
COUNTY ENGINEER/ECM ADMINISTRATOR

ENGINEER'S STATEMENT

THESE DETAILED PLANS AND SPECIFICATIONS WERE PREPARED UNDER MY DIRECT 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 PLAN 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.



BRYAN T. LAW, P.E.
COLORADO P.E. 25043
FOR AND ON BEHALF OF JR ENGINEERING, LLC



TYPICAL PRIVATE ENTRY ROAD

POSTED SPEED LIMIT = X MPH, DESIGN SPEED LIMIT = X MPH

SCALE: 1" = 5'

THE LOCATIONS OF EXISTING ABOVE GROUND AND UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE MANNER ONLY. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK. THE CONTRACTOR SHALL BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE CAUSED BY HIS FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL ABOVE GROUND AND UNDERGROUND UTILITIES.

PCD FILE NO. SF-2434

BY	DATE	REVISION	No.	1"=1000'	H-SCALE	V-SCALE	DATE	DESIGNED BY	DRAWN BY	CHECKED BY
				N/A			10/06/24	DSG	DSG	

CANYON CREEK RANCH
COVER SHEET
SHEET 1 OF 5
JOB NO. 25322.00

LAYER LINETYPE LEGEND

	EXISTING	PROPOSED
PHASE LINE	---	---
MATCH LINE	---	---
SECTION LINE	---	---
BOUNDARY LINE	---	---
PROPERTY LINE	---	---
EASEMENT LINE	---	---
RIGHT OF WAY	---	---
R.O.W. A LINE	---	---
CENTERLINE	---	---
CITY LIMITS	---	---
WIRE FENCE	-X-X-	-X-X-
CHAIN LINK FENCE	-O-O-	-O-O-
WOOD FENCE	-◇-◇-	-◇-◇-
MASONRY FENCE	-□-□-	-□-□-
GUARDRAIL	-U-U-	-U-U-
CONC. BARRIER	-□-□-	-□-□-
CABLE TV	-TV-TV-	-TV-TV-
ELECTRIC	-E-E-	-E-E-
FIBER OPTIC	-FO-FO-	-FO-FO-
GAS MAIN	-G-G-	-G-G-
IRRIGATION MAIN	-IR-IR-	-IR-IR-
OIL/PETRO. MAIN	-O-O-	-O-O-
OVERHEAD UTILITY	-OHU-OHU-	-OHU-OHU-
SANITARY SEWER	-S-S-	-S-S-
STORM DRAIN	-SD-SD-	-SD-SD-
TELEPHONE	-T-T-	-T-T-
WATER MAIN	-W-W-	-W-W-
RAW WATER LINE	-RWL-RWL-	-RWL-RWL-
SWALE/WATERWAY FLOWLINE	-FLW-FLW-	-FLW-FLW-
DIVERSION DITCH	-DD-DD-	-DD-DD-
DIVERSION CHANNEL	-DC-DC-	-DC-DC-
MAJOR DRAINAGE BASIN	-MB-MB-	-MB-MB-
MINOR DRAINAGE BASIN	-MDB-MDB-	-MDB-MDB-
TOP OF SLOPE	-TOS-TOS-	-TOS-TOS-
TOE OF SLOPE	-TOS-TOS-	-TOS-TOS-
EDGE OF WATER	-EOW-EOW-	-EOW-EOW-
INDEX CONTOUR	-6100-6100-	-6100-6100-
INTERMEDIATE CONTOUR	-IC-IC-	-IC-IC-
DEPRESSION CONT. (INDEX)	-DC-DC-	-DC-DC-
DEPRESSION CONT. (INTER)	-DC-DC-	-DC-DC-
TOP OF CUTS	-TOC-TOC-	-TOC-TOC-
TOE OF FILLS	-TOF-TOF-	-TOF-TOF-
CUT AND FILL LINE	-C/F-C/F-	-C/F-C/F-
SILT FENCE	-SF-SF-	-SF-SF-
100 YEAR FLOODPLAIN	-100YR-100YR-	-100YR-100YR-
500 YEAR FLOODPLAIN	-500YR-500YR-	-500YR-500YR-
FLOODWAY	-FLDWY-FLDWY-	-FLDWY-FLDWY-
BASE FLOOD ELEVATION	-BFE-BFE-	-BFE-BFE-
EDGE OF WETLANDS	-EOW-EOW-	-EOW-EOW-
STONE WALL	-SW-SW-	-SW-SW-

UTILITIES LEGEND

	EXISTING	PROPOSED
STORM SEWER		
MANHOLE	⊙	●
STORM INLET	■	■
AREA INLET - SQUARE	□	□
AREA INLET - ROUND	○	○
FLARED END SECTION	▷	▷
RIPRAP	▒	▒
SANITARY SEWER		
LINE MARKER	Mkr San ^o	
SERVICE MARKER	△	
CLEAN-OUT	○	+
MANHOLE W/ DIRECTIONAL FLOW ARROW	⊙↻	●↻
WATER LINE		
LINE MARKER	Mkr W ^o	
SERVICE MARKER	△	
FIRE HYDRANT	⊙	⊙
FIRE CONNECTION	⊙	⊙
MANHOLE	⊙	●
BEND	⊙	⊙
BLOW-OFF VALVE	⊙	⊙
WELL	⊙WELL	●WELL
METER	⊙	●
VALVE	⊙	●
REDUCER	⊙	●
THRUST BLOCK	⊙	●
CROSS	⊙	●
PLUG W/ THRUST BLOCK	⊙	●
TEE	⊙	●
REVERSE ANCHOR	⊙	●
ANODE	⊙	●
AIR & VACUUM VALVE ASSEMBLY	⊙	●
TRANSMISSION BLOW-OFF ASSEMBLY	⊙	●
GAS LINE		
MARKER	Mkr G ^o	
SERVICE MARKER	△	
METER	⊙	●
VALVE	⊙	●
PLUG	⊙	●
TEE	⊙	●
DRY UTILITIES		
CABLE TV MARKER	Mkr TV ^o	
CABLE TELEVISION PEDESTAL	⊙	●
ELECTRIC MARKER	Mkr E ^o	
ELECTRIC SERVICE MARKER	△	
ELECTRICAL PEDESTAL	⊙	●
ELECTRICAL METER	⊙	●
ELECTRICAL MANHOLE	⊙	●
FIBER-OPTIC MARKER	Mkr FO ^o	
IRRIGATION PEDESTAL	⊙	●
TELEPHONE MARKER	Mkr T ^o	
TELEPHONE PEDESTAL	⊙	●
TELEPHONE MANHOLE	⊙	●
UTILITY POLE	⊙	●
GUY ANCHOR	⊙	●
GUY POLE	⊙	●
MISC. UTILITIES		
VENT PIPE	⊙VP	●VP
TEST HOLE DESIGNATOR	⊙TH	●TH

THE LOCATIONS OF EXISTING ABOVE GROUND AND UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK. THE CONTRACTOR SHALL BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE CAUSED BY HIS FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL ABOVE GROUND AND UNDERGROUND UTILITIES.

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 SOIL 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 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 VERSIONS 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 INSPECTIONS, PRIOR TO STARTING CONSTRUCTION.
- IT IS THE CONTRACTOR'S RESPONSIBILITY TO UNDERSTAND THE REQUIREMENTS OF ALL JURISDICTIONAL AGENCIES 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.
- 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.
- 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 ARE IDENTIFIED IN THE PLANS SHALL BE PROVIDED AT ALL INTERSECTIONS. OBSTRUCTIONS GREATER THAN 18 INCHES ABOVE FLOWLINE ARE NOT ALLOWED IN SIGHT TRIANGLES.
- SIGNING AND STRIPING SHALL COMPLY WITH EL PASO COUNTY DEPARTMENT OF PUBLIC WORKS AND MUTCD CRITERIA.
- CONTRACTOR SHALL OBTAIN ANY PERMITS REQUIRED BY EL PASO COUNTY DEPARTMENT OF PUBLIC WORKS, 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.

GENERAL CONSTRUCTION NOTES:

- IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY THE EXISTENCE AND LOCATION OF ALL UNDERGROUND UTILITIES ALONG THE ROUTE OF THE WORK. THE OMISSION FROM OR THE INCLUSION OF UTILITY LOCATIONS ON THE PLANS IS NOT TO BE CONSIDERED AS THE NONEXISTENCE OF OR A DEFINITE LOCATION OF EXISTING UNDERGROUND UTILITIES.
- THE CONTRACTOR WILL TAKE THE NECESSARY PRECAUTIONS TO PROTECT EXISTING UTILITIES FROM DAMAGE DUE TO THIS OPERATION. ANY DAMAGE TO THE UTILITIES WILL BE REPAIRED AT THE CONTRACTOR'S EXPENSE, AND ANY SERVICE DISRUPTION WILL BE SETTLED BY THE CONTRACTOR.
- ADDITIONAL EROSION CONTROL STRUCTURES MAY BE REQUIRED AT THE TIME OF CONSTRUCTION.
- ALL BACKFILL, SUB-BASE, AND/OR BASE COURSE (CLASS 6) MATERIAL SHALL BE COMPACTED PER THE SOILS ENGINEER'S RECOMMENDATIONS, AND APPROVED BY EL PASO COUNTY PCD.
- ALL STATIONING IS CENTERLINE OF IMPROVEMENTS UNLESS OTHERWISE INDICATED. ALL ELEVATIONS ARE FLOW LINE UNLESS OTHERWISE INDICATED AS TOP BACK OF CURB (TBC), ASPHALT (ASP).
- ALL DISTURBED PAVEMENT EDGES SHALL BE CUT TO NEAT LINES. REPAIR SHALL CONFORM TO EPC ECM APPENDIX K - 1.2C.
- ALL INTERSECTION ACCESSES TO BE CONSTRUCTED WITH A 25 FOOT SIGHT VISIBILITY TRIANGLES IS REQUIRED AND THERE SHALL BE NO OBSTRUCTIONS GREATER THAN 18" VERTICAL IN THIS AREA.
- ASPHALT THICKNESS AND BASE COURSE THICKNESS (COMPACTED) FOR ROADS SHALL BE PER DESIGN REPORT BY OWNER'S GEOTECHNICAL ENGINEER. OWNER'S GEOTECHNICAL ENGINEER TO BE ON SITE AT THE TIME OF ROAD CONSTRUCTION TO EVALUATE SOIL CONDITIONS AND DETERMINE IF ADDITIONAL MEASURES ARE NECESSARY TO ASSURE STABILITY OF THE NEW ROADS. PAVEMENT DESIGN SHALL BE APPROVED BY EL PASO COUNTY DEVELOPMENT SERVICES ENGINEERING DIVISION PRIOR TO CONSTRUCTION.

SIGNING AND 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 40 MPH OR HIGHER SHALL HAVE 8" UPPER-LOWER CASE LETTERING ON 18" BLANK WITH A WHITE BORDER THAT IS NOT RECESSED. THE WIDTH OF THE NON-RECESSED WHITE BORDERS SHALL MATCH PAGE 255 OF THE 2012 MUTCD "STANDARD HIGHWAY SIGNS"
- 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-B 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. WORD AND SYMBOL MARKINGS SHALL BE THE NARROW TYPE. STOP BARS SHALL BE 24" IN WIDTH. CROSSWALK LINES SHALL BE 12" WIDE AND 8" LONG PER CDOT S-627-1.
- 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.

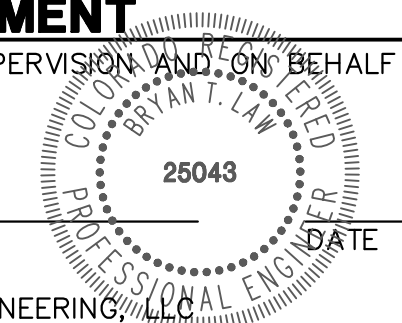


Know what's below.
Call before you dig.

ENGINEER'S STATEMENT

PREPARED UNDER MY DIRECT SUPERVISION AND ON BEHALF OF JR ENGINEERING

BRYAN T. LAW, P.E.
COLORADO P.E. 25043
FOR AND ON BEHALF OF JR ENGINEERING



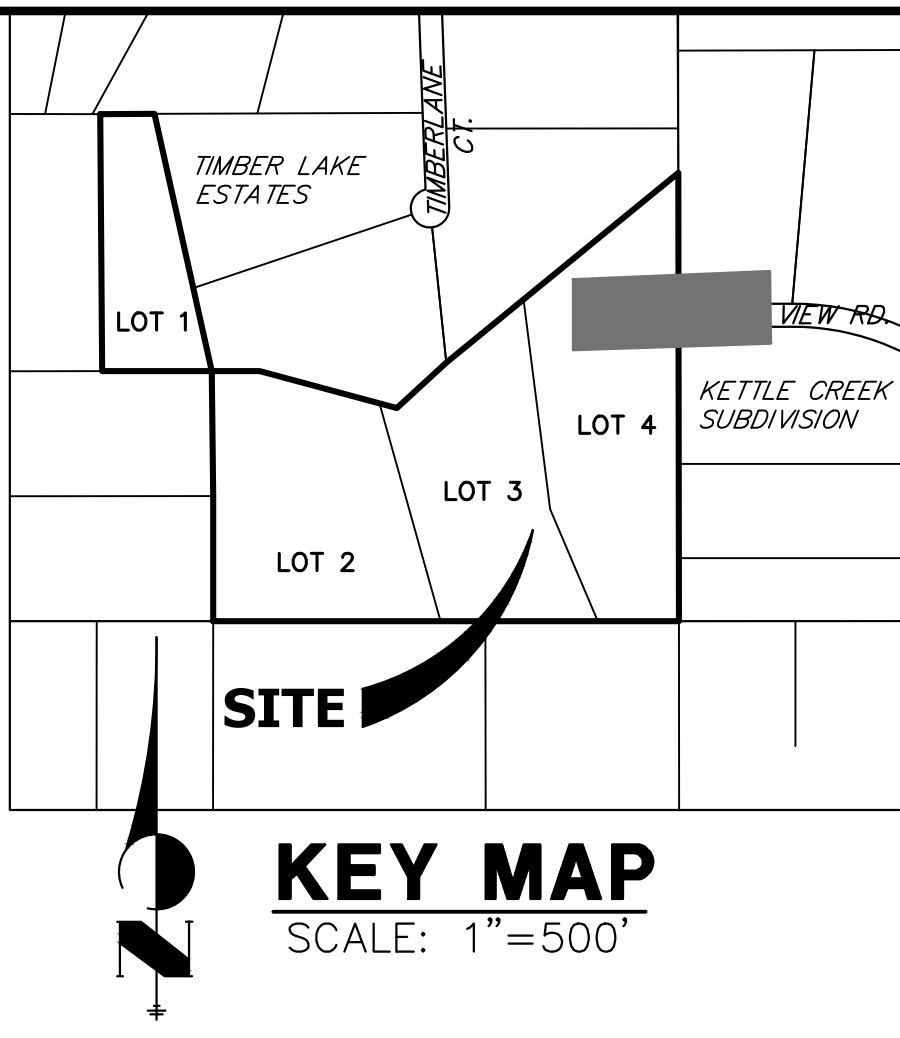
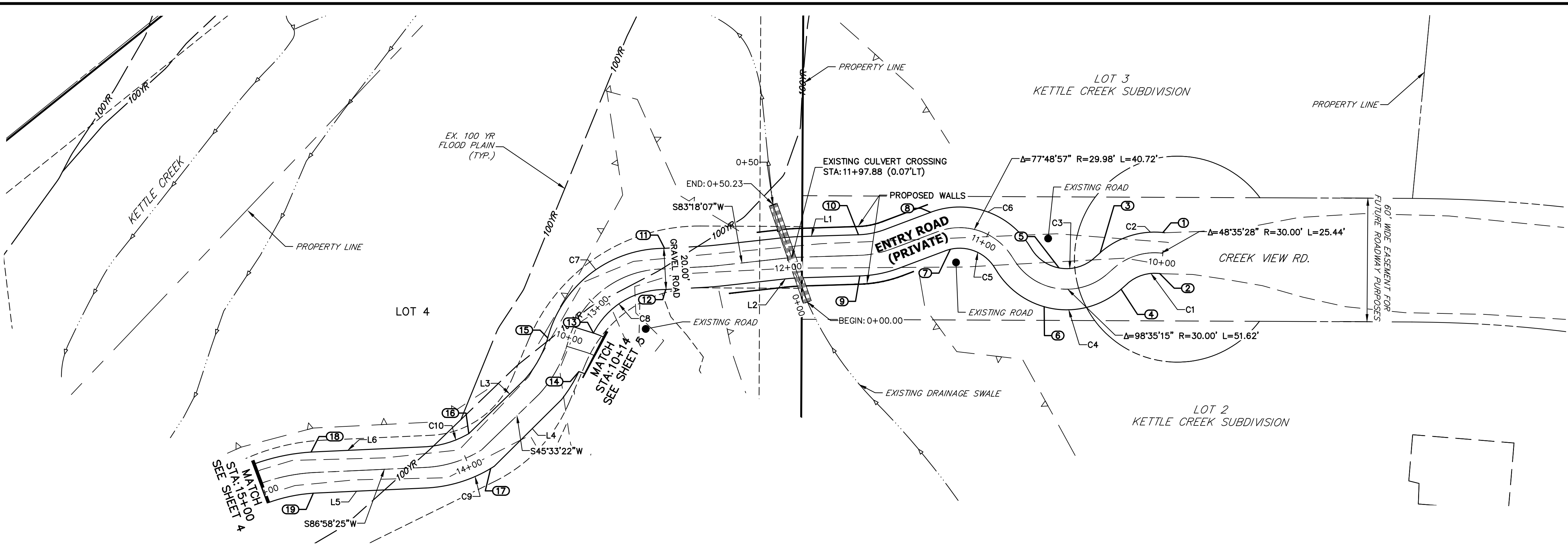
UNTIL SUCH TIME AS THESE DRAWINGS ARE APPROVED BY THE AGENCIES, OR ENGINEERING APPROVES THEIR USE, THESE DRAWINGS ARE DESIGNATED BY WRITTEN AUTHORIZATION.

PREPARED FOR
CANYON CREEK RANCH
11550 PARALLAX HEIGHTS
COLORADO SPRINGS, CO 80908
GREGG CRAWFIELD
BILL@GUMMAN.NET
(719)-633-9700

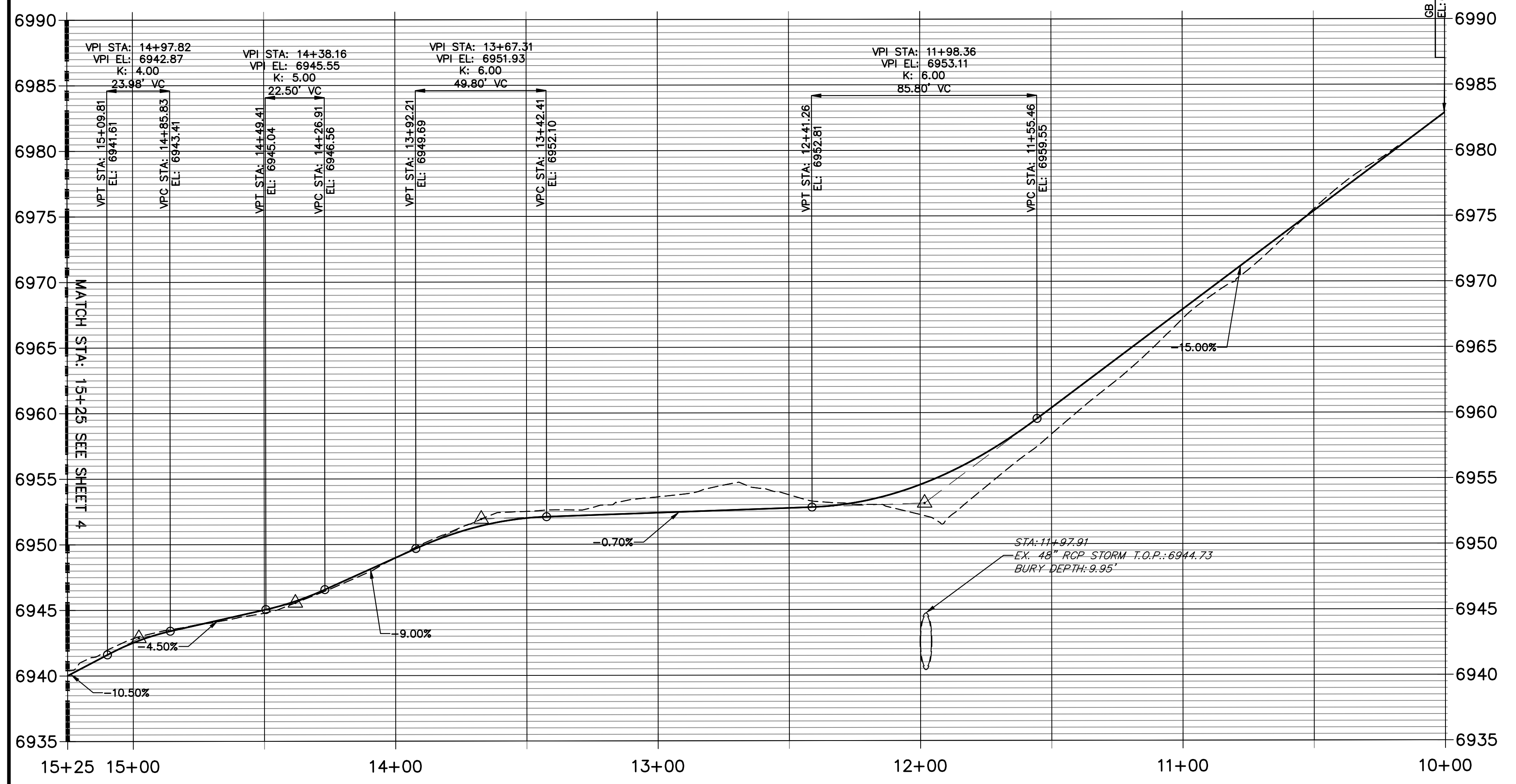
J.R. ENGINEERING
A Westman Company
Central 303-740-9888 • Colorado Springs 719-583-2583
Fort Collins 970-491-9888 • www.jrengineering.com

BY	DATE	No.	REVISION	H-SCALE	N/A	V-SCALE	N/A	DATE	DESIGNED BY	DRAWN BY	CHECKED BY
				10/06/24	DSG	DSG					

CANYON CREEK RANCH
LEGEND AND GENERAL NOTES
SHEET 2 OF 5
JOB NO. 25322.00



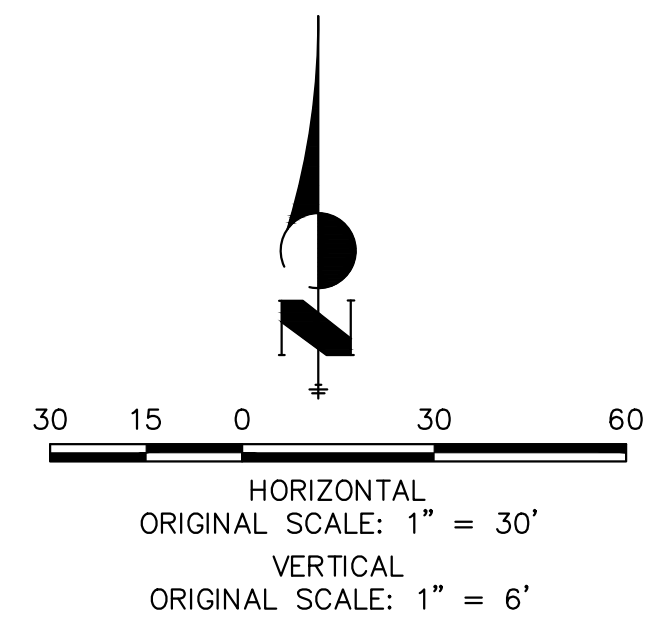
**ALIGNMENT 2 PROFILE (1)
STA 10+00.00 TO 15+25.00**



POINT TABULATION					
POINT NUMBER	STATION	OFFSET	ALIGNMENT	ELEVATION	DESCRIPTION
1	10+00.98	10.00' (RT)	MAIN ROAD	6982.40	TIE INTO EX
2	10+00.23	10.00' (LT)	MAIN ROAD	6983.13	TIE INTO EX.
3	10+25.66	10.00' (RT)	MAIN ROAD	6978.72	PRC
4	10+29.78	10.00' (LT)	MAIN ROAD	6978.70	PRC
5	10+57.06	10.00' (RT)	MAIN ROAD	6974.32	PT
6	10+59.75	10.00' (LT)	MAIN ROAD	6974.04	PT
7	11+21.08	10.00' (LT)	MAIN ROAD	6964.94	PCC
8	11+25.00	10.00' (RT)	MAIN ROAD	6963.82	PCC
9	11+65.18	10.00' (LT)	MAIN ROAD	6958.47	PT
10	11+65.18	10.00' (RT)	MAIN ROAD	6957.87	PT
12	12+59.97	10.00' (LT)	MAIN ROAD	6952.98	PC
13	13+13.62	10.00' (LT)	MAIN ROAD	6952.22	PC
14	13+33.94	10.00' (LT)	MAIN ROAD	6952.80	PC
15	13+23.77	10.00' (RT)	MAIN ROAD	6951.93	PRC
16	13+90.22	10.00' (RT)	MAIN ROAD	6949.46	PC
17	13+92.14	10.00' (LT)	MAIN ROAD	6949.99	PC

LINE TABLE		
LINE	BEARING	DISTANCE
L1	S87°47'52"W	28.82'
L2	S83°18'07"W	32.25'
L3	N45°33'22"E	37.57'
L4	N44°53'01"E	45.98'
L5	N86°58'25"E	54.84'
L6	N86°58'25"E	55.01'

CURVE TABLE			
CURVE	DELTA	RADIUS	LENGTH
C1	49°02'43"	20.00'	17.12'
C2	48°19'13"	40.00'	33.73'
C3	98°35'15"	20.00'	34.41'
C4	98°35'15"	40.00'	68.83'
C5	77°48'57"	19.99'	27.14'
C6	77°48'57"	39.98'	54.30'
C7	74°40'59"	58.64'	76.44'
C8	63°22'45"	38.64'	42.75'
C9	30°01'20"	67.06'	35.14'
C10	27°48'18"	47.06'	22.84'



THE LOCATIONS OF EXISTING ABOVE GROUND AND UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK. THE CONTRACTOR SHALL BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE CAUSED BY HIS FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL ABOVE GROUND AND UNDERGROUND UTILITIES.

ENGINEER'S STATEMENT
 PREPARED UNDER MY DIRECT SUPERVISION AND ON BEHALF OF JR ENGINEERING
 BRYAN T. LAW, P.E.
 COLORADO P.E. 25043
 FOR AND ON BEHALF OF JR ENGINEERING

UNTIL SUCH TIME AS THESE DRAWINGS ARE APPROVED BY THE APPROPRIATE REVIEWING AGENCIES, OR ENGINEERING APPROVES THEIR USE, THESE DRAWINGS ARE DESIGNATED BY WRITTEN AUTHORIZATION.

PREPARED FOR
CANYON CREEK RANCH
 11550 PARALLAX HEIGHTS
 COLORADO SPRINGS, CO 80908
 GREGG CRAWFIELD
 BILL@GUMMAN.NET
 (719)-633-9700

J.R. ENGINEERING
 A Westman Company
 Centennial 300-740-9888 • Colorado Springs 719-588-2583
 Fort Collins 970-491-9888 • www.jrengineering.com

BY	DATE	REVISION

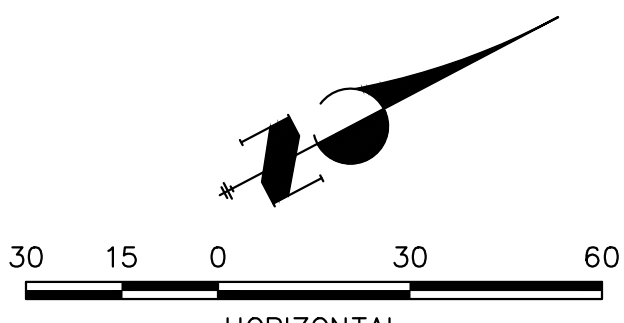
H-SCALE 1"=30'
 V-SCALE 1"=6'
 DATE 10/06/24
 DESIGNED BY DSG
 DRAWN BY DSG
 CHECKED BY

CANYON CREEK RANCH
 STREET IMPROVEMENT PLAN

SHEET 3 OF 5
 JOB NO. 25322.00

LINE TABLE		
LINE	BEARING	DISTANCE
L7	N33°45'38"E	37.88'
L8	N33°45'38"E	36.71'
L9	N51°54'38"E	68.12'
L10	N51°54'38"E	68.04'
L11	N18°59'36"E	57.39'
L12	N18°59'36"E	57.92'
L13	N22°33'16"W	54.45'
L14	N22°33'16"W	56.26'
L15	N33°23'06"W	39.95'
L16	N33°23'06"W	38.20'
L17	N09°08'14"W	58.20'
L18	N09°08'14"W	58.20'

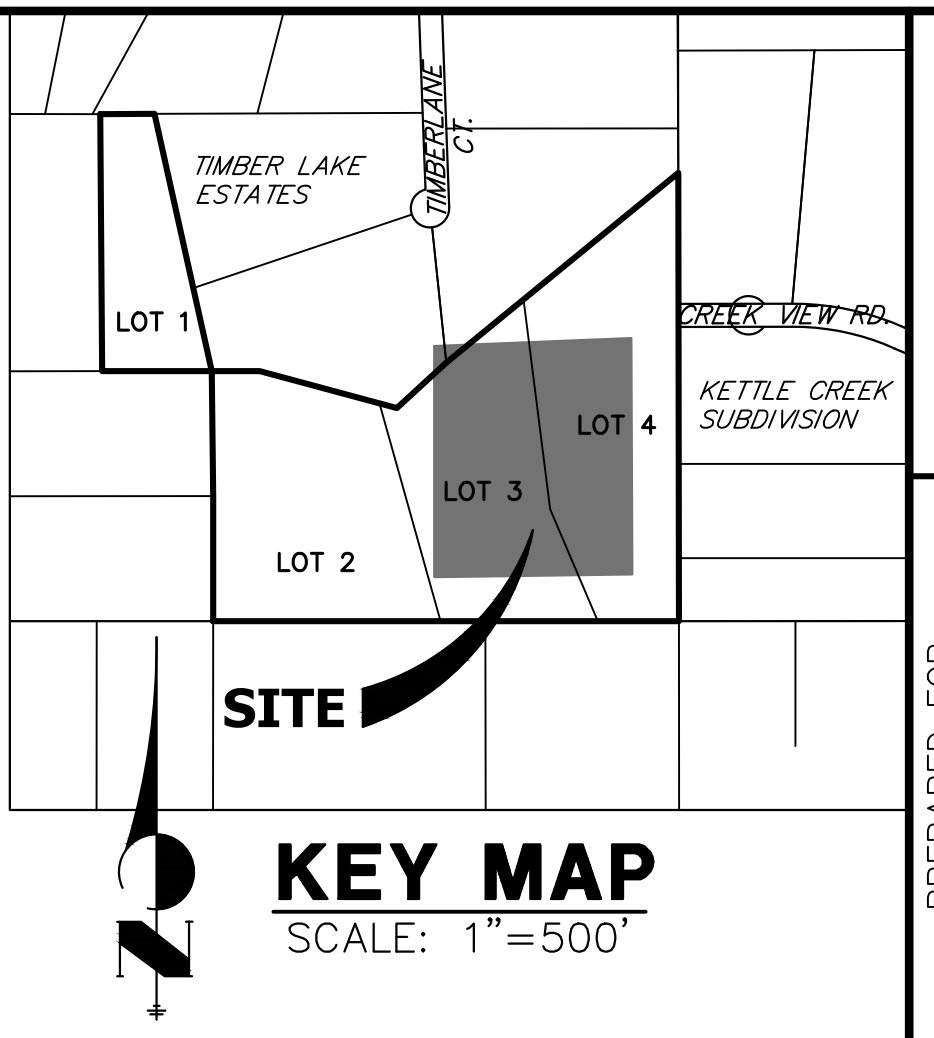
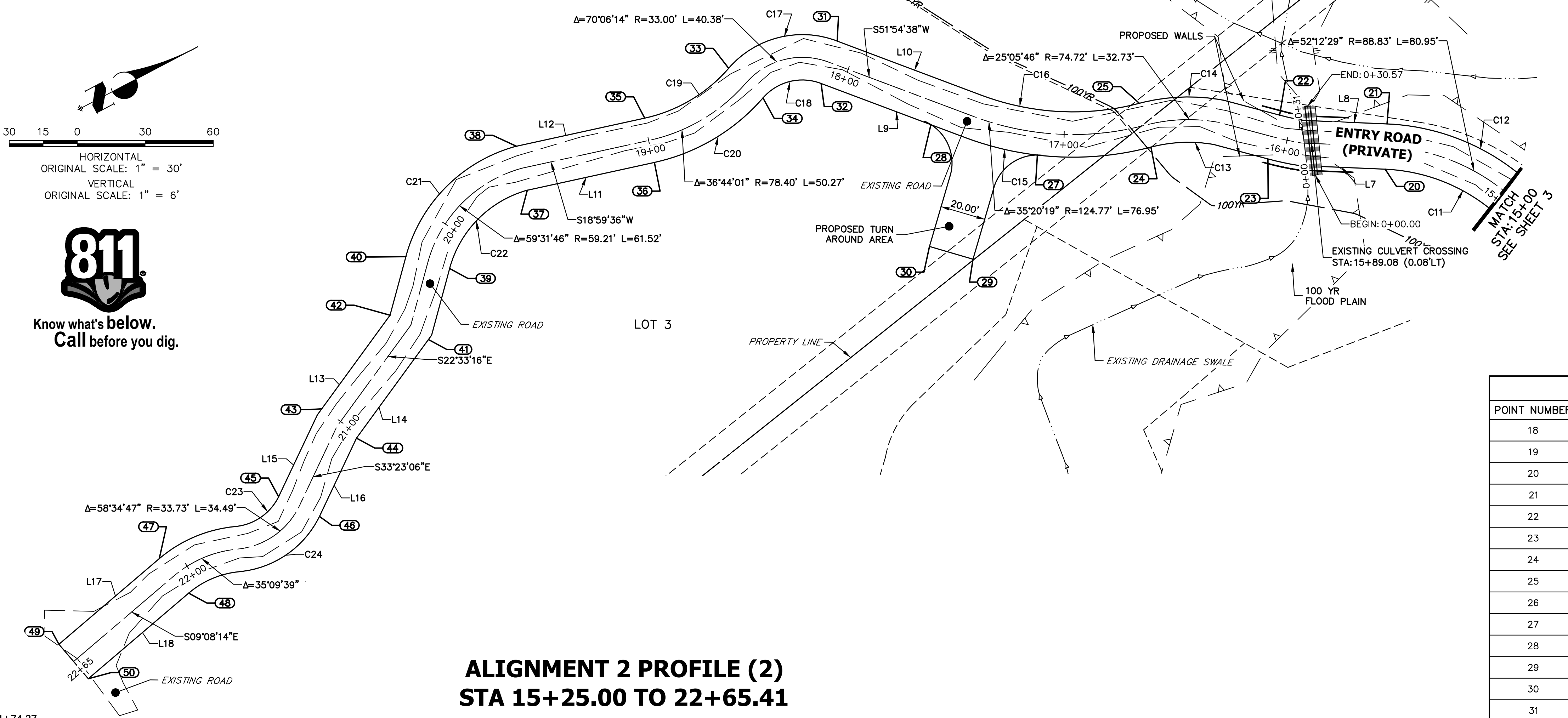
CURVE TABLE			
CURVE	DELTA	RADIUS	LENGTH
C11	52°08'46"	78.83'	71.75'
C12	52°15'37"	98.83'	90.15'
C13	24°45'06"	64.72'	27.96'
C14	25°22'40"	84.72'	37.53'
C15	35°20'19"	134.77'	83.12'
C16	35°20'19"	114.77'	70.79'
C17	70°02'52"	43.00'	52.57'
C18	70°11'37"	23.00'	28.18'
C19	36°44'01"	68.40'	43.86'
C20	36°44'01"	88.40'	56.68'
C21	59°45'14"	69.21'	72.18'
C22	59°14'22"	49.21'	50.88'
C23	58°25'13"	23.73'	24.20'
C24	58°40'50"	43.73'	44.79'



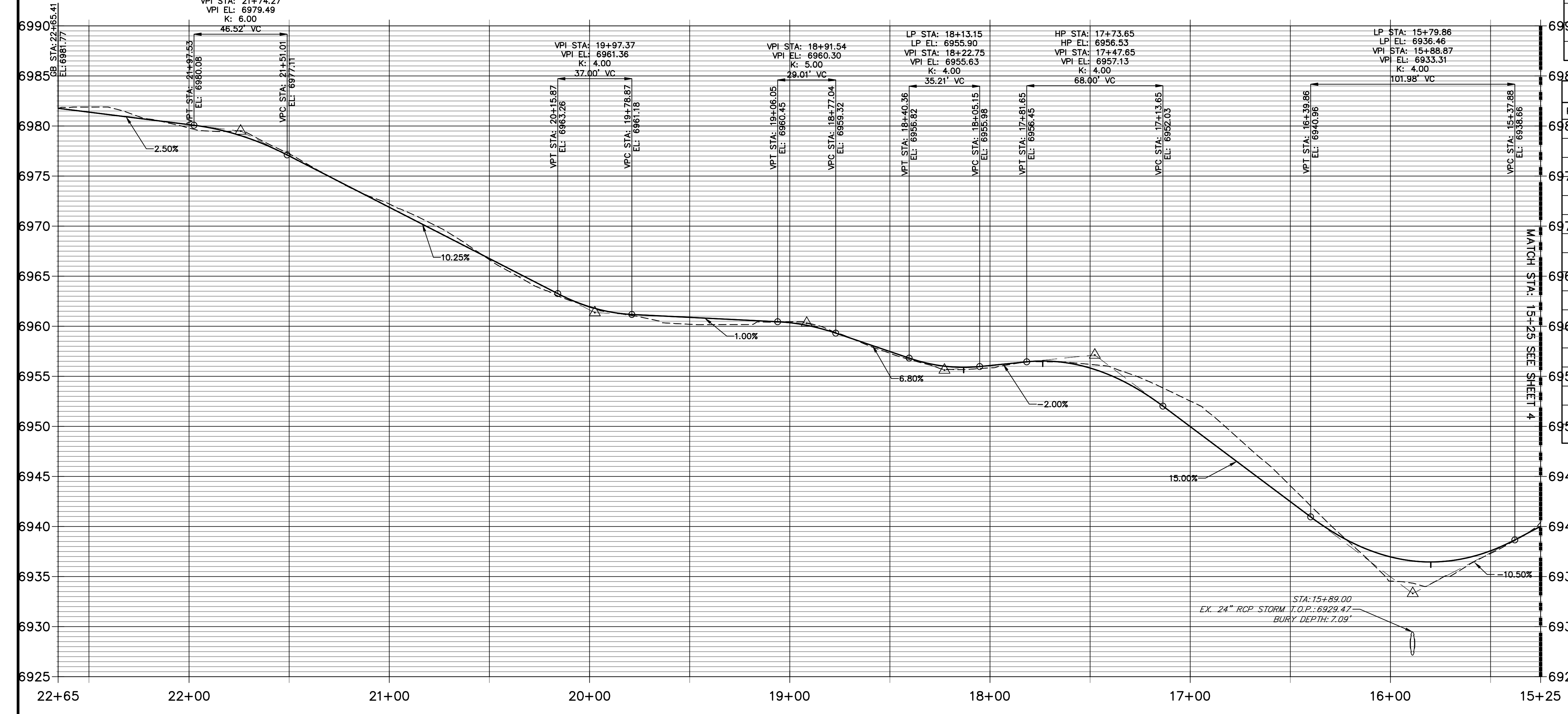
HORIZONTAL SCALE: 1" = 30'
VERTICAL SCALE: 1" = 6'



Know what's below.
Call before you dig.



ALIGNMENT 2 PROFILE (2)
STA 15+25.00 TO 22+65.41



POINT TABULATION					
POINT NUMBER	STATION	OFFSET	ALIGNMENT	ELEVATION	DESCRIPTION
18	14+75.23	10.00' (RT)	MAIN ROAD	6943.58	PC
19	14+75.14	10.00' (LT)	MAIN ROAD	6944.18	PC
20	15+56.17	10.00' (LT)	MAIN ROAD	6937.46	PT
21	15+56.17	10.00' (RT)	MAIN ROAD	6936.86	PT
22	16+06.03	10.00' (RT)	MAIN ROAD	6937.01	PRC
23	16+06.03	10.00' (LT)	MAIN ROAD	6937.61	PRC
24	16+63.92	10.00' (LT)	MAIN ROAD	6944.87	PRC
25	16+63.92	10.00' (RT)	MAIN ROAD	6944.27	PRC
26	17+31.57	10.00' (RT)	MAIN ROAD	6954.00	PT
27	17+10.69	10.00' (LT)	MAIN ROAD	6951.83	PC
28	17+57.29	10.00' (LT)	MAIN ROAD	6956.46	PC
29	17+26.12	60.35' (LT)	MAIN ROAD	6956.02	PT
30	17+39.60	60.56' (LT)	MAIN ROAD	6956.62	PT
31	18+08.98	10.00' (RT)	MAIN ROAD	6955.62	PC
32	18+08.98	10.00' (LT)	MAIN ROAD	6956.22	PC
33	18+49.33	10.00' (RT)	MAIN ROAD	6957.13	PRC
34	18+49.33	10.00' (LT)	MAIN ROAD	6957.73	PRC

POINT TABULATION					
POINT NUMBER	STATION	OFFSET	ALIGNMENT	ELEVATION	DESCRIPTION
35	18+99.59	10.00' (RT)	MAIN ROAD	6960.04	PT
36	18+99.59	10.00' (LT)	MAIN ROAD	6960.64	PT
37	19+57.56	10.00' (LT)	MAIN ROAD	6961.26	PC
38	19+57.26	10.00' (RT)	MAIN ROAD	6960.66	PC
39	20+18.78	10.00' (LT)	MAIN ROAD	6963.86	PRC
40	20+18.78	10.00' (RT)	MAIN ROAD	6963.26	PRC
41	20+47.92	10.00' (LT)	MAIN ROAD	6967.03	PT
42	20+45.54	10.00' (RT)	MAIN ROAD	6966.19	PT
43	21+00.36	10.00' (RT)	MAIN ROAD	6971.52	PT
44	21+03.70	10.00' (LT)	MAIN ROAD	6972.47	PT
45	21+41.93	10.00' (RT)	MAIN ROAD	6975.87	PC
46	21+41.84	10.00' (LT)	MAIN ROAD	6976.47	PC
47	22+07.21	10.00' (RT)	MAIN ROAD	6980.02	PT
48	22+07.21	10.00' (LT)	MAIN ROAD	6980.62	PT
49	22+65.41	10.00' (RT)	MAIN ROAD	6981.47	TIE INTO EX.
50	22+65.41	10.00' (LT)	MAIN ROAD	6982.07	TIE INTO EX.
51	10+63.26	10.00' (LT)	DRIVEWAY	6955.75	PT

THE LOCATIONS OF EXISTING ABOVE GROUND AND UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK. THE CONTRACTOR SHALL BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE CAUSED BY HIS FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL ABOVE GROUND AND UNDERGROUND UTILITIES.

ENGINEER'S STATEMENT
PREPARED UNDER MY DIRECT SUPERVISION AND ON BEHALF OF JR ENGINEERING
BRYAN T. LAW, P.E.
COLORADO P.E. 25043
FOR AND ON BEHALF OF JR ENGINEERING

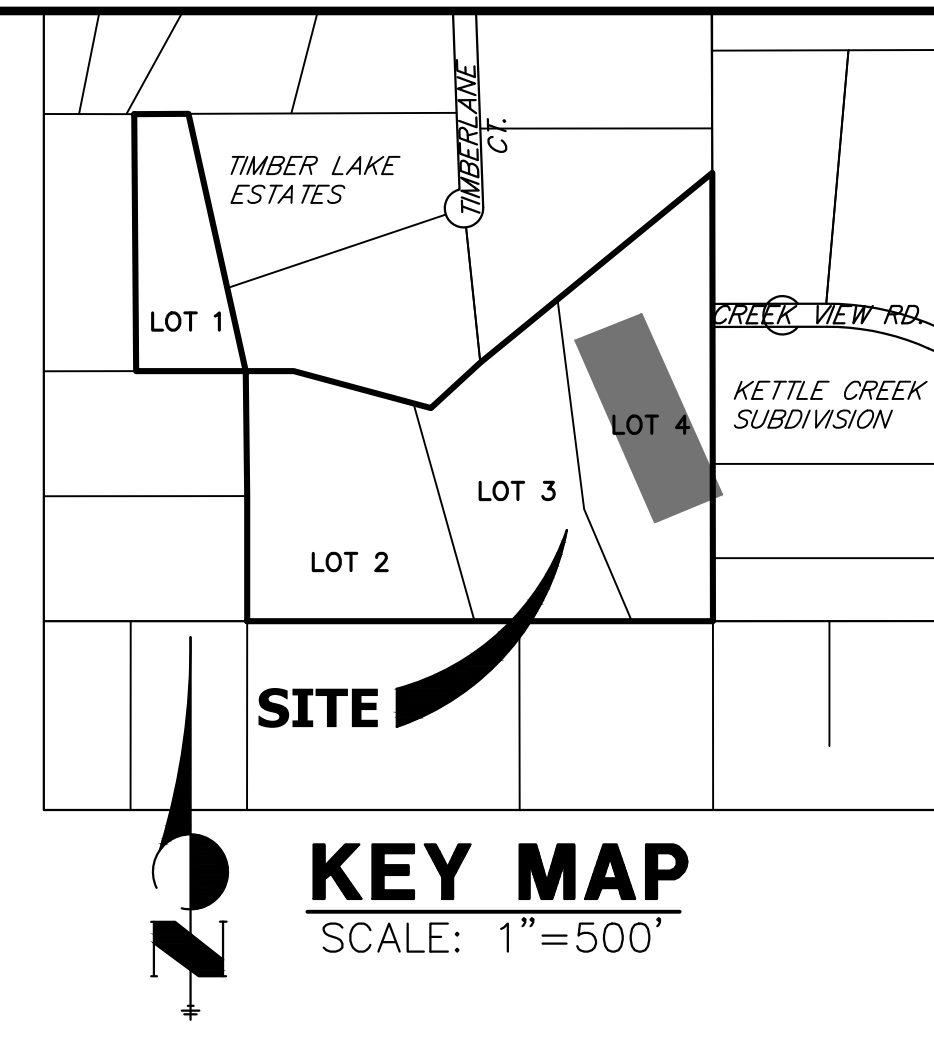
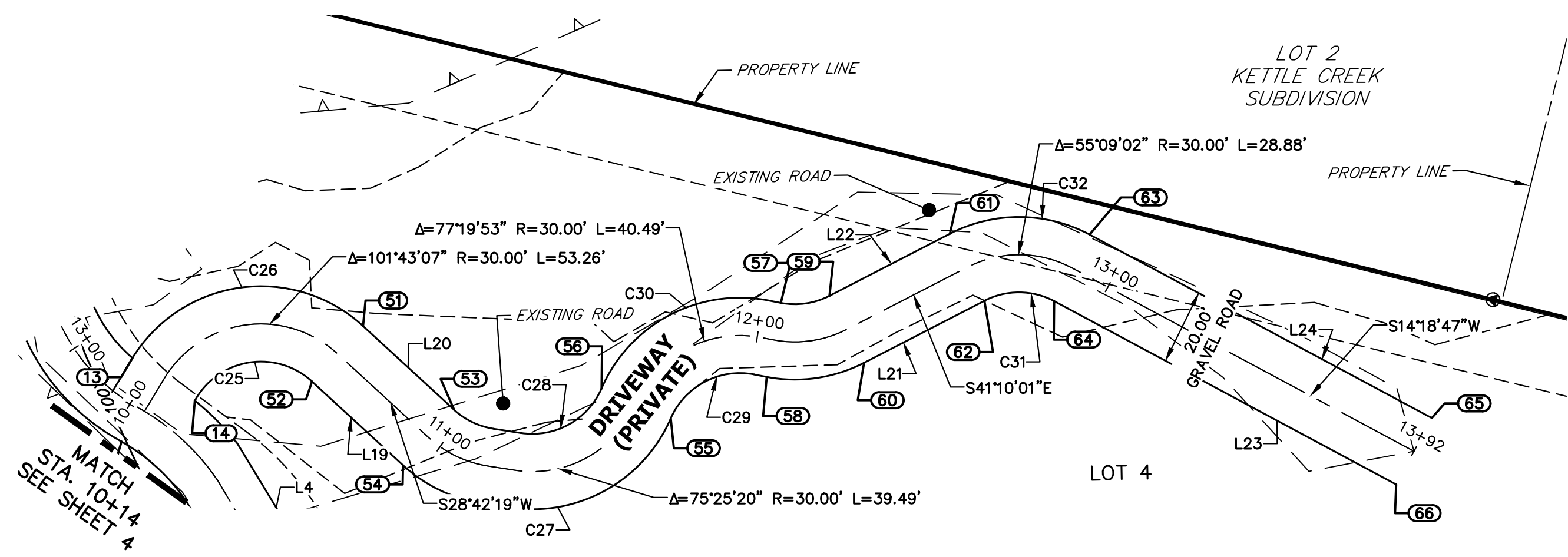
UNTIL SUCH TIME AS THESE DRAWINGS ARE APPROVED BY THE APPROPRIATE REVIEWING AGENCIES, OR ENGINEERING APPROVES THEIR USE, THESE DRAWINGS ARE DESIGNATED BY WRITTEN AUTHORIZATION.
PREPARED FOR CANYON CREEK RANCH 11550 PARALLAX HEIGHTS COLORADO SPRINGS, CO 80908 GREGG CRAWFIELD BILL@GUMMAN.NET (719)-633-9700

J.R. ENGINEERING A Westman Company
Central 303-740-9888 • Colorado Springs 719-583-2583
Fort Collins 970-491-9888 • www.jrengineering.com

NO.	REVISION	DATE	BY	DATE	BY

CANYON CREEK RANCH
STREET IMPROVEMENT PLAN
SHEET 4 OF 5
JOB NO. 25322.00

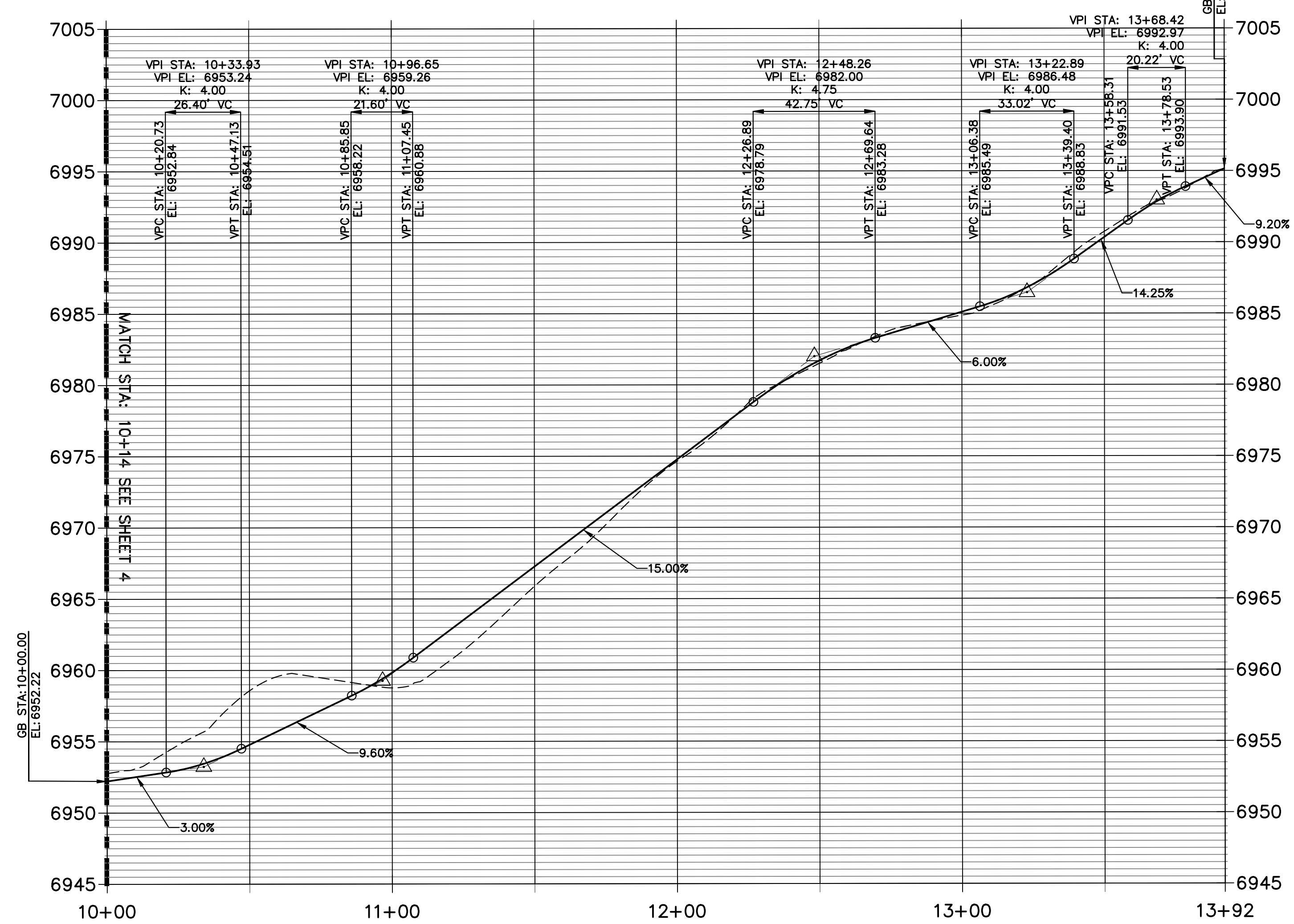
X:\25322.00\Drawings\Sheet Plans\25322.00 801.dwg, \$302, 1/20/2024, 1:53:43 PM, CS



UNTIL SUCH TIME AS THESE DRAWINGS ARE APPROVED BY THE APPROPRIATE REVIEWING AGENCIES, OR ENGINEERING APPROVES THEIR USE, THESE DRAWINGS ARE DESIGNATED BY WRITTEN AUTHORIZATION.

PREPARED FOR
CANYON CREEK RANCH
 11550 PARALLAX HEIGHTS
 COLORADO SPRINGS, CO 80908
 GREGG CRAWFIELD
 BILL@GUMMAN.NET
 (719)-633-9700

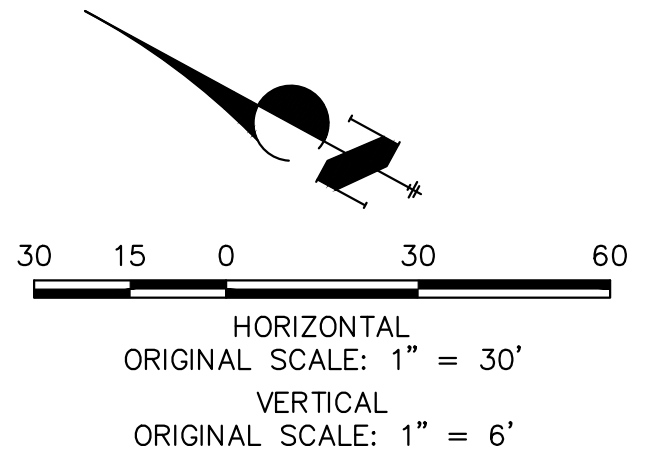
**ALIGNMENT 1 PROFILE (1)
 STA 10+00.00 TO 13+92.15**



POINT TABULATION					
POINT NUMBER	STATION	OFFSET	ALIGNMENT	ELEVATION	DESCRIPTION
52	10+63.26	10.00' (RT)	DRIVEWAY	6956.35	PT
53	10+96.07	10.00' (LT)	DRIVEWAY	6959.03	PC
54	10+96.07	10.00' (RT)	DRIVEWAY	6959.63	PC
55	11+60.55	10.00' (RT)	DRIVEWAY	6969.14	PRC
56	11+60.55	10.00' (LT)	DRIVEWAY	6968.54	PRC
57	12+04.44	10.00' (LT)	DRIVEWAY	6975.13	PRC
58	12+04.44	10.00' (RT)	DRIVEWAY	6975.73	PRC
59	12+24.37	10.00' (LT)	DRIVEWAY	6978.12	PT
60	12+24.37	10.00' (RT)	DRIVEWAY	6978.72	PT
61	12+60.31	10.00' (LT)	DRIVEWAY	6982.33	PC
62	12+60.31	10.00' (RT)	DRIVEWAY	6982.93	PC
63	12+89.18	10.00' (LT)	DRIVEWAY	6984.16	PT
64	12+89.22	10.00' (RT)	DRIVEWAY	6984.76	PT
65	13+92.15	10.00' (LT)	DRIVEWAY	6994.85	TIE INTO EX.
66	13+92.15	10.00' (RT)	DRIVEWAY	6995.45	TIE INTO EX.

LINE TABLE		
LINE	BEARING	DISTANCE
L4	N44°53'01"E	45.98'
L19	S28°42'19"W	32.81'
L20	S28°42'19"W	32.81'
L21	S41°10'01"E	35.93'
L22	S41°10'01"E	35.93'
L23	S14°18'47"W	102.93'
L24	S14°18'47"W	102.99'

CURVE TABLE			
CURVE	DELTA	RADIUS	LENGTH
C25	101°43'07"	20.00'	35.51'
C26	101°43'07"	40.00'	71.01'
C27	75°25'20"	40.00'	52.65'
C28	75°25'20"	20.00'	26.33'
C29	77°19'53"	20.00'	26.99'
C30	77°19'53"	40.00'	53.99'
C31	55°04'36"	20.00'	19.23'
C32	55°11'41"	40.00'	38.53'



THE LOCATIONS OF EXISTING ABOVE GROUND AND UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK. THE CONTRACTOR SHALL BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE CAUSED BY HIS FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL ABOVE GROUND AND UNDERGROUND UTILITIES.

ENGINEER'S STATEMENT
 PREPARED UNDER MY DIRECT SUPERVISION AND ON BEHALF OF JR ENGINEERING

BRYAN T. LAW, P.E.
 COLORADO P.E. 25043
 FOR AND ON BEHALF OF JR ENGINEERING



No.	REVISION	BY	DATE	H-SCALE		V-SCALE		DESIGNED BY	DRAWN BY	CHECKED BY
				1"=30'	1"=6'	DATE	DATE			

CANYON CREEK RANCH
 STREET IMPROVEMENT PLAN

SHEET 5 OF 5
 JOB NO. 25322.00