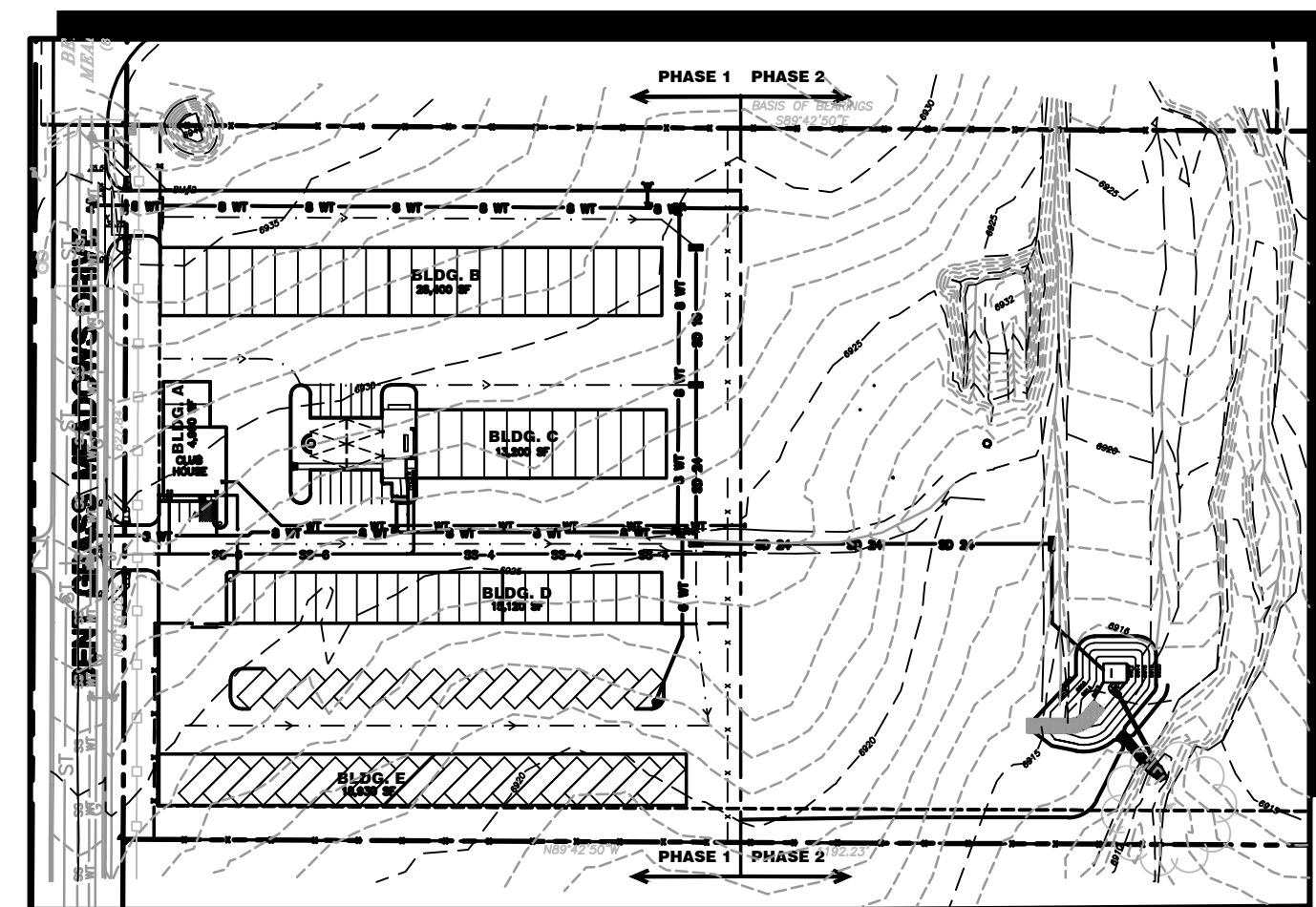


VICINITY MAP  
NOT TO SCALE



SITE MAP  
NOT TO SCALE

C:\Users\Owner\Desktop\jpsprojects\031801\hammers-mancave\dwg\civil\G1.dwg Apr 22, 2020 - 2:24pm

**BENCHMARKS:**

BM#1  
FIMS MONUMENT BLT169  
ELEV.=6884.81' (NGVD1929)

BM#2  
FLANGE BOLT ON HYDRANT "MUELLER BOLT", LOCATED ON THE EAST SIDE OF BENT GRASS MEADOWS DRIVE 1900 FEET NORTH OF WOODMEN FRONTAGE ROAD  
ELEV.=6938.84' (NGVD1929)

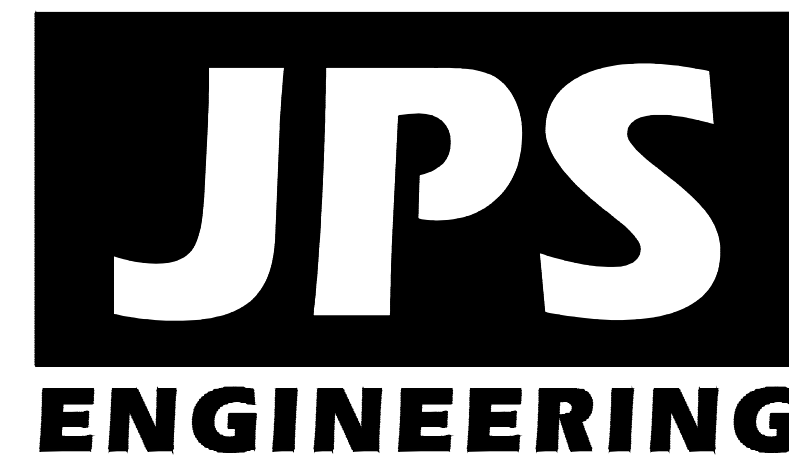
**BASIS OF BEARINGS:**

ALL BEARINGS IN THIS DESCRIPTION ARE RELATIVE TO THE NORTHERLY LINE OF LATIGO BUSINESS CENTER FILING NO.1 (RECEPTION NO. 205075726, EL PASO COUNTY, COLORADO RECORDS), WHICH BEARS SOUTH 89° 42' 50" EAST ASSUMED).

# DeYOUNG SUBDIVISION Construction Drawings El Paso County, Colorado

PREPARED FOR:  
**Hammers Construction, Inc.**  
1141 Woolsey Heights  
Colorado Springs, CO 80915

PREPARED BY:

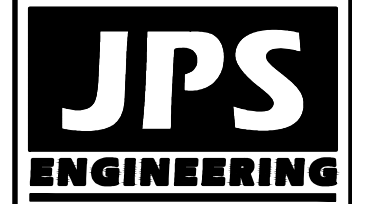


PREPARED BY:  
**19 East Willamette Avenue**  
**Colorado Springs, Colorado 80903**  
**April, 2020**

**AGENCIES/CONTACTS**

DEVELOPER:	HAMMERS CONSTRUCTION, INC. 1141 WOOLSEY HEIGHTS COLORADO SPRINGS, CO 80915 (719) 570-1599	WATER/WASTEWATER:	WOODMEN HILLS METROPOLITAN DISTRICT 8046 EASTONVILLE ROAD FALCON, CO 80831 (719)495-2500
CIVIL ENGINEER:	JPS ENGINEERING, INC. 19 E. WILLAMETTE AVENUE COLORADO SPRINGS, CO 80903 MR. JOHN P. SCHWAB, P.E. (719)477-9429	GAS DEPARTMENT:	BLACK HILLS ENERGY MR. SEBASTIAN SCHWENDER (719)399-3176
LOCAL ROADS & DRAINAGE:	EL PASO COUNTY PCD 2880 INTERNATIONAL CIRCLE COLORADO SPRINGS, CO 80910 (719)520-6300	ELECTRIC DEPARTMENT:	MOUNTAIN VIEW ELECTRIC ASSOCIATION 11140 E. WOODMEN ROAD COLORADO SPRINGS, CO 80908 MR. DAVE WALDNER (719)495-2283
		TELEPHONE COMPANY:	CENTURY LINK COMMUNICATIONS (LOCATORS) (800)922-1987 A.T. & T. (LOCATORS) (719)635-3674

CALL UTILITY NOTIFICATION  
CENTER OF COLORADO  
**1-800-922-1987**  
CALL 2-BUSINESS DAYS IN ADVANCE  
BEFORE YOU DIG, GRADE, OR EXCAVATE  
FOR THE MARKING OF UNDERGROUND  
MEMBER UTILITIES.



19 E. Willamette Ave.  
Colorado Springs, CO  
80903  
PH: 719-477-9429  
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**SHEET INDEX**

G1	TITLE SHEET
G2	GENERAL NOTES & LEGEND
C1.1	SITE GRADING & EROSION CONTROL PLAN
C2.1	CIVIL NOTES & DETAILS
C2.2	EROSION CONTROL NOTES & DETAILS
C3.1	DETENTION POND A PLAN & PROFILE
PP1	BENT GRASS MEADOWS DRIVE PLAN & PROFILE
U1.1	PHASE 1 SITE UTILITY PLAN

**ENGINEER:**

**DESIGN ENGINEER'S STATEMENT:**

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

JOHN P. SCHWAB, P.E. #29891 \_\_\_\_\_ DATE \_\_\_\_\_

**OWNER/DEVELOPER'S STATEMENT:**

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

HAMMERS CONSTRUCTION, INC.  
1141 WOOLSEY HEIGHTS  
COLORADO SPRINGS, CO 80915 \_\_\_\_\_ DATE \_\_\_\_\_

**EL PASO COUNTY:**

COUNTY PLAN REVIEW IS PROVIDED ONLY FOR GENERAL CONFORMANCE WITH COUNTY DESIGN CRITERIA. THE COUNTY IS NOT RESPONSIBLE FOR THE ACCURACY AND ADEQUACY OF THE DESIGN, DIMENSIONS, AND/OR ELEVATIONS WHICH SHALL BE CONFIRMED AT THE JOB SITE. THE COUNTY THROUGH THE APPROVAL OF THIS DOCUMENT ASSUMES NO RESPONSIBILITY FOR COMPLETENESS AND/OR ACCURACY OF THIS DOCUMENT.

FILED IN ACCORDANCE WITH THE REQUIREMENTS OF THE EL PASO COUNTY LAND DEVELOPMENT CODE, DRAINAGE CRITERIA MANUAL, VOLUMES 1 AND 2, AND ENGINEERING CRITERIA MANUAL AS AMENDED.

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

JENNIFER IRVINE, P.E., \_\_\_\_\_ DATE \_\_\_\_\_  
COUNTY ENGINEER / ECM ADMINISTRATOR

**PCD PROJECT NO. MS-20-001**

**DeYOUNG SUBDIVISION**

**TITLE SHEET**

HORZ. SCALE:	HS	DRAWN:	BJJ
VERT. SCALE:	VS	DESIGNED:	JPS
SURVEYED:	RIDGELINE	CHECKED:	JPS
CREATED:	4/14/20	LAST MODIFIED:	4/22/20
PROJECT NO:	031901	MODIFIED BY:	BJJ

SHEET: **G1**

**COUNTY GENERAL NOTES:**

- 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 LOCATION OF ALL EXISTING UTILITIES, WHETHER SHOWN ON THE PLANS OR NOT, BEFORE BEGINNING CONSTRUCTION. LOCATION OF EXISTING UTILITIES SHALL BE VERIFIED BY THE CONTRACTOR PRIOR TO CONSTRUCTION. CALL 811 TO CONTACT THE UTILITY NOTIFICATION CENTER OF COLORADO (UNCC).
- CONTRACTOR SHALL KEEP A COPY OF THESE APPROVED PLANS, THE GRADING AND EROSION CONTROL PLAN, THE STORMWATER MANAGEMENT PLAN (SWMP), THE SOILS AND GEOTECHNICAL REPORT, AND THE APPROPRIATE DESIGN AND CONSTRUCTION STANDARDS AND SPECIFICATIONS AT THE JOB SITE AT ALL TIMES, INCLUDING THE FOLLOWING:
  - EL PASO COUNTY ENGINEERING CRITERIA MANUAL (ECM)
  - CITY OF COLORADO SPRINGS/EL PASO COUNTY DRAINAGE CRITERIA MANUAL, VOLUMES 1 AND 2
  - COLORADO DEPARTMENT OF TRANSPORTATION (CDOT) STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION
  - CDOT M & S STANDARDS
- NOTWITHSTANDING ANYTHING DEPICTED IN THESE PLANS IN WORDS OR GRAPHIC REPRESENTATION, ALL DESIGN AND CONSTRUCTION RELATED TO ROADS, STORM DRAINAGE AND EROSION CONTROL SHALL CONFORM TO THE STANDARDS AND REQUIREMENTS OF THE MOST RECENT VERSION OF THE RELEVANT ADOPTED EL PASO COUNTY STANDARDS, INCLUDING THE LAND DEVELOPMENT CODE, THE DRAINAGE CRITERIA MANUAL, AND THE DRAINAGE CRITERIA MANUAL VOLUME 2. ANY DEVIATIONS FROM REGULATIONS AND STANDARDS MUST BE REQUESTED, AND APPROVED, IN WRITING. ANY MODIFICATIONS NECESSARY TO MEET CRITERIA AFTER-THE-FACT WILL BE ENTIRELY THE DEVELOPER'S RESPONSIBILITY TO RECTIFY.
- IT IS THE DESIGN ENGINEER'S RESPONSIBILITY TO ACCURATELY SHOW EXISTING CONDITIONS, BOTH ONSITE AND OFFSITE, ON THE CONSTRUCTION PLANS. ANY MODIFICATIONS NECESSARY DUE TO CONFLICTS, OMISSIONS, OR CHANGED CONDITIONS WILL BE ENTIRELY THE DEVELOPER'S RESPONSIBILITY TO RECTIFY.
- CONTRACTOR SHALL SCHEDULE A PRE-CONSTRUCTION MEETING WITH EL PASO COUNTY PLANNING AND COMMUNITY DEVELOPMENT (PCD) - INSPECTIONS, PRIOR TO STARTING CONSTRUCTION.
- IT IS THE CONTRACTOR'S RESPONSIBILITY TO UNDERSTAND THE REQUIREMENTS OF ALL JURISDICTIONAL AGENCIES AND TO OBTAIN ALL REQUIRED PERMITS, INCLUDING BUT NOT LIMITED TO EL PASO COUNTY EROSION AND STORMWATER QUALITY CONTROL PERMIT (ESQCP), REGIONAL BUILDING FLOODPLAIN DEVELOPMENT PERMIT, U.S. ARMY CORPS OF ENGINEERS-ISSUED 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.
- ALL STORM DRAIN PIPE SHALL BE CLASS III RCP WITH CLASS B BEDDING UNLESS OTHERWISE NOTED AND APPROVED BY PCD.
- CONTRACTOR SHALL COORDINATE GEOTECHNICAL TESTING PER ECM STANDARDS. PAVEMENT DESIGN SHALL BE APPROVED BY EL PASO COUNTY PCD PRIOR TO PLACEMENT OF CURB AND GUTTER AND PAVEMENT.
- ALL CONSTRUCTION TRAFFIC MUST ENTER/EXIT THE SITE AT APPROVED CONSTRUCTION ACCESS POINTS.
- SIGHT VISIBILITY TRIANGLES AS IDENTIFIED IN THE PLANS SHALL BE PROVIDED AT ALL INTERSECTIONS. OBSTRUCTIONS GREATER THAN 18 INCHES ABOVE FLOWLINE ARE NOT ALLOWED WITHIN SIGHT TRIANGLES.
- SIGNING AND STRIPING SHALL COMPLY WITH EL PASO COUNTY DPW (DEPT. OF PUBLIC WORKS) AND MUTCD CRITERIA.
- CONTRACTOR SHALL OBTAIN ANY PERMITS REQUIRED BY EL PASO COUNTY DPW, 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 DRAINAGE NOTES:**

- INDIVIDUAL BUILDERS SHALL PROVIDE POSITIVE DRAINAGE AWAY FROM STRUCTURES AND ACCOUNT FOR POTENTIAL CROSS-LOT DRAINAGE IMPACTS WITHIN EACH LOT.
- BUILDERS AND PROPERTY OWNERS SHALL IMPLEMENT & MAINTAIN EROSION CONTROL BEST MANAGEMENT PRACTICES FOR PROTECTION OF DOWNSTREAM PROPERTIES AND FACILITIES INCLUDING PROTECTION OF EXISTING GRASS BUFFER STRIPS ALONG THE DOWNSTREAM PROPERTY BOUNDARIES.
- GRADING AND DRAINAGE WITHIN LOTS IS THE RESPONSIBILITY OF THE INDIVIDUAL BUILDERS AND PROPERTY OWNERS.

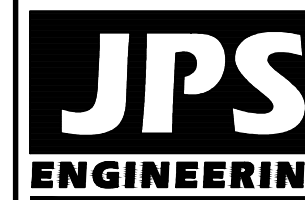
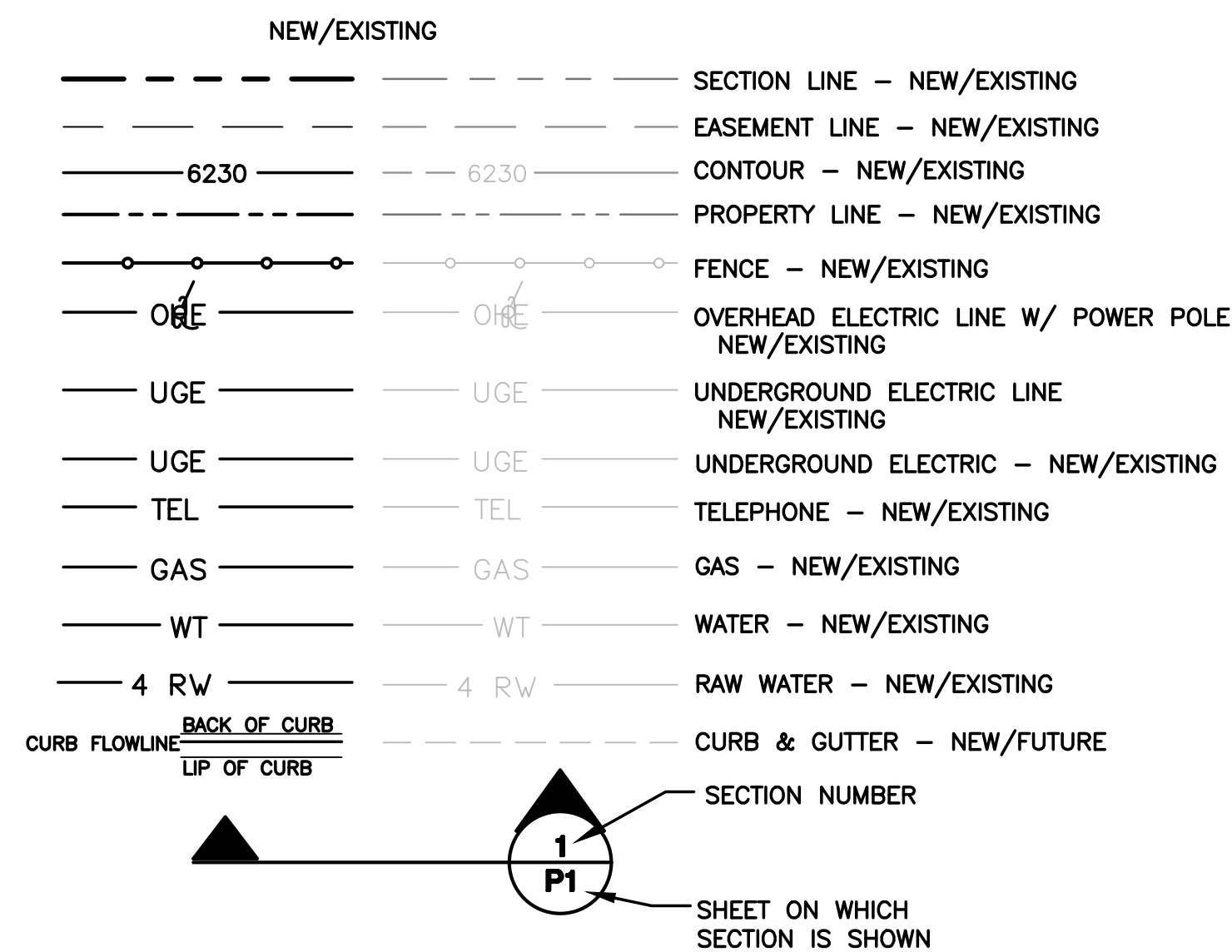
**COUNTY SIGNING AND STRIPING NOTES:**

- 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.
- 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 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-614-8 REGARDING USE OF THE P2 TUBULAR STEEL POST SLIPBASE DESIGN.
- ALL SIGNS SHALL BE SINGLE SHEET ALUMINUM WITH 0.100" MINIMUM THICKNESS.
- ALL LIMIT LINES/STOP LINES, CROSSWALK LINES, PAVEMENT LEGENDS, AND ARROWS SHALL BE A MINIMUM 125 MIL THICKNESS PREFORMED THERMOPLASTIC PAVEMENT MARKINGS WITH TAPERED LEADING EDGES PER CDOT STANDARD S-627-1. WORD AND SYMBOL MARKINGS SHALL BE THE NARROW TYPE. STOP BARS SHALL BE 24" IN WIDTH. CROSSWALKS LINES SHALL BE 12" WIDE AND 8' LONG PER CDOT S-627-1.
- 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 (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 PRIOR TO ANY SIGNAGE OR STRIPING WORK WITHIN AN EXISTING EL PASO COUNTY ROADWAY.

**PROJECT GENERAL NOTES:**

- THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE NOTIFICATION AND FIELD LOCATION 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 ACTUAL CONSTRUCTION.
- EXISTING CONTOUR DATA PROVIDED BY OWNER GENERALLY CONSISTS OF AERIAL MAPPING FROM UNITED PLANNING & ENGINEERING. JPS ENGINEERING TAKES NO RESPONSIBILITY FOR THE ACCURACY OF EXISTING TOPOGRAPHIC MAPPING.
- THE CONTRACTOR SHALL HAVE ONE (1) SIGNED COPY OF THESE APPROVED PLANS AND ONE (1) COPY OF THE APPROPRIATE DESIGN AND CONSTRUCTION STANDARDS AND SPECIFICATIONS AT THE JOB SITE AT ALL TIMES:
  - EL PASO COUNTY ENGINEERING CRITERIA MANUAL
  - CDOT STANDARD SPECIFICATIONS FOR ROAD & BRIDGE CONSTRUCTION
  - WOODMEN HILLS METROPOLITAN DISTRICT STANDARDS SPECIFICATIONS
- STORM DRAIN PIPE SHALL BE RCP CLASS III WITH CLASS C BEDDING UNLESS OTHERWISE NOTED. PROVIDE WATER-TIGHT JOINTS ON STORM SEWER PIPE.
- STATIONING IS AT CENTERLINE UNLESS OTHERWISE NOTED. ALL ELEVATIONS ARE AT FLOWLINE UNLESS OTHERWISE NOTED. ALL DIMENSIONS ARE FROM FACE OF CURB UNLESS OTHERWISE NOTED.
- PROPOSED CONTOURS SHOWN ARE TO FINISHED GRADE.
- LENGTHS SHOWN FOR STORM SEWER PIPES ARE TO CENTER OF MANHOLE.
- CONTRACTOR SHALL REMOVE AND DISPOSE OF ALL EXISTING STRUCTURES, DEBRIS, WASTE AND OTHER UNSUITABLE FILL MATERIAL FOUND WITHIN THE LIMITS OF EXCAVATION.
- MATCH INTO EXISTING GRADES AT 3:1 MAX CUT AND FILL SLOPES.
- REVEGETATION OF ALL DISTURBED AREAS SHALL BE DONE WITH SPECIFIED SEED MIX WITHIN 30 DAYS AFTER FINE GRADING IS COMPLETE.
- EROSION CONTROL SHALL CONSIST OF SILT FENCE AND OTHER BMP'S AS SHOWN ON THE DRAWINGS, AND TOPSOIL WITH GRASS SEED, WHICH WILL BE WATERED UNTIL VEGETATION HAS BEEN REESTABLISHED.
- THE EROSION CONTROL MEASURES OUTLINED ON THIS PLAN ARE THE RESPONSIBILITY OF THE DEVELOPER TO MONITOR AND REPLACE, REGRADE, AND REBUILD AS NECESSARY UNTIL VEGETATION IS REESTABLISHED.
- EROSION CONTROL MEASURES SHALL BE IMPLEMENTED IN A MANNER THAT WILL PROTECT ADJACENT PROPERTIES AND PUBLIC FACILITIES FROM THE ADVERSE EFFECTS OF EROSION AND SEDIMENTATION AS A RESULT OF CONSTRUCTION AND EARTHWORK ACTIVITIES WITHIN THE PROJECT SITE.
- ADDITIONAL EROSION CONTROL MEASURES MAY BE REQUIRED AS DETERMINED BY SITE CONDITIONS.
- 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
- PEDESTRIAN RAMPS SHALL BE INSTALLED AT ALL INTERSECTIONS AND CONFORM TO COUNTY ENGINEERING STANDARDS AND SPECIFICATIONS.
- ALL FINISHED GRADES SHALL HAVE A MINIMUM 0.5% SLOPE TO PROVIDE POSITIVE DRAINAGE.
- WHERE PROPOSED SLOPES CONFLICT WITH PROPOSED SPOT ELEVATIONS, SPOT ELEVATIONS SHALL GOVERN.
- CONTRACTOR SHALL OBTAIN ALL REQUIRED PERMITS PRIOR TO BEGINNING WORK.
- ALL RESIDENTIAL STREET CURB RETURN RADII ARE 20- FEET AT FLOWLINE UNLESS OTHERWISE NOTED. ARTERIAL STREET CURB RETURN RADII ARE 35' UNLESS NOTED OTHERWISE.
- 25-FOOT SIGHT VISIBILITY TRIANGLES SHALL BE PROVIDED AT ALL RESIDENTIAL STREET INTERSECTIONS. 50-FOOT SIGHT TRIANGLES SHALL BE PROVIDED AT ARTERIAL STREET INTERSECTIONS. NO OBSTRUCTIONS TALLER THAN 18" ARE PERMITTED WITHIN THESE TRIANGLES.
- CONTRACTOR SHALL SCHEDULE A PRE-CONSTRUCTION MEETING WITH EL PASO COUNTY AND ALL UTILITIES INVOLVED IN PROJECT PRIOR TO MOBILIZING ON SITE.
- TYPE C STORM INLETS SHALL HAVE CLOSE-MESH GRATES.
- PROVIDE 10' TRANSITION FROM RAMP CURB TO VERTICAL CURB ON EACH SIDE OF STORM INLETS.
- ALL BACKFILL, SUB-BASE, AND/OR BASE COURSE MATERIAL SHALL BE COMPACTED PER EL PASO COUNTY AND CDOT STANDARDS AND SPECIFICATIONS AND PROJECT GEOTECHNICAL REPORT. CONTRACTOR SHALL STABILIZE ALL SUBGRADE AREAS PER GEOTECHNICAL ENGINEER'S RECOMMENDATIONS.

**LEGEND:**



19 E. Willamette Ave.  
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80903

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**DeYOUNG SUBDIVISION**

**GENERAL NOTES**

HORIZ. SCALE:	N/A	DRAWN:	BJJ
VERT. SCALE:	N/A	DESIGNED:	JPS
SURVEYED:	RIDGELINE	CHECKED:	JPS
CREATED:	4/14/20	LAST MODIFIED:	4/20/20
PROJECT NO:	031901	MODIFIED BY:	BJJ

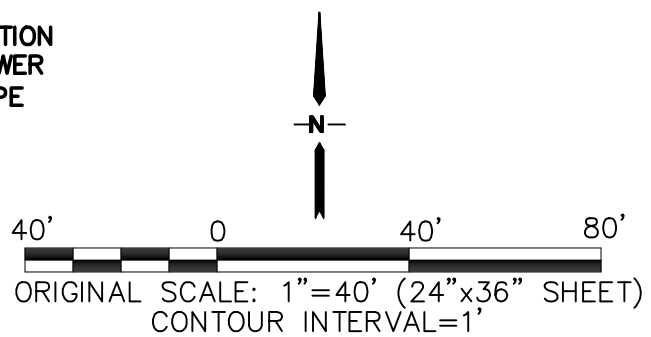
SHEET: 031901

**G2**

- Add the following:
- limits of disturbance
  - construction site boundary
  - cut/fill lines
  - note about existing vegetation %
  - add a note that no asphalt/concrete batch plant will be utilized during this project

**EROSION CONTROL LEGEND:** LEGEND:

<b>(VTC)</b> VEHICLE TRACKING CONTROL PAD		PROPOSED PROPERTY LINE
<b>(SF)</b> SILT FENCE		EXISTING CONTOURS
<b>(SM)</b> SEED & MULCH		PROPOSED CONTOURS
<b>(CWA)</b> CONCRETE WASHOUT AREA (TO BE COMPLETELY CONTAINED & REMOVED UPON COMPLETION OF PROJECT)		EXISTING SPOT ELEVATIONS
<b>(IP)</b> INLET PROTECTION		PROPOSED SPOT ELEVATIONS
<b>(RR)</b> RIPRAP APRON		PROPOSED GRADES
<b>(SSA)</b> STABILIZED STAGING AREA		ROOF DRAIN DOWNSPOUTS; INSTALL TRANSITION COUPLINGS & CONNECT TO SITE STORM SEWER W/ 6" PVC SD LATERALS @ 1.0% MIN. SLOPE (COORDINATE W/ ARCH / MEP PLANS)
<b>(EDB)</b> EXTENDED DETENTION BASIN		show stormwater flow arrows
<b>(TSB)</b> TEMPORARY SEDIMENT BASIN		Show SM, CWA, and SSA locations on plan



**ESTIMATED EARTHWORK QUANTITY:**

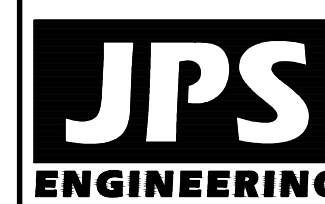
UNCLASSIFIED EXCAVATION (TOTAL CUT) = 10,183 CY  
 \* EMBANKMENT FILL = 41,469 CY  
 NET (FILL) = 31,286 CY  
 \* (ASSUMES 15% COMPACTION FACTOR)

NOTE: THIS ESTIMATE IS PROVIDED FOR INFORMATION ONLY, REPRESENTING THE CALCULATED BULK EARTHWORK VOLUME TO FINISHED GRADE, EXCLUDING ANY ADJUSTMENT FOR PAVEMENT DEPTHS, ETC. CONTRACTOR SHALL MAKE HIS OWN DETERMINATION OF EARTHWORK QUANTITIES AS BASIS FOR BID PRICING AND NOTIFY ENGINEER OF ANY DISCREPANCIES.

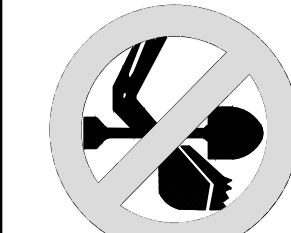
**KEYED NOTES:**

- 1 TOPSOIL STRIPPING / STOCKPILE AREA
- 2 6" CONCRETE PAVEMENT (PER GEOTECHNICAL REPORT)
- 3 PREPARE & COMPACT BUILDING FOUNDATION, SLABS, & PAVEMENT PER PROJECT GEOTECHNICAL REPORT
- 4 CONTRACTOR MAY WASTE EXCESS CUT OR BORROW SUITABLE FILL MATERIAL FROM THIS AREA; MAINTAIN POSITIVE DRAINAGE & MATCH INTO EXISTING GRADES W/ 3:1 MAX. SLOPES

NOTE: SECONDARY DITCH TO BE DIVERTED EAST INTO CHANNEL PER GEC PLANS FOR BENT GRASS RESIDENTIAL FILING NO. 2



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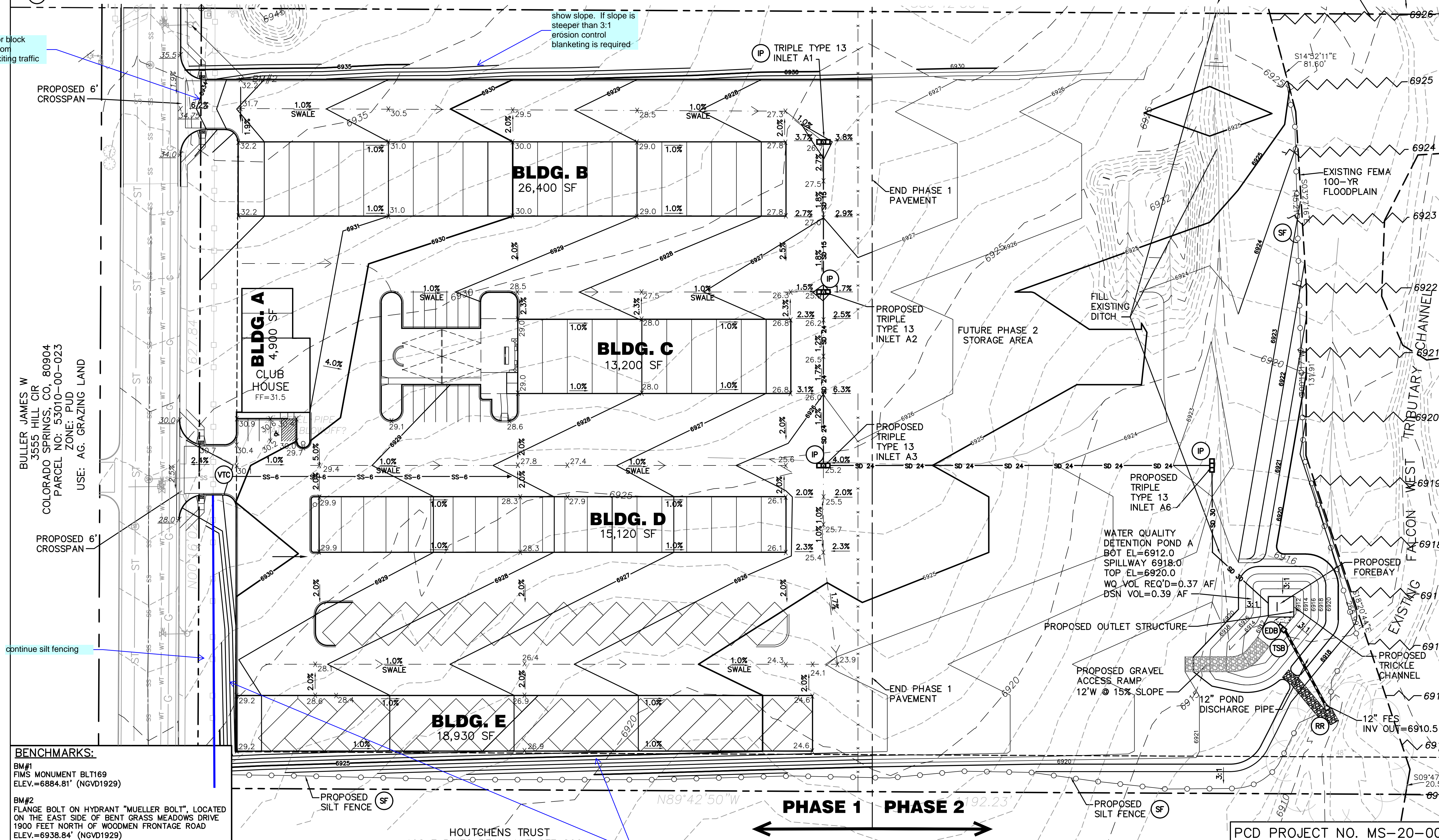
**De YOUNG SUBDIVISION**

NO.	REVISION	DATE
1	EPC SUBMITTAL	JPS 4/22/20

**PHASE 1 - SITE GRADING & EROSION CONTROL PLAN**

HORIZ. SCALE: 1"=40'  
 VERT. SCALE: N/A  
 SURVEYED: RIDGELINE  
 CREATED: 10/11/19  
 PROJECT NO: 031901  
 SHEET: C1.1

DRAWN: BJJ  
 DESIGNED: JPS  
 CHECKED: JPS  
 LAST MODIFIED: 4/22/20  
 MODIFIED BY: BJJ



Add VTC or block entrance from entering/exiting traffic

show slope. If slope is steeper than 3:1 erosion control blanketing is required

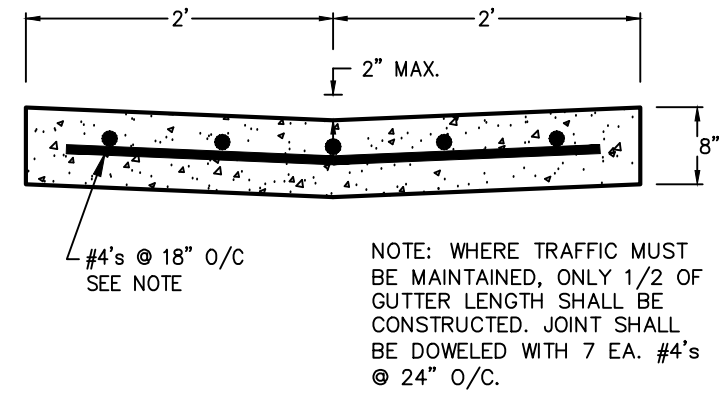
continue silt fencing

show slope. If slope is steeper than 3:1 erosion control blanketing is required

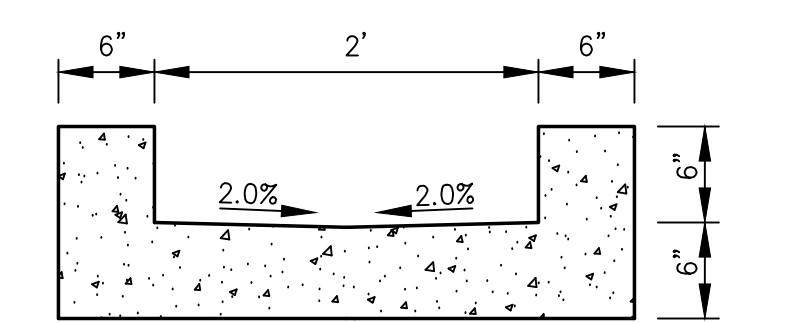
**BENCHMARKS:**  
 BM#1 FIMS MONUMENT BLT169 ELEV.=6884.81' (NGVD1929)  
 BM#2 FLANGE BOLT ON HYDRANT "MUELLER BOLT", LOCATED ON THE EAST SIDE OF BENT GRASS MEADOWS DRIVE 1900 FEET NORTH OF WOODMEN FRONTAGE ROAD ELEV.=6938.84' (NGVD1929)

PCD PROJECT NO. MS-20-001

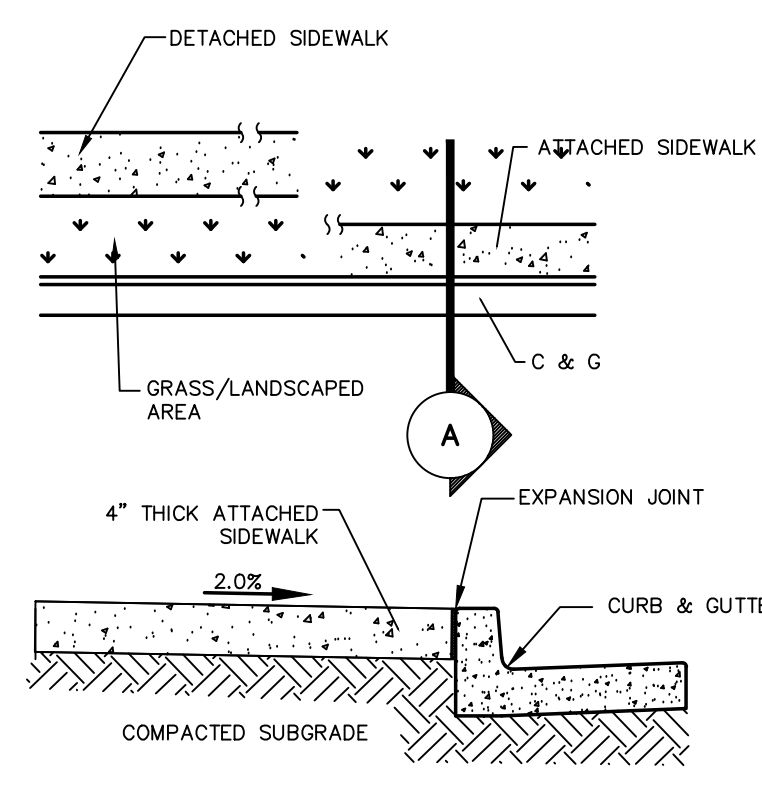
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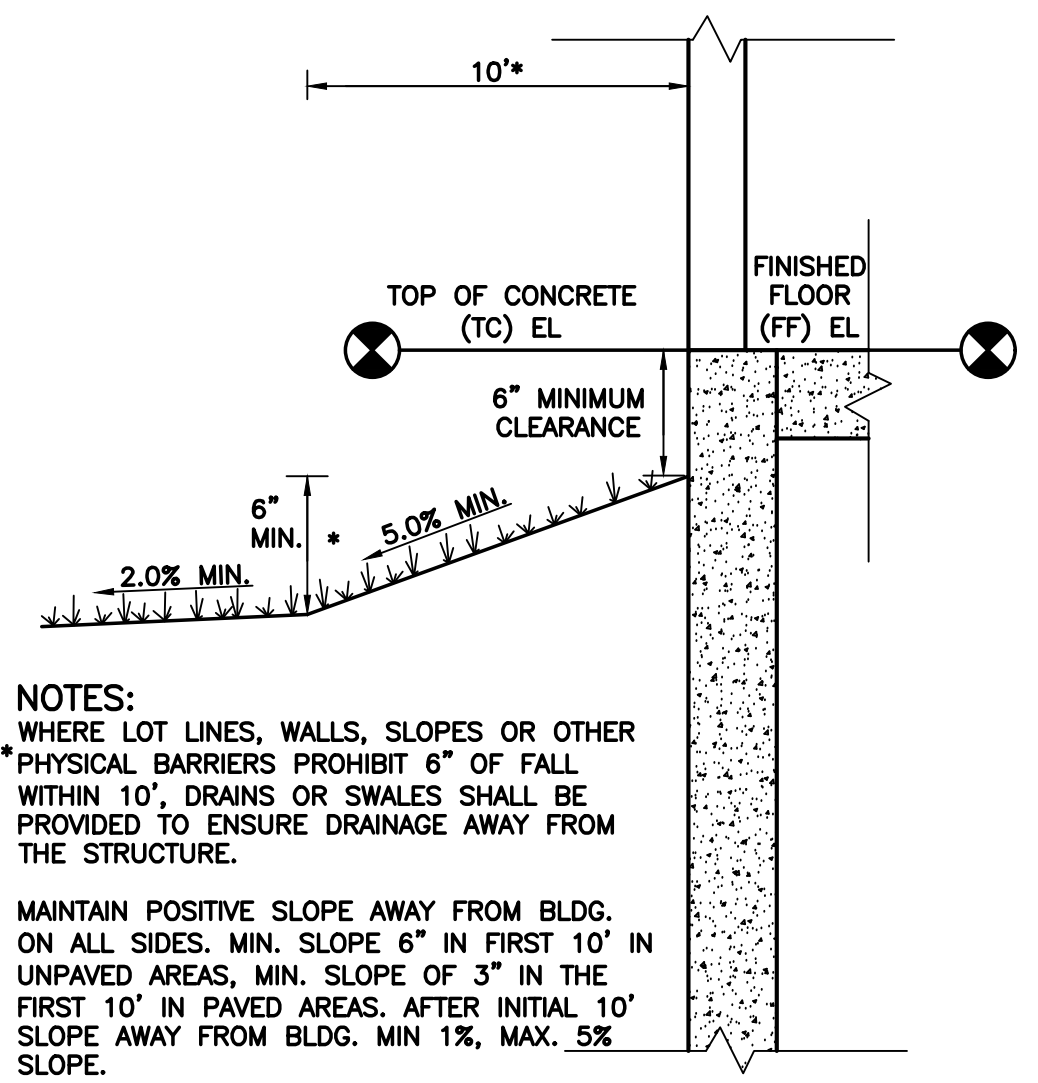
TYPICAL CONCRETE CROSSPAN (A)  
SCALE: 1" = 1'-0"



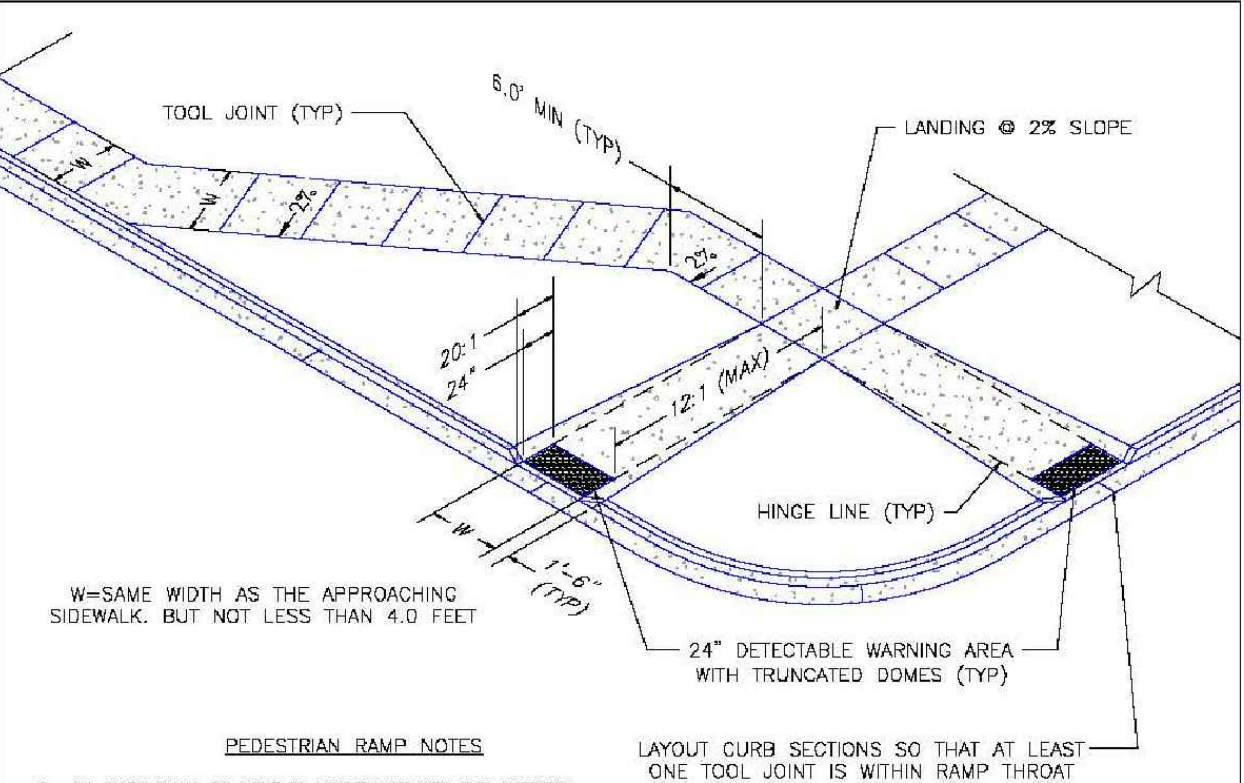
CURB CHASE SECTION (C)  
SCALE: 1"=1' H&V



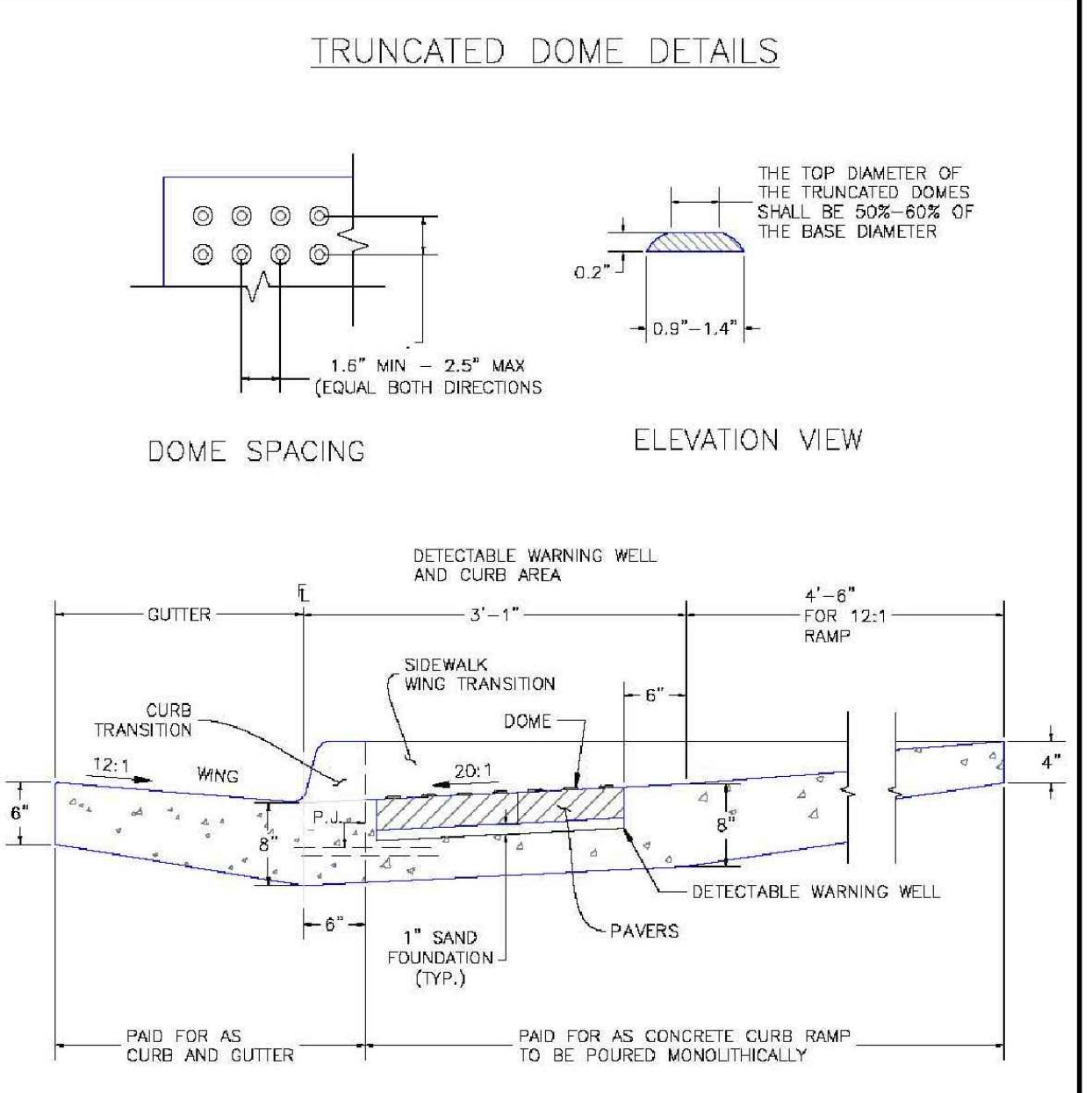
CONCRETE SIDEWALK DETAIL (B)  
N.T.S.



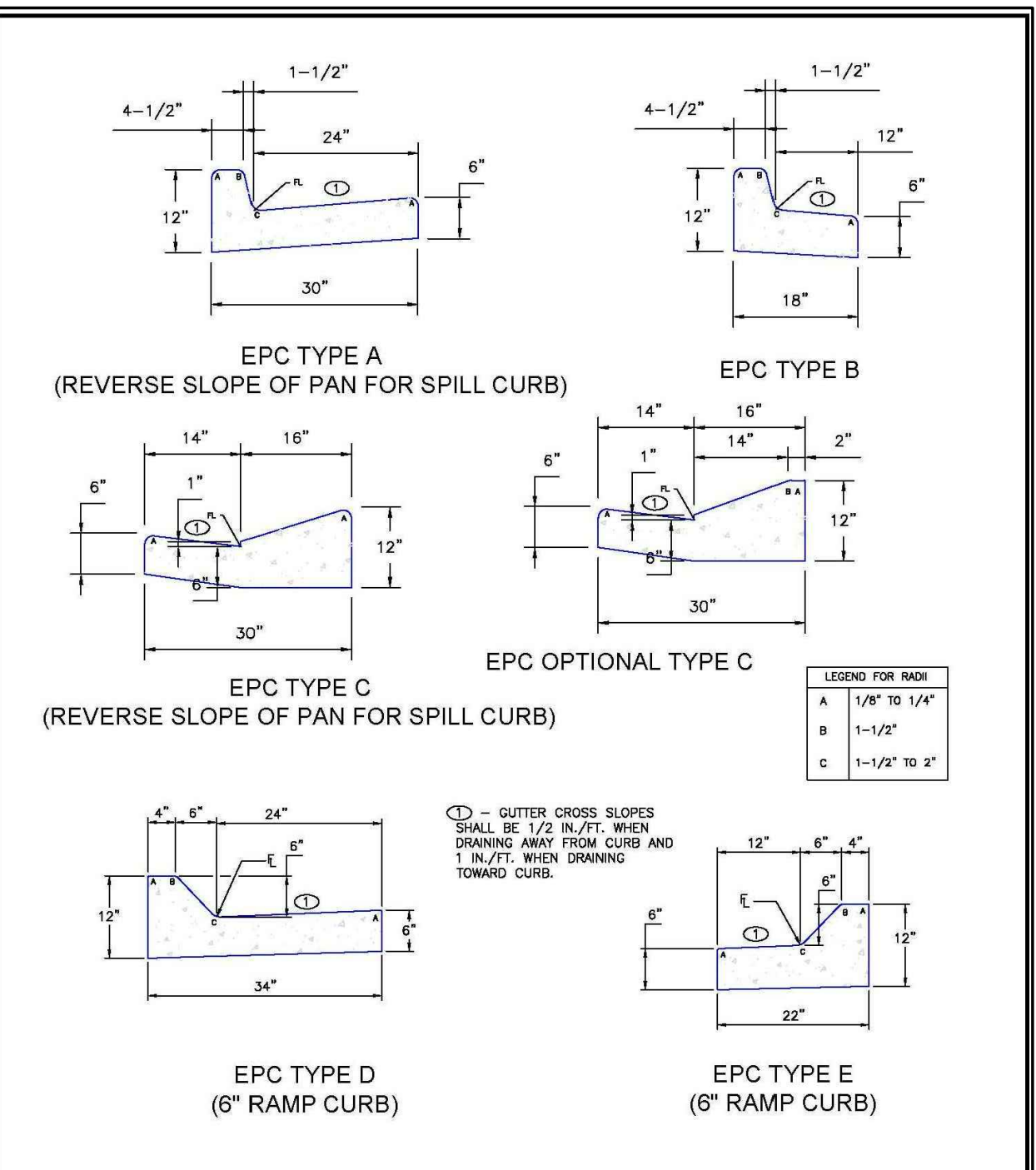
TYPICAL BUILDING DRAINAGE DETAIL (D)  
SCALE: NTS



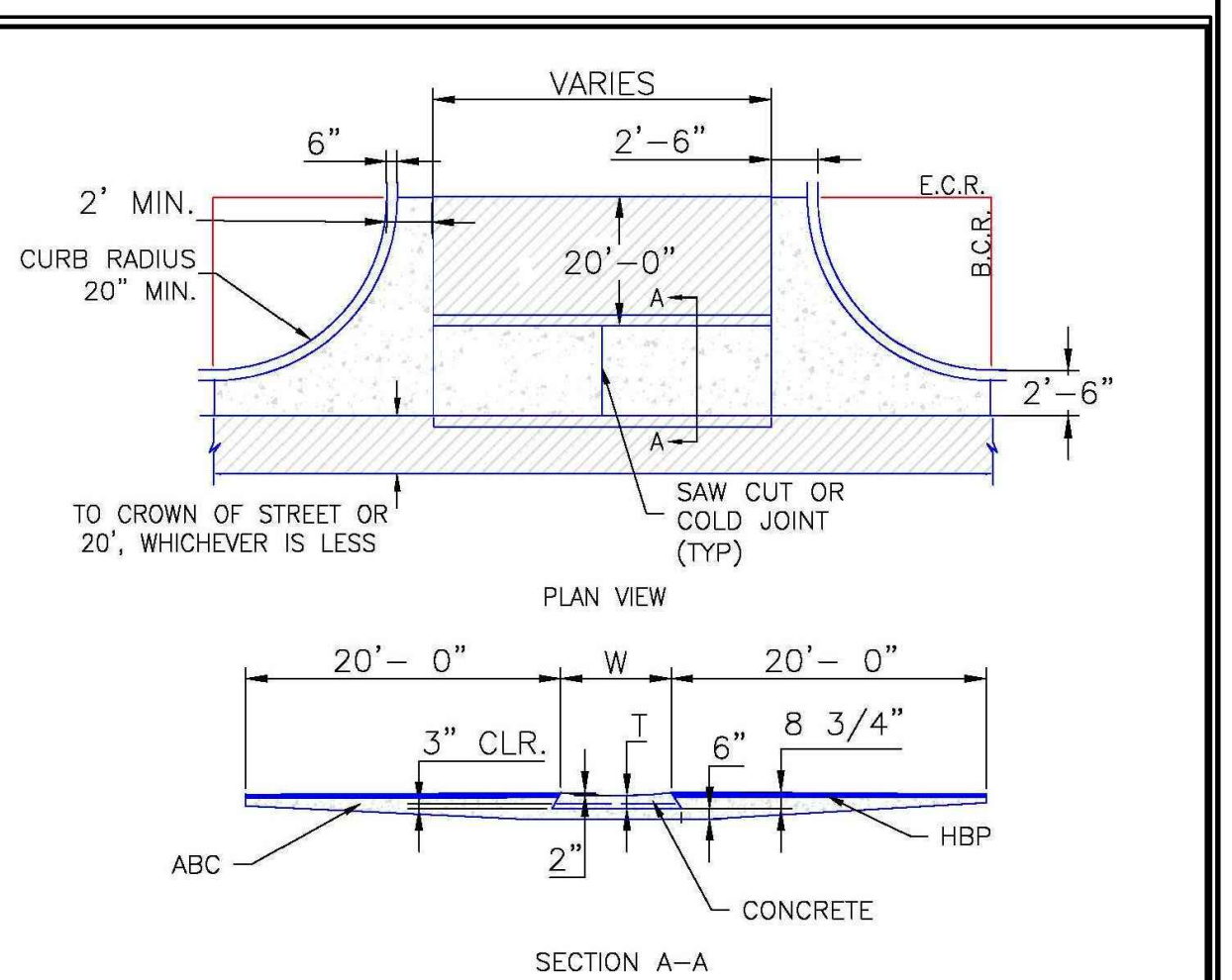
7/9/09  
DATE APPROVED: André P. Brackin  
DEPARTMENT OF TRANSPORTATION  
Pedestrian Intersection Ramp  
Standard Drawing  
12/8/15  
REVISION DATE  
SD\_2-41  
FILE NAME



1/1/08  
DATE APPROVED: John A. McCarty  
DEPARTMENT OF TRANSPORTATION  
Truncated Dome Details  
Standard Drawing  
11/25/15  
REVISION DATE  
SD\_2-42  
FILE NAME



8/11/11  
DATE APPROVED: André P. Brackin  
DEPARTMENT OF TRANSPORTATION  
Typical Curb and Gutter Details  
Standard Drawing  
12/8/15  
REVISION DATE  
SD\_2-20  
FILE NAME



8/11/11  
DATE APPROVED: André P. Brackin  
DEPARTMENT OF TRANSPORTATION  
Typical Cross Pan Layout Detail  
Standard Drawing  
12/8/15  
REVISION DATE  
SD\_2-26  
FILE NAME

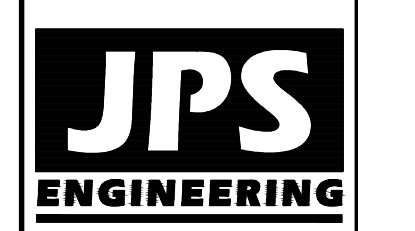
**GENERAL CIVIL NOTES:**

- All construction shall meet the following standards & specifications:
  - 2009 International Building Code.
  - Pikes Peak Regional Building Code, latest edition.
  - El Paso County Engineering Criteria Manual (ECM), latest edition.
  - Project Geotechnical Report.
- The contractor shall be responsible for the notification and field location 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 actual construction.
- The contractor shall have one (1) signed copy of these approved plans and one (1) copy of the appropriate design and construction standards and specifications at the job site at all times.
  - El Paso County Engineering Criteria Manual.
- Storm drain pipe shall be rcp class iii with class c bedding unless otherwise noted.
- Stationing is at centerline unless otherwise noted. All elevations are at flowline unless otherwise noted. All dimensions are from face of curb unless otherwise noted. Lengths shown for storm sewer pipes are to center of manhole.
- Contractor shall coordinate with gas, electric, telephone and cable t.v. Utility suppliers for installation of all utilities. Minimum cover for all dry utilities shall be 36".
- Contractor shall remove and dispose of all existing structures, debris, waste and other unsuitable fill material found within the limits of excavation.
- Match into existing grades at 3:1 max cut and fill slopes.
- Revegetation of all disturbed areas shall be done with 4" topsoil and dry land grass seed after fine grading is complete ("foothills seed mix").
- Erosion control shall consist of silt fence and hay bales as shown on the drawing, and topsoil with grass seed, which will be watered until vegetation has been re-established.
- The erosion control measures outlined on this plan are the responsibility of the contractor to monitor and replace, regrade, and rebuild as necessary until vegetation is re-established.
- Contractor shall implement best management practices in a manner that will protect adjacent properties and public facilities from the adverse effects of erosion and sedimentation as a result of construction and earthwork activities within the project site.
- Additional erosion control measures may be required as determined by site conditions.
- 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.
- All backfill, sub-base, and/or base course material shall be compacted per the project geotechnical report and County specifications.
- Concrete used in curb and gutter, sidewalk, and crosspan construction shall meet County criteria.
- All finished grades shall have a minimum 1.0% slope to provide positive drainage.
- Contractor shall obtain all required permits prior to beginning work.

DeYOUNG SUBDIVISION

CIVIL NOTES & DETAILS

HORZ. SCALE:	N/A	DRAWN:	BJJ
VERT. SCALE:	N/A	DESIGNED:	JPS
SURVEYED:	RIDGELINE	CHECKED:	JPS
CREATED:	4/15/20	LAST MODIFIED:	4/20/20
PROJECT NO:	031901	MODIFIED BY:	BJJ
SHEET:	C2.1		



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Colorado Springs, CO  
80903  
PH: 719-477-9429  
FAX: 719-471-0766  
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1-800-922-1987  
CALL OR VISIT US IN ADVANCE BEFORE YOU DIG, GRADE, OR EXCAVATE FOR THE MARKING OF UNDERGROUND MEMBER UTILITIES.

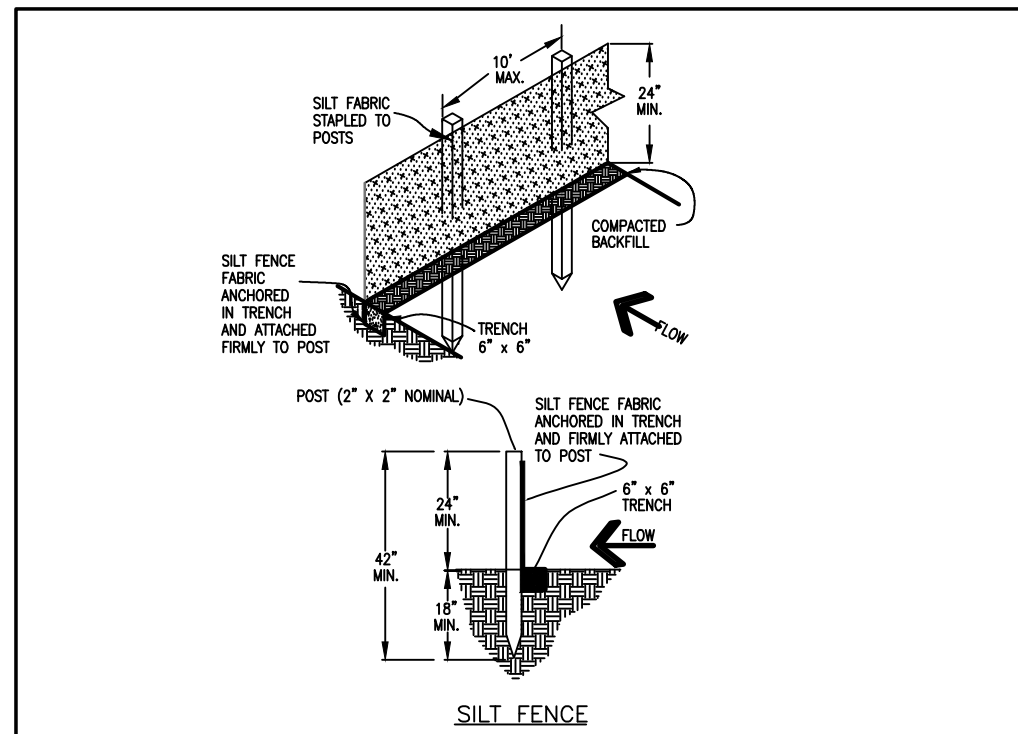
NO.	DATE	BY	REVISION
1	4/20/20	JPS	EPC SUBMITTAL

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

REVISED 7/02/19

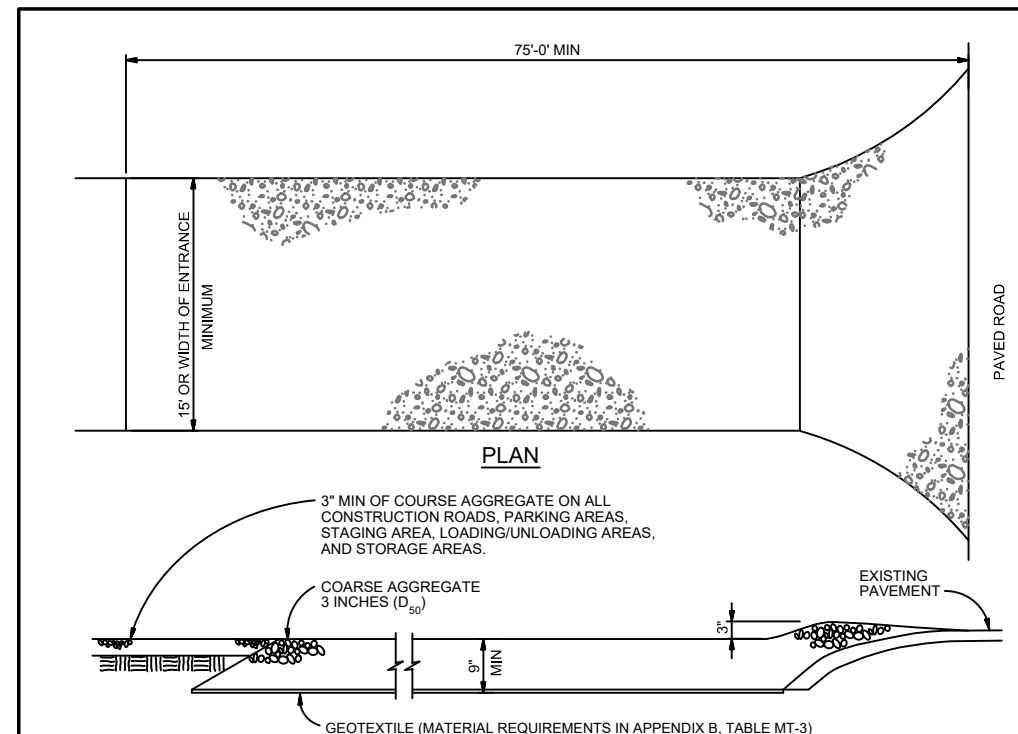
- 1. STORMWATER DISCHARGES FROM CONSTRUCTION SITES SHALL NOT CAUSE OR THREATEN TO CAUSE POLLUTION, CONTAMINATION, OR DEGRADATION OF STATE WATERS. ALL WORK AND EARTH DISTURBANCE SHALL BE DONE IN A MANNER THAT MINIMIZES POLLUTION OF ANY ON-SITE OR OFF-SITE WATERS, INCLUDING WETLANDS.
2. NOTWITHSTANDING 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.
...
29. AT LEAST TEN (10) DAYS PRIOR TO THE ANTICIPATED START OF CONSTRUCTION, FOR PROJECTS THAT WILL DISTURB ONE (1) ACRE OR MORE, THE OWNER OR OPERATOR OF CONSTRUCTION ACTIVITY SHALL SUBMIT A PERMIT APPLICATION FOR STORMWATER DISCHARGE TO THE COLORADO DEPARTMENT OF PUBLIC HEALTH AND ENVIRONMENT, WATER QUALITY DIVISION. THE APPLICATION CONTAINS CERTIFICATION OF COMPLETION OF A STORMWATER MANAGEMENT PLAN (SWMP), OF WHICH THIS GRADING AND EROSION CONTROL PLAN MAY BE A PART. FOR INFORMATION OR APPLICATION MATERIALS CONTACT:
COLORADO DEPARTMENT OF PUBLIC HEALTH AND ENVIRONMENT
WATER QUALITY CONTROL DIVISION
WCDD - PERMITS
4300 CHERRY CREEK DRIVE SOUTH
DENVER, CO 80246-1530
ATTN: PERMITS UNIT

provide temporary sediment basin detail



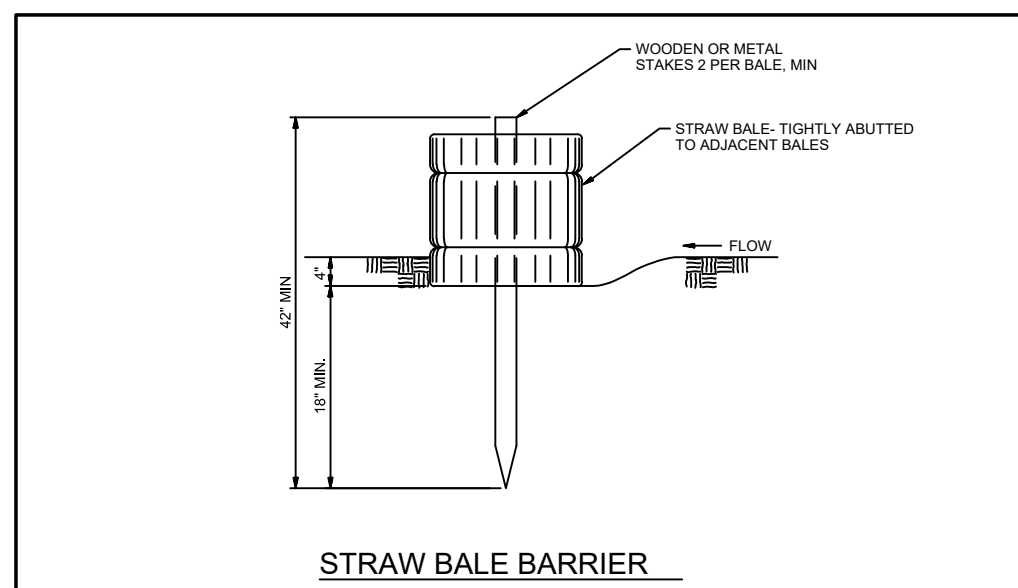
SILT FENCE NOTES
INSTALLATION REQUIREMENTS
1. SILT FENCES SHALL BE INSTALLED PRIOR TO ANY LAND DISTURBING ACTIVITIES.
2. WHEN JOINTS ARE NECESSARY, SILT FENCE GEOTEXTILE SHALL BE SPUN TOGETHER ONLY AT SUPPORT POST AND SECURELY SEALED.
...
MAINTENANCE REQUIREMENTS
1. REGULAR INSPECTIONS ARE TO BE MADE OF ALL STABILIZED AREAS, ESPECIALLY AFTER STORM EVENTS.
2. STONES ARE TO BE REPLACED PERIODICALLY AND WHEN REPAIR IS NECESSARY.

City of Colorado Springs Stormwater Quality Figure SF-2 Silt Fence Construction Detail and Maintenance Requirements



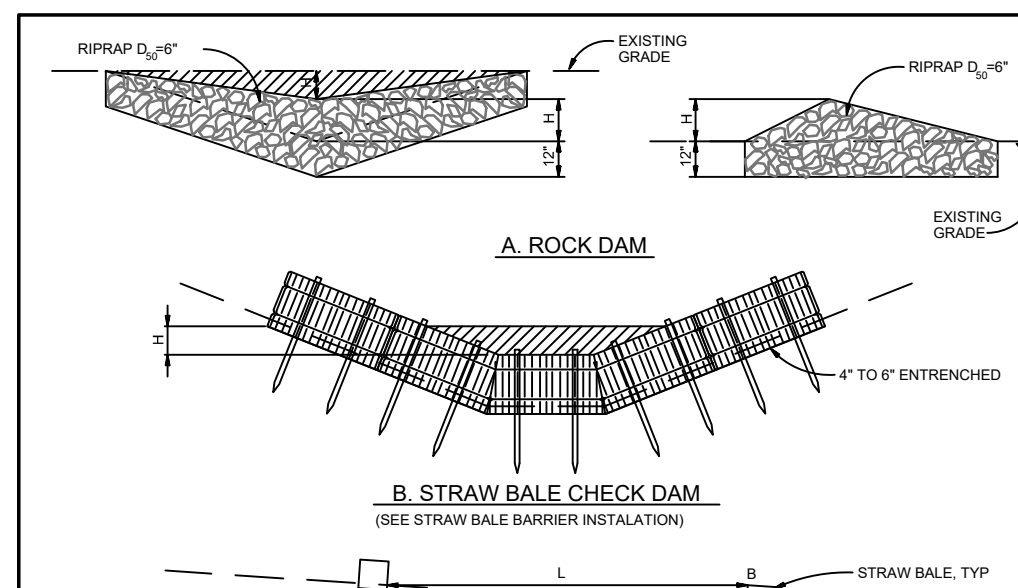
VEHICLE TRACKING NOTES
INSTALLATION REQUIREMENTS
1. ALL ENTRANCES TO THE CONSTRUCTION SITE ARE TO BE STABILIZED PRIOR TO CONSTRUCTION BEGINNING.
2. CONSTRUCTION ENTRANCES ARE TO BE BUILT WITH AN OPEN TOP TO ALLOW FOR TURNING TRAFFIC, BUT SHOULD NOT BE BUILT OVER EXISTING PAVEMENT EXCEPT FOR A SLIGHT OVERLAP.
...
MAINTENANCE REQUIREMENTS
1. REGULAR INSPECTIONS ARE TO BE MADE OF ALL STABILIZED AREAS, ESPECIALLY AFTER STORM EVENTS.
2. STONES ARE TO BE REPLACED PERIODICALLY AND WHEN REPAIR IS NECESSARY.

City of Colorado Springs Stormwater Quality Figure VT-2 Vehicle Tracking Application Examples



STRAW BALE BARRIER NOTES
INSTALLATION REQUIREMENTS
1. STRAW BALE BARRIERS SHALL BE INSTALLED PRIOR TO ANY LAND DISTURBING ACTIVITIES.
2. BALES SHALL CONSIST OF APPROXIMATELY 5 CUBIC FEET OF CORNED WHEAT FREE HAY OR STRAW AND WEIGH NOT LESS THAN 35 POUNDS.
...
MAINTENANCE REQUIREMENTS
1. CONTRACTOR SHALL INSPECT STRAW BALE BARRIERS IMMEDIATELY AFTER EACH RAINFALL, AT LEAST DAILY DURING PROLONGED RAINFALL, AND WEEKLY DURING PERIODS NO RAINFALL.

City of Colorado Springs Stormwater Quality Figure SBB-2 Straw Bale Barrier Construction Detail and Maintenance Requirements



CHECK DAM NOTES
INSTALLATION REQUIREMENTS
1. STRAW BALES USED AS CHECK DAMS ARE TO MEET THE REQUIREMENTS STATED IN FIGURE SBB-2.
2. THE 1/2" DIMENSION SHALL BE SELECTED TO PROVIDE WEIR FLOW CAPACITY FOR 25-TON FLOW OR GREATER.
...
MAINTENANCE REQUIREMENTS
1. REGULAR INSPECTIONS ARE TO BE MADE OF ALL CHECK DAMS, ESPECIALLY AFTER STORM EVENTS.
2. REPLACE STONES AS NECESSARY TO MAINTAIN THE CORRECT HEIGHT OF THE DAM.

City of Colorado Springs Stormwater Quality Figure CD-1 Check Dam Construction Detail and Maintenance Requirements

SEEDING MIX:

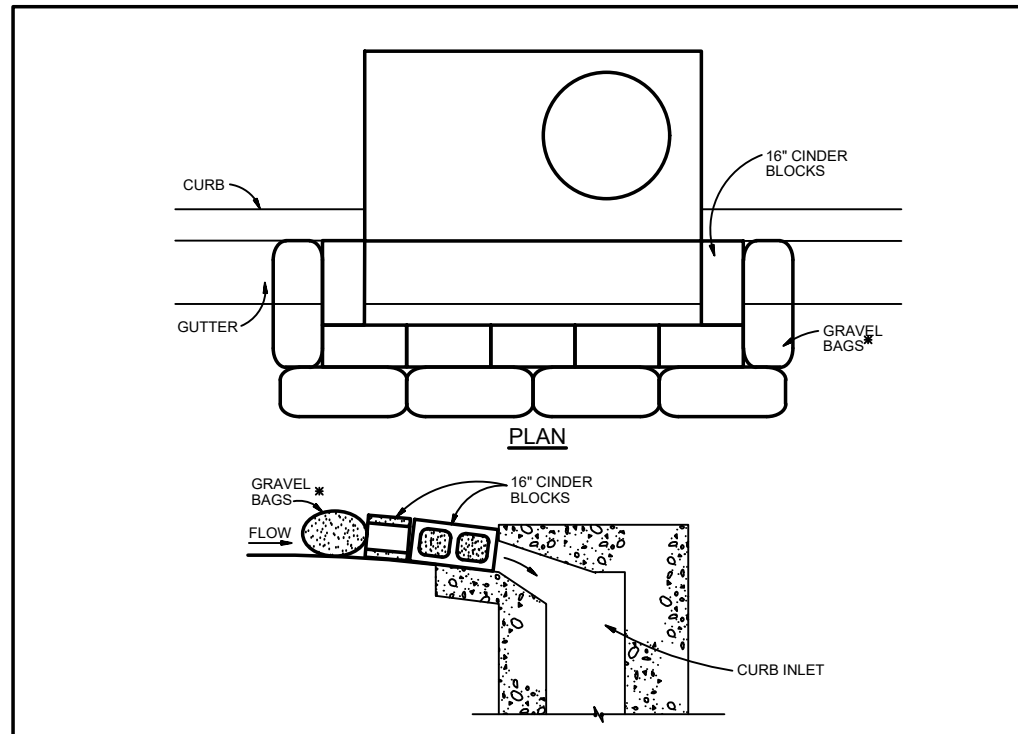
Table with columns: GRASS, VARIETY, AMOUNT IN PLS LBS. PER ACRE. Includes entries for Crested Wheat Grass, Perennial Rye, Western Wheatgrass, Smooth Brome Grass, Sideoats Grama, and Ephraim/Hycrest.

SEEDING & FERTILIZER APPLICATION: DRILL SEED OR HYDRO-SEED PER CDOT SPEC. SECTION 212.

MULCHING APPLICATION: CONFORM TO CDOT SPEC-SECTION 213.

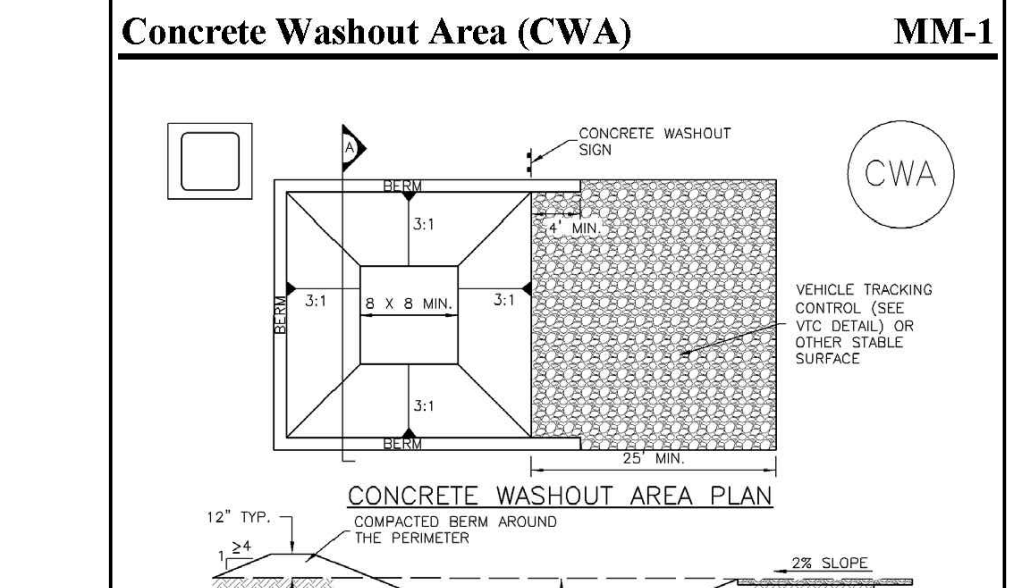
EROSION CONTROL NOTES:

AT LEAST TEN DAYS PRIOR TO THE ANTICIPATED START OF CONSTRUCTION, FOR PROJECTS THAT WILL DISTURB 1 ACRE OR MORE, THE OWNER OR OPERATOR OF THE CONSTRUCTION ACTIVITY SHALL SUBMIT A PERMIT APPLICATION FOR STORMWATER DISCHARGE TO THE COLORADO DEPARTMENT OF PUBLIC HEALTH AND ENVIRONMENT, WATER QUALITY CONTROL DIVISION. THE APPLICATION CONTAINS CERTIFICATION OF COMPLETION OF A STORMWATER MANAGEMENT PLAN (SWMP), OF WHICH THIS GRADING AND EROSION CONTROL PLAN MAY BE A PART. FOR INFORMATION OR APPLICATION MATERIALS CONTACT: COLORADO DEPARTMENT OF PUBLIC HEALTH AND ENVIRONMENT WATER QUALITY CONTROL DIVISION WCDD-PERMITS 4300 CHERRY CREEK DRIVE SOUTH DENVER, COLORADO 80246-1530 ATTN: PERMITS UNIT



BLOCK AND GRAVEL BAG CURB INLET PROTECTION NOTES
INSTALLATION REQUIREMENTS
1. INLET PROTECTION SHALL BE INSTALLED IMMEDIATELY AFTER CONSTRUCTION OF INLET.
2. CONCRETE BLOCKS ARE TO BE PLACED AROUND THE INLET IN A SINGLE ROW ON THEIR BROAD SIDES, ADJOINING ONE ANOTHER WITH THE OPEN ENDS OF THE BLOCK FACING OUTWARD.
...
MAINTENANCE REQUIREMENTS
1. CONTRACTOR SHALL INSPECT INLET PROTECTION IMMEDIATELY AFTER EACH RAINFALL, AT LEAST DAILY DURING PROLONGED RAINFALL, AND WEEKLY DURING PERIODS NO RAINFALL.

City of Colorado Springs Stormwater Quality Figure IP-3 Block & Gravel Bag Curb Inlet Protection Construction Detail and Maintenance Requirements



CONCRETE WASHOUT AREA (CWA) MM-1
INSTALLATION NOTES
1. SEE PLAN VIEW FOR CWA INSTALLATION LOCATION.
2. DO NOT LOCATE AN UNLINED CWA WITHIN 450' OF ANY NATURAL DRAINAGE PATHWAY OR WATERBODY. DO NOT LOCATE WITHIN 1,000' OF ANY WELLS OR DRINKING WATER SOURCES. IF SURFACE STORAGE ALTERNATE(S) USING PREFABRICATED CONCRETE WASHOUT DEVICES OR A LINED ABOVE GROUND STORAGE ARE SHOULD BE USED.

City of Colorado Springs Stormwater Quality Figure CWA-3 Concrete Washout Area Construction Detail and Maintenance Requirements

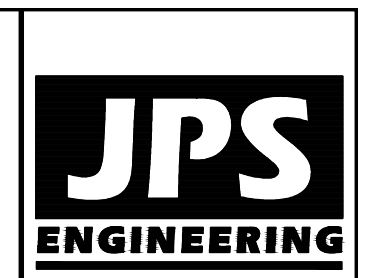
ESTIMATED TIME SCHEDULE:

Table with columns: Activity, Start Date, End Date. Includes Grading Start (June 2020), Grading Completion (May 2021), Seeding & Mulching (May 2021), Stabilization (May 2022).

1 AND AFTER ANY PRECIPITATION OR SNOW MELT EVENT THAT CAUSES SURFACE EROSION.

2 ACCUMULATED SEDIMENT AND DEBRIS SHALL BE REMOVED WHEN THE SEDIMENT LEVEL REACHES ONE HALF THE HEIGHT OF THE BMP OR AT ANY TIME THAT SEDIMENT OR DEBRIS ADVERSELY IMPACTS THE FUNCTION OF THE BMP.

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19 E. Willamette Ave. Colorado Springs, CO 80903
PH: 719-477-9429
FAX: 719-471-0766
www.jpsengr.com

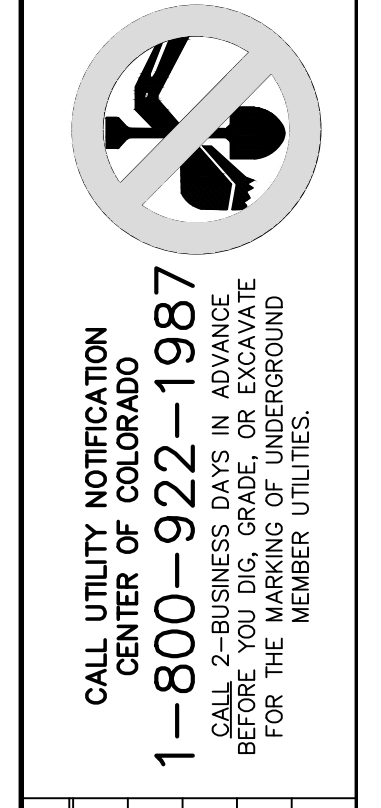


Table with columns: No., Revision, Date, By. Includes entries for EPC SUBMITTAL and JPS dated 4/20/20.

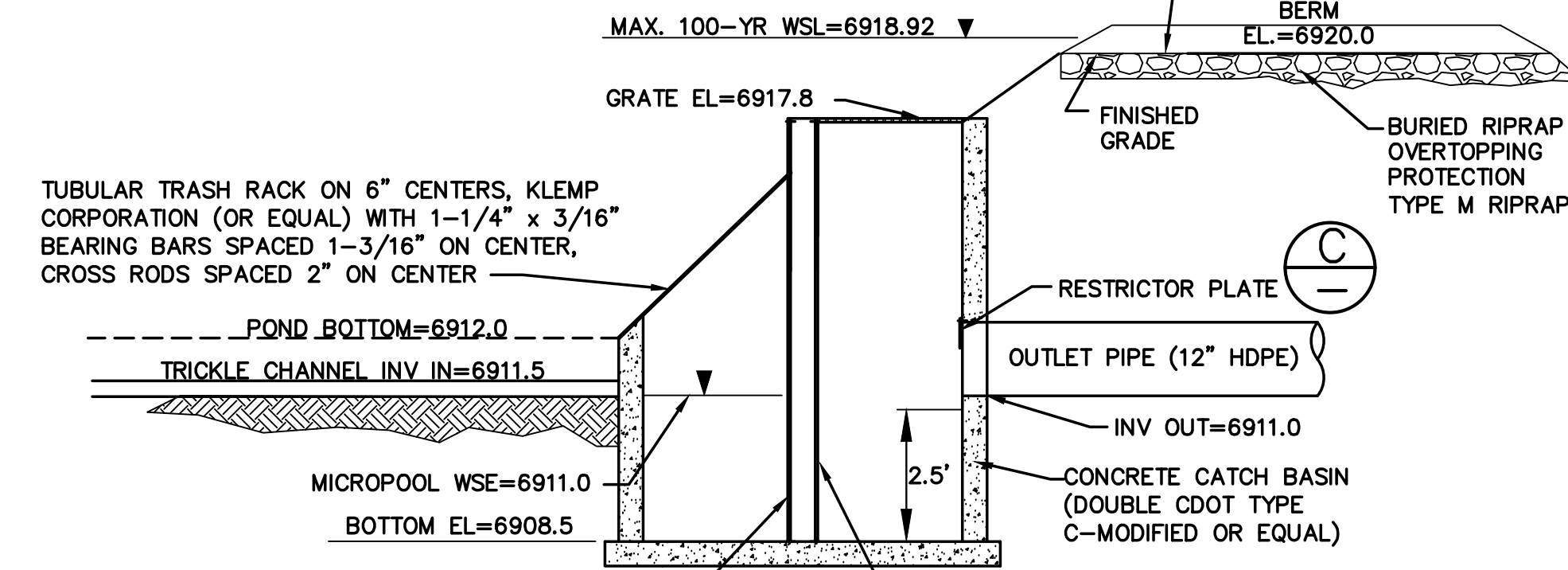
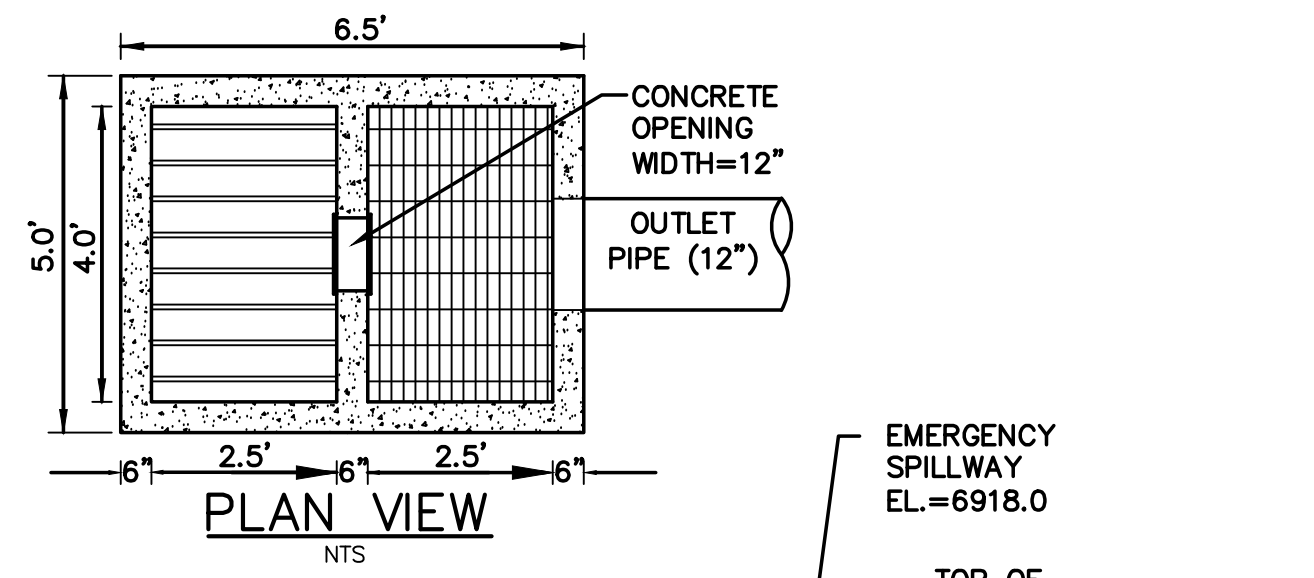
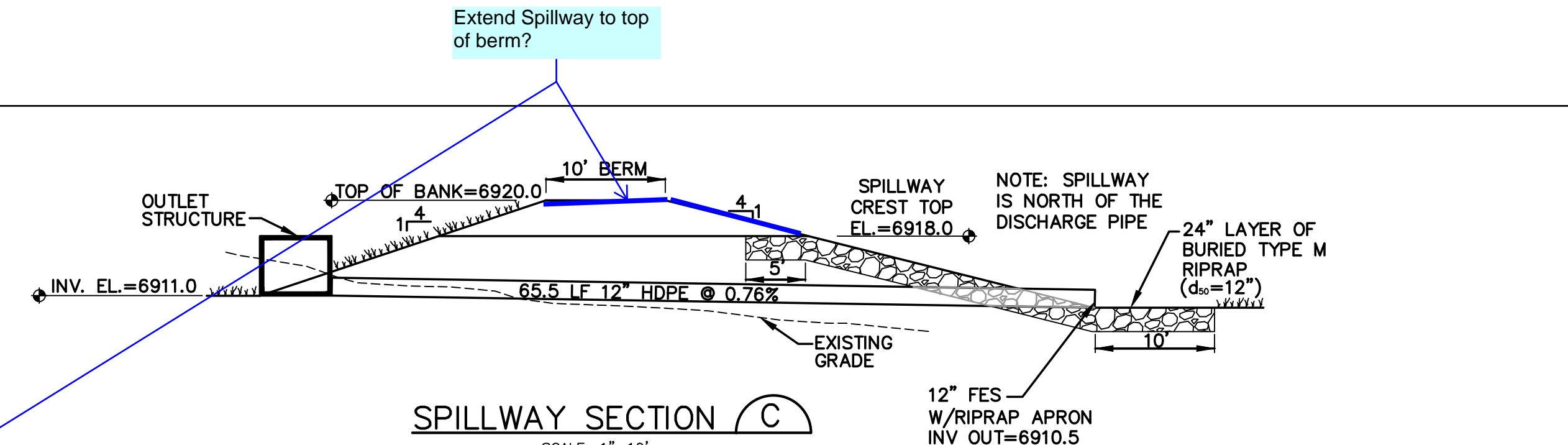
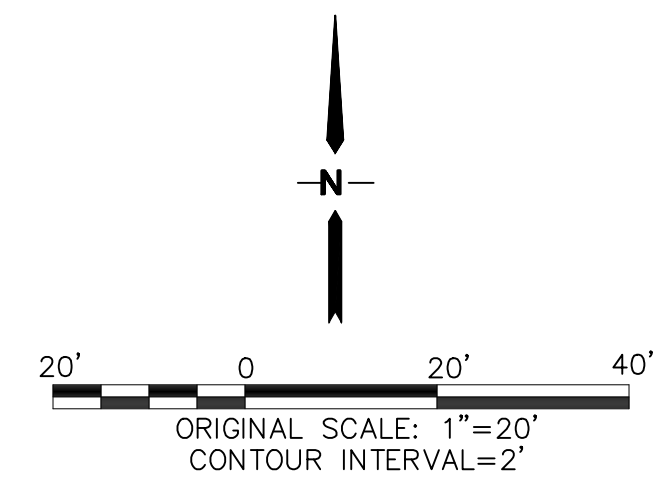
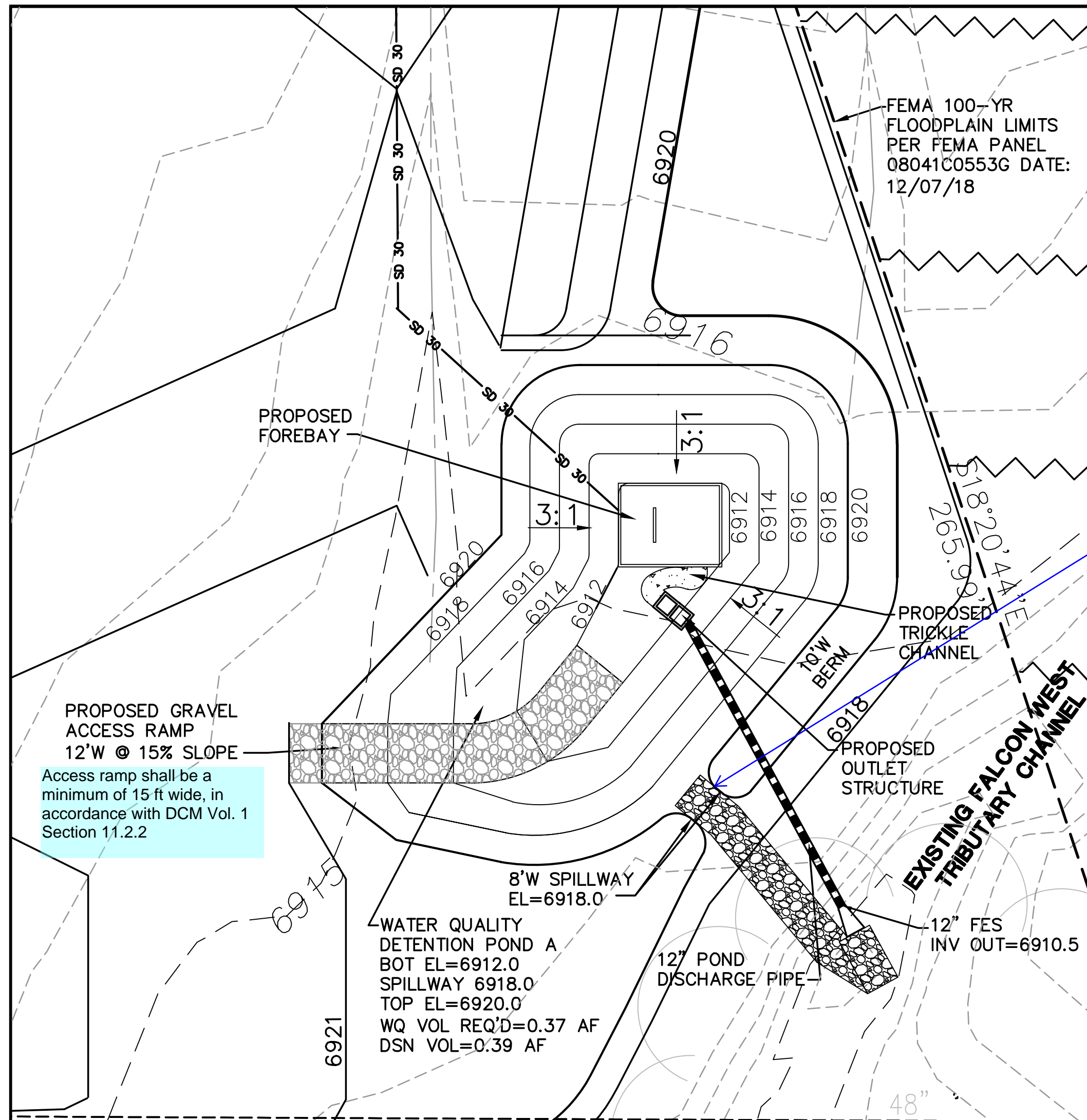
EROSION CONTROL NOTES & DETAILS

Table with columns: Scale, Drawing, Design, Check, Date, Modified. Includes NTS, BJJ, JPS, 4/15/20, 4/20/20.

SHEET: C2.2

PCD PROJECT NO. MS-20-001

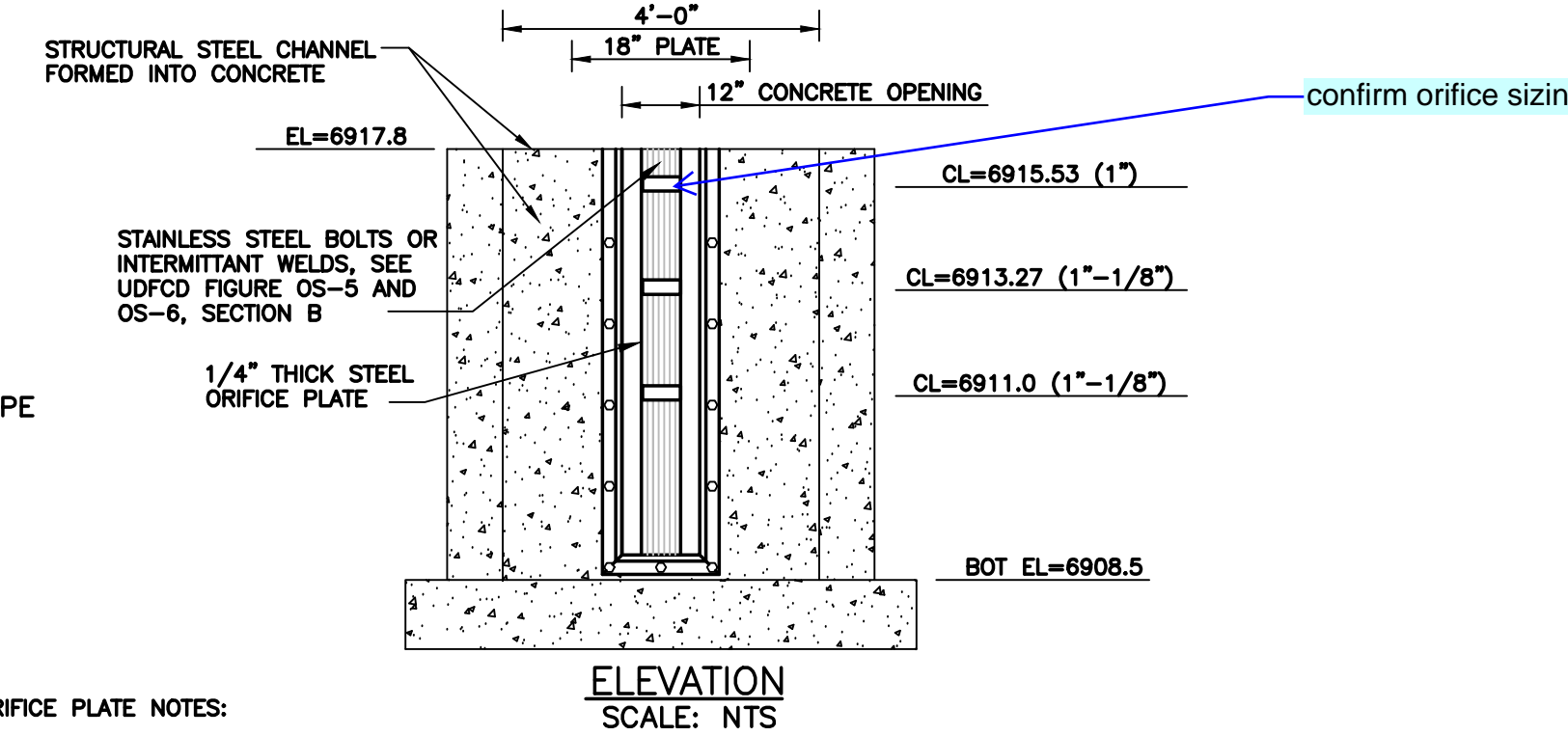
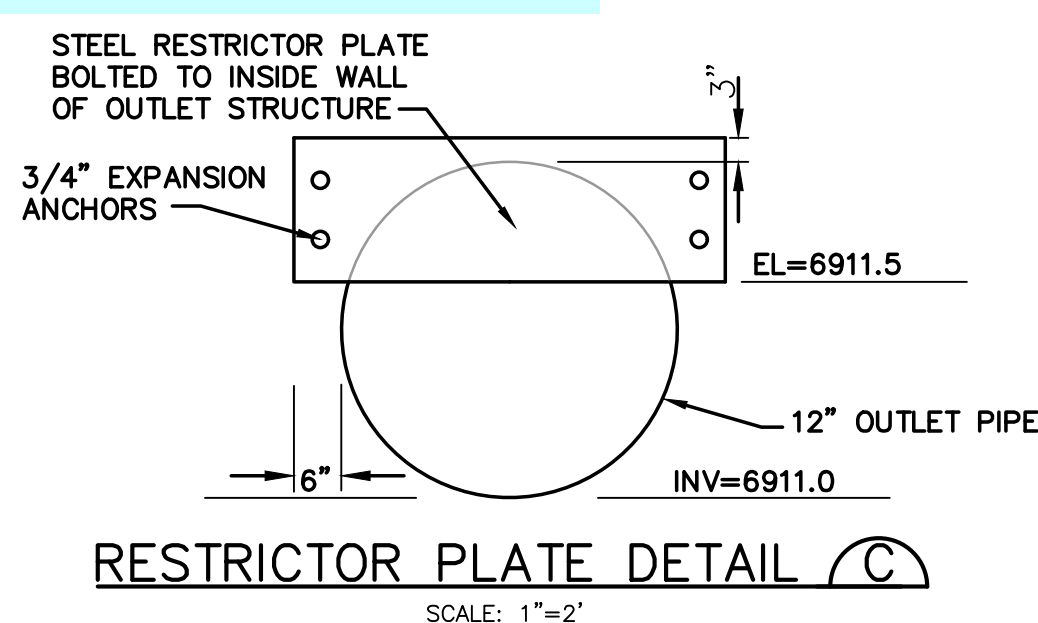
C:\Users\Owner\Dropbox\psprojects\031901\hammers-marcoe\dwg\civil\C3.1.dwg Apr. 22, 2020 - 2:52pm



VERTICAL TRASH SCREEN; AMICO-KLEMP SR SERIES W/CROSS RODS 2" O.C.; ATTACH BY INTERMITTENT WELDS TO C8x18.75 AMERICAN STEEL CHANNEL FORMED INTO CONCRETE BOTTOM AND SIDES OF OPENING IN WALL

Restrictor plate requires a gasket or sealant to ensure a watertight seal with outlet structure

TYPICAL DETENTION POND OUTLET STRUCTURE SECTION A



ORIFICE PLATE NOTES:

- MINIMIZE THE NUMBER OF COLUMNS.
- PROVIDE GASKET MATERIAL BETWEEN THE ORIFICE PLATE AND CONCRETE.
- BOLT PLATE TO CONCRETE 12" MAX. ON CENTER.

EURY AND WQCV TRASH RACKS:

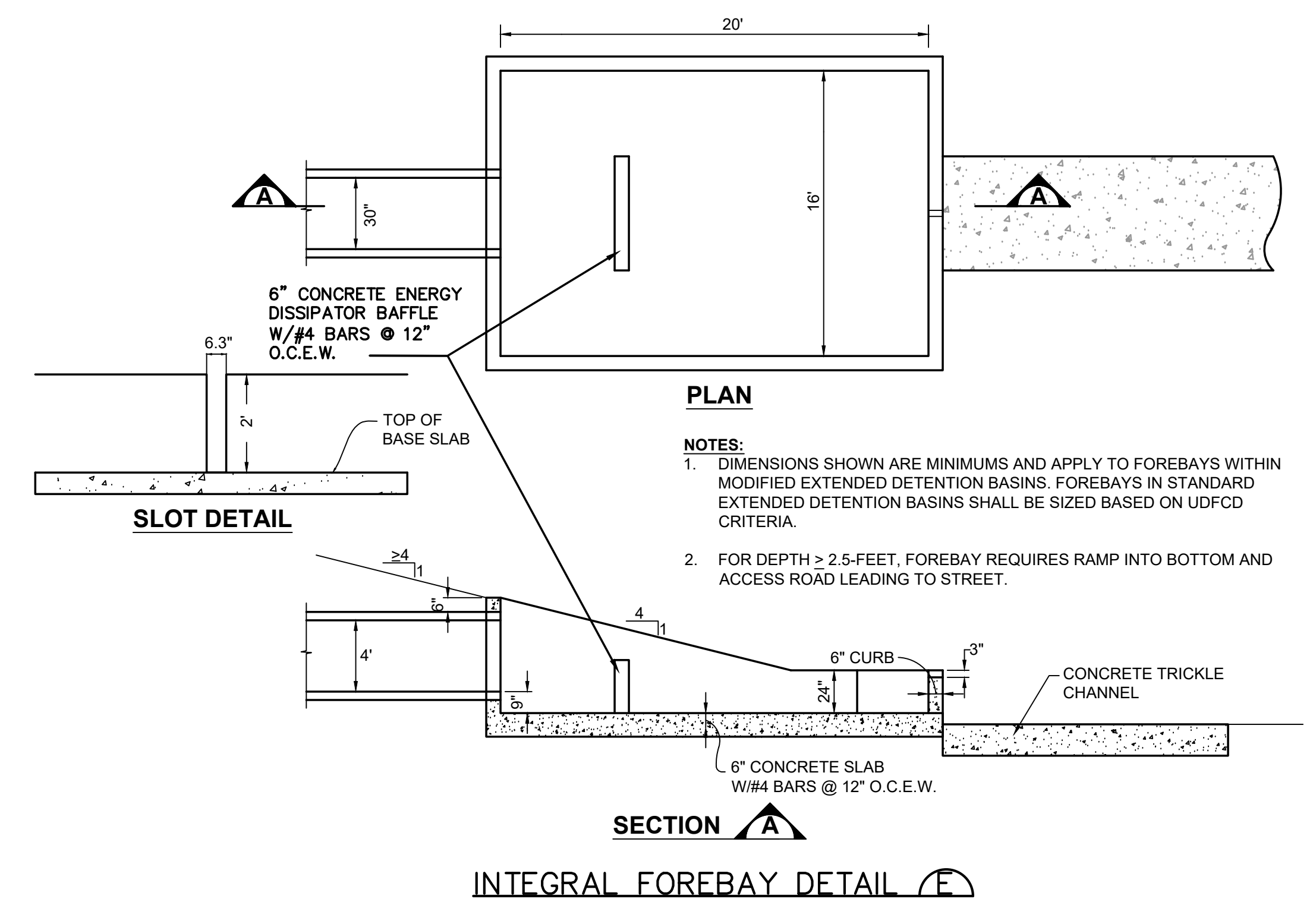
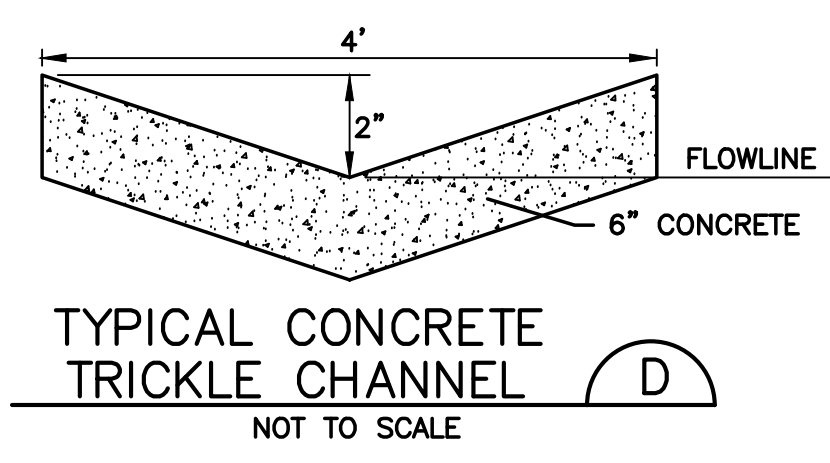
- WELL-SCREEN TRASH RACKS (FOR CIRCULAR ORIFICES) SHALL BE ATTACHED BY INTERMITTENT WELDS ALONG THE EDGE OF THE MOUNTING FRAME.
- STRUCTURAL DESIGN OF TRASH RACKS SHALL BE BASED ON FULL HYDROSTATIC HEAD WITH ZERO HEAD DOWNSTREAM OF THE RACK.

OVERFLOW TRASH RACKS:

- ALL TRASH RACKS SHALL BE MOUNTED USING STAINLESS STEEL HARDWARE AND PROVIDED WITH HINGED AND LOCKABLE OR BOLTABLE ACCESS PANELS.
- TRASH RACKS SHALL BE STAINLESS STEEL, ALUMINUM, OR STEEL. STEEL TRASH RACKS SHALL BE HOT DIP GALVANIZED AND MAY BE HOT POWDER COATED AFTER GALVANIZING.
- TRASH RACKS SHALL BE DESIGNED SUCH THAT THE DIAGONAL DIMENSION OF EACH OPENING IS SMALLER THAN THE DIAMETER OF THE OUTLET PIPE.
- STRUCTURAL DESIGN OF TRASH RACKS SHALL BE BASED ON FULL HYDROSTATIC HEAD WITH ZERO HEAD DOWNSTREAM OF THE RACK.

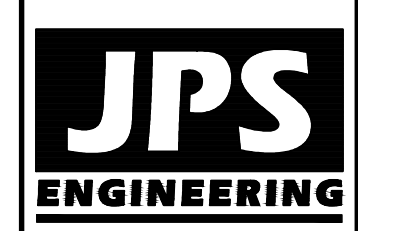
ORIFICE PLATE AND TRASH RACK DETAILS AND NOTES B

SCALE: NTS



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DETENTION POND A  
PLAN & DETAILS



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Colorado Springs, CO 80903  
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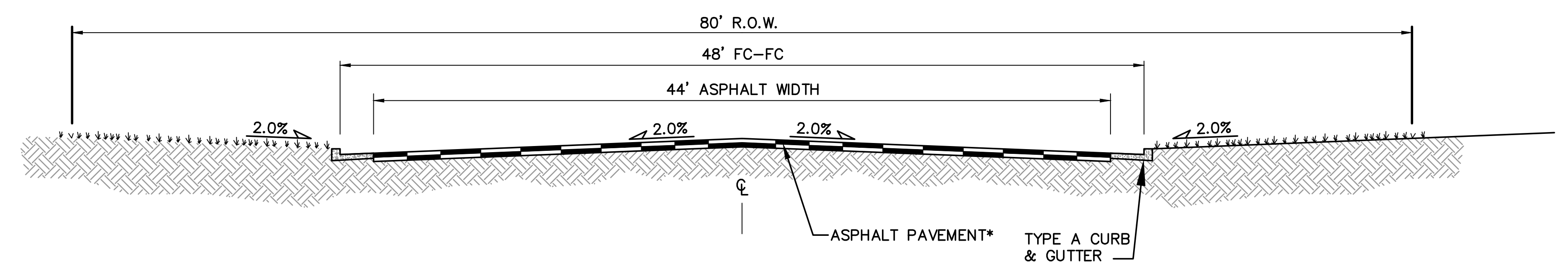
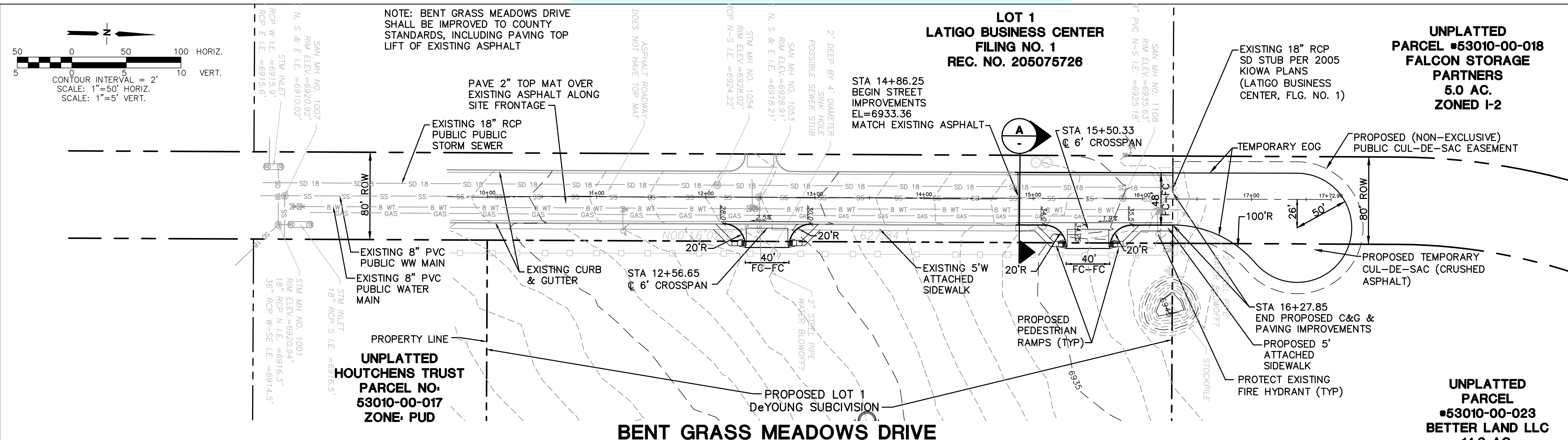


CALL UTILITY NOTIFICATION CENTER OF COLORADO  
1-800-922-1987  
CALL BEFORE YOU DIG. IN ANY EXCAVATE BEFORE YOU DIG GRADE, OR EXCAVATE FOR THE MARKING OF UNDERGROUND MEMBER UTILITIES.

NO.	DATE	BY	REVISION
1	4/30/20	JPS	EPC SUBMITTAL

HORZ. SCALE:	N/A	DRAWN:	BJJ
VERT. SCALE:	N/A	DESIGNED:	JPS
SURVEYED:	RIDGELINE	CHECKED:	JPS
CREATED:	4/19/20	LAST MODIFIED:	4/22/20
PROJECT NO:	031901	MODIFIED BY:	BJJ

SHEET: C3.1



6940																					6940
6935																					6935
6930																					6930
6925																					6925
6920																					6920

STATEMENT: THE CITY OF COLORADO SPRINGS RECOGNIZES THE DESIGN ENGINEER AS HAVING RESPONSIBILITY FOR THE DESIGN; THE CITY HAS LIMITED ITS SCOPE OF REVIEW ACCORDINGLY. RESUBMITTAL REQUIRED IF CONSTRUCTION HAS NOT COMMENCED WITHIN 180 DAYS AFTER REVIEW DATE.

REVIEW: STREET DESIGN: CURB & GUTTER REVIEW DATE: DATE: FINAL REVIEW DATE: DRAINAGE DESIGN: DRAINAGE BASIN SPRING CREEK FILED IN ACCORDANCE WITH SECTION 15-3-906 OF COLORADO SPRINGS 1980, AS AMENDED DATE:

DESIGN DATA: SIDEWALKS: WIDTH      ASPHALT THICKNESS: AC SURFACE      AC BASE      LOCATION: ATTACHED  DETACHED, 6" FROM P/L  CURET TYPE  2  3  R/W WIDTH 80' F/C-F/C 48' STREET TYPE URBAN COLLECTOR HVEEM      AGGREGATE BASE THICKNESS: CLASS 6      CLASS 5      CLASS 2     

BENCHMARK: SOUTHWEST CORNER OF PROPERTY, TOP OF LWA CAP ELEVATION=5906.38 (DATUM: FIMS; NGVD 29)

STATEMENTS: A. SEWER - ANY CHANGES OR ALTERATIONS EFFECTING THE GRADE, ALIGNMENT, ELEVATION, AND DEPTH OF COVER OF SEWERS AND RESPONSIBILITY OF THE OWNER/DEVELOPER. THE OWNER/DEVELOPER SHALL BE RESPONSIBLE FOR ALL OPERATIONAL DAMAGES AND DEFECTS IN INSTALLATION AND MATERIAL FOR MAINS AND SERVICES FROM THE DATE OF APPROVAL UNTIL FINAL ACCEPTANCE IS ISSUED. B. WATER - THIS APPROVAL SUBJECT TO THE FINAL STREET GRADE LEAVING A MINIMUM COVER OF 5' (FIVE FEET) OVER THE WATER MAIN. ANY CHANGES SHALL BE AT THE EXPENSE OF THE OWNER OR DEVELOPER.

PREPARED UNDER MY DIRECT SUPERVISION FOR AND ON BEHALF OF JPS ENGINEERING. JOHN P. SCHWAB, CO. PE. #29891 DATE

**JPS ENGINEERING**

19 E. Willamette Ave. Colorado Springs, CO 80903  
PH: 719-477-9429 FAX: 719-471-0766 www.jpsengr.com

CALL UTILITY NOTIFICATION CENTER OF COLORADO 1-800-922-1987 CALL 2-BUSINESS DAYS IN ADVANCE BEFORE YOU DIG, GRADE, OR EXCAVATE FOR THE MEMBER UTILITIES.

**DeYOUNG SUBDIVISION**

NO.	REVISION	DATE	BY
1	FINAL PLAT SUBMITTAL	12/10/19	JPS
2	COUNTY COMMENTS	4/22/20	JPS

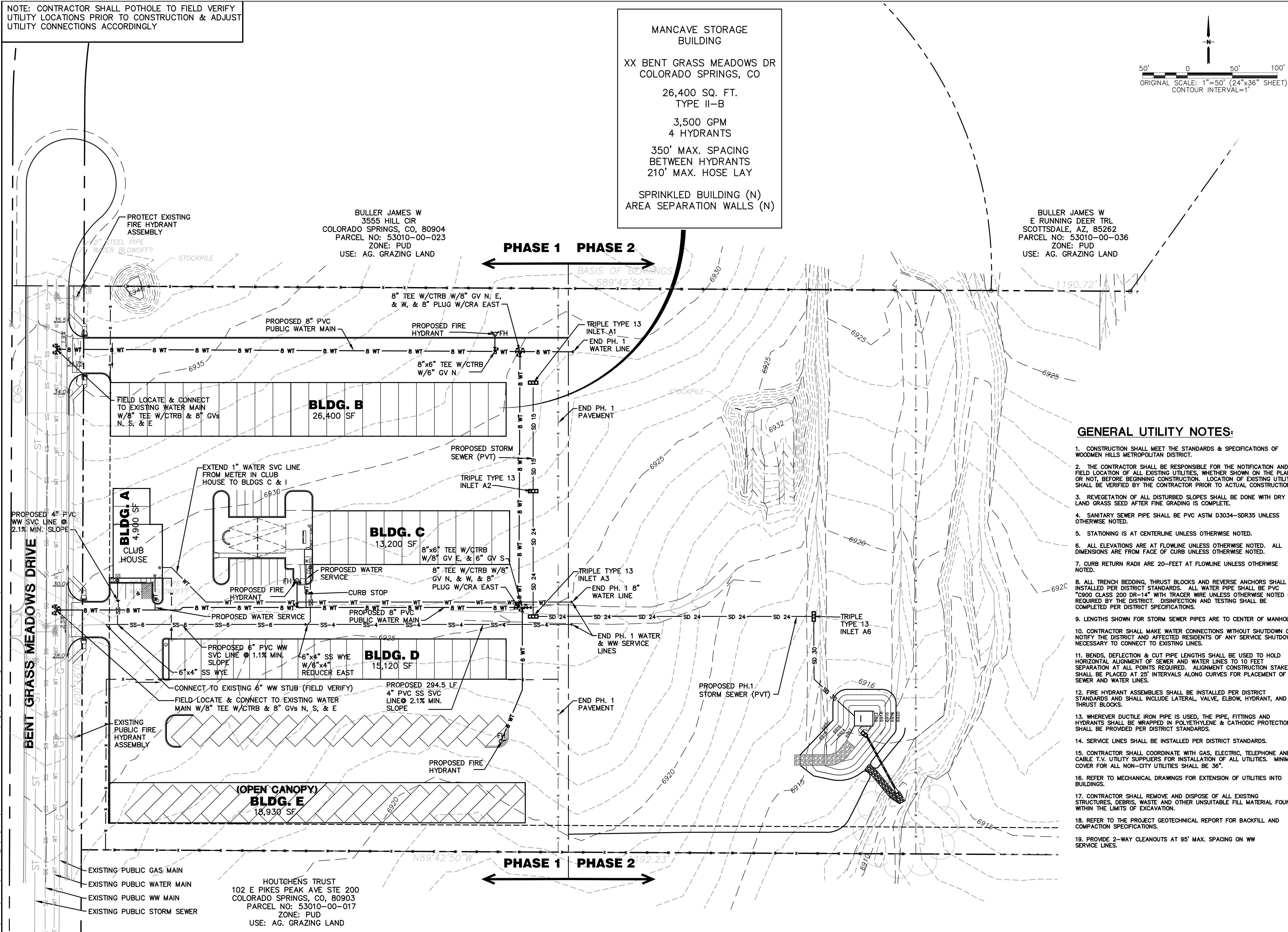
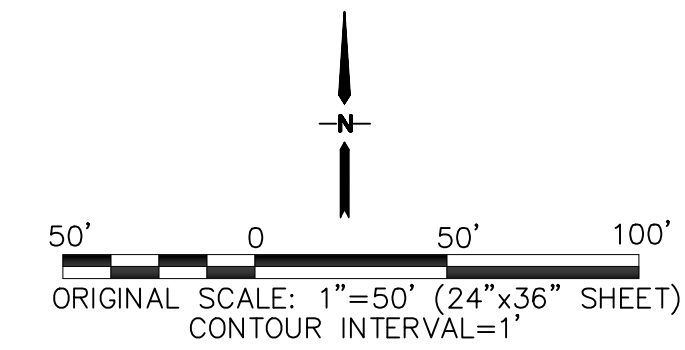
**BENT GRASS MEADOWS DRIVE IMPROVEMENT PLAN**

HORZ. SCALE: 1"=50'  
VERT. SCALE: 1"=5'  
SURVEYED: 12/04/19  
CREATED: 12/04/19  
PROJECT NO: 031901  
SHEET: **PP1**

DRAWN: BJJ  
DESIGNED: JPS  
CHECKED: JPS  
LAST MODIFIED: 4/22/20  
MODIFIED BY: BJJ

NOTE: CONTRACTOR SHALL POTHOLE TO FIELD VERIFY UTILITY LOCATIONS PRIOR TO CONSTRUCTION & ADJUST UTILITY CONNECTIONS ACCORDINGLY

MANCAVE STORAGE BUILDING  
 XX BENT GRASS MEADOWS DR  
 COLORADO SPRINGS, CO  
 26,400 SQ. FT.  
 TYPE II-B  
 3,500 GPM  
 4 HYDRANTS  
 350' MAX. SPACING  
 BETWEEN HYDRANTS  
 210' MAX. HOSE LAY  
 SPRINKLED BUILDING (N)  
 AREA SEPARATION WALLS (N)



BULLER JAMES W  
 E RUNNING DEER TRL  
 SCOTTSDALE, AZ, 85262  
 PARCEL NO: 53010-00-036  
 ZONE: PUD  
 USE: AG. GRAZING LAND

BULLER JAMES W  
 3555 HILL CIR  
 COLORADO SPRINGS, CO, 80904  
 PARCEL NO: 53010-00-023  
 ZONE: PUD  
 USE: AG. GRAZING LAND

BLDG. B  
 26,400 SF

BLDG. A  
 CLUB HOUSE  
 4,910 SF

BLDG. C  
 13,200 SF

BLDG. D  
 15,120 SF

(OPEN CANOPY)  
 BLDG. E  
 18,930 SF

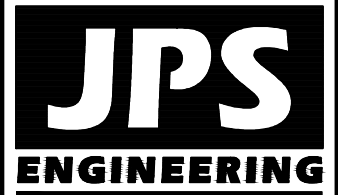
HOUTCHENS TRUST  
 102 E PIKES PEAK AVE STE 200  
 COLORADO SPRINGS, CO, 80903  
 PARCEL NO: 53010-00-017  
 ZONE: PUD  
 USE: AG. GRAZING LAND

**GENERAL UTILITY NOTES:**

- CONSTRUCTION SHALL MEET THE STANDARDS & SPECIFICATIONS OF WOODMEN HILLS METROPOLITAN DISTRICT.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE NOTIFICATION AND FIELD LOCATION 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 ACTUAL CONSTRUCTION.
- REVEGETATION OF ALL DISTURBED SLOPES SHALL BE DONE WITH DRY LAND GRASS SEED AFTER FINE GRADING IS COMPLETE.
- SANITARY SEWER PIPE SHALL BE PVC ASTM D3034-SDR35 UNLESS OTHERWISE NOTED.
- STATIONING IS AT CENTERLINE UNLESS OTHERWISE NOTED.
- ALL ELEVATIONS ARE AT FLOWLINE UNLESS OTHERWISE NOTED. ALL DIMENSIONS ARE FROM FACE OF CURB UNLESS OTHERWISE NOTED.
- CURB RETURN RADII ARE 20- FEET AT FLOWLINE UNLESS OTHERWISE NOTED.
- ALL TRENCH BEDDING, THRUST BLOCKS AND REVERSE ANCHORS SHALL BE INSTALLED PER DISTRICT STANDARDS. ALL WATER PIPE SHALL BE PVC "9000 CLASS 200 DR-14" WITH TRACER WIRE UNLESS OTHERWISE NOTED OR REQUIRED BY THE DISTRICT. DISINFECTION AND TESTING SHALL BE COMPLETED PER DISTRICT SPECIFICATIONS.
- LENGTHS SHOWN FOR STORM SEWER PIPES ARE TO CENTER OF MANHOLE.
- CONTRACTOR SHALL MAKE WATER CONNECTIONS WITHOUT SHUTDOWN OR NOTIFY THE DISTRICT AND AFFECTED RESIDENTS OF ANY SERVICE SHUTDOWNS NECESSARY TO CONNECT TO EXISTING LINES.
- BENDS, DEFLECTION & CUT PIPE LENGTHS SHALL BE USED TO HOLD HORIZONTAL ALIGNMENT OF SEWER AND WATER LINES TO 10 FEET SEPARATION AT ALL POINTS REQUIRED. ALIGNMENT CONSTRUCTION STAKES SHALL BE PLACED AT 25' INTERVALS ALONG CURVES FOR PLACEMENT OF SEWER AND WATER LINES.
- FIRE HYDRANT ASSEMBLIES SHALL BE INSTALLED PER DISTRICT STANDARDS AND SHALL INCLUDE LATERAL, VALVE, ELBOW, HYDRANT, AND THRUST BLOCKS.
- WHEREVER DUCTILE IRON PIPE IS USED, THE PIPE, FITTINGS AND HYDRANTS SHALL BE WRAPPED IN POLYETHYLENE & CATHODIC PROTECTION SHALL BE PROVIDED PER DISTRICT STANDARDS.
- SERVICE LINES SHALL BE INSTALLED PER DISTRICT STANDARDS.
- CONTRACTOR SHALL COORDINATE WITH GAS, ELECTRIC, TELEPHONE AND CABLE T.V. UTILITY SUPPLIERS FOR INSTALLATION OF ALL UTILITIES. MINIMUM COVER FOR ALL NON-CITY UTILITIES SHALL BE 36".
- REFER TO MECHANICAL DRAWINGS FOR EXTENSION OF UTILITIES INTO BUILDINGS.
- CONTRACTOR SHALL REMOVE AND DISPOSE OF ALL EXISTING STRUCTURES, DEBRIS, WASTE AND OTHER UNSUITABLE FILL MATERIAL FOUND WITHIN THE LIMITS OF EXCAVATION.
- REFER TO THE PROJECT GEOTECHNICAL REPORT FOR BACKFILL AND COMPACTION SPECIFICATIONS.
- PROVIDE 2-WAY CLEANOUTS AT 95' MAX. SPACING ON WW SERVICE LINES.

**DeYOUNG SUBDIVISION**

**PHASE 1 SITE UTILITY PLAN**



19 E. Willamette Ave.  
 Colorado Springs, CO 80903  
 PH: 719-477-9429  
 FAX: 719-471-0766  
 www.jpsengr.com



CALL UTILITY NOTIFICATION CENTER OF COLORADO  
 1-800-922-1987  
 CALL BEFORE YOU DIG. IN ADVANCE BEFORE YOU DIG. GRADE, OR EXCAVATE FOR THE MARKING OF UNDERGROUND MEMBER UTILITIES.

No.	REVISION	DATE
1	EPC SUBMITTAL	4/22/20

HORZ. SCALE: 1"=50'	DRAWN: MSP
VERT. SCALE: N/A	DESIGNED: JPS
SURVEYED: N/A	CHECKED: JPS
CREATED: 10/11/19	LAST MODIFIED: 4/22/20
PROJECT NO: 031901	MODIFIED BY: BJJ

SHEET: U.1

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