

GENERAL NOTES

- Profile design lines are based on centerline, as shown, unless otherwise noted.
- All new construction to conform to the specifications of El Paso County Planning and Community Development, Widefield Water and Sanitation District, and the Fountain Mutual Irrigation Company (FMIC). Any asphalt removed is to be replaced to meet the specifications of the El Paso County Planning and Community Development.
- For pavement design, curb and gutter, and sidewalks see individual plan and profile sheets. Pavement design to be based on Resistance Value 'R' derived from Hveem tests and are to be approved by the Engineering Division of the El Paso County Planning and Community Development prior to work above subgrade.
- At intersections, all curb returns will have 20-foot radius unless otherwise noted.
- All existing utilities have been shown according to the best available information. The contractor is responsible for field location and verification prior to beginning work. If it appears that there could be a conflict with any utilities, whether indicated on the plans or not, the contractor is to notify the engineer and owner immediately. The contractor is responsible for the protection and repair (if necessary) of all utilities.
- A Pre-Construction meeting shall be held with the El Paso County Planning and Community Development and Widefield Water and Sanitation District prior to any construction.
- Approved plans, Engineering Criteria Manual, etc. is required to be on-site at all times during construction.
- All necessary permits, such as SWMP, ESQCP, Fugitive Dust, Access, C.O.E. 404, etc. shall be obtained prior to construction.
- All handicap ramps to be per El Paso County Standard SD 2-40.
- The contractor shall coordinate exact locations and layout with the El Paso County Planning and Community Development on the placement of any pedestrian ramps prior to construction of the curb. Pedestrian ramp locations are as shown on the plans.
- Where appropriate, neatly saw cut all existing concrete and asphalt. Repair/replace all disturbed existing items with like materials and thicknesses.
- All disturbed areas shall be revegetated with native grasses within 21 days of excavation per Erosion Control Plan.
- The prepared Erosion/Sediment Control Plan is to be considered a part of these plans and its requirements adhered to during the construction of this project.
- All storm and sanitary sewer pipe lengths and slopes are figured from center of manhole or bend. Pipe lengths are given as a horizontal length.
- All storm sewer bedding to be per CDD Standards.
- All storm sewer pipe shall be Class III B Wall unless otherwise shown on the storm sewer plan and profile sheets.
- All eyes and bends used in construction of storm sewer facilities shall be factory fabricated, unless approved by the El Paso County Development Services Department.
- Construction and materials used in all storm and sanitary sewer manholes shall be per specifications. Storm sewer radial deflections to be grouted or installed per manufacturer's recommendations.
- Storm sewer manholes sizes as follows unless otherwise shown:
18" thru 36" use 48" I.D. manhole
42" thru 48" use 60" I.D. manhole
54" thru 60" use 72" I.D. manhole
NOTE: Manhole sizes tabulated here shall be increased, if necessary, to accommodate incoming laterals.
- Sanitary sewer manhole sizes and facilities per Widefield Water and Sanitation District Specifications. Sanitary sewers to be installed with Class 'C' bedding. Sanitary sewers deeper than 12 feet shall require Class 'B' bedding. Pipe used for construction of sanitary sewer shall be SDR 35 unless shown otherwise on plan and profiles.
- For additional utility notes, see Utility Plan and/or Service Plan.
- All horizontal stationing is based on the 'Face of Curb', unless otherwise shown.
- All vertical design and top of curb are based on the design point shown in the typical cross section.
- The curb line design point is located at the intersection of the face and top of curb for the EPC Type A Standard 6-inch vertical curb. See typical street section for design point locations.
- Water and sanitary sewer service provided by Widefield Water and Sanitation District. Telephone service provided by Qwest Communications. Gas service provided by Blackhills Energy. Electric service provided by Mountain View Electric.
- All utility construction to be conducted in conformance with the current Widefield Water and Sanitation District Specifications and/or El Paso County Specifications, whichever is greater.
- Vertical curb to be used between curb returns (CR) and at curb inlets. Transitions from ramp to vertical curb shall be 10-feet unless otherwise approved by the El Paso County Planning and Community Development. All other curb & gutter to be ramp curb & gutter.
- Cross pans to be 6" wide and per El Paso County Standard Detail SD 2-26.
- Contractor responsible for meeting all Widefield Water and Sanitation District criteria when connecting to existing stubs.
- Curb returns shall be straightened from CR to CR unless otherwise noted.
- Inlets are Type 'R' inlets (CDD STD M-604-12) unless otherwise noted.
- USPS CBU Mailboxes are to be determined by USPS.

BENCHMARK: Monument is located at the Northwest corner of the intersection of Powers Boulevard and Fontaine Street. The monument is a 3-inch aluminum cap (FIMS ID #206). Located 51.3 feet west of the west edge of asphalt of Powers Blvd and 65.5 feet north of the north edge of asphalt of Fontaine Street. Elevation=5897.89 feet (NGVD 1929, 1960 Adj.)

BASIS OF BEARINGS: is based upon a portion of the Easterly boundary of the Glen at Widefield Subdivision Filing No. 5B as recorded under Reception No. 20671226 in the records of the Clerk and Recorder's Office, County of El Paso, State of Colorado; said line being also a portion of the Easterly Right-of-Way Autumn Glen Avenue as described in said subdivision, being monumented at the Point of Tangency of said boundary by a found cap and rebar marked "PLSC 25968" and at the Point of Curvature of said boundary by a found rebar and cap marked "PLSC 25968". Said line bears N29°46'44"W, a distance of 1154.12 feet.

EL PASO COUNTY STANDARD 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 notification of all existing utilities, whether shown on the plans or not, before beginning construction. Location of existing utilities shall be verified by the contractor prior to construction. Call 811 to contact the Utility Notification Center of Colorado (UNCC).
- Contractor shall keep a copy of these approved plans, the Grading and Erosion Control Plan, the Stormwater Management Plan (SWMP), the soils and geotechnical report, and the appropriate design and construction standards and specifications at the job site at all times, including the following:
a. El Paso County Engineering Criteria Manual (ECM)
b. City of Colorado Springs/El Paso County Drainage Criteria Manual, Volumes 1 and 2
c. Colorado Department of Transportation (CDOT) Standard Specifications for Road and Bridge Construction
d. CDOT M & S Standards
- Notwithstanding anything depicted in these plans in words or graphic representation, all design and construction related to roads, storm drainage and erosion control shall conform to the standards and requirements of the most recent version of the relevant adopted El Paso County standards, including the Land Development Code, the Engineering Criteria Manual, the Drainage Criteria Manual, and the Drainage Criteria Manual Volume 2. Any deviations from regulations and standards must be requested, and approved, in writing. Any modifications necessary to meet criteria after-the-fact will be entirely the developer's responsibility to rectify.
- It is the design engineer's responsibility to accurately show existing conditions, both onsite and offsite, on the construction plans. Any modifications necessary due to conflicts, omissions, or changed conditions will be entirely the developer's responsibility to rectify.
- Contractor shall schedule a pre-construction meeting with El Paso County Planning and Community Development (P&CDD) - 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 P&CDD. Contractor shall notify the design engineer immediately upon discovery of any errors or inconsistencies.
- All storm drain pipe shall be Class III RCP unless otherwise noted and approved by P&CDD.
- Contractor shall coordinate geotechnical testing per ECM standards. Pavement design shall be approved by El Paso County P&CDD prior to placement of curb and gutter and pavement.
- All construction traffic must enter/exit the site at approved construction access points.
- Sight visibility triangles as identified in the plans shall be provided at all intersections. Obstructions greater than 18 inches above flowline are not allowed within sight triangles.
- Signing and striping shall comply with El Paso County DOT and MUTCD criteria. [If applicable, additional signing and striping notes will be provided.]
- Contractor shall obtain any permits required by El Paso County DOT, including Work Within the Right-of-Way and Special Transport permits.
- The limits of construction shall remain within the property line unless otherwise noted. The owner/developer shall obtain written permission and easements, where required, from adjoining property owner(s) prior to any off-site disturbance, grading, or construction.

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		9	Utility Plan
2B	Plan and Profile - Mesa Ridge Parkway Re-Striping & Lane Widening	10	Utility Services Plan
		11	Storm Sewer Sedimentation Basin Plan (Basin D)
3	Plan and Profile - Pennycrest Drive (13+81.16 to 21+00)	12	Storm Sewer Basin D Outlet Structure
4	Plan and Profile - Pennycrest Drive (21+00 to 29+19.91)	13	Sedimentation Basin Details
5	Plan and Profile - Buffalo Bur Trail (0+00 to 3+44)	14	Site Details
6A	Signage and Striping Plan	15	Utility Details
6B	Signage and Striping Plan (Marksheffel)		

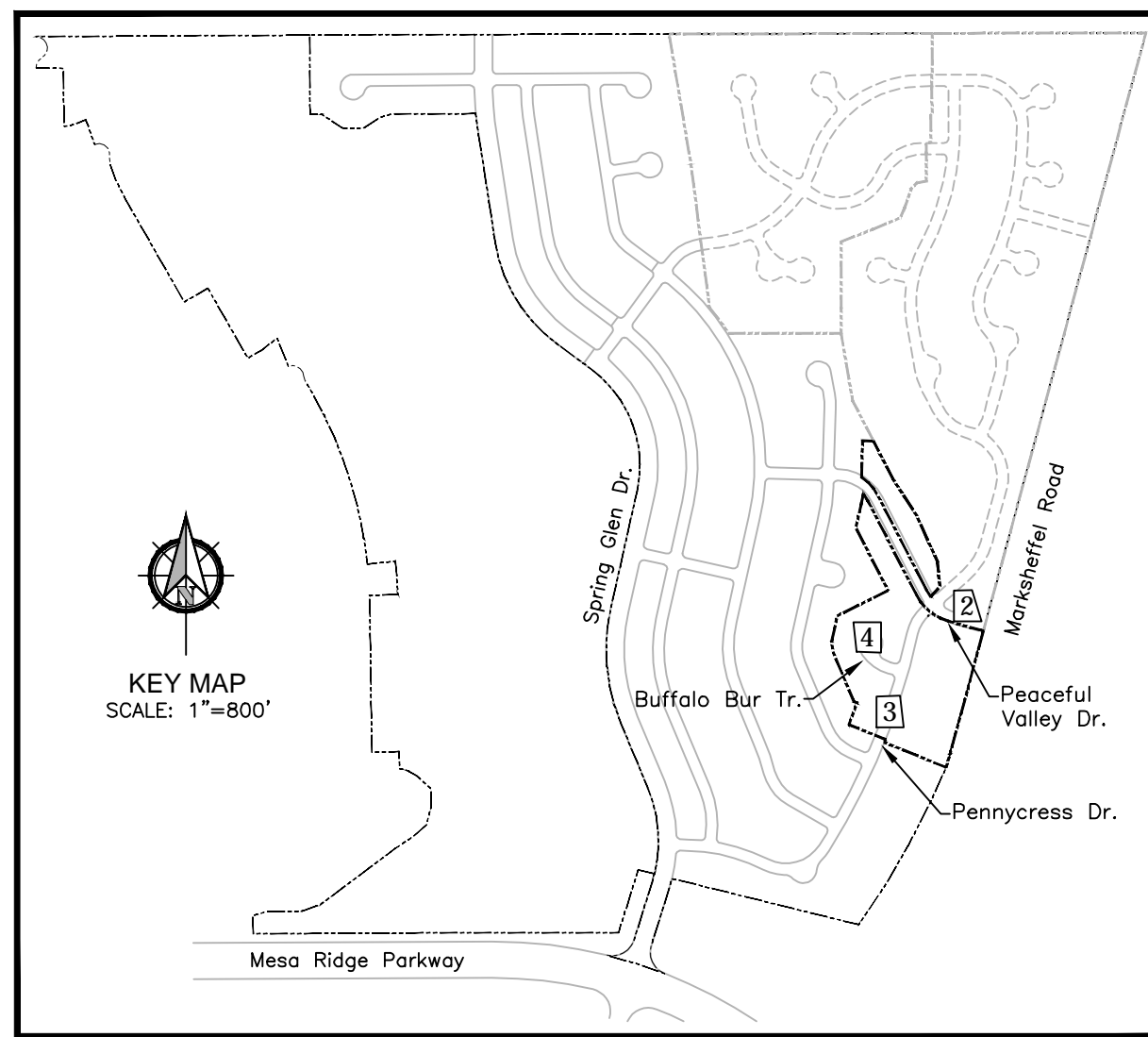
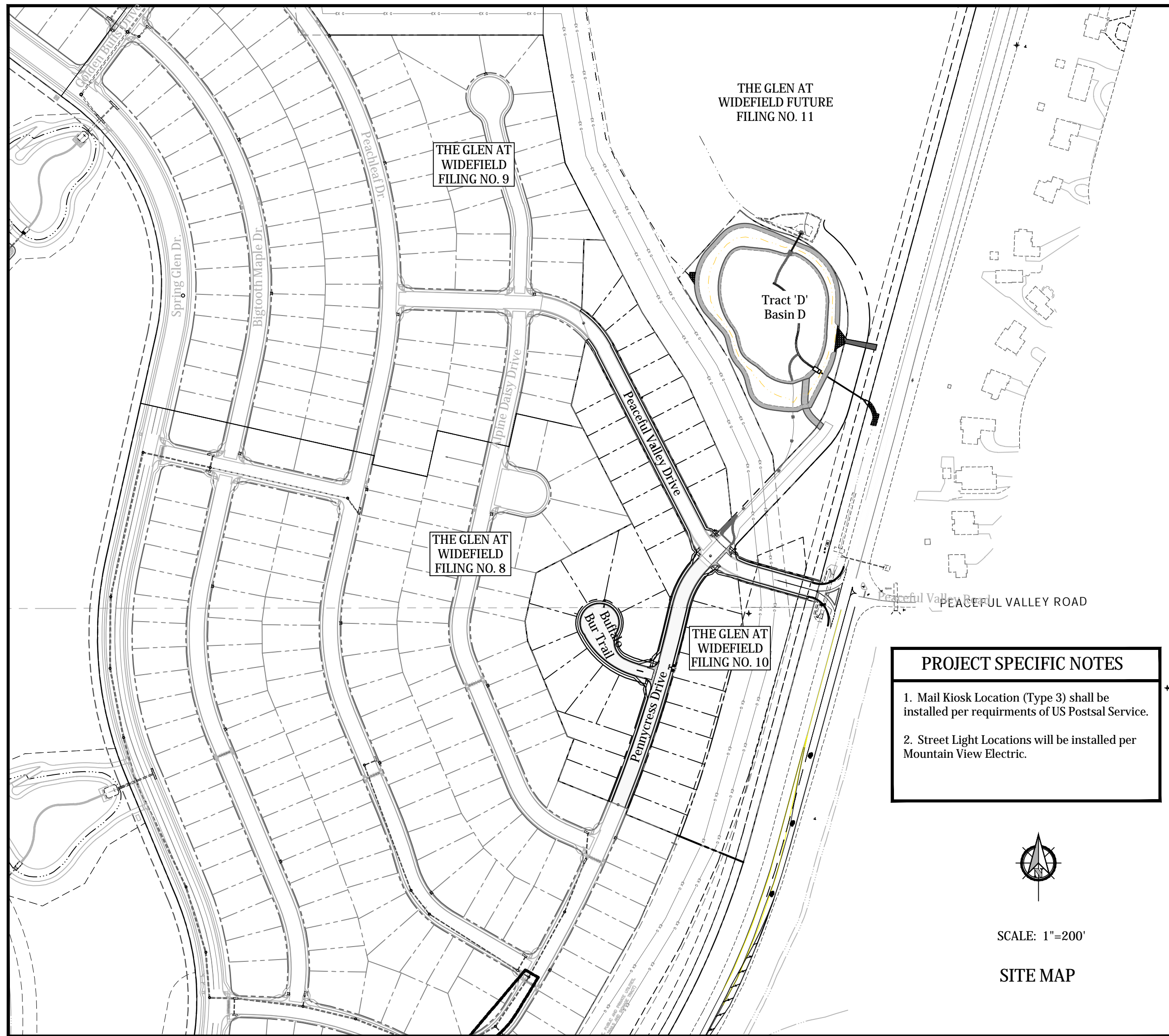


Know what's below.
Call before you dig.

THE GLEN AT WIDEFIELD FILING NO. 10

RESIDENTIAL SUBDIVISION CONSTRUCTION DRAWINGS

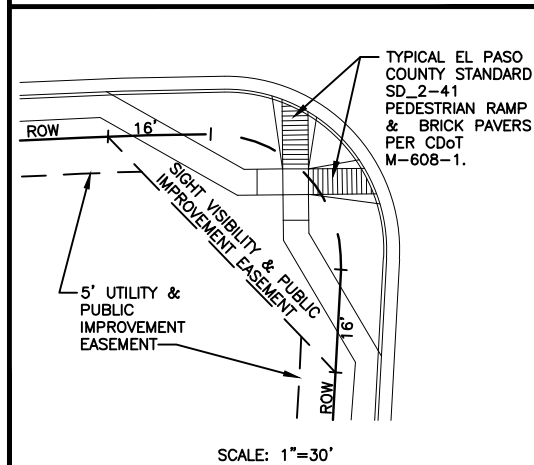
PREPARED FOR WIDEFIELD INVESTMENT GROUP



ABBREVIATIONS

ASSY = ASSEMBLY	NTS = NOT TO SCALE
BNDY = BOUNDARY	OD = OUTSIDE DIAMETER
BOP = BOTTOM OF PIPE	PC = POINT OF HORIZONTAL CURVATURE
CL = CENTERLINE	PP = PROPOSED
CRA = CONCRETE REVERSE ANCHOR	PT = POINT OF HORIZONTAL TANGENCY
CTRB = CONCRETE THRUST BLOCK	PVC = POLY VINYL CHLORIDE PIPE
CR = POINT OF CURB RETURN	PVC = POINT OF VERTICAL CURVATURE
DIP = DUCTILE IRON PIPE	PVI = POINT OF VERTICAL INTERSECTION
EL = ELEVATION	PVT = POINT OF VERTICAL TANGENCY
ESMT = EASEMENT	RCB = REINFORCED CONCRETE BOX
EX = EXISTING	RCP = REINFORCED CONCRETE PIPE
FC = FACE OF CURB	ROW = RIGHT OF WAY
FES = FLARED END SECTION	RT = RIGHT
FLG = FLANGE	SHT = SHEET
FL = FLOWLINE	SS = SANITARY SEWER
GB = GRADE BREAK	STA = STATION
HP = HIGH POINT	STD = STANDARD
HORIZ = HORIZONTAL	TA = TOP OF ASPHALT
HYD = HYDRANT	TC = TOP OF CURB
I.D. = INSIDE DIAMETER	LT = LEFT
LP = LOW POINT	TOP = TOP OF PIPE
LF = LINEAR FEET	TYP = TYPICAL
LP = LOW POINT	VC = VERTICAL CURVE
MAX = MAXIMUM	VERT = VERTICAL
MH = MANHOLE	

TYPICAL PUBLIC IMPROVEMENT EASEMENT

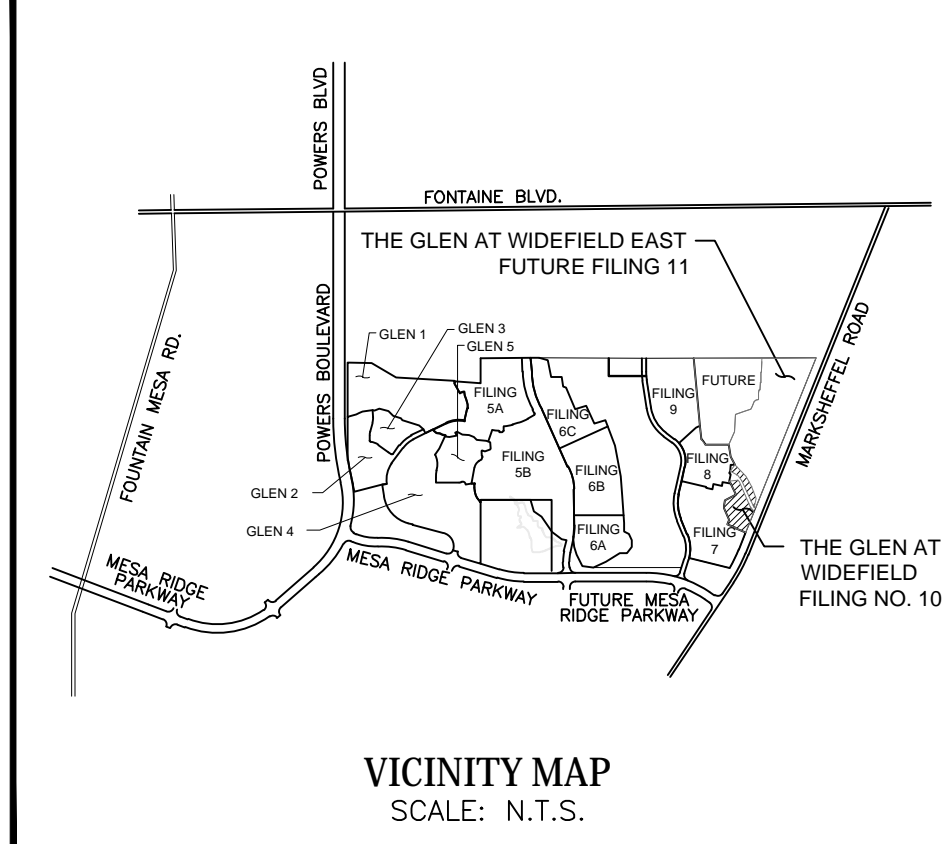


WIDEFIELD WATER AND SANITATION DISTRICT GENERAL NOTES

- All utility construction to be conducted in conformance with the current Widefield Water and Sanitation District specifications. Compaction requirements shall be 95% Standard Proctor as determined by ASTM D698, unless otherwise approved by the Widefield Water and Sanitation District or a higher standard is imposed by another agency having right-of-way jurisdiction.
- All materials and workmanship shall be subject to inspection by the Widefield Water and Sanitation District. The Widefield Water and Sanitation District reserves the right to accept or reject any such materials and workmanship that does not conform to its standards and specifications.
- The Developer or his Engineer has located all fire hydrants and future service stubs. Any required realignment, either horizontal or vertical, shall be at the expense of the Developer.
- All ductile iron pipe, to include fittings, valves and fire hydrants will be wrapped with polyethylene tubing, and electrically isolated.
- All ductile iron pipe and fittings shall be double bonded. Specifications for cathodic protection on both Dip mains and PVC mains is specified in the Standards and Specifications.
- PVC main lines shall be installed with coated No. 12 tracer wire.
- The Contractor is required to notify the Widefield Water and Sanitation District (390-7111) a minimum of 48 hours and a maximum of 96 hours prior to the start of construction. The Contractor shall also notify affected utility companies 48 hours prior to construction adjacent to the known utility lines.
- The location of all utilities as shown on these drawings are approximate only. The location of all utilities shall be verified prior to construction by the Contractor.
- The Contractor shall field excavate and verify the vertical and horizontal location of all tie-ins. Contractor shall notify the Widefield Water and Sanitation District and the Engineer of the field verified information prior to construction.
- All bends shall be field staked prior to construction.
- Any water utility material removed and not reused shall be returned to the Widefield Water and Sanitation District if the District so requests.
- The Contractor shall at his expense support and protect all utility mains so that they will function continuously during construction. Should a utility main fail as a result of the Contractor's operation, it will be replaced immediately by either the Contractor or the Widefield Water and Sanitation District at full cost of labor and materials to the Contractor.
- Any pumping or bypass operations must be reviewed and approved prior to execution by both the Widefield Water and Sanitation District and the Engineer.
- Contractor must replace or repair any damage to all surface improvements, including but not limited to fences, curb and gutter and/or asphalt that may be caused during construction.
- All water lines 6" and larger, and all sewer lines 8" and larger, shall have as-built plans prepared and approved prior to final acceptance by the Widefield Water and Sanitation District.
- Prior to construction, a Pre-Construction Conference is required a minimum of 72 hours in advance of commencement of work. To set the Pre-Construction conference, contact Brandon Bernard, Water Superintendent (464-2051) and/or Mark McCormick, Wastewater Superintendent (491-0128) of the Widefield Water and Sanitation District for a time. No Pre-Construction Conference times will be set until 4 sets of signed drawings are received by the Widefield W & S District.
Pre-Construction Date: /Initials: /

LEGEND

LOT LINE	EX CURB & GUTTER WALK & RAMP SECTIONS
STREET R.O.W.	PRO CURB & GUTTER WALK & RAMP SECTIONS
STREET CENTER LINE	EXISTING WATER
PROPOSED WATER	EXISTING WATER VALVE
PROPOSED WATER HYDRANT	EXISTING WATER VALVE
PROPOSED WATER VALVE	EXISTING SANITARY SEWER
PROPOSED SANITARY MH	EXISTING STORM INLET
PROPOSED SANITARY SEWER	EXISTING STORM SEWER
PROPOSED STORM SEWER	EXISTING 30" C.I.G. GAS MAIN
PROPOSED STORM INLET	
PROPOSED STORM FES	
LIGHTPOLE LOCATION	
PROPOSED ELECTRIC TRANSFORMER, REFER TO ELEC DRAWINGS	



STATEMENTS

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. The 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 no liability for any liability caused by any negligent acts, errors or omissions on the part of any person in the preparation of these detailed plans and specifications.

Andrew W. McCormick, P.E. #25057 Date Feb. 25, 2021
For and on behalf of Kiowa Engineering Corp.

Owner/Developer: GLEN DEVELOPMENT COMPANY

I, the owner/developer have read and will comply with all of the requirements specified in these detailed plans and specifications.

J. Ryan Watson, Vice President
Glen Development Company
3 Widefield Boulevard
Colorado Springs, Colorado 80911

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, 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 Directors discretion.

APPROVED

Engineering Department

6322/2021/25057 PM

8/10/2021

El Paso County

Development Department

Jennifer Irvine, P.E.
County Engineer / ECM Administrator

UTILITY APPROVALS

WATER AND SEWER MAIN EXTENSIONS

Any changes or alterations affecting the grade, alignment, elevation and/or depth of cover of any water or sewer mains or other appurtenance shown on this drawing shall be the responsibility of the 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.

Signed: J. Ryan Watson Date: Feb. 25, 2021

Print Name: J. Ryan Watson

DBA: GLEN DEVELOPMENT COMPANY

Address: 3 Widefield Boulevard
Colorado Springs, CO 80911
(719) 392-0194

FIRE AUTHORITY APPROVAL

The number of fire hydrants and hydrant locations shown on this water installation plan are correct and adequate to satisfy the fire protection requirements as specified by the Fire District serving the property noted on the plans.

Security Fire Department

Signed: J. Ryan Watson Date: 3-6-2021

Security Fire Department

DISTRICT APPROVALS

The Widefield Water and Sanitation District recognizes the design engineer as having responsibility for the design. The Widefield Water and Sanitation District has limited its scope of review accordingly.

WIDEFIELD WATER AND SANITATION DISTRICT WASTEWATER DESIGN APPROVAL

Date: 2/26/2021 By: Robert E. Bunker

In case of errors or omissions with the sewer design as shown on this document the standards as defined in the "Rules and Regulations for Installation of Sewer Mains and Services" shall rule. Approval expires 180 days from Design Approval.

WIDEFIELD WATER AND SANITATION DISTRICT WATER DESIGN APPROVAL

Date: 2/26/2021 By: Robert E. Bunker

In case of errors or omissions with the sewer design as shown on this document the standards as defined in the "Rules and Regulations for Installation of Sewer Mains and Services" shall rule. Approval expires 180 days from Design Approval.

GOVERNING AGENCIES

El Paso County Planning & Community Development Department
2880 International Circle Suite 110
Colorado Springs Colorado
(719) 520-6300

Black Hills Energy
18965 Bas Camp Road Unit A7
Monument, Colorado
(719) 359-0586

Widefield Water & Sanitation District
37 Widefield Blvd.
Colorado Springs, Colorado
(719) 390-7111

Mountain View Electric Association
11140 East Woodmen Road
Falcon, Colorado
(719) 495-2283

DEVELOPER:

WIDEFIELD
Investment Group

3 WIDEFIELD BOULEVARD
COLORADO SPRINGS, CO 80911

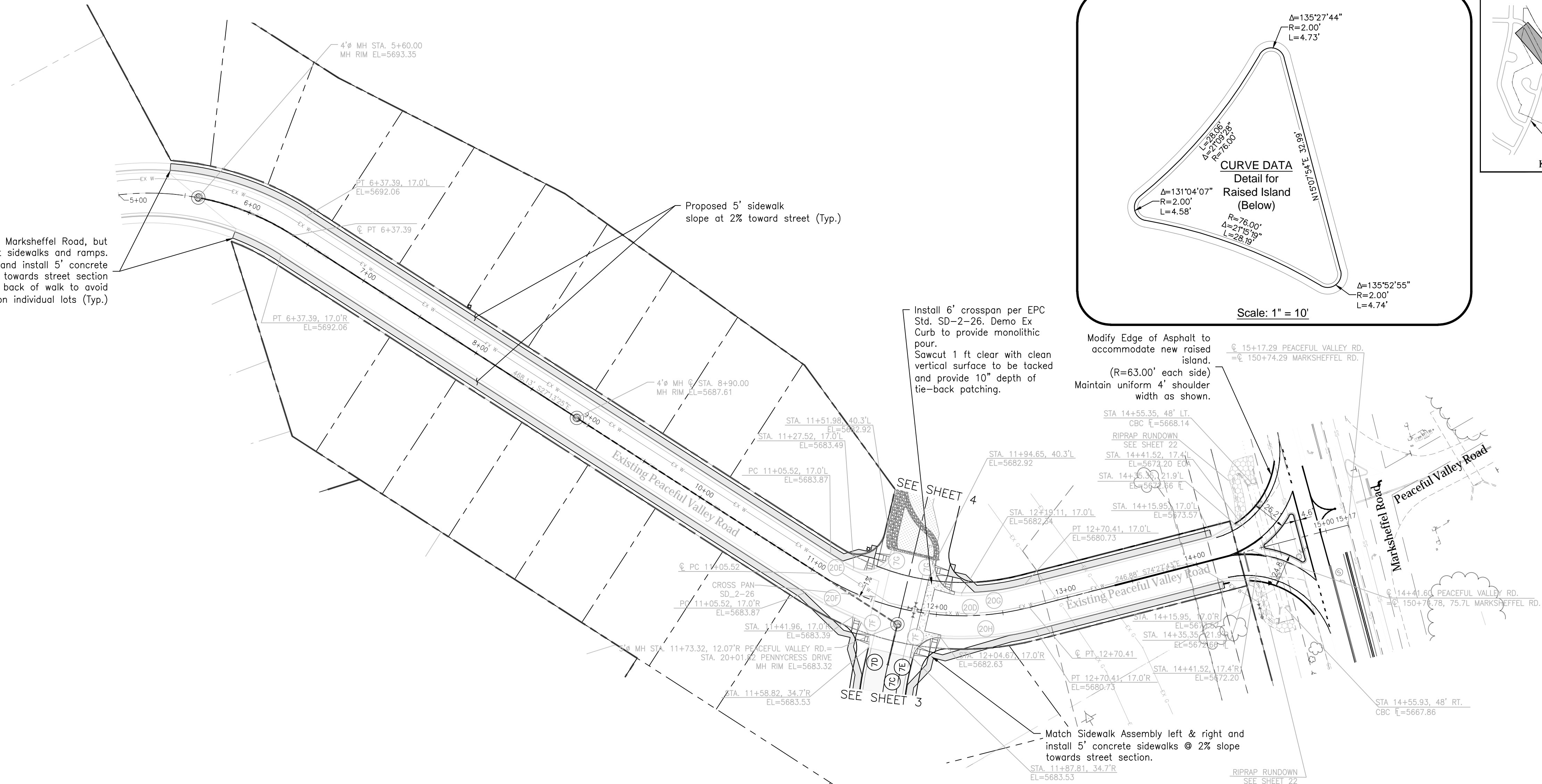
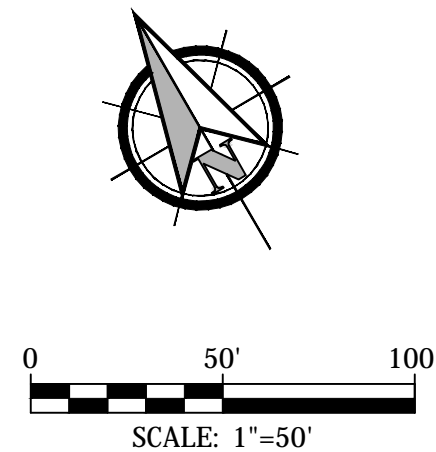
PREPARED BY:

Kiowa
Engineering Corporation

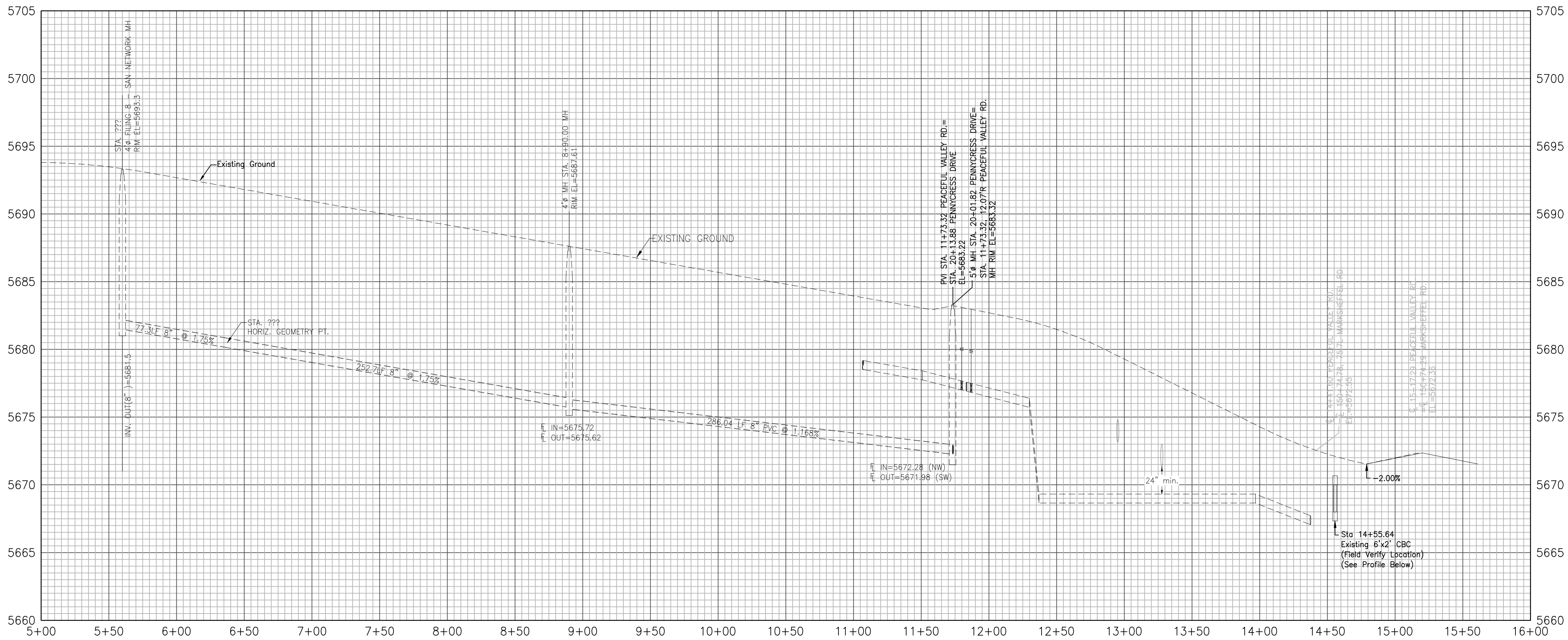
1604 South 21st Street
Colorado Springs, Colorado 80904
(719) 630-7342

CURVE DATA	
7F	$\Delta=81^{\circ}01'06''$ $L=28.28'$ $R=20.00'$
7G	$\Delta=103^{\circ}07'13''$ $L=36.00'$ $R=20.00'$
20C	$\Delta=6^{\circ}18'07''$ $L=20.13'$ $R=183.00'$
20F	$\Delta=10^{\circ}26'25''$ $L=39.54'$ $R=217.00'$
20G	$\Delta=14^{\circ}41'46''$ $L=46.94'$ $R=183.00'$
20H	$\Delta=18^{\circ}50'05''$ $L=71.33'$ $R=217.00'$
20I	$\Delta=90^{\circ}20'56''$ $L=31.54'$ $R=20.00'$
20J	$\Delta=89^{\circ}57'21''$ $L=31.40'$ $R=20.00'$

Existing Peaceful Valley Road is installed to Marksheffel Road, but without sidewalks and ramps.
Match sidewalk assembly left & right and install 5' concrete sidewalks @ 2% slope towards street section feather grading at overlot areas to back of walk to avoid retaining stormwater on individual lots (Typ.)



PROFILE VIEW OF PEACEFUL VALLEY ROAD



EPC 3/22/21



Kiowa

Engineering Corporation

1604 South 21st Street
Colorado Springs, Colorado 80904
(719) 630-7342

W

WIDEFIELD

Investment Group

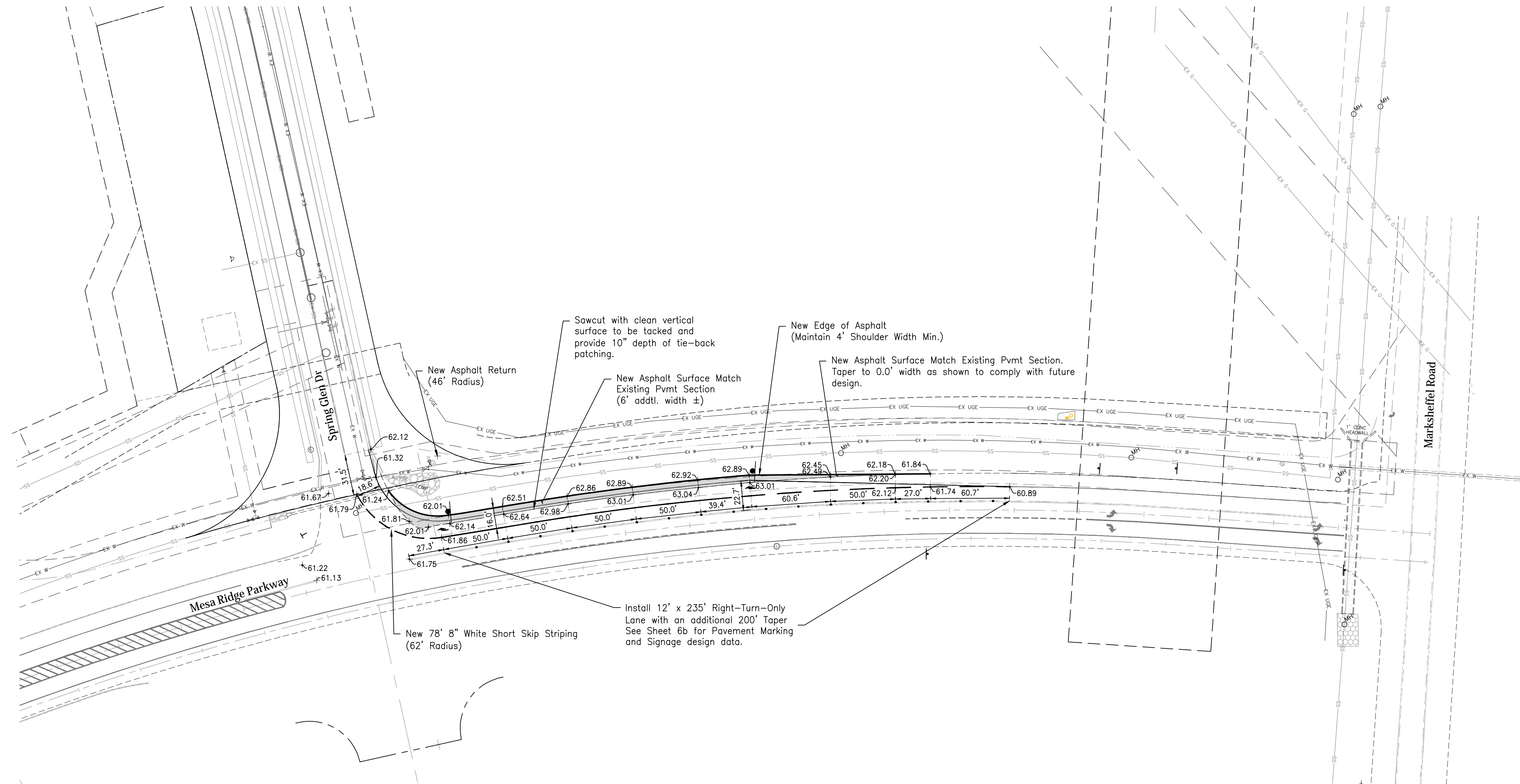
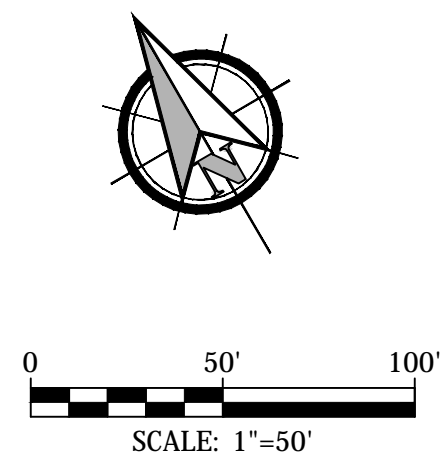
GLEN AT WIDEFIELD NO. 10

Plan and Profile - Peaceful Valley Road

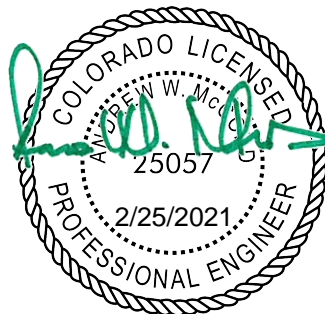
(Sidewalks & Pedestrian Ramps Only) Sta: (05+60.00 to Marksheffel Rd)

EL PASO, COUNTY, COLORADO

Project No.:	19016
Date:	Nov. 23, 2020
Design:	MK
Drawn:	MK
Check:	AWMc
Revisions:	
SHEET	
2A	
2 of 17 Sheets	



EPC 3/22/21



GLEN AT WIDEFIELD NO. 10
Mesa Ridge Parkway Re-Striping & Lane Widening
Deceleration Lane
EL PASO, COUNTY, COLORADO

Project No.:	19016
Date:	Feb 12, 2021
Design:	MK
Drawn:	MJK
Check:	AWMc
Revisions:	

SHEET

2B

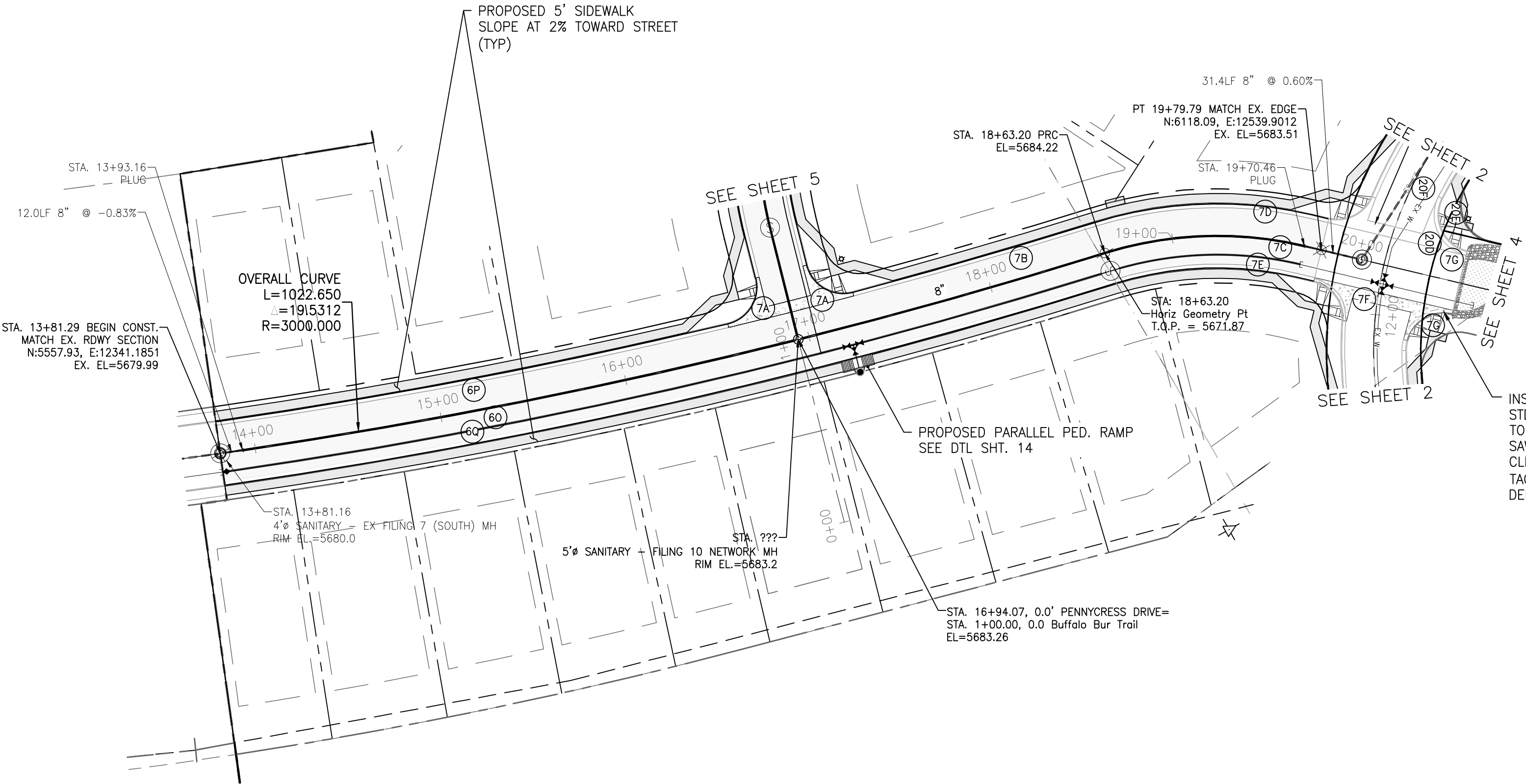
3 of 17 Sheets

19016-GW10-02b-PP.dwg/Feb. 25, 2021

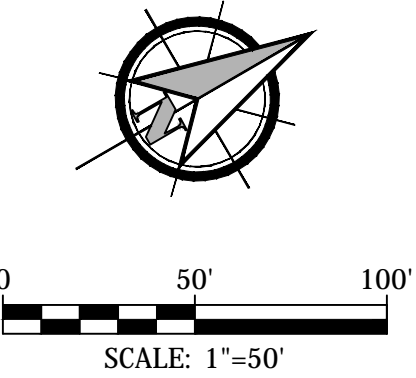
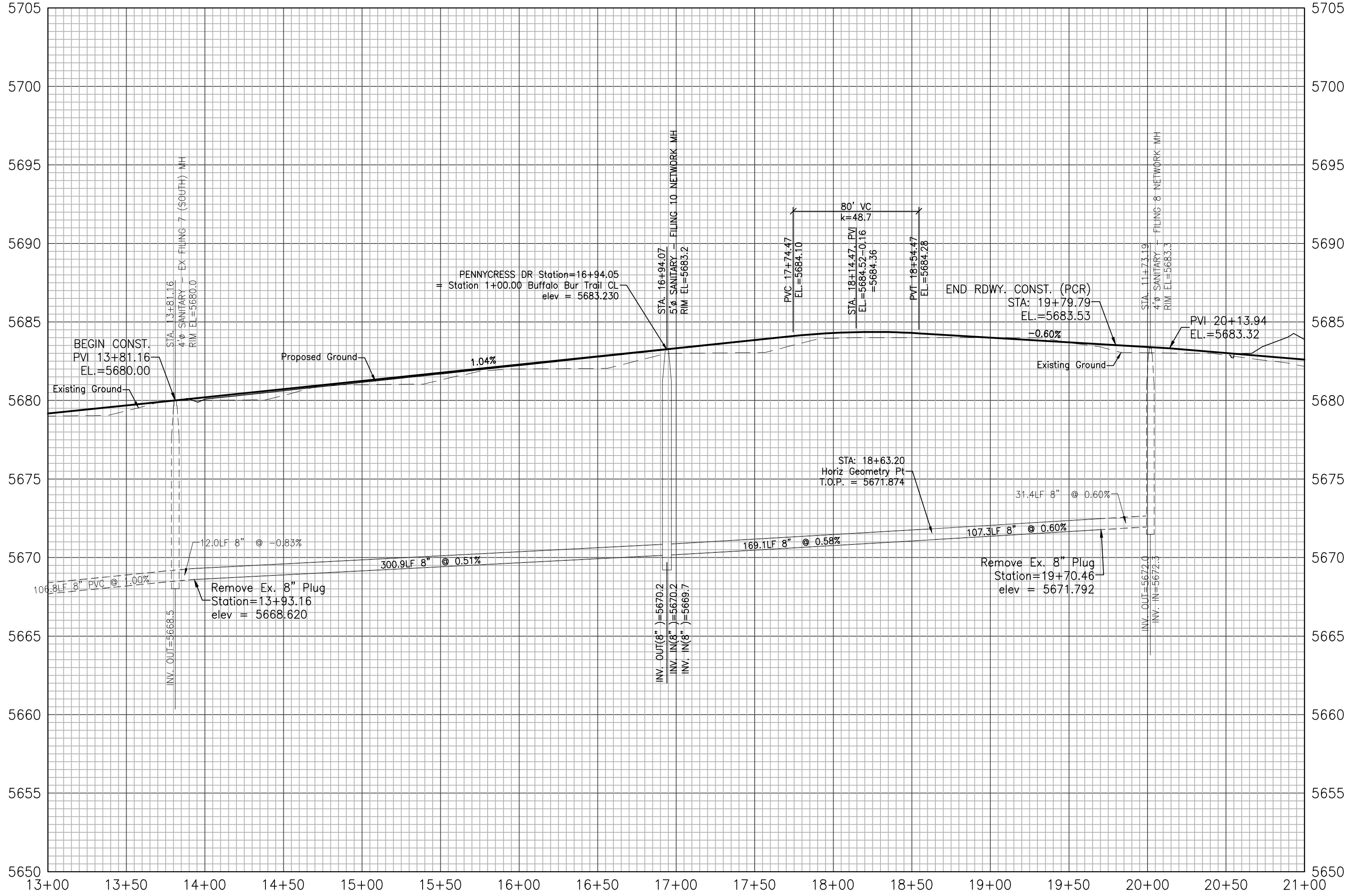
Kiowa
Engineering Corporation
1604 South 21st Street
Colorado Springs, Colorado 80904
(719) 630-7342

W
WIDEFIELD
Investment Group

CURVE DATA	
(6N)	Δ=90°42'56" L=31.87' R=20.00'
(6O)	Δ=19°32'06" L=1022.84' R=3000.00'
(6P)	Δ=6°38'34" L=345.85' R=2983.00'
(6Q)	Δ=19°32'06" L=1022.84' R=3017.00'
(7A)	Δ=90°39'27" L=31.65' R=20.00'
(7B)	Δ=2°34'35" L=134.13' R=2983.00'
(7C)	Δ=35°47'51" L=124.96' R=200.00'
(7D)	Δ=35°47'51" L=135.58' R=217.00'
(7E)	Δ=35°47'51" L=114.34' R=183.00'
(7F)	Δ=81°01'06" L=28.28' R=20.00'
(7G)	Δ=103°07'13" L=36.00' R=20.00'
(20D)	Δ=47°14'18" L=164.89' R=200.00'
(20E)	Δ=1°14'12" L=3.95' R=183.00'
(20F)	Δ=5°22'31" L=20.36' R=217.00'



PROFILE VIEW OF PENNYCRESS DRIVE

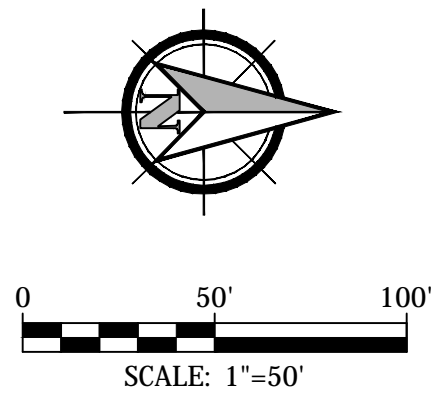
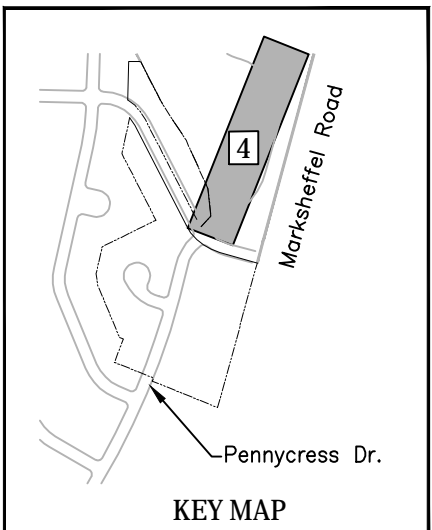
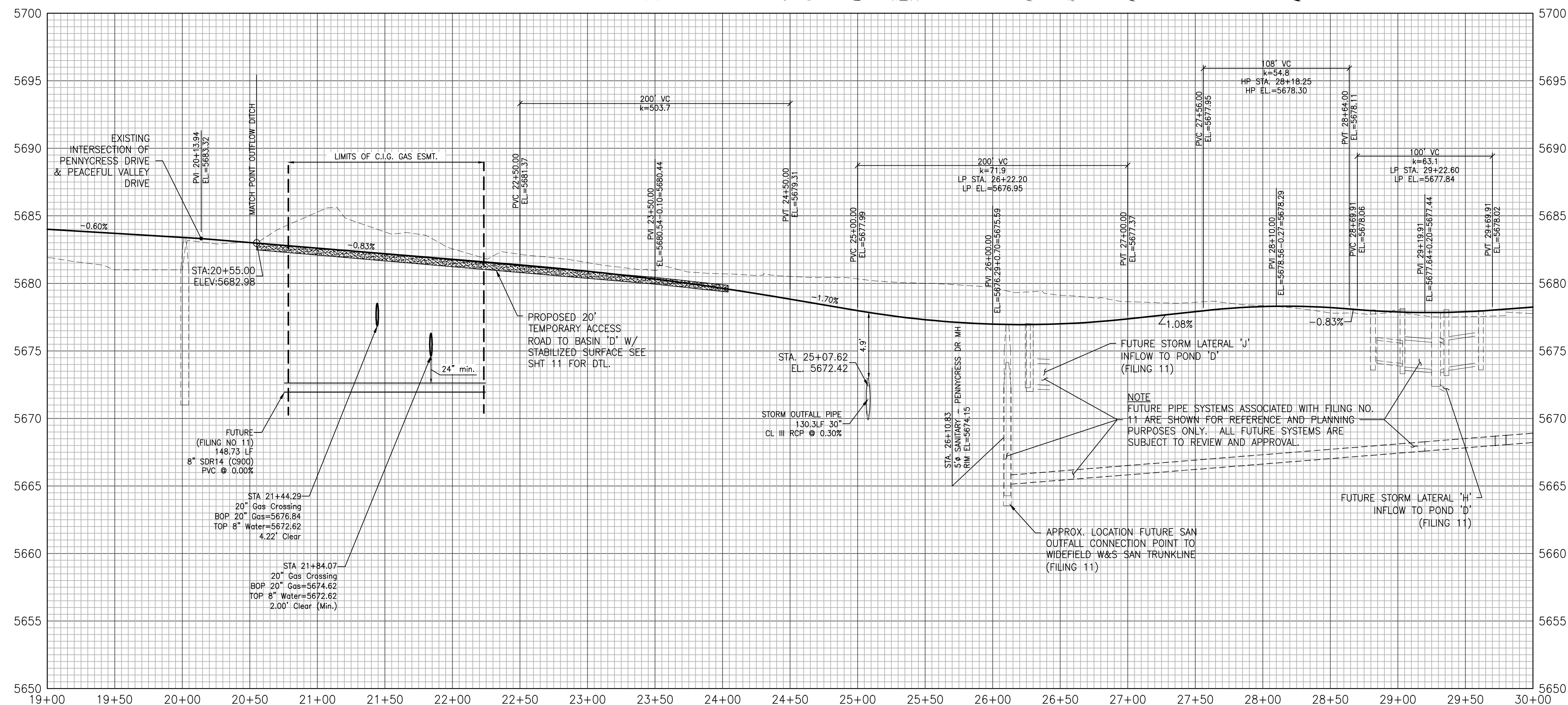
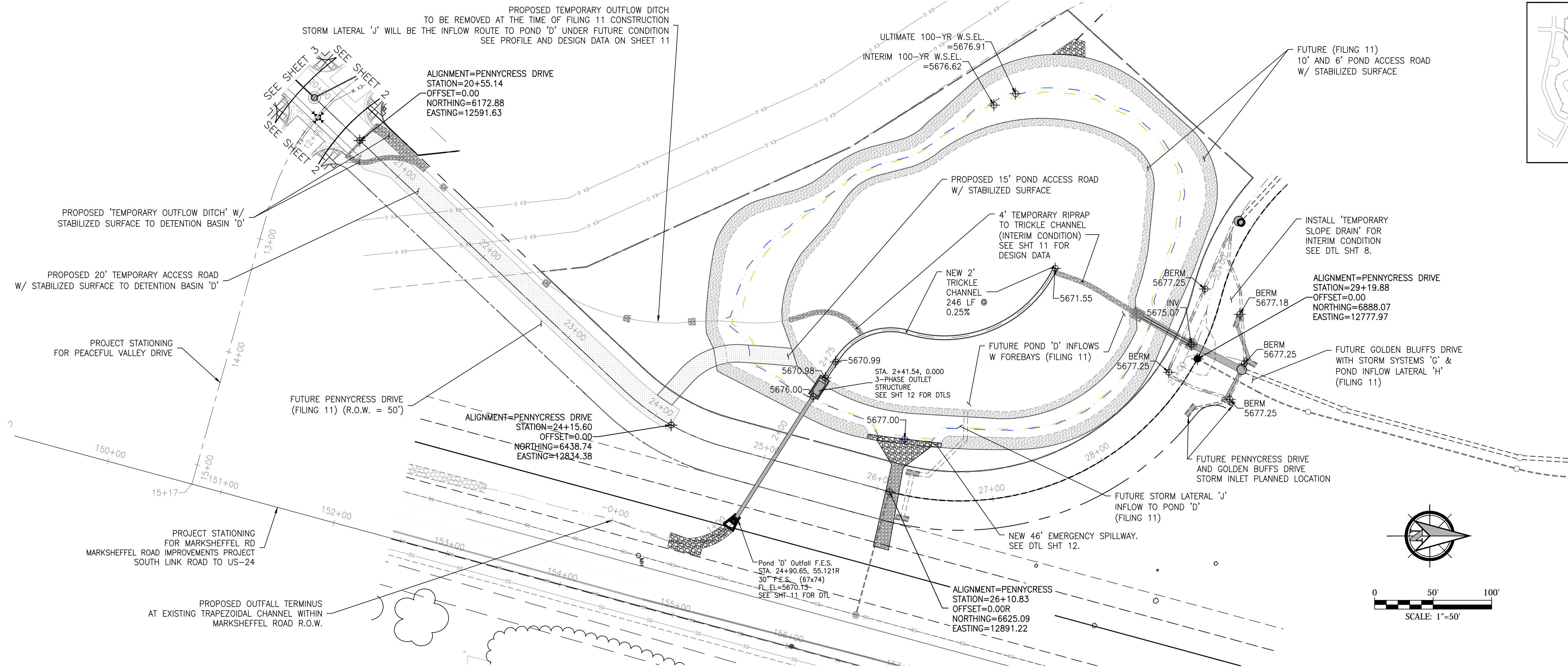


EPC 3/22/21



GLEN AT WIDEFIELD NO. 10
Plan and Profile - Pennycress
Sta: (13+81.16 to 21+00.00)
EL PASO, COUNTY, COLORADO

Project No.:	19016
Date:	Nov 23, 2020
Design:	MK
Drawn:	MJK
Check:	AWMc
Revisions:	



EPC 3/22/21



GLEN AT WIDEFIELD NO. 10

Plan and Profile - Future Pennycress Drive

Sta: (21+00.00 to 29+19.91) For Reference & Coordination

EL PASO, COUNTY, COLORADO

Project No.:	19016
Date:	Nov. 23, 2020
Design:	MK
Drawn:	MK
Check:	AWMc
Revisions:	

SHEET

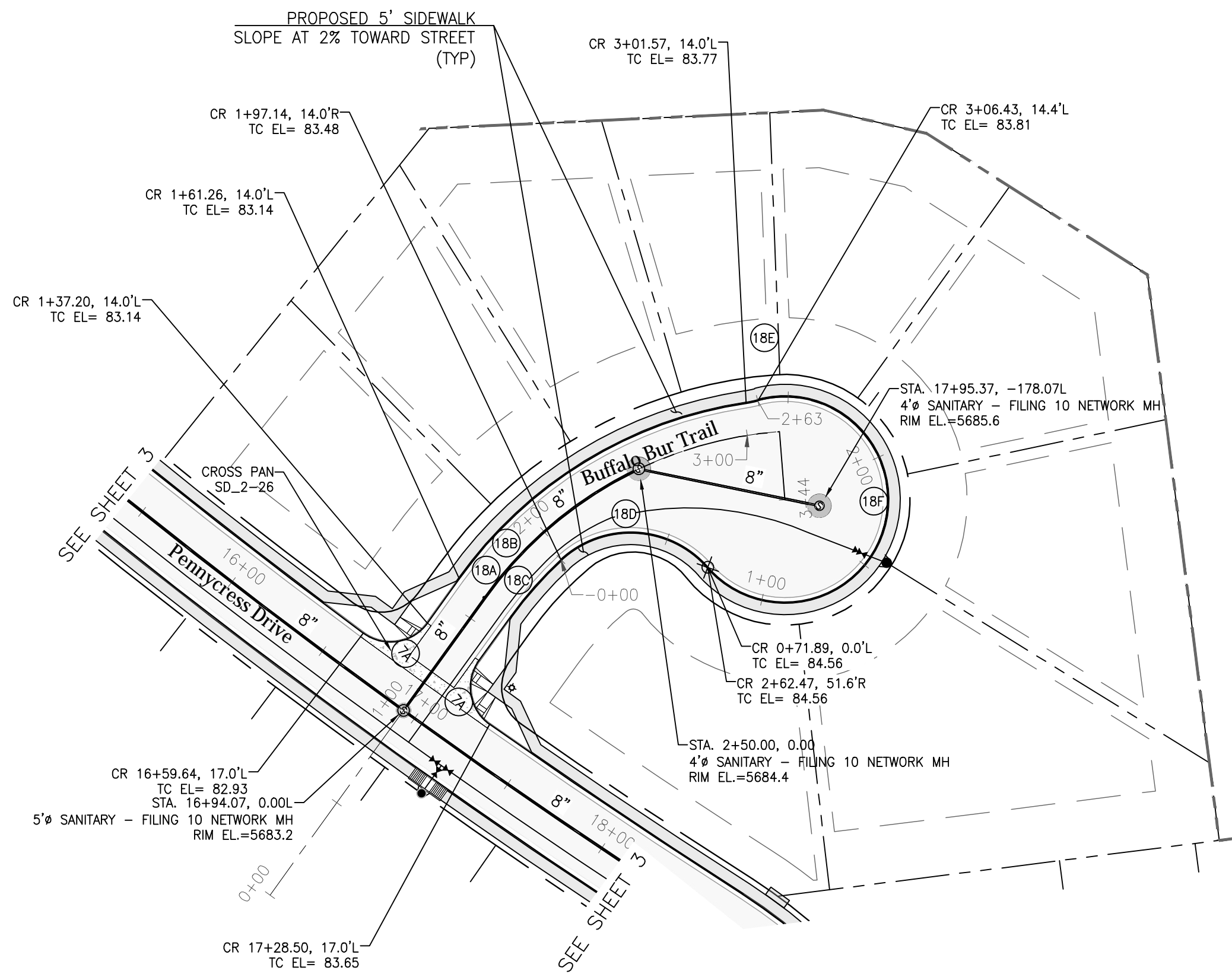
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5 of 17 Sheets

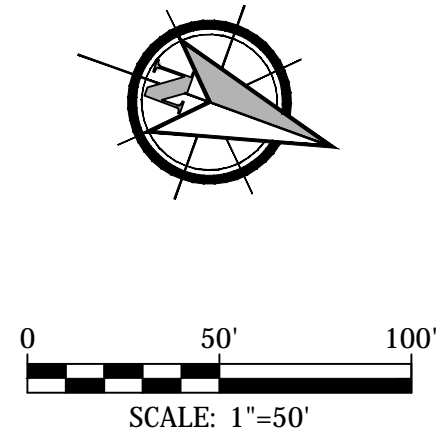
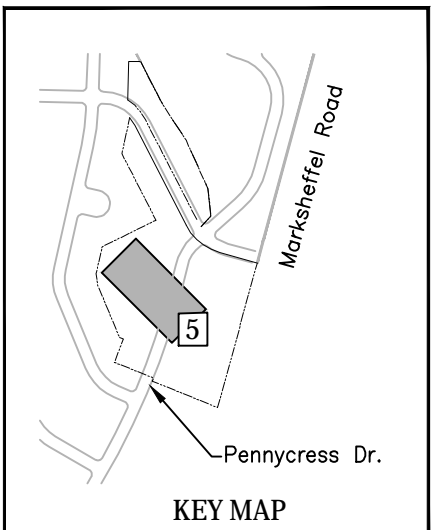
19016-GW10-04-PP.dwg/ Feb. 25, 2021

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Colorado Springs, Colorado 80904
(719) 630-7342

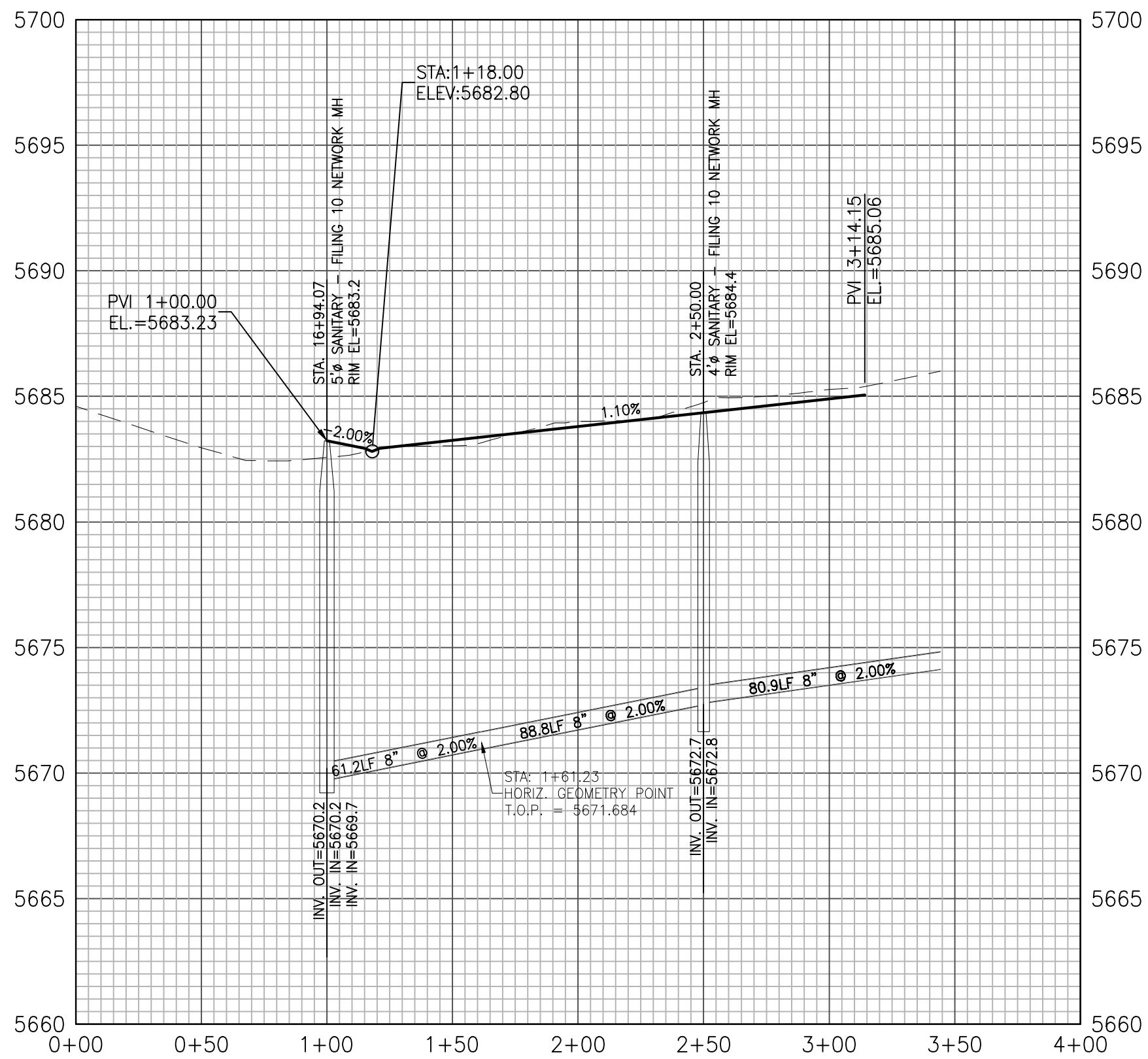
W
WIDEFIELD
Investment Group



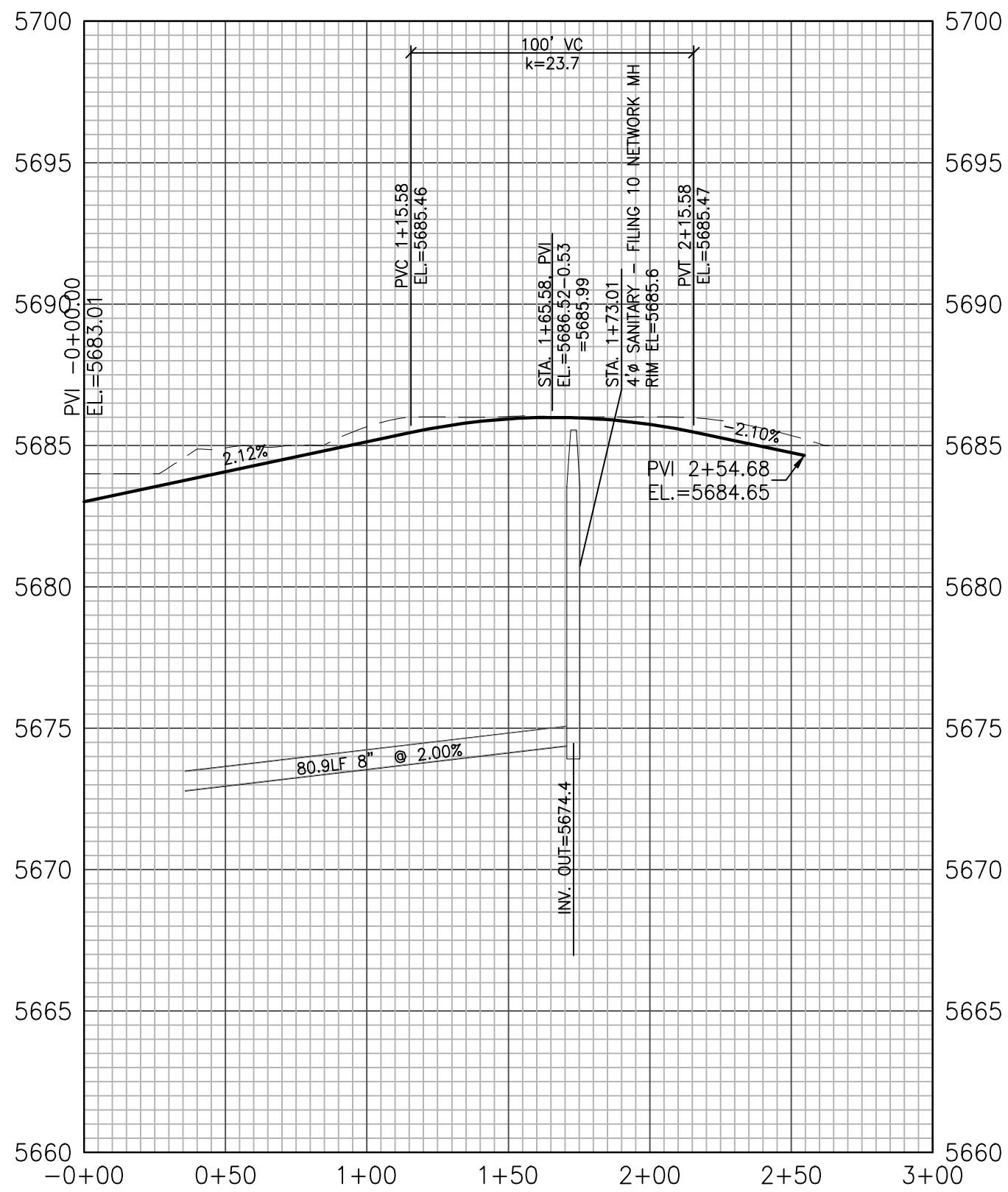
CURVE DATA	
7A	$\Delta=90^{\circ}39'27''$ $L=31.65'$ $R=20.00'$
7B	$\Delta=2^{\circ}34'35''$ $L=134.13'$ $R=2983.00'$
8A	$\Delta=50^{\circ}06'35''$ $L=153.05'$ $R=175.00'$
8B	$\Delta=45^{\circ}56'06''$ $L=151.52'$ $R=189.00'$
8C	$\Delta=11^{\circ}46'17''$ $L=33.08'$ $R=161.00'$
8D	$\Delta=91^{\circ}27'26''$ $L=71.83'$ $R=45.00'$
8E	$\Delta=6^{\circ}42'57''$ $L=5.27'$ $R=45.00'$
8F	$\Delta=24^{\circ}59'01''$ $L=191.62'$ $R=45.00'$



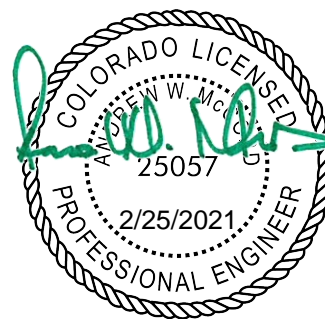
PROFILE VIEW OF BUFFALO BUR TRAIL



PROFILE VIEW OF BUFFALO BUR TRAIL CDS



EPC 3/22/21



GLEN AT WIDEFIELD NO. 9
Plan and Profile - Buffalo Bur Trail
Sta: (0+00 to 3+44.00)
EL PASO, COUNTY, COLORADO

Project No.:	19016
Date:	Nov. 23, 2020
Design:	MK
Drawn:	MJK
Check:	AWMc
Revisions:	

SHEET

5

6 of 17 Sheets

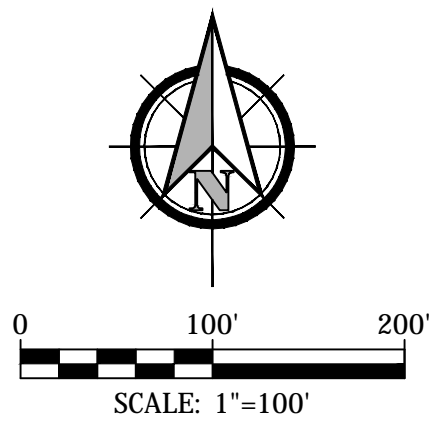
- Signing and Striping Notes:**
- All signs and pavement markings shall be in compliance with the current Manual on Uniform Traffic Control Devices (MUTCD).
 - Removal of existing pavement markings shall be accomplished by a method that does not materially damage the pavement. The pavement markings shall 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-614-8 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 Planning & 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.

- General Notes:**
- Before excavating, contractor shall verify location of underground utilities.
 - Contractor shall be responsible for any monumentation and/or benchmarks which will be disturbed or destroyed by construction. Such points shall be referenced and replaced with appropriate monumentation by a registered professional authorized to practice land surveying.
 - Approval of these plans by the County does not authorize any work to be performed until a permit has been issued.
 - The approval of these plans or issuance of a permit by El Paso County does not authorize the contractor, subdivider, or owner to violate any Federal, State, or City laws, ordinances, regulations, or policies.
 - The contractor shall be responsible for all new, temporary and existing traffic signs from the start of the construction project until acceptance by El Paso County.
 - All traffic signs, pavement, and traffic signals shall meet or exceed M.U.T.C.D. Standards.
 - The contractor shall not remove any existing signs, pavement markings or traffic signals during the project without authorization of the Engineering Inspector assigned to the project.
 - The contractor shall prepare a detailed Traffic Control Plan, submit to El Paso County for approval, and obtain appropriate permits.
 - The contractor shall be responsible for all work zone traffic control. The contractor shall be responsible for furnishing, installing and maintaining the temporary traffic control devices throughout the duration of the project.

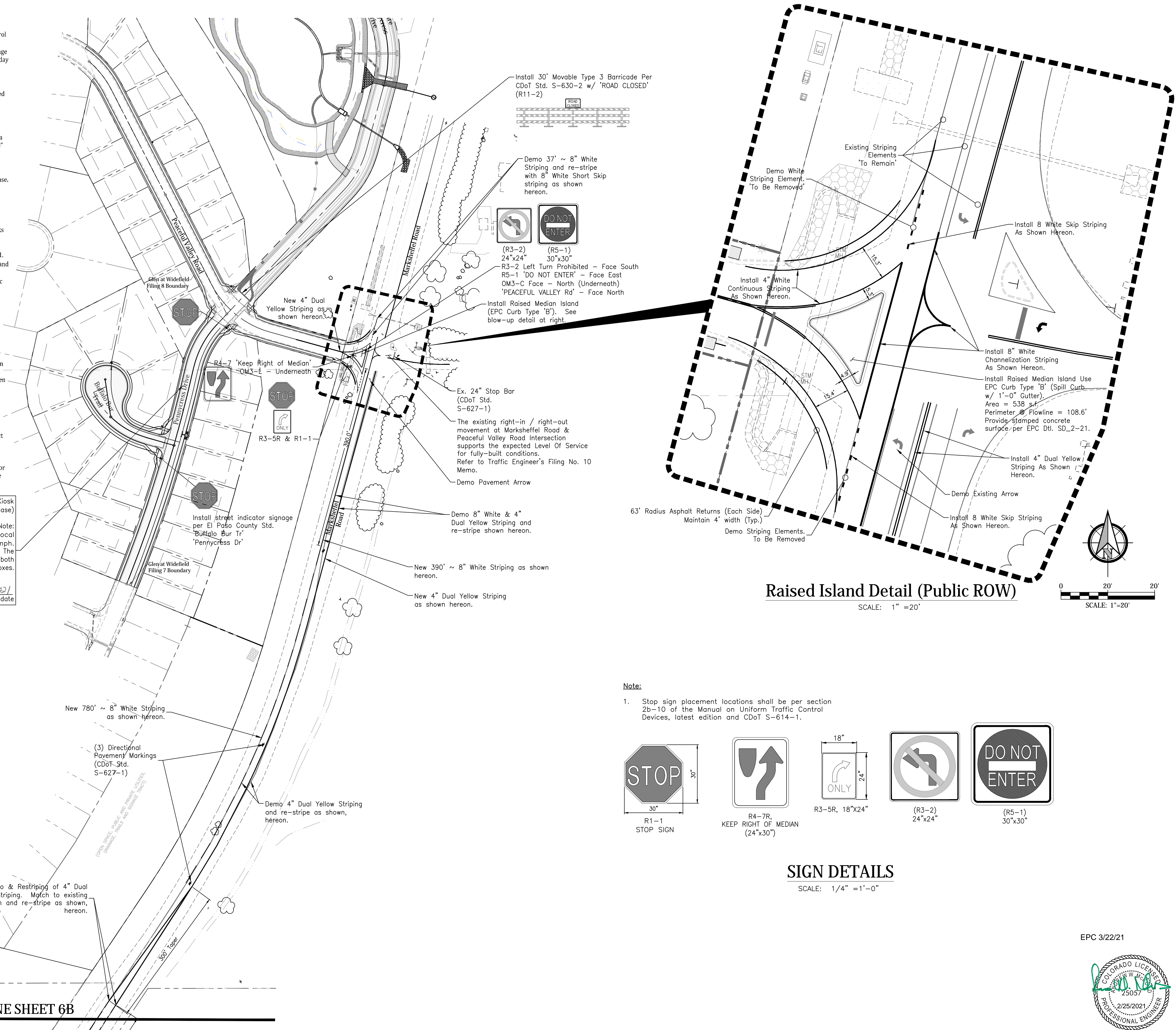
Install 4'x10' Conc. Pad for Type 3 Cluster Mail Kiosk (2-16 box and 1-8 box w/ breakaway base)

Note:
Roadway Classification is 'Urban Residential/Local Residential'. The Design Speed=25 mph. Roadway has a design speed of 25 mph. The Postmaster's authorized representative has approved both the location and the type of mailboxes.

signed *[Signature]* date Feb 28th 2021



MATCHLINE SHEET 6B

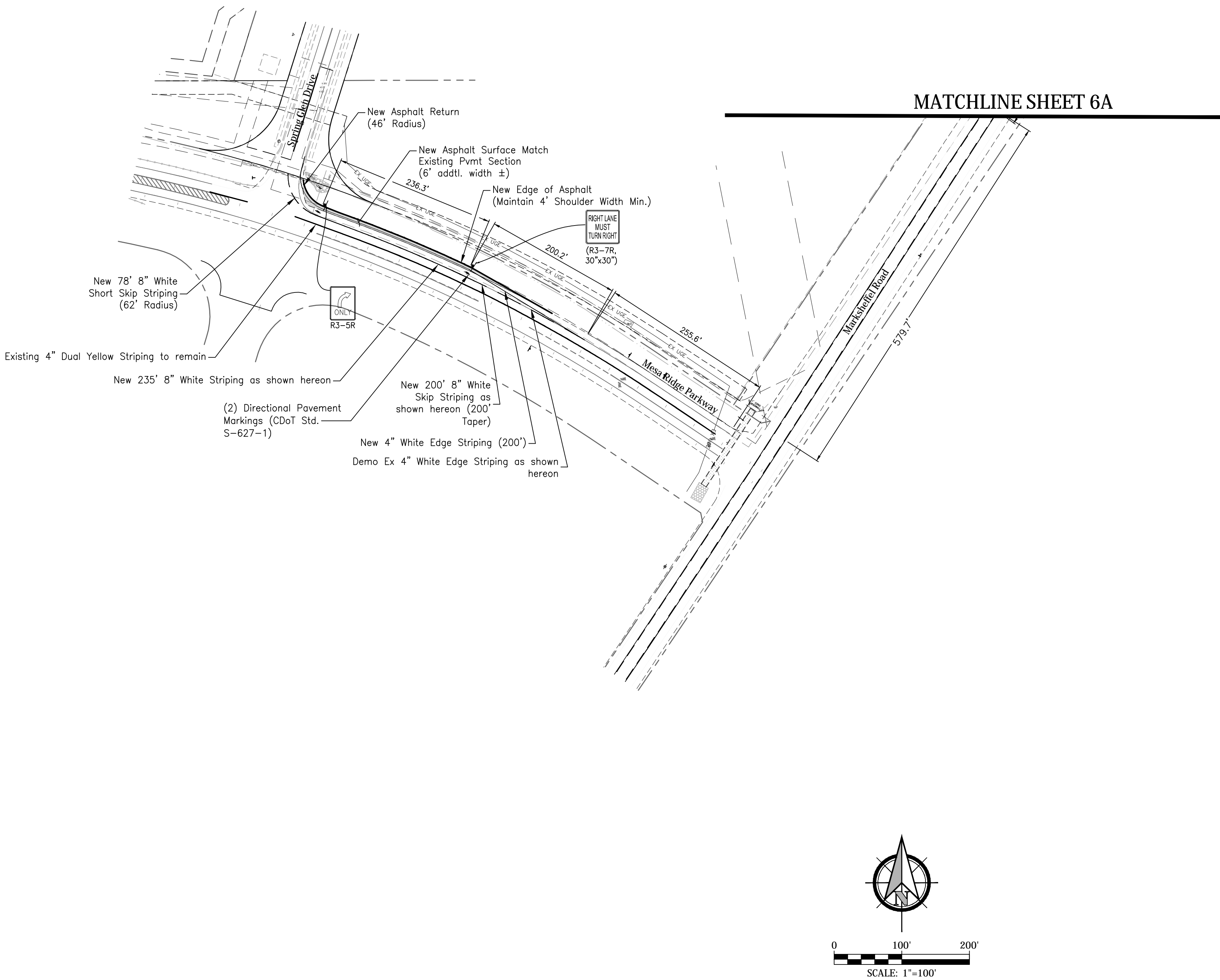


Signing and Striping Notes:

1. All signs and pavement markings shall be in compliance with the current Manual on Uniform Traffic Control Devices (MUTCD).
2. Removal of existing pavement markings shall be accomplished by a method that does not materially damage the pavement. The pavement markings shall be removed to the extent that they will not be visible under day or night conditions. At no time will it be acceptable to paint over existing pavement markings.
3. Any deviation from the striping and signing plan shall be approved by El Paso County Planning and Community Development.
4. All signs shown on the signing and striping plan shall be new signs. Existing signs may remain or be reused if they meet current El Paso County and MUTCD standards.
5. Street name and regulatory stop signs shall be on the same post at intersections.
6. All removed signs shall be disposed of in a proper manner by the contractor.
7. All street name signs shall have "D" series letters, with local roadway signs being 4" upper-lower case lettering on 8" blank and non-local roadway signs being 6" lettering, upper-lower case on 12" blank, with a white border that is not recessed. Multi-lane roadways with speed limits of 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".
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13. The contractor shall notify El Paso County Planning & Community Development (719) 520-6819 prior to and upon completion of signing and striping.
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General Notes:

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Modified Striping for Mesa Ridge Parkway & Spring Glen Drive
(Public ROW)

SCALE: 1" =100'

EPC 3/22/21



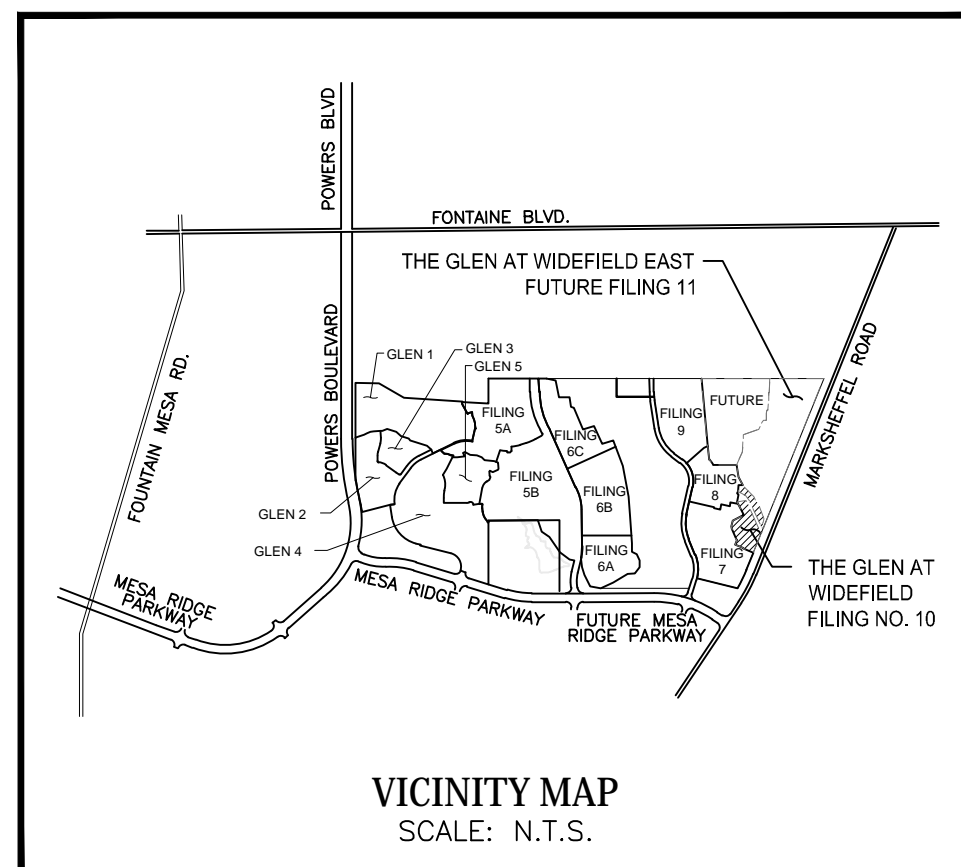
GLEN AT WIDEFIELD NO. 10
SIGNING & STRIPING PLAN
Mesa Ridge Parkway & Spring Glen Drive (Public ROW)
EL PASO, COUNTY

Project No.:	19016
Date:	Feb 12, 2021
Design:	MJK
Drawn:	MJK
Check:	AWMc
Revisions:	

SHEET

6B

8 of 17 Sheets

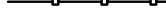










EXISTING PEACEFUL VALLEY ROAD IS INSTALLED TO MARKSCHIEFFEL
ROAD, BUT WITHOUT SIDEWALKS AND RAMPS.
MATCH SIDEWALK ASSEMBLY LEFT & RIGHT AND INSTALL 5'
CONCRETE SIDEWALKS @ 2% SLOPE TOWARDS STREET SECTION
FEATHER GRADING AT OVERLOT AREAS TO BACK OF WALK TO AVOID
RETAINING STORMWATER ON INDIVIDUAL LOTS (TYP.)
SEE SHEET 2 FOR STREET PLAN & PROFILE DESIGN DATA

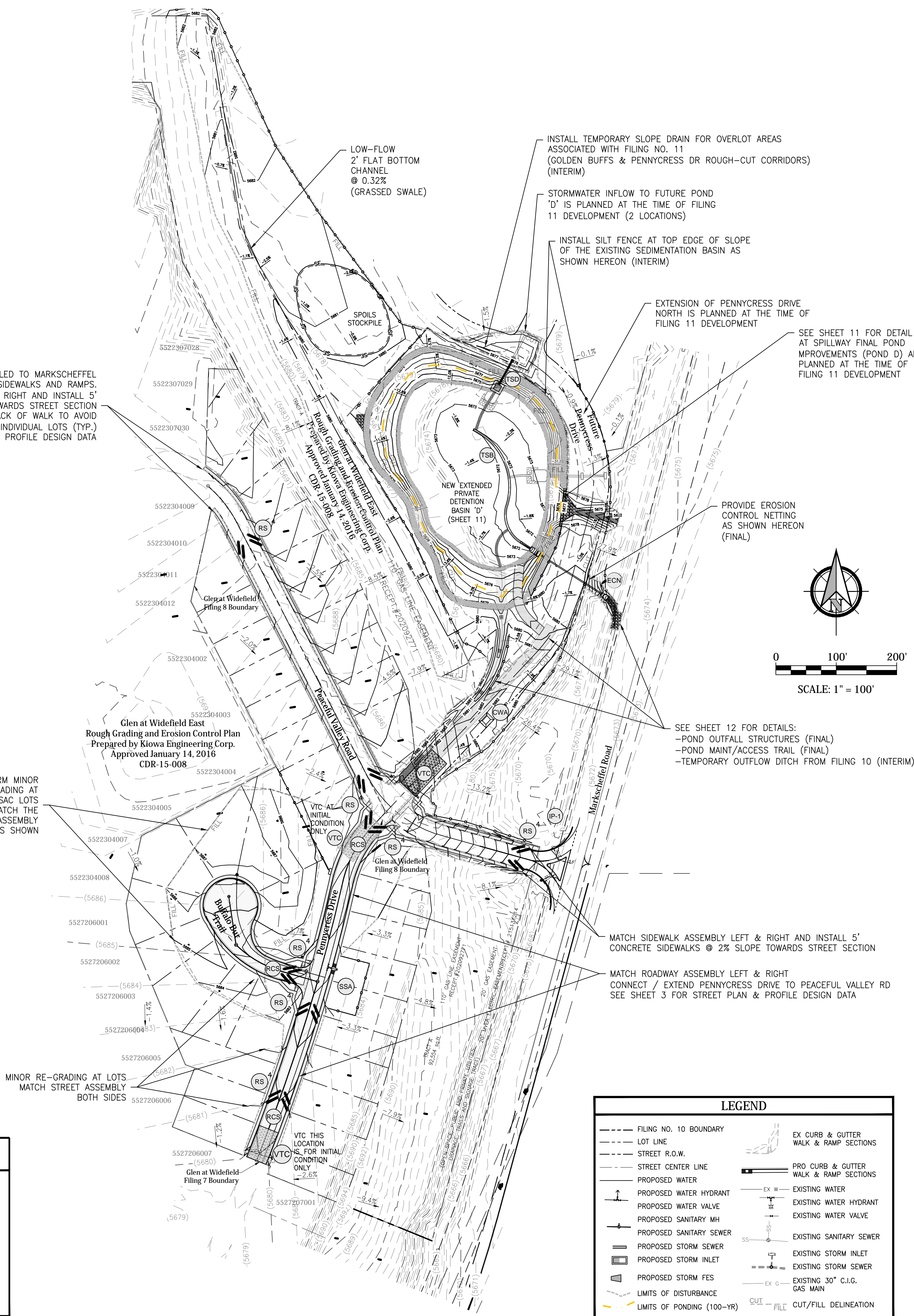
SEED MIX		
AREAS DISTURBED BY THE EARTHWORK ACTIVITIES AND NOT RECEIVING OTHER TREATMENT SHALL BE PERMANENTLY REVEGETATED WITH THE FOLLOWING SEED MIX.		
SPECIES	VARIETY	pls./acre
SIDEWAYS GRAMA	<i>EL Reno</i>	2.0
WESTERN WHEAT GRASS	<i>Bonanza</i>	2.5
SLENDER WHEAT GRASS	<i>Native</i>	2.0
LITTLE BLUESTEM	<i>Pastura</i>	2.0
SAND DROPSIED	<i>Native</i>	0.5
SWITCH GRASS	<i>Nebraska 28</i>	3.0
WEEPING LOVE GRASS	<i>Morpha</i>	1.0
14.0 lbs		
SEEDING APPLICATION: DRILL SEED 1/4" TO 1/2" INTO TOPSOIL. IN AREAS INACCESSIBLE TO A DRILL, HAND BROADCAST AT DOUBLE THE RATE AND RAKE 1/4" TO 1/2" INTO THE TOPSOIL. MULCHING APPLICATION: 1-1/2 TONS NATIVE WHE PER ACRE, MECHANICALLY CRIMPED INTO THE TOPSOIL.		

EROSION CONTROL INSPECTION AND MAINTENANCE	
<p>A THOROUGH INSPECTION OF THE EROSION CONTROL PLAN/STORMWATER MANAGEMENT SYSTEM SHALL BE PERFORMED EVERY 14 DAYS AS WELL AS AFTER ANY RAIN OR SNOWMELT EVENT THAT CAUSES SURFACE EROSION:</p> <ul style="list-style-type: none"> * WHEN STRAW BALE BARRIERS HAVE SIFTED UP TO HALF THEIR HEIGHT, THE SILT SHALL BE REMOVED, FINAL GRADE REESTABLISHED AND SLOPES RESEDED IF NECESSARY. ANY STRAW BALES THAT HAVE SHIFTED OR DECAYED SHALL BE REPAIRED OR REPLACED. * IF AN ACCUMULATED TRASH OR DEBRIS SHALL BE REMOVED FROM OUTLETS. <p>AN INSPECTION AND MAINTENANCE LOG SHALL BE KEPT.</p>	

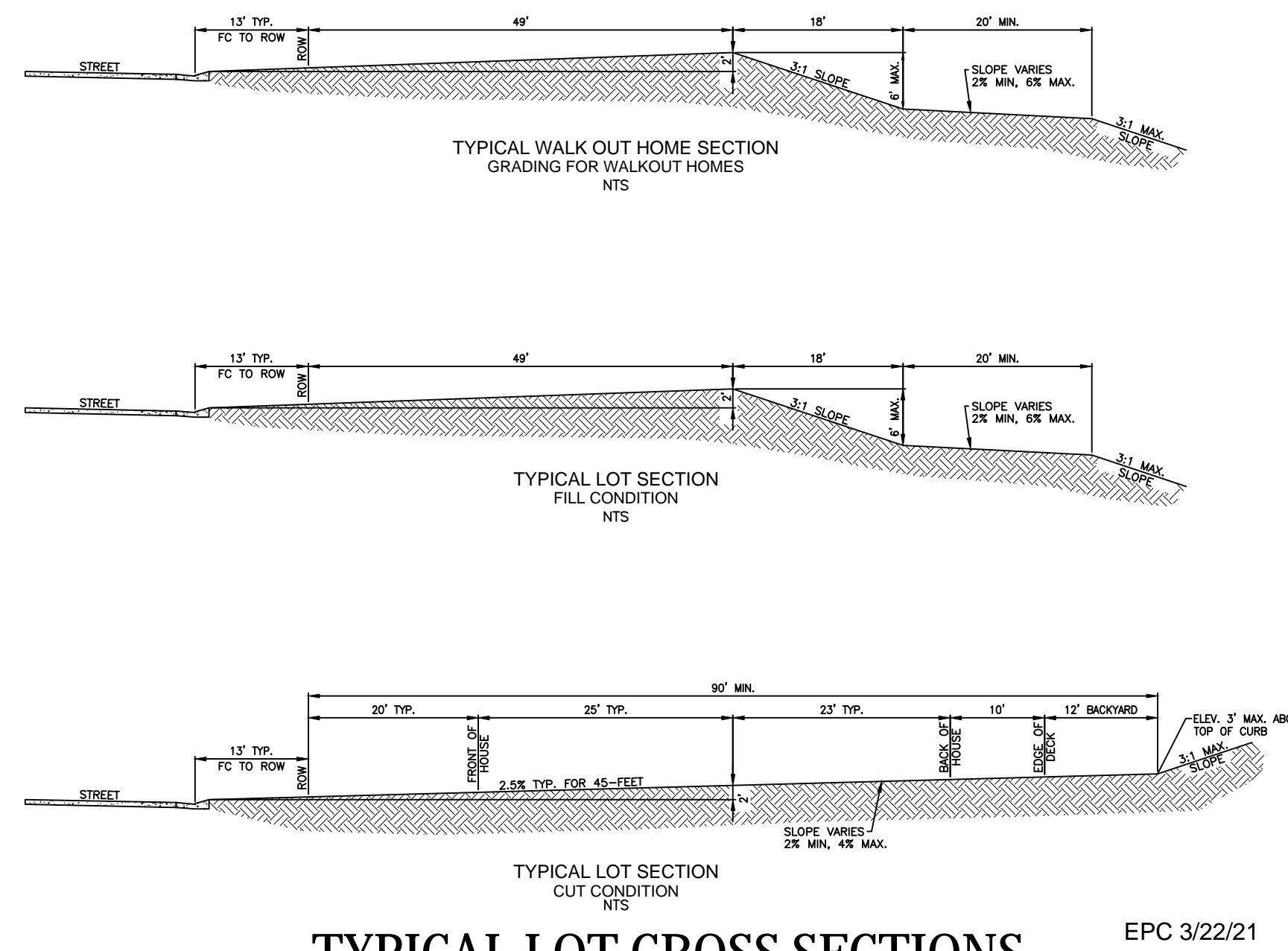
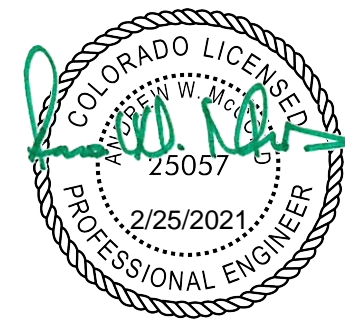
SHADED AREA DENOTES PERMANENT EROSION
BLANKET. CURLEX HEAVY DUTY EROSION CONTROL
BLANKET BY AMERICAN EXCELSIOR OR EQUAL
SHALL BE USED.

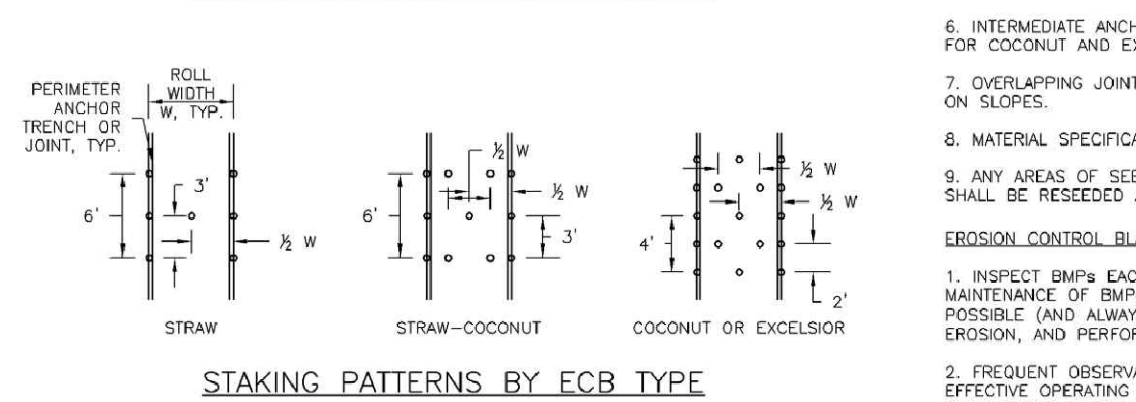
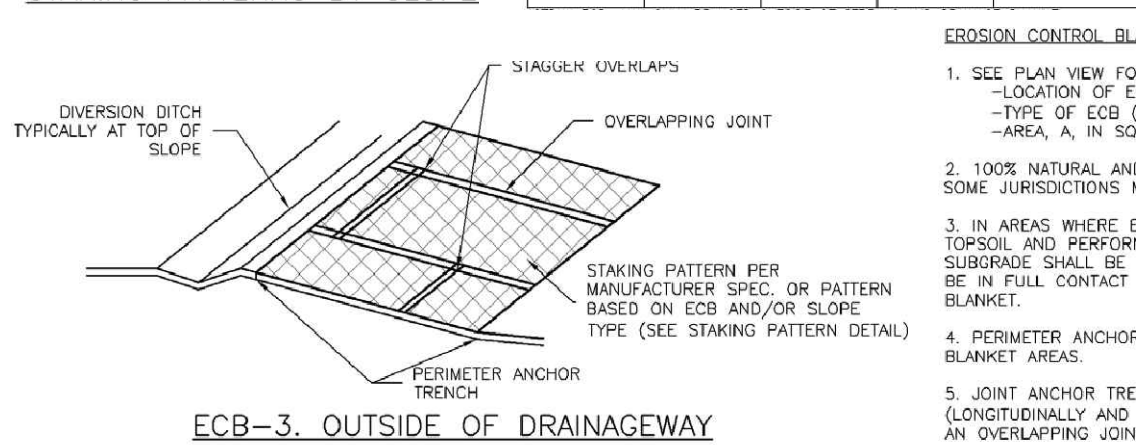
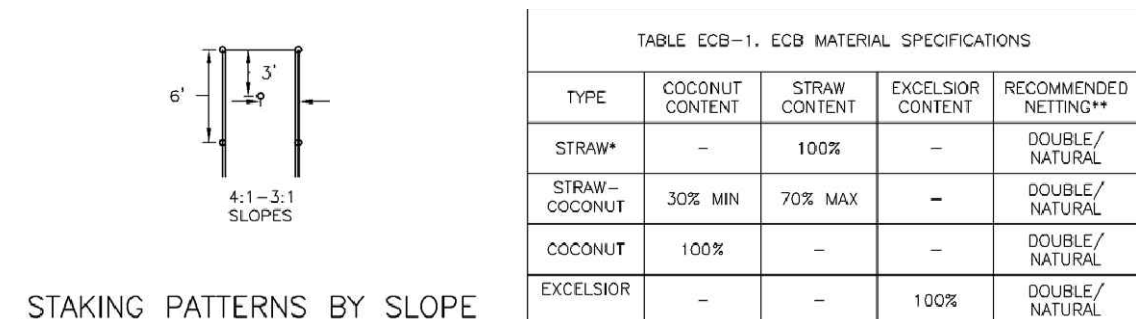
EROSION CONTROL LEGEND		PHASE
	SILT FENCE	(INITIAL)
	VEHICLE TRACKING CONTROL	(INITIAL)
	INLET PROTECTION	(INITIAL) / (INTERIM)
	TEMPORARY SLOPE DRAIN	(INITIAL) / (INTERIM)
	EROSION CONTROL NETTING	(INTERIM) / (FINAL)
	ROUGH-CUT STREET CONTROL	(INITIAL) / (INTERIM)
	CONCRETE WASHOUT AREA	(INITIAL) / (INTERIM)
	ROCK SOCK(S) (COUNT)	(INITIAL) / (INTERIM)
	STABILIZED STAGING AREA	(INITIAL) / (INTERIM)

OPINION OF COST FOR EROSION CONTROL REQUIREMENTS				
Additional Erosion Control for Glen at Widefield Filing No. 10				
ITEM	QUANTITY	UNITS	PRICE	AMOUNT
PERMANENT SEEDING	3.0	AC	\$800	\$2,400.00
PERMANENT E.C. BLANKET	1,196	SY	\$6	\$7,160.00
VEHICLE TRACKING CONTROL	3	EA	\$2,370	\$7,110.00
INLET PROTECTION	2	EA	\$167	\$334.00
CONCRETE WASHOUT BASIN	1	EA	\$900	\$900.00
ROUGH CUT STREET CONTROL	1,170	LF	\$2	\$2,340.00
SILT FENCING	3,122	LF	\$2.50	\$7,805.00
TOTAL				\$25,679.00



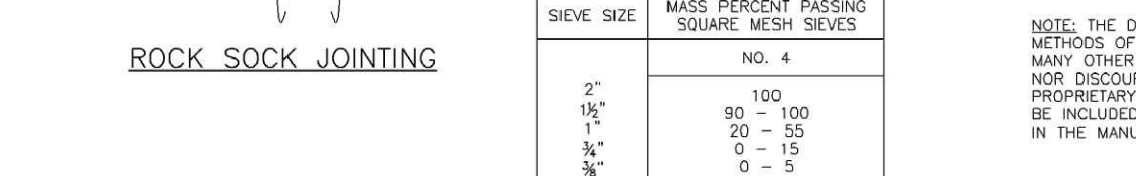
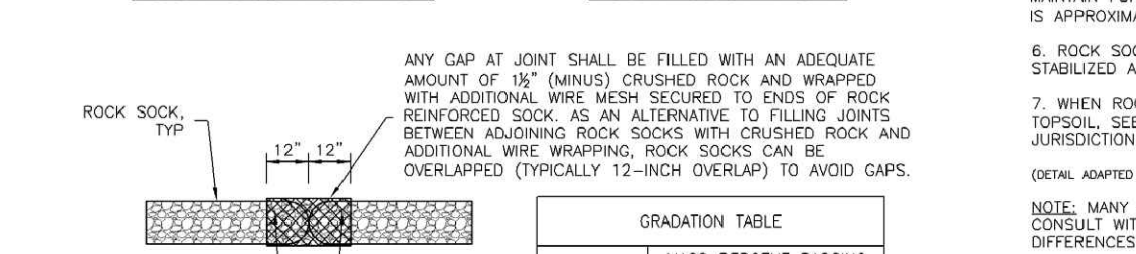
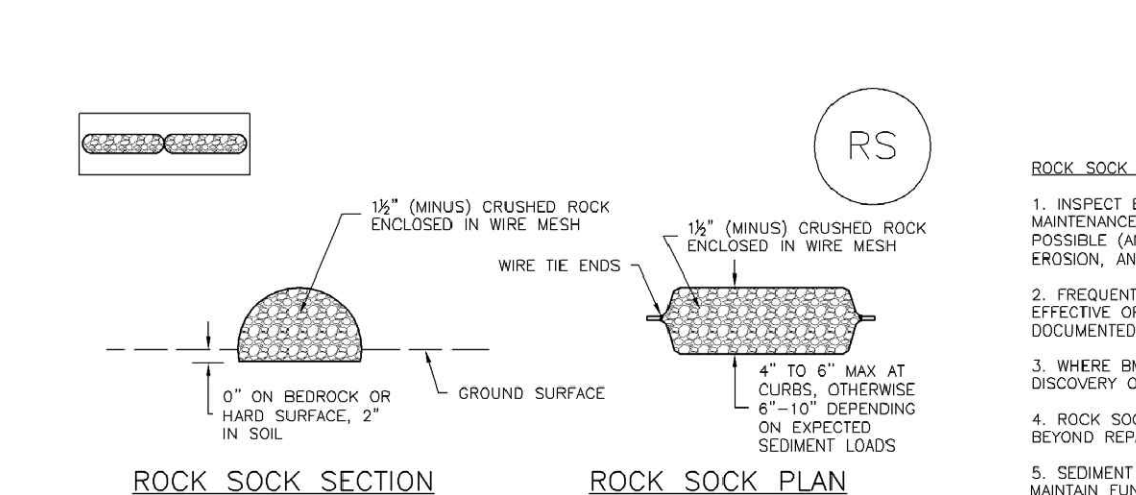
- ## PROJECT SPECIFIC GRADING AND EROSION CONTROL NOTES
1. Stormwater discharges from construction sites shall not cause or threaten to cause pollution, contamination, or degradation of State Waters. All work and earth disturbance shall be done in a manner that minimizes pollution of any on-site or off-site 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.
 3. A separate Stormwater Management Plan (SWMP) for this project shall be completed and an Erosion and Stormwater Quality Control Permit (ESQCP) issued prior to commencing construction. Management of the SWMP during construction is the responsibility of the designated Qualified Stormwater Manager or Certified Erosion Control Inspector. The SWMP shall be located on-site at all times during construction and shall be kept up to date with work progress and changes in the field.
 4. Once an ESQCP is approved a "Notice to Proceed" has been issued, the contractor may install the initial stage erosion and sediment control measures as indicated on the approved GEC. A Preconstruction Meeting between the contractor, engineer, and El Paso County will be held prior to any construction. It is the responsibility of the applicant to coordinate the meeting time and place with County staff.
 5. Control measures must be installed early to the consequences of activities that could contribute pollutants to stormwater. Control measures for all slopes, channels, ditches, and disturbed land areas shall be installed immediately upon completion of the disturbance.
 6. All permanent sediment and erosion control measures shall be maintained and remain in effective operating condition until permanent soil erosion control measures are implemented and final stabilization is established. All persons engaged in land disturbance activities shall assess the adequacy of control measures at the site and identify if changes to those controls are needed to maintain the effective performance of the control measures. All changes to temporary sediment and erosion control measures must be incorporated into the Stormwater Management Plan.
 7. Temporary stabilization shall be implemented on disturbed areas and stockpiles where ground disturbing construction activity has permanently ceased or temporarily ceased for longer than 14 days.
 8. Final stabilization must be implemented at all applicable construction sites. Final stabilization is achieved when all ground disturbing activities are complete and all disturbed areas either have a uniform vegetative cover with individual plant density of 70 percent of pre-disturbance levels established or equivalent permanent alternative stabilization method is implemented. All temporary sediment and erosion control measures shall be removed upon final stabilization and before permit closure.
 9. All permanent stormwater management facilities shall be installed as designed in the approved plans. Any proposed changes that affect the design or function of permanent stormwater management structures must be approved by the ECOM Administrator prior to implementation.
 10. Earth disturbances shall be conducted in such a manner so as to effectively minimize accelerated soil erosion and resulting sedimentation. All disturbances shall be designed, constructed, and completed so that the exposed area of any disturbed land shall be limited to the shortest practical period of time. Pre-existing vegetation shall be protected and maintained within 50 horizontal feet of a waters of the state unless shown to be infeasible and specifically requested and approved.
 11. Construction of soil must be prevented in areas designated for infiltration control measures or where final stabilization will be achieved by vegetative cover. Areas designated for infiltration control measures shall also be protected from sedimentation during construction until final stabilization is achieved. If compaction prevention is not feasible due to site constraints, all areas designated for infiltration and vegetation control measures must be loosened prior to installation of the control measures(s).
 12. Any temporary or permanent facilities designed and constructed for the conveyance of stormwater around, through, or from the earth disturbance area shall be a stabilized conveyance designed to minimize erosion and the discharge of sediment off-site.
 13. Concrete wash water shall be contained and disposed of in accordance with the SWMP. No wash water shall be discharged to or allowed to enter State Waters, including any surface or subsurface storm drainage system or facilities. Concrete washouts shall not be located in an area where shallow groundwater may be present, or within 50 feet of a surface water body, creek, or stream.
 14. During wetting operations of uncontaminated ground water may be discharged on site, but shall not leave the site in the form of surface runoff unless an approved State dewatering permit is in place.
 15. Erosion control blanketing or other protective covering shall be used on slopes steeper than 3:1.
 16. Contractor shall be responsible for the removal of all wastes from the construction site for disposal in accordance with local and State regulatory requirements. No construction debris, tree slash, building material wastes or unused building materials shall be buried, dumped, or discharged at the site.
 17. Waste materials shall not be temporarily placed or stored in the street, alley, or other public way, unless in accordance with an approved Traffic Control Plan. Control measures may be required by El Paso County Engineering if deemed necessary, based on specific conditions and circumstances.
 18. Disposal of soils and construction debris off-site shall be minimized. Materials to be disposed off-site shall be cleaned up and properly disposed of immediately.
 19. The owner/designer shall be responsible for the removal of all construction debris, dirt, trash, rock, sediment, soil, and sand that may accumulate in roads, storm drains and other drainage conveyance systems and stormwater apertures as a result of site development.
 20. The quantity of materials stored on the project site shall be limited, as much as practical, to that quantity required to perform the work in an orderly sequence. All materials stored on-site shall be stored in a neat, orderly manner, in their original containers, with original manufacturer's labels.
 21. No chemical(s) having the potential to be released in stormwater are to be stored or used onsite unless permission for the use of such chemical(s) is granted in writing by the ECOM Administrator. In granting approval for the use of such chemical(s), special conditions and monitoring may be required.
 22. Bulk storage of allowed petroleum products or other hazardous materials in excess of 1000 gallons shall require adequate secondary containment protection to contain all spills and/or prevent any spilled materials from entering State Waters, including any surface or subsurface storm drainage system or other facilities.
 23. No person shall cause the impediment of stormwater flow in the curb and gutter or ditch except with approved sediment control measures.
 24. Owner/designer and their agents shall comply with the "Colorado Water Quality Control Act" (Title 25, Article 6, CRS) and the "Clean Water Act" (33 USC 1344), in addition to the requirements of the Colorado Department of Public Health and Environment. All appropriate permits must be obtained from the Colorado Department of Public Health and Environment (1041, NPDES, Floodplain, 404, fugitive dust, etc.). In the event of conflicts between these requirements and other laws, rules, or regulations of other Federal, State, local, or County agencies, the most restrictive laws, rules, or regulations shall apply.
 25. All construction traffic must restrict the site only at approved construction access points.
 26. Prior to construction the permittee shall verify the location of existing utilities.
 27. A water source shall be available on site during earthwork operations and shall be utilized as required to minimize dust from earthwork equipment and wind.
 28. The soils report for this site has been prepared by Vivid Engineering Group, Inc. and shall be considered a part of these plans.
 29. At least ten (10) days prior to the anticipated start of construction, for grading that will disturb one (1) acre or more, the owner or operator of construction activity shall submit a written 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
WGCD - Permits
4300 Cherry Creek Drive South
Denver, CO 80246-1530
Attn: Permits Unit
 30. Base mapping was provided by Pinnacle Land Surveying. The date of the last survey update was May 2019.
 31. Proposed Construction Schedule:
Begin Construction: Summer 2020
End Construction: Winter 2020
Total Site Area = 292.29 Acres
 32. Area to be disturbed = 10.1 Acres (Filing 10 and minor ditch grading at Filing No. 11).
Existing 100-year runoff coefficient = 0.50
Proposed 100-year runoff coefficient = 0.51
Existing Hydrologic Soil Groups: B & C
Existing: Taxed fine sandy loams, B – Storeham sandy loam, C – Nunn clay loam)
 33. Site is currently undeveloped and covered with native grasses on moderate to steep slopes (3%-18%).
 34. Site is located in the West Fork Jimmy Camp Creek Drainage Basin.





EROSION CONTROL BLANKET

NTS



ROCK SOCK INSTALLATION NOTES

- SEE PLAN VIEW FOR LOCATIONS 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 GAUGE POULTRY MESH, OR EQUIVALENT, WITH A MAXIMUM OPENING OF 3/4". RECOMMENDED MINIMUM ROLL WIDTH OF 48".
- WIRE MESH SHALL BE SECURED USING "NOD 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

SIZE	MASS PERCENT PASSING
NO. 4	100
NO. 10	80 - 100
NO. 20	20 - 55
NO. 40	0 - 15
NO. 60	0 - 5

MATCHES SPECIFICATIONS FOR NO. 4 COARSE AGGREGATE FOR CONCRETE PER AASHTO M-80. ALL ROCK SHALL BE FRACTURED FACE, ALL SIDES.

ROCK SOCK PERIMETER CONTROL

NTS

EPC STD RS-2

TABLE ECB-1. ECB MATERIAL SPECIFICATIONS

TYPE	COCOONIT CONTENT	STRAW CONTENT	EXCLOSOR CONTENT	RECOMMENDED NETTING**
STRAW**	-	100%	-	DOUBLE/NATURAL
STRAW-COCOONIT	30% MIN	70% MAX	-	DOUBLE/NATURAL
COCOONIT	100%	-	-	DOUBLE/NATURAL
EXCLOSOR	-	-	100%	DOUBLE/NATURAL

- EROSION CONTROL BLANKET INSTALLATION NOTES
- SEE PLAN VIEW FOR: -LOCATION OF ECB -TYPE OF ECB (STRAW, STRAW-COCOONIT, COCONUT, OR EXCLOSOR). -AREA A IN SQUARE YARDS OF EACH TYPE OF ECB.
 - 100% NATURAL AND BIODEGRADABLE MATERIALS ARE PREFERRED FOR RECP, ALTHOUGH SOME JURISDICTIONS MAY ALLOW OTHER MATERIALS IN SOME APPLICATIONS.
 - IN AREAS WHERE ECBs ARE SHOWN ON THE PLANS, THE PERMITEE SHALL PLACE TOPSOIL AND PERFORM FINAL GRADING, SURFACE PREPARATION, AND SEEDING AND MULCHING. SUBGRADE SHALL BE SMOOTH AND MOST PRIOR TO ECB INSTALLATION AND THE ECB SHALL BE IN FULL CONTACT WITH SUBGRADE. NO GAPS OR VOIDS SHALL EXIST UNDER THE BLANKET.
 - PERIMETER ANCHOR TRENCH SHALL BE USED ALONG THE OUTSIDE PERIMETER OF ALL BLANKET AREAS.
 - JOINT ANCHOR TRENCH SHALL BE USED TO JOIN ROLLS OF ECBs TOGETHER (LONGITUDINALLY AND TRANSVERSELY) FOR ALL ECBs EXCEPT STRAW WHICH MAY USE AN OVERLAPPING JOINT.
 - INTERMEDIATE ANCHOR TRENCH SHALL BE USED AT SPACING OF ONE-HALF ROLL LENGTH FOR COCONUT AND EXCLOSOR ECBs.
 - OVERLAPPING JOINT DETAIL SHALL BE USED TO JOIN ROLLS OF ECBs TOGETHER FOR ECBs ON SLOPES.
 - MATERIAL SPECIFICATIONS OF ECBs SHALL CONFORM TO TABLE ECB-1.
 - ANY AREAS OF SEEDING AND MULCHING DISTURBED IN THE PROCESS OF INSTALLING ECBs SHALL BE RESEEDED AND MULCHED.

- EROSION CONTROL BLANKET 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.
 - ECBs SHALL BE LEFT IN PLACE TO EVENTUALLY BIODEGRADE, UNLESS REQUESTED TO BE REMOVED BY THE LOCAL JURISDICTION.
 - ANY ECB PULLED OUT, TORN, OR OTHERWISE DAMAGED SHALL BE REPAIRED OR RENEWED. ANY SUBGRADE AREAS BELOW THE GEOTEXTILE THAT HAVE ERODED TO CREATED A VOID UNDER THE BLANKET, OR THAT REMAIN DEVOID OF GRASS SHALL BE REPAIRED, RESEEDED AND MULCHED AND THE ECB REINSTALLED.

- ROCK SOCK 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 SOCKS SHALL BE REPLACED IF THEY BECOME HEAVILY SOILED, OR DAMAGED BEYOND REPAIR.
 - SEDIMENT ACCUMULATED UPSTREAM OF ROCK SOCKS SHALL BE REMOVED AS NEEDED TO MAINTAIN FUNCTIONALITY OF THE BMP. TYPICALLY WHEN DEPTH OF ACCUMULATED SEDIMENTS IS APPROXIMATELY 1/2 OF THE HEIGHT OF THE ROCK SOCK.
 - ROCK SOCKS ARE TO REMAIN IN PLACE UNTIL THE UPSTREAM DISTURBED AREA IS STABILIZED AND APPROVED BY THE LOCAL JURISDICTION.
 - WHEN ROCK SOCKS ARE REMOVED, ALL DISTURBED AREAS SHALL BE COVERED WITH TOPSOIL, SEEDS AND MULCHED OR OTHERWISE STABILIZED AS APPROVED BY LOCAL JURISDICTION.

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

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

NOTE: THE DETAILS INCLUDED WITH THIS FACT SHEET SHOW COMMONLY USED, CONVENTIONAL METHODS OF ROCK SOCK INSTALLATION. IN THE DOWNEY METROPOLITAN AREA THERE ARE MANY OTHER SIMILAR PROPRIETARY PRODUCTS ON THE MARKET. USDC NEITHER NORREPS NOR DISCOURAGES USE OF PROPRIETARY PROTECTION PRODUCTS. HOWEVER, IN THE EVENT PROPRIETARY METHODS ARE USED, THE APPROPRIATE DETAIL FROM THE MANUFACTURER MUST BE INCLUDED IN THE BMP AND THE BMP MUST BE INSTALLED AND MAINTAINED AS SHOWN IN THE MANUFACTURER'S DETAILS.

ROCK SOCK TYPE

12" 12"

GRADATION TABLE

SIZE	MASS PERCENT PASSING
NO. 4	100
NO. 10	80 - 100
NO. 20	20 - 55
NO. 40	0 - 15
NO. 60	0 - 5

MATCHES SPECIFICATIONS FOR NO. 4 COARSE AGGREGATE FOR CONCRETE PER AASHTO M-80. ALL ROCK SHALL BE FRACTURED FACE, ALL SIDES.

ROCK SOCK INSTALLATION NOTES

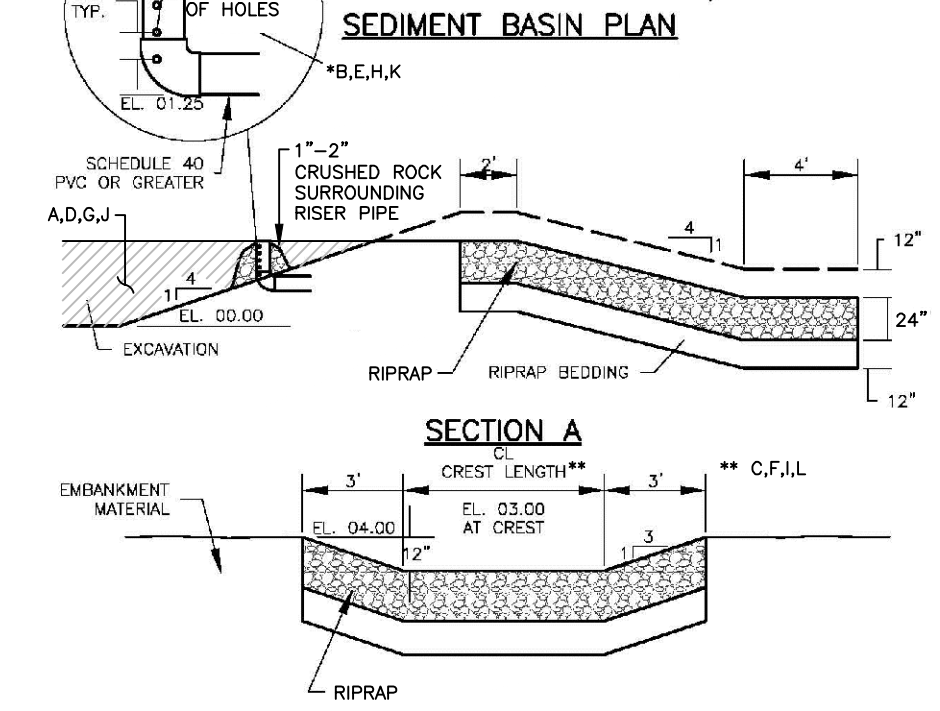
- SEE PLAN VIEW FOR LOCATIONS OF ROCK SOCKS.
- CRUSHED ROCK SHALL BE 1/2" (MINUS) IN SIZE WITH A FRACTURED FACE (ALL SIDES) AND SHALL COMPLY WITH GRADATION SHOWN ON THIS SHEET (1/2" MINUS).
- WIRE MESH SHALL BE FABRICATED OF 10 GAUGE POULTRY MESH, OR EQUIVALENT, WITH A MAXIMUM OPENING OF 3/4". RECOMMENDED MINIMUM ROLL WIDTH OF 48".
- WIRE MESH SHALL BE SECURED USING "NOD 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.

Sediment Basin (SB)

SC-7

SC-7

Sediment Basin (S



TEMPORARY SEDIMENT BASIN DETAIL

NTS

- ROUGH-CUT STREET CONTROL INSTALLATION NOTES
- SEE PLAN VIEW FOR: -LOCATION OF ROUGH CUT STREET CONTROL MEASURES.
 - ROUGH CUT STREET CONTROL SHALL BE INSTALLED AFTER A ROAD HAS BEEN CUT IN, AND WILL NOT BE IN PLACE FOR MORE THAN 14 DAYS OR FOR TEMPORARY CONSTRUCTION ROADS THAT HAVE NOT RECEIVED ROAD BASE.

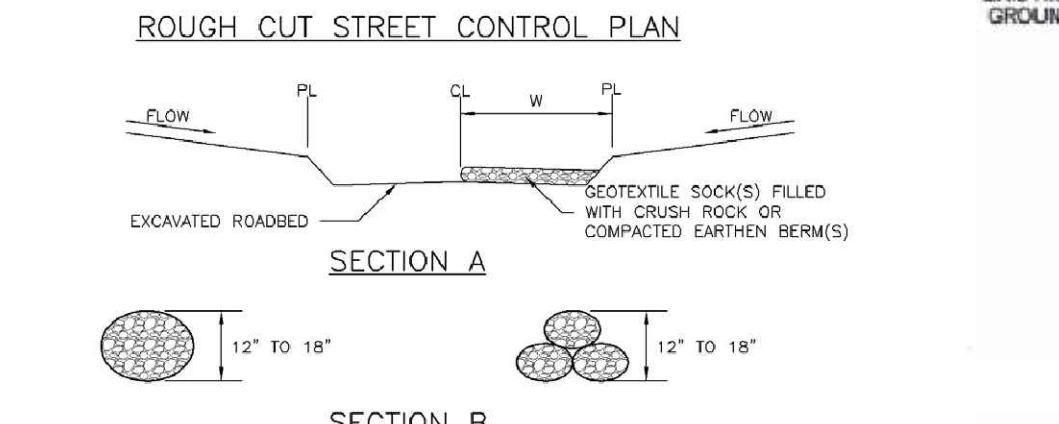
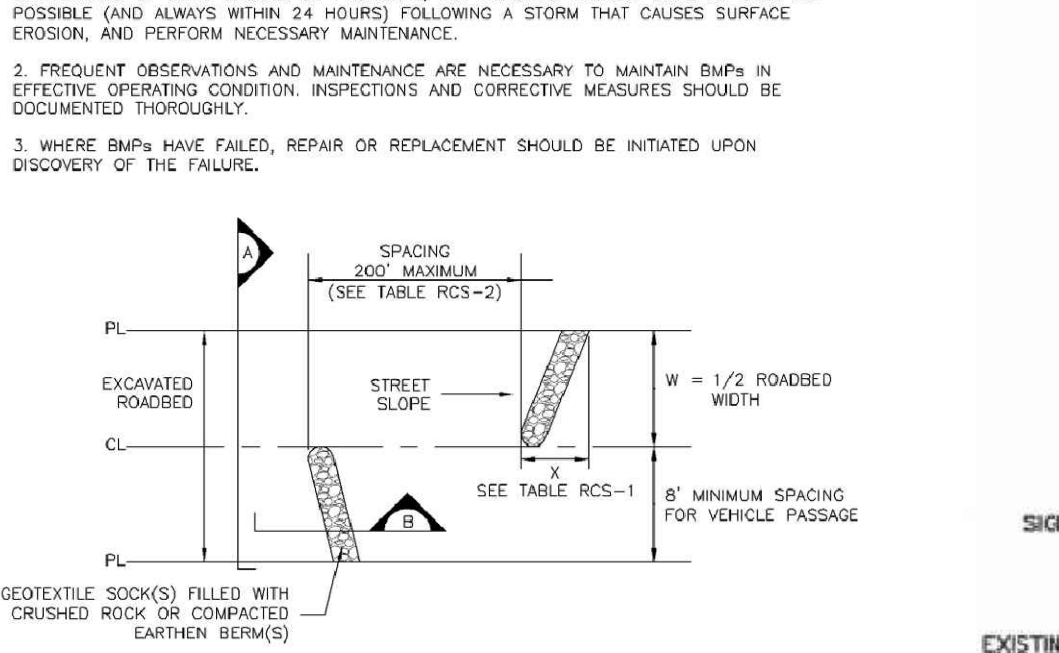


TABLE RCS-1

W (FT)	X (FT)
20-30	5
31-40	7
41-50	9
51-60	10.5
61-70	12

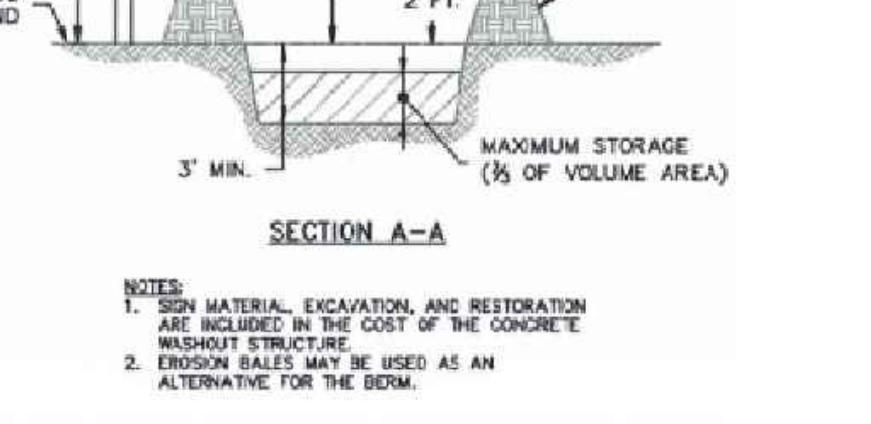
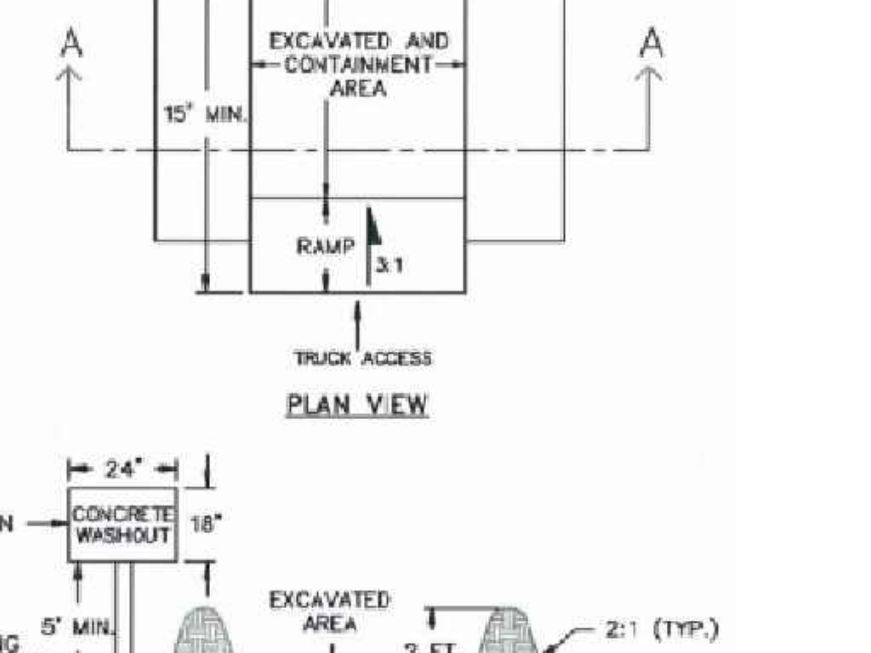
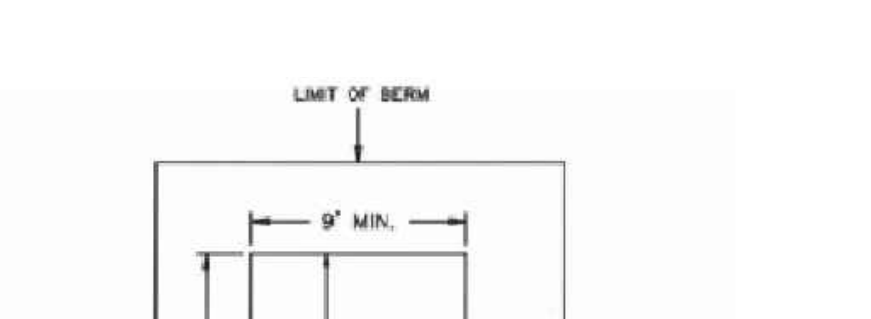
TABLE RCS-2

LONGITUDINAL STREET SLOPE (%)	SPACING (FT)
<2	200
2-3	150
3-4	100
4-5	50
5-6	25
6-7	25

ROUGH-CUT STREET CONTROL

NTS

EPC STD SD_3-84



CONCRETE WASHOUT AREA

EPC STD SD_3-84

NTS

EPC STD SD_3-84

NTS

EPC STD SD_3-84

NTS

EPC STD SD_3-84

NTS

EPC STD SD_3-84

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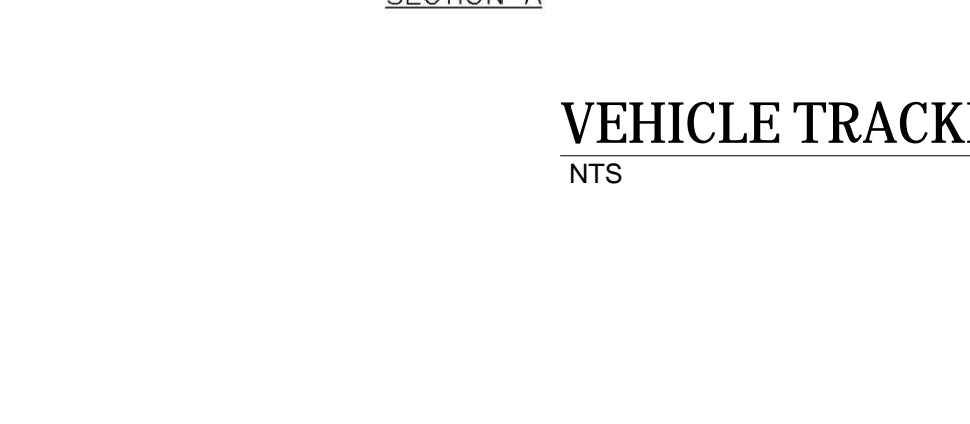
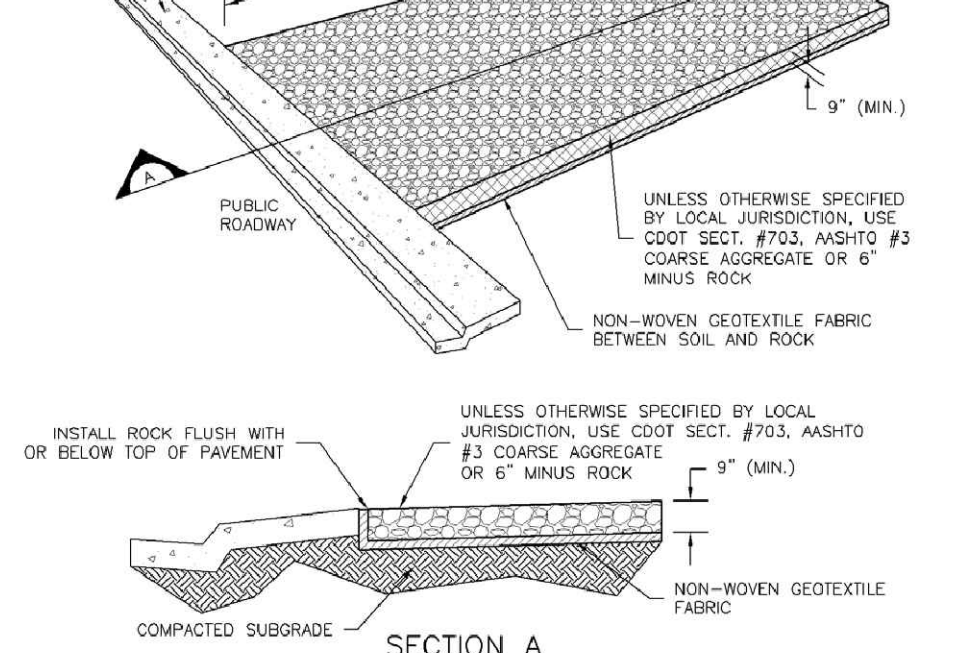
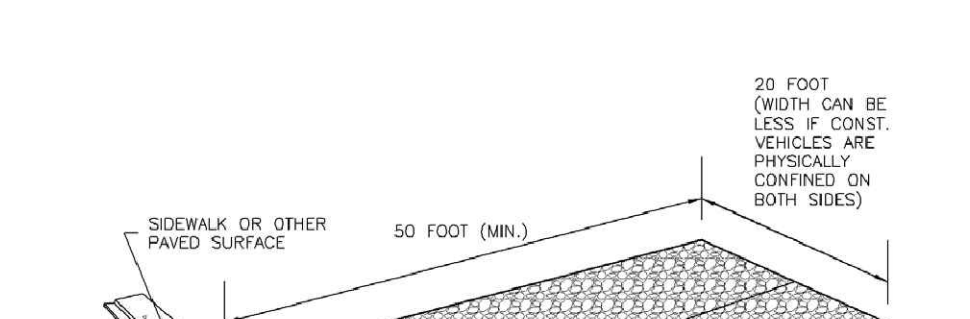
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EPC STD SD_3-84

NTS

EPC STD SD_3-84

NTS



VEHICLE TRACKING CONTROL

EPC STD SD_3-84

NTS

EPC STD SD_3-84

NTS

EPC STD SD_3-84

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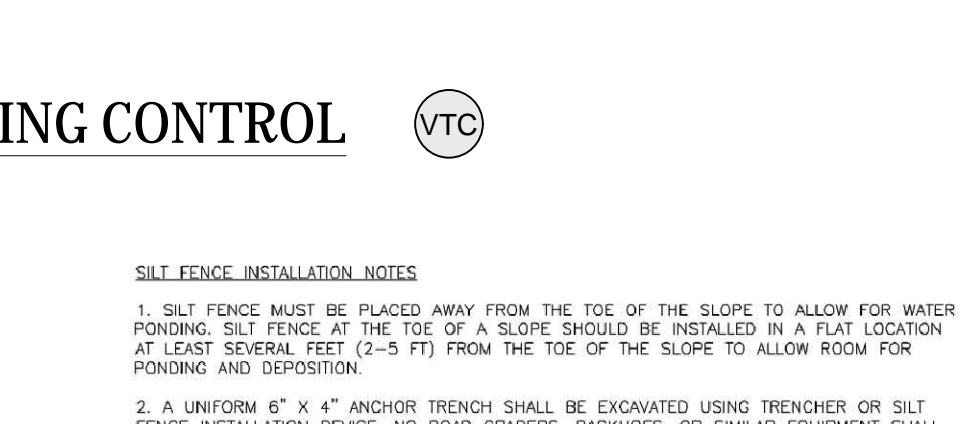
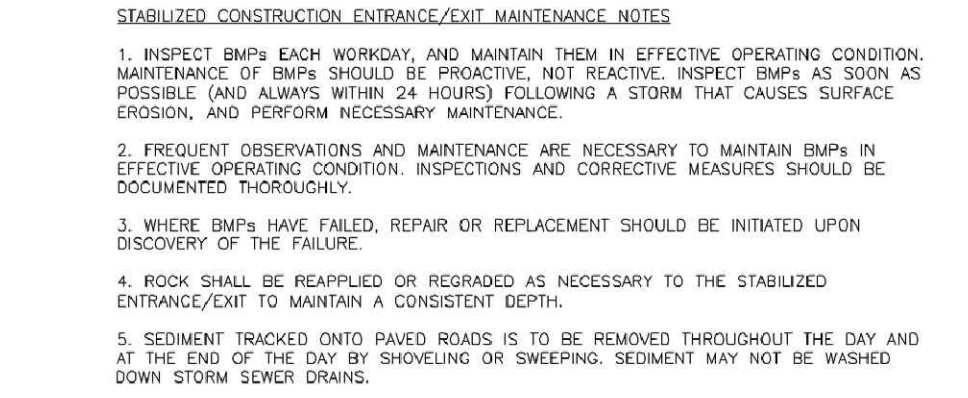
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EPC STD SD_3-84

NTS

- VEHICLE TRACKING CONTROL
- SEE PLAN VIEW FOR: -LOCATION OF CONSTRUCTION ENTRANCE(S)/EXIT(S) -TYPE OF CONSTRUCTION ENTRANCE(S)/EXIT(S) (WITH/OUT WHEEL WASH, CONSTRUCTION MAT OR TRM).
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 - A STABILIZED CONSTRUCTION ENTRANCE/EXIT SHALL BE LOCATED AT ALL ACCESS POINTS WHERE VEHICLES ACCESS THE CONSTRUCTION SITE FROM PAVED RIGHT-OF-WAYS.
 - STABILIZED CONSTRUCTION ENTRANCE/EXIT SHALL BE INSTALLED PRIOR TO ANY LAND DISTURBING ACTIVITIES.
 - A NON-WOVEN GEOTEXTILE FABRIC SHALL BE PLACED UNDER THE STABILIZED CONSTRUCTION ENTRANCE/EXIT PRIOR TO THE PLACEMENT OF ROCK.
 - UNLESS OTHERWISE SPECIFIED BY LOCAL JURISDICTION, ROCK SHALL CONSIST OF DOT SECT. #703, AASHTO #3 COARSE AGGREGATE OR 6" (MINUS) ROCK.

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 - ROCK SHALL BE REAPPLIED OR REGRADED AS NECESSARY TO THE STABILIZED CONSTRUCTION ENTRANCE/EXIT TO MAINTAIN A CONSISTENT DEPTH.
 - SEDIMENT TRACKED ONTO PAVED ROADS IS TO BE REMOVED THROUGHOUT THE DAY AND AT THE END OF THE DAY BY SHOVELING OR SWEEPING. SEDIMENT MAY NOT BE WASHED DOWN STORM SEWER DRAINS.



VEHICLE TRACKING CONTROL

EPC STD SD_3-84

NTS

EPC STD SD_3-84

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NTS

Kiowa Engineering Corporation

1604 South 21st Street
Colorado Springs, Colorado 80904
(719) 630-7342

WIDEFIELD Investment Group

GLEN AT WIDEFIELD NO. 10

Proposed Grading & Erosion Control Details

Filing 10 Portions Only

EL PASO, COUNTY, COLORADO

Project No.: 19016

Date: Nov. 23, 2020

Design: MK

Drawn: MK

Check: AWMc

Revisions:

1. SEE PLAN VIEW FOR: -LOCATION OF CONSTRUCTION ENTRANCE(S)/EXIT(S) -TYPE OF CONSTRUCTION ENTRANCE(S)/EXIT(S) (WITH/OUT WHEEL WASH, CONSTRUCTION MAT OR TRM).

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4. STABILIZED CONSTRUCTION ENTRANCE/EXIT SHALL BE INSTALLED PRIOR TO ANY LAND DISTURBING ACTIVITIES.

5. A NON-WOVEN GEOTEXTILE FABRIC SHALL BE PLACED UNDER THE STABILIZED CONSTRUCTION ENTRANCE/EXIT PRIOR TO THE PLACEMENT OF ROCK.

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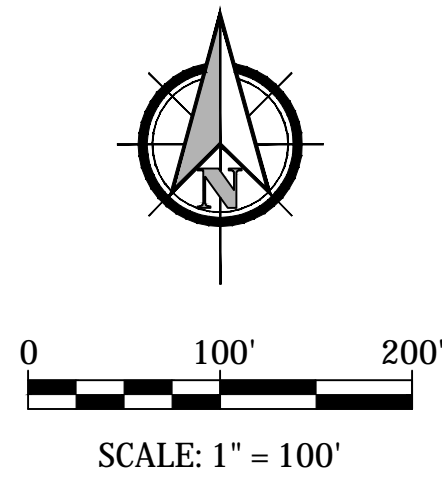
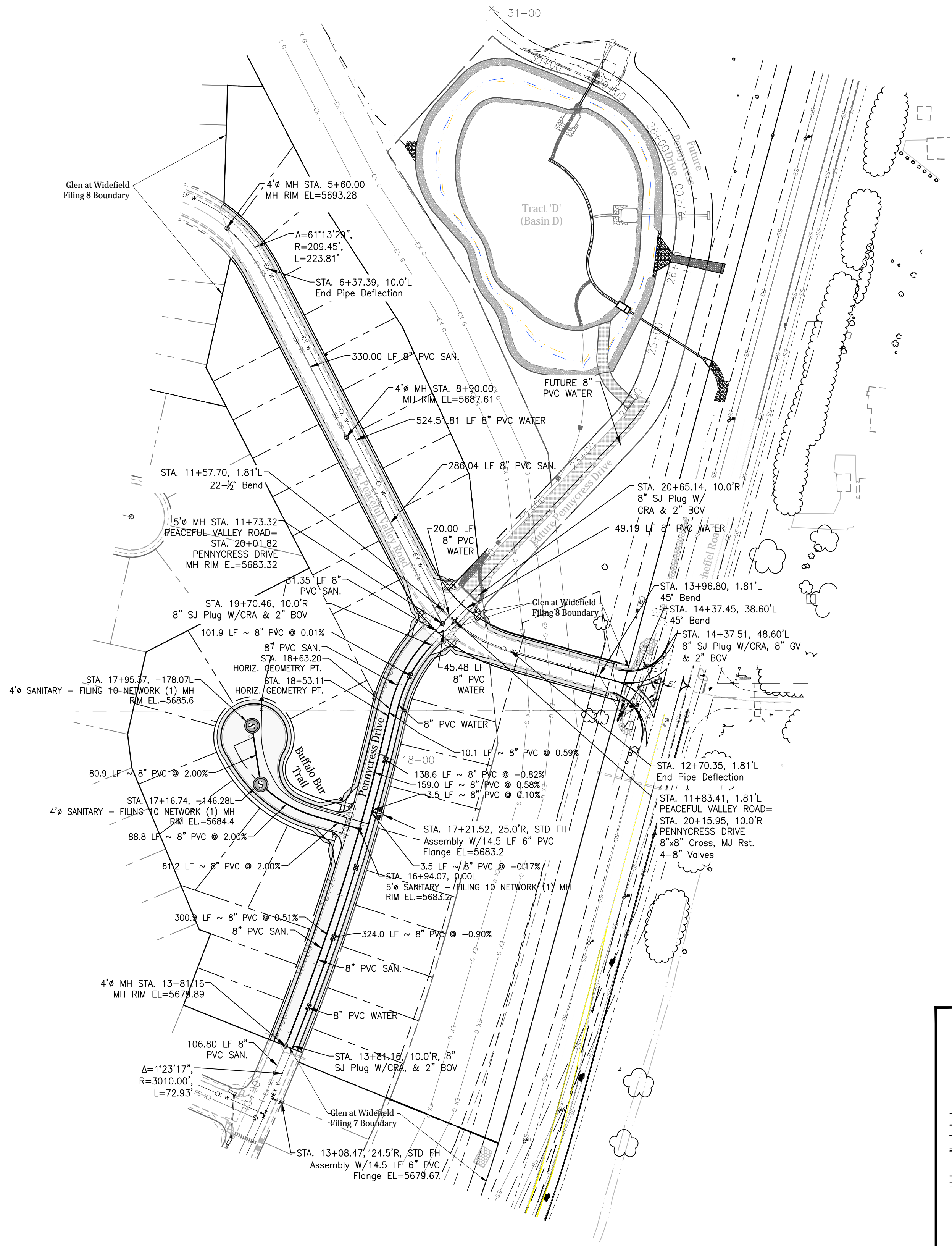
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18. INSPECT

SUBSEQUENT TO STRIPPING AND GRUBBING THE FOLLOWING OVERLOT/PIPE INSTALLATION PROCEDURES ARE ANTICIPATED FOR THE SANITARY SEWER LOCATED ON PROPOSED EMBANKMENTS:

- THE REMOVAL AND REPLACEMENT OF METASTABLE SOIL.
- TESTING OF THE FILL SUBSEQUENT TO THE PENETRATION OF THE METASTABLE SOIL WILL CONTINUE UNTIL A MINIMUM OF 7 FEET OF STRUCTURAL FILL HAS BEEN PLACED ABOVE THE PROPOSED SEWER LINE ELEVATION.
- UTILITY TRENCHES SHALL BE EXCAVATED AND SANITARY SEWER LINE INSTALLED. THE PIPE SHALL BE PROPERLY BEDDED AND STRUCTURAL FILL PLACED AND TESTED TO THE PREVIOUS GRADE.
- THE OVERLOT AND EMBANKMENT FILL CAN BE COMPLETED.
- WHERE THE SANITARY SEWER IS PLACED IN EMBANKMENT FILL DURING THE OVERLOT PROCESS, STE SHALL MONITOR AND TEST ALL WORK ASSOCIATED WITH THE AFFECTED PORTIONS.



ADDITIONAL UTILITY NOTES

GAS - ALL GAS MAINS AND SERVICES ARE TO BE INSTALLED PER THE CITY OF COLORADO SPRINGS.

ELECTRIC - ALL ELECTRIC SERVICES ARE TO BE INSTALLED PER THE CITY OF FOUNTAIN ELECTRIC DIVISION.

UTILITY CONTACTS

SEWER:	WIDEFIELD W&S DISTRICT (WWS)	390-7111
WATER:	WIDEFIELD W&S DISTRICT (WWS)	390-7111
ELECTRIC:	MOUNTAIN VIEW ELECTRIC	435-2283
GAS:	PEOPLES NATURAL GAS	800-303-0752
PHONE:	US WEST	636-4632

LEGEND

PROPOSED 8" PVC WATER MAIN (DR 18) WITH MJ FITTINGS (UNLESS OTHERWISE NOTED)

WIDEFIELD WATER & SANITATION DISTRICT STANDARD FIRE HYDRANT ASSEMBLY. INSTALL PER WIDEFIELD WATER AND SANITATION DISTRICT CONSTRUCTION SPECIFICATIONS

8" GATE VALVE (UNLESS OTHERWISE NOTED)

TEE w/CONCRETE THRUST BLOCK

MINIMUM RADIUS SHOWN FOR WATER MAIN = 290'
PER WWS SPECIFICATIONS AND EL PASO COUNTY ECM 4.3.6.A.1&2, THE MINIMUM COVER OVER WATER MAIN & SERVICES AND SANITARY SEWER MAINS & SERVICES IS 5 FEET.

WATER AND SEWER MAIN EXTENSIONS

Any changes or alterations affecting the grade, alignment, elevation and/or depth of cover of any water or sewer mains or other appearance shown on this drawing shall be the 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.

Signed [Signature] Date Feb. 28th 2021

Print Name J. Ryan Watson, Vice President

DBA: GLEN DEVELOPMENT COMPANY

Address: 3 Widefield Boulevard
Colorado Springs, CO 80911
(719) 392-0194

FIRE AUTHORITY APPROVAL

The number of fire hydrants and hydrant locations shown on this water installation plan are correct and adequate to satisfy the fire protection requirements as specified by the Security Fire District.

Security Fire Department

Signed [Signature] Date 3-6-2021
Security Fire Department

UTILITY APPROVALS

DISTRICT APPROVALS

The Widefield Water and Sanitation District recognizes the design engineer as having responsibility for the design. The Widefield Water and Sanitation District has limited its scope of review accordingly.

WIDEFIELD WATER AND SANITATION DISTRICT
WASTEWATER DESIGN APPROVAL

Date: 2/26/2021 By: [Signature]

PROJECT NO. _____

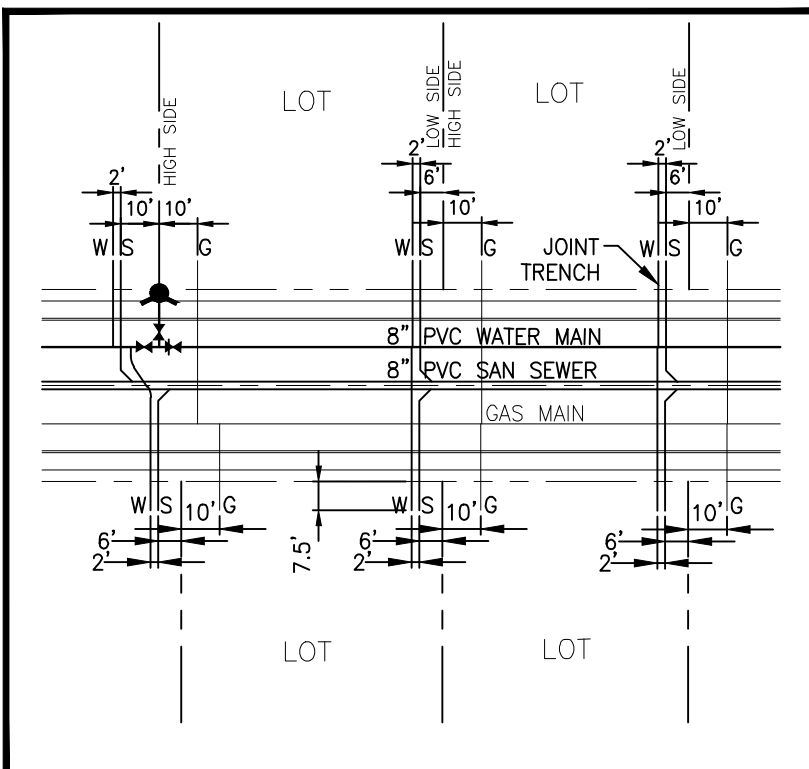
In case of errors or omissions with the sewer design as shown on this document the standards as defined in the "Rules and Regulations for Installation of Sewer Mains and Services" shall rule. Approval expires 180 days from Design Approval.

WIDEFIELD WATER AND SANITATION DISTRICT
WATER DESIGN APPROVAL

Date: 2/26/2021 By: [Signature]

PROJECT NO. _____

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WATER AND SEWER SERVICE EXTENSIONS
TYPICAL CONNECTION EXAMPLES



Know what's below.
Call before you dig.

FOR STORM DESIGN
SEE SHEET 11

GLEN AT WIDEFIELD NO. 10 UTILITY PLAN WATER & WASTEWATER MAIN EL PASO, COUNTY

Project No.: 19016

Date: Nov. 23, 2020

Design: MK

Drawn: MK

Check: AWMc

Revisions:

SHEET

9

11 of 17 Sheets

19016-GW10-09-UT.dwg/Feb 12, 2021

Kiowa
Engineering Corporation
1604 South 21st Street
Colorado Springs, Colorado 80904
(719) 630-7342

W
WIDEFIELD
Investment Group

EPC 3/22/21

Kiowa
Engineering Corporation
1604 South 21st Street
Colorado Springs, Colorado 80904
(719) 630-7342

**GLEN AT WIDEFIELD NO. 10
UTILITY SERVICES PLAN
WATER & WASTEWATER UTILITY SERVICES
EL PASO, COUNTY**

**GLEN AT WIDEFIELD NO. 10
UTILITY SERVICES PLAN
WATER & WASTEWATER UTILITY SERVICES
EL PASO COUNTY**

SHEET
10
12 of 17 Sheets

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UTILITY CONTACTS

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WATER:	WIDEFIELD	W&S DISTRICT (WWSO)	390-7111
GAS:	MOUNTAIN VIEW	NATURAL GAS	485-2283
ELECTRIC:	PEOPLES	NATURAL GAS	800-303-0752
PHONE:	US WEST		636-4632








Diagram showing a water main line with various fittings and a tee connection.

-  PROPOSED 8" PVC WATER MAIN (DR 18) WITH MJ FITTINGS (UNLESS OTHERWISE NOTED)
-  WIDFIELD WATER & SANITATION DISTRICT STANDARD FIRE HYDRANT ASSEMBLY. INSTALL PER WIDFIELD WATER AND SANITATION DISTRICT CONSTRUCTION SPECIFICATIONS
-  8" GATE VALVE (UNLESS OTHERWISE NOTED)
-  TEE w/CONCRETE THRUST BLOCK

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Print Name J. Ryan Watson, Vice President

Address: 3 Widefield Boulevard
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(719) 392-0194

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Signed [Signature] Date 3-6-2021
Security Fire Department

DISTRICT APPROVALS

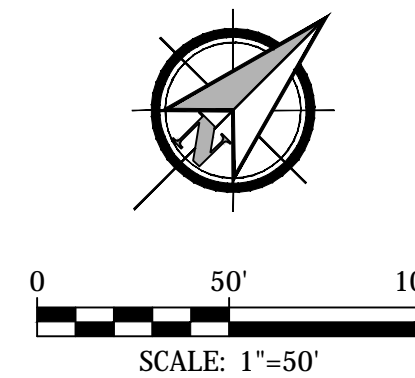
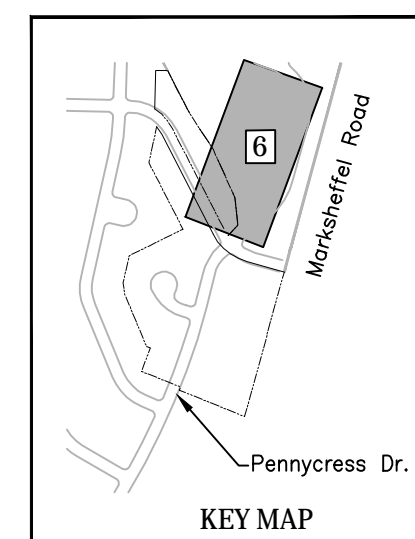
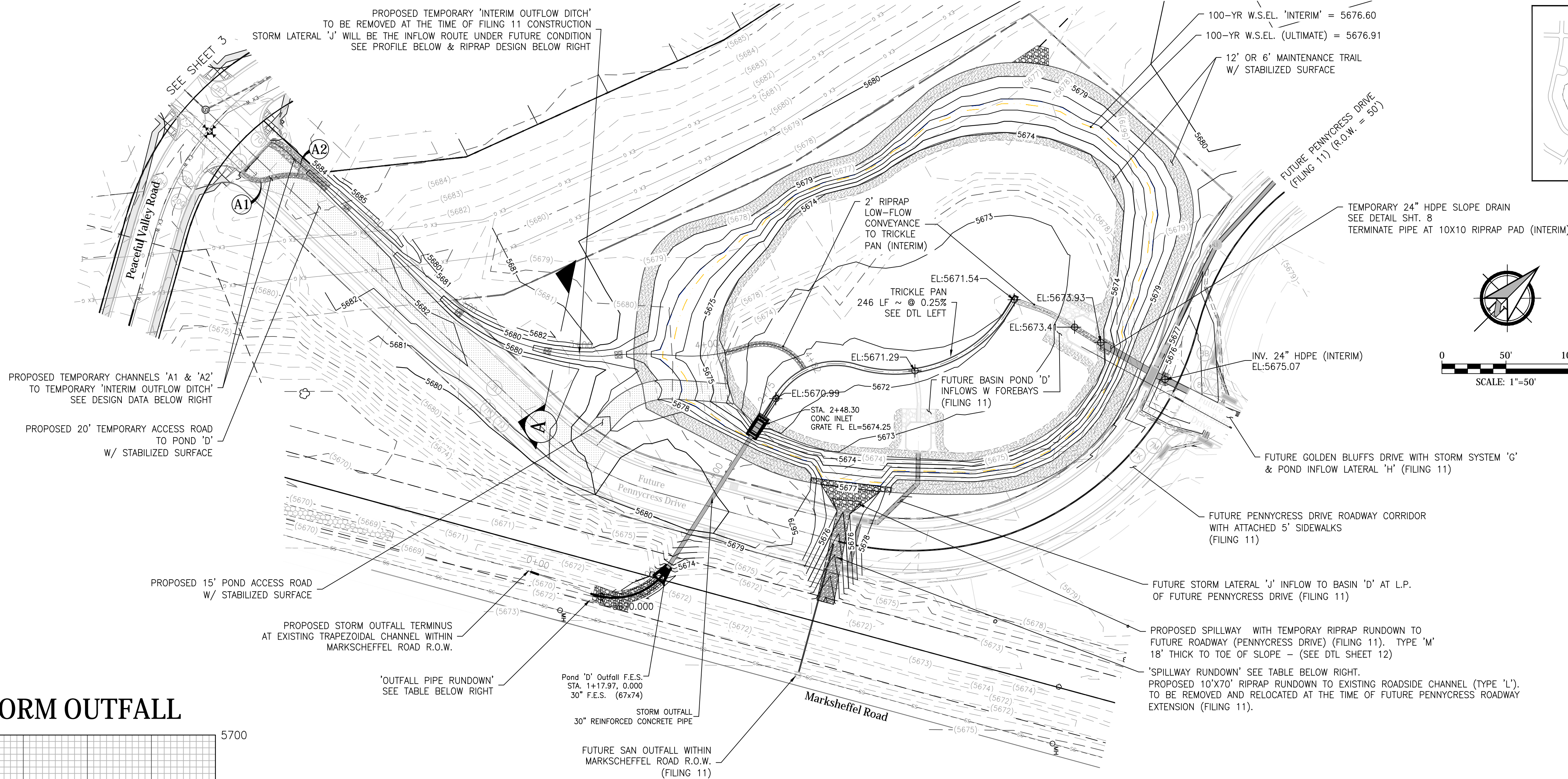
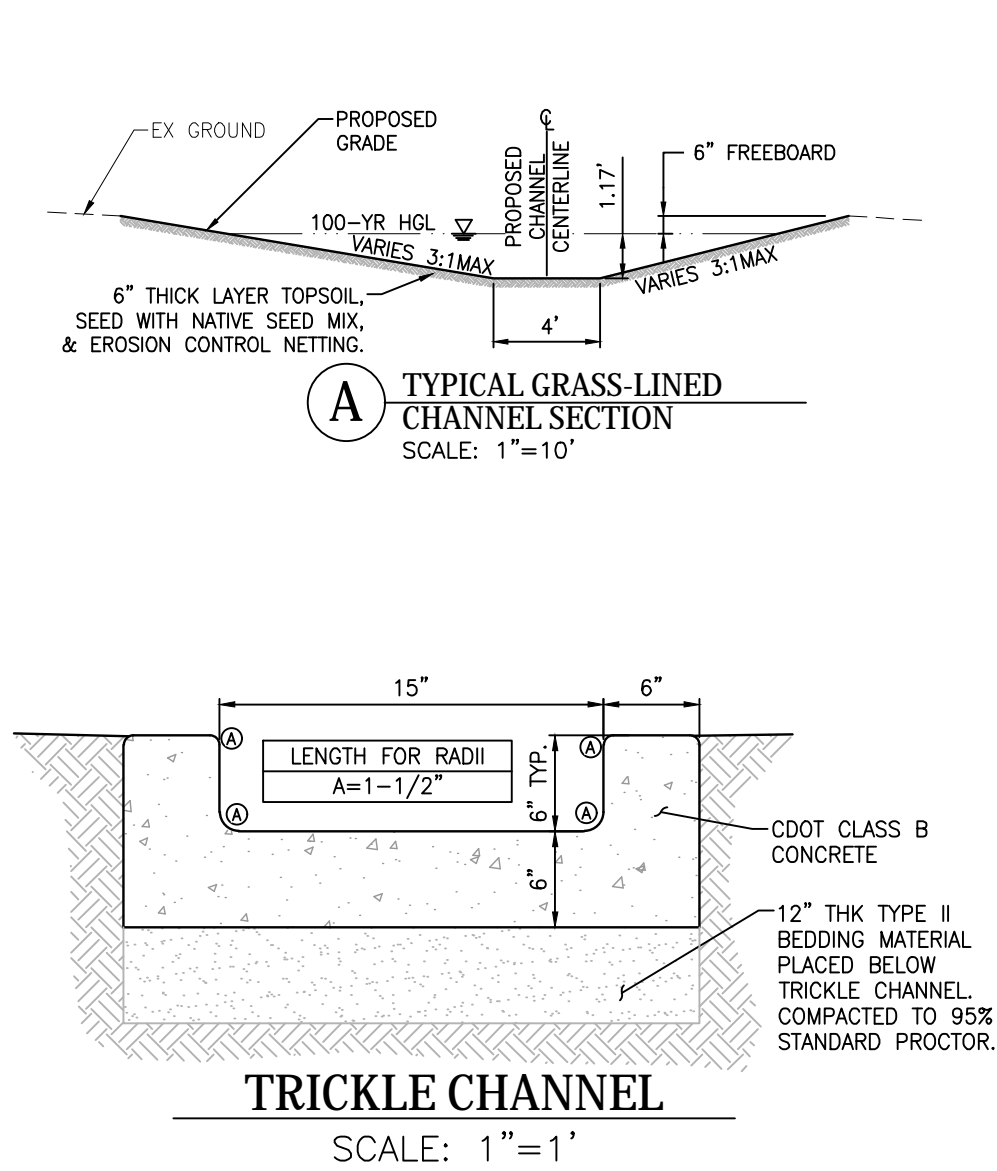
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PROJECT NO. _____

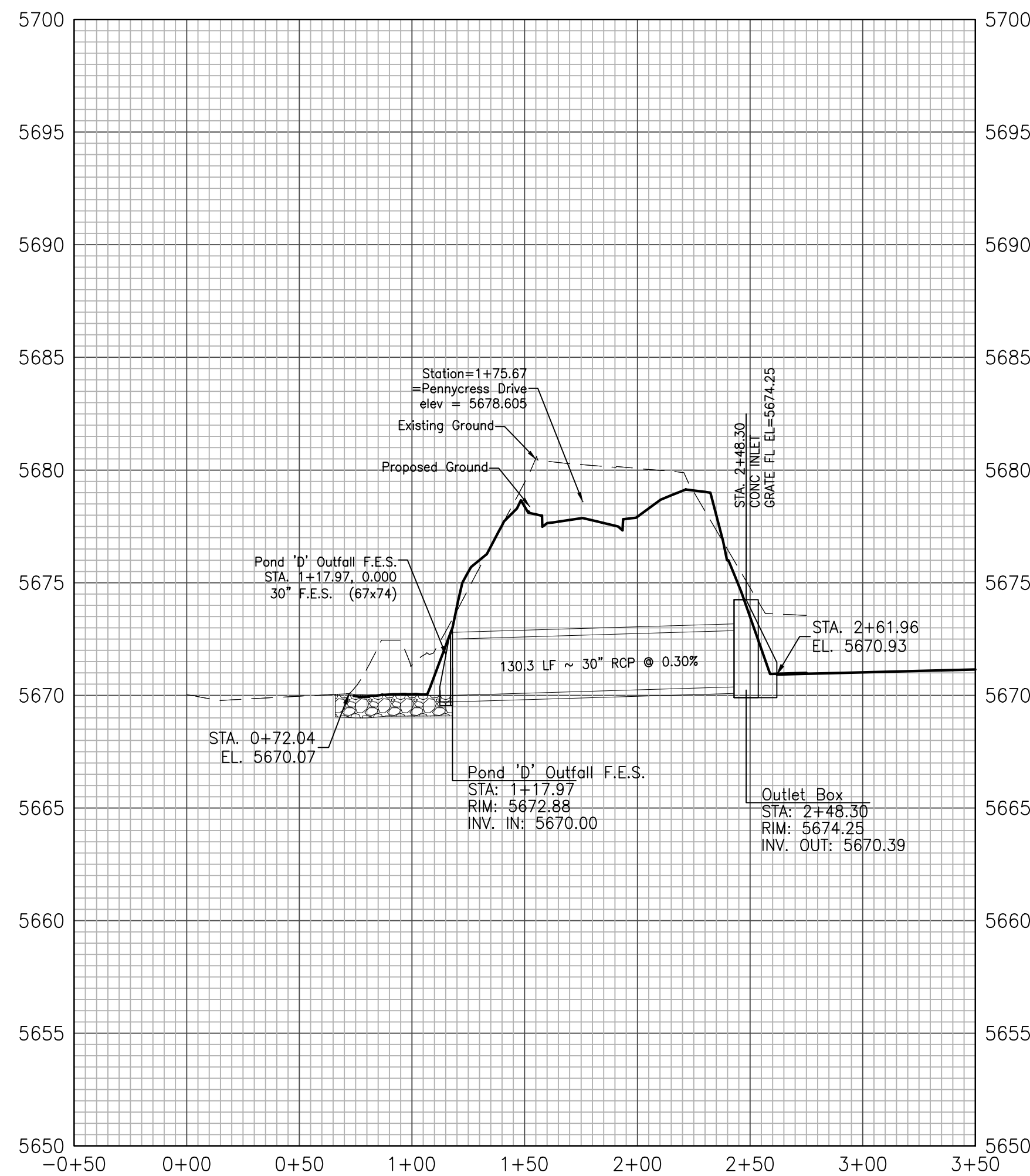


Know what's **below**.
Call before you dig.

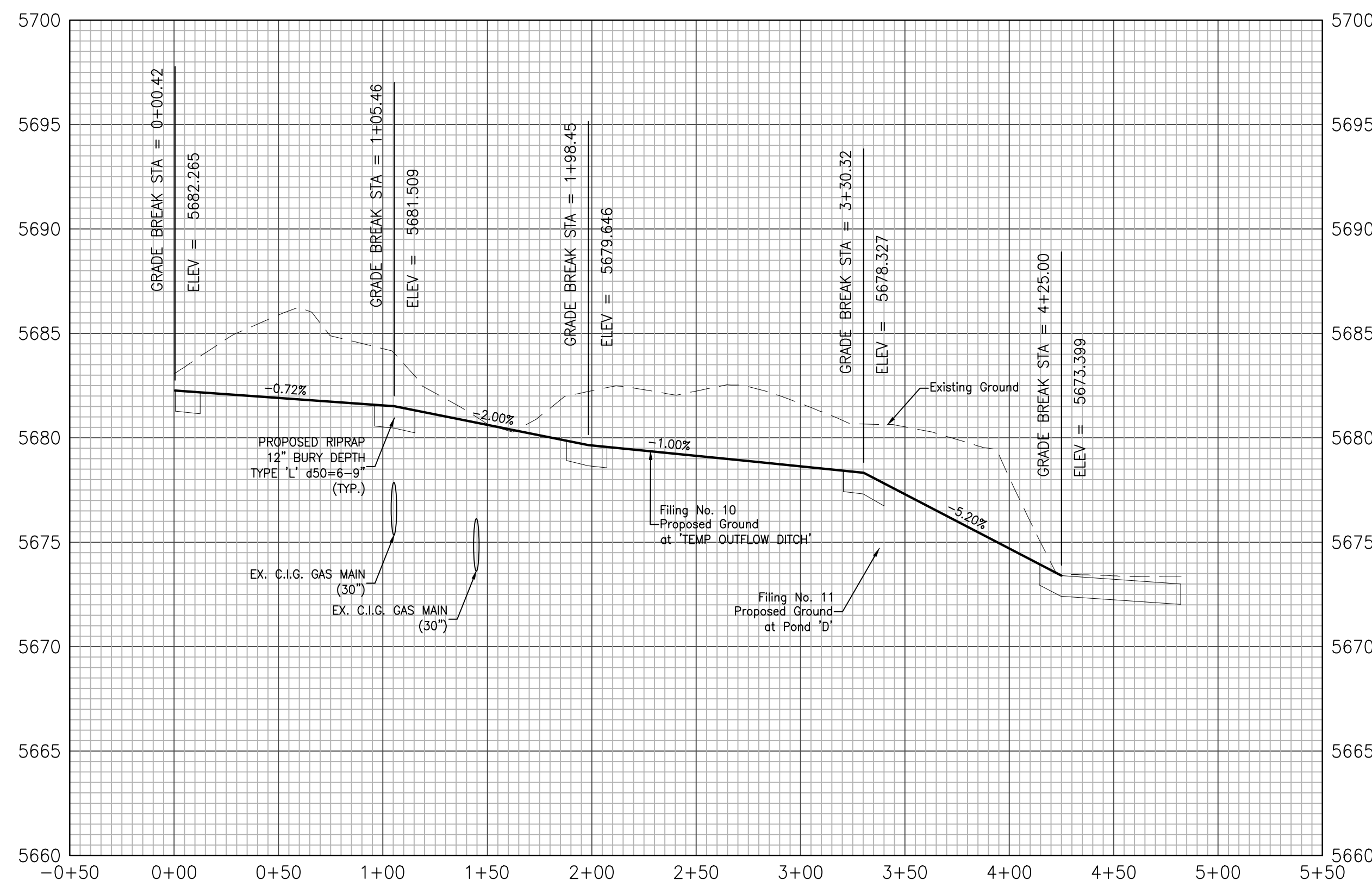
FOR STORM SEWER DESIGN
SEE SHEETS 11 & 14



PROFILE VIEW OF STORM OUTFALL



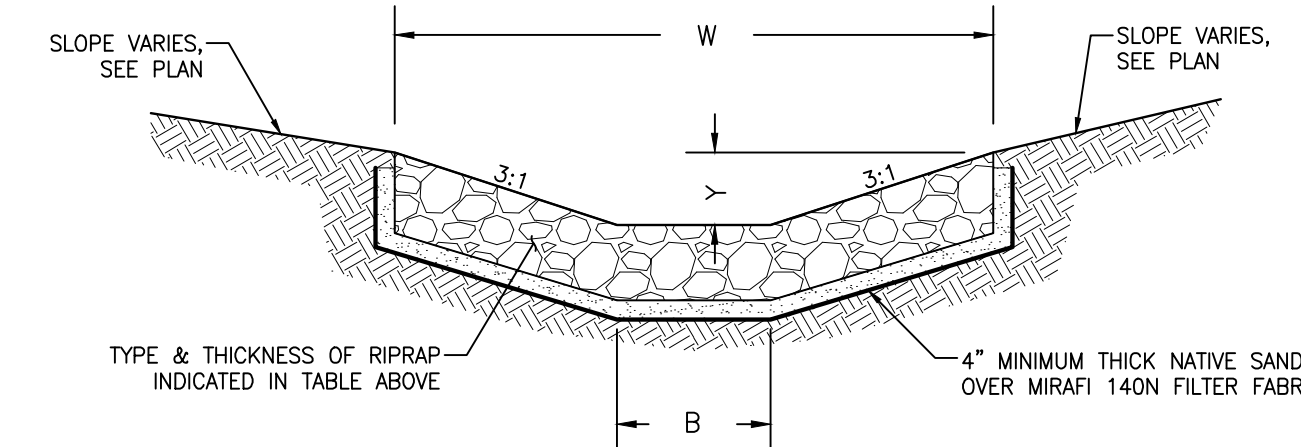
PROFILE VIEW OF TEMP OUTFLOW DITCH



CLASSIFICATION AND GRADATION OF RIPRAP				
RIPRAP DESIGNATION	% SMALLER THAN GIVEN SIZE BY WEIGHT	INTERMEDIATE ROCK DIMENSION (INCHES)	d50* (INCHES)	
TYPE VL	70-100	12	6**	
	50-70	9		
	35-50	6		
	2-10	2		
TYPE L	70-100	15	9**	
	50-70	12		
	35-50	9		
	2-10	3		
TYPE M	70-100	21	12**	
	50-70	18		
	35-50	12		
	2-10	4		

* d50=MEAN PARTICLE SIZE (INTERMEDIATE DIMENSION) BY WEIGHT.
** MIX VL, L AND M RIPRAP WITH 35% TOPSOIL (BY VOLUME) AND BURY WITH 4-6 INCHES OF TOPSOIL, ALL VIBRATION COMPACTED & REVEGETATE. (TABLE MD-7: CLASSIFICATION AND GRADATION OF ORDINARY RIPRAP, UDFCD, DRAINAGE CRITERIA MANUAL, VOL. 1)

LOCATION	B	W	Y	TYPE	DEPTH
'SPILLWAY RUNDOWN'	9'	27'	1.6'	'M'	18"
'OUTFALL PIPE RUNDOWN'	4'	10'	1.3'	'M'	18"
'INTERIM OUTFLOW DITCH'	4'	10'	1.2'	'L'/Soil	12"
INTERIM POND BOTTOM 'SOUTH CURBLINE FLOWS'	0'	4.6'	0.57'	'L'/Soil	12"
INTERIM POND BOTTOM 'NORTH CURBLINE FLOWS'	4'	9.3'	0.67'	'L'/Soil	12"
INTERIM POND BOTTOM 'LOW-FLOW CONVEYANCE'	0'	4'	0.5'	'L'/Soil	6"



RIPRAP RUNDOWN DETAILS
SCALE: NTS

EPC 3/22/21

GLEN AT WIDEFIELD NO. 10

Proposed Basin 'D'
Filing 10 Portions Only
EL PASO, COUNTY, COLORADO

Project No.: 19016
Date: Nov. 23, 2020
Design: MK
Drawn: MK
Check: AWMc
Revisions:

SHEET

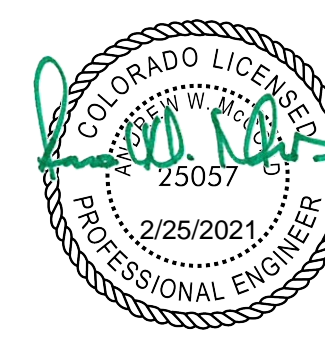
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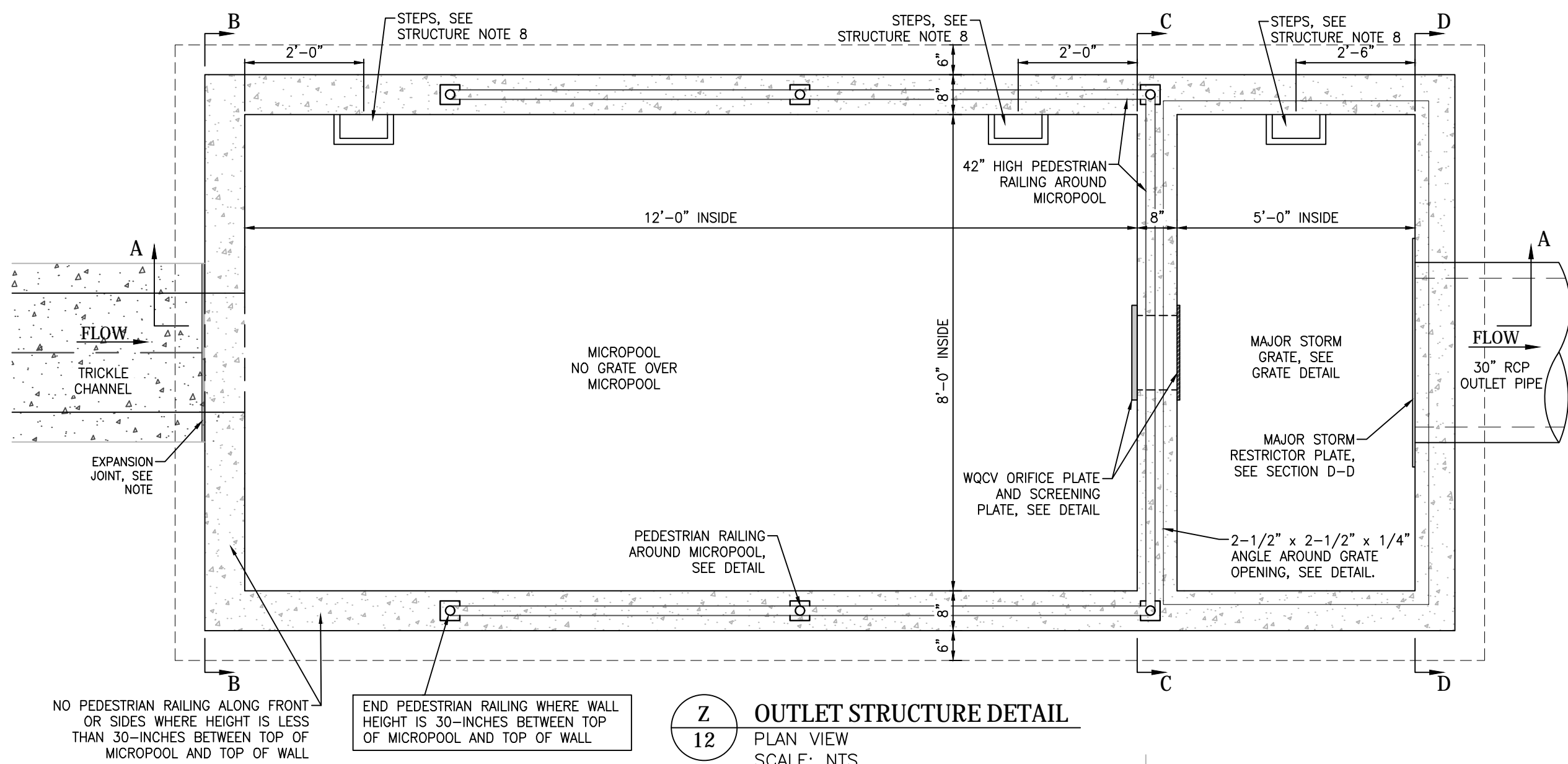
13 of 17 Sheets

19016-GW10-11-ST.dwg/Feb. 12, 2021

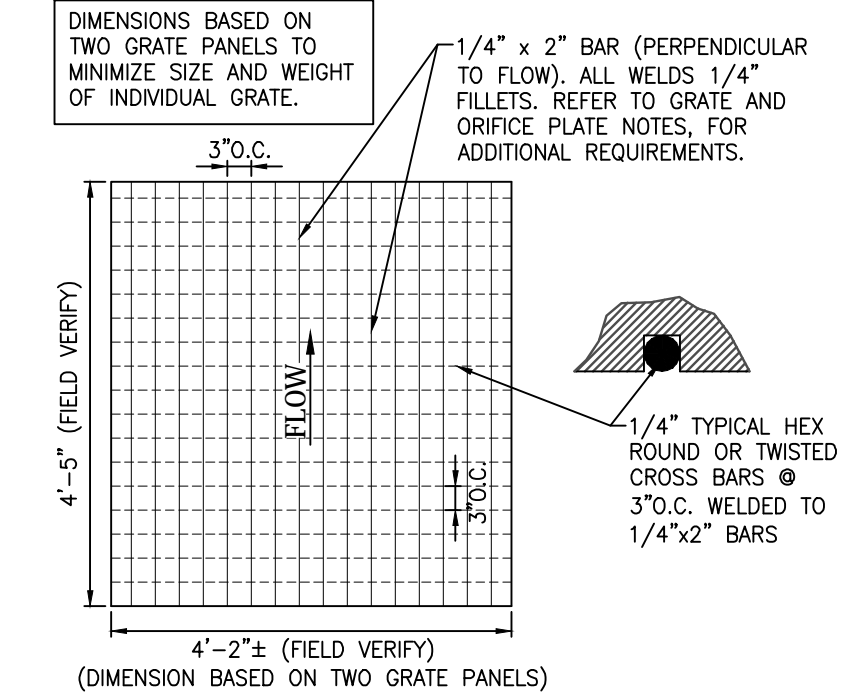
Kiowa
Engineering Corporation
1604 South 21st Street
Colorado Springs, Colorado 80904
(719) 630-7342

W
WIDEFIELD
Investment Group





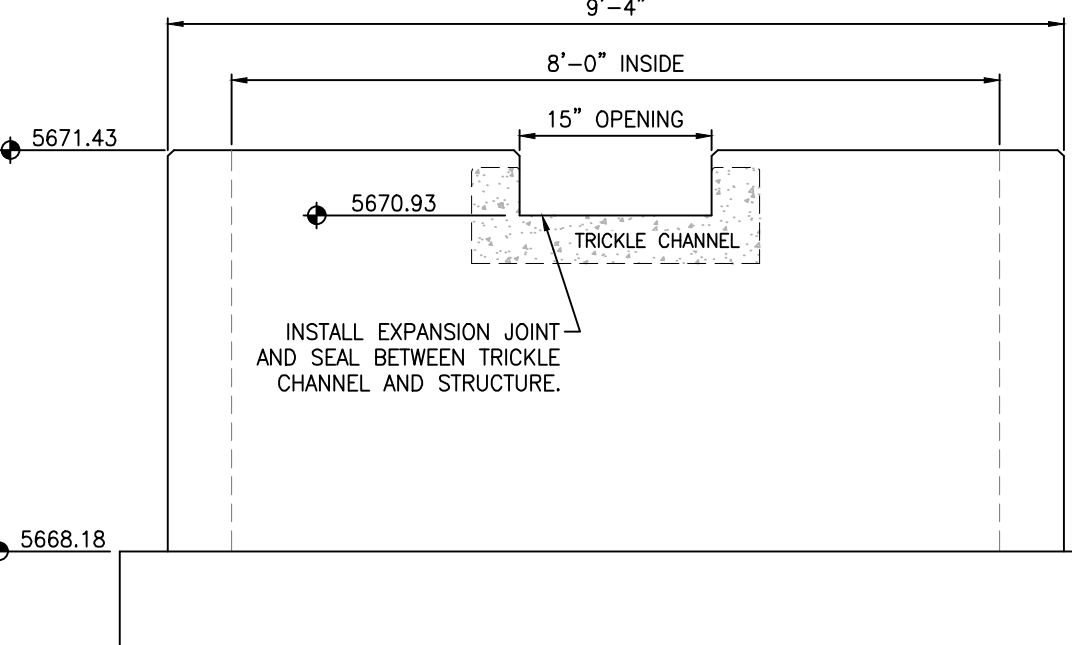
- STRUCTURE NOTES:**
1. PRIOR TO CONSTRUCTION, CONTRACTOR TO PROVIDE SHOP DRAWINGS FOR ALL COMPONENTS OF THE OUTLET STRUCTURE.
 2. GRADE 60 REINFORCING STEEL REQUIRED. SEE TABLE FOR THE MINIMUM LAP SPICE LENGTH FOR REINFORCING BARS. ALL REINFORCING STEEL SHALL HAVE 2-INCH MINIMUM CLEARANCE FROM EDGE OF CONCRETE AND 3-INCH MIN CLEARANCE TO EDGE OF CONCRETE PLACED AGAINST SOIL, UNLESS OTHERWISE NOTED.
 3. CONCRETE FOR THE OUTLET STRUCTURE AND FOREBAYS SHALL BE CDOT CLASS D CONCRETE.
 4. EXPANSION JOINT MATERIAL SHALL MEET AASHTO SPECIFICATION M-213. EXPANSION JOINT MATERIAL SHALL BE 1/2" THICK, SHALL EXTEND THE FULL DEPTH OF CONTACT SURFACE AND THE JOINT SHALL BE SEALED, REFER TO DETAILS.
 5. ALL EXPOSED CONCRETE CORNERS SHALL HAVE A 3/4-INCH CHAMFER UNLESS OTHERWISE NOTED.
 6. BACKFILLING AGAINST WALLS SHALL NOT COMMENCE UNTIL CONCRETE HAS OBTAINED ITS FULL SEVEN DAY STRENGTH.
 7. SUBGRADE TO BE 12" THK CLEAN FILL COMPACTED TO 95% STANDARD PROCTOR DENSITY PER ASTM M698 UNDER STRUCTURES.
 8. OUTLET STRUCTURE STEPS SHALL CONFORM TO AASHTO M199.
 9. FOREBAY: CONSTRUCTION JOINTS SHALL BE INSTALLED AT 10' O.C. MAXIMUM. THE JOINTS SHALL BE SEALED WITH A JOINT SEALANT.



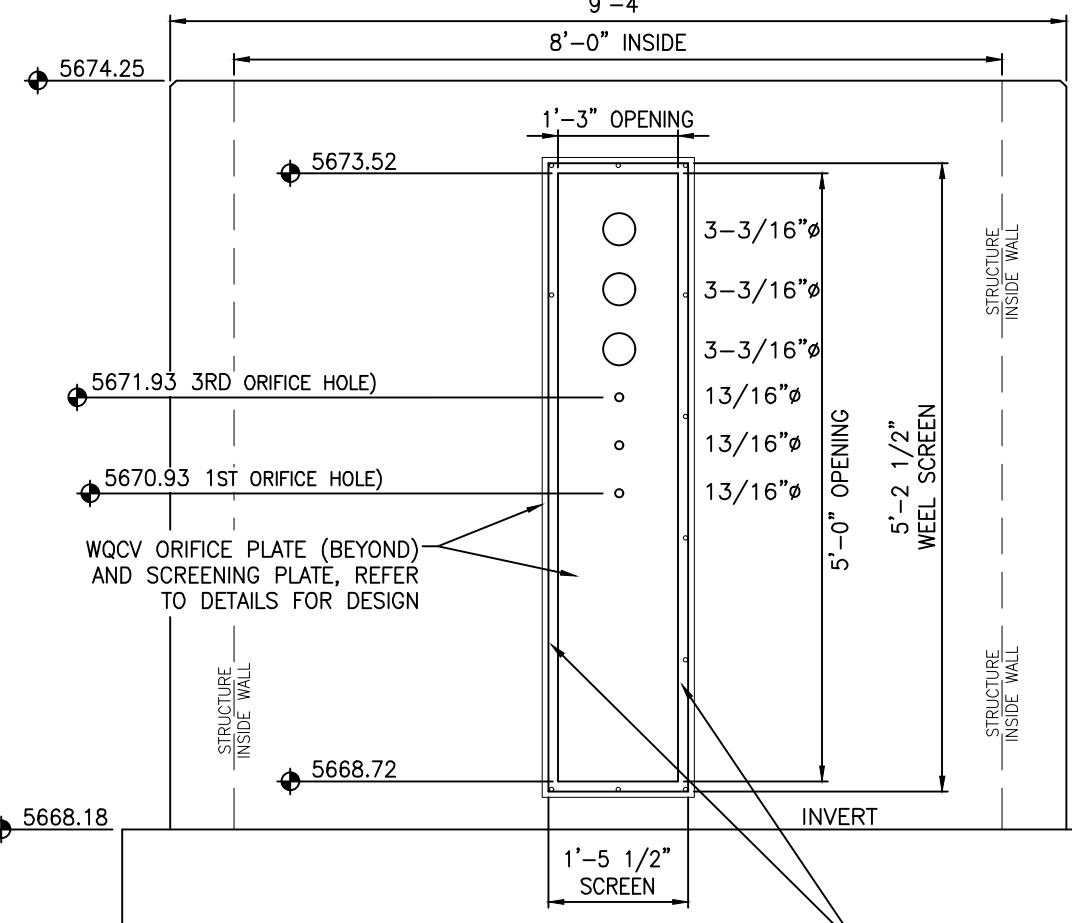
TO BE MODIFIED AT THE TIME OF FUTURE DEVELOPMENT

WQCV ORIFICE PLATE
SCALE: NTS

- GRATE AND ORIFICE PLATE NOTES:**
1. GRATES AND ORIFICE PLATES SHALL BE MOUNTED USING STAINLESS STEEL HARDWARE. GRATES TO BE BOLTED DOWN TO OUTLET STRUCTURE 18" O.C.
 2. GRATES AND ORIFICE PLATES SHALL BE STAINLESS STEEL, ALUMINUM OR STEEL. STEEL TRASH RACKS SHALL BE HOT DIP GALVANIZED AND HOT POWDER PAINTED AFTER GALVANIZED.
 3. FIELD VERIFY GRATE DIMENSION PRIOR TO FABRICATION.

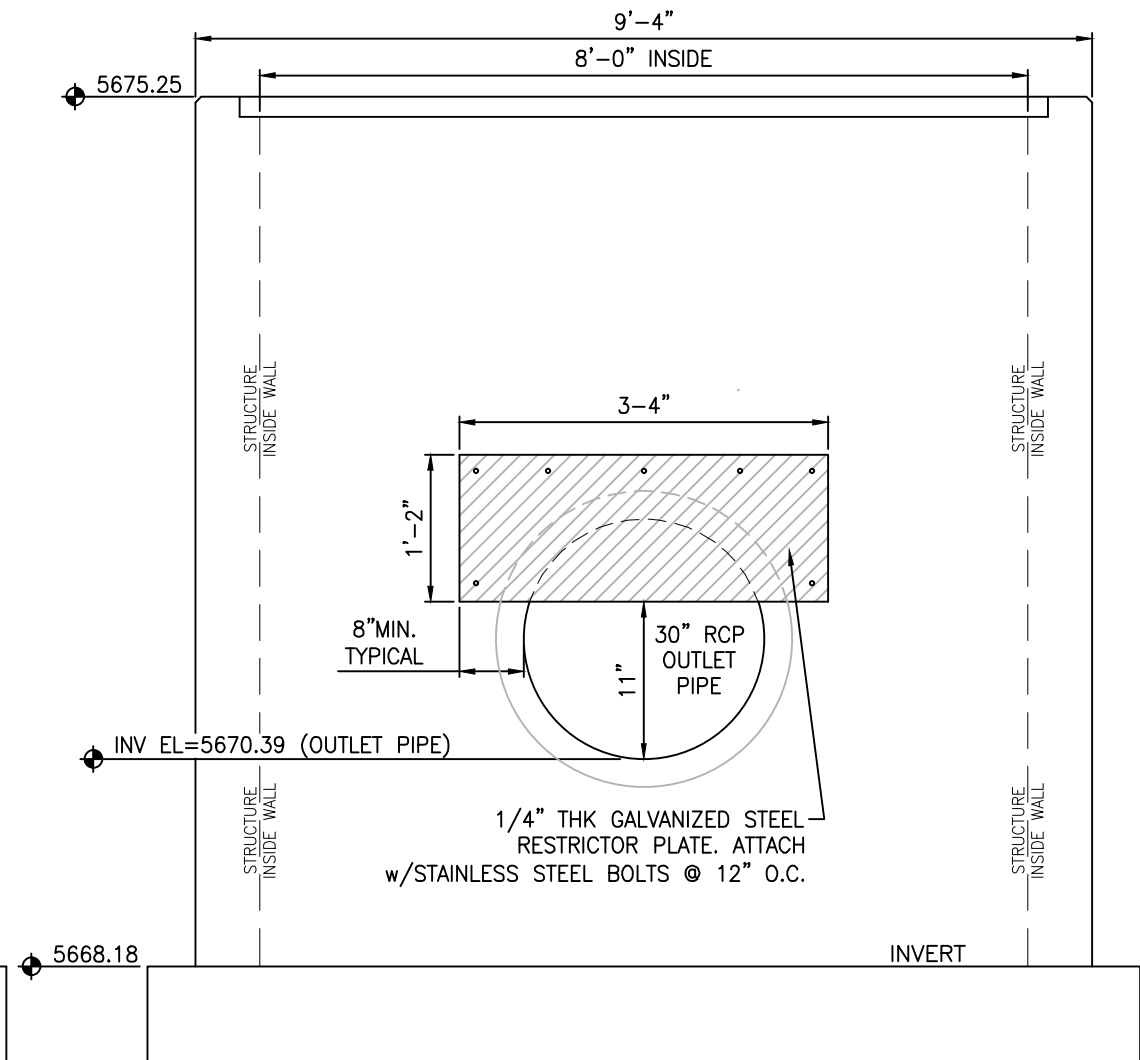


SECTION B-B
SCALE: NTS

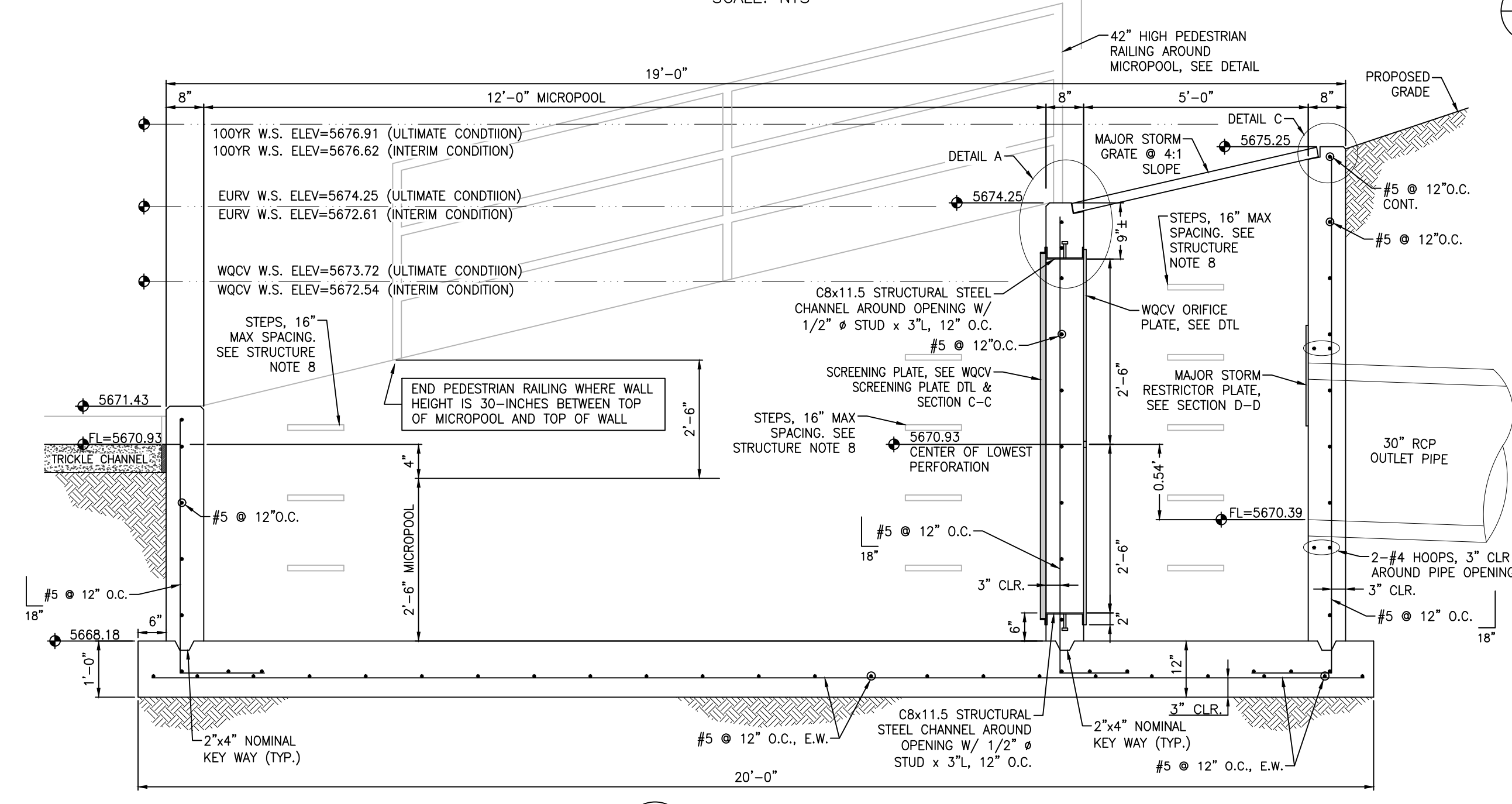


SECTION C-C
SCALE: NTS

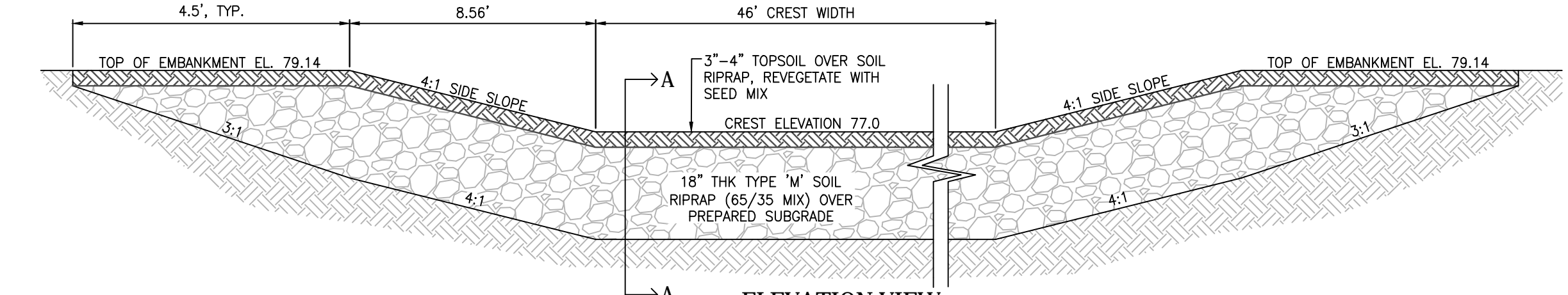
INTERIM CONDITION
TO BE MODIFIED AT THE TIME OF FUTURE DEVELOPMENT



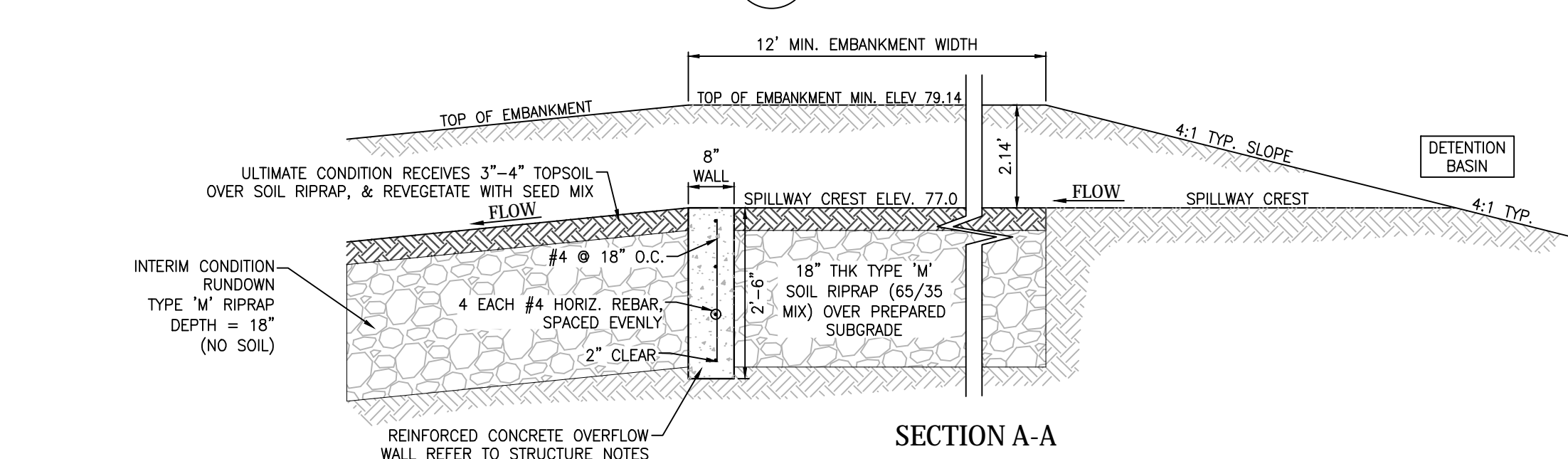
SECTION D-D
SCALE: NTS



SECTION A-A
SCALE: NTS

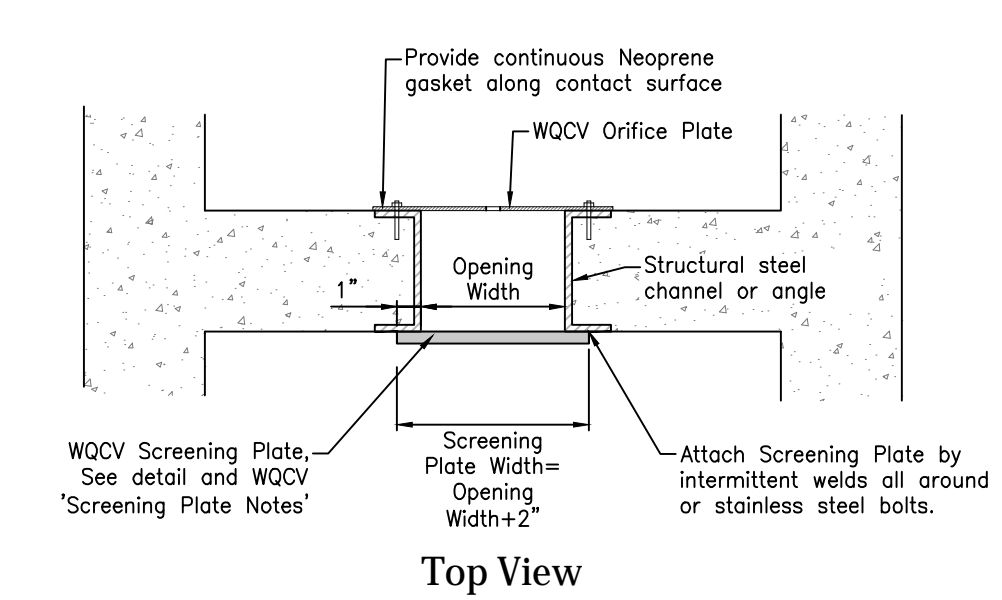


EMERGENCY SPILLWAY
SCALE: NTS



SECTION A-A

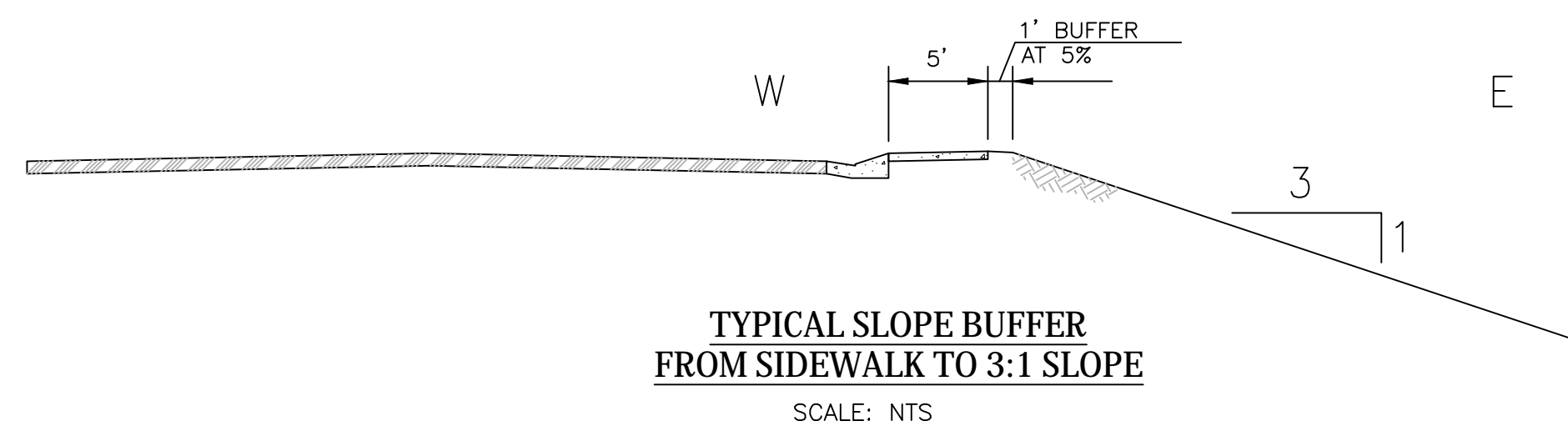
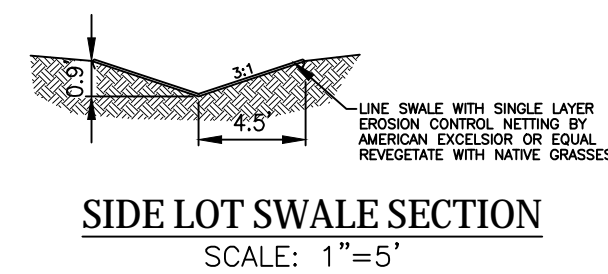
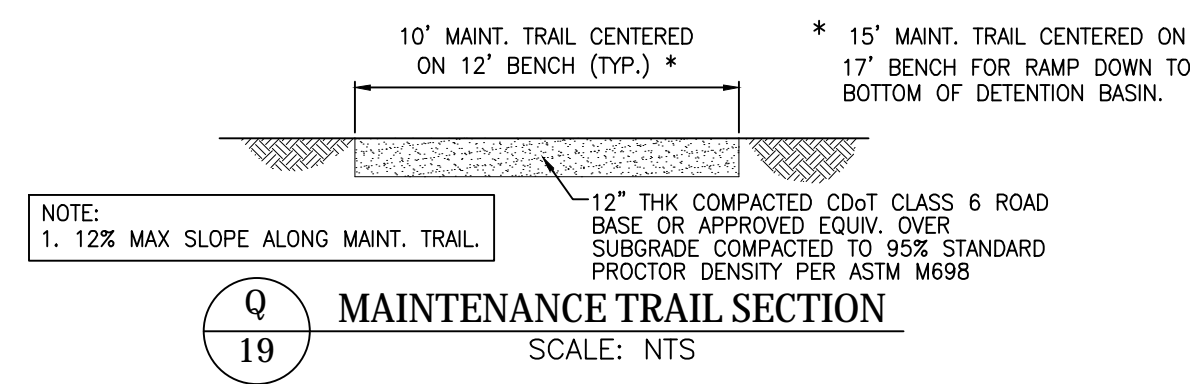
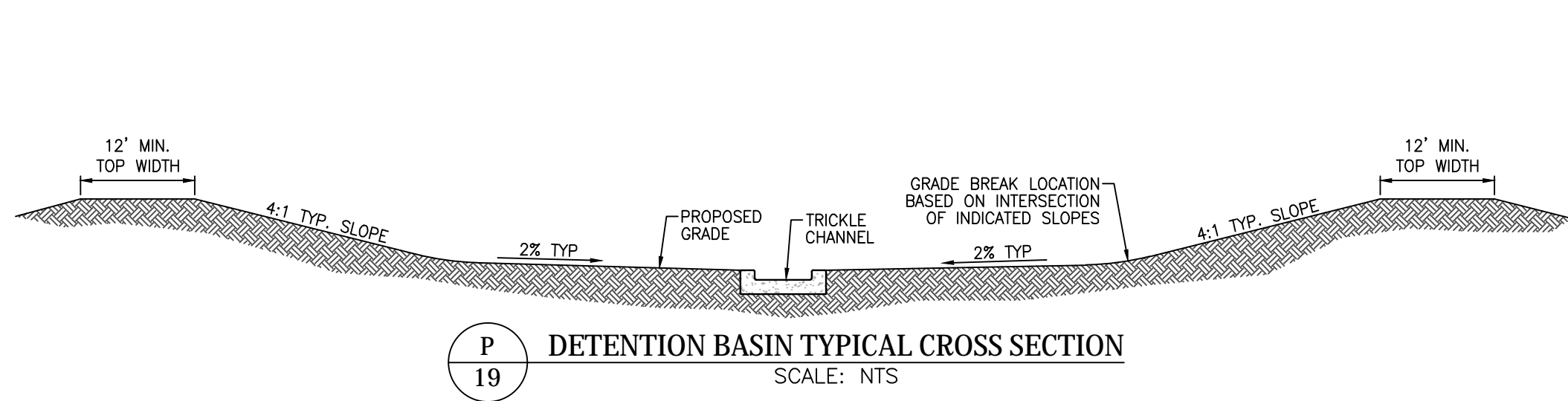
- Screening Plate Notes:**
1. Orifice plates shall be mounted using stainless steel hardware.
 2. Screen grate shall be hot-dipped galvanized steel.
 3. Field verify screen dimension prior to fabrication.



WQCV ORIFICE PLATE AND SCREENING PLATE
Scale: NTS

EPC 3/22/21





EPC 3/22/21



GLEN AT WIDEFIELD NO. 10
DETENTION BASIN & MISC DETAILS
BASIN D
EL PASO, COUNTY

Project No.:	19016
Date:	Nov. 23, 2020
Design:	MJK
Drawn:	MJK
Check:	AWMc
Revisions:	

SHEET

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19016-GW10-13-ST.dwg/Feb. 12, 2021

▲ — EXPANSION JOINTS SHALL BE INSTALLED WHEN ABUTTING EXISTING CONCRETE OR FIXED STRUCTURE. EXPANSION JOINT MATERIAL SHALL BE 1/2" THICK AND SHALL EXTEND THE FULL DEPTH OF CONTACT SURFACE.

CONCRETE SHALL BE PER EL PASO COUNTY ENGINEERING DIVISION SPECIFICATIONS.




EPC STD. SD_2-40
NOT TO SCALE

GENERAL NOTES

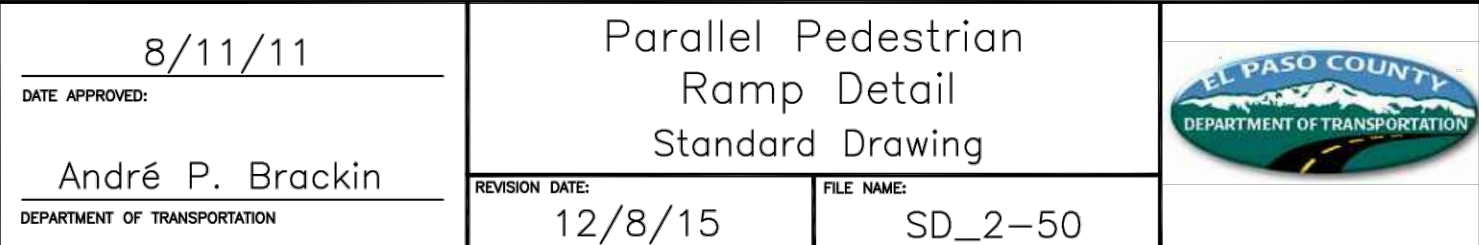
1. All work shall be done in accordance with current Engineering Manual and ADA requirements.
2. Contractor to notify Engineering Division inspection staff 48 hours prior to concrete placement.
3. Pedestrian ramp construction shall be a minimum 4500 psi concrete, minimum 4" thick, non-colored, non-scored, coarse broom finish.
4. Ramp location and length may require modification to maintain the 12:1 maximum running ramp slope and 20:1 detectable warning area due to street intersection grades and / or alignment.
5. Detectable warning area shall start a minimum of 6" but not more than 8" from the flow line of the curb at any point.
6. Detectable warning area shall be prefabricated reddish integrally colored truncated-dome surfaced thermoplastic.
7. The detectable warning area shall be 24" in length and the full width of the ramp.
8. Ramp width required is the same as approaching sidewalk, 4' minimum.
9. curbs will be perpendicular to traffic with the exception of mid-block or terminal ramps which may be parallel subject to approval.
10. Avoid pacing drainage structures, traffic signal / signage, utilities / junction boxes, or other obstructions within proposed ramp areas.
11. Where the 1'- 6" flare side(s) of a perpendicular curb ramp is (are) contiguous with a pedestrian or hard surface area, the flare width shall be increased to 8' minimum and the maximum flare slope shall not exceed 10:1.
12. Pedestrian walkway and / or location of existing or future pedestrian ramps on opposite corners shall be reviewed before construction new ramps. New ramps shall align with existing ramps and pedestrian walkway.
13. At marked pedestrian crossings, the bottom of the ramps, exclusive of the flare sides, shall be totally contained within the markings.
14. Sidewalk cross-slope: 1/4"/ft.
15. Concrete mix design shall conform to the requirements of the color admixture manufacturer and the following:
 - 1) 28-day compressive strength = 4,500 PSI (min.)
 - 2) Water/cement ratio = 0.45 (max.)
 - 3) Cement content = 6-11/2 sacks/C.Y. (min.) (Type II cement)
 - 4) Maximum aggregate size = 3/4"
 - 5) Entrained air content = 6% - 10%
 - 6) Slump = 1 inch (min.) - 4 inches (max.)



1. W - WIDTH SHALL BE 6' FOR LOCAL, 8' FOR COLLECTORS, AND 10' FOR ARTERIAL RAODS.
2. T - SQUARED-OFF RETURN TO BE POURED MONOLITHIC 8" P.C.C. MINIMUM WITH 6x6 - 4.4 W.W.F. OR #4 @ 18" E.W.
3.  = 3" MINIMUM ASPHALT DEPTH (2 LIFTS).
4. DESIGN TO SPECIFY ELEVATIONS AT PI AND PCR

CROSS PAN DETAIL

EPC STD. SD_2-26
NOT TO SCALE



PARALLEL PEDESTRIAN RAMP DETAIL

NOT TO SCALE

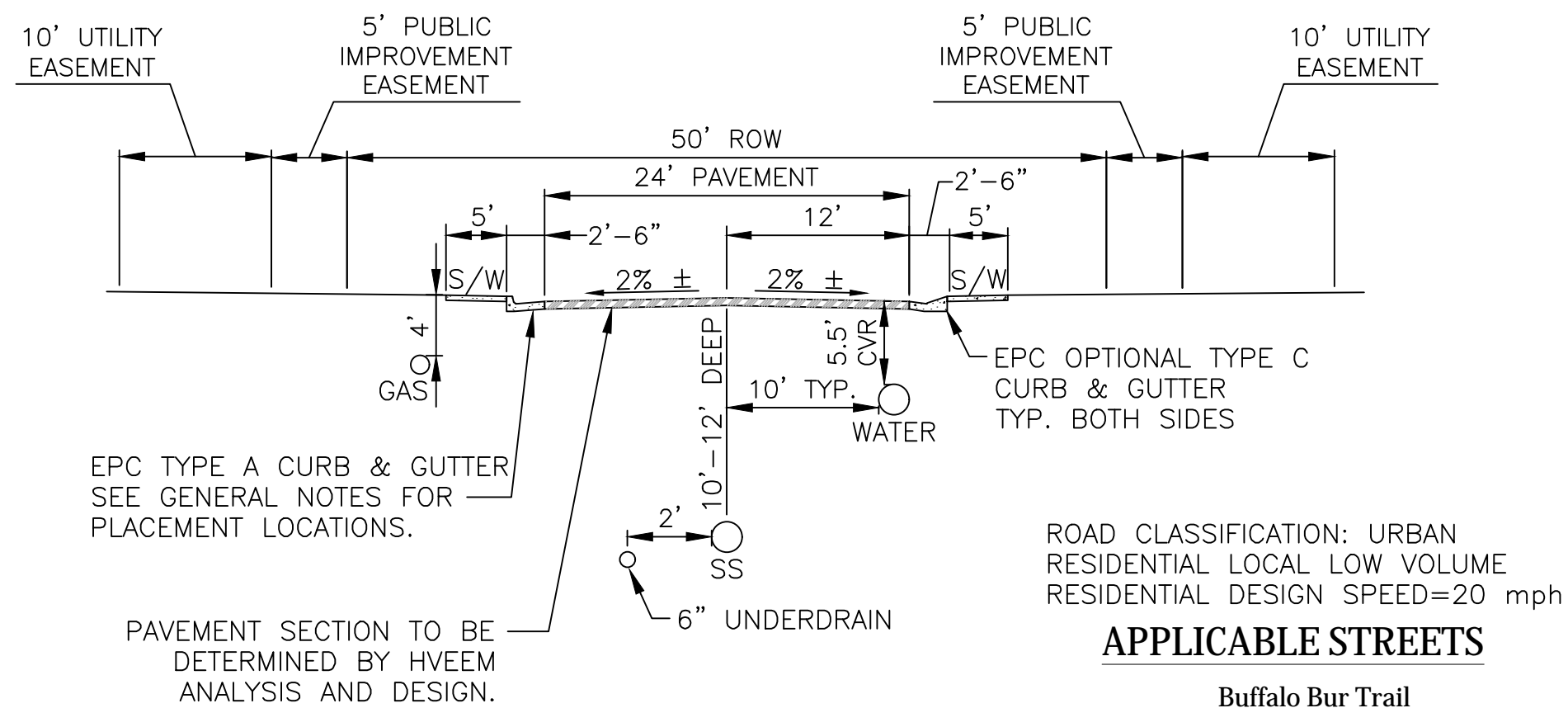


1. TYPE II MANHOLES SHALL BE USED WHEN APPROPRIATE AND TYPICALLY WHEN THE PIPE SIZES ARE 30" OR LESS INSIDE DIAMETER.
2. VIEW AND DETAILS ARE TYPICAL. DESIGN ENGINEER SHALL DETERMINE MANHOLE BASE CONFIGURATION AND DIMENSIONS FOR PARTICULAR PIPE SIZES AND ALIGNMENT.
3. EITHER LADDER OF STEPS SHALL BE INSTALLED WHEN MANHOLE DEPTH EXCEEDS 30". STEPS IN BASE SHALL BE INSTALLED IN "TWO ROCKETS" (SEE DETAIL THIS SHEET). LOWEST STEP SHALL BE A MAXIMUM OF 16" ABOVE THE FLOOR.
4. PIPES SHALL BE TRIMMED TO FINAL SHAPE AND SET BEFORE MANHOLE IS POURED.
5. BENCH SHALL BE SLOPED TOWARD CENTER OF MANHOLE BASE (4:1) MAX., 1/2" PER FOOT. MIN.).
6. FLOOR OF MANHOLE SHALL BE TROWELLED TO A SMOOTH, HARD SURFACE AND SHALL SLOPE TOWARDS THE OUTLET (8:1, 1/2" PER FT. MIN.). FLOOR SHALL BE SHAPED AND CHANNELED; SEE DETAILS THIS SHEET.

SCALE: NOT TO SCALE

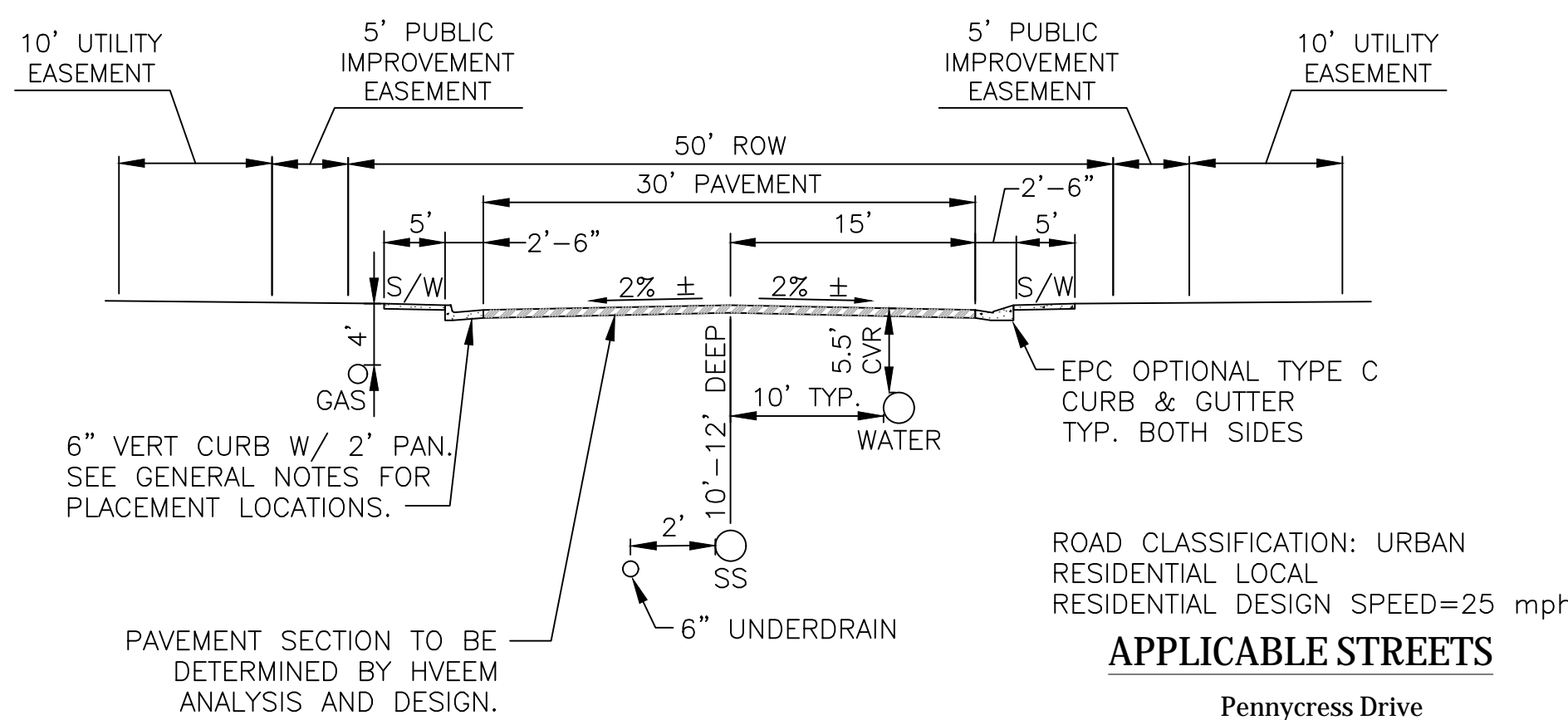
EPC STD. SD_3-2
STORM MANHOLE DETAIL TYPE II

EPC STD. SD 3-2



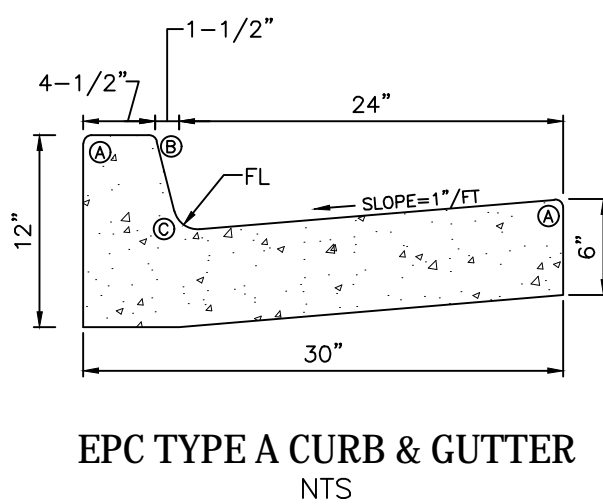
TYPICAL STREET SECTION
GLEN AT WIDFIELD FILING NO. 10

NOT TO SCALE



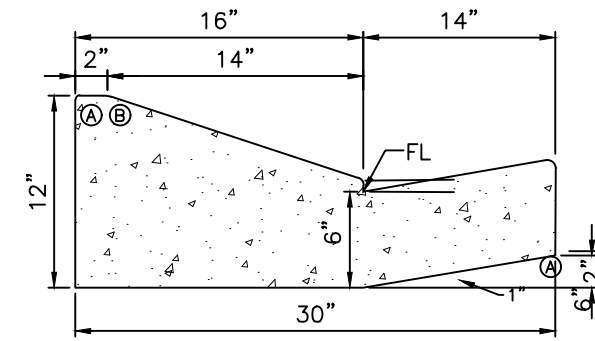
TYPICAL STREET SECTION
GLEN AT WIDEFIELD FILING NO. 10

NOT TO SCALE



EPC TYPE A CURB & GUTTER

NTS



EPC OPTIONAL TYPE C CURB & GUTTER

NTS

LENGTH FOR RADII		
$A = 1/8'' - 1/4''$	$B = 1 - 1/2''$	$C = 1 - 1/2'' - 2''$

CURB & GUTTER DETAILS

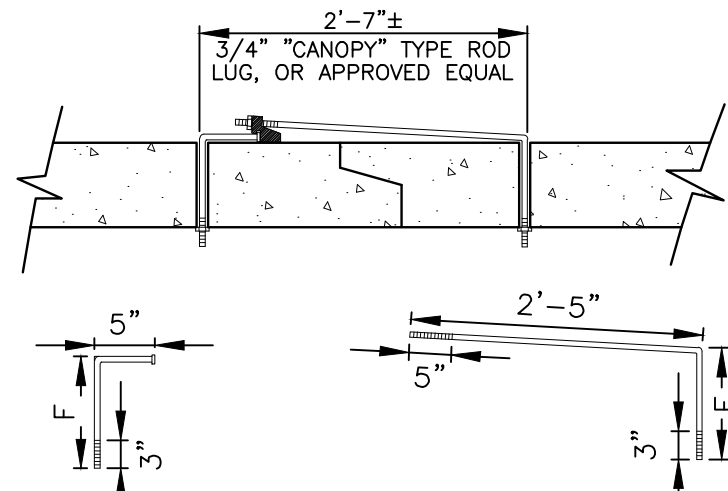
EPC STD. SD_2-20
NOT TO SCALE

EPC 3/22/21

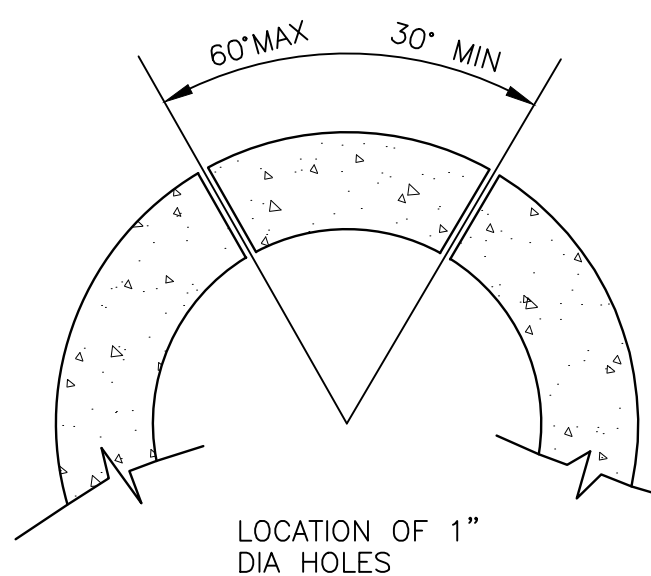


UNDERDRAIN NOTES

1. UNDERDRAIN TO BE CONSTRUCTED WHERE INDICATED BY A DASHED LINE (----).
2. SOLID DRAIN PIPE WILL BE USED IN AREAS AS SHOWN ON THE PLANS AND AS DIRECTED BY THE GEOTECHNICAL ENGINEER.
3. ALL UNDERDRAIN CONSTRUCTION SHALL CONFORM WITH THE LATEST CITY OF COLORADO SPRINGS STANDARDS.
4. ENGINEERING FABRIC TO HAVE A MINIMUM 12-INCH OVERLAP ABOVE UNDERDRAIN GRANULAR FILL.
5. UNDERDRAIN PIPE TO BE CONSTRUCTED WITH THE TOP OF PIPE EQUAL TO OR BELOW THE BOTTOM OF THE SANITARY SEWER PIPE.
6. GEOTECHNICAL ENGINEER TO DETERMINE EXTENT OF ACTIVE/PASSIVE UNDERDRAIN DEPENDING UPON CONDITIONS ENCOUNTERED DURING CONSTRUCTION.
7. THE CONNECTION BETWEEN THE ACTIVE AND PASSIVE PORTIONS OF THE UNDERDRAIN SYSTEM IS TO BE CONSTRUCTED WITH A NON-PERMEABLE BARRIER SO THAT ALL COLLECTED GROUNDWATER IS DIRECTED INTO THE PASSIVE PIPE SECTION.

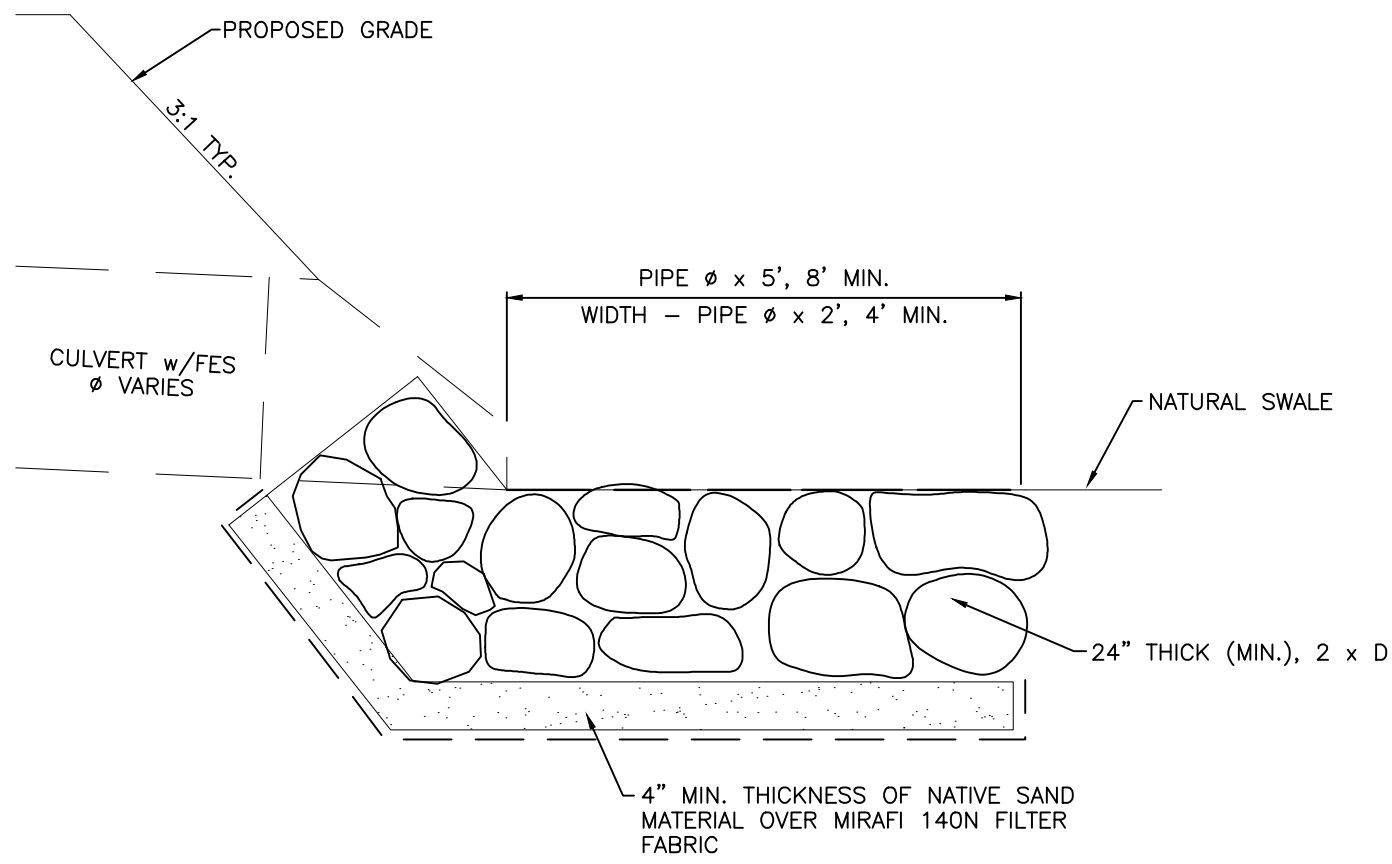


3/4" GALVANIZED ANCHOR BOLTS, NUTS AND WASHERS, MILD STEEL, ASTM A 307, ROD LUG SHALL BE COATED WITH COAL-TAR, EPOXY PAINT OR APPROVED EQUAL.

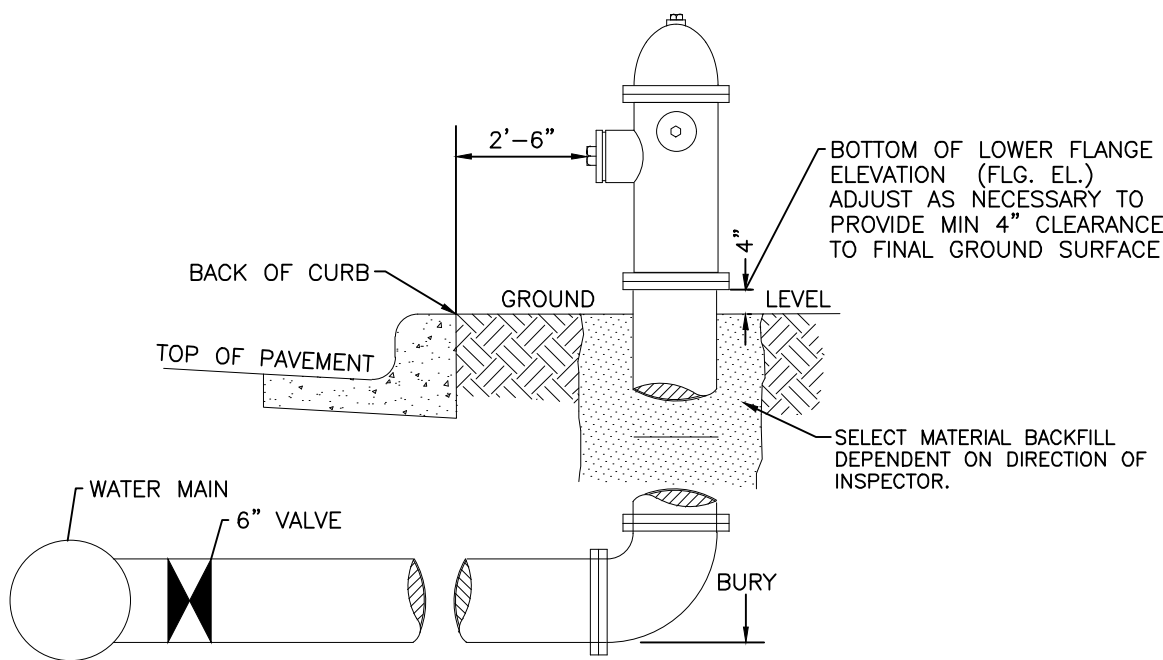


NOTE:
CONCRETE JOINT FASTENERS REQUIRED ON THE FIRST TWO PIPE JOINTS FROM A FLARED END SECTION.

PIPE DIAMETER	F
18"-30"	5"
36"-42"	6"
48"-60"	7"
72"-84"	9"



TYPICAL CULVERT OUTLET PROTECTION
NOT TO SCALE



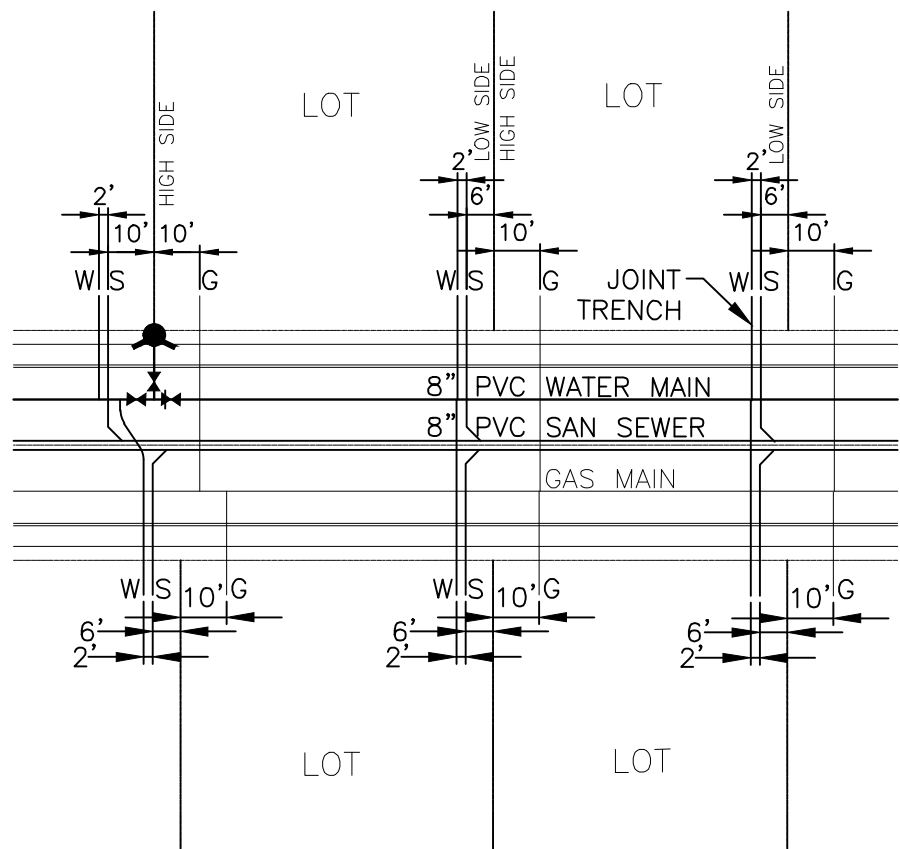
GENERAL NOTES:

1. Hydrant nozzles shall be positioned at right angles to curb. If no curb or sidewalk exists, nozzles shall be placed at right angle to street or alley.
2. Hydrants shall be placed a minimum of 5.0 feet from any utility or drainage structure.
3. Any hydrant being installed with conditions other than those mentioned and/or detailed below will require signed approval from the Widefield Water District and Security Fire District.
4. See Site Utility Plan for hydrant locations and flange elevations.
5. The upper exposed section of the hydrant above ground shall be painted rustoleum 659 yellow or equal. The buried portion of the hydrant shall be given a bituminous coating in accordance with Section 10-8.1 of AWWA Standard C110.

FIRE HYDRANT DETAIL
NOT TO SCALE

SUBSEQUENT TO STRIPPING AND GRUBBING THE FOLLOWING OVERLOT/PIPE INSTALLATION PROCEDURES ARE ANTICIPATED FOR THE SANITARY SEWER LOCATED ON PROPOSED EMBANKMENTS:

- THE REMOVAL AND REPLACEMENT OF METASTABLE SOIL.
- TESTING OF THE FILL SUBSEQUENT TO THE PENETRATION OF THE METASTABLE SOIL WILL CONTINUE UNTIL A MINIMUM OF 7 FEET OF STRUCTURAL FILL HAS BEEN PLACED ABOVE THE PROPOSED SEWER LINE ELEVATION.
- UTILITY TRENCHES SHALL BE EXCAVATED AND SANITARY SEWER LINE INSTALLED. THE PIPE SHALL BE PROPERLY BEDDED AND STRUCTURAL FILL PLACED AND TESTED TO THE PREVIOUS GRADE.
- THE OVERLOT AND EMBANKMENT FILL CAN BE COMPLETED.
- WHERE THE SANITARY SEWER IS PLACED IN EMBANKMENT FILL DURING THE OVERLOT PROCESS, STE SHALL MONITOR AND TEST ALL WORK ASSOCIATED WITH THE AFFECTED PORTIONS.



TYPICAL JOINT-TRENCH UTILITY SERVICE DETAIL
NOT TO SCALE

EPC 3/22/21

GLEN AT WIDEFIELD NO. 10
UTILITY DETAILS
BASIN 'D' OUTLET STRUCTURE DETAILS
EL PASO, COUNTY

Project No.:	19016
Date:	Nov. 23, 2020
Design:	MJK
Drawn:	MJK
Check:	AWMc
Revisions:	

SHEET

15

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19016-GW10-15-DT.dwg/Feb. 12, 2021