

GENERAL CONSTRUCTION NOTES:

- IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY THE EXISTENCE AND LOCATION OF ALL UNDERGROUND UTILITIES ALONG THE ROUTE OF THE WORK. THE OMISSION FROM OR THE INCLUSION OF UTILITY LOCATIONS ON THE PLANS IS NOT TO BE CONSIDERED AS THE NONEXISTENCE OF OR A DEFINITE LOCATION OF EXISTING UNDERGROUND UTILITIES.
- THE CONTRACTOR WILL TAKE THE NECESSARY PRECAUTIONS TO PROTECT EXISTING UTILITIES FROM DAMAGE DUE TO THIS OPERATION. ANY DAMAGE TO THE UTILITIES WILL BE REPAIRED AT THE CONTRACTOR'S EXPENSE, AND ANY SERVICE DISRUPTION WILL BE SETTLED BY THE CONTRACTOR.
- ADDITIONAL EROSION CONTROL STRUCTURES MAY BE REQUIRED AT THE TIME OF CONSTRUCTION.
- ALL BACKFILL, SUB-BASE, AND/OR BASE COURSE (CLASS 6) MATERIAL SHALL BE COMPACTED PER THE SOILS ENGINEER'S RECOMMENDATIONS, AND APPROVED BY EL PASO COUNTY PCD.
- ALL STATIONING IS CENTERLINE OF IMPROVEMENTS UNLESS OTHERWISE INDICATED. ALL ELEVATIONS ARE FLOW LINE UNLESS OTHERWISE INDICATED AS TOP BACK OF CURB (TBC), ASPHALT (ASP), OR TOP OF INLET OR BOX (TOB).
- ALL DISTURBED PAVEMENT EDGES SHALL BE CUT TO NEAT LINES. REPAIR SHALL CONFORM TO EPC ECM APPENDIX K - 1.2C.
- ALL INTERSECTION ACCESSES TO BE CONSTRUCTED WITH A 25 FOOT SIGHT VISIBILITY TRIANGLES IS REQUIRED AND THERE SHALL BE NO OBSTRUCTIONS GREATER THAN 18" VERTICAL IN THIS AREA.
- ALL CULVERTS AND STORM DRAIN PIPES SHALL BE SMOOTH INTERIOR CORRUGATED POLYETHYLENE PIPE, REINFORCED CONCRETE PIPE (RCP). ALL CULVERTS SHALL BE PLACED COMPLETE WITH FLARED END SECTIONS. ADEQUACY OF MATERIAL THICKNESS FOR ANY CSP INSTALLED SHALL BE VERIFIED BY OWNER'S GEOTECHNICAL ENGINEER TO SUPPORT MINIMUM 50 YEAR DESIGN LIFE. CULVERTS MUST CONFORM TO EPC ECM SECTION 3.32 - CULVERTS.
- ASPHALT THICKNESS AND BASE COURSE THICKNESS (COMPACTED) FOR ROADS SHALL BE PER DESIGN REPORT BY OWNER'S GEOTECHNICAL ENGINEER. OWNER'S GEOTECHNICAL ENGINEER TO BE ON SITE AT THE TIME OF ROAD CONSTRUCTION TO EVALUATE SOIL CONDITIONS AND DETERMINE IF ADDITIONAL MEASURES ARE NECESSARY TO ASSURE STABILITY OF THE NEW ROADS. PAVEMENT DESIGN SHALL BE APPROVED BY EL PASO COUNTY PCD PRIOR TO CONSTRUCTION.

STANDARD NOTES FOR EL PASO COUNTY CONSTRUCTION PLANS

- ALL DRAINAGE AND ROADWAY CONSTRUCTION SHALL MEET THE STANDARDS AND SPECIFICATIONS OF THE CITY OF COLORADO SPRINGS/EL PASO COUNTY DRAINAGE CRITERIA MANUAL, VOLUMES 1 AND 2, AND THE EL PASO COUNTY ENGINEERING CRITERIA MANUAL.
- CONTRACTOR SHALL BE RESPONSIBLE FOR THE NOTIFICATION AND FIELD NOTIFICATION OF ALL EXISTING UTILITIES, WHETHER SHOWN ON THE PLANS OR NOT, BEFORE BEGINNING CONSTRUCTION. LOCATION OF EXISTING UTILITIES SHALL BE VERIFIED BY THE CONTRACTOR PRIOR TO CONSTRUCTION. CALL 811 TO CONTACT THE UTILITY NOTIFICATION CENTER OF COLORADO (UNCC).
- CONTRACTOR SHALL KEEP A COPY OF THESE APPROVED PLANS, THE GRADING AND EROSION CONTROL PLAN, THE STORMWATER MANAGEMENT PLAN (SWMP), THE SOILS AND GEOTECHNICAL REPORT, AND THE APPROPRIATE DESIGN AND CONSTRUCTION STANDARDS AND SPECIFICATIONS AT THE JOB SITE AT ALL TIMES, INCLUDING THE FOLLOWING:
 - EL PASO COUNTY ENGINEERING CRITERIA MANUAL (ECM)
 - CITY OF COLORADO SPRINGS/EL PASO COUNTY DRAINAGE CRITERIA MANUAL, VOLUMES 1 AND 2
 - COLORADO DEPARTMENT OF TRANSPORTATION (CDOT) STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION
 - CDOT M & S STANDARDS.
- NOTWITHSTANDING ANYTHING DEPICTED IN THESE PLANS IN WORDS OR GRAPHIC REPRESENTATION, ALL DESIGN AND CONSTRUCTION RELATED TO ROADS, STORM DRAINAGE AND EROSION CONTROL SHALL CONFORM TO THE STANDARDS AND REQUIREMENTS OF THE MOST RECENT VERSION OF THE RELEVANT ADOPTED EL PASO COUNTY STANDARDS, INCLUDING THE LAND DEVELOPMENT CODE, THE ENGINEERING CRITERIA MANUAL, THE DRAINAGE CRITERIA MANUAL, AND THE DRAINAGE CRITERIA MANUAL VOLUME 2. ANY DEVIATIONS FROM REGULATIONS AND STANDARDS MUST BE REQUESTED, AND APPROVED, IN WRITING. ANY MODIFICATIONS NECESSARY TO MEET CRITERIA AFTER-THE-FACT WILL BE ENTIRELY THE DEVELOPER'S RESPONSIBILITY TO RECTIFY.
- IT IS THE DESIGN ENGINEER'S RESPONSIBILITY TO ACCURATELY SHOW EXISTING CONDITIONS, BOTH ON-SITE AND OFF-SITE, 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 DEPARTMENT - 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 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 DEPARTMENT OF PUBLIC WORKS AND MUTCD CRITERIA.
- CONTRACTOR SHALL OBTAIN ANY PERMITS REQUIRED BY EL PASO COUNTY DEPARTMENT OF PUBLIC WORKS, INCLUDING WORK WITHIN THE RIGHT-OF-WAY AND SPECIAL TRANSPORT PERMITS.
- THE LIMITS OF CONSTRUCTION SHALL REMAIN WITHIN THE PROPERTY LINE UNLESS 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.

BASIS OF BEARING

A PORTION OF THE EASTERLY ROW OF HWY 85/87 (E. LAS VEGAS ST) BEING MONUMENTED AT THE SE WITH A NO. 5 REBAR AND ORANGE PLASTIC CAP STAMPED "PLS 25955" AND AT THE NW WITH A NO. 5 REBAR AND ORANGE PLASTIC CAP STAMPED "PLS 25965" AND BEARS N40°50'47"W, A DISTANCE OF 486.58 FEET.

BENCHMARKS

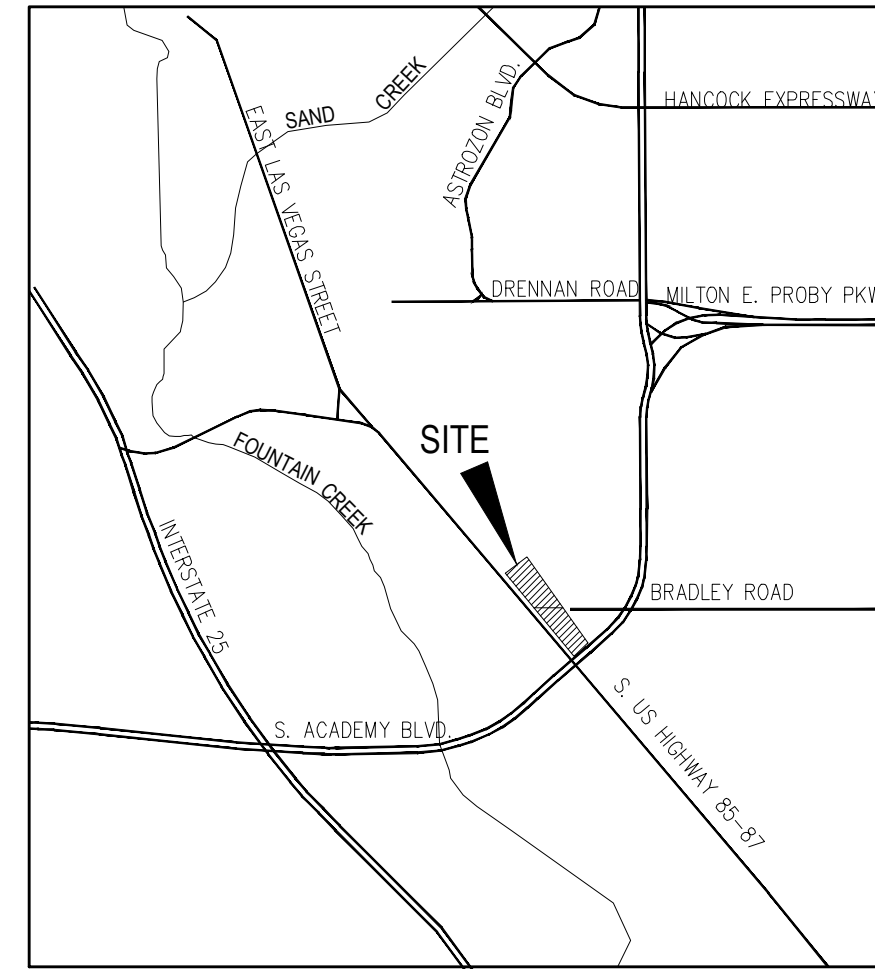
- CONTROL DISK SET IN ABUTMENT OF BRIDGE
N: 1341598.37
E: 3210918.78
ELEV: 5782.74'

BRADLEY POINT FILING NO. 1

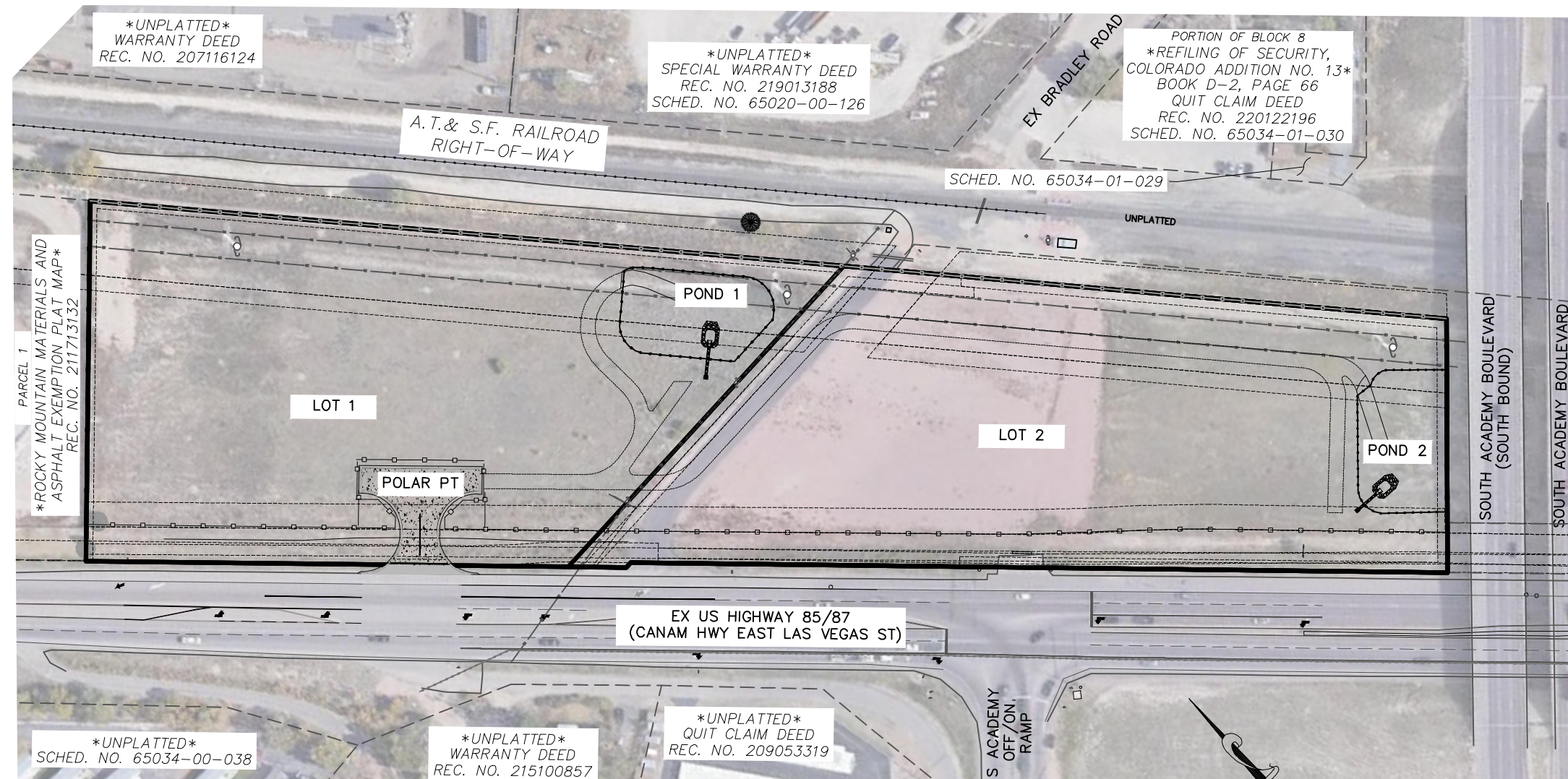
COUNTY OF EL PASO, STATE OF COLORADO

CONSTRUCTION PLANS

SEPTEMBER 2023



VICINITY MAP
N.T.S.



SITE MAP
N.T.S.

SHEET INDEX

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- SHEET 8 POND 2 FOREBAY DETAILS
- SHEET 9 BMP AS BUILT



AGENCIES

- OWNER/DEVELOPER: STEPHEN J. SCHNURR
2010 FOX MOUNTAIN POINT
COLORADO SPRINGS, CO 80906
STEPHEN J. SCHNURR (719) 491-3101
- CIVIL ENGINEER: M & S CIVIL CONSULTANTS, INC.
212 N. WAHSATCH AVE, SUITE 305
COLORADO SPRINGS, CO 80903
VIRGIL A. SANCHEZ P.E. (719) 955-5485
- WATER RESOURCES: SECURITY WATER AND SANITATION DISTRICT
231 SECURITY BOULEVARD
COLORADO SPRINGS, CO 80911
ROY HEALD (719) 392-3475
- COUNTY ENGINEERING: EL PASO COUNTY PLANNING AND COMMUNITY DEVELOPMENT
2880 INTERNATIONAL CIRCLE, SUITE 110
COLORADO SPRINGS, CO 80910
GILBERT LAFORCE (719) 520-7945
- TRAFFIC ENGINEERING: EL PASO COUNTY DEPARTMENT OF PUBLIC WORKS
3275 AKERS DRIVE
COLORADO SPRINGS, CO 80922
JENNIFER IRVINE, P.E. (719) 520-6460
- FIRE DISTRICT: SECURITY FIRE DEPARTMENT
400 SECURITY BOULEVARD
SECURITY, CO 80911
BRANDON SULLIVAN (719) 392-7121
- GAS DEPARTMENT: COLORADO SPRINGS UTILITIES
1521 HANCOCK EXPRESSWAY
COLORADO SPRINGS, CO 80903
(719) 668-7640
- ELECTRIC DEPARTMENT: COLORADO SPRINGS UTILITIES
1521 HANCOCK EXPRESSWAY
COLORADO SPRINGS, CO 80903
(719) 668-7640
- COMMUNICATIONS: TBD
(U.N.C.C. LOCATORS) (800) 922-1987
AT&T (LOCATORS) (719) 635-3674

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 ANY LIABILITY CAUSED BY ANY NEGLIGENT ACTS, ERRORS OR OMISSIONS ON MY PART IN PREPARATION OF THESE DETAILED PLANS AND SPECIFICATIONS.



VIRGIL A. SANCHEZ, COLORADO P.E. #37160
FOR AND ON BEHALF OF M & S CIVIL CONSULTANTS, INC. DATE

OWNER/DEVELOPER'S STATEMENT:

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

Stephen J. Schnurr

STEPHEN J. SCHNURR
BRADLEY POINT, LLC
2010 FOX MOUNTAIN POINT
COLORADO SPRINGS, CO 80906
(719) 491-3101
DATE 11/15/23

EL PASO COUNTY:

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

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

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

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

DATE

BRADLEY POINT FILING NO. 1

COVER SHEET

DATE: 08/31/2023

SCALE: HORIZONTAL: N/A
VERTICAL: N/A

PROJECT NO. 70-074
DESIGNED BY: DM
DRAWN BY: CLP
CHECKED BY: DM

CD01

212 N. WAHSATCH AVE, STE 305
COLORADO SPRINGS, CO 80903
PHONE: 719.955.5485



VIRGIL A. SANCHEZ, COLORADO P.E. NO. 37160

FOR AND ON BEHALF OF M & S CIVIL CONSULTANTS, INC.



REVISIONS: NO. DATE: BY: DESCRIPTION:

THE ENGINEER PREPARING THESE PLANS WILL NOT BE RESPONSIBLE, OR LIABLE FOR, UNAUTHORIZED CHANGES TO OR USES OF THESE PLANS. ALL CHANGES TO THE PLANS MUST BE IN WRITING AND MUST BE APPROVED BY THE PREPARE OF THESE PLANS.

CAUTION

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 - EL PASO COUNTY ENGINEERING CRITERIA MANUAL (ECM)
 - CITY OF COLORADO SPRINGS/EL PASO COUNTY ENGINEERING CRITERIA MANUAL VOLUMES 1 AND 2.
 - COLORADO DEPARTMENT OF TRANSPORTATION (CDOT) STANDARDS SPECIFICATION FOR ROAD AND BRIDGE CONSTRUCTION.
 - CDOT M&S STANDARDS.
- IT IS THE DESIGN ENGINEERS RESPONSIBILITY TO ACCURACY SHOW EXISTING CONDITION BOTH ONSITE AND OFFSITE ON THE CONSTRUCTION PLANS. ANY MODIFICATION NECESSARY DUE TO CONFLICT OMISSIONS OR CHANGED CONDITIONS WILL BE ENTIRELY THE DEVELOPERS RESPONSIBILITY TO RECTIFY.
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- ANY TEMPORARY SIGNAGE AND STRIPING SHALL COMPLY WITH EL PASO COUNTY DOW AND MUTCD CRITERIA.
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STORM SEWER GENERAL NOTES

- ALL STATIONING IS ALONG STORM SEWER CENTERLINE UNLESS OTHERWISE INDICATED. ALL ELEVATIONS ARE INVERT UNLESS OTHERWISE INDICATED.
- JOINTS SHALL BE IN ACCORDANCE WITH ASTM C443 "STANDARD SPECIFICATIONS FOR JOINTS FOR CIRCULAR CONCRETE SEWER AND CULVERT PIPE USING RUBBER GASKET." IN NO CASE SHALL THE MAXIMUM JOINT OPENING FOR STRAIGHT ALIGNMENT EXCEED 1 INCH OR ONE AND ONE-HALF INCH ON CURVED ALIGNMENT.
- INLET DIMENSIONS SHOWN ON PLANS REFER TO DISTANCES FROM INSIDE FACES OF BOX BETWEEN THE WIDTHS AND LENGTHS.
- ALL REINFORCED CONCRETE PIPE STORM SEWER SHALL BE A MINIMUM OF CLASS III.
- SINCE ALL PIPE ENTRIES INTO THE BASE ARE VARIABLE, THE DIMENSIONS SHOWN ARE TYPICAL. ACTUAL DIMENSIONS AND QUANTITIES FOR CONCRETE AND REINFORCEMENT SHALL BE AS REQUIRED IN THE WORK.
- ALL REINFORCING STEEL SHALL HAVE A MINIMUM YIELD STRENGTH OF 60,000 PSI. VERTICAL STEEL SHALL BE PLACED AT ¼ OF WALL. ALL BARS SHALL HAVE A 2" MINIMUM CLEARANCE.
- FLOW CHANNELS AND INVERTS SHALL BE FORMED BY SHAPING WITH CLASS B CONCRETE OR APPROVED GROUT.
- CHECK WITH THE LOCAL GOVERNMENT AUTHORITY FOR ANY ADDITIONAL STORM SEWER SPECIFICATIONS, DETAILS, OR REGULATIONS.
- THE CONTRACTOR SHALL PROVIDE SHOP DRAWINGS OF ALL PREFABRICATED STRUCTURES TO THE ENGINEER FOR REVIEW PRIOR TO INSTALLATION.

RIPRAP NOTES:

- RIPRAP USED SHALL BE THE TYPE DESIGNATED ON THE DRAWINGS AND SHALL CONFORM TO TABLE SHOWN ON SHEET BMP03.
- THE RIPRAP DESIGNATION AND TOTAL THICKNESS OF RIPRAP SHALL BE AS SHOWN ON THE DRAWINGS. THE MAXIMUM STONE SIZE SHALL NOT LARGER THAN THE THICKNESS OF THE RIPRAP.
- NEITHER WIDTH NOR THICKNESS OF A SINGLE STONE OF RIPRAP SHALL BE LESS THAN ONE-THIRD (1/3) OF ITS LENGTH.
- THE SPECIFIC GRAVITY OF THE RIPRAP SHALL BE TWO AND ONE-HALF (2.5) OR GREATER.
- MINIMUM DENSITY FOR ACCEPTABLE RIPRAP SHALL BE ONE HUNDRED AND SIXTY FIVE (165) POUNDS PER CUBIC FOOT.
- RIPRAP SPECIFIC GRAVITY SHALL BE ACCORDING TO THE BULK-SATURATED, SURFACE-DRY BASIS, IN ACCORDANCE WITH AASHTO T85.
- BROKEN CONCRETE OR ASPHALT PAVEMENT SHALL NOT BE ACCEPTABLE FOR USE IN THE WORK.
- ROUNDED RIPRAP (RIVER ROCK) IS NOT ACCEPTABLE, UNLESS SPECIFICALLY DESIGNATED ON THE DRAWINGS.

STRUCTURAL CONCRETE NOTES:

- ALL CONSTRUCTION INVOLVING THE PLACEMENT OF STRUCTURAL CONCRETE SHALL BE COMPLETED IN ACCORDANCE WITH STANDARD SPECIFICATIONS, AND AS SUPPLEMENTED BY THE COLORADO DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS FOR ROADWAY AND BRIDGE CONSTRUCTION.
- STEEL REINFORCING SHALL BE GRADE 60 FOR ALL REINFORCING STEEL GREATER THAN #4. SPlicing, LAP SPlicing SHALL BE MINIMUM IN THE FOLLOWING TABLE UNLESS OTHERWISE SPECIFIED:

BAR SIZE	#4	#5	#6	#7	#8
SPLICE LENGTH	1'-9"	2'-2"	2'-7"	3'-4"	4'-3"

 ALL REINFORCING SHALL HAVE A 2-INCH MINIMUM COVER UNLESS OTHERWISE SPECIFIED. ALL REINFORCED STEEL TO BE EPOXY COATED.
- CAST-IN-PLACE CONCRETE SHALL HAVE A MINIMUM COMPRESSIVE STRENGTH (fc) OF 4,000 PSI AT 28 DAYS. ALL CONCRETE PLACED AGAINST SOIL SHALL BE TYPE II PORTLAND CEMENT. ALL EXPOSED CORNERS SHALL BE FORMED WITH A 3/4" CHAMFER UNLESS OTHERWISE SPECIFIED.
- EXPANSION JOINT MATERIAL SHALL MEET AASHTO SPECIFICATION M-213.
- BACKFILL AGAINST STRUCTURES SHALL NOT COMMENCE UNTIL ALL SUPPORTING DIAPHRAGMS ARE IN PLACE AND CONCRETE HAS OBTAINED ITS FULL SEVEN DAY STRENGTH. BACKFILL SHALL BE PLACED EQUALLY ON EACH SIDE OF RETAINING WALL STRUCTURES AND CUTOFF WALLS UNTIL THE FINAL GRADE IS REACHED.
- FOOTING EXCAVATIONS SHALL BE EXAMINED BY THE GEOTECHNICAL ENGINEER WITH A 24-HOUR MINIMUM NOTIFICATION FOR SOIL AND/OR CONCRETE TESTING. PLACEMENT OF CONCRETE IN THE ABSENCE OF TESTING SHALL BE COMPLETED AT THE SOLE RISK OF THE CONTRACTOR.
- PRIOR TO THE PLACEMENT OF CONCRETE IN AREAS WHERE SOIL IS PRESENT, THE SOIL SHALL BE SCARIFIED TO A MINIMUM DEPTH OF 6-INCHES. THE MOISTURE CONTENT SHALL BE ADJUSTED TO WITHIN PLUS OR MINUS 2 PERCENT OF THE OPTIMUM MOISTURE CONTENT AND RECOMPACTED TO AT LEAST 95 PERCENT RELATIVE COMPACTION (AASHTO-T-180).

ABBREVIATIONS

EC -- EPOXY COATED O.F. -- OUTSIDE FACE E.F. -- EACH FACE E.W. -- EACH WAY I.F. -- INSIDE FACE N.F. -- NEAR FACE
 T.O.C. -- TOP OF CONCRETE B.O.C. -- BOTTOM OF CONCRETE CONT. -- CONTINUOUS



**AS-BUILT
ENGINEERING RECORD DRAWINGS**



BRADLEY POINT FILING NO. 1		STORM SEWER GENERAL NOTES	
PROJECT NO. 70-074		DATE: 08/31/2023	
SCALE: HORIZONTAL: N/A VERTICAL: N/A		SHEET 2 OF 8 CD02	
DESIGNED BY: DM		CHECKED BY: DM	
DRAWN BY: CLP		DATE: 08/31/2023	

CIVIL CONSULTANTS, INC.

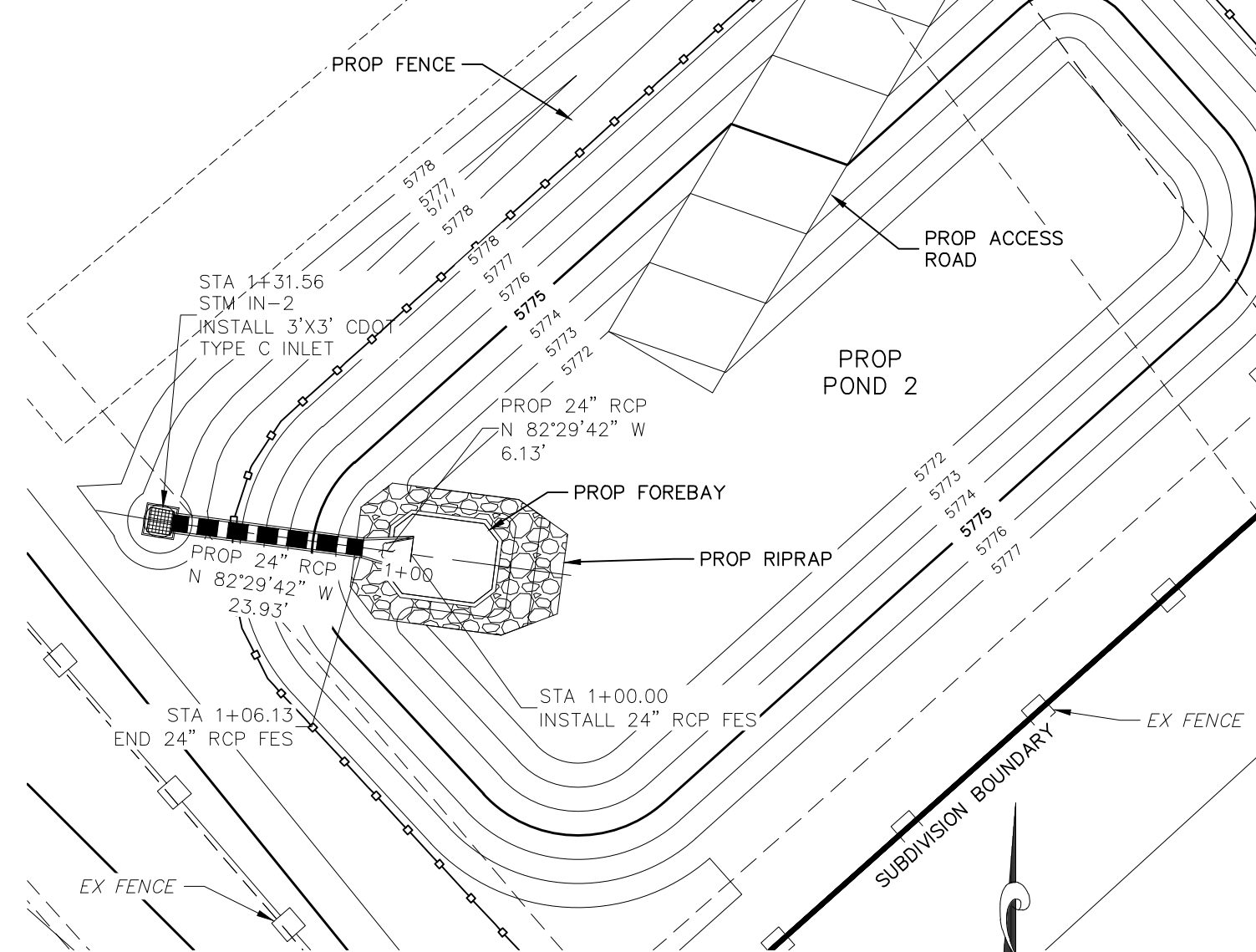
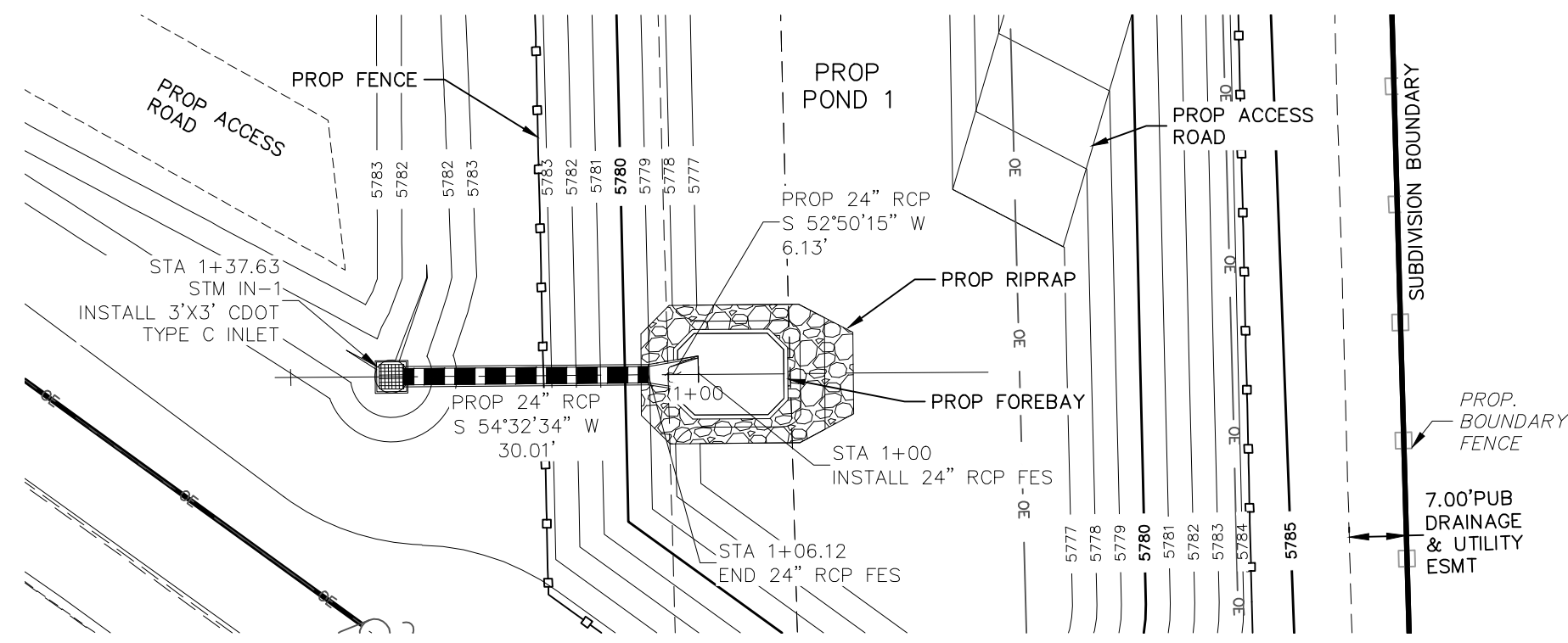
212 N. WABATCH AVE., STE 305
 COLORADO SPRINGS, CO 80903
 PHONE: 719.555.5465

FOR AND ON BEHALF OF
 MKS CIVIL CONSULTANTS, INC.

NO.	DATE	BY	DESCRIPTION	APPROVED BY	DATE

THE ENGINEER PREPARING THESE PLANS WILL NOT BE RESPONSIBLE, OR LIABLE FOR, UNAUTHORIZED CHANGES TO OR USES OF THESE PLANS. ALL CHANGES TO THE PLANS MUST BE IN WRITING AND MUST BE APPROVED BY THE PREPARER OF THESE PLANS.

CAUTION

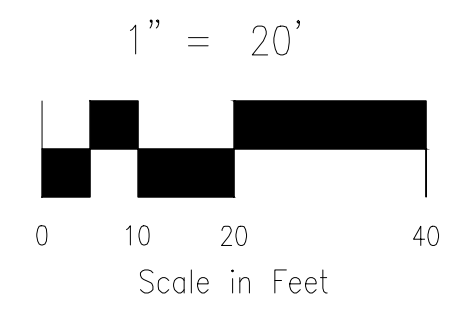


ABBREVIATION LEGEND

C&G	CURB AND GUTTER
CL	CENTERLINE
CONST	CONSTRUCTION
EL	ELEVATION
EX	EXISTING
LT	LEFT
N	NORTH
NTS	NOT TO SCALE
PUB	PUBLIC
PVT	PRIVATE
PROP	PROPOSED
RT	RIGHT
S	SOUTH
SAN	SANITARY SEWER
SLV	SLEEVE
SRV	SERVICE
STA	STATION
STM	STORM SEWER
W	WEST
WTR	WATER

NOTE:

1. ALL STORM SEWER CONSTRUCTED WITH THESE PLANS SHALL BE CONSIDERED PRIVATE.
2. THE PROPOSED SITE IN ITS ENTIRETY IS COVERED BY A BLANKET DRAINAGE EASEMENT.

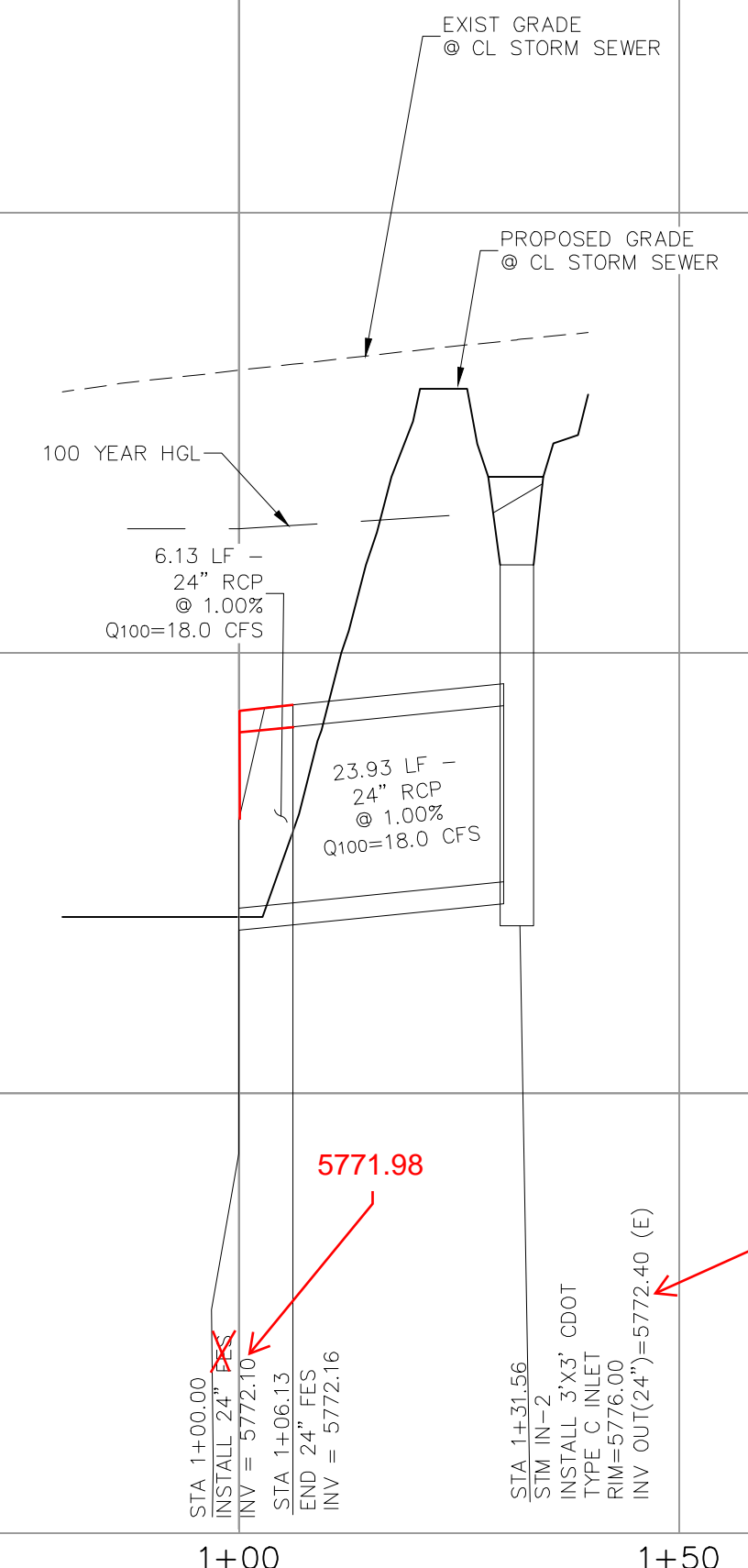
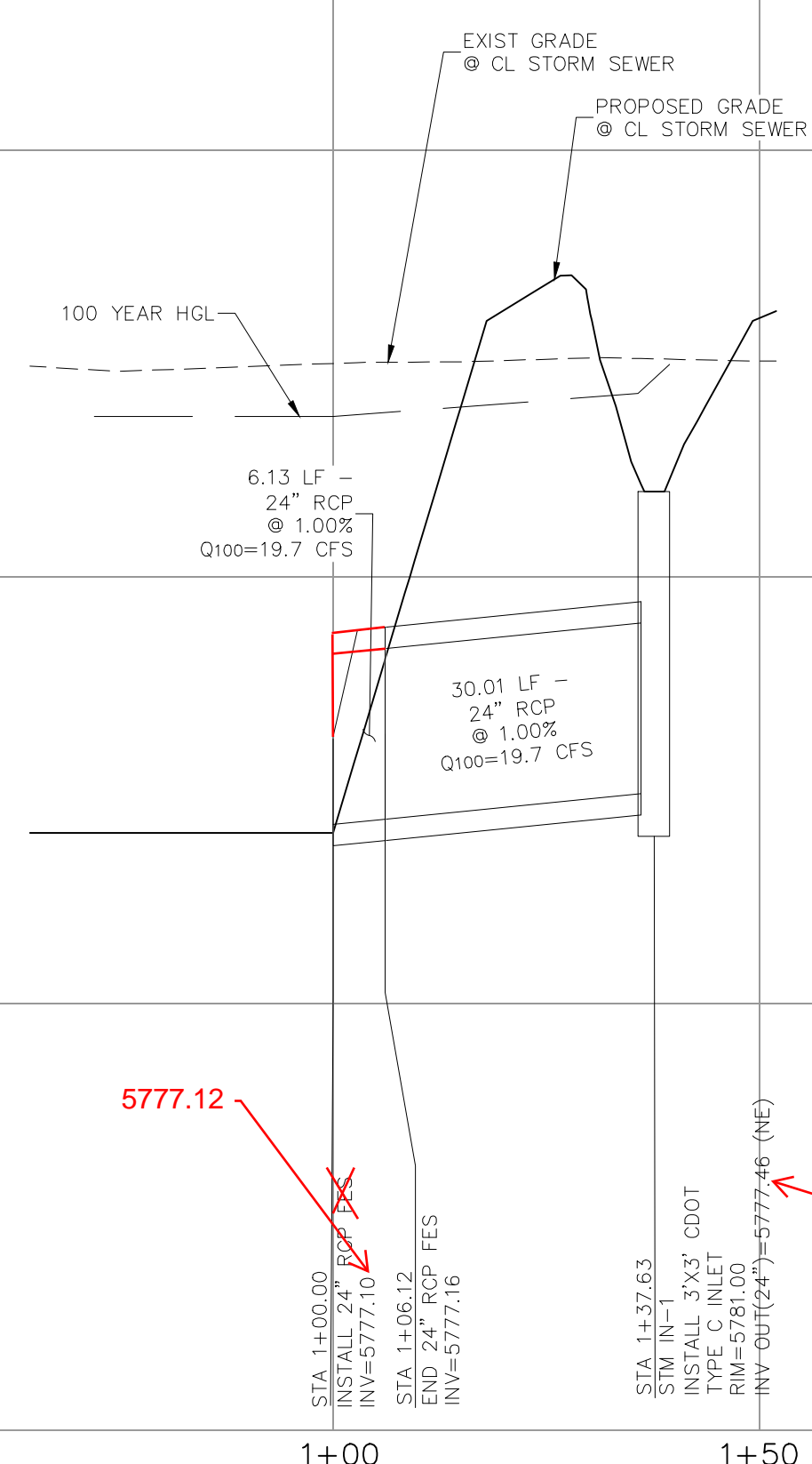


**AS-BUILT
ENGINEERING RECORD DRAWINGS**



**STORM 1 (PRIVATE)
STA 1+00.00 TO STA 1+37.63**

**STORM 2 (PRIVATE)
STA 1+00.00 TO STA 1+31.56**



STORM 1 (PRIVATE)

STORM 2 (PRIVATE)

FOR LOCATING & MARKING GAS, ELECTRIC, WATER & TELEPHONE LINES
FOR BURIED UTILITY INFORMATION
48 HRS BEFORE YOU DIG
CALL 1-800-922-1987

BRADLEY POINT FILING NO. 1		STORM SEWER PLAN & PROFILE	DATE: 08/31/2023	SHEET 3 OF 8	ST01
PROJECT NO. 70-074		SCALE: HORIZONTAL: 1"=20' VERTICAL: 1"=2'		DESIGNED BY: DM CUP DRAWN BY: CUP CHECKED BY: DM	
212 N WAHATCH AVE, STE 305 COLORADO SPRINGS, CO 80903 PHONE: 719.955.5465					
FOR AND ON BEHALF OF CIVIL CONSULTANTS, INC.					
VIRGIL A. SANCHEZ, COLORADO, P.E. NO. 37160					
THE ENGINEER PREPARING THESE PLANS WILL NOT BE RESPONSIBLE, OR LIABLE FOR, UNAUTHORIZED CHANGES TO OR USES OF THESE PLANS. ALL CHANGES TO THE PLANS MUST BE IN WRITING AND MUST BE APPROVED BY THE PREPARE OF THESE PLANS.					
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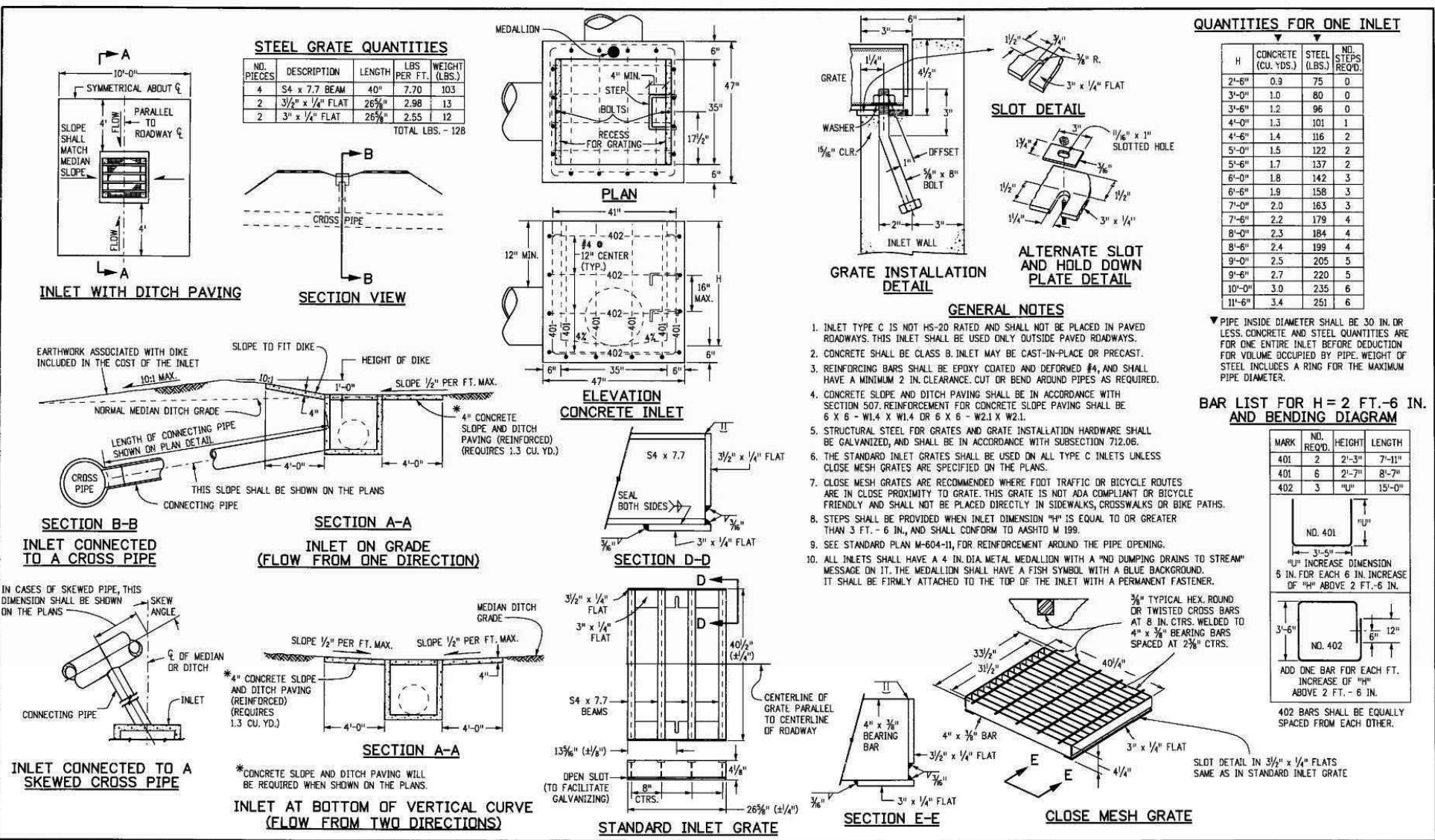
File: 0:\700744 SOUTH PLANT 85-87\South Plant 85-87.dwg\Const Dwg\STORM\ST01.dwg Plotstamp: 9/5/2023 6:43 PM





FOR LOCATING & MARKING GAS, ELECTRIC, WATER & TELEPHONE LINES

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AS-BUILT ENGINEERING RECORD DRAWINGS

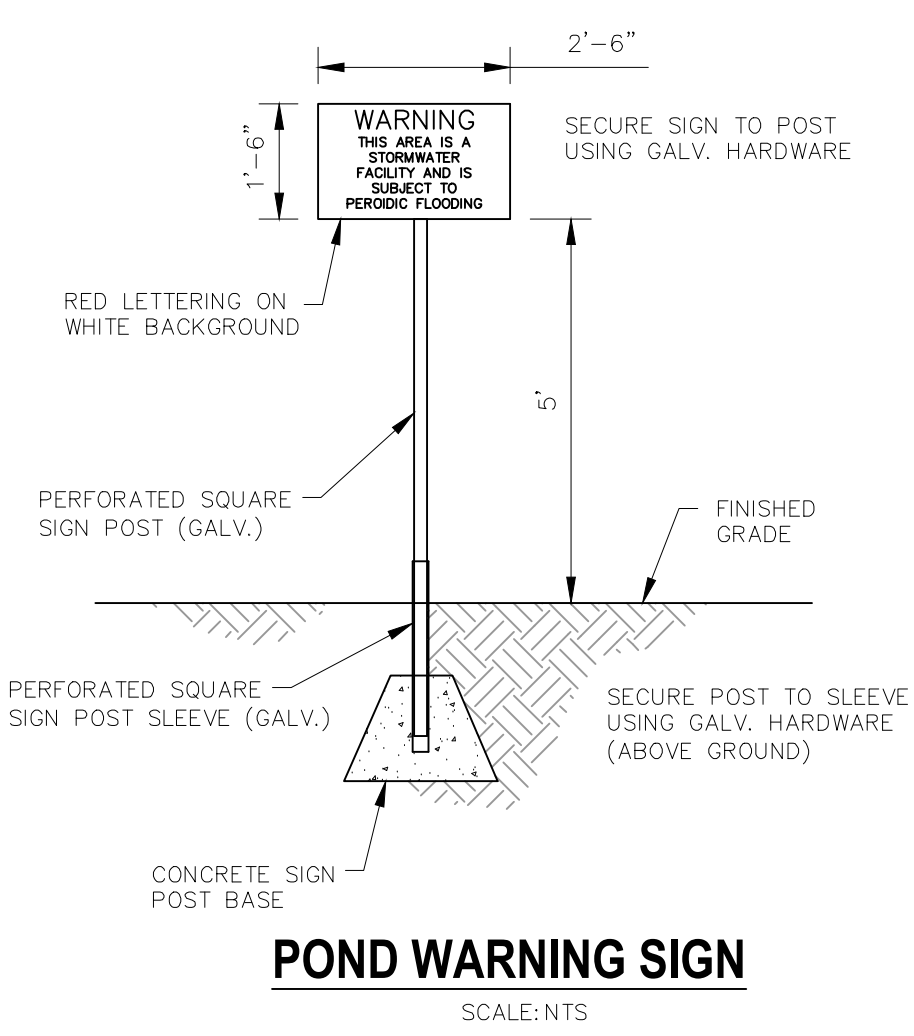


Computer File Information	Sheet Revisions	Colorado Department of Transportation	STANDARD PLAN NO.				
Creation Date: 07/28/23 Last Modification: 07/24/23 Full Path: www.coloradodot.info/business/designsupport Drawing File Name: 85020202.dwg CAD Var: Methodology V8 Scale: Not to Scale Units: English	<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th>Date</th> <th>Comments</th> </tr> </thead> <tbody> <tr> <td> </td> <td> </td> </tr> </tbody> </table>	Date	Comments			4201 East Arkansas Avenue Denver, Colorado 80222 Phone: (303) 757-9083 Fax: (303) 757-9850 Project Development Branch DD/LTA	M-604-10 Sheet No. 1 of 1
Date	Comments						

BRADLEY POINT FILING NO. 1	
STORM SEWER DETAILS	
PROJECT NO. 70-074 SCALE: HORIZONTAL: N/A VERTICAL: N/A DESIGNED BY: DM DRAWN BY: CLP CHECKED BY: DM	DATE: 08/31/2023 SHEET 4 OF 8 ST02
 <p>212 N. WABATCH AVE, STE 305 COLORADO SPRINGS, CO 80903 PHONE: 719.555.5485</p>	
FOR AND ON BEHALF OF MRS. CIVIL CONSULTANTS, INC.	
	
REVISIONS: NO. DATE BY DESCRIPTION	APR'D. BY: _____ DATE: _____
THE ENGINEER PREPARING THESE PLANS WILL NOT BE RESPONSIBLE, OR LIABLE FOR, UNAUTHORIZED CHANGES TO OR USES OF THESE PLANS. ALL CHANGES TO THE PLANS MUST BE IN WRITING AND MUST BE APPROVED BY THE PREPARED OF THESE PLANS.	
CAUTION	

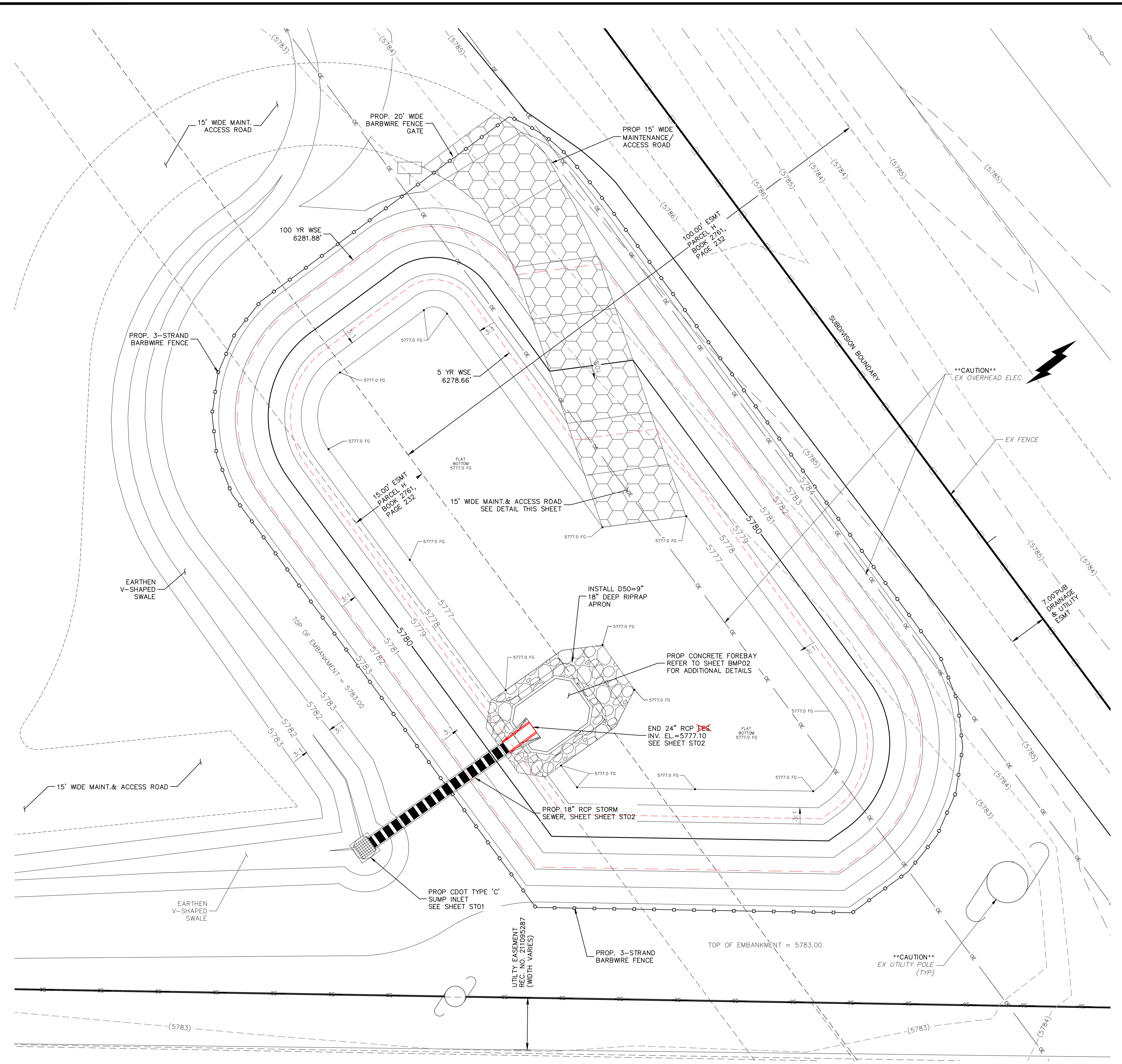
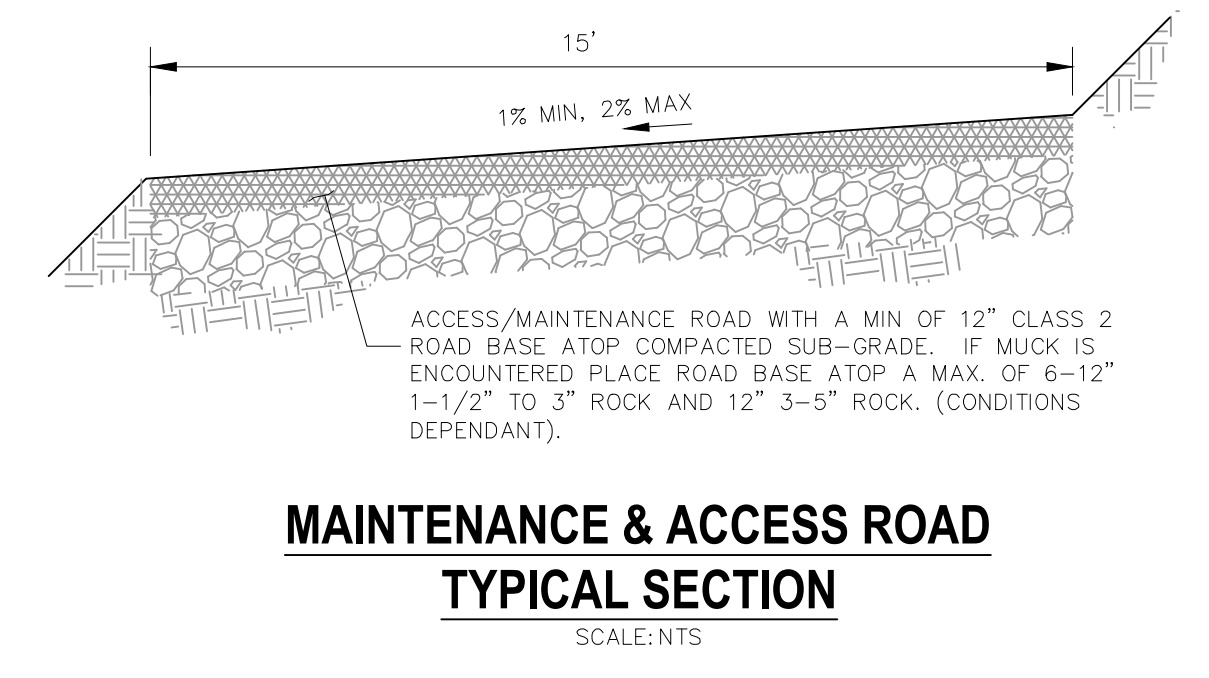
FOR LOCATING & MARKING GAS, ELECTRIC, WATER & TELEPHONE LINES
FOR BURIED UTILITY INFORMATION
48 HRS BEFORE YOU DIG
 CALL 1-800-922-1987

- LEGEND**
- (6920)- EXISTING MAJOR CONTOUR
 - (6918)- EXISTING MINOR CONTOUR
 - 6920— PROPOSED MAJOR CONTOUR
 - 6918— PROPOSED MINOR CONTOUR
 - FILING BOUNDARY (PROPERTY LINE)
 - PROP STORM DRAIN
 - PROP RIPRAP
 - 2.1% FLOW DIRECTION & SLOPE
 - WARNING SIGN

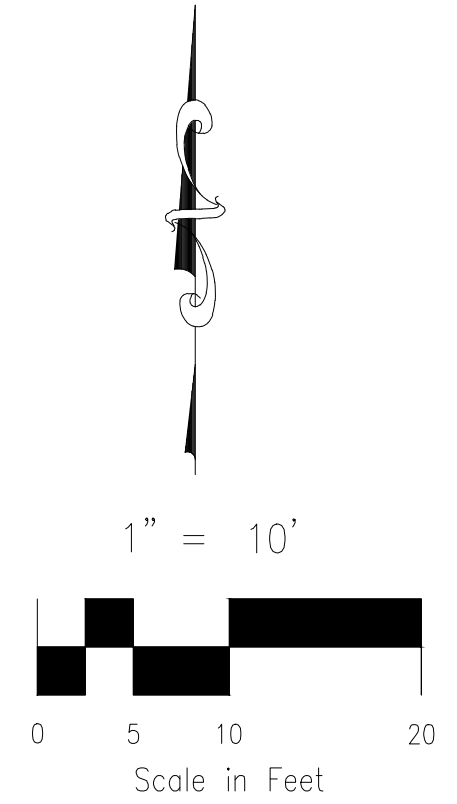


POND 2 INFILTRATION BASIN DETENTION BASIN DATA

5-YR WATER SURFACE EL =	5778.66
5-YR VOLUME =	0.153 AC-FT
100-YR WATER SURFACE EL =	5781.88
100-YR VOLUME =	0.626 AC-FT
TOP OF EMBANKMENT EL =	5783.00
RATIONAL 100-YR INFLOW =	19.7 CFS
100-YR RELEASE =	0.0 CFS (INFLT)



POND 1 SITE PLAN (PRIVATE)
SCALE: 1"=10'



BRADLEY POINT FILING NO. 1		POND 1 DETAILS	
PROJECT NO. 70-074	DATE: 08/31/2023	SCALE: HORIZONTAL: 1"=10'	SHEET 5 OF 8
DESIGNED BY: DM	CLIP	VERTICAL: N/A	BMP01
DRAWN BY: CUP	DM		
CHECKED BY: DM			

210 N. WABATCH AVE. STE 305
 COLORADO SPRINGS, CO 80903
 PHONE: 719.555.5465

WKS CIVIL CONSULTANTS, INC.

FOR AND ON BEHALF OF
 WKS CIVIL CONSULTANTS, INC.

REVISIONS:	NO.	DATE:	BY:	DESCRIPTION:

THE ENGINEER PREPARING THESE PLANS WILL NOT BE RESPONSIBLE, OR LIABLE FOR, UNAUTHORIZED CHANGES TO OR USES OF THESE PLANS. ALL CHANGES TO THE PLANS MUST BE IN WRITING AND MUST BE APPROVED BY THE PREPARE OF THESE PLANS.

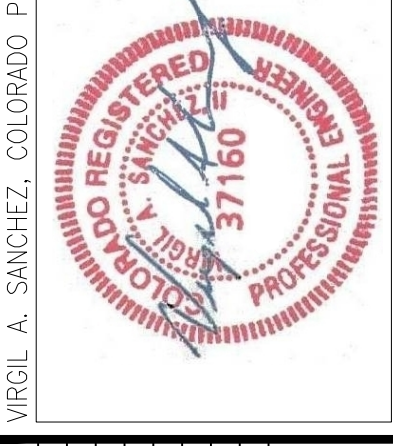
CAUTION

FOR LOCATING & MARKING GAS, ELECTRIC, WATER & TELEPHONE LINES
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BRADLEY POINT FILING NO. 1
 POND 1 FOREBAY DETAILS
 PROJECT NO. 70-074
 SCALE: HORIZONTAL: N/A VERTICAL: N/A
 DATE: 08/31/2023
 DESIGNED BY: DM
 DRAWN BY: CLP
 CHECKED BY: DM
 SHEET 6 OF 8
 BMP02

212 N. WASHCATCH AVE. STE 303
 COLORADO SPRINGS CO 80903
 PHONE: 719.555.5485

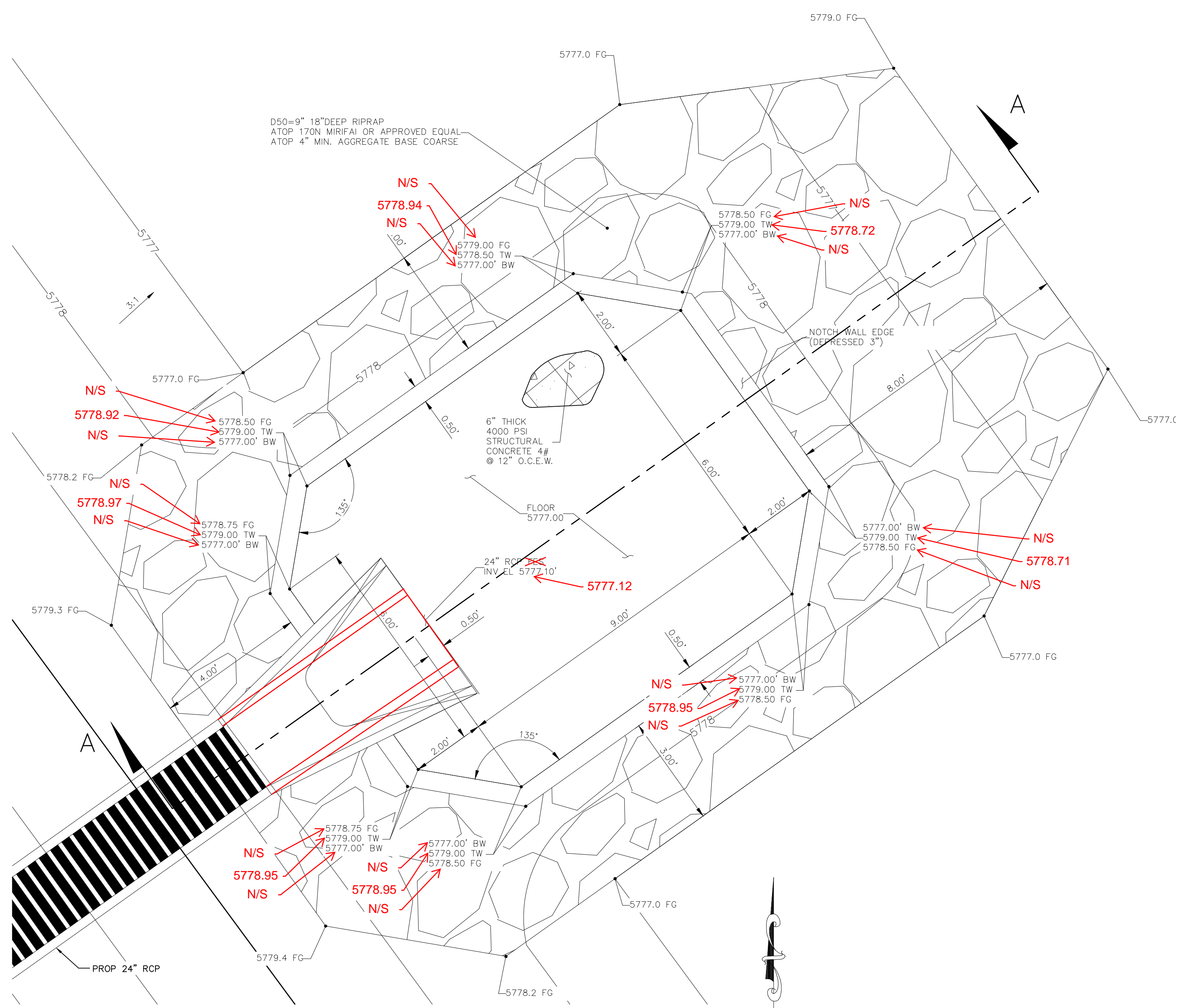
 CIVIL CONSULTANTS, INC.

FOR AND ON BEHALF OF
 VIRGIL A. SANCHEZ, COLORADO P.E. NO. 37160

 VIRGIL A. SANCHEZ, COLORADO P.E. NO. 37160

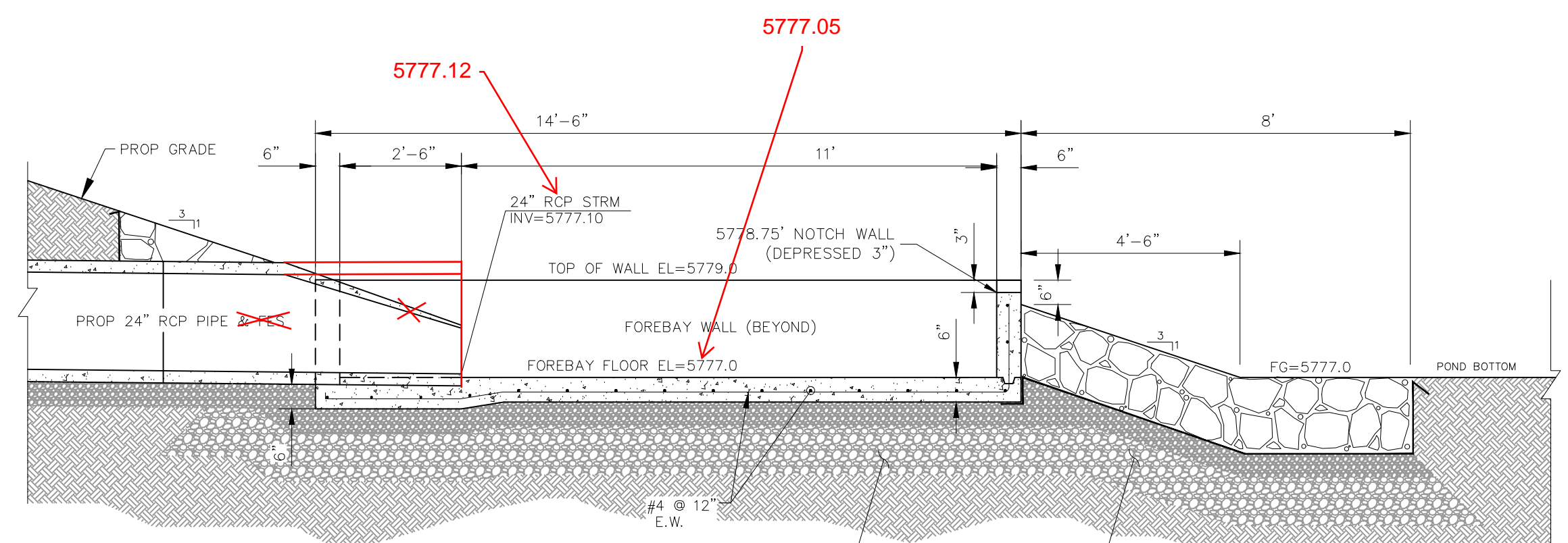
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CAUTION



POND 1 FOREBAY
 SCALE: 1"=2'



FOREBAY CROSS SECTION A-A
 SCALE: NTS

PLACE FLOOR ATOP 6" OF AGGREGATE BASE BASE COARSE AND COMPACTED SUBGRADE. IF MUCK IS ENCOUNTERED, USE MAX. OF 1-1/2" TO 3" ROCK ATOP 12" OF 3"-5" ROCK (DEPENDANT UPON FIELD CONDITIONS)

D50=9" 18" DEEP RIPRAP ATOP 170N MIRIFAI OR APPROVED EQUAL ATOP 4" MIN. AGGREGATE BASE COARSE

AS-BUILT ENGINEERING RECORD DRAWINGS



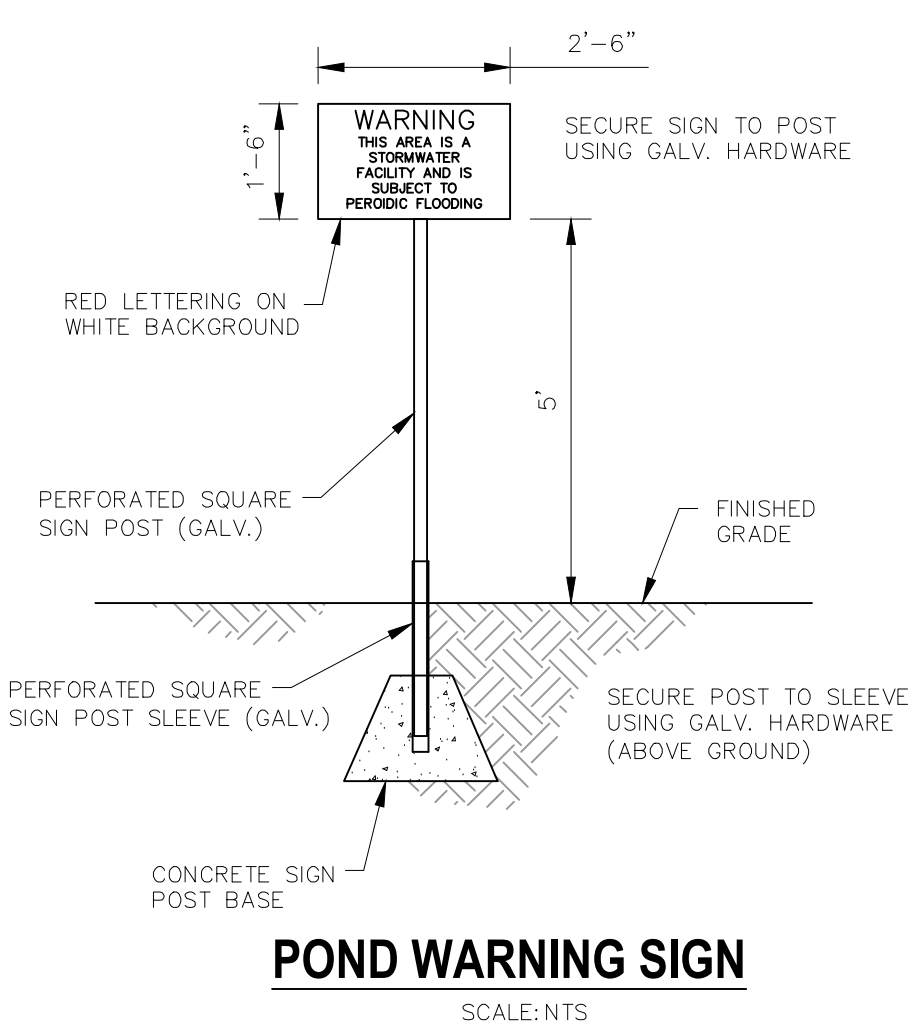
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FOR LOCATING & MARKING GAS, ELECTRIC, WATER & TELEPHONE LINES
FOR BURIED UTILITY INFORMATION 48 HRS BEFORE YOU DIG CALL 1-800-922-1987

BRADLEY POINT FILING NO. 1
POND 2 DETAILS
 PROJECT NO. 70-074
 DATE: 08/31/2023
 SCALE: HORIZONTAL: 1"=10'
 VERTICAL: N/A
 DESIGNED BY: DM
 DRAWN BY: CLP
 CHECKED BY: DM
BMP03
 SHEET 7 OF 8

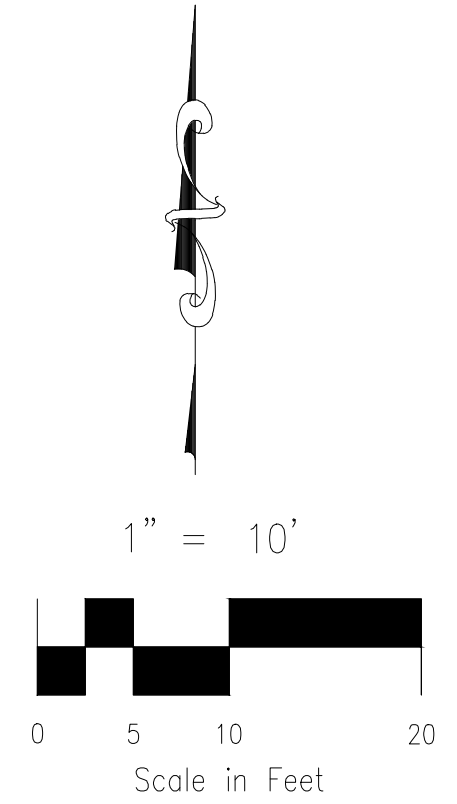
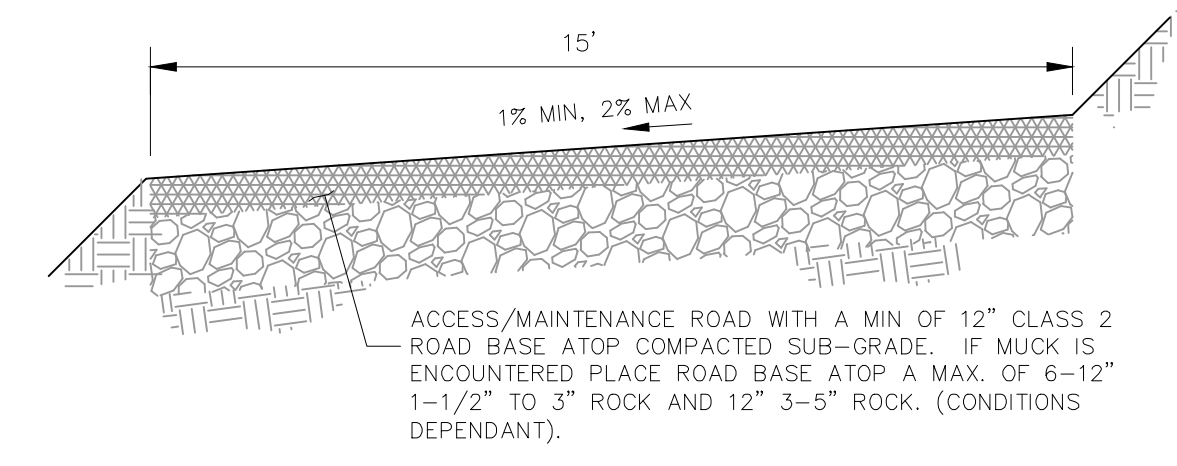
LEGEND

- (6920)--- EXISTING MAJOR CONTOUR
- (6918)--- EXISTING MINOR CONTOUR
- 6920--- PROPOSED MAJOR CONTOUR
- 6918--- PROPOSED MINOR CONTOUR
- FILING BOUNDARY (PROPERTY LINE)
- PROP STORM DRAIN
- PROP RIPRAP
- 2.1% FLOW DIRECTION & SLOPE
- WARNING SIGN

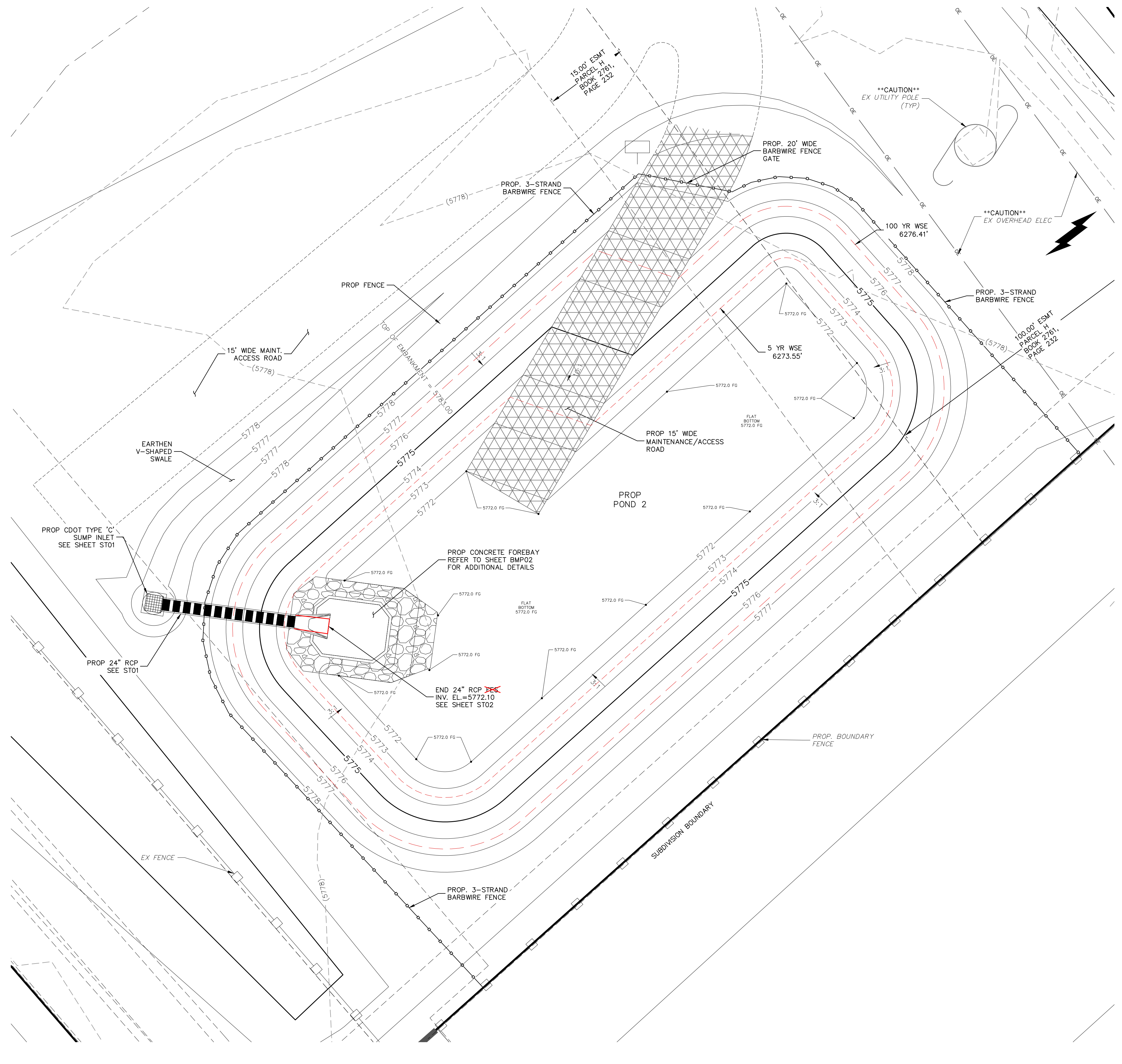


POND 2 INFILTRATION BASIN DETENTION BASIN DATA

5-YR WATER SURFACE EL = 5773.55
5-YR VOLUME=0.141 AC-FT
100-YR WATER SURFACE EL=5776.61
100-YR VOLUME=0.578 AC-FT
TOP OF EMBANKMENT EL=5777.61
RATIONAL 100-YR INFLOW=18.0 CFS
100-YR RELEASE = 0.0 CFS (INFLT)



POND 2 SITE PLAN (PRIVATE)
 SCALE: 1"=10'



7120 N. WATKINS AVE. STE 305
 COLORADO SPRINGS, CO 80903
 PHONE: 719.555.5465

CIVIL CONSULTANTS, INC.

FOR AND ON BEHALF OF
 CIVIL CONSULTANTS, INC.

PROFESSIONAL ENGINEER
 VIRGIL A. SANCHEZ, COLORADO, P.E. NO. 37160

NO.	DATE	BY	DESCRIPTION

THE ENGINEER PREPARING THESE PLANS WILL NOT BE RESPONSIBLE, OR LIABLE FOR, UNAUTHORIZED CHANGES TO OR USES OF THESE PLANS. ALL CHANGES TO THE PLANS MUST BE IN WRITING AND MUST BE APPROVED BY THE PREPARE OF THESE PLANS.

CAUTION

EL PASO COUNTY FILE NO. SF-21-002

FOR LOCATING & MARKING GAS, ELECTRIC, WATER & TELEPHONE LINES
 FOR BURIED UTILITY INFORMATION
 48 HRS BEFORE YOU DIG
 CALL 1-800-922-1987

BRADLEY POINT FILING NO. 1
 POND 2 FOREBAY DETAILS
 PROJECT NO. 70-074
 SCALE: HORIZONTAL: N/A VERTICAL: N/A
 DESIGNED BY: DM
 DRAWN BY: CLP
 CHECKED BY: DM
 DATE: 08/31/2023
 SHEET 8 OF 8
 BMP04

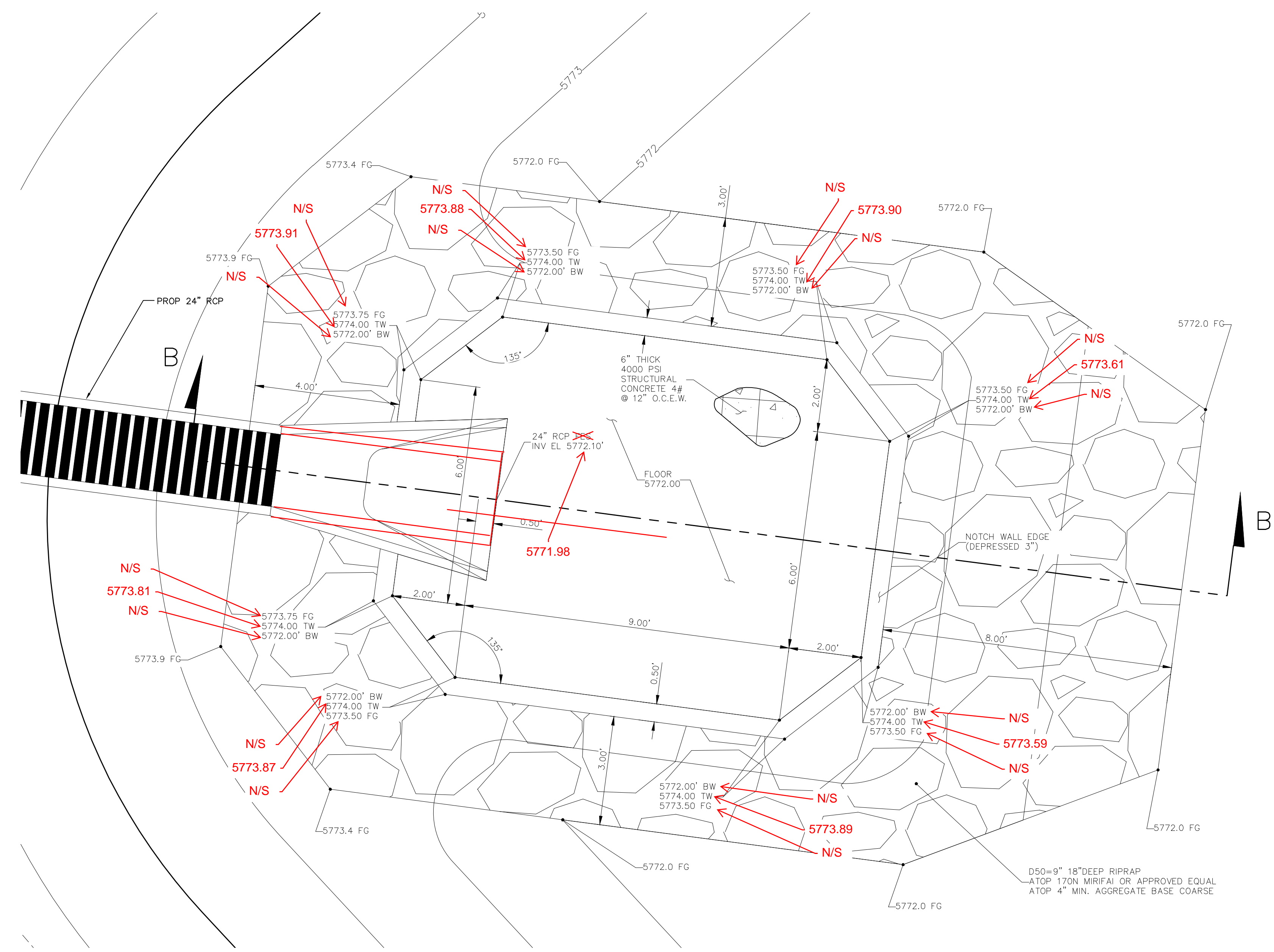


AS-BUILT ENGINEERING RECORD DRAWINGS

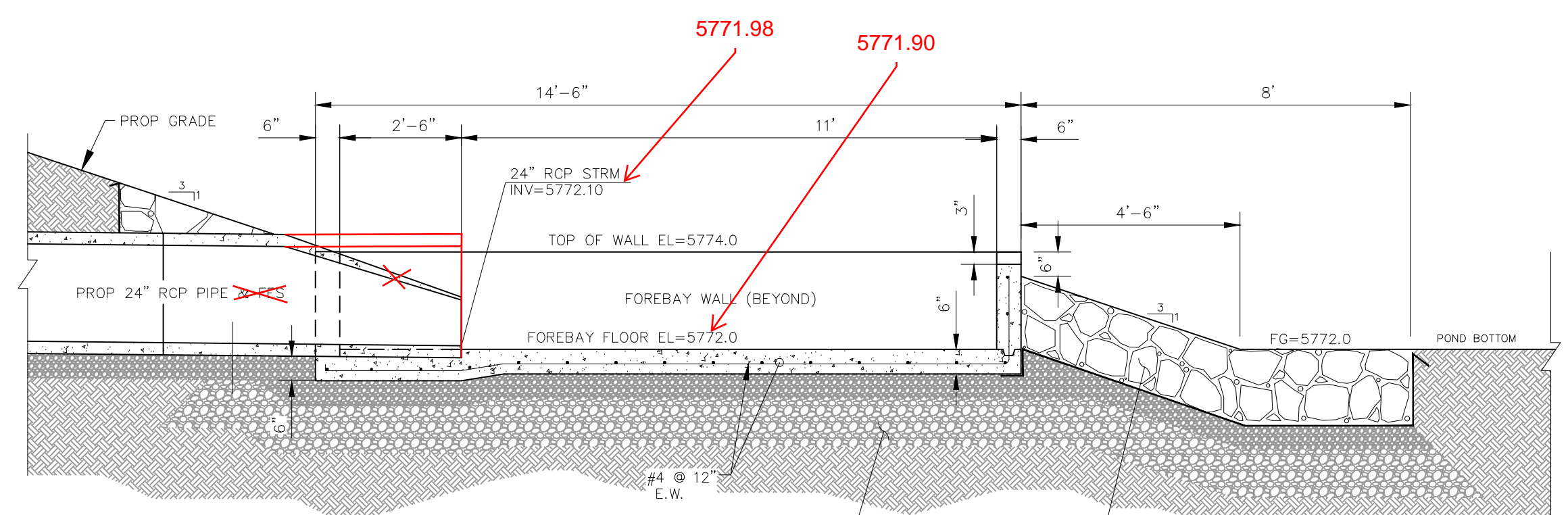
717 N. WASHCATCH AVE. STE 305
 COLORADO SPRINGS, CO 80903
 PHONE: 719.955.5465



FOR AND ON BEHALF OF
 VAS CIVIL CONSULTANTS, INC.
 VIRGIL A. SANCHEZ, COLORADO, P.E. NO. 37160
 PROFESSIONAL ENGINEER
 37160
 11/15/23



POND 2 FOREBAY
 SCALE: 1"=2'



PLACE FLOOR ATOP 6" OF AGGREGATE BASE BASE COARSE AND COMPACTED SUBGRADE. IF MUCK IS ENCOUNTERED, USE MAX. OF 1-1/2" TO 3" ROCK ATOP 12" OF 3"-5" ROCK (DEPENDANT UPON FIELD CONDITIONS)
 D50=9" 18" DEEP RIPRAP ATOP 170N MIRIFAI OR APPROVED EQUAL ATOP 4" MIN. AGGREGATE BASE COARSE

FOREBAY CROSS SECTION B-B
 SCALE: NTS

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NO.	DATE	BY	DESCRIPTION

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CAUTION