

TOTAL LOTS: 85

GENERAL NOTES

- ALL DRAINAGE AND ROADWAY CONSTRUCTION SHALL MEET THE STANDARDS AND SPECIFICATIONS OF THE CITY OF COLORADO SPRINGS/EL PASO COUNTY DRAINAGE CRITERIA MANUAL, VOLUMES 1 AND 2, AND THE EL PASO COUNTY ENGINEERING CRITERIA MANUAL.
- CONTRACTOR SHALL BE RESPONSIBLE FOR THE NOTIFICATION AND FIELD LOCATIONS 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 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 (PCD) - INSPECTIONS, PRIOR TO STARTING CONSTRUCTION.
- IT IS THE CONTRACTOR'S RESPONSIBILITY TO UNDERSTAND THE REQUIREMENTS OF ALL JURISDICTIONAL AGENCIES AND TO OBTAIN ALL REQUIRED PERMITS, INCLUDING BUT NOT LIMITED TO EL PASO COUNTY EROSION AND STORMWATER QUALITY CONTROL PERMIT (ESQCP), REGIONAL BUILDING FLOODPLAIN DEVELOPMENT PERMIT, U.S. ARMY CORPS OF ENGINEERS-ISSUED 401 AND/OR 404 PERMITS, AND COUNTY AND STATE FUGITIVE DUST PERMITS.
- CONTRACTOR SHALL NOT DEVIATE FROM THE PLANS WITHOUT FIRST OBTAINING WRITTEN APPROVAL FROM THE DESIGN ENGINEER AND PCD. CONTRACTOR SHALL NOTIFY THE DESIGN ENGINEER IMMEDIATELY UPON DISCOVERY OF ANY ERRORS OR INCONSISTENCIES.
- ALL STORM DRAIN PIPE SHALL BE CLASS III RCP 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 DOT AND MUTCD CRITERIA. [IF APPLICABLE, ADDITIONAL SIGNING AND STRIPING NOTES WILL BE PROVIDED.]
- CONTRACTOR SHALL OBTAIN ANY PERMITS REQUIRED BY EL PASO COUNTY PUBLIC SERVICES DEPARTMENT, 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.

BENCHMARKS FOR THIS PROJECT:

BENCHMARK FOR THIS SITE IS CSU FIMS MONUMENT "5501V", A RAILROAD SPIKE SET IN CONCRETE NEXT TO A RAILROAD RAIL FENCE POST SOUTHWEST OF A 90° CURVE IN POWERS BOULEVARD. SAID POINT APPARENTLY MONUMENTS THE CORNER COMMON TO SECTIONS 6 AND 7, T15S, R65W, AND SECTIONS 1 AND 12, T15S, R66W OF THE 6TH P.M.
ELEVATION = 5905.44

BASIS OF BEARING:

BEARINGS ARE BASED IN THE SOUTHERLY LINE OF THE NORTHWEST QUARTER OF SECTION 7, TOWNSHIP 15 SOUTH, RANGE 65 WEST OF THE 6th PRINCIPAL MERIDIAN. SAID LINE IS MONUMENTED ON THE EAST END BY A 3 1/4" ALUMINUM CAP, LS# 17496 AND ON THE WEST END BY A 3 1/4" ALUMINUM CAP, LS# 17496 AND IS ASSUMED TO BEAR S89°01'29"W.

THESE DETAILED PLANS AND SPECIFICATIONS WERE PREPARED UNDER MY DIRECTION AND SUPERVISION. SAID DETAILED PLANS AND SPECIFICATIONS HAVE BEEN PREPARED ACCORDING TO THE CRITERIA ESTABLISHED BY THE COUNTY FOR DETAILED DRAINAGE PLANS AND SPECIFICATIONS, AND SAID DETAILED PLANS AND SPECIFICATIONS ARE IN CONFORMITY WITH THE MASTER PLAN OF THE DRAINAGE BASIN. SAID DETAILED DRAINAGE PLANS AND SPECIFICATIONS MEET THE PURPOSE FOR WHICH THE PARTICULAR DRAINAGE FACILITY IS DESIGNED. I ACCEPT RESPONSIBILITY FOR ANY LIABILITY CAUSED BY ANY NEGLIGENT ACTS, ERRORS OR OMISSIONS ON MY PART IN PREPARATION OF THE DETAILED DRAINAGE PLANS AND SPECIFICATIONS.

THESE PLANS WERE PREPARED FOR OR ON BEHALF OF DAKOTA SPRINGS ENGINEERING UNDER THE SUPERVISION OF:

CHARLES K. COTHERN, P.E. 24997 DATE

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.

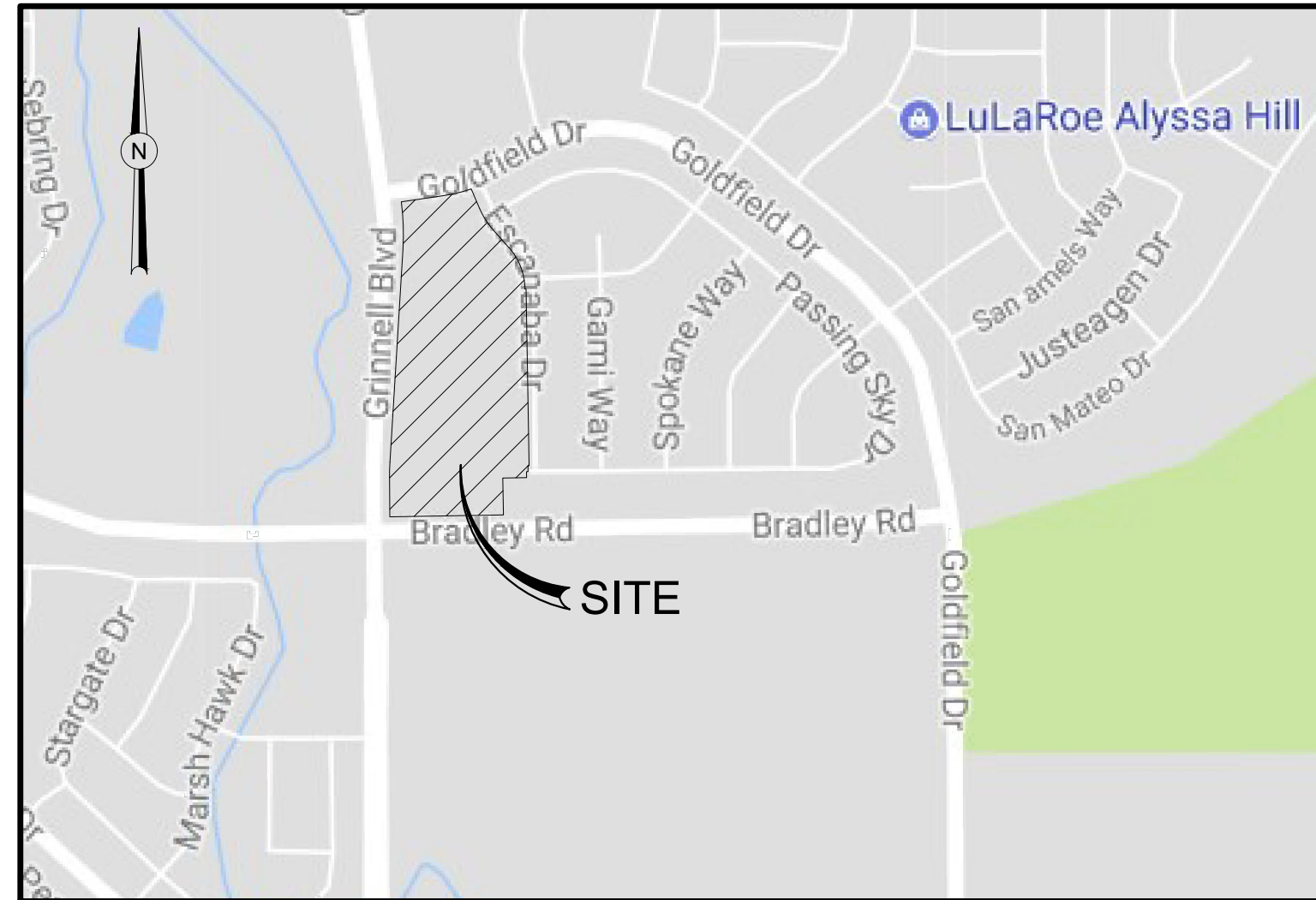
FILED IN ACCORDANCE WITH THE REQUIREMENTS OF THE EL PASO COUNTY LAND DEVELOPMENT CODE, DRAINAGE CRITERIA, AND ENGINEERING CRITERIA MANUAL AS AMENDED.

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.

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

CONSTRUCTION DRAWINGS SPRINGS AT WATERVIEW

EL PASO COUNTY, STATE OF COLORADO



LOCATION MAP

NTS



VICINITY MAP

NTS

ANY PROPOSED MODIFICATION TO THE APPROVED GRADING AND EROSION CONTROL PLAN MUST BE SUBMITTED, ALONG WITH SUPPORTING DOCUMENTS, TO THE COUNTY ENGINEER FOR APPROVAL PRIOR TO ANY WORK RELATED TO THE PROPOSED MODIFICATION TAKING PLACE. APPROVAL FROM THE COUNTY ENGINEER SHALL BE ISSUED IF THE APPLICANT DEMONSTRATES THAT THE MODIFICATION WILL PROVIDE SOIL EROSION CONTROLS EQUIVALENT TO OR EXCEEDING THOSE OF THE PREVIOUSLY APPROVED GRADING AND EROSION CONTROL PLAN.

DEVELOPER STATEMENT

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

SIGNED: _____ DATE: _____
DEVELOPER: SWV, LLC., P.A. KOSCIELSKI, MANAGER

SANITARY SEWER APPROVAL

THESE PLANS ACCEPTED FOR USE IN CONSTRUCTION OF THE PUBLIC UTILITY INFRASTRUCTURE AND SERVICE LINES SHOWN ON THESE DOCUMENTS.

SIGNED: _____ DATE: _____
SECURITY SANITATION DISTRICT

DISTRICT MAIN EXTENSIONS

WATER STATEMENT:
THE UNDERSIGNED OWNER/DEVELOPER AGREES THAT THE INSTALLATION OF THE PROPOSED WATER FACILITIES WILL BE MADE IN ACCORDANCE WITH SECURITY WATER DISTRICT (SWD) SPECIFICATIONS. ALL PIPELINES SHALL BE INSTALLED TO A DEPTH OF COVER OF FIVE (5) FEET TO FLOW LINE FOR WATER MAINS UP TO TWELVE (12) INCH DIAMETER AND A MINIMUM COVER OF FOUR (4) FEET FOR LARGER DIAMETER MAINS AT FINAL GRADE. ANY CHANGES REQUIRED TO MEET THE ABOVE SPECIFICATIONS SHALL BE AT THE EXPENSE OF THE OWNER/DEVELOPER. COVER IN EXCESS OF 5'-6" SHALL BE SUPPORTED BY PLAN AND PROFILE DRAWINGS APPROVED BY THE SWD. ANY WATER MAIN, SERVICE LINE OR APPURTENANCE THAT IS TO BE RELOCATED OR ADJUSTED BY THE CONTRACTOR OR DEVELOPMENT SHALL BE ACCOMPLISHED BY THE DEVELOPER, BUILDER, CONTRACTOR OR PERSON OR PERSONS REQUIRING THE MOVEMENT, RELOCATION OR ADJUSTMENT AT NO EXPENSE TO THE SWD.

SIGNED: _____ DATE: _____
OWNER/DEVELOPER: P.A. KOSCIELSKI, AUTHORIZED AGENT

DBA: SWV, LLC.
ADDRESS: 31 N. TEJON STREET, SUITE 500
COLORADO SPRINGS, CO 80903

FIRE DEPARTMENT APPROVAL:

ALL FIRE HYDRANTS SHALL BE INSTALLED ACCORDING TO SWD SPECIFICATIONS. THE NUMBER OF FIRE HYDRANTS AND HYDRANT LOCATIONS AS SHOWN ON THIS WATER INSTALLATION PLAN ARE CORRECT AND ADEQUATE TO SATISFY THE FIRE PROTECTION REQUIREMENTS AS SPECIFIED BY THE SECURITY FIRE DEPARTMENT OR FOUNTAIN FIRE DEPARTMENT; WHOMEVER HAS JURISDICTION.

SIGNED: _____ DATE: _____
SECURITY FIRE DEPARTMENT

SIGNED: _____ DATE: _____
FOUNTAIN FIRE DEPARTMENT
(NOT APPLICABLE)

WATER PLAN APPROVAL:

THESE PLANS ACCEPTED FOR USE IN CONSTRUCTION OF THE PUBLIC UTILITY INFRASTRUCTURE AND SERVICE LINES SHOWN ON THESE DOCUMENTS.

SIGNED: _____ DATE: _____
SECURITY FIRE DEPARTMENT

OWNER/DEVELOPER

SWV, LLC
31 N. TEJON STREET, SUITE 500
COLORADO SPRINGS, CO 80903

ENGINEER/PLANNER

DAKOTA SPRINGS ENGINEERING, LLC
31 N. TEJON, SUITE 500
COLORADO SPRINGS, CO 80903

DATE OF PREPARATION

SEPTEMBER 2017

DEVELOPMENT SCHEDULE

GRADING - OCTOBER 2017
UTILITY INSTALLATION - DECEMBER 2017
CONSTRUCTION - DECEMBER 2017-MARCH 2018
FINAL GRADING - MARCH 2018

SHEET LIST

NO.	TITLE
1	TITLE SHEET
2	GENERAL NOTES AND DETAILS
3	GENERAL NOTES AND DETAILS
4	SITE PLAN
5	WOLF MOON - P&P (1 OF 2)
6	WOLF MOON - P&P (2 OF 2)
7	PASSING SKY - P&P (1 OF 2)
8	PASSING SKY - P&P (2 OF 2)
9	NEW MOON - P&P
10	GRADING PLAN
11	GRADING DETAILS
12	SIGNING & STRIPING PLAN
13	STORM A PROFILE
14	STORM B PROFILE
15	STORM C & D PROFILES
16	STORM E & F PROFILES
17	STORM G & H PROFILES
18	STORM I & J PROFILES
19	MASTER UTILITY PLAN
20	UTILITY P&P - WOLF MOON
21	UTILITY P&P - PASSING SKY (1 OF 2)
22	UTILITY P&P - PASSING SKY (2 OF 2)
23	UTILITY P&P - NEW MOON

LEGAL DESCRIPTION

KNOW ALL MEN BY THESE PRESENTS:

THAT WATERVIEW INVESTMENTS LLC, BEING THE OWNER OF THE FOLLOWING DESCRIBED PARCEL OF LAND:

THAT INCLUDES:

PARCEL A, WATERVIEW PUMP STATION SUBDIVISION EXEMPTION AN EXEMPTION PLAT OF TRACT D OF PAINTED SKY AT WATERVIEW FILING NO. 1, RECORDED JUNE 22, 2015 UNDER RECEPTION NO. 215713634, COUNTY OF EL PASO, STATE OF COLORADO.

TOTAL AREA CONTAINS 15.68 ACRES, MORE OR LESS.

REVISIONS:		
NO.	DESCRIPTION	DATE
1	CITY REVIEW COMMENTS	1/5/18

ENGINEER:
DESIGNED BY: JJM DATE: 8/30/17
DRAWN BY: JJM DATE: 8/31/17
CHECKED BY: PAK DATE: 9/5/17
48 HOURS BEFORE YOU DIG,
CALL UTILITY LOCATORS
1-800-922-1987
CITY OF COLORADO SPRINGS DEPT. OF UTILITIES
GAS, ELECTRIC, WATER AND WASTEWATER

DSE Dakota Springs Engineering
31 N. TEJON, SUITE 500
COLORADO SPRINGS, CO 80903
P: (719) 227-3388
F: (719) 227-7392

PROJECT SPRINGS AT WATERVIEW
SHEET TITLE TITLE SHEET
FROM _____ TO _____
JOB NO. 0001-02-16-01 SHEET 1 OF 23



PDF: 1 - TITLE SHEET.PDF

PCD NO. SF-16-017

NOTES AND DETAILS

SECURITY SANITATION DISTRICT GENERAL NOTES FOR WASTE WATER COLLECTION SYSTEM CONSTRUCTION

GENERAL CONSTRUCTION NOTES

19. SHOP DRAWING SUBMITTALS SHALL BE MADE TO THE SECURITY SANITATION DISTRICT FOR ALL MATERIALS TO BE INCORPORATED INTO THIS PROJECT.
20. ALL SEWER MAIN AND SERVICE LINE WORK SHALL BE UNDERTAKEN UTILIZING CLASS "B" BEDDING. REFER TO THE SECURITY SANITATION DISTRICT DESIGN CRITERIA AND STANDARD SPECIFICATIONS FOR THE REQUIRED PIPELINE EMBEDMENT.
21. ANY SIGNS, DELINEATOR POSTS, MAILBOXES, NEWSPAPER BOXES AND OTHER APPURTENANCES REMOVED DURING CONSTRUCTION SHALL BE REINSTALLED IN THE SAME LOCATION AND IN AN ACCEPTABLE CONDITION.
22. IN THOSE AREAS WHERE NEW PIPELINE CONSTRUCTION IMPACTS EXISTING FENCING, THE CONTRACTOR SHALL REMOVE THE FENCING AS NECESSARY. ALL FENCING REMOVED DURING CONSTRUCTION SHALL BE REINSTALLED IN A CONDITION AS GOOD AS OR BETTER THAN ORIGINALLY FOUND.
23. EXISTING PROPERTY CORNERS AND SECTION MONUMENTATION SHALL NOT BE DISTURBED. IN THE EVENT ANY EXISTING PROPERTY MONUMENTATION IS DISTURBED DURING THE COURSE OF CONSTRUCTION, IT SHALL BE REPLACED BY A SURVEYOR LICENSED IN THE STATE OF COLORADO.
24. THE CONTRACTOR SHALL SET ALL MANHOLE RINGS AND COVERS OUTSIDE OF PAVED ROADWAYS OR HARDSCAPED AREAS 2-INCHES ABOVE THE FINISH GRADE AND INSTALL A CARSONITE MARKER POST AT EACH MANHOLE. THE CONTRACTOR SHALL COORDINATE WITH THE SECURITY SANITATION DISTRICT FOR THE PLACEMENT OF THE CARSONITE MARKERS AT ALL OFF-ROAD MANHOLE LOCATIONS.
25. IN PAVED ROADS OR HARDSCAPED SURFACES, MANHOLE RINGS SHALL BE SET ¼-INCH BELOW FINISH GRADE. CARE SHALL BE TAKEN IN FINAL GRADING TO PRECLUDE PONDING OF SURFACE WATER OVER MANHOLE RINGS AND COVERS.
26. THE CONTRACTOR SHALL REVIEW THE DETAILS IN THE SECURITY SANITATION DISTRICT SEWER USE REGULATIONS AND STANDARD DRAWINGS FOR MANHOLE WALL THICKNESS, BASE DIAMETER AND THICKNESS, STEEL REQUIREMENTS AND WATERPROOFING REQUIREMENTS. MANHOLE BASES SHALL BE PRECAST UNITS UNLESS APPROVED IN ADVANCE BY THE SECURITY SANITATION DISTRICT.
27. THE CONTRACTOR SHALL COORDINATE THE INSTALLATION OF CONCRETE/GROUT FILLETS IN THE MANHOLES WITH THE SECURITY SANITATION DISTRICT TO ENSURE PROPER PERFORMANCE AND ACHIEVEMENT OF DESIGN INTENT. FULL DEPTH, EQUAL TO THE PIPE DIAMETER, FLOW CHANNELS ARE REQUIRED.
28. THE CONTRACTOR IS TO UNDERTAKE HIS WORK IN ACCORDANCE WITH OSHA'S CONFINED SPACE ENTRY REQUIREMENTS.
29. NEW MATERIALS SHALL BE USED FOR ALL WORK UNLESS NOTED OTHERWISE ON THE DRAWINGS.
30. POSITIVE DRAINAGE SHALL BE PROVIDED AWAY FROM ALL STRUCTURES. FINAL GRADING IS SUBJECT TO REVIEW AND APPROVAL.
31. THE SUBGRADE UNDERNEATH ALL STRUCTURES SHALL BE ADEQUATELY STABILIZED IN ACCORDANCE WITH THE SECURITY SANITATION DISTRICT SEWER USE REGULATIONS.
32. ALL SANITARY SEWER COLLECTION SYSTEM COMPONENTS ARE SUBJECT TO PRESSURE TESTING IN ACCORDANCE WITH THE SECURITY SANITATION DISTRICT DESIGN CRITERIA AND STANDARD SPECIFICATIONS. PRIOR TO FINAL ACCEPTANCE BY THE DISTRICT, ALL SANITARY SEWER LINES SHALL BE PROFESSIONALLY CLEANED, INSPECTED BY INTERNAL VIDEO CAMERA AND WRITTEN RECORDS AND DIGITAL VIDEO DISK (DVD) RECORDINGS FURNISHED TO THE SECURITY SANITATION DISTRICT FOR REVIEW AND APPROVAL.
33. THE PIPELINE INSTALLATION SHALL GENERALLY BE ACCOMPLISHED FROM THE LOWEST PORTION OF THE PROJECT PROCEEDING UPHILL.
34. FLAT TOP LIDS ON PRECAST CONCRETE MANHOLES ARE REQUIRED FOR ALL MANHOLES 5.0 FEET AND LESS IN DEPTH. ECCENTRIC CONES ARE TO BE INSTALLED ON ALL MANHOLES WITH DEPTHS GREATER THAN 5.0 FEET.
35. THE CONTRACTOR SHALL THICKEN FILLETS IN MANHOLES AT THE DIRECTION OF THE SECURITY SANITATION DISTRICT WHERE THE UPSTREAM LINES HAVE EXCESSIVE GRADES.
36. ALL POLYVINYLCHLORIDE (PVC) PIPE SHALL BE IN CONFORMANCE WITH ASTM D3034 (GREEN IN COLOR) AND INSTALLED PER ASTM D2321. PIPE STANDARD DIMENSION RATIO (SDR) OR PIPE STIFFNESS (PS) MAY VARY AND SHALL BE SHOWN ON THE CONSTRUCTION DRAWINGS.
37. WHERE THE NEW SANITARY SEWER MAIN IS LESS THAN 18 VERTICAL INCHES UNDER A WATER MAIN, THE CONTRACTOR SHALL INSTALL A 20-FOOT LONG SEGMENT OF DUCTILE IRON PIPE (DIP) IN THE SANITARY SEWER MAIN CENTERED ON THE WATER MAIN CROSSING. THE DIP SHALL BE CONNECTED TO THE PVC SANITARY SEWER MAIN WITH WATERTIGHT FERNCO TYPE COUPLINGS ENCASED IN REINFORCED CONCRETE 12-INCHES LONG, 6-INCHES THICK. MATCH INVERTS OF THE DIP AND PVC PIPE.
38. ALL DUCTILE IRON PIPING UTILIZED WITHIN THE SECURITY SANITATION DISTRICT SHALL HAVE AN INTERIOR COATING OR LINING IN ACCORDANCE WITH THE REQUIREMENTS OF THE SECURITY SANITATION DISTRICT DESIGN CRITERIA AND STANDARD SPECIFICATIONS SPECIFICALLY DESIGN, APPLIED AND INSTALLED FOR CORROSION CONTROL.
39. THE SANITARY SEWER PIPELINE SHALL BE INSTALLED IN STRAIGHT ALIGNMENTS BETWEEN MANHOLES UNLESS OTHERWISE APPROVED BY THE SECURITY SANITATION DISTRICT.
40. THE CONTRACTOR IS RESPONSIBLE FOR ANY DAMAGE TO THE EXISTING WASTEWATER PIPELINES OR MANHOLES AS A RESULT OF THEIR CONSTRUCTION ACTIVITY.
41. ALL PIPELINES SHALL BE "AS BUILT" SURVEYED AND "AS BUILT" DRAWINGS SUBMITTED TO THE SECURITY SANITATION DISTRICT FOR REVIEW AND ACCEPTANCE. PAPER OR HARD COPY DRAWINGS AND ELECTRONIC AUTOCAD FILES ARE REQUIRED. REFER TO THE SECURITY SANITATION DISTRICT DESIGN CRITERIA AND STANDARD SPECIFICATIONS FOR THE REQUIRED ELECTRONIC FILE FORMAT, HORIZONTAL COORDINATE SYSTEM AND VERTICAL DATUM.
42. THE CONTRACTOR SHALL PROCURE AND FAMILIARIZE HIMSELF WITH THE SECURITY SANITATION DISTRICT (SSD) SEWER USE REGULATIONS (SURS), THE SECURITY SANITATION DISTRICT DESIGN CRITERIA AND STANDARD SPECIFICATIONS AND THE SSD POLICIES, PROCEDURES AND AGREEMENTS PERTAINING TO THIS PROJECT PRIOR TO COMMENCING CONSTRUCTION. A COPY OF THE DISTRICT'S SEWER USE REGULATIONS AND DESIGN CRITERIA AND STANDARD SPECIFICATIONS SHALL BE ON-SITE ANY TIME CONSTRUCTION IS BEING ACCOMPLISHED.
43. MANHOLE ENTRY PERMIT: THE SECURITY SANITATION DISTRICT WILL AUTHORIZE THE CONTRACTOR TO ENTER DISTRICT-OWNED MANHOLES; HOWEVER, THE DISTRICT WILL NOT ISSUE AN "ENTRY PERMIT" TO THE CONTRACTOR FOR ANY CONFINED SPACE. PRIOR TO ANY ENTRY, THE CONTRACTOR SHALL PROVIDE HIS OWN PERSONNEL CAPABLE AND QUALIFIED TO ISSUE AN ENTRY PERMIT AND SHALL BE EQUIPPED FOR ENTRY INTO CONFINED SPACES. THE SECURITY SANITATION DISTRICT WILL ASSUME NO RESPONSIBILITY FOR THE CONTRACTOR'S ENTRY INTO DISTRICT-OWNED MANHOLES.
44. ALL MANHOLES SHALL HAVE A FOUR (4) FOOT INSIDE DIAMETER UNLESS OTHERWISE SHOWN ON THE CONSTRUCTION DRAWINGS.
45. THE WARRANTY FOR COMPLETED WORK SHALL EXTEND FOR A TWO-YEAR PERIOD FROM THE DATE OF ACCEPTANCE OF THE PROJECT BY THE DISTRICT.

GENERAL

1. ALL WORK SHALL BE IN ACCORDANCE WITH THE SECURITY SANITATION DISTRICT (SSD) SEWER USE REGULATIONS (SUR), THE SECURITY SANITATION DISTRICT DESIGN CRITERIA AND STANDARD SPECIFICATIONS AND THE SSD POLICIES, PROCEDURES AND AGREEMENTS PERTAINING TO THIS PROJECT.
2. THE CONTRACTOR SHALL COORDINATE AND PROVIDE FOR DETERMINING THE LOCATION AND PROVIDING FOR PROTECTION OF EXISTING UTILITIES AND DRAINAGE STRUCTURES. THE UTILITY NOTIFICATION CENTER OF COLORADO SHALL BE CONTACTED BY DIALING 811 OR 1-800-922-1987.
3. SUFFICIENT CLEARANCE SHALL BE MAINTAINED BETWEEN THE EXCAVATION FOR THE NEW WASTEWATER FACILITIES AND ANY POWER OR TELEPHONE POLE OR GUY WIRE. IN CASES WHERE FAILURE OF A POLE IS POSSIBLE, THE CONTRACTOR SHALL CONTACT THE APPROPRIATE UTILITY FOR ASSISTANCE TO TEMPORARILY BRACE OR SUPPORT THE POLE AS REQUIRED. IN THE CASE WHERE A GUY WIRE OR ITS ANCHOR IS IN DIRECT CONFLICT WITH THE WORK PROPOSED, THE CONTRACTOR SHALL COORDINATE WITH THE APPROPRIATE UTILITY FOR THE REMOVAL AND REINSTALLATION OF THE CONFLICTING GUY WIRE OR ANCHOR AS REQUIRED.
4. NO EXCAVATED MATERIAL SHALL BE PLACED UNDER OVERHEAD ELECTRIC CONDUCTORS OR AROUND POLES OR TEMPORARILY STORED UNDER LINES WITHOUT FIRST CONSULTING WITH THE ELECTRIC UTILITY TO DETERMINE IF ADEQUATE CLEARANCES WILL BE MAINTAINED. NO PERSON, TOOL OR EQUIPMENT SHALL OPERATE CLOSER THAN 10 FEET TO ANY PORTION OF ANY ENERGIZED LINE WITHOUT FIRST COMPLYING WITH THE PROVISIONS OF COLORADO REVISED STATUTES 1973, SECTION 1, TITLE 9, ARTICLE 2.5, 102 AND 103.
5. THE CONTRACTOR SHALL NOT DISTURB ANY EXISTING UTILITIES UNLESS OTHERWISE NOTED ON THE DRAWINGS. ALL UTILITIES SHALL REMAIN IN SERVICE AT ALL TIMES DURING CONSTRUCTION UNLESS OTHER ARRANGEMENTS, ACCEPTABLE TO THE UTILITY OWNER, ARE MADE BETWEEN THE CONTRACTOR, THE RESPECTIVE UTILITY DEPARTMENT AND WHERE APPROPRIATE, THE PRIVATE PROPERTY OWNER(S).
6. THE CONTRACTOR IS RESPONSIBLE TO INSURE THAT ALL WORK IS PERFORMED IN ACCORDANCE WITH APPLICABLE STANDARDS AND REGULATIONS AS SET FORTH BY THE OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION (OSHA).

EARTH WORK

7. ALL EXCAVATION, PIPE EMBEDMENT AND TRENCH BACKFILL SHALL BE IN ACCORDANCE WITH THE SECURITY SANITATION DISTRICT SEWER USE REGULATIONS AND THE DISTRICT DESIGN CRITERIA AND STANDARD SPECIFICATIONS AND SHALL CONFORM TO THE REQUIREMENTS OF THE LOCAL AUTHORITY GOVERNING WORK IN AND USE OF PUBLIC RIGHT-OF-WAYS.
8. IN THOSE AREAS WHERE CONSTRUCTION ACTIVITY ALTERS EXISTING DRAINAGE CONFIGURATIONS, DRAINAGE PATTERNS SHALL BE RESTORED TO AS GOOD AS OR BETTER CONDITIONS THAN THOSE THAT EXISTED PRIOR TO THE CONSTRUCTION ACTIVITY.
9. COMPACTION SHALL BE IN COMPLIANCE WITH THE SECURITY SANITATION DISTRICT SEWER USE REGULATIONS. IN THOSE AREAS WHERE CUT PERMITS ARE ISSUED BY AN OUTSIDE AUTHORITY OR IN CASE OF CONFLICT IN THE REFERENCED STANDARDS, COMPLY WITH THE MORE STRINGENT SPECIFICATION.
10. ANY MATERIAL NOT SUITABLE FOR INCORPORATION INTO TRENCH BACKFILL OR STREET SUBGRADE SHALL BE REMOVED FROM THE SITE.
11. ANY SOIL THAT IS DISTURBED BELOW THE DESIGNATED SUBGRADE ELEVATIONS BY CONSTRUCTION ACTIVITIES SHALL BE REPLACED IN ACCORDANCE WITH THE SECURITY SANITATION DISTRICT DESIGN CRITERIA AND STANDARD SPECIFICATIONS.

TRAFFIC CONTROL AND STREET SURFACE RESTORATION

12. ALL STREET SURFACE RESTORATION SHALL BE IN ACCORDANCE WITH THE REQUIREMENTS OF THE APPLICABLE AGENCY HAVING JURISDICTION OVER THE ROADWAY, SUBJECT TO THE ACCEPTANCE BY THE SECURITY SANITATION DISTRICT.

SANITARY SEWER SERVICE LINES

13. SANITARY SEWER SERVICE LINES MUST BE INSTALLED IN ACCORDANCE WITH THE REQUIREMENTS OF THE SECURITY SANITATION DISTRICT SEWER USE REGULATIONS AND THE SECURITY SANITATION DISTRICT DESIGN CRITERIA AND STANDARD SPECIFICATIONS.
14. SANITARY SEWER SERVICE CONNECTIONS USING IN-LINE TEES OR SADDLE TAP TEES SHALL BE INSTALLED NO LESS THAN 5- FEET FROM ANY MANHOLE AND NO LESS THAN 3- FEET FROM AN ADJACENT SEWER SERVICE CONNECTION OR TAP.
15. THE CONTRACTOR SHALL NOTIFY THE SECURITY SANITATION DISTRICT 48-HOURS PRIOR TO COMMENCING EXCAVATION FOR A SANITARY SEWER SERVICE LINE AND COORDINATE THE REQUIRED INSPECTIONS.
16. CLEANOUTS SHALL BE INSTALLED WHERE HORIZONTAL DEFLECTIONS IN ALIGNMENT OCCUR IN ACCORDANCE WITH THE SECURITY SANITATION DISTRICT DESIGN CRITERIA AND STANDARD SPECIFICATIONS.
17. ALL SERVICE LINE INSTALLATIONS SHALL BE INSPECTED BY THE SECURITY SANITATION DISTRICT PRIOR TO BACKFILLING.
18. SANITARY SEWER SERVICE LINES SHALL BE INSTALLED WITH AN ABSOLUTE MINIMUM SLOPE OF 2% UNLESS SPECIFICALLY AUTHORIZED BY THE SECURITY SANITATION DISTRICT IN WRITING.

SECURITY WATER DISTRICT (SWD) GENERAL NOTES FOR WATER DISTRIBUTION SYSTEM CONSTRUCTION

A. GENERAL

1. DISTRICT MAINS AS DEFINED IN SECTION 2.01 (A) OF THE SECURITY WATER DISTRICT (SWD) STANDARD SPECIFICATIONS WILL BE LOCATED WITHIN PUBLIC RIGHT-OF-WAY AND OR EASEMENTS AS DETERMINED BY THE WATER DISTRICT. PUBLIC RIGHT-OF-WAYS MUST BE APPROVED BY THE LOCAL LAND USE AUTHORITY IN THE SUBDIVISION PLAT OR OTHERWISE BY DEDICATION AND ACCEPTANCE.
2. THE WATER DISTRICT MUST RECEIVE SIGNED AND RECORDED COPIES OF ALL EASEMENT AGREEMENTS PRIOR TO THE START OF CONSTRUCTION.

A. WATER MAINS & APPURTENANCES

1. POTHOLING OR EXCAVATION FOR WATER MAINS CROSSING EXISTING UTILITIES OR OBSTRUCTIONS SHALL BE PERFORMED IN THE DESIGN STAGE OF THE PLAN PREPARATION. THE LOCATION OF CONNECTION OF NEW WATER MAINS TO THE EXISTING DISTRIBUTION SYSTEM FACILITIES SHALL BE EXCAVATED AND HORIZONTAL AND VERTICAL LOCATION OF EXISTING FACILITIES DETERMINED BY PRECISE SURVEY. THE POT HOLE AND SURVEY DATA SHALL BE SHOWN ON THE FINAL APPROVED WATER MAIN PLANS AND/ OR DRAWINGS.
2. THE CONTRACTOR IS REQUIRED TO NOTIFY THE SECURITY WATER DISTRICT INSPECTOR OFFICE TWO WORKING DAYS PRIOR TO BEGINNING CONSTRUCTION. THE DISTRICT WILL BE NOTIFIED FIVE WORKING DAYS PRIOR TO ANY SHUT DOWN OF EXISTING SERVICE DUE TO CONSTRUCTION.
3. REUSE OF ANY MATERIALS OR REJECTION OF ANY NEW MATERIALS SHALL BE AT THE SOLE DISCRETION OF THE SECURITY WATER DISTRICTS INSPECTOR. THE DISTRICT'S DECISION SHALL BE FINAL.
4. ALL STREET VALVE BOXES SHALL BE TYLER/UNION SLIP TYPE (664-A, 26T+36B IS REFERENCE TO LEVEL ONE ASSEMBLY, LESS LID WHICH IS A 5/4 DROP LID MARKED "WATER"). STREET VALVE BOXES SHALL BE SET 0"- 1/4" BELOW FINAL PAVEMENT SURFACE ELEVATION. FINAL SURFACE ELEVATION SHALL BE CONSTRUCTED AS ASSEMBLY IS DESIGNED (TOP SECTION FLANGE WILL BEAR APPLIED LOADING. DROP-IN RISERS SHALL NOT BE USED.
5. ALL WATER MAINS AND APPURTENANCES DELIVERED TO THE SITE FOR INSTALLATION SHALL BE KEPT CLEAN. THE ENDS OF PIPES AND FITTINGS SHALL BE COVERED AT THE TIME OF DELIVERY TO PROTECT THE INNER SURFACES FROM COMING INTO CONTACT WITH MOISTURE, DIRT, DUST, DEBRIS AND ANIMALS AND REMAIN PROTECTED UNTIL INSTALLATION IS COMPLETE.


C. WATER SERVICE LINES

1. SERVICE LINES SHALL BE INSTALLED WITH WET TAPS FOR CORPORATION STOPS. LINES ONE (1) INCH AND SMALLER DIAMETER SHALL BE DIRECT TAPPED (CC THREADED). TAPS ONE AND A HALF (1 ½) INCH AND LARGER REQUIRE A TWELVE (12) INCH LONG, CC THREADED, FUSION EPOXY COATED, STEEL TAPPING SLEEVE OR CUT IN TEE.
2. EACH BUSINESS, EACH RESIDENCE, AND EACH UNIT OF A DUPLEX HAVING SEPARATE WATER FACILITIES SHALL HAVE A SEPARATE METER AND WATER SERVICE LINE FROM THE MAIN TO THE METER ASSEMBLY.
3. EXISTING BUSINESSES OR RESIDENCES THAT MODIFY, EXPAND OR SPLIT SPACE THAT NOW HAVE ONE SERVICE LINE, SHALL INSTALL A NEW SERVICE LINE AND METER ASSEMBLY ALL THE WAY TO THE MAIN IF THERE IS TO BE A SEPARATE BUSINESS OR RESIDENCE.
4. TAPPING PERMITS MUST BE APPLIED FOR AT THE SECURITY WATER DISTRICT OFFICE LOCATED AT 231 SECURITY BOULEVARD, PHONE 719-392-3475, AND PAID FOR AT LEAST 24 HOURS PRIOR TO TAPPING.
5. ALL SERVICE TAPS ON WATER MAINS WITHIN THE SWD DISTRIBUTION SYSTEM SHALL BE ACCOMPLISHED BY THE CONTRACTOR, WHO SHALL NOTIFY THE DISTRICT 24 HOURS PRIOR TO TAPPING. PROPERTY CORNERS SHALL BE CLEARLY MARKED BY CONTRACTOR OR OWNER PRIOR TO TAPPING.
6. SERVICE LINE MATERIAL SHALL BE DriscoPlex®5100 Ultra-Line@POLYETHYLENE (PE) PIPING, SIDR-7, (OR SWD APPROVED) ACCOMPANIED BY A #6 BARE COPPER LOCATION WIRE. CURB STOPS AND CORPORATION STOPS SHALL BE FORD BRASS. CURB STOP BOXES SHALL BE TYLER, BOTTOM SLIP JOINT AND TOP SCREW JOINT.
7. SERVICE LINES SHALL ENTER THE LOT AS CLOSE AS POSSIBLE TO 90-DEGREES TO THE FRONT PROPERTY LINE. SERVICE LINES SHALL HAVE NO LESS THAN 10- FEET OF SEPARATION FROM SEWER SERVICES AND NO LESS THAN 6- FEET OF SEPARATION FROM ALL OTHER UTILITIES. BENCHING OF WATER SERVICE LINES ABOVE SEWER SERVICES IN A COMMON DITCH IS NOT PERMITTED. CURB STOPS SHALL BE SET AT A DEPTH OF 4- FEET TO FINAL GRADE OR AT SIDEWALK ELEVATION. CURB STOPS SHALL NOT BE LOCATED IN SIDEWALKS OR DRIVEWAYS.
8. DRAWINGS FOR NON-RESIDENTIAL SERVICE INSTALLATIONS SHALL HAVE A DETAIL OF THE UTILITY ROOM SHOWING METER(S), PRV, BACKFLOW DEVICE, ISOLATION VALVES, FLOOR DRAINS, AND OTHER REQUIRED APPURTENANCES. BACKFLOW DEVICES SHALL BE TESTED BY A CERTIFIED BACKFLOW TECHNICIAN PRIOR TO INITIAL ACCEPTANCE BY THE DISTRICT. THE DISTRICT SHALL RECEIVE COPIES OF TEST RESULTS ON DISTRICT TEST FORMS AVAILABLE AT THE DISTRICT OFFICE.

REVISIONS:		
NO.	DESCRIPTION	DATE

ENGINEER:
 DESIGNED BY: JJM DATE: 8/30/17
 DRAWN BY: JJM DATE: 8/31/17
 CHECKED BY: PAK DATE: 9/5/17

48 HOURS BEFORE YOU DIG,
 CALL UTILITY LOCATORS
1-800-922-1987
 CITY OF COLORADO SPRINGS DEPT. OF UTILITIES
 GAS, ELECTRIC, WATER AND WASTEWATER



J-CAD CONSULTING, LLC
719-377-0002

DSE *Dakota Springs Engineering*

31 N. TEJON, SUITE 500
 COLORADO SPRINGS, CO 80903
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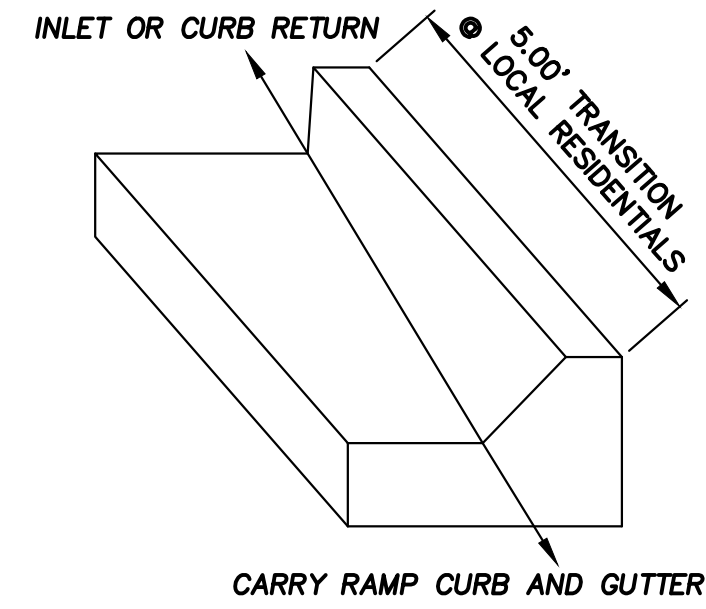
PROJECT SPRINGS AT WATERVIEW

SHEET TITLE GENERAL NOTES AND DETAILS

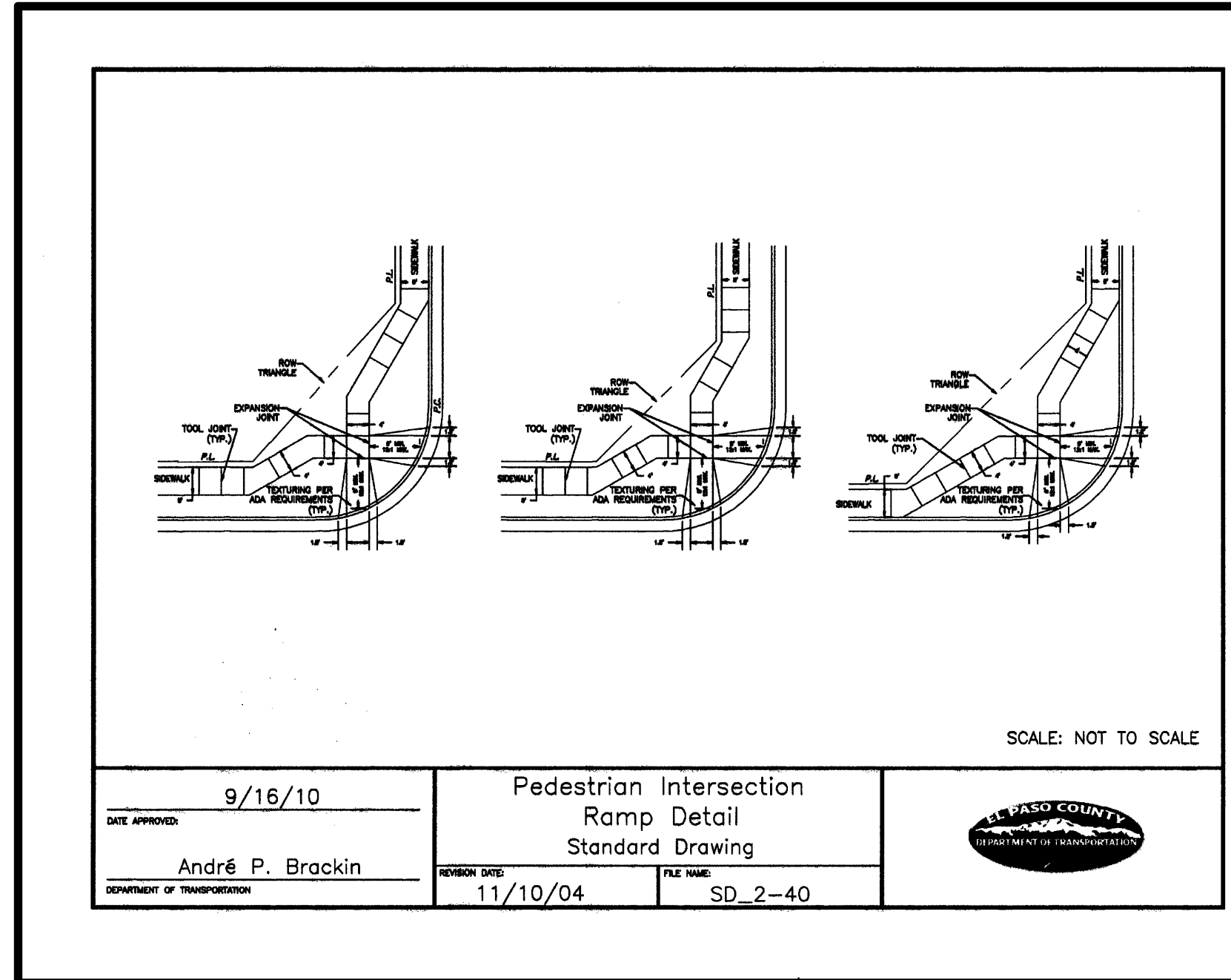
FROM _____ TO _____

JOB NO. 0001-02-16-01 SHEET 2 OF 23

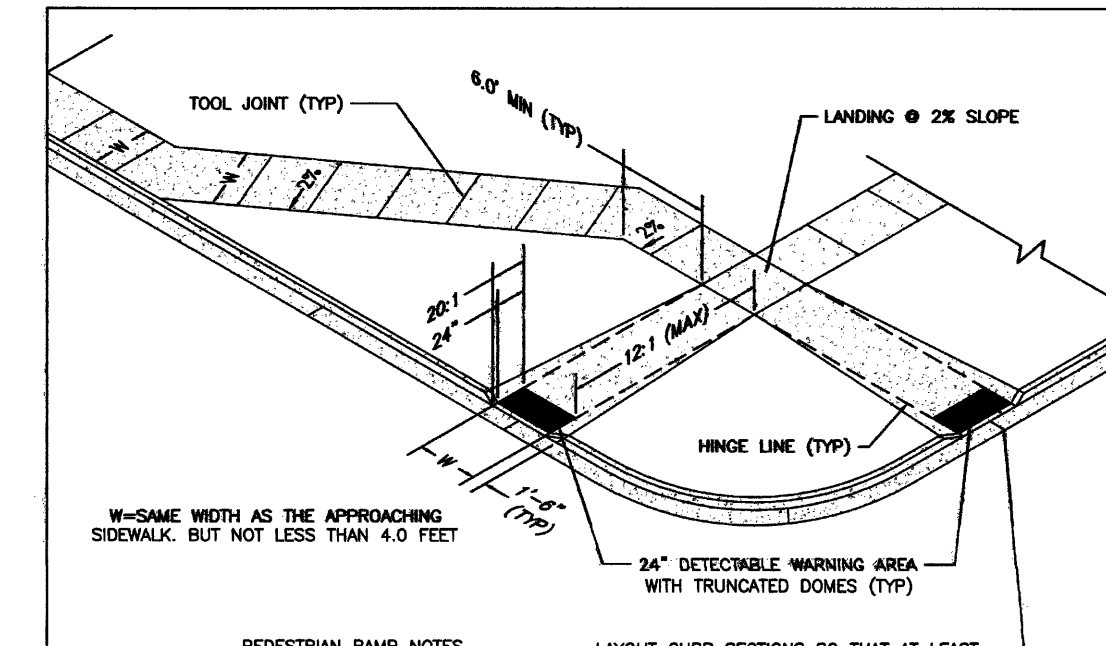
NOTES AND DETAILS



CURB TRANSITION DETAIL
N.T.S.



Pedestrian Intersection Ramp Detail
Standard Drawing
DATE APPROVED: 9/16/10
APPROVED: André P. Brackin
REVISION DATE: 11/10/04
FILE NAME: SD_2-40



PEDESTRIAN RAMP NOTES

- ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE CURRENT ENGINEERING OFFICIAL MANUAL AND ADA REQUIREMENTS.
- CONTRACTOR TO NOTIFY ENGINEERING DESIGN INSPECTION STAFF 48 HOURS PRIOR TO CONCRETE PLACEMENT.
- PEDESTRIAN RAMP CONSTRUCTION SHALL BE A MINIMUM 4,500 PSI CONCRETE, MINIMUM 4" THICK, NON-COLORED, NON-SMOOTH, COARSE BROWN FINISH.
- RAMP SLOPE AND LENGTH MAY REQUIRE ADJUSTMENT TO MAINTAIN THE 1:21 MAXIMUM RUNNING RAMP SLOPE AND 20:1 DETECTABLE WARNING AREA SIZE TO STREET INTERSECTION GRACES AND/OR ALIGNMENTS.
- DETECTABLE WARNING AREA SHALL EXTEND A MINIMUM OF 5' BUT NOT MORE THAN 15' FROM THE FLARE OF THE CURB AT ANY POINT.
- DETECTABLE WARNING AREA SHALL BE PREPARED, BUSHED, NATURALLY COLORED, TRUNCATED-DOME, PAVERS, THERMOPLASTIC TRUNCATED DOME WILL NOT BE ACCEPTED.
- THE DETECTABLE WARNING AREA SHALL BE 24" IN LENGTH AND THE FULL WIDTH OF THE RAMP.
- RAMP WIDTH REQUIRED IS SHOWN ON APPROACHING SIDEWALK.
- ALL RAMP SHALL BE PERPENDICULAR TO TRAFFIC WITH THE EXCEPTION OF SIDE-SLOPE OR TURNING PAVEMENT WHICH MAY BE PARALLEL SUBJECT TO APPROVAL.
- ALL ROAD PAVING STRUCTURES, TRAFFIC SIGNALS, SIGNAGE, UTILITIES/SANCTION BOXES, OR OTHER OBSTRUCTIONS WITHIN PROPOSED RAMP AREA.

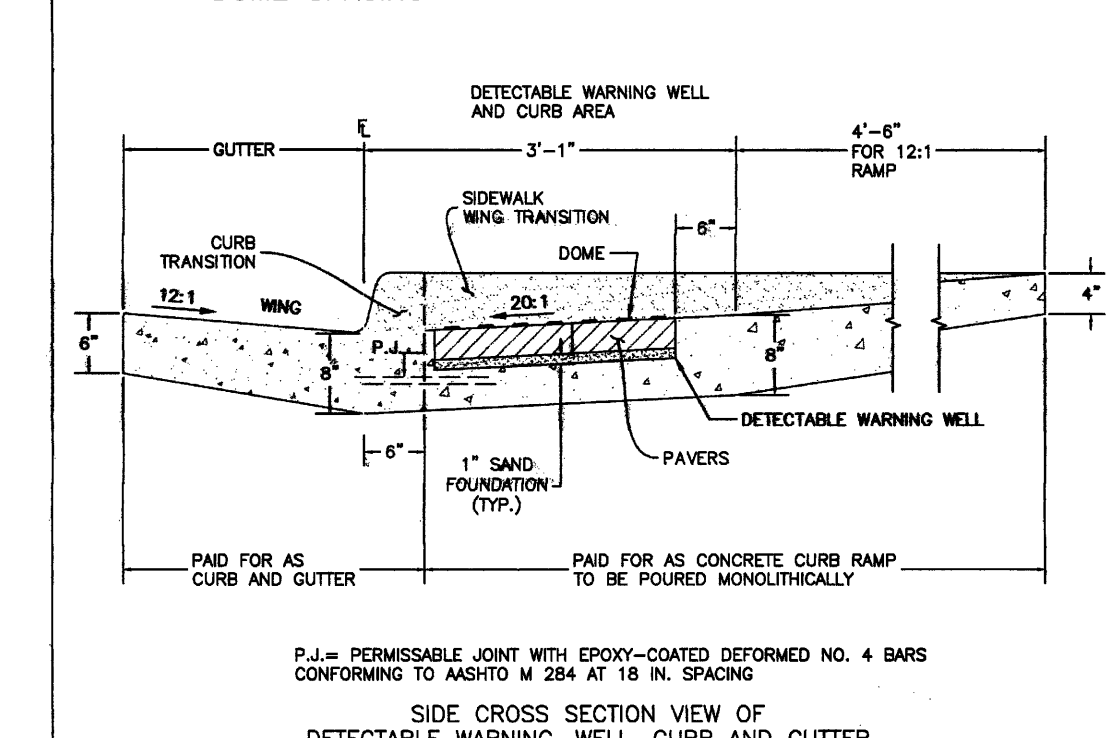
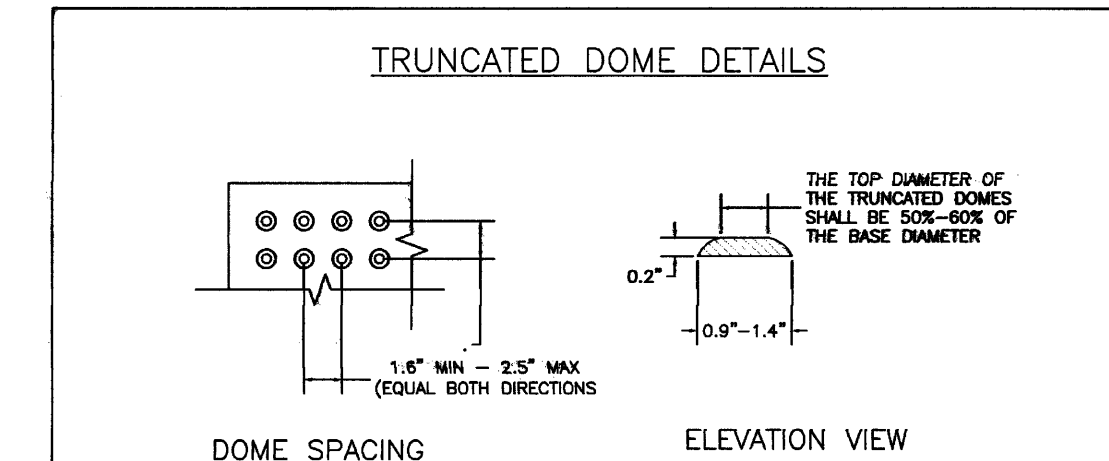
GENERAL NOTES

- WHERE THE 1'-4" FLARED SLOPE OF A PERPENDICULAR CURB RAMP IS USED CONFORM TO A PERPENDICULAR OR HINGED SURFACE AREA, THE MINIMUM FLARE SLOPE SHALL NOT EXCEED 1:41.
- PEDESTRIAN WALKWAY AND/OR LOCATION OF SETTING OR FUTURE PEDESTRIAN WALKWAY OR SERVICE JOINTS SHALL BE SHOWN BEFORE CONSTRUCTION OF NEW PAVEMENT.
- IF ANY RAMP INTERSECTION OCCURS, THE BOTTOM OF THE RAMP, EXCLUSIVE OF THE FLARE SIDE, SHALL BE TOTALLY CONTAINED WITHIN THE WALKWAY.

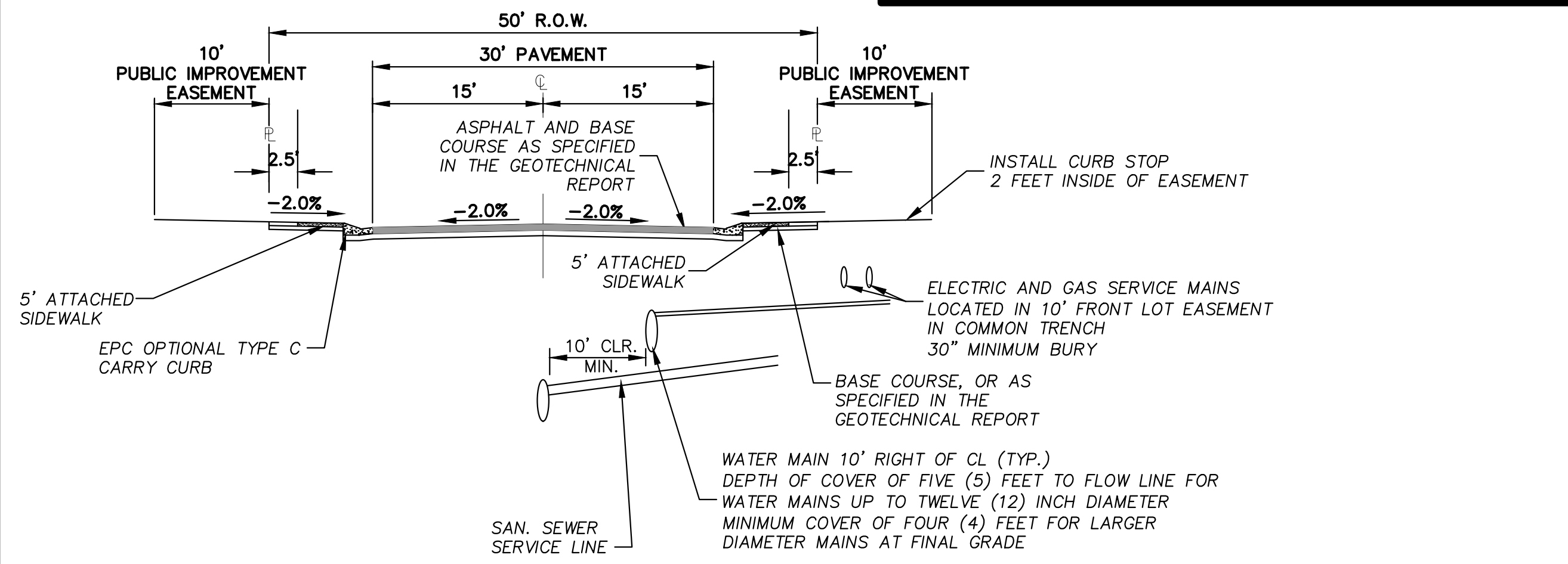
LAYOUT CURB SECTIONS SO THAT AT LEAST ONE TOOL JOINT IS WITHIN RAMP THROAT

W-SAME WIDTH AS THE APPROACHING SIDEWALK, BUT NOT LESS THAN 4.0 FEET

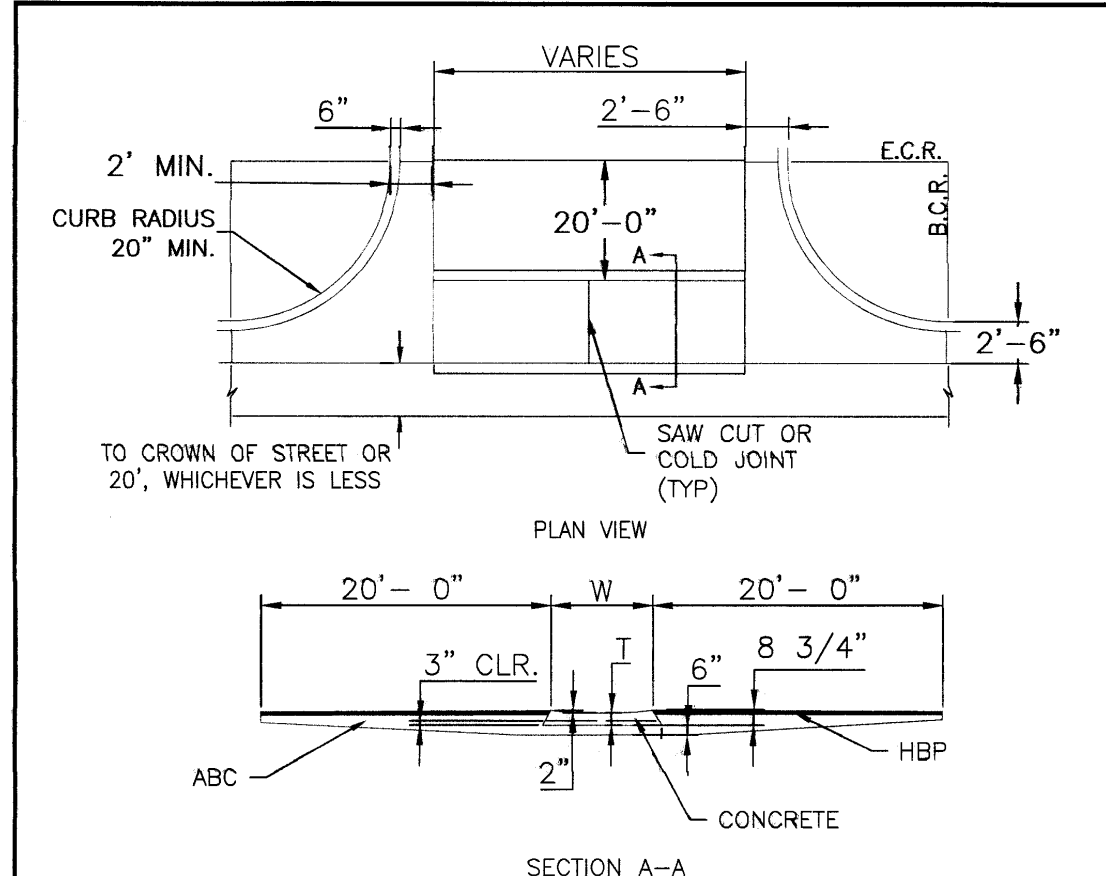
Pedestrian Intersection Ramp
Standard Drawing
DATE APPROVED: 7/9/09
APPROVED: André P. Brackin
REVISION DATE: 12/8/15
FILE NAME: SD_2-41



Truncated Dome Details
Standard Drawing
DATE APPROVED: 1/1/08
APPROVED: John A. McCarty
REVISION DATE: 11/25/15
FILE NAME: SD_2-42



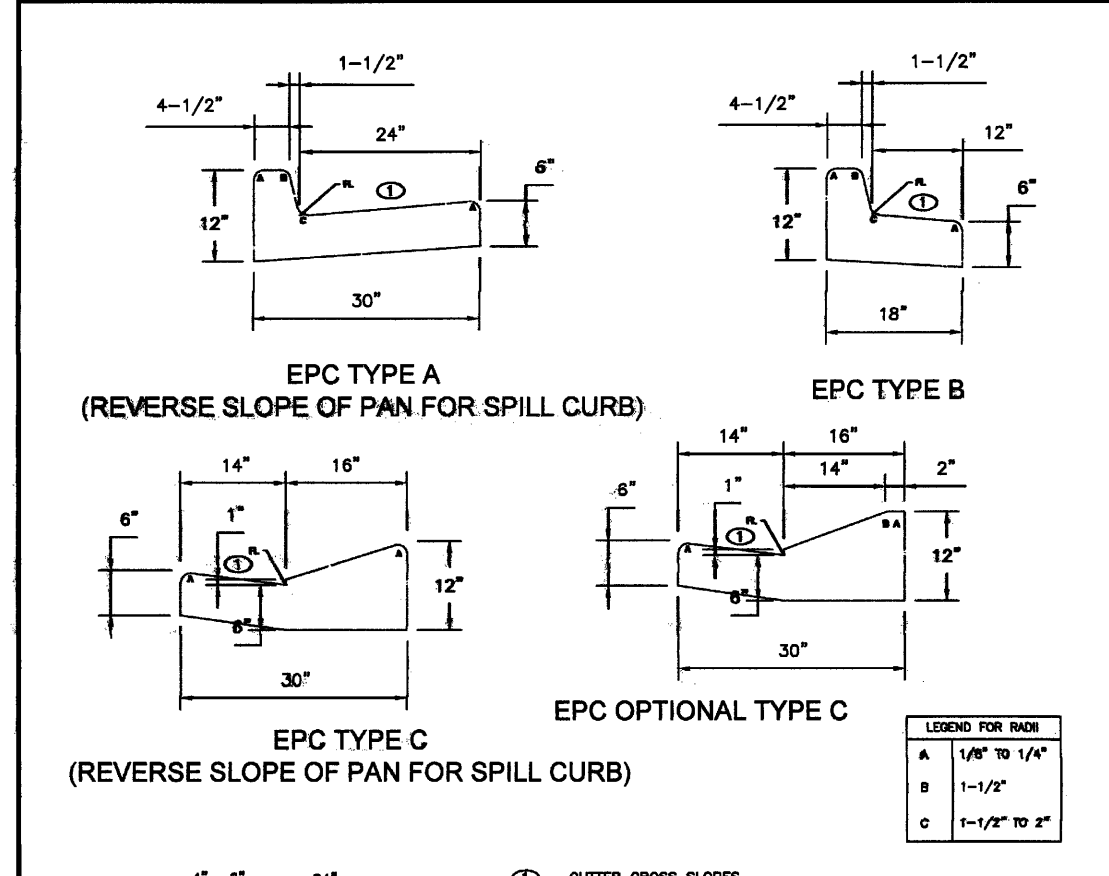
50' TYPICAL URBAN LOCAL RESIDENTIAL
DESIGN SPEED = 25 MPH
N.T.S.



NOTES

- W - WIDTH SHALL BE 6' FOR LOCAL, 8' FOR COLLECTORS, AND 10' FOR ARTERIAL ROADS.
- T - SQUARED-OFF RETURN TO BE POURED MONOLITHICALLY, 8" PCC FOR LOCAL ROADS, 9" FOR COLLECTORS WITH 6x6 - 4.4 W.W.F. OR #4 REINFORCING BAR @ 18" EACH WAY.
- = 3" MINIMUM ASPHALT DEPTH (2 LIFTS).
- DESIGN TO SPECIFY ELEVATIONS AT PI AND PCR.

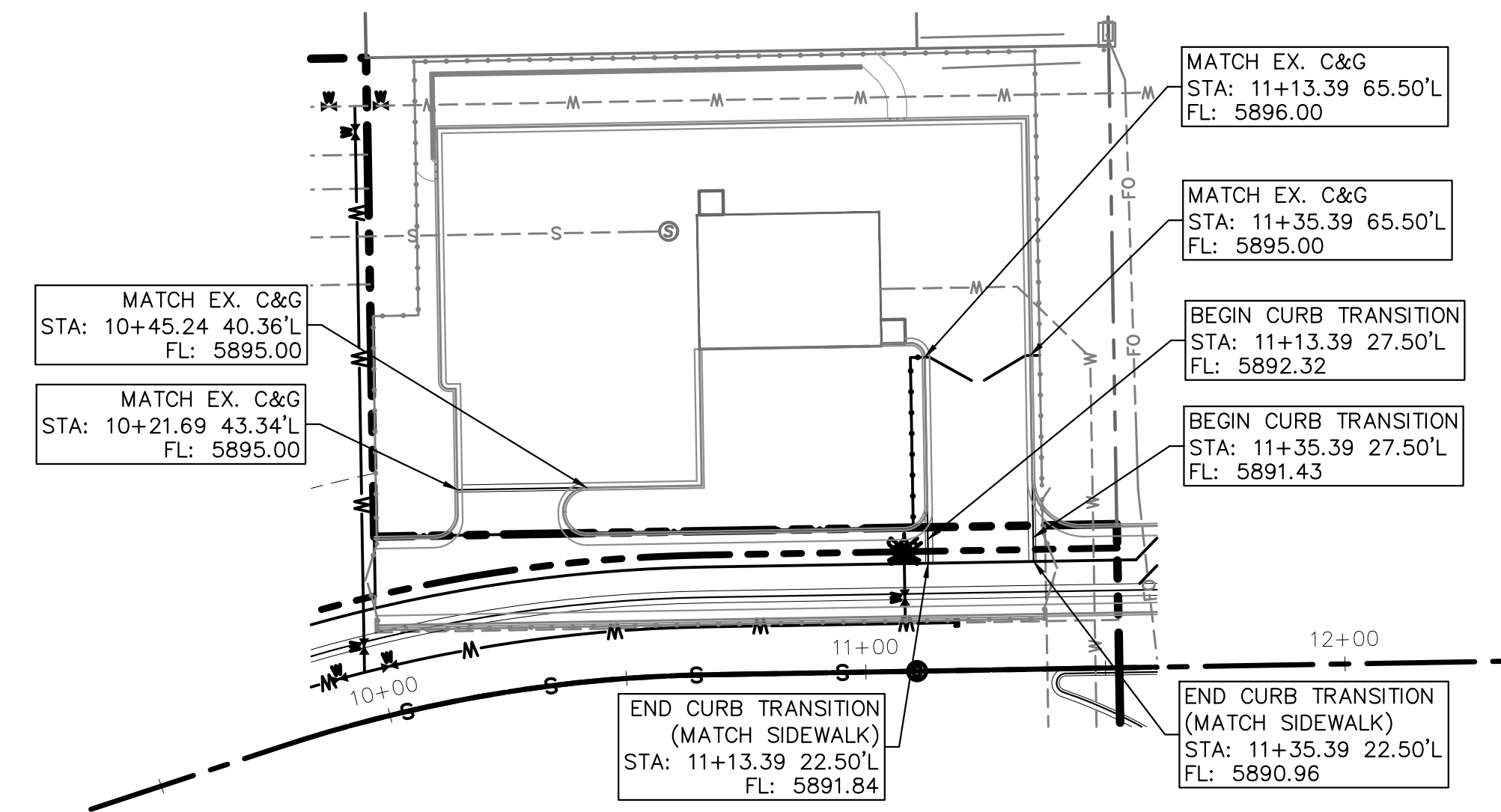
Typical Cross Pan Layout Detail
Standard Drawing
DATE APPROVED: 8/11/11
APPROVED: André P. Brackin
REVISION DATE: 12/8/15
FILE NAME: SD_2-26



NOTES

- GUTTER CROSS SLOPES SHALL BE 1/2" PER FT. WHEN DRAWING FROM CURB AND 1" PER FT. WHEN DRAWING FROM TYPICAL CURB.

Typical Curb and Gutter Details
Standard Drawing
DATE APPROVED: 8/11/11
APPROVED: André P. Brackin
REVISION DATE: 12/8/15
FILE NAME: SD_2-20



PUMP STATION DETAIL
N.T.S.

REVISIONS:		
NO.	DESCRIPTION	DATE
1	CITY REVIEW COMMENTS	1/5/18

ENGINEER: _____
DESIGNED BY: JMM DATE: 8/30/17
DRAWN BY: JMM DATE: 8/31/17
CHECKED BY: PAK DATE: 9/5/17

48 HOURS BEFORE YOU DIG,
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COLORADO SPRINGS, CO 80903
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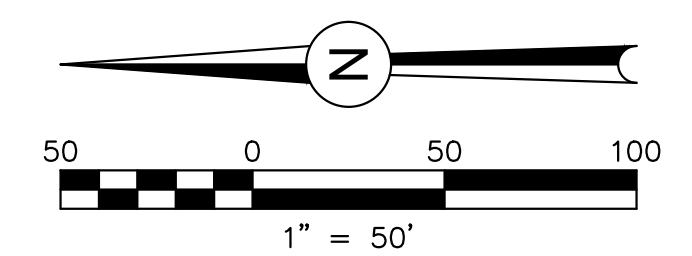
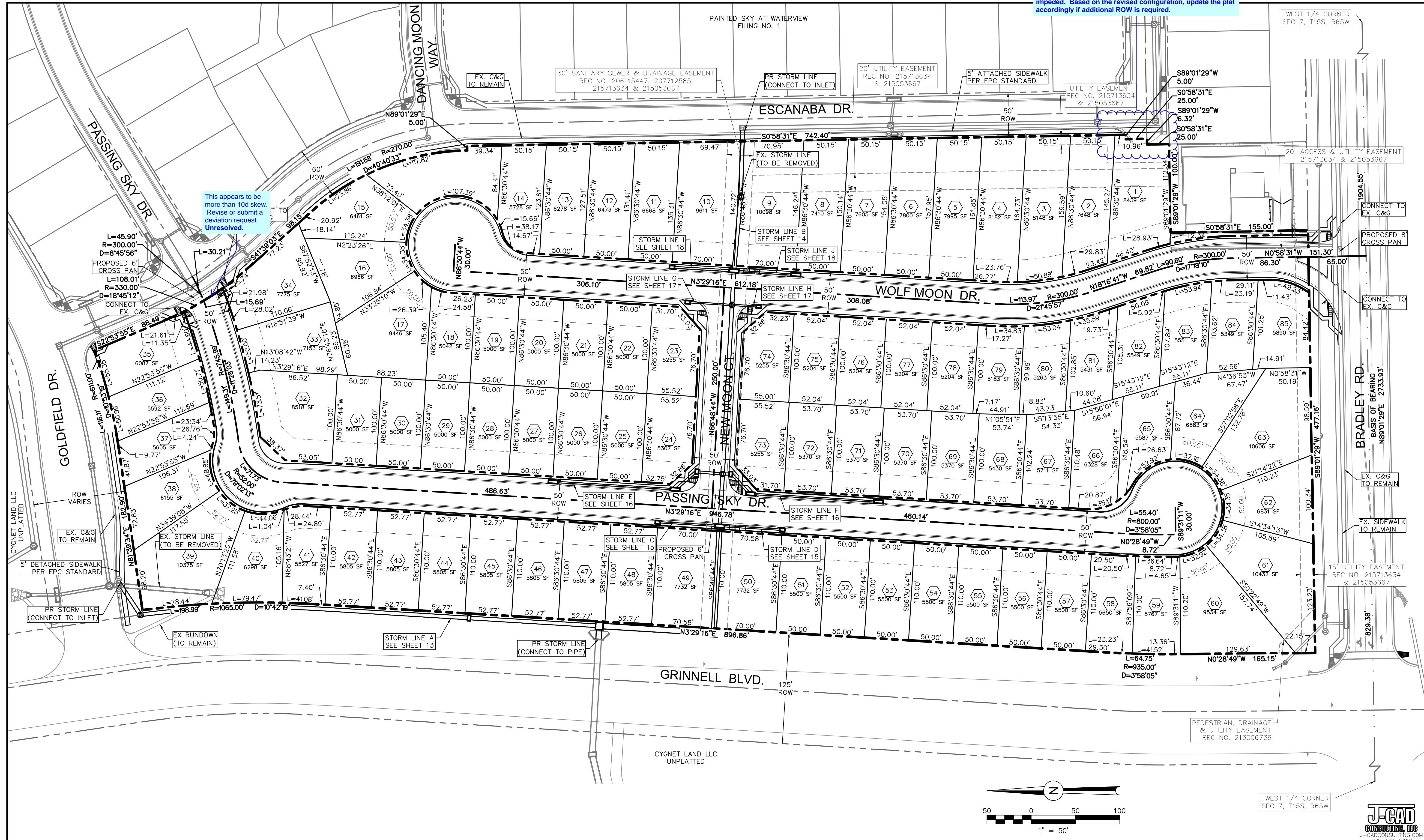
PROJECT: SPRINGS AT WATERVIEW
SHEET TITLE: GENERAL NOTES AND DETAILS
FROM: _____ TO: _____
JOB NO. 0001-02-16-01 SHEET 3 OF 23

PDF: 3 - GENERAL NOTES AND DETAILS.PDF



The proposed sidewalk must connect to the existing sidewalk. Unresolved.
 Review 2: Provide construction detail for this reconfiguration. The drainage report needs to analyze the hydraulics so over topping does not occur. Show the existing driveway of the lot immediately south. Ensure maneuverability/access is not impeded. Based on the revised configuration, update the plat accordingly if additional ROW is required.

This appears to be more than 10d skew. Revise or submit a deviation request. Unresolved.



REVISIONS:		
NO.	DESCRIPTION	DATE
1	CITY REVIEW COMMENTS	1/5/18

ENGINEER:
 DESIGNED BY: **JJM** DATE: **8/20/17**
 DRAWN BY: **JJM** DATE: **8/28/17**
 CHECKED BY: **PAK** DATE: **8/30/17**

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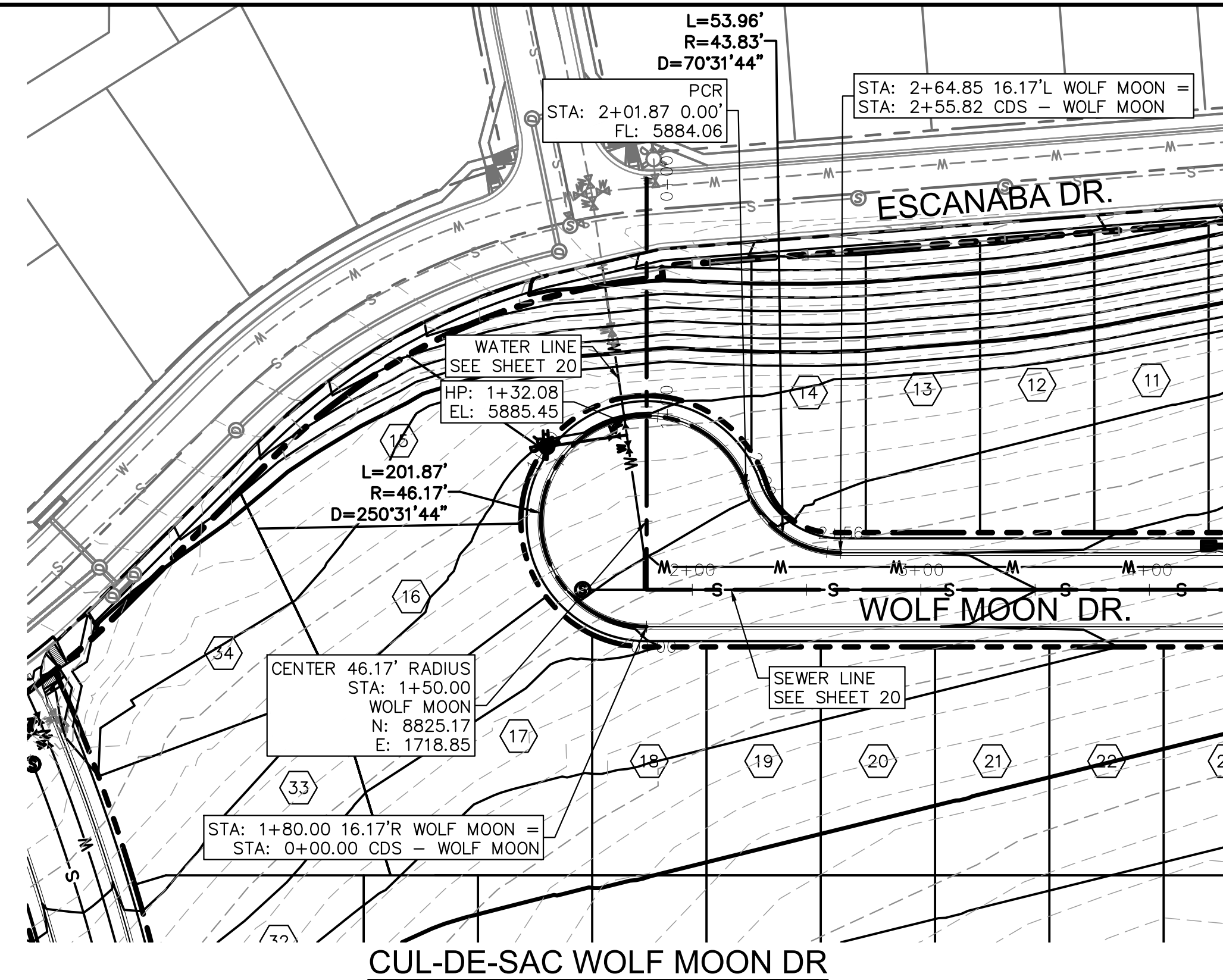
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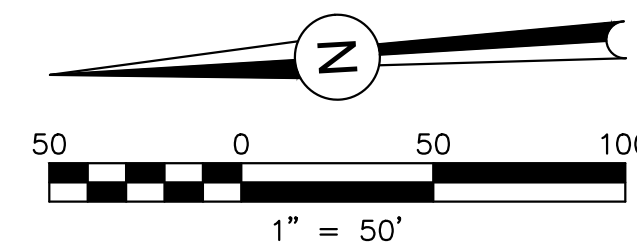
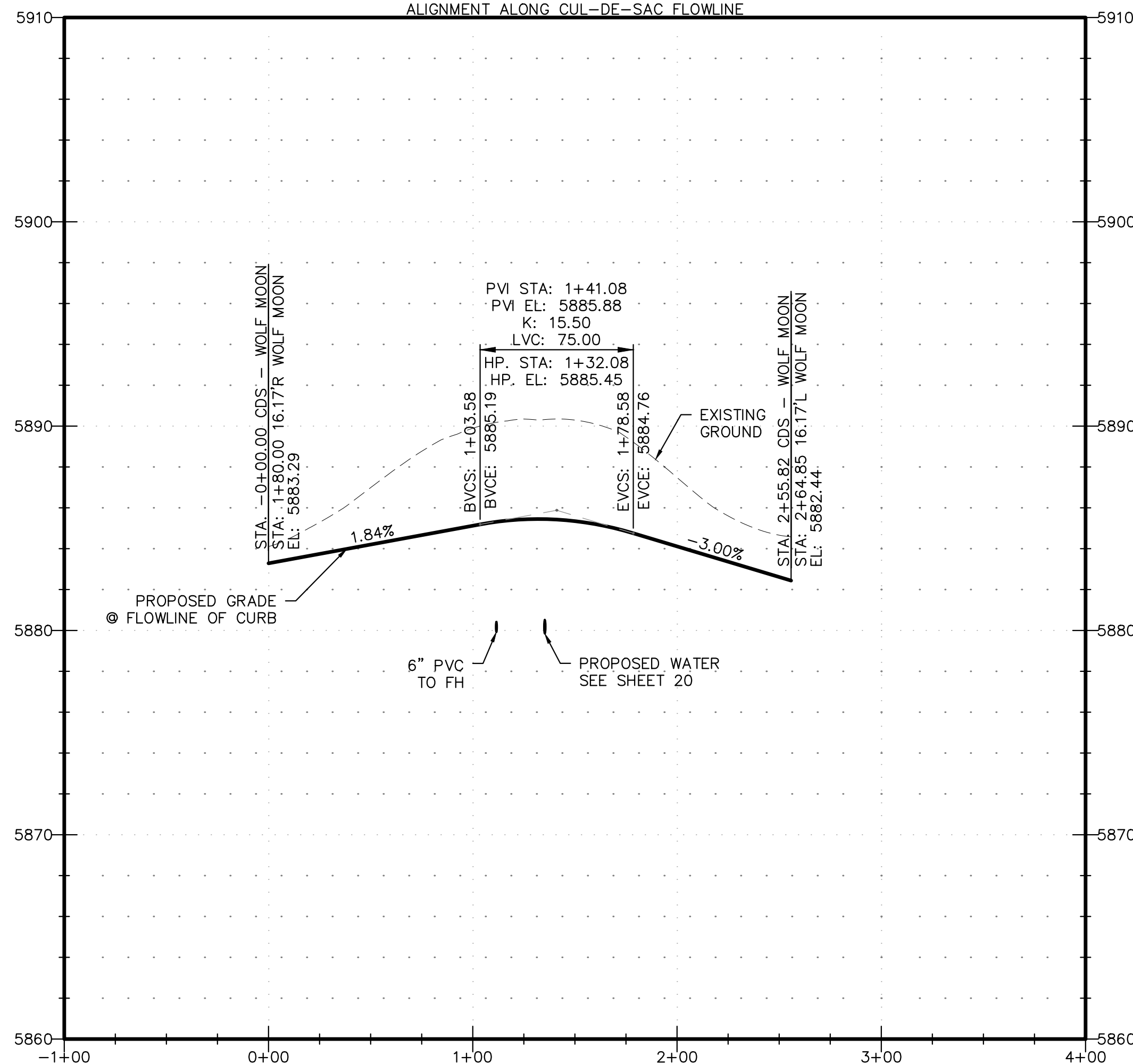
PROJECT SPRINGS AT WATERVIEW
 SHEET TITLE SITE PLAN
 FROM _____ TO _____
 JOB NO. 0001-02-16-01 SHEET 4 OF 23

PDF: 4 - SITE PLAN.PDF

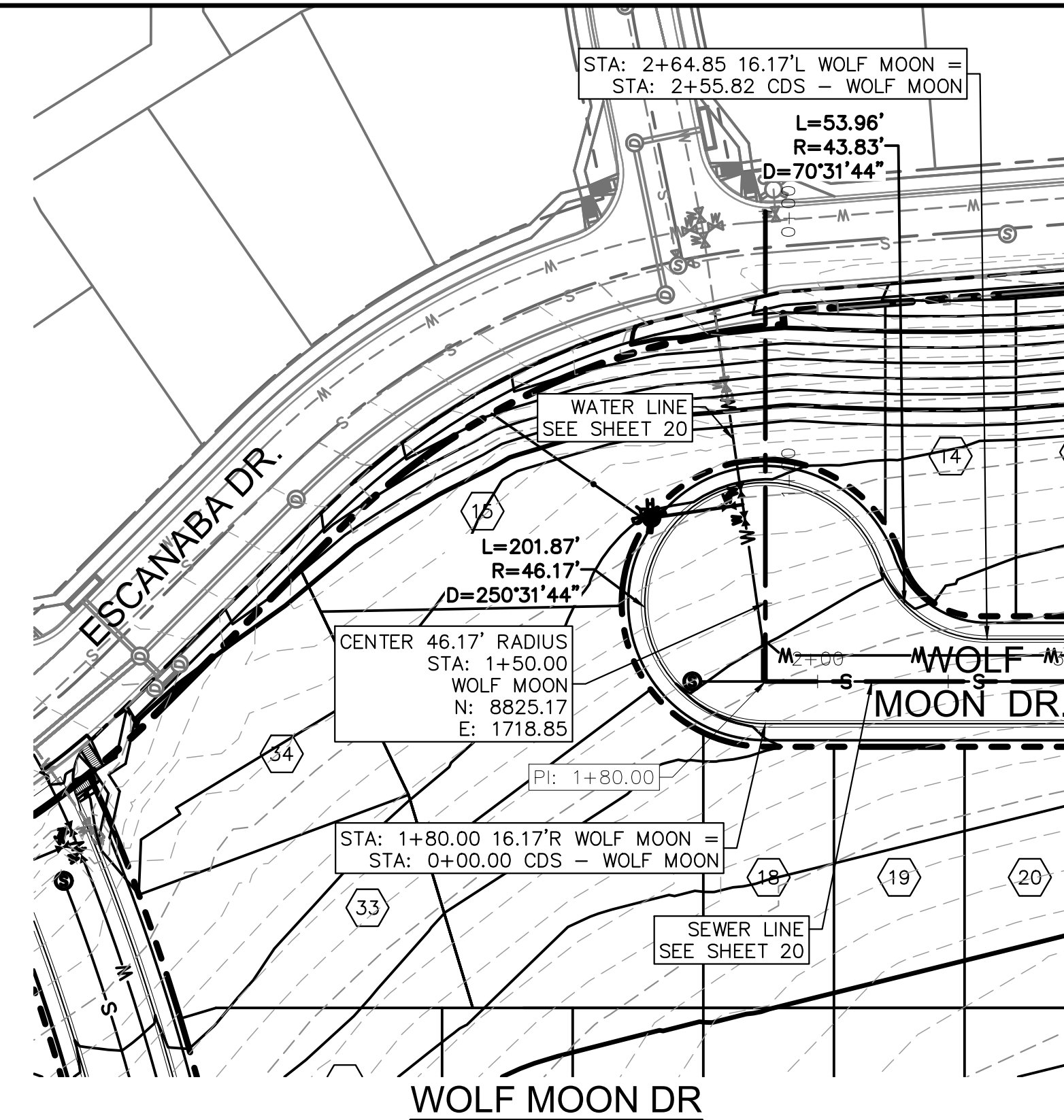




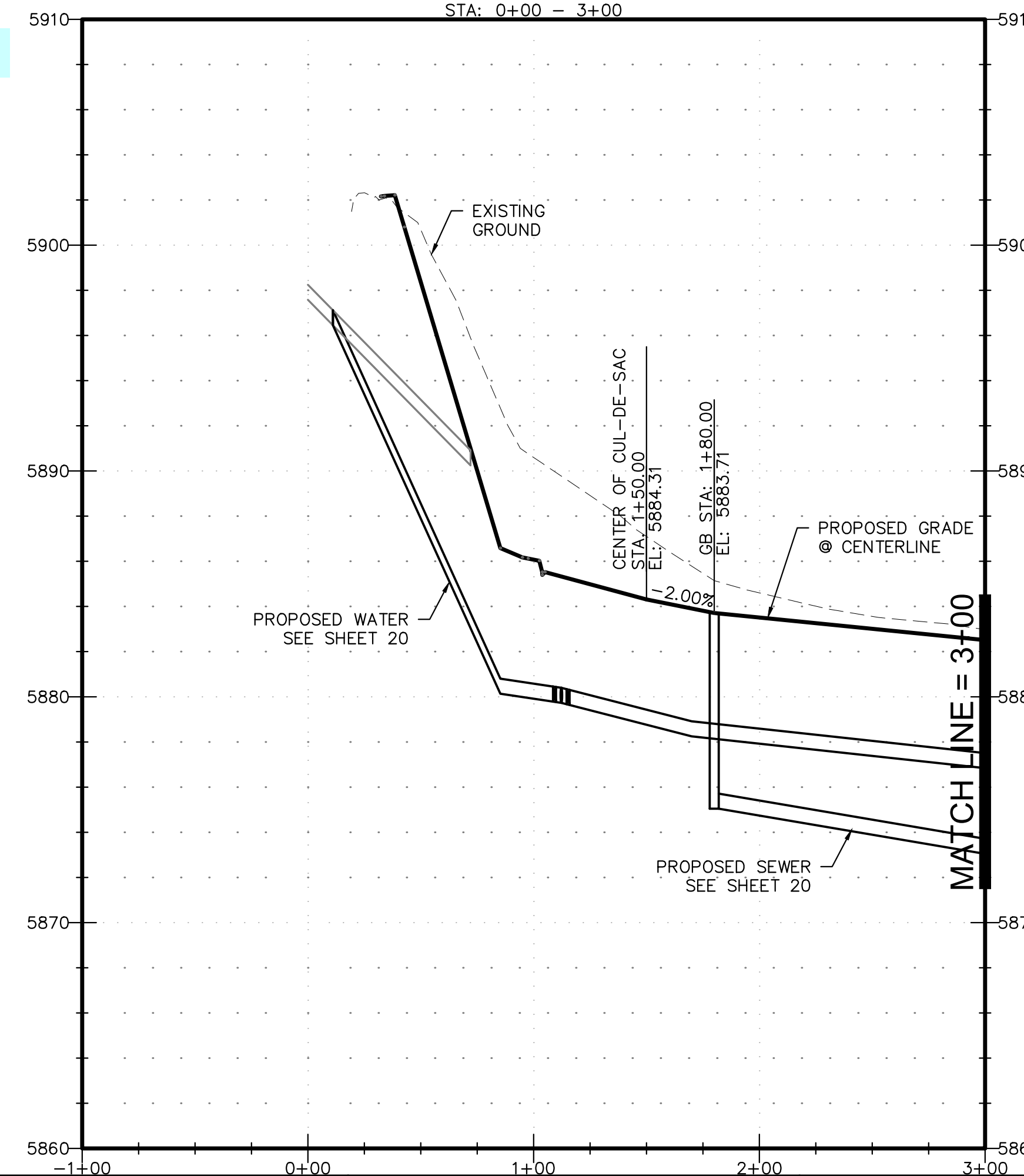
CUL-DE-SAC WOLF MOON DR
ALIGNMENT ALONG CUL-DE-SAC FLOWLINE



Identify the vertical scale for all P&P sheets.



WOLF MOON DR
STA: 0+00 - 3+00



REVISIONS:		
NO.	DESCRIPTION	DATE
1	CITY REVIEW COMMENTS	1/5/18

ENGINEER:
 DESIGNED BY: **JJM** DATE: **9/1/17**
 DRAWN BY: **TGW** DATE: **9/7/17**
 CHECKED BY: **JJM** DATE: **9/11/17**

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 CALL UTILITY LOCATORS
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 CITY OF COLORADO SPRINGS DEPT. OF UTILITIES
 GAS, ELECTRIC, WATER AND WASTEWATER

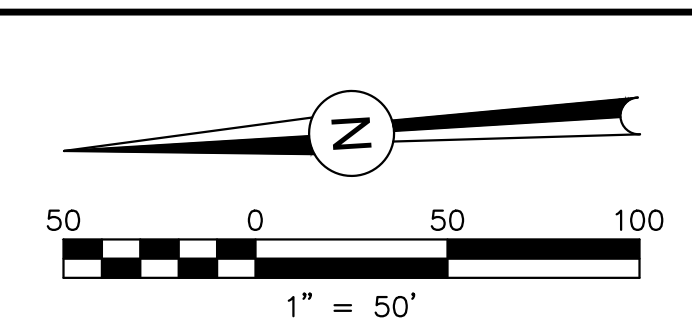
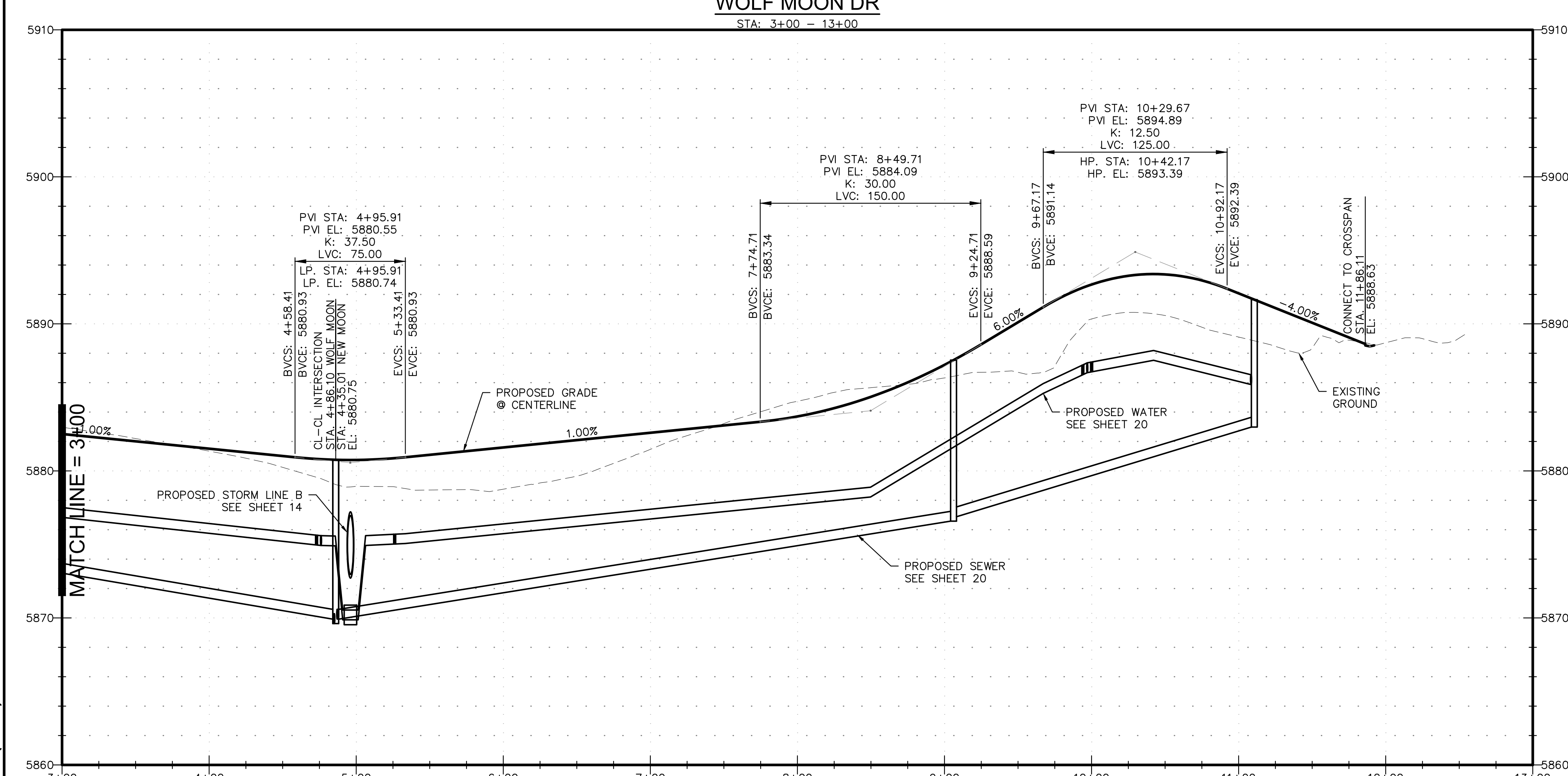
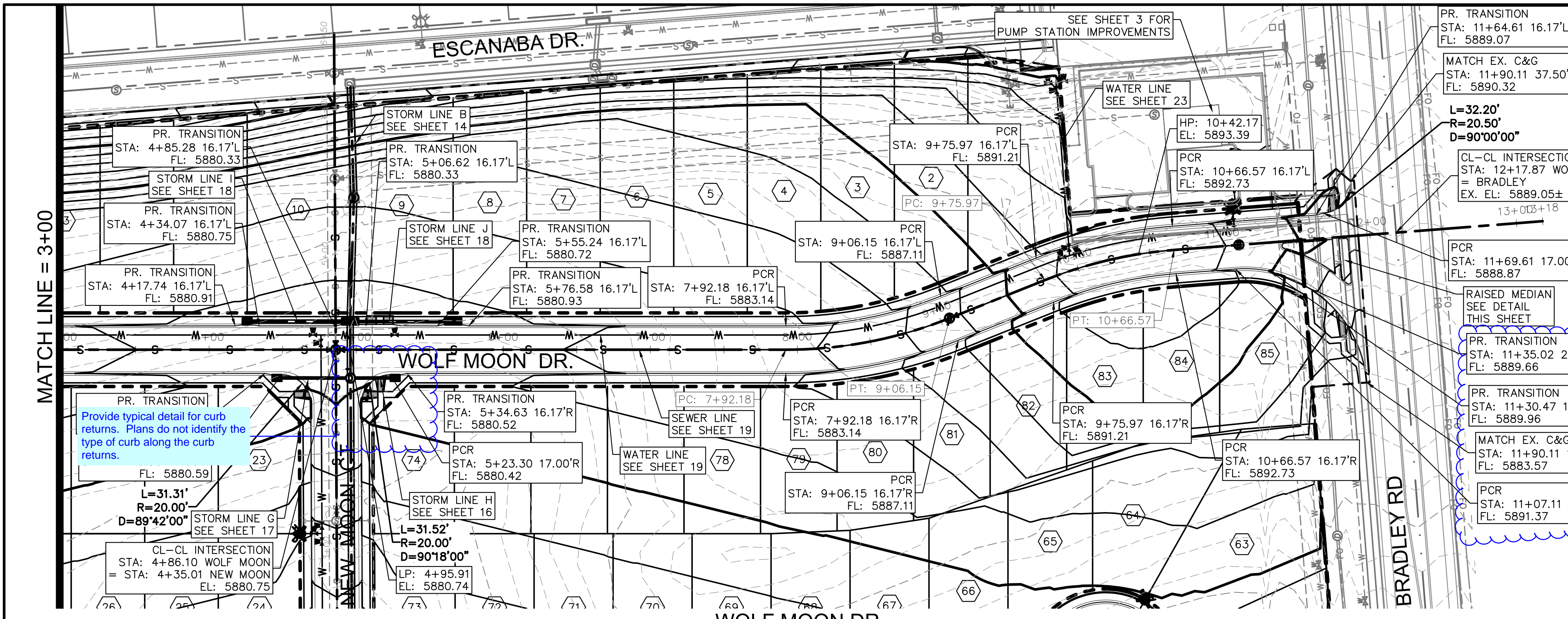
DSE Dakota Springs
 Engineering

31 N. TEJON, SUITE 500
 COLORADO SPRINGS, CO 80903
 P: (719) 227-7388
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PROJECT SPRINGS AT WATERVIEW
 SHEET TITLE WOLF MOON - P&P (1 OF 2)
 FROM 0+00 TO 3+00
 JOB NO. 0001-02-16-01 SHEET 5 OF 23



PDF: 6 - WOLF MOON - P&P (2 OF 2).PDF

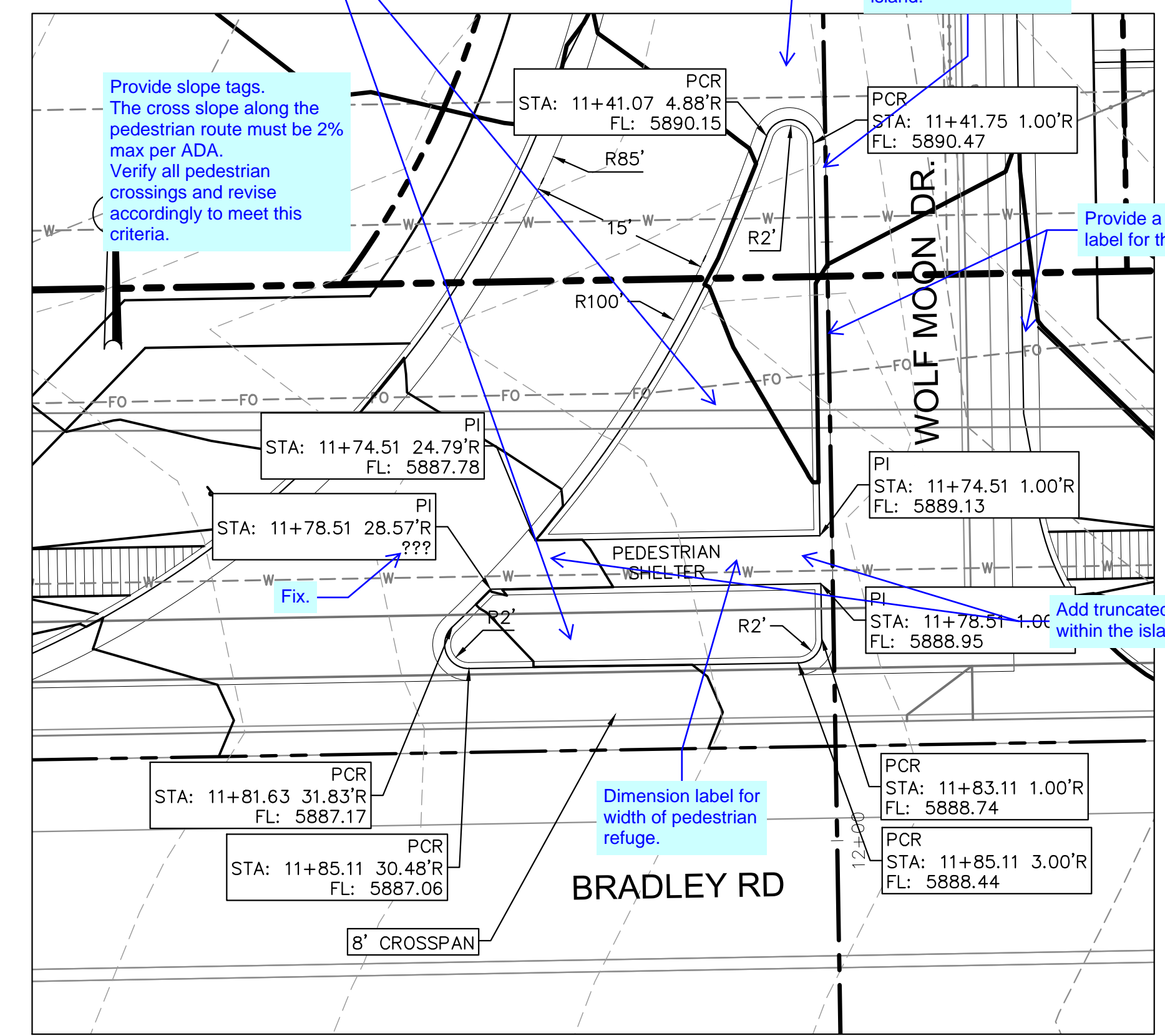


Provide the line/curve data between these sections.

Provide line curve data.

Provide detail regarding the material within the island.

Identify the type of C&G used in the median island.



Provide slope tags. The cross slope along the pedestrian route must be 2% max per ADA. Verify all pedestrian crossings and revise accordingly to meet this criteria.

Provide a dimension label for the width.

Add truncated domes within the island.

Dimension label for width of pedestrian refuge.

RAISED MEDIAN DETAIL
1" = 10'

Add a note referencing the approved deviation request (PCD File No. 176)

Submit an AutoTurn exhibit showing the in/out movement using the design vehicle (WB-50) for Urban Local to verify the maneuvers are not impeded.

REVISIONS:		
NO.	DESCRIPTION	DATE
1	CITY REVIEW COMMENTS	1/5/18

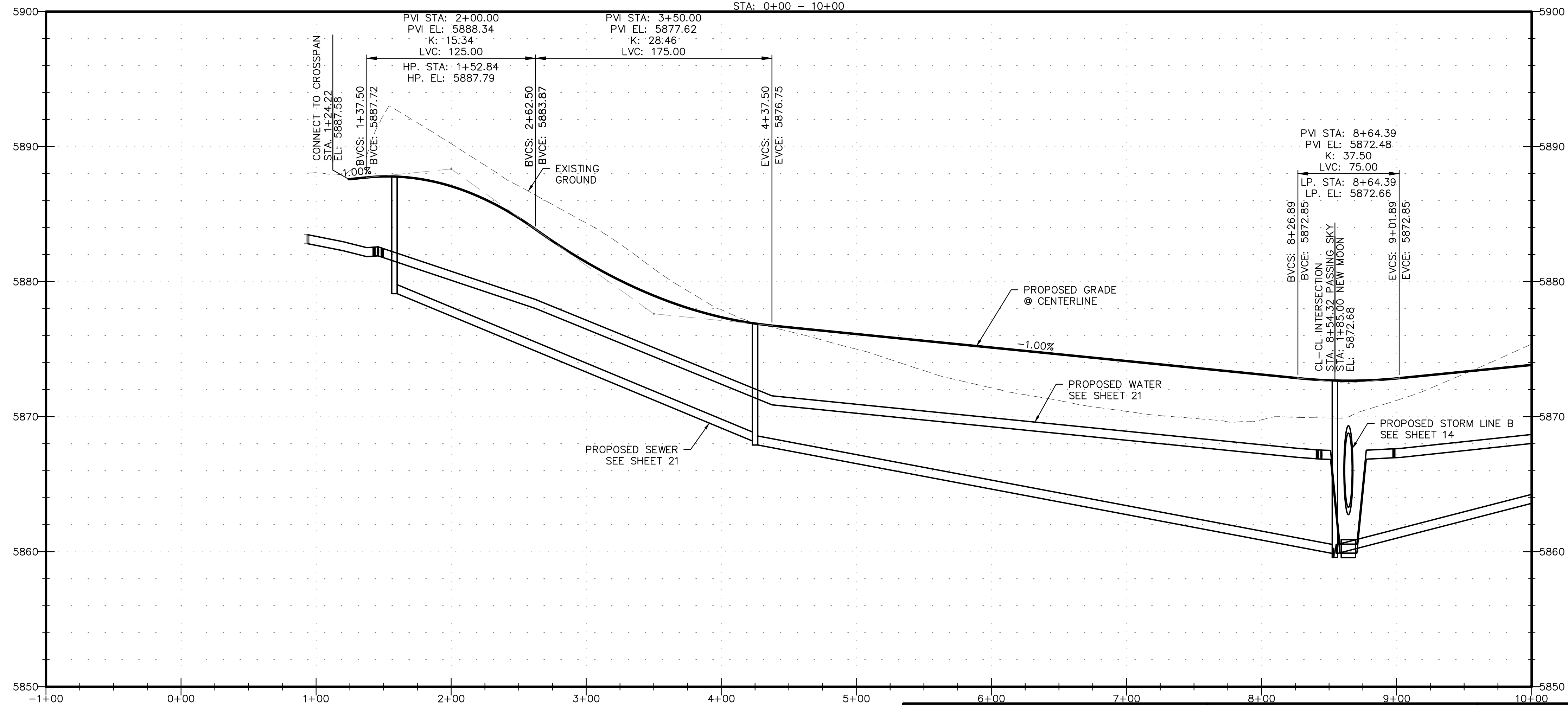
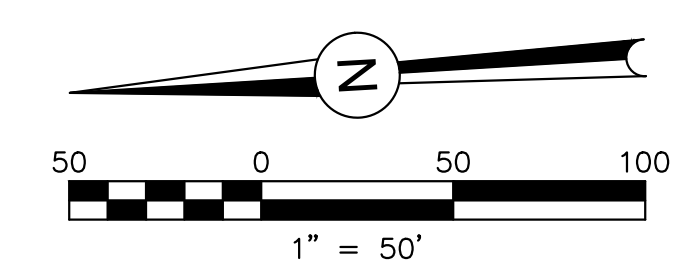
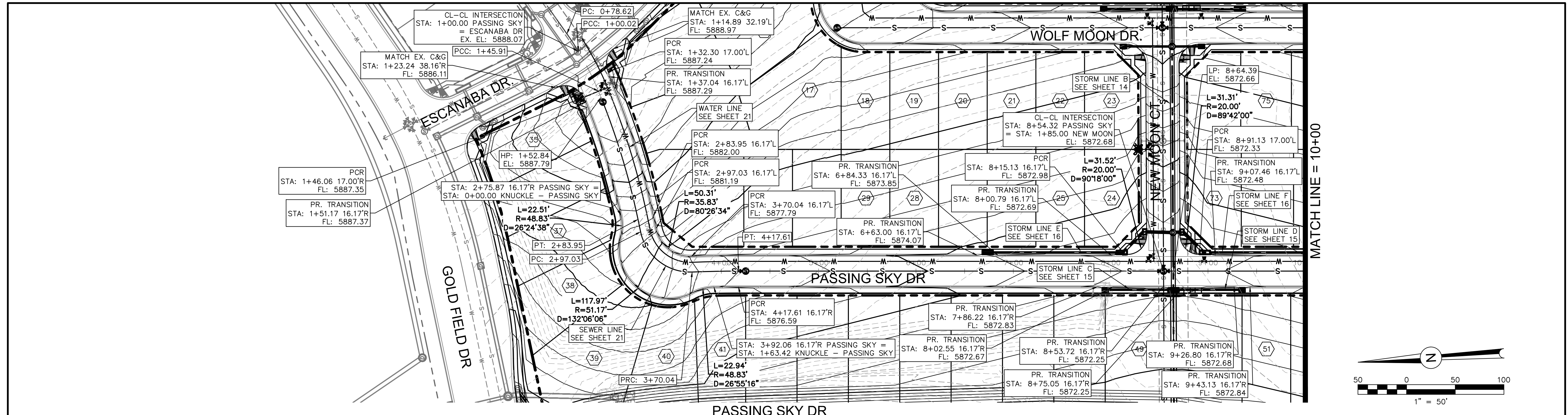
ENGINEER:
DESIGNED BY: **JJM** DATE: **9/1/17**
DRAWN BY: **TGW** DATE: **9/7/17**
CHECKED BY: **JJM** DATE: **9/11/17**

48 HOURS BEFORE YOU DIG,
CALL UTILITY LOCATORS
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CITY OF COLORADO SPRINGS DEPT. OF UTILITIES
GAS, ELECTRIC, WATER AND WASTEWATER

DSE Dakota Springs Engineering
31 N. TEJON, SUITE 500
COLORADO SPRINGS, CO 80903
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F: (719) 227-7392

PROJECT **SPRINGS AT WATERVIEW**
SHEET TITLE **WOLF MOON - P&P (2 OF 2)**
FROM **3+00** TO **13+00**
JOB NO. **0001-02-16-01** SHEET **6** OF **23**





REVISIONS:		
NO.	DESCRIPTION	DATE
1	CITY REVIEW COMMENTS	1/5/18

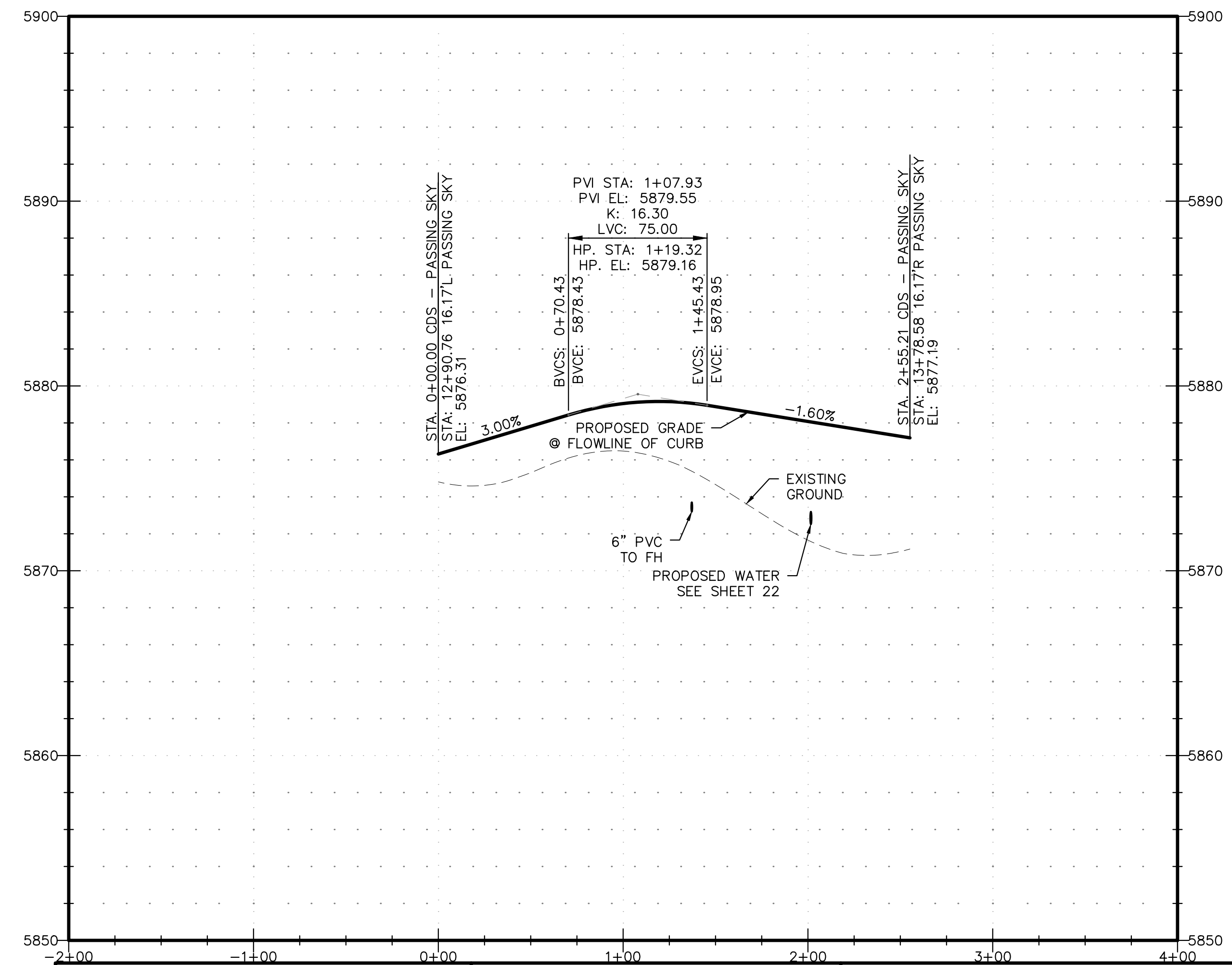
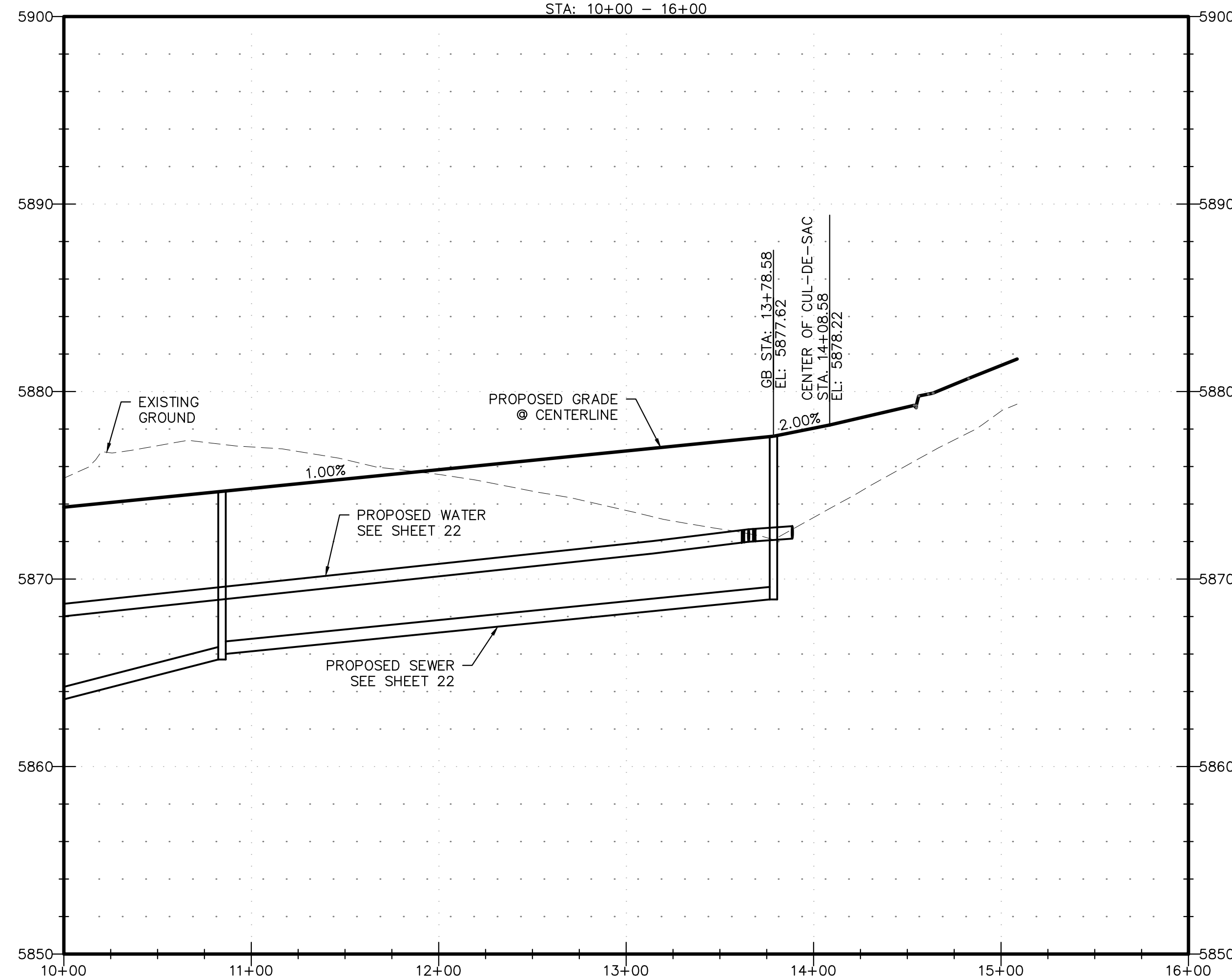
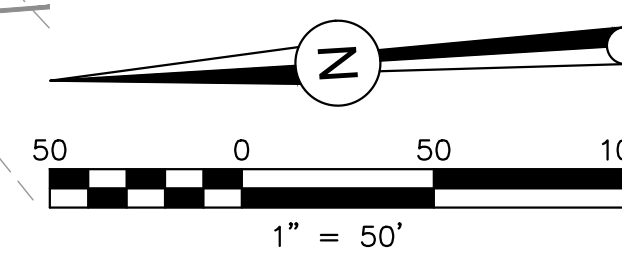
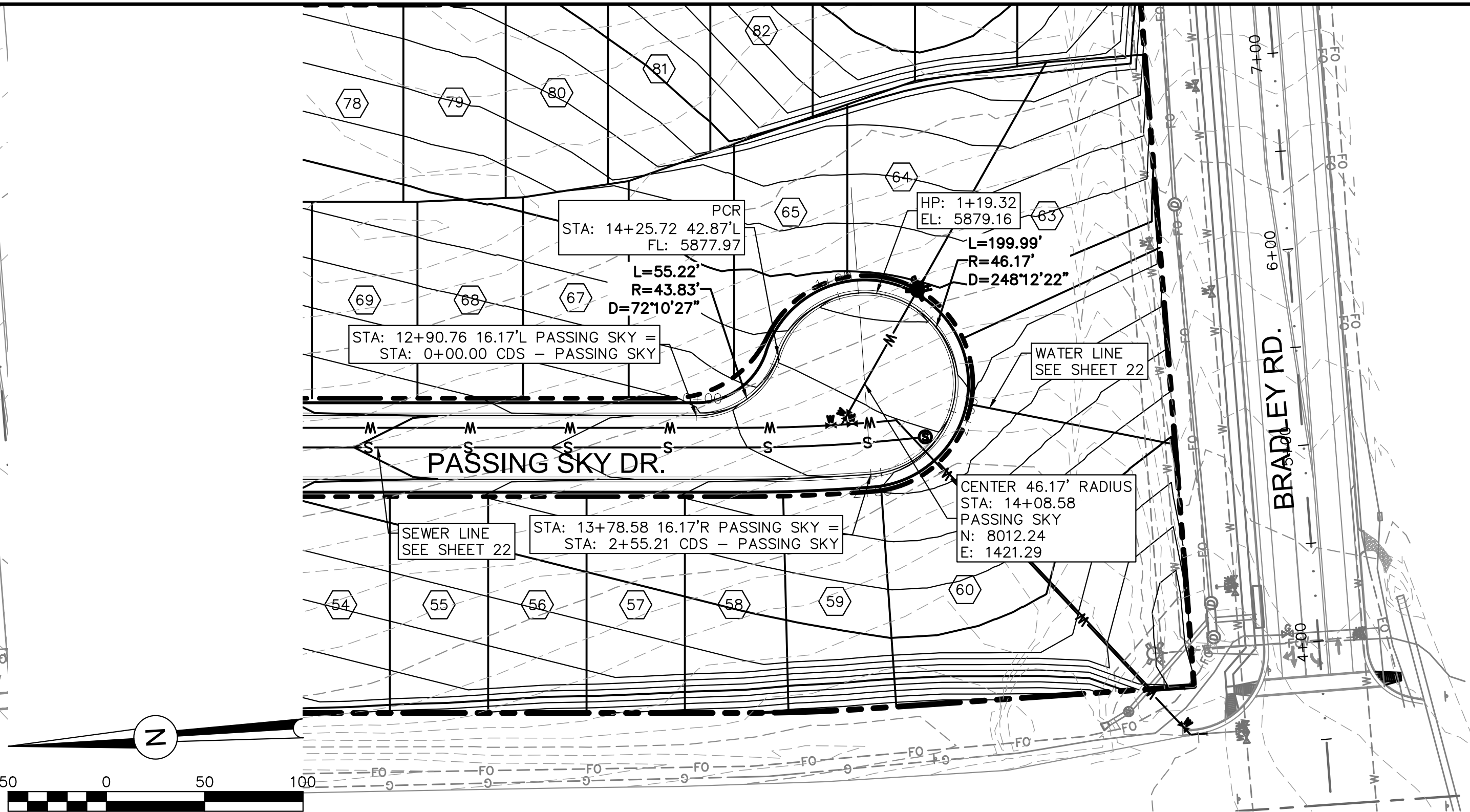
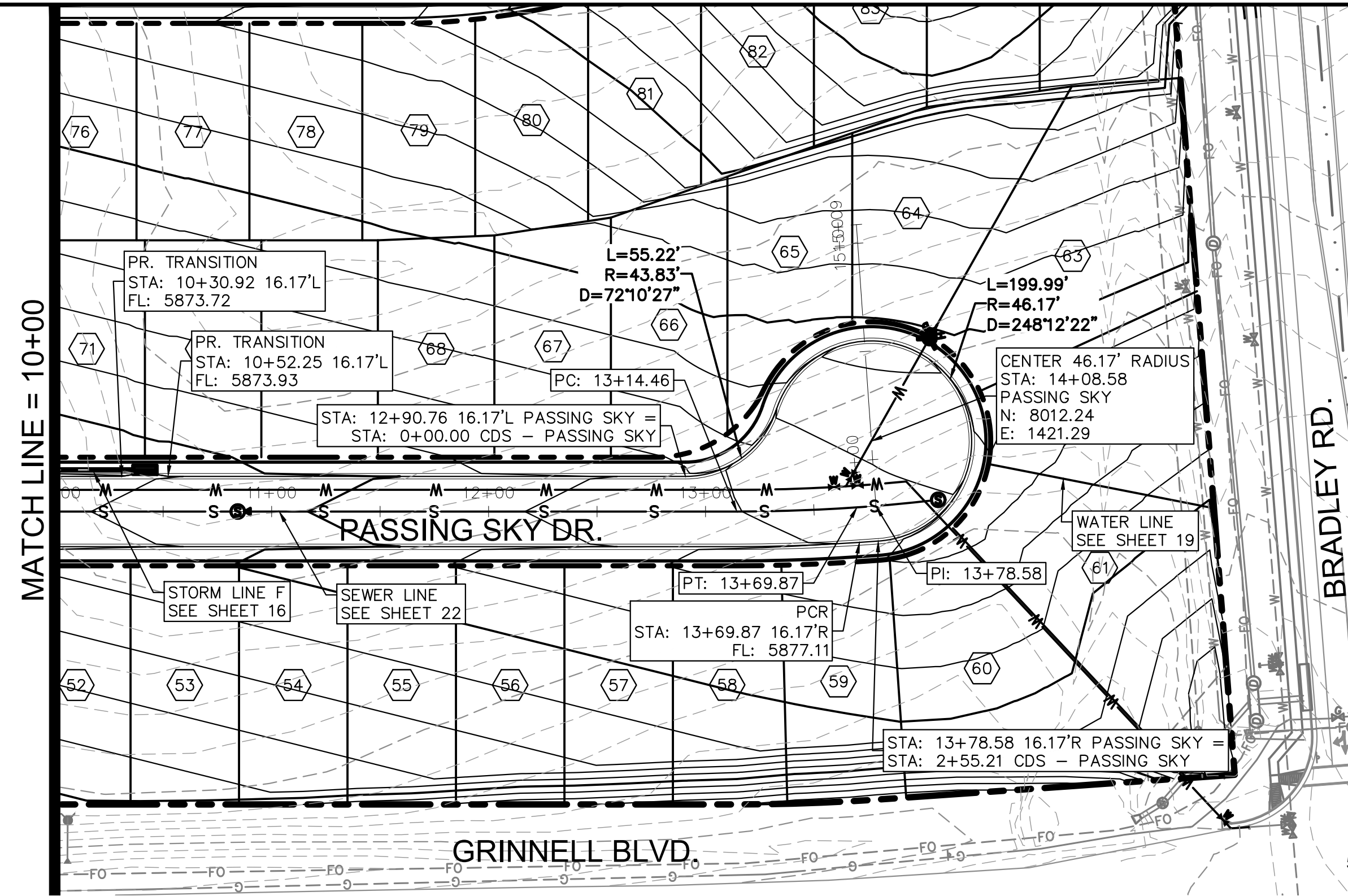
ENGINEER:
DESIGNED BY: JJM DATE: 9/1/17
DRAWN BY: TGW DATE: 9/7/17
CHECKED BY: JJM DATE: 9/11/17

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COLORADO SPRINGS, CO 80903
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F: (719) 227-7392

PROJECT SPRINGS AT WATERVIEW
SHEET TITLE PASSING SKY - P&P (1 OF 2)
FROM 0+00 TO 10+00
JOB NO. 0001-02-16-01 SHEET 7 OF 23





REVISIONS:		
NO.	DESCRIPTION	DATE
1	CITY REVIEW COMMENTS	1/5/18

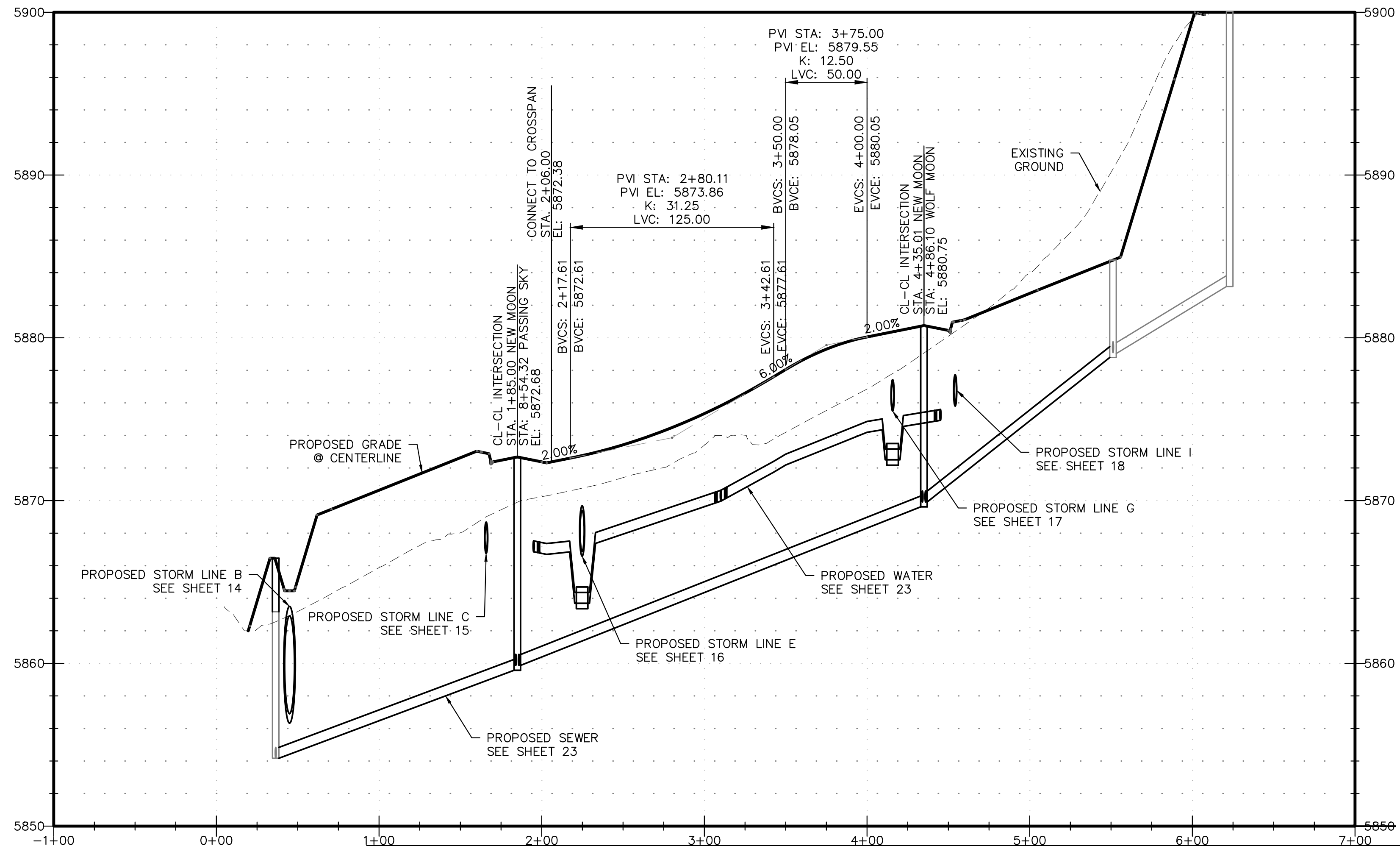
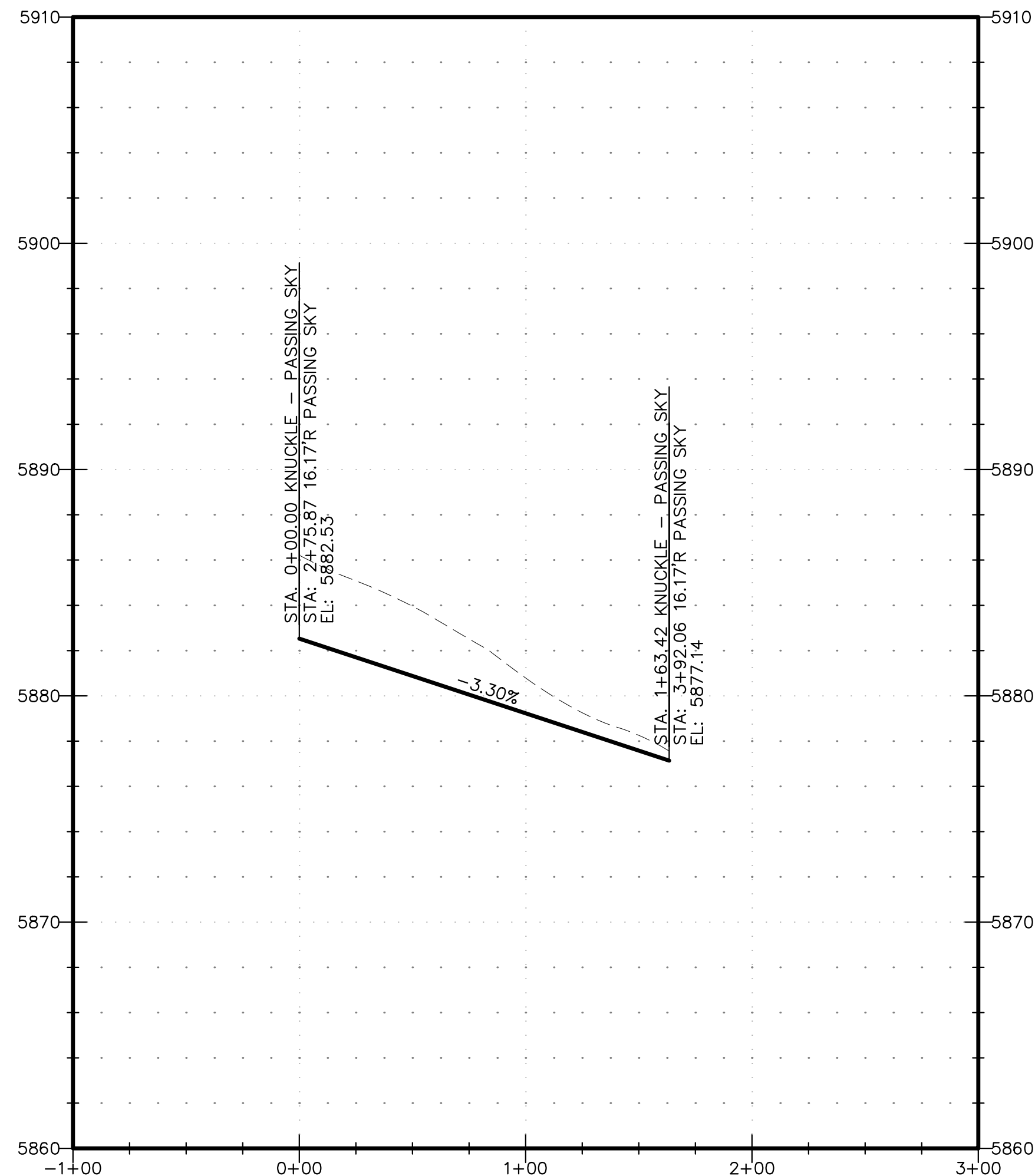
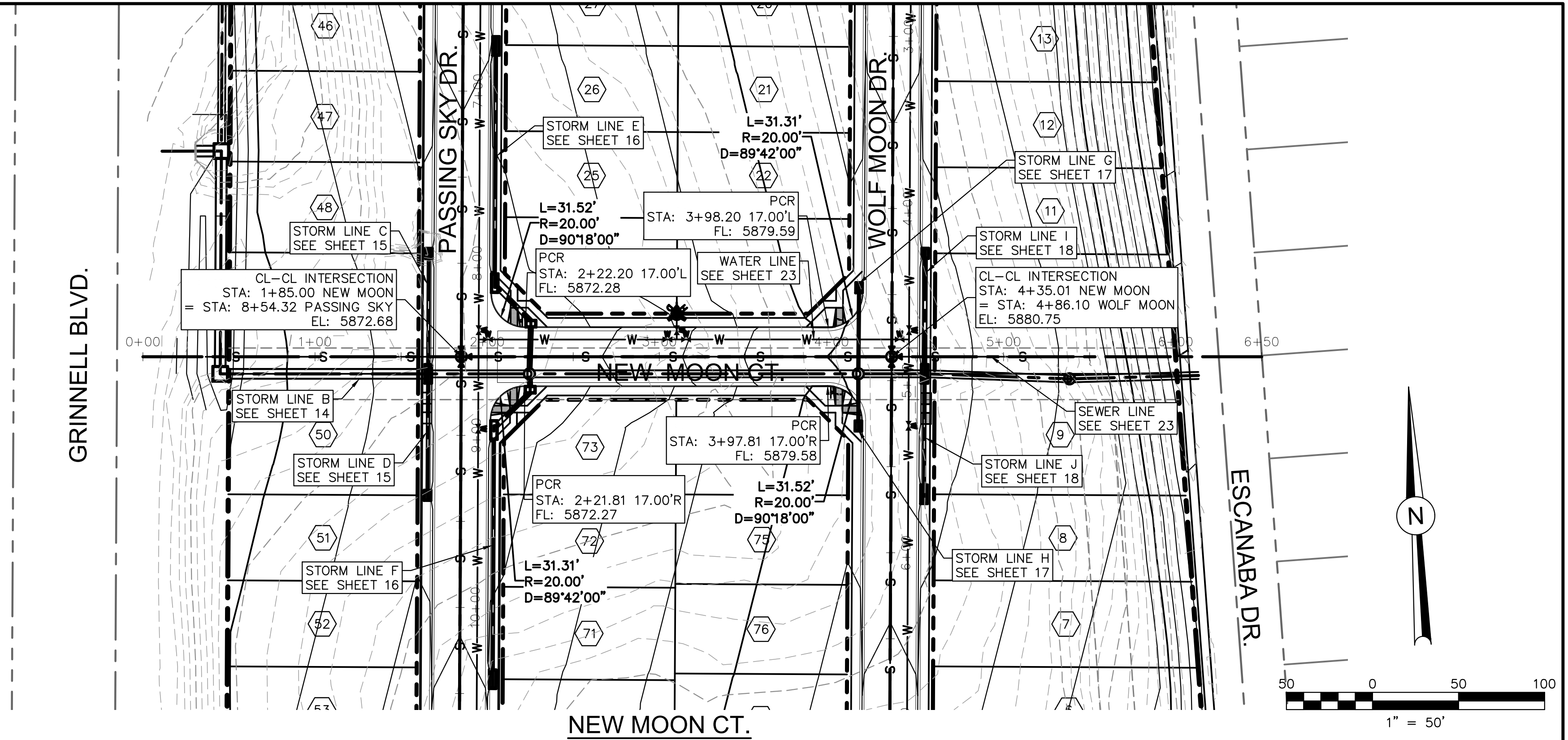
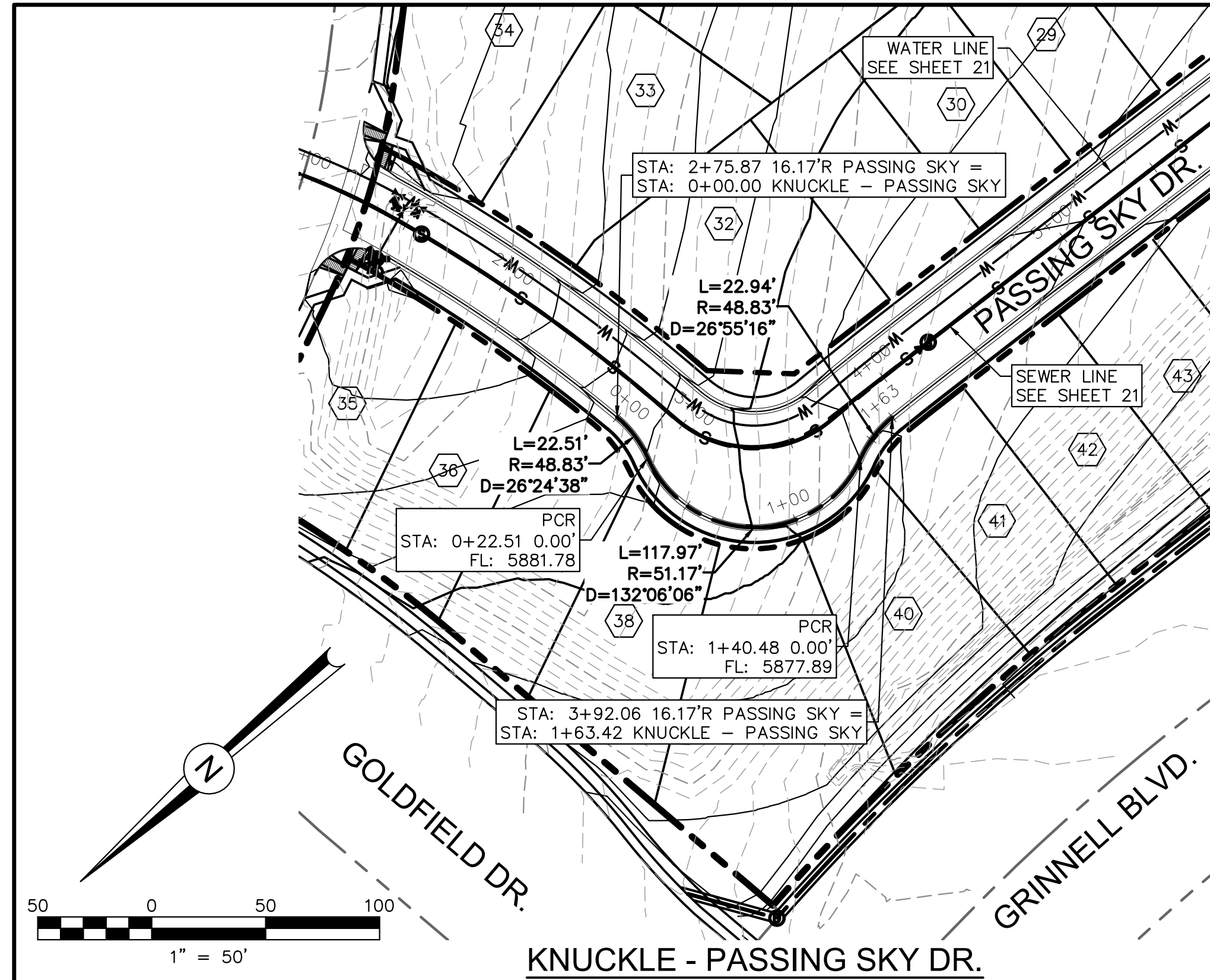
ENGINEER:
 DESIGNED BY: **JJM** DATE: **9/1/17**
 DRAWN BY: **TGW** DATE: **9/7/17**
 CHECKED BY: **JJM** DATE: **9/11/17**

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 CALL UTILITY LOCATORS
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 CITY OF COLORADO SPRINGS DEPT. OF UTILITIES
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DSE Dakota Springs Engineering
 31 N. TEJON, SUITE 500
 COLORADO SPRINGS, CO 80903
 P: (719) 227-7388
 F: (719) 227-7392

PROJECT: **SPRINGS AT WATERVIEW**
 SHEET TITLE: **PASSING SKY - P&P (2 OF 2)**
 FROM: **10+00** TO: **16+00**
 JOB NO. **0001-02-16-01** SHEET **8** OF **23**





PDF: 9 - NEW MOON - P&P.PDF

REVISIONS:		
NO.	DESCRIPTION	DATE
1	CITY REVIEW COMMENTS	1/5/18

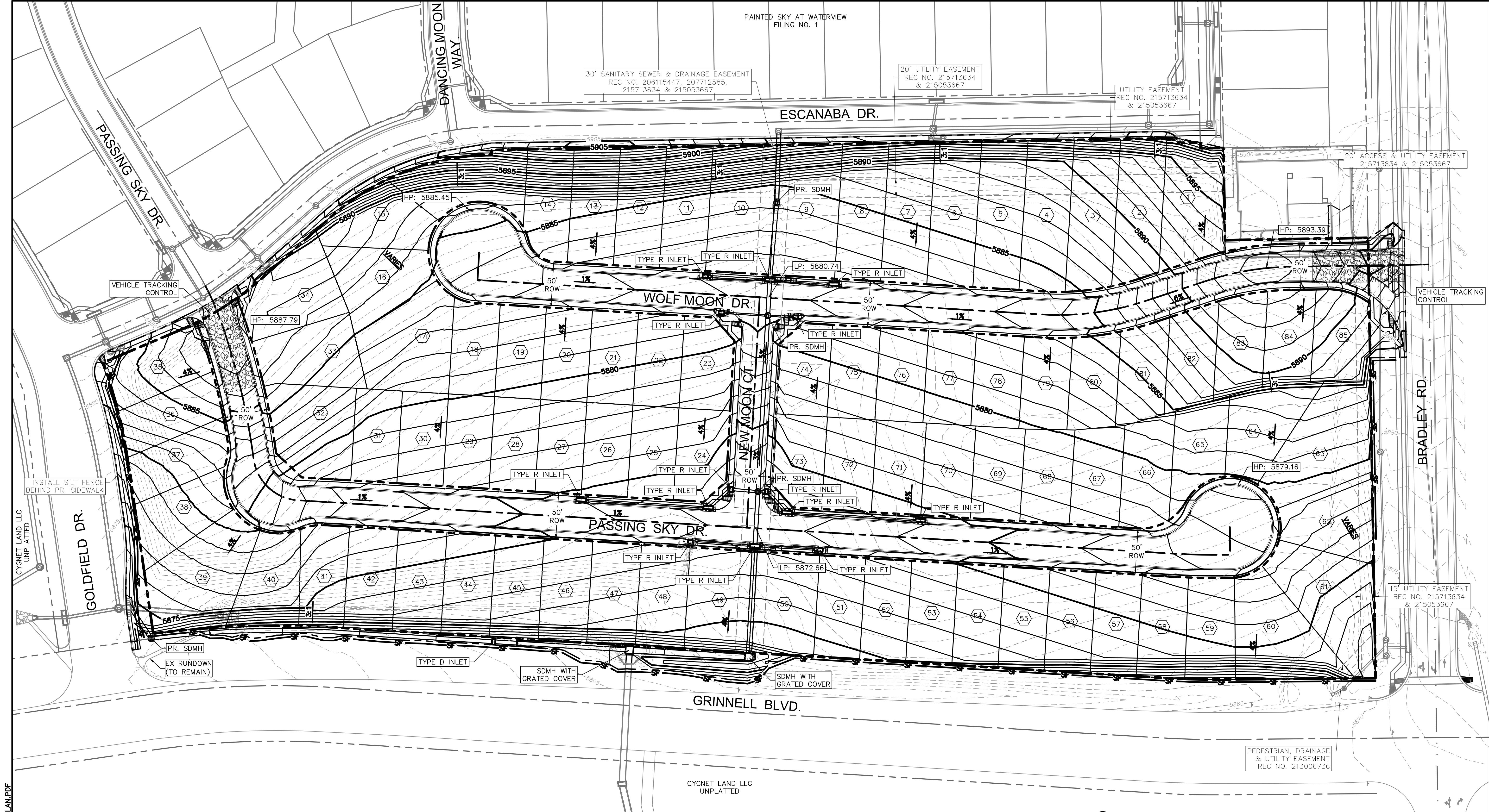
ENGINEER:
 DESIGNED BY: JJM DATE: 9/1/17
 DRAWN BY: TGW DATE: 9/7/17
 CHECKED BY: JJM DATE: 9/11/17

48 HOURS BEFORE YOU DIG,
 CALL UTILITY LOCATORS
1-800-922-1987
 CITY OF COLORADO SPRINGS DEPT. OF UTILITIES
 GAS, ELECTRIC, WATER AND WASTEWATER

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PROJECT SPRINGS AT WATERVIEW
 SHEET TITLE NEW MOON - P&P
 FROM _____ TO _____
 JOB NO. 0001-02-16-01 SHEET 9 OF 23





PDF-10 - GRADING & EROSION CONTROL PLAN.PDF

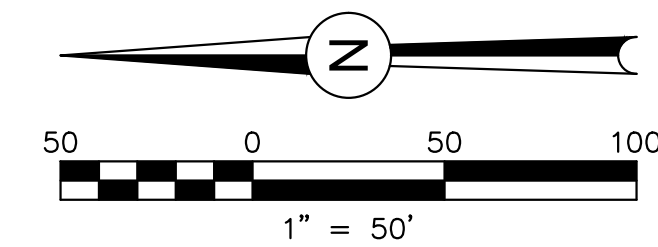
LEGEND

- EXISTING MAJOR CONTOUR
- EXISTING MINOR CONTOUR
- PROPOSED MAJOR CONTOUR
- PROPOSED MINOR CONTOUR
- VEHICLE TRACKING
- SILT FENCE
- INLET PROTECTION

Per DCM Vol 2, temporary sediment basins are required in disturbed areas draining more than one acre.

Provide a phasing schedule or Gantt chart of the installation/removal of the temporary BMPs.

Review 2: Unresolved. Sediment can't leave the site. Prior to the installation of the inlets there is no mechanism that would control erosion from going offsite through the 72" RCP. Even after inlets are installed, given the extent of disturbance, inlet protection are not sufficient to block sediments until the earthwork is stabilized.



REVISIONS:		
NO.	DESCRIPTION	DATE
1	CITY REVIEW COMMENTS	1/5/18

ENGINEER: **JJM** DATE: **8/20/17**
 DESIGNED BY: **JJM** DATE: **8/20/17**
 DRAWN BY: **JJM** DATE: **8/28/17**
 CHECKED BY: **PAK** DATE: **8/30/17**

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 CITY OF COLORADO SPRINGS DEPT. OF UTILITIES
 GAS, ELECTRIC, WATER AND WASTEWATER

DSE *Dakota Springs Engineering*
 31 N. TEJON, SUITE 500
 COLORADO SPRINGS, CO 80903
 P: (719) 227-7388
 F: (719) 227-7392

PROJECT **SPRINGS AT WATERVIEW**
 SHEET TITLE **GRADING & EROSION CONTROL PLAN**
 FROM _____ TO _____
 JOB NO. **0001-02-16-01** SHEET **10** OF **23**

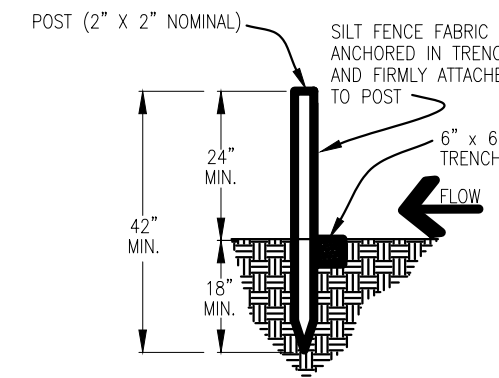
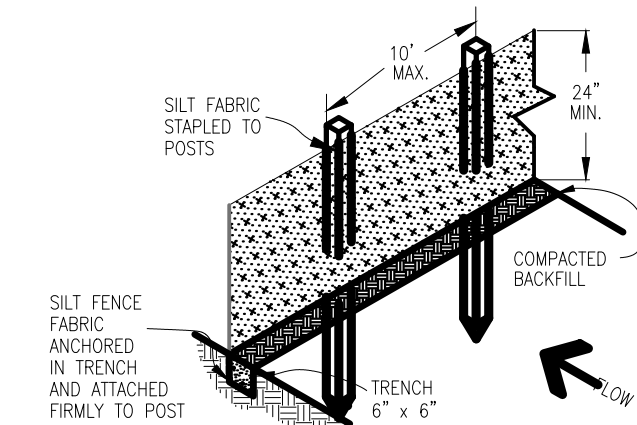
GRADING AND EROSION CONTROL DETAILS AND NOTES

STANDARD NOTES FOR FOR EL PASCO COUNTY GRADING AND EROSION CONTROL PLANS

REVISED 7/07/10

- CONSTRUCTION MAY NOT COMMENCE UNTIL A CONSTRUCTION PERMIT IS OBTAINED FROM DEVELOPMENT SERVICES AND A PRECONSTRUCTION CONFERENCE IS HELD WITH DEVELOPMENT SERVICES INSPECTIONS.
- 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.
- 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 TO REGULATIONS AND STANDARDS MUST BE REQUESTED, AND APPROVED, IN WRITING.
- 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. DURING CONSTRUCTION THE SWMP IS THE RESPONSIBILITY OF THE DESIGNATED STORMWATER MANAGER, SHALL BE LOCATED ON SITE AT ALL TIMES AND SHALL BE KEPT UP TO DATE WITH WORK PROGRESS AND CHANGES IN THE FIELD.
- ONCE THE ESQCP HAS BEEN ISSUED, THE CONTRACTOR MAY INSTALL THE INITIAL STAGE EROSION AND SEDIMENT CONTROL BMPs AS INDICATED ON THE 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 DSD INSPECTIONS STAFF.
- SOIL EROSION CONTROL MEASURES FOR ALL SLOPES, CHANNELS, DITCHES, OR ANY DISTURBED LAND AREA SHALL BE COMPLETED WITHIN 21 CALENDAR DAYS AFTER FINAL GRADING, OR FINAL EARTH DISTURBANCE, HAS BEEN COMPLETED. DISTURBED AREAS AND STOCKPILES WHICH ARE NOT AT FINAL GRADE BUT WILL REMAIN DORMANT FOR LONGER THAN 30 DAYS SHALL ALSO BE MULCHED WITHIN 21 DAYS AFTER INTERIM GRADING. AN AREA THAT IS GOING TO REMAIN IN AN INTERIM STATE FOR MORE THAN 60 DAYS SHALL ALSO BE SEEDED. ALL TEMPORARY SOIL EROSION CONTROL MEASURES AND BMPs SHALL BE MAINTAINED UNTIL PERMANENT SOIL EROSION CONTROL MEASURES ARE IMPLEMENTED AND ESTABLISHED.
- TEMPORARY SOIL EROSION CONTROL FACILITIES SHALL BE REMOVED AND EARTH DISTURBANCE AREAS GRADED AND STABILIZED WITH PERMANENT SOIL EROSION CONTROL MEASURES PURSUANT TO STANDARDS AND SPECIFICATION PRESCRIBED IN THE DCM VOLUME II AND THE ENGINEERING CRITERIA MANUAL (ECM) APPENDIX I.
- ALL PERSONS ENGAGED IN EARTH DISTURBANCE SHALL IMPLEMENT AND MAINTAIN ACCEPTABLE SOIL EROSION AND SEDIMENT CONTROL MEASURES INCLUDING BMPs IN CONFORMANCE WITH THE EROSION CONTROL TECHNICAL STANDARDS OF THE DRAINAGE CRITERIA MANUAL (DCM) VOLUME II AND IN ACCORDANCE WITH THE STORMWATER MANAGEMENT PLAN (SWMP).
- ALL TEMPORARY EROSION CONTROL FACILITIES INCLUDING BMPs AND ALL PERMANENT FACILITIES INTENDED TO CONTROL EROSION OF ANY EARTH DISTURBANCE OPERATIONS, SHALL BE INSTALLED AS DEFINED IN THE APPROVED PLANS, THESWMP AND THE DCM VOLUME II AND MAINTAINED THROUGHOUT THE DURATION OF THE EARTH DISTURBANCE OPERATION.
- ANY EARTH DISTURBANCE SHALL BE CONDUCTED IN SUCH A MANNER SO AS TO EFFECTIVELY REDUCE 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.
- ANY TEMPORARY OR PERMANENT FACILITY DESIGNED AND CONSTRUCTED FOR THE CONVEYANCE OF STORMWATER AROUND, THROUGH, OR FROM THE EARTH DISTURBANCE AREA SHALL BE DESIGNED TO LIMIT THE DISCHARGE TO A NON-EROSIVE VELOCITY.
- CONCRETE WASH WATER SHALL BE CONTAINED AND DISPOSED OF IN ACCORDANCE WITH THE SWMP. NO WASH WATER SHALL BE DISCHARGED TO OR ALLOWED TO RUNOFF TO STATE WATERS, INCLUDING ANY SURFACE OR SUBSURFACE STORM DRAINAGE SYSTEM OR FACILITIES.
- EROSION CONTROL BLANKETING IS TO BE USED ON SLOPES STEEPER THAN 3:1.
- BUILDING, CONSTRUCTION, EXCAVATION, OR OTHER 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. BMPs MAY BE REQUIRED BY EL PASO COUNTY ENGINEERING IF DEEMED NECESSARY, BASED ON SPECIFIC CONDITIONS AND CIRCUMSTANCES.
- VEHICLE TRACKING OF SOILS AND CONSTRUCTION DEBRIS OFF-SITE SHALL BE MINIMIZED. MATERIALS TRACKED OFFSITE SHALL BE CLEANED UP AND PROPERLY DISPOSED OF IMMEDIATELY.
- 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.
- THE OWNER, SITE DEVELOPER, CONTRACTOR, AND/OR THEIR AUTHORIZED AGENTS SHALL BE RESPONSIBLE FOR THE REMOVAL OF ALL CONSTRUCTION DEBRIS, DIRT, TRASH, ROCK, SEDIMENT, AND SAND THAT MAY ACCUMULATE IN THE STORM SEWER OR OTHER DRAINAGE CONVEYANCE SYSTEM AND STORMWATER APPURTENANCES AS A RESULT OF SITE DEVELOPMENT.
- 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.
- NO CHEMICALS ARE TO BE USED BY THE CONTRACTOR, WHICH HAVE THE POTENTIAL TO BE RELEASED IN STORMWATER UNLESS PERMISSION FOR THE USE OF A SPECIFIC CHEMICAL IS GRANTED IN WRITING BY THE ECM ADMINISTRATOR. IN GRANTING THE USE OF SUCH CHEMICALS, SPECIAL CONDITIONS AND MONITORING MAY BE REQUIRED.
- BULK STORAGE STRUCTURES FOR PETROLEUM PRODUCTS AND OTHER CHEMICALS SHALL HAVE ADEQUATE PROTECTION SO AS TO CONTAIN ALL SPILLS AND PREVENT ANY SPILLED MATERIAL FROM ENTERING STATE WATERS, INCLUDING ANY SURFACE OR SUBSURFACE STORM DRAINAGE SYSTEM OR FACILITIES.
- NO PERSON SHALL CAUSE THE IMPEDIMENT OF STORMWATER FLOW IN THE FLOW LINE OF THE CURB AND GUTTER OR IN THE DITCHLINE.
- INDIVIDUALS SHALL COMPLY WITH THE 'COLORADO WATER QUALITY CONTROL ACT' (TITLE 25, ARTICLE 8, CRS), AND THE 'CLEAN WATER ACT' (33 USC 1344), IN ADDITION TO THE REQUIREMENTS INCLUDED IN THE DCM VOLUME II AND THE ECM APPENDIX I. ALL APPROPRIATE PERMITS MUST BE OBTAINED BY THE CONTRACTOR PRIOR TO CONSTRUCTION (NPDES, FLOODPLAIN, 404, FUGITIVE DUST, ETC.). IN THE EVENT OF CONFLICTS BETWEEN THESE REQUIREMENTS AND LAWS, RULES, OR REGULATIONS OF OTHER FEDERAL, STATE, OR COUNTY AGENCIES, THE MORE RESTRICTIVE LAWS, RULES, OR REGULATIONS SHALL APPLY.
- ALL CONSTRUCTION TRAFFIC MUST ENTER/EXIT THE SITE AT APPROVED CONSTRUCTION ACCESS POINTS.
- PRIOR TO ACTUAL CONSTRUCTION THE PERMITEE SHALL VERIFY THE LOCATION OF EXISTING UTILITIES.
- A WATER SOURCE SHALL BE AVAILABLE ON SITE DURING EARTHWORK OPERATIONS AND UTILIZED AS REQUIRED TO MINIMIZE DUST FROM EARTHWORK EQUIPMENT AND WIND.
- THE SOILS REPORT FOR THIS SITE HAS BEEN PREPARED BY KUMAR AND ASSOCIATES AND SHALL BE CONSIDERED A PART OF THESE PLANS.
- AT LEAST TEN DAYS PRIOR TO THE ANTICIPATED START OF CONSTRUCTION, FOR PROJECTS THAT WILL DISTURB 1 ACRE OR MORE, THE OWNER OR OPERATOR OF CONSTRUCTION ACTIVITY SHALL SUBMIT A PERMIT APPLICATION FOR STORMWATER DISCHARGE TO THE COLORADO DEPARTMENT OF PUBLIC HEALTH AND ENVIRONMENT, WATER QUALITY DIVISION. THE APPLICATION CONTAINS CERTIFICATION OF COMPLETION OF A STORMWATER MANAGEMENT PLAN (SWMP), OF WHICH THIS GRADING AND EROSION CONTROL PLAN MAY BE A PART. FOR INFORMATION OR APPLICATION MATERIALS CONTACT:

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



SILT FENCE NOTES

INSTALLATION REQUIREMENTS

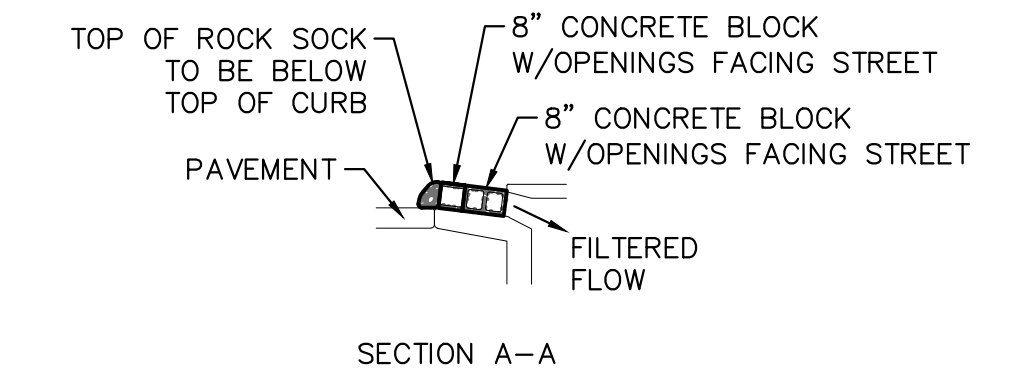
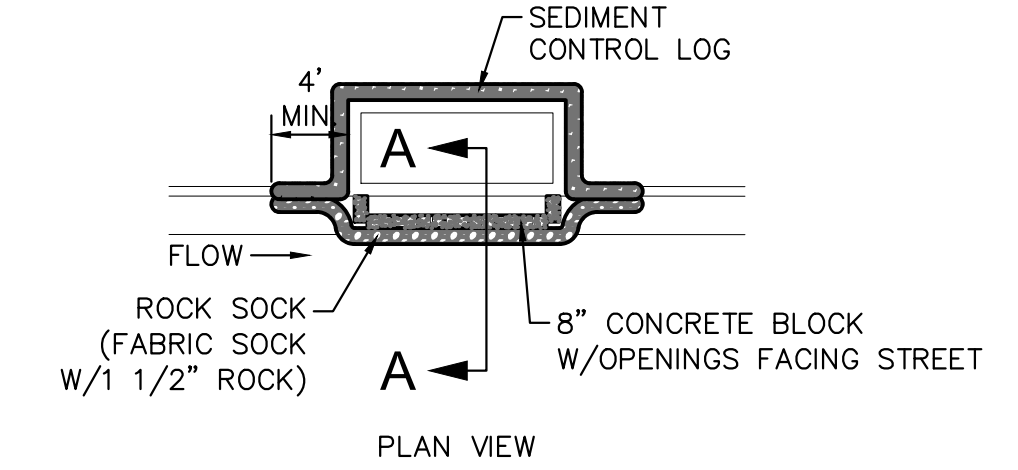
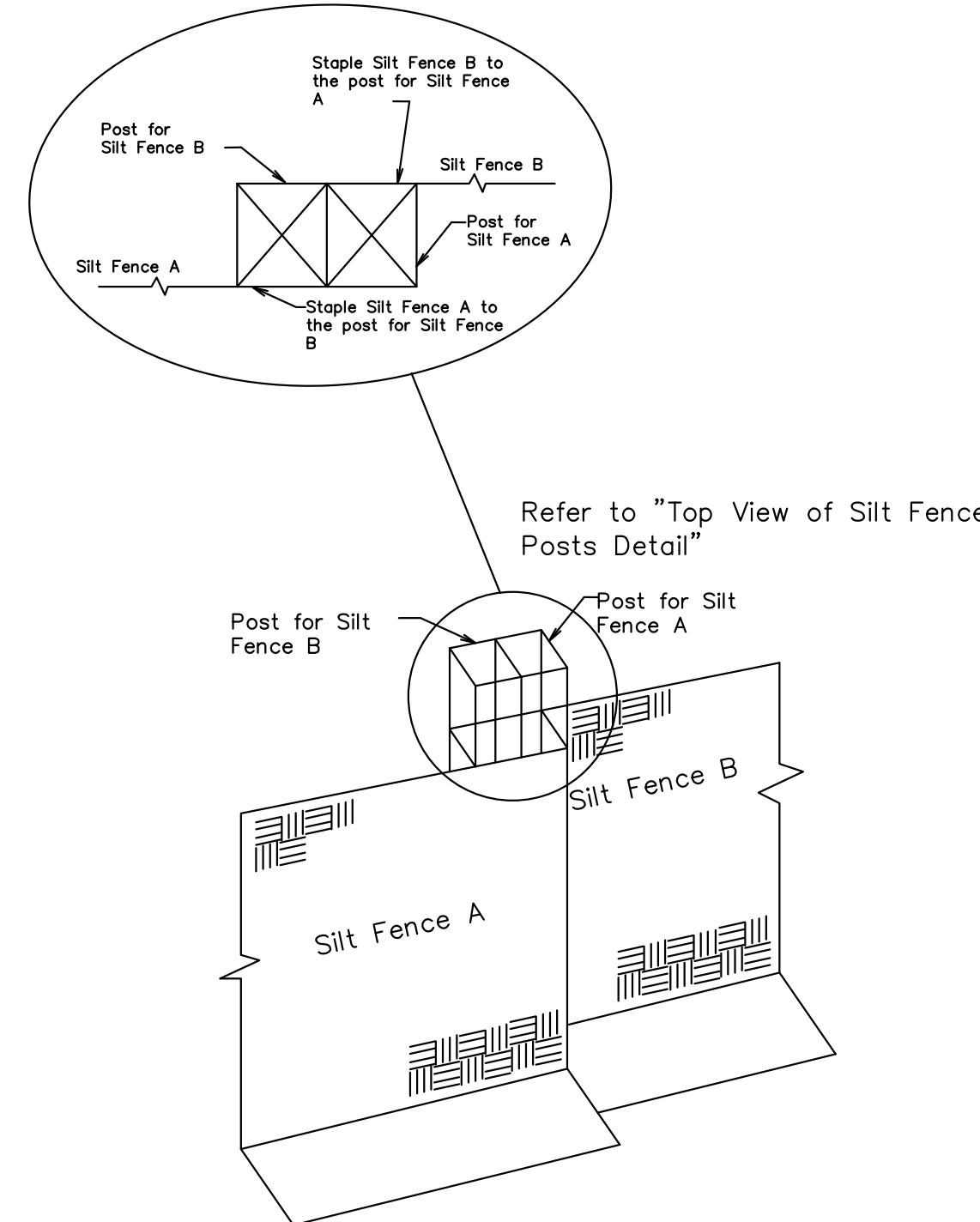
- SILT FENCES SHALL BE INSTALLED PRIOR TO ANY LAND DISTURBING ACTIVITIES.
- WHEN JOINTS ARE NECESSARY, SILT FENCE GEOTEXTILE SHALL BE SPICED TOGETHER ONLY AT SUPPORT POST AND SECURELY SEALED.
- METAL POSTS SHALL BE "STUDDED TREE" OR "U" TYPE WITH MINIMUM HEIGHT OF 1.33 POUNDS PER LINEAR FOOT. WOOD POSTS SHALL HAVE A MINIMUM DIAMETER OR CROSS SECTION DIMENSION OF 2 INCHES.
- THE FILTER MATERIAL SHALL BE FASTENED SECURELY TO METAL OR WOOD POSTS USING WIRE TIES, OR TO WOOD POSTS WITH 3/4" LONG #9 HEAVY-DUTY STAPLES. THE SILT FENCE GEOTEXTILE SHALL NOT BE STAPLED TO EXISTING TREES.
- WHILE NOT REQUIRED, WIRE MESH FENCE MAY BE USED TO SUPPORT THE GEOTEXTILE. WIRE FENCE SHALL BE FASTENED SECURELY TO THE UPSLOPE SIDE OF THE POSTS USING HEAVY-DUTY WIRE STAPLES AT LEAST 3/4" LONG. THE WIRES OR HOOK RINGS. THE WIRE SHALL EXTEND INTO THE TRENCH A MINIMUM OF 6" AND SHALL NOT EXTEND MORE THAN 3" ABOVE THE ORIGINAL GROUND SURFACE.

- ALONG THE TOE OF FILLS, INSTALL THE SILT FENCE ALONG A LEVEL CONTOUR AND PROVIDE AN AREA BEHIND THE FENCE FOR RUNOFF TO POND AND SEDIMENT TO SETTLE. A MINIMUM DISTANCE OF 5 FEET FROM THE TOE OF THE FILL IS RECOMMENDED.
- THE HEIGHT OF THE SILT FENCE FROM THE GROUND SURFACE SHALL BE MINIMUM OF 24 INCHES AND SHALL NOT EXCEED 36 INCHES. HIGHER FENCES MAY INFOURD VOLUMES OF WATER SUFFICIENT TO CAUSE FAILURE OF THE STRUCTURE.

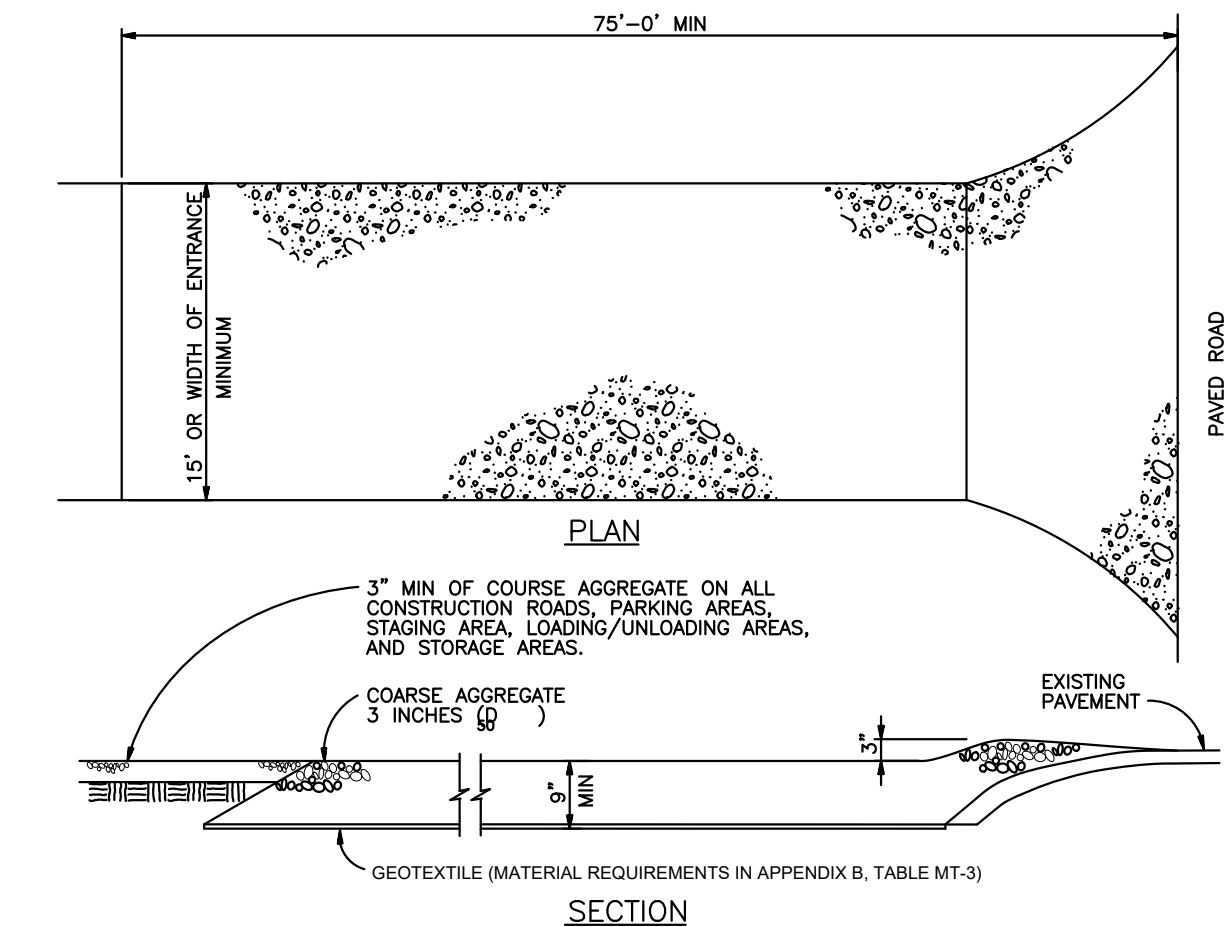
MAINTENANCE REQUIREMENTS

- CONTRACTOR SHALL INSPECT SILT FENCES IMMEDIATELY AFTER EACH RAINFALL AT LEAST DAILY DURING PROLONGED RAINFALL AND WEEKLY DURING PERIODS OF NO RAINFALL. DAMAGED, COLLAPSED, UNENTRENCHED OR INEFFECTIVE SILT FENCES SHALL BE PROMPTLY REPAIRED OR REPLACED.
- SEDIMENT SHALL BE REMOVED FROM BEHIND SILT FENCE WHEN IT ACCUMULATES TO HALF THE EXPOSED GEOTEXTILE HEIGHT.
- SILT FENCES SHALL BE REMOVED WHEN ADEQUATE VEGETATIVE COVER IS ATTAINED AS APPROVED BY THE CITY.

Top View of Silt Fence Posts Detail



TYPE R INLET PROTECTION



VEHICLE TRACKING

VEHICLE TRACKING NOTES

INSTALLATION REQUIREMENTS

- ALL ENTRANCES TO THE CONSTRUCTION SITE ARE TO BE STABILIZED PRIOR TO CONSTRUCTION BEGINNING.
- CONSTRUCTION ENTRANCES ARE TO BE BUILT WITH AN APRON TO ALLOW FOR TURNING TRAFFIC, BUT SHOULD NOT BE BUILT OVER EXISTING PAVEMENT EXCEPT FOR A SLIGHT OVERLAP.
- AREAS TO BE STABILIZED ARE TO BE PROPERLY GRADED AND COMPACTED PRIOR TO LAYING DOWN GEOTEXTILE AND STONE.
- CONSTRUCTION ROADS, PARKING AREAS, LOADING/UNLOADING ZONES, STORAGE AREAS, AND STAGING AREAS ARE TO BE STABILIZED.
- CONSTRUCTION ROADS ARE TO BE BUILT TO CONFORM TO SITE GRADES, BUT SHOULD NOT HAVE SIDE SLOPES OR ROAD GRADES THAT ARE EXCESSIVELY STEEP.

MAINTENANCE REQUIREMENTS

- REGULAR INSPECTIONS ARE TO BE MADE OF ALL STABILIZED AREAS, ESPECIALLY AFTER STORM EVENTS.
- STONES ARE TO BE REAPPLIED PERIODICALLY AND WHEN REPAIR IS NECESSARY.
- SEDIMENT TRACKED ONTO PAVED ROADS IS TO BE REMOVED DAILY BY SHOVELING OR SWEEPING. SEDIMENT IS NOT TO BE WASHED DOWN STORM SEWER DRAINS.
- STORM SEWER INLET PROTECTION IS TO BE IN PLACE, INSPECTED, AND CLEANED IF NECESSARY.
- OTHER ASSOCIATED SEDIMENT CONTROL MEASURES ARE TO BE INSPECTED TO ENSURE GOOD WORKING CONDITION.

REVISIONS:		
NO.	DESCRIPTION	DATE

ENGINEER:
DESIGNED BY: JJM DATE: 8/30/17
DRAWN BY: JJM DATE: 8/31/17
CHECKED BY: PAK DATE: 9/5/17

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CITY OF COLORADO SPRINGS DEPT. OF UTILITIES
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JCAD
CONSULTING, INC.
J-CADCONSULTING.COM
719-377-0002

DSE *Dakota Springs Engineering*

31 N. TEJON, SUITE 500
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PROJECT SPRINGS AT WATERVIEW
SHEET TITLE GRADING & EROSION CONTROL DETAILS
FROM TO
JOB NO. 0001-02-16-01 SHEET 11 OF 23

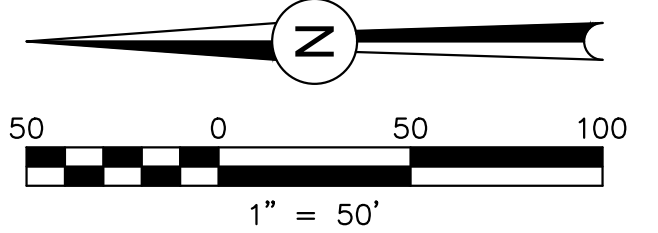


For all proposed signs, include the MUTCD sign designation and note the size.
Call out the street name sign location.

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".
8. ALL TRAFFIC SIGNS SHALL HAVE A MINIMUM HIGH INTENSITY PRISMATIC GRADE SHEETING.
9. ALL LOCAL RESIDENTIAL STREET SIGNS SHALL BE MOUNTED ON A 1.75" X 1.75" SQUARE TUBE SIGN POST AND STUB POST BASE. FOR OTHER APPLICATIONS, REFER TO THE CDOT STANDARD S-614-8 REGARDING USE OF THE P2 TUBULAR STEEL POST SLIPBASE DESIGN.
10. ALL SIGNS SHALL BE SINGLE SHEET ALUMINUM WITH 0.100" MINIMUM THICKNESS.
11. ALL LIMIT LINES/STOP LINES, CROSSWALK LINES, PAVEMENT LEGENDS, AND ARROWS SHALL BE A MINIMUM 125 MIL THICKNESS PREFORMED THERMOPLASTIC PAVEMENT MARKINGS WITH TAPERED LEADING EDGES PER CDOT STANDARD S-627-1. 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.
12. 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.
13. THE CONTRACTOR SHALL NOTIFY EL PASO COUNTY PLANNING AND COMMUNITY DEVELOPMENT (719) 520-6819 PRIOR TO AND UPON COMPLETION OF SIGNING AND STRIPING.
14. 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.

CYGNET LAND LLC UNPLATTED



REVISIONS:		
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1	CITY REVIEW COMMENTS	1/5/18

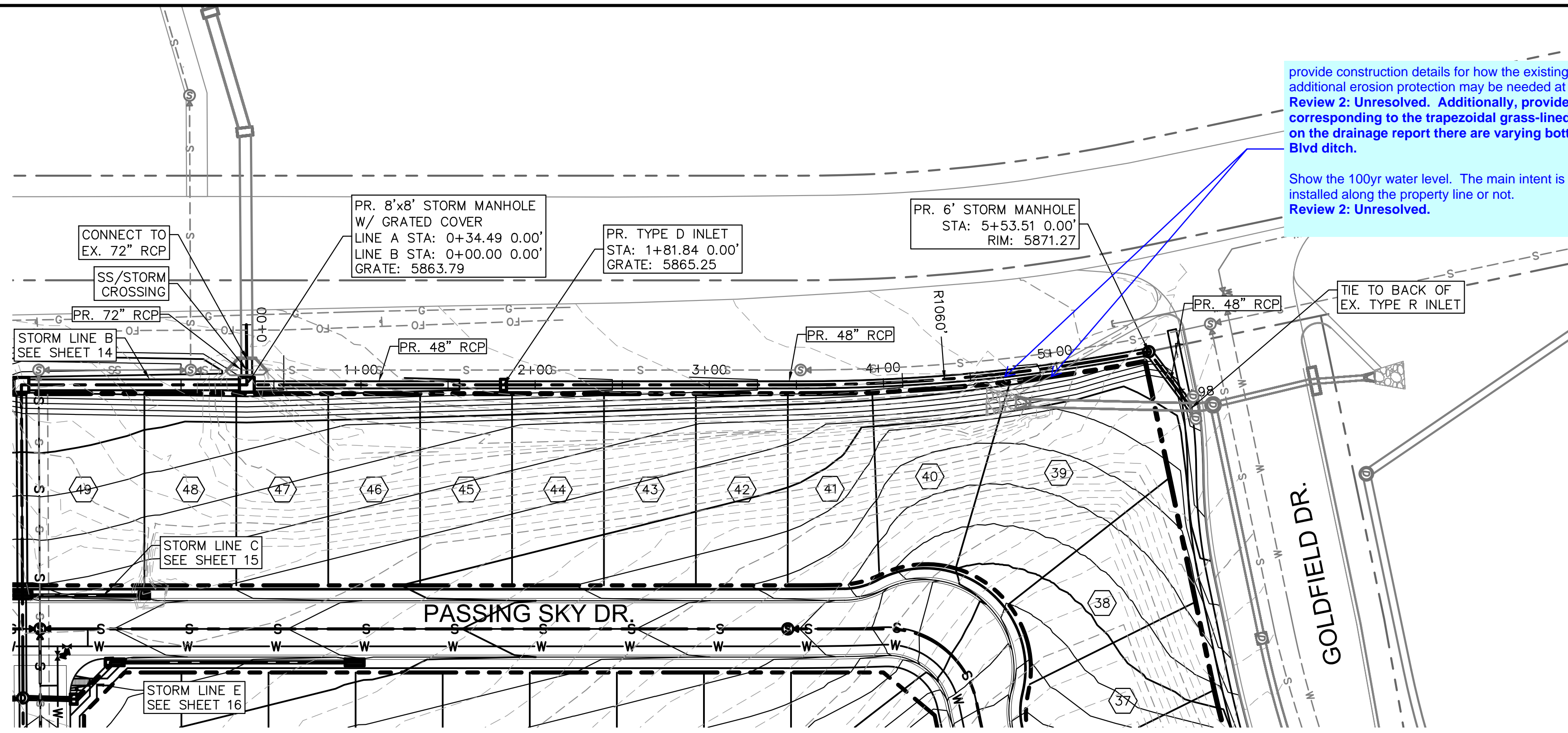
ENGINEER:
DESIGNED BY: **JJM** DATE: **1/5/18**
DRAWN BY: **JJM** DATE: **1/5/18**
CHECKED BY: **PAK** DATE: **1/15/18**

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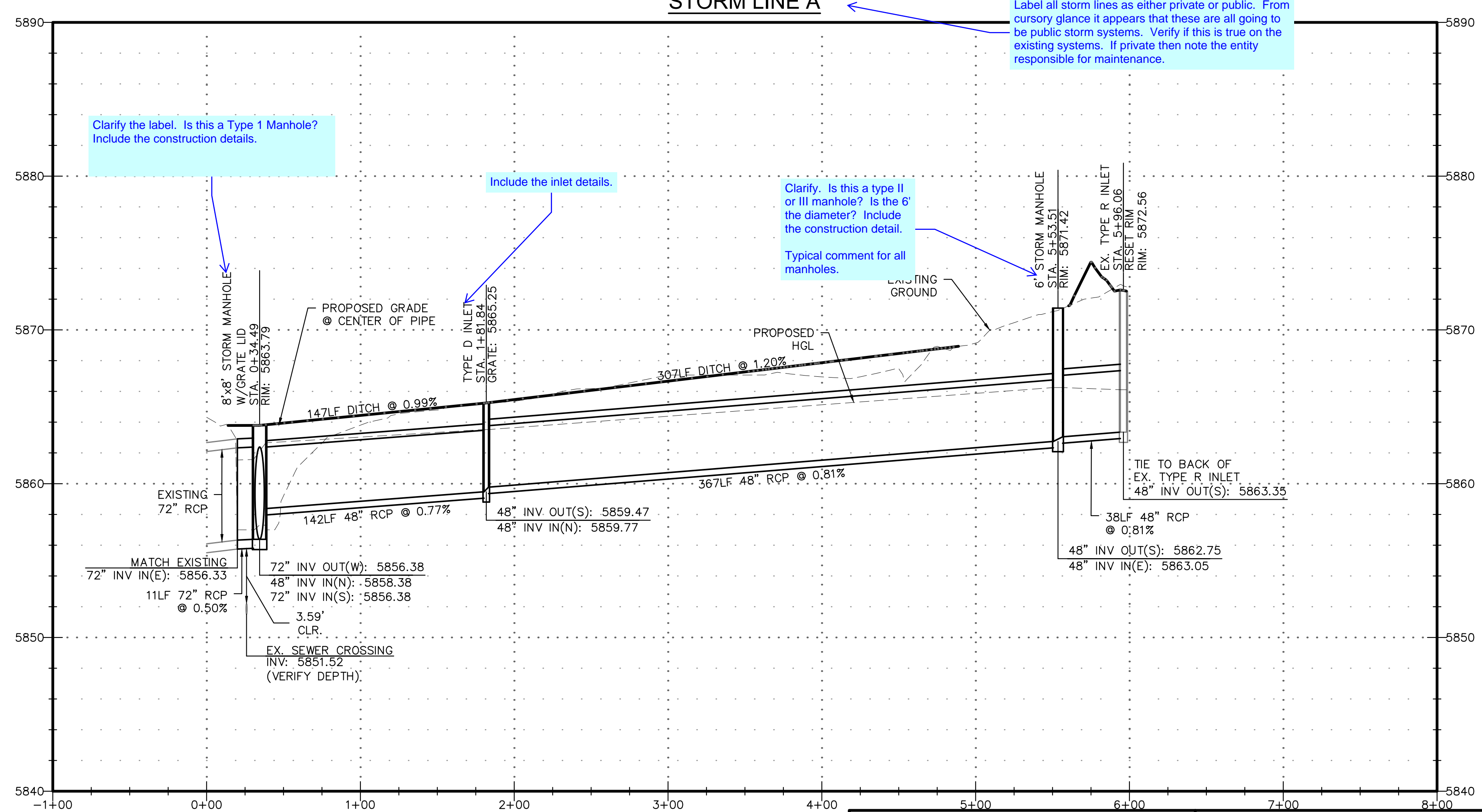
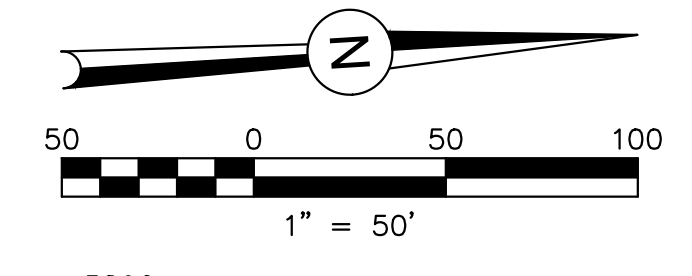
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31 N. TEJON, SUITE 500
COLORADO SPRINGS, CO 80903
P: (719) 227-7388
F: (719) 227-7392

PROJECT **SPRINGS AT WATERVIEW**
SHEET TITLE **SIGNING & STRIPING PLAN**
FROM _____ TO _____
JOB NO. **0001-02-16-01** SHEET **12** OF **23**

PDF: 12 - SIGNING & STRIPING PLAN.PDF



provide construction details for how the existing rundown extends to the ditch. additional erosion protection may be needed at the bottom of the rundown.
Review 2: Unresolved. Additionally, provide a typical cross section of the proposed swale corresponding to the trapezoidal grass-lined channel design in the drainage report. Based on the drainage report there are varying bottom widths depending along the entire Grinnell Blvd ditch.
 Show the 100yr water level. The main intent is to determine whether or not a fence can be installed along the property line or not.
Review 2: Unresolved.



Clarify the label. Is this a Type 1 Manhole? Include the construction details.

Include the inlet details.

Clarify. Is this a type II or III manhole? Is the 6' the diameter? Is the 6' the diameter? Include the construction detail.
 Typical comment for all manholes.

Label all storm lines as either private or public. From cursory glance it appears that these are all going to be public storm systems. Verify if this is true on the existing systems. If private then note the entity responsible for maintenance.

PDF-13 - STORM A PROFILE.PDF

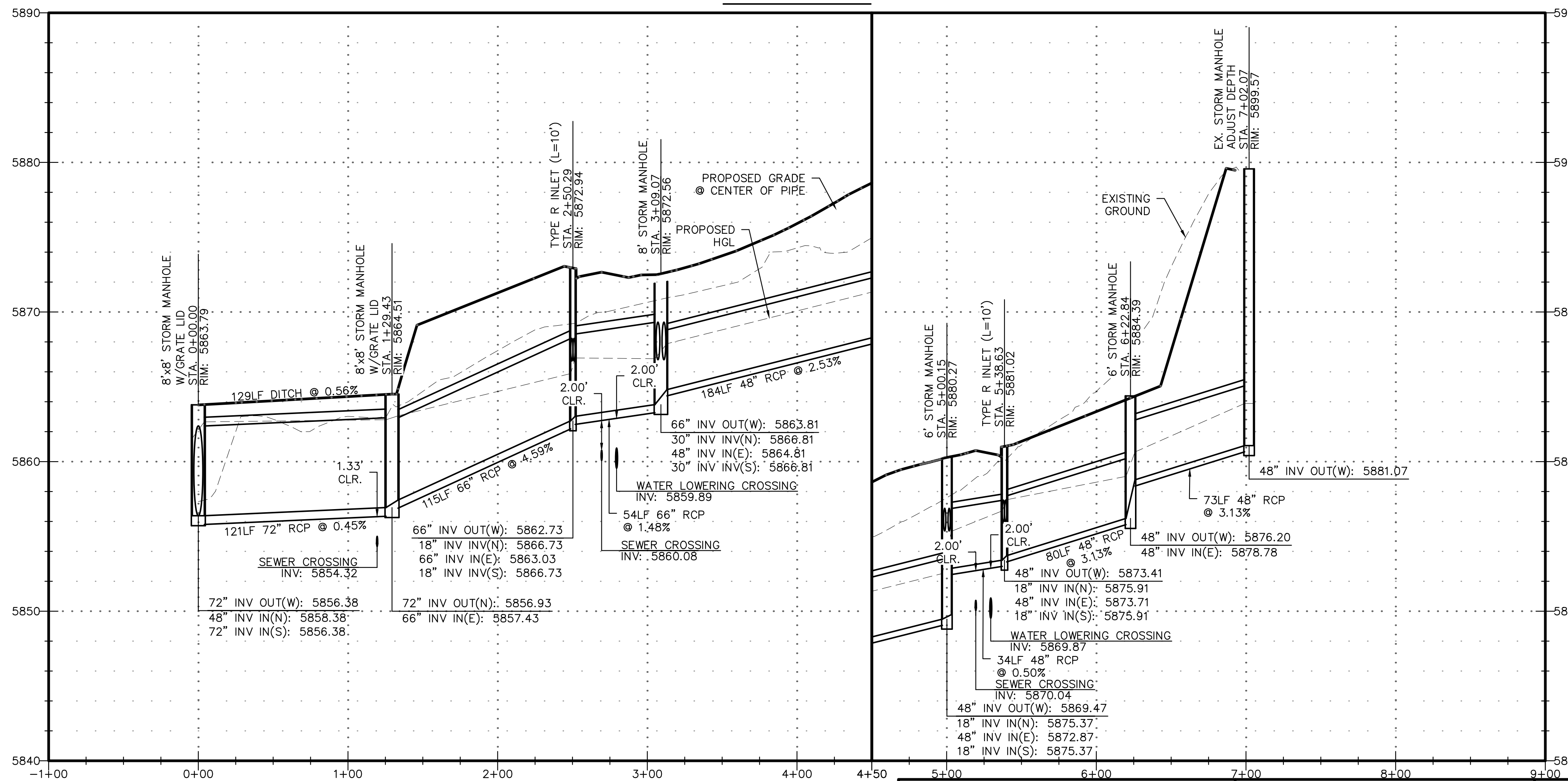
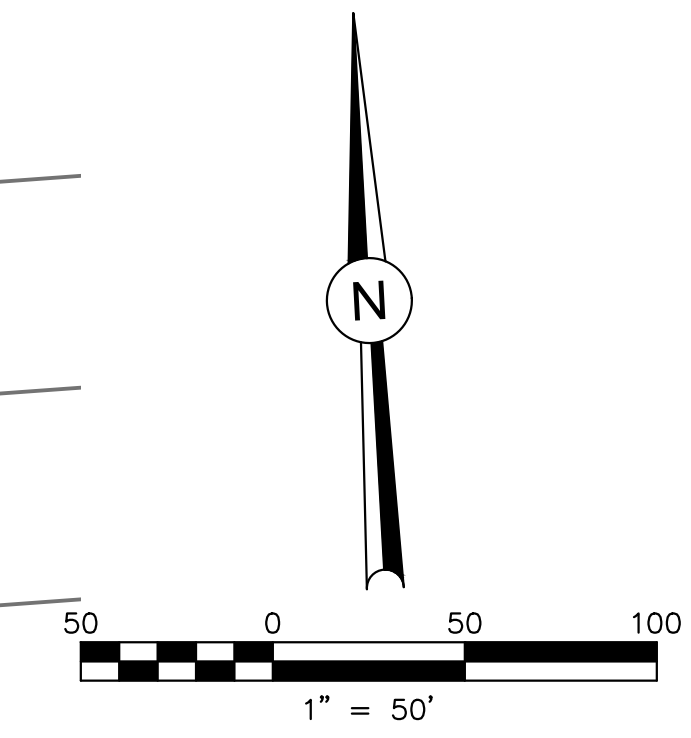
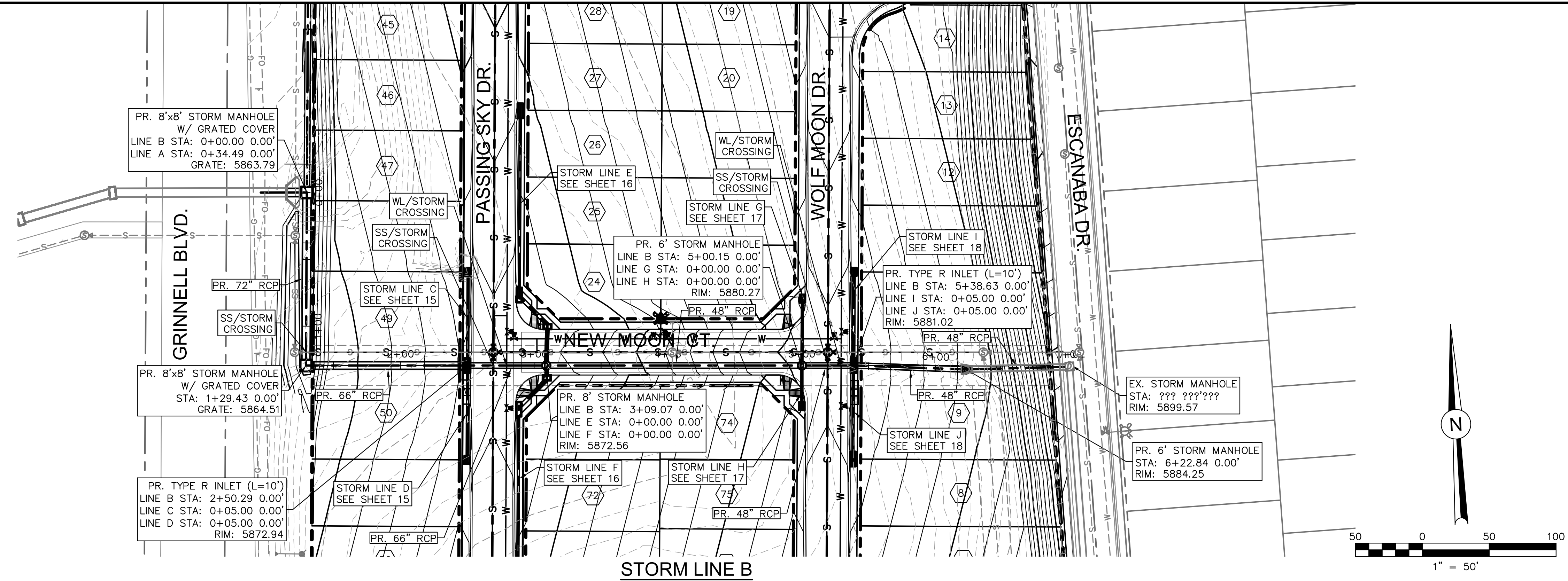


REVISIONS:		
NO.	DESCRIPTION	DATE
1	CITY REVIEW COMMENTS	1/5/18

ENGINEER: _____
 DESIGNED BY: JJM DATE: 9/1/17
 DRAWN BY: TGW DATE: 9/7/17
 CHECKED BY: JJM DATE: 9/11/17
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PROJECT SPRINGS AT WATERVIEW
 SHEET TITLE STORM A PROFILE
 FROM _____ TO _____
 JOB NO. 0001-02-16-01 SHEET 13 OF 23



PDF: 14 - STORM B PROFILE.PDF

REVISIONS:		
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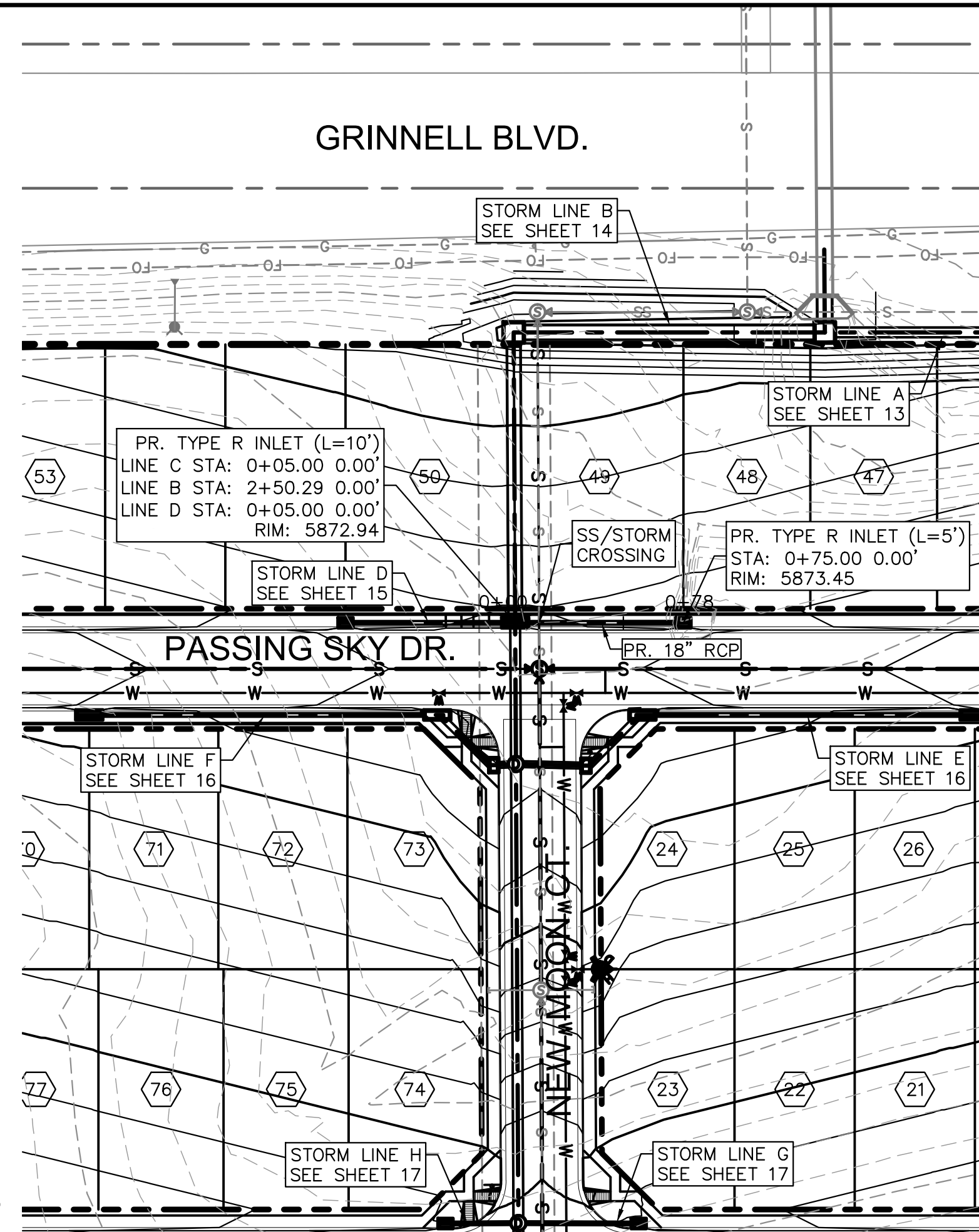
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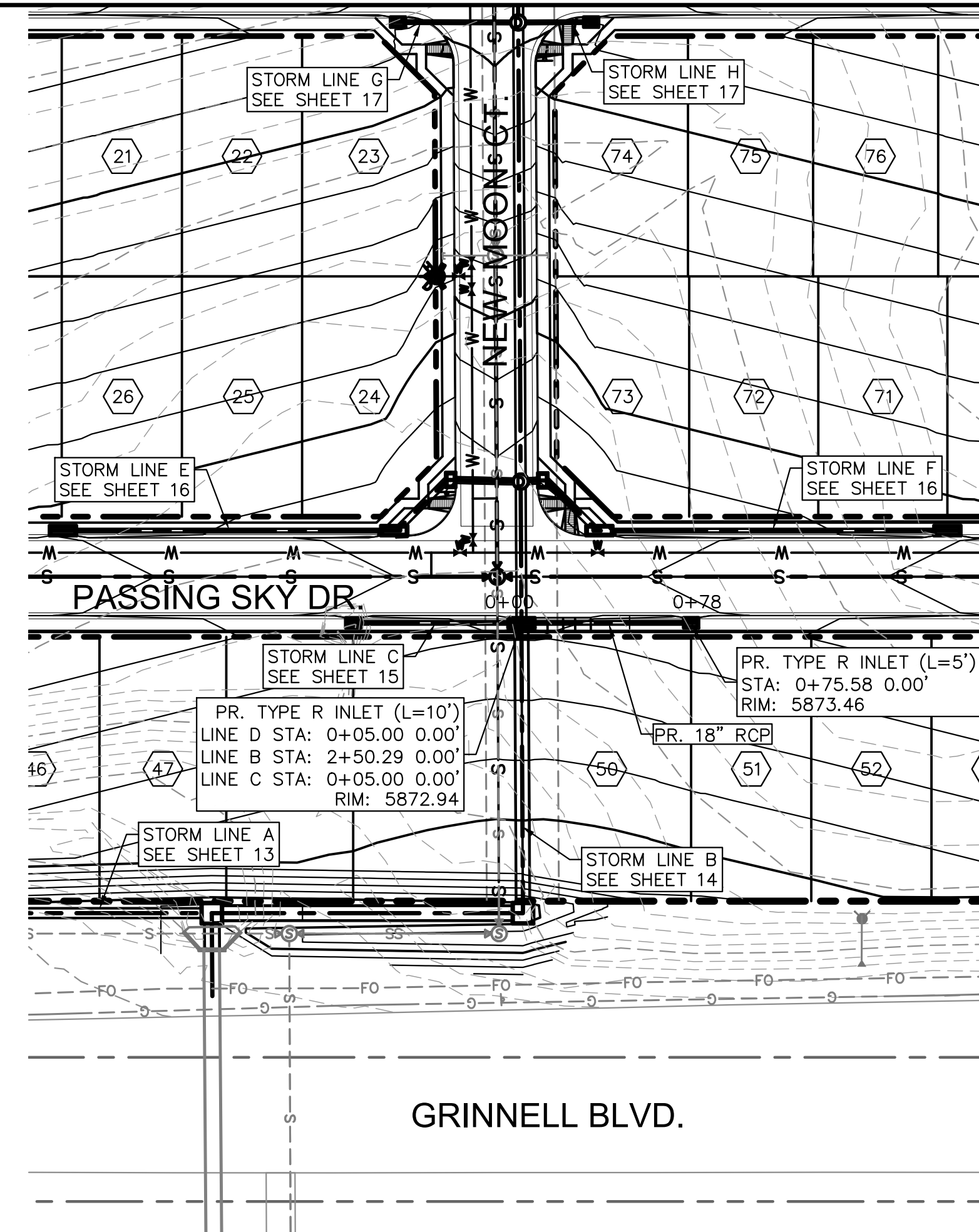
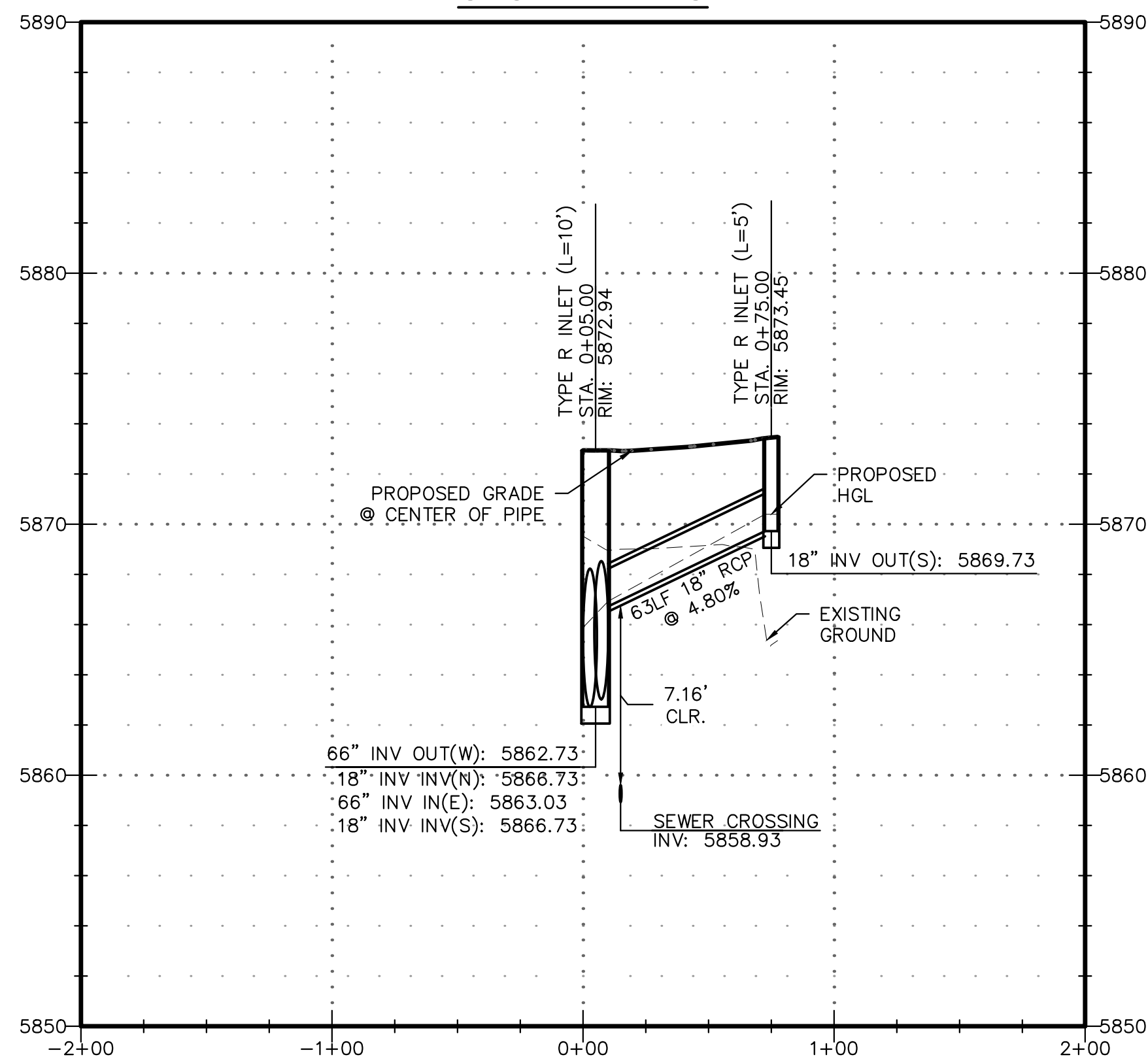
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PROJECT SPRINGS AT WATERVIEW
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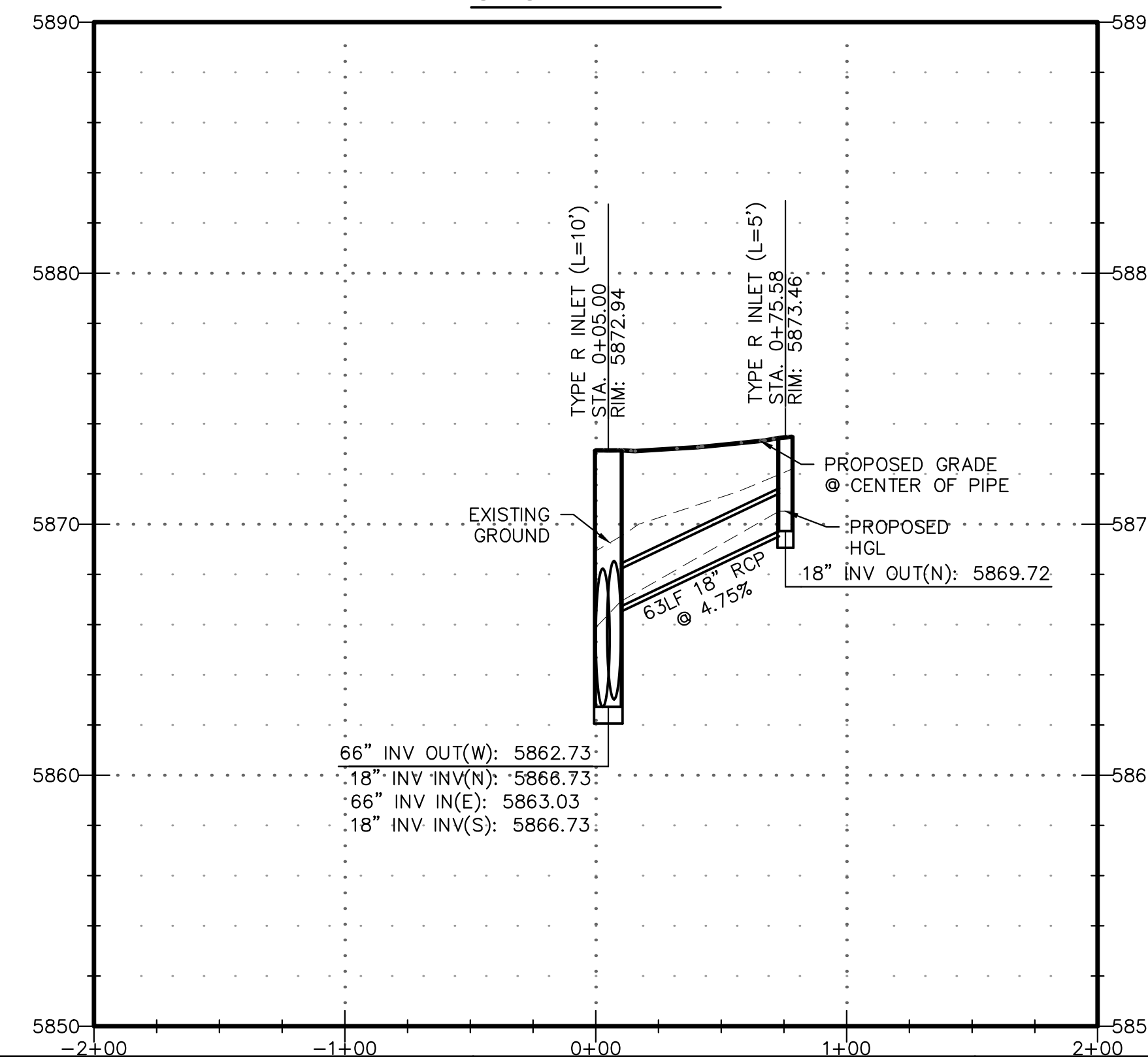




STORM LINE C



STORM LINE D



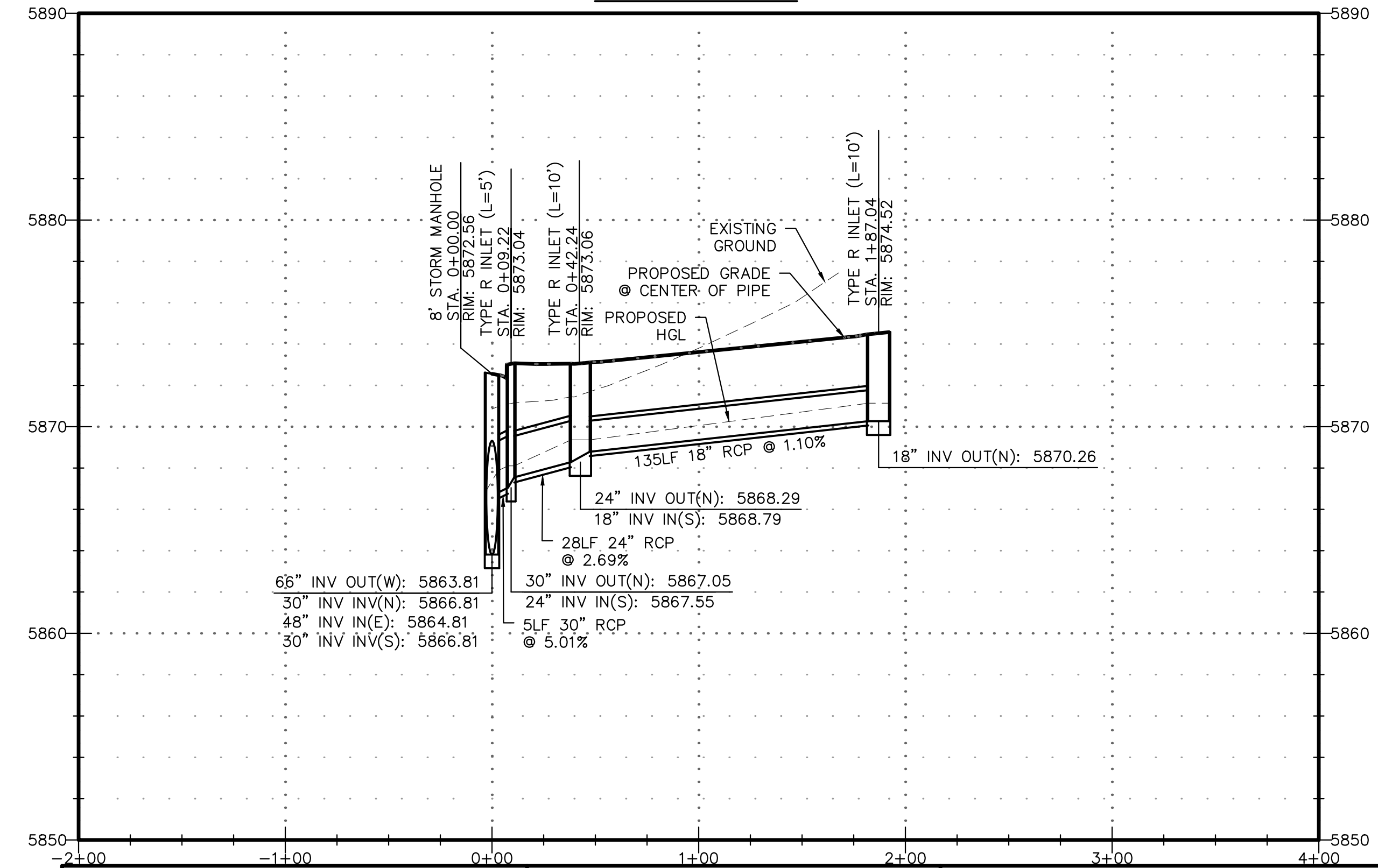
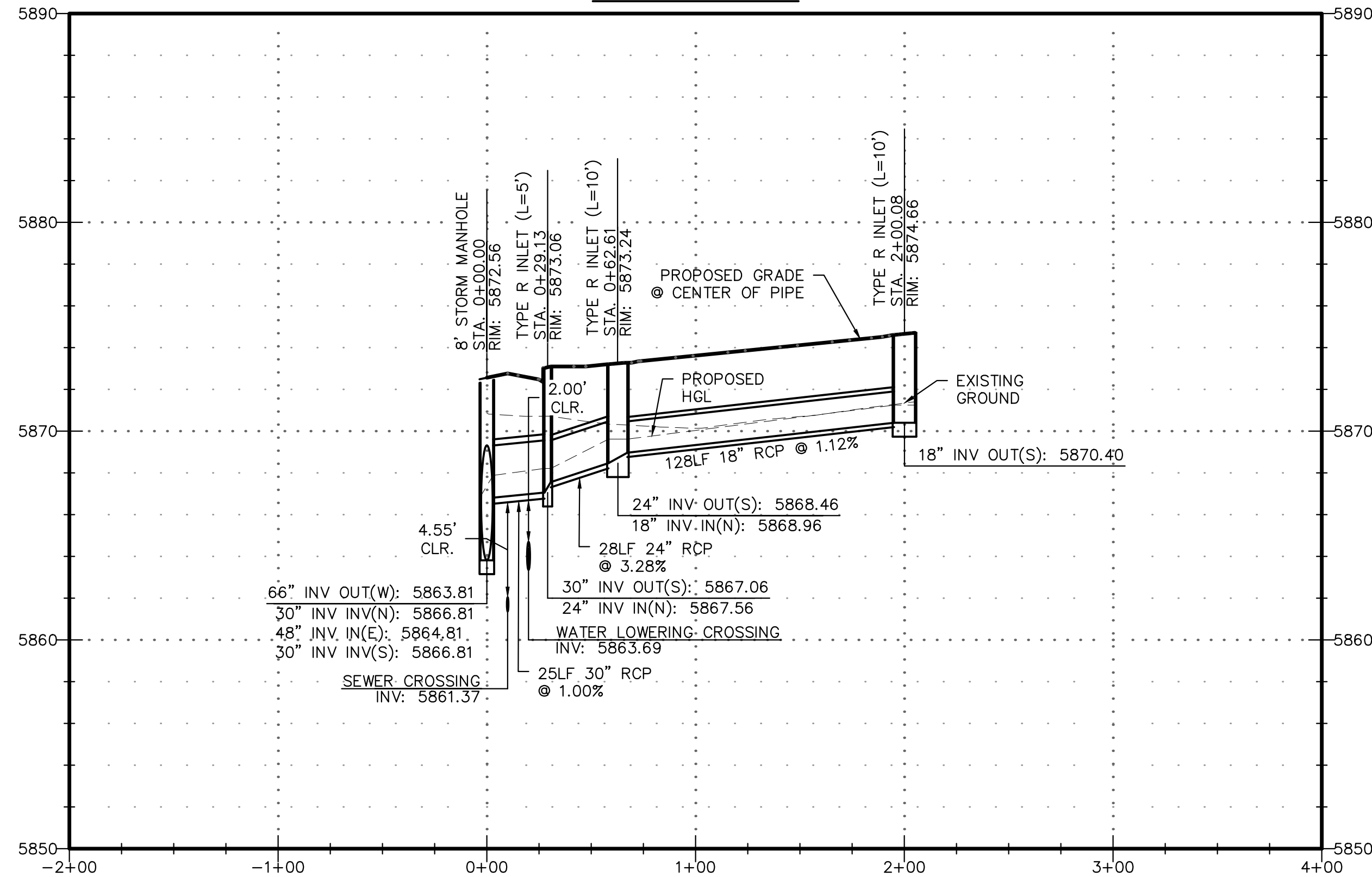
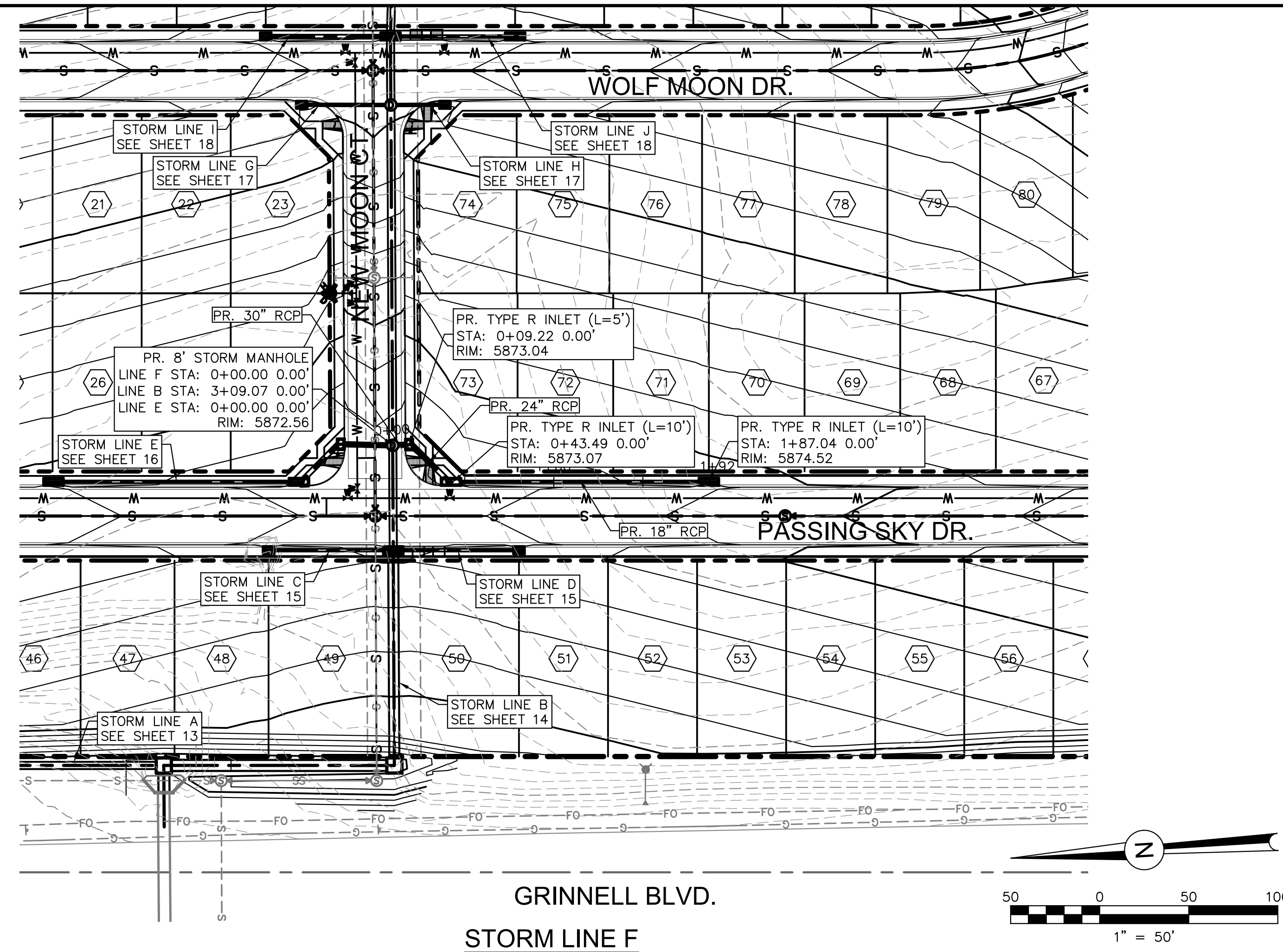
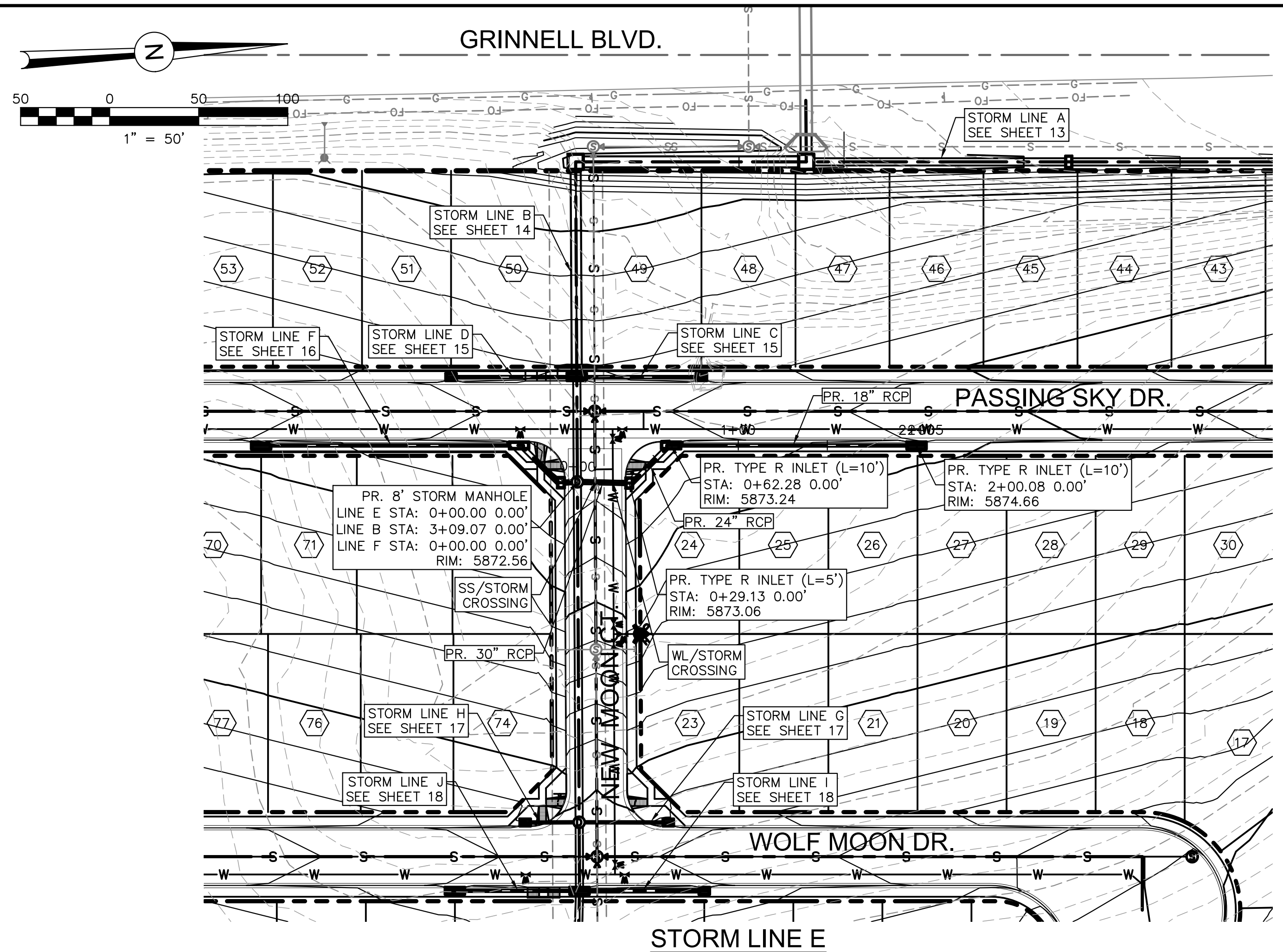
REVISIONS:		
NO.	DESCRIPTION	DATE
1	CITY REVIEW COMMENTS	1/5/18

ENGINEER:
 DESIGNED BY: JJM DATE: 9/1/17
 DRAWN BY: TGW DATE: 9/7/17
 CHECKED BY: JJM DATE: 9/11/17

48 HOURS BEFORE YOU DIG,
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 CITY OF COLORADO SPRINGS DEPT. OF UTILITIES
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DSE *Dakota Springs Engineering*
 31 N. TEJON, SUITE 500
 COLORADO SPRINGS, CO 80903
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PROJECT SPRINGS AT WATERVIEW
 SHEET TITLE STORM C & D PROFILES
 FROM _____ TO _____
 JOB NO. 0001-02-16-01 SHEET 15 OF 23



PDF-16 - STORM E & F PROFILES.PDF

REVISIONS:		
NO.	DESCRIPTION	DATE
1	CITY REVIEW COMMENTS	1/5/18

ENGINEER:
DESIGNED BY: JJM DATE: 9/1/17
DRAWN BY: TGW DATE: 9/7/17
CHECKED BY: JJM DATE: 9/11/17

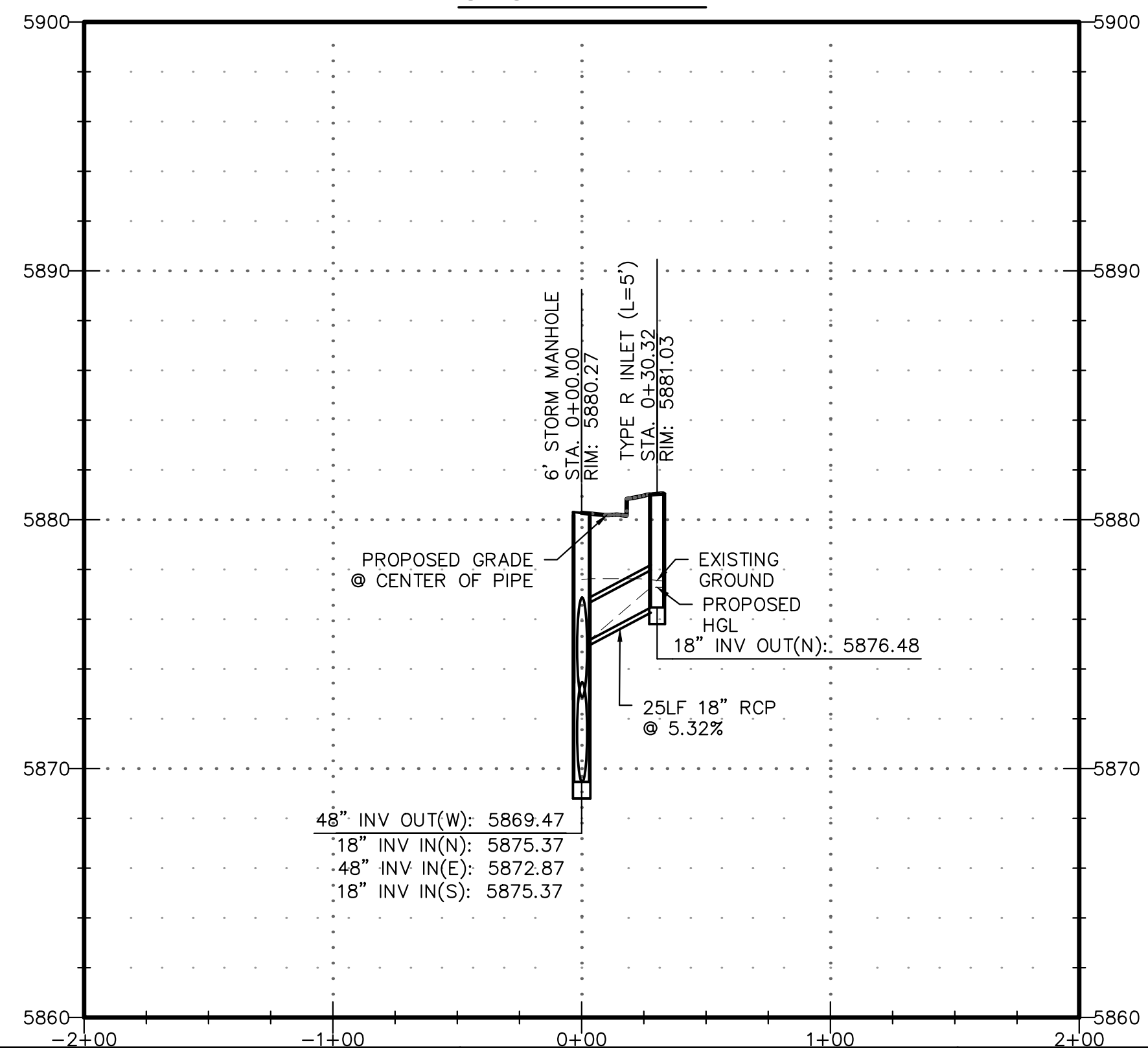
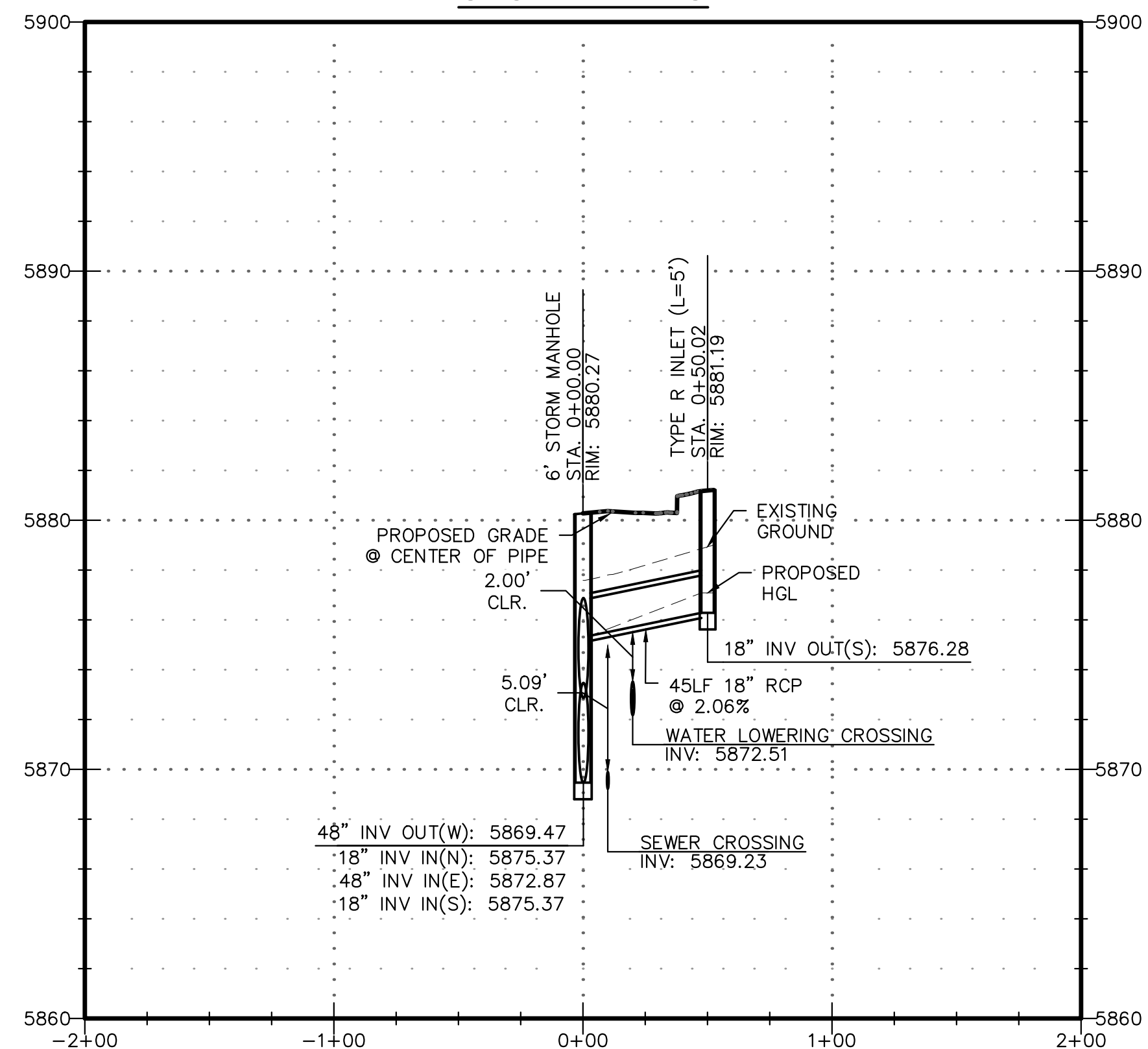
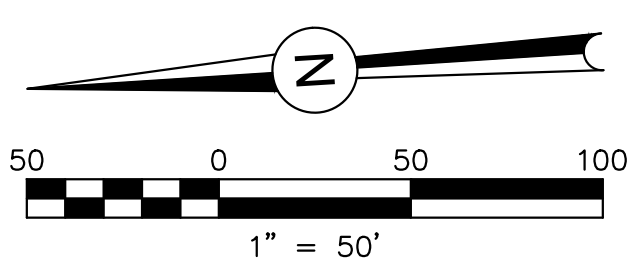
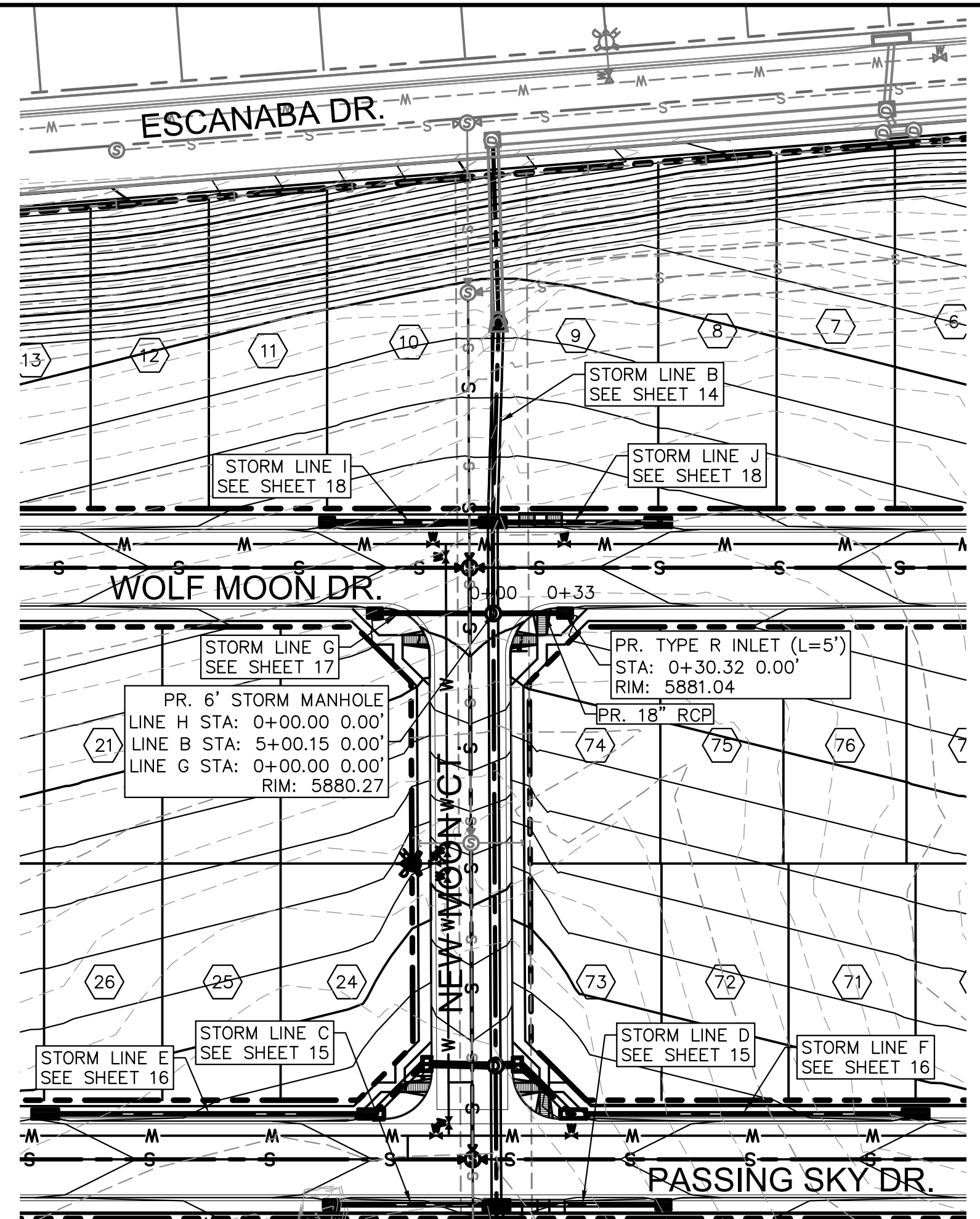
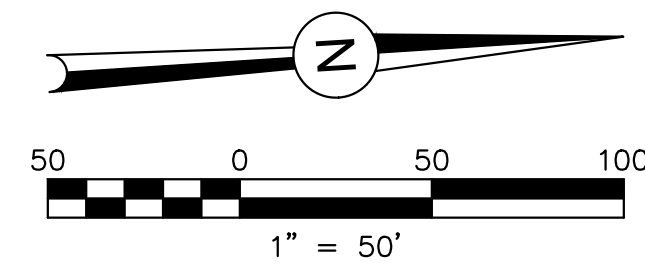
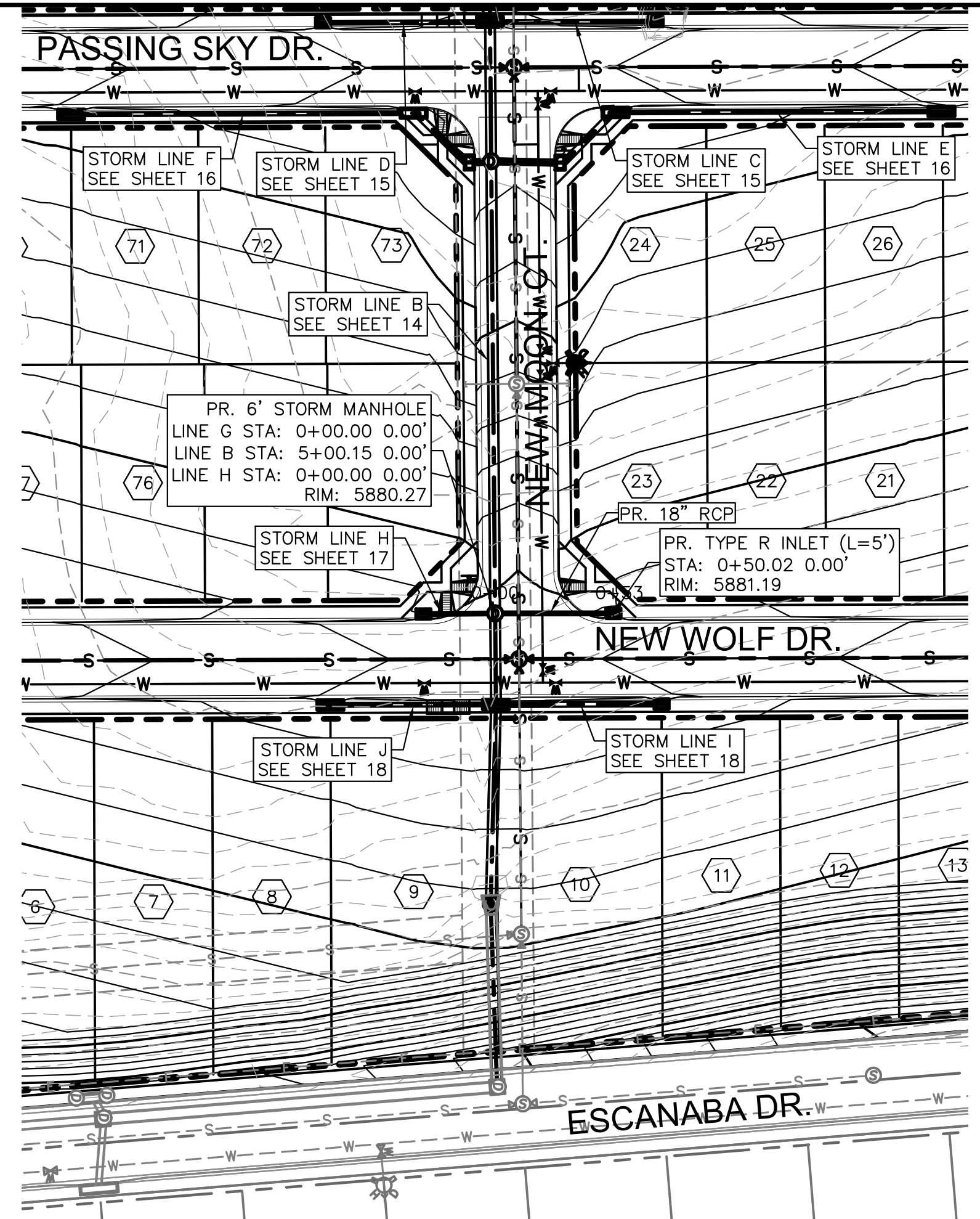
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Engineering

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PROJECT SPRINGS AT WATERVIEW
SHEET TITLE STORM E & F PROFILES
FROM _____ TO _____
JOB NO. 0001-02-16-01 SHEET 16 OF 23





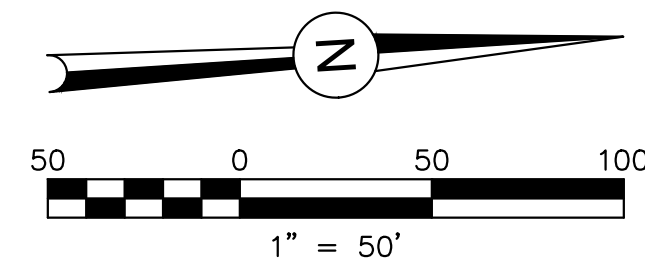
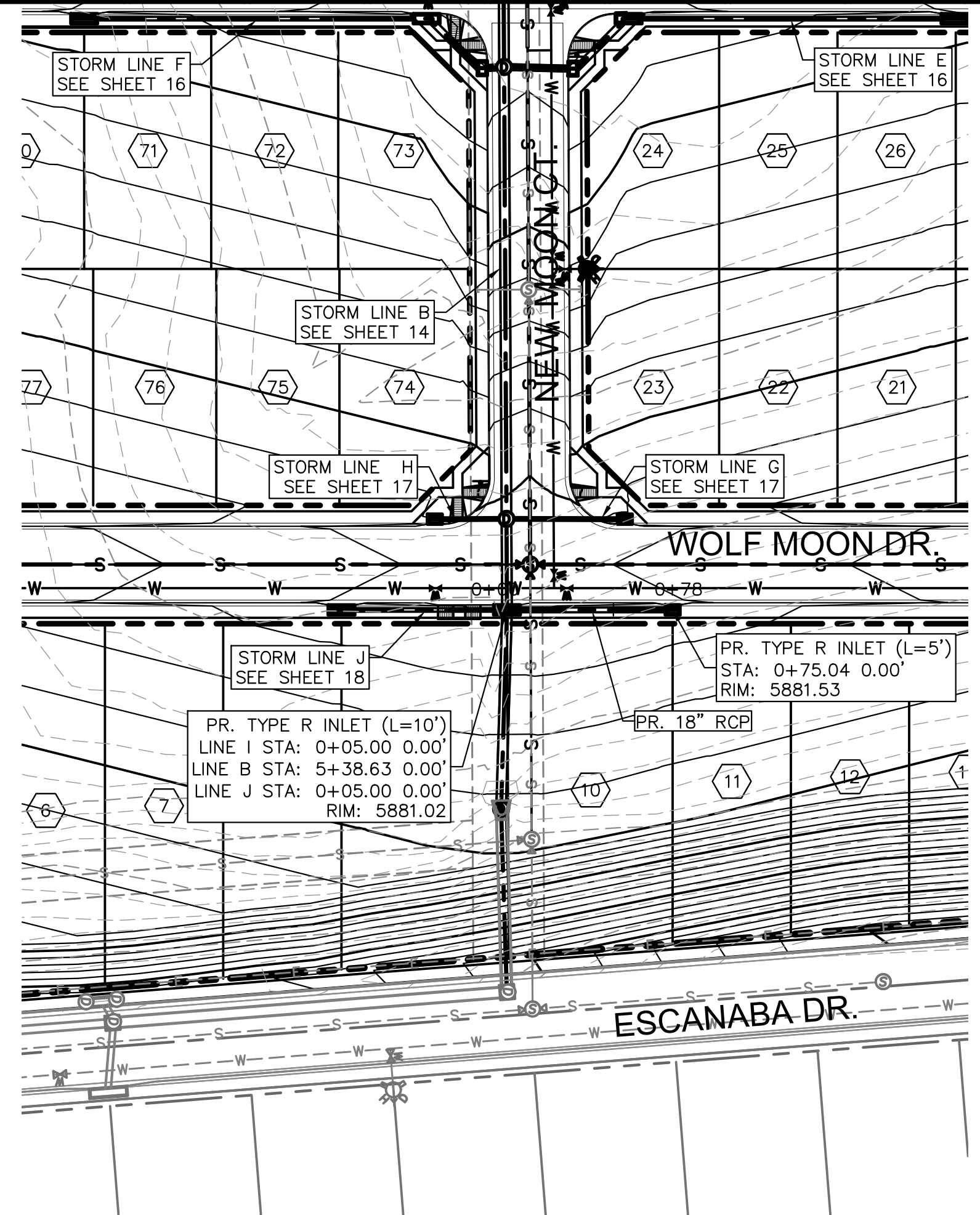
PDF-17 - STORM G & H PROFILES.PDF

REVISIONS:		
NO.	DESCRIPTION	DATE
1	CITY REVIEW COMMENTS	1/5/18

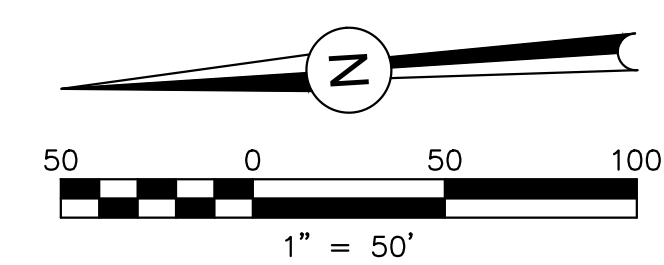
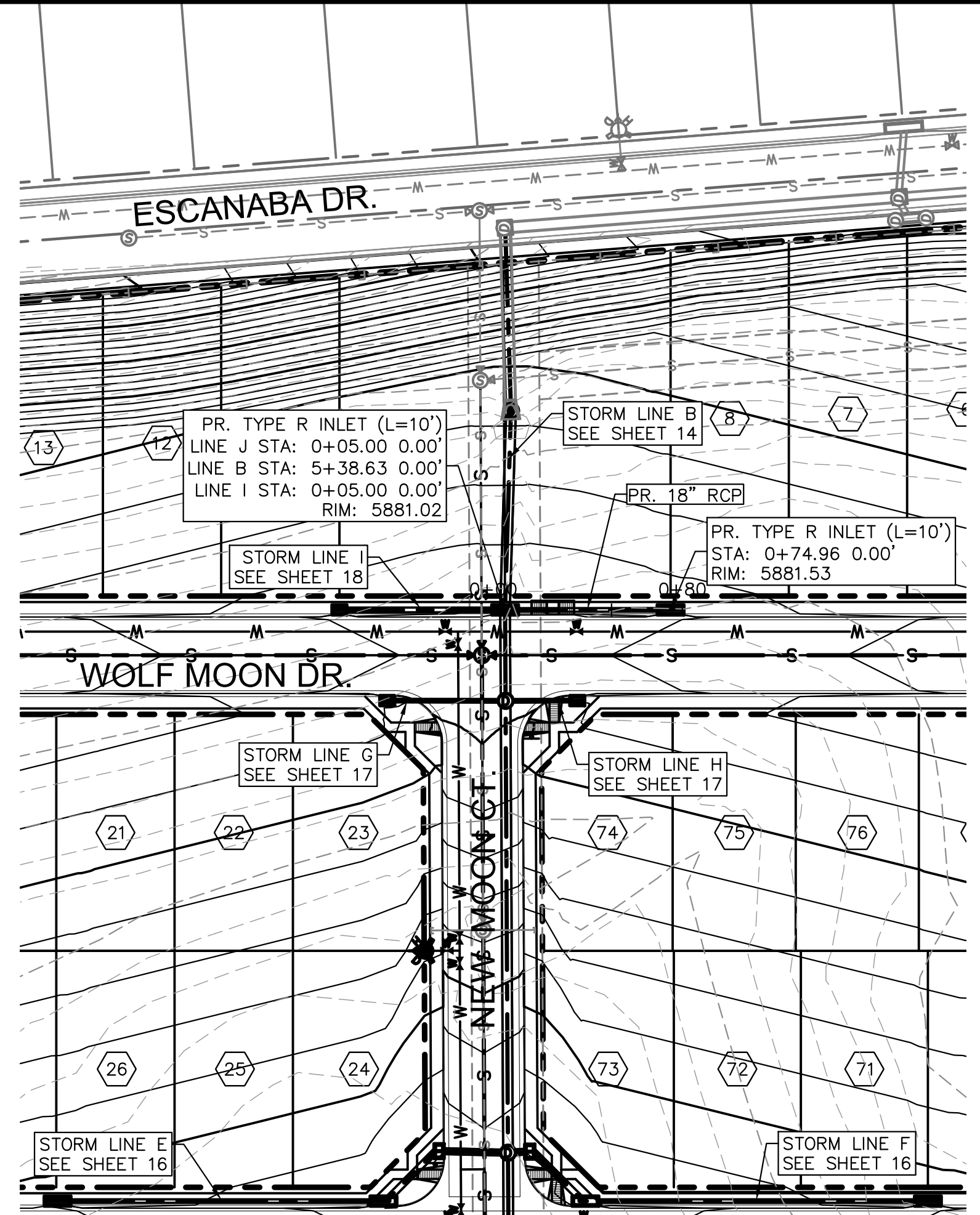
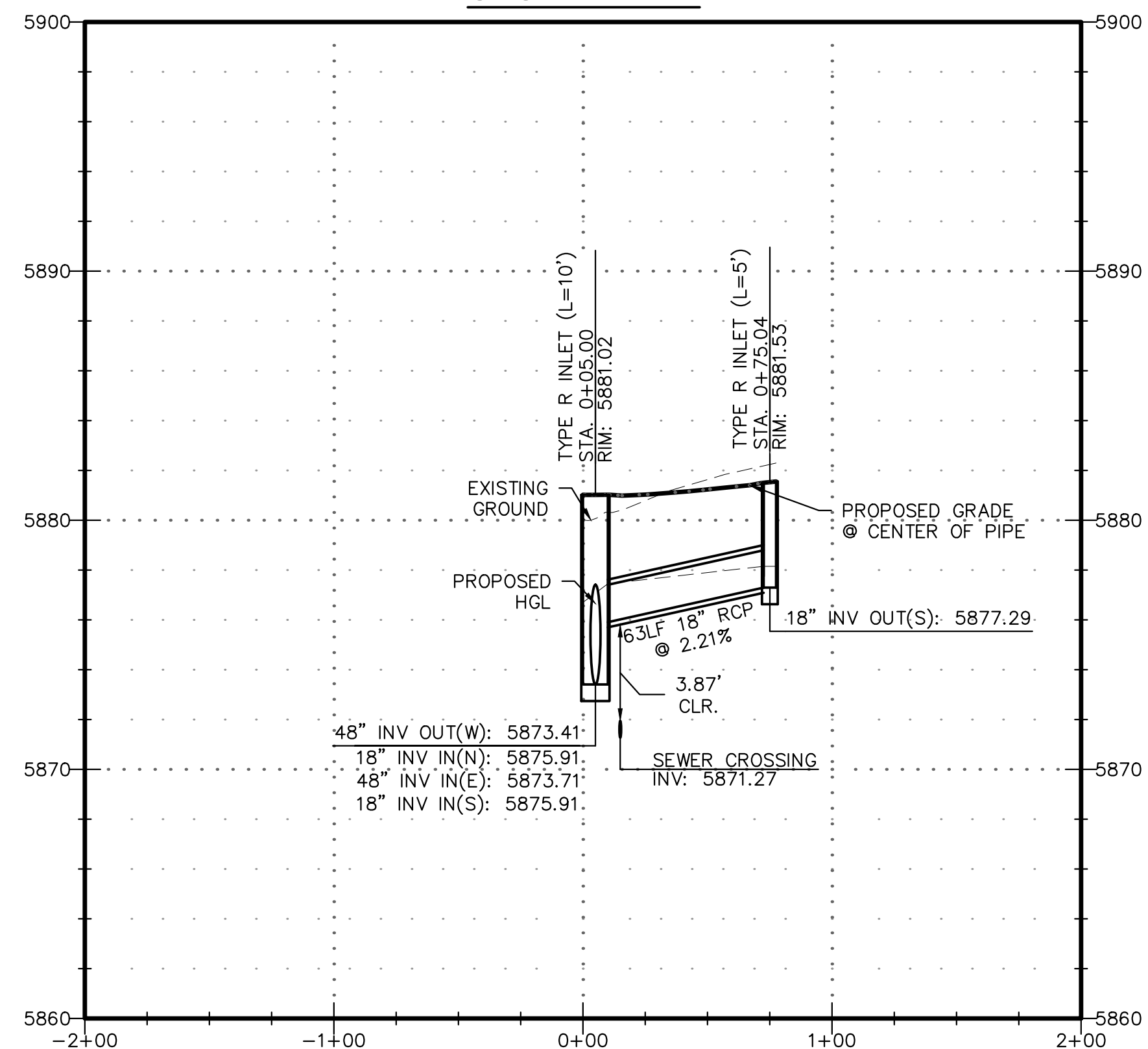
ENGINEER:
 DESIGNED BY: **JJM** DATE: **9/1/17**
 DRAWN BY: **TGW** DATE: **9/7/17**
 CHECKED BY: **JJM** DATE: **9/11/17**
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 PROJECT SPRINGS AT WATERVIEW
 SHEET TITLE STORM G & H PROFILES
 FROM _____ TO _____
 JOB NO. 0001-02-16-01 SHEET 17 OF 23

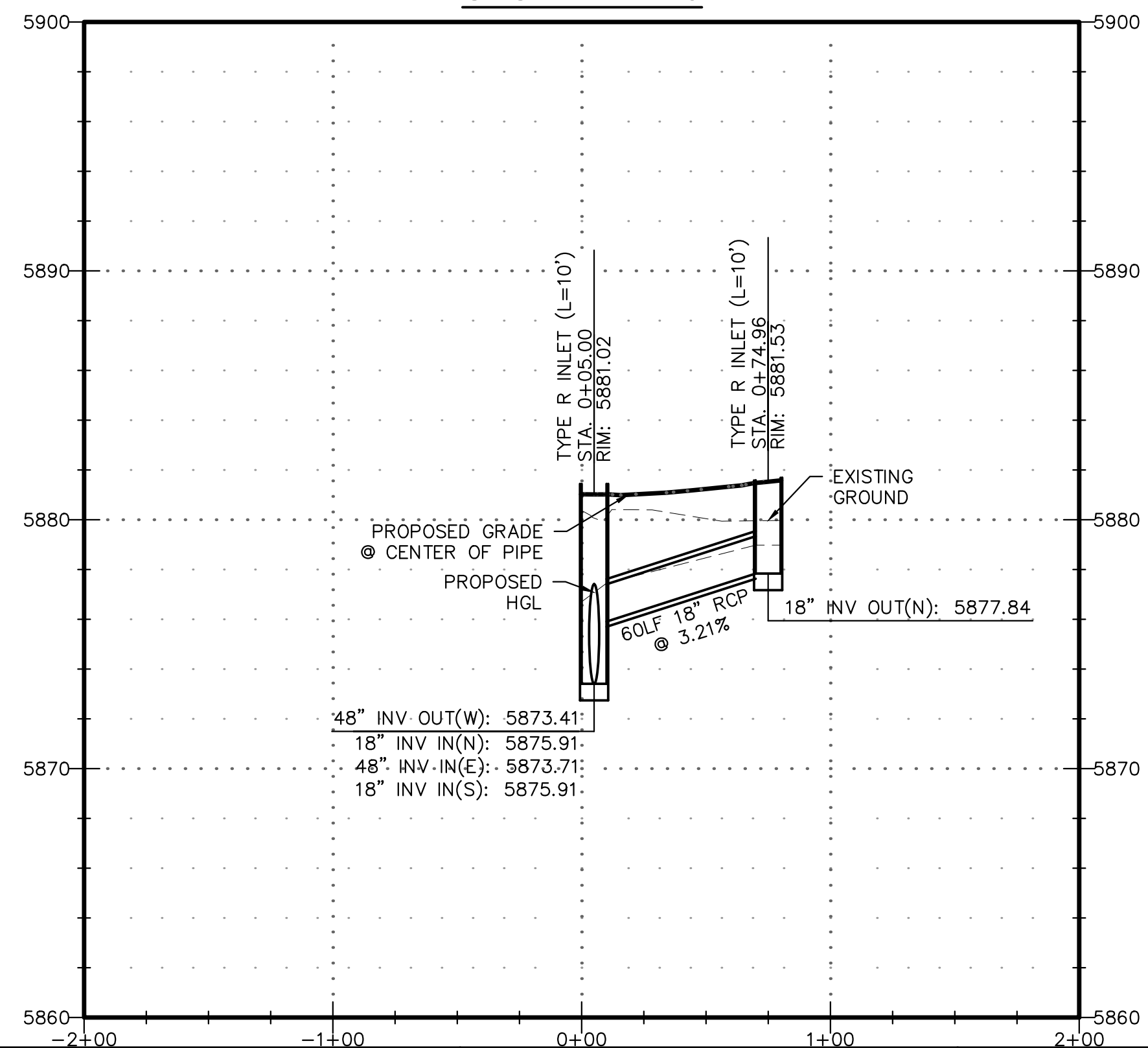




STORM LINE I



STORM LINE J



PDF-18 - STORM I & J PROFILES.PDF

REVISIONS:		
NO.	DESCRIPTION	DATE
1	CITY REVIEW COMMENTS	1/5/18

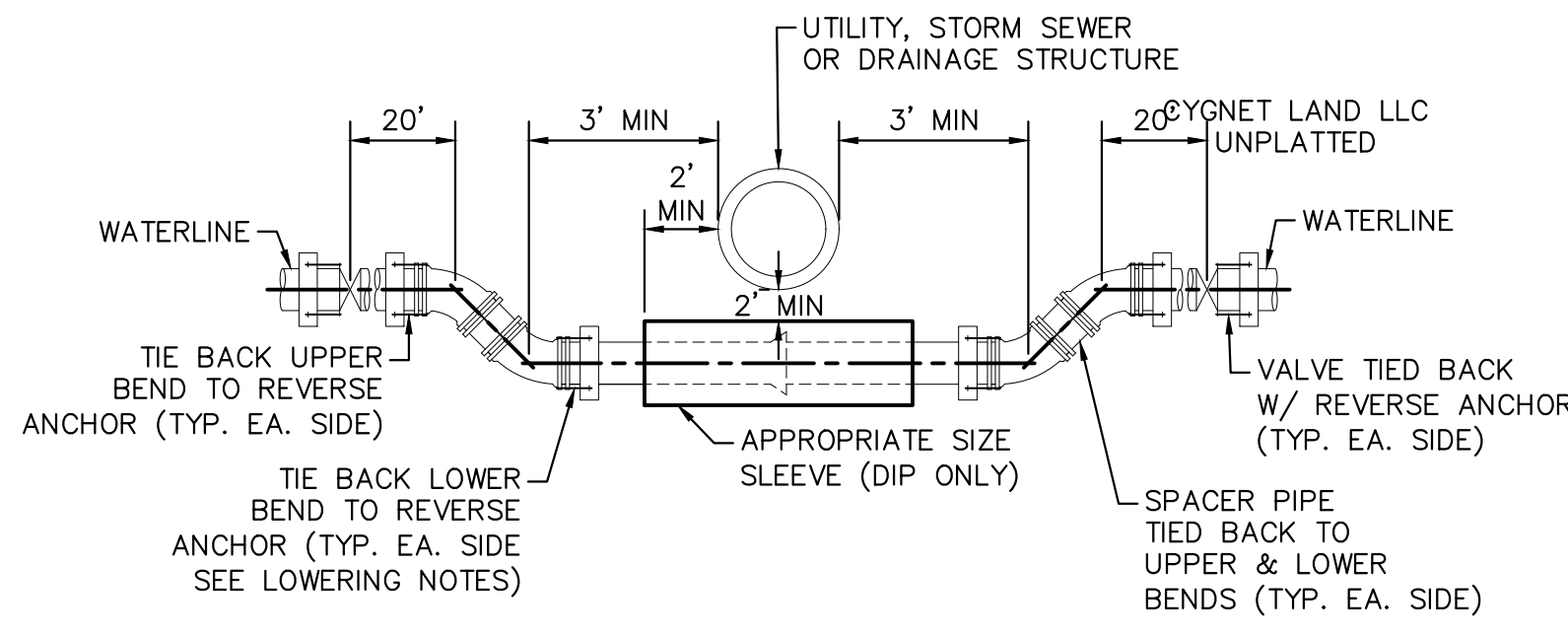
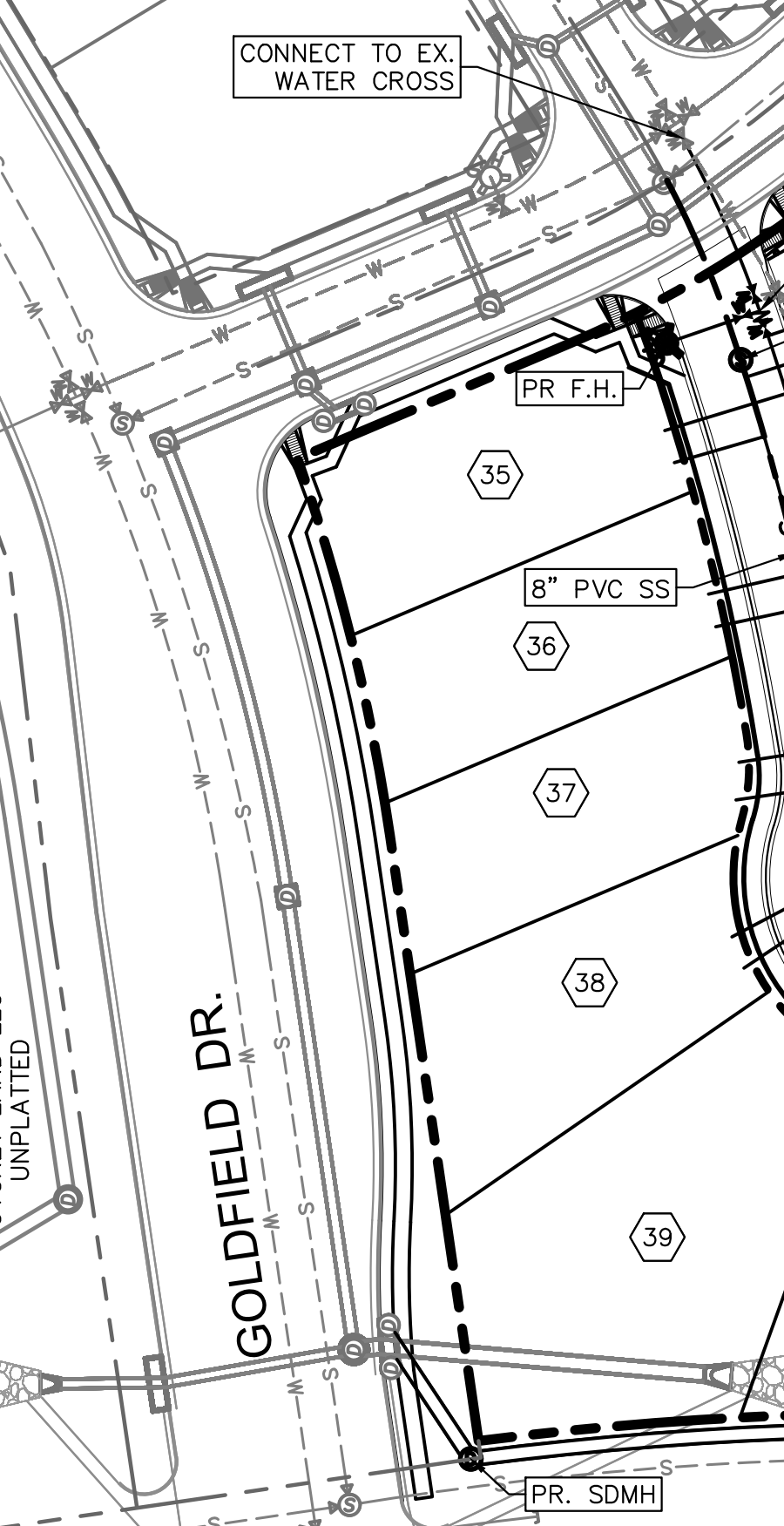
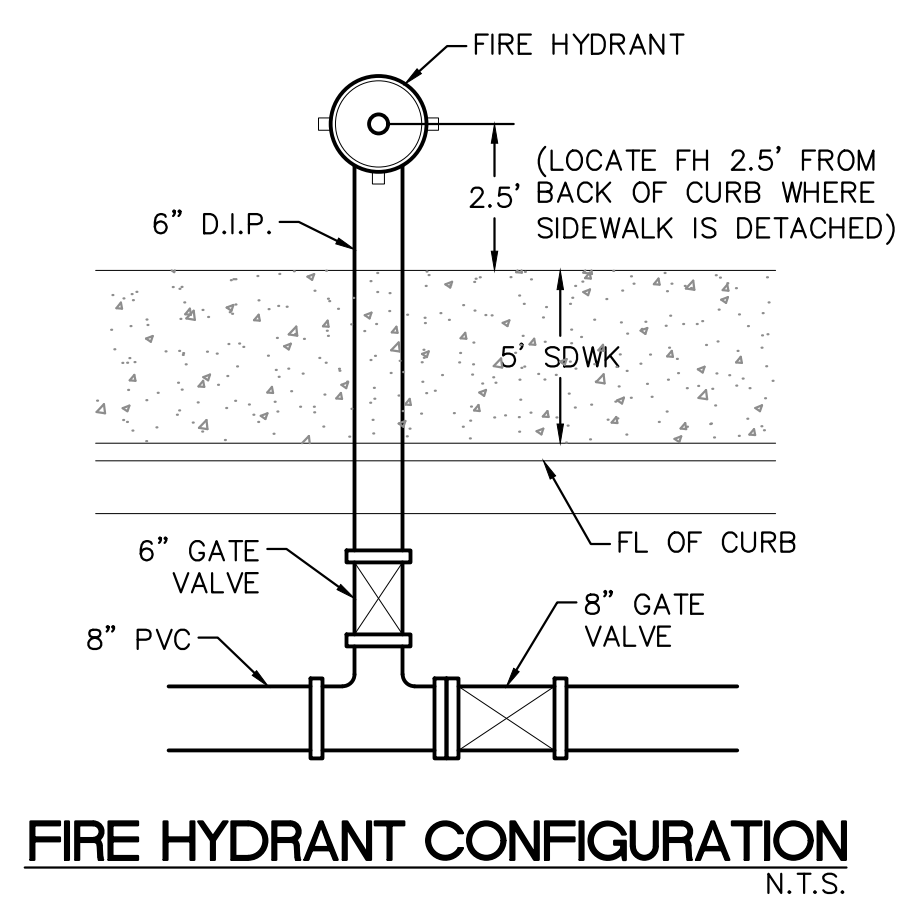
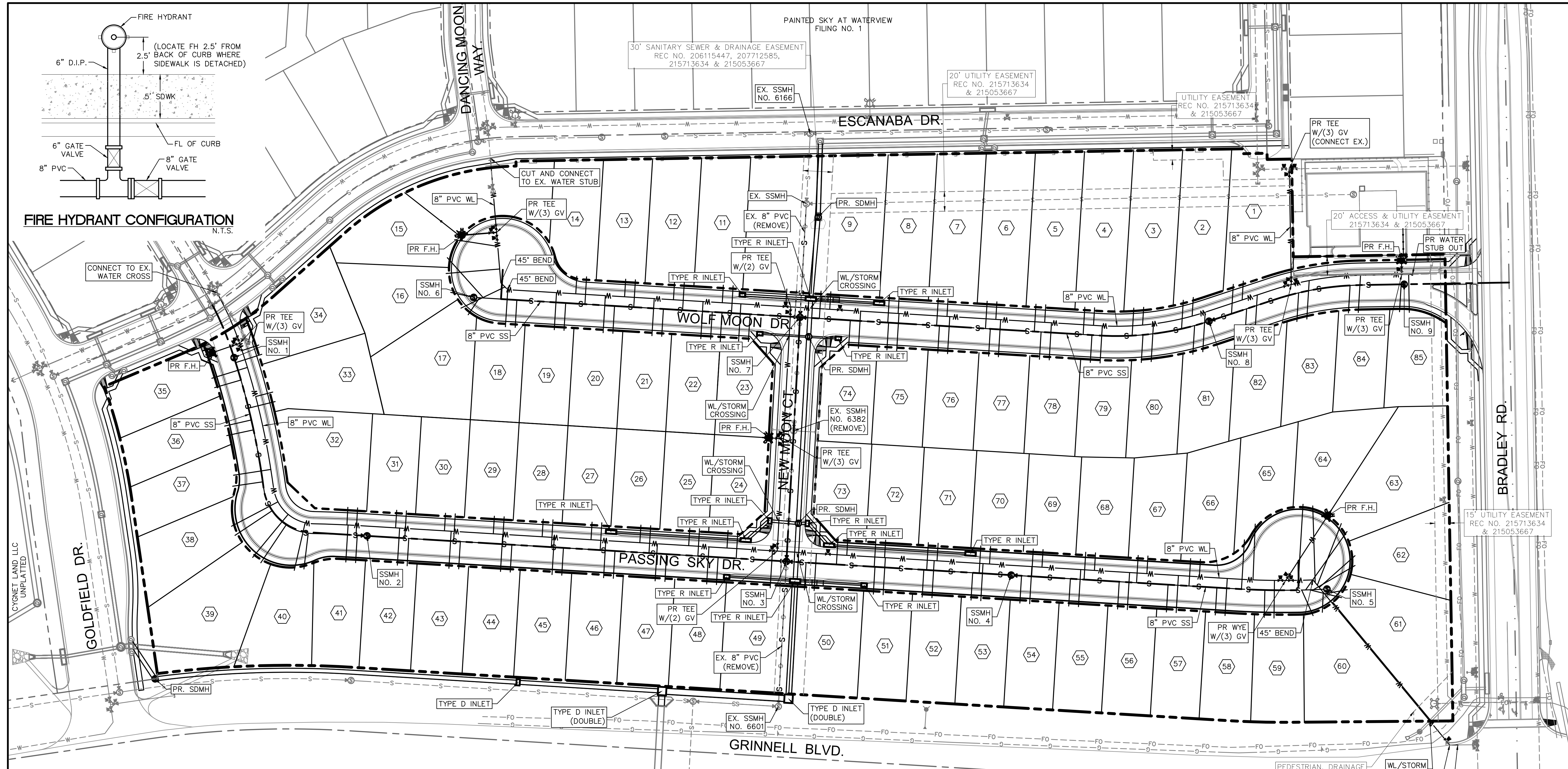
ENGINEER:
 DESIGNED BY: **JJM** DATE: **9/1/17**
 DRAWN BY: **TGW** DATE: **9/7/17**
 CHECKED BY: **JJM** DATE: **9/11/17**

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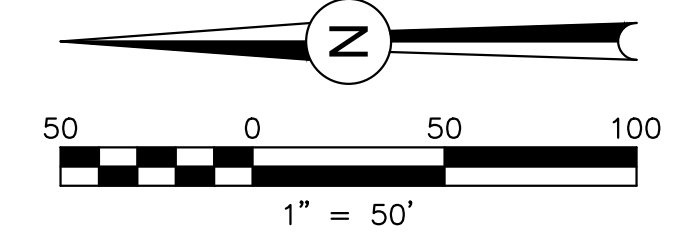
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PROJECT SPRINGS AT WATERVIEW
 SHEET TITLE STORM I & J PROFILES
 FROM _____ TO _____
 JOB NO. 0001-02-16-01 SHEET 18 OF 23





LOWERING NOTES
 1. NO PVC PIPE IN LOWERING
 2. LOWERING TO BE PROTECTED UNDER SUPERVISION OF INSPECTOR
 3. REVERSE ANCHOR MAY BE AROUND SLEEVE W/INSPECTORS APPROVAL



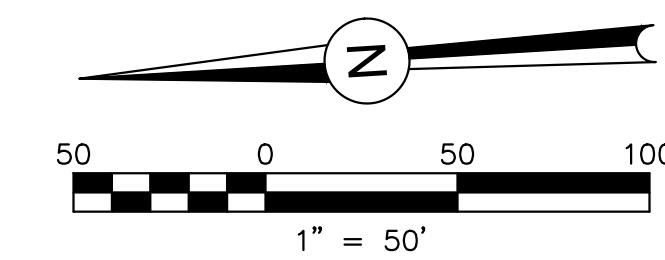
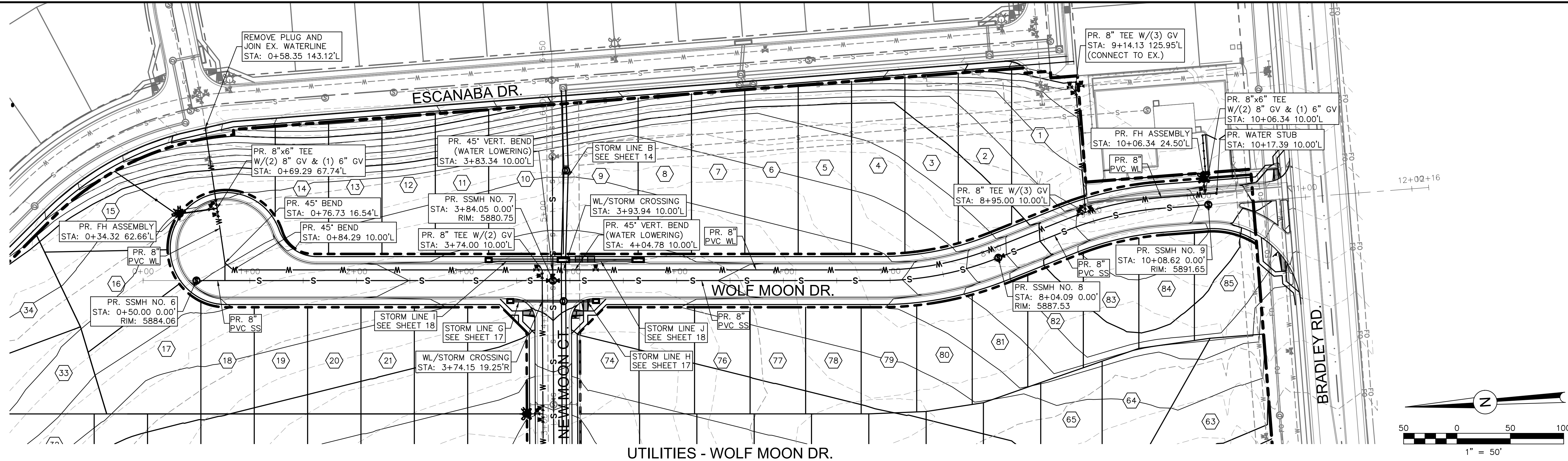
REVISIONS:		
NO.	DESCRIPTION	DATE
1	CITY REVIEW COMMENTS	1/5/18

ENGINEER: **JJM** DATE: **8/20/17**
 DESIGNED BY: **JJM** DATE: **8/28/17**
 DRAWN BY: **JJM** DATE: **8/28/17**
 CHECKED BY: **PAK** DATE: **8/30/17**
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 CALL UTILITY LOCATORS
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 GAS, ELECTRIC, WATER AND WASTEWATER

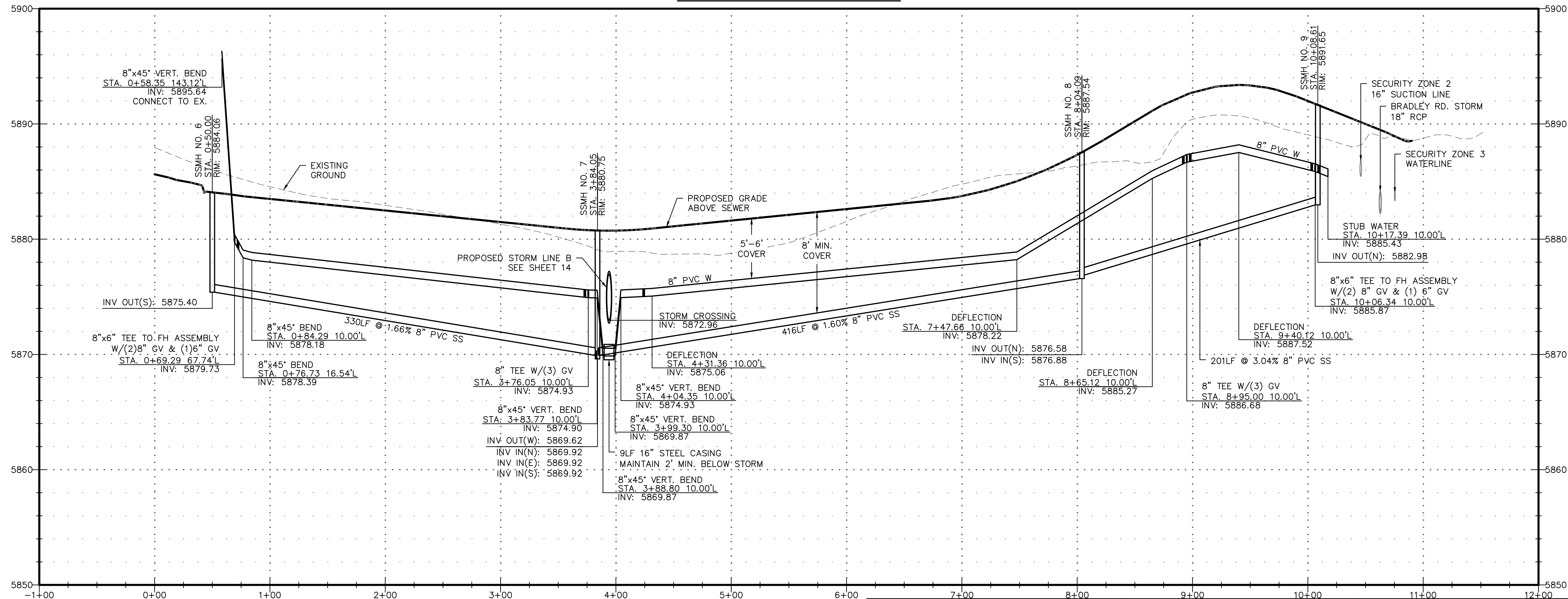
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PROJECT **SPRINGS AT WATERVIEW**
 SHEET TITLE **MASTER UTILITY PLAN**
 FROM _____ TO _____
 JOB NO. **0001-02-16-01** SHEET **19** OF **23**

PDF: 19 - MASTER UTILITY PLAN.PDF



UTILITIES - WOLF MOON DR.



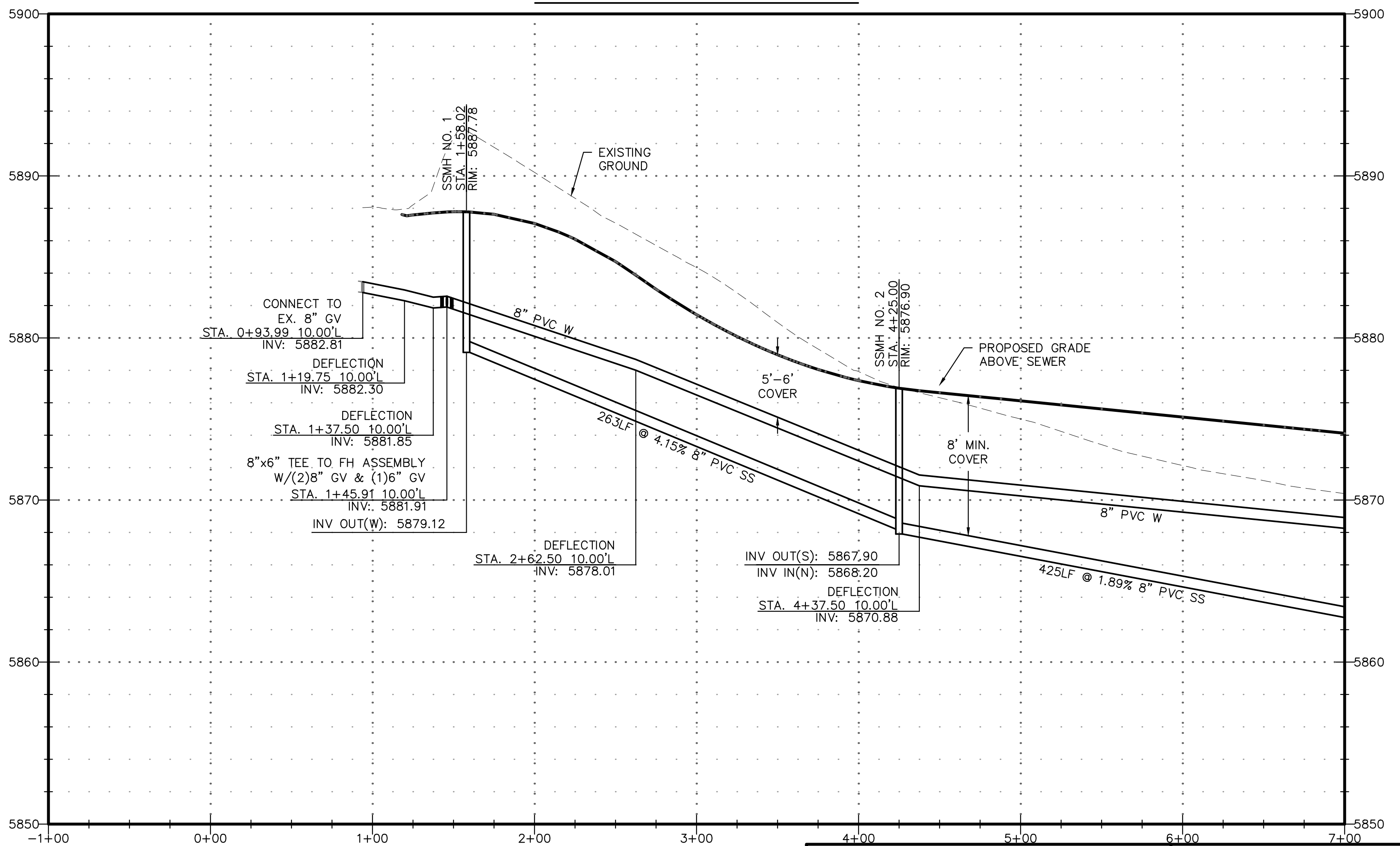
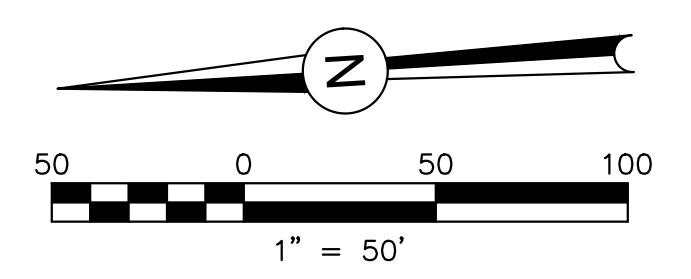
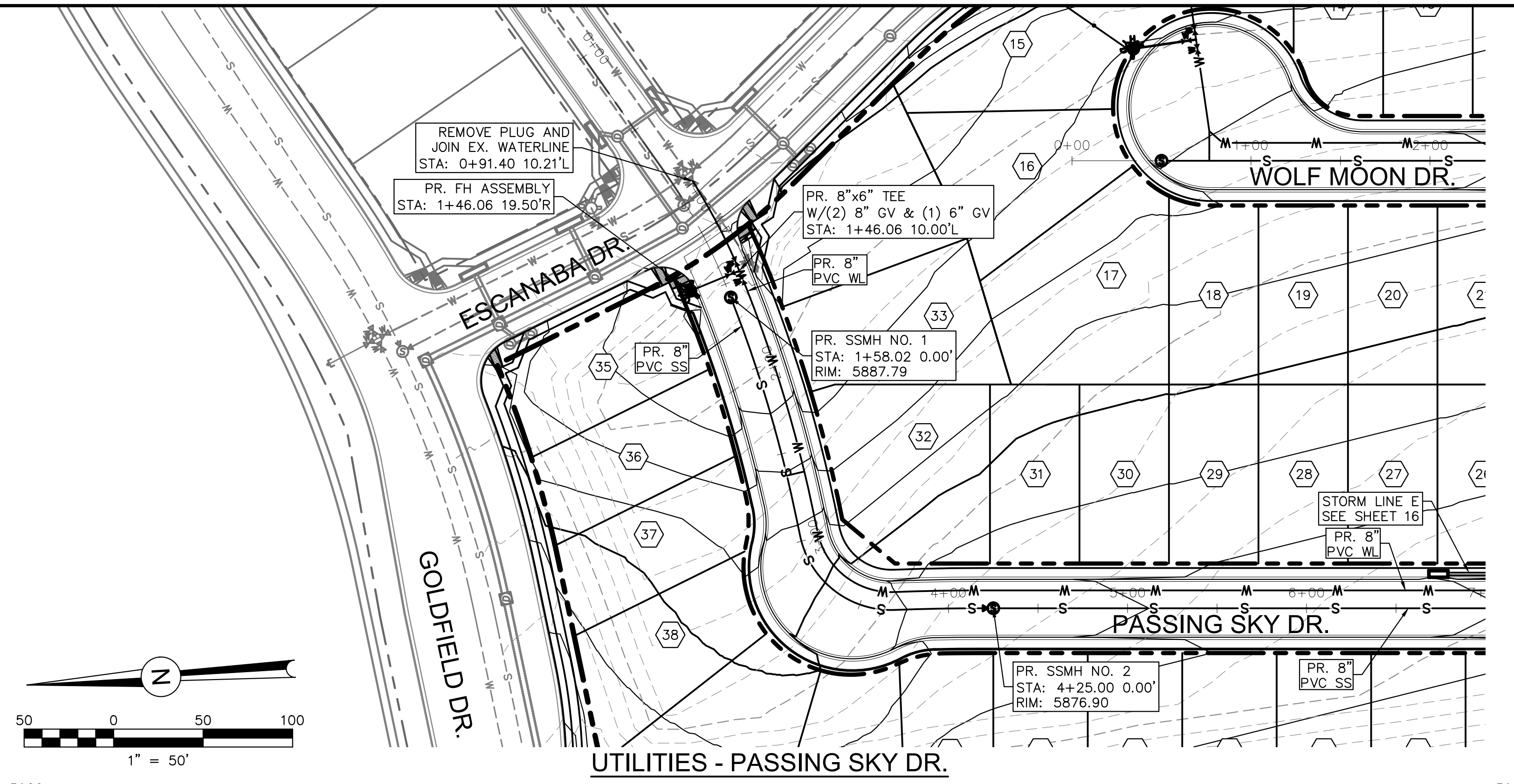
REVISIONS:		
NO.	DESCRIPTION	DATE
1	CITY REVIEW COMMENTS	1/5/18

ENGINEER:
 DESIGNED BY: **JJM** DATE: **9/16/17**
 DRAWN BY: **JJM** DATE: **9/17/17**
 CHECKED BY: **PAK** DATE: **9/19/17**

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PROJECT SPRINGS AT WATERVIEW
 SHEET TITLE UTILITY P&P - WOLF MOON
 FROM _____ TO _____
 JOB NO. 0001-02-16-01 SHEET 20 OF 23



PDF: 21 - UTILITY P&P - PASSING SKY (1 OF 2).PDF

REVISIONS:		
NO.	DESCRIPTION	DATE
1	CITY REVIEW COMMENTS	1/5/18

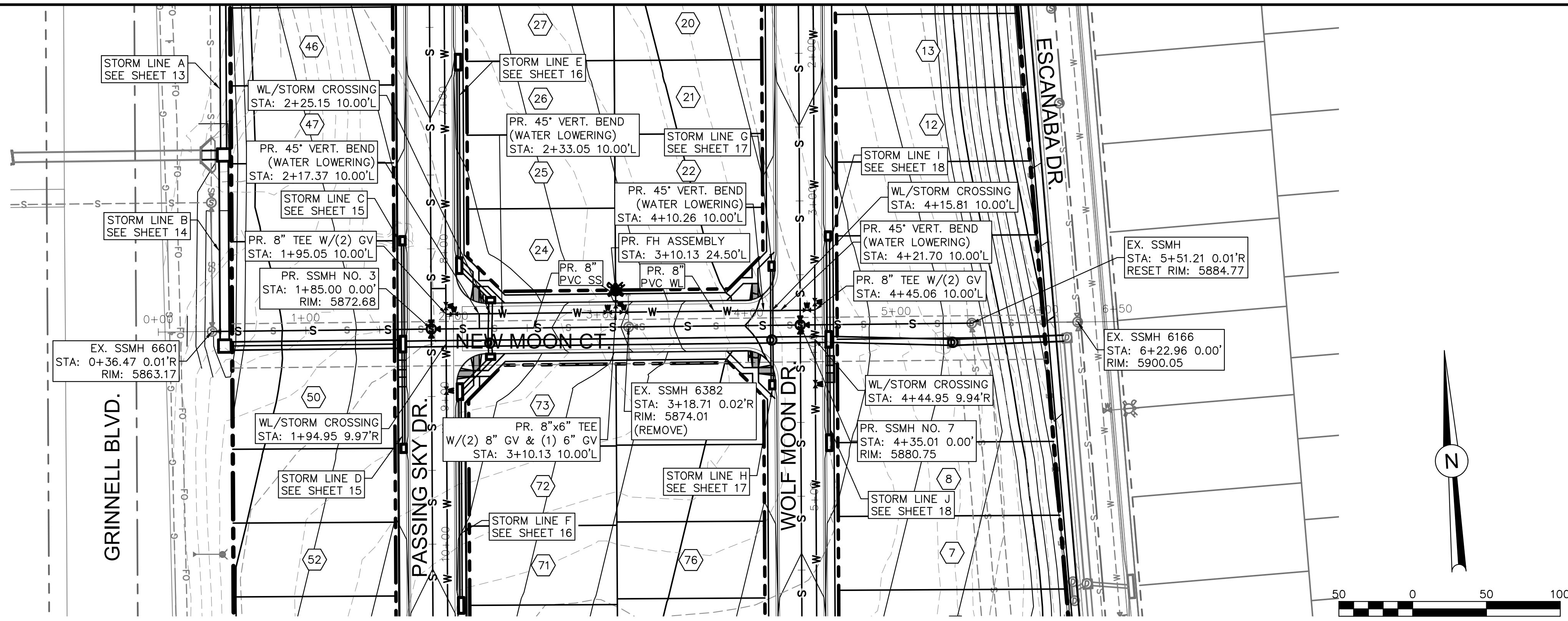
ENGINEER:
 DESIGNED BY: **JJM** DATE: **9/16/17**
 DRAWN BY: **JJM** DATE: **9/17/17**
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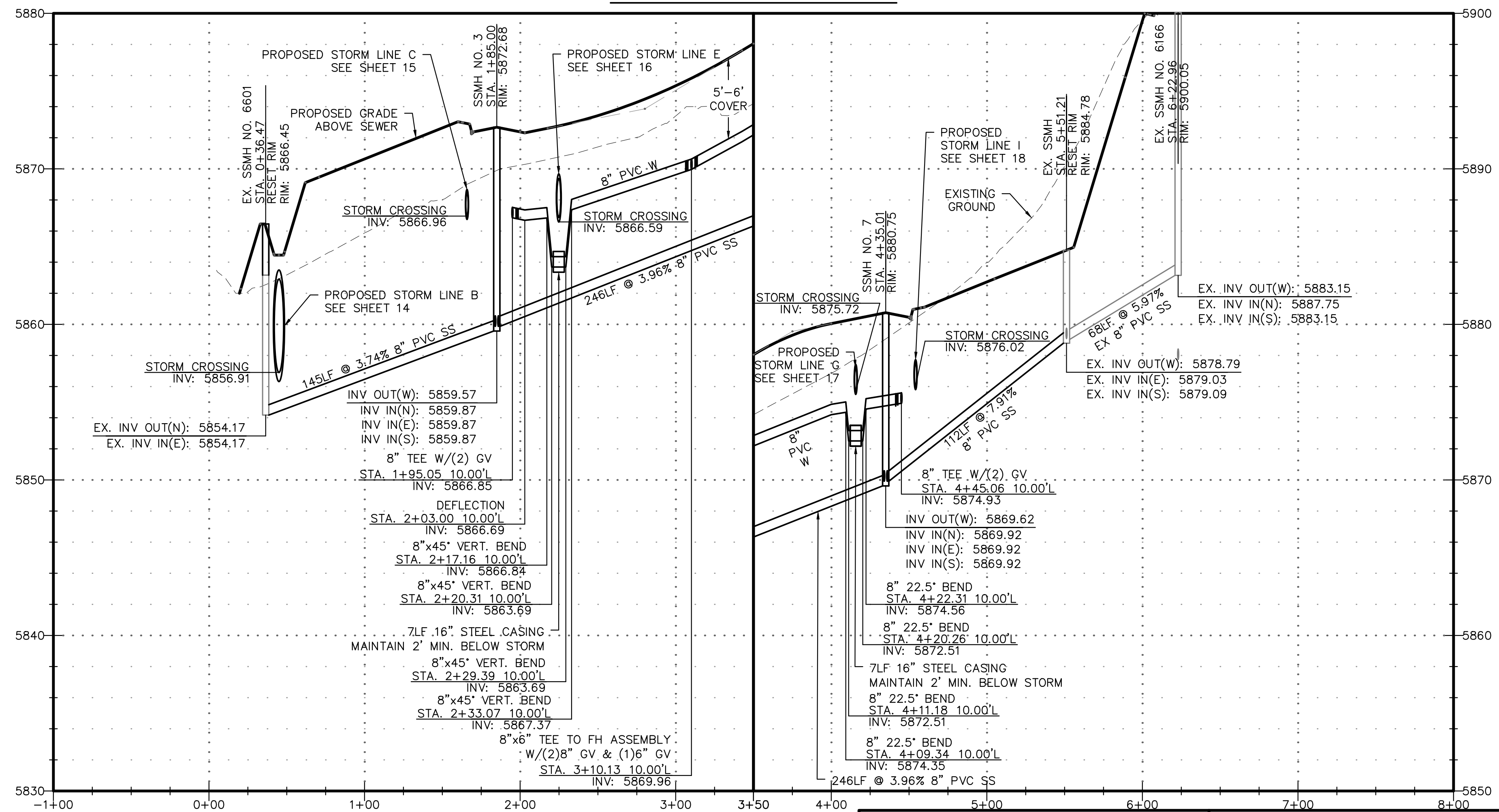
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PROJECT **SPRINGS AT WATERVIEW**
 SHEET TITLE **UTILITY P&P - PASSING SKY (1 OF 2)**
 FROM _____ TO _____
 JOB NO. **0001-02-16-01** SHEET **21** OF **23**





UTILITIES - NEW MOON CT.



REVISIONS:		
NO.	DESCRIPTION	DATE
1	CITY REVIEW COMMENTS	1/5/18

ENGINEER:
 DESIGNED BY: JJM DATE: 9/16/17
 DRAWN BY: JJM DATE: 9/17/17
 CHECKED BY: PAK DATE: 9/19/17

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PROJECT SPRINGS AT WATERVIEW
 SHEET TITLE UTILITY P&P - NEW MOON
 FROM _____ TO _____
 JOB NO. 0001-02-16-01 SHEET 23 OF 23

