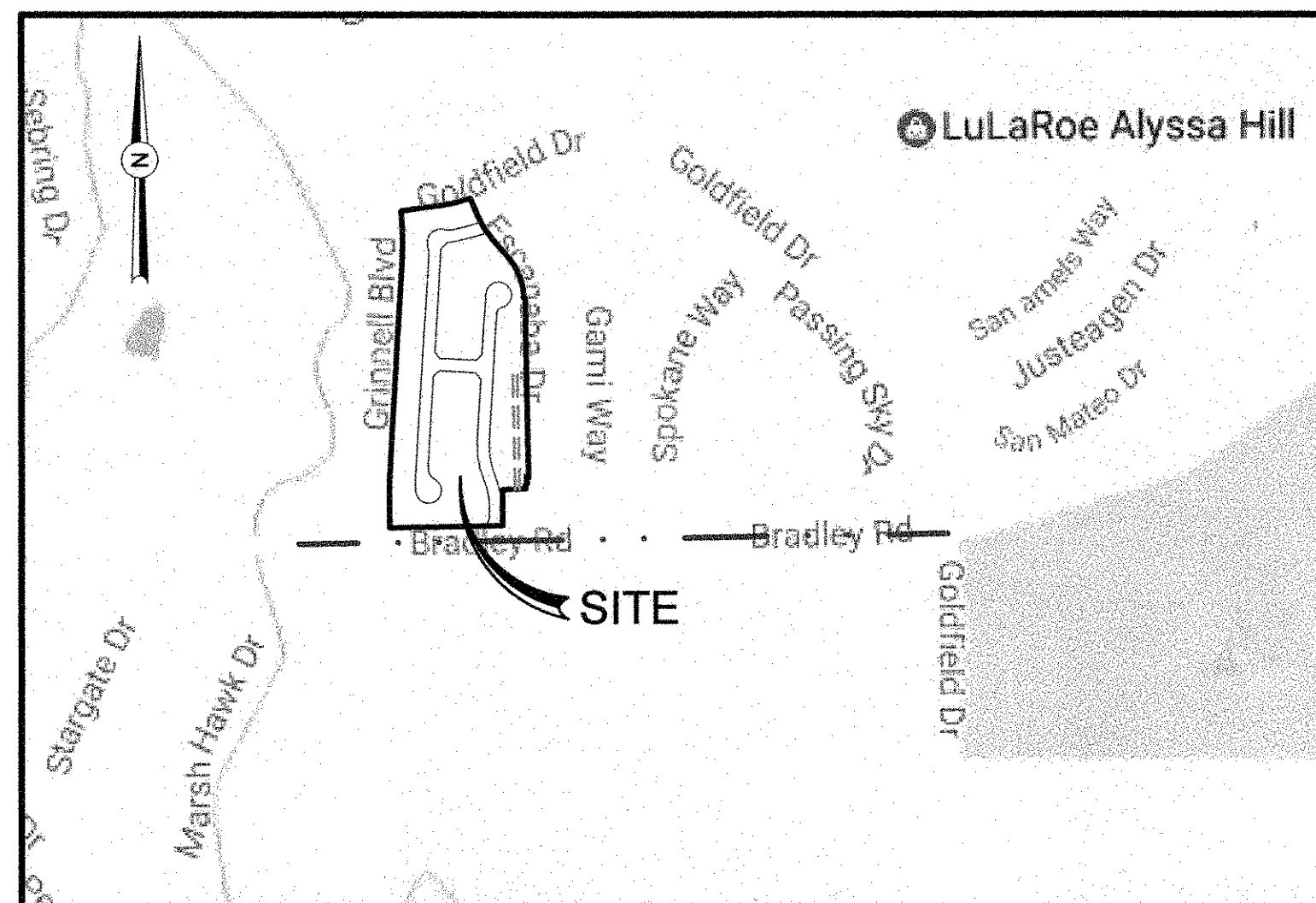


STREET & STORM PLANS SPRINGS AT WATERVIEW

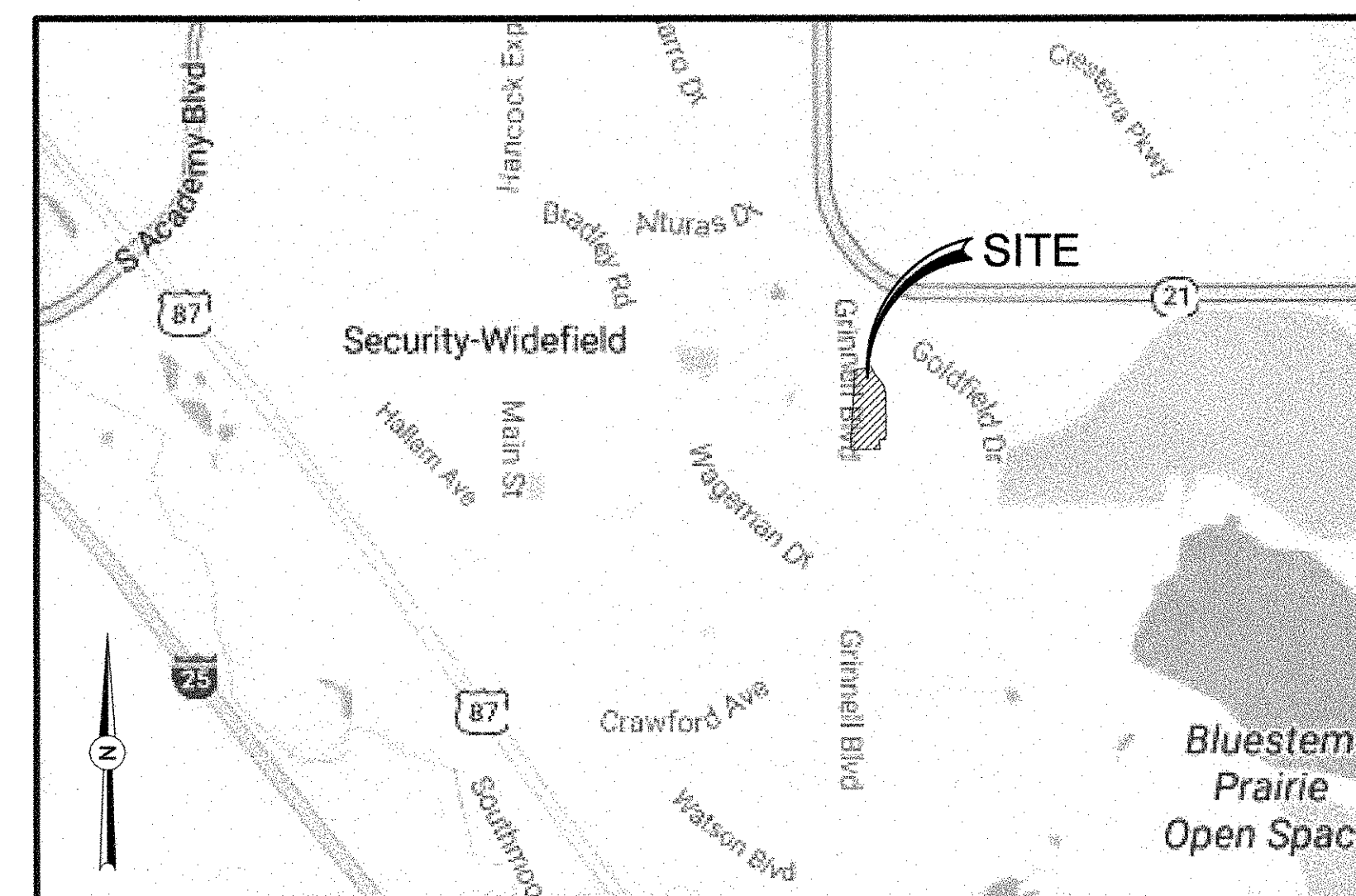
EL PASO COUNTY, STATE OF COLORADO

SHEET LIST

- | NO. | TITLE |
|-----|----------------------------|
| 1 | TITLE SHEET |
| 2 | GENERAL NOTES |
| 3 | DETAILS |
| 4 | EPC DETAILS |
| 5 | HORIZONTAL CONTROL PLAN |
| 6 | SITE PLAN |
| 7 | WOLF MOON - P&P (1 OF 2) |
| 8 | WOLF MOON - P&P (2 OF 2) |
| 9 | PASSING SKY - P&P (1 OF 2) |
| 10 | PASSING SKY - P&P (2 OF 2) |
| 11 | NEW MOON - P&P |
| 12 | SIGNING & STRIPING PLAN |
| 13 | STORM A PROFILE |
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| 16 | STORM E & F PROFILES |
| 17 | STORM G & H PROFILES |
| 18 | STORM I & J PROFILES |
| 19 | STORM K PROFILE |



LOCATION MAP
NTS



VICINITY MAP
NTS

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.

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.

BENCHMARK

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

TRAFFIC CONTROL NOTE

THE CONTRACTOR SHALL PROVIDE ALL TRAFFIC CONTROL DEVICES AND MONITORING NECESSARY TO SAFELY COMPLETE THE WORK SHOWN IN THESE CONSTRUCTION DOCUMENTS IN CONFORMANCE WITH M.U.T.C.D. GUIDELINES. THE CONTRACTOR SHALL COMPLETE ALL NECESSARY WORK FOR PLAN REVIEW, PERMITS AND PROCESSING. TRAFFIC CONTROL WILL NOT BE PAID FOR SEPARATELY BUT IS INCLUDED IN THE COST OF THE PROJECT.

OWNER/DEVELOPER

ROS EQUITY HOLDING - INDEPENDENCE, LLC
31 N. TEJON STREET, SUITE 500
COLORADO SPRINGS, CO 80903
719-491-1590
CONTACT: RAYMOND O'SULLIVAN & JAMES BULLER

ENGINEER/PLANNER

DAKOTA SPRINGS ENGINEERING, LLC
31 N. TEJON, SUITE 500
COLORADO SPRINGS, CO 80903
719-227-7388
CONTACT: CHARLES K. COTHERN, P.E.

EL PASO COUNTY

PLANNING AND COMMUNITY DEVELOPMENT
2880 INTERNATIONAL CIRCLE, SUITE 110
COLORADO SPRINGS, COLORADO 80910
719-520-6695

WATER/SANITARY

SECURITY WATER AND SANITATION DISTRICTS
231 SECURITY BOULEVARD
COLORADO SPRINGS, COLORADO 80921
719-392-3475

ELECTRIC

COLORADO SPRINGS UTILITIES
1521 HANCOCK EXPRESSWAY
COLORADO SPRINGS, COLORADO 80903
719-668-8111

CABLE

COMCAST
P.O. BOX 173838
DENVER, COLORADO 80217
970-641-4774

SECURITY FIRE PROTECTION DISTRICT

400 SECURITY BOULEVARD
SECURITY, COLORADO 80911
719-392-7121

GAS

COLORADO SPRINGS UTILITIES
1521 HANCOCK EXPRESSWAY
COLORADO SPRINGS, COLORADO 80903
719-668-8111

TELEPHONE

CENTURYLINK
7925 INDUSTRY ROAD
COLORADO SPRINGS, COLORADO 80939
719-278-4651

DEVELOPER'S STATEMENT

I, THE DEVELOPER HAVE READ AND WILL COMPLY WITH ALL OF THE REQUIREMENTS OF THE STREET AND STORM PLANS.

BUSINESS NAME: ROS EQUITY HOLDING - INDEPENDENCE, LLC

BY: Raymond O'Sullivan AND BY: James Buller
TITLE: MANAGER TITLE: MANAGER
ADDRESS: 31 N. TEJON, SUITE 500
COLORADO SPRINGS, CO 80903

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 MANUALS VOL. 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 DIRECTORS DISCRETION.

Approved
by Elizabeth Nijkamp
El Paso County Planning and Community Development
on behalf of Jennifer Irvine, County Engineer, ECM Administrator
10/16/2018 3:20:19 PM

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

ENGINEER'S APPROVAL

THESE DETAILED PLANS AND SPECIFICATIONS WERE PREPARED UNDER MY DIRECTION AND SUPERVISION. SAID PLANS AND SPECIFICATIONS 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 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.

CHARLES K. COTHERN, P.E. 24997
FOR OR ON BEHALF OF DAKOTA SPRINGS ENGINEERING

PCD NO. SF-16-017

REVISIONS:		
NO.	DESCRIPTION	DATE

ENGINEER:
DESIGNED BY: JJM DATE: 8/30/17
DRAWN BY: JJM DATE: 8/31/17
CHECKED BY: _____ DATE: _____

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) 227-7388
F: (719) 227-7392
PROJECT SPRINGS AT WATERVIEW
SHEET TITLE TITLE SHEET
FROM _____ TO _____
JOB NO. 0102.1 SHEET 1 OF 19

STANDARD NOTES FOR EL PASO COUNTY CONSTRUCTION

- 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.

CONSTRUCTION NOTES

- ALL WORK SHALL COMPLY WITH THE CODES AND POLICIES FOR EL PASO COUNTY.
- EXISTING TOPOGRAPHIC INFORMATION SHOWN ON THIS GRADING PLAN WAS OBTAINED FROM A TOPOGRAPHIC SURVEY AND PREVIOUS CONSTRUCTION DOCUMENTS. THE CONTRACTOR SHALL BE RESPONSIBLE TO EXAMINE THE SITE AND BE FAMILIAR WITH THE EXISTING CONDITIONS.
- DEPTH OF MOISTURE-DENSITY CONTROL FOR THIS PROJECT SHALL BE AS DICTATED BY THE GEOLOGIC HAZARD STUDY PREPARED BY ENTECH ENGINEERING CONSULTANTS, INC. DATED 3/15/17
- THE CONTRACTOR IS RESPONSIBLE FOR THE RE-ESTABLISHMENT OF ALL SURVEY MONUMENTS DISTURBED WITHIN THE PROJECT LIMITS.
- THE CONTRACTOR SHALL PROTECT ALL WORK AREAS AND FACILITIES FROM FLOODING AT ALL TIMES. AREAS AND FACILITIES SUBJECTED TO FLOODING, REGARDLESS OF THE SOURCE OF WATER, SHALL BE PROMPTLY DEWATERED AND RESTORED.
- PRIOR TO PAVING OPERATIONS, THE ENTIRE SUBGRADE SHALL BE INSPECTED IN ACCORDANCE WITH THE GEOLOGIC HAZARD STUDY PREPARED BY ENTECH ENGINEERING CONSULTANTS, INC. DATED 3/15/17.
- SUBGRADE MATERIALS DEEMED UNSUITABLE BY THE GEOLOGIC HAZARD STUDY PREPARED BY ENTECH ENGINEERING CONSULTANTS, INC. DATED 3/15/17 SHALL BE EXCAVATED, DISPOSED OF AND REPLACED WITH APPROVED MATERIALS.
- FILL SHALL BE PLACED IN ACCORDANCE WITH THE GEOLOGIC HAZARD STUDY PREPARED BY ENTECH ENGINEERING CONSULTANTS, INC. DATED 3/15/17.
- THE CONTRACTOR IS RESPONSIBLE FOR PREVENTING AND CONTROLLING EROSION DURING CONSTRUCTION ACTIVITIES AT ALL TIMES DURING GRADING AND CONSTRUCTION. THE CONTRACTOR SHALL PROVIDE THE FOLLOWING EROSION AND SEDIMENT CONTROL MEASURES:
 - HAY BALE BARRIERS WHERE NEEDED AND/OR AS DIRECTED BY THE ENGINEER.
 - SILT FENCE WHERE NEEDED AND/OR AS DIRECTED BY THE ENGINEER.
 - TEMPORARY SEDIMENTATION BASINS WHERE NEEDED AND/OR AS DIRECTED BY THE ENGINEER.
 - MULCHING AND SEEDING OF EXCESSIVE SLOPED AREAS AS NEEDED OR AS DIRECTED BY THE ENGINEER.
 - TEMPORARY VEHICLE TRACKING CONTROL AS NEEDED AND/OR DIRECTED BY THE ENGINEER.
 - CONCRETE WASH AREAS.
 - INLET PROTECTION.
 THESE AND ALL EROSION CONTROL BEST MANAGEMENT PRACTICES AS SHOWN IN THE GRADING AND EROSION CONTROL PLANS SHALL BE STRICTLY ADHERED TO.
- FINISHED CONTOURS/SPOT ELEVATIONS HEREON REPRESENT FINISHED GRADES. ALL PAVEMENT SUBGRADES ARE BASED ON THE COMPOSITE ASPHALT PAVEMENT RECOMMENDATIONS MADE IN THE "GEOTECHNICAL STUDY" FOR THIS PROJECT.
- ALL GRADING SHALL CONFORM TO THE GEOTECHNICAL RECOMMENDATIONS FOR SPRINGS AT WATERVIEW PREPARED BY ENTECH ENGINEERING CONSULTANTS, INC. DATED 3/15/17.
- THERE MAY BE SOME TOPSOIL WITHIN SPRINGS AT WATERVIEW THAT IS NOT SUITABLE FOR RE-USE. CONTRACTOR SHALL AMEND THE TOPSOIL AS NECESSARY AND RE-SPREAD IN ACCORDANCE WITH THE GEOTECHNICAL RECOMMENDATIONS. IF TOPSOIL CANNOT BE AMENDED IT SHALL BE USED AS FILL WHERE NO FUTURE STRUCTURES OR ROADS WILL BE BUILT.

REVISIONS:		
NO.	DESCRIPTION	DATE

ENGINEER:
 DESIGNED BY: JJM DATE: 8/30/17
 DRAWN BY: JJM DATE: 8/31/17
 CHECKED BY: _____ DATE: _____

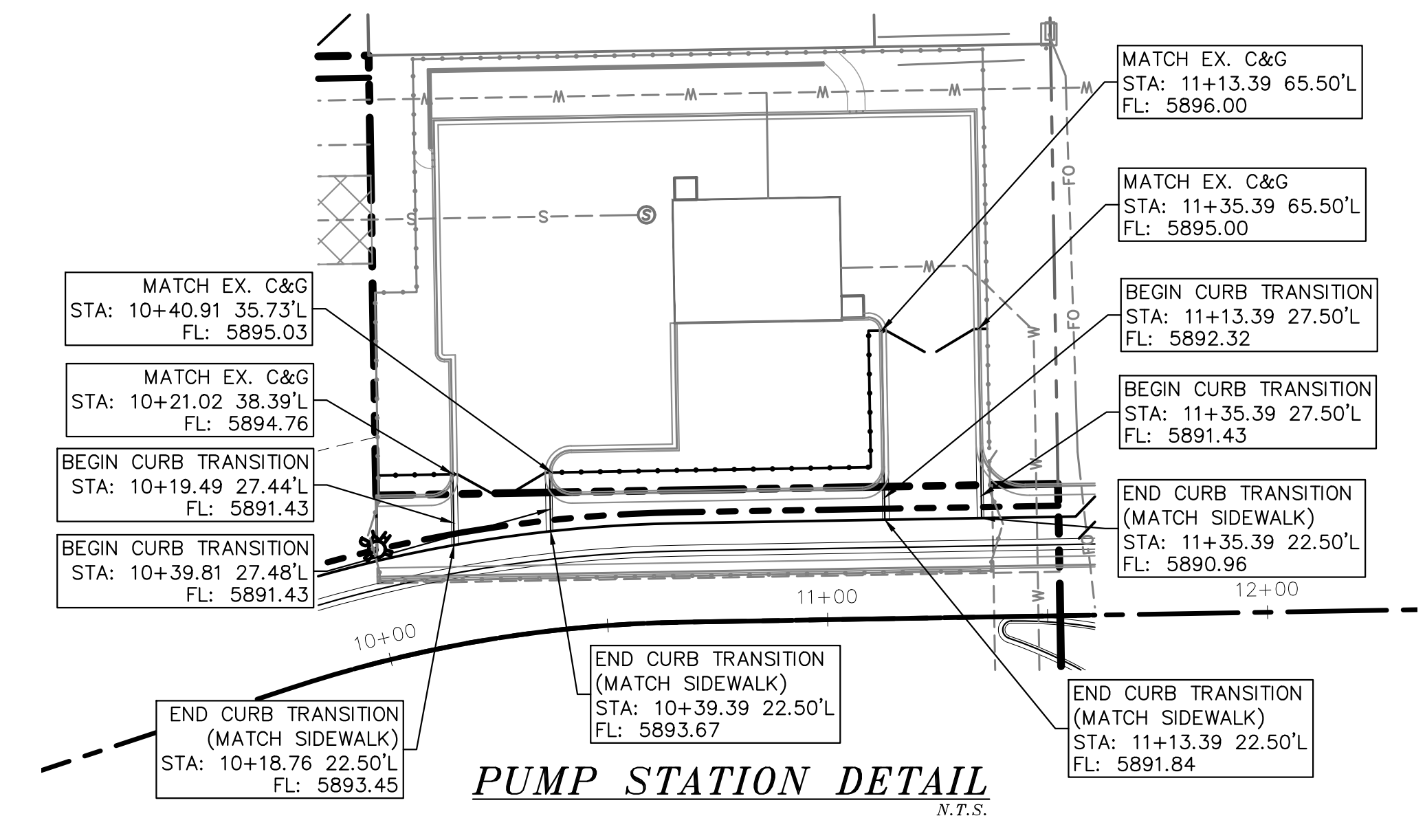
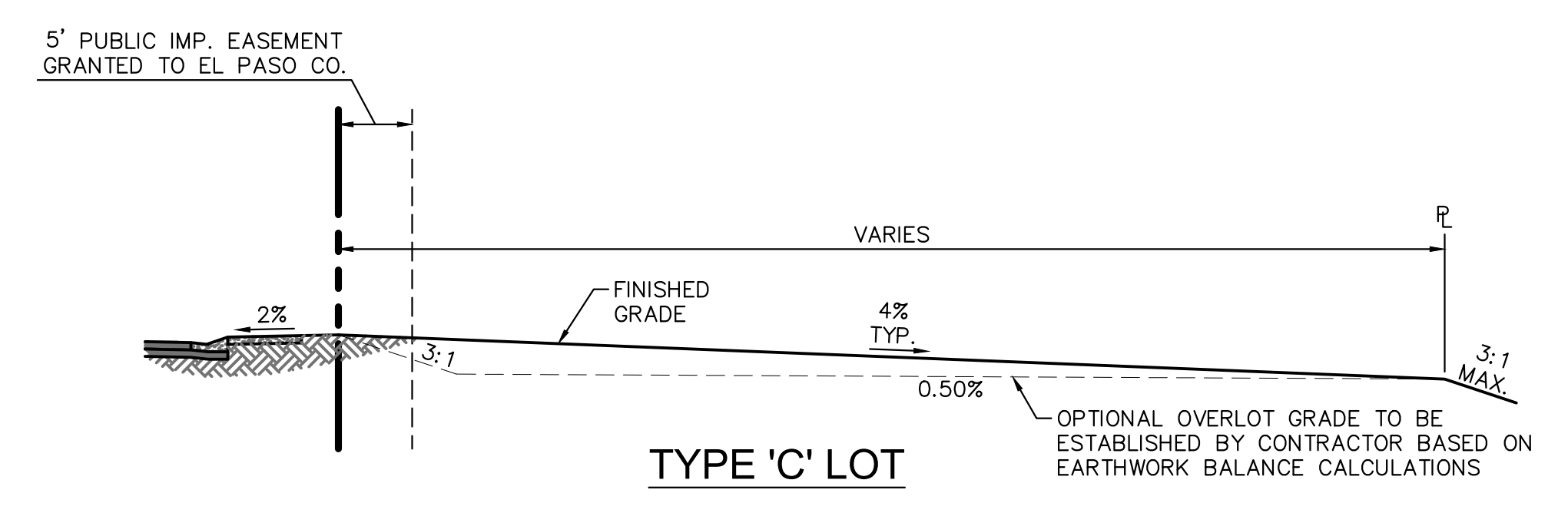
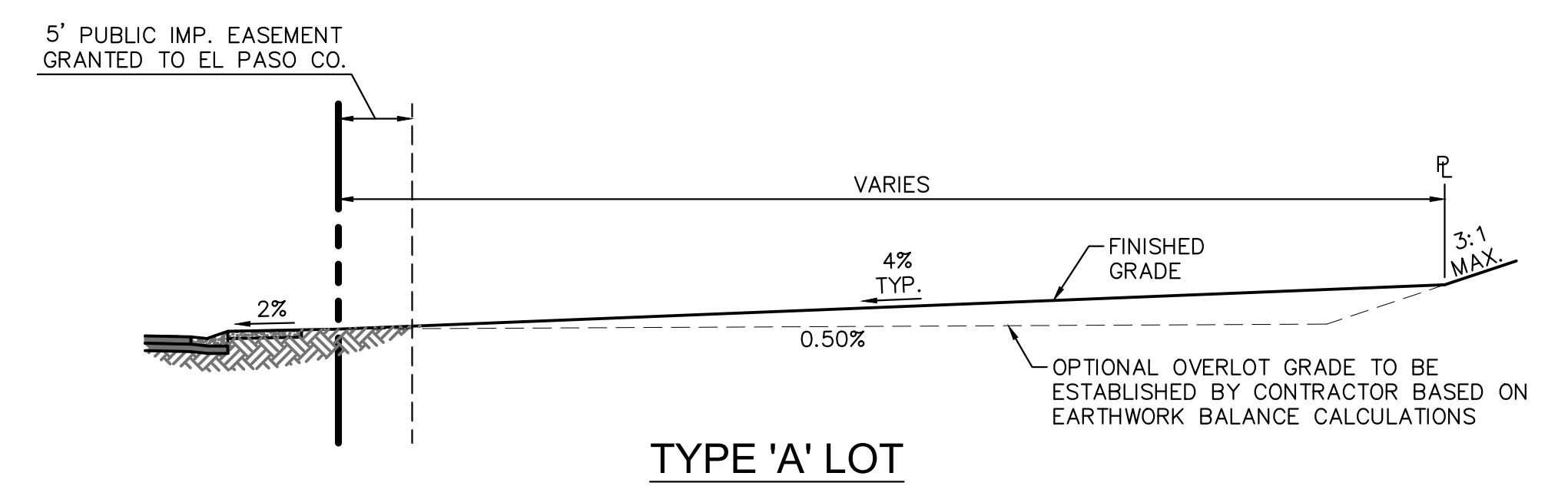
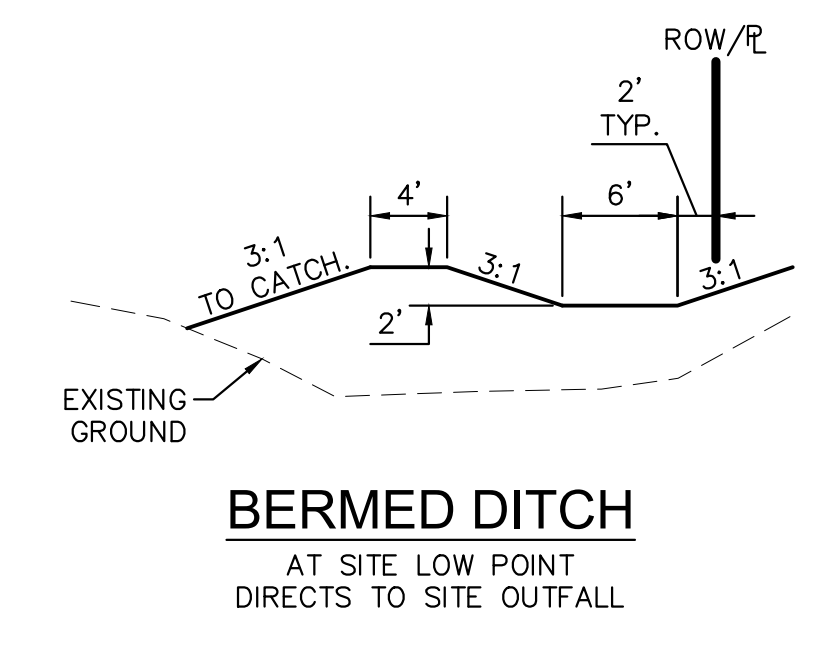
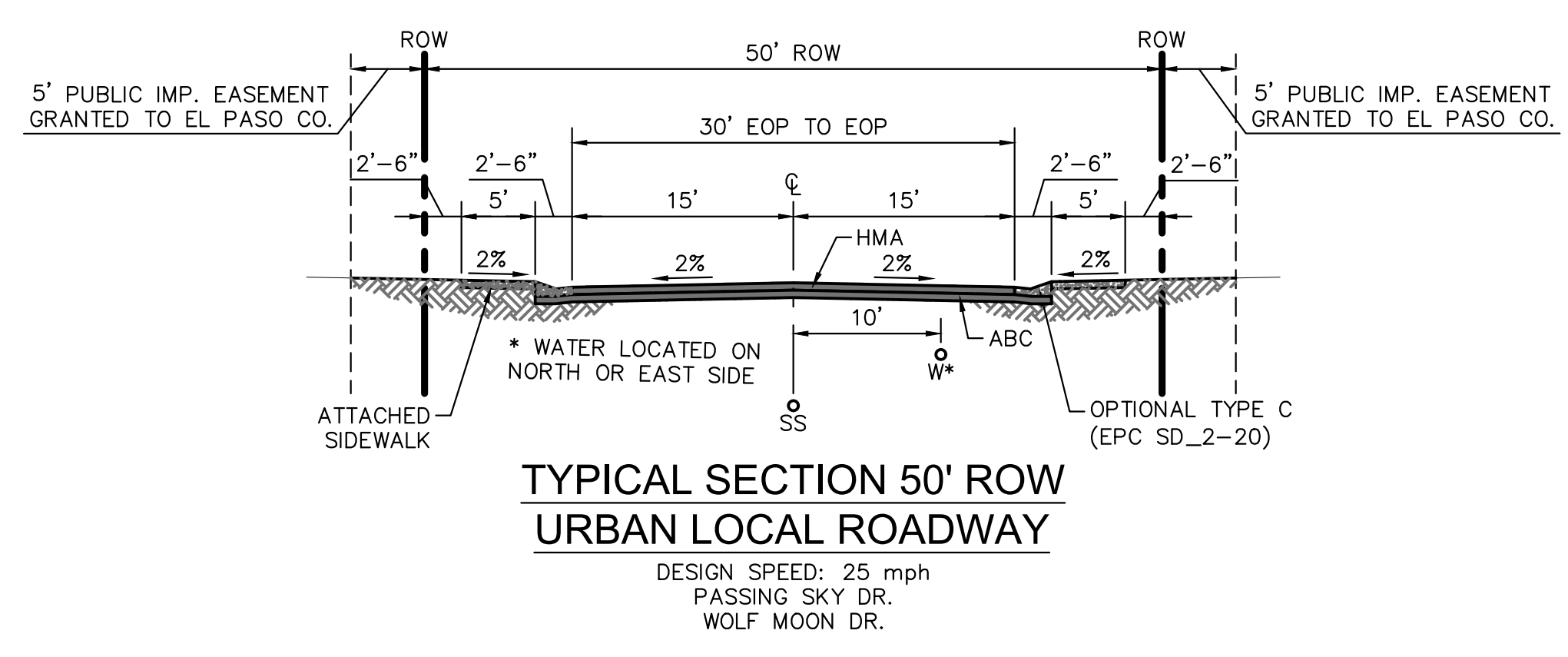
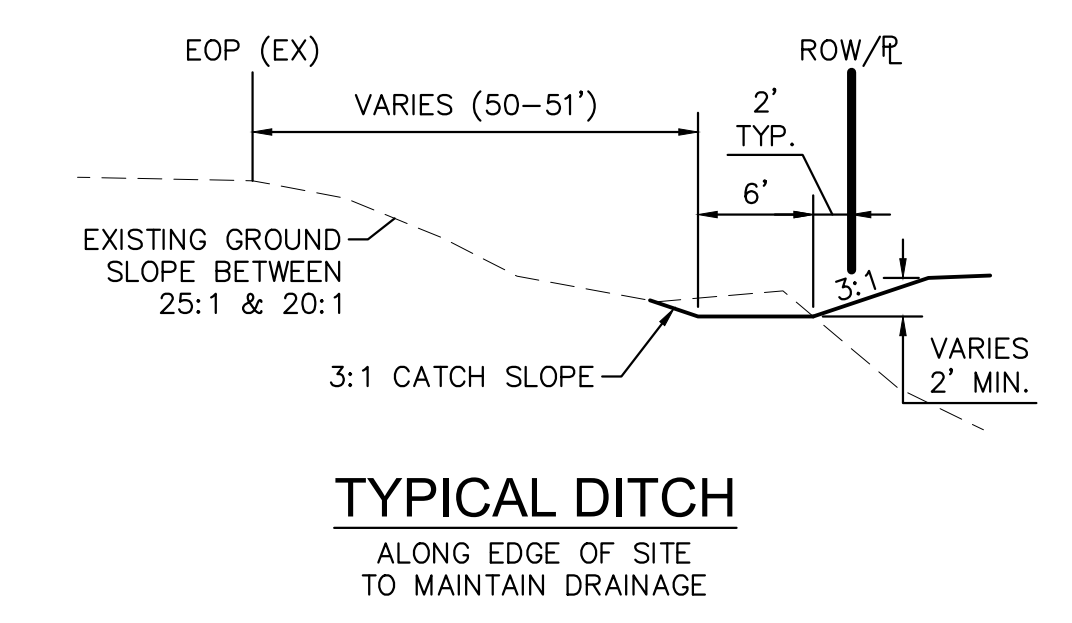
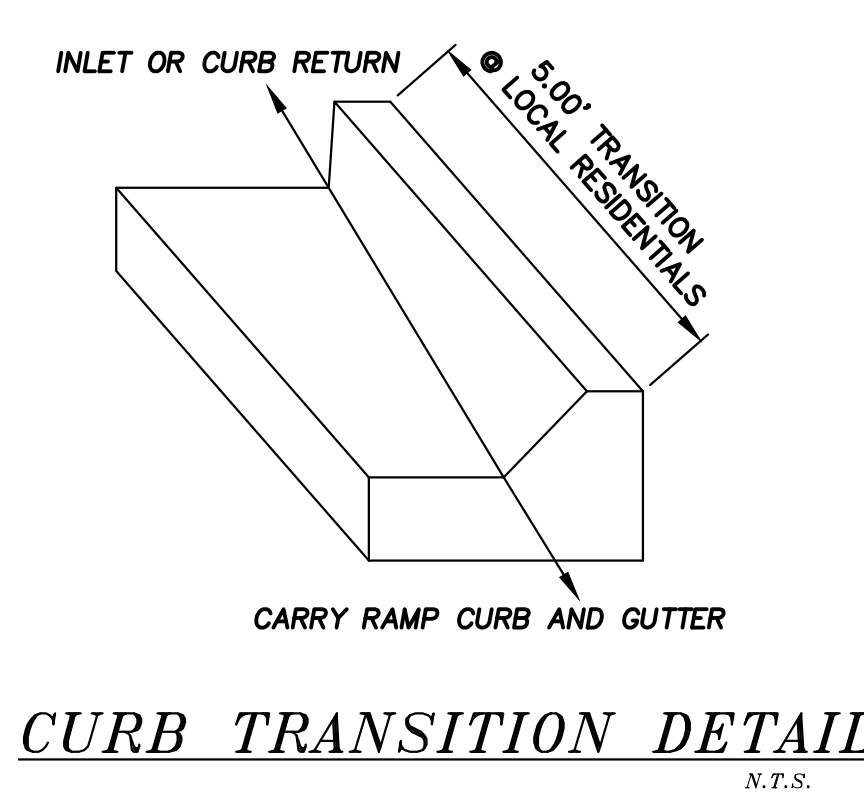
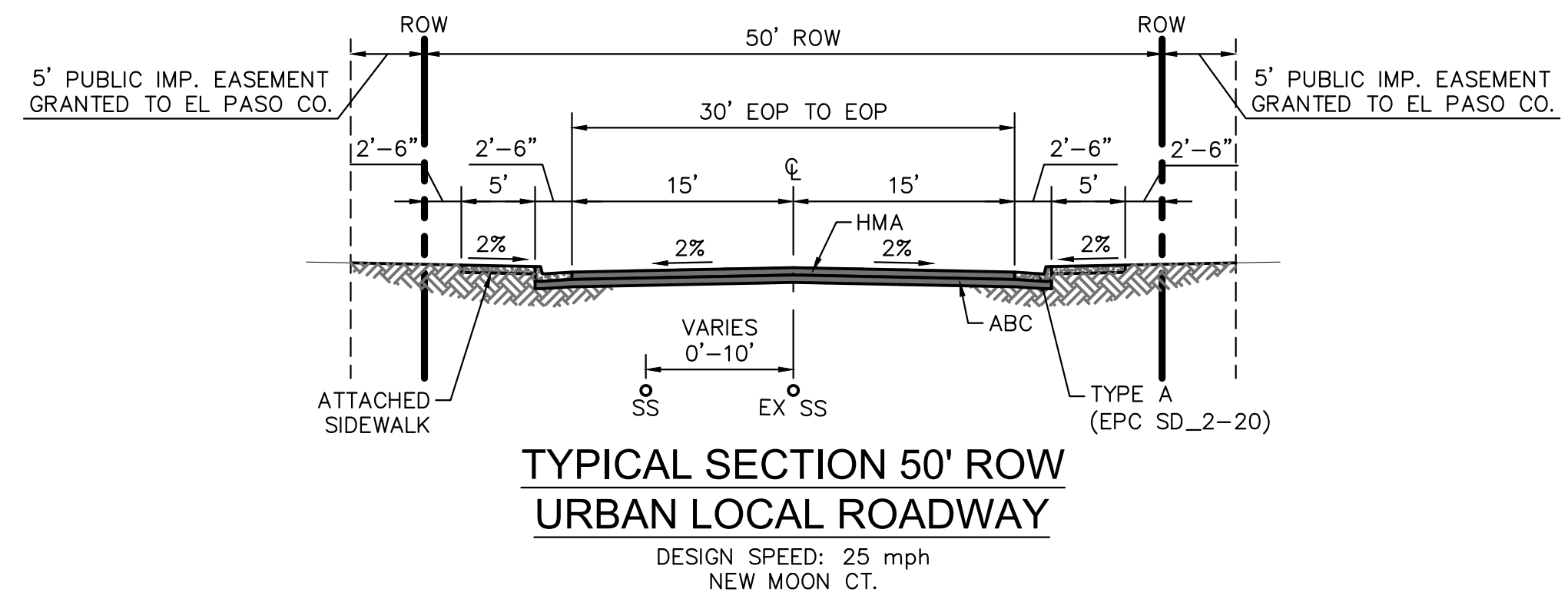
48 HOURS BEFORE YOU DIG,
 CALL UTILITY LOCATORS
1-800-922-1987
 CITY OF COLORADO SPRINGS, DEPT. OF UTILITIES
 GAS, ELECTRIC, WATER AND WASTEWATER

JCAD CONSULTING, INC.
 J-CADCONSULTING.COM
 719-377-0002

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 GENERAL NOTES
 FROM _____ TO _____
 JOB NO. 0102.1 SHEET 2 OF 19



PDF: 0102-1 - STREET & STORM.PDF

REVISIONS:		
NO.	DESCRIPTION	DATE

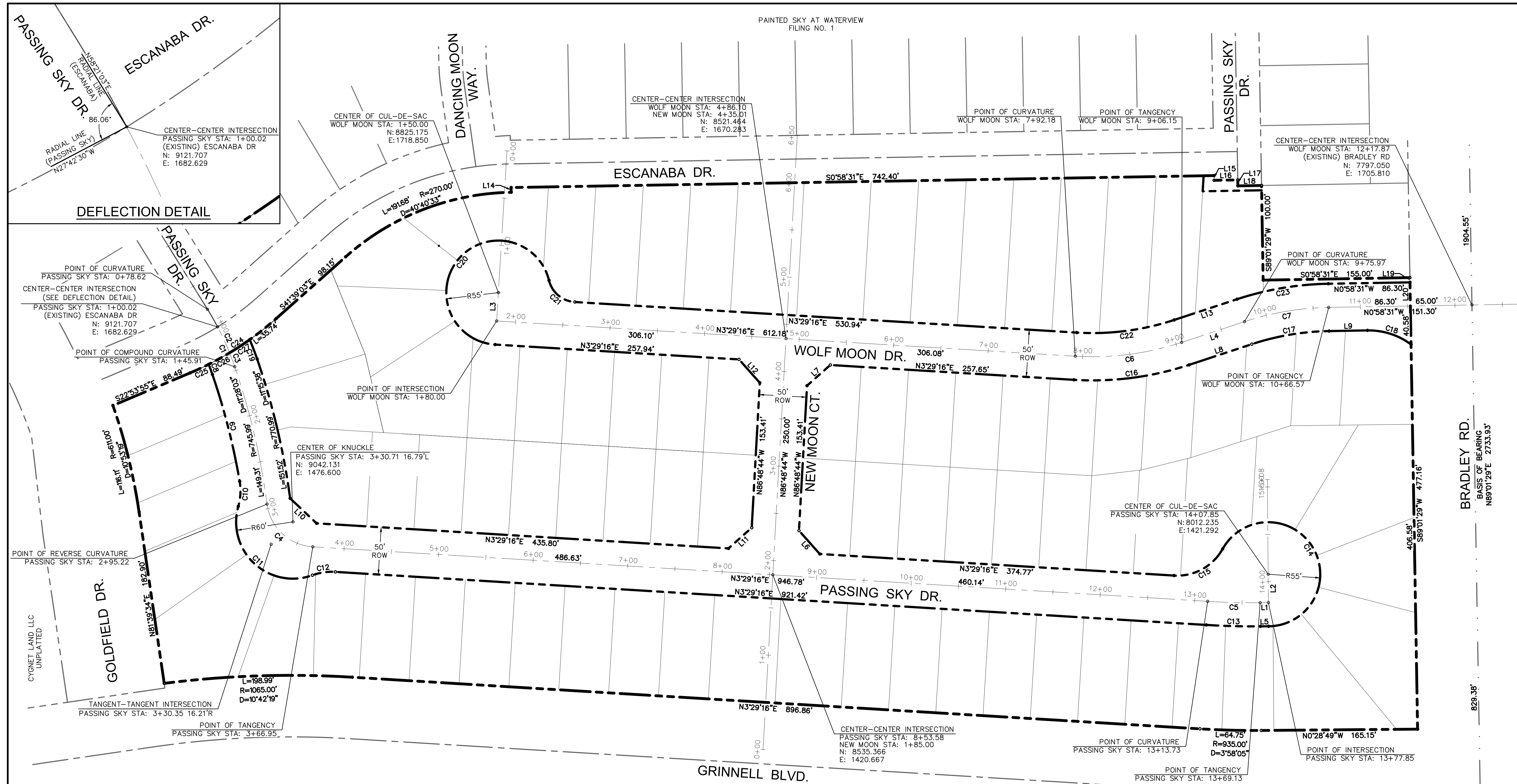
ENGINEER:
DESIGNED BY: **JJM** DATE: **8/30/17**
DRAWN BY: **JJM** DATE: **8/31/17**
CHECKED BY: _____ DATE: _____

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F: (719) 227-7392

PROJECT SPRINGS AT WATERVIEW
SHEET TITLE DETAILS
FROM _____ TO _____
JOB NO. 0102.1 SHEET 3 OF 19



LINE TABLE		
TAG	LENGTH	BEARING
L1	8.72'	N00°28'49"W
L2	30.00'	S89°31'11"W
L3	30.00'	N86°30'44"W
L4	69.82'	N18°16'41"W
L5	8.72'	N00°28'49"W
L6	33.03'	S48°20'16"W
L7	32.86'	N41°39'44"W
L8	69.82'	N18°16'41"W
L9	40.54'	N00°58'31"W
L10	38.37'	S43°22'02"W

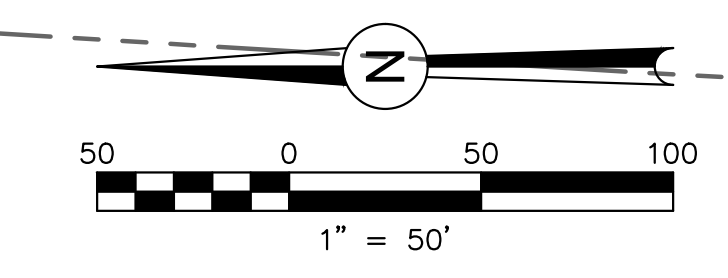
LINE TABLE		
TAG	LENGTH	BEARING
L11	32.86'	S41°39'44"E
L12	33.03'	N48°20'16"E
L13	69.82'	S18°16'41"E
L14	5.00'	N89°01'29"E
L15	5.00'	S89°01'29"W
L16	25.00'	S00°58'31"E
L17	6.32'	S89°01'29"W
L18	25.00'	S00°58'31"E
L19	5.00'	S89°01'29"W
L20	25.00'	S89°01'29"W

CURVE TABLE				
TAG	LENGTH	RADIUS	DELTA	
C1	45.90'	300.00'	8°45'56"	
C2	30.21'	300.00'	5°46'09"	
C3	15.69'	300.00'	2°59'47"	
C4	71.73'	52.00'	79°02'13"	
C5	55.40'	800.00'	3°58'05"	
C6	113.97'	300.00'	21°45'57"	
C7	90.60'	300.00'	17°18'10"	
C8	11.35'	275.00'	2°21'56"	
C9	116.63'	720.99'	9°16'07"	
C10	26.76'	60.00'	25°33'20"	

CURVE TABLE				
TAG	LENGTH	RADIUS	DELTA	
C11	131.89'	60.00'	125°56'59"	
C12	24.67'	60.00'	23°33'23"	
C13	57.14'	825.00'	3°58'05"	
C14	230.79'	55.00'	240°25'10"	
C15	61.81'	55.00'	64°23'15"	
C16	123.46'	325.00'	21°45'57"	
C17	83.05'	275.00'	17°18'10"	
C18	49.23'	75.00'	37°36'22"	
C19	21.98'	325.00'	3°52'32"	
C20	242.76'	55.00'	252°53'43"	

CURVE TABLE				
TAG	LENGTH	RADIUS	DELTA	
C21	38.17'	30.00'	72°53'43"	
C22	104.47'	275.00'	21°45'57"	
C23	98.15'	325.00'	17°18'10"	
C24	108.01'	330.00'	18°45'12"	
C25	21.61'	330.00'	3°45'07"	
C26	25.21'	330.00'	4°22'34"	
C27	25.46'	330.00'	4°25'14"	

CYGNET LAND LLC UNPLATTED



REVISIONS:		
NO.	DESCRIPTION	DATE

ENGINEER:
 DESIGNED BY: JJM DATE: 3/28/18
 DRAWN BY: JJM DATE: 7/23/18
 CHECKED BY: _____ DATE: _____

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1-800-922-1987
 CITY OF COLORADO SPRINGS, DEPT. OF UTILITIES
 GAS, ELECTRIC, WATER AND WASTEWATER

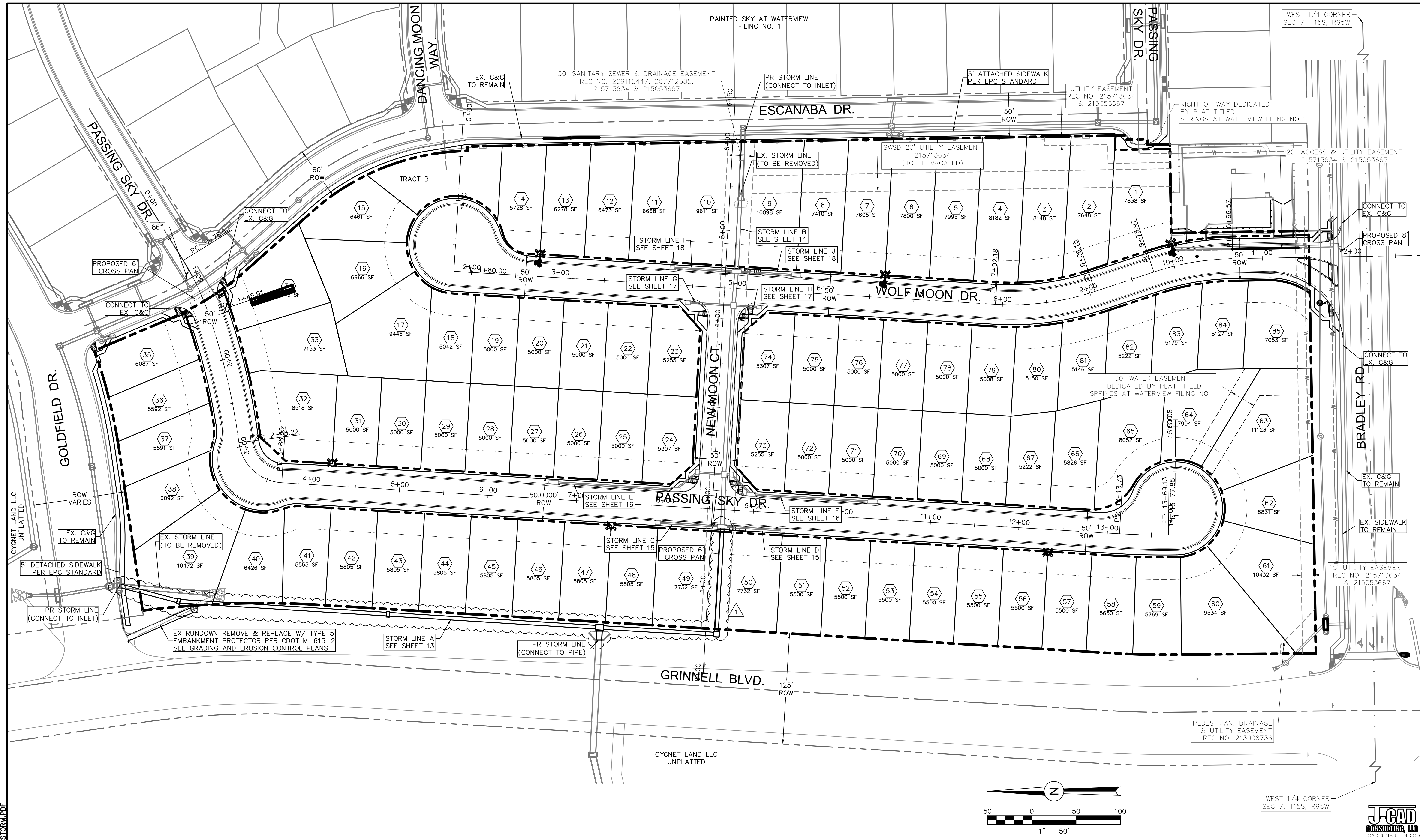
DSE *Dakota Springs Engineering*

31 N. TEJON, SUITE 500
 COLORADO SPRINGS, CO 80903
 P. (719) 227-7388
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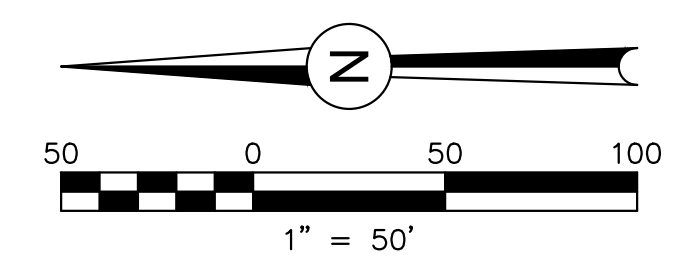
PROJECT SPRINGS AT WATERVIEW
 SHEET TITLE HORIZONTAL CONTROL PLAN
 FROM _____ TO _____
 JOB NO. 0102.1 SHEET 3 OF 13

PDF: 0102-1 - CD - UTILITY.PDF





PDF: 0102-1 - STREET & STORM.PDF



REVISIONS:		
NO.	DESCRIPTION	DATE
1	REVISED DRAINAGE INFORMATION	07.29.20

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

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DSE *Dakota Springs Engineering*

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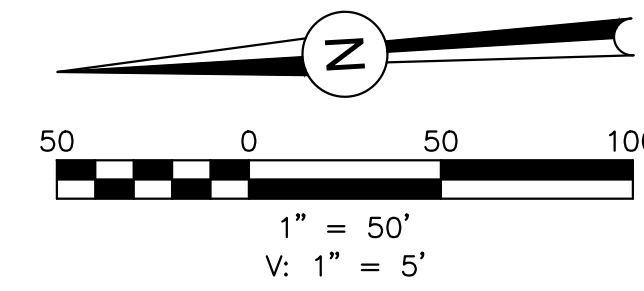
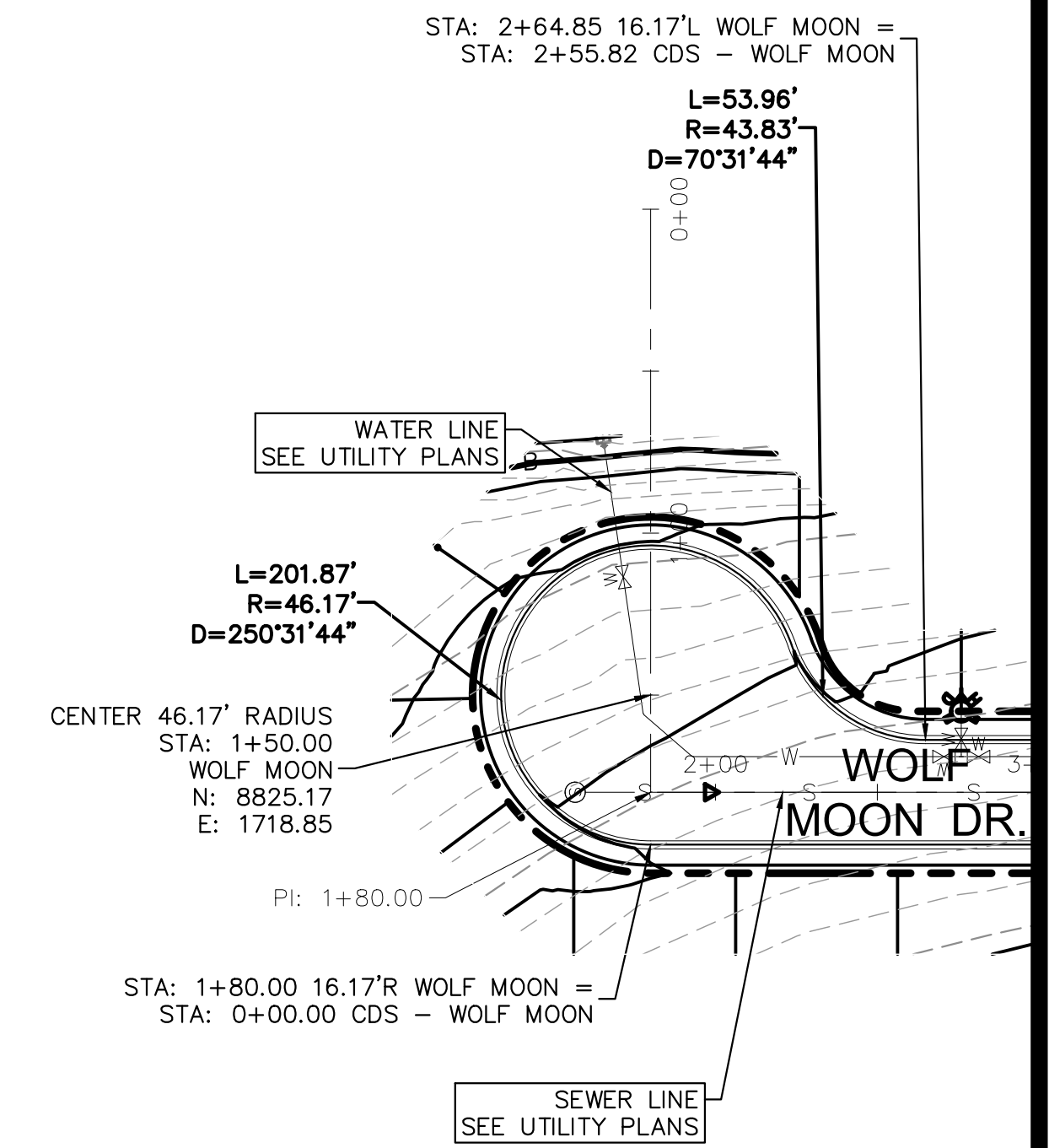
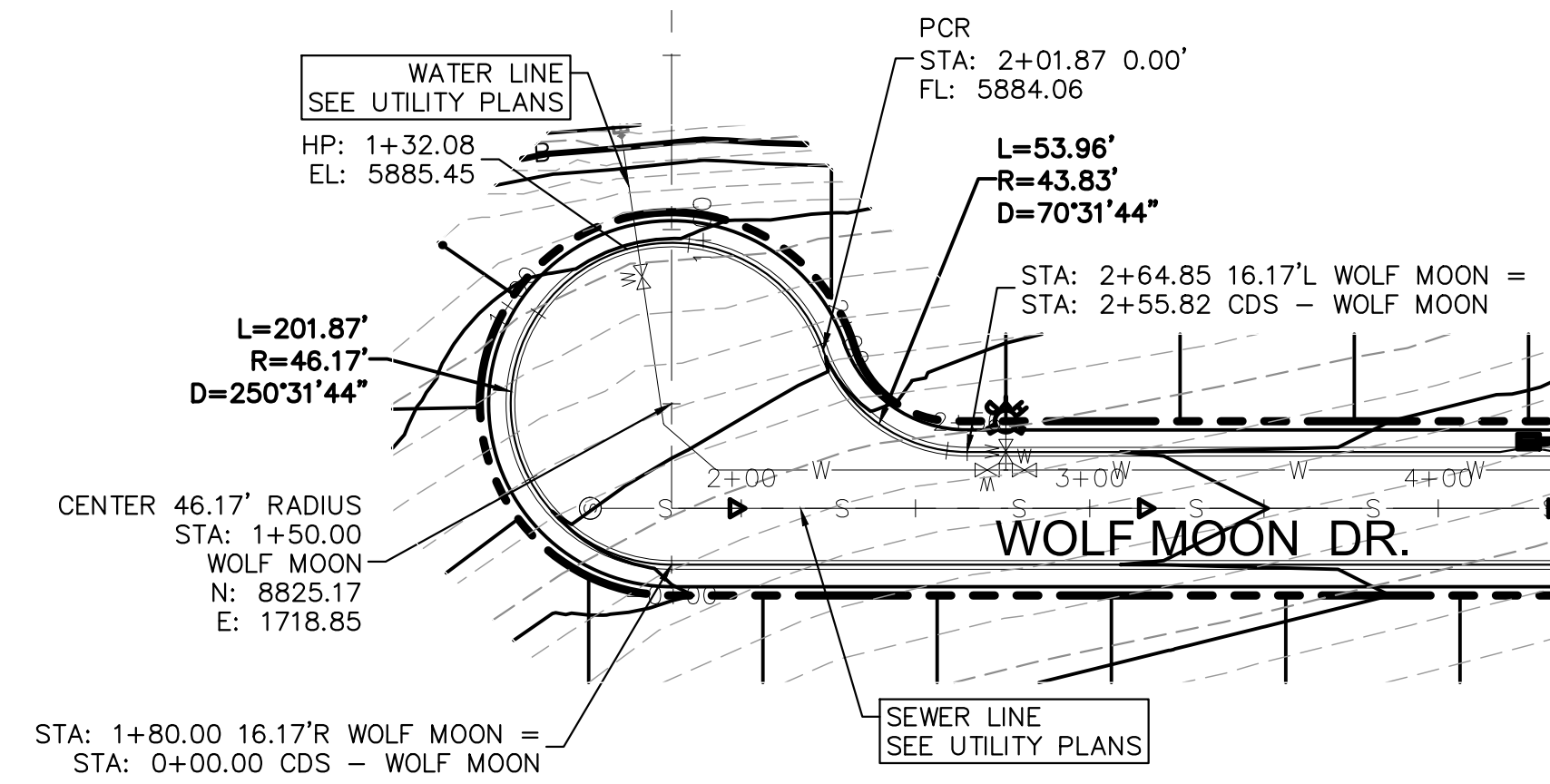
PROJECT SPRINGS AT WATERVIEW

SHEET TITLE SITE PLAN

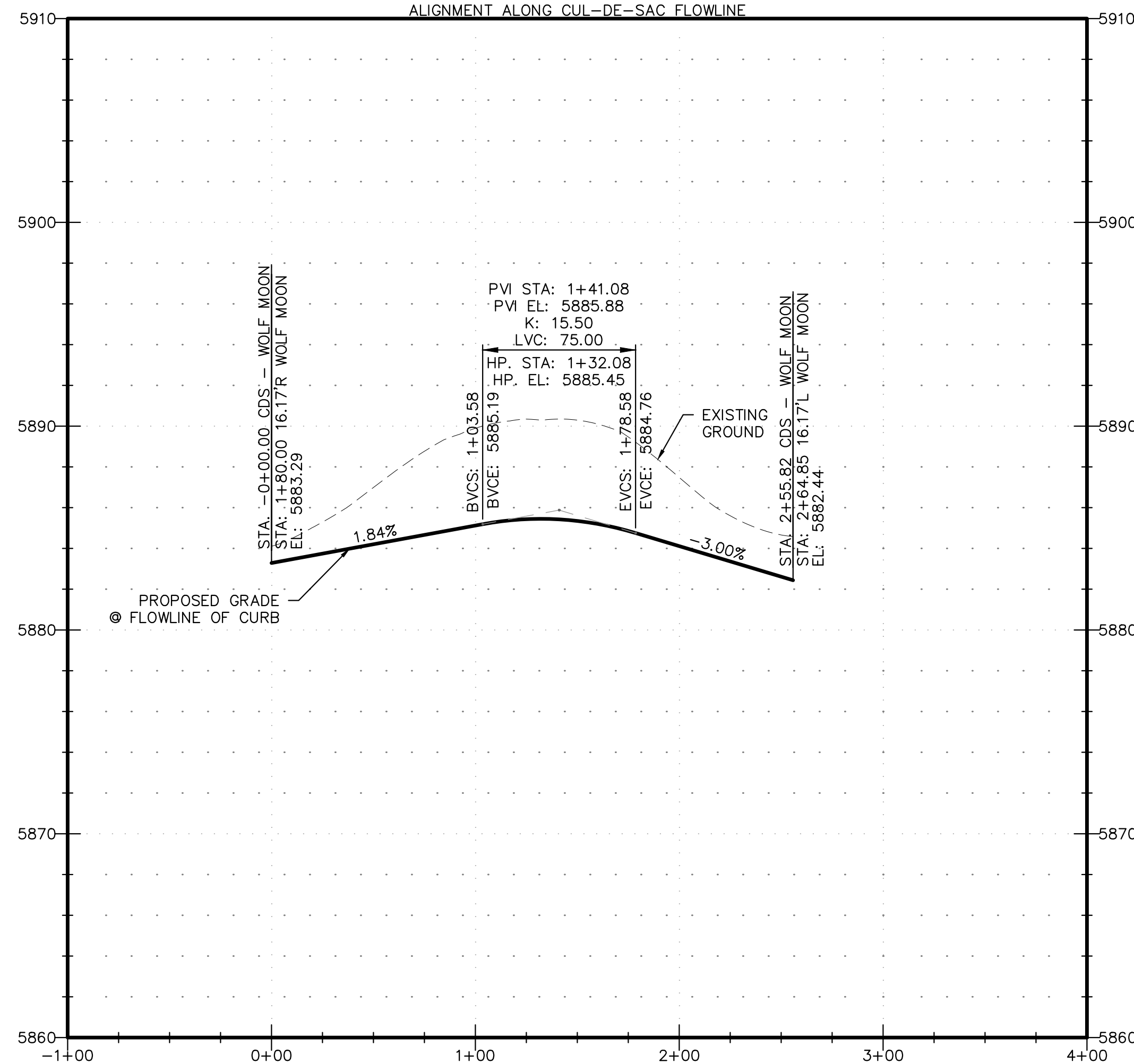
FROM _____ TO _____

JOB NO. 0102.1 SHEET 6 OF 19

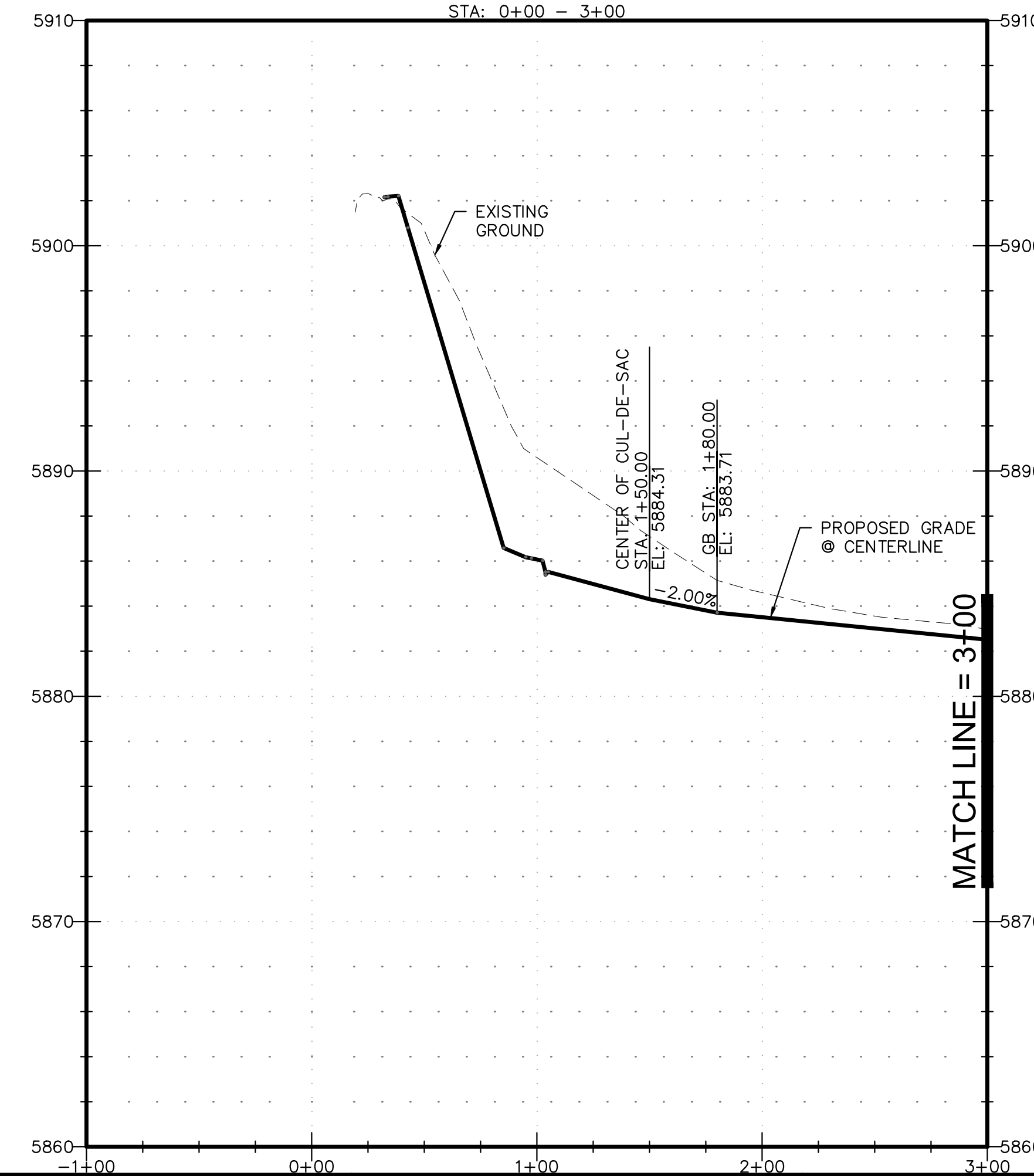




CUL-DE-SAC WOLF MOON DR
ALIGNMENT ALONG CUL-DE-SAC FLOWLINE



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



REVISIONS:		
NO.	DESCRIPTION	DATE

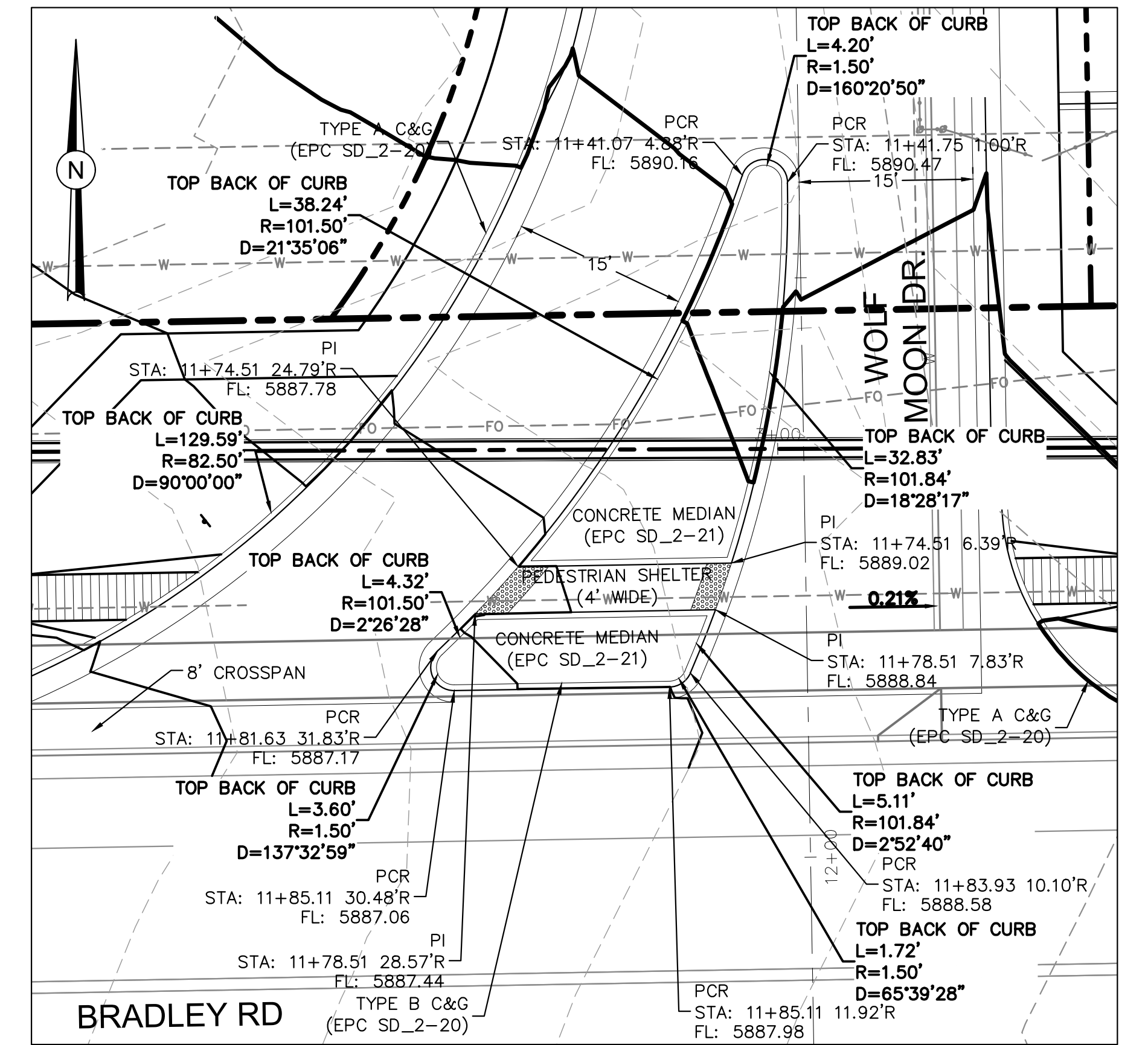
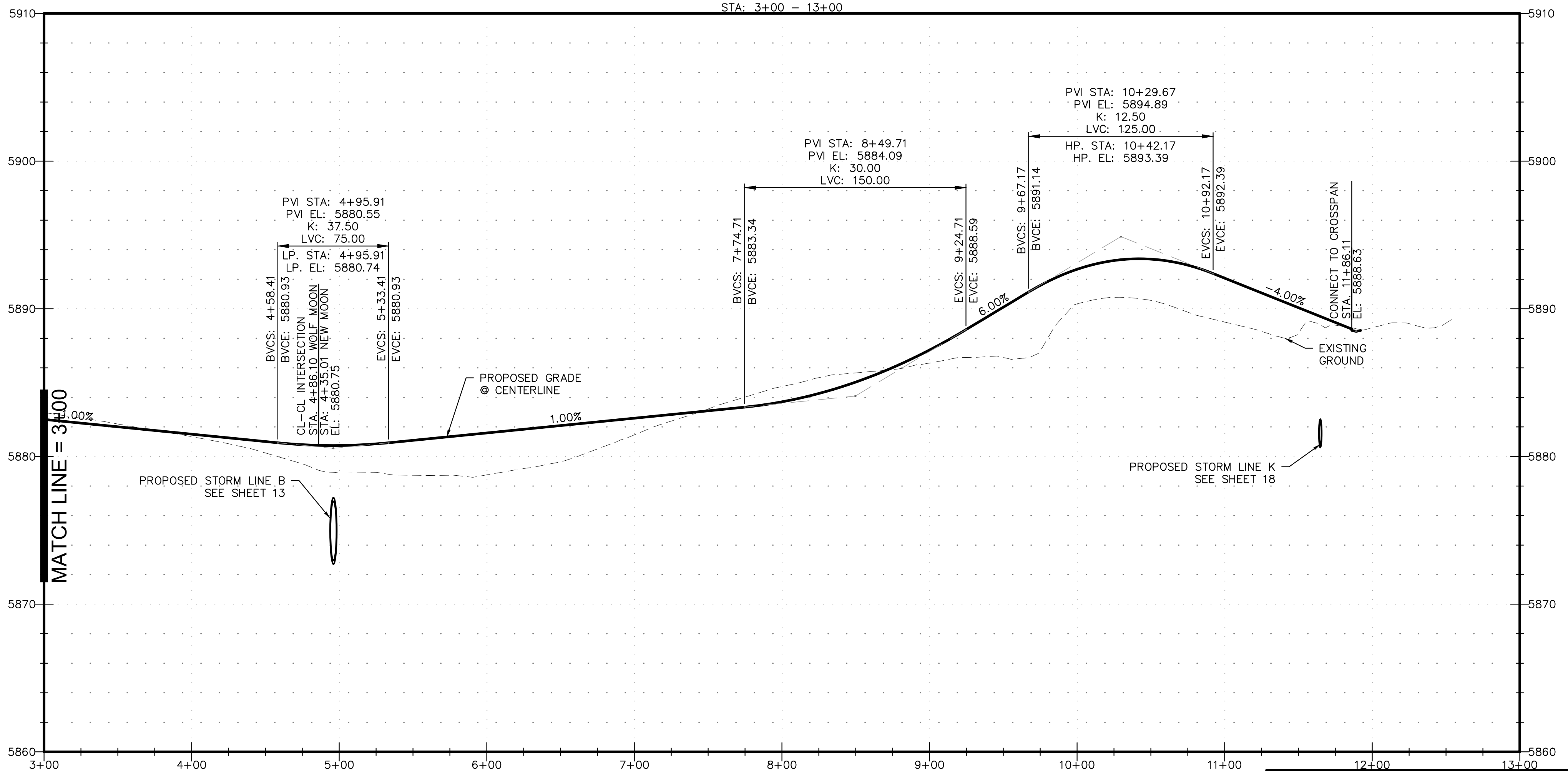
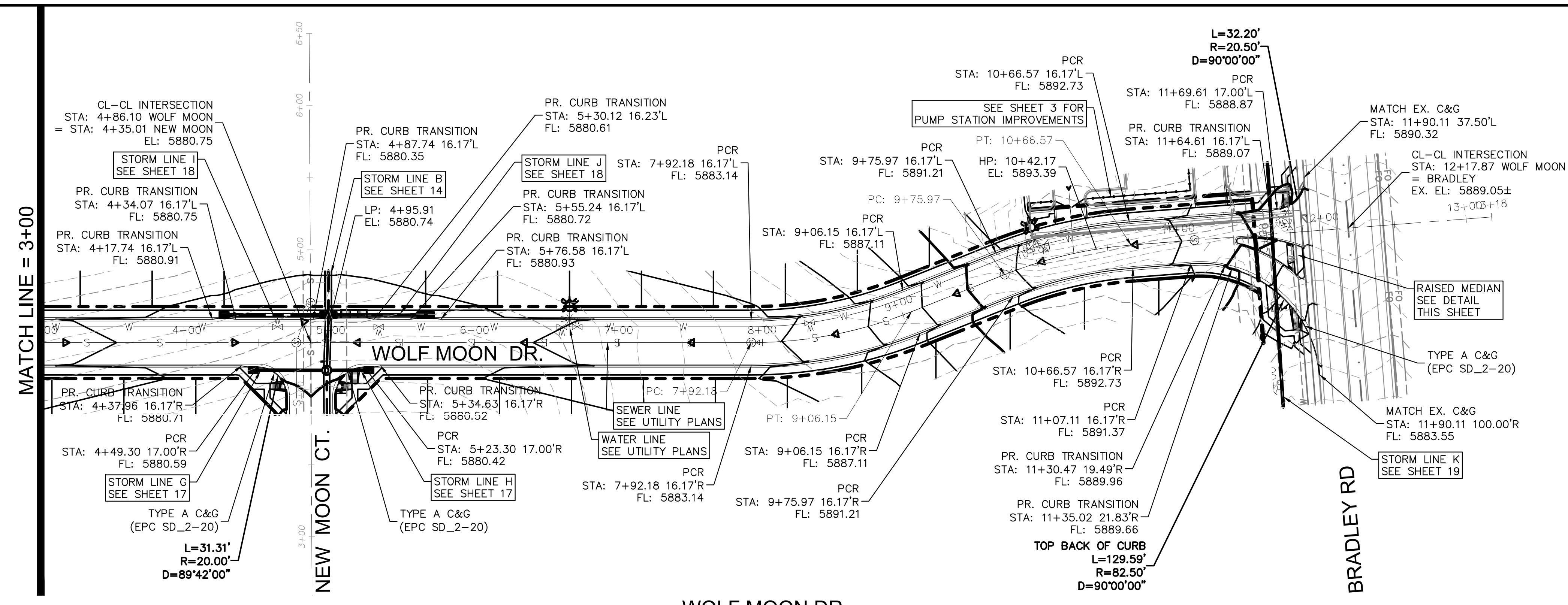
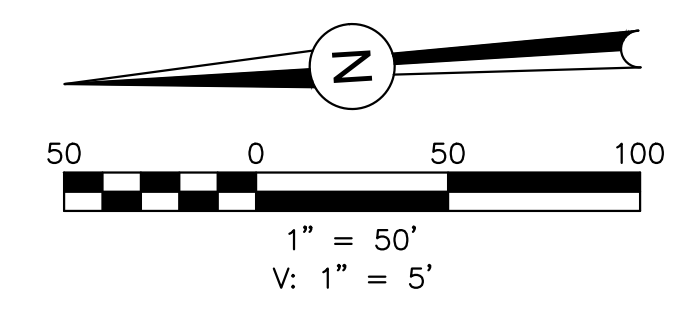
ENGINEER:
DESIGNED BY: **JJM** DATE: **9/1/17**
DRAWN BY: **TGW** DATE: **9/7/17**
CHECKED BY: _____ DATE: _____

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) 227-7388
F: (719) 227-7392

PROJECT SPRINGS AT WATERVIEW
SHEET TITLE WOLF MOON - P&P (1 OF 2)
FROM 0+00 TO 3+00
JOB NO. 0102.1 SHEET 7 OF 19





RAISED MEDIAN DETAIL
PER DEVIATION DEVI7006
1" = 10'

PDF: 0102-1 - STREET & STORM.PDF

REVISIONS:		
NO.	DESCRIPTION	DATE

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

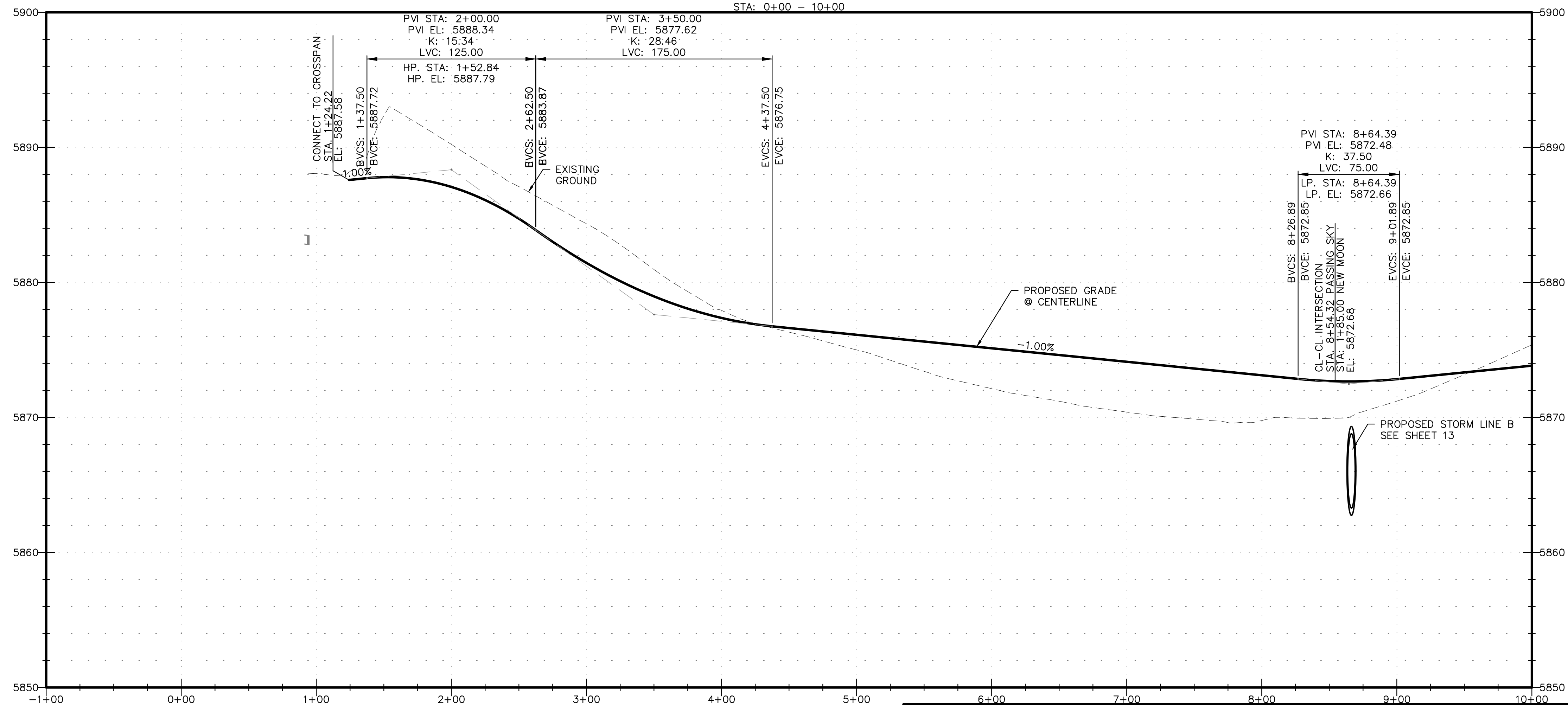
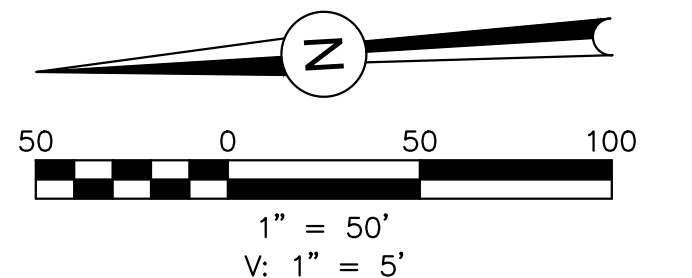
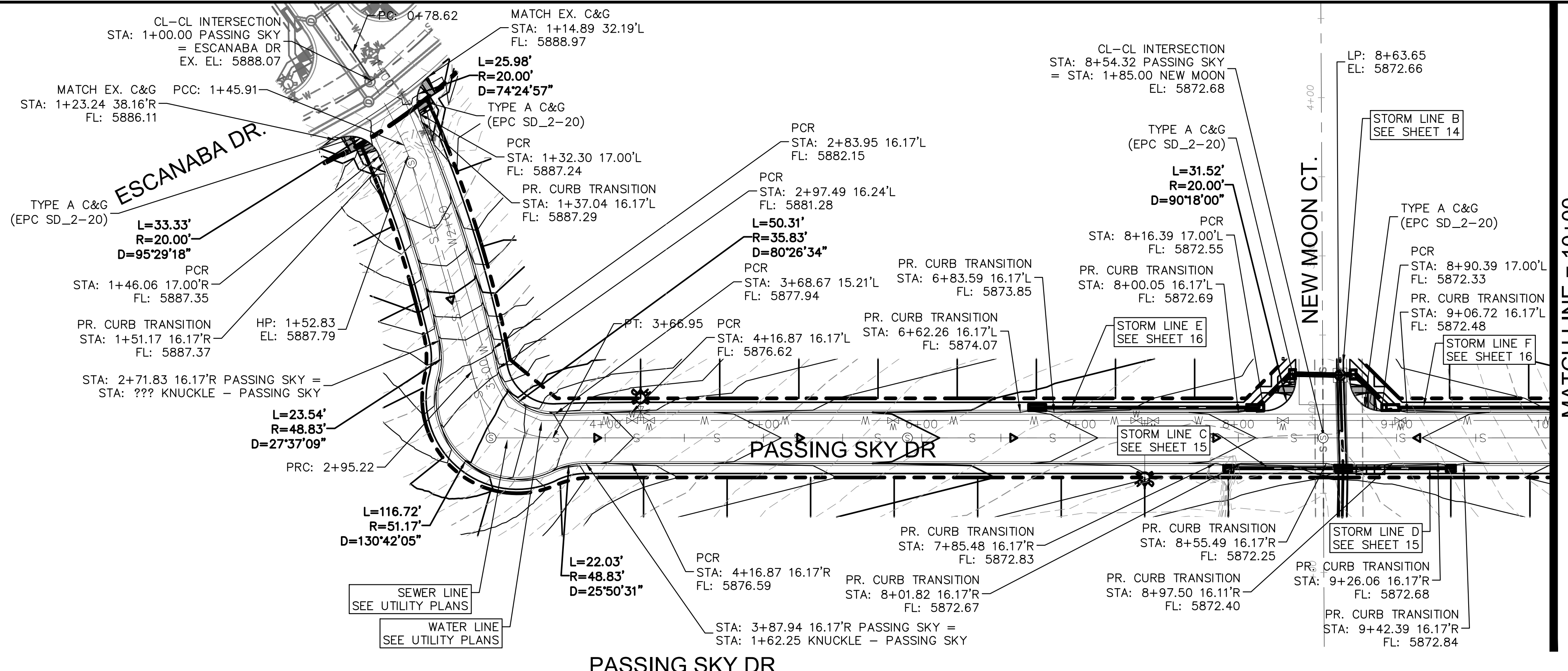
48 HOURS BEFORE YOU DIG,
CALL UTILITY LOCATORS
1-800-922-1987
CITY OF COLORADO SPRINGS, DEPT. OF UTILITIES
GAS, ELECTRIC, WATER AND WASTEWATER

DSE *Dakota Springs Engineering*

31 N. TEJON, SUITE 500
COLORADO SPRINGS, CO 80903
P: (719) 227-7388
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. 0102.1 SHEET 8 OF 19





PDF: 0102-1 - STREET & STORM.PDF

REVISIONS:		
NO.	DESCRIPTION	DATE

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

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) 227-7388
F: (719) 227-7392

PROJECT SPRINGS AT WATERVIEW

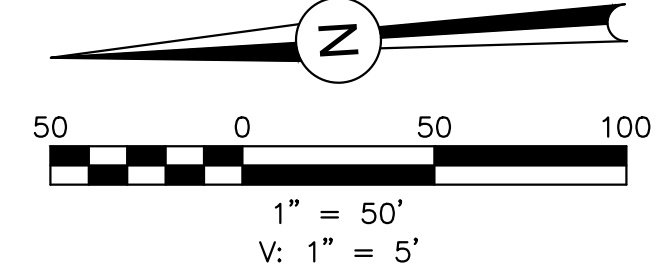
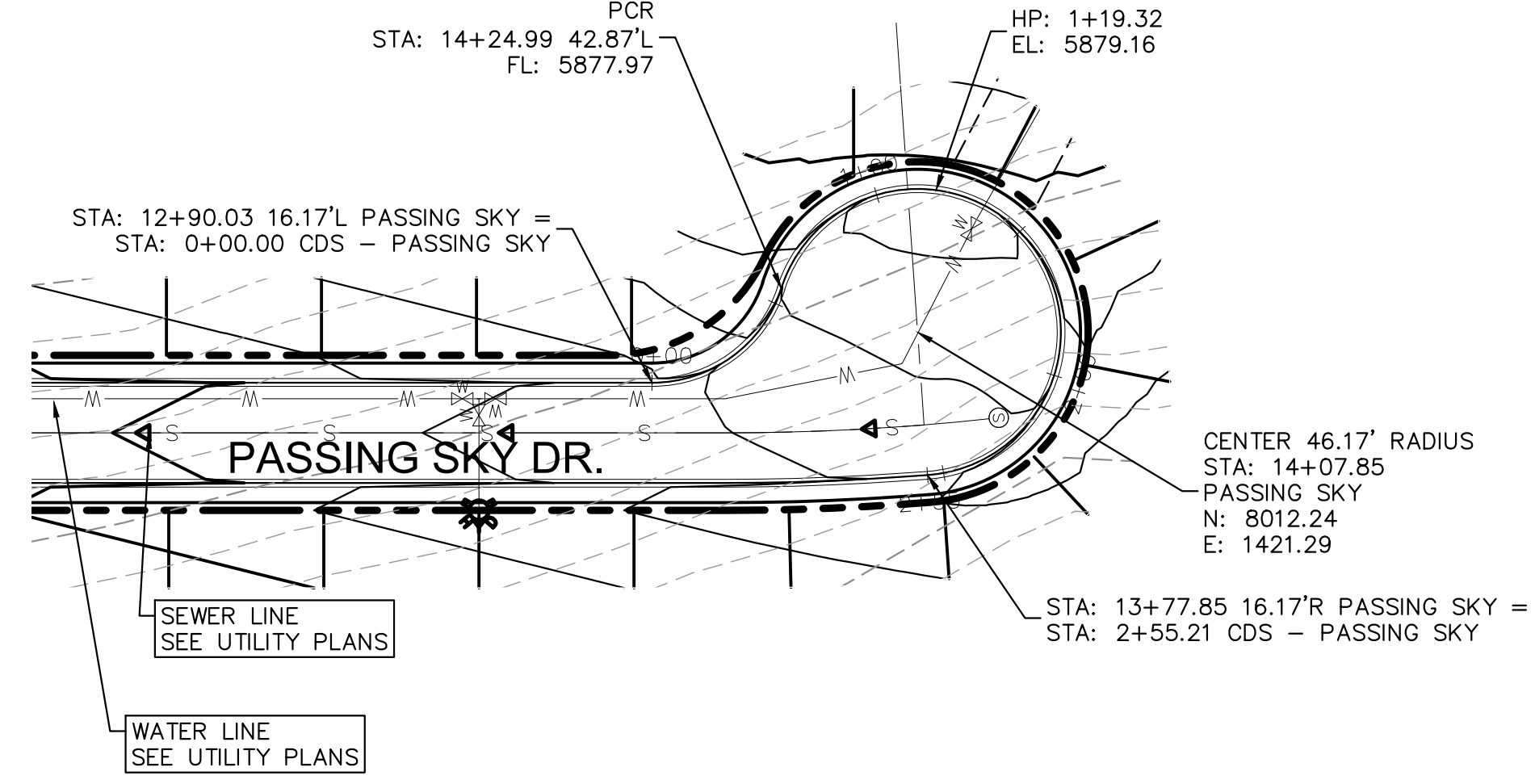
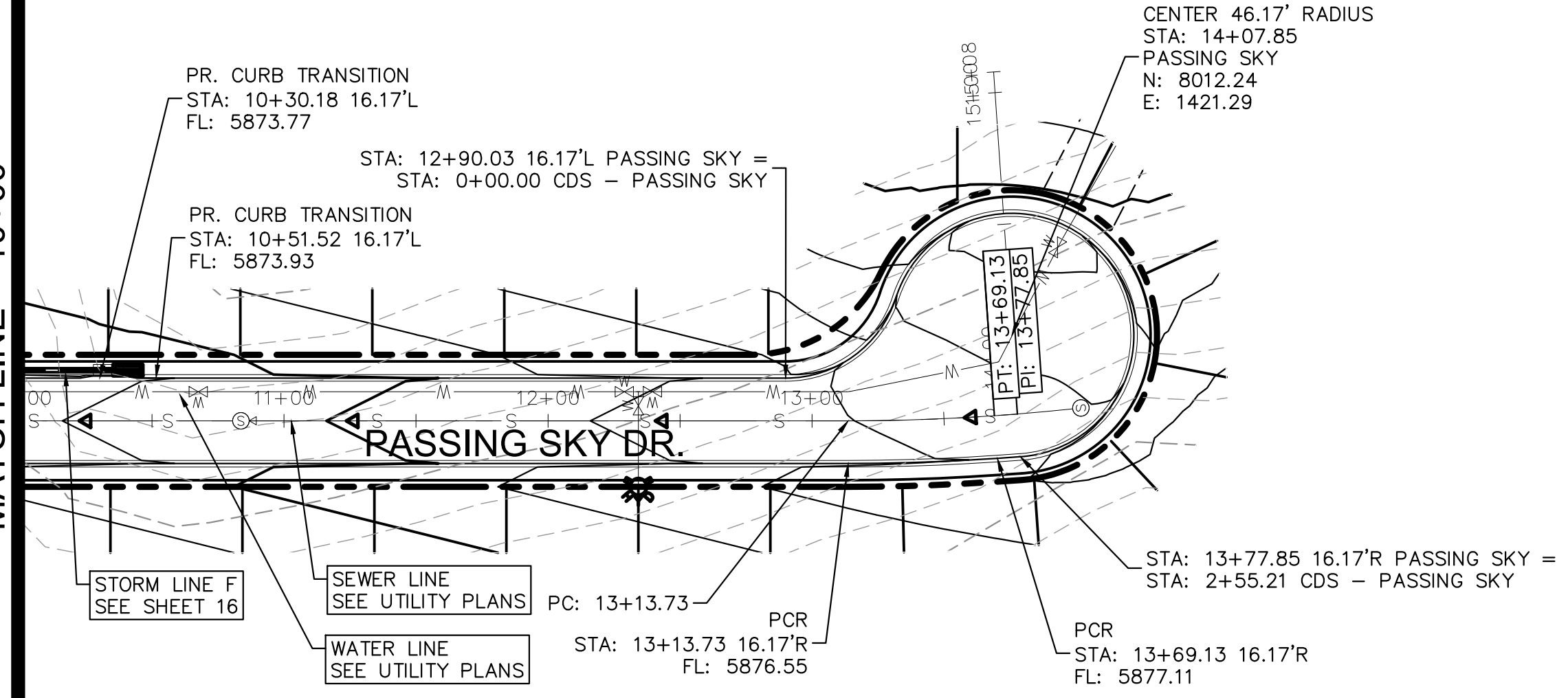
SHEET TITLE PASSING SKY - P&P (1 OF 2)

FROM 0+00 TO 10+00

JOB NO. 0102.1 SHEET 9 OF 19

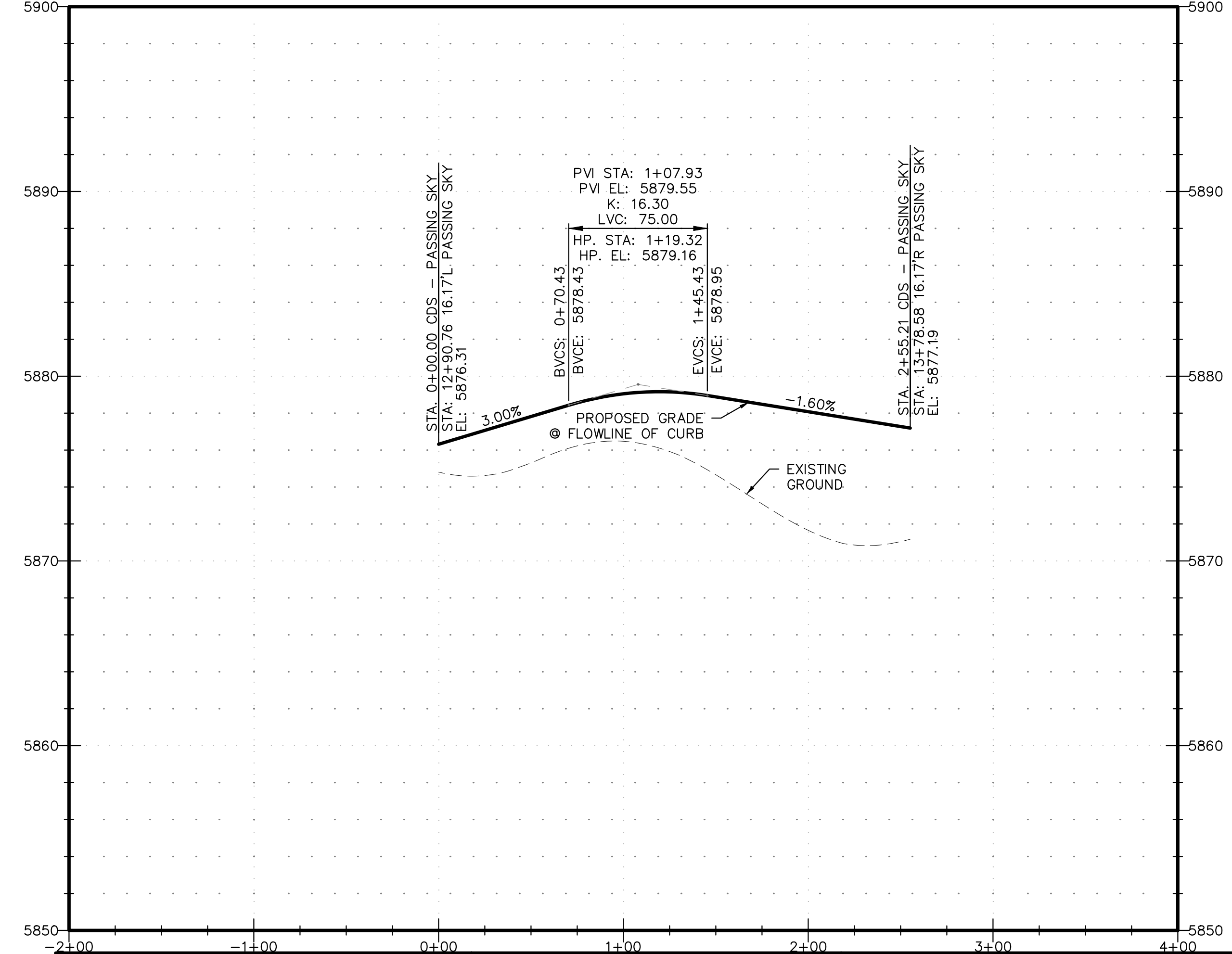
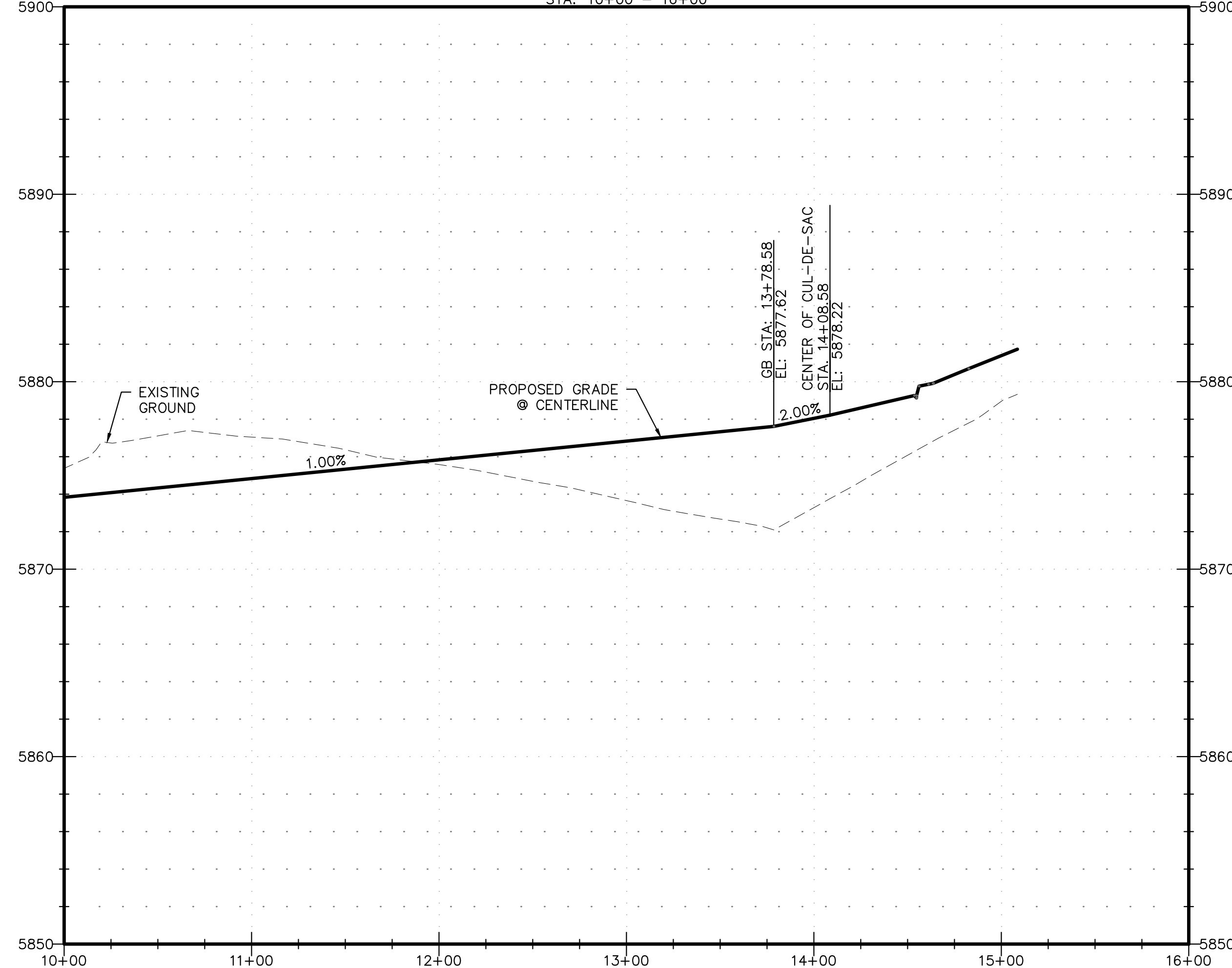


MATCH LINE = 10+00



PASSING SKY DR.
STA: 10+00 - 16+00

CUL-DE-SAC PASSING SKY DR.



PDF: 0102-1 - STREET & STORM.PDF

REVISIONS:		
NO.	DESCRIPTION	DATE

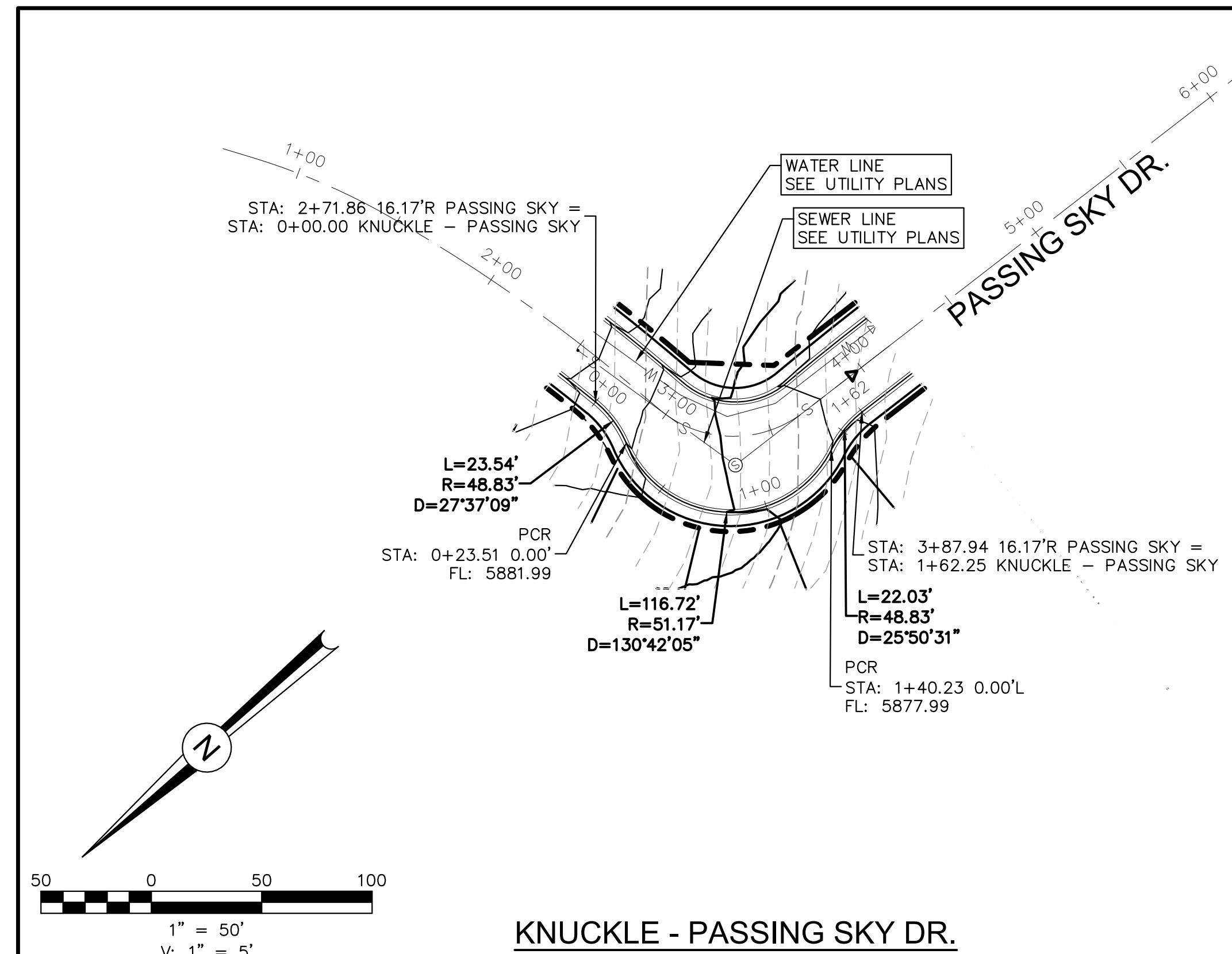
ENGINEER:
 DESIGNED BY: JJM DATE: 9/1/17
 DRAWN BY: TGW DATE: 9/7/17
 CHECKED BY: _____ DATE: _____

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

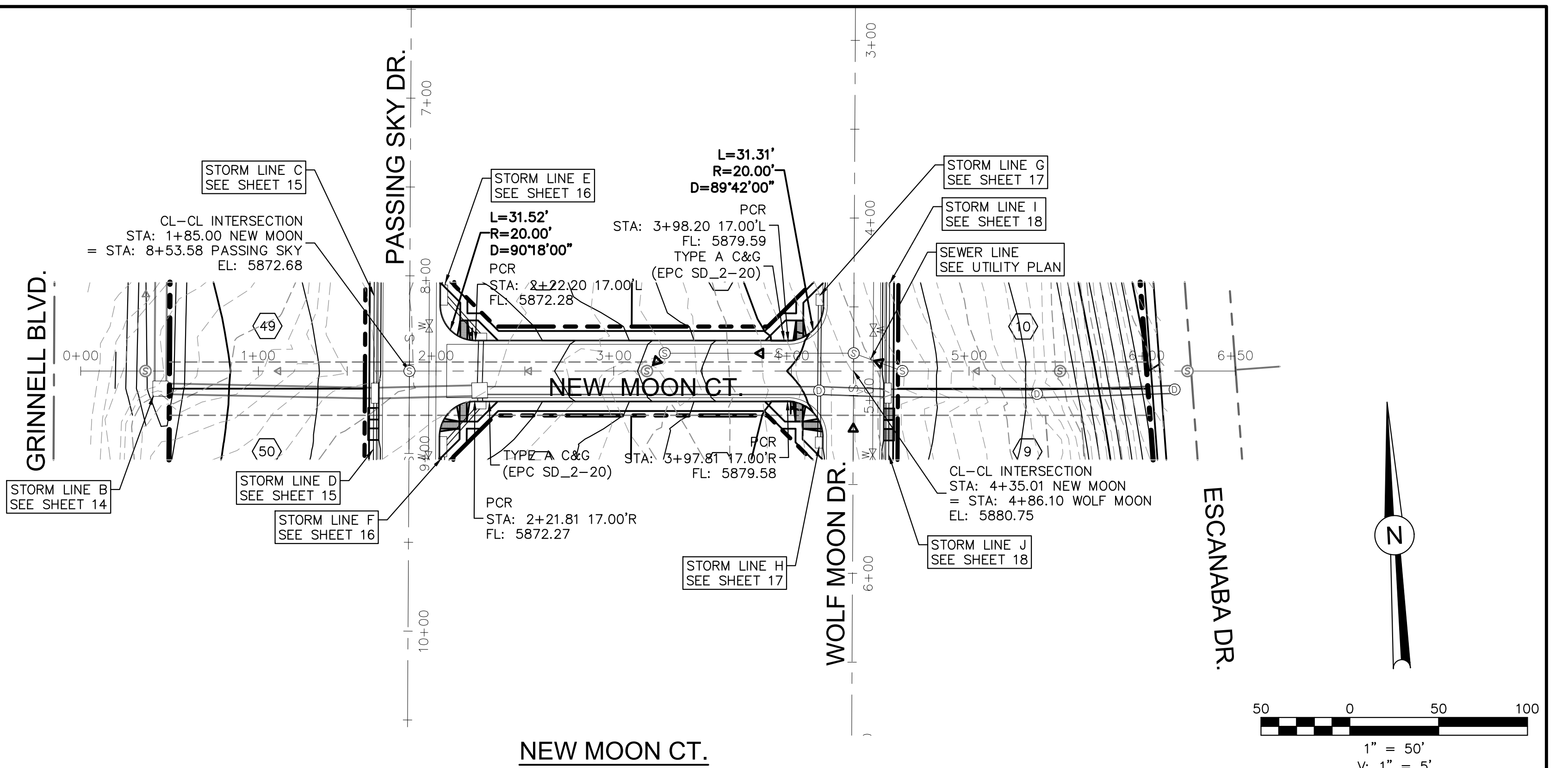
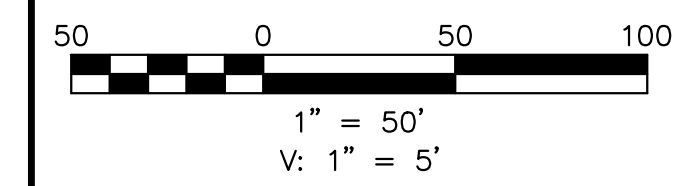
DSE *Dakota Springs Engineering*
 31 N. TEJON, SUITE 500
 COLORADO SPRINGS, CO 80903
 P: (719) 227-7388
 F: (719) 227-7392

PROJECT SPRINGS AT WATERVIEW
 SHEET TITLE PASSING SKY - P&P (2 OF 2)
 FROM 10+00 TO 16+00
 JOB NO. 0102.1 SHEET 10 OF 19

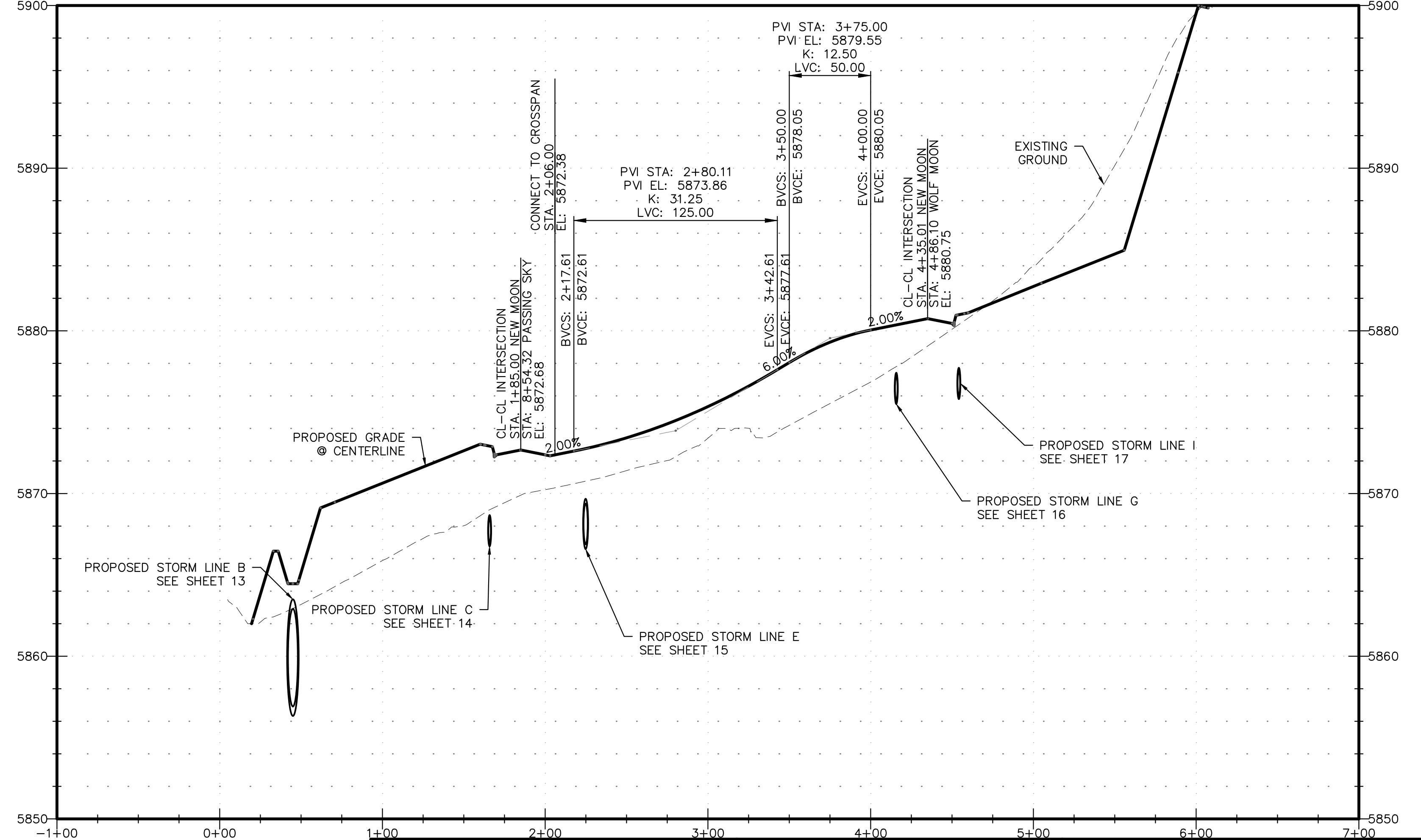
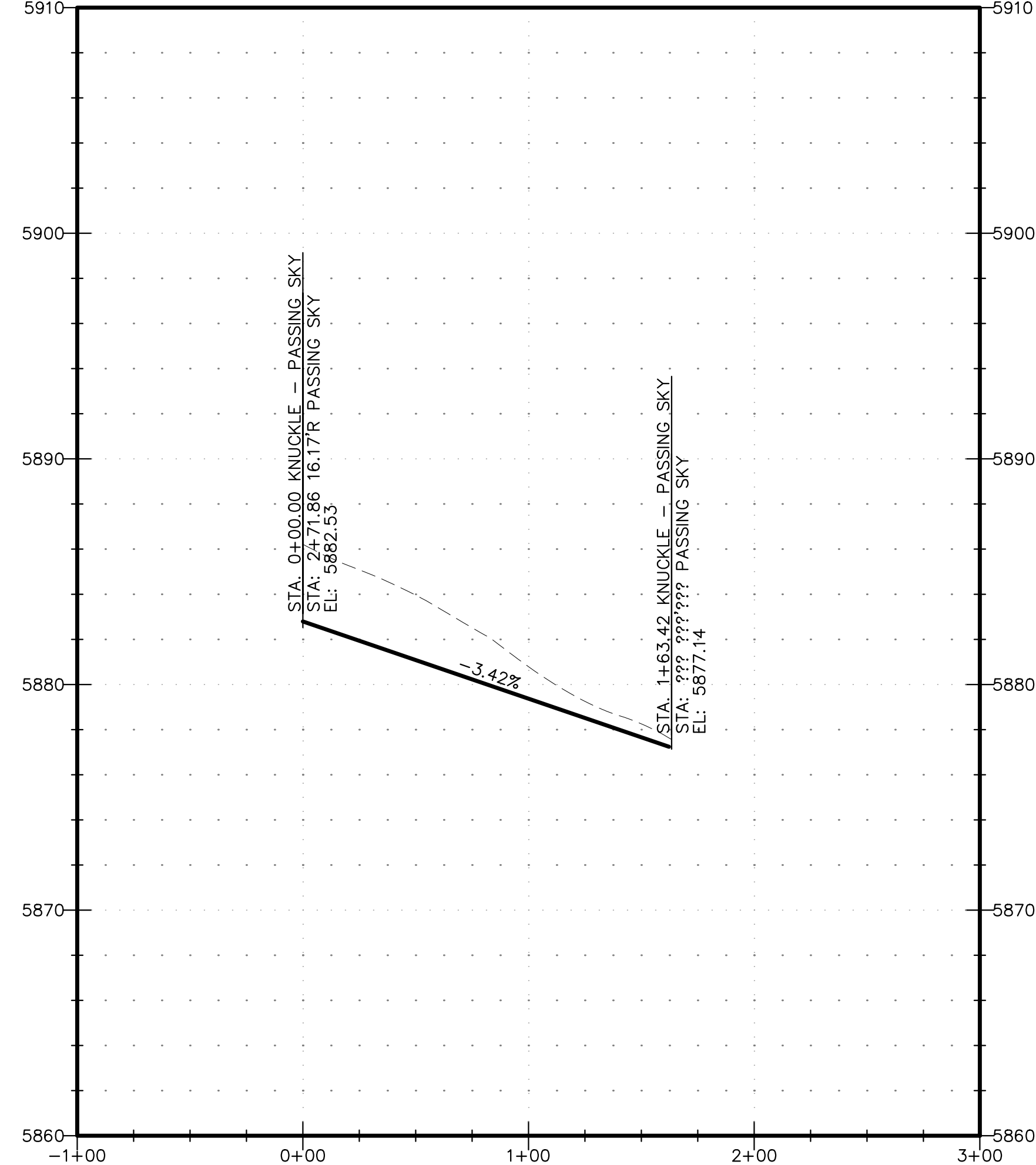
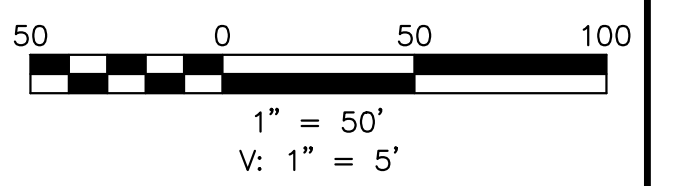




KNUCKLE - PASSING SKY DR.



NEW MOON CT.



PDF: 0102-1 - STREET & STORM.PDF

REVISIONS:		
NO.	DESCRIPTION	DATE

ENGINEER: _____
 DESIGNED BY: **JJM** DATE: **9/1/17**
 DRAWN BY: **TGW** DATE: **9/7/17**
 CHECKED BY: _____ DATE: _____
 48 HOURS BEFORE YOU DIG,
 CALL UTILITY LOCATORS
1-800-922-1987
 CITY OF COLORADO SPRINGS, DEPT. OF UTILITIES
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JCAD CONSULTING, INC.
 31 N. TEJON, SUITE 500
 COLORADO SPRINGS, CO 80903
 P: (719) 227-7388
 F: (719) 227-7392
DSE Dakota Springs Engineering
 PROJECT SPRINGS AT WATERVIEW
 SHEET TITLE NEW MOON - P&P
 FROM _____ TO _____
 JOB NO. 0102.1 SHEET 11 OF 19

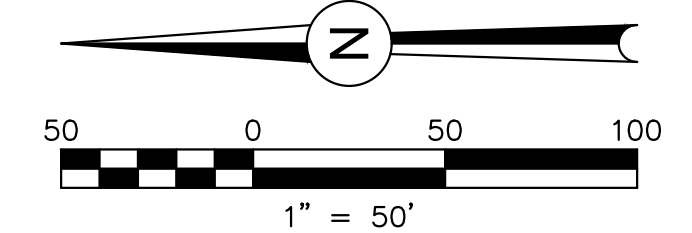


PAINTED SKY AT WATERVIEW
FILING NO. 1

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.

CYNET LAND LLC
UNPLATTED



REVISIONS:		
NO.	DESCRIPTION	DATE

ENGINEER:
DESIGNED BY: JJM DATE: 1/5/18
DRAWN BY: JJM DATE: 1/5/18
CHECKED BY: _____ DATE: _____

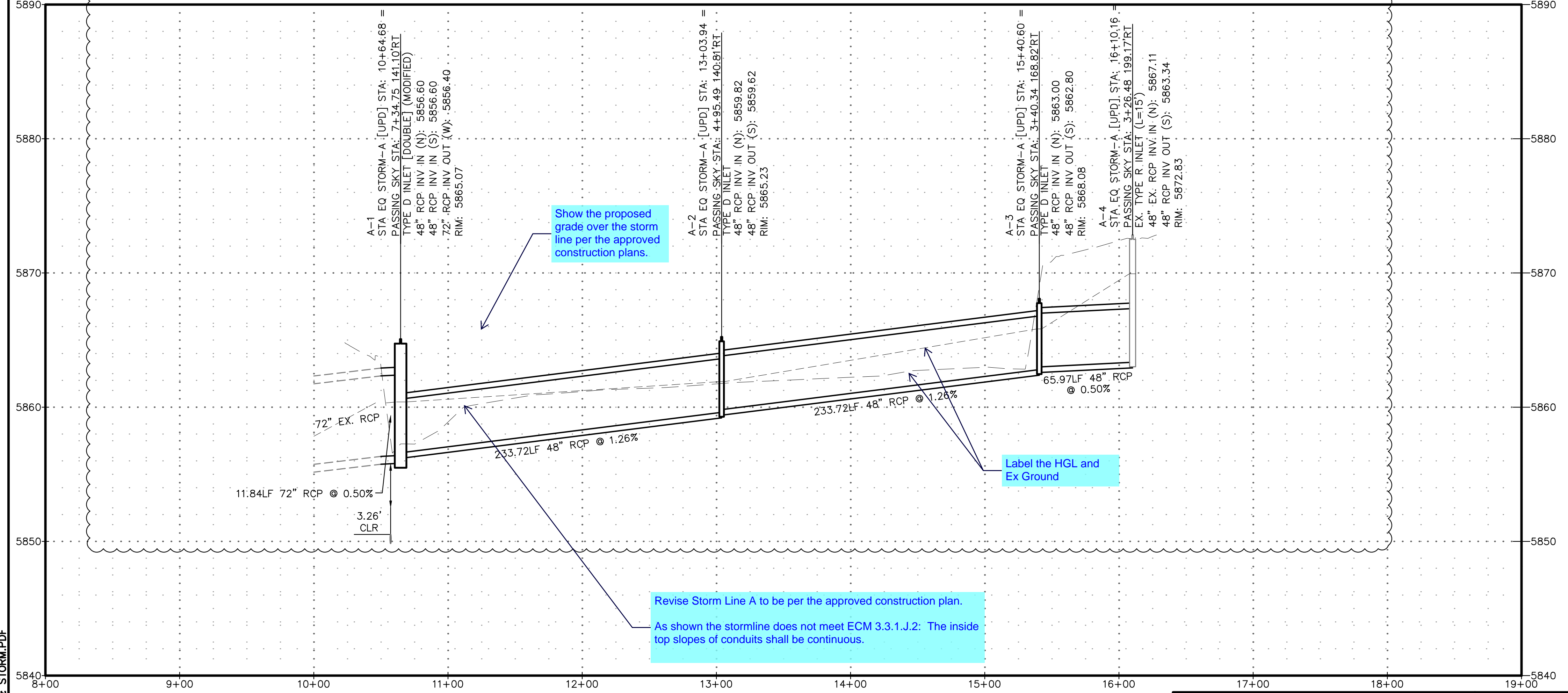
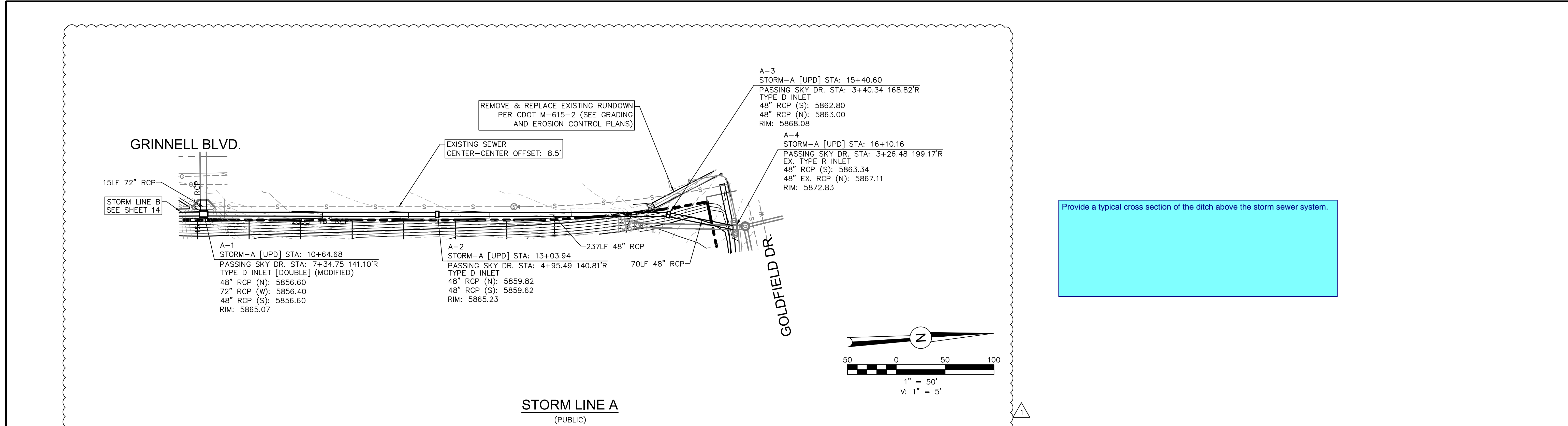
48 HOURS BEFORE YOU DIG,
CALL UTILITY LOCATORS
1-800-922-1987
CITY OF COLORADO SPRINGS, DEPT. OF UTILITIES
GAS, ELECTRIC, WATER AND WASTEWATER

DSE *Dakota Springs Engineering*

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

PROJECT SPRINGS AT WATERVIEW
SHEET TITLE SIGNING & STRIPING PLAN
FROM _____ TO _____
JOB NO. 0102.1 SHEET 12 OF 19

PDF: 0102-1 - STREET & STORM.PDF



PDF: 0102-1 - STREET & STORM.PDF

REVISIONS:		
NO.	DESCRIPTION	DATE
1	REVISED DRAINAGE INFORMATION	07.29.20

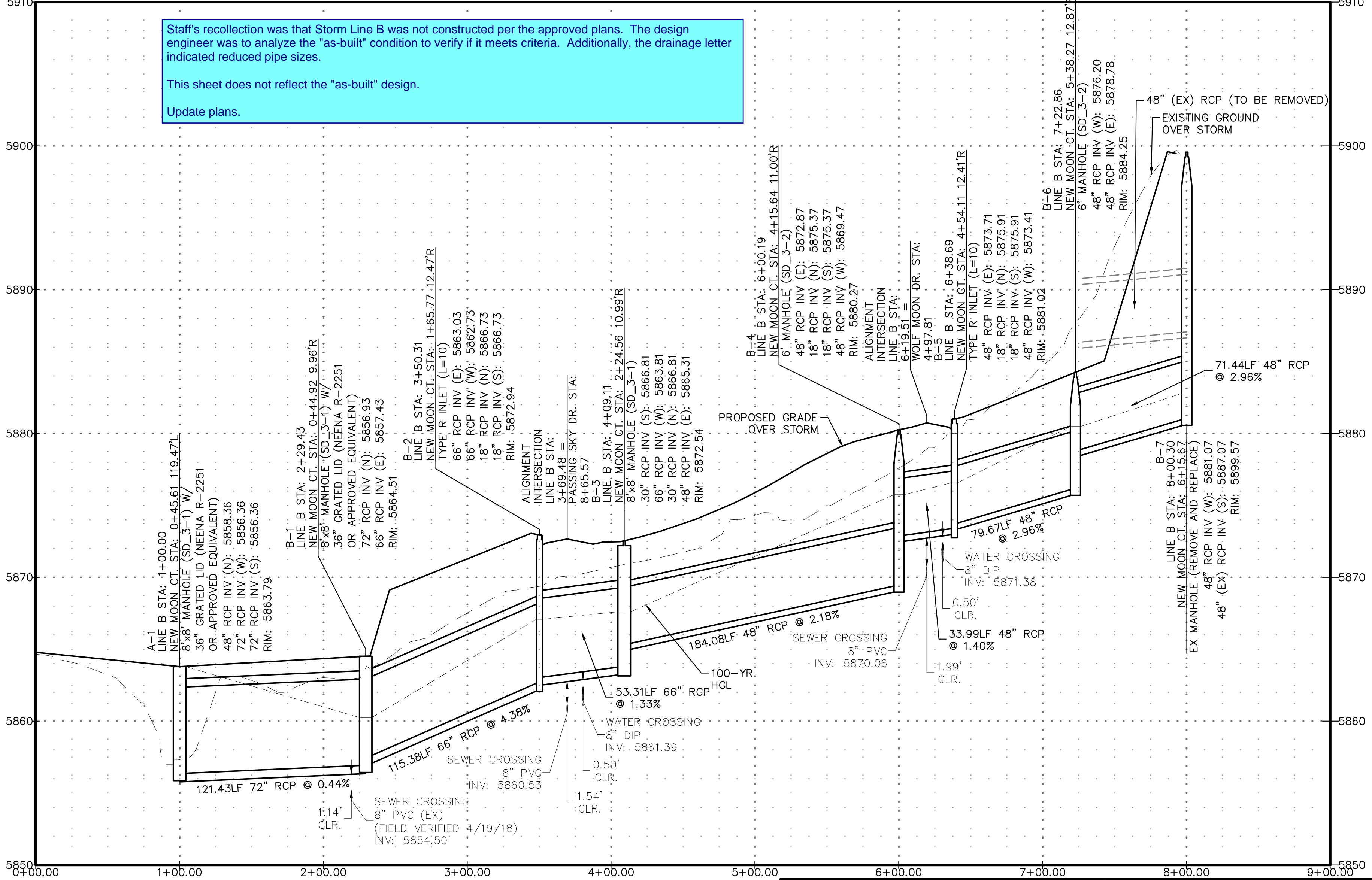
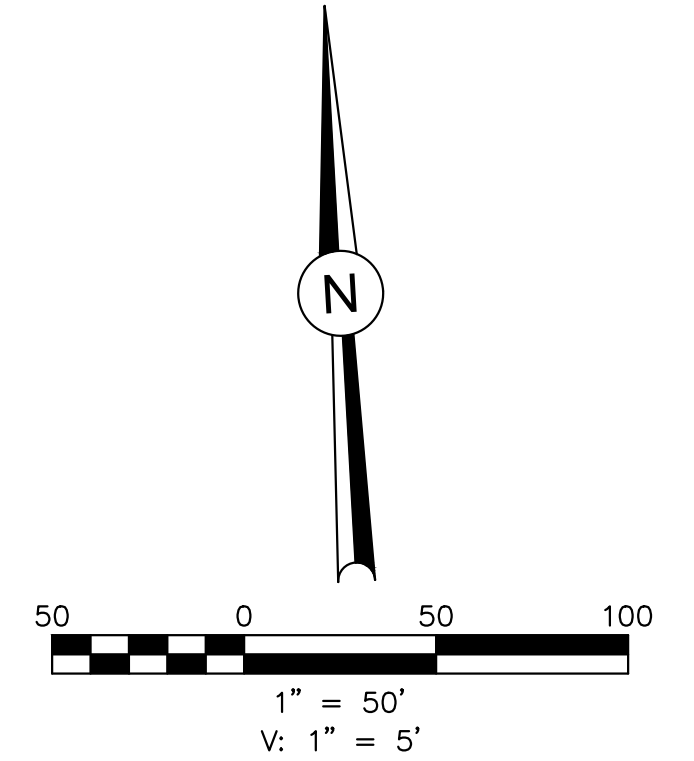
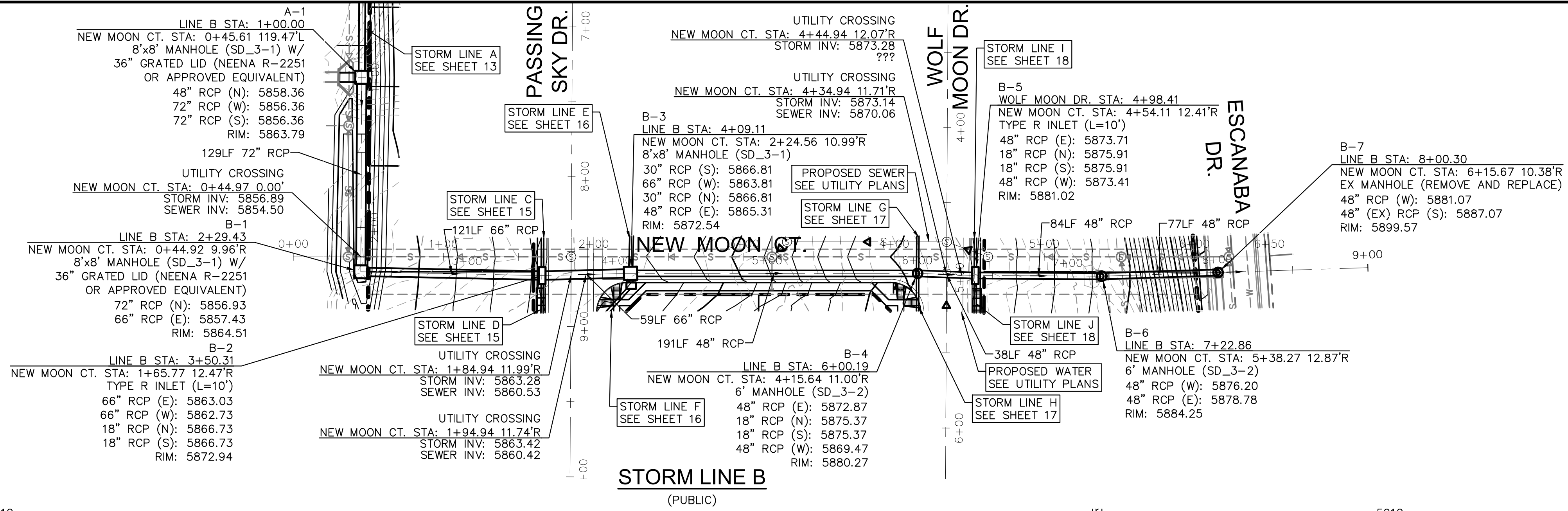
ENGINEER: _____
 DESIGNED BY: **JJM** DATE: **9/1/17**
 DRAWN BY: **TGW** DATE: **9/7/17**
 CHECKED BY: _____ DATE: _____

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

JCAD CONSULTING, INC.
 719-377-0002

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 **STORM A PROFILE**
 FROM _____ TO _____
 JOB NO. **0102.1** SHEET **13** OF **19**



REVISIONS:		
NO.	DESCRIPTION	DATE

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

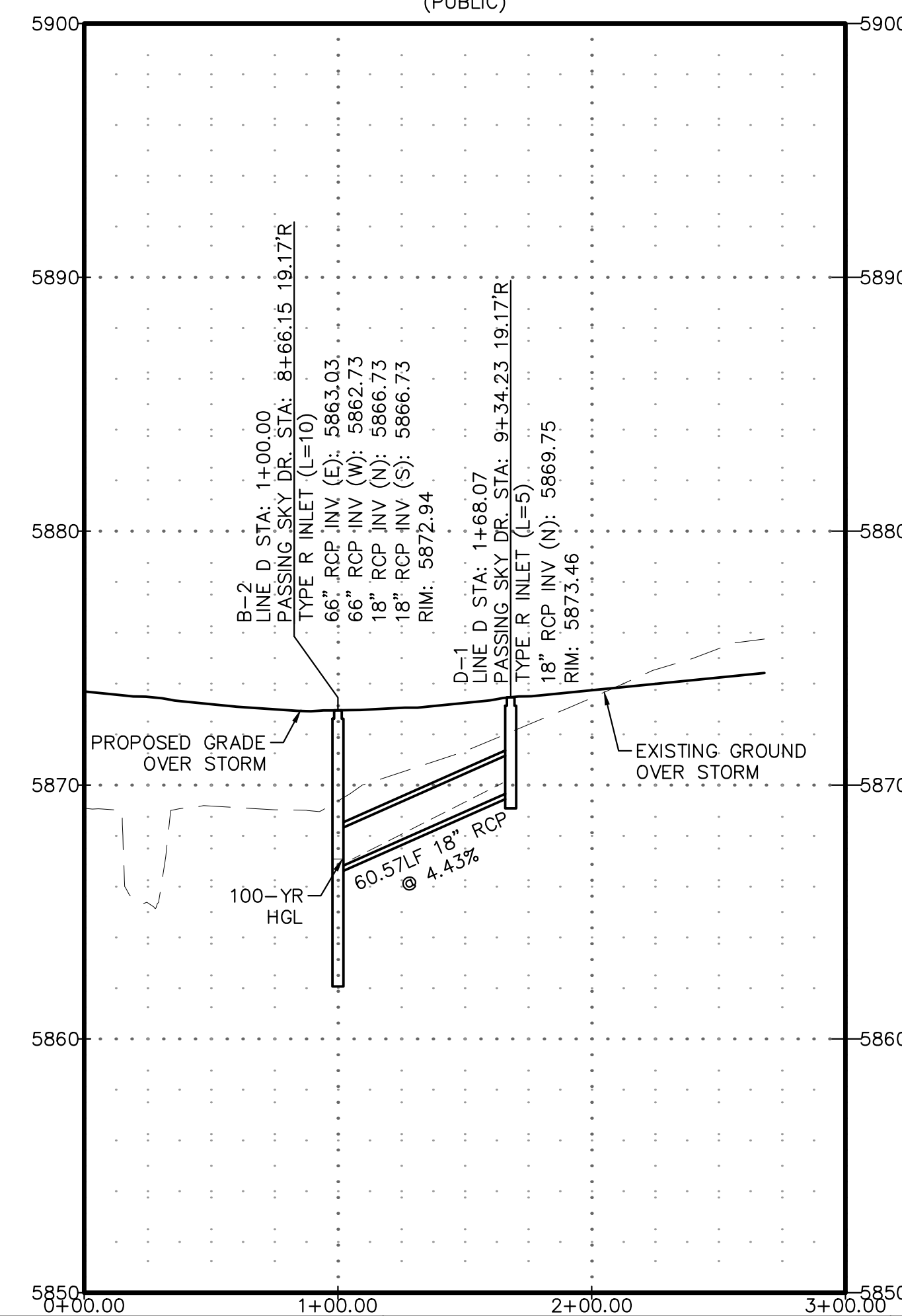
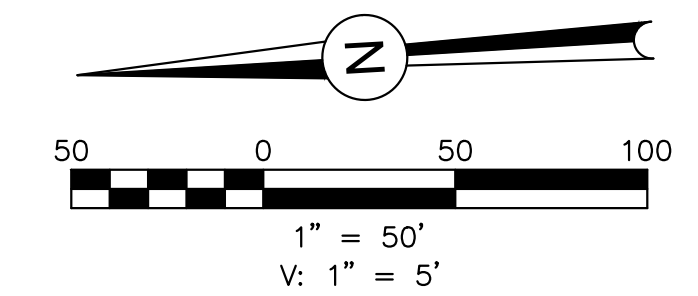
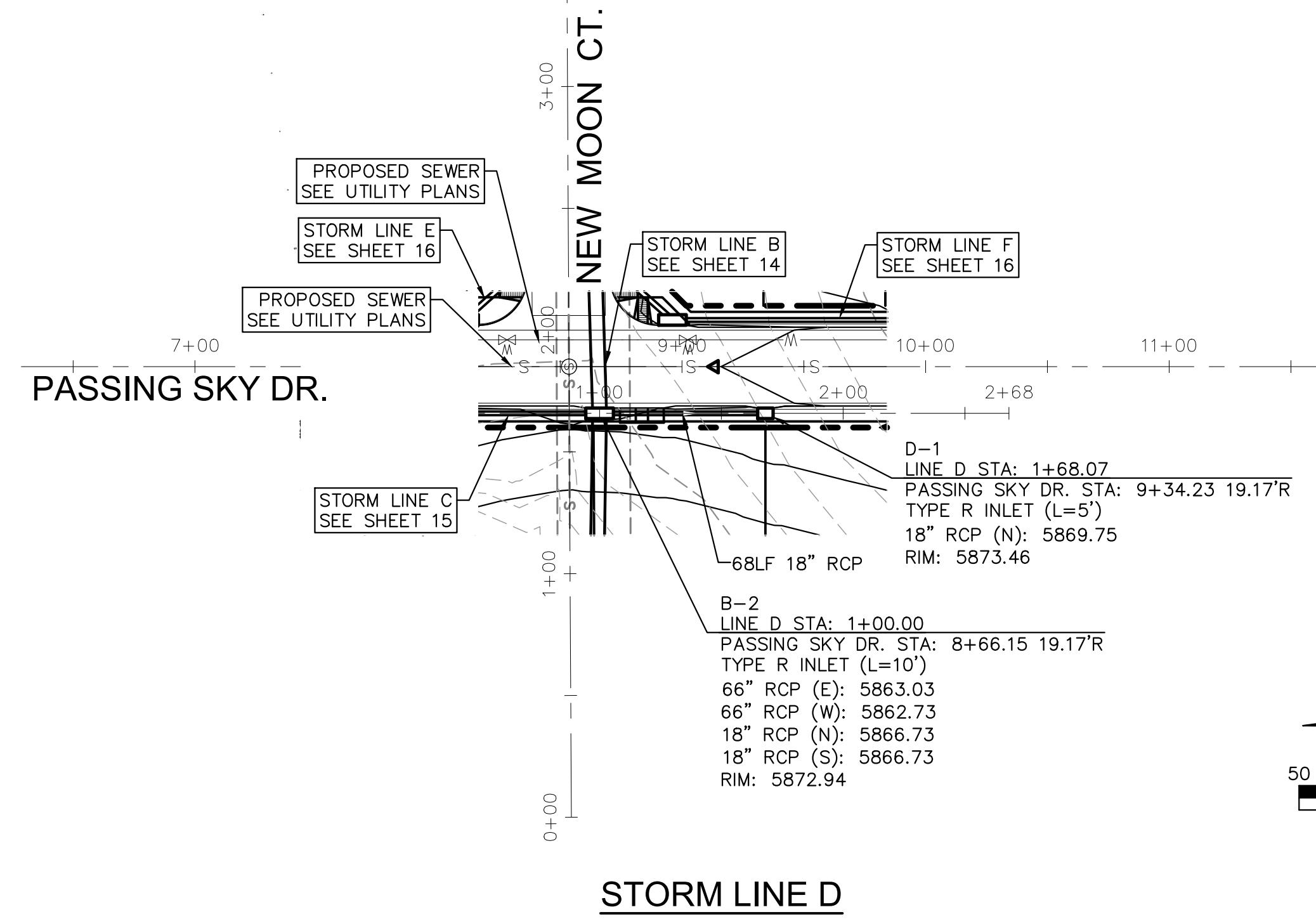
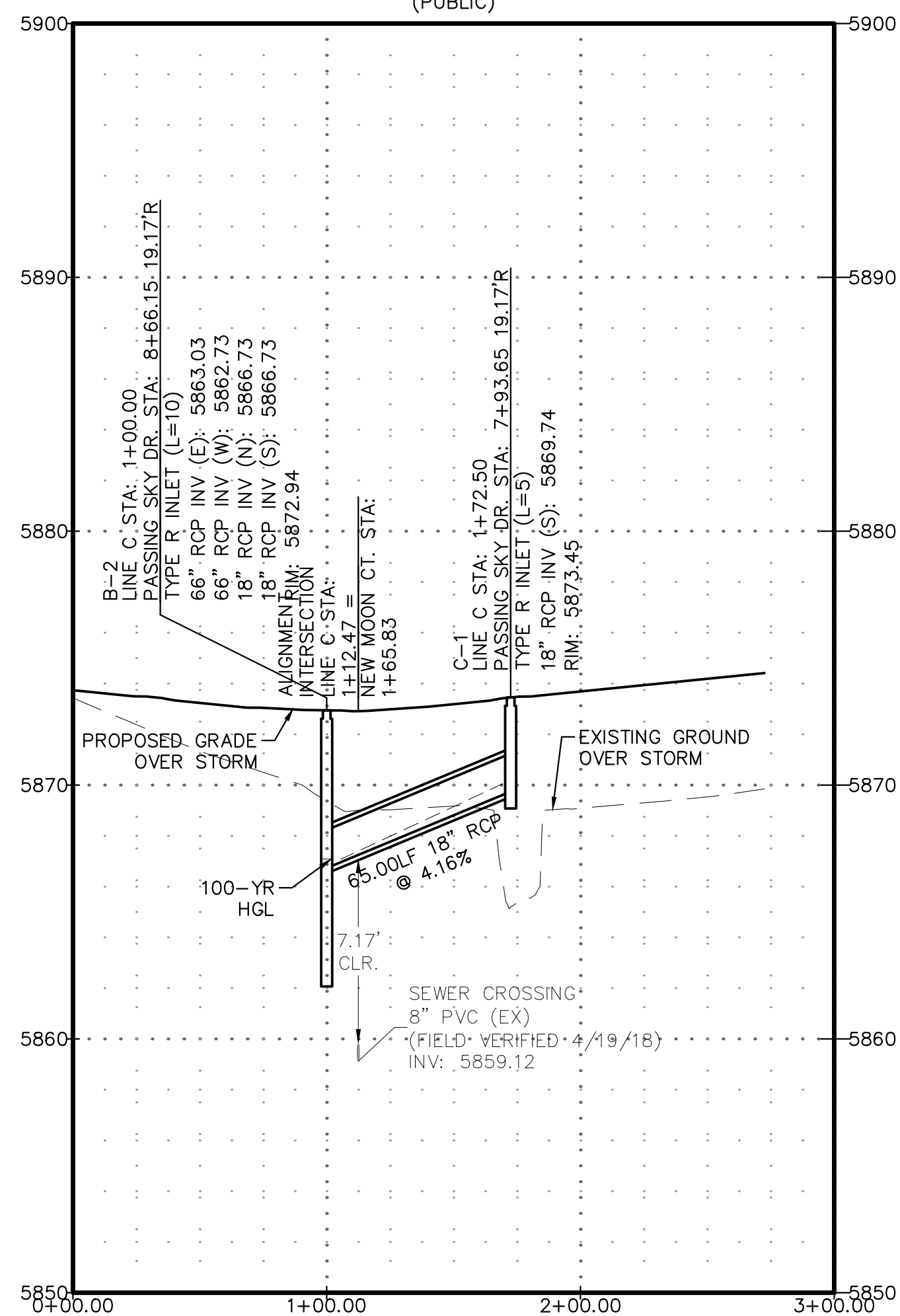
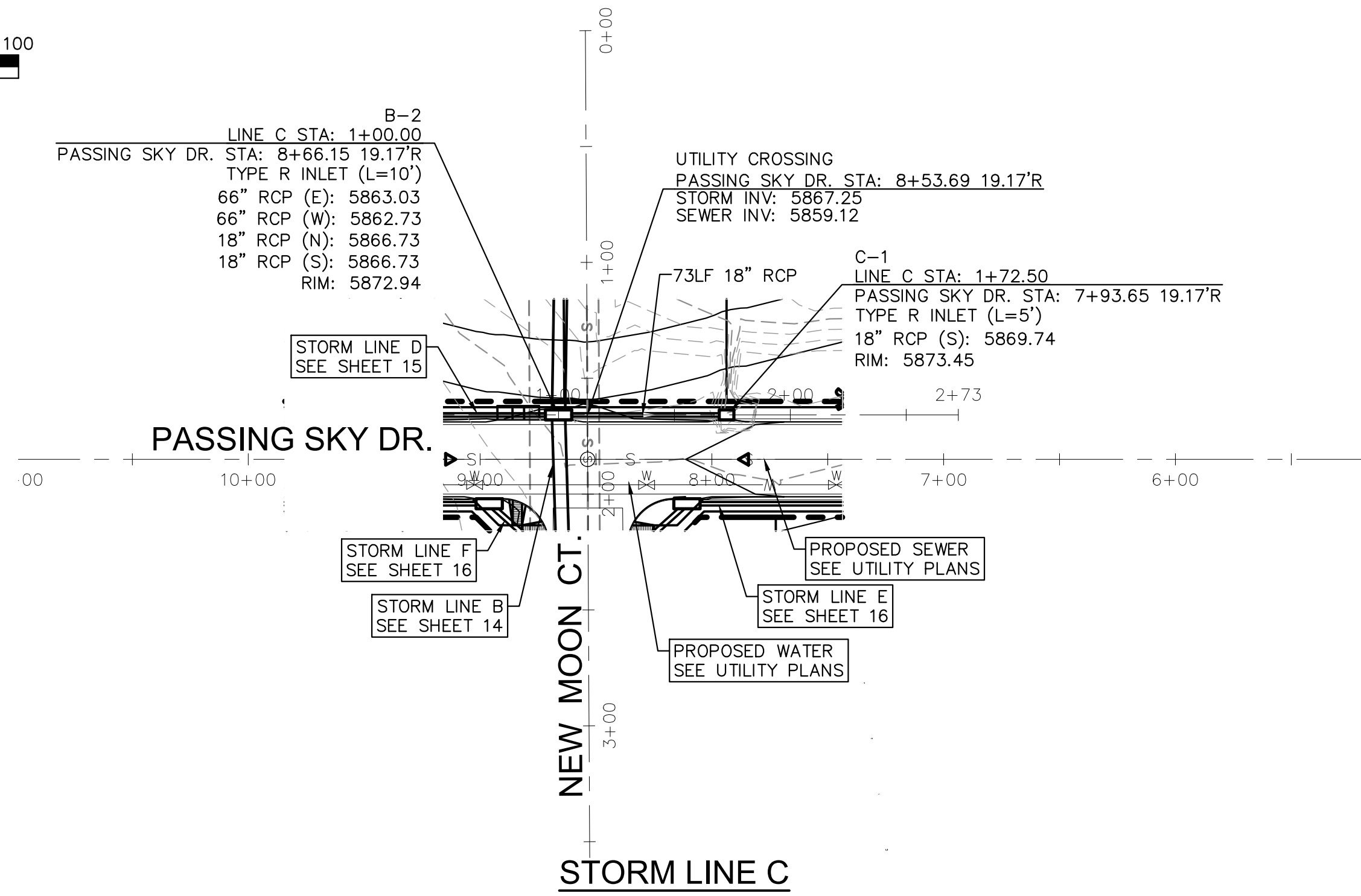
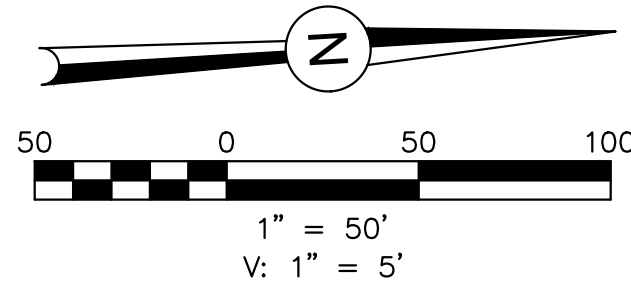
48 HOURS BEFORE YOU DIG,
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1-800-922-1987
 CITY OF COLORADO SPRINGS, DEPT. OF UTILITIES
 GAS, ELECTRIC, WATER AND WASTEWATER

JCAD CONSULTING, INC.
 719-377-0002

DSE *Dakota Springs Engineering*

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 P: (719) 227-7388
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PROJECT SPRINGS AT WATERVIEW
 SHEET TITLE STORM B PROFILE
 FROM _____ TO _____
 JOB NO. 0102.1 SHEET 14 OF 19



PDF: 0102-1 - STREET & STORM.PDF

REVISIONS:		
NO.	DESCRIPTION	DATE

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

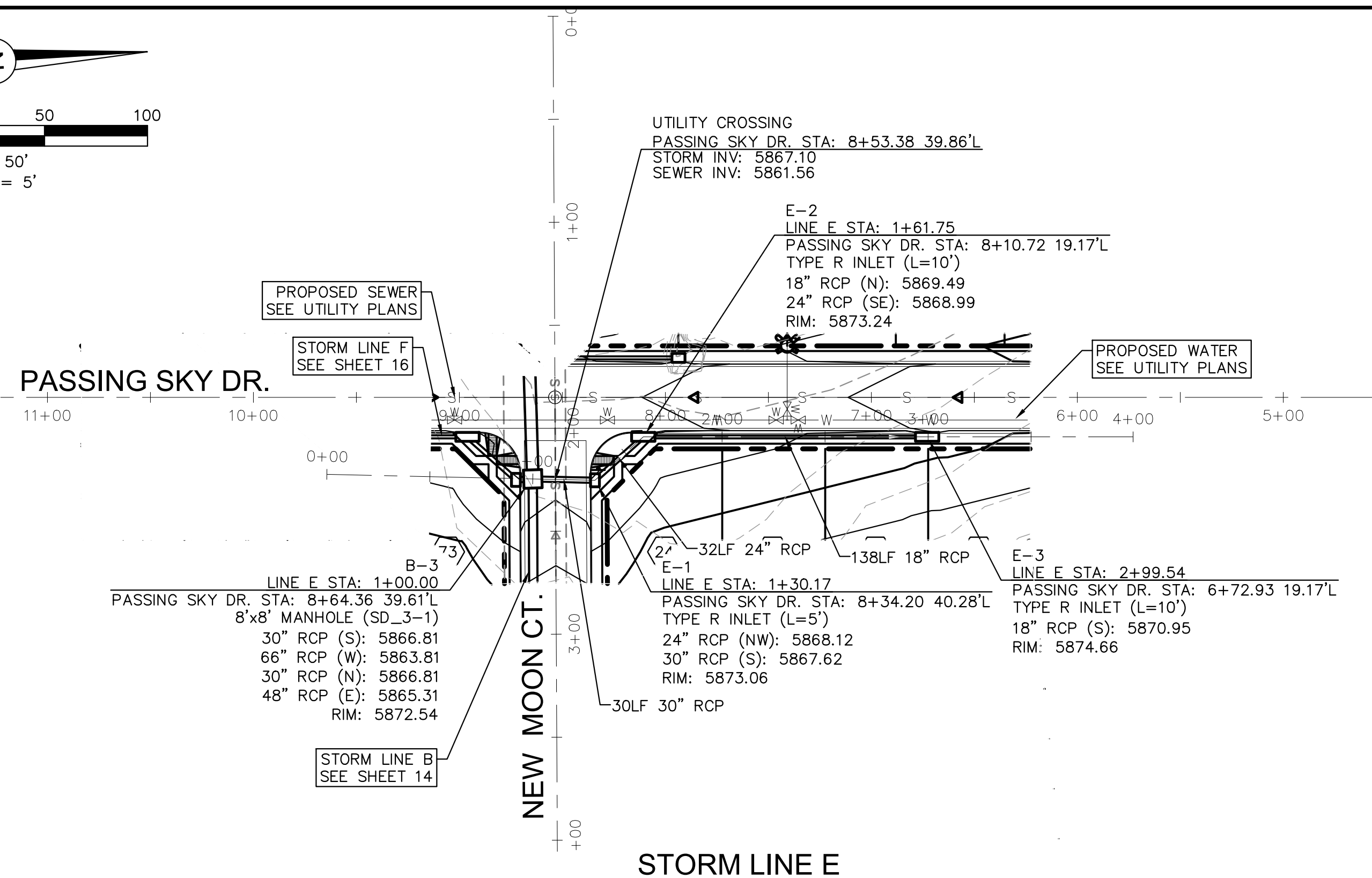
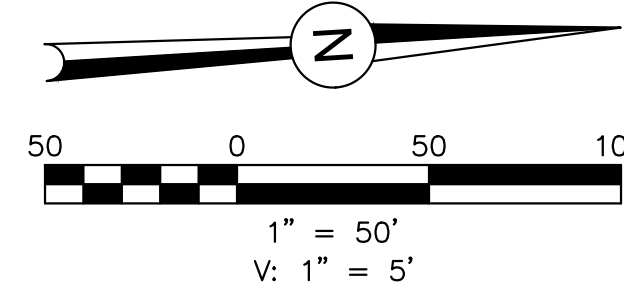
48 HOURS BEFORE YOU DIG,
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1-800-922-1987
 CITY OF COLORADO SPRINGS, DEPT. OF UTILITIES
 GAS, ELECTRIC, WATER AND WASTEWATER

DSE *Dakota Springs Engineering*

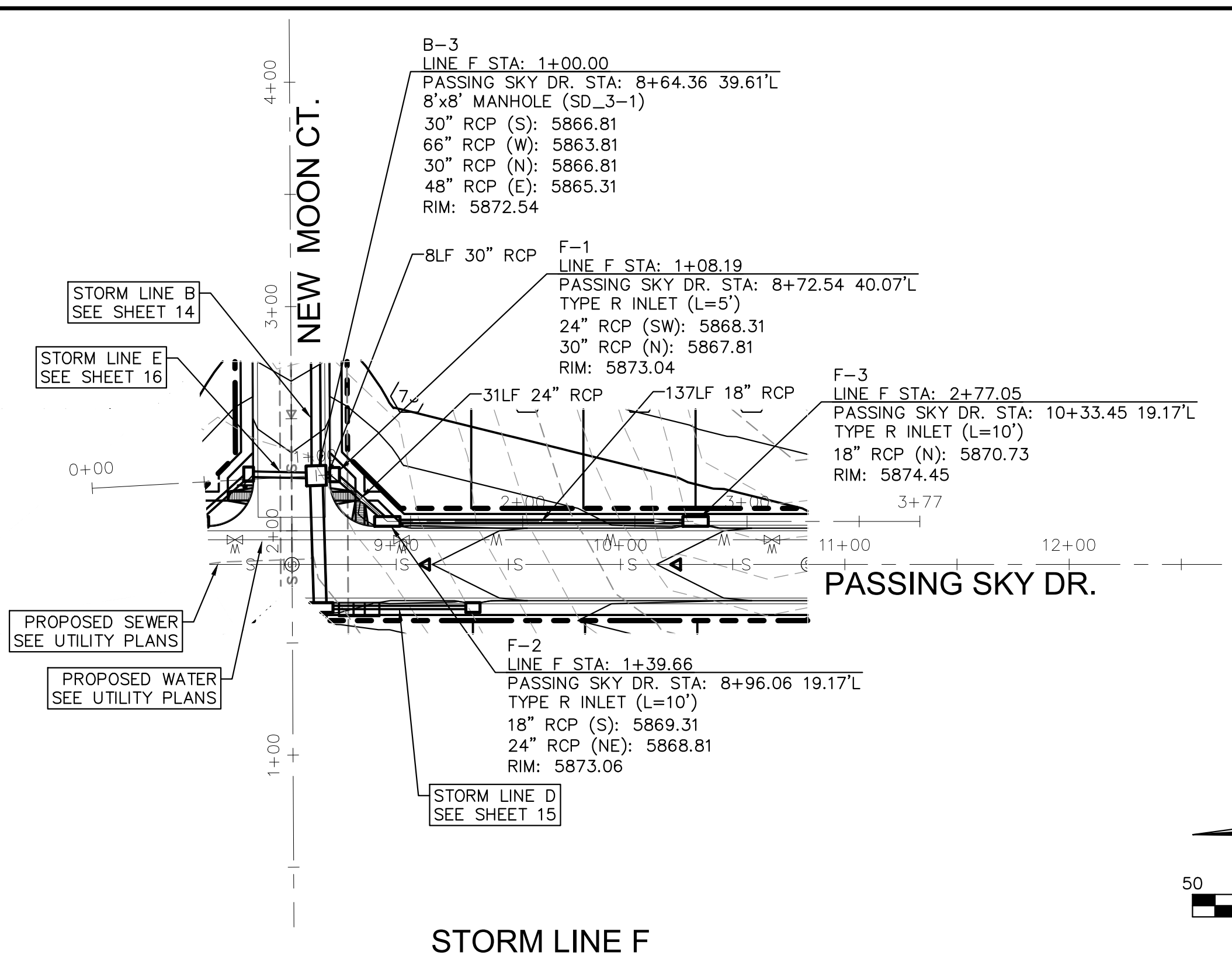
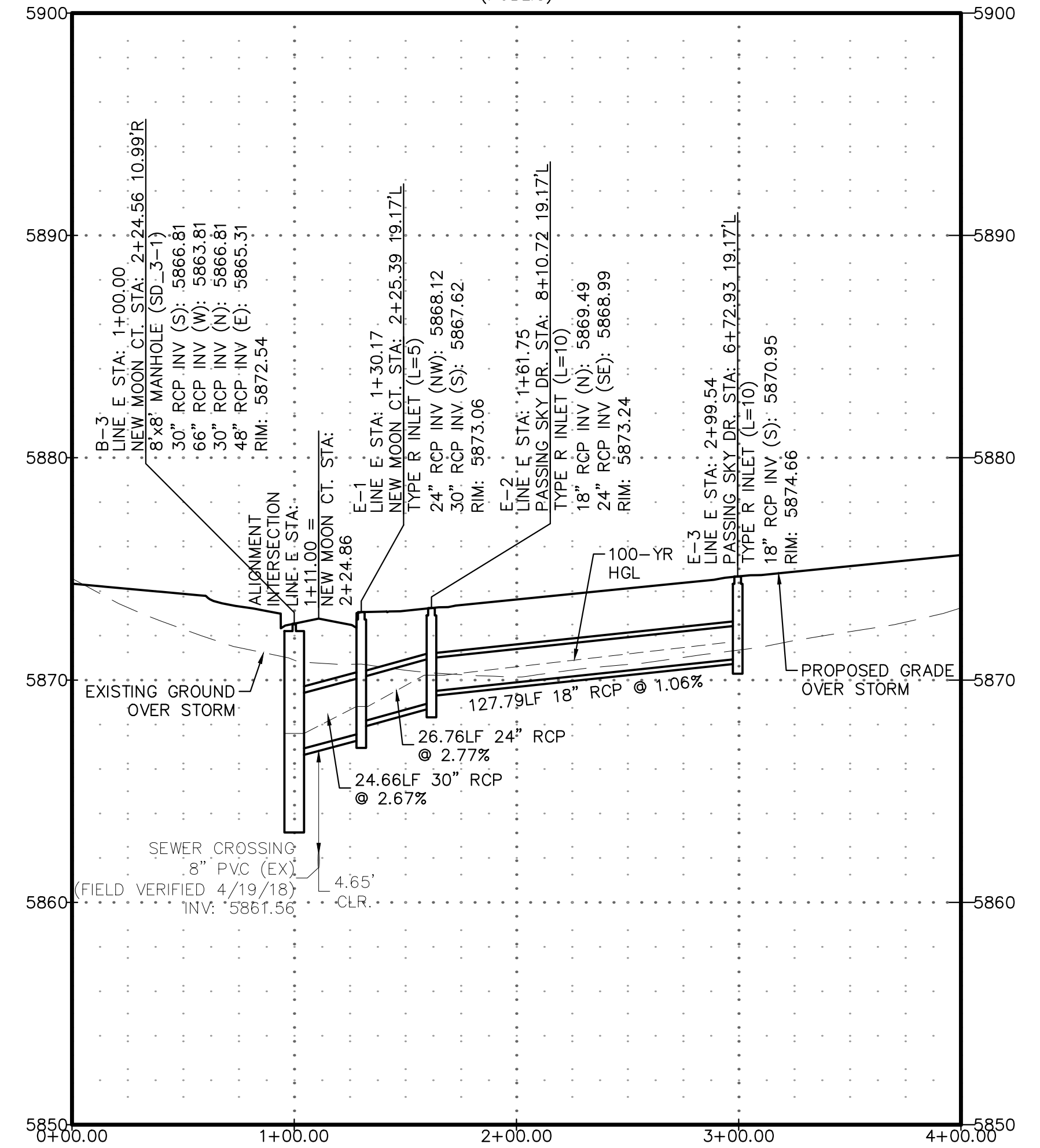
31 N. TEJON, SUITE 500
 COLORADO SPRINGS, CO 80903
 P: (719) 227-7388
 F: (719) 227-7392

PROJECT SPRINGS AT WATERVIEW
 SHEET TITLE STORM C & D PROFILES
 FROM _____ TO _____
 JOB NO. 0102.1 SHEET 15 OF 19

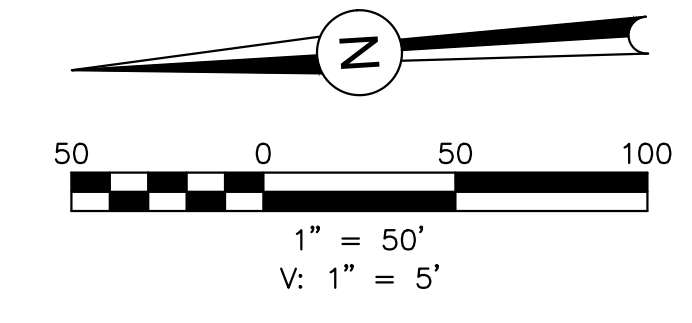
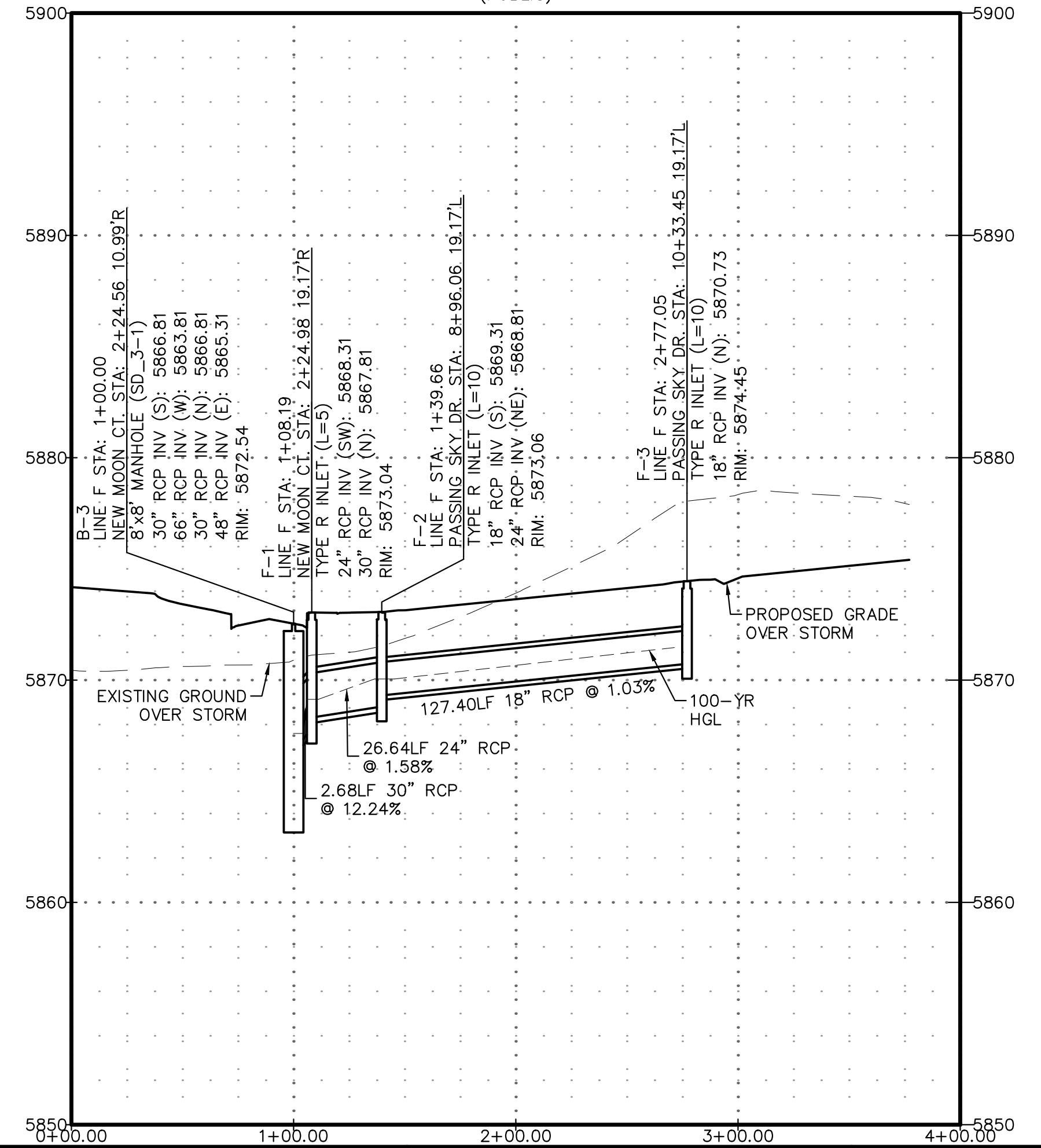




STORM LINE E
(PUBLIC)



STORM LINE F
(PUBLIC)



PDF: 0102-1 - STREET & STORM.PDF

REVISIONS:		
NO.	DESCRIPTION	DATE

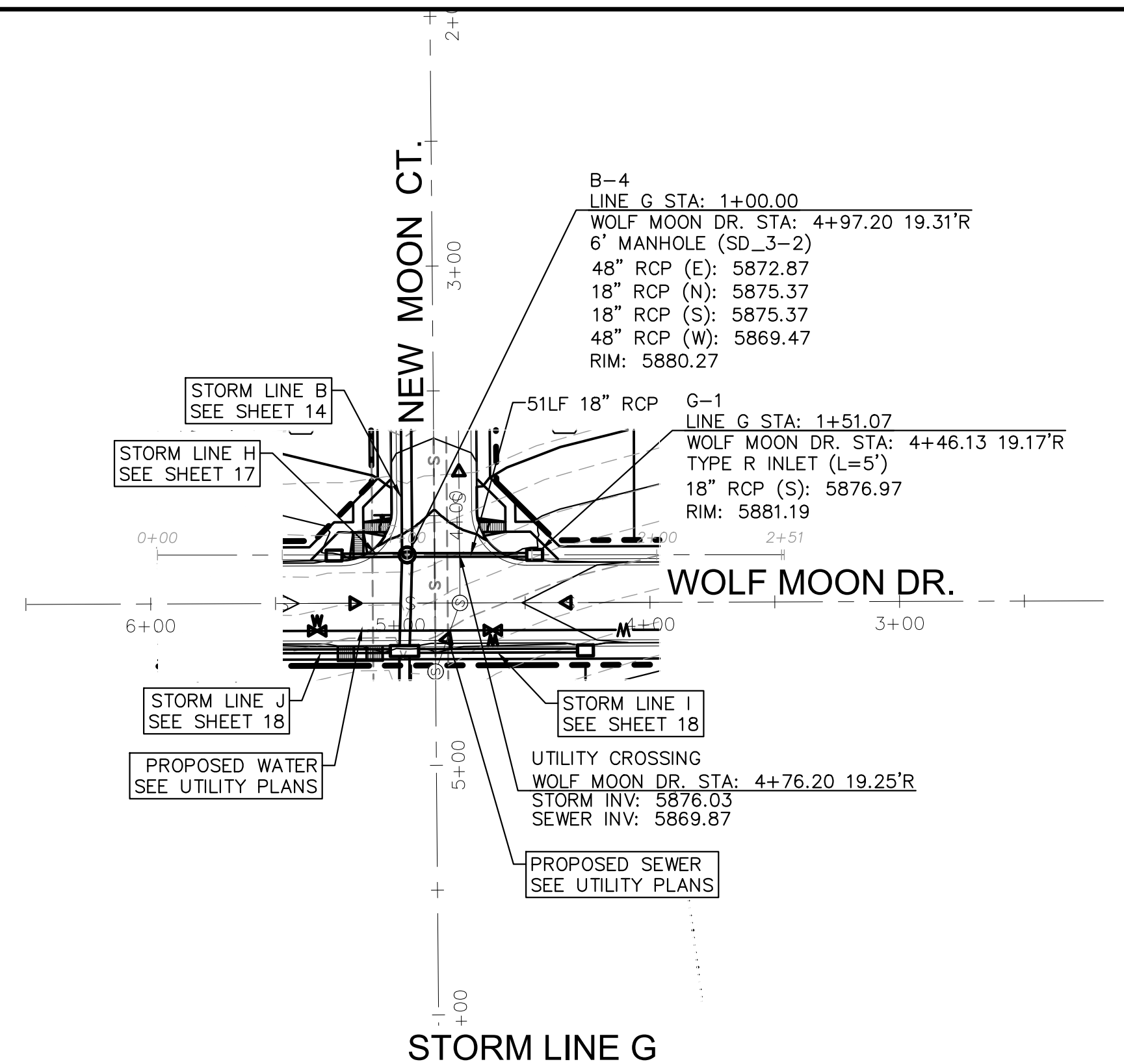
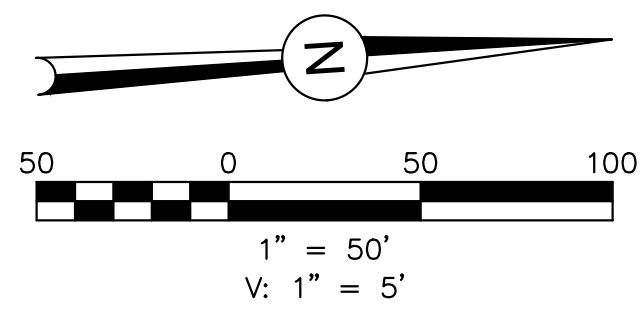
ENGINEER:
 DESIGNED BY: JJM DATE: 9/1/17
 DRAWN BY: TGW DATE: 9/7/17
 CHECKED BY: _____ DATE: _____

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

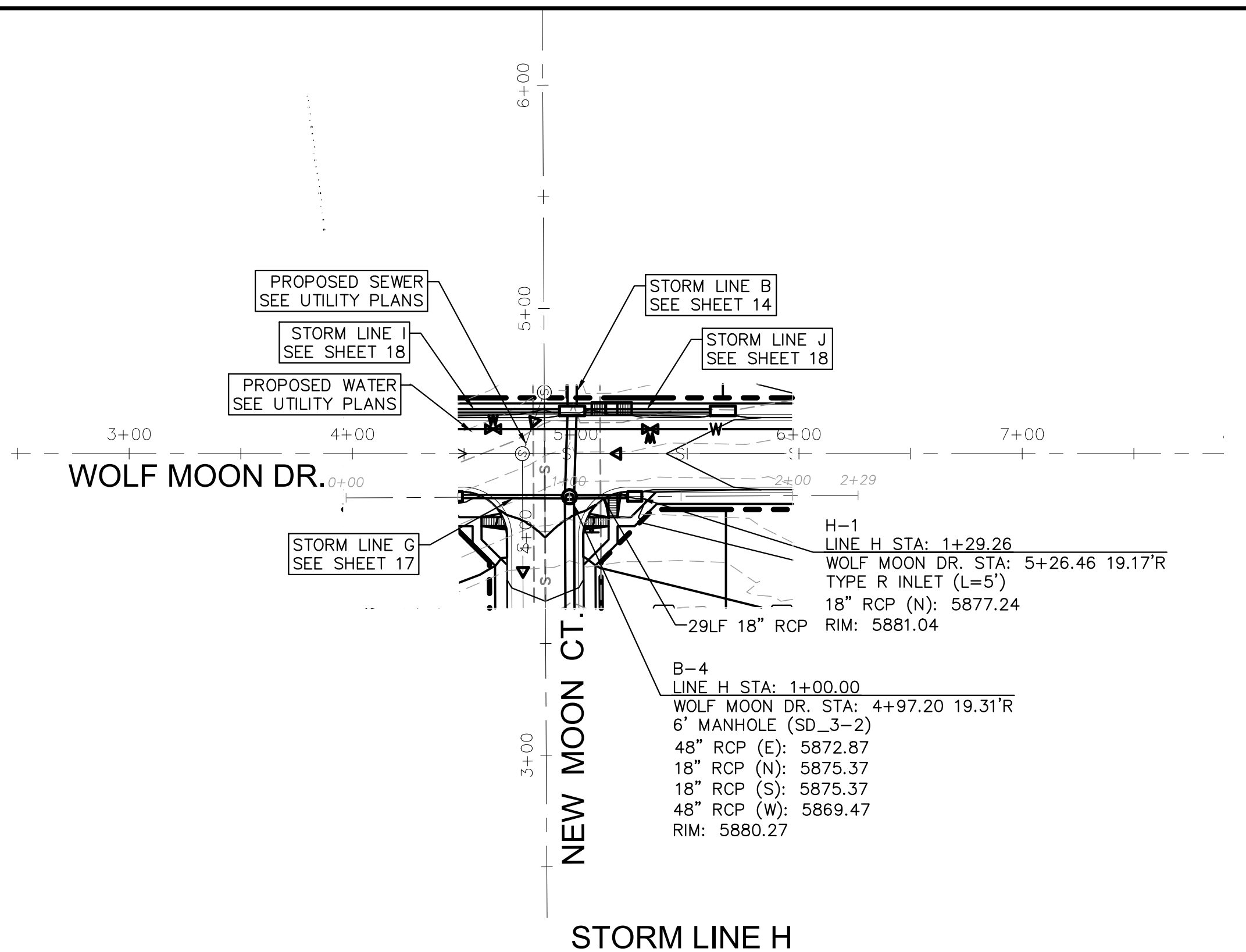
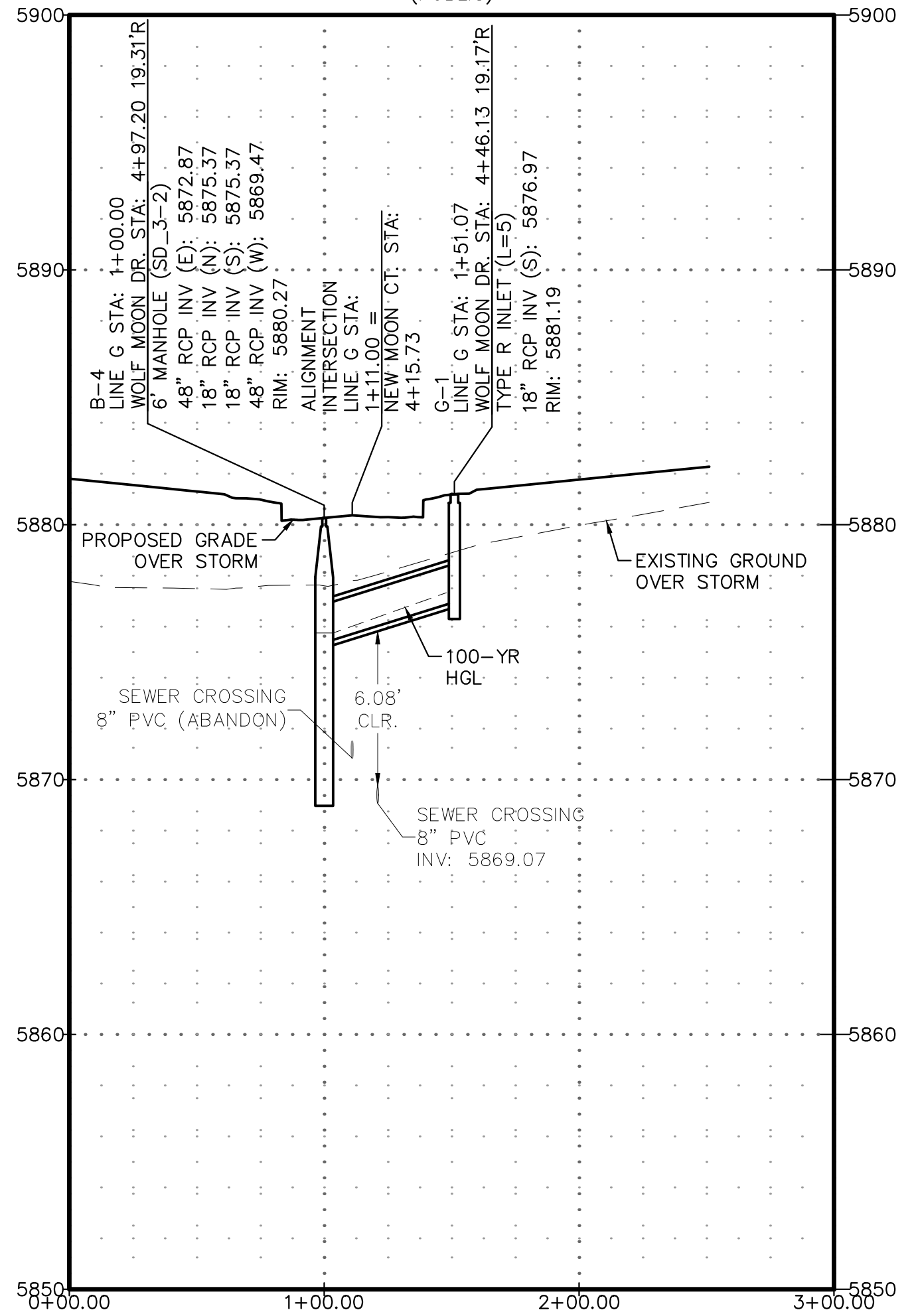
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 COLORADO SPRINGS, CO 80903
 P: (719) 227-7388
 F: (719) 227-7392

PROJECT SPRINGS AT WATERVIEW
 SHEET TITLE STORM E & F PROFILES
 FROM _____ TO _____
 JOB NO. 0102.1 SHEET 16 OF 19

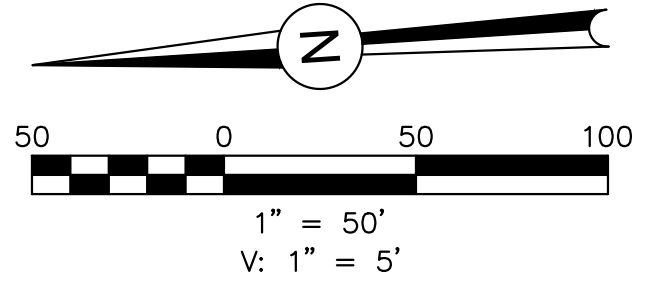
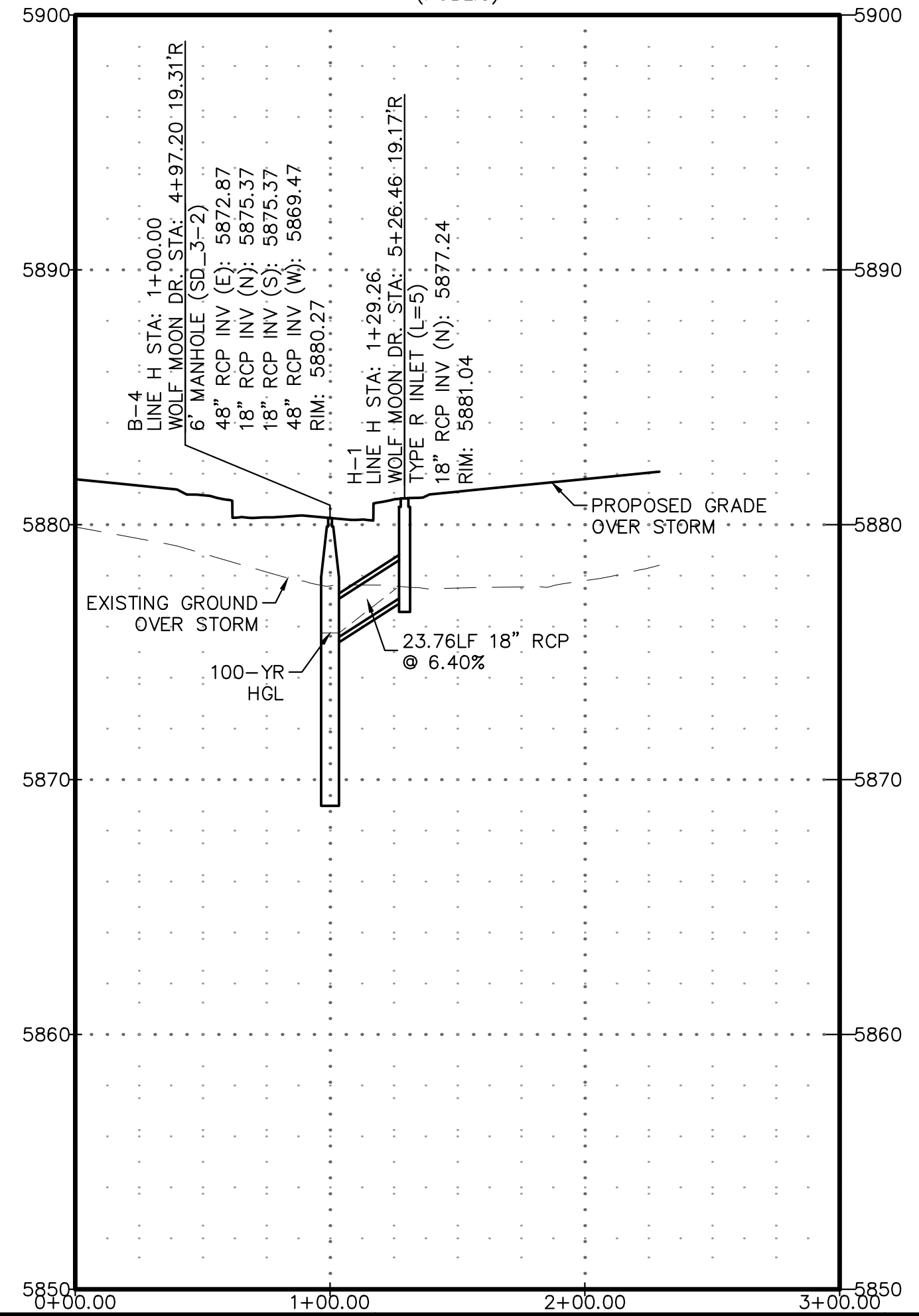




STORM LINE G
(PUBLIC)



STORM LINE H
(PUBLIC)



PDF: 0102-1 - STREET & STORM.PDF

REVISIONS:		
NO.	DESCRIPTION	DATE

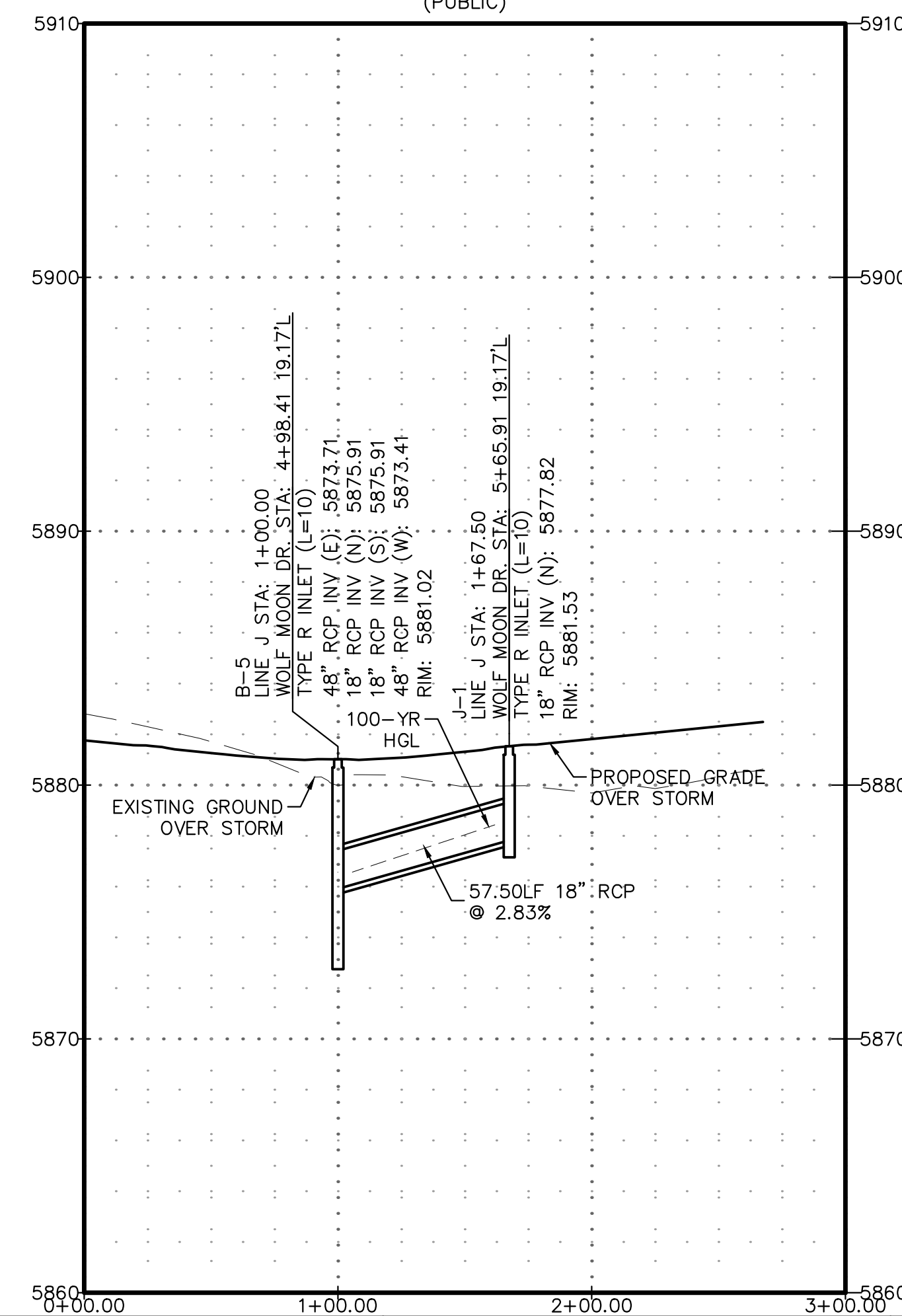
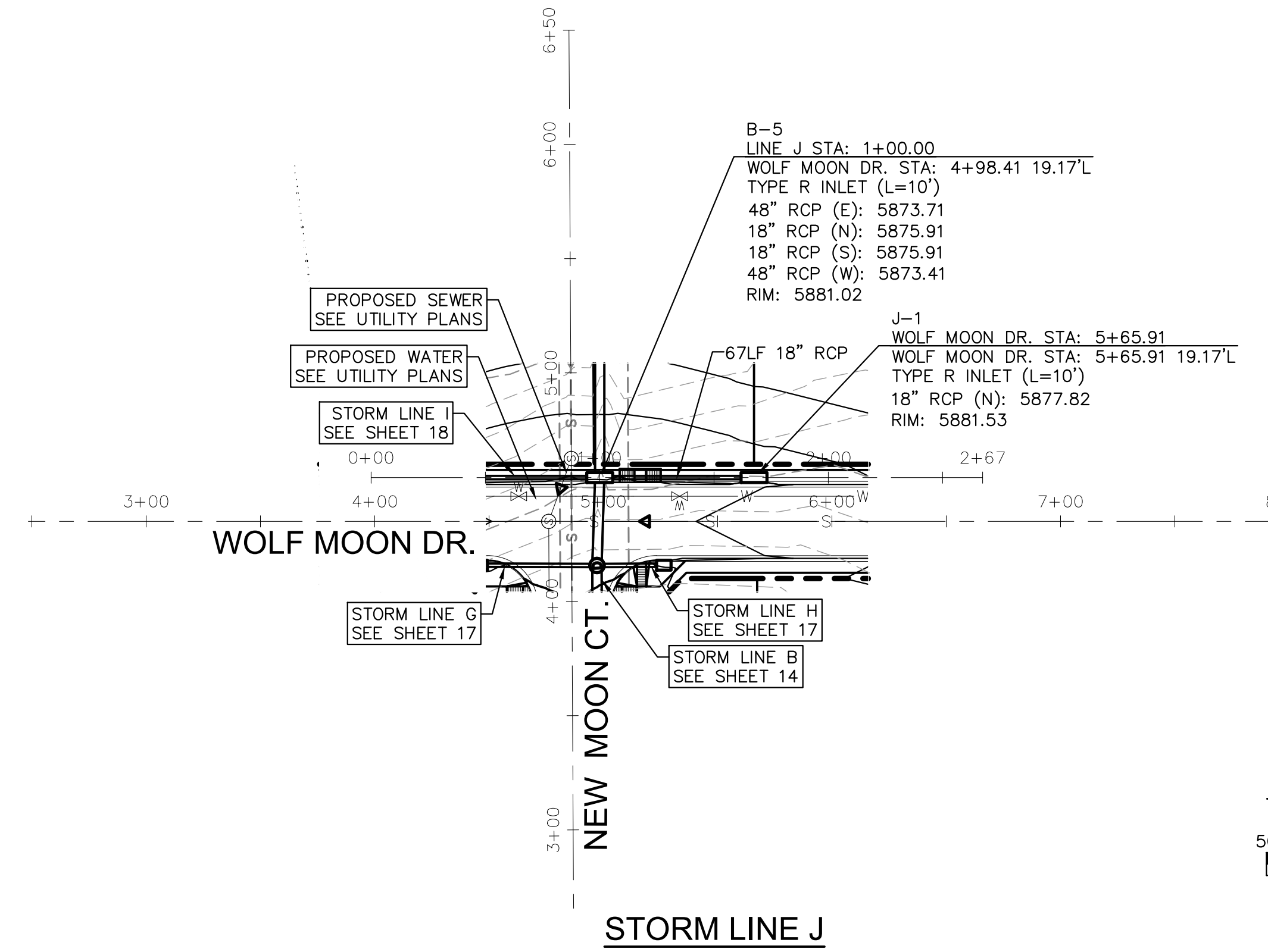
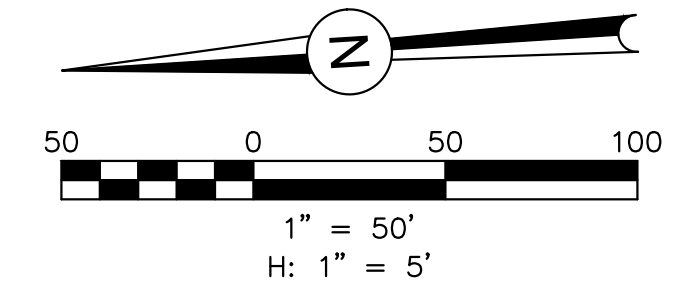
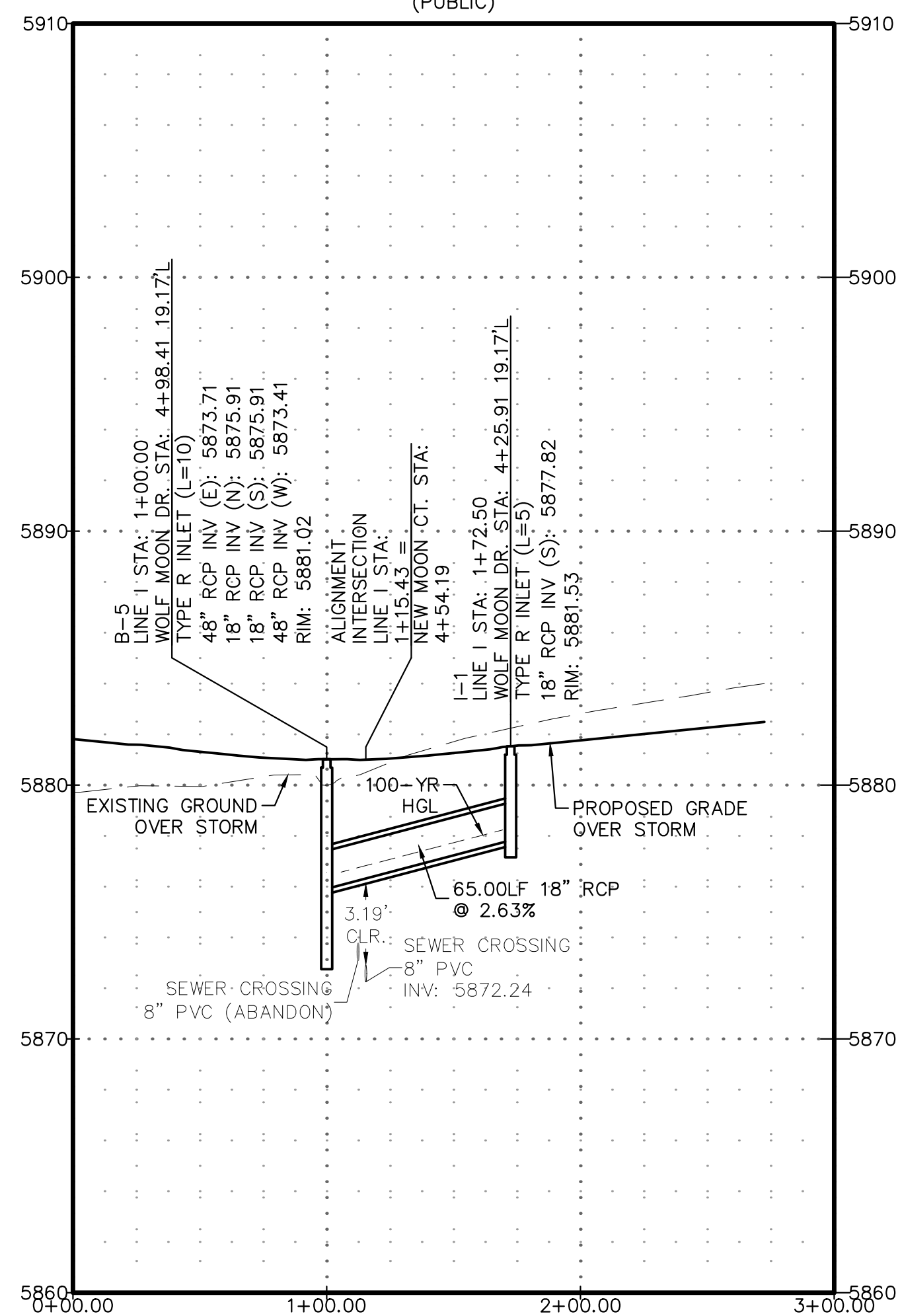
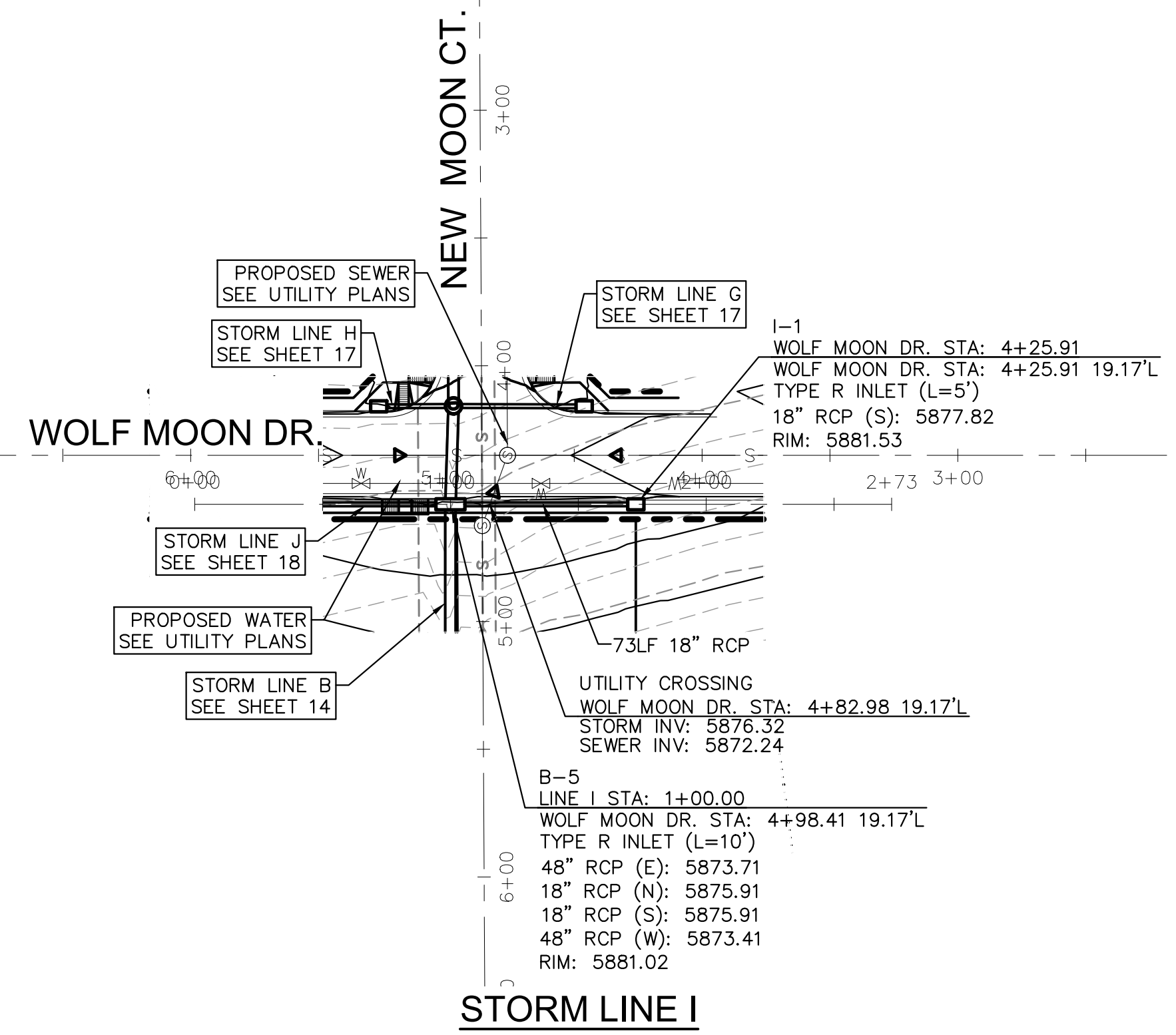
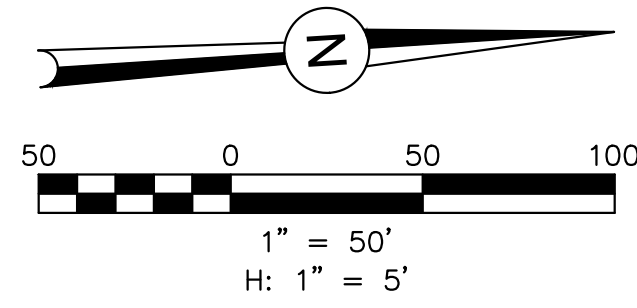
ENGINEER:
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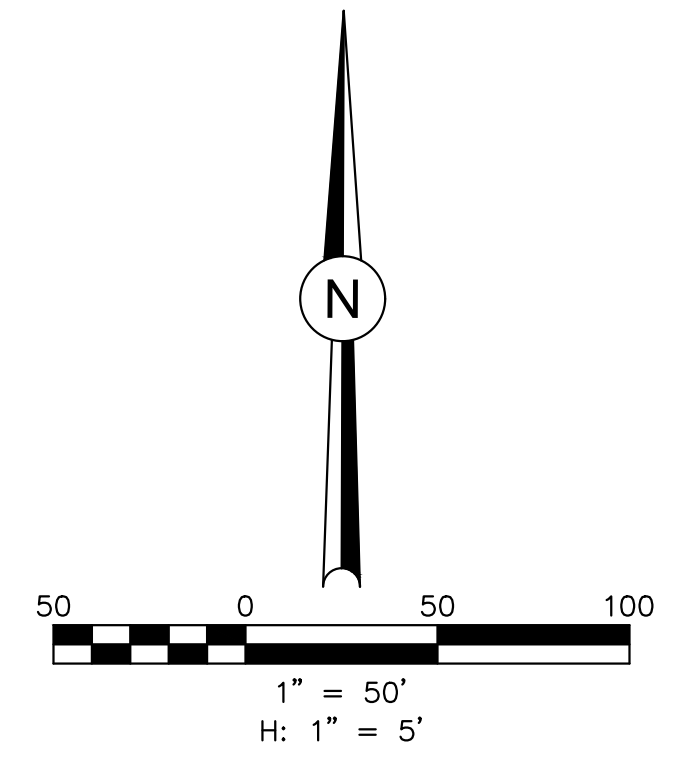
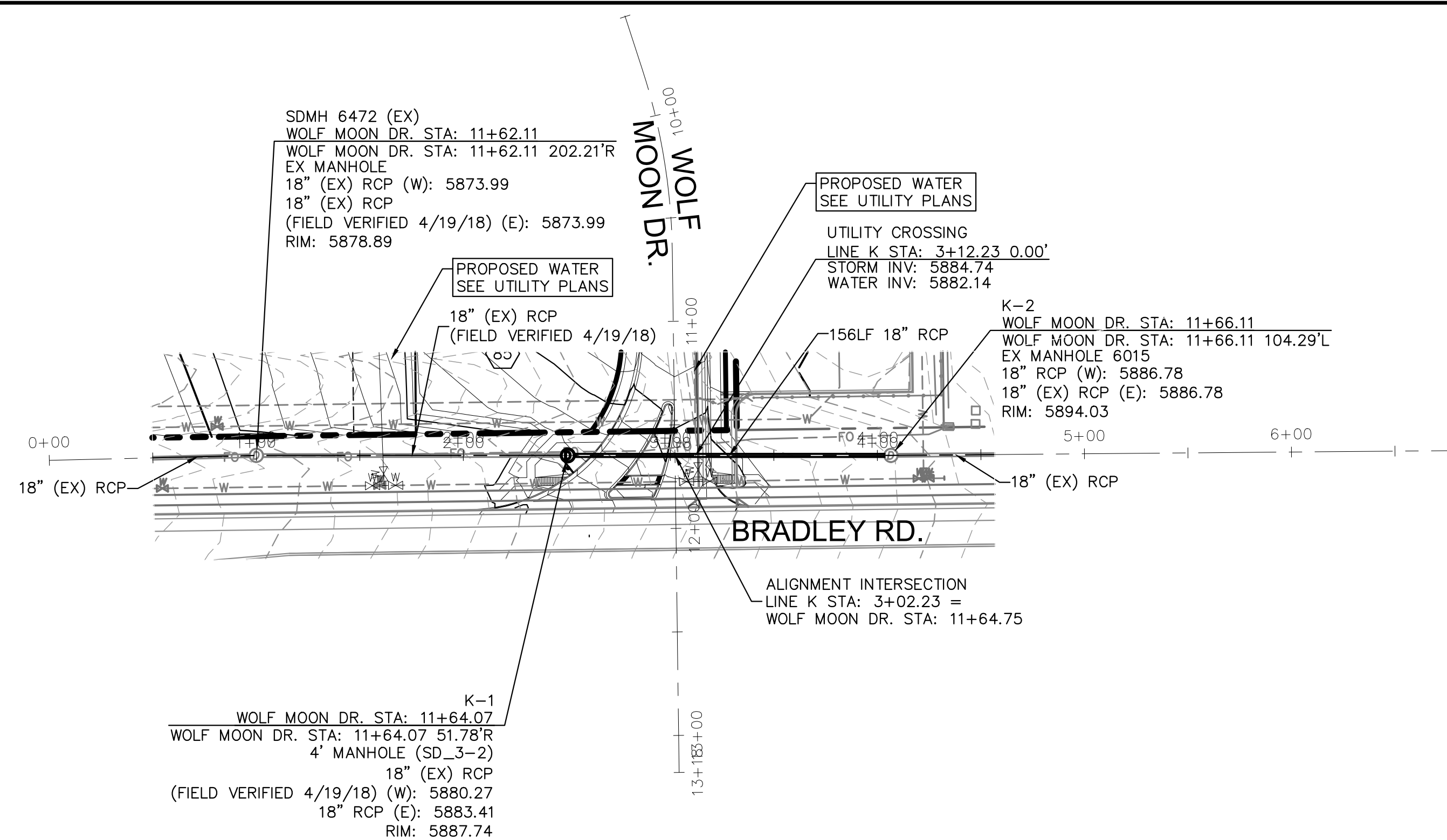
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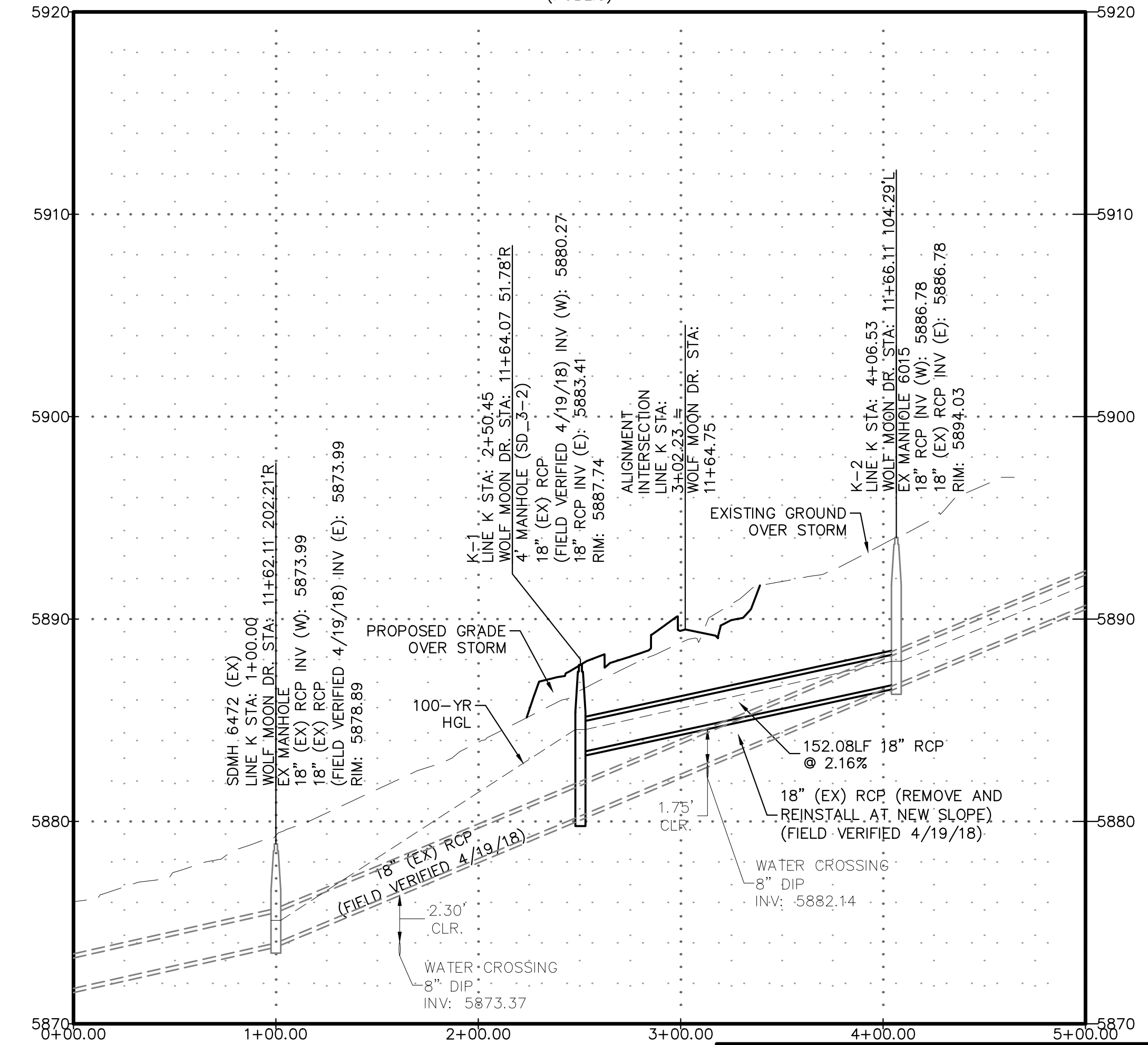
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STORM LINE K
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