Memorandum

Dakota Springs Engineering
31 North Tejon Street
Suite 500
Colorado Springs, Colorado 80903
Phone: 719-227-7388
Fax: 719-227-7392

Date: January 23, 2018

To: Ms. Nina Ruiz, Planner II
El Paso County Planning and Community Development

cc: Paul Koscielski
SWV, LLC, CPR Entitlements, LLC

From: Charles K. Cothern, P.E.

Subject: Waterview Final Plat
SF-16-017

This memorandum has been prepared to address the comments you provided concerning the Springs at Waterview Final Plat in your letter dated November 28, 2017. Your comments are provided below with our response comment immediately following in *italics.*

Also attached is a copy of the updated drawings and reports for your use based on the submittal matrix.

Planning Division

1. The title indicates the mineral rights have been severed.

We reviewed this comment with our title commitment provider and they provided the following answer.

Land Title Guarantee Company has replied as follows:

Per our title commitments, I don't find any evidence of a severance of mineral rights. Perhaps the County is referring to the Patents from the United States which reserve a right of a proprietor of a vein or a lode to follow the vein onto the property if so discovered.
This is standard language in United States Patents, but does not actually sever the mineral rights.

For further clarification, the mineral rights have not been severed and remain with the current owner of the property.

There should be no need to notify any other mineral owner as there are no other mineral owners.

Ben K. Lowe
Commercial Title Officer
Colorado Title License #137098
Land Title Guarantee Company

2. Please make all corresponding changes noted on the sketch plan and preliminary plan, including the LOI and TIS.

The Sketch Plan and Preliminary Plan changes have been incorporated

3. The number of units on the subdivision summary does not match the number of the preliminary plan.

All have been corrected to 85

4. The soils report has identified some potentially hazardous areas that are not depicted on the plat.

The areas of concern are related to storm water discharge from existing storm sewers or ditch flow along Grinnell Boulevard. The storm sewers will all be extended by pipe eliminating any discharge to the ground surface. The Grinnell Boulevard ditch will remain and no construction will be near that area. The soils report is referenced on the Plat.

5. The fire protection report includes redlines, please remove.

Removed

6. Engineering has not yet completed their review. Additional comments and redlines will follow.

All have been addressed, see attached.

7. A SIA draft must be submitted.

Provided with upload

Engineering Division

EL PASO COUNTY PUBLIC HEALTH
Please accept the following updated comments from El Paso County Public Health (EPCPH) regarding the project referenced above:

•Water service will be provided by Security Water and Sanitation Districts (CO0121775). There is a finding for sufficiency in terms of water quality for Security Water and Sanitation Districts.

Acknowledged

•Any Colorado Department of Public Health and Environment (CDPHE) regulated additions to the water system will require prior CDPHE approval.

Acknowledged

•Wastewater service will be provided by Security Water and Sanitation Districts (SWSD). The SWSD does have sufficient treatment capacity for the proposed 15.67 acre, 77 residential lot development.

Acknowledged; subdivision has been updated to 85 lots.

•El Paso County Public Health encourages planned walk-ability of residential communities. Please consider appropriate connections to commercial areas through the use of sidewalks, and bike trails. Walk-ability features help reduce obesity and associated heart diseases.

Acknowledged. Access to El Paso County (future) and city trails (future) are provided via sidewalk to Bradley road

•Earthmoving activities Earthmoving activities greater than 25 acres require a Construction Activity Permit from the Colorado Department of Public Health and Environment, Air Pollution Control Division. Go to the El Paso County Public Health site http://www.elpasocountyhealth.org/service/air-quality for the link to the Colorado Department of Public Health and Environment, Air Pollution Control Division, for the permit application.

Acknowledged

Mike McCarthy, R.E.H.S.
El Paso County Public Health mikemccarthy@elpasoco.com 719-575-8602
13Nov2017

EL PASO COUNTY COMMUNITY SERVICES DEPARTMENT

Parks
Attached and below, please find comments from the Planning Division of the Community Services Department regarding Springs at Waterview 2106 Sketch Plan Amendment, PUD Development Plan, Preliminary Plan, and Final Plat, as referred to us by the Development Services Department. These comments were endorsed (not all recommendations were endorsed unanimously) by the Park Advisory Board on November 9th. The Board's recommended motion appears below.

Recommended Motion: Springs at Waterview 2016 Sketch Plan Amendment:

"Recommend to the Planning Commission and the Board of County Commissioners that the approval of Springs at Waterview 2016 Sketch Plan Amendment includes the following conditions: (1) the Springs at Waterview 2016 Sketch Plan shall show the Grinnell Boulevard Secondary Regional Trail, (2) fees in lieu of land dedication for regional and urban park purposes will be required time of the recording of the Final Plat."

Acknowledged; not directly related to this application

Recommended Motion: Springs at Waterview PUD Development Plan:

"Recommend to the Planning Commission and the Board of County Commissioners that the approval of Springs at Waterview PUD Development Plan includes the following conditions: (1) provide additional open space within the current PUD Development Plan and subdivision to accommodate the regional trail on the east side of Grinnell Boulevard, (2) the developer is encouraged to explore urban park options in the form of a neighborhood pocket park or other recreational opportunities, (3) designate and provide to El Paso County a 25-foot trail easement along the east side Grinnell Boulevard that allows for public access, as well as construction and maintenance by El Paso County of a secondary regional trail, the easement shall be shown on the PUD Development Plan, Preliminary Plan, and Final Plat, and the aforementioned easement be dedicated to El Paso County on the Final Plat, (4) and require fees in lieu of land dedication for regional park purposes in the amount of $26,880 and urban park fees in the amount of $16,960."

Acknowledged; not directly related to this application. Zone application has been changed to RS-5000

Recommended Motion: Springs at Waterview Preliminary Plan:

"Recommend to the Planning Commission and the Board of County Commissioners that the approval of Springs at Waterview Preliminary Plan includes the following conditions: (1) provide additional open space within the subdivision to accommodate the regional trail on the east side of Grinnell Boulevard, (2) the developer is encouraged to explore urban park options in the form of a neighborhood pocket park or other recreational opportunities, (3) designate and provide to El Paso County a 25-foot trail easement along the east side Grinnell Boulevard that allows for public access, as well as construction and maintenance by El Paso County of a secondary regional trail, (4) and require fees in lieu of land dedication for regional park purposes in the amount of $26,880 and urban park fees in the amount of $16,960."

Acknowledged; not directly related to this application

Recommended Motion: Springs at Waterview Final Plat:

"Recommend to the Planning Commission and the Board of County Commissioners that the approval of Springs at Waterview Final Plat includes the following conditions: (1)

provide additional open space within the subdivision to accommodate the regional trail on the east side of Grinnell Boulevard, (2) the developer is encouraged to explore urban park options in the form of a neighborhood pocket park or other recreational opportunities, (3) show on the Final Plat and dedicate to El Paso County a 25-foot trail easement along the east side Grinnell Boulevard that allows for public access, as well as construction and maintenance by El Paso County of a secondary regional trail, (4) and require fees in lieu of land dedication for regional park purposes in the amount of $26,880 and urban park fees in the amount of $16,960."

Thanks and please let me know if you have any questions.

Acknowledged

The Planning Division of the Community Services Department has reviewed the development application for the Springs at Waterview Preliminary Plan and Final Plat and has the following comments of behalf of El Paso County Parks. This application will be presented to the Park Advisory Board on December 13, 2017.

The Springs at Waterview Preliminary Plan and Final Plat consists of 77 residential single-family lots on 15.67 acres. The site is located southeast of Colorado Springs, south of the intersection of Powers Boulevard / State Highway 21 and Grinnell Boulevard, northwest of Big Johnson Reservoir. Although zoned currently as A-5, the applicant will seek a zoning reclassification to RS-5000 as the project progresses.

The 2013 Parks Master Plan shows the Grinnell Boulevard Secondary Regional Trail running north-south along the east side of Grinnell Boulevard from Powers Boulevard/State Highway 21 to Fontaine Boulevard where it turns east and connects to McCrae Reservoir and Widefield Community Park. From that point, further trail connections can be made to Crews Gulch Regional Trail, Fountain Creek Regional Park, Ceresa Park, and Fountain Creek Regional Trail. Combined, these are vital trail connections in the Fountain Valley area.

When the Springs at Waterview 2016 Sketch Plan Amendment was first reviewed in July 2017 and subsequently in October 2017, the plans showed the Grinnell Boulevard Secondary Regional Trail on the west side of Grinnell Boulevard, whereas it should be shown on the east side. Furthermore, the Sketch Plan did not display the trail as it continues north of Bradley Road to Powers Boulevard, adjacent to the proposed subdivision.

Prior to the November 2017 Park Advisory Board meeting, Staff met with the applicant, and a decision was made to show the Grinnell Boulevard Secondary Regional Trail on the east side of Grinnell Boulevard south of Bradley Road, and move it to the west side of Grinnell Boulevard, north of Bradley Road, where it will eventually intersect other proposed City of Colorado Springs and Fountain Mutual Metropolitan District trails. During this meeting, Parks staff notified the applicant that El Paso County Parks would request a permanent trail easement on the west side of Grinnell Boulevard as a recommendation of the preliminary plan and final plat. At the November 2017 meeting, the Park Advisory Board endorsed the following recommendations:

“Recommend to the Planning Commission and the Board of County Commissioners that the approval of Springs at Waterview 2016 Sketch Plan Amendment includes the following conditions: (1) designate and provide to El Paso County a 25-foot trail easement along the west side of Grinnell Boulevard, north of Bradley Road, that allows for public access, as well as construction and maintenance by El Paso County of a primary regional trail, (2) the easement shall be shown on all forthcoming preliminary plans and final plats, and the aforementioned easement be dedicated to El Paso County on the forthcoming final plat(s), (3) fees in lieu of land dedication for regional and urban park purposes will be required at time of the recording of the forthcoming final plats.”

Acknowledged; not directly related to this application

The current Preliminary Plan and Final Plat applications do not show the trail easement on the west side of Grinnell Boulevard north of Bradley Road, nor is there mention of the trail easement in the Preliminary Plan or Final Plat general notes or letters of intent. As such, El Paso County Parks recommends that Springs at Waterview Preliminary Plan and Final Plat (1) designate and provide to El Paso County a 25-foot trail easement along the west side of Grinnell Boulevard, north of Bradley Road to Powers Boulevard, that allows for public access, as well as construction and maintenance by El Paso County of the Grinnell Boulevard Secondary Regional Trail, (2) show the easement on the Preliminary Plan and Final Plat, and dedicate the aforementioned easement to El Paso County prior to the recording of the Final Plat, (3) and pay fees in lieu of land dedication for regional and urban park purposes at time of the recording of the Final Plat.

The future trail on the west side of Grinnell Boulevard has been shown on the Sketch Plan with the owner’s approval and acknowledgement. The future trail on the west side of Grinnell Boulevard is not within the boundaries of the current Preliminary Plan and Final Plat application. When the property on the west side of Grinnell Boulevard is platted easements will be granted.

*Recommended Motion: Springs at Waterview Preliminary Plan:

“Recommend to the Planning Commission and the Board of County Commissioners that the approval of Springs at Waterview Preliminary Plan includes the following conditions: (1) designate and provide to El Paso County a 25-foot trail easement along the west side of Grinnell Boulevard, north of Bradley Road to Powers Boulevard, that allows for public access, as well as construction and maintenance by El Paso County of the Grinnell Boulevard Secondary Regional Trail, (2) fees in lieu of land dedication for regional park purposes in the amount of $31,339 and urban park fees in the amount of $19,789 will be required at time of the recording of the Final Plat.”

The future trail on the west side of Grinnell Boulevard has been shown on the Sketch Plan with the owner’s approval and acknowledgement. The future trail on the west side of Grinnell Boulevard is not within the boundaries of the current Preliminary Plan and Final Plat application. When the property on the west side of Grinnell Boulevard is platted easements will be granted.

*Recommended Motion: Springs at Waterview Final Plat:

“Recommend to the Planning Commission and the Board of County Commissioners that the approval of Springs at Waterview Final Plat includes the following conditions: (1) show on the Final Plat and dedicate to El Paso County a 25-foot trail easement along the west side of Grinnell Boulevard, north of Bradley Road to Powers Boulevard, that allows for public access, as well as construction and maintenance by El Paso County of the Grinnell Boulevard Secondary Regional Trail, (2) require fees in lieu of land dedication for regional park purposes in the amount of
$31,339 and urban park fees in the amount of $19,789.”

The future trail on the west side of Grinnell Boulevard has been shown on the Sketch Plan with the owner’s approval and acknowledgement. The future trail on the west side of Grinnell Boulevard is not within the boundaries of the current Preliminary Plan and Final Plat application. When the property on the west side of Grinnell Boulevard is platted easements will be granted.

Please let me know if you have any questions or concerns. Sincerely,
Ross A. Williams Park Planner Planning Division
Community Services Department rosswilliams@elpasoco.com

EL PASO TELLER COUNTY 911
Passing Sky Dr – Acceptable, Logical Continuation Blue Moon Ct – Not Acceptable, existing road name. “Wolf Moon Ct” was previously approved for this project, this could be used as an alternative to Blue Moon. New Moon Ct – Acceptable, previously approved for this project Thank you Justin

Acknowledged

PIKES PEAK REGIONAL BUILDING DEPARTMENT

Enumerations
Enumerations has the following comments: Grinnell road is incorrect; should be Grinnell Blvd. DEVELOPMENT PLAN STAGE: FOR TRACT AND LOT ADDRESSING PLACE (XXXX) WHERE THEY INTEND TO BE UTILIZED. CONTACT ENUMERATIONS DEPARTMENT FOR ADDRESSING. AMY@PPRBD.ORG OR BRENT@PPRBD.ORG FINAL PLAT STAGE: ENUMERATIONS/FLOODPLAIN WILL REVIEW THE MYLAR PRIOR TO PLAT FOR ADDRESS PLACEMENT, ROAD NAMING, TITLE BLOCK, & FLOODPLAIN STATEMENT. $10.00 PER LOT & TRACT FEE WILL BE DUE AT THE TIME OF THE REVIEW OF THE MYLAR. IF AN ADDRESS IN NOT NEEDED ON A TRACT THEN NO FEE APPLIES. CHECK SHOULD BE MADE OUT TO PIKES PEAK REGIONAL BUILDING DEPARTMENT. PAID DIRECTLY TO ENUMERATIONS DEPARTMENT. A COPY OF THE FINAL RECORDED PLAT IS REQUIRED PRIOR TO PLAN SUBMITTAL FOR RESIDENTAL.

Acknowledged

COLORADO SPRINGS AIRPORT

At the Airport Advisory Commission meeting held on Wednesday, October 26, 2016, the Commissioners approved the “no objection” recommendations/comments for the subject land use review items.

Airport staff has no additional comments beyond those already submitted.

Acknowledged

Due to the number of comments and necessary revisions to the plan(s) an additional detailed review will be necessary. Please address the comments as listed above. A detailed letter needs to accompany the revisions to allow for an expeditious re-review timeframe. The letter should include each comment listed above and, immediately thereafter, include a response from the applicant addressing the comment.

If any review agency has an issue that needs resolution or requires a revision, you will need to provide the necessary documents, drawings, etc., to the Development Services Department in the form of a resubmittal. The Development Services Department will then forward the resubmitted items directly to the appropriate review agency. If you have any questions pertaining to specific agency comments please contact the appropriate agency directly.

PLEASE NOTE: The application cannot be scheduled for public hearing until and unless a final response has been received by Development Services from those agencies that are required (pursuant to state statute and the El Paso County Land Development Code) to provide such response (i.e.- State Engineer’s Office, County Attorney’s Office, County Health Department, etc.).

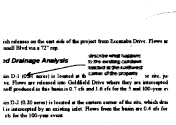
Acknowledged

If you have any questions feel free to contact me at (719) 432-6889.
Sincerely,

Charles K. Cothern, P.E.
Dakota Springs Engineering

Markup Summary

dsdlaforce (21)



Subject: Callout
Page Label: 7
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Author: dsdlaforce

describe what happens to the existing cundown loacted at the northwest corner of the property.

WRITE UP ADDED TO REPORT

Subject: Callout
Page Label: 8
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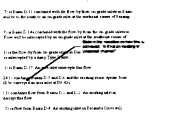
Author: dsdlaforce

State that these subbasins has cross lot drainage and specify the measures the downstream lots have to provide to convey runoff through their lots.

WRITE UP ADDED



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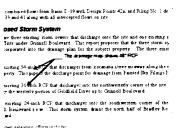
Author: dsdlaforce

State in the narrative on how this is conveyed. Is it via an existing or proposed channel?

WRITE UP ADDED



Subject: Callout
Page Label: 10
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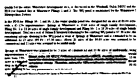
Author: dsdlaforce

The drainage map shows 48" RCP.

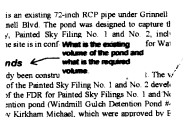
TEXT UPDATED



Subject: Callout
Page Label: 11
Lock: Locked
Author: dsdlaforce

SDI SPREAD SHEET ADDED IN APPENDIX

Based on the SB 15-212 FAQ sheet provided by UDFCD, if existing facilities meets the drain time criteria specified in the statute, then the facility meets the compliance criteria. Therefore, submit the SDI worksheet to verify if it meets criteria.



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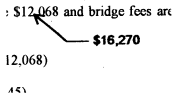
Author: dsdlaforce

What is the existing volume of the pond and what is the required volume.

INFO ADDED



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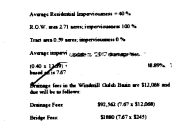
Author: dsdlaforce

$16,270

CHANGED



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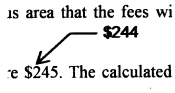
Author: dsdlaforce

Update to "2017 drainage fees..."

CHANGED



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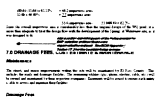
Author: dsdlaforce

$244

CHANGEP



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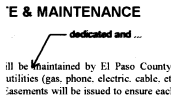
Author: dsdlaforce

Add a section describing each of the 4 step process for BMP selection and how these were implemented/considered. See ECM Appendix I Section I.7.2 for the County's 4 step process.

ADDED



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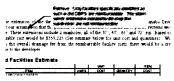
Author: dsdlaforce

dedicated and ...

ADDED



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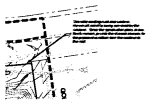
Author: dsdlaforce

Remove. Only facilities specifically identified as such in the DBPS are reimburseable. The storm sewer extensions needed to develop this subdivision are not reimburseable.

REMOVED



Subject: Callout
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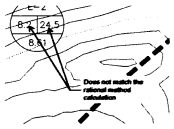
Author: dsdlaforce

ADDED TO PLANS - ADDRESSED IN REPORT

Show the existing road and rundown. How much runoff is being conveyed by the rundown. Since the construction plans shows this to remain, provide the channel analysis for the proposed condition from the rundown to the inlet.



Subject: Callout
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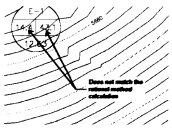
Author: dsdlaforce

Does not match the rational method calculation

UPDATED



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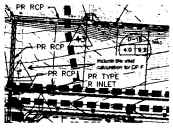
Author: dsdlaforce

Does not match the rational method calculation

UPDATED



Subject: Callout
Page Label: 23
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Author: dsdlaforce

Include the inlet calculation for DP F

ADDED

Subject: Cloud+
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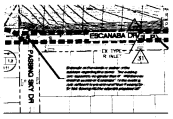
Author: dsdlaforce

Delineate the spread of the 100yr runoff.

ADDED TO PLAN



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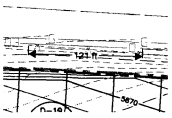
Author: dsdlaforce

NEED YOUR HELP ON THIS ONE - NOTED IN RPT

Elaborate on the narrative section of the subbasin regarding this corner. The existing curb appears to be greater than 6". Will there be direct lot access on Escanaba? Is the existing curb sufficient to prevent runoff from Passing Sky Dr from flowing into the adjacent proposed lot?



Subject: Length Measurement
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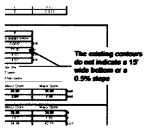
Author: dsdlaforce

121 ft

Removed



Subject: Callout
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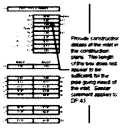
Author: dsdlaforce

The existing contours do not indicate a 15' wide bottom or a 0.5% slope

CHANGED



Subject: Callout
Page Label: 79
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Author: dsdlaforce

Provide construction details of the inlet in the construction plans. The length of the box does not appear to be sufficient for the pipe going in/out of the inlet. Similar comment applies to DP 43

~~PART OF~~

DOUBLED INLETS

CHANGE TO STANDARD BOX MANHOLES

W/ GRATE TOPS

THE SPRINGS AT WATERVIEW FILING NO. 1

A SUBDIVISION OF A PORTION OF THE NORTHWEST 1/4 OF SECTION 7, TOWNSHIP 15 SOUTH, RANGE 65 WEST OF THE 6TH P.M. EL PASO COUNTY, COLORADO

SHEET 1 OF 2

ADDED

Add a note vacating existing plat

Planning and Community Development Department

CHANGED

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, 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 15.682 ACRES, MORE OR LESS.

DEDICATION:

THE UNDERSIGNED OWNER HAS CAUSED SAID TRACT OF LAND TO BE PLATTED INTO LOTS, TRACTS, AND EASEMENTS, AS SHOWN. THE UNDERSIGNED DOES HEREBY DEDICATE, GRANT AND CONVEY TO THE CITY OF COLORADO SPRINGS THOSE PUBLIC EASEMENTS AS SHOWN ON THE PLAT; AND FURTHER RESTRICTS THE USE OF ALL PUBLIC EASEMENTS TO THE CITY OF COLORADO SPRINGS AND/OR ITS ASSIGNS, PROVIDED HOWEVER, THAT THE SOLE RIGHT AND AUTHORITY TO RELEASE OR QUITCLAIM ALL OR ANY SUCH PUBLIC EASEMENTS SHALL REMAIN EXCLUSIVELY VESTED IN THE CITY OF COLORADO SPRINGS. THIS TRACT OF LAND AS PLATTED HEREIN SHALL BE KNOWN AS "THE SPRINGS AT WATERVIEW FILING NO.1", IN THE CITY OF COLORADO SPRINGS, EL PASO COUNTY, COLORADO.

OWNER:

THE AFOREMENTIONED, FRANK W. HOWARD #2 LIMITED PARTNERSHIP, LLLP, HAS EXECUTED THIS INSTRUMENT

THIS ________ DAY OF ____________, 20____ A.D. BY______________________

REVISED

FRANK. W. HOWARD #2 LIMITED PARTNERSHIP

There shall be no direct lot access to Grinnell Blvd, Bradley Road, Goldfield Drive and Escanaba Drive.

ADDED

Resolution 18-454, Reception No. 218145-45

NOTICE: ACCORDING TO COLORADO LAW, YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY WITHIN THREE YEARS AFTER YOU FIRST DISCOVER SUCH DEFECT. IN NO EVENT, MAY ANY ACTION BASED UPON ANY DEFECT IN THIS SURVEY BE COMMENCED MORE THAN TEN YEARS FROM THE DATE OF CERTIFICATION SHOWN HEREON.

NOTES:

1. THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY DAKOTA SPRINGS ENGINEERING LLC., TO DETERMINE OWNERSHIP OR EASEMENTS OF RECORD. FOR ALL INFORMATION REGARDING EASEMENTS, RIGHTS-OF-WAY AND TITLE OF RECORD, SPRINGS ENGINEERING LLC RELIED UPON A COMMITMENT FOR TITLE INSURANCE NO. __________ PREPARED BY COMMONWEALTH TITLE INSURANCE COMPANY, DATED __________
2. PRIOR TO THE ESTABLISHMENT OF ANY DRIVEWAY ONTO A COUNTY ROAD, AN ACCESS PERMIT MUST BE GRANTED BY THE EL PASO COUNTY PUBLIC SERVICES DEPARTMENT. EACH LOT MAY ONLY ACCESS ONE STREET.
3. THE FOLLOWING REPORTS HAVE BEEN SUBMITTED AND ARE ON FILE AT THE COUNTY LAND USE DEPARTMENT: SOILS AND GEOLOGICAL STUDY; WATER AVAILABILITY STUDY; DRAINAGE REPORT; WILDFIRE HAZARD REPORT; NATURAL FEATURES REPORT; EROSION CONTROL REPORT.
4. NO LOT, OR INTEREST THEREIN, SHALL BE SOLD, CONVEYED OR TRANSFERRED WHETHER BY DEED OR BY CONTRACT, NOR SHALL BUILDING PERMITS BE ISSUED UNTIL AND UNLESS THE REQUIRED PUBLIC IMPROVEMENTS HAVE BEEN CONSTRUCTED AND COMPLETED IN ACCORDANCE WITH THE SUBDIVISION IMPROVEMENTS AGREEMENT BETWEEN THE APPLICANT AND EL PASO COUNTY AS RECORDED AT RECEPTION NO. __________ IN THE OFFICE OF THE CLERK AND RECORDER OF EL PASO COUNTY, COLORADO OR IN THE ALTERNATIVE, OTHER COLLATERAL IS PROVIDED WHICH IS SUFFICIENT IN THE JUDGMENT OF THE BOARD OF COUNTY COMMISSIONERS, TO MAKE PROVISION FOR THE COMPLETION OF SAID IMPROVEMENTS.
5. ALL STRUCTURAL FOUNDATIONS SHALL BE LOCATED AND DESIGNED BY A PROFESSIONAL ENGINEER CURRENTLY REGISTERED IN THE STATE OF COLORADO.
6. SECURITY WATER DISTRICT WILL PROVIDE POTABLE WATER SERVICE AND SECURITY SANITATION DISTRICT WILL PROVIDE WASTEWATER SERVICES.
7. DEVELOPER SHALL COMPLY WITH FEDERAL AND STATE LAWS, REGULATIONS, ORDINANCES, REVIEW AND PERMIT REQUIREMENTS, AND OTHER REQUIREMENTS, IF ANY, OF APPLICABLE AGENCIES INCLUDING, BUT NOT LIMITED TO, THE COLORADO DEPARTMENT OF TRANSPORTATION, U.S. ARMY CORPS OF ENGINEERS, U.S. FISH AND WILDLIFE SERVICE AND/OR COLORADO DEPARTMENT OF WILDLIFE REGARDING THE ENDANGERED SPECIES ACT, PARTICULARLY AS IT RELATES TO THE PREBLE'S MEADOW JUMPING MOUSE AS A LISTED THREATENED SPECIES.
8. ALL PROPERTY WITHIN THIS SUBDIVISION IS SUBJECT TO CODES, COVENANTS AND RESTRICTIONS OF THE PROPERTY OWNERS ASSOCIATION AS RECORDED AT RECEPTION NO. __________ OF THE RECORDS OF THE EL PASO COUNTY CLERK AND RECORDER.
9. THE ADDRESSES EXHIBITED ON THIS PLAT ARE FOR INFORMATIONAL PURPOSES ONLY. THEY ARE NOT THE LEGAL DESCRIPTION AND ARE SUBJECT TO CHANGE.
10. REGARDING AN UNDERSTANDING BETWEEN THE APPLICANT AND WIDEFIELD SCHOOL DISTRICT 3, THE APPLICANT IS REQUIRED BY SCHOOL DISTRICT 3 TO DISCLOSE THE SCHOOL DISTRICT'S LACK OF SCHOOLS AND CHANGING ATTENDANCE BOUNDARIES IN THE PAINTED SKY AREA.
11. THE APPLICANT SHALL VOLUNTARILY MAKE A 30-DB REDUCTION IN EXTERIOR NOISE PENETRATION BY SOUNDPROOFING (UTILIZING FAA-RECOMMENDATIONS) CONSTRUCTION TECHNIQUES AND PERFORMED BY A CERTIFIED ACOUSTICAL ENGINEER.
12. BURROWING OWLS INHABIT PRAIRIE DOG TOWNS FROM APRIL THRU OCTOBER. AS SUCH, A SURVEY SHOULD BE CONDUCTED PRIOR TO CONSTRUCTION. NOTE: THIS SPECIES IS PROTECTED BY THE FEDERAL MIGRATORY BIRD TREATY.
13. THERE WILL BE NO DIRECT ACCESS TO POWERS BOULEVARD OR GOLDFIELD DRIVE FROM ANY LOT OR TRACT. VEHICULAR ACCESS TO LOTS ABUTTING TRACT A IS NOT PERMITTED.
14. THE CURRENT NOISE STUDY, "WATERVIEW PHASE II IMPACT STUDY", PERFORMED BY LSC, DATED OCTOBER 2011, AND THE NOISE STUDY ADDENDUM, DATED DECEMBER 19, 2012, INDICATES THAT A NOISE WALL IS NOT REQUIRED ALONG POWERS BOULEVARD AT THIS TIME. IN THE EVENT THAT A NOISE WALL BE REQUIRED IN THE FUTURE, CDOT WILL NOT BE RESPONSIBLE FOR CONSTRUCTING THE NOISE WALL.
15. ALL PROPERTY WITHIN THIS SUBDIVISION IS SUBJECT TO ROAD IMPACT FEES PRIOR TO THE ISSUANCE OF BUILDING PERMITS IN ACCORDANCE WITH EL PASO COUNTY RESOLUTION NO. 12-382. IN ADDITION, ALL PROPERTY WITHIN THIS SUBDIVISION IS INCLUDED WITHIN THE BOUNDARIES OF EL PASO COUNTY PUBLIC IMPROVEMENT DISTRICT NO.2, EL PASO COUNTY, COLORADO (PID 2) PURSUANT TO RESOLUTION NO. 12-416 OF THE PID2 BOARD OF DIRECTORS, RECORDED IN THE RECORDS OF THE EL PASO COUNTY CLERK AND RECORDER AT RECEPTION NO. 212150204.
16. THE 20 FOOT UTILITY EASEMENT RECORDED IN BOOK 6710 PAGE 137 AND BY RECEPTION NO. 207712585 REFERENCED IN THE AFOREMENTIONED TITLE COMMITMENT UNDER SCHEDULE B EXCEPTIONS NO.____ HAS BEEN VACATED BY INSTRUMENT RECORDED WITH RECEPTION NO. 217018960.
17. ALL DIMENSIONS SHOWN HEREON ARE EXPRESSED IN TERMS OF U.S. SURVEY FOOT.
18. LOTS 1-85 ACREAGE: 12.288
    TRACTS A-D ACREAGE: 0.193
    STREETS ACREAGE: 3.201
    TOTAL ACREAGE: 15.682

19. Mailboxes shall be installed in accordance with all El Paso County and United States Postal Service regulations.

ADDED

EASEMENTS:

UNLESS OTHERWISE INDICATED, ALL FRONT LOT LINES ARE HEREBY PLATTED WITH A TEN FOOT (10') PUBLIC UTILITY AND DRAINAGE EASEMENT AND SIDE LOT LINES ARE HEREBY PLATTED WITH A FIVE FOOT (5') PUBLIC UTILITY AND DRAINAGE EASEMENT AND ALL REAR LOT LINES ARE HEREBY PLATTED WITH A TEN FOOT (5') PUBLIC UTILITY AND DRAINAGE EASEMENT, WITH THE SOLE RESPONSIBILITY FOR MAINTENANCE OF THEIR EASEMENTS VESTED WITH THE INDIVIDUAL PROPERTY OWNERS.

NO OBSTRUCTIONS ARE ALLOWED TO PENETRATE THE 40:1 APPROACH SURFACE.

ALL EXTERIOR LIGHTING PLANS ARE APPROVED BY THE DIRECTOR OF AVIATION TO PREVENT A HAZARD TO AIRCRAFT.

NO ELECTROMAGNETIC, LIGHT, OR ANY PHYSICAL EMISSIONS, WHICH MIGHT INTERFERE WITH AIRCRAFT, AVIATION, COMMUNICATIONS, OR NAVIGATIONAL AIDS ARE ALLOWED.

"NOTICE: THIS PROPERTY MAY BE IMPACTED BY NOISE CAUSED BY AIRCRAFT OPERATING INTO AND OUT OF THE COLORADO SPRINGS MUNICIPAL AIRPORT. THE BUYER SHOULD FAMILIARIZE HIMSELF/HERSELF WITH THIS POTENTIALITY AND THE RAMIFICATIONS THEREOF."

ALL EASEMENTS THAT ARE DEDICATED HEREIN FOR PUBLIC UTILITY PURPOSES SHALL BE SUBJECT TO THOSE TERMS AND CONDITIONS AS SPECIFIED IN THE INSTRUMENT (AVIGATION EASEMENT) RECORDED AT RECEPTION NUMBER 213006737 OF THE RECORDS OF EL PASO COUNTY, COLORADO.

TRACTS:

TRACTS A, AND B, ARE TO BE OWNED AND MAINTAINED BY THE WATERVIEW 1 METROPOLITAN DISTRICT FOR THE PURPOSES OF OPEN SPACE, DRAINAGE AND UTILITIES.

AN OPAQUE DOUBLE-SIDED FENCE (6' CEDAR OR OTHER APPROPRIATE MATERIALS AS TO BE DETERMINED BY THE APPLICANT AT THE TIME OF THE FINAL PLAT), WILL BE INSTALLED AND WILL ADD ADDITIONAL NOISE REDUCTION BENEFITS FOR HOMES THAT BACK GRINNELL ROAD.

BASIS OF BEARINGS:

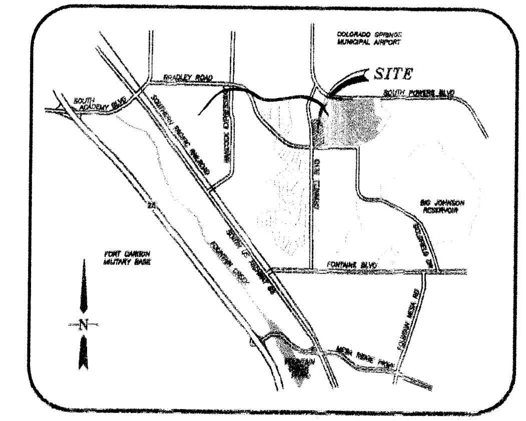
BASIS OF BEARINGS IS THE EAST LINE OF PARCEL A, "WATERVIEW PUMP STATION SUBDIVISION EXEMPTION" (AN EXEMPTION PLAT OF TRACT D, PAINTED SKY AT WATERVIEW FILING NO. 1), RECORDED JUNE 22, 2015 UNDER RECEPTION NO. 215713634 IN THE RECORDS OF THE EL PASO COUNTY CLERK AND RECORDER, EL PASO COUNTY, COLORADO. SAID LINE ALSO THE WEST LINE OF ESCANABA RIGHT-OF-WAY, SAID LINE IS ASSUMED TO BEAR N00°08'31"W FROM THE MONUMENTS SHOWN.

FLOODPLAIN CERTIFICATION:

THIS SITE IS LOCATED IN ZONE X, PER FLOOD INSURANCE RATE MAP NO. 08041C0764F EFFECTIVE DATE 03/17/97.

Clarify this will be for future owners/builders

DONE



VICINITY MAP

N.T.S.

SURVEYOR'S CERTIFICATION:

THE UNDERSIGNED REGISTERED LAND SURVEYOR IN THE STATE OF COLORADO HEREBY STATES THAT THE ACCOMPANYING PLAT WAS SURVEYED AND DRAWN TO NORMAL STANDARDS AND CARE OF A PROFESSIONAL LAND SURVEYOR PRACTICING IN THE STATE OF COLORADO. THE SURVEY WAS PERFORMED AND PLAT PREPARED UNDER HIS SUPERVISION AND ACCURATELY SHOWS THE DESCRIBED TRACT OF LAND AND SUBDIVISION THEREOF, AND THE REQUIREMENTS OF TITLE 38 OF THE COLORADO REVISED STATUTES, 1973, AS AMENDED, HAVE BEEN MET TO THE BEST OF HIS KNOWLEDGE, INFORMATION AND BELIEF, AND MONUMENTS EXIST AS SHOWN HEREON.

JAMES F. LENZ
PROFESSIONAL LAND SURVEYOR
IN THE STATE OF COLORADO, NO 34583
FOR AND ON BEHALF OF DAKOTA SPRINGS ENGINEERING, LLC.

COUNTY CERTIFICATION:

THIS PLAT REQUEST HAS BEEN REVIEWED AND FOUND TO BE COMPLETE AND IN ACCORDANCE WITH THE BOARD RESOLUTION NO. __________ DATED __________ APPROVING THE PLAT, AND ALL APPLICABLE EL PASO COUNTY REGULATIONS.

CHAIR, BOARD OF COUNTY COMMISSIONERS ________ DATE

DIRECTOR, DEVELOPMENT SERVICES ________ DATE

MARK LOWDERMAN, COUNTY ASSESSOR ________ DATE

CLERK AND RECORDER CERTIFICATION:

I HEREBY CERTIFY THAT THIS PLAT WAS FILED IN MY OFFICE ON THIS ________ DAY OF ________ 2017, AT ________ O'CLOCK A.M./P.M. AND WAS RECORDED AT RECEPTION NUMBER ________ OF THE RECORDS OF EL PASO COUNTY.

~~EL PASO COUNTY CLERK AND RECORDER~~

UPDATED

Take note of new department names and the president vs chair

BY: ____________ DEPUTY ________ FEE: ________

Add file number

OWNER/DEVELOPER

FRANK W. HOWARD #2 LIMITED PARTNERSHIP, LLLP
ADDRESS: ______________________

PHONE: ______________________

ENGINEER/SURVEYOR

DAKOTA SPRINGS ENGINEERING
31 N. TEJON STREET, SUITE 500
COLORADO SPRINGS, CO 80903
(719) 227-7388

DATE OF PREPARATION

SEPTEMBER 2017

FEES:

DRAINAGE	________	BRIDGE	________
SCHOOL	________	PARK	________

DSE Dakota Springs Engineering
31 N. TEJON SUITE 500
COLORADO SPRINGS, CO. 80903
PHONE: (719) 227-7388
DATE: 4/18/2017
SHEET 1 OF 2

THE SPRINGS AT WATERVIEW FILING NO. 1

A SUBDIVISION OF A PORTION OF THE NORTHWEST 1/4 OF SECTION 7,
TOWNSHIP 15 SOUTH, RANGE 65 WEST OF THE 6TH P.M.
EL PASO COUNTY, COLORADO
SHEET 2 OF 2

LEGEND

- PLSS CORNER
- FOUND NO.5 REBAR WITH CAP PLS 30083 AT GRADE
- FOUND NO.4 REBAR AND CAP PLS 34583 (UNLESS SHOWN OTHERWISE)
- (1145) ADDRESS FROM ENUMERATIONS
- (100.00') EASEMENT DIMENSION
- (NR) NON-RADIAL BEARING
- SWSD SECURITY WATER & SANITATION DISTRICT
- EXISTING EASEMENT
- PROPOSED EASEMENT
- EXISTING ROW

OWNER/DEVELOPER
FRANK W. HOWARD #2 LIMITED PARTNERSHIP, LLLP
ADDRESS: _____
PHONE: _____

ENGINEER/SURVEYOR
DAKOTA SPRINGS ENGINEERING
31 N. TEJON STREET, SUITE 500
COLORADO SPRINGS, CO 80903
(719) 227-7388

DATE OF PREPARATION
JULY 2016

Add setback line showing where lots are 50' in width for those that are not 50' at the boundary.

DONE

SCALE: 1"=50'

D.S.E. Dakota Springs Engineering
31 N. TEJON SUITE 500
COLORADO SPRINGS, CO. 80903
PHONE: (719) 227-7388

DATE: 4/18/2017
SHEET 2 OF 2

TOTAL LOTS: 85

CONSTRUCTION DRAWINGS
SPRINGS AT WATERVIEW
EL PASO COUNTY, STATE OF COLORADO

GENERAL NOTES

1. 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.
2. 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).
3. CONTRACTOR SHALL KEEP A COPY OF THESE APPROVED PLANS, THE GRADING AND EROSION CONTROL PLAN, THE STORMWATER MANAGEMENT PLAN (SWMP), THE SOILS AND GEOTECHNICAL REPORT, AND THE APPROPRIATE DESIGN AND CONSTRUCTION STANDARDS AND SPECIFICATIONS AT THE JOB SITE AT ALL TIMES, INCLUDING THE FOLLOWING:
   a. EL PASO COUNTY ENGINEERING CRITERIA MANUAL (ECM)
   b. CITY OF COLORADO SPRINGS/EL PASO COUNTY DRAINAGE CRITERIA MANUAL, VOLUMES 1 AND 2
   c. COLORADO DEPARTMENT OF TRANSPORTATION (CDOT) STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION
   d. CDOT M & S STANDARDS
4. 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.
5. 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.
6. CONTRACTOR SHALL SCHEDULE A PRE-CONSTRUCTION MEETING WITH EL PASO COUNTY PLANNING AND COMMUNITY DEVELOPMENT (PCD) - INSPECTIONS, PRIOR TO STARTING CONSTRUCTION.
7. 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.
8. 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.
9. ALL STORM DRAIN PIPE SHALL BE CLASS III RCP UNLESS OTHERWISE NOTED AND APPROVED BY PCD.
10. 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.
11. ALL CONSTRUCTION TRAFFIC MUST ENTER/EXIT THE SITE AT APPROVED CONSTRUCTION ACCESS POINTS.
12. 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.
13. SIGNING AND STRIPING SHALL COMPLY WITH EL PASO COUNTY DOT AND MUTCD CRITERIA. [IF APPLICABLE, ADDITIONAL SIGNING AND STRIPING NOTES WILL BE PROVIDED.]
14. CONTRACTOR SHALL OBTAIN ANY PERMITS REQUIRED BY EL PASO COUNTY PUBLIC SERVICES DEPARTMENT, INCLUDING WORK WITHIN THE RIGHT-OF-WAY AND SPECIAL TRANSPORT PERMITS.
15. 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*

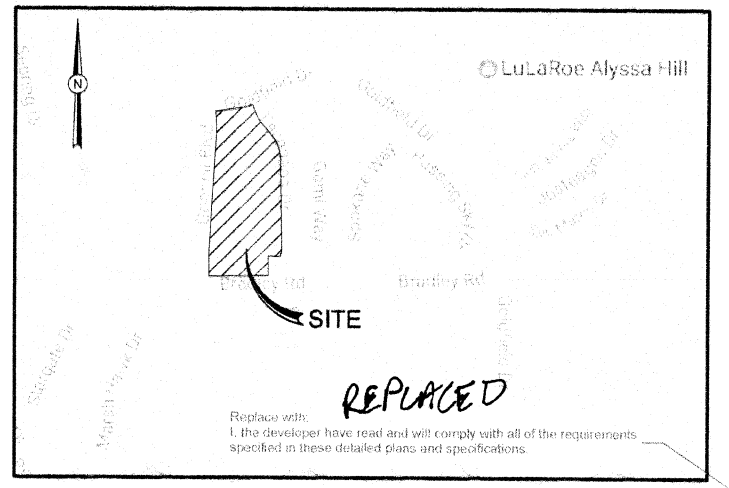
COUNTY PLAN REVIEW IS PROVIDED ONLY FOR GENERAL CONFORMANCE WITH COUNTY DESIGN CRITERIA. THE COUNTY IS NOT RESPONSIBLE FOR THE ACCURACY AND ADEQUACY OF THE DESIGN, DIMENSIONS, AND/OR ELEVATIONS WHICH SHALL BE CONFIRMED AT THE JOB SITE. THE COUNTY THROUGH THE APPROVAL OF THIS DOCUMENT ASSUMES NO RESPONSIBILITY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

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

ADDED

Add as a 3rd paragraph:
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.



REPLACED

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

LOCATION MAP
NTS

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	SITE PLAN
4	WOLF MOON - P&P
5	WOLF MOON - P&P
6	PASSING SKY - P&P
7	PASSING SKY - P&P
8	NEW MOON - P&P
9	GRADING PLAN
10	GRADING DETAILS
11	STORM A PROFILE
12	STORM B PROFILE
13	STORM C & D PROFILES
14	STORM E & F PROFILES
15	STORM G & H PROFILES
16	STORM I & J PROFILES
17	MASTER UTILITY PLAN
18	UTILITY P&P - WOLF MOON
19	UTILITY P&P - PASSING SKY (1 OF 2)
20	UTILITY P&P - PASSING SKY (2 OF 2)
21	UTILITY P&P - NEW MOON

Add a signage/striping plan sheet and include the attached EPC standard signage/striping notes.

ADDED AFTER GRADING PLANS

UTILITY CONTACTS
SECURITY WATER AND SANITATION DISTRICTS
231 SECURITY BOULEVARD
COLORADO SPRINGS, COLORADO 80921

MR. JAY ADRIANSEN (719) 392-7844
SUPERINTENDANT, SECURITY SANITATION DISTRICT

MR. RICK DAVIS, 719-392-3475
SUPERINTENDANT, SECURITY WATER DISTRICT.

GAS - COLORADO SPRINGS UTILITIES
PHONE: (719) 448-4800

ELECTRIC - COLORADO SPRINGS UTILITIES
PHONE: (719) 448-4800

DRAINAGE - EL PASO COUNTY PUBLIC SERVICES DEPARTMENT
PHONE: (719) 520-6460

STREET - EL PASO COUNTY PUBLIC SERVICES DEPARTMENT
PHONE: (719) 520-6460

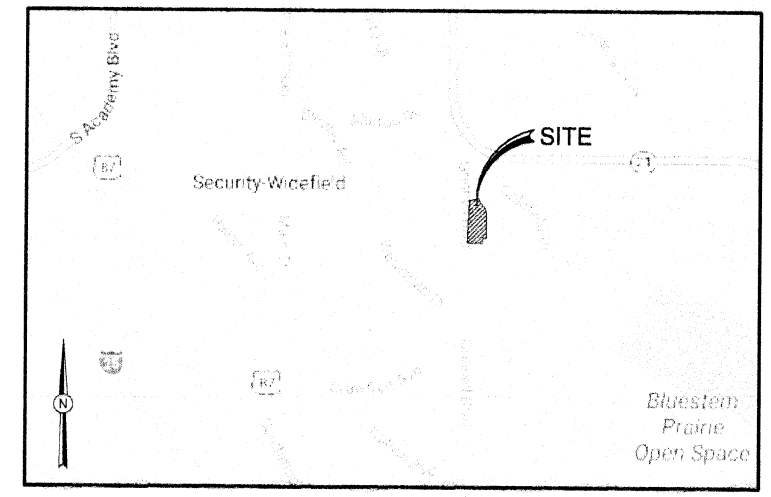
LEGAL DESCRIPTION
KNOW ALL MEN BY THESE PRESENTS:

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.



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
THE DEVELOPER AGREES TO COMPLY WITH THE REQUIREMENTS OF THE GRADING AND EROSION CONTROL PLAN

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

J-CAD CONSULTING, LLC
719-377-0002

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

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. 0001-02-16-01 SHEET 1 OF 22

PCD NO. SF-16-017

PDF: 1 - TITLE SHEET.PDF

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 OTERWISE 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 POTHOLE 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 5¼ 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 #8 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.

J-CAD CONSULTING, LLC
719-377-0002

REVISIONS:

NO.	DESCRIPTION	DATE

ENGINEER:
DESIGNED BY: JJM DATE: 8/30/17
DRAWN BY: JJM DATE: 8/31/17
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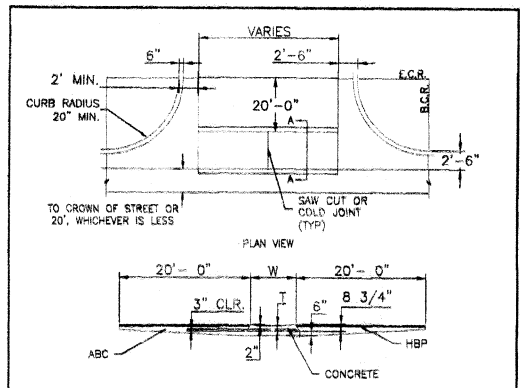
PROJECT SPRINGS AT WATERVIEW
SHEET TITLE GENERAL NOTES AND DETAILS
FROM - TO -
JOB NO. 0001-02-16-01 SHEET 2 OF 22

NOTES AND DETAILS



NOTES

1. W = WIDTH SHALL BE 6' FOR LOCAL, 8' FOR COLLECTORS, AND 10' FOR ARTERIAL ROADS.

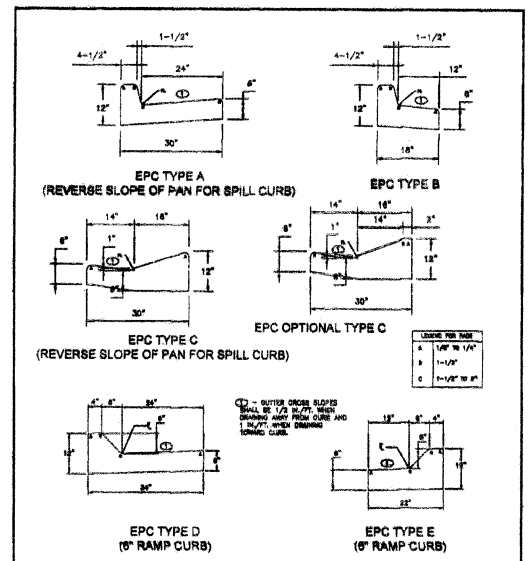
2. T = SQUARED-OFF RETURN TO BE POURED MONOLITHICALLY, 8" PCC FOR LOCAL ROADS, 9" FOR COLLECTORS WITH 6x6 - 4.4 W.W.F. OR #4 REINFORCING BAR @ 18" EACH WAY.

3. [ ] = 3" MINIMUM ASPHALT DEPTH (2 LIFTS).

4. DESIGN TO SPECIFY ELEVATIONS AT PI AND PCR.

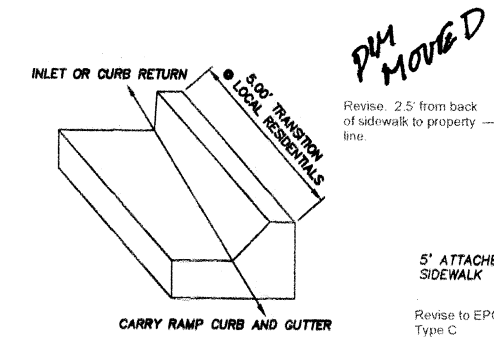
SCALE: NOT TO SCALE

8/11/11	Typical Cross Pan Layout Detail	
André P. Brackin	Standard Drawing	
	12/8/15	SD_2-26



SCALE: NOT TO SCALE

8/11/11	Typical Curb and Gutter Details	
André P. Brackin	Standard Drawing	
	12/8/15	SD_2-20

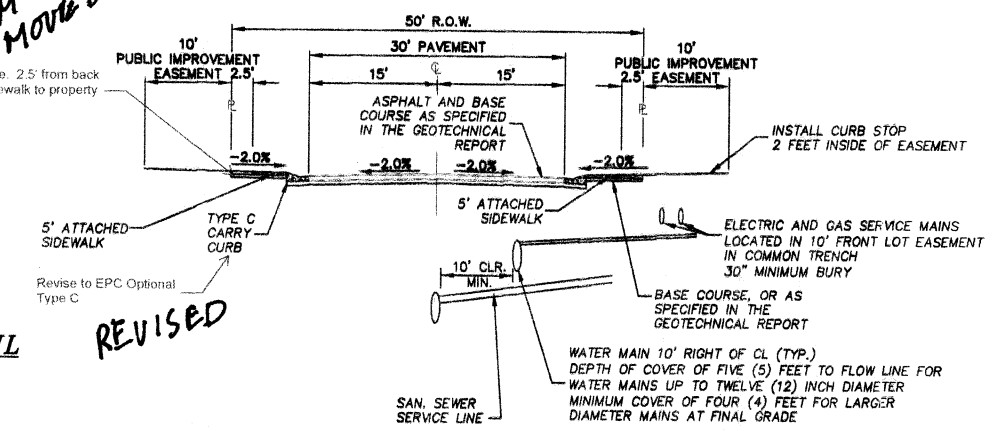


PM MOVED

Revise 2.5' from back of sidewalk to property line.

CURB TRANSITION DETAIL

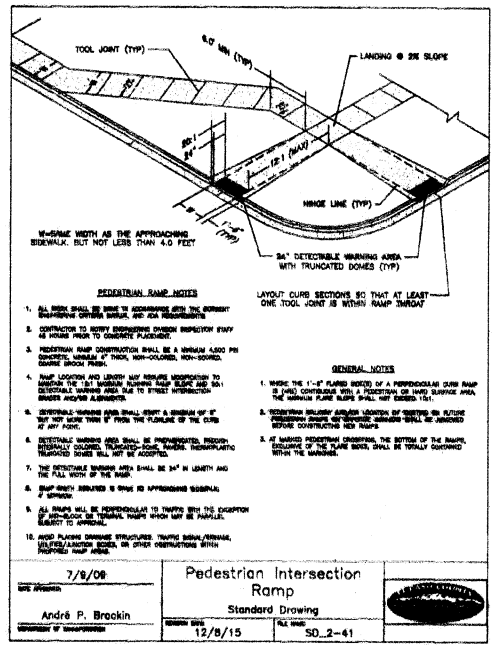
N.T.S.



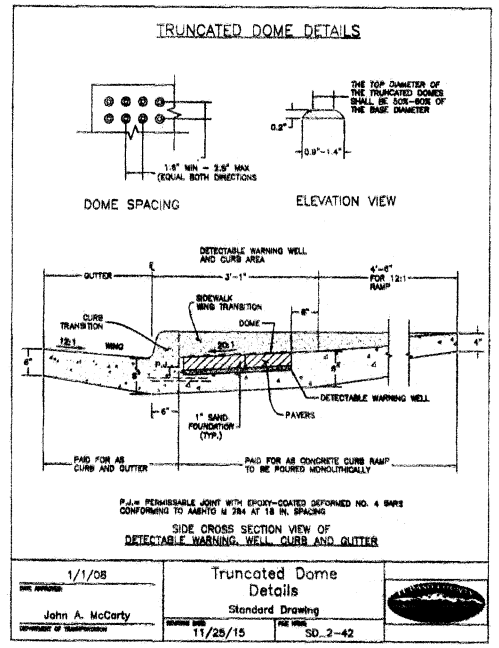
REVISED

50' TYPICAL URBAN LOCAL RESIDENTIAL

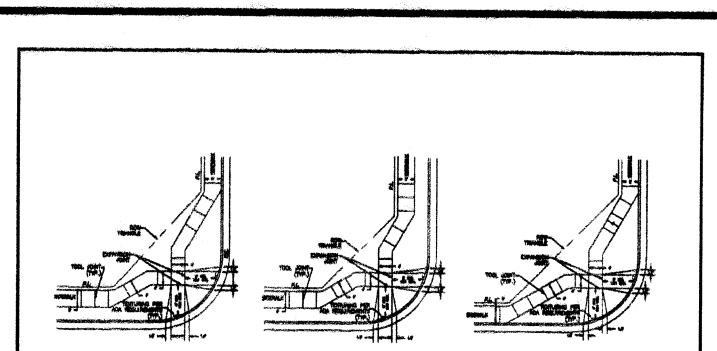
DESIGN SPEED = 25 MPH N.T.S.



7/8/08	Pedestrian Intersection Ramp	
André P. Brackin	Standard Drawing	
	12/8/15	SD_2-41



1/1/08	Truncated Dome Details	
John A. McCarty	Standard Drawing	
	11/25/15	SD_2-42

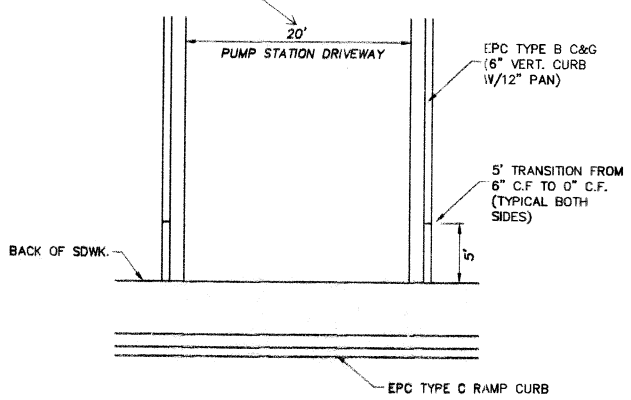


SCALE: NOT TO SCALE

9/16/10	Pedestrian Intersection Ramp Detail	
André P. Brackin	Standard Drawing	
	11/10/04	SD_2-40

Show the entire frontage of the pump station to clearly identify where access is taken. Only a single access is permitted. Show the fence location.

FENCE/GATE AND ACCESS LOCATION SHOWN ON APPROPRIATE P&P PLAN



PUMP STATION DRIVEWAY DETAIL

N.T.S.

J-CAD CONSULTING, LLC
719-377-0002

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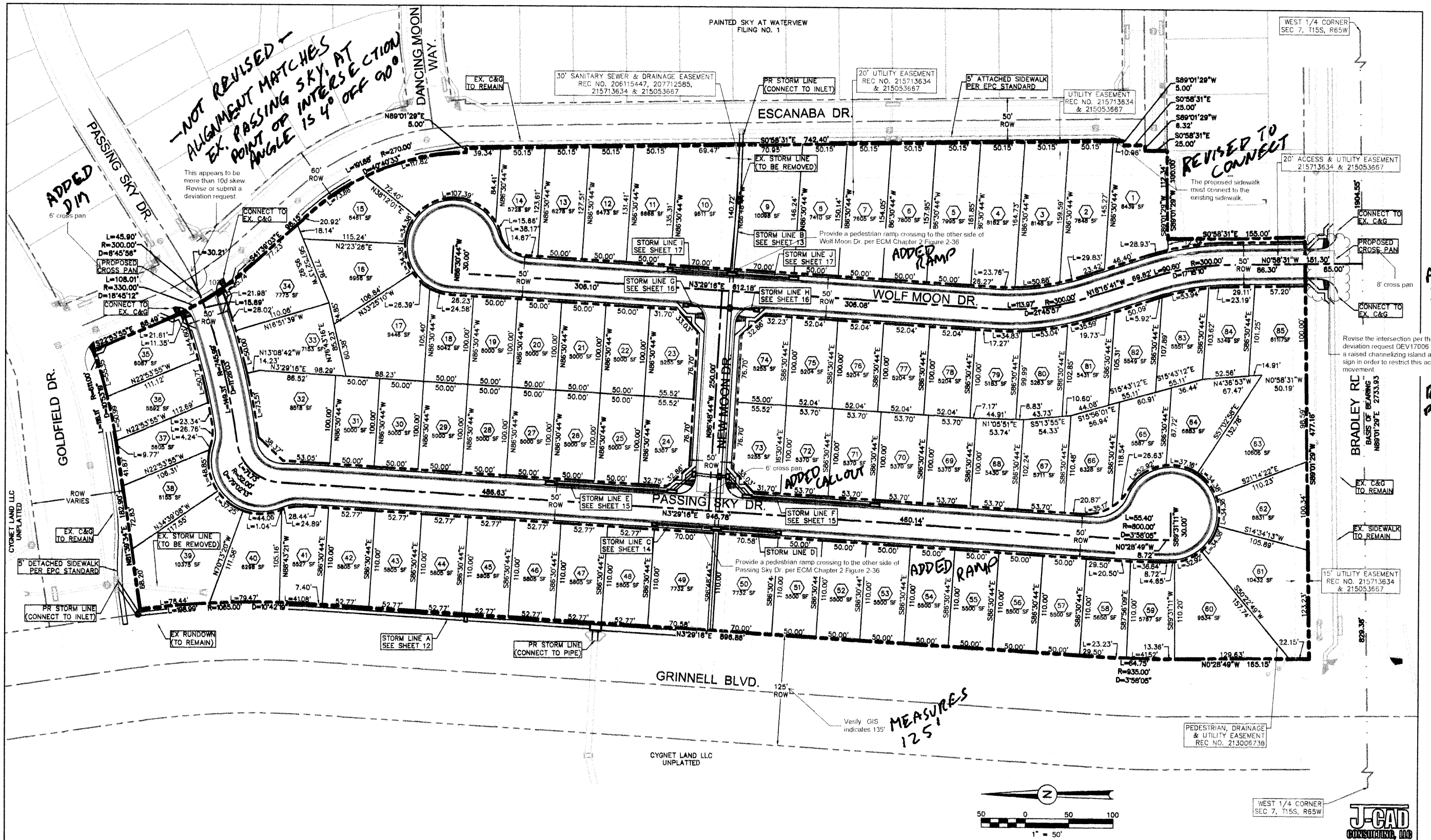
CITY OF COLORADO SPRINGS DEPT. OF UTILITIES GAS, ELECTRIC, WATER AND WASTEWATER

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 GENERAL NOTES AND DETAILS
FROM _____ TO _____
JOB NO. 0001-02-16-01 SHEET 3 OF 22



REVISIONS:		
NO.	DESCRIPTION	DATE

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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PROJECT SPRINGS AT WATERVIEW
SHEET TITLE SITE PLAN
FROM _____ TO _____
JOB NO. 0001-02-16-01 SHEET 4 OF 22

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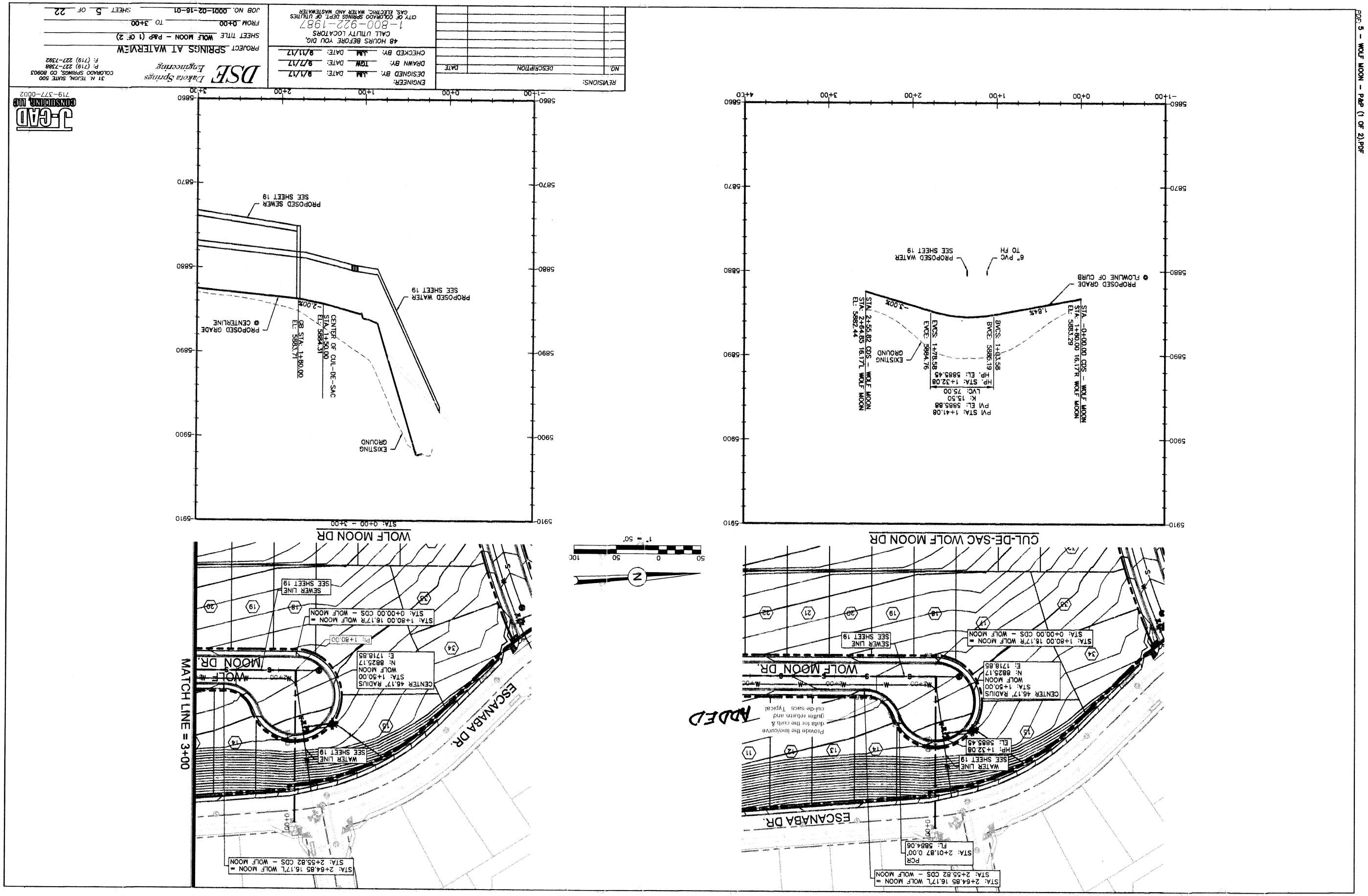

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NO.	DESCRIPTION	DATE	

ENGINEER:
DESIGNED BY: LLM DATE: 9/1/17
DRAWN BY: TGW DATE: 9/7/17
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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. 0001-02-18-01 SHEET 5 OF 22

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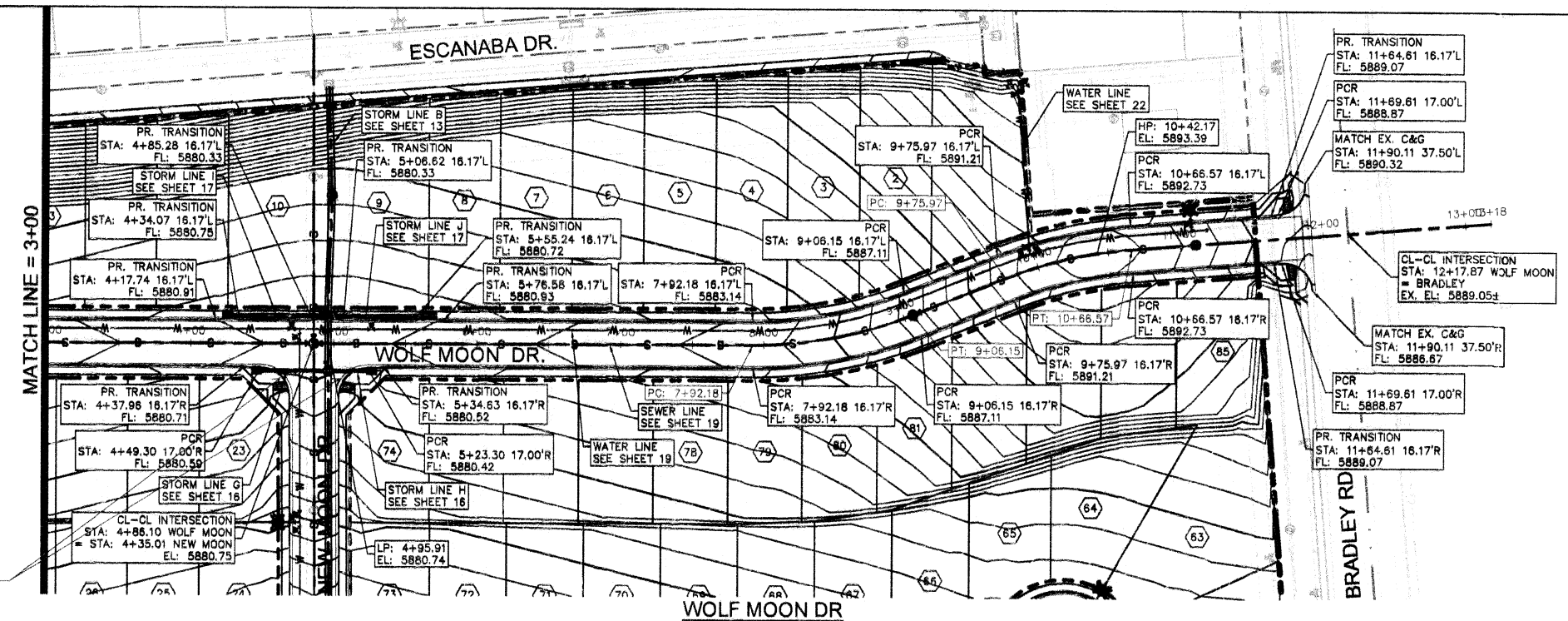
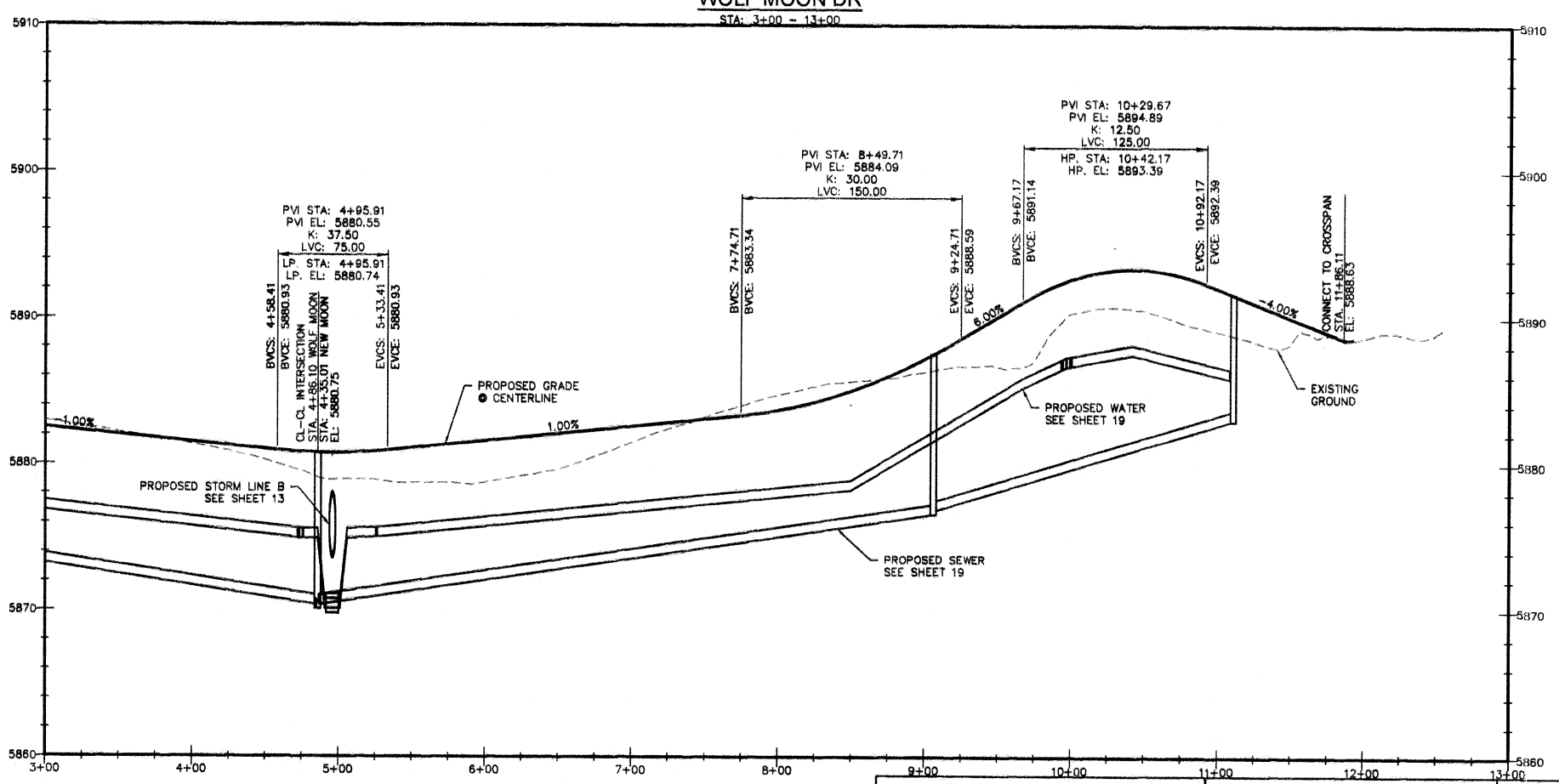


ADDED

Provide the line/curve data for the C&G returns, knuckles, and cul-de-sacs. Typical all streets.

WOLF MOON DR

STA: 3+00 – 13+00



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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 22

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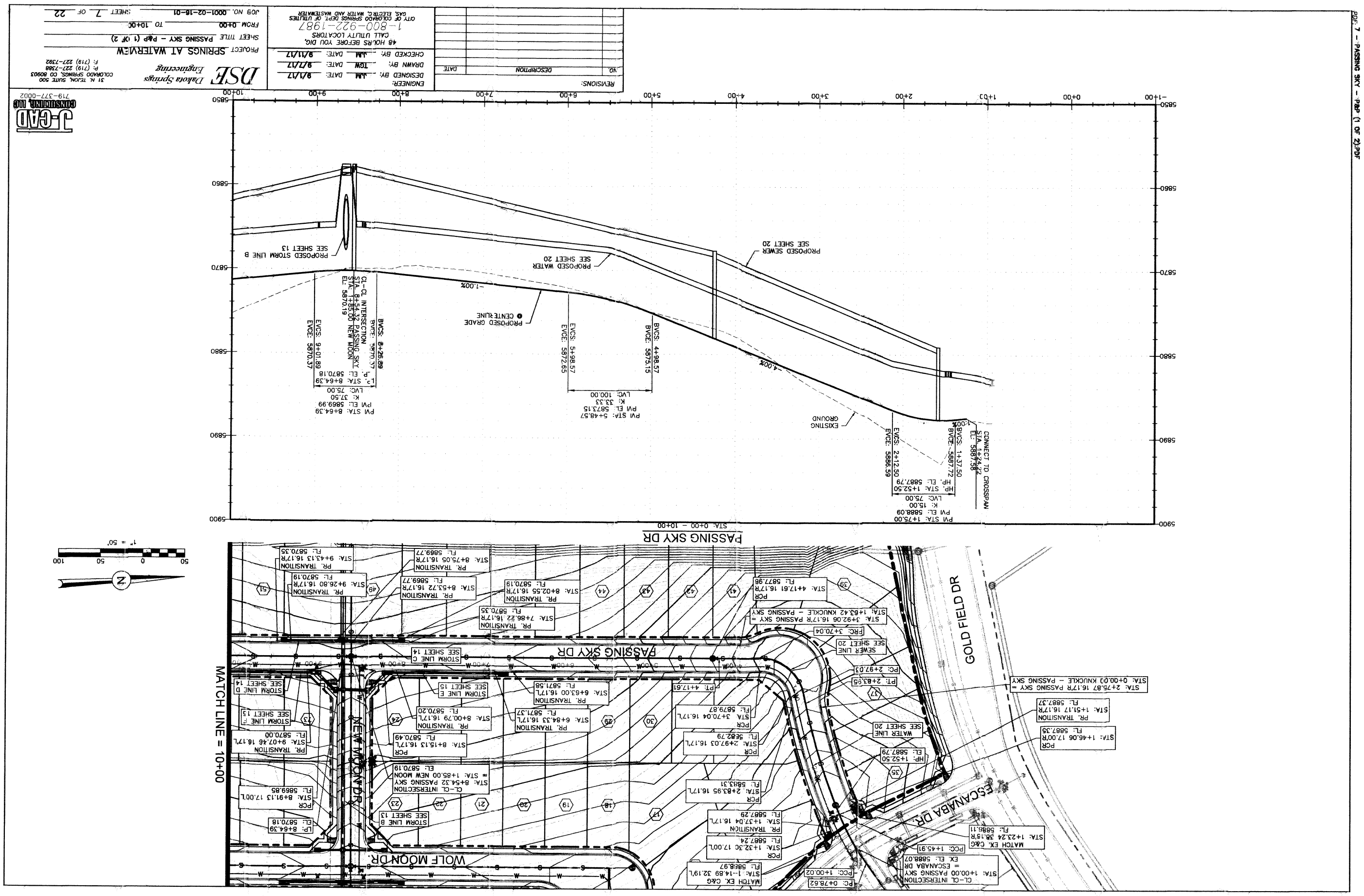

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ENGINEER:
DESIGNED BY: LLM DATE: 9/1/17
DRAWN BY: TGW DATE: 9/7/17
CHECKED BY: LLM DATE: 9/11/17

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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 22

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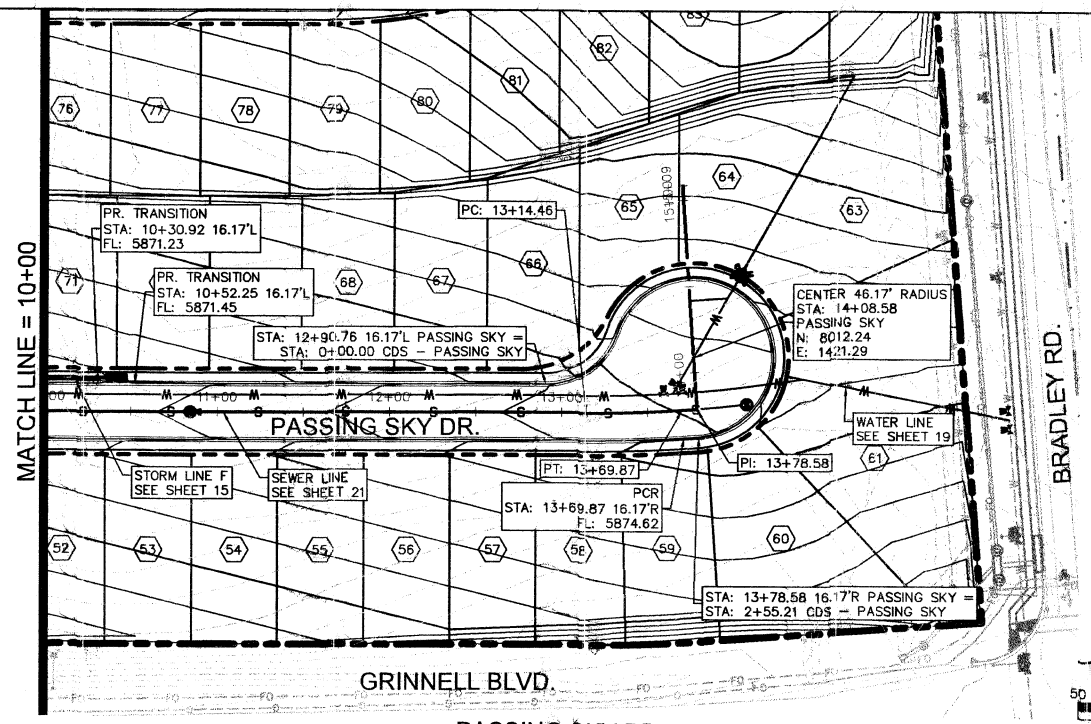
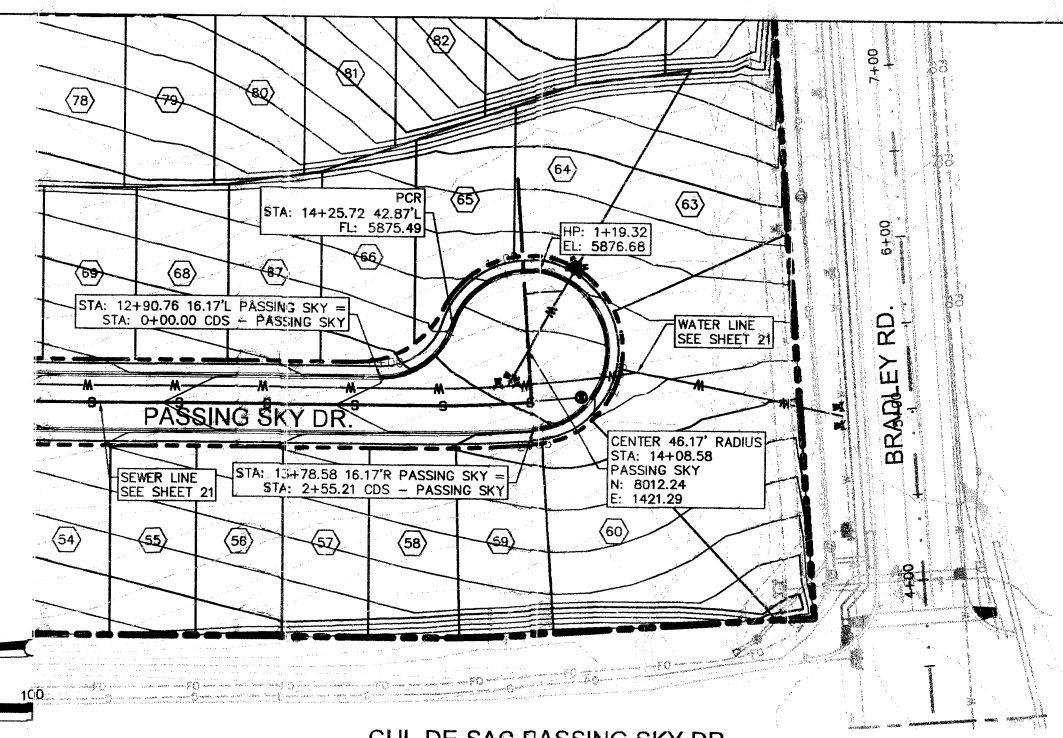
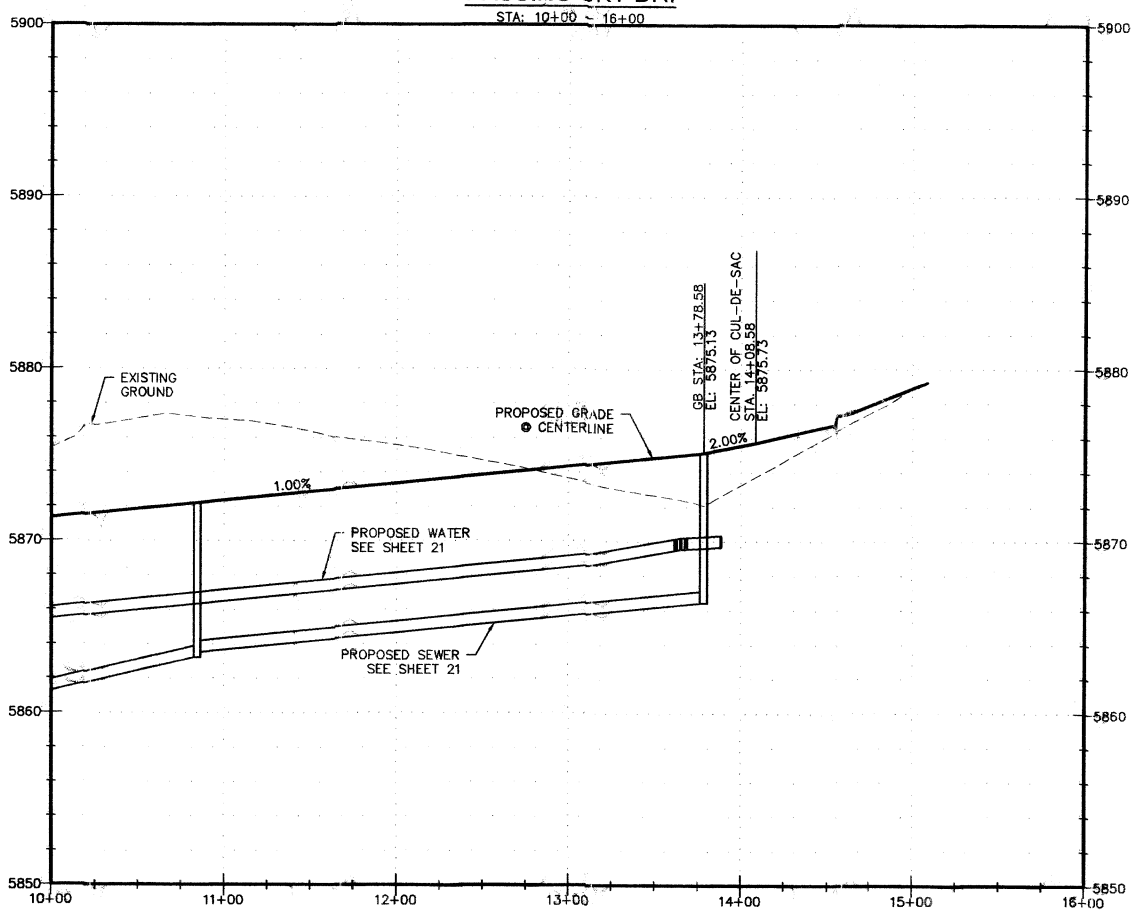
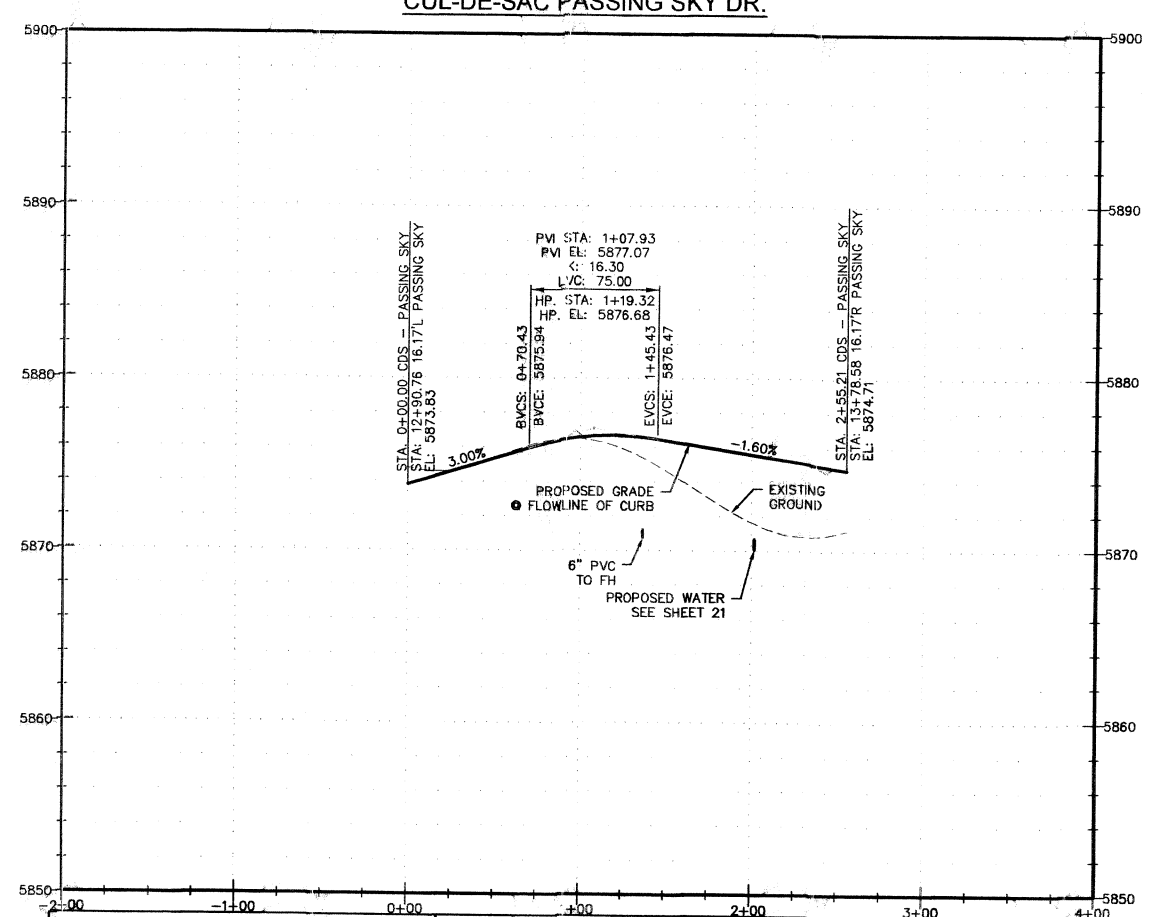


PASSING SKY DR.
STA: 10+00 – 16+00



CUL-DE-SAC PASSING SKY DR.





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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 22

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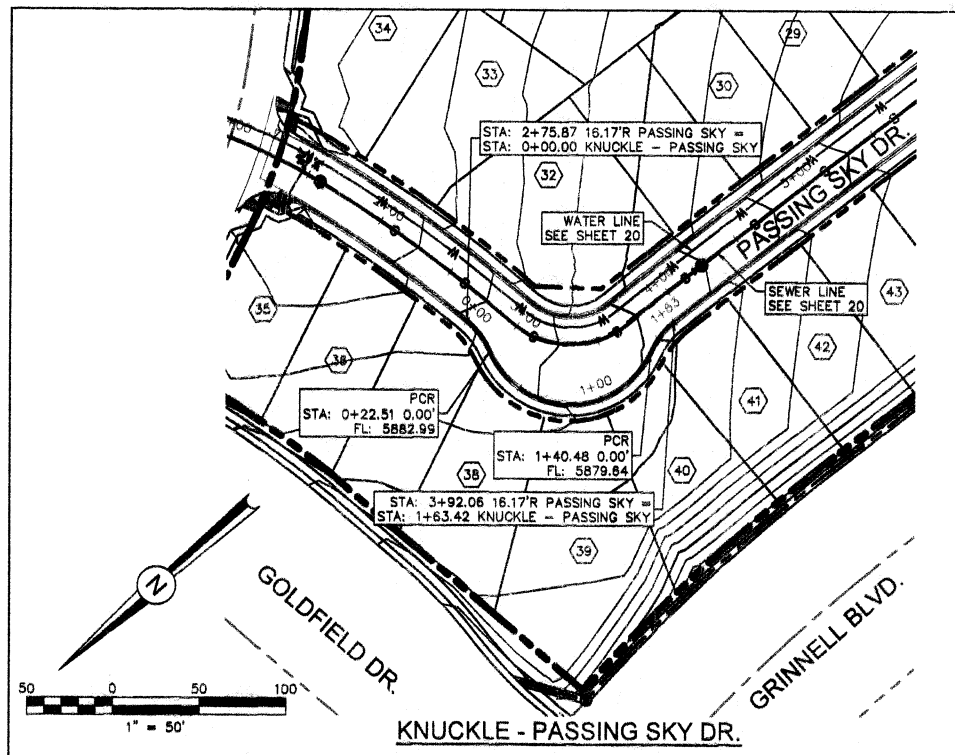
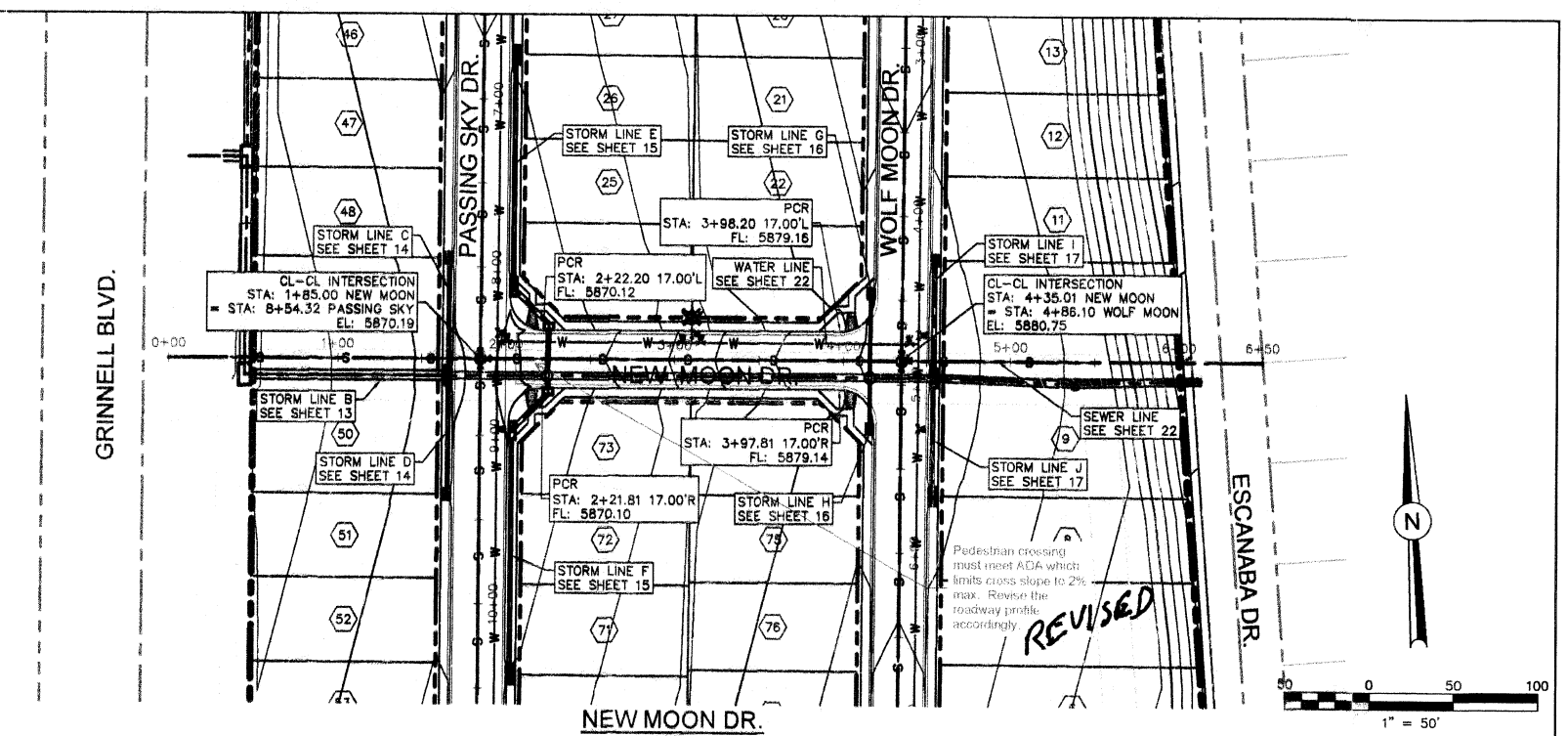
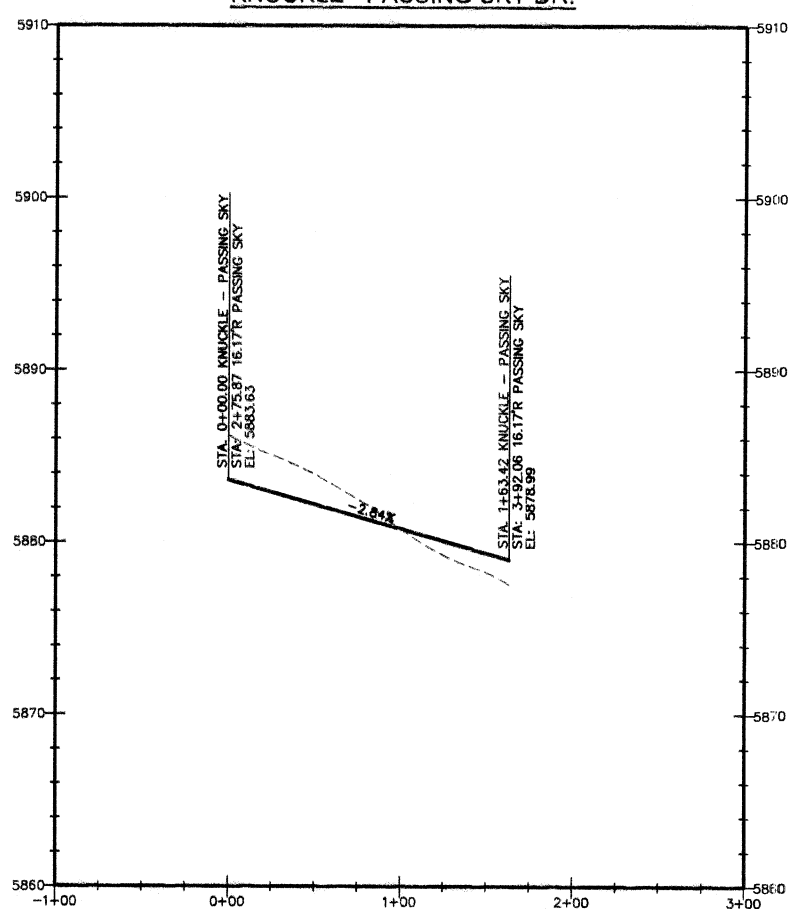
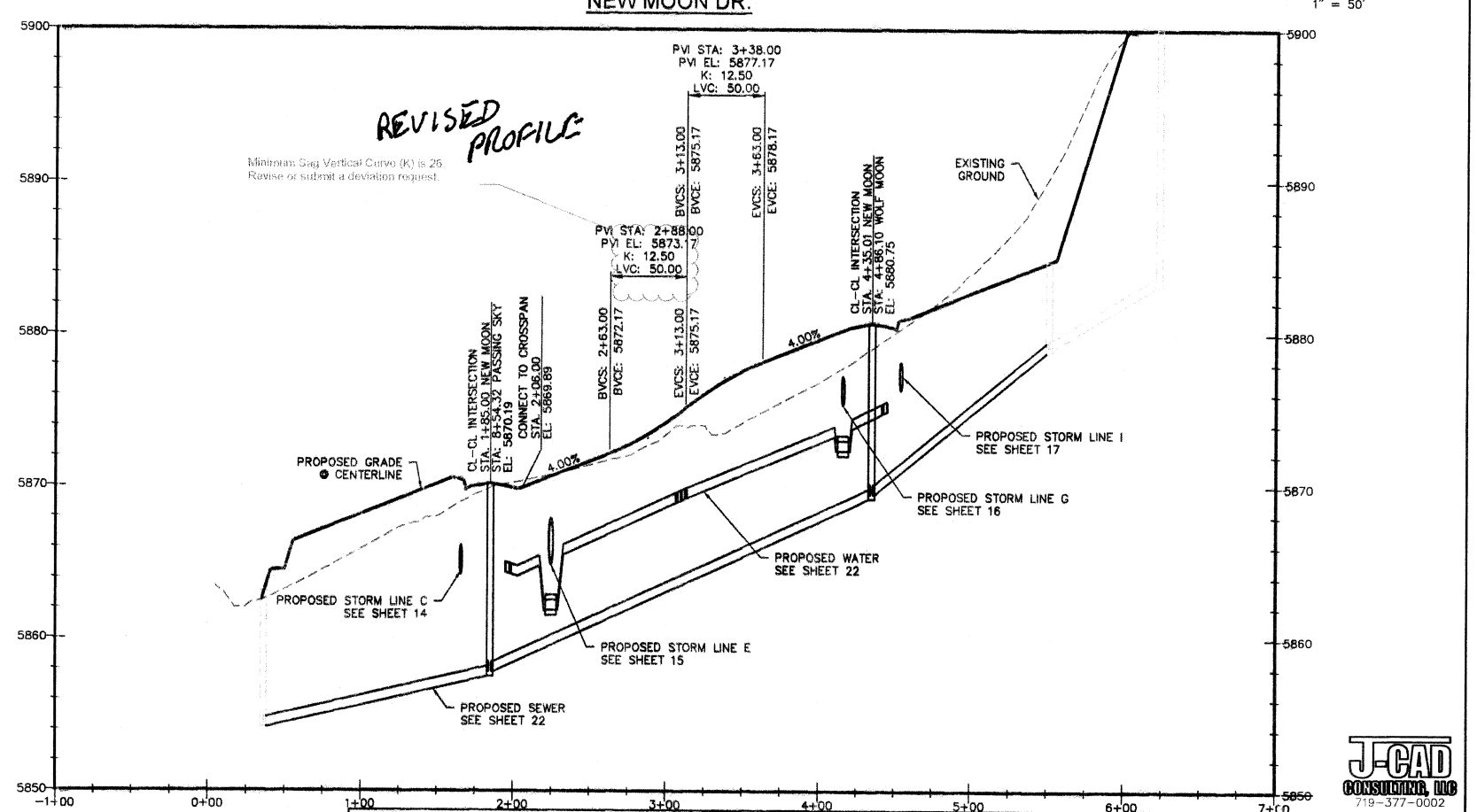


KNUCKLE - PASSING SKY DR.



NEW MOON DR.





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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 22

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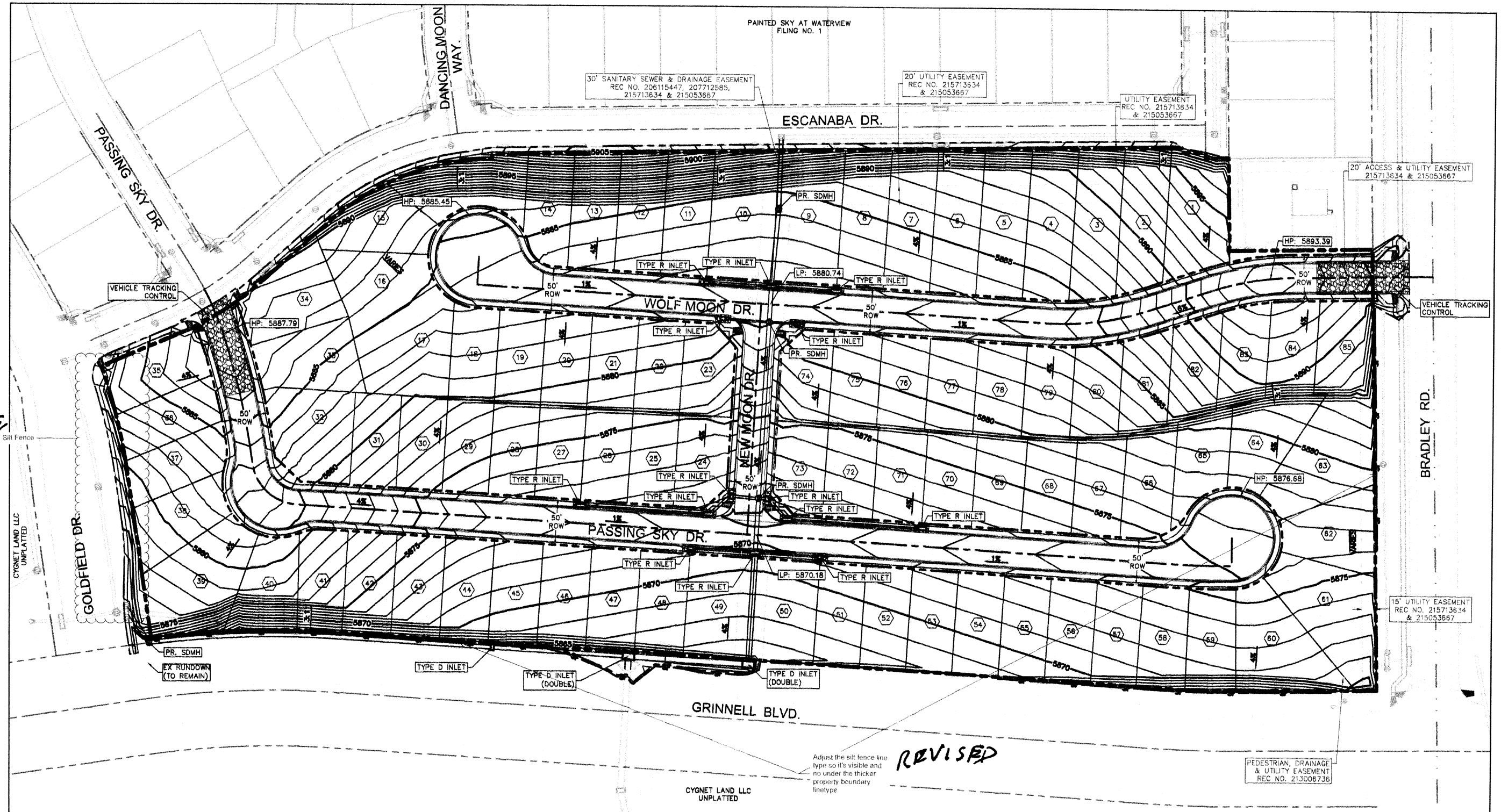

Adjust the silt fence line type so it's visible and no under the thicker property boundary linetype REVISED

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 acres.

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

N

50 0 50 100

1" = 50'

Grading and Erosion Control Plan REVISED

J-CAD CONSULTING, INC
719-377-0002

REVISIONS:		
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DRAWN BY: JJM DATE: 8/28/17
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PROJECT SPRINGS AT WATERVIEW
SHEET TITLE GRADING PLAN
FROM _____ TO _____
JOB NO. 0001-02-16-01 SHEET 10 OF 22

PDF: 10 - GRADING PLAN.PDF

GRADING AND EROSION CONTROL DETAILS AND NOTES

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

REVISED 7/07/10

1. CONSTRUCTION MAY NOT COMMENCE UNTIL A CONSTRUCTION PERMIT IS OBTAINED FROM DEVELOPMENT SERVICES AND A PRECONSTRUCTION CONFERENCE IS HELD WITH DEVELOPMENT SERVICES INSPECTIONS.

2. 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.

3. 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.

4. 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.

5. 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.

6. 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.

7. 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.

8. 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).

9. 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, THE SWMP AND THE DCM VOLUME II AND MAINTAINED THROUGHOUT THE DURATION OF THE EARTH DISTURBANCE OPERATION.

10. 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.

11. 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.

12. 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.

13. EROSION CONTROL BLANKETING IS TO BE USED ON SLOPES STEEPER THAN 3:1.

14. 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. BMP'S MAY BE REQUIRED BY EL PASO COUNTY ENGINEERING IF DEEMED NECESSARY, BASED ON SPECIFIC CONDITIONS AND CIRCUMSTANCES.

15. VEHICLE TRACKING OF SOILS AND CONSTRUCTION DEBRIS OFF-SITE SHALL BE MINIMIZED. MATERIALS TRACKED OFFSITE SHALL BE CLEANED UP AND PROPERLY DISPOSED OF IMMEDIATELY.

16. CONTRACTOR SHALL BE RESPONSIBLE FOR THE REMOVAL OF ALL WASTES FROM THE CONSTRUCTION SITE FOR DISPOSAL IN ACCORDANCE WITH LOCAL AND STATE REGULATORY REQUIREMENTS. NO CONSTRUCTION DEBRIS, TREE SLASH, BUILDING MATERIAL WASTES OR UNUSED BUILDING MATERIALS SHALL BE BURIED, DUMPED, OR DISCHARGED AT THE SITE.

17. 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.

18. 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.

19. 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.

20. 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.

21. NO PERSON SHALL CAUSE THE IMPEDIMENT OF STORMWATER FLOW IN THE FLOW LINE OF THE CURB AND GUTTER OR IN THE DITCHLINE.

22. 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.

23. ALL CONSTRUCTION TRAFFIC MUST ENTER/EXIT THE SITE AT APPROVED CONSTRUCTION ACCESS POINTS.

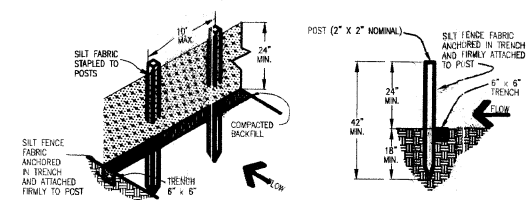
24. PRIOR TO ACTUAL CONSTRUCTION THE PERMITEE SHALL VERIFY THE LOCATION OF EXISTING UTILITIES.

25. A WATER SOURCE SHALL BE AVAILABLE ON SITE DURING EARTHWORK OPERATIONS AND UTILIZED AS REQUIRED TO MINIMIZE DUST FROM EARTHWORK EQUIPMENT AND WIND.

26. THE SOILS REPORT FOR THIS SITE HAS BEEN PREPARED BY KUMAR AND ASSOCIATES AND SHALL BE CONSIDERED A PART OF THESE PLANS.

27. 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

SILT FENCE NOTES

INSTALLATION REQUIREMENTS

1. SILT FENCES SHALL BE INSTALLED PRIOR TO ANY LAND DISTURBING ACTIVITIES.

2. WHEN JOINTS ARE NECESSARY, SILT FENCE GEOTEXTILE SHALL BE SPLICED TOGETHER ONLY AT SUPPORT POST AND SECURELY SEALED.

3. METAL POSTS SHALL BE "STUDDED TEE" OR "U" TYPE WITH MINIMUM WEIGHT OF 1.33 POUNDS PER LINEAR FOOT. WOOD POSTS SHALL HAVE A MINIMUM DIAMETER OR CROSS SECTION DIMENSION OF 2 INCHES.

4. 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.

5. 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, TIE WIRES OR HOG RINGS. THE WIRE SHALL EXTEND INTO THE TRENCH A MINIMUM OF 6" AND SHALL NOT EXTEND MORE THAN 3" ABOVE THE ORIGINAL GROUND SURFACE.

6. 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.

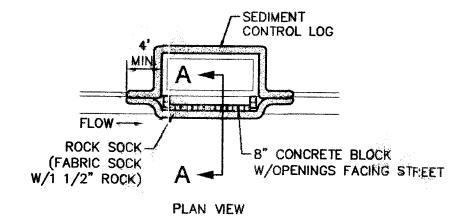
7. THE HEIGHT OF THE SILT FENCE FROM THE GROUND SURFACE SHALL BE MINIMUM OF 24 INCHES AND SHALL NOT EXCEED 36 INCHES. HIGHER FENCES MAY IMPOUND VOLUMES OF WATER SUFFICIENT TO CAUSE FAILURE OF THE STRUCTURE.

MAINTENANCE REQUIREMENTS

1. CONTRACTOR SHALL INSPECT SILT FENCES IMMEDIATELY AFTER EACH RAINFALL, AT LEAST DAILY DURING PROLONGED RAINFALL, AND WEEKLY DURING PERIODS OF NO RAINFALL. DAMAGED, COLLAPSED, UNDERMINED OR INEFFECTIVE SILT FENCES SHALL BE PROMPTLY REPAIRED OR REPLACED.

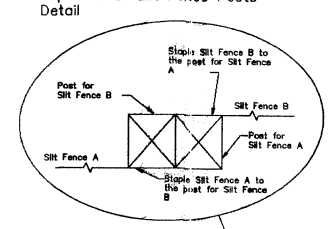
2. SEDIMENT SHALL BE REMOVED FROM BEHIND SILT FENCE WHEN IT ACCUMULATES TO HALF THE EXPOSED GEOTEXTILE HEIGHT.

3. SILT FENCES SHALL BE REMOVED WHEN ADEQUATE VEGETATIVE COVER IS ATTAINED AS APPROVED BY THE CITY.

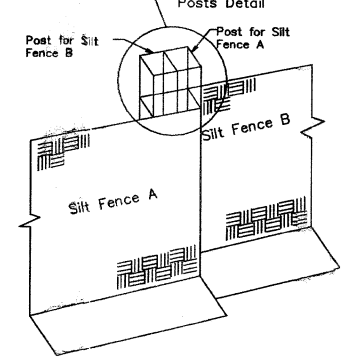


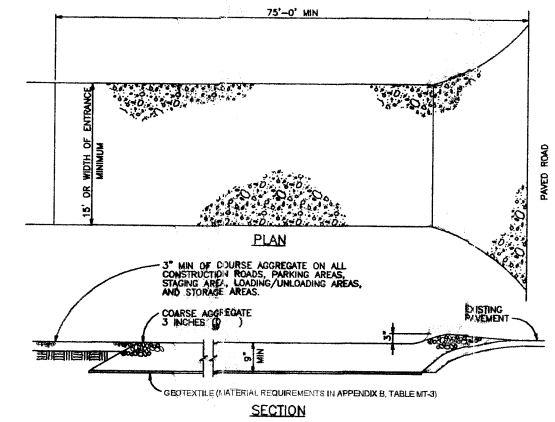
TYPE R INLET PROTECTION

Top View of Silt Fence Posts Detail



Refer to "Top View of Silt Fence Posts Detail"





VEHICLE TRACKING

VEHICLE TRACKING NOTES

INSTALLATION REQUIREMENTS

1. ALL ENTRANCES TO THE CONSTRUCTION SITE ARE TO BE STABILIZED PRIOR TO CONSTRUCTION BEGINNING.

2. CONSTRUCTION ENTRANCES ARE TO BE BUILT WITH AN APRON TO ALLOW FOR TURNING TRAFFIC, BUT SHOULD NOT BE BUILT OVER EXISTING PAVEMENT EXCEPT FOR A SLIGHT OVERLAP.

3. AREAS TO BE STABILIZED ARE TO BE PROPERLY GRADED AND COMPACTED PRIOR TO LAYING DOWN GEOTEXTILE AND STONE.

4. CONSTRUCTION ROADS, PARKING AREAS, LOADING/UNLOADING ZONES, STORAGE AREAS, AND STAGING AREAS ARE TO BE STABILIZED.

5. 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

1. REGULAR INSPECTIONS ARE TO BE MADE OF ALL STABILIZED AREAS, ESPECIALLY AFTER STORM EVENTS.

2. STONES ARE TO BE REAPPLIED PERIODICALLY AND WHEN REPAIR IS NECESSARY.

3. SEDIMENT TRACKED ONTO PAVED ROADS IS TO BE REMOVED DAILY BY SHOVELING OR SWEEPING. SEDIMENT IS NOT TO BE WASHED DOWN STORM SEWER DRAINS.

4. STORM SEWER INLET PROTECTION IS TO BE IN PLACE, INSPECTED, AND CLEANED IF NECESSARY.

5. OTHER ASSOCIATED SEDIMENT CONTROL MEASURES ARE TO BE INSPECTED TO ENSURE GOOD WORKING CONDITION.

J-CAD CONSULTING, LLC
719-377-0002

REVISIONS:		
NO.	DESCRIPTION	DATE

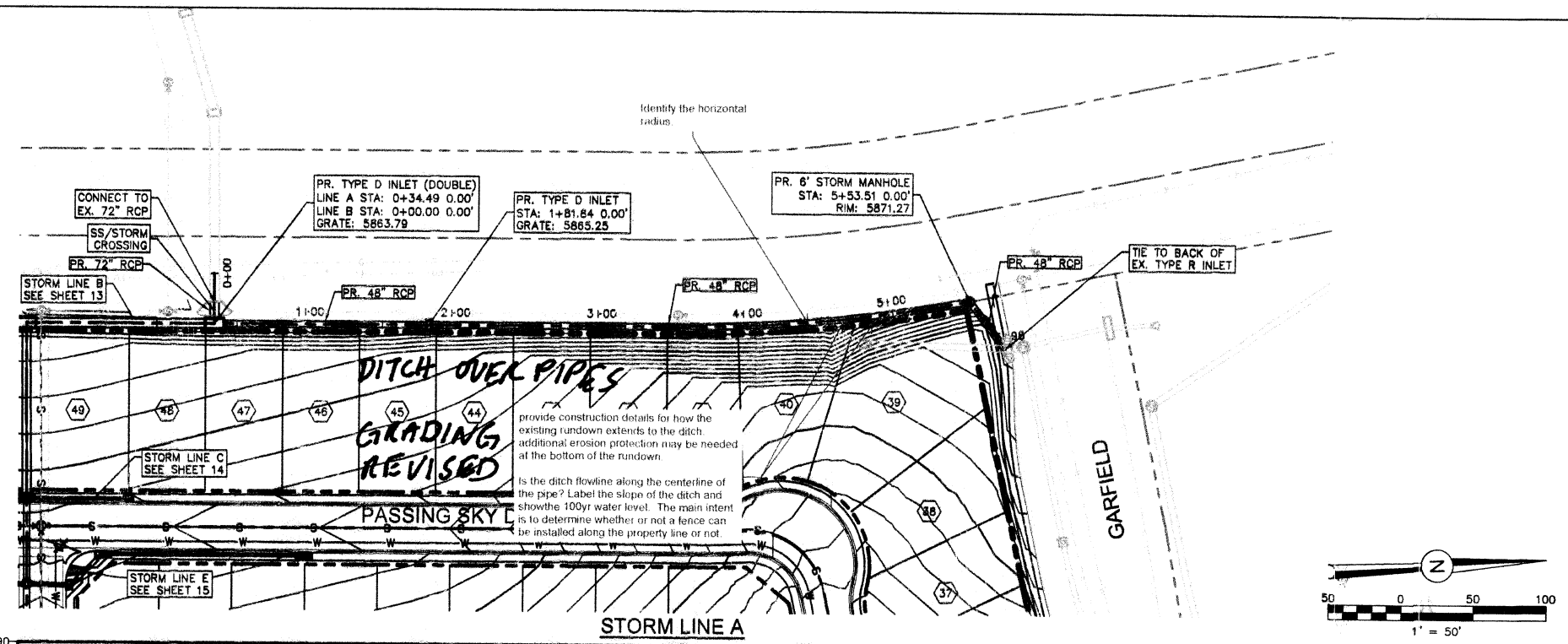
ENGINEER:
DESIGNED BY: JJM DATE: 8/30/17
DRAWN BY: JJM DATE: 8/31/17
CHECKED BY: PAK DATE: 9/5/17

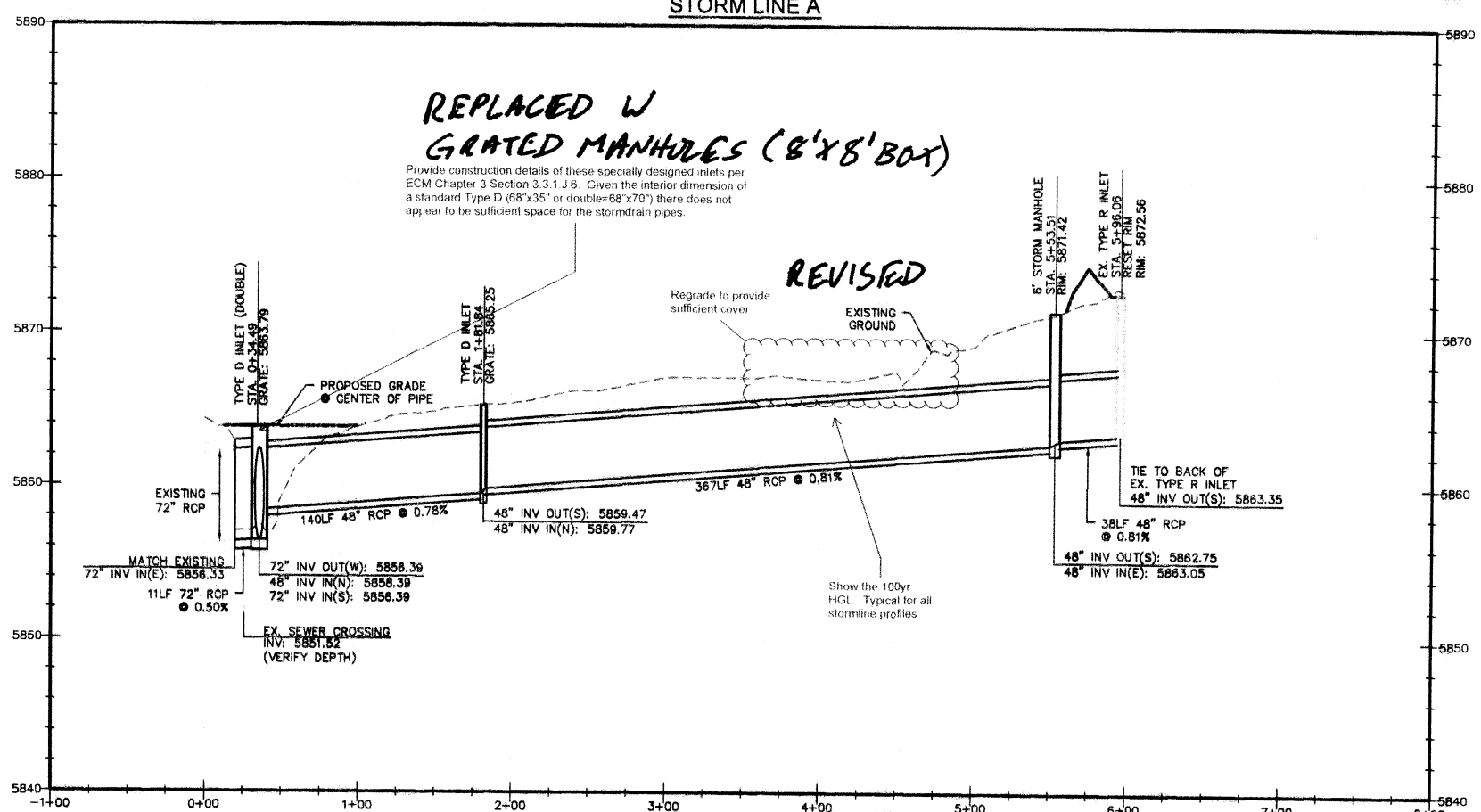
48 HOURS BEFORE YOU DIG, CALL UTILITY LOCATORS
1-800-922-1987
CITY OF COLORADO SPRINGS DEPT. OF UTILITIES GAS, ELECTRIC, WATER AND WASTEWATER

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 DETAILS
FROM _ TO _
JOB NO. 0001-02-16-01 SHEET 11 OF 22

PDF: 11 - GRADING DETAILS.PDF





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REVISIONS:		
NO.	DESCRIPTION	DATE

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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31 N. TEJON, SUITE 500
COLORADO SPRINGS, CO 80903
P: (719) 227-7388
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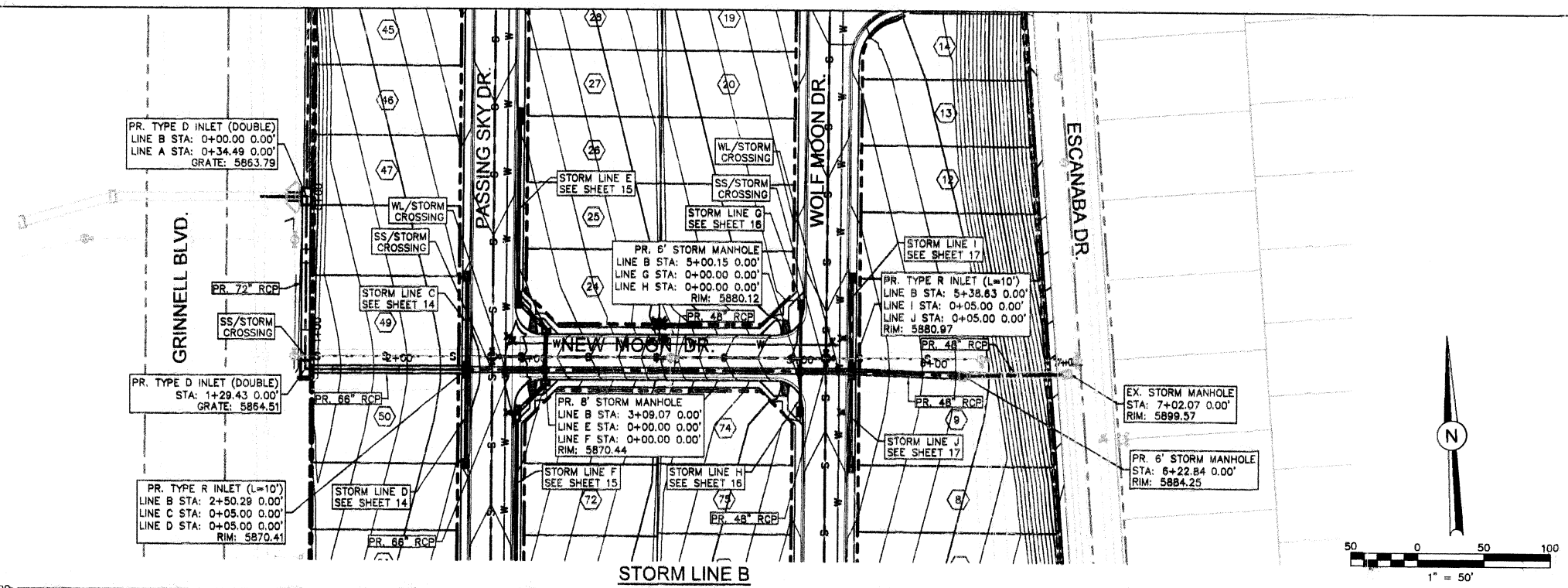
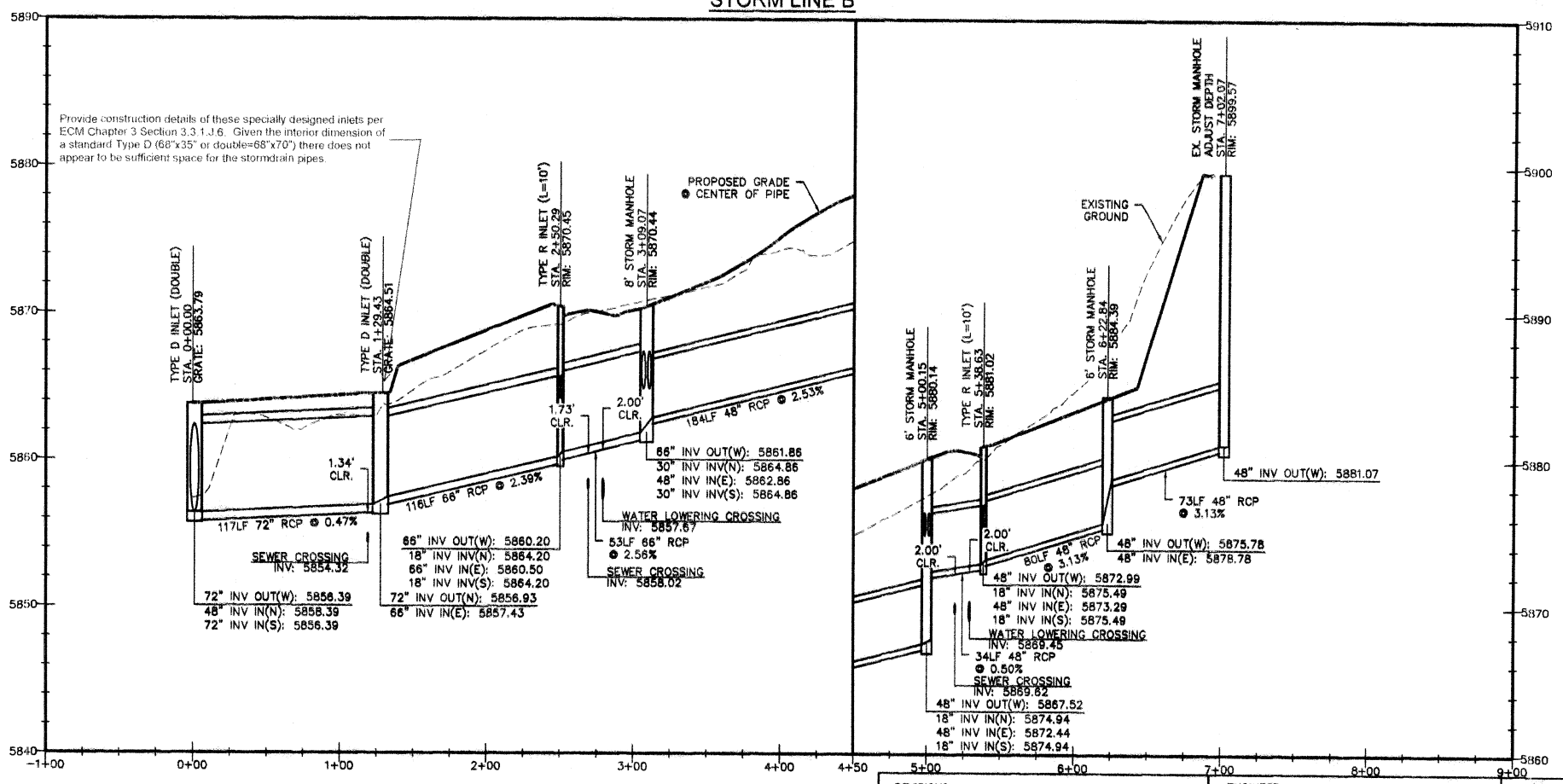
PROJECT SPRINGS AT WATERVIEW
SHEET TITLE STORM A PROFILE
FROM _____ TO _____
JOB NO. 0001-02-16-01 SHEET 12 OF 22

PDF: 12 – STORM A PROFILE.PDF



STORM LINE B



REVISIONS:		
NO.	DESCRIPTION	DATE

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

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COLORADO SPRINGS, CO 80903
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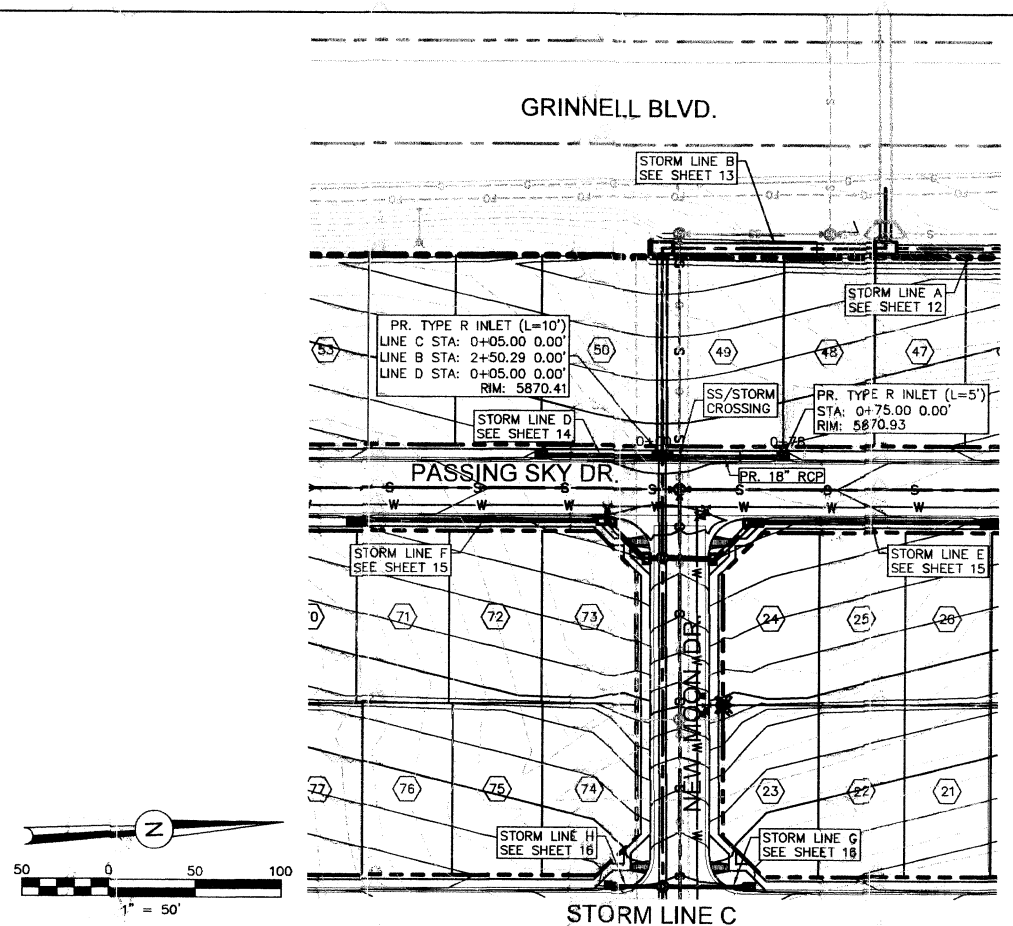
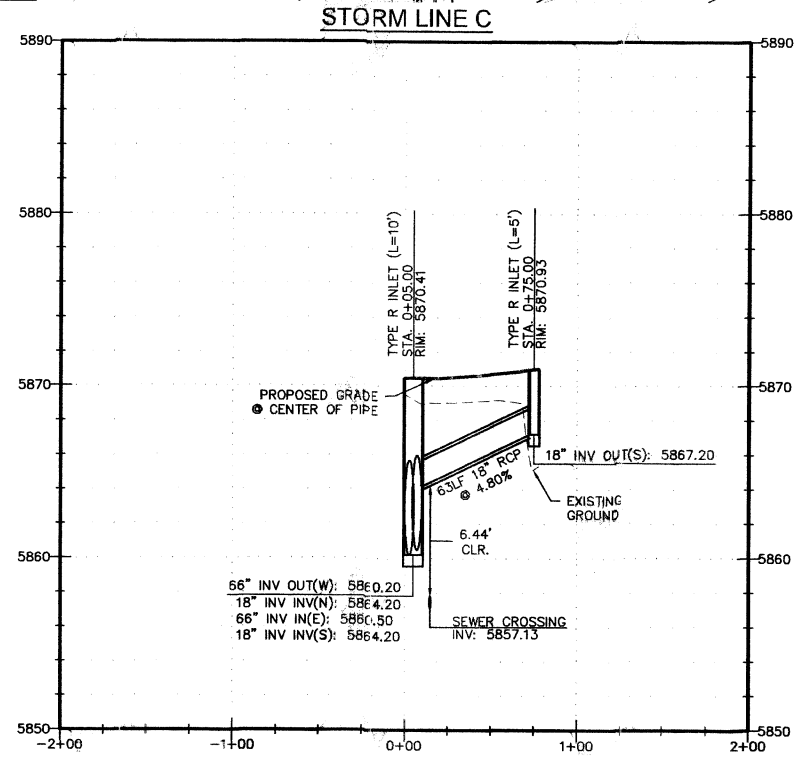
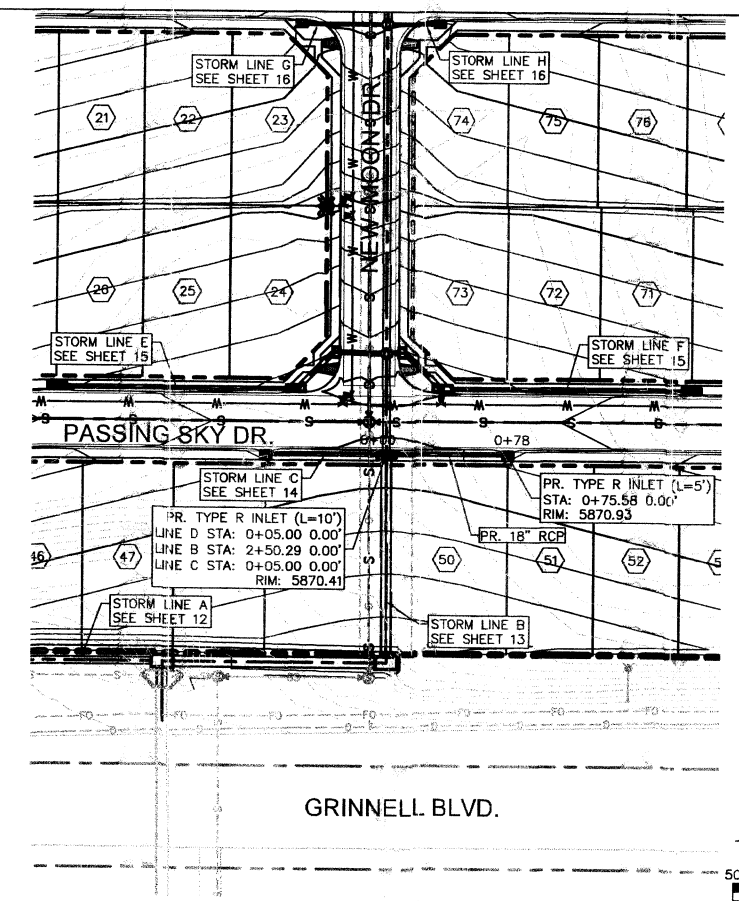
PROJECT SPRINGS AT WATERVIEW
SHEET TITLE STORM B PROFILE
FROM _____ TO _____
JOB NO. 0001-02-18-01 SHEET 13 OF 22

PDF:13 - STORM B PROFILE.PDF

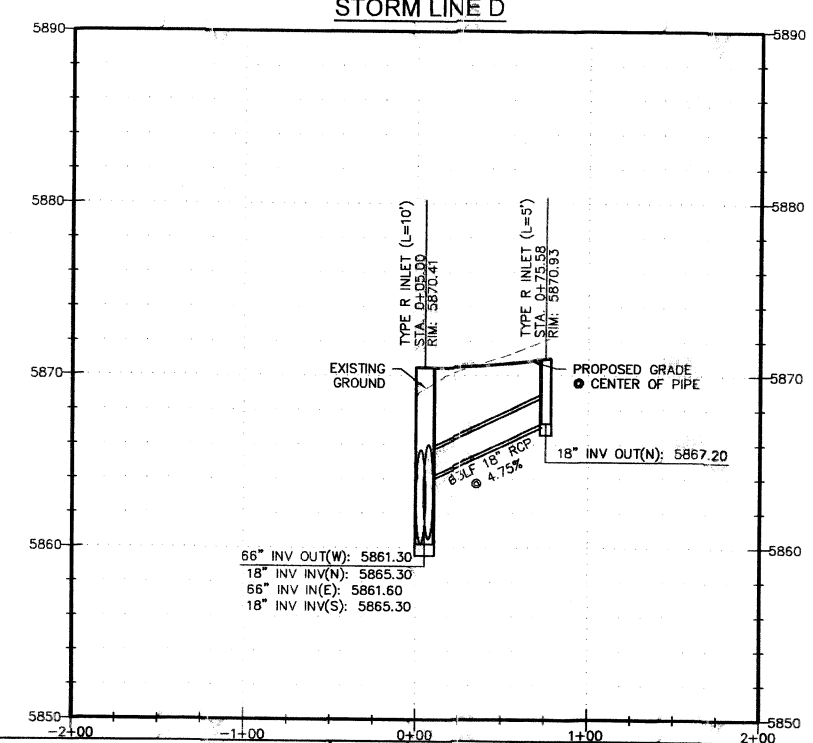


STORM LINE C





STORM LINE D



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REVISIONS:		
NO.	DESCRIPTION	DATE

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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COLORADO SPRINGS, CO 80903
P: (719) 227-7388
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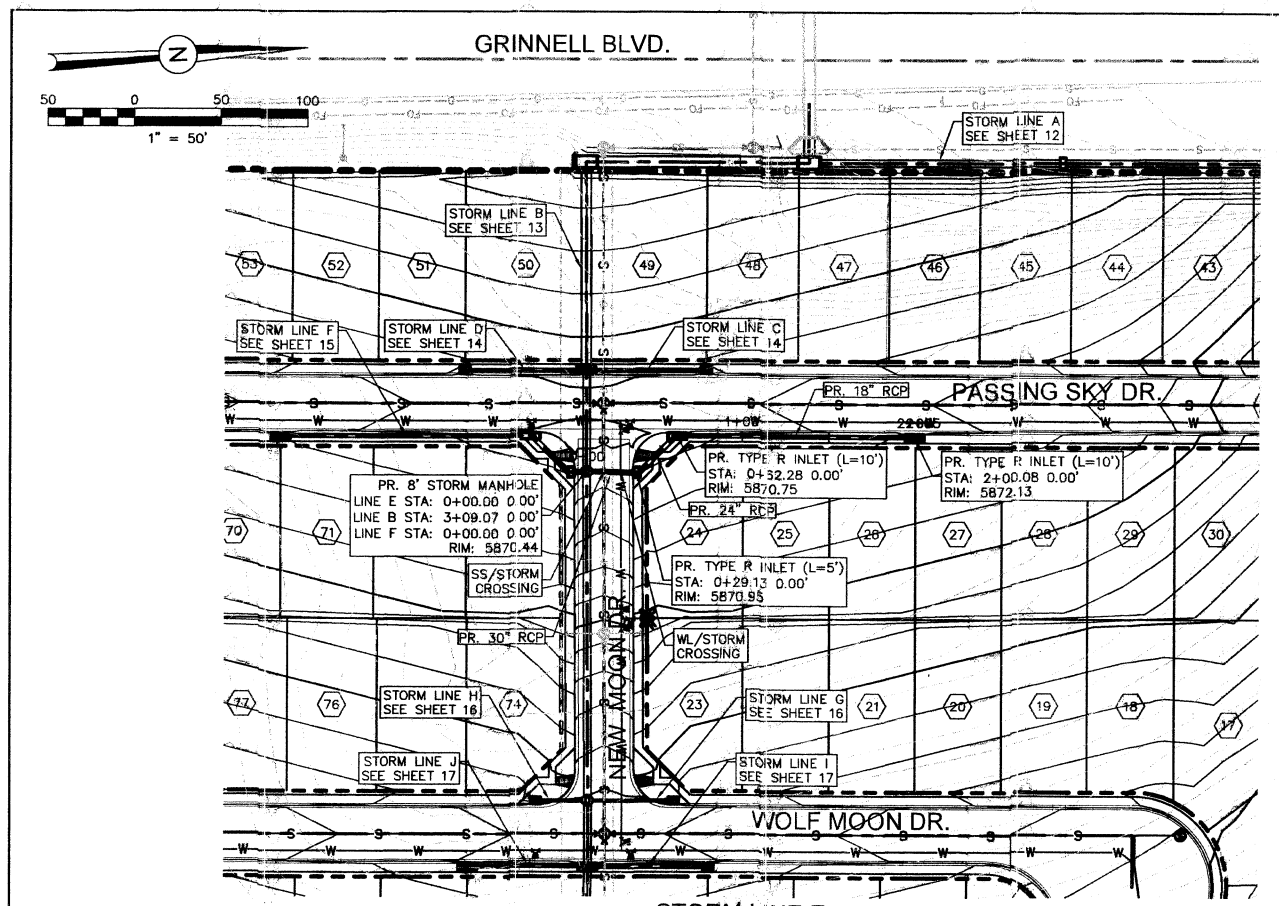
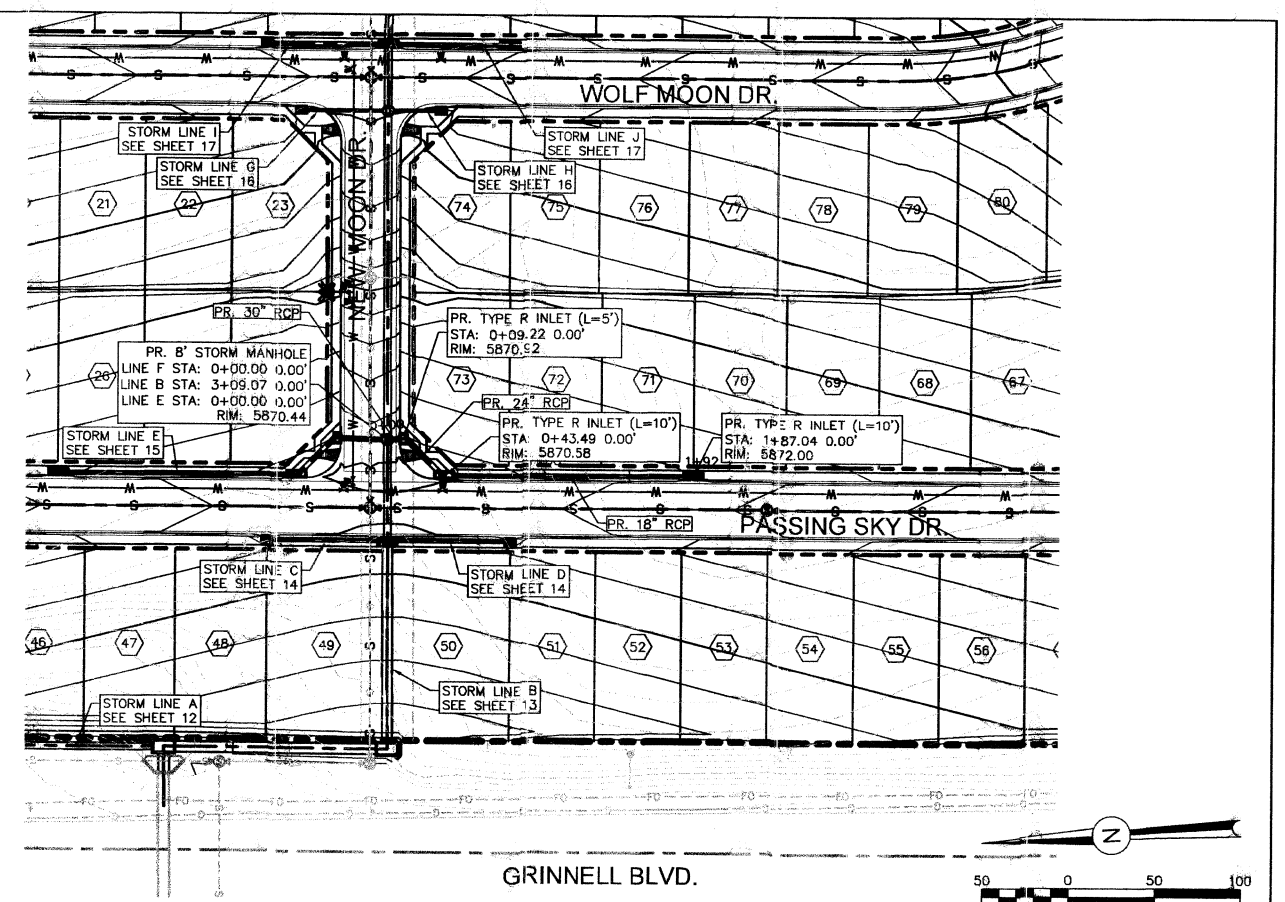
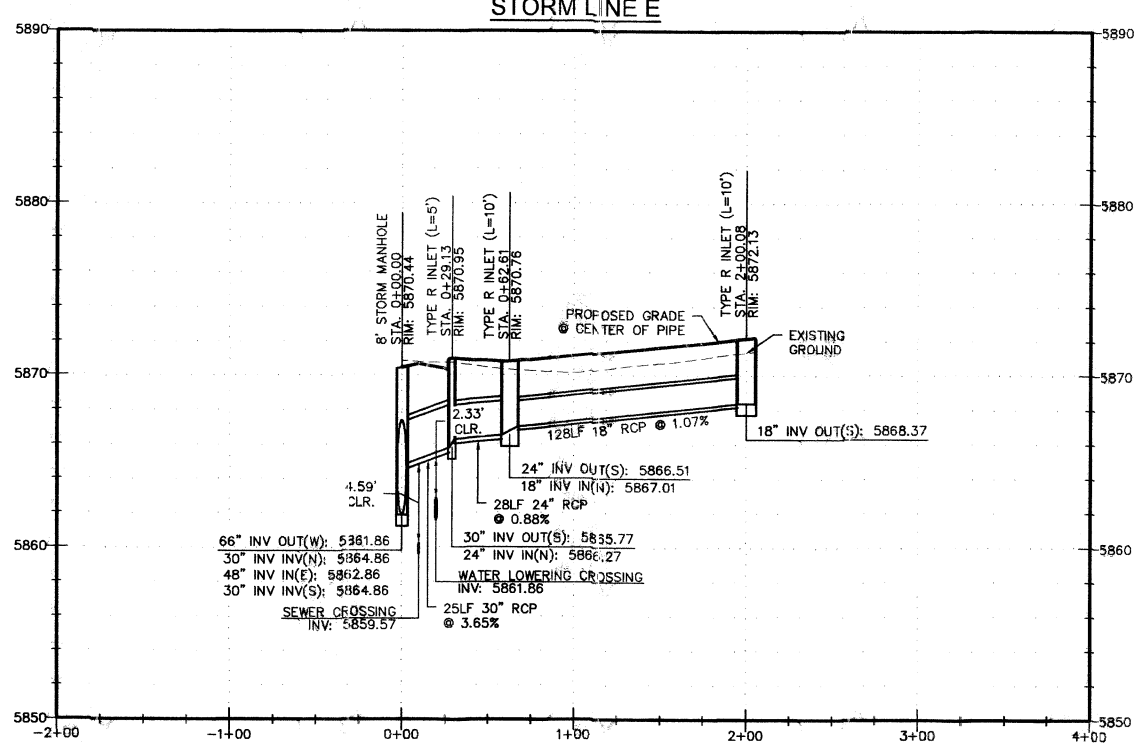
PROJECT SPRINGS AT WATERVIEW
SHEET TITLE STORM C & D PROFILES
FROM _____ TO _____
JOB NO. 0001-02-16-01 SHEET 14 OF 22

PDF-14 - STORM C & D PROFILES.PDF

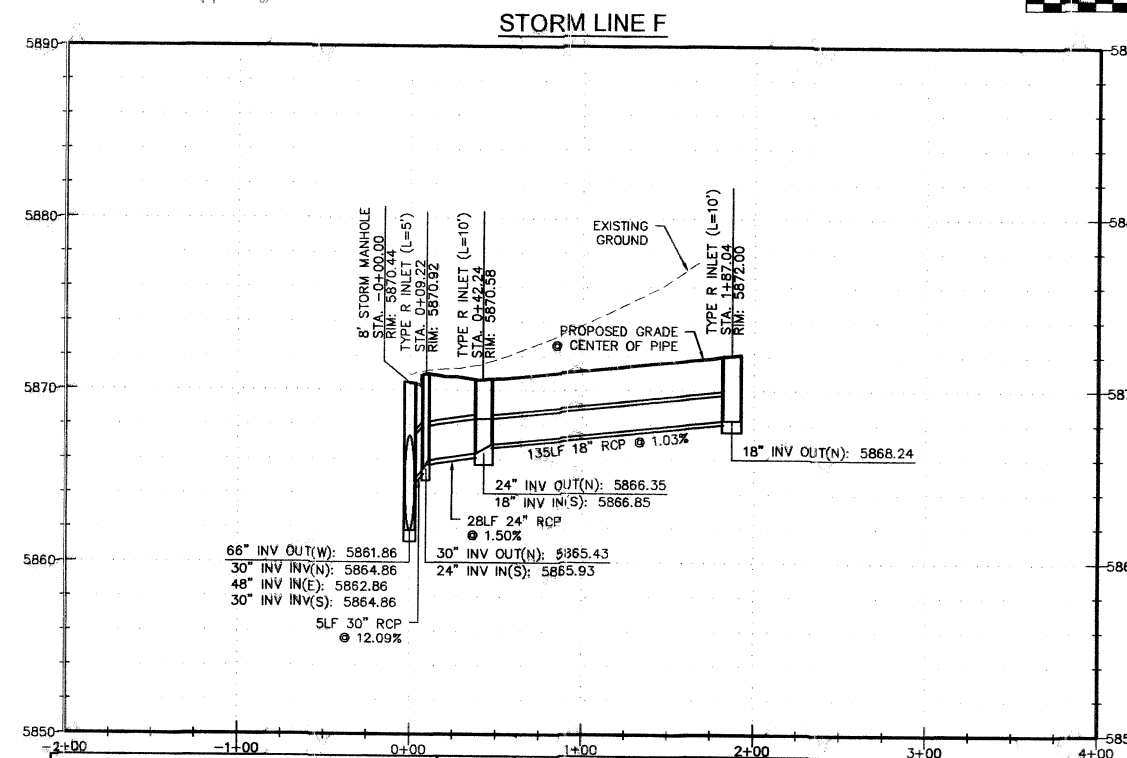




STORM LINE E



STORM LINE F



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REVISIONS:		
NO.	DESCRIPTION	DATE

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

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COLORADO SPRINGS, CO 80903
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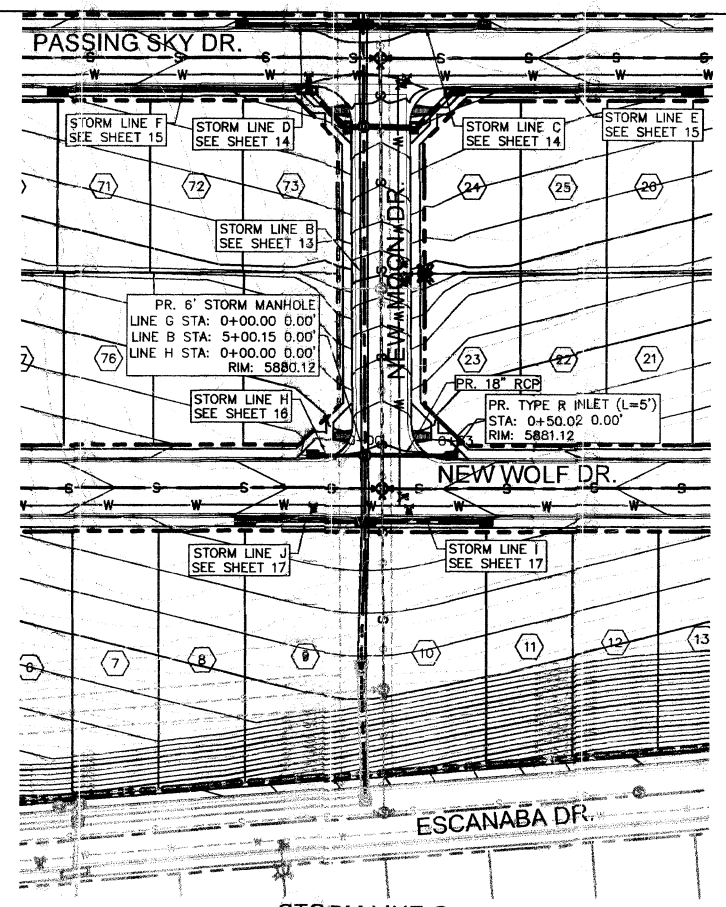
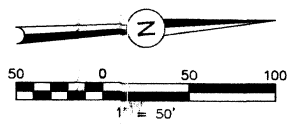
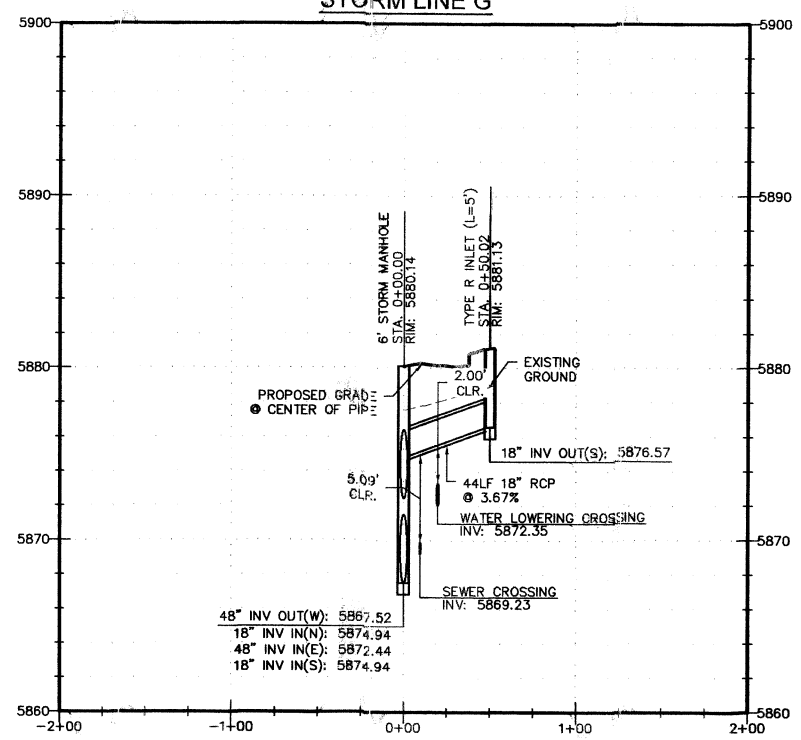
PROJECT SPRINGS AT WATERVIEW
SHEET TITLE STORM E & F PROFILES
FROM _____ TO _____
JOB NO. 0001-02-16-01 SHEET 15 OF 22

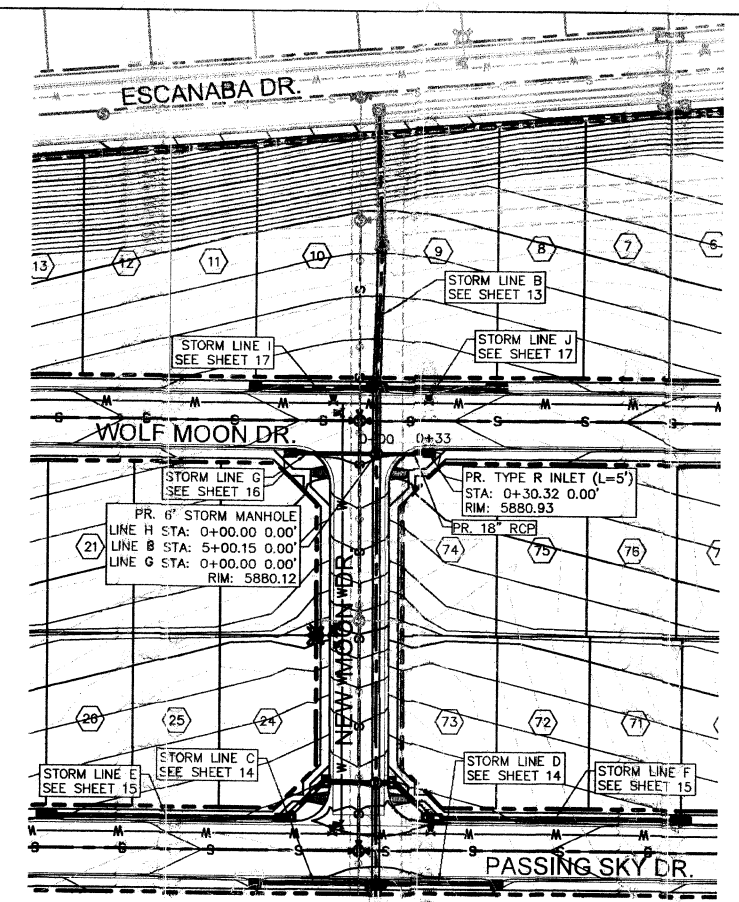
PDF: 15 - STORM E & F PROFILES.PDF

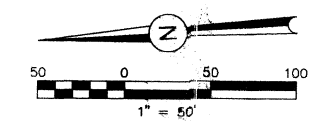




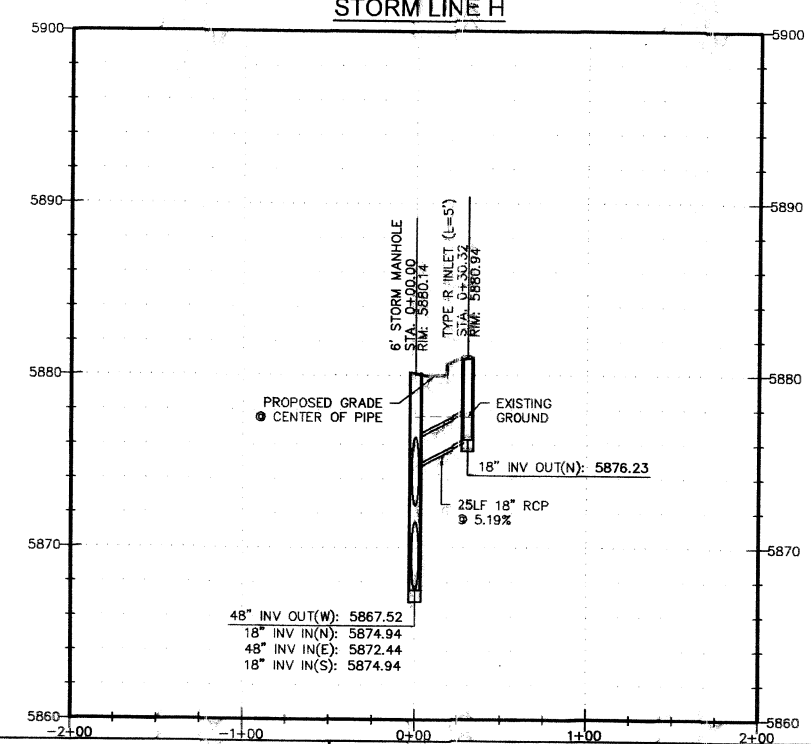
STORM LINE G







STORM LINE H



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REVISIONS:		
NO.	DESCRIPTION	DATE

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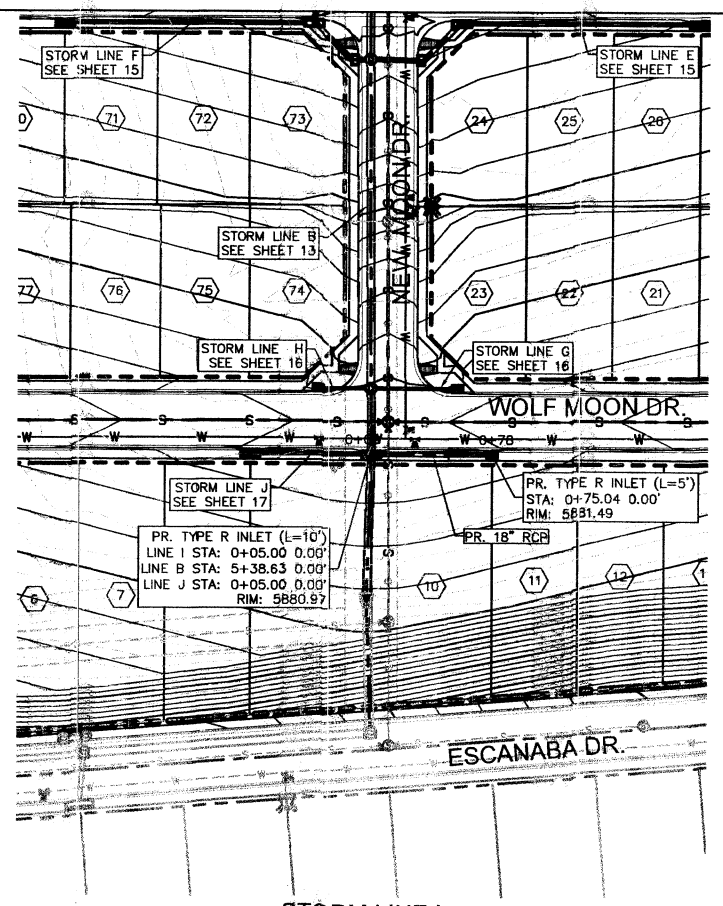
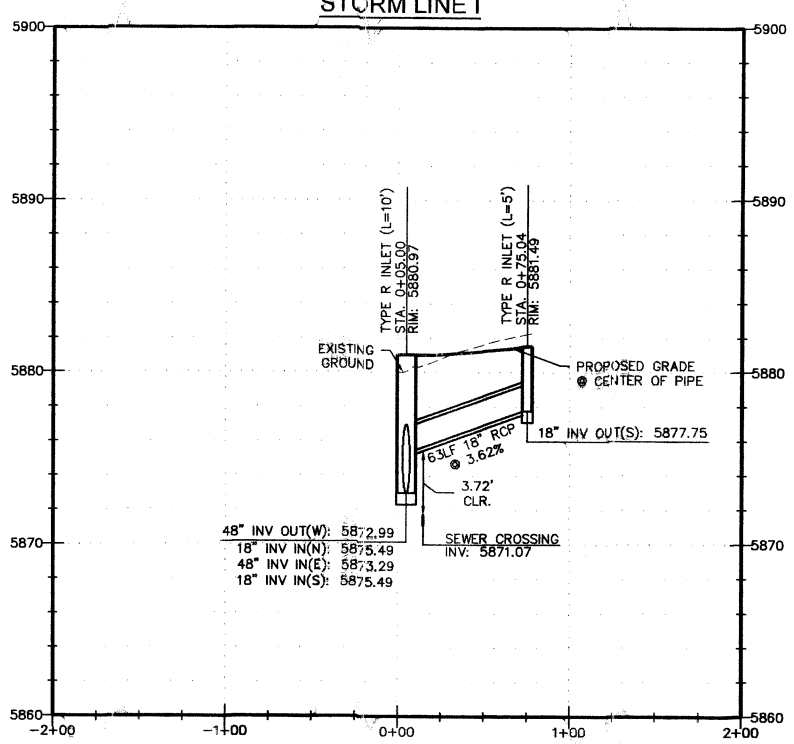
COLORADO SPRINGS, CO 80903
P: (719) 227-7388
F: (719) 227-7392

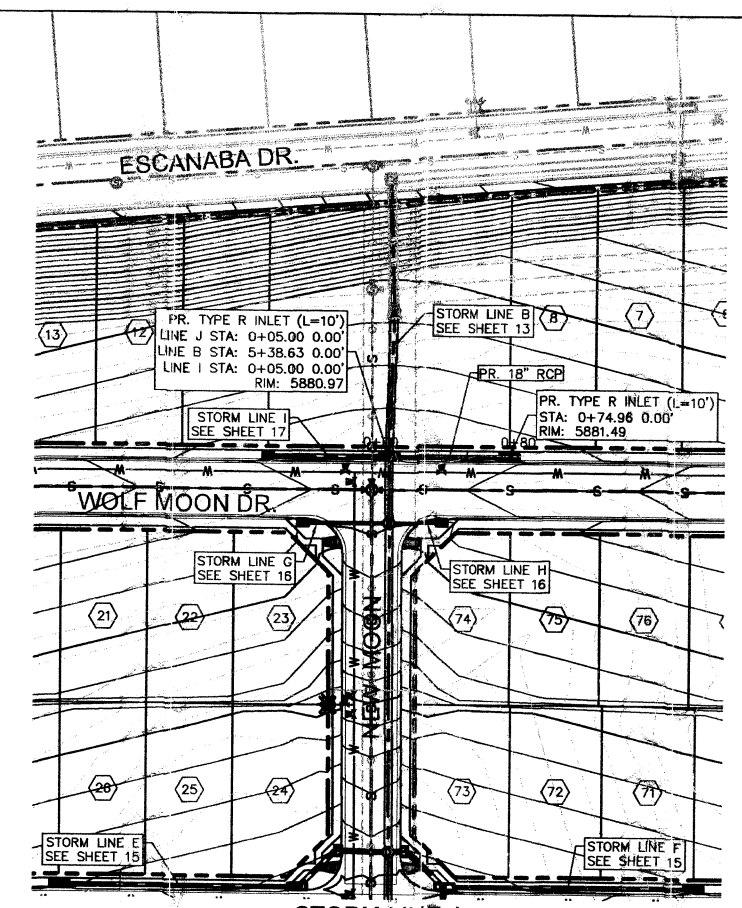
PROJECT SPRINGS AT WATERVIEW
SHEET TITLE STORM G & H PROFILES
FROM _____ TO _____
JOB NO. 0001-02-18-01 SHEET 16 OF 22

PDF: 16 - STORM G & H PROFILES.PDF

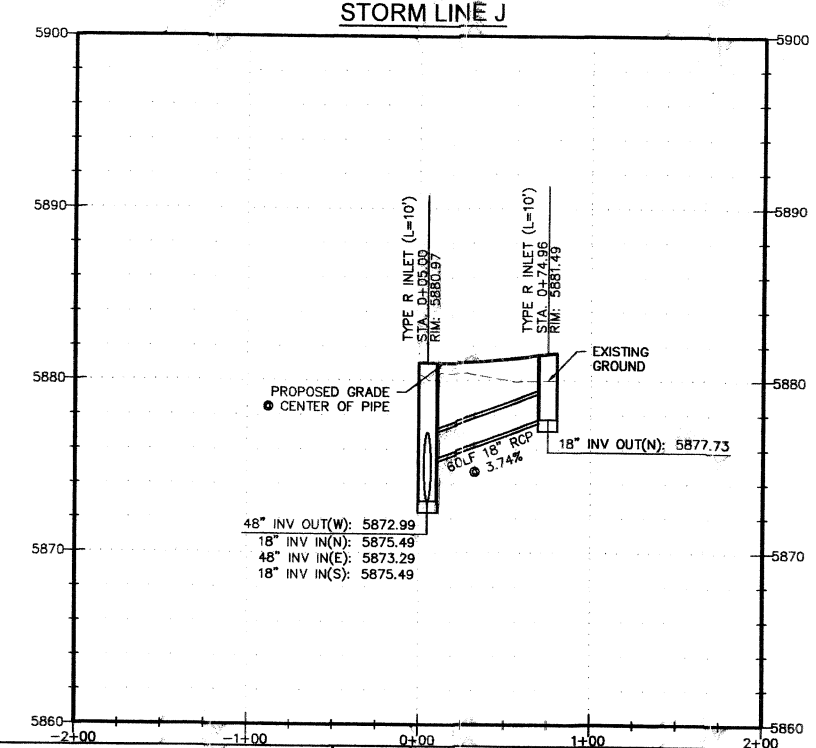


STORM LINE I





STORM LINE J



N

50 0 50 100
1" = 50'

J-CAD CONSULTING, LLC
719-377-0002

REVISIONS:		
NO.	DESCRIPTION	DATE

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

DSE Dakota Springs Engineering
31 N. TEJON, SUITE 500
COLORADO SPRINGS, CO 80903
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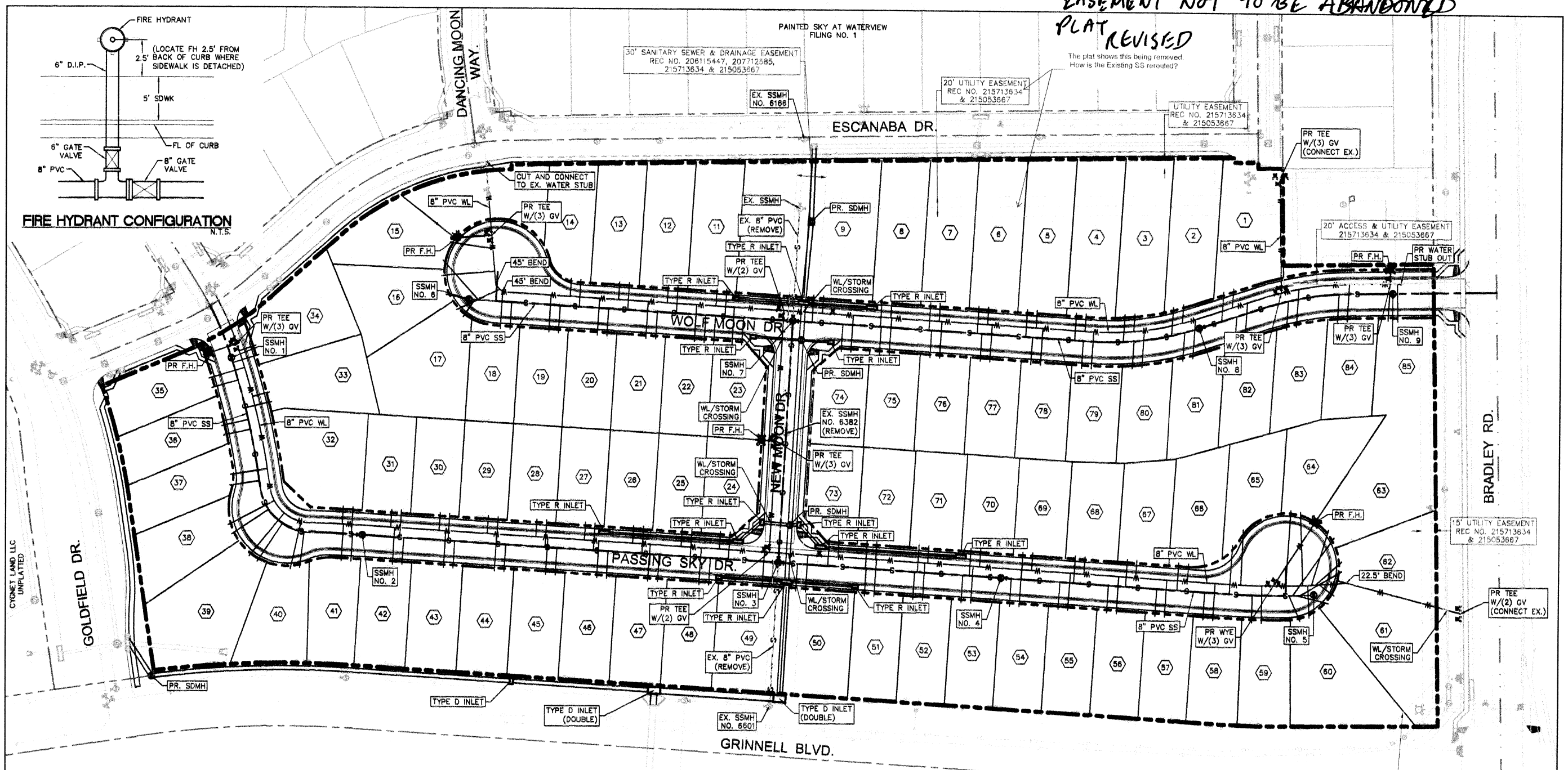
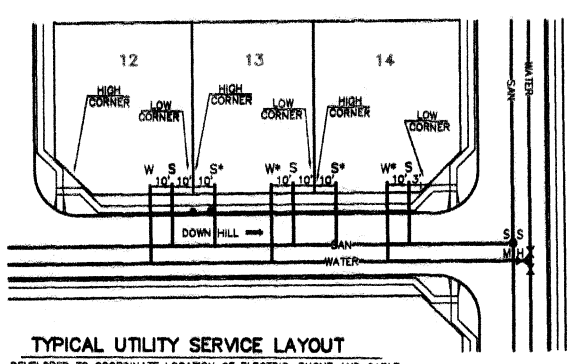
PROJECT SPRINGS AT WATERVIEW
SHEET TITLE STORM I & J PROFILES
FROM _____ TO _____
JOB NO. 0001-02-16-01 SHEET 17 OF 22

PDF: 17 - STORM I & J PROFILES.PDF

EASEMENT NOT TO BE ABANDONED
PLAT REVISED

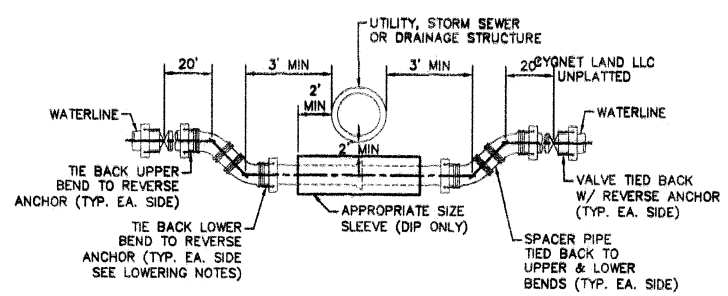


FIRE HYDRANT CONFIGURATION
N.T.S.



TYPICAL UTILITY SERVICE LAYOUT
DEVELOPER TO COORDINATE LOCATION OF ELECTRIC, PHONE AND CABLE.

* NOTE:
ON LOTS WHERE SEWER MAIN SLOPES OPPOSITE OF STREET SLOPE THE SEWER SERVICE SHALL BE LOCATED ON THE DOWNHILL SIDE OF THE SEWER MAIN AND THE WATER SHALL BE (3) FEET OFF THE PROPERTY LINE CORNER CUTOFF OR (10) FEET OFF THE PROPERTY LINE ON THE LOW CORNER OF THE LOT.



LOWERING DETAIL
N.T.S.

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

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

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

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

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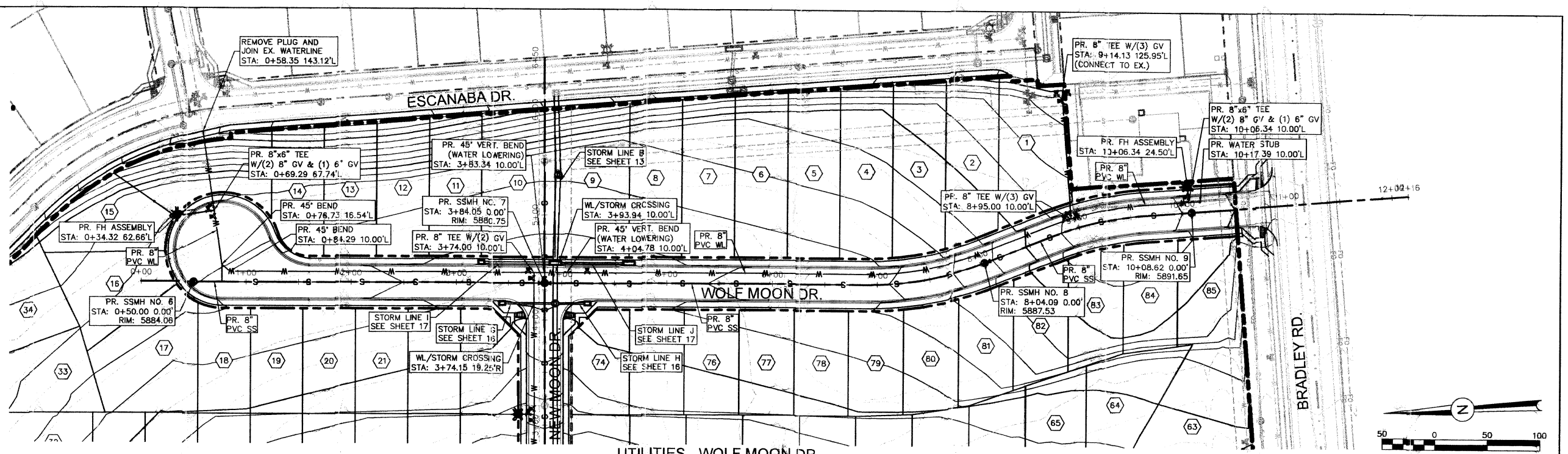
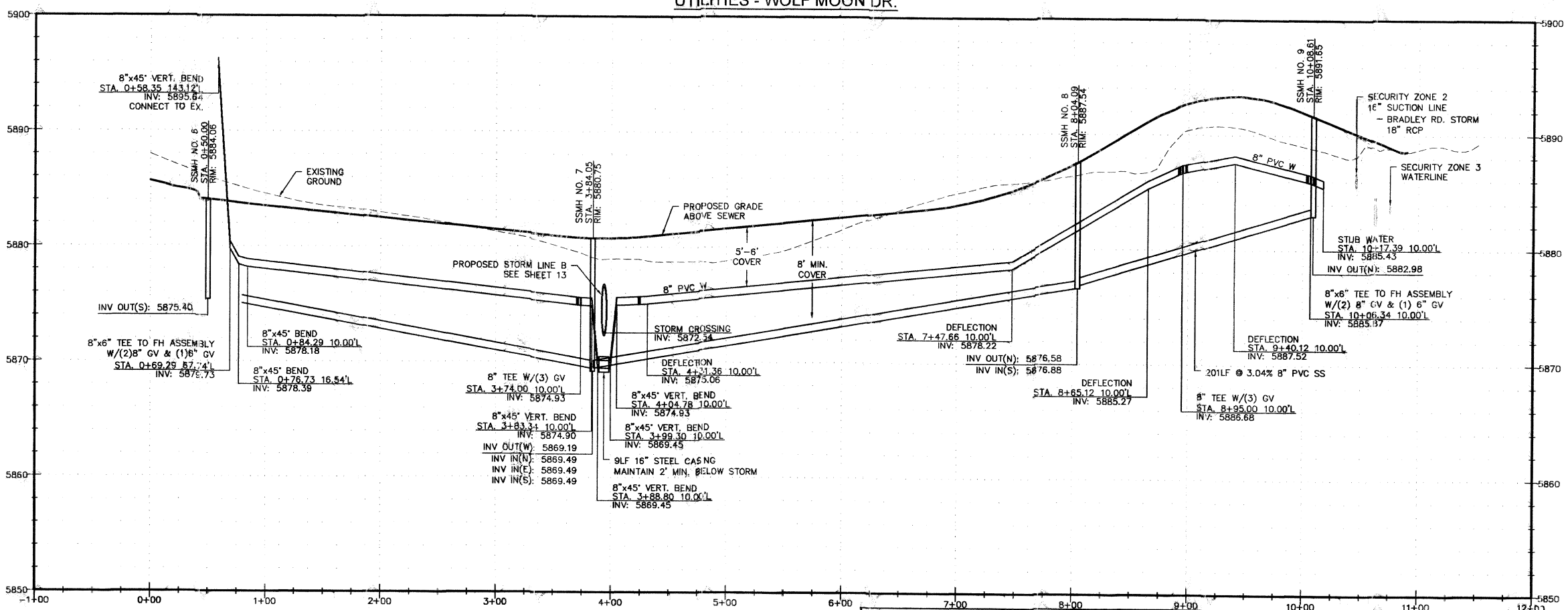
PROJECT SPRINGS AT WATERVIEW
SHEET TITLE MASTER UTILITY PLAN
FROM _____ TO _____
JOB NO. 0001-02-18-01 SHEET 18 OF 22

PDF: 18 - MASTER UTILITY PLAN.PDF



UTILITIES - WOLF MOON DR.



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REVISIONS:		
NO.	DESCRIPTION	DATE

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

DSE Dakota Springs Engineering
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COLORADO SPRINGS, CO 80903
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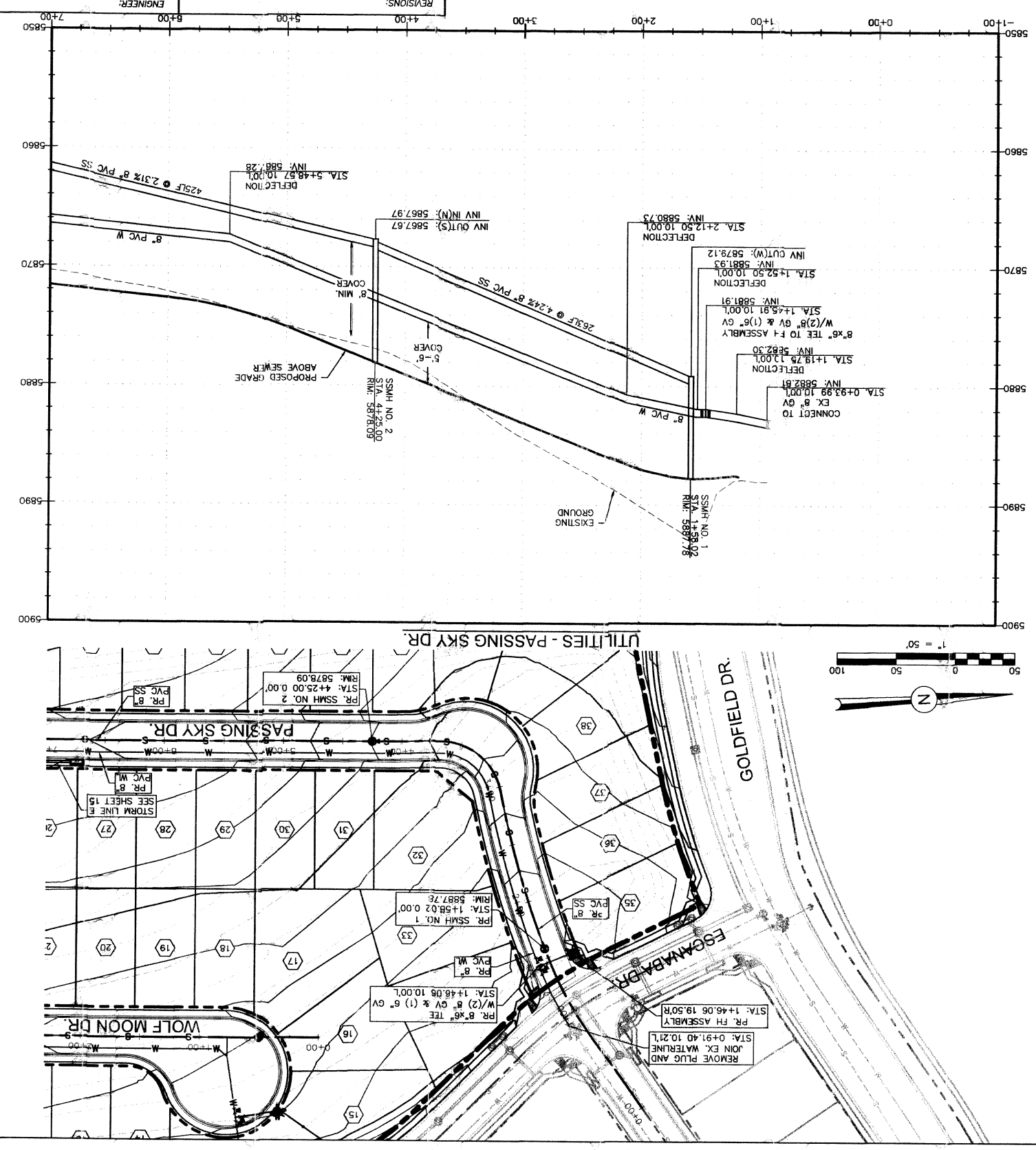
F: (719) 227-7392

PROJECT SPRINGS AT WATERVIEW
SHEET TITLE UTILITY P&P – WOLF MOON
FROM _____ TO _____
JOB NO. 0001-02-16-01 SHEET 19 OF 22

PDF: 19 – UTILITY P&P – WOLF MOON.PDF



REVISIONS:		
NO	DESCRIPTION	DATE

ENGINEER:
DESIGNED BY: LLM DATE 9/18/17
DRAWN BY: LLM DATE 9/17/17
CHECKED BY: PAK DATE 9/19/17

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

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31 N. TEJON, SUITE 500
COLORADO SPRINGS, CO 80903
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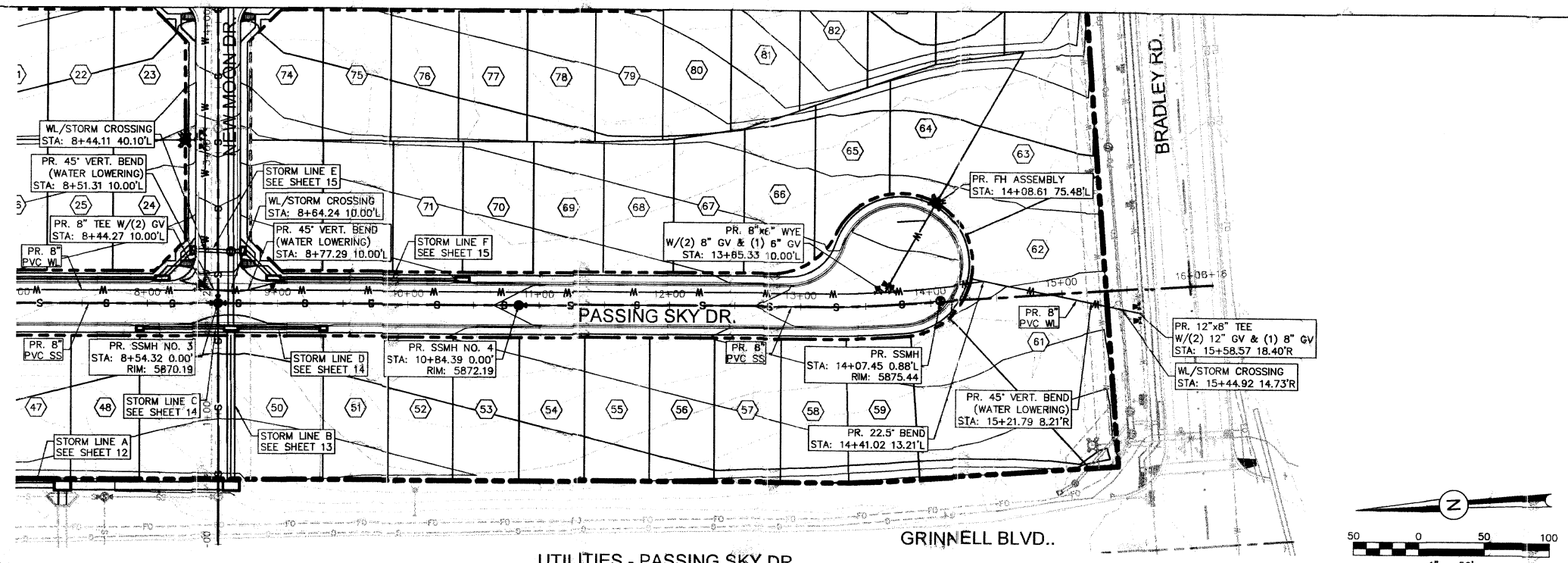
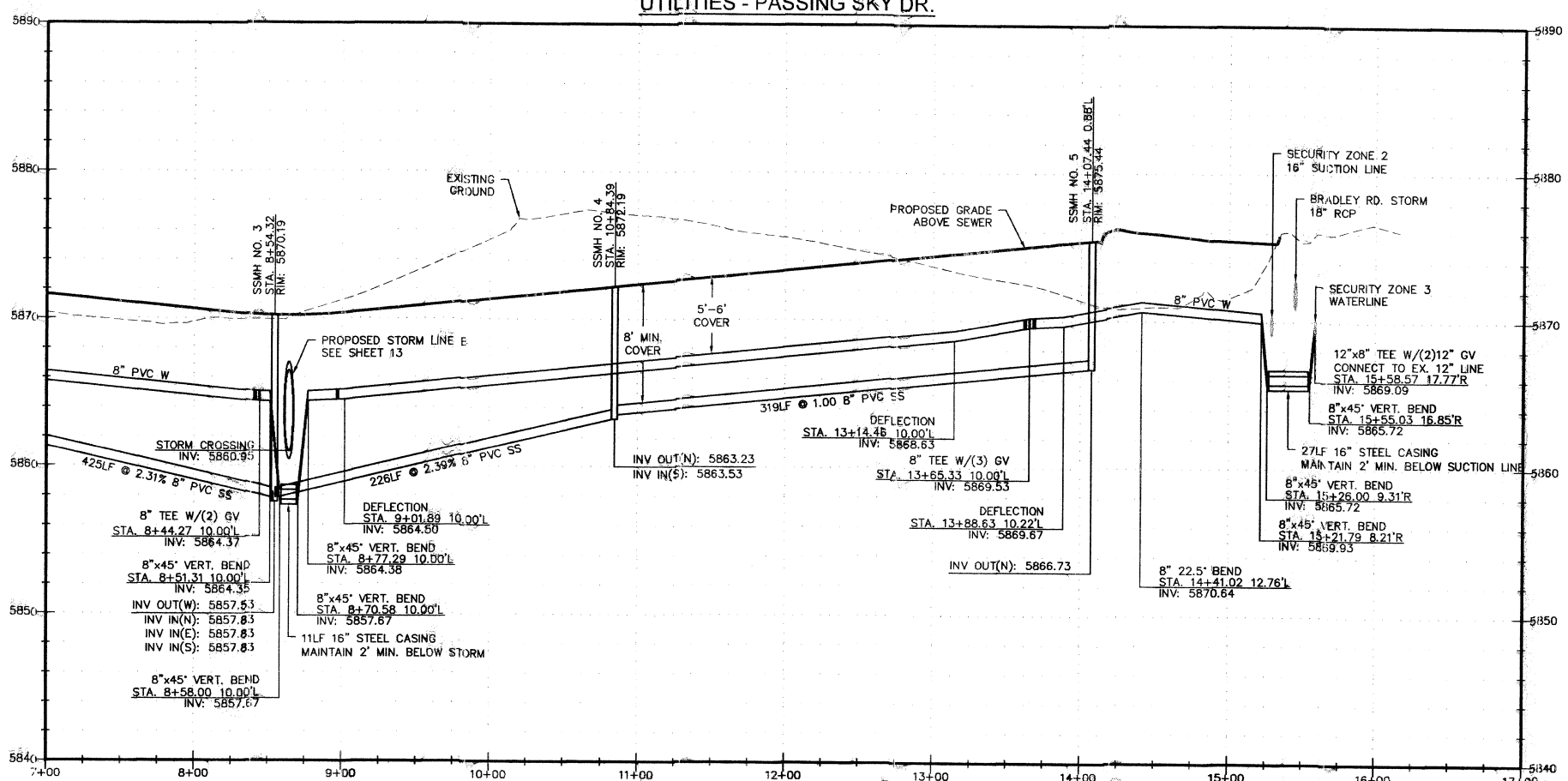
PROJECT SPRINGS AT WATERVIEW
SHEET TITLE UTILITY P&P – PASSING SKY (1 OF 2)
FROM _____ TO _____
JOB NO. 0001-02-16-01 SHEET 20 OF 22

J-CAD CONSULTING, LLC
719-577-0002

PDF: 20 – UTILITY P&P – PASSING SKY (1 OF 2).PDF



UTILITIES - PASSING SKY DR.



REVISIONS:		
NO.	DESCRIPTION	DATE

ENGINEER:
DESIGNED BY: JJM DATE: 9/16/17
DRAWN BY: JJM DATE: 9/17/17
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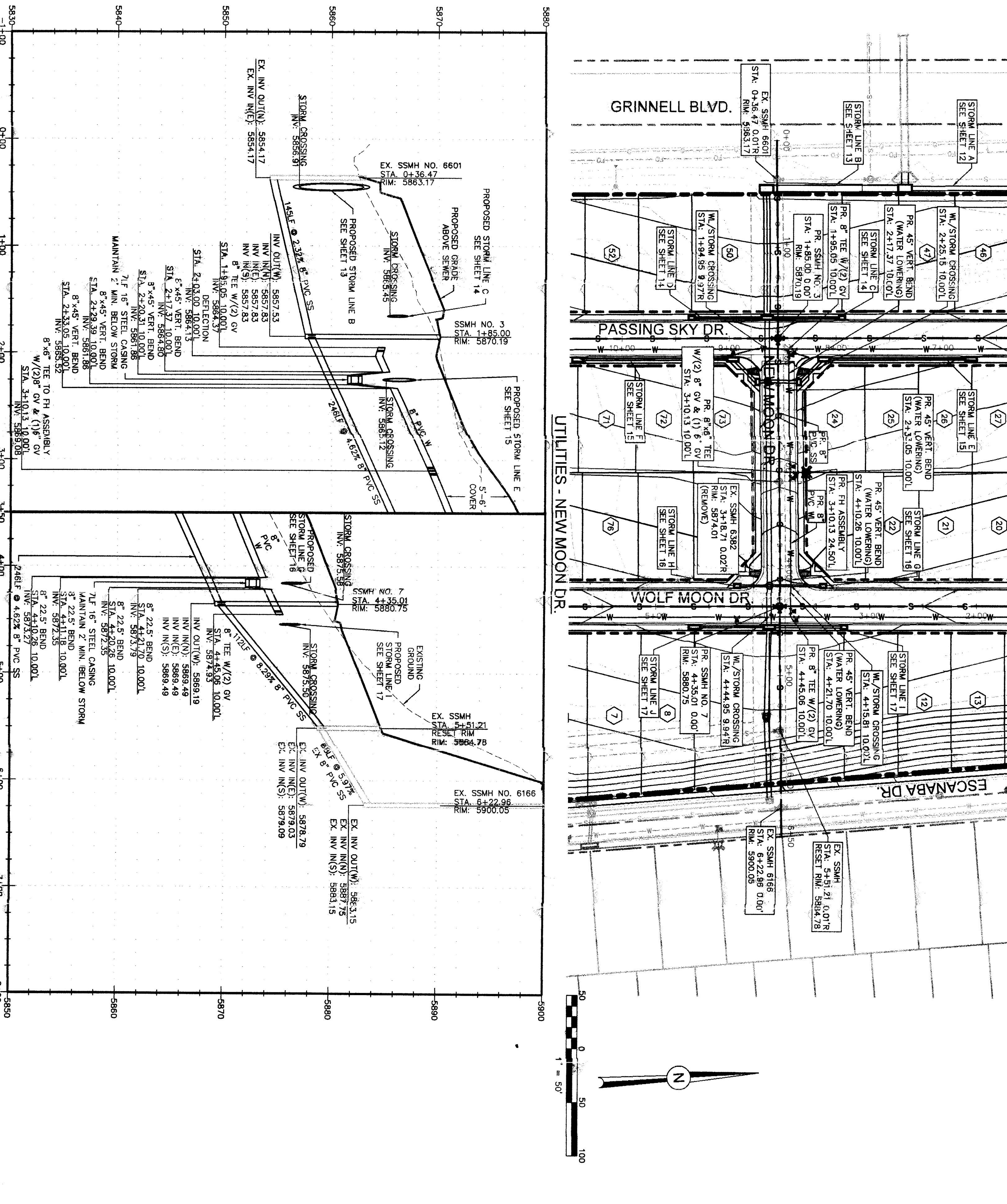
FROM _____ TO _____
JOB NO. 0001-02-16-01 SHEET 21 OF 22

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



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SHEET TITLE UTILITY P&P - NEW MOON
FROM - TO -
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