

ENGINEERING RECORD DRAWINGS
John P. Schwab Date: 10/6/26
 JOHN P. SCHWAB, PE# 29891
 FOR AND ON BEHALF OF JPS ENGINEERING, INC.

JUNE 2023



OWNER: WRENUT HOME SERVICES
PO BOX 2245
FORT COLLINS, CO 80522
TRENT URBAN (719) 227-0500

DEVELOPER: HAMMERS CONSTRUCTION
1411 WOOLSEY HEIGHTS
COLORADO SPRINGS, CO 80915
(719) 570-1599

CIVIL ENGINEER: M&S CIVIL CONSULTANTS, INC.
212 N WAHSAATCHA AVENUE, SUITE 305
COLORADO SPRINGS, CO 80903
VIRGIL A. SANCHEZ P.E. (719) 955-5485

COUNTY ENGINEERING: EL PASO COUNTY PLANNING
AND COMMUNITY DEVELOPMENT
2880 INTERNATIONAL CIRCLE, SUITE 110
COLORADO SPRINGS, CO 80910
GILBERT LAFORCE, P.E. (719)-520-7945

TRAFFIC ENGINEERING: EL PASO COUNTY PUBLIC SERVICES & TRANS. DEPT.
3275 AKERS DRIVE
COLORADO SPRINGS, CO 80922
JOSHUA PALMER P.E. (719) 520-6460

FIRE DISTRICT: CIMARRON HILLS FIRE DEPARTMENT
1835 TUSKEGEE PLACE
COLORADO SPRINGS, CO 80915
(719) 591-0960

WATER RESOURCES: CHEROKEE METRO DISTRICT
6250 PALMER PARK BLVD.
COLORADO SPRINGS, CO 80915
JEFF MUNGER (719) 597-5080

GAS DEPARTMENT: COLORADO SPRINGS UTILITIES
7710 DURANT DR.
COLORADO SPRINGS, CO 80947
TIM WENDT (719) 668-3556

ELECTRIC DEPARTMENT: MOUNTAIN VIEW ELECTRIC
11140 E. WOODMEN ROAD
FALCON, CO 80831
(719) 495-2283

COMMUNICATIONS: QWEST COMMUNICATIONS
(U.N.C.C. LOCATORS) (800) 922-1987
AT&T (LOCATORS) (719) 635-3674

1. FIMS MONUMENT F81, LOCATED ON THE NORTH SIDE OF EAST PLAT AVE. 50' WEST OF FORD STREET.
ELEV.=6275.86' (NAVD88)
2. MUELLER BOLT ON HYDRANT FLANGE, HYDRANT LOCATED AT THE SW CORNER OF LOT 3.
ELEV.=6265.48' (NAVD88)

THE EASTERLY LINE OF LOTS 2 AND 3, OF "CLEARWAY NO 2" PLAT NO 10231 OF THE RECORDS OF EL PASO COUNTY, COLORADO, BEING MONUMENTED AT THE SOUTH END BY A 1.5" ALUMINUM CAP STAMPED PLS 38658, FROM WHICH A NAIL & WASHER, EL: 6267.44 BEARS N00°00'00"W, A DISTANCE OF 300.02 FEET.



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

ADDRESS: 1411 WOOLSEY HEIGHTS, COLORADO SPRINGS, CO 80915

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

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

IN ACCORDANCE WITH EOM 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.

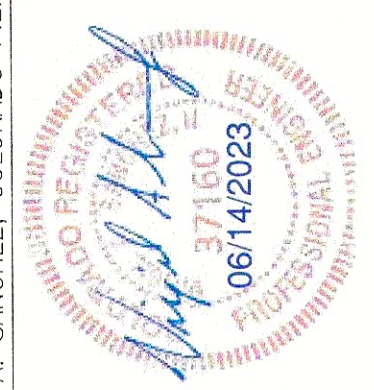
By: **Gilbert LaForce, P.E.**
Engineering Manager
 Date: **11/16/2023 5:22:31 PM**
 El Paso County Department of Public Works

SHEET 1	TITLE SHEET
SHEET 2	CONSTRUCTION NOTES & DETAILS
SHEET 3	DEMOLITION PLAN
SHEET 4	STREET IMPROVEMENT PLAN
SHEET 5	STRIPING AND SIGNAGE PLAN
SHEET 6	STORM SEWER PLAN AND PROFILE (STM1, STM1LAT1, STM1LAT2)
SHEET 7	STORM SEWER PLAN AND PROFILE (STM2, STM3)
SHEET 8	STORM SEWER PLAN AND PROFILE (STM4, STM5, STM6)
SHEET 9	STORM SEWER NOTES AND DETAILS
SHEET 10	STORM SEWER DETAILS
SHEET 11	STORM SEWER DETAILS
SHEET 12	STORM SEWER DETAILS
SHEET 13	STORM SEWER DETAILS
SHEET 14	OUTLET STRUCTURE POND 1 DETAILS
SHEET 15	OUTLET STRUCTURE POND 2 DETAILS
SHEET 16	OUTLET STRUCTURE POND 2 DETAILS
C1.1	SITE GRADING PLAN (AS-BUILT)

EL PASO COUNTY FILE NO. PCD # PPR-22-034



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

[illegible]

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

CAUTION

GENERAL CONSTRUCTION NOTES:

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

STANDARD NOTES FOR EL PASO COUNTY CONSTRUCTION PLANS

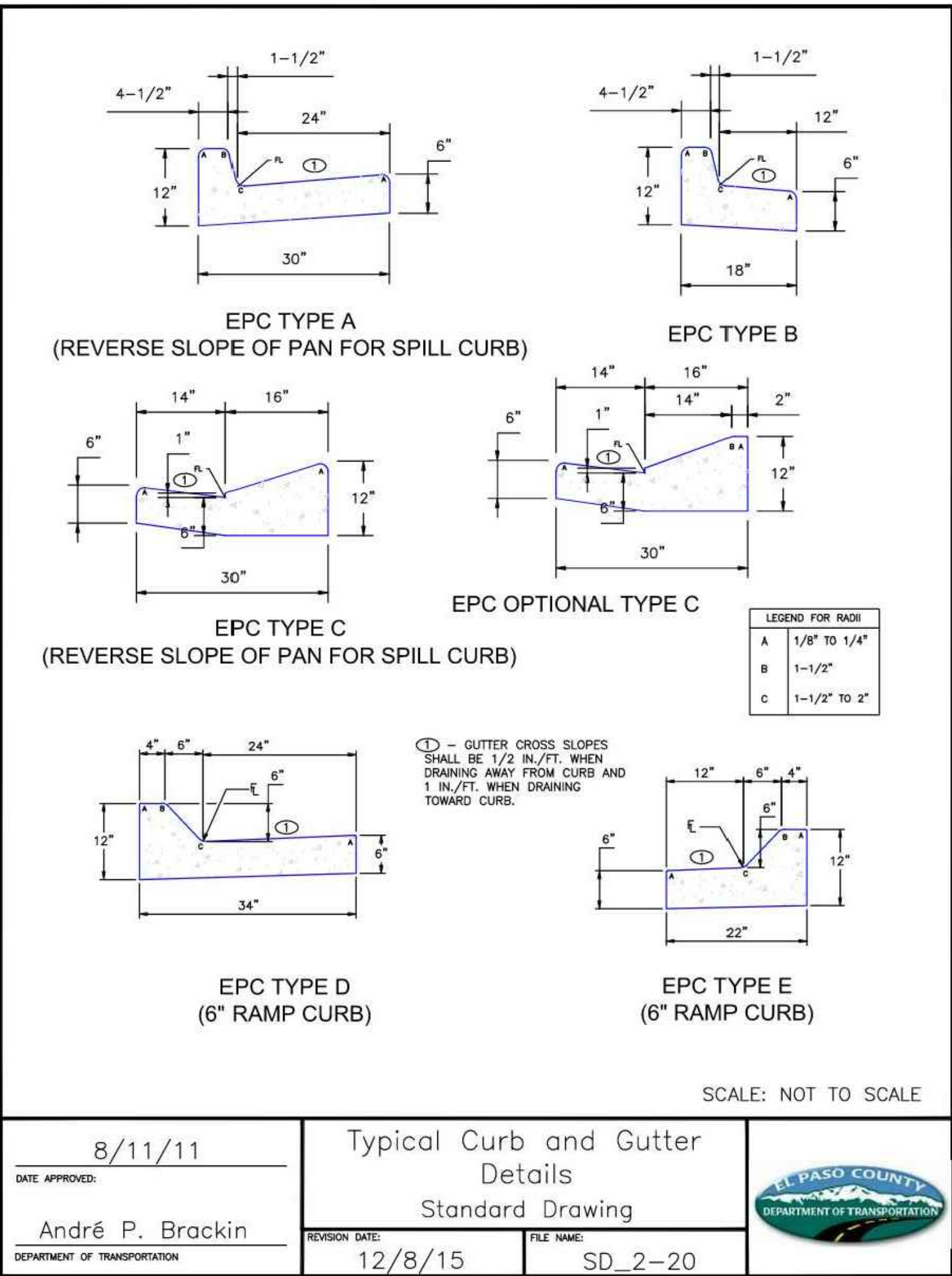
1. ALL DRAINAGE AND ROADWAY CONSTRUCTION SHALL MEET THE STANDARDS AND SPECIFICATIONS OF THE CITY OF COLORADO SPRINGS/EL PASO COUNTY DRAINAGE CRITERIA MANUAL, VOLUMES 1 AND 2, AND THE EL PASO COUNTY ENGINEERING CRITERIA MANUAL.
2. CONTRACTOR SHALL BE RESPONSIBLE FOR THE NOTIFICATION AND FIELD NOTIFICATION OF ALL EXISTING UTILITIES, WHETHER SHOWN ON THE PLANS OR NOT, BEFORE BEGINNING CONSTRUCTION. LOCATION OF EXISTING UTILITIES SHALL BE VERIFIED BY THE CONTRACTOR PRIOR TO CONSTRUCTION. CALL 811 TO CONTACT THE UTILITY NOTIFICATION CENTER OF COLORADO (UNCC).
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 THE RELEVANT ADOPTED EL PASO COUNTY STANDARDS, INCLUDING THE LAND DEVELOPMENT CODE, THE ENGINEERING CRITERIA MANUAL, THE DRAINAGE CRITERIA MANUAL, AND THE DRAINAGE CRITERIA MANUAL VOLUME 2. ANY DEVIATIONS FROM REGULATIONS AND STANDARDS MUST BE REQUESTED, AND APPROVED, IN WRITING. ANY MODIFICATIONS NECESSARY TO MEET CRITERIA AFTER-THE-FACT WILL BE ENTIRELY THE DEVELOPER'S RESPONSIBILITY TO RECTIFY.
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 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 DPW AND MUTCD CRITERIA. [IF APPLICABLE, ADDITIONAL SIGNING AND STRIPING NOTES WILL BE PROVIDED.]
14. CONTRACTOR SHALL OBTAIN ANY PERMITS REQUIRED BY EL PASO COUNTY DPW, 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.

SIGNING AND STRIPING NOTES:

1. ALL SIGNS AND PAVEMENT MARKINGS SHALL BE IN COMPLIANCE WITH THE CURRENT MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD).
2. REMOVAL OF EXISTING PAVEMENT MARKINGS SHALL BE ACCOMPLISHED BY A METHOD THAT DOES NOT MATERIALLY DAMAGE THE PAVEMENT. THE PAVEMENT MARKINGS SHALL BE REMOVED TO THE EXTENT THAT THEY WILL NOT BE VISIBLE UNDER DAY OR NIGHT CONDITIONS. AT NO TIME WILL IT BE ACCEPTABLE TO PAINT OVER EXISTING PAVEMENT MARKINGS.
3. ANY DEVIATION FROM THE STRIPING AND SIGNING PLAN SHALL BE APPROVED BY EL PASO COUNTY PLANNING AND COMMUNITY DEVELOPMENT.
4. ALL SIGNS SHOWN ON THE SIGNING AND STRIPING PLAN SHALL BE NEW SIGNS. EXISTING SIGNS MAY REMAIN OR BE REUSED IF THEY MEET CURRENT EL PASO COUNTY AND MUTCD STANDARDS.
5. STREET NAME AND REGULATORY STOP SIGNS SHALL BE ON THE SAME POST AT INTERSECTIONS.
6. ALL REMOVED SIGNS SHALL BE DISPOSED OF IN A PROPER MANNER BY THE CONTRACTOR.
7. ALL STREET NAME SIGNS SHALL HAVE "D" SERIES LETTERS, WITH LOCAL ROADWAY SIGNS BEING 4" UPPER-LOWER CASE LETTERING ON 8" BLANK AND NON-LOCAL ROADWAY SIGNS BEING 6" LETTERING, UPPER-LOWER CASE ON 12" BLANK, WITH A WHITE BORDER THAT IS NOT RECESSED. MULTI-LANE ROADWAYS WITH SPEED LIMITS OF 40 MPH OR HIGHER SHALL HAVE 8" UPPER-LOWER CASE LETTERING ON 18" BLANK WITH A WHITE BORDER THAT IS NOT RECESSED. THE WIDTH OF THE NON-RECESSED WHITE BORDERS SHALL MATCH PAGE 255 OF THE 2012 MUTCD "STANDARD HIGHWAY SIGNS"
8. ALL TRAFFIC SIGNS SHALL HAVE A MINIMUM HIGH INTENSITY PRISMATIC GRADE SHEETING.
9. ALL LOCAL RESIDENTIAL STREET SIGNS SHALL BE MOUNTED ON A 1.75" X 1.75" SQUARE TUBE SIGN POST AND STUB POST BASE. FOR OTHER APPLICATIONS, REFER TO THE CDOT STANDARD S-614-8 REGARDING USE OF THE P2 TUBULAR STEEL POST SLIPBASE DESIGN.
10. ALL SIGNS SHALL BE SINGLE SHEET ALUMINUM WITH 0.100" MINIMUM THICKNESS.
11. ALL LIMIT LINES/STOP LINES, CROSSWALK LINES, PAVEMENT LEGENDS, AND ARROWS SHALL BE A MINIMUM 125 MIL THICKNESS PREFORMED THERMOPLASTIC PAVEMENT MARKINGS WITH TAPERED LEADING EDGES PER CDOT STANDARD S-627-1. WORD AND SYMBOL MARKINGS SHALL BE THE NARROW TYPE. STOP BARS SHALL BE 24" IN WIDTH. CROSSWALKS LINES SHALL BE 12" WIDE AND 8' LONG PER CDOT S-627-1.
12. ALL LONGITUDINAL LINES SHALL BE A MINIMUM 15MIL THICKNESS EPOXY PAINT. ALL NON-LOCAL RESIDENTIAL ROADWAYS SHALL INCLUDE BOTH RIGHT AND LEFT EDGE LINE STRIPING AND ANY ADDITIONAL STRIPING AS REQUIRED BY CDOT S-627-1.
13. THE CONTRACTOR SHALL NOTIFY EL PASO COUNTY PLANNING AND COMMUNITY DEVELOPMENT (719) 520-6819 PRIOR TO AND UPON COMPLETION OF SIGNING AND STRIPING.
14. THE CONTRACTOR SHALL OBTAIN A WORK IN THE RIGHT OF WAY PERMIT FROM THE EL PASO COUNTY DEPARTMENT OF PUBLIC WORKS (DPW) PRIOR TO ANY SIGNAGE OR STRIPING WORK WITHIN AN EXISTING EL PASO COUNTY ROADWAY.

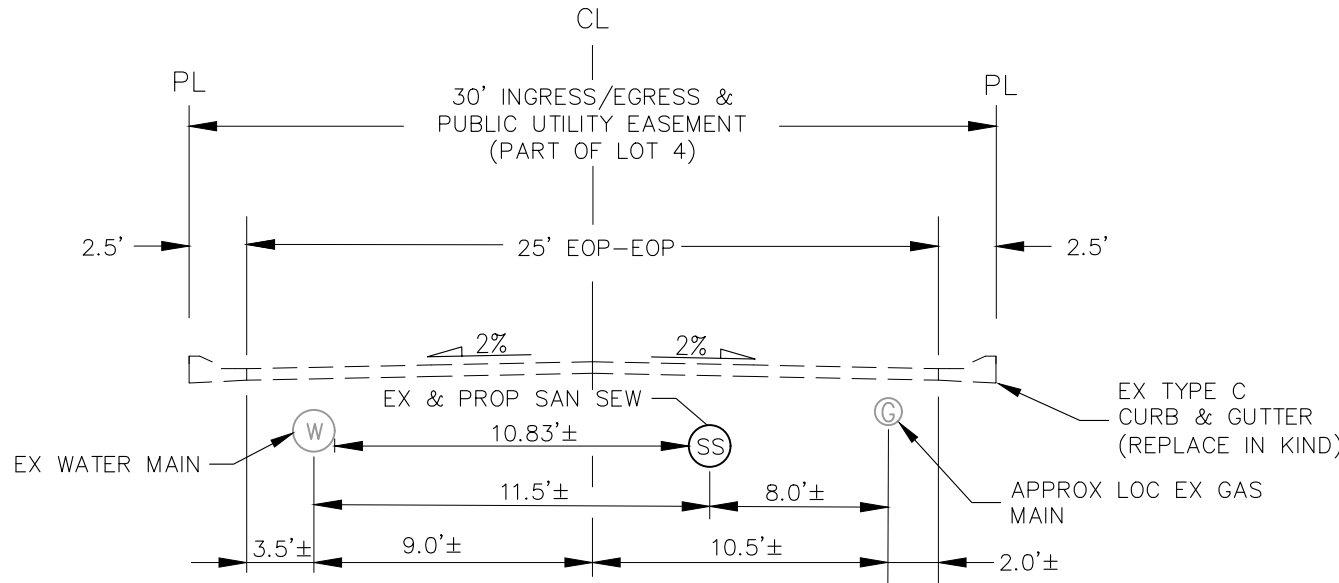
SPECIAL NOTE:

THE PARTIES RESPONSIBLE FOR THIS PLAN HAVE FAMILIARIZED THEMSELVES WITH ALL CURRENT ACCESSIBILITY CRITERIA AND SPECIFICATIONS AND THE PROPOSED PLAN REFLECTS ALL SITE ELEMENTS REQUIRED BY THE APPLICABLE ADA DESIGN STANDARDS AND GUIDELINES AS PUBLISHED BY THE UNITED STATES DEPARTMENT OF JUSTICE. APPROVAL OF THIS PLAN BY EL PASO COUNTY DOES NOT ASSURE COMPLIANCE WITH THE ADA OR ANY REGULATIONS OR GUIDELINES ENACTED OR PROMULGATED UNDER OR WITH RESPECT TO SUCH LAWS.



TYPICAL CURB AND GUTTER DETAIL (SD 2-20C)

SCALE: NTS



EX/PROP. E. PLATTE AVENUE

SCALE: NTS

ENGINEERING RECORD DRAWINGS

John P. Schwab Date: 10/6/26
JOHN P. SCHWAB, PE# 29891
FOR AND ON BEHALF OF JPS ENGINEERING, INC.



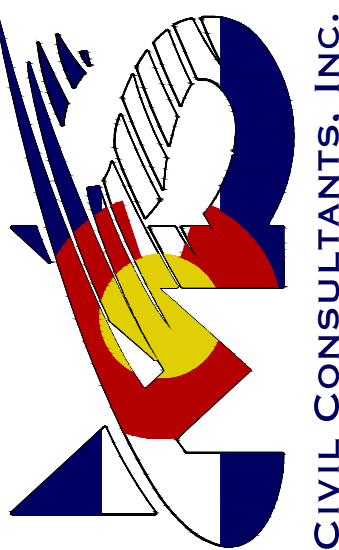
FOR LOCATING & MARKING GAS, ELECTRIC, WATER & TELEPHONE LINES
FOR BURIED UTILITY INFORMATION
48 HRS BEFORE YOU DIG
CALL 1-800-922-1987

CLEARWAY, LOT 5

CONSTRUCTION NOTES AND DETAILS

PROJECT NO. 44-042A	DATE: 06/13/2023	SHEET 2 OF 16	CN02
SCALE: HORIZONTAL: N/A VERTICAL: N/A			
DESIGNED BY: DLM	CHECKED BY: DLM		
DRAWN BY: CLP			

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



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

FOR AND ON BEHALF OF
CIVIL CONSULTANTS,
INC.



REVISIONS: NO. DATE: BY: DESCRIPTION:

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CAUTION

1" = 20'

0 10 20 40

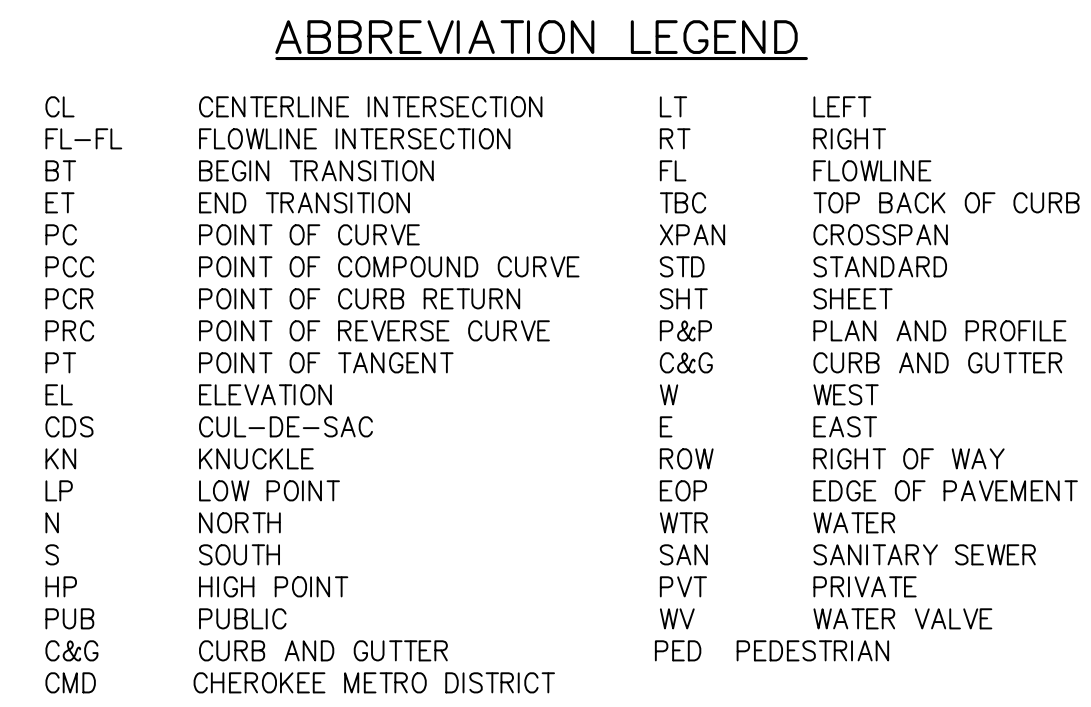
Scale in Feet

John P. Schwab Date: 10/6/26
JOHN P. SCHWAB, PE# 29891
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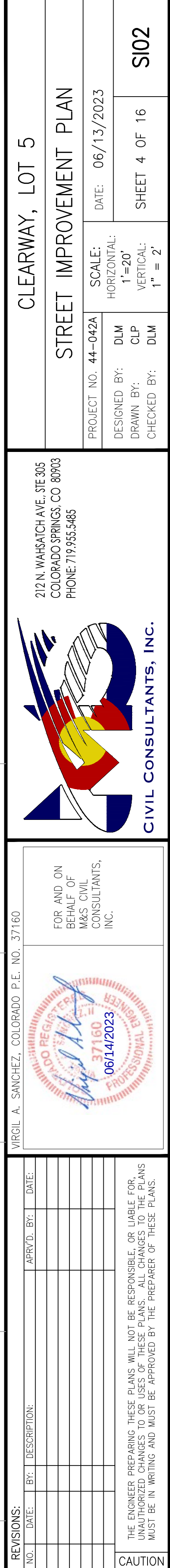
<u>ABBREVIATION LEGEND</u>			
CL	CENTERLINE INTERSECTION	LT	LEFT
FL-FL	FLOWLINE INTERSECTION	RT	RIGHT
BT	BEGIN TRANSITION	FL	FLOWLINE
ET	END TRANSITION	TBC	TOP BACK OF CURB
PC	POINT OF CURVE	XPAN	CROSSPAN
PCC	POINT OF COMPOUND CURVE	STD	STANDARD
PCR	POINT OF CURB RETURN	SHT	SHEET
PRC	POINT OF REVERSE CURVE	P&P	PLAN AND PROFILE
PT	POINT OF TANGENT	C&G	CURB AND GUTTER
EL	ELEVATION	W	WEST
CDS	CUL-DE-SAC	E	EAST
KN	KNUCKLE	ROW	RIGHT OF WAY
LP	LOW POINT	EOP	EDGE OF PAVEMENT
N	NORTH	WTR	WATER
S	SOUTH	SAN	SANITARY SEWER
HP	HIGH POINT	PVT	PRIVATE
PUB	PUBLIC	WV	WATER VALVE
C&G	CURB AND GUTTER	PED	PEDESTRIAN
CMD	CHEROKEE METRO DISTRICT		

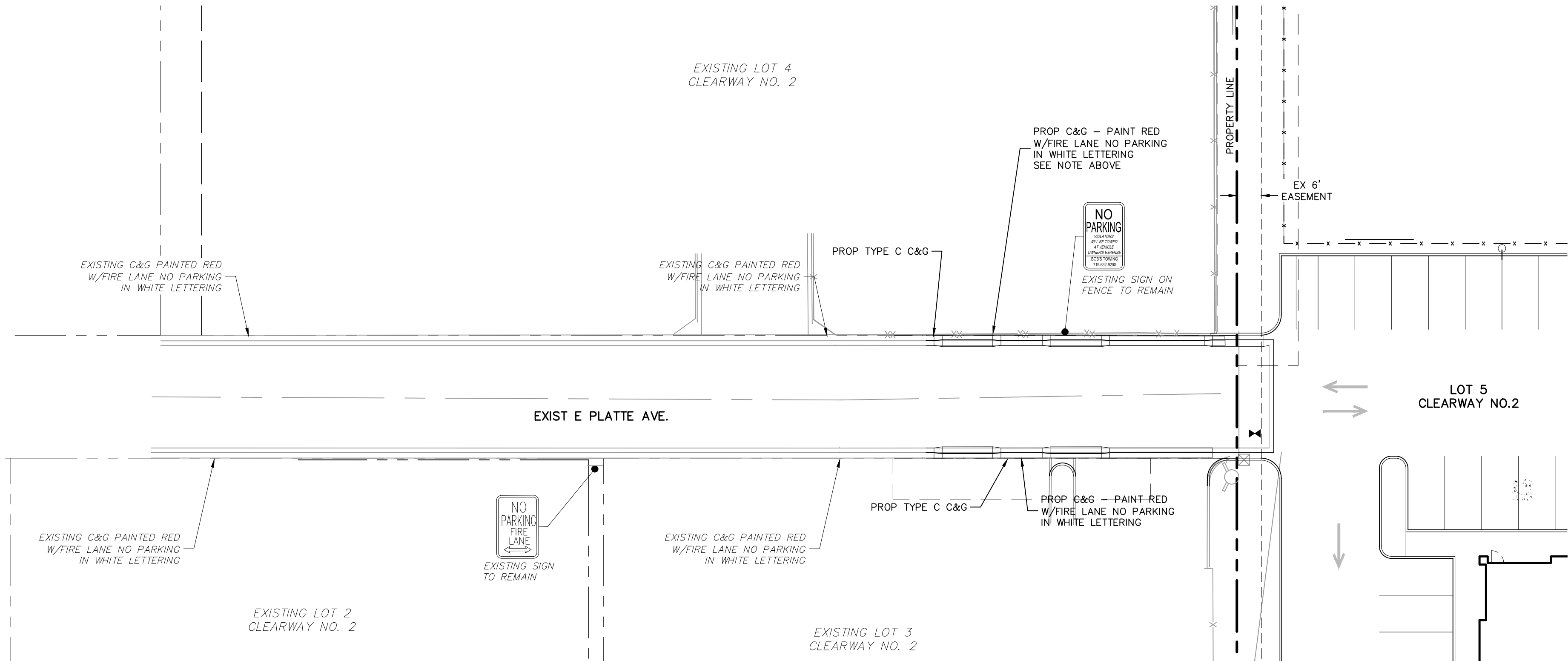
SAWCUT LINE	
SITE BOUNDARY	
ADJACENT PROPERTY	
EXIST STORM SEWER LINE	
EX. UNDERGROUND ELECTRIC LINE	
EX. SANITARY SEWER LINE	
EX. WATER LINE	
EX. GAS MAIN	
EX. FENCE	
EASEMENT	
EX. STORM MH	
EX. SANITARY MANHOLE	
EX. WATER VALVE	
PAVEMENT DEMOLITION AREA	
C&G DEMOLITION AREA	

VIRGIL A. SANCHEZ, COLORADO P.E. NO. 37160					
 FOR AND ON BEHALF OF M&S CIVIL CONSULTANTS, INC.					
 06/14/2023 37160 PROFESSIONAL ENGINEER STATE OF COLORADO					
212 N WAHATCH AVE., STE 305 COLORADO SPRINGS, CO 80903 PHONE: 719.955.5485					
CLEARWAY, LOT 5					
DEMOLITION PLAN					
PROJECT NO. 44-042A		SCALE:		DATE: 06/13/2023	
DESIGNED BY: DLM		HORIZONTAL:			
DRAWN BY: CLP		VERTICAL:		SHEET 3 OF 16	
CHECKED BY: DLM		N/A		SI01	
REVISIONS: NO. DATE: DESCRIPTION: APPR'D. BY: DATE:					
THE ENGINEER PREPARING THESE PLANS WILL NOT BE RESPONSIBLE FOR LABEL FOR USE UNLESS THE USER PROVIDES PROPERLY IDENTIFIED DIMENSIONS MUST BE IN WRITING AND MUST BE APPROVED BY THE PREPARER OF THESE PLANS.					
CAUTION					



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John P. Schwab Date: 10/6/126
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NOTE TO CONTRACTOR:

1. ALL SIGNAGE INSTALLATION IS TO BE IN COMPLIANCE WITH THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD)

NOTE:

STRIPING ALONG CURB FACE AND TOP OF CURB SHALL BE:

1. 6" RED TRAFFIC PAINT STRIPE
2. 4" WHITE REFLECTIVE LETTERING/WORDING WITH 3/4" STROKE STATING NO PARKING FIRE LANE
3. LETTERING/WORDING SPACED EVERY 25'

ABBREVIATION LEGEND

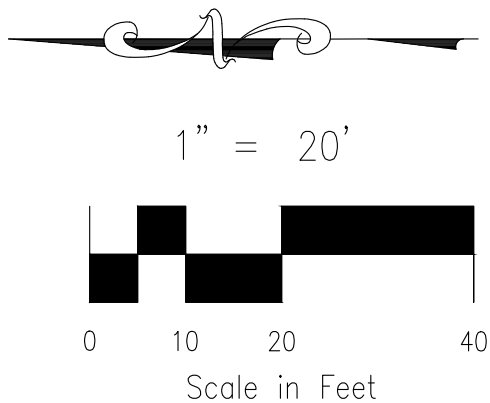
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EL	ELEVATION	W	WEST
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LP	LOW POINT	EOP	EDGE OF PAVEMENT
N	NORTH	WTR	WATER
S	SOUTH	SAN	SANITARY SEWER
HP	HIGH POINT	PVT	PRIVATE
PUB	PUBLIC	WV	WATER VALVE
C&G	CURB AND GUTTER	PED	PEDESTRIAN
CMD	CHEROKEE METRO DISTRICT		

LEGEND

SITE BOUNDARY	---
ADJACENT PROPERTY	---
EX. FENCE	-X-
EASEMENT	---
PROP C&G	==
	(ST)

ENGINEERING RECORD DRAWINGS

John P. Schwab Date: 10/6/26
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212 N. WAHATCH AVE., STE 305
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PHONE: 719.555.5465



FOR AND ON
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JPS CIVIL
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VIRGIL A. SANCHEZ, COLORADO P.E. NO. 37160

REVISIONS: NO. DATE BY DESCRIPTION

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CAUTION

CLEARWAY, LOT 5

STRIPING AND SIGNAGE PLAN

PROJECT NO. 44-042A

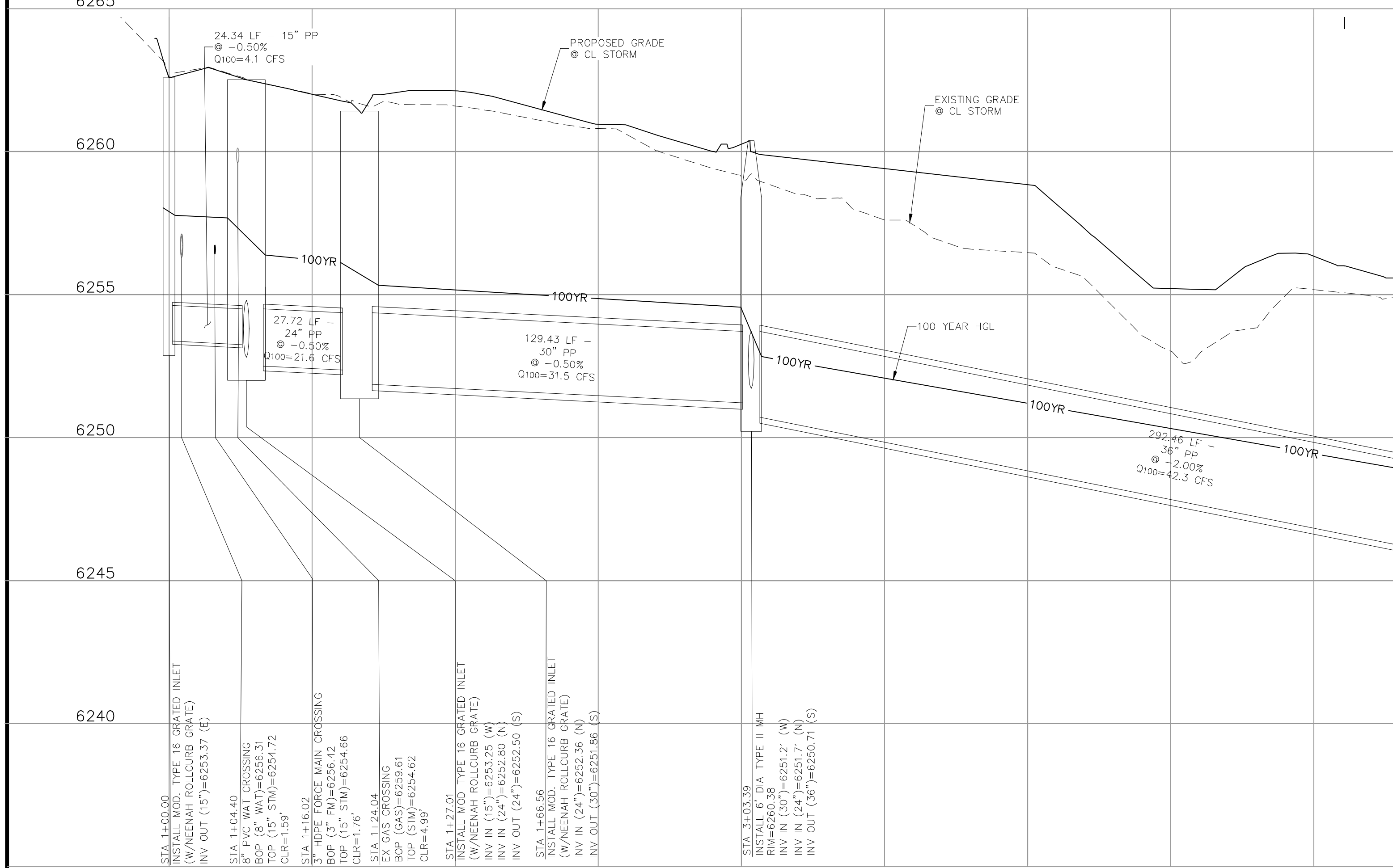
SCALE: HORIZONTAL: 1"=20' VERTICAL: 1"= 2'

DESIGNED BY: DLM
DRAWN BY: CLP
CHECKED BY: DLM

DATE: 06/13/2023

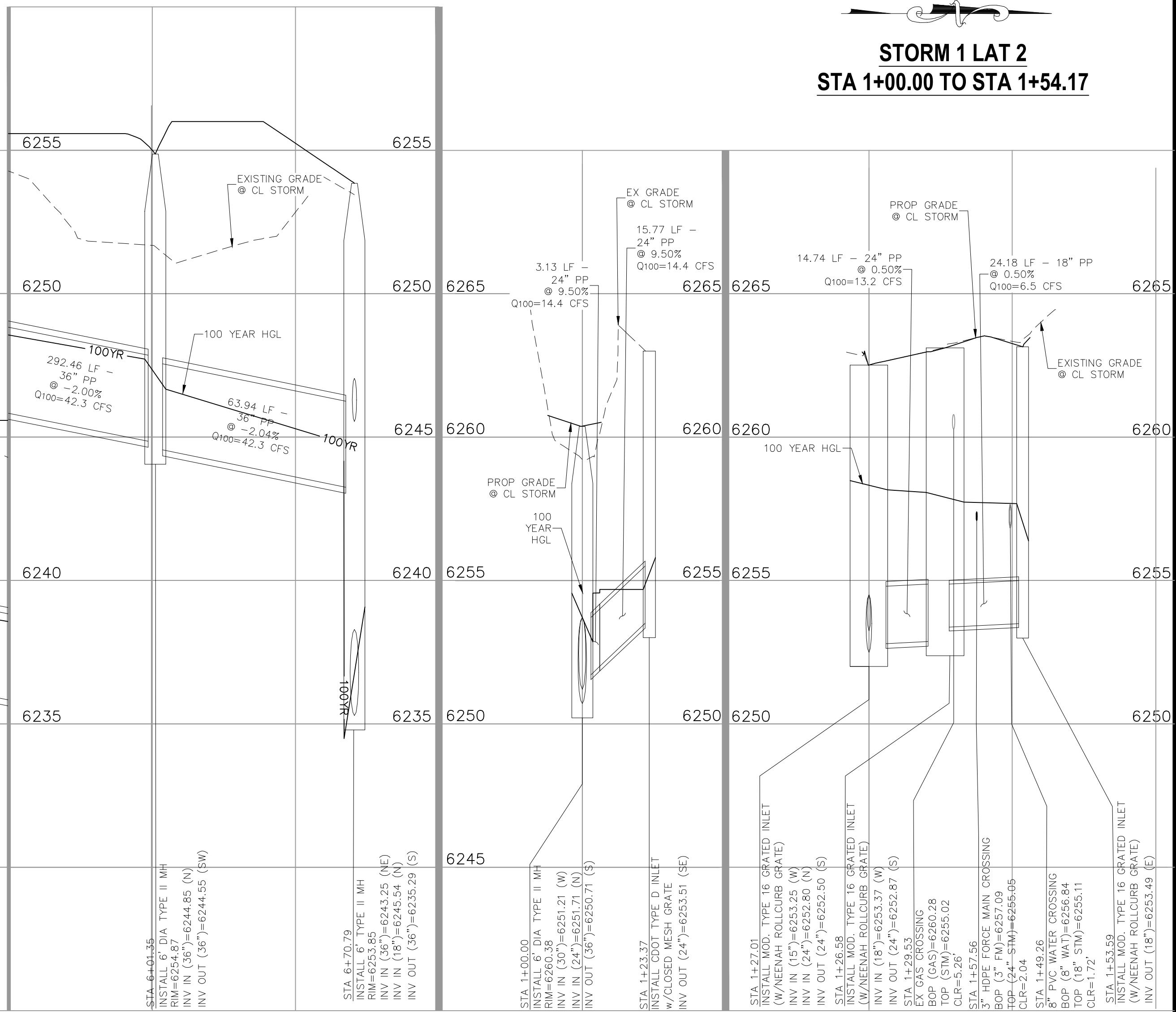
SHEET 5 OF 16

S103



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

1. ALL STORM SEWER CONSTRUCTED WITH THESE PLANS SHALL BE CONSIDERED PRIVATE.
2. GAS LINE NOT LOCATED, LOCATION TO BE DETERMINED BY CONTRACTOR
3. REFER TO SHEET ST07 FOR TOB/TOG ELEVATIONS FOR INLETS 1-5



STORM 1 LAT 2

John P. Schwab Date: 10/6//26
JOHN P. SCHWAB, PE# 29891
FOR AND ON BEHALF OF JPS ENGINEERING, INC.



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

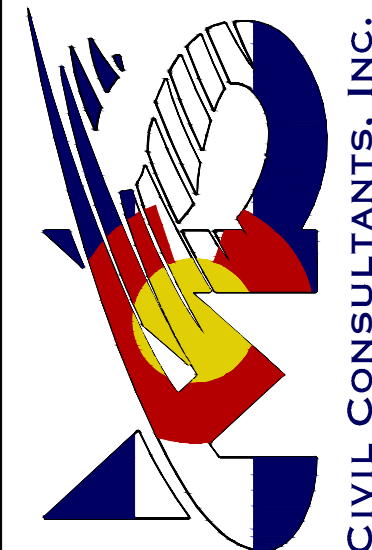
CLEARWAY, LOT 5

STORM SEWER PLAN AND PROFILE

PROJECT NO. 44-042A	SCALE:
DESIGNED BY: D.M.	HORIZONTAL:

ST01

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



FOR AND ON
BEHALF OF
M&S CIVIL
CONSULTANTS,



REVISIONS:

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

CAUTIC

ENGINEERING RECORD DRAWINGS

John P. Schwab

Date: 10/6/26

JOHN P. SCHWAB, PE# 29891
FOR AND ON BEHALF OF JPS ENGINEERING, INC.



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

FOR BURIED UTILITY INFORMATION
48 HRS BEFORE YOU DIG
CALL 1-800-922-1987

CLEARWAY, LOT 5

STORM SEWER PLAN AND PROFILE

DATE: 06/13/2023

SCALE: HORIZONTAL: 1"=30'

DESIGNED BY: DLM

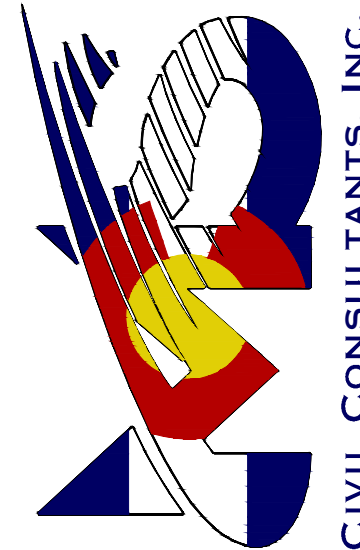
DRAWN BY: CLP

CHECKED BY: DLM

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SHEET 7 OF 16

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



CIVIL CONSULTANTS, INC.

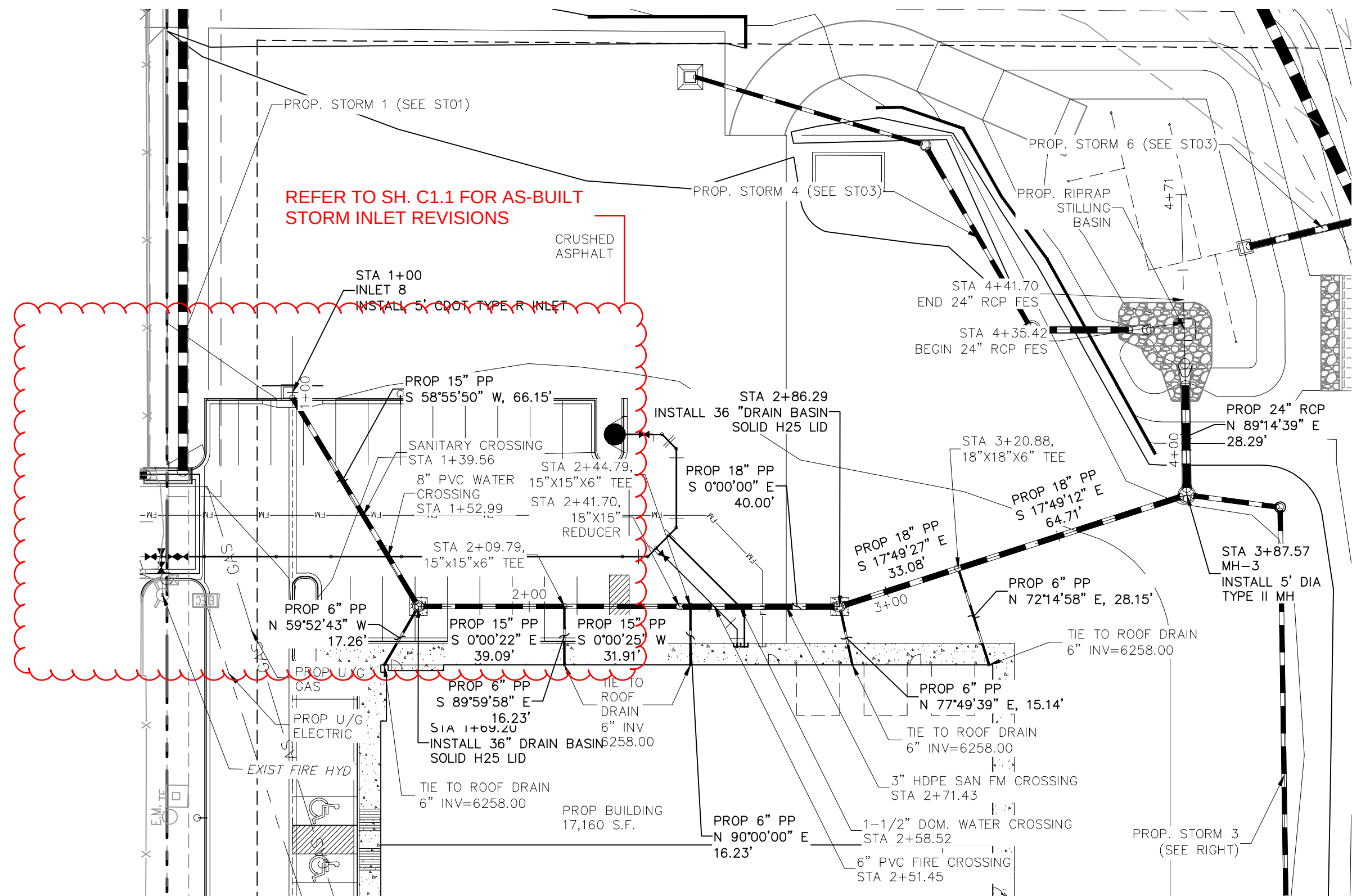
FOR AND ON
BEHALF OF
WORKING
CONSULTANTS,
INC.

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

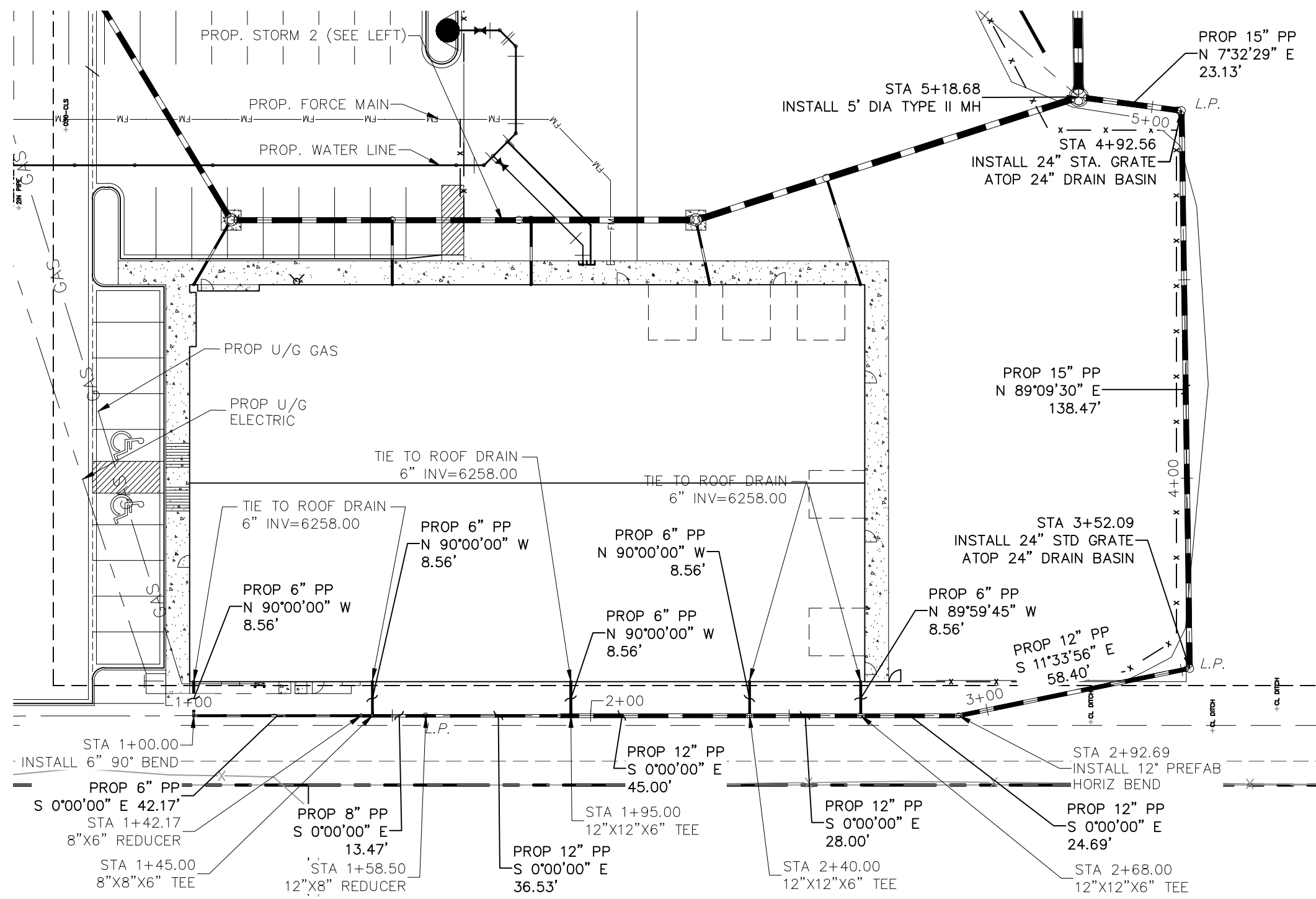
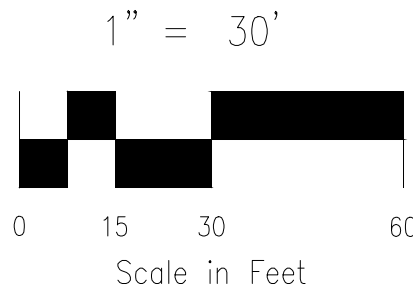
REVISIONS: NO. DATE BY DESCRIPTION

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CAUTION



STORM 2
STA 1+00.00 TO STA 4+41.70



STORM 3
STA 1+00.00 TO STA 5+18.68

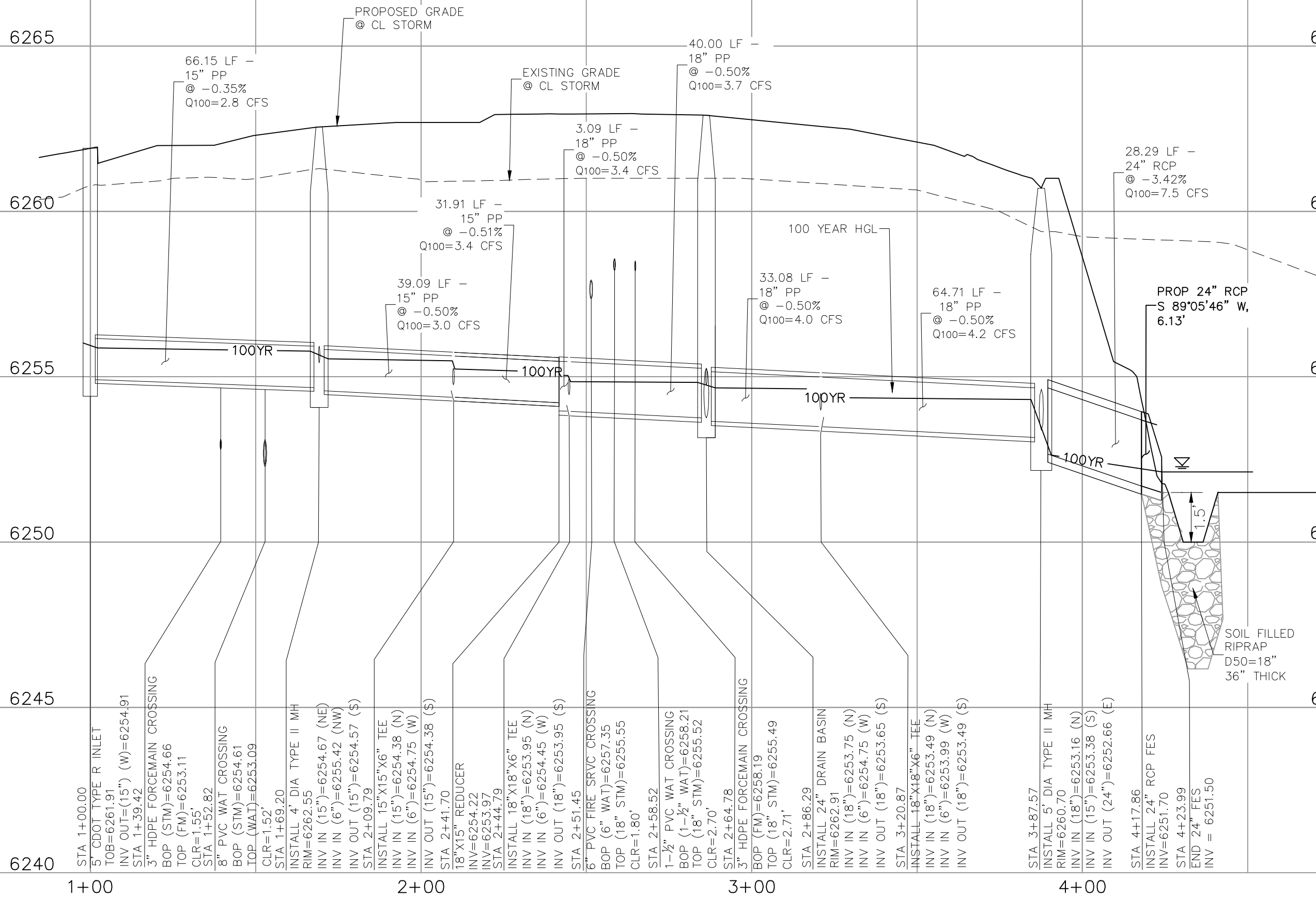


ABBREVIATION LEGEND

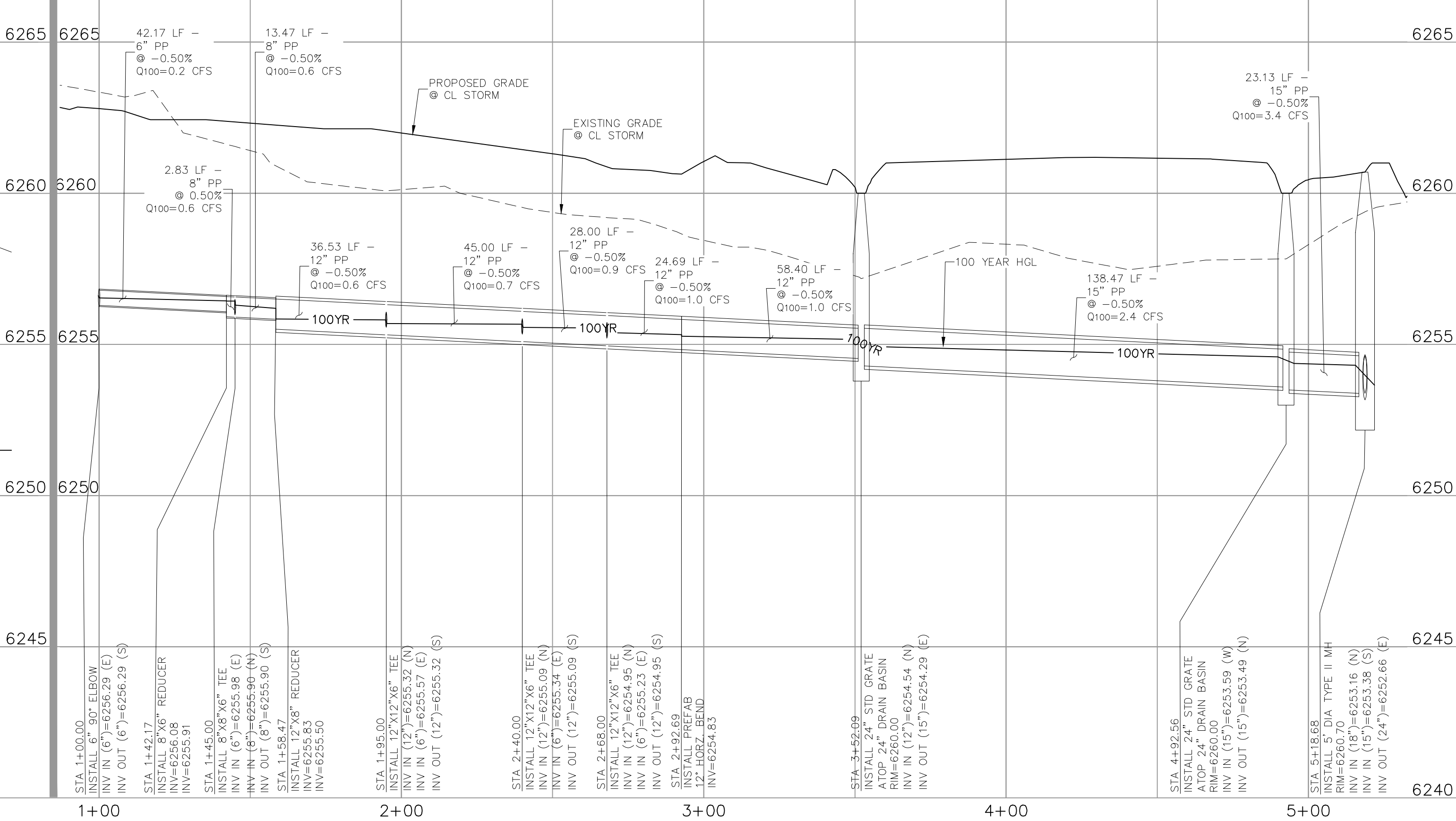
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EX EXISTING
LT LEFT
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RT RIGHT
S SOUTH
SLV SLEEVE
SRV SERVICE
STA STATION
WTR WEST
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NOTE:

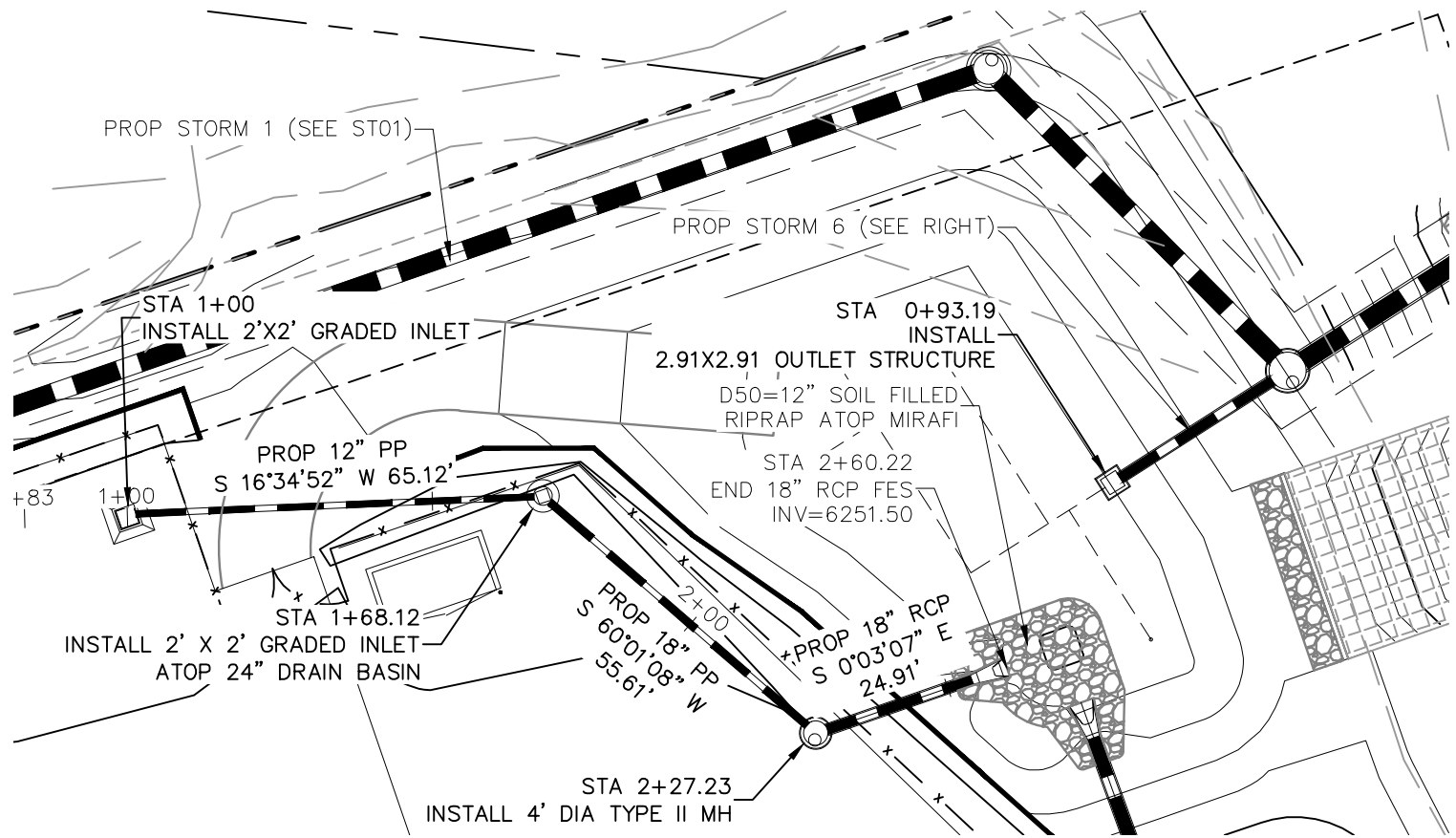
- ALL STORM SEWER CONSTRUCTED WITH THESE PLANS SHALL BE CONSIDERED PRIVATE.
- GAS LINE NOT LOCATED, LOCATION TO BE DETERMINED BY CONTRACTOR



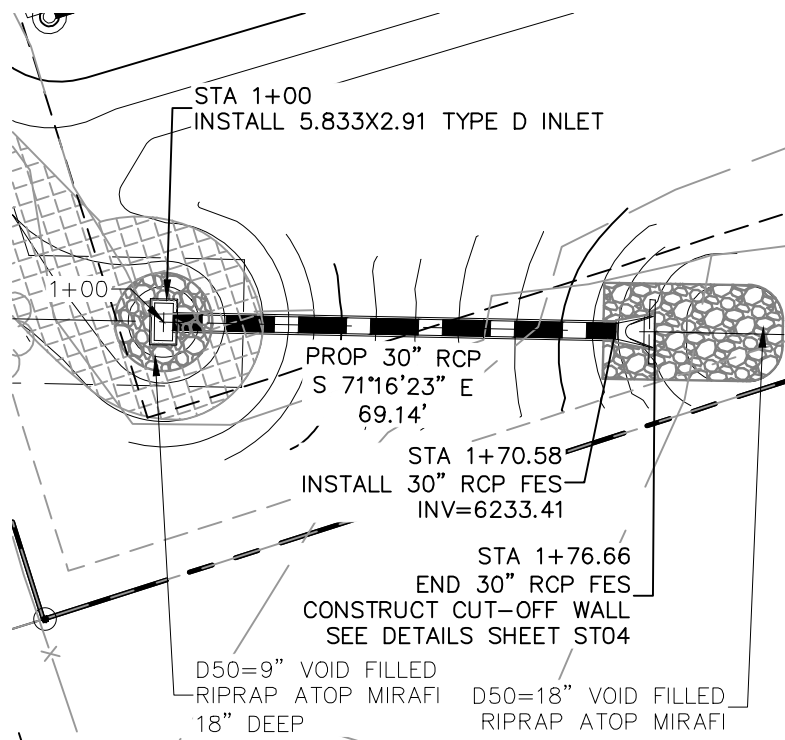
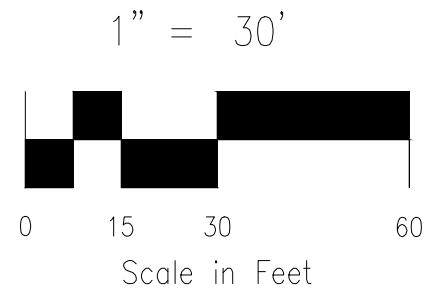
STORM 2



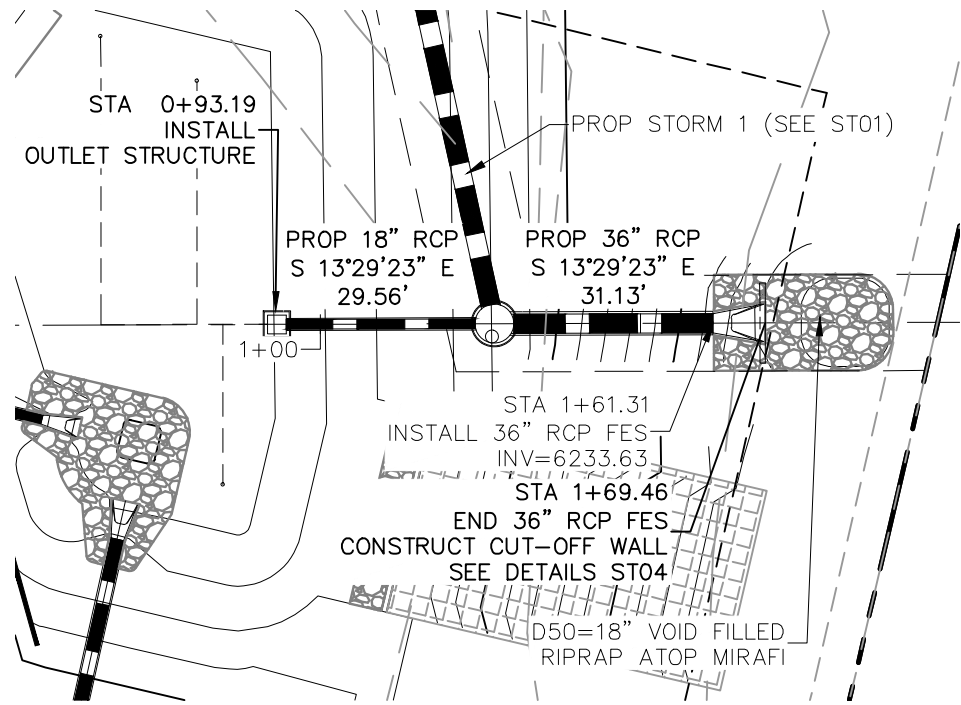
STORM 3



STORM 4
STA 1+00.00 TO STA 2+60.22



STORM 5
STA 1+00.00 TO STA 1+46.03



STORM 6
STA 0+93.19 TO STA 1+61.31

ABBREVIATION LEGEND

C&G CURB AND GUTTER
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CONST CONSTRUCTION
EL ELEVATION
EX EXISTING
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STM STORM SEWER
W WEST
WTR WATER

NOTE:

1. ALL STORM SEWER CONSTRUCTED WITH THESE PLANS SHALL BE CONSIDERED PRIVATE.
2. GAS LINE NOT LOCATED, LOCATION TO BE DETERMINED BY CONTRACTOR

ENGINEERING RECORD DRAWINGS

John P. Schwab Date: 10/6/22
JOHN P. SCHWAB, PE# 29891
FOR AND ON BEHALF OF JPS ENGINEERING, INC.



CLEARWAY, LOT 5	
STORM SEWER PLAN AND PROFILE	
DATE: 06/13/2023	SHEET 8 OF 16
SCALE: HORIZONTAL: 1"=30' VERTICAL: 1"=3'	ST03
PROJECT NO. 44-042A	DESIGNED BY: DLM CLP
	DRAWN BY: DLM
	CHECKED BY: DLM

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

CIVIL CONSULTANTS, INC.

FOR AND ON BEHALF OF
CIVIL CONSULTANTS,
INC.

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

06/14/2023

NO.	DATE	BY	DESCRIPTION	APPROV'D. BY	DATE

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

CAUTION

STANDARD CONSTRUCTION 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 LOCATION 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 TIME INCLUDING THE FOLLOWING:

3.1 EL PASO COUNTY ENGINEERING CRITERIA MANUAL (ECM)

3.2 CITY OF COLORADO SPRINGS/EL PASO COUNTY ENGINEERING CRITERIA MANUAL VOLUMES 1 AND 2.

3.3 COLORADO DEPARTMENT OF TRANSPORTATION (CDOT) STANDARDS SPECIFICATION FOR ROAD AND BRIDGE CONSTRUCTION.

3.4 CDOT M&S STANDARDS.
4. IT IS THE DESIGN ENGINEERS RESPONSIBILITY TO ACCURACY SHOW EXISTING CONDITION BOTH ONSITE AND OFFSITE ON THE CONSTRUCTION PLANS. ANY MODIFICATION NECESSARY DUE TO CONFLICT OMISSIONS OR CHANGED CONDITIONS WILL BE ENTIRELY THE DEVELOPERS RESPONSIBILITY TO RECTIFY.
5. IT IS THE CONTRACTORS 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 STORM WATER QUALITY CONTROL PERMIT (ESQCP), REGIONAL BUILDING FLOODPLAIN DEVELOPMENT PERMIT, US ARMY CORPS OF ENGINEER ISSUED 401 AND/OR 404 PERMITS AND COUNTY AND STATE FUGITIVE DUST PERMITS.
6. ANY TEMPORARY SIGNAGE AND STRIPING SHALL COMPLY WITH EL PASO COUNTY DOW AND MUTCD CRITERIA.
7. CONTRACTOR SHALL OBTAIN ANY PERMITS REQUIRED BY EL PASO COUNTY DOT INCLUDING WORK WITHIN THE RIGHT-OF-WAY AND SPECIAL TRANSPORT PERMITS.
8. 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 OFFSITE DISTURBANCE GRADING, OR CONSTRUCTION.

STORM SEWER GENERAL NOTES

1. ALL STATIONING IS ALONG STORM SEWER CENTERLINE UNLESS OTHERWISE INDICATED. ALL ELEVATIONS ARE INVERT UNLESS OTHERWISE INDICATED.
2. ALL STORM SEWER BENDS AND WYES SHOWN ON THE PLAN SHALL BE PREFABRICATED.
3. HORIZONTAL AND VERTICAL BENDS ARE INDICATED ON THE PLANS.
4. JOINTS SHALL BE IN ACCORDANCE WITH ASTM C443 "STANDARD SPECIFICATIONS FOR JOINTS FOR CIRCULAR CONCRETE SEWER AND CULVERT PIPE USING RUBBER GASKET." IN NO CASE SHALL THE MAXIMUM JOINT OPENING FOR STRAIGHT ALIGNMENT EXCEED 1 INCH OR ONE AND ONE-HALF INCH ON CURVED ALIGNMENT.
5. INLET DIMENSIONS SHOWN ON PLANS REFER TO DISTANCES FROM INSIDE FACES OF BOX BETWEEN THE WIDTHS AND LENGTHS.
6. MANHOLE WIDTHS AND LENGTHS SHOWN ON PLAN REFER TO THE EXTERIOR WALL DIMENSIONS.
7. ALL REINFORCED CONCRETE PIPE STORM SEWER SHALL BE A MINIMUM OF CLASS III. ALL POLYPROPYLENE PIPE SHALL BE ADS N-12 DUAL WALL PIPE OR APPROVED EQUAL. SPECIFIC SEGMENTS OF STORM SEWER SHALL BE REQUIRED TO BE CONSTRUCTED OF A MINIMUM OF 5000 PSI CONCRETE DUE TO EXCESSIVE VELOCITIES. REFER TO ADDITIONAL NOTES WITHIN CONSTRUCTION PLANS.
8. SINCE ALL PIPE ENTRIES INTO THE BASE ARE VARIABLE, THE DIMENSIONS SHOWN ARE TYPICAL. ACTUAL DIMENSIONS AND QUANTITIES FOR CONCRETE AND REINFORCEMENT SHALL BE AS REQUIRED IN THE WORK.
9. THE MH RING (FRAME) SHALL BE SET IN A BED OF GROUT. THE FRAME SHALL BE SURROUNDED WITH A GROUT IN UNPAVED AREA, OR A CONCRETE COLLAR IN PAVED AREA.
10. PRECAST MANHOLES AND REINFORCEMENT SHALL CONFORM TO ASTM C 478 (AASHTO M 199).
11. CAST IN PLACE MANHOLES SHALL BE CLASS B CONCRETE.
12. STEPS SHALL BE REQUIRED WHEN THE MANHOLE DEPTH EXCEEDS 3'-6" AND SHALL BE IN ACCORDANCE WITH AASHTO M 199.
13. ALL REINFORCING STEEL SHALL HAVE A MINIMUM YIELD STRENGTH OF 60,000 PSI. VERTICAL STEEL SHALL BE PLACED AT ̸ OF WALL. ALL BARS SHALL HAVE A 2" MINIMUM CLEARANCE.
14. FLOW CHANNELS AND INVERTS SHALL BE FORMED BY SHAPING WITH CLASS B CONCRETE OR APPROVED GROUT.
15. STUB-OUTS SHALL EXTEND 4 FT MINIMUM BEYOND OUTSIDE WALL SURFACE OF MANHOLE AND BE SATISFACTORILY PLUGGED.
16. CHECK WITH THE LOCAL GOVERNMENT AUTHORITY FOR ANY ADDITIONAL STORM SEWER SPECIFICATIONS, DETAILS, OR REGULATIONS.
17. THE SLOPE OF THE MANHOLE COVER SHALL MATCH THE ROADWAY PROFILE AND CROSS SLOPE.
18. THE CONTRACTOR SHALL PROVIDE SHOP DRAWINGS OF ALL PREFABRICATED STRUCTURES TO THE ENGINEER FOR REVIEW PRIOR TO INSTALLATION.

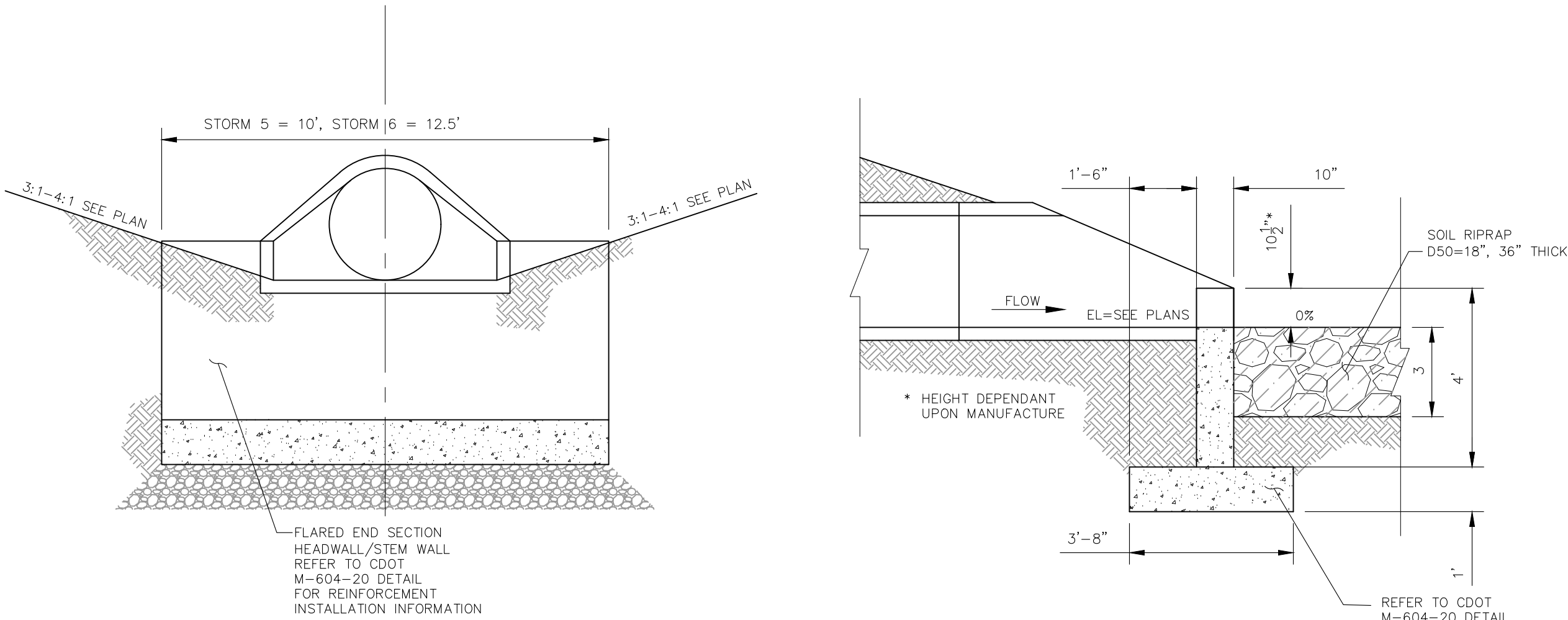
SOIL RIPRAP NOTES:

1. THE SOIL MATERIAL SHALL BE NATIVE OR TOPSOIL AND MIXED WITH SIXTY FIVE PERCENT (65%) RIPRAP AND THIRTY FIVE PERCENT (35%) SOIL BY VOLUME.
2. SOIL RIPRAP SHALL CONSIST OF A UNIFORM MIXTURE OF SOIL AND RIPRAP WITHOUT VOIDS.
3. CONTRACTOR SHALL COOPERATE WITH ENGINEER IN OBTAINING AND PROVIDED SAMPLES OF ALL SPECIFIED MATERIALS.
4. CONTRACTOR SHALL SUBMIT CERTIFIED LABORATORY TEST CERTIFICATES FOR ALL ITEMS REQUIRED FOR SOIL RIPRAP.
5. RIPRAP USED SHALL BE THE TYPE DESIGNATED ON THE DRAWINGS AND SHALL CONFORM TO TABLE SHOWN ON SHEET BMP03.
6. THE RIPRAP DESIGNATION AND TOTAL THICKNESS OF RIPRAP SHALL BE AS SHOWN ON THE DRAWINGS. THE MAXIMUM STONE SIZE SHALL NOT LARGER THAN THE THICKNESS OF THE RIPRAP.
7. NEITHER WIDTH NOR THICKNESS OF A SINGLE STONE OF RIPRAP SHALL BE LESS THAN ONE-THIRD (⅓) OF ITS LENGTH.
8. THE SPECIFIC GRAVITY OF THE RIPRAP SHALL BE TWO AND ONE-HALF (2.5) OR GREATER.
9. MINIMUM DENSITY FOR ACCEPTABLE RIPRAP SHALL BE ONE HUNDRED AND SIXTY FIVE (165) POUNDS PER CUBIC FOOT.
10. RIPRAP SPECIFIC GRAVITY SHALL BE ACCORDING TO THE BULK-SATURATED, SURFACE-DRY BASIS, IN ACCORDANCE WITH AASHTO T85.
11. BROKEN CONCRETE OR ASPHALT PAVEMENT SHALL NOT BE ACCEPTABLE FOR USE IN THE WORK.
12. ROUNDED RIPRAP (RIVER ROCK) IS NOT ACCEPTABLE, UNLESS SPECIFICALLY DESIGNATED ON THE DRAWINGS.

STRUCTURAL CONCRETE NOTES:

1. ALL CONSTRUCTION INVOLVING THE PLACEMENT OF STRUCTURAL CONCRETE SHALL BE COMPLETED IN ACCORDANCE WITH STANDARD SPECIFICATIONS, AND AS SUPPLEMENTED BY THE COLORADO DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS FOR ROADWAY AND BRIDGE CONSTRUCTION.
2. STEEL REINFORCING SHALL BE GRADE 60 FOR ALL REINFORCING STEEL GREATER THAN #4. SPLICING, LAP SPLICING SHALL BE MINIMUM IN THE FOLLOWING TABLE
UNLESS OTHERWISE SPECIFIED:
BAR SIZE #4 #5 #6 #7 #8
SPLICE LENGTH 1'-9" 2'-2" 2'-7" 3'-4" 4'-3"
ALL REINFORCING SHALL HAVE A 2-INCH MINIMUM COVER UNLESS OTHERWISE SPECIFIED. ALL REINFORCED STEEL TO BE EPOXY COATED.
3. CAST-IN-PLACE CONCRETE SHALL HAVE A MINIMUM COMPRESSIVE STRENGTH (fc) OF 4,000 PSI AT 28 DAYS. ALL CONCRETE PLACED AGAINST SOIL SHALL BE TYPE II PORTLAND CEMENT. ALL EXPOSED CORNERS SHALL BE FORMED WITH A 3/4" CHAMFER UNLESS OTHERWISE SPECIFIED.
4. EXPANSION JOINT MATERIAL SHALL MEET AASHTO SPECIFICATION M-213.
5. BACKFILL AGAINST STRUCTURES SHALL NOT COMMENCE UNTIL ALL SUPPORTING DIAPHRAGMS ARE IN PLACE AND CONCRETE HAS OBTAINED ITS FULL SEVEN DAY STRENGTH. BACKFILL SHALL BE PLACED EQUALLY ON EACH SIDE OF RETAINING WALL STRUCTURES AND CUTOFF WALLS UNTIL THE FINAL GRADE IS REACHED.
6. FOOTING EXCAVATIONS SHALL BE EXAMINED BY THE GEOTECHNICAL ENGINEER WITH A 24-HOUR MINIMUM NOTIFICATION FOR SOIL AND/OR CONCRETE TESTING. PLACEMENT OF CONCRETE IN THE ABSENCE OF TESTING SHALL BE COMPLETED AT THE SOLE RISK OF THE CONTRACTOR.
7. PRIOR TO THE PLACEMENT OF CONCRETE IN AREAS WHERE SOIL IS PRESENT, THE SOIL SHALL BE SCARIFIED TO A MINIMUM DEPTH OF 6-INCHES. THE MOISTURE CONTENT SHALL BE ADJUSTED TO WITHIN PLUS OR MINUS 2 PERCENT OF THE OPTIMUM MOISTURE CONTENT AND RECOMPACTED TO AT LEAST 95 PERCENT RELATIVE COMPACTION (AASHTO-T-180).

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



STORM 5, 6 - OUTFALLS RIPRAP
APRON W/HEADWALL ELEVATION (TYP.)

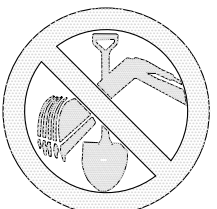
NOT TO SCALE

STORM 5,6 - OUTFALL RIPRAP
APRON W/HEADWALL SECTION (TYP.)

NOT TO SCALE

ENGINEERING RECORD DRAWINGS

John P. Schwab Date: 10/6/26
JOHN P. SCHWAB, PE# 29891
FOR AND ON BEHALF OF JPS ENGINEERING, INC.



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CLEARWAY, LOT 5

STORM SEWER NOTES AND DETAILS

PROJECT NO. 44-042A
DATE: 06/13/2023
SCALE: HORIZONTAL: N/A
VERTICAL: N/A
DESIGNED BY: DLM
DRAWN BY: CLP
CHECKED BY: DLM

ST04

SHEET 9 OF 16

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

CIVIL CONSULTANTS, INC.

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

FOR AND ON BEHALF OF
CIVIL CONSULTANTS,
INC.

REVISIONS:

NO. DATE BY DESCRIPTION

1. 06/14/2023 JPS

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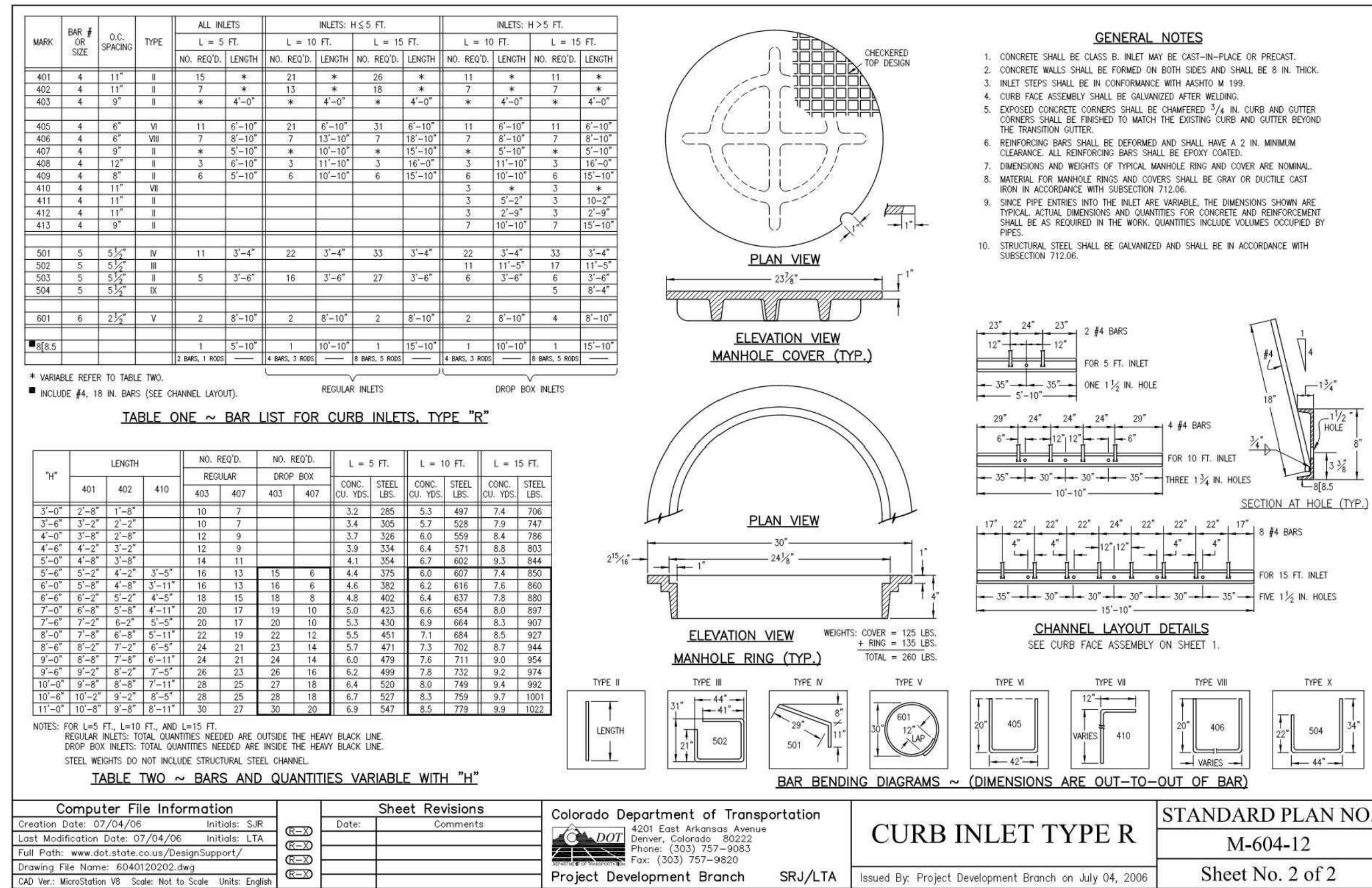
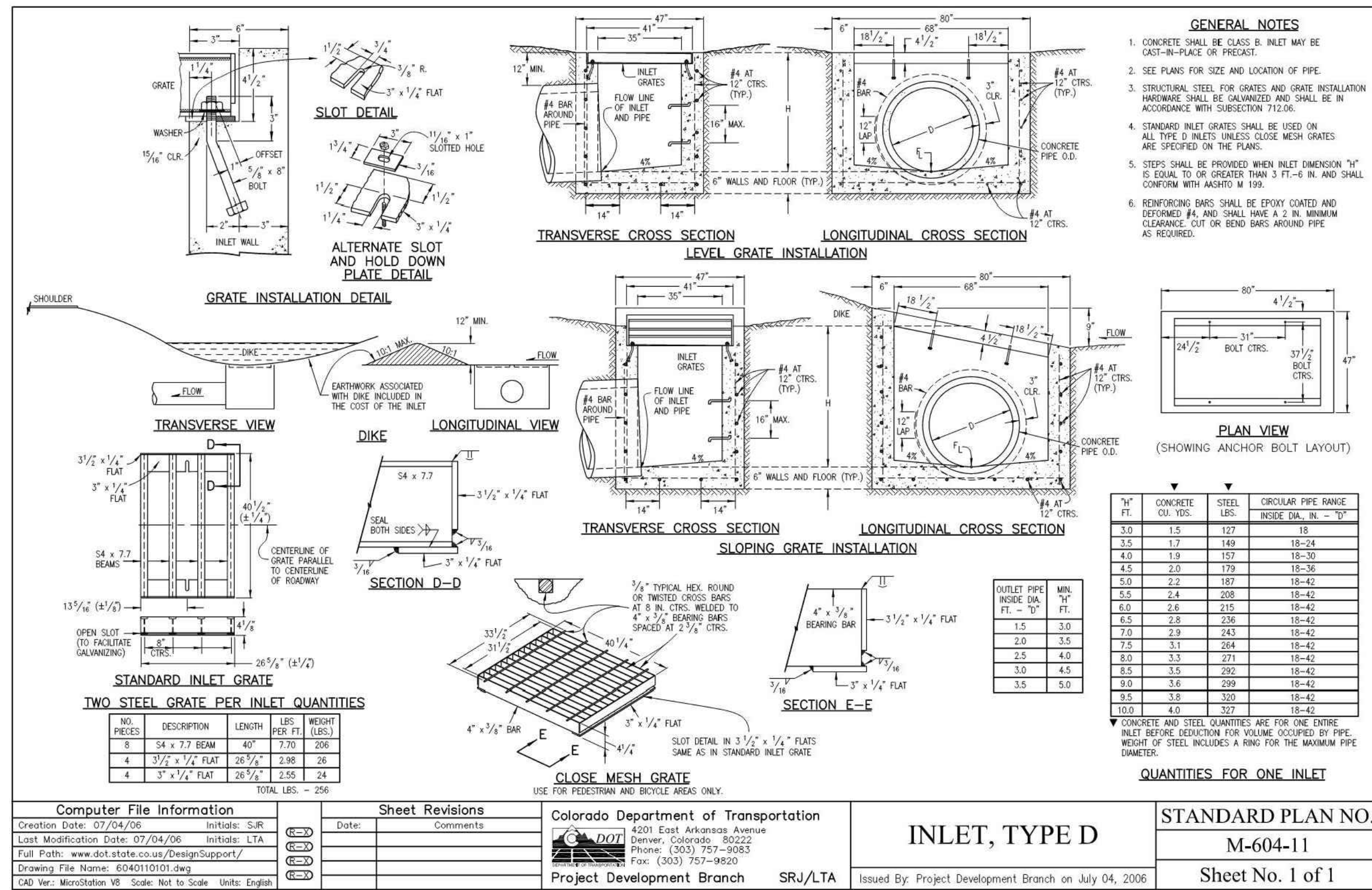
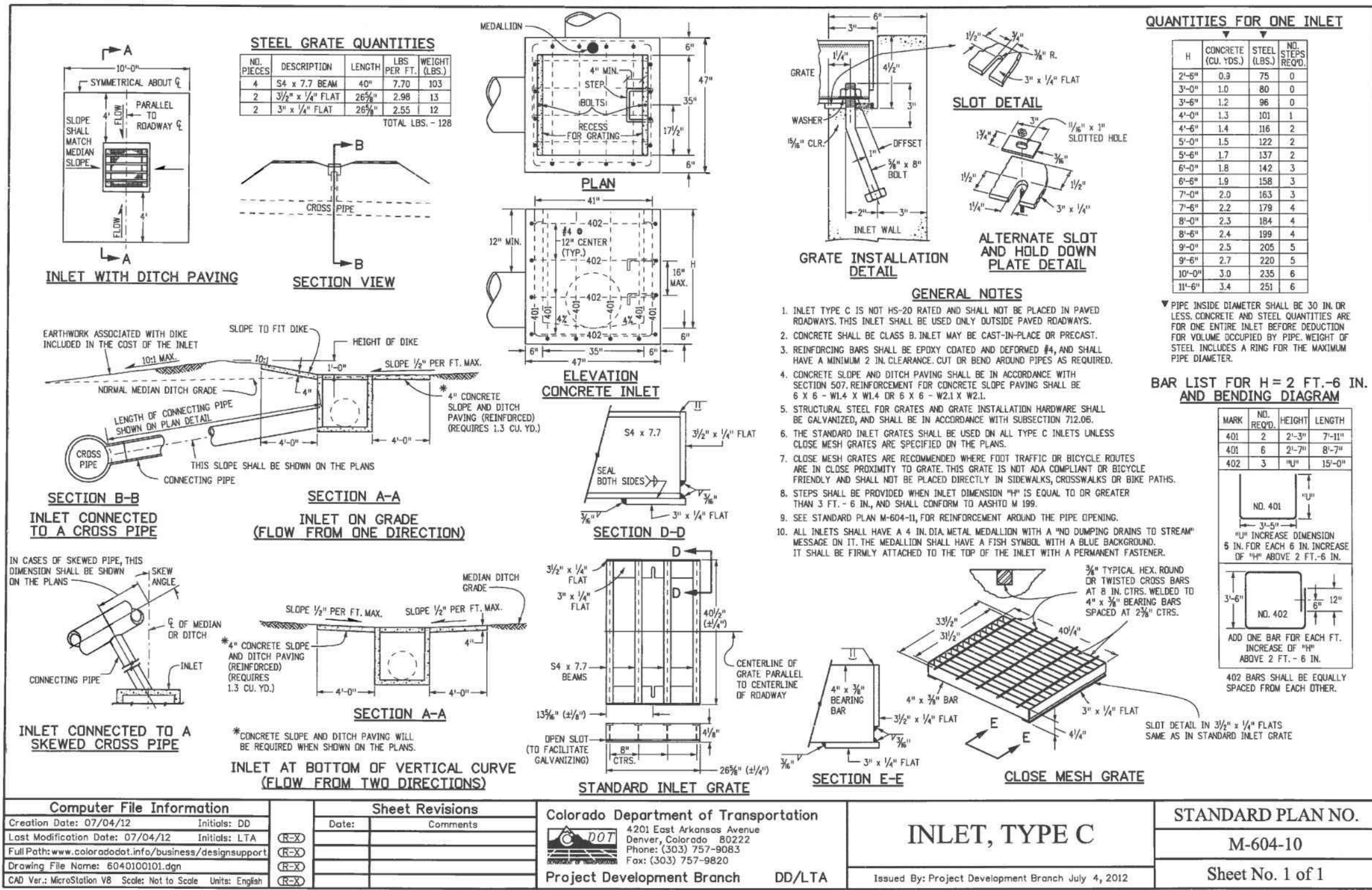
389. 06/14/2023 JPS

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ENGINEERING RECORD DRAWINGS

John P. Schwab

Date: 10/6/22

JOHN P. SCHWAB, PE# 29891
FOR AND ON BEHALF OF JPS ENGINEERING, INC.



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

EL PASO COUNTY FILE NO. PCD # PPR-22-034

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

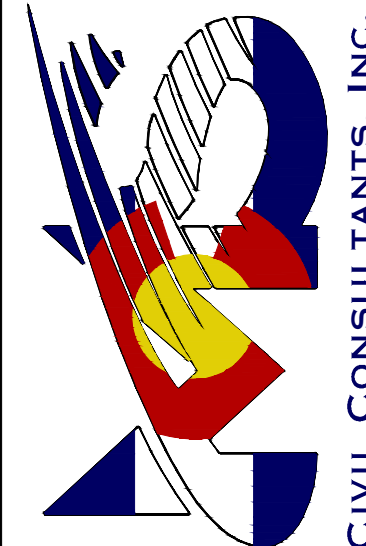
REVISIONS: NO. DATE: BY: DESCRIPTION:

FOR AND ON BEHALF OF JPS ENGINEERING, INC.



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CAUTION



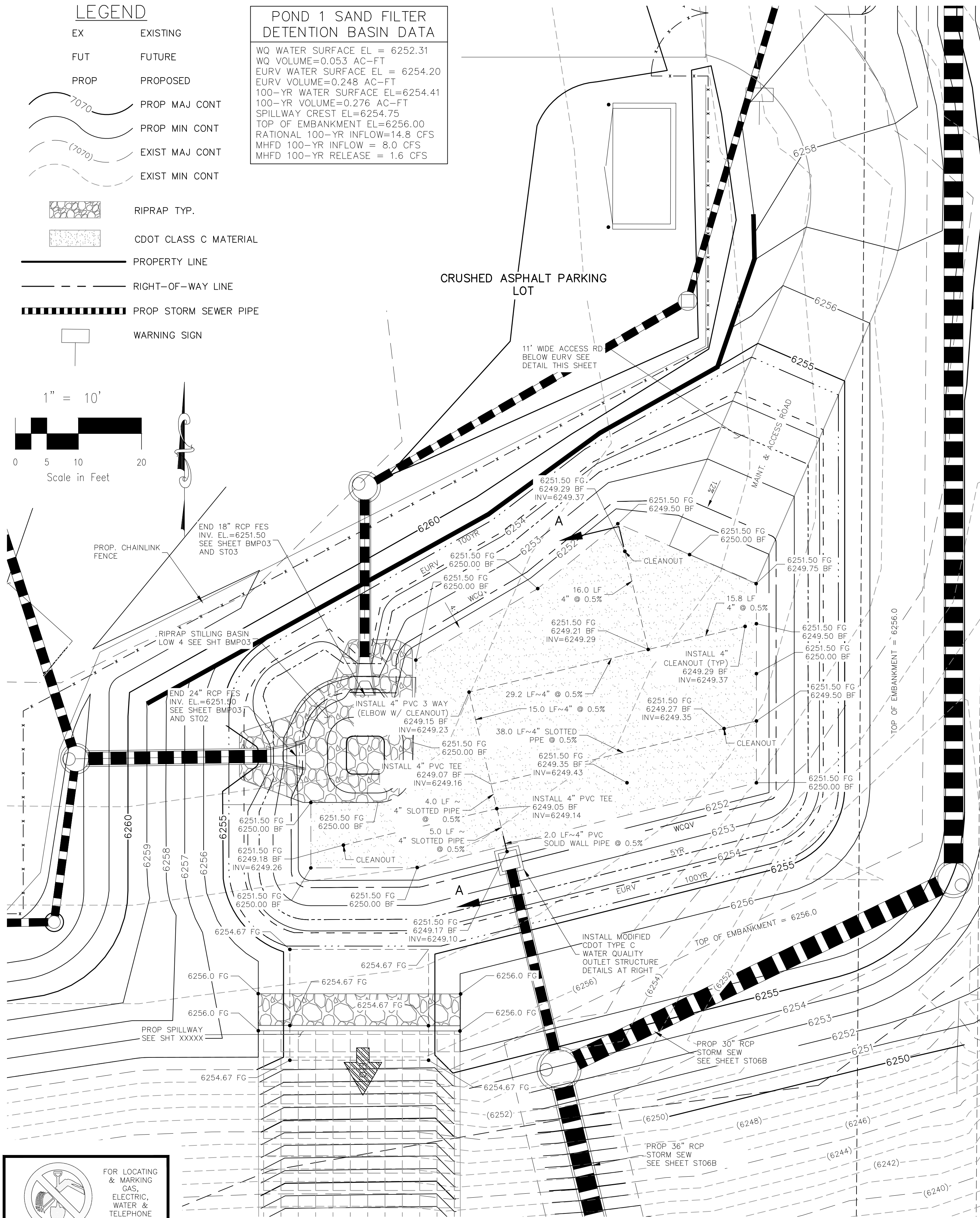
212 N. WAHATCH AVE. STE 305
COLORADO SPRINGS, CO 80903
PHONE: 719.555.5465

CLEARWAY, LOT 5

STORM SEWER DETAILS

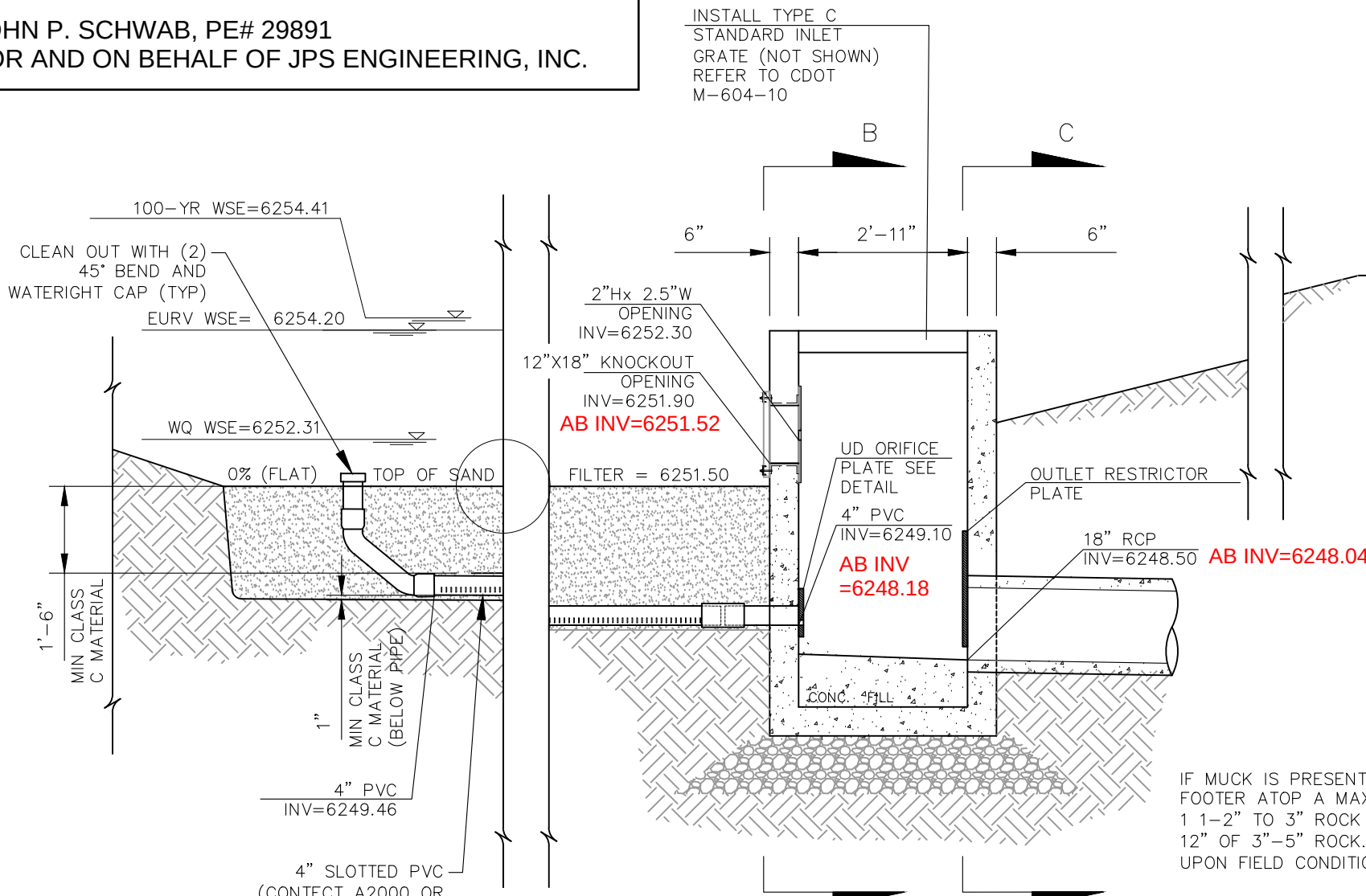
PROJECT NO. 44-042A
SCALE: HORIZONTAL: DLM
VERTICAL: CLP
DESIGNED BY: N/A
DRAWN BY: N/A
CHECKED BY: N/A

DATE: 06/13/2023
SHEET 10 OF 16
ST05

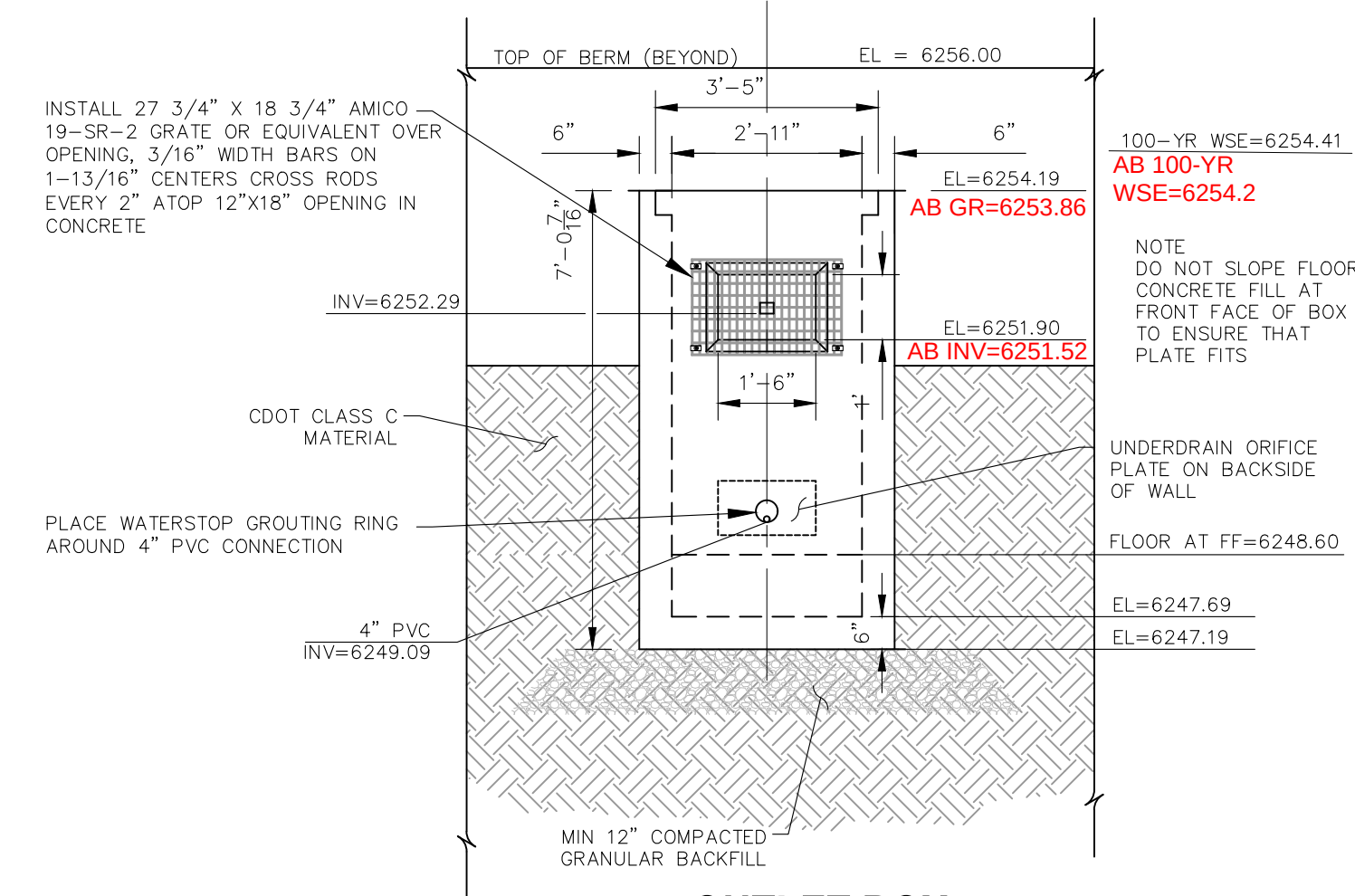


POND 1 SAND FILTER DETENTION BASIN DATA	
WQ WATER SURFACE EL =	6252.31
WQ VOLUME=	0.053 AC-FT
EURV WATER SURFACE EL =	6254.20
EURV VOLUME=	0.248 AC-FT
100-YR WATER SURFACE EL=	6254.41
100-YR VOLUME=	0.276 AC-FT
SPILLWAY CREST EL=	6254.75
TOP OF EMBANKMENT EL=	6256.00
RATIONAL 100-YR INFLOW=	14.8 CFS
MHFD 100-YR INFLOW =	8.0 CFS
MHFD 100-YR RELEASE =	1.6 CFS

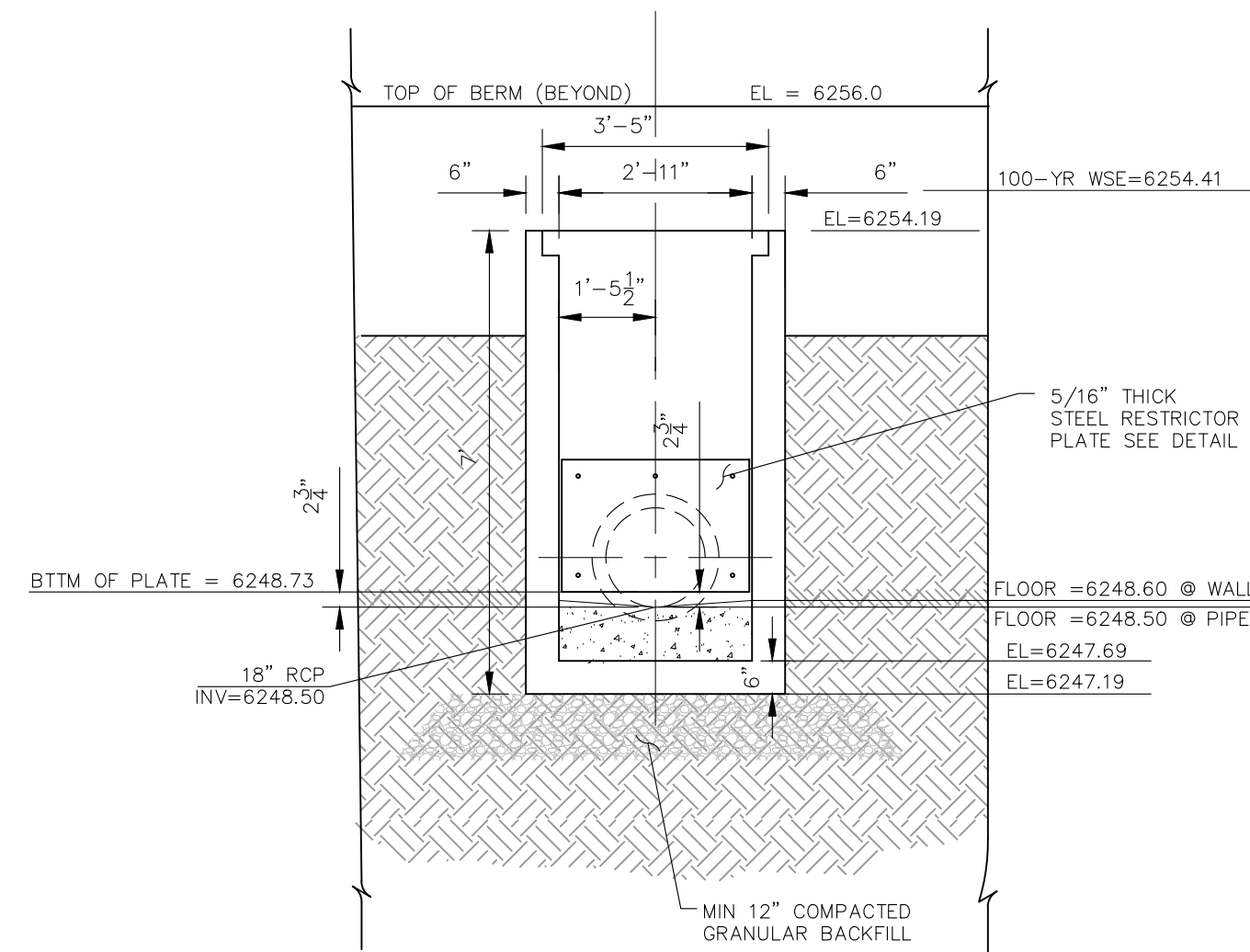
ENGINEERING RECORD DRAWINGS
John P. Schwab Date: 10/6/2023
JOHN P. SCHWAB, PE# 29891
FOR AND ON BEHALF OF JPS ENGINEERING, INC.



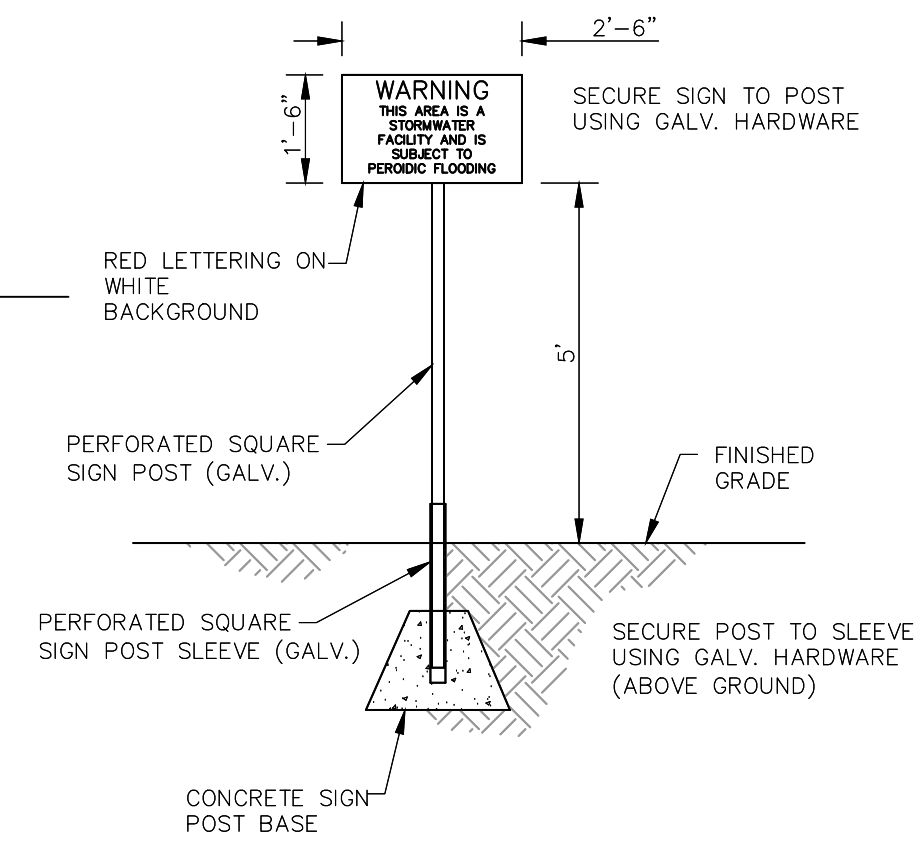
MODIFIED CDOT TYPE C
FULL SPECTRUM OUTLET BOX AND SAND FILTER
SECTION A-A
NOT TO SCALE



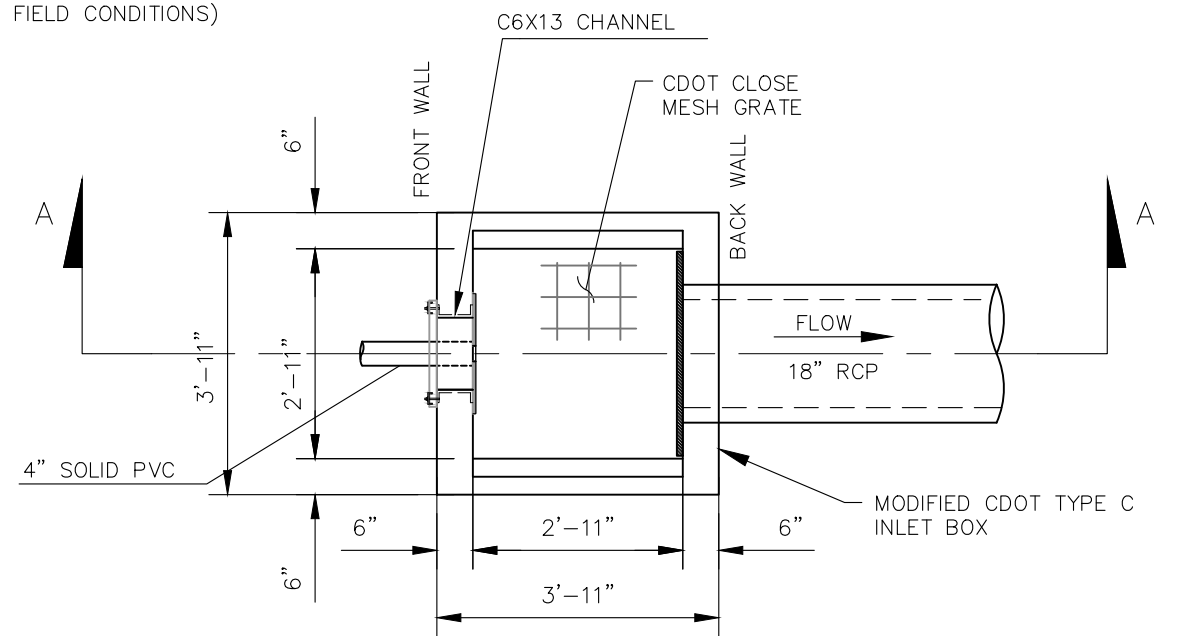
OUTLET BOX
FRONT WALL
NOT TO SCALE



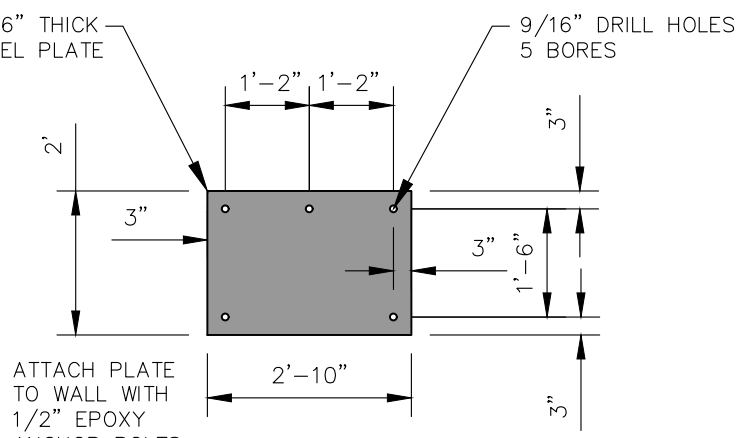
OUTLET BOX
REAR WALL
NOT TO SCALE



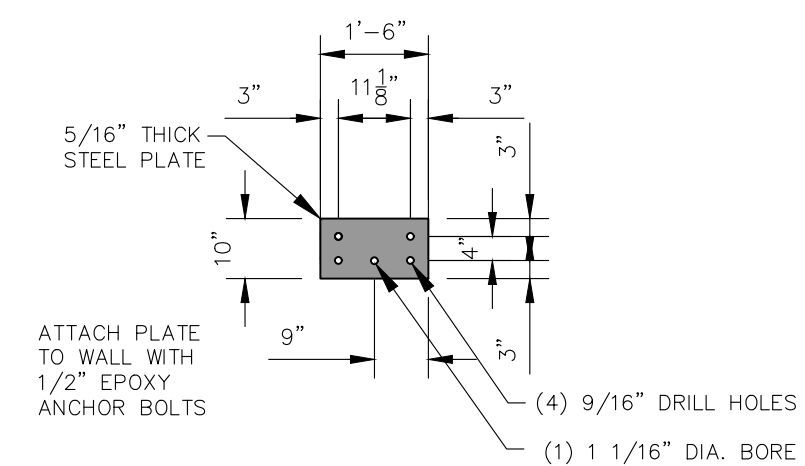
POND WARNING SIGN
NOT TO SCALE



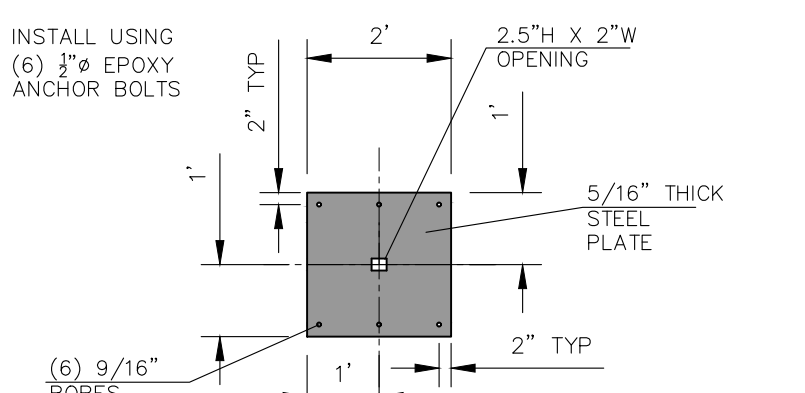
MODIFIED CDOT TYPE C
PLAN
NOT TO SCALE



RESTRICTOR PLATE
FOR 18" RCP OUTLET
NOT TO SCALE



UNDERDRAIN
ORIFICE PLATE
NOT TO SCALE



ORIFICE PLATE
FOR 12'x18\"/>

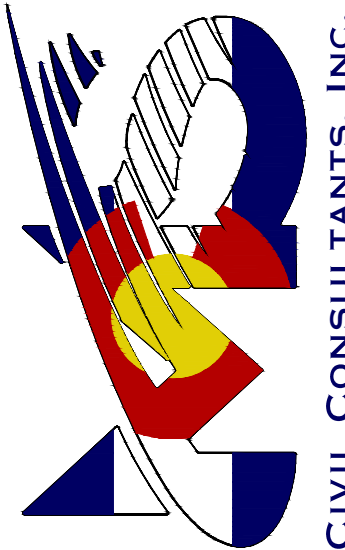
CLEARWAY, LOT 5

OUTLET STURCTURE POND 1 DETAILS

PROJECT NO. 44-042A
SCALE: HORIZONTAL: 1"=50'
VERTICAL: 1"=5'

DATE: 06/13/2023
SHEET 14 OF 16
BMP01

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



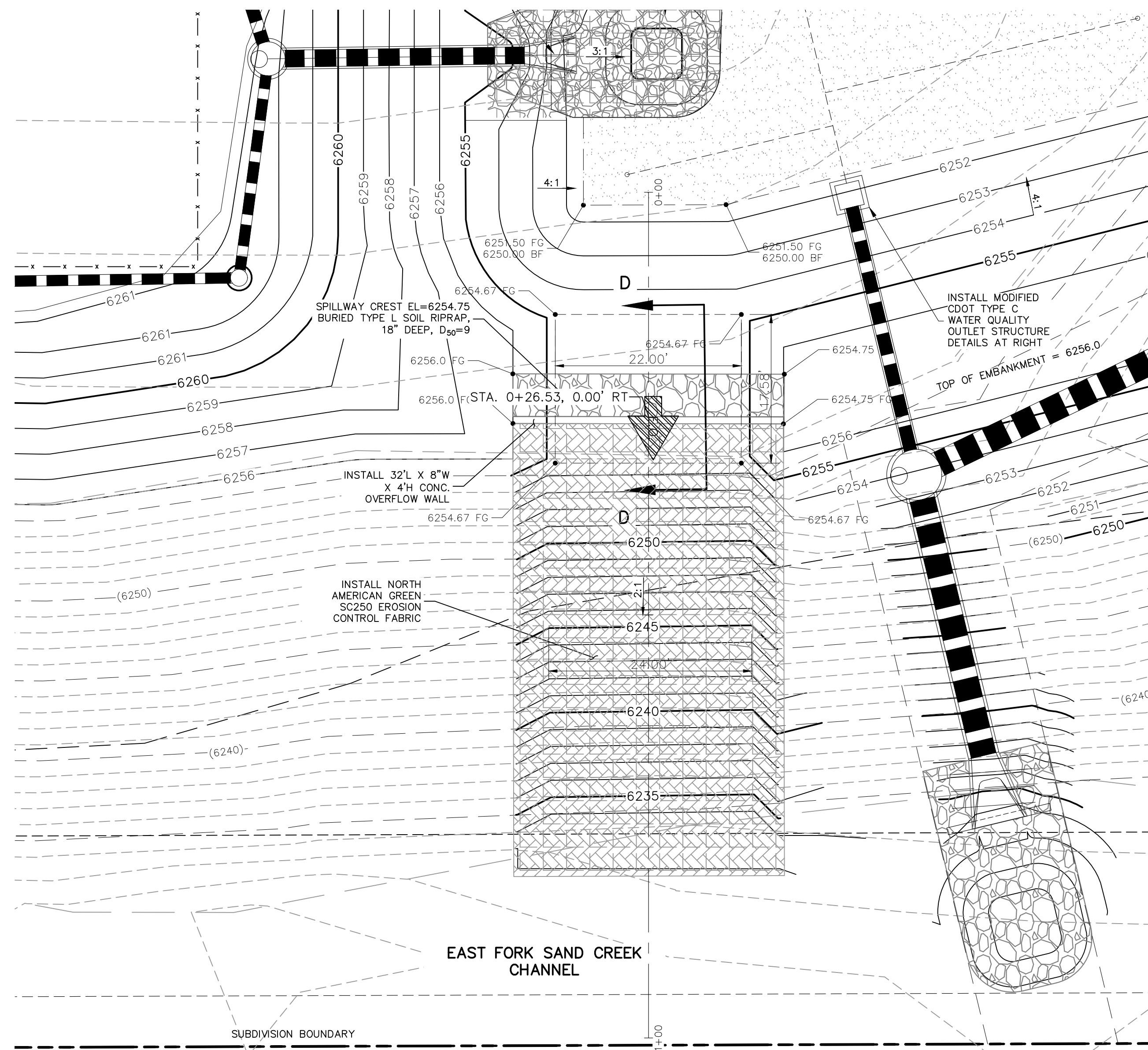
FOR AND ON
BEHALF OF
CIVIL CONSULTANTS,
INC.

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

REVISIONS: NO. DATE: BY: DESCRIPTION:

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

CAUTION



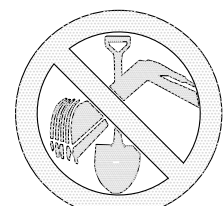
EMERGENCY OVERFLOW/RUNDOWN PLAN
NOT TO SCALE

LEGEND

EX	EXISTING
PROP	PROPOSED

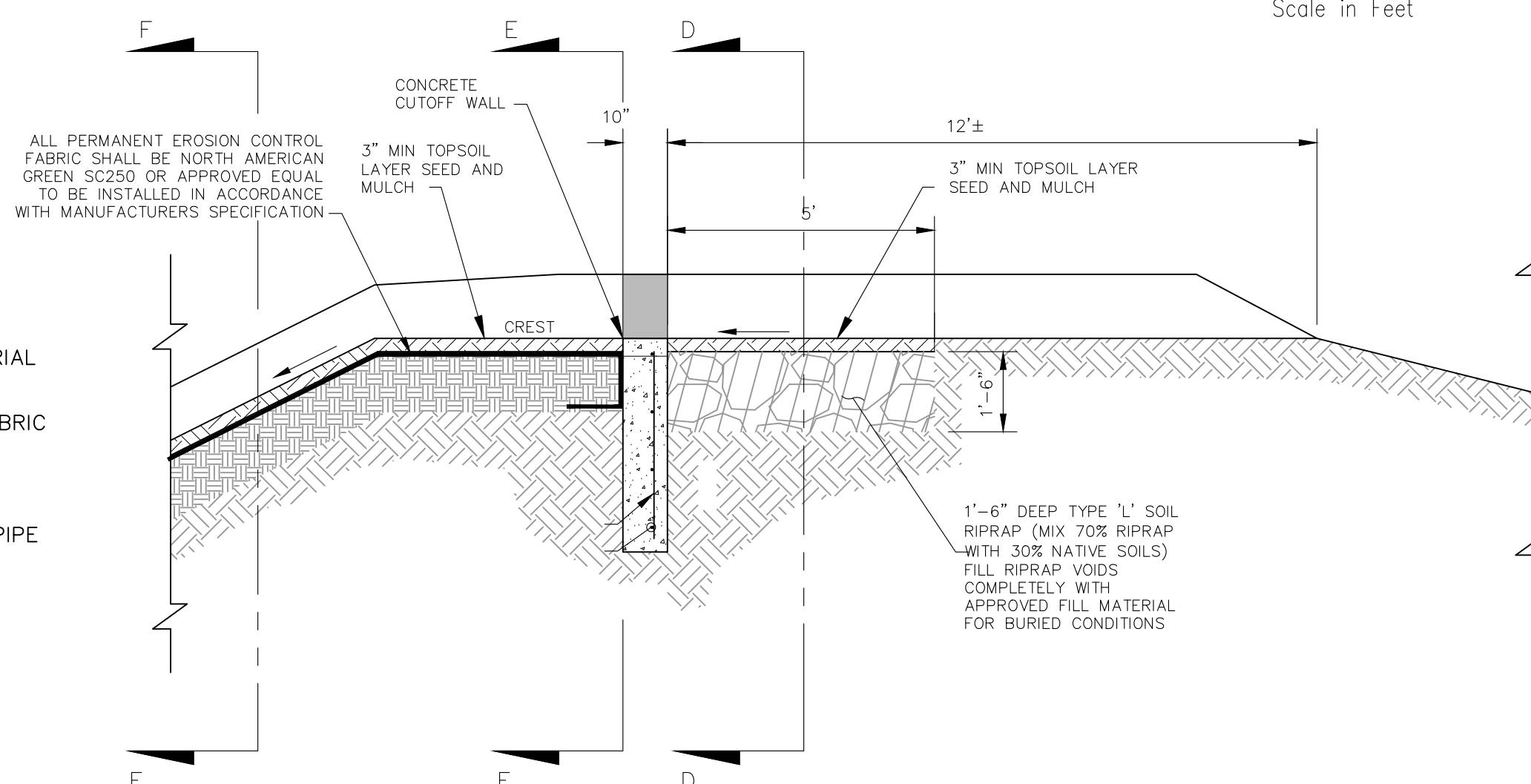
 RIPRAP TYP.
 CDOT CLASS C MATERIAL
 EROSION CONTROL FABRIC
 PROPERTY LINE
 PROP STORM SEWER PIPE

WARNING SIGN



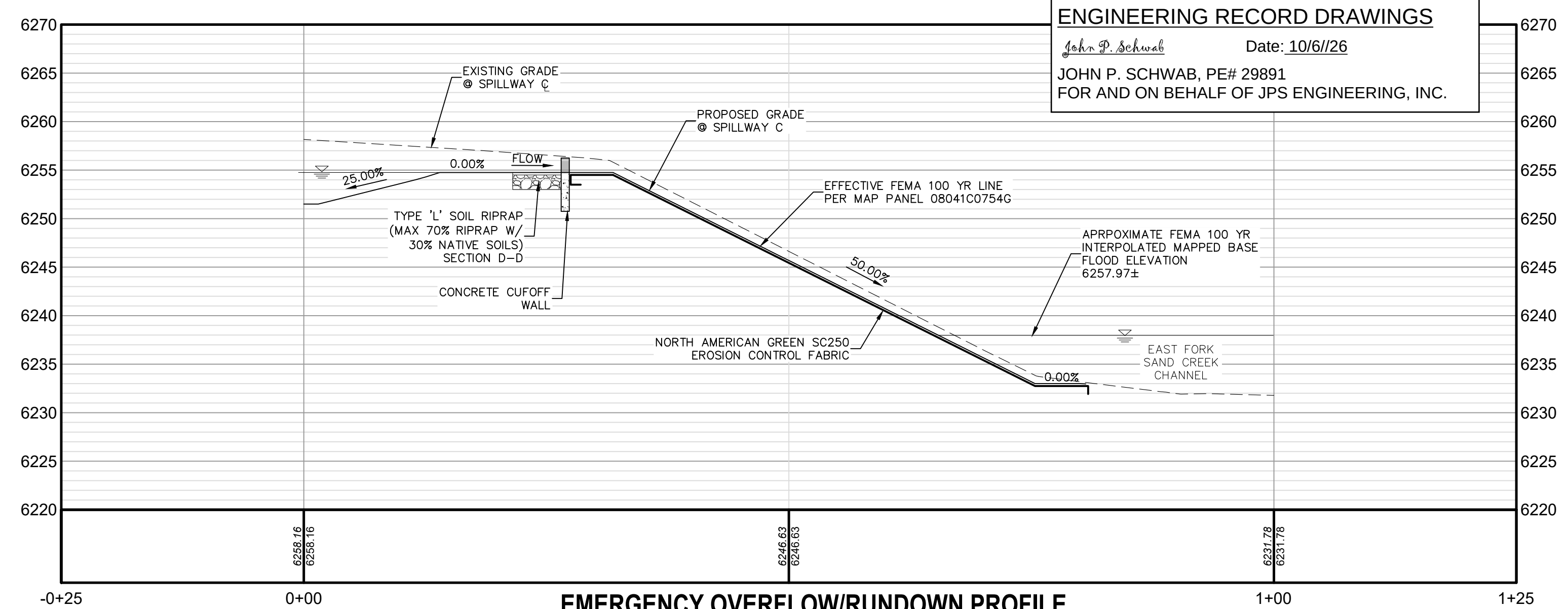
FOR LOCATING
& MARKING
GAS,
ELECTRIC,
WATER &
TELEPHONE
LINES

FOR BURIED UTILITY INFORMATION
48 HRS BEFORE YOU DIG
CALL 1-800-922-1987



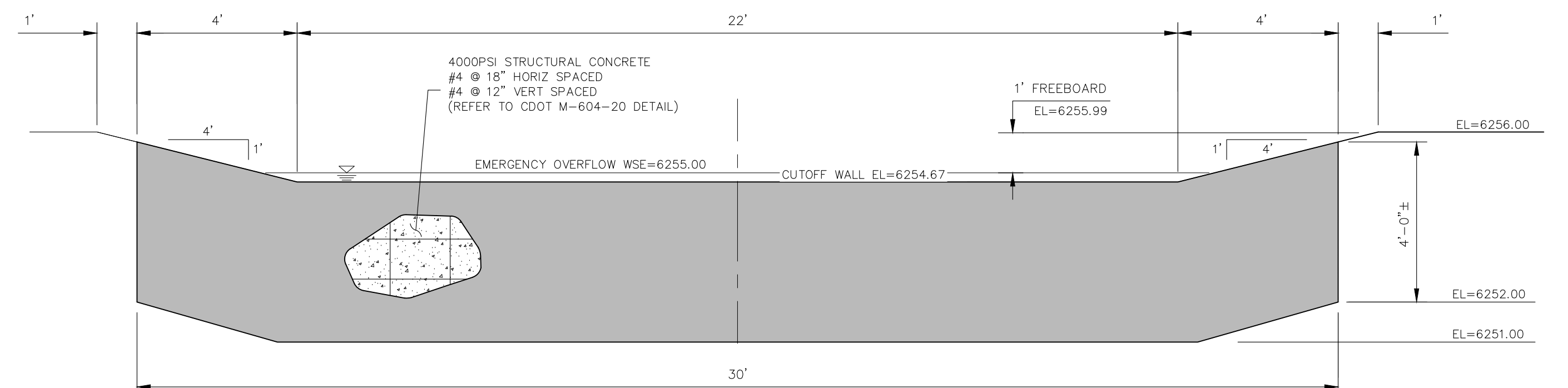
SPILLWAY SECTION D-D

NOT TO SCALE



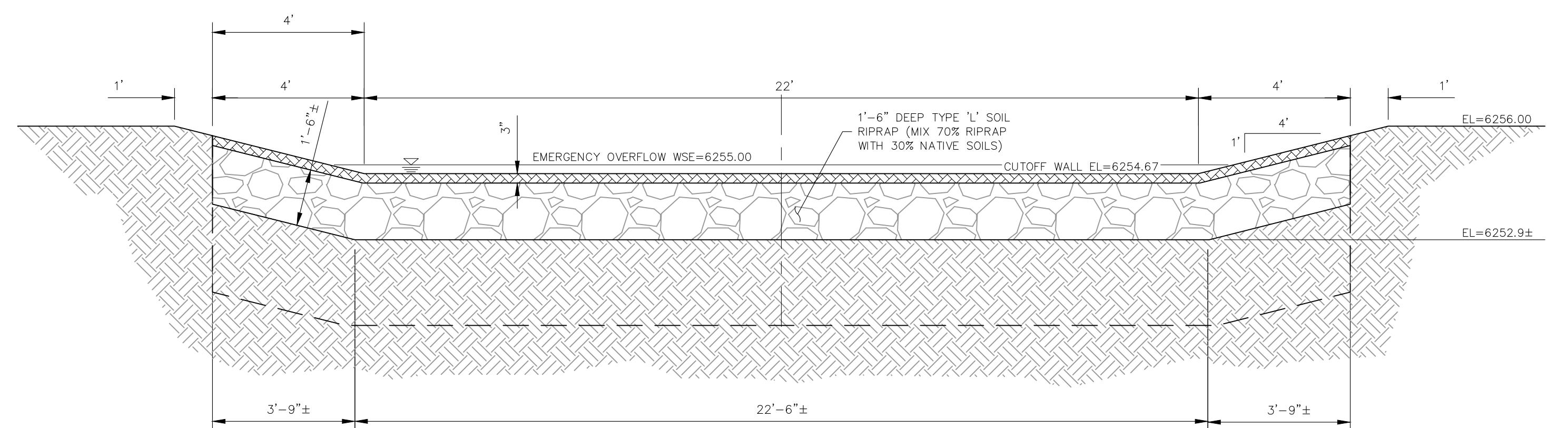
EMERGENCY OVERFLOW/RUNDOWN PROFILE

NOT TO SCALE



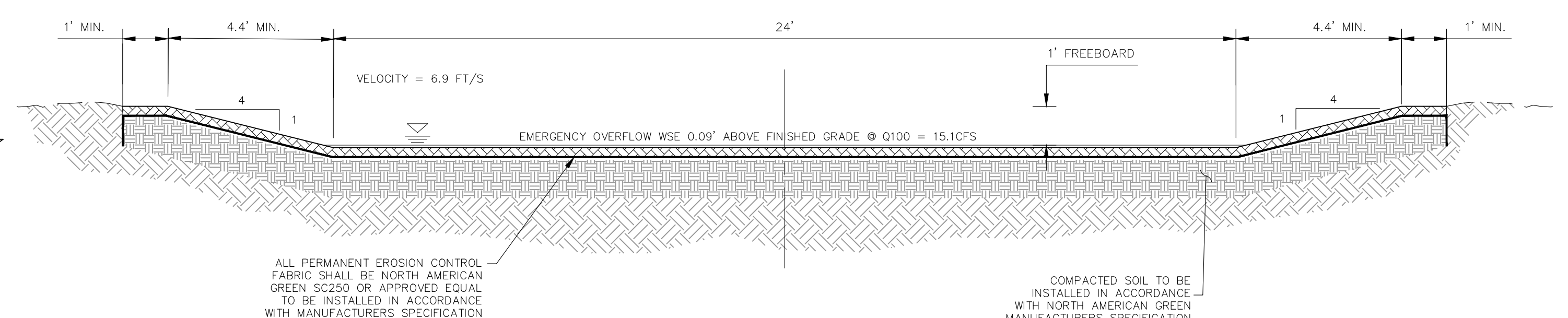
SPILLWAY CREST - SECTION E-E

NOT TO SCALE



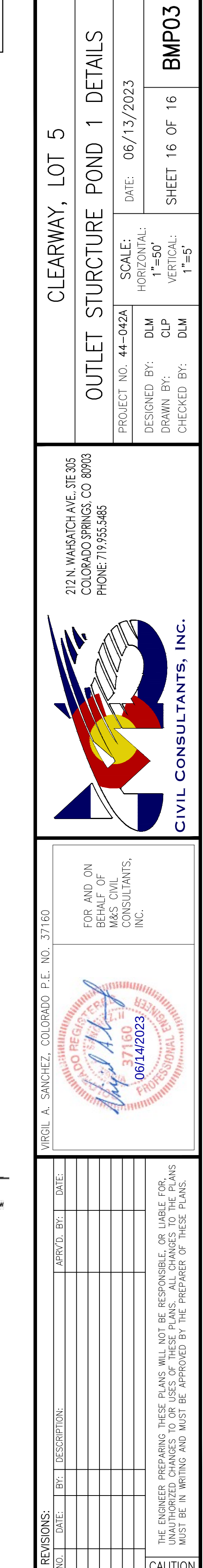
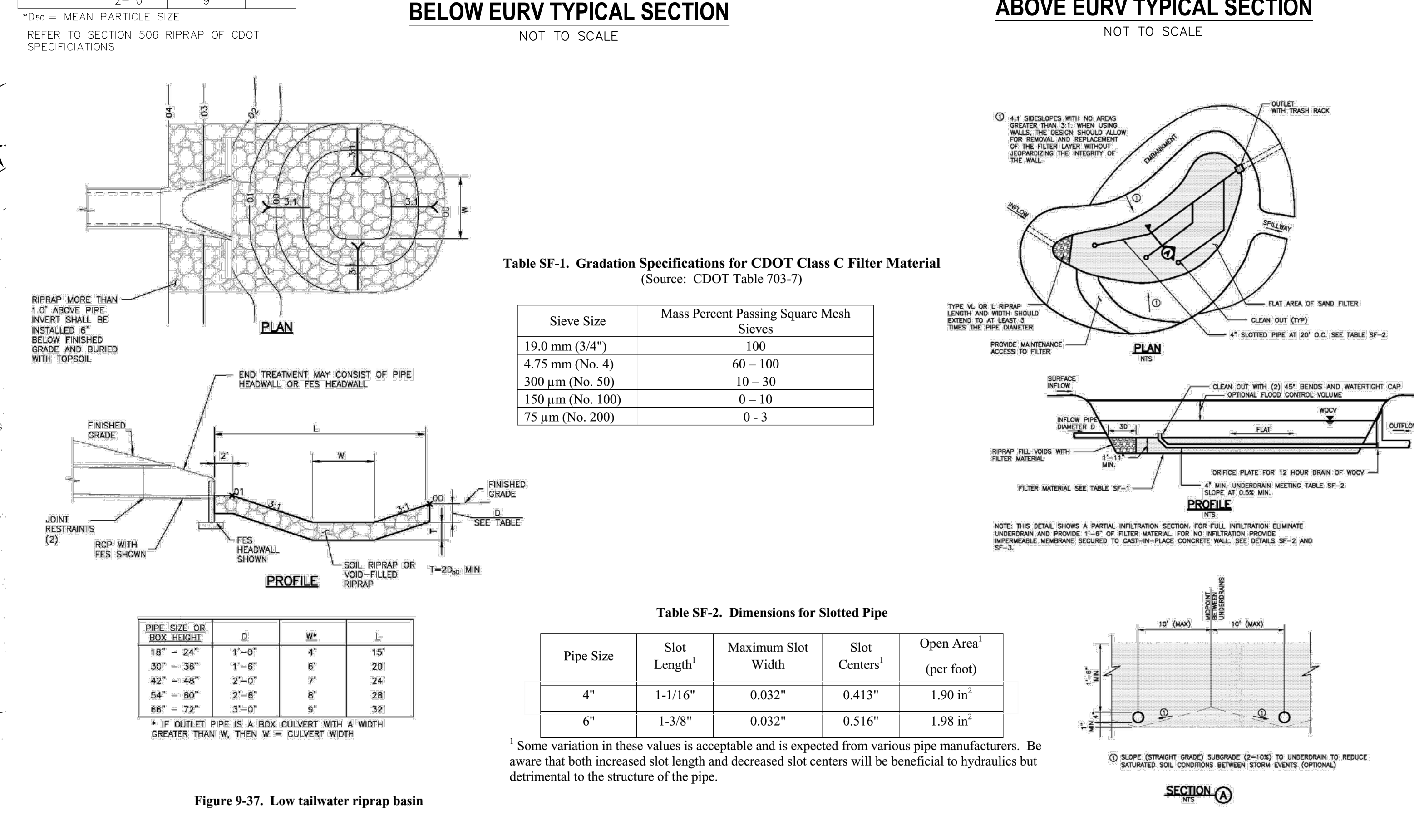
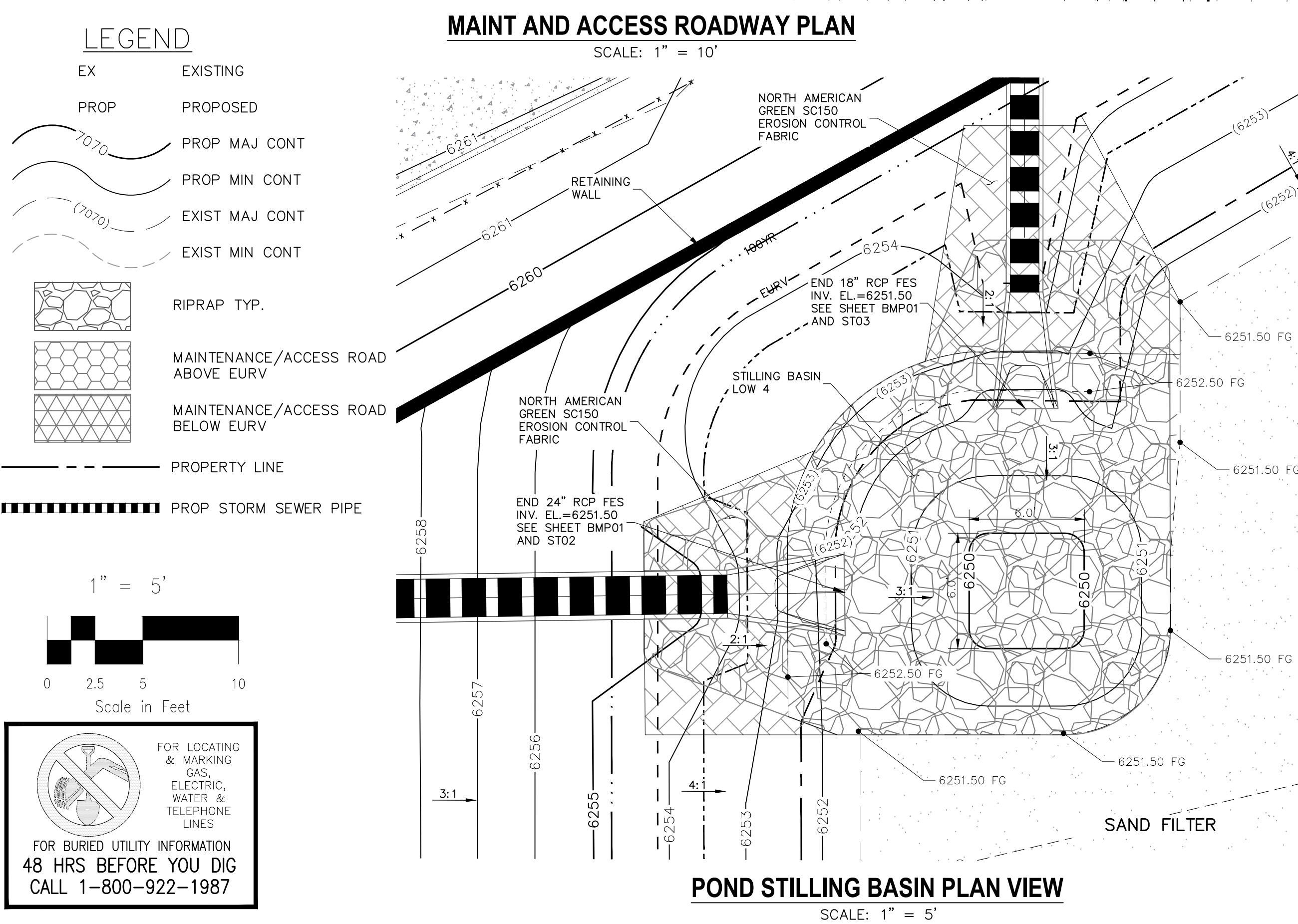
SPILLWAY CREST - SECTION D-D

NOT TO SCALE



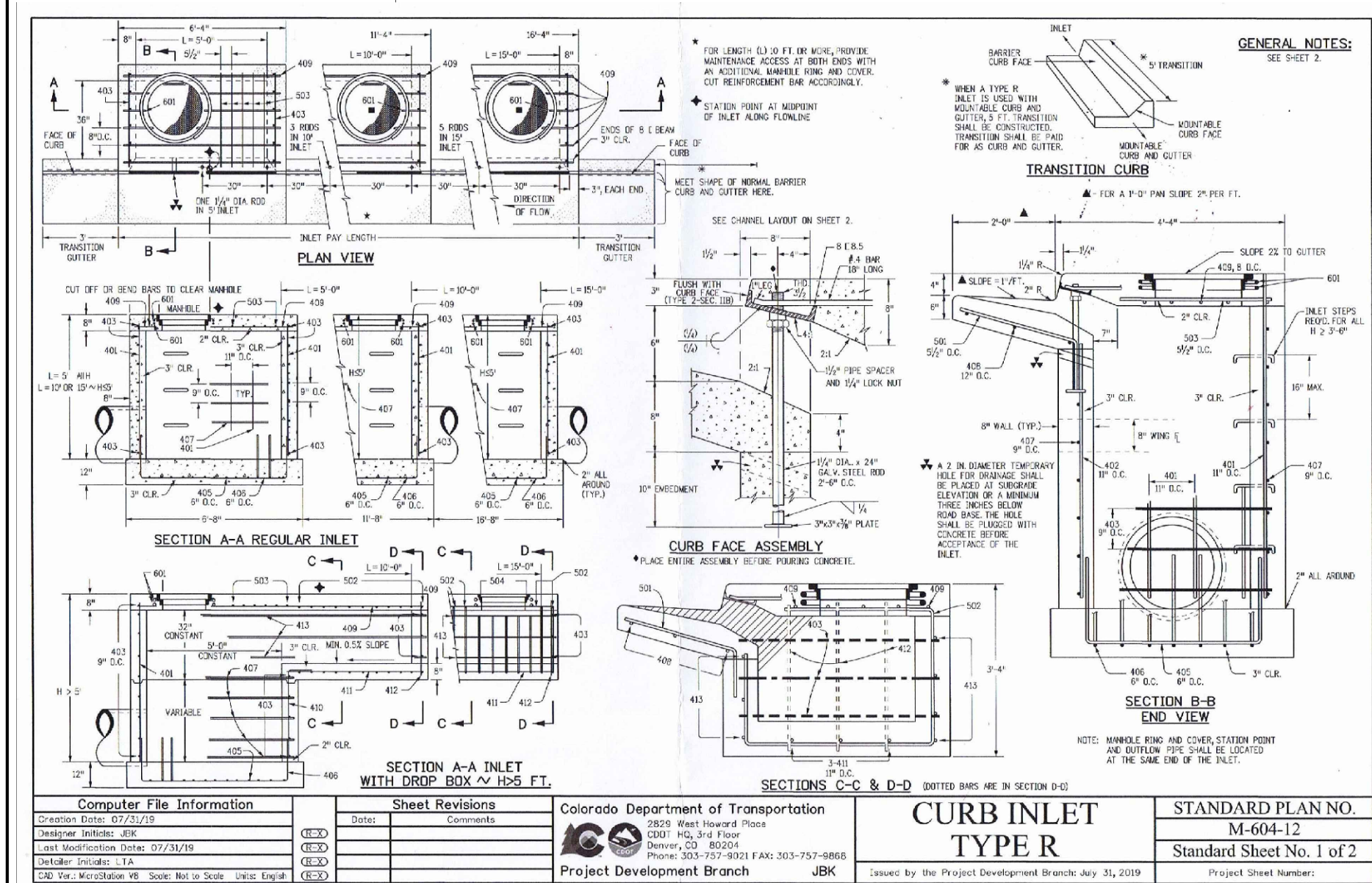
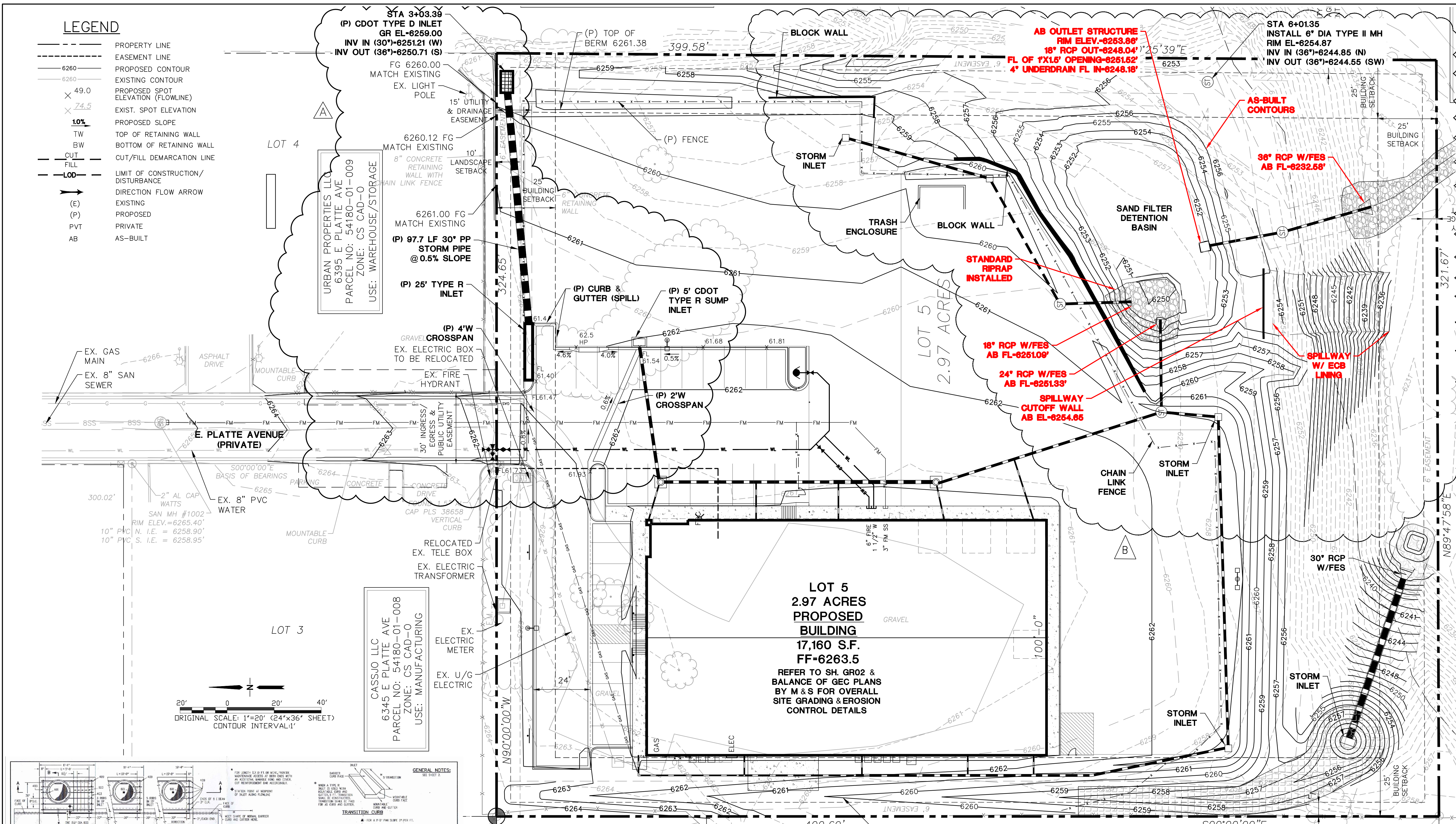
SPILLWAY RUNDOWN - SECTION F-F

NOT TO SCALE



LEGEND

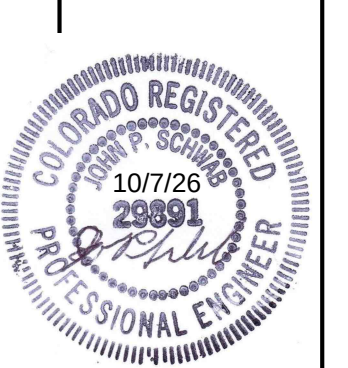
---	PROPERTY LINE
---	EASEMENT LINE
---	PROPOSED CONTOUR
---	EXISTING CONTOUR
X	PROPOSED SPOT ELEVATION (FLOWLINE)
X	EXIST. SPOT ELEVATION
---	PROPOSED SLOPE
TW	TOP OF RETAINING WALL
BW	BOTTOM OF RETAINING WALL
---	CUT/FILL DEMARCATION LINE
---	FILL
---	LIMIT OF CONSTRUCTION/DISTURBANCE
---	DIRECTION FLOW ARROW
(E)	EXISTING
(P)	PROPOSED
PVT	PRIVATE
AB	AS-BUILT



POND 1 SAND FILTER - AS-BUILT DETENTION BASIN DATA
 WQ WATER SURFACE EL = 6252.23
 WQ VOLUME = 0.053 AC-FT
 EURV WATER SURFACE EL = 6254.07
 EURV VOLUME = 0.248 AC-FT
 100-YR WATER SURFACE EL = 6254.2
 100-YR VOLUME = 0.264 AC-FT
 SPILLWAY CREST EL = 6254.65
 TOP OF EMBANKMENT EL = 6256.0
 RATIONAL 100-YR INFLOW = 14.8 CFS
 MHFD 100-YR INFLOW = 8.0 CFS
 MHFD 100-YR RELEASE = 1.7 CFS

AS-BUILT DETENTION BASIN CONTOURS

CONTOUR	AREA (SF)
6252	3583
6253	4450
6254	5395



ENGINEERING RECORD DRAWINGS
 John P. Schwab Date: 10/7/26
 JOHN P. SCHWAB, PE# 29891
 FOR AND ON BEHALF OF JPS ENGINEERING, INC.

HORZ. SCALE: 1"=20'	DRAWN: PV
VERT. SCALE: N/A	DESIGNED: JPS
SURVEYED: RIDGELINE	CHECKED: JPS
CREATED: 03/02/26	LAST MODIFIED: 10/07/26
PROJECT NO: 012601	MODIFIED BY: PV
SHEET:	

CLEARWAY, LOT 5 6365 E. PLATTE AVENUE, COLORADO SPRINGS, CO

SITE GRADING PLAN

JPS ENGINEERING
 19 E. Willamette Ave.
 Colorado Springs, CO 80903
 PH: 719-477-9429
 FAX: 719-471-0766
 www.jpsengr.com

CALL UTILITY NOTIFICATION
 CENTER OF COLORADO
 1-800-922-1987
 CALL 2-BUSINESS DAYS IN ADVANCE
 BEFORE YOU DIG, GRADE, OR EXCAVATE
 FOR THE MARKING OF UNDERGROUND MEMBER UTILITIES.

No.	REVISION	DATE
1	NE STORM REVISIONS	03/11/26
2	AS-BUILT	10/07/26

C1.1