

PAINT BRUSH HILLS FILING 13E

COUNTY OF EL PASO, STATE OF COLORADO

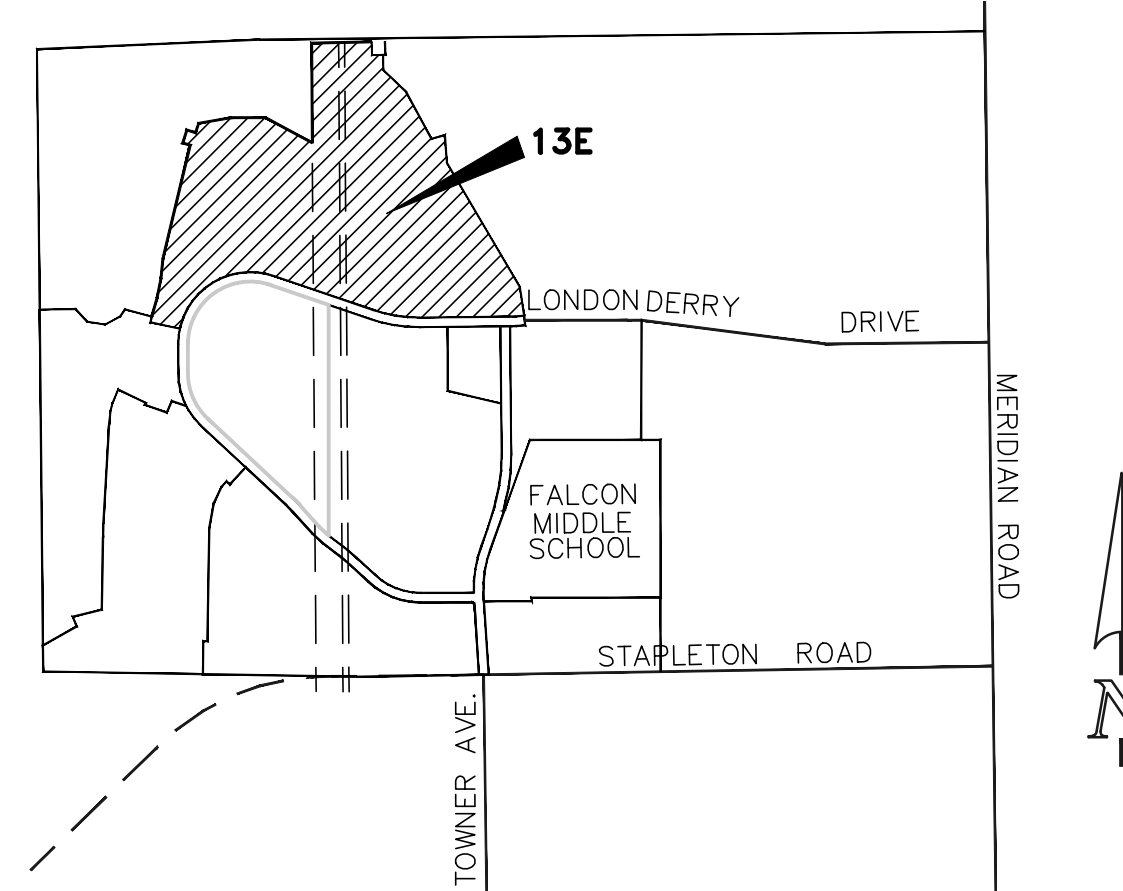
CONSTRUCTION PLANS

(WITH EARLY GRADING SUBMITTAL)

MARCH 2018

GENERAL CONSTRUCTION NOTES:

1. THE LOCATION OF EXISTING UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY AND MAY NOT INCLUDE ALL UTILITIES. THE EXCAVATION CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK. THE CONTRACTOR AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY HIS FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UTILITIES.
2. BEFORE COMMENCING ANY EXCAVATION, CALL 1-800-922-1987 FOR EXISTING UTILITY LOCATIONS.
3. 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.
4. ALL BACKFILL, SUB-BASE AND/OR BASE COURSE (CLASS 6) MATERIAL SHALL BE COMPACTED TO THE SOILS ENGINEER'S RECOMMENDATIONS, AND APPROVED BY EL PASO COUNTY DEVELOPMENT SERVICES ENGINEERING DIVISION.
5. ALL STATIONING IS CENTERLINE UNLESS OTHERWISE INDICATED. ALL ELEVATIONS ARE CENTERLINE UNLESS OTHERWISE INDICATED.
6. THE CONTRACTOR SHALL REVEGETATE ALL DISTURBED AREAS AS SOON AS POSSIBLE AND EROSION CONTROL SHALL BE INSTALLED AND MAINTAINED IN A FUNCTIONAL MANNER AT ALL TIMES. DEVELOPER RESPONSIBLE FOR MAINTAINING DISTURBED AREAS UNTIL REVEGETATION IS COMPLETE.
7. ALL DISTURBED PAVEMENT EDGES SHALL BE CUT TO NEAT LINES. REPAIR SHALL CONFORM TO THE EPC ECM APPENDIX K - 1.2C.
8. ADDITIONAL EROSION CONTROL STRUCTURES MAY BE REQUIRED AT THE TIME OF CONSTRUCTION.
9. BUILDING CONTRACTORS WILL BE RESPONSIBLE FOR CONSTRUCTING POSITIVE DRAINAGE AWAY FROM ALL STRUCTURES.
10. 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 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 DEVELOPMENT SERVICES DEPARTMENT PRIOR TO CONSTRUCTION.
11. THE CONTRACTOR SHALL REVEGETATE ALL DISTURBED AREAS WITHIN 21 DAYS OF SUBSTANTIAL GRADING COMPLETION. EROSION CONTROL SHALL BE INSTALLED AND MAINTAINED IN A FUNCTIONAL MANNER AT ALL TIMES. DEVELOPER IS RESPONSIBLE FOR MAINTAINING DISTURBED AREAS UNTIL REVEGETATION IS COMPLETE.
12. TYPE M RIP-RAP WITH 4" OF TYPE II GRANULAR BEDDING AND MIRAFI 180N OR EQUAL MAY BE SUBSTITUTED WHERE TYPE L RIP-RAP WITH MIRAFI FW 700 OR EQUAL IS SPECIFIED
13. ALL MATERIALS AND INSTALLATION PROCEDURES SHALL BE IN COMPLIANCE WITH ANY AND ALL APPLICABLE EL PASO COUNTY STANDARDS AND WITH PAINT BRUSH HILLS METRO DISTRICT CONSULTING ENGINEER APPROVAL.
14. ALL WATER MAINS SHALL BE AWWA C900-SDR18 PVC WITH PUSH-ON SINGLE GASKET TYPE JOINTS.
15. ALL WATER MAIN FITTINGS SHALL BE MADE FROM GRAY-IRON OR DUCTILE IRON AND FURNISHED WITH MECHANICAL JOINT ENDS. ALL FITTINGS SHALL HAVE A PRESSURE RATING OF 250 PSI.
16. ALL WATER LINE BENDS, TEES, BLOW-OFFS AND PLUGS AT DEAD-END MAINS SHALL BE PROTECTED FROM THRUST BY USING CONCRETE THRUST BLOCKS AND/OR RODDING AND RESTRAINED PIPE PER THE PAINT BRUSH HILLS METRO DISTRICT CONSULTING ENGINEER APPROVAL.
17. MAXIMUM DEFLECTION OF 8" & 12" PVC WATER MAIN JOINTS IS 4 DEGREES. CORRESPONDING MINIMUM CURVE RADIUS IS 286'. ADDITIONAL 11.25" OR 22.5" BENDS MAY BE REQUIRED FOR PROPER ALIGNMENT.
18. CONTRACTOR IS RESPONSIBLE FOR PROVIDING DETAILED AS-BUILTS OF ALL WATER MAIN, STORM SEW AND SAN. SEW. MAIN INSTALLATIONS, INCLUDING ACCURATE DISTANCES OF MAIN LINES, VALVES, FITTINGS, MANHOLES AND LOCATIONS OF WATER AND SEWER SERVICES.
19. SANITARY SEWER PIPE AND FITTINGS: PVC 4"-8" ASTM D3034, TYPE PSM, SDR 35; PUSH-ON JOINTS AND MOLDED RUBBER GASKETS MAXIMUM HORIZONTAL DEFLECTION, AFTER INSTALLATION AND BACK FILLING SHALL NOT EXCEED 3% OF THE PIPE DIAMETER. (MINIMUM CURVE RADIUS IS 100' FOR 8" PVC SAN. SEW. MAIN)



VICINITY MAP
NTS

Revise title to designate these construction plans are for the utility plans

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 PLANNING AND COMMUNITY DEVELOPMENT - 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 DSD. 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 DSD.
10. CONTRACTOR SHALL COORDINATE GEOTECHNICAL TESTING PER ECM STANDARDS. PAVEMENT DESIGN SHALL BE APPROVED BY EL PASO COUNTY DSD 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.
14. CONTRACTOR SHALL OBTAIN ANY PERMITS REQUIRED BY EL PASO COUNTY DOT, 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:

- A. SOUTH 1/4 CORNER OF SECTION 26, TOP OF 2 1/2" ALUMINUM CAP.
ELEV. = 7140.91
VERTICAL DATUM = NGVD 1929
- B. SOUTHWEST CORNER OF SECTION 25, TOP OF 3 1/4" ALUMINUM CAP
ELEV. = 7136.34
VERTICAL DATUM = NGVD 1929

BASIS OF BEARINGS:

THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SECTION 26, TOWNSHIP 12 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN BEING MONUMENTED AT THE EAST BY A 3.25" ALUMINUM CAP STAMPED P.L.S. 12103, PRINCIPAL MERIDIAN AND AT THE WEST END BY A NO. 6 REBAR WITH 2.5" ALUMINUM CAP STAMPED P.L.S. 4842, ASSUMED TO BEAR N89°02'00"W, A DISTANCE OF 2614.11 FEET AS SHOWN ON A LAND SURVEY PLAT BY W. K. CLARK AND ASSOCIATES, DATED AUGUST 13, 1999.

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.

AGENCIES:

- OWNER/DEVELOPER:** AEROPLAZA FOUNTAIN LLC & HEIDI LLC
212 NORTH WAHSATCH AVENUE, SUITE 301
COLORADO SPRINGS, CO 80903
MR. JEFF MARK, (719) 635-3200
- CIVIL ENGINEER:** CLASSIC CONSULTING ENGINEERS & SURVEYORS
619 N. CASCADE AVENUE, SUITE 200
COLORADO SPRINGS, COLORADO 80903
MR. MARC A. WHORTON, P.E. (719) 785-2802
- COUNTY ENGINEERING:** EL PASO COUNTY PLANNING AND COMMUNITY DEVELOPMENT
2880 INTERNATIONAL CIRCLE, SUITE 110
COLORADO SPRINGS, COLORADO 80910
MR. GILBERT LAFORCE (719) 520-7945
- METRO DISTRICT:** PAINT BRUSH HILLS METRO DISTRICT
9830 LIBERTY GROVE DR.
FALCON, CO 80831
MR. LEON GOMES (719) 495-8188
- GAS COMPANY:** BLACKHILLS ENERGY
37 WIDEFIELD BOULEVARD
WIDEFIELD, COLORADO 80911
MR. GEORGE M. PETERSON, (719) 392-3491
- ELECTRIC COMPANY:** MOUNTAIN VIEW ELECTRIC
P.O. BOX 1600
LIMON, COLORADO 80828
MR. LES ULFERS, (719) 495-2283
- FIRE DEPARTMENT:** FALCON FIRE PROTECTION DISTRICT
7030 N. MERIDIAN RD.
FALCON, COLORADO 80831
CHIEF HARWIG (719) 495-4050
- TELEPHONE COMPANY:** CENTURY LINK
(LOCATORS) 811
AT & T
(LOCATORS) 811

APPROVALS:

DESIGN ENGINEER'S STATEMENT:

THESE DETAILED PLANS AND SPECIFICATIONS WERE PREPARED UNDER MY DIRECTION AND SUPERVISION. SAID PLANS AND SPECIFICATIONS HAVE BEEN PREPARED ACCORDING TO THE CRITERIA ESTABLISHED BY THE COUNTY FOR DETAILED ROADWAY, DRAINAGE, GRADING AND EROSION CONTROL PLANS AND SPECIFICATIONS, AND SAID PLANS AND SPECIFICATIONS ARE IN CONFORMITY WITH APPLICABLE MASTER DRAINAGE PLANS AND MASTER TRANSPORTATION PLANS. SAID PLANS AND SPECIFICATIONS MEET THE PURPOSES FOR WHICH THE PARTICULAR ROADWAY AND DRAINAGE FACILITIES ARE DESIGNED AND ARE CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. I ACCEPT RESPONSIBILITY FOR ANY LIABILITY DIRECTLY CAUSED BY THE NEGLIGENT ACTS, ERRORS, OR OMISSIONS ON MY PART IN PREPARATION OF THESE DETAILED PLANS AND SPECIFICATIONS.

MARC A WHORTON, COLORADO P.E. #37155
FOR AND ON THE BEHALF OF CLASSIC CONSULTING ENGINEERS & SURVEYORS

DATE

OWNER/DEVELOPER'S STATEMENT:

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

MR. JEFF MARK
LORSON NORTH DEVELOPMENT CORP

DATE

EL PASO COUNTY:

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

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

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

DATE

PAINT BRUSH HILLS METROPOLITAN DISTRICT

THESE CONSTRUCTION DOCUMENTS HAVE BEEN REVIEWED AND APPROVED FOR SANITARY SEWER, WATER MAIN AND ASSOCIATED UTILITY SERVICE CONSTRUCTION.

FOR AND ON BEHALF OF THE PAINT BRUSH HILLS METRO. DISTRICT

DATE

FALCON FIRE PROTECTION DISTRICT

ALL FIRE HYDRANTS SHALL BE INSTALLED ACCORDING TO THE FALCON FIRE PROTECTION DISTRICT 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 FALCON FIRE PROTECTION DISTRICT.

FOR AND ON BEHALF OF FALCON FIRE PROTECTION DISTRICT

DATE

PCD PROJECT NO. SF-18-XXX

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 "O" 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 PUBLIC SERVICES DEPARTMENT (PSD) PRIOR TO ANY SIGNAGE OR STRIPING WORK WITHIN AN EXISTING EL PASO COUNTY ROADWAY.

48 HOURS BEFORE YOU DIG,
CALL UTILITY LOCATORS
811
UTILITY NOTIFICATION OF COLORADO
IT'S THE LAW

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NO. REVISION	DATE

REVIEW:
PREPARED UNDER MY DIRECT SUPERVISION FOR AND ON BEHALF OF CLASSIC CONSULTING ENGINEERS AND SURVEYORS, LLC

MARC A. WHORTON, COLORADO P.E. # 37155 DATE

CLASSIC
CONSULTING ENGINEERS & SURVEYORS

619 N. Cascade Avenue, Suite 200
Colorado Springs, Colorado 80903
(719)785-0790
(719)785-0799(Fax)

PAINT BRUSH HILLS FILING 13E CONSTRUCTION PLANS			
TITLE SHEET			
DESIGNED BY	MAW	SCALE	DATE 3-6-18
DRAWN BY	MAW	(H) 1"= N/A	SHEET 1 OF 28
CHECKED BY		(V) 1"= N/A	JOB NO. 2053.50



N:\2053.50\DRAWINGS\CONSTRUCT\CONSTRUCTION Plans\2053.50-SHEET-01.dwg, 3/16/2018 12:08:33 PM, 1:1

SHEET INDEX:

SHEET 1 OF 28	TITLE SHEET
SHEET 2 OF 28	SHEET INDEX
SHEET 3 OF 28	SIDEWALK EXHIBIT INCLUDING TYPICAL ROAD SECTIONS
SHEET 3A OF 28	SIDEWALK EXHIBIT INCLUDING TYPICAL ROAD SECTIONS
SHEET 4 OF 28	STREET IMPROVEMENT PLAN INCLUDING SANITARY SEWER (TRIBOROUGH TRAIL)
SHEET 5 OF 28	STREET IMPROVEMENT PLAN INCLUDING SANITARY SEWER (BECKMAN STREET)
SHEET 6 OF 28	STREET IMPROVEMENT PLAN INCLUDING SANITARY SEWER (BECKMAN STREET / ASBEE STREET)
SHEET 7 OF 28	STREET IMPROVEMENT PLAN INCLUDING SANITARY SEWER (BRACKNELL PLACE)
SHEET 8 OF 28	STREET IMPROVEMENT PLAN INCLUDING SANITARY SEWER (DEVONCOVE DRIVE)
SHEET 9 OF 28	STREET IMPROVEMENT PLAN INCLUDING SANITARY SEWER (WINGFIEL LANE / HILLDALE WAY)
SHEET 10 OF 28	STREET IMPROVEMENT PLAN INCLUDING SANITARY SEWER (KEATING DRIVE)
SHEET 11 OF 28	STREET IMPROVEMENT PLAN INCLUDING SANITARY SEWER (KEATING DRIVE)

SHEET 12 OF 28	WATER SYSTEM PLAN
SHEET 13 OF 28	WATER SYSTEM PLAN
SHEET 14 OF 28	WATER SYSTEM PLAN
SHEET 15 OF 28	WATER SYSTEM PLAN
SHEET 16 OF 28	WATER SYSTEM PLAN
SHEET 17 OF 28	WATER LOWERING DETAILS
SHEET 18 OF 28	UTILITY SERVICE PLAN
SHEET 19 OF 28	UTILITY SERVICE PLAN
SHEET 20 OF 28	UTILITY SERVICE PLAN
SHEET 21 OF 28	UTILITY SERVICE PLAN

SHEET 22 OF 28	STORM SEWER PLAN	(INCLUDED WITH PLAT SUBMITTAL)
SHEET 23 OF 28	STORM SEWER PLAN	(INCLUDED WITH PLAT SUBMITTAL)
SHEET 24 OF 28	STORM SEWER PLAN	(INCLUDED WITH PLAT SUBMITTAL)
SHEET 25 OF 28	DETENTION POND PLAN	(INCLUDED WITH PLAT SUBMITTAL)
SHEET 26 OF 28	DETENTION POND DETAILS	(INCLUDED WITH PLAT SUBMITTAL)
SHEET 27 OF 28	DETAILS	(INCLUDED WITH PLAT SUBMITTAL)
SHEET 28 OF 28	DETAILS	(INCLUDED WITH PLAT SUBMITTAL)

CDR185 is for a predevelopment grading request with installation of wet utilities. The only plans that should be in this construction drawings are the water system plan and utility service plan.

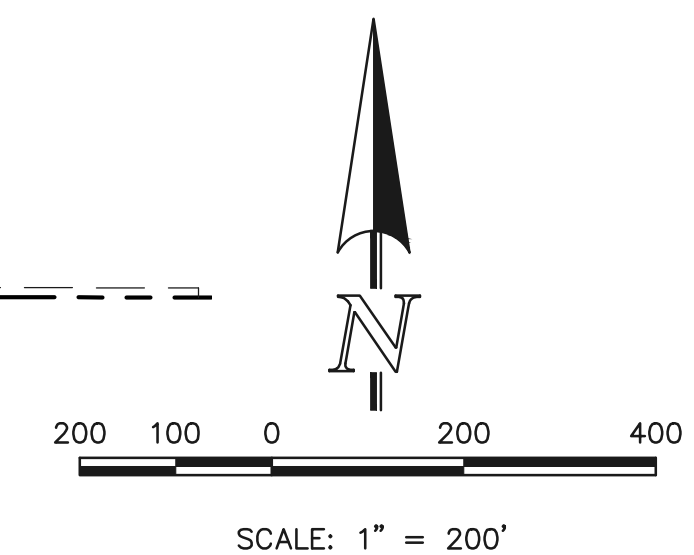
Remove all sidewalk exhibits, street improvement plans, storm sewer plans and detention plans. These will be reviewed for approval with the Filing 13E plat application. Alternative is to identify on each sheet that it's reference only and not a part of the approved plan set. Clearly note that the street designs are for reference only on the street improvement plans.

Remove and update the sheet numbering

Utility plan construction details are missing. Example: Typical trench & bedding detail, Fire Hydrant assembly, tracer wire detail, etc.



KEYMAP
SCALE: 1" = 200'



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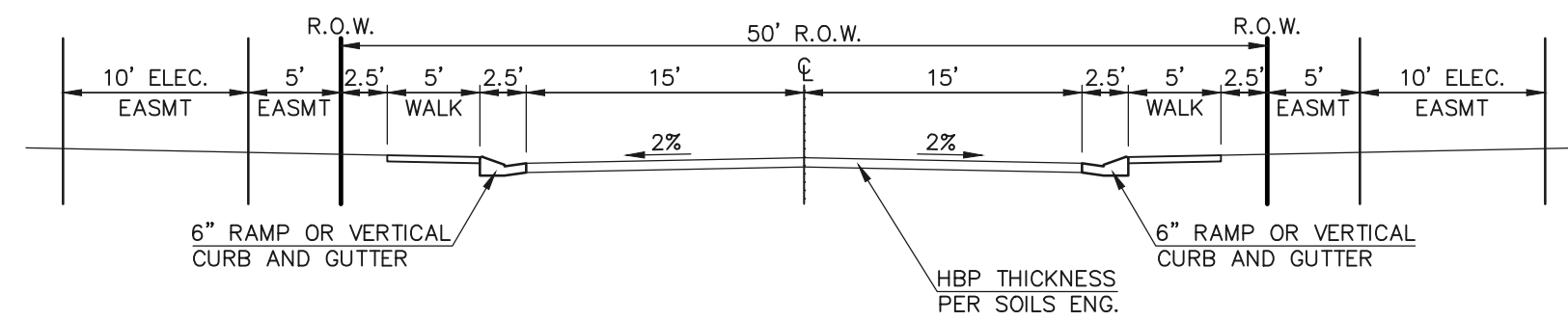
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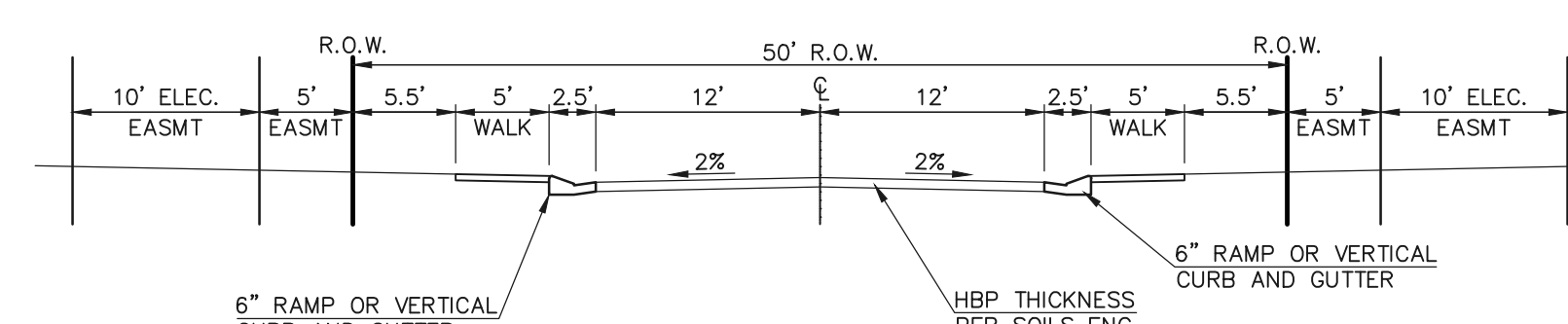
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PAINT BRUSH HILLS FILING 13C CONSTRUCTION PLANS SHEET INDEX			
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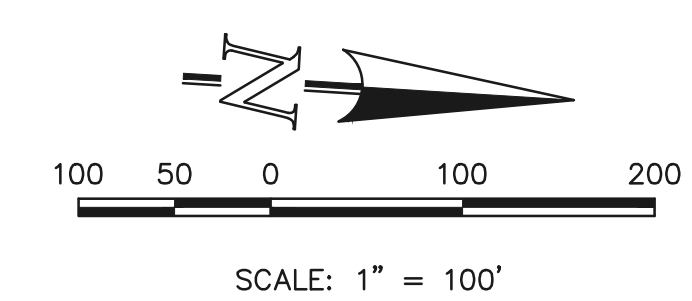
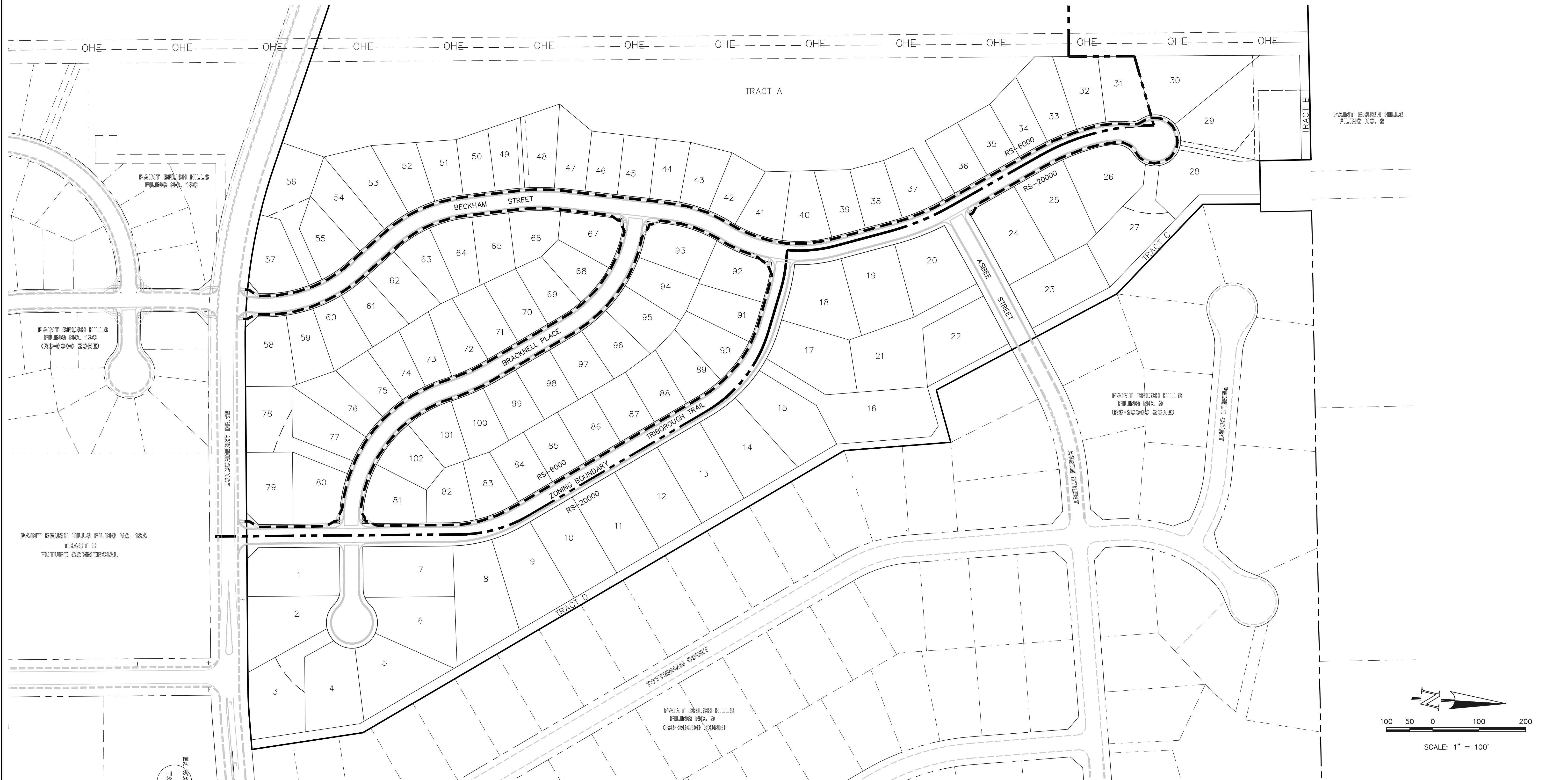


TYPICAL SECTION - 50' R.O.W.
 (URBAN LOCAL)
 SCALE: 1" = 10'
 - BECKHAM STREET, BRACKNELL PLACE,
 TRIBOROUGH TRAIL AND DEVONCOVE DRIVE



TYPICAL SECTION - 50' R.O.W.
 (URBAN LOCAL-LOW VOLUME)
 SCALE: 1" = 10'
 - WINGFIELD LANE AND HILLDALE WAY

50' R.O.W. SIDEWALK NOTE:
 SEE THIS PLAN FOR THE EXACT LOCATIONS OF
 SIDEWALK INSTALLATION OR SIDEWALK EXCLUSIONS
 ALONG THE PROPOSED ROADWAYS.



SIDEWALK LEGEND
 5' ATTACHED SIDEWALK

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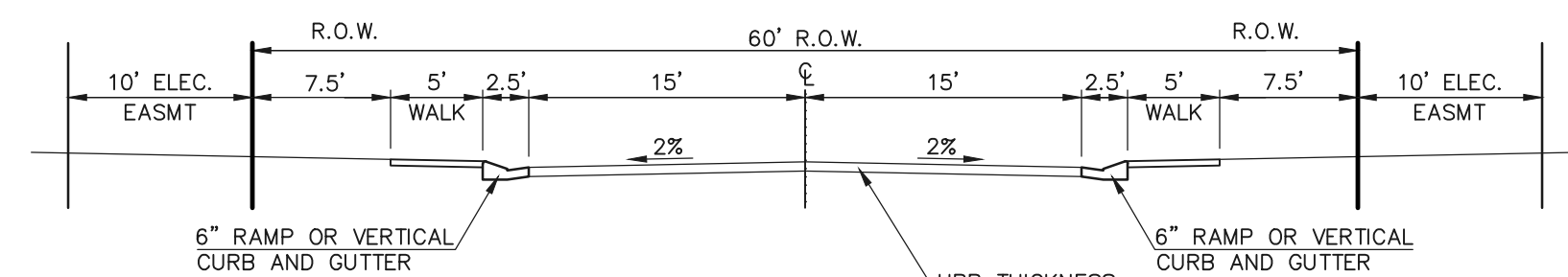
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 (719) 785-0790
 (719) 785-0799 (fax)

**PAINT BRUSH HILLS FILING 13C
 CONSTRUCTION PLANS
 SIDEWALK EXHIBIT
 INCLUDING TYPICAL ROAD SECTIONS**

DESIGNED BY	MAW	SCALE	DATE	3-6-18
DRAWN BY	MAW	(H) 1" = 100'	SHEET	3 OF 28
CHECKED BY		(V) 1" = N/A	JOB NO.	2053.50

N:\205350\DRAWINGS\CONSTRUCTION\Plans\205350-SHEET-03.dwg, 3/16/2018 12:23:01 PM, 1:1

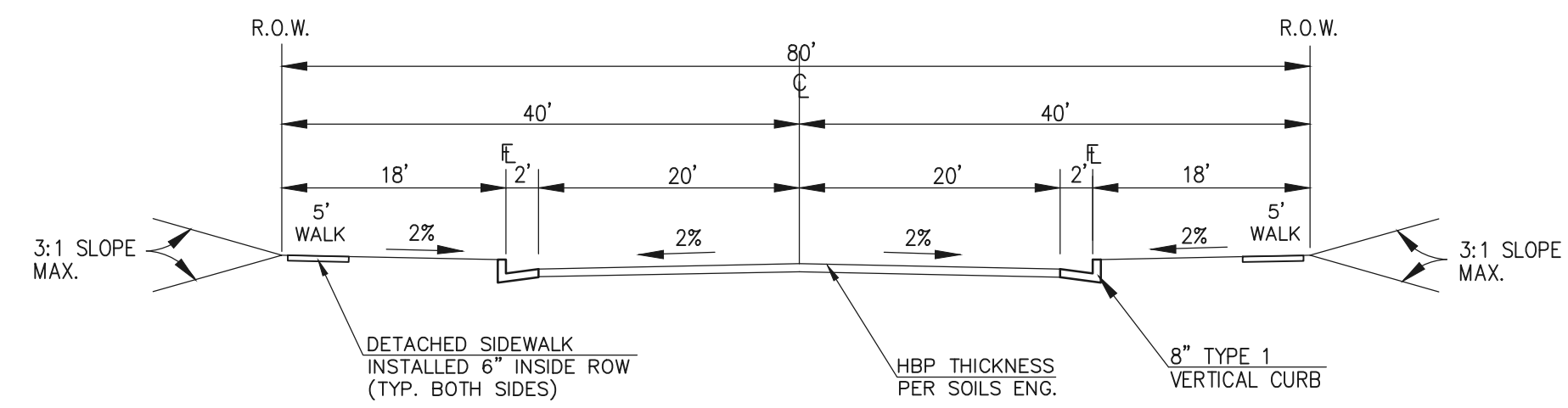


TYPICAL SECTION - 60' R.O.W.

(URBAN LOCAL)

SCALE: 1" = 10'

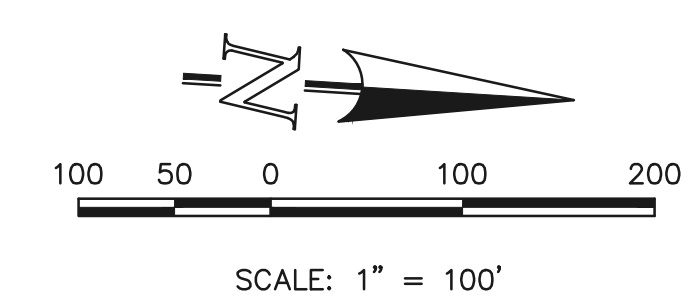
-ASBEE STREET AND KEATING DRIVE



TYPICAL SECTION - EXISTING COLLECTOR ROAD

N.T.S.

-TOWNER BLVD. AND LONDONDERRY DR.



SIDEWALK LEGEND

5' ATTACHED SIDEWALK

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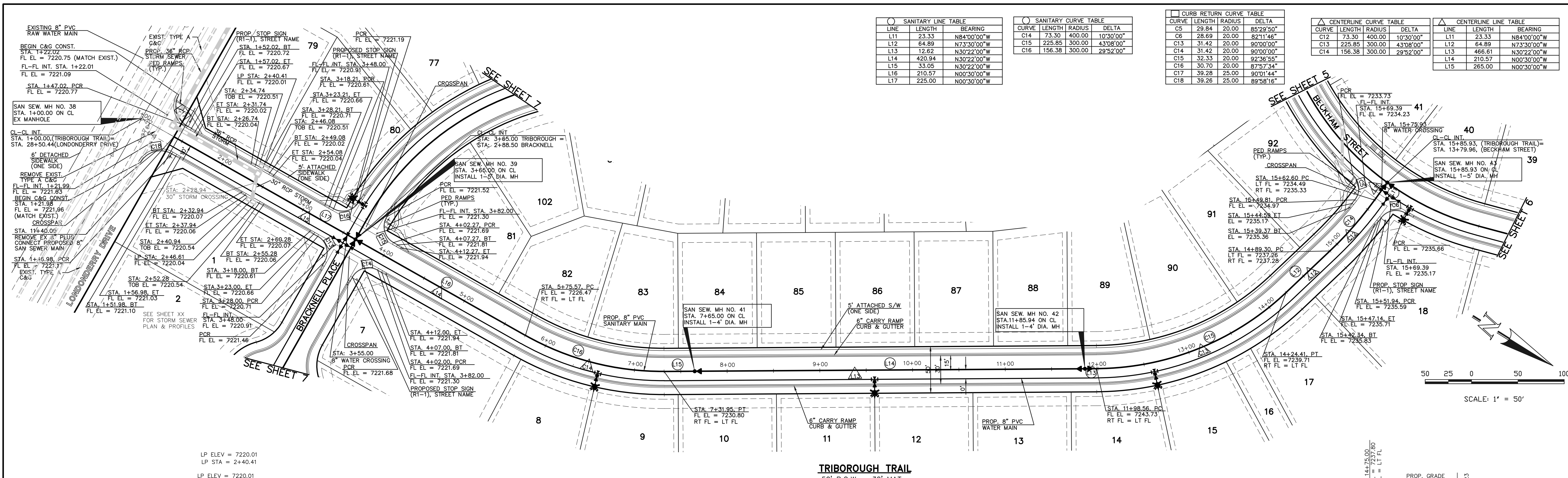
NO.	REVISION	DATE

REVIEW:
 PREPARED UNDER MY DIRECT SUPERVISION FOR AND ON BEHALF OF
 CLASSIC CONSULTING ENGINEERS AND SURVEYORS, LLC
 MARC A. WHORTON, COLORADO P.E. # 37155 DATE

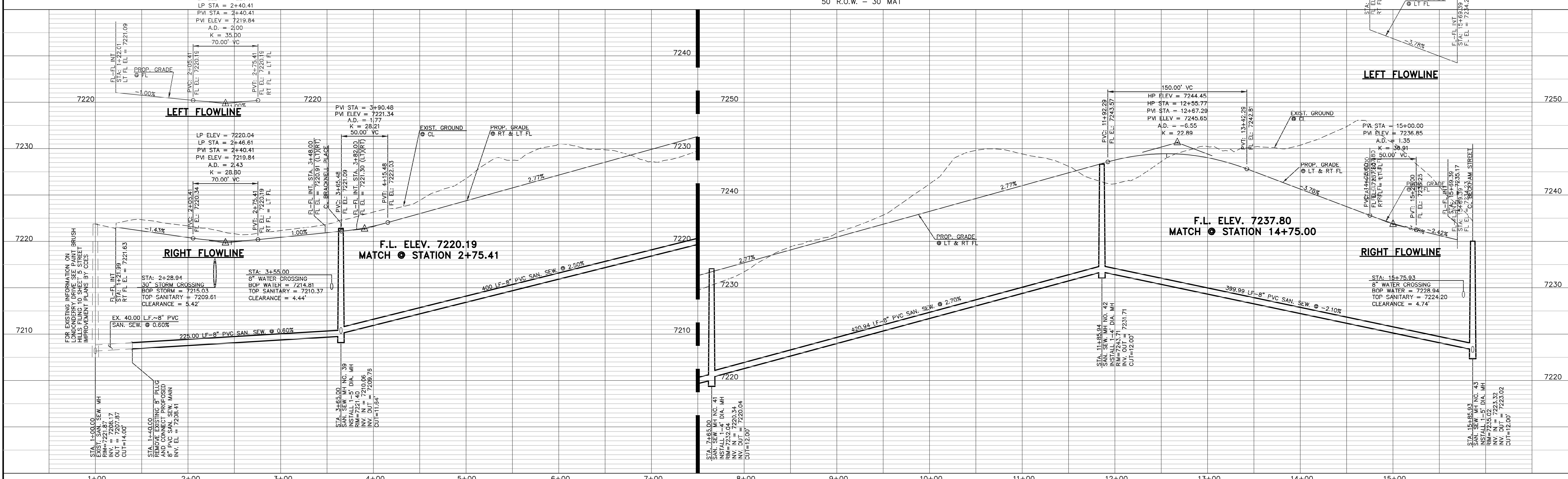
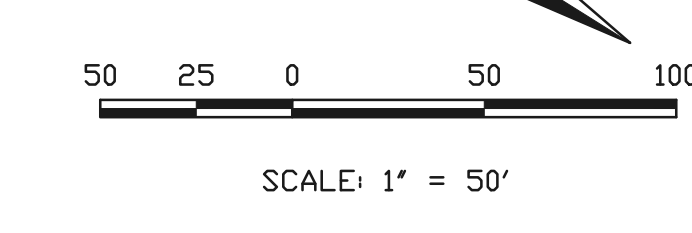
PAINT BRUSH HILLS FILING 13E			
CONSTRUCTION PLANS			
SIDEWALK EXHIBIT			
INCLUDING TYPICAL ROAD SECTIONS			
DESIGNED BY	MAW	SCALE	DATE 3-6-18
DRAWN BY	MAW	(H) 1" = 100'	SHEET 3A OF 28
CHECKED BY		(V) 1" = N/A	JOB NO. 2053.50



N:\2053.50\DRAWINGS\CONSTRUCTION\Plans\2053.50-SHEET-03.dwg, 3/16/2018 12:25:48 PM, 1:1



SANITARY LINE TABLE			SANITARY CURVE TABLE			CURB RETURN CURVE TABLE			CENTERLINE CURVE TABLE			CENTERLINE LINE TABLE		
LINE	LENGTH	BEARING	CURVE	LENGTH	RADIUS	DELTA	CURVE	LENGTH	RADIUS	DELTA	LINE	LENGTH	BEARING	
L11	23.33	N84°00'00"W	C14	73.30	400.00	10°30'00"	C5	29.84	20.00	85°29'50"	L11	23.33	N84°00'00"W	
L12	64.89	N73°30'00"W	C15	225.85	300.00	43°08'00"	C6	28.69	20.00	82°11'46"	L12	64.89	N73°30'00"W	
L13	12.62	N30°22'00"W	C16	156.38	300.00	29°52'00"	C7	31.42	20.00	90°00'00"	L13	466.61	N30°22'00"W	
L14	420.94	N30°22'00"W					C8	32.33	20.00	92°36'55"	L14	210.57	N00°30'00"W	
L15	33.05	N30°22'00"W					C9	30.70	20.00	87°57'34"	L15	265.00	N00°30'00"W	
L16	210.57	N00°30'00"W					C10	39.28	25.00	90°01'44"				
L17	225.00	N00°30'00"W					C11	39.26	25.00	89°58'16"				



DESIGN DATA: TRIBOROUGH TRAIL SIDEWALKS: WIDTH: 5' LOCATION: <input checked="" type="checkbox"/> Attached <input type="checkbox"/> Detached CURB TYPE: <input type="checkbox"/> 1 <input type="checkbox"/> 5 <input type="checkbox"/> 3 <input checked="" type="checkbox"/> A <input checked="" type="checkbox"/> C R/W WIDTH: 50' MAT WIDTH: 30' STREET TYPE: URBAN LOCAL HVEM	PAVEMENT: TYPE: HMA <input type="checkbox"/> PCC <input type="checkbox"/> THICKNESS: COMPOSITE SECTION HMA BASE SUBGRADE STABILIZATION: CHEMICAL: <input type="checkbox"/> MECH.: <input type="checkbox"/> TYPE: THICKNESS:
---	---

48 HOURS BEFORE YOU DIG,
CALL UTILITY LOCATORS
811
UTILITY NOTIFICATION OF COLORADO
IT'S THE LAW

THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK. THE CONTRACTOR SHALL BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE CAUSED BY HIS FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.

NO. REVISION	DATE

REVIEW:
PREPARED UNDER MY DIRECT SUPERVISION FOR AND ON BEHALF OF CLASSIC CONSULTING ENGINEERS AND SURVEYORS, LLC

MARC A. WHORTON, COLORADO P.E. #37155 DATE



PAINT BRUSH HILLS FILING 13E			
CONSTRUCTION PLANS			
STREET IMPROVEMENT PLANS			
TRIBOROUGH TRAIL			
DESIGNED BY	MAW	SCALE	DATE 3-6-18
DRAWN BY	MAW	(H) 1" = 50'	SHEET 4 OF 28
CHECKED BY	(V) 1" = 5'	JOB NO.	2053.50

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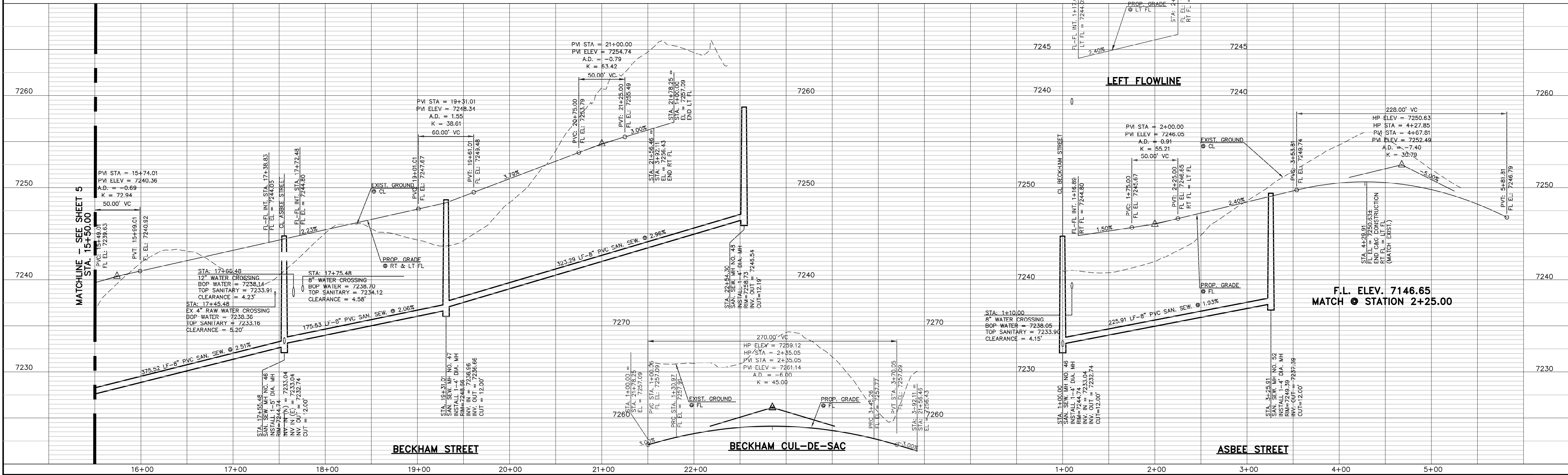
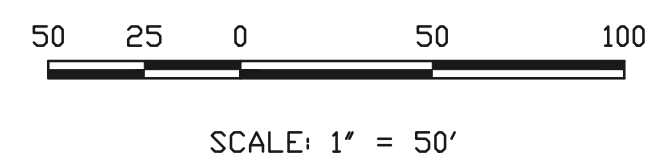
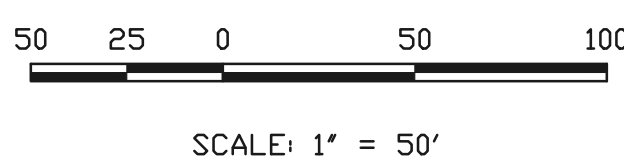
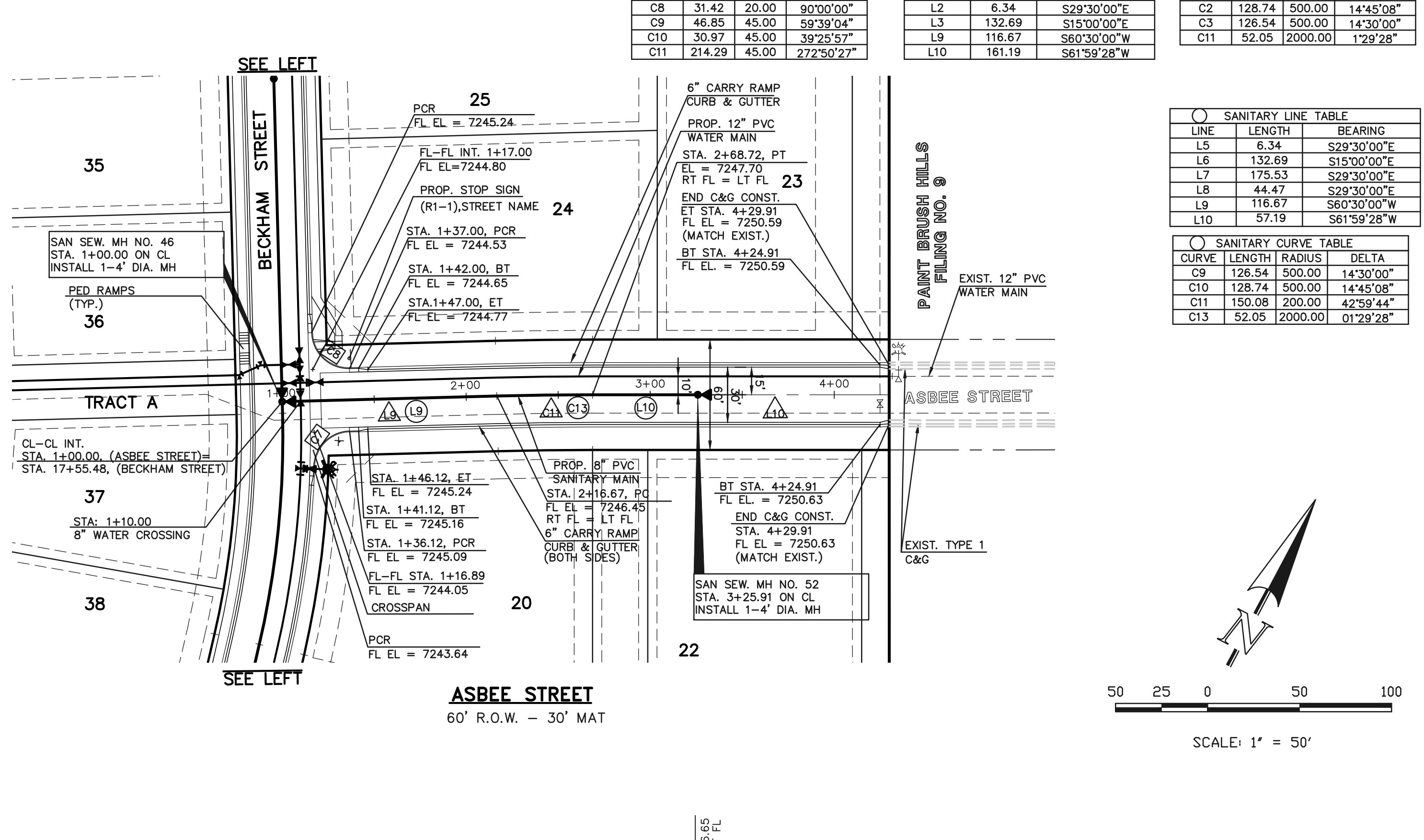
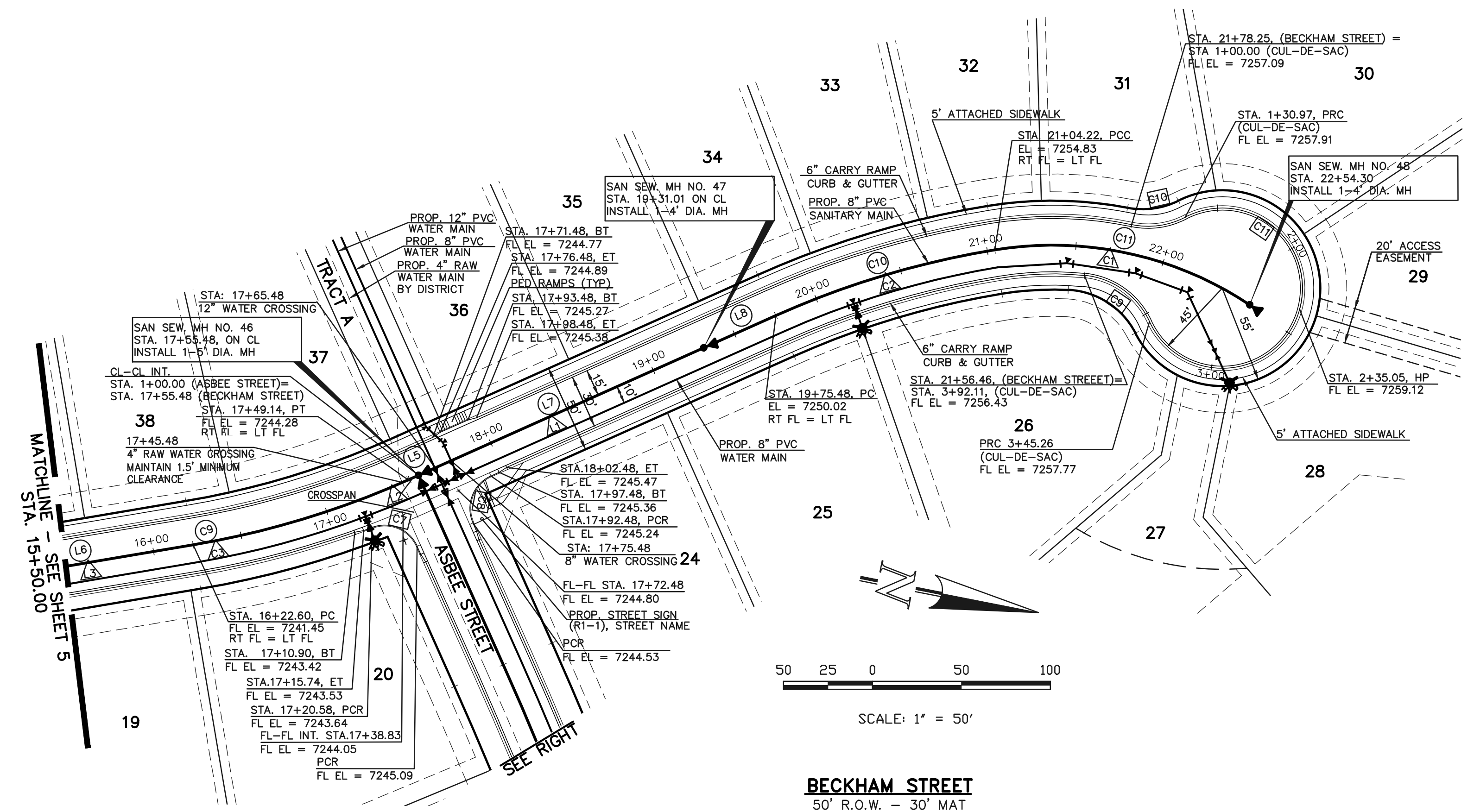
CURB RETURN CURVE TABLE			
CURVE	LENGTH	RADIUS	DELTA
C7	30.27	20.00	86°43'38"
C8	31.42	20.00	90°00'00"
C9	46.85	45.00	59°39'04"
C10	30.97	45.00	39°25'57"
C11	214.29	45.00	272°50'27"

CENTERLINE LINE TABLE			
LINE	LENGTH	BEARING	DELTA
L1	220.00	S29°30'00"E	
L2	6.34	S29°30'00"E	
L3	132.69	S15°00'00"E	
L9	116.67	S60°30'00"W	
L10	161.19	S61°59'28"W	

CENTERLINE CURVE TABLE			
CURVE	LENGTH	RADIUS	DELTA
C1	132.00	200.00	37°48'55"
C2	128.74	500.00	14°45'08"
C3	126.54	500.00	14°30'00"
C11	52.05	2000.00	1°29'28"

SANITARY LINE TABLE			
LINE	LENGTH	BEARING	DELTA
L5	6.34	S29°30'00"E	
L6	132.69	S15°00'00"E	
L7	175.53	S29°30'00"E	
L8	44.47	S29°30'00"E	
L9	116.67	S60°30'00"W	
L10	57.19	S61°59'28"W	

SANITARY CURVE TABLE			
CURVE	LENGTH	RADIUS	DELTA
C9	126.54	500.00	14°30'00"
C10	128.74	500.00	14°45'08"
C11	150.08	2000.00	42°59'44"
C13	52.05	2000.00	01°29'28"



DESIGN DATA: BECKHAM ROAD/ASBEE STREET	PAVEMENT: TYPE: HMA <input type="checkbox"/> PCC <input type="checkbox"/>
SIDEWALKS: WIDTH: 5'	THICKNESS:
LOCATION: <input checked="" type="checkbox"/> Attached <input type="checkbox"/> Detached	COMPOSITE SECTION:
CURB TYPE: <input type="checkbox"/> 1 <input type="checkbox"/> 5 <input type="checkbox"/> 3 <input checked="" type="checkbox"/> A <input checked="" type="checkbox"/> C	BASE:
R/W WIDTH: 50' / 60' MAT WIDTH: 30'	SUBGRADE STABILIZATION:
STREET TYPE: URBAN LOCAL HVEEM	CHEMICAL: <input type="checkbox"/> MECH.: <input type="checkbox"/>
	TYPE:
	THICKNESS:

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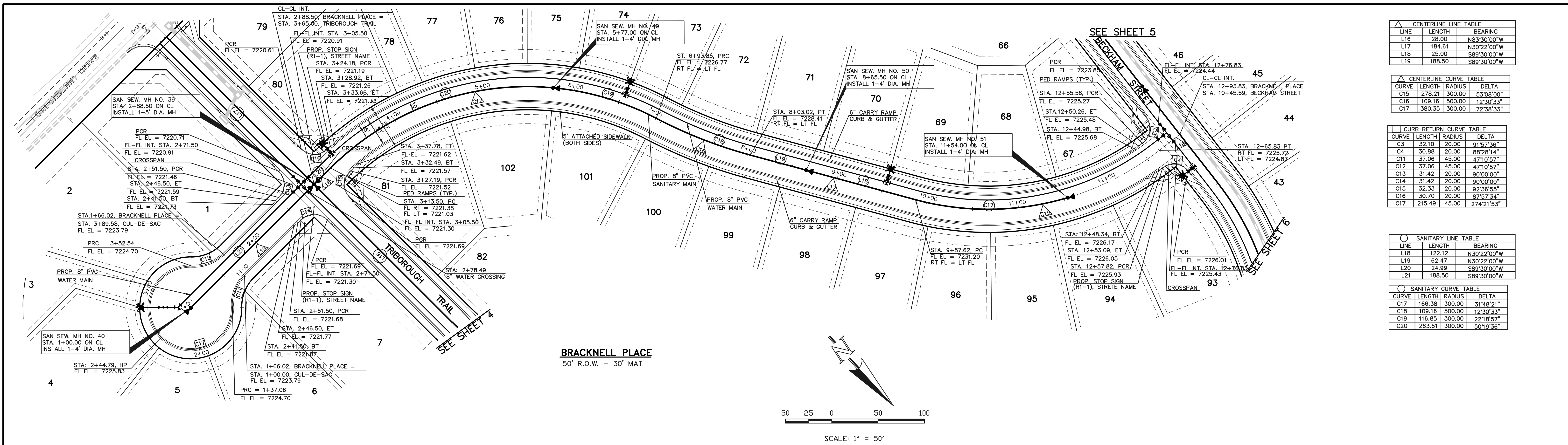
NO.	REVISION	DATE

REVIEW: PREPARED UNDER MY DIRECT SUPERVISION FOR AND ON BEHALF OF CLASSIC CONSULTING ENGINEERS AND SURVEYORS, LLC

MARC A. WHORTON, COLORADO P.E. #37155 DATE

PAINT BRUSH HILLS FILING 13E			
CONSTRUCTION PLANS			
STREET IMPROVEMENT PLANS			
BECKHAM STREET/ASBEE STREET			
DESIGNED BY	MAW	SCALE	DATE 3-6-18
DRAWN BY	MAW	(H) 1" = 50'	SHEET 6 OF 28
CHECKED BY	(V) 1" = 5'	JOB NO.	2053.50

N:\205350\DRAWINGS\CONSTRUCTION Plans\205350-303-SHEET 6.dwg, 3/16/2018 4:03:12 PM, 1:1



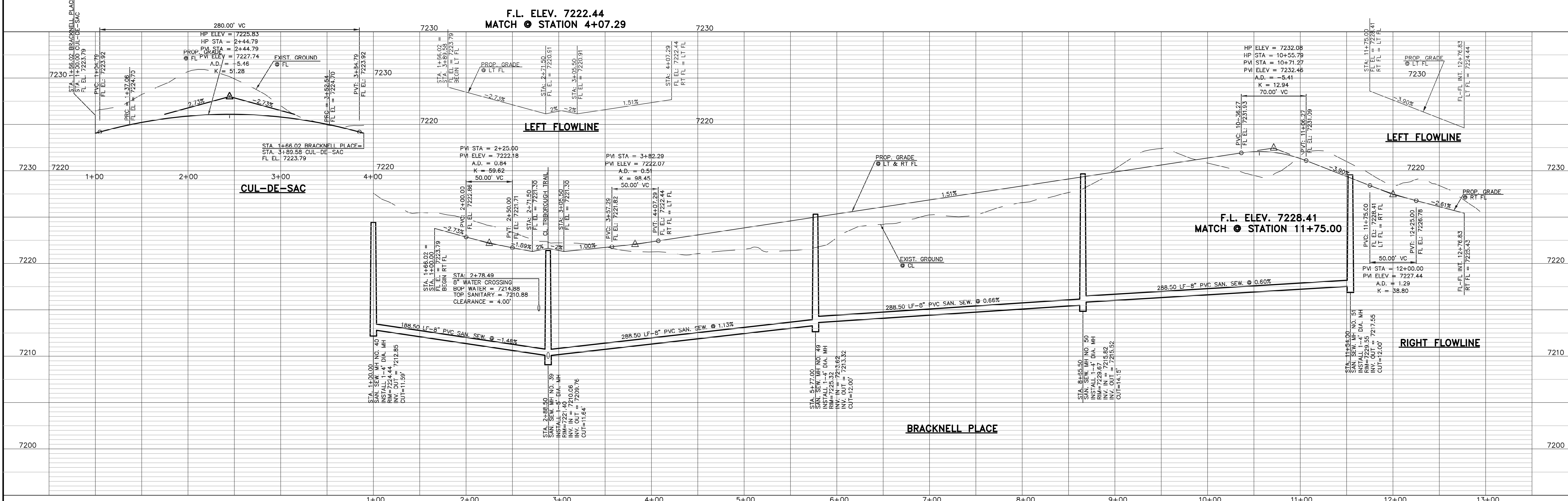
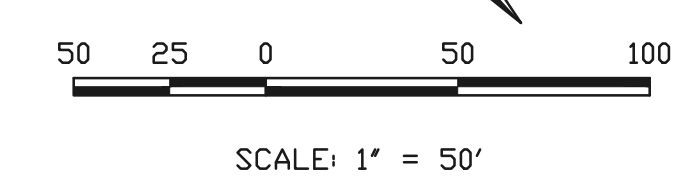
CENTERLINE LINE TABLE		
LINE	LENGTH	BEARING
L16	28.00	N83°30'00"W
L17	184.61	N30°22'00"W
L18	25.00	S89°30'00"W
L19	188.50	S89°30'00"W

CENTERLINE CURVE TABLE			
CURVE	LENGTH	RADIUS	DELTA
C15	278.21	300.00	53°08'00"
C16	109.16	500.00	12°30'33"
C17	380.35	300.00	72°38'33"

CURB RETURN CURVE TABLE			
CURVE	LENGTH	RADIUS	DELTA
C3	32.10	20.00	91°57'36"
C4	30.88	20.00	88°28'14"
C11	37.06	45.00	47°10'57"
C12	37.06	45.00	47°10'57"
C13	31.42	20.00	90°00'00"
C14	31.42	20.00	90°00'00"
C15	32.33	20.00	92°36'55"
C16	30.70	20.00	87°57'34"
C17	215.49	45.00	274°21'53"

SANITARY LINE TABLE		
LINE	LENGTH	BEARING
L18	122.12	N30°22'00"W
L19	62.47	N30°22'00"W
L20	24.99	S89°30'00"W
L21	188.50	S89°30'00"W

SANITARY CURVE TABLE			
CURVE	LENGTH	RADIUS	DELTA
C17	166.38	300.00	31°48'21"
C18	109.16	500.00	12°30'33"
C19	116.85	300.00	22°18'57"
C20	263.51	300.00	50°19'36"



DESIGN DATA: BRACKNELL PLACE

SIDEWALKS: WIDTH: 5'

LOCATION: Attached Detached

CURB TYPE: 1 5 3 A C

R/W WIDTH: 50' MAT WIDTH: 30'

STREET TYPE: URBAN LOCAL HVEEM

PAVEMENT: TYPE: HMA PCC

THICKNESS

COMPOSITE SECTION

HMA

BASE

SUBGRADE STABILIZATION:

CHEMICAL: MECH.:

TYPE:

THICKNESS

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NO.	REVISION	DATE

REVIEW:

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MARC A. WHORTON, COLORADO P.E. #37155 DATE



PAINT BRUSH HILLS FILING 13E
CONSTRUCTION PLANS
STREET IMPROVEMENT PLANS
BRACKNELL PLACE

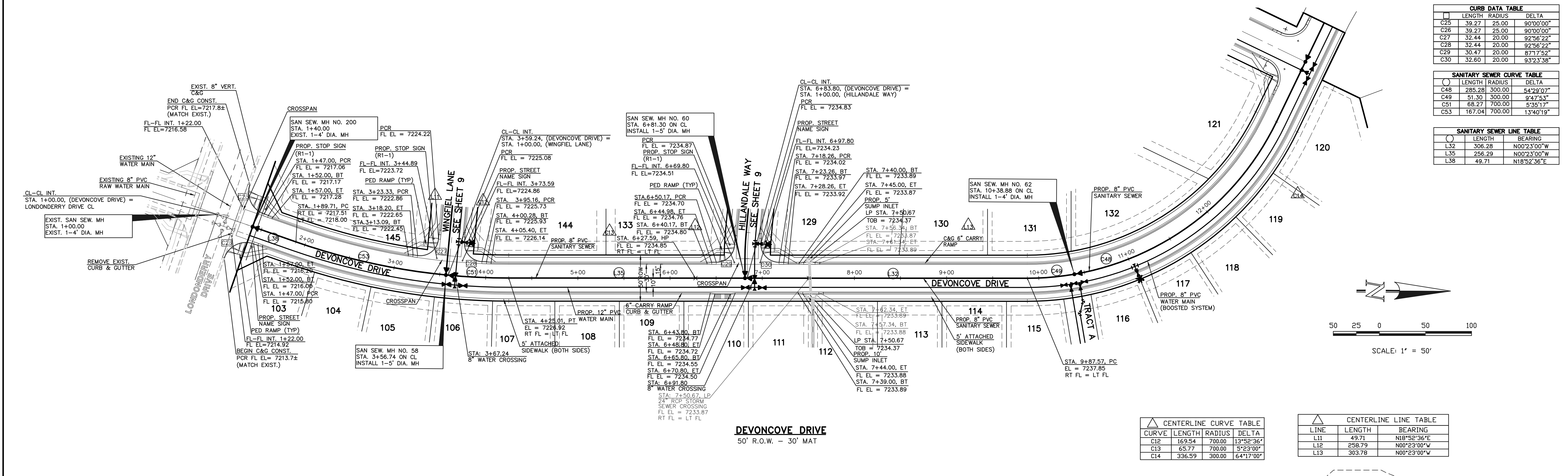
DESIGNED BY	MAW	SCALE	DATE	3-6-18
DRAWN BY	MAW	(H) 1" = 50'	SHEET	7 OF 28
CHECKED BY		(V) 1" = 5'	JOB NO.	2053.50

N:\205350\DRAWINGS\CONSTRUCTION\205350-304-SHEET 7.dwg, 3/16/2018, 4:05:38 PM, 1:1

CURB DATA TABLE			
LENGTH	RADIUS	DELTA	
C25	39.27	25.00	90°00'00"
C26	39.27	25.00	90°00'00"
C27	32.44	20.00	92°56'22"
C28	32.44	20.00	92°56'22"
C29	30.47	20.00	87°17'52"
C30	32.60	20.00	93°23'38"

SANITARY SEWER CURVE TABLE			
LENGTH	RADIUS	DELTA	
C48	285.28	300.00	54°29'07"
C49	51.30	300.00	9°47'53"
C51	68.27	700.00	5°35'17"
C53	167.04	700.00	13°40'19"

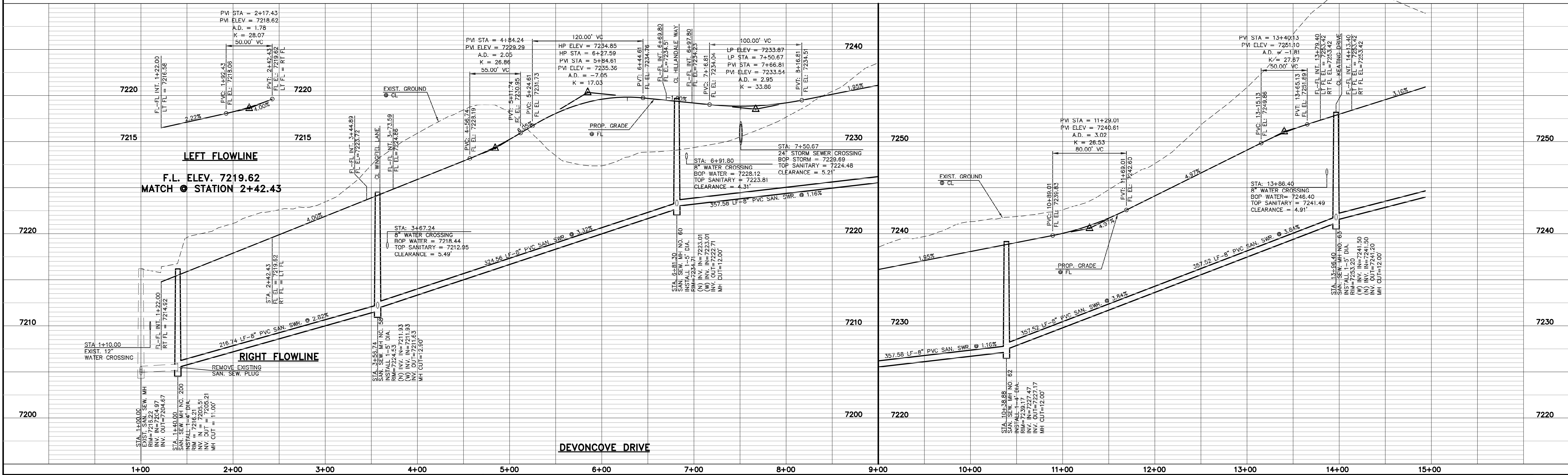
SANITARY SEWER LINE TABLE			
LINE	LENGTH	BEARING	
L32	306.28	N00°23'00"W	
L35	256.29	N00°23'00"W	
L38	49.71	N18°52'36"E	



DEVONCOVE DRIVE
50' R.O.W. - 30' MAT

CENTERLINE CURVE TABLE			
CURVE	LENGTH	RADIUS	DELTA
C12	169.54	700.00	13°52'36"
C13	65.77	700.00	5°23'00"
C14	336.59	300.00	64°17'00"

CENTERLINE LINE TABLE			
LINE	LENGTH	BEARING	
L11	49.71	N18°52'36"E	
L12	258.79	N00°23'00"W	
L13	303.78	N00°23'00"W	



LEFT FLOWLINE
F.L. ELEV. 7219.62
MATCH @ STATION 2+42.43

RIGHT FLOWLINE

DESIGN DATA: DEVONCOVE DRIVE

SIDEWALKS: WIDTH: 5' LOCATION: Attached Detached

CURB TYPE: 1 5 3 A C

R/W WIDTH: 50' MAT WIDTH: 30'

STREET TYPE: URBAN LOCAL HVEEM: _____

PAVEMENT: TYPE: HMA PCC THICKNESS: _____ COMPOSITE SECTION: HMA _____ BASE _____ SUBGRADE STABILIZATION: CHEMICAL: MECH.: TYPE: _____ THICKNESS: _____

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NO.	REVISION	DATE

REVIEW: PREPARED UNDER MY DIRECT SUPERVISION FOR AND ON BEHALF OF CLASSIC CONSULTING ENGINEERS AND SURVEYORS, LLC

MARC A. WHORTON, COLORADO P.E. #37155 DATE: _____

CLASSIC
CONSULTING ENGINEERS & SURVEYORS

618 N. Cascade Avenue, Suite 200
Colorado Springs, Colorado 80903
(719)785-0790
(719)785-0799(Fax)

PAINT BRUSH HILLS FILING 13E
CONSTRUCTION PLANS
STREET IMPROVEMENT PLANS
DEVONCOVE DRIVE

DESIGNED BY	MAW	SCALE	DATE	3-6-18
DRAWN BY	MAW	(H) 1" = 50'	SHEET	8 OF 28
CHECKED BY	(V) 1" = 5'	JOB NO.	2053.50	

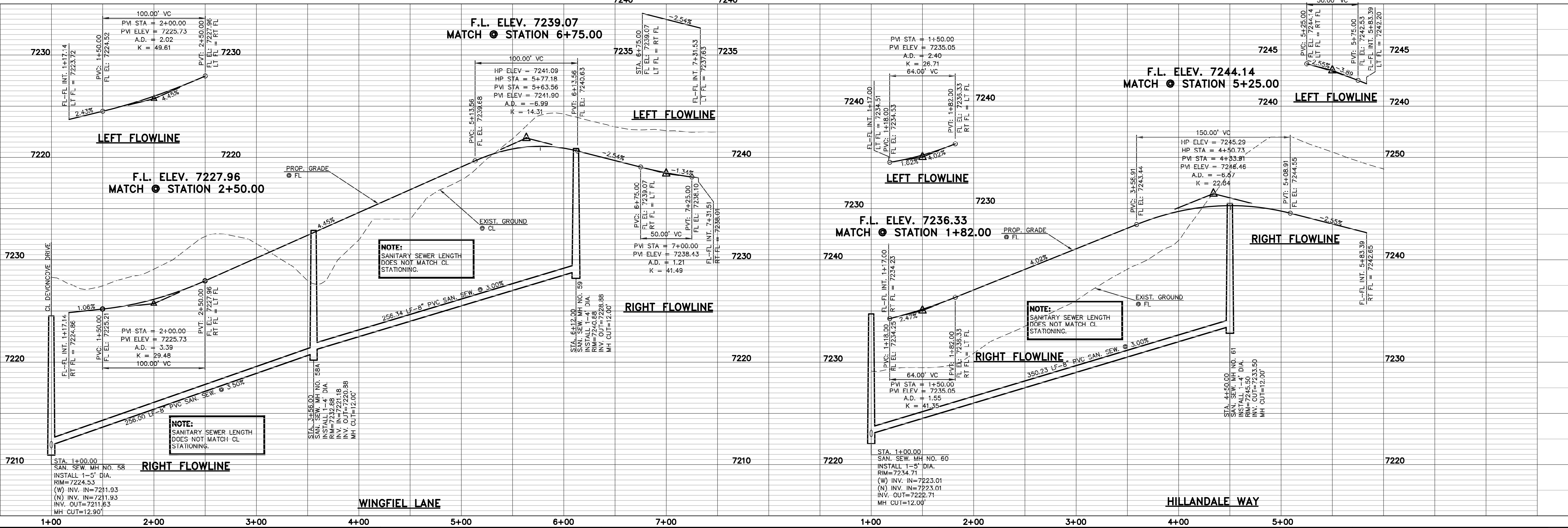
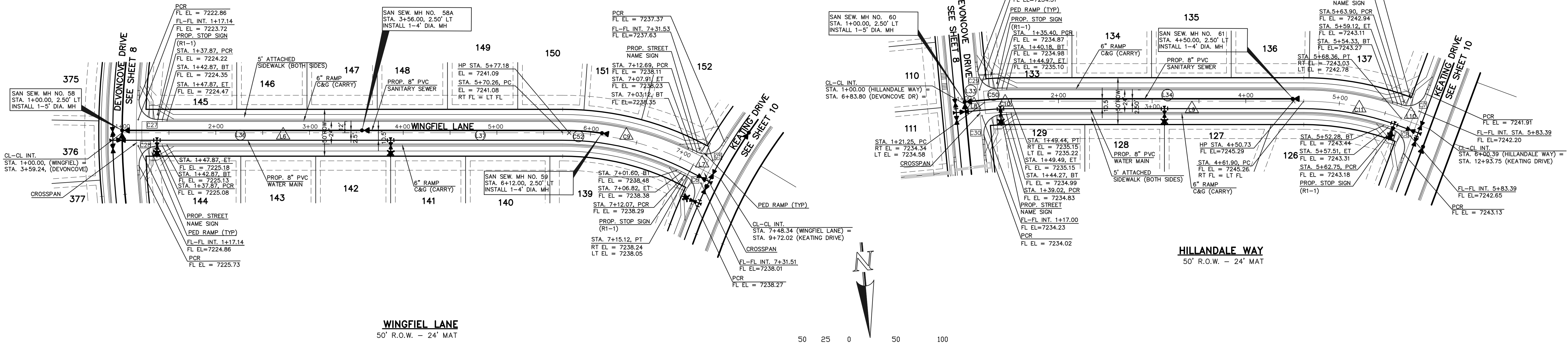
CURB DATA TABLE			
LENGTH	RADIUS	DELTA	
C5	29.99	20.00	85°54'26"
C6	30.35	20.00	86°57'02"
C7	31.12	20.00	89°08'48"
C8	31.79	20.00	91°04'17"
C27	32.44	20.00	92°56'22"
C28	32.44	20.00	92°56'22"
C29	30.47	20.00	87°17'52"
C30	32.60	20.00	93°23'38"

SANITARY SEWER CURVE TABLE			
LENGTH	RADIUS	DELTA	
C50	28.42	302.50	5°23'00"
C52	42.08	302.50	7°58'14"

SANITARY SEWER LINE TABLE			
LENGTH	BEARING		
L33	21.25	N89°37'00"E	
L34	300.56	S85°00'00"E	
L36	258.00	S85°00'00"E	
L37	214.28	S85°00'00"E	

CENTERLINE LINE TABLE		
LINE	LENGTH	BEARING
L6	470.26	S85°00'00"E
L7	33.22	N57°20'00"W
L8	21.25	N89°37'00"E
L9	312.46	S85°00'00"E
L10	32.03	N64°40'00"W

CENTERLINE CURVE TABLE			
CURVE	LENGTH	RADIUS	DELTA
C9	144.86	300.00	27°40'00"
C10	28.19	300.00	5°23'00"
C11	106.47	300.00	20°20'00"



DESIGN DATA: WINGFIELD LANE/HILLDALE WAY SIDEWALKS: WIDTH: 5' LOCATION: <input checked="" type="checkbox"/> Attached <input type="checkbox"/> Detached CURB TYPE: <input type="checkbox"/> 1 <input type="checkbox"/> 5 <input type="checkbox"/> 3 <input checked="" type="checkbox"/> A <input type="checkbox"/> C R/W WIDTH: 50' MAT WIDTH: 24' STREET TYPE: URBAN LOCAL LV HVEEM	PAVEMENT: TYPE: HMA <input type="checkbox"/> PCC <input type="checkbox"/> THICKNESS: _____ COMPOSITE SECTION: _____ BASE: _____ SUBGRADE STABILIZATION: _____ CHEMICAL: <input type="checkbox"/> MECH.: <input type="checkbox"/> TYPE: _____ THICKNESS: _____	NO. REVISION: _____ DATE: _____ REVIEW: _____ PREPARED UNDER MY DIRECT SUPERVISION FOR AND ON BEHALF OF CLASSIC CONSULTING ENGINEERS AND SURVEYORS, LLC MARC A. WHORTON, COLORADO P.E. #37155 DATE: _____	PAINT BRUSH HILLS FILING 13E CONSTRUCTION PLANS STREET IMPROVEMENT PLANS WINGFIELD LANE / HILLDALE WAY DESIGNED BY: MAW SCALE: DATE: 3-6-18 DRAWN BY: MAW (H) 1" = 50' SHEET 9 OF 28 CHECKED BY: (V) 1" = 5' JOB NO. 2053.50
	THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK. THE CONTRACTOR SHALL BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE CAUSED BY HIS FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.		

N:\205350\DRAWINGS\CONSTRUCTION\205350-306-SHEET 9.dwg, 3/16/2018 4:10:52 PM, 1:1

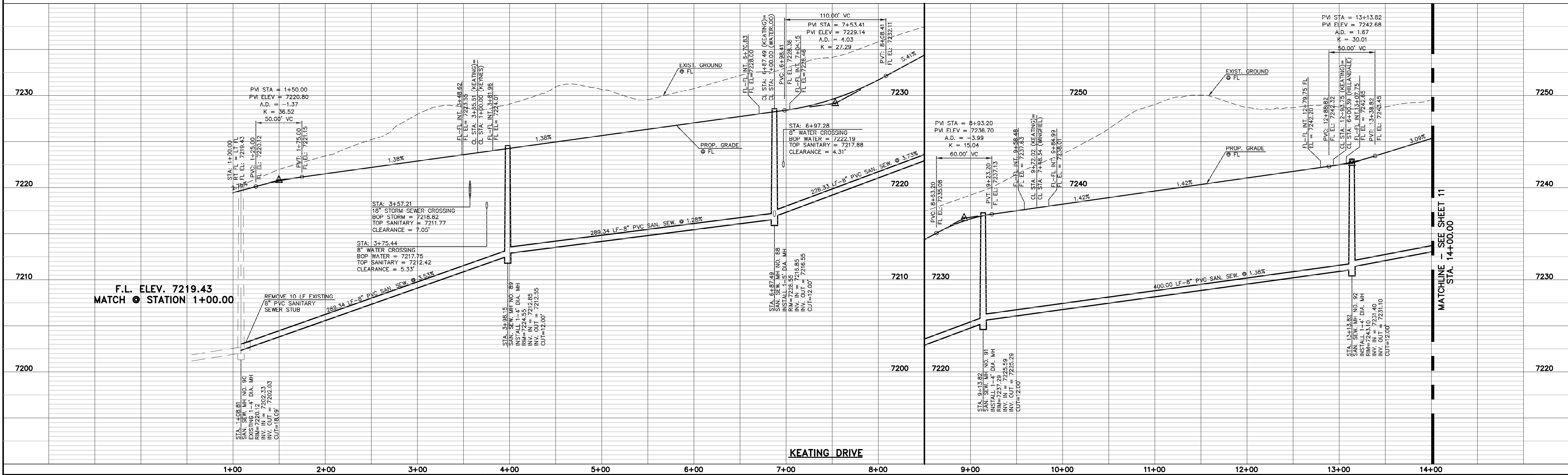
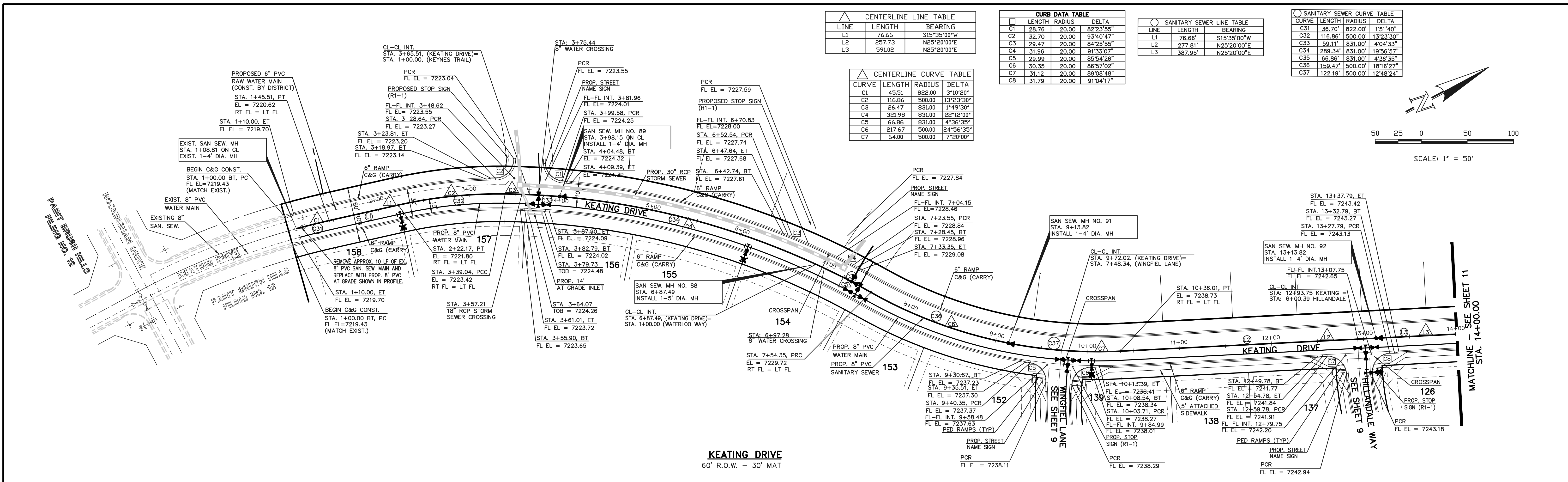
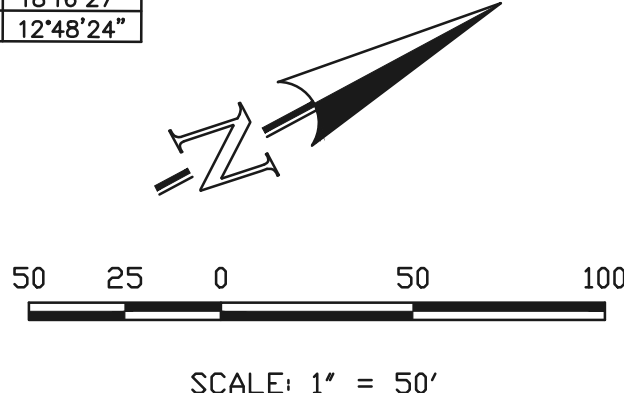
CENTERLINE LINE TABLE			
LINE	LENGTH	BEARING	
L1	76.66	S15°35'00"W	
L2	257.73	N25°20'00"E	
L3	591.02	N25°20'00"E	

CURB DATA TABLE			
CURVE	LENGTH	RADIUS	DELTA
C1	28.76	20.00	82°23'55"
C2	32.70	20.00	93°40'47"
C3	29.47	20.00	84°25'55"
C4	31.96	20.00	91°33'07"
C5	29.99	20.00	85°54'26"
C6	30.35	20.00	86°57'02"
C7	31.12	20.00	89°08'48"
C8	31.79	20.00	91°04'17"

SANITARY SEWER LINE TABLE			
CURVE	LENGTH	RADIUS	DELTA
S1	76.66'	S15°35'00"W	
S2	277.81'	N25°20'00"E	
S3	387.95'	N25°20'00"E	

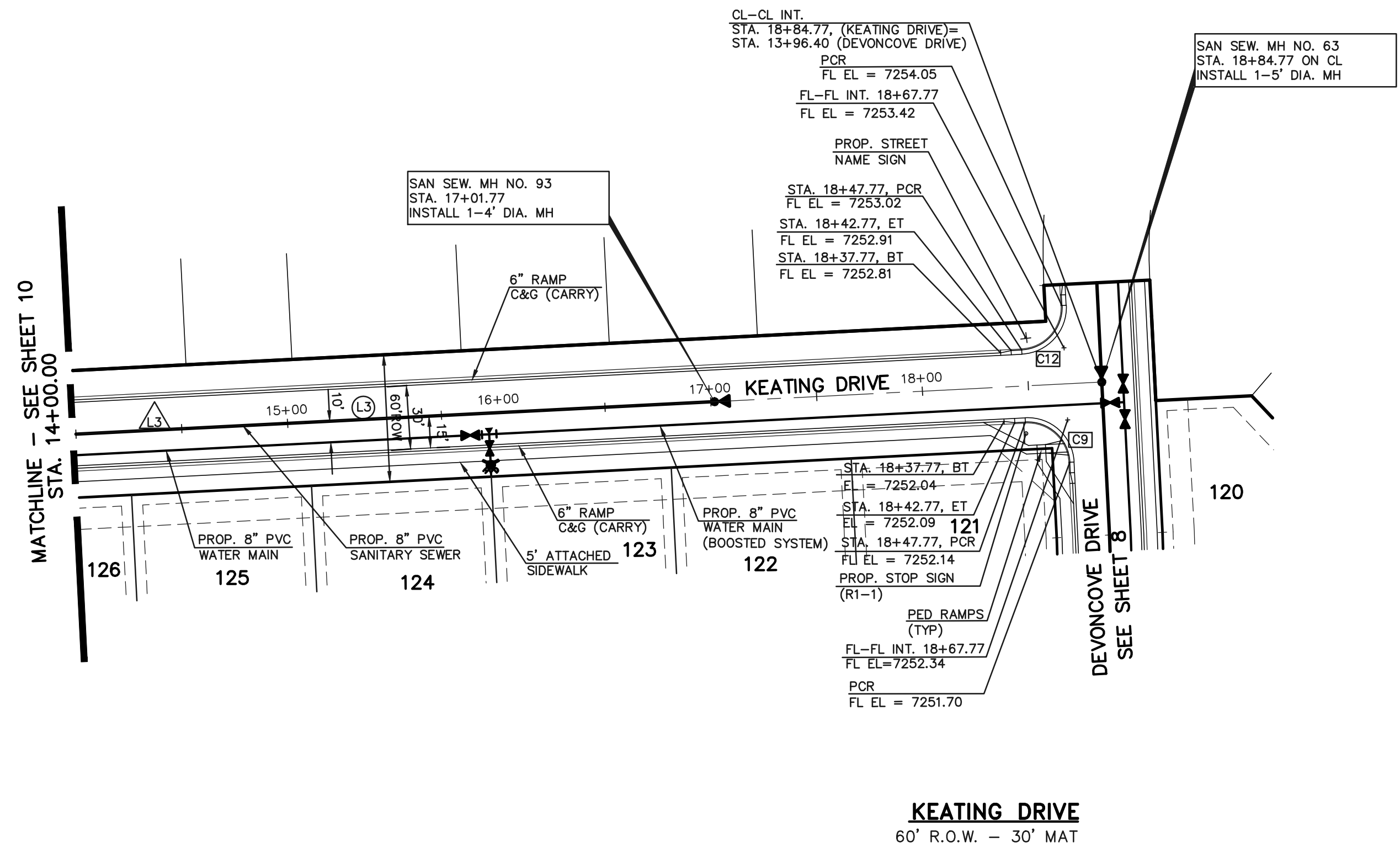
SANITARY SEWER CURVE TABLE			
CURVE	LENGTH	RADIUS	DELTA
C31	36.70'	822.00'	1°51'40"
C32	116.86'	500.00'	13°23'30"
C33	59.11'	831.00'	4°04'33"
C34	289.34'	831.00'	19°56'57"
C35	66.86'	831.00'	4°36'35"
C36	159.47'	500.00'	18°16'27"
C37	122.19'	500.00'	12°48'24"

CENTERLINE CURVE TABLE			
CURVE	LENGTH	RADIUS	DELTA
C1	45.51	822.00	3°10'20"
C2	116.86	500.00	13°23'30"
C3	26.47	831.00	1°49'30"
C4	321.98	831.00	22°12'00"
C5	66.86	831.00	4°36'35"
C6	217.67	500.00	24°56'35"
C7	64.00	500.00	7°20'00"



<p>DESIGN DATA: KEATING DRIVE</p> <p>SIDEWALKS: WIDTH: 5'</p> <p>LOCATION: <input type="checkbox"/> Attached <input type="checkbox"/> Detached</p> <p>CURB TYPE: <input type="checkbox"/> 1 <input type="checkbox"/> 5 <input type="checkbox"/> 3 <input type="checkbox"/> A <input checked="" type="checkbox"/> C</p> <p>R/W WIDTH: 50' MAT WIDTH: 30'</p> <p>STREET TYPE: URBAN LOCAL HVEEM</p>	<p>PAVEMENT: TYPE: HMA <input type="checkbox"/> PCC <input type="checkbox"/></p> <p>THICKNESS: _____</p> <p>COMPOSITE SECTION: _____</p> <p>BASE: _____</p> <p>SUBGRADE STABILIZATION: _____</p> <p>CHEMICAL: <input type="checkbox"/> MECH.: <input type="checkbox"/></p> <p>TYPE: _____</p> <p>THICKNESS: _____</p>	<p>NO. REVISION: _____</p> <p>DATE: _____</p> <p>REVIEW: _____</p> <p>PREPARED UNDER MY DIRECT SUPERVISION FOR AND ON BEHALF OF CLASSIC CONSULTING ENGINEERS AND SURVEYORS, LLC</p> <p>MARC A. WHORTON, COLORADO P.E. #37155</p>	<p>PAINT BRUSH HILLS FILING 13E</p> <p>CONSTRUCTION PLANS</p> <p>STREET IMPROVEMENT PLANS</p> <p>KEATING DRIVE</p> <p>DESIGNED BY: MAW SCALE: DATE: 3-6-18</p> <p>DRAWN BY: MAW (H) 1" = 50' SHEET 10 OF 28</p> <p>CHECKED BY: (V) 1" = 5' JOB NO. 2053.50</p>
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N:\205350\DRAWINGS\CONSTRUCTION\205350-307-SHEET 10.dwg, 3/16/2018 4:13:26 PM, 1:1

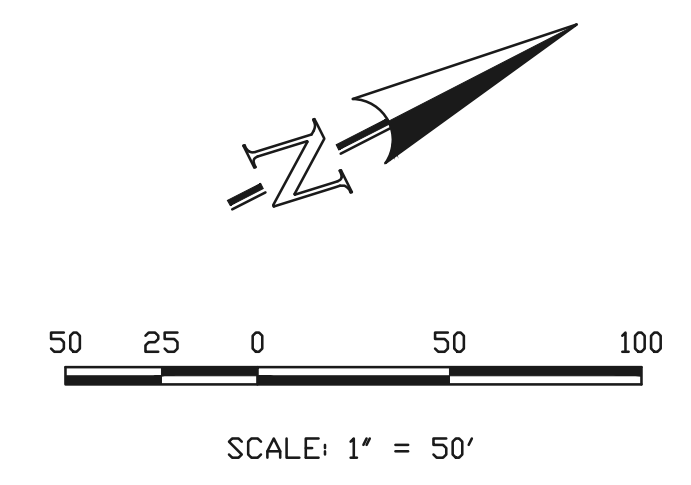


LINE	LENGTH	BEARING
L3	591.02	N25°20'00\"/>
L2	32.79	N25°20'00\"/>

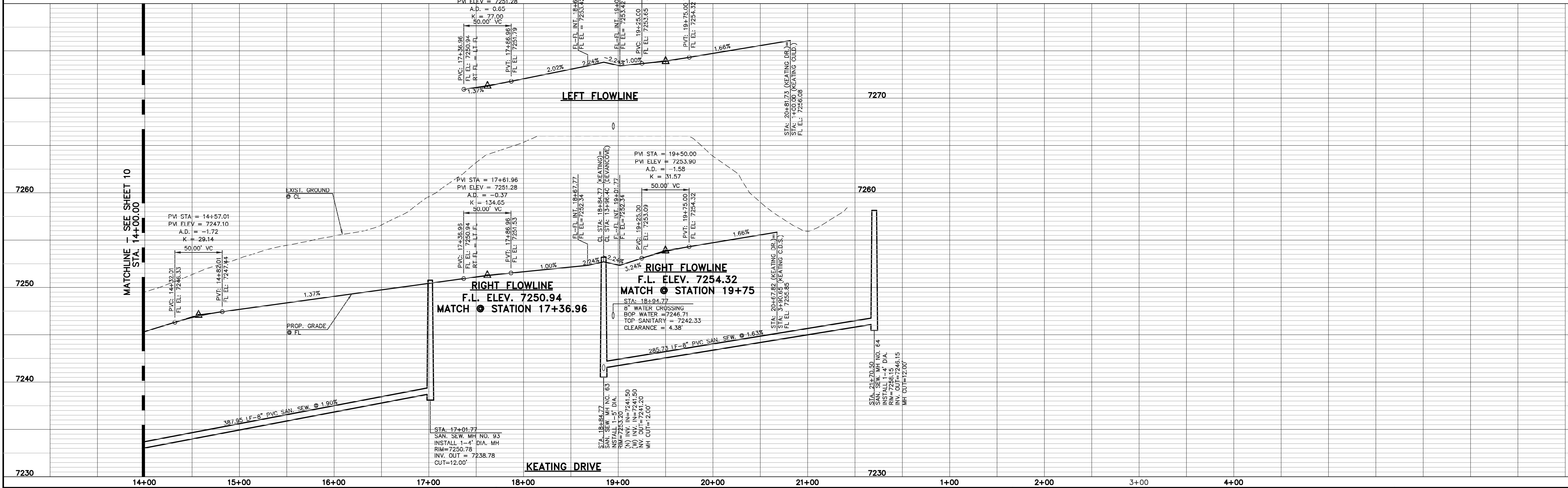
CURB	LENGTH	RADIUS	DELTA
C9	31.42	20.00	90°00'00\"/>
C10	31.74	20.00	90°55'02\"/>
C11	31.17	20.00	89°17'03\"/>
C12	31.42	20.00	90°00'00\"/>
C31	32.75	45.00	41°41'39\"/>
C32	40.65	45.00	51°45'42\"/>
C33	217.13	45.00	276°28'18\"/>

SANITARY SEWER CURVE	LENGTH	RADIUS	DELTA
C46	252.93	300.00	48°18'22\"/>

SANITARY SEWER LINE	LENGTH	BEARING
L3	338.10	N25°20'00\"/>
L28	32.79	N25°20'00\"/>



KEATING DRIVE
60' R.O.W. - 30' MAT



N:\205350\DRAWINGS\CONSTRUCTION\205350-308-SHEET 11.dwg, 3/16/2018 4:22:09 PM, 1:1

<p>DESIGN DATA: KEATING DRIVE</p> <p>PAVEMENT: TYPE: HMA <input type="checkbox"/> PCC <input type="checkbox"/></p> <p>THICKNESS _____</p> <p>COMPOSITE SECTION _____</p> <p>HMA _____</p> <p>BASE _____</p> <p>SUBGRADE STABILIZATION: _____</p> <p>CHEMICAL: <input type="checkbox"/> MECH.: <input type="checkbox"/></p> <p>TYPE: _____</p> <p>THICKNESS _____</p> <p>THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK. THE CONTRACTOR SHALL BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE CAUSED BY HIS FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.</p>	<p>NO. REVISION</p> <table border="1" style="width: 100%; height: 100px;"> <tr><td> </td><td> </td></tr> <tr><td> </td><td> </td></tr> <tr><td> </td><td> </td></tr> <tr><td> </td><td> </td></tr> <tr><td> </td><td> </td></tr> </table>											<p>DATE</p> <p>REVIEW:</p> <p>PREPARED UNDER MY DIRECT SUPERVISION FOR AND ON BEHALF OF CLASSIC CONSULTING ENGINEERS AND SURVEYORS, LLC</p> <p>MARC A. WHORTON, COLORADO P.E. #37155 DATE _____</p>	<div style="text-align: center;"> </div> <p>PAINT BRUSH HILLS FILING 13E CONSTRUCTION PLANS STREET IMPROVEMENT PLANS KEATING DRIVE</p> <table border="1" style="width: 100%;"> <tr> <td>DESIGNED BY</td> <td>MAW</td> <td>SCALE</td> <td>DATE</td> <td>3-6-18</td> </tr> <tr> <td>DRAWN BY</td> <td>MAW</td> <td>(H) 1"= 50'</td> <td>SHEET</td> <td>11 OF 28</td> </tr> <tr> <td>CHECKED BY</td> <td>(V) 1"= 5'</td> <td>JOB NO.</td> <td colspan="2">2053.50</td> </tr> </table> <p style="font-size: small;">618 N. Cascade Avenue, Suite 200 Colorado Springs, Colorado 80903 (719)785-0790 (719)785-0799(Fax)</p>	DESIGNED BY	MAW	SCALE	DATE	3-6-18	DRAWN BY	MAW	(H) 1"= 50'	SHEET	11 OF 28	CHECKED BY	(V) 1"= 5'	JOB NO.	2053.50	
DESIGNED BY	MAW	SCALE	DATE	3-6-18																								
DRAWN BY	MAW	(H) 1"= 50'	SHEET	11 OF 28																								
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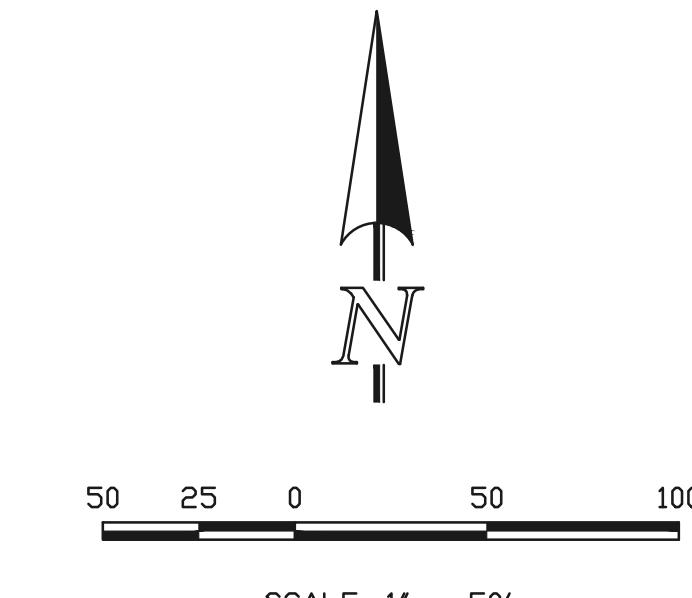
WATER LINE TABLE		
LINE	LENGTH	BEARING
L1	47.57	S03°50'00"W
L2	85.11	S42°00'00"E
L3	14.50	S48°00'00"W
L4	5.83	S42°00'00"E
L5	92.78	S07°00'00"E
L6	14.50	S83°00'00"W
L7	8.90	S07°00'00"E
L8	144.30	S08°30'00"W
L9	46.88	S08°30'00"W
L10	14.50	N83°30'00"W
L11	30.12	S06°30'00"W
L24	25.96	N45°30'00"W
L25	13.87	N45°30'00"W
L26	187.58	S89°30'00"W
L27	35.01	S89°30'00"W
L28	14.50	N64°30'00"E
L29	150.00	N30°22'00"W
L30	14.50	N59°38'00"E
L31	34.61	N30°22'00"W
L32	18.00	N83°30'00"W
L33	215.01	N00°30'10"W
L34	220.57	N00°30'10"W
L35	14.50	S73°00'00"W
L36	227.00	N30°22'00"W
L37	14.50	S69°38'00"W
L38	239.61	N30°22'00"W
L39	14.50	N01°40'09"E

WATER CURVE TABLE			
CURVE	LENGTH	RADIUS	DELTA
C1	247.98	310.00	45°50'00"
C2	177.15	290.00	35°00'00"
C3	115.45	490.00	13°30'00"
C4	127.96	290.00	23°16'53"
C12	11.74	310.00	2°10'09"
C13	339.95	310.00	62°49'51"
C14	41.35	310.00	7°38'33"
C15	106.98	490.00	12°30'33"
C16	268.93	290.00	53°08'00"
C17	99.27	310.00	16°30'00"
C18	72.32	310.00	13°22'00"

WATER NOTES:
 1. SEE SHEET 83 FOR MJ RESTRAINT LENGTHS.
 2. ALL VALVES SHOWN FOR SCHEMATIC PURPOSES ONLY. NO VALVES SHALL BE INSTALLED IN CURB AND GUTTER OR CROSSPANS.

LEGEND

- PROPOSED SANITARY SEWER MAIN
- EXISTING SANITARY SEWER MAIN
- PROPOSED SANITARY SEWER MANHOLE
- PROPOSED WATER MAIN
- EXISTING WATER MAIN
- PROPOSED STORM SEWER
- PROPOSED FIRE HYDRANT
- PROPOSED STORM INLET
- LOT NUMBER



NOTE:
ALL FIRE HYDRANTS TO BE INSTALLED 7.0' BEHIND TBC.

NOTE:
CONTRACTOR TO POTHOLE AND VERIFY HORIZONTAL AND VERTICAL EXIST. UTILITY LOCATIONS, AND NOTIFY ENGINEER OF ANY DISCREPANCIES.

48 HOURS BEFORE YOU DIG, CALL UTILITY LOCATORS
811
 UTILITY NOTIFICATION OF COLORADO ITS THE LAW

THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK. THE CONTRACTOR SHALL BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE CAUSED BY HIS FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.

NO.	REVISION	DATE

REVIEW:
 PREPARED UNDER MY DIRECT SUPERVISION FOR AND ON BEHALF OF CLASSIC CONSULTING ENGINEERS AND SURVEYORS, LLC

MARC A. WHORTON, COLORADO P.E. #37155 DATE

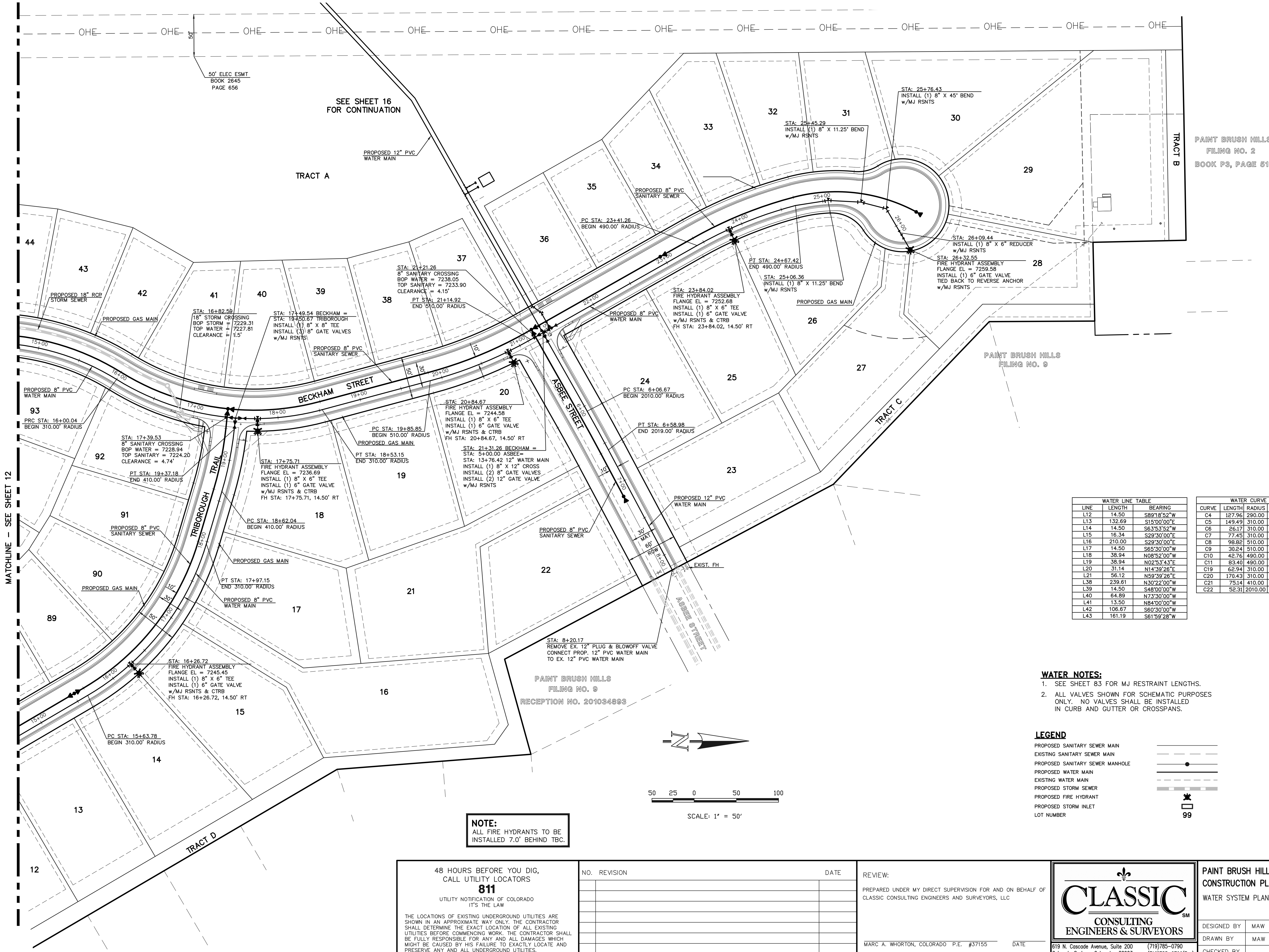
CLASSIC CONSULTING ENGINEERS & SURVEYORS

619 N. Cascade Avenue, Suite 200
 Colorado Springs, Colorado 80903
 (719)785-0790
 (719)785-0799(Fax)

PAINT BRUSH HILLS FILING 13E CONSTRUCTION PLANS WATER SYSTEM PLAN

DESIGNED BY	MAW	SCALE	DATE	3-6-18
DRAWN BY	MAW	(H) 1" = 50'	SHEET 12 OF 28	
CHECKED BY		(V) 1" = N/A	JOB NO.	2053.50

N:\205350\DRAWINGS\CONSTRUCTION\Plans\205350-W1-SHEET 12.dwg, 3/16/2018 4:25:49 PM, 1:1



PAINT BRUSH HILLS
FILING NO. 2
BOOK P3, PAGE 51

PAINT BRUSH HILLS
FILING NO. 9

PAINT BRUSH HILLS
FILING NO. 9
RECEPTION NO. 201034893

LINE	LENGTH	BEARING
L12	14.50	S89°18'52"W
L13	132.69	S15°00'00"E
L14	14.50	S63°53'52"W
L15	16.34	S29°30'00"E
L16	210.00	S23°30'00"E
L17	14.50	S65°30'00"W
L18	38.94	N08°52'00"W
L19	38.94	N02°53'43"E
L20	31.14	N14°39'26"E
L21	56.12	N59°39'28"E
L38	239.61	N30°22'00"W
L39	14.50	S48°00'00"W
L40	64.89	N73°30'00"W
L41	13.50	N84°00'00"W
L42	106.67	S60°30'00"W
L43	161.19	S61°59'28"W

CURVE	LENGTH	RADIUS	DELTA
C4	127.96	290.00	25°16'53"
C5	149.49	310.00	27°37'48"
C6	26.17	310.00	4°50'13"
C7	77.45	310.00	14°18'52"
C8	98.92	510.00	11°08'08"
C9	30.24	510.00	3°23'52"
C10	42.76	490.00	5°00'00"
C11	83.40	490.00	9°45'08"
C19	62.94	310.00	11°38'00"
C20	170.43	310.00	31°30'00"
C21	75.14	410.00	10°30'00"
C22	52.31	2010.00	1°29'28"

- WATER NOTES:**
- SEE SHEET 83 FOR MJ RESTRAINT LENGTHS.
 - ALL VALVES SHOWN FOR SCHEMATIC PURPOSES ONLY. NO VALVES SHALL BE INSTALLED IN CURB AND GUTTER OR CROSSPANS.

- LEGEND**
- PROPOSED SANITARY SEWER MAIN
 - EXISTING SANITARY SEWER MAIN
 - PROPOSED SANITARY SEWER MANHOLE
 - PROPOSED WATER MAIN
 - EXISTING WATER MAIN
 - PROPOSED STORM SEWER
 - PROPOSED FIRE HYDRANT
 - PROPOSED STORM INLET
 - LOT NUMBER

NOTE:
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NO.	REVISION	DATE

REVIEW:

PREPARED UNDER MY DIRECT SUPERVISION FOR AND ON BEHALF OF CLASSIC CONSULTING ENGINEERS AND SURVEYORS, LLC

MARC A. WHORTON, COLORADO P.E. #37155 DATE



PAINT BRUSH HILLS FILING 13E
CONSTRUCTION PLANS
WATER SYSTEM PLAN

DESIGNED BY	MAW	SCALE	DATE	3-6-18
DRAWN BY	MAW	(H) 1" = 50'	SHEET	13 OF 28
CHECKED BY		(V) 1" = N/A	JOB NO.	2053.50



N:\205350\DRAWINGS\CONSTRUCTION\Plans\205350-02-SHEET 13.dwg, 3/16/2018 4:27:23 PM, 1:1

- WATER NOTES:**
- SEE SHEET 83 FOR MJ RESTRAINT LENGTHS.
 - ALL VALVES SHOWN FOR SCHEMATIC PURPOSES ONLY. NO VALVES SHALL BE INSTALLED IN CURB AND GUTTER OR CROSSPANS.

LEGEND

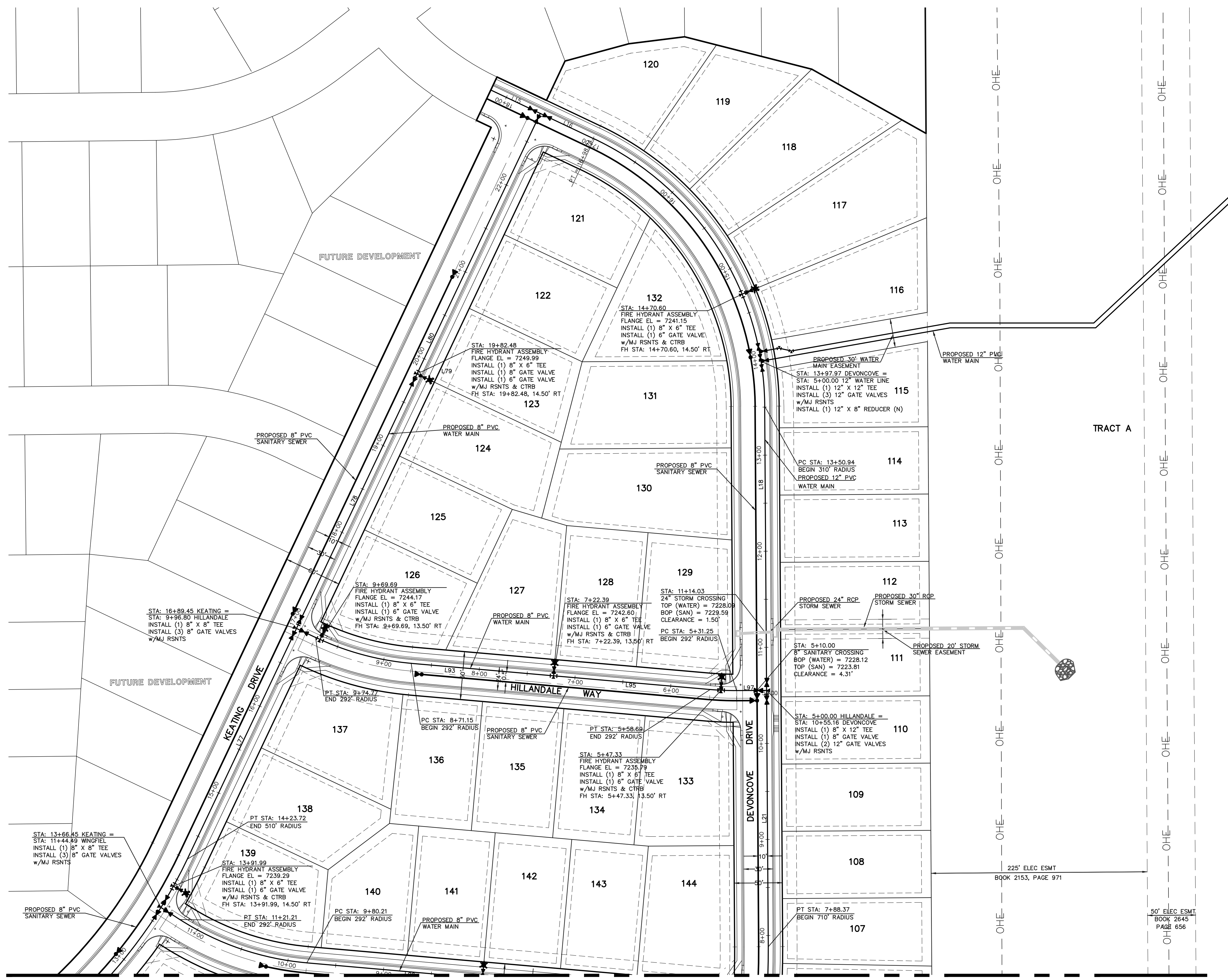
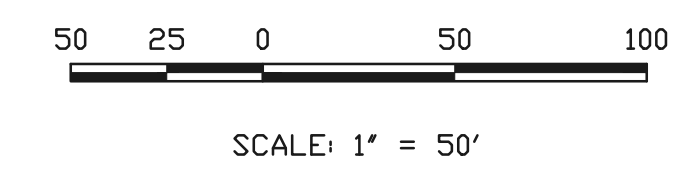
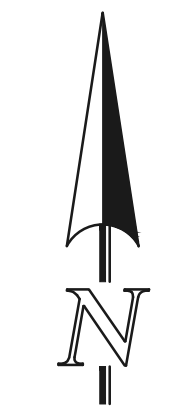
PROPOSED SANITARY SEWER MAIN	
EXISTING SANITARY SEWER MAIN	
PROPOSED SANITARY SEWER MANHOLE	
PROPOSED WATER MAIN	
EXISTING WATER MAIN	
PROPOSED STORM SEWER	
PROPOSED FIRE HYDRANT	
PROPOSED STORM INLET	
LOT NUMBER	

WATER LINE TABLE

LINE	LENGTH	BEARING
L17	14.50'	S67°30'00"W
L18	295.78'	N00°23'00"W
L21	266.79'	N00°23'00"W
L22	47.10'	S85°00'00"E
L23	13.52'	S05°00'00"W
L24	249.49'	S85°00'00"E
L25	13.50'	S05°00'00"W
L26	183.63'	S85°00'00"E
L27	23.28'	N57°20'00"W
L76	14.50'	N61°06'06"W
L77	265.73'	N25°20'00"E
L78	293.02'	N25°20'00"E
L79	14.50'	N64°40'00"W
L80	300.00'	N25°20'00"E
L91	22.03'	N64°40'00"W
L92	13.50'	S24°20'12"W
L93	148.75'	S85°00'00"E
L94	13.50'	S05°00'00"W
L95	163.71'	S85°00'00"E
L96	13.50'	S02°46'20"W
L97	31.25'	N89°37'00"E
L98	49.71'	N18°52'36"E

WATER CURVE TABLE

CURVE	LENGTH	RADIUS	DELTA
C6	62.63'	310.00'	113°43'34"
C6A	10.00'	310.00'	1°50'50"
C7	47.03'	310.00'	8°41'33"
C8	58.71'	710.00'	4°44'16"
C9	141.00'	292.00'	27°40'00"
C10	230.02'	510.00'	25°50'31"
C26	25.54'	510.00'	2°52'10"
C27	31.73'	510.00'	3°33'54"
C31	5.08'	292.00'	0°59'48"
C32	98.55'	292.00'	19°20'12"
C33	11.35'	292.00'	2°13'40"
C34	16.08'	292.00'	3°09'20"
C35	179.96'	710.00'	14°31'20"



MATCHLINE - SEE SHEET 15

NOTE:
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MARC A. WHORTON, COLORADO P.E. #37155 DATE

619 N. Cascade Avenue, Suite 200
Colorado Springs, Colorado 80903
(719)785-0790
(719)785-0799(Fax)

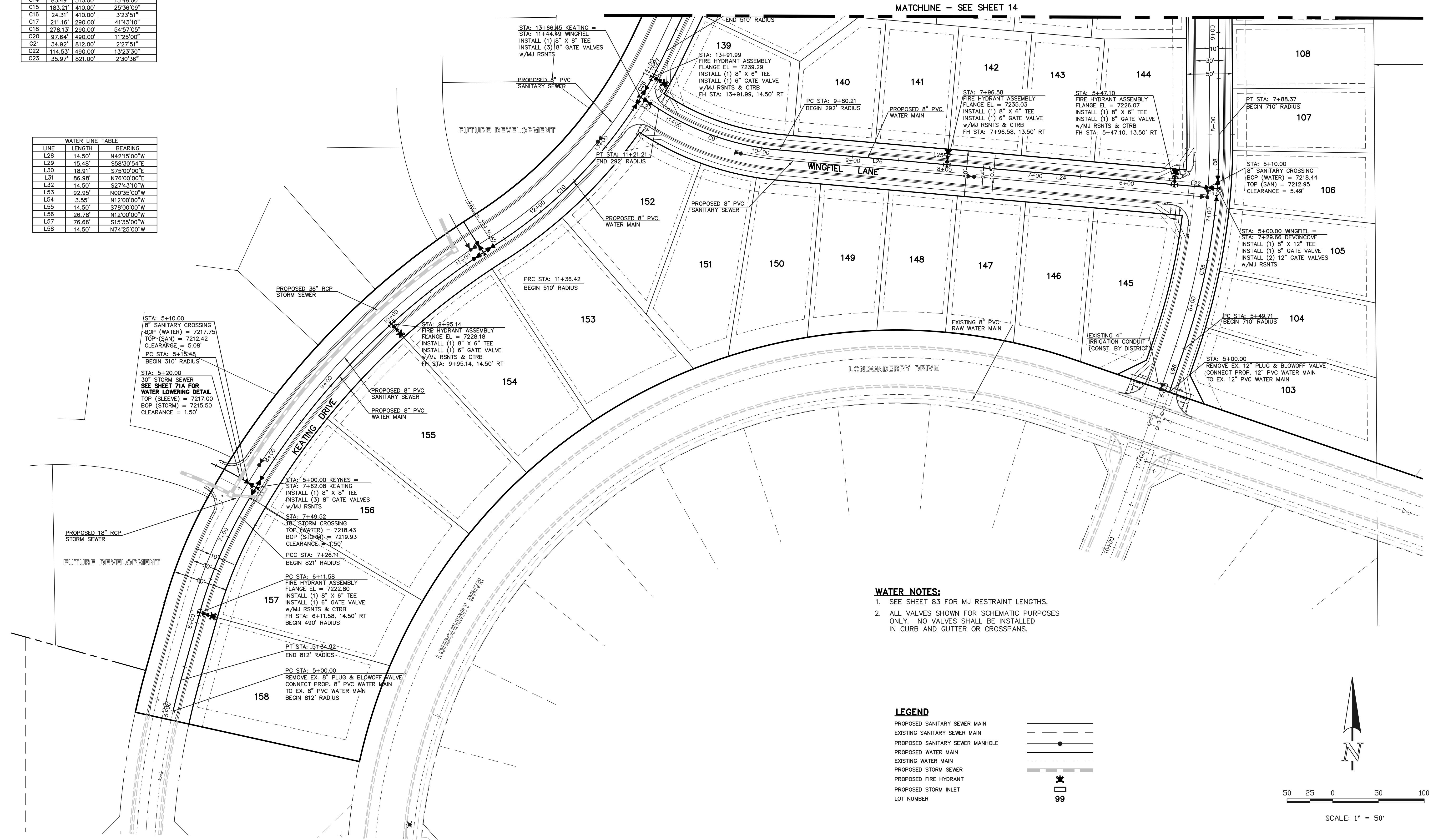
PAINT BRUSH HILLS FILING 13E
CONSTRUCTION PLANS
WATER SYSTEM PLAN

DESIGNED BY	MAW	SCALE	DATE	3-6-18
DRAWN BY	MAW	(H) 1"= 50'	SHEET 14	OF 28
CHECKED BY		(V) 1"= N/A	JOB NO.	2053.50

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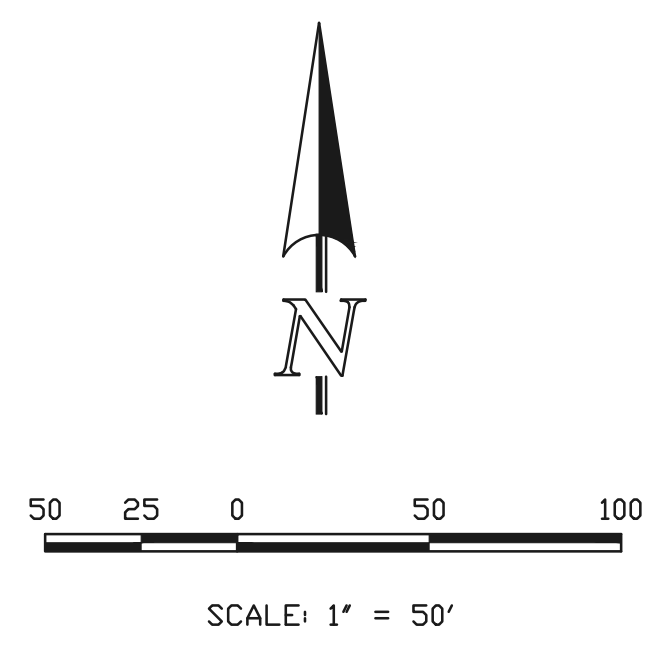
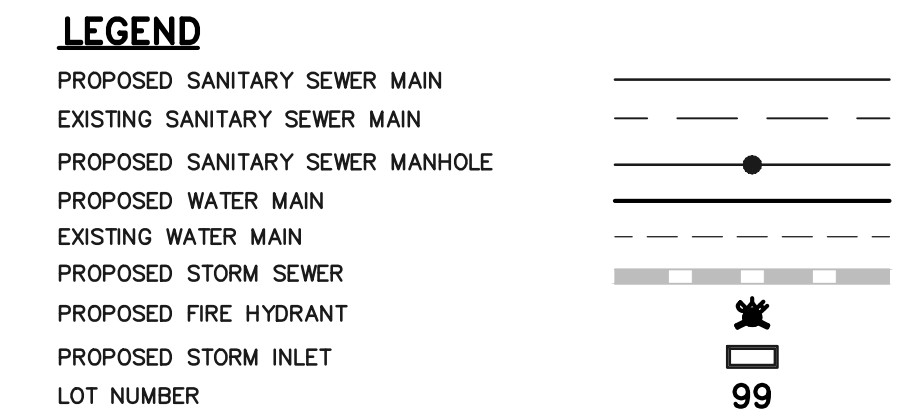
CURVE	LENGTH	RADIUS	DELTA
C12	84.90'	821.00'	5°55'30"
C13	233.06'	821.00'	16°15'54"
C14	85.49'	310.00'	15°48'00"
C15	183.21'	410.00'	25°36'09"
C16	24.31'	410.00'	3°23'51"
C17	211.16'	290.00'	41°43'10"
C18	278.13'	290.00'	54°57'05"
C20	97.64'	490.00'	11°25'00"
C21	34.92'	812.00'	2°27'51"
C22	114.53'	490.00'	13°23'30"
C23	35.97'	821.00'	2°30'36"

LINE	LENGTH	BEARING
L28	14.50'	N42°15'00"W
L29	15.48'	S58°30'54"E
L30	18.91'	S75°30'00"E
L31	86.98'	N78°00'00"E
L32	14.50'	S27°43'10"W
L53	92.95'	N00°35'00"W
L54	3.55'	N12°00'00"W
L55	14.50'	S78°00'00"W
L56	26.78'	N12°00'00"W
L57	76.66'	S15°35'00"W
L58	14.50'	N74°25'00"W



WATER NOTES:

- SEE SHEET 83 FOR MJ RESTRAINT LENGTHS.
- ALL VALVES SHOWN FOR SCHEMATIC PURPOSES ONLY. NO VALVES SHALL BE INSTALLED IN CURB AND GUTTER OR CROSSPANS.



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NO.	REVISION	DATE

REVIEW:

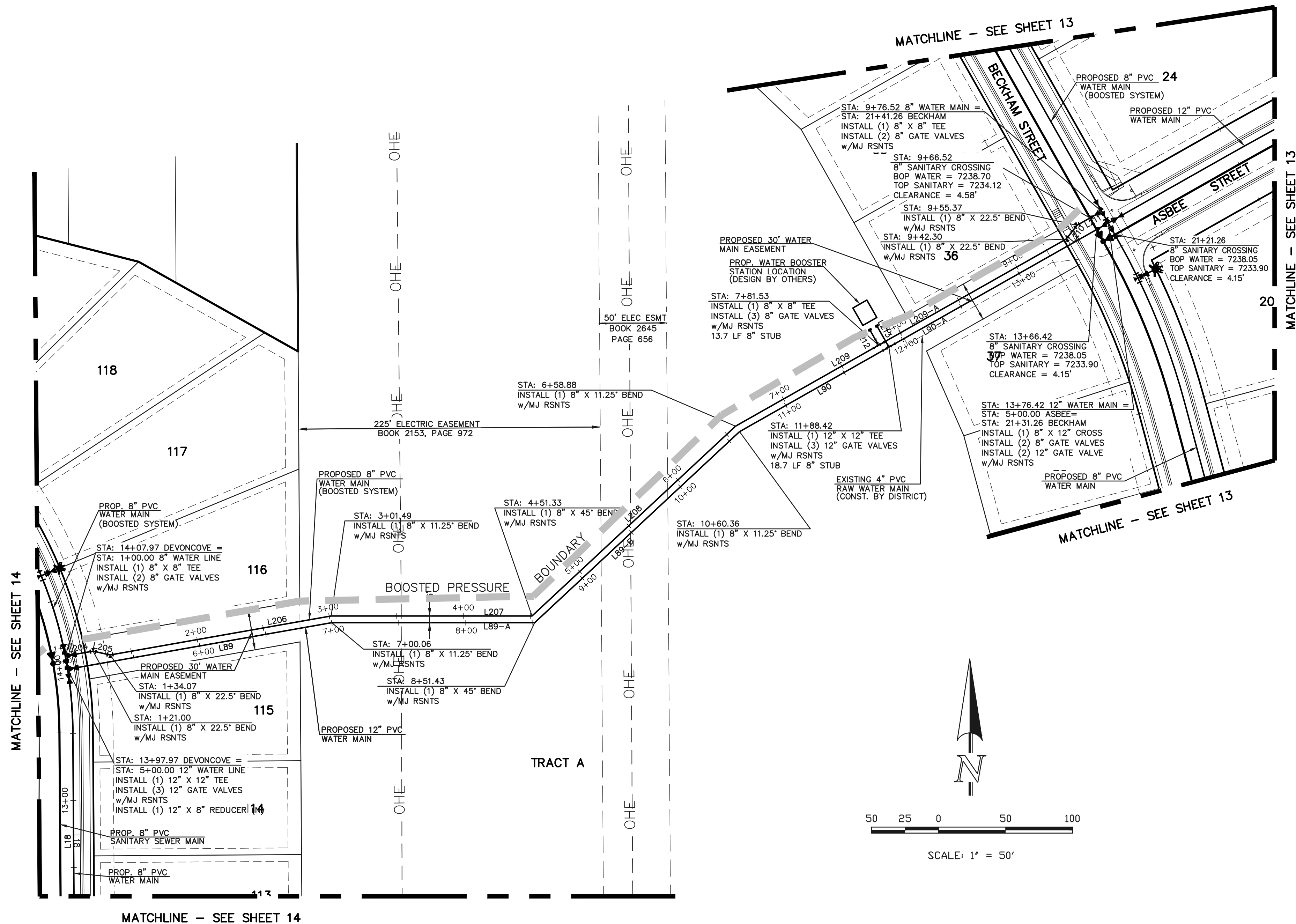
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MARC A. WHORTON, COLORADO P.E. #37155

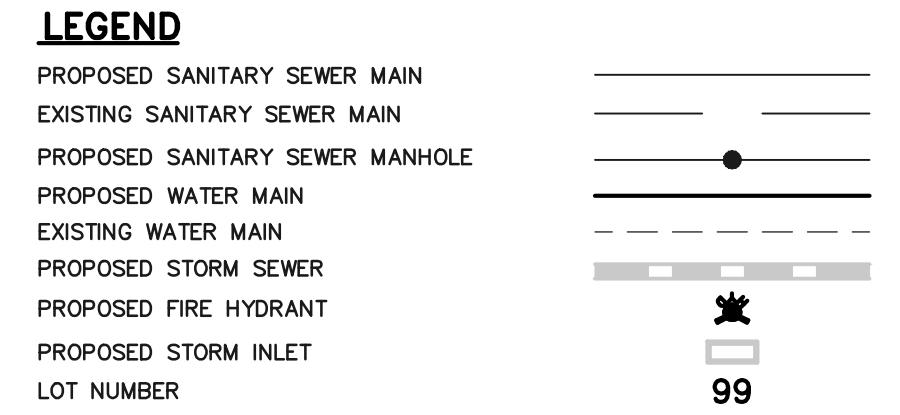
PAINT BRUSH HILLS FILING 13E
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WATER SYSTEM PLAN

DESIGNED BY	MAW	SCALE	DATE	3-6-18
DRAWN BY	MAW	(H) 1" = 50'	SHEET	15 OF 28
CHECKED BY	DWS	(V) 1" = N/A	JOB NO.	2053.50

N:\205350\DRAWINGS\CONSTRUCTION\Plans\205350-Water-SHEET 15.dwg, 3/16/2018 4:30:00 PM, 1:1



WATER NOTES:
 1. SEE SHEET 83 FOR MJ RESTRAINT LENGTHS.
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WATER LINE TABLE		
LINE	LENGTH	BEARING
L89	200.06'	N80°00'00"E
L89-A	151.37'	S90°00'00"E
L89-B	208.93'	N47°00'00"E
L90	128.06'	S60°30'00"W
L204	21.00'	N80°00'00"E
L205	13.07'	S77°30'00"E
L206	187.42'	N80°00'00"E
L207	149.84'	S90°00'00"E
L208	207.55'	N47°00'00"E
L209	122.65'	N60°30'00"E
L210	13.07'	N38°00'00"E
L211	21.16'	N60°30'00"E
L212	13.66'	N29°30'00"W
L213	18.66'	N29°30'00"W
L90-A	188.00'	S60°30'00"W
L209-A	160.77'	N29°30'00"W

OFFSITE 12" AND 8" WATER MAIN

NOTE:
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811
 UTILITY NOTIFICATION OF COLORADO ITS THE LAW

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REVIEW:
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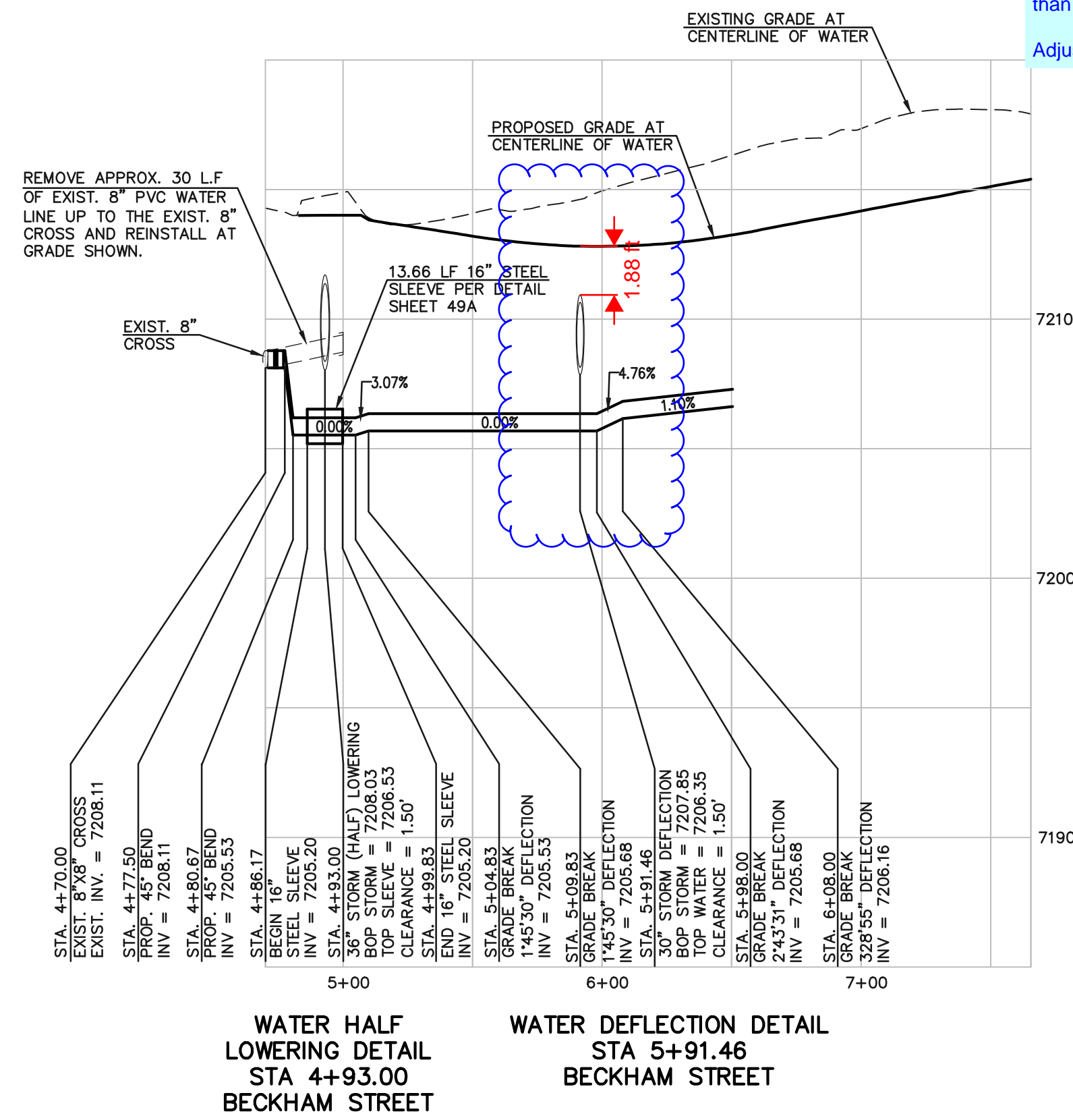
MARC A. WHORTON, COLORADO P.E. #37155 DATE

619 N. Cascade Avenue, Suite 200
 Colorado Springs, Colorado 80903
 (719)785-0790
 (719)785-0799(fax)

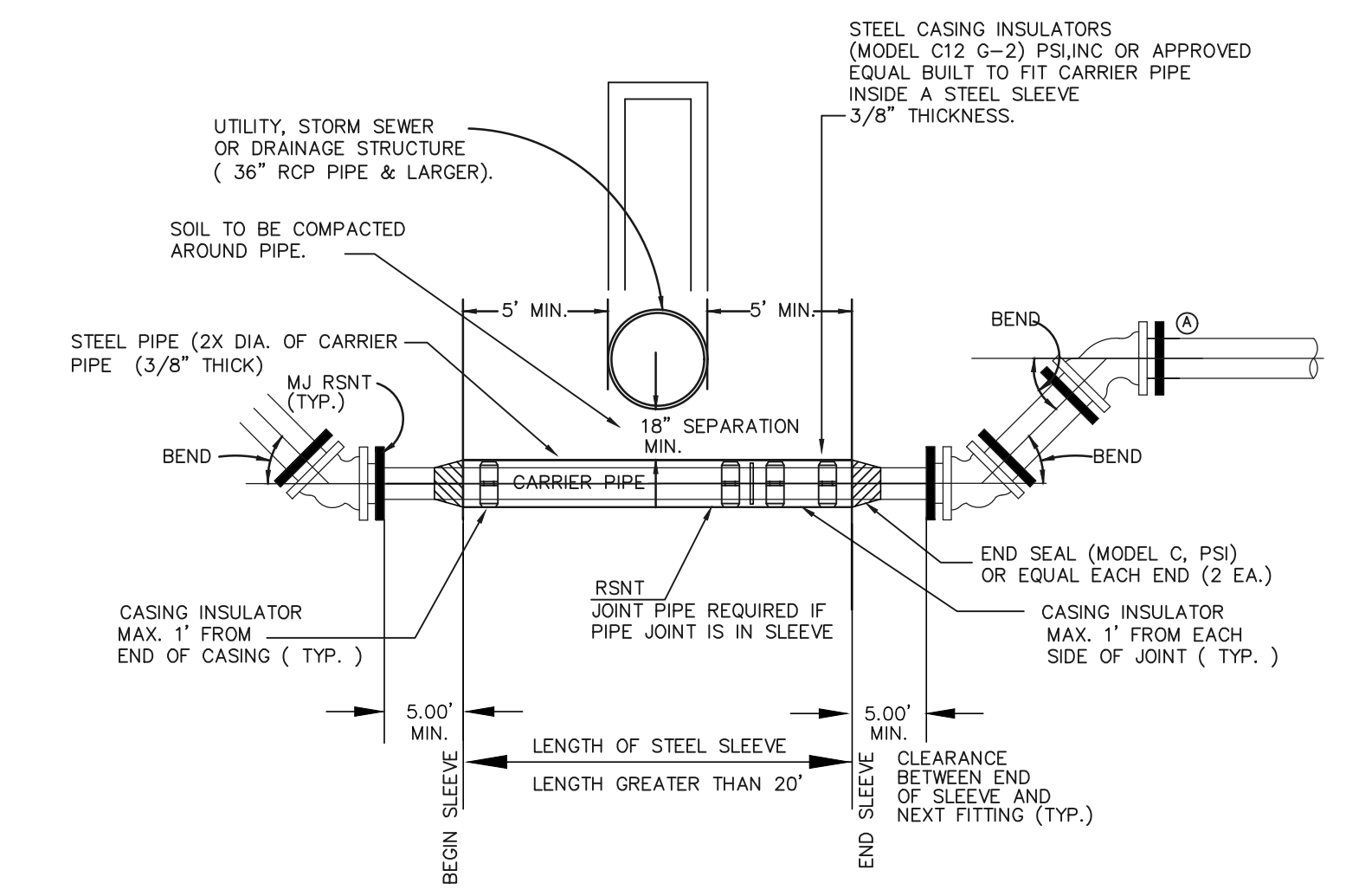
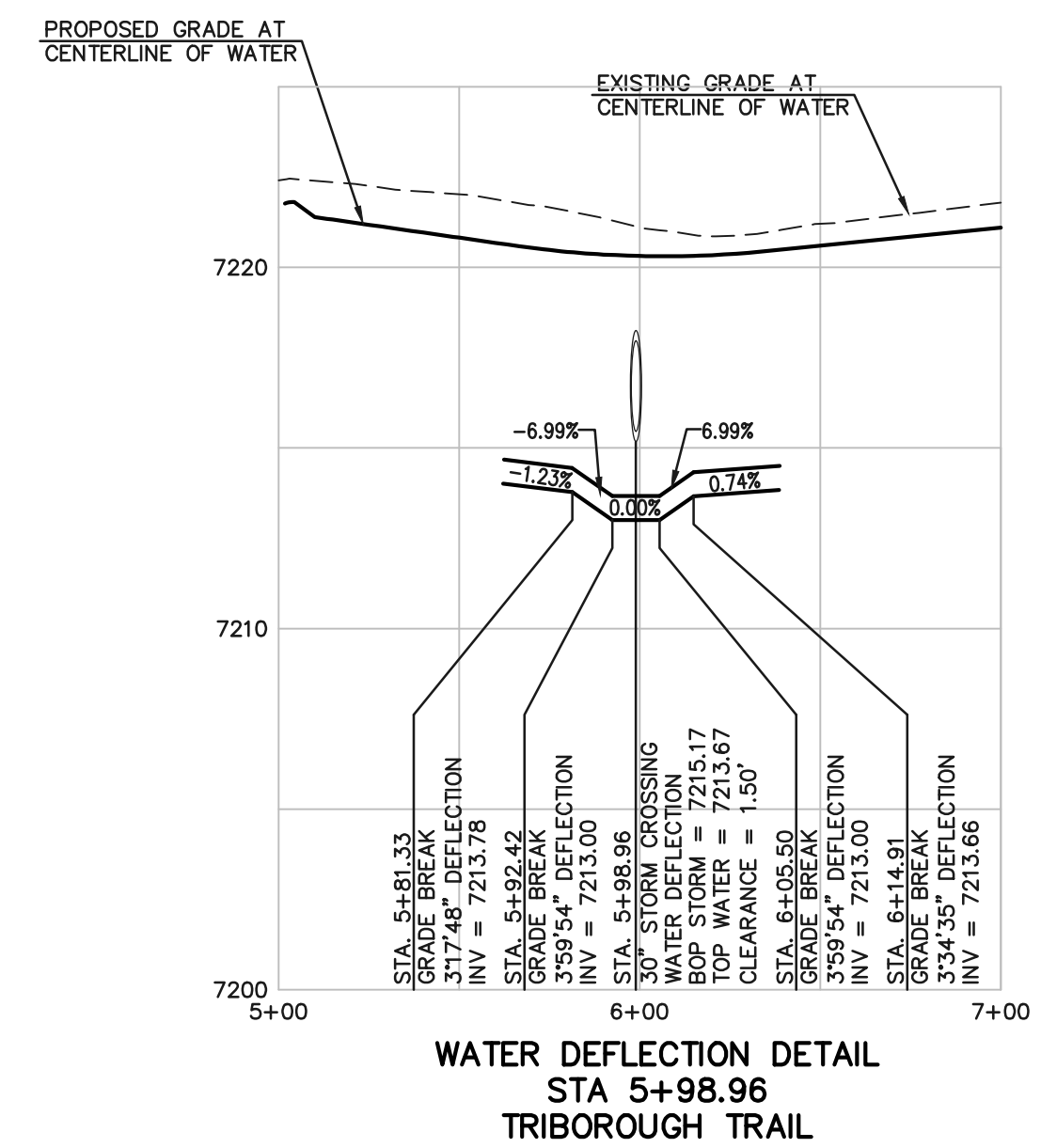
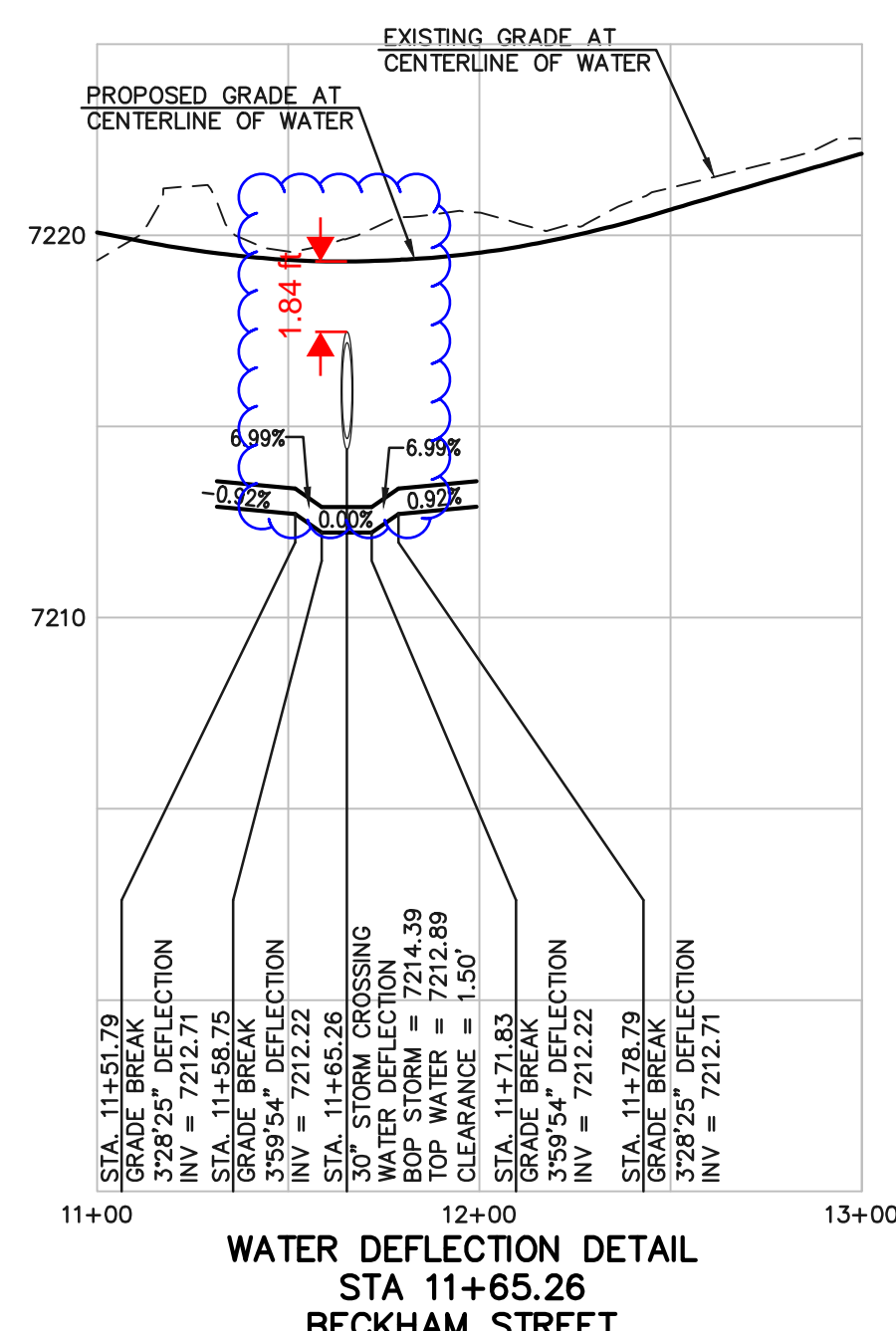
PAINT BRUSH HILLS FILING 13E
 CONSTRUCTION PLANS
 WATER SYSTEM PLAN

DESIGNED BY	MAW	SCALE	DATE	3-6-18
DRAWN BY	MAW	(H) 1" = 50'	SHEET	16 OF 28
CHECKED BY		(V) 1" = N/A	JOB NO.	2053.50

N:\205350\DRAWINGS\CONSTRUCTION\CONSTRUCTION Plans\205350-WS-SHEET 16.dwg, 3/16/2018 4:31:17 PM, 1:1



FYI: ECM 4.3.6.A.3 "At no time shall storm sewer lines be placed less than 2' in depth measured perpendicular to the finished road surface."
Adjust the stormline and water lowering to meet vertical clearances.



**ELEVATION:
TYPICAL DETAIL OF STEEL SLEEVE INSTALLATION
36" RCP AND LARGER UTILITY STRUCTURE**

- GENERAL NOTES:**
- 1.) PVC PIPE IS ACCEPTABLE FOR 6", 8" & 12" DIA. WATER LINES.
 - 2.) (A) LOWERINGS TO BE CATHODIC PROTECTED. (17 lb.)
 - 3.) ALL FITTINGS SHALL HAVE MJ RSNTS.
 - 4.) EXAMPLE CAN VARY DUE TO SITE CONDITIONS. SEE DETAIL ON THIS SHEET FOR MINIMUM REQUIREMENTS.

NOTE:
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Colorado Springs, Colorado 80903

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PAINT BRUSH HILLS FILING 13E
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WATER LOWERING DETAILS

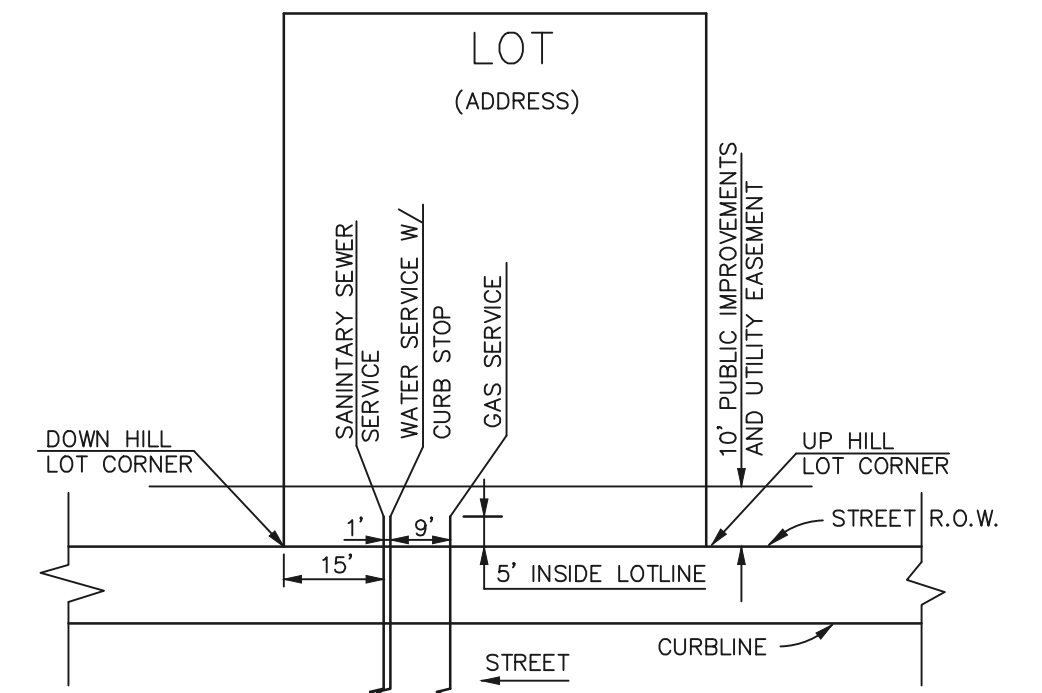
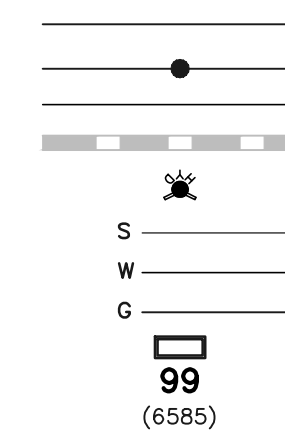
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CHECKED BY		(V) 1" = 5'	JOB NO.	2053.50



MATCHLINE - SEE SHEET 19

LEGEND

- PROPOSED SANITARY SEWER MAIN
- PROPOSED SANITARY SEWER MANHOLE
- PROPOSED WATER MAIN
- PROPOSED STORM SEWER
- PROPOSED FIRE HYDRANT
- PROPOSED SANITARY SEWER SERVICE
- PROPOSED WATER SERVICE
- PROPOSED GAS SERVICE
- PROPOSED STORM INLET
- LOT NUMBER
- ADDRESS

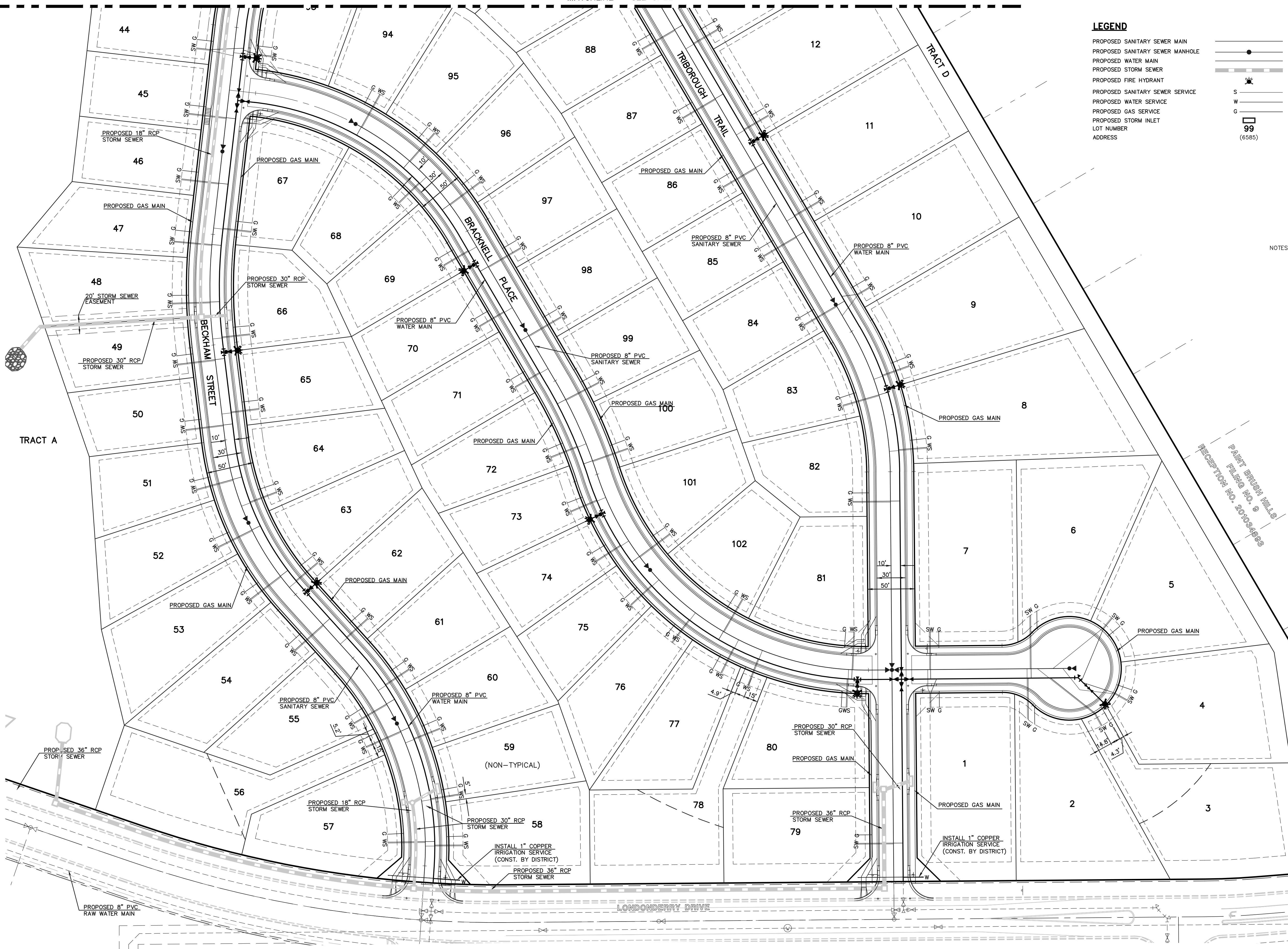


DETAIL: UTILITY SERVICE LOCATIONS
N.T.S.

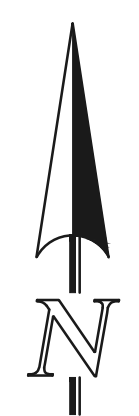
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PAINT BRUSH HILLS
 FILING NO. 9
 RECEPTION NO. 20102-0908



SCALE: 1" = 50'

NOTE:
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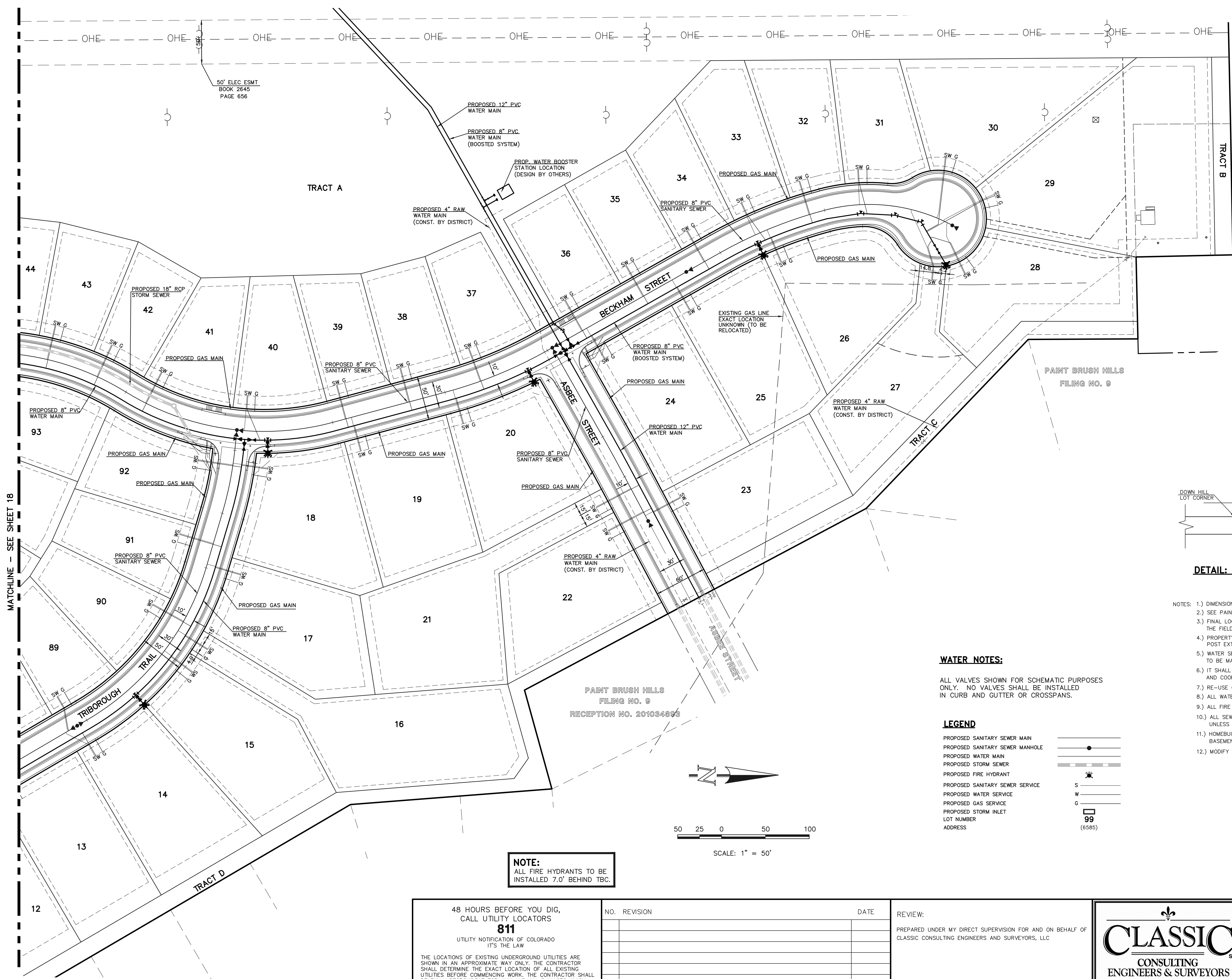
CLASSIC
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PAINT BRUSH HILLS FILING 13E
CONSTRUCTION PLANS
UTILITY SERVICE PLAN

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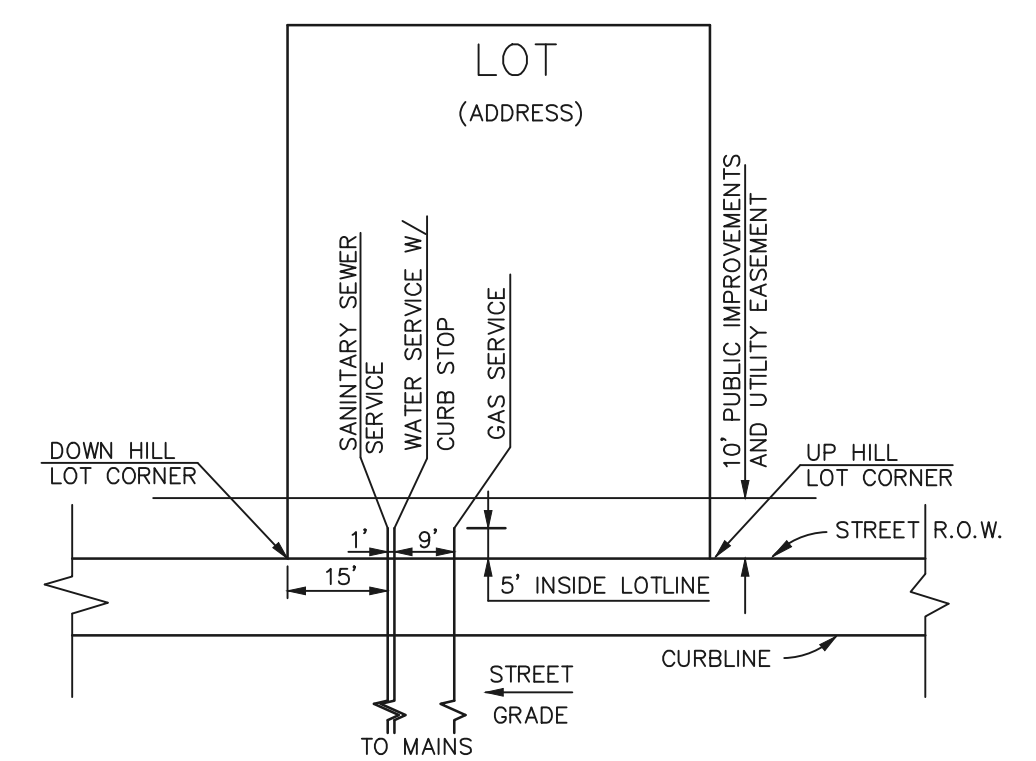
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PAINT BRUSH HILLS
FILING NO. 2
BOOK P3, PAGE 51

PAINT BRUSH HILLS
FILING NO. 9

PAINT BRUSH HILLS
FILING NO. 9
RECEPTION NO. 201034893



DETAIL: UTILITY SERVICE LOCATIONS
N.T.S.

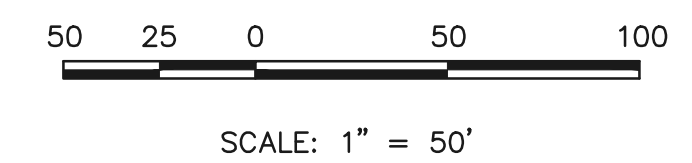
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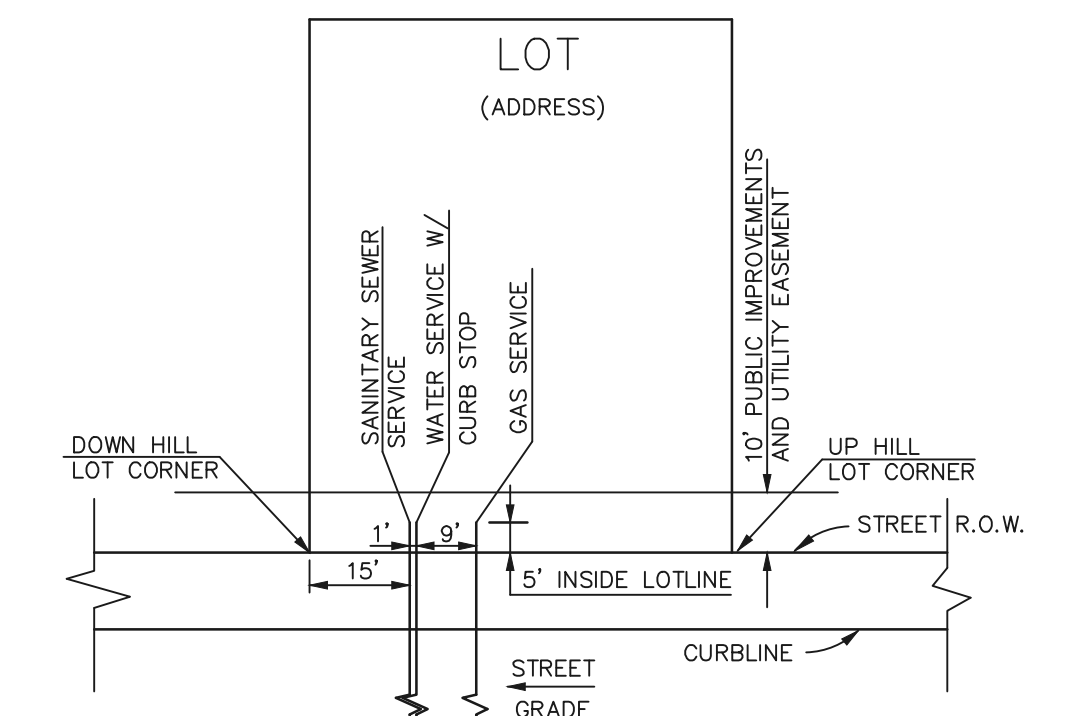
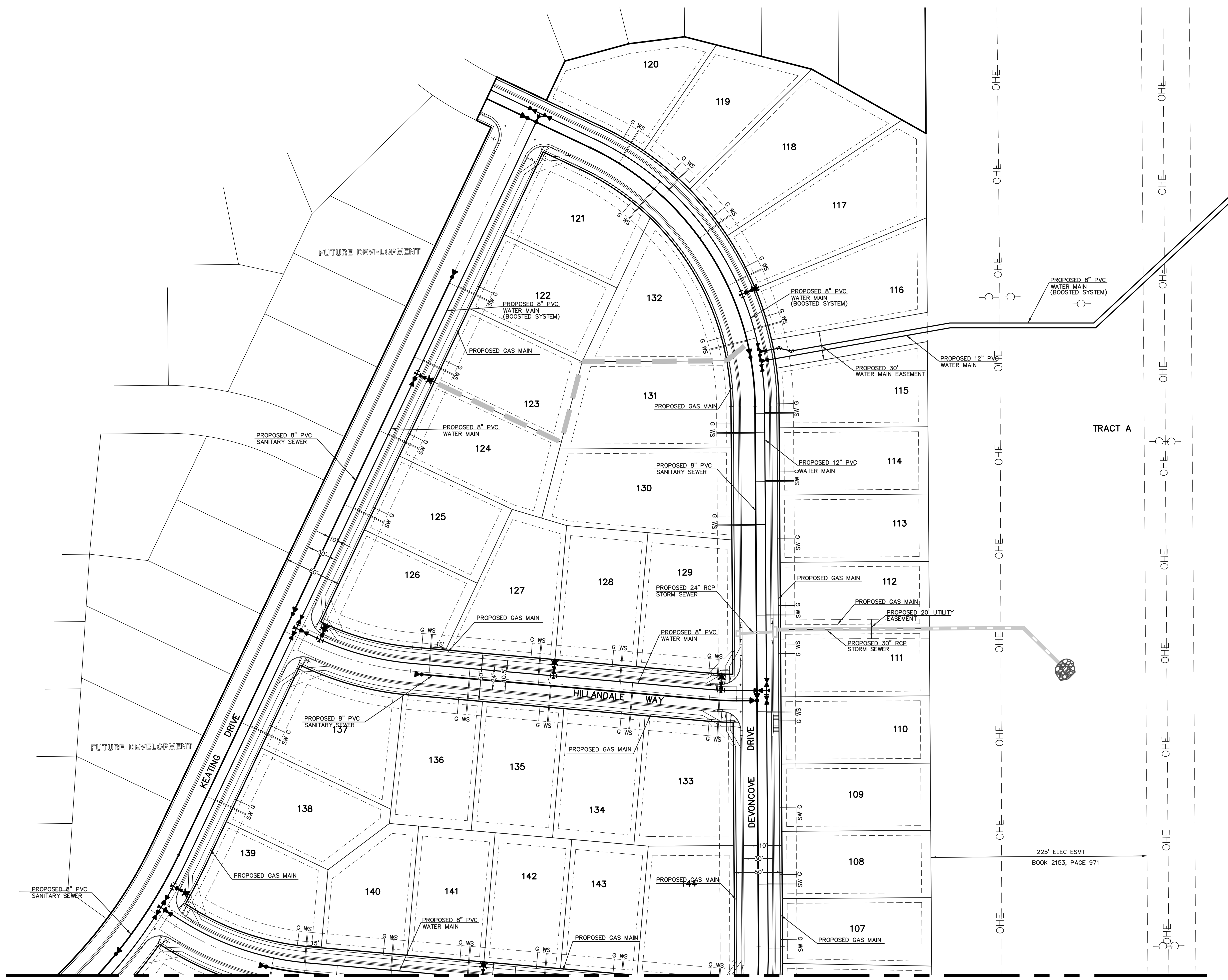


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MATCHLINE - SEE SHEET 18

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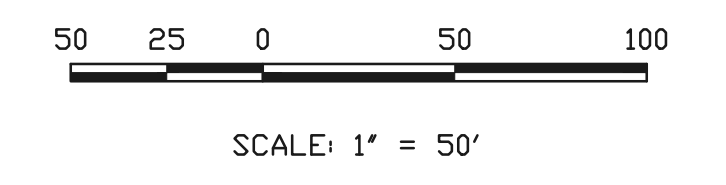
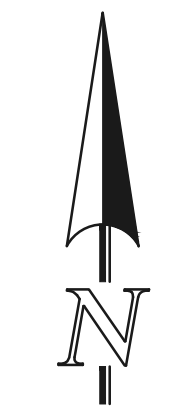
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- LOT NUMBER
- ADDRESS



MATCHLINE - SEE SHEET 21

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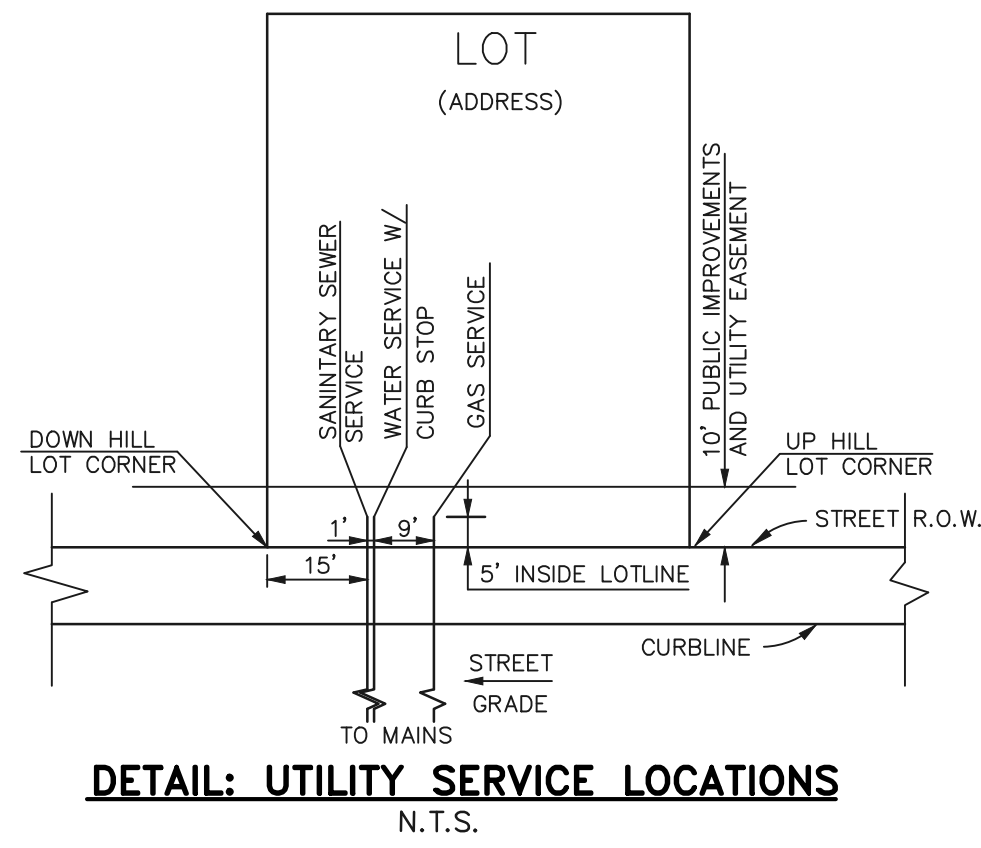
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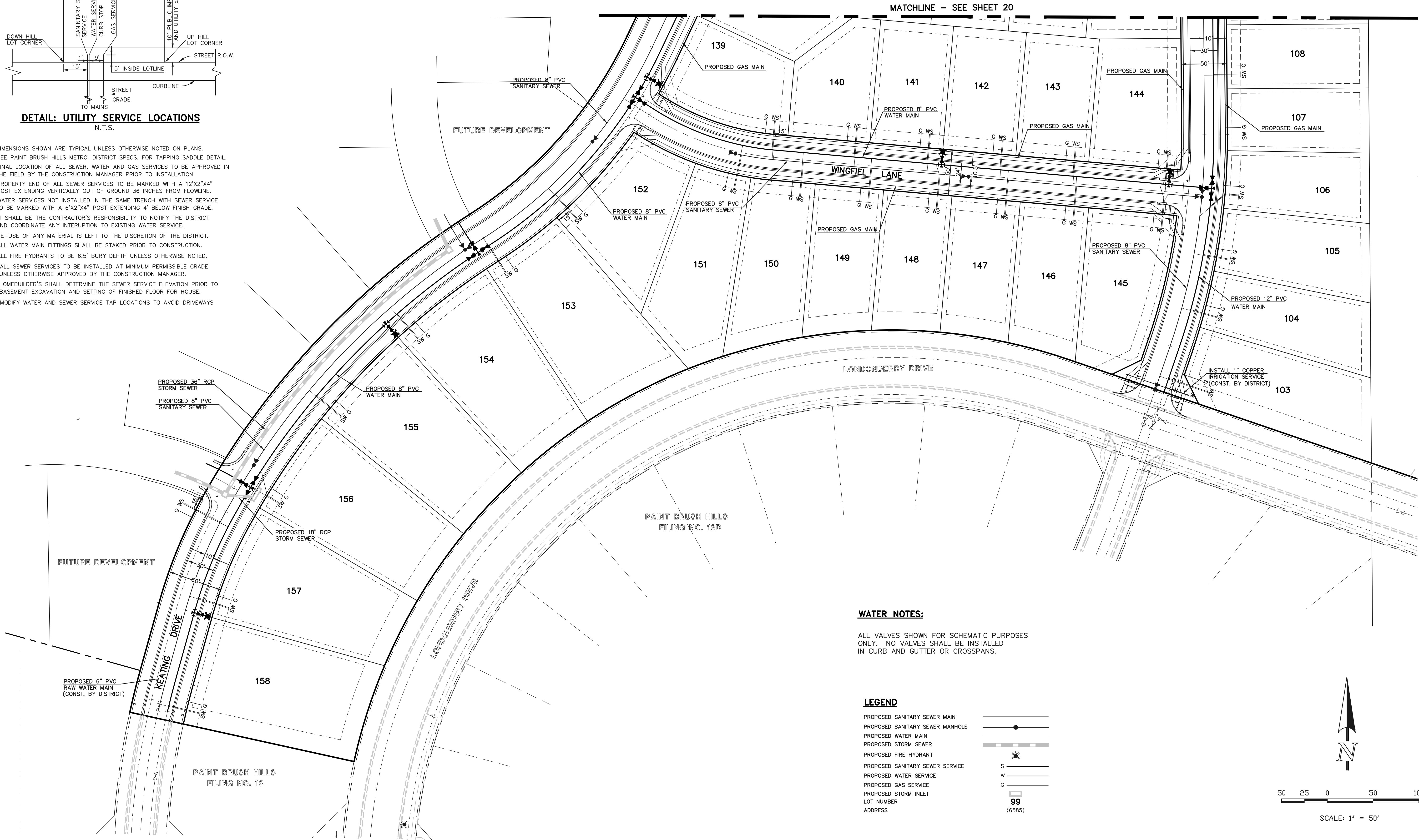
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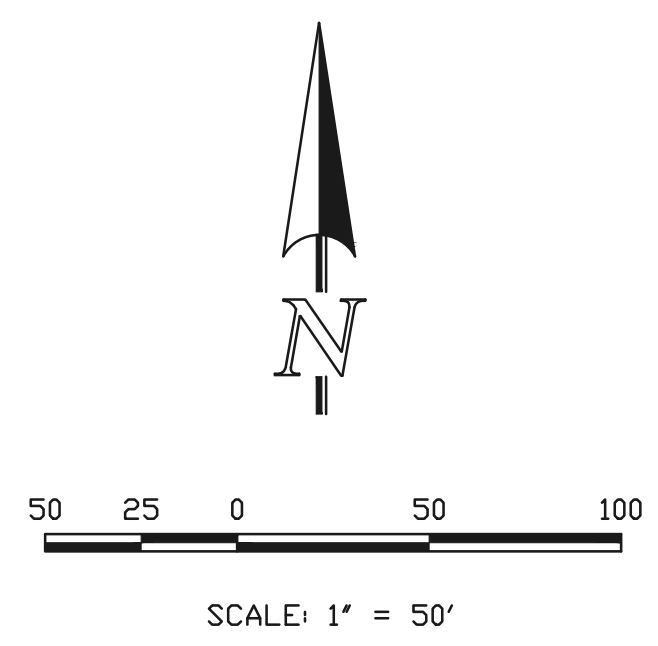


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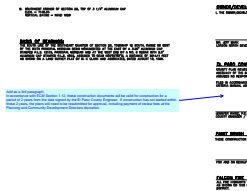
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CLASSIC
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Markup Summary

Unlocked (13)



Subject: Callout
Page Label: [1] Layout1
Lock: Unlocked
Author: dsdlaforce
Date: 4/23/2018 2:33:20 PM

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.

FIRE HYDRANTS AND HYDRANT LOCATIONS SPECIFIED BY THE FALCON FIRE PROTECTIO

CDR-18-005

2D PROJECT NO. SF-18

Subject: Callout
Page Label: [1] Layout1
Lock: Unlocked
Author: dsdlaforce
Date: 4/23/2018 2:34:00 PM

CDR-18-005

NS

Revise title to designate these construction plans are for the utility plans

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Author: dsdlaforce
Date: 4/23/2018 3:40:08 PM

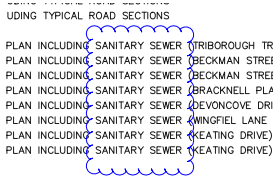
Revise title to designate these construction plans are for the utility plans



Subject: Cloud+
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Author: dsdlaforce
Date: 4/23/2018 2:44:57 PM

CDR185 is for a predevelopment grading request with installation of wet utilities. The only plans that should be in this construction drawings are the water system plan and utility service plan.

Remove all sidewalk exhibits, street improvement plans, storm sewer plans and detention plans. These will be reviewed for approval with the Filing 13E plat application. Alternative is to identify on each sheet that it's reference only and not a part of the approved plan set. Clearly note that the street designs are for reference only on the street improvement plans.



Subject: Cloud
Page Label: [1] Layout1
Lock: Unlocked
Author: dsdlaforce
Date: 4/23/2018 2:41:37 PM

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Date: 4/23/2018 5:10:44 PM

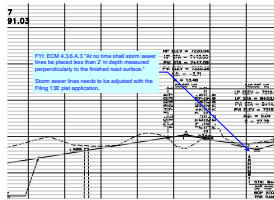
Utility plan construction details are missing. Example: Typical trench & bedding detail, Fire Hydrant assembly, tracer wire detail, etc.

Utility plan construction details are missing. Example: Typical trench & bedding detail, Fire Hydrant assembly, tracer wire detail, etc.

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Date: 4/23/2018 3:30:16 PM

Remove and update the sheet numbering

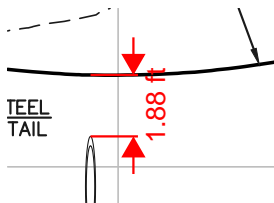
SHEET 18 OF 28	UTILITY SERVICE PLAN	
SHEET 19 OF 28	UTILITY SERVICE PLAN	
SHEET 20 OF 28	UTILITY SERVICE PLAN	
SHEET 21 OF 28	UTILITY SERVICE PLAN	
SHEET 22 OF 28	UTILITY SERVICE PLAN	
SHEET 23 OF 28	UTILITY SERVICE PLAN	
SHEET 24 OF 28	UTILITY SERVICE PLAN	
SHEET 25 OF 28	UTILITY SERVICE PLAN	
SHEET 26 OF 28	UTILITY SERVICE PLAN	
SHEET 27 OF 28	UTILITY SERVICE PLAN	
SHEET 28 OF 28	UTILITY SERVICE PLAN	



Subject: Callout
Page Label: [1] Layout1
Lock: Unlocked
Author: dsdlaforce
Date: 4/23/2018 2:55:23 PM

FYI: ECM 4.3.6.A.3 "At no time shall storm sewer lines be placed less than 2' in depth measured perpendicular to the finished road surface."

Storm sewer lines needs to be adjusted with the Filing 13E plat application.



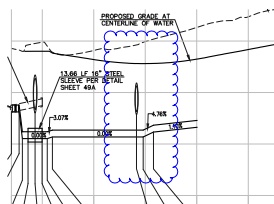
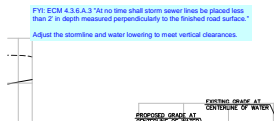
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Date: 4/23/2018 3:21:53 PM

1.88 ft

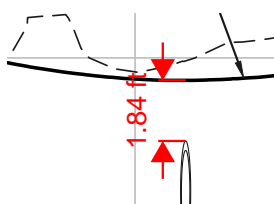
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Author: dsdlaforce
Date: 4/23/2018 3:23:37 PM

FYI: ECM 4.3.6.A.3 "At no time shall storm sewer lines be placed less than 2' in depth measured perpendicular to the finished road surface."

Adjust the stormline and water lowering to meet vertical clearances.

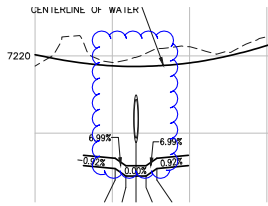


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Subject: Length Measurement
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Lock: Unlocked
Author: dsdlaforce
Date: 4/23/2018 3:21:20 PM

1.84 ft



Subject: Cloud
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Date: 4/23/2018 3:23:42 PM