

HERGER, DANIEL, 11/8/2023 2:46 PM
HR GREEN Xref: xgl-1-dh01-1030; Vicinity-Map; EPC_CD_Approval; EPC_CD_Eng; Legend; Abbreviations; EPC_CD_Notes; EPC_Gen_Construction_Notes; xc--dgn-030.202; xc--row-030.202; row-typlcals; development_standards_and_guidelines

EL PASO COUNTY STANDARD CONSTRUCTION NOTES:

- ALL DRAINAGE AND ROADWAY CONSTRUCTION SHALL MEET THE STANDARDS AND SPECIFICATIONS OF THE CITY OF COLORADO SPRINGS/EL PASO COUNTY DRAINAGE CRITERIA MANUAL, VOLUMES 1 AND 2, AND THE EL PASO COUNTY ENGINEERING CRITERIA MANUAL.
- CONTRACTOR SHALL BE RESPONSIBLE FOR THE NOTIFICATION AND FILED 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).
- CONTRACTOR SHALL KEEP A COPY OF THESE APPROVED PLANS, THE GRADING AND EROSION CONTROL PLAN, THE STORMWATER MANAGEMENT PLAN (SWM), THE SOILS AND GEOTECHNICAL REPORT, AND THE APPROPRIATE DESIGN AND CONSTRUCTION STANDARDS AND SPECIFICATIONS AT THE JOB SITE AT ALL TIMES, INCLUDING THE FOLLOWING:
 - EL PASO COUNTY ENGINEERING CRITERIA MANUAL (ECM)
 - CITY OF COLORADO SPRINGS/EL PASO COUNTY DRAINAGE CRITERIA MANUAL, VOLUMES 1 AND 2
 - COLORADO DEPARTMENT OF TRANSPORTATION (CDOT) STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION
 - CDOT M & S STANDARDS
- NOTWITHSTANDING ANYTHING DEPICTED IN THESE PLANS IN WORDS OR GRAPHIC REPRESENTATION, ALL DESIGN AND CONSTRUCTION RELATED TO ROADS, STORM DRAINAGE AND EROSION CONTROL SHALL CONFORM TO THE STANDARDS AND REQUIREMENTS OF THE MOST RECENT VERSION OF 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.
- IT IS THE DESIGN ENGINEER'S RESPONSIBILITY TO ACCURATELY SHOW EXISTING CONDITIONS, BOTH ONSITE AND OFFSITE, ON THE CONSTRUCTION PLANS. ANY MODIFICATIONS NECESSARY DUE TO CONFLICTS, OMISSIONS, OR CHANGED CONDITIONS WILL BE ENTIRELY THE DEVELOPER'S RESPONSIBILITY TO RECTIFY.
- CONTRACTOR SHALL SCHEDULE A PRE-CONSTRUCTION MEETING WITH EL PASO COUNTY PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT (PCD) - INSPECTIONS, PRIOR TO STARTING CONSTRUCTION.
- IT IS THE CONTRACTOR'S RESPONSIBILITY TO UNDERSTAND THE REQUIREMENTS OF ALL JURISDICTIONAL AGENCIES AND TO OBTAIN ALL REQUIRED PERMITS, INCLUDING BUT NOT LIMITED TO EL PASO COUNTY EROSION AND STORMWATER QUALITY CONTROL PERMIT (ESQCP), REGIONAL BUILDING FLOODPLAIN DEVELOPMENT PERMIT, U.S. ARMY CORPS OF ENGINEERS-ISSUED 401 AND/OR 404 PERMITS, AND COUNTY AND STATE FUGITIVE DUST PERMITS.
- CONTRACTOR SHALL NOT DEVIATE FROM THE PLANS WITHOUT FIRST OBTAINING WRITTEN APPROVAL FROM THE DESIGN ENGINEER AND PCD. CONTRACTOR SHALL NOTIFY THE DESIGN ENGINEER IMMEDIATELY UPON DISCOVERY OF ANY ERRORS OR INCONSISTENCIES.
- ALL STORM DRAIN PIPE SHALL BE CLASS III RCP UNLESS OTHERWISE NOTED AND APPROVED BY PCD.
- CONTRACTOR SHALL COORDINATE GEOTECHNICAL TESTING PER ECM STANDARDS. PAVEMENT DESIGN SHALL BE APPROVED BY EL PASO COUNTY PCD PRIOR TO PLACEMENT OF CURB AND GUTTER AND PAVEMENT.
- ALL CONSTRUCTION TRAFFIC MUST ENTER/EXIT THE SITE AT APPROVED CONSTRUCTION ACCESS POINTS.
- SIGHT VISIBILITY TRIANGLES AS IDENTIFIED IN THE PLANS SHALL BE PROVIDED AT ALL INTERSECTIONS. OBSTRUCTIONS GREATER THAN 18 INCHES ABOVE FLOWLINE ARE NOT ALLOWED WITHIN SIGHT TRIANGLES.
- SIGNING AND STRIPING SHALL COMPLY WITH EL PASO COUNTY AND MUTCD CRITERIA. [IF APPLICABLE, ADDITIONAL SIGNING AND STRIPING NOTES WILL BE PROVIDED.]
- CONTRACTOR SHALL OBTAIN ANY PERMITS REQUIRED BY EL PASO COUNTY DPW, INCLUDING WORK WITHIN THE RIGHT-OF-WAY AND SPECIAL TRANSPORT PERMITS.
- THE LIMITS OF CONSTRUCTION SHALL REMAIN WITHIN THE PROPERTY LINE UNLESS OTHERWISE NOTED. THE OWNER/DEVELOPER SHALL OBTAIN WRITTEN PERMISSION AND EASEMENTS, WHERE REQUIRED, FROM ADJOINING PROPERTY OWNER(S) PRIOR TO ANY OFF-SITE DISTURBANCE, GRADING, OR CONSTRUCTION.

GENERAL CONSTRUCTION NOTES

- 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.
- THE CONTRACTOR SHALL TAKE THE NECESSARY PRECAUTIONS TO PROTECT EXISTING UTILITIES FROM DAMAGE DUE TO THIS OPERATION. ANY DAMAGE TO THE UTILITIES WILL BE REPLACED AT THE CONTRACTORS EXPENSE AND ANY SERVICE DISRUPTION WILL BE SETTLED BY THE CONTRACTOR.
- ADDITIONAL EROSION CONTROL STRUCTURES MAY BE REQUIRED AT THE TIME OF CONSTRUCTION.
- ALL BACKFILL, SUB-BASE AND/OR BASE COURSE (CLASS 6) MATERIAL SHALL BE COMPACTED TO THE SOILS ENGINEERS RECOMMENDATIONS, AND APPROVED BY EL PASO COUNTY DEVELOPMENT SERVICES ENGINEERING DIVISION.
- ALL STATIONING IS CENTERLINE UNLESS OTHERWISE INDICATED. ALL ELEVATIONS ARE FLOW LINE UNLESS OTHERWISE INDICATED.
- ALL DISTURBED PAVEMENT EDGES SHALL BE CUT TO NEAT LINES. REPAIR SHALL CONFORM TO THE EPC ECM APPENDIX K - 1.2C
- ALL INTERSECTION ACCESSES ARE TO BE CONSTRUCTED WITH A 25 FOOT SIGHT VISIBILITY TRIANGLE AND THERE SHALL BE NO OBSTRUCTIONS GREATER THAN 18" IN THIS AREA.
- ALL CULVERT AND STORM PIPES SHALL BE SMOOTH INTERIOR CORRUGATED POLYETHYLENE PIPE (HDPE), OR 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 OWNERS GEOTECHNICAL ENGINEER TO SUPPORT MINIMUM 50 YEAR DESIGN LIFE. CULVERTS MUST CONFORM TO EPS ESM SECTION 3.32 - CULVERTS.
- ASPHALT THICKNESS AND BASE COURSE THICKNESS (COMPACTED FOR ROADS SHALL BE PER DESIGN REPORT BY OWNERS GEOTECHNICAL ENGINEER. OWNERS 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. PAVEMENTS DESIGN SHALL BE APPROVED BY EL PASO COUNTY DEVELOPMENT SERVICES ENGINEERING DIVISION PRIOR TO CONSTRUCTION.
- TYPE M RIP-RAP WITH 4" OF TYPE II GRANULAR BEDDING AND MIRAFI 180h OR EQUAL MAY BE SUBSTITUTED WHERE TYPE I RIP-RAP WITH MIRAFI FW 700 OR EQUAL IS SPECIFIED.
- ALL MATERIALS AND INSTALLATION PROCEDURE SHALL BE IN COMPLIANCE WITH ANY AND ALL APPLICABLE EL PASO COUNTY STANDARDS AND WITH WOODMAN HILLS METRO DISTRICT CONSULTING ENGINEER APPROVAL.
- ALL POTABLE WATER MAINS SHALL BE AWWA C900-SDR18 PVC WITH PUSH-ON SINGLE GASKET TYPE JOINTS AND SHALL MEET THE REQUIREMENTS OF ANSI/NSF 61.
- 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 AND SHALL MEET THE REQUIREMENTS OF ANSI/NSF 61.
- 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.
- MAXIMUM DEFLECTION OF 8" R 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.
- CONTRACTOR IS RESPONSIBLE FOR PROVIDING DETAILED AS-BUILT OF ALL WATER MAIN, STORM SEWER AND SANITARY. SEWER MAIN INSTALLATIONS, INCLUDING ACCURATE DISTANCES OF MAIN LINES, VALVES, FITTINGS, MANHOLES, AND LOCATIONS OF WATER AND SEWER SERVICES.
- SANITARY SEWER PIPE AND FITTINGS: PVC 4" - 8" ASTM D3034, TYPE PSM, SDR 35; PUSH-ON JOINTS AND MOLDED RUBBER GASKETS MAXIMUM HORIZONTAL DEFLECTIONS, AFTER INSTALLATION AND BACK FILLING SHALL NOT EXCEED 3% OF THE PIPE DIAMETER. (MINIMUM CURVE RADIUS IS 100' FOR 8" PVC SANITARY SEWER MAIN)

ABBREVIATIONS

Δ	DEFLECTION ANGLE	FOC	FIBER OPTICS CABLE
Ø, DIA	DIAMETER	FT	FOOT OR FEET
AASHTO	AMERICAN ASSOCIATION OF STATE HIGHWAY AND TRANSPORTATION OFFICIALS	GB	GRADE BREAK
ABC	ASPHALT BASE COURSE	GAL	GALLON
ABD	ABANDONED	HDPE	HIGH DENSITY POLYETHYLENE
AC	ACRE	HC RAMP	HANDICAP RAMP
ADA	THE AMERICANS WITH DISABILITIES ACT	HW	HEADWALL
ASPH	ASPHALT	INV	INVERT
ASS'Y	ASSEMBLY	KM	KILOMETER
ASTM	AMERICAN SOCIETY FOR TESTING MATERIALS	L	LENGTH
BFE	BASE FLOOD ELEVATION	LF	LINEAR FEET
BLDG	BUILDING	M	METER
BLVD	BOULEVARD	MIN	MINIMUM
BM	BENCH MARK	MISC	MISCELLANEOUS
BNDY	BOUNDARY	MAINT	MAINTENANCE
BOP	BOTTOM OF POND	MAX	MAXIMUM
BW	BOTTOM OF WALL	MH	MANHOLE
C&G	CURB AND GUTTER	MP	MIDPOINT
CA	COARSE AGGREGATE	N	NORTH/NORTHING
CATV	CABLE TELEVISION	NO	NUMBER
CB	CHORD BEARING/CATCH BASIN	OC	ON CENTER
CFS	CUBIC FEET PER SECOND	OH	OVERHEAD
CIP	CAST IRON PIPE	PB	PUBLIC
CL	CENTER LINE	PC	POINT OF CURVATURE
CMP	CORRUGATED METAL PIPE	PCC	POINT OF COMPOUND CURVATURE
COMP	COMPOSITE	PCR	POINT OF CURB RETURN
CONC	CONCRETE	PI	POINT OF INTERSECTION
CONST	CONSTRUCT OR CONSTRUCTION	PIE	PUBLIC IMPROVEMENT ESMT
CSP	CORRUGATED STEEL PIPE	PT	POINT OF TANGENCY
CSU	COLORADO SPRINGS UTILITIES	PRC	PROPOSED
CT	COURT	PRC	POINT OF REVERSE CURVATURE
CTR	CENTER	PRV	PRESSURE REDUCING VALVE
CU	COPPER	PVT	PRIVATE
CY	CUBIC YARD	PVAE	PUBLIC UTILITY AND ACCESS ESMT
DBL	DOUBLE	PUADE	PUBLIC UTILITY, ACCESS AND DRAINAGE ESMT
DEG	DEGREE	PVC	POLYVINYL CHLORIDE
DET	DETAIL	R	RADIUS
DEPT	DEPARTMENT	REC	RECEPTION
DIM	DIMENSION	RCBC	REINFORCED CONCRETE BOX CULVERT
DIP	DUCTILE IRON PIPE	S	SOUTH
DOT	DEPARTMENT OF TRANSPORTATION	SH	SHEET
DWG	DRAWING	SO	SQUARE
E	EAST/EASTING	SW	SPILLWAY
EL	ELEVATION	TBC	TOP BACK OF CURB
ELEC	ELECTRIC	TC	TRICKLE CHANNEL
EOG	EDGE OF GUTTER	TOP	TOP OF POND
ESMT	EASEMENT	TW	TOP OF WALL
EW	ENDWALL	TYP	TYPICAL
EX	EXISTING	UG	UNDERGROUND
FD	FRENCH DRAIN	VERT	VERTICAL
FDC	FIRE DEPARTMENT CONNECTION	W	WEST
FE	FLANGE ELEVATION	WW	WASTEWATER
FES	FLARED END SECTION	WWF	WELDED WIRE FABRIC
FF	FINISHED FLOOR	W/	WITH
FG	FINISHED GRADE	W/O	WITHOUT
FH	FIRE HYDRANT	YD	YARD
FWHA	FEDERAL HIGHWAY ADMINISTRATION		
FL	FLOW LINE		

LEGEND

EXISTING	PROPOSED	STORM SEWER	EXISTING	PROPOSED
MATCH LINE	---	MANHOLE	⊙	⊙
PHASE LINE	---	STORM INLET	⊙	⊙
SECTION LINE	---	FLARED END SECTION	⊙	⊙
PROPERTY LINE	---	RIPRAP	⊙	⊙
EASEMENT LINE	---	SANITARY SEWER		
RIGHT OF WAY	---	CLEAN OUT	⊙	⊙
CENTERLINE	---	MANHOLE	⊙	⊙
CHAIN LINK FENCE	---	PLUG	⊙	⊙
WOODEN FENCE	---	WATER		
ROD IRON FENCE	---	FIRE HYDRANT	⊙	⊙
GUARDRAIL	---	FIRE DEPT. CONNECTION	⊙	⊙
CABLE TV	---	GATE VALVE	⊙	⊙
U.G. ELECTRIC	---	MANHOLE	⊙	⊙
OVERHEAD ELECTRIC	---	METER	⊙	⊙
FIBER OPTIC	---	TEE	⊙	⊙
GAS MAIN	---	REDUCER	⊙	⊙
SANITARY SEWER	---	DRY UTILITIES		
STORM DRAIN	---	ELECTRIC METER	⊙	⊙
TELEPHONE	---	ELECTRIC PEDESTAL	⊙	⊙
WATER MAIN	---	ELECTRICAL CABINET	⊙	⊙
SWALE	---	ELECTRIC VAULT	⊙	⊙
TRAIL	---	FIBER OPTIC PULL BOX	⊙	⊙
CURB & GUTTER	---	FIBER OPTIC MANHOLE	⊙	⊙
DRAINAGE BASIN	---	FIBER OPTIC PEDESTAL	⊙	⊙
INDEX CONTOUR	---	FIBER OPTIC SIGN	⊙	⊙
INTER. CONTOUR	---	FIBER OPTIC VAULT	⊙	⊙
100-YR FLOODPLAIN	---	GAS METER	⊙	⊙
FLOODWAY	---	GAS SIGN	⊙	⊙
EDGE OF WETLANDS	---	GAS VAULT	⊙	⊙
DRAINAGE		TELEPHONE CABINET	⊙	⊙
DRAINAGE BASIN	---	TELEPHONE MANHOLE	⊙	⊙
BASIN TAG	---	TELEPHONE SIGNAL/MAST	⊙	⊙
DESIGN POINT	---	TELEPHONE SIGN	⊙	⊙
METRO DISTRICTS		TELEPHONE PEDESTAL	⊙	⊙
DISTRICT NO. 1	---	TRANSFORMER	⊙	⊙
DISTRICT NO. 2	---	LIGHT POLE	⊙	⊙
DISTRICT NO. 3	---	FIBER OPTIC VAULT	⊙	⊙
DISTRICT NO. 4	---			
DISTRICT NO. 5	---			

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FLYING HORSE NORTH PHASE 2 PUD
PRI #2, LLC.
EL PASO COUNTY, CO

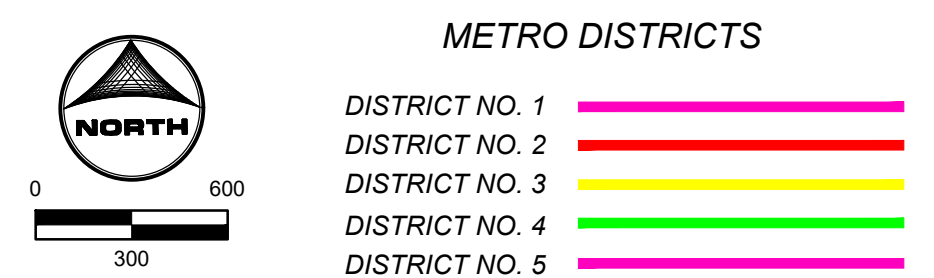
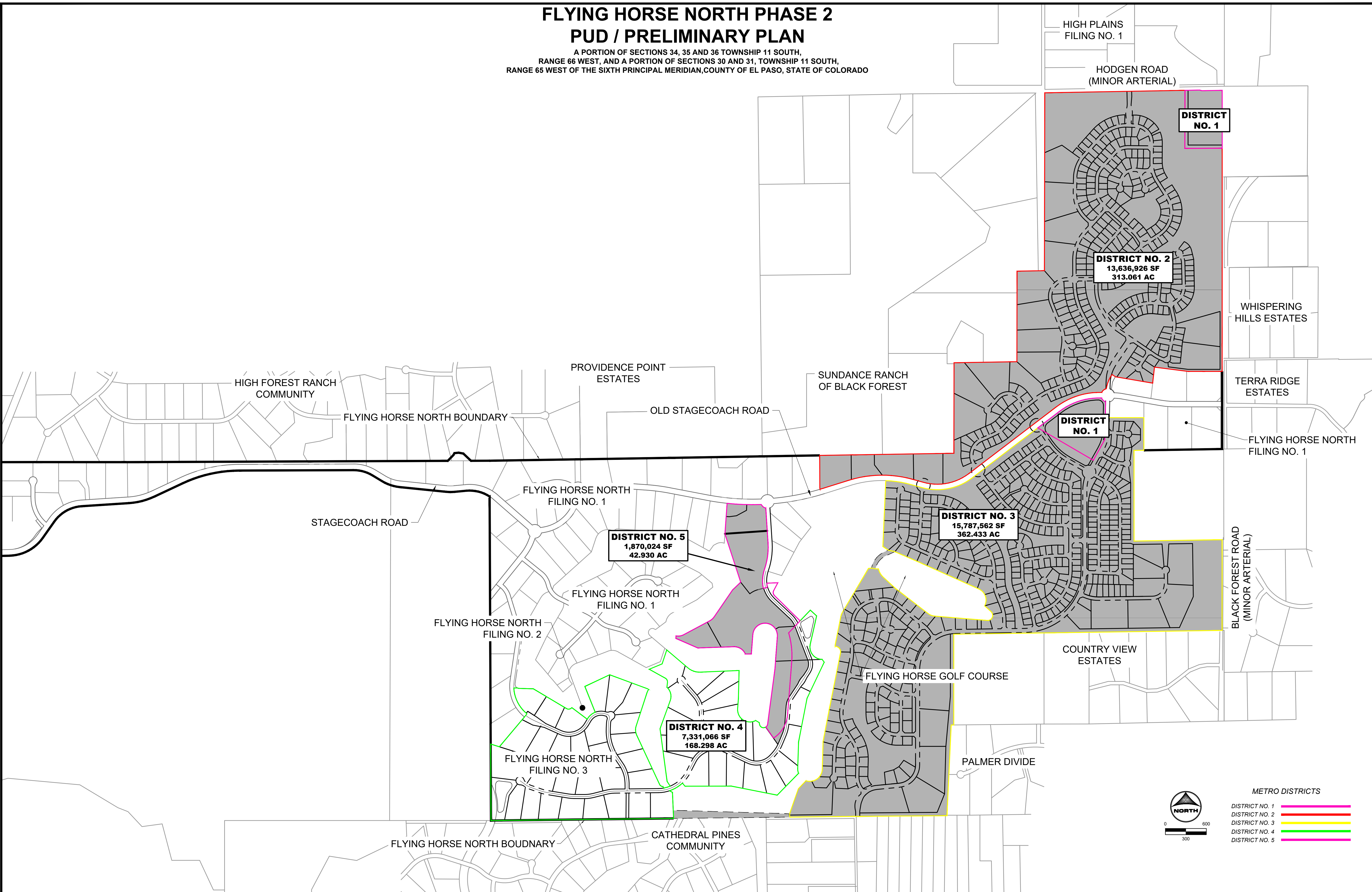
PRELIMINARY UTILITIES LAYOUT
LEGEND

SHEET
LG
2

FLYING HORSE NORTH PHASE 2 PUD / PRELIMINARY PLAN

A PORTION OF SECTIONS 34, 35 AND 36 TOWNSHIP 11 SOUTH,
RANGE 66 WEST, AND A PORTION OF SECTIONS 30 AND 31, TOWNSHIP 11 SOUTH,
RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF EL PASO, STATE OF COLORADO

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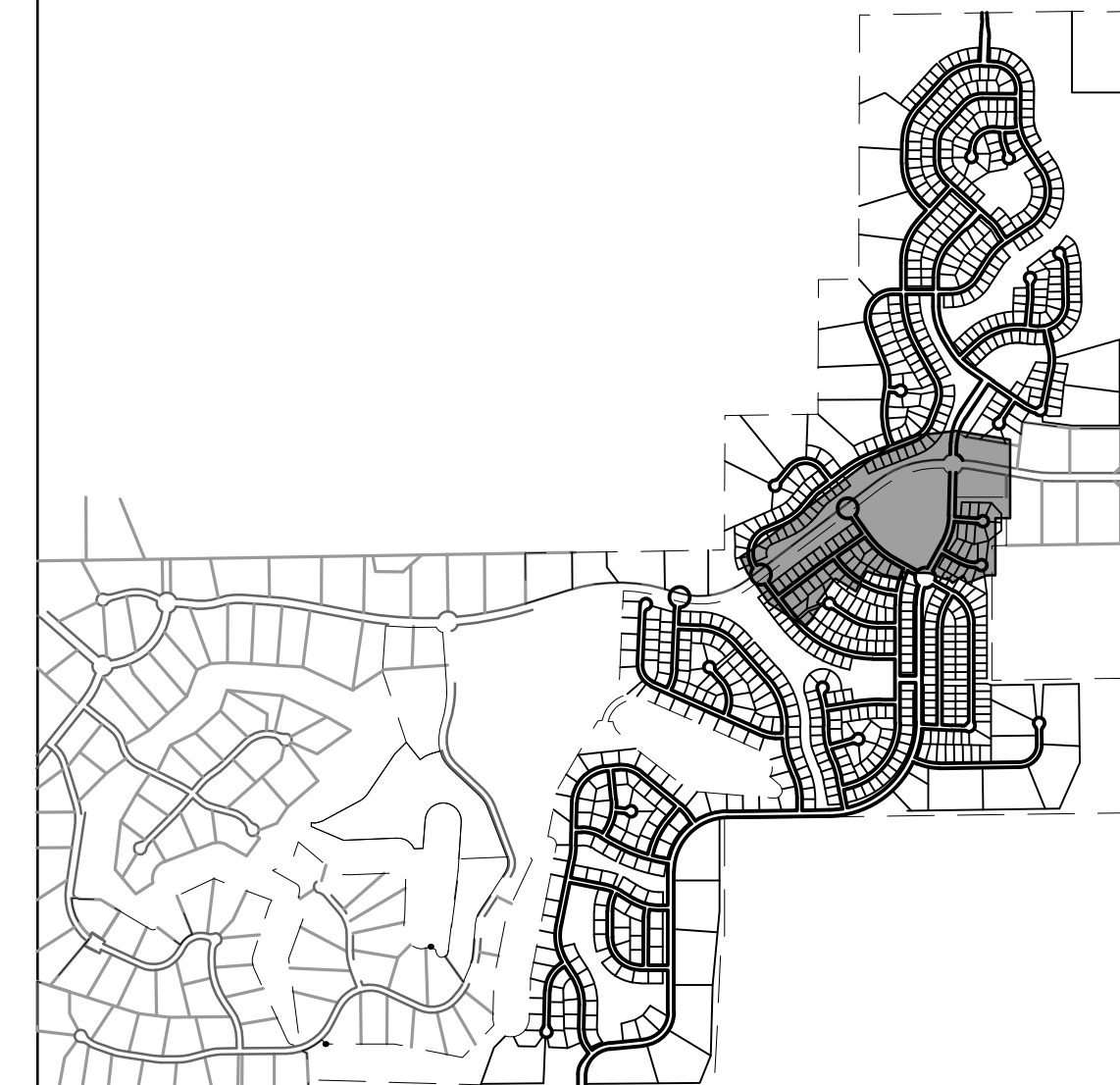
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 EL PASO COUNTY, CO

FHN PUD UTILITY PLAN
 OVERALL MAP

SHEET
MAP
 3



KEY MAP
SCALE: N.T.S

LINework LEGEND

	EXISTING	PROPOSED
PROPERTY LINE	---	---
RIGHT OF WAY	---	---
CURB & GUTTER	---	---
OVERHEAD ELECTRIC	ELEC	oe
FIBER OPTIC	FOP	fo
GAS MAIN	GAS	---
SANITARY SEWER	SS	SS
STORM DRAIN	---	---
WATER MAIN	---	---
SWALE	---	---

	EXISTING	PROPOSED
STORM SEWER MANHOLE	⊙	⊙
STORM INLET	⊙	⊙
FLARED END SECTION	⊙	⊙
RIPRAP	⊙	⊙
SANITARY SEWER CLEAN OUT	⊙	⊙
MANHOLE PLUG	⊙	⊙
WATER FIRE HYDRANT	⊙	⊙
FIRE DEPT. CONNECTION	⊙	⊙
GATE VALVE	⊙	⊙
MANHOLE METER	⊙	⊙
TEE	⊙	⊙
REDUCER	⊙	⊙

METRO DISTRICTS

- DISTRICT NO. 1
- DISTRICT NO. 2
- DISTRICT NO. 3
- DISTRICT NO. 4
- DISTRICT NO. 5

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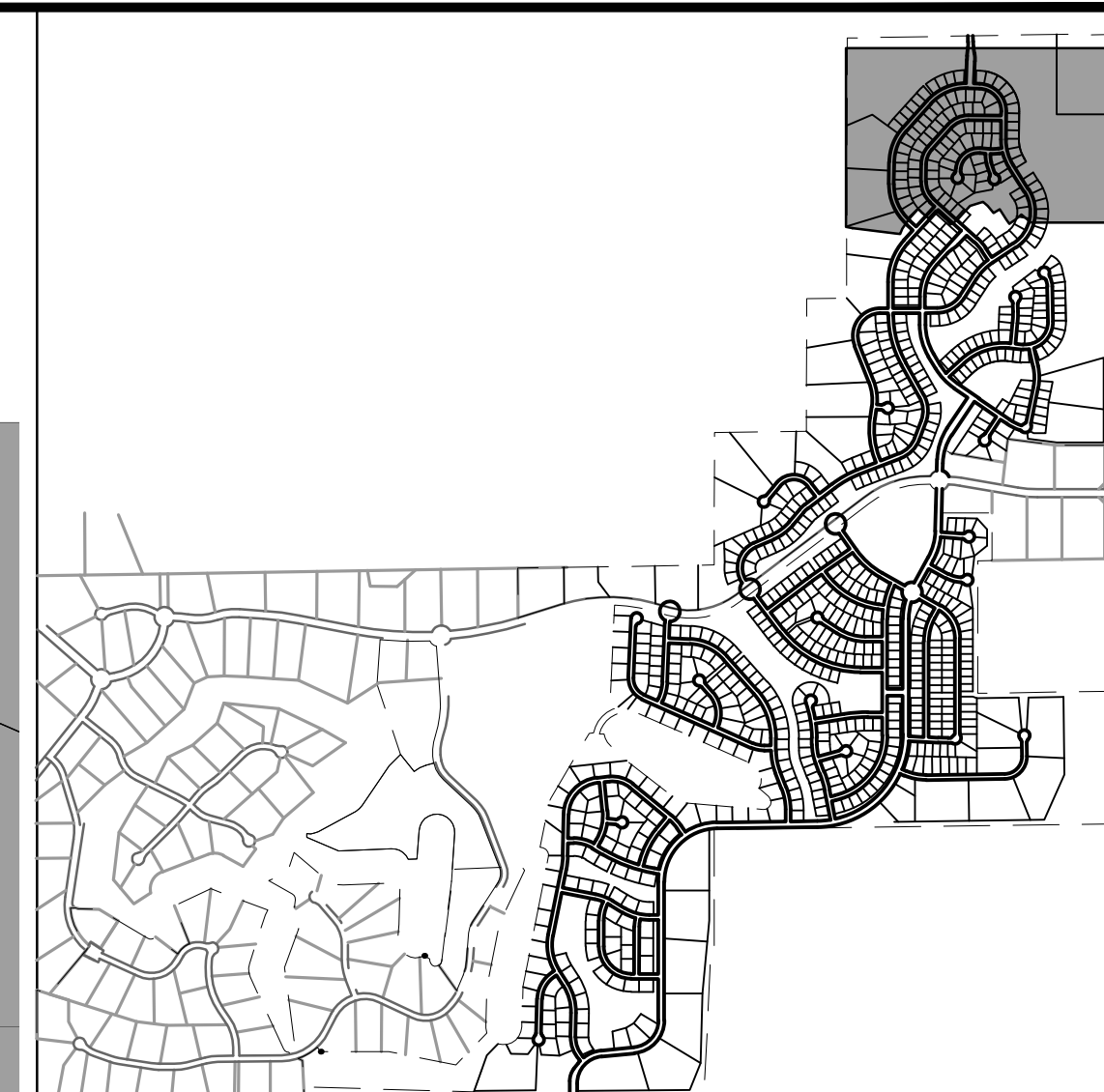
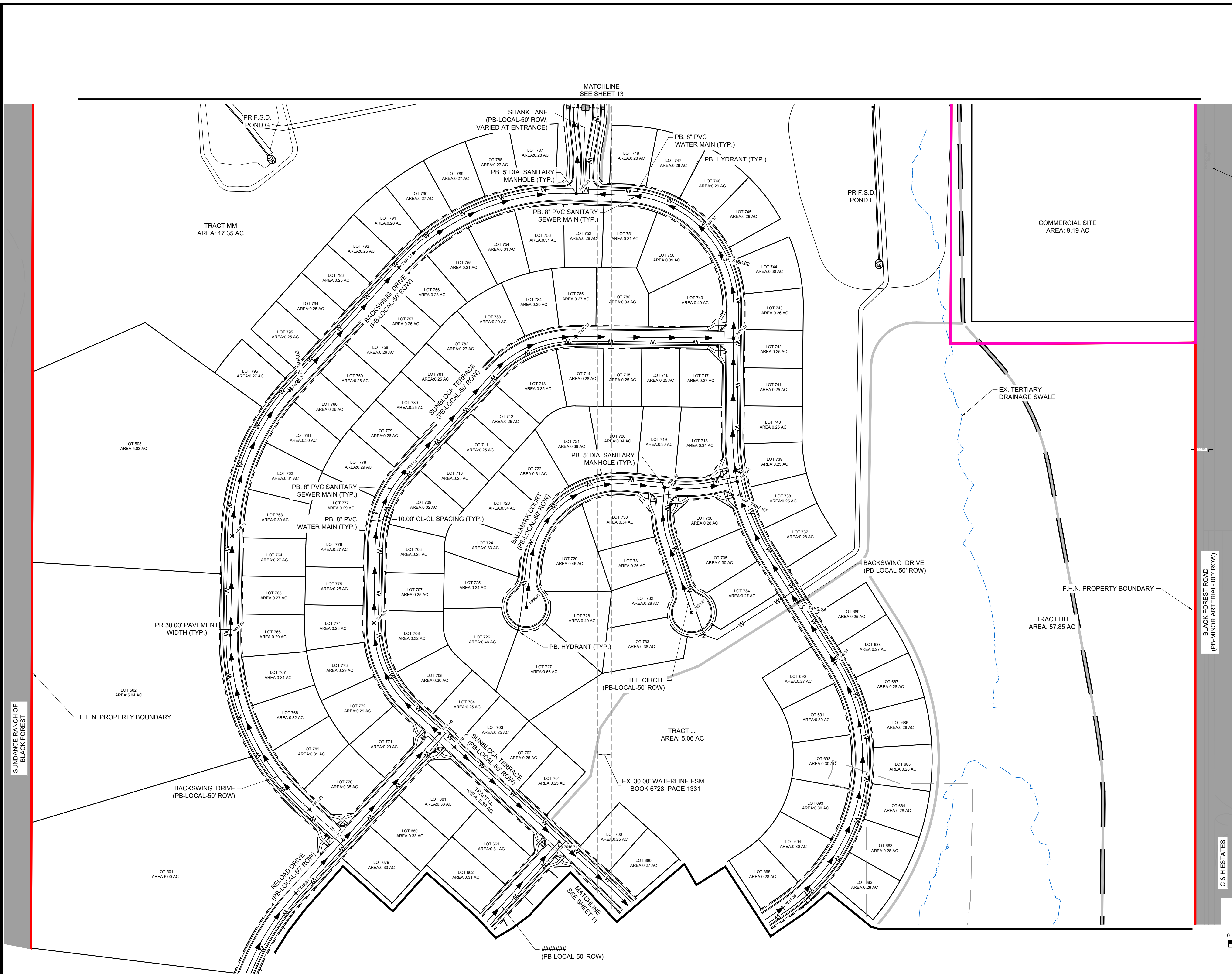
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FHN PUD UTILITY PLAN
PRELIMINARY UTILITIES

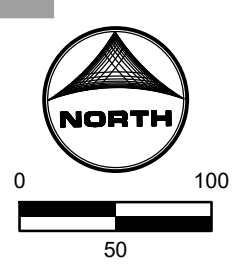
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KEY MAP
SCALE: N.T.S
LINWORK LEGEND

	EXISTING	PROPOSED
PROPERTY LINE	---	---
RIGHT OF WAY	---	---
CURB & GUTTER	---	---
OVERHEAD ELECTRIC	ELEC	oe
FIBER OPTIC	FOP	fo
GAS MAIN	GAS	---
SANITARY SEWER	SS	---
STORM DRAIN	---	---
WATER MAIN	---	---
SWALE	---	---
STORM SEWER	EXISTING	PROPOSED
MANHOLE	⊙	⊙
STORM INLET	⊙	⊙
FLARED END SECTION	⊙	⊙
RIPRAP	⊙	⊙
SANITARY SEWER		
CLEAN OUT	⊙	⊙
MANHOLE	⊙	⊙
PLUG	⊙	⊙
WATER		
FIRE HYDRANT	⊙	⊙
FIRE DEPT. CONNECTION	⊙	⊙
GATE VALVE	⊙	⊙
MANHOLE	⊙	⊙
METER	⊙	⊙
TEE	⊙	⊙
REDUCER	⊙	⊙
METRO DISTRICTS		
DISTRICT NO. 1	---	---
DISTRICT NO. 2	---	---
DISTRICT NO. 3	---	---
DISTRICT NO. 4	---	---
DISTRICT NO. 5	---	---



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FHN PUD UTILITY PLAN
PRELIMINARY UTILITIES

SHEET
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12

