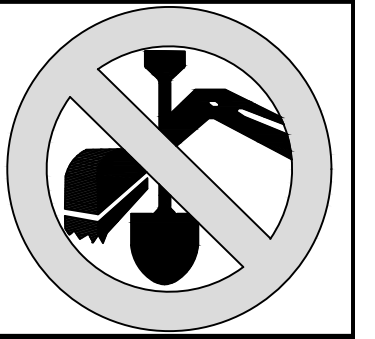


CALL UTILITY NOTIFICATION  
CENTER OF COLORADO  
**1-800-922-1987**  
CALL 2-BUSINESS DAYS IN ADVANCE  
BEFORE YOU DIG, GRADE, OR EXCAVATE  
FOR THE MARKING OF UNDERGROUND  
MEMBER UTILITIES.



# WALDEN PRESERVE 2

## Filing No. 4

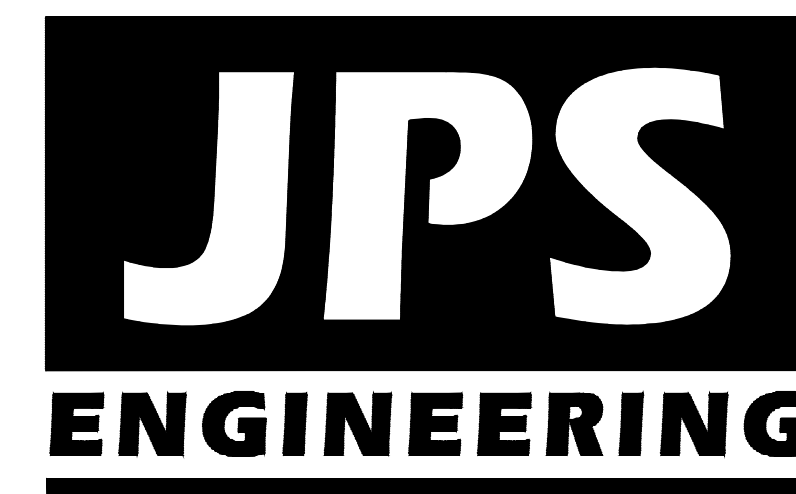
# Construction Drawings

# El Paso County, Colorado

PREPARED FOR:

**Custom Castles, Inc.**  
17145 Colonial Park Drive  
Monument, CO 80132

PREPARED BY:



PREPARED BY:

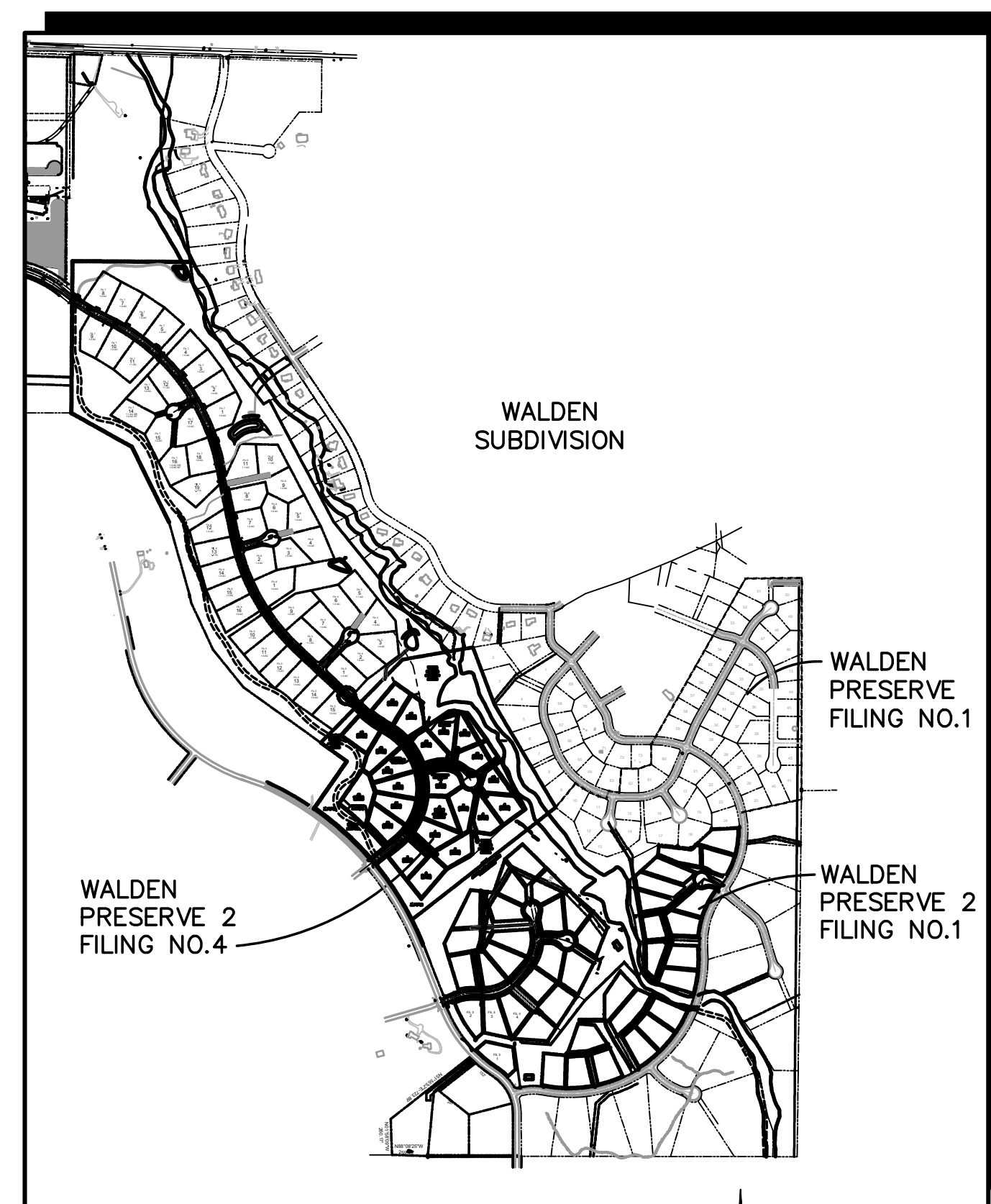
**19 East Willamette Avenue**  
**Colorado Springs, Colorado 80903**  
**MAY, 2019**

### AGENCIES/CONTACTS

<p><b>DEVELOPER:</b> CUSTOM CASTLES, INC. 17145 COLONIAL PARK DRIVE MONUMENT, CO 80132 MR. BILL DUNSTON (719)339-2410</p> <p><b>CIVIL ENGINEER:</b> JPS ENGINEERING, INC. 19 E. WILLAMETTE AVENUE COLORADO SPRINGS, CO 80903 MR. JOHN P. SCHWAB, P.E. (719)477-9429</p> <p><b>LOCAL ROADS &amp; DRAINAGE:</b> EL PASO COUNTY PCD 2880 INTERNATIONAL CIRCLE COLORADO SPRINGS, CO 80910 (719)520-6300</p> <p><b>STATE HIGHWAY:</b> COLORADO DEPARTMENT OF TRANSPORTATION REGION 2 5615 WILLS BLVD. PUEBLO, CO 81008 MS. VALERIE SWORD (719)546-5407</p>	<p><b>WATER/WASTEWATER:</b> WALDEN CORPORATION PO BOX 1870 MONUMENT, CO 80132 MR. MATT DUNSTON (719)339-2410</p> <p><b>GAS DEPARTMENT:</b> BLACK HILLS ENERGY MR. SEBASTIAN SCHWENDER (719)399-3176</p> <p><b>ELECTRIC DEPARTMENT:</b> MOUNTAIN VIEW ELECTRIC ASSOCIATION 11140 E. WOODMEN ROAD COLORADO SPRINGS, CO 80908 MR. DAVE WALDNER (719)495-2283</p> <p><b>TELEPHONE COMPANY:</b> CENTURY LINK COMMUNICATIONS (LOCATORS) (800)922-1987  A.T. &amp; T. (LOCATORS) (719)635-3674</p>
---	---



VICINITY MAP  
NOT TO SCALE



SITE MAP  
NOT TO SCALE

**BENCHMARK:**  
BENCHMARK 4 BB RESET 1984 NAVD 88 DATUM ELEV = 7570.80 FOUND BRASS CAP IN CONCRETE INT HWY 83 & HODGEN RD.

**BASIS OF BEARINGS:**  
THE BEARINGS FOR THIS SURVEY ARE BASED UPON THE SOUTH LINE OF LOT 7, FOREST HIGHLANDS SUBDIVISION AS RECORDED AT BOOK G-2, PAGE 6 IN THE RECORDS OF THE CLERK AND RECORDERS OFFICE, COUNTY OF EL PASO, STATE OF COLORADO, BEING ALSO A PORTION OF THE NORTH RIGHT-OF-WAY LINE OF DAWSON ROAD, BEING MONUMENTED AT THE SOUTHWEST CORNER OF SAID LOT 7 BY A FOUND REBAR & CAP MARKED "LS 9477" AND AT THE SOUTHEAST CORNER OF SAID LOT 7 BY A FOUND REBAR AND CAP MARKED "LS 9477". SAID LINE BEARS S89°05'35"E, A DISTANCE OF 601.38 FEET MEASURED (601.33 FEET PLATTED).

### SHEET INDEX

G1	TITLE SHEET
G2	GENERAL NOTES & LEGEND
C1	OVERALL SITE PLAN
TY1	TYPICAL SECTIONS & DETAILS
PP1.1	PINEHURST CIRCLE PLAN & PROFILE
PP1.2	PINEHURST CIRCLE PLAN & PROFILE
PP2.1	DEBOODT COURT PLAN & PROFILE
U1	MASTER UTILITY PLAN
U1.3	SITE UTILITY PLAN
U2	UTILITY NOTES & DETAILS

### ENGINEER:

#### 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 LIABILITY CAUSED BY NEGLIGENT ACTS, ERRORS OR OMISSIONS ON MY PART IN PREPARATION OF THESE DETAILED PLANS AND SPECIFICATIONS.

JOHN P. SCHWAB, P.E. #29891

DATE

#### OWNER/DEVELOPER'S STATEMENT:

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

DATE

CUSTOM CASTLES, INC.  
17145 COLONIAL PARK DRIVE  
MONUMENT, COLORADO 80132

#### 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.

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 DIRECTOR'S DISCRETION.

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

DATE

SHEET **G1**  
JPS PN# 040201

**PCD FILE NO. SF-18-034**

**COUNTY GENERAL 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 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).
- CONTRACTOR SHALL KEEP A COPY OF THESE APPROVED PLANS, THE GRADING AND EROSION CONTROL PLAN, THE STORMWATER MANAGEMENT PLAN (SWMP), THE SOILS AND GEOTECHNICAL REPORT, AND THE APPROPRIATE DESIGN AND CONSTRUCTION STANDARDS AND SPECIFICATIONS AT THE JOB SITE AT ALL TIMES, INCLUDING THE FOLLOWING:
  - EL PASO COUNTY ENGINEERING CRITERIA MANUAL (ECM)
  - CITY OF COLORADO SPRINGS/EL PASO COUNTY DRAINAGE CRITERIA MANUAL, VOLUMES 1 AND 2
  - COLORADO DEPARTMENT OF TRANSPORTATION (CDOT) STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION
  - CDOT M & S STANDARDS
- NOTWITHSTANDING ANYTHING DEPICTED IN THESE PLANS IN WORDS OR GRAPHIC REPRESENTATION, ALL DESIGN AND CONSTRUCTION RELATED TO ROADS, STORM DRAINAGE AND EROSION CONTROL SHALL CONFORM TO THE STANDARDS AND REQUIREMENTS OF THE MOST RECENT VERSION OF THE RELEVANT ADOPTED EL PASO COUNTY STANDARDS, INCLUDING THE LAND DEVELOPMENT CODE, 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 DSD. CONTRACTOR SHALL NOTIFY THE DESIGN ENGINEER IMMEDIATELY UPON DISCOVERY OF ANY ERRORS OR INCONSISTENCIES.
- ALL STORM DRAIN PIPE SHALL BE CLASS III RCP WITH CLASS B BEDDING UNLESS OTHERWISE NOTED AND APPROVED BY PCD.
- 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.
- 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 DEPARTMENT OF PUBLIC WORKS (DPW) AND MUTCD CRITERIA.
- CONTRACTOR SHALL OBTAIN ANY PERMITS REQUIRED BY EL PASO DEPARTMENT OF PUBLIC WORKS (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.

**PROJECT GENERAL NOTES:**

- EXISTING CONTOUR DATA CONSISTS OF AERIAL TOPOGRAPHIC SURVEY DATA PROVIDED BY OWNER. JPS ENGINEERING TAKES NO RESPONSIBILITY FOR THE ACCURACY OF EXISTING TOPOGRAPHIC MAPPING.
- STATIONING IS AT CENTERLINE UNLESS OTHERWISE NOTED. ALL ELEVATIONS ARE AT EDGE OF ASPHALT (EOA) UNLESS OTHERWISE NOTED. ALL DIMENSIONS ARE FROM EDGE OF ASPHALT TO EDGE OF ASPHALT UNLESS OTHERWISE NOTED.
- PROPOSED CONTOURS SHOWN ARE TO FINISHED GRADE.
- LENGTHS SHOWN FOR STORM SEWER PIPES ARE TO CENTER OF MANHOLE.
- CONTRACTOR SHALL REMOVE AND DISPOSE OF ALL EXISTING STRUCTURES, DEBRIS, WASTE AND OTHER UNSUITABLE FILL MATERIAL FOUND WITHIN THE LIMITS OF EXCAVATION.
- MATCH INTO EXISTING GRADES AT 3:1 MAX CUT AND FILL SLOPES.
- REVEGETATION OF ALL DISTURBED AREAS SHALL BE DONE WITH SPECIFIED SEED MIX WITHIN 60 DAYS AFTER FINE GRADING IS COMPLETE.
- EROSION CONTROL SHALL CONSIST OF SILT FENCE AND BMP'S AS SHOWN ON THE DRAWING, AND TOPSOIL WITH GRASS SEED, WHICH WILL BE WATERED UNTIL VEGETATION HAS BEEN REESTABLISHED.
- THE EROSION CONTROL MEASURES OUTLINED ON THIS PLAN ARE THE RESPONSIBILITY OF THE DEVELOPER TO MONITOR AND REPLACE, REGRADE, AND REBUILD AS NECESSARY UNTIL VEGETATION IS RE-ESTABLISHED.
- EROSION CONTROL MEASURES SHALL BE IMPLEMENTED IN A MANNER THAT WILL PROTECT ADJACENT PROPERTIES AND PUBLIC FACILITIES FROM THE ADVERSE EFFECTS OF EROSION AND SEDIMENTATION AS A RESULT OF CONSTRUCTION AND EARTHWORK ACTIVITIES WITHIN THE PROJECT SITE.
- ADDITIONAL EROSION CONTROL MEASURES MAY BE REQUIRED AS DETERMINED BY SITE CONDITIONS.
- 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.
- ALL BACKFILL, SUB-BASE, AND/OR BASE COURSE MATERIAL SHALL BE COMPACTED PER EL PASO COUNTY AND CDOT STANDARDS AND SPECIFICATIONS.
- ALL FINISHED GRADES SHALL HAVE A MINIMUM 1.0% SLOPE TO PROVIDE POSITIVE DRAINAGE.
- IN CASE OF CONFLICT BETWEEN PROPOSED SLOPES AND PROPOSED SPOT ELEVATIONS, SPOT ELEVATIONS SHALL GOVERN.
- CONTRACTOR SHALL OBTAIN ALL REQUIRED PERMITS PRIOR TO BEGINNING WORK.

**GENERAL DRAINAGE NOTES:**

- INDIVIDUAL BUILDERS SHALL PROVIDE POSITIVE DRAINAGE AWAY FROM STRUCTURES AND ACCOUNT FOR POTENTIAL CROSS-LOT DRAINAGE IMPACTS WITHIN EACH LOT.
- BUILDERS AND PROPERTY OWNERS SHALL IMPLEMENT & MAINTAIN EROSION CONTROL BEST MANAGEMENT PRACTICES FOR PROTECTION OF DOWNSTREAM PROPERTIES AND FACILITIES INCLUDING PROTECTION OF EXISTING GRASS BUFFER STRIPS ALONG THE DOWNSTREAM PROPERTY BOUNDARIES.
- GRADING AND DRAINAGE WITHIN LOTS IS THE RESPONSIBILITY OF THE INDIVIDUAL BUILDERS AND PROPERTY OWNERS.

**COUNTY SIGNING AND STRIPING NOTES:**

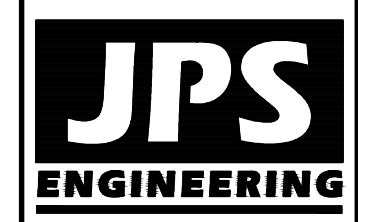
- ALL SIGNS AND PAVEMENT MARKINGS SHALL BE IN COMPLIANCE WITH THE CURRENT MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD).
- REMOVAL OF EXISTING PAVEMENT MARKINGS SHALL BE ACCOMPLISHED BY A METHOD THAT DOES NOT MATERIALLY DAMAGE THE PAVEMENT. THE PAVEMENT MARKINGS SHALL BE REMOVED TO THE EXTENT THAT THEY WILL NOT BE VISIBLE UNDER DAY OR NIGHT CONDITIONS. AT NO TIME WILL IT BE ACCEPTABLE TO PAINT OVER EXISTING PAVEMENT MARKINGS.
- ANY DEVIATION FROM THE STRIPING AND SIGNING PLAN SHALL BE APPROVED BY EL PASO COUNTY PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT (PCD).
- 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.
- STREET NAME AND REGULATORY STOP SIGNS SHALL BE ON THE SAME POST AT INTERSECTIONS.
- ALL REMOVED SIGNS SHALL BE DISPOSED OF IN A PROPER MANNER BY THE CONTRACTOR.
- 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 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".
- ALL TRAFFIC SIGNS SHALL HAVE A MINIMUM HIGH INTENSITY PRISMATIC GRADE SHEETING.
- 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.
- ALL SIGNS SHALL BE SINGLE SHEET ALUMINUM WITH 0.100" MINIMUM THICKNESS.
- 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.
- 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.
- THE CONTRACTOR SHALL NOTIFY EL PASO COUNTY PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT (PCD) (719) 520-6819 PRIOR TO AND UPON COMPLETION OF SIGNING AND STRIPING.
- THE CONTRACTOR SHALL OBTAIN A WORK IN THE RIGHT OF WAY PERMIT FROM THE EL PASO COUNTY DEPARTMENT OF PUBLIC WORKS PRIOR TO ANY SIGNAGE OR STRIPING WORK WITHIN AN EXISTING EL PASO COUNTY ROADWAY.

DESIGN DATA	REFERENCE STANDARD
ROAD CLASSIFICATION:	RURAL LOCAL
DESIGN SPEED:	30 MPH ECM TABLE 2-5
POSTED SPEED:	30 MPH ECM TABLE 2-5
ROADWAY WIDTH:	28' EOA-EOA ECM FIGURE 2-8
MIN. HORIZONTAL RADIUS:	300' ECM TABLE 2-5
MIN. GRADE:	1.0% ECM TABLE 2-5
MAX. GRADE:	8.0% ECM TABLE 2-5
MAX. CUL-DE-SAC GRADE:	2.0% ECM TABLE 2-31
MIN. K-VALUE (CREST):	19 ECM TABLE 2-12
MIN. K-VALUE (SAG):	37 ECM TABLE 2-14

**LEGEND:**

---	NEW/EXISTING
-----	SECTION LINE - NEW/EXISTING
-----	EASEMENT LINE - NEW/EXISTING
----- 6230 -----	CONTOUR - NEW/EXISTING
-----	PROPERTY LINE - NEW/EXISTING
-----	FENCE - NEW/EXISTING
-----	OVERHEAD ELECTRIC LINE W/ POWER POLE NEW/EXISTING
-----	UNDERGROUND ELECTRIC LINE NEW/EXISTING
-----	UNDERGROUND ELECTRIC - NEW/EXISTING
-----	TELEPHONE - NEW/EXISTING
-----	GAS - NEW/EXISTING
-----	WATER - NEW/EXISTING
-----	ECB - DITCH LINING
▲	SECTION NUMBER
1 P1	SHEET ON WHICH SECTION IS SHOWN

**WALDEN PRESERVE 2 - FILING NO. 4**



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



CALL UTILITY NOTIFICATION CENTER OF COLORADO  
1-800-922-1987  
CALL OR VISIT US ONLINE AT WWW.811.CO  
BEFORE YOU DIG, GRADE, OR EXCAVATE FOR THE MARKINGS OF UNDERGROUND MEMBER UTILITIES.

NO.	REVISION	DATE
1	FINAL PLAT SUBMITTAL	9/05/18
2	CITY COMMENTS	2/15/19
3	CITY COMMENTS	5/15/19

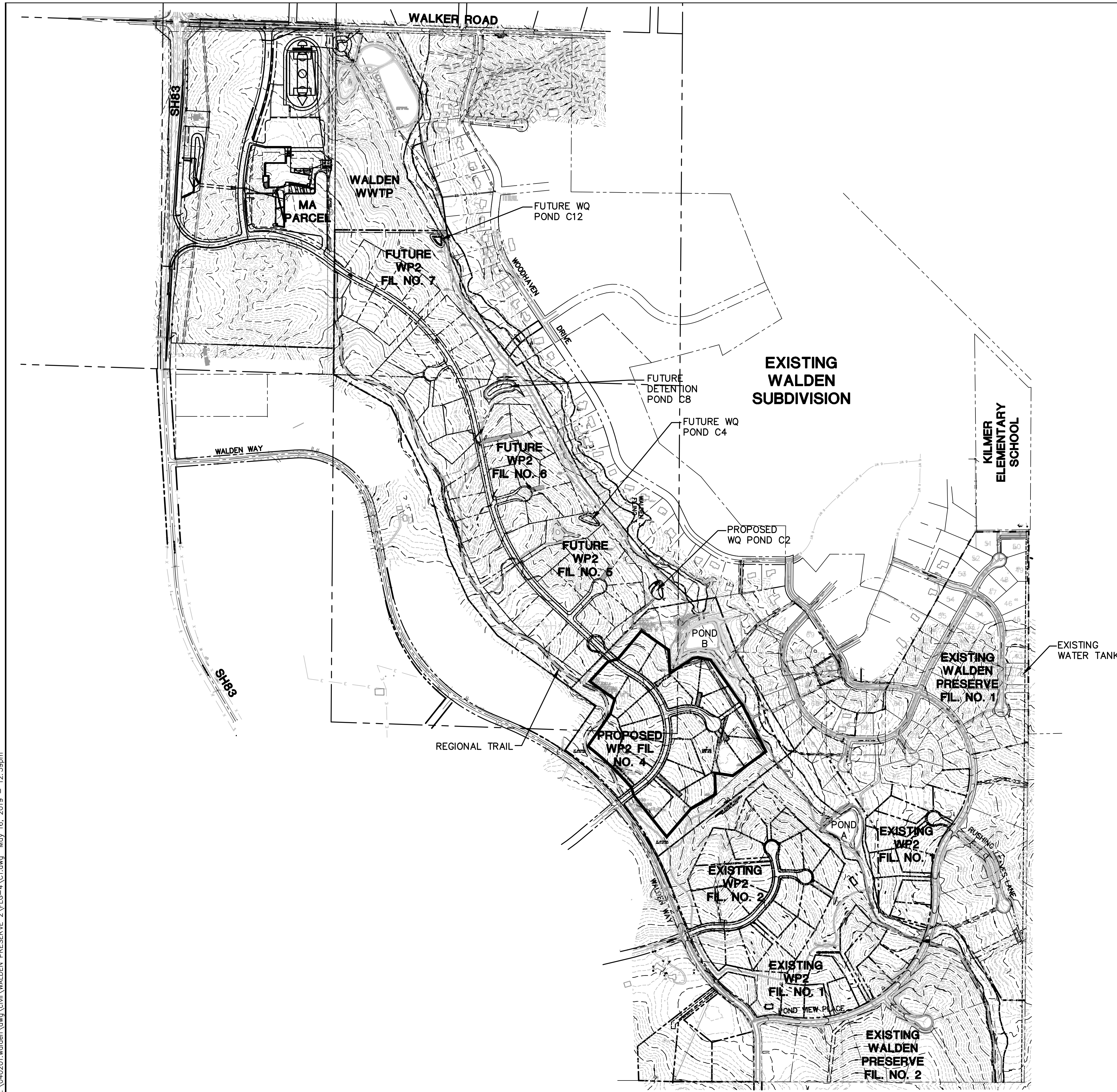
**GENERAL NOTES & LEGEND**

HORIZ. SCALE:	HS	DRAWN:	B.J.
VERT. SCALE:	VS	DESIGNED:	JPS
SURVEYED:	RAMPART	CHECKED:	JPS
CREATED:	9/05/18	LAST MODIFIED:	5/15/19
PROJECT NO:	040201	MODIFIED BY:	JPS

SHEET: **G2**

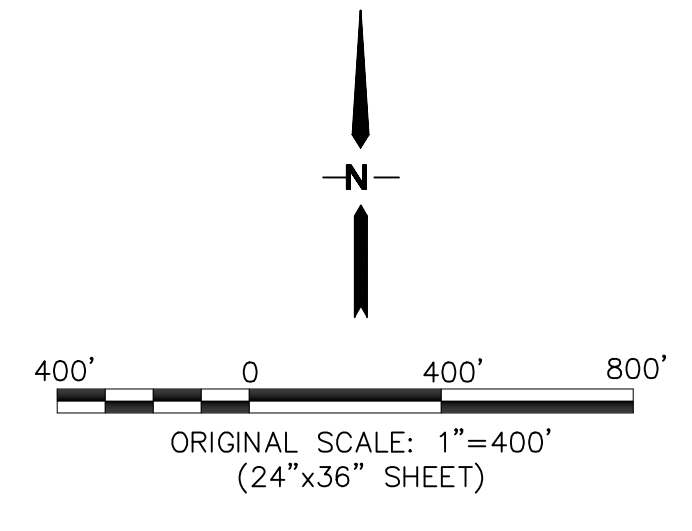


Z:\040201\walden\dwg\civil\WALDEN PRESERVE 2\FILG-4\C1.dwg May 16, 2019 - 12:39pm

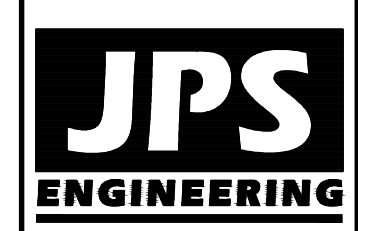


DRIVEWAY CULVERT TABLE	
FIL 4 LOT NO.	SIZE (D)
1	18"
2	18"
3	18"
4	18"
5	18"
6	18"
7	18"
8	42"
9	42"
10	42"
11	18"
12	18"
13	18"
14	18"
15	18"
16	18"
17	18"
18	18"
19	18"
20	18"
21	18"
22	18"
23	18"

NOTE: AT LOCATIONS WHERE ROADSIDE DITCHES ARE MINIMAL, DRIVEWAY CULVERTS MAY BE DELETED IN SOME CASES UPON FIELD REVIEW WITH COUNTY APPROVAL



# WALDEN PRESERVE 2 - FILING NO. 4



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



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

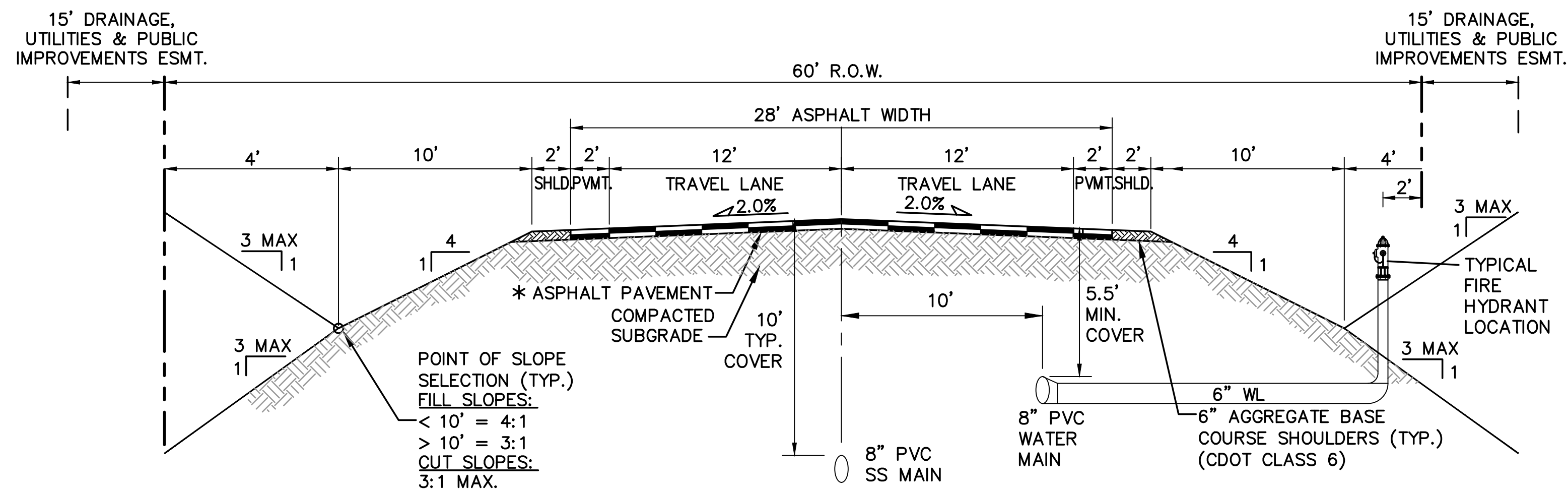
No.	REVISION	DATE	BY
1	DP SUBMITTAL	9/05/18	JPS
2	COUNTY COMMENTS	2/25/19	JPS
3	COUNTY COMMENTS	5/15/19	JPS

## OVERALL SITE PLAN

HORIZ. SCALE: 1"=400'	DRAWN: BJJ
VERT. SCALE: N/A	DESIGNED: JPS
SURVEYED:	CHECKED: JPS
CREATED: 10/05/17	LAST MODIFIED: 5/15/19
PROJECT NO: 040201	MODIFIED BY: BJJ

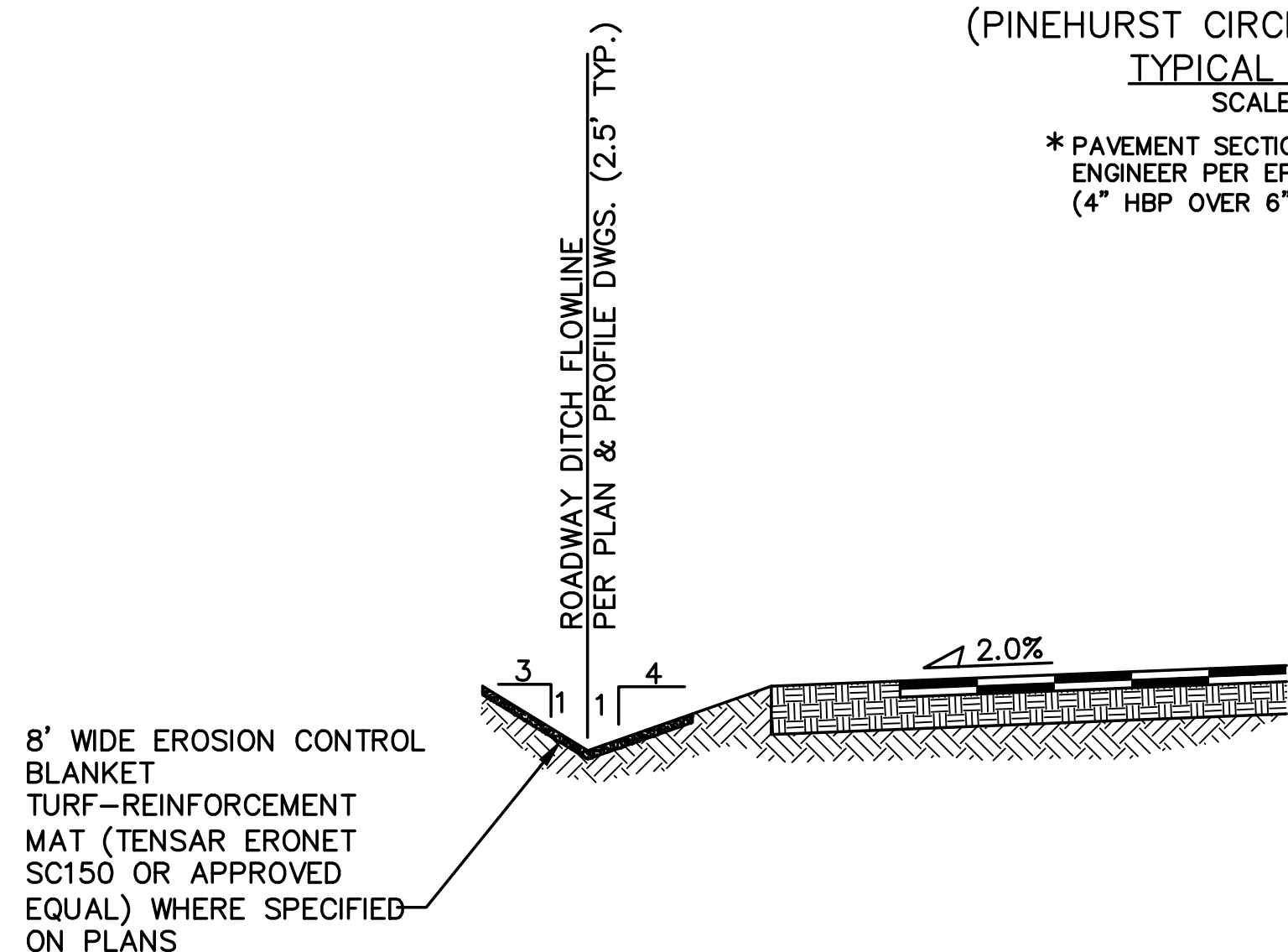
SHEET: **C1**



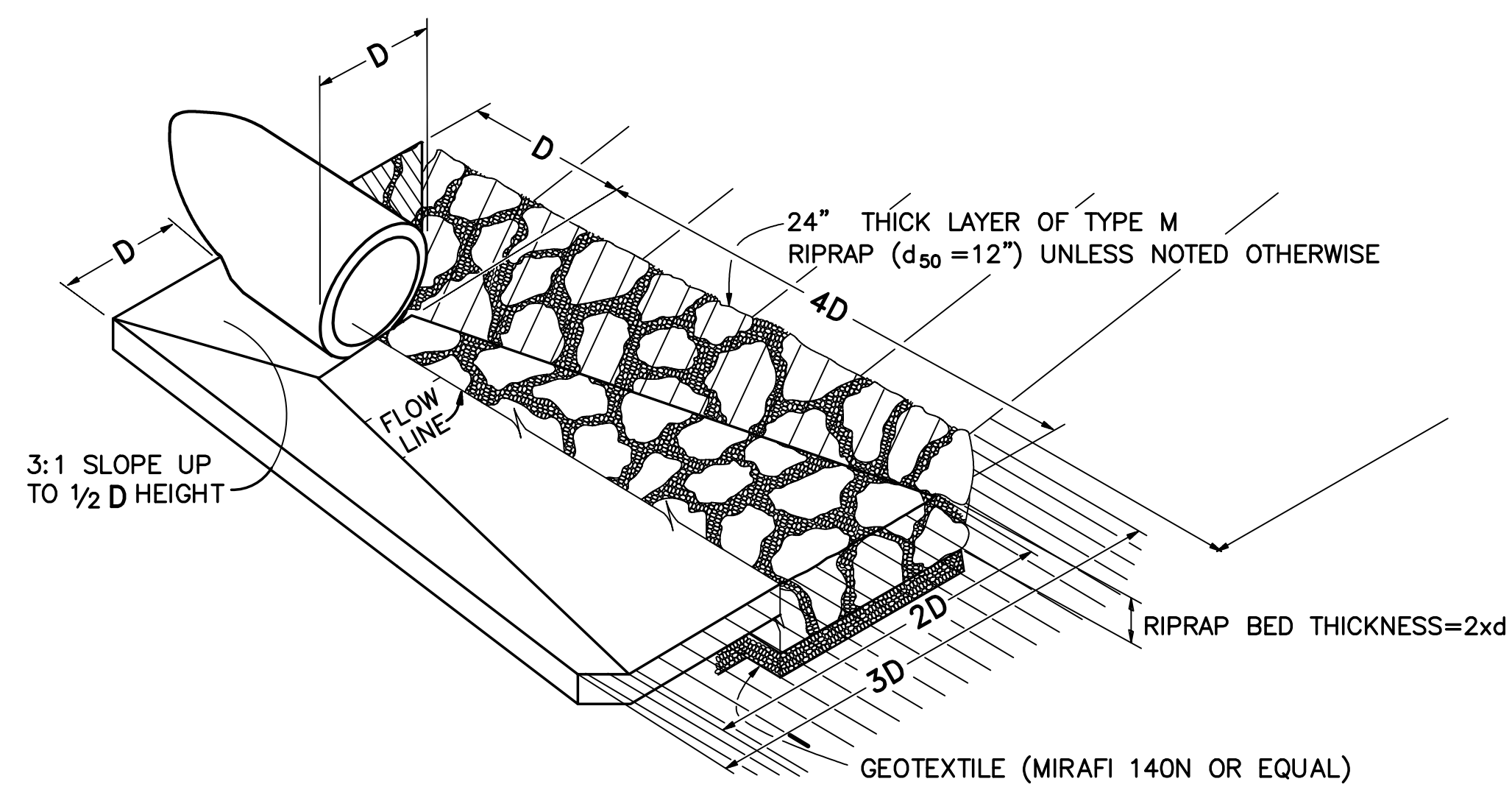


**RURAL LOCAL-PAVED ROAD (PUBLIC)**  
 (PINEHURST CIRCLE &, DEBOODT CT)  
**TYPICAL SECTION (A)**  
 SCALE: 1"=5'

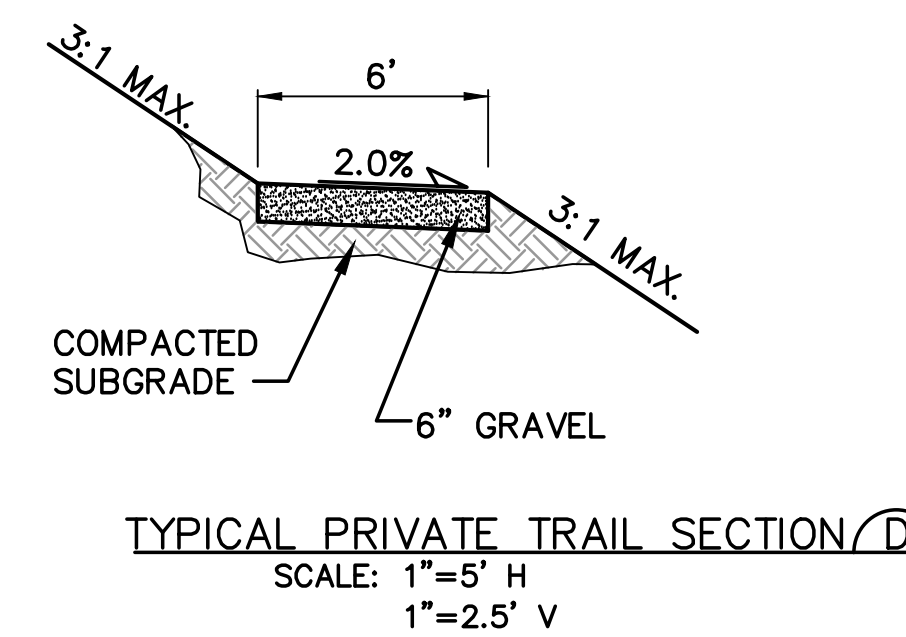
\* PAVEMENT SECTION TO BE DESIGNED BY GEOTECHNICAL ENGINEER PER EPC SPECIFICATIONS. (4" HBP OVER 6" ABC FOR BIDDING PURPOSES)



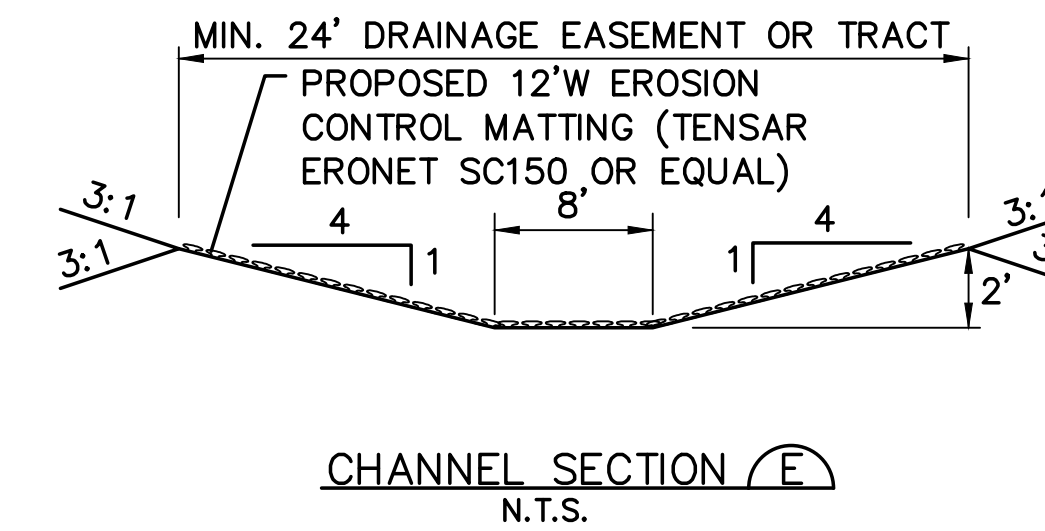
**TYPICAL DITCH SECTION WITH EROSION CONTROL BLANKET LINING (B)**  
 SCALE: N.T.S.



**TYPICAL RIPRAP APRON/CULVERT OUTLET PAVING (C)**  
 NOT TO SCALE



**TYPICAL PRIVATE TRAIL SECTION (D)**  
 SCALE: 1"=5' H  
 1"=2.5' V



**CHANNEL SECTION (E)**  
 N.T.S.

See comments on the Grading and Erosion Control Plans

**Table MD-7—Classification and Gradation of Ordinary Riprap**

Riprap Designation	% Smaller Than Given Size by Weight	Intermediate Rock Dimensions (inches)	d <sub>50</sub> (inches)*
Type VL	70-100	12	6**
	50-70	9	
	35-50	6	
	2-10	2	
Type L	70-100	15	9**
	50-70	12	
	35-50	9	
	2-10	3	
Type M	70-100	21	12**
	50-70	18	
	35-50	12	
	2-10	4	
Type H	70-100	30	18
	50-70	24	
	35-50	18	
	2-10	6	
Type VH	70-100	42	24
	50-70	33	
	35-50	24	
	2-10	9	

\* d<sub>50</sub> = mean particle size (intermediate dimension) by weight.  
 \*\* Mix VL, L and M riprap with 35% topsoil (by volume) and bury it with 4 to 6 inches of topsoil, all vibration compacted, and revegetate.

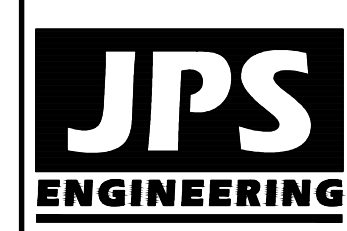
Basic requirements for riprap stone are as follows:

- Rock shall be hard, durable, angular in shape, and free from cracks, overburden, shale, and organic matter.
- Neither breadth nor thickness of a single stone should be less than one-third its length, and rounded stone should be avoided.
- The rock should sustain a loss of not more than 40% after 500 revolutions in an abrasion test (Los Angeles machine—ASTM C-535-69) and should sustain a loss of not more than 10% after 12 cycles of freezing and thawing (AASHTO test 103 for ledge rock procedure A).
- Rock having a minimum specific gravity of 2.65 is preferred; however, in no case should rock have a specific gravity less than 2.50.

**RIPRAP DETAILS (F)**

**WALDEN PRESERVE 2 - FILING NO. 4**

**TYPICAL SECTIONS AND DETAILS**



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

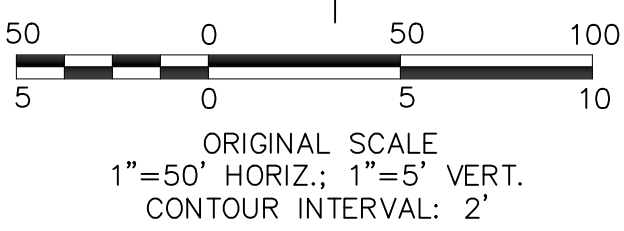
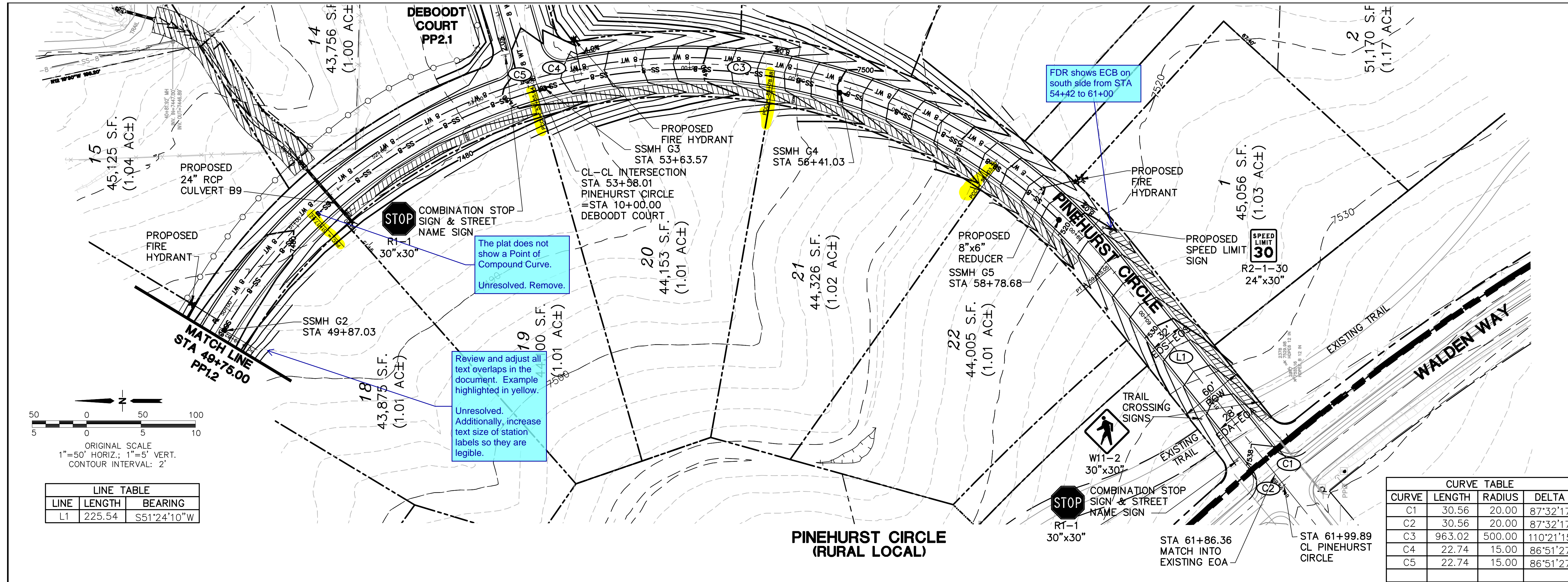
CALL UTILITY NOTIFICATION CENTER OF COLORADO  
 1-800-922-1987  
 CALL BEFORE YOU DIG. IN AN EXCAVATE BEFORE YOU DIG GRADE, OR EXCAVATE FOR THE MARKING OF UNDERGROUND MEMBER UTILITIES.

No.	REVISION	DATE	BY
1	FINAL PLAT SUBMITTAL	9/05/18	JPS
2	COUNTY COMMENTS	2/15/19	JPS
3	COUNTY COMMENTS	5/15/19	JPS

HORIZ. SCALE: AS SHOWN	DRAWN: BJJ
VERT. SCALE: AS SHOWN	DESIGNED: JPS
SURVEYED: RAMPART	CHECKED: JPS
CREATED: 9/05/18	LAST MODIFIED: 5/15/19
PROJECT NO: 040201	MODIFIED BY: BJJ

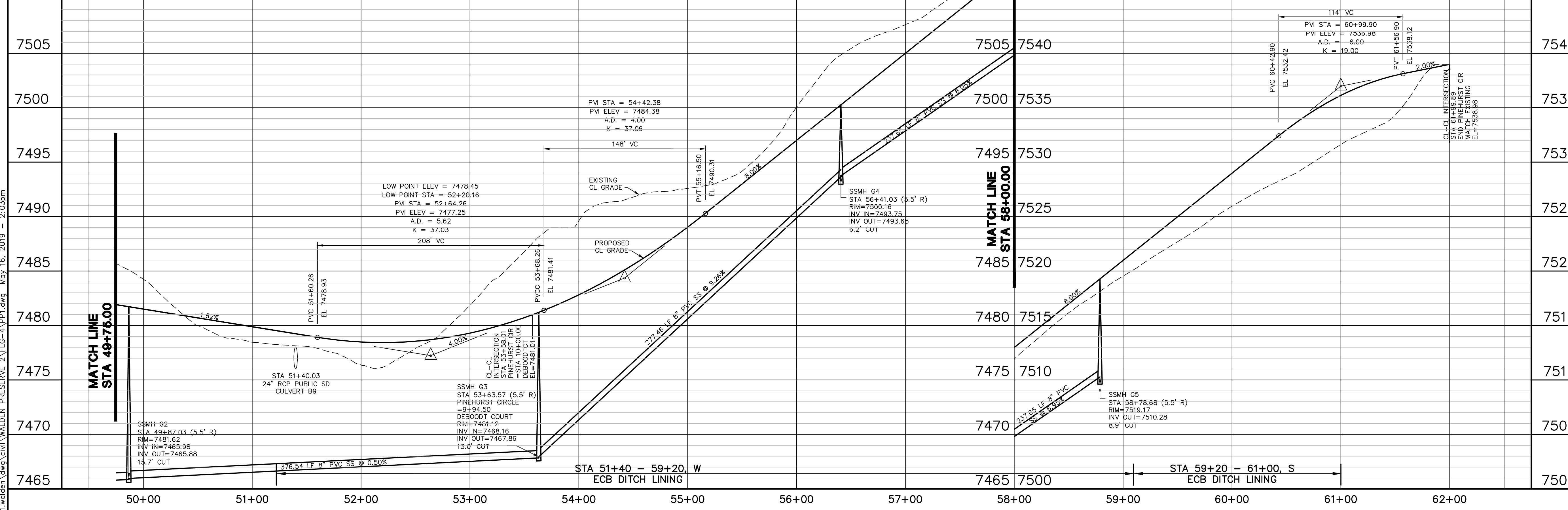
SHEET: **TY1**





LINE TABLE		
LINE	LENGTH	BEARING
L1	225.54	S51°24'10"W

CURVE TABLE			
CURVE	LENGTH	RADIUS	DELTA
C1	30.56	20.00	87°32'17"
C2	30.56	20.00	87°32'17"
C3	963.02	500.00	110°21'15"
C4	22.74	15.00	86°51'27"
C5	22.74	15.00	86°51'27"



**JPS ENGINEERING**

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FAX: 719-471-0766  
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**WALDEN PRESERVE 2 - FILING NO. 4**

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

BY	DATE	REVISION
JPS	9/05/18	FINAL PLAT SUBMITTAL
JPS	2/15/19	COUNTY COMMENTS
JPS	5/15/19	COUNTY COMMENTS

**PINEHURST CIRCLE  
PLAN & PROFILE  
(STA: 49+75 TO STA: 62+00)**

No.	REVISION
1	FINAL PLAT SUBMITTAL
2	COUNTY COMMENTS
3	COUNTY COMMENTS

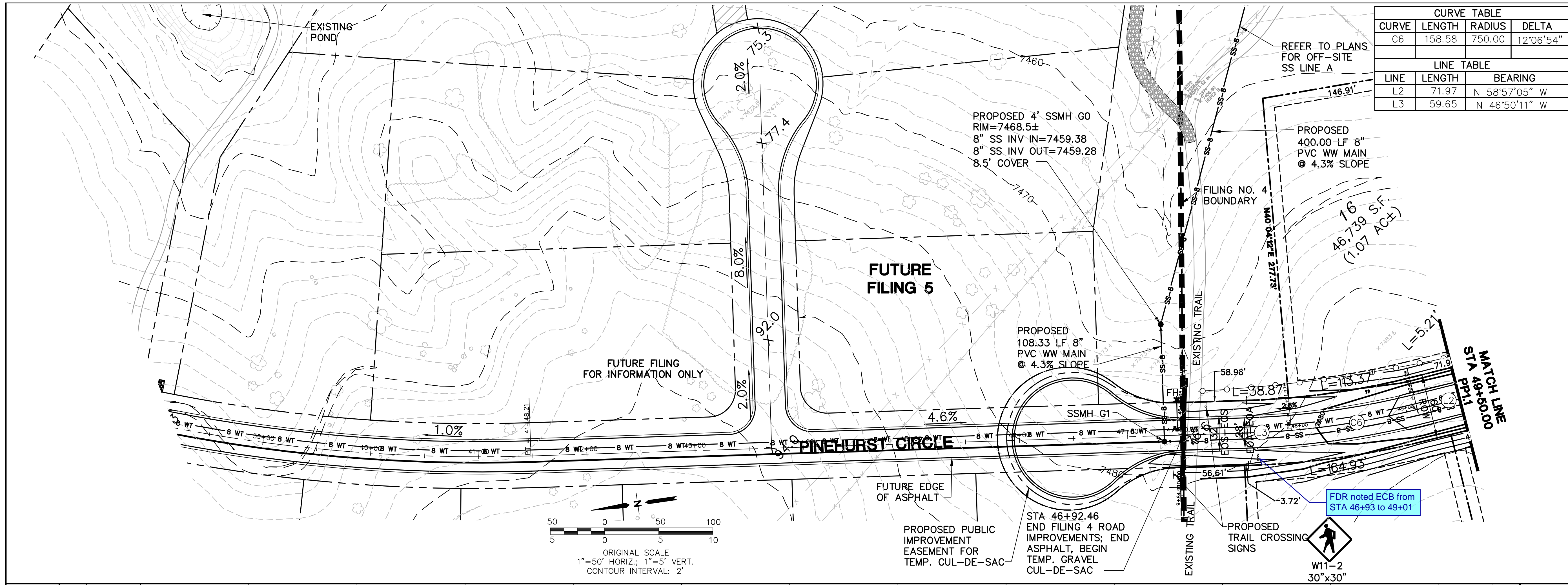
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VERT. SCALE: 1"=5'  
SURVEYED: PINNACLE  
CREATED: 6/29/12  
PROJECT NO: 040201  
SHEET: PP1.1

DRAWN: BJJ  
DESIGNED: JPS  
CHECKED: JPS  
LAST MODIFIED: 5/15/19  
MODIFIED BY: BJJ

Z:\040201\walden\dwg\civil\WALDEN PRESERVE 2\FILG-4\PP1.dwg, May 16, 2019 -- 2:03pm



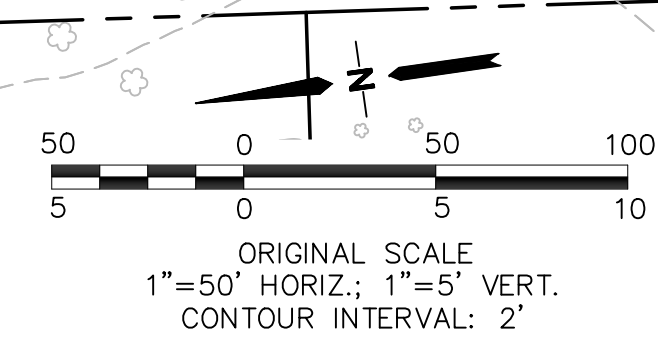
Z:\040201\walden\_preserve\_2\VLG-4\PP1.dwg, May 16, 2019 -- 8:11am



CURVE TABLE			
CURVE	LENGTH	RADIUS	DELTA
C6	158.58	750.00	12°06'54"

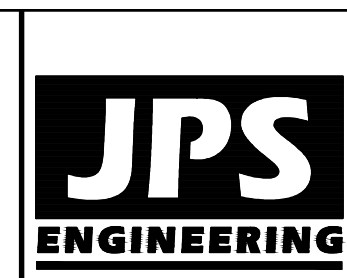
  

LINE TABLE		
LINE	LENGTH	BEARING
L2	71.97	N 58°57'05" W
L3	59.65	N 46°50'11" W



# WALDEN PRESERVE 2 - FILING NO. 4

## PINEHURST CIRCLE PLAN & PROFILE (STA: 42+00 TO STA: 49+50)



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FAX: 719-471-0766  
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CALL UTILITY NOTIFICATION  
CENTER OF COLORADO  
1-800-922-1987  
CALL OR VISIT US IN ADVANCE  
BEFORE YOU DIG, GRADE, OR EXCAVATE  
FOR THE MARKINGS OF UNDERGROUND  
MEMBER UTILITIES

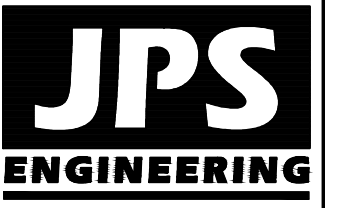
NO.	REVISION	DATE	BY
1	FINAL PLAT SUBMITTAL	9/05/18	JPS
2	COUNTY COMMENTS	2/25/19	JPS
3	COUNTY COMMENTS	5/15/19	JPS

HORIZ. SCALE: 1"=50'	DRAWN: BJJ
VERT. SCALE: 1"=5'	DESIGNED: JPS
SURVEYED: RAMPART	CHECKED: JPS
CREATED: 6/29/12	LAST MODIFIED: 5/15/19
PROJECT NO: 040201	MODIFIED BY: BJJ

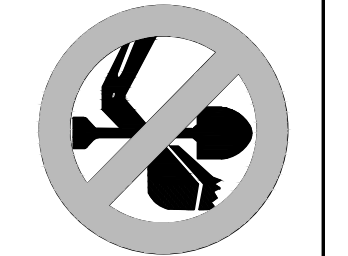
SHEET: **PP1.2**



NOTE: DEVIATION FOR CENTERLINE CURVE  
RADIUS OF 225' WAS PREVIOUSLY  
APPROVED WITH WALDEN PRESERVE 2 PUD  
(PCD FILE NO. SP-14010)



19 E. Willamette Ave.  
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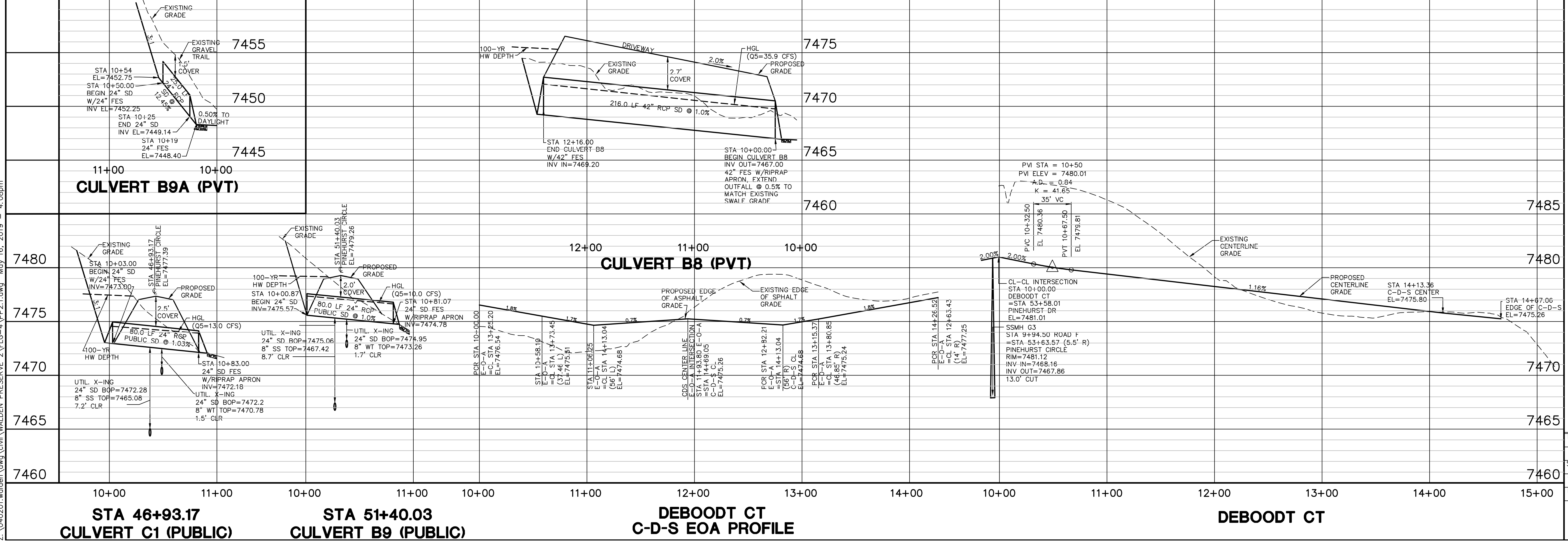
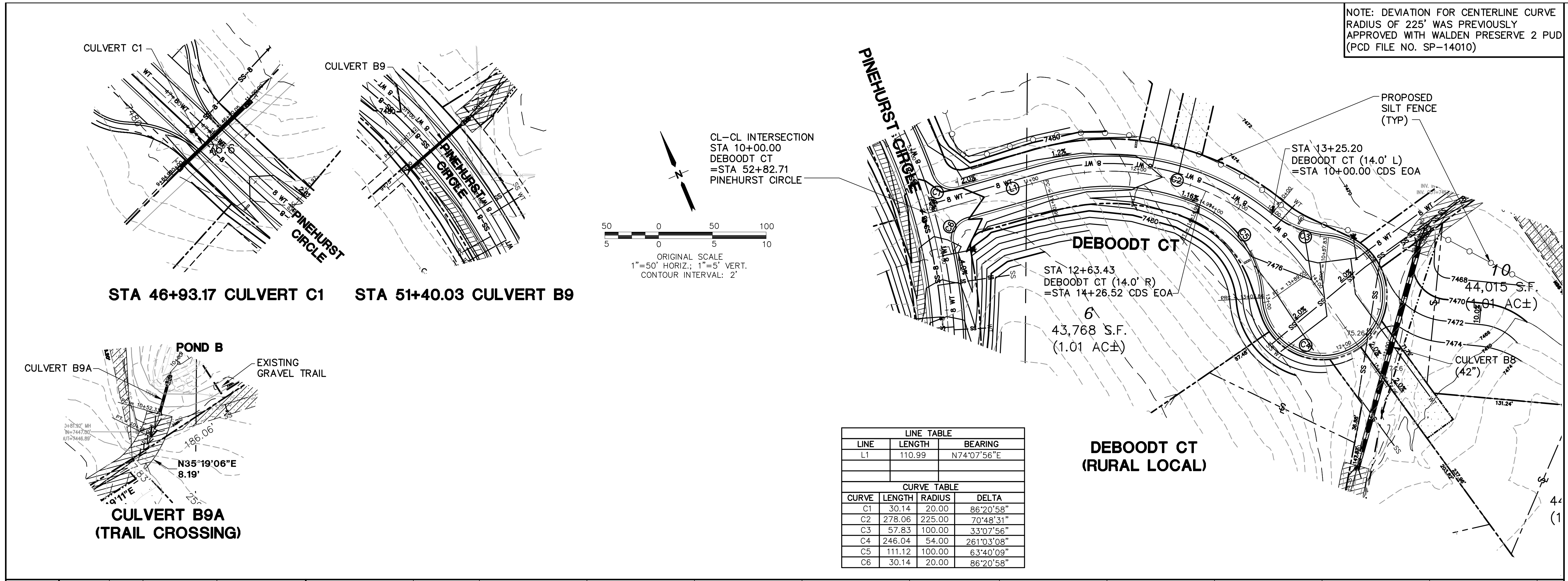
CALL UTILITY NOTIFICATION  
CENTER OF COLORADO  
1-800-922-1987  
CALL OR VISIT WWW.CO.CA.US  
BEFORE YOU DIG, GRADE, OR EXCAVATE  
FOR THE MARKINGS OF UNDERGROUND  
MEMBER UTILITIES

NO.	REVISION	DATE
1	FINAL PLAT SUBMITTAL	9/05/18
2	COUNTY COMMENTS	2/15/19
3	COUNTY COMMENTS	5/15/19

WALDEN PRESERVE 2 - FILING NO. 4  
**DEBOODT CT  
PLAN & PROFILE**

HORIZ. SCALE: 1"=50'	DRAWN: BJJ
VERT. SCALE: 1"=5'	DESIGNED: JPS
SURVEYED: PINNACLE	CHECKED: JPS
CREATED: 8/29/18	LAST MODIFIED: 5/15/19
PROJECT NO: 040201	MODIFIED BY: BJJ

SHEET: **PP2.1**



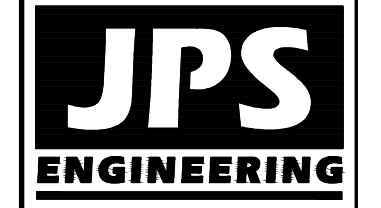
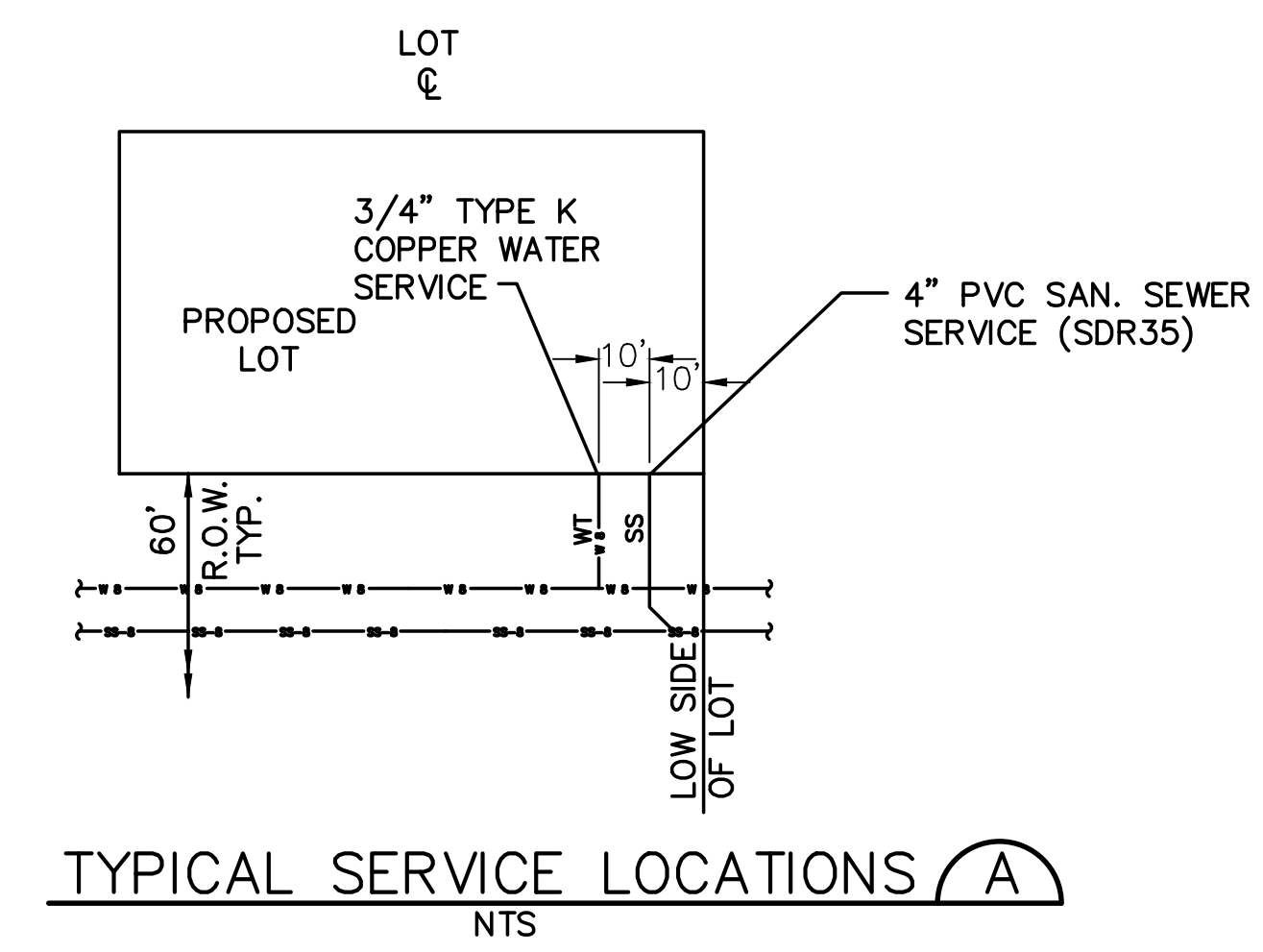
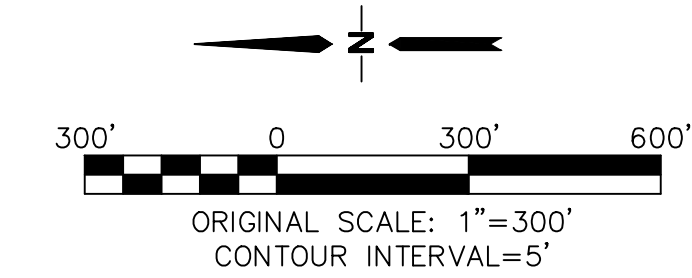
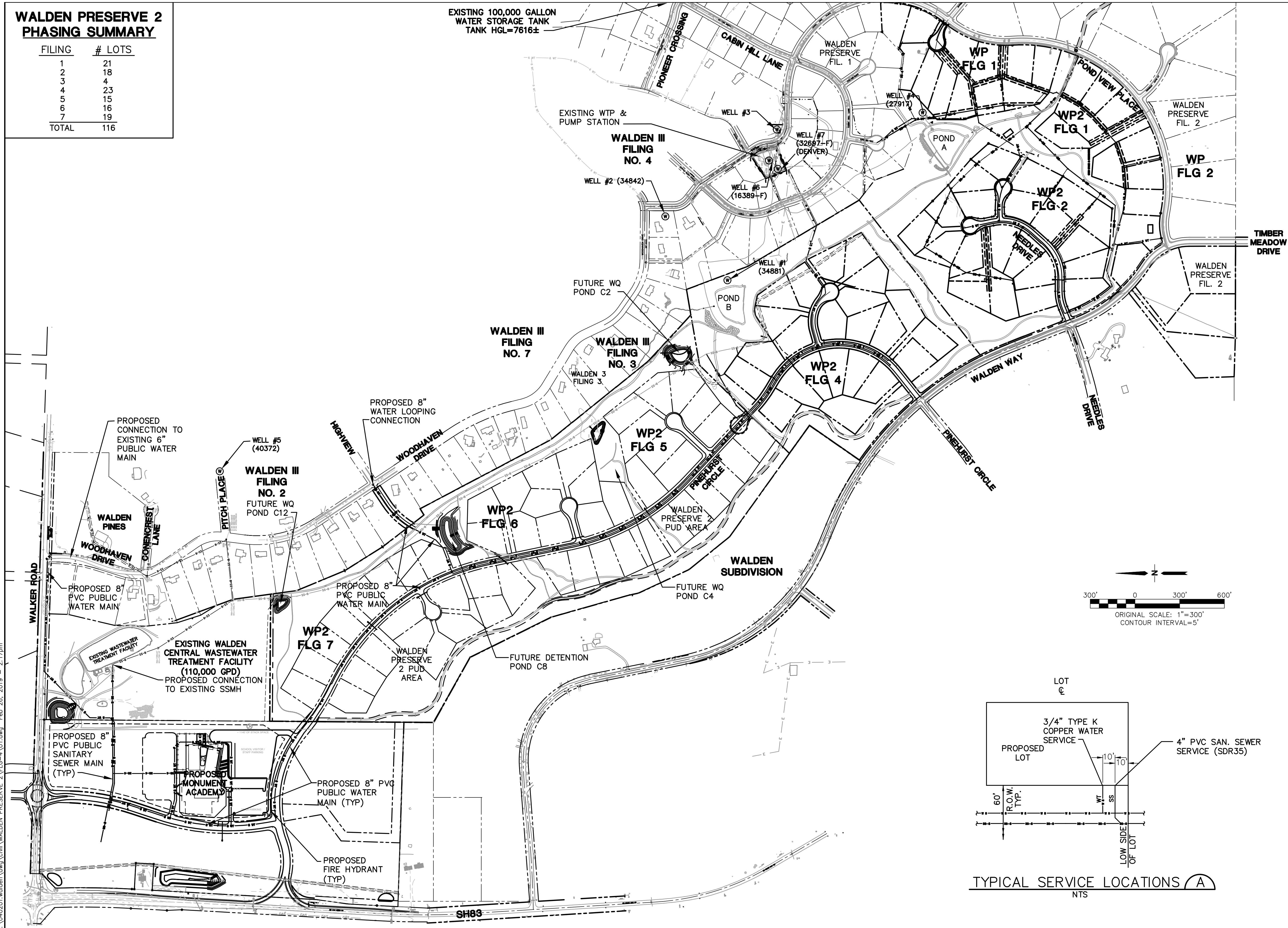
Z:\040201\walden\dwg\civil\WALDEN PRESERVE 2\FG-4\PP2.1.dwg May 16, 2019 4:08pm



**WALDEN PRESERVE 2  
PHASING SUMMARY**

FILING	# LOTS
1	21
2	18
3	4
4	23
5	15
6	16
7	19
TOTAL	116

EXISTING 100,000 GALLON  
WATER STORAGE TANK  
TANK HGL=7616±



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

No.	REVISION	DATE
1	DP SUBMITTAL	9/05/18
2	COUNTY COMMENTS	2/25/19

**WALDEN PRESERVE**

**MASTER  
UTILITY PLAN**

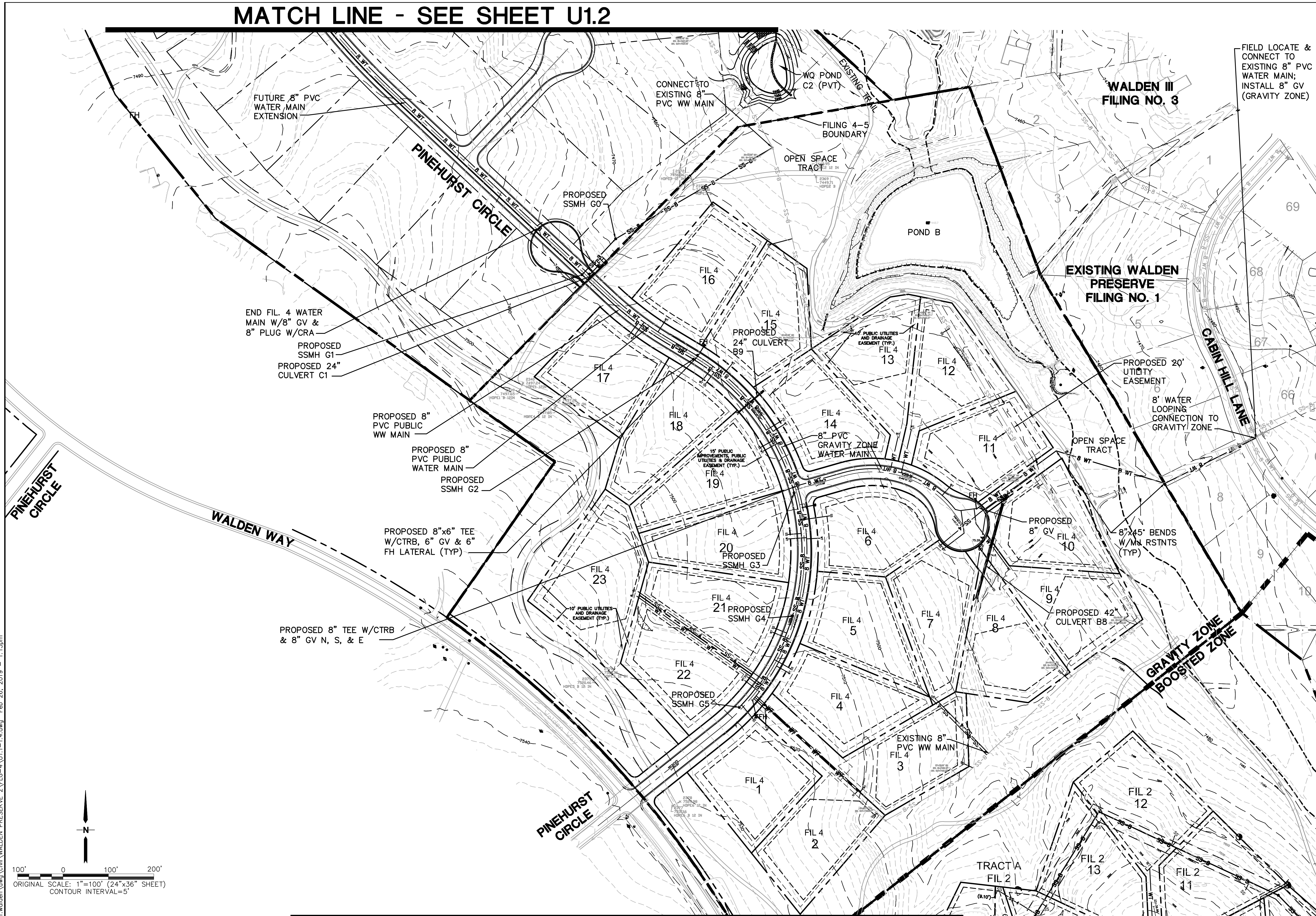
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VERT. SCALE: N/A	DESIGNED: JPS
SURVEYED: RAMPART	CHECKED: JPS
CREATED: 7/03/14	LAST MODIFIED: 2/25/19
PROJECT NO: 040201	MODIFIED BY: BJJ

**U1**

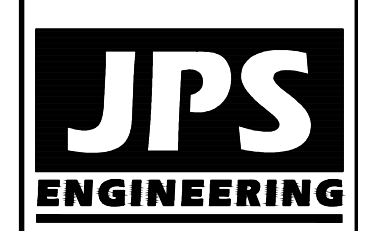
Z:\040201\walden\civil\WALDEN PRESERVE 2\FLG-4\U1.dwg Feb 26, 2019 - 2:17pm



MATCH LINE - SEE SHEET U1.2



FIELD LOCATE & CONNECT TO EXISTING 8" PVC WATER MAIN; INSTALL 8" GV (GRAVITY ZONE)



19 E. Willamette Ave.  
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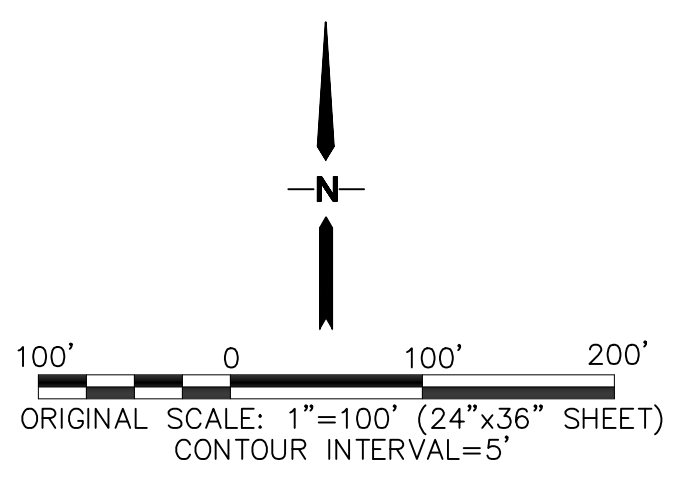
CALL UTILITY NOTIFICATION CENTER OF COLORADO  
1-800-922-1987  
CALL 24 HOURS A DAY IN ADVANCE BEFORE YOU DIG, GRADE, OR EXCAVATE FOR THE MARKING OF UNDERGROUND MEMBER UTILITIES.

WALDEN PRESERVE 2

No.	REVISION	DATE	BY
1	FINAL PLAT SUBMITTAL	9/05/18	JPS
2	COUNTY COMMENTS	2/26/19	JPS

SITE UTILITY PLAN

Z:\040201\walden.dwg\civil\WALDEN PRESERVE 2\FILG-4\U1.1-1.4.dwg Feb 26, 2019 - 1:13pm



MATCH LINE - SEE SHEET U1.4

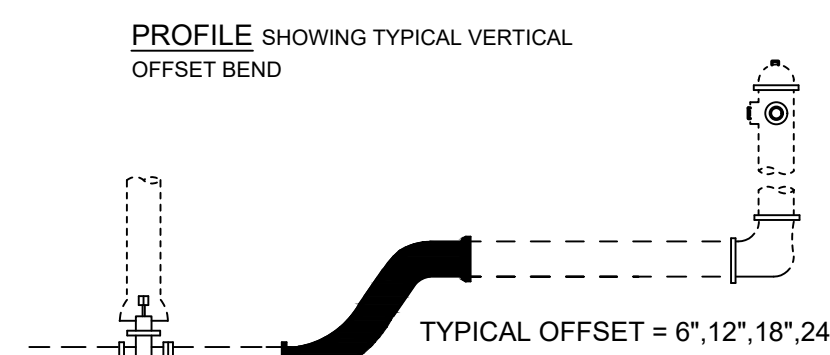
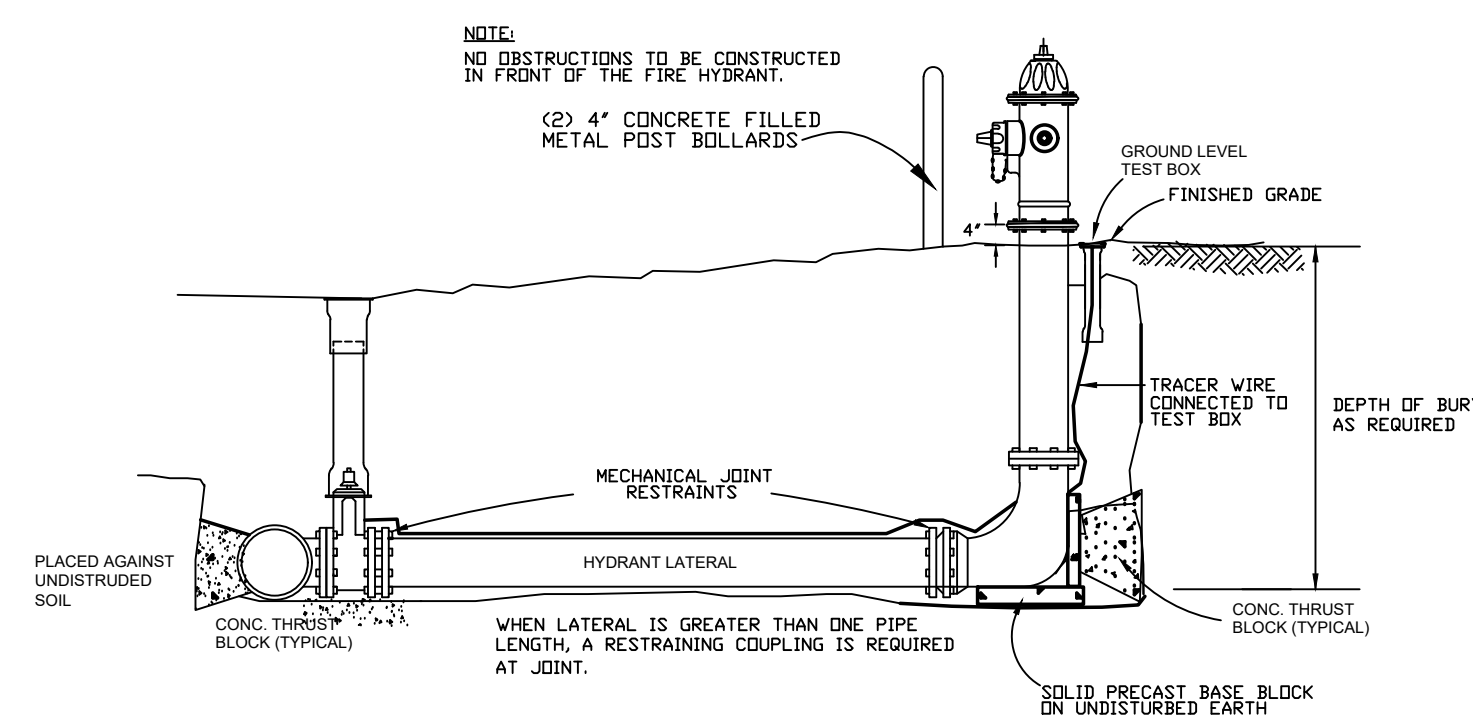
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VERT. SCALE: N/A	DESIGNED: JPS
SURVEYED: RAMPART	CHECKED: JPS
CREATED: 10/11/11	LAST MODIFIED: 2/26/19
PROJECT NO: 040201	MODIFIED BY: BJJ

SHEET: U1.3



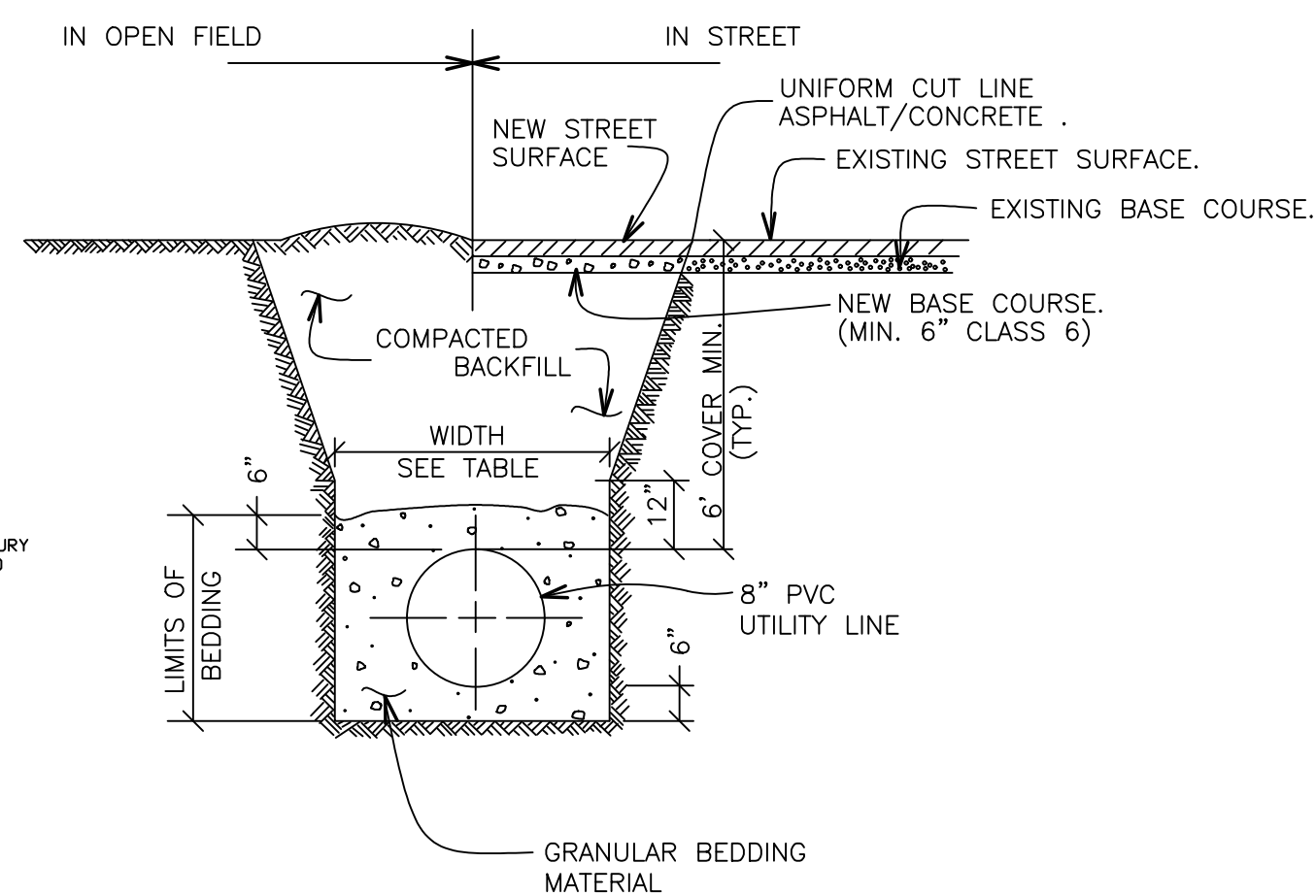
**GENERAL UTILITY NOTES:**

1. ALL WATER AND SEWER INSTALLATIONS SHALL CONFORM TO WALDEN CORPORATION SPECIFICATIONS, IN THE ABSENCE OF PUBLISHED GUIDANCE, ALL UTILITY WORK SHALL FOLLOW COLORADO SPRINGS UTILITIES STANDARD SPECIFICATIONS.
2. THE 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 ACTUAL CONSTRUCTION.
3. REVEGETATION OF ALL DISTURBED SLOPES SHALL BE DONE WITH DRY LAND GRASS SEED WITHIN 30 DAYS AFTER FINE GRADING IS COMPLETE.
4. STORM DRAIN PIPE SHALL BE RCP (CLASS III) UNLESS OTHERWISE NOTED.
5. STORM DRAIN PIPE BEDDING SHALL BE CLASS C.
6. SANITARY SEWER PIPE SHALL BE PVC ASTM D3034-SDR35 UNLESS OTHERWISE NOTED.
7. STATIONING IS AT CENTERLINE UNLESS OTHERWISE NOTED.
8. ALL ELEVATIONS ARE AT FLOWLINE UNLESS OTHERWISE NOTED. ALL DIMENSIONS ARE FROM FACE OF CURB UNLESS OTHERWISE NOTED.
9. WATER PIPES AND FITTINGS SHALL BE INSTALLED PER WALDEN CORPORATION SPECIFICATIONS. ALL TRENCH BEDDING, THRUST BLOCKS AND REVERSE ANCHORS SHALL BE INSTALLED PER WALDEN STANDARDS. ALL WATER PIPE SHALL BE PVC AWWA C900 (DR14). DISINFECTION AND TESTING SHALL BE COMPLETED PER WALDEN SPECIFICATIONS.
10. LENGTHS SHOWN FOR STORM SEWER PIPES ARE TO CENTER OF MANHOLE.
11. CONTRACTOR SHALL MAKE WATER CONNECTIONS WITHOUT SHUTDOWN OR NOTIFY WALDEN CORPORATION AND AFFECTED RESIDENTS OF ANY SERVICE SHUTDOWNS NECESSARY TO CONNECT TO EXISTING LINES.
12. BENDS, DEFLECTION & CUT PIPE LENGTHS SHALL BE USED TO HOLD HORIZONTAL ALIGNMENT OF SEWER AND WATER LINES TO 10 FEET SEPARATION AT ALL POINTS REQUIRED. ALIGNMENT CONSTRUCTION STAKES SHALL BE PLACED AT 25' INTERVALS ALONG CURVES FOR PLACEMENT OF SEWER AND WATER LINES.
13. FIRE HYDRANT ASSEMBLIES SHALL BE INSTALLED PER WALDEN CORPORATION STANDARDS AND SHALL INCLUDE LATERAL, VALVE, ELBOW, HYDRANT, AND THRUST BLOCKS.
14. WHEREVER DUCTILE IRON PIPE IS USED, THE PIPE, FITTINGS AND HYDRANTS SHALL BE WRAPPED IN POLYETHYLENE.
15. SERVICE LINES SHALL BE INSTALLED PER WALDEN CORPORATION STANDARDS.
16. CONTRACTOR SHALL COORDINATE WITH GAS, ELECTRIC, TELEPHONE AND CABLE T.V. UTILITY SUPPLIERS FOR INSTALLATION OF ALL UTILITIES. MINIMUM COVER FOR ALL UTILITIES SHALL BE 36".
17. UTILITY BEDDING SHALL BE PLACED PER WALDEN CORPORATION REQUIREMENTS.
18. CONTRACTOR SHALL REMOVE AND DISPOSE OF ALL EXISTING STRUCTURES, DEBRIS, WASTE AND OTHER UNSUITABLE FILL MATERIAL FOUND WITHIN THE LIMITS OF EXCAVATION.
19. ELECTRONIC FILE OF SITE DRAWING IS AVAILABLE FROM ENGINEER FOR CONSTRUCTION STAKING PURPOSES.
20. REFER TO WALDEN CORPORATION SPECIFICATIONS FOR BACKFILL AND COMPACTION SPECIFICATIONS, ALSO MEET ALL WALDEN CORPORATION BACKFILL SPECIFICATIONS IN THE ROADWAY R.O.W.'S.
21. CONTRACTOR SHALL OBTAIN ALL REQUIRED PERMITS.
22. CONTRACTOR SHALL SUBMIT SHOP DRAWINGS FOR ALL MATERIALS TO WALDEN CORPORATION FOR APPROVAL PRIOR TO BEGINNING WORK.
23. WATER MAIN FITTINGS 5' OR LESS APART REQUIRE ALL-THREAD (2 EA. 3/4").
24. INSTALLATION OF CURVILINEAR WATER & SANITARY SEWER MAINS SHALL FOLLOW MANUFACTURER'S RECOMMENDATIONS.
25. INSTALL POLY-WRAP AS BOND BREAKER AT ALL THRUST BLOCKS.
26. ANY WATER LINE LOWERINGS UNDER STORM DRAIN SHALL MEET WALDEN CORPORATION SPECIFICATIONS. ANY STEEL SLEEVES IN ROADWAY R.O.W. NEED TO MEET 50-YEAR DESIGN LIFE MINIMUM.
27. SEWER MAINS SHALL BE TV INSPECTED AFTER INSTALLATION FOR APPROVAL BY WALDEN CORPORATION.



- NOTE:**
- 1.) Mechanical joint restraints
  - 1.) Tracer wire and test box to be installed with each fire hydrant.

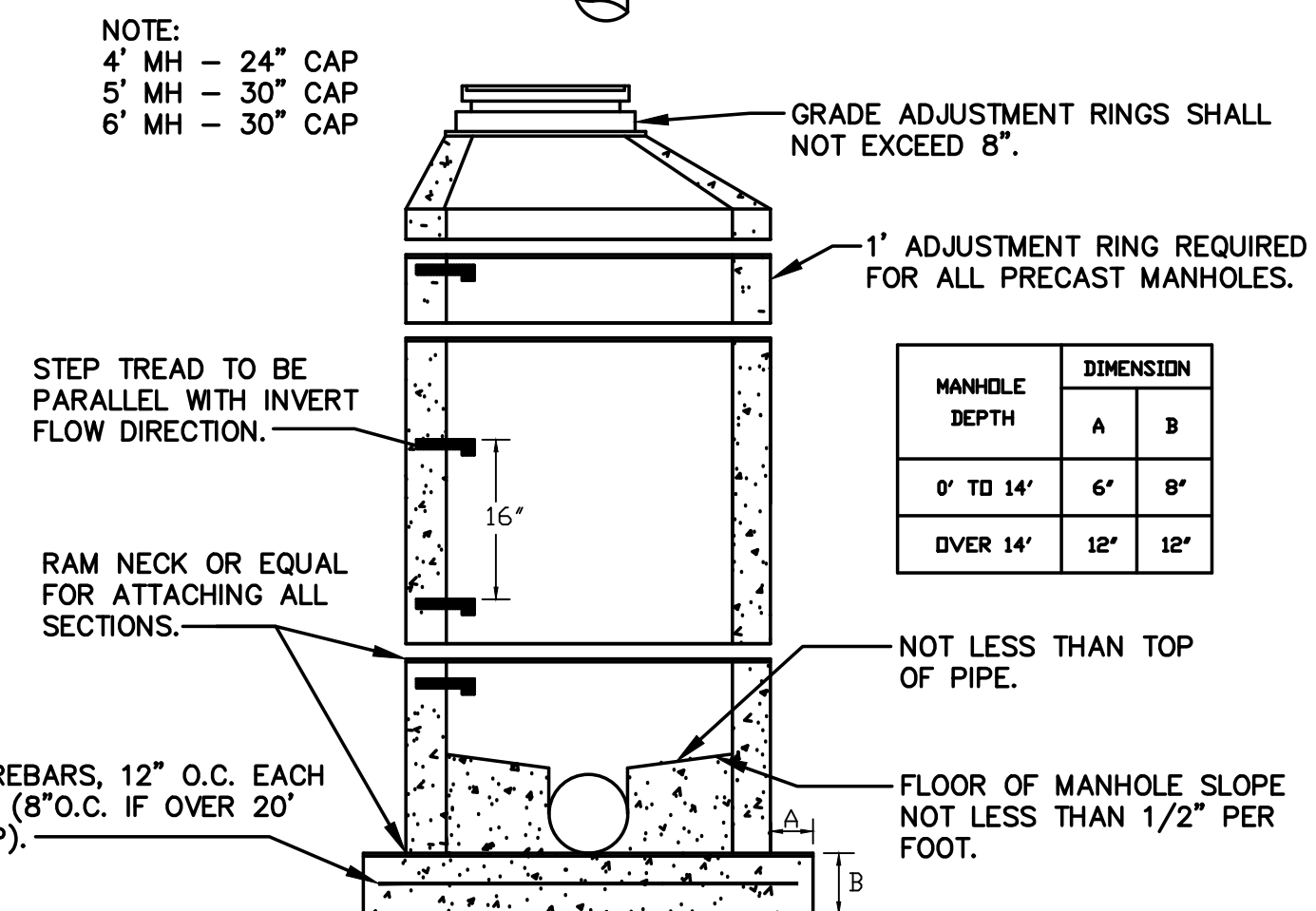
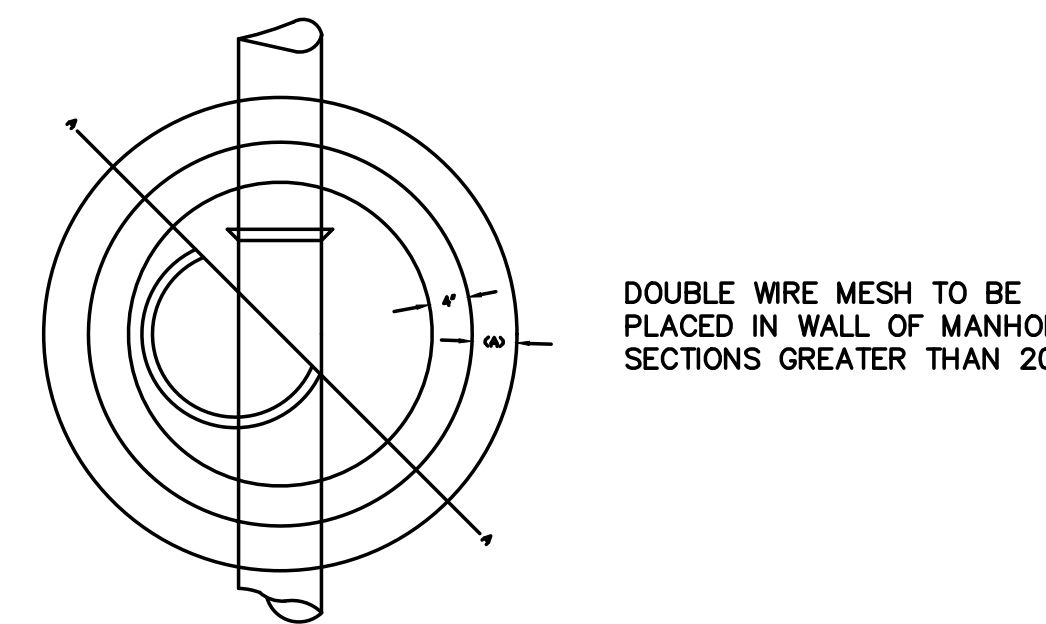
**TYPICAL FIRE HYDRANT DETAIL (1)**  
NOT TO SCALE



- NOTES:**
1. PAVING SHALL COMPLY WITH LOCAL AUTHORITY JURISDICTION.
  2. TRENCH WALLS TO BE SUPPORTED AS REQUIRED BY O.S.H.A.
  3. MINIMUM COVER TO BE BELOW OFFICIAL STREET GRADE.

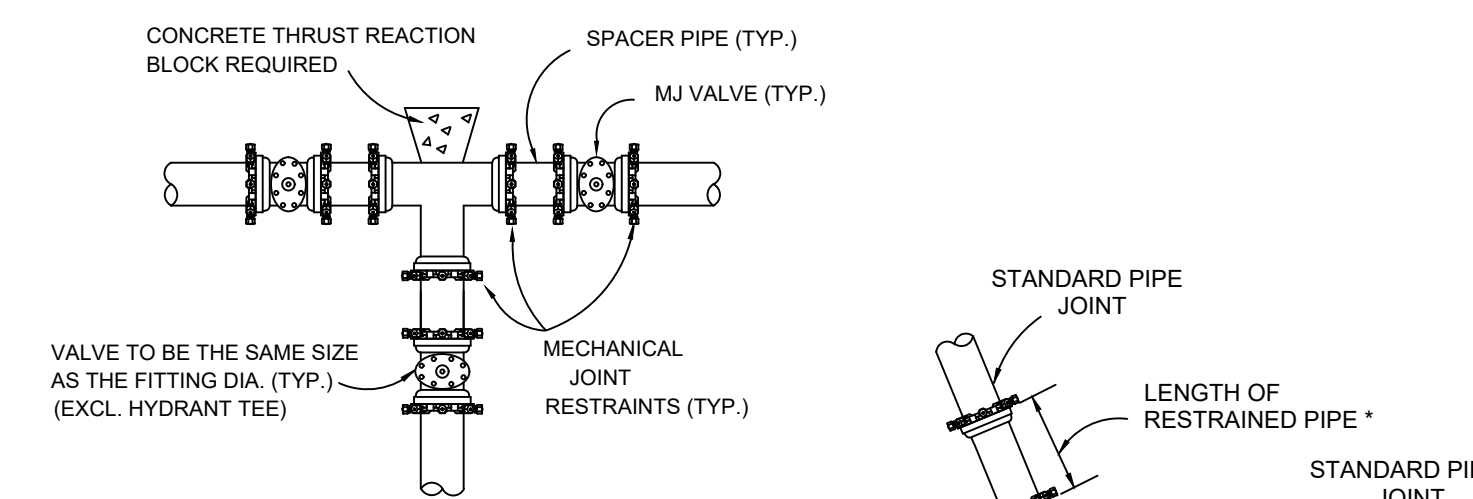
PIPE DIAMETER	MINIMUM WIDTH	MAXIMUM WIDTH
4"	1'-4"	2'-4"
6"	1'-6"	2'-6"
8"	1'-8"	2'-8"
12"	2'-0"	3'-0"
16"	2'-4"	3'-4"

**TYPICAL TRENCH SECTION (2)**  
NOT TO SCALE

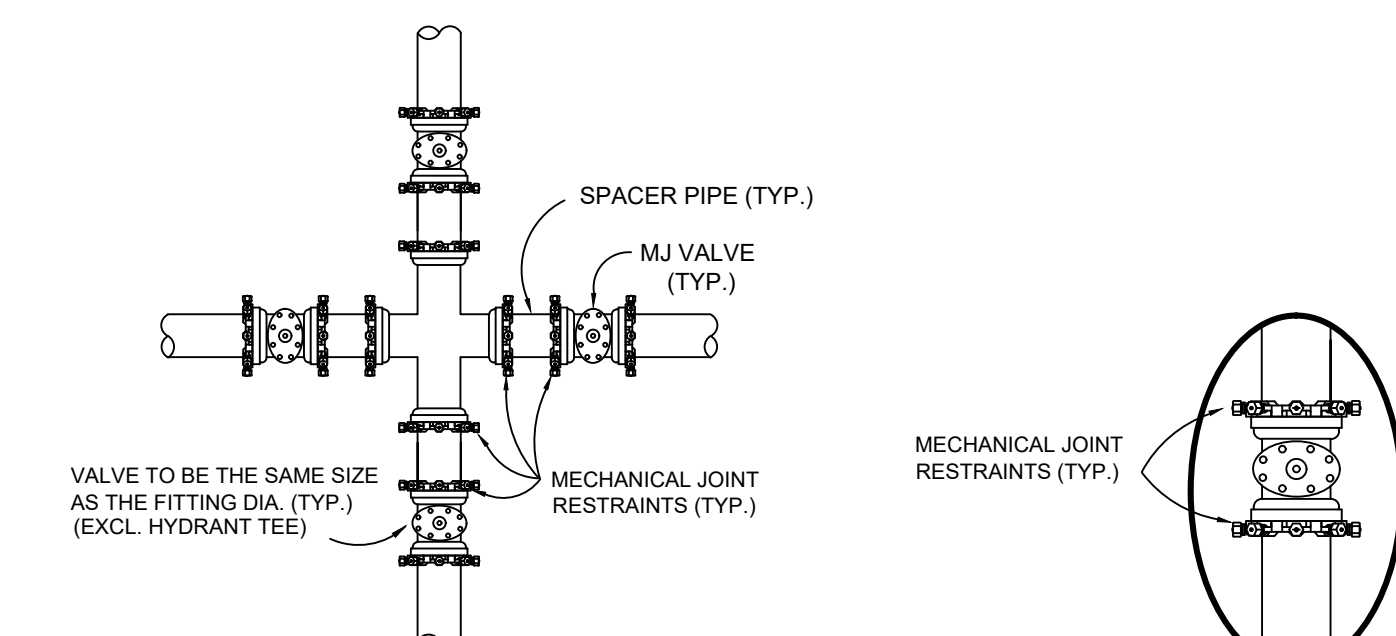


MANHOLE DEPTH	DIMENSION	
	A	B
0' TO 14'	6"	8"
OVER 14'	12"	12"

**TYPICAL SEWER MANHOLE (3)**  
NOT TO SCALE

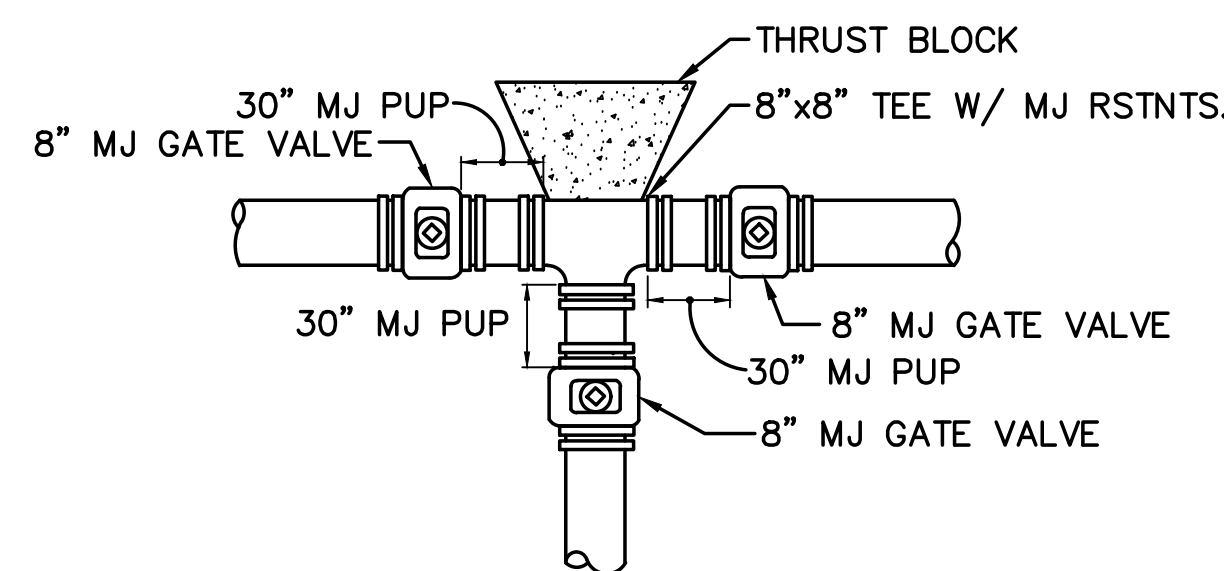


**TEE INSTALLATION**

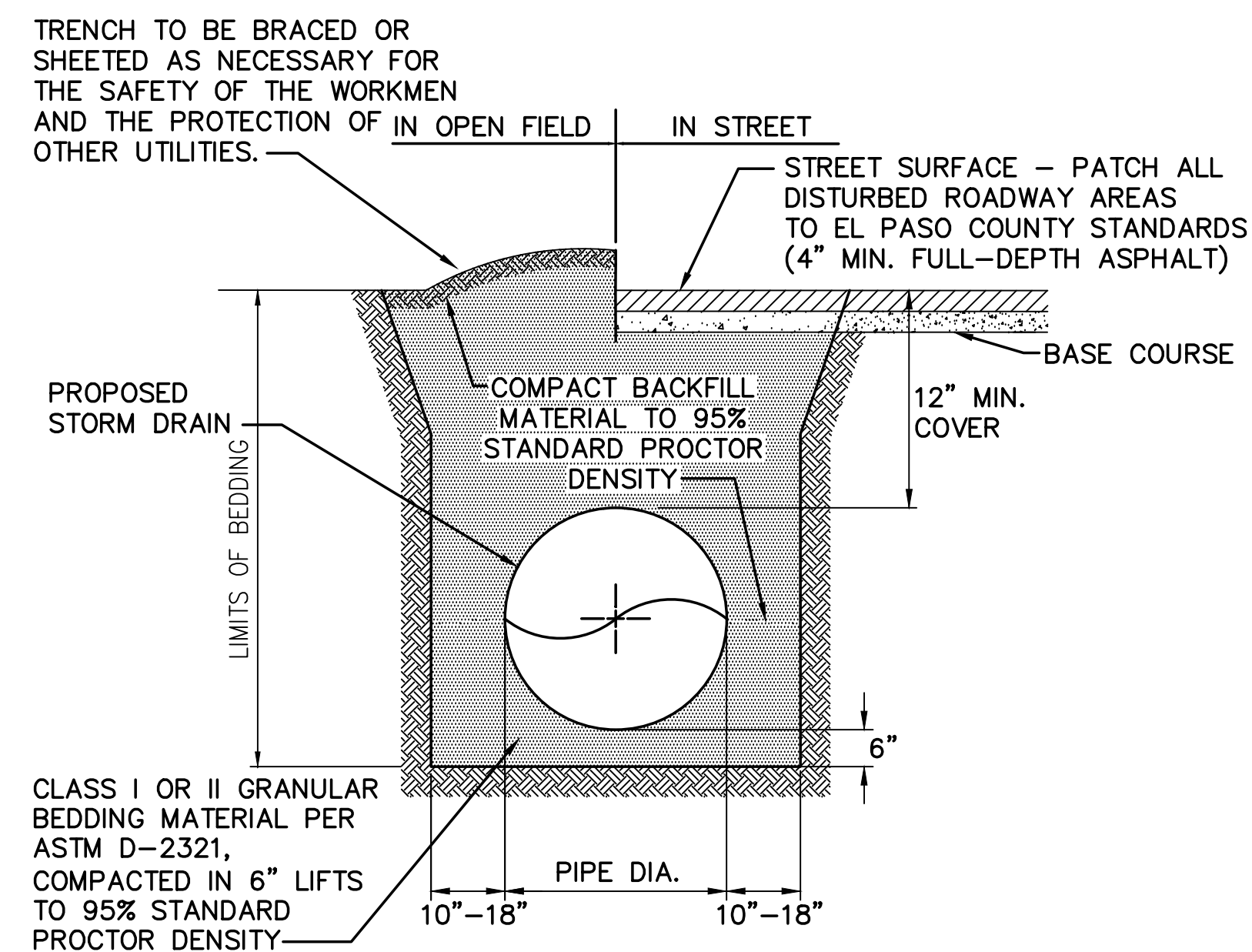


**CROSS INSTALLATION**

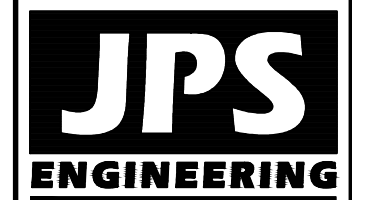
**MECHANICAL JOINT RESTRAINTS (4)**  
NOT TO SCALE



**TYPICAL WATER MAIN TEE DETAIL (5)**  
NOT TO SCALE



**TYPICAL STORM SEWER TRENCH SECTION (6)**  
NOT TO SCALE



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1-800-922-1987  
CALL COLORADO SPRINGS UTILITIES BEFORE YOU DIG, GRADE, OR EXCAVATE FOR THE MARKING OF UNDERGROUND MEMBER UTILITIES.

NO.	REVISION	DATE	BY
1	FINAL PLAT SUBMITTAL	9/05/18	JPS
2	COUNTY COMMENTS	5/01/19	JPS

**UTILITY NOTES & DETAILS**

HORZ. SCALE: AS SHOWN	DRAWN: RMD
VERT. SCALE: N/A	DESIGNED: JPS
SURVEYED: PINNACLE	CHECKED: JPS
CREATED: 3/9/05	LAST MODIFIED: 5/01/19
PROJECT NO: 040201	MODIFIED BY: BJJ

SHEET: U2

**WALDEN PRESERVE 2 - FILING NO. 4**