

COUNTY GENERAL NOTES:

1. ALL DRAINAGE AND ROADWAY CONSTRUCTION SHALL MEET THE STANDARDS AND SPECIFICATIONS OF THE CITY OF COLORADO SPRINGS/EL PASO COUNTY DRAINAGE CRITERIA MANUAL, VOLUMES 1 AND 2, AND THE EL PASO COUNTY ENGINEERING CRITERIA MANUAL.
2. CONTRACTOR SHALL BE RESPONSIBLE FOR THE NOTIFICATION AND FIELD LOCATION OF ALL EXISTING UTILITIES, WHETHER SHOWN ON THE PLANS OR NOT, BEFORE BEGINNING CONSTRUCTION. LOCATION OF EXISTING UTILITIES SHALL BE VERIFIED BY THE CONTRACTOR PRIOR TO CONSTRUCTION. CALL 811 TO CONTACT THE UTILITY NOTIFICATION CENTER OF COLORADO (UNCC).
3. CONTRACTOR SHALL KEEP A COPY OF THESE APPROVED PLANS, THE GRADING AND EROSION CONTROL PLAN, THE STORMWATER MANAGEMENT PLAN (SWMP), THE SOILS AND GEOTECHNICAL REPORT, AND THE APPROPRIATE DESIGN AND CONSTRUCTION STANDARDS AND SPECIFICATIONS AT THE JOB SITE AT ALL 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 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 DEVELOPMENT SERVICES DEPARTMENT (DSD) - 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 WITH CLASS B BEDDING 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.

Replace all with Planning and Community Development Department (PCD)

Replace El Paso County Department of Transportation with Department of Public Works (DPW)

COUNTY 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 DEVELOPMENT SERVICES.
4. ALL SIGNS SHOWN ON THE SIGNING AND STRIPING PLAN SHALL BE NEW SIGNS. EXISTING SIGNS MAY REMAIN OR BE REUSED IF THEY MEET CURRENT EL PASO COUNTY AND MUTCD STANDARDS.
5. STREET NAME AND REGULATORY STOP SIGNS SHALL BE ON THE SAME POST AT INTERSECTIONS.
6. ALL REMOVED SIGNS SHALL BE DISPOSED OF IN A PROPER MANNER BY THE CONTRACTOR.
7. ALL STREET NAME SIGNS SHALL HAVE "D" SERIES LETTERS, WITH LOCAL ROADWAY SIGNS BEING 4" UPPER-LOWER CASE LETTERING ON 8" BLANK AND NON-LOCAL ROADWAY SIGNS BEING 6" LETTERING, UPPER-LOWER CASE ON 12" BLANK, WITH 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 DEVELOPMENT SERVICES (719) 520-6819 PRIOR TO AND UPON COMPLETION OF SIGNING AND STRIPING.
14. THE CONTRACTOR SHALL OBTAIN A WORK IN THE RIGHT OF WAY PERMIT FROM THE EL PASO COUNTY DEPARTMENT OF TRANSPORTATION PRIOR TO ANY SIGNAGE OR STRIPING WORK WITHIN AN EXISTING EL PASO COUNTY ROADWAY.

PROJECT GENERAL NOTES:

1. EXISTING CONTOUR DATA CONSISTS OF AERIAL TOPOGRAPHIC SURVEY DATA PROVIDED BY OWNER. JPS ENGINEERING TAKES NO RESPONSIBILITY FOR THE ACCURACY OF EXISTING TOPOGRAPHIC MAPPING.
2. 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.
3. PROPOSED CONTOURS SHOWN ARE TO FINISHED GRADE.
4. LENGTHS SHOWN FOR STORM SEWER PIPES ARE TO CENTER OF MANHOLE.
5. CONTRACTOR SHALL REMOVE AND DISPOSE OF ALL EXISTING STRUCTURES, DEBRIS, WASTE AND OTHER UNSUITABLE FILL MATERIAL FOUND WITHIN THE LIMITS OF EXCAVATION.
6. MATCH INTO EXISTING GRADES AT 3:1 MAX CUT AND FILL SLOPES.
7. REVEGETATION OF ALL DISTURBED AREAS SHALL BE DONE WITH SPECIFIED SEED MIX WITHIN 60 DAYS AFTER FINE GRADING IS COMPLETE.
8. 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.
9. 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.
10. 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.
11. ADDITIONAL EROSION CONTROL MEASURES MAY BE REQUIRED AS DETERMINED BY SITE CONDITIONS.
12. 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.
13. ALL BACKFILL, SUB-BASE, AND/OR BASE COURSE MATERIAL SHALL BE COMPACTED PER EL PASO COUNTY AND CDOT STANDARDS AND SPECIFICATIONS.
14. ALL FINISHED GRADES SHALL HAVE A MINIMUM 1.0% SLOPE TO PROVIDE POSITIVE DRAINAGE.
15. IN CASE OF CONFLICT BETWEEN PROPOSED SLOPES AND PROPOSED SPOT ELEVATIONS, SPOT ELEVATIONS SHALL GOVERN.
16. CONTRACTOR SHALL OBTAIN ALL REQUIRED PERMITS PRIOR TO BEGINNING WORK.

GENERAL DRAINAGE NOTES:

1. INDIVIDUAL BUILDERS SHALL PROVIDE POSITIVE DRAINAGE AWAY FROM STRUCTURES AND ACCOUNT FOR POTENTIAL CROSS-LOT DRAINAGE IMPACTS WITHIN EACH LOT.
2. 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.
3. GRADING AND DRAINAGE WITHIN LOTS IS THE RESPONSIBILITY OF THE INDIVIDUAL BUILDERS AND PROPERTY OWNERS.

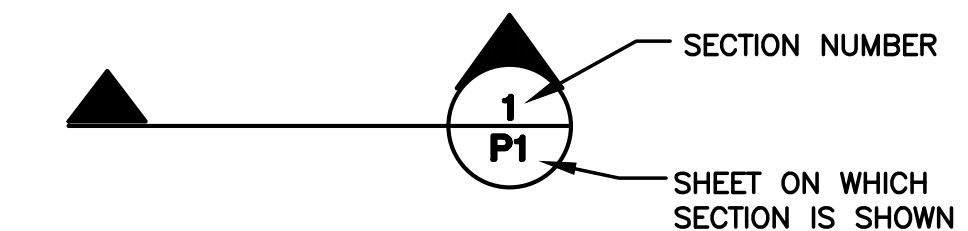
| DESIGN DATA | REFERENCE STANDARD |
|----------------------------------|--------------------|
| ROAD CLASSIFICATION: RURAL LOCAL | |
| DESIGN SPEED: 30 MPH | ECM TABLE 2-5 |
| POSTED SPEED: 30 MPH | ECM TABLE 2-5 |
| ROADWAY WIDTH: 28' EOA-EOA | ECM FIGURE 2-8 |
| MIN. HORIZONTAL RADIUS: 300' | ECM TABLE 2-5 |
| MIN. GRADE: 1.0% | ECM TABLE 2-16 |
| MAX. GRADE: 8.0% | ECM TABLE 2-5 |
| MAX. CUL-DE-SAC GRADE: 3.0% | ECM TABLE 2-16 |
| MIN. K-VALUE (CREST): 19 | ECM TABLE 2-13 |
| MIN. K-VALUE (SAG): 37 | ECM TABLE 2-15 |

Min Grade reference is Table 2-5
Revise cul-de-sac grade to 2% max. See ECM Chapter 2 Figure 2-31

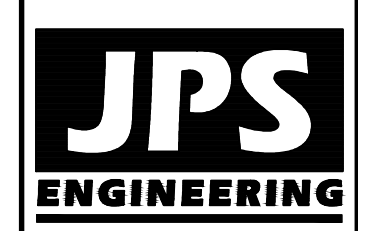
Crest: Table 2-12
Sag: Table 2-14

LEGEND:

| | |
|------|---|
| --- | 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 |



WALDEN PRESERVE 2 - FILING NO. 4



19 E. Willamette Ave.
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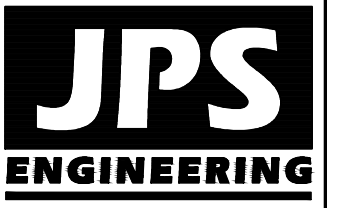
CALL UTILITY NOTIFICATION CENTER OF COLORADO
1-800-922-1987
CALL OR VISIT US ONLINE AT WWW.811.CO
BEFORE YOU DIG, GRADE, OR EXCAVATE
TO AVOID DAMAGE TO UNDERGROUND MEMBER UTILITIES.

| No. | REVISION | DATE |
|-----|----------------------|---------|
| 1 | FINAL PLAT SUBMITTAL | 9/05/18 |

GENERAL NOTES & LEGEND

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

SHEET: **G2**



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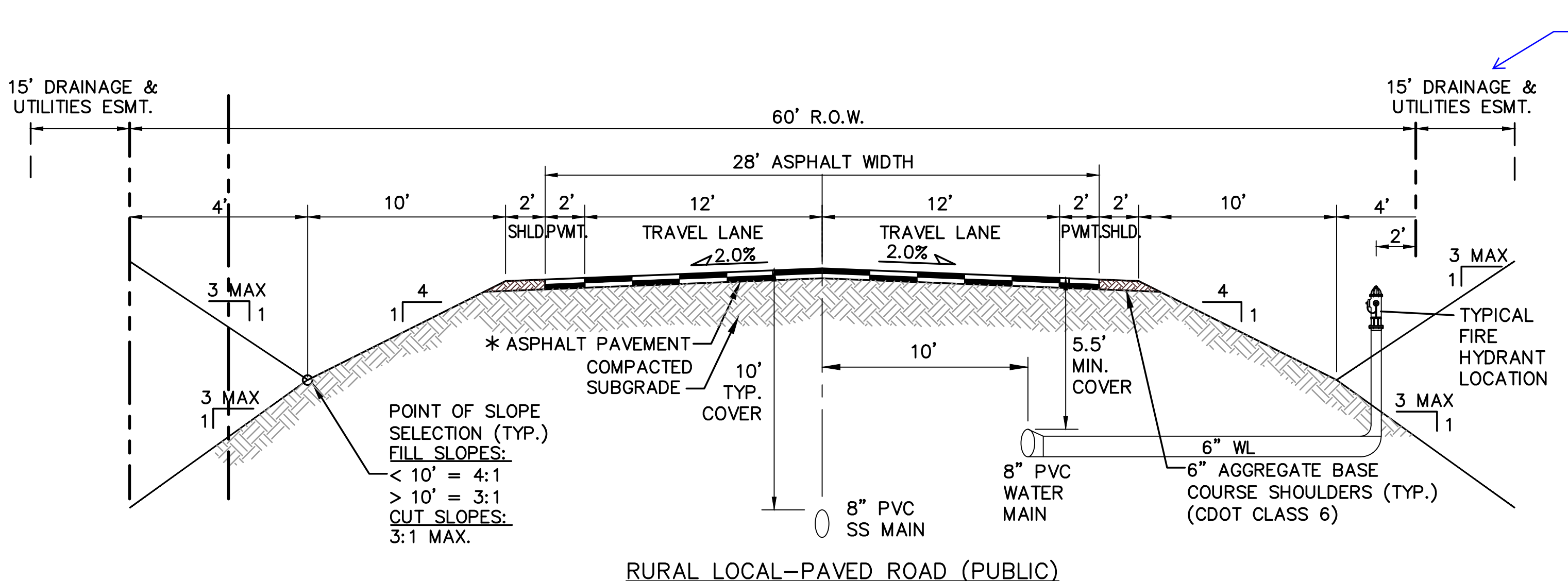
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1-800-922-1987
CALL BEFORE YOU DIG. IN THE U.S. CALL
BEFORE YOU DIG. GRADE OR EXCAVATE
FOR THE MARKING OF UNDERGROUND
FOR THE MEMBER UTILITIES.

| NO. | REVISION | DATE | BY |
|-----|----------------------|---------|-----|
| 1 | FINAL PLAT SUBMITTAL | 9/05/18 | JPS |

WALDEN PRESERVE 2 - FILING NO. 4

TYPICAL SECTIONS AND DETAILS

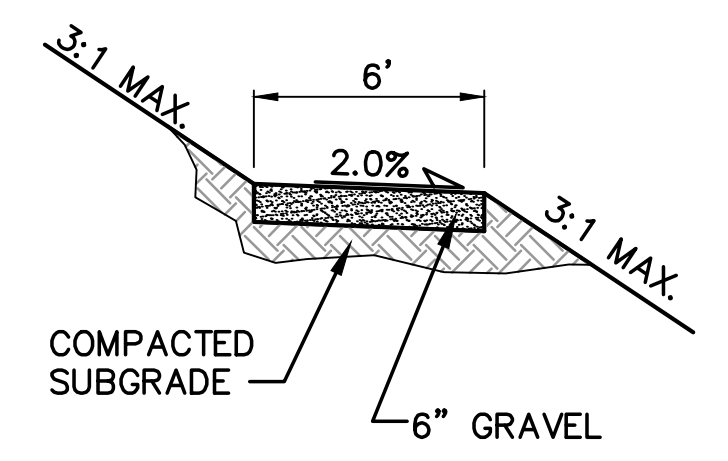
| | |
|--------------------------|------------------------|
| HORIZ. SCALE: AS SHOWN | DRAWN: BJJ |
| VERT. SCALE: AS SHOWN | DESIGNED: JPS |
| SURVEYED: AS SHOWN | CHECKED: JPS |
| CREATED: RAMPART 9/05/18 | LAST MODIFIED: 9/05/18 |
| PROJECT NO: 040201 | MODIFIED BY: BJJ |
| SHEET: | TY1 |



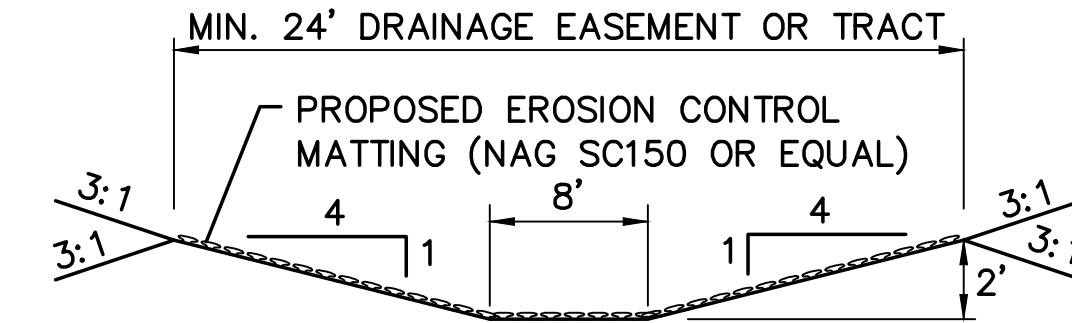
TYPICAL SECTION A
SCALE: 1"=5'

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

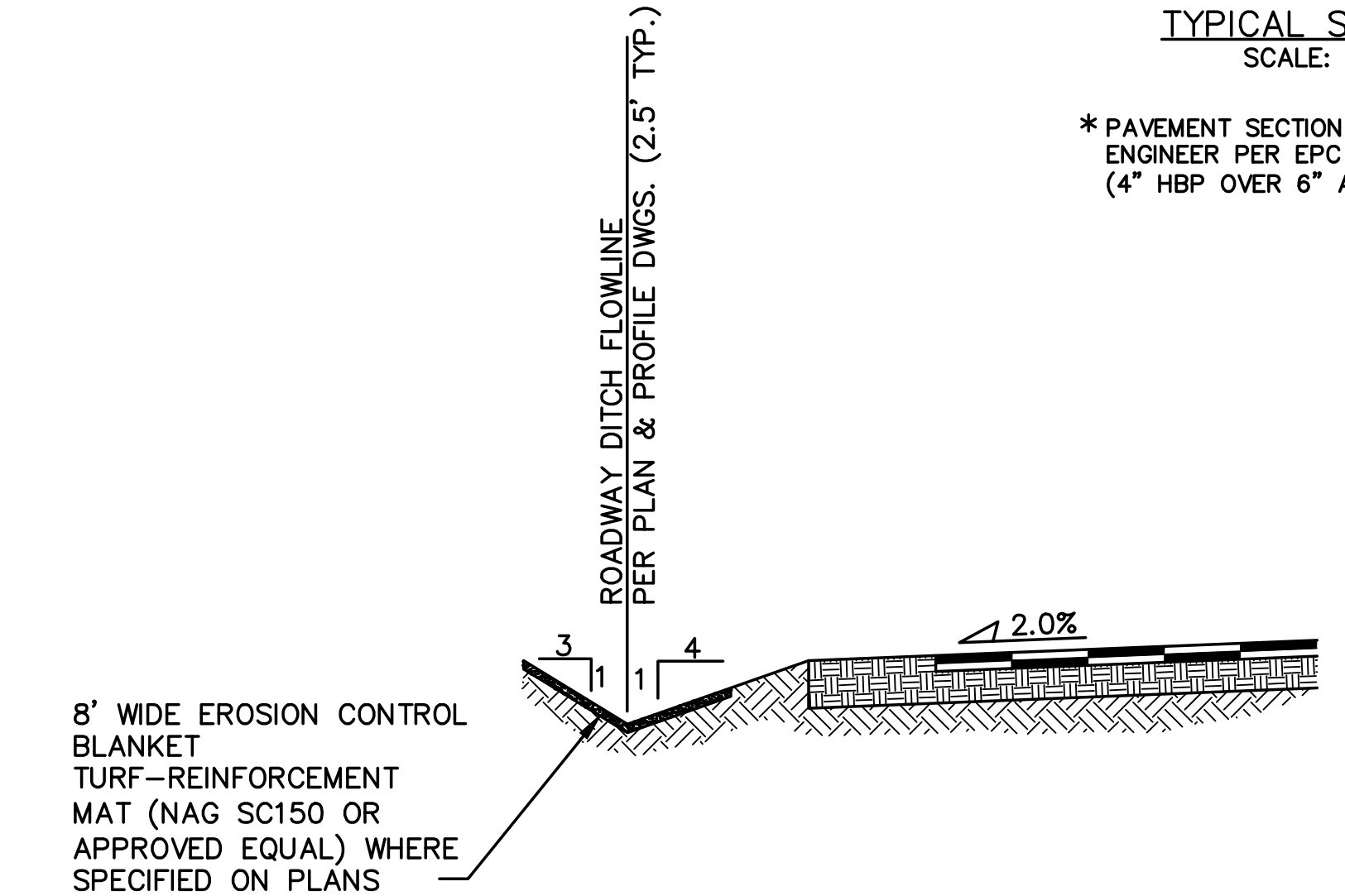
Identify the specific streets this road section applies.



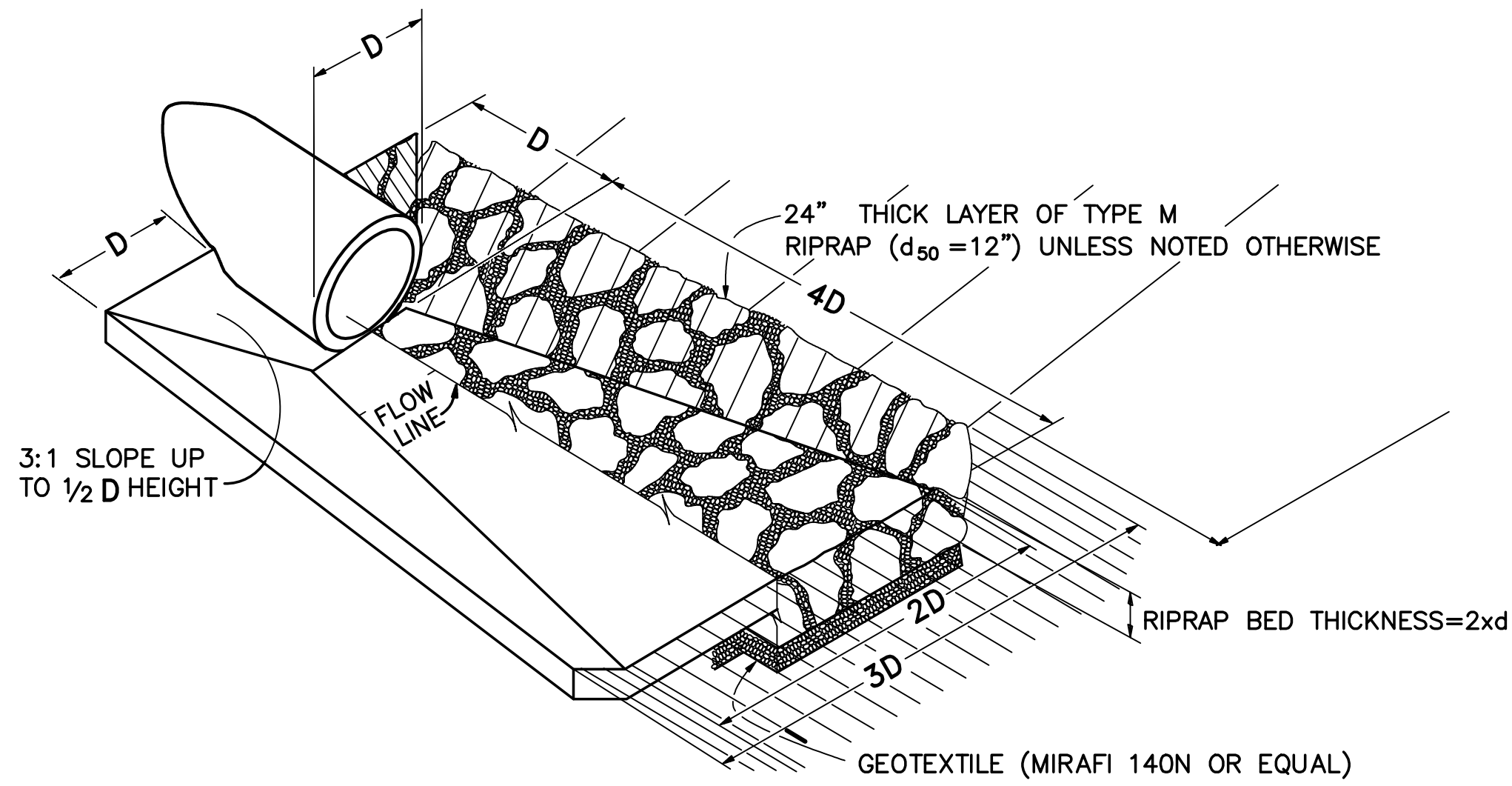
TYPICAL PRIVATE TRAIL SECTION D
SCALE: 1"=5' H
1"=2.5' V



CHANNEL SECTION E
N.T.S.



TYPICAL DITCH SECTION WITH EROSION CONTROL BLANKET LINING B
SCALE: NTS



TYPICAL RIPRAP APRON/CULVERT OUTLET PAVING C
NOT TO SCALE

Table MD-7—Classification and Gradation of Ordinary Riprap

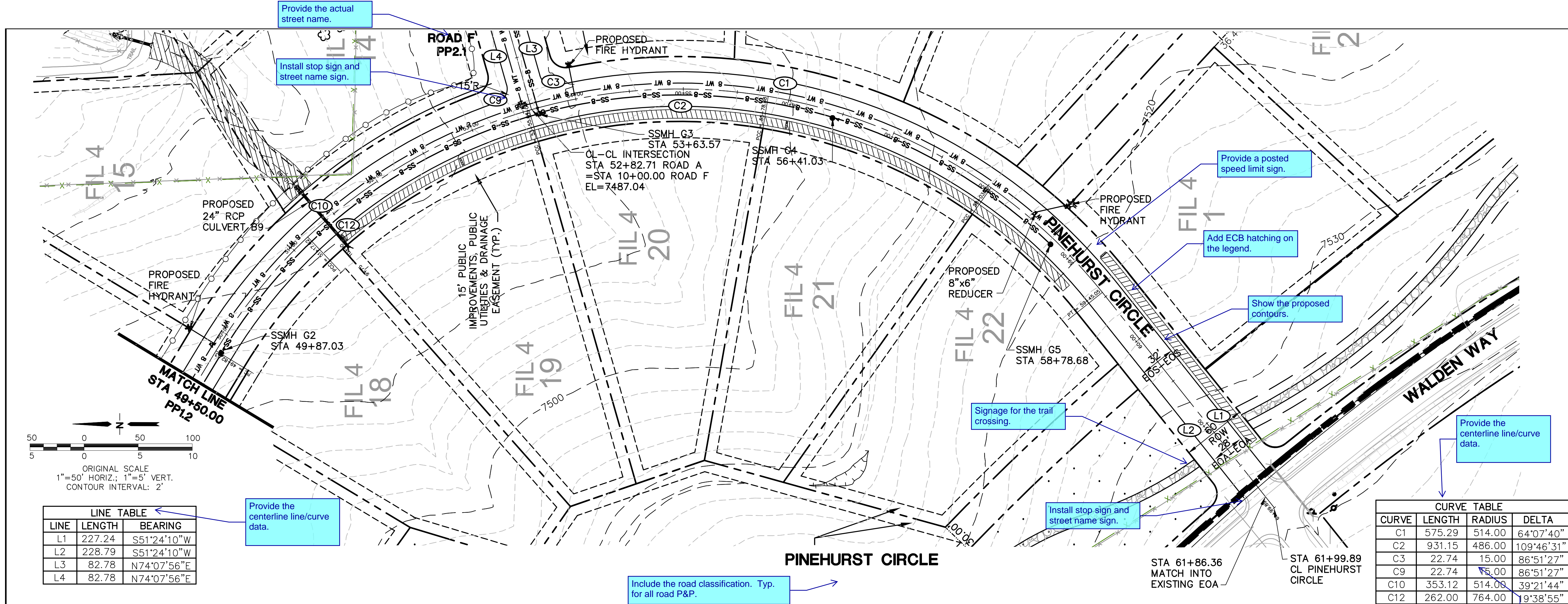
| Riprap Designation | % Smaller Than Given Size by Weight | Intermediate Rock Dimensions (inches) | d ₅₀ (inches)* |
|--------------------|-------------------------------------|---------------------------------------|---------------------------|
| Type VL | 70-100 | 12 | 6** |
| | 50-70 | 9 | |
| | 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 | |

* d₅₀ = 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.

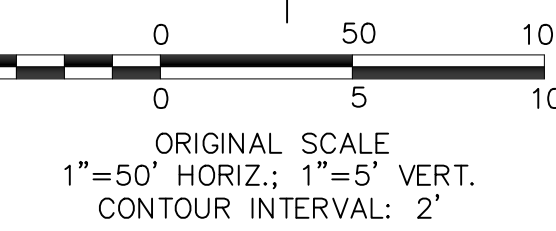
- Basic requirements for riprap stone are as follows:
- Rock shall be hard, durable, angular in shape, and free from cracks, overburden, shale, and organic matter.
 - Neither breadth nor thickness of a single stone should be less than one-third its length, and rounded stone should be avoided.
 - The 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

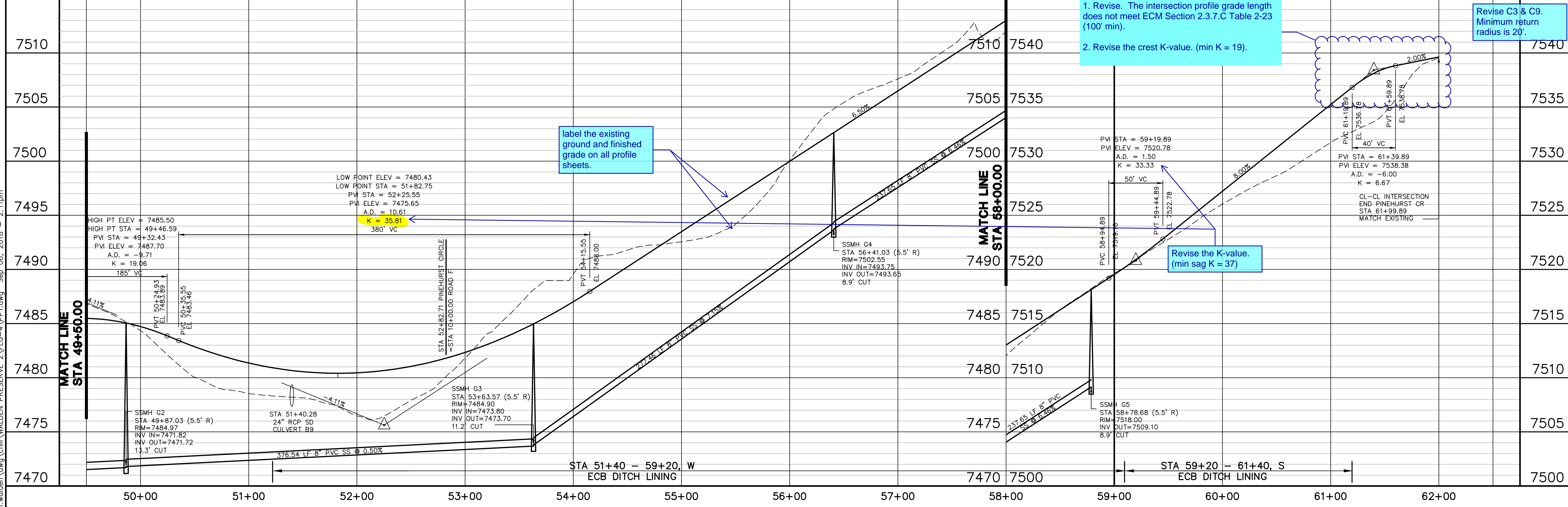
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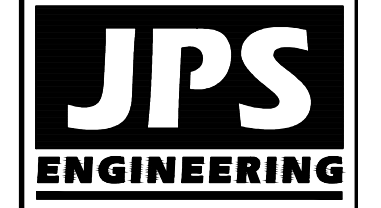
| LINE | LENGTH | BEARING |
|------|--------|-------------|
| L1 | 227.24 | S51°24'10"W |
| L2 | 228.79 | S51°24'10"W |
| L3 | 82.78 | N74°07'56"E |
| L4 | 82.78 | N74°07'56"E |



| CURVE | LENGTH | RADIUS | DELTA |
|-------|--------|--------|------------|
| C1 | 575.29 | 514.00 | 64°07'40" |
| C2 | 931.15 | 486.00 | 109°46'31" |
| C3 | 22.74 | 15.00 | 86°51'27" |
| C9 | 22.74 | 15.00 | 86°51'27" |
| C10 | 353.12 | 514.00 | 39°21'44" |
| C12 | 262.00 | 764.00 | 19°38'55" |



WALDEN PRESERVE 2 - FILING NO. 4



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FOR THE MARKING OF UNDERGROUND
MEMBER UTILITIES.

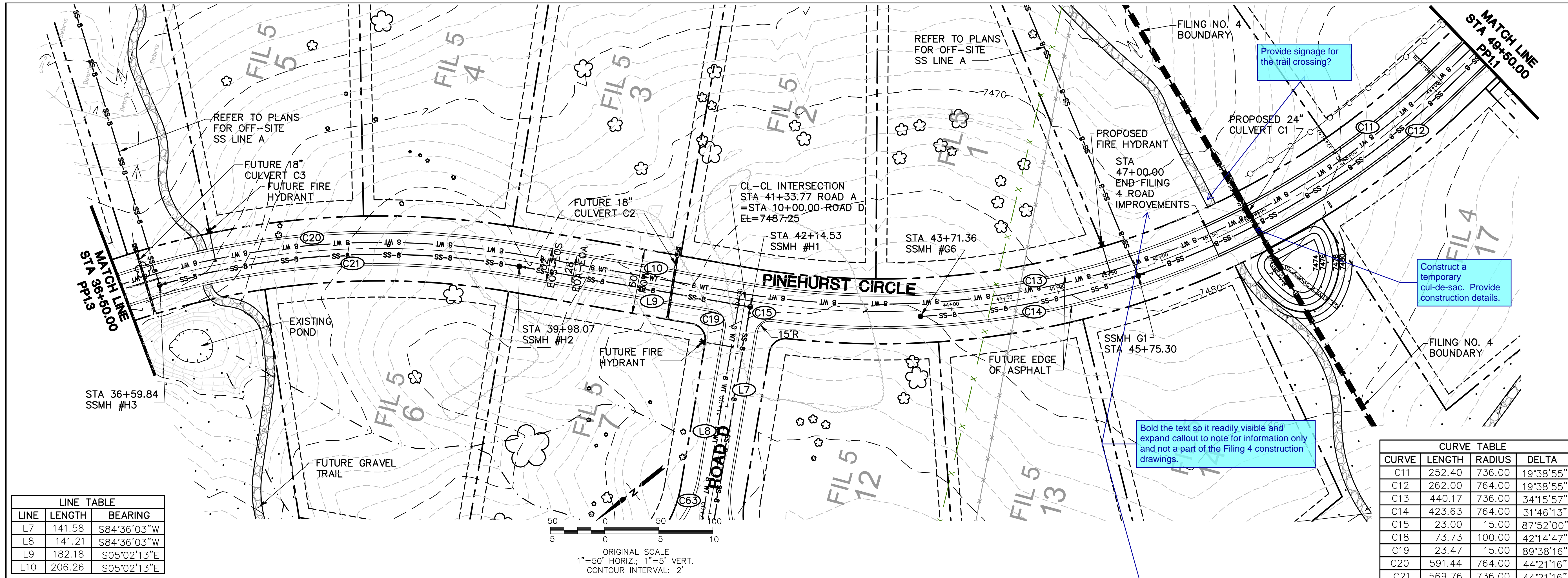
| DATE | BY | REVISION |
|---------|-----|---------------------|
| 9/05/18 | JPS | FINAL PLAT SUBMITAL |

PINEHURST CIRCLE PLAN & PROFILE (STA: 49+50 TO STA: 62+00)

| | |
|----------------------|------------------------|
| HORIZ. SCALE: 1"=50' | DRAWN: BJJ |
| VERT. SCALE: 1"=5' | DESIGNED: JPS |
| SURVEYED: PINNACLE | CHECKED: JPS |
| CREATED: 6/29/12 | LAST MODIFIED: 9/05/18 |
| PROJECT NO: 040201 | MODIFIED BY: BJJ |

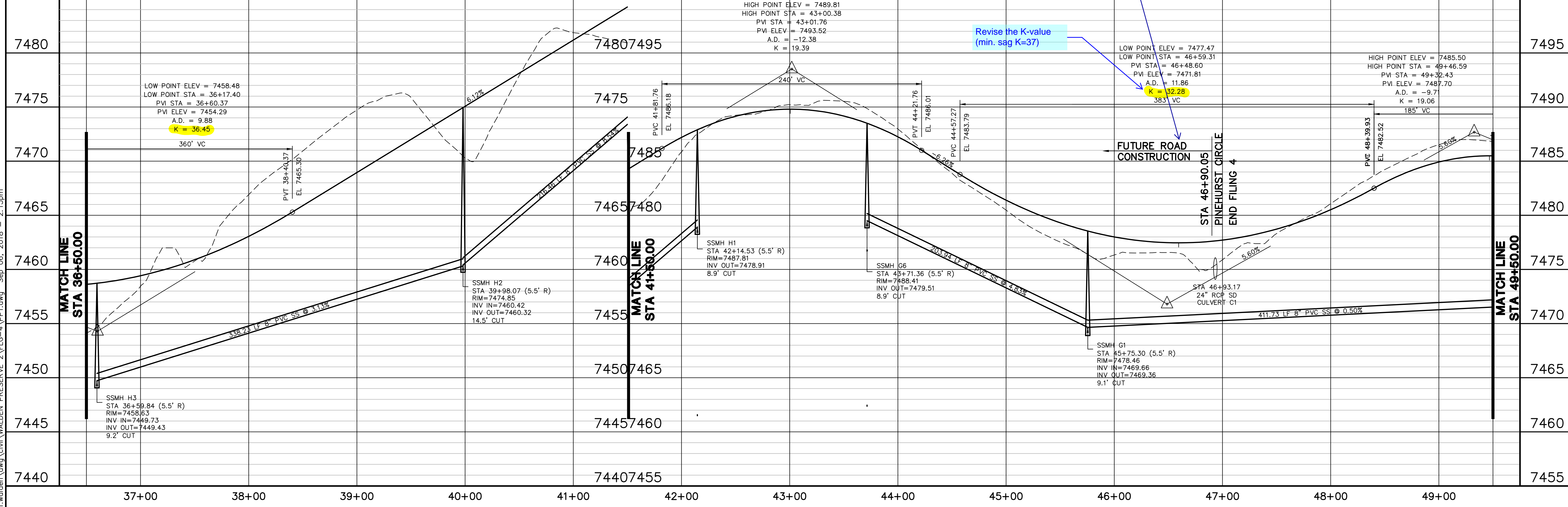
SHEET: PP1.1

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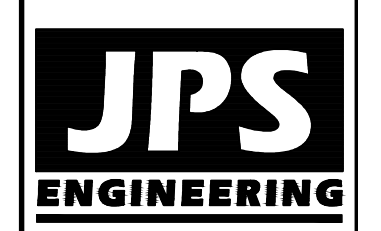
| LINE | LENGTH | BEARING |
|------|--------|-------------|
| L7 | 141.58 | S84°36'03"W |
| L8 | 141.21 | S84°36'03"W |
| L9 | 182.18 | S05°02'13"E |
| L10 | 206.26 | S05°02'13"E |

| CURVE TABLE | | | |
|-------------|--------|--------|-----------|
| CURVE | LENGTH | RADIUS | DELTA |
| C11 | 252.40 | 736.00 | 19°38'55" |
| C12 | 262.00 | 764.00 | 19°38'55" |
| C13 | 440.17 | 736.00 | 34°15'57" |
| C14 | 423.63 | 764.00 | 31°46'13" |
| C15 | 23.00 | 15.00 | 87°52'00" |
| C18 | 73.73 | 100.00 | 42°14'47" |
| C19 | 23.47 | 15.00 | 89°38'16" |
| C20 | 591.44 | 764.00 | 44°21'16" |
| C21 | 569.76 | 736.00 | 44°21'16" |



WALDEN PRESERVE 2 - FILING NO. 4

PINEHURST CIRCLE PLAN & PROFILE (STA: 36+50 TO STA: 49+50)



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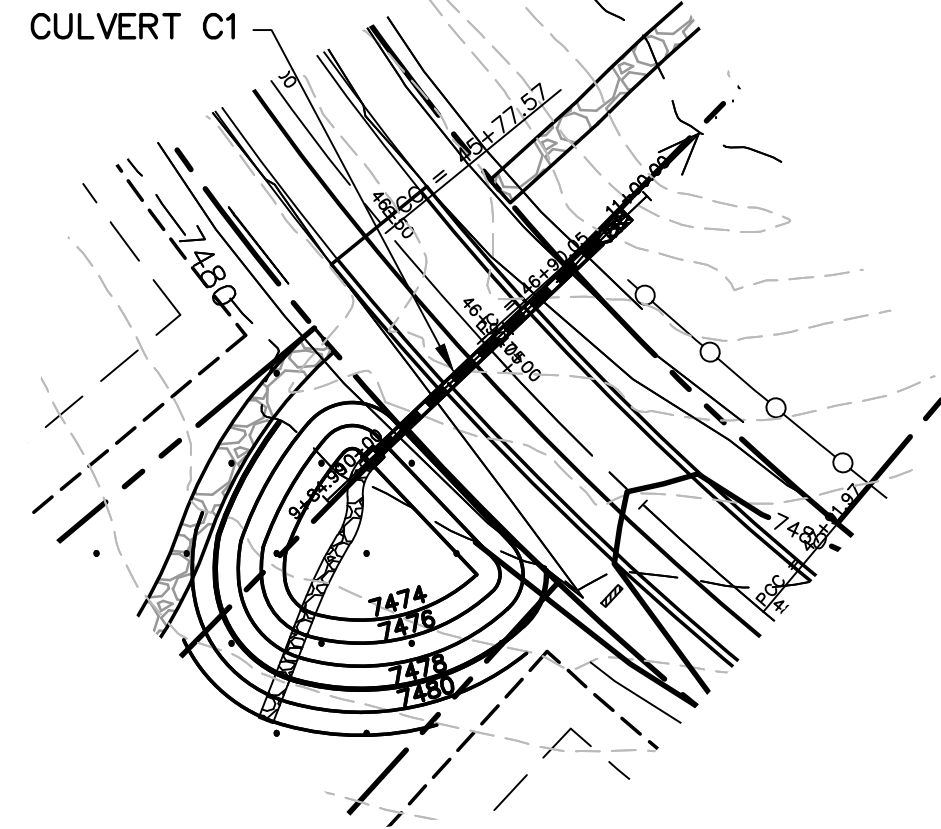
CALL UTILITY NOTIFICATION
CENTER OF COLORADO
1-800-922-1987
CALL BEFORE YOU DIG. IN AN EXCAVATE
BEFORE YOU DIG. GRADE, OR EXCAVATE
FOR THE MARKINGS OF UNDERGROUND
MEMBER UTILITIES.

| NO. | REVISION | DATE |
|-----|----------------------|---------|
| 1 | FINAL PLAT SUBMITTAL | 9/05/18 |

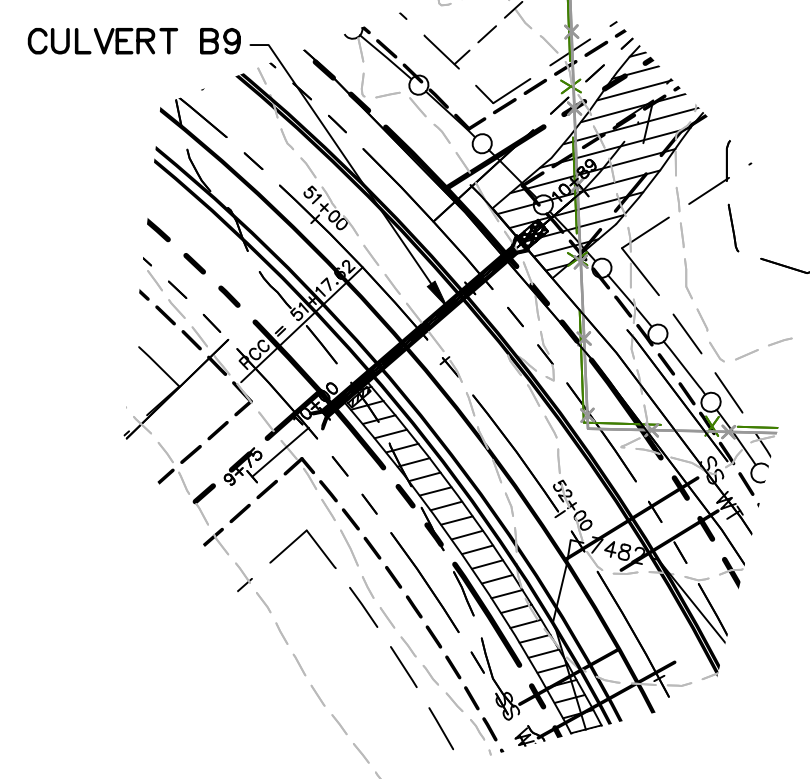
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VERT. SCALE: 1"=5'
SURVEYED: PINNACLE
CREATED: 6/29/12
PROJECT NO: 040201
DRAWN: BJJ
DESIGNED: JPS
CHECKED: JPS
LAST MODIFIED: 9/05/18
MODIFIED BY: BJJ

SHEET: **PP1.2**

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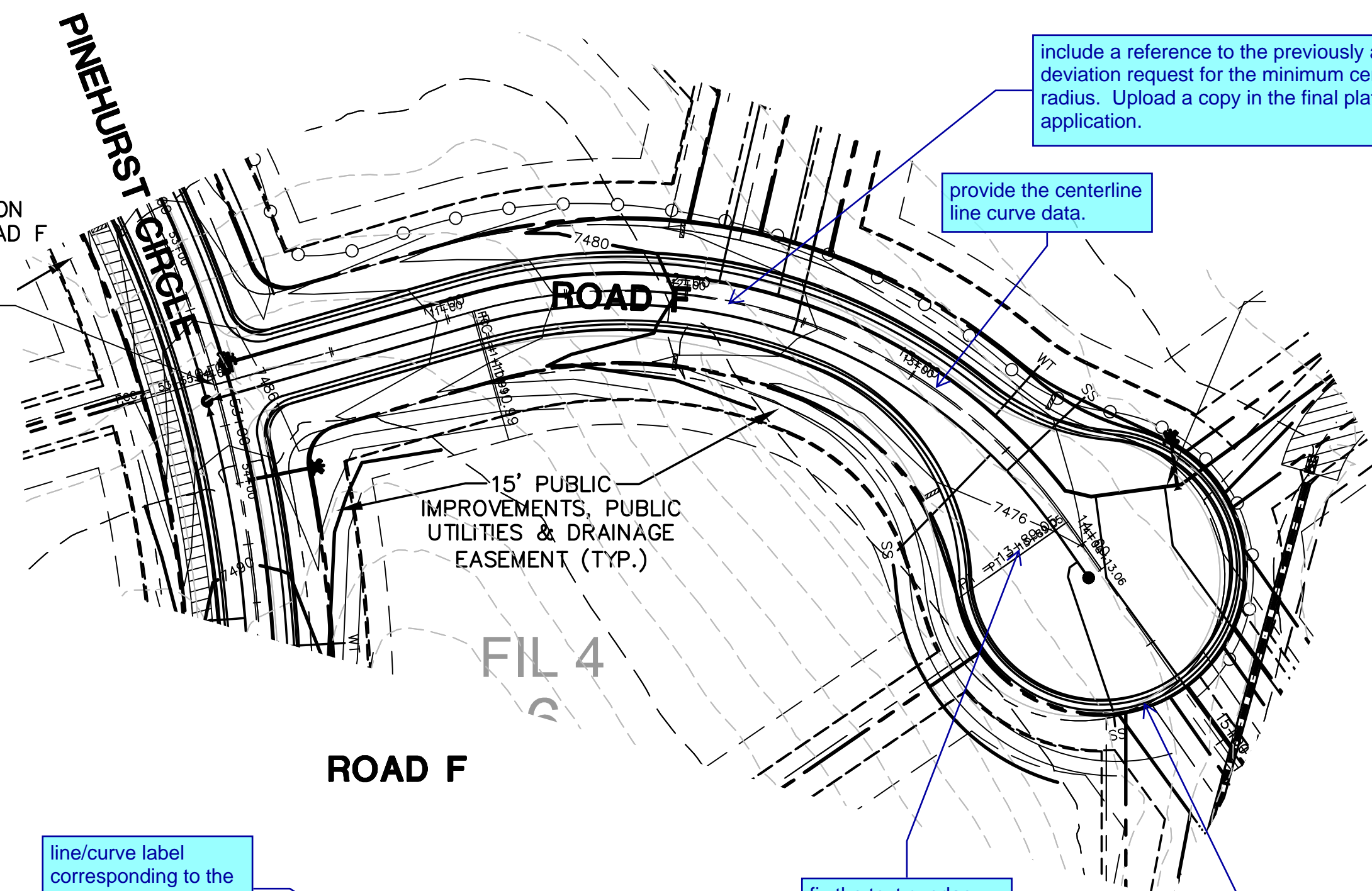


STA 46+93.17 CULVERT C1

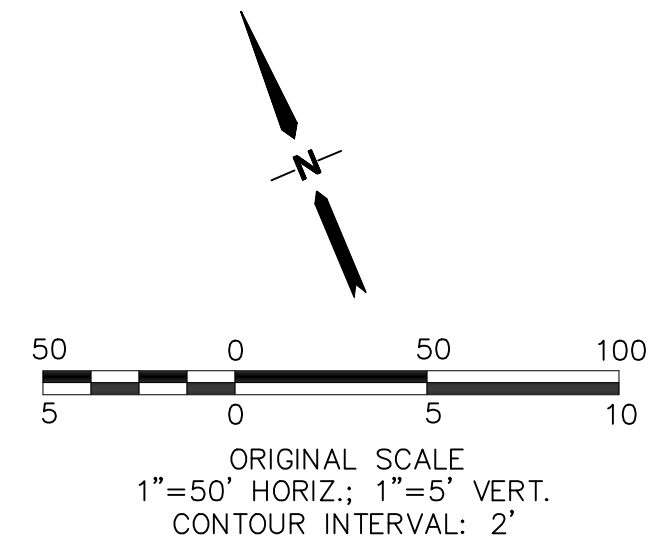


STA 51+40.28 CULVERT B9

CL-CL INTERSECTION
 STA 10+00.00 ROAD F
 =STA 52+82.71
 PINEHURST CIRCLE
 EL=7487.04



ROAD F



Provide a P&P for culvert B8 and the 24" and 30" culverts crossing the existing trail.

line/curve label corresponding to the table is missing on the plan view.

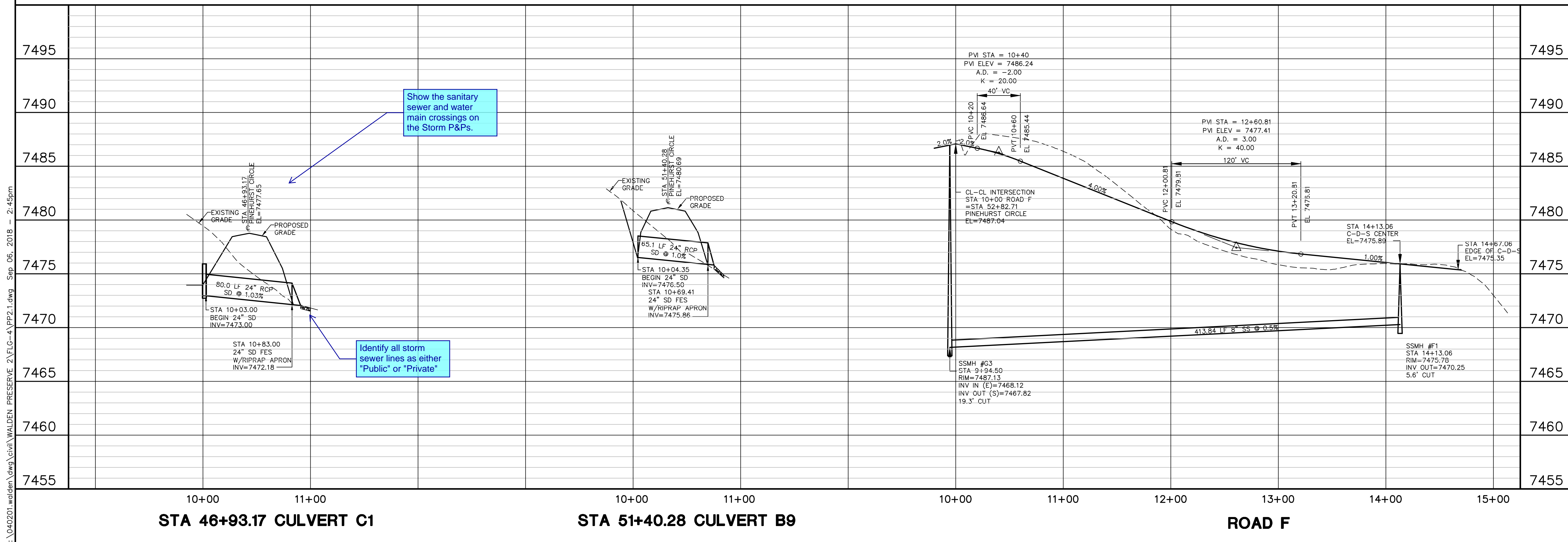
fix the text overlap

Provide a profile along the cul-de-sac bulb.

| LINE TABLE | | | |
|------------|--------|-------------|--|
| LINE | LENGTH | BEARING | |
| L200 | 442.36 | N68°28'16"E | |
| L201 | 105.20 | N25°45'20"W | |
| L202 | 423.31 | N72°00'38"W | |

| CURVE TABLE | | | |
|-------------|--------|--------|------------|
| CURVE | LENGTH | RADIUS | DELTA |
| C200 | 740.05 | 450.00 | 94°13'36" |
| C201 | 30.09 | 20.00 | 86°11'36" |
| C202 | 30.09 | 20.00 | 86°11'36" |
| C203 | 88.07 | 104.00 | 48°31'06" |
| C204 | 228.24 | 50.00 | 261°32'34" |
| C205 | 65.72 | 104.00 | 36°12'32" |

FILING NO. 4



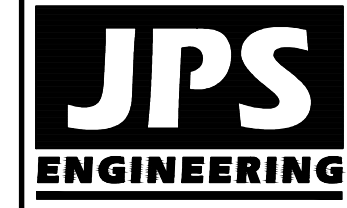
STA 46+93.17 CULVERT C1

STA 51+40.28 CULVERT B9

ROAD F

WALDEN PRESERVE 2 - FILING NO. 4

ROAD F
PLAN & PROFILE



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 80903
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 FOR THE MARKINGS OF UNDERGROUND
 MEMBER UTILITIES

| NO. | REVISION | DATE |
|-----|----------------------|---------|
| 1 | FINAL PLAT SUBMITTAL | 9/05/18 |

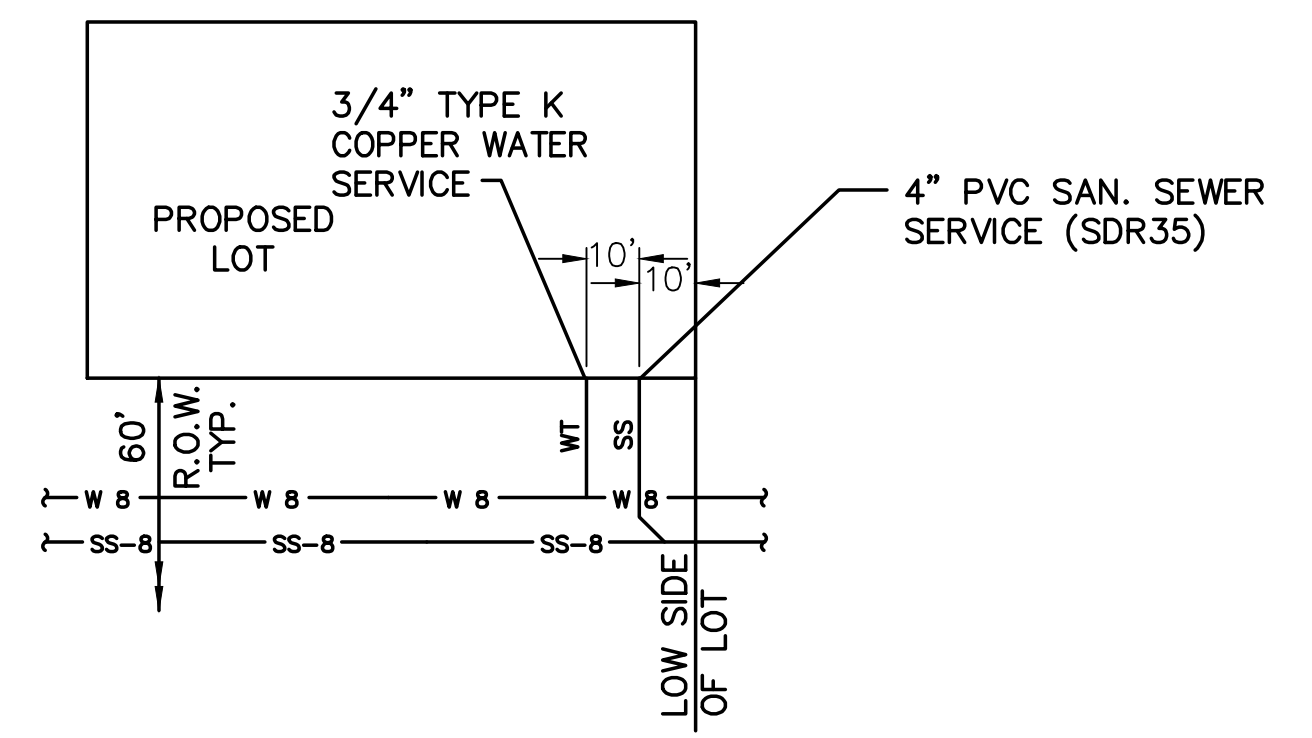
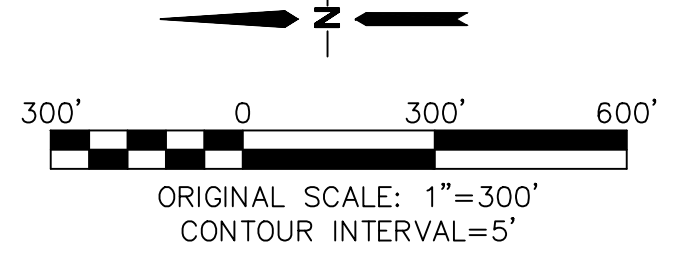
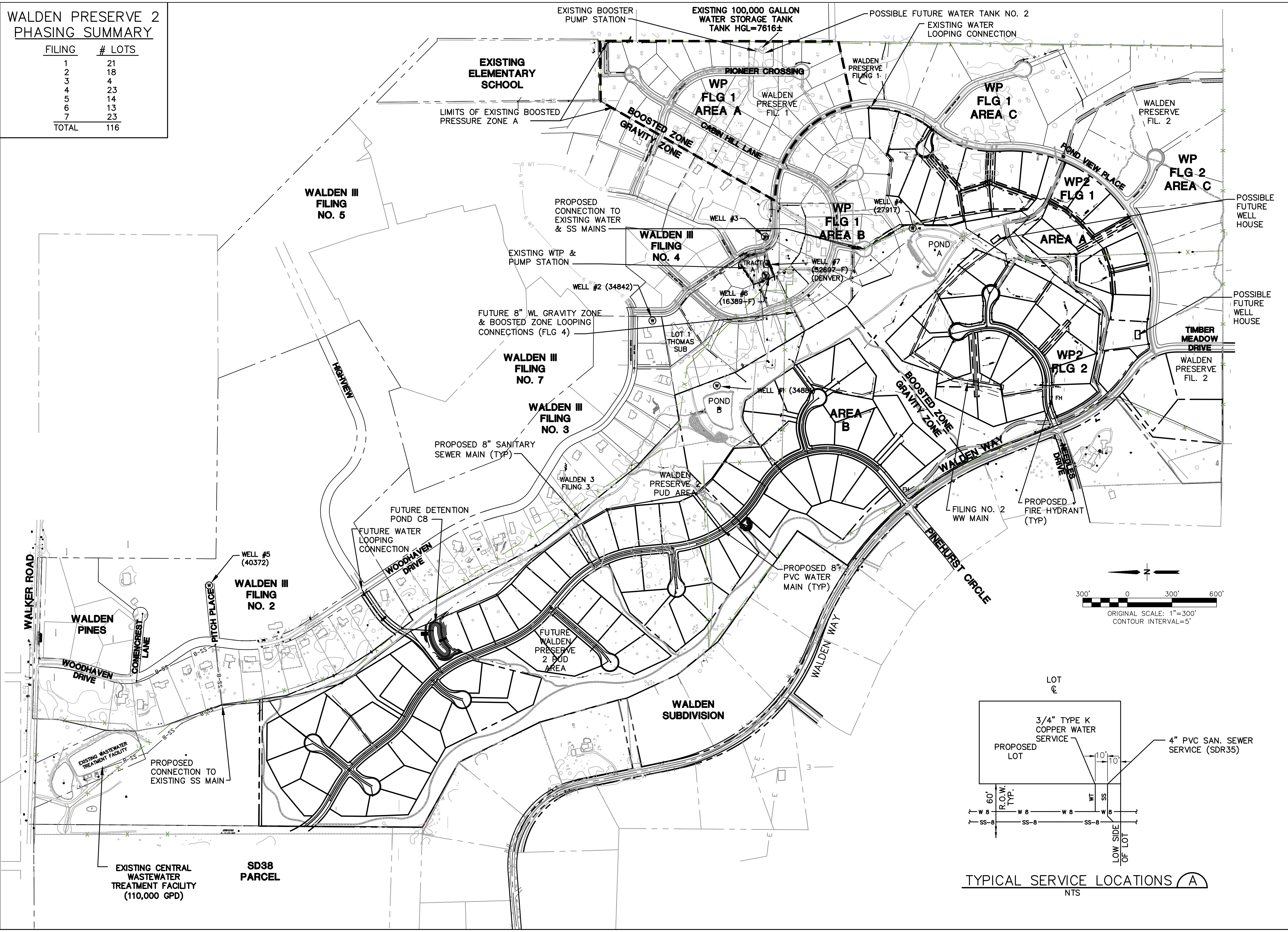
HORIZ. SCALE: 1"=50'
 VERT. SCALE: 1"=5'
 SURVEYED: PINNACLE
 CREATED: 8/29/18
 PROJECT NO: 040201
 SHEET: PP2.1

DRAWN: BJJ
 DESIGNED: JPS
 CHECKED: JPS
 LAST MODIFIED: 9/05/18
 MODIFIED BY: BJJ

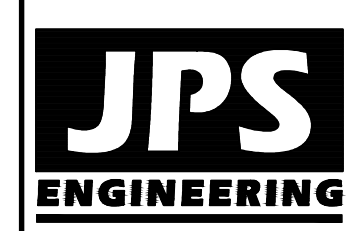
Z:\040201\walden\dwg\civil\WALDEN PRESERVE 2\FILING-4\PP2.1.dwg Sep. 06, 2018 - 2:45pm

**WALDEN PRESERVE 2
PHASING SUMMARY**

| FILING | # LOTS |
|--------------|------------|
| 1 | 21 |
| 2 | 18 |
| 3 | 4 |
| 4 | 23 |
| 5 | 14 |
| 6 | 13 |
| 7 | 23 |
| TOTAL | 116 |



TYPICAL SERVICE LOCATIONS (A)
NTS



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MEMBER UTILITIES

WALDEN PRESERVE

| NO. | REVISION | DATE |
|-----|----------------------|---------|
| 1 | FINAL PLAT SUBMITTAL | 9/05/18 |

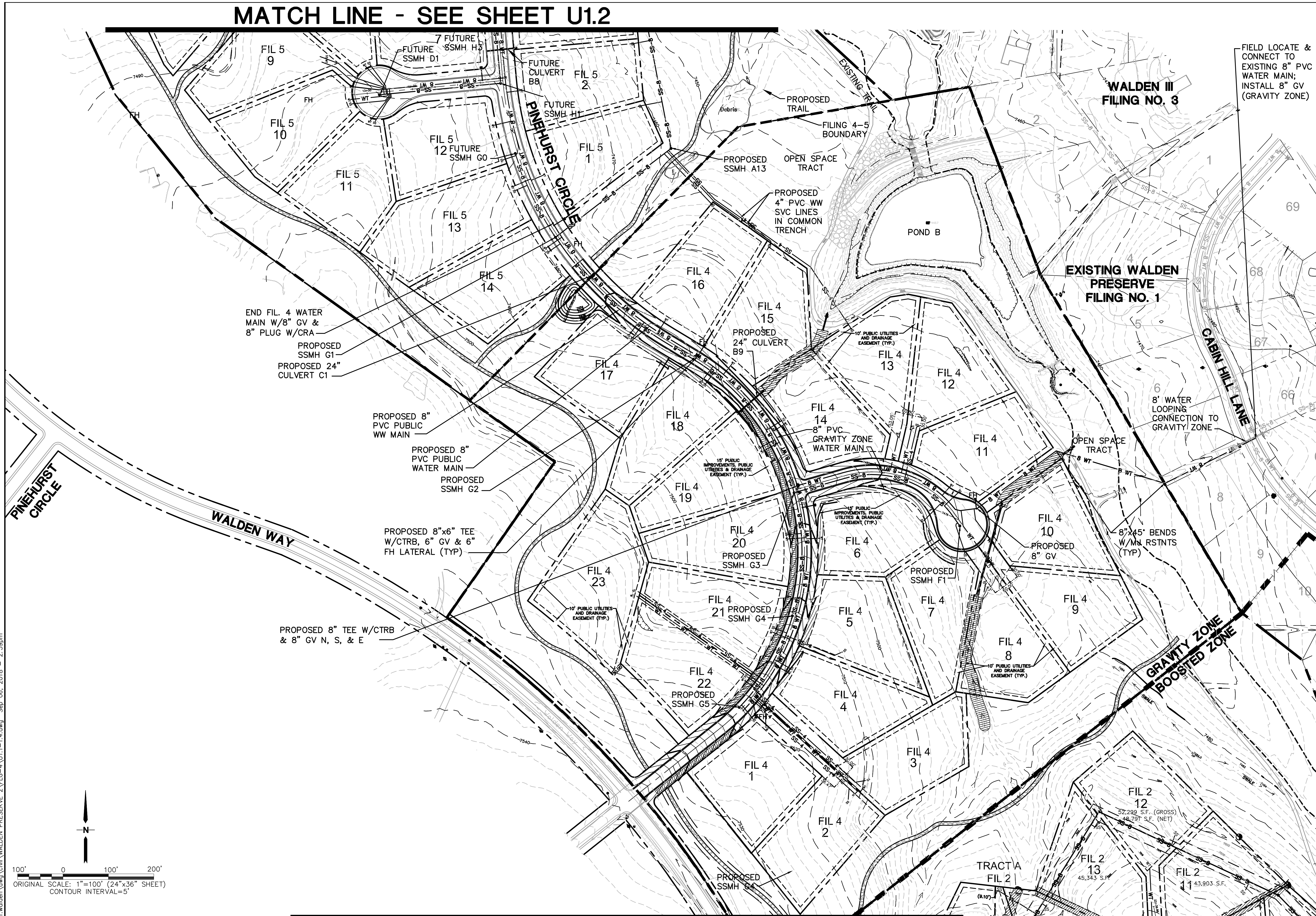
**MASTER
UTILITY PLAN**

| | |
|----------------------|------------------------|
| HORZ. SCALE: 1"=300' | DRAWN: BJJ |
| VERT. SCALE: N/A | DESIGNED: JPS |
| SURVEYED: PINNACLE | CHECKED: JPS |
| CREATED: 7/03/14 | LAST MODIFIED: 9/05/18 |
| PROJECT NO: 040201 | MODIFIED BY: BJJ |

SHEET: **U1**

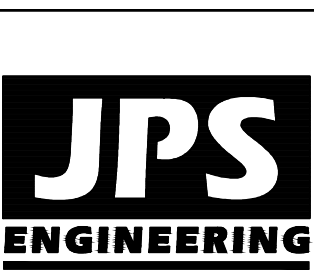
Z:\040201\walden.dwg\civil\WALDEN PRESERVE 2.FLG-4.U1.dwg Sep 06, 2018 - 2:55pm

MATCH LINE - SEE SHEET U1.2



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

WALDEN PRESERVE 2



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CALL BEFORE YOU DIG. GRADE, OR EXCAVATE FOR THE MARKINGS OF UNDERGROUND MEMBER UTILITIES.

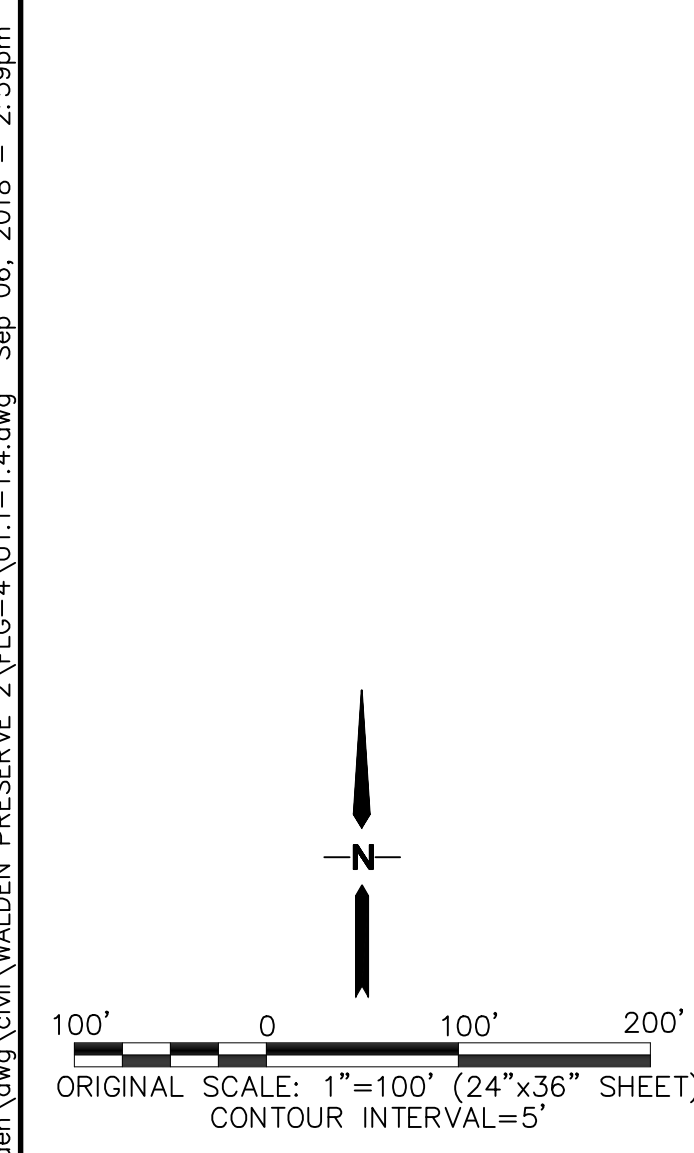
| No. | REVISION | DATE |
|-----|----------------------|---------|
| 1 | FINAL PLAT SUBMITTAL | 9/05/18 |

SITE UTILITY PLAN

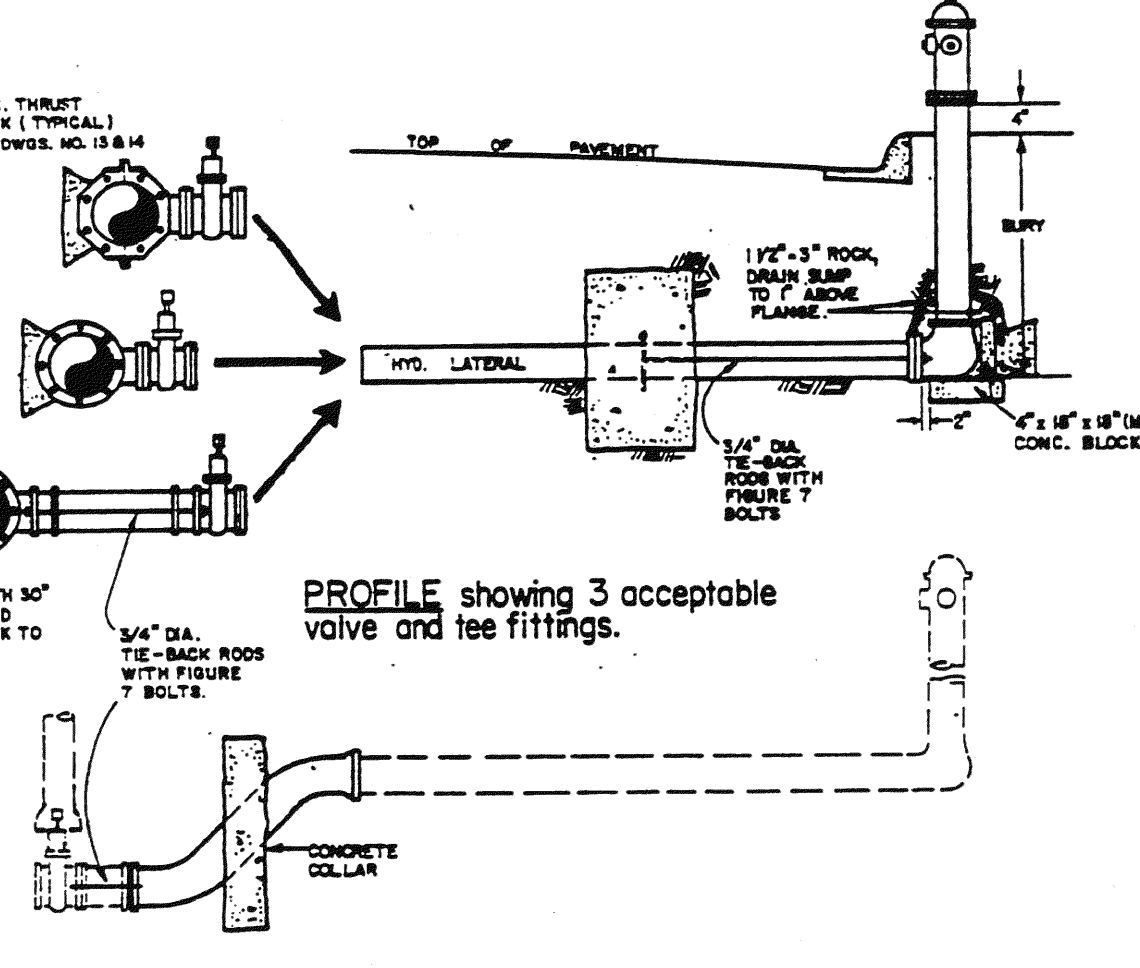
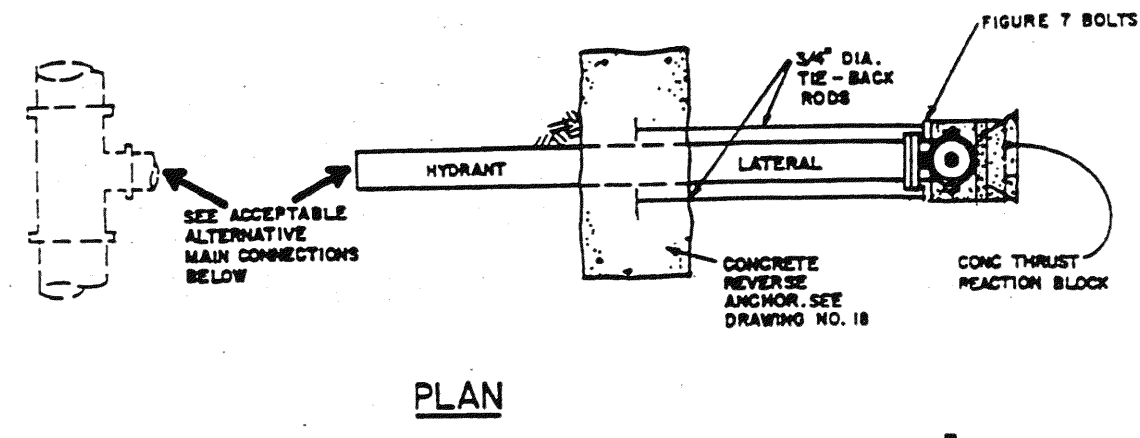
| | |
|----------------------|------------------------|
| HORZ. SCALE: 1"=100' | DRAWN: BJJ |
| VERT. SCALE: N/A | DESIGNED: JPS |
| SURVEYED: RAMPART | CHECKED: JPS |
| CREATED: 10/11/11 | LAST MODIFIED: 9/05/18 |
| PROJECT NO: 040201 | MODIFIED BY: BJJ |

SHEET: U1.3

MATCH LINE - SEE SHEET U1.4



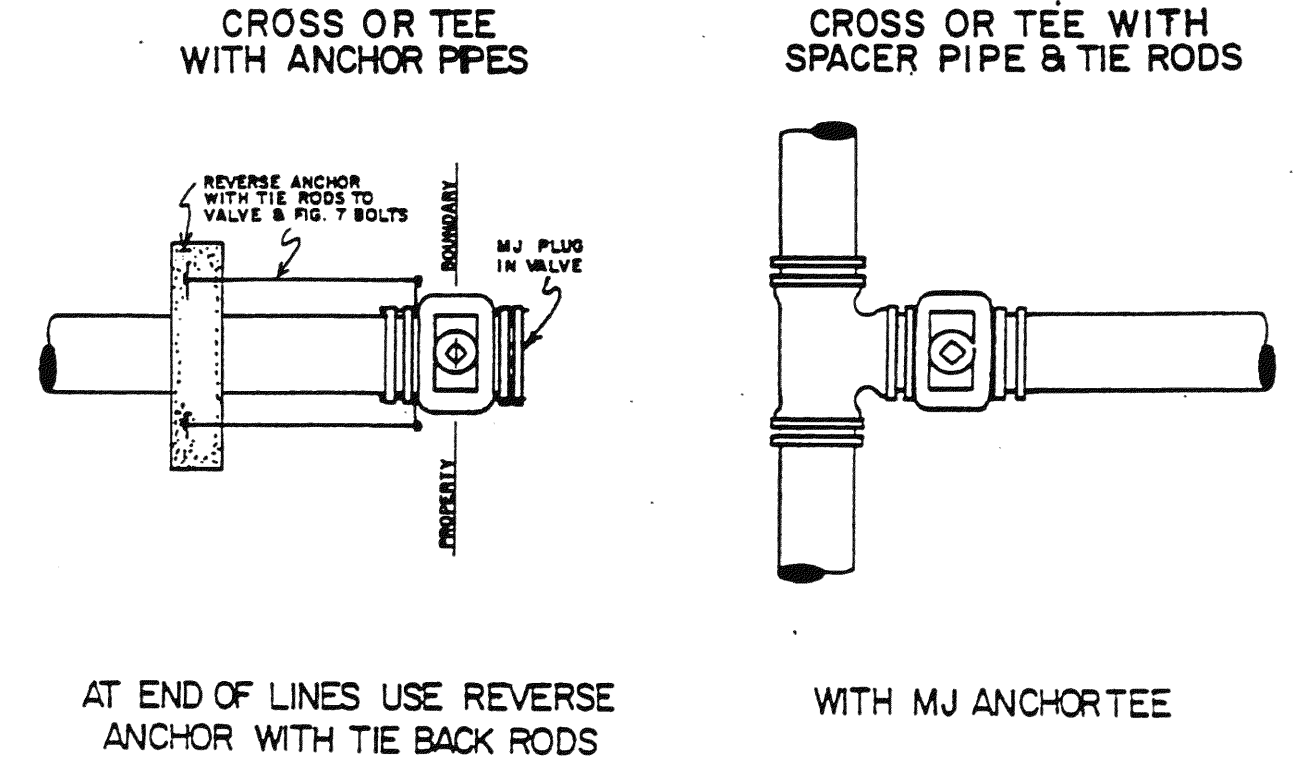
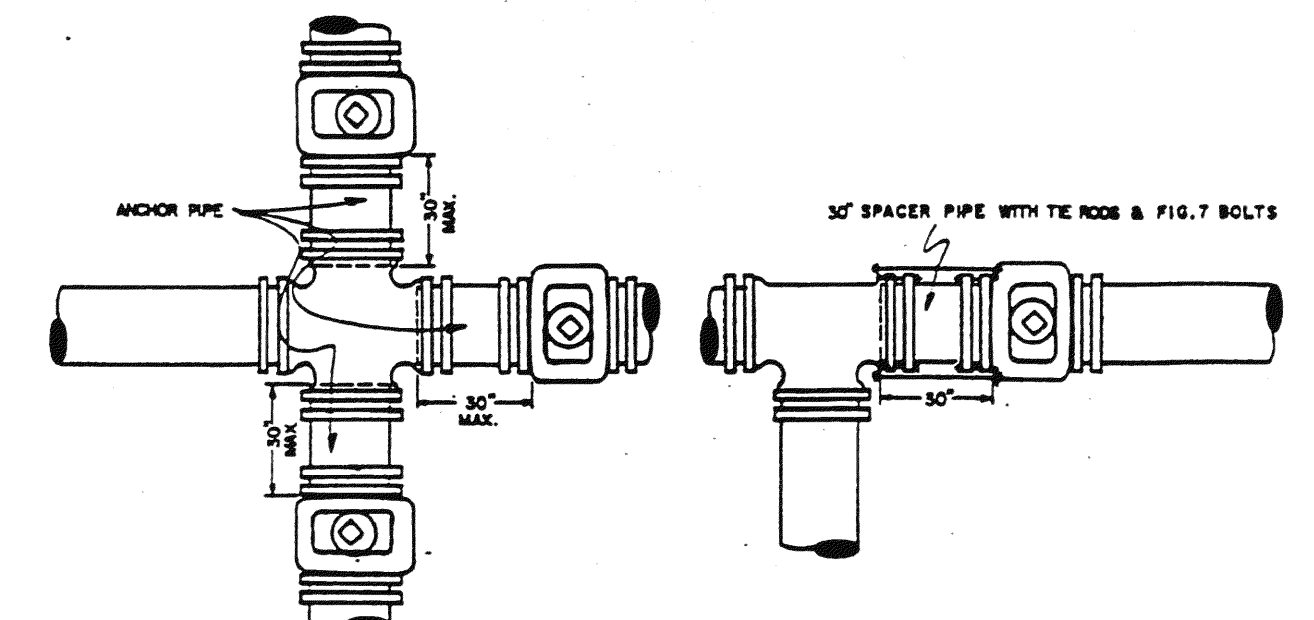
Z:\040201\walden.dwg\civil\WALDEN PRESERVE 2\FILG-4\U1.1-1.4.dwg Sep 06, 2018 2:59pm



NOTE:
 1. TIE-BACK RODS
 MAX. ROD LENGTH = 12'
 MIN. ROD LENGTH = 4'
 2. MECHANICAL JOINT RESTRAINTS ALTERNATE TO ANCHOR & TIE-RODS
 SEE DRAWINGS NO. 27 AND 28 OF THESE SPECIFICATIONS

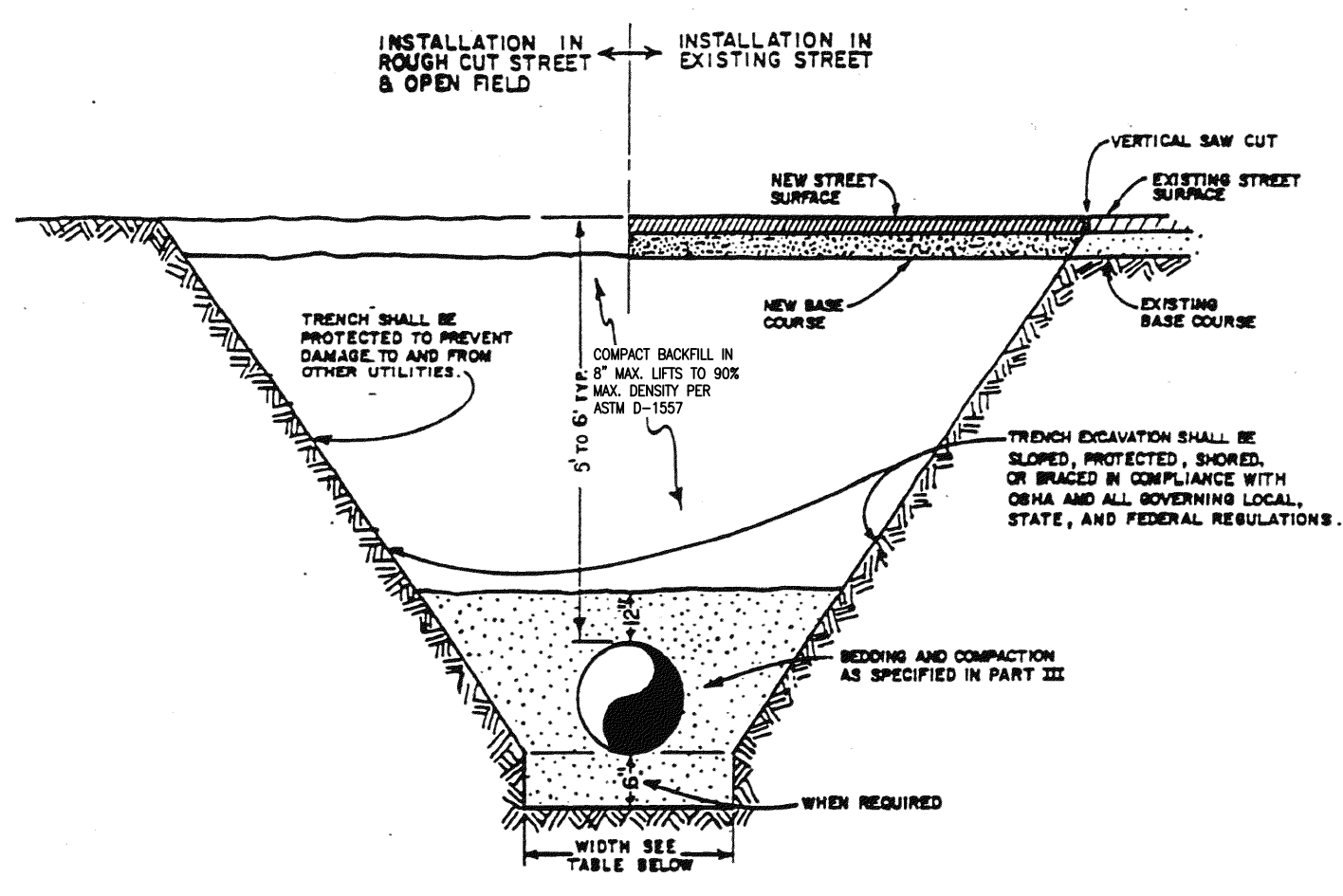
PROFILE showing typical vertical offset bend upon inspectors approval.

TYPICAL FIRE HYDRANT DETAIL 1
 NOT TO SCALE



GENERAL NOTES:
 1) ON ANY VALVE INSTALLATION THE INSPECTOR MAY REQUIRE VALVE TO BE ANCHORED BY RODS OR REVERSE ANCHOR. 3/4\"/>

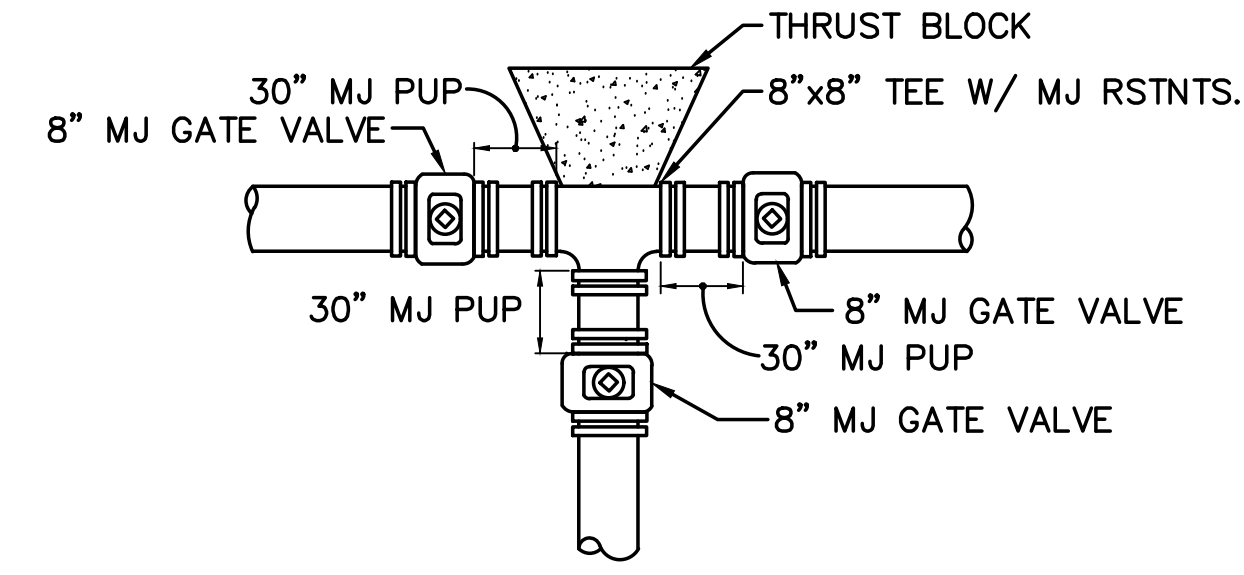
TYPICAL WATER VALVE DETAILS 4
 NOT TO SCALE



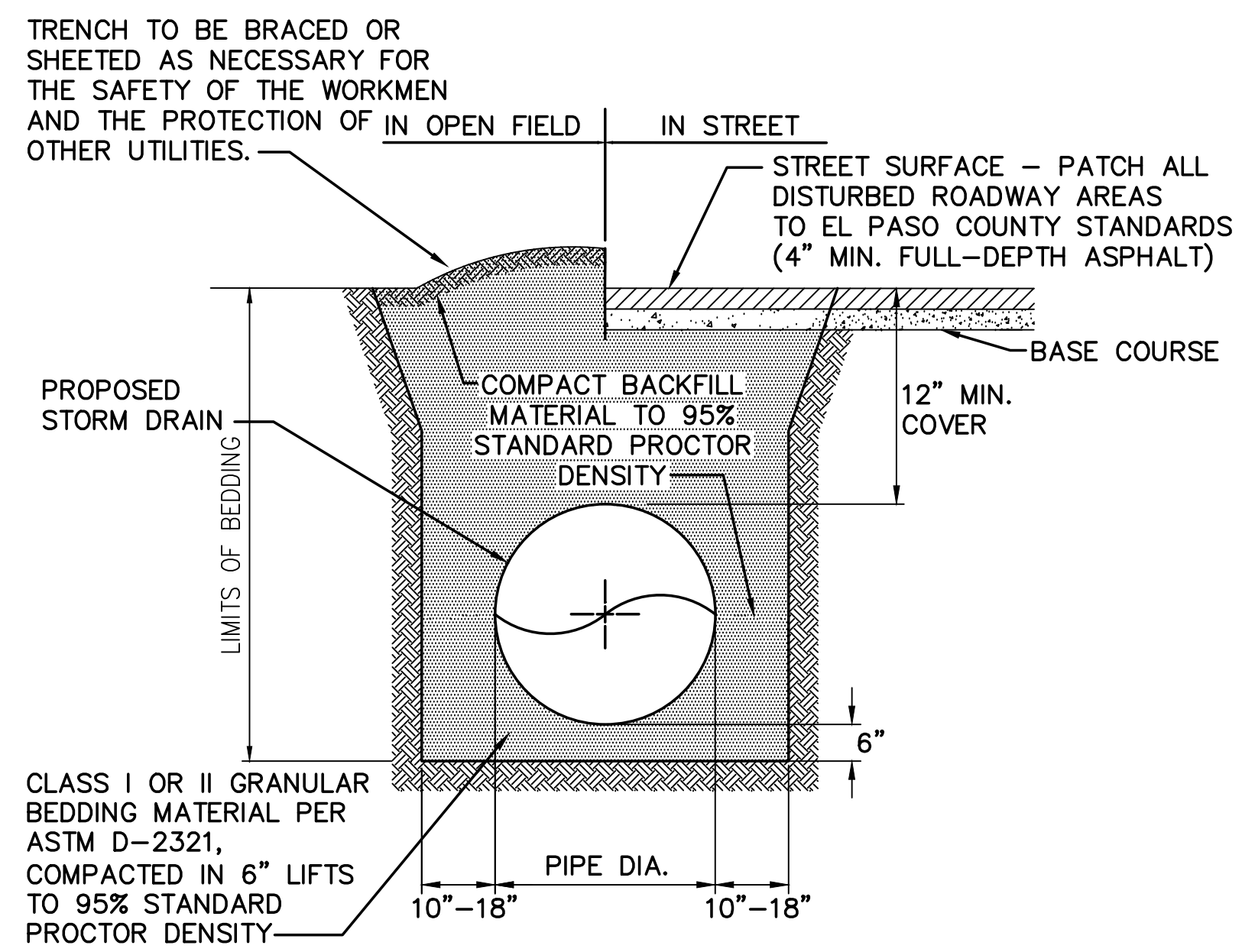
| BOTTOM OF TRENCH WIDTH | | |
|------------------------|---------------|---------------|
| PIPE DIAMETER | MINIMUM WIDTH | MAXIMUM WIDTH |
| 4" | 1'-7" | 3'-9" |
| 6" | 1'-7" | 3'-11" |
| 8" | 1'-8" | 4'-0" |
| 12" | 2'-1" | 4'-5" |
| 16" | 2'-6" | 4'-9" |
| 20" | 2'-0" | 5'-2" |
| 24" | 3'-2" | 5'-6" |
| 30" | 3'-8" | 6'-0" |
| 36" | 4'-2" | 6'-6" |

AN OVER EXCAVATED TRENCH SHALL BE REFILLED AND THOROUGHLY COMPACTED UNDER THE DIRECTION OF THE DISTRICT.
 UNDER NO CIRCUMSTANCES WILL PIPE BE LAID IN A PROPOSED FILL AREA PRIOR TO IT BEING COMPLETELY FILLED. THE FILL WILL BE PLACED FIRST TO PROPOSED GRADE AND COMPACTED AS REQUIRED. A TRENCH THEN WILL BE EXCAVATED AND THE PIPE INSTALLED IN THE USUAL MANNER.

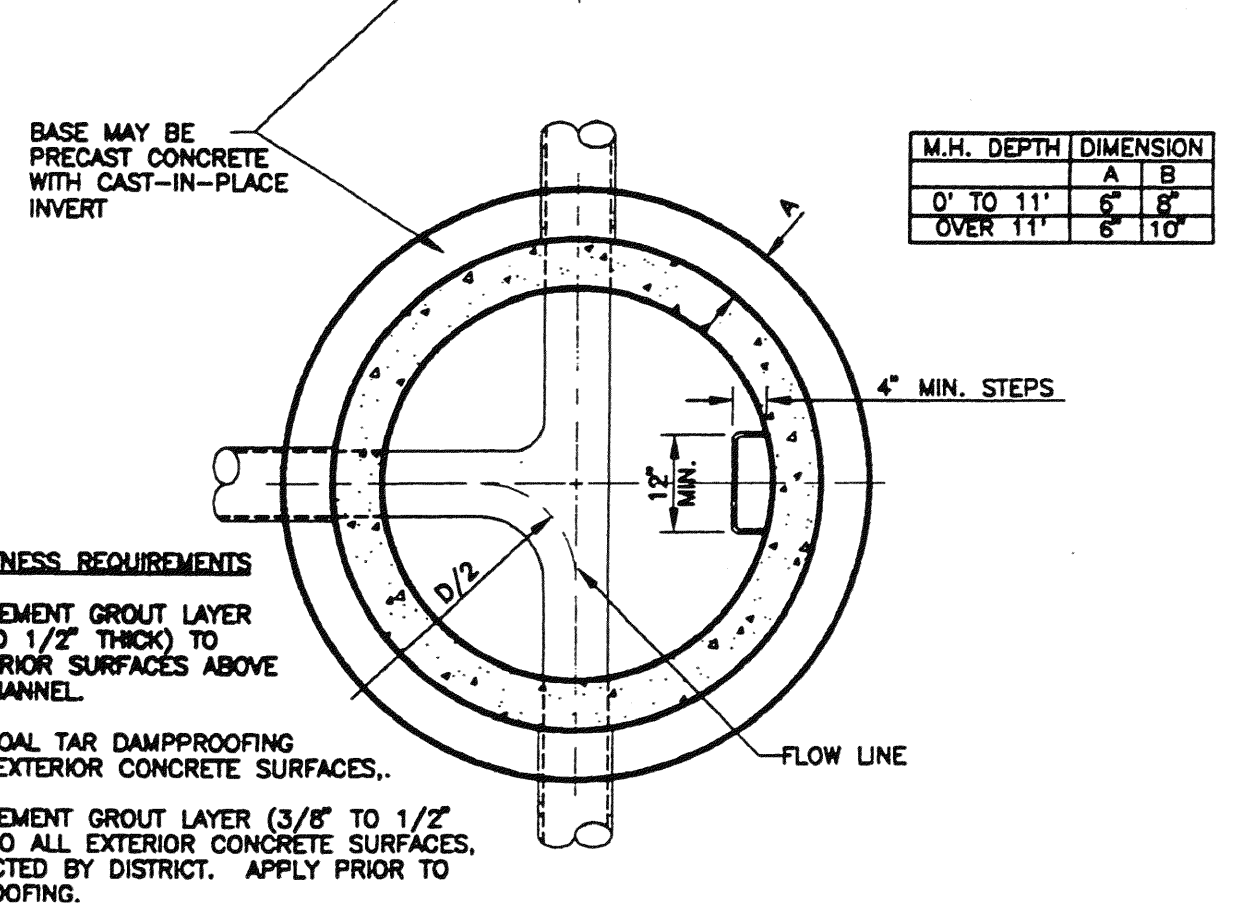
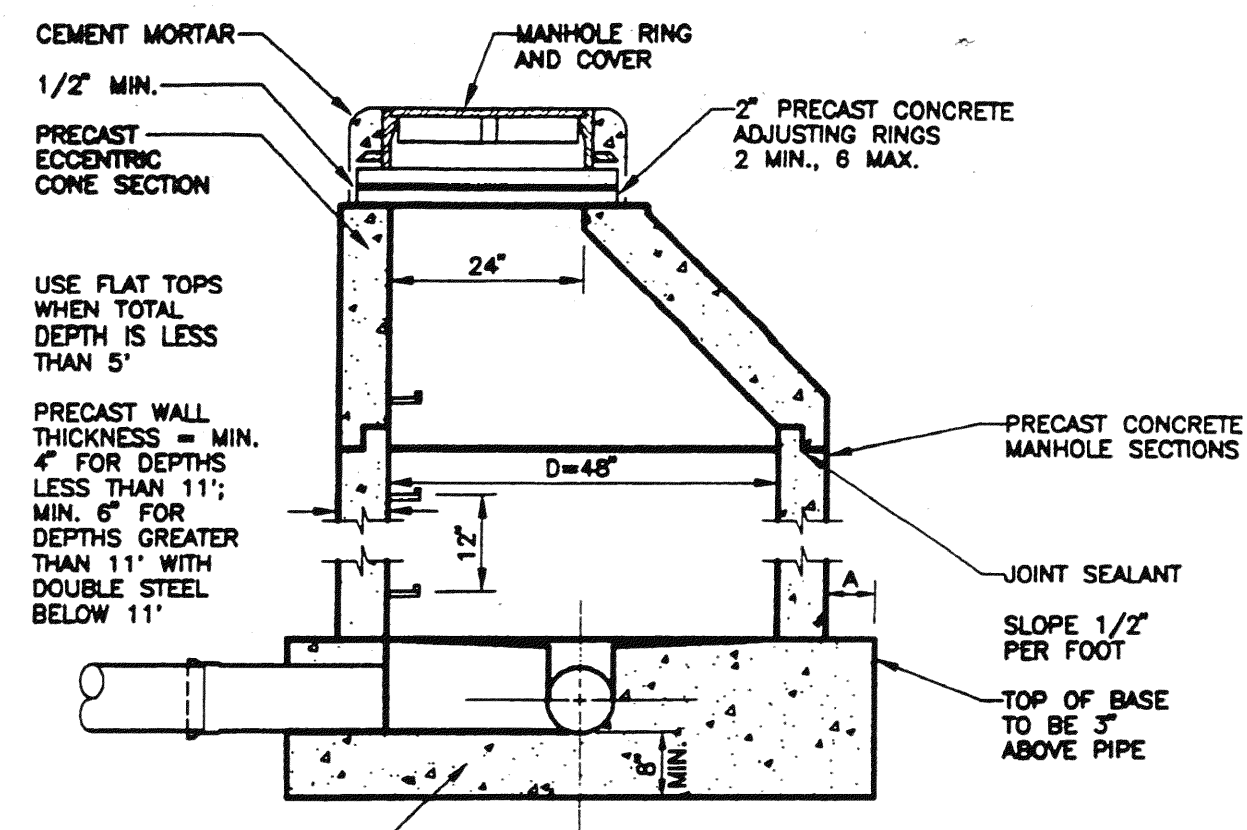
TYPICAL TRENCH SECTION 2
 NOT TO SCALE



TYPICAL WATER MAIN TEE DETAIL 5
 NOT TO SCALE



TYPICAL STORM SEWER TRENCH SECTION 6
 NOT TO SCALE

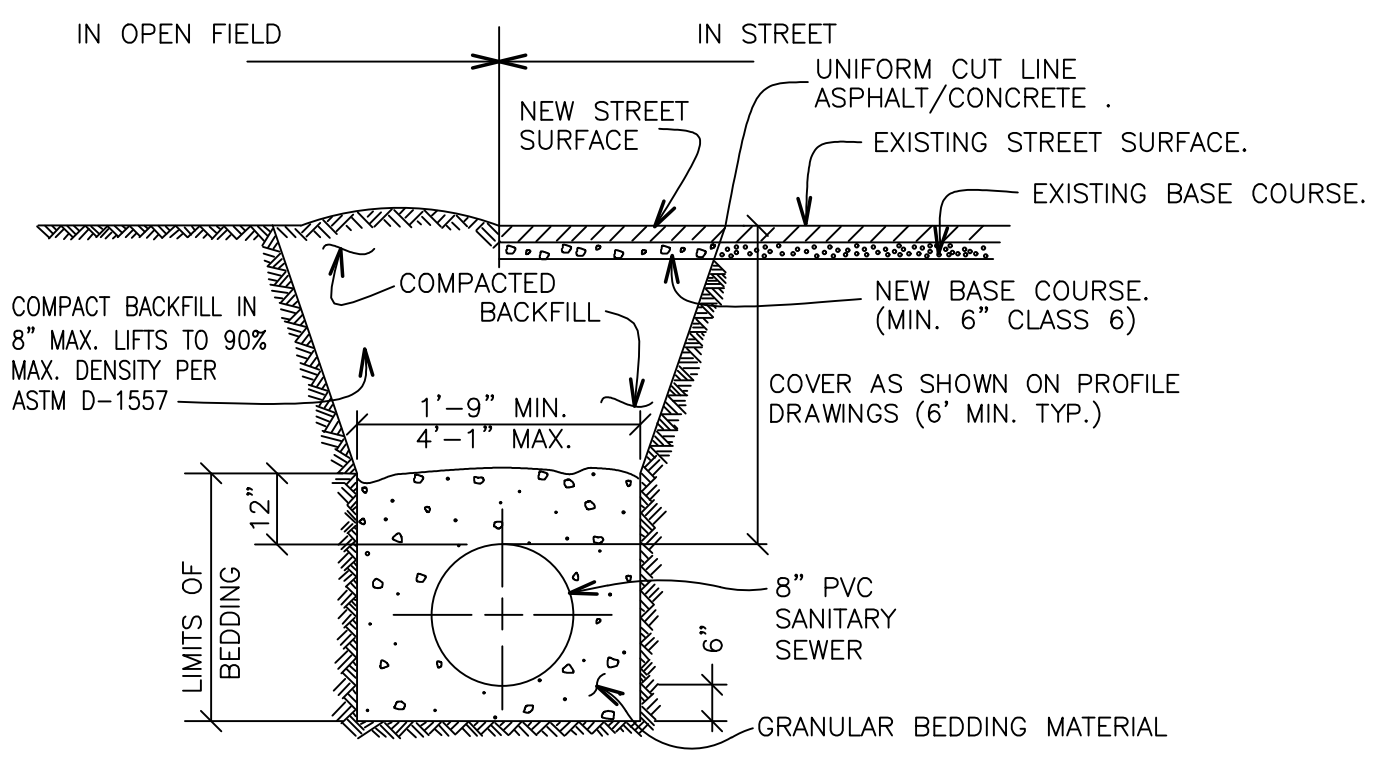


WATER TIGHTNESS REQUIREMENTS
 1. APPLY CEMENT GROUT LAYER (3/8\"/>

TYPICAL SEWER MANHOLE 3
 NOT TO SCALE

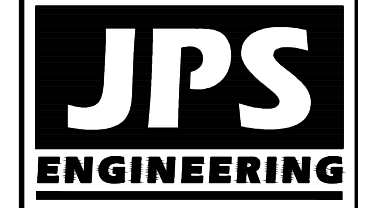
GENERAL UTILITY NOTES:

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\"/>



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.

TYPICAL SANITARY SEWER TRENCH SECTION 7
 NOT TO SCALE



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WALDEN PRESERVE 2 - FILING NO. 4

UTILITY NOTES & DETAILS

| NO. | REVISION | DATE |
|-----|----------------------|---------|
| 1 | FINAL PLAT SUBMITTAL | 9/05/18 |

| | |
|-----------------------|------------------------|
| HORZ. SCALE: AS SHOWN | DRAWN: RMD |
| VERT. SCALE: N/A | DESIGNED: JPS |
| SURVEYED: PINNACLE | CHECKED: JPS |
| CREATED: 3/9/05 | LAST MODIFIED: 9/05/18 |
| PROJECT NO: 040201 | MODIFIED BY: BJJ |

SHEET: U2