

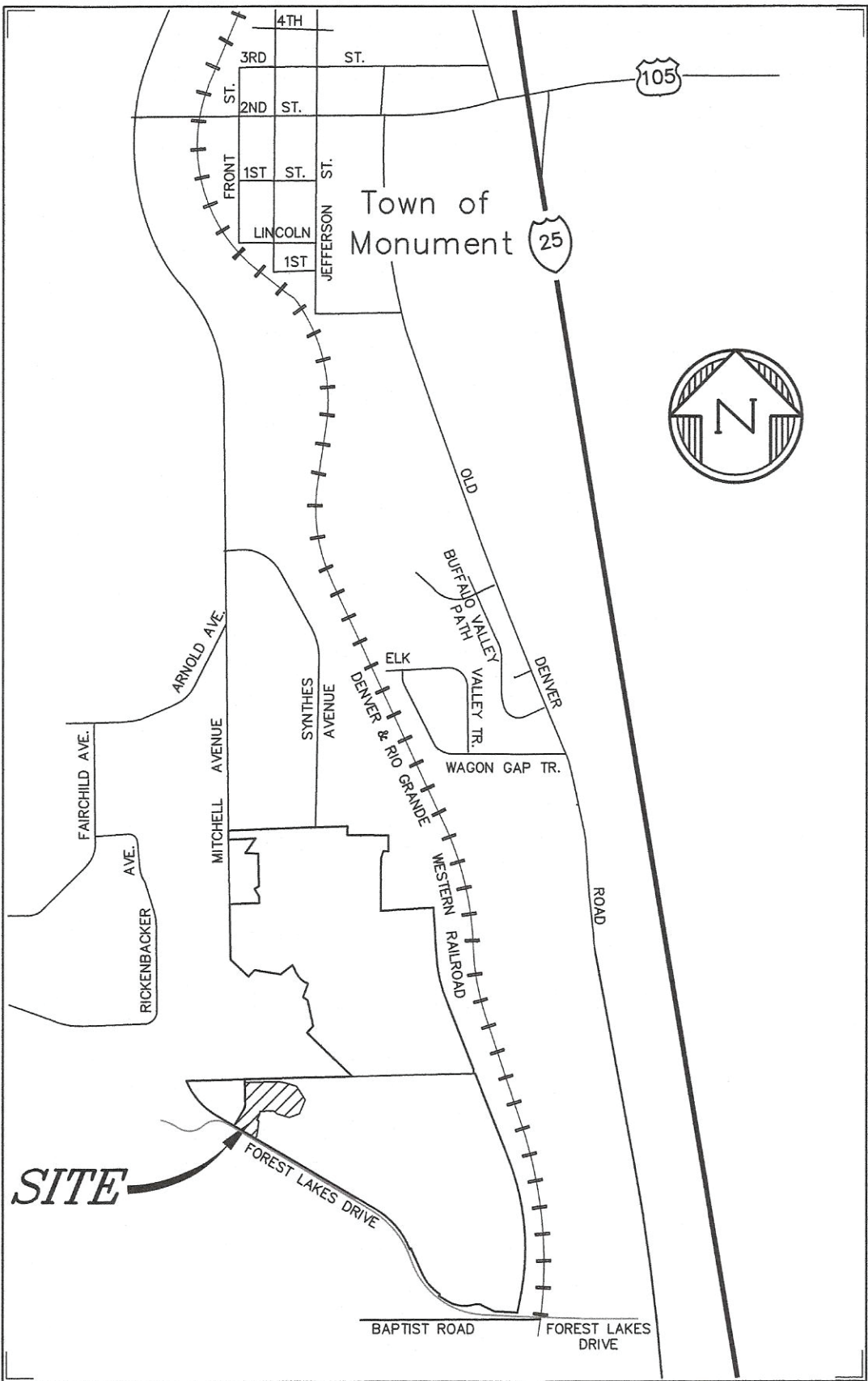
WILLOW SPRINGS RANCH FILING NO. 2  
MONUMENT, COLORADO  
CONSTRUCTION DRAWINGS

GENERAL NOTES

- ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE TOWN OF MONUMENT ENGINEERING STANDARDS AND SPECIFICATIONS AND CDOT STANDARD SPECIFICATIONS, LATEST REVISION.
- APPROVAL OF THESE PLANS BY THE CITY ENGINEER DOES NOT AUTHORIZE ANY WORK TO BE PERFORMED UNTIL ANY REQUIRED PERMITS HAVE BEEN ISSUED.
- THE CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS TO COMPLETE THE PROPOSED WORK AND SHALL COMPLY WITH ALL LOCAL, STATE AND FEDERAL REGULATIONS.
- THE CONTRACTOR SHALL OBTAIN AN APPROVED TRAFFIC CONTROL PLAN PRIOR TO COMMENCING CONSTRUCTION ACTIVITIES IN THE PUBLIC RIGHT-OF-WAY.
- IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO ENSURE THAT ALL WORK IS PERFORMED IN ACCORDANCE WITH APPLICABLE STANDARDS AND REGULATIONS AS SET FORTH BY THE OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION (O.S.H.A.).
- THE APPROVAL OF THESE PLANS OR ISSUANCE OF A PERMIT BY THE TOWN OF MONUMENT DOES NOT AUTHORIZE THE OWNER OR CONTRACTOR TO VIOLATE ANY FEDERAL, STATE OR CITY LAWS, ORDINANCES, REGULATIONS, OR POLICIES.
- NO FIELD CHANGES SHALL BE MADE WITHOUT PRIOR WRITTEN APPROVAL OF THE PROJECT ENGINEER.
- ANY DISCREPANCY WITHIN THESE PLANS SHOULD BE BROUGHT TO THE IMMEDIATE ATTENTION OF THE ENGINEER AND WORK SHALL STOP UNTIL THE DISCREPANCY IS DISCUSSED AND A RESOLUTION HAS BEEN DETERMINED.
- THE PHYSICAL FEATURES WITHIN THE LIMITS OF THE PROJECT HAVE BEEN SHOWN BASED ON THE BEST AVAILABLE INFORMATION AT THE TIME OF DESIGN. THE PROJECT ENGINEER ASSUMES NO RESPONSIBILITY FOR THE ACCURACY OF THE FEATURES SHOWN. THE CONTRACTOR SHALL REVIEW AND VERIFY EXISTING PHYSICAL FEATURES AND ELEVATIONS AND INFORM THE ENGINEER OF THE CONDITIONS TO BE ENCOUNTERED DURING THE CONSTRUCTION.
- ALL WORK SHALL BE DONE TO THE LINES, GRADES, SECTIONS, AND ELEVATIONS SHOWN ON THE PLANS UNLESS OTHERWISE NOTED OR APPROVED BY THE ENGINEER.
- ALL MATERIALS AND WORKMANSHIP IN THE PUBLIC RIGHT-OF-WAY SHALL BE SUBJECT TO INSPECTION AND APPROVAL BY THE TOWN OF MONUMENT AND THE ENGINEER/OWNER.
- SUBMITTALS SHALL BE MADE FOR ALL MATERIALS TO BE INCORPORATED INTO THIS PROJECT.
- THE CONTRACTOR SHALL NOT STOCKPILE MATERIAL WITHIN 10 FT. OF THE EDGE OF THE TRAVELED WAY.
- SHOULD THE CONSTRUCTION ACTIVITY CONTINUE PAST 7:00 P.M., THE CONTRACTOR SHALL ENSURE THAT THE NOISE LEVEL DOES NOT EXCEED THE LIMITS SPECIFIED IN THE CITY ORDINANCE.
- DIMENSIONS AND RADII ARE SHOWN TO THE CURB FLOWLINE UNLESS OTHERWISE NOTED.
- ALL STATIONS REFER TO THE CENTERLINE OR FLOWLINE OF ROADWAY, UNLESS OTHERWISE NOTED.
- STORM INLET STATIONING AND ELEVATION REFERENCE TOP FRONT MIDDLE OF BOX. STORM MANHOLE STATIONING REFERENCE CENTER OF MANHOLE.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL SURVEYING AND CONSTRUCTION STAKING FOR THE PROJECT. ALL GRADING AND SURFACING SHALL BE IN ACCORDANCE WITH THE PLAN SHEETS AND THE CITY OF COLORADO SPRINGS STANDARD SPECIFICATIONS.
- THE CONTRACTOR SHALL VERIFY ALL UTILITY LOCATIONS PRIOR TO BIDDING THE PROJECT. ALL UTILITY LOCATIONS SHOWN ARE APPROXIMATE.
- ALL CONTRACTORS UTILIZING THIS PLAN AND THE INFORMATION CONTAINED THEREON ARE CAUTIONED TO COMPLY WITH THE REQUIREMENTS OF COLORADO CODE TITLE 9, ARTICLE 1.5, AS AMENDED, CONCERNING PREVENTION OF DAMAGE TO UNDERGROUND FACILITIES RESULTING FROM EXCAVATIONS (Utility Notification Act). LOCATION OF EXISTING AND PROPOSED UNDERGROUND UTILITIES AND FACILITIES SHOWN ON THE DRAWINGS HAVE BEEN DEVELOPED FROM INFORMATION MADE AVAILABLE. COMPLETENESS AND ACCURACY OF LOCATION AND DEPTH OF UTILITIES AND FACILITIES SHOWN ON THESE PLANS CANNOT BE GUARANTEED. OTHER UTILITIES MAY BE PRESENT AT THIS LOCATION NOT SHOWN ON THIS PLAN. THE CONTRACTOR IS TO VERIFY THE DEPTH AND LOCATION OF ALL UTILITIES AND FACILITIES BEFORE THE START OF WORK. UTILIZE HAND EXCAVATION AS REQUIRED. WORK SHALL BE DONE IN ACCORDANCE WITH THE STANDARDS OF THE UTILITY COMPANIES WHOSE FACILITIES ARE IN THE PROXIMITY OF THE WORK. PURSUANT TO THE REQUIREMENTS OF COLORADO CODE, THE CONTRACTOR SHALL CONTACT THE UTILITY NOTIFICATION CENTER OF COLORADO AT 811, (1-800-922-1987) AT LEAST 2 DAYS PRIOR TO EXCAVATION.
- THE CONTRACTOR SHALL HAVE ONE (1) SIGNED COPY OF THESE APPROVED PLANS AND ONE (1) COPY OF THE APPROPRIATE DESIGN AND CONSTRUCTION STANDARDS AND SPECIFICATIONS AT THE JOB SITE AT ALL TIMES.
- CONTRACTOR SHALL SCHEDULE A PRE-CONSTRUCTION MEETING WITH OWNER, ARCHITECT & ENGINEER PRIOR TO MOBILIZING ON SITE.
- CONTRACTORS SHALL VERIFY ALL DIMENSIONS, INVERTS, ELEVATIONS, AND EXISTING CONDITIONS PRIOR TO PROCEEDING WITH THE WORK. VARIATIONS BETWEEN DRAWINGS AND ACTUAL FIELD CONDITIONS SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER AND RESOLVED PRIOR TO PROCEEDING WITH THE WORK.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTENANCE AND PROTECTION OF VEHICULAR AND PEDESTRIAN TRAFFIC. ALL TRAFFIC CONTROL MEASURES SHALL BE IN ACCORDANCE WITH LOCAL, STATE, AND OSHA REGULATIONS.
- PROFESSIONAL INSPECTION AND ACCEPTANCE OF CONSTRUCTION FOR CONFORMANCE TO THE APPLICABLE STANDARDS AND CODES IS THE RESPONSIBILITY OF THE OWNER. SITE OBSERVATION OF THE GEOTECHNICAL ASPECTS OF THE PROJECT IS TO BE DONE UNDER THE DIRECT SUPERVISION OF A PROFESSIONAL ENGINEER. THE OWNER OR THE OWNER'S CONSTRUCTION REPRESENTATIVE RESERVES THE RIGHT TO INSPECT ANY PORTION OF THE WORK AND REQUEST CORRECTION TO THE OWNER'S SATISFACTION FOR ALL WORK NOT COMPLETED IN ACCORDANCE WITH THE SPECIFICATIONS AND DRAWINGS. INSPECTION OR SITE OBSERVATION OF WORK BY THE ENGINEER DOES NOT RELIEVE THE CONTRACTOR FROM THE RESPONSIBILITY OF CONFORMING TO THE DRAWINGS AND SPECIFICATIONS FOR ALL CONSTRUCTION.
- PROPOSED LANDSCAPING AND IRRIGATION SHALL CONFORM TO THE APPROVED FINAL LANDSCAPE AND IRRIGATION PLANS.
- ALL MATERIALS AND WORKMANSHIP SHALL BE SUBJECT TO INSPECTION BY THE OWNER OR ITS REPRESENTATIVES. THE OWNER OR ITS REPRESENTATIVES RESERVE THE RIGHT TO ACCEPT OR REJECT ANY SUCH MATERIALS AND WORKMANSHIP THAT DOES NOT CONFORM TO ITS STANDARDS AND SPECIFICATIONS.

NOTES

- PER COLORADO STATE SENATE BILL 18-167, ALL UNDERGROUND UTILITIES, INCLUDING STORM SEWER, MUST BE INSTALLED WITH A DETECTABLE MATERIAL SO IT CAN BE TRACED AT GROUND LEVEL. ENSURE ALL PIPES INSTALLED ARE EQUIPPED WITH A MEANS OF BEING DETECTED, AS PER FORTHCOMING CITY STANDARD. EFFECTIVE JANUARY 1, 2020.
- MAINTENANCE OF CURB RETURNS, CROSS PANS AND PEDESTRIAN RAMPS IN THE FOREST LAKES DRIVE ROW SHALL BE RESPONSIBILITY OF THE TOWN OF MONUMENT.



Vicinity Map  
Not to Scale

SHEET INDEX

SHT 1	CV	STREET COVER SHEET
SHT 2	NTS	STREET NOTES & DETAILS
SHT 3	CTD	CATTAIL DRIVE PLAN & PROFILE
SHT 4	SPC	SHORT PRAIRIE COURT PLAN & PROFILE
SHT 5	DT1	DETAILS
SHT 6	DT2	DETAILS

FLOODPLAIN STATEMENT

THE PROPERTY IS INDICATED AS BEING LOCATED IN ZONE "AE" ON THE NFIP FLOOD INSURANCE RATE MAP FOR UNINCORPORATED EL PASO COUNTY, COLORADO, PANEL NUMBER'S 08041C0278G AND 08041C0276G, BOTH DATED DECEMBER 07, 2018 AND ON THE LETTER OF MAP REVISION TO PANEL NUMBER'S 08041C0278G AND 08041C0276G, CASE NUMBER 16-08-1035R HAVING AN EFFECTIVE DATE OF APRIL 18, 2019. ZONE "AE" IS DESCRIBED AS THOSE AREAS FOR WHICH BASE FLOOD ELEVATIONS HAVE BEEN DETERMINED.

PROJECT BENCHMARK

A #5 REBAR WITH A 2" ALUMINUM CAP STAMPED "D.B. & CO." / "CONTROL POINT". POINT IS LOCATED 610 FEET +/- EAST OF THE EAST EDGE OF ASPHALT OF MITCHELL ROAD, 390 FEET +/- SOUTHWESTERLY OF THE CENTER OF THE CUL-DE-SAC AT THE SOUTH END OF SYNTHES ROAD AND 25 FEET SOUTH OF A SPLIT RAIL FENCE AT THE SOUTHERLY BOUNDARY OF THE SYNTHES USA PROPERTY.  
ELEVATION = 6880.06. VERTICAL DATUM - NAVD88.

TOWN OF MONUMENT ACCEPTANCE

THESE PLANS HAVE BEEN REVIEWED BY THE TOWN OF MONUMENT STAFF AND FOUND TO BE IN GENERAL COMPLIANCE WITH TOWN OF MONUMENT AND TRIVIEW STANDARDS. IT IS THE RESPONSIBILITY OF THE SITE ENGINEER AND GENERAL CONTRACTOR TO ENSURE CONSTRUCTION IS IN COMPLIANCE WITH THESE PLANS AND IN CONFORMANCE WITH THE TOWN OF MONUMENT DESIGN CRITERIA & CONSTRUCTION SPECIFICATIONS, REGULATIONS, TRIVIEW METROPOLITAN DISTRICT DESIGN CRITERIA CONSTRUCTION SPECIFICATIONS, AND THE CITY OF COLORADO SPRINGS DRAINAGE CRITERIA MANUALS VOLUMES 1 AND 2 SHALL PREVAIL IN ANY INSTANCES WHERE THESE PLANS DIFFER WITH THOSE REQUIREMENTS.

THE DEVELOPMENT SERVICES DEPARTMENT SHALL BE NOTIFIED IF ANY CHANGES NEED TO BE MADE.

*Tom M...* 12/8/22  
TOWN OF MONUMENT DATE

ENGINEER'S STATEMENT

THIS EROSION AND STORMWATER QUALITY CONTROL/GRADING PLAN WAS PREPARED UNDER MY DIRECTION AND SUPERVISION AND IS CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. IF SUCH WORK IS PERFORMED IN ACCORDANCE WITH THE GRADING AND EROSION CONTROL PLAN, THE WORK WILL NOT BECOME AND HAZARD TO LIFE AND LIMB, ENDANGER PROPERTY, OR ADVERSELY AFFECT THE SAFETY, USE, OR STABILITY OF A PUBLIC WAY, DRAINAGE CHANNEL, OR OTHER PROPERTY.

*Daniel Brown* 10/31/22  
ENGINEER DATE

OWNER'S STATEMENT

THE OWNER WILL COMPLY WITH THE REQUIREMENTS OF THE EROSION AND STORMWATER QUALITY CONTROL PLAN INCLUDING TEMPORARY BMP INSPECTION REQUIREMENTS AND FINAL STABILIZATION REQUIREMENTS. I ACKNOWLEDGE THE RESPONSIBILITY TO DETERMINE WHETHER THE CONSTRUCTION ACTIVITIES ON THESE PLANS REQUIRE COLORADO DISCHARGE PERMIT SYSTEM (CDPS) PERMITTING FOR STORMWATER DISCHARGES ASSOCIATED WITH CONSTRUCTION ACTIVITY.

*Daniel Brown* 10/31/22  
DEVELOPER/OWNER SIGNATURE DATE

DANIEL BROWN  
POLO BROWN COMPANY  
514 PIKE AVENUE  
CANON CITY, CO 81212  
(303) 999-5533

EL PASO COUNTY

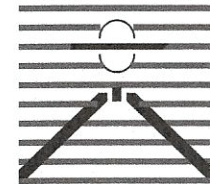
COUNTY PLAN REVIEW IS PROVIDED ONLY FOR GENERAL CONFORMANCE WITH COUNTY DESIGN CRITERIA. THE COUNTY IS NOT RESPONSIBLE FOR THE ACCURACY AND ADEQUACY OF THE DESIGN, DIMENSIONS, AND/OR ELEVATIONS WHICH SHALL BE CONFIRMED AT THE JOB SITE. THE COUNTY THROUGH THE APPROVAL OF THIS DOCUMENT ASSUMES NO RESPONSIBILITY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

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

THIS REVIEW IS ONLY FOR THE PROPOSED CONSTRUCTION IN FOREST LAKES DRIVE.

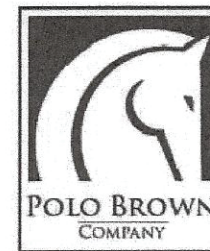
JOSHUA PALMER, P.E. DATE  
COUNTY ENGINEER/ECM ADMINISTRATOR

PREPARED BY:



DREXEL, BARRELL & CO.  
Engineers-Surveyors  
3 SOUTH 7TH STREET  
COLORADO SPRINGS, COLORADO 80905  
CONTACT: TIM D. McCONNELL, P.E.  
(719)260-0887  
BOULDER • COLORADO SPRINGS • GREELEY

CLIENT:



514 PIKE AVENUE  
CANON CITY, COLORADO 81212  
(303) 999-5533

STREET CONSTRUCTION DOCUMENTS FOR:  
WILLOW SPRINGS RANCH  
FILING NO. 2  
BAPTIST ROAD & FOREST LAKES DRIVE  
MONUMENT, COLORADO

ISSUE	DATE
INITIAL ISSUE	6-28-22
RESUBMITTAL	11-16-22
DESIGNED BY:	KGV
DRAWN BY:	SDM
CHECKED BY:	TDM
FILE NAME:	20876-05SHT1-2



DRAWING SCALE:  
HORIZONTAL: N/A  
VERTICAL: N/A

STREET  
PLAN COVER

PROJECT NO. 20876-05CSCV  
DRAWING NO.

CV

SHEET: 1 OF 6



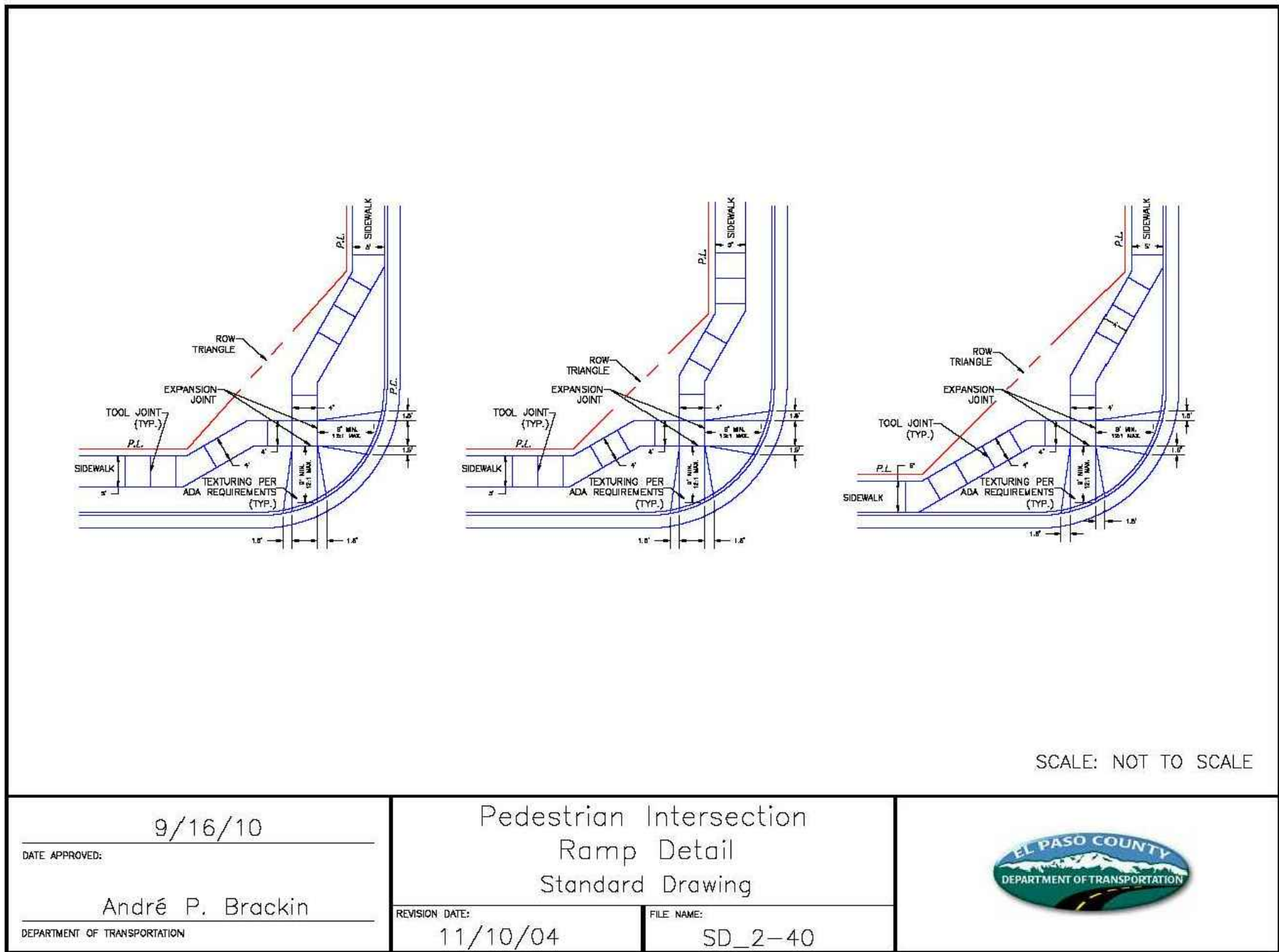
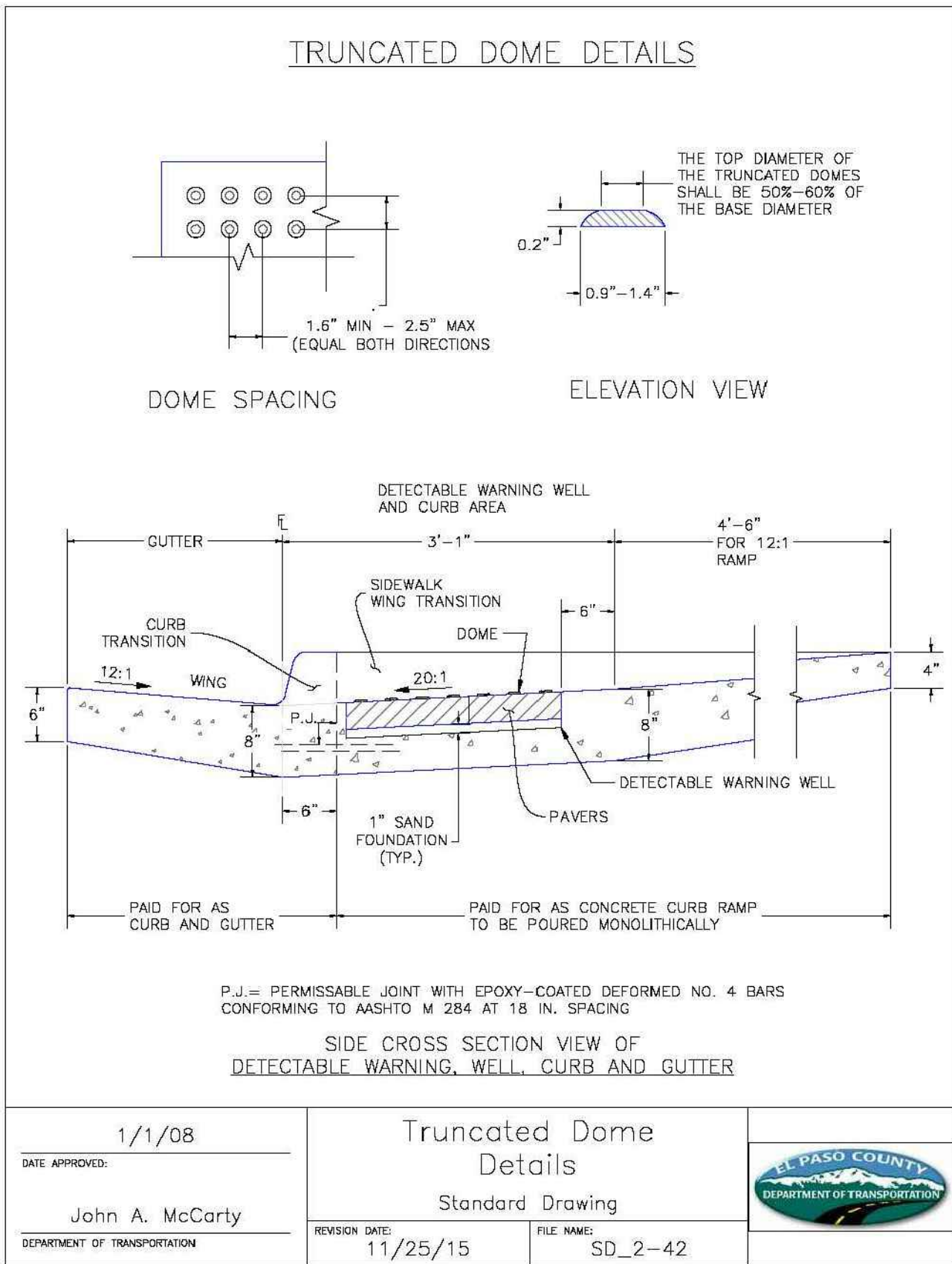
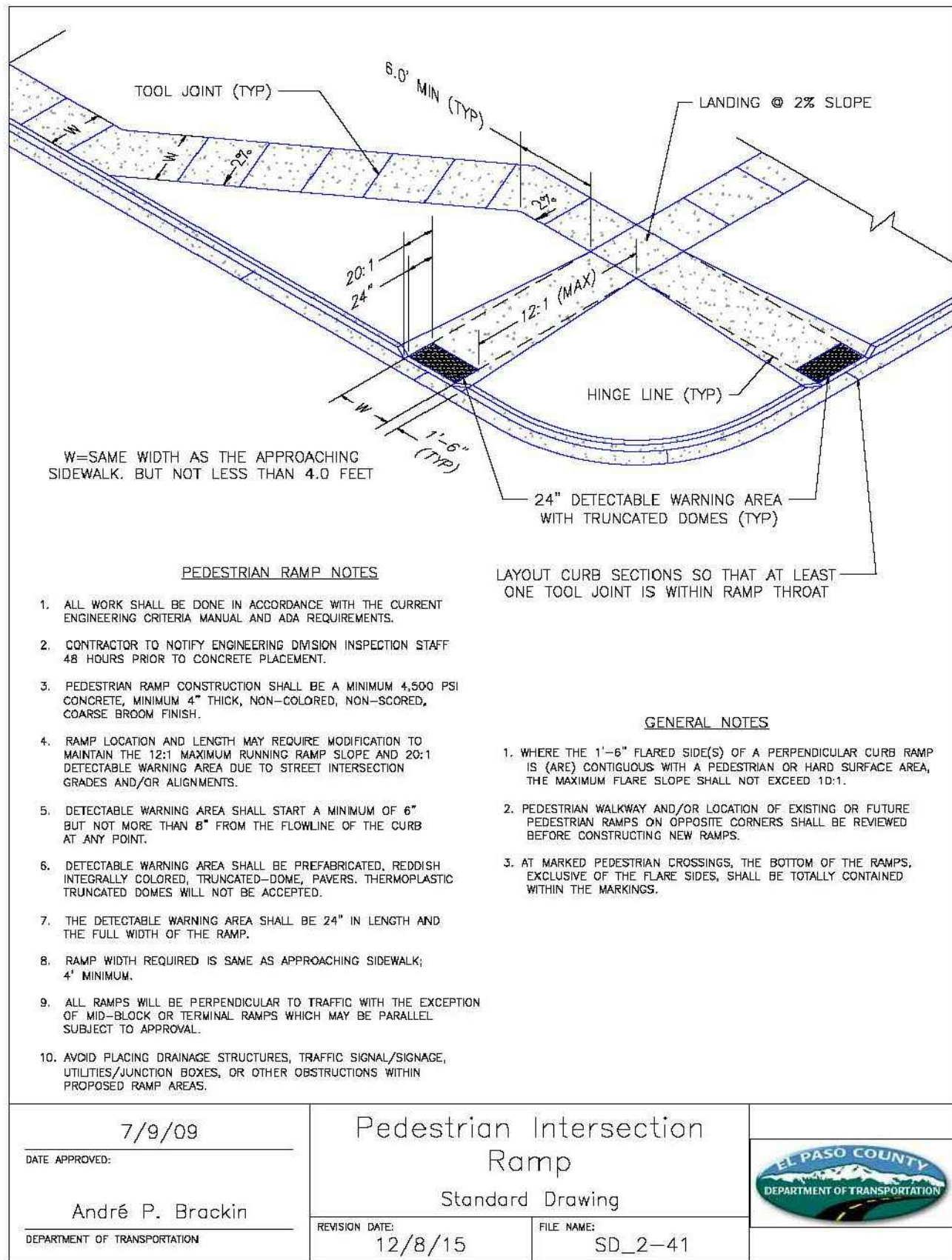
NOTES AND DETAILS SPECIFIC TO WORK WITH THE FOREST LAKES RIGHT-OF-WAY (EL PASO COUNTY)

SIGNING AND STRIPING NOTES

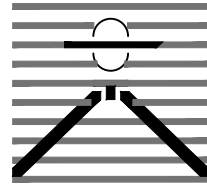
- ALL SIGNS AND PAVEMENT MARKINGS SHALL BE IN COMPLIANCE WITH THE CURRENT MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD).
- REMOVAL OF EXISTING PAVEMENT MARKINGS SHALL BE ACCOMPLISHED BY A METHOD THAT DOES NOT MATERIALLY DAMAGE THE PAVEMENT. THE PAVEMENT MARKINGS SHALL BE REMOVED TO THE EXTENT THAT 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.
- 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 A WHITE BORDER THAT IS NOT RECESSED. MULTI-LANE ROADWAYS WITH SPEED LIMITS OF 35 MPH OR HIGHER SHALL HAVE 8" UPPER-LOWER CASE LETTERING ON 12" 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". SIGNAL POLE MOUNTED AND OVERHEAD STREET NAME SIGNS SHALL BE PER MUTCD SIZE STANDARDS.
- 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 A MINIMUM OF 8' LONG PER CDOT S-627-1. (CROSSWALK LINES 9' LONG ARE PREFERRED.)
- 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 (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 (DPW) PRIOR TO ANY SIGNAGE OR STRIPING WORK WITHIN AN EXISTING EL PASO COUNTY ROADWAY.

STANDARD 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 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 (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 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 (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 DOT AND MUTCD CRITERIA. [IF APPLICABLE, ADDITIONAL SIGNING AND STRIPING NOTES WILL BE PROVIDED.]
- CONTRACTOR SHALL OBTAIN ANY PERMITS REQUIRED BY EL PASO COUNTY DOT, 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.



PREPARED BY:



DREXEL, BARRELL & CO.  
Engineers • Surveyors  
3 SOUTH 7TH STREET  
COLORADO SPRINGS, COLORADO 80905  
CONTACT: TIM D. MCCONNELL, P.E.  
(719) 560-0887  
BOULDER • COLORADO SPRINGS • GREELEY

CLIENT:



514 PIKE AVENUE  
CANON CITY, COLORADO 81212  
(303) 999-5533

STREET CONSTRUCTION DOCUMENTS FOR:  
**WILLOW SPRINGS RANCH**  
**FILING NO. 2**  
BAPTIST ROAD & FOREST LAKES DRIVE  
MONUMENT, COLORADO

ISSUE

DATE

INITIAL ISSUE 6-28-22

RESUBMITTAL 11-16-22

DESIGNED BY:

KGV

DRAWN BY:

SDM

CHECKED BY:

TDM

FILE NAME: 20876-05SHT1-2



DRAWING SCALE:

HORIZONTAL: N/A

VERTICAL: N/A

STREET  
NOTES &  
DETAILS

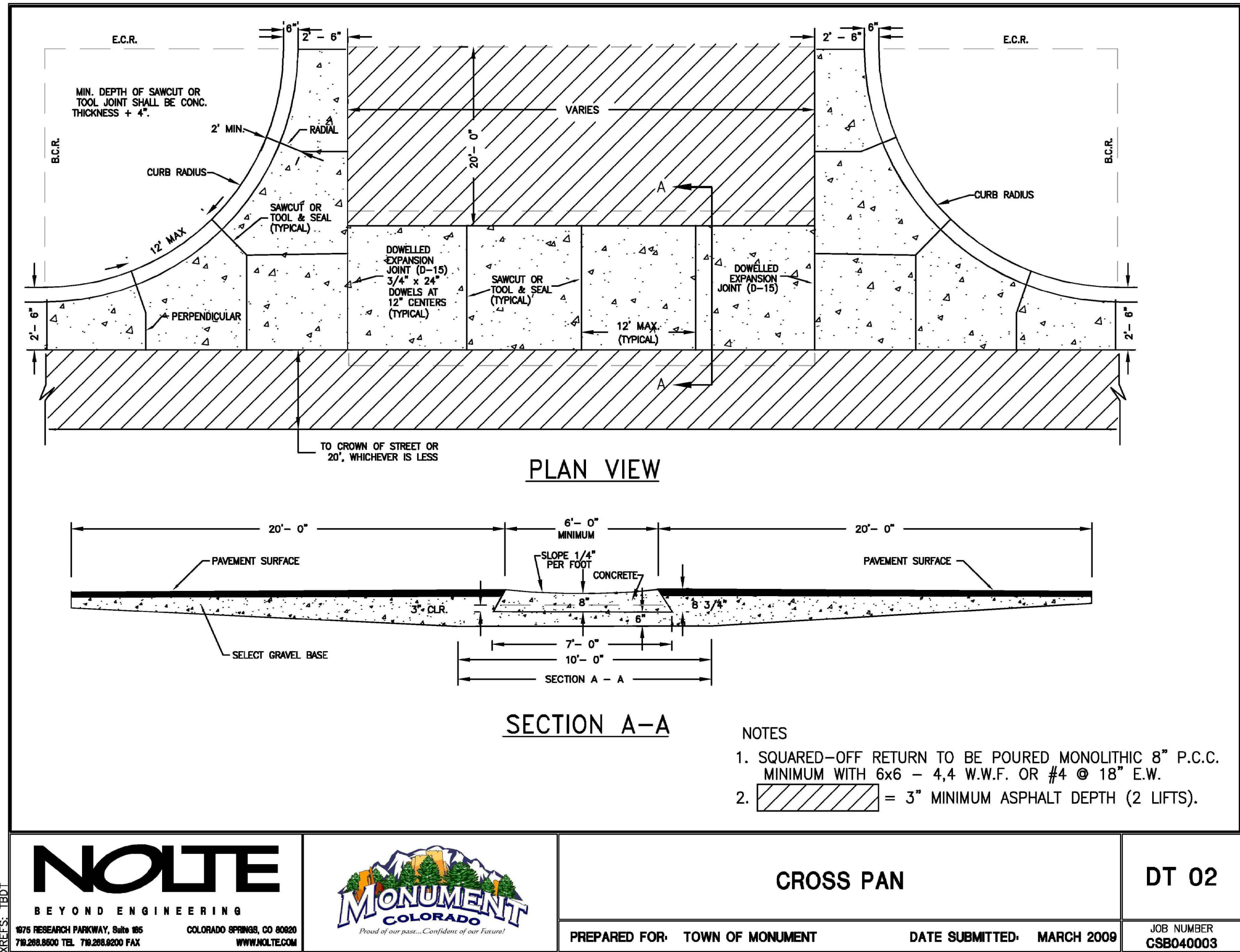
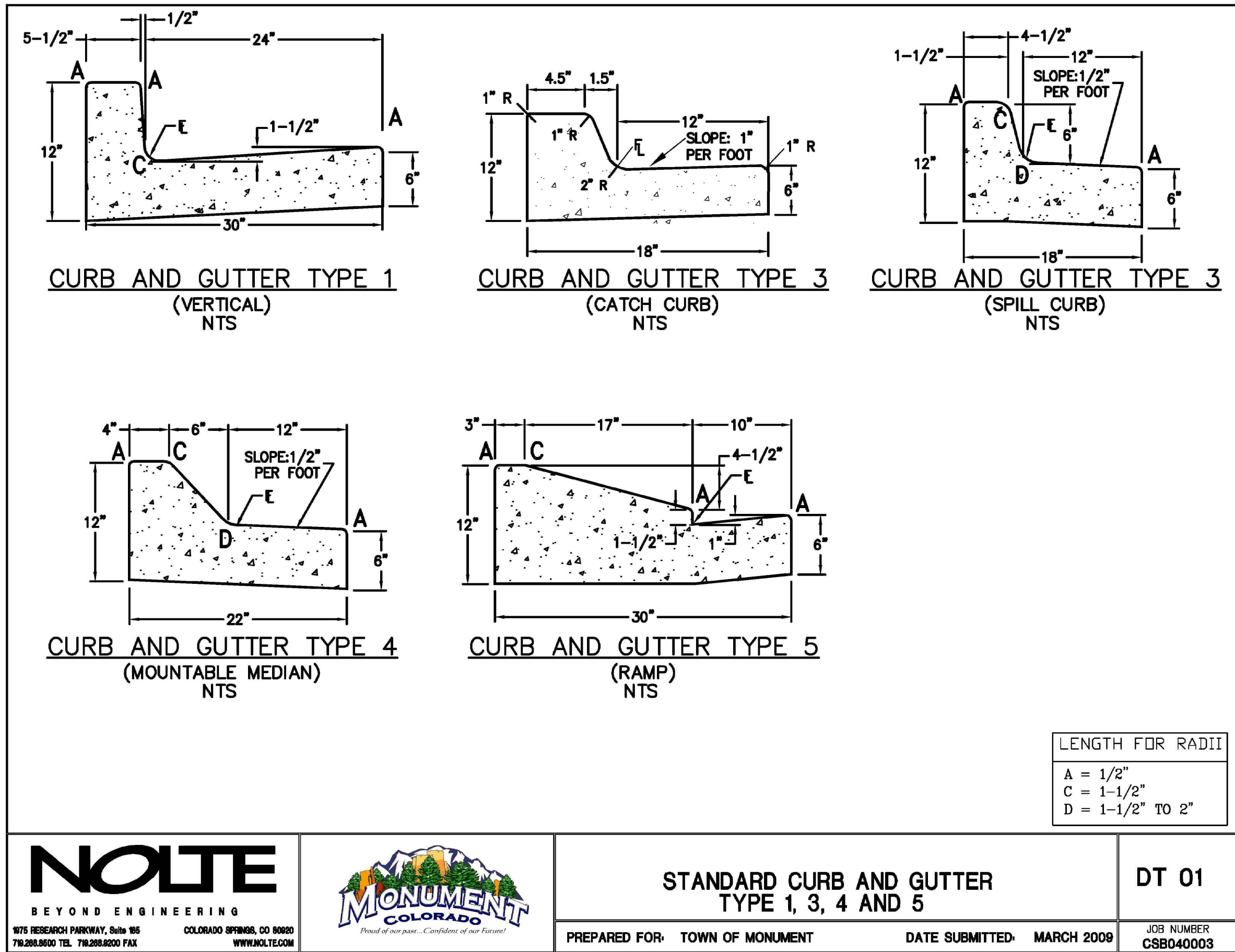
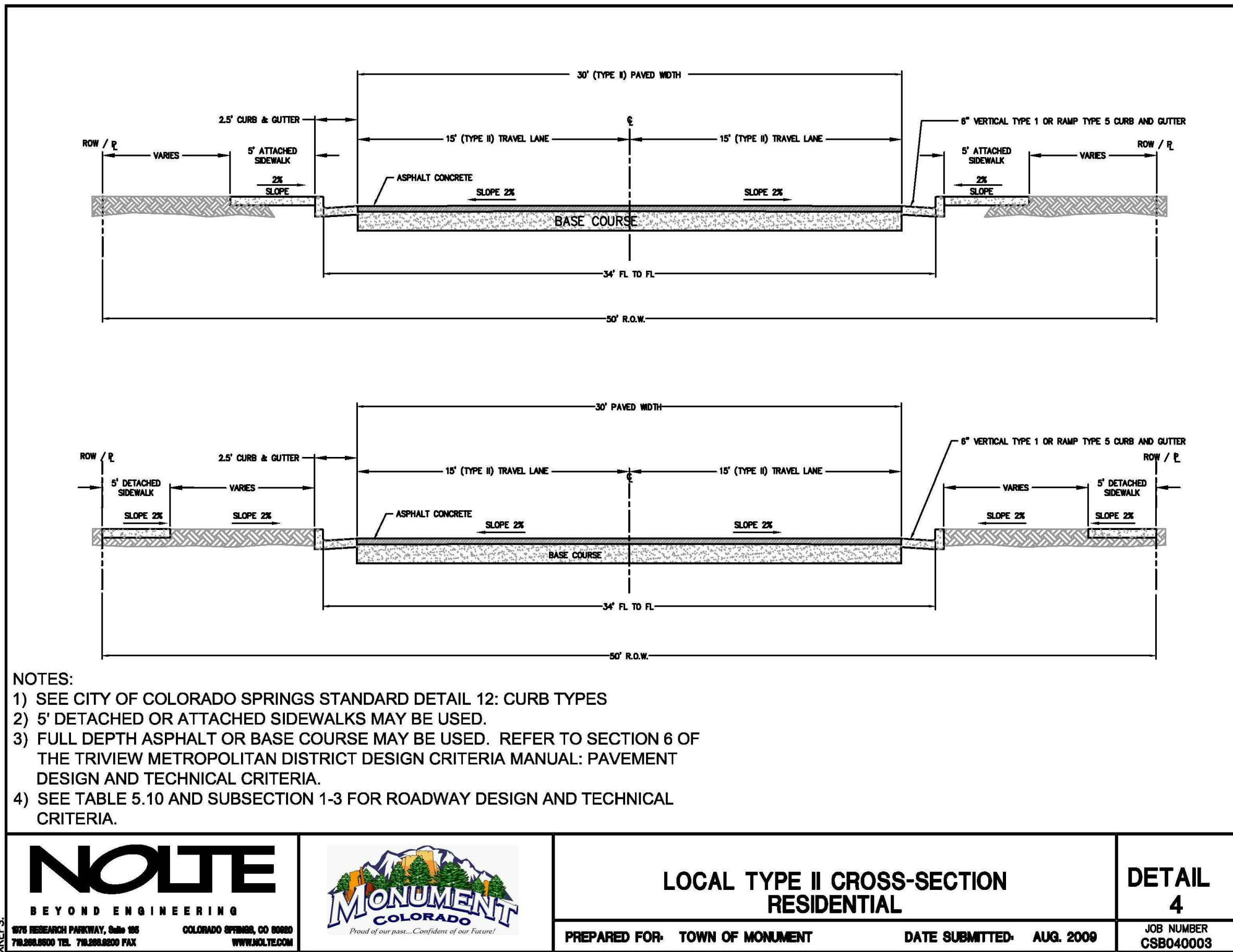
PROJECT NO. 20876-05CSCV

DRAWING NO.

**NTS**

SHEET: 2 OF 6






PREPARED BY:


  
DREXEL, BARRELL & CO.  
Engineers • Surveyors  
3 SOUTH 7TH STREET  
COLORADO SPRINGS, COLORADO 80905  
CONTACT: TIM D. McCONNELL, P.E.  
(719) 560-0887  
BOULDER • COLORADO SPRINGS • GREELEY

CLIENT:

  
POLO BROWN  
COMPANY  
514 PIKE AVENUE  
CANON CITY, COLORADO 81212  
(303) 999-5533

STREET CONSTRUCTION DOCUMENTS FOR:  
WILLOW SPRINGS RANCH  
FILING NO. 2  
BAPTIST ROAD & FOREST LAKES DRIVE  
MONUMENT, COLORADO

ISSUE	DATE
INITIAL ISSUE	6-28-22
RESUBMITTAL	11-16-22
DESIGNED BY:	KGV
DRAWN BY:	SDM
CHECKED BY:	TDM
FILE NAME:	20876-050T1-2

  
DRAWING SCALE:  
HORIZONTAL: N/A  
VERTICAL: N/A

STREET  
DETAILS

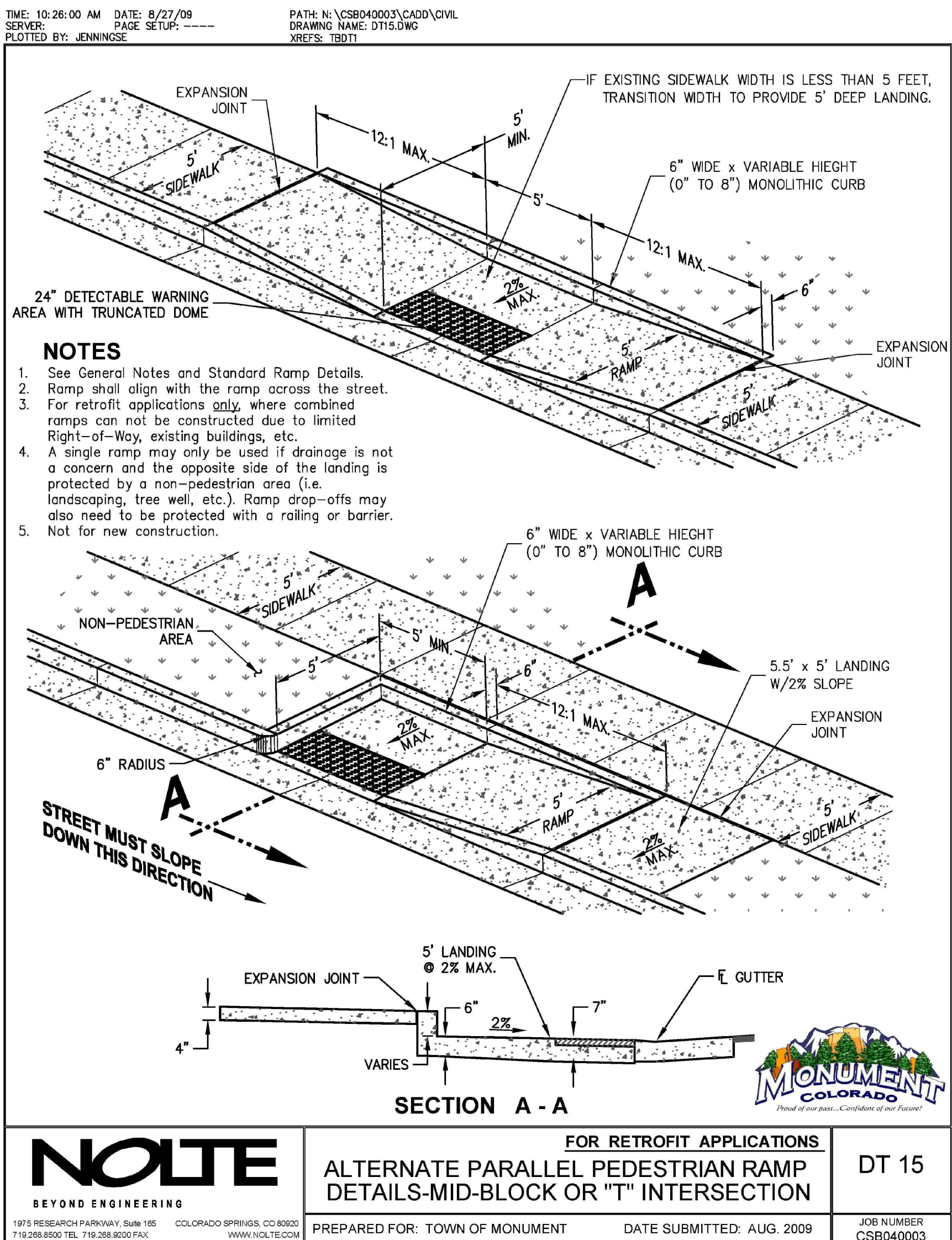
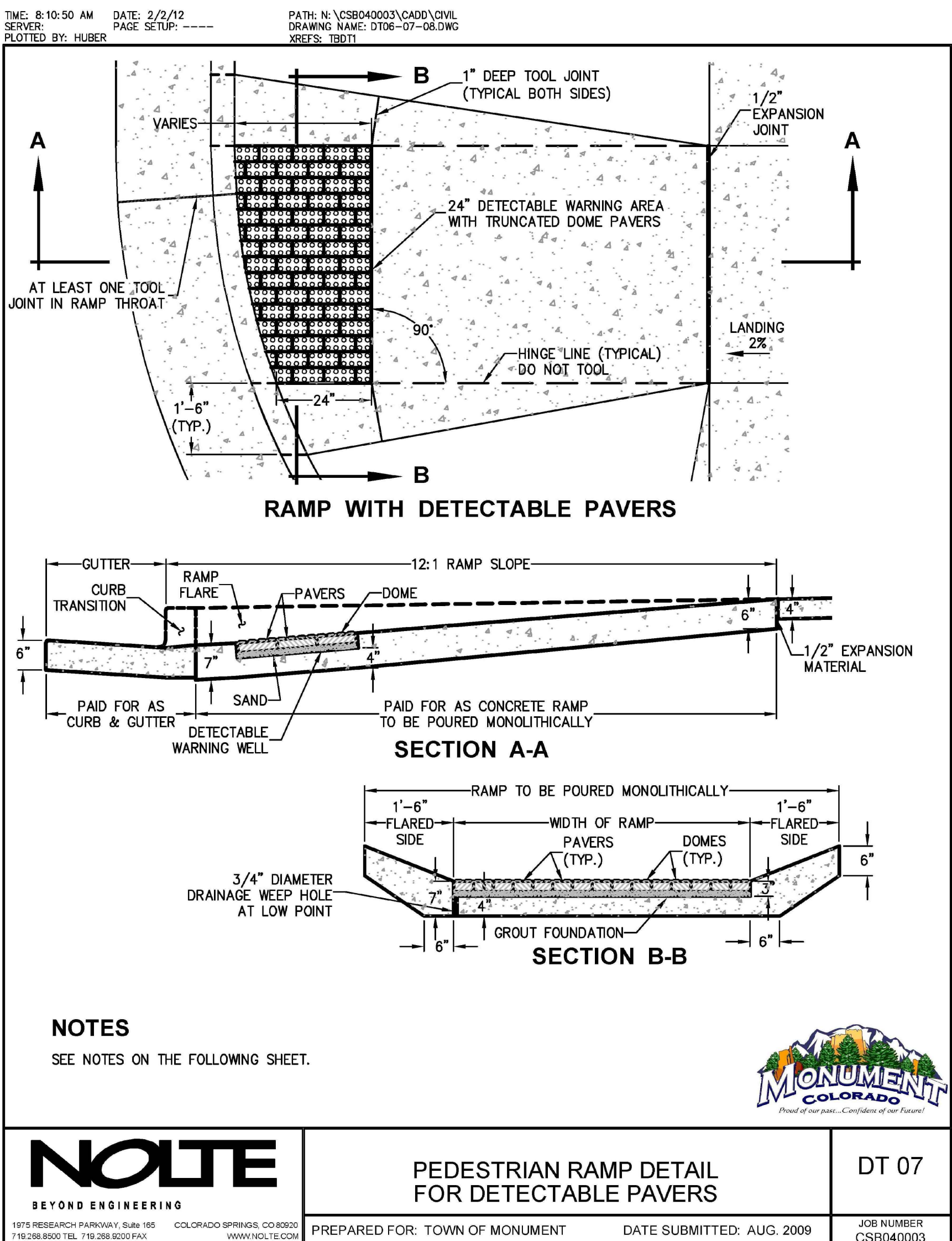
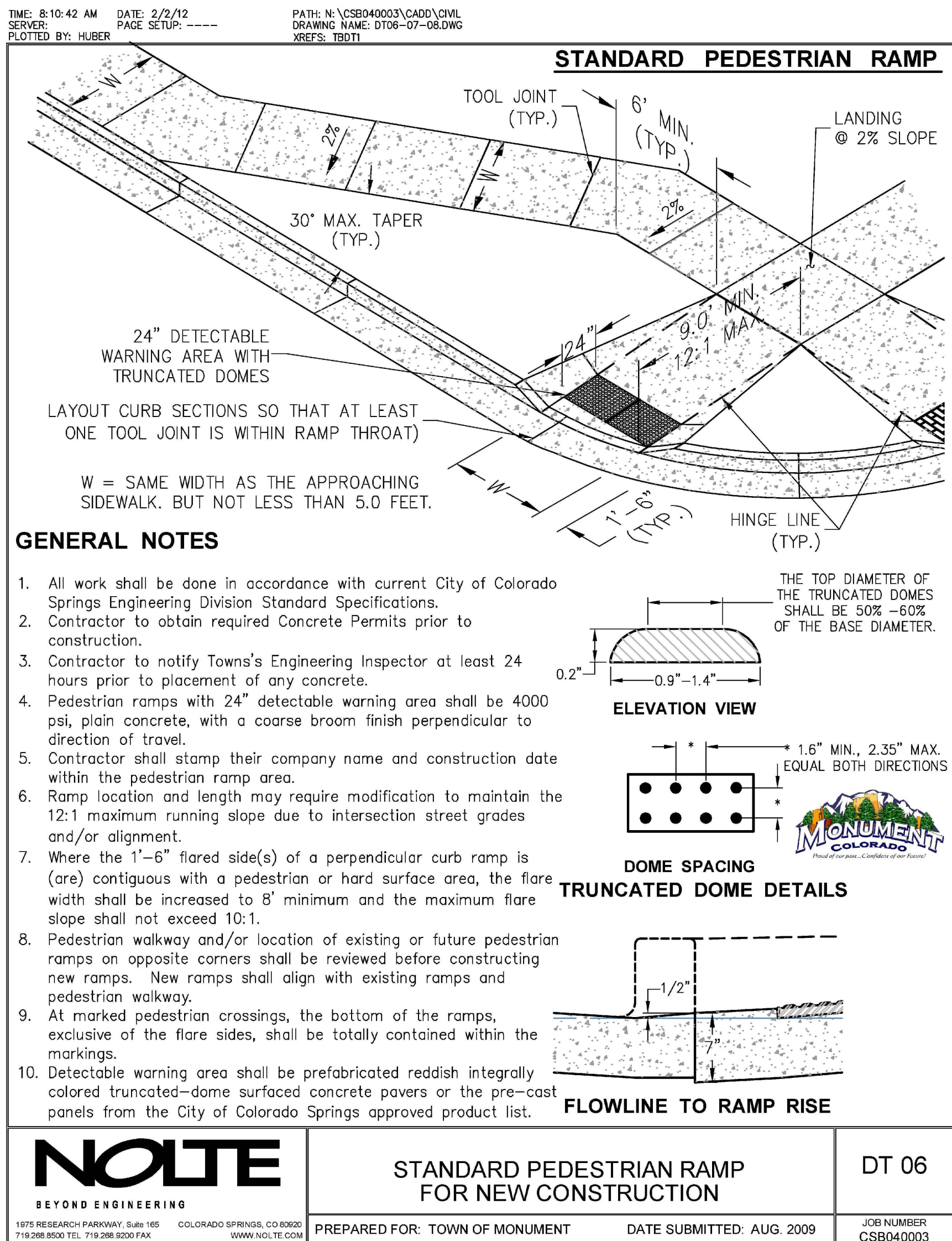
PROJECT NO. 20876-05CSCV  
DRAWING NO.

**DT1**

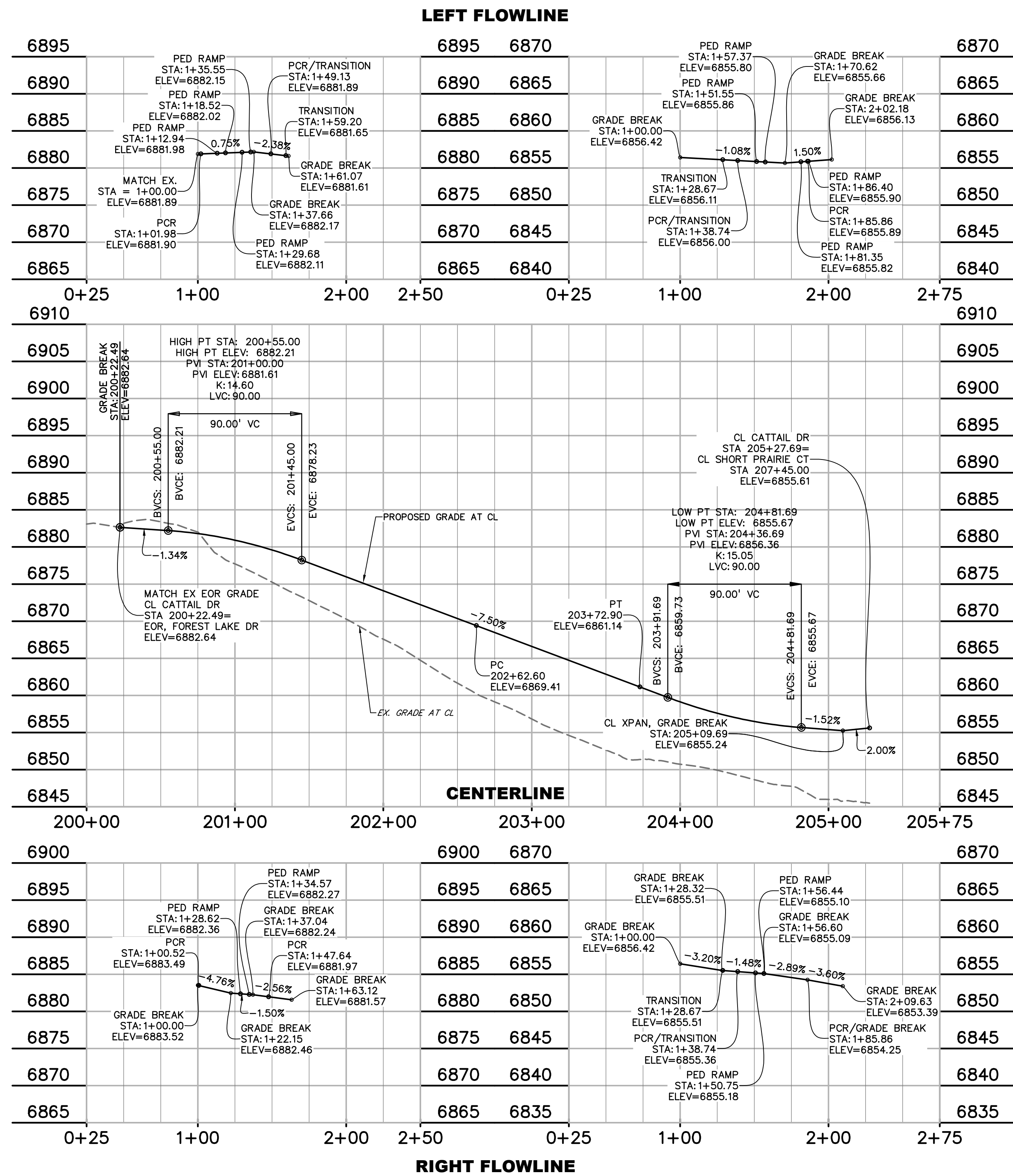
SHEET: 3 OF 6



ISSUE	DATE
INITIAL ISSUE	6-28-22
RESUBMITTAL	11-16-22
DESIGNED BY:	KGV
DRAWN BY:	SDM
CHECKED BY:	TDM
FILE NAME:	20876-050T1-2

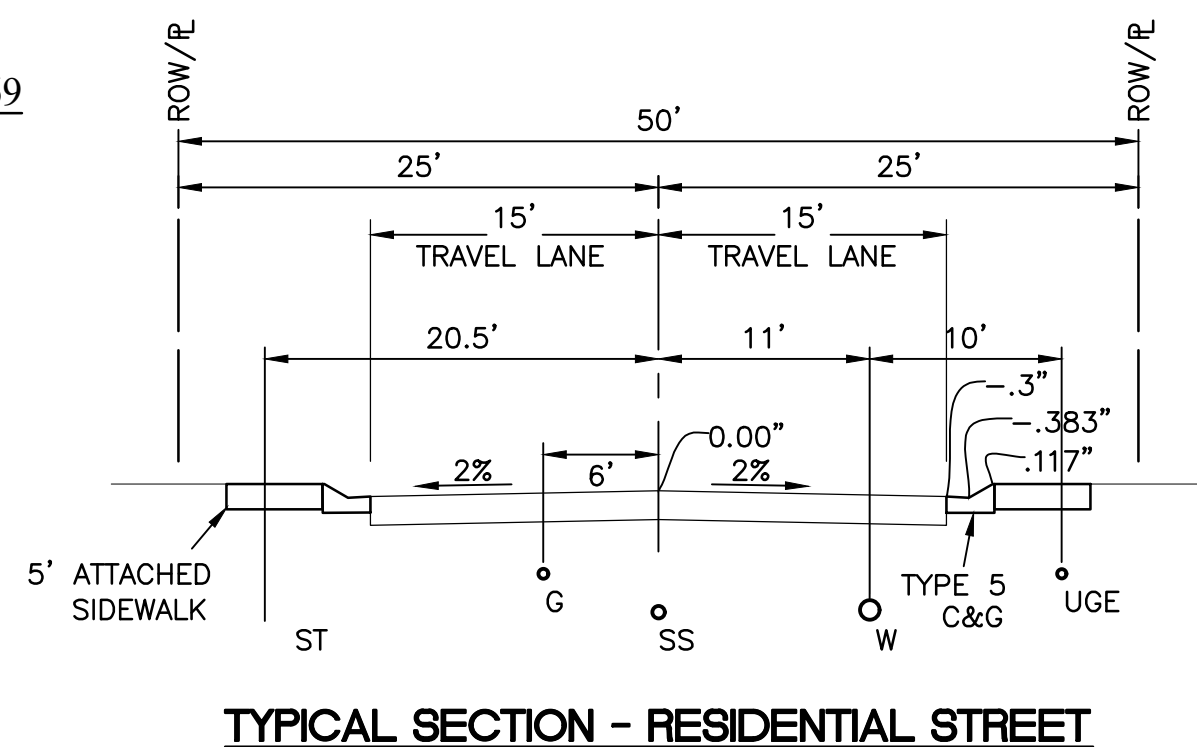






NOTES

1. COMBINE ALL STOP SIGNS AND D3 STREET NAME SIGNS ON ONE POLE.
2. ALL D3 SIGNS TO BE 4" FONT WHITE LETTERS ON GREEN BACKGROUND (PUBLIC RD).
3. ALL IMPROVEMENTS WITHIN FOREST LAKES DRIVE RIGHT-OF-WAY ARE TO ADHERE TO EL PASO COUNTY DESIGN STANDARDS. ALL IMPROVEMENTS OUTSIDE OF THE COUNTY RIGHT-OF-WAY TO ADHERE TO TOWN OF MONUMENT DESIGN STANDARDS.

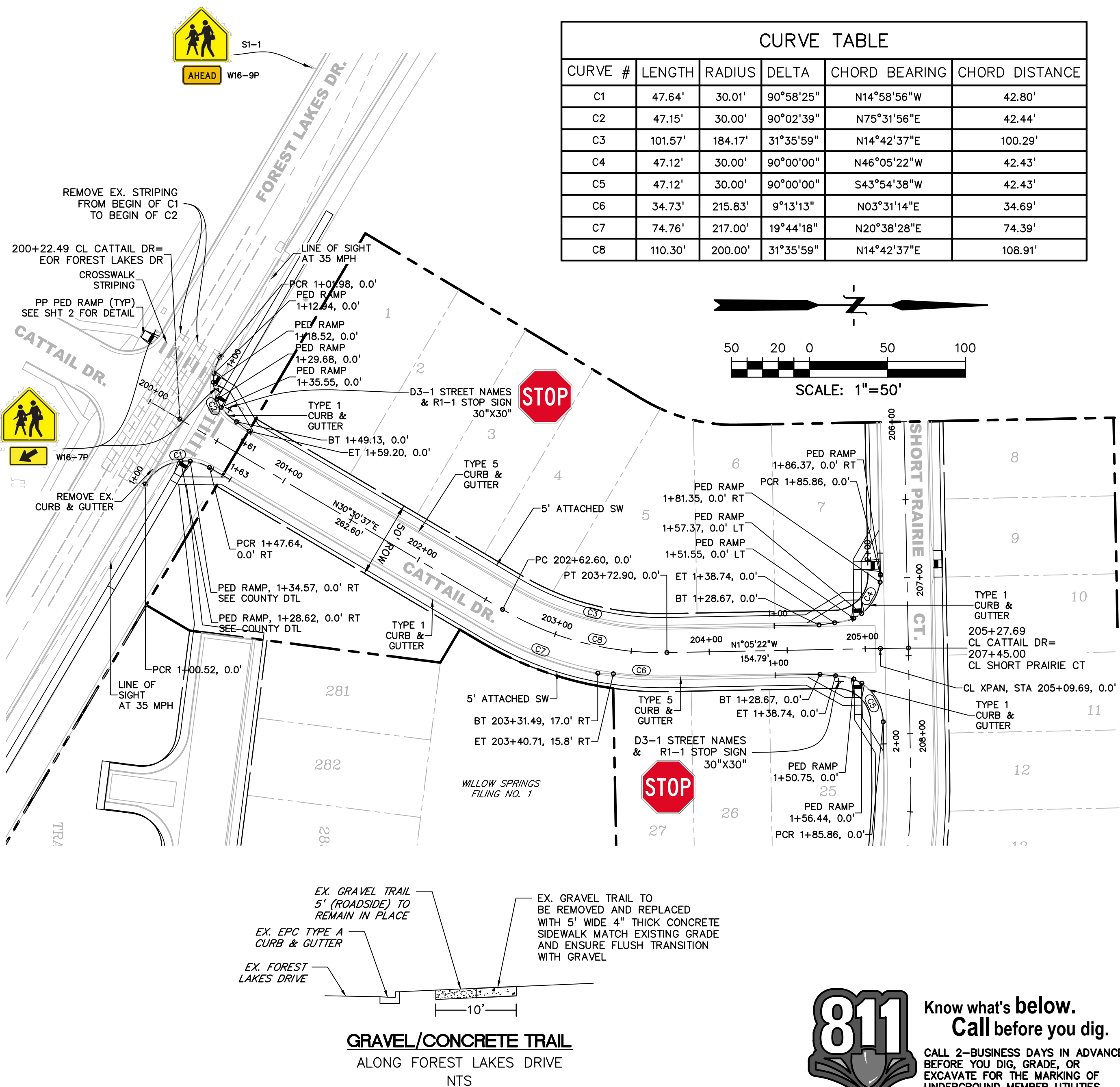
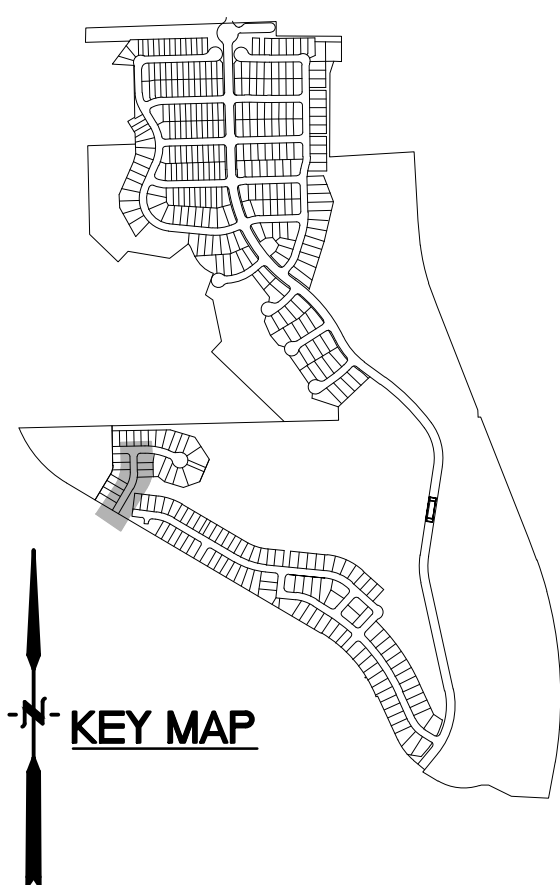


LEGEND

PROPERTY LINE .....  
EASEMENT .....  
PP ROW .....  
PP LOT LINE .....  
PP C&G .....  
PP SW .....  
PP STORM INLET .....  
PP MH .....  
PP FIRE HYDRANT .....  
LOT NUMBER .....  
PP TRAIL .....  
PP GRADE @ C OF PIPE .....  
EX WATER FIRE HYDRANT .....  
EX MH .....  
EX GROUND @ C OF PIPE .....

ABBREVIATION

EX ..... EXISTING  
MH ..... MANHOLE  
PP ..... PROPOSED  
PT ..... POINT  
SS OR SAN ..... SANITARY SEWER  
ST ..... STORM SEWER  
WT ..... WATER  
XING ..... CROSSING  
EOP ..... END OF PIPE  
CDS ..... CUL-DE-SAC  
BT ..... BEGIN TRANSITION  
ET ..... END TRANSITION  
EOR ..... EDGE OF ROAD  
SW ..... SIDEWALK  
C ..... CENTERLINE  
C&G ..... CURB AND GUTTER  
PED ..... PEDESTRIAN  
PC ..... POINT OF CURVATURE  
PT ..... POINT OF TANGENCY  
ROW ..... RIGHT OF WAY



PREPARED BY:

DREXEL, BARRELL & CO.  
Engineers • Surveyors  
3 SOUTH 7TH STREET  
COLORADO SPS, COLORADO 80905  
CONTACT: TIM D. McCONNELL, P.E.  
(719) 260-0887  
BOULDER • COLORADO SPRINGS • GREELEY

CLIENT:



514 PIKE AVENUE  
CANON CITY, COLORADO 81212  
(303) 999-5533

STREET CONSTRUCTION DOCUMENTS FOR:  
WILLOW SPRINGS RANCH  
FILING NO. 2  
BAPTIST ROAD & FOREST LAKES DRIVE  
MONUMENT, COLORADO

ISSUE DATE  
INITIAL ISSUE 6-28-22  
RESUBMITTAL 11-16-22

DESIGNED BY: KGV  
DRAWN BY: SDM  
CHECKED BY: TDM  
FILE NAME: 20876-05CDD



DRAWING SCALE:  
HORIZONTAL: 1" = 50"  
VERTICAL: 1" = 10'

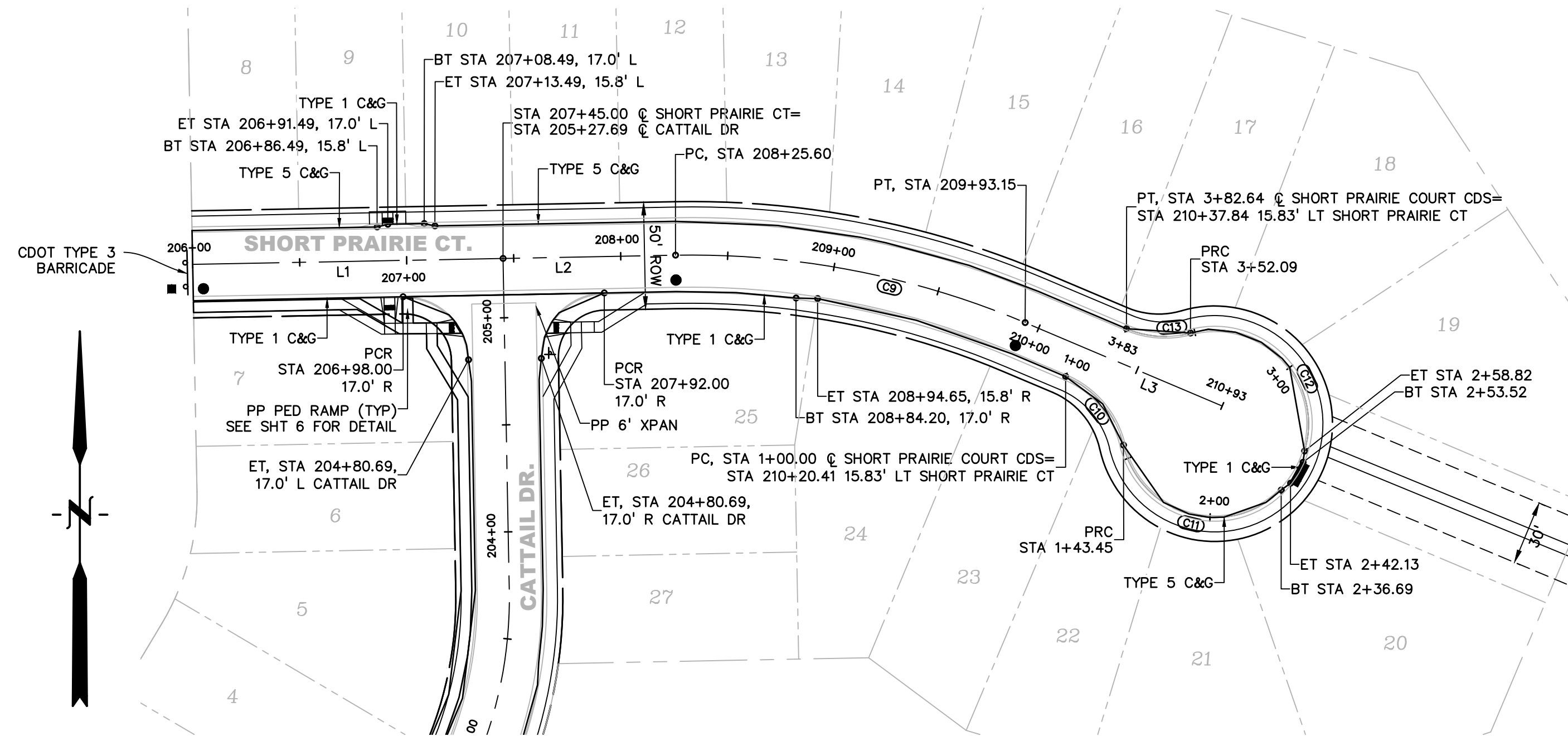
CATTAIL DRIVE  
PLAN & PROFILE

PROJECT NO. 20876-05CSCV  
DRAWING NO.

CTD

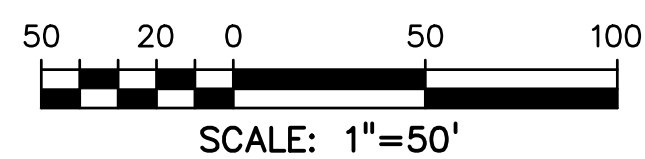
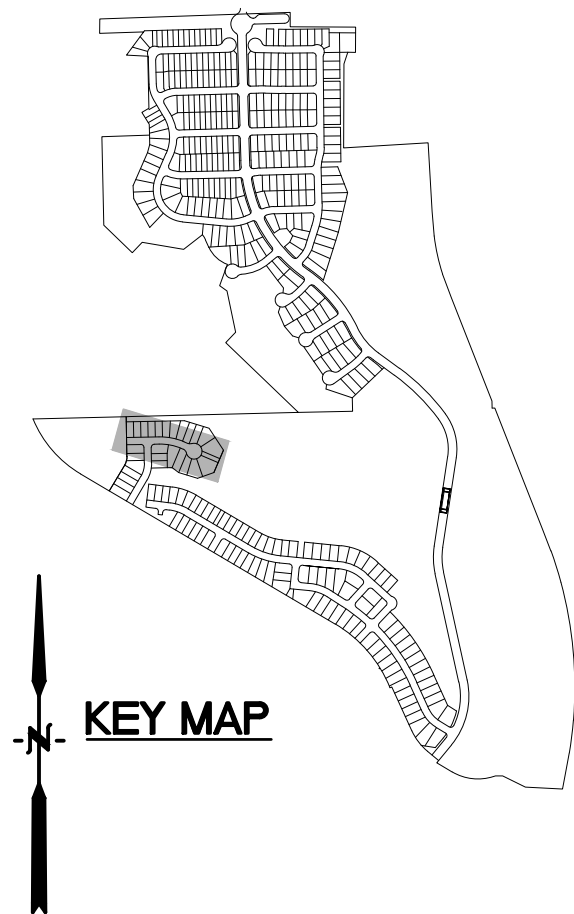
SHEET: 5 OF 6





SOUTH PRAIRIE COURT CURVE TABLE					
CURVE #	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD DISTANCE
C9	167.55'	400.00'	24°00'00"	N79°05'22"W	166.33'
C10	43.45'	46.17'	53°55'18"	N40°07'43"W	41.87'
C11	93.23'	43.83'	121°52'45"	S74°06'27"E	76.62'
C12	93.27'	43.83'	121°55'10"	N44°02'53"W	76.64'
C13	30.56'	46.17'	37°55'05"	S86°02'55"E	30.00'

PARCEL LINE TABLE		
LINE #	LENGTH	DIRECTION
L1	145.00'	N88°54'38"E
L2	80.60'	N88°54'38"E
L3	100.00'	S67°05'22"E

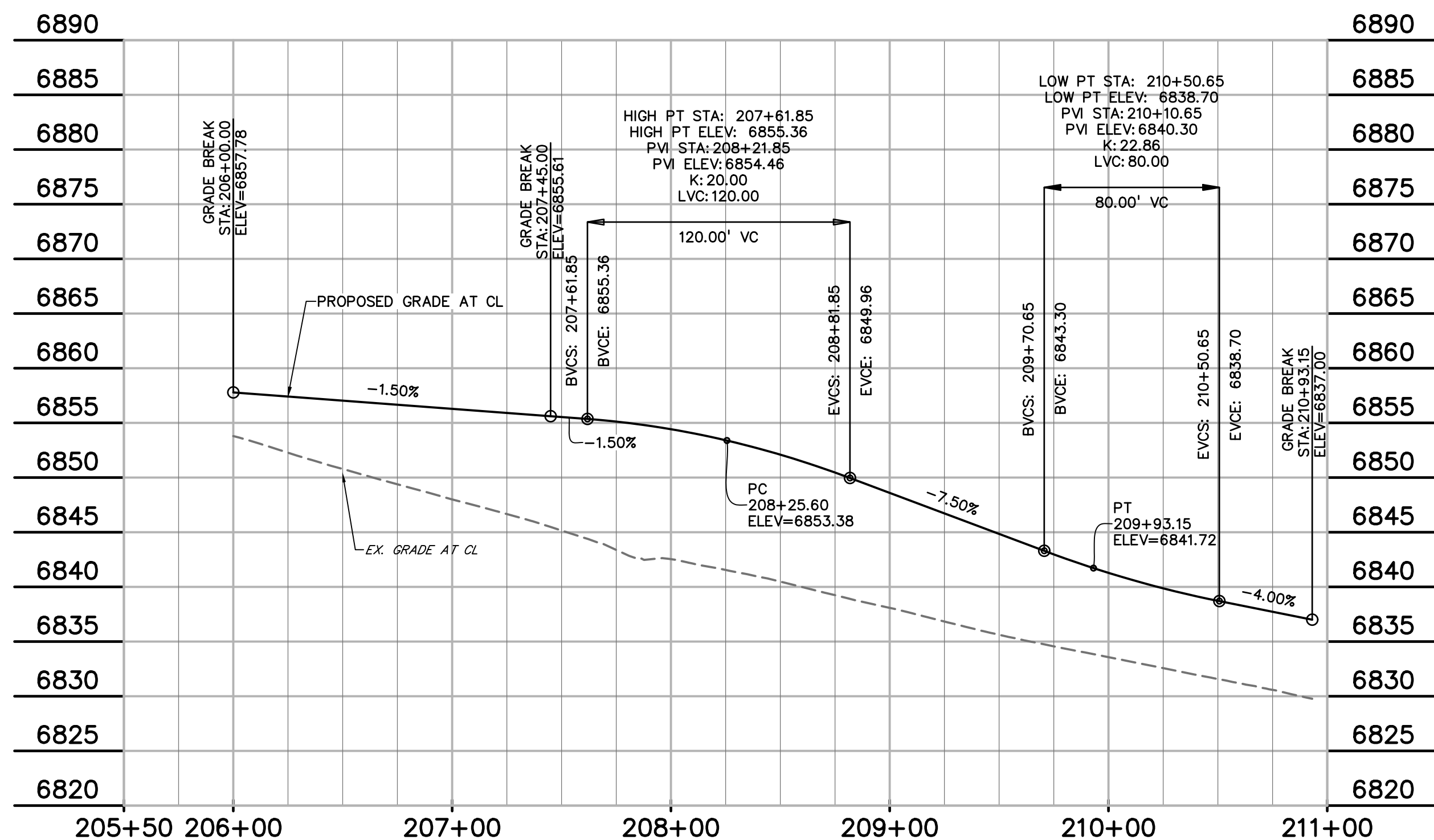


#### LEGEND

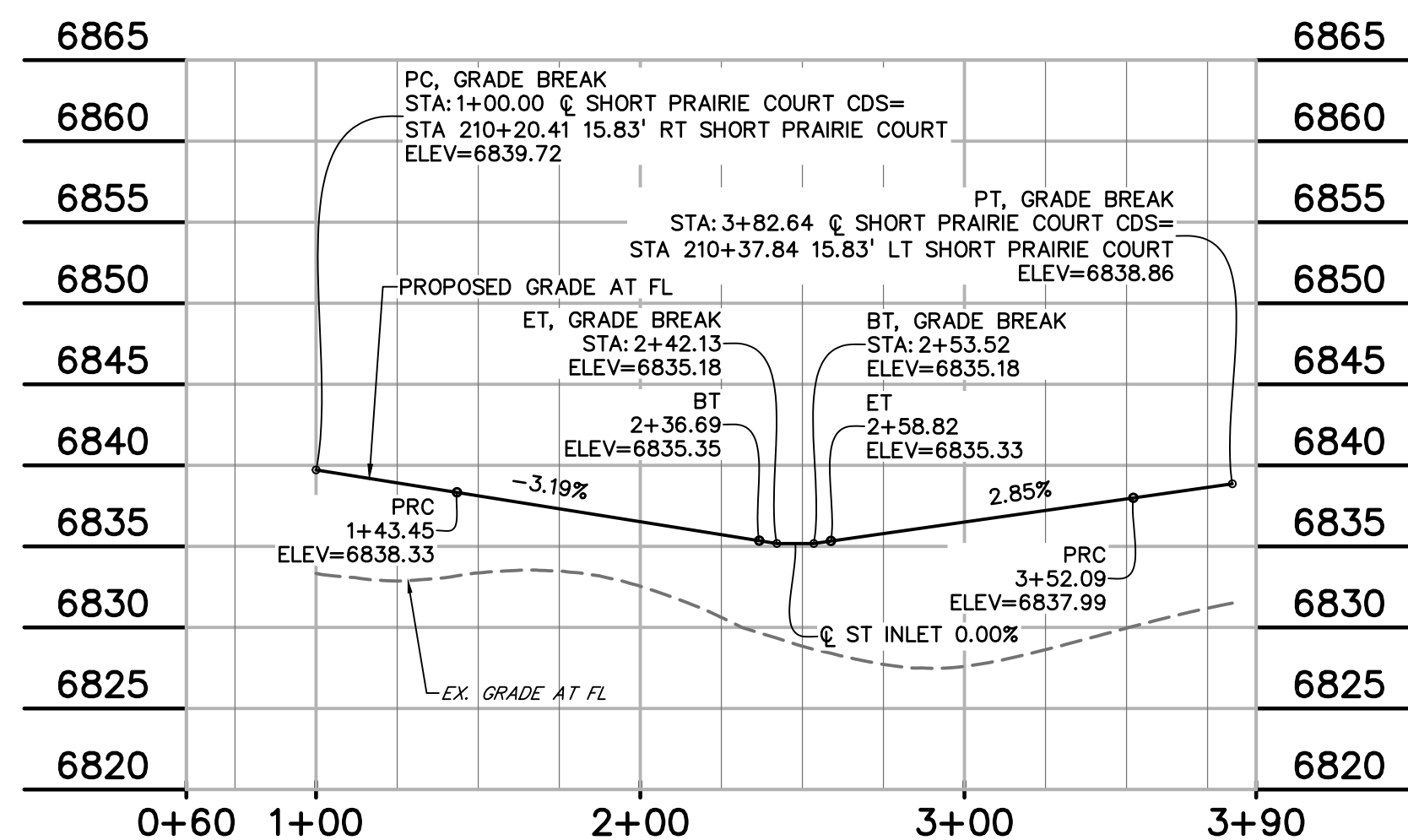
PROPERTY LINE	---
UTILITY EASEMENT	----
PP ROW	=====
PP LOT LINE	-----
PP C&G	=====
PP 5' ATTACHED SW	=====
PP STORM INLET	⬮
PP MH	●
PP FIRE HYDRANT	⦿ FH
LOT NUMBER	11
PP TRAIL	-----
PP XWALK W/ STOP BAR	
PP GRADE @ & OF PIPE	-----
EX WATER FIRE HYDRANT	⦿
EX MH	●
EX GROUND @ & OF PIPE	-----

#### ABBREVIATION

EX	EXISTING
MH	MANHOLE
PP	PROPOSED
PT	POINT
SS OR SAN	SANITARY SEWER
ST	STORM SEWER
WT	WATER
XING	CROSSING
EOP	END OF PIPE
CDS	CUL-DE-SAC
BT	BEGIN TRANSITION
ET	END TRANSITION
EOR	EDGE OF ROAD
SW	SIDEWALK
&	CENTERLINE
C&G	CURB AND GUTTER
PED	PEDESTRIAN
PC	POINT OF CURVATURE
PT	POINT OF TANGENCY
ROW	RIGHT OF WAY
XWALK	CROSSWALK
XPAN	CROSS-PAN
PRC	POINT OF REVERSE CURVE



SHORT PRAIRIE COURT  
CENTERLINE  
STA 206+00.00 - 210+93.15  
SCALE: 1"=50'

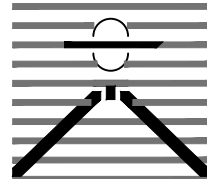


SHORT PRAIRIE COURT  
CUL-DE-SAC FLOWLINE  
STA 1+00.00 - 3+82.64  
SCALE: 1"=50'



Know what's below.  
Call before you dig.  
CALL 2-BUSINESS DAYS IN ADVANCE  
BEFORE YOU DIG, GRADE, OR  
EXCAVATE FOR THE MARKING OF  
UNDERGROUND MEMBER UTILITIES.  
PCD FILE NO. CDR224

PREPARED BY:



DREXEL, BARRELL & CO.  
Engineers • Surveyors  
3 SOUTH 7TH STREET  
COLORADO SPGS, COLORADO 80905  
CONTACT: TIM D. McCONNELL, P.E.  
(719) 260-0887  
BOULDER • COLORADO SPRINGS • GREELEY

CLIENT:



514 PIKE AVENUE  
CANON CITY, COLORADO 81212  
(303) 999-5533

STREET CONSTRUCTION DOCUMENTS FOR:  
WILLOW SPRINGS RANCH  
FILING NO. 2  
BAPTIST ROAD & FOREST LAKES DRIVE  
MONUMENT, COLORADO

ISSUE

DATE

INITIAL ISSUE 6-28-22  
RESUBMITTAL 11-16-22

DESIGNED BY:

KGV

DRAWN BY:

SDM

CHECKED BY:

TDM

FILE NAME: 20876-05SPC



DRAWING SCALE:

HORIZONTAL: 1" = 50"  
VERTICAL: 1" = 10'

SHORT  
PRAIRIE COURT  
PLAN & PROFILE

PROJECT NO. 20876-05CSCV

DRAWING NO.

SPC

SHEET: 6 OF 6