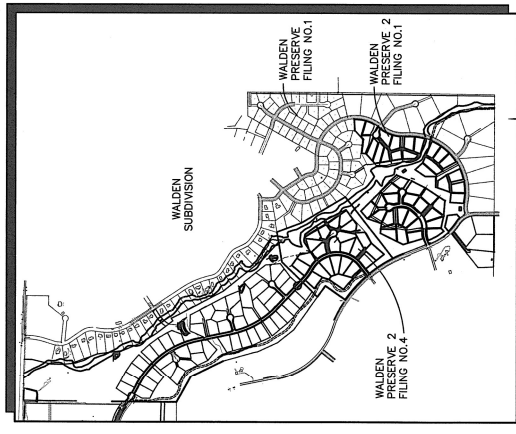


VICINITY MAP
NOT TO SCALE



SITE MAP
NOT TO SCALE

BENCHMARK: 1984 BENCH MARK 88 DATUM ELEV = 7370.60 FOUND BRASS CAP IN CONCRETE IN HWY 83 & HODDEN 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 EL PASO COUNTY ENGINEER'S OFFICE. THE BEARINGS FOR THIS SURVEY ARE 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 REBAR AND CAP MARKED "S 94-77". SAID LINE BEARS 88°05'55" E, A DISTANCE OF 601.38 FEET MEASURED (601.33 FEET PLATTED).

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
September, 2019

AGENCIES/CONTACTS

DEVELOPER:	CUSTOM CASTLES, INC. 17145 COLONIAL PARK DRIVE MONUMENT, CO 80132 MR. BILL DUNSTON (719)243-1111	WATER/WASTEWATER:	WALDEN CORPORATION MONUMENT, CO 80132 MR. MATT DUNSTON (719)339-2410
CIVIL ENGINEER:	JPS ENGINEERING, INC. 19 E. WILLAMETTE AVENUE COLORADO SPRINGS, CO 80903 MR. JOHN P. SCHWAB, P.E. (719)477-9429	GAS DEPARTMENT:	BLACK HILLS ENERGY MR. SEBASTIAN SCHWENDER (719)399-3176
LOCAL ROADS & DRAINAGE:	EL PASO COUNTY ROAD COLORADO SPRINGS, CO 80910 (719)520-6300	ELECTRIC DEPARTMENT:	MOUNTAIN VIEW ELECTRIC ASSOCIATION 1115 W. MONUMENT ROAD COLORADO SPRINGS, CO 80908 MR. DAVE WALDNER (719)492-2283
STATE HIGHWAY:	COLORADO DEPARTMENT OF TRANSPORTATION 5515 WILLS BLVD. PUEBLO, CO 81008 MS. VALERIE SNORD (719)546-5407	TELEPHONE COMPANY:	CENTURY LINK COMMUNICATIONS (LOCATIONS) (800)222-1987 A.T. & T. (LOCATIONS) (719)635-3674

SHEET **G1**
JPS PN# 040201

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

SHEET INDEX

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

WALDEN PRESERVE 2 - FILING NO. 4

TITLE SHEET

NO.	REVISION
1	FINAL PLAT SUBMITTAL
2	COUNTY COMMENTS
3	COUNTY COMMENTS
4	COUNTY COMMENTS
5	DATE
6	DATE
7	DATE
8	DATE
9	DATE
10	DATE

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CENTER OF COLORADO
1-800-922-1987
CALL 2-BUSINESS DAYS IN ADVANCE
BEFORE YOU DIG, GRADE, OR EXCAVATE
FOR THE NUMBER UTILITIES.

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

ENGINEER:
THESE DETAILED PLANS AND SPECIFICATIONS WERE PREPARED UNDER MY PERSONAL SUPERVISION AND TO THE BEST OF MY KNOWLEDGE AND BELIEF, I ACCEPT THE RESPONSIBILITY FOR THE ACCURACY AND COMPLETENESS OF THE DETAILED PLANS AND SPECIFICATIONS.

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.

JOHN P. SCHWAB, P.E. #28981
DATE 10/16/19

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 OF THE DETAILED PLANS AND SPECIFICATIONS. THE COUNTY DOES NOT APPROVE OF THIS DOCUMENT AND 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 ECH SECTION 1.1.3, 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 REVIEW AND APPROVAL BY THE EL PASO COUNTY ENGINEER AT THE PLANNING AND COMMUNITY DEVELOPMENT DIRECTORS DISCRETION.

JENNIFER IRVINE, P.E.
10/30/2019 11:16:47 PM
ADMINISTRATOR
COUNTY ENGINEER / ECH ADMINISTRATOR

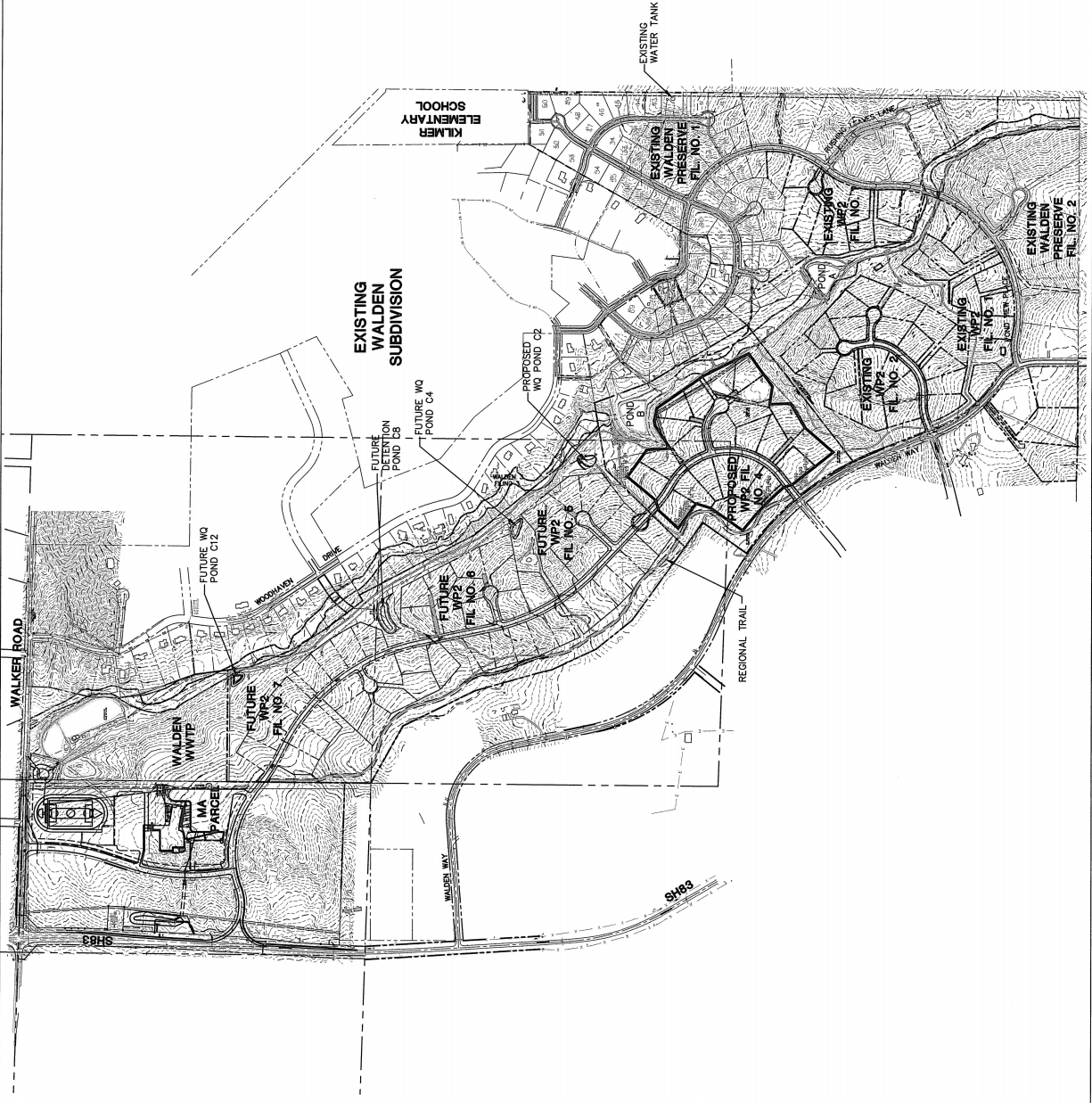
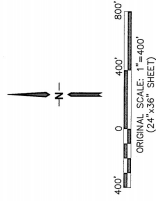
PCD FILE NO. **SF-18-034**

SHEET **G1**

DRIVEWAY
CULVERT TABLE

FILE #	LOT NO.	SIZE (D)
1		18"
2		18"
3		18"
4		18"
5		18"
6		18"
7		18"
8		42"
9		42"
10		18"
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



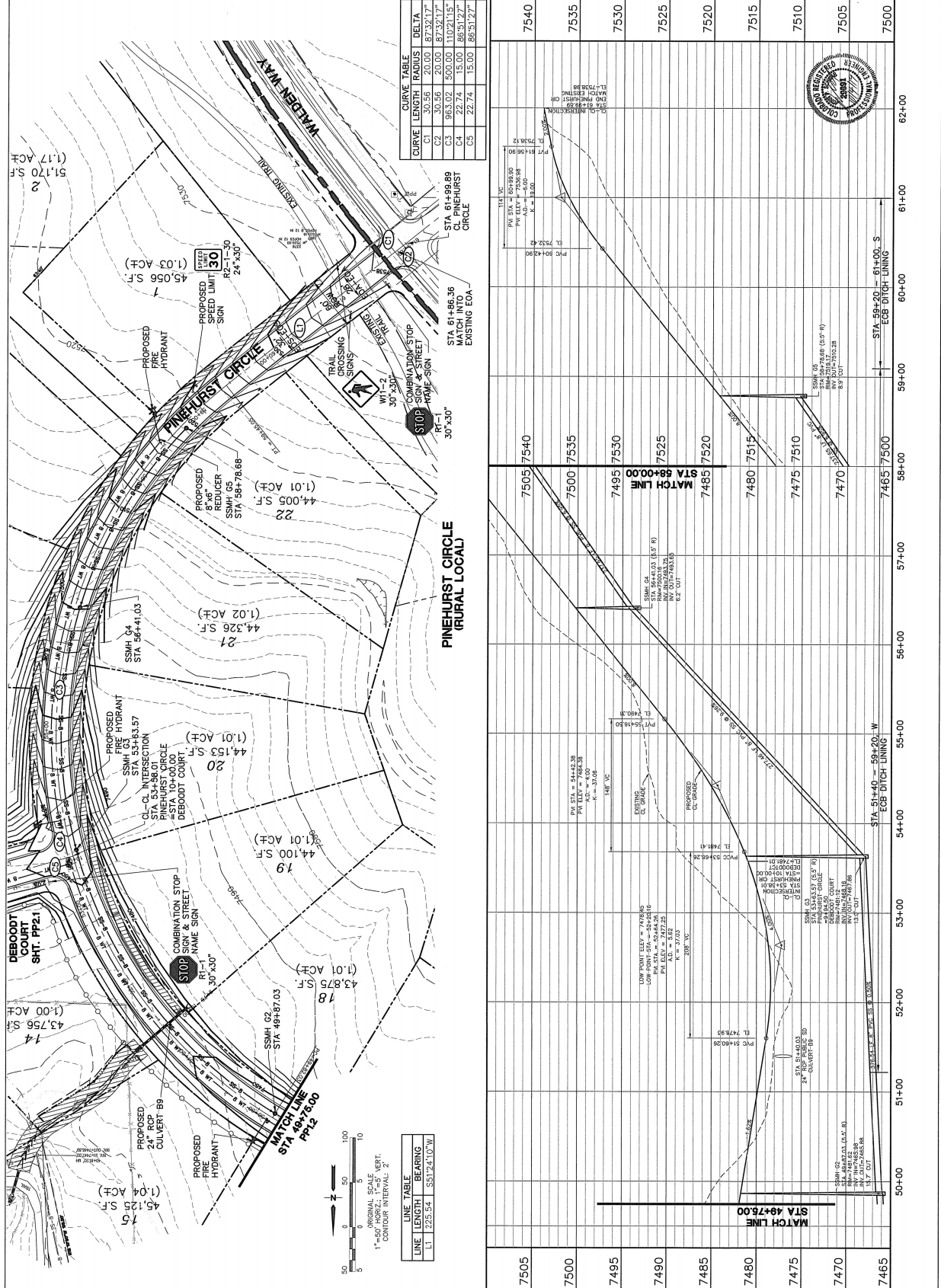
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VERT. SCALE: N/A	DESIGNED: JPS
SURVEYED:	CHECKED: JPS
CREATED: 10/05/17	LAST MODIFIED: 5/15/19
PROJECT NO: Q40201	MODIFIED BY: BJW
SHEET:	

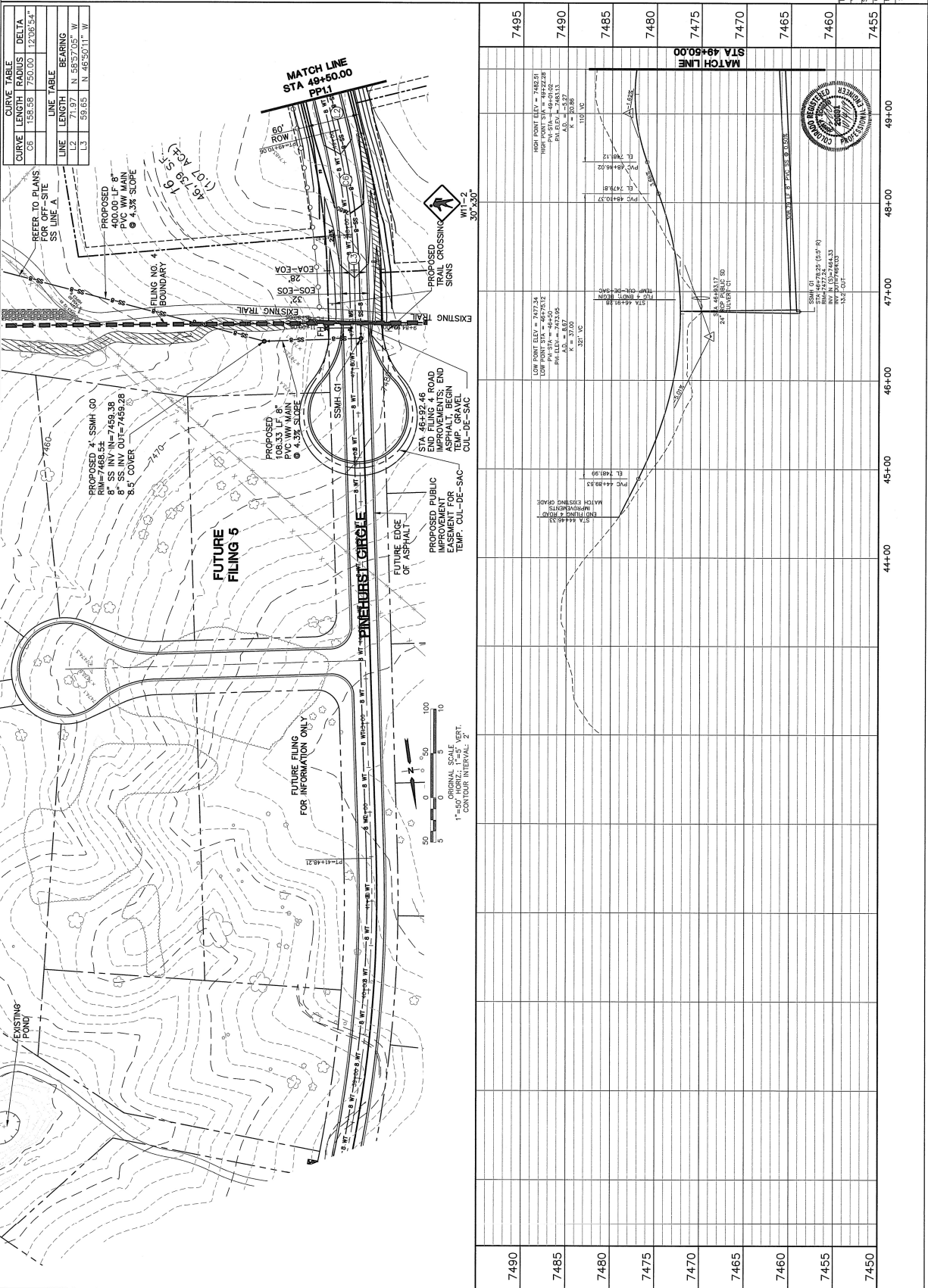


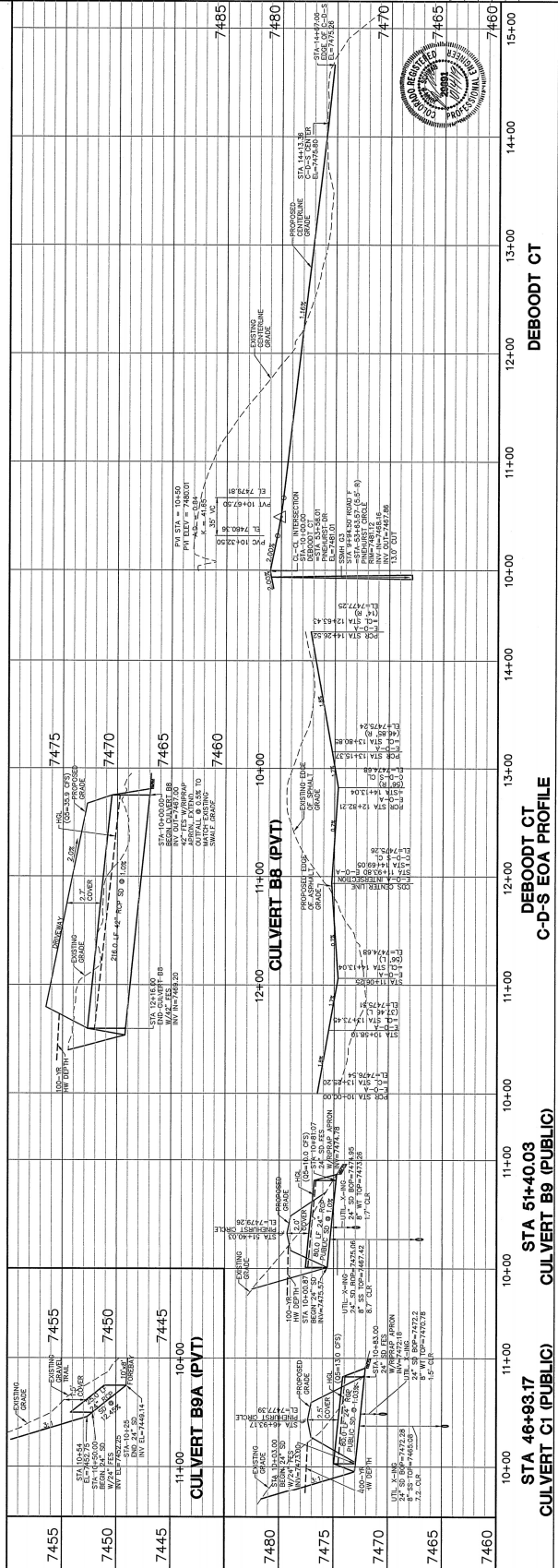
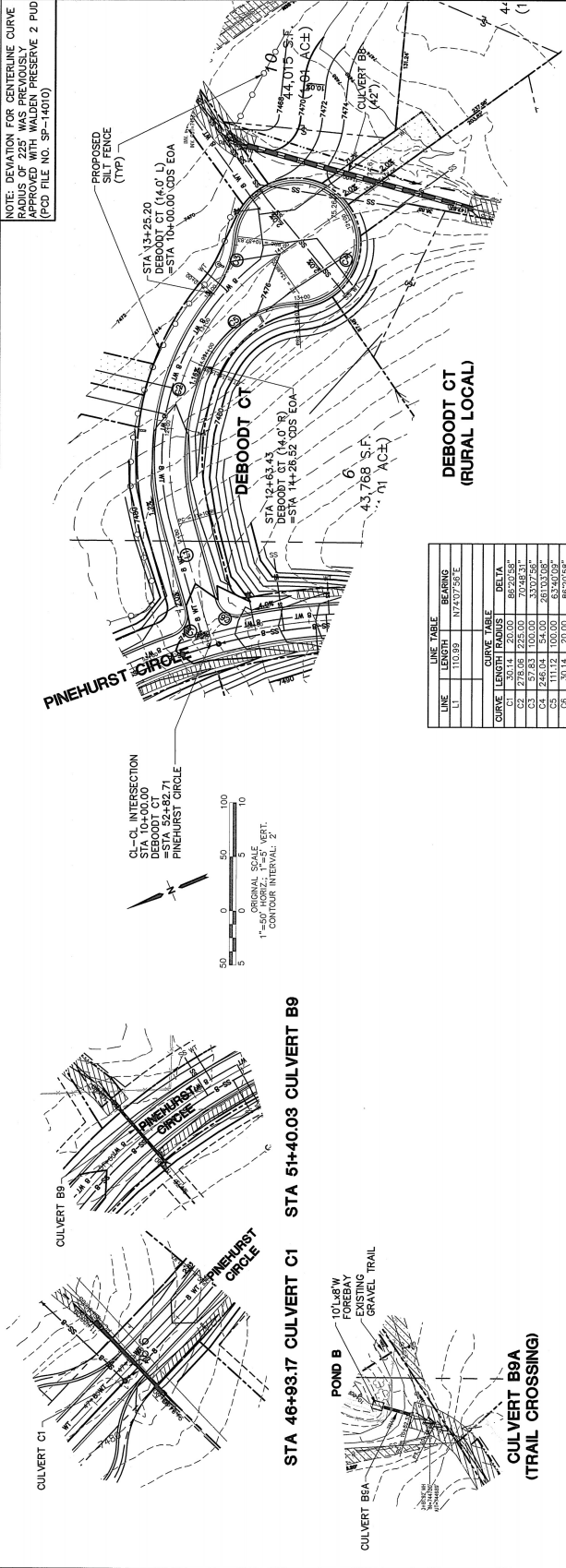
CALL UTILITY NOTIFICATION
CENTER OF COLORADO
1-800-922-1987
CALL 2-BUSINESS DAYS IN ADVANCE
BEFORE YOU DIG, GRADE, OR EXCAVATE
FOR THE MARKING OF UNDERGROUND
MEMBER UTILITIES.

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









WALDEN PRESERVE 2 PHASING SUMMARY	
<u>FILING</u>	<u># LOTS</u>
1	21
2	18
3	4
4	23
5	15
6	16
7	19
<u>TOTAL</u>	<u>116</u>



CALL UTILITY NOTIFICATION
CENTER OF COLORADO
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CALL 2-BUSINESS DAYS IN ADVANCE
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FOR THE MARKING OF UNDERGROUND
MEMBER UTILITIES.

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

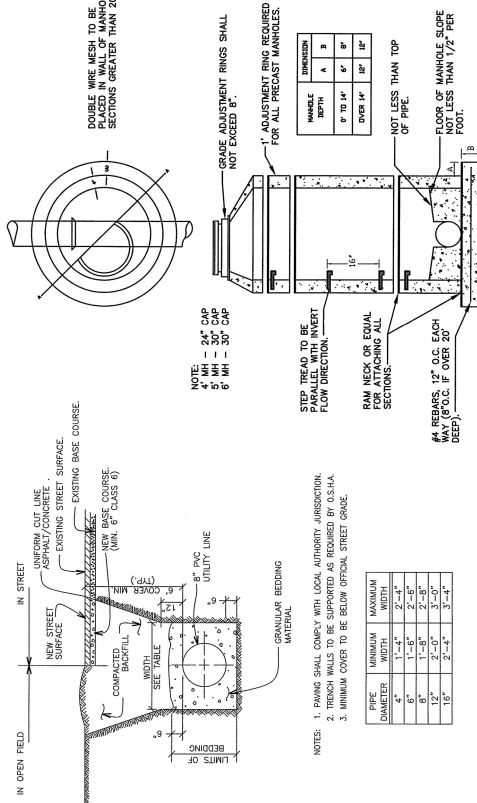
UTILITY NOTES & DETAILS

HORIZ. 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:			

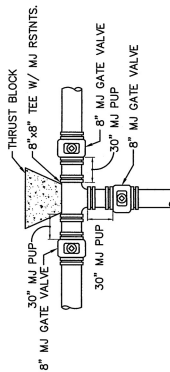
22

GENERAL UTILITY NOTES:

- [illegible]

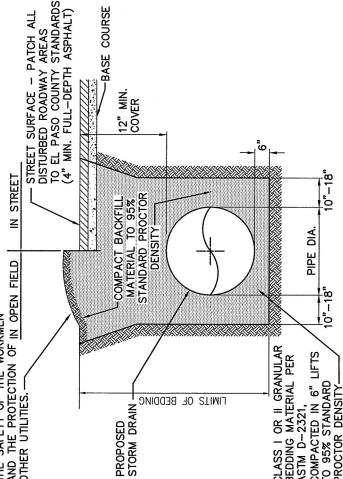


TYPICAL SEWER MANHOLE 3
NOT TO SCALE

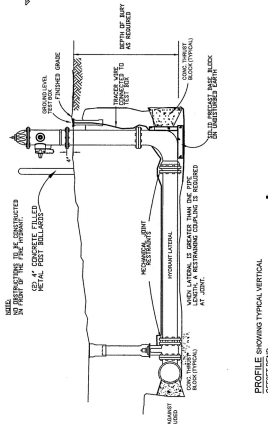


TYPICAL WATER MAIN TEE DETAIL (5)

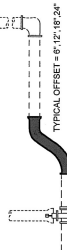
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TYPICAL STORM SEWER TRENCH SECTION 6

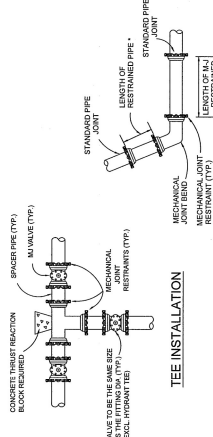


PROFILE SHOWING TYPICAL VERTICAL.

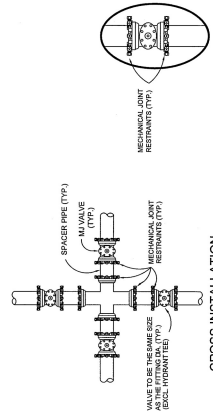


NOTE:

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



TEE INSTALLATION



CROSS INSTALLATION

MECHANICAL JOINT RESTRAINTS 4
NOT TO SCALE