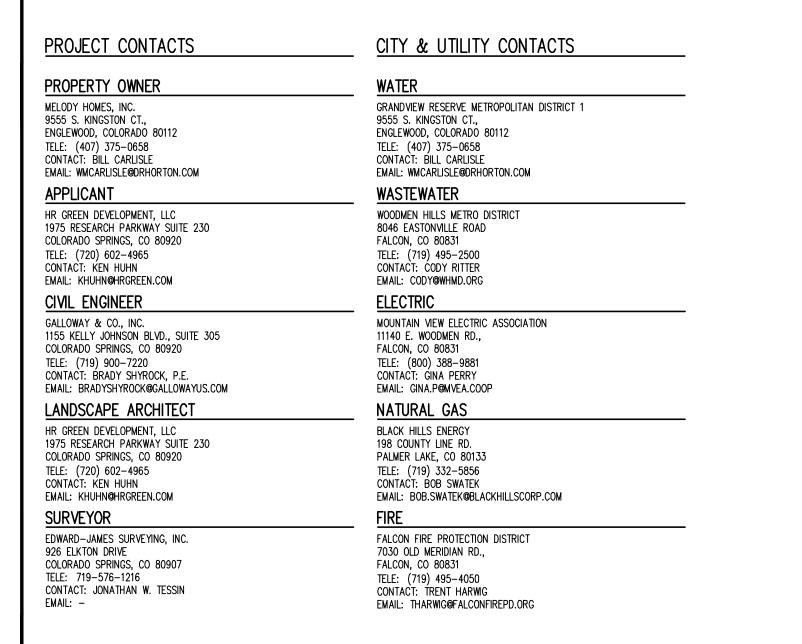
MELODY HOMES, INC.

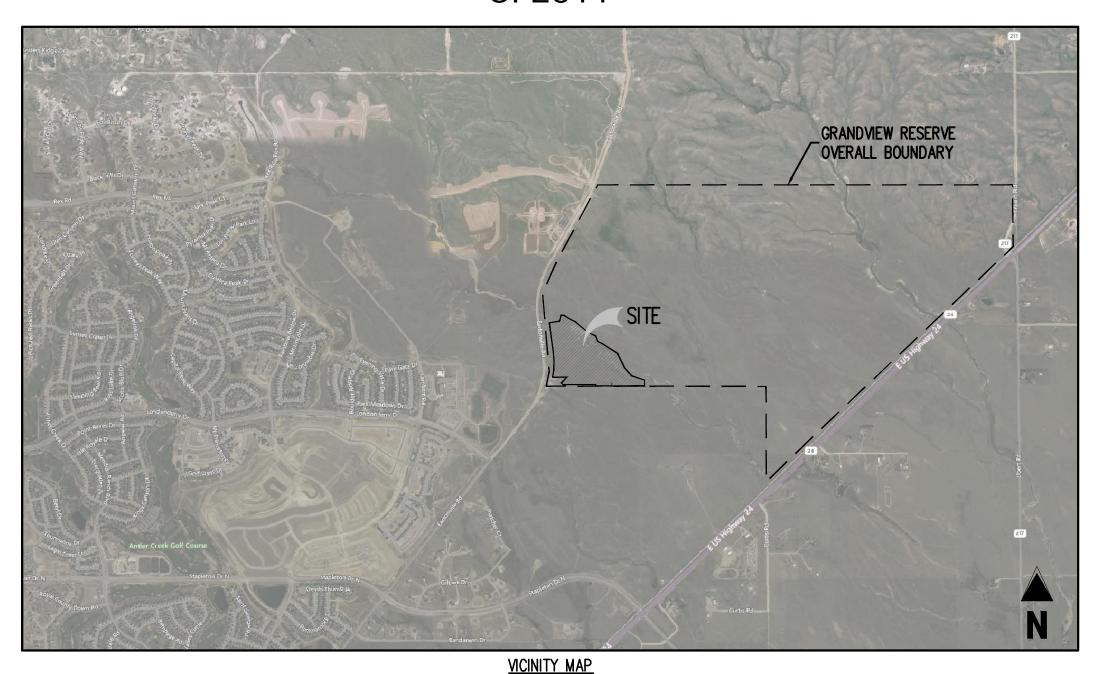
GRANDVIEW RESERVE FILING NO. 1

A TRACT OF LAND BEING A PORTION OF SOUTHWEST QUARTER SECTION 21, AND A PORTION OF THE NORTHWEST QUARTER OF SECTION 28; TOWNSHIP 12 SOUTH, RANGE 64 WEST OF THE SIXTH PRINCIPAL MERIDIAN EASTONVILLE RD & REX RD

ROADWAY AND STORM SEWER CONSTRUCTION PLANS

SF2311







SHEET LIST SHEET NUMBER SHEET TITLE SHEET DESCRIPTION COVER SHEET CO.0 CO.1 NOTES CO.2 OVERALL SHEET CO.3 OVERALL HORIZONTAL CONTROL C1.0 KEY MAP C1.1 ROADWAY P&P C1.2 ROADWAY P&P C1.3 ROADWAY P&P C1.4 ROADWAY P&P C1.5 ROADWAY P&P C1.6 ROADWAY P&P C1.7 ROADWAY P&P C1.8 ROADWAY P&P C1.9 ROADWAY P&P C1.10 ROADWAY P&P C1.11 ROADWAY P&P C1.12 ROADWAY P&P C1.13 FIRE ACCESS P&P FIRE ACCESS P&P C1.14 SITE DETAILS C1.15 SITE DETAILS C1.16 INTERSECTION DETAIL INTERSECTION DETAIL C2.2 INTERSECTION DETAIL C2.4 C2.5 INTERSECTION DETAIL C2.6 INTERSECTION DETAIL STORM DRAIN PLAN & PROFILE C3.1 STORM DRAIN DETAILS C4.1 C4.2 STORM DRAIN DETAILS C4.3 STORM DRAIN DETAILS STORM DRAIN DETAILS C4.4 C5.1 SIGNAGE PLAN

GRANDVIEW RESERVE FILING NO. 1. A TRACT OF LAND BEING A PORTION OF SOUTHWEST QUARTER SECTION 21, AND A PORTION OF THE NORTHWEST QUARTER OF SECTION 28, TOWNSHIP 12 SOUTH, RANGE 64 WEST OF THE 6TH PRINCIPAL MERIDIAN, EL PASO COUNTY, COLORADO.

BENCHMARK

NGS BENCHMARK F 24 A STANDARD DISK, STAMPED F 24 1929 AND SET IN THE TOP OF A CONCRETE POST PROJECTING ABOUT 6 INCHES ABOVE GROUND. ALONG THE CHICAGO, ROCK ISLAND AND PACIFIC RAILROAD, 52 FEET NORTHWEST OF THE CENTERLINE OF U.S. HIGHWAY 24, 48 FEET SOUTHEAST OF THE CENTERLINE OF THE TRACK. NAVD88 ELEVATION = 6866.33

BASIS OF BEARING

THE NORTH LINE OF SECTION 28, TOWNSHIP 12 SOUTH, RANGE 64 WEST OF THE 6TH PRINCIPAL MERIDIAN, EL PASO COUNTY, STATE OF COLORADO BEING MONUMENTED AT EACH END BY A 3-1/4" ALUMINUM SURVEYORS CAP STAMPED "PSINC LS 30087" AND ASSUMED TO BEAR S89'47'04"E. A DISTANCE OF 5285.07 FEET.

NOTE: CONTRACTOR SHALL PROTECT ALL EXISTING SURVEY MONUMENTATION. CONTRACTOR SHALL HAVE LICENSED SURVEYOR REPLACE ANY DAMAGED OR DISTURBED MONUMENTATION A

NOTE: CONTRACTOR MUST COORDINATE WORK WITH UTILITY COMPANY AND CITY PRIOR TO BEGINNING WORK AND IS RESPONSIBLE FOR ALL MATERIALS, LABOR, REPAIRS, ETC. TO COMPLETE WORK AND RESTORE AREA TO SAME STATE PRIOR TO STARTING WORK

CONTRACTOR RESPONSIBLE FOR AS-BUILT DRAWINGS, TESTS, REPORTS AND/OR ANY OTHER CERTIFICATES OR INFORMATION AS REQUIRED FOR ACCEPTANCE OF WORK FROM CITY, UTILITY

SURVEYOR TO OBTAIN AUTOCAD FILE FROM ENGINEER AND VERIFY ALL HORIZONTAL CONTROL DIMENSIONING PRIOR TO CONSTRUCTION STAKING. SURVEYOR MUST VERIFY ALL BENCHMARK, BASIS OF BEARING AND DATUM INFORMATION TO ENSURE IMPROVEMENTS WILL BE AT THE SAME HORIZONTAL AND VERTICAL LOCATIONS SHOWN ON THE DESIGN CONSTRUCTION DRAWINGS. PRIOR TO CONSTRUCTION STAKING ANY DISCREPANCY MUST BE REPORTED TO OWNER AND ENGINEER PRIOR TO CONTINUATION OF ANY FURTHER STAKING OR CONSTRUCTION

CAUTION - NOTICE TO CONTRACTOR

DISTRICTS OR ANY OTHER GOVERNING AGENCY.

1. ALL UTILITY LOCATIONS SHOWN ARE BASED ON MAPS PROVIDED BY THE APPROPRIATE UTILITY COMPANY AND FIELD SURFACE EVIDENCE AT THE TIME OF SURVEY AND IS TO BE CONSIDERED AN APPROXIMATE LOCATION ONLY. IT IS THE CONTRACTOR'S RESPONSIBILITY TO FIELD VERIFY THE LOCATION OF ALL UTILITIES, PUBLIC OR PRIVATE, WHETHER SHOWN ON THE PLANS OR NOT, PRIOR TO CONSTRUCTION. REPORT ANY DISCREPANCIESTO THE Know what's below. ENGINEER PRIOR TO CONSTRUCTION.



Colorado Springs, CO 80920

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ENFORCED AND PROSECUTED.

2. WHERE A PROPOSED UTILITY CROSSES AN EXISTING UTILITY, IT IS THE CONTRACTOR'S RESPONSIBILITY TO FIELD VERIFY THE HORIZONTAL AND VERTICAL LOCATION OF SUCH EXISTING UTILITY, EITHER THROUGH POTHOLING OR ALTERNATIVE METHOD. REPORT INFORMATION TO THE ENGINEER PRIOR TO CONSTRUCTION.

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 DIRECTORS DISCRETION.

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

OWNER'S STATEMENT I, THE OWNER/DEVELOPER HAVE READ AND WILL COMPLY WITH THE REQUIREMENTS OF THE GRADING AND EROSION CONTROL PLAN.

BILL CARLISLE MELODY HOMES, INC.

ENGINEER'S STATEMENT

THIS GRADING AND EROSION CONTROL PLAN WAS PREPARED UNDER MY DIRECTION AND SUPERVISION AND IS CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. SAID PLAN HAS BEEN PREPARED ACCORDING THE CRITERIA ESTABLISHED BY THE COUNTY FOR GRADING AND EROSION CONTROL PLANS. I ACCEPT RESPONSIBILITY FOR ANY LIABILITY CAUSED BY AN NEGLIGENT ACTS, ERRORS OR OMISSIONS ON MY PART IN PREPARING THIS PLAN.

BRADY A. SHYROCK, COLORADO P.E. NO. 0038164

COVER SHEET

JDM, BLB

03/15/2024

Date Issue / Description

LIST OF ABBREVIATIONS

R — RADIUS CB - CHORD BEARING C — CHORD LENGTH

N - NORTH/NORTHING W - WEST E - EAST/EASTING

EX — EXISTING PC - POINT OF CURVATURE/PORTLAND CEMENT

OC - ON CENTER FDC - FIRE DEPARTMENT CONNECTION CT - COURT

REC - RECEPTION NUMBER ø, DIA – DIAMETER PT - POINT OF TANGENCY

DET — DETAIL

WWF — WELDED WIRE FABRIC

MIN — MINIMUM MAX - MAXIMUM HDPE - HIGH DENSITY POLYETHYLENE

Δ – DEFLECTION ANGLE

DR - DRIVE

GENERAL NOTES:

- 1. ALL UTILITY CONSTRUCTION TO BE CONDUCTED IN CONFORMANCE WITH THE CURRENT WOODMEN HILLS METROPOLITAN DISTRICT (WHMD, THE DISTRICT) SPECIFICATIONS.
- 2. ALL PLANS ON THE JOB SITE SHALL BE SIGNED BY THE DISTRICT AND THE DISTRICT'S ENGINEER. ANY REVISION TO THE PLANS SHALL BE SO NOTED WITH THE OLD DRAWING MARKED NOT YALLD.
- 3. ALL STATIONING IS CENTER LINE UNLESS OTHERWISE NOTED. ALL ELEVATIONS ARE CENTER LINE UNLESS OTHERWISE NOTED.
- 4. ALL MATERIALS AND WORKMANSHIP SHALL BE SUBJECT TO INSPECTION BY THE DISTRICT. THE DISTRICT RESERVES THE RIGHT TO ACCEPT OR REJECT ANY SUCH MATERIALS AND WORKMANSHIP THAT DOES NOT CONFORM TO ITS STANDARDS AND SPECIFICATIONS.
- 5. ALL WATER AND SEWER SERVICE LOCATIONS SHALL BE CLEARLY MARKED ON EITHER THE CURB HEAD OR THE FACE OF THE CURB, WITH AN "S" FOR SEWER AND A "W" FOR WATER.
- 6. DUCTILE IRON PIPES, INCLUDING FITTINGS, VALVES AND FIRE HYDRANTS, SHALL BE WRAPPED WITH POLYETHYLENE TUBING, DOUBLE BONDED AT EACH JOINT AND ELECTRICALLY ISOLATED. BONDING AND ANODE CONNECTIONS SHALL BE THOROUGHLY COATED WITH BITUMINOUS
- 7. ALL DUCTILE IRON PIPE LESS THAN 12 INCHES AND FITTINGS SHALL HAVE CATHODIC PROTECTION USING TWO NO. 6 WIRES WITH 17 LB. MAGNESIUM ANODES EVERY 400 FEET AND 9 LB. MAGNESIUM ANODES AT EACH FITTING. ALL DUCTILE IRON PIPE 12 INCHES AND GREATER AND FITTINGS SHALL HAVE CATHODIC PROTECTION USING TWO NO. 6 WIRES WITH 17 LB. MAGNESIUM ANODES EVERY 300 FEET AND 9 LB. MAGNESIUM ANODES AT EACH FITTING.
- 8. ALL PIPE MATERIAL, BACKFILL AND INSTALLATION SHALL CONFORM TO THE APPLICABLE SPECIFICATIONS OF THE CITY OF COLORADO SPRINGS, COLORADO DEPARTMENT OF TRANSPORTATION, EL PASO COUNTY DEPARTMENT OF TRANSPORTATION, COLORADO SPRINGS UTILITIES AND THE GEOTECHNICAL ENGINEER.
- 9. COMPACTION TESTS SHALL BE 95% STANDARD PROCTOR AS DETERMINED BY ASTM D698, UNLESS OTHERWISE APPROVED BY THE DISTRICT OR HIGHER STANDARD AS IMPOSED BY ANOTHER AGENCIES HAVING RIGHT-OF-WAY JURISDICTION. THIS SHALL INCLUDE ALL VALVES, FIRE HYDRANT RUNS, WATER & SEWER SERVICE LINES AND MANHOLES. ALL REPORTS SHALL BE SUBMITTED TO THE DISTRICT FOR REVIEW AND APPROVAL.
- 10. THE LOCATION OF ALL EXISTING UTILITIES SHOWN ON THE DRAWINGS ARE APPROXIMATE ONLY. THE LOCATION OF ALL UTILITIES SHALL BE FIELD VERIFIED PRIOR TO COMMENCING CONSTRUCTION ACTIVITIES. THE DISTRICT SHALL BE NOTIFIED OF ANY DEVIATIONS TO THE LINE AND/OR GRADE AS DEPICTED ON THE PLANS. CONTRACTOR SHALL SUBMIT TO THE DISTRICT AND THE ENGINEER OF RECORD A REPORT OF THE FIELD VERIFIED INFORMATION PRIOR TO THE START OF CONSTRUCTION.
- 11. ALL BENDS SHALL BE FIELD STAKED PRIOR TO THE START OF CONSTRUCTION.
- 12. BENDS, DEFLECTION & CUT PIPE LENGTHS SHALL BE USED TO HOLD HORIZONTAL ALIGNMENT OF SEWER AND WATER LINES TO NO MORE THAN 0.5' FROM THE DESIGNED ALIGNMENT. CONSTRUCTION STAKES TO BE AT 25' INTERVALS ALONG CURVES TO ASSURE LOCATION OF PIPE LINE CONSTRUCTION.
- 13. AT ALL LOCATIONS WHERE CAP AND STUB IS NOTED ON DRAWINGS, PROVIDE A PLUG AT THE END OF THE PIPE JOINT NEAREST THE SPECIFIED STATION. PROVIDE A REVERSE ANCHOR AT ALL WATER LINE PLUGS.
- 14. ALL UNUSED SALVAGED WATER UTILITY MATERIAL SHALL BE RETURNED TO THE METROPOLITAN DISTRICT AS REQUESTED.
- 15. AT THE CONTRACTOR'S EXPENSE, ALL UTILITY MAINS SHALL BE SUPPORTED AND PROTECTED SUCH THAT THEY SHALL FUNCTION CONTINUOUSLY DURING CONSTRUCTION OPERATIONS. SHOULD A UTILITY MAIN FAIL AS A RESULT OF THE CONTRACTOR'S OPERATION, IT SHALL BE REPLACED IMMEDIATELY BY THE CONTRACTOR OR BY THE DISTRICT AT FULL COST OF LABOR AND MATERIALS TO THE CONTRACTOR/DEVELOPER.
- 16. PUMPING OR BYPASS OPERATIONS SHALL BE REVIEWED AND APPROVED BY BOTH THE DISTRICT AND THE DISTRICT ENGINEER PRIOR TO EXECUTION.
- 17. THE CONTRACTOR SHALL REPLACE OR REPAIR DAMAGE TO ALL SURFACE IMPROVEMENTS, INCLUDING BUT NOT LIMITED TO FENCES, LANDSCAPING, CURB AND GUTTER AND/OR ASPHALT THAT MAY BE CAUSED DURING CONSTRUCTION.
- 18. ALL CONTRACTORS WORKING ON OR NEAR A WATER OR SEWER FACILITY (TO INCLUDE SERVICE LINES) SHALL HAVE LIABILITY INSURANCE NAMING THE DISTRICT AS AN ADDITIONAL INSURED AND SHALL PROVIDE A CURRENT COPY OF WORKERS COMPENSATION INSURANCE ON FILE WITH THE DISTRICT. NO WORK CAN PROCEED WITHOUT CURRENT CERTIFICATES ON FILE AT THE DISTRICTS' OFFICE.
- 19. THE CONTRACTOR SHALL NOTIFY THE DISTRICT AND ALL AFFECTED UTILITY COMPANIES
 ADJACENT TO THE PROPOSED UTILITY CONSTRUCTION A MINIMUM OF 48 HOURS AND A MAXIMUM
 OF 96 HOURS PRIOR TO THE START OF CONSTRUCTION. A WEEKLY CONSTRUCTION MEETING
 SHALL BE REQUIRED WITH THE CONTRACTOR, DISTRICT ENGINEER AND ALL OTHER PARTIES AS
 DEEMED NECESSARY BY THE DISTRICT.
- 20. COMMENCEMENT OF CONSTRUCTION OF WATER/SEWER SYSTEMS WITHIN METROPOLITAN DISTRICT:

 A) PRIOR TO THE START OF CONSTRUCTION, A PRE-CONSTRUCTION MEETING IS REQUIRED A
 MINIMUM OF 48 HOURS IN ADVANCE OF COMMENCEMENT OF WORK. A REPRESENTATIVE OF
 THE OWNER OR DEVELOPER, A REPRESENTATIVE OF THE CONTRACTOR AND DESIGN ENGINEER
 ARE REQUIRED TO ATTEND. CONTACT THE DISTRICT TO SCHEDULE THE PRE-CONSTRUCTION
 MEETING. NO PRE-CONSTRUCTION MEETING CAN BE SCHEDULED PRIOR TO FOUR (4)
 SIGNED/APPROVED PLAN SETS ARE RECEIVED BY THE DISTRICT.
- B) THE CONTRACTOR IS REQUIRED TO NOTIFY THE DISTRICT A MINIMUM OF 48 HOURS AND A MAXIMUM OF 2 WEEKS PRIOR TO THE START OF CONSTRUCTION. THE CONTRACTOR SHALL ALSO NOTIFY AFFECTED UTILITY COMPANIES AT LEAST 48 HOURS PRIOR TO THE START OF CONSTRUCTION ADJACENT TO THE KNOWN UTILITY LINES.
- 21. TESTING OF FACILITIES:

 A) THE CONTRACTOR SHALL NOTIFY THE DISTRICT A MINIMUM OF 48 HOURS AND A MAXIMUM OF 96 HOURS PRIOR TO THE START OF ANY TESTING.

 B) ALL SECTIONS OF WATER LINE ARE TO MEET THE FOLLOWING PRESSURE TESTING
- REQUIREMENTS

 TEST 100 % OF ALL LINES

 MUST PASS PRESSURE TEST TO 200 PSI FOR TWO HOURS (UNLESS OTHERWISE)
- APPROVED ON THE PLANS).

 C) ALL SANITARY SEWER FACILITIES ARE TO MEET THE FOLLOWING TESTING REQUIREMENTS

 ALL LINES SHALL BE JET CLEANED PRIOR TO VACUUM OR PRESSURE TESTING

 ALL MANHOLES SHALL BE VACUUM TESTED WITH DISTRICT STAFF PRESENT PRIOR TO
 - CCTV INSPECTION.

 SEWER MAINS TO BE PRESSURE TEST PRIOR TO CCTV INSPECTION
 ALL LINES SHALL BE CCTV INSPECTED AND VIDEO SHALL TO BE SUBMITTED
 TO THE DISTRICT FOR REVIEW AND APPROVAL.
- 22. PRELIMINARY ACCEPTANCE SHALL BE DEFINED AS THE POINT IN TIME THAT THE DISTRICT ACCEPTS THE FACILITY FOR USE. ALL SURFACE IMPROVEMENTS AND RESTORATION SHALL BE COMPLETED WITHIN 30 DAYS OF COMMENCEMENT. SHOULD THE CONTRACTOR FAIL TO COMPLETE ALL SURFACE IMPROVEMENTS AND RESTORATION WITHIN 30 DAYS OF COMMENCEMENT OF SERVICE, THE DISTRICT, AT THEIR DISCRETION, MAY ELECT TO COMPLETE THE IMPROVEMENTS AT THE CONTRACTORS COST.
- 23. FINAL ACCEPTANCE BY THE DISTRICT OF ANY LINE OR SYSTEM SHALL NOT OCCUR UNTIL COMPLETION OF FINAL ASPHALT LAYERS AND/OR FINAL COMPLETION AND/OR RESTORATION OF ALL SURFACE IMPROVEMENTS. THE WARRANTY PERIOD FOR ALL FACILITIES PRIOR TO FINAL ACCEPTANCE SHALL BE 24 MONTHS COMMENCING AFTER PRELIMINARY ACCEPTANCE.
- 24. ACCEPTANCE:
- A) THE DISTRICT MAY GIVE PRELIMINARY ACCEPTANCE ONCE ALL OF THE TESTS ON ALL THE LINES HAVE BEEN COMPLETED AND A WALK—THRU HAS OCCURRED.

 B) A SECOND ACCEPTANCE MAY OCCUR ONCE FIRST LIFT OF ASPHALT GOES DOWN AND A SECOND WALK—THRU OF THE SYSTEM OCCURS. IF ALL FACILITIES ARE CLEAN AND ACCESSIBLE, A FINAL ACCEPTANCE MAY OCCUR (THE DISTRICT MAY REQUIRE CLEANING AND RE—VIDEO OF THE SYSTEM, DEPENDING ON THE SEVERITY OF THE CONTAMINATION).
- 25. ALL WATER AND SEWER MAINS, INCLUDING SERVICE LINES, SHALL HAVE "AS-BUILT" DRAWINGS PREPARED AND APPROVED PRIOR TO PRELIMINARY ACCEPTANCE BY THE DISTRICT.
- 26. ALL COMMERCIAL/BUSINESS DEVELOPMENTS SHALL HAVE AN EIGHT INCH (MIN.) WATER MAIN LOOPED THROUGH THE PROPOSED PROPERTY WITH GATE VALVES LOCATED WHERE THE MAIN ENTERS THE PROPERTY LINE. AN EIGHT INCH SEWER MAIN SHALL BE INSTALLED FOR SERVICE TO COMMERCIAL/BUSINESS DEVELOPMENTS, AND A MANHOLE SHALL BE LOCATED WHERE THE MAIN ENTERS THE PROPERTY. THE END OF THE MAINS SHALL BE MARKED WITH THE APPROPRIATE COLORED CARSONITE MARKER ALONG WITH TRACER WIRE.
- 27. AFTER REVIEW AND APPROVAL OF PLANS FOR THE EXTENSION OF LINES, FACILITIES AND/OR SERVICES, CONSTRUCTION MUST BE COMMENCED WITHIN 18 MONTHS FOR RESIDENTIAL SUBDIVISIONS AND 12 MONTHS FOR ANY COMMERCIAL INSTALLATIONS.
- 28. INSPECTION FEES: CALL THE DISTRICT (719-495-2500) FOR FEE SCHEDULE.

WATER SYSTEM INSTALLATION NOTES

29. ALL WATER AND FORCE MAIN PIPE SHALL BE AWWA C900 PVC, OR EQUAL, PRESSURE CLASS 200. ALL WATER AND FORCE MAIN FITTINGS SHALL HAVE MECHANICAL RESTRAINTS AND THRUST BLOCKS. ALL WATER AND FORCE MAIN PIPE SHALL HAVE A MINIMUM COVER DEPTH OF FIVE AND ONE-HALF (5.5) FEET.

- 30. ALL WATER VALVES ASSOCIATED WITH THE POTABLE WATER SYSTEM SHALL BE OPEN CLOCKWISE. ALL VALVES INSTALLED IN LANDSCAPED AREAS AND/OR NOT WITHIN PAVED STREETS SHALL BE MARKED WITH CARSONITE MARKERS. ALL VALVES ASSOCIATED WITH THE RAW WATER SYSTEM SHALL BE OPEN COUNTERCLOCKWISE AND MARKED WITH CARSONITE MARKERS AS APPLICABLE.
- 31. THE DEVELOPER OR HIS ENGINEER SHALL LOCATE ALL FIRE HYDRANTS AND SERVICE STUB OUTS FOR FUTURE DEVELOPMENT. ANY REQUIRED REALIGNMENT, (HORIZONTAL OR VERTICAL), SHALL BE AT THE EXPENSE OF THE DEVELOPER. FIRE HYDRANT LOCATION SHALL BE REVIEWED AND APPROVED BY THE APPLICABLE FIRE AUTHORITY.
- 32. FIRE HYDRANTS SHALL BE OPEN RIGHT WITH 7/8" X 7/8" SQUARE TAPERED ALONG WITH SERVICE CAPS. LUBRICATION TYPE: (GREASE). ACCEPTABLE BRAND IS KENNEDY
- 33. ALL MAIN LINES (PVC & DUCTILE IRON) SHALL BE INSTALLED WITH COATED #12 TRACER WRE WITH TEST STATIONS AT INTERVALS NO GREATER THAN 500 FT (VALVE BOXES CAN BE USED AT INTERSECTIONS AND SERVICE STUBS).
- 34. CONTRACTOR SHALL MAKE CONNECTIONS TO EXISTING WATER LINE WITHOUT SHUTDOWN, OR ELSE NOTIFY THE DISTRICT OF ANY SERVICE SHUTDOWNS NECESSARY TO CONNECT TO EXISTING
- LINES.

 35. IRRIGATION SERVICES SHALL HAVE A STOP AND WASTE CURB STOP VALVE INSTALLED ALONG
- WITH TRACER WIRE EXTENDING BACK TO THE MAIN LINE.

 36. COMMENCEMENT OF USE OF WATER LINES AND/OR SYSTEMS:
- A) NO WATER FACILITY SHALL BE PLACED IN SERVICE UNTIL AFTER THE COMPLETION OF ALL PRESSURE TESTING, FLUSHING, BAC-T TESTING, COMPACTION TESTING, AND AS-BUILT DRAWINGS ARE SUBMITTED AND APPROVED BY THE DISTRICT.

 B) NO WATER FACILITY SHALL BE PLACED IN SERVICE UNTIL ALL SERVICE LINES ARE
- COMPLETED AND THE FIRST LIFT OF ASPHALT IS COMPLETED OVER THE LINE. IN THE CASE WHERE NO ASPHALT IS TO BE PLACED OVER THE LINE, SURFACE IMPROVEMENTS SHALL BE COMPLETED PRIOR TO USE OF THE FACILITY.
- C) ALL EASEMENTS (PLATTED OR DEEDED) ARE DEDICATED, EXECUTED BY THE DISTRICT. AND RECORDED.

WASTEWATER SYSTEM INSTALLATION NOTES

- 37. SANITARY SEWER LENGTHS ARE MH CENTER-MH CENTER. ALL SANITARY SEWER PIPES SHALL BE SDR 35 PVC OR EQUAL. SEWER LINES MAY NOT EXCEED 7% GRADE FOR ANY SIZE WITHOUT PRIOR APPROVAL OF THE DISTRICT. ALL NEWLY CONSTRUCTED RESIDENTIAL SANITARY SEWER TAPS SHALL USE PRE-MANUFACTURED IN-LINE PVC PUSH-ON WYES. TAPPING SADDLES MAY ONLY BE USED FOR TAPPING PRE-EXISTING MAINS.
- 38. ALL SANITARY SEWER MANHOLES SHALL BE WRAPPED WITH RU116 RUBR—NEK JOINT WRAP OR EQUIVALENT AND COATED.
- on Egorneen hab contes.
- 39. COMMENCEMENT OF USE OF SEWER LINES AND/OR SYSTEMS:

 A) NO SANITARY SEWER FACILITY SHALL BE PLACED IN SERVICE UNTIL THE COMPLETION OF ALL JET CLEANING, PRESSURE TESTING, VACUUM TESTING, CCTV INSPECTION, COMPACTION TESTING, AND AS—BUILT DRAWINGS ARE SUBMITTED AND APPROVED BY THE DISTRICT.

 B) NO SANITARY SEWER FACILITY SHALL BE PLACED IN SERVICE UNTIL ALL SERVICE LINES.
- B) NO SANITARY SEWER FACILITY SHALL BE PLACED IN SERVICE UNTIL ALL SERVICE LINES ARE COMPLETED AND THE FIRST LIFT OF ASPHALT IS COMPLETED OVER THE LINE. IN THE CASE WHERE NO ASPHALT IS TO BE PLACED OVER THE LINE, ANY REQUIRED SURFACE IMPROVEMENTS SHALL BE COMPLETED PRIOR TO USE OF THE FACILITY.
- C) ALL NECESSARY EASEMENTS (PLATTED OR DEEDED) ARE DEDICATED, EXECUTED BY THE DISTRICT, AND RECORDED.
 D) DOWNSTREAM PLUG CAN BE REMOVED ONCE FIRST LIFT OF ASPHALT IS DOWN AND THE ABOVE REQUIREMENTS ARE MET.
- THE ABOVE GUIDELINES ARE SUBJECT TO CHANGE AT ANY TIME.

STANDARD NOTES FOR EL PASO COUNTY CONSTRUCTION PLANS:

- 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 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).
- 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 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 RECITEY
- 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 PLANNING AND COMMUNITY DEVELOPMENT (PCD) 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 PCD. CONTRACTOR SHALL NOTIFY THE DESIGN ENGINEER IMMEDIATELY UPON DISCOVERY OF ANY ERRORS OR INCONSISTENCIES.
- 9. ALL STORM DRAIN PIPE SHALL BE CLASS III RCP UNLESS OTHERWISE NOTED AND APPROVED BY PCD.
- 10. 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.
- 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. [IF APPLICABLE, ADDITIONAL SIGNING AND STRIPING NOTES WILL BE PROVIDED.]
- 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.

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 PLANNING AND COMMUNITY DEVELOPMENT.

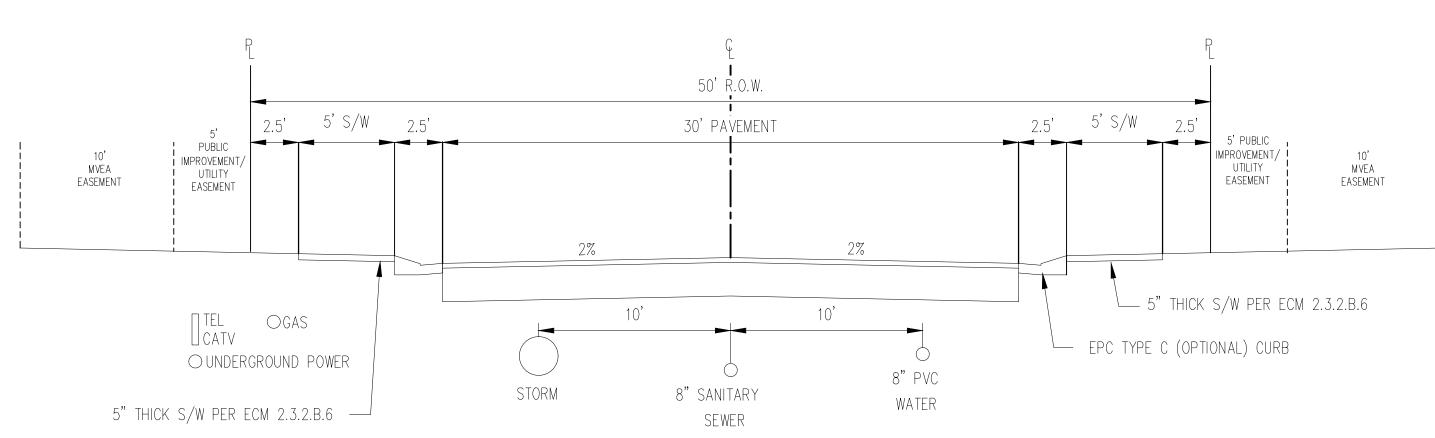
 4. ALL SIGNS SHOWN ON THE SIGNING AND STRIPING PLAN SHALL BE NEW SIGNS. EXISTING SIGNS MAY REMAIN OR BE REUSED IF THEY MEET CURRENT EL PASO COUNTY AND MUTCD
- STREET NAME AND REGULATORY STOP SIGNS SHALL BE ON THE SAME POST AT INTERSECTIONS.
 ALL REMOVED SIGNS SHALL BE DISPOSED OF IN A PROPER MANNER BY 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.
- 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"XQUARE 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. STOP BARS SHALL BE 24"IN WIDTH.
- CROSSWALKS LINES SHALL BE 24"WIDE AND A MINIMUM OF 9' LONG.

 12. WORD AND SYMBOL MARKINGS SHALL BE THE NARROW TYPE.

 13. 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.

- 14. THE CONTRACTOR SHALL NOTIFY EL PASO COUNTY PLANNING AND COMMUNITY DEVELOPMENT (719) 520-6819 PRIOR TO AND UPON COMPLETION OF SIGNING AND STRIPING.
 15. THE CONTRACTOR SHALL OBTAIN A WORK IN THE RIGHT OF WAY PERMIT FROM THE EL PASO
- 15. THE CONTRACTOR SHALL OBTAIN A WORK IN THE RIGHT OF WAY PERMIT FROM THE EL PAS COUNTY DEPARTMENT OF PUBLIC WORKS (DPW) PRIOR TO ANY SIGNAGE OR STRIPING WORK WITHIN AN EXISTING EL PASO COUNTY ROADWAY.



TYPICAL STREET SECTION — URBAN LOCAL ROADWAY N.T.S.

BRIXHAM DR, KATE MEADOW LN, FARM CIRCLE CT, MILL YARD CIR, STARCROSS CT

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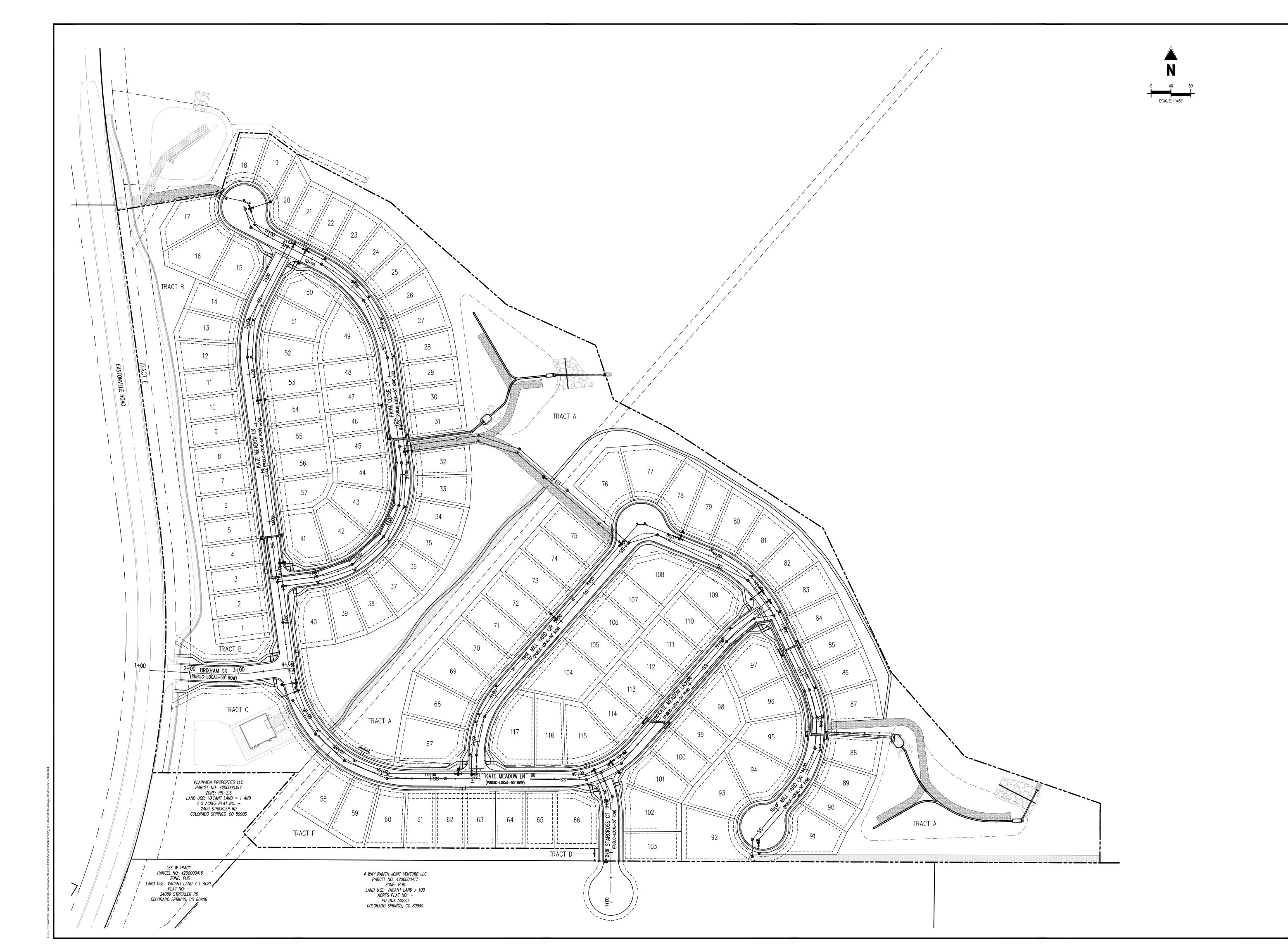
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STRUCTION DOCUMENTS
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DY HOMES, INC.

Project No:	HRG02
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Checked By:	CMWJ
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Sheet 2 of 3



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CMWJ

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OVERALL SHEET

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Sheet 3 of 3



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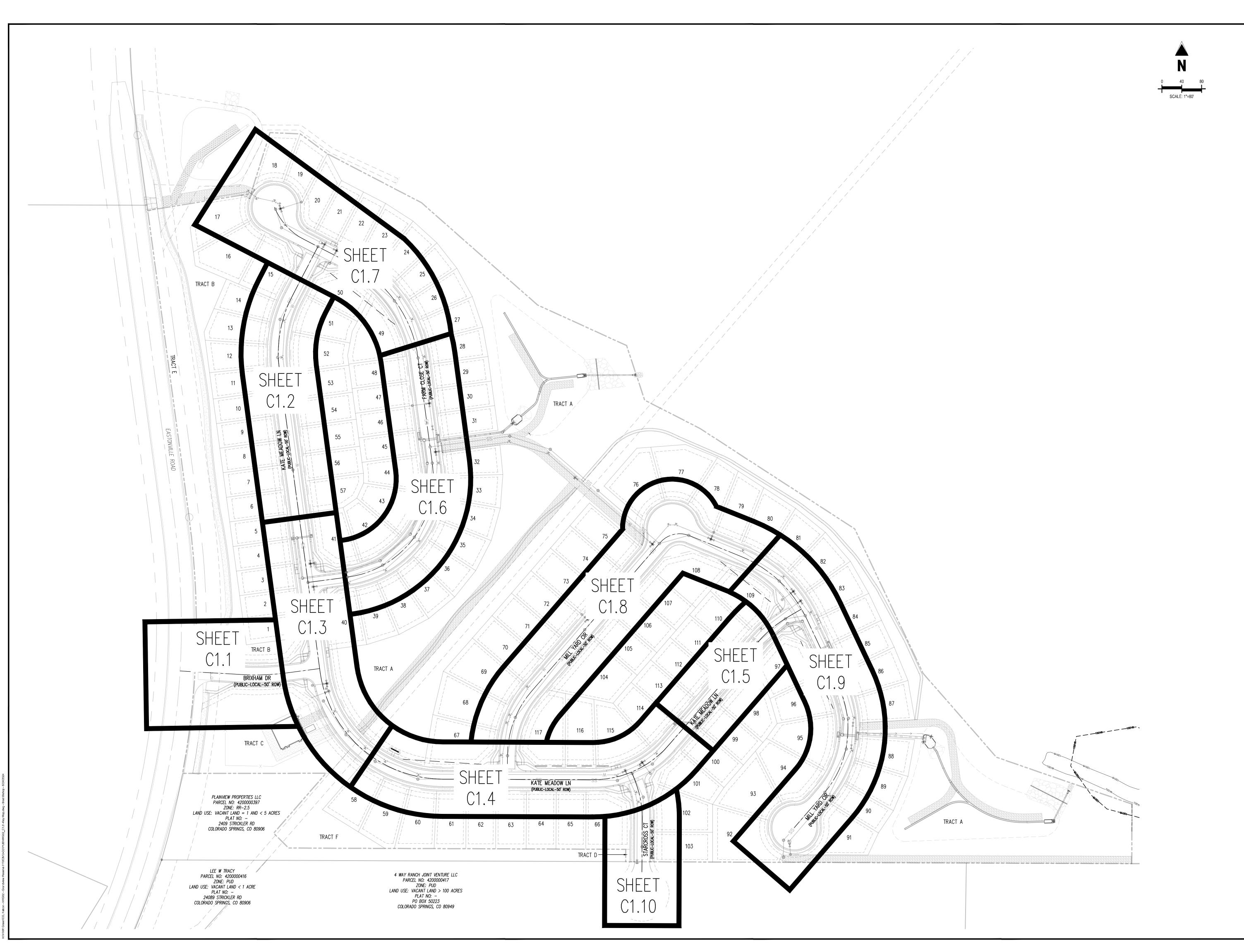
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Date Issue / Description

Project No:	HRG02	
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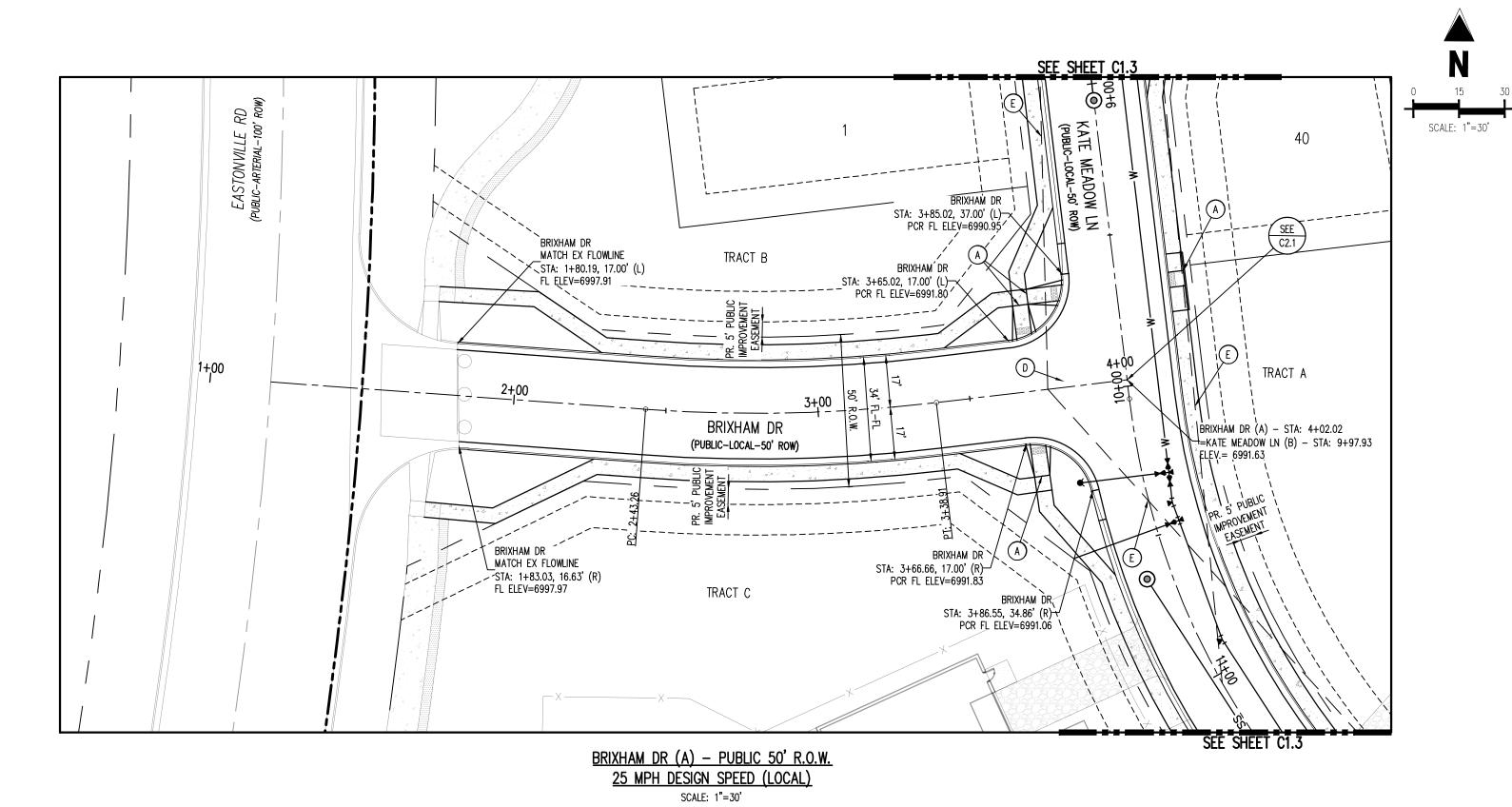
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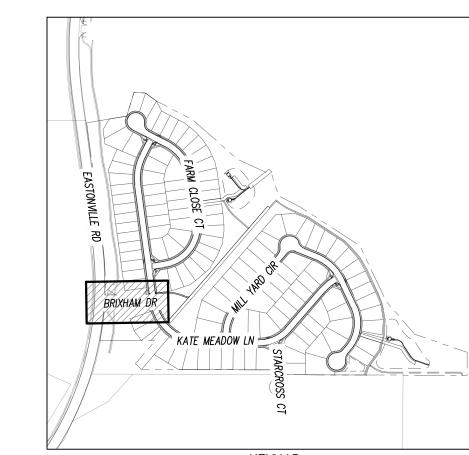
KEY MAP

Sheet 5 of 33



HP STA: 1+94.29 HP ELEV.= 6998.46 PVI STA: 3+18 PVI STA: 2+17 .PVI ELEV.= 6999.15. ...PVI ELEV.= 6993.31 K: 12.00 K = 26.00LVC= 93.43' LVC= 98.42' PROP. GRADE @ / CL OF ROAD _EXISTING GRADE 0 + 504+30

> BRIXAM DR (A) (STA: 1+00 - 4+30) SCALES: HORIZONTAL 1"=30', VERTICAL 1"=6'



KEYMAP SCALE: 1"=500'

	SCALE: 1 = 300
SITE LEGEND	
	PROPERTY BOUNDARY LINE
	ADJACENT PROPERTY BOUNDARY LINE
	RIGHT OF WAY BOUNDARY LINE
	SECTION LINE
	EXISTING ADJACENT LOT LINE
	PROPOSED LOT LINE
	EXISTING EASEMENT LINE
	PROPOSED EASEMENT LINE
	ROAD CENTERLINE
	PROPOSED RIDGE LINE
—···←	PROPOSED SWALE LINE
	EXISTING SWALE LINE
100YR 100YR-	FLOODPLAIN BOUNDARY
	EXISTING FLOOD ZONE
	EXISTING FLOOD ZONE SETBACK
	PROPOSED CURB AND GUTTER
	EXISTING CURB AND GUTTER
1. A	PROPOSED SIDEWALK
	PROPOSED TRAIL
	PROPOSED GRAVEL PER ECM TABLE D-7
	RIPRAP OUTFALL PADS
	EXISTING SIGN
	PROPOSED SIGN
4	PROPOSED CONCRETE
	EXISTING CONCRETE

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 SEE GRADING PLAN FOR ALL GRADING INFORMATION 5. ALL STORM SEWER SHALL BE CLASS III RCP
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- (A) PEDESTRIAN RAMP, SEE DETAILS (EPC SD_2-40 & SD_2-41)
- B) PROPOSED 10' CURB TRANSITION
- © PROPOSED 5' CURB TRANSITION
- D PROPOSED 6' CONCRETE CROSS PAN, SEE DETAIL (EPC SD_2-26)
- E PROPOSED SIGHT DISTANCE TRIANGLE

NOTE: CONTRACTOR SHALL PROTECT ALL EXISTING SURVEY MONUMENTATION. CONTRACTOR SHALL HAVE LICENSED SURVEYOR REPLACE ANY DAMAGED OR DISTURBED MONUMENTATION AT

CONTRACTOR RESPONSIBLE FOR AS-BUILT DRAWINGS, TESTS, REPORTS AND/OR ANY OTHER CERTIFICATES OR INFORMATION AS REQUIRED FOR ACCEPTANCE OF WORK FROM CITY, UTILITY DISTRICTS OR ANY OTHER GOVERNING AGENCY.

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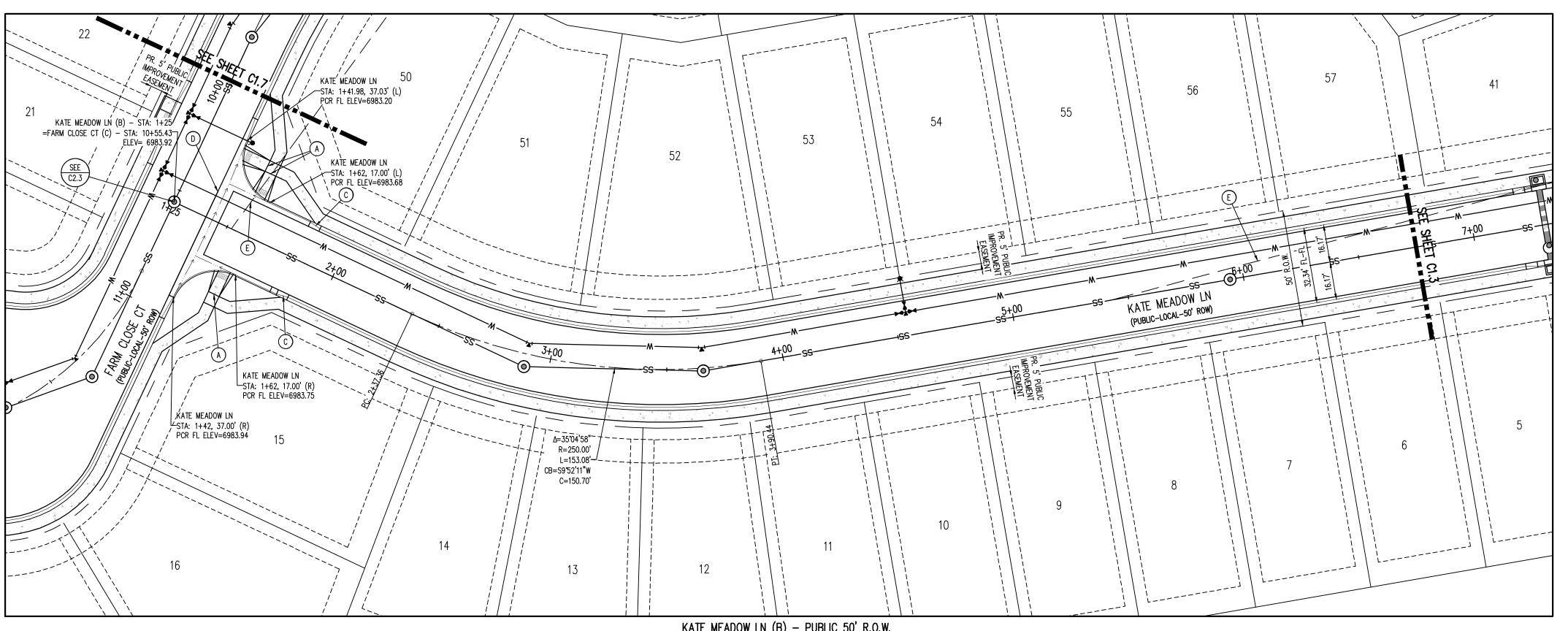
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Date Issue / Description

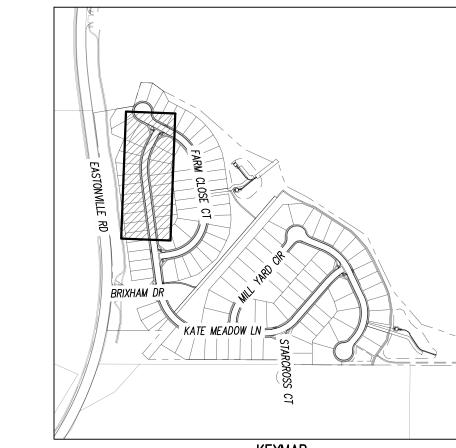
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ROADWAY P&P

Sheet 6 of 33







KEYMAP SCALE: 1"=500'

SITE LEGEND PROPERTY BOUNDARY LINE ADJACENT PROPERTY BOUNDARY LINE — — SECTION LINE EXISTING ADJACENT LOT LINE PROPOSED LOT LINE - - - - EXISTING EASEMENT LINE ---- PROPOSED EASEMENT LINE ······ EXISTING FLOOD ZONE EXISTING FLOOD ZONE SETBACK PROPOSED CURB AND GUTTER EXISTING CURB AND GUTTER PROPOSED SIDEWALK PROPOSED TRAIL PROPOSED GRAVEL PER ECM TABLE D-7 RIPRAP OUTFALL PADS EXISTING SIGN PROPOSED SIGN PROPOSED CONCRETE EXISTING CONCRETE

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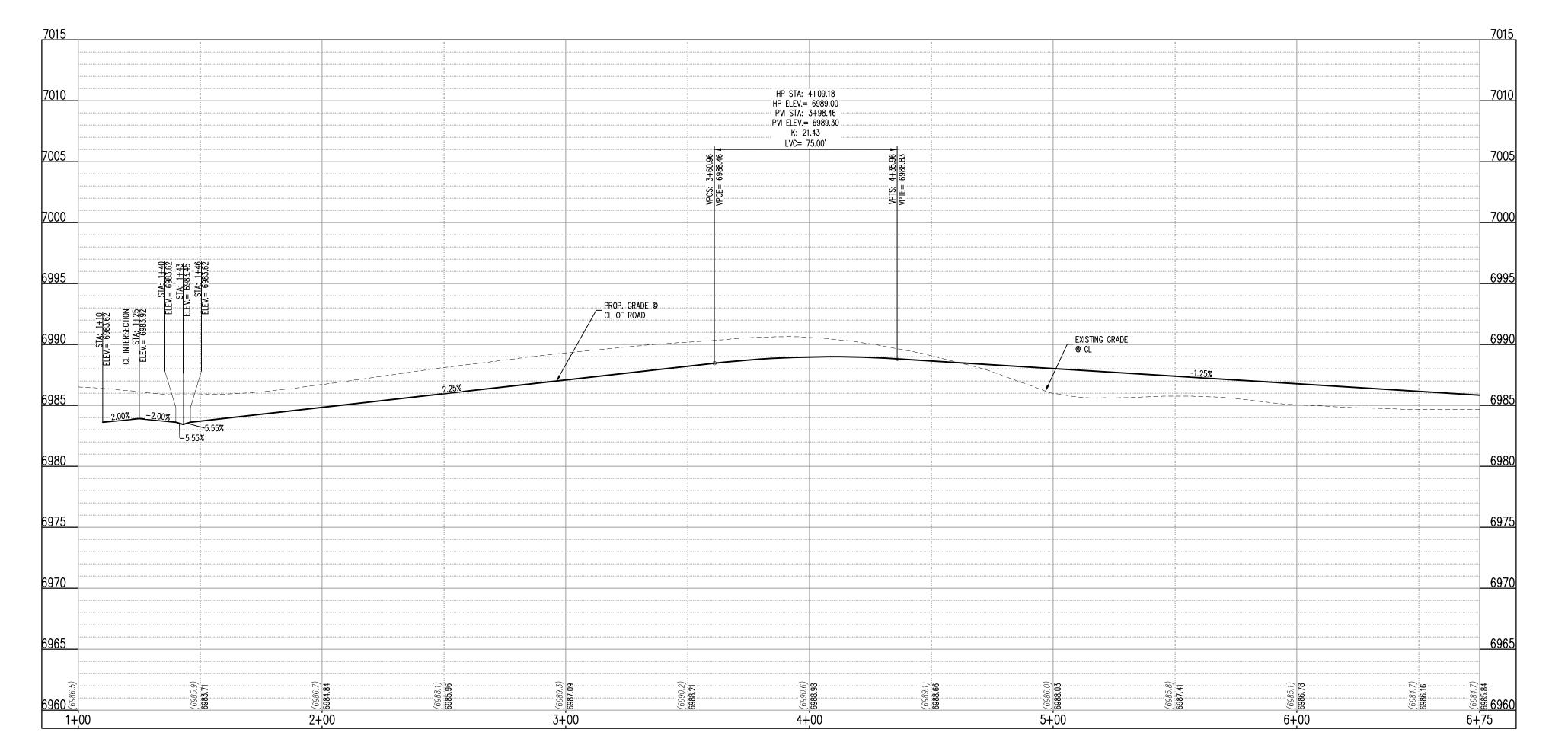
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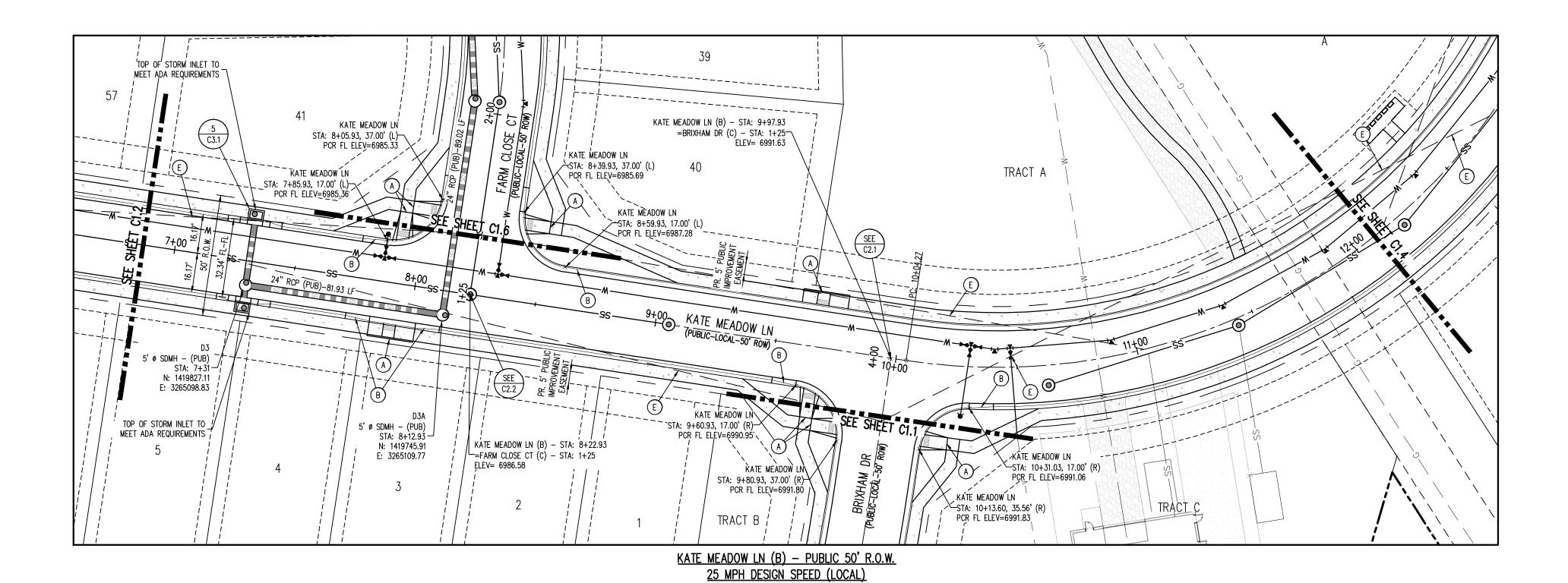
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KATE MEADOW LN (B) - PUBLIC 50' R.O.W. 25 MPH DESIGN SPEED (LOCAL) SCALE: 1"=30'

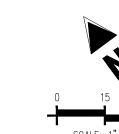


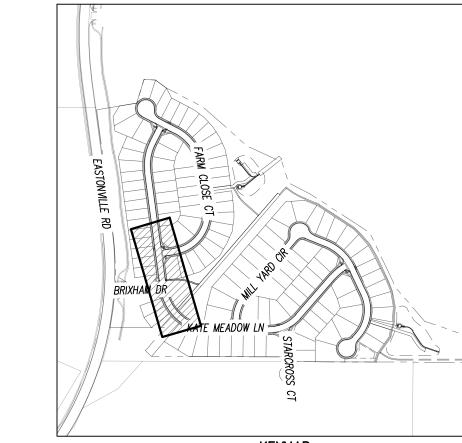
KATE MEADOW LN (B) (STA: 1+00 - 6+75) SCALES: HORIZONTAL 1"=30', VERTICAL 1"=6'

Sheet 7 of 33



SCALE: 1"=30'





KEYMAP SCALE: 1"=500'

SITE ELOCIND	
	PROPERTY BOUNDARY LINE
	ADJACENT PROPERTY BOUNDARY LINE
	RIGHT OF WAY BOUNDARY LINE
	SECTION LINE
	EXISTING ADJACENT LOT LINE
	PROPOSED LOT LINE
	EXISTING EASEMENT LINE
	PROPOSED EASEMENT LINE
	ROAD CENTERLINE
	PROPOSED RIDGE LINE
— · · · ←	PROPOSED SWALE LINE
	EXISTING SWALE LINE
100YR 100YR-	FLOODPLAIN BOUNDARY
	EXISTING FLOOD ZONE
	EXISTING FLOOD ZONE SETBACK
	PROPOSED CURB AND GUTTER
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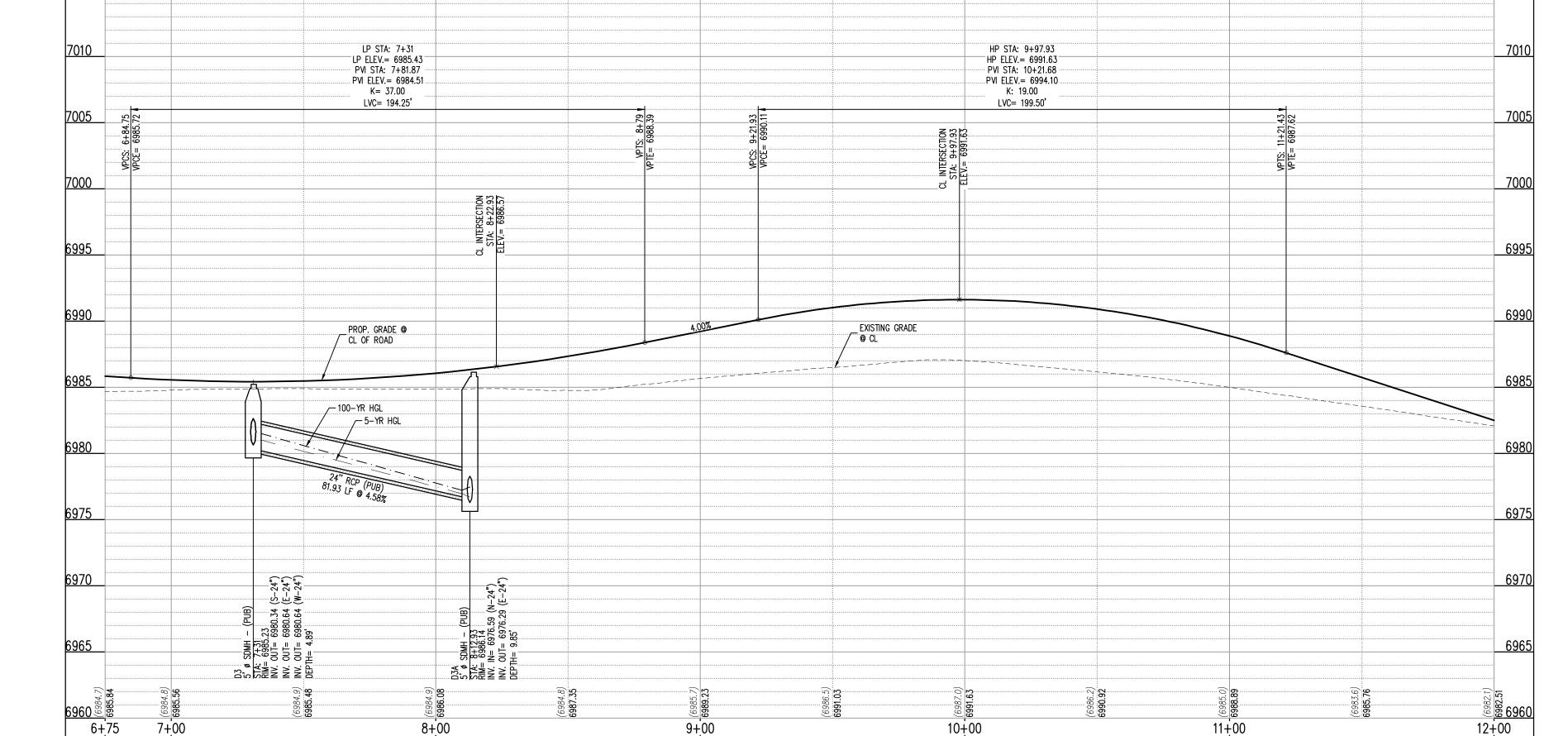
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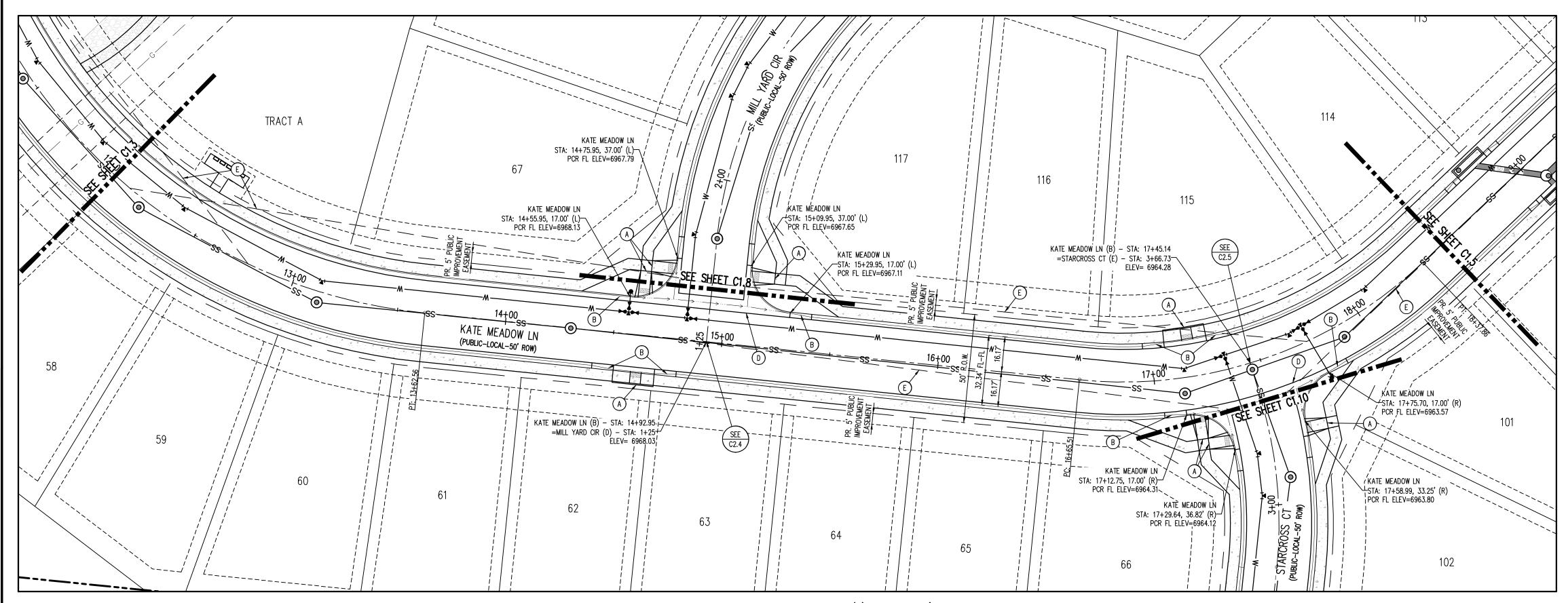
ROADWAY P&P

Sheet 8 of 33



KATE MEADOW LN (B) (STA: 6+75 - 12+00)

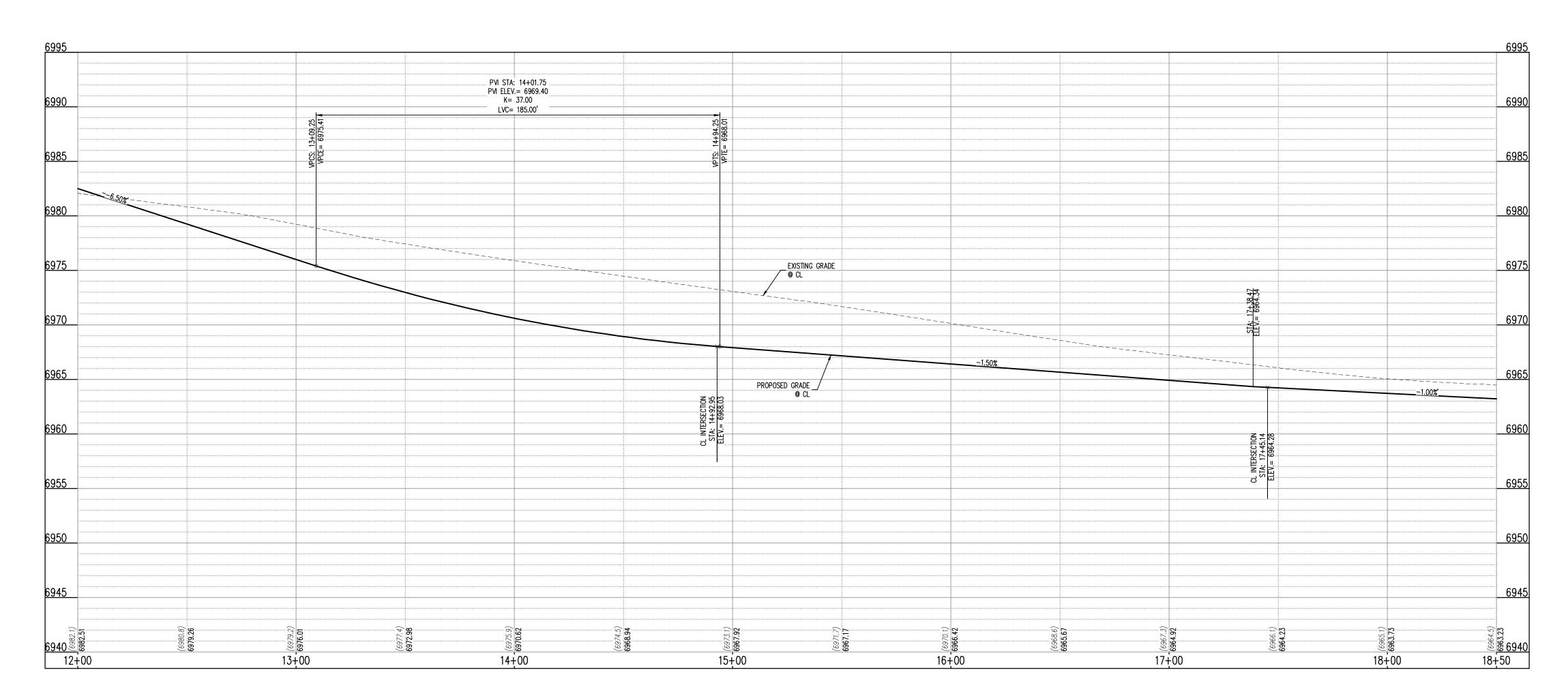
SCALES: HORIZONTAL 1"=30', VERTICAL 1"=6'



KATE MEADOW LN (B) — PUBLIC 50' R.O.W.

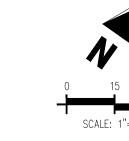
25 MPH DESIGN SPEED (LOCAL)

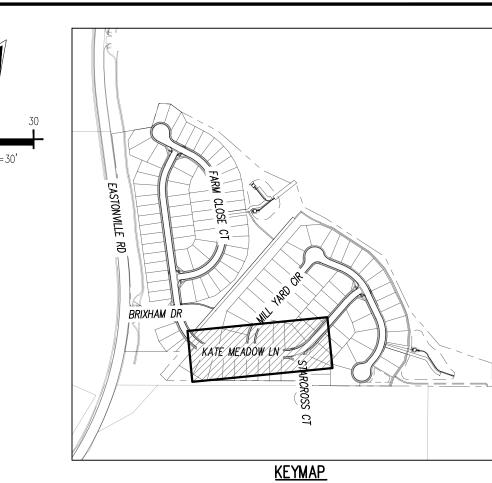
SCALE: 1"=30'



KATE MEADOW LN (B) (STA: 12+00 - 18+50)

SCALES: HORIZONTAL 1"=30', VERTICAL 1"=6'





SITE LEGEND	SCALE: 1"=500'
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	ADJACENT PROPERTY BOUNDARY LINE
	RIGHT OF WAY BOUNDARY LINE
	SECTION LINE
	EXISTING ADJACENT LOT LINE
	PROPOSED LOT LINE
	EXISTING EASEMENT LINE
	PROPOSED EASEMENT LINE
	ROAD CENTERLINE
	PROPOSED RIDGE LINE
— ⋯ ←	PROPOSED SWALE LINE
	EXISTING SWALE LINE
100YR100YR_	FLOODPLAIN BOUNDARY
	EXISTING FLOOD ZONE
	EXISTING FLOOD ZONE SETBACK
	PROPOSED CURB AND GUTTER
	EXISTING CURB AND GUTTER
	PROPOSED SIDEWALK
	PROPOSED TRAIL
	PROPOSED GRAVEL PER ECM TABLE D-7
	RIPRAP OUTFALL PADS
	EXISTING SIGN
	PROPOSED SIGN
4	PROPOSED CONCRETE
	EXISTING CONCRETE

NOTI

- ALIGNMENT AND PROFILES ARE IN RELATION TO THE CENTERLINE OF ROADWAY, THEREFORE STORM SEWER MANHOLE RIMS AND INLETS MAY APPEAR TO NOT MEET FINISH
- STORM SEWER TBC ELEVATIONS ON ALL STORM DRAIN CURB INLETS ARE LOCATED AT THE MIDDLE. CONTRACTOR TO ENSURE THE INLET MATCHES THE SLOPE OF THE ADJACENT ROADWAY CENTER LINE.
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- 4. SEE GRADING PLAN FOR ALL GRADING INFORMATION
 5. ALL STORM SEWER SHALL BE CLASS III RCP
- 6. ALL STORM SEWER MANHOLES SHALL BE TYPE 1 UNLESS OTHERWISE NOTED
- A PEDESTRIAN RAMP, SEE DETAILS (EPC SD_2-40 & SD_2-41)
- B PROPOSED 10' CURB TRANSITION
- © PROPOSED 5' CURB TRANSITION
- D PROPOSED 6' CONCRETE CROSS PAN, SEE DETAIL (EPC SD_2-26)
- E PROPOSED SIGHT DISTANCE TRIANGLE

NOTE: CONTRACTOR SHALL PROTECT ALL EXISTING SURVEY MONUMENTATION. CONTRACTOR SHALL HAVE LICENSED SURVEYOR REPLACE ANY DAMAGED OR DISTURBED MONUMENTATION AT THEIR COST.

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BASIS OF BEARING

THE NORTH LINE OF SECTION 28, TOWNSHIP 12 SOUTH, RANGE 64 WEST OF THE 6TH PRINCIPAL MERIDIAN, EL PASO COUNTY, STATE OF COLORADO BEING MONUMENTED AT EACH END BY A 3-1/4" ALUMINUM SURVEYORS CAP STAMPED "PSINC LS 30087" AND ASSUMED TO BEAR S89'47'04"E, A DISTANCE OF 5285.07 FEET.

BENCHMARK

NGS BENCHMARK F 24
A STANDARD DISK, STAMPED F 24 1929 AND SET IN THE TOP OF A CONCRETE POST PROJECTING ABOUT 6 INCHES ABOVE GROUND. ALONG THE CHICAGO, ROCK ISLAND AND PACIFIC RAILROAD, 52 FEET NORTHWEST OF THE CENTERLINE OF U.S. HIGHWAY 24, 48 FEET SOUTHEAST OF THE CENTERLINE OF THE TRACK.

NAVD88 ELEVATION = 6866.33

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now what's below.
Call before you dig.
HE CONTRACTOR'S

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Galloway

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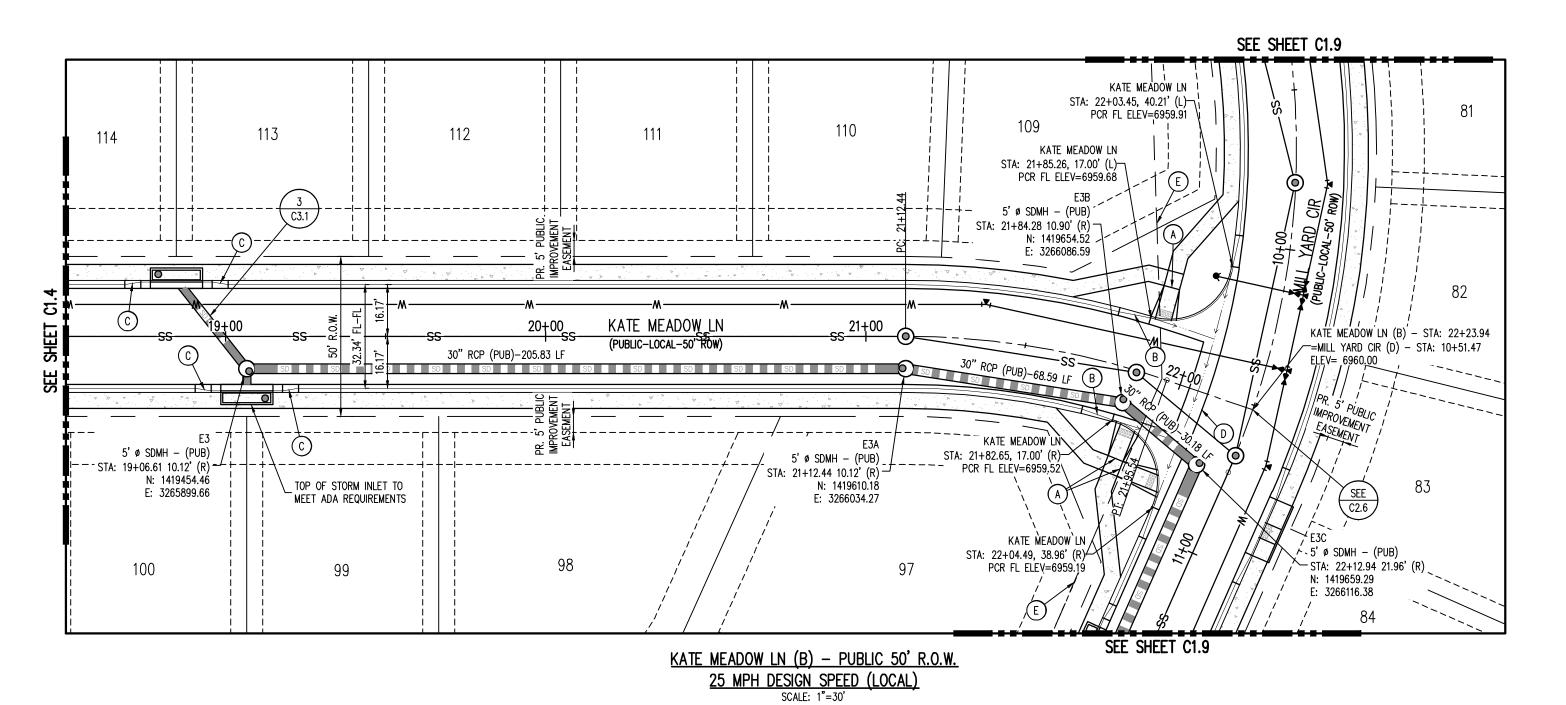
CONSTRUCTION DOCUMENTS
GRANDVIEW RESERVE FILING NC
MELODY HOMES, INC.
SF2311

Date Issue / Description Init

Project No:	HRG02
Drawn By:	JDM, BLB
Checked By:	CMWJ
Date:	03/15/2024
ROADWAY P&P	

C1.4

Sheet 9 of 33



-5.55%

68.59 LF @ 0.75%

21+00

5.55%

-30.18 LF @ 0.75%

22+00

22+50

PROP. GRADE @

100-YR HGL-

STA: NV. – NV. – DEPT

19+00

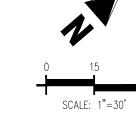
205.83 LF @ 0.75%

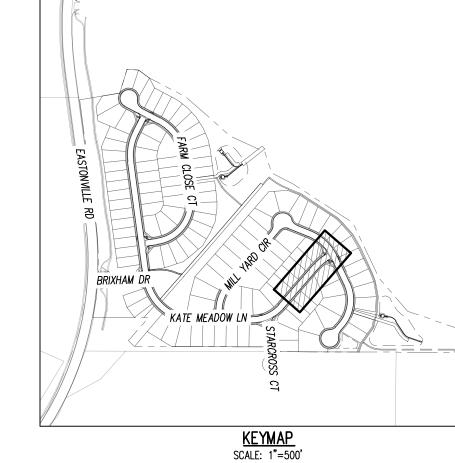
20+00

KATE MEADOW LN (B) (STA: 18+50 - 22+50)

SCALES: HORIZONTAL 1"=30', VERTICAL 1"=6'

18 + 50





	30ALL. 1 -300
SITE LEGEND	
	PROPERTY BOUNDARY LINE
	ADJACENT PROPERTY BOUNDARY LINE
	RIGHT OF WAY BOUNDARY LINE
	SECTION LINE
	EXISTING ADJACENT LOT LINE
	PROPOSED LOT LINE
	EXISTING EASEMENT LINE
	PROPOSED EASEMENT LINE
	ROAD CENTERLINE
	PROPOSED RIDGE LINE
	PROPOSED SWALE LINE
	EXISTING SWALE LINE
100YR 100YR-	FLOODPLAIN BOUNDARY
	EXISTING FLOOD ZONE
	EXISTING FLOOD ZONE SETBACK
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D·R·HORTON

America's Builder

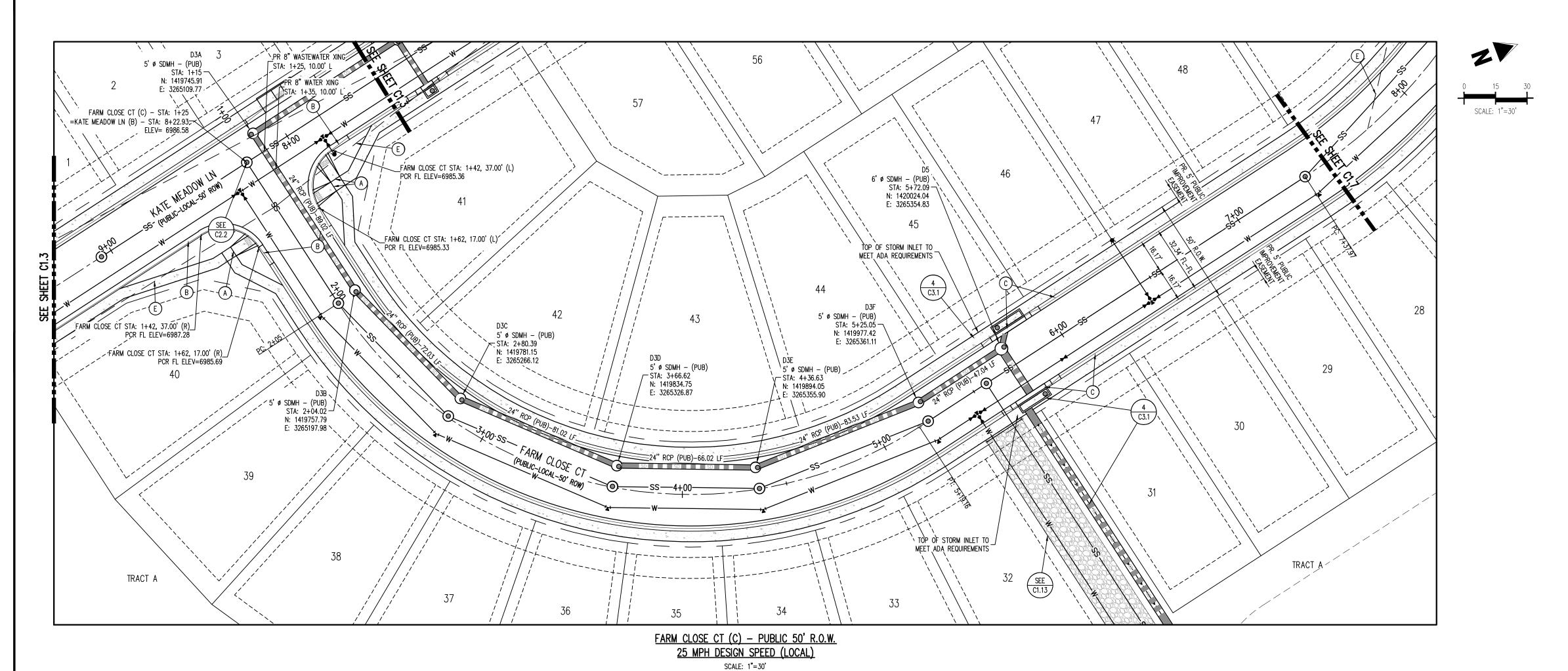
S CONSTRUCTION DOCUMENTS GRANDVIEW RESERVE FILING MELODY HOMES, INC. SF2311 & REX RD ', FALCON,

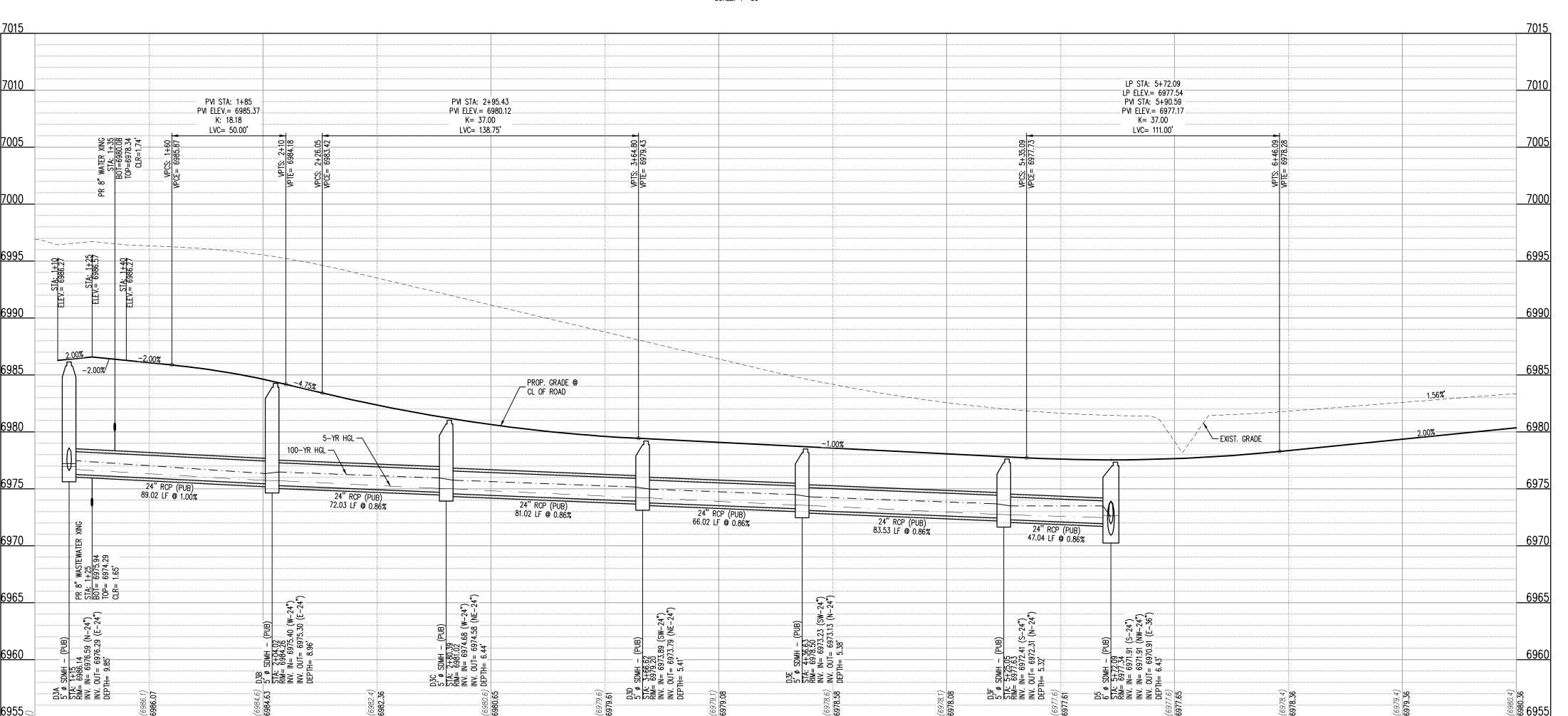
Date Issue / Description

Drainat No.	
Project No:	HRG02
Drawn By:	JDM, BLB
Checked By:	CMWJ
Date:	03/15/2024

ROADWAY P&P

Sheet 10 of 33





FARM CLOSE CT (C) (STA: 1+00 - 7+50) SCALES: HORIZONTAL 1"=30', VERTICAL 1"=6'

5+00

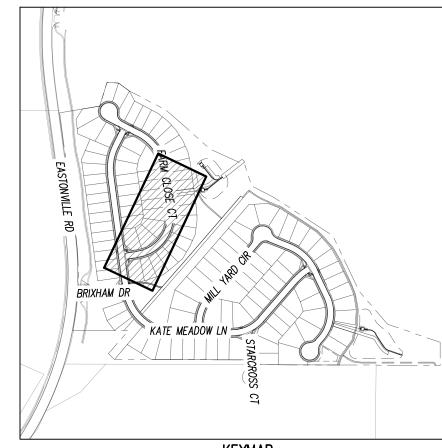
6+00

4+00

1+00

2+00

3+00



KEYMAP SCALE: 1"=500'

	PROPERTY BOUNDARY LINE
	ADJACENT PROPERTY BOUNDARY LINE
	RIGHT OF WAY BOUNDARY LINE
	SECTION LINE
	EXISTING ADJACENT LOT LINE
	PROPOSED LOT LINE
	EXISTING EASEMENT LINE
	PROPOSED EASEMENT LINE
	ROAD CENTERLINE
	PROPOSED RIDGE LINE
 ··· ←	PROPOSED SWALE LINE
	EXISTING SWALE LINE
100YR 100YR-	FLOODPLAIN BOUNDARY
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	EXISTING CURB AND GUTTER
	PROPOSED SIDEWALK
	PROPOSED TRAIL
	PROPOSED GRAVEL PER ECM TABLE D-7
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0	PROPOSED SIGN
4	PROPOSED CONCRETE
	EXISTING CONCRETE

SITE LEGEND

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BENCHMARK

7+50

7+00

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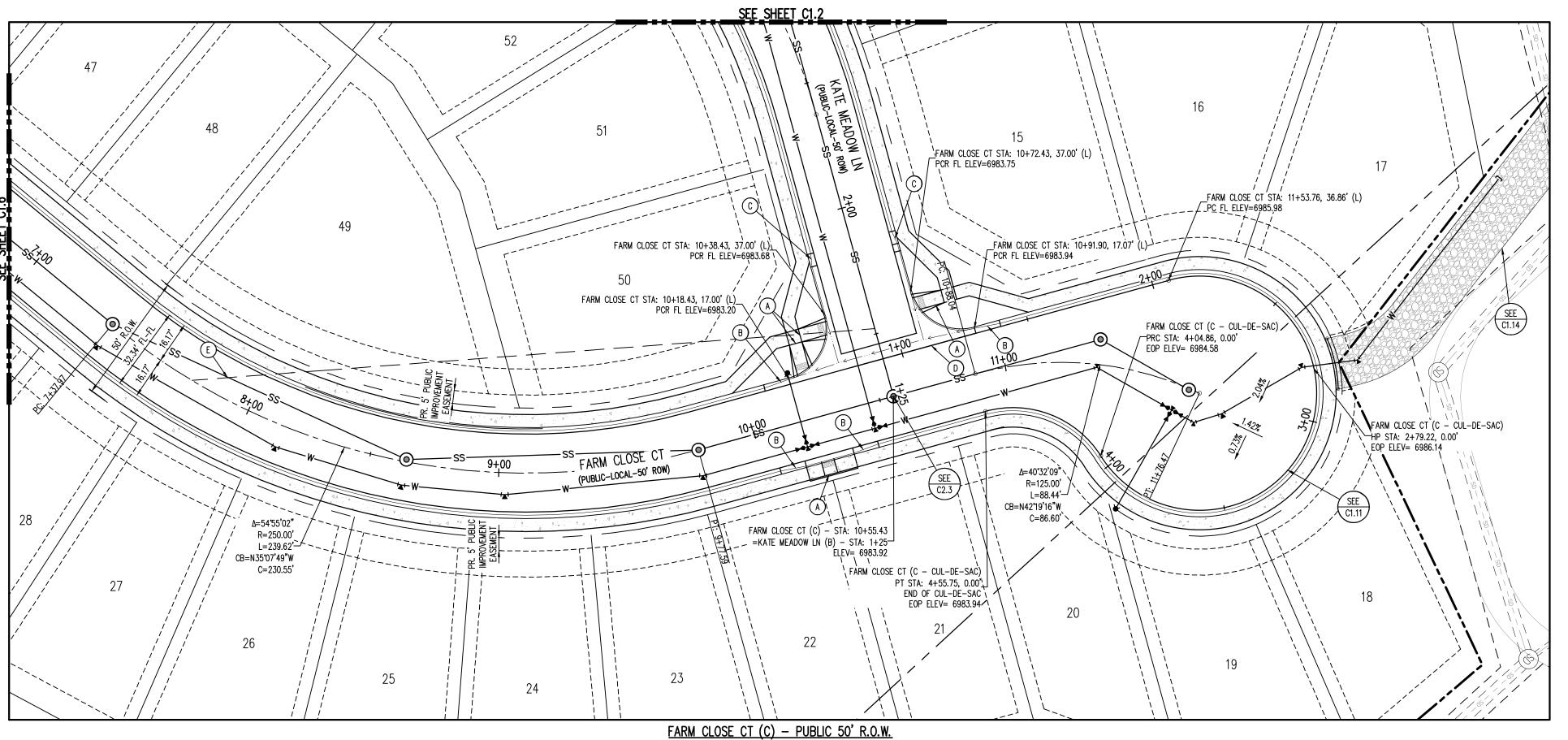
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Date Issue / Description

Project No:	HRG02
Drawn By:	JDM, BLB
Checked By:	CMWJ
Date:	03/15/2024

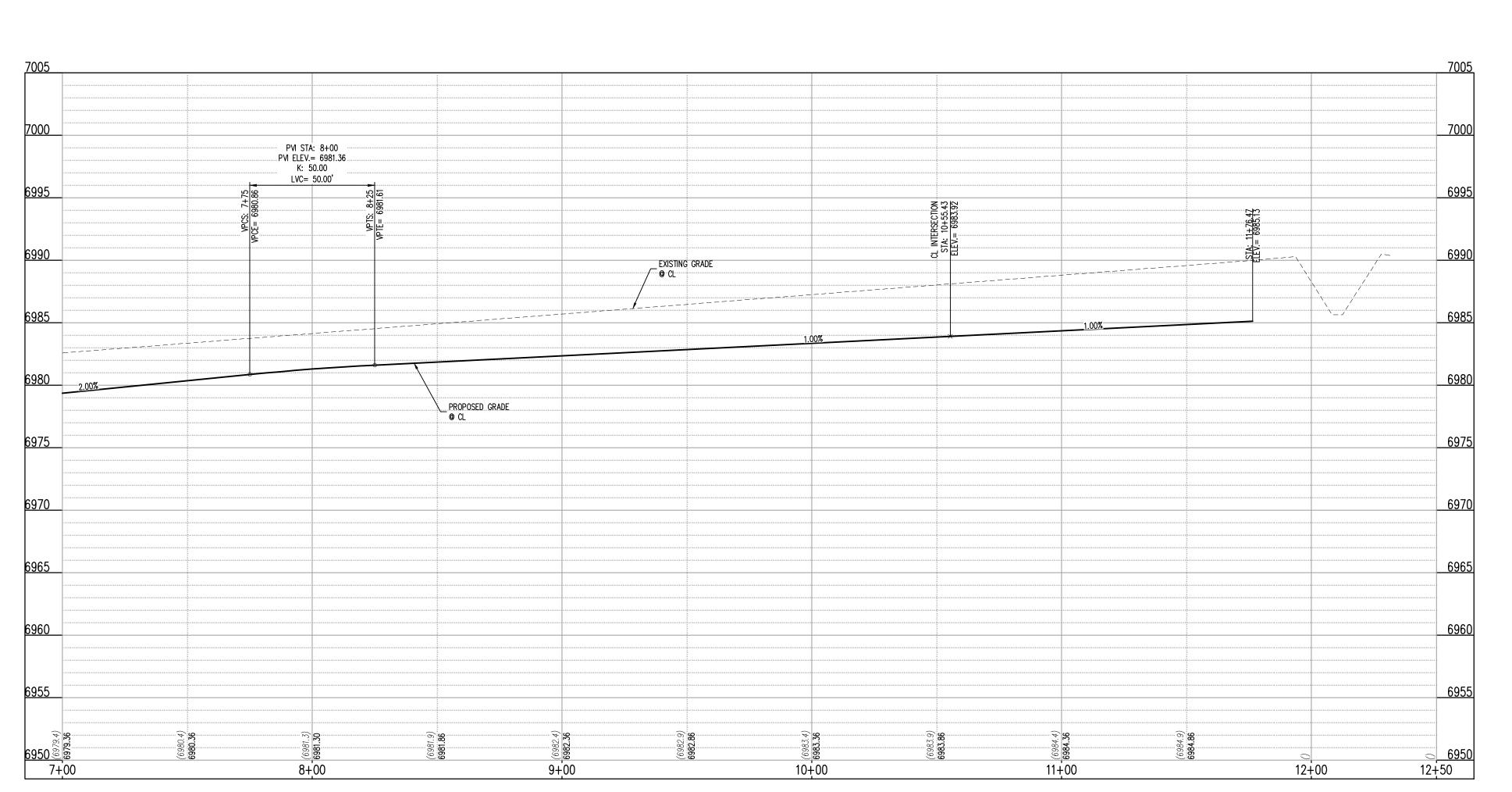
ROADWAY P&P

Sheet 11 of 33



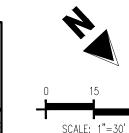
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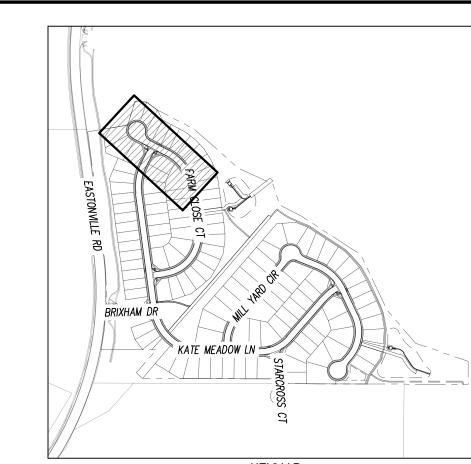
SCALE: 1"=30'



FARM CLOSE CT (C) (STA: 7+50 - 12+50)

SCALES: HORIZONTAL 1"=30', VERTICAL 1"=6'





KEYMAP SCALE: 1"=500'

SITE LEGEND	SCALE: 1"=500'
	PROPERTY BOUNDARY LINE
	ADJACENT PROPERTY BOUNDARY LINE
	RIGHT OF WAY BOUNDARY LINE
	SECTION LINE
	EXISTING ADJACENT LOT LINE
	PROPOSED LOT LINE
	EXISTING EASEMENT LINE
	PROPOSED EASEMENT LINE
	ROAD CENTERLINE
	PROPOSED RIDGE LINE
	PROPOSED SWALE LINE
$-\!\!\!\!-\!\!\!\!-\!\!\!\!-\!\!\!\!-\!\!\!\!-\!\!\!\!-\!\!\!\!-\!$	EXISTING SWALE LINE
100YR 100YR-	FLOODPLAIN BOUNDARY
	EXISTING FLOOD ZONE
	EXISTING FLOOD ZONE SETBACK
	PROPOSED CURB AND GUTTER
	EXISTING CURB AND GUTTER
	PROPOSED SIDEWALK
	PROPOSED TRAIL
	PROPOSED GRAVEL PER ECM TABLE D-7
	RIPRAP OUTFALL PADS
	EXISTING SIGN
	PROPOSED SIGN
	PROPOSED CONCRETE
	EXISTING CONCRETE

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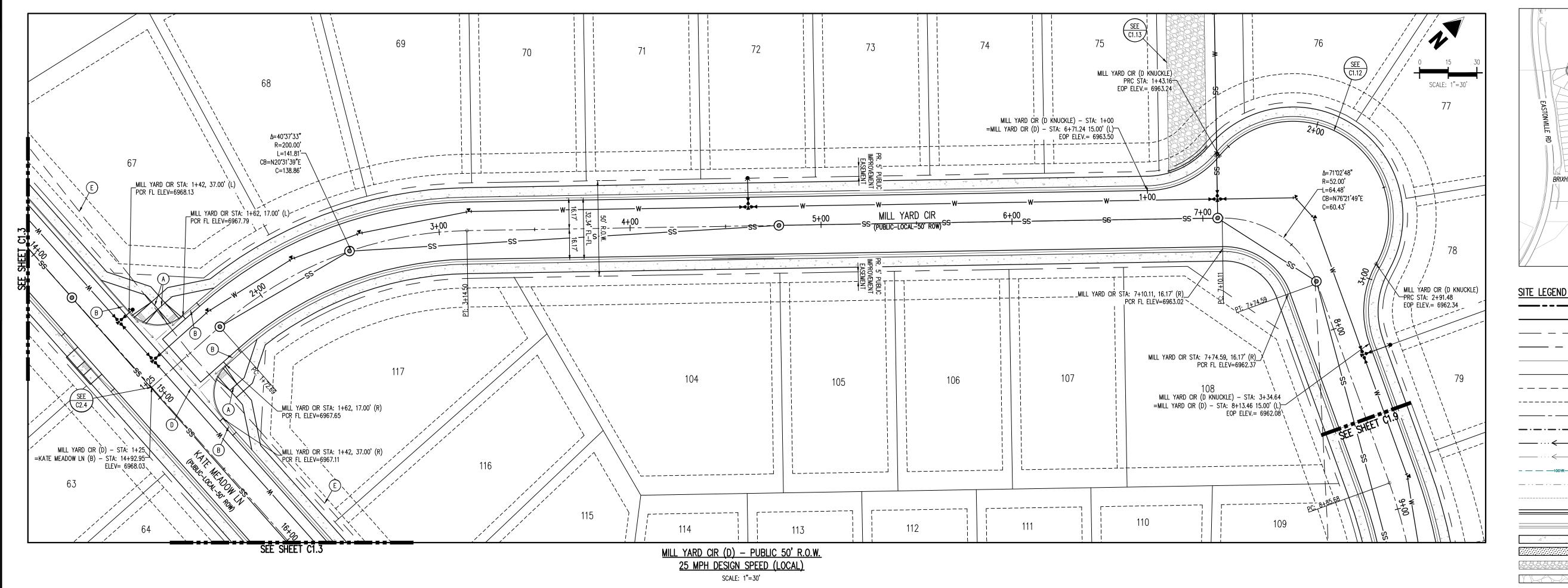
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SO CONSTRUCTION DOCUMENTS GRANDVIEW RESERVE FILING MELODY HOMES, INC. SF2311

Date Issue / Description

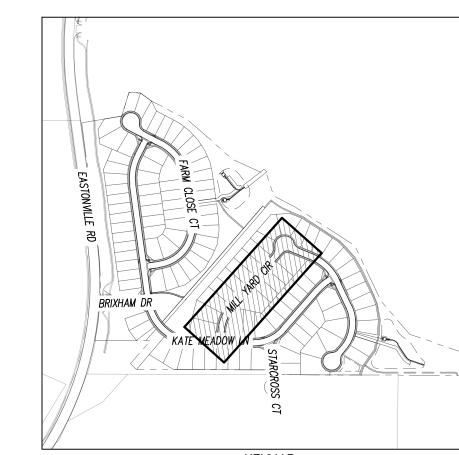
JDM, BLB Checked By: 03/15/2024 **ROADWAY P&P**

Sheet 12 of 33



HP STA: 1+99.70 HP ELEV.= 6968.42 -- PVI STA: 1+90.20 .. PVI ELEV.= 6968.61... K: 19.00 LVC= 57.00' — EXIST. GRADE ______ -5.55% PROP. GRADE @ CL OF ROAD 1+00 2+00 4+00 8+50 3+00 5+00 6+00 7+00 8+00

MILL YARD CIR (D) (STA: 1+00 - 8+50) SCALES: HORIZONTAL 1"=30', VERTICAL 1"=6'



KEYMAP SCALE: 1"=500'

———	PROPERTY BOUNDARY LINE
	ADJACENT PROPERTY BOUNDARY LINE
	RIGHT OF WAY BOUNDARY LINE
	SECTION LINE
	EXISTING ADJACENT LOT LINE
	PROPOSED LOT LINE
	EXISTING EASEMENT LINE
	PROPOSED EASEMENT LINE
	ROAD CENTERLINE
	PROPOSED RIDGE LINE
 ··· ←	PROPOSED SWALE LINE
	EXISTING SWALE LINE
- — — —100YR- — — —100YR-	FLOODPLAIN BOUNDARY
	EXISTING FLOOD ZONE
	EXISTING FLOOD ZONE SETBACK
	PROPOSED CURB AND GUTTER
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	RIPRAP OUTFALL PADS
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- 3. ALL STORM SEWER PIPING SHALL USE WATERTIGHT JOINTS. 4. SEE GRADING PLAN FOR ALL GRADING INFORMATION 5. ALL STORM SEWER SHALL BE CLASS III RCP
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- (E) PROPOSED SIGHT DISTANCE TRIANGLE

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BASIS OF BEARING

THE NORTH LINE OF SECTION 28, TOWNSHIP 12 SOUTH, RANGE 64 WEST OF THE 6TH PRINCIPAL MERIDIAN, EL PASO COUNTY, STATE OF COLORADO BEING MONUMENTED AT EACH 6945 END BY A 3-4" ALUMINUM SURVEYORS CAP STAMPED "PSINC LS 30087" AND ASSUMED TO BEAR S89'47'04"E, A DISTANCE OF 5285.07 FEET.

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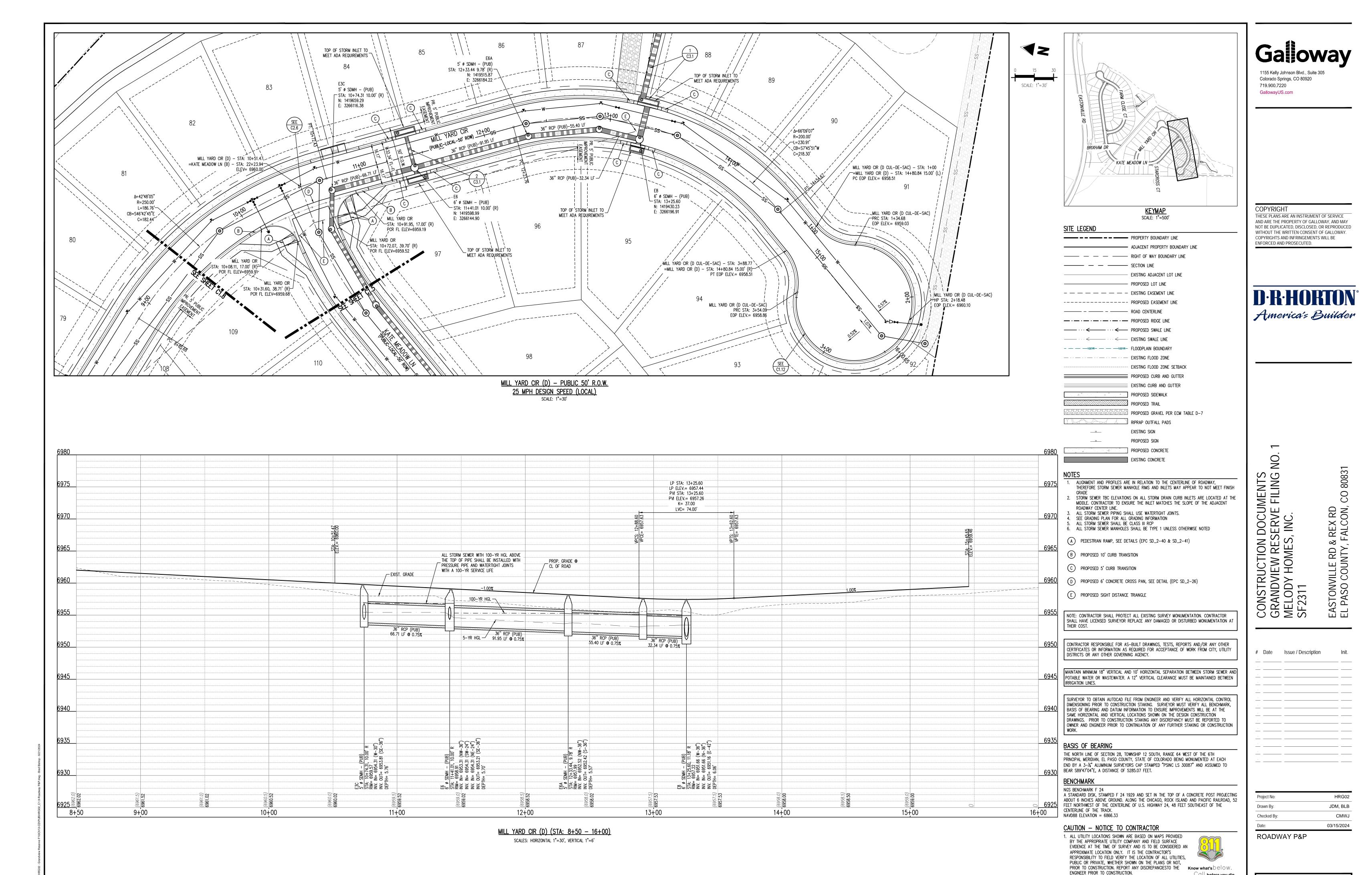
America's Builder

CONSTRUCTION DOCUMENTS GRANDVIEW RESERVE FILING MELODY HOMES, INC. SF2311

Date Issue / Description

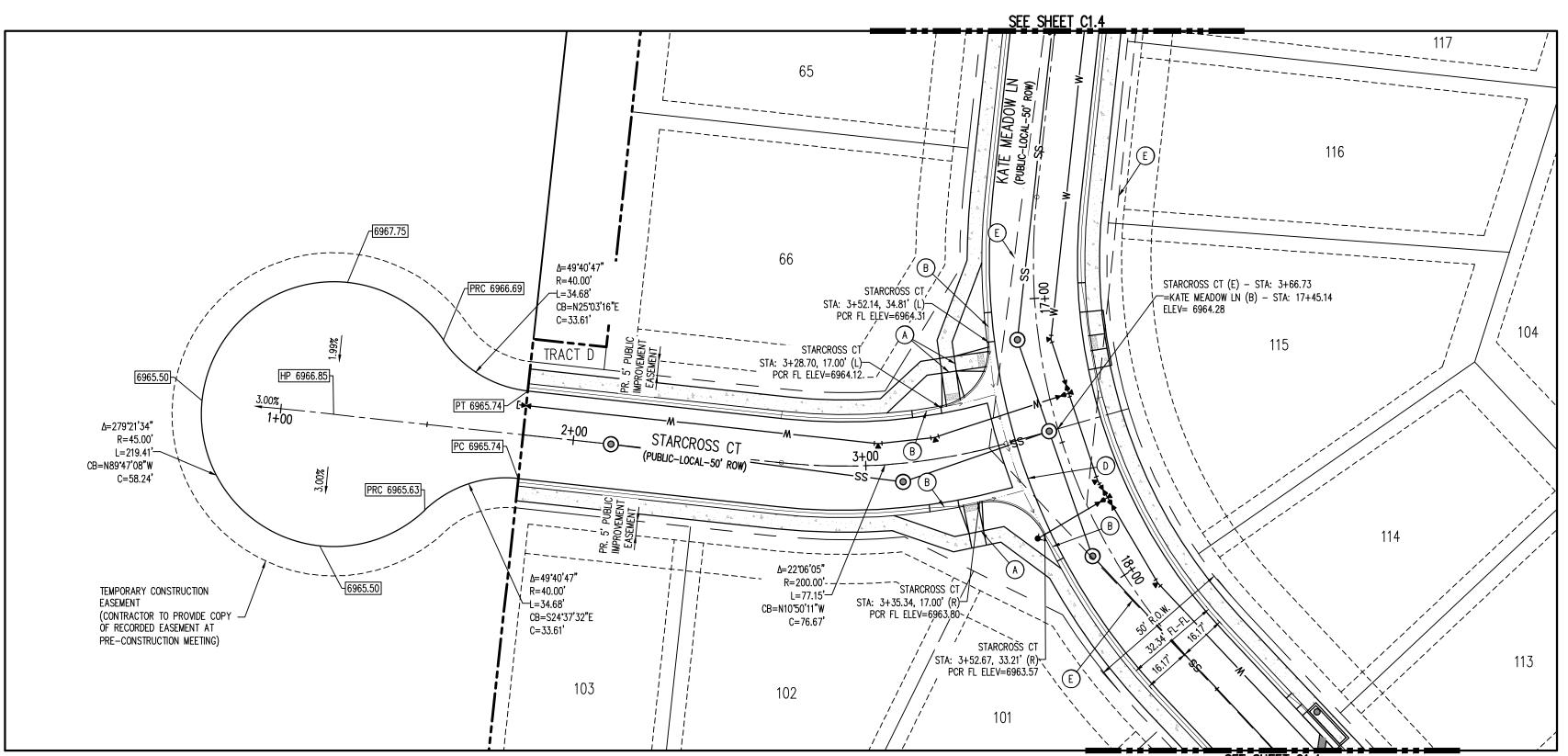
JDM, BLB Checked By: 03/15/2024 **ROADWAY P&P**

Sheet 13 of 33



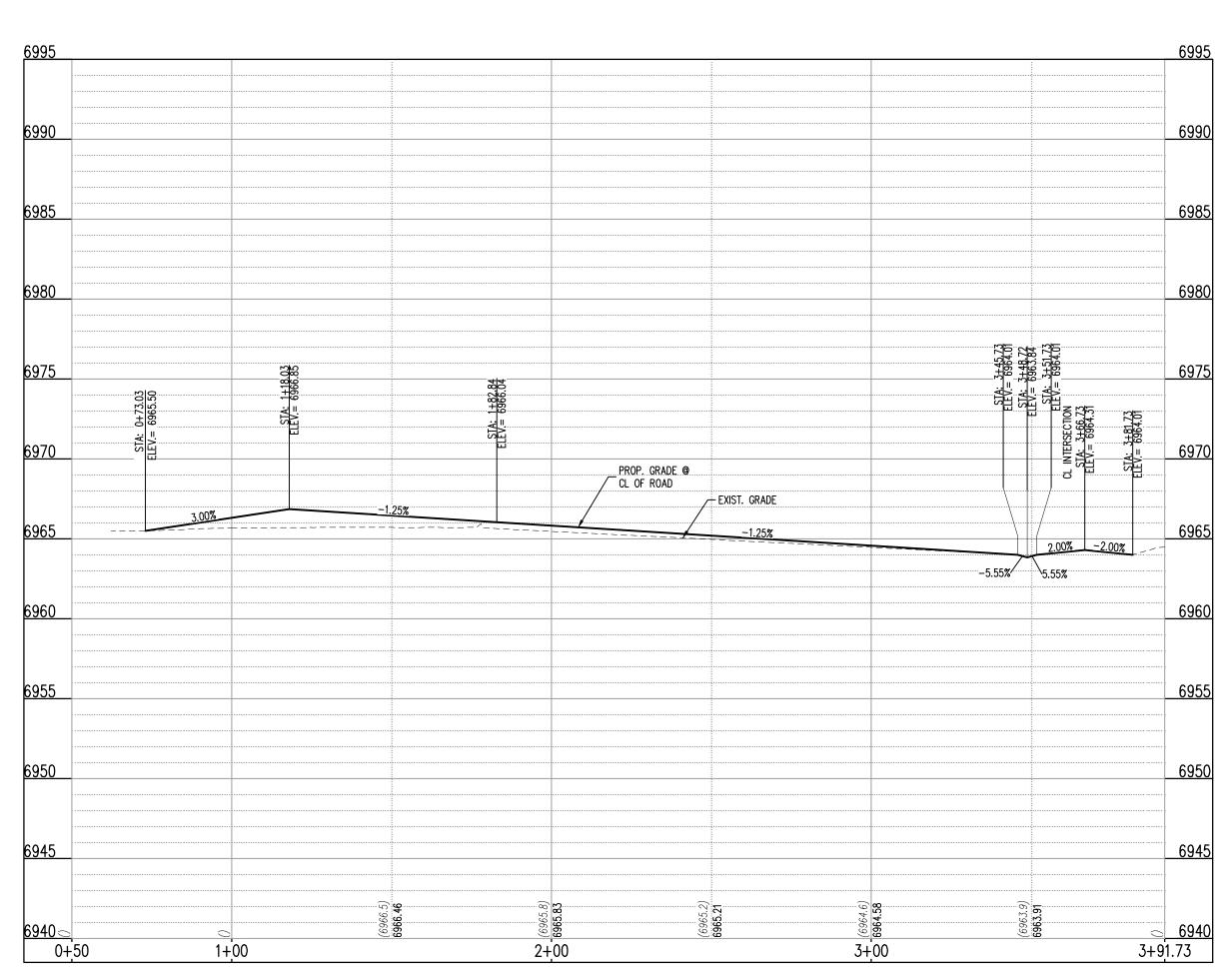
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Sheet 14 of 33

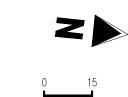


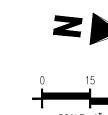
STARCROSS CT (E) - PUBLIC 50' R.O.W. 25 MPH DESIGN SPEED (LOCAL)

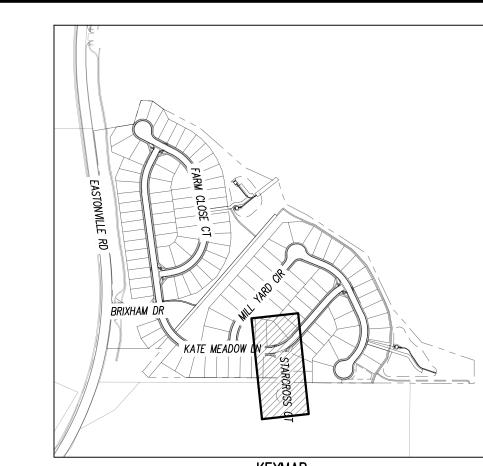
SCALE: 1"=30'



STARCROSS CT (E) (STA: 1+00 - 3+91.73) SCALES: HORIZONTAL 1"=30', VERTICAL 1"=6'







KEYMAP SCALE: 1"=500'

SITE LEGEND	SCALE: 1"=500"
	PROPERTY BOUNDARY LINE
	ADJACENT PROPERTY BOUNDARY LINE
	RIGHT OF WAY BOUNDARY LINE
	SECTION LINE
	EXISTING ADJACENT LOT LINE
	PROPOSED LOT LINE
	EXISTING EASEMENT LINE
	PROPOSED EASEMENT LINE
	ROAD CENTERLINE
	PROPOSED RIDGE LINE
←	PROPOSED SWALE LINE
	EXISTING SWALE LINE
- — — —100YR— — —100YR—	FLOODPLAIN BOUNDARY
	EXISTING FLOOD ZONE
	EXISTING FLOOD ZONE SETBACK
	PROPOSED CURB AND GUTTER
	EXISTING CURB AND GUTTER
	PROPOSED SIDEWALK
	PROPOSED TRAIL
	PROPOSED GRAVEL PER ECM TABLE D-7
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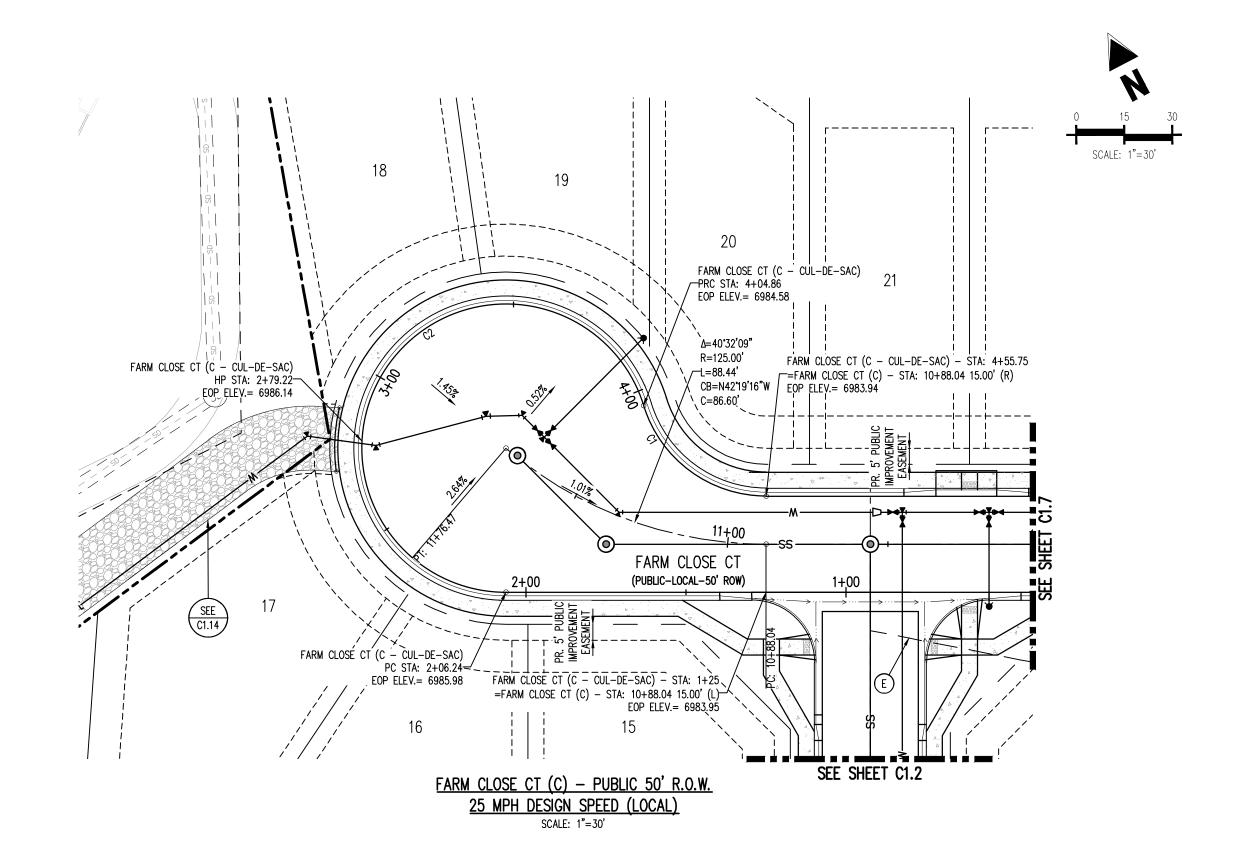
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03/15/2024

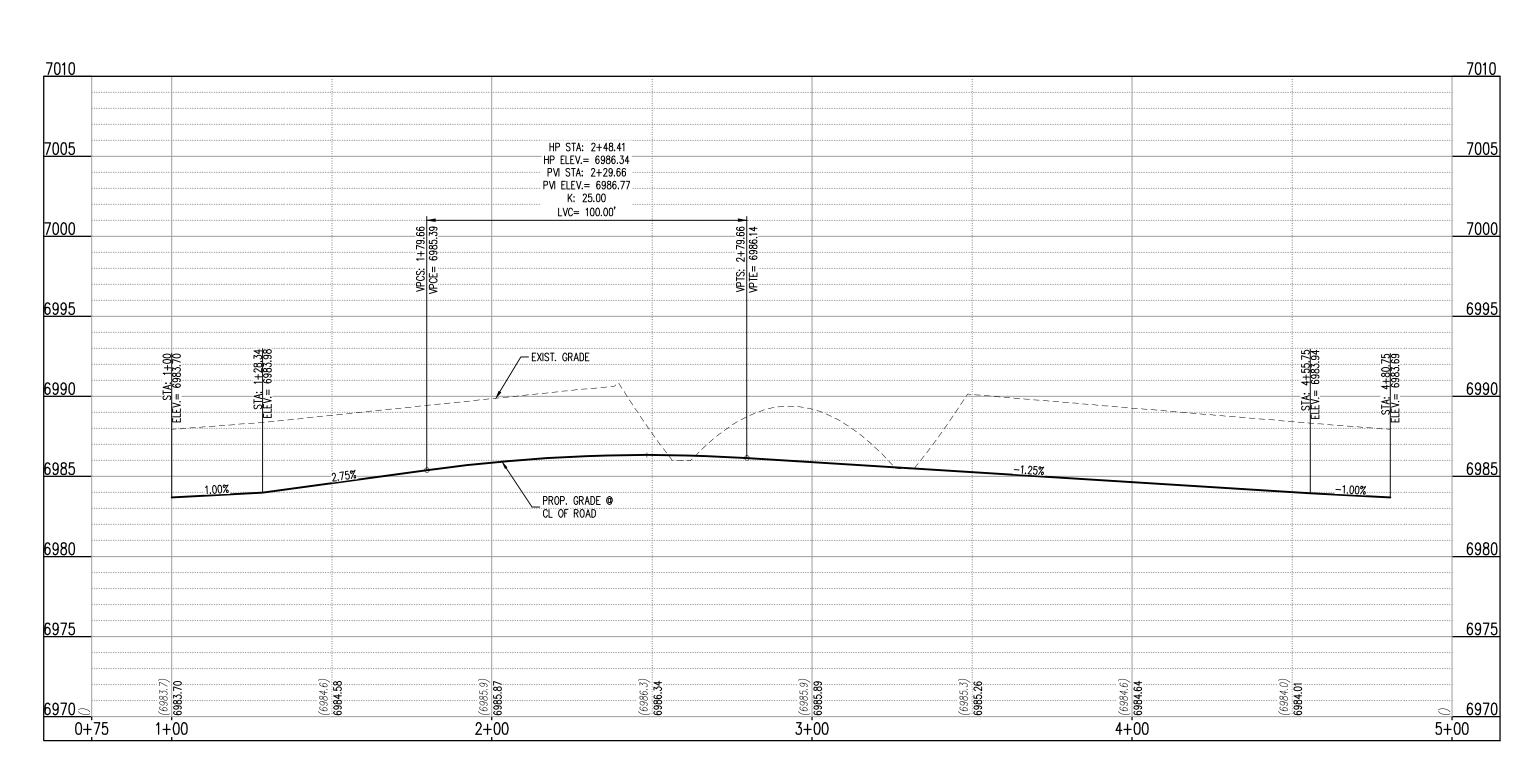
ROADWAY P&P

Sheet 15 of 33

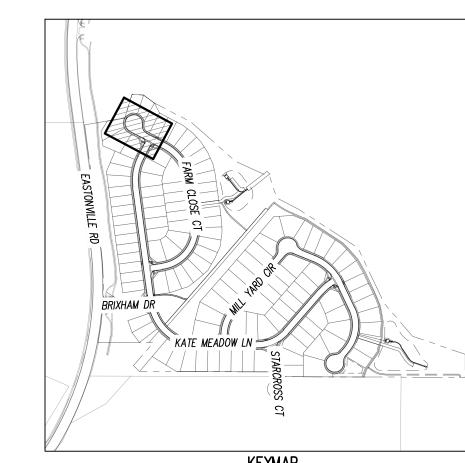


EDGE OF PAVEMENT CURVE SEGMENT TABLE					
CURVE TAG # DELTA LENGTH (FT) RADIUS (FT) CHORD BEARING CHORD LENGTH (FT					
C1	72'53'43"	50.89	40.00	S26°08'29"E	47.53
C2	252°53'43"	198.62	45.00	N63°51'31"E	72.40

NOTE: ALIGNMENT AND PROFILE IS ALONG EDGE OF PAVEMENT



MILL YARD CIR (C) (STA: 1+00 - 4+80.75) SCALES: HORIZONTAL 1"=30', VERTICAL 1"=6'



KEYMAP SCALE: 1"=500'

	SCALE: 1 = 300
SITE LEGEND	
	PROPERTY BOUNDARY LINE
	ADJACENT PROPERTY BOUNDARY LINE
	RIGHT OF WAY BOUNDARY LINE
	SECTION LINE
	EXISTING ADJACENT LOT LINE
	PROPOSED LOT LINE
	EXISTING EASEMENT LINE
	PROPOSED EASEMENT LINE
	ROAD CENTERLINE
	PROPOSED RIDGE LINE
	PROPOSED SWALE LINE
	EXISTING SWALE LINE
100YR 100YR-	FLOODPLAIN BOUNDARY
	EXISTING FLOOD ZONE
	EXISTING FLOOD ZONE SETBACK
	PROPOSED CURB AND GUTTER
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	PROPOSED TRAIL
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	PROPOSED SIGN
	PROPOSED CONCRETE

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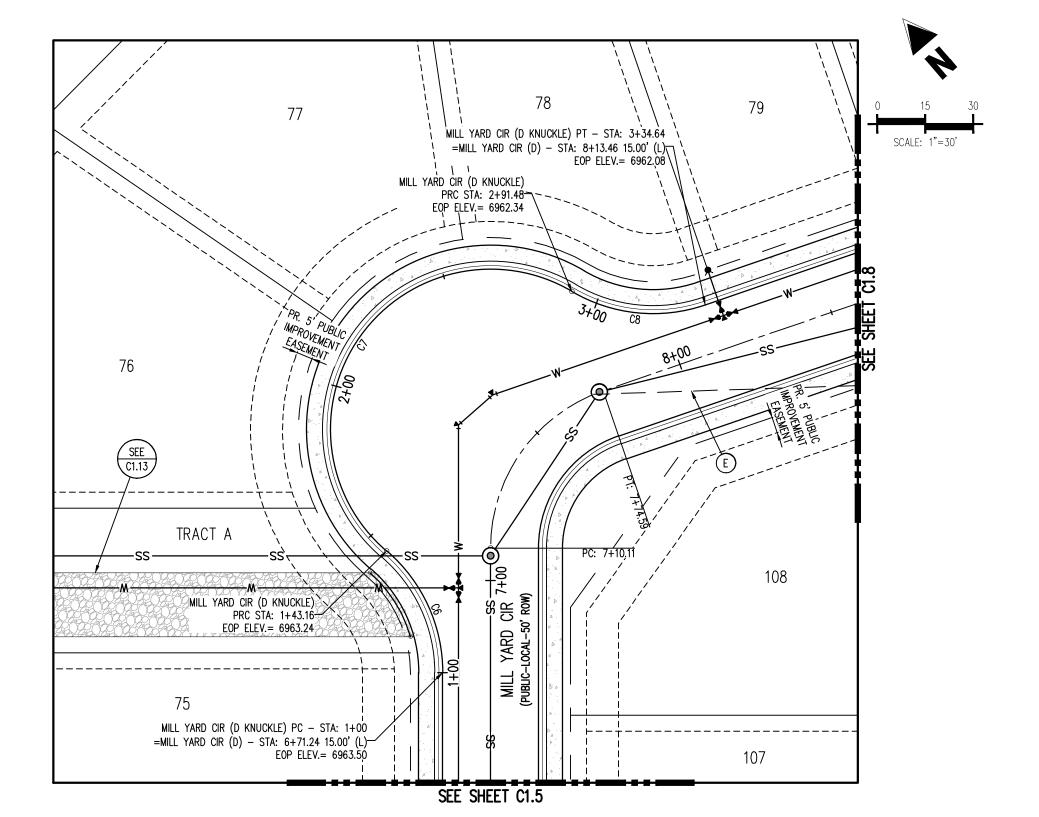
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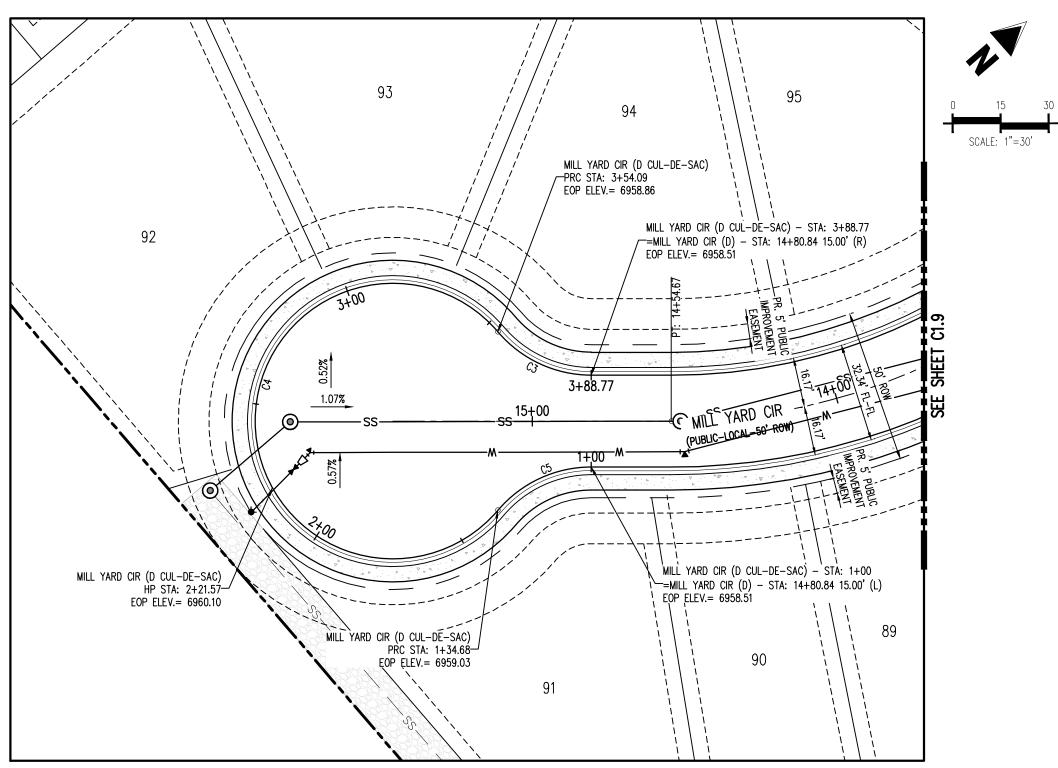
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HRG02 JDM, BLB CMWJ Checked By: 03/15/2024

ROADWAY P&P

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MILL YARD CIR (D CUL-DE-SAC) - PUBLIC 50' R.O.W. 25 MPH DESIGN SPEED (LOCAL)

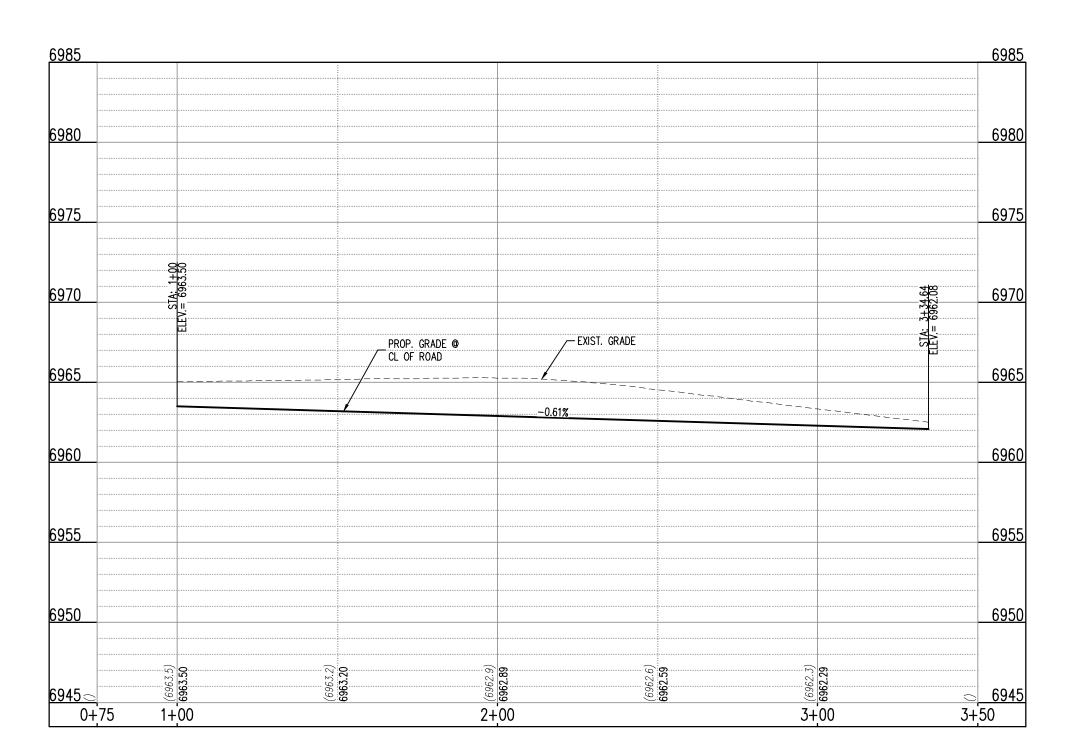
SCALE: 1"=30'

MILL YARD CIR (D KNUCKLE) - PUBLIC 50' R.O.W. 25 MPH DESIGN SPEED (LOCAL) SCALE: 1"=30'

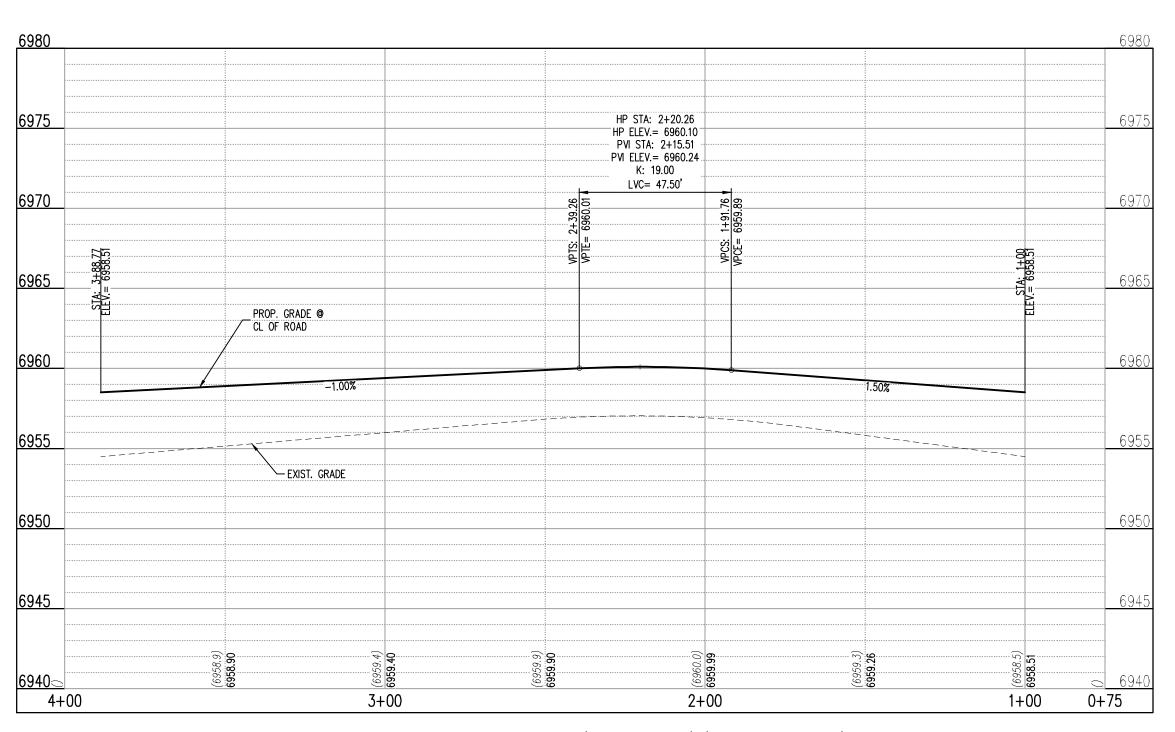
NOTE: ALIGNMENT AND PROFILE IS ALONG EDGE OF PAVEMENT

EDGE OF PAVEMENT CURVE SEGMENT TABLE					
CURVE TAG #	DELTA	LENGTH (FT)	RADIUS (FT)	CHORD BEARING	CHORD LENGTH (FT
C3	49°40'47"	34.68	40.00	N65'40'49"E	33.61
C4	279°21'34"	219.41	45.00	N49°09'35"W	58.24
C5	49°40'47"	34.68	40.00	S16°00'01"W	33.61
C6	49°27'30"	43.16	50.00	N16°06'40"E	41.83
C7	169°57'48"	148.32	50.00	N76°21'49"E	99.62
C8	49°27'30"	43.16	50.00	S43"23'02"E	41.83

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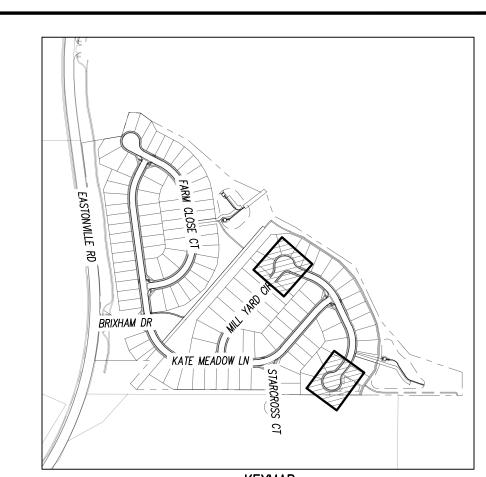


MILL YARD CIR (D KNUCKLE) (STA: 0+75 - 3+50) SCALES: HORIZONTAL 1"=30', VERTICAL 1"=6'



MILL YARD CIR (D CUL-DE-SAC) (STA: 0+75 - 4+00)

SCALES: HORIZONTAL 1"=30', VERTICAL 1"=6'



KEYMAP SCALE: 1"=500'

SITE LEGEND

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	SECTION LINE
	EXISTING ADJACENT LOT LINE
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	EXISTING EASEMENT LINE
	PROPOSED EASEMENT LINE
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	PROPOSED RIDGE LINE
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	EXISTING SWALE LINE
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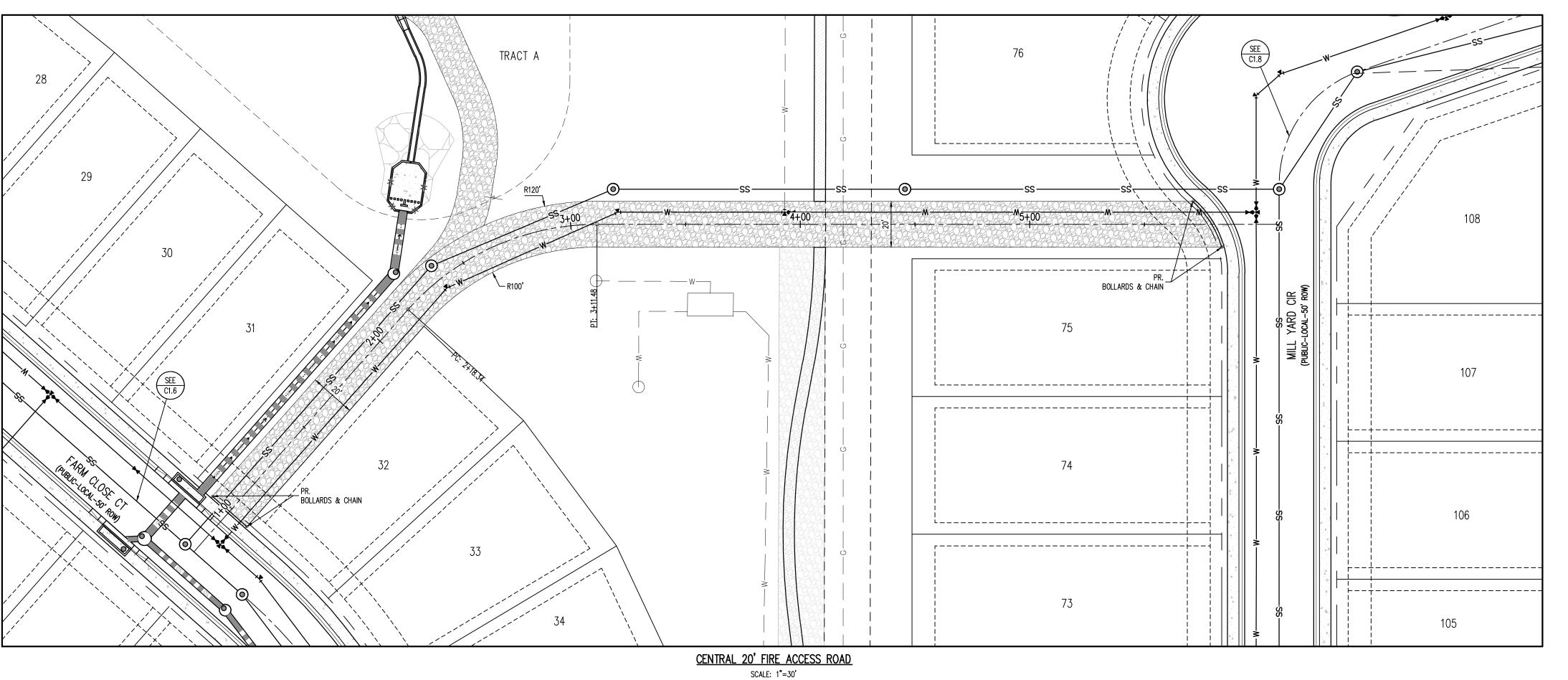
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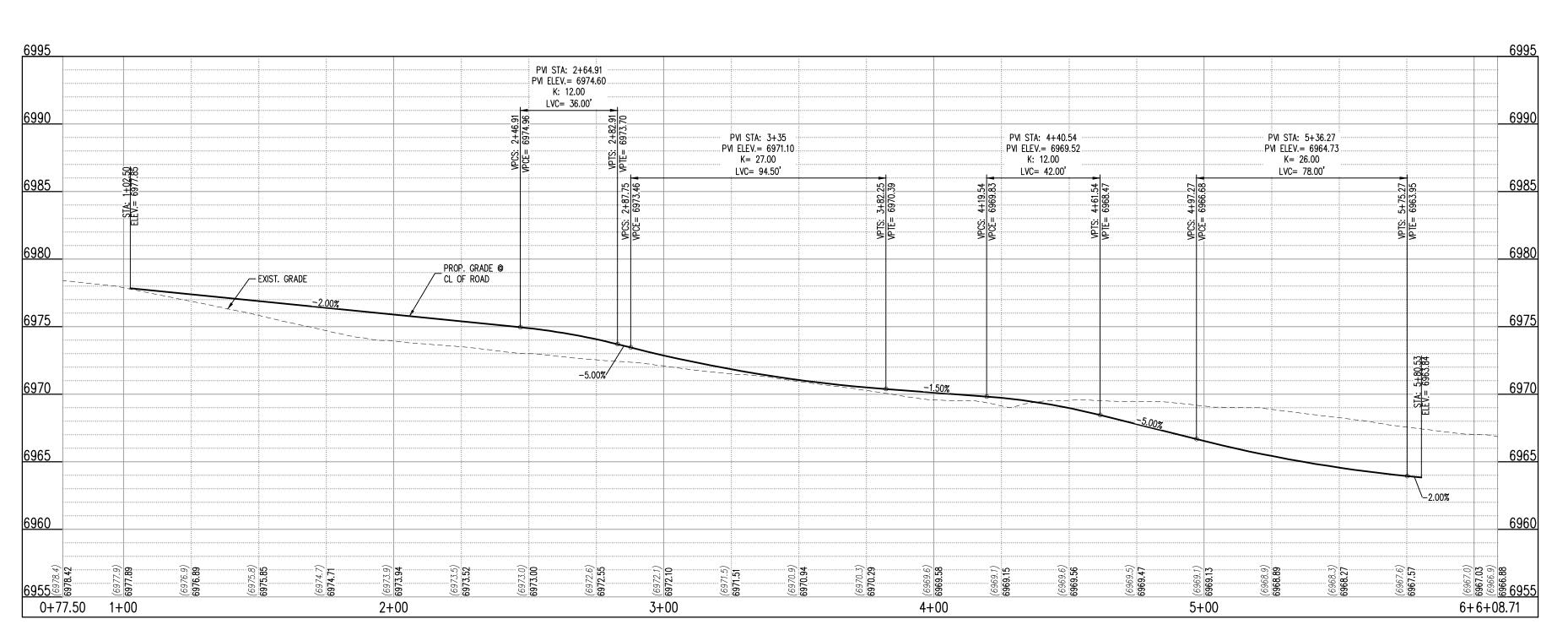
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Date Issue / Description

JDM, BLB 03/15/2024

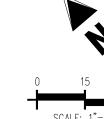
ROADWAY P&P

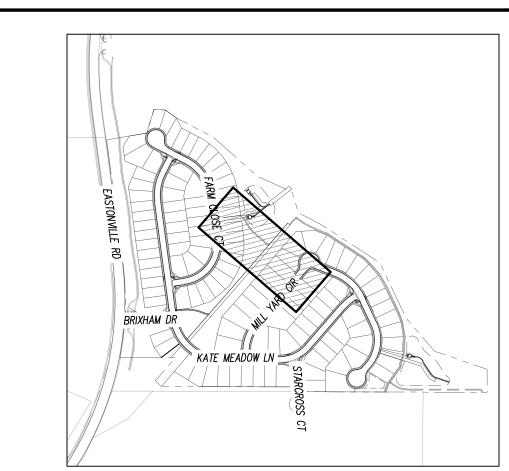




<u>CENTRAL 20' FIRE ACCESS ROAD (STA: 0+77.50 - 6+08.71)</u>

SCALES: HORIZONTAL 1"=30', VERTICAL 1"=6'





SITE LEGEND	
	PROPERTY BOUNDARY LINE
	ADJACENT PROPERTY BOUNDARY LINE
	RIGHT OF WAY BOUNDARY LINE
	SECTION LINE
	EXISTING ADJACENT LOT LINE
	PROPOSED LOT LINE
	EXISTING EASEMENT LINE
	PROPOSED EASEMENT LINE
	ROAD CENTERLINE
	PROPOSED RIDGE LINE
	PROPOSED SWALE LINE
	EXISTING SWALE LINE
100YR100YR_	FLOODPLAIN BOUNDARY
	EXISTING FLOOD ZONE
	EXISTING FLOOD ZONE SETBACK
	PROPOSED CURB AND GUTTER
	EXISTING CURB AND GUTTER
	PROPOSED SIDEWALK
	PROPOSED TRAIL
	PROPOSED GRAVEL PER ECM TABLE D-7
	RIPRAP OUTFALL PADS
	EXISTING SIGN
	PROPOSED SIGN
4	PROPOSED CONCRETE
	EXISTING CONCRETE

- ALIGNMENT AND PROFILES ARE IN RELATION TO THE CENTERLINE OF ROADWAY. THEREFORE STORM SEWER MANHOLE RIMS AND INLETS MAY APPEAR TO NOT MEET FINISH
- 2. STORM SEWER TBC ELEVATIONS ON ALL STORM DRAIN CURB INLETS ARE LOCATED AT THE MIDDLE. CONTRACTOR TO ENSURE THE INLET MATCHES THE SLOPE OF THE ADJACENT ROADWAY CENTER LINE. 3. ALL STORM SEWER PIPING SHALL USE WATERTIGHT JOINTS.
- 4. SEE GRADING PLAN FOR ALL GRADING INFORMATION
- 5. ALL STORM SEWER SHALL BE CLASS III RCP 6. ALL STORM SEWER MANHOLES SHALL BE TYPE 1 UNLESS OTHERWISE NOTED
- A PEDESTRIAN RAMP, SEE DETAILS (EPC SD_2-40 & SD_2-41)
- B PROPOSED 10' CURB TRANSITION
- C PROPOSED 5' CURB TRANSITION
- D PROPOSED 6' CONCRETE CROSS PAN, SEE DETAIL (EPC SD_2-26)
- (E) PROPOSED SIGHT DISTANCE TRIANGLE

NOTE: CONTRACTOR SHALL PROTECT ALL EXISTING SURVEY MONUMENTATION. CONTRACTOR SHALL HAVE LICENSED SURVEYOR REPLACE ANY DAMAGED OR DISTURBED MONUMENTATION AT THEIR COST.

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BASIS OF BEARING

NAVD88 ELEVATION = 6866.33

THE NORTH LINE OF SECTION 28, TOWNSHIP 12 SOUTH, RANGE 64 WEST OF THE 6TH PRINCIPAL MERIDIAN, EL PASO COUNTY, STATE OF COLORADO BEING MONUMENTED AT EACH END BY A 3-1/4" ALUMINUM SURVEYORS CAP STAMPED "PSINC LS 30087" AND ASSUMED TO BEAR S89°47'04"E, A DISTANCE OF 5285.07 FEET.

BENCHMARK

NGS BENCHMARK F 24 A STANDARD DISK, STAMPED F 24 1929 AND SET IN THE TOP OF A CONCRETE POST PROJECTING ABOUT 6 INCHES ABOVE GROUND. ALONG THE CHICAGO, ROCK ISLAND AND PACIFIC RAILROAD, 52 FEET NORTHWEST OF THE CENTERLINE OF U.S. HIGHWAY 24, 48 FEET SOUTHEAST OF THE CENTERLINE OF THE TRACK.

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 \mathbb{C}_{\square} before you dig.

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D·R·HORTON

America's Builder

CONSTRUCTION DOCUMENTS GRANDVIEW RESERVE FILING MELODY HOMES, INC. SF2311 RD ON, \times \circ

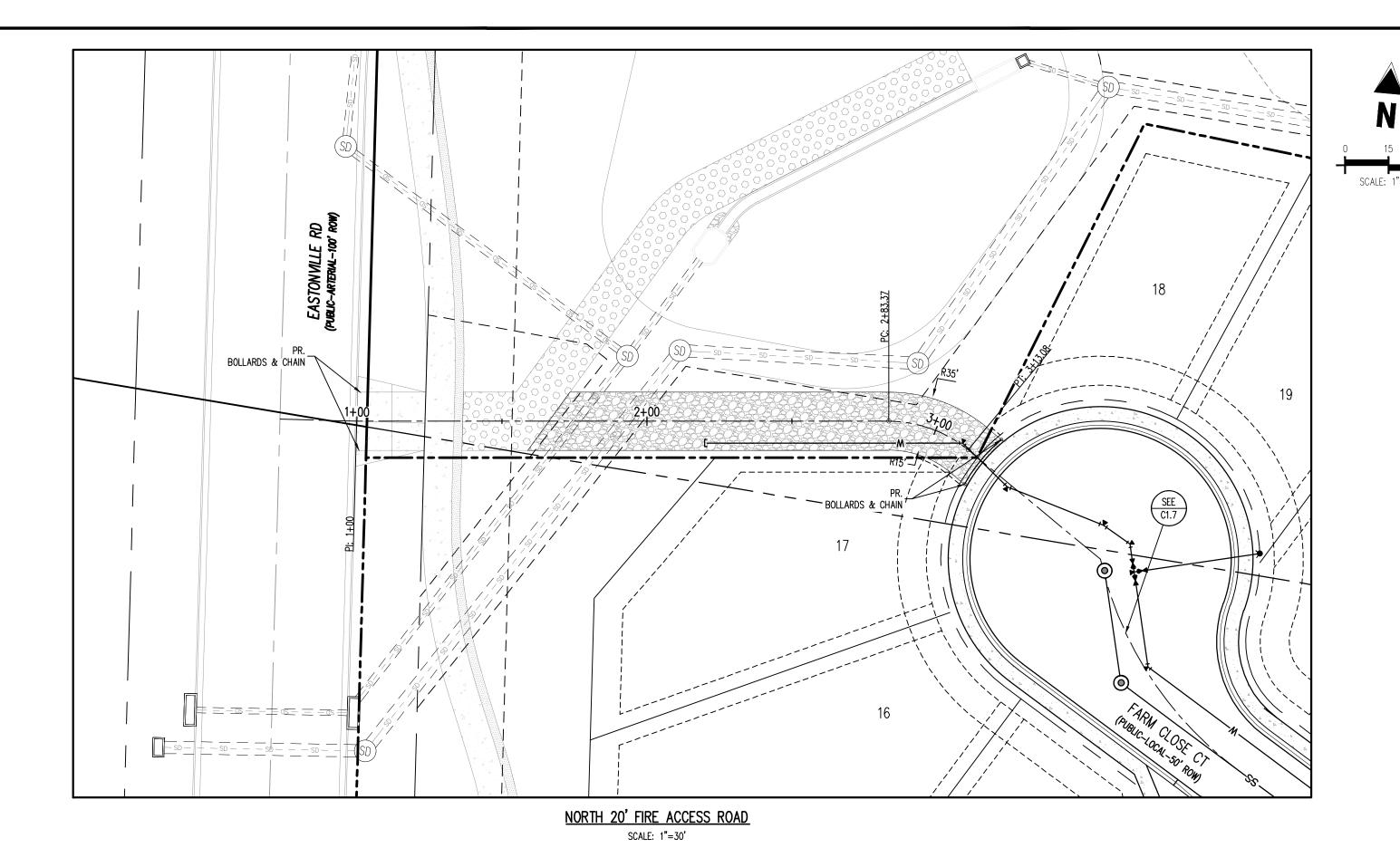
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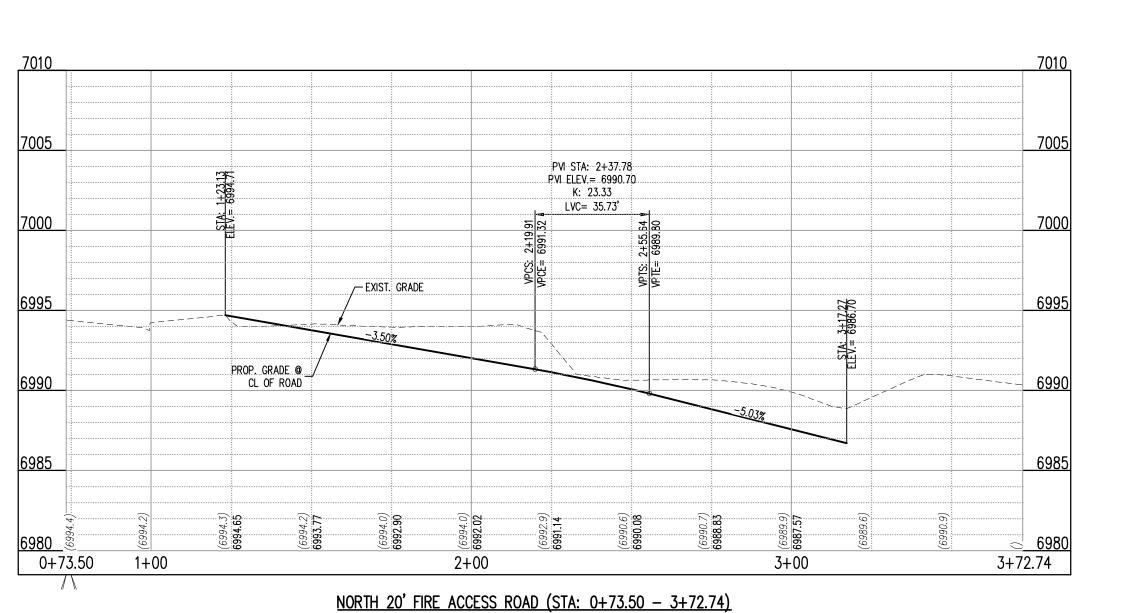
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JDM, BLB Checked By: 03/15/2024

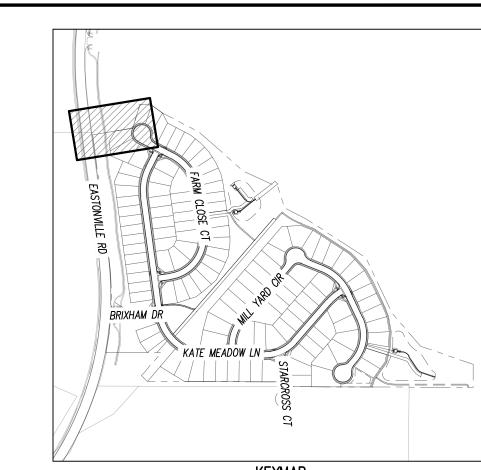
FIRE ACCESS P&P

Sheet 18 of 33





SCALES: HORIZONTAL 1"=30', VERTICAL 1"=6'



KEYMAP SCALE: 1"=500'

SITE LEGEND PROPERTY BOUNDARY LINE ------ ADJACENT PROPERTY BOUNDARY LINE ----- -- RIGHT OF WAY BOUNDARY LINE — — — SECTION LINE EXISTING ADJACENT LOT LINE PROPOSED LOT LINE - - - - - - - EXISTING EASEMENT LINE ----- PROPOSED EASEMENT LINE ------ ROAD CENTERLINE —— · · · · ← EXISTING SWALE LINE – — — 100YR— — — 100YR— FLOODPLAIN BOUNDARY — · · — · · — · · — · · — EXISTING FLOOD ZONE EXISTING FLOOD ZONE SETBACK PROPOSED CURB AND GUTTER EXISTING CURB AND GUTTER PROPOSED SIDEWALK PROPOSED TRAIL PROPOSED GRAVEL PER ECM TABLE D-7 RIPRAP OUTFALL PADS EXISTING SIGN PROPOSED SIGN PROPOSED CONCRETE EXISTING CONCRETE

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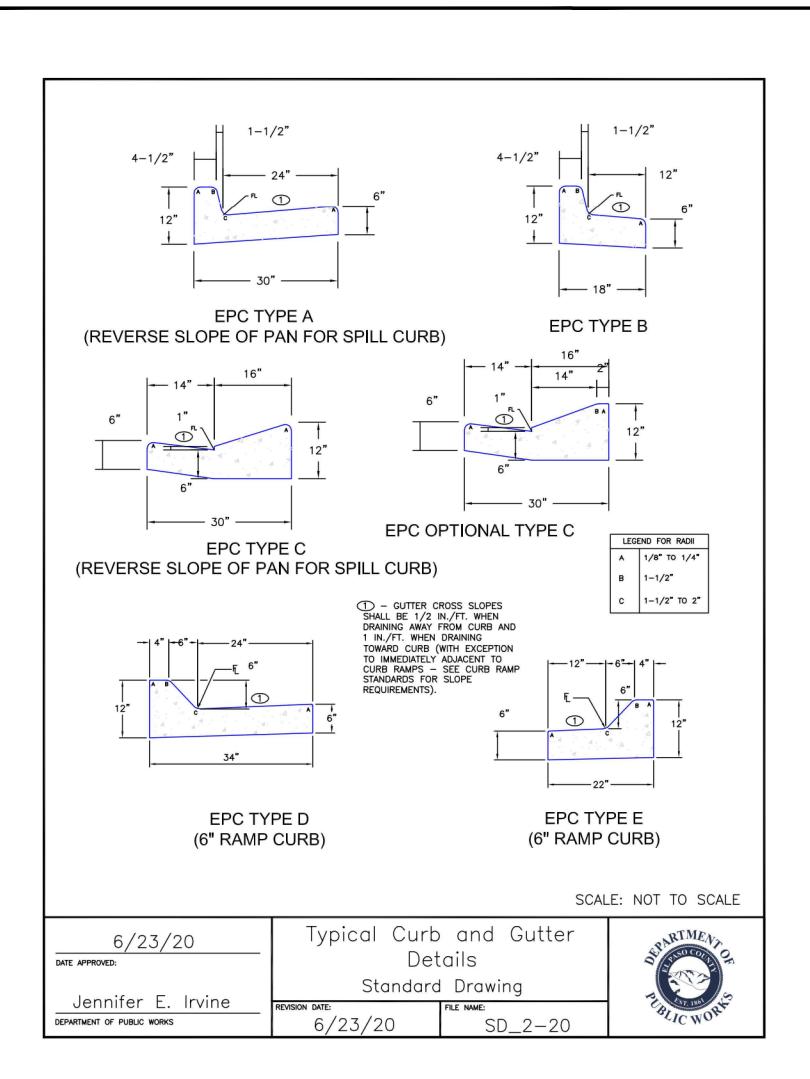
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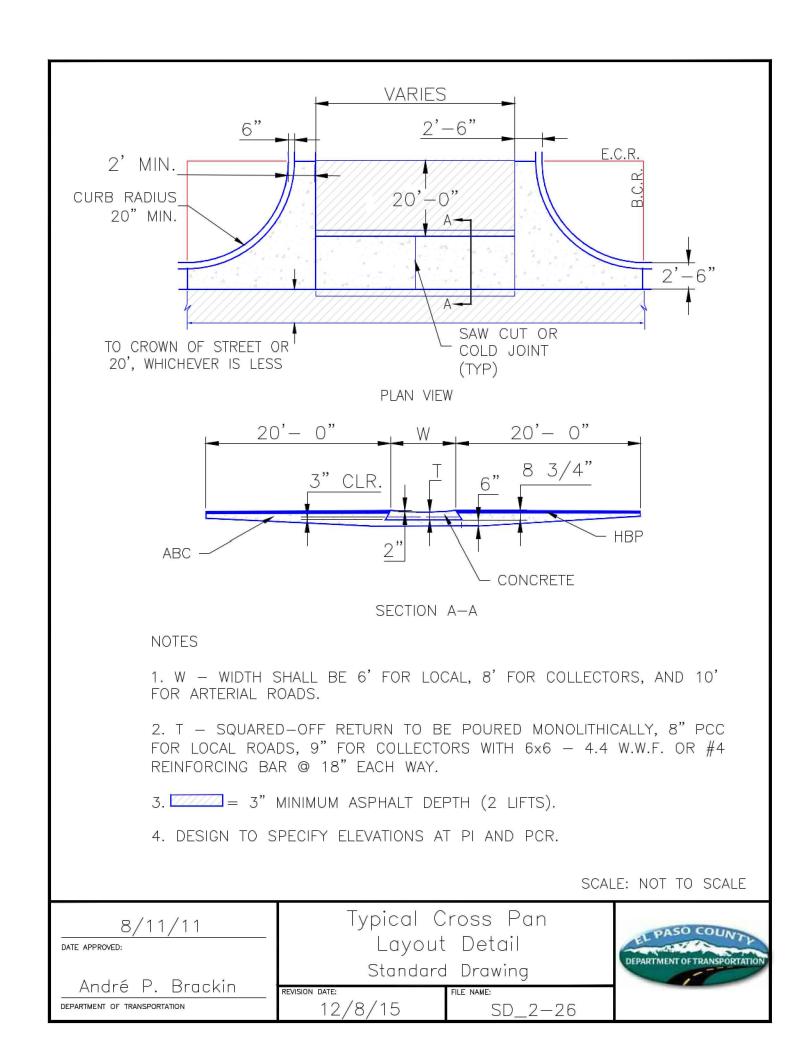
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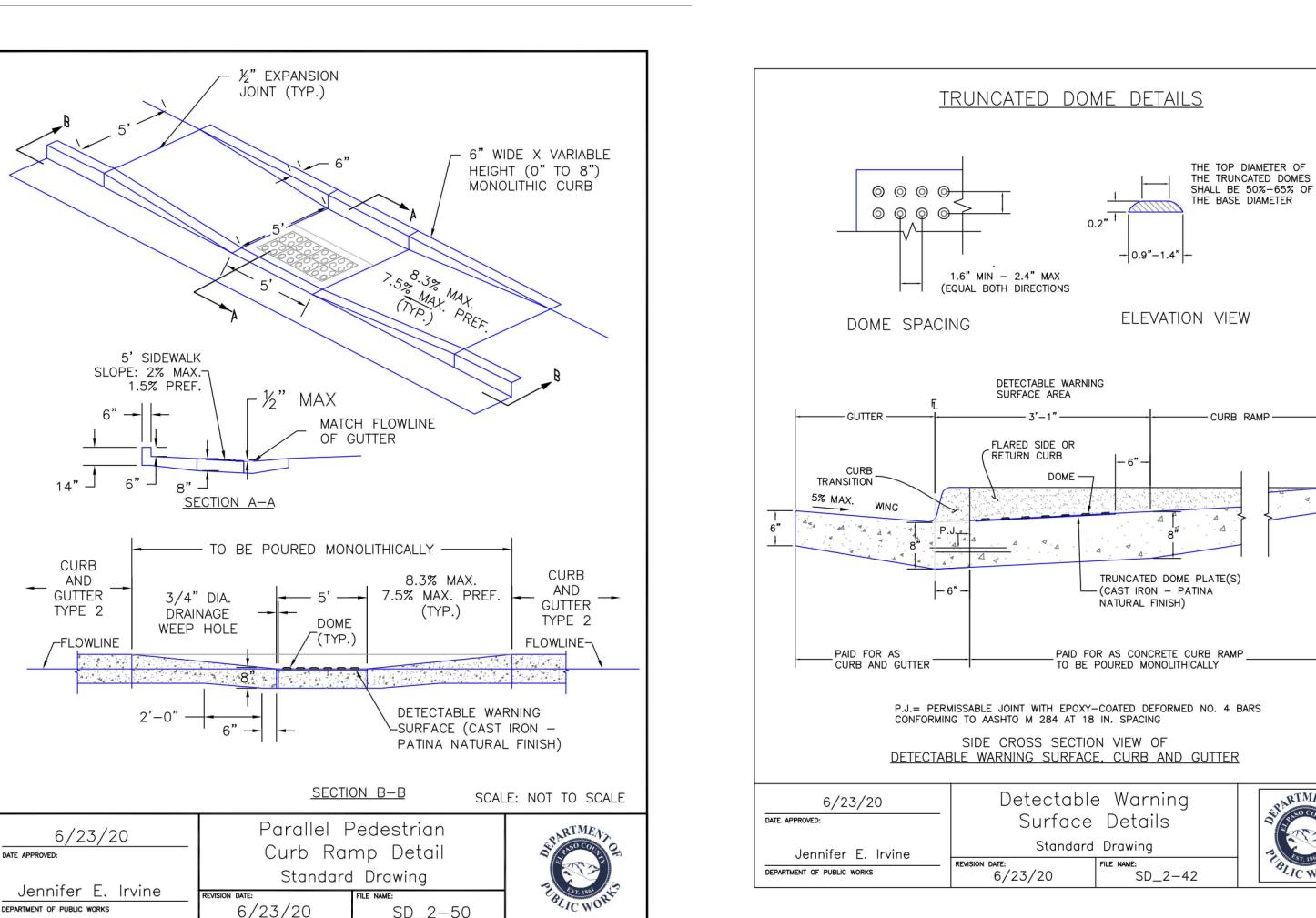
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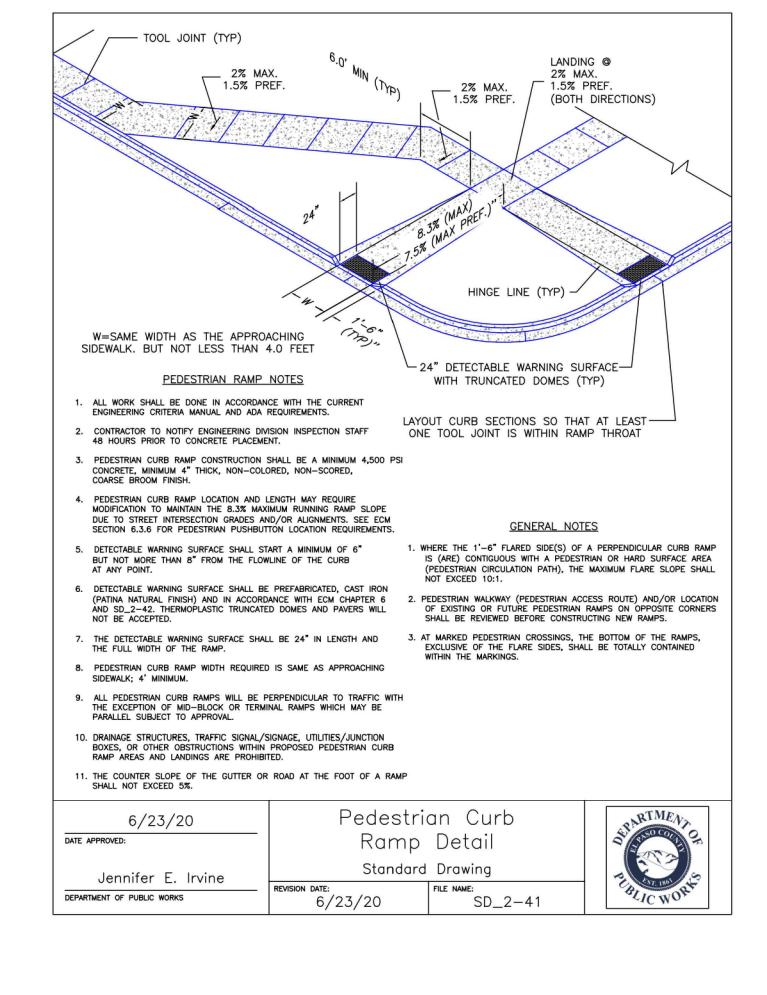
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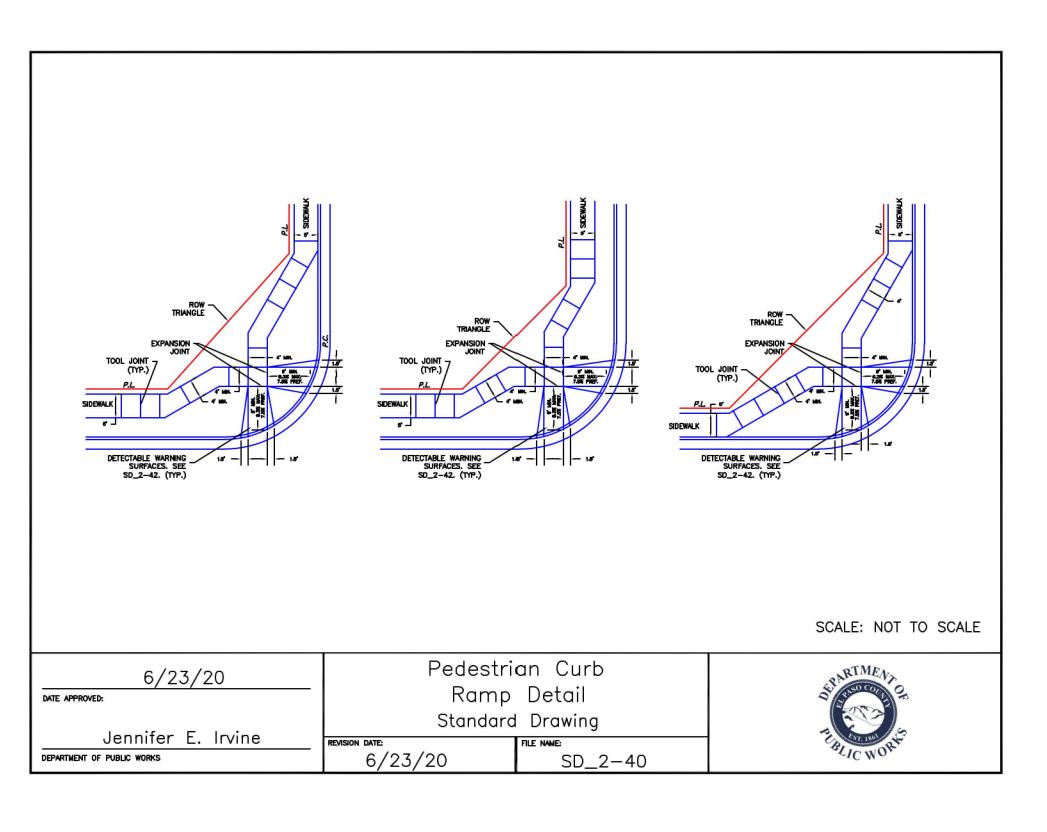
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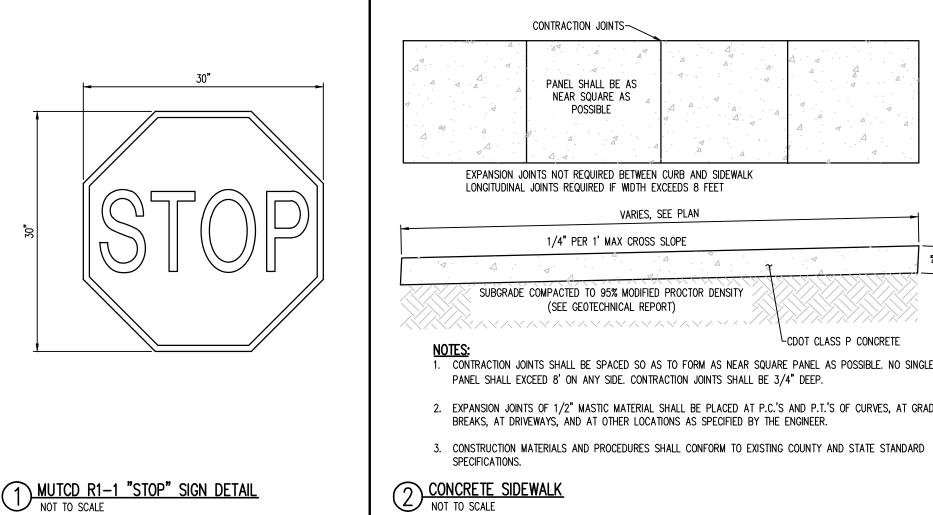
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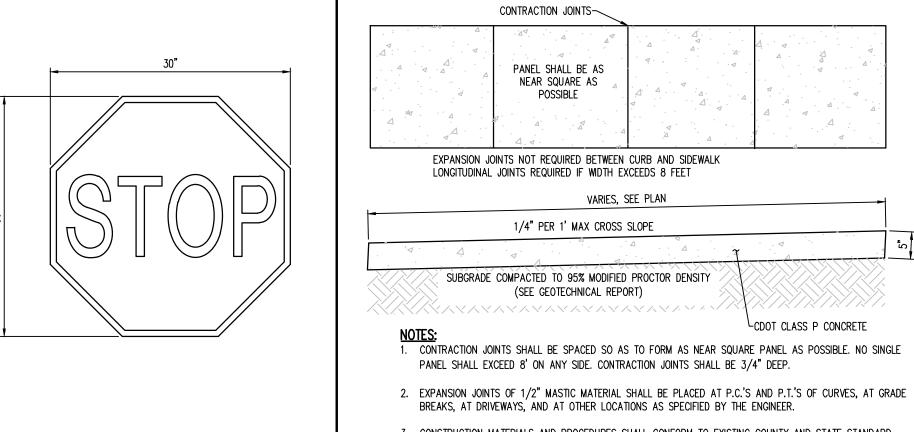
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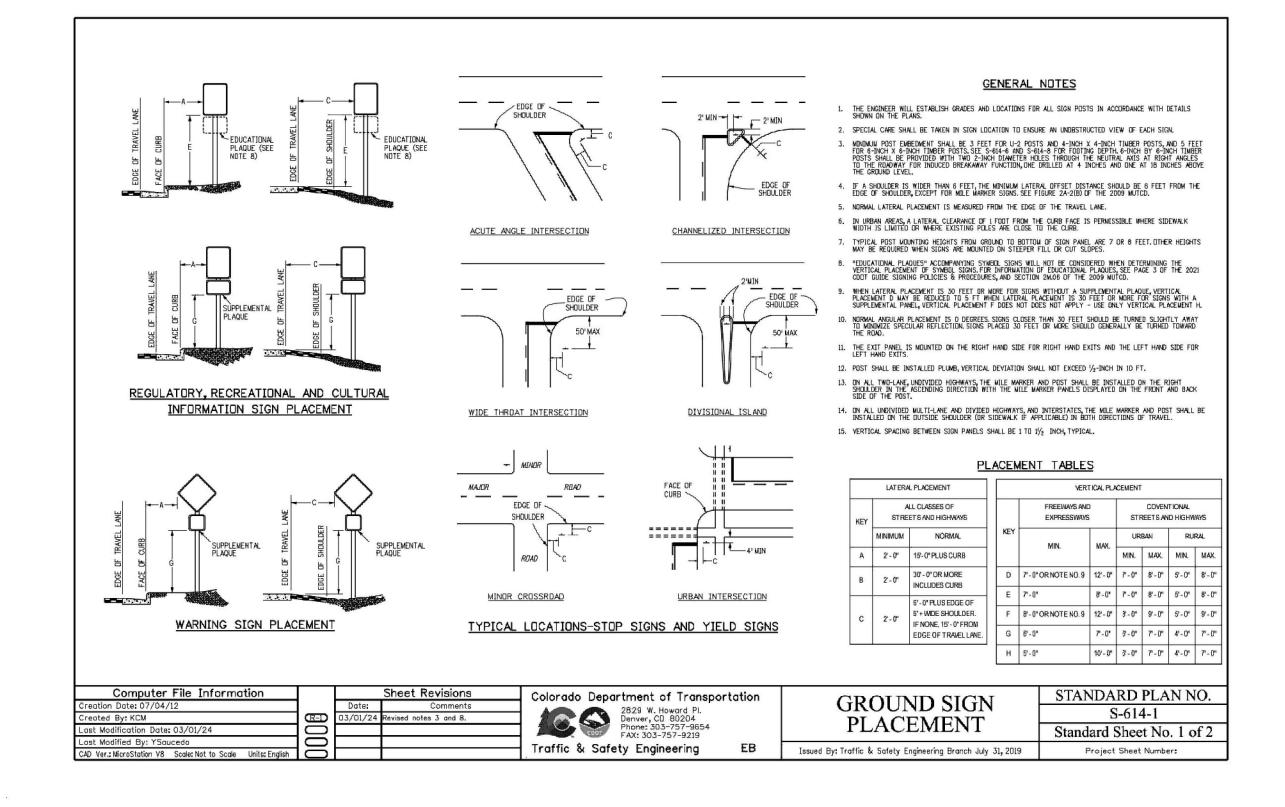
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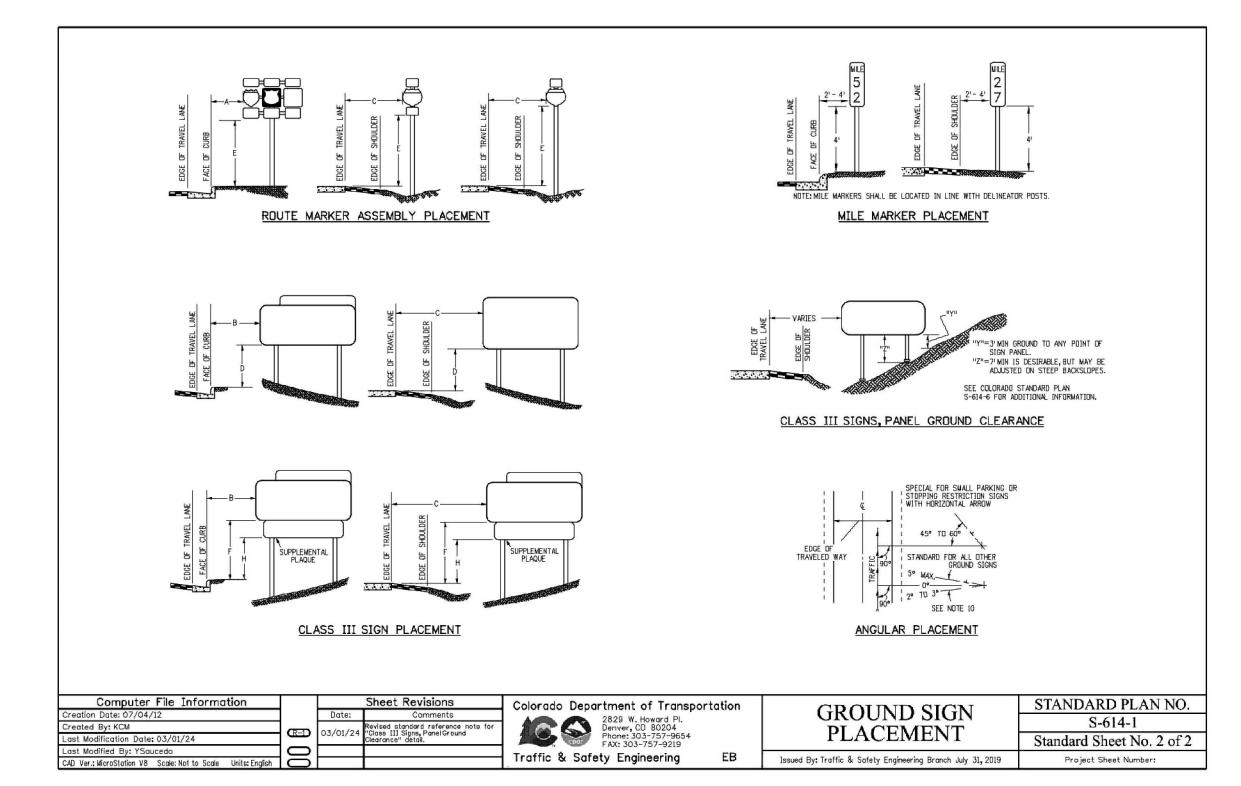
SITE DETAILS

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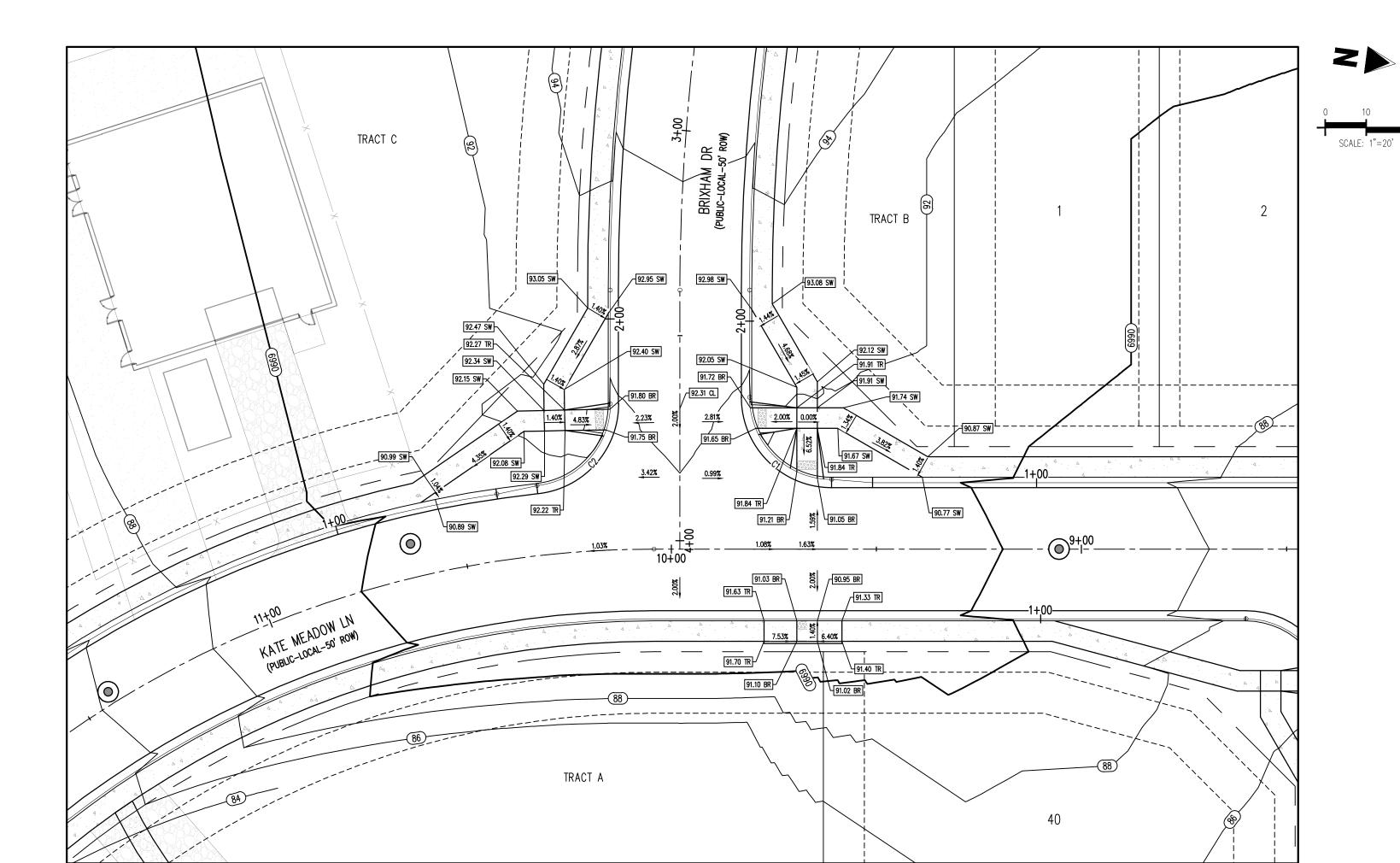
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EASTONVILLE RD & REX RD EL PASO COUNTY, FALCON, # Date Issue / Description Init.

HRG02 JDM, BLB CMWJ 03/15/2024

SITE DETAILS

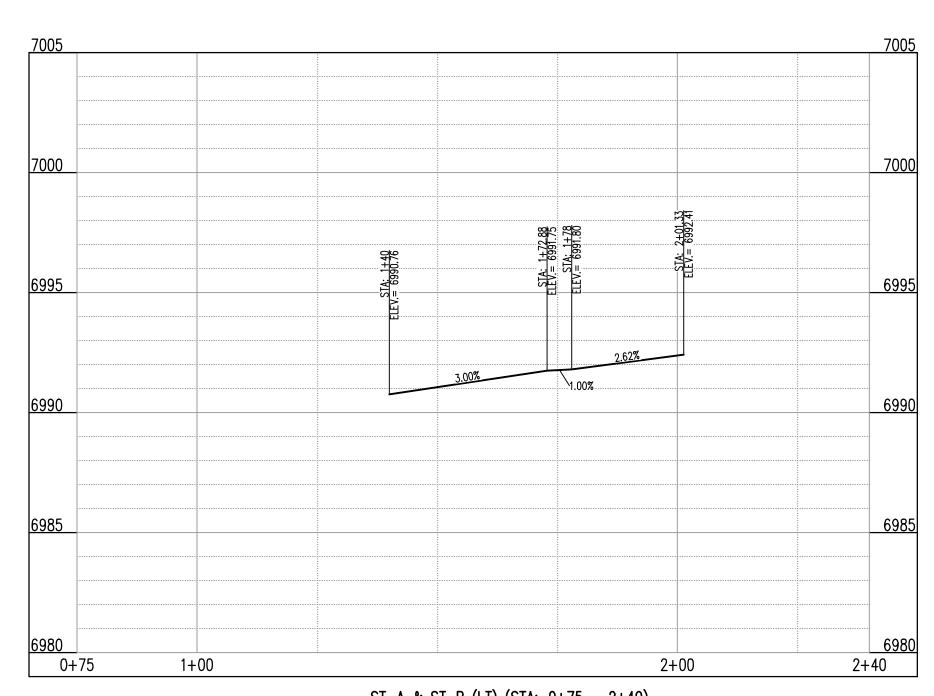
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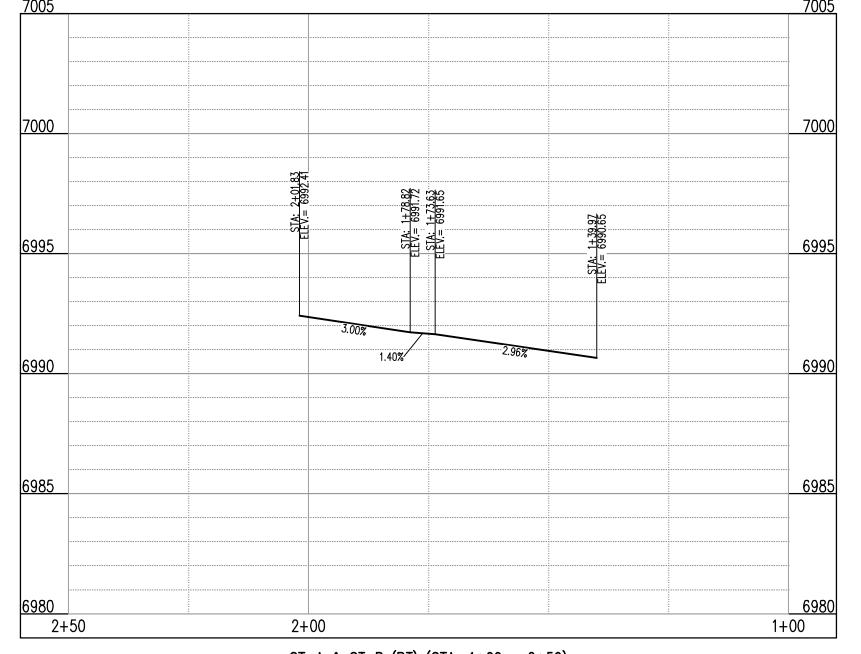
BRIXHAM DR (A) & KATE MEADOW LN (B) - PUBLIC 50' R.O.W. 25 MPH DESIGN SPEED (LOCAL)

SCALE: 1"=20'

FLOW LINE CURVE SEGMENT TABLE					
CURVE TAG #	DELTA	LENGTH (FT)	RADIUS (FT)	CHORD BEARING	CHORD LENGTH (FT)
C1	9000'00"	31.42	20.00	S37"19'41"W	28.28
C2	83*52'07*	29.28	20.00	N55°44'14"W	26.73

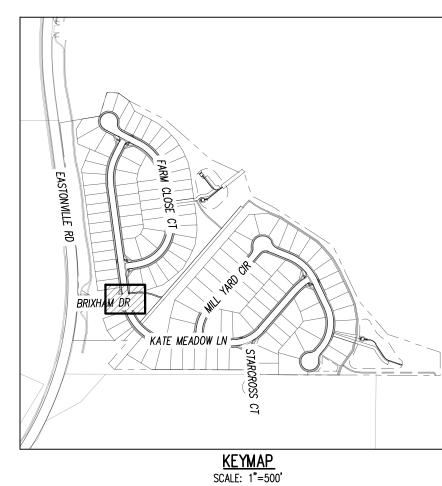


ST-A & ST-B (LT) (STA: 0+75 - 2+40) SCALES: HORIZONTAL 1"=20', VERTICAL 1"=4'



ST-A & ST-B (RT) (STA: 1+00 - 2+50)

SCALES: HORIZONTAL 1"=20', VERTICAL 1"=4'



	PROPERTY BOUNDARY LINE
	ADJACENT PROPERTY BOUNDARY LINE
	RIGHT OF WAY BOUNDARY LINE
	PROPOSED LOT LINE
	PROPOSED EASEMENT LINE
	ROAD CENTERLINE
	PROPOSED SWALE FLOWLINE
	PROPOSED CURB AND GUTTER
4	PROPOSED SIDEWALK
5465	PROPOSED MAJOR CONTOUR
<u>66</u>	PROPOSED MINOR CONTOUR
2.00%	PROPOSED SLOPE - PERCENT
	PROPOSED SLOPE - RISE/RUN
89.00 HP	PROPOSED SPOT ELEVATION - HIGH POINT
89.00 LP	PROPOSED SPOT ELEVATION - LOW POINT
89.00 TR	PROPOSED SPOT ELEVATION - TOP OF RAMP
89.00 BR	PROPOSED SPOT ELEVATION - BOTTOM OF RAMP
89.00 BR	PROPOSED SPOT ELEVATION - BOTTOM OF RAMP
89.00 FL	PROPOSED SPOT ELEVATION - FLOW LINE
89.00 CL	PROPOSED SPOT ELEVATION - ROADWAY CENTER LINE
89.00 TBC	PROPOSED SPOT ELEVATION - TOP BACK OF CURB
89.00 LIP	PROPOSED SPOT ELEVATION - LIP OF GUTTER
89.00 FG	PROPOSED SPOT ELEVATION - FINISHED GRADE
89.00 SW	PROPOSED SPOT ELEVATION - SIDEWALK
89.00 EOC	PROPOSED SPOT ELEVATION — EDGE OF CONCRETE

NOTE: CONTRACTOR SHALL PROTECT ALL EXISTING SURVEY MONUMENTATION. CONTRACTOR SHALL HAVE LICENSED SURVEYOR REPLACE ANY DAMAGED OR DISTURBED MONUMENTATION AT

PROPOSED SPOT ELEVATION — EDGE OF ASPHALT

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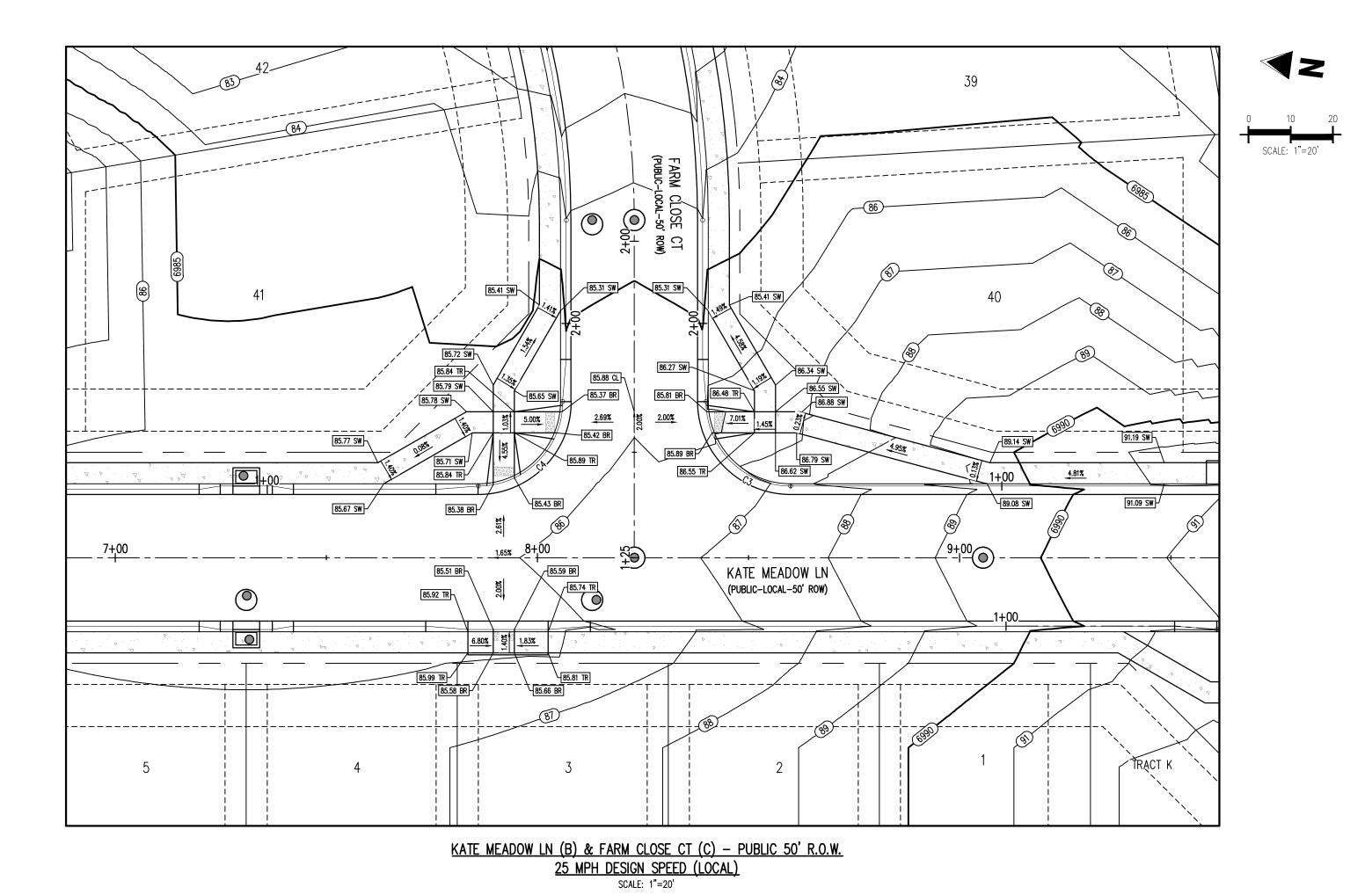
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Date Issue / Description

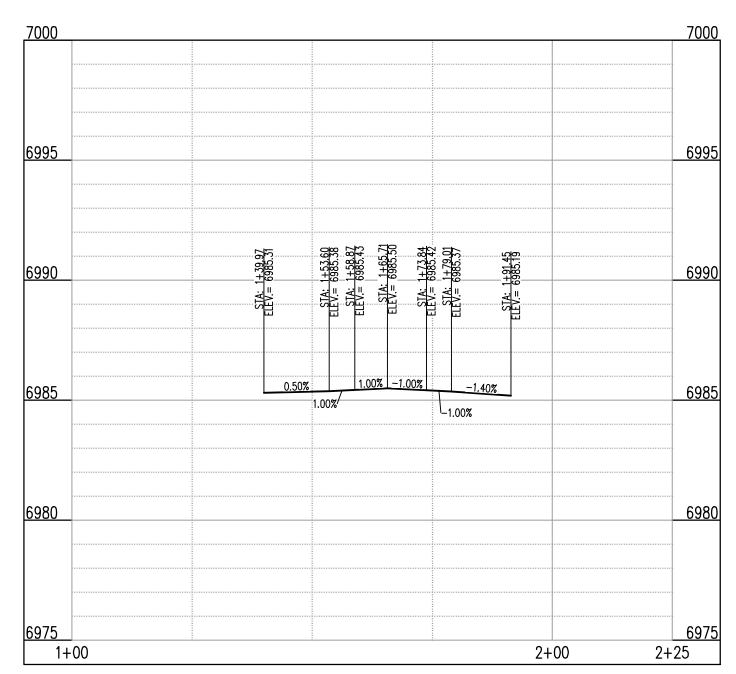
JDM, BLB 03/15/2024

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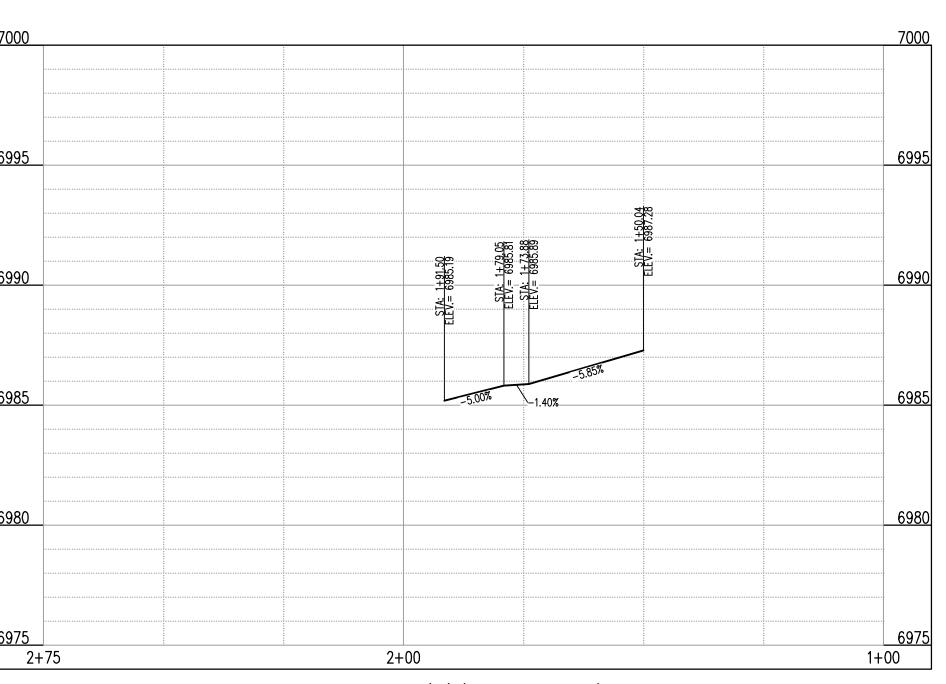
Sheet 22 of 33



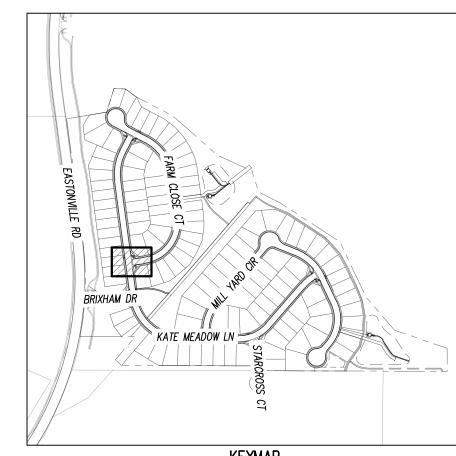
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KEYMAP SCALE: 1"=500'

DETAIL GRADING LEGEND	
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	ADJACENT PROPERTY BOUNDARY LINE
	RIGHT OF WAY BOUNDARY LINE
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	ROAD CENTERLINE
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89.00 LIP	PROPOSED SPOT ELEVATION - LIP OF GUTTER
89.00 FG	PROPOSED SPOT ELEVATION - FINISHED GRADE
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NGS BENCHMARK F 24 A STANDARD DISK, STAMPED F 24 1929 AND SET IN THE TOP OF A CONCRETE POST PROJECTING ABOUT 6 INCHES ABOVE GROUND. ALONG THE CHICAGO, ROCK ISLAND AND PACIFIC RAILROAD, 52 FEET NORTHWEST OF THE CENTERLINE OF U.S. HIGHWAY 24, 48 FEET SOUTHEAST OF THE CENTERLINE OF THE TRACK. NAVD88 ELEVATION = 6866.33

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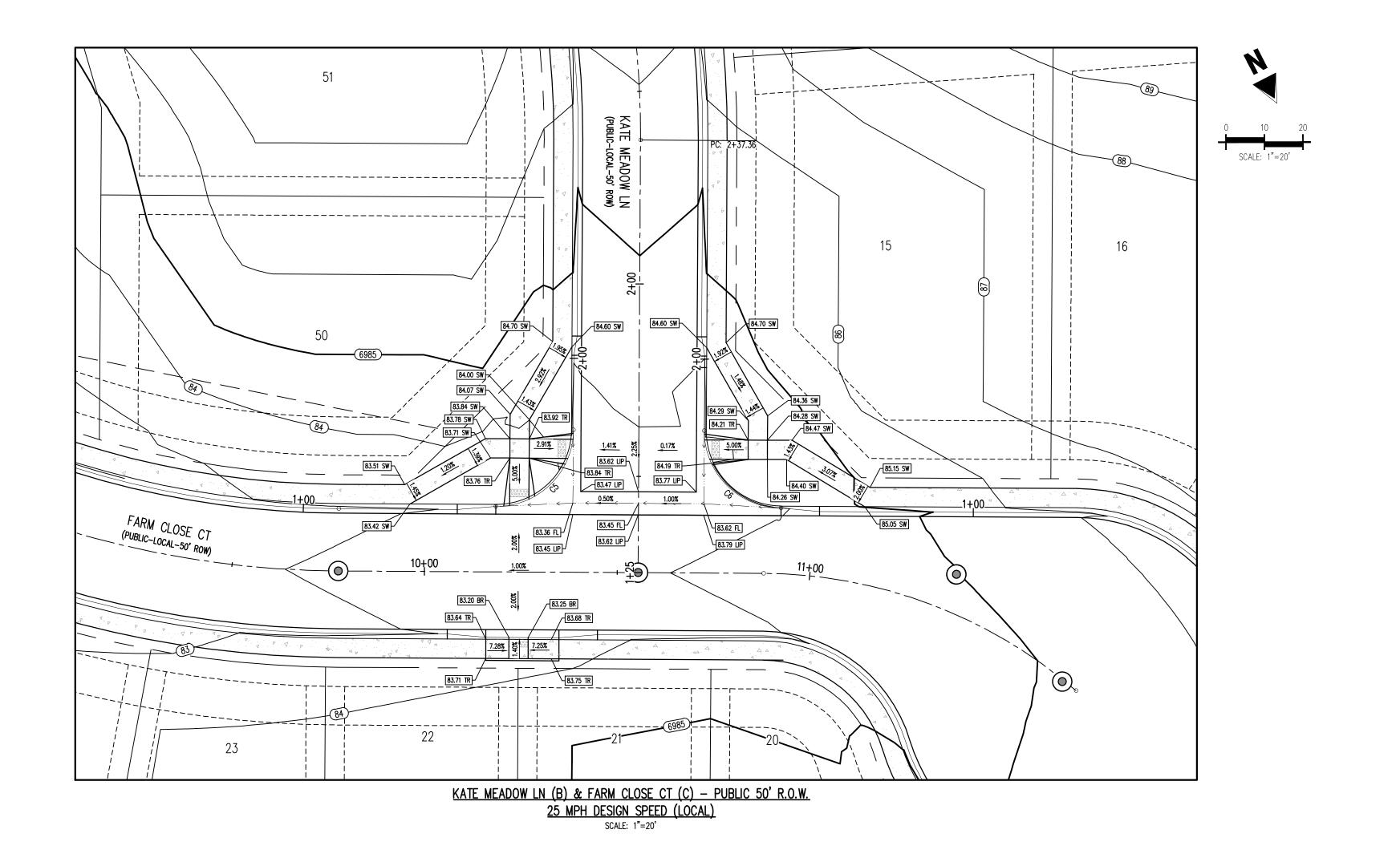
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Date Issue / Description

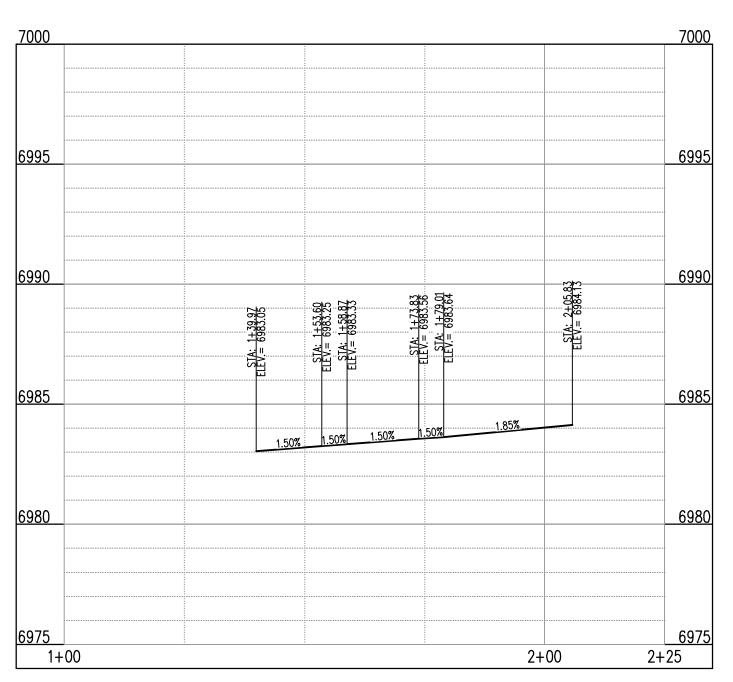
Project No: JDM, BLB 03/15/2024

INTERSECTION DETAIL

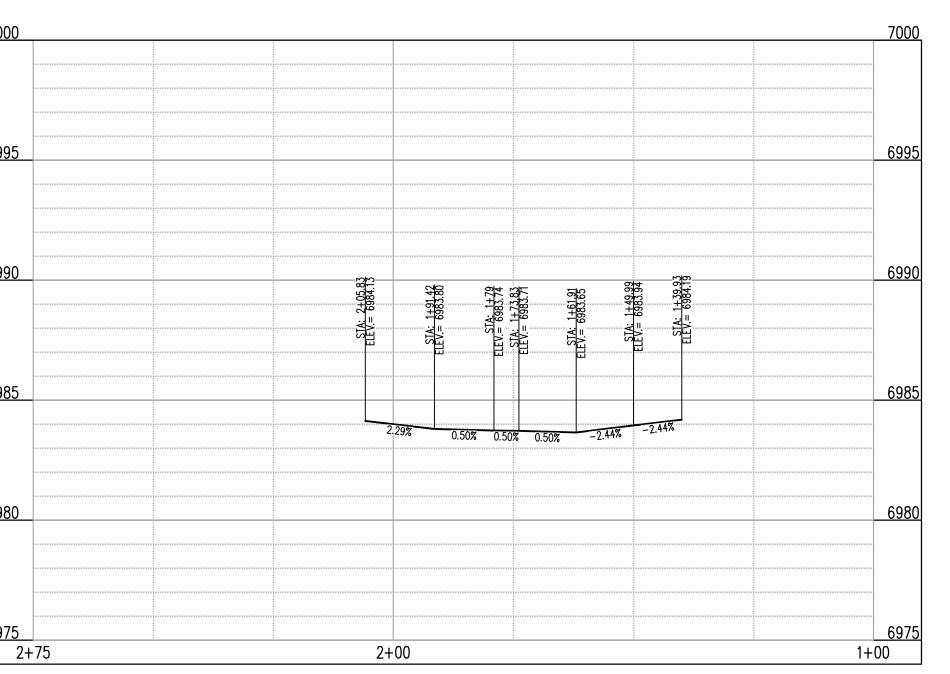
Sheet 23 of 33



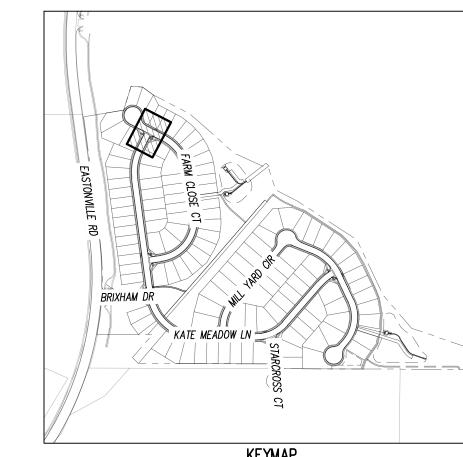
FLOW LINE CURVE SEGMENT TABLE						
RVE TAG #	DELTA	LENGTH (FT)	RADIUS (FT)	CHORD BEARING	CHORD LENGTH (FT)	
C5	9000'00"	31.42	20.00	S72°24'40"W	28.28	
C6	90'02'02"	31.43	20.00	S17'36'21"E	28.29	



ST-B & ST-C (LT) (STA: 1+00 - 2+25) SCALES: HORIZONTAL 1"=20', VERTICAL 1"=4'



ST-B & ST-C (RT) (STA: 1+00 - 2+75) SCALES: HORIZONTAL 1"=20', VERTICAL 1"=4'



KEYMAP SCALE: 1"=500'

DETAIL GRADING LEGEND PROPERTY BOUNDARY LINE ADJACENT PROPERTY BOUNDARY LINE — — — RIGHT OF WAY BOUNDARY LINE — PROPOSED LOT LINE ----- PROPOSED EASEMENT LINE ----- ROAD CENTERLINE →···→···→··· PROPOSED SWALE FLOWLINE PROPOSED CURB AND GUTTER PROPOSED SIDEWALK PROPOSED MAJOR CONTOUR --- PROPOSED MINOR CONTOUR PROPOSED SLOPE - PERCENT PROPOSED SLOPE - RISE/RUN 89.00 HP PROPOSED SPOT ELEVATION - HIGH POINT 89.00 LP PROPOSED SPOT ELEVATION - LOW POINT 89.00 TR PROPOSED SPOT ELEVATION - TOP OF RAMP 89.00 BR PROPOSED SPOT ELEVATION - BOTTOM OF RAMP 89.00 BR PROPOSED SPOT ELEVATION - BOTTOM OF RAMP 89.00 FL PROPOSED SPOT ELEVATION - FLOW LINE 89.00 CL PROPOSED SPOT ELEVATION - ROADWAY CENTER LINE 89.00 TBC PROPOSED SPOT ELEVATION - TOP BACK OF CURB 89.00 LIP PROPOSED SPOT ELEVATION — LIP OF GUTTER 89.00 FG PROPOSED SPOT ELEVATION - FINISHED GRADE 89.00 SW PROPOSED SPOT ELEVATION - SIDEWALK PROPOSED SPOT ELEVATION — EDGE OF CONCRETE PROPOSED SPOT ELEVATION — EDGE OF ASPHALT

NOTE: CONTRACTOR SHALL PROTECT ALL EXISTING SURVEY MONUMENTATION. CONTRACTOR SHALL HAVE LICENSED SURVEYOR REPLACE ANY DAMAGED OR DISTURBED MONUMENTATION AT

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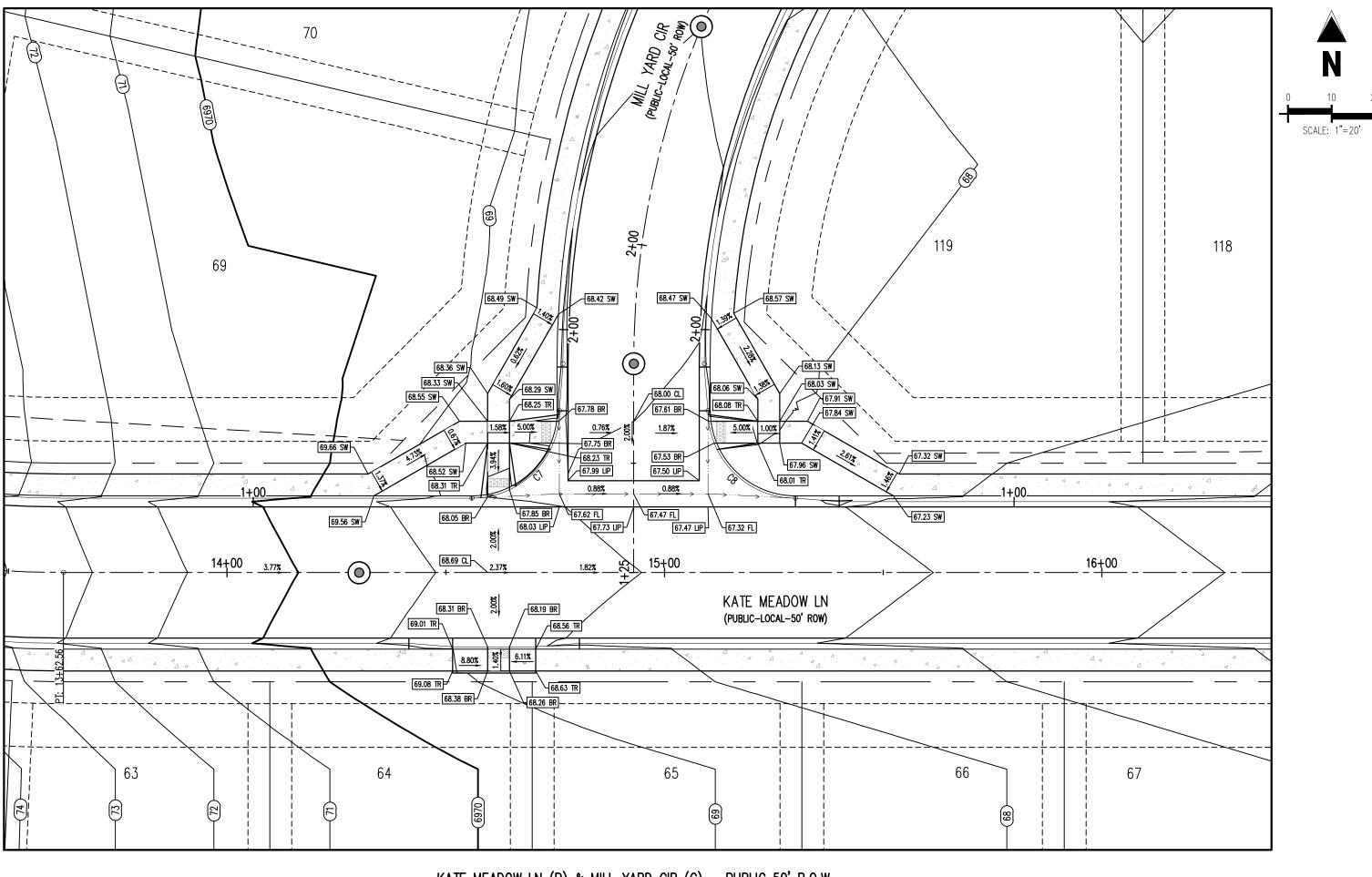
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Date Issue / Description

JDM, BLB CMWJ 03/15/2024

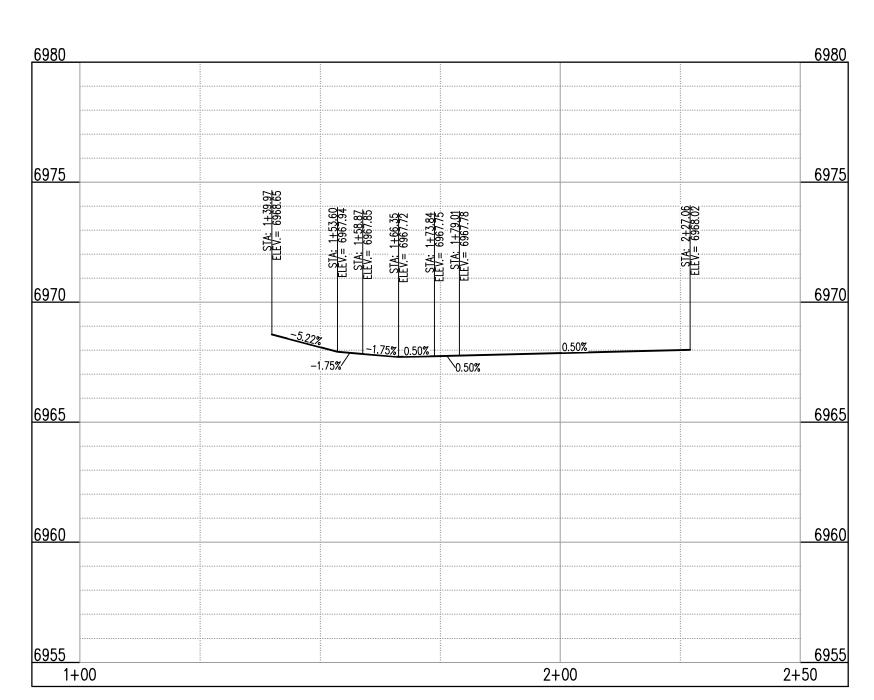
INTERSECTION DETAIL

Sheet 24 of 33

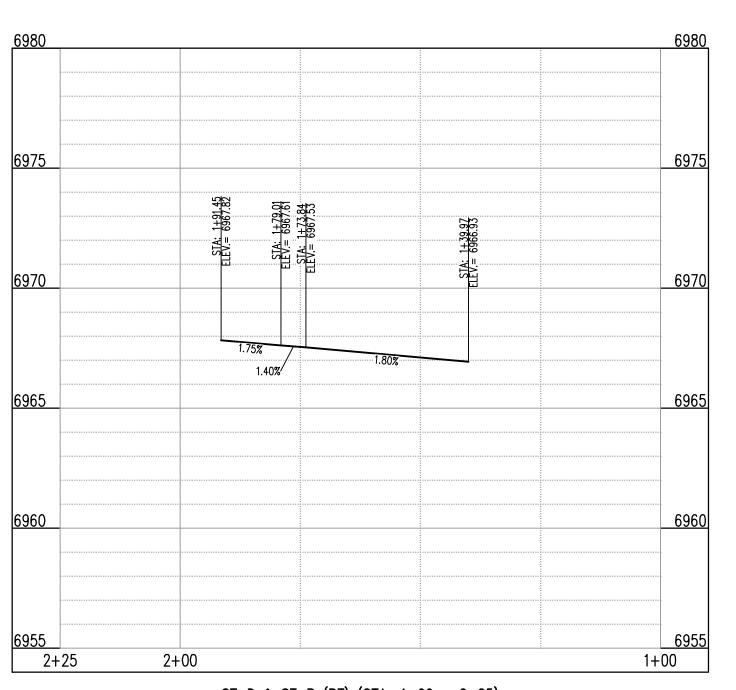


KATE MEADOW LN (B) & MILL YARD CIR (C) - PUBLIC 50' R.O.W. 25 MPH DESIGN SPEED (LOCAL)

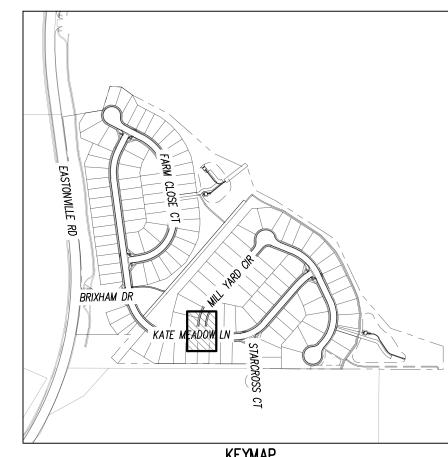
FLOW LINE CURVE SEGMENT TABLE					
IRVE TAG # DELTA LENGTH (FT) RADIUS (FT) CHORD BEARING CHORD LENGTH (FT)					CHORD LENGTH (FT)
C7	9000'00"	31.42	20.00	N45"2'52"E	28.28
C8	9000'00"	31.42	20.00	N44°47'08"W	28.28



ST-D & ST-B (LT) (STA: 1+00 - 2+50) SCALES: HORIZONTAL 1"=20', VERTICAL 1"=4'



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KEYMAP SCALE: 1"=500'

	 PROPERTY BOUNDARY LINE
	- ADJACENT PROPERTY BOUNDARY LINE
	- RIGHT OF WAY BOUNDARY LINE
	- PROPOSED LOT LINE
	PROPOSED EASEMENT LINE
	- ROAD CENTERLINE
	- PROPOSED SWALE FLOWLINE
	PROPOSED CURB AND GUTTER
4	PROPOSED SIDEWALK
5465	- PROPOSED MAJOR CONTOUR
<u>66</u>	- PROPOSED MINOR CONTOUR
2.00%	PROPOSED SLOPE - PERCENT
	PROPOSED SLOPE - RISE/RUN
89.00 HP	PROPOSED SPOT ELEVATION - HIGH POINT
89.00 LP	PROPOSED SPOT ELEVATION - LOW POINT
89.00 TR	PROPOSED SPOT ELEVATION - TOP OF RAMP
89.00 BR	PROPOSED SPOT ELEVATION - BOTTOM OF RAMP
89.00 BR	PROPOSED SPOT ELEVATION - BOTTOM OF RAMP
89.00 FL	PROPOSED SPOT ELEVATION - FLOW LINE
89.00 CL	PROPOSED SPOT ELEVATION - ROADWAY CENTER LINE
89.00 TBC	PROPOSED SPOT ELEVATION - TOP BACK OF CURB
89.00 LIP	PROPOSED SPOT ELEVATION - LIP OF GUTTER
89.00 FG	PROPOSED SPOT ELEVATION - FINISHED GRADE
89.00 SW	PROPOSED SPOT ELEVATION - SIDEWALK
89.00 EOC	PROPOSED SPOT ELEVATION — EDGE OF CONCRETE

NOTE: CONTRACTOR SHALL PROTECT ALL EXISTING SURVEY MONUMENTATION. CONTRACTOR SHALL HAVE LICENSED SURVEYOR REPLACE ANY DAMAGED OR DISTURBED MONUMENTATION AT THEIR COST.

89.00 EOA PROPOSED SPOT ELEVATION - EDGE OF ASPHALT

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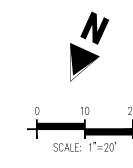
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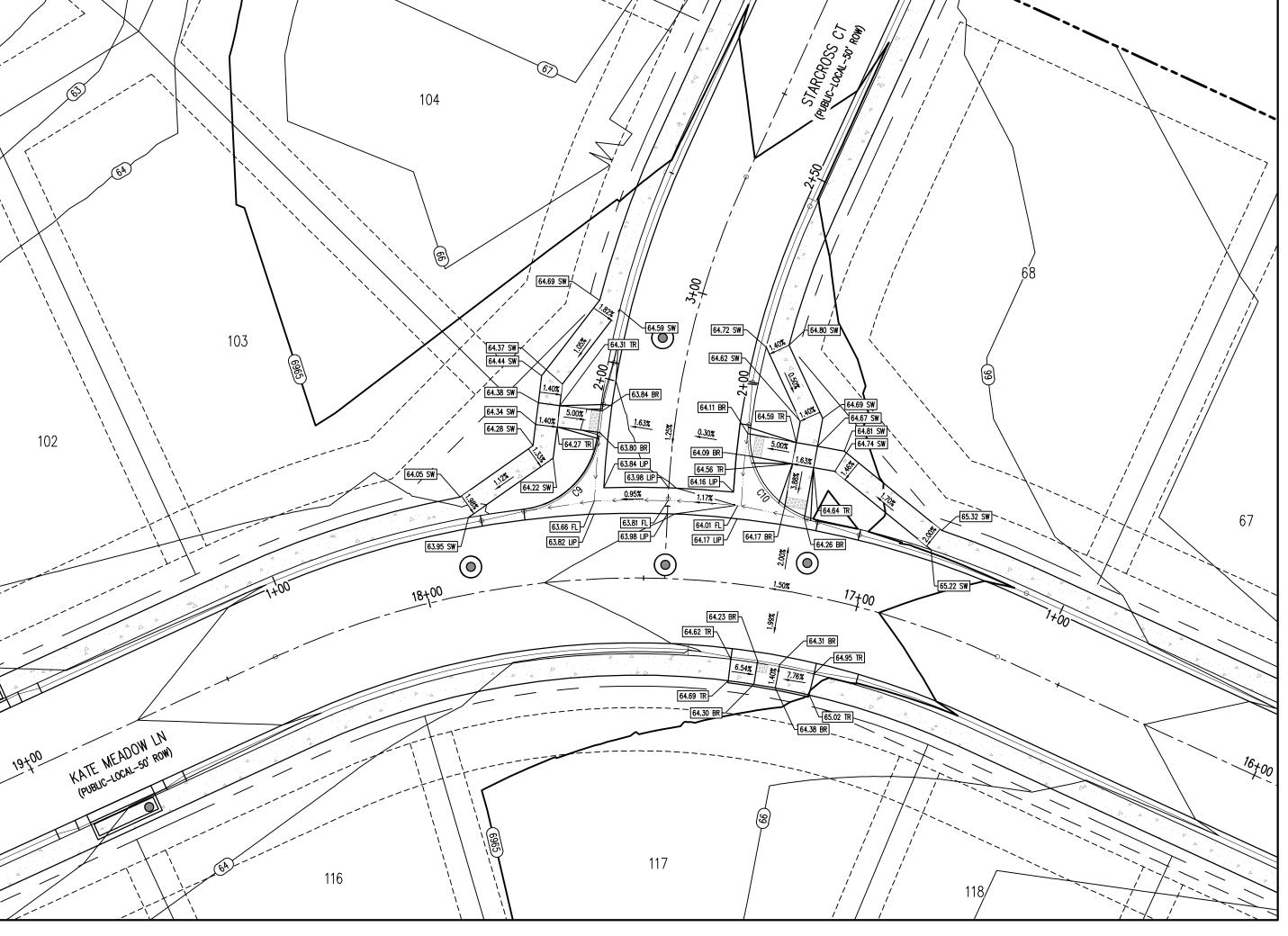
JDM, BLB 03/15/2024

INTERSECTION DETAIL

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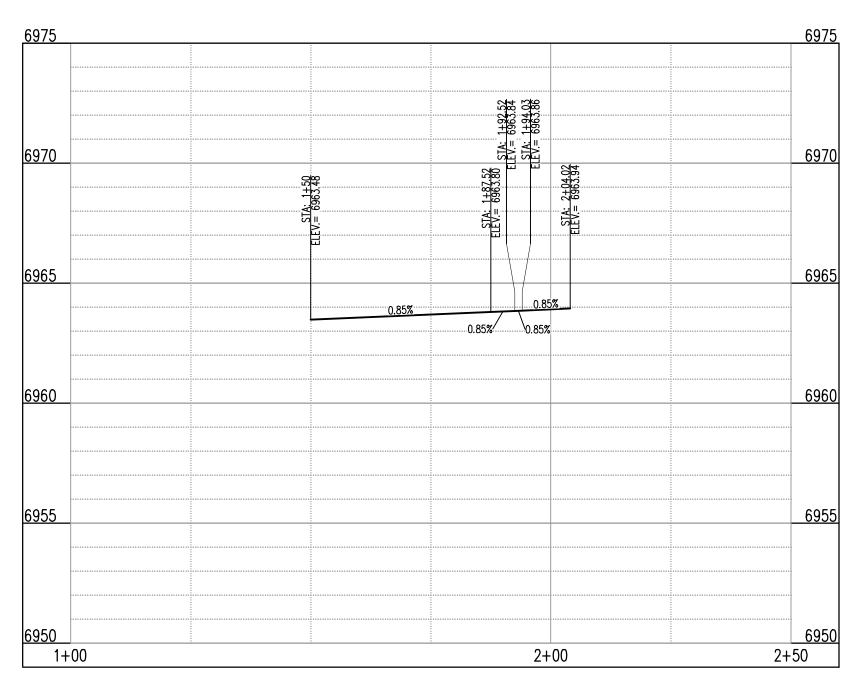




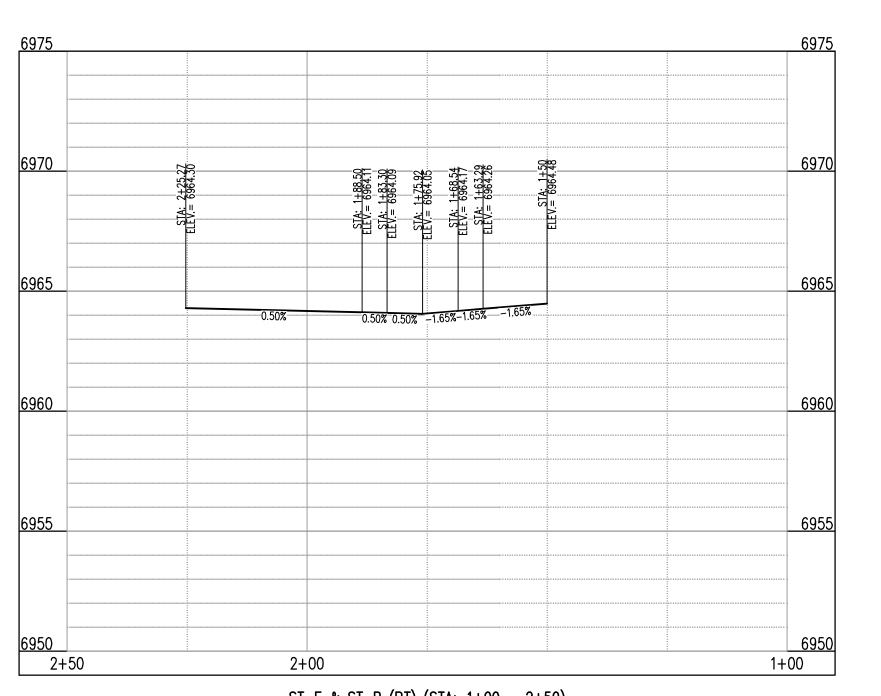


KATE MEADOW LN (B) & STARCROSS CT (C) — PUBLIC 50' R.O.W.
25 MPH DESIGN SPEED (LOCAL)

FLOW LINE CURVE SEGMENT TABLE					
CURVE TAG # DELTA LENGTH (FT) RADIUS (FT) CHORD BEARING CHORD LENGTH (FT)					
C9	76°48'26"	26.81	20.00	S2014'33"W	24.85
C10	87'03'40"	30.39	20.00	S59°47'24"E	27.55

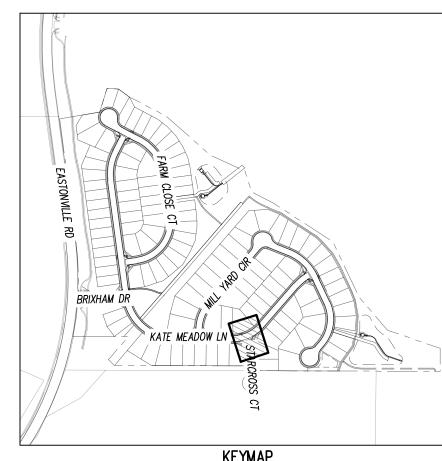


ST-E & ST-B (LT) (STA: 1+00 - 2+50) SCALES: HORIZONTAL 1"=20', VERTICAL 1"=4'



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KEYMAP SCALE: 1"=500'

DETAIL GRADING LEGEND	
	PROPERTY BOUNDARY LINE
	ADJACENT PROPERTY BOUNDARY LINE
	RIGHT OF WAY BOUNDARY LINE
	PROPOSED LOT LINE
	PROPOSED EASEMENT LINE
	ROAD CENTERLINE
	PROPOSED SWALE FLOWLINE
	PROPOSED CURB AND GUTTER
4	PROPOSED SIDEWALK
5465	PROPOSED MAJOR CONTOUR
66	PROPOSED MINOR CONTOUR
2.00%	PROPOSED SLOPE - PERCENT
	PROPOSED SLOPE - RISE/RUN
89.00 HP	PROPOSED SPOT ELEVATION - HIGH POINT
89.00 LP	PROPOSED SPOT ELEVATION - LOW POINT
89.00 TR	PROPOSED SPOT ELEVATION - TOP OF RAMP
89.00 BR	PROPOSED SPOT ELEVATION - BOTTOM OF RAMP
89.00 BR	PROPOSED SPOT ELEVATION - BOTTOM OF RAMP
89.00 FL	PROPOSED SPOT ELEVATION - FLOW LINE
89.00 CL	PROPOSED SPOT ELEVATION - ROADWAY CENTER LINE
89.00 TBC	PROPOSED SPOT ELEVATION - TOP BACK OF CURB
89.00 LIP	PROPOSED SPOT ELEVATION — LIP OF GUTTER
89.00 FG	PROPOSED SPOT ELEVATION - FINISHED GRADE
89.00 SW	PROPOSED SPOT ELEVATION - SIDEWALK
89.00 EOC	PROPOSED SPOT ELEVATION - EDGE OF CONCRETE
89.00 EOA	PROPOSED SPOT ELEVATION - EDGE OF ASPHALT

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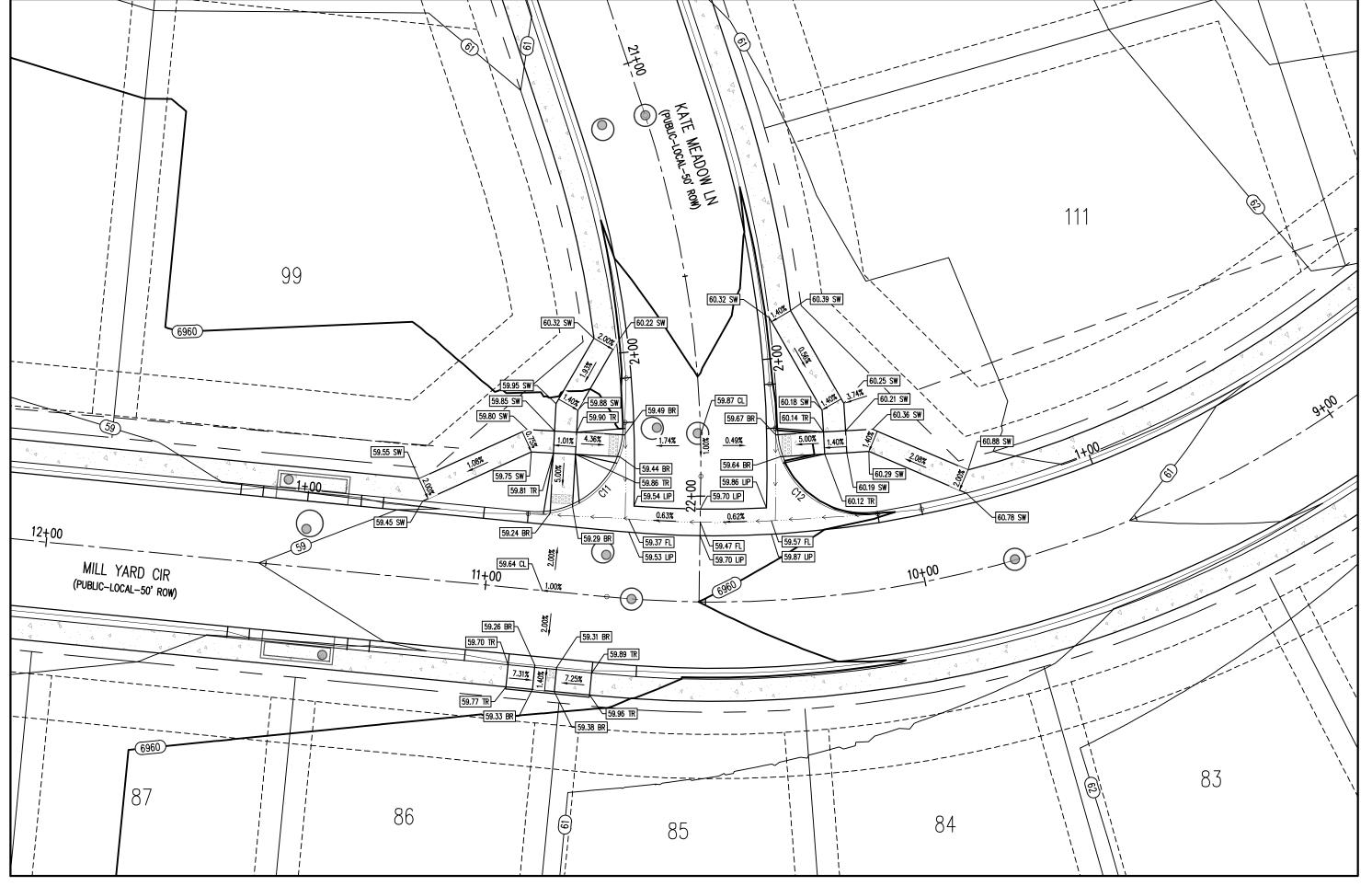
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Date Issue / Description

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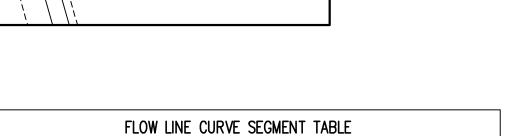
INTERSECTION DETAIL

Sheet 26 of 33



KATE MEADOW LN (B) & FARM CLOSE CT (C) - PUBLIC 50' R.O.W.

SCALE: 1"=20'



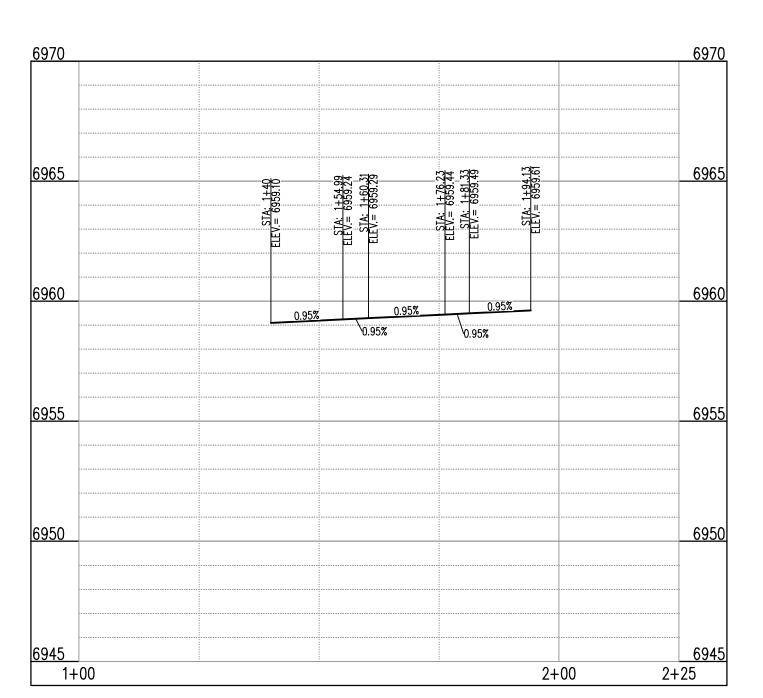
CURVE TAG # DELTA | LENGTH (FT) | RADIUS (FT) | CHORD BEARING | CHORD LENGTH (FT) |

20.00

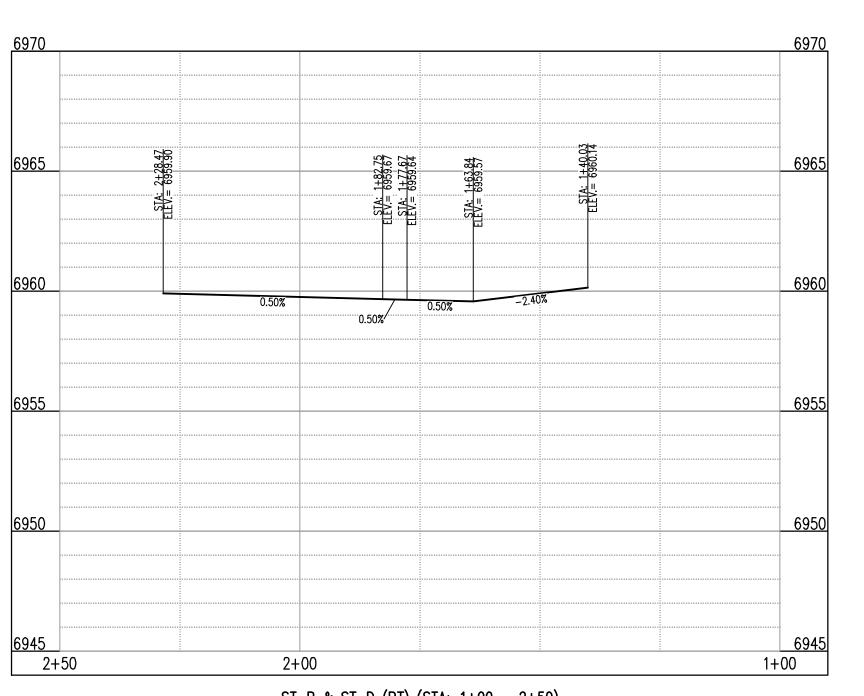
S8°44'18"W

30.13

30.09



ST-B & ST-D (LT) (STA: 1+00 - 2+25) SCALES: HORIZONTAL 1"=20', VERTICAL 1"=4'

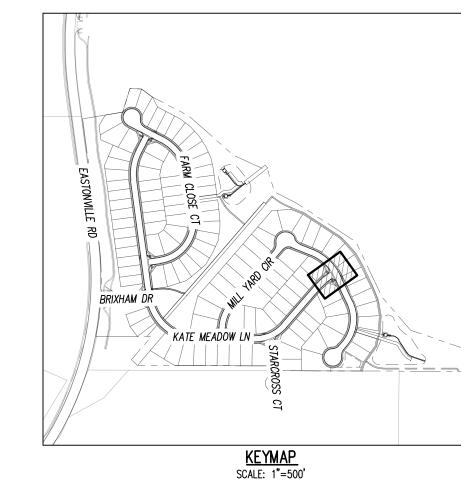


97°34'57"

34.06

ST-B & ST-D (RT) (STA: 1+00 - 2+50)

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<u>4:1</u> ►	PROPOSED SLOPE - RISE/RUN
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89.00 LP	PROPOSED SPOT ELEVATION - LOW POINT
89.00 TR	PROPOSED SPOT ELEVATION - TOP OF RAMP
89.00 BR	PROPOSED SPOT ELEVATION - BOTTOM OF RAMP
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89.00 FL	PROPOSED SPOT ELEVATION - FLOW LINE
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1. ALL UTILITY LOCATIONS SHOWN ARE BASED ON MAPS PROVIDED BY THE APPROPRIATE UTILITY COMPANY AND FIELD SURFACE EVIDENCE AT THE TIME OF SURVEY AND IS TO BE CONSIDERED AN APPROXIMATE LOCATION ONLY. IT IS THE CONTRACTOR'S RESPONSIBILITY TO FIELD VERIFY THE LOCATION OF ALL UTILITIES, PUBLIC OR PRIVATE, WHETHER SHOWN ON THE PLANS OR NOT, PRIOR TO CONSTRUCTION. REPORT ANY DISCREPANCIESTO THE Know what's below. ENGINEER PRIOR TO CONSTRUCTION.

 \mathbb{C}_{\square} before you dig.

2. WHERE A PROPOSED UTILITY CROSSES AN EXISTING UTILITY, IT IS THE CONTRACTOR'S RESPONSIBILITY TO FIELD VERIFY THE HORIZONTAL AND VERTICAL LOCATION OF SUCH EXISTING UTILITY, EITHER THROUGH POTHOLING OR ALTERNATIVE METHOD. REPORT INFORMATION TO THE ENGINEER PRIOR TO CONSTRUCTION.

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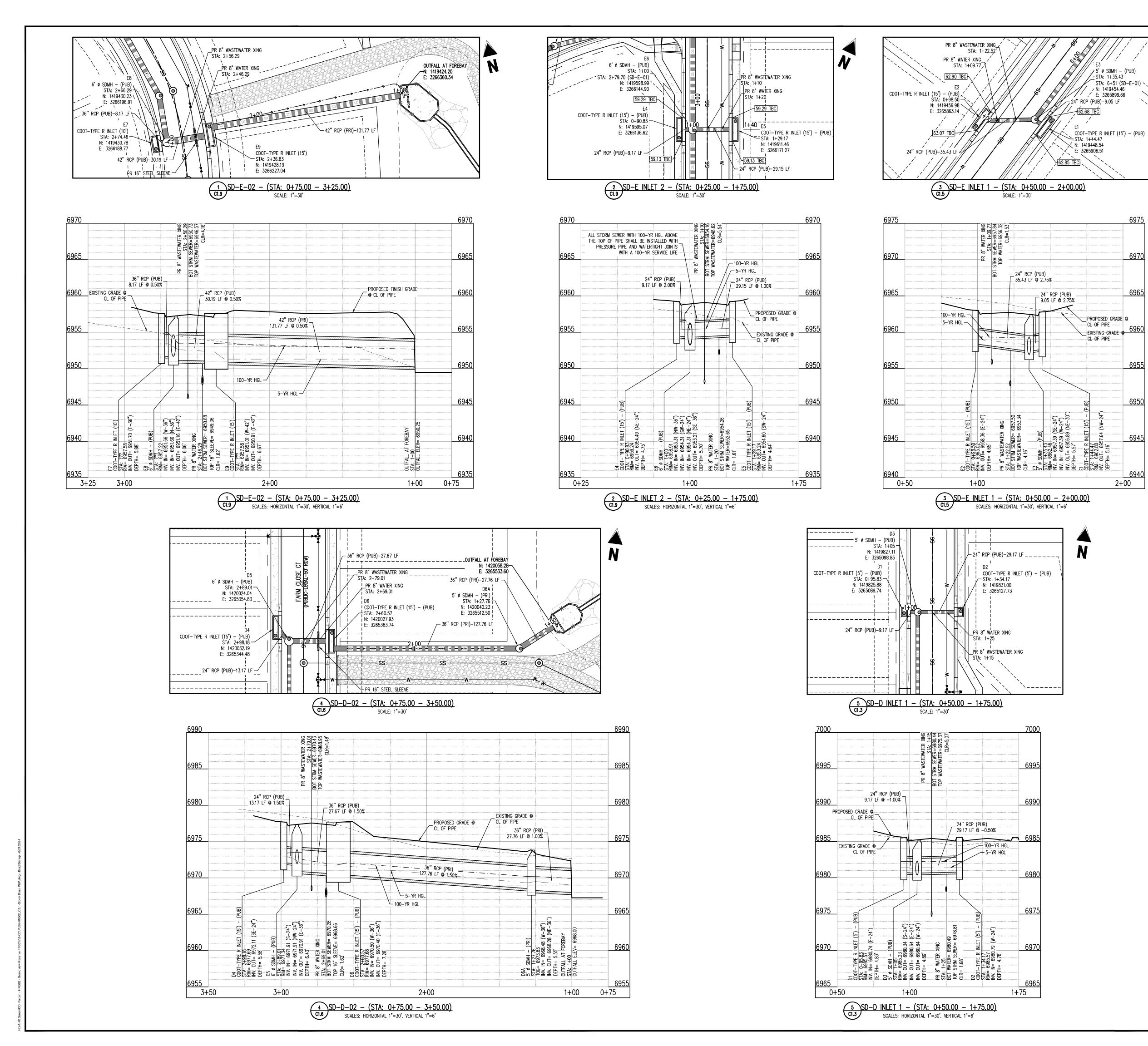
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Date Issue / Description

Project No: HRG02 JDM, BLB CMWJ Checked By: 03/15/2024

INTERSECTION DETAIL

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CONSTRUCTION DOCUMENTS GRANDVIEW RESERVE FILING MELODY HOMES, INC. SF2311

Date Issue / Description

PROPOSED STORM SEWER (12" AND LARGER) PROPOSED SIGN EXISTING STREET LIGHT

EXISTING STORM SEWER (12"ø AND LARGER)

KEYMAP SCALE: 1"=500'

EXISTING ADJACENT LOT LINE

PROPOSED LOT LINE

PROPOSED CURB AND GUTTE

EXISTING CURB AND GUTTER

PROPOSED STREET LIGHT PROPOSED WATER METER

PROPERTY BOUNDARY LINE

—— — — SECTION LINE

- - - - - - EXISTING EASEMENT LIN

---- PROPOSED EASEMENT LIN

N

EXISTING WATER VALVE PROPOSED WATER VALVE PROPOSED FIRE HYDRANT

EXISTING STORM SEWER MANHOLE PROPOSED STORM SEWER MANHOLE

EXISTING SANITARY SEWER MANHOLE

PROPOSED SANITARY SEWER MANHOLE

NOTE: CONTRACTOR SHALL PROTECT ALL EXISTING SURVEY MONUMENTATION. CONTRACTOR SHALL HAVE LICENSED SURVEYOR REPLACE ANY DAMAGED OR DISTURBED MONUMENTATION AT THEIR COST.

CONTRACTOR RESPONSIBLE FOR AS-BUILT DRAWINGS, TESTS, REPORTS AND/OR ANY OTHER CERTIFICATES OR INFORMATION AS REQUIRED FOR ACCEPTANCE OF WORK FROM CITY, UTILITY DISTRICTS OR ANY OTHER GOVERNING AGENCY.

MAINTAIN MINIMUM 18" VERTICAL AND 10' HORIZONTAL SEPARATION BETWEEN STORM SEWER AND POTABLE WATER OR WASTEWATER. A 12" VERTICAL CLEARANCE MUST BE MAINTAINED BETWEEN

SURVEYOR TO OBTAIN AUTOCAD FILE FROM ENGINEER AND VERIFY ALL HORIZONTAL CONTROL DIMENSIONING PRIOR TO CONSTRUCTION STAKING. SURVEYOR MUST VERIFY ALL BENCHMARK BASIS OF BEARING AND DATUM INFORMATION TO ENSURE IMPROVEMENTS WILL BE AT THE SAME HORIZONTAL AND VERTICAL LOCATIONS SHOWN ON THE DESIGN CONSTRUCTION DRAWNGS. PRIOR TO CONSTRUCTION STAKING ANY DISCREPANCY MUST BE REPORTED TO OWNER AND ENGINEER PRIOR TO CONTINUATION OF ANY FURTHER STAKING OR CONSTRUCTION

BASIS OF BEARING

THE NORTH LINE OF SECTION 28, TOWNSHIP 12 SOUTH, RANGE 64 WEST OF THE 6TH PRINCIPAL MERIDIAN, EL PASO COUNTY, STATE OF COLORADO BEING MONUMENTED AT EACH END BY A 3-1/4" ALUMINUM SURVEYORS CAP STAMPED "PSINC LS 30087" AND ASSUMED TO BEAR S89'47'04"E, A DISTANCE OF 5285.07 FEET.

BENCHMARK

NGS BENCHMARK F 24 A STANDARD DISK, STAMPED F 24 1929 AND SET IN THE TOP OF A CONCRETE POST PROJECTING ABOUT 6 INCHES ABOVE GROUND. ALONG THE CHICAGO, ROCK ISLAND AND PACIFIC RAILROAD, 52 FEET NORTHWEST OF THE CENTERLINE OF U.S. HIGHWAY 24, 48 FEET SOUTHEAST OF THE CENTERLINE OF THE TRACK. NAVD88 ELEVATION = 6866.33

<u>CAUTION - NOTICE TO CONTRACTOR</u>

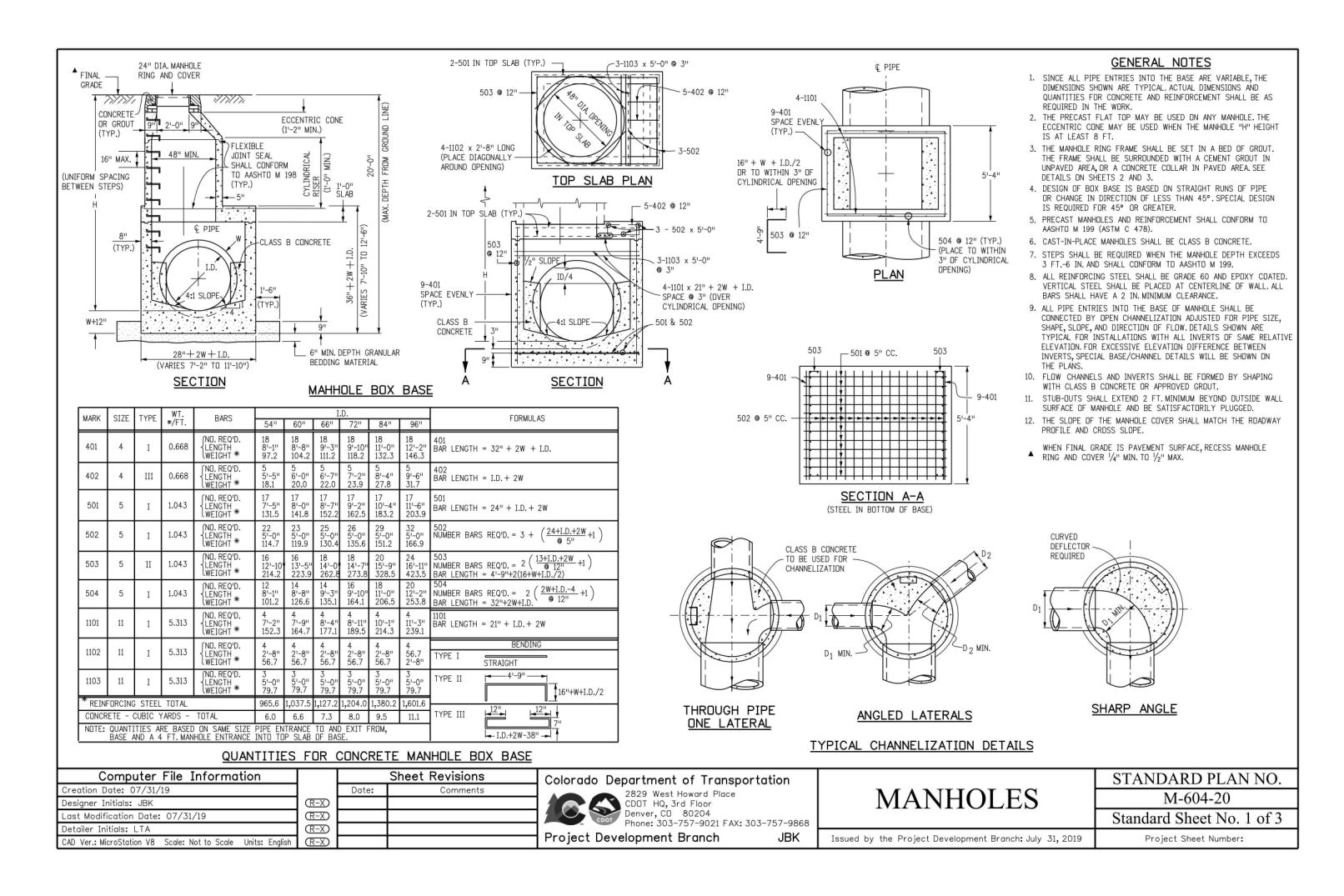
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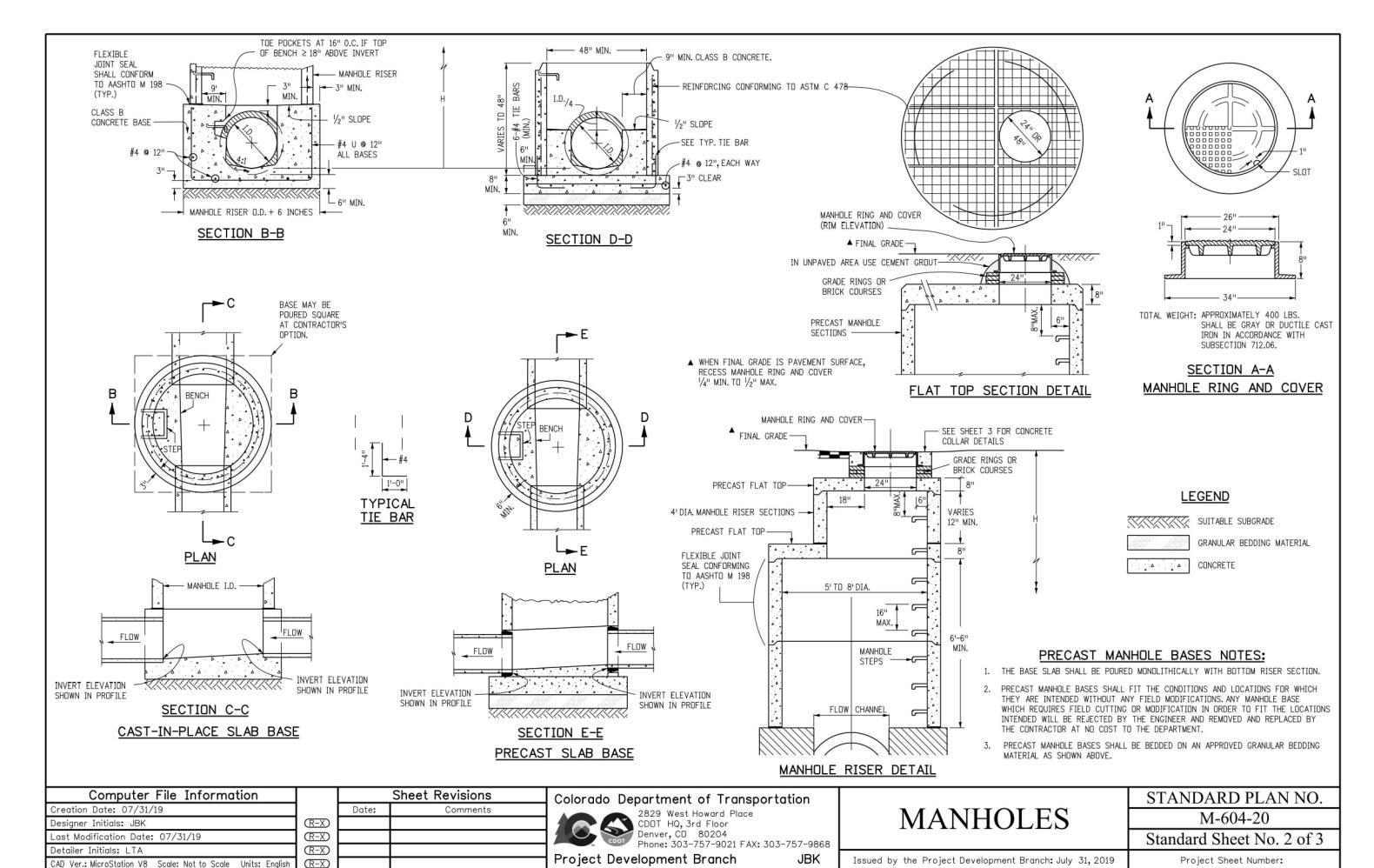
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JDM, BLB 03/15/2024

STORM DRAIN PLAN & PROFILE

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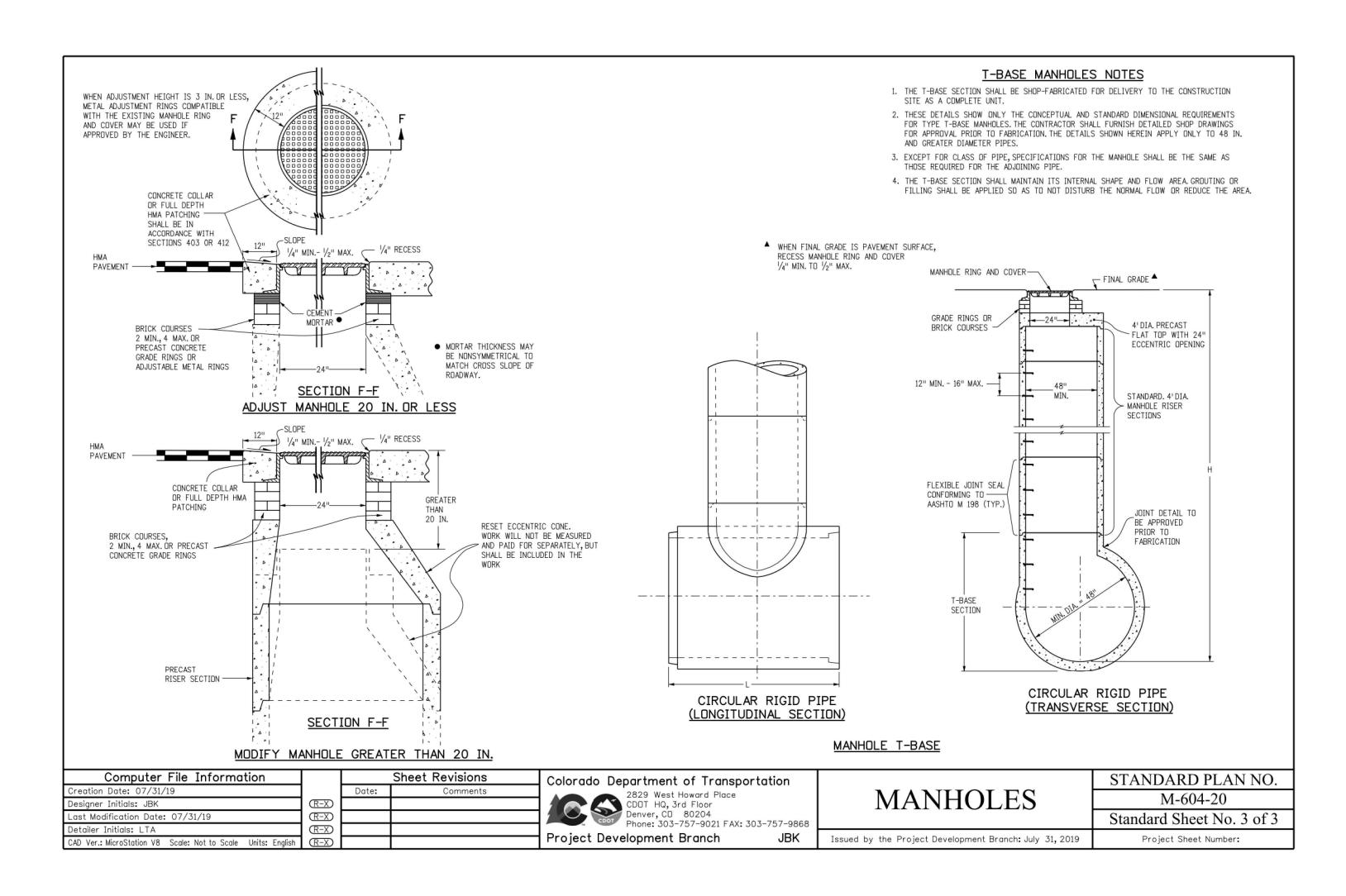
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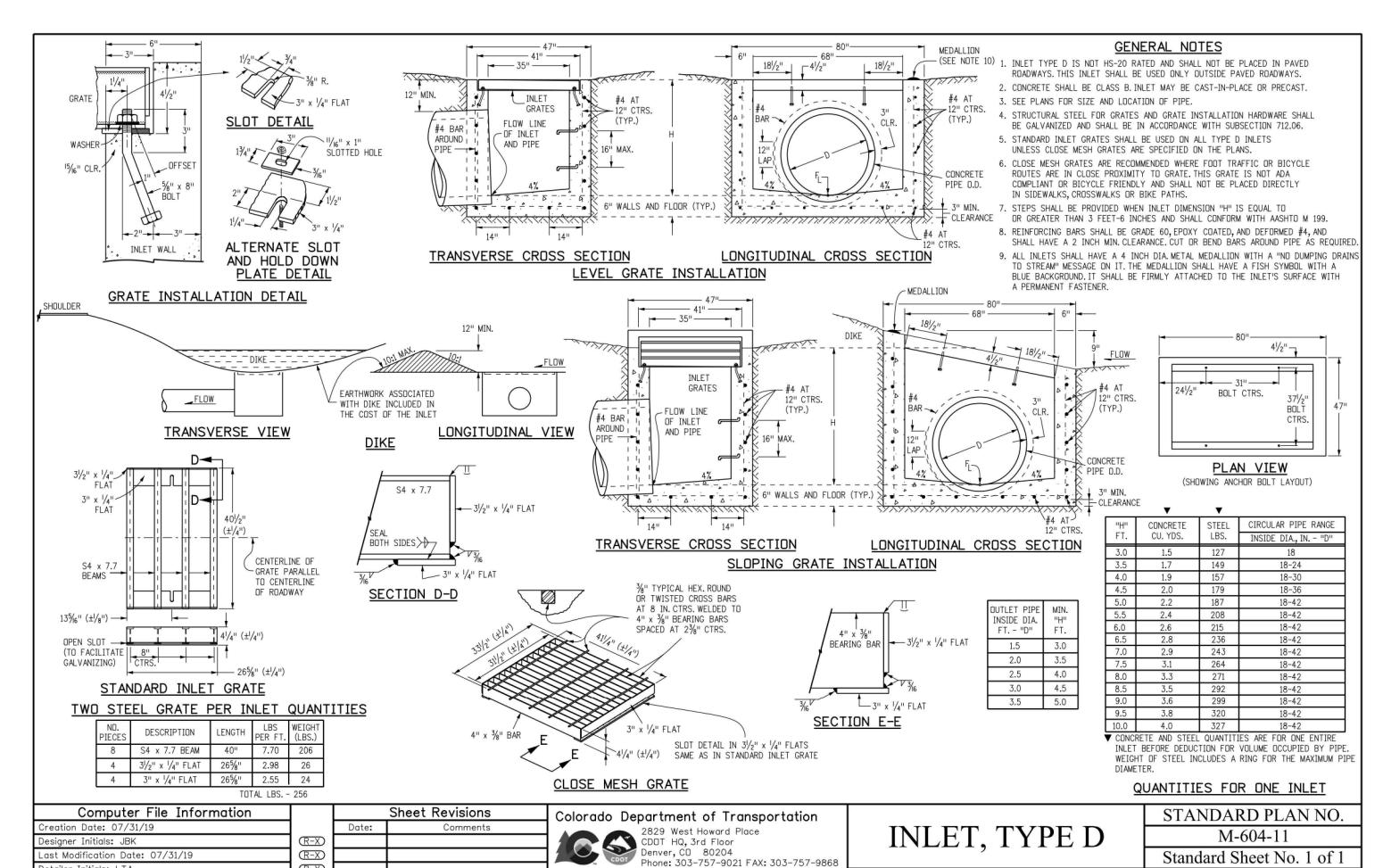
Checked By: CMWJ

Date: 03/15/2024

STORM DRAIN DETAILS

C4.1
Sheet 29 of 33





Project Development Branch

Issued by the Project Development Branch: July 31, 2019

Project Sheet Number:

etailer Initials: LTA

CAD Ver.: MicroStation V8 Scale: Not to Scale Units: English R-X

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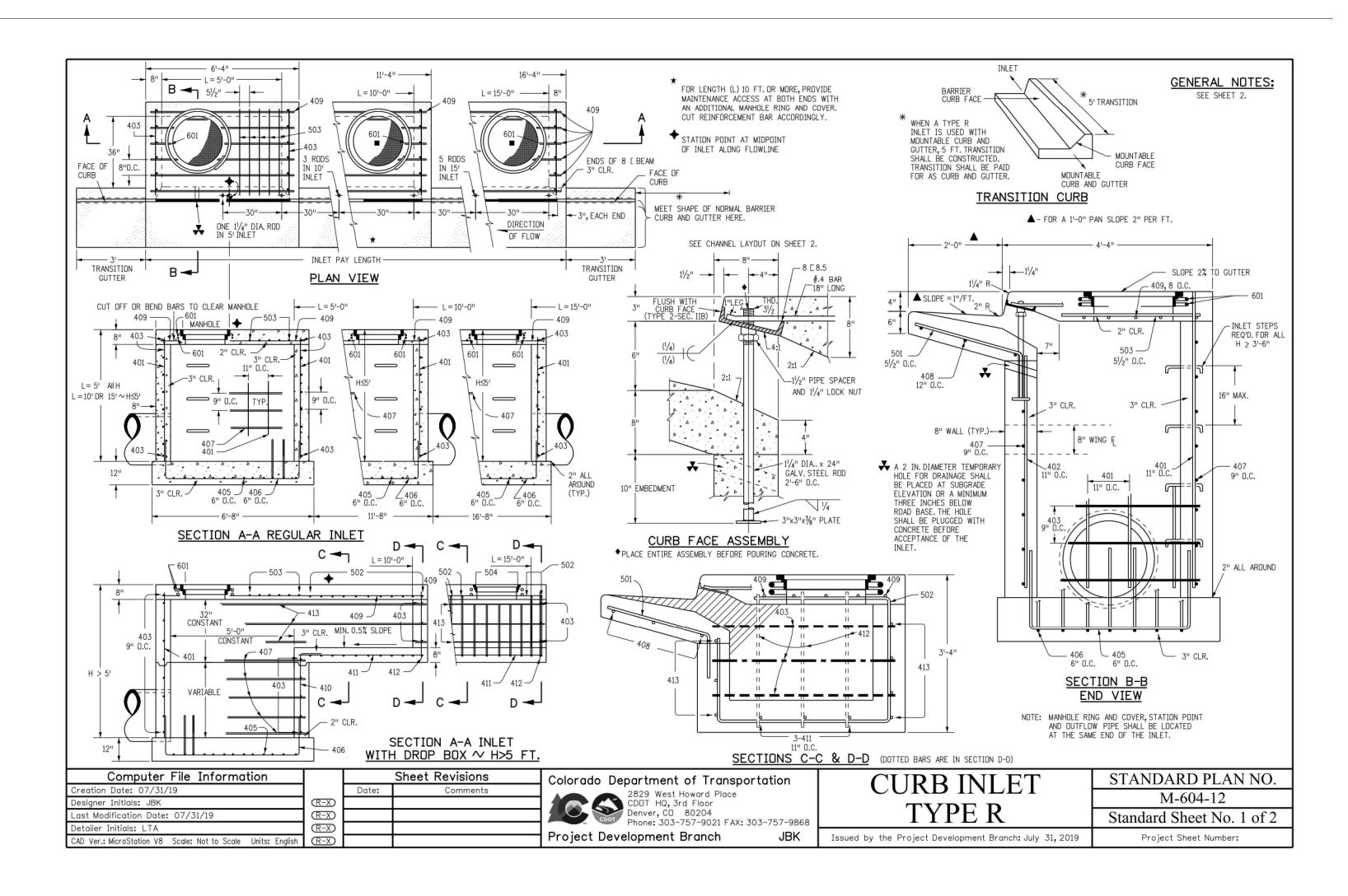
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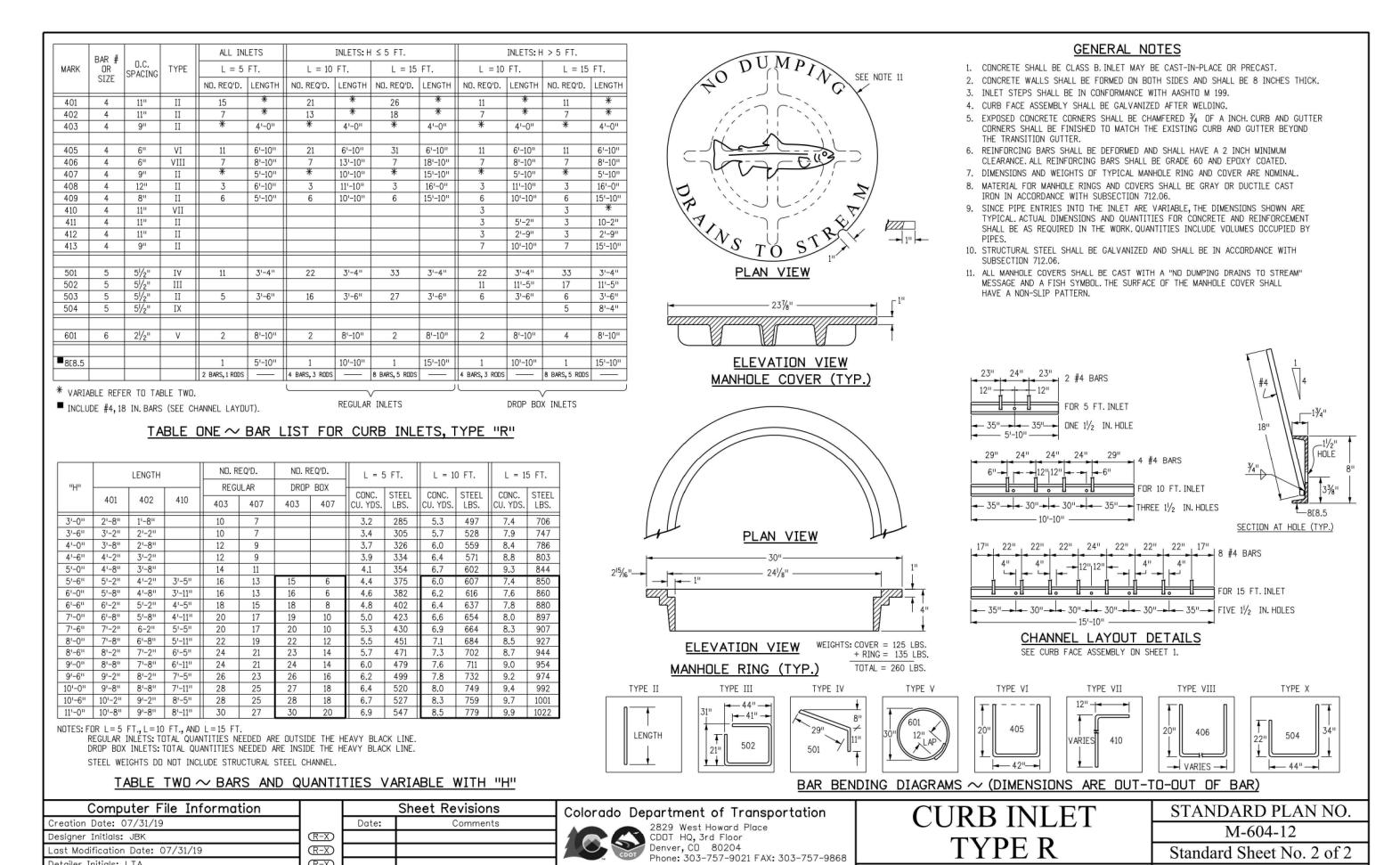
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HRG02 JDM, BLB 03/15/2024

STORM DRAIN DETAILS

Sheet 30 of 33





Project Development Branch

CAD Ver.: MicroStation V8 Scale: Not to Scale Units: English

JBK

Issued by the Project Development Branch: July 31, 2019

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CONSTRUCTION DOCUMENTS
GRANDVIEW RESERVE FILING I
MELODY HOMES, INC.
SF2311

EASTONVILLE RD & REX RD
EL PASO COUNTY, FALCON, CO 80837

Date Issue / Description Init.

 Project No:
 HRG02

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 JDM, BLB

 Checked By:
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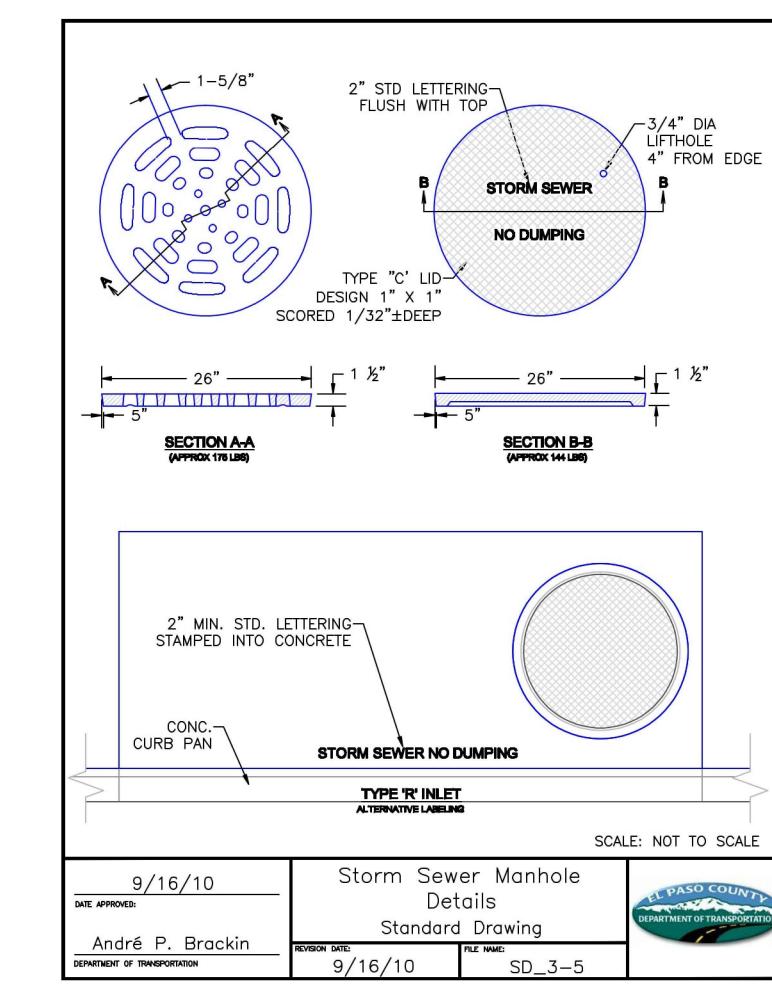
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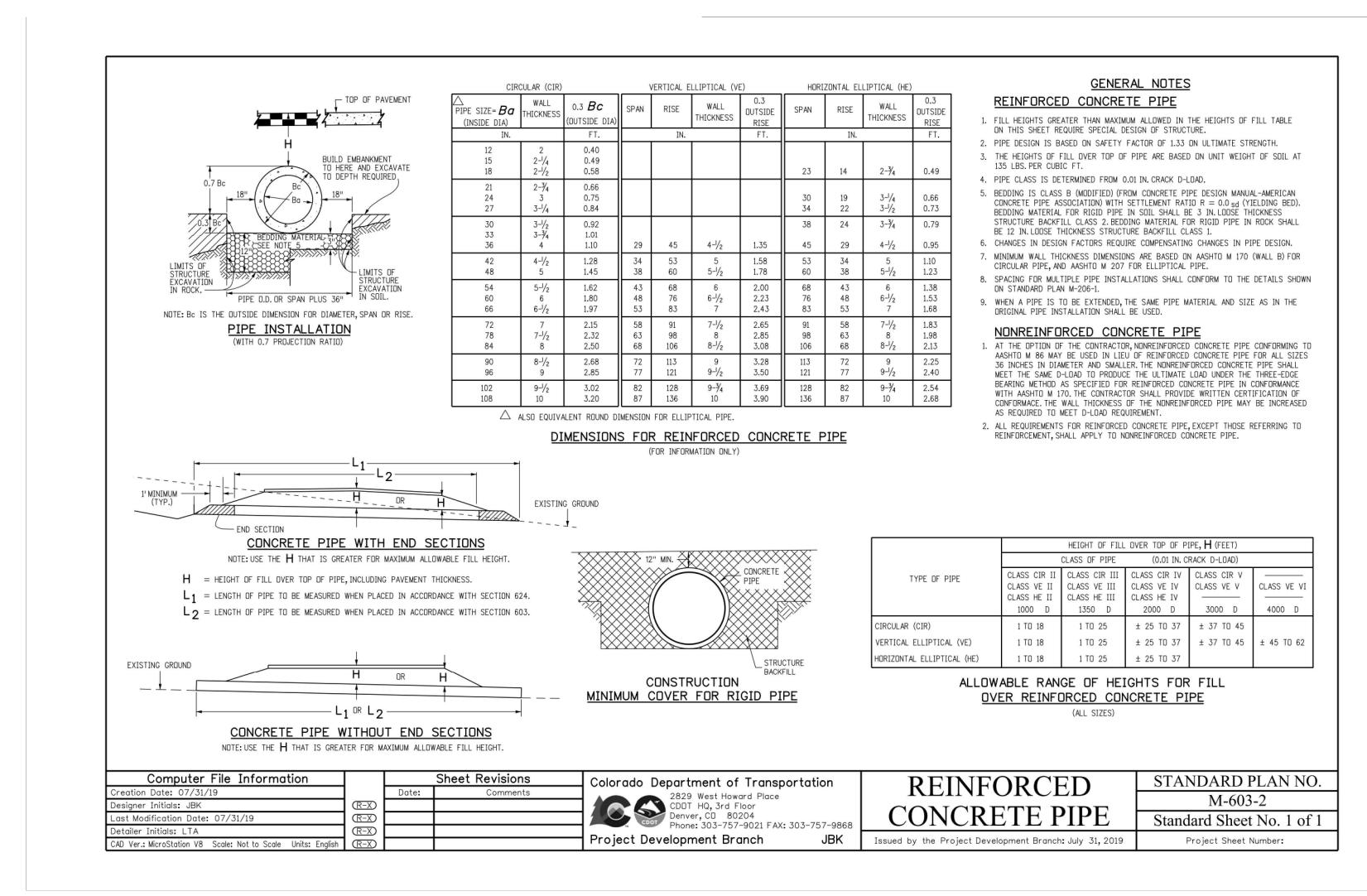
STORM DRAIN DETAILS

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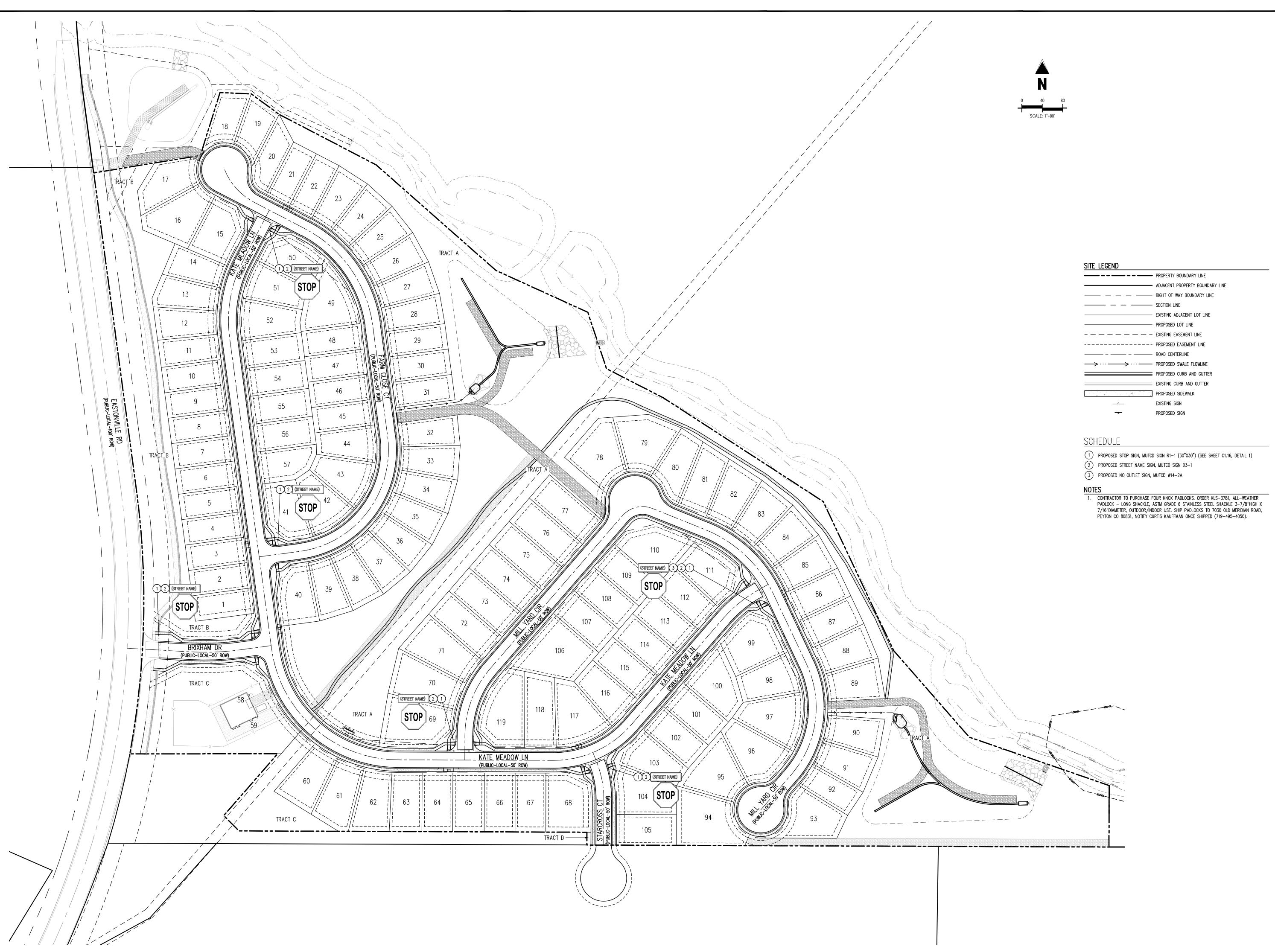
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STORM DRAIN DETAILS

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SIGNAGE PLAN

C5.1

Sheet 33 c