

VICINITY MAP
NOT TO SCALE

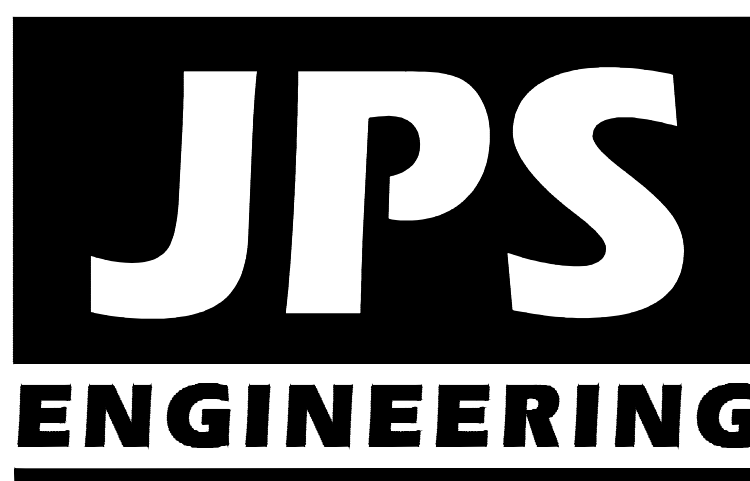
MONUMENT ACADEMY Civil Construction Drawings

El Paso County, Colorado

PREPARED FOR:

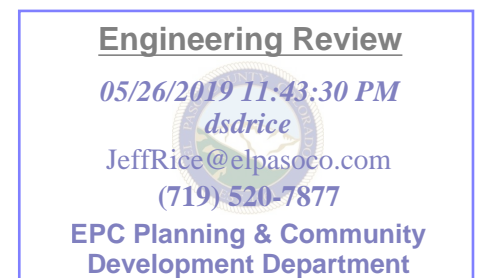
Monument Academy
1150 Village Ridge Point
Monument, CO 80132

PREPARED BY:



PREPARED BY:

19 East Willamette Avenue
Colorado Springs, Colorado 80903
APRIL, 2019



Comments are cursory due to volume and extent of revisions required.

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AGENCIES/CONTACTS

OWNER:	MONUMENT ACADEMY 1150 VILLAGE RIDGE PT MONUMENT, CO 80132 MR. DON GRIFFIN (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	WATER/WASTEWATER:	WALDEN CORPORATION PO BOX 1870 MONUMENT, CO 80132 MR. MATT DUNSTON (719) 339-2410
ARCHITECT:	CRP ARCHITECTS 100 E. ST. VRAIN ST., STE. 300 COLORADO SPRINGS, CO 80903 MR. BRIAN RISLEY (719) 633-5901	LOCAL ROADS & DRAINAGE:	EL PASO COUNTY PCD 2880 INTERNATIONAL CIRCLE COLORADO SPRINGS, CO 80910 (719) 520-6300	GAS DEPARTMENT:	BLACK HILLS ENERGY MR. SEBASTIAN SCHWENDER (719) 399-3176
OWNER'S REP.	1703 SAND LILY DRIVE GOLDEN, CO 80401 MR. KURT CONNOLLY (303) 526-7928	STATE HIGHWAY:	COLORADO DEPARTMENT OF TRANSPORTATION REGION 2 905 N. ERIE AVE. PUEBLO, CO 81002 MS. VALERIE SWORD (719) 546-5407	ELECTRIC DEPARTMENT:	MOUNTAIN VIEW ELECTRIC ASSOCIATION 11140 E. WOODMEN ROAD COLORADO SPRINGS, CO 80908 MR. DAVE WALDNER (719) 495-2283
CONSTRUCTION MANAGER/GC:	JHL CONSTRUCTORS, INC. 7076 SOUTH ALTON WAY, BLDG. H CENTENNIAL, CO 80112 MR. WILL VALKNER (303) 741-6116	FIRE DISTRICT:	TRI-LAKES MONUMENT FIRE PROTECTION DISTRICT 16055 OLD FOREST POINT, STE. 1003 MONUMENT, CO 8032 MR. JAMEY BUMGARDNER, FIRE MARSHAL (719) 484-0911	TELEPHONE COMPANY:	CENTURY LINK COMMUNICATIONS (LOCATORS) (800) 922-1987 A.T. & T. (LOCATORS) (719) 635-3674

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.

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.
- ALL SIGNS SHOWN ON THE SIGNING AND STRIPING PLAN SHALL BE NEW SIGNS. EXISTING SIGNS MAY REMAIN OR BE REUSED IF THEY MEET CURRENT EL PASO COUNTY AND MUTCD STANDARDS.
- STREET NAME AND REGULATORY STOP SIGNS SHALL BE ON THE SAME POST AT INTERSECTIONS.
- ALL REMOVED SIGNS SHALL BE DISPOSED OF IN A PROPER MANNER BY THE CONTRACTOR.
- ALL STREET NAME SIGNS SHALL HAVE "D" SERIES LETTERS, WITH LOCAL ROADWAY SIGNS BEING 4" UPPER-LOWER CASE LETTERING ON 8" BLANK AND NON-LOCAL ROADWAY SIGNS BEING 6" LETTERING, UPPER-LOWER CASE ON 12" BLANK, WITH WHITE BORDER THAT IS NOT RECESSED. MULTI-LANE ROADWAYS WITH SPEED LIMITS OF 40 MPH OR HIGHER SHALL HAVE 8" UPPER-LOWER CASE LETTERING ON 18" BLANK WITH A WHITE BORDER THAT IS NOT RECESSED. THE WIDTH OF THE NON-RECESSED WHITE BORDERS SHALL MATCH PAGE 255 OF THE 2012 MUTCD "STANDARD HIGHWAY SIGNS".
- ALL TRAFFIC SIGNS SHALL HAVE A MINIMUM HIGH INTENSITY PRISMATIC GRADE SHEETING.
- ALL LOCAL RESIDENTIAL STREET SIGNS SHALL BE MOUNTED ON A 1.75" X 1.75" SQUARE TUBE SIGN POST AND STUB POST BASE. FOR OTHER APPLICATIONS, REFER TO THE CDOT STANDARD S-614-8 REGARDING USE OF THE P2 TUBULAR STEEL POST SUBBASE DESIGN.
- ALL SIGNS SHALL BE SINGLE SHEET ALUMINUM WITH 0.100" MINIMUM THICKNESS.
- ALL LIMIT LINES/STOP LINES, CROSSWALK LINES, PAVEMENT LEGENDS, AND ARROWS SHALL BE A MINIMUM 125 MIL THICKNESS PREFORMED THERMOPLASTIC PAVEMENT MARKINGS WITH TAPERED LEADING EDGES PER CDOT STANDARD S-627-1. WORD AND SYMBOL MARKINGS SHALL BE THE NARROW TYPE. STOP BARS SHALL BE 24" IN WIDTH. CROSSWALKS LINES SHALL BE 12" WIDE AND 8' LONG PER CDOT S-627-1.
- ALL LONGITUDINAL LINES SHALL BE A MINIMUM 15MIL THICKNESS EPOXY PAINT. ALL NON-LOCAL RESIDENTIAL ROADWAYS SHALL INCLUDE BOTH RIGHT AND LEFT EDGE LINE STRIPING AND ANY ADDITIONAL STRIPING AS REQUIRED BY CDOT S-627-1.
- THE CONTRACTOR SHALL NOTIFY EL PASO COUNTY (719) 520-6819 PRIOR TO AND UPON COMPLETION OF SIGNING AND STRIPING.
- THE CONTRACTOR SHALL OBTAIN A WORK IN THE RIGHT OF WAY PERMIT FROM THE EL PASO COUNTY DEPARTMENT OF PUBLIC WORKS PRIOR TO ANY SIGNAGE OR STRIPING WORK WITHIN AN EXISTING EL PASO COUNTY ROADWAY.

LEGEND:

---	NEW/EXISTING SECTION LINE - NEW/EXISTING
---	EASEMENT LINE - NEW/EXISTING
---	CONTOUR - NEW/EXISTING
---	PROPERTY LINE - NEW/EXISTING
---	FENCE - NEW/EXISTING
--- OHE --- OHE	OVERHEAD ELECTRIC LINE W/ POWER POLE NEW/EXISTING
--- UGE --- UGE	UNDERGROUND ELECTRIC LINE NEW/EXISTING
--- UGE --- UGE	UNDERGROUND ELECTRIC - NEW/EXISTING
--- TEL --- TEL	TELEPHONE - NEW/EXISTING
--- GAS --- GAS	GAS - NEW/EXISTING
--- WT --- WT	WATER - NEW/EXISTING
X 55.5 TW=3.2 BW=50.0	PROPOSED SPOT ELEVATION/FLOWLINE TOP OF WALL ELEVATION BOTTOM OF WALL ELEVATION (FINISHED GRADE AT FACE OF WALL)
A C6	DETAIL LETTER
T C6	SECTION NUMBER
	SHEET ON WHICH DETAIL IS SHOWN
	SHEET ON WHICH SECTION IS SHOWN

ENGINEER:
DESIGN ENGINEER'S STATEMENT:
THESE DETAILED PLANS AND SPECIFICATIONS WERE PREPARED UNDER MY DIRECTION AND SUPERVISION. SAID PLANS AND SPECIFICATIONS HAVE BEEN PREPARED ACCORDING TO THE CRITERIA ESTABLISHED BY THE COUNTY FOR DETAILED ROADWAY, DRAINAGE, GRADING AND EROSION CONTROL PLANS AND SPECIFICATIONS, AND SAID PLANS AND SPECIFICATIONS ARE IN CONFORMITY WITH APPLICABLE MASTER DRAINAGE PLANS AND MASTER TRANSPORTATION PLANS. SAID PLANS AND SPECIFICATIONS MEET THE PURPOSES FOR WHICH THE PARTICULAR ROADWAY AND DRAINAGE FACILITIES ARE DESIGNED AND ARE CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. I ACCEPT RESPONSIBILITY FOR LIABILITY CAUSED BY NEGLIGENT ACTS, ERRORS OR OMISSIONS ON MY PART IN PREPARATION OF THESE DETAILED PLANS AND SPECIFICATIONS.

JOHN P. SCHWAB, P.E. #29891 _____ DATE _____

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

MONUMENT ACADEMY
1150 VILLAGE RIDGE POINT
MONUMENT, CO 80132

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

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

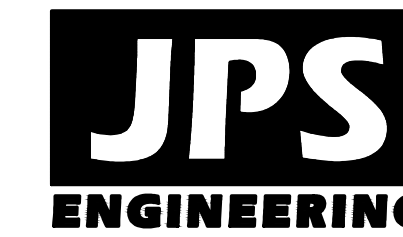
IN ACCORDANCE WITH ECM SECTION 1.12, THESE CONSTRUCTION DOCUMENTS WILL BE VALID FOR CONSTRUCTION FOR A PERIOD OF 2 YEARS FROM THE DATE SIGNED BY THE EL PASO COUNTY ENGINEER. IF CONSTRUCTION HAS NOT STARTED WITHIN THOSE 2 YEARS THE PLANS WILL NEED TO BE RESUBMITTED FOR APPROVAL, INCLUDING PAYMENT OF REVIEW FEES AT THE PLANNING AND COMMUNITY DEVELOPMENT DIRECTOR'S DISCRETION.

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

PCD PROJECT NO. PPR-19-009

MONUMENT ACADEMY HIGH SCHOOL

FOR CONSTRUCTION



19 E. Willamette Ave.
Colorado Springs, CO
80903

PH: 719-477-9429
FAX: 719-471-0766
www.jpsengr.com

OWNERSHIP OF INSTRUMENTS OF SERVICE:

ALL REPORTS, PLANS, SPECIFICATIONS, COMPUTER FILES, FIELD DATA, NOTES AND OTHER DOCUMENTS AND INSTRUMENTS PREPARED BY DESIGN PROFESSIONAL AS INSTRUMENTS OF SERVICE SHALL REMAIN THE PROPERTY OF THE DESIGN PROFESSIONAL. THE DESIGN PROFESSIONAL SHALL RETAIN ALL COMMON LAW STATUTORY AND OTHER RESERVED RIGHTS INCLUDING THE COPYRIGHT THEREON.

CRP ARCHITECTS AIA
100 E. St. Vrain, Suite 300
Colorado Springs, Colorado 80903

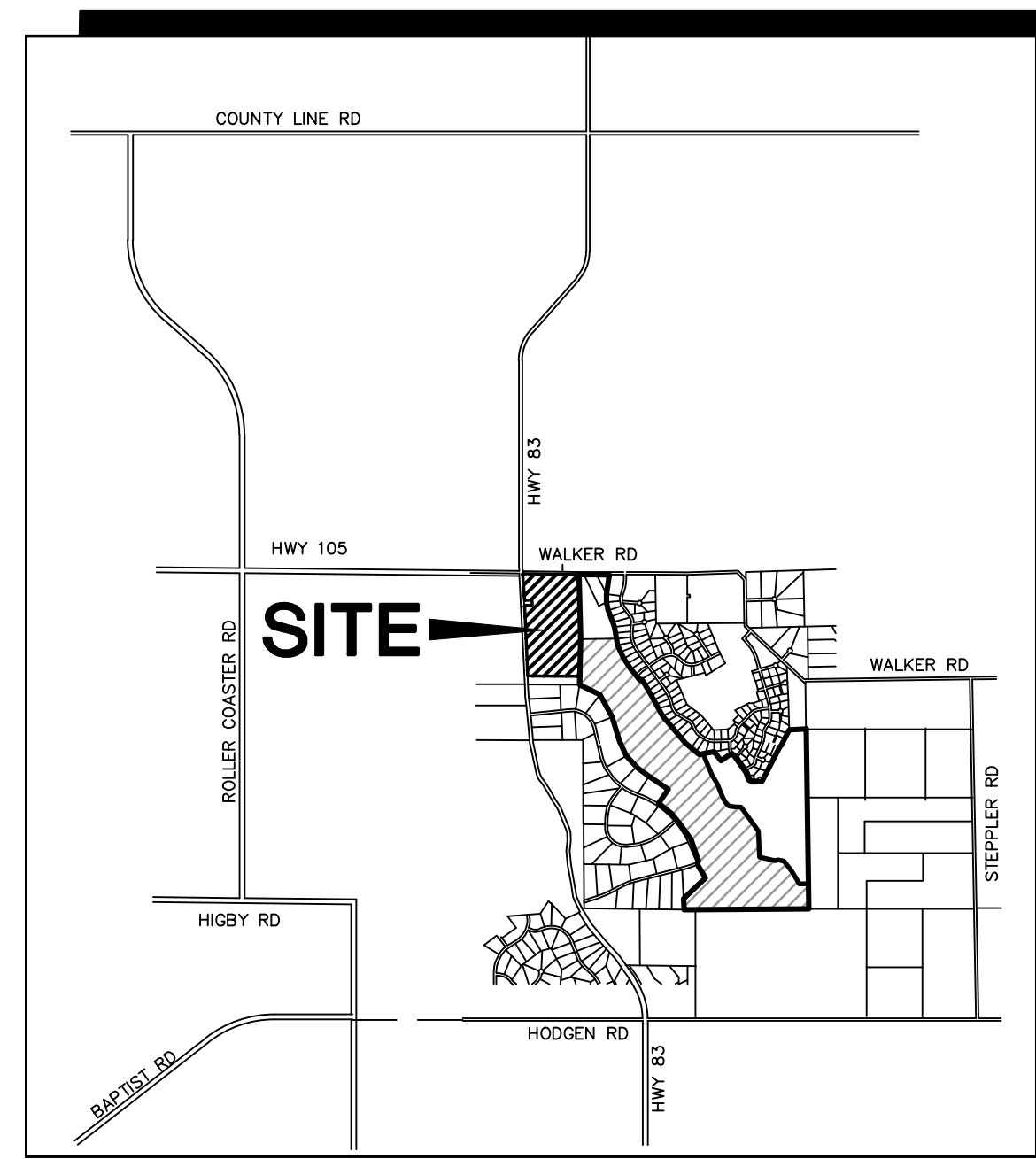
TITLE SHEET

DATE:	12/21/18
DRAWN BY:	BJJ
CHECKED BY:	JPS
REVISED:	4/29/19



MONUMENT ACADEMY HIGH SCHOOL

FOR CONSTRUCTION



VICINITY MAP
NOT TO SCALE

LEGEND

- PROPERTY LINE
- - - EASEMENT
- 6520 PROPOSED CONTOUR
- - - 6520 EXISTING CONTOUR
- × 99.0 PROPOSED SPOT ELEVATION (FLOWLINE)
- × 92.0 EXIST. SPOT ELEVATION
- Ⓟ NUMBER OF PARKING SPACES

SITE DATA:

OWNER:	MONUMENT ACADEMY 1150 VILLAGE RIDGE PT MONUMENT, CO 80132
LEGAL DESCRIPTION:	E 1/2 OF NW 1/4 OF SEC. 15, T11S, R66W OF 6TH P.M.
SITE ADDRESS:	XX
PARCEL NUMBER:	61000-00-245
SITE ACREAGE:	64.1 ACRES
LAND USE:	EDUCATION - MS/HS
SITE ZONING:	RR5
SCHEDULE FOR CONSTRUCTION:	2019 - 2020
DRAINAGE BASIN:	WEST CHERRY CREEK

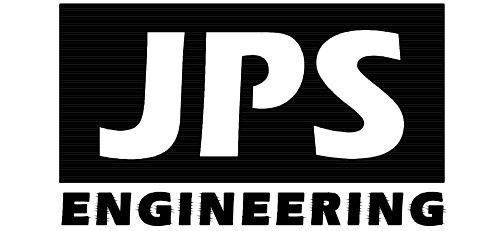
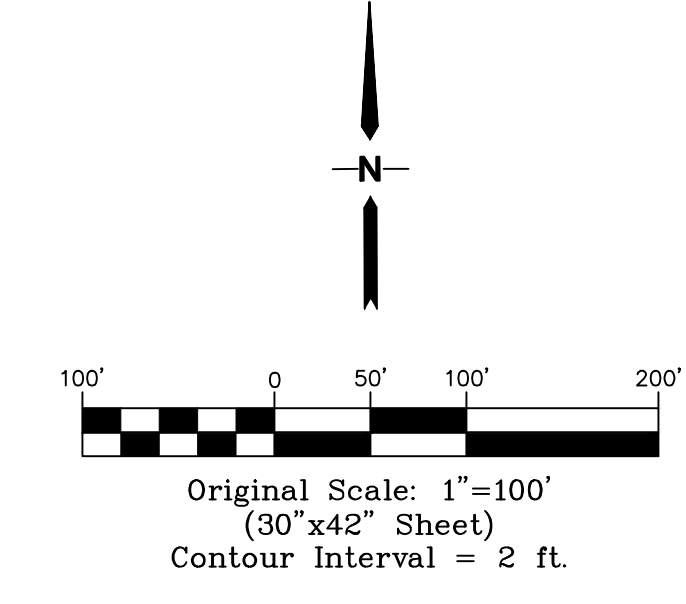
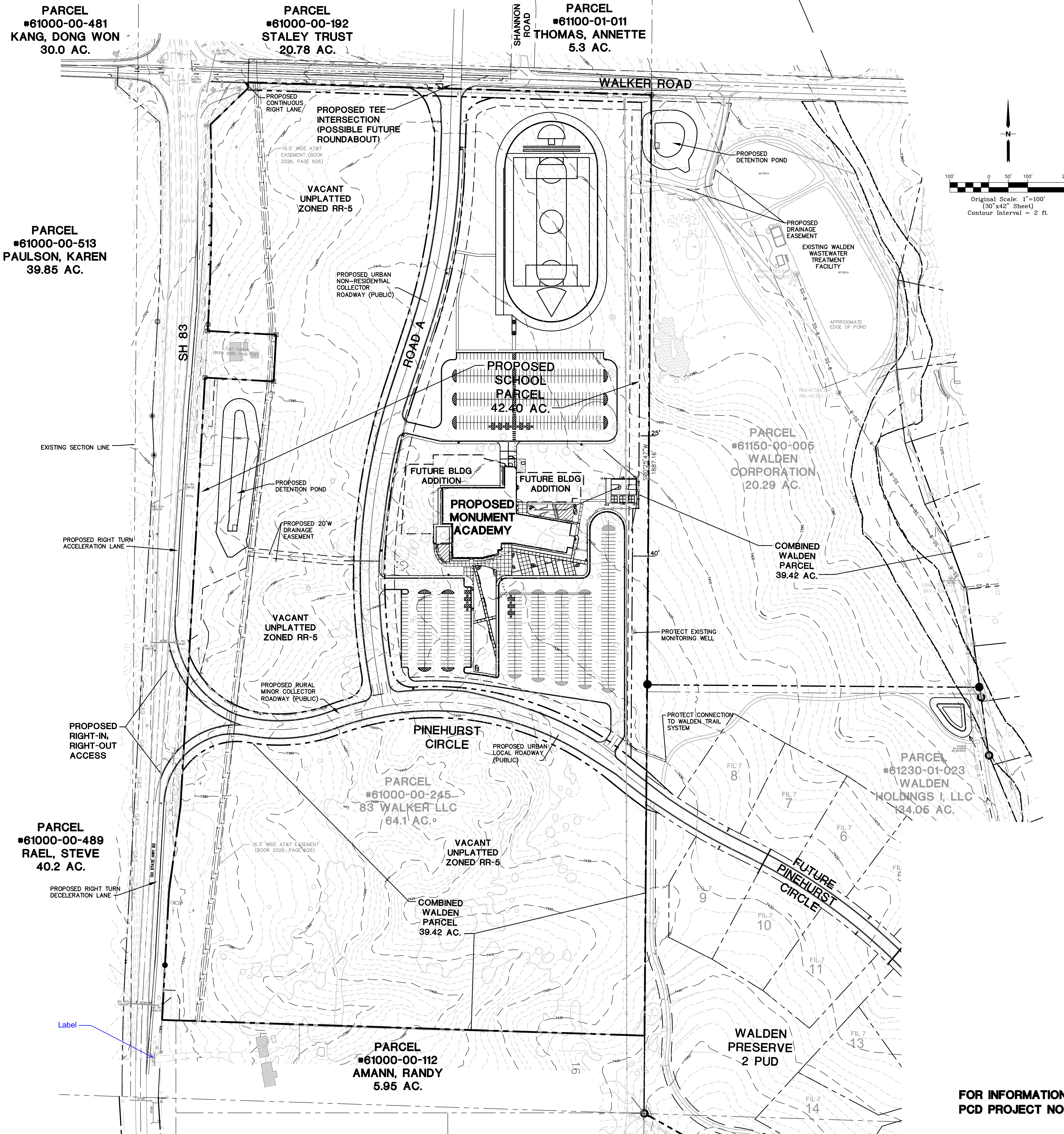
GENERAL NOTES:

1. SITE DOES NOT LIE WITHIN THE FEMA 100-YEAR FLOODPLAIN.
2. SITE LIGHTING SHALL BE DOWNCAST LIGHTS WITH FULL CUT-OFF SHIELDS.
3. SIGNAGE WILL REQUIRE APPROVAL OF A SEPARATE SIGN PERMIT.
4. EL PASO COUNTY PLANNING WILL REQUIRE A FINAL SITE INSPECTION PRIOR TO BUILDING PERMIT CERTIFICATE OF OCCUPANCY.
5. SPECIAL USE PERMIT IS REQUIRED PRIOR TO HEALTH CLUB USE.

ADA NOTE:

THE PARTIES RESPONSIBLE FOR THIS PLAN HAVE FAMILIARIZED THEMSELVES WITH ALL CURRENT ACCESSIBILITY CRITERIA AND SPECIFICATIONS AND THE PROPOSED PLAN REFLECTS ALL THE ELEMENTS REQUIRED BY THE APPLICABLE ADA DESIGN STANDARDS AND GUIDELINES AS PUBLISHED BY THE UNITED STATES DEPARTMENT OF JUSTICE. APPROVAL OF THIS PLAN BY EL PASO COUNTY DOES NOT ASSURE COMPLIANCE WITH THE ADA OR ANY REGULATIONS OR GUIDELINES ENACTED OR PROMULGATED UNDER OR WITH RESPECT TO SUCH LAWS.

NO.	REVISION	BY	DATE
▲	FOR PERMIT	JPS	4/01/19
▲	COUNTY COMMENTS	JPS	4/29/19



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100 E. St. Vrain, Suite 300
Colorado Springs, Colorado 80903

SITE DEVELOPMENT PLAN

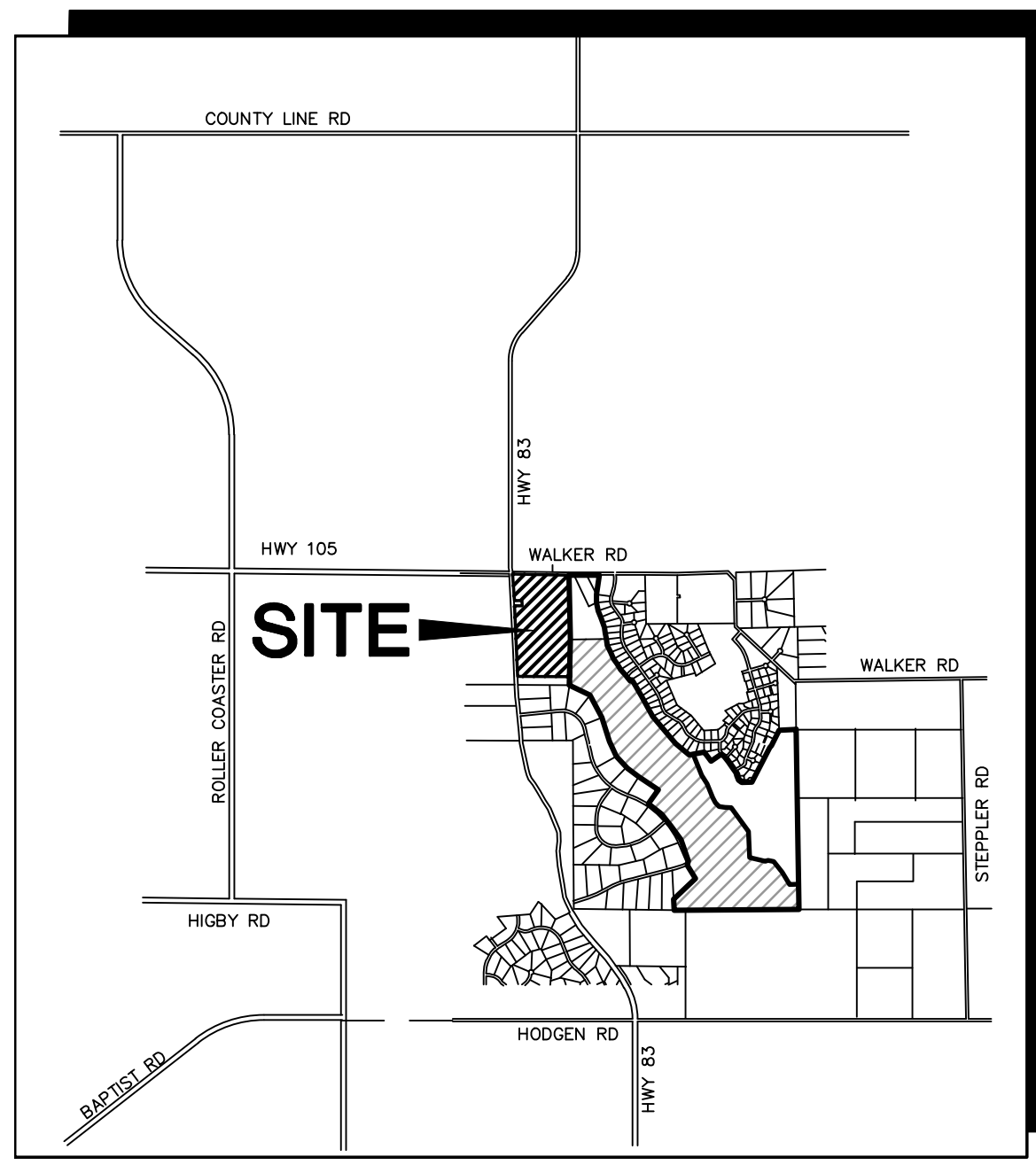
SCALE: 1"=100'

NORTH	DATE:	12/20/18
	DRAWN BY:	BJJ
	CHECKED BY:	JPS
	REVISED:	4/29/19

FOR INFORMATION ONLY
PCD PROJECT NO. PPR-19-009

MONUMENT ACADEMY HIGH SCHOOL

FOR CONSTRUCTION

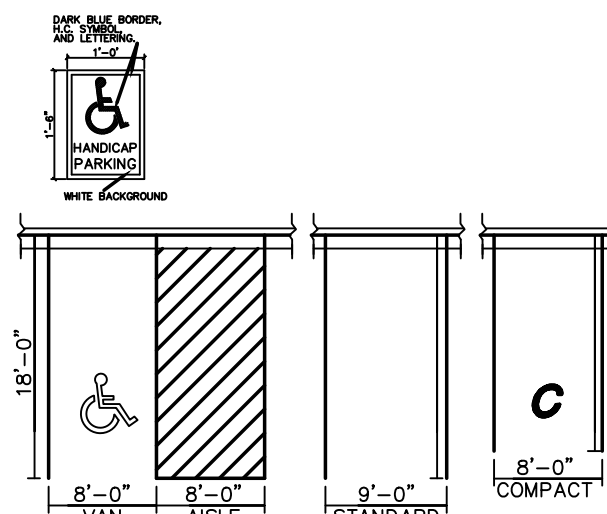


VICINITY MAP
NOT TO SCALE

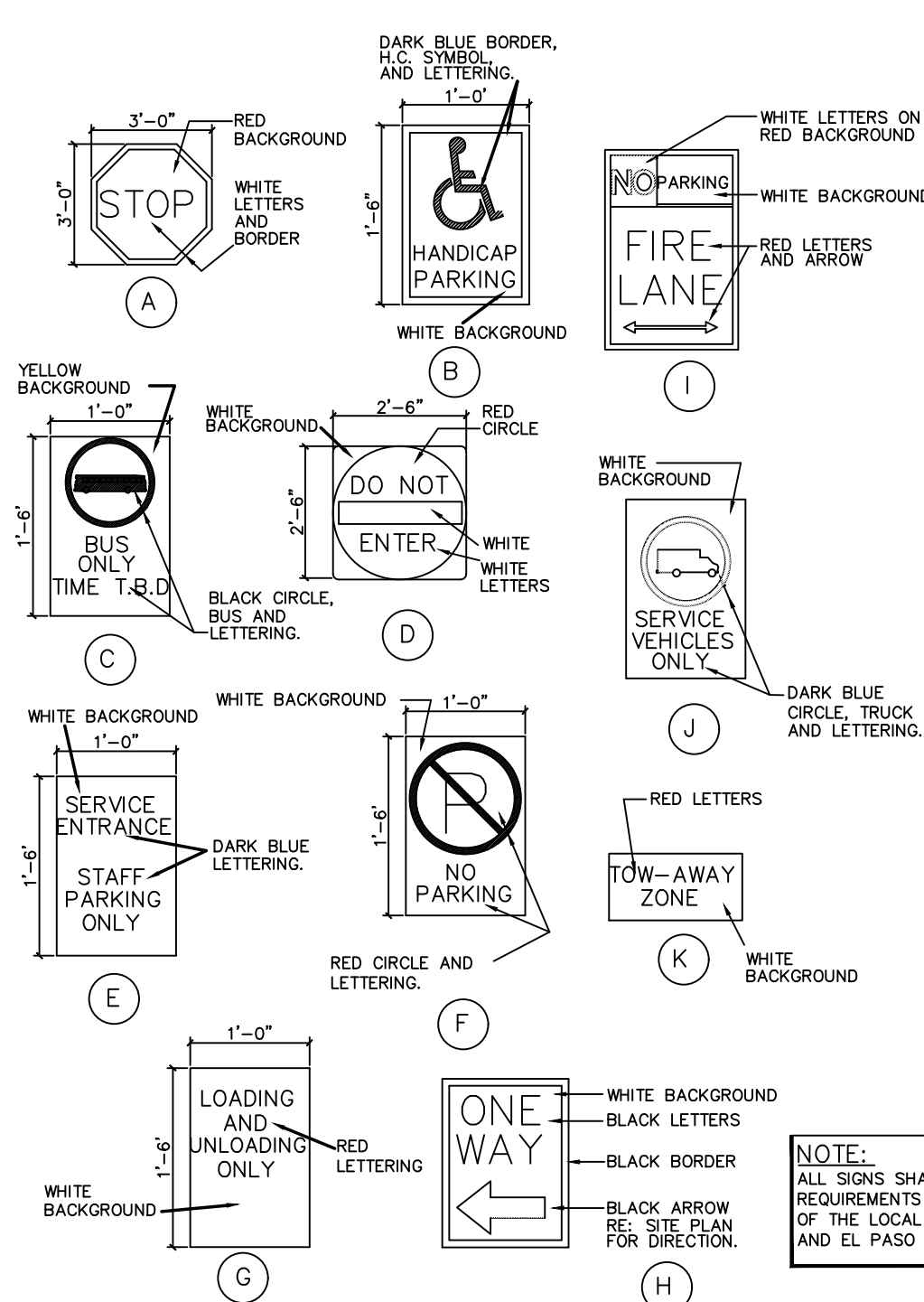
- LEGEND**
- PROPERTY LINE
 - EASEMENT
 - 6520 PROPOSED CONTOUR
 - 6520 EXISTING CONTOUR
 - × 99.0 PROPOSED SPOT ELEVATION (FLOWLINE)
 - × 99.0 EXIST. SPOT ELEVATION
 - 28 NUMBER OF PARKING SPACES
 - ... ADA ROUTE

KEYED NOTES:

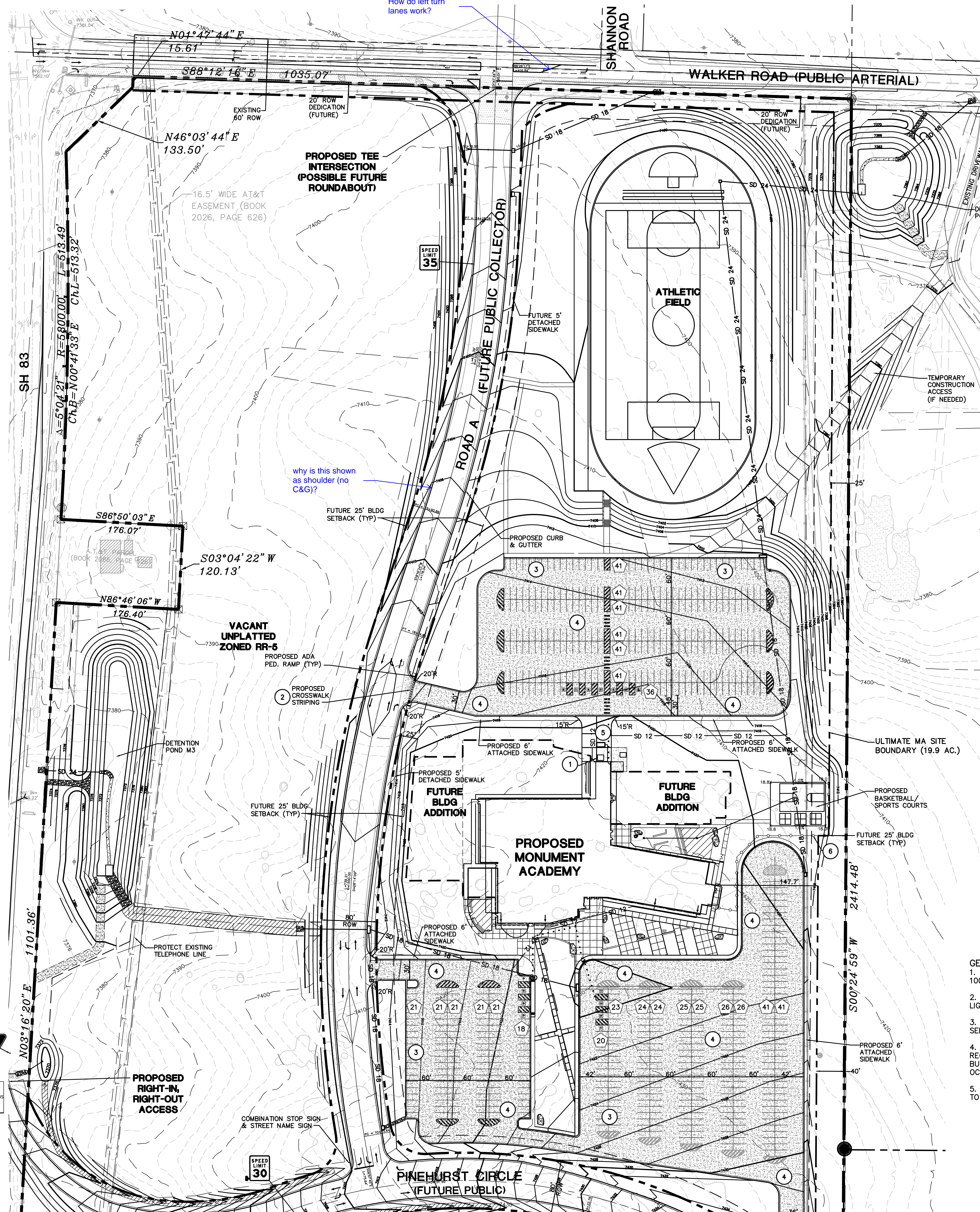
- 1 TRASH DUMPSTERS
- 2 STRIPED CROSSWALK
- 3 SNOW STORAGE AREA
- 4 ASPHALT PAVEMENT
- 5 CONCRETE PAVEMENT
- 6 4' METAL ORNAMENTAL FENCE (AMERISTAR OR EQUAL)



ADA/STANDARD PARKING DETAIL
SCALE: NTS



SIGN DETAILS
SCALE: NTS



SITE DATA:

OWNER:	MONUMENT ACADEMY 1150 VILLAGE RIDGE PT MONUMENT, CO 80132
LEGAL DESCRIPTION:	E 1/2 OF NW 1/4 OF SEC. 15, T11S, R66W OF 6TH P.M.
SITE ADDRESS:	XX LYNX ROAD
PARCEL NUMBER:	61000-00-245
SITE ACREAGE:	64.1 ACRES
LAND USE:	EDUCATION - HS
SITE ZONING:	RR5
SCHEDULE FOR CONSTRUCTION:	2019 - 2020
DRAINAGE BASIN:	WEST CHERRY CREEK
MAXIMUM LOT COVERAGE:	25%
PROPOSED BUILDING COVERAGE:	1.57%
BUILDING SETBACKS:	25' F, S, & R
MAX. BUILDING HEIGHT:	32' *

* VARIANCE FOR SCHOOL BUILDING HEIGHT

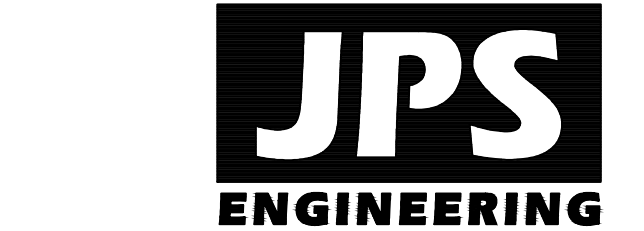
PARKING DATA:

PARKING RATIOS:	
TOTAL NUMBER OF MIDDLE SCHOOL CLASSROOMS	21
SPACES REQUIRED (2 SPACES/CLASSROOM)	42
TOTAL NUMBER OF HIGH SCHOOL STUDENTS	472
SPACES REQUIRED (1 SPACE/4 STUDENTS)	118
FUTURE HEALTH CLUB & POOL AREA	28,100 SF
SPACES REQUIRED (1 SPACE/150 SF)	188
TOTAL SPACES REQUIRED:	348
TOTAL SPACES PROVIDED:	660
HANDICAP SPACES:	
REQUIRED:	13
PROVIDED:	15
VAN ACCESSIBLE:	15

- GENERAL NOTES:**
1. SITE DOES NOT LIE WITHIN THE FEMA 100-YEAR FLOODPLAIN.
 2. SITE LIGHTING SHALL BE DOWNGAST LIGHTS WITH FULL CUT-OFF SHIELDS.
 3. SIGNAGE WILL REQUIRE APPROVAL OF A SEPARATE SIGN PERMIT.
 4. EL PASO COUNTY PLANNING WILL REQUIRE A FINAL SITE INSPECTION PRIOR TO BUILDING PERMIT CERTIFICATE OF OCCUPANCY.
 5. SPECIAL USE PERMIT IS REQUIRED PRIOR TO HEALTH CLUB USE.

NO.	REVISION	BY	DATE
1	FOR PERMIT	JPS	4/01/19
2	COUNTY COMMENTS	JPS	4/29/19

FOR INFORMATION ONLY
PCD PROJECT NO. PPR-19-009



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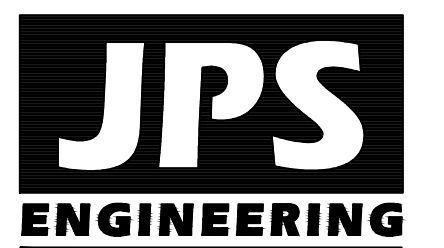
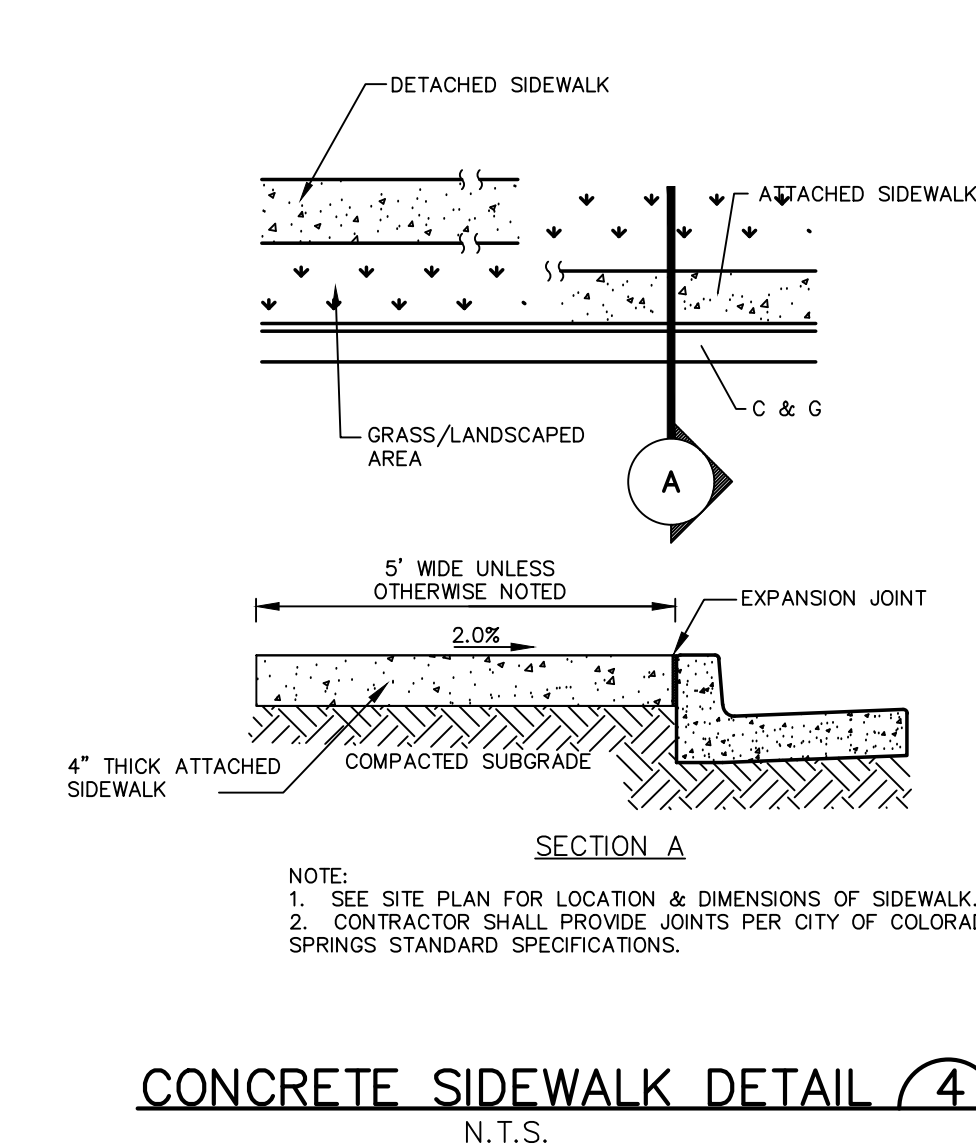
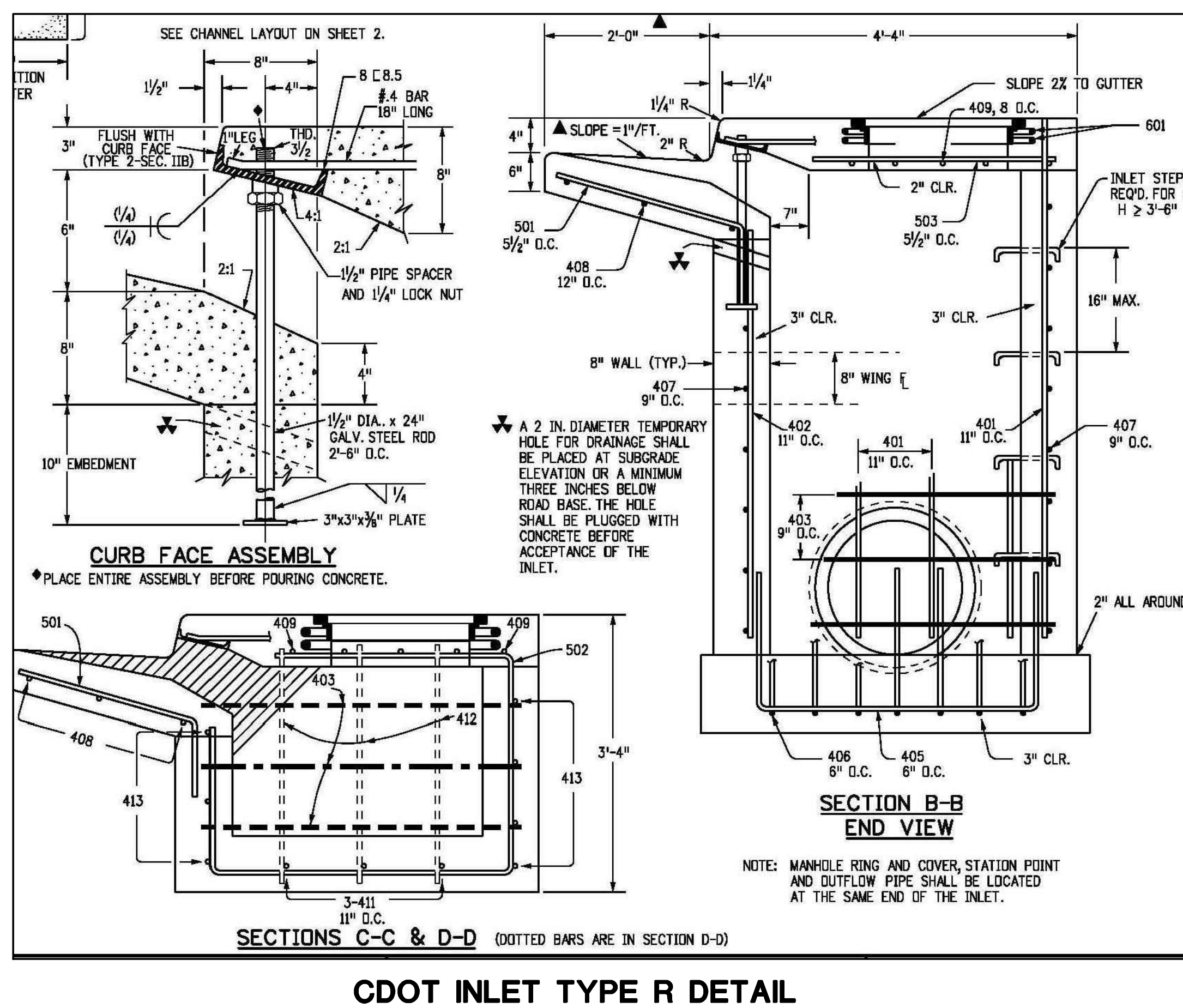
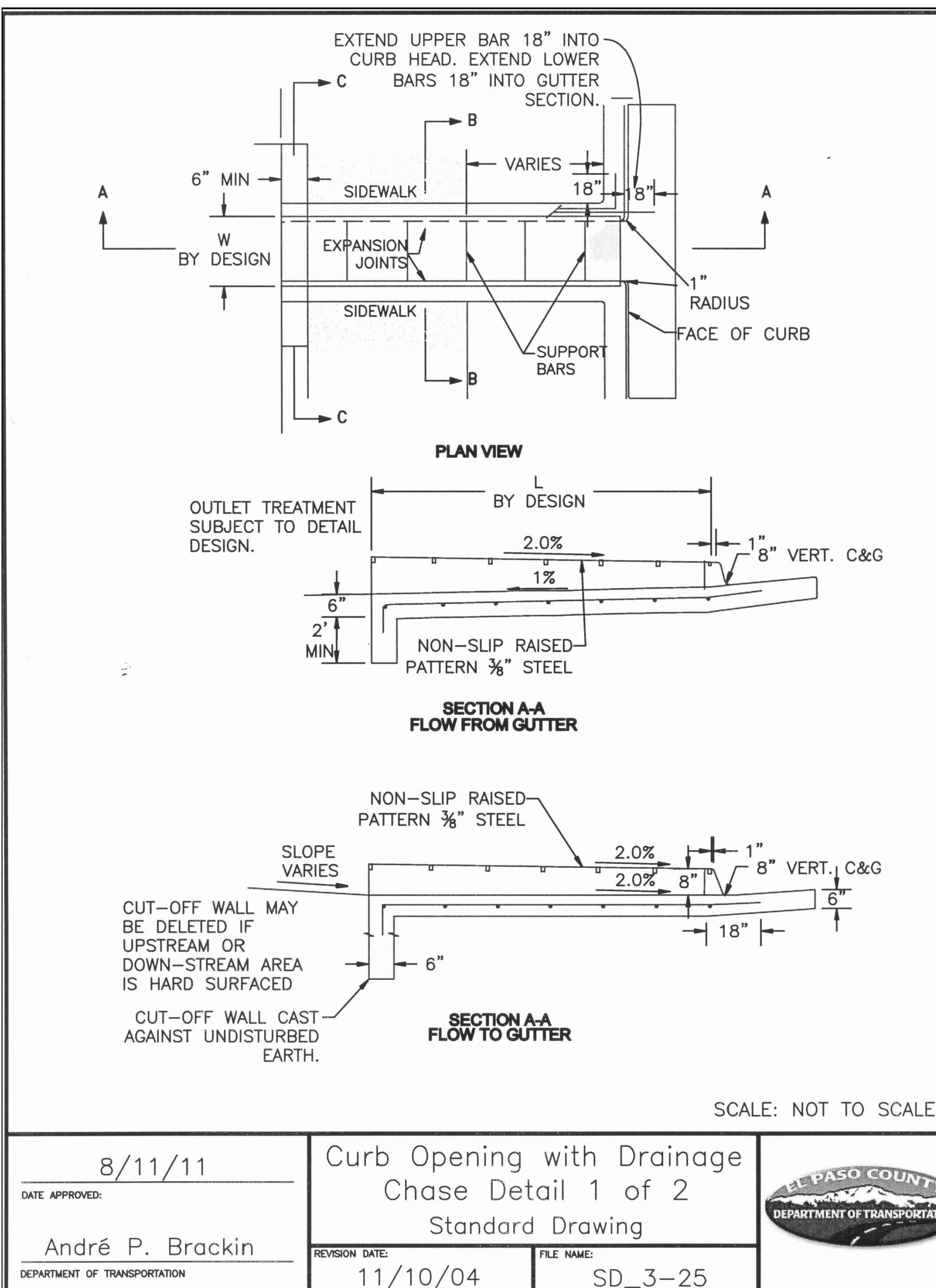
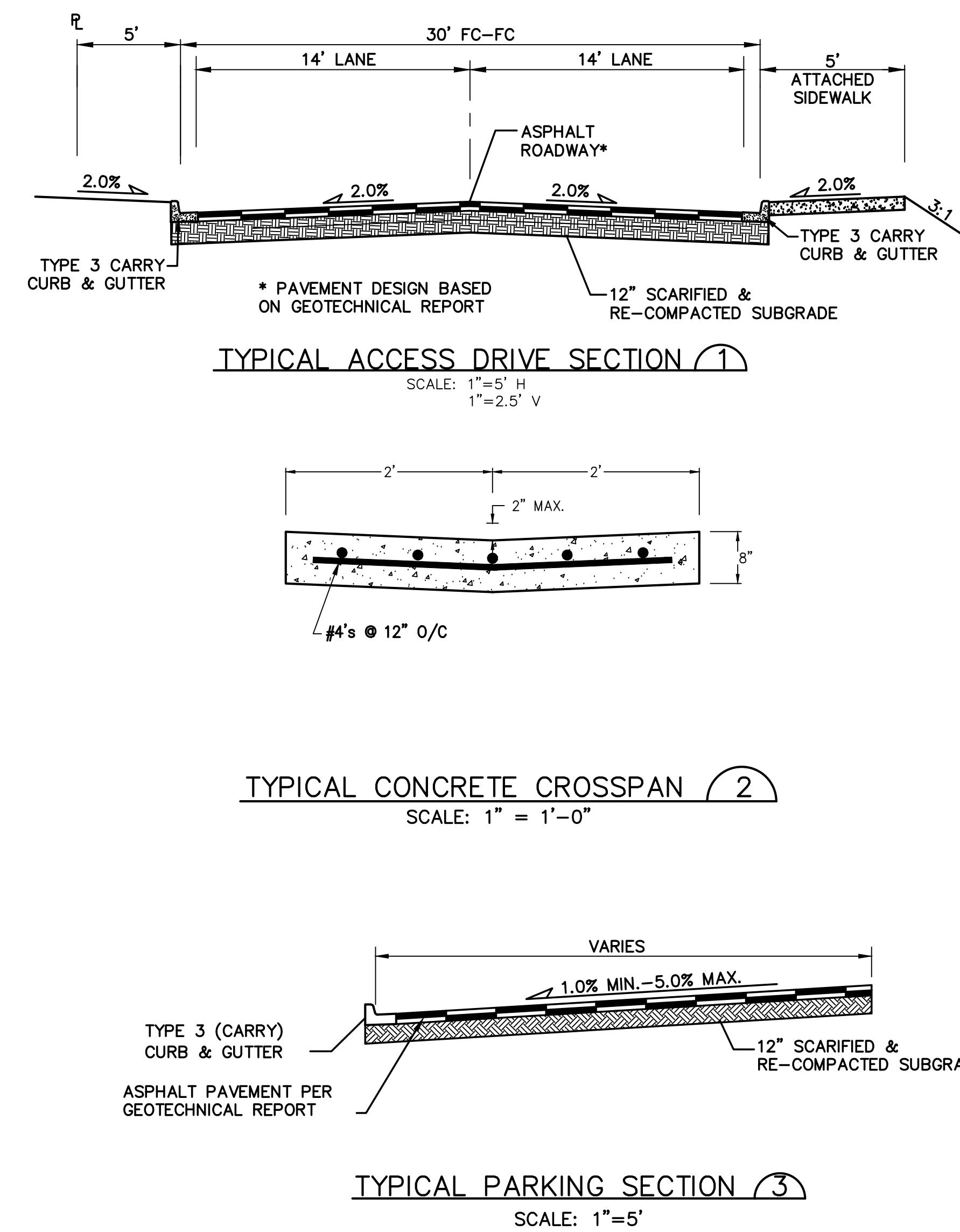
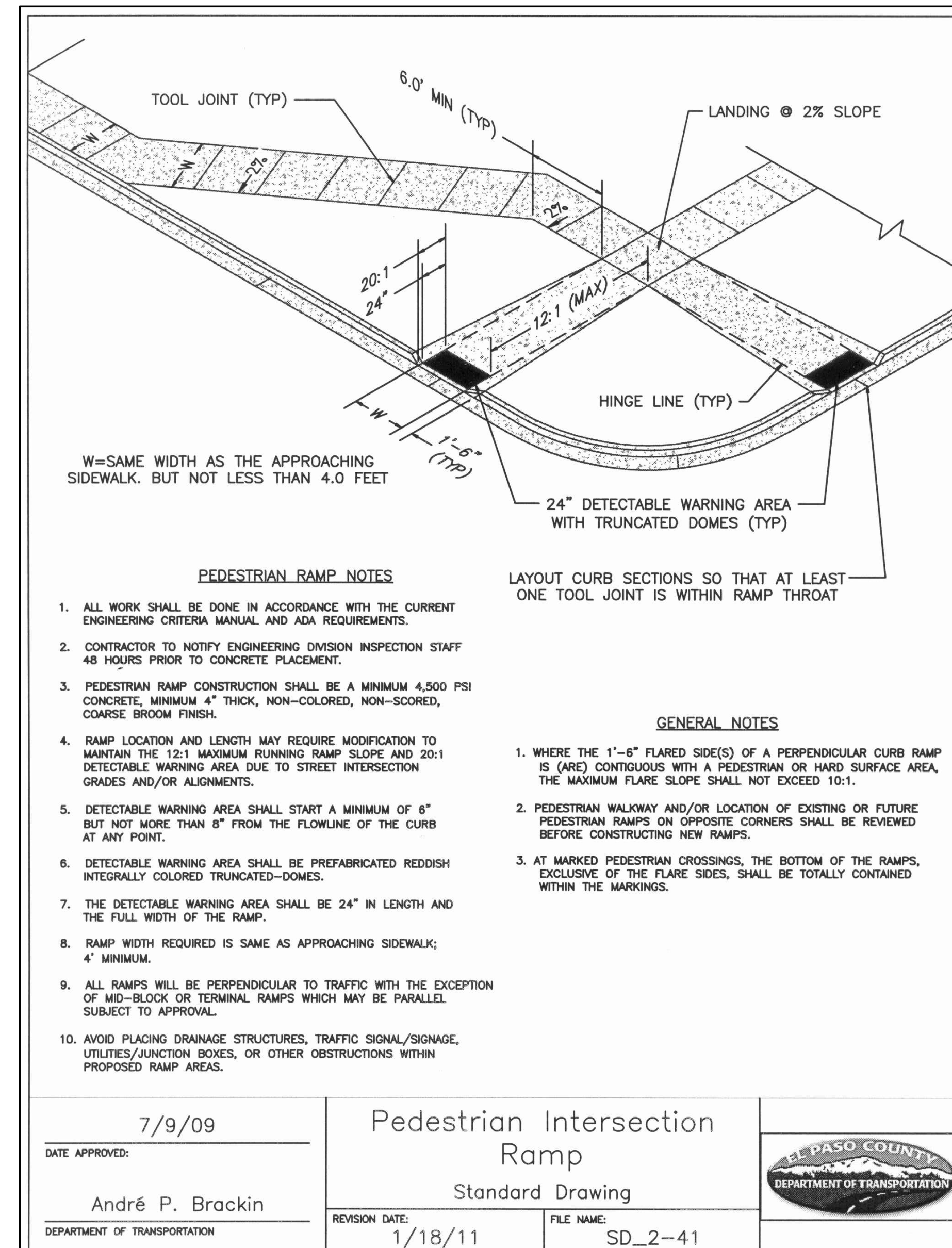
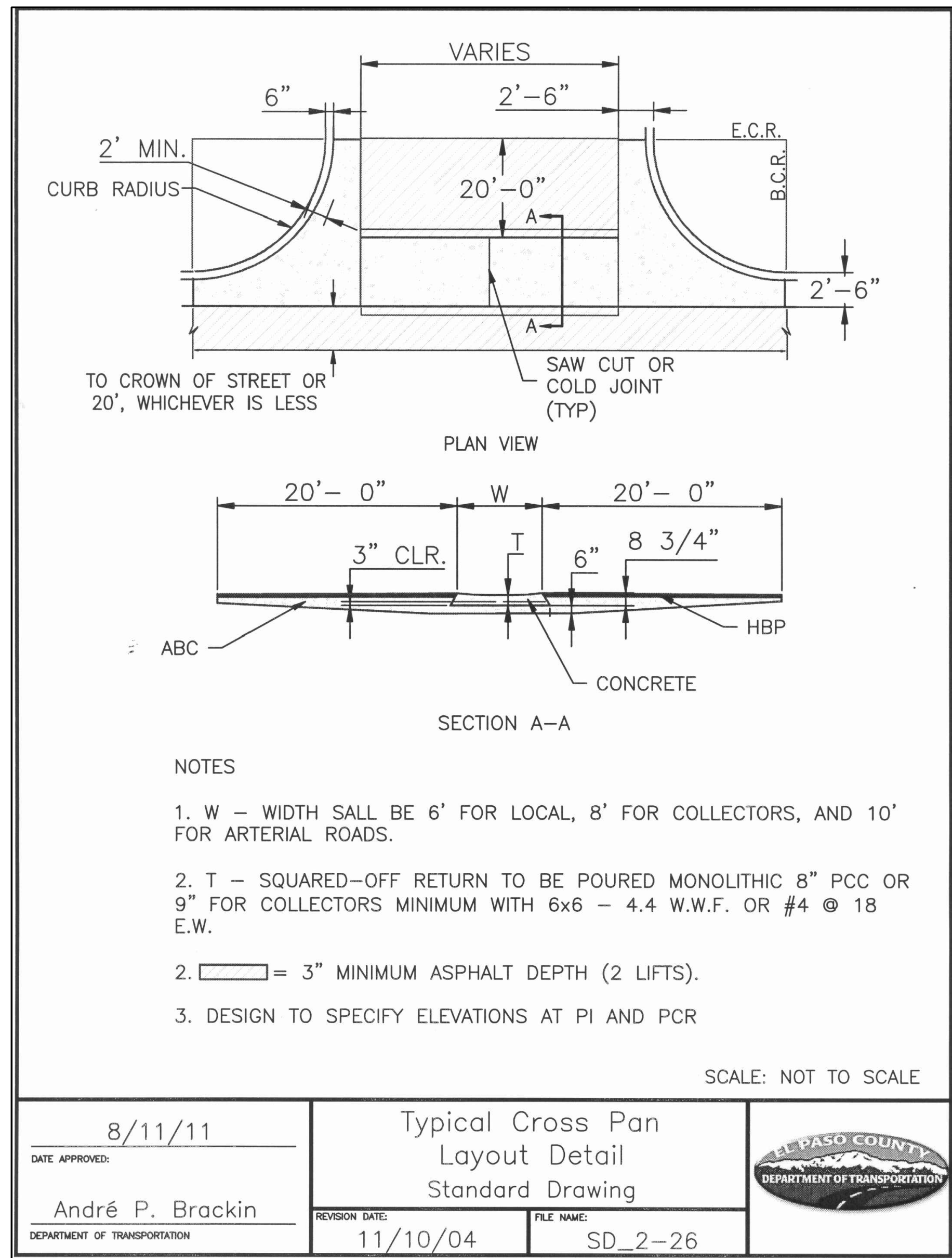
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CRP ARCHITECTS AIA
100 E. St. Vrain, Suite 300
Colorado Springs, Colorado 80903

ENLARGED SCHOOL SITE DEVELOPMENT PLAN

SCALE: 1"=60'

NORTH	DATE:	1/22/19
	DRAWN BY:	BJJ
	CHECKED BY:	JPS
	REVISED:	4/29/19



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 Colorado Springs, CO
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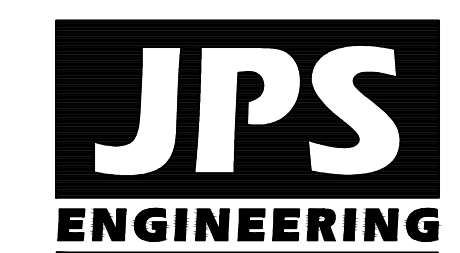
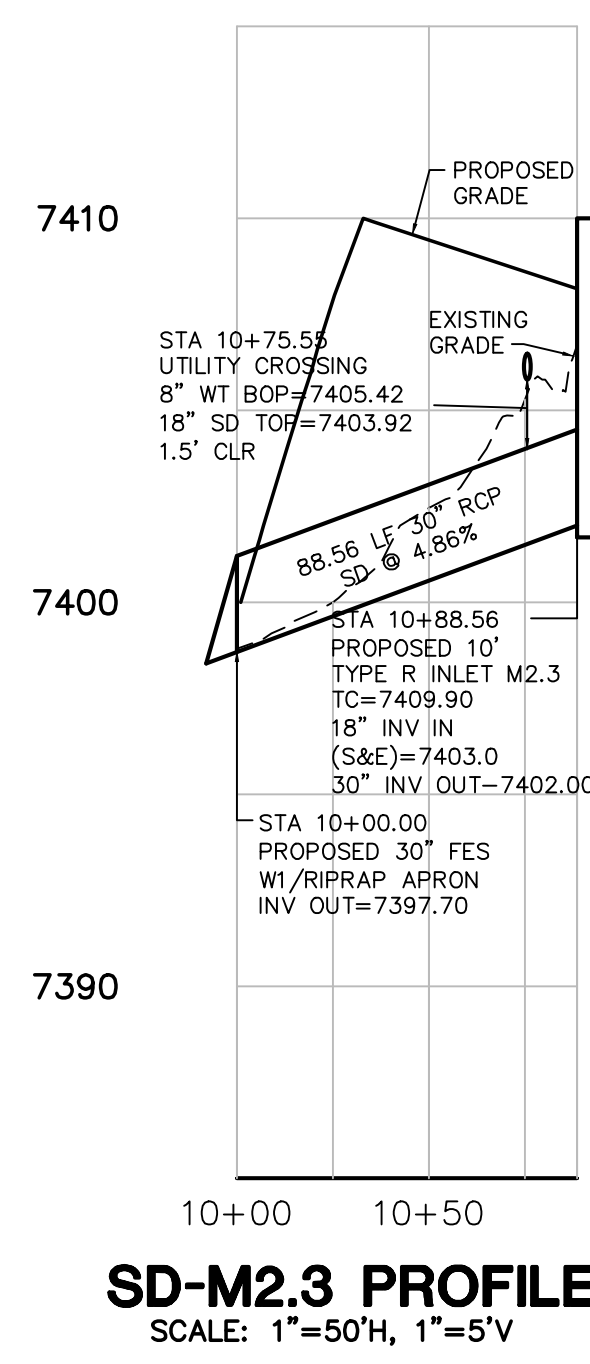
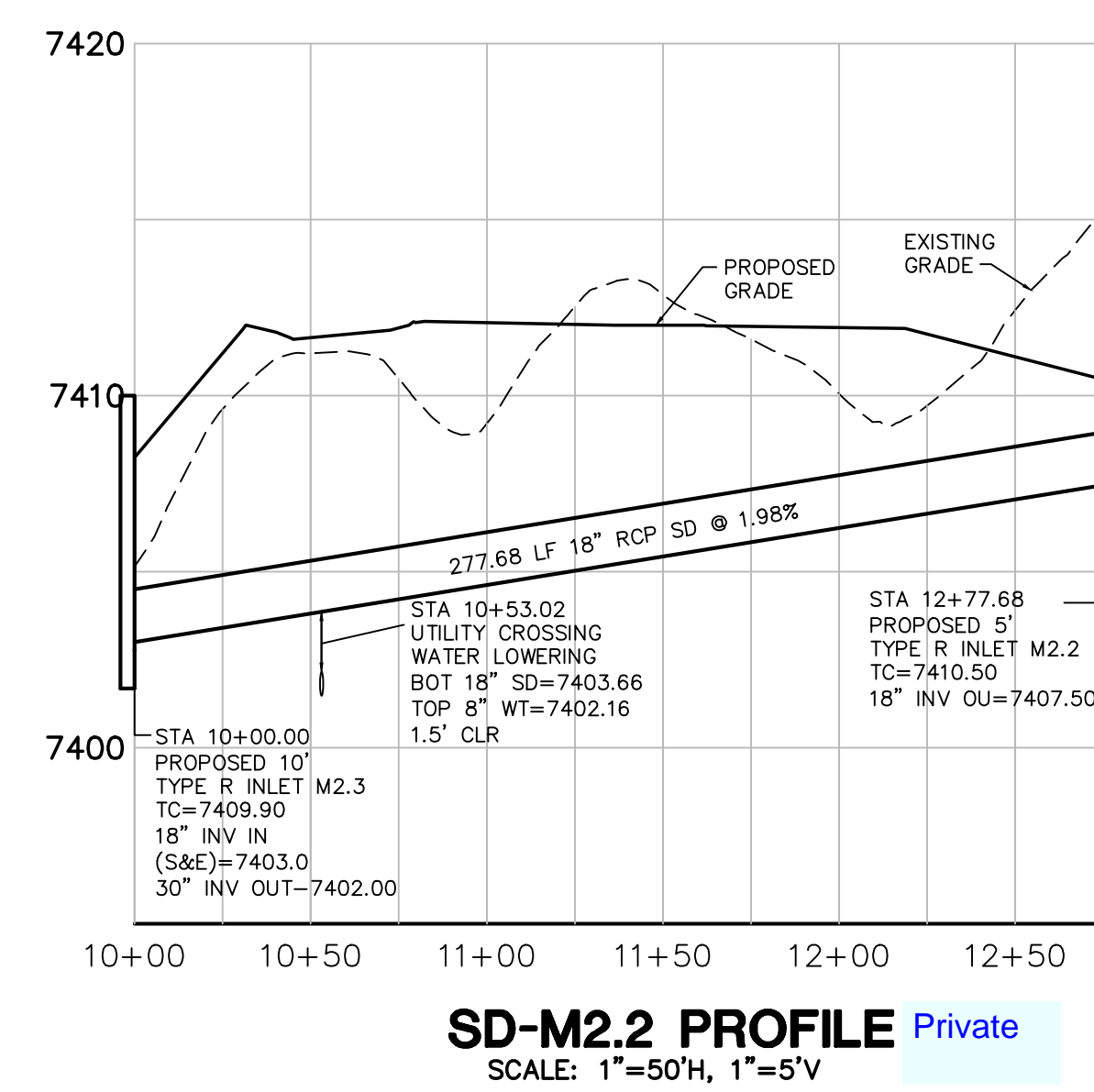
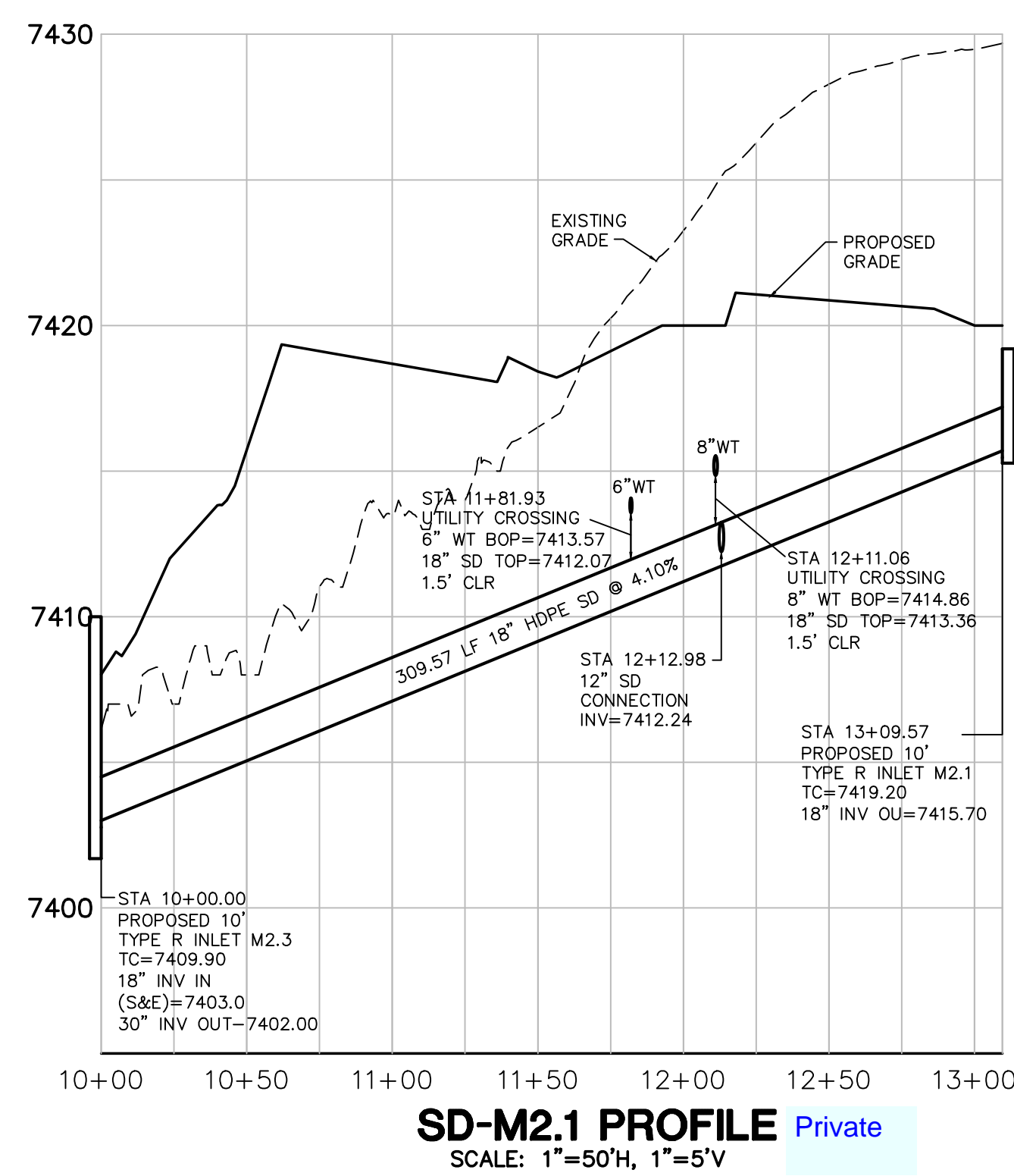
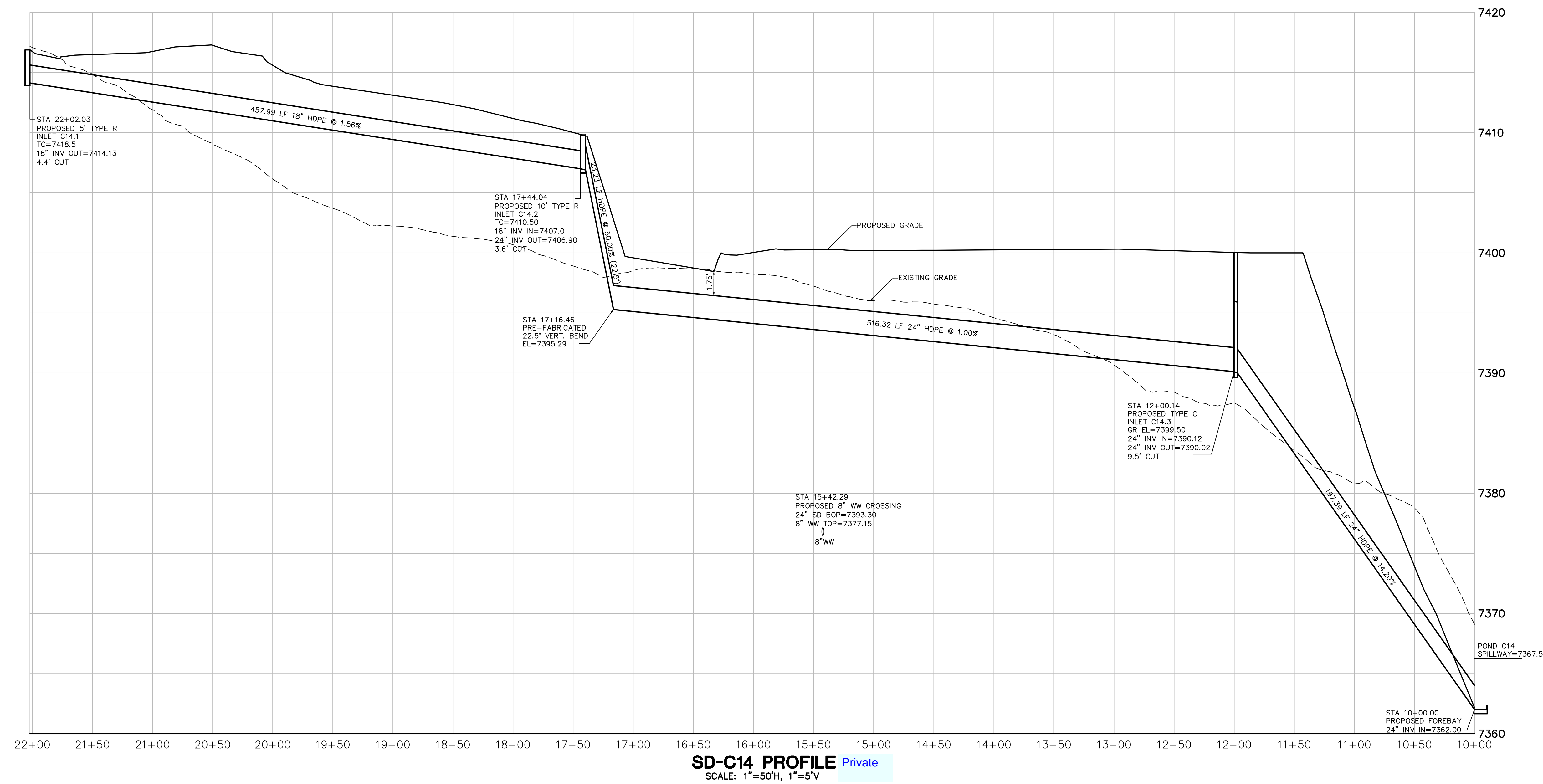
CIVIL DETAILS

NO.	REVISION	BY	DATE
1	FOR PERMIT	JPS	4/01/19
2	COUNTY COMMENTS	JPS	4/29/19

NORTH	DATE:	12/21/18
	DRAWN BY:	BJJ
	CHECKED BY:	JPS
	REVISED:	4/29/19

MONUMENT ACADEMY HIGH SCHOOL

FOR CONSTRUCTION



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80903

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CRP ARCHITECTS AIA
100 E. St. Vrain, Suite 300
Colorado Springs, Colorado 80903

STORM DRAIN PROFILES

SCALE: 1"=50'H, 1"=5'V

NORTH
DATE: 3/29/19
DRAWN BY: BJJ
CHECKED BY: JPS
REVISED: 4/29/19

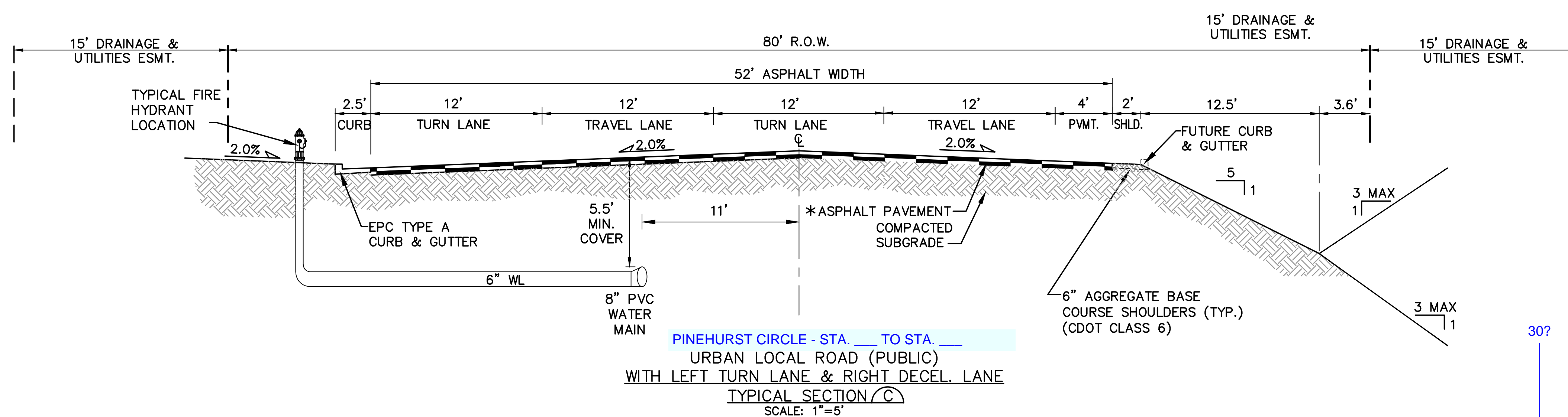
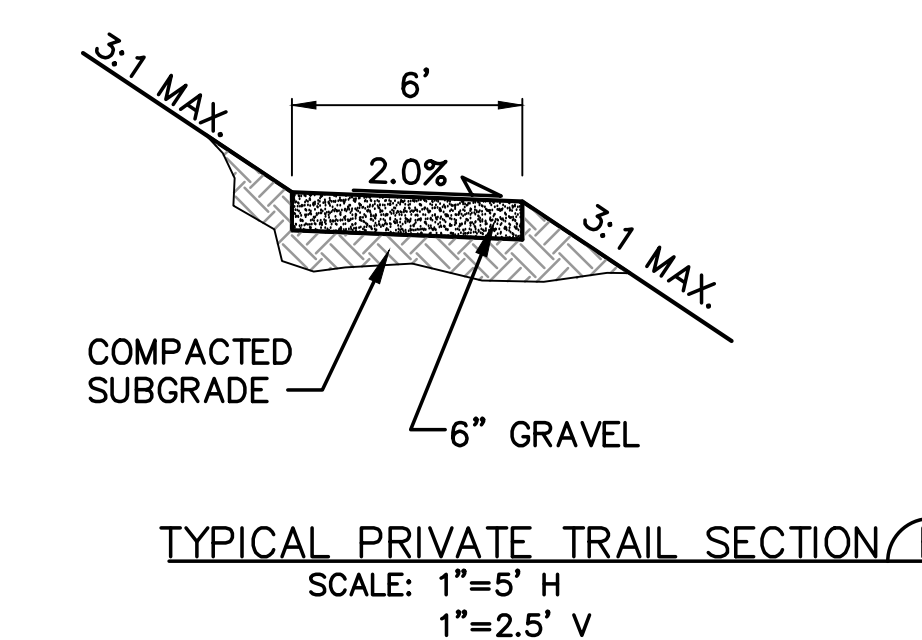
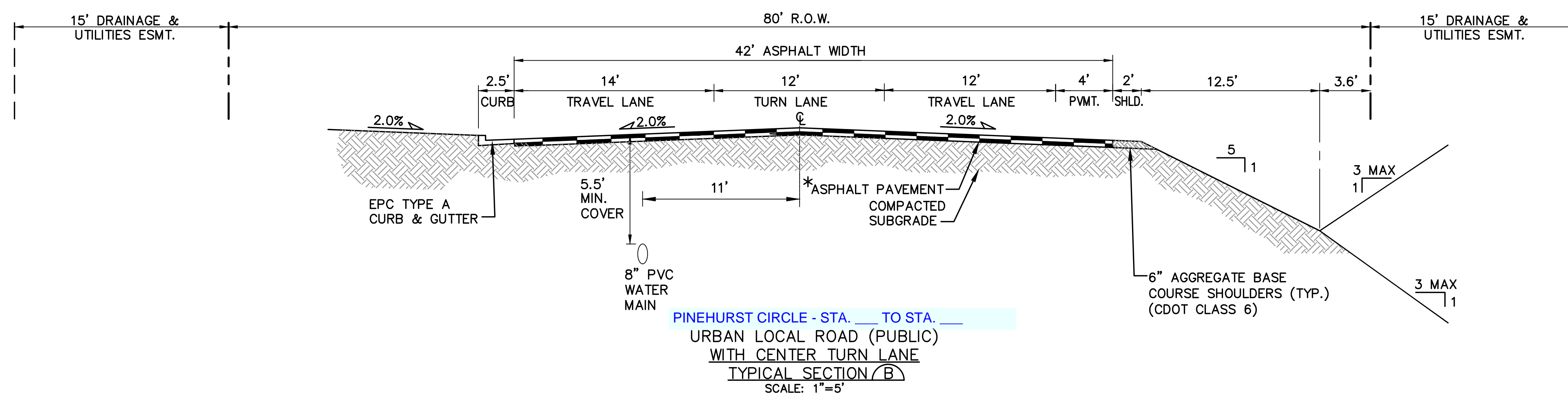
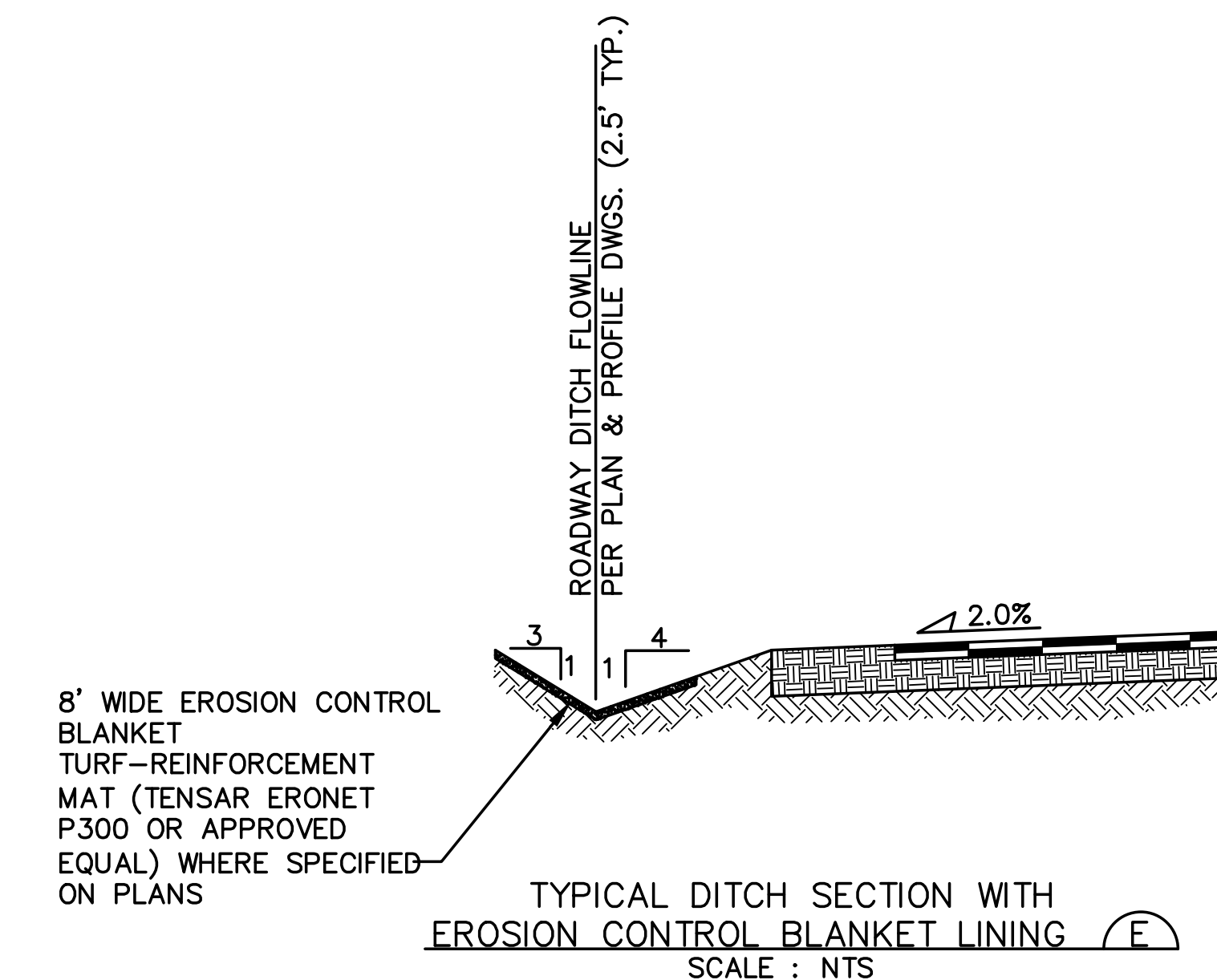
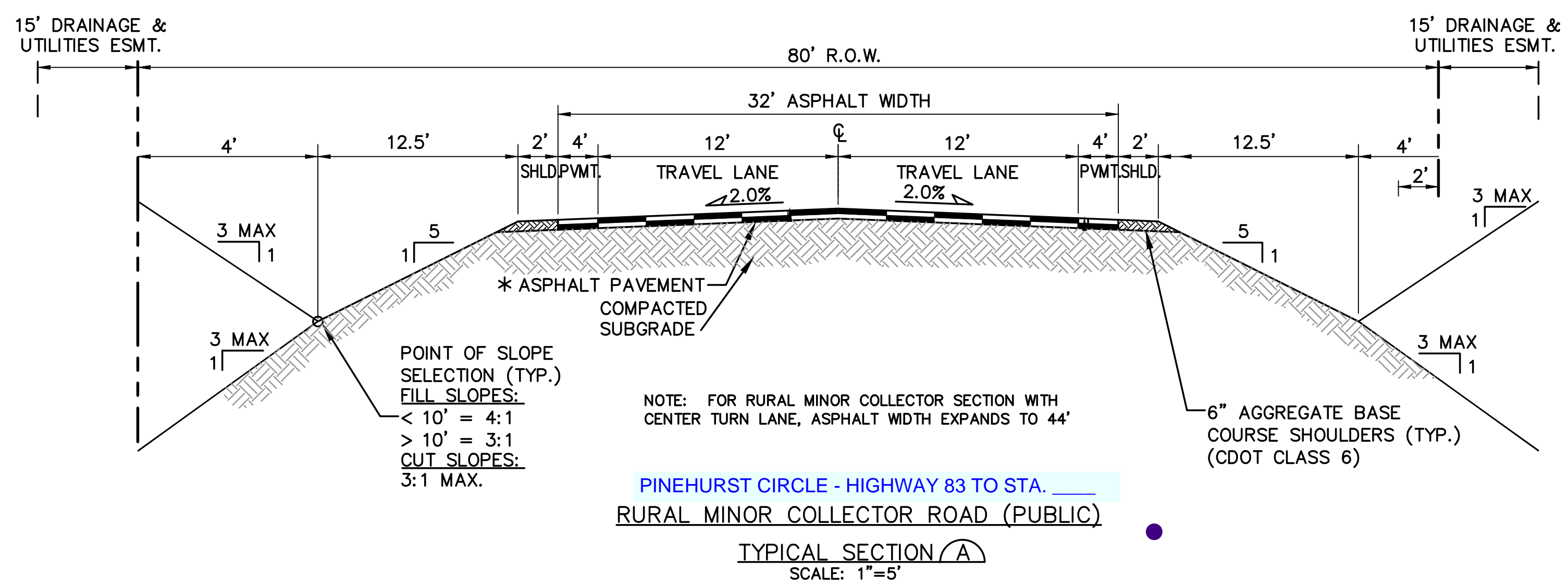
NO.	REVISION	BY	DATE
1	FOR PERMIT	JPS	4/01/19
2	COUNTY COMMENTS	JPS	4/29/19

PCD PROJECT NO. PPR-19-009

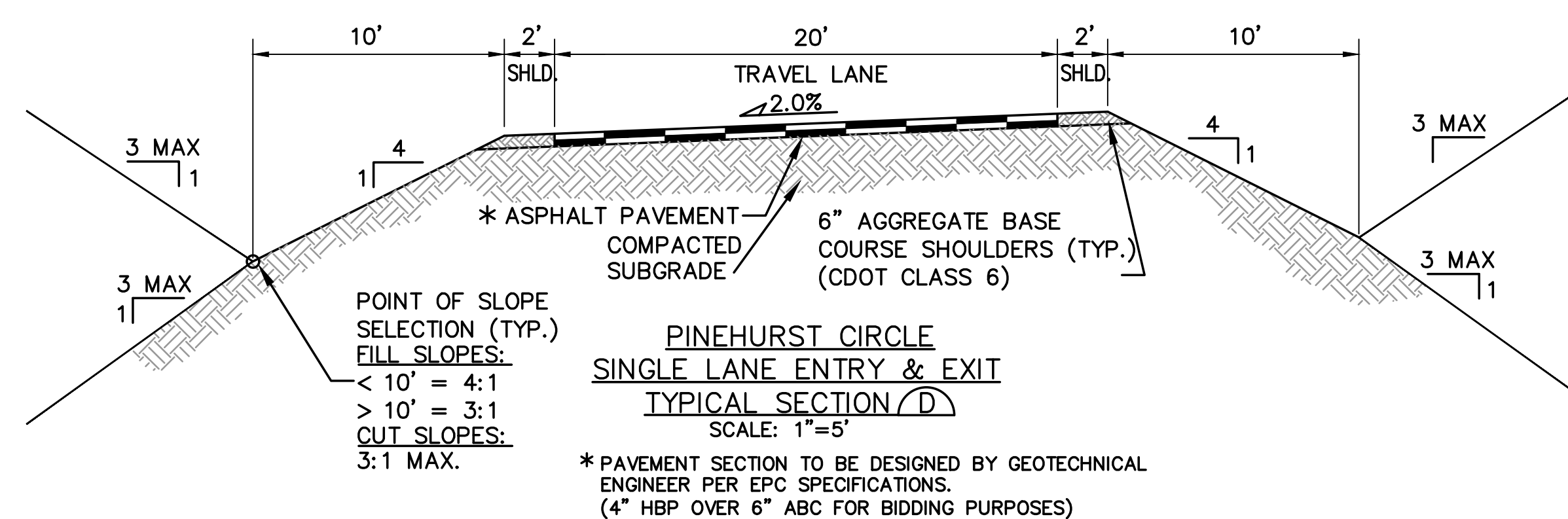
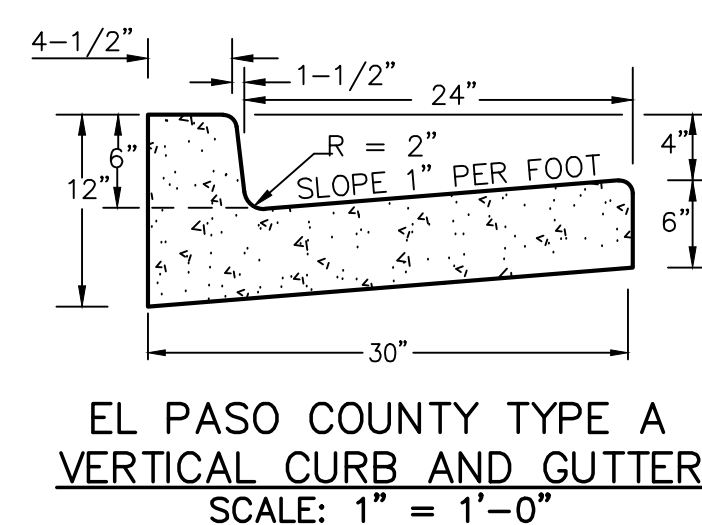
C6.1

MONUMENT ACADEMY HIGH SCHOOL

FOR CONSTRUCTION



307



DESIGN DATA

ROAD CLASSIFICATION:	RURAL MINOR COLLECTOR	
DESIGN SPEED:	40 MPH	ECM TABLE 2-5
POSTED SPEED:	35 MPH	ECM TABLE 2-5
ROADWAY WIDTH:	32' EOA-EOA	ECM FIGURE 2-8
MIN. HORIZONTAL RADIUS:	565'	ECM TABLE 2-5
MIN. GRADE:	1.0%	ECM TABLE 2-5
MAX. GRADE:	8.0%	ECM TABLE 2-5
MIN. K-VALUE (CREST):	44	ECM TABLE 2-13
MIN. K-VALUE (SAG):	64	ECM TABLE 2-15

REFERENCE STANDARD

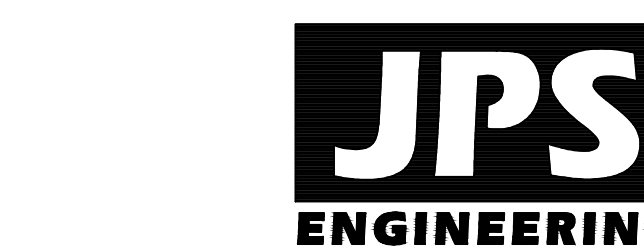
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DESIGN SPEED:	30 MPH	ECM TABLE 2-5
MIN. K-VALUE (CREST):	19	ECM TABLE 2-13
MIN. K-VALUE (SAG):	37	ECM TABLE 2-15

DESIGN DATA

ROAD CLASSIFICATION:	URBAN LOCAL	
DESIGN SPEED:	25 MPH	ECM TABLE 2-7
POSTED SPEED:	25 MPH	ECM TABLE 2-7
ROADWAY WIDTH:	30' EOA-EOA	ECM TABLE 2-7
MIN. HORIZONTAL RADIUS:	200'	ECM TABLE 2-5
MIN. GRADE:	0.5%	ECM TABLE 2-7
MAX. GRADE:	8.0%	ECM TABLE 2-7
MIN. K-VALUE (CREST):	12	ECM TABLE 2-13
MIN. K-VALUE (SAG):	26	ECM TABLE 2-15

REFERENCE STANDARD

NO.	REVISION	BY	DATE
1	FOR PERMIT	JPS	4/01/19
2	COUNTY COMMENTS	JPS	4/29/19



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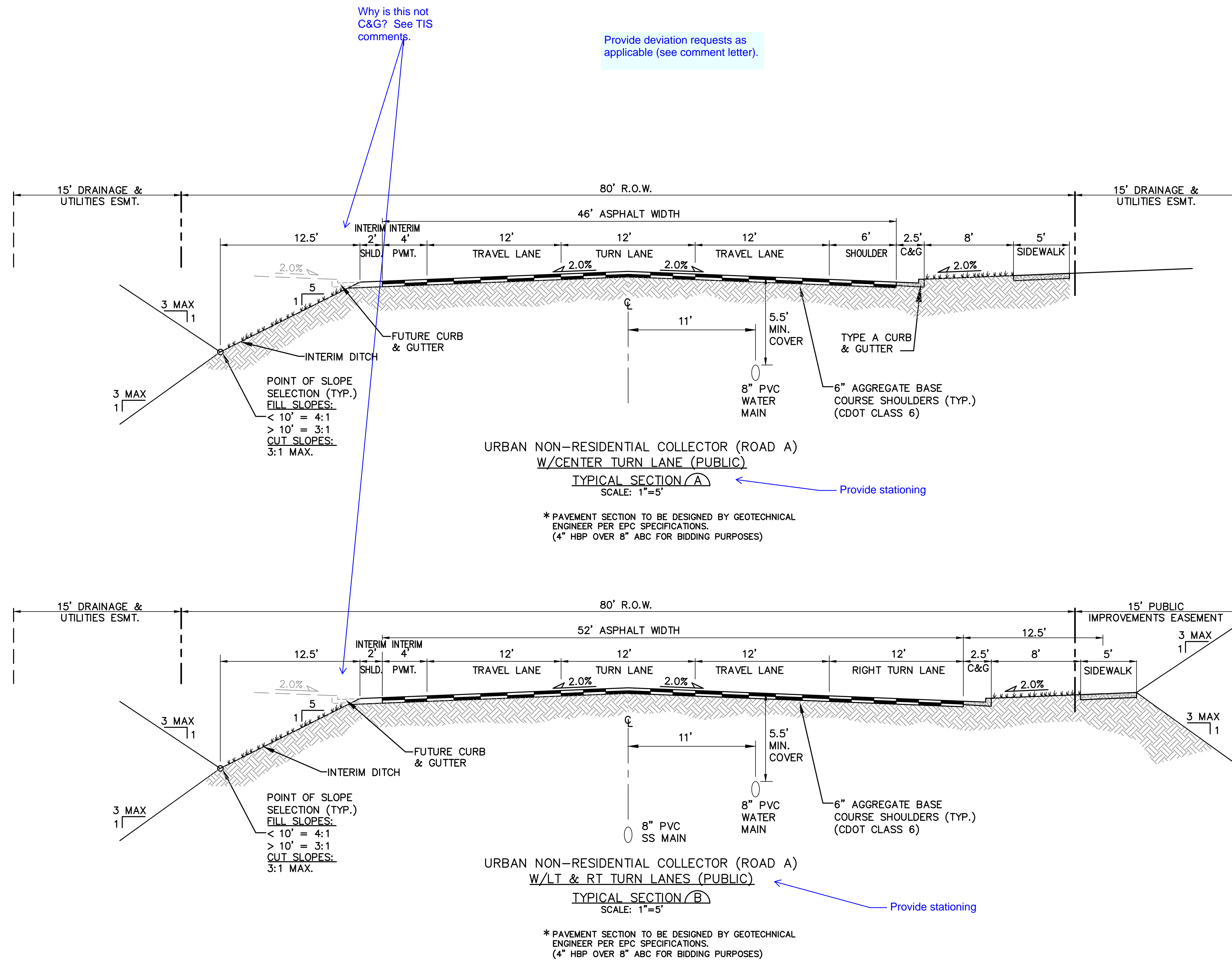
CRP ARCHITECTS AIA
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Colorado Springs, Colorado 80903

TYPICAL SECTIONS & DESIGN DATA - PINEHURST CIRCLE

NORTH	DATE:	12/21/18
	DRAWN BY:	BJJ
	CHECKED BY:	JPS
	REVISD:	4/29/19

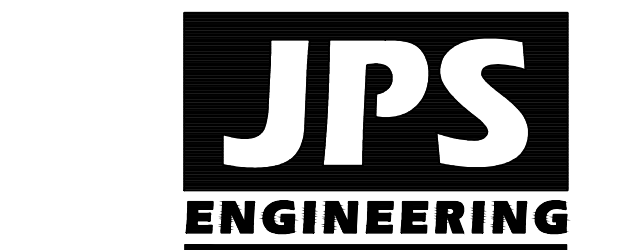
MONUMENT ACADEMY HIGH SCHOOL

FOR CONSTRUCTION



DESIGN DATA		REFERENCE STANDARD	
ROAD CLASSIFICATION:	URBAN NON-RESIDENTIAL COLLECTOR		
DESIGN SPEED:	40 MPH	ECM TABLE	2-7
POSTED SPEED:	35 MPH	ECM TABLE	2-7
ROADWAY WIDTH:	48' EOA-EOA	ECM FIGURE	2-14
MIN. HORIZONTAL RADIUS:	565'	ECM TABLE	2-5
MIN. GRADE:	0.5%	ECM TABLE	2-5
MAX. GRADE:	6.0%	ECM TABLE	2-5
MAX. CUL-DE-SAC GRADE:	2.0%	ECM TABLE	2-31
MIN. K-VALUE (CREST):	44	ECM TABLE	2-13
MIN. K-VALUE (SAG):	64	ECM TABLE	2-15

Does this need to be reduced for sight distance?



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TYPICAL SECTIONS &
DESIGN DATA - ROAD A

NO.	REVISION	BY	DATE
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△	COUNTY COMMENTS	JPS	4/29/19

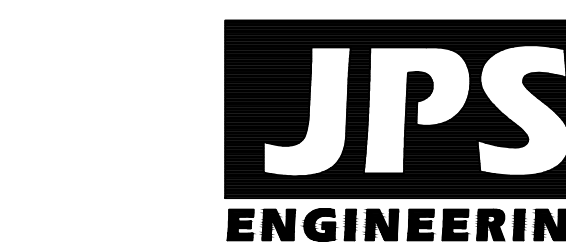
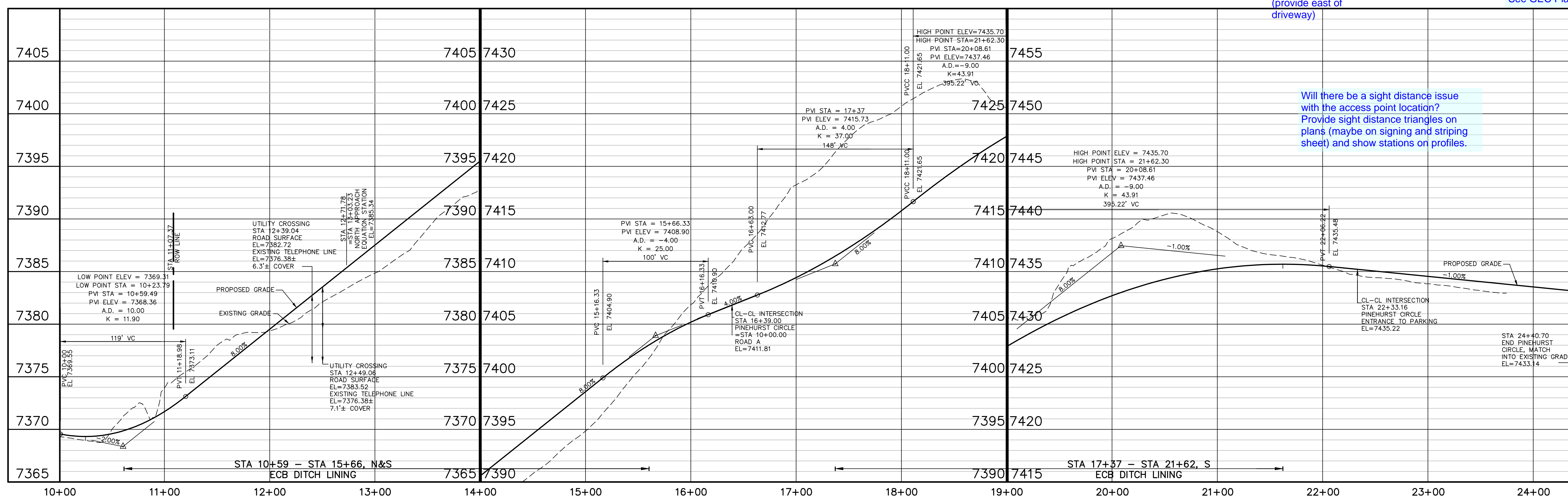
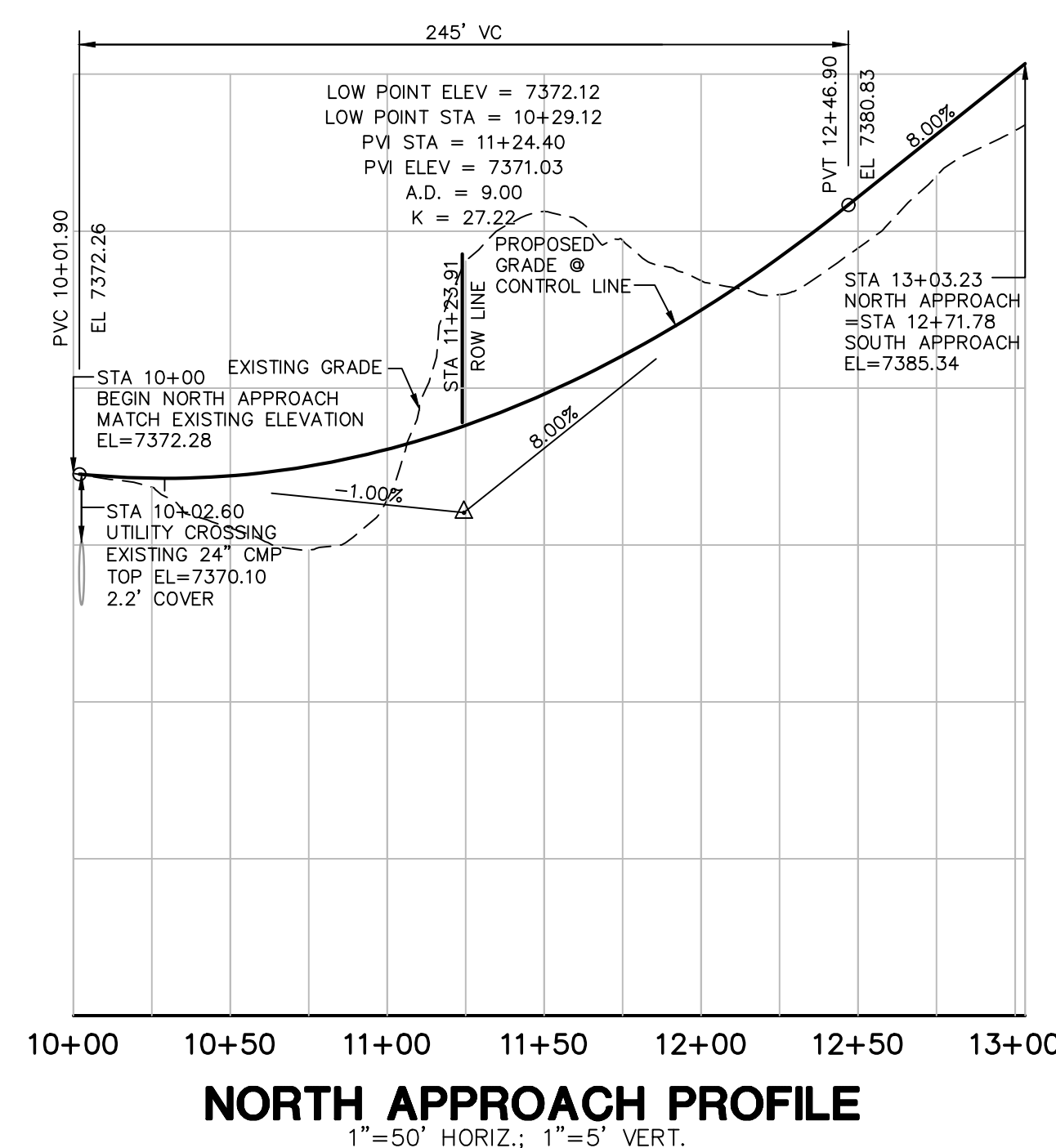
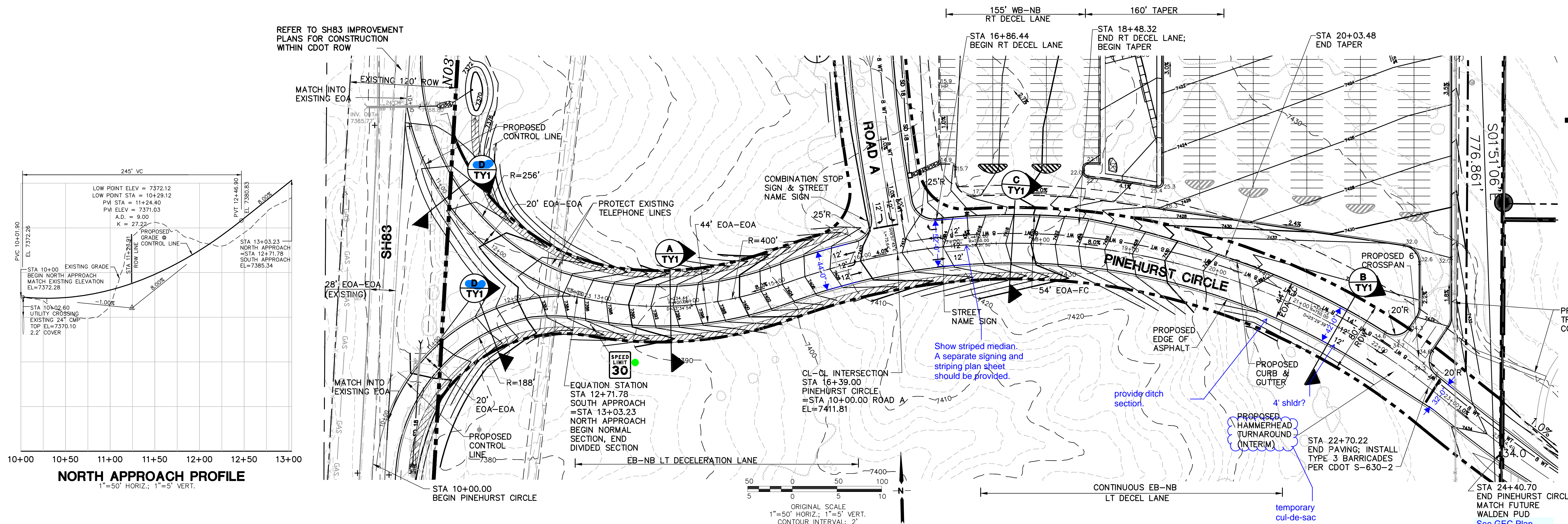
PCD PROJECT NO. PPR-19-009

NORTH	DATE:	12/21/18
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TY2

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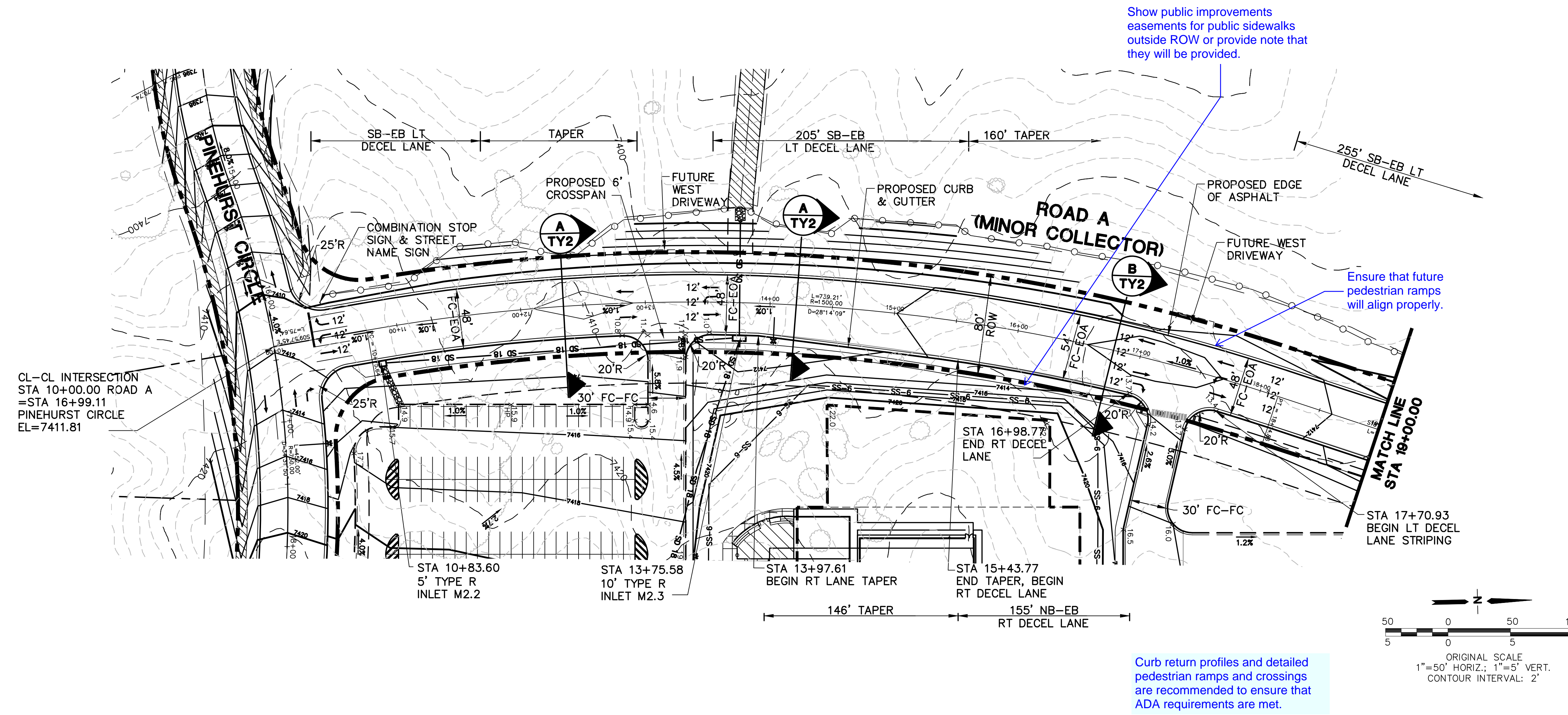
PINEHURST CIRCLE PLAN & PROFILE

NO.	REVISION	BY	DATE
1	FOR PERMIT	JPS	4/01/19
2	COUNTY COMMENTS	JPS	4/29/19

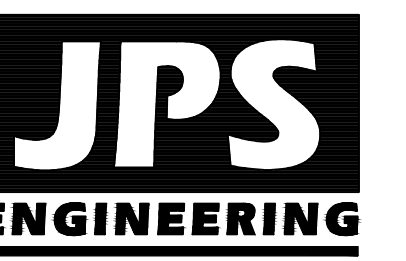
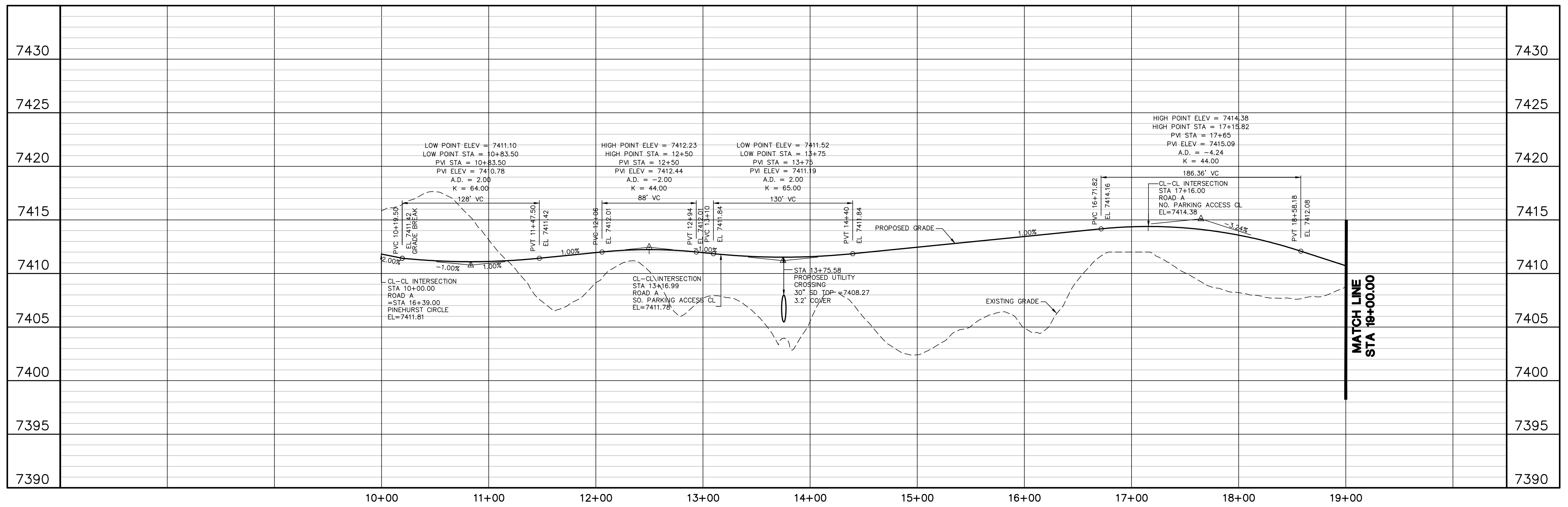
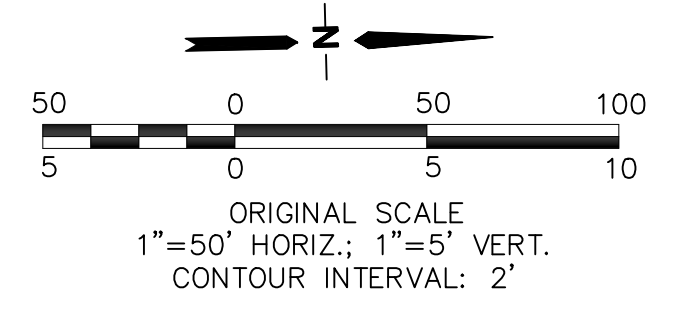
NORTH DATE: 12/21/18
DRAWN BY: BJJ
CHECKED BY: JPS
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Curb return profiles and detailed pedestrian ramps and crossings are recommended to ensure that ADA requirements are met.



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ROAD A PLAN & PROFILE

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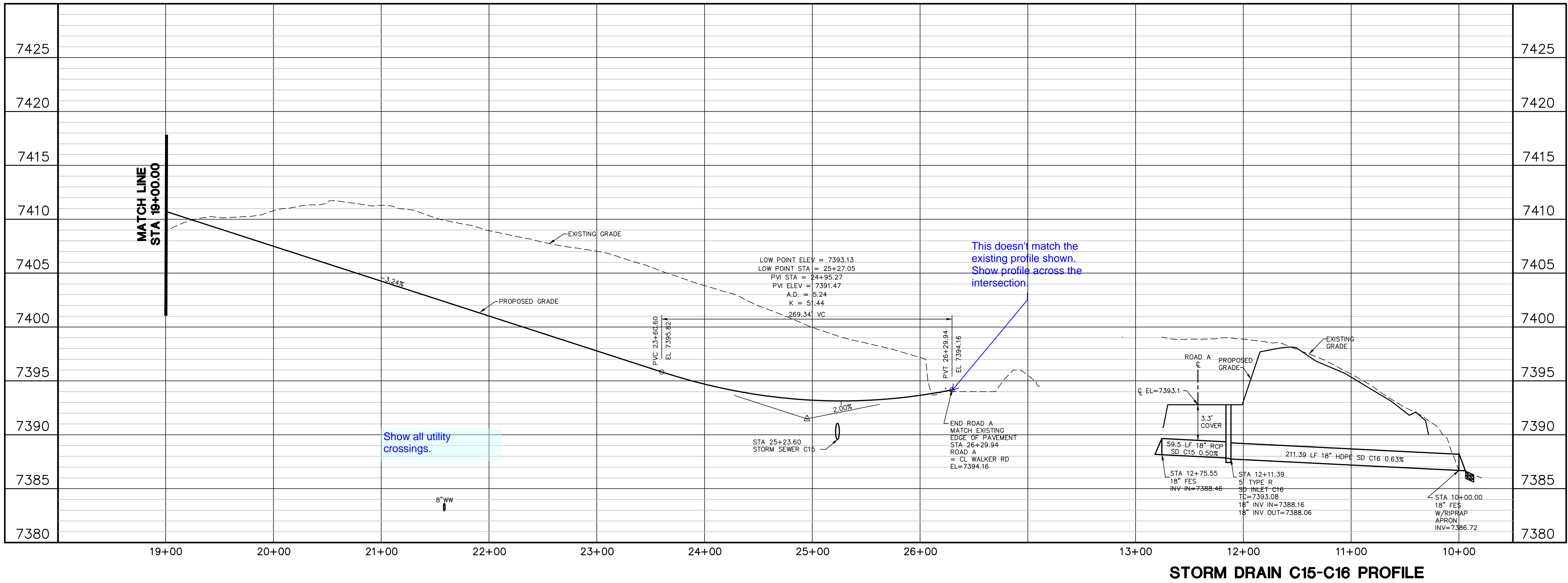
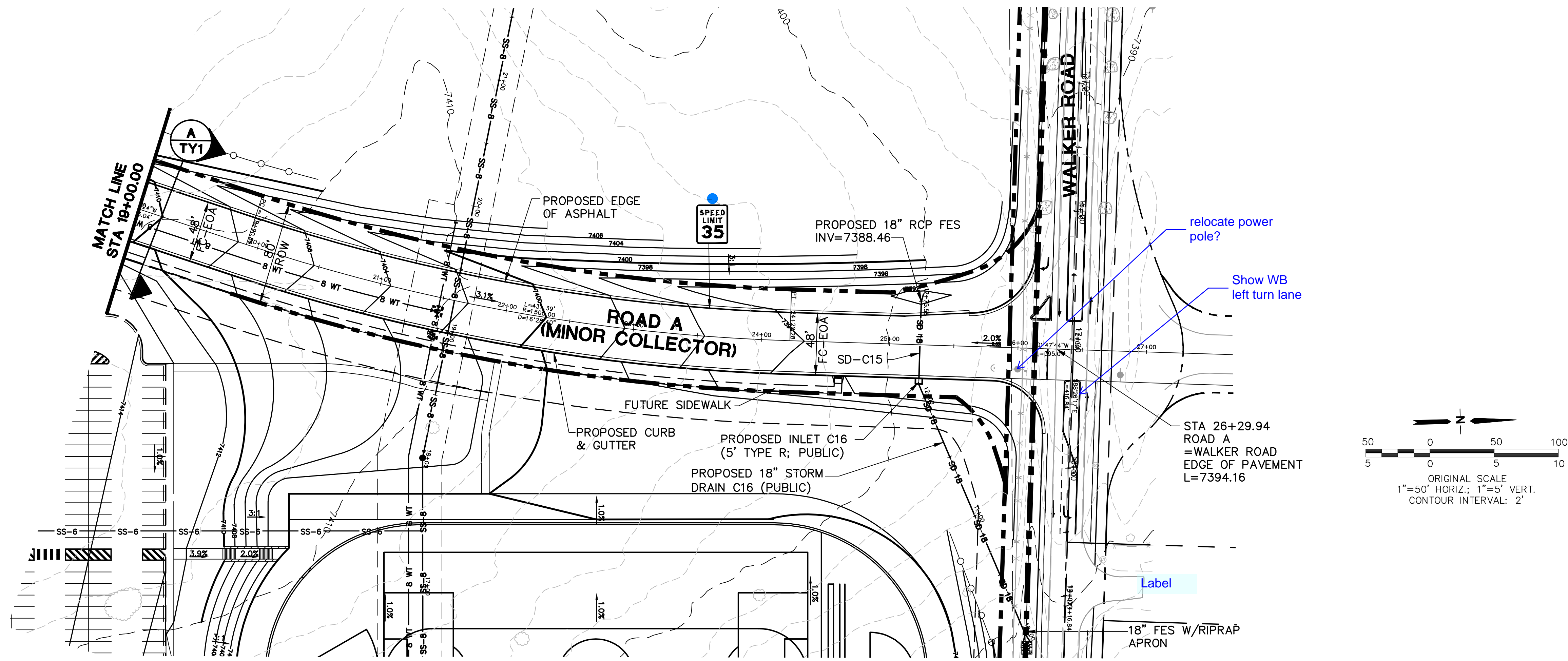
DATE:	12/21/18
DRAWN BY:	BJJ
CHECKED BY:	JPS
REVISED:	4/29/19

PCD PROJECT NO. PPR-19-009

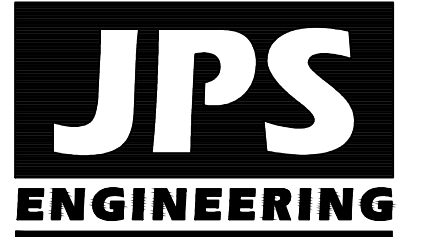
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STORM DRAIN C15-C16 PROFILE



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ROAD A PLAN & PROFILE

NO.	REVISION	BY	DATE
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▲	COUNTY COMMENTS	JPS	4/29/19

	DATE:	12/21/18
	DRAWN BY:	BJJ
	CHECKED BY:	JPS
	REVISED:	4/29/19

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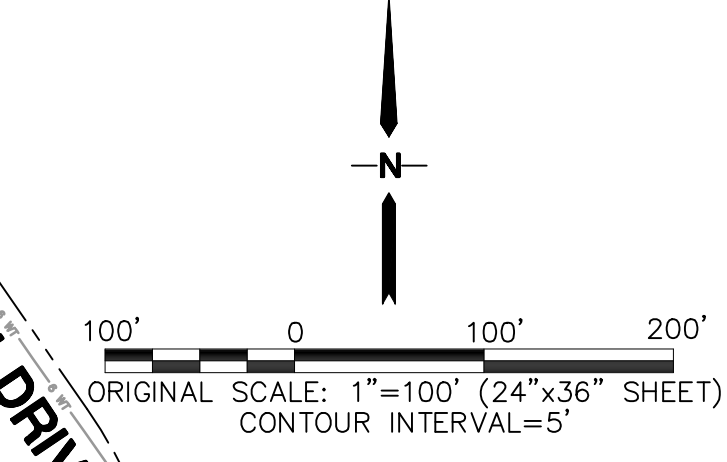
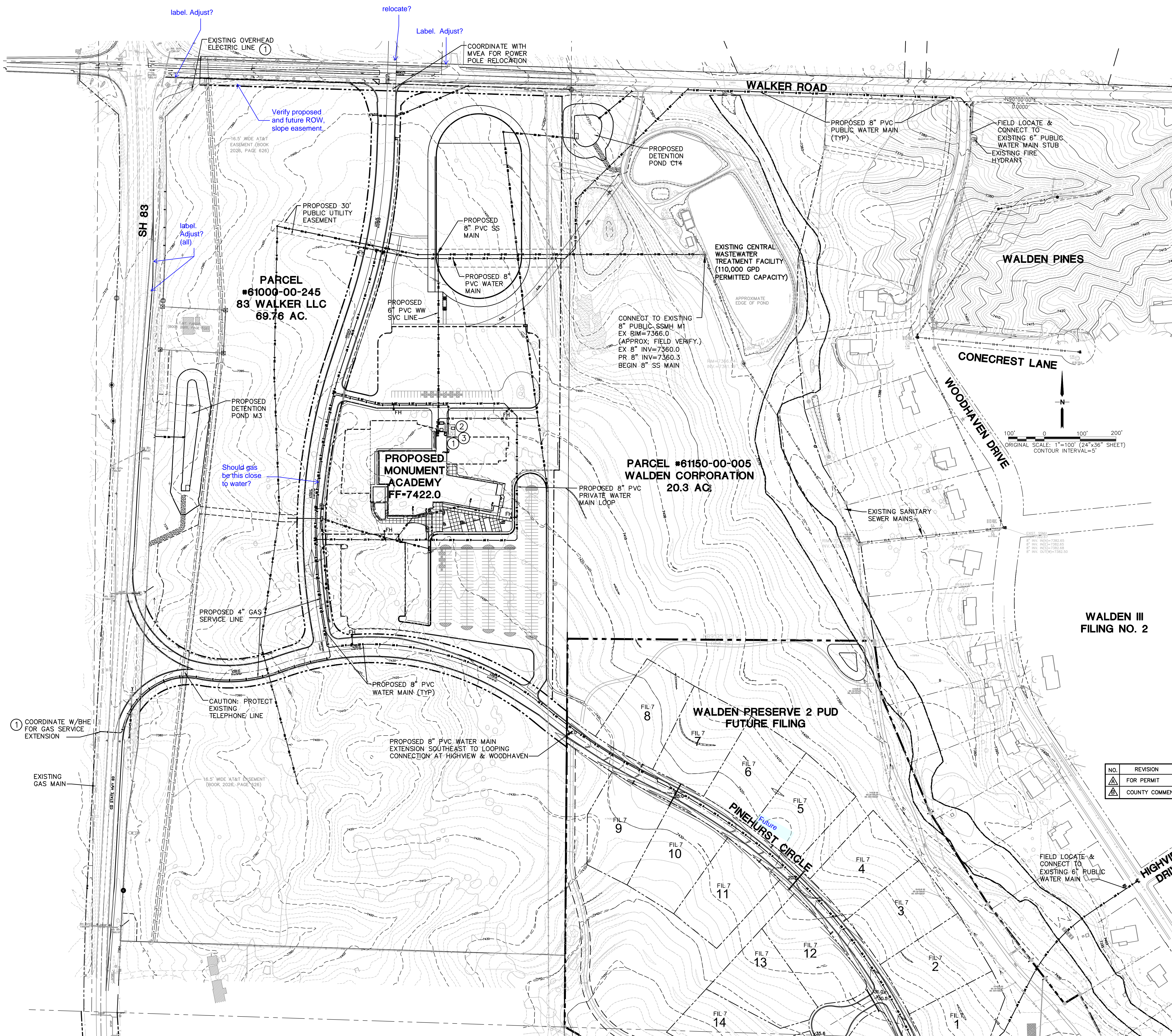
FOR CONSTRUCTION

GENERAL UTILITY NOTES:

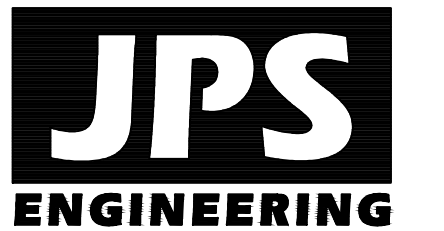
1. ALL WATER AND SEWER WORK SHALL CONFORM TO WALDEN CORPORATION RULES & REGULATIONS.
2. ALL UTILITY SERVICE LINES (INCLUDING GAS, ELECTRICAL, PLUMBING, TELECOM, ETC.) MUST BE A MINIMUM OF 4" BELOW THE BOTTOM OF THE GRADE BEAM.

KEYED NOTES:

- ① COORDINATE WITH BLACK HILLS ENERGY FOR GAS SERVICE
- ② COORDINATE WITH MVEA FOR ELECTRIC SERVICE CONNECTION
- ③ COORDINATE W/CENTURY LINK FOR TELEPHONE SERVICE



WALDEN III
FILING NO. 2



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WALDEN NORTH UTILITY PLAN

NORTH	DATE:	12/21/18
	DRAWN BY:	BJJ
	CHECKED BY:	JPS
	REVISED:	4/29/19

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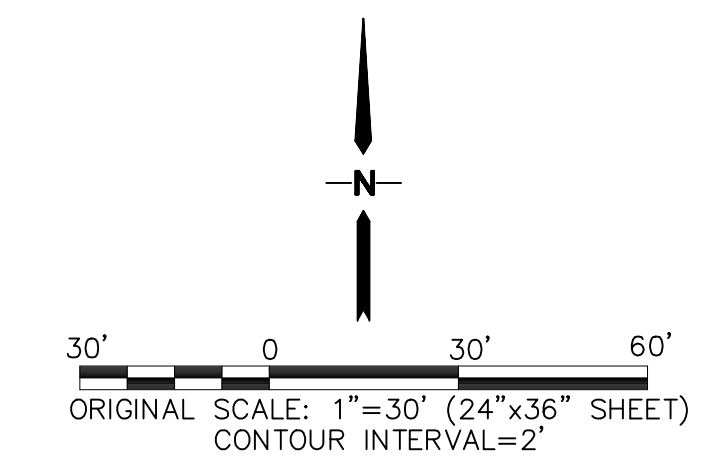
NOTE: ALL SITE WET UTILITIES SHALL
BE CONSTRUCTED BY DEVELOPER
UNLESS NOTED OTHERWISE

GENERAL UTILITY NOTES:

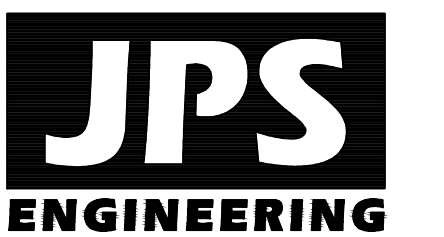
1. ALL WATER AND SEWER WORK SHALL CONFORM TO WALDEN CORPORATION RULES AND REGULATIONS.
2. ALL UTILITY SERVICE LINES (INCLUDING GAS, ELECTRICAL, PLUMBING, TELECOM, ETC.) MUST BE A MINIMUM OF 4" BELOW THE BOTTOM OF THE GRADE BEAM.

KEYED NOTES:

- ① COORDINATE WITH BLACK HILLS ENERGY FOR GAS SERVICE
- ② COORDINATE WITH MVEA FOR ELECTRIC SERVICE CONNECTION
- ③ COORDINATE W/CENTURY LINK FOR TELEPHONE SERVICE
- ④ ROOF DRAIN CONNECTION; INSTALL TRANSITION COUPLINGS & EXTEND STORM DRAIN (MIN. 6" PVC) TO STORM SEWER SYSTEM @ 1.0% MIN. SLOPE UNLESS NOTED OTHERWISE
- ⑤ 1,250 GAL GREASE INTERCEPTOR PER PLUMBING PLANS
- ⑥ PROPOSED WATER SERVICE CONNECTION W/8"x4" TEE W/CTRB W/4" GV N; INSTALL 4" PVC WATER SERVICE LINE AT 6" MIN. COVER DEPTH. (METER INSIDE BUILDING)
- ⑦ CONNECT TO 8" WATER MAIN W/8"x6" TEE W/CTRB; INSTALL 6" GV N & 6" PVC FIRE SERVICE LINE TO BLDG @ 6" MIN. COVER DEPTH
- ⑧ LOWER WATER LINE IF NECESSARY TO PROVIDE 18" CLEARANCE CROSSING STORM/SANITARY LINE



PARCEL #61150-00-005
WALDEN CORPORATION
20.3 AC.



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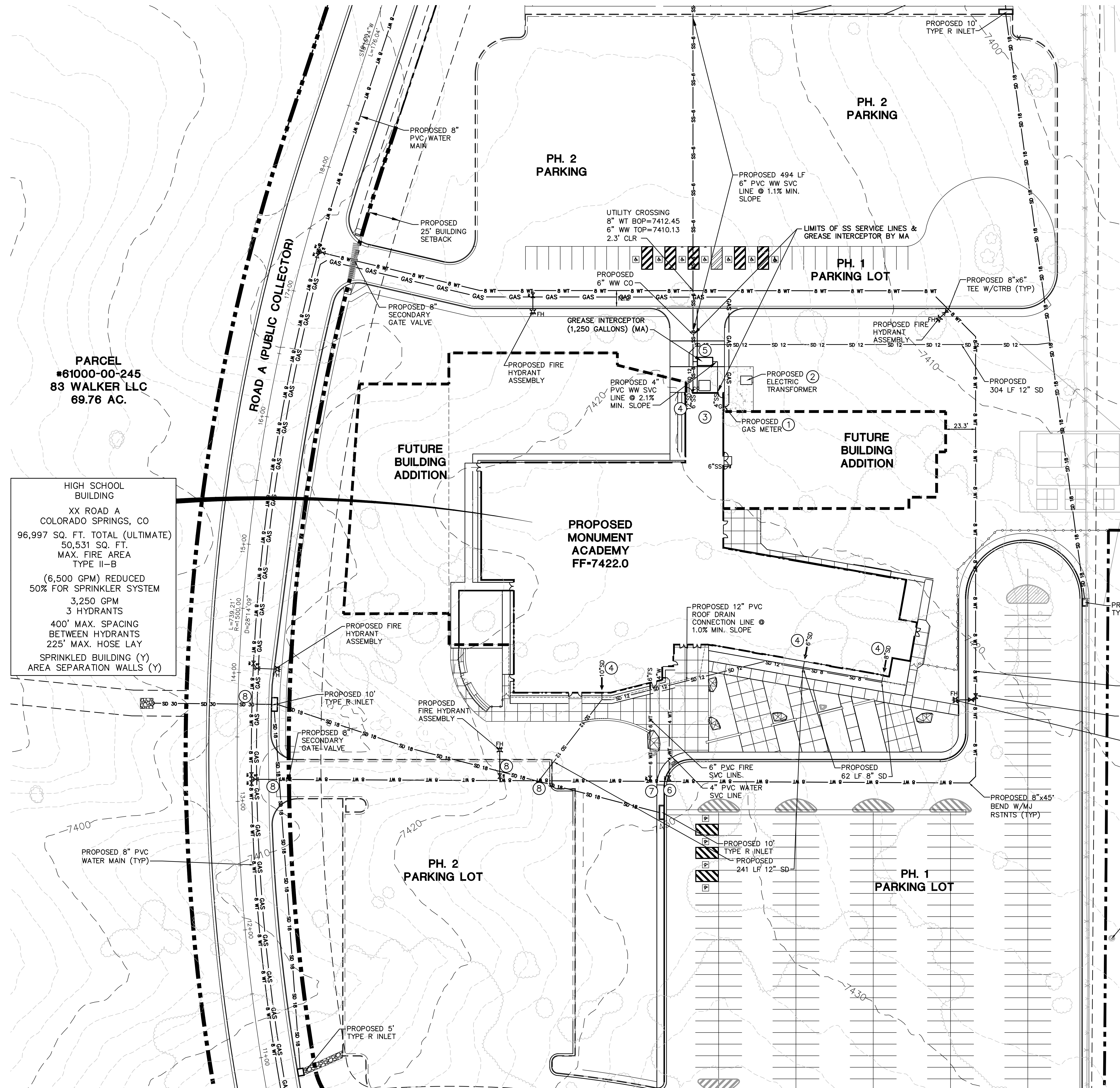
SCHOOL SITE UTILITY PLAN

NORTH	DATE:	12/21/18
	DRAWN BY:	BJJ
	CHECKED BY:	JPS
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PCD PROJECT NO. PPR-19-009

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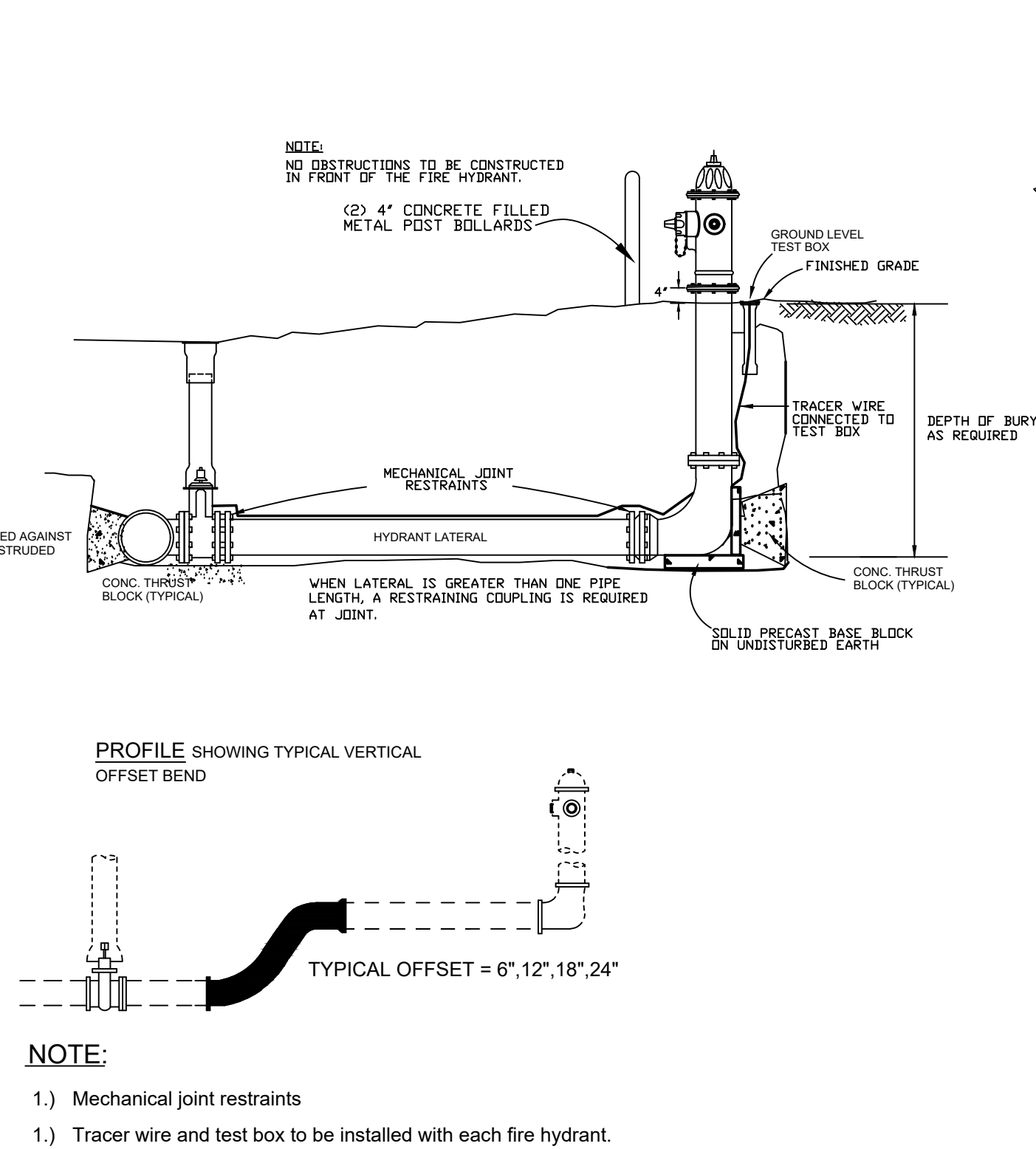
PARCEL
#61000-00-245
83 WALKER LLC
69.76 AC.

HIGH SCHOOL
BUILDING
XX ROAD A
COLORADO SPRINGS, CO
96,997 SQ. FT. TOTAL (ULTIMATE)
50,531 SQ. FT.
MAX. FIRE AREA
TYPE II-B
(6,500 GPM) REDUCED
50% FOR SPRINKLER SYSTEM
3,250 GPM
3 HYDRANTS
400' MAX. SPACING
BETWEEN HYDRANTS
225' MAX. HOSE LAY
SPRINKLED BUILDING (Y)
AREA SEPARATION WALLS (Y)

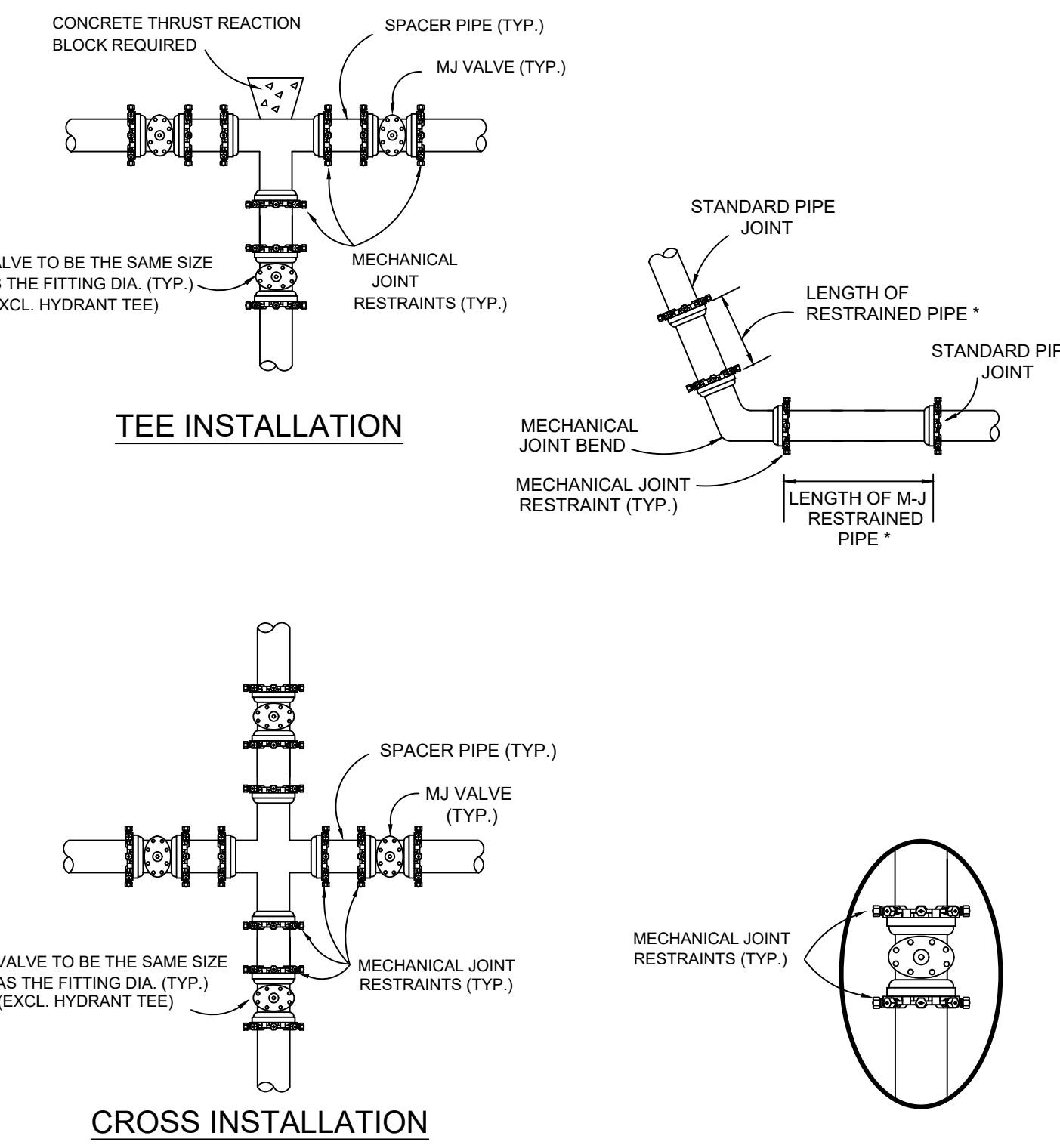
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GENERAL UTILITY NOTES:

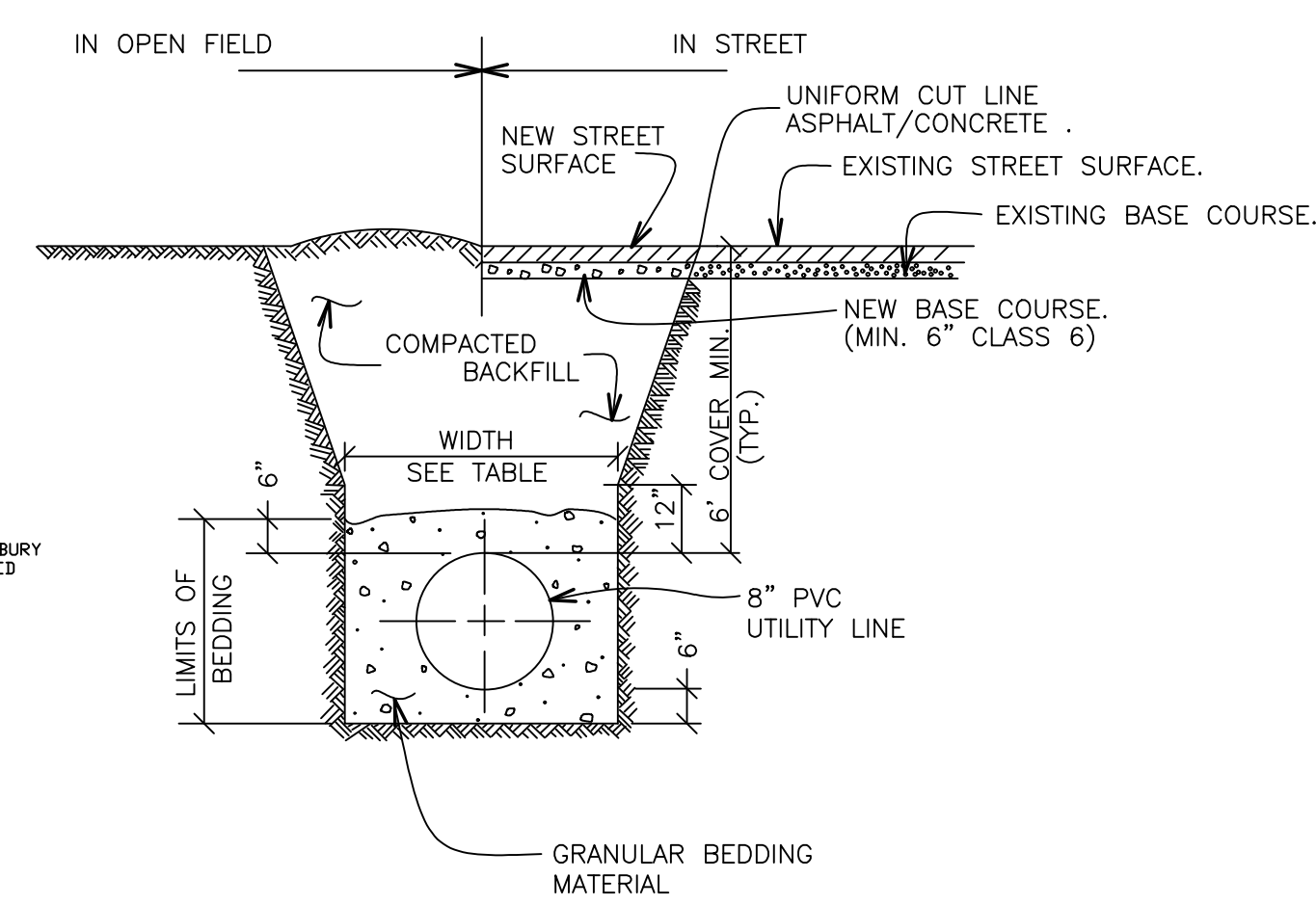
- ALL WATER AND SEWER INSTALLATIONS SHALL CONFORM TO WALDEN CORPORATION SPECIFICATIONS. IN THE ABSENCE OF PUBLISHED GUIDANCE, ALL UTILITY WORK SHALL FOLLOW COLORADO SPRINGS UTILITIES STANDARD SPECIFICATIONS.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE NOTIFICATION AND FIELD LOCATION OF ALL EXISTING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



TYPICAL FIRE HYDRANT DETAIL (1)
NOT TO SCALE



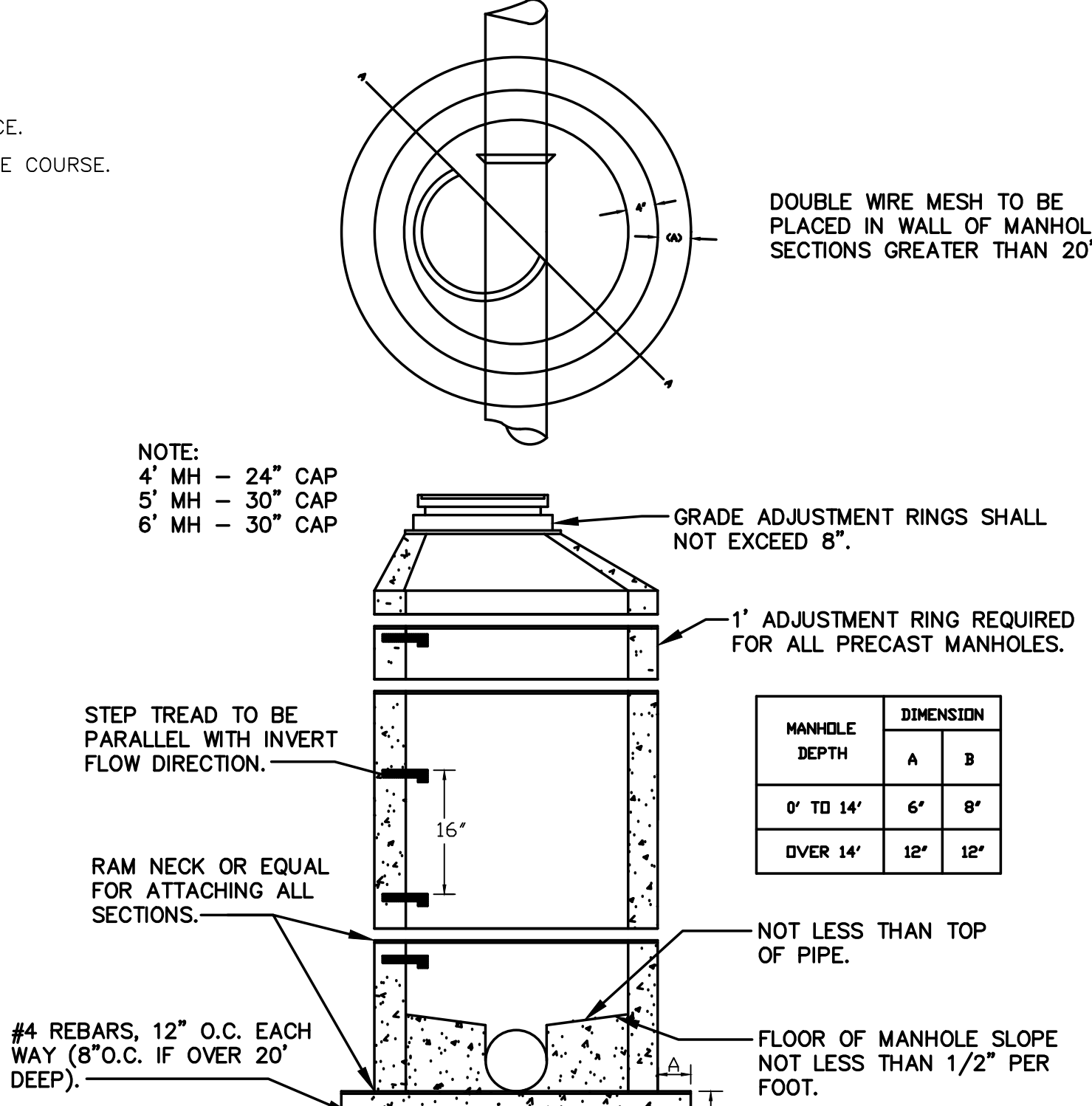
MECHANICAL JOINT RESTRAINTS (4)
NOT TO SCALE



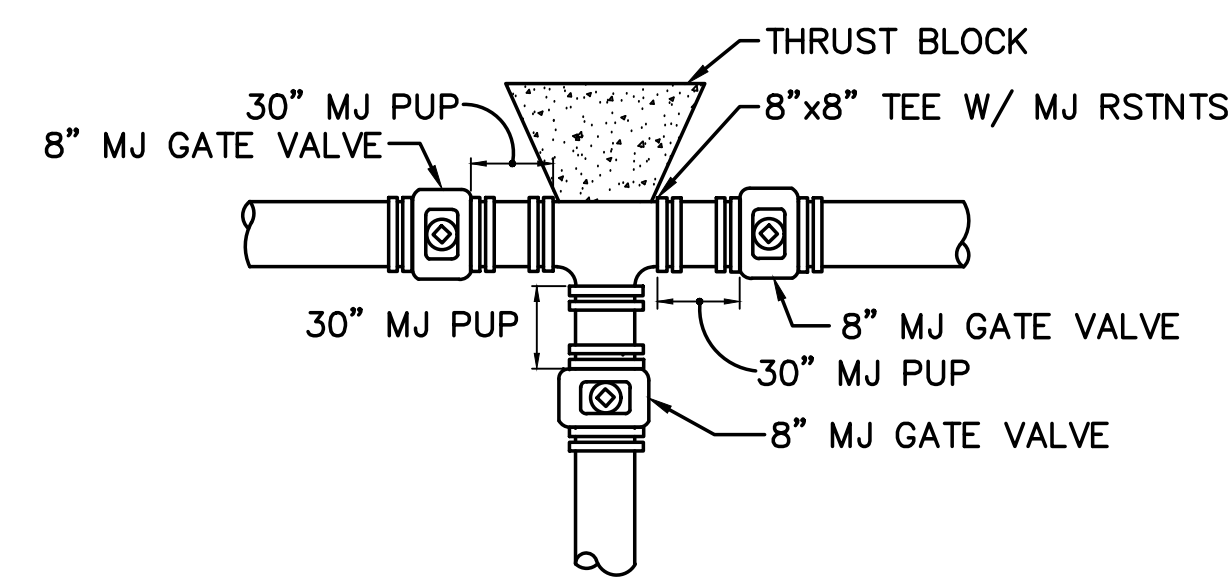
- NOTES:**
1. PAVING SHALL COMPLY WITH LOCAL AUTHORITY JURISDICTION.
2. TRENCH WALLS TO BE SUPPORTED AS REQUIRED BY O.S.H.A.
3. MINIMUM COVER TO BE BELOW OFFICIAL STREET GRADE.

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

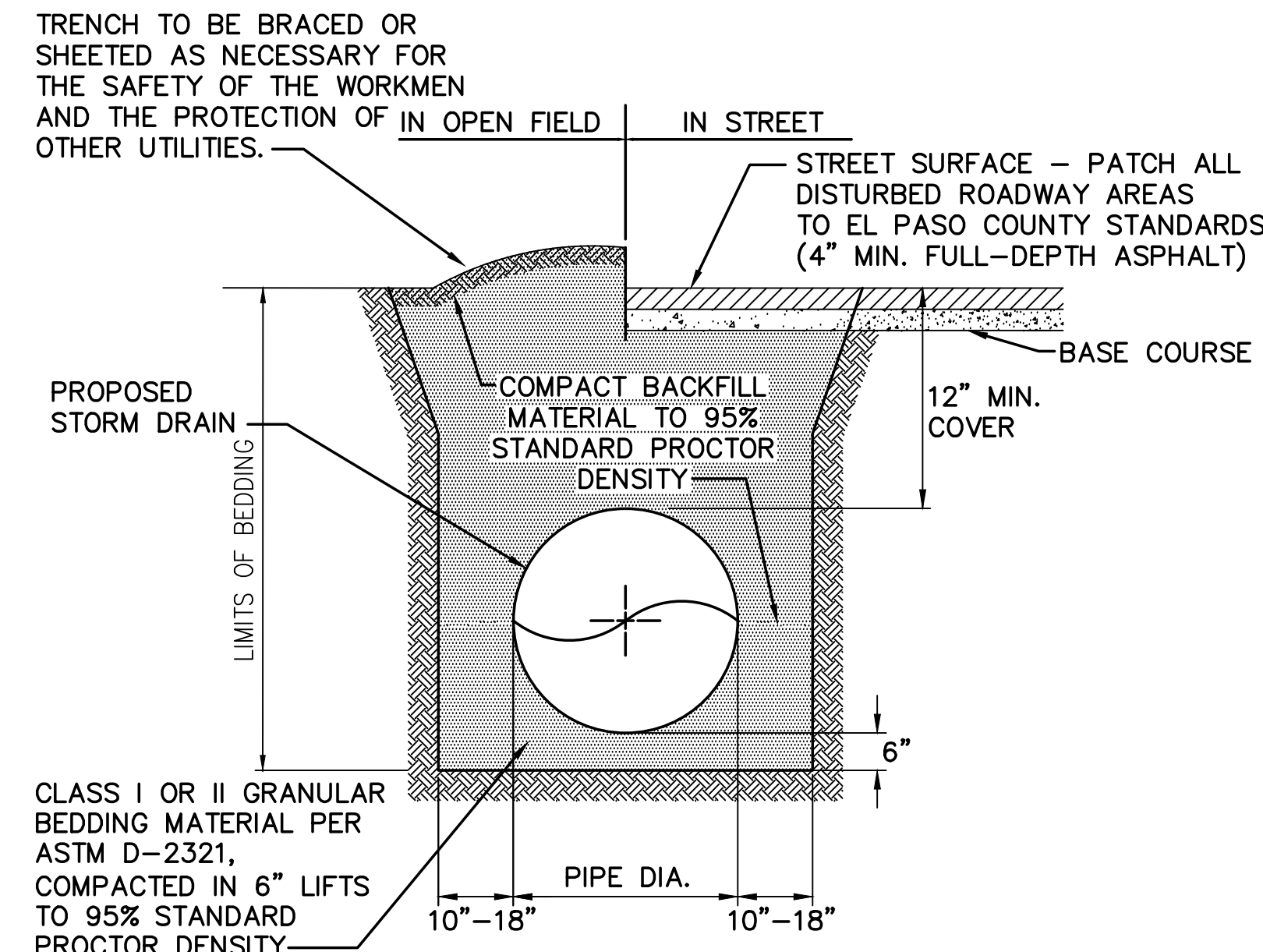
TYPICAL TRENCH SECTION (2)
NOT TO SCALE



TYPICAL SEWER MANHOLE (3)
NOT TO SCALE

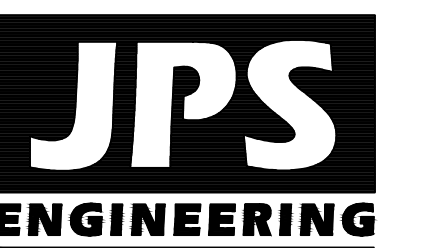


TYPICAL WATER MAIN TEE DETAIL (5)
NOT TO SCALE



TYPICAL STORM SEWER TRENCH SECTION (6)
NOT TO SCALE

NO.	REVISION	BY	DATE
1	FOR PERMIT	JPS	4/01/19
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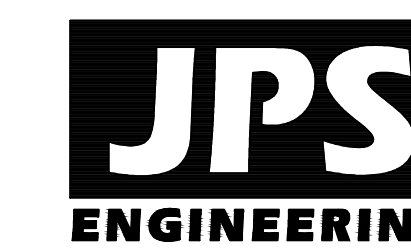
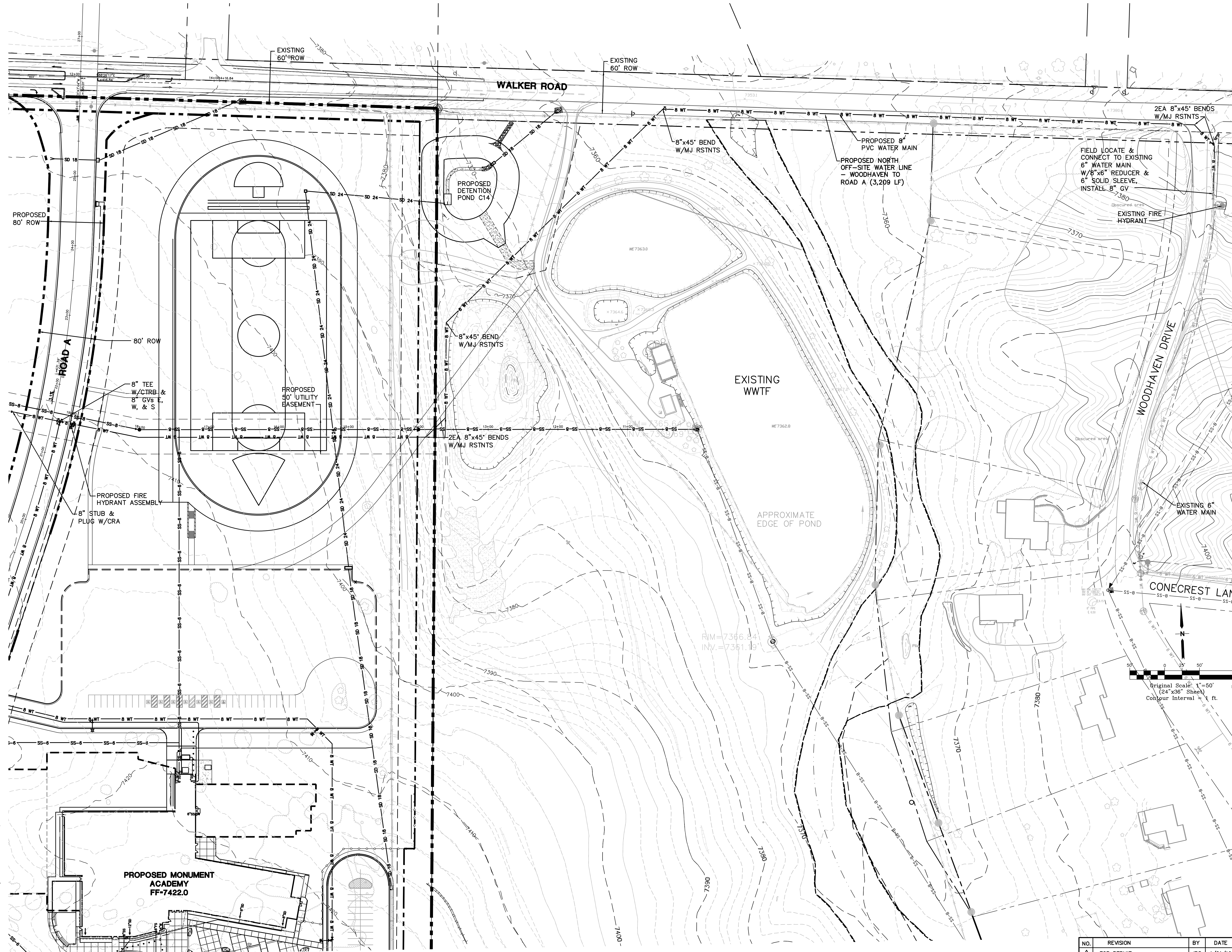
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UTILITY NOTES & DETAILS

DATE: 1/25/19
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NORTH WATER LINE PLAN

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2	COUNTY COMMENTS	JPS	4/29/19

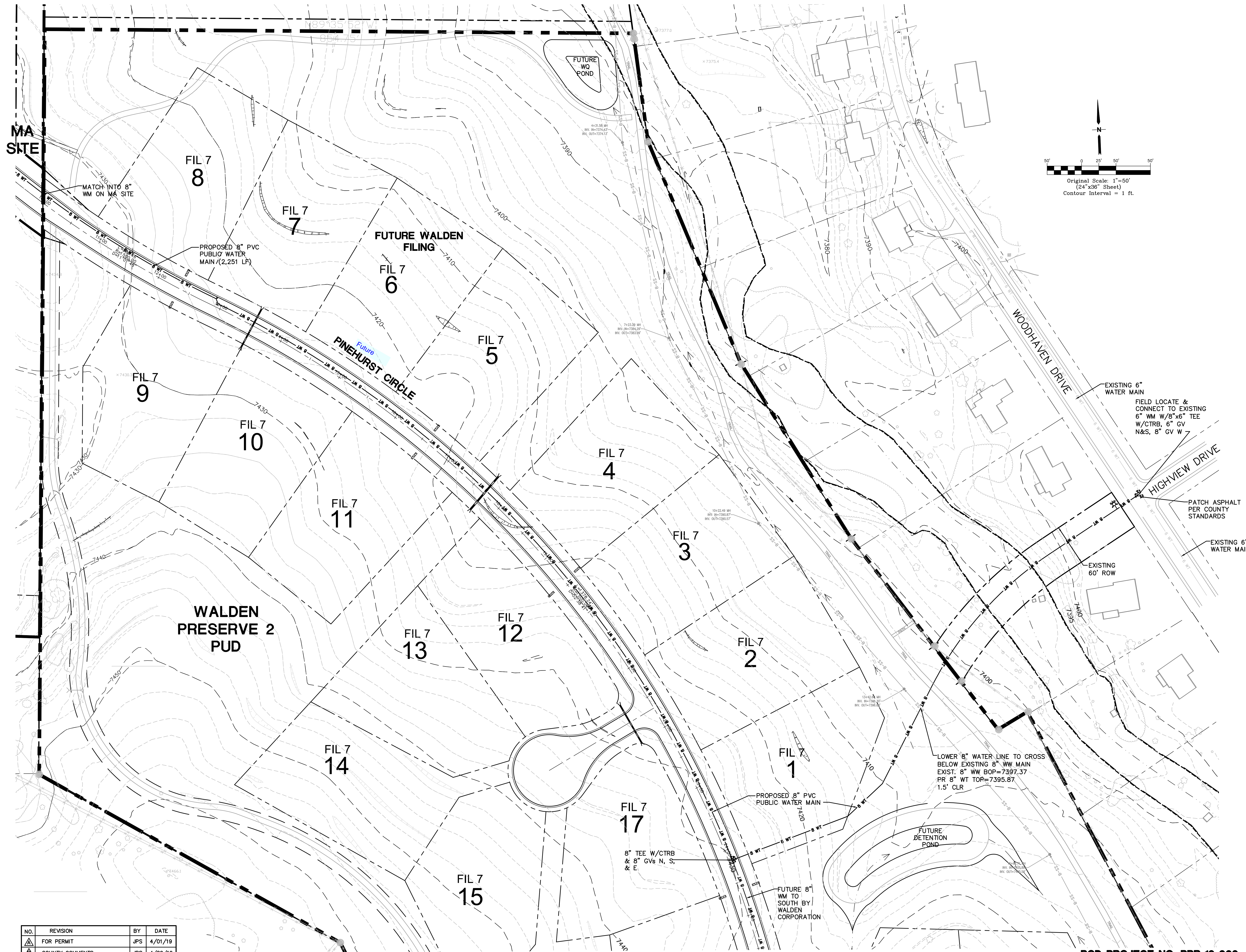
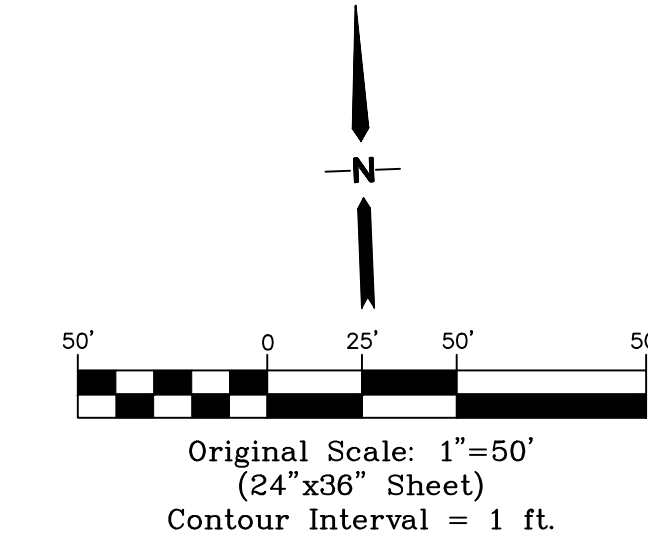
NORTH
DATE: 1/25/19
DRAWN BY: BJJ
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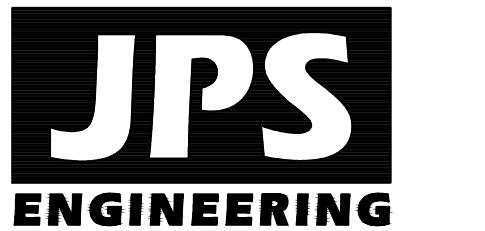
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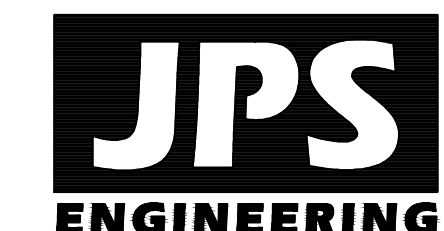
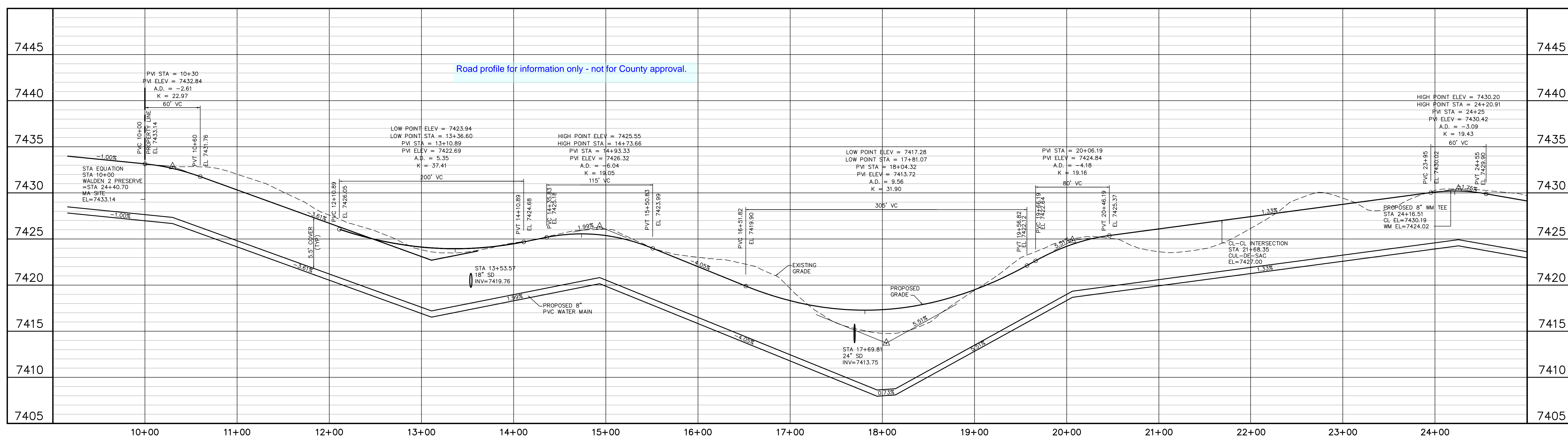
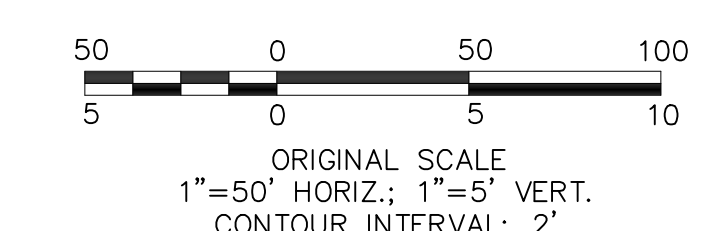
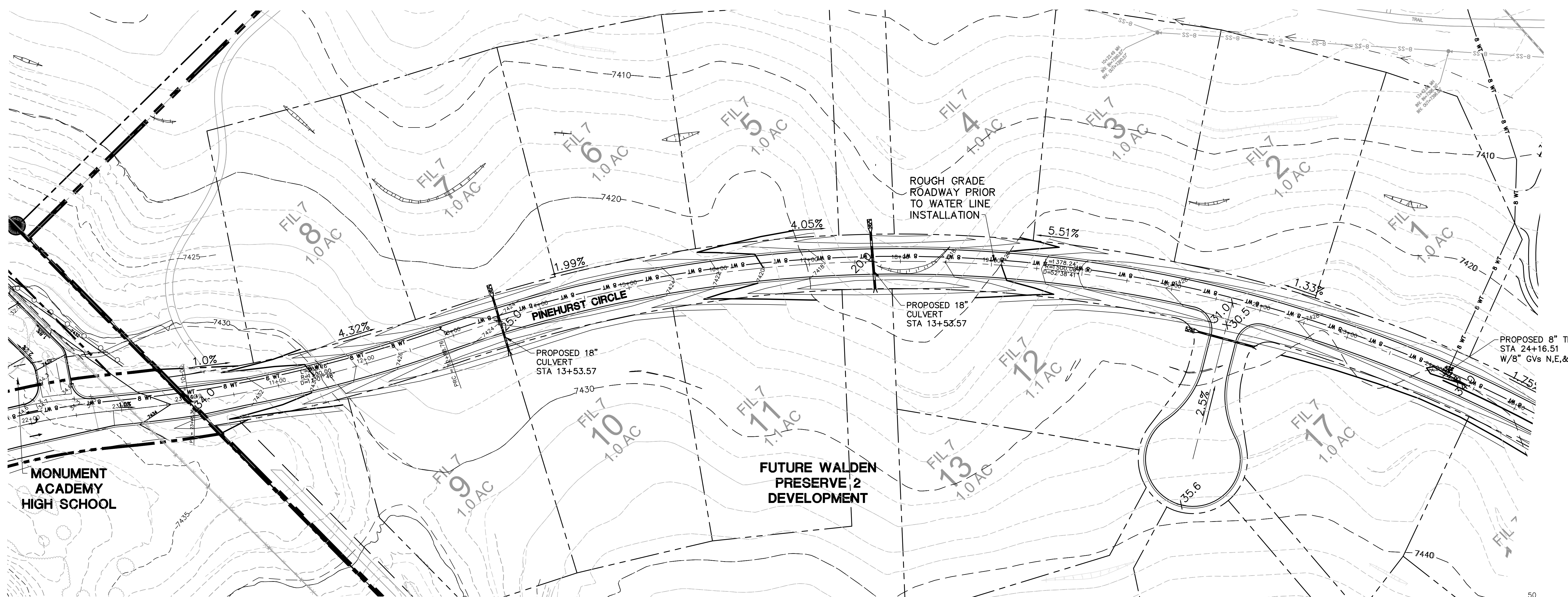
SOUTH WATER LINE PLAN

	DATE:	1/25/19
	DRAWN BY:	BJJ
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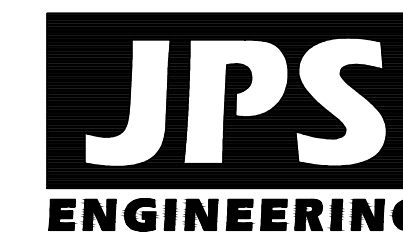
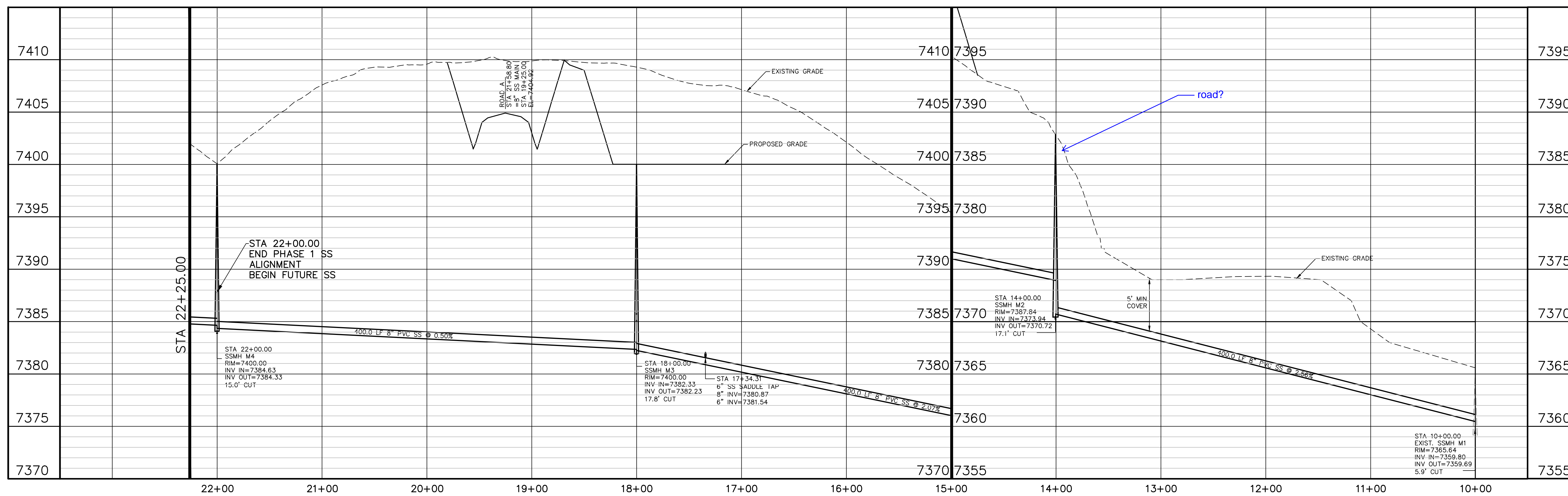
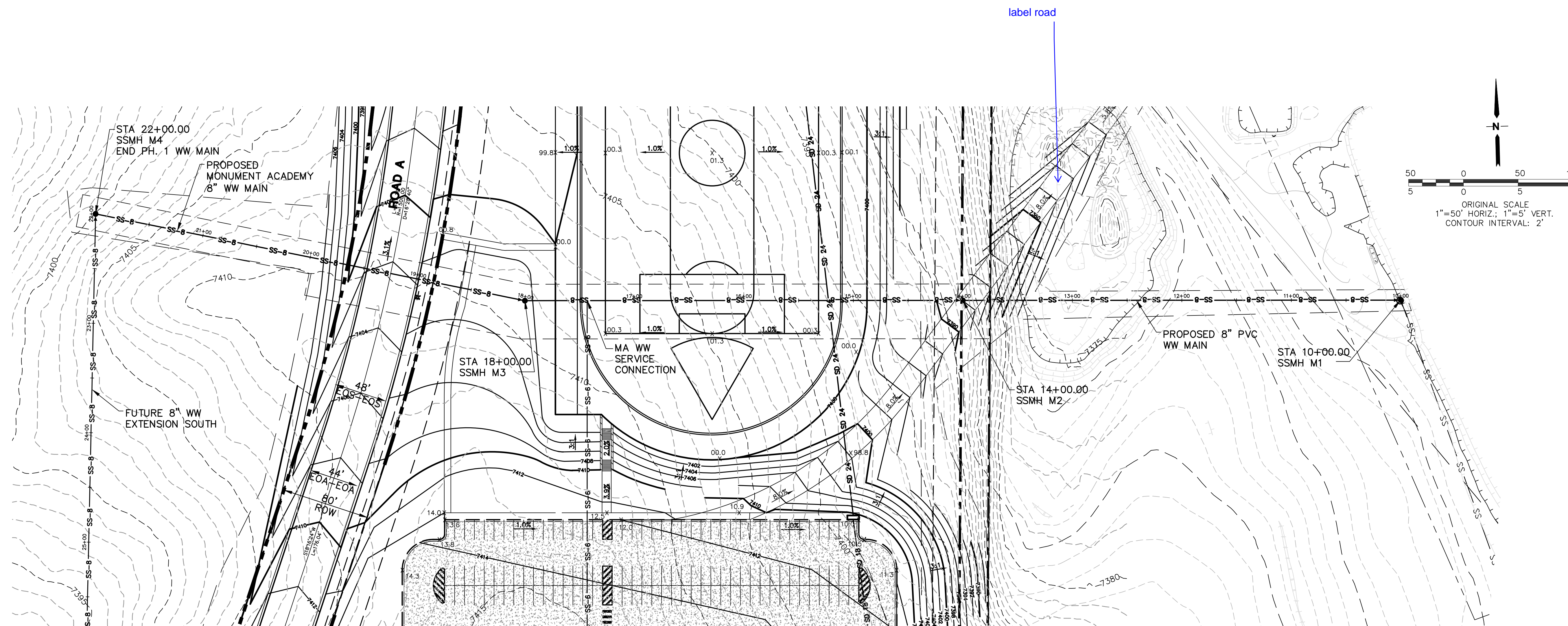
PINEHURST CIRCLE WATER LINE PLAN & PROFILE

NO.	REVISION	BY	DATE
△	FOR PERMIT	JPS	4/04/19
△	COUNTY COMMENTS	JPS	4/29/19

NORTH
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**SANITARY SEWER
PLAN & PROFILE**

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2	COUNTY COMMENTS	JPS	4/29/19

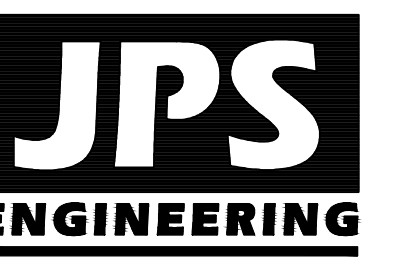
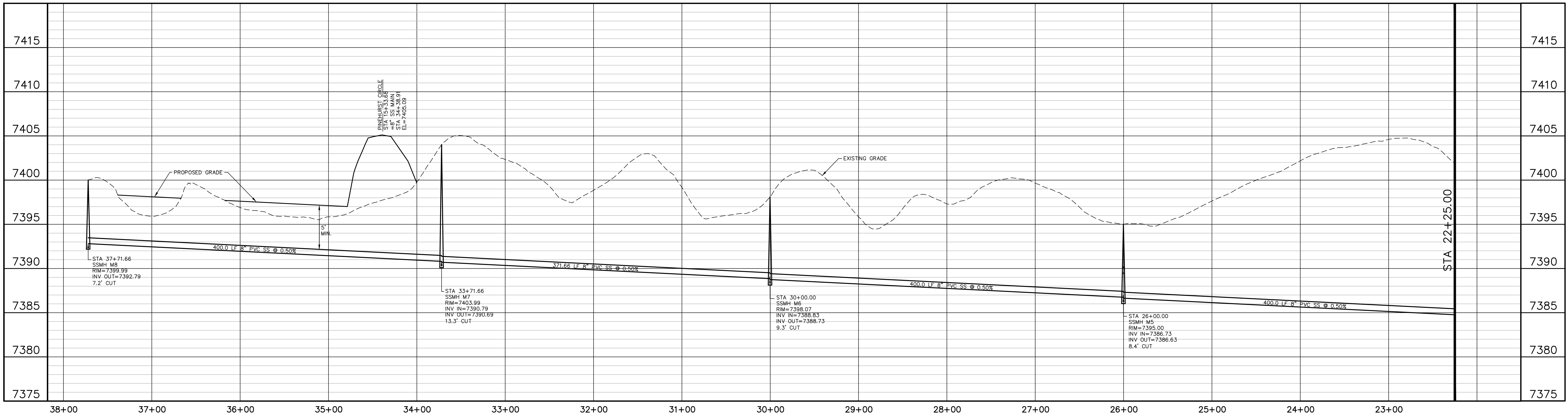
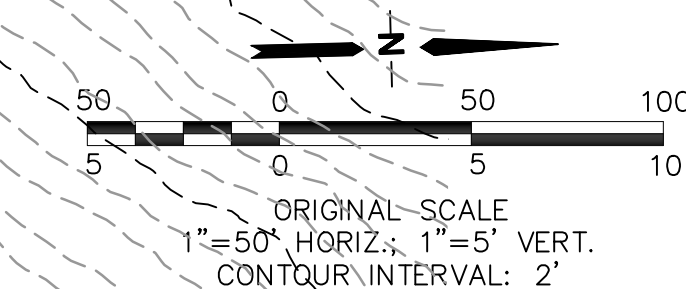
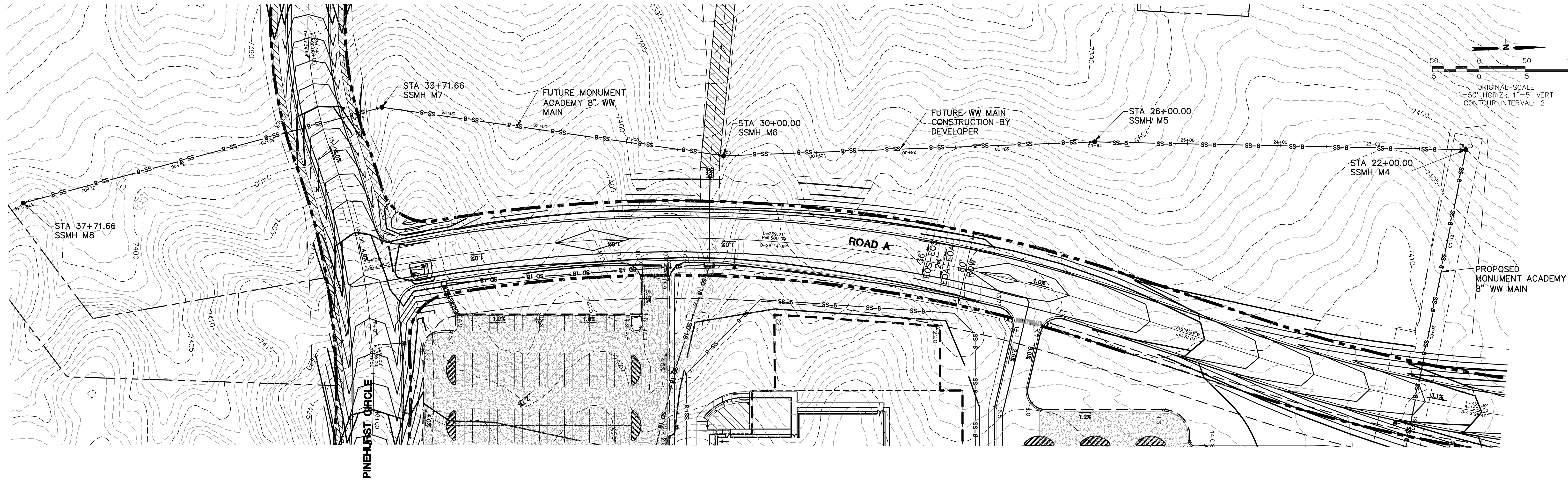
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FUTURE WW PLAN &
PROFILE

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SS2

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