

ESTATES AT CATHEDRAL PINES

COUNTY OF EL PASO, STATE OF COLORADO

STREET IMPROVEMENT PLANS

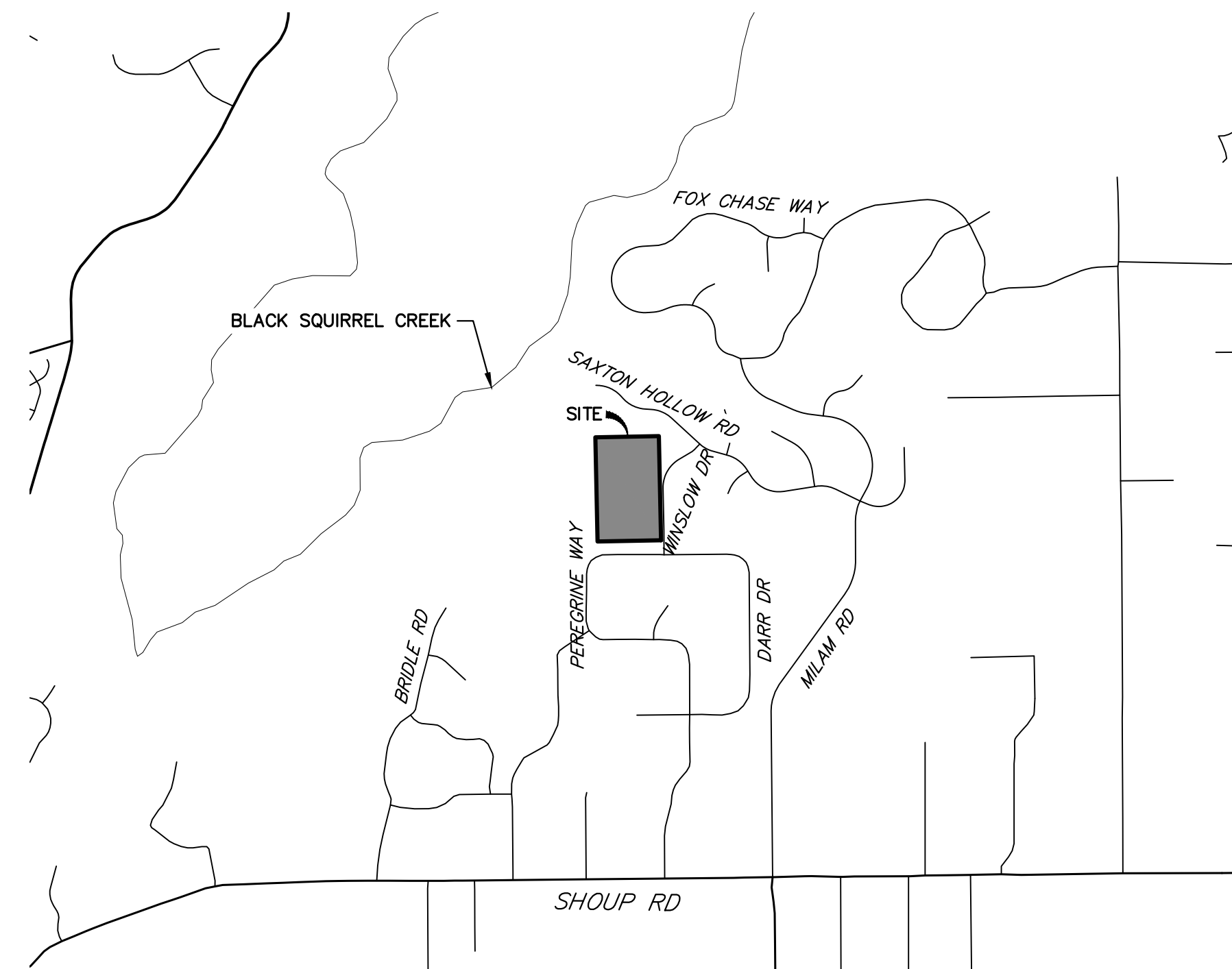


Know what's below.
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UNTIL SUCH TIME AS THESE DRAWINGS ARE APPROVED BY THE APPROPRIATE REVIEWING AGENCIES, OR ENGINEERING APPROVES THEIR USE, THESE DRAWINGS ARE DESIGNATED BY WRITTEN AUTHORIZATION.

PREPARED FOR
VILLAGREE DEVELOPMENT LLC
5710 VESSEY RD
COLORADO SPRINGS, CO 80908
GREGG & ELAINE CAWLFIELD
(719) 413-6900

J.R. ENGINEERING
A Westman Company
Central 303-740-9888 • Colorado Springs 719-583-2583
Fort Collins 970-491-9888 • www.jrengineering.com



VICINITY MAP
SCALE: 1"=2000'

BASIS OF BEARINGS

THE WEST LINE OF THE SOUTHEAST 1/4 OF SECTION 2, TOWNSHIP 12 SOUTH, RANGE 66 WEST OF THE 6TH P.M. BEING MONUMENTED BY A 3-1/4" ALUMINUM CAP STAMPED "LS 9132" AT THE SOUTH 1/2 CORNER AND A 2-1/2" ALUMINUM CAP STAMPED "LS 9132" AT THE CENTER 1/2 CORNER, SAID LINE BEARING N00°11'44"W AS SHOWN ON THE PLAT OF CATHEDRAL PINES SUBDIVISION FILING NO. 1 RECORDED UNDER RECEPTION NO. 205001738 IN THE RECORDERS OF THE EL PASO COUNTY CLERK AND RECORDER.

BENCHMARKS

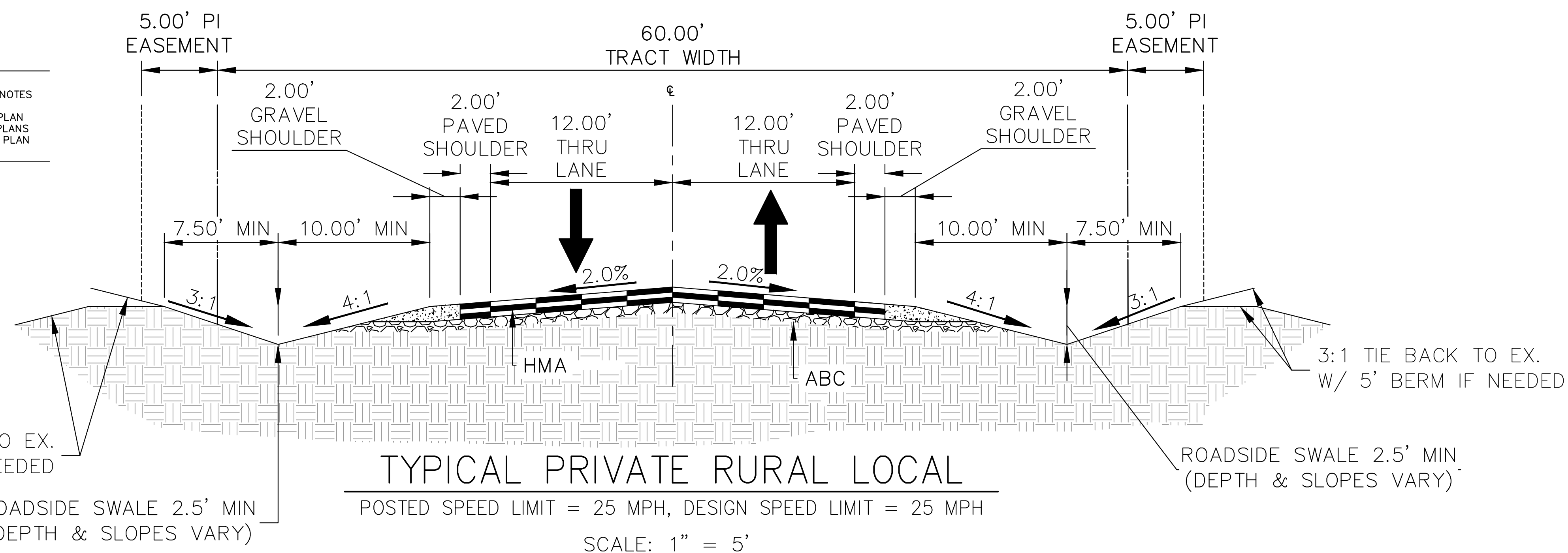
1. SITE VERTICAL DATUM NGVD88 FROM PLANS BY LEIGH-WHITEHEAD ELEVATION 7436.65
NO. 4 REBAR 23' NORTH AND 20' EAST OF THE SOUTHEAST CORNER OF SECTION 2, TOWNSHIP 12 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, EL PASO COUNTY COLORADO, SAID SECTION CORNER BEING A 3-1/4" ALUMINUM SURVEYORS CAP STAMPED "PLS 9132" BEING APPROPRIATELY MARKED
2. 1" IRON PIPE AT SOUTHEAST CORNER OF SITE BEING 367 +/- NORTH OF THE INTERSECTION OF PEREGRINE WAY AND WINSLOW DRIVE AND 30' WESTERLY OF THE CENTERLINE OF WINSLOW DRIVE ELEVATION = 7347.65
3. THE NORTHWEST CORNER OF AN AREA INLET BEING EASTERLY OF WINSLOW DRIVE AND BEING 900' +/- NORTH OF THE INTERSECTION OF PEREGRINE WAY AND WINSLOW DRIVE ELEVATION = 7347.47

AGENCIES

<p>OWNER/DEVELOPER: VILLAGREE DEVELOPMENT LLC 5710 VESSEY RD COLORADO SPRINGS, CO 80908 GREGG & ELAINE CAWLFIELD (719) 413-6900</p> <p>CIVIL ENGINEER: JR ENGINEERING, LLC 5475 TECH CENTER DRIVE COLORADO SPRINGS, CO 80919 BRYAN LAW P.E. (303) 267-6254</p> <p>COUNTY ENGINEERING: EL PASO COUNTY PLANNING AND COMMUNITY DEVELOPMENT 2880 INTERNATIONAL CIRCLE, SUITE 110 COLORADO SPRINGS, CO 80910 CHARLENE DURHAM, P.E. (719) 520-7951</p> <p>TRAFFIC ENGINEERING: EL PASO COUNTY DEPARTMENT OF PUBLIC WORKS 3275 AKERS DRIVE COLORADO SPRINGS, CO 80922 JOSHUA PALMER, P.E. (719) 520-6460</p>	<p>FIRE DISTRICT: BLACK FOREST FIRE PROTECTION DISTRICT 11445 TEACHOUT ROAD COLORADO SPRINGS, CO 80908 CHIEF BRYAN JACK (719) 495-4300</p> <p>GAS DEPARTMENT: BLACK HILLS ENERGY 7080 ALEGRE STREET FOUNTAIN, CO 80817 (719) 393-6625</p> <p>ELECTRIC DEPARTMENT: MOUNTAIN VIEW ELECTRIC 11140 E. WOODMEN ROAD FALCON, CO 80831 (719) 495-2283</p> <p>COMMUNICATIONS: U.S. WEST COMMUNICATIONS (LOCATORS) (800) 922-1987</p>
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SHEET INDEX:

1	-	COVER SHEET
2	-	LEGEND AND GENERAL NOTES
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4	-	HORIZONTAL CONTROL PLAN
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OWNER/DEVELOPER STATEMENT

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

Elaine Cawlfild 5/31/2024
ELAINE CAWLFIELD, OWNER DATE

VILLAGREE DEVELOPMENT
5710 VESSEY ROAD
COLORADO SPRINGS, CO 80908

EL PASO COUNTY STATEMENT

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 EOM 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. 8/06/2024
DATE

COUNTY ENGINEER/ECM ADMINISTRATOR

ENGINEER'S STATEMENT

THESE DETAILED PLANS AND SPECIFICATIONS WERE PREPARED UNDER MY DIRECT 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 PLAN 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 ANY LIABILITY CAUSED BY ANY NEGLIGENT ACTS, ERRORS OR OMISSIONS ON MY PART IN PREPARATION OF THESE DETAILED PLANS AND SPECIFICATIONS.

Bryan T. Law 7/31/24
BRYAN T. LAW, P.E. 25043
COLORADO P.E. 25043
FOR AND ON BEHALF OF JR ENGINEERING, LLC

THE LOCATIONS OF EXISTING ABOVE GROUND AND UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK. THE CONTRACTOR SHALL BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE CAUSED BY HIS FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL ABOVE GROUND AND UNDERGROUND UTILITIES.

PCD FILE NO. SF-2234

BY	DATE								
No.	REVISION								
H-SCALE	N/A	V-SCALE	N/A	DATE	05/15/24	DESIGNED BY	SAM	DRAWN BY	SAM
CHECKED BY									
ESTATES AT CATHEDRAL PINES COVER SHEET									
SHEET 1 OF 9									
JOB NO. 25260.00									

LAYER LINETYPE LEGEND

	EXISTING	PROPOSED
PHASE LINE	---	---
MATCH LINE	---	---
SECTION LINE	---	---
BOUNDARY LINE	---	---
PROPERTY LINE	---	---
EASEMENT LINE	---	---
RIGHT OF WAY	---	---
R.O.W. A LINE	---	---
CENTERLINE	---	---
CITY LIMITS	---	---
WIRE FENCE	---	---
CHAIN LINK FENCE	---	---
WOOD FENCE	---	---
MASONRY FENCE	---	---
GUARDRAIL	---	---
CONC. BARRIER	---	---
CABLE TV	---	---
ELECTRIC	---	---
FIBER OPTIC	---	---
GAS MAIN	---	---
IRRIGATION MAIN	---	---
OIL/PETRO. MAIN	---	---
OVERHEAD UTILITY	---	---
SANITARY SEWER	---	---
STORM DRAIN	---	---
TELEPHONE	---	---
WATER MAIN	---	---
RAW WATER LINE	---	---
SWALE/WATERWAY FLOWLINE	---	---
DIVERSION DITCH	---	---
DIVERSION CHANNEL	---	---
MAJOR DRAINAGE BASIN	---	---
MINOR DRAINAGE BASIN	---	---
TOP OF SLOPE	---	---
TOE OF SLOPE	---	---
EDGE OF WATER	---	---
INDEX CONTOUR	---	---
INTERMEDIATE CONTOUR	---	---
DEPRESSION CONT. (INDEX)	---	---
DEPRESSION CONT. (INTER)	---	---
TOP OF CUTS	---	---
TOE OF FILLS	---	---
CUT AND FILL LINE	---	---
SILT FENCE	---	---
100 YEAR FLOODPLAIN	---	---
500 YEAR FLOODPLAIN	---	---
FLOODWAY	---	---
BASE FLOOD ELEVATION	---	---
EDGE OF WETLANDS	---	---
STONE WALL	---	---

UTILITIES LEGEND

	EXISTING	PROPOSED
STORM SEWER		
MANHOLE	⊙	●
STORM INLET	⊠	■
AREA INLET - SQUARE	□	□
AREA INLET - ROUND	○	○
FLARED END SECTION	▷	▷
RIPRAP	▨	▨
SANITARY SEWER		
LINE MARKER	Mkr San ^o	
SERVICE MARKER	△	
CLEAN-OUT	—	
MANHOLE W/ DIRECTIONAL FLOW ARROW	⊙	⊙
WATER LINE		
LINE MARKER	Mkr W ^o	
SERVICE MARKER	△	
FIRE HYDRANT	⊕	⊕
FIRE CONNECTION	—	
MANHOLE	⊙	●
BEND	⊕	⊕
BLOW-OFF VALVE	⊕	⊕
WELL	⊙	●
METER	⊕	⊕
VALVE	⊕	⊕
REDUCER	⊕	⊕
THRUST BLOCK	⊕	⊕
CROSS	⊕	⊕
PLUG W/ THRUST BLOCK	⊕	⊕
TEE	⊕	⊕
REVERSE ANCHOR	⊕	⊕
ANODE	⊕	⊕
AIR & VACUUM VALVE ASSEMBLY	⊕	⊕
TRANSMISSION BLOW-OFF ASSEMBLY	⊕	⊕
GAS LINE		
MARKER	Mkr G ^o	
SERVICE MARKER	△	
METER	⊕	⊕
VALVE	⊕	⊕
PLUG	⊕	⊕
TEE	⊕	⊕
DRY UTILITIES		
CABLE TV MARKER	Mkr TV ^o	
CABLE TELEVISION PEDESTAL	⊕	
ELECTRIC MARKER	Mkr E ^o	
ELECTRIC SERVICE MARKER	△	
ELECTRICAL PEDESTAL	⊕	
ELECTRICAL METER	⊕	
ELECTRICAL MANHOLE	⊕	
FIBER-OPTIC MARKER	Mkr FO ^o	
IRRIGATION PEDESTAL	⊕	
TELEPHONE MARKER	Mkr T ^o	
TELEPHONE PEDESTAL	⊕	
TELEPHONE MANHOLE	⊕	
UTILITY POLE	⊕	⊕
GUY ANCHOR	⊕	⊕
GUY POLE	⊕	⊕
MISC. UTILITIES		
VENT PIPE	VP	VP
TEST HOLE DESIGNATOR	TH	TH

STANDARD NOTES FOR EL PASO COUNTY CONSTRUCTION PLANS

- ALL DRAINAGE AND ROADWAY CONSTRUCTION SHALL MEET THE STANDARDS AND SPECIFICATIONS OF THE CITY OF COLORADO SPRINGS/EL PASO COUNTY DRAINAGE CRITERIA MANUAL, VOLUMES 1 AND 2, AND THE EL PASO COUNTY ENGINEERING CRITERIA MANUAL.
- CONTRACTOR SHALL BE RESPONSIBLE FOR THE NOTIFICATION AND FIELD NOTIFICATION OF ALL EXISTING UTILITIES, WHETHER SHOWN ON THE PLANS OR NOT, BEFORE BEGINNING CONSTRUCTION. LOCATION OF EXISTING UTILITIES SHALL BE VERIFIED BY THE CONTRACTOR PRIOR TO CONSTRUCTION. CALL 811 TO CONTACT THE UTILITY NOTIFICATION CENTER OF COLORADO (UNCC).
- CONTRACTOR SHALL KEEP A COPY OF THESE APPROVED PLANS, THE GRADING AND EROSION CONTROL PLAN, THE STORMWATER MANAGEMENT PLAN (SWMP), THE SOIL AND GEOTECHNICAL REPORT, AND THE APPROPRIATE DESIGN AND CONSTRUCTION STANDARDS AND SPECIFICATIONS AT THE JOB SITE AT ALL TIMES, INCLUDING THE FOLLOWING:
 - EL PASO COUNTY ENGINEERING CRITERIA MANUAL (ECM)
 - CITY OF COLORADO SPRINGS/ EL PASO COUNTY DRAINAGE CRITERIA MANUAL, VOLUMES 1 AND 2
 - COLORADO DEPARTMENT OF TRANSPORTATION (CDOT) STANDARD SPECIFICATIONS AND BRIDGE CONSTRUCTION
 - CDOT M&S STANDARDS
- NOTWITHSTANDING ANYTHING DEPICTED IN THESE PLANS IN WORDS OR GRAPHIC REPRESENTATION, ALL DESIGN AND CONSTRUCTION RELATED TO ROADS, STORM DRAINAGE AND EROSION CONTROL SHALL CONFORM TO THE STANDARDS AND REQUIREMENTS OF THE MOST RECENT VERSIONS OF THE RELEVANT ADOPTED EL PASO COUNTY STANDARDS, INCLUDING THE LAND DEVELOPMENT CODE, THE ENGINEERING CRITERIA MANUAL, THE DRAINAGE CRITERIA MANUAL, AND THE DRAINAGE CRITERIA MANUAL VOLUME 2. ANY DEVIATIONS FROM REGULATIONS AND STANDARDS MUST BE REQUESTED, AND APPROVED, IN WRITING. ANY MODIFICATIONS NECESSARY TO MEET CRITERIA AFTER-THE-FACT WILL BE ENTIRELY THE DEVELOPER'S RESPONSIBILITY TO RECTIFY.
- IT IS THE DESIGN ENGINEER'S RESPONSIBILITY TO ACCURATELY SHOW EXISTING CONDITIONS, BOTH ONSITE AND OFFSITE, ON THE CONSTRUCTION PLANS. ANY MODIFICATIONS NECESSARY DUE TO CONFLICTS, OMISSIONS, OR CHANGED CONDITIONS WILL BE ENTIRELY THE DEVELOPER'S RESPONSIBILITY TO RECTIFY.
- CONTRACTOR SHALL SCHEDULE A PRE-CONSTRUCTION MEETING WITH EL PASO COUNTY PLANNING AND COMMUNITY DEVELOPMENT INSPECTIONS, PRIOR TO STARTING CONSTRUCTION.
- IT IS THE CONTRACTOR'S RESPONSIBILITY TO UNDERSTAND THE REQUIREMENTS OF ALL JURISDICTIONAL AGENCIES TO OBTAIN ALL REQUIRED PERMITS, INCLUDING BUT NOT LIMITED TO EL PASO COUNTY EROSION AND STORMWATER QUALITY CONTROL PERMIT (ESQCP), REGIONAL BUILDING FLOODPLAIN DEVELOPMENT PERMIT, U.S. ARMY CORPS OF ENGINEERS-ISSUED 401 AND/OR 404 PERMITS, AND COUNTY AND STATE FUGITIVE DUST PERMITS.
- CONTRACTOR SHALL NOT DEVIATE FROM THE PLANS WITHOUT FIRST OBTAINING WRITTEN APPROVAL FROM THE DESIGN ENGINEER AND PCD. CONTRACTOR SHALL NOTIFY THE DESIGN ENGINEER IMMEDIATELY UPON DISCOVERY OF ANY ERRORS OR INCONSISTENCIES.
- CONTRACTOR SHALL COORDINATE GEOTECHNICAL TESTING PER ECM STANDARDS. PAVEMENT DESIGN SHALL BE APPROVED BY EL PASO COUNTY PCD PRIOR TO PLACEMENT OF CURB AND GUTTER AND PAVEMENT.
- ALL CONSTRUCTION TRAFFIC MUST ENTER/EXIT THE SITE AT APPROVED CONSTRUCTION ACCESS POINTS.
- SIGHT VISIBILITY TRIANGLES ARE IDENTIFIED IN THE PLANS SHALL BE PROVIDED AT ALL INTERSECTIONS. OBSTRUCTIONS GREATER THAN 18 INCHES ABOVE FLOWLINE ARE NOT ALLOWED IN SIGHT TRIANGLES.
- SIGNING AND STRIPING SHALL COMPLY WITH EL PASO COUNTY DEPARTMENT OF PUBLIC WORKS AND MUTCD CRITERIA.
- CONTRACTOR SHALL OBTAIN ANY PERMITS REQUIRED BY EL PASO COUNTY DEPARTMENT OF PUBLIC WORKS, INCLUDING WORK WITHIN THE RIGHT-OF-WAY AND SPECIAL TRANSPORT PERMITS.
- THE LIMITS OF CONSTRUCTION SHALL REMAIN WITHIN THE PROPERTY LINE UNLESS OTHERWISE NOTED. THE OWNER/DEVELOPER SHALL OBTAIN WRITTEN PERMISSION AND EASEMENTS, WHERE REQUIRED, FROM ADJOINING PROPERTY OWNER(S) PRIOR TO ANY OFF-SITE DISTURBANCE, GRADING, OR CONSTRUCTION.

GENERAL CONSTRUCTION NOTES:

- IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY THE EXISTENCE AND LOCATION OF ALL UNDERGROUND UTILITIES ALONG THE ROUTE OF THE WORK. THE OMISSION FROM OR THE INCLUSION OF UTILITY LOCATIONS ON THE PLANS IS NOT TO BE CONSIDERED AS THE NONEXISTENCE OF OR A DEFINITE LOCATION OF EXISTING UNDERGROUND UTILITIES.
- THE CONTRACTOR WILL TAKE THE NECESSARY PRECAUTIONS TO PROTECT EXISTING UTILITIES FROM DAMAGE DUE TO THIS OPERATION. ANY DAMAGE TO THE UTILITIES WILL BE REPAIRED AT THE CONTRACTOR'S EXPENSE, AND ANY SERVICE DISRUPTION WILL BE SETTLED BY THE CONTRACTOR.
- ADDITIONAL EROSION CONTROL STRUCTURES MAY BE REQUIRED AT THE TIME OF CONSTRUCTION.
- ALL BACKFILL, SUB-BASE, AND/OR BASE COURSE (CLASS 6) MATERIAL SHALL BE COMPACTED PER THE SOILS ENGINEER'S RECOMMENDATIONS, AND APPROVED BY EL PASO COUNTY PCD.
- ALL STATIONING IS CENTERLINE OF IMPROVEMENTS UNLESS OTHERWISE INDICATED. ALL ELEVATIONS ARE FLOW LINE UNLESS OTHERWISE INDICATED AS TOP BACK OF CURB (TBC), ASPHALT (ASP), OR TOP OF INLET OR BOX (TOB).
- ALL DISTURBED PAVEMENT EDGES SHALL BE CUT TO NEAT LINES. REPAIR SHALL CONFORM TO EPC ECM APPENDIX K - 1.2C.
- ALL INTERSECTION ACCESSES TO BE CONSTRUCTED WITH A 25 FOOT SIGHT VISIBILITY TRIANGLES IS REQUIRED AND THERE SHALL BE NO OBSTRUCTIONS GREATER THAN 18" VERTICAL IN THIS AREA.
- ALL CULVERTS AND STORM DRAIN PIPES SHALL BE SMOOTH INTERIOR CORRUGATED POLYETHYLENE PIPE (HDPE), REINFORCED CONCRETE PIPE (RCP). ALL CULVERTS SHALL BE PLACED COMPLETE WITH FLARED END SECTIONS. ADEQUACY OF MATERIAL THICKNESS FOR ANY CSP INSTALLED SHALL BE VERIFIED BY OWNER'S GEOTECHNICAL ENGINEER TO SUPPORT MINIMUM 50 YEAR DESIGN LIFE. CULVERTS MUST CONFORM TO EPC ECM SECTION 3.32 - CULVERTS.
- ASPHALT THICKNESS AND BASE COURSE THICKNESS (COMPACTED) FOR ROADS SHALL BE PER DESIGN REPORT BY OWNER'S GEOTECHNICAL ENGINEER. OWNER'S GEOTECHNICAL ENGINEER TO BE ON SITE AT THE TIME OF ROAD CONSTRUCTION TO EVALUATE SOIL CONDITIONS AND DETERMINE IF ADDITIONAL MEASURES ARE NECESSARY TO ASSURE STABILITY OF THE NEW ROADS. PAVEMENT DESIGN SHALL BE APPROVED BY EL PASO COUNTY DEVELOPMENT SERVICES ENGINEERING DIVISION PRIOR TO CONSTRUCTION.

SIGNING AND STRIPING NOTES:

- ALL SIGNS AND PAVEMENT MARKINGS SHALL BE IN COMPLIANCE WITH THE CURRENT MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD).
- REMOVAL OF EXISTING PAVEMENT MARKINGS SHALL BE ACCOMPLISHED BY A METHOD THAT DOES NOT MATERIALLY DAMAGE THE PAVEMENT. THE PAVEMENT MARKINGS SHALL BE REMOVED TO THE EXTENT THAT THEY WILL NOT BE VISIBLE UNDER DAY OR NIGHT CONDITIONS. AT NO TIME WILL IT BE ACCEPTABLE TO PAINT OVER EXISTING PAVEMENT MARKINGS.
- ANY DEVIATION FROM THE STRIPING AND SIGNING PLAN SHALL BE APPROVED BY EL PASO COUNTY PLANNING AND COMMUNITY DEVELOPMENT.
- ALL SIGNS SHOWN ON THE SIGNING AND STRIPING PLAN SHALL BE NEW SIGNS. EXISTING SIGNS MAY REMAIN OR BE REUSED IF THEY MEET CURRENT EL PASO COUNTY AND MUTCD STANDARDS.
- STREET NAME AND REGULATORY STOP SIGNS SHALL BE ON THE SAME POST AT INTERSECTIONS.
- ALL REMOVED SIGNS SHALL BE DISPOSED OF IN A PROPER MANNER BY THE CONTRACTOR.
- ALL STREET NAME SIGNS SHALL HAVE "D" SERIES LETTERS, WITH LOCAL ROADWAY SIGNS BEING 4" UPPER-LOWER CASE LETTERING ON 8" BLANK AND NON-LOCAL ROADWAY SIGNS BEING 6" LETTERING, UPPER-LOWER CASE ON 12" BLANK, WITH A WHITE BORDER THAT IS NOT RECESSED. MULTI-LANE ROADWAYS WITH SPEED LIMITS OF 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 SLIPBASE DESIGN.
- ALL SIGNS SHALL BE SINGLE SHEET ALUMINUM WITH 0.100" MINIMUM THICKNESS.
- ALL LIMIT LINES/STOP LINES, CROSSWALK LINES, PAVEMENT LEGENDS, AND ARROWS SHALL BE A MINIMUM 125 MIL THICKNESS PREFORMED THERMOPLASTIC PAVEMENT MARKINGS WITH TAPERED LEADING EDGES PER CDOT STANDARD S-627-1. WORD AND SYMBOL MARKINGS SHALL BE THE NARROW TYPE. STOP BARS SHALL BE 24" IN WIDTH. CROSSWALKS LINES SHALL BE 12" WIDE AND 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 PLANNING AND COMMUNITY DEVELOPMENT (719) 520-6819 PRIOR TO AND UPON COMPLETION OF SIGNING AND STRIPING.
- THE CONTRACTOR SHALL OBTAIN A WORK IN THE RIGHT OF WAY PERMIT FROM THE EL PASO COUNTY DEPARTMENT OF PUBLIC WORKS (DPW) PRIOR TO ANY SIGNAGE OR STRIPING WORK WITHIN AN EXISTING EL PASO COUNTY ROADWAY.



Know what's below. Call before you dig.

ENGINEER'S STATEMENT
 STANDARD DETAILS SHOWN WERE REVIEWED ONLY AS TO THEIR APPLICATION ON THIS PROJECT

[Signature]
 BRYAN T. LAW, P.E.
 COLORADO P.E. 25043
 FOR AND ON BEHALF OF JR ENGINEERING, LLC

DATE: 7/31/24

UNTIL SUCH TIME AS THESE DRAWINGS ARE APPROVED BY THE APPROPRIATE REVIEWING AGENCIES, OR ENGINEERING APPROVES THEIR USE, THESE DRAWINGS ARE DESIGNATED BY WRITTEN AUTHORIZATION.

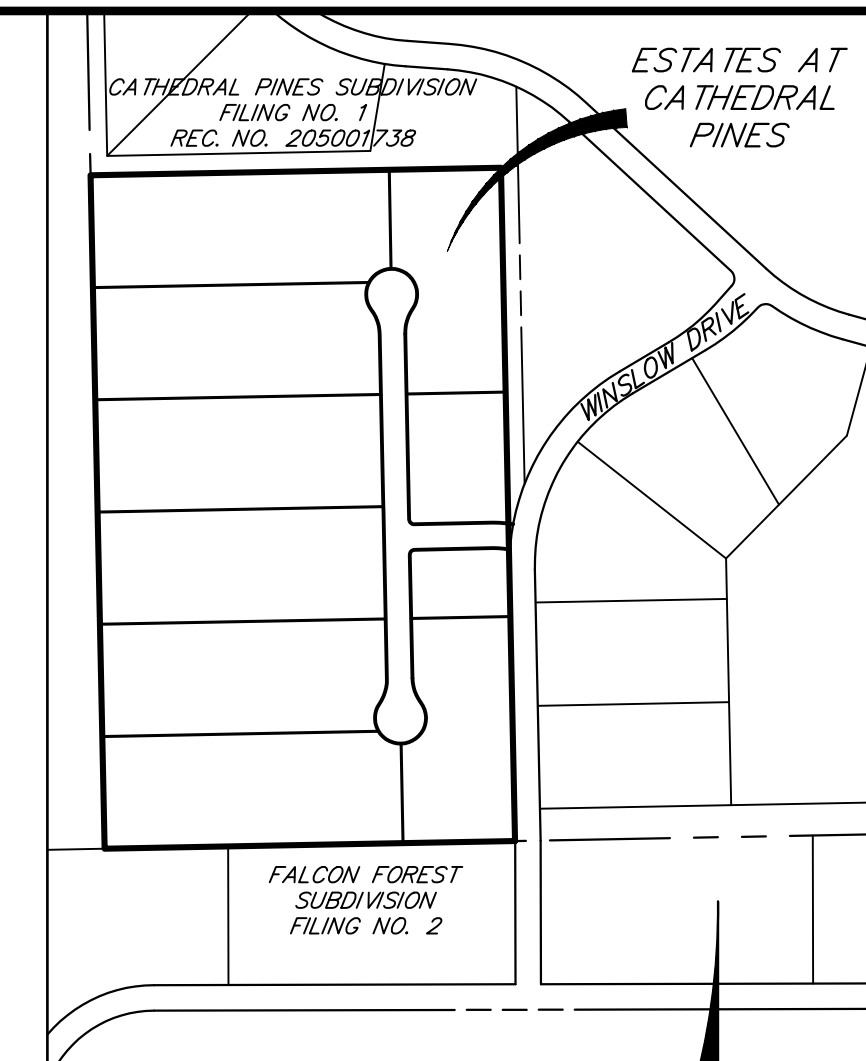
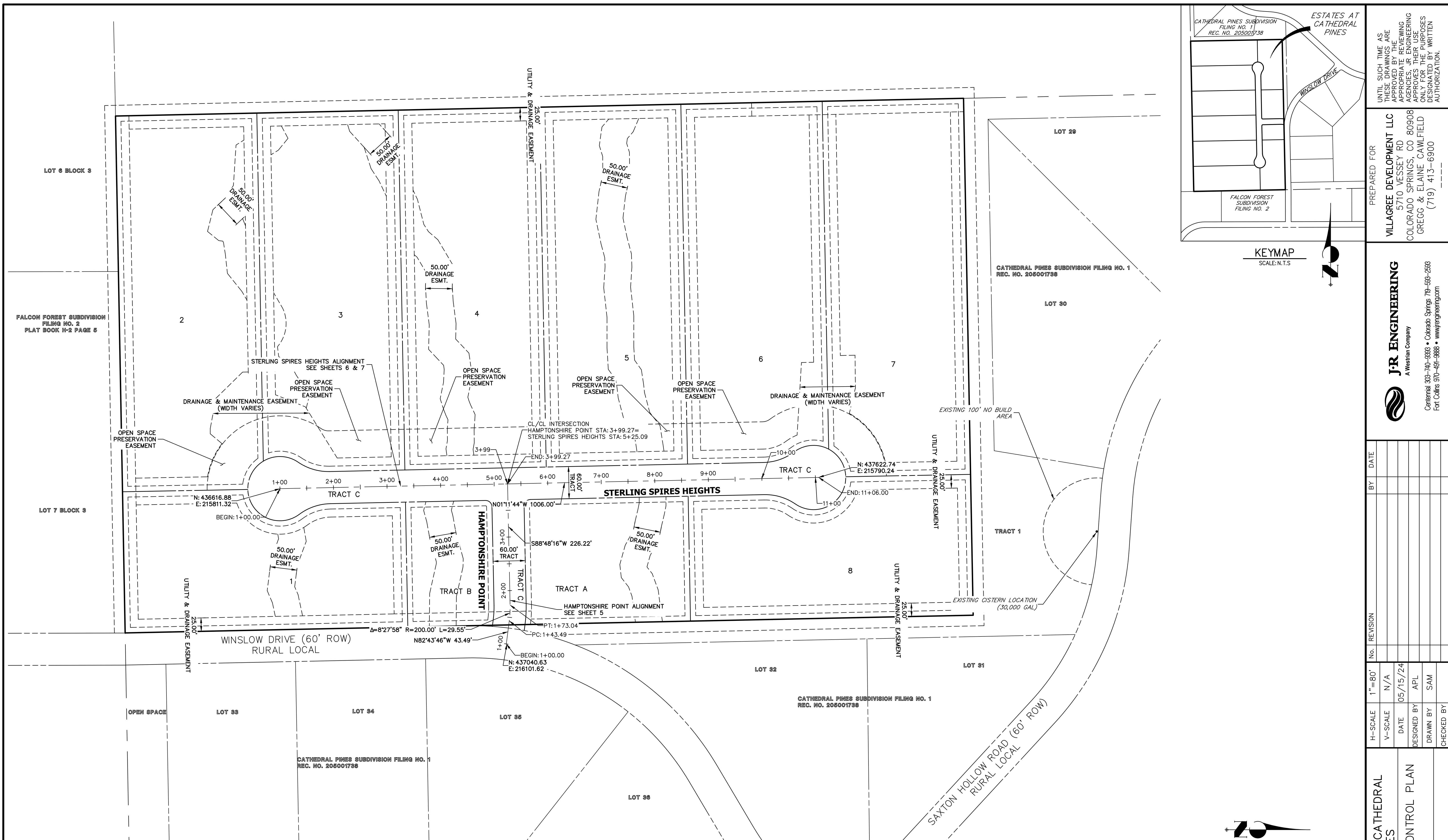
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				05/15/24	SAM	SAM					

ESTATES AT CATHEDRAL PINES
 LEGEND AND GENERAL NOTES

SHEET 2 OF 9
 JOB NO. 25260.00



KEYMAP
SCALE: N.T.S.

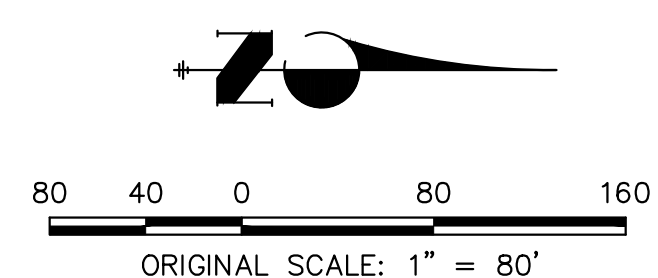
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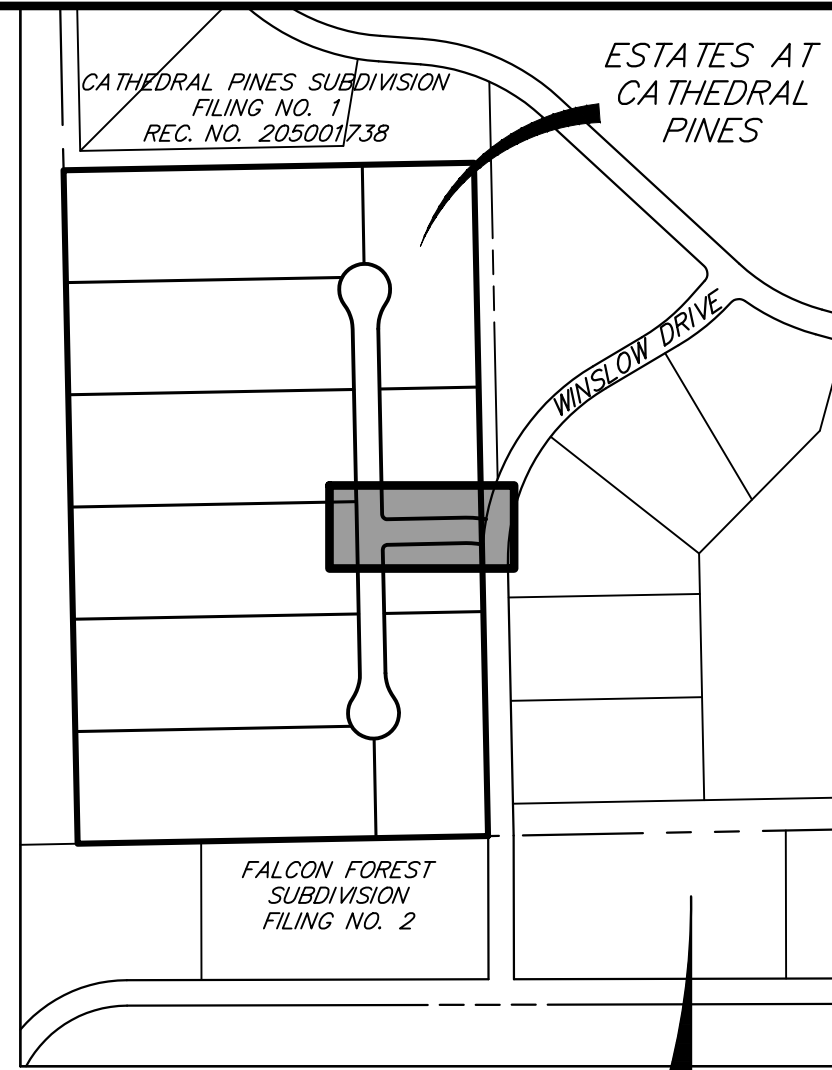
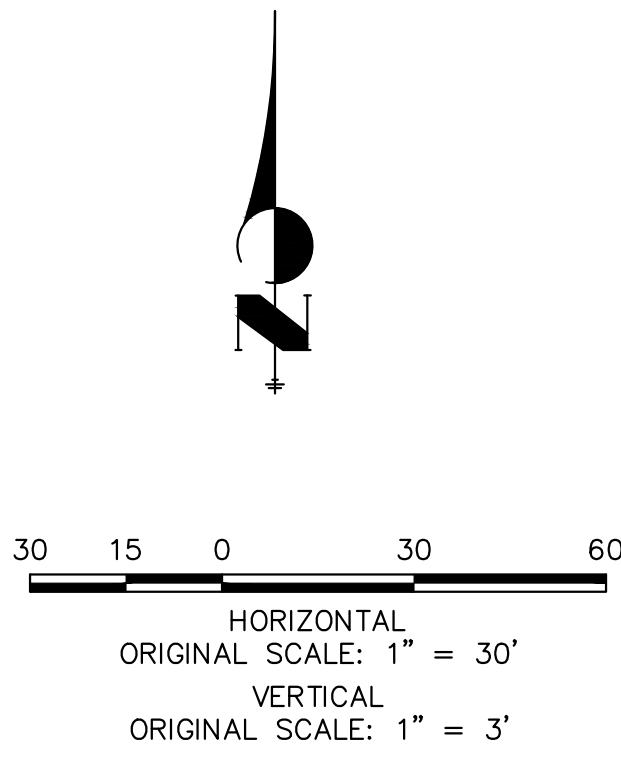
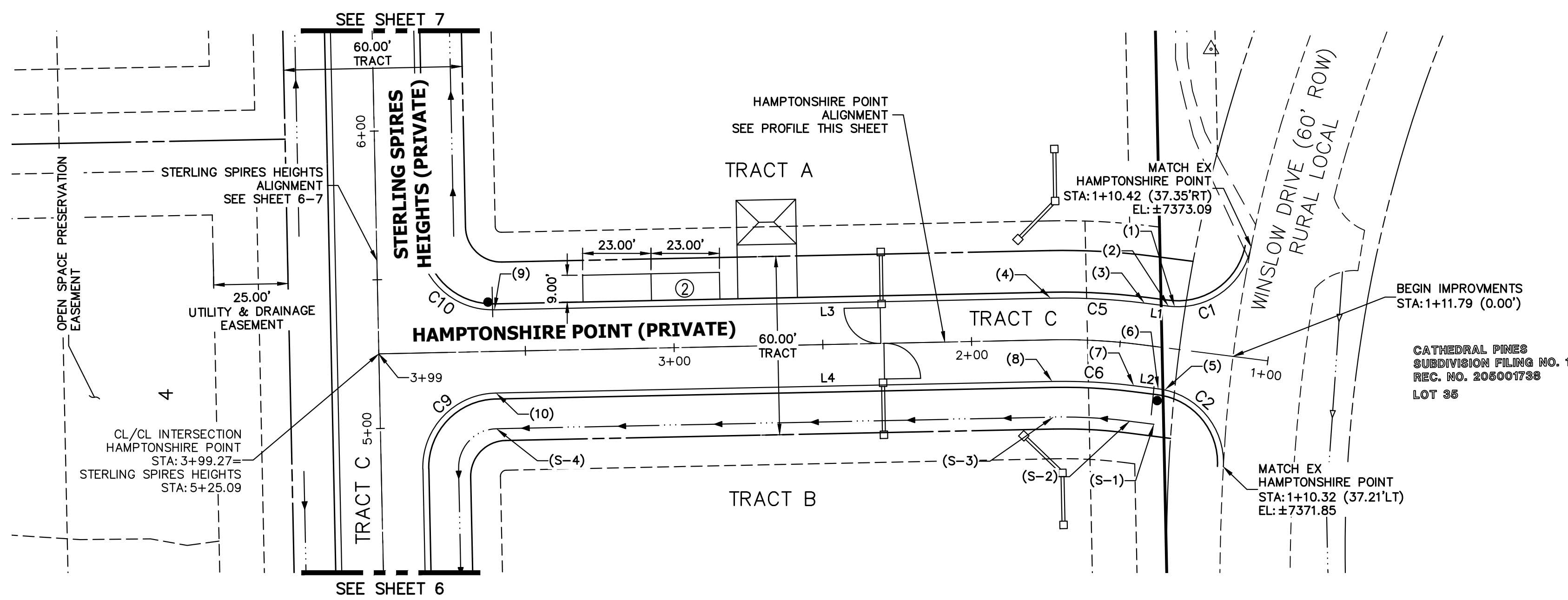
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PREPARED UNDER MY DIRECT SUPERVISION AND ON BEHALF OF JR ENGINEERING
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25043 7/31/24
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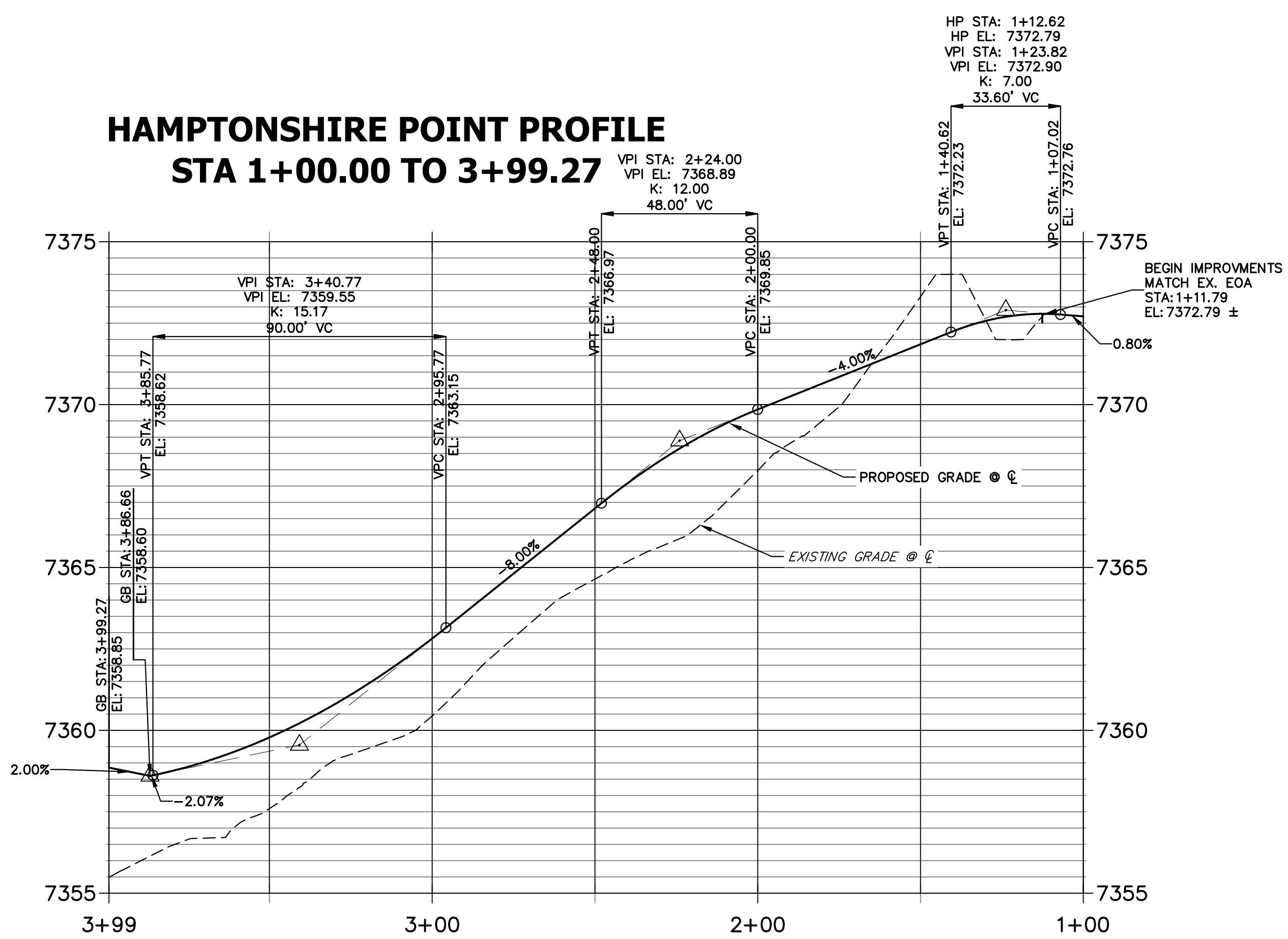
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HORIZONTAL CONTROL PLAN
SHEET 4 OF 9
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 COLORADO SPRINGS, CO 80908
 GREGG & ELAINE CAWFIELD (719) 413-6900

**HAMPTONSHIRE POINT PROFILE
 STA 1+00.00 TO 3+99.27**



LINE TABLE		
LINE	BEARING	DISTANCE
L1	S82°43'46"E	8.12'
L2	S82°43'46"E	8.23'
L3	S88°48'16"W	187.22'
L4	N88°48'16"E	187.04'

CURVE TABLE			
CURVE	DELTA	RADIUS	LENGTH
C1	86°12'34"	25.00'	37.62'
C2	85°54'02"	25.00'	37.48'
C5	8°27'58"	214.00'	31.62'
C6	8°27'58"	186.00'	27.48'
C9	90°25'32"	25.00'	39.46'
C10	85°45'49"	25.00'	37.42'

POINT TABULATION					
POINT NUMBER	STATION	OFFSET	ALIGNMENT	ELEVATION	DESCRIPTION
(1)	1+33.30	14.09' (RT)	HAMPTONSHIRE POINT	7372.79	HIGH PT
(2)	1+35.37	14.00' (RT)	HAMPTONSHIRE POINT	7372.14	PT
(3)	1+43.49	14.00' (RT)	HAMPTONSHIRE POINT	7371.83	PC
(4)	1+73.04	14.00' (RT)	HAMPTONSHIRE POINT	7370.65	PT
(5)	1+33.21	14.08' (LT)	HAMPTONSHIRE POINT	7372.73	HIGH PT
(6)	1+35.26	14.00' (LT)	HAMPTONSHIRE POINT	7372.14	PT
(7)	1+43.49	14.00' (LT)	HAMPTONSHIRE POINT	7371.83	PC
(8)	1+73.04	14.00' (LT)	HAMPTONSHIRE POINT	7370.65	PT
(9)	3+60.27	14.00' (RT)	HAMPTONSHIRE POINT	7359.08	PC
(10)	3+60.27	14.00' (LT)	HAMPTONSHIRE POINT	7359.08	PT
(S-1)	1+35.26	26.00' (LT)	HAMPTONSHIRE POINT	7369.60	BEGIN SWALE SECTION L
(S-2)	1+43.49	26.00' (LT)	HAMPTONSHIRE POINT	7369.29	SWALE PC
(S-3)	1+73.04	26.00' (LT)	HAMPTONSHIRE POINT	7368.11	SWALE PT

- NOTES**
- SEE SHEET 3 FOR TYPICAL SWALE SECTIONS.
 - SEE STORM & POND PLANS BY JR ENGINEERING FOR ALL CULVERT & STORM SEWER INFORMATION.
 - ALL POINTS ARE EDGE OF ASPHALT (EOA) UNLESS OTHERWISE SPECIFIED.

J.R. ENGINEERING
 A Westman Company
 Centennial 300-740-9888 • Colorado Springs 719-588-2583
 Fort Collins 970-491-9888 • www.jrengineering.com

BY	DATE	No.	REVISION

H-SCALE	V-SCALE	DATE	DESIGNED BY	DRAWN BY	CHECKED BY
1"=30'	1"=3'	05/15/24	APL	SAM	

ESTATES AT CATHEDRAL PINES
 STREET IMPROVEMENT PLANS

SHEET 5 OF 9
 JOB NO. 25260.00



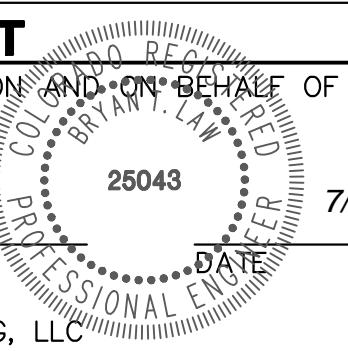
Know what's below.
 Call before you dig.

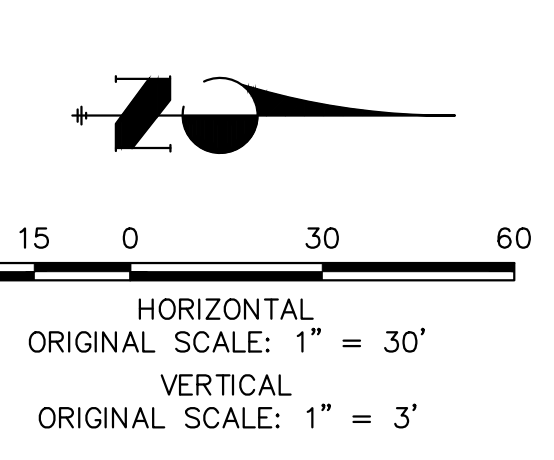
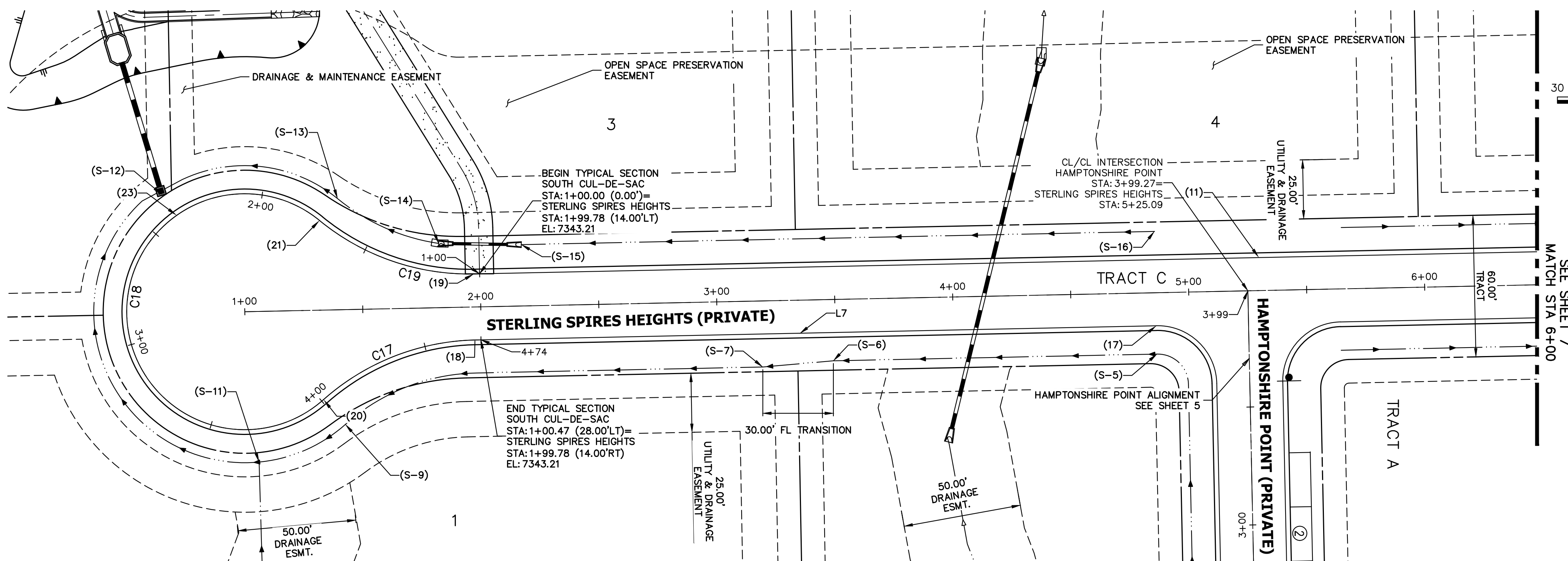
ENGINEER'S STATEMENT

PREPARED UNDER MY DIRECT SUPERVISION AND ON BEHALF OF JR ENGINEERING

Bryan T. Law
 25043
 7/31/24

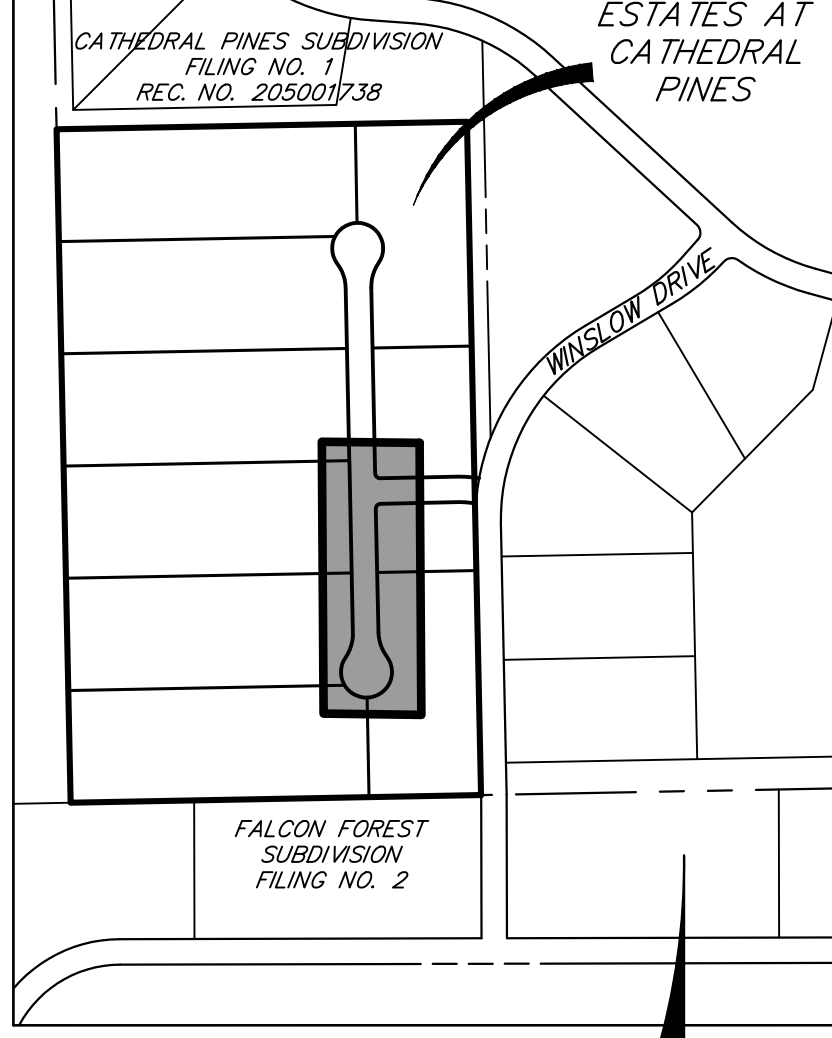
BRYAN T. LAW, P.E.
 COLORADO P.E. 25043
 FOR AND ON BEHALF OF JR ENGINEERING, LLC



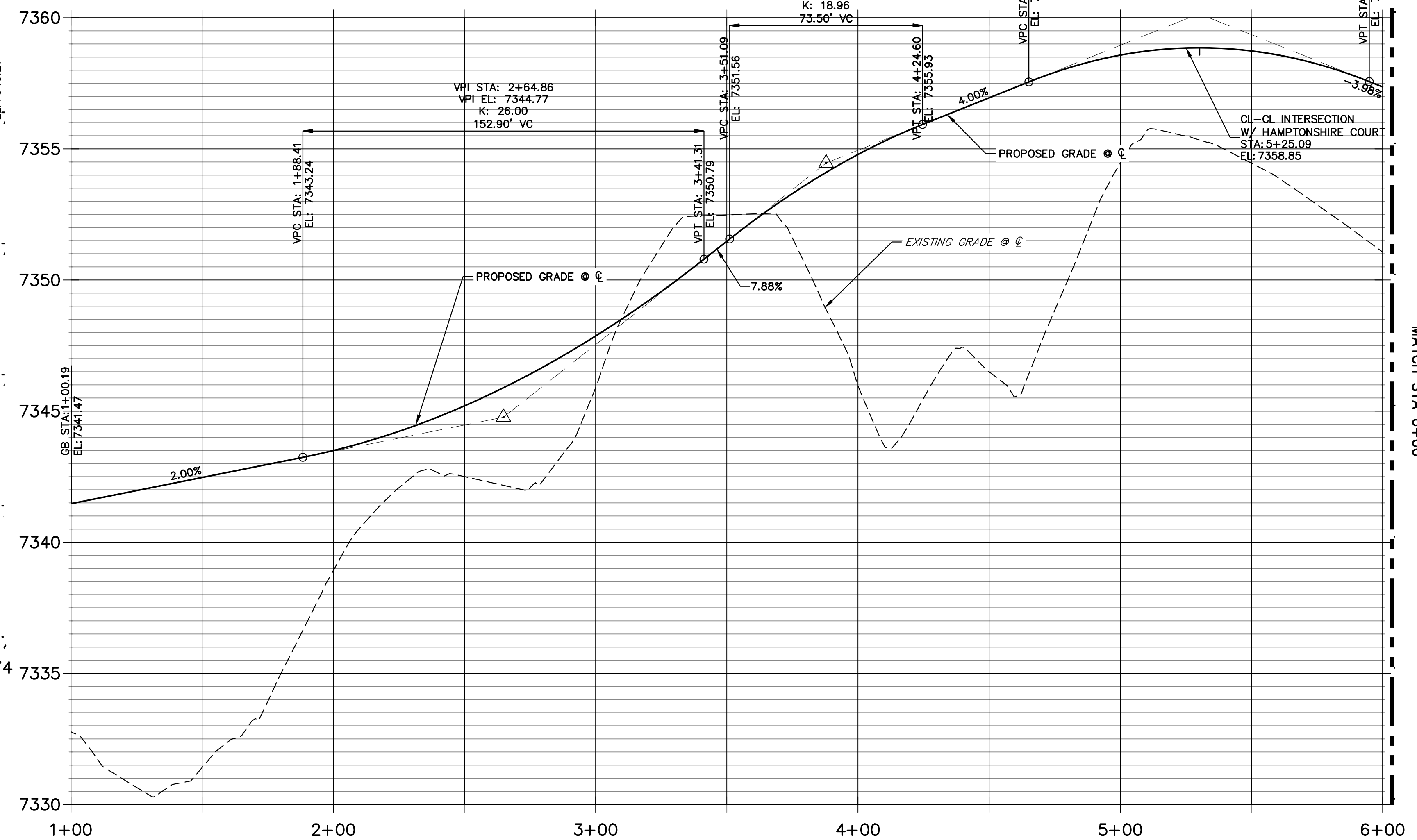


LINE	BEARING	DISTANCE
L7	N01°11'44"W	288.60'

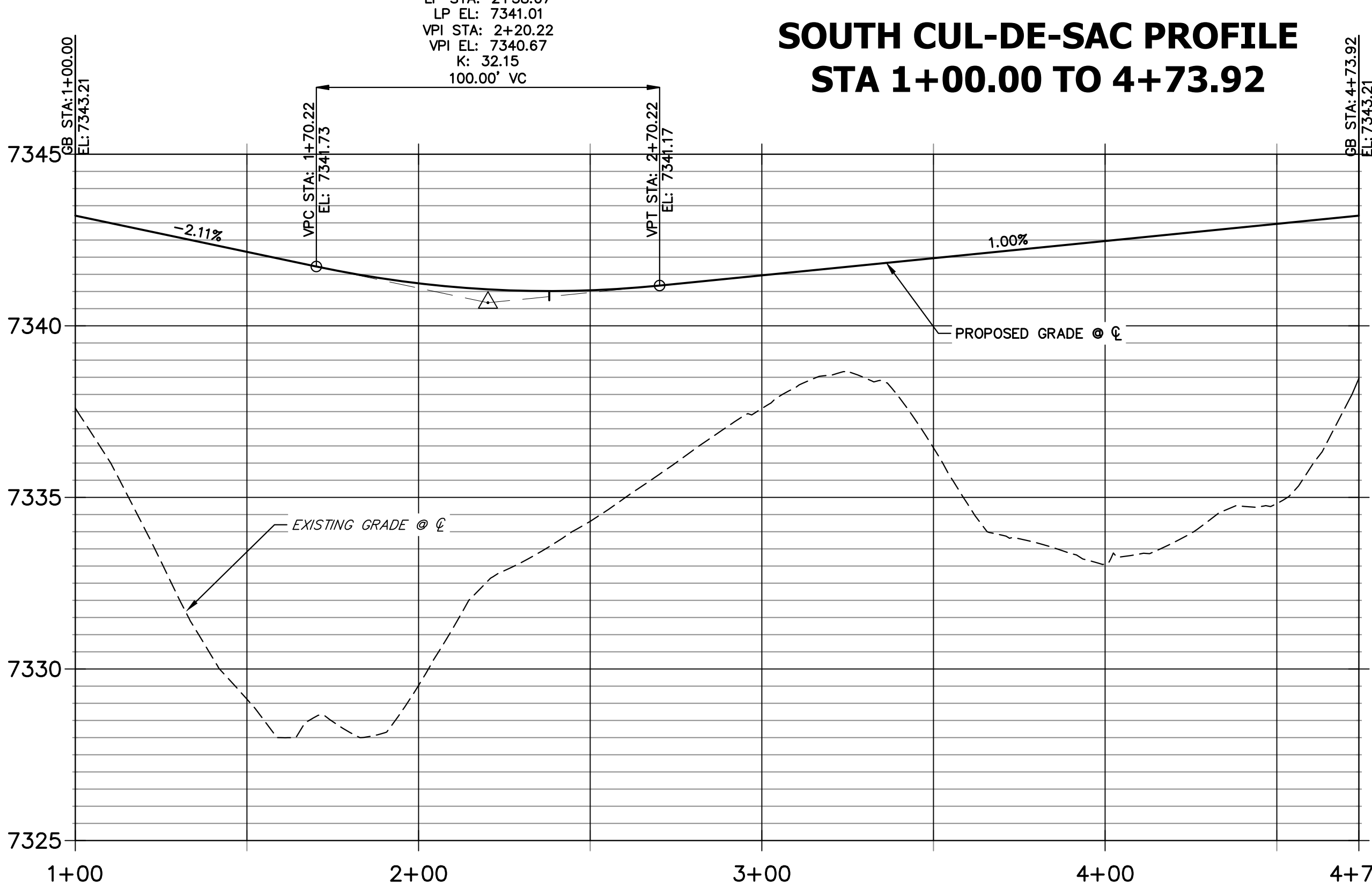
CURVE	DELTA	RADIUS	LENGTH
C17	40°32'04"	100.00'	70.75'
C18	261°04'24"	50.00'	227.83'
C19	40°32'00"	100.00'	70.75'



STERLING SPIRES HEIGHTS PROFILE (1)
STA 1+00.00 TO 6+00.00



SOUTH CUL-DE-SAC PROFILE
STA 1+00.00 TO 4+73.92



POINT NUMBER	STATION	OFFSET	ALIGNMENT	ELEVATION	DESCRIPTION
(11)	5+30.08	14.00' (LT)	STERLING SPIRES HEIGHTS	7358.55	HIGH PT
(17)	4+86.09	14.00' (RT)	STERLING SPIRES HEIGHTS	7357.98	PC
(18)	1+97.49	14.00' (RT)	STERLING SPIRES HEIGHTS	7343.19	PT
(19)	1+97.49	14.00' (LT)	STERLING SPIRES HEIGHTS	7343.12	PT
(20)	1+32.50	38.00' (RT)	STERLING SPIRES HEIGHTS	7342.48	PRC
(21)	1+32.50	38.00' (LT)	STERLING SPIRES HEIGHTS	7341.67	PRC
(23)	2+38.07	0.00' (I)	SOUTH CUL-DE-SAC	7341.03	LOW POINT
(S-5)	4+86.09	26.00' (RT)	STERLING SPIRES HEIGHTS	7355.44	SWALE PT
(S-6)	3+48.80	26.00' (RT)	STERLING SPIRES HEIGHTS	7348.56	SWALE TRANSION END 2.5' DEPTH
(S-7)	3+18.94	28.00' (RT)	STERLING SPIRES HEIGHTS	7345.81	SWALE TRANSION BEGIN 3.0' DEPTH
(S-8)	1+97.49	28.00' (RT)	STERLING SPIRES HEIGHTS	7340.15	SWALE PC
(S-9)	1+41.60	48.64' (RT)	STERLING SPIRES HEIGHTS	7339.44	SWALE PCC

POINT NUMBER	STATION	OFFSET	ALIGNMENT	ELEVATION	DESCRIPTION
(S-11)	1+04.74	63.82' (RT)	STERLING SPIRES HEIGHTS	7339.12	SWALE INTERSECTION
(S-12)	2+38.15	10.95' (RT)	SOUTH CUL-DE-SAC	7337.97	SWALE LOW POINT
(S-13)	1+40.30	47.12' (LT)	STERLING SPIRES HEIGHTS	7339.14	SWALE PCC
(S-14)	1+82.74	27.25' (LT)	STERLING SPIRES HEIGHTS	7340.27	CULVERT INVERT
(S-15)	2+17.70	26.00' (LT)	STERLING SPIRES HEIGHTS	7341.17	CULVERT INVERT
(S-16)	4+86.09	26.00' (LT)	STERLING SPIRES HEIGHTS	7355.44	BEGIN SWALE SECTION M

- NOTES**
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ENGINEER'S STATEMENT
 PREPARED UNDER MY DIRECT SUPERVISION AND ON BEHALF OF JR ENGINEERING
 BRYAN T. LAW, P.E.
 COLORADO P.E. 25043
 FOR AND ON BEHALF OF JR ENGINEERING, LLC

ESTATES AT CATHEDRAL PINES
 STREET IMPROVEMENT PLANS

BY DATE

No. REVISION

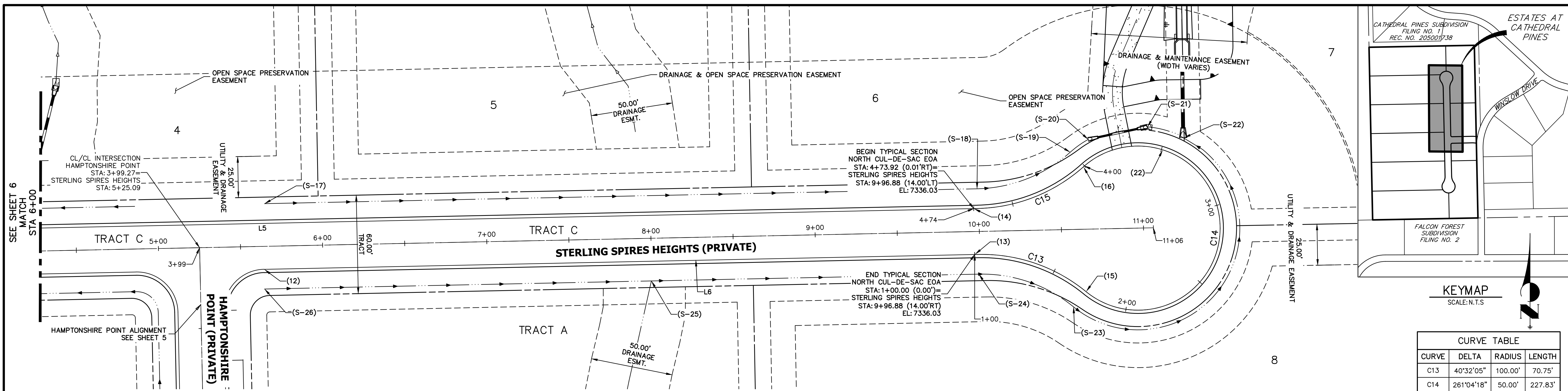
H-SCALE 1"=30'
 V-SCALE 1"=3'

DATE 05/15/24
 DESIGNED BY APL
 DRAWN BY SAM
 CHECKED BY

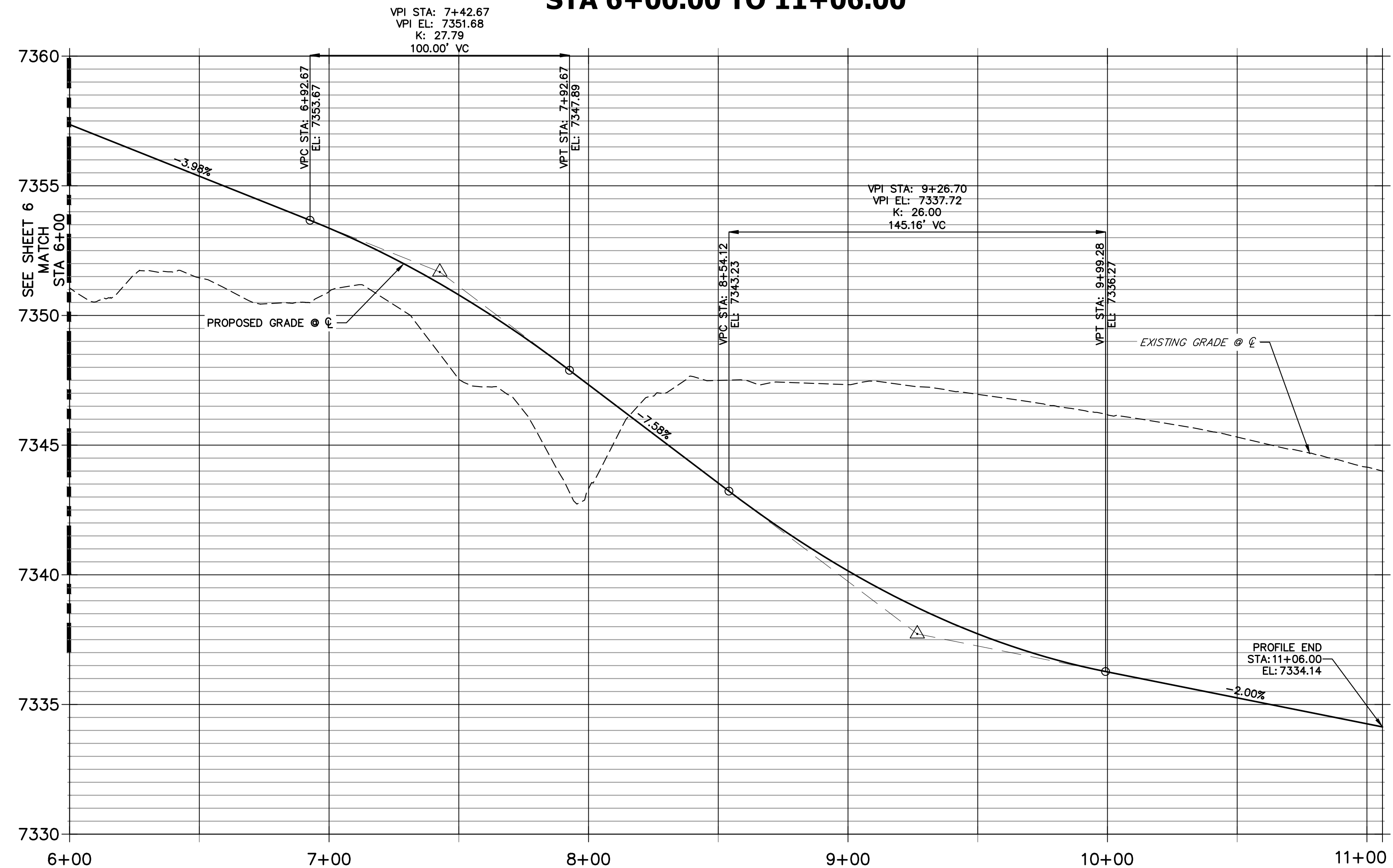
SHEET 6 OF 9
 JOB NO. 25260.00

PREPARED FOR
 VILLAGREE DEVELOPMENT LLC
 5710 VESSEY RD
 COLORADO SPRINGS, CO 80908
 GREGG & ELAINE CAWFIELD
 (719) 413-6900

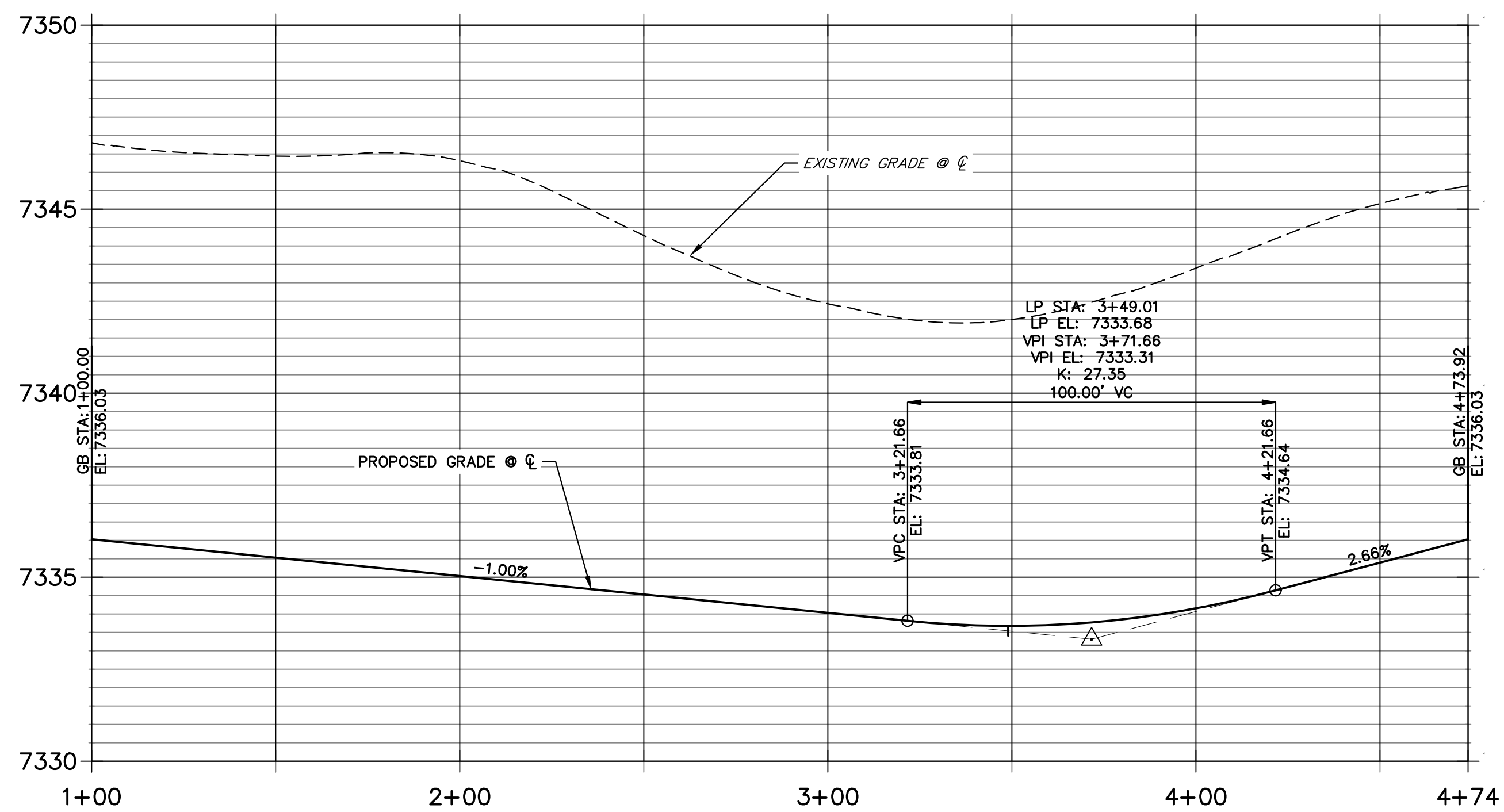
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**STERLING SPIRES HEIGHTS PROFILE
STA 6+00.00 TO 11+06.00**



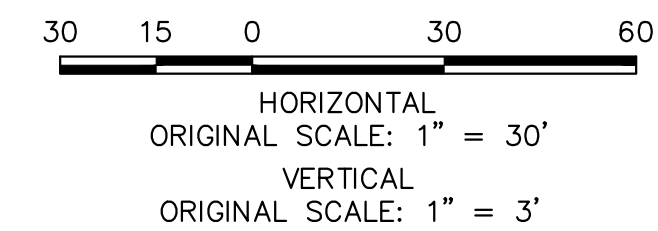
**NORTH CUL-DE-SAC EOA PROFILE
STA 1+00.00 TO 4+73.92**



CURVE	DELTA	RADIUS	LENGTH
C13	40°32'05"	100.00'	70.75'
C14	261°04'18"	50.00'	227.83'
C15	40°32'13"	100.00'	70.75'

LINE	BEARING	DISTANCE
L5	S01°11'44"E	801.68'
L6	N01°12'16"W	436.93'

- NOTES**
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 - SEE STORM & POND PLANS BY JR ENGINEERING FOR ALL CULVERT & STORM SEWER INFORMATION.
 - ALL POINTS ARE EDGE OF ASPHALT (EOA) UNLESS OTHERWISE SPECIFIED.



POINT NUMBER	STATION	OFFSET	ALIGNMENT	ELEVATION	DESCRIPTION
(12)	5+64.09	14.00' (RT)	STERLING SPIRES HEIGHTS	7358.22	PT
(13)	9+96.87	13.95' (RT)	STERLING SPIRES HEIGHTS	7336.03	PC
(14)	9+96.88	13.99' (LT)	STERLING SPIRES HEIGHTS	7336.03	PC
(15)	10+64.16	38.00' (RT)	STERLING SPIRES HEIGHTS	7335.30	PRC
(16)	10+64.16	38.00' (LT)	STERLING SPIRES HEIGHTS	7334.17	PRC
(22)	3+49.08	0.00' ()	NORTH CUL-DE-SAC EOA	7333.69	LOW PT

POINT NUMBER	STATION	OFFSET	ALIGNMENT	ELEVATION	DESCRIPTION
(S-17)	5+65.17	26.00' (LT)	STERLING SPIRES HEIGHTS	7355.65	BEGIN SWALE SECTION E
(S-18)	9+99.17	26.00' (LT)	STERLING SPIRES HEIGHTS	7333.43	SWALE PC
(S-19)	10+56.36	47.12' (LT)	STERLING SPIRES HEIGHTS	7331.63	SWALE PCC
(S-20)	3+90.00	12.00' (RT)	NORTH CUL-DE-SAC EOA	7331.49	CULVERT INVERT
(S-21)	3+59.82	12.00' (RT)	NORTH CUL-DE-SAC EOA	7331.16	CULVERT INVERT
(S-22)	3+40.89	11.85' (RT)	NORTH CUL-DE-SAC EOA	7331.11	SWALE LOW POINT

POINT NUMBER	STATION	OFFSET	ALIGNMENT	ELEVATION	DESCRIPTION
(S-23)	10+56.36	47.12' (RT)	STERLING SPIRES HEIGHTS	7332.77	SWALE PCC
(S-24)	9+99.17	26.00' (RT)	STERLING SPIRES HEIGHTS	7333.47	SWALE PC
(S-25)	7+99.69	26.00' (RT)	STERLING SPIRES HEIGHTS	7344.53	SWALE INTERSECTION
(S-26)	5+64.09	26.00' (RT)	STERLING SPIRES HEIGHTS	7355.68	BEGIN SWALE SECTION D

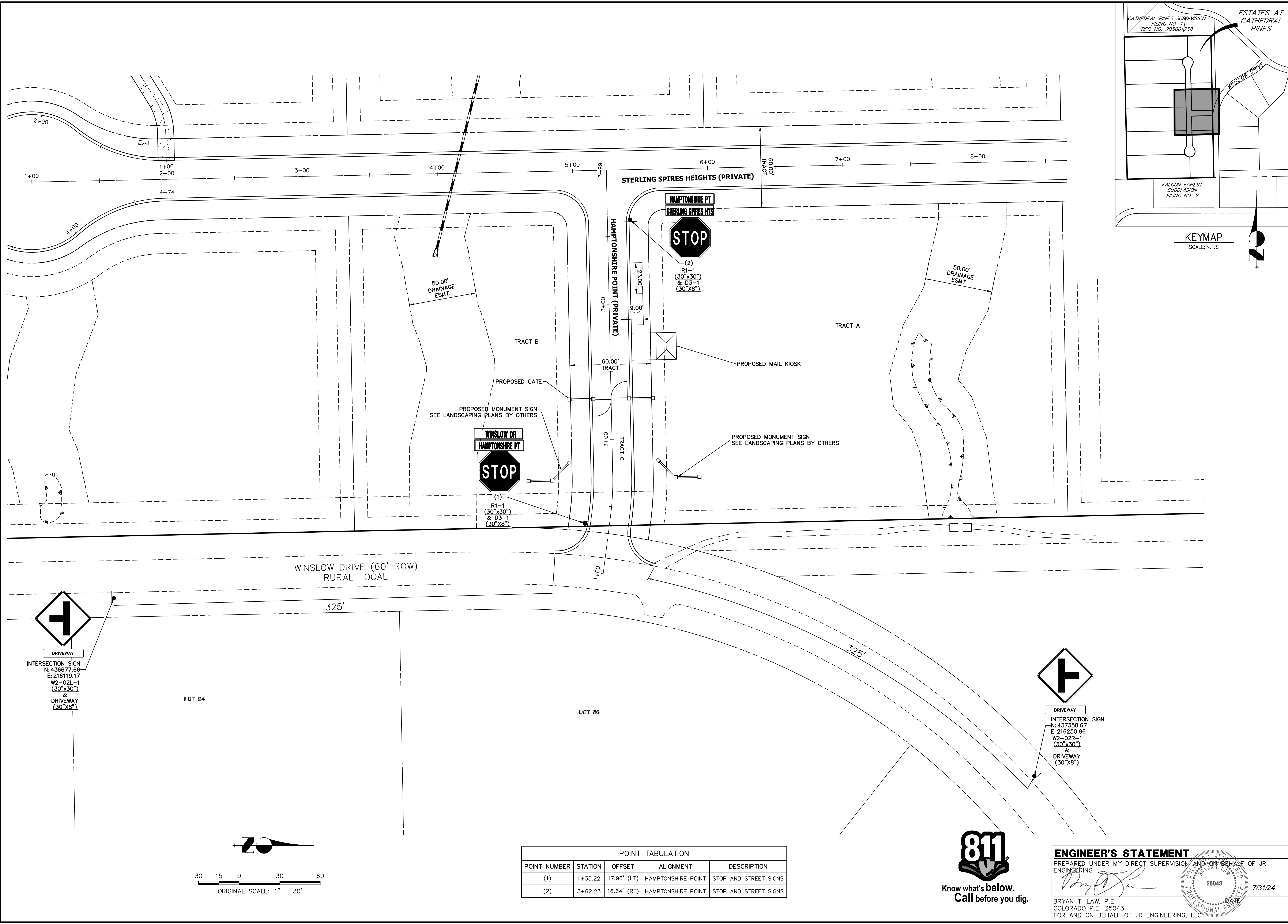
ENGINEER'S STATEMENT
 PREPARED UNDER MY DIRECT SUPERVISION AND ON BEHALF OF JR ENGINEERING
 BRYAN T. LAW, P.E.
 COLORADO P.E. 25043
 FOR AND ON BEHALF OF JR ENGINEERING, LLC
 7/31/24

ESTATES AT CATHEDRAL PINES
 STREET IMPROVEMENT PLANS
 SHEET 7 OF 9
 JOB NO. 25260.00

PREPARED FOR
 VILLAGREE DEVELOPMENT LLC
 5710 VESSEY RD
 COLORADO SPRINGS, CO 80908
 GREGG & ELAINE CAWFIELD
 (719) 413-6900

UNLESS OTHERWISE NOTED, THESE DRAWINGS ARE APPROVED BY THE APPROPRIATE REVIEWING AGENCIES, OR ENGINEERING APPROVES THEIR USE AS DESIGNATED BY WRITTEN AUTHORIZATION.

J.R. ENGINEERING
 A Westman Company
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 Fort Collins 970-491-9888 • www.jrengineering.com



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No.	REVISION	BY	DATE

H-SCALE	V-SCALE	DATE	DESIGNED BY	DRAWN BY	CHECKED BY
1"=30'	N/A	05/15/24	APL	SAM	

ESTATES AT CATHEDRAL PINES
SIGNAGE AND STRIPING PLAN

SHEET **8** OF **9**
 JOB NO. **25260.00**



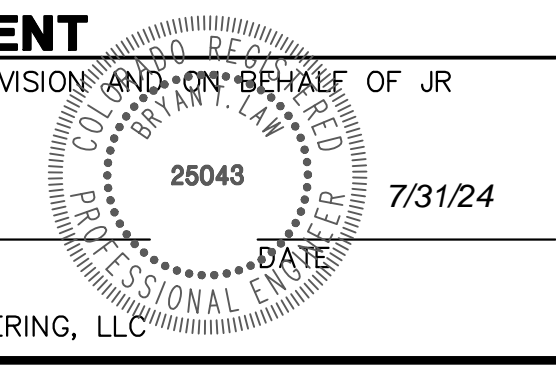
POINT NUMBER	STATION	OFFSET	ALIGNMENT	DESCRIPTION
(1)	1+35.22	17.96' (LT)	HAMPTONSHIRE POINT	STOP AND STREET SIGNS
(2)	3+62.23	16.64' (RT)	HAMPTONSHIRE POINT	STOP AND STREET SIGNS



ENGINEER'S STATEMENT
 PREPARED UNDER MY DIRECT SUPERVISION AND ON BEHALF OF JR ENGINEERING

Bryan T. Law
 BRYAN T. LAW, P.E.
 COLORADO P.E. 25043
 FOR AND ON BEHALF OF JR ENGINEERING, LLC

25043 7/31/24

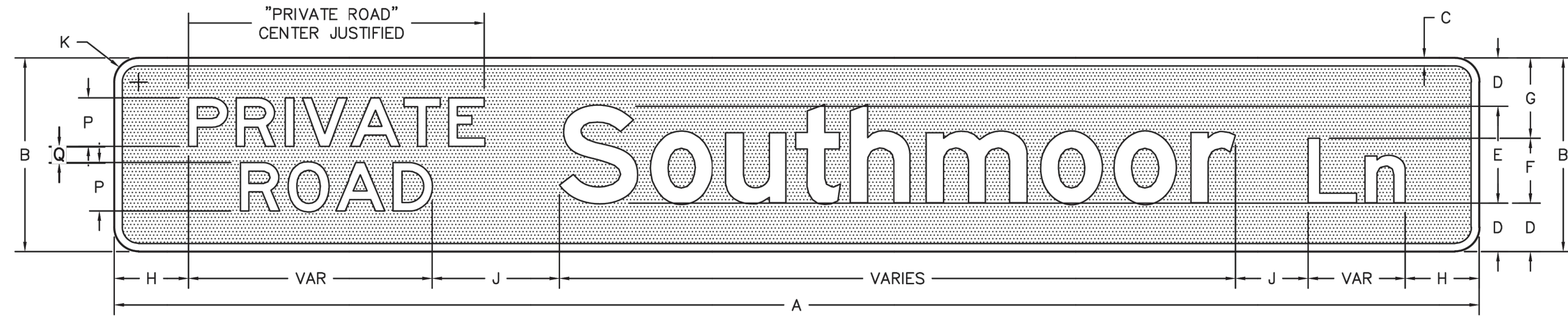


P:\Proj-Cv3D-2020\PrivateRoadSignDets.dwg, Sheet1, 7/13/2021 12:08:04 PM, ddnorton, Supersedes All Previously Dated Sets

CALL UTILITY NOTIFICATION CENTER OF COLORADO 811 BEFORE YOU DIG, GRADE OR EXCAVATE TO AVOID DAMAGING UNDERGROUND UTILITIES.



FINAL 7/13/2021



SIGN DIMENSIONS											
A	B	C	D	E	F	G	H	J	K	P	Q
VAR	8	0.375	2	4 D	3 D	3	3 (MIN)	3	1	2.25	1.5
VAR	12	0.5	3	6 D	4 D	5	4.5 (MIN)	4.5	1.5	3	2

COLORS: LEGEND, BORDER — WHITE (RETROREFLECTIVE)
BACKGROUND — GREEN (RETROREFLECTIVE)

NOTES:
REFERENCE SUPPLEMENTAL SPECIFICATION

Sign Detail
Scale: NTS

Computer File Information			Index of Revisions		El Paso County Department of Public Works		Private Road Detail		Project No./Code	
Creation Date:	3/4/2021	Initials: DAN	(R)	7/13/2021	Approval Date	JEI	No Revisions:		EPC	
Last Modification Date:	7/13/2021	Initials: DAN	(R)				Revised:	Designer: JP	Standard Drawing	
Full Path:	P:\Proj-Cv3D-2020							Detailer: DAN		
Drawing File Name:	PrivateRoadSignDets.dwg							SheetSubset:	Subset Sheets:	of
Acad. Ver. Civ3D 2020	Scale: n/a	Units: Feet	(R)							Sheet Number 1



3275 Akers Drive
Colorado Springs, Colorado 80922-1547
Ph: 719-520-6460 Fax: 719-520-6878
Division of Transportation

Supplemental Specification - El Paso County, Colorado

July 13, 2021

PRIVATE ROAD SIGNS

DESCRIPTION

This work consists of the construction of traffic signs. This work shall be done in accordance with the latest version of the CDOT Standard Specifications for Road and Bridge Construction, the latest revision of the "Manual on Uniform Traffic Control Devices for Streets and Highways" published by the FHWA and adopted by CDOT, the latest revision of the Colorado Supplement thereto, and in conformity with the EPC Standard Private Road Detail together and the details shown on the plans or established.

MATERIALS

Private Road sign panel materials shall conform to this specification, Sections 614 and 713 of the CDOT Standard Specifications for Road and Bridge Construction and to the details shown on the plans.

The Private Road sign panel shall contain a retroreflective green background with a retroreflective white legend and border.

Private road street name signing that faces approach roads which are classified or operate as local residential area subdivision roads that provide direct access to consistently subdivided residential lots will typically utilize an 8-inch sign panel height with 4-inch initial upper-case lettering for the primary street name legend. Private road street name signing that faces approach roads which are classified or operate as non-local residential area subdivision roads will typically utilize a 12-inch sign panel height with 6-inch initial upper-case lettering for the primary street name legend. Larger signs may be required per the MUTCD.

The words "PRIVATE ROAD" shall be located prior to the street name and shall be center justified. The words shall be all capital letters, stacked and centered vertically. For an 8-inch sign panel height, use 2.25 inches for the PRIVATE ROAD letter height and a 1.5-inch vertical space between the legend. For a 12-inch sign panel height, use 3 inches for the PRIVATE ROAD letter height and a 2-inch vertical space between the legend.

CONSTRUCTION REQUIREMENTS

Private Road sign panel construction shall conform to Section 614 of the CDOT Standard Specifications for Road and Bridge Construction.

METHOD OF MEASUREMENT

Private Road signs will be measured by the square feet of facing.

BASIS OF PAYMENT

The accepted quantities will be paid for at the contract price per unit of measurement for each of the pay items listed below that appear in the bid schedule.

Payment will be made under:

Pay Item	Pay Unit
Sign Panel (Class)	Square Foot

UNTIL SUCH TIME AS THESE DRAWINGS ARE APPROVED BY THE APPROPRIATE REVIEWING AGENCIES, OR ENGINEERING APPROVES THEIR USE, THESE DRAWINGS ARE DESIGNATED BY WRITTEN AUTHORIZATION.

PREPARED FOR
VILLAGREE DEVELOPMENT LLC
5710 VESSEY RD
COLORADO SPRINGS, CO 80908
GREGG & ELAINE CAWFIELD
(719) 413-6900

J.R. ENGINEERING
A Westman Company
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BY	DATE	REVISION	No.	H-SCALE	V-SCALE	DATE	DESIGNED BY	DRAWN BY	CHECKED BY
				N/A	N/A	05/15/24	SAM	SAM	

ESTATES AT CATHEDRAL PINES
DETAILS
SHEET 9 OF 9
JOB NO. 25260.00

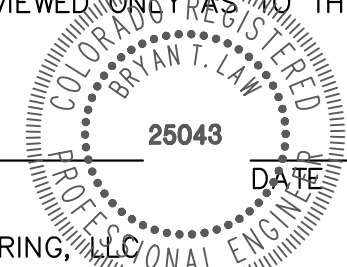


Know what's below.
Call before you dig.

ENGINEER'S STATEMENT

STANDARD DETAILS SHOWN WERE REVIEWED ONLY AS TO THEIR APPLICATION ON THIS PROJECT

[Signature]
BRYAN T. LAW, P.E.
COLORADO P.E. 25043



DATE 7/31/24

FOR AND ON BEHALF OF JR ENGINEERING, LLC

ESTATES AT CATHEDRAL PINES

COUNTY OF EL PASO, STATE OF COLORADO

STORM SEWER AND POND PLANS

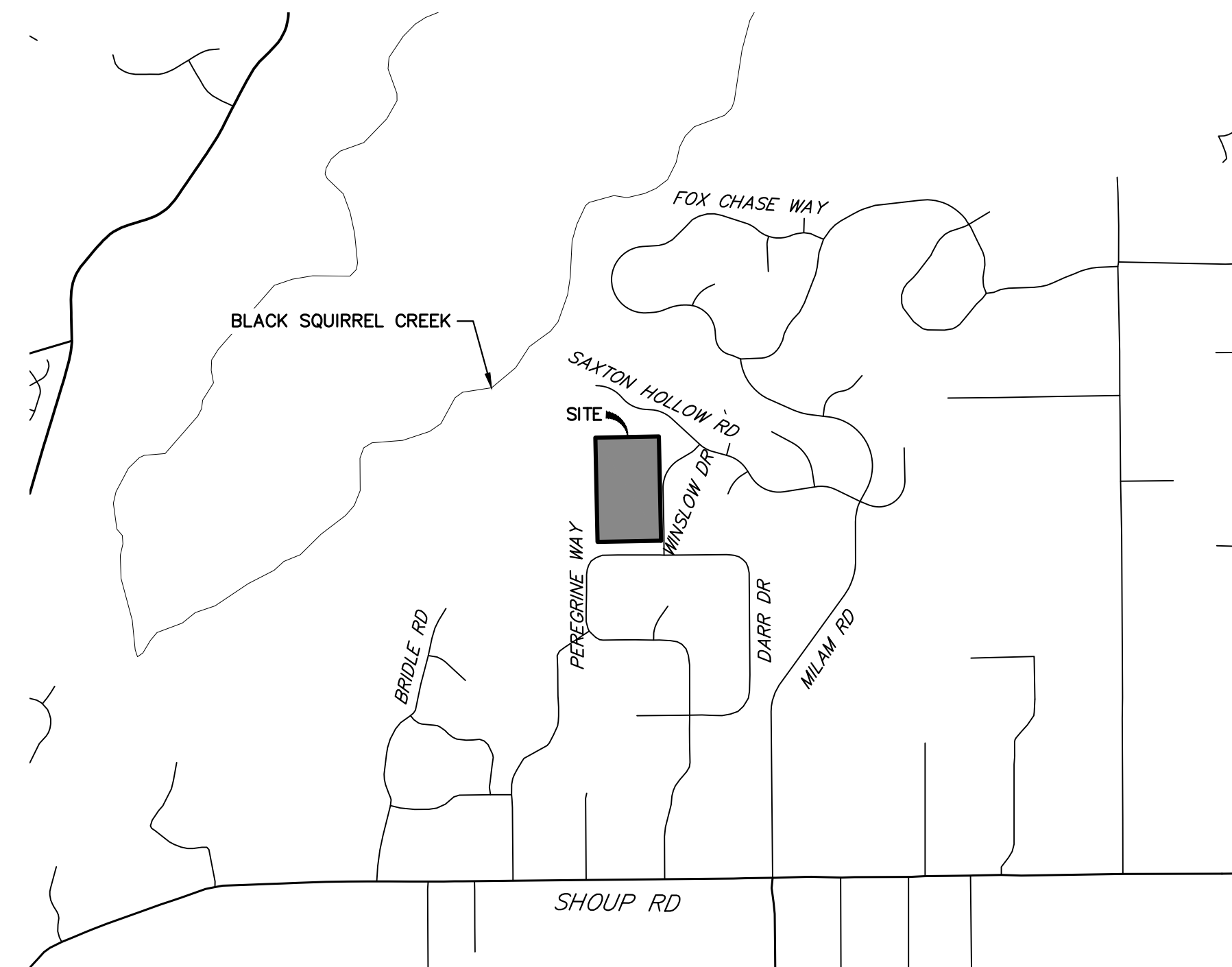


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VILLAGREE DEVELOPMENT LLC
5710 VESSEY RD
COLORADO SPRINGS, CO 80908
GREGG & ELAINE CAWLFIELD
(719) 413-6900

J.R. ENGINEERING
A Westman Company
Central 303-740-9888 • Colorado Springs 719-583-2583
Fort Collins 970-491-9888 • www.jrengineering.com



VICINITY MAP
SCALE: 1"=2000'



AGENCIES

OWNER/DEVELOPER:	VILLAGREE DEVELOPMENT LLC 5710 VESSEY RD COLORADO SPRINGS, CO 80908 GREGG & ELAINE CAWLFIELD (719) 413-6900	FIRE DISTRICT:	BLACK FOREST FIRE PROTECTION DISTRICT 11445 TEACHOUT RD COLORADO SPRINGS, CO 80908 CHIEF BRYAN JACK (719) 495-4300
CIVIL ENGINEER:	JR ENGINEERING, LLC 5475 TECH CENTER DRIVE COLORADO SPRINGS, CO 80919 BRYAN LAW P.E. (303) 267-6254	GAS DEPARTMENT:	BLACK HILLS ENERGY 7080 ALEGRE STREET FOUNTAIN, CO 80817 (719) 393-6625
COUNTY ENGINEERING:	EL PASO COUNTY PLANNING AND COMMUNITY DEVELOPMENT 2880 INTERNATIONAL CIRCLE, SUITE 110 COLORADO SPRINGS, CO 80910 CHARLENE DURHAM, P.E. (719) 520-7951	ELECTRIC DEPARTMENT:	MOUNTAIN VIEW ELECTRIC 11140 E. WOODMEN ROAD FALCON, CO 80831 (719) 495-2283
TRAFFIC ENGINEERING:	EL PASO COUNTY DEPARTMENT OF PUBLIC WORKS 3275 AKERS DRIVE COLORADO SPRINGS, CO 80922 JOSHUA PALMER, P.E. (719) 520-6460	COMMUNICATIONS:	U.S. WEST COMMUNICATIONS (LOCATORS) (800) 922-1987

BASIS OF BEARINGS

THE WEST LINE OF THE SOUTHEAST 1/4 OF SECTION 2, TOWNSHIP 12 SOUTH, RANGE 66 WEST OF THE 6TH P.M. BEING MONUMENTED BY A 3-1/4" ALUMINUM CAP STAMPED "LS 9132" AT THE SOUTH 1/4 CORNER AND A 2-1/2" ALUMINUM CAP STAMPED "LS 9132" AT THE CENTER 1/4 CORNER, SAID LINE BEARING N00°11'44"W AS SHOWN ON THE PLAT OF CATHEDRAL PINES SUBDIVISION FILING NO. 1 RECORDED UNDER RECEPTION NO. 205001738 IN THE RECORDERS OF THE EL PASO COUNTY CLERK AND RECORDER.

BENCHMARKS

1. SITE VERTICAL DATUM NGVD88 FROM PLANS BY LEIGH-WHITEHEAD ELEVATION 7436.65
NO. 4 REBAR 23' NORTH AND 20' EAST OF THE SOUTHEAST CORNER OF SECTION 2, TOWNSHIP 12 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, EL PASO COUNTY COLORADO, SAID SECTION CORNER BEING A 3-1/4" ALUMINUM SURVEYORS CAP STAMPED "PLS 9132" BEING APPROPRIATELY MARKED

2. 1" IRON PIPE AT SOUTHEAST CORNER OF SITE BEING 367' +/- NORTH OF THE INTERSECTION OF PEREGRINE WAY AND WINSLOW DRIVE AND 30' WESTERLY OF THE CENTERLINE OF WINSLOW DRIVE ELEVATION = 7347.65

3. THE NORTHWEST CORNER OF AN AREA INLET BEING EASTERLY OF WINSLOW DRIVE AND BEING 900' +/- NORTH OF THE INTERSECTION OF PEREGRINE WAY AND WINSLOW DRIVE ELEVATION = 7347.47

SHEET INDEX:

1	-	COVER SHEET
2	-	LEGEND AND GENERAL NOTES
3-5	-	STORM SEWER PLAN & PROFILE
6-13	-	POND PLANS AND DETAILS
14-16	-	DETAILS
16	-	TOTAL SHEETS

OWNER/DEVELOPER STATEMENT

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

Elaine Cawlfild 5/31/2024
ELAINE CAWLFIELD, OWNER DATE

VILLAGREE DEVELOPMENT
5710 VESSEY ROAD
COLORADO SPRINGS, CO 80908

EL PASO COUNTY STATEMENT

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 EOM 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. DATE

COUNTY ENGINEER/ECM ADMINISTRATOR

ENGINEER'S STATEMENT

THESE DETAILED PLANS AND SPECIFICATIONS WERE PREPARED UNDER MY DIRECT 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 PLAN 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 ANY LIABILITY CAUSED BY ANY NEGLIGENT ACTS, ERRORS OR OMISSIONS ON MY PART IN PREPARATION OF THESE DETAILED PLANS AND SPECIFICATIONS.

Bryan T. Law 7/12/24
BRYAN T. LAW, P.E. DATE
COLORADO P.E. 25043
FOR AND ON BEHALF OF JR ENGINEERING, LLC

THE LOCATIONS OF EXISTING ABOVE GROUND AND UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK. THE CONTRACTOR SHALL BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE CAUSED BY HIS FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL ABOVE GROUND AND UNDERGROUND UTILITIES.

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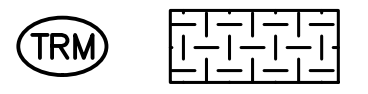
BY	DATE	No.	REVISION	H-SCALE	V-SCALE	DATE	DESIGNED BY	DRAWN BY	CHECKED BY
				N/A	N/A	05/15/24	GAG	GAG	

ESTATES AT CATHEDRAL PINES
COVER SHEET

SHEET 1 OF 16
JOB NO. 25260.00

LAYER LINETYPE LEGEND

	EXISTING	PROPOSED
PHASE LINE	--- --	--- --
MATCH LINE	---	---
SECTION LINE	---	---
BOUNDARY LINE	---	---
PROPERTY LINE	---	---
EASEMENT LINE	---	---
RIGHT OF WAY	---	---
R.O.W. A LINE	---	---
CENTERLINE	---	---
CITY LIMITS	---	---
WIRE FENCE	--- X --- X	--- X --- X
CHAIN LINK FENCE	--- o --- o	--- o --- o
WOOD FENCE	--- o --- o	--- o --- o
MASONRY FENCE	--- o --- o	--- o --- o
GUARDRAIL	--- u --- u	--- u --- u
CONC. BARRIER	--- o --- o	--- o --- o
CABLE TV	--- TV --- TV	--- TV --- TV
ELECTRIC	--- E --- E	--- E --- E
FIBER OPTIC	--- FO --- FO	--- FO --- FO
GAS MAIN	--- G --- G	--- G --- G
IRRIGATION MAIN	--- IRR --- IRR	--- IRR --- IRR
OIL/PETRO. MAIN	--- O --- O	--- O --- O
OVERHEAD UTILITY	--- OHU --- OHU	--- OHU --- OHU
SANITARY SEWER	--- S --- S	--- S --- S
STORM DRAIN	--- T --- T	--- T --- T
TELEPHONE	--- W --- W	--- W --- W
WATER MAIN	--- W --- W	--- W --- W
RAW WATER LINE	--- RWL --- RWL	--- RWL --- RWL
SWALE/WATERWAY FLOWLINE	--- --	--- --
DIVERSION DITCH	--- --	--- --
DIVERSION CHANNEL	--- --	--- --
MAJOR DRAINAGE BASIN	--- --	--- --
MINOR DRAINAGE BASIN	--- --	--- --
TOP OF SLOPE	--- --	--- --
TOE OF SLOPE	--- --	--- --
EDGE OF WATER	--- --	--- --
INDEX CONTOUR	--- 6100 ---	--- 6100 ---
INTERMEDIATE CONTOUR	--- 6100 ---	--- 6100 ---
DEPRESSION CONT. (INDEX)	--- 6100 ---	--- 6100 ---
DEPRESSION CONT. (INTER)	--- 6100 ---	--- 6100 ---
TOP OF CUTS	--- --	--- --
TOE OF FILLS	--- --	--- --
CUT AND FILL LINE	--- C/F --- C/F	--- C/F --- C/F
SILT FENCE	--- SF --- SF	--- SF --- SF
100 YEAR FLOODPLAIN	--- 100YR ---	--- 100YR ---
500 YEAR FLOODPLAIN	--- 500YR ---	--- 500YR ---
FLOODWAY	--- FLDWY ---	--- FLDWY ---
BASE FLOOD ELEVATION	--- --	--- --
EDGE OF WETLANDS	--- --	--- --
STONE WALL	--- --	--- --



UTILITIES LEGEND

	EXISTING	PROPOSED
STORM SEWER		
MANHOLE	⊙	●
STORM INLET	⊠	■
AREA INLET - SQUARE	□	■
AREA INLET - ROUND	○	●
FLARED END SECTION	▷	▷
RIPRAP	⊞	⊞
SANITARY SEWER		
LINE MARKER	Mkr San°	
SERVICE MARKER	△	
CLEAN-OUT	—	
MANHOLE W/ DIRECTIONAL FLOW ARROW	⊙	⊙
WATER LINE		
LINE MARKER	Mkr W°	
SERVICE MARKER	△	
FIRE HYDRANT	⊕	⊕
FIRE CONNECTION	⊕	⊕
MANHOLE	⊙	●
BEND	⊕	⊕
BLOW-OFF VALVE	⊕	⊕
WELL	⊙	●
METER	⊙	●
VALVE	⊕	⊕
REDUCER	⊕	⊕
THRUST BLOCK	⊕	⊕
CROSS	⊕	⊕
PLUG W/ THRUST BLOCK	⊕	⊕
TEE	⊕	⊕
REVERSE ANCHOR	⊕	⊕
ANODE	⊕	⊕
AIR & VACUUM VALVE ASSEMBLY	⊕	⊕
TRANSMISSION BLOW-OFF ASSEMBLY	⊕	⊕
GAS LINE		
MARKER	Mkr G°	
SERVICE MARKER	△	
METER	⊕	⊕
VALVE	⊕	⊕
PLUG	⊕	⊕
TEE	⊕	⊕
DRY UTILITIES		
CABLE TV MARKER	Mkr TV°	
CABLE TELEVISION PEDESTAL	⊞	
ELECTRIC MARKER	Mkr E°	
ELECTRIC SERVICE MARKER	△	
ELECTRICAL PEDESTAL	⊞	
ELECTRICAL METER	⊕	
ELECTRICAL MANHOLE	⊙	
FIBER-OPTIC MARKER	Mkr FO°	
IRRIGATION PEDESTAL	⊞	
TELEPHONE MARKER	Mkr T°	
TELEPHONE PEDESTAL	⊞	
TELEPHONE MANHOLE	⊙	
UTILITY POLE	⊕	⊕
GUY ANCHOR	⊕	⊕
GUY POLE	⊕	⊕
MISC. UTILITIES		
VENT PIPE	VP°	●
TEST HOLE DESIGNATOR	TH	●

STANDARD NOTES FOR EL PASO COUNTY CONSTRUCTION PLANS

- ALL DRAINAGE AND ROADWAY CONSTRUCTION SHALL MEET THE STANDARDS AND SPECIFICATIONS OF THE CITY OF COLORADO SPRINGS/EL PASO COUNTY DRAINAGE CRITERIA MANUAL, VOLUMES 1 AND 2, AND THE EL PASO COUNTY ENGINEERING CRITERIA MANUAL.
- CONTRACTOR SHALL BE RESPONSIBLE FOR THE NOTIFICATION AND FIELD NOTIFICATION OF ALL EXISTING UTILITIES, WHETHER SHOWN ON THE PLANS OR NOT, BEFORE BEGINNING CONSTRUCTION. LOCATION OF EXISTING UTILITIES SHALL BE VERIFIED BY THE CONTRACTOR PRIOR TO CONSTRUCTION. CALL 811 TO CONTACT THE UTILITY NOTIFICATION CENTER OF COLORADO (UNCC).
- CONTRACTOR SHALL KEEP A COPY OF THESE APPROVED PLANS, THE GRADING AND EROSION CONTROL PLAN, THE STORMWATER MANAGEMENT PLAN (SWMP), THE SOIL AND GEOTECHNICAL REPORT, AND THE APPROPRIATE DESIGN AND CONSTRUCTION STANDARDS AND SPECIFICATIONS AT THE JOB SITE AT ALL TIMES, INCLUDING THE FOLLOWING:
 - EL PASO COUNTY ENGINEERING CRITERIA MANUAL (ECM)
 - CITY OF COLORADO SPRINGS/ EL PASO COUNTY DRAINAGE CRITERIA MANUAL, VOLUMES 1 AND 2
 - COLORADO DEPARTMENT OF TRANSPORTATION (CDOT) STANDARD SPECIFICATIONS AND BRIDGE CONSTRUCTION
 - CDOT M&S STANDARDS
- NOTWITHSTANDING ANYTHING DEPICTED IN THESE PLANS IN WORDS OR GRAPHIC REPRESENTATION, ALL DESIGN AND CONSTRUCTION RELATED TO ROADS, STORM DRAINAGE AND EROSION CONTROL SHALL CONFORM TO THE STANDARDS AND REQUIREMENTS OF THE MOST RECENT VERSIONS OF THE RELEVANT ADOPTED EL PASO COUNTY STANDARDS, INCLUDING THE LAND DEVELOPMENT CODE, THE ENGINEERING CRITERIA MANUAL, THE DRAINAGE CRITERIA MANUAL, AND THE DRAINAGE CRITERIA MANUAL VOLUME 2. ANY DEVIATIONS FROM REGULATIONS AND STANDARDS MUST BE REQUESTED, AND APPROVED, IN WRITING. ANY MODIFICATIONS NECESSARY TO MEET CRITERIA AFTER-THE-FACT WILL BE ENTIRELY THE DEVELOPER'S RESPONSIBILITY TO RECTIFY.
- IT IS THE DESIGN ENGINEER'S RESPONSIBILITY TO ACCURATELY SHOW EXISTING CONDITIONS, BOTH ONSITE AND OFFSITE, ON THE CONSTRUCTION PLANS. ANY MODIFICATIONS NECESSARY DUE TO CONFLICTS, OMISSIONS, OR CHANGED CONDITIONS WILL BE ENTIRELY THE DEVELOPER'S RESPONSIBILITY TO RECTIFY.
- CONTRACTOR SHALL SCHEDULE A PRE-CONSTRUCTION MEETING WITH EL PASO COUNTY PLANNING AND COMMUNITY DEVELOPMENT INSPECTIONS, PRIOR TO STARTING CONSTRUCTION.
- IT IS THE CONTRACTOR'S RESPONSIBILITY TO UNDERSTAND THE REQUIREMENTS OF ALL JURISDICTIONAL AGENCIES TO OBTAIN ALL REQUIRED PERMITS, INCLUDING BUT NOT LIMITED TO EL PASO COUNTY EROSION AND STORMWATER QUALITY CONTROL PERMIT (ESQCP), REGIONAL BUILDING FLOODPLAIN DEVELOPMENT PERMIT, U.S. ARMY CORPS OF ENGINEERS-ISSUED 401 AND/OR 404 PERMITS, AND COUNTY AND STATE FUGITIVE DUST PERMITS.
- CONTRACTOR SHALL NOT DEVIATE FROM THE PLANS WITHOUT FIRST OBTAINING WRITTEN APPROVAL FROM THE DESIGN ENGINEER AND PCD. CONTRACTOR SHALL NOTIFY THE DESIGN ENGINEER IMMEDIATELY UPON DISCOVERY OF ANY ERRORS OR INCONSISTENCIES.
- CONTRACTOR SHALL COORDINATE GEOTECHNICAL TESTING PER ECM STANDARDS. PAVEMENT DESIGN SHALL BE APPROVED BY EL PASO COUNTY PCD PRIOR TO PLACEMENT OF CURB AND GUTTER AND PAVEMENT.
- ALL CONSTRUCTION TRAFFIC MUST ENTER/EXIT THE SITE AT APPROVED CONSTRUCTION ACCESS POINTS.
- SIGHT VISIBILITY TRIANGLES ARE IDENTIFIED IN THE PLANS SHALL BE PROVIDED AT ALL INTERSECTIONS. OBSTRUCTIONS GREATER THAN 18 INCHES ABOVE FLOWLINE ARE NOT ALLOWED IN SIGHT TRIANGLES.
- SIGNING AND STRIPING SHALL COMPLY WITH EL PASO COUNTY DEPARTMENT OF PUBLIC WORKS AND MUTCD CRITERIA.
- CONTRACTOR SHALL OBTAIN ANY PERMITS REQUIRED BY EL PASO COUNTY DEPARTMENT OF PUBLIC WORKS, INCLUDING WORK WITHIN THE RIGHT-OF-WAY AND SPECIAL TRANSPORT PERMITS.
- THE LIMITS OF CONSTRUCTION SHALL REMAIN WITHIN THE PROPERTY LINE UNLESS OTHERWISE NOTED. THE OWNER/DEVELOPER SHALL OBTAIN WRITTEN PERMISSION AND EASEMENTS, WHERE REQUIRED, FROM ADJOINING PROPERTY OWNER(S) PRIOR TO ANY OFF-SITE DISTURBANCE, GRADING, OR CONSTRUCTION.

STORM SEWER NOTES

- SEE SHEET 1 FOR BENCHMARK. SEE SHEET 2 FOR LEGEND.
- ALL STORM SEWER PIPES, INLETS, MANHOLES, AND APPURTENANCES WITHIN THE R.O.W. ARE PUBLIC. STORM FACILITIES OUTSIDE OF THE PUBLIC R.O.W. ARE PRIVATE, UNLESS OTHERWISE NOTED.
- ALL STATIONING IS PIPE CENTERLINE UNLESS OTHERWISE NOTED.
- ALL PROPOSED RCP STORM SEWER PIPE SHALL BE CLASS III UNLESS OTHERWISE NOTED.
- PIPE LENGTHS ARE FROM INSIDE INLET WALL TO INSIDE INLET WALL, FROM CENTER OF MANHOLE TO INSIDE INLET OF WALL, OR FROM CENTER OF MANHOLE TO CENTER OF MANHOLE. PIPE LENGTHS INCLUDE FES OR HEADWALL.
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- PIPES WITH PRESSURE HEAD SHALL USE WATER TIGHT JOINTS WITH A 100-YEAR SERVICE LIFE.
- PIPE BEDDING SHALL CONFORM TO EL PASO COUNTY CONSTRUCTION STANDARDS AND SPECIFICATIONS. BEDDING FOR RCP SHALL BE AG7122 NO. 57/67 CRUSHED ROCK. SQUEEGEE OR MIXTURES CONTAINING SQUEEGEE SHALL NOT BE USED. BEDDING SHALL BE 6 TO 8 INCHES DEEP UNDER THE PIPE AND BACKFILLED TO THE SPRING LINE.
- ALL MATERIALS AND INSTALLATION PROCEDURES SHALL BE IN COMPLIANCE WITH MANUFACTURERS SPECIFICATIONS AND EL PASO COUNTY STANDARDS AND SPECIFICATION.
- SEE DETAIL SHEET 14 FOR APPLICABLE DETAILS.

POND NOTES

- ALL PROPOSED POND IMPROVEMENTS ARE PRIVATE UNLESS OTHERWISE NOTED.
- SEE SHEETS 3-5 FOR PROPOSED STORM SEWER DESIGN.
- SEE PRIVATE STREET IMPROVEMENT PLANS BY JR ENGINEERING FOR PROPOSED PRIVATE STREET DESIGN.
- SEE GRADING AND EROSION CONTROL PLAN BY JR ENGINEERING.

UNTIL SUCH TIME AS THESE DRAWINGS ARE APPROVED BY THE APPROPRIATE REVIEWING AGENCIES, JR ENGINEERING APPROVES THEIR USE AS DESIGNATED BY WRITTEN AUTHORIZATION.

PREPARED FOR
VILLAGREE DEVELOPMENT LLC
 5710 VESSEY RD
 COLORADO SPRINGS, CO 80908
 GREGG & ELAINE CAWFIELD
 (719) 413-6900

J.R. ENGINEERING
 A Westman Company
 Central 303-740-8888 • Colorado Springs 719-583-2583
 Fort Collins 970-491-9888 • www.jrengineering.com

BY	DATE	No.	REVISION

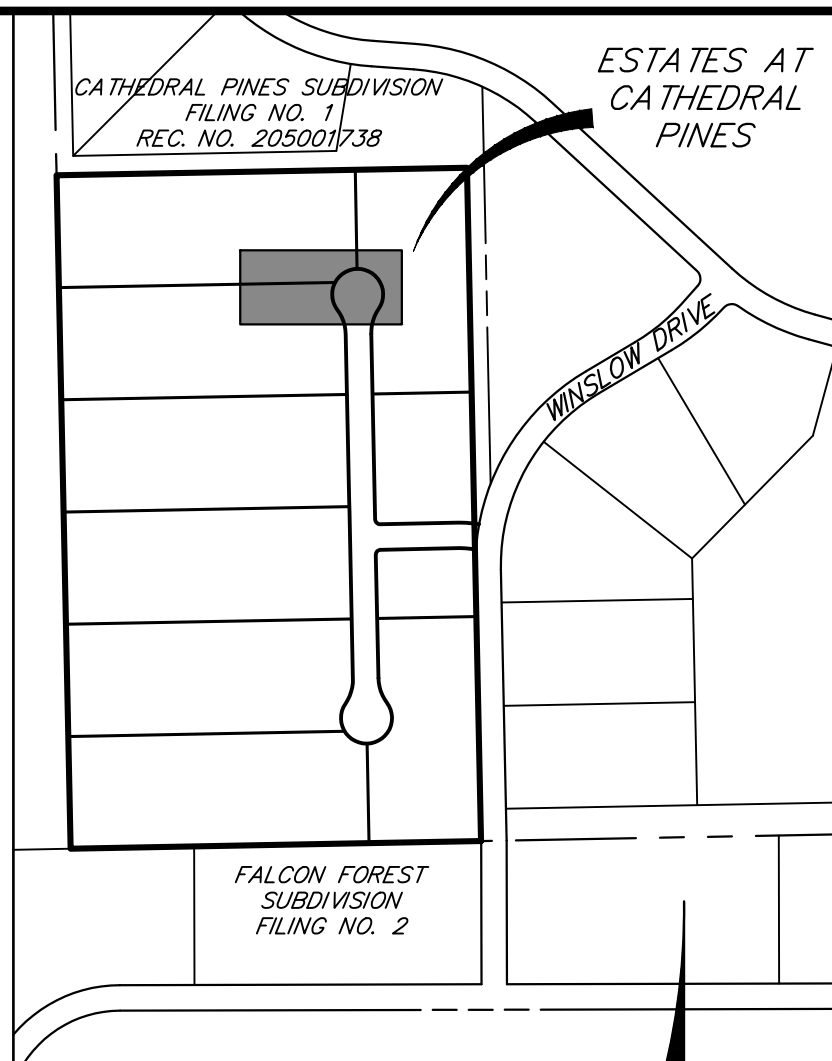
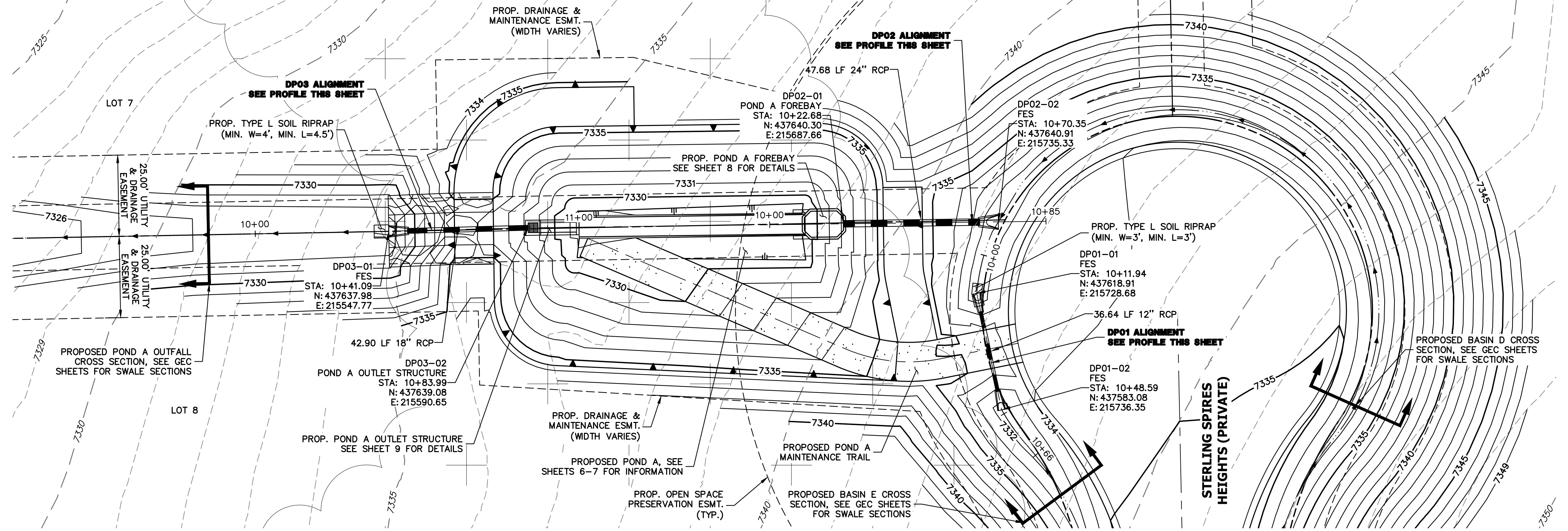
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				05/15/24	GAG	GAG	

ESTATES AT CATHEDRAL PINES
 LEGEND AND GENERAL NOTES
 SHEET 2 OF 16
 JOB NO. 25260.00

ENGINEER'S STATEMENT
 STANDARD DETAILS SHOWN WERE REVIEWED ONLY AS TO THEIR APPLICATION ON THIS PROJECT

BRYAN T. LAW, P.E.
 COLORADO P.E. 25043
 FOR AND ON BEHALF OF JR ENGINEERING

DATE: 7/12/24

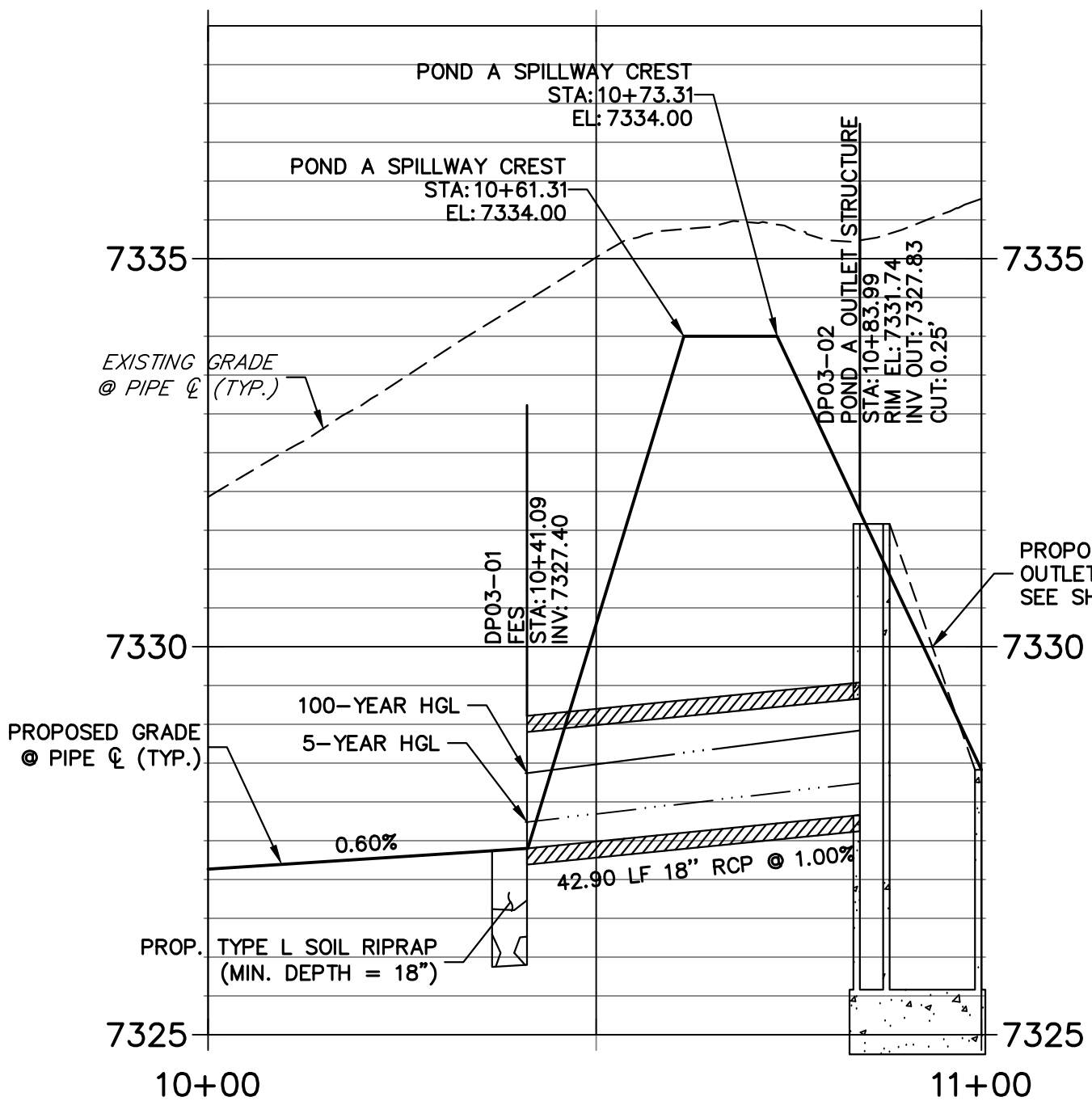


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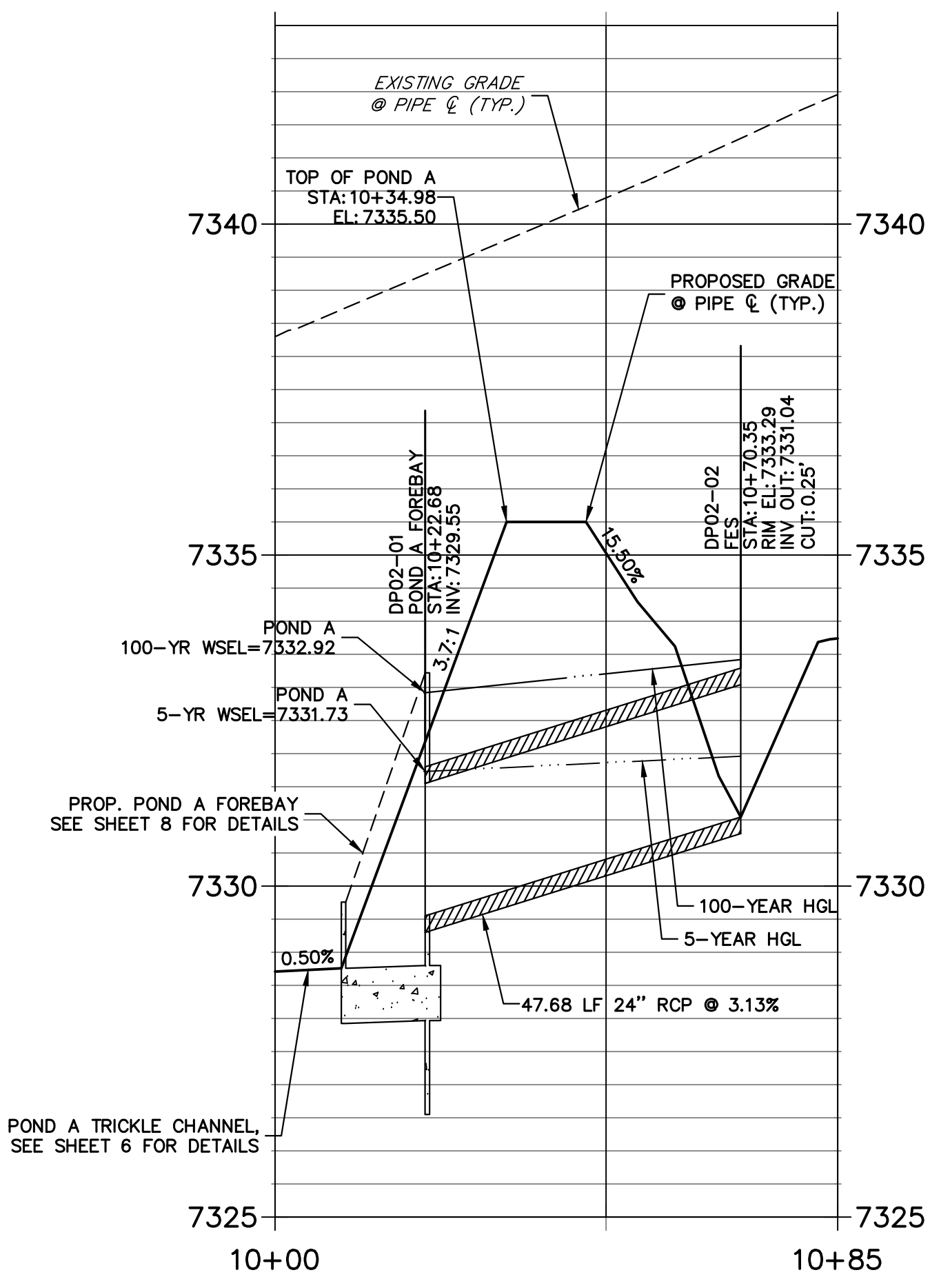
PREPARED FOR
VILLAGREE DEVELOPMENT LLC
 5710 VESSEY RD
 COLORADO SPRINGS, CO 80908
 GREGG & ELAINE CAWFIELD
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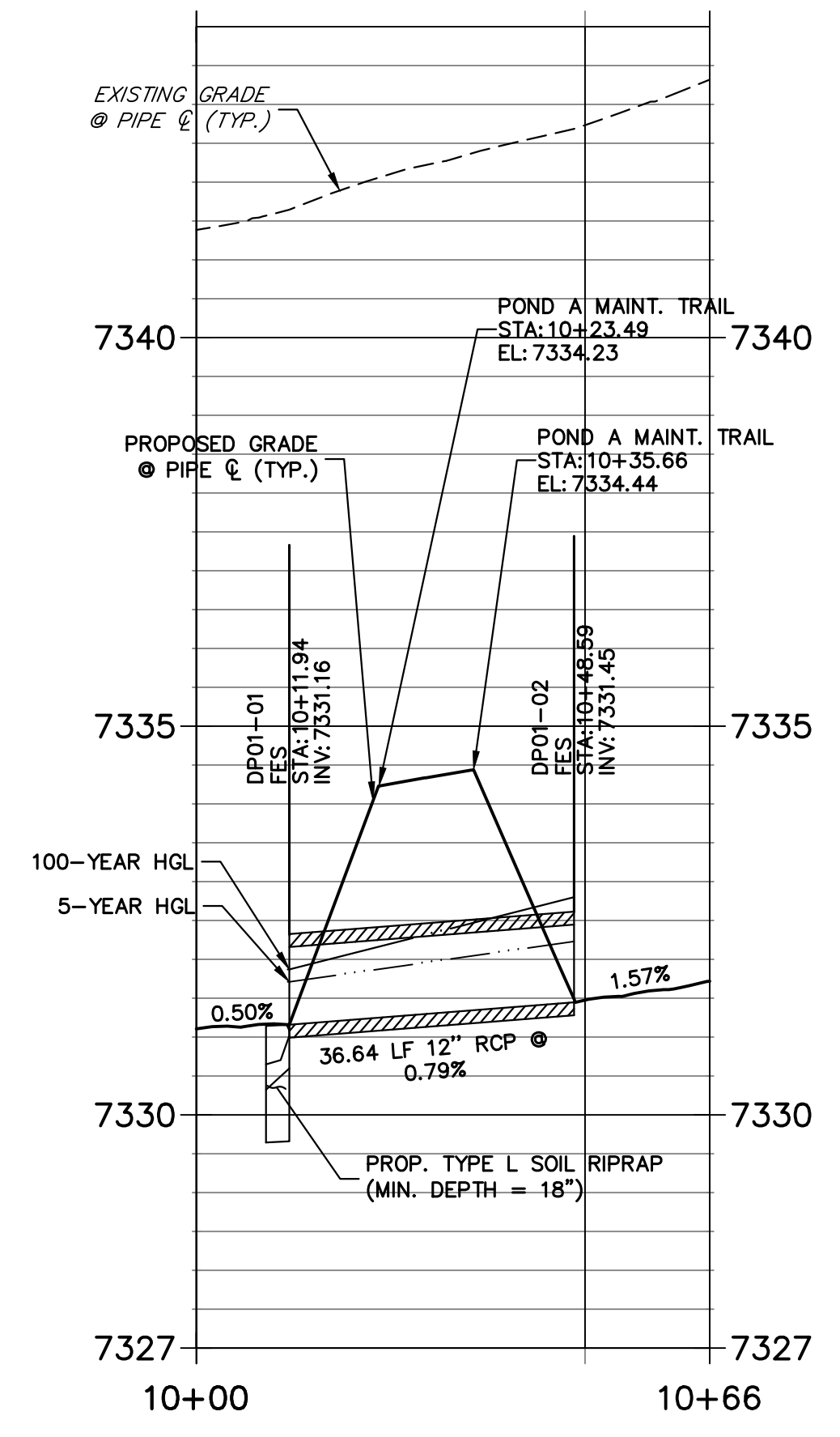
DP03 PROFILE
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DP02 PROFILE
STA 10+00.00 TO 10+85.01

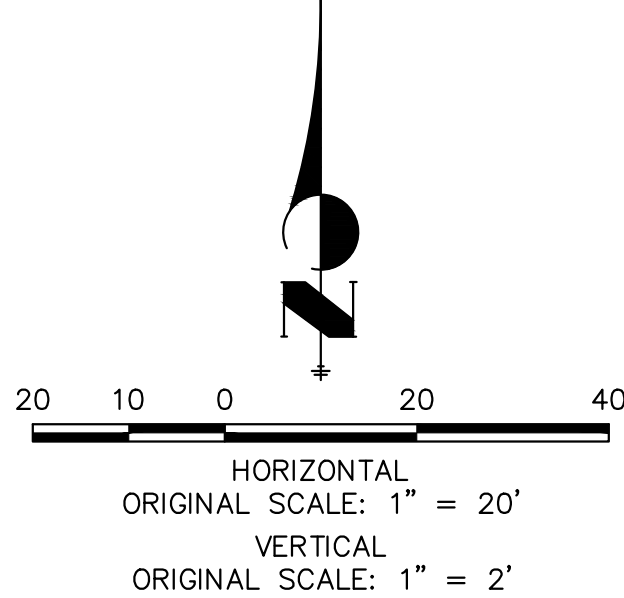


DP01 PROFILE
STA 9+99.98 TO 10+66.06



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- SEE DETAIL SHEET 14 FOR APPLICABLE DETAILS.



ENGINEER'S STATEMENT

PREPARED UNDER MY DIRECT SUPERVISION AND ON BEHALF OF JR ENGINEERING

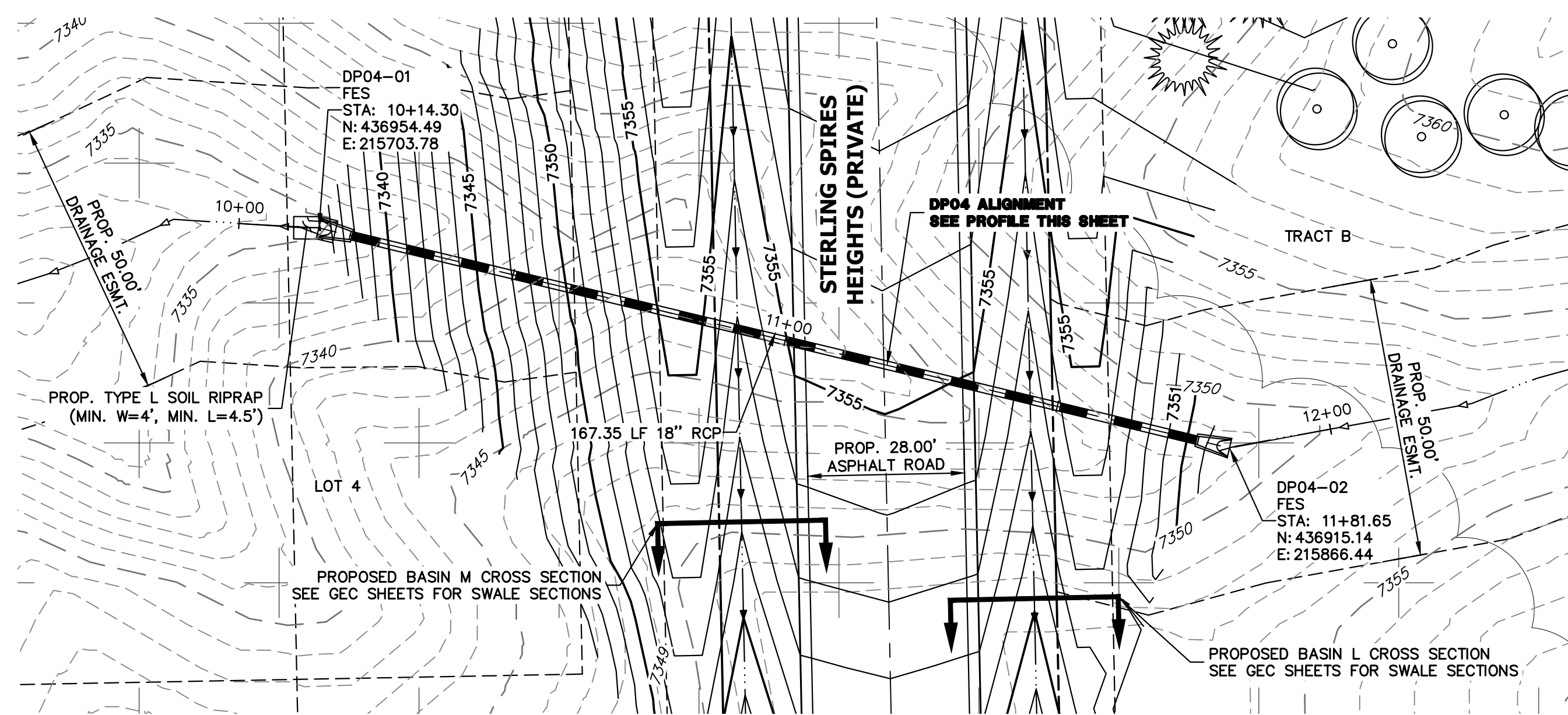
Bryan T. Law
 BRYAN T. LAW, P.E.
 COLORADO P.E. 25043
 FOR AND ON BEHALF OF JR ENGINEERING

DATE: 7/12/24

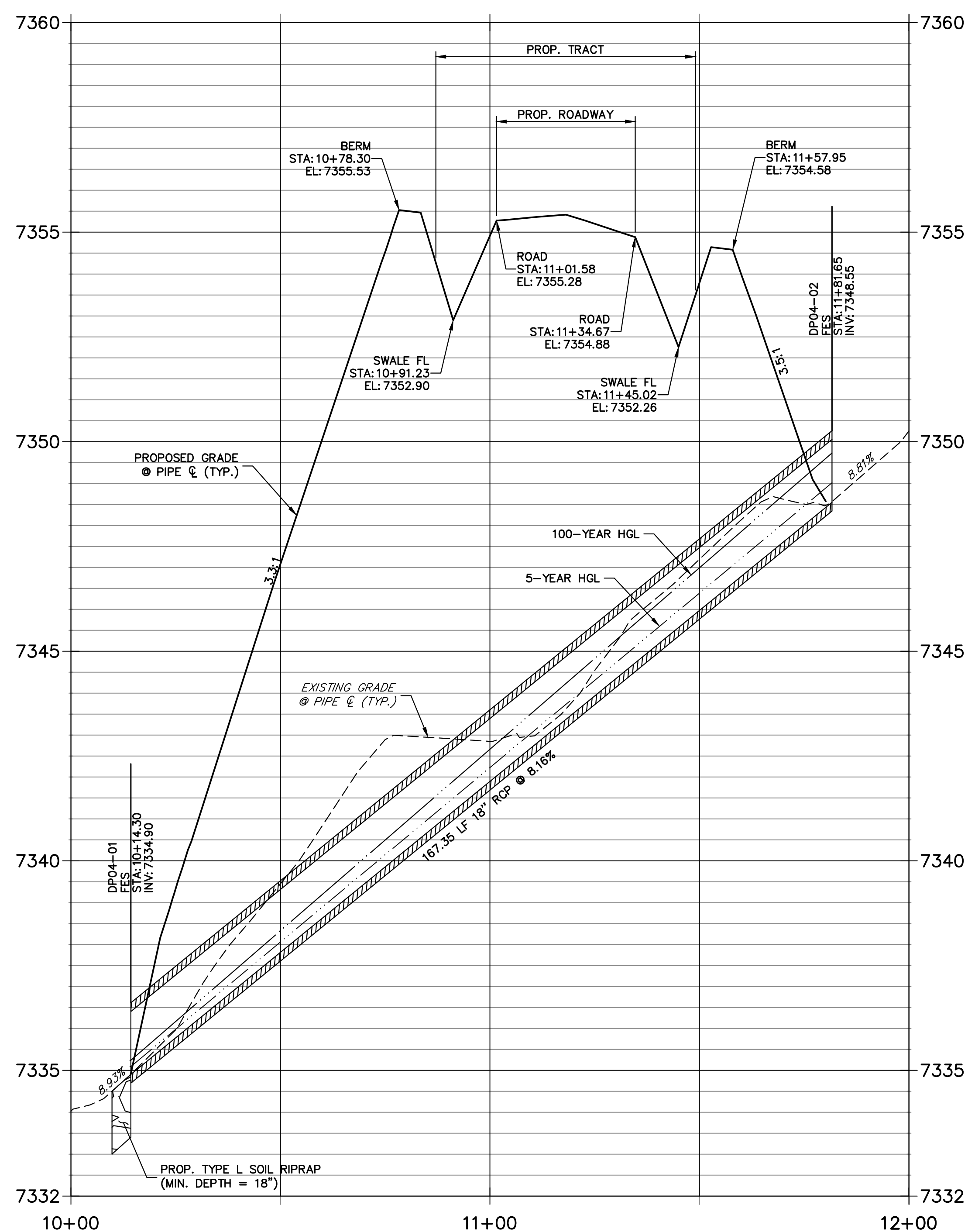
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ESTATES AT CATHEDRAL PINES
 STORM SEWER PLAN & PROFILE

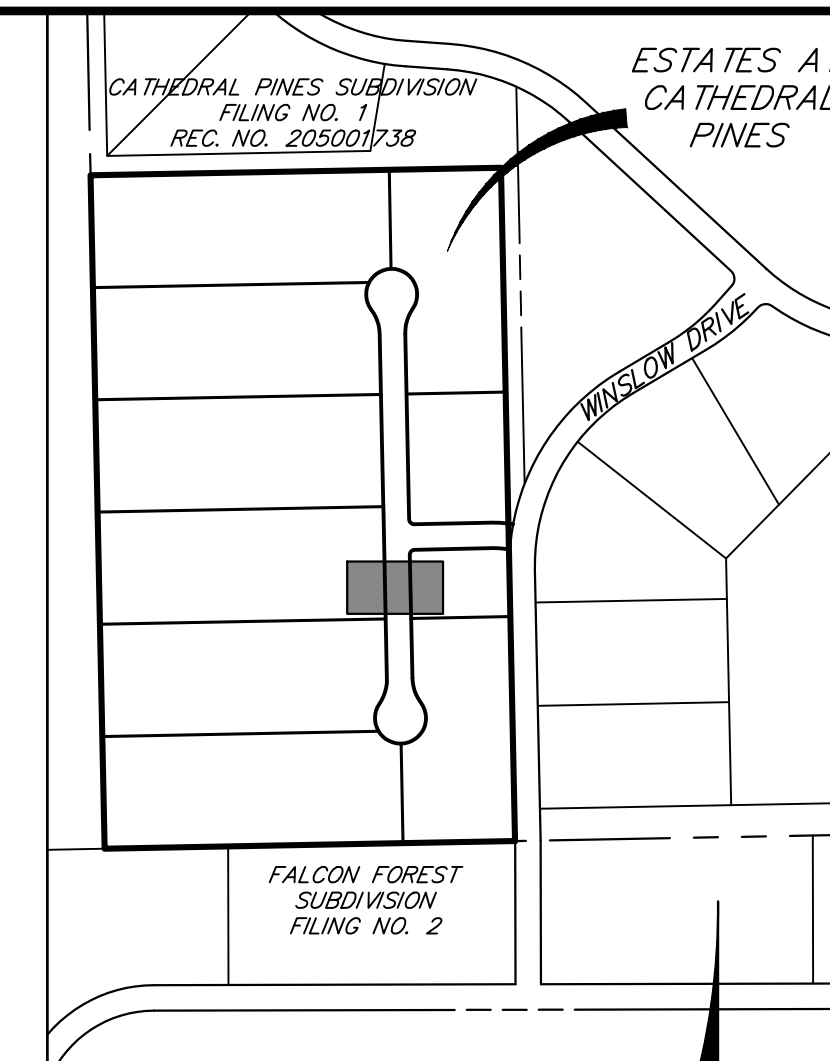
SHEET 3 OF 16
 JOB NO. 25260.00



**DP04 PROFILE
STA 10+00.00 TO 12+00.00**



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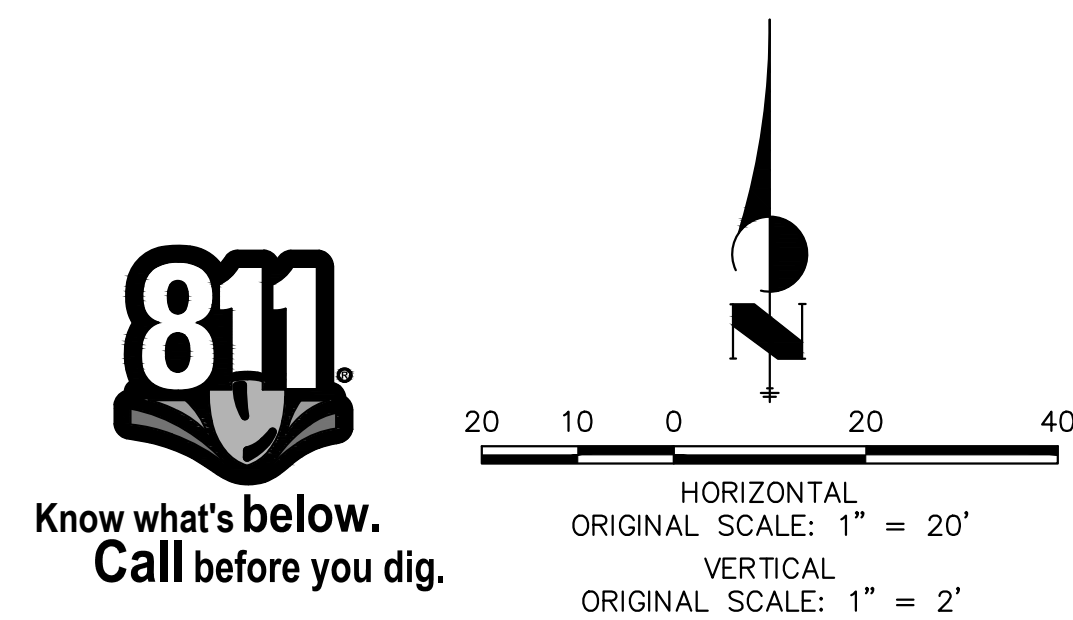
UNTIL SUCH TIME AS THESE DRAWINGS ARE APPROVED BY THE APPROPRIATE REVIEWING AGENCIES, OR ENGINEERING APPROVES THEIR USE DESIGNATED BY WRITTEN AUTHORIZATION.

PREPARED FOR
VILLAGREE DEVELOPMENT LLC
5710 VESSEY RD
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STORM SEWER NOTES

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- SEE DETAIL SHEET 14 FOR APPLICABLE DETAILS.



ENGINEER'S STATEMENT
PREPARED UNDER MY DIRECT SUPERVISION AND ON BEHALF OF JR ENGINEERING

Bryan T. Law
BRYAN T. LAW, P.E.
COLORADO P.E. 25043
FOR AND ON BEHALF OF JR ENGINEERING

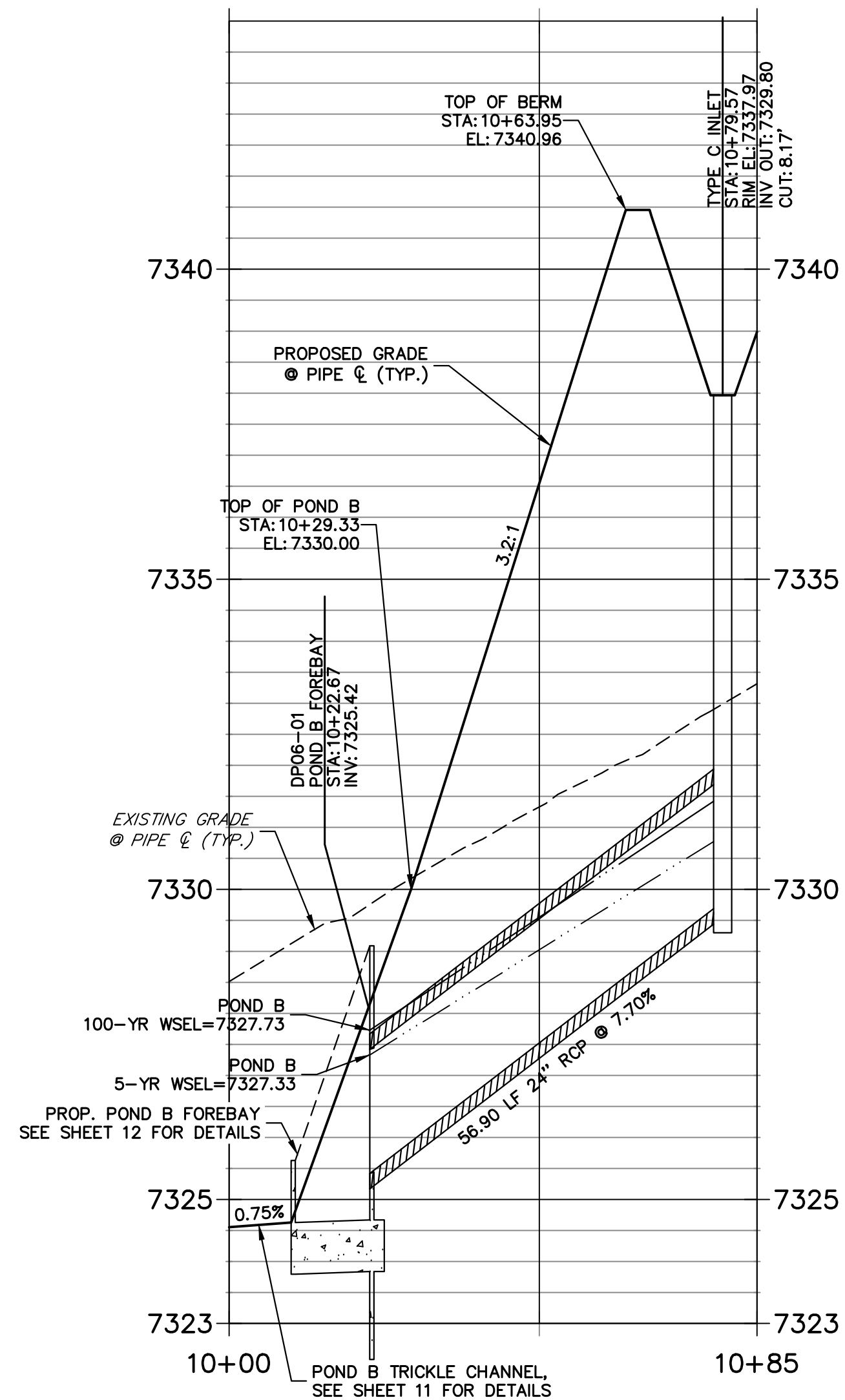
DATE: 7/12/24

No.	REVISION	BY	DATE	DESIGNED BY	DRAWN BY	CHECKED BY
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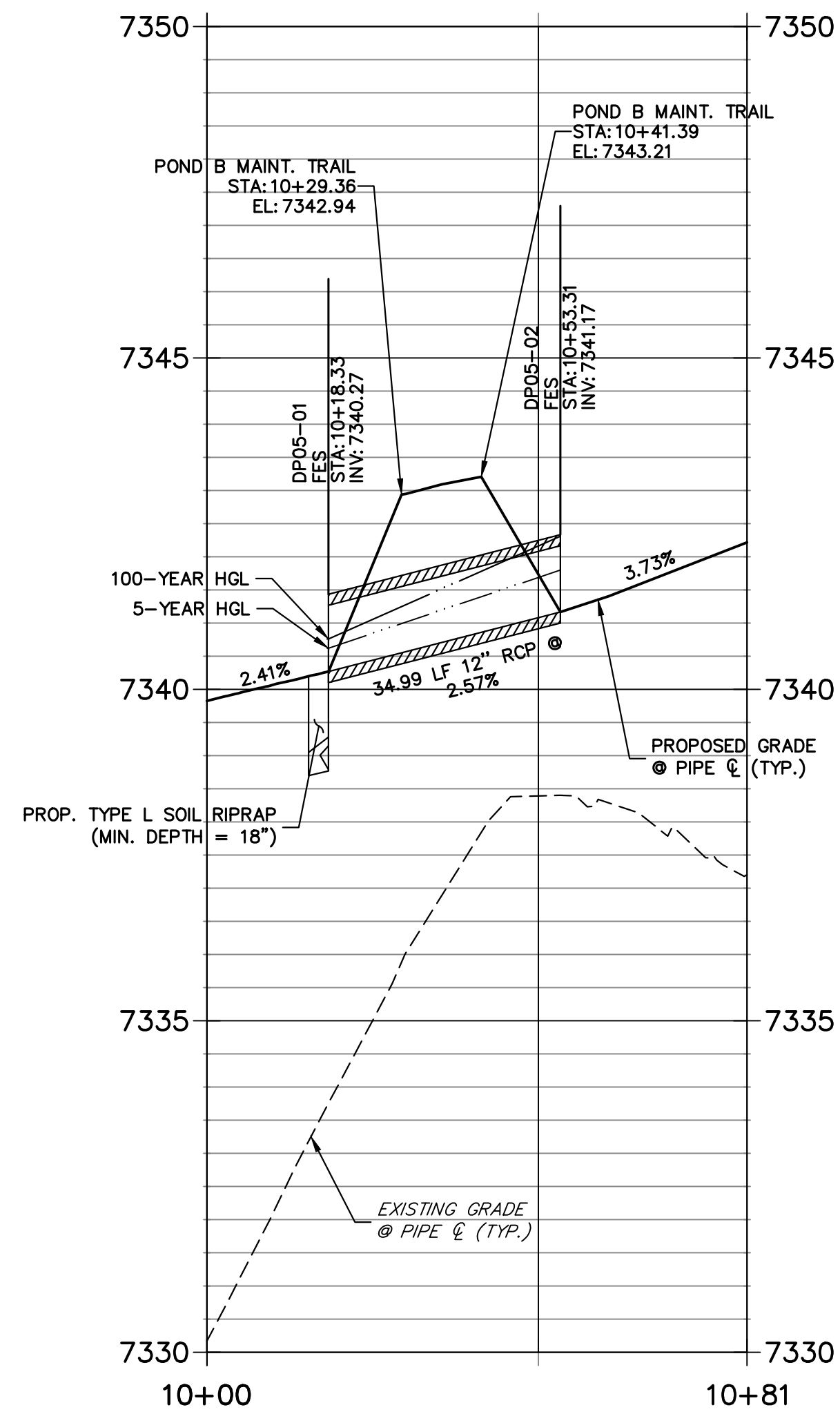
ESTATES AT CATHEDRAL PINES
STORM SEWER PLAN & PROFILE

SHEET 4 OF 16
JOB NO. 25260.00

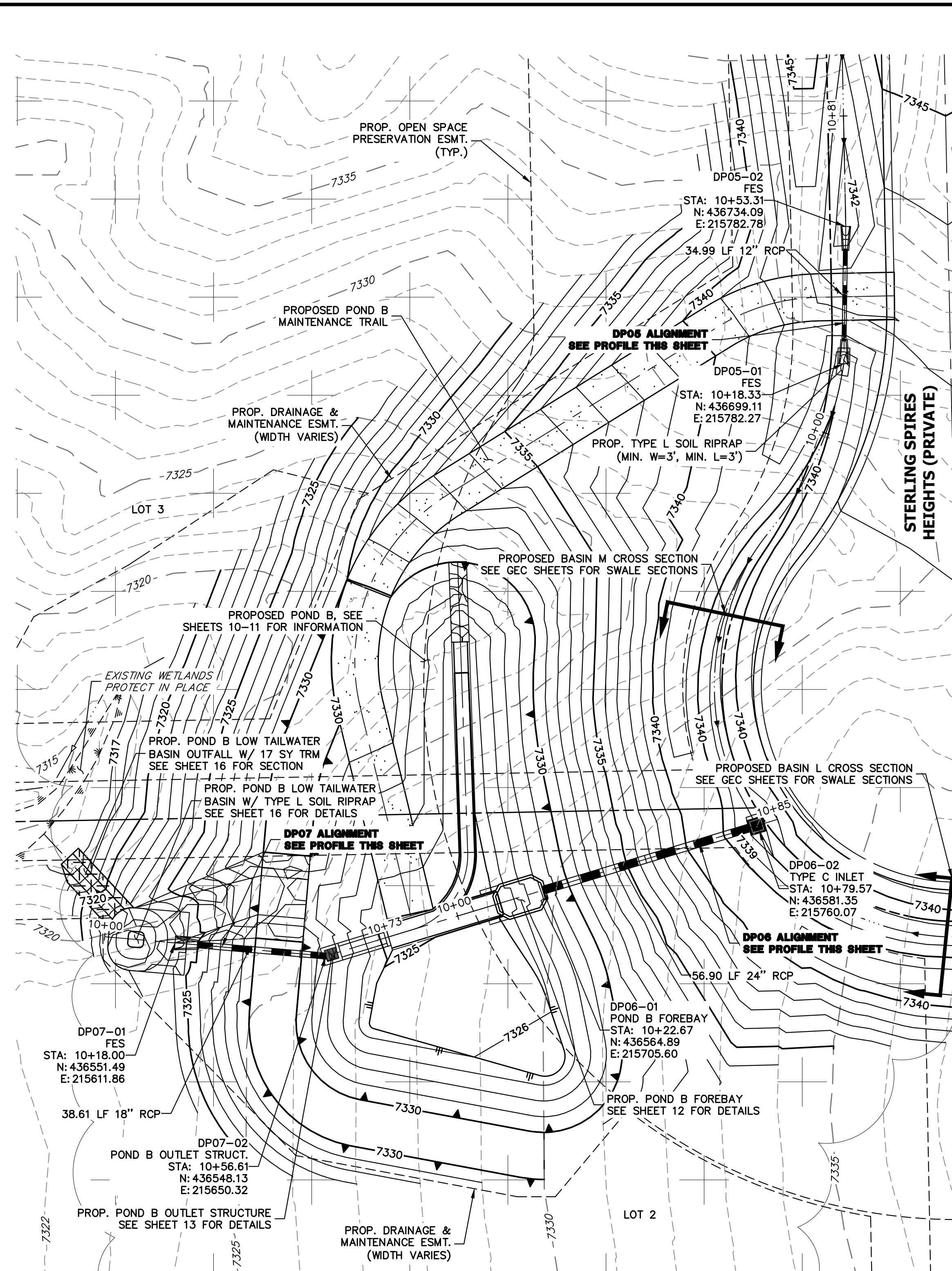
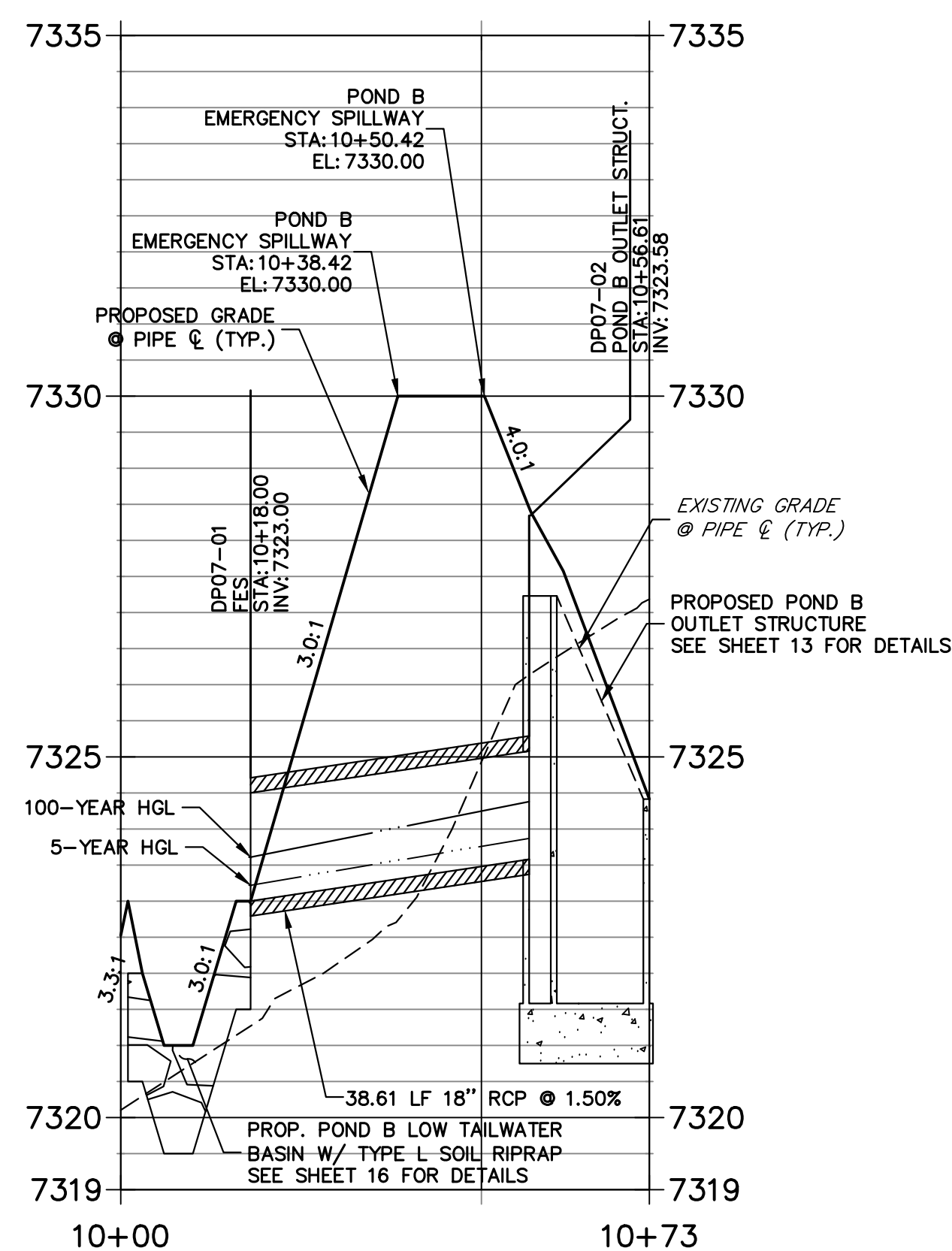
**DP06 PROFILE
STA 10+00.00 TO 10+85.11**



**DP05 PROFILE
STA 9+99.97 TO 10+81.48**



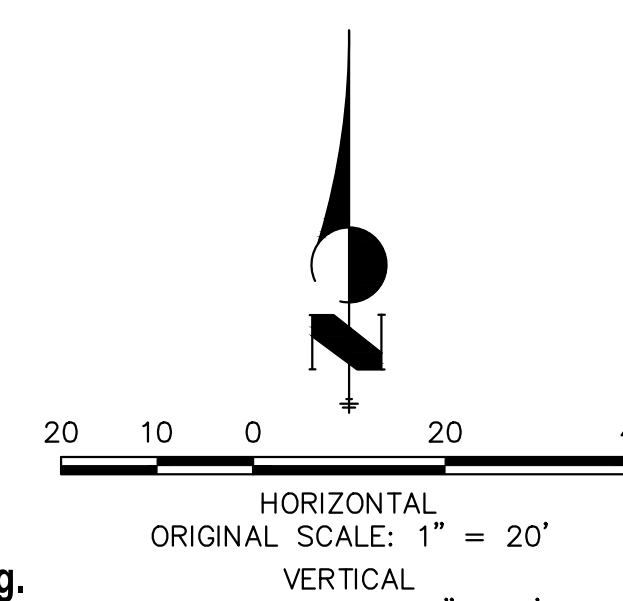
**DP07 PROFILE
STA 10+00.00 TO 10+73.28**



STORM SEWER NOTES

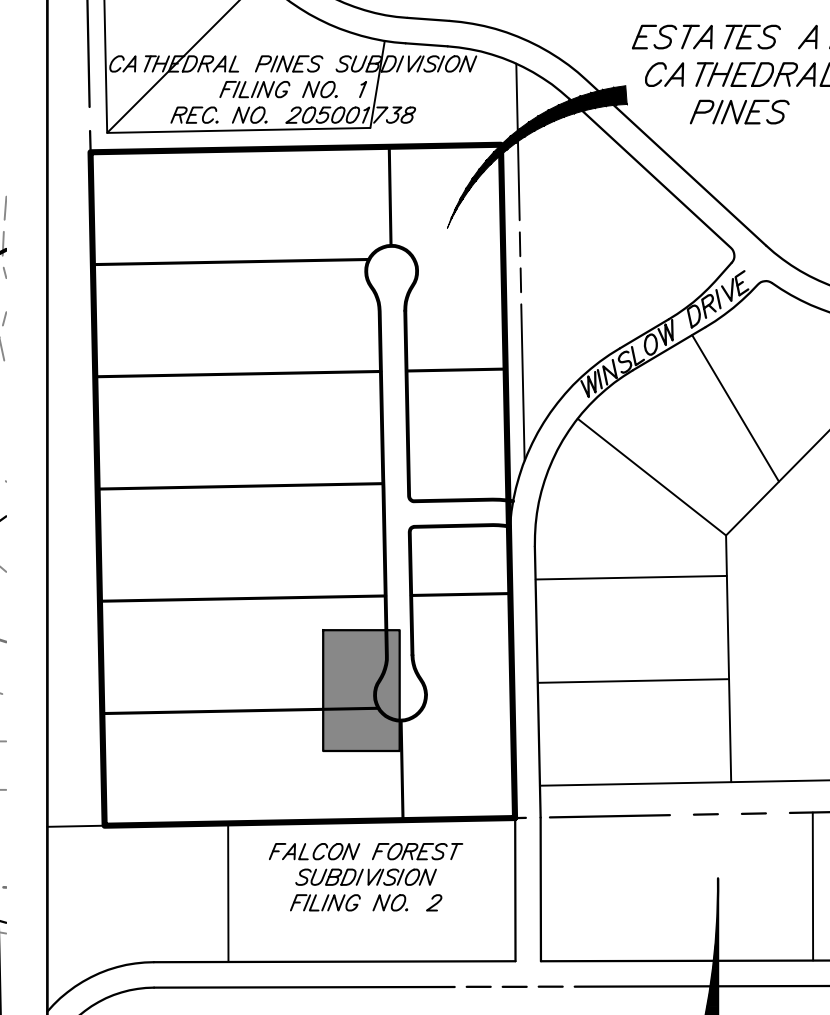
- SEE SHEET 1 FOR BENCHMARK. SEE SHEET 2 FOR LEGEND.
- ALL STORM SEWER PIPES, INLETS, MANHOLES, AND APPURTENANCES WITHIN THE R.O.W. ARE PUBLIC. STORM FACILITIES OUTSIDE OF THE PUBLIC R.O.W. ARE PRIVATE, UNLESS OTHERWISE NOTED.
- ALL STATIONING IS PIPE CENTERLINE UNLESS OTHERWISE NOTED.
- ALL PROPOSED RCP STORM SEWER PIPE SHALL BE CLASS III UNLESS OTHERWISE NOTED.
- PIPE LENGTHS ARE FROM INSIDE INLET WALL TO INSIDE INLET WALL, FROM CENTER OF MANHOLE TO INSIDE INLET OF WALL, OR FROM CENTER OF MANHOLE TO CENTER OF MANHOLE. PIPE LENGTHS INCLUDE FES OR HEADWALL.
- WHERE PIPES ENTER STRUCTURES, THE CENTERLINE STATION CALLED OUT ON THE PLANS IS TO THE CENTER OF STRUCTURE. WHERE PIPES ENTER STRUCTURES ON A SKEW, CONTRACTOR IS REQUIRED TO EXTEND PIPE TO ENSURE THAT BOTH EDGES OF THE PIPE EXTEND INTO THE STRUCTURE. CONTRACTOR WILL THEN BE REQUIRED TO CUT PIPE FLUSH WITH THE INSIDE FACE OF THE STRUCTURE AND GROUT IN PLACE.
- PIPES SHALL HAVE JOINT RESTRAINTS ON LAST 3 JOINTS AT PIPE OUTFALL.
- PIPES WITH PRESSURE HEAD SHALL USE WATER TIGHT JOINTS WITH A 100-YEAR SERVICE LIFE.
- PIPE BEDDING SHALL CONFORM TO EL PASO COUNTY CONSTRUCTION STANDARDS AND SPECIFICATIONS. BEDDING FOR RCP SHALL BE AG7122 NO. 57/67 CRUSHED ROCK, SQUEEGEE OR MIXTURES CONTAINING SQUEEGEE SHALL NOT BE USED. BEDDING SHALL BE 6 TO 8 INCHES DEEP UNDER THE PIPE AND BACKFILLED TO THE SPRING LINE.
- ALL MATERIALS AND INSTALLATION PROCEDURES SHALL BE IN COMPLIANCE WITH MANUFACTURERS SPECIFICATIONS AND EL PASO COUNTY STANDARDS AND SPECIFICATION.
- SEE DETAIL SHEET 14 FOR APPLICABLE DETAILS.

THE LOCATIONS OF EXISTING ABOVE GROUND AND UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK. THE CONTRACTOR SHALL BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE CAUSED BY HIS FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL ABOVE GROUND AND UNDERGROUND UTILITIES.



ENGINEER'S STATEMENT

PREPARED UNDER MY DIRECT SUPERVISION AND ON BEHALF OF JR ENGINEERING
 BRYAN T. LAW, P.E.
 COLORADO P.E. 25043
 FOR AND ON BEHALF OF JR ENGINEERING



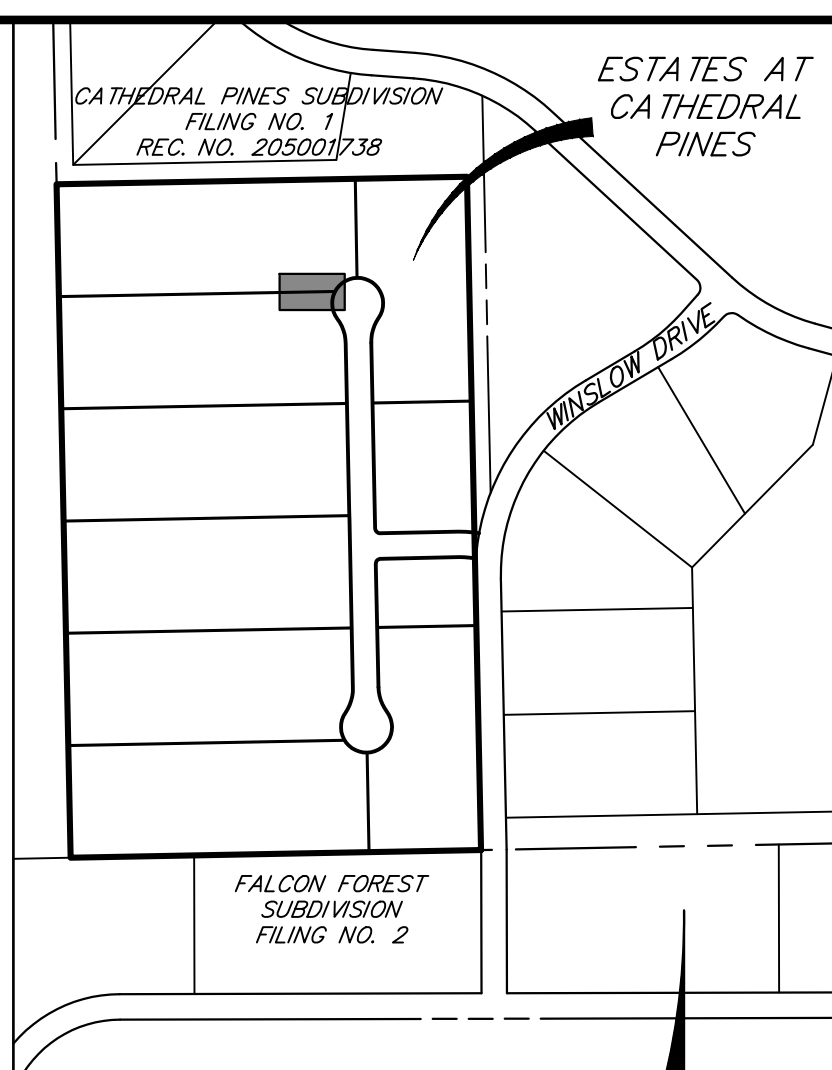
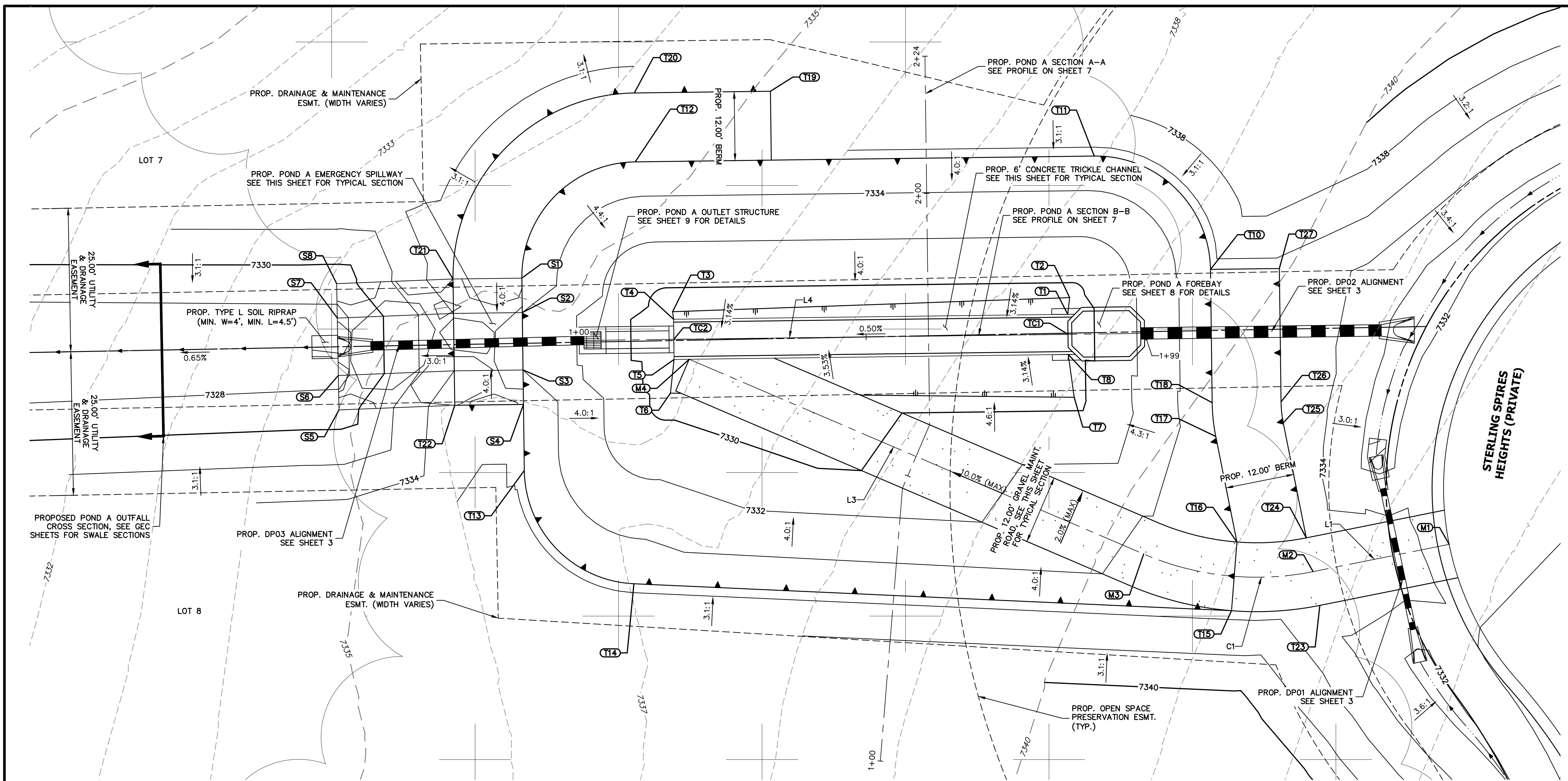
PREPARED FOR
VILLAGREE DEVELOPMENT LLC
 5710 VESSEY RD
 COLORADO SPRINGS, CO 80908
 GREGG & ELAINE CAWFIELD
 (719) 413-6900

J.R. ENGINEERING
 A Westman Company
 Central 303-740-9888 • Colorado Springs 719-583-2583
 Fort Collins 970-491-9888 • www.jrengineering.com

No.	REVISION	BY	DATE

H-SCALE	V-SCALE	DATE	DESIGNED BY	DRAWN BY	CHECKED BY
1"=20'	1"=2'	05/15/24	GAG	GAG	

ESTATES AT CATHEDRAL PINES
STORM SEWER PLAN & PROFILE
 SHEET 5 OF 16
 JOB NO. 25260.00



UNTIL SUCH TIME AS THESE DRAWINGS ARE APPROVED BY THE APPROPRIATE REVIEWING AGENCIES, OR ENGINEERING APPROVES THEIR USE, THESE DRAWINGS ARE DESIGNATED BY WRITTEN AUTHORIZATION.

PREPARED FOR
VILLAGREE DEVELOPMENT LLC
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 COLORADO SPRINGS, CO 80908
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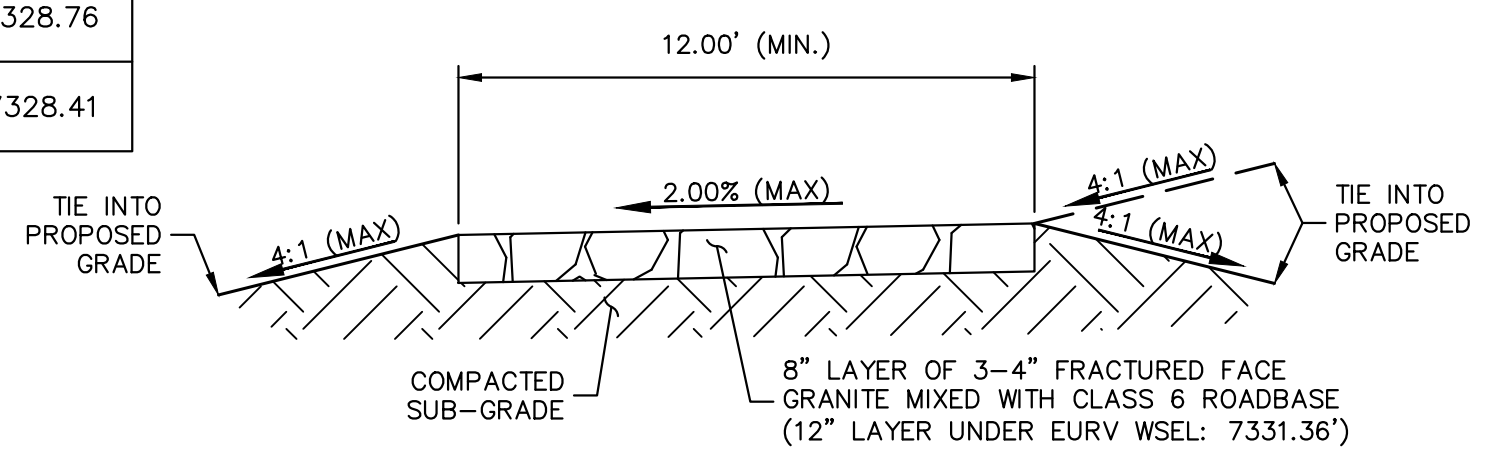
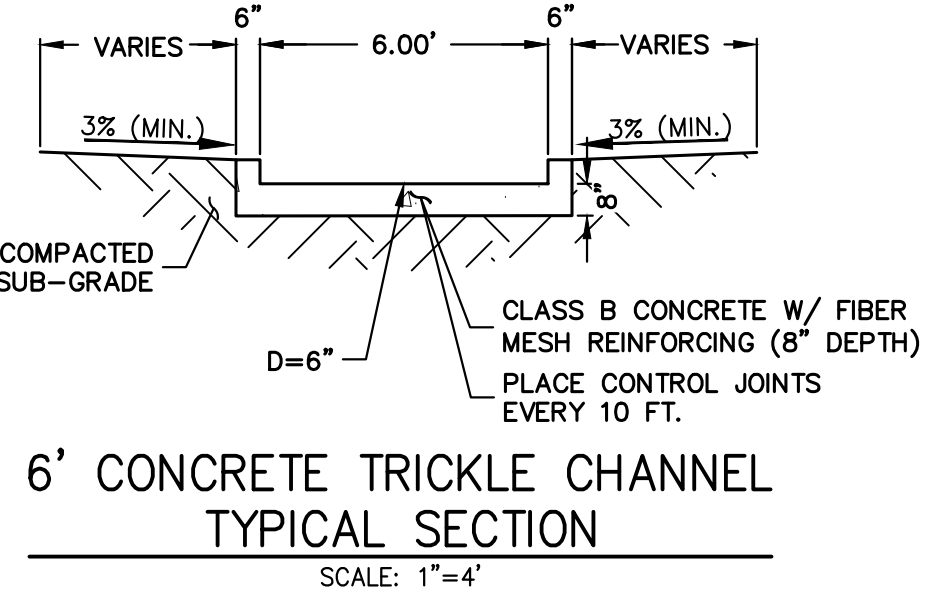
POND GRADING PLAN			
STRUCTURE NAME	DESCRIPTION	NORTHING/EASTING	ELEVATION
M1	MAINT. ROAD CL	N: 437603.57 E: 215741.41	7333.81
M2	MAINT. ROAD CL	N: 437598.81 E: 215717.70	7335.50
M3	MAINT. ROAD CL	N: 437601.88 E: 215688.18	7334.35
M4	MAINT. ROAD CL	N: 437635.81 E: 215608.99	7328.93
S1	SPILLWAY/ TOP	N: 437649.94 E: 215579.84	7335.50
S2	SPILLWAY CREST	N: 437643.94 E: 215579.91	7334.00
S3	SPILLWAY CREST	N: 437633.94 E: 215580.04	7334.00
S4	SPILLWAY/ TOP	N: 437627.94 E: 215580.11	7335.50
S5	SPILLWAY MATCH EX.	N: 437626.98 E: 215547.97	±7328.90
S6	SPILLWAY MATCH EX.	N: 437632.98 E: 215547.86	±7327.40
S7	SPILLWAY MATCH EX.	N: 437642.98 E: 215547.67	±7327.40
S8	SPILLWAY MATCH EX.	N: 437648.98 E: 215547.56	±7328.90
T1	TOE	N: 437603.97 E: 215674.95	7329.26
T2	TOE	N: 437646.54 E: 215675.28	7329.35

POND GRADING PLAN			
STRUCTURE NAME	DESCRIPTION	NORTHING/EASTING	ELEVATION
T3	TOE	N: 437644.09 E: 215606.10	7328.95
T4	TOE	N: 437642.77 E: 215606.27	7328.91
T5	TOE	N: 437635.77 E: 215606.36	7328.91
T6	TOE	N: 437629.89 E: 215605.72	7329.09
T7	TOE	N: 437629.18 E: 215676.08	7329.49
T8	TOE	N: 437636.64 E: 215675.04	7329.26
T10	TOP	N: 437651.46 E: 215699.83	7335.50
T11	TOP	N: 437671.20 E: 215679.57	7335.50
T12	TOP/ BERM	N: 437670.19 E: 215599.58	7335.50
T13	TOP	N: 437616.43 E: 215580.26	7335.50
T14	TOP	N: 437596.70 E: 215599.36	7335.50
T15	TOP/ TRAIL	N: 437592.01 E: 215703.49	7335.50
T16	TOP/ TRAIL	N: 437603.97 E: 215704.43	7335.50
T17	TOP/ BERM	N: 437622.36 E: 215700.74	7335.50

POND GRADING PLAN			
STRUCTURE NAME	DESCRIPTION	NORTHING/EASTING	ELEVATION
T18	TOP/ BERM	N: 437628.25 E: 215700.12	7335.50
T19	TOP/ BERM	N: 437682.49 E: 215623.15	7335.50
T20	TOP/ BERM	N: 437682.19 E: 215599.43	7335.50
T21	TOP/ BERM	N: 437649.79 E: 215567.84	7335.50
T22	TOP/ BERM	N: 437627.79 E: 215568.14	7335.50
T23	TOP/ TRAIL	N: 437592.93 E: 215718.88	7335.50
T24	TOP/ BERM	N: 437604.70 E: 215716.52	7335.50
T25	TOP/ BERM	N: 437624.72 E: 215712.51	7335.50
T26	TOP/ BERM	N: 437628.40 E: 215712.12	7335.50
T27	TOP/ BERM	N: 437651.61 E: 215711.83	7335.50
TC1	TC CL FLOWLINE	N: 437640.14 E: 215675.00	7328.76
TC2	TC CL FLOWLINE	N: 437639.27 E: 215606.32	7328.41

LINE TABLE		
LINE	BEARING	DISTANCE
L1	N78°39'42"E	24.18'
L3	S66°48'29"E	86.15'
L4	N89°16'28"E	68.69'

CURVE TABLE			
CURVE	DELTA	RADIUS	LENGTH
C1	34°31'50"	50.00'	30.13'



- POND NOTES**
- ALL PROPOSED POND IMPROVEMENTS ARE PRIVATE UNLESS OTHERWISE NOTED.
 - SEE SHEETS 3-5 FOR PROPOSED STORM SEWER DESIGN.
 - SEE PRIVATE STREET IMPROVEMENT PLANS BY JR ENGINEERING FOR PROPOSED PRIVATE STREET DESIGN.
 - SEE GRADING AND EROSION CONTROL PLAN BY JR ENGINEERING.



ENGINEER'S STATEMENT
 PREPARED UNDER MY DIRECT SUPERVISION AND ON BEHALF OF JR ENGINEERING
 BRYAN T. LAW, P.E.
 COLORADO P.E. 25043
 FOR AND ON BEHALF OF JR ENGINEERING

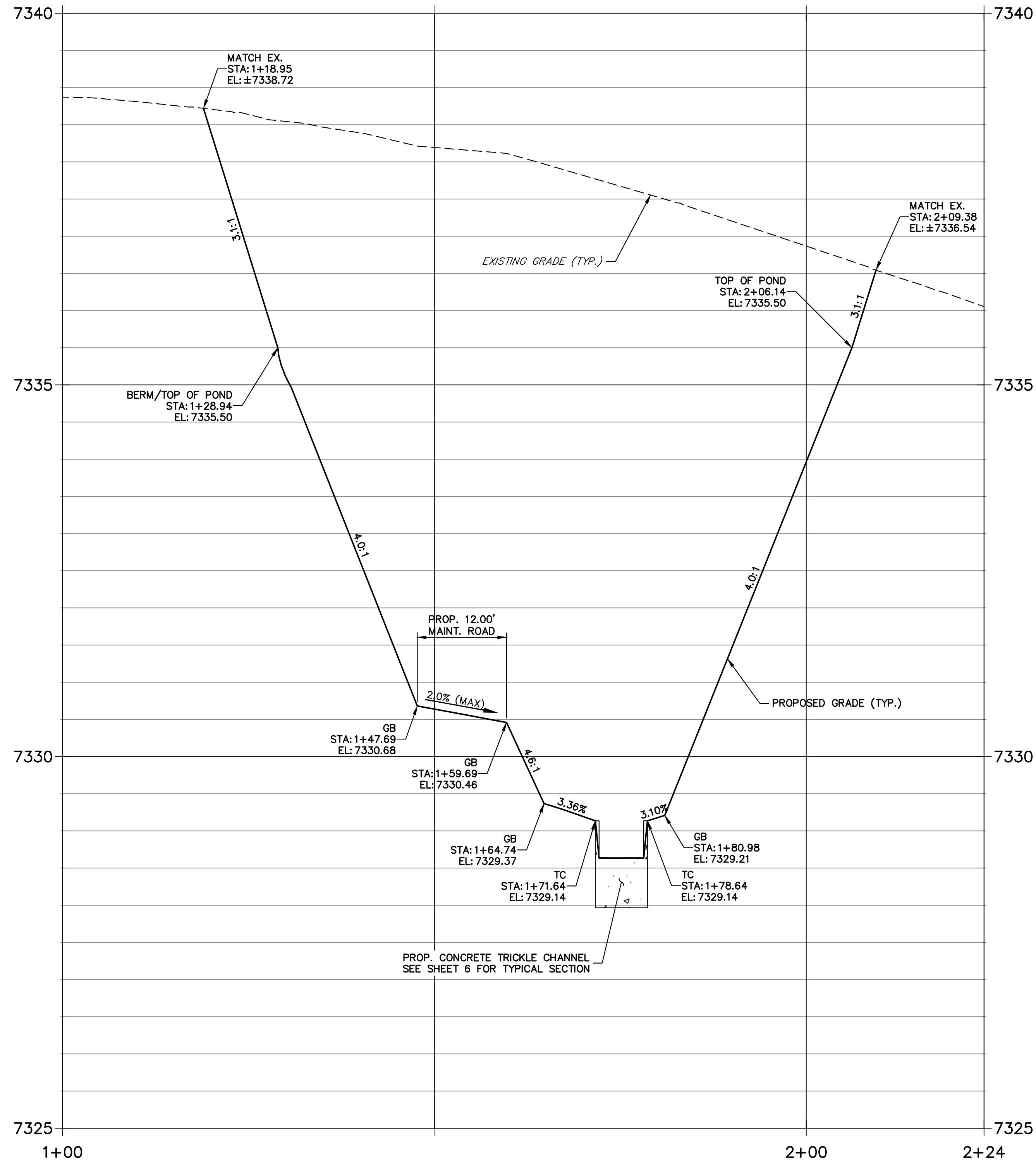
DATE: 7/12/24

THE LOCATIONS OF EXISTING ABOVE GROUND AND UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK. THE CONTRACTOR SHALL BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE CAUSED BY HIS FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL ABOVE GROUND AND UNDERGROUND UTILITIES.

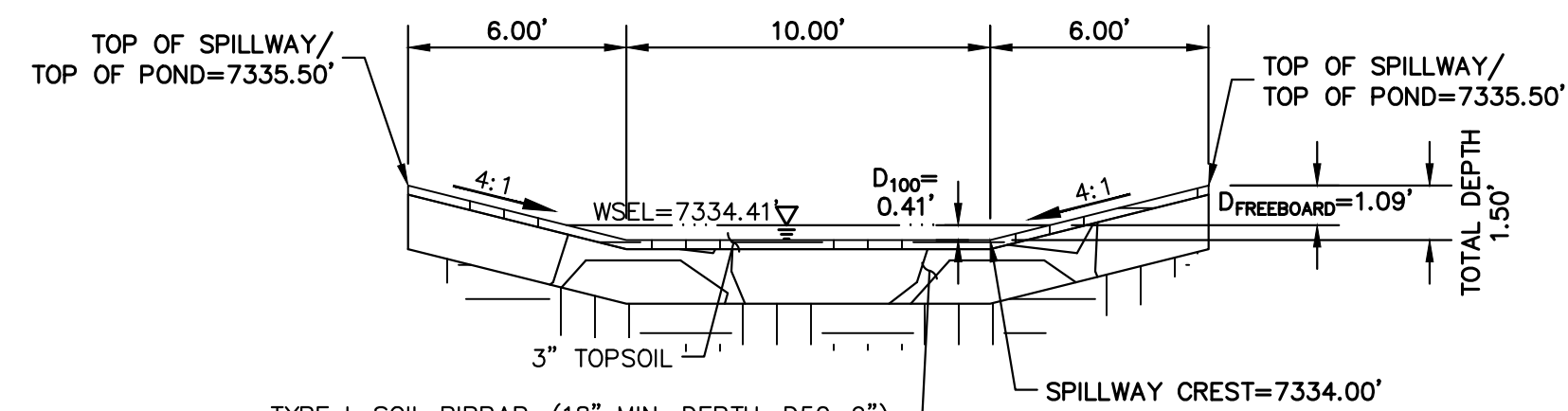
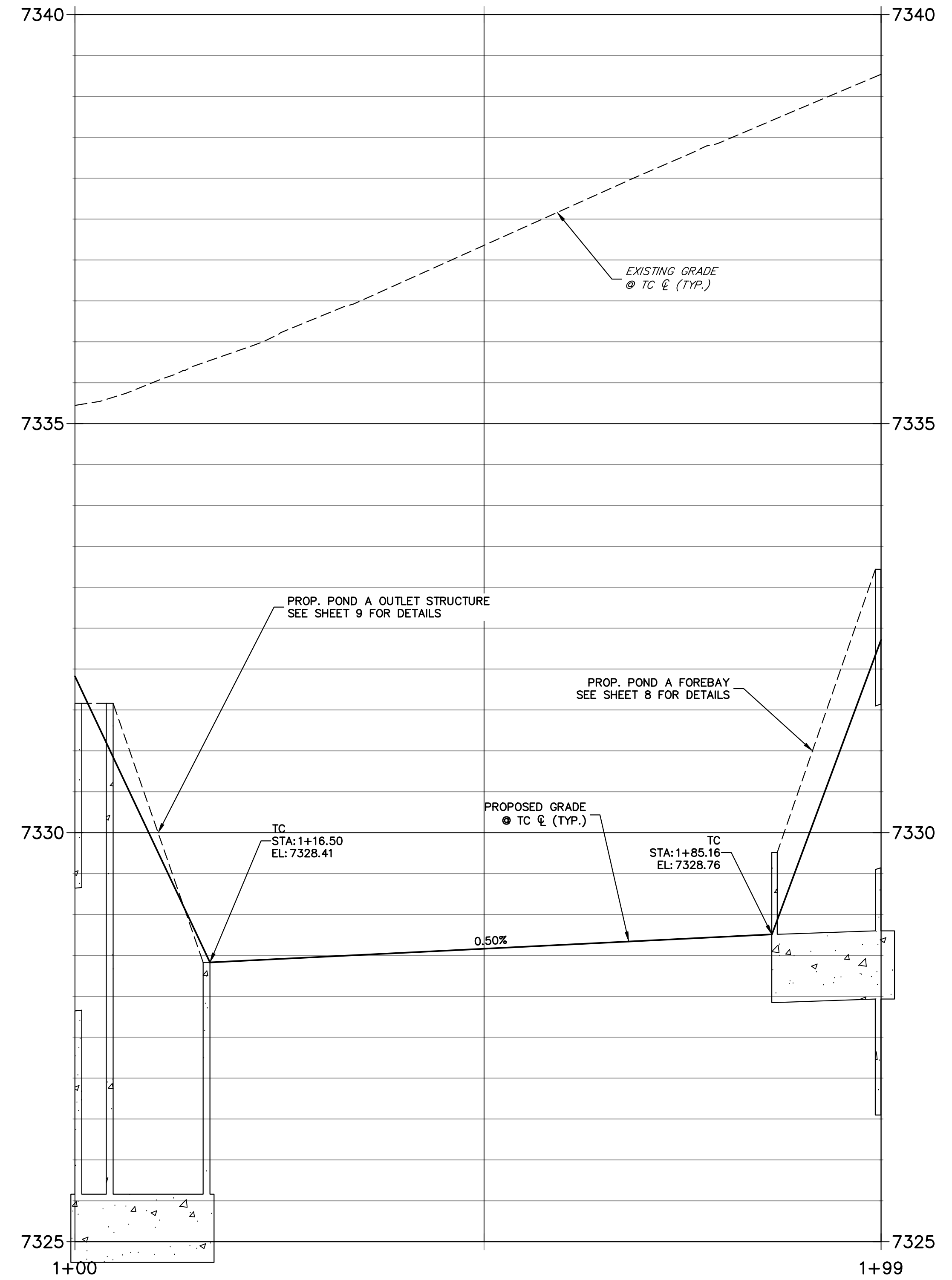
BY	DATE	REVISION	SCALE		DESIGNED BY	DRAWN BY	CHECKED BY
			H-SCALE	V-SCALE			
			1"=10'	N/A	05/15/24	GAG	GAG

ESTATES AT CATHEDRAL PINES
 POND PLANS AND DETAILS
 SHEET 6 OF 16
 JOB NO. 25260.00

**POND A SECTION A-A PROFILE
STA 1+00.00 TO 2+23.90**



**POND A SECTION B-B PROFILE
STA 1+00.00 TO 1+98.52**



TYPE L SOIL RIPRAP, (18" MIN. DEPTH, D50=9") PER MHFD SPEC. SECTION 31-37-00, THE SOIL MATERIAL SHALL BE NATIVE OR TOPSOIL AND MIXED WITH 65% RIPRAP AND 35% SOIL BY VOLUME. SOIL RIPRAP SHALL CONSIST OF UNIFORM MIXTURE OF SOIL AND RIPRAP WITHOUT VOIDS. SEE SHEET 16 FOR DETAILS.

POND A EMERGENCY SPILLWAY TYP. SECTION
SCALE: 1"=5'

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- SEE PRIVATE STREET IMPROVEMENT PLANS BY JR ENGINEERING FOR PROPOSED PRIVATE STREET DESIGN.
- SEE GRADING AND EROSION CONTROL PLAN BY JR ENGINEERING.

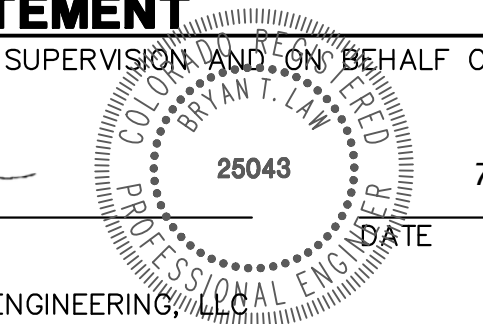
811
Know what's below.
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HORIZONTAL ORIGINAL SCALE: 1" = 10'
VERTICAL ORIGINAL SCALE: 1" = 1'

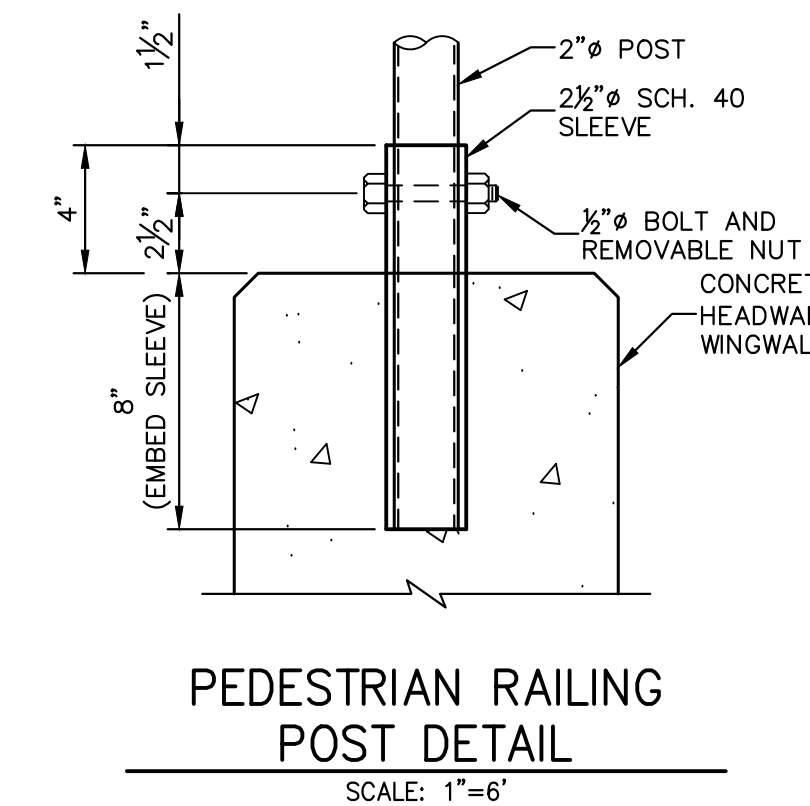
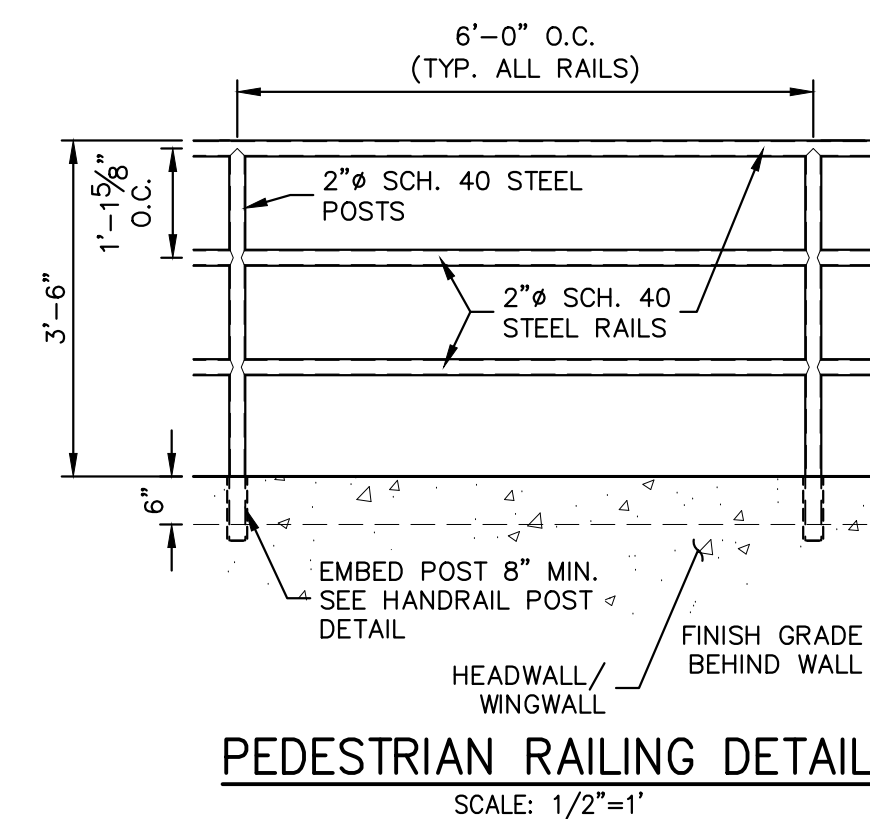
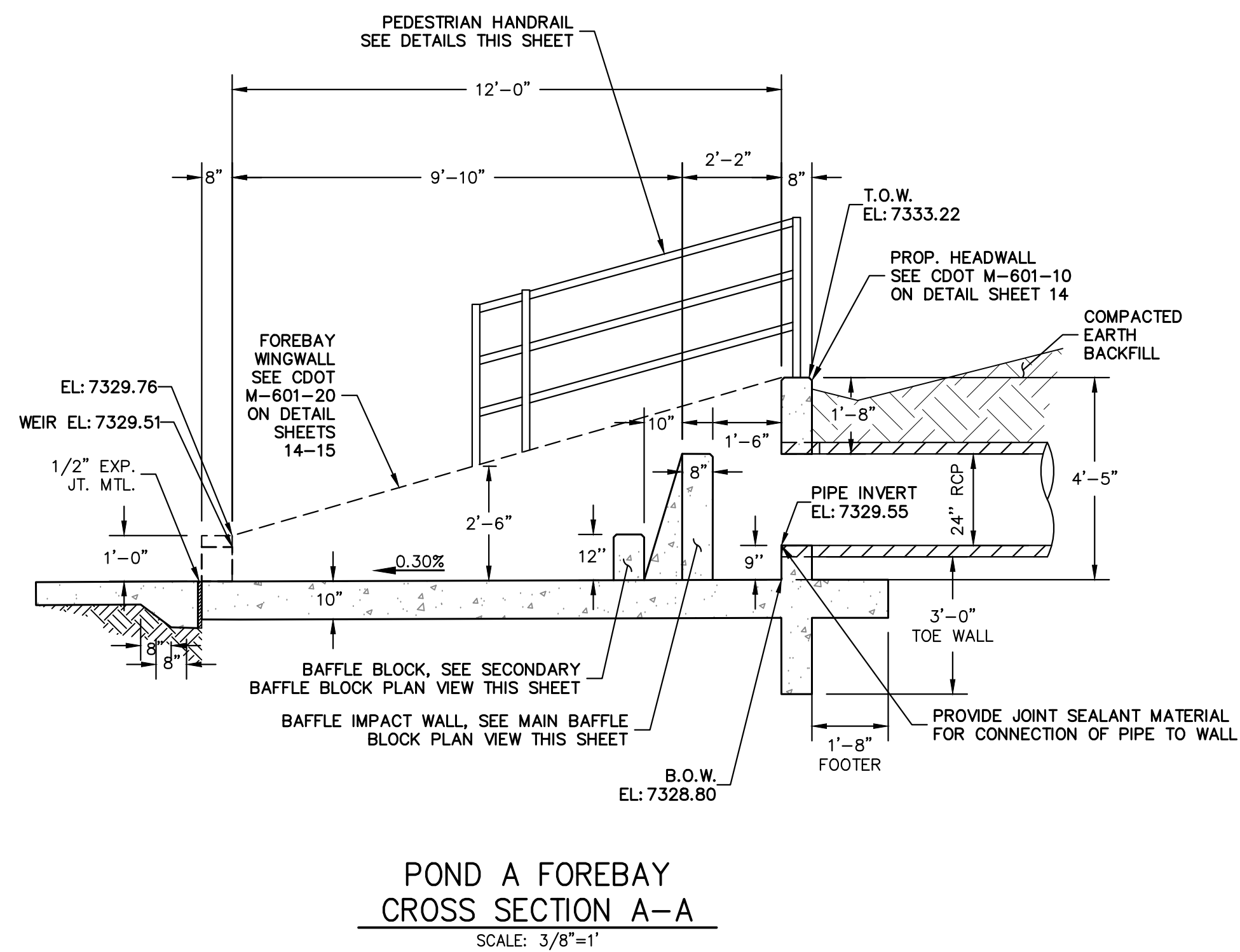
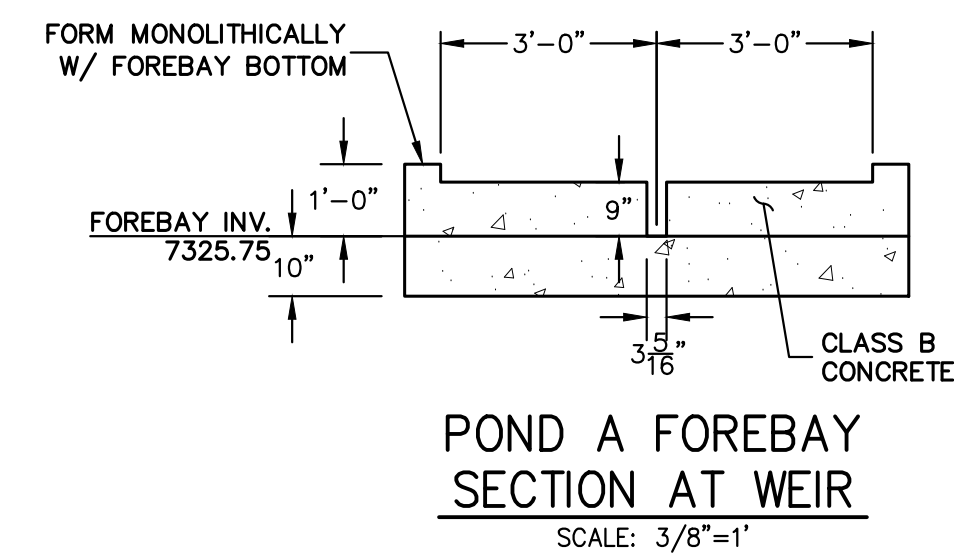
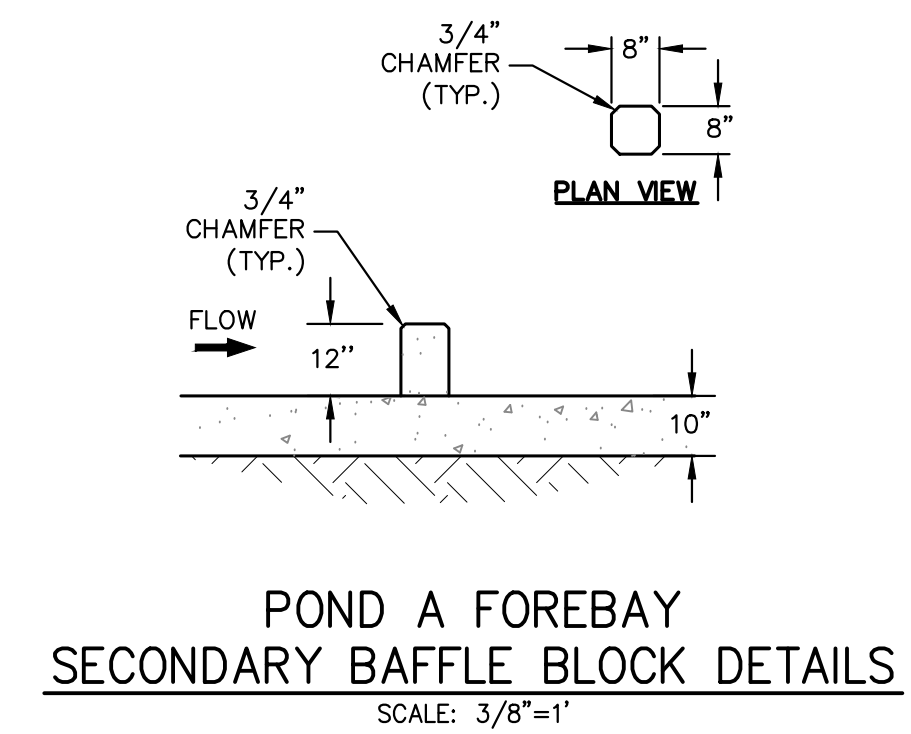
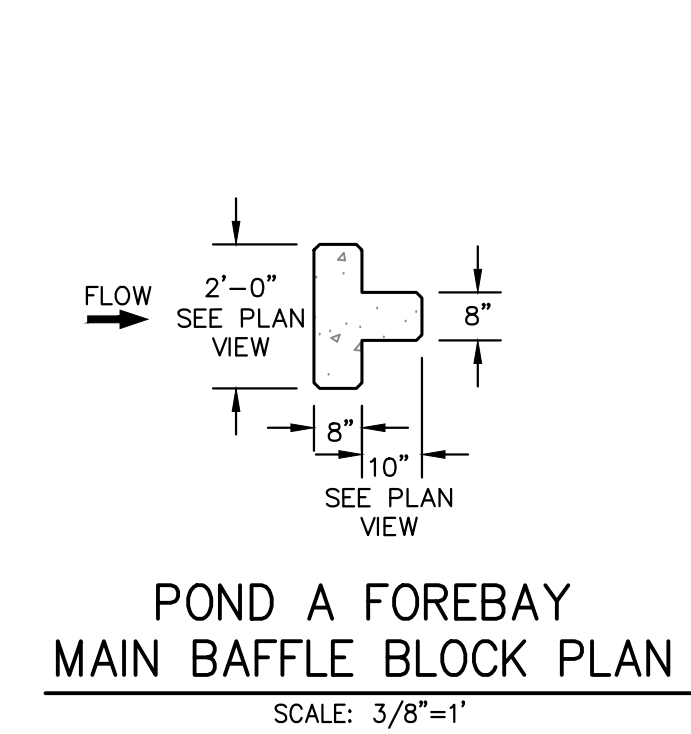
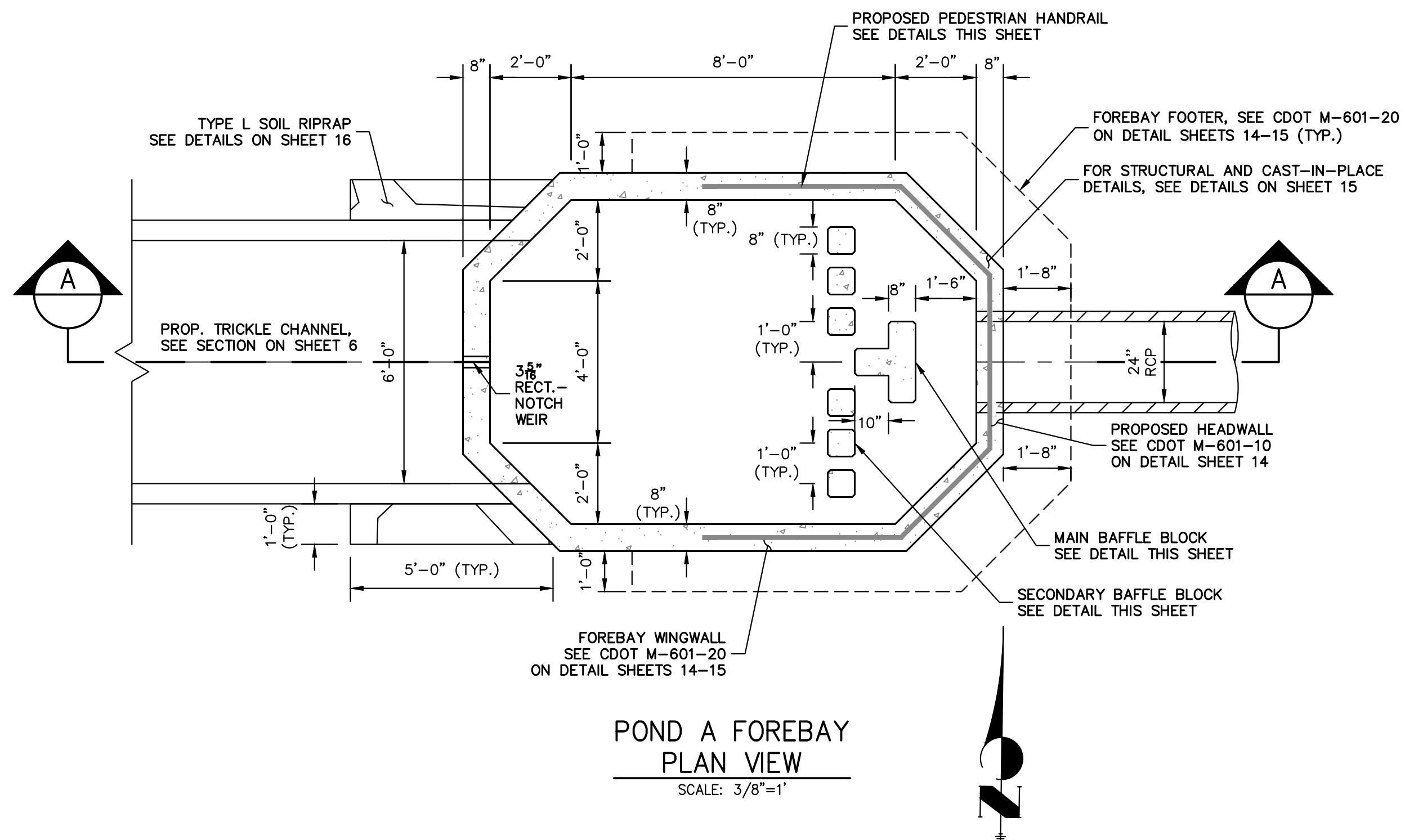
ENGINEER'S STATEMENT

PREPARED UNDER MY DIRECT SUPERVISION AND ON BEHALF OF JR ENGINEERING

[Signature]
BRYAN T. LAW, P.E.
COLORADO P.E. 25043
FOR AND ON BEHALF OF JR ENGINEERING



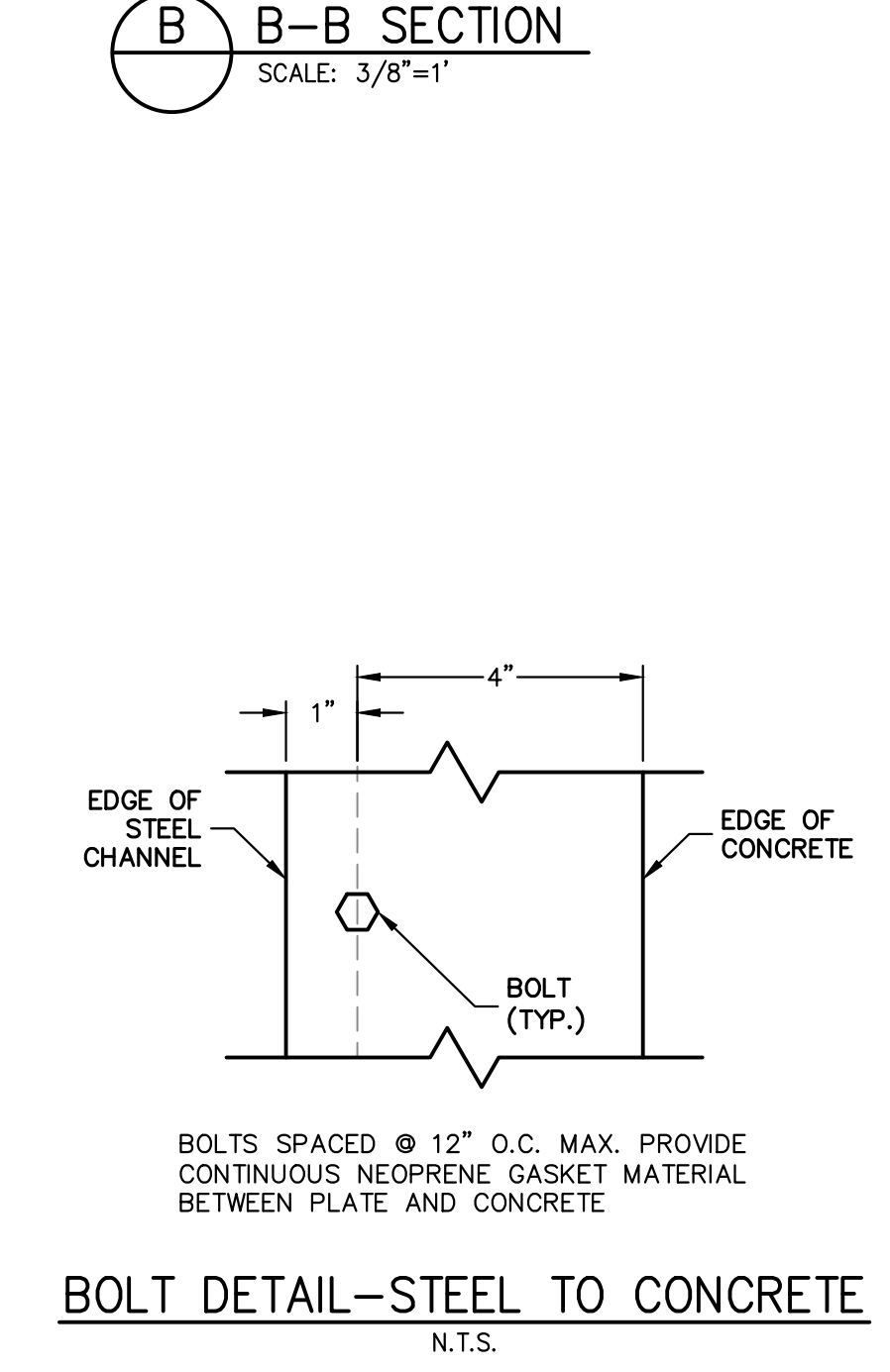
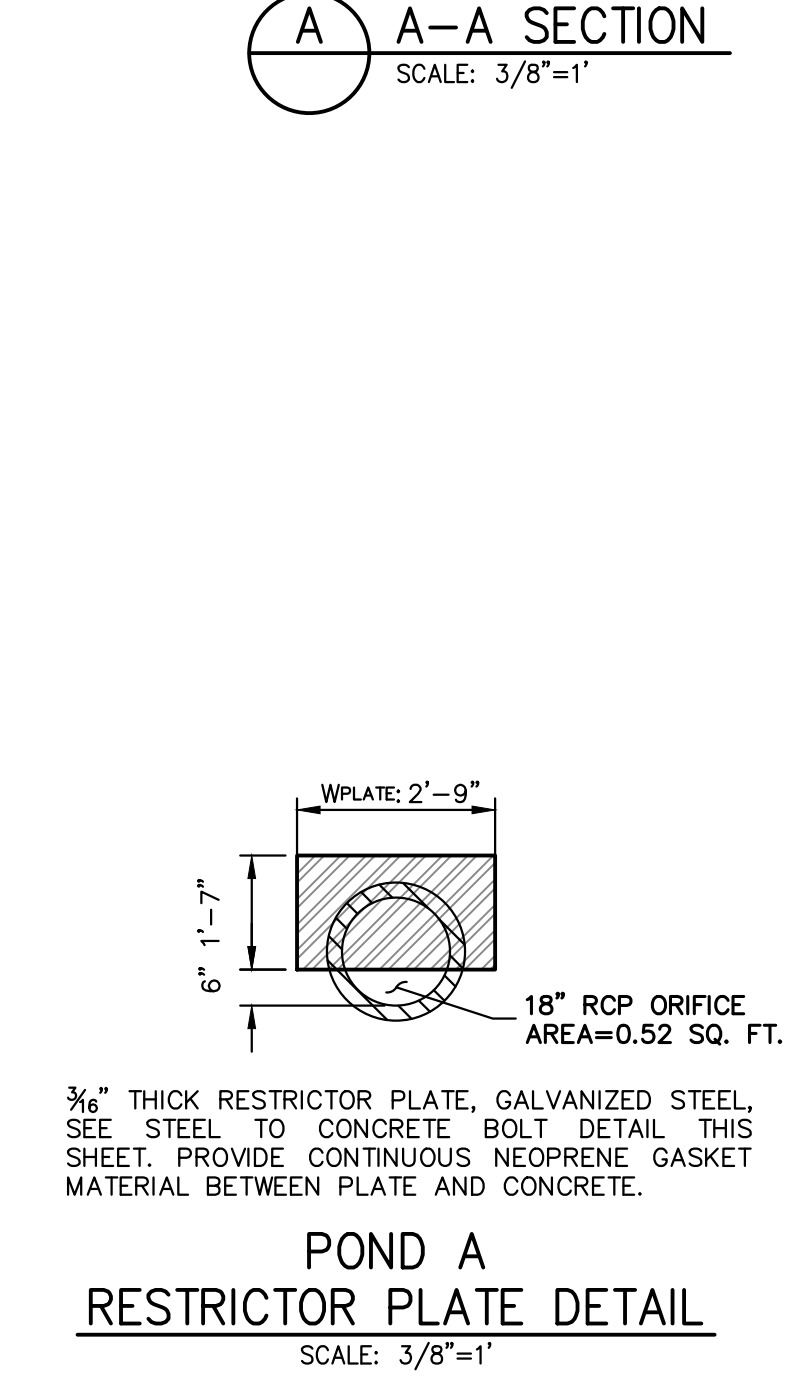
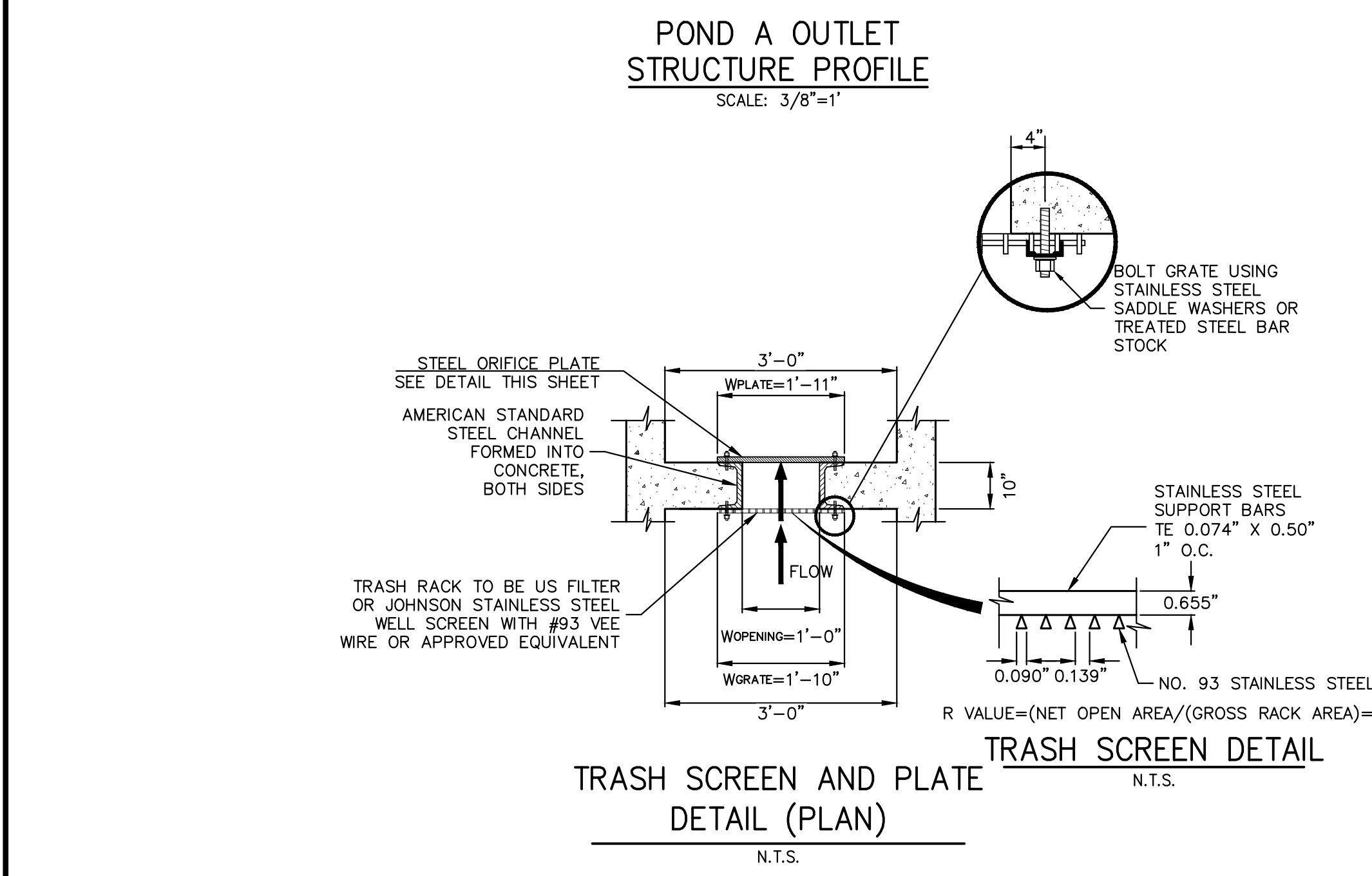
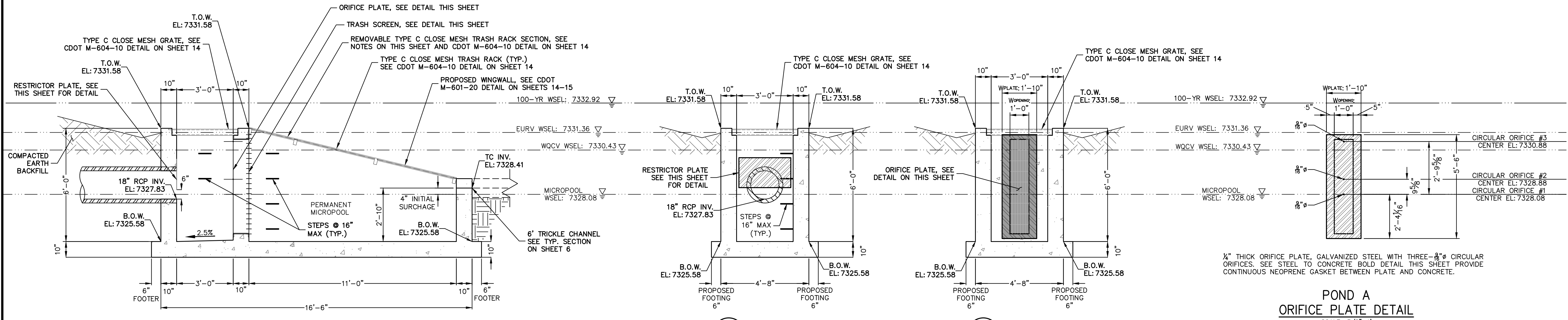
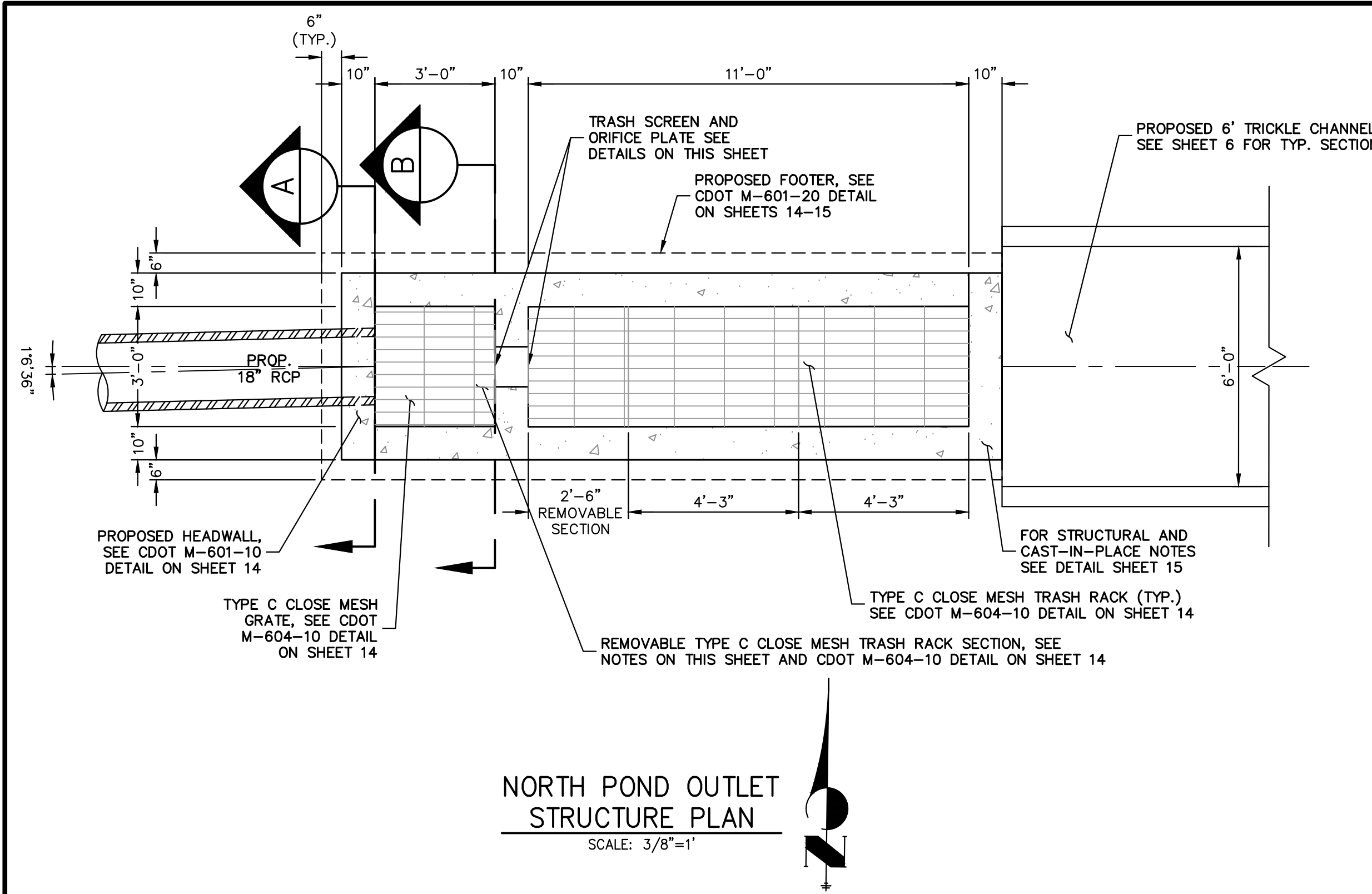
UNTIL SUCH TIME AS THESE DRAWINGS ARE APPROVED BY THE APPROPRIATE REVIEWING AGENCIES, OR ENGINEERING APPROVES THEIR USE, THESE DRAWINGS ARE DESIGNATED BY WRITTEN AUTHORIZATION.	
PREPARED FOR	VILLAGREE DEVELOPMENT LLC 5710 VESSEY RD COLORADO SPRINGS, CO 80908 GREGG & ELAINE CAWFIELD (719) 413-6900
BY	DATE
No. REVISION	
H-SCALE 1"=10'	V-SCALE 1"=1'
DATE 05/15/24	DESIGNED BY GAG
DRAWN BY GAG	CHECKED BY
ESTATES AT CATHEDRAL PINES	
POND PLANS AND DETAILS	
SHEET 7	OF 16
JOB NO. 25260.00	



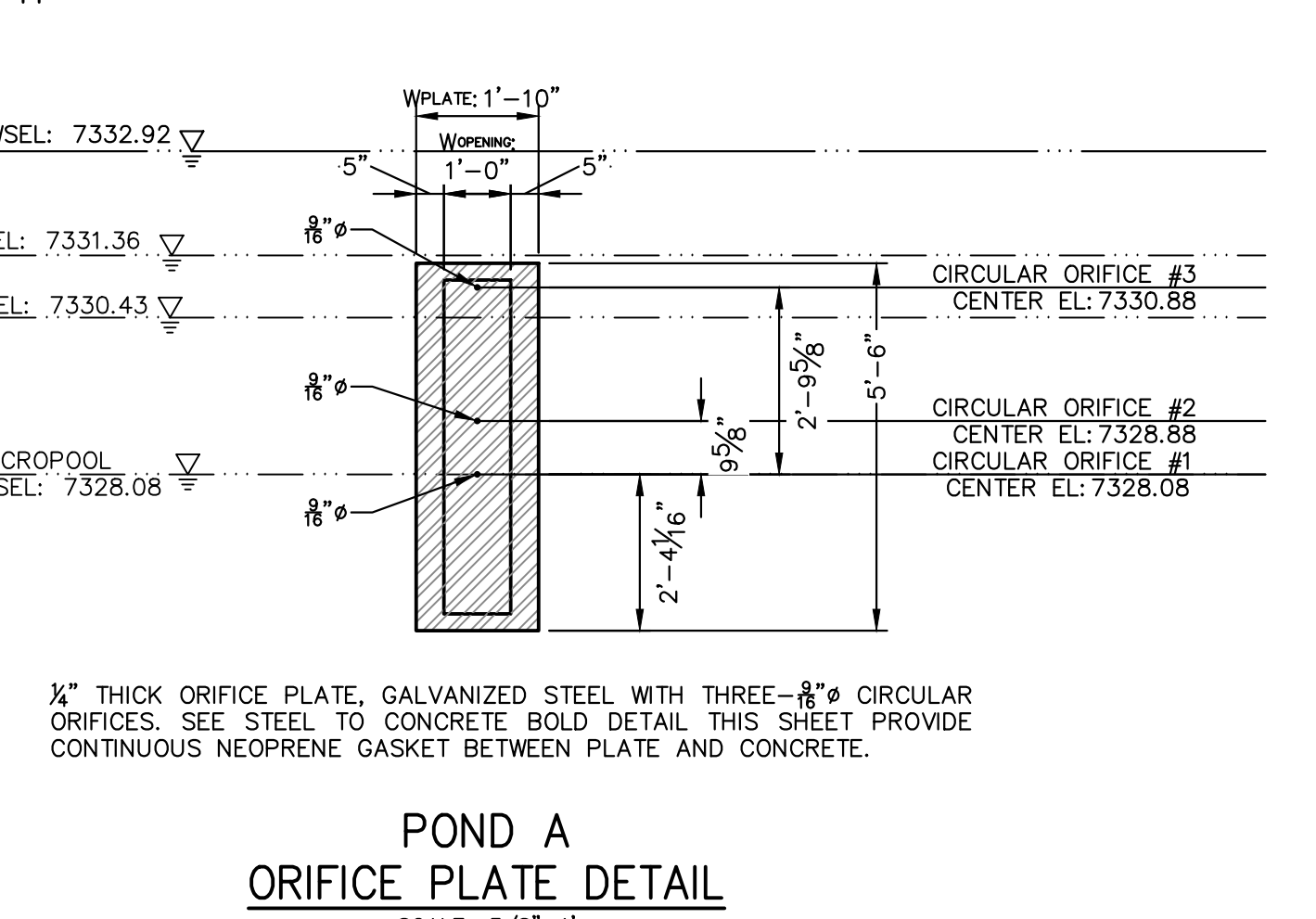
ENGINEER'S STATEMENT
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 BRYAN T. LAW, P.E.
 COLORADO P.E. 25043
 FOR AND ON BEHALF OF JR ENGINEERING

[Signature]
 DATE: 7/12/24

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PREPARED FOR	VILLAGREE DEVELOPMENT LLC 5710 VESSEY RD COLORADO SPRINGS, CO 80908 GREGG & ELAINE CAWFIELD (719) 413-6900
BY	DATE
NO. REVISION	
H-SCALE	3/8"=1'
V-SCALE	3/8"=1'
DATE	05/15/24
DESIGNED BY	GAG
DRAWN BY	GAG
CHECKED BY	
ESTATES AT CATHEDRAL PINES	
POND PLANS AND DETAILS	
SHEET	8 OF 16
JOB NO.	25260.00



- OUTLET STRUCTURE PLATE AND GRADING NOTES:**
- ORIFICE PLATE:**
- PROVIDE CONTINUOUS NEOPRENE GASKET MATERIAL BETWEEN THE ORIFICE PLATE AND CONCRETE AND BETWEEN THE RESTRICTOR PLATE AND CONCRETE.
 - BOLT PLATE TO CONCRETE 12" MAX. ON CENTER.
- TRASH RACKS:**
- TRASH RACKS SHALL BE 1/2" SCH.40 STEEL PIPE, GALVANIZED, @ 6" CENTERS. SUPPORT BARS SHALL BE 1/2"x2" STEEL RECTANGULAR BARS, GALVANIZED, @ 36". ALL TRASH RACKS SHALL BE MOUNTED USING STAINLESS STEEL HARDWARE.
 - REMOVABLE TRASH RACK SECTIONS SHALL BE MOUNTED USING STAINLESS STEEL HARDWARE AND PROVIDED WITH HINGED & LOCKABLE OR BOLTABLE ACCESS PANELS AS SHOWN ON THE PLANS.
 - STEEL TRASH RACKS SHALL BE HOT DIP GALVANIZED AND MAY BE HOT POWDER COATED AFTER GALVANIZING.
 - STRUCTURAL STEEL FOR GRATES, ORIFICE PLATES, AND BARS SHALL BE GALVANIZED AND SHALL BE IN ACCORDANCE WITH CDOT STANDARD SPECIFICATIONS, SUBSECTION 712.06.
 - ALL HARDWARE, BOLTS, AND FASTENERS SHALL BE STAINLESS STEEL.
 - CONTRACTOR SHALL SUBMIT SHOP DRAWINGS FOR ALL PLATES AND GRATING FOR ENGINEER'S APPROVAL PRIOR TO CONSTRUCTION.



811
Know what's below. Call before you dig.

ENGINEER'S STATEMENT

PREPARED UNDER MY DIRECT SUPERVISION AND ON BEHALF OF JR ENGINEERING

Bryan T. Law
BRYAN T. LAW, P.E.
COLORADO P.E. 25043
FOR AND ON BEHALF OF JR ENGINEERING

DATE: 7/12/24

25043

DATE

UNTIL SUCH TIME AS THESE DRAWINGS ARE APPROVED BY THE APPROPRIATE REVIEWING AGENCIES, JR ENGINEERING APPROVES THEIR USE FOR PURPOSES DESIGNATED BY WRITTEN AUTHORIZATION.

PREPARED FOR
VILLAGREE DEVELOPMENT LLC
5710 VESSEY RD
COLORADO SPRINGS, CO 80908
GREGG & ELAINE CAWFIELD
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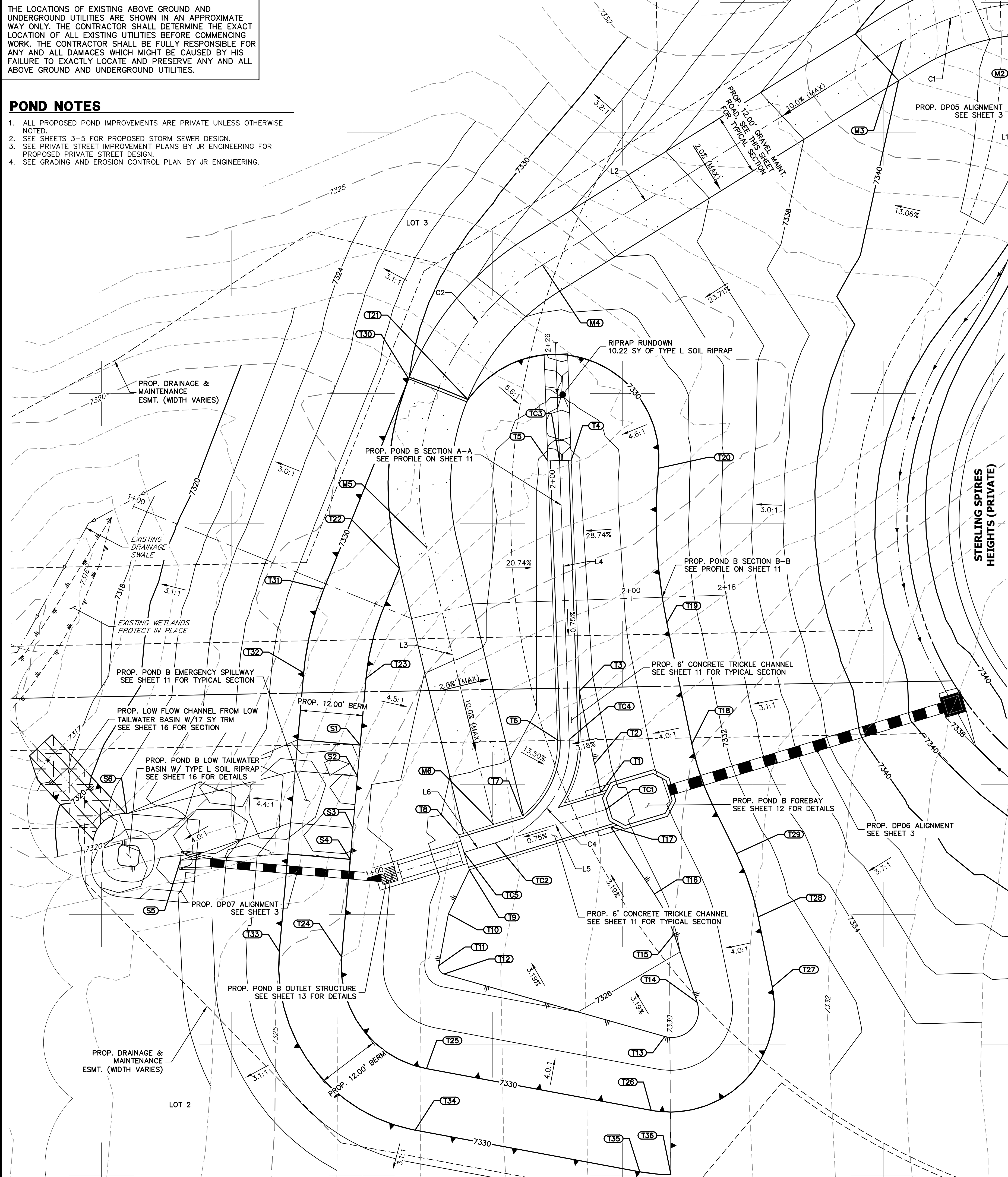
ESTATES AT CATHEDRAL PINES
POND PLANS AND DETAILS

SHEET 9 OF 16
JOB NO. 25260.00

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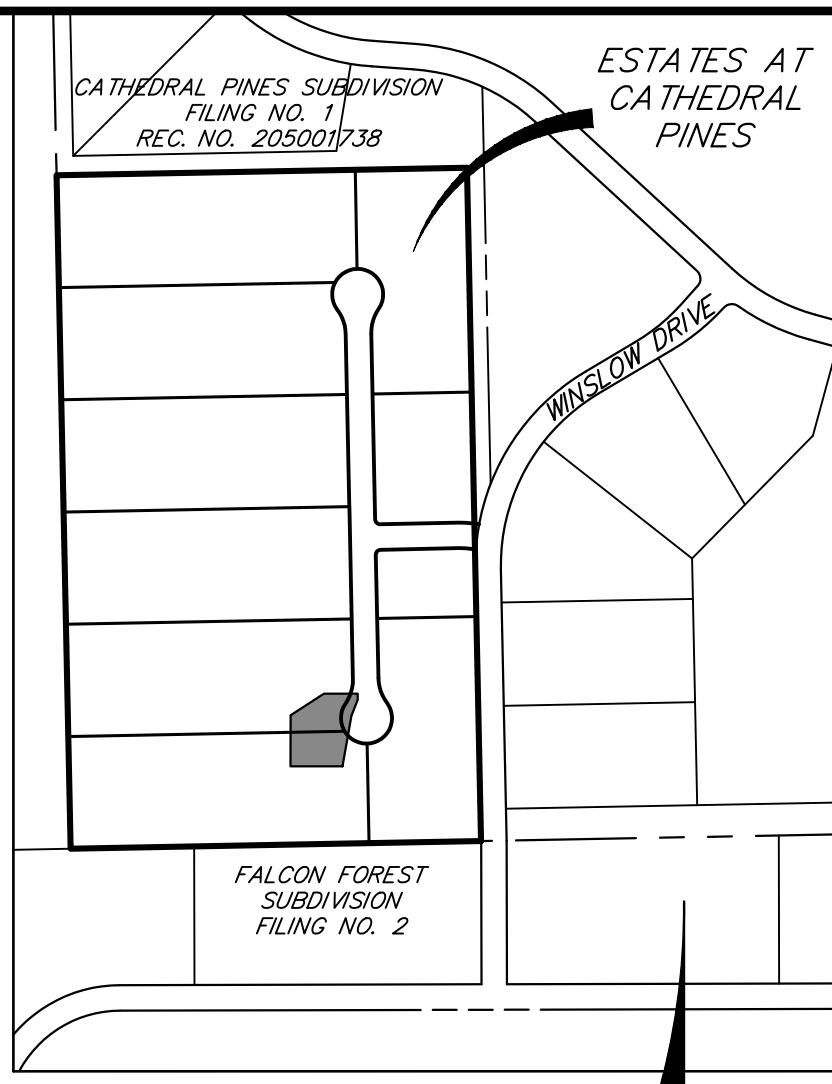
POND NOTES

1. ALL PROPOSED POND IMPROVEMENTS ARE PRIVATE UNLESS OTHERWISE NOTED.
2. SEE SHEETS 3-5 FOR PROPOSED STORM SEWER DESIGN.
3. SEE PRIVATE STREET IMPROVEMENT PLANS BY JR ENGINEERING FOR PROPOSED PRIVATE STREET DESIGN.
4. SEE GRADING AND EROSION CONTROL PLAN BY JR ENGINEERING.



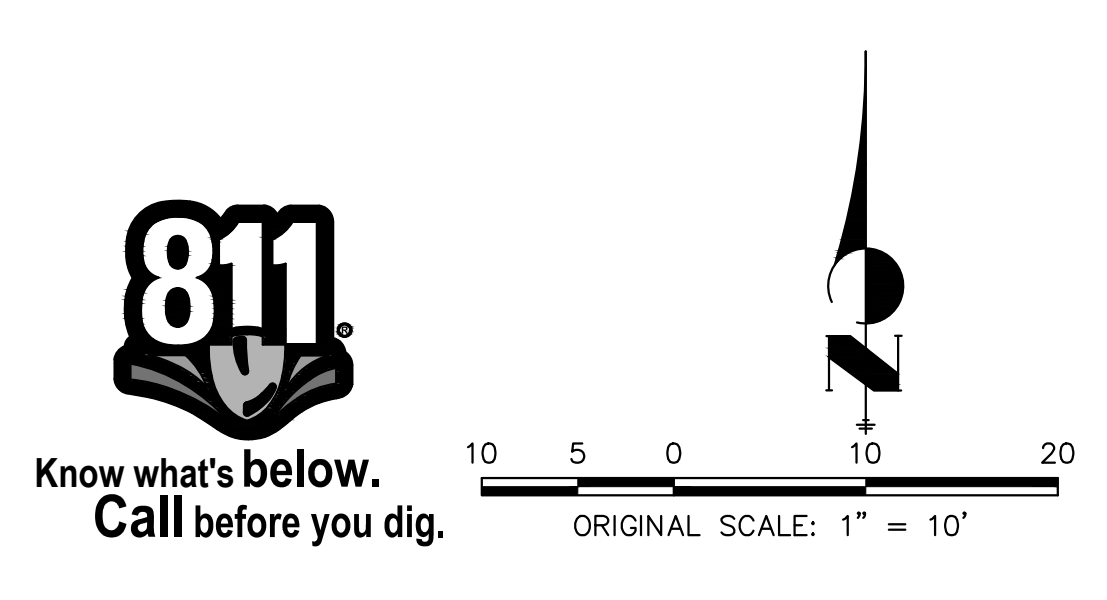
LINE TABLE		
LINE	BEARING	DISTANCE
L1	S88°48'16"W	19.62'
L2	S58°08'56"W	81.12'
L3	S13°34'54"E	54.64'
L4	N01°59'19"W	53.56'
L5	N73°11'18"E	22.18'
L6	N73°11'18"E	6.24'

CURVE TABLE			
CURVE	DELTA	RADIUS	LENGTH
C1	30°39'20"	50.00'	26.75'
C2	71°43'51"	50.00'	62.60'
C4	75°10'37"	20.00'	26.24'



POND GRADING PLAN			
STRUCTURE NAME	DESCRIPTION	NORTHING/EASTING	ELEVATION
M1	MAINT. ROAD CL	N: 436716.43 E: 215795.15	7343.21
M2	MAINT. ROAD CL	N: 436716.02 E: 215775.54	7343.03
M3	MAINT. ROAD CL	N: 436708.50 E: 215750.19	7340.52
M4	MAINT. ROAD CL	N: 436665.69 E: 215681.29	7332.93
M5	MAINT. ROAD CL	N: 436611.48 E: 215659.07	7329.90
M6	MAINT. ROAD CL	N: 436558.38 E: 215671.90	7324.97
S1	SPILLWAY/ TOP	N: 436573.58 E: 215646.33	7330.00
S2	SPILLWAY CREST	N: 436567.61 E: 215645.81	7328.50
S3	SPILLWAY CREST	N: 436557.64 E: 215644.94	7328.50
S4	SPILLWAY/ TOP	N: 436551.67 E: 215644.42	7330.00
S5	SPILLWAY/ LOW TAILWATER BASIN	N: 436551.49 E: 215611.86	7323.00
S6	SPILLWAY/ LOW TAILWATER BASIN	N: 436560.42 E: 215601.59	7319.20
T1	TOE	N: 436564.58 E: 215692.46	7325.13
T2	TOE	N: 436569.97 E: 215691.28	7325.23
T3	TOE	N: 436583.95 E: 215688.37	7325.23
T4	TOE	N: 436628.25 E: 215686.83	7325.56
T5	TOE	N: 436628.10 E: 215682.33	7325.56
T6	TOE	N: 436574.57 E: 215684.19	7325.16
T7	TOE	N: 436560.06 E: 215677.49	7325.02
T8	TOE	N: 436556.36 E: 215686.25	7324.91
T9	TOE	N: 436549.66 E: 215667.27	7324.91
T10	TOE	N: 436541.21 E: 215663.25	7325.08
T11	TOE	N: 436531.29 E: 215661.41	7325.32
T12	TOE	N: 436529.66 E: 215662.42	7325.39
T13	TOE	N: 436517.67 E: 215704.78	7326.40
T14	TOE	N: 436524.22 E: 215710.97	7326.32
T15	TOE	N: 436537.33 E: 215706.55	7325.89
T16	TOE	N: 436545.01 E: 215702.79	7325.61
T17	TOE	N: 436557.88 E: 215694.48	7325.13
T18	TOP	N: 436573.82 E: 215709.95	7330.00
T19	TOP	N: 436597.08 E: 215705.16	7330.00
T20	TOP	N: 436626.70 E: 215703.55	7330.00

POND GRADING PLAN			
STRUCTURE NAME	DESCRIPTION	NORTHING/EASTING	ELEVATION
T21	TOP/ TRAIL	N: 436639.90 E: 215666.96	7330.00
T22	TOP/ TRAIL	N: 436607.45 E: 215653.87	7330.00
T23	TOP/ BERM	N: 436586.40 E: 215647.45	7330.00
T24	TOP/ BERM	N: 436532.91 E: 215642.78	7330.00
T25	TOP/ BERM	N: 436511.51 E: 215659.05	7330.00
T26	TOP/ BERM	N: 436503.51 E: 215702.15	7330.00
T27	TOP	N: 436527.15 E: 215725.40	7330.00
T28	TOP	N: 436540.60 E: 215722.67	7330.00
T29	TOP	N: 436552.77 E: 215718.52	7330.00
T30	TOP/ BERM	N: 436643.87 E: 215655.62	7330.00
T31	TOP/ BERM	N: 436603.51 E: 215639.35	7330.00
T32	TOP/ BERM	N: 436587.44 E: 215635.49	7330.00
T33	TOP/ BERM	N: 436533.96 E: 215630.82	7330.00
T34	TOP/ BERM	N: 436499.71 E: 215656.86	7330.00
T35	TOP/ BERM	N: 436491.71 E: 215699.96	7330.00
T36	TOP/ BERM	N: 436491.18 E: 215705.93	7330.00
TC1	TC CL FLOWLINE	N: 436561.23 E: 215693.47	7324.63
TC2	TC CL FLOWLINE	N: 436554.81 E: 215672.23	7324.46
TC3	TC CL FLOWLINE	N: 436628.18 E: 215684.58	7325.06
TC4	TC CL FLOWLINE	N: 436574.65 E: 215686.44	7324.66
TC5	TC CL FLOWLINE	N: 436553.01 E: 215666.26	7324.41



ENGINEER'S STATEMENT
 PREPARED UNDER MY DIRECT SUPERVISION AND ON BEHALF OF JR ENGINEERING
 BRYAN T. LAW, P.E.
 COLORADO P.E. 25043
 FOR AND ON BEHALF OF JR ENGINEERING
 DATE 7/12/24

UNLIT SUCH TIME AS THESE DRAWINGS ARE APPROVED BY THE APPROPRIATE REVIEWING AGENCIES, JR ENGINEERING APPROVES THEIR USE AS DESIGNATED BY WRITTEN AUTHORIZATION.

PREPARED FOR
VILLAGREE DEVELOPMENT LLC
 5710 VESSEY RD
 COLORADO SPRINGS, CO 80908
 GREGG & ELAINE CAWLFIELD
 (719) 413-6900

J.R. ENGINEERING
 A Westman Company
 Centennial 300-740-0888 • Colorado Springs 719-583-2683
 Fort Collins 970-491-9888 • www.jrengineering.com

BY	DATE	REVISION

H-SCALE 1"=10'
 V-SCALE N/A
 DATE 05/15/24
 DESIGNED BY GAG
 DRAWN BY GAG
 CHECKED BY

ESTATES AT CATHEDRAL PINES
 POND PLANS AND DETAILS

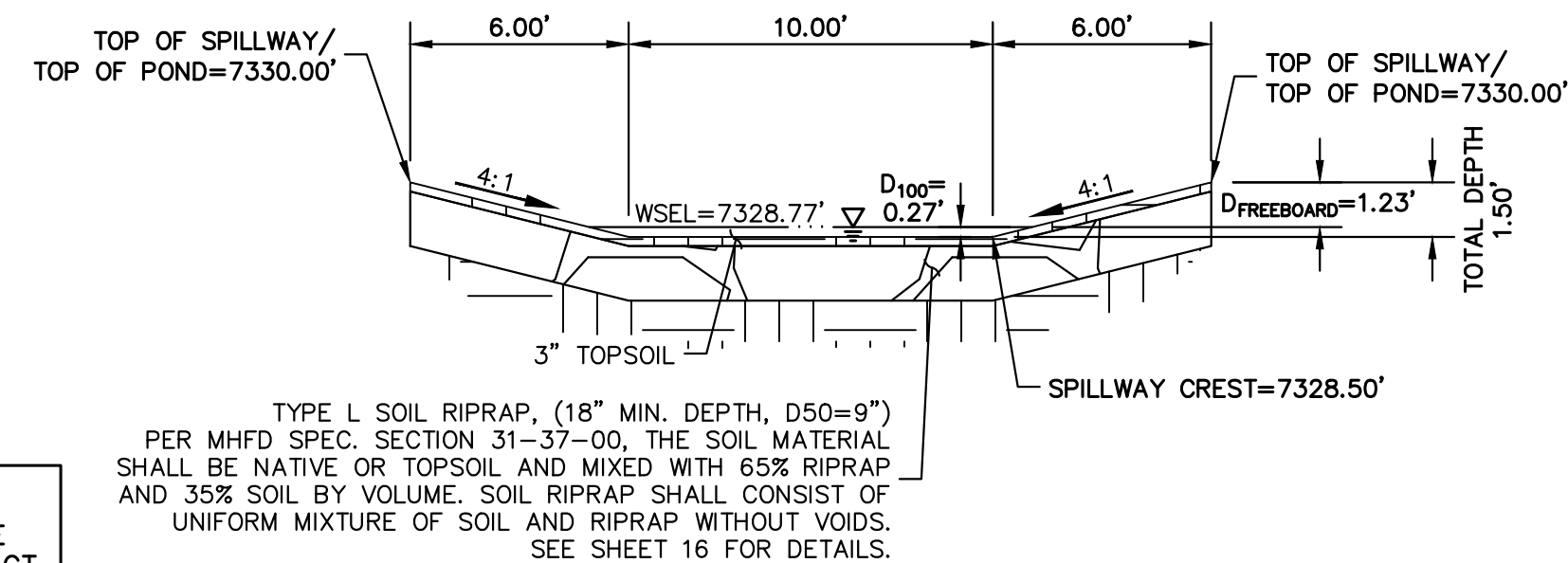
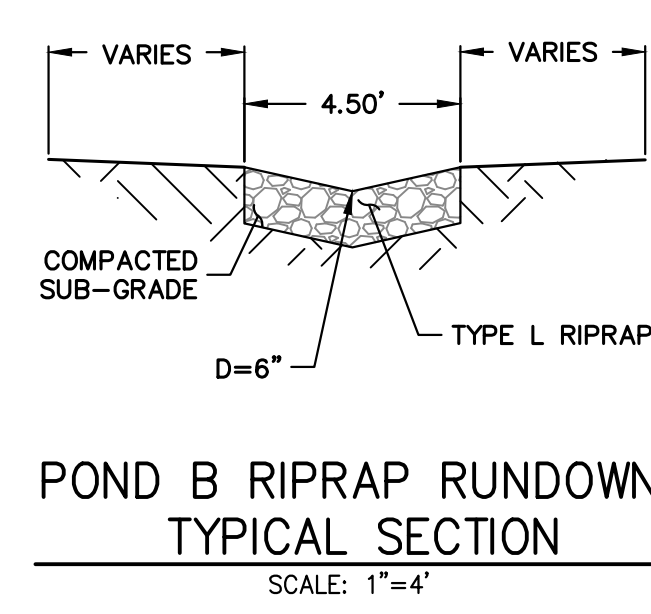
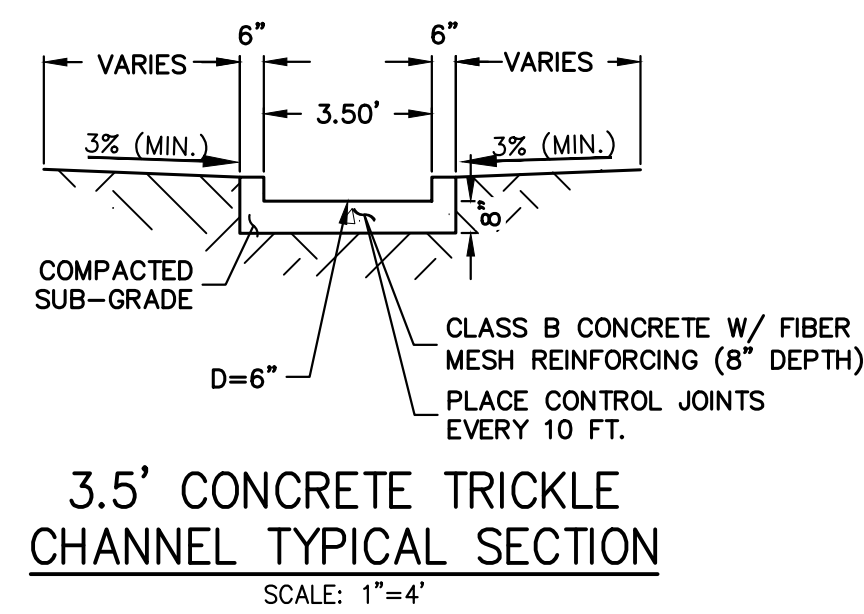
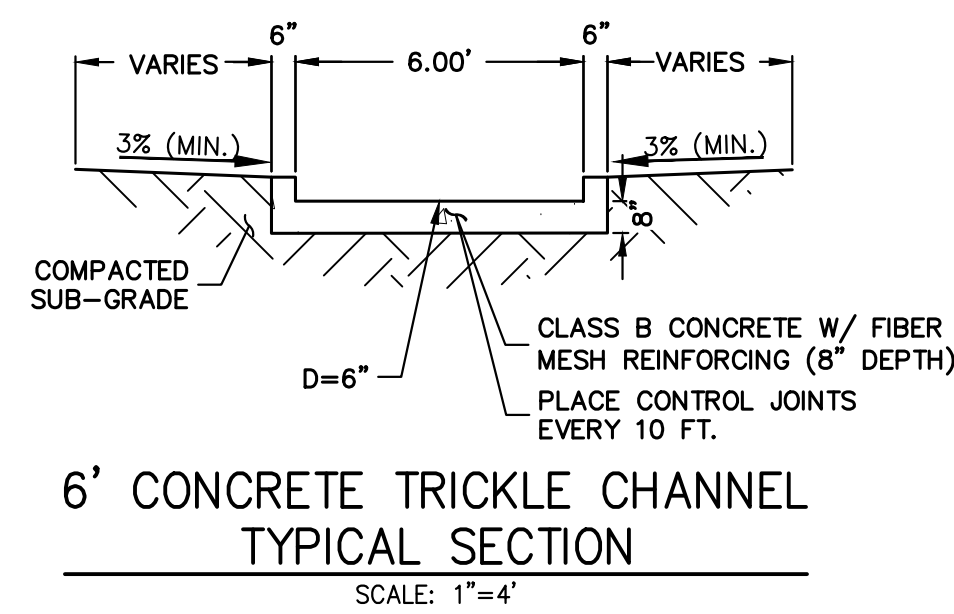
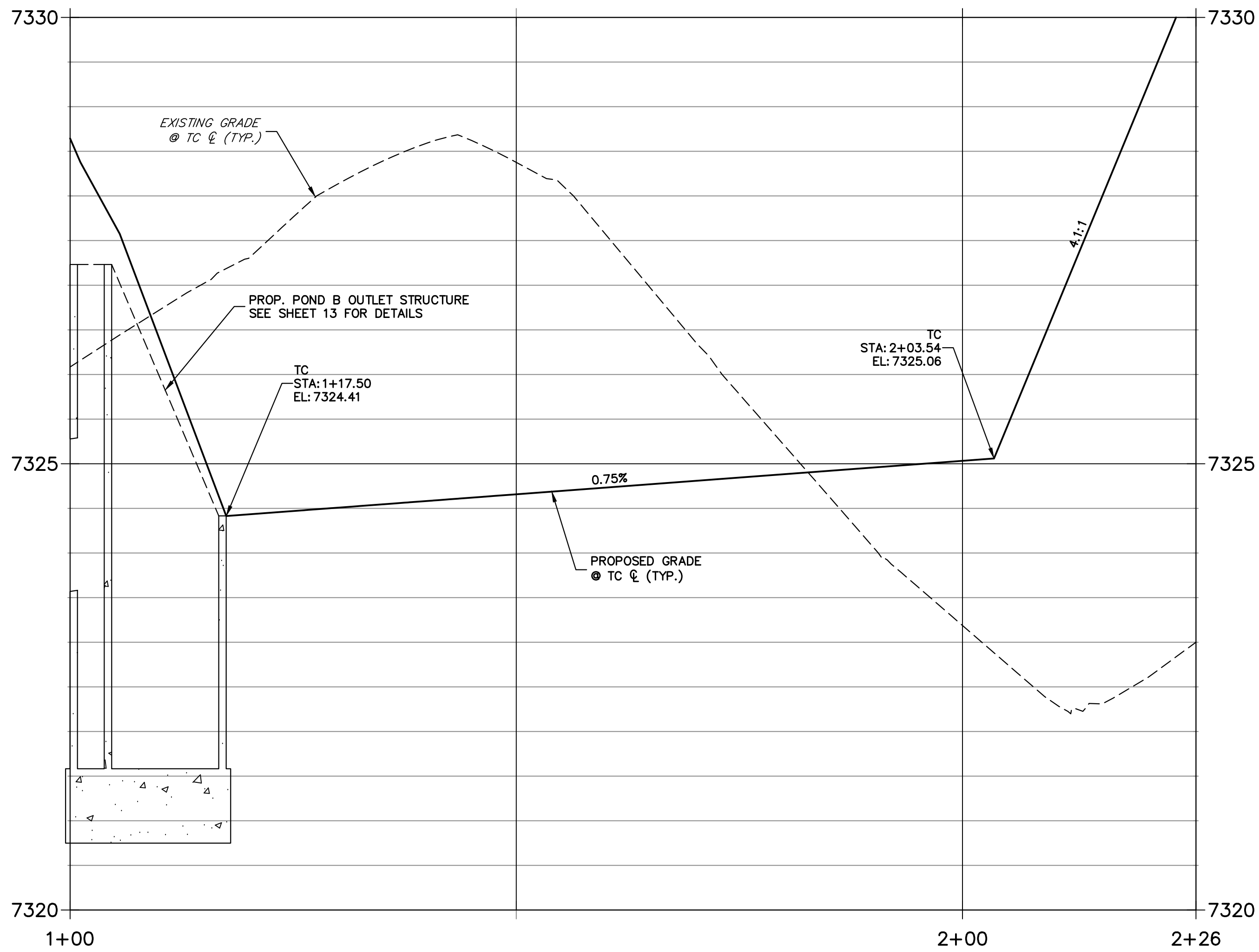
SHEET 10 OF 16
 JOB NO. 25260.00

EPC 8/06/2024

POND NOTES

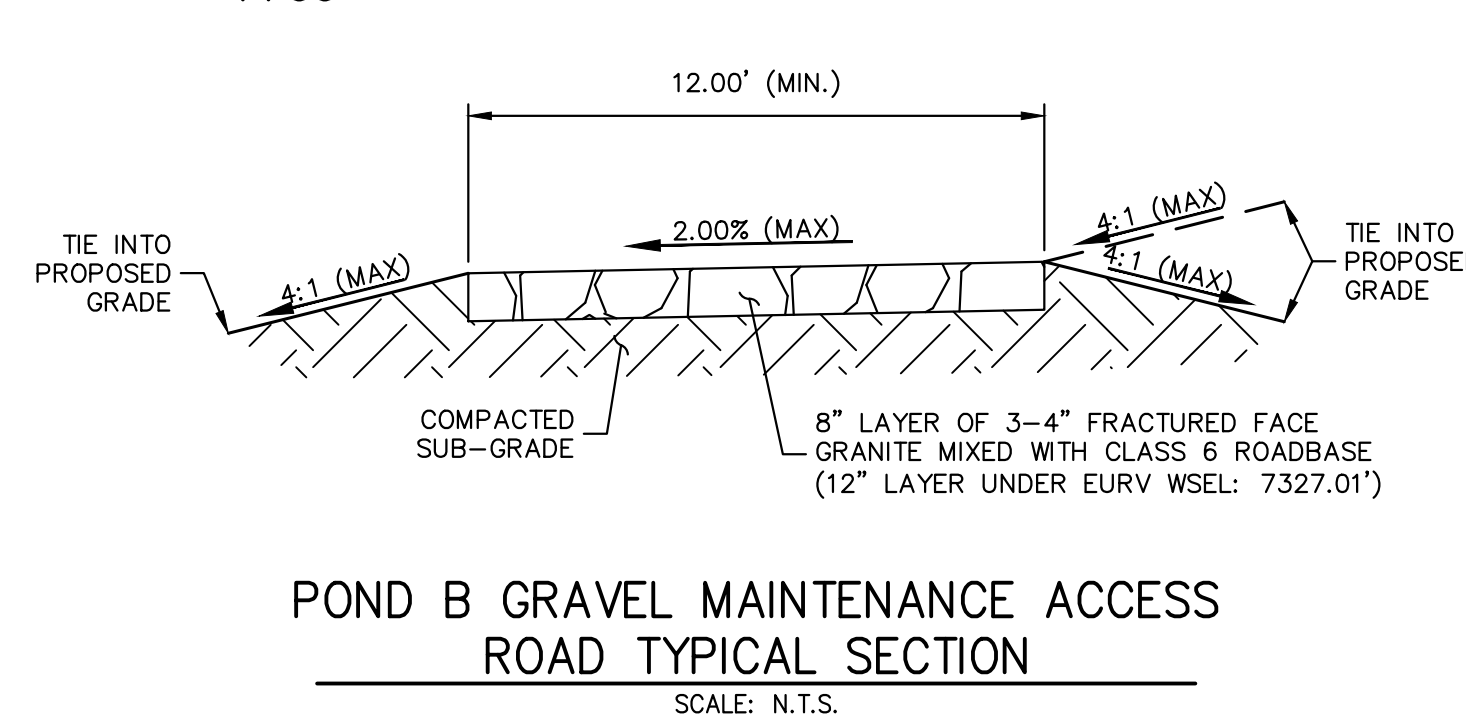
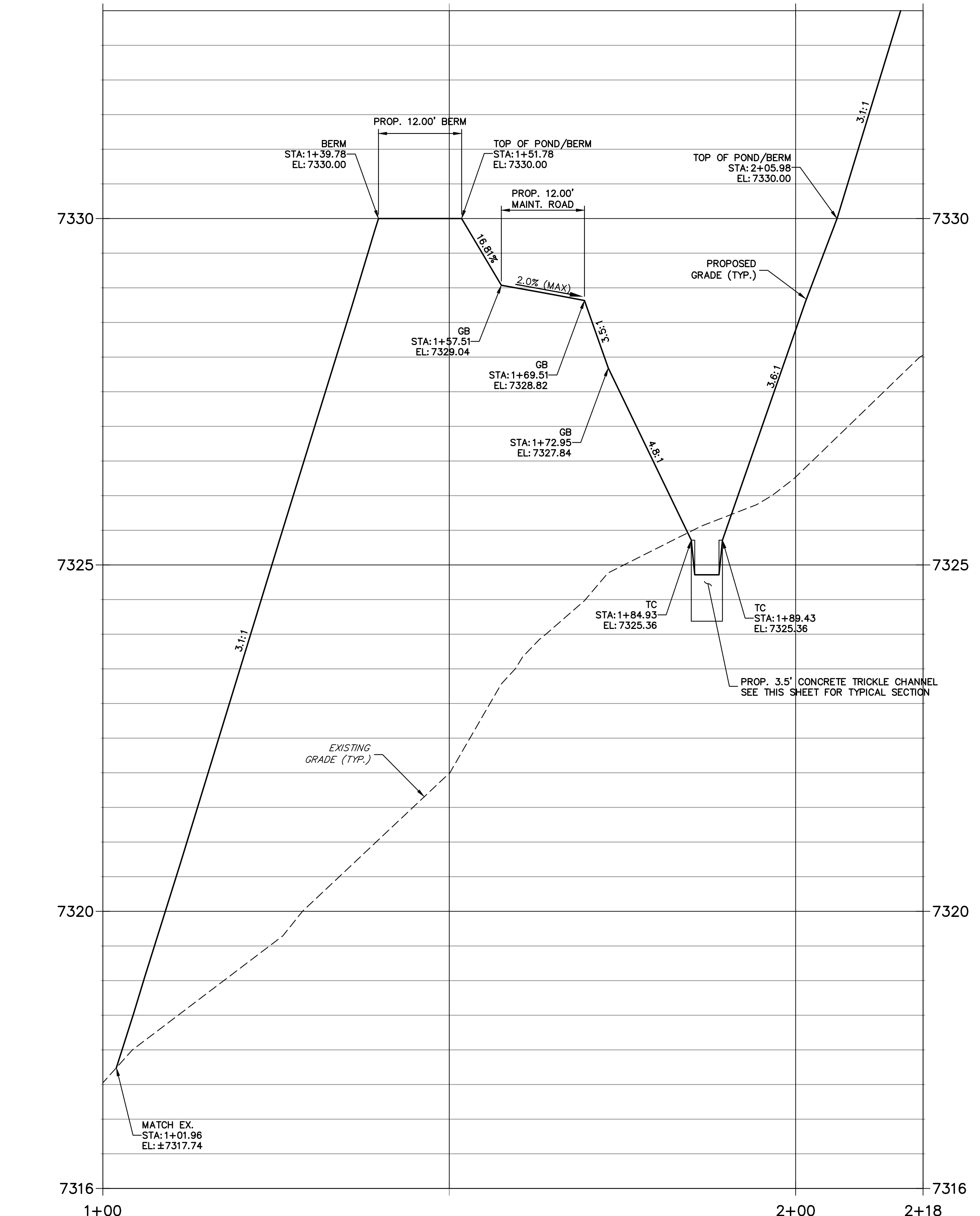
1. ALL PROPOSED POND IMPROVEMENTS ARE PRIVATE UNLESS OTHERWISE NOTED.
2. SEE SHEETS 3-5 FOR PROPOSED STORM SEWER DESIGN.
3. SEE PRIVATE STREET IMPROVEMENT PLANS BY JR ENGINEERING FOR PROPOSED PRIVATE STREET DESIGN.
4. SEE GRADING AND EROSION CONTROL PLAN BY JR ENGINEERING.

**POND B SECTION A-A PROFILE
STA 1+00.00 TO 2+26.17**



THE LOCATIONS OF EXISTING ABOVE GROUND AND UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK. THE CONTRACTOR SHALL BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE CAUSED BY HIS FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL ABOVE GROUND AND UNDERGROUND UTILITIES.

**POND B SECTION B-B PROFILE
STA 1+00.00 TO 2+18.39**



811
Know what's below.
Call before you dig.

HORIZONTAL
ORIGINAL SCALE: 1" = 10'
VERTICAL
ORIGINAL SCALE: 1" = 1'

ENGINEER'S STATEMENT
PREPARED UNDER MY DIRECT SUPERVISION AND ON BEHALF OF JR ENGINEERING
BRYAN T. LAW, P.E.
COLORADO P.E. 25043
FOR AND ON BEHALF OF JR ENGINEERING

DATE: 7/12/24

UNTIL SUCH TIME AS THESE DRAWINGS ARE APPROVED BY THE APPROPRIATE REVIEWING AGENCIES, JR ENGINEERING APPROVES THEIR USES DESIGNATED BY WRITTEN AUTHORIZATION.

PREPARED FOR
VILLAGREE DEVELOPMENT LLC
5710 VESSEY RD
COLORADO SPRINGS, CO 80908
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(719) 413-6900

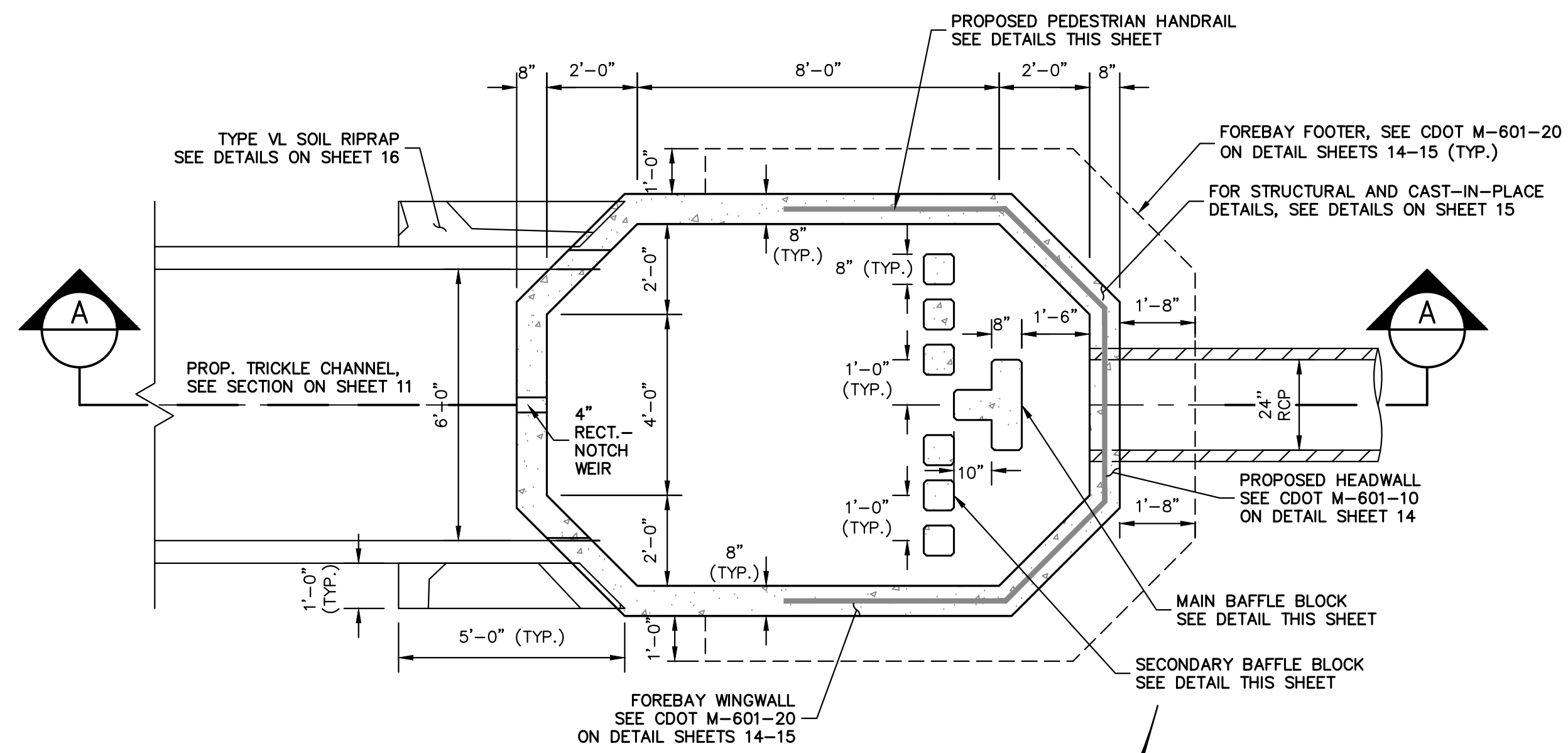
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BY	DATE	No.	REVISION

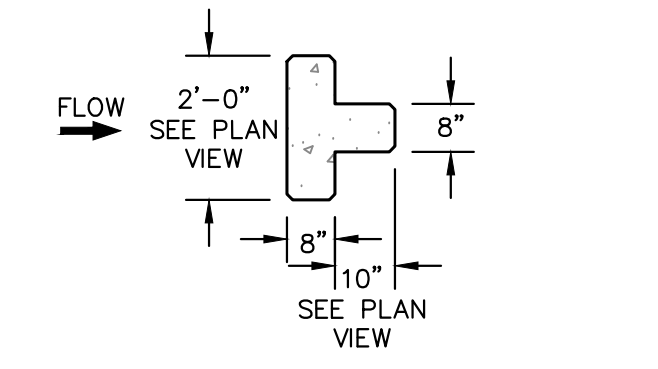
H-SCALE: 1"=10'
V-SCALE: 1"=1'
DATE: 05/15/24
DESIGNED BY: GAG
DRAWN BY: GAG
CHECKED BY:

ESTATES AT CATHEDRAL PINES
POND PLANS AND DETAILS

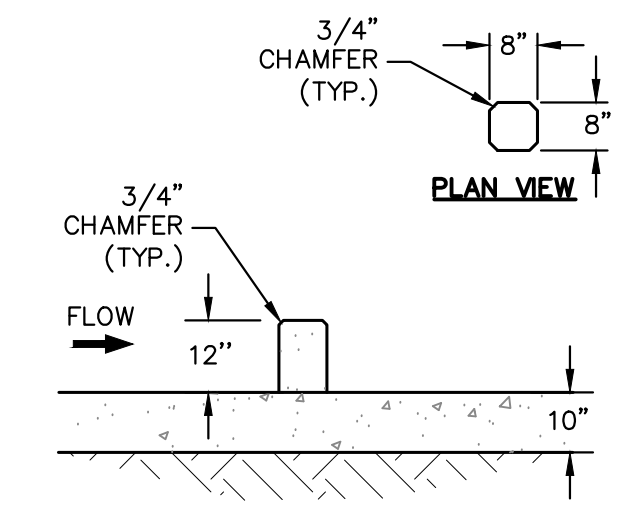
SHEET 11 OF 16
JOB NO. 25260.00



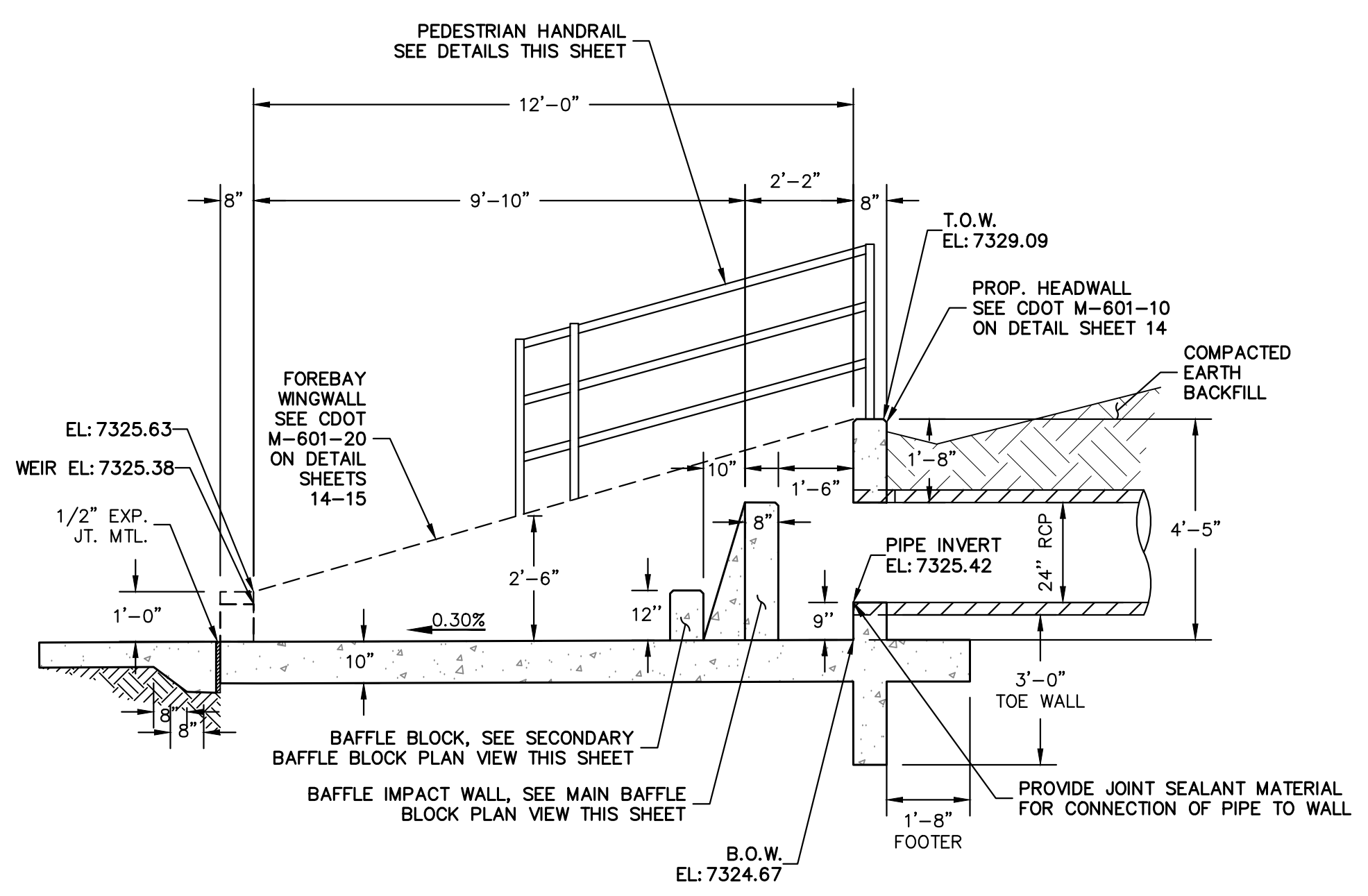
**POND B FOREBAY
PLAN VIEW**
SCALE: 3/8"=1'



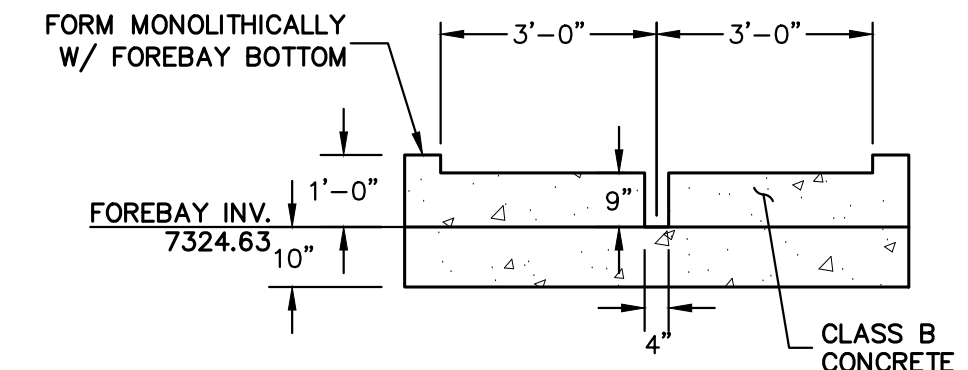
**POND B FOREBAY
MAIN BAFFLE BLOCK PLAN**
SCALE: 3/8"=1'



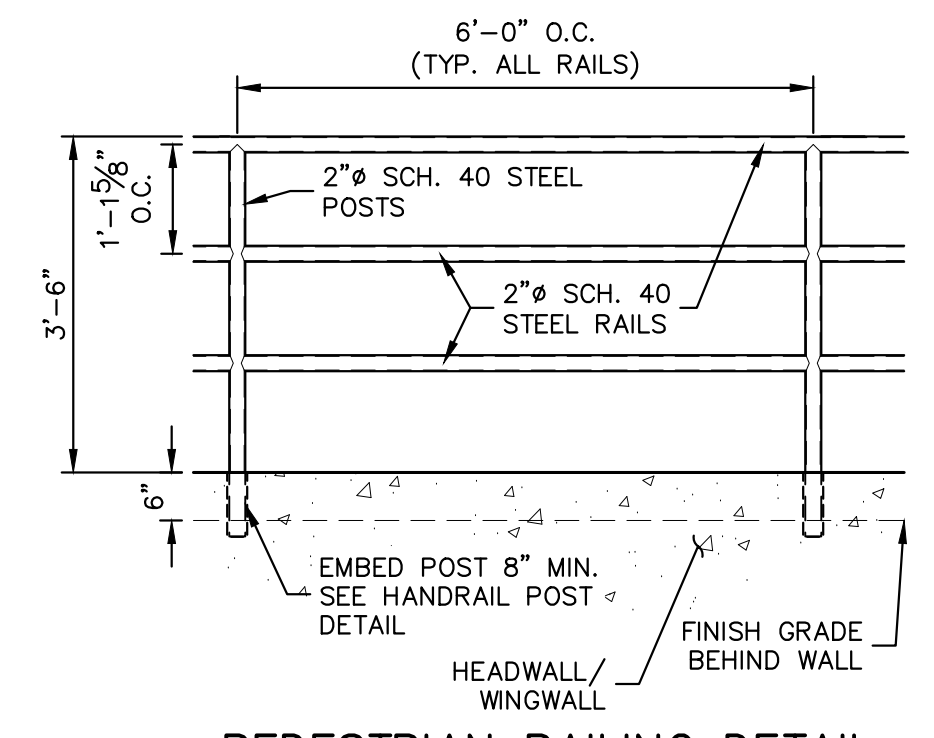
**POND B FOREBAY
SECONDARY BAFFLE BLOCK DETAILS**
SCALE: 3/8"=1'



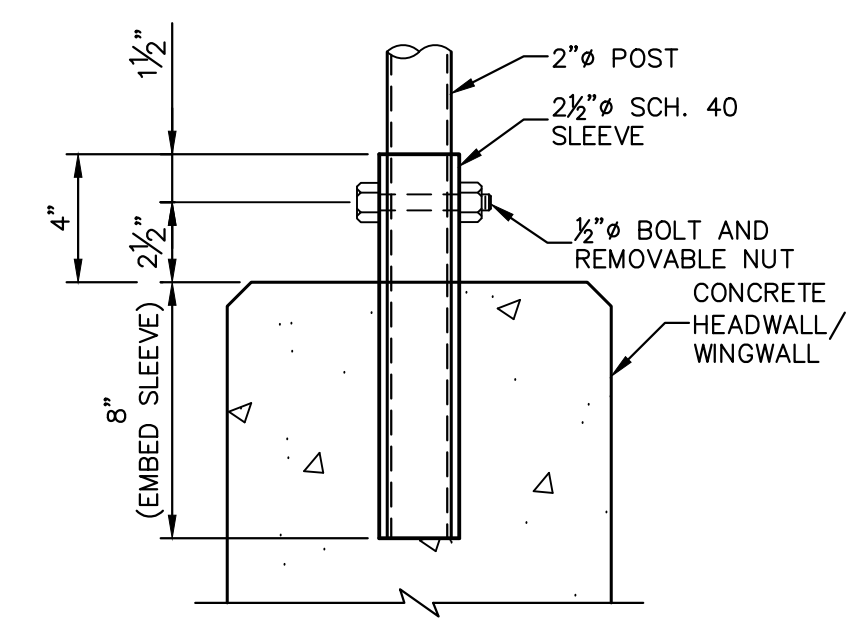
**POND B FOREBAY
CROSS SECTION A-A**
SCALE: 3/8"=1'



**POND B FOREBAY
SECTION AT WEIR**
SCALE: 3/8"=1'



PEDESTRIAN RAILING DETAIL
SCALE: 1/2"=1'



**PEDESTRIAN RAILING
POST DETAIL**
SCALE: 1"=6"

UNTIL SUCH TIME AS THESE DRAWINGS ARE APPROVED BY THE APPROPRIATE REVIEWING AGENCIES, OR ENGINEERING APPROVES THEIR USE, THESE DRAWINGS ARE DESIGNATED BY WRITTEN AUTHORIZATION.

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BY	DATE	No.	REVISION

H-SCALE	V-SCALE	DATE	DESIGNED BY	DRAWN BY	CHECKED BY
3/8"=1'	3/8"=1'	05/15/24	GAG	GAG	

ESTATES AT CATHEDRAL PINES
POND PLANS AND DETAILS
SHEET 12 OF 16
JOB NO. 25260.00



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ENGINEER'S STATEMENT

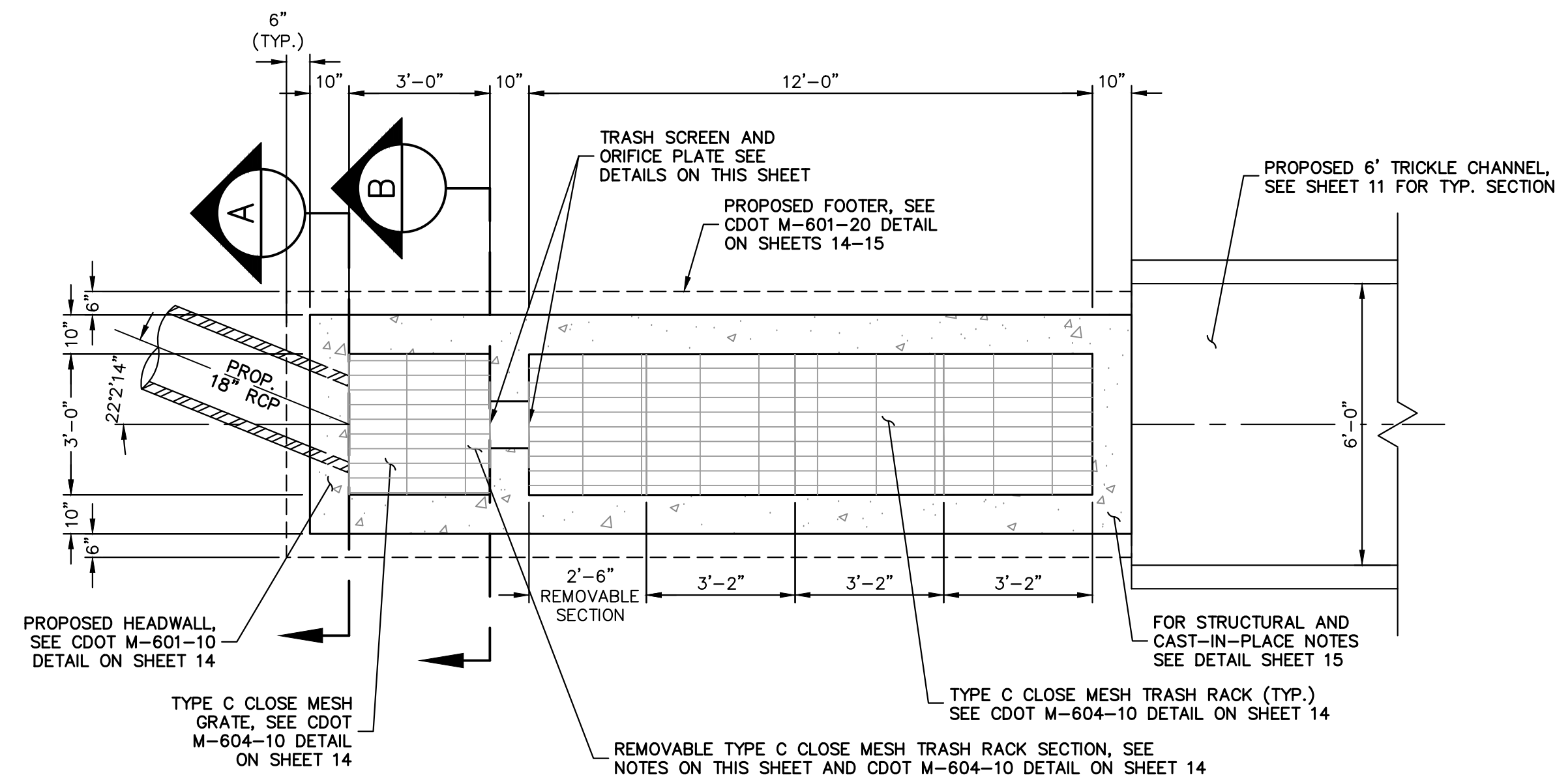
PREPARED UNDER MY DIRECT SUPERVISION AND ON BEHALF OF JR ENGINEERING

Bryan T. Law

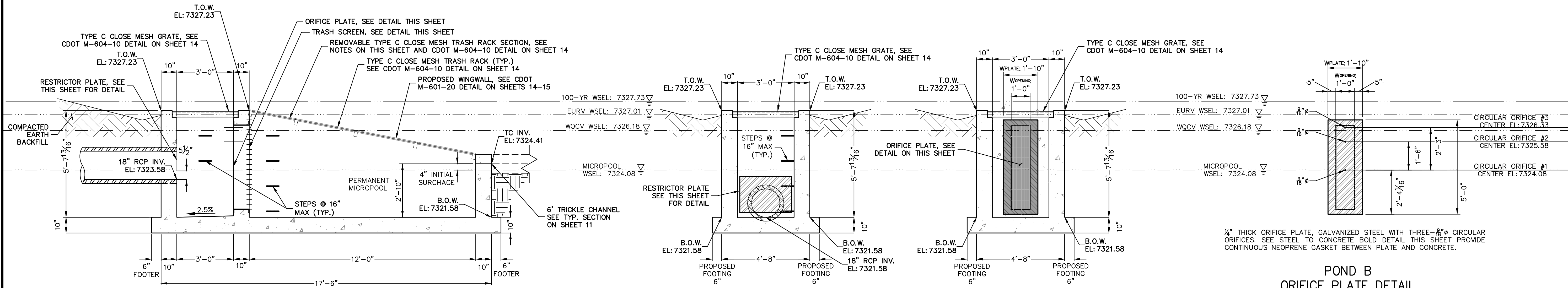
BRYAN T. LAW, P.E.
COLORADO P.E. 25043

25043
7/12/24
DATE

FOR AND ON BEHALF OF JR ENGINEERING



POND B OUTLET STRUCTURE PLAN
SCALE: 3/8"=1'

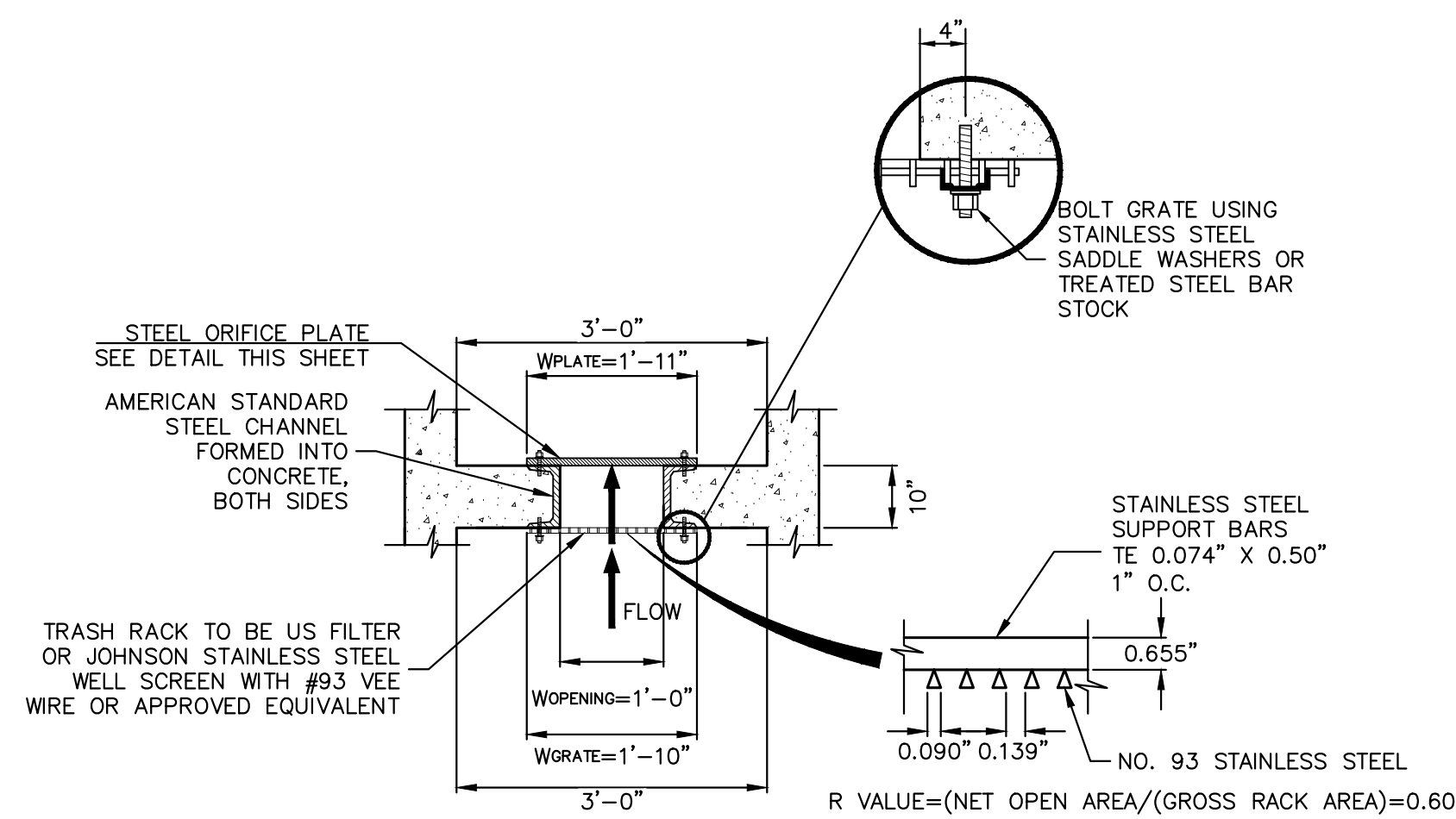


POND B OUTLET STRUCTURE PROFILE
SCALE: 3/8"=1'

A-A SECTION
SCALE: 3/8"=1'

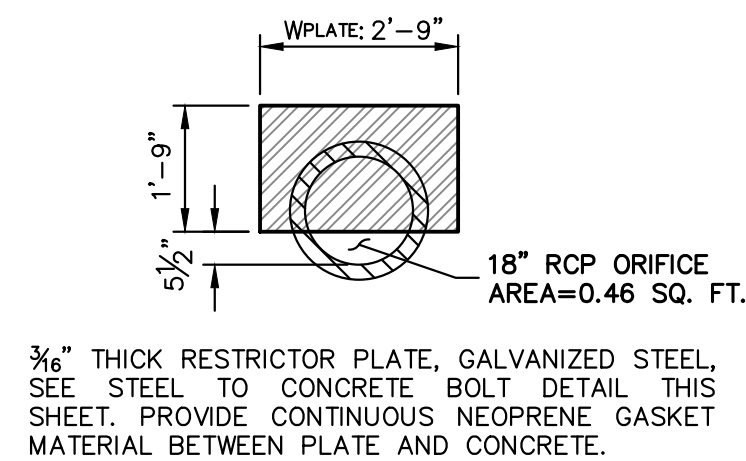
B-B SECTION
SCALE: 3/8"=1'

POND B ORIFICE PLATE DETAIL
SCALE: 3/8"=1'

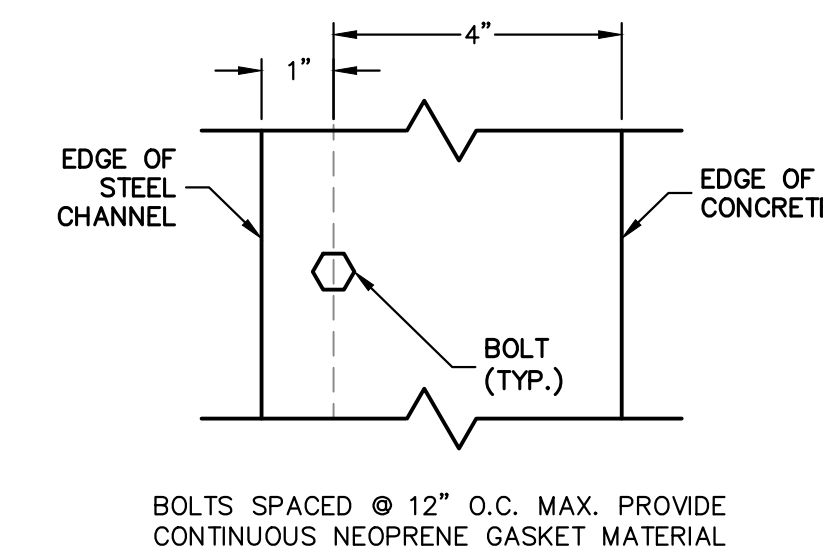


TRASH SCREEN AND PLATE DETAIL (PLAN)
N.T.S.

TRASH SCREEN DETAIL
N.T.S.



POND B RESTRICTOR PLATE DETAIL
SCALE: 3/8"=1'



BOLT DETAIL-STEEL TO CONCRETE
N.T.S.

OUTLET STRUCTURE PLATE AND GRADING NOTES:

- ORIFICE PLATE:**
1. PROVIDE CONTINUOUS NEOPRENE GASKET MATERIAL BETWEEN THE ORIFICE PLATE AND CONCRETE AND BETWEEN THE RESTRICTOR PLATE AND CONCRETE.
 2. BOLT PLATE TO CONCRETE 12" MAX. ON CENTER.
- TRASH RACKS:**
3. TRASH RACKS SHALL BE 1/2" SCH.40 STEEL PIPE, GALVANIZED, @ 6" CENTERS. SUPPORT BARS SHALL BE 1/2"x2" STEEL RECTANGULAR BARS, GALVANIZED, @ 36". ALL TRASH RACKS SHALL BE MOUNTED USING STAINLESS STEEL HARDWARE.
 4. REMOVABLE TRASH RACK SECTIONS SHALL BE MOUNTED USING STAINLESS STEEL HARDWARE AND PROVIDED WITH HINGED & LOCKABLE OR BOLTABLE ACCESS PANELS AS SHOWN ON THE PLANS.
 5. STEEL TRASH RACKS SHALL BE HOT DIP GALVANIZED AND MAY BE HOT POWDER COATED AFTER GALVANIZING.
 6. STRUCTURAL STEEL FOR GRATES, ORIFICE PLATES, AND BARS SHALL BE GALVANIZED AND SHALL BE IN ACCORDANCE WITH CDOT STANDARD SPECIFICATIONS, SUBSECTION 712.06.
 7. ALL HARDWARE, BOLTS, AND FASTENERS SHALL BE STAINLESS STEEL.
 8. CONTRACTOR SHALL SUBMIT SHOP DRAWINGS FOR ALL PLATES AND GRATING FOR ENGINEER'S APPROVAL PRIOR TO CONSTRUCTION.

UNTIL SUCH TIME AS THESE DRAWINGS ARE APPROVED BY THE APPROPRIATE REVIEWING AGENCIES, JR ENGINEERING APPROVES THEIR USE. CONTRACTOR'S USE OF THESE DRAWINGS IS DESIGNATED BY WRITTEN AUTHORIZATION.

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No.	REVISION	BY	DATE

ESTATES AT CATHEDRAL PINES
POND PLANS AND DETAILS

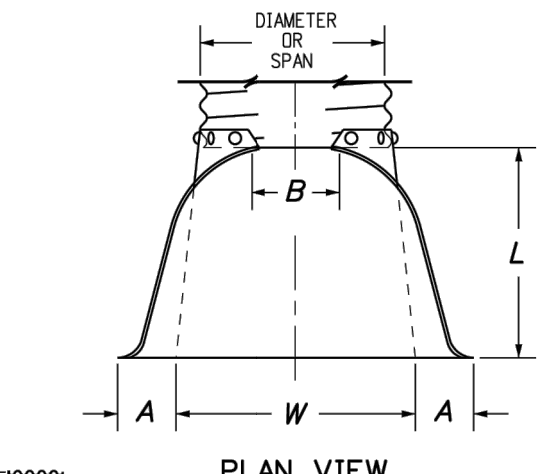
H-SCALE	3/8"=1'
V-SCALE	3/8"=1'
DATE	05/15/24
DESIGNED BY	GAG
DRAWN BY	GAG
CHECKED BY	

ENGINEER'S STATEMENT
PREPARED UNDER MY DIRECT SUPERVISION AND ON BEHALF OF JR ENGINEERING
Bryan T. Law
BRYAN T. LAW, P.E.
COLORADO P.E. 25043
FOR AND ON BEHALF OF JR ENGINEERING
DATE: 7/12/24

SHEET 13 OF 16
JOB NO. 25260.00

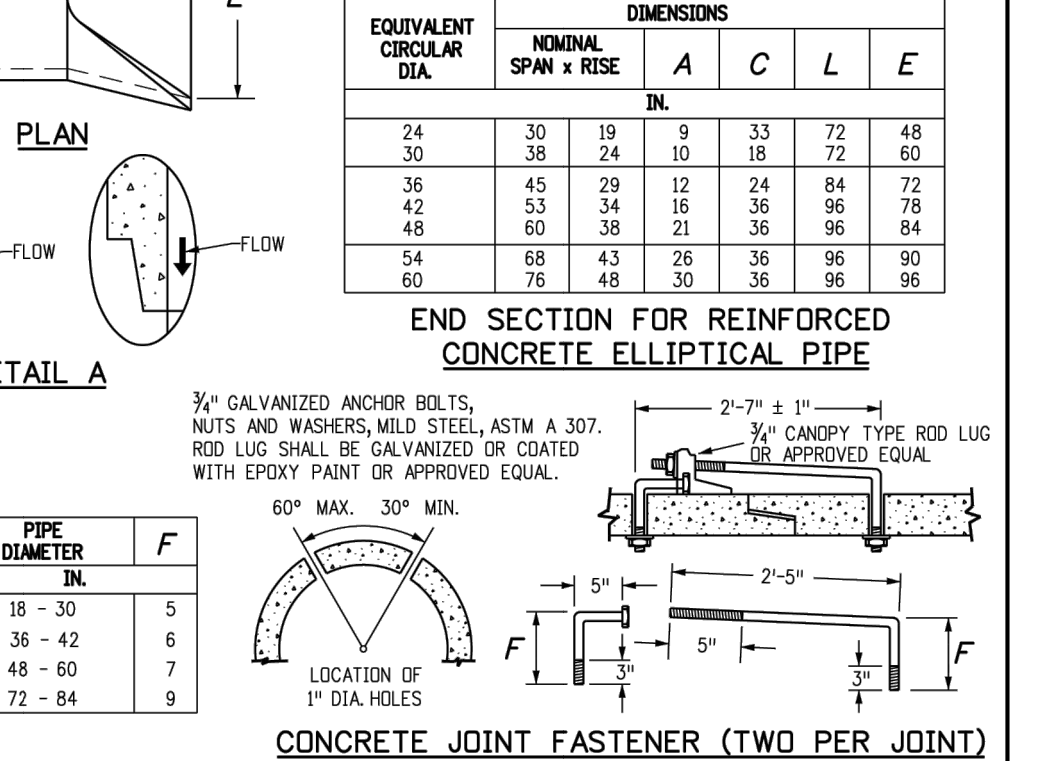
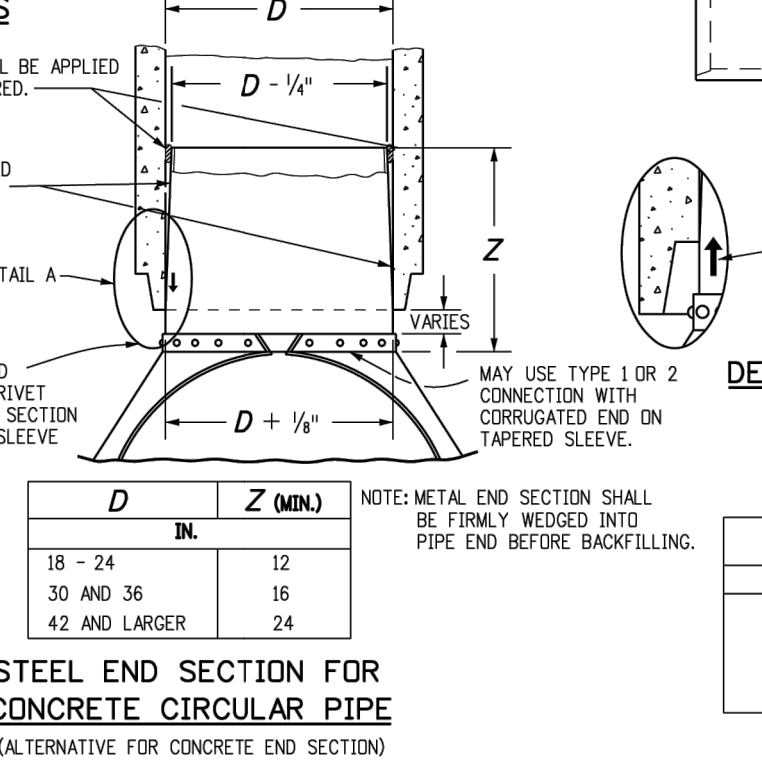
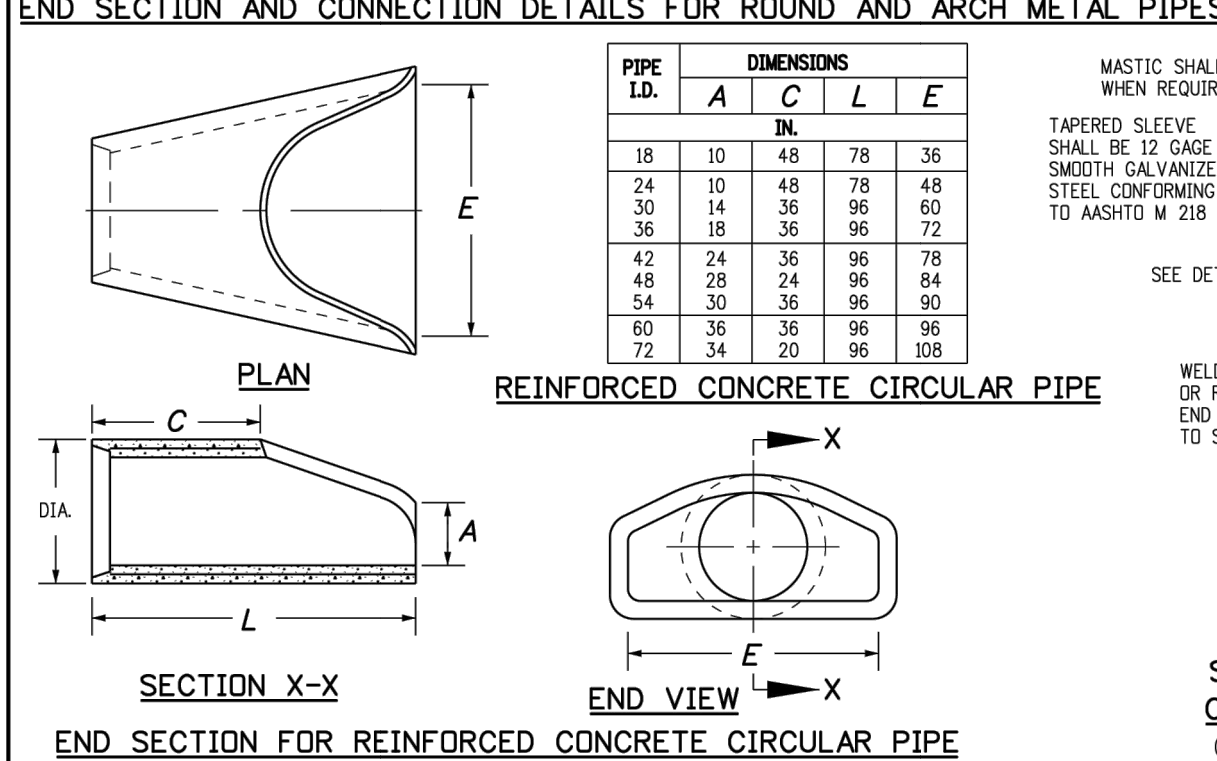
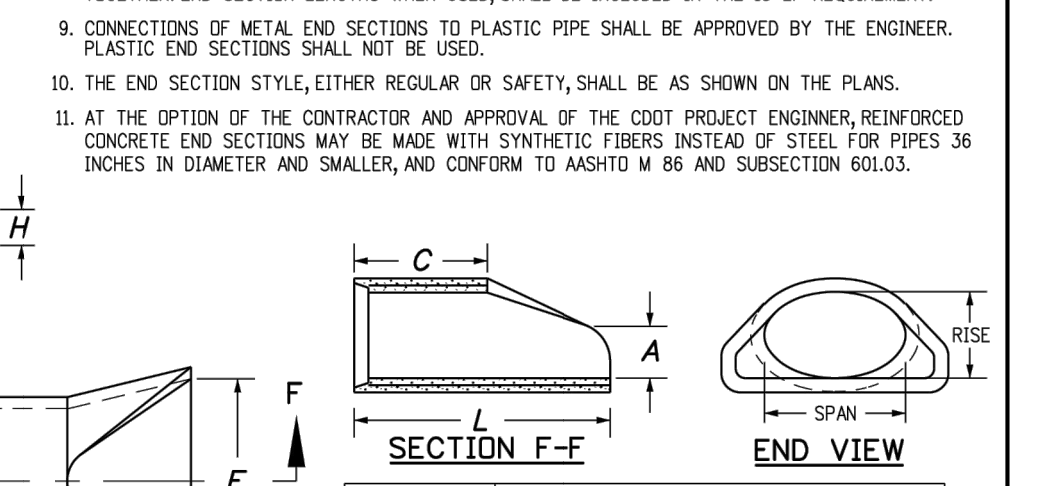
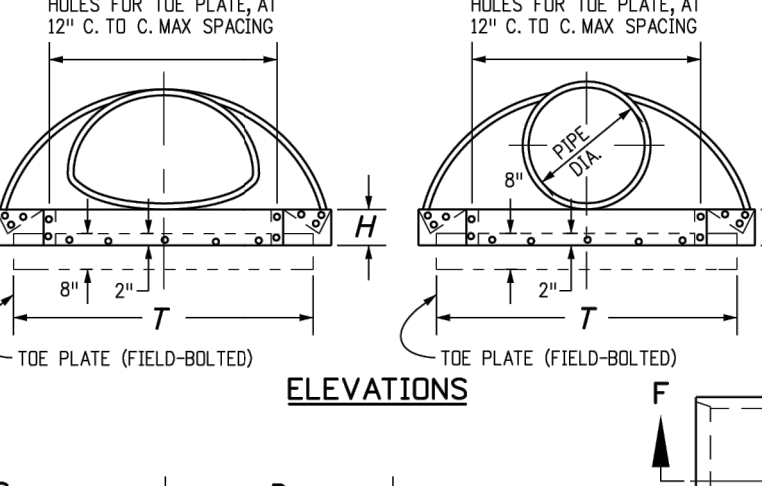
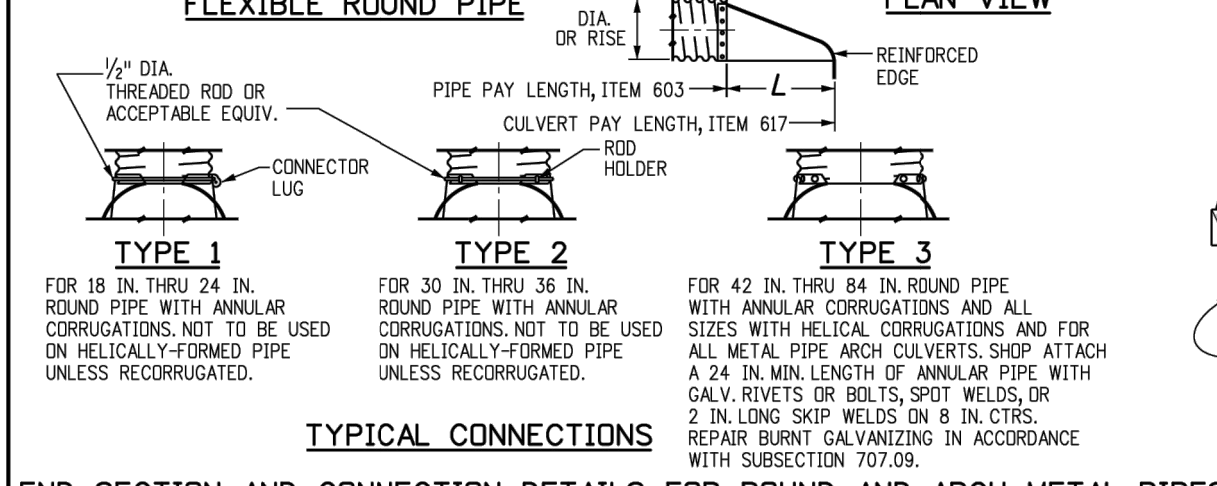


PIPE DIA.	THICKNESS	DIMENSIONS			
		A	B	H	L
12	0.064	6	6	21	24
18	0.064	8	10	31	36
24	0.064	10	13	41	48
30	0.079	12	16	51	60
36	0.079	14	19	60	72
42	0.109	16	22	69	84
48	0.109	18	27	78	96
54	0.109	20	30	84	102
60	0.109	24	36	96	120
66	0.109	26	39	102	126
72	0.109	28	42	108	132
78	0.109	30	45	114	138
84	0.109	32	48	120	144



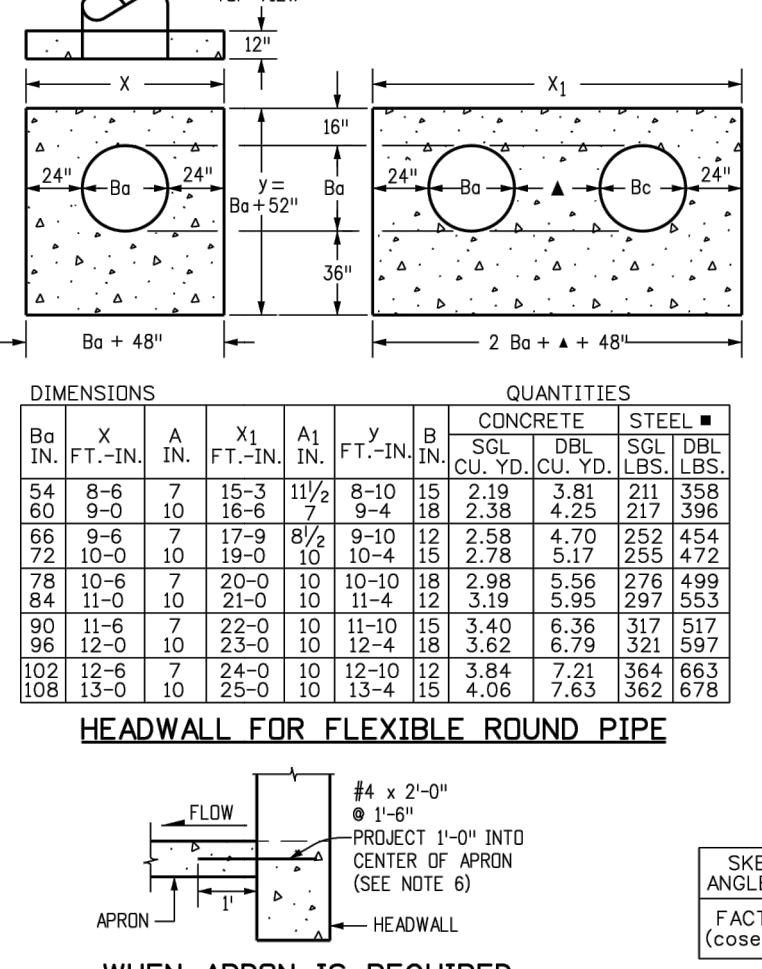
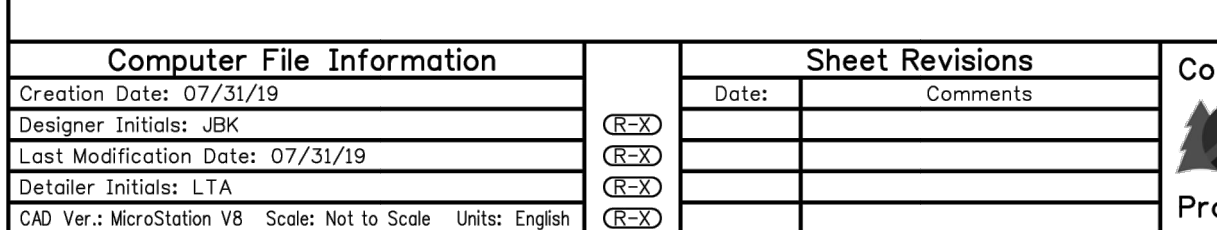
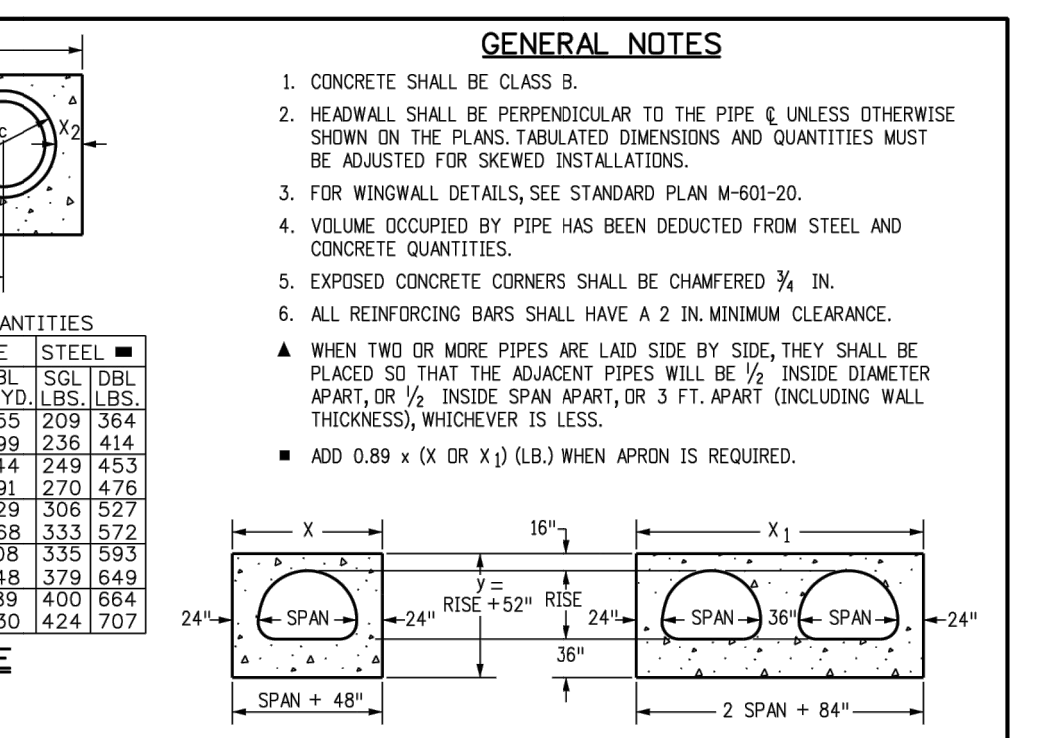
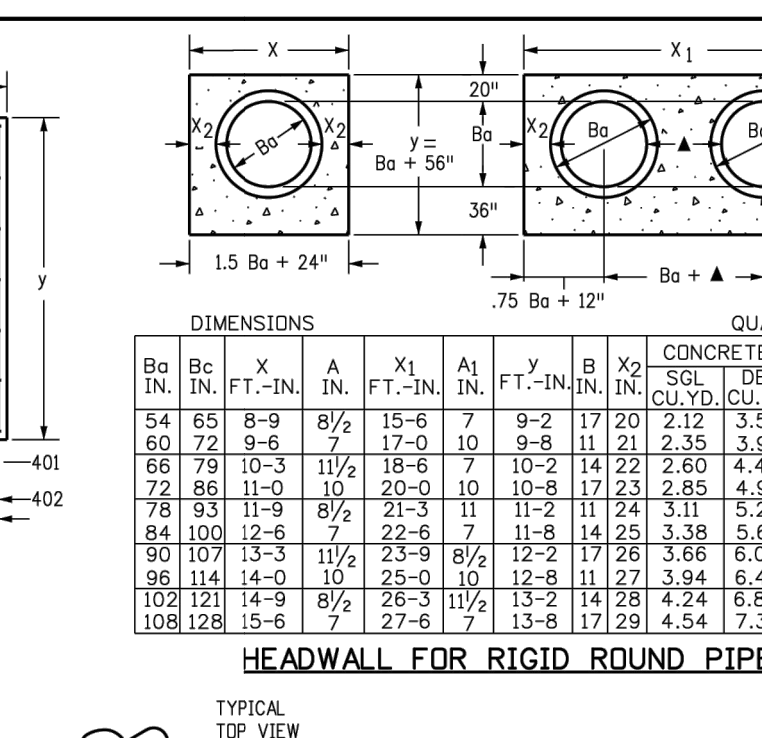
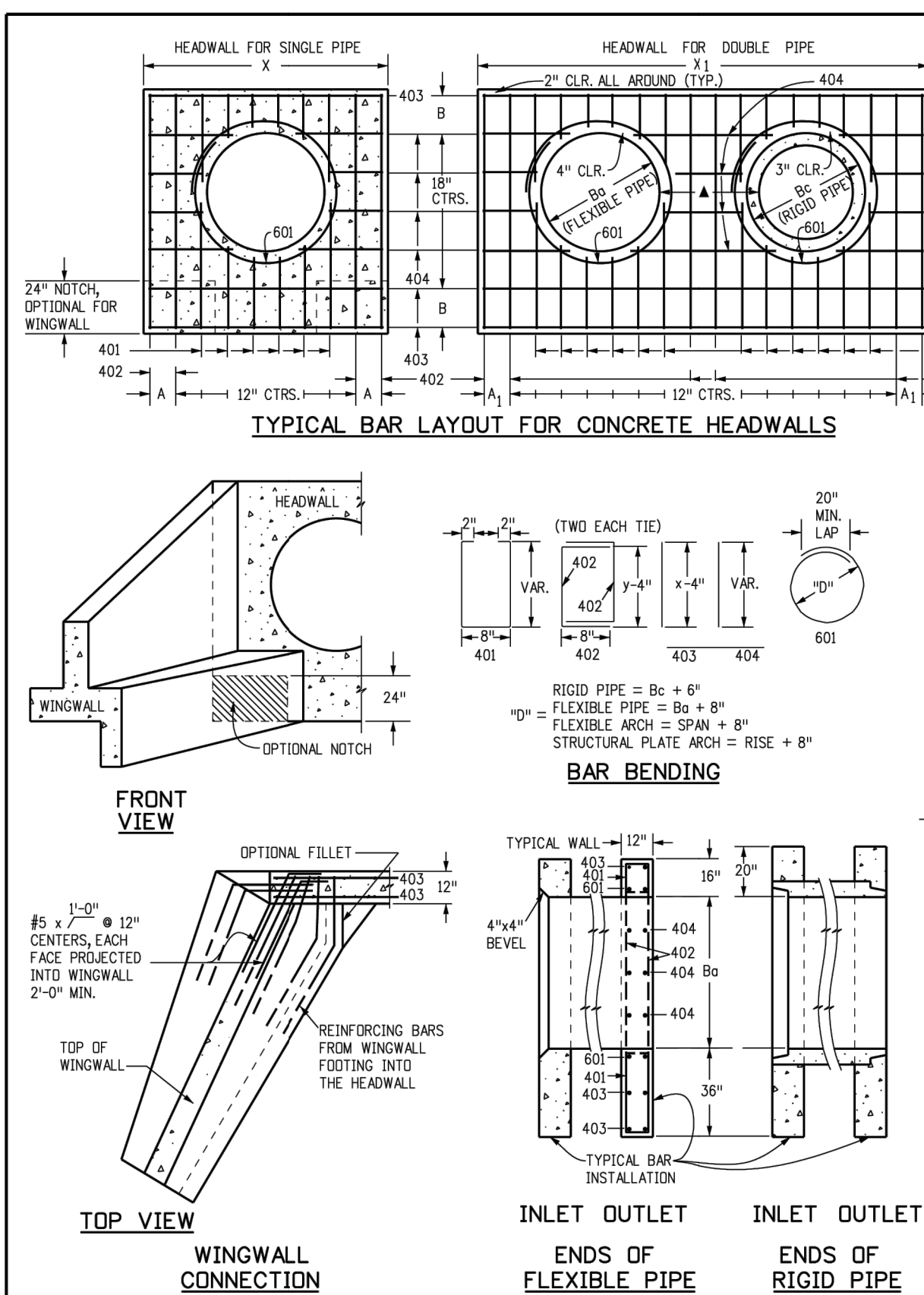
PIPE ARCH SPAN x RISE	THICKNESS	DIMENSIONS			
		A	B	H	L
21 x 15	0.064	7	10	6	23
24 x 18	0.064	8	12	6	28
28 x 20	0.064	9	14	6	32
32 x 24	0.064	10	16	6	38
36 x 28	0.079	12	18	6	46
42 x 33	0.109	13	21	9	53
48 x 39	0.109	14	24	9	60
54 x 43	0.109	16	26	12	67
60 x 48	0.109	18	30	12	77
66 x 47	0.109	18	33	12	84

- GENERAL NOTES**
- DIMENSIONS OF END SECTIONS MAY VARY SLIGHTLY FROM THOSE SHOWN ON THE TABLES DUE TO DIFFERENT MANUFACTURERS' CONFIGURATIONS.
 - CONCRETE END SECTIONS SHALL BE FURNISHED WITH TONGUE OR GROOVE AS REQUIRED.
 - DESIGN LENGTH OF PIPE OR SIDE DRAIN IS BASED ON LENGTH OF END SECTION SHOWN IN TABLE. ANY ADDITIONAL PIPE REQUIRED TO PROVIDE THE DESIGN LENGTH SHALL BE FURNISHED BY THE CONTRACTOR AT NO ADDITIONAL COST TO THE PROJECT.
 - THE INSIDE CONFIGURATION AND THE JOINT OF CONCRETE END SECTION AND PIPE SHALL MATCH ON THE PLANS.
 - END SECTIONS FOR CMP ARCH PIPE SHALL MATCH THE DIMENSIONS OF THE PIPE SHOWN ON THE PLANS.
 - GALVANIZED STEEL SHALL CONFORM TO ASTM A 101 W 28 OR M 232.
 - CONCRETE PIPE JOINT FASTENERS, WHEN SHOWN ON PLANS, SHALL BE INSTALLED SO THAT A MINIMUM OF 15 LINEAR FEET OF THE OUTLET END OF THE PIPE ARE MECHANICALLY LOCKED TOGETHER. END SECTION LENGTHS WHEN USED SHALL BE IN ACCORDANCE WITH THE 15 FT. REQUIREMENT.
 - CONNECTIONS OF METAL END SECTIONS TO PLASTIC PIPE SHALL BE APPROVED BY THE ENGINEER. PLASTIC END SECTIONS SHALL NOT BE USED.
 - THE END SECTION STYLE, EITHER REGULAR OR SAFETY, SHALL BE AS SHOWN ON THE PLANS.
 - AT THE OPTION OF THE CONTRACTOR AND APPROVAL OF THE CDDT PROJECT ENGINEER, REINFORCED CONCRETE END SECTIONS MAY BE MADE WITH SYNTHETIC FIBERS INSTEAD OF STEEL FOR PIPES 36 INCHES IN DIAMETER AND SMALLER, AND CONFORM TO ASTM M 86 AND SUBSECTION 601.0.



Computer File Information		Sheet Revisions	
Creation Date: 07/31/19	Designer Initials: JBK	Date: _____	Comments: _____
Last Modification Date: 07/31/19	Detailer Initials: LTA	_____(REV)	_____
CD: Ver; MicroStation V8	Scale: Not to Scale	_____(REV)	_____

Colorado Department of Transportation		CONCRETE AND METAL END SECTIONS		STANDARD PLAN NO.	
2829 West Howard Place	CDDT HQ, 3rd Floor	M-603-10		M-603-10	
Denver, CO 80204	Phone: 303-757-9021	Standard Sheet No. 1 of 1		Standard Sheet No. 1 of 1	
Project Development Branch	JBK	Issued by the Project Development Branch: July 31, 2019	Project Sheet Number:	Project Sheet Number:	

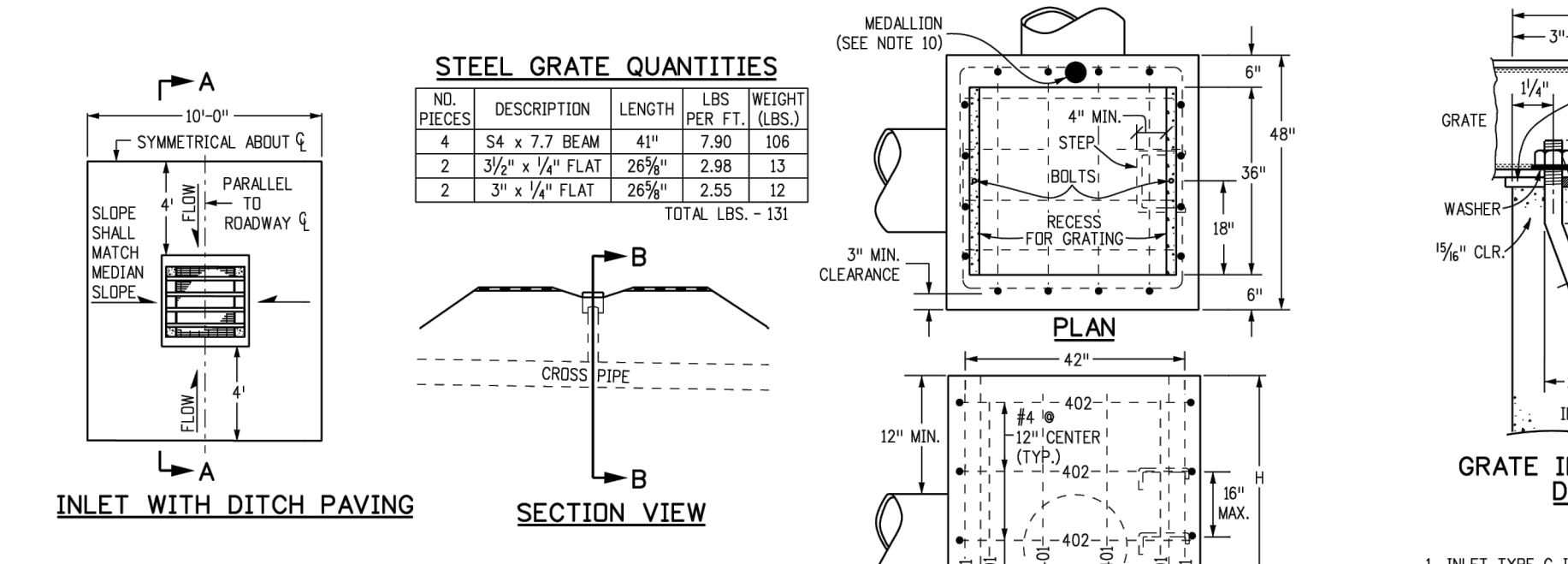


SKREW FACTOR TABLE

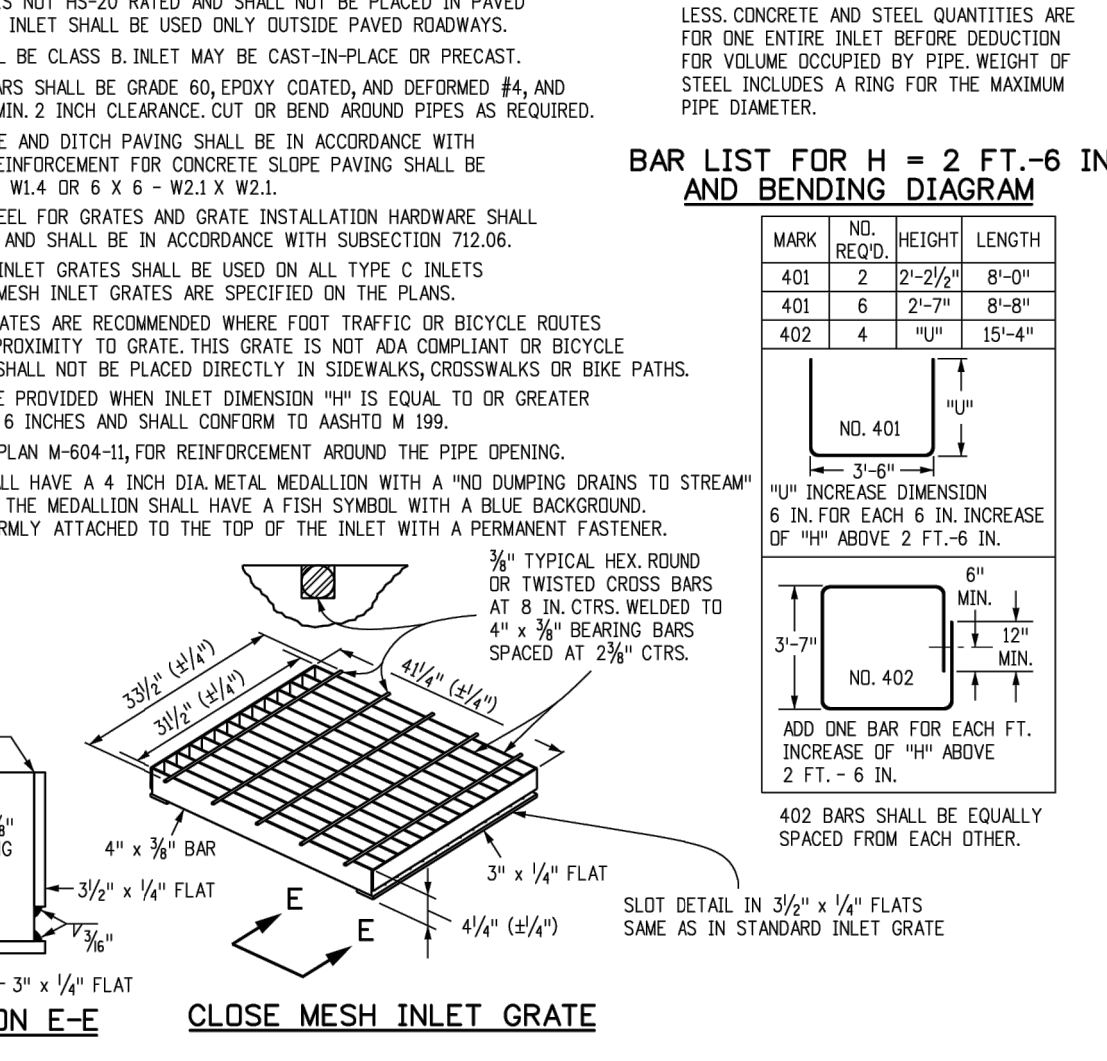
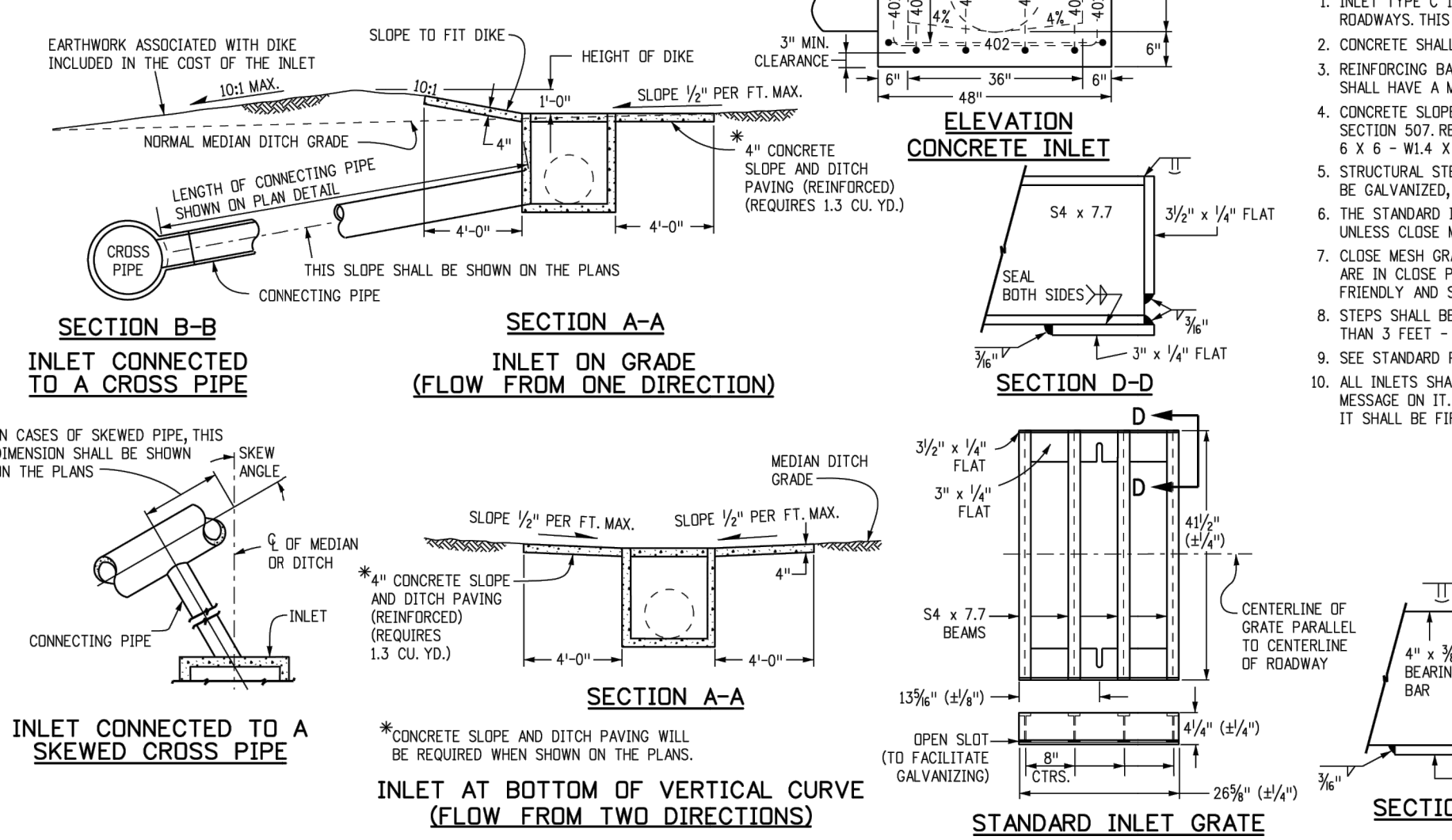
SKREW ANGLE A°	90	85	80	75	70	65	60	55	50	45	40	35	30
FACTOR (cos² A°)	1.000	1.004	1.015	1.035	1.064	1.103	1.155	1.221	1.305	1.414	1.556	1.743	2.000

Computer File Information		Sheet Revisions	
Creation Date: 07/31/19	Designer Initials: JBK	Date: _____	Comments: _____
Last Modification Date: 07/31/19	Detailer Initials: LTA	_____(REV)	_____
CD: Ver; MicroStation V8	Scale: Not to Scale	_____(REV)	_____

Colorado Department of Transportation		HEADWALL FOR PIPES		STANDARD PLAN NO.	
2829 West Howard Place	CDDT HQ, 3rd Floor	M-601-10		M-601-10	
Denver, CO 80204	Phone: 303-757-9021	Standard Sheet No. 1 of 1		Standard Sheet No. 1 of 1	
Project Development Branch	JBK	Issued by the Project Development Branch: July 31, 2019	Project Sheet Number:	Project Sheet Number:	

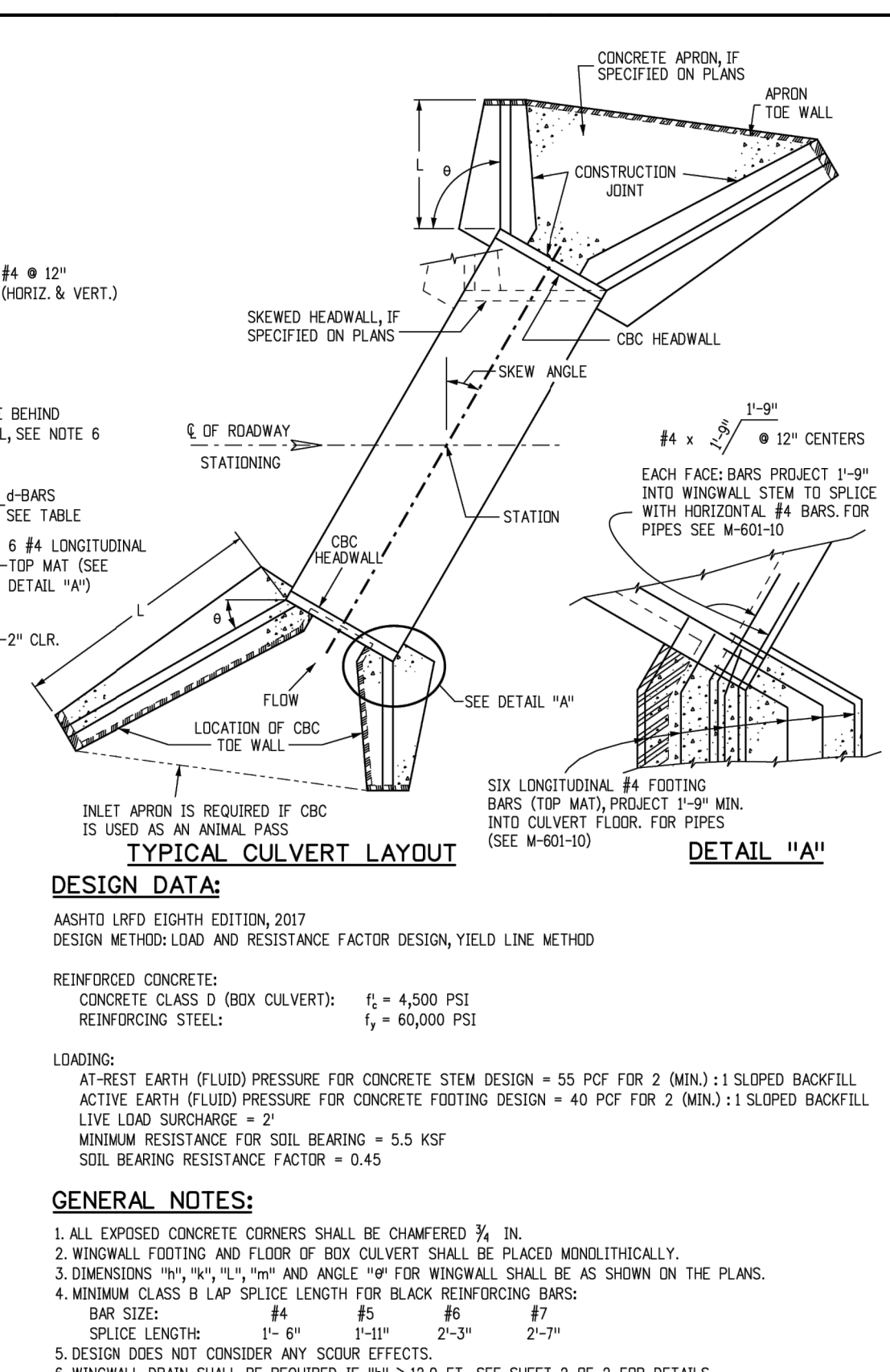
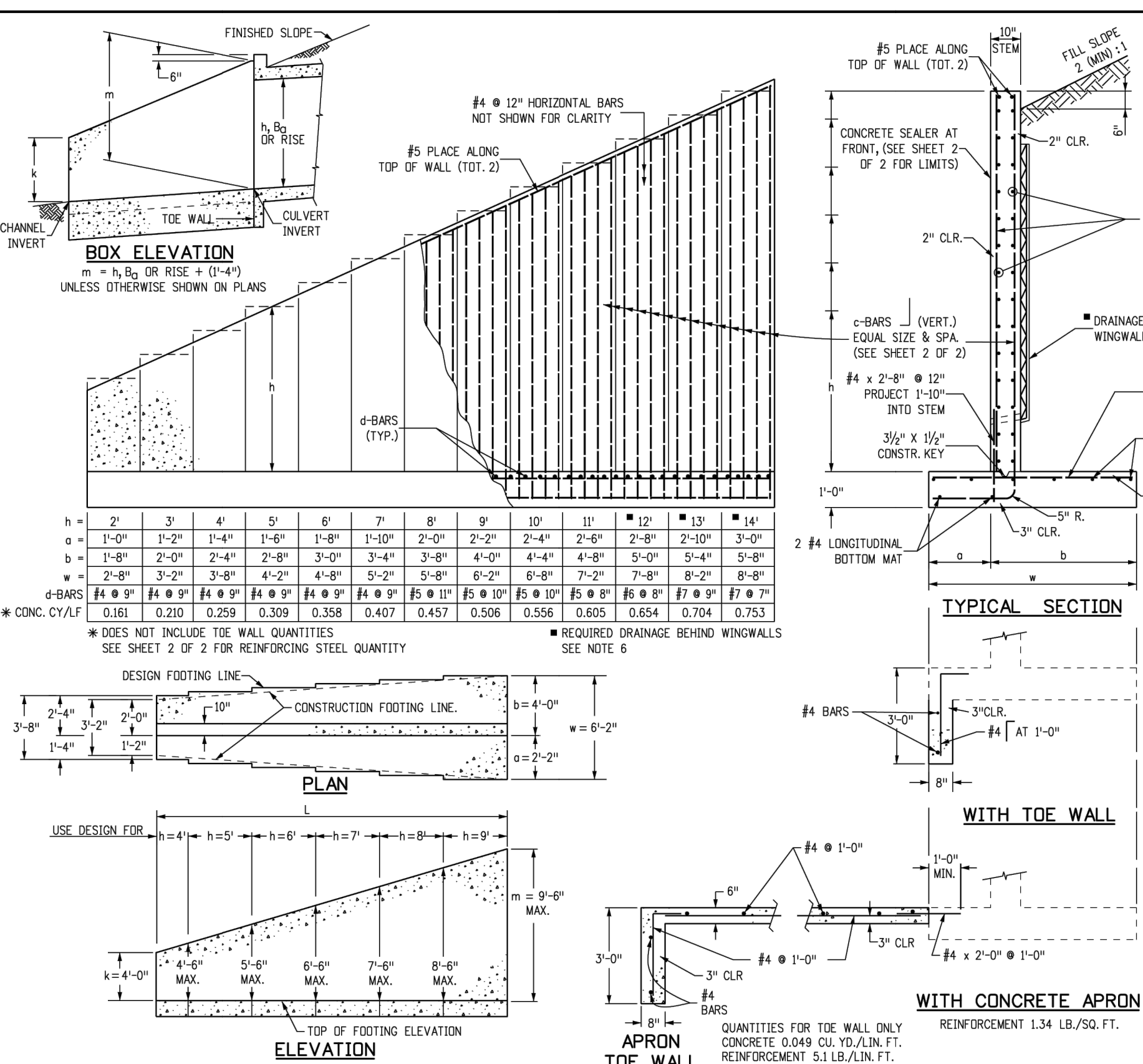


H	QUANTITIES FOR ONE INLET		NO. STEPS REQ'D
	CONCRETE (CU. YDS.)	STEEL (LBS.)	
2'-0"	1.0	76	0
3'-0"	1.1	81	0
3'-6"	1.2	87	0
4'-0"	1.3	102	1
4'-6"	1.5	117	2
5'-0"	1.6	123	2
5'-6"	1.7	138	2
6'-0"	1.9	143	3
6'-6"	2.0	159	3
7'-0"	2.1	164	3
7'-6"	2.2	180	4
8'-0"	2.4	185	4
8'-6"	2.5	200	4
9'-0"	2.6	206	5
9'-6"	2.8	221	5
10'-0"	2.9	236	6
11'-0"	3.3	252	6



Computer File Information		Sheet Revisions	
Creation Date: 07/31/19	Designer Initials: JBK	Date: _____	Comments: _____
Last Modification Date: 07/31/19	Detailer Initials: LTA	_____(REV)	_____
CD: Ver; MicroStation V8	Scale: Not to Scale	_____(REV)	_____

Colorado Department of Transportation		INLET, TYPE C		STANDARD PLAN NO.	
2829 West Howard Place	CDDT HQ, 3rd Floor	M-604-10		M-604-10	
Denver, CO 80204	Phone: 303-757-9021	Standard Sheet No. 1 of 1		Standard Sheet No. 1 of 1	
Project Development Branch	JBK	Issued by the Project Development Branch: July 31, 2019	Project Sheet Number:	Project Sheet Number:	



Computer File Information		Sheet Revisions	
Creation Date: 07/31/19	Designer Initials: JBK	Date: _____	Comments: _____
Last Modification Date: 07/31/19	Detailer Initials: LTA	_____(REV)	_____
CD: Ver; MicroStation V8	Scale: Not to Scale	_____(REV)	_____

Colorado Department of Transportation		WINGWALLS FOR PIPE OR BOX CULVERTS		STANDARD PLAN NO.	
2829 West Howard Place	CDDT HQ, 3rd Floor	M-601-20		M-601-20	
Denver, CO 80204	Phone: 303-757-9021	Standard Sheet No. 1 of 2		Standard Sheet No. 1 of 2	
Project Development Branch	JBK	Issued by the Project Development Branch: July 31, 2019	Project Sheet Number:	Project Sheet Number:	



ENGINEER'S STATEMENT
 STANDARD DETAILS SHOWN WERE REVIEWED ONLY AS TO THEIR APPLICATION ON THIS PROJECT.
 BRYAN T. LAW, P.E.
 COLORADO P.E. 25043
 FOR AND ON BEHALF OF JR ENGINEERING
 DATE: 7/12/24

PREPARED FOR:
 UNTIL SUCH TIME AS THESE DRAWINGS ARE APPROVED BY THE APPROPRIATE REVIEWING AGENCIES, JR ENGINEERING APPROVES THEIR USE. THIS STATEMENT IS DESIGNATED BY WRITTEN AUTHORIZATION.
VILLAGRE DEVELOPMENT LLC
 5710 VESSEY RD
 COLORADO SPRINGS, CO 80908
 GREGG & ELAINE CRAWFIELD
 (719) 413-6800

J.R. ENGINEERING
 A WestShore Company
 Central 303-740-0080 • Colorado Springs 719-583-2593
 Fort Collins 970-491-9888 • www.jrengineering.com

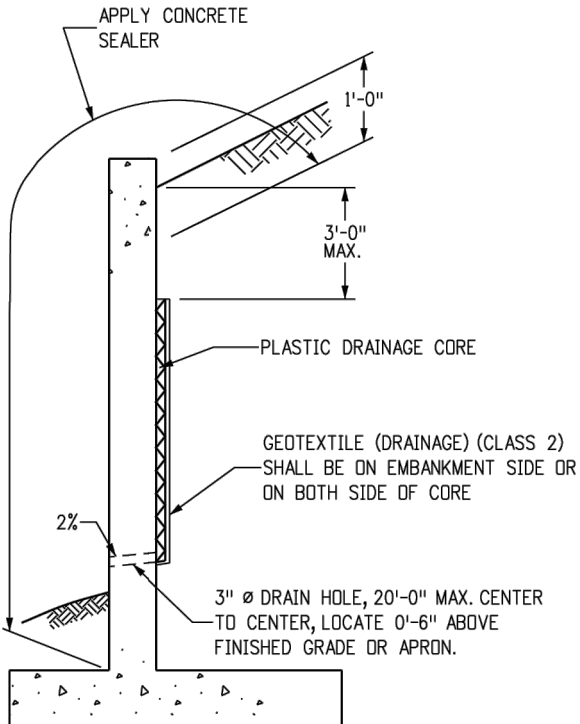
BY	DATE	NO.	REVISION

H-SCALE	V-SCALE	DATE	DESIGNED BY	DRAWN BY	CHECKED BY
N/A	N/A	05/15/24	N/A	GAG	

ESTATES AT CATHEDRAL PINES
DETAILS
 SHEET 14 OF 16
 JOB NO. 25260.00

c-BARS AND REINFORCING STEEL QUANTITY (EXCLUDE T&E WALL)
* REINFORCING STEEL QUANTITY INCLUDES STEM AND FOOTING QUANTITIES, BUT DOES NOT INCLUDE T&E WALL QUANTITIES.
Table with columns for L (MULTIPLE OF) m (FT), and various bar sizes (e.g., #4, #5, #6, #7, #8, #9, #10) with corresponding quantities.

EXAMPLE:
SELECT THE c-BARS SIZE, SPACING AND STEEL QUANTITY FOR A 25.0 FEET LONG WINGWALL WITH m = 18.8 FT, AND k = 6.3 FT.
SOLUTION:
1. DETERMINE WINGWALL LENGTH IN MULTIPLE OF m: L / m = 25.0 / 18.8 = 1.33
2. ROUND TO NEAREST WHOLE NUMBER FOR m AND k: m = 18.8 FT, USE k = 6.0 FT.
3. DETERMINE c-BARS BY USING THE TABLE: L <= (2.25 x m)
c-BARS: #6 @ 10"
REIN. STEEL = 60.60 LB / LF
4. DETERMINE REINFORCING STEEL QUANTITY OF WHOLE WINGWALL: REINFORCING STEEL QUANTITY = 25.0 x 60.60 = 1,515 LB.



LIMITS OF CONCRETE SEALER AND WINGWALL DRAIN DETAILS
NOTES: 1. THE GEOTEXTILE SHALL BE SECURED TO THE WALL TO PREVENT MOVEMENT DURING BACKFILLING.
2. COST OF GEOTEXTILE DRAIN AND CONCRETE SEALER SHALL BE INCLUDED IN THE WORK.

- CAST-IN-PLACE STRUCTURAL NOTES:
1. ALL CONSTRUCTION JOINTS SHALL BE THOROUGHLY CLEANED BEFORE FRESH CONCRETE IS POURED.
2. ALL CONSTRUCTION JOINTS NOT SHOWN ON THE PLANS SHALL BE APPROVED BY THE ENGINEER.
3. THE CONTRACTOR IS RESPONSIBLE FOR THE STABILITY OF THE STRUCTURE DURING CONSTRUCTION.
4. DO NOT BACKFILL UNTIL CONCRETE HAS REACHED DESIGN STRENGTH, F'c.
5. ALL EXPOSED CONCRETE CORNERS SHALL BE CHAMFERED 3/4".
6. CONTRACTOR SHALL SUBMIT STEEL REINFORCING SHOP DRAWINGS FOR ALL CAST-IN-PLACE STRUCTURES FOR ENGINEER'S APPROVAL PRIOR TO CONSTRUCTION.
7. HEADWALLS FOR PIPES SHALL BE CONSTRUCTED PER CDDT M-601-10.
8. WINGWALLS SHALL BE CONSTRUCTED PER CDDT M-601-20.

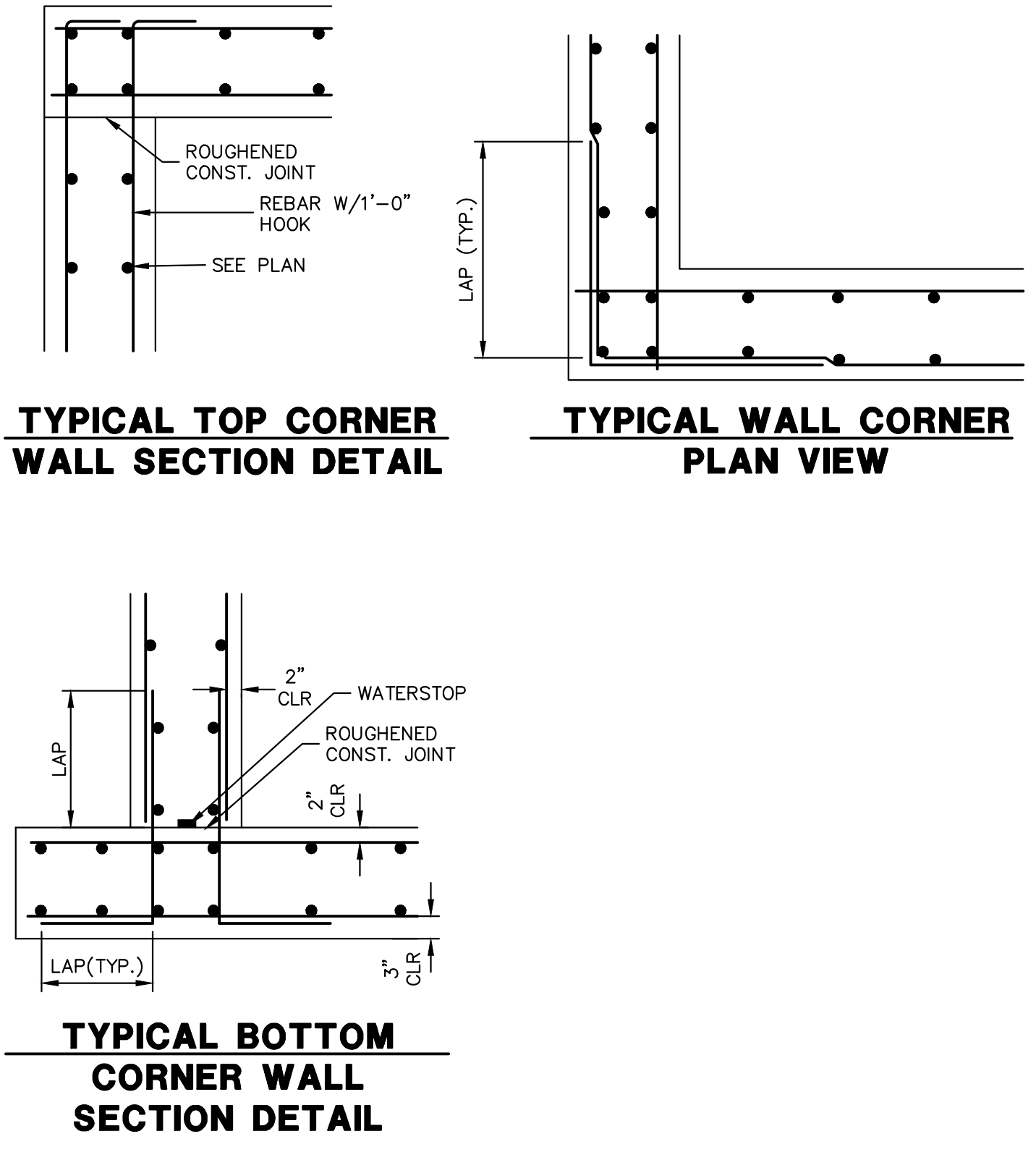
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CAD Ver.: MicroStation V8
Sheet Revisions
Table with columns for No., Revision, Date, and Comments.

Colorado Department of Transportation
2829 West Howard Place
CDOT HQ, 3rd Floor
Denver, CO 80204
Project Development Branch
WINGWALLS FOR PIPE OR BOX CULVERTS
STANDARD PLAN NO. M-601-20
Standard Sheet No. 2 of 2
Issued by the Project Development Branch July 31, 2019
Project Sheet Number:

GENERAL STRUCTURE NOTES:

ALL WORK SHALL BE DONE IN ACCORDANCE WITH CITY OR COUNTY STANDARD CONSTRUCTION SPECIFICATIONS. EXCEPT AS SHOWN IN THE PLANS, STRUCTURE EXCAVATION AND BACKFILL SHALL BE IN ACCORDANCE WITH CDDT M-206-1, AND M-206-2 EXPANSION JOINT MATERIAL SHALL MEET AASHTO SPECIFICATION M-213
THE INFORMATION SHOWN ON THESE PLANS CONCERNING THE TYPE AND LOCATION OF UNDERGROUND UTILITIES IS NOT GUARANTEED TO BE ACCURATE OR ALL INCLUSIVE. THE CONTRACTOR IS RESPONSIBLE FOR MAKING HIS OWN DETERMINATION AS TO THE TYPE AND LOCATION OF UNDERGROUND UTILITIES AS MAY BE NECESSARY TO AVOID DAMAGE THERETO. THE CONTRACTOR SHALL CONTACT THE UTILITY NOTIFICATION CENTER OF COLORADO A 1-800-922-1987 AT LEAST 2 DAYS (NOT INCLUDING THE DAY OF NOTIFICATION) PRIOR TO ANY EXCAVATION OF OTHER.
THE CONTRACTOR IS SOLELY RESPONSIBLE FOR DESIGNING AND PROVIDING ALL BRACING AND SHORING AS REQUIRED FOR THE PROTECTION OF LIFE AND PROPERTY DURING CONSTRUCTION. THE CONTRACTOR IS SOLELY RESPONSIBLE FOR THE EXCAVATION PROCEDURES INCLUDING ANY SHORING REQUIRED FOR THE PROTECTION OF LIFE AND PROPERTY DURING CONSTRUCTION.
THE CONTRACTOR IS SOLELY RESPONSIBLE FOR ALL METHODS AND MEANS OF CONSTRUCTION AS WELL AS ALL JOB SITE SAFETY & HEALTH PRECAUTIONS.
ALL SOILS WORK INCLUDING (BUT NOT LIMITED TO) PIER DRILLING AND CONSTRUCTION, SOILS EXCAVATION, FILL PLACEMENT, AND STRUCTURE BACKFILL SHALL BE IN ACCORDANCE WITH THE PROJECT GEOTECHNICAL REPORT, UNLESS MORE STRINGENT REQUIREMENTS ARE PRINTED ON THE "IRRIGATION NOTES".
BACKFILL SHALL NOT BEGIN UNTIL CONCRETE WALLS REACH COMPRESSION STRENGTH AT LEAST 80 PERCENT OF THE REQUIRED 28 DAY STRENGTH, 0.8fc'.
REINFORCED CONCRETE: CLASS D CONCRETE: fc' = 4,500 psi
REINFORCING STEEL: fy = 60,000 psi
ALL CAST-IN-PLACE CONCRETE SHALL BE CLASS D UNLESS NOTED OTHERWISE.
REINFORCING BARS SHALL CONFORM TO ASTM A615, GRADE 60 U.N.O.
REINFORCING BARS TO BE WELDED SHALL CONFORM TO ASTM A706, GRADE 60.
ALL REINFORCING, EXCEPT PIER REINFORCING, SHALL BE EPOXY COATED AND SHALL CONFORM TO ASTM A775.
ALL REINFORCING SHALL HAVE 2" CONCRETE COVER, U.N.O. ON PLANS, 3" AGAINST GROUND (BOTTOM SLAB)
ALL REINFORCING SHALL BE HOOKED AROUND CORNERS AND LAPPED, SEE DETAILS.
ALL LAP SPLICE LOCATIONS SHALL BE SUBMITTED TO ENGINEER FOR REVIEW AND APPROVAL PRIOR TO CONSTRUCTION.
THE FOLLOWING TABLE GIVES THE MINIMUM CLASS B (STAGGERED) LAP SPLICE LENGTH FOR EPOXY COATED REINFORCING BARS PLACED IN ACCORDANCE WITH SUBSECTION 602.06. THESE SPLICE LENGTHS SHALL BE INCREASED BY 25% FOR BARS SPACED AT LESS THAN 6" ON CENTER, INCREASED BY 40% FOR HORIZONTAL BARS WITH MORE THAN 12" OF CONCRETE BELOW (TOP BARS), AND INCREASED BY 75% IF BOTH CONDITIONS EXIST. THE INCREASES ABOVE FOR #6 THRU #11 BARS MAY BE 25%, 13%, AND 42% RESPECTIVELY.

WHEN THE CONTRACTOR ELECTS TO SUBSTITUTE EPOXY COATED REINFORCEMENT FOR BLACK REINFORCING BARS. THE MINIMUM LAP SPLICE SHALL BE AS DESCRIBED ABOVE.
STATIONS, ELEVATIONS, AND DIMENSIONS CONTAINED IN THESE PLANS ARE CALCULATED FROM A RECENT FIELD SURVEY. THE CONTRACTOR SHALL VERIFY ALL DEPENDENT DIMENSIONS IN THE FIELD BEFORE ORDERING OR FABRICATING ANY MATERIAL.
THE CONTRACTOR SHALL SUBMIT REINFORCING STEEL PLACING DRAWINGS (PRIOR TO CONSTRUCTION) TO THE ENGINEER FOR REVIEW FOR CONFORMANCE WITH THE DESIGN DRAWINGS. THE DESIGN DRAWINGS SHALL GOVERN OVER PLACING DRAWINGS IN ALL CASES UNLESS MODIFICATIONS ARE APPROVED IN WRITING BY ENGINEER.
THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE STABILITY OF THE STRUCTURE DURING CONSTRUCTION.
E.F. = EACH FACE
F.E. = FAR FACE
N.F. = NEAR FACE
I.F. = INSIDE FACE
T.W. = TWO WAY
E.S. = EACH SIDE
O.F. = OUTSIDE FACE
T.&B. = TOP AND BOTTOM
T.F. = TOP FACE
B.F. = BOTTOM FACE
T.F. = TWO FACES
Lp = LAP LENGTH



ENGINEER'S STATEMENT
STANDARD DETAILS SHOWN WERE REVIEWED ONLY AS TO THEIR APPLICATION ON THIS PROJECT
Signature of Bryan T. Law, P.E.
BRYAN T. LAW, P.E.
COLORADO P.E. 25043
FOR AND ON BEHALF OF JR ENGINEERING
DATE: 7/12/24

ESTATES AT CATHEDRAL PINES
DETAILS
BY DATE
No. REVISION
N/A
N/A
DATE 05/15/24
DESIGNED BY N/A
DRAWN BY GAG
CHECKED BY
PREPARED FOR
VILLAGREE DEVELOPMENT LLC
5710 VESSEY RD
COLORADO SPRINGS, CO 80908
GREGG & ELAINE CAWFIELD
(719) 413-6800
SHEET 15 OF 16
JOB NO. 25260.00

