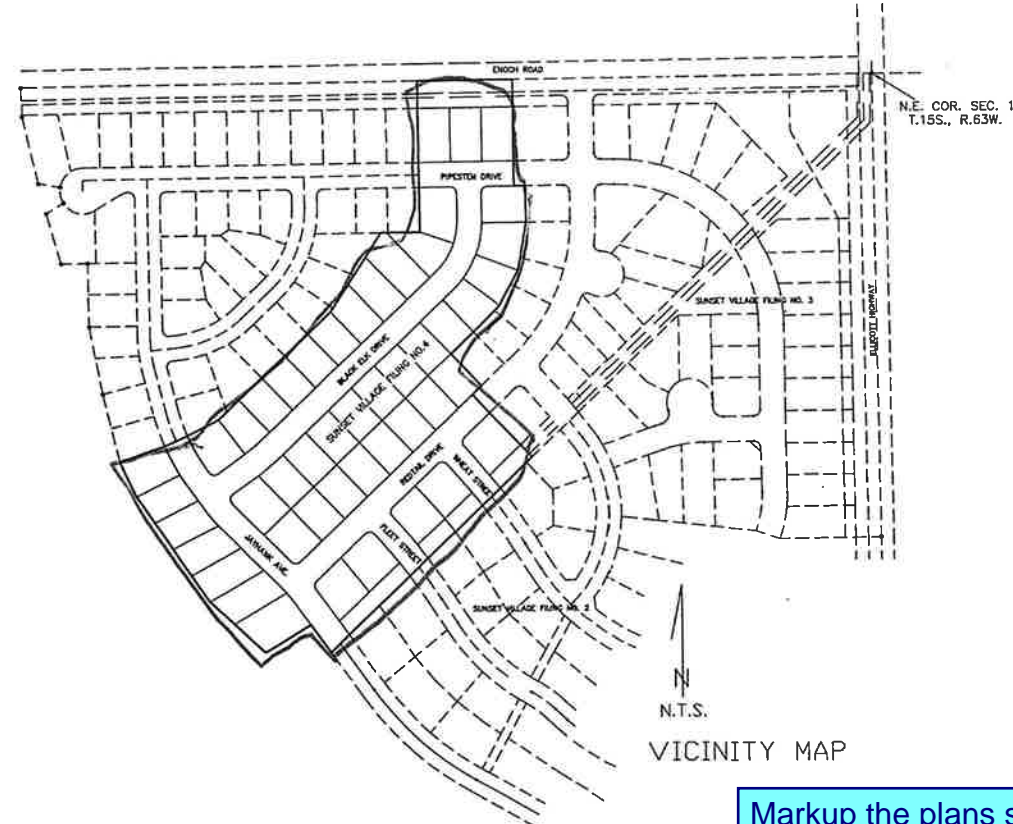


SF 01005
2645

SUNSET VILLAGE FILING NO. 4

CONSTRUCTION PLANS



INDEX

- 1) COVER SHEET
- 2) GENERAL NOTES AND DETAILS
- 3) STREET & SANITARY SEWER PLAN (PIPESTEM)
- 4) STREET & SANITARY SEWER PLAN (REDTAIL DRIVE)
- 5) STREET & SANITARY SEWER PLAN (BLACK ELK DRIVE)
- 6) STREET & SANITARY SEWER PLAN (JAYHAWK AVE.)
- 7) STREET PLAN (WHEAT DRIVE)
- 8) STREET PLAN (FLEET STREET)
- 9) STREET PLAN (ENOCH ROAD)
- 10) UTILITY PLAN
- D-1) DEVELOPED DRAINAGE AND EROSION CONTROL PLAN
- D-2) STORM DRAIN PLAN AND PROFILE
- D-3) DETENTION POND PLAN AND DETAILS
- HW-1) ELLICOTT HIGHWAY IMPROVEMENT PLAN AND PROFILE

ENGINEER'S STATEMENT:

THESE DETAILED PLANS AND SPECIFICATIONS WERE PREPARED UNDER MY DIRECTION AND SUPERVISION. SAID DETAILED PLANS AND SPECIFICATIONS HAVE BEEN PREPARED ACCORDING TO THE CRITERIA ESTABLISHED BY THE COUNTY FOR DETAILED DRAINAGE PLANS AND SPECIFICATIONS, AND SAID DETAILED PLANS AND SPECIFICATIONS ARE IN CONFORMITY WITH THE MASTER PLAN OF THE DRAINAGE BASIN. SAID DETAILED PLANS AND SPECIFICATIONS MEET THE PURPOSE FOR WHICH THE PARTICULAR DRAINAGE FACILITIES ARE DESIGNED. I ACCEPT RESPONSIBILITY FOR ANY LIABILITY CAUSED BY ANY NEGLIGENT ACTS, ERRORS OR OMISSIONS ON MY PART IN PREPARATION OF THE DETAILED DRAINAGE PLANS AND SPECIFICATIONS.

JOHN P. SCHWAB, P.E. NO. 29891



DISCLAIMER:

COUNTY PLAN REVIEW IS PROVIDED ONLY FOR GENERAL CONFORMANCE WITH THE 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.

DEVELOPER'S STATEMENT:

I, RODNEY PRIESSER, THE DEVELOPER HAS READ AND WILL COMPLY WITH ALL OF THE REQUIREMENTS SPECIFIED IN THIS DRAINAGE REPORT AND PLAN.

BY: *[Signature]*

TITLE: OWNER
ADDRESS: 90 S. CASCADE AVE. # 950
COLORADO SPRINGS, CO. 80903

EL PASO COUNTY

FILED IN ACCORDANCE WITH SECTION 51.1 OF THE EL PASO COUNTY LAND DEVELOPMENT CODE, AS AMENDED.

[Signature] 12-19-01
JOHN A. MCCARTY, P.E. DATE
COUNTY ENGINEER/DIRECTOR
CONDITIONS

Markup the plans showing the limits/extents of improvements corresponding to the financial assurance estimate form (FAE).

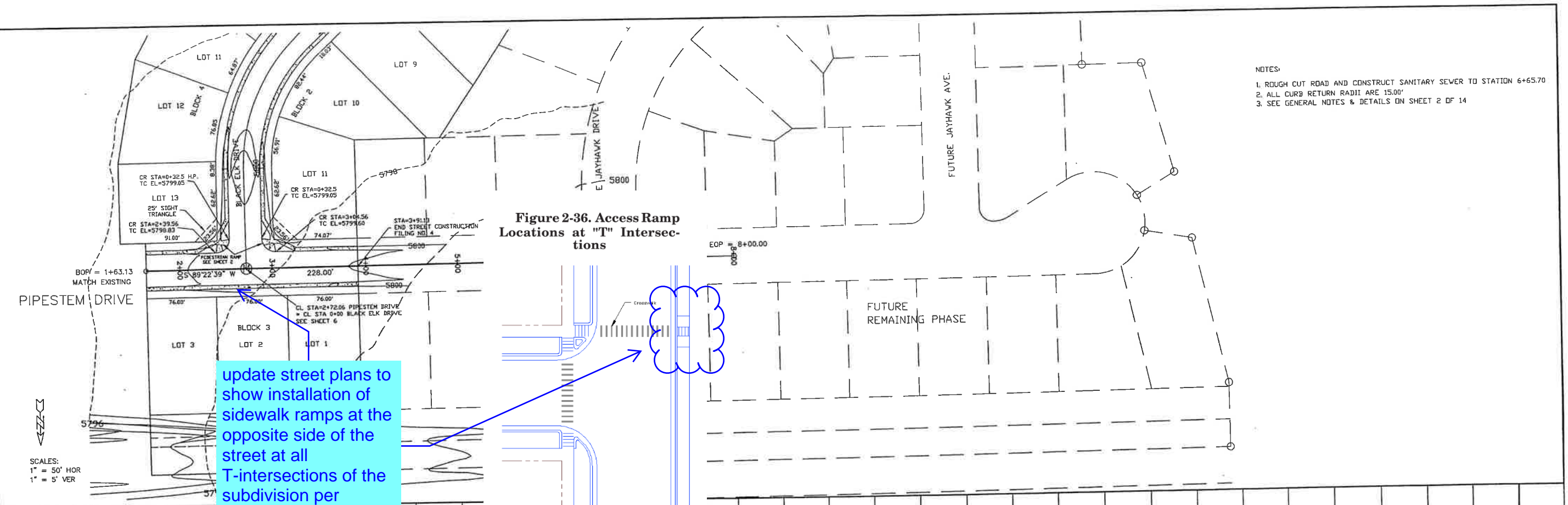
Submit signage and striping plans and update the FAE accordingly.



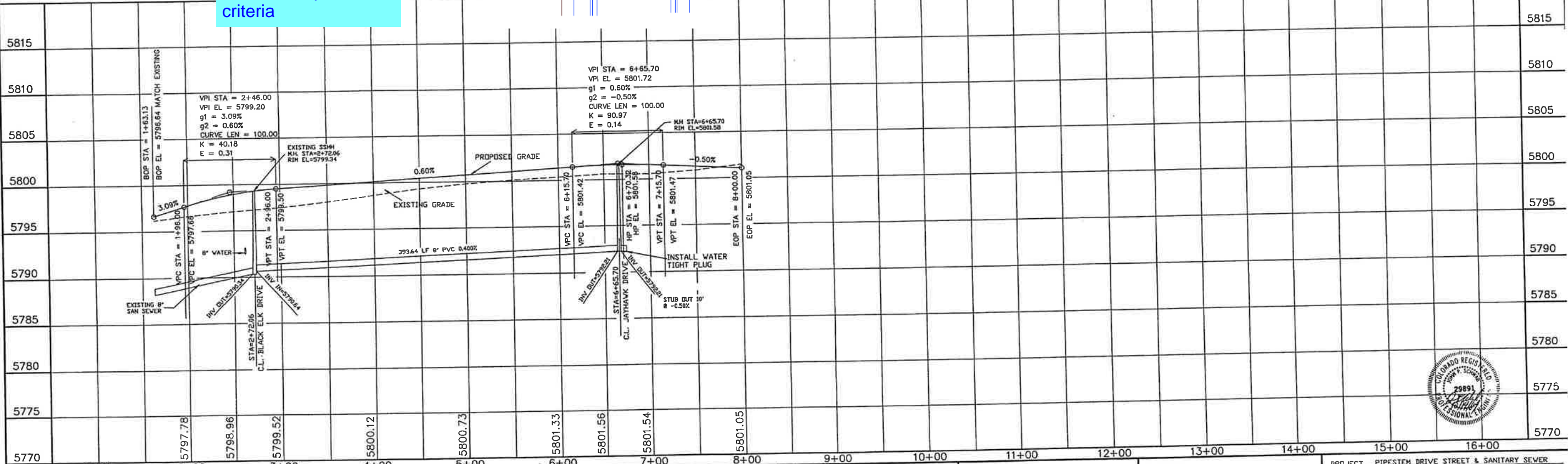
4575 GALLEY ROAD SUITE 200
COLORADO SPRINGS COLORADO
(719) 597-9900 80915

PROJECT 00-0908 DATE 10-08-01 DRAWN J.L.K.

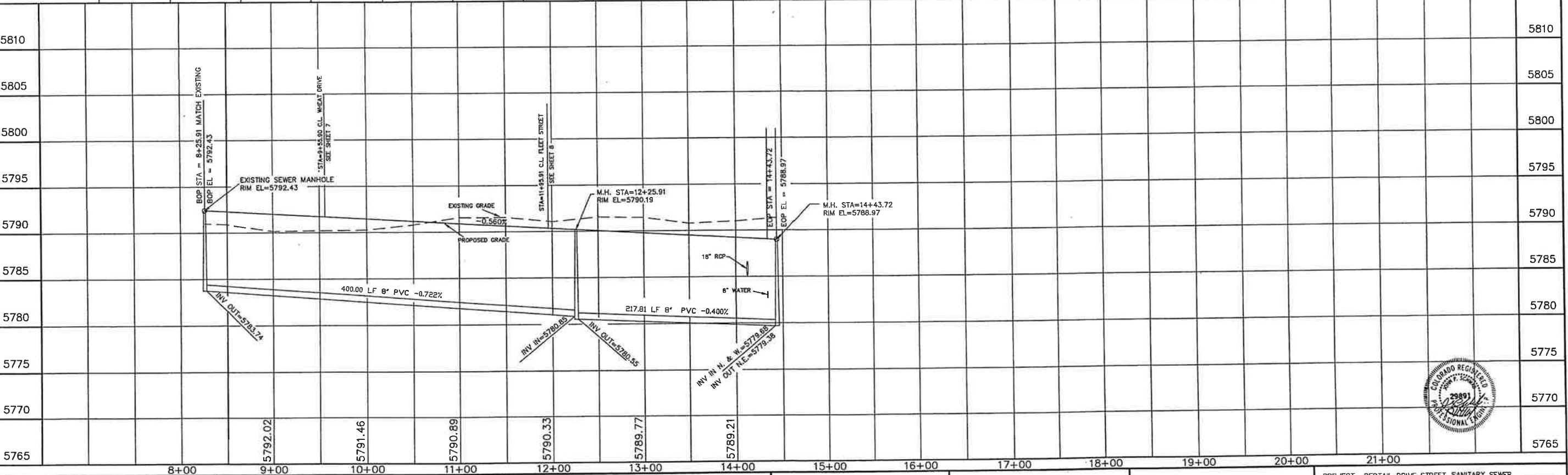
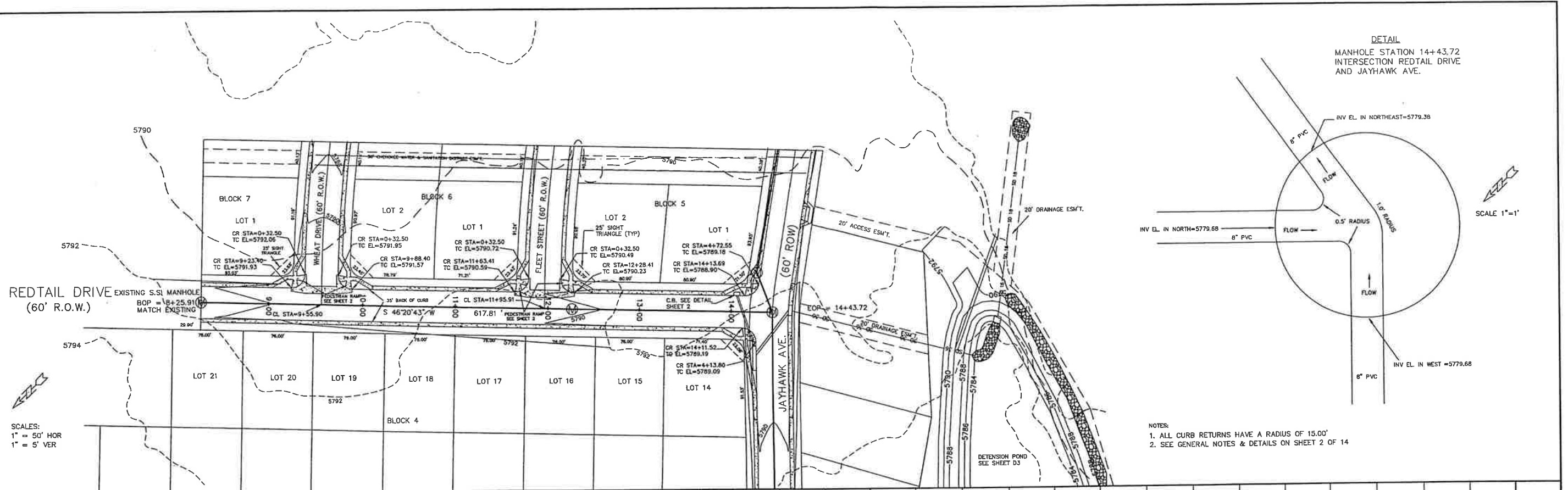
Sunset Village



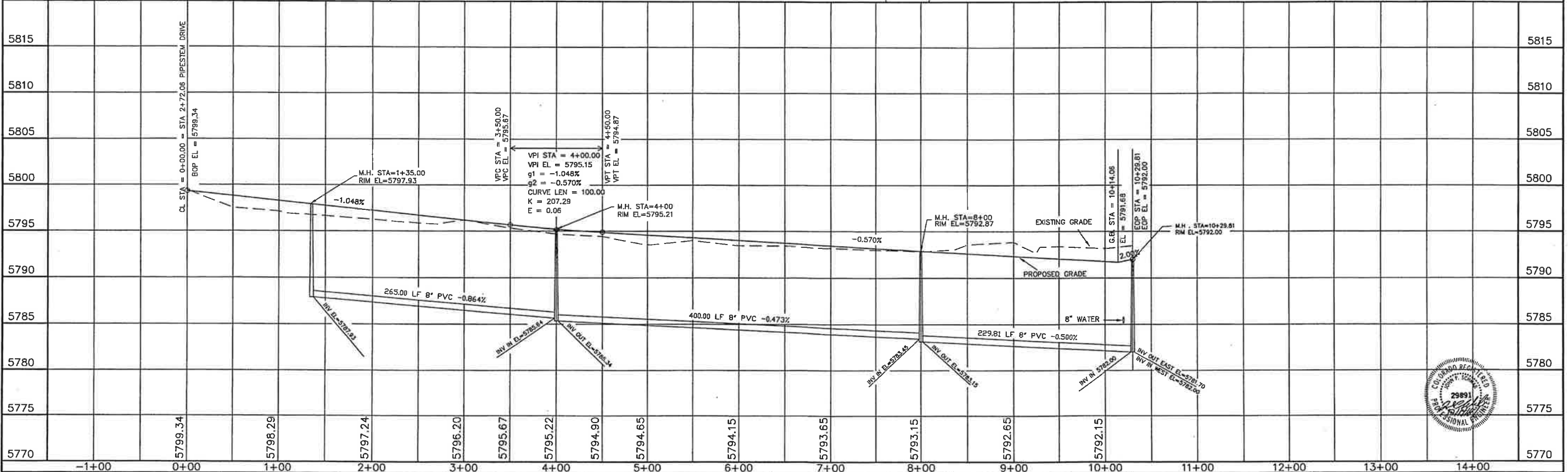
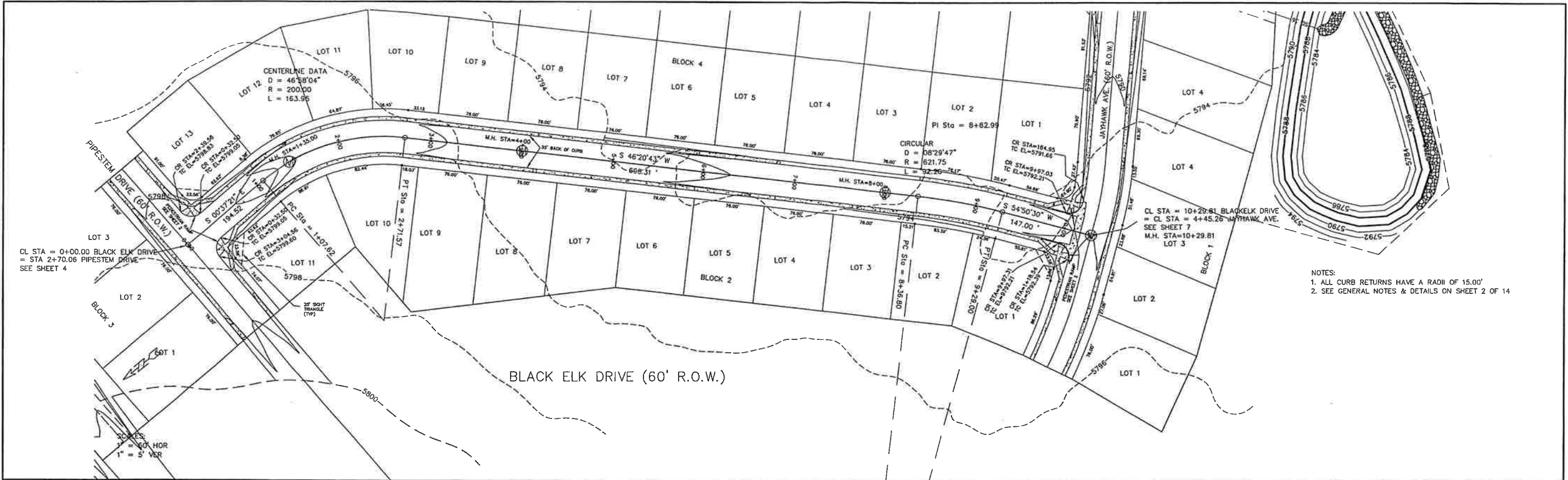
- NOTES:
- 1. ROUGH CUT ROAD AND CONSTRUCT SANITARY SEWER TO STATION 6+65.70
 - 2. ALL CURB RETURN RADII ARE 15.00'
 - 3. SEE GENERAL NOTES & DETAILS ON SHEET 2 OF 14



STATEMENT: THE COUNTY OF EL PASO, RECOGNIZES THE DESIGN ENGINEER AS HAVING RESPONSIBILITY FOR THE DESIGN, THE COUNTY HAS LIMITED ITS SCOPE OF REVIEW ACCORDINGLY.		REVIEW: STREET DESIGN: _____ DATE _____ ROUGH CUT REVIEW: _____ DATE _____ FINAL REVIEW: _____ DATE _____ DRAINAGE BASIN: _____		DESIGN DATA: SIDEWALKS: WIDTH 4'- LOCATION: Attached to Detached, 6' from P/L/D CURB TYPE 102030 R/W WIDTH 60' B/C-B/C 35' STREET TYPE _____ HVEEM _____ ASPHALT THICKNESS: AC Surface T8D AC Base AGG. BASE THICKNESS: Class 6 Class 5 Class 2		SCALE: HORIZ. 50' VERT. 5' BENCHMARK: U.S.G.S. BRASS CAP 114.8 (1953) ELEV=5752.00 LOCATED AT THE SOUTHEAST CORNER OF SECTION 12, T.15S, R.63W.		REVISIONS: NO. DESCRIPTION DATE _____ _____ _____		ENGINEER: UNITED PLANNING ENGINEERING (719) 597-9908 4575 GALLEY ROAD SUITE 200 COLORADO SPRINGS, COLORADO 80915 DESIGNED BY: J.L.K. DATE: 10-09-01 DRAWN BY: J.L.K. DATE: 10-09-01 CHECKED BY: T.L.K. DATE: 10-09-01		PROJECT: PIPESTEM DRIVE STREET & SANITARY SEWER FROM: 1+63.13 TO: 6+65.70 SUBDIVISION: SUNSET VILLAGE FILING NO. 4 DRAINAGE BASIN: TELEPHONE EXCHANGE JOB NO. D:\PROJ\X00-0908\RCP01001.DWG SHEET 3 OF 14	
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STATEMENT: THE COUNTY OF EL PASO, RECOGNIZES THE DESIGN ENGINEER AS HAVING RESPONSIBILITY FOR THE DESIGN. THE COUNTY HAS LIMITED ITS SCOPE OF REVIEW ACCORDINGLY.	REVIEW: STREET DESIGN _____ DATE _____ ROUGH CUT REVIEW _____ DATE _____ FINAL REVIEW _____ DATE _____ DRAINAGE BASIN _____	DESIGN DATA: SIDEWALKS WIDTH 4' _____ LOCATION: Attached to _____ Detached, 6' from P/L _____ CURB TYPE 102030 _____ R/W WIDTH 60' B/C-B/C 35' _____ STREET TYPE _____ ASPHALT THICKNESS: _____ AC Surface TPD _____ AC Base _____ AGG. BASE THICKNESS: _____ Class 6 _____ Class 5 _____ Class 2 _____	SCALE: HORIZ. 50' VERT. 5' BENCHMARK: U.S.G.S. BRASS CAP 114 JK (1953) ELEV = 5752.00 LOCATED AT THE SOUTHEAST CORNER OF SECTION 12, T.15S, R.63W.	REVISIONS: NO. DESCRIPTION DATE	ENGINEER: UNITED PLANNING ENGINEERING 4575 GALLEY ROAD SUITE 200 COLORADO SPRINGS, COLORADO 80915 DESIGNED BY: J.K. DATE: 10-09-01 DRAWN BY: J.K. DATE: 10-09-01 CHECKED BY: J.K. DATE: 10-09-01	PROJECT: REDTAIL DRIVE STREET, SANITARY SEWER FROM: 8+25.91 TO: 14+43.72 SUBDIVISION: SUNSET VILLAGE FILING NO. 4 DRAINAGE BASIN: TELEPHONE EXCHANGE JOB NO. D:\PROJ\A00-0908\RCP01002.DWG SHEET 4 OF 14
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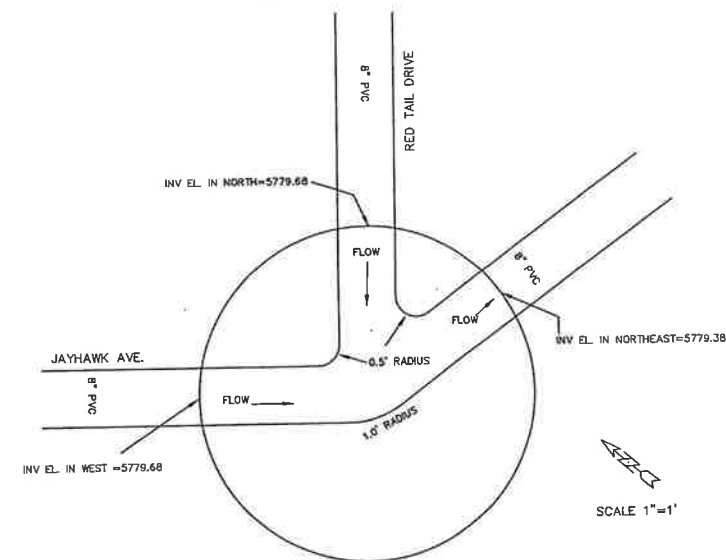


STATEMENT: THE COUNTY OF EL PASO, RECOGNIZES THE DESIGN ENGINEER AS HAVING RESPONSIBILITY FOR THE DESIGN, THE COUNTY HAS LIMITED ITS SCOPE OF REVIEW ACCORDINGLY.	REVIEW: STREET DESIGN _____ DATE _____ ROUGH CUT REVIEW _____ DATE _____ FINAL REVIEW _____ DATE _____ DRAINAGE BASIN: _____	DESIGN DATA: SIDEWALKS: WIDTH 4' LOCATION Attached to Detached, 6' from P/L CURB TYPE 1 2 3 4 R/W WIDTH 60' B/C-B/C 35' STREET TYPE _____ HVEEM _____ ASPHALT THICKNESS: AC Surface 180 AC Base _____ AGG. BASE THICKNESS: Class 6 _____ Class 5 _____ Class 2 _____	SCALE: HORIZ. 50' VERT. 5' BENCHMARK: U.S.G.S. BRASS CAP 114 JK (1953) ELEV=5752.00 LOCATED AT THE SOUTHEAST CORNER OF SECTION 12, T.15S., R.63W.	REVISIONS: NO. DESCRIPTION DATE	ENGINEER: UNITED PLANNING ENGINEERING 4575 GALLEY ROAD SUITE 200 COLORADO SPRINGS, COLORADO 80915 DESIGNED BY: J.L.K. DATE: 10-09-01 DRAWN BY: J.L.K. DATE: 10-09-01 CHECKED BY: J.L.K. DATE: 10-09-01	PROJECT: BLACK ELK DRIVE STREET, SANITARY SEWER FROM: 0+00 TO: 10+29.81 SUBDIVISION: SUNSET VILLAGE FILING NO. 4 DRAINAGE BASIN: TELEPHONE EXCHANGE JOB NO. D:\PROJ\00-0908\RCP01003.DWG SHEET 5 OF 14
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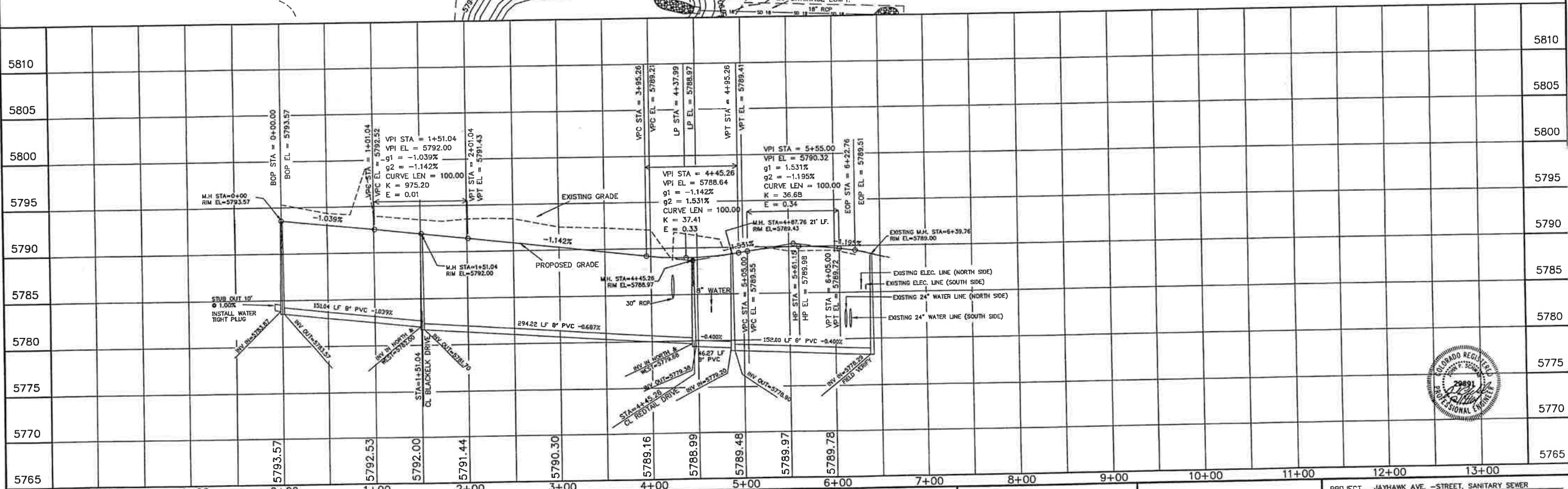
JAYHAWK DRIVE
(60' R.O.W.)

SCALES:
1" = 50' HOR
1" = 5' VER

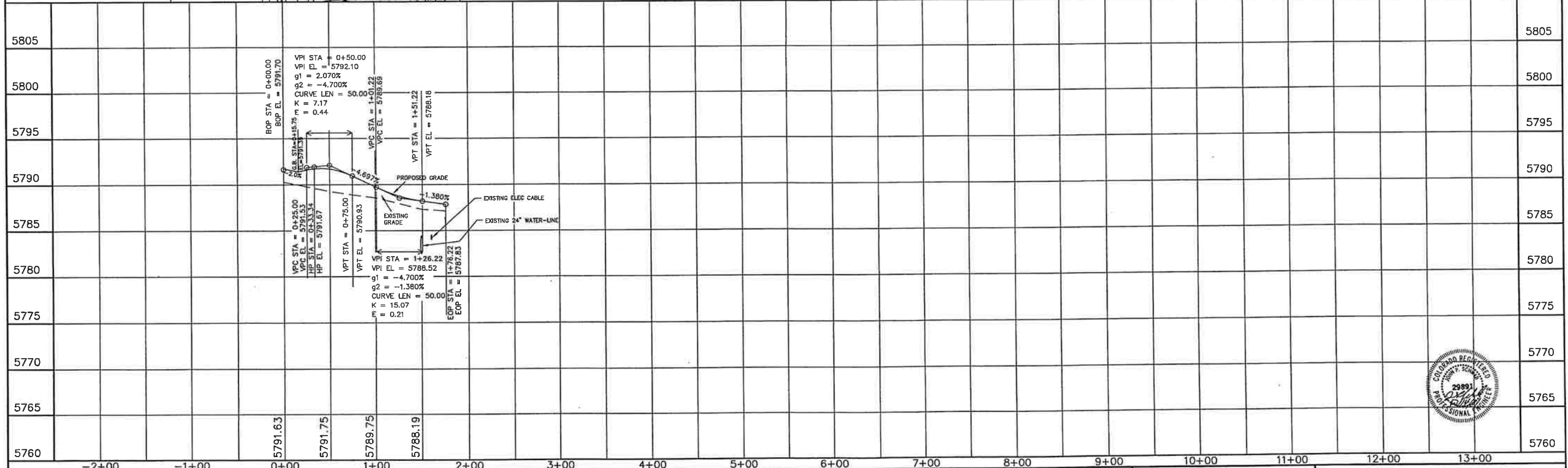
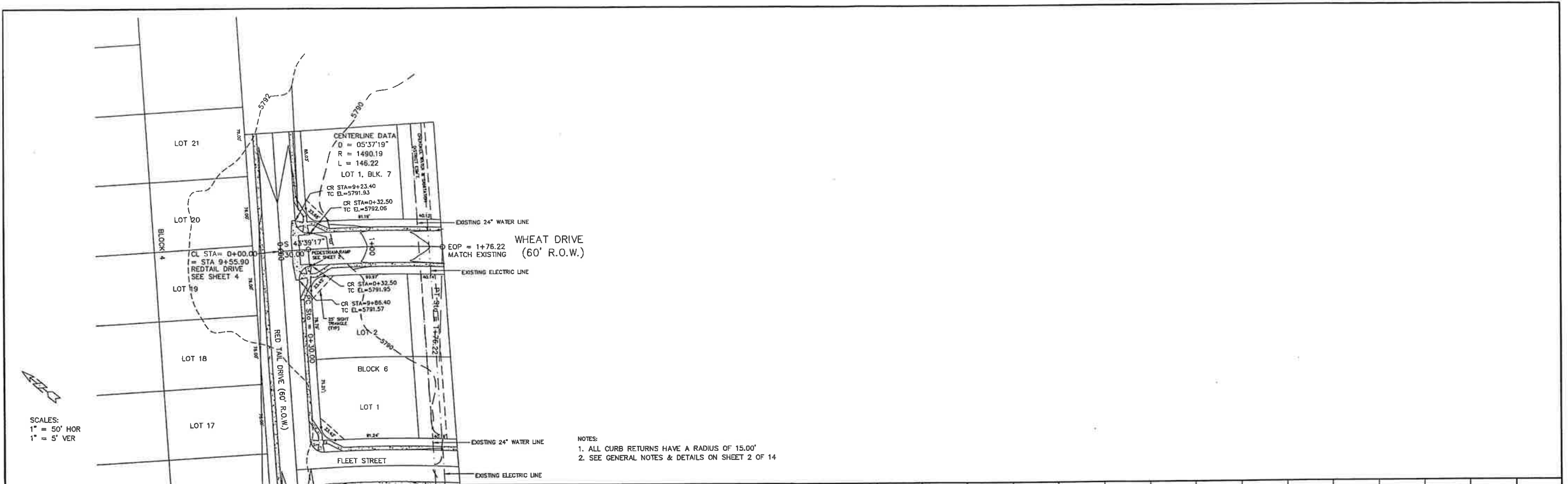
DETAIL
MANHOLE STATION 14+45.26
INTERSECTION JAYHAWK AVE.
AND RED TAIL DRIVE



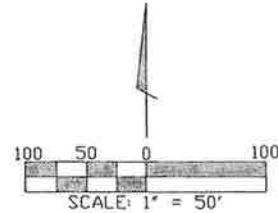
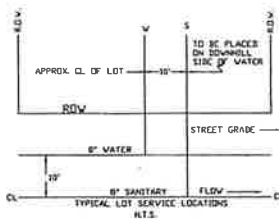
- NOTES:
1. ALL CURB RETURNS HAVE A RADIUS OF 15.00'
2. SEE GENERAL NOTES & DETAILS ON SHEET 2 OF 14



STATEMENT: THE COUNTY OF EL PASO, RECOGNIZES THE DESIGN ENGINEER AS HAVING RESPONSIBILITY FOR THE DESIGN. THE COUNTY HAS LIMITED ITS SCOPE OF REVIEW ACCORDINGLY.		REVIEW: STREET DESIGN _____ DATE _____ ROUGH CUT REVIEW _____ DATE _____ FINAL REVIEW _____ DATE _____		DESIGN DATA: SIDEWALKS WIDTH 4' LOCATION Attached to Detached, 6' from P/L/D CURB TYPE 10 200 30 R/W WIDTH 60' B/C-B/C 35' STREET TYPE HVEEM ASPHALT THICKNESS: AC Surface 1.5" AC Base AGG. BASE THICKNESS: Class 6 Class 5 Class 2 SCALE: HORIZ. 50' VERT. 5' BENCHMARK: U.S.G.S. BRASS CAP 114JK (1953) ELEV=5752.00 LOCATED AT THE SOUTHEAST CORNER OF SECTION 18, T15S, R63W.		REVISIONS: NO. DESCRIPTION DATE _____ _____ _____		ENGINEER: UNITED PLANNING ENGINEERING 4575 GALLEY ROAD SUITE 200 COLORADO SPRINGS, COLORADO 80915 DESIGNED BY: J.L.K. DATE: 10-09-01 DRAWN BY: J.L.K. DATE: 10-09-01 CHECKED BY: J.L.K. DATE: 10-09-01		PROJECT: JAYHAWK AVE. - STREET, SANITARY SEWER FROM: 0+00 TO: 6+22.76 SUBDIVISION: SUNSET VILLAGE PLUNG NO. 4 DRAINAGE BASIN: TELEPHONE EXCHANGE JOB NO. DA PROJ 000-0908\RCP01004.BWG SHEET 6 OF 14	
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STATEMENT: THE COUNTY OF EL PASO, RECOGNIZES THE DESIGN ENGINEER AS HAVING RESPONSIBILITY FOR THE DESIGN. THE COUNTY HAS LIMITED ITS SCOPE OF REVIEW ACCORDINGLY.	REVIEW: STREET DESIGN _____ DATE _____ ROUGH CUT REVIEW _____ DATE _____ FINAL REVIEW _____ DATE _____ DRAINAGE BASIN _____	DESIGN DATA: SIDEWALKS: WIDTH 4' LOCATION: Attached @ Detached, 6' from P/LD CURB TYPE 1 2 3 4 R/W WIDTH 60' B/C-B/C 35' STREET TYPE _____ HVEEM _____ ASPHALT THICKNESS: AC Surface 180 AC Base _____ AGG. BASE THICKNESS: Class 6 _____ Class 5 _____ Class 2 _____	SCALE: HORIZ. 50' VERT. 5' BENCHMARK: U.S.G.S. BRASS CAP 114JK (1953) ELEV=5752.00 LOCATED AT THE SOUTHEAST CORNER OF SECTION 12, T.15S., R.63W.	REVISIONS: NO. DESCRIPTION DATE _____ _____ _____	ENGINEER: UNITED PLANNING ENGINEERING 4575 GALLEY ROAD SUITE 200 COLORADO SPRINGS, COLORADO 80915 DESIGNED BY: J.K. DATE: 10-02-01 DRAWN BY: J.K. DATE: 10-02-01 CHECKED BY: T.L.K. DATE: 10-02-01	PROJECT: WHEAT DRIVE - STREET, SANITARY SEWER FROM: 0+00 TO: 1+76.22 SUBDIVISION: SUNSET VILLAGE FILING NO. 4 DRAINAGE BASIN: TELEPHONE EXCHANGE JOB NO. B:\PROJ\A00-0908\PCP01005.DWG SHEET 7 OF 14
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VICINITY MAP
N.T.S.



PUBLIC MAIN EXTENSIONS

WATER STATEMENT:
THE UNDERSIGNED OWNER/DEVELOPER AGREES THAT THE INSTALLATION OF THESE PROPOSED WATER FACILITIES WILL BE MADE IN ACCORDANCE WITH CHEROKEE METROPOLITAN DISTRICT SPECIFICATIONS AND SHALL PROVIDE A MINIMUM OF FIVE (5) FEET AND A MAXIMUM OF SIX (6) FEET OF COVER OVER THE WATER MAINS. ANY CHANGES REQUIRED TO MEET THE ABOVE STIPULATION SHALL BE AT THE EXPENSE OF THE OWNER/DEVELOPER. COVER IN EXCESS OF SIX (6) FEET SHALL BE SUPPORTED BY PLAN AND PROFILE DRAWINGS APPROVED BY THE CHEROKEE METROPOLITAN DISTRICT.

SIGNED: *[Signature]* DATE: 12-14-01

OWNER/DEVELOPER: RODNEY PREISSER
PIKES PEAK WATER COMPANY

ALL FIRE HYDRANTS SHALL BE INSTALLED ACCORDING TO THE CHEROKEE METROPOLITAN DISTRICT WATER SPECIFICATIONS. THE NUMBER OF HYDRANTS AND HYDRANT LOCATIONS AS SHOWN ON THIS WATER INSTALLATION PLAN ARE CORRECT AND ADEQUATE TO SATISFY THE FIRE PROTECTION REQUIREMENTS AS SPECIFIED BY THE ELLICOTT FIRE PROTECTION DISTRICT.

SIGNED: _____ DATE: _____
ELLICOTT FIRE PROTECTION DISTRICT

WATER INSTALLATION CORROSION CONTROL REQUIREMENTS:
NONE REQUIRED

ALL FIRE HYDRANTS AND FUTURE SERVICE STUBS HAVE BEEN LOCATED BY THE DEVELOPER OR HIS ENGINEER. ANY REQUIRED REALIGNMENT, EITHER HORIZONTAL OR VERTICAL, SHALL BE AT THE EXPENSE OF THE DEVELOPER. ALSO, ANY STUBS AND APPURTENANCES NOT USED AS PROVIDED SHALL BE REMOVED AND REPLACED WITH AN ACCEPTABLE SECTION OF PIPE AT THE EXPENSE OF THE DEVELOPER. THE CONTRACTOR IS REQUIRED TO NOTIFY CHEROKEE METROPOLITAN DISTRICT (719-597-5800) TWO (2) WORKING DAYS PRIOR TO BEGINNING CONSTRUCTION. IF THIS PROJECT INVOLVES A TAP, DO NOT CALL TO SCHEDULE THE TAP UNTIL THE ENGINEERING INSPECTION NOTIFICATION HAS BEEN MADE.

NOTES:

1. ALL DIMENSIONS ARE TO FACE OF CURB.
2. ALL SPOT ELEVATIONS ARE FACE OF CURB AT FLOWLINE.
3. ALL BENDS SHALL BE FIELD STATED PRIOR TO CONSTRUCTION.
4. FIRE HYDRANT ASSEMBLY SHALL INCLUDE LATERAL PIPING, GATE VALVE, CONCRETE THRUST REACTION BLOCK AND ANY REQUIRED FITTINGS.
5. MAINTAIN TEN (10) FOOT MINIMUM HORIZONTAL DISTANCE BETWEEN WATER MAIN AND SANITARY SEWER MAIN.

NOTE:

ALL CONSTRUCTION RELATING TO WATER OR SANITATION FACILITIES SHALL BE IN FULL CONFORMANCE WITH STANDARDS AND SPECIFICATIONS OF THE CHEROKEE WATER AND SANITATION DISTRICT.

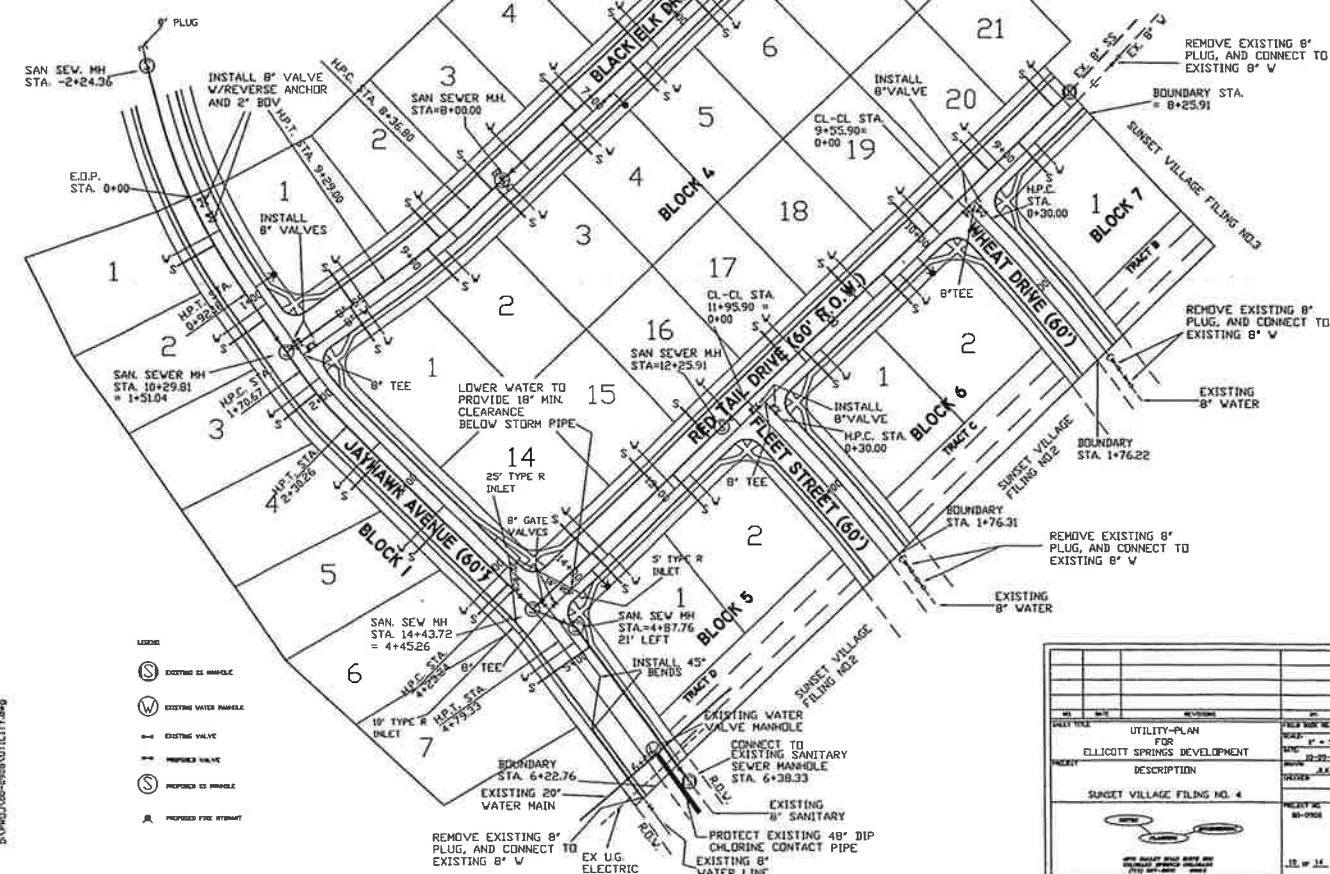
PRE-EXCAVATION CHECK LIST

- GAS AND OTHER UTILITY LINES SHOWN ON CONSTRUCTION PLANS
- UTILITIES UNDERGROUND LOCATING-CALL AT LEAST TWO (2) BUSINESS DAYS AHEAD 1-800-922-1987
- UTILITIES MARKED AND LOCATED ON THE GROUND
- EMPLOYEES BRIEFED ON MARKING AND COLOR CODES
- EMPLOYEES TRAINED ON EXCAVATION AND SAFETY PROCEDURES FOR NATURAL GAS LINES
- WHEN EXCAVATION APPROACHES GAS LINES, EMPLOYEES MUST EXPOSE LINES BY CAREFUL PROBING AND HAND DIGGING

STANDARD UTILITY MARKING COLOR CODE		GAS (EMERGENCY)
NATURAL GAS	RED	CALL 777-260-9888
ELECTRIC	RED	
WATER	BLUE	
SEWER/STORM	GREEN	

WATER PLAN APPROVAL

CHEROKEE METROPOLITAN DISTRICT DATE: _____



1. DISTURBED AREAS, NOT LANDSCAPED WITH APPROVED GROUND COVER, SHALL BE SEEDED WITH NATIVE GRASSES. SEE NOTE ON SHEET 2 FOR SEEDING/FERTILIZER SPECIFICATIONS. THE TOTAL SEEDING COMBINATION SHALL BE CERTIFIED FREE FROM NOXIOUS WEEDS.

2. EROSION CONTROL MEASURES SHALL BE INSPECTED PERIODICALLY AND REPAIRED TO MAINTAIN CONTROL.

3. AT LEAST TEN DAYS PRIOR TO THE ANTICIPATED START OF CONSTRUCTION, FOR PROJECTS THAT WILL DISTURB 5 ACRES OR MORE (ONE ACRE OR MORE AFTER JULY 1, 2002), THE OWNER OR OPERATOR OF THE CONSTRUCTION ACTIVITY SHALL SUBMIT A PERMIT APPLICATION FOR STORMWATER DISCHARGE TO THE COLORADO DEPARTMENT OF PUBLIC HEALTH AND ENVIRONMENT, WATER QUALITY CONTROL DIVISION. THE APPLICATION CONTAINS CERTIFICATION OF COMPLETION OF A STORMWATER MANAGEMENT PLAN (SWMP), OF WHICH THIS GRADING AND EROSION CONTROL PLAN MAY BE A PART. FOR INFORMATION OR APPLICATION MATERIALS CONTACT:

COLORADO DEPARTMENT OF PUBLIC HEALTH & ENVIRONMENT
WATER QUALITY CONTROL DIVISION
WQCD-PERMITS
4300 CHERY CREEK DRIVE SOUTH
DENVER, COLORADO 80246-1530
ATTN: PERMITS UNIT

IF SUCH WORK IS PERFORMED IN ACCORDANCE WITH THE DRAINAGE AND EROSION CONTROL PLAN, THE WORK WILL NOT BECOME A HAZARD TO LIFE OR LIMB, ENDANGER PROPERTY OR ADVERSELY AFFECT THE SAFETY, USE OR STABILITY OF A PUBLIC WAY, DRAINAGE CHANNEL OR OTHER PROPERTY.

PREPARED UNDER THE DIRECTION OF:

JOHN P. SCHWAB P.E. NO. 29891

THE OWNER WILL COMPLY WITH THE REQUIREMENTS OF THE EROSION CONTROL PLAN.

RODNEY PREISSER
OWNER

COUNTY PLAN REVIEW PROVIDED ONLY FOR GENERAL CONFORMANCE WITH COUNTY DESIGN CRITERIA. THE COUNTY ACCURACY AND ADEQUACY OF THE DES ELEVATIONS WHICH SHALL BE CONFIRME THROUGH THE APPROVAL OF THIS DOCU FOR THE COMPLETENESS AND/OR ACCU

START DATE: NOVEMBER 2001
COMPLETION DATE: MARCH 2002
DATE OF FINAL STABILIZATION: MARCH

TM TEMPORARY
SEED & MULCH

© 2000 Blackwell Science Ltd

22

SLOPES TOWARD 3-
DIVISION

Subj: _____

STORM

DIT

10/10/2016

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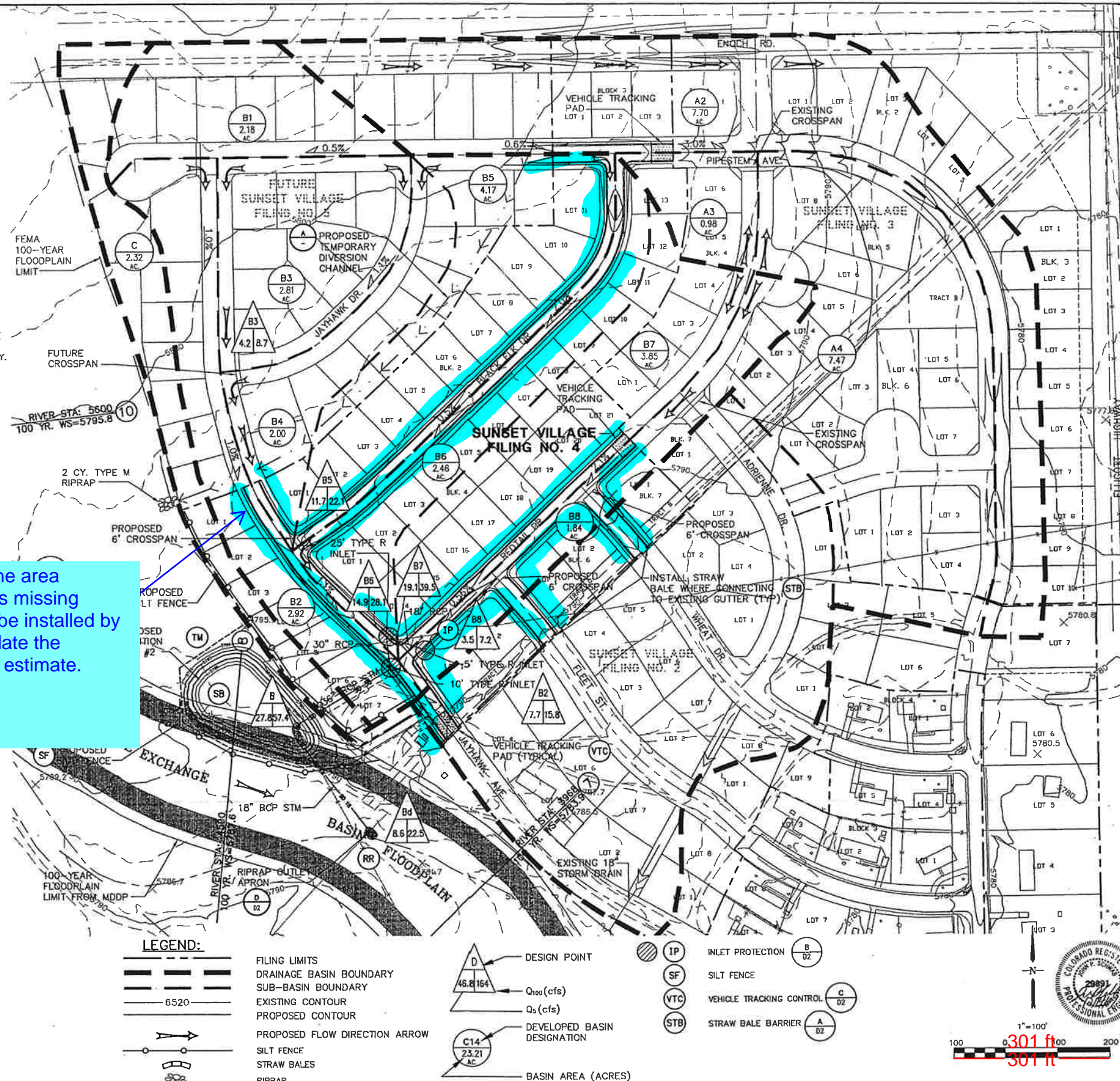
[illegible]

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1

[illegible]

From aerial maps the area highlighted in blue is missing sidewalk that must be installed by the developer. Update the financial assurance estimate.



SUNSET VILLAGE - FILING NO. 4

DEVELOPED DRAINAGE & EROSION CONTROL PLAN



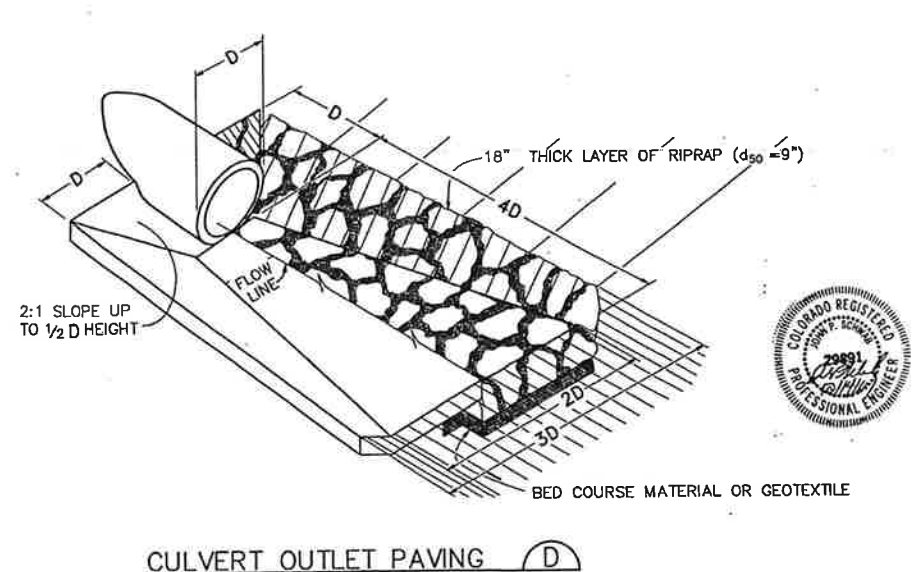
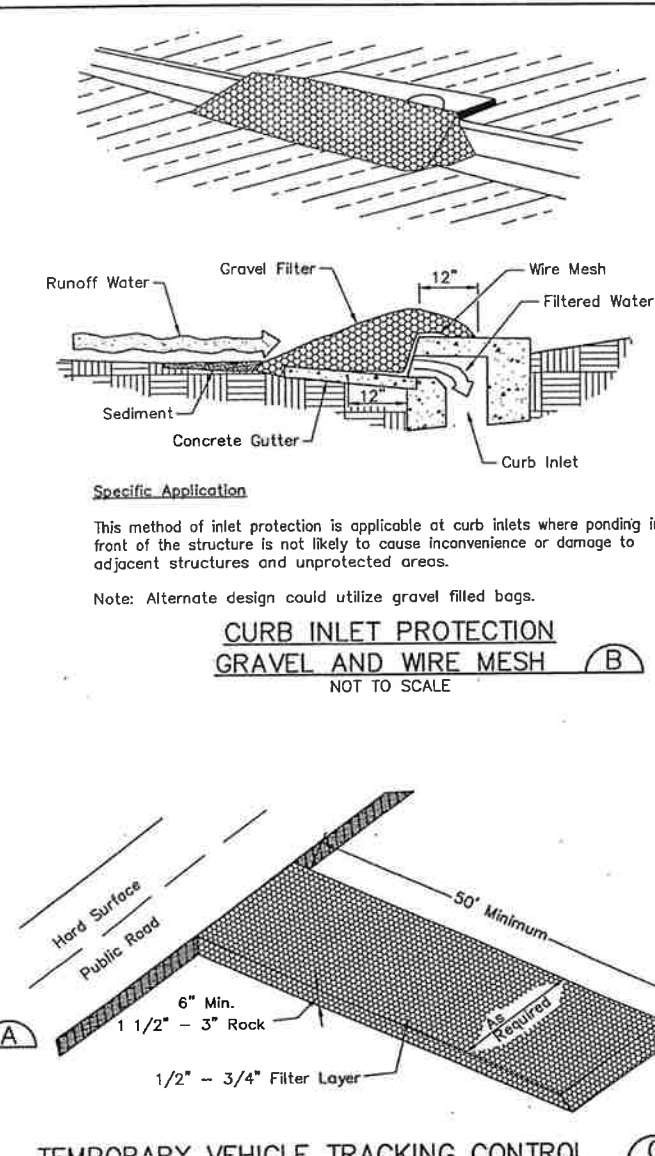
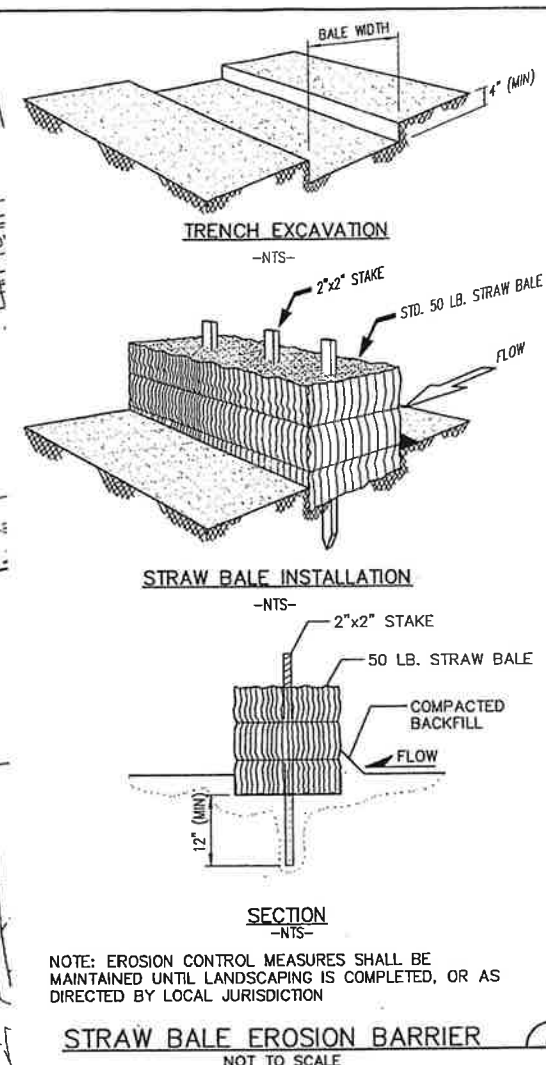
518 N. Nevada Ave.
Suite 303
Colorado Springs, CO
80903

PH: 719-477-9429
FAX: 719-471-0766

[illegible]

-100'	ASTORIA URATING	MJP
N/A	DESIGNED:	JPS
UP&E	CHECKED:	JPS
16/00	LAST MODIFIED:	10/11/01
000006	MODIFIED BY:	JPS

D1



Sanitary Sewer Main Profile

Stationing: 7+00, 8+00, 9+00, 10+00, 11+00, 12+00, 13+00

Key Features and Data:

- DETENTION POND** (Station 9+00 to 10+00)
- STORM OUTFALL 36" RCP YES** (Station 9+00 to 10+00)
- 202 LF 36" RCP @ 0.19%** (Station 10+00 to 11+00)
- 60 LF 30" RCP @ 0.28%** (Station 11+00 to 12+00)
- 64 LF 18" RCP @ 0.31%** (Station 12+00 to 13+00)
- EXIST. GRADE @ PIPE C** (Station 10+00 to 11+00)
- PROP. GRADE @ PIPE C** (Station 12+00 to 13+00)
- 10' TYPE R INLET B2** (Station 11+00)
- 25' TYPE R INLET B7** (Station 12+00)
- 15' TYPE R INLET B8** (Station 13+00)
- 8" WT CROSSING** (Station 11+00 to 12+00)
- 8" SS CROSSING** (Station 12+00 to 13+00)
- 18" MIN. CLEAR** (Station 11+00 to 12+00)
- 18" MIN. CLEAR** (Station 12+00 to 13+00)

NOTE: WATER LINES SHALL BE LOWERED AS REQUIRED TO PROVIDE MINIMUM 18" CLEARANCE BELOW STORM SEWER

JPS
ENGINEERING

518 N. Nevada Ave.
Suite 303
Colorado Springs, CO
80903

PH: 719-477-9429
FAX: 719-471-0766

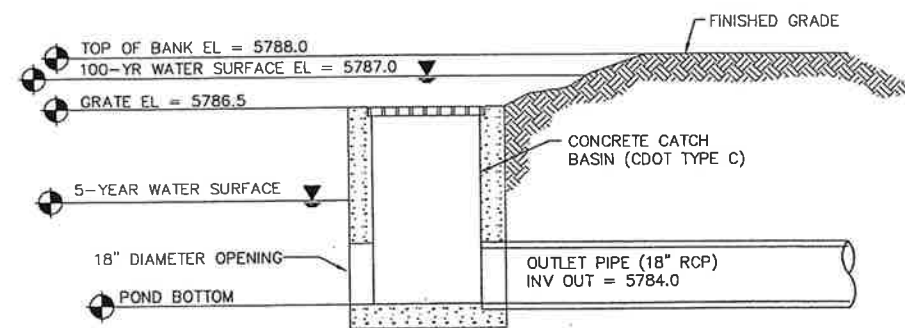
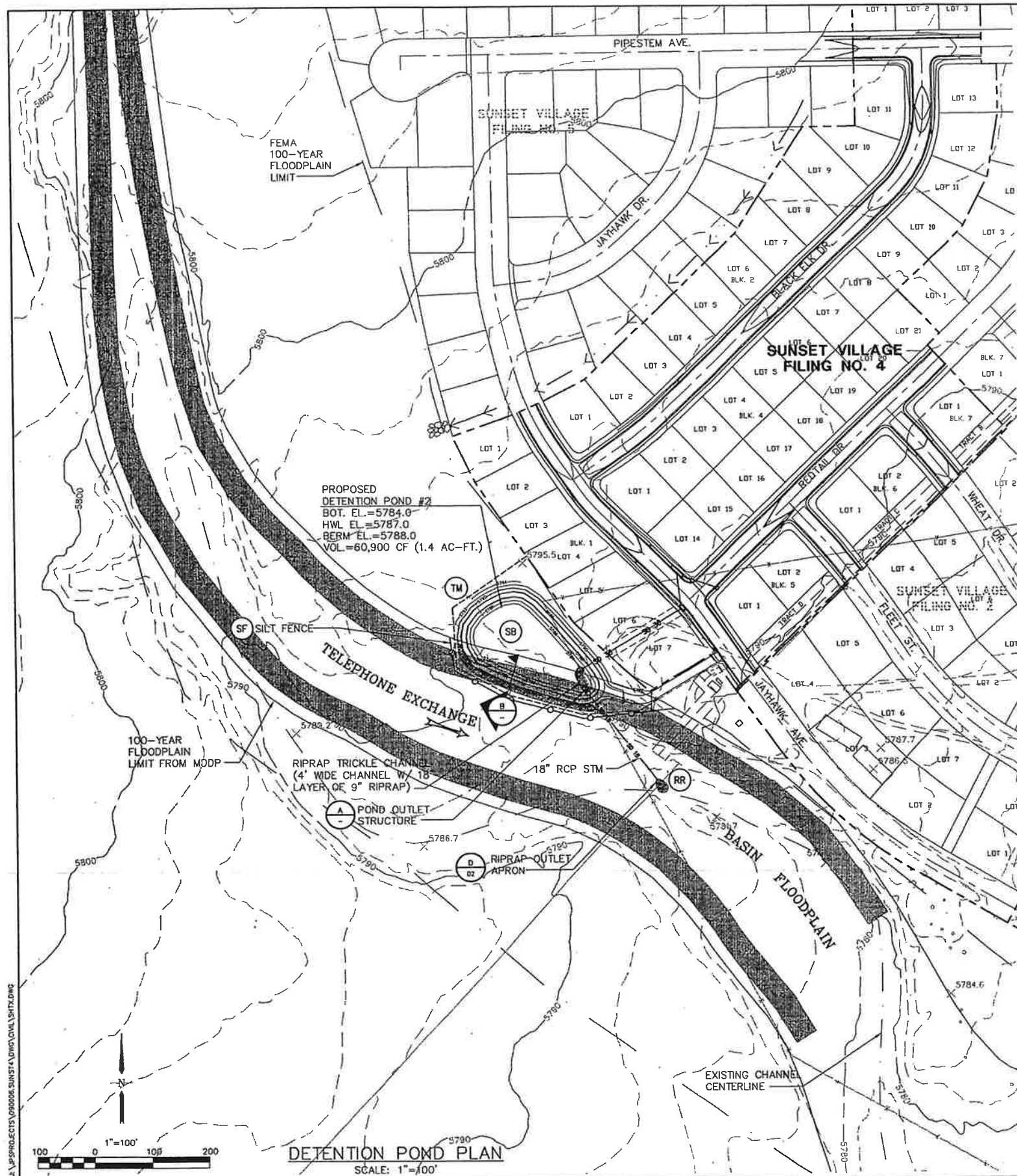
SUNSET VILLAGE - FILING NO. 4

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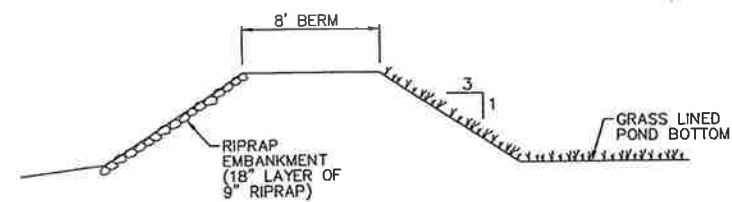
STORM DRAIN PLAN & PROFILE

HORZ. SCALE: 1"=50'	DRAWN: MJP
VERT. SCALE: 1"=5'	DESIGNED: JPS
SURVEYED: UP&E	CHECKED: JPS
CREATED: 2/25/01	LAST MODIFIED: 10/11/01
PROJECT NO: 090006	MODIFIED BY: JPS
SHEET:	

D2













DETENTION POND OUTLET STRUCTURE A



TYPICAL POND WALL SECTION  B

NOT TO SCALE

LEGEND

- | | |
|---|---|
|  | SILT FENCE |
|  | STRAW BALES |
|  | RIPRAP |
|  | EXISTING CONTOURS |
|  | PROPOSED CONTOURS |
|  | INLET PROTECTION
(GRAVEL FILTER) |
|  | SILT FENCE |
|  | VEHICLE TRACKING PAD |
|  | TEMPORARY SEED AND MULCH
ON DISTURBED SLOPES |
|  | STRAW BALE BARRIER |



SUNSET VILLAGE - FILING NO. 4

**DETENTION POND
PLAN & DETAILS**



518 N. Nevada Ave.
Suite 303
Colorado Springs, CO
80903
PH: 719-477-9429
FAX: 719-471-0766

[illegible]

HORIZ. SCALE:	DRAWN:
VERT. SCALE:	DESIGNED:
SURVEYED:	CHECKED:
CREATED:	LAST MODIFIED:
PROJECT NO:	MODIFIED BY:
SHEET:	

D3

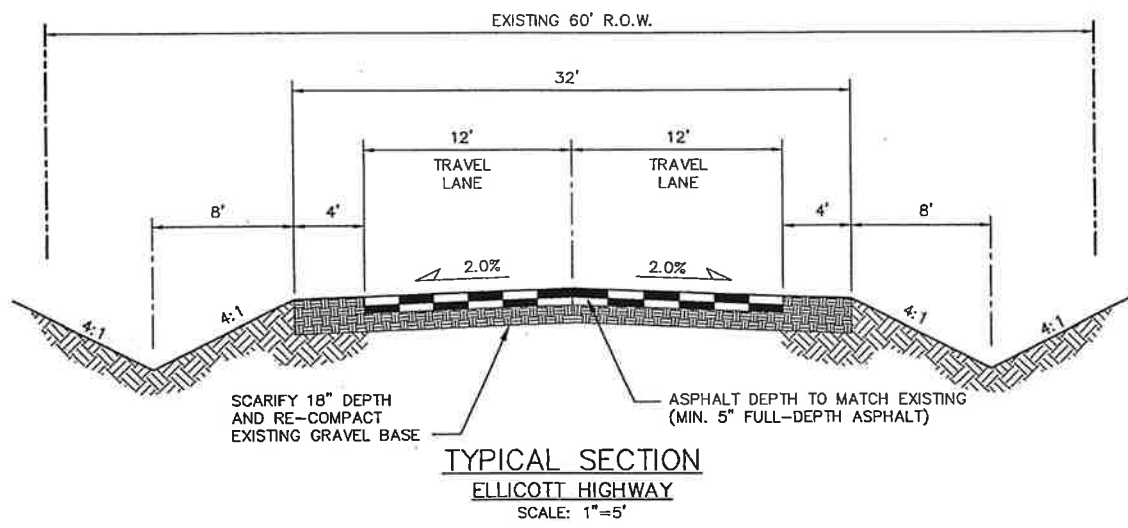
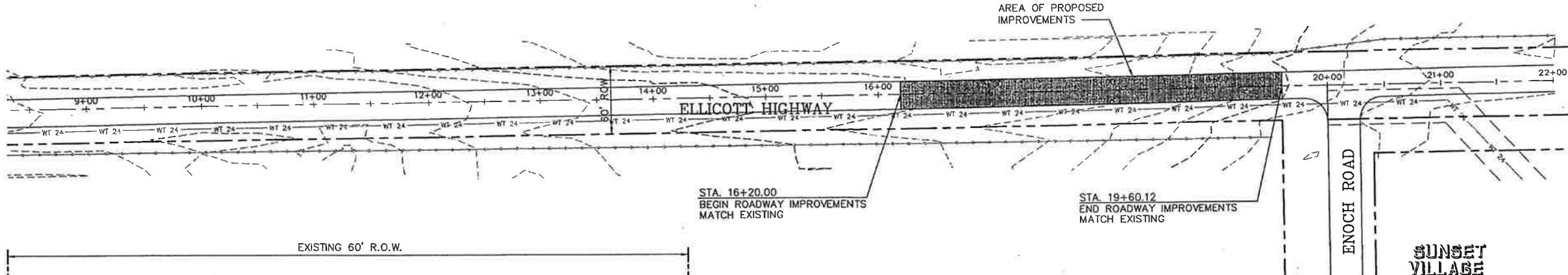


518 N. Nevada Ave.
Suite 303
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ELLICOTT HIGHWAY

HIGHWAY IMPROVEMENT PLAN

HORIZ. SCALE: 1"=50'	DRAWN: MJP
VERT. SCALE: 1"=5'	DESIGNED: JPS
SURVEYED: UP&E	CHECKED: JPS
CREATED: 7/10/01	LAST MODIFIED: 8/11/01
PROJECT NO: 090006	MODIFIED BY: MJP
SHEET: HW1	



GENERAL NOTES

1. CONFORM TO EL PASO COUNTY DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS.
2. THE CONTRACTOR SHALL CONTACT ALL UTILITIES FOR LOCATIONS TWO (2) WORKING DAYS PRIOR TO ANY EXCAVATION.
3. THE CONTRACTOR IS RESPONSIBLE FOR ANY DAMAGE TO UTILITIES AS A RESULT OF HIS ACTIONS. THE CONTRACTOR SHALL MAKE ALL THE REQUIRED REPAIRS IMMEDIATELY TO THE SATISFACTION OF THE UTILITY.
4. CONTRACTOR SHALL SUBMIT DETAILED TRAFFIC CONTROL PLANS AND OBTAIN PERMITS AS REQUIRED BY EL PASO COUNTY.
5. PROVIDE REQUIRED SIGNING AND TRAFFIC CONTROL DEVICES MEETING MUTCD, CDOT, AND EL PASO COUNTY STANDARDS.
6. CONTRACTOR SHALL FIELD VERIFY GRADES TO ENSURE POSITIVE DRAINAGE TRANSITION TO ADJACENT PAVEMENT.
7. REMOVE & DISPOSE OF EXISTING ASPHALT WITHIN LIMITS OF PROPOSED WORK.
8. ROADSIDE DITCHES SHALL BE RESTORED TO THE ORIGINAL CONDITION. DITCH RESTORATION SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.
9. NEW PAVEMENT ON ELLICOTT HIGHWAY SHALL BE TAPERED INTO EXISTING PAVEMENT WITH FINE MIX ASPHALT.
10. CONTRACTOR SHALL TAKE CORE SAMPLES ON AN UNDISTURBED SECTION OF ELLICOTT HIGHWAY TO DETERMINE EXISTING ASPHALT AND GRAVEL BASE THICKNESS.

