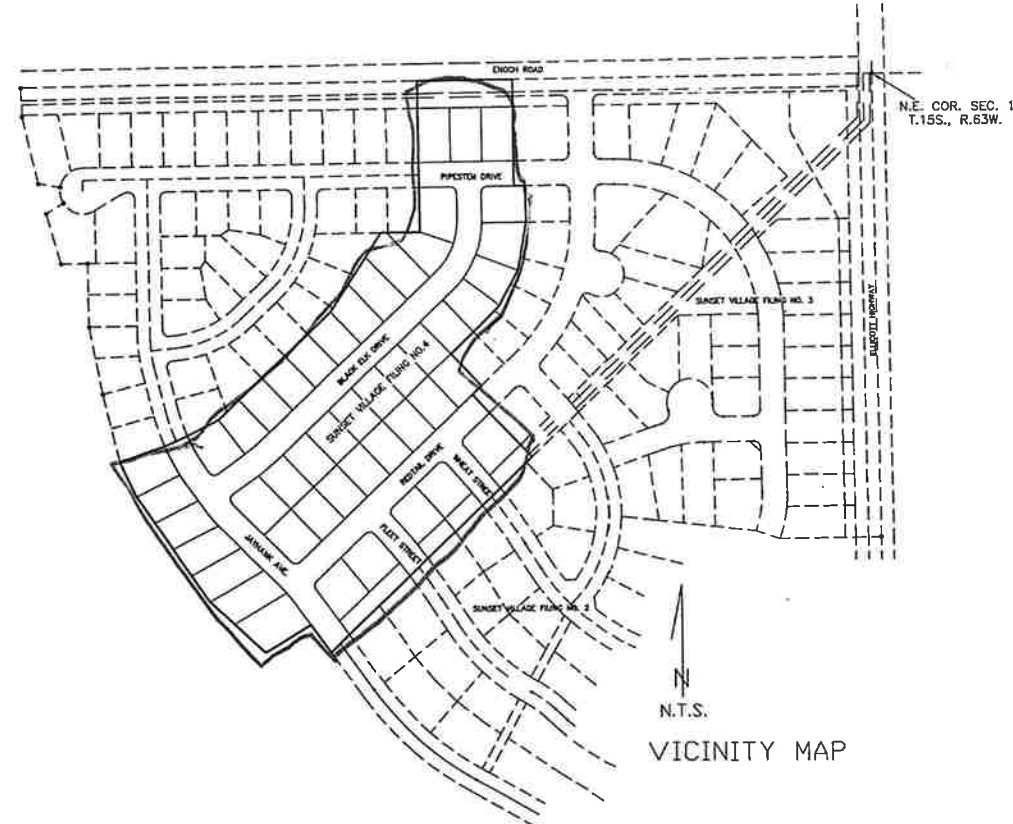


SF 01005
2645

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.

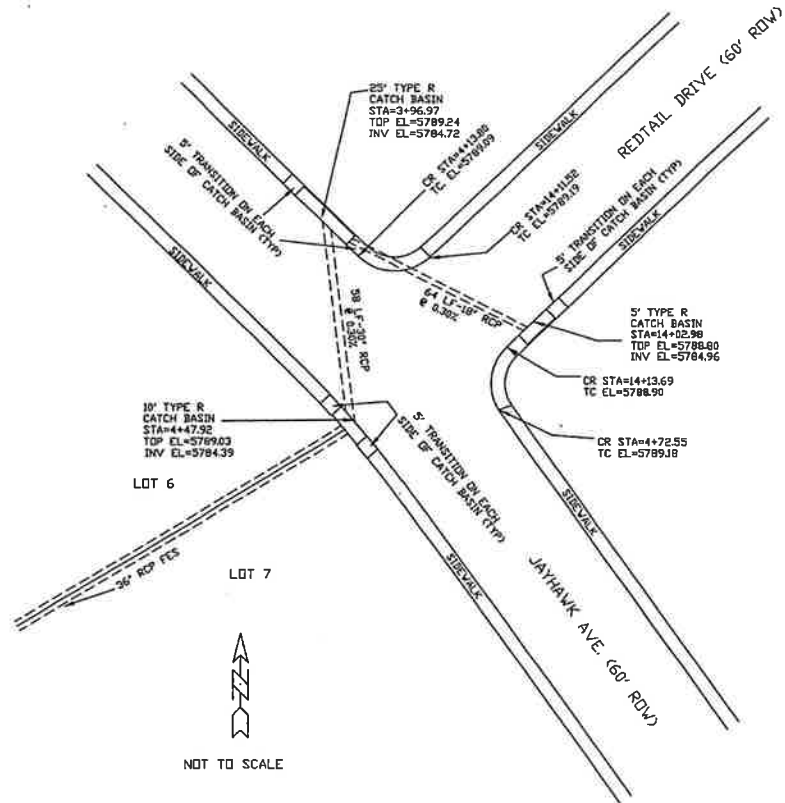
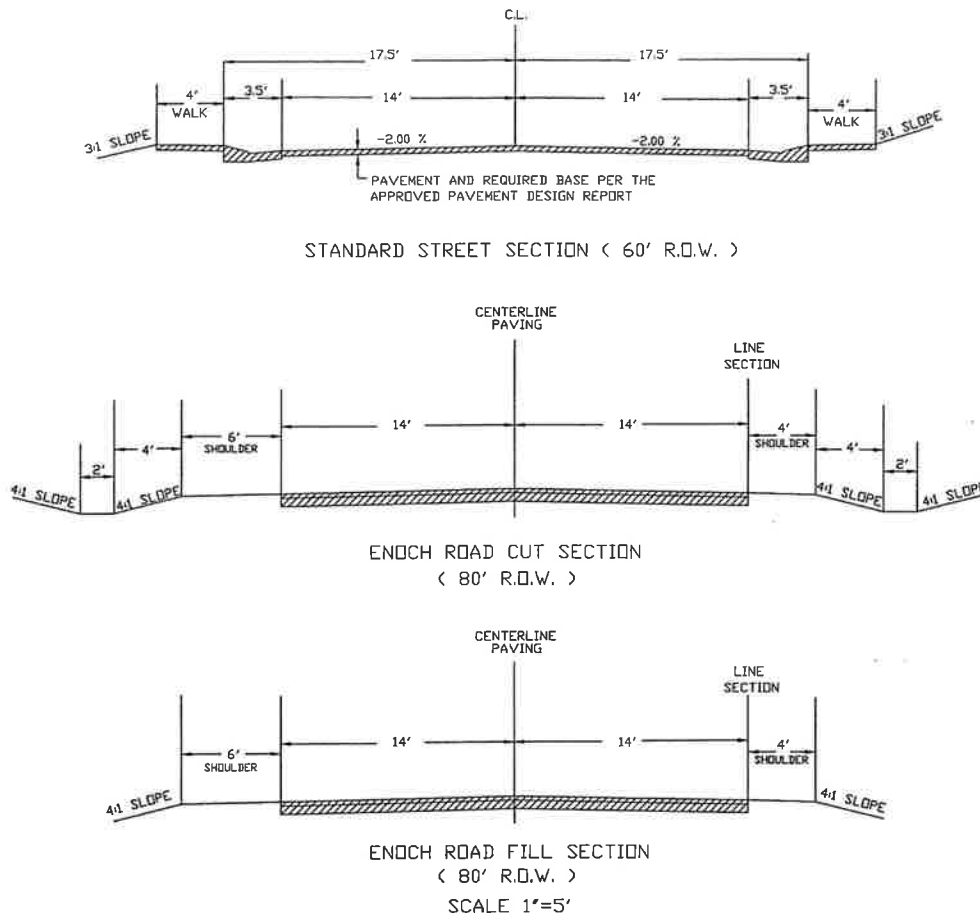
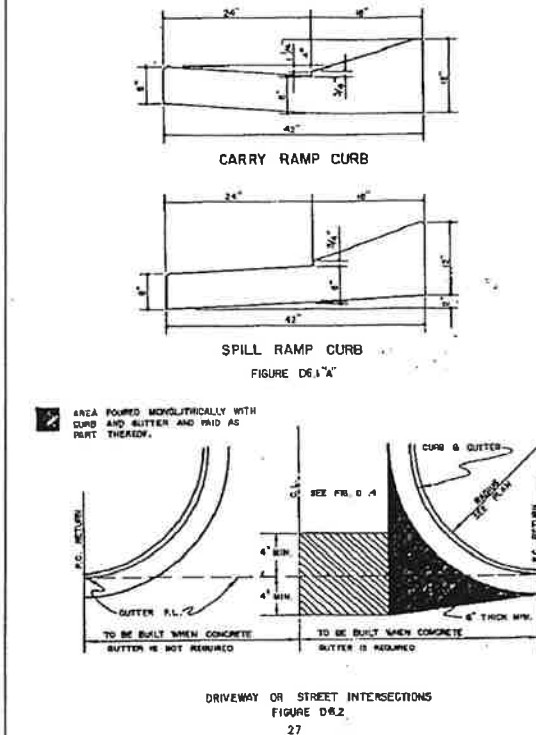
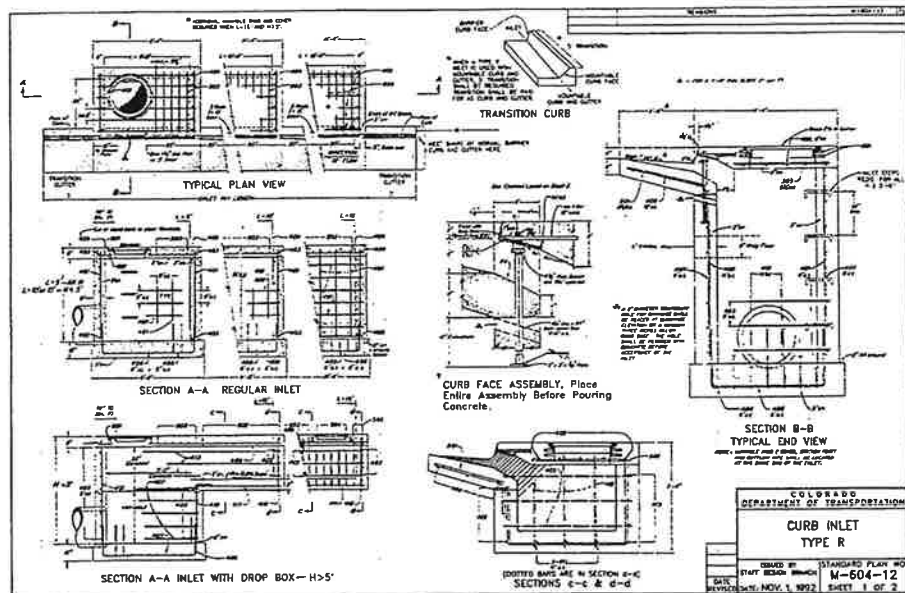
[Signature] 12-19-01
JOHN A. MCCARTY, P.E.
COUNTY ENGINEER/DIRECTOR
CONDITIONS



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

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

Sunset Village

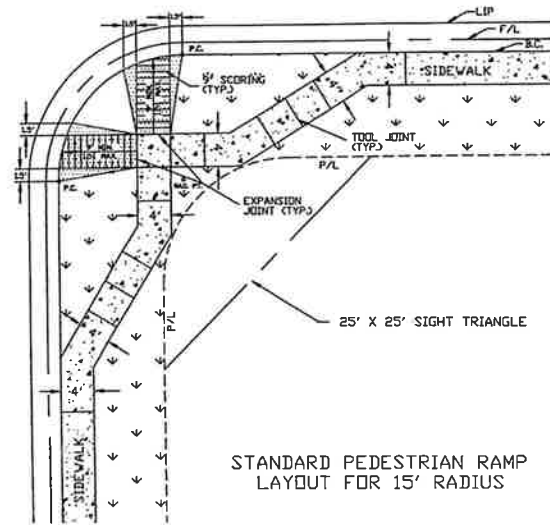


- GENERAL NOTES**
1. THERE SHALL BE A PRE-CONSTRUCTION MEETING WITH THE DEPARTMENT OF TRANSPORTATION PRIOR TO BEGINNING CONSTRUCTION.
 2. ALL DISTURBED AREAS SHALL BE RE-VEGETATED AS SOON AS POSSIBLE TO PREVENT EROSION. SEE NOTE 8.
 3. ALL CONSTRUCTION SHALL BE IN CONFORMANCE WITH THE CRITERIA OF EL PASO COUNTY.
 4. THE STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION COLORADO DEPARTMENT OF HIGHWAYS, AND THE ASSOCIATED M&S STANDARDS LATEST EDITIONS, SHALL APPLY TO THIS PROJECT.
 5. ADDITIONAL STRUCTURES MAY BE NEEDED AT THE TIME OF CONSTRUCTION.
 6. ALL NECESSARY PERMITS SUCH AS A GENERAL CONSTRUCTION NPDES OR OTHERS SHALL BE OBTAINED BY THE CONTRACTOR PRIOR TO CONSTRUCTION, AND ANY FEES ASSOCIATED WITH THOSE PERMITS SHALL BE PAID BY THE CONTRACTOR.
 7. ALL EXISTING UTILITY LOCATIONS SHOWN ON THE PLANS ARE APPROXIMATE AND ARE PLOTTED FROM BEST AVAILABLE INFORMATION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR FIELD LOCATION AND VERIFICATION OF ALL UTILITIES WITHIN THE LIMITS OF THE PROJECT AREA.
 8. SEEDING SHALL INCLUDE SOIL PREPARATION, FERTILIZATION AND MULCHING. THESE WORK ITEMS SHALL NOT BE MEASURED FOR PAYMENT SEPARATELY, BUT SHALL BE INCLUDED IN THE ASSOCIATED WORK. THE FOLLOWING SEED TYPES AND APPLICATION RATES SHALL BE USED:

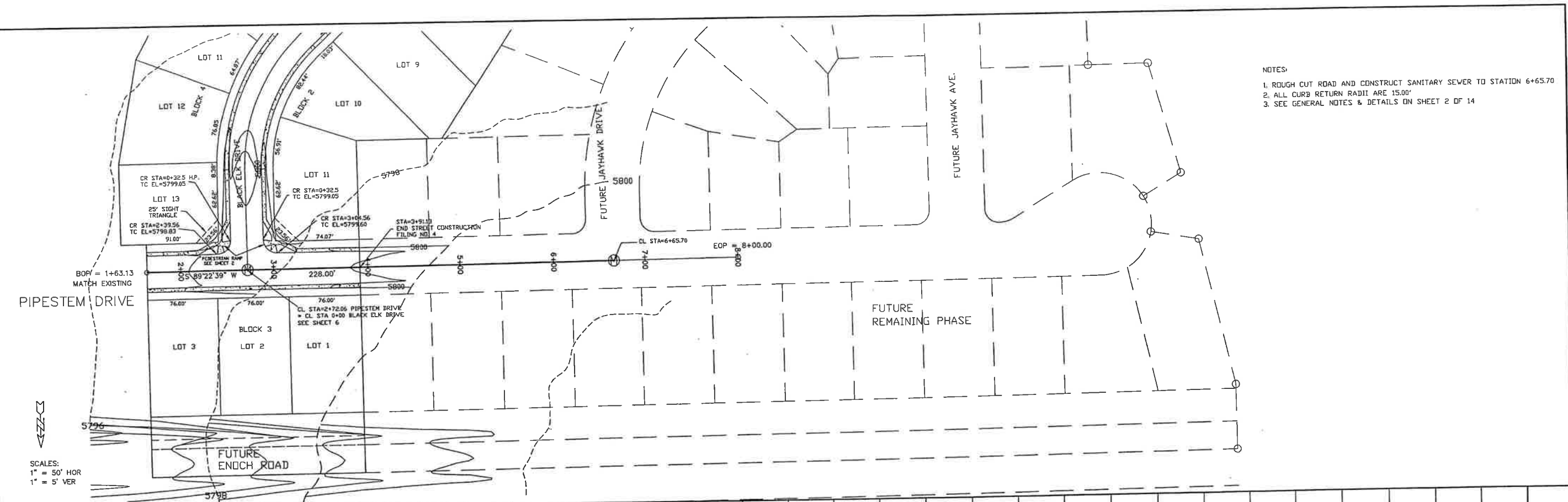
COMMON NAME	RATE(PLS/ACRE)
SMOOTH BROME	16
BLUE GRAMA	30
TOTAL	46

 FERTILIZER: AVAILABLE N-40 LBS/ACRE AVAILABLE P-40 LBS/ACRE MULCHING: 2 TONS/ACRE (CRIMP)
 9. THE CONTRACTOR SHALL COORDINATE WITH ALL AFFECTED UTILITIES IN REGARD TO LOCATION, ADJUSTMENT OR OTHER MEASURES DURING CONSTRUCTION TO ACCOMPLISH THE WORK IN A TIMELY FASHION WITH MINIMUM DISRUPTION IN SERVICE. SUCH WORK WILL NOT BE MEASURED AND PAID FOR SEPARATELY BUT SHALL BE INCLUDED IN THE WORK.
 10. PAVING WILL NOT BEGIN UNTIL A SOILS REPORT AND PAVEMENT DESIGN IS ACCEPTED BY THE EL PASO COUNTY DEPARTMENT OF TRANSPORTATION AND SUBGRADE COMPACTION TESTS ARE TAKEN AND ACCEPTED BY AN INSPECTOR FOR EL PASO COUNTY.

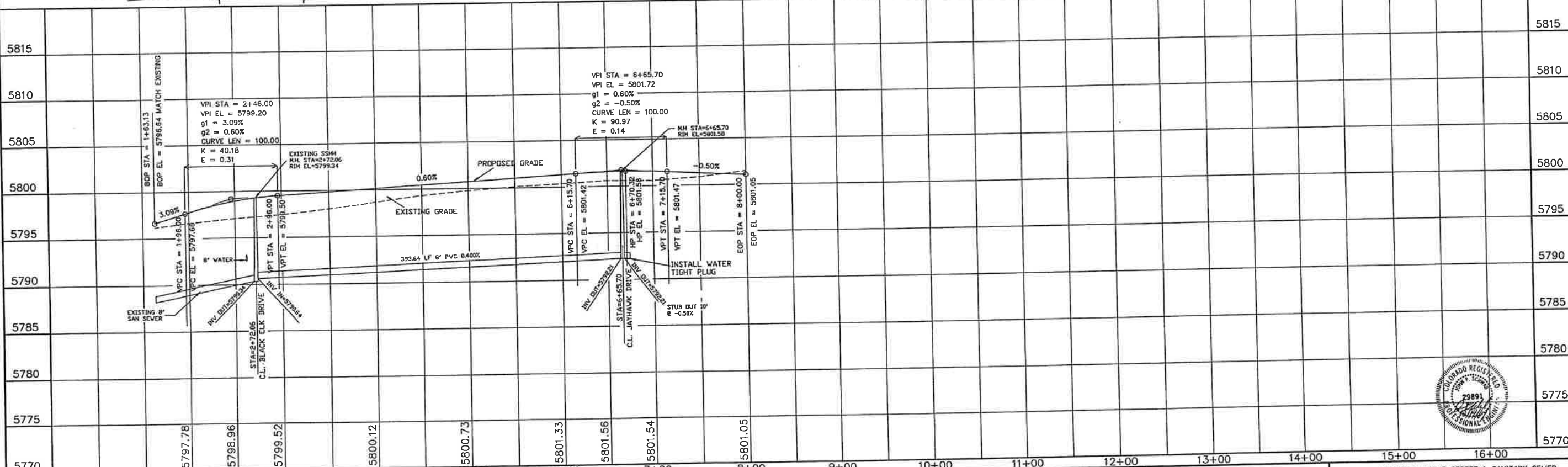
11. ALL DISTURBED PAVEMENT EDGES SHALL BE CUT TO NEAT LINES. THE THICKNESS OF HBP AND ABC REPAIRS SHALL EQUAL OR EXCEED EXISTING. HOWEVER IT SHALL NOT BE LESS THAN 2 INCHES AND 6 INCHES, RESPECTIVELY.
12. SLOPES STEEPER THAN 3:1 (H:V) WILL BE REQUIRED TO HAVE A SOIL RETENTION BLANKET.
13. EXISTING PIPE, HBP AND EXCESS EXCAVATION, AS WELL AS UNSUITABLE MATERIAL SHALL BECOME PROPERTY OF THE CONTRACTOR AND THE CONTRACTOR'S RESPONSIBILITY TO DISPOSE OF AT NO ADDITIONAL COST TO THE PROJECT.
14. ALL EXISTING APPURTENANCES AFFECTED BY THE CONSTRUCTION SHALL BE REMOVED AND REPLACED AS NEEDED. ALL SAID APPURTENANCES SHALL BE LEFT IN AS GOOD AS OR BETTER CONDITION THAN EXISTS. SUCH WORK SHALL NOT BE MEASURED AND PAID FOR SEPARATELY BUT SHALL BE INCLUDED IN THE WORK EXCEPT AS PROVIDED FOR IN THE STANDARD SPECIFICATIONS.
15. TRENCHES OVER 5 FEET IN DEPTH SHALL EITHER BE SHORED OR THE TRENCH WALLS SHALL BE SLOPED AT THE ANGLE OF REPOSE IF SLOPED, THE BOTTOM OF THE SLOPE SHALL BE A MINIMUM OF 1 FOOT ABOVE THE TOP OF PIPE. SLOPING SHALL BE LIMITED TO STAY WITHIN CONSTRUCTION EASEMENT LINES.
16. TOPSOIL SHALL BE REMOVED, AND SUITABLE TOPSOIL STOCKPILED AND REPLACED UPON COMPLETION OF ROUGH GRADING. SUCH WORK SHALL NOT BE MEASURED AND PAID FOR SEPARATELY BUT SHALL BE INCLUDED IN THE WORK.
17. STORM DRAIN PIPE SHALL BE RCP.
18. STORM SEWER PIPING AND BOX CULVERT BEDDING SHALL BE CLASS 'C'. PIPES ASSOCIATED WITH THE WATER AND SANITARY SEWER SYSTEM SHALL HAVE PIPE BEDDING PLACED PER THE CHEROKEE METROPOLITAN DISTRICT REQUIREMENTS GOVERNING THE INSTALLATION OF WATER AND SANITARY SEWER LINES.
19. 25' BY 25' SIGHT TRIANGLES ARE REQUIRED AT ALL INTERSECTIONS.
20. STREET SIGNS WILL BE IN ACCORDANCE WITH EPC STANDARDS.
21. STREET LIGHTING IF USED, MUST BE LOCATED ON PRIVATE PROPERTY.
22. MAILBOXES SHOULD BE CLUSTERED AND LOCATED 12 FEET FROM ASPHALT.
23. ALL CONCRETE CROSS PANS SHALL BE CONSTRUCTED WITH 8" MINIMUM THICKNESS.
24. CONTRACTOR IS RESPONSIBLE TO ENSURE POSITIVE DRAINAGE (0.5% MINIMUM SLOPE) IN ALL CONCRETE GUTTERS ALONG ROADWAYS. CONTRACTOR SHALL REMOVE AND REPLACE ALL DEVIANT SECTIONS AT HIS OWN EXPENSE. CONTRACTOR SHALL NOTIFY ENGINEER OF ANY CONFLICTS FOUND ON THE PLANS BEFORE CONSTRUCTION.
25. USE CITY STANDARD ADA HANDICAP RAMPS.



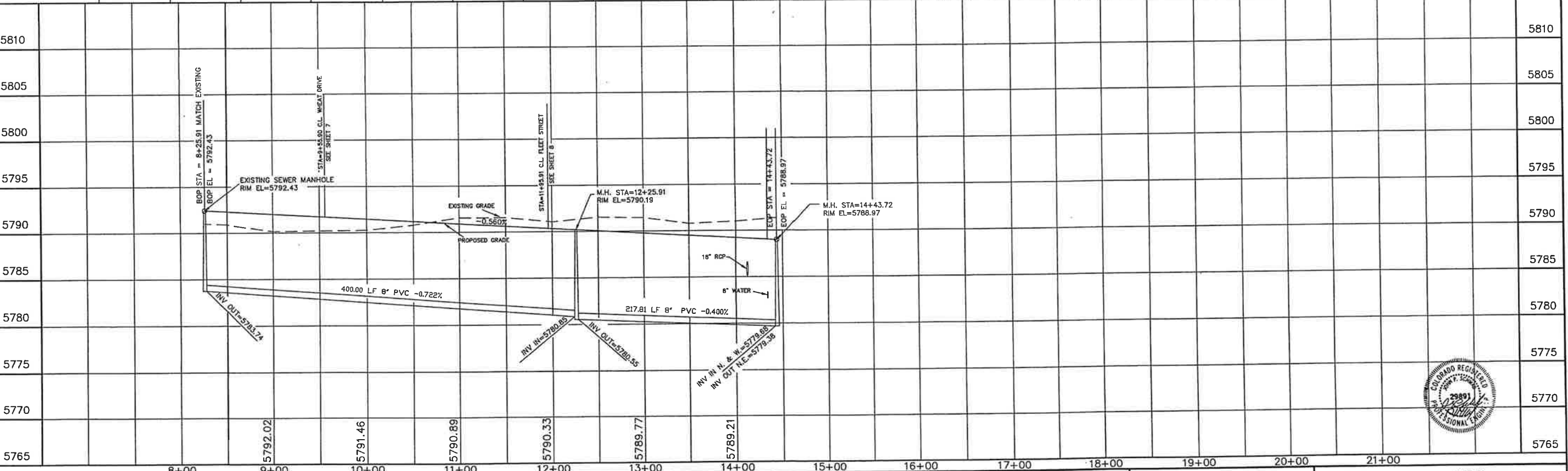
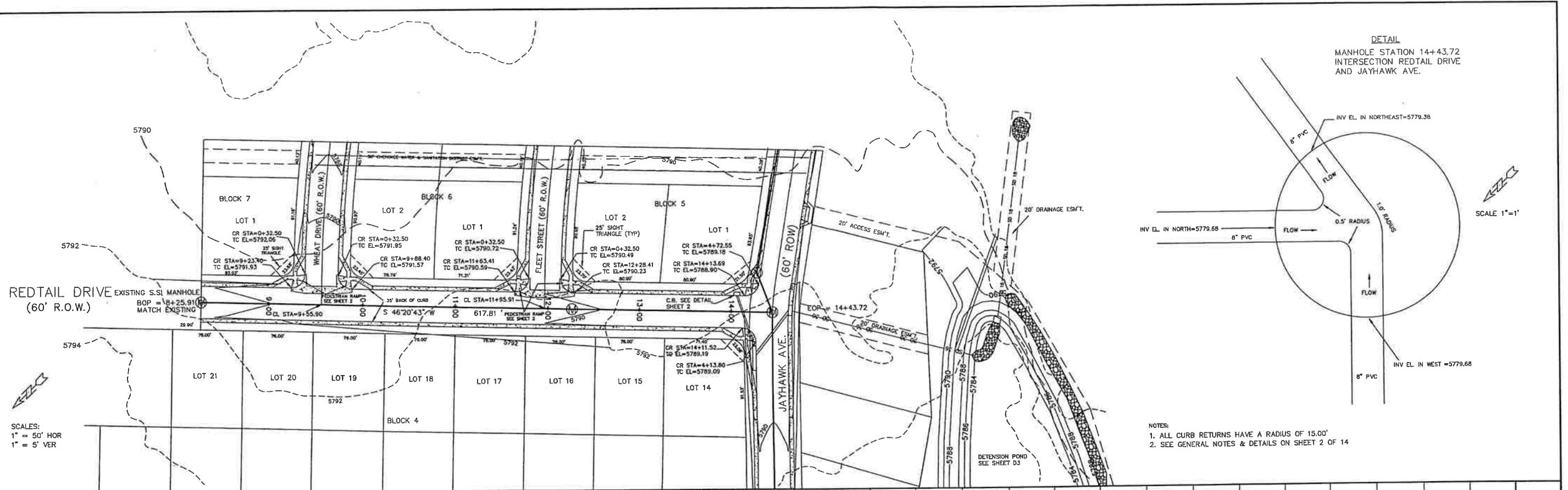
NO.	DATE	REVISIONS	BY
1	10-12-01	GENERAL NOTES AND DETAILS FOR SUNSET VILLAGE FILING NO.4	J.L.K.
2	10-12-01	EL PASO COUNTY, COLORADO	J.L.K.
3	10-12-01		J.L.K.
4	10-12-01		J.L.K.
5	10-12-01		J.L.K.
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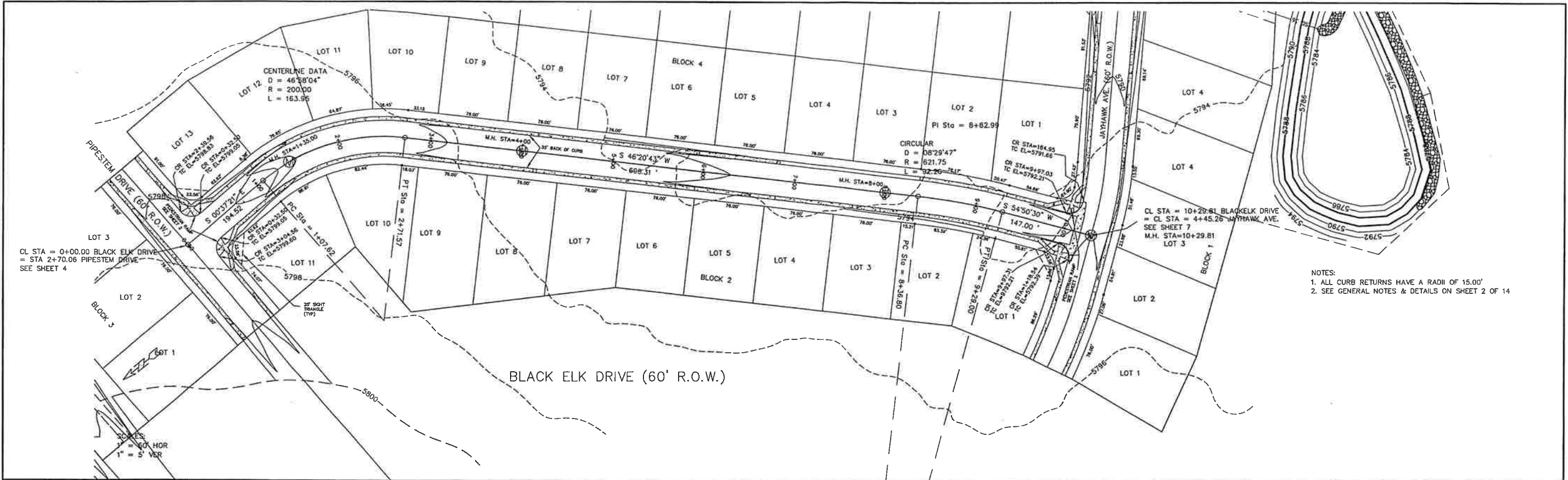
- NOTES:
1. ROUGH CUT ROAD AND CONSTRUCT SANITARY SEWER TO STATION 6+65.70
 2. ALL CURB RETURN RADII ARE 15.00'
 3. SEE GENERAL NOTES & DETAILS ON SHEET 2 OF 14



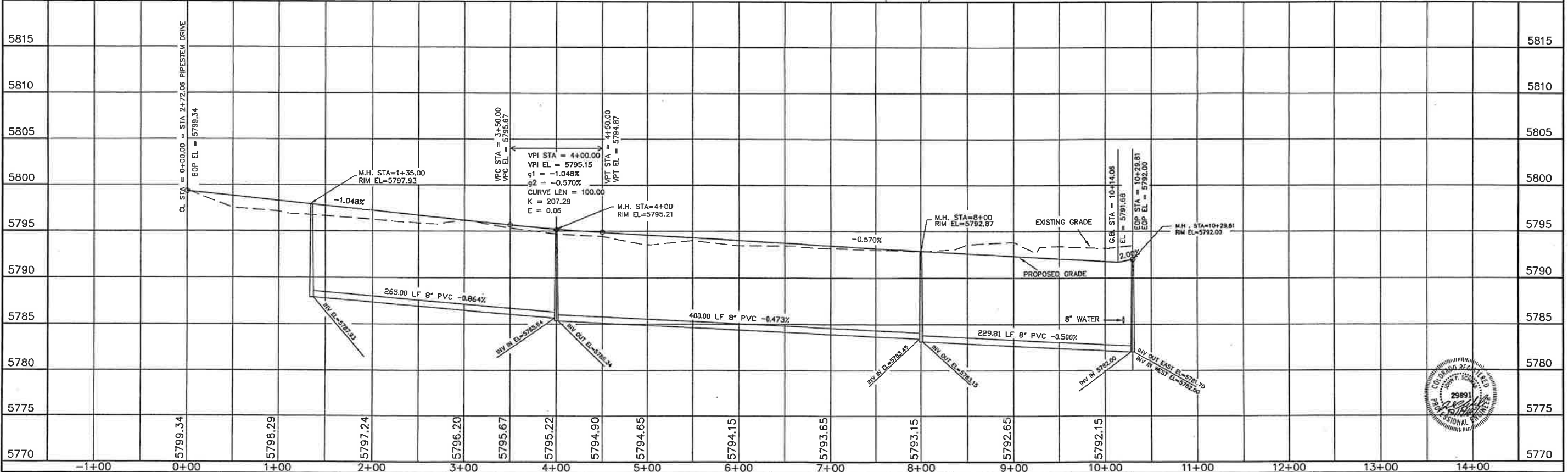
STATEMENT: THE COUNTY OF EL PASO, RECOGNIZES THE DESIGN ENGINEER AS HAVING RESPONSIBILITY FOR THE DESIGN, THE COUNTY HAS LIMITED ITS SCOPE OF REVIEW ACCORDINGLY.		REVIEW: STREET DESIGN: _____ DATE _____ ROUGH CUT REVIEW: _____ DATE _____ FINAL REVIEW: _____ DATE _____ DRAINAGE BASIN: _____		DESIGN DATA: 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 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\00-0908\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 _____ 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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- NOTES:
1. ALL CURB RETURNS HAVE A RADIUS OF 15.00'
 2. SEE GENERAL NOTES & DETAILS ON SHEET 2 OF 14

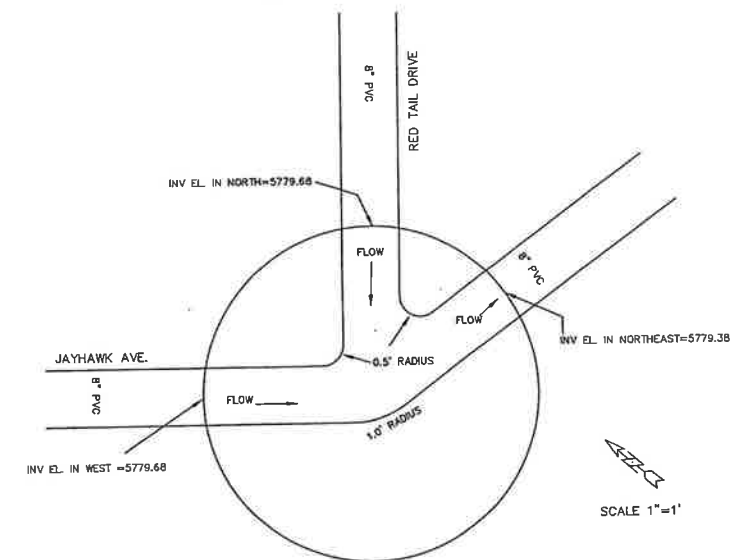


STATEMENT: THE COUNTY OF EL PASO, RECOGNIZES THE DESIGN ENGINEER AS HAVING RESPONSIBILITY FOR THE DESIGN, THE COUNTY HAS LIMITED ITS SCOPE OF REVIEW ACCORDINGLY.		REVIEW: STREET DESIGN _____ DATE _____ ROUGH CUT REVIEW _____ DATE _____ FINAL REVIEW _____ DATE _____ DRAINAGE BASIN: _____		DESIGN DATA: 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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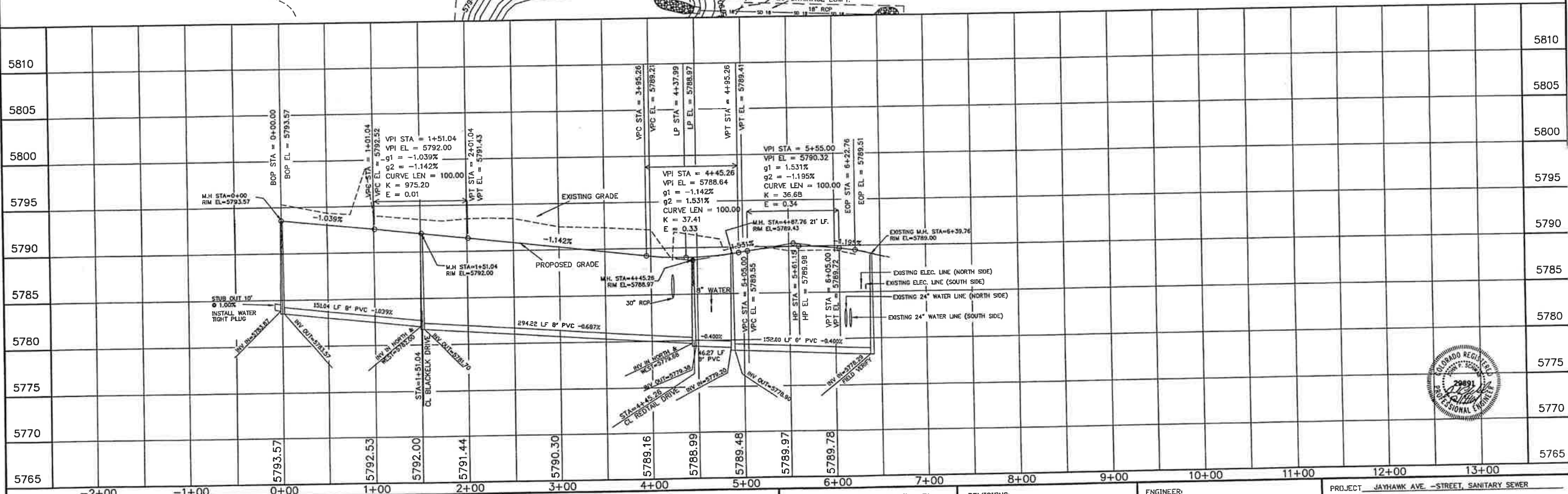
JAYHAWK DRIVE
(60' R.O.W.)

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 12, T15S, R63W.

REVISIONS:

NO.	DESCRIPTION	DATE

ENGINEER:
UNITED
PLANNING
ENGINEERING
(719) 597-9900
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

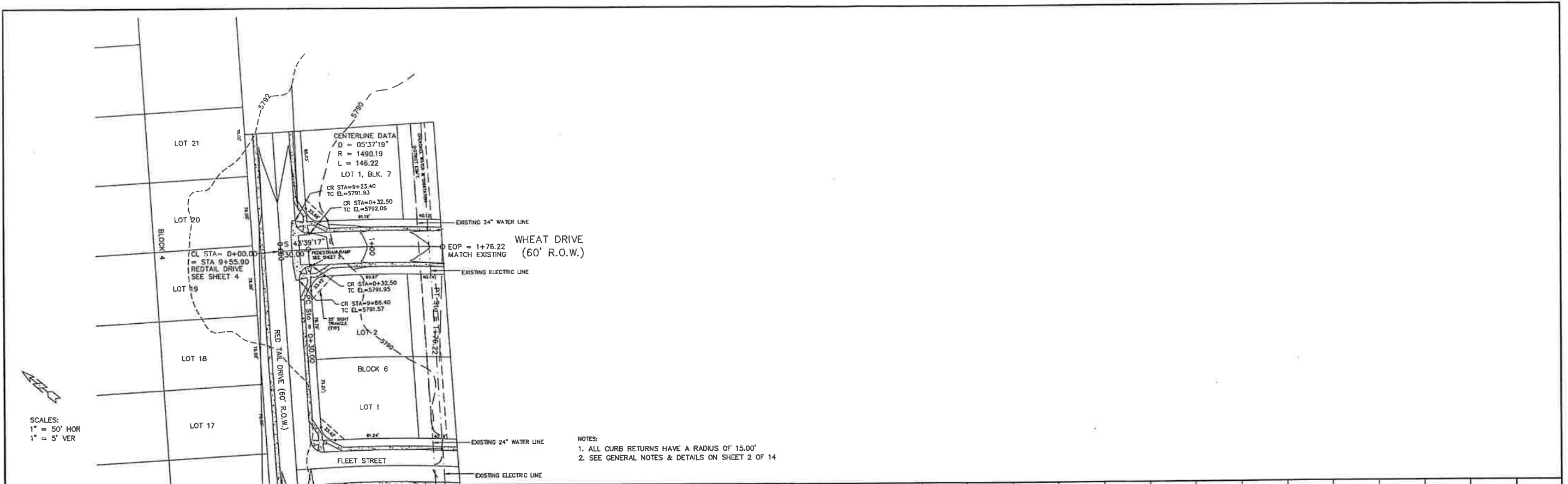
PROJECT: JAYHAWK AVE. - STREET, SANITARY SEWER

FROM: 0+00 TO: 6+22.76

SUBDIVISION: SUNSET VILLAGE PLUNG NO. 4

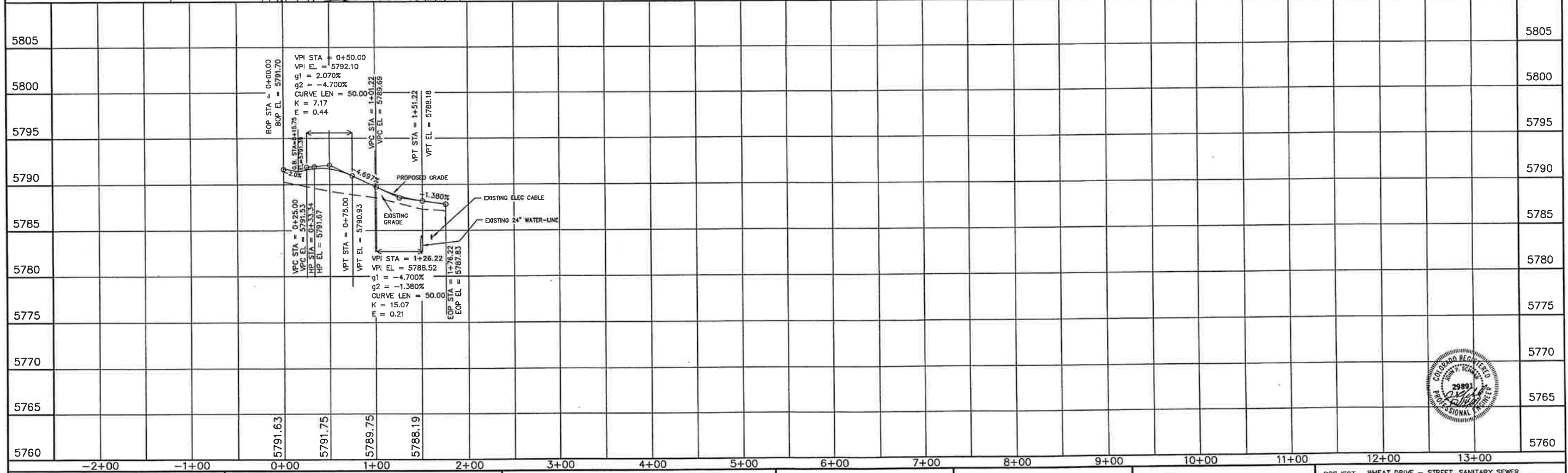
DRAINAGE BASIN: TELEPHONE EXCHANGE

JOB NO. DA PROJ 000-0908\RCP01004.BWG SHEET 6 OF 14

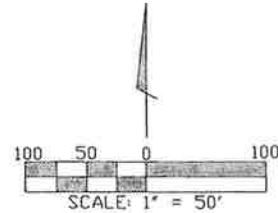
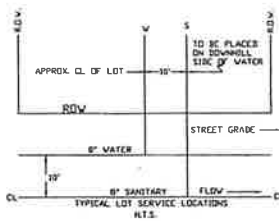


SCALES:
1\" = 50' HOR
1\" = 5' VER

- 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 _____ DRAINAGE BASIN _____		DESIGN DATA: SIDEWALKS: WIDTH 4' LOCATION: Attached @ Detached, 6' from P/LD CURB TYPE 1 2 3 3 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: TLK 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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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

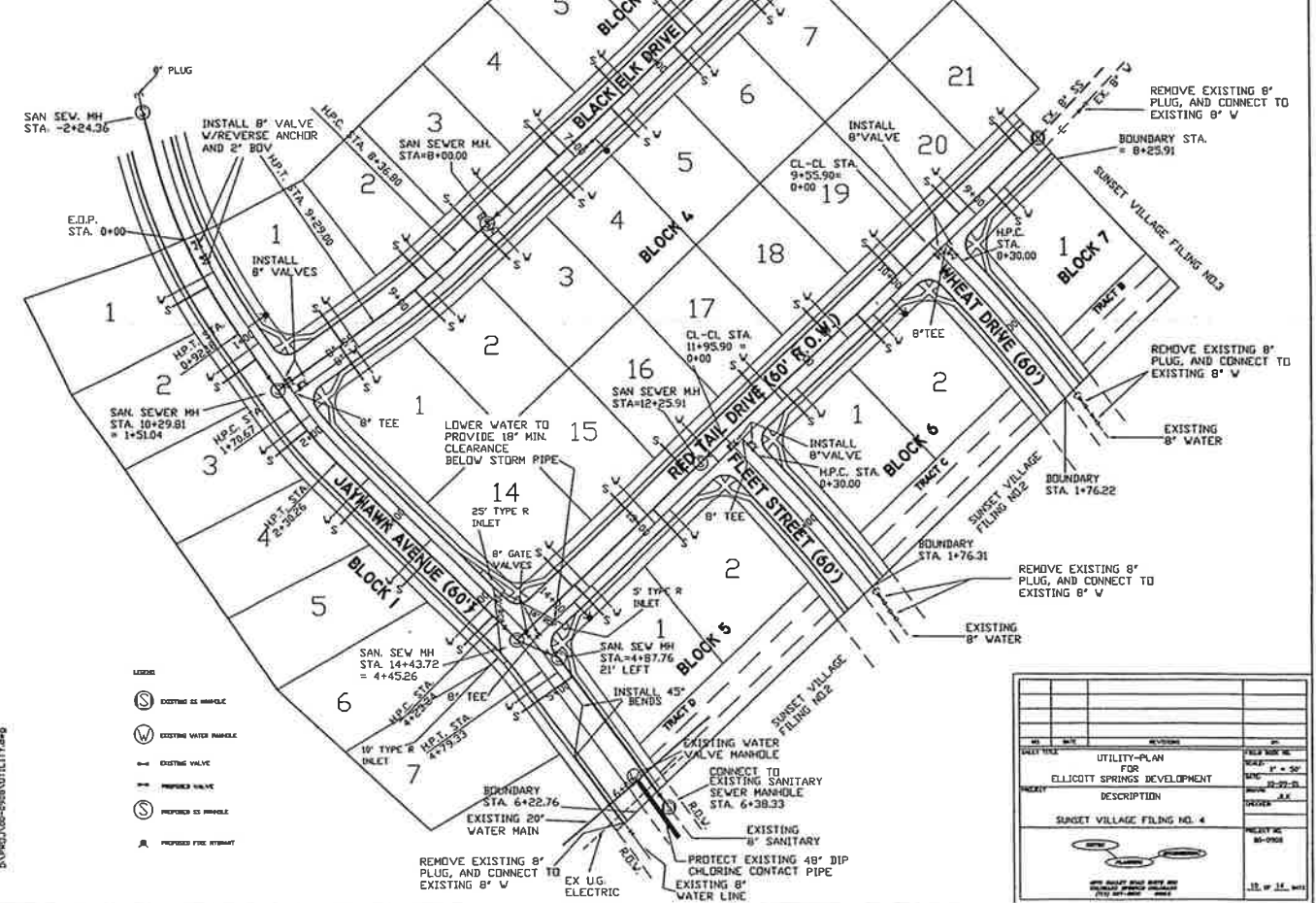
ALL FIRE HYDRANTS AND FUTURE SERVICE STUBS HAVE BEEN LOCATED BY THE DEVELOPER OR HIS ENGINEER. ANY REQUIRED REALIGNMENT, EITHER HORIZONTAL OR VERTICAL, SHALL BE AT THE EXPENSE OF THE DEVELOPER. ALSO, ANY STUBS AND APPURTENANCES NOT USED AS PROVIDED SHALL BE REMOVED AND REPLACED WITH AN ACCEPTABLE SECTION 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

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		
—	UTILITY	MARKING	COLOR
—	WATER	BLUE	2\"/>
—	NATURAL GAS	RED	2\"/>

WATER PLAN APPROVAL

CHEROKEE METROPOLITAN DISTRICT _____ DATE: _____



TITLE BLOCK			
DATE	12-14-01	PROJECT	UTILITY-PLAN FOR ELLICOTT SPRINGS DEVELOPMENT
DESCRIPTION	SUNSET VILLAGE FILING NO. 4		
ORDER	NO. 1	REVISION	NO. 1
BY	RD	CHECKED	RD
DATE	12-14-01	DATE	12-14-01

EROSION CONTROL NOTES:

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

ENGINEER'S STATEMENT

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

OWNER'S STATEMENT:

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

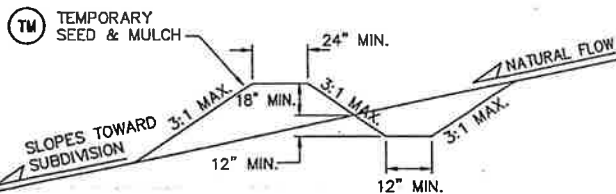
RODNEY PREISSER
OWNER

DISCLAIMER:

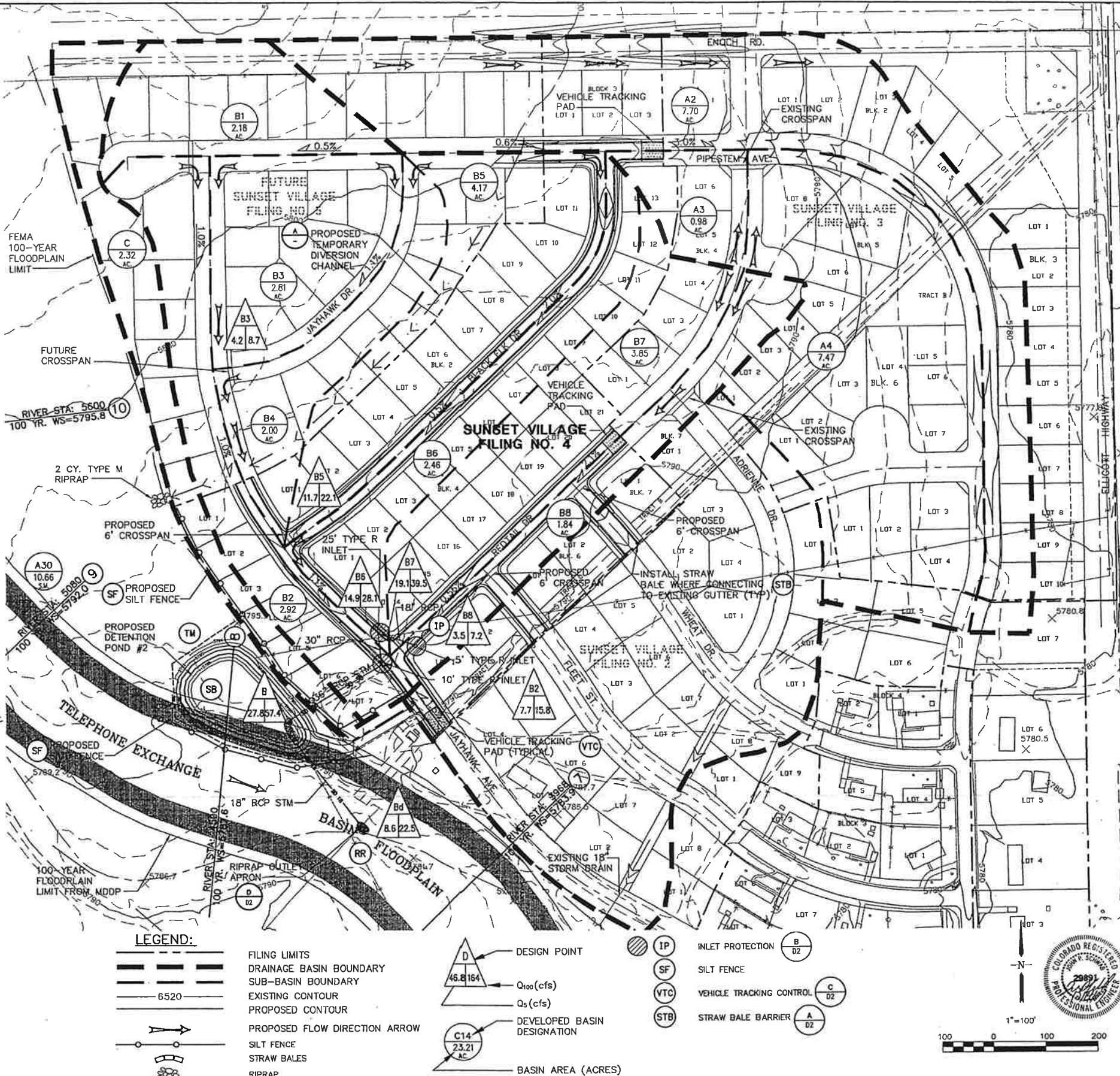
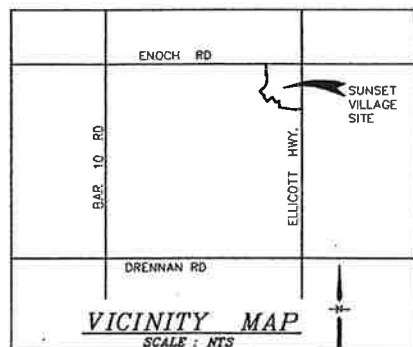
COUNTY PLAN REVIEW PROVIDED ONLY FOR GENERAL CONFORMANCE WITH COUNTY DESIGN CRITERIA. THE COUNTY IS NOT RESPONSIBLE FOR THE ACCURACY AND ADEQUACY OF THE DESIGN, DIMENSIONS AND/OR ELEVATIONS WHICH SHALL BE CONFIRMED AT THE JOB SITE. THE COUNTY THROUGH THE APPROVAL OF THIS DOCUMENT ASSUMES NO RESPONSIBILITY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

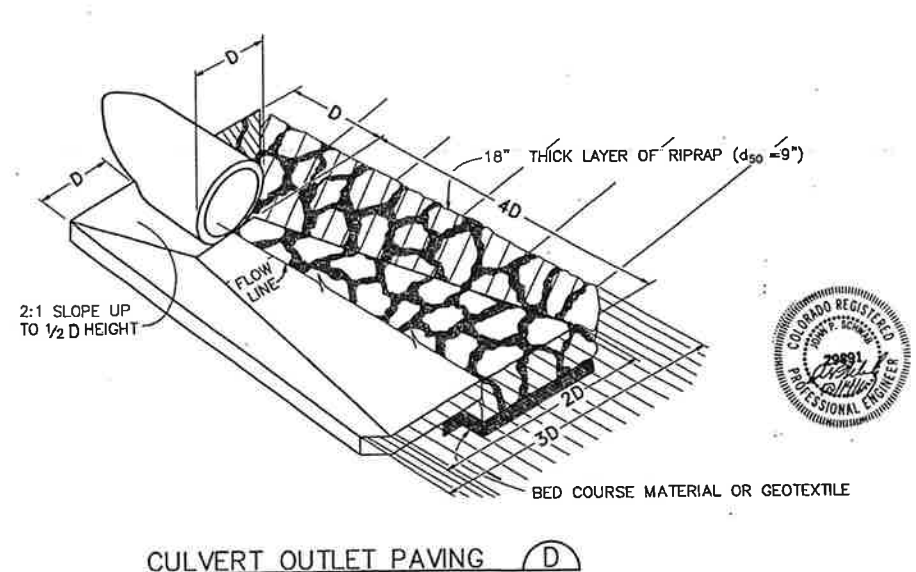
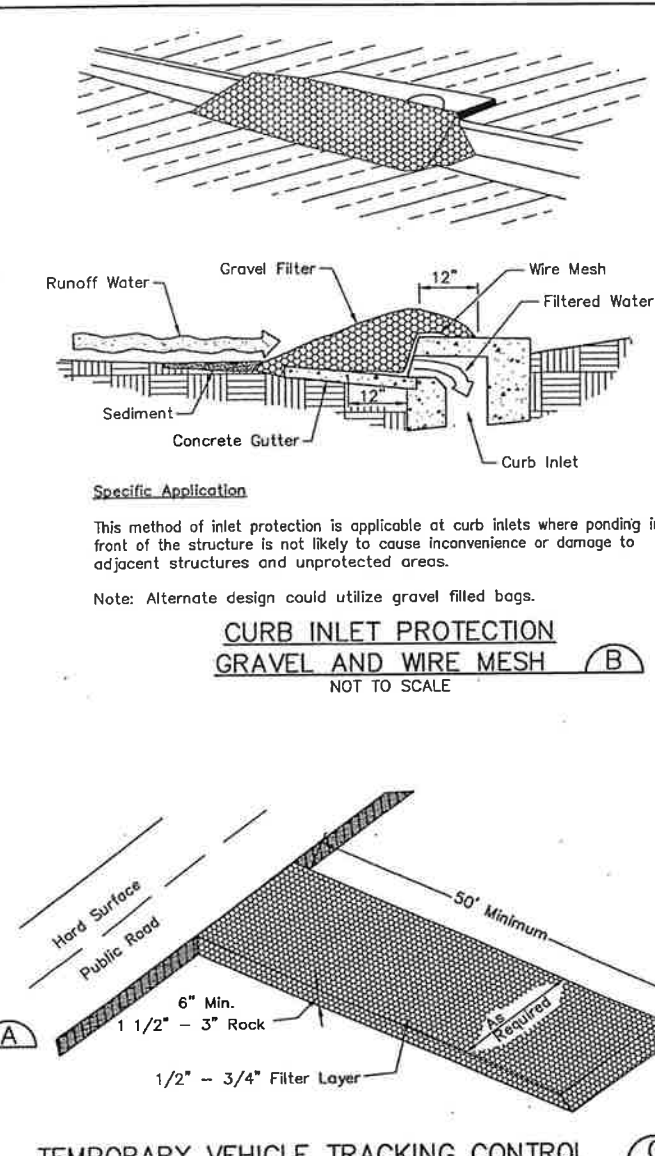
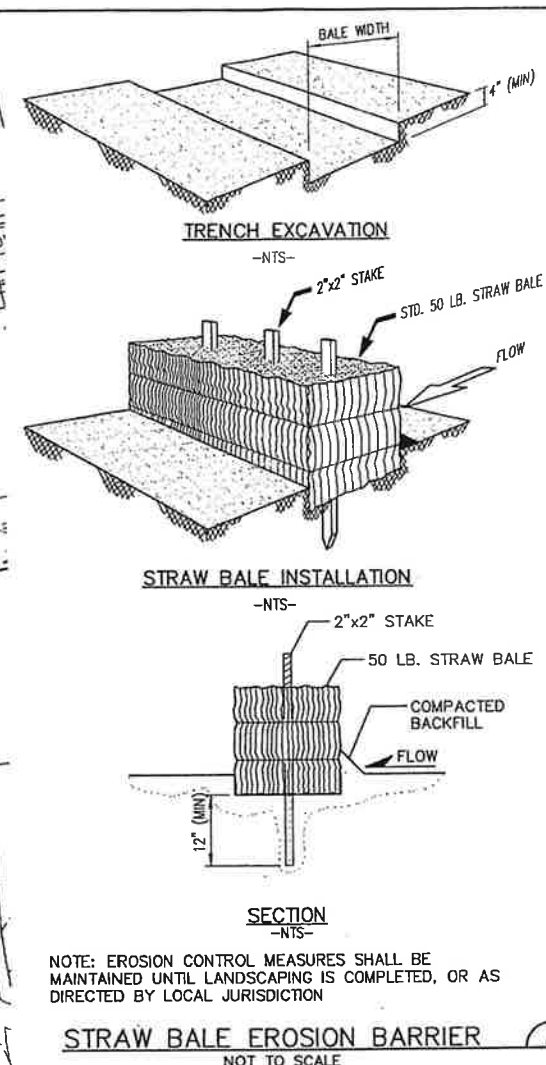
ANTICIPATED PROJECT SCHEDULE:

START DATE: NOVEMBER 2001
COMPLETION DATE: MARCH 2002
DATE OF FINAL STABILIZATION: MARCH 2003



STORMWATER DIVERSION
DITCH/BERM DETAIL (A)





Sanitary Sewer Profile

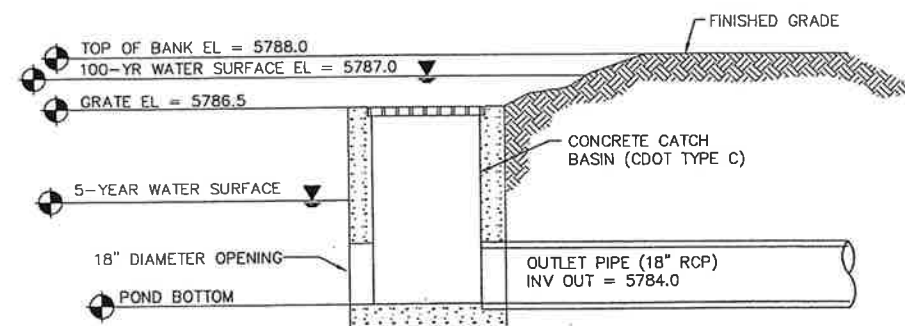
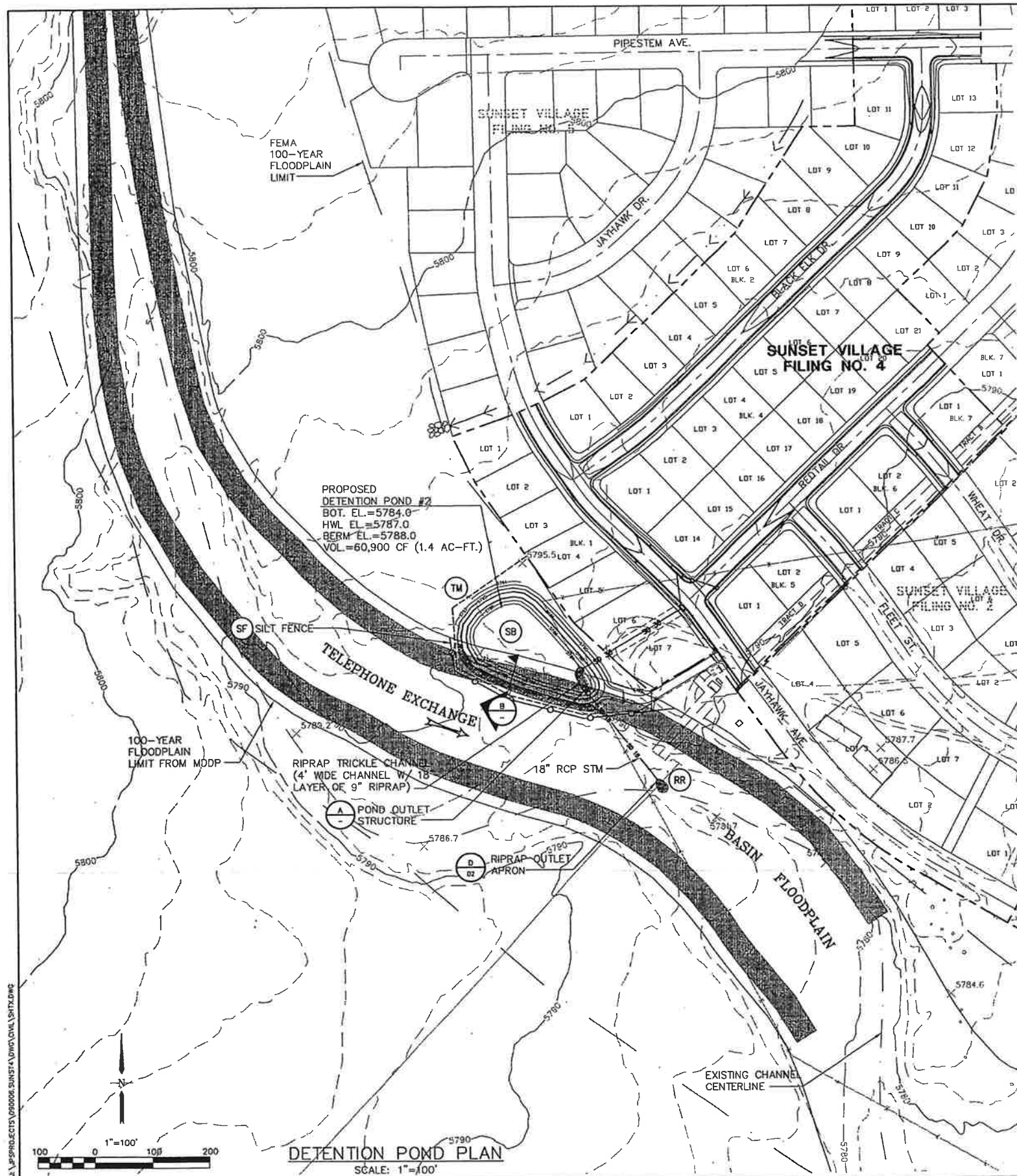
Stationing: 7+00, 8+00, 9+00, 10+00, 11+00, 12+00, 13+00

Key Features:

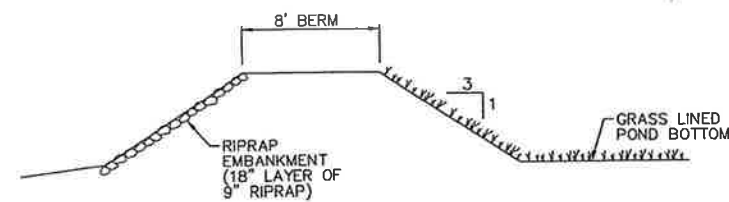
- DETENTION POND
- STORM OUTFALL 36" RCP YES STA 9+67.00 INV. OUT=5784.00
- EXIST. GRADE @ PIPE C
- HGL
- 202 LF 36" RCP @ 0.19%
- 60 LF 30" RCP @ 0.28%
- 64 LF 18" RCP @ 0.31%
- 10' TYPE R INLET B2 FL=5788.53 INV. N=5784.49 INV. OUT=5784.29
- 25' TYPE R INLET B7 FL=5788.50 INV. N=5784.75 INV. OUT=5784.66
- 15' TYPE R INLET B8 FL=5788.30 INV. OUT=5784.95
- PROP. GRADE @ PIPE C
- 18" MIN. CLEAR
- 8" WT CROSSING
- 8" SS CROSSING
- 8" WT CROSSING
- 8" SS CROSSING

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

<div style="text-align: center;"> <h1>SUNSET VILLAGE -- FILING NO. 4</h1> <h2>STORM DRAIN PLAN & PROFILE</h2> </div>							
		518 N. Nevada Ave. Suite 303 Colorado Springs, CO 80903 PH: 719-477-9429 FAX: 719-471-0766					
HORIZ. SCALE: 1"=50' VERT. SCALE: 1"=5' SURVEYED: UP & E CREATED: 2/26/01 PROJECT NO: 090906	No.	REVISION	BY	DATE	SURVEY INFO	DATE	
SHEET:		<div style="text-align: center;"> <h1>D2</h1> </div>					













DETENTION POND OUTLET STRUCTURE A



TYPICAL POND WALL SECTION  B

NOT TO SCALE

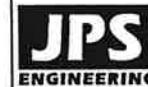
LEGEND

- | | |
|---|---|
|  | 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: 1"=100'	DRAWN: MJP
VERT. SCALE: N/A	DESIGNED: JPS
SURVEYED: UP&E	CHECKED: JPS
CREATED: 8/29/01	LAST MODIFIED: 10/11/01
PROJECT NO: 090006	MODIFIED BY: JPS
SHEET:	

D3

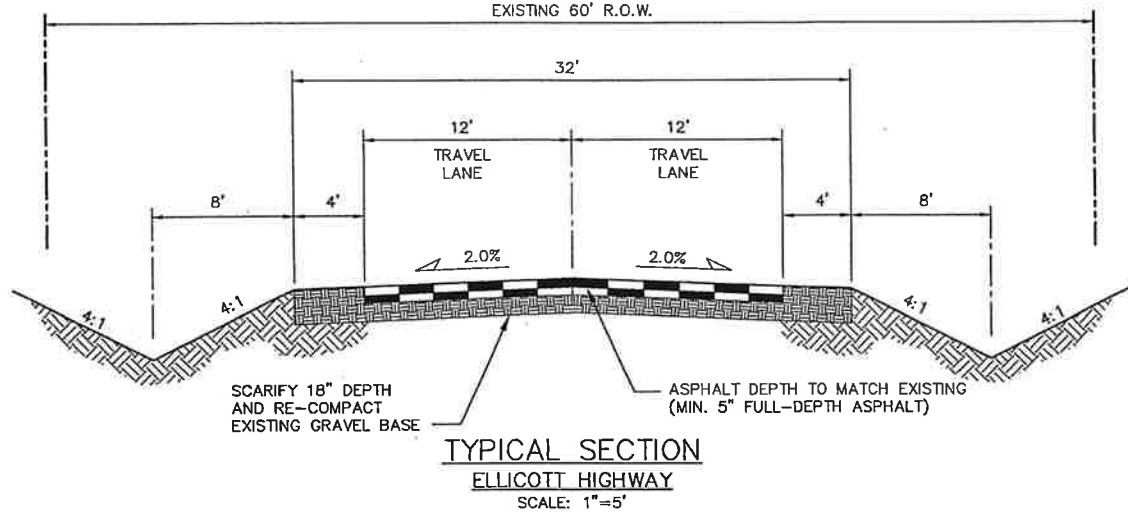
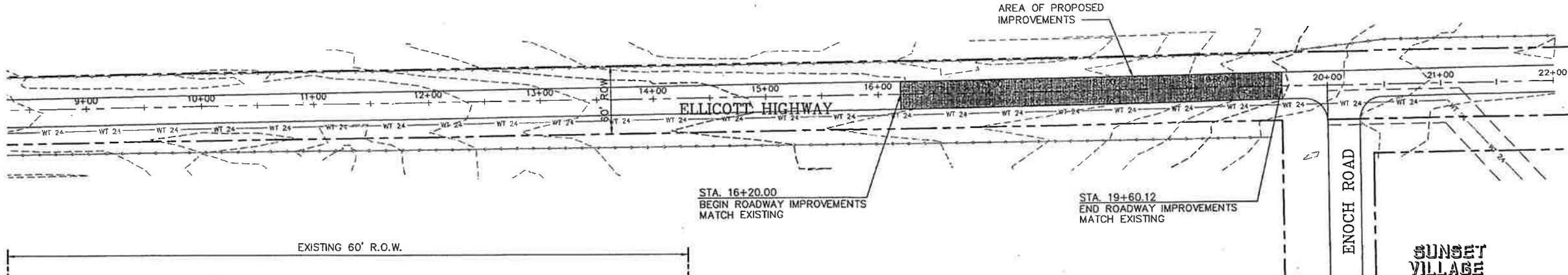


518 N. Nevada Ave.
Suite 303
Colorado Springs, CO
80903
PH: 719-477-9429
FAX: 719-471-0766

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.

