

SOUTHMOOR RIDGE

CIVIL CONSTRUCTION DOCUMENTS - 30% SET

A TRACT OF LAND LOCATED IN A PORTION OF THE NORTH HALF OF THE NORTHWEST QUARTER OF SECTION 24, AND IN A PORTION OF THE SOUTH HALF OF THE SOUTHWEST QUARTER OF SECTION 13, ALL IN TOWNSHIP 15 SOUTH, RANGE 66 WEST OF THE 6TH P.M., COUNTY OF EL PASO, STATE OF COLORADO

LEGAL DESCRIPTION:

A TRACT OF LAND LOCATED IN A PORTION OF THE NORTH HALF OF THE NORTHWEST QUARTER OF SECTION 24, AND IN A PORTION OF THE SOUTH HALF OF THE SOUTHWEST QUARTER OF SECTION 13, ALL IN TOWNSHIP 15 SOUTH, RANGE 66 WEST OF THE 6TH P.M., COUNTY OF EL PASO, STATE OF COLORADO, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF THE NORTH LINE OF SAID NORTHWEST QUARTER WITH THE NORTHEASTERLY LINE OF THE COUNTY ROAD, FORMERLY KNOWN AS THE COLORADO SPRINGS AND PUEBLO ROAD AND NOW KNOWN AS SOUTHMOOR DRIVE;

THENCE SOUTH 35 DEGREES 02 MINUTES 16 SECONDS EAST ALONG SAID NORTHEASTERLY LINE OF SOUTHMOOR DRIVE, A DISTANCE OF 724.26 FEET MORE OR LESS;

THENCE SOUTH 89 DEGREES 45 MINUTES 53 SECONDS EAST AND PARALLEL WITH THE NORTH LINE OF SAID NORTHWEST QUARTER, A DISTANCE OF 729.38 FEET;

THENCE NORTH 34 DEGREES 32 MINUTES 34 SECONDS WEST ALONG THE WESTERLY BOUNDARY OF FIVE PLATTED AND UNPLATTED TRACTS, A DISTANCE OF 719.89 FEET TO A POINT ON SAID NORTH LINE OF SAID NORTHWEST QUARTER;

THENCE NORTH 89 DEGREES 45 MINUTES 53 SECONDS WEST ALONG SAID LINE, A DISTANCE OF 184.33 FEET TO THE SOUTHWEST CORNER OF THE MART SUBDIVISION;

THENCE NORTH 35 DEGREES 56 MINUTES 21 SECONDS WEST ALONG THE WESTERLY BOUNDARY OF SAID LOT AND THE NORTHERLY PROLONGATION, A DISTANCE OF 820.56 FEET TO AN ANGLE POINT IN THE BOUNDARY OF FOUNTAIN COMMONS SUBDIVISION FILING NO. 3, ACCORDING TO THE PLAT THEREOF RECORDED MAY 4, 1995 AT RECEPTION NO. 43479 OF SAID COUNTY RECORDS;

THENCE SOUTH 54 DEGREES 17 MINUTES 48 SECONDS WEST, ALONG THE BOUNDARY OF SAID SUBDIVISION, A DISTANCE OF 195.60 FEET TO THE SOUTHEAST CORNER OF LOT 2 IN SAID SUBDIVISION; THENCE ALONG THE BOUNDARY OF SAID LOT, THE FOLLOWING THREE COURSES:

- (1) THENCE NORTH 35 DEGREES 38 MINUTES 00 SECONDS WEST, A DISTANCE OF 245.87 FEET;
- (2) THENCE SOUTH 54 DEGREES 17 MINUTES 48 SECONDS WEST, A DISTANCE OF 162.07 FEET TO A POINT ON SAID EASTERLY LINE OF SOUTHMOOR DRIVE;
- (3) THENCE SOUTH 27 DEGREES 55 MINUTES 55 SECONDS EAST ALONG SAID EASTERLY LINE OF SOUTHMOOR DRIVE, A DISTANCE OF 248.15 FEET TO THE SOUTHWEST CORNER OF SAID LOT 2;

THENCE SOUTH 29 DEGREES 35 MINUTES 30 SECONDS EAST ALONG SAID EASTERLY LINE, A DISTANCE OF 499.02 FEET TO THE POINT OF BEGINNING.

COUNTY OF EL PASO, STATE OF COLORADO;

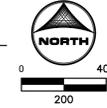
EXCEPTING THAT PARCEL CONVEYED TO THE CITY OF FOUNTAIN, COLORADO BY SPECIAL WARRANTY DEED RECORDED JULY 28, 2016 UNDER RECEPTION NO. 216083794

GENERAL NOTES

1. SITE DEVELOPMENT STANDARDS: SHALL COMPLY WITH ZONING CODE SECTION 7.4.102: GENERAL STANDARDS UNLESS MODIFIED UNDER THIS PUD ZONING AND ODP.
2. SHALL COMPLY WITH R5 REQUIREMENTS OF ZONING CODE 7.3.105: ADDITIONAL STANDARDS FOR SPECIFIC USES ALLOWED IN RESIDENTIAL ZONES UNLESS MODIFIED UNDER THIS PUD ZONING AND ODP.
3. FENCE HEIGHTS: MAX HEIGHT 6'
4. DRIVEWAYS: ALL FOUR-UNIT TOWNHOMES HAVE A MINIMUM DRIVEWAY LENGTH OF 18' FROM TOP-BACK OF CURB OR EDGE OF ROADWAY PAVEMENT. ALL THREE-UNIT TOWNHOMES ARE ONE-BEDROOM UNITS THAT HAVE NO GARAGE AND ARE TO USE SURFACE PARKING.
5. LOT COVERAGE BY DRIVEWAY: ZONING CODE SECTION 7.4.206 E. 2.a (1)(2) LOT COVERAGE OF FRONT SETBACK BY DRIVEWAYS IS NOT APPLICABLE TO THIS PUD. THERE IS NO MAXIMUM COVERAGE LIMITATIONS
6. HOUSING PRODUCT IS INTENDED TO BE FOR-RENT ONLY. ALL PRIVATE STREETS, DETENTION PONDS, OPEN SPACES, INTERIORS AND EXTERIORS OF THE BUILDINGS, AND ON-SITE FEATURES ARE TO BE OWNED AND MAINTAINED BY THE DEVELOPER AND THEIR MANAGEMENT COMPANY.



VICINITY MAP
SCALE: 1"=400'



FLOODPLAIN STATEMENT

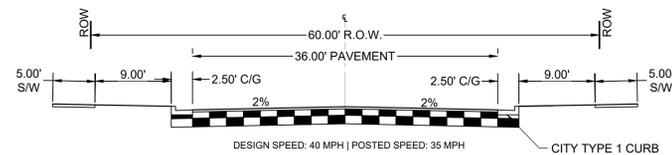
THE FEDERAL EMERGENCY MANAGEMENT AGENCY, FLOOD INSURANCE RATE MAP NO. 08041C0788G, EFFECTIVE DATE DECEMBER 8, 2018, INDICATES THIS PARCEL OF LAND TO BE LOCATED IN ZONE X (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN).

ADA DESIGN STANDARD NOTES

THE PARTIES RESPONSIBLE FOR THIS PLAN HAVE FAMILIARIZED THEMSELVES WITH ALL CURRENT ACCESSIBILITY CRITERIA AND SPECIFICATIONS AND THE PROPOSED PLAN REFLECTS ALL SITE ELEMENTS REQUIRED BY THE APPLICABLE ADA DESIGN STANDARDS AND GUIDELINES AS PUBLISHED BY THE UNITED STATES DEPARTMENT OF JUSTICE. APPROVAL OF THIS PLAN BY THE CITY OF COLORADO SPRINGS DOES NOT ASSURE COMPLIANCE WITH THE ADA OR ANY OTHER FEDERAL OR STATE ACCESSIBILITY LAWS OR ANY REGULATIONS OR GUIDELINES ENACTED OR PROMULGATED UNDER OR WITH RESPECT TO SUCH LAWS. SOLE RESPONSIBILITY FOR COMPLIANCE WITH FEDERAL AND STATE ACCESSIBILITY LAWS LIES WITH THE PROPERTY OWNER.

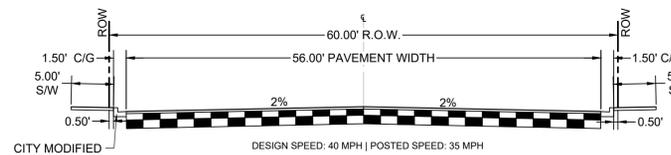
SHEET INDEX

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- 5 - 6 - GRADING PLAN
- 7 - 8 - UTILITY PLAN
- 9 - 11 - SANITARY SEWER PLAN & PROFILE
- 12 - 16 - DETAILS



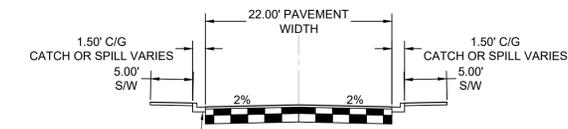
URBAN, RESIDENTIAL COLLECTOR (PUBLIC)

SCALE: 1"=10'
(ROADS USING THIS SECTION: SECTIONS OF FONTAINE BOULEVARD)



URBAN, RESIDENTIAL COLLECTOR (PUBLIC)

W/ STREET SIDE PARKING
SCALE: 1"=10'
(ROADS USING THIS SECTION: SECTIONS OF FONTAINE BOULEVARD)



INTERNAL PRIVATE ROADWAY

SCALE: 1"=10'
PAVEMENT WIDTH VARIES IN AREAS FOR FIRE ACCESS AS NOTED ON PLANS

PRIVATE ROADWAYS HAVE 2% CROSS SLOPES AND VARY AS CROWNED OR PITCHED TO ONE CATCH CURB SIDE
PRIVATE ROADWAY AREAS MAY HAVE ADJACENT PARKING AS SHOWN ON THE PLANS

HR GREEN Xref: xc-dgn; xgt-1-dh01_24x36; xc-uti; xv-row-3146; xc-uti; xv-row-3146; rwy-typicals; xv-uti-3146; vicinity-map; Abbreviations; Legend

DRAWN BY: AMC	JOB DATE: 5/1/2024	BAR IS ONE INCH ON OFFICIAL DRAWINGS.
APPROVED: RDL	JOB NUMBER: 2303146	0" = 1"
CAD DATE: 1/5/2024		IF NOT ONE INCH, ADJUST SCALE ACCORDINGLY.
CAD FILE: J:\2023\2303146\CAD\DWG\CDS(30%)\COVER		

NO.	DATE	BY	REVISION DESCRIPTION

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SOUTHMOOR RIDGE
DHN DEVELOPMENT INC.
FOUNTAIN, COLORADO

DHN Development

PLACES management

CONSTRUCTION DOCUMENTS
COVER SHEET

SHEET
CS
1

CITY OF FOUNTAIN STANDARD CONSTRUCTION NOTES:

- ALL DRAINAGE AND ROADWAY CONSTRUCTION SHALL MEET THE STANDARDS AND SPECIFICATIONS OF THE CITY OF FOUNTAIN DRAINAGE CRITERIA MANUAL, VOLUMES 1 AND 2, AND THE CITY OF FOUNTAIN ENGINEERING CRITERIA MANUAL.
- CONTRACTOR SHALL BE RESPONSIBLE FOR THE NOTIFICATION AND FILED 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 SOILS AND GEOTECHNICAL REPORT, AND THE APPROPRIATE DESIGN AND CONSTRUCTION STANDARDS AND SPECIFICATIONS AT THE JOB SITE AT ALL TIMES, INCLUDING THE FOLLOWING:
 - CITY OF FOUNTAIN ENGINEERING CRITERIA MANUAL
 - CITY OF FOUNTAIN DRAINAGE CRITERIA MANUAL, VOLUMES 1 AND 2
 - COLORADO DEPARTMENT OF TRANSPORTATION (CDOT) STANDARD SPECIFICATIONS FOR ROAD 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 VERSION OF THE RELEVANT ADOPTED CITY OF FOUNTAIN 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 CITY OF FOUNTAIN INSPECTIONS, PRIOR TO STARTING CONSTRUCTION.
- IT IS THE CONTRACTOR'S RESPONSIBILITY TO UNDERSTAND THE REQUIREMENTS OF ALL JURISDICTIONAL AGENCIES AND TO OBTAIN ALL REQUIRED PERMITS, INCLUDING BUT NOT LIMITED TO CITY OF FOUNTAIN EROSION AND STORMWATER QUALITY CONTROL PERMIT, REGIONAL BUILDING FLOODPLAIN DEVELOPMENT PERMIT, U.S. ARMY CORPS OF ENGINEERS-ISSUED 401 AND/OR 404 PERMITS, AND COUNTY AND STATE FLIGHTIVE 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.
- ALL STORM DRAIN PIPE SHALL BE CLASS III RCP UNLESS OTHERWISE NOTED AND APPROVED BY THE CITY OF FOUNTAIN.
- CONTRACTOR SHALL COORDINATE GEOTECHNICAL TESTING PER ECM STANDARDS. PAVEMENT DESIGN SHALL BE APPROVED BY THE CITY OF FOUNTAIN 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 AS IDENTIFIED IN THE PLANS SHALL BE PROVIDED AT ALL INTERSECTIONS. OBSTRUCTIONS GREATER THAN 18 INCHES ABOVE FLOWLINE ARE NOT ALLOWED WITHIN SIGHT TRIANGLES.
- SIGNING AND STRIPING SHALL COMPLY WITH CITY OF FOUNTAIN AND MUTCD CRITERIA. (IF APPLICABLE, ADDITIONAL SIGNING AND STRIPING NOTES WILL BE PROVIDED.)
- CONTRACTOR SHALL OBTAIN ANY PERMITS REQUIRED BY CITY OF FOUNTAIN DPW, 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 SHALL TAKE THE NECESSARY PRECAUTIONS TO PROTECT EXISTING UTILITIES FROM DAMAGE DUE TO THIS OPERATION. ANY DAMAGE TO THE UTILITIES WILL BE REPLACED AT THE CONTRACTORS 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 TO THE SOILS ENGINEERS RECOMMENDATIONS, AND APPROVED BY CITY OF FOUNTAIN DEVELOPMENT SERVICES ENGINEERING DIVISION.
- ALL STATIONING IS CENTERLINE UNLESS OTHERWISE INDICATED. ALL ELEVATIONS ARE FLOW LINE UNLESS OTHERWISE INDICATED.
- ALL DISTURBED PAVEMENT EDGES SHALL BE CUT TO NEAT LINES. REPAIR SHALL CONFORM TO THE CITY OF FOUNTAIN ECM.
- ALL INTERSECTION ACCESSES ARE TO BE CONSTRUCTED WITH A 25 FOOT SIGHT VISIBILITY TRIANGLE AND THERE SHALL BE NO OBSTRUCTIONS GREATER THAN 18" IN THIS AREA.
- ASPHALT THICKNESS AND BASE COURSE THICKNESS (COMPACTED FOR ROADS SHALL BE PER DESIGN REPORT BY OWNERS GEOTECHNICAL ENGINEER. OWNERS GEOTECHNICAL ENGINEER TO BE ON SITE AT TIME OF ROAD CONSTRUCTION TO EVALUATE SOIL CONDITIONS AND DETERMINE IF ADDITIONAL MEASURES ARE NECESSARY TO ASSURE STABILITY OF THE NEW ROADS. PAVEMENTS DESIGN SHALL BE APPROVED BY CITY OF FOUNTAIN DEVELOPMENT SERVICES ENGINEERING DIVISION PRIOR TO CONSTRUCTION.
- TYPE M RIP-RAP WITH 4" OF TYPE II GRANULAR BEDDING AND MIRAFI 180n OR EQUAL MAY BE SUBSTITUTED WHERE TYPE I RIP-RAP WITH MIRAFI FW 700 OR EQUAL IS SPECIFIED.
- ALL MATERIALS AND INSTALLATION PROCEDURES SHALL BE IN COMPLIANCE WITH ANY AND ALL APPLICABLE CITY OF FOUNTAIN STANDARDS AND WITH SECURITY WATER AND SANITATION DISTRICT CONSULTING ENGINEER APPROVAL.
- CONTRACTOR IS RESPONSIBLE FOR PROVIDING DETAILED AS-BUILT OF ALL STORM SEWER AND CISTERN INSTALLATIONS, INCLUDING ACCURATE DISTANCES OF MAIN LINES, VALVES, FITTINGS, MANHOLES, AND LOCATIONS OF APPURTENANCES.
- DRAINAGE EASEMENTS ARE PLATTED THROUGHOUT THE FILING AND ARE NO-BUILD AREAS. ALL OTHER AREAS THAT FALL WITHIN IDENTIFIED GEOLOGIC HAZARD AREAS (SEASONAL STORMWATER POOLING, STANDING WATER CONDITIONS) MAY BE MITIGATED ON A PER LOT BASIS WITH EARTHWORK AND FINISH GRADING CONSTRUCTION. NO DISTURBANCE FOR EARTHWORK OR GRADING SHALL TAKE PLACE WITHIN THE DESIGNATED DRAINAGE EASEMENTS AND ANY SITE AND FUTURE LOT DISTURBANCE THAT ALTERS THE EXISTING TOPOGRAPHY SHALL DRAIN TO THE DRAINAGE EASEMENTS ON SITE.

ABBREVIATIONS

Δ	DEFLECTION ANGLE	FOC	FIBER OPTICS CABLE
Ø, DIA	DIAMETER	FT	FOOT OR FEET
AASHTO	AMERICAN ASSOCIATION OF STATE HIGHWAY AND TRANSPORTATION OFFICIALS	GB	GRADE BREAK
ABC	ASPHALT BASE COURSE	GAL	GALLON
ABD	ABANDONED	HDPE	HIGH DENSITY POLYETHYLENE
AC	ACRE	HC RAMP	HANDICAP RAMP
ADA	THE AMERICANS WITH DISABILITIES ACT	HW	HEADWALL
ASPH	ASPHALT	INV	INVERT
ASSY	ASSEMBLY	KM	KILOMETER
ASTM	AMERICAN SOCIETY FOR TESTING MATERIALS	L	LENGTH
BFE	BASE FLOOD ELEVATION	LF	LINEAR FEET
BLDG	BUILDING	M	METER
BLVD	BOULEVARD	MIN	MINIMUM
BM	BENCH MARK	MISC	MISCELLANEOUS
BNDY	BOUNDARY	MAINT	MAINTENANCE
BOP	BOTTOM OF POND	MAX	MAXIMUM
BW	BOTTOM OF WALL	MH	MANHOLE
C&G	CURB AND GUTTER	MP	MIDPOINT
CA	COARSE AGGREGATE	N	NORTH/NORTHING
CATV	CABLE TELEVISION	NO	NUMBER
CB	CHORD BEARING/CATCH BASIN	OC	ON CENTER
CFS	CUBIC FEET PER SECOND	OH	OVERHEAD
CIP	CAST IRON PIPE	PB	PUBLIC
CL	CENTER LINE	PC	POINT OF CURVATURE
CMP	CORRUGATED METAL PIPE	PCC	POINT OF COMPOUND CURVATURE
COMP	COMPOSITE	PCR	POINT OF CURB RETURN
CONC	CONCRETE	PI	POINT OF INTERSECTION
CONST	CONSTRUCT OR CONSTRUCTION	PIE	PUBLIC IMPROVEMENT ESMT
CSP	CORRUGATED STEEL PIPE	PT	POINT OF TANGENCY
CSU	COLORADO SPRINGS UTILITIES	PRC	PROPOSED
CT	COURT	PRC	POINT OF REVERSE CURVATURE
CTR	CENTER	PRV	PRESSURE REDUCING VALVE
CY	COPPER	PVT	PRIVATE
CU	CUBIC YARD	PUAE	PUBLIC UTILITY AND ACCESS ESMT
DBL	DOUBLE	PUADE	PUBLIC UTILITY, ACCESS AND DRAINAGE ESMT
DEG	DEGREE	PVC	POLYVINYL CHLORIDE
DET	DETAIL	R	RADIUS
DEPT	DEPARTMENT	REC	RECEPTION
DIM	DIMENSION	RCBC	REINFORCED CONCRETE BOX CULVERT
DIP	DUCTILE IRON PIPE	S	SOUTH
DOT	DEPARTMENT OF TRANSPORTATION	SHT	SHEET
DWG	DRAWING	SQ	SQUARE
E	EAST/EASTING	SW	SPILLWAY
EL	ELEVATION	TBC	TOP BACK OF CURB
ELEC	ELECTRIC	TC	TRICKLE CHANNEL
EOG	EDGE OF GUTTER	TOP	TOP OF POND
EOP	EDGE OF PAVEMENT	TW	TOP OF WALL
ESMT	EASEMENT	TYP	TYPICAL
EW	ENDWALL	UG	UNDERGROUND
EX	EXISTING	VERT	VERTICAL
FD	FRENCH DRAIN	W	WEST
FDC	FIRE DEPARTMENT CONNECTION	WW	WASTEWATER
FE	FLANGE ELEVATION	WWF	WELDED WIRE FABRIC
FES	FLARED END SECTION	W	WITH
FF	FINISHED FLOOR	WO	WITHOUT
FG	FINISHED GRADE	YD	YARD
FH	FIRE HYDRANT		
FHWA	FEDERAL HIGHWAY ADMINISTRATION		
FL	FLOW LINE		

LEGEND

MATCH LINE	EXISTING	PROPOSED	STORM SEWER	EXISTING	PROPOSED
PHASE LINE			MANHOLE	⊙	⊙
SECTION LINE	---	---	STORM INLET	⊠	⊠
PROPERTY LINE	---	---	FLARED END SECTION	⊠	⊠
EASEMENT LINE	---	---	RIPRAP	⊠	⊠
RIGHT OF WAY	---	---	SANITARY SEWER		
CENTERLINE	---	---	CLEAN OUT	⊙	⊙
CHAIN LINK FENCE	---	---	MANHOLE	⊙	⊙
WOODEN FENCE	---	---	PLUG	⊙	⊙
ROD IRON FENCE	---	---	WATER		
GUARDRAIL	---	---	FIRE HYDRANT	⊙	⊙
CABLE TV	---	---	FIRE DEPT. CONNECTION	⊙	⊙
U.G. ELECTRIC	---	---	GATE VALVE	⊙	⊙
OVERHEAD ELECTRIC	---	---	MANHOLE	⊙	⊙
FIBER OPTIC	---	---	METER	⊙	⊙
GAS MAIN	---	---	TEE	⊙	⊙
SANITARY SEWER	---	---	REDUCER	⊙	⊙
STORM DRAIN	---	---	DRY UTILITIES		
TELEPHONE	---	---	ELECTRIC METER	⊙	⊙
WATER MAIN	---	---	ELECTRIC PEDESTAL	⊙	⊙
SWALE	---	---	ELECTRICAL CABINET	⊙	⊙
TRAIL	---	---	ELECTRIC VAULT	⊙	⊙
CURB & GUTTER	---	---	FIBER OPTIC PULL BOX	⊙	⊙
DRAINAGE BASIN	---	---	FIBER OPTIC MANHOLE	⊙	⊙
INDEX CONTOUR	---	---	FIBER OPTIC PEDESTAL	⊙	⊙
INTER. CONTOUR	---	---	FIBER OPTIC SIGN	⊙	⊙
100-YR FLOODPLAIN	---	---	FIBER OPTIC VAULT	⊙	⊙
FLOODWAY	---	---	GAS METER	⊙	⊙
EDGE OF WETLANDS	---	---	GAS SIGN	⊙	⊙
DRAINAGE	---	---	GAS VAULT	⊙	⊙
DRAINAGE BASIN	---	---	TELEPHONE CABINET	⊙	⊙
BASIN TAG			TELEPHONE MANHOLE	⊙	⊙
DESIGN POINT			TELEPHONE SIGNAL/MAST	⊙	⊙
			TELEPHONE SIGN	⊙	⊙
			TELEPHONE PEDESTAL	⊙	⊙
			TRANSFORMER	⊙	⊙
			LIGHT POLE	⊙	⊙
			FIBER OPTIC VAULT	⊙	⊙
			MISCELLANEOUS		
			SIGN	⊙	⊙
			BOLLARD	⊙	⊙
			ACCESSIBLE PARKING	⊙	⊙

DRAWN BY: AMC JOB DATE: 5/1/2024 BAR IS ONE INCH ON OFFICIAL DRAWINGS.

APPROVED: RDL JOB NUMBER: 2303146 0" = 1"

CAD DATE: 1/5/2024 IF NOT ONE INCH, ADJUST SCALE ACCORDINGLY.

CAD FILE: J:\2023\2303146\CAD\DWG\IC\CDs(30%)\COVER

NO.	DATE	BY	REVISION DESCRIPTION

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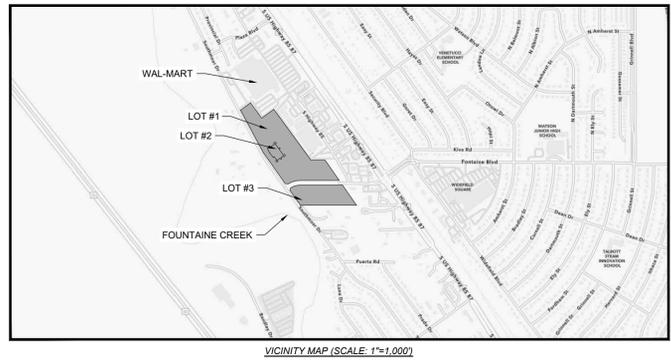
SOUTHMOOR RIDGE DHN DEVELOPMENT INC. FOUNTAIN, COLORADO

DHN Development **PLACES** management

CONSTRUCTION DOCUMENTS

LEGEND

SHEET LG 2



LEGEND

	EXISTING	PROPOSED
MATCH LINE	---	---
LOT LINE	---	---
SECTION LINE	---	---
PROPERTY LINE	---	---
EASEMENT LINE	---	---
RIGHT OF WAY	---	---
CENTERLINE	---	---
PLASTIC FENCE	X-X	X-X
WOODEN FENCE	---	---
U.G. ELECTRIC	UE	ue
OVERHEAD ELECTRIC	OHE	ohe
GAS MAIN	---	---
SANITARY SEWER	---	---
STORM DRAIN	---	---
TELEPHONE	UT	ut
WATER MAIN	---	---
SWALE	---	---
TRAIL	---	---
CURB & GUTTER	---	---
INDEX CONTOUR	5250	5250
INTER. CONTOUR	---	---
100-YR FLOODPLAIN	---	---
FLOODWAY	---	---

STORM SEWER

	EXISTING	PROPOSED
MANHOLE	⊕	⊕
STORM INLET	⊕	⊕
FLARED END SECTION	⊕	⊕
RIPRAP	⊕	⊕
CONC. FOREBAY	⊕	⊕
CONC. TRICKLE CHANNEL	⊕	⊕
DETENTION AREA	⊕	⊕
SANITARY SEWER	⊕	⊕
CLEAN OUT	⊕	⊕
MANHOLE PLUG	⊕	⊕
WATER	⊕	⊕
FIRE HYDRANT	⊕	⊕
FIRE DEPT. CONNECTION	⊕	⊕
GATE VALVE	⊕	⊕
MANHOLE	⊕	⊕
METER	⊕	⊕
TEE	⊕	⊕
REDUCER	⊕	⊕

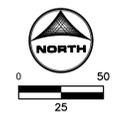
DRY UTILITIES

	EXISTING	PROPOSED
ELECTRIC METER	⊕	⊕
ELECTRIC PEDESTAL	⊕	⊕
ELECTRICAL CABINET	⊕	⊕
ELECTRIC VAULT	⊕	⊕
FIBER OPTIC PULL BOX	⊕	⊕
FIBER OPTIC MANHOLE	⊕	⊕
FIBER OPTIC PEDESTAL	⊕	⊕
FIBER OPTIC SIGN	⊕	⊕
FIBER OPTIC VAULT	⊕	⊕
GAS METER	⊕	⊕
GAS SIGN	⊕	⊕
GAS VAULT	⊕	⊕
TELEPHONE CABINET	⊕	⊕
TELEPHONE MANHOLE	⊕	⊕
TELEPHONE SIGNAL/MAST	⊕	⊕
TELEPHONE SIGN	⊕	⊕
TELEPHONE PEDESTAL	⊕	⊕
TRANSFORMER	⊕	⊕
LIGHT POLE	⊕	⊕
FIBER OPTIC VAULT	⊕	⊕

MISCELLANEOUS

	EXISTING	PROPOSED
SIGN	⊕	⊕
BOLLARD	⊕	⊕
ACCESSIBLE PARKING	⊕	⊕

FEMA FLOOD ZONE X
0.2% CHANCE FLOOD HAZARD
MAP NO.: 08401C0951G
DATE: 12/07/2018



DRAWN BY: AMC	JOB DATE: 5/2/2024	BAR IS ONE INCH ON OFFICIAL DRAWINGS.
APPROVED: RDL	JOB NUMBER: 2303146	0" = 1"
CAD DATE: 5/6/2024		IF NOT ONE INCH, ADJUST SCALE ACCORDINGLY.
CAD FILE: J:\2023\2303146\CAD\DWG\IC\CDs(30%)\GradingPlan		

NO.	DATE	BY	REVISION DESCRIPTION

HRGreen
HR GREEN - COLORADO SPRINGS
7222 COMMERCE CENTER DR. SUITE 220
COLORADO SPRINGS CO 80919
PHONE: 719.622.6222
FAX: 844.273.1057

SOUTHMOOR RIDGE
DHN DEVELOPMENT INC.
FOUNTAIN, COLORADO

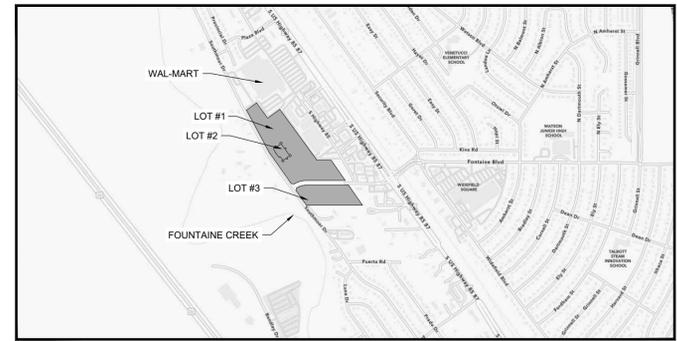
DHN Development

PLACES management

CONSTRUCTION DOCUMENTS
GRADING PLAN

SHEET **GP2** 6

SEE SHEET 7



VICINITY MAP (SCALE: 1"=1,000')



LEGEND

Legend table with columns for EXISTING and PROPOSED symbols for Match Line, Lot Line, Section Line, Property Line, Easement Line, Right of Way, Centerline, Plastic Fence, Wooden Fence, U.G. Electric, Overhead Electric, Gas Main, Sanitary Sewer, Storm Drain, Telephone, Water Main, Swale, Trail, Curb & Gutter, Index Contour, Inter. Contour, 100-Yr Floodplain, Floodway.

STORM SEWER

Legend table for Storm Sewer symbols including Manhole, Storm Inlet, Flared End Section, Riprap, Conc. Forebay, Conc. Trickle Channel, Detention Area, Sanitary Sewer Clean Out, Manhole Plug, Water Fire Hydrant, Fire Dept. Connection, Gate Valve, Manhole Meter, Tee, Reducer.

DRY UTILITIES

Legend table for Dry Utilities symbols including Electric Meter, Electric Pedestal, Electrical Cabinet, Electric Vault, Fiber Optic Pull Box, Fiber Optic Manhole, Fiber Optic Pedestal, Fiber Optic Sign, Fiber Optic Vault, Gas Meter, Gas Sign, Gas Vault, Telephone Cabinet, Telephone Manhole, Telephone Signal Mast, Telephone Sign, Telephone Pedestal, Transformer, Light Pole, Fiber Optic Vault.

NOTES:

- 1. WATER AND WASTEWATER SERVICES TO BE PROVIDED BY SECURITY WATER & SANITATION DISTRICT AND NATURAL GAS SERVICES BY AGUIA AND COLORADO SPRINGS UTILITIES. ELECTRIC SERVICE WILL BE BY CITY OF FOUNTAIN. INTERNET AND TV WILL BE BY LOCAL PROVIDERS.
2. EXISTING LOT SCH. NO. 6524200052 REQUIRES A PETITION FOR INCLUSION FOR WASTEWATER INTO THE SECURITY WASTEWATER DISTRICT. EXISTING LOT NO. 6524200053 REQUIRES A PETITION FOR INCLUSION FOR WATER AND WASTEWATER INTO THE SECURITY WATER DISTRICT AND THE SECURITY WASTEWATER DISTRICT. PETITION OF INCLUSION HAVE BEEN SUBMITTED TO SECURITY WATER AND SANITATION DISTRICT.
3. ALL PROPOSED PUBLIC AND PRIVATE WATER AND WASTEWATER MAIN ARE DESIGNED TO MEET SECURITY WATER & SANITATION DISTRICT CONSTRUCTION STANDARDS INCLUDING HORIZONTAL SEPARATIONS OF A MINIMUM OF 10.0' FROM PIPE EDGE TO EDGE BETWEEN WATER AND WASTEWATER.
4. HYDRANTS ARE SITED AT A MINIMUM OF 500' SPACING FROM DWELLING UNITS AND AMENITY BUILDINGS. NUMBER OF HYDRANTS REQUIRED FOR THE APARTMENT BUILDINGS AND AMENITY BUILDINGS ARE DETERMINED BY CITY OF FOUNTAIN FIRE PROTECTION DISTRICT AND I.F.C. CRITERIA FOR THEIR CONSTRUCTION TYPES. HYDRANTS ARE SITED FOR A MINIMUM OF TWO (2) HYDRANTS WITHIN HOSE LAY DISTANCE OF APARTMENT AND AMENITY BUILDINGS.
5. APARTMENT BUILDINGS ARE SPRINKLERED AND HAVE RISER PIPES FOR INTERNAL FIRE DEPARTMENT CONNECTIONS WITHIN STAIRWELLS ON EACH SIDE OF THE BUILDING.
6. FIRE DEPARTMENT CONNECTIONS ARE AT THE FIRE SERVICE LINE ENTRY LOCATIONS AND ARE WITHIN 100' OF A HYDRANT.
7. INDIVIDUAL TOWNHOME UNITS ARE SERVICED INDIVIDUALLY WITH A PRIVATE WATER AND WASTEWATER SERVICE TAP TO PUBLIC MAIN AS SHOWN ON THE PLAN. TAP SEPARATIONS ARE AT A MINIMUM OF 5.0'.

FEMA FLOOD ZONE X
0.2% CHANCE FLOOD HAZARD
MAP NO.: 08401C0951G
DATE: 12/07/2018

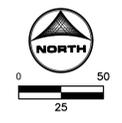


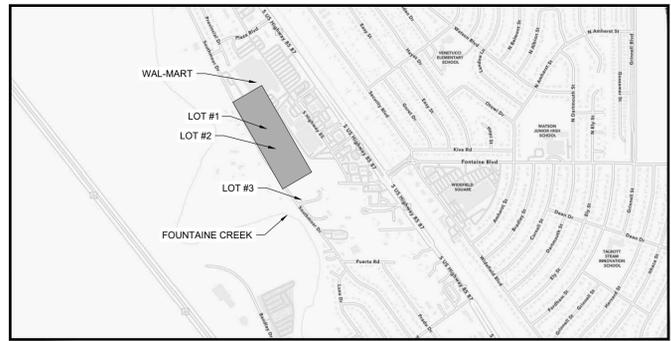
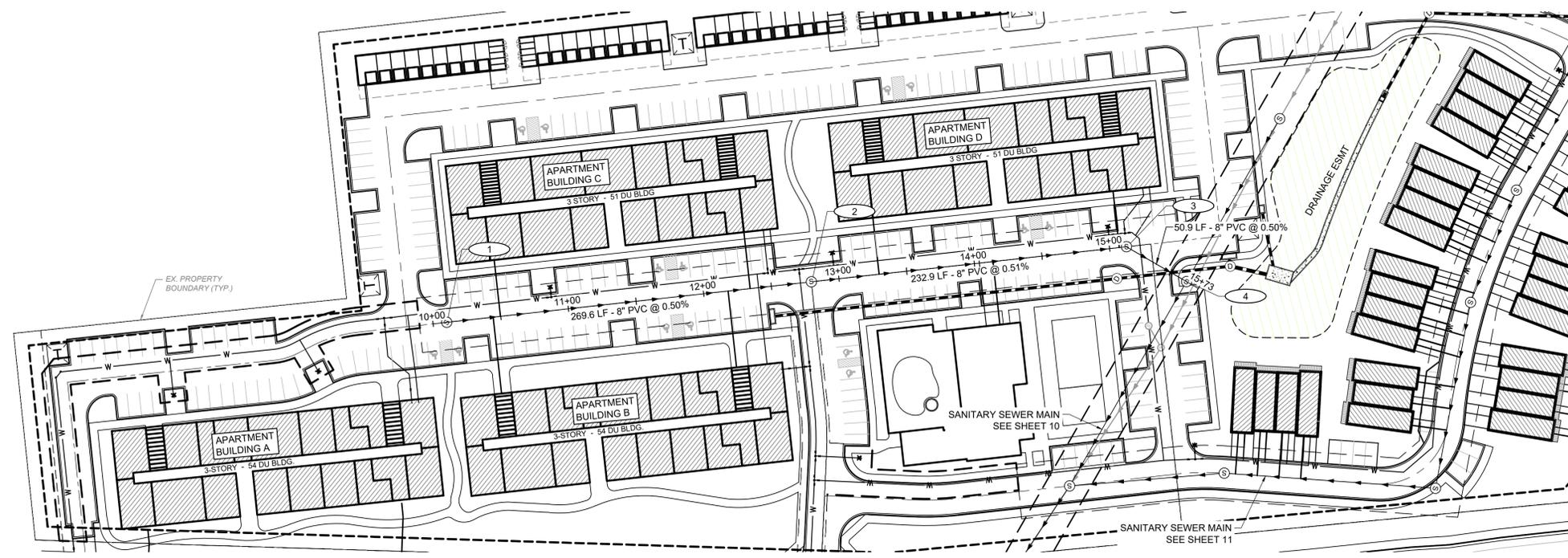
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Table with columns: NO., DATE, BY, REVISION DESCRIPTION.

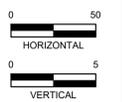
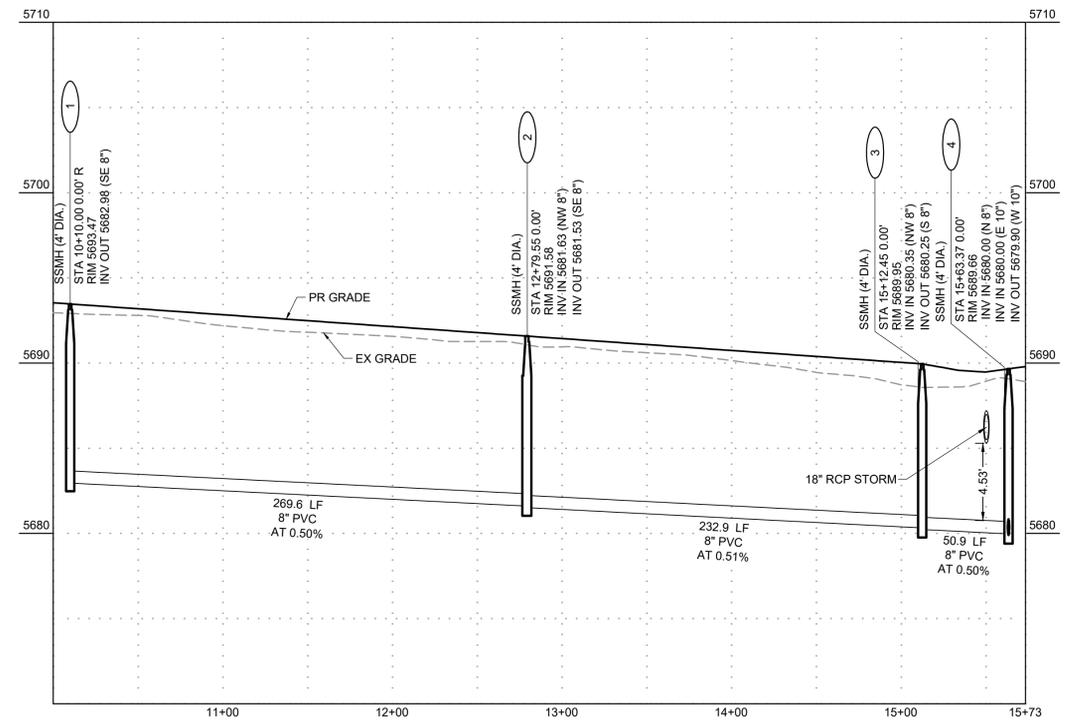
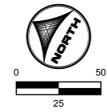
HRGreen logo and contact information: HR GREEN - COLORADO SPRINGS, 7222 COMMERCE CENTER DR. SUITE 220, COLORADO SPRINGS CO 80919, PHONE: 719.622.6222, FAX: 844.273.1057

SOUTHMOOR RIDGE, DHN DEVELOPMENT INC., FOUNTAIN, COLORADO, DHN Development, PLACES management logos.

CONSTRUCTION DOCUMENTS, SHEET UTIL2, UTILITY PLAN, 8



SANITARY SEWER - 01
STA 10+00-15+73



DRAWN BY: AMC JOB DATE: 5/3/2024
 APPROVED: RDL JOB NUMBER: 2303146
 CAD DATE: 5/6/2024
 CAD FILE: J:\2023\2303146\CAD\DWG\IC\CDs(30\)\SSP&P

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 IF NOT ONE INCH, ADJUST SCALE ACCORDINGLY.

NO.	DATE	BY	REVISION DESCRIPTION

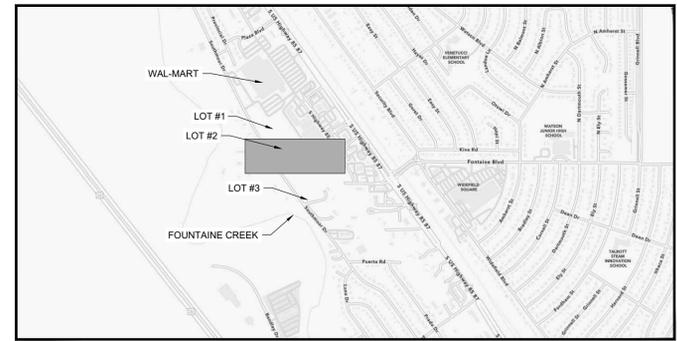
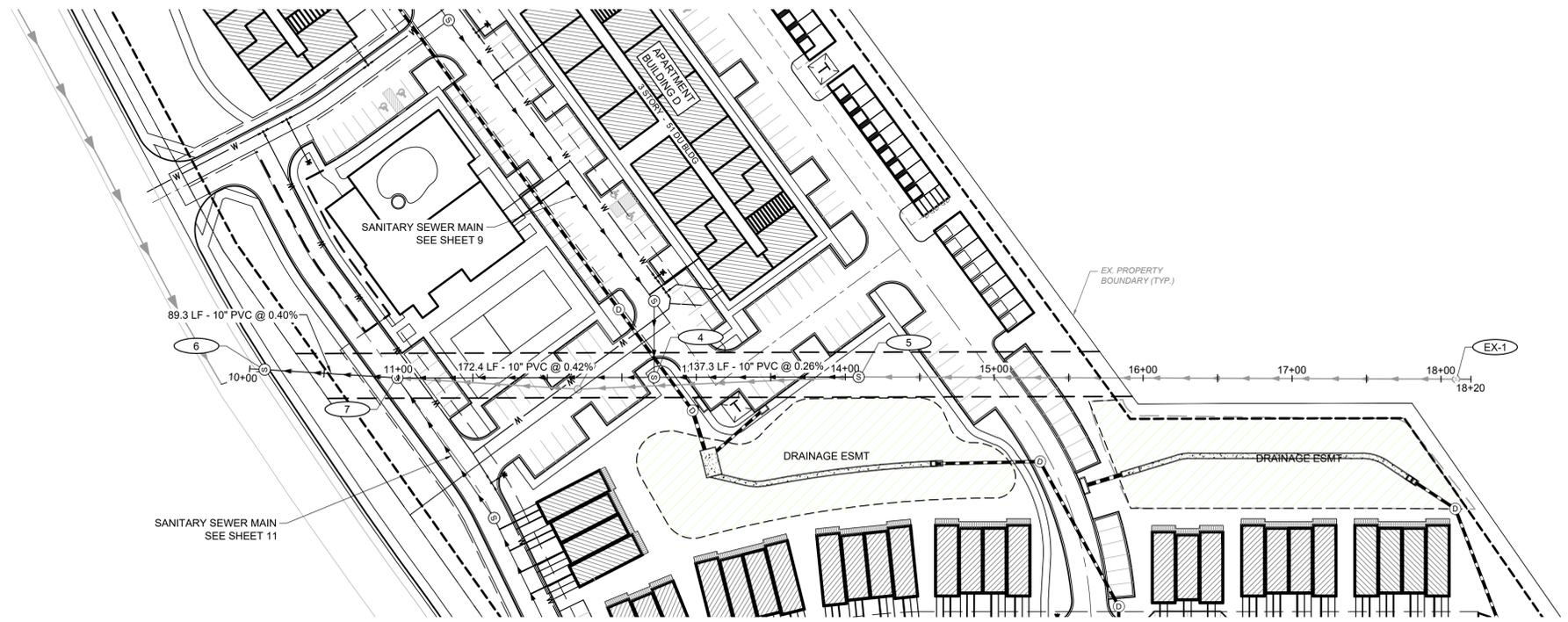
HRGreen
 HR GREEN - COLORADO SPRINGS
 7222 COMMERCE CENTER DR. SUITE 220
 COLORADO SPRINGS CO 80919
 PHONE: 719.622.6222
 FAX: 844.273.1057

SOUTHMOOR RIDGE
 DHN DEVELOPMENT INC.
 FOUNTAIN, COLORADO

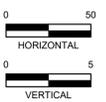
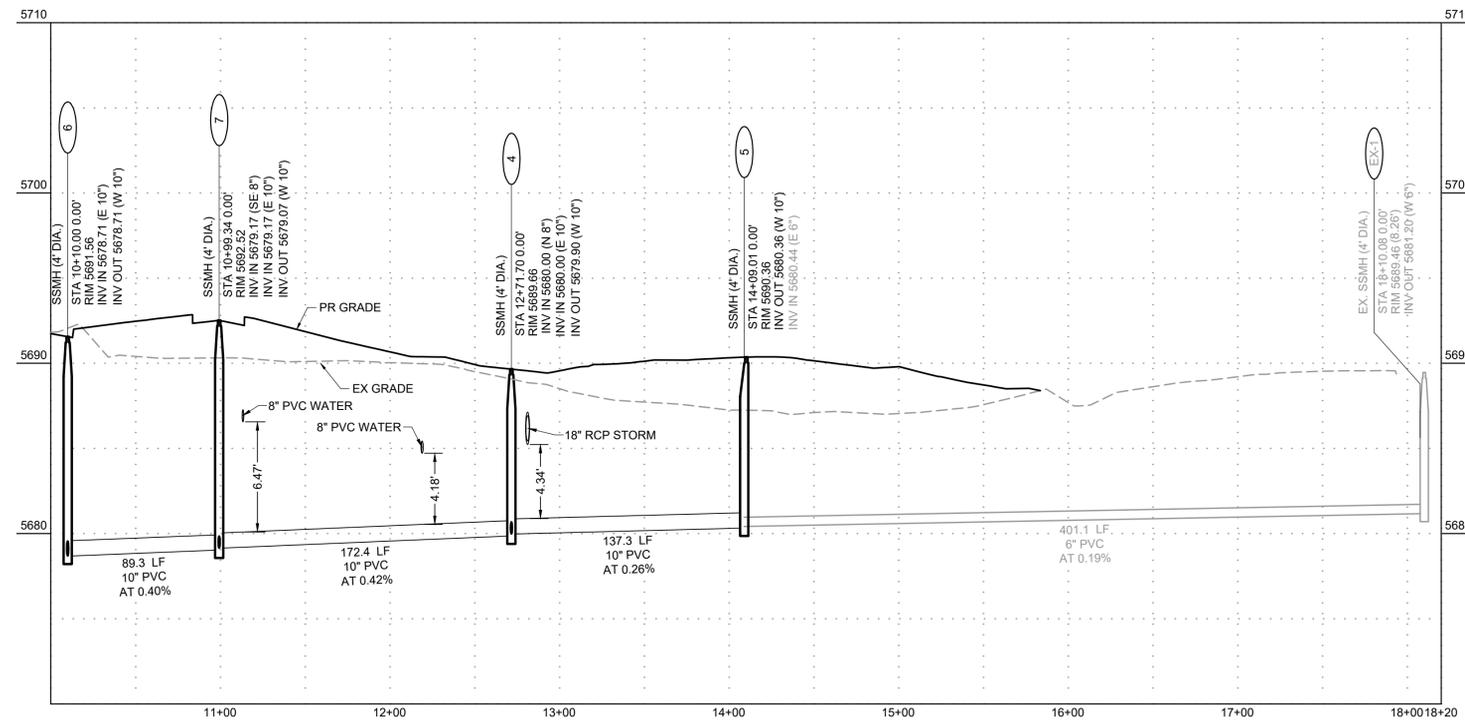
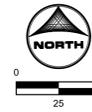
DHN Development
PLACES management

CONSTRUCTION DOCUMENTS
 SANITARY SEWER PLAN & PROFILE

SHEET **SS1** **9**



**SANITARY SEWER - 02
STA 10+00-18+20**



DRAWN BY: AMC JOB DATE: 5/3/2024
 APPROVED: RDL JOB NUMBER: 2303146
 CAD DATE: 5/6/2024
 CAD FILE: J:\2023\2303146\CAD\DWG\IC\CDs(30%)\SSP&P

BAR IS ONE INCH ON OFFICIAL DRAWINGS.
 IF NOT ONE INCH, ADJUST SCALE ACCORDINGLY.

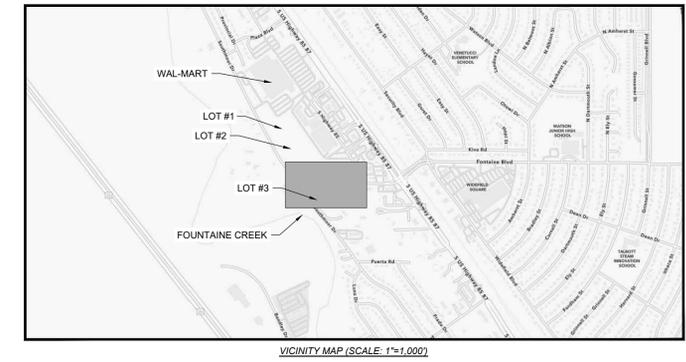
NO.	DATE	BY	REVISION DESCRIPTION

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 COLORADO SPRINGS CO 80919
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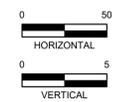
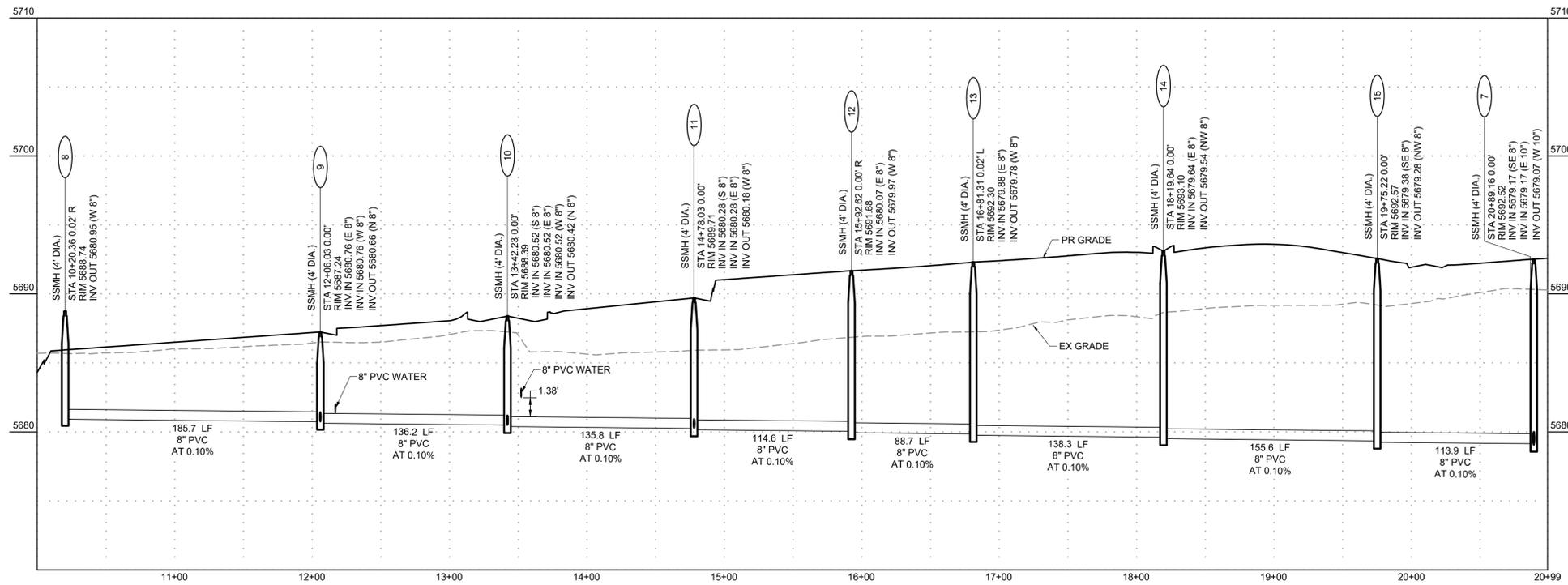
SOUTHMOOR RIDGE
 DHN DEVELOPMENT INC.
 FOUNTAIN, COLORADO

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CONSTRUCTION DOCUMENTS
 SANITARY SEWER PLAN & PROFILE



**SANITARY SEWER - 03
STA 10+00-18+20**



DRAWN BY: AMC JOB DATE: 5/3/2024
 APPROVED: RDL JOB NUMBER: 2303146
 CAD DATE: 5/6/2024
 CAD FILE: J:\2023\2303146\CAD\DWG\IC\CDs(30%)\SSP&P

NO.	DATE	BY	REVISION DESCRIPTION

HRGreen
 HR GREEN - COLORADO SPRINGS
 7222 COMMERCE CENTER DR. SUITE 220
 COLORADO SPRINGS CO 80919
 PHONE: 719.622.6222
 FAX: 844.273.1057

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 FOUNTAIN, COLORADO

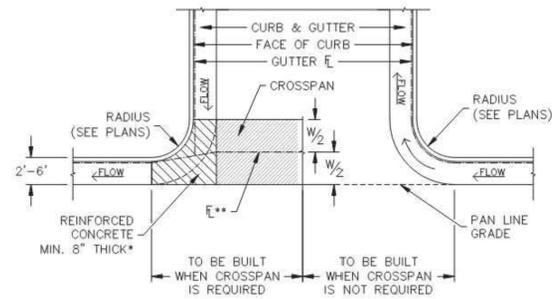
DHN Development
PLACES management

CONSTRUCTION DOCUMENTS
 SANITARY SEWER PLAN & PROFILE

SHEET **SS3** 11

GENERAL NOTES:

- ALL WORK SHALL BE DONE IN ACCORDANCE WITH CURRENT CITY OF COLORADO SPRINGS ENGINEERING DIVISION (THE CITY) STANDARD SPECIFICATIONS.
- THE CONTRACTOR SHALL OBTAIN ALL REQUIRED PERMITS. FOR CITY PERMITS CONTRACTORS SHALL USE THE ACELA ON-LINE PERMIT SYSTEM. ONCE CITY PERMITS ARE APPROVED AND PAID, THEN APPROPRIATE SCHEDULING AND NOTIFICATIONS SHALL BE IN ACELA.
- PRIOR TO OPENING TO TRAFFIC, CONCRETE SHALL HAVE A MINIMUM COMPRESSIVE STRENGTH OF 3,200 PSI AS DEMONSTRATED BY FIELD CURE CYLINDERS, AND USE A CITY APPROVED CONCRETE MIX.
- 1-INCH DEEP TOOL JOINTS SHALL BE INSTALLED AT 10-FOOT SPACING.
- A BROOM FINISH, WITH SWEEPS IN THE DIRECTION OF FLOW SHALL BE APPLIED TO ALL GUTTER PANS.
- THE CONTRACTOR SHALL STAMP THEIR COMPANY NAME AND CONSTRUCTION DATE A MINIMUM EVERY 100-FEET OR FRACTION THEREOF ON FRONT FACE OF CURB.
- NEW ASPHALT SHALL NOT BE PLACED AGAINST FRESHLY POURED CONCRETE. CONCRETE SHALL BE 5-DAYS OLD OR HAVE A COMPRESSIVE STRENGTH OF 3,200 PSI AS DEMONSTRATED BY FIELD CURE CYLINDERS.
- ALL CURB TRANSITIONS (ONE TYPE TO ANOTHER) WILL BE 10-FOOT UNLESS OTHERWISE NOTED.
- CONTACT THE CITY FORESTRY DIVISION, PRIOR TO STARTING WORK, IF IT IS NECESSARY TO DISTURB TREES OR ROOTS.
- WHITE CURE SHALL BE PLACED WITH 100% COVERAGE, AND MEET THE SPECIFICATION OF SECTION 500.
- GUTTER IN/OUT SLOPES AT CURB CUTS FOR CURB RAMPS SHALL BE LESS THAN 5% AND BE A.D.A. COMPLIANT (SEE CURB RAMP DETAILS).
- CURB ENDINGS SHALL BE PLACED WHERE CURB AND GUTTER DEAD-ENDS.
- CURB CUTS FOR DRIVEWAYS ARE SHOWN ON THE DRIVEWAY DETAILS.



*THIS AREA SHALL BE POURED MONOLITHICALLY WITH CURB AND GUTTER AND PAID FOR AS REINFORCED CONCRETE 8".

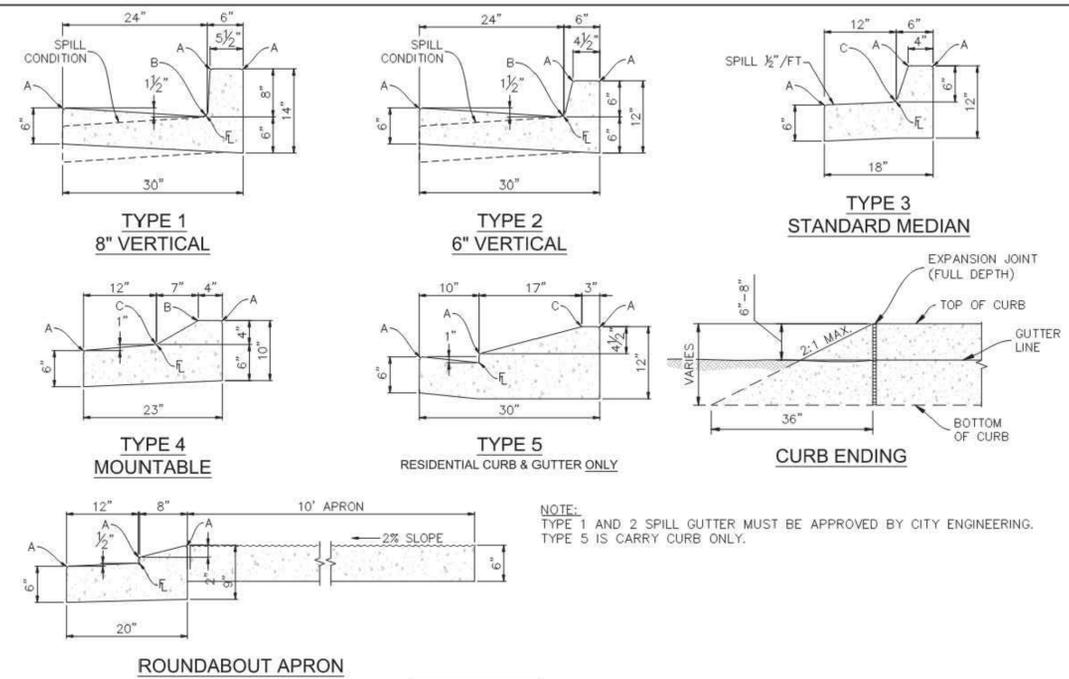
**FLOW LINE IN CROSSSPAN ESTABLISHED BY W/2.

CONSTRUCTION OF CONCRETE GUTTERS AT INTERSECTION

CURB & GUTTER GENERAL NOTES & DETAILS

APPROVED: *Jayle Sturdivant*
CITY ENGINEER

ISSUED: 2/26/20 REVISED: DRAWING NO. 6A



RADI LEGEND

A	1/4" - 1/2"
B	1"
C	1 1/2" - 2"

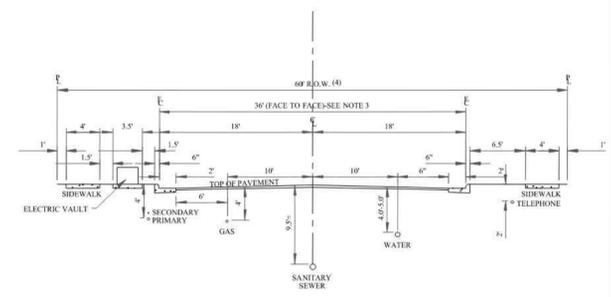
NOTE: TYPE 1 AND 2 SPILL GUTTER MUST BE APPROVED BY CITY ENGINEERING. TYPE 5 IS CARRY CURB ONLY.

CURB & GUTTER DETAILS

APPROVED: *Jayle Sturdivant*
CITY ENGINEER

ISSUED: 2/26/20 REVISED: DRAWING NO. 6B

TYPICAL UTILITIES LOCATION



TYPICAL CROSS SECTION UTILITIES LOCATION

- GENERAL NOTES**
- STORM SEWERS SHALL MAINTAIN A TEN (10) FOOT CLEAR SEPARATION FROM WATER.
 - ELECTRIC CONDUITS SHALL BE ON THE OPPOSITE SIDE OF THE STREET FROM WATER.
 - FOR FORTY (40) FOOT WIDE STREET SECTIONS, MAINTAIN WATER 10 FEET FROM SANITARY SEWER AT STREET CENTERLINE.
 - FOR FIFTY (50) FOOT WIDE RIGHT-OF-WAY (ROW), A FIVE (5) FOOT WIDE SIDEWALK AND UTILITY EASEMENT ARE REQUIRED ADJACENT TO THE STREET ROW. FIVE (5) FOOT SIDE ATTACHED SIDEWALK IS USED WITH ELECTRIC UTILITIES BEHIND WALK IN EASEMENT.

TYPICAL UTILITIES LOCATION

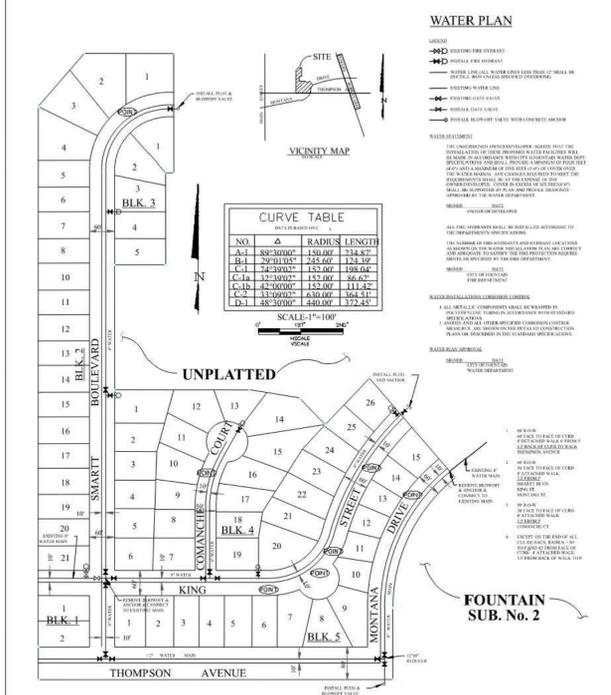
DRAWN: [] REVISED: WATER-MAIN-DEPTH-12001

DATE: OCT-1998 REVISED: JAN-2006

SCALE: 1"=10' REVISED:

DWG - 1

FOUNTAIN SUB. FILING NO. 1



TYPICAL WATER PLAN, CITY MAINS

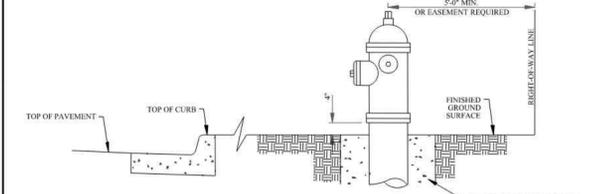
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DATE: OCT 1998 REVISED: JAN 2006

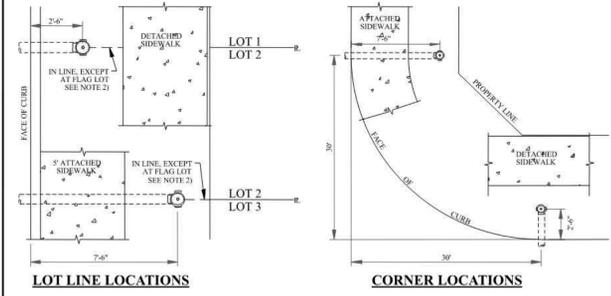
SCALE: NONE REVISED:

DWG - 2

FIRE HYDRANT LOCATIONS



- GENERAL NOTES:**
- HYDRANT NOZZLE SHALL BE POSITIONED AT RIGHT ANGLES TO THE CURB. IF NO CURB OR SIDEWALK EXISTS, NOZZLE SHALL BE PLACED AT RIGHT ANGLES TO STREET OR ALLEY.
 - HYDRANTS INSTALLED AT FLAG LOT LINES SHALL BE OFFSET THREE (3) FEET FROM THE LOT LINE (AWAY FROM STEM).
 - HYDRANTS WILL BE PLACED A MINIMUM OF FIVE (5) FEET FROM ANY UTILITY OR DRAINAGE STRUCTURE.
 - EASEMENTS MUST BE PROVIDED FOR ANY PUBLIC HYDRANT WHICH IS CLOSER THAN FIVE (5) FEET TO THE RIGHT-OF-WAY LINE.
 - ANY HYDRANTS BEING INSTALLED WITH CONDITIONS OTHER THAN THOSE MENTIONED AND/OR DETAILED BELOW WILL REQUIRE SKINNED APPROVAL FROM THE CITY OF FOUNTAIN'S WATER DEPARTMENT AND FIRE DEPARTMENT.
 - NO CONCRETE WITHIN TWO (2) FEET OF BASE OF HYDRANT.



FIRE HYDRANT LOCATIONS

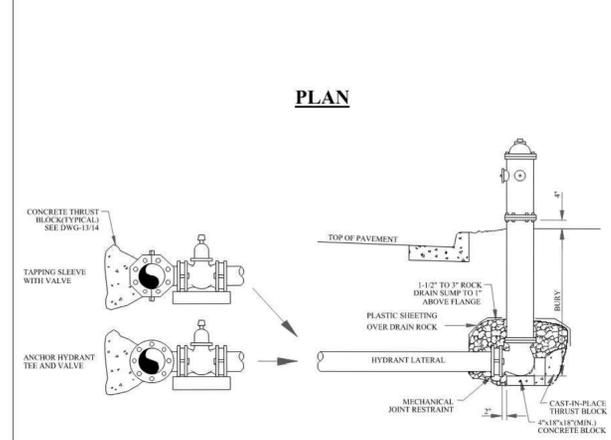
DRAWN: [] REVISED: JAN 2006

DATE: OCT 1998 REVISED:

SCALE: NONE REVISED:

DWG - 4

FIRE HYDRANT INSTALLATION



- NOTES:**
- TIE BACK RODS: MAX. ROD LENGTH = 10' MIN. ROD LENGTH = 4'
 - MECHANICAL JOINT RESTRAINTS SHALL BE USED WITH ANCHOR & TIE RODS AND CONCRETE THRUST BLOCKS.
 - ANY HYD. LATERAL OVER TWENTY (20) FEET MUST HAVE JOINT RESTRAINTS.

FIRE HYDRANT INSTALLATION

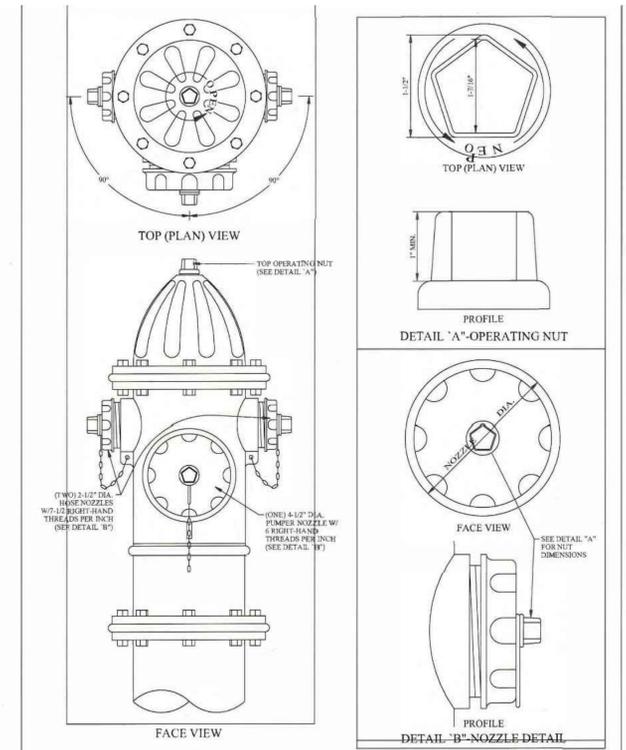
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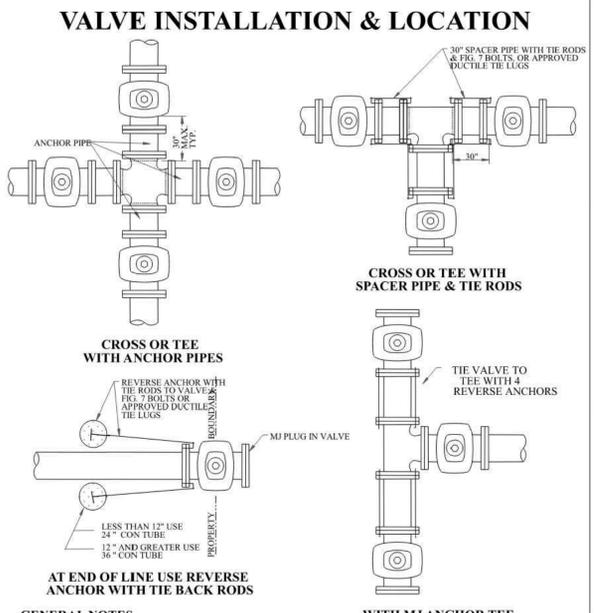
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DWG - 5

NO.	DATE	BY	REVISION DESCRIPTION



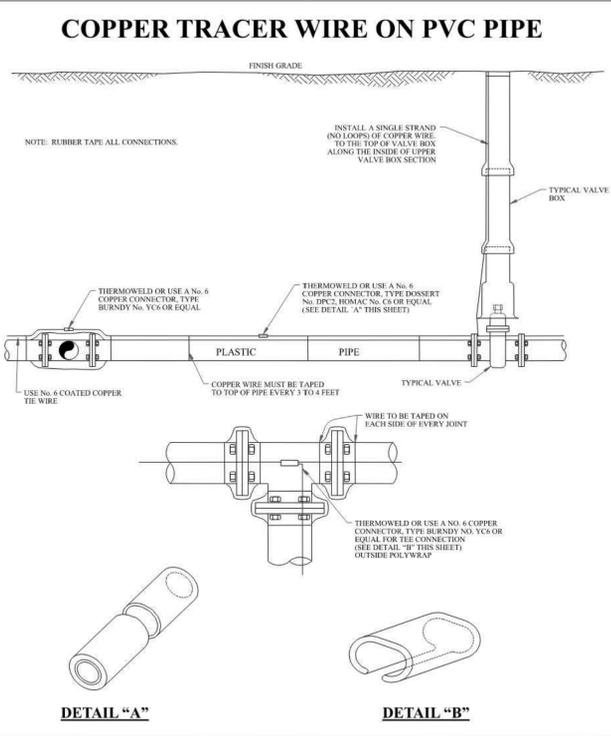
WATER DEPARTMENT-FIRE HYDRANT SPECIFICATIONS			
DRAWN:	REVISED: JAN 2001		
DATE: OCT 1998	REVISED:		DWG - 6
SCALE: NONE	REVISED:		



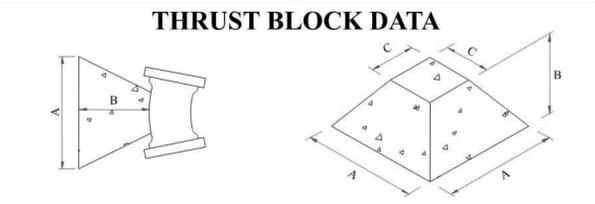
GENERAL NOTES:

- ON ANY VALVE INSTALLATION NEAR A FITTING, THE VALVE SHALL BE ANCHORED BY RODS, REVERSE ANCHOR AND MECHANICAL JOINT RESTRAINTS. 3/4" ALL-THREAD RODS SHALL BE USED WITH FIG. 7 BOLTS OR APPROVED DUCTILE TIE LUGS FOR DEAD END VALVES AND/OR PLUGS. ALL METALLIC COMPONENTS SHALL BE WRAPPED IN POLYETHYLENE TUBING.
- ANCHOR PIPE MAY BE SUBSTITUTED FOR SPACER PIPE AND RODS.
- THE CONCRETE REVERSE ANCHORS USED SHALL BE SIZED AS INDICATED ON DWG-18.
- SEE DWG-27 & DWG-28 FOR APPLICATION OF MECHANICAL JOINT RESTRAINTS.
- SEE DWG-8 FOR VALVE BOX INSTALLATION.

VALVE INSTALLATION & LOCATION			
DRAWN:	REVISED: JAN 2001		
DATE: OCT 1998	REVISED:		DWG - 7
SCALE: NONE	REVISED:		



COPPER TRACER WIRE ON PVC PIPE			
DRAWN:	REVISED: AUG 2002		
DATE: NOV 1998	REVISED: JAN 2006		DWG - 12
SCALE: NONE	REVISED:		



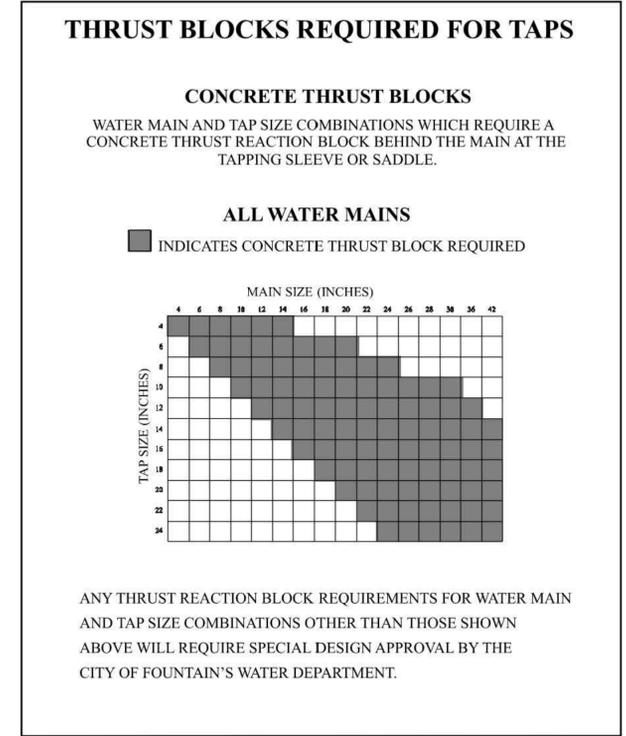
NOTE: SEE THE FOLLOWING VALUES FOR "C"

PIPE SIZE = 12" & UNDER: C = 1'-6"
 16" TO 24": C = 2'-0"
 30" TO 36": C = 3'-0"
 OVER 36": A, B & C WILL BE GIVEN IN EACH INSTANCE

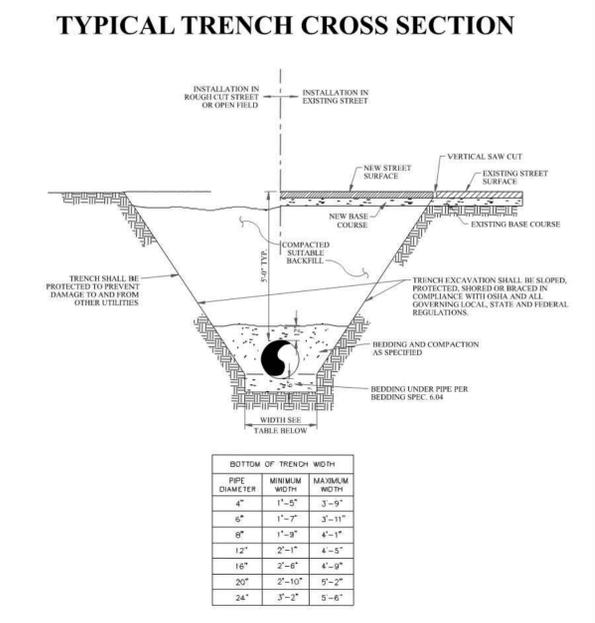
VOL. (cu ft)	A	B	C	VOL. (cu ft)	A	B	C
1/4	2'-6"	0'-10"	0'-10"	5	8'-8"	0'-10"	0'-10"
3/4	2'-8"	1'-2"	0'-10"	5 1/2	8'-11"	0'-10"	0'-10"
1	3'-2"	2'-5"	2'-0"	6	9'-1"	0'-10"	0'-10"
1 1/4	4'-0"	2'-6"	2'-2"	6 1/2	9'-3"	0'-10"	0'-10"
1 1/2	4'-4"	3'-0"	2'-7"	7	9'-5"	0'-10"	0'-10"
1 3/4	4'-10"	3'-1"	2'-9"	7 1/2	10'-2"	0'-10"	0'-10"
2	5'-2"	3'-5"	3'-1"	8	10'-4"	0'-10"	0'-10"
2 1/4	5'-7"	3'-7"	3'-3"	8 1/2	10'-5"	0'-10"	0'-10"
2 1/2	6'-3"	3'-8"	3'-4"	9	10'-8"	0'-10"	0'-10"
2 3/4	6'-8"	3'-11"	3'-7"	9 1/2	10'-9"	0'-10"	0'-10"
3	6'-10"	4'-1"	3'-8"	10	11'-1"	0'-10"	0'-10"
3 1/4	7'-3"	4'-1"	3'-9"	10 1/2	11'-2"	0'-10"	0'-10"
3 1/2	7'-4"	4'-3"	3'-11"	11	11'-4"	0'-10"	0'-10"
3 3/4	7'-7"	4'-4"	4'-0"	11 1/2	11'-5"	0'-10"	0'-10"
4	7'-11"	4'-6"	4'-2"	12	11'-8"	0'-10"	0'-10"
4 1/4	8'-1"	4'-8"	4'-4"	13	12'-0"	0'-10"	0'-10"
4 1/2	8'-4"	4'-8"	4'-6"	14	12'-2"	0'-10"	0'-10"
4 3/4	8'-6"	4'-1"	4'-7"	15	12'-4"	0'-10"	0'-10"
5	8'-8"	4'-1"	4'-7"	16	12'-6"	0'-10"	0'-10"

ALL WATER MAINS GREATER THAN TWELVE (12) INCHES IN DIAMETER SHALL HAVE THRUST BLOCK DESIGN & SHOWN ON THE CONSTRUCTION DOCUMENTS.

THRUST BLOCK DATA			
DRAWN:	REVISED: AUG 2002		
DATE: NOV 1998	REVISED:		DWG - 13
SCALE: NONE	REVISED:		



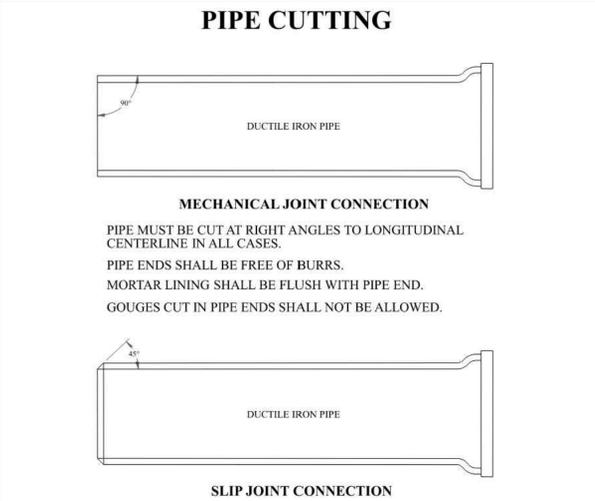
THRUST BLOCKS REQUIRED FOR TAPS			
DRAWN:	REVISED: AUG 2002		
DATE: NOV 1998	REVISED:		DWG - 14
SCALE: NONE	REVISED:		



TYPICAL TRENCH CROSS SECTION			
DRAWN:	REVISED: AUG 2002		
DATE: NOV 1998	REVISED: JAN 2006		DWG - 15
SCALE: NONE	REVISED:		

MAXIMUM PIPELINE DEFLECTION DATA									
PER SLIP JOINT OF D.I.P.									
PIPE DIAMETER	I.D.	O.D.(IN.)	O.D.(FT.)	MFRS. DEFL.	DESIGN DEFLECTION (80% MAX.)		APPROX. RADIUS FOR DEFLECTING CURVES WITHOUT BURSTS		
					MAX. DEFL. (1)	DEFL. (2)			
4"	4.80"	4.80"	0.40'	3/1000"	4/1000"	16"	15'	280'	258'
6"	6.00"	6.00"	0.50'	3/1000"	4/1000"	16"	15'	280'	258'
8"	8.00"	8.00"	0.67'	3/1000"	4/1000"	16"	15'	280'	258'
10"	11.00"	11.00"	0.92'	3/1000"	4/1000"	16"	15'	280'	258'
12"	13.20"	13.20"	1.10'	3/1000"	4/1000"	16"	15'	280'	258'
14"	15.30"	15.30"	1.27'	3/1000"	2/2400"	10"	9"	477'	430'
16"	17.40"	17.40"	1.45'	3/1000"	2/2400"	10"	9"	477'	430'
18"	19.50"	19.50"	1.63'	3/1000"	2/2400"	10"	9"	477'	430'
20"	21.60"	21.60"	1.80'	3/1000"	2/2400"	10"	9"	477'	430'
24"	25.80"	25.80"	2.15'	3/1000"	2/2400"	10"	9"	477'	430'
30"	32.00"	32.00"	2.67'	2/1000"	2/1000"	8"	7"	573'	516'
36"	38.30"	38.30"	3.19'	2/1000"	1/1500"	6"	6"	716'	645'
42"	44.50"	44.50"	3.70'	2/1000"	1/1500"	6"	6"	716'	645'

MAXIMUM PIPELINE DEFLECTION DATA			
DRAWN:	REVISED: JAN 2001		
DATE: NOV 1998	REVISED:		DWG - 16
SCALE: NONE	REVISED:		



- MECHANICAL JOINT CONNECTION**
- PIPE MUST BE CUT AT RIGHT ANGLES TO LONGITUDINAL CENTERLINE IN ALL CASES. PIPE ENDS SHALL BE FREE OF BURRS. MORTAR LINING SHALL BE FLUSH WITH PIPE END. GOUGES CUT IN PIPE ENDS SHALL NOT BE ALLOWED.
- SLIP JOINT CONNECTION**
- PIPE CUT IN STRAIGHT LINE AND BEVELED AT 45° ANGLE ON END.
- GENERAL NOTES:**
- ALL PIPE CUTTING EQUIPMENT AND PIPE CUTS MUST BE APPROVED BY THE CITY OF FOUNTAIN WATER DEPARTMENT INSPECTOR.
 - ALL PIPE ENDS TO BE USED IN INSTALLATION SHALL BE DRESSED SMOOTH TO THE SATISFACTION OF THE INSPECTOR PRIOR TO INSTALLATION.
 - AT THE REQUEST OF THE CONTRACTOR MAKING THE INSTALLATION, THE DEPARTMENT WILL MAKE PIPE CUTS, PROVIDING THE CURRENT FEE PER CUT IS PAID AND 24-HOUR NOTICE IS GIVEN (THE CURRENT FEE IS SUBJECT TO CHANGE).
 - ALL DIP DELIVERED TO JOB SITE MUST BE NEW MATERIAL.

PIPE CUTTING			
DRAWN:	REVISED: JAN 2001		
DATE: NOV 1998	REVISED:		DWG - 17
SCALE: NONE	REVISED:		

NO.	DATE	BY	REVISION DESCRIPTION

**3 3/4" IF 6" VERTICAL CURB & GUTTER,
6 1/4" IF 8" VERTICAL CURB & GUTTER**

NOTE: FOR ALL INLETS ON A CONTINUOUS GRADE, THE UPSTREAM TRANSITION GUTTER LENGTH SHALL BE 10 FEET. FOR ALL OTHER LOCATIONS, TRANSITION LENGTHS SHALL BE 3 FEET MINIMUM ADDITIONAL 10 FEET TRANSITION NEEDED IF NORMAL RAMP CURB & GUTTER.

SPECIAL DESIGN INLET

CITY OF COLORADO SPRINGS, COLORADO
 COLORADO DEPARTMENT OF HIGHWAYS
 CURB INLET TYPE R (MODIFIED)

APPROVED BY: *Gary R. Hayes*
 CITY ENGINEER

SCALE: AS SHOWN DATE: JAN. 89 DWN. BY: JLO SHIT. 1 OF 2
 REVISED JAN'89 PLB SPECIAL DESIGN INLET

NOTE: THIS IS A SPECIAL DESIGN INLET TO BE USED ONLY WITH PRIOR APPROVAL BY THE CITY ENGINEER.

GENERAL NOTES

All work shall be done in accordance with the Standard Specifications applicable to the project.

All concrete shall be Class A or B (COB).

Concrete walls shall be formed on both sides and shall be 2" thick.

Inlet steps shall be as shown on the applicable (COB) Division "M" Standard.

Curb face assembly shall be galvanized after welding.

Exposed concrete corners shall be beveled to a 1/2" chamfer. Curb and gutter corners shall be finished to match the existing curb and gutter beyond the transition gutter.

All reinforcing bars shall be topped with bar destination and station number.

Reinforcing bars shall be deformed and shall be of intermediate grade steel.

Dimensions and weights of typical manhole ring and cover are nominal.

All bars shall be a minimum 3" clear.

Size pipe entries into the inlet are variable. The dimensions shown are typical. Actual dimensions and quantities for concrete and reinforcement shall be as required in the work.

Quantities include volumes occupied by pipes.

Structural steel shall be galvanized and shall conform to the requirements of Section 509 (COB).

Approximate Weights:
 Cover = 125 lbs.
 Ring = 135 lbs.
 TOTAL = 260 lbs.

CHANNEL LAYOUT DETAILS

SPECIAL DESIGN INLET

CITY OF COLORADO SPRINGS, COLORADO
 COLORADO DEPARTMENT OF HIGHWAYS
 CURB INLET TYPE R (MODIFIED)

APPROVED BY: *Gary R. Hayes*
 CITY ENGINEER

SCALE: AS SHOWN DATE: SEPT. 87 DWN. BY: JLO SHIT. 2 OF 2
 REVISED JAN'89 PLB SPECIAL DESIGN INLET

NOTE: THIS IS A SPECIAL DESIGN INLET TO BE USED ONLY WITH PRIOR APPROVAL BY THE CITY ENGINEER.

PIPE I.D.	BW
48" AND SMALLER	6'-4"
54"	6'-10"
60" AND LARGER	O.D. + 16"

SECTION VIEW
SCALE: 3/8" = 1'-0"

BASE REINFORCING
SCALE: 3/8" = 1'-0"

SLAB REINFORCING
SCALE: 3/8" = 1'-0"

TYPE I BASE MANHOLE

CITY OF COLORADO SPRINGS
 STORM SEWER MANHOLE-TYPE I

APPROVED BY: *Gary R. Hayes*
 CITY ENGINEER

SCALE: AS SHOWN DATE: JAN. 89 DWN. BY: JLO SHEET: D-20A
 1 OF 4

NOTES

- Type I manhole shall be used in all cases unless otherwise approved by the City Engineer.
- View and Details shown are typical for straight through design only. Design Engineer shall determine manhole base configuration and dimensions for particular pipe sizes and alignment.
- Either ladder or steps shall be installed when manhole depth exceeds 30". Lowest step shall be a maximum of 16" above the floor.
- Floor of the manhole shall be trowelled to a smooth, hard surface and shall slope towards the outlet (8:1 max., 1/2" per ft. min.). Floor shall be shaped and channelled; see sheet 2 for typical channel details.

PLAN VIEW OF BASE
SCALE 3/8" = 1'-0"

TYPICAL CHANNEL DETAILS
SCALE 1/4" = 1'-0"

TOE POCKETS DETAILS
SCALE 3/4" = 1'-0"

SECTION VIEW
SCALE 3/8" = 1'-0"

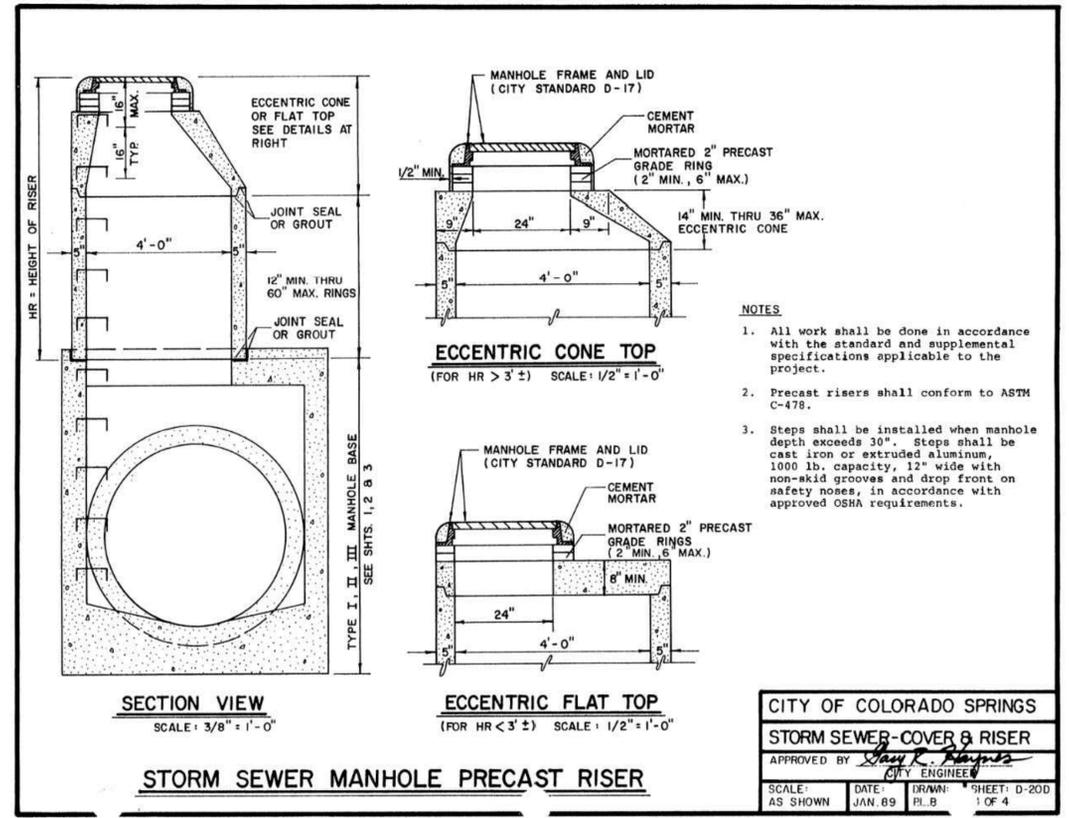
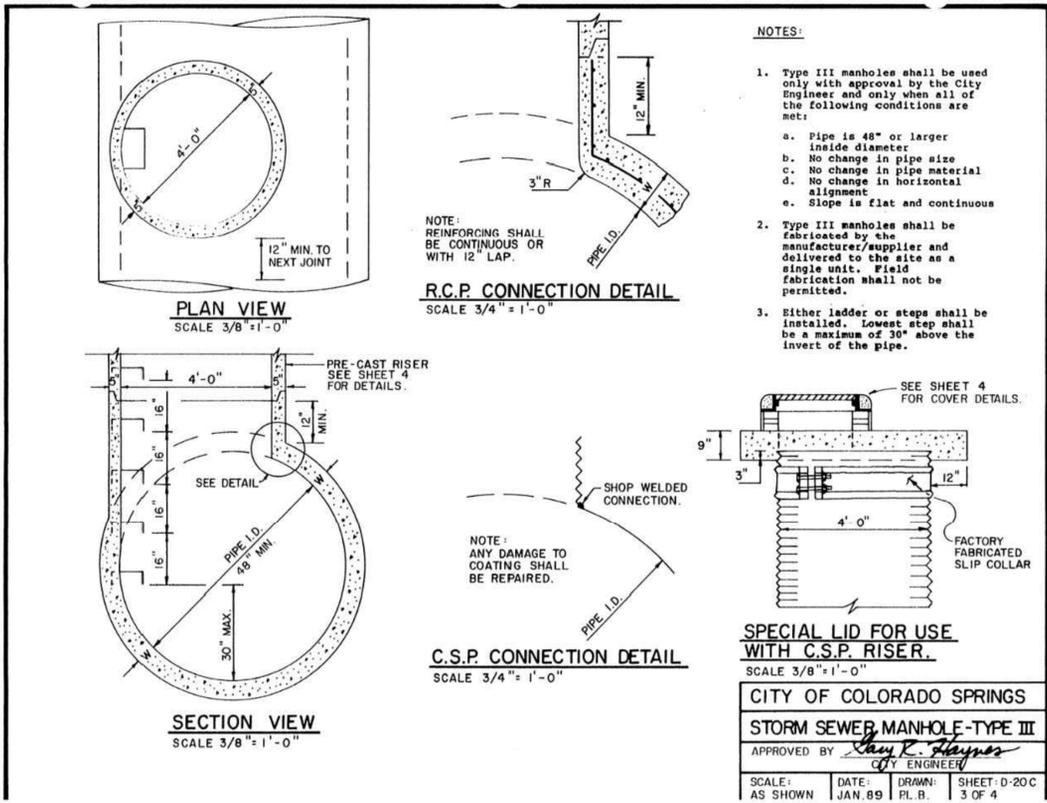
NOTES

- Type II manholes shall be used only with approval of the City Engineer and only when the pipe size are 30" or less inside diameter.
- View and Details are typical. Design Engineer shall determine manhole base configuration and dimensions for particular pipe sizes and alignment.
- Either ladder or steps shall be installed when manhole depth exceeds 30". Steps in base shall be installed in "toe pockets" (see detail this sheet). Lowest step shall be a maximum of 16" above the floor.
- Pipes shall be trimmed to final shape and set before manhole is poured.
- Bench shall be sloped toward center of manhole base (4:1 max., 1/2" per ft. min.).
- Floor of manhole shall be trowelled to a smooth, hard surface and shall slope towards the outlet (8:1 max., 1/2" per ft. min.). Floor shall be shaped and channelled; see details this sheet.

CITY OF COLORADO SPRINGS
 STORM SEWER MANHOLE-TYPE II

APPROVED BY: *Gary R. Hayes*
 CITY ENGINEER

SCALE: AS SHOWN DATE: JAN. 89 DWN. BY: JLO SHEET: D-20B
 1 OF 4



DRAWN BY: AMC	JOB DATE: 5/2/2024	BAR IS ONE INCH ON OFFICIAL DRAWINGS.
APPROVED: RDL	JOB NUMBER: 2303146	0
CAD DATE: 5/6/2024		IF NOT ONE INCH, ADJUST SCALE ACCORDINGLY.
CAD FILE: J:\2023\2303146\CAD\DWG\CICDS(30%)\DETAILS		

NO.	DATE	BY	REVISION DESCRIPTION

HRGreen HR GREEN - COLORADO SPRINGS
7222 COMMERCE CENTER DR. SUITE 220
COLORADO SPRINGS CO 80919
PHONE: 719.622.6222
FAX: 844.273.1057

SOUTHMOOR RIDGE
DHN DEVELOPMENT INC.
FOUNTAIN, COLORADO

DHN Development

PLACES management

CONSTRUCTION DOCUMENTS
DETAILS