

RETREAT AT PRAIRIERIDGE FILING NO. 2 INFRASTRUCTURE

COUNTY OF EL PASO, STATE OF COLORADO CONSTRUCTION DRAWINGS

OCTOBER 2025

GENERAL CONSTRUCTION NOTES:

1. THE LOCATION OF EXISTING UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY AND MAY NOT INCLUDE ALL UTILITIES. THE EXCAVATION CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK. THE CONTRACTOR AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY HIS FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UTILITIES.
2. BEFORE COMMENCING ANY EXCAVATION, CALL 1-800-922-1987 FOR EXISTING UTILITY LOCATIONS.
3. THE CONTRACTOR WILL TAKE THE NECESSARY PRECAUTIONS TO PROTECT EXISTING UTILITIES FROM DAMAGE DUE TO THIS OPERATION. ANY DAMAGE TO THE UTILITIES WILL BE REPAIRED AT THE CONTRACTOR'S EXPENSE, AND ANY SERVICE DISRUPTION WILL BE SETTLED BY THE CONTRACTOR.
4. ALL BACKFILL, SUB-BASE AND/OR BASE COURSE (CLASS 6) MATERIAL SHALL BE COMPACTED TO THE SOILS ENGINEER'S RECOMMENDATIONS, AND APPROVED BY EL PASO COUNTY PLANNING AND COMMUNITY DEVELOPMENT (PCD).
5. ALL STATIONING IS CENTERLINE UNLESS OTHERWISE INDICATED. ALL ELEVATIONS ARE CENTERLINE UNLESS OTHERWISE INDICATED.
6. THE CONTRACTOR SHALL REVEGETATE ALL DISTURBED AREAS AS SOON AS POSSIBLE AND EROSION CONTROL SHALL BE INSTALLED AND MAINTAINED IN A FUNCTIONAL MANNER AT ALL TIMES. DEVELOPER RESPONSIBLE FOR MAINTAINING DISTURBED AREAS UNTIL REVEGETATION IS COMPLETE.
7. ALL DISTURBED PAVEMENT EDGES SHALL BE CUT TO NEAT LINES. REPAIR SHALL CONFORM TO THE EPC ECM APPENDIX K - 1.2C.
8. ADDITIONAL EROSION CONTROL STRUCTURES MAY BE REQUIRED AT THE TIME OF CONSTRUCTION.
9. BUILDING CONTRACTORS WILL BE RESPONSIBLE FOR CONSTRUCTING POSITIVE DRAINAGE AWAY FROM ALL STRUCTURES.
10. ASPHALT THICKNESS AND BASE COURSE THICKNESS (COMPACTED) FOR ROADS SHALL BE PER DESIGN REPORT BY OWNER'S 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. PAVEMENT DESIGN SHALL BE APPROVED BY PLANNING AND COMMUNITY DEVELOPMENT PRIOR TO CONSTRUCTION.
11. THE CONTRACTOR SHALL REVEGETATE ALL DISTURBED AREAS WITHIN 21 DAYS OF SUBSTANTIAL GRADING COMPLETION. EROSION CONTROL SHALL BE INSTALLED AND MAINTAINED IN A FUNCTIONAL MANNER AT ALL TIMES. DEVELOPER IS RESPONSIBLE FOR MAINTAINING DISTURBED AREAS UNTIL REVEGETATION IS COMPLETE.
12. TYPE M RIP-RAP WITH 4" OF TYPE II GRANULAR BEDDING AND MIRAFI 180N OR EQUAL MAY BE SUBSTITUTED WHERE TYPE L RIP-RAP WITH MIRAFI FW 700 OR EQUAL IS SPECIFIED.
13. ALL MATERIALS AND INSTALLATION PROCEDURES SHALL BE IN COMPLIANCE WITH ANY AND ALL APPLICABLE EL PASO COUNTY STANDARDS.
14. LOCATION OF THE CONCRETE WASHOUT, STORAGE FOR MAINTENANCE EQUIPMENT AND TEMPORARY DISPOSAL AREAS WILL BE ADDED TO THIS PLAN BY SWMP ADMINISTRATOR UPON COORDINATION WITH SELECTED CONTRACTOR.

STANDARD NOTES FOR EL PASO COUNTY CONSTRUCTION PLANS:

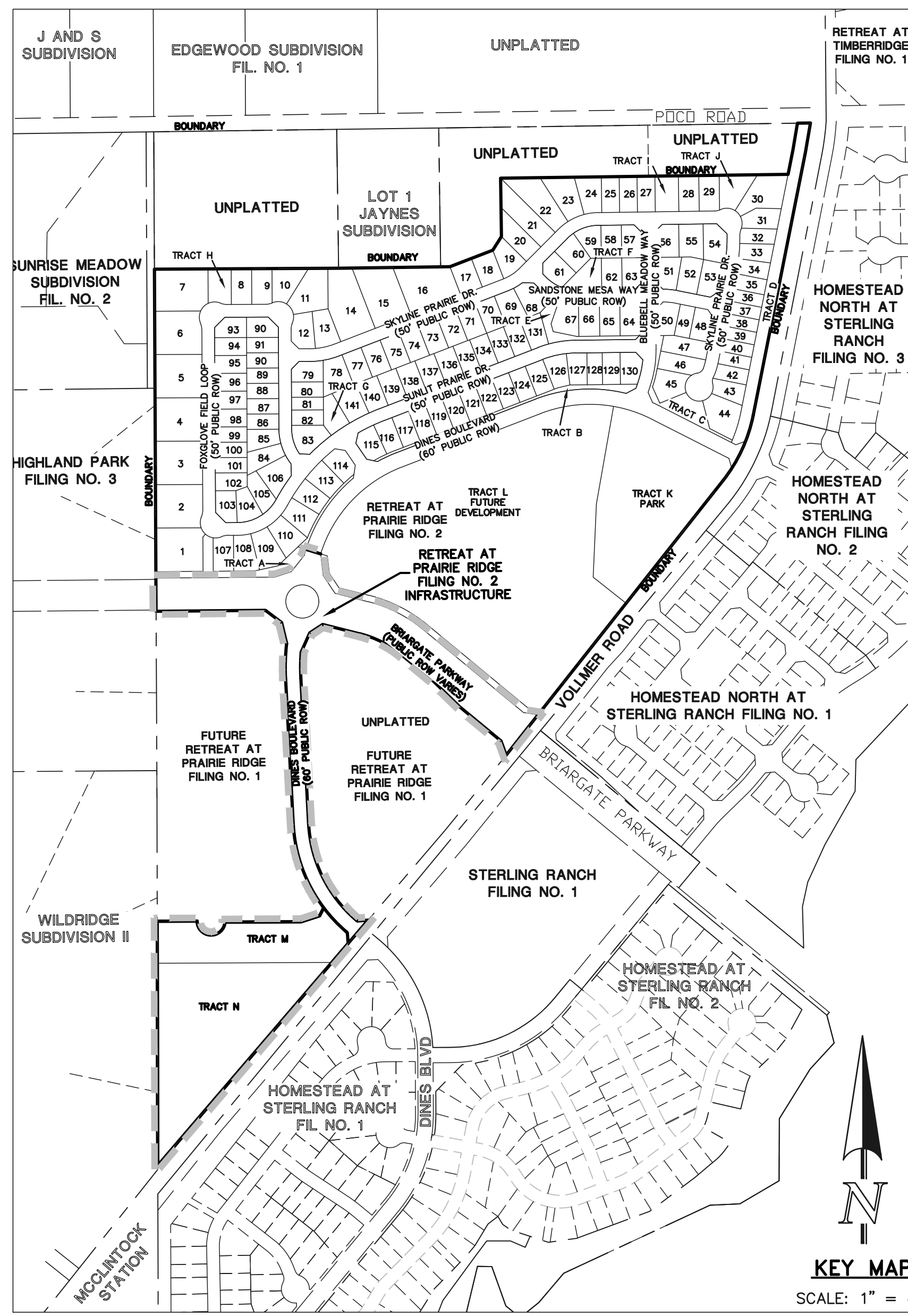
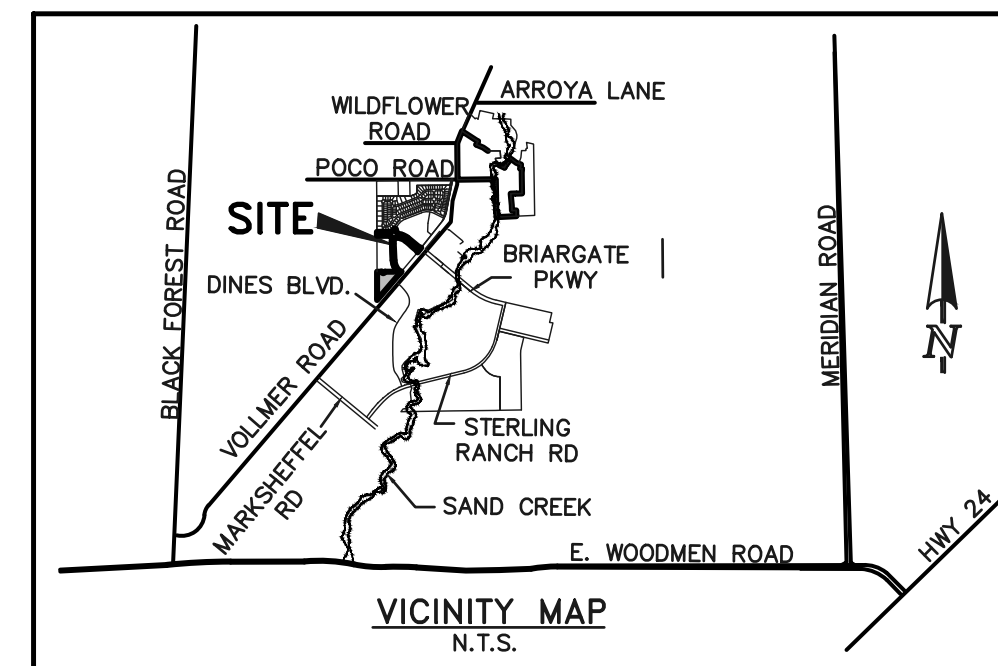
1. ALL DRAINAGE AND ROADWAY CONSTRUCTION SHALL MEET THE STANDARDS AND SPECIFICATIONS OF THE CITY OF COLORADO SPRINGS/EL PASO COUNTY DRAINAGE CRITERIA MANUAL, VOLUMES 1 AND 2, AND THE EL PASO COUNTY ENGINEERING CRITERIA MANUAL.
2. CONTRACTOR SHALL BE RESPONSIBLE FOR THE NOTIFICATION AND FIELD NOTIFICATION OF ALL EXISTING UTILITIES, WHETHER SHOWN ON THE PLANS OR NOT, BEFORE BEGINNING CONSTRUCTION. LOCATION OF EXISTING UTILITIES SHALL BE VERIFIED BY THE CONTRACTOR PRIOR TO CONSTRUCTION. CALL 811 TO CONTACT THE UTILITY NOTIFICATION CENTER OF COLORADO (UNCC).
3. 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:
 - a. EL PASO COUNTY ENGINEERING CRITERIA MANUAL (ECM)
 - b. CITY OF COLORADO SPRINGS/EL PASO COUNTY DRAINAGE CRITERIA MANUAL, VOLUMES 1 AND 2
 - c. COLORADO DEPARTMENT OF TRANSPORTATION (CDOT) STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION
 - d. CDOT M & S STANDARDS
4. 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 EL PASO COUNTY STANDARDS, INCLUDING THE LAND DEVELOPMENT CODE, THE ENGINEERING CRITERIA MANUAL, THE DRAINAGE CRITERIA MANUAL, AND THE DRAINAGE CRITERIA MANUAL VOLUME 2. ANY DEVIATIONS FROM REGULATIONS AND STANDARDS MUST BE REQUESTED, AND APPROVED, IN WRITING. ANY MODIFICATIONS NECESSARY TO MEET CRITERIA AFTER-THE-FACT WILL BE ENTIRELY THE DEVELOPER'S RESPONSIBILITY TO RECTIFY.
5. 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.
6. CONTRACTOR SHALL SCHEDULE A PRE-CONSTRUCTION MEETING WITH EL PASO COUNTY PLANNING AND COMMUNITY DEVELOPMENT - INSPECTIONS, PRIOR TO STARTING CONSTRUCTION.
7. 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 EL PASO COUNTY EROSION AND STORMWATER QUALITY CONTROL PERMIT (ESQCP), REGIONAL BUILDING FLOODPLAIN DEVELOPMENT PERMIT, U.S. ARMY CORPS OF ENGINEERS-ISSUED 401 AND/OR 404 PERMITS, AND COUNTY AND STATE FUGITIVE DUST PERMITS.
8. 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.
9. ALL STORM DRAIN PIPE SHALL BE CLASS III RCP UNLESS OTHERWISE NOTED AND APPROVED BY PCD.
10. CONTRACTOR SHALL COORDINATE GEOTECHNICAL TESTING PER ECM STANDARDS. PAVEMENT DESIGN SHALL BE APPROVED BY EL PASO COUNTY PCD PRIOR TO PLACEMENT OF CURB AND GUTTER AND PAVEMENT.
11. ALL CONSTRUCTION TRAFFIC MUST ENTER/EXIT THE SITE AT APPROVED CONSTRUCTION ACCESS POINTS.
12. 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.
13. SIGNING AND STRIPING SHALL COMPLY WITH EL PASO COUNTY DEPARTMENT OF PUBLIC WORKS AND MUTCD CRITERIA.
14. CONTRACTOR SHALL OBTAIN ANY PERMITS REQUIRED BY EL PASO COUNTY DEPARTMENT OF PUBLIC WORKS, INCLUDING WORK WITHIN THE RIGHT-OF-WAY AND SPECIAL TRANSPORT PERMITS.
15. 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.

SIGNING AND STRIPING NOTES:

1. ALL SIGNS AND PAVEMENT MARKINGS SHALL BE IN COMPLIANCE WITH THE CURRENT MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD).
2. REMOVAL OF EXISTING PAVEMENT MARKINGS SHALL BE ACCOMPLISHED BY A METHOD THAT DOES NOT MATERIALLY DAMAGE THE PAVEMENT. THE PAVEMENT MARKINGS SHALL BE REMOVED TO THE EXTENT THAT THEY WILL NOT BE VISIBLE UNDER DAY OR NIGHT CONDITIONS. AT NO TIME WILL IT BE ACCEPTABLE TO PAINT OVER EXISTING PAVEMENT MARKINGS.
3. ANY DEVIATION FROM THE STRIPING AND SIGNING PLAN SHALL BE APPROVED BY EL PASO COUNTY PLANNING AND COMMUNITY DEVELOPMENT.
4. ALL SIGNS SHOWN ON THE SIGNING AND STRIPING PLAN SHALL BE NEW SIGNS. EXISTING SIGNS MAY REMAIN OR BE REUSED IF THEY MEET CURRENT EL PASO COUNTY AND MUTCD STANDARDS.
5. STREET NAME AND REGULATORY STOP SIGNS SHALL BE ON THE SAME POST AT INTERSECTIONS.
6. ALL REMOVED SIGNS SHALL BE DISPOSED OF IN A PROPER MANNER BY THE CONTRACTOR.
7. ALL STREET NAME SIGNS SHALL HAVE "D" SERIES LETTERS, WITH LOCAL ROADWAY SIGNS BEING 4" UPPER-LOWER CASE LETTERING ON 8" BLANK AND NON-LOCAL ROADWAY SIGNS BEING 6" LETTERING, UPPER-LOWER CASE ON 12" BLANK, WITH A WHITE BORDER THAT IS NOT RECESSED. MULTI-LANE ROADWAYS WITH SPEED LIMITS OF 40 MPH OR HIGHER SHALL HAVE 8" UPPER-LOWER CASE LETTERING ON 18" BLANK WITH A WHITE BORDER THAT IS NOT RECESSED. THE WIDTH OF THE NON-RECESSED WHITE BORDERS SHALL MATCH PAGE 255 OF THE 2012 MUTCD "STANDARD HIGHWAY SIGNS."
8. ALL TRAFFIC SIGNS SHALL HAVE A MINIMUM HIGH INTENSITY PRISMATIC GRADE SHEETING.
9. ALL LOCAL RESIDENTIAL STREET SIGNS SHALL BE MOUNTED ON A 1.75" X 1.75" SQUARE TUBE SIGN POST AND STUB POST BASE. FOR OTHER APPLICATIONS, REFER TO THE CDOT STANDARD S-614-B REGARDING USE OF THE P2 TUBULAR STEEL POST SLIPBASE DESIGN.
10. ALL SIGNS SHALL BE SINGLE SHEET ALUMINUM WITH 0.100" MINIMUM THICKNESS.
11. ALL LIMIT LINES/STOP LINES, CROSSWALK LINES, PAVEMENT LEGENDS, AND ARROWS SHALL BE A MINIMUM 125 MIL THICKNESS PREFORMED THERMOPLASTIC PAVEMENT MARKINGS WITH TAPERED LEADING EDGES PER CDOT STANDARD S-627-1. WORD AND SYMBOL MARKINGS SHALL BE THE NARROW TYPE. STOP BARS SHALL BE 24" IN WIDTH. CROSSWALKS LINES SHALL BE 12" WIDE AND 8' LONG PER CDOT S-627-1.
12. ALL LONGITUDINAL LINES SHALL BE A MINIMUM 15MIL THICKNESS EPOXY PAINT. ALL NON-LOCAL RESIDENTIAL ROADWAYS SHALL INCLUDE BOTH RIGHT AND LEFT EDGE LINE STRIPING AND ANY ADDITIONAL STRIPING AS REQUIRED BY CDOT S-627-1.
13. THE CONTRACTOR SHALL NOTIFY EL PASO COUNTY PLANNING AND COMMUNITY DEVELOPMENT (719) 520-6819 PRIOR TO AND UPON COMPLETION OF SIGNING AND STRIPING.
14. THE CONTRACTOR SHALL OBTAIN A WORK IN THE RIGHT OF WAY PERMIT FROM THE EL PASO COUNTY DEPARTMENT OF PUBLIC WORKS (DPW) PRIOR TO ANY SIGNAGE OR STRIPING WORK WITHIN AN EXISTING EL PASO COUNTY ROADWAY.

BENCHMARKS:

- A. EAST 1/16TH CORNER OF SECTION 28, TOWNSHIP 12 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPLE MERIDIAN LOCATED AT SOUTHEAST CORNER OF VOLLMER ROAD AND POCO ROAD APPROXIMATELY 50 FEET SOUTH OF THE CENTERLINE OF POCO ROAD. ELEVATION = 7211.95
- B. THE SOUTH LINE OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 28, TOWNSHIP 12 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN, BEING MONUMENTED AT THE WEST END WHICH IS THE SOUTHWEST CORNER OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 28, BY A 3-1/4" ALUMINUM SURVEYORS CAP STAMPED "ESI PLS 10376, 2006" AND AT THE EAST END, WHICH IS A 30" WITNESS CORNER TO THE EAST OF THE EAST QUARTER CORNER OF SAID SECTION 28, BY A 3-1/4" ALUMINUM SURVEYORS CAP STAMPED "ESI 10376, 2006", IS ASSUMED TO BEAR N89°08'28"E, A DISTANCE OF 1356.68 FEET.



Full Approval:
All plans within this set are now approved based on County's latest digital signature.

Reference separate plan set prepared by Plant Engineering Consultants, Inc. for all lighting design on Briargate Pkwy. and roundabout.

Condition of Approval:
The initial approval only applies to the Storm and POCO plan sheets 22 - 32. Sheets marked "Not for Construction" are not approved.

KEY MAP
SCALE: 1" = 400'

AGENCIES:

- OWNER/DEVELOPER: CLASSIC SRJ LAND, LLC
2136 FLYING HORSE CLUB DR.
COLORADO SPRINGS, CO 80921
MR. LOREN J. MORELAND (719) 592-9333
- CIVIL ENGINEER: CLASSIC CONSULTING ENGINEERS & SURVEYORS
619 N. CASCADE AVENUE, SUITE 200
COLORADO SPRINGS, COLORADO 80903
MR. MARC A. WHORTON, P.E. (719) 785-2802
- COUNTY ENGINEERING: EL PASO COUNTY PLANNING AND COMMUNITY DEVELOPMENT
2880 INTERNATIONAL CIRCLE, SUITE 110
COLORADO SPRINGS, COLORADO 80910
MS. CHARLENE DURHAM (719) 520-7951
- GAS COMPANY: BLACKHILLS ENERGY
37 WIDEFIELD BOULEVARD
WIDEFIELD, COLORADO 80911
MR. GEORGE M. PETERSON, (719) 392-3491
- ELECTRIC COMPANY: MOUNTAIN VIEW ELECTRIC
P.O. BOX 1600
LIMON, COLORADO 80828
MR. LES ULFERS, (719) 495-2283
- FIRE DISTRICT: BLACK FOREST FIRE PROTECTION DISTRICT
11445 TEACOUT ROAD
COLORADO SPRINGS, CO 80908
INTERIM CHIEF DAVID ROCCO, (719) 495-4300
- TELEPHONE COMPANY: CENTURY LINK (LOCATORS) 811
AT & T (LOCATORS) 811

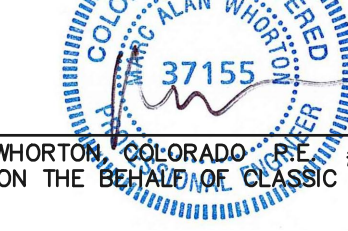
CONSTRUCTION PLAN SHEET INDEX

SHEET 1 OF 32	TITLE SHEET
SHEET 2 OF 32	STREET SECTIONS / SIDEWALK RAMP DETAILS
SHEET 3 OF 32	STREET PLAN & PROFILE (DINES BOULEVARD)
SHEET 4 OF 32	STREET PLAN & PROFILE (BRIARGATE PARKWAY)
SHEET 5 OF 32	STREET PLAN & PROFILE (BRIARGATE PARKWAY MEDIAN)
SHEET 6-7 OF 32	STREET PLAN & PROFILE (BRIARGATE/DINES ROUNDABOUT PROFILES)
SHEET 8 OF 32	STREET IMPROVEMENT PLAN (BRIARGATE/DINES ROUNDABOUT DETAIL GRADING)
SHEET 9 OF 32	STREET IMPROVEMENT PLAN (BRIARGATE/DINES ROUNDABOUT & DINES BLVD. MEDIAN DETAIL)
SHEET 10 OF 32	STREET IMPROVEMENT PLAN (ROUNDABOUT FASTEST PATHS)
SHEETS 11-14 OF 32	STREET IMPROVEMENT PLAN (BRIARGATE PARKWAY ROUNDABOUT TRUCK TURNING PATHS)
SHEET 15 OF 32	STREET IMPROVEMENT PLAN (BRIARGATE PARKWAY SIGNAGE AND STRIPING)
SHEET 16 OF 32	STREET IMPROVEMENT PLAN (VOLLMER ROAD SIGNAGE AND STRIPING PLAN)
SHEETS 17-20 OF 32	PEDESTRIAN RAMP DETAILED GRADING
SHEET 21 OF 32	STREET LIGHT POLE LOCATION PLAN
SHEETS 22-27 OF 32	STORM SEWER PLAN & PROFILES
SHEET 28 OF 32	PRIVATE EXTENDED DETENTION BASIN 1 - PLAN SHEET
SHEET 29 OF 32	PRIVATE EXTENDED DETENTION BASIN 1 - OUTLET BOX AND MICROPOOL DETAILS
SHEET 30 OF 32	PRIVATE EXTENDED DETENTION BASIN 1 - 66" RCP IMPACT STRUCTURE FOREBAY DETAILS
SHEET 31 OF 32	DETAILS SHEET
SHEET 32 OF 32	DETAILS SHEET

APPROVALS:

DESIGN ENGINEER'S STATEMENT:

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



MARC A. WHORTON, COLORADO P.E. #37155
FOR AND ON BEHALF OF CLASSIC CONSULTING ENGINEERS & SURVEYORS
11/24/2025
DATE

OWNER/DEVELOPER'S STATEMENT:

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

Loren J. Moreland
LOREN J. MORELAND, VICE PRESIDENT/PROJECT MANAGER, CLASSIC HOMES
FOR AND ON BEHALF OF ELITE PROPERTIES OF AMERICA, INC.
11/24/2025
DATE

EL PASO COUNTY:

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

FILED IN ACCORDANCE WITH THE REQUIREMENTS OF THE EL PASO COUNTY LAND DEVELOPMENT CODE, DRAINAGE CRITERIA MANUAL, VOLUMES 1 AND 2 AND ENGINEERING CRITERIA MANUAL AS AMENDED.

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

Digitally signed by Charlene Durham, P.E.
Reason: Authorized Signatory
Title: County Engineer designee
Date: 2025.12.01
13:47:54-0700

JOSHUA PALMER, P.E.
COUNTY ENGINEER / ECM ADMINISTRATOR
12/01/25
DATE

Condition of Approval 5/6/2025:
Revisions to the west leg of the roundabout to coincide with Briargate Pkwy improvements by EPC shall be finalized prior to installation of storm infrastructure within the west leg.
PCD No. SF259

NO.	REVISION	DATE

48 HOURS BEFORE YOU DIG,
CALL UTILITY LOCATORS
811
UTILITY NOTIFICATION CENTER OF COLORADO
IT'S THE LAW

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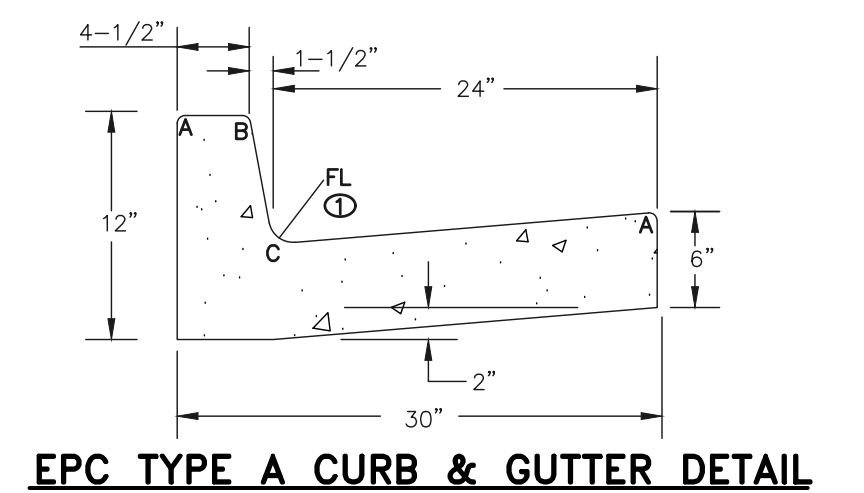
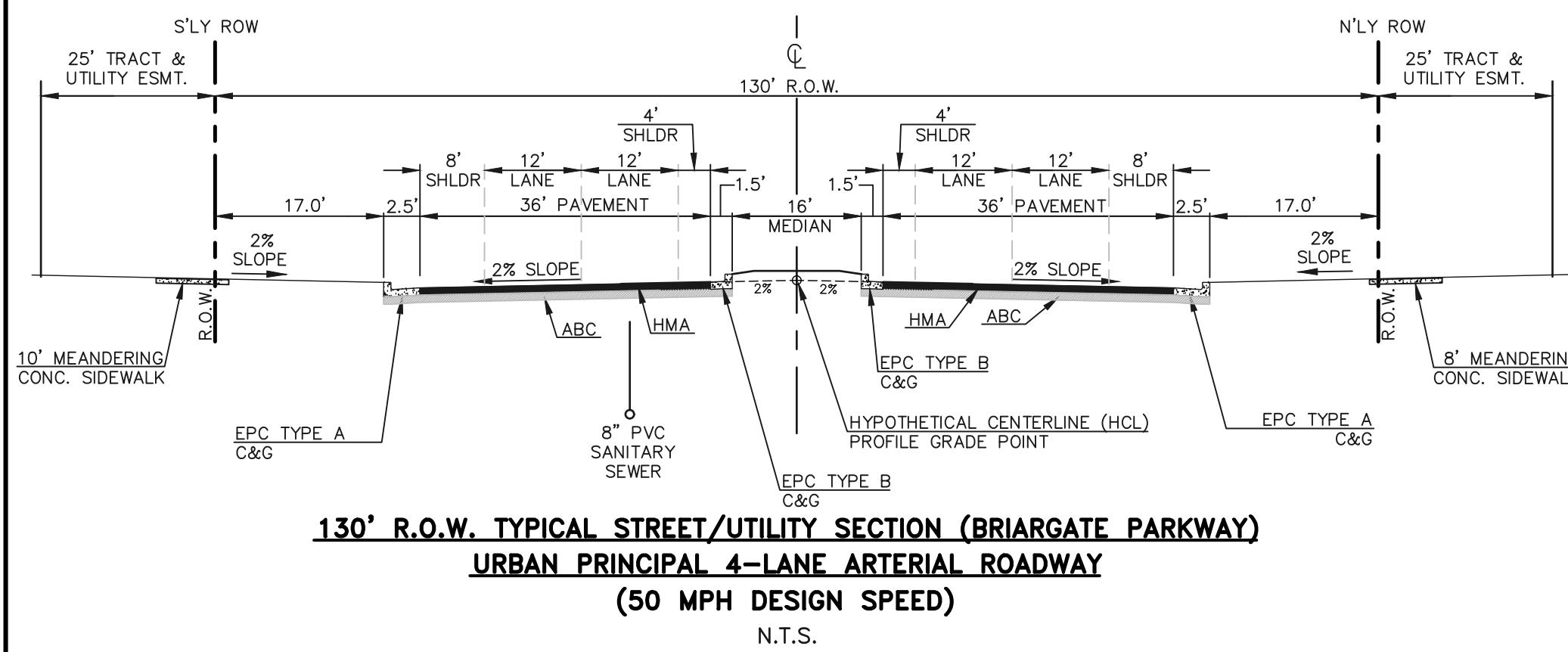
REVIEW:
PREPARED UNDER MY DIRECT SUPERVISION FOR AND ON BEHALF OF CLASSIC CONSULTING ENGINEERS AND SURVEYORS, LLC

MARC A. WHORTON, COLORADO P.E. #37155
11/24/2025
DATE

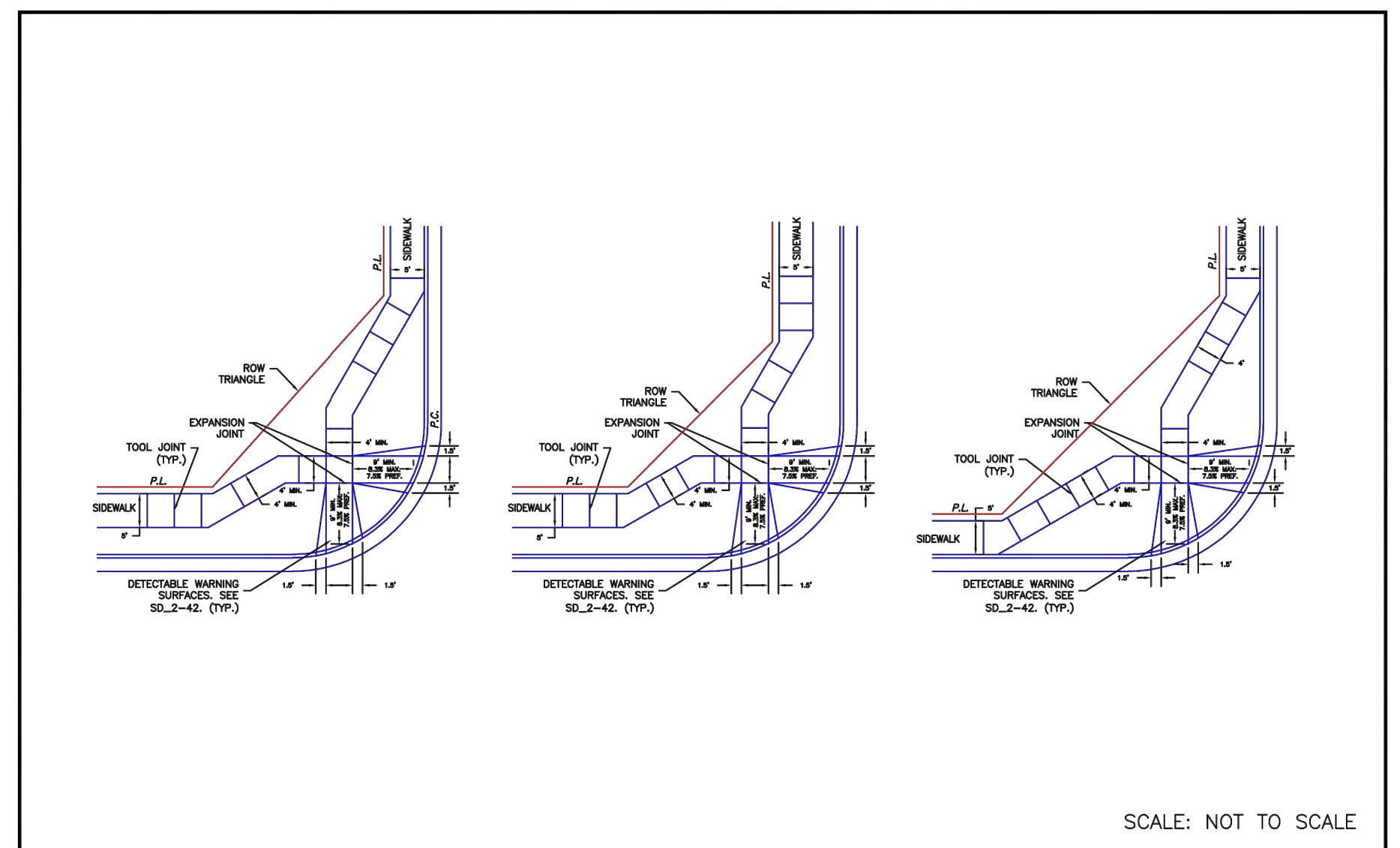
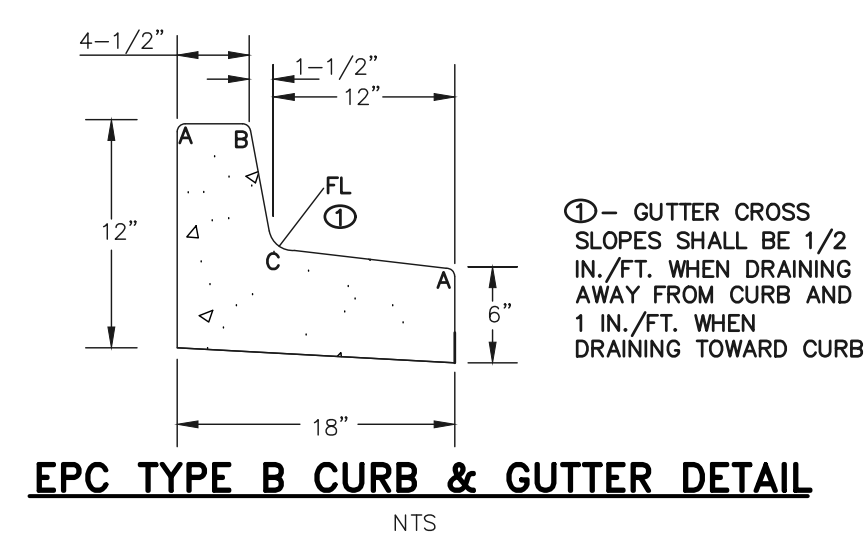
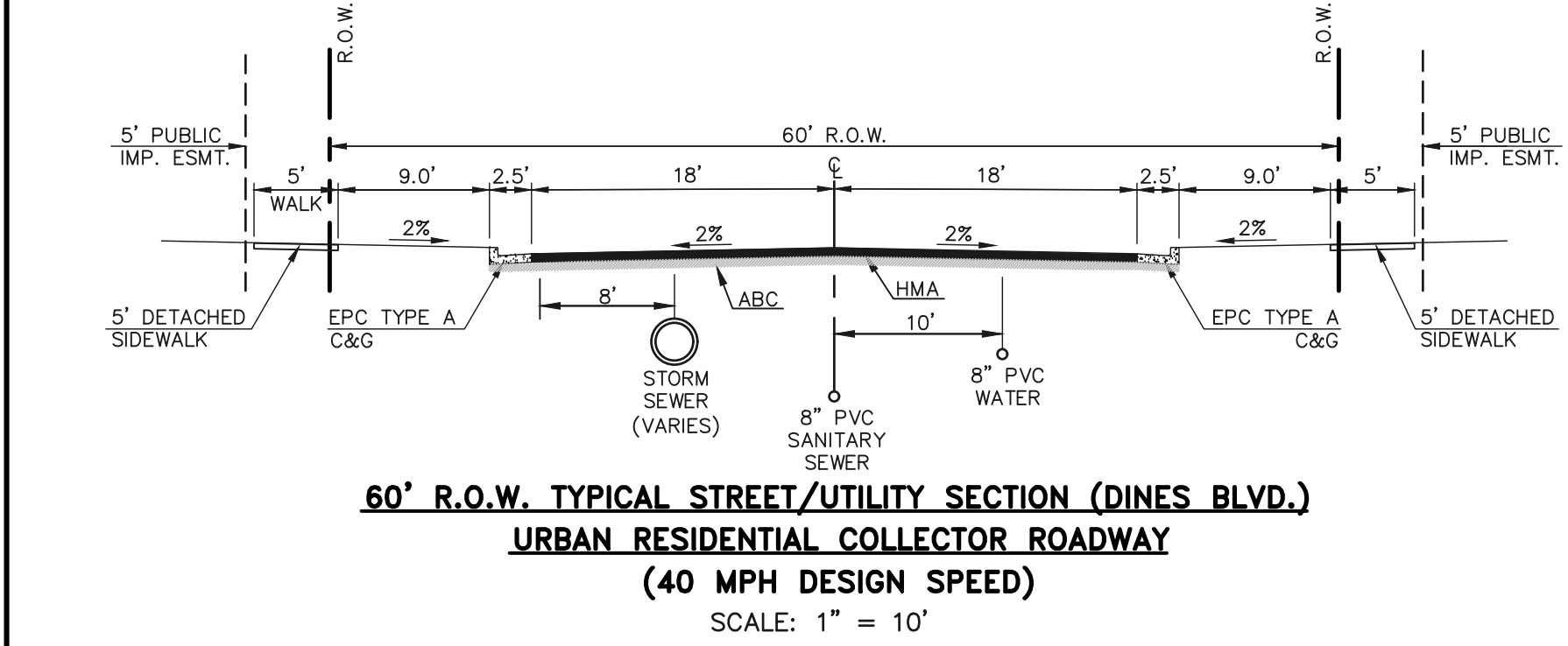
619 N. Cascade Avenue, Suite 200
Colorado Springs, Colorado 80903
(719) 785-0790
(719) 785-0795 (Fax)

RETREAT AT PRAIRIERIDGE FILING NO. 2 INFRASTRUCTURE CONSTRUCTION PLANS TITLE SHEET			
DESIGNED BY	KES	SCALE	DATE 10/01/2025
DRAWN BY	KES	(H) 1" = N/A	SHEET 1 OF 32
CHECKED BY	(V)	1" = N/A	JOB NO. 1305.20





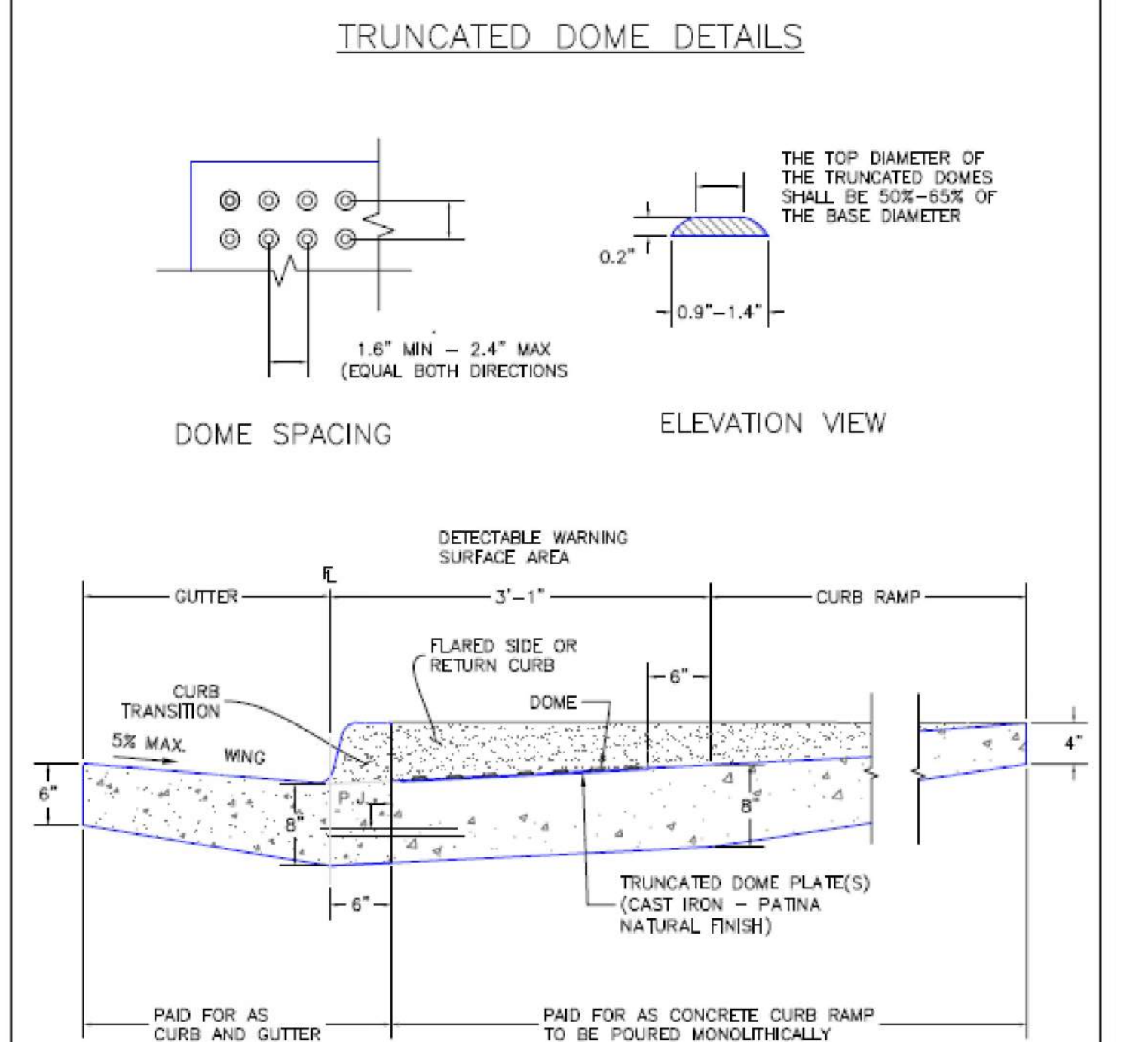
LENGTH FOR RADII
 A = 1/8" - 1/4"
 B = 1-1/2" - 2"
 C = 1-1/2" - 2"



DATE APPROVED: 6/23/20
 Jennifer E. Irvine
 DEPARTMENT OF PUBLIC WORKS

REVISION DATE: 6/23/20
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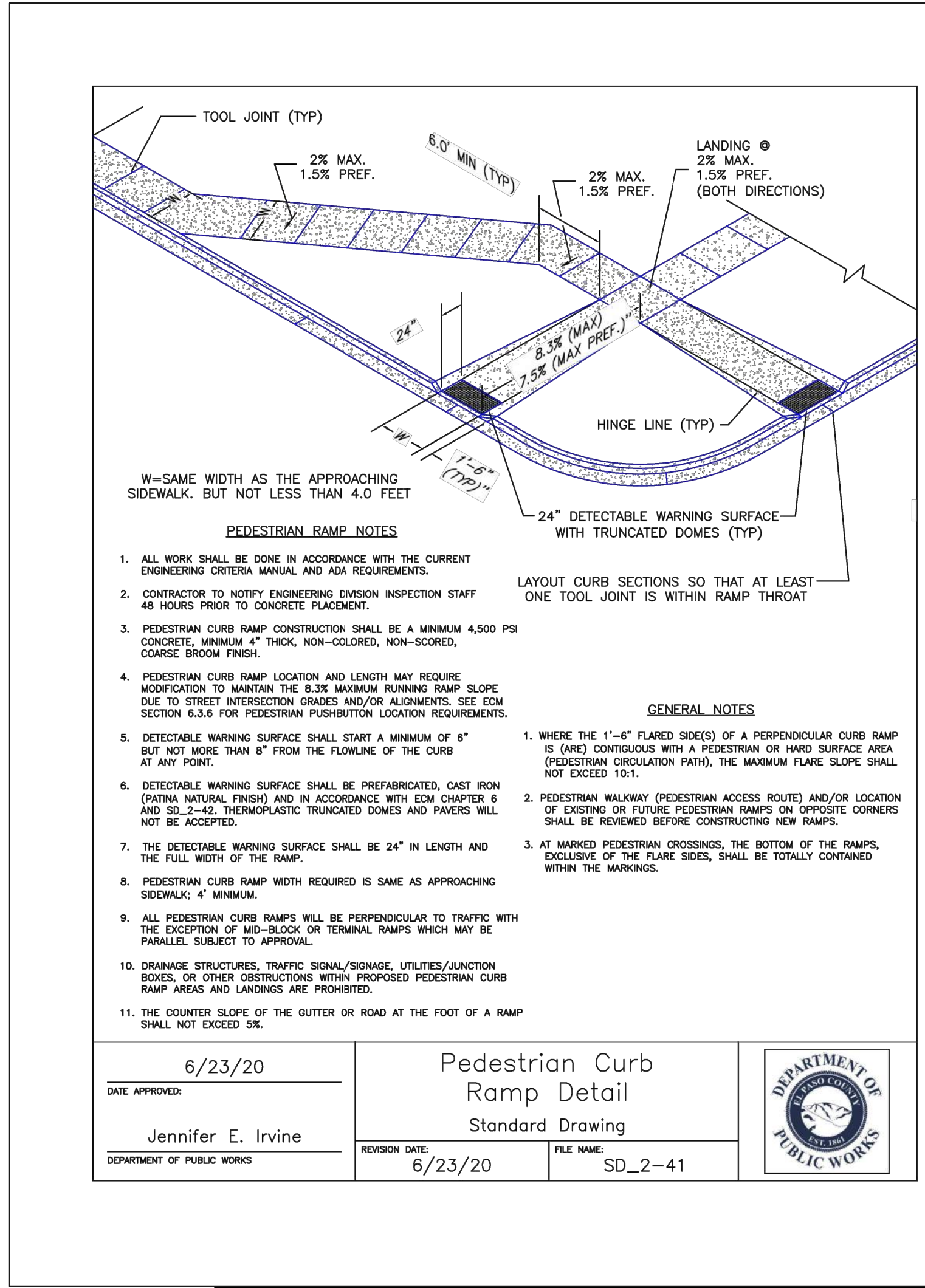
DEPARTMENT OF PUBLIC WORKS



6/23/20
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 DEPARTMENT OF PUBLIC WORKS

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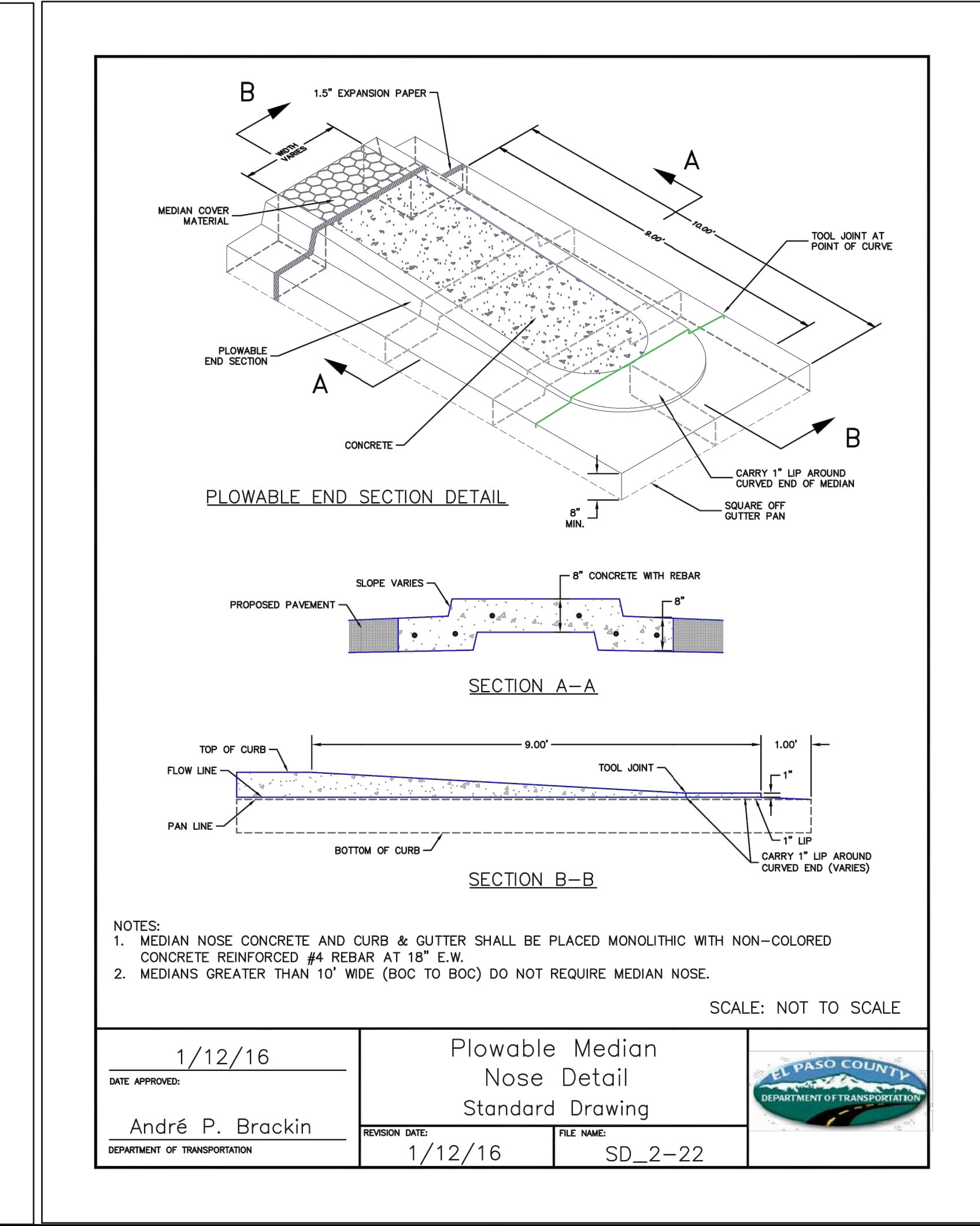
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6/23/20
 Jennifer E. Irvine
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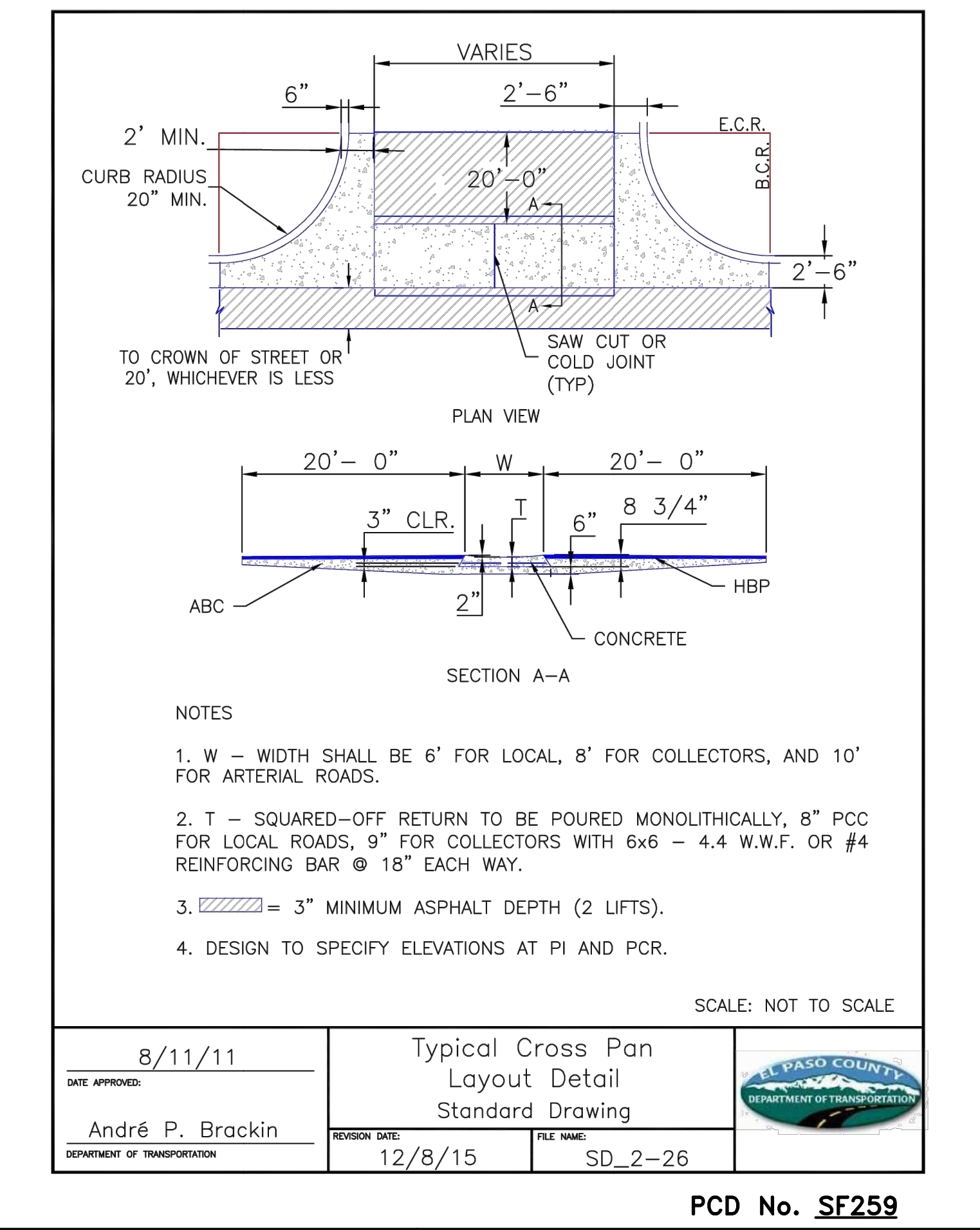
DEPARTMENT OF PUBLIC WORKS



1/12/16
 André P. Brackin
 DEPARTMENT OF TRANSPORTATION

REVISION DATE: 1/12/16
 FILE NAME: SD_2-22

DEPARTMENT OF TRANSPORTATION



8/11/11
 André P. Brackin
 DEPARTMENT OF TRANSPORTATION

REVISION DATE: 12/8/15
 FILE NAME: SD_2-26

DEPARTMENT OF TRANSPORTATION

48 HOURS BEFORE YOU DIG,
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NO.	REVISION	DATE	REVIEW:

11/24/2025
 DATE

PREPARED UNDER MY DIRECT SUPERVISION FOR AND ON BEHALF OF CLASSIC CONSULTING ENGINEERS AND SURVEYORS, LLC

MARC A. WHORTON, REGISTERED PROFESSIONAL ENGINEER #37155



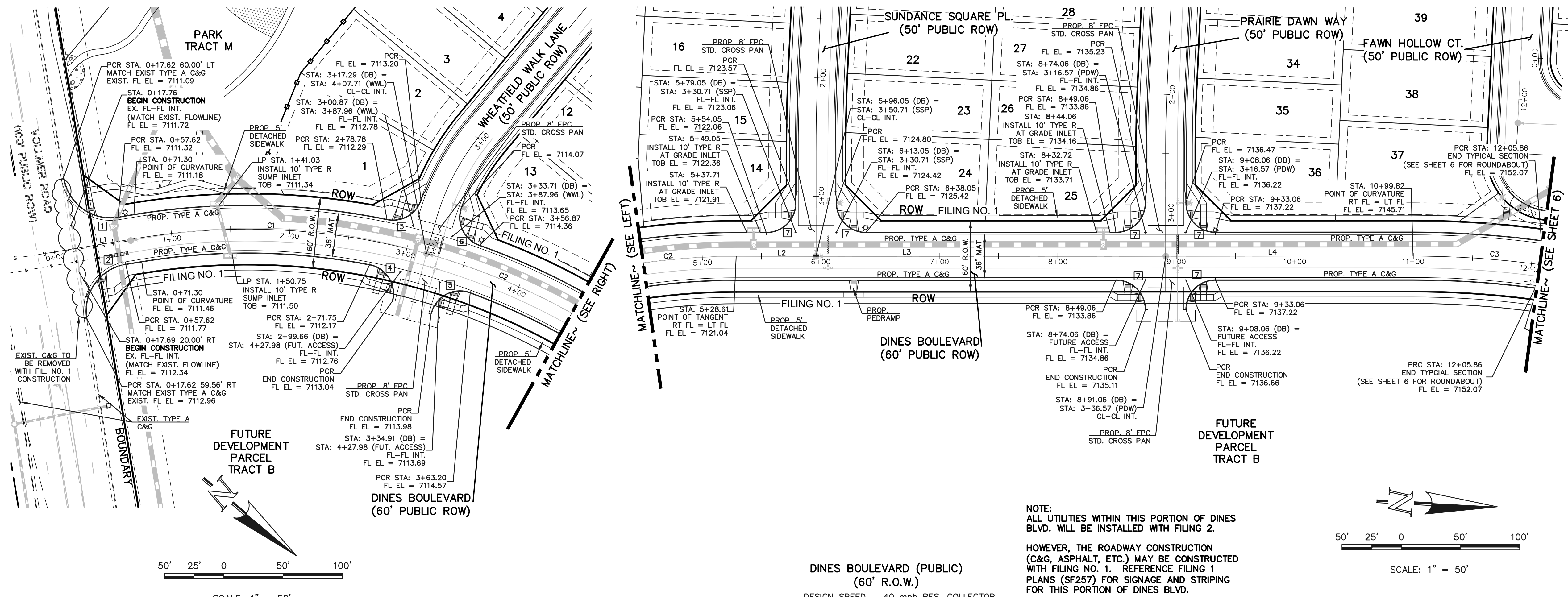
RETREAT AT PRAIRIERIDGE
 FILING NO. 2 INFRASTRUCTURE
 CONSTRUCTION PLANS
 STREET SECTIONS / SIDEWALK RAMP DETAILS

DESIGNED BY: KES
 DRAWN BY: KES
 CHECKED BY: KES

SCALE: (H) 1" = N/A
 (V) 1" = N/A

DATE: 10/01/2025
 SHEET: 2 OF 32
 JOB NO.: 1305.20





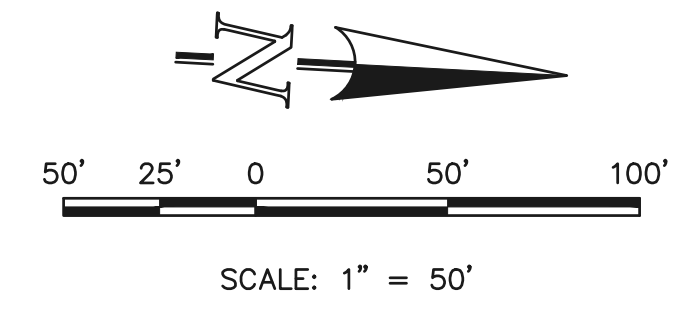
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CURVE	LENGTH	RADIUS	DELTA
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C2	211.32	565.00	21°25'48"
C3	206.51	800.00	14°47'24"

CURB CURVE TABLE			
CURVE	LENGTH	RADIUS	DELTA
1	62.83	40.00	89°59'53"
2	62.39	40.00	89°22'00"
3	36.02	25.00	82°32'44"
4	40.44	25.00	92°41'30"
5	42.59	25.00	92°32'01"
6	39.88	25.00	92°23'53"
7	39.27	25.00	90°00'00"

CENTERLINE LINE TABLE		
LINE	LENGTH	BEARING
L1	85.83	N49°23'52"W
L2	67.44	N3°01'22"W
L3	295.01	N3°01'22"W
L4	208.76	N3°01'22"W

NOTES:
 DEVELOPER IS REQUIRED TO CONSTRUCT SIDEWALK ADJACENT TO AND THRU ALL TRACTS AS SHOWN (TYPICAL) THE WIDTH OF THE PEDESTRIAN RAMPS MUST MATCH THE WIDTH OF SIDEWALKS

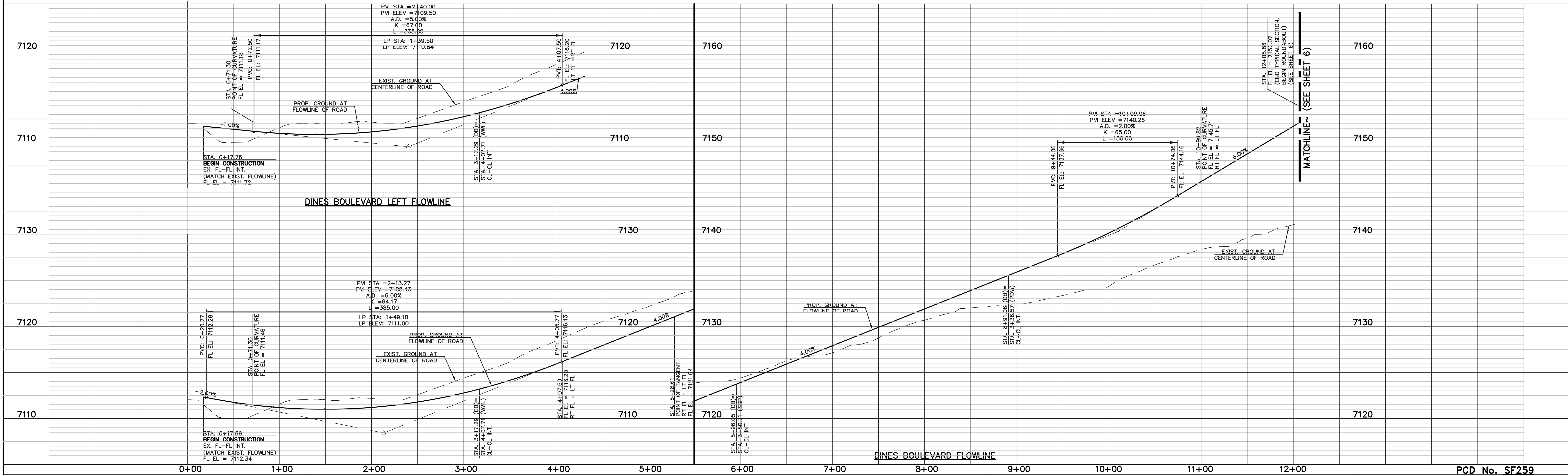
STATEMENTS:
 EL PASO COUNTY RECOGNIZES THE DESIGN ENGINEER AS HAVING RESPONSIBILITY FOR THE DESIGN. THE COUNTY HAS LIMITED ITS SCOPE OF REVIEW ACCORDINGLY. RESUBMITTAL IS REQUIRED IF CONSTRUCTION HAS NOT COMMENCED WITHIN 180 DAYS OF REVIEW DATE.



DINES BOULEVARD (PUBLIC)
 (60' R.O.W.)
 DESIGN SPEED - 40 mph RES. COLLECTOR

NOTE:
 ALL UTILITIES WITHIN THIS PORTION OF DINES BLVD. WILL BE INSTALLED WITH FILING 2.

HOWEVER, THE ROADWAY CONSTRUCTION (C&G, ASPHALT, ETC.) MAY BE CONSTRUCTED WITH FILING NO. 1. REFERENCE FILING 1 PLANS (SF257) FOR SIGNAGE AND STRIPING FOR THIS PORTION OF DINES BLVD.



LEGEND	
BOUNDARY LINE	---
ROW LINE	---
LOT LINE	---
CURB & GUTTER	---
PED RAMP	▭
LIGHT POLE	⊙
SIGN	⊙
TYPE R INLET	⊙

WALK CONSTRUCTION:
 4" THICK SIDEWALK ALLOWED ALONG AND WITHIN OPEN SPACE TRACTS WHERE THERE IS NO DRIVEWAY ACCESS. 5" THICK SIDEWALK REQUIRED ALONG ALL RESIDENTIAL ROADWAYS WHERE THERE IS DRIVEWAY ACCESS.

48 HOURS BEFORE YOU DIG, CALL UTILITY LOCATORS
811
 UTILITY NOTIFICATION CENTER OF COLORADO
 IT'S THE LAW

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

NO.	REVISION	DATE	REVIEW:

PREPARED UNDER MY DIRECT SUPERVISION FOR AND ON BEHALF OF CLASSIC CONSULTING ENGINEERS & SURVEYORS, LLC

MARC A. WHORTON, #37155

2/13/2026



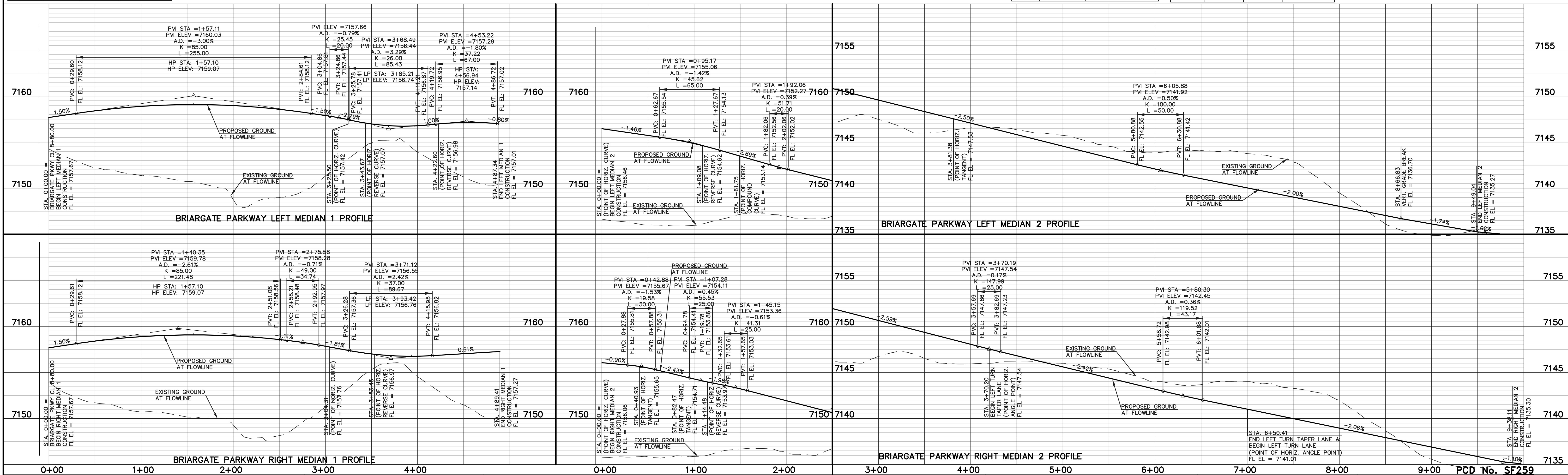
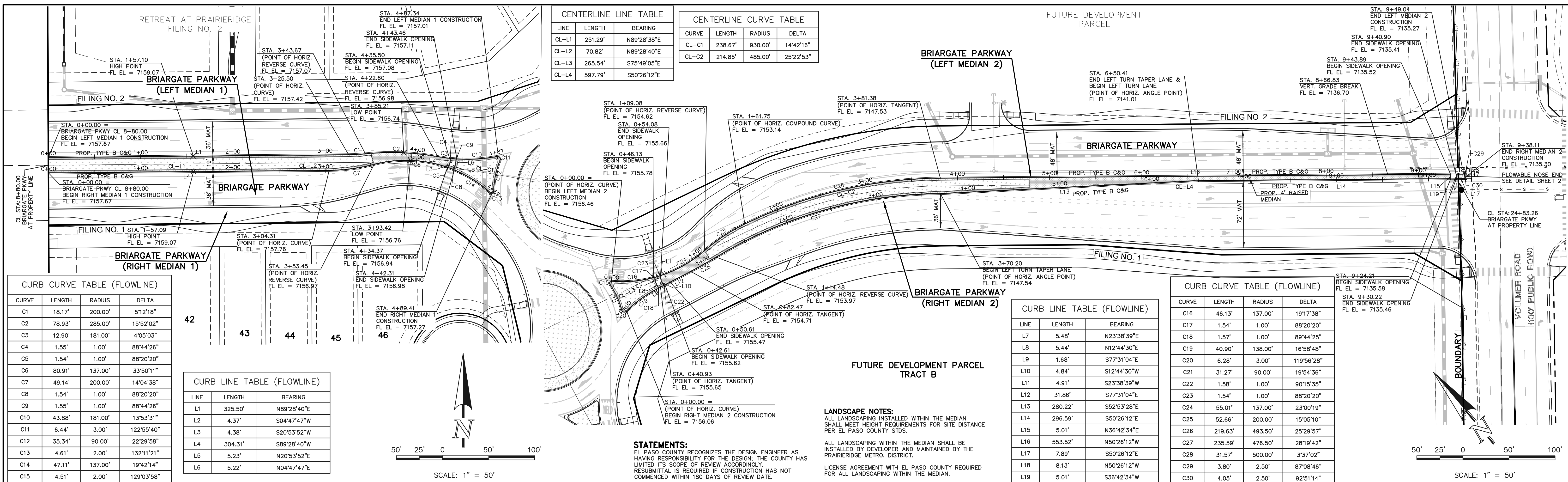
RETREAT AT PRAIRIERIDGE
 FILING NO. 2 INFRASTRUCTURE
 CONSTRUCTION PLANS - PUBLIC STREET
 IMPROVEMENT PLAN - DINES BOULEVARD

DESIGNED BY: MAW
 DRAWN BY: KES
 CHECKED BY: (V)

SCALE: (H) 1" = 50'
 (V) 1" = 5'

DATE: 10/01/2026
 SHEET: 3 OF 32
 JOB NO.: 1305.20

N:\130520\DRAWINGS\CONSTRUCTION\FILING 2 INFRASTRUCTURE\SF257.dwg - 1/23/2026 8:28:18 AM, 1:1



WALK CONSTRUCTION:
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NO. REVISION DATE REVIEW:

PREPARED UNDER MY DIRECT SUPERVISION FOR AND ON BEHALF OF CLASSIC CONSULTING ENGINEERS & SURVEYORS, LLC

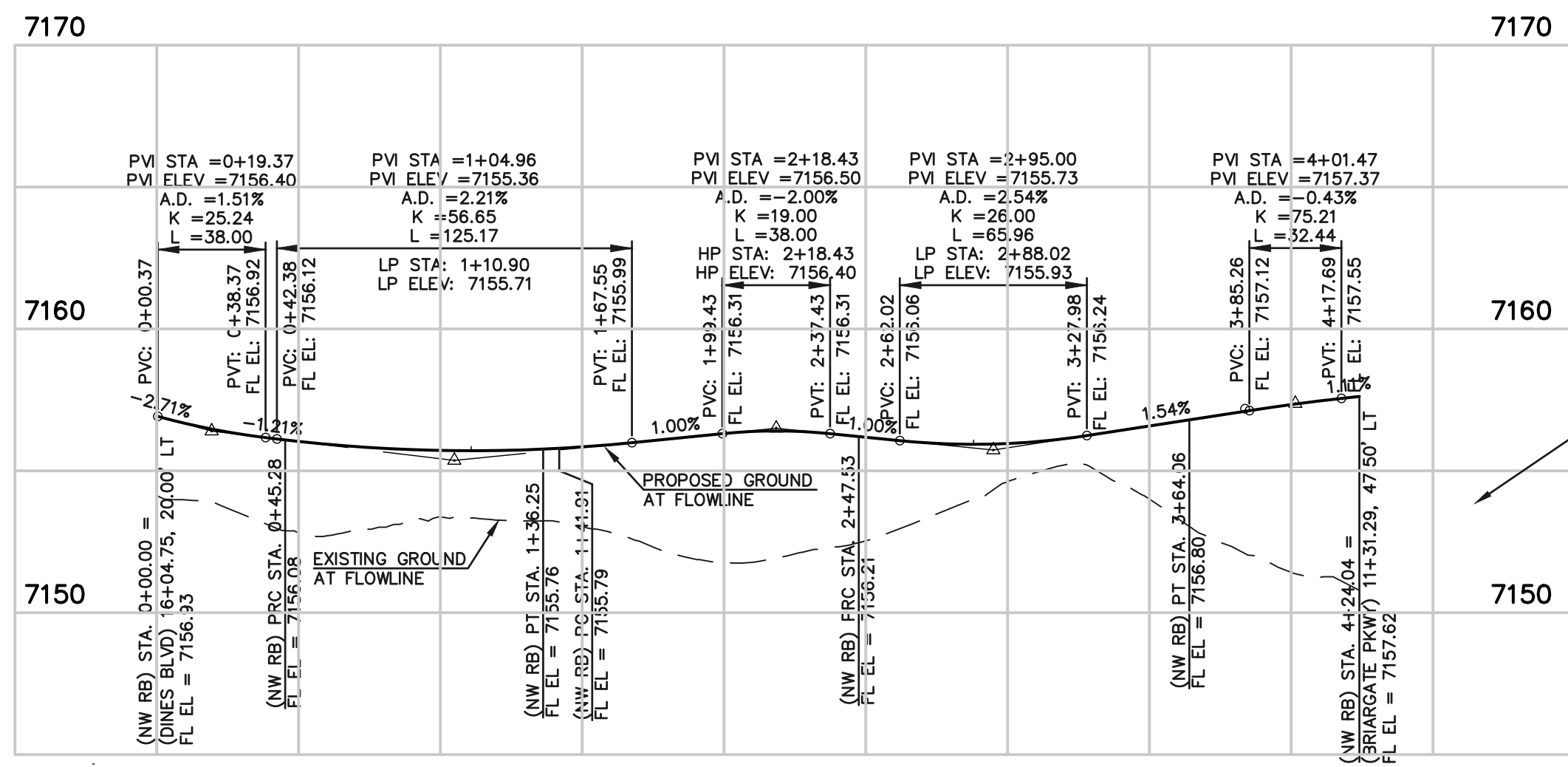
MARC A. WHORTON, COLORADO #37155 DATE 2/13/2026

CLASSIC CONSULTING
619 N. Cascade Avenue, Suite 200 Colorado Springs, Colorado 80903 (719)785-0790 (719)785-0799(Fax)

RETREAT AT PRAIRIERIDGE FILING NO. 2 INFRASTRUCTURE CONSTRUCTION PLANS-PUBLIC STREET IMPROVEMENT PLAN-BRIARGATE PKWY MEDIAN

DESIGNED BY PRA SCALE DATE 6/20/2024
DRAWN BY PRA (H) 1" = 50' SHEET 5 OF 32
CHECKED BY (V) 1" = 5' JOB NO. 1305.20

V:\130520\DRAWINGS\CONSTRUCTION\DWG\EL\INFRASTR\CD\INFRASTR_CD\05-130520\WP-5-03 TL MEDIAN BGA.TE.dwg, 2/13/2026, 11:24:17 AM, 1:1

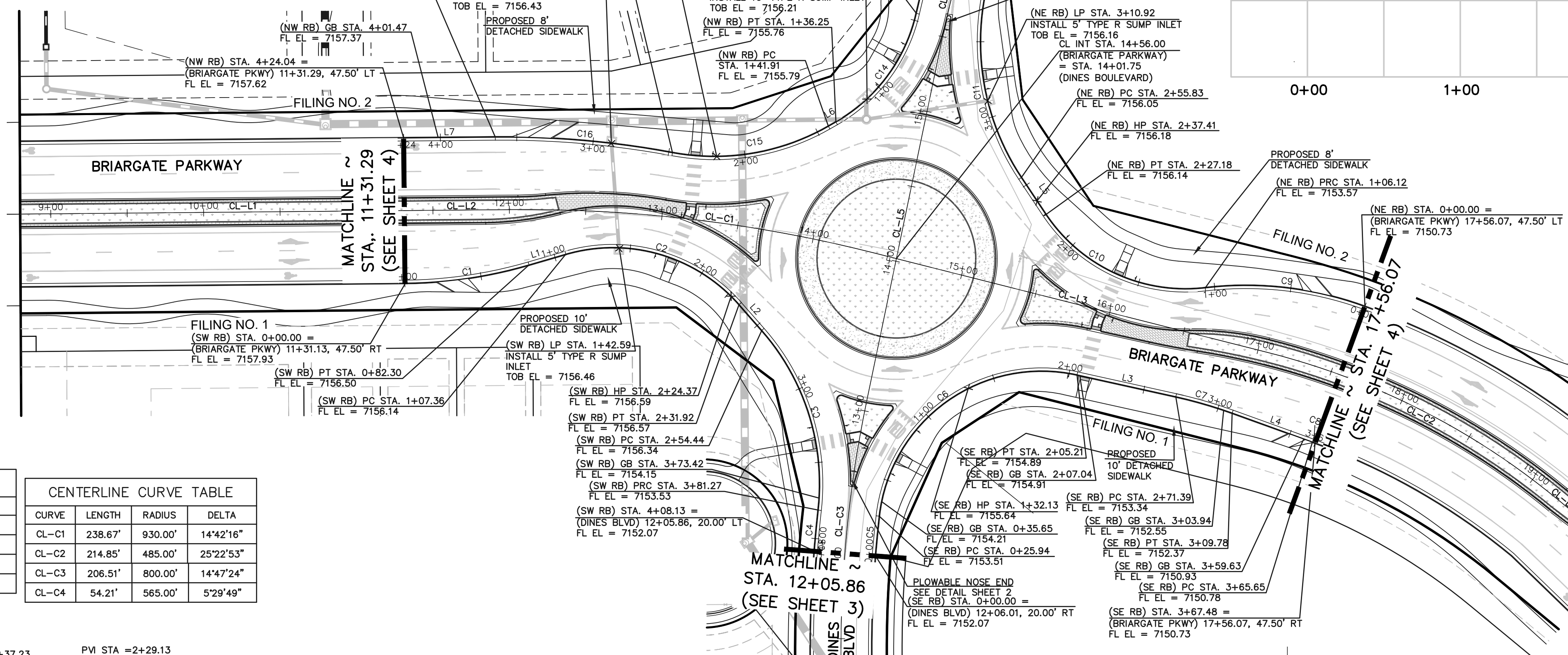


ROUNDABOUT NORTHWEST FLOWLINE PROFILE

NOTE:
AS NOTED ON THE GEC PLAN SHEETS,
OVERLOT GRADING OPERATIONS FOR BOTH
FILING 1&2 TO TAKE PLACE SIMULTANEOUSLY.
REFERENCE FILING 2 GEC PLANS (SF259)

THUS, THE EXISTING NATIVE GRADE IN THIS
AREA WILL BE GRADED TO MATCH INTO THE
PROPOSED ROADWAY ELEVATION.

MATCHLINE ~
STA. 16+04.75
(SEE SHEET 3)



CENTERLINE LINE TABLE

LINE	LENGTH	BEARING
CL-L1	251.29'	N89°28'38"E
CL-L2	70.82'	N89°28'40"E
CL-L3	265.54'	S75°49'05"E
CL-L4	597.79'	S50°26'12"E

CENTERLINE CURVE TABLE

CURVE	LENGTH	RADIUS	DELTA
CL-C1	238.67'	930.00'	14°42'16"
CL-C2	214.85'	485.00'	25°22'53"
CL-C3	206.51'	800.00'	14°47'24"
CL-C4	54.21'	565.00'	5°29'49"

NOTE:
REFERENCE LANDSCAPE PLAN FOR
BRIARGATE MEDIAN TREATMENT AND
ROUNDABOUT ISLAND, PREPARED BY
SUNFLOWER LANDSCAPES.

SEPARATE PLAN SET.

HATCH LEGEND

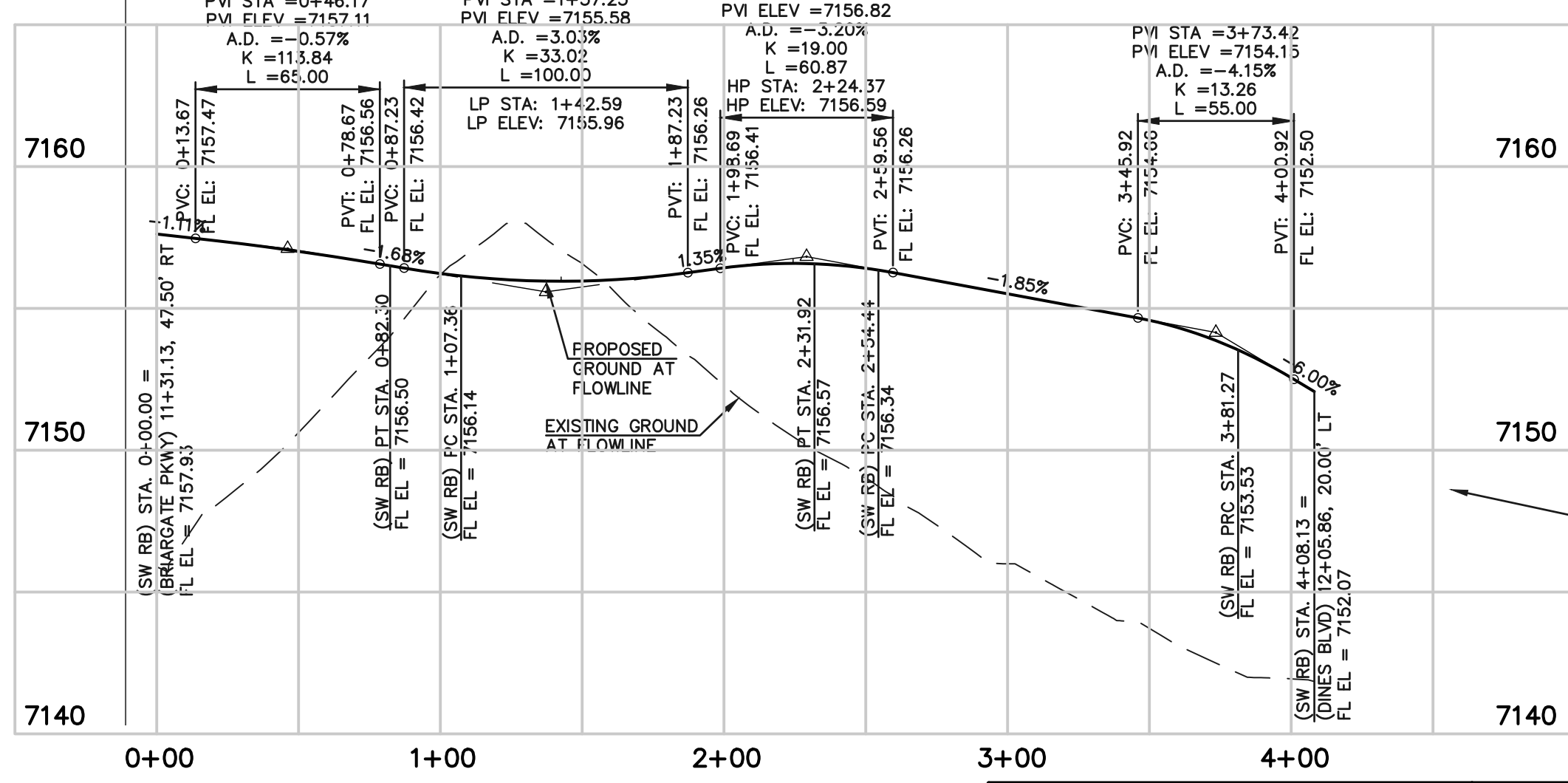
- CONCRETE APRON
(SEE SHEET 8 FOR DETAILS)
- COUNTY STD. PATTERNED
CONCRETE PAVING (SD2-21)
- LANDSCAPING
(REFERENCE LANDSCAPE PLAN)

CURB CURVE TABLE (FLOWLINE)

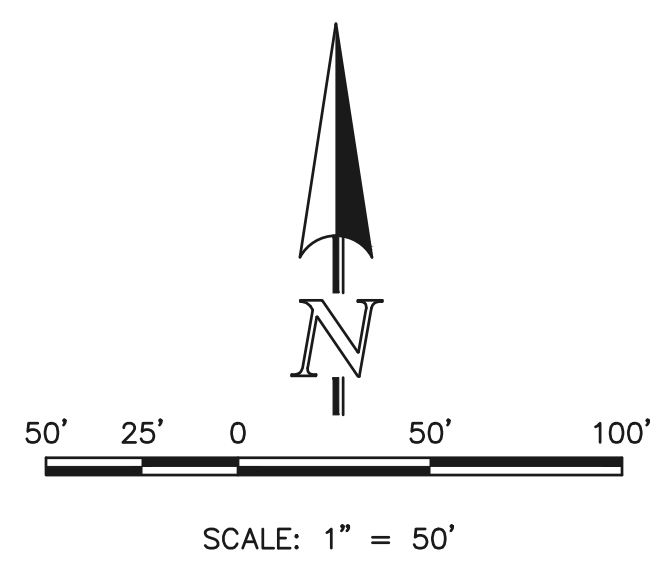
CURVE	LENGTH	RADIUS	DELTA
C1	82.30'	300.00'	15°43'05"
C2	124.56'	110.00'	64°52'50"
C3	126.83'	152.00'	47°48'28"
C4	26.86'	820.00'	1°52'35"
C5	25.94'	780.00'	1°54'19"
C6	179.27'	107.00'	95°59'39"
C7	38.39'	300.00'	7°19'55"
C8	1.87'	437.50'	0°14'42"
C9	106.12'	227.00'	26°47'08"
C10	121.06'	110.00'	63°03'19"
C11	140.96'	160.00'	50°28'42"
C12	4.45'	545.00'	0°28'03"
C13	45.28'	585.00'	4°26'05"
C14	90.97'	110.00'	47°23'03"
C15	105.62'	150.00'	40°20'40"
C16	116.53'	602.00'	11°05'28"

CURB LINE TABLE (FLOWLINE)

LINE	LENGTH	BEARING
L1	25.06'	N73°45'35"E
L2	22.52'	S41°21'35"E
L3	66.19'	S77°31'04"E
L4	55.83'	S70°11'10"E
L5	28.65'	S33°40'16"E
L6	5.66'	N60°13'28"E
L7	59.98'	N89°28'40"E

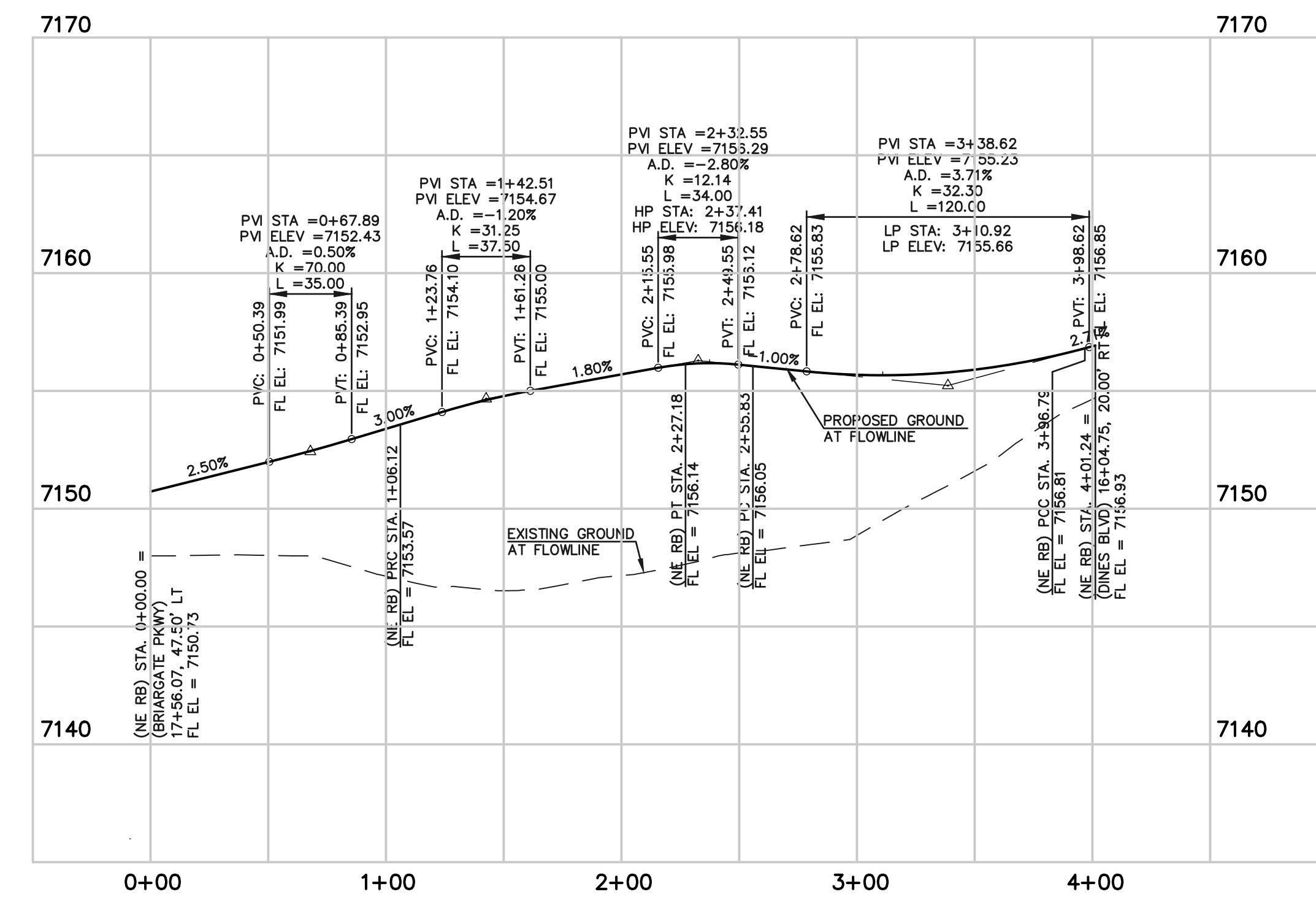


ROUNDABOUT SOUTHWEST FLOWLINE PROFILE

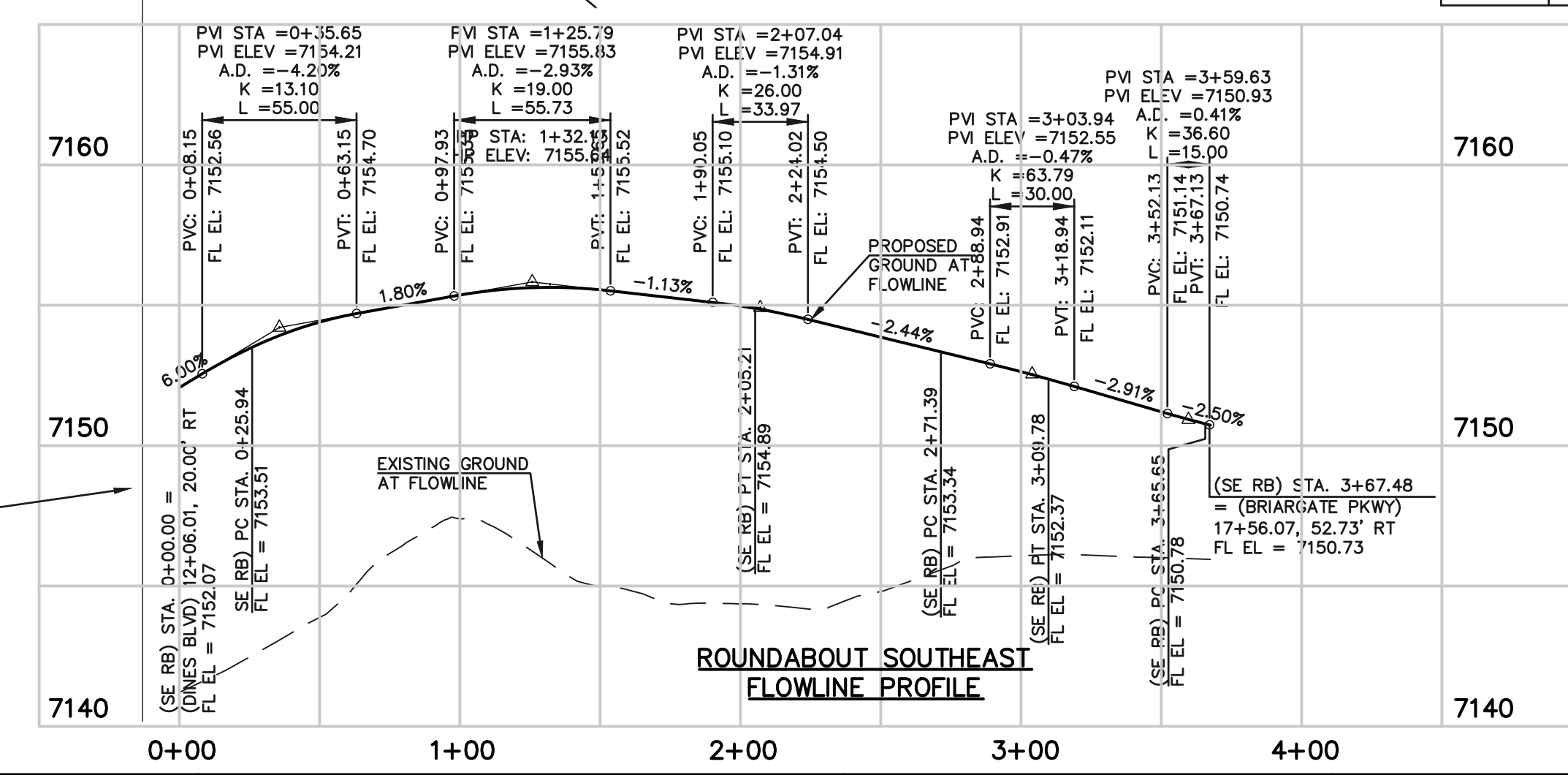


NOTE:
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OVERLOT GRADING OPERATIONS FOR BOTH
FILING 1&2 TO TAKE PLACE SIMULTANEOUSLY.
REFERENCE FILING 2 GEC PLANS (SF259)

THUS, THE EXISTING NATIVE GRADE IN THIS
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PROPOSED ROADWAY ELEVATION.



ROUNDABOUT NORTHEAST FLOWLINE PROFILE



ROUNDABOUT SOUTHEAST FLOWLINE PROFILE

WALK CONSTRUCTION:
4" THICK SIDEWALK ALLOWED ALONG
AND WITHIN OPEN SPACE TRACTS
WHERE THERE IS NO DRIVEWAY
ACCESS. 5" THICK SIDEWALK REQUIRED
ALONG ALL RESIDENTIAL ROADWAYS
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NO.	REVISION	DATE

REVIEW:

PREPARED UNDER MY DIRECT SUPERVISION FOR AND ON BEHALF OF
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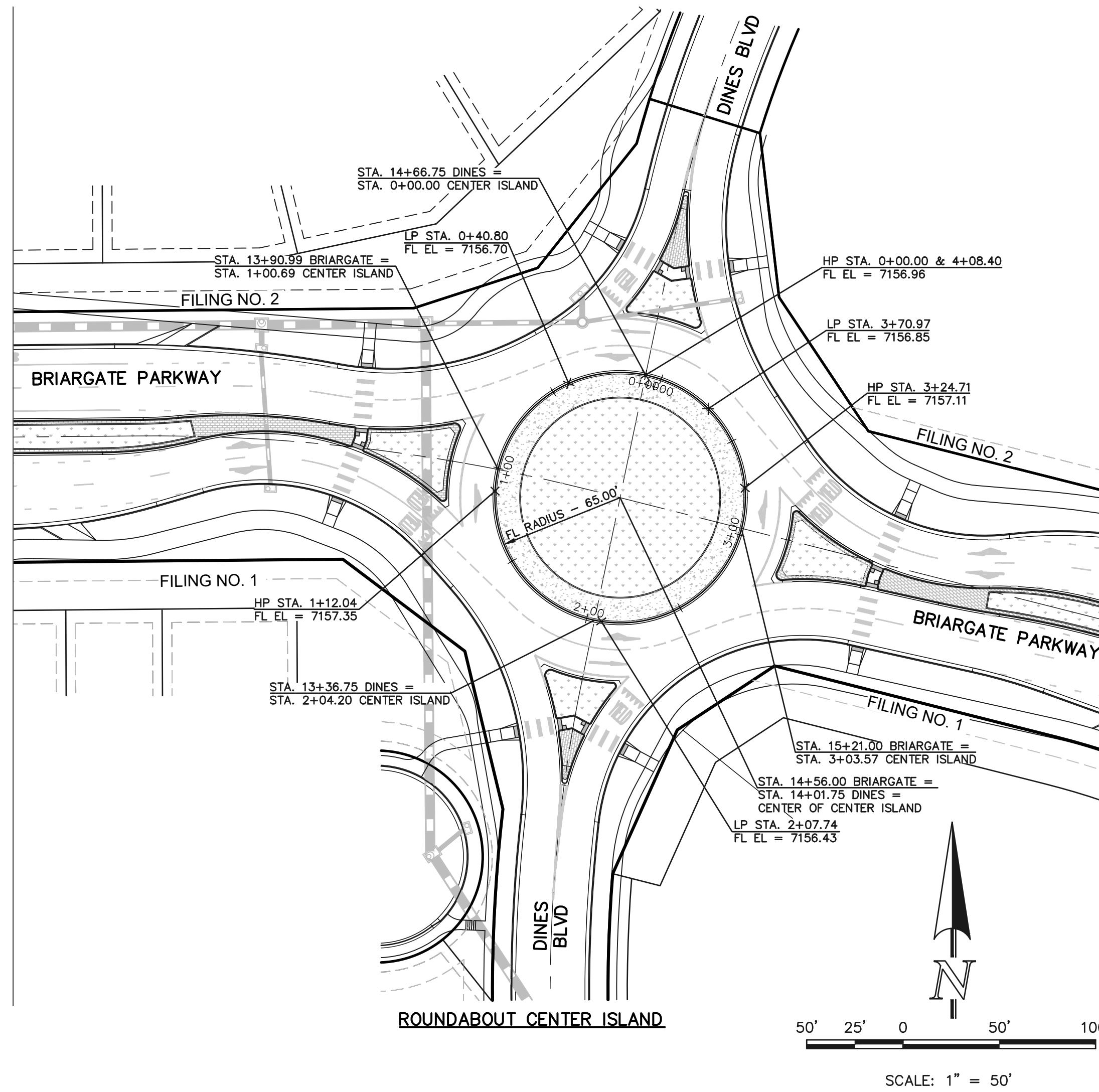
MARC A. WHORTON, COLORADO LICENSE #37155

2/13/2026
DATE



RETREAT AT PRAIRIERIDGE
FILING NO. 2 INFRASTRUCTURE
CONSTRUCTION PLANS - PUBLIC STREET
IMPROVEMENT PLAN - ROUNDABOUT PROFILES

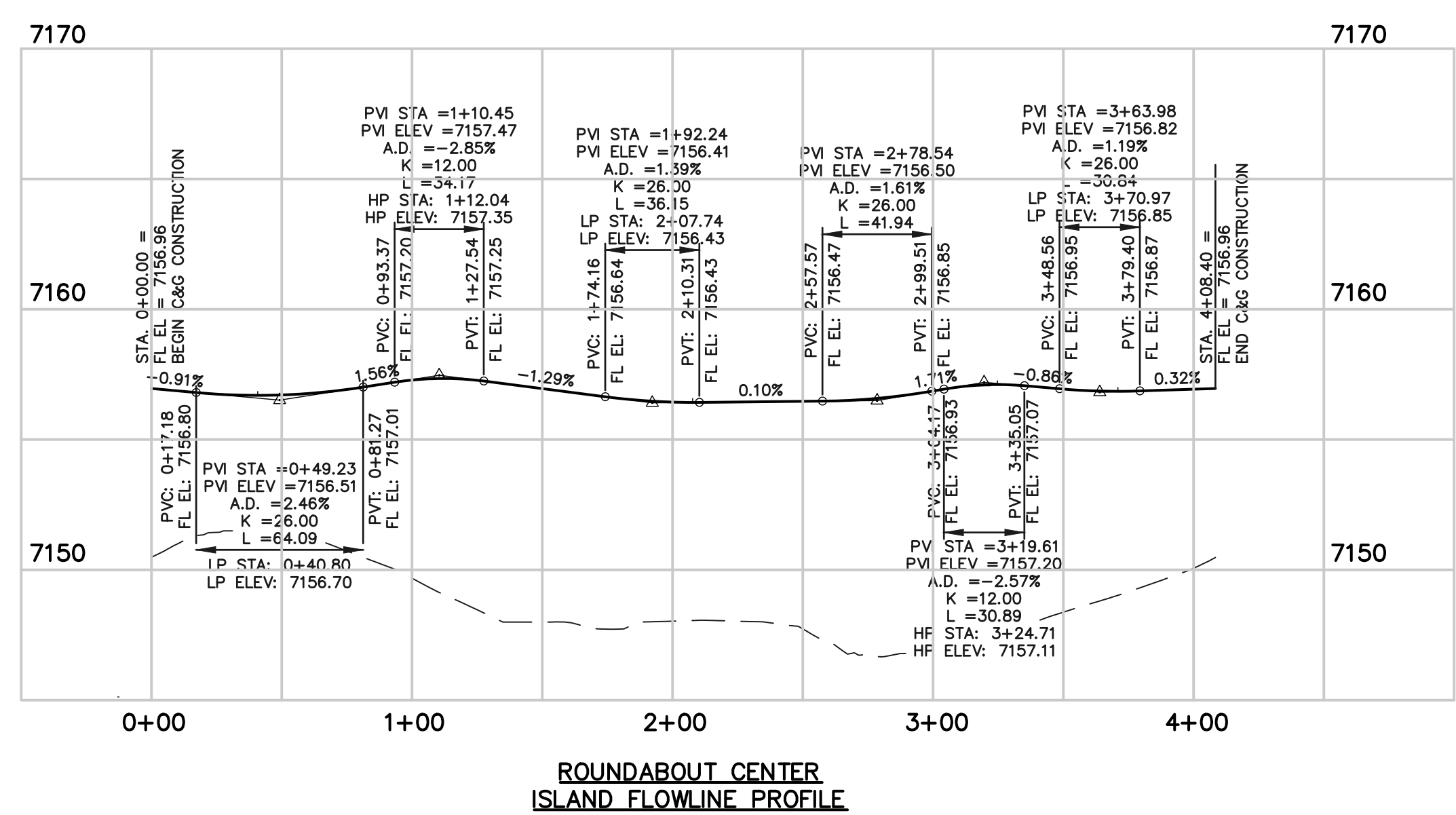
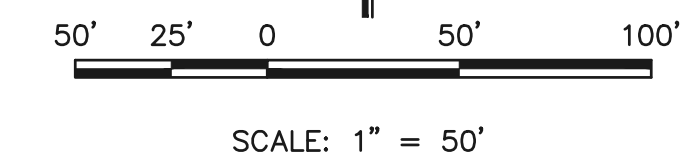
DESIGNED BY MAW SCALE DATE 10/01/2025
DRAWN BY KES (H) 1" = 50' SHEET 6 OF 32
CHECKED BY (V) 1" = 5' JOB NO. 1305.20



NOTE:
 REFERENCE LANDSCAPE PLAN FOR
 BRIARGATE MEDIAN TREATMENT AND
 ROUNDABOUT ISLAND, PREPARED BY
 SUNFLOWER LANDSCAPES.
 SEPARATE PLAN SET.

HATCH LEGEND

	CONCRETE APRON (SEE SHEET 8 FOR DETAILS)
	COUNTY STD. PATTERNED CONCRETE PAVING (SD2-21)
	LANDSCAPING (REFERENCE LANDSCAPE PLAN)



WALK CONSTRUCTION:
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REVIEW:
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MARC A. WHORTON, COLORADO LICENSED PROFESSIONAL ENGINEER #37155

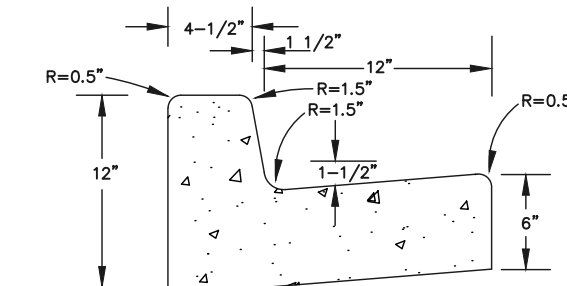
2/13/2026 DATE



PCD No. SF259

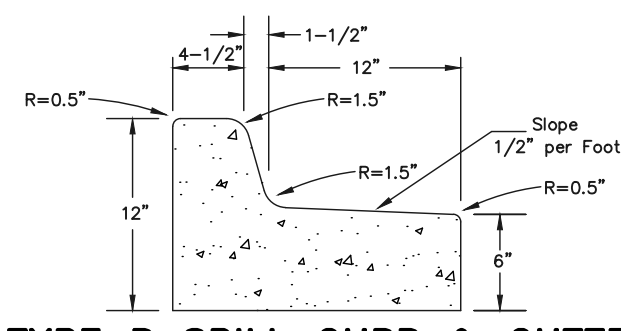
RETREAT AT PRAIRIERIDGE
 FILING NO. 2 INFRASTRUCTURE
 CONSTRUCTION PLANS - PUBLIC STREET IMPROV.
 ROUNDABOUT CENTER ISLAND PROFILE

DESIGNED BY	MAW	SCALE	DATE	10/01/2025
DRAWN BY	KES	(H) 1" = 50'	SHEET	7 OF 32
CHECKED BY	(V) 1" = 5'	JOB NO.	1305.20	



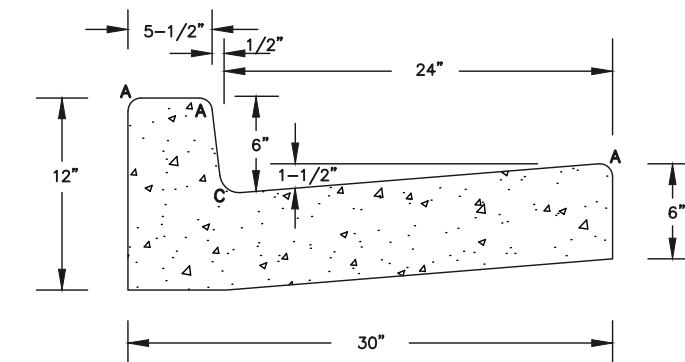
1 TYPE B CARRY CURB & GUTTER

NOT TO SCALE
 NOTES: 1.) CONCRETE TO HAVE MINIMUM YIELD STRENGTH OF 4,000 p.s.i. AT 28 DAYS



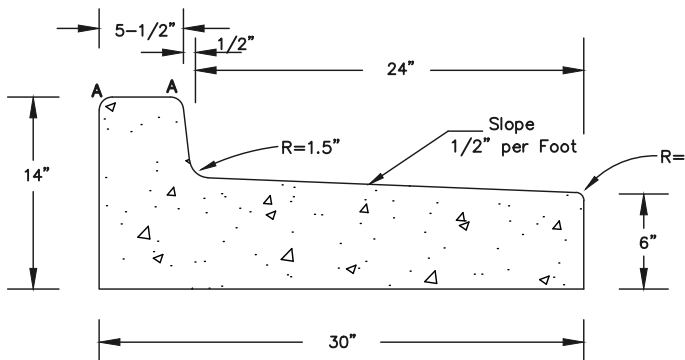
2 TYPE B SPILL CURB & GUTTER

NOT TO SCALE
 NOTES: 1.) CONCRETE TO HAVE MINIMUM YIELD STRENGTH OF 4,000 p.s.i. AT 28 DAYS



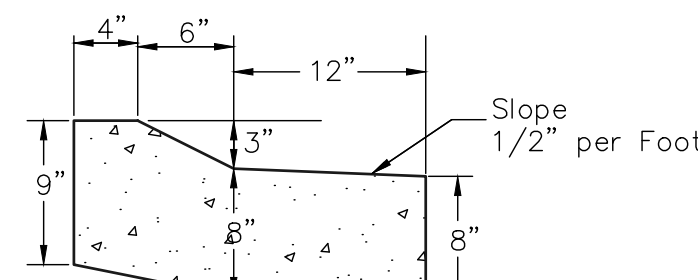
3 TYPE A CARRY CURB & GUTTER

NOT TO SCALE
 NOTES: 1.) CONCRETE TO HAVE MINIMUM YIELD STRENGTH OF 4,000 p.s.i. AT 28 DAYS



4 TYPE A SPILL CURB & GUTTER

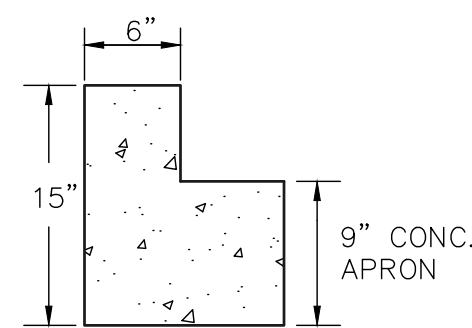
NOT TO SCALE
 NOTES: 1.) CONCRETE TO HAVE MINIMUM YIELD STRENGTH OF 4,000 p.s.i. AT 28 DAYS



5 APRON CURB & GUTTER

SCALE: 1" = 1'-0"

NOTE:
 CONCRETE APRON THICKNESS AND REINFORCING TO MATCH TYPICAL CROSSSPAN DETAIL (SD 2-26) 9" FOR COLLECTORS AND #4 REINFORCING BAR @ 18" O.C. EACH WAY.



6 6" APRON HEADER CURB

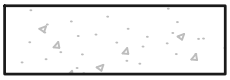


SCALE: 1" = 1'-0"

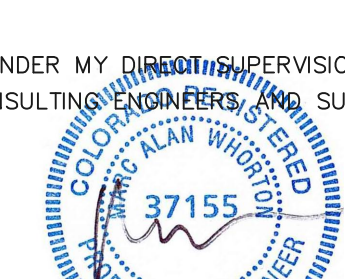



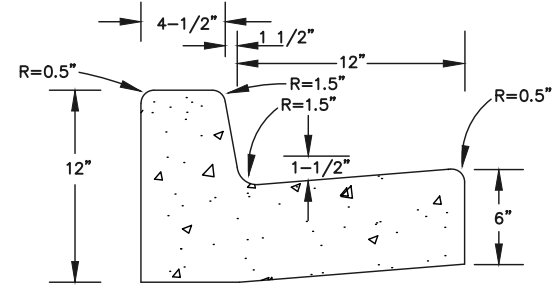
CURB LABEL NOTE:
 LINE AND CURVE TABLES REFER TO CURB FLOWLINE OF THE CURB/GUTTER.

NOTE:
 REFERENCE LANDSCAPE PLAN FOR BRIARGATE MEDIAN TREATMENT AND ROUNDABOUT ISLAND, PREPARED BY SUNFLOWER LANDSCAPES.
 SEPARATE PLAN SET.

HATCH LEGEND

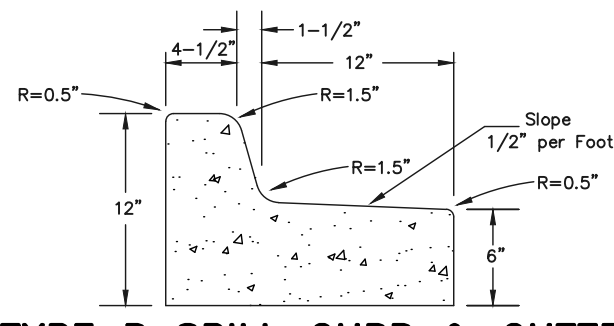
-  CONCRETE APRON (SEE SHEET 8 FOR DETAILS)
-  COUNTY STD. PATTERNED CONCRETE PAVING (SD2-21)
-  LANDSCAPING (REFERENCE LANDSCAPE PLAN)

<p style="text-align: center;">48 HOURS BEFORE YOU DIG, CALL UTILITY LOCATORS 811</p> <p style="text-align: center;">UTILITY NOTIFICATION CENTER OF COLORADO IT'S THE LAW</p> <p style="font-size: small;">THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK. THE CONTRACTOR SHALL BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE CAUSED BY HIS FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.</p>	<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th>NO.</th> <th>REVISION</th> <th>DATE</th> </tr> </thead> <tbody> <tr> <td>1</td> <td>REVISED PER EPC COMMENTS</td> <td>6-2-25</td> </tr> <tr> <td>2</td> <td>REVISED PER EPC COMMENTS</td> <td>11-10-25</td> </tr> </tbody> </table>	NO.	REVISION	DATE	1	REVISED PER EPC COMMENTS	6-2-25	2	REVISED PER EPC COMMENTS	11-10-25	<p>REVIEW:</p> <p>PREPARED UNDER MY DIRECT SUPERVISION FOR AND ON BEHALF OF CLASSIC CONSULTING ENGINEERS AND SURVEYORS, LLC</p> <div style="text-align: center;">  <p>MARC A. WHORTON, ENGINEER #37155</p> </div> <p style="text-align: right;">DATE: 2/13/2026</p>	<div style="text-align: center;">  <p>CLASSIC CONSULTING</p> </div> <p style="font-size: x-small;">619 N. Cascade Avenue, Suite 200 Colorado Springs, Colorado 80903 (719) 785-0790 (719) 785-0799 (Fax)</p>	<p>RETREAT AT PRAIRIERIDGE FILING NO. 2 INFRASTRUCTURE BRIARGATE PARKWAY ROUNDABOUT DETAILED GRADING PLAN</p> <table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td>DESIGNED BY</td> <td>PRA</td> <td>SCALE</td> <td>DATE</td> <td>6/20/2024</td> </tr> <tr> <td>DRAWN BY</td> <td>PRA</td> <td>(H) 1" = 20'</td> <td>SHEET</td> <td>8 OF 32</td> </tr> <tr> <td>CHECKED BY</td> <td>(V) 1" = N/A</td> <td>JOB NO.</td> <td colspan="2">1305.20</td> </tr> </table>	DESIGNED BY	PRA	SCALE	DATE	6/20/2024	DRAWN BY	PRA	(H) 1" = 20'	SHEET	8 OF 32	CHECKED BY	(V) 1" = N/A	JOB NO.	1305.20	
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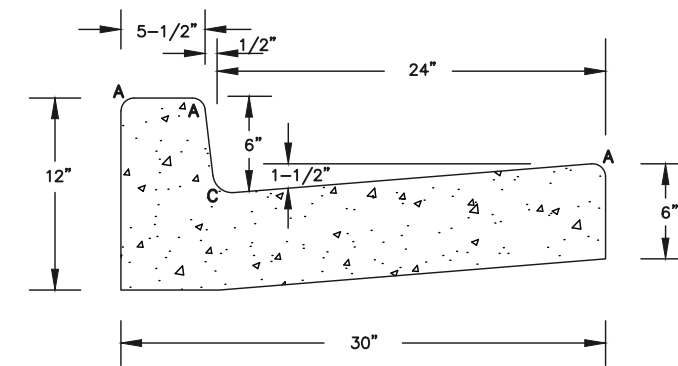
1 TYPE B CARRY CURB & GUTTER

NOT TO SCALE
 NOTES: 1.) CONCRETE TO HAVE MINIMUM YIELD STRENGTH OF 4,000 p.s.i. AT 28 DAYS



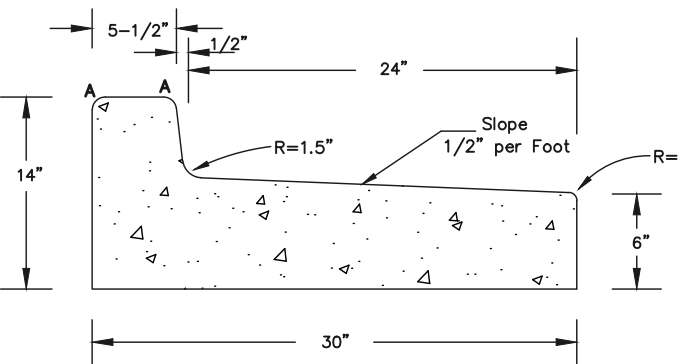
2 TYPE B SPILL CURB & GUTTER

NOT TO SCALE
 NOTES: 1.) CONCRETE TO HAVE MINIMUM YIELD STRENGTH OF 4,000 p.s.i. AT 28 DAYS



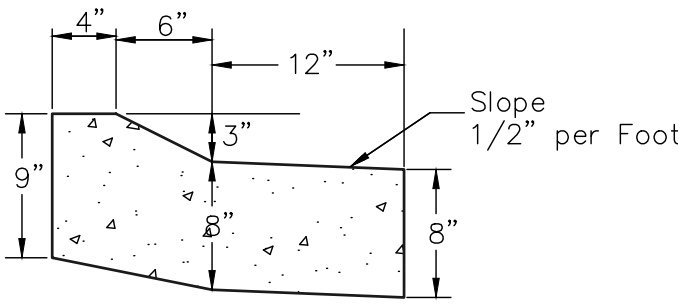
3 TYPE A CARRY CURB & GUTTER

NOT TO SCALE
 NOTES: 1.) CONCRETE TO HAVE MINIMUM YIELD STRENGTH OF 4,000 p.s.i. AT 28 DAYS



4 TYPE A SPILL CURB & GUTTER

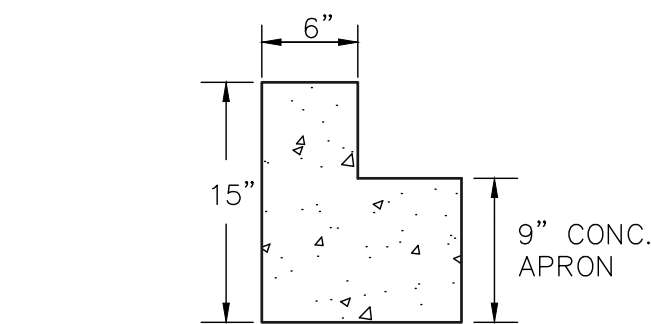
NOT TO SCALE
 NOTES: 1.) CONCRETE TO HAVE MINIMUM YIELD STRENGTH OF 4,000 p.s.i. AT 28 DAYS



5 APRON CURB & GUTTER

SCALE: 1" = 1'-0"

NOTE:
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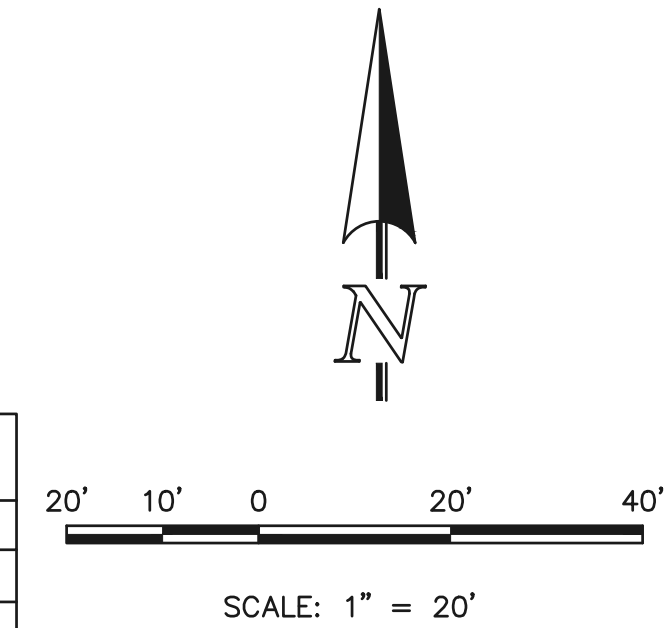


6 6" APRON HEADER CURB

SCALE: 1" = 1'-0"

CURB LINE TABLE (FLOWLINE)		
LINE	LENGTH	BEARING
L6	9.76'	S60°24'48"E
L7	9.43'	N82°09'24"E
L8	7.40'	N82°09'24"E
L9	7.73'	S60°24'48"E
L10	0.19'	N81°01'29"W

CURB CURVE TABLE (FLOWLINE)			
CURVE	LENGTH	RADIUS	DELTA
C14	4.47'	2.00'	128°10'14"
C15	22.36'	130.00'	9°51'13"
C16	1.54'	1.00'	88°15'01"
C17	1.55'	1.00'	88°44'01"
C18	21.91'	180.00'	6°58'28"
C19	6.77'	3.00'	129°19'15"
C20	33.67'	96.00'	20°13'03"
C21	1.54'	1.00'	88°15'01"
C22	34.03'	130.00'	14°59'49"
C23	2.04'	565.00'	0°12'26"
C24	1.80'	1.20'	85°55'40"
C25	1.80'	1.20'	86°04'01"
C26	36.50'	180.00'	11°37'09"
C27	1.55'	1.00'	88°44'01"



CURB LABEL NOTE:
 LINE AND CURVE TABLES REFER TO CURB FLOWLINE OF THE CURB/GUTTER.

NOTE:
 REFERENCE LANDSCAPE PLAN FOR BRIARGATE MEDIAN TREATMENT AND ROUNDABOUT ISLAND, PREPARED BY SUNFLOWER LANDSCAPES.

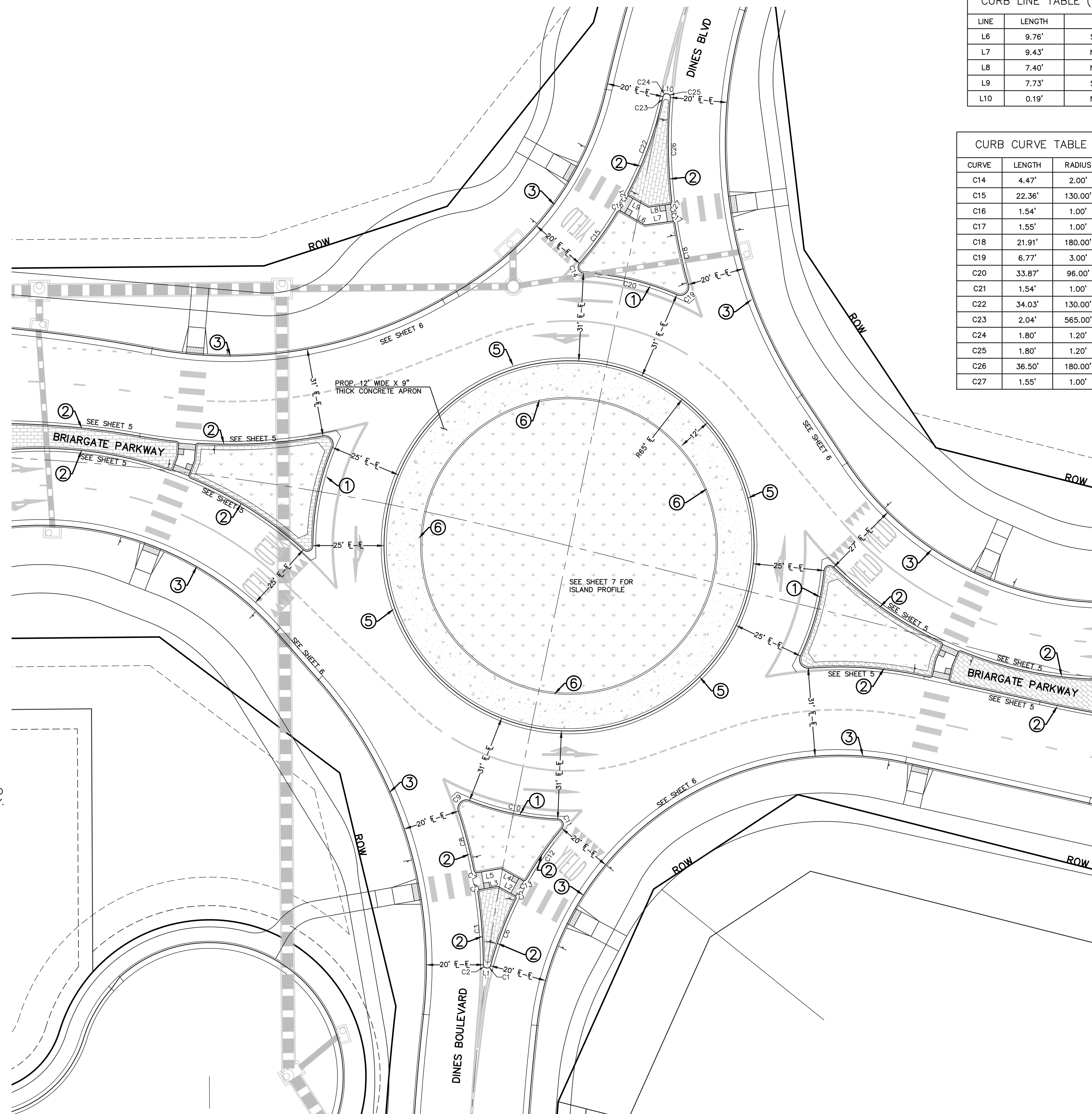
SEPARATE PLAN SET.

HATCH LEGEND

- CONCRETE APRON (SEE SHEET 8 FOR DETAILS)
- COUNTY STD. PATTERNED CONCRETE PAVING (SD2-21)
- LANDSCAPING (REFERENCE LANDSCAPE PLAN)

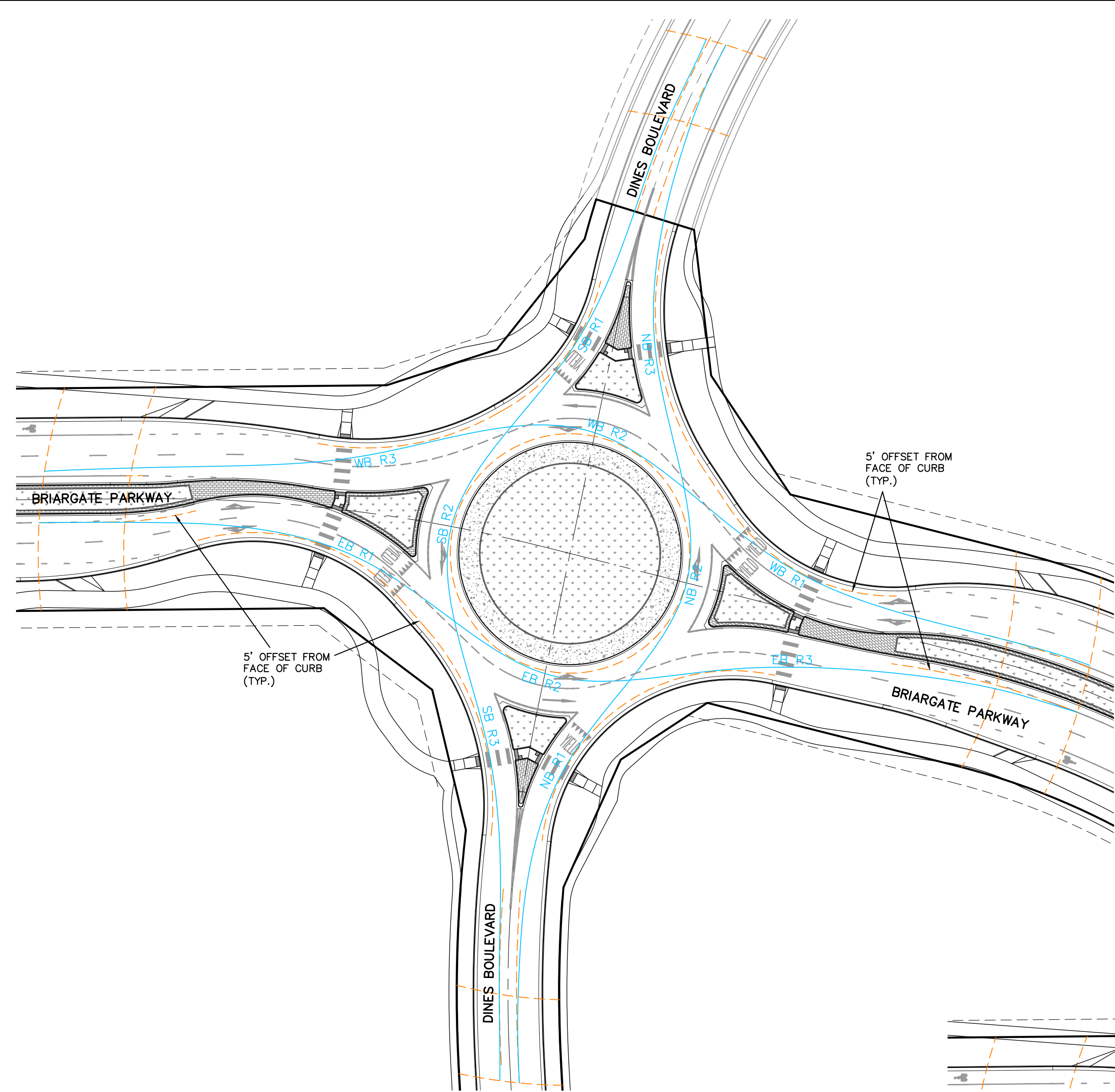
CURB LINE TABLE (FLOWLINE)		
LINE	LENGTH	BEARING
L1	0.39'	N82°17'19"W
L2	6.65'	S61°48'35"E
L3	6.31'	N80°06'48"E
L4	8.72'	N61°48'35"W
L5	8.38'	S80°06'48"W

CURB CURVE TABLE (FLOWLINE)			
CURVE	LENGTH	RADIUS	DELTA
C1	1.59'	1.10'	82°36'44"
C2	1.58'	1.10'	82°11'09"
C3	25.39'	172.00'	8°27'33"
C4	1.55'	1.00'	88°40'30"
C5	1.54'	1.00'	88°12'33"
C6	25.05'	127.00'	11°18'01"
C7	1.55'	1.00'	88°40'30"
C8	21.55'	172.00'	7°10'43"
C9	6.79'	3.00'	129°45'06"
C10	31.83'	96.00'	18°59'43"
C11	4.45'	2.00'	127°27'03"
C12	21.80'	127.00'	9°50'09"
C13	1.54'	1.00'	88°12'33"



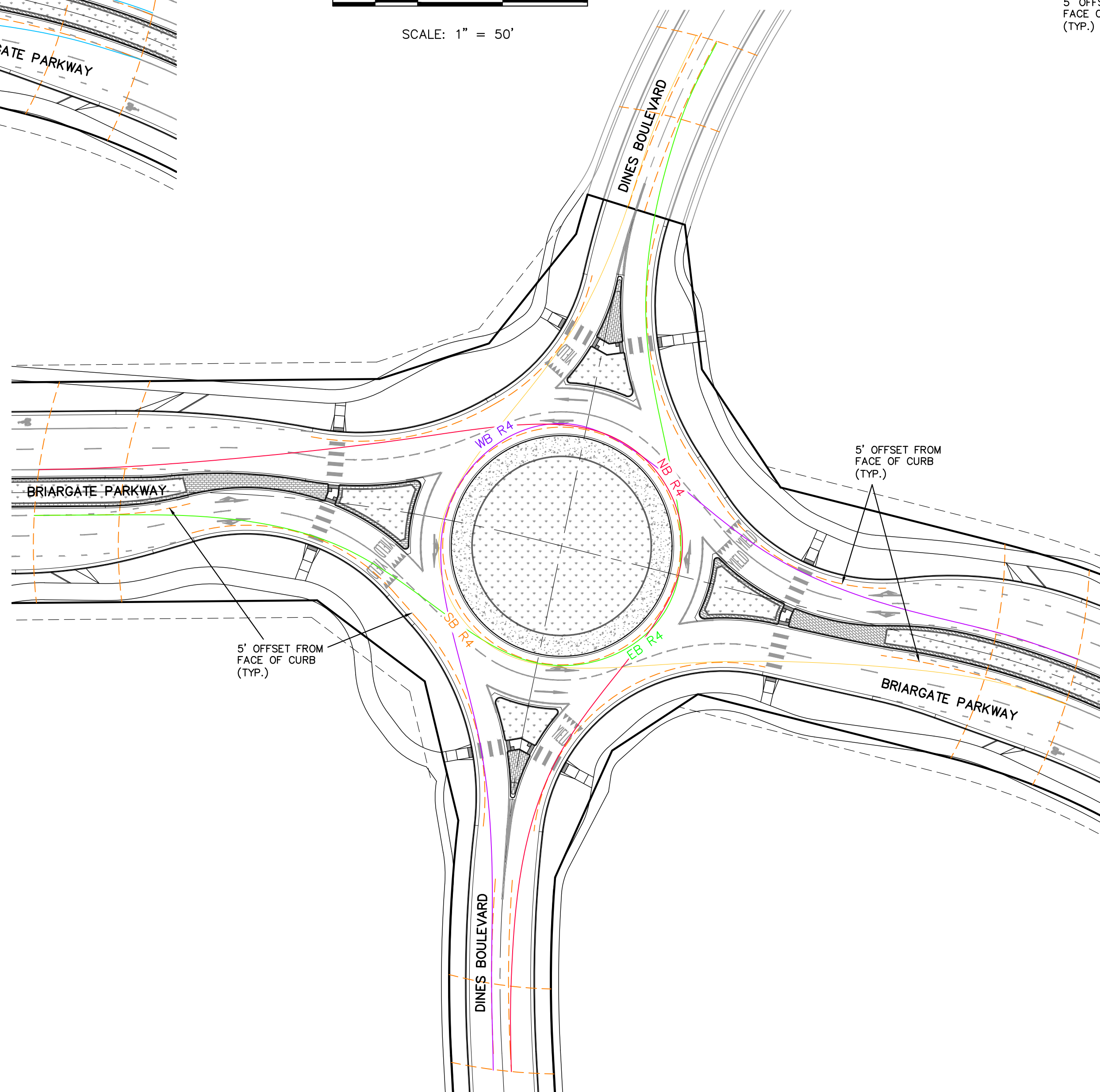
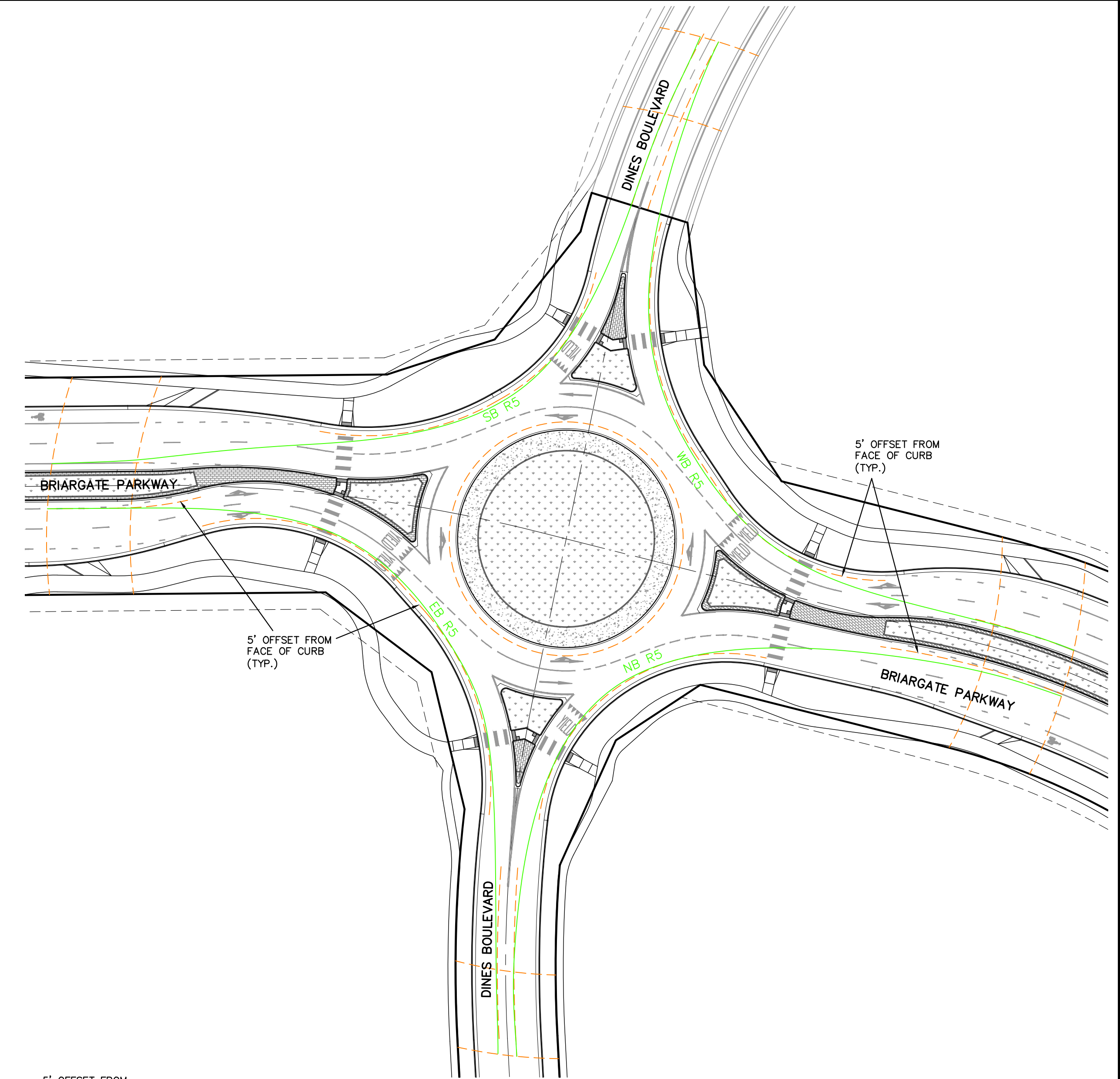
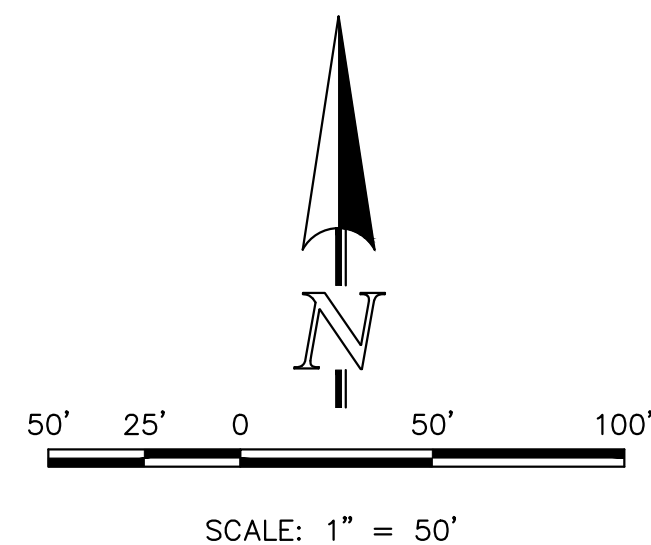
PCD No. SF-259

<p>48 HOURS BEFORE YOU DIG, CALL UTILITY LOCATORS 811 UTILITY NOTIFICATION CENTER OF COLORADO IT'S THE LAW</p> <p>THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK. THE CONTRACTOR SHALL BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE CAUSED BY HIS FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.</p>	<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th>NO.</th> <th>REVISION</th> <th>DATE</th> </tr> </thead> <tbody> <tr> <td>1</td> <td>REVISED PER EPC COMMENTS</td> <td>6-2-25</td> </tr> </tbody> </table>	NO.	REVISION	DATE	1	REVISED PER EPC COMMENTS	6-2-25	<p>REVIEW:</p> <p>PREPARED UNDER MY DIRECT SUPERVISION FOR AND ON BEHALF OF CLASSIC CONSULTING ENGINEERS AND SURVEYORS, LLC</p> <div style="text-align: center;"> </div> <p>MARC A. WHORTON, #37155</p>	<p>2/13/2026</p> <p>DATE</p>		<p>RETREAT AT PRAIRIERIDGE ROUNDABOUT DIMENSIONS & DINES BLVD. MEDIAN DETAIL</p> <table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td>DESIGNED BY</td> <td>PRA</td> <td>SCALE</td> <td>DATE</td> <td>6/20/2024</td> </tr> <tr> <td>DRAWN BY</td> <td>PRA</td> <td>(H) 1" = 20'</td> <td>SHEET</td> <td>9 OF 32</td> </tr> <tr> <td>CHECKED BY</td> <td>(V)</td> <td>1" = N/A</td> <td>JOB NO.</td> <td>1305.20</td> </tr> </table>	DESIGNED BY	PRA	SCALE	DATE	6/20/2024	DRAWN BY	PRA	(H) 1" = 20'	SHEET	9 OF 32	CHECKED BY	(V)	1" = N/A	JOB NO.	1305.20
NO.	REVISION	DATE																								
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DRAWN BY	PRA	(H) 1" = 20'	SHEET	9 OF 32																						
CHECKED BY	(V)	1" = N/A	JOB NO.	1305.20																						



ROUND-ABOUT DIMENSIONS:
 CENTER ISLAND R = 65'
 TRUCK APRON WIDTH = 12'
 INSCRIBED CIRCLE DIA = 176'-196'
 ENTRY/DEPARTURE WIDTH (TWO LANE) = 27'
 ENTRY/DEPARTURE WIDTH (SINGLE LANE) = 20'
 CIRCULATORY WIDTH (TWO LANE) = 31'
 CIRCULATORY WIDTH (SINGLE LANE) = 25'

ROUND-ABOUT DESIGN BASED ON:
 "ROUNDBABOUTS - AN INFORMATIONAL GUIDE"
 US DEPT. OF TRANSPORTATION FEDERAL
 HIGHWAY ADMINISTRATION PUBLICATION NO.
 FHWA-RD-00-067, DATED JUNE 2000
 "NCHRP RESEARCH REPORT 1043 - GUIDE FOR
 ROUNDBABOUTS (2023)"
 "WISCONSIN DOT FDM 11-26 ATTACHMENT 9.1"
 DATED FEBRUARY 14, 2025



Retreat at PrairieRidge Filing No. 1
 (Briargate Pkwy. and Dines Blvd.)
 Briargate Pkwy. (4-Lane Principal Arterial)
 Dines Blvd. (Residential Collector)
 El Paso County, Colorado

ROUNDABOUT CRITICAL DESIGN PARAMETERS

DESIGN PARAMETERS	LEG 1 West Bound	LEG 2 South Bound	LEG 3 East Bound	LEG 4 North Bound	LEG 5 N/A	LEG 6 N/A
Entry Width, FT*	27.0'	20.0'	27.0'	20.0'		
Exit Width, FT*	31.0'	20.0'	31.0'	20.0'		
Inscribed Circle Diameter, FT*	195.9'	194.3'	195.9'	194.3'		
Circulating Roadway Width Upstream of Entry, FT*	32.4'	32.2'	33.2'	33.0'		
Truck Apron Width Upstream of Entry, FT**	12.0'	12.0'	12.0'	12.0'		

*Widths are measured from curb flange to curb flange
 **Width is measured from back of circulatory roadway curb to face of central island curb

FASTEST SPEED PATH	R1	R2	R3	R4	R5	R6	R7	R8	R9
R1 - Radius/Speed, FT/MPH	187	25.9	171	25.0	205	26.9	168	24.9	
R2 - Radius/Speed, FT/MPH	139	23.1	101	20.4	129	22.5	93	19.8	
R3 - Radius/Speed, FT/MPH	***	37.2	242	28.6	***	35.9	228	28.0	
R4 - Radius/Speed, FT/MPH	70	17.7	70	17.7	70	17.7	70	17.7	
R5 - Radius/Speed, FT/MPH	164	24.6	128	22.4	103	20.6	87	19.3	
Bypass R6 - Radius/Speed, FT/MPH	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	

*** R3 > 400, Eq. 9.7 used

STOPPING SIGHT DISTANCE	LEG 1	LEG 2	LEG 3	LEG 4
Approach Design Speed, MPH	50	40	50	40
Approach, FT	425	305	425	305
Circulating, FT/MPH	153.0 17.7	160.0 17.7	160.9 17.7	158.0 17.7
Crosswalk on Exit, FT/MPH	202.4 23.1	199.9 22.4	194.5 22.4	176.1 22.4

INTERSECTION SIGHT DISTANCE	LEG 1	LEG 2	LEG 3	LEG 4
Vehicle at Entry				
Circulatory Roadway (D2), FT/MPH	130.0 17.7	130.0 17.7	130.0 17.7	130.0 17.7
Vehicle 50' in Advance of Entry				
Immediate Upstream Entry, FT	187	206	191	202

ADDITIONAL DESIGN PARAMETERS	Value
Design Vehicle	WB-67
Circulating Roadway Cross-Slope	2.00%
Bicycle & Pedestrian Accommodations	Yes

OSOW ACCOMMODATIONS (if Applicable)	Value
Vehicles Accommodated	N/A
Description of Horizontal Accommodations	N/A
Was a vertical check completed? (Yes/No)	N/A

Designer: Reyes Aragon and Marc A. Whorton, P.E.
 Reviewer: Marc A. Whorton, P.E.
 SIGNATURE: _____ DATE: _____
 NAME: Marc A. Whorton, P.E.
 I, the undersigned, as the person in charge of the design, hereby certify that the design has been prepared in accordance with good engineering principles. The critical design elements have been addressed. The project design engineer in responsible charge of final plan development will stamp the plan when applicable.

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NO.	REVISION	DATE
1	REVISED PER COUNTY COMMENTS	10/14/25

REVIEW:
 PREPARED UNDER MY DIRECT SUPERVISION FOR AND ON BEHALF OF CLASSIC CONSULTING ENGINEERS & SURVEYORS, LLC

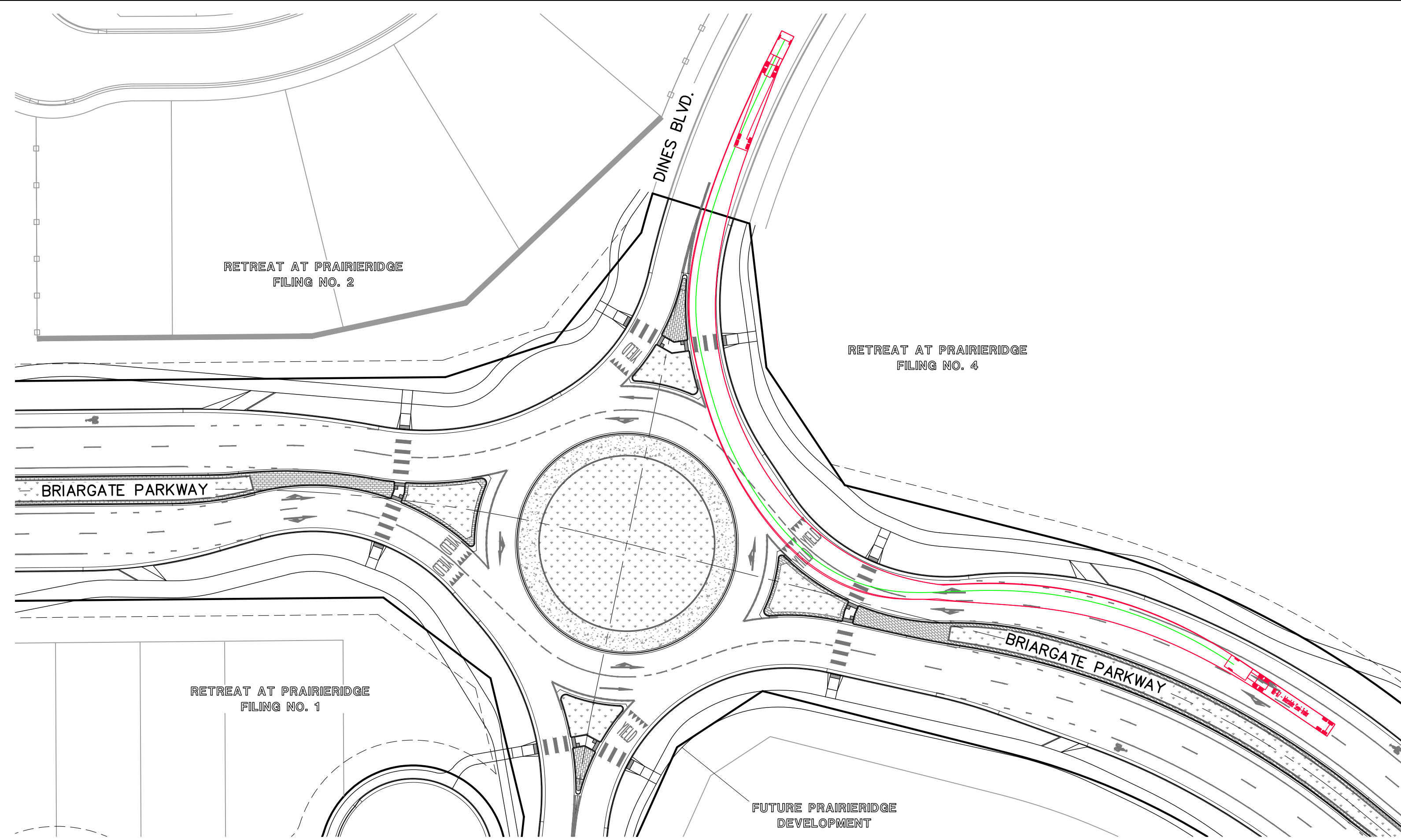
 MARC A. WHORTON, #37155
 DATE: 2/13/2026

PCD No. SF259

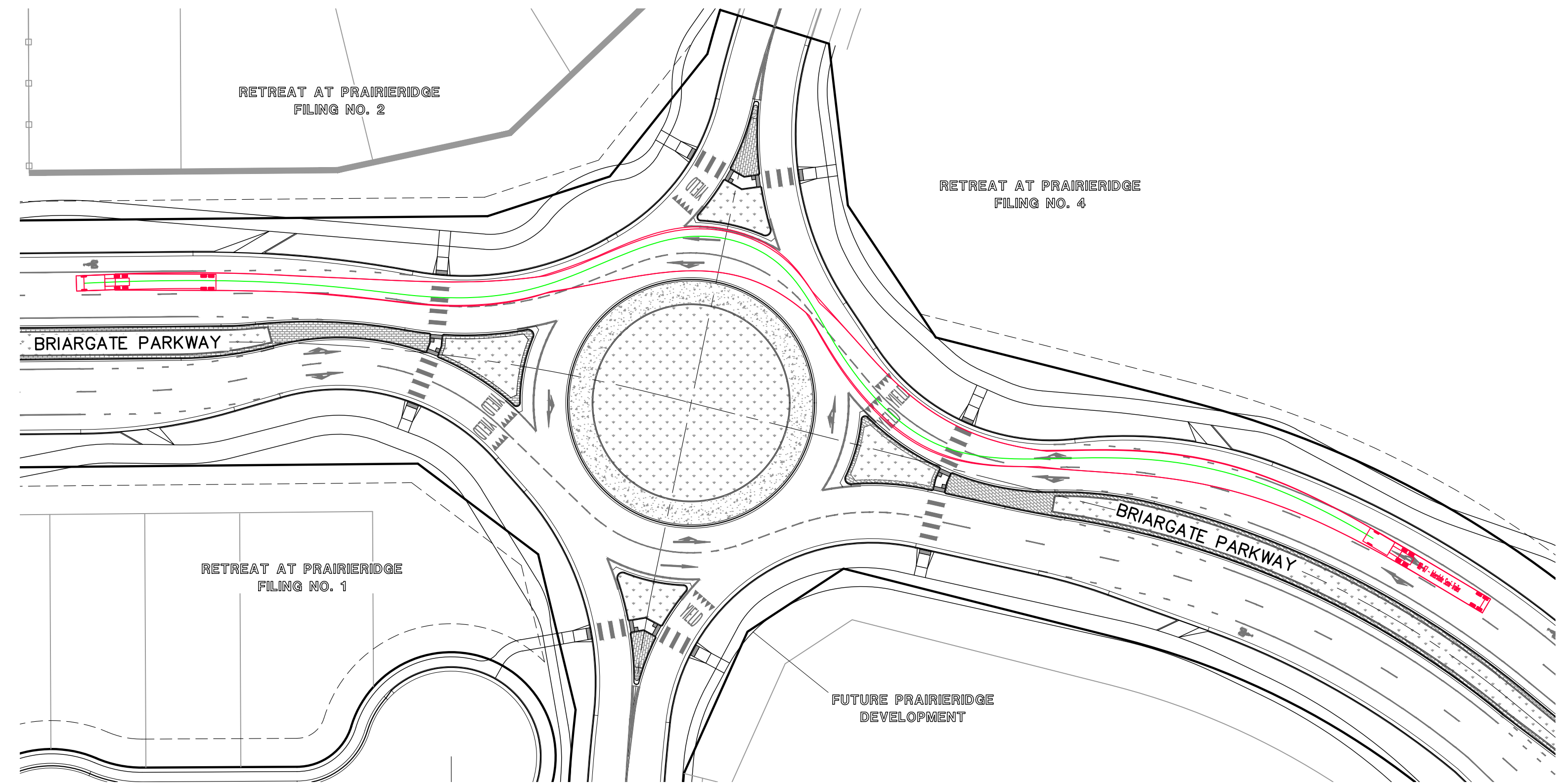
RETREAT AT PRAIRIERIDGE
 FILING NO. 2 INFRASTRUCTURE
 CONSTRUCTION PLANS - BRIARGATE PARKWAY
 ROUNDBABOUT - FASTEST PATHS

DESIGNED BY	KES	SCALE	DATE	6/20/2024
DRAWN BY	KES	(H) 1" = 50'	SHEET	10 OF 32
CHECKED BY	(V)	1" = N/A	JOB NO.	1.305.20



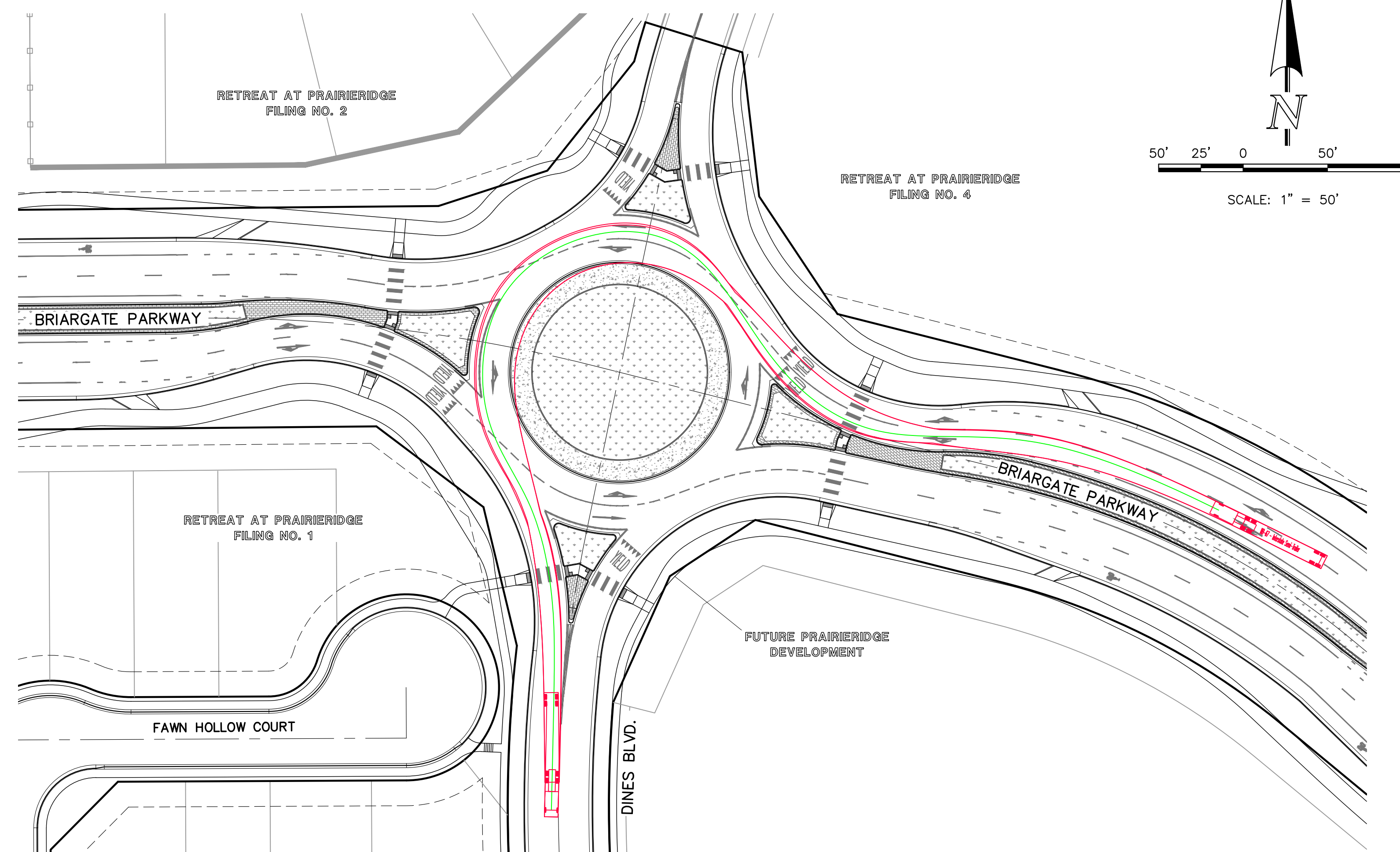


WB-67 TRUCK TURNING PATH
WEST BOUND-PATH 1

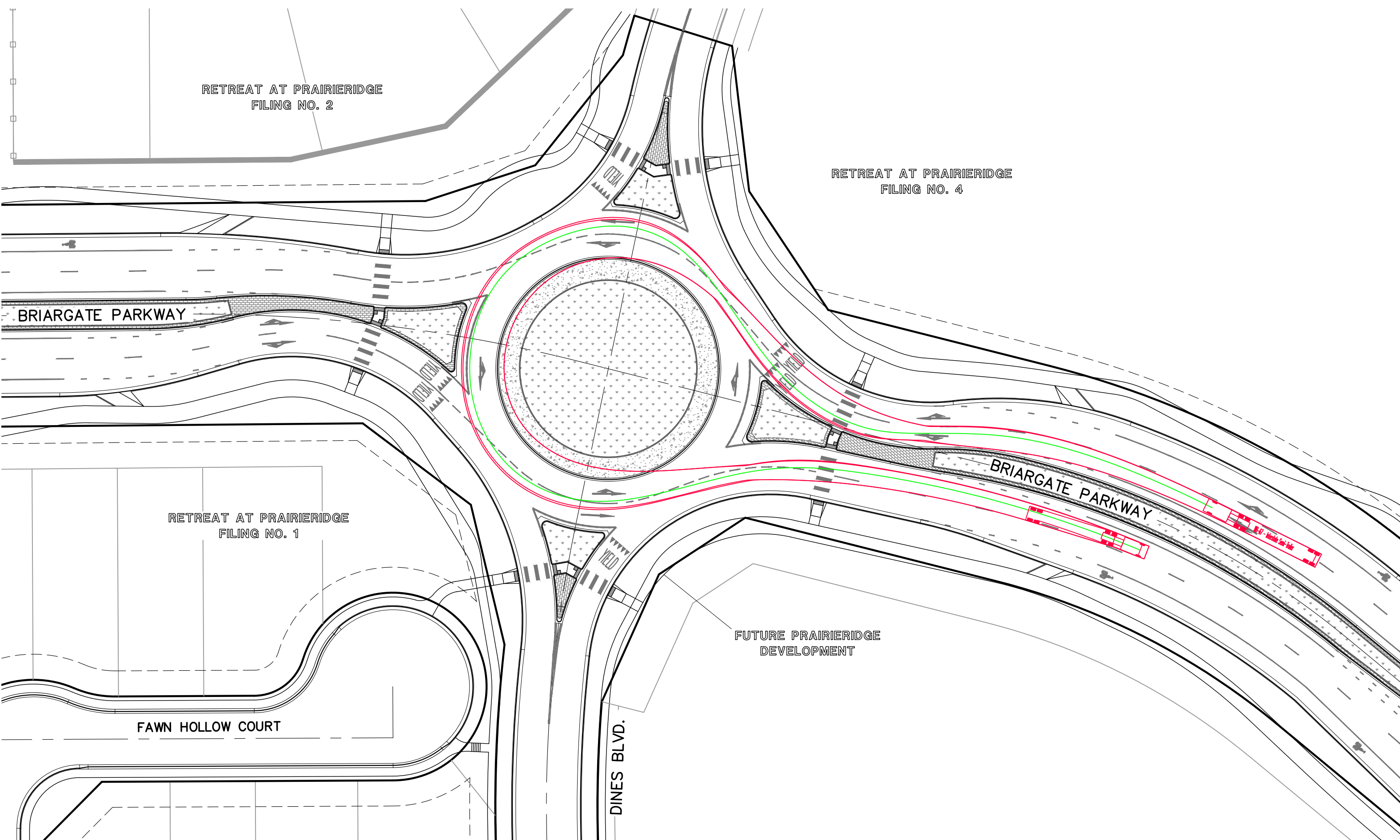


WB-67 TRUCK TURNING PATH
WEST BOUND-PATH 2

NOTE:
ALL TRUCK TURNING MOVEMENTS
MEET THE RECOMMENDED 1'-2'
CLEARANCE FROM FACE OF
CURB PER (NCHRP 1043 9.7.2)

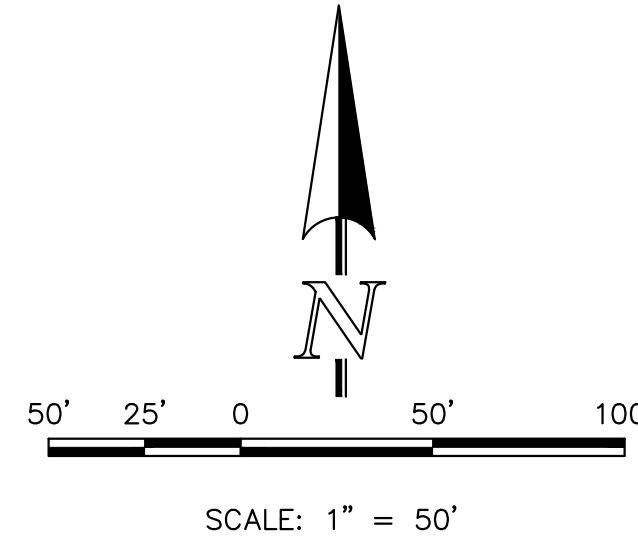


WB-67 TRUCK TURNING PATH
WEST BOUND-PATH 3



WB-67 TRUCK TURNING PATH
WEST BOUND-PATH 4

PCD No. SF259



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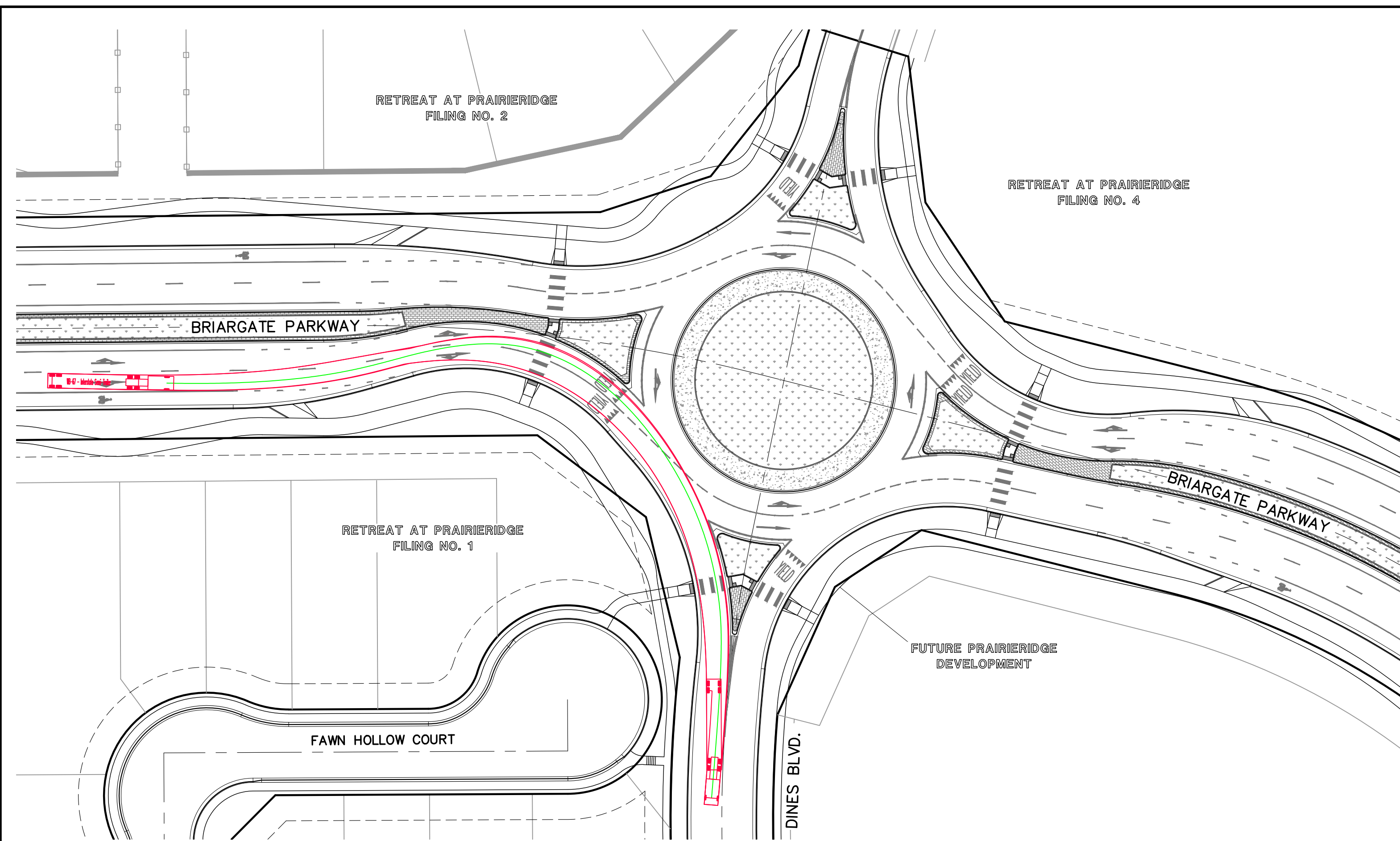
MARC A. WHORTON, COLORADO #37155

2/13/2026 DATE

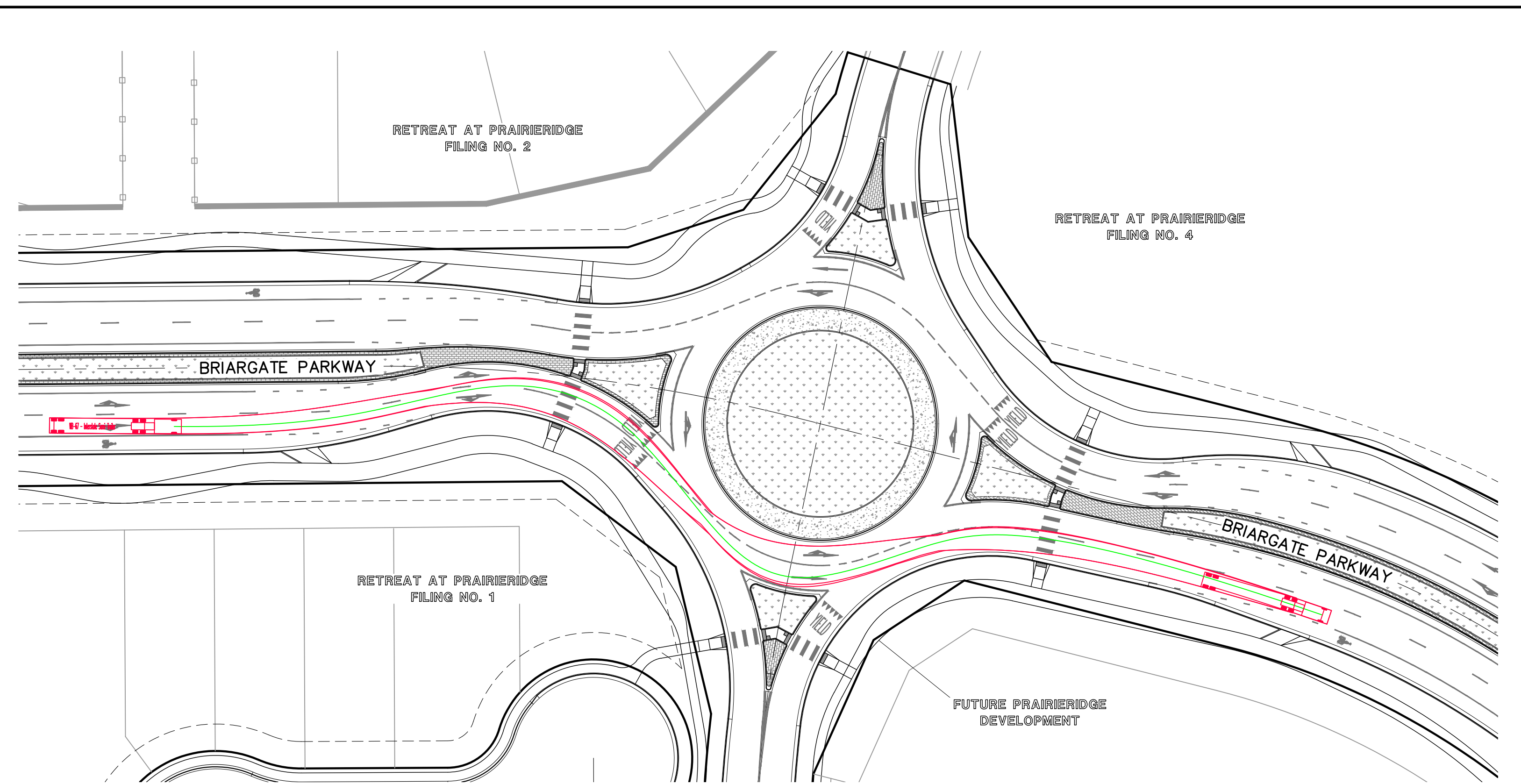
RETREAT AT PRAIRIERIDGE FILING NO. 2 INFRASTRUCTURE CONSTRUCTION PLANS - BRIARGATE PARKWAY ROUNDAABOUT - WEST BOUND TRUCK PATHS			
DESIGNED BY	KES	SCALE	DATE 10/01/2025
DRAWN BY	KES	(H) 1" = 50'	SHEET 11 OF 32
CHECKED BY	(V)	1" = N/A	JOB NO. 1305.20

619 N. Cascade Avenue, Suite 200
Colorado Springs, Colorado 80903

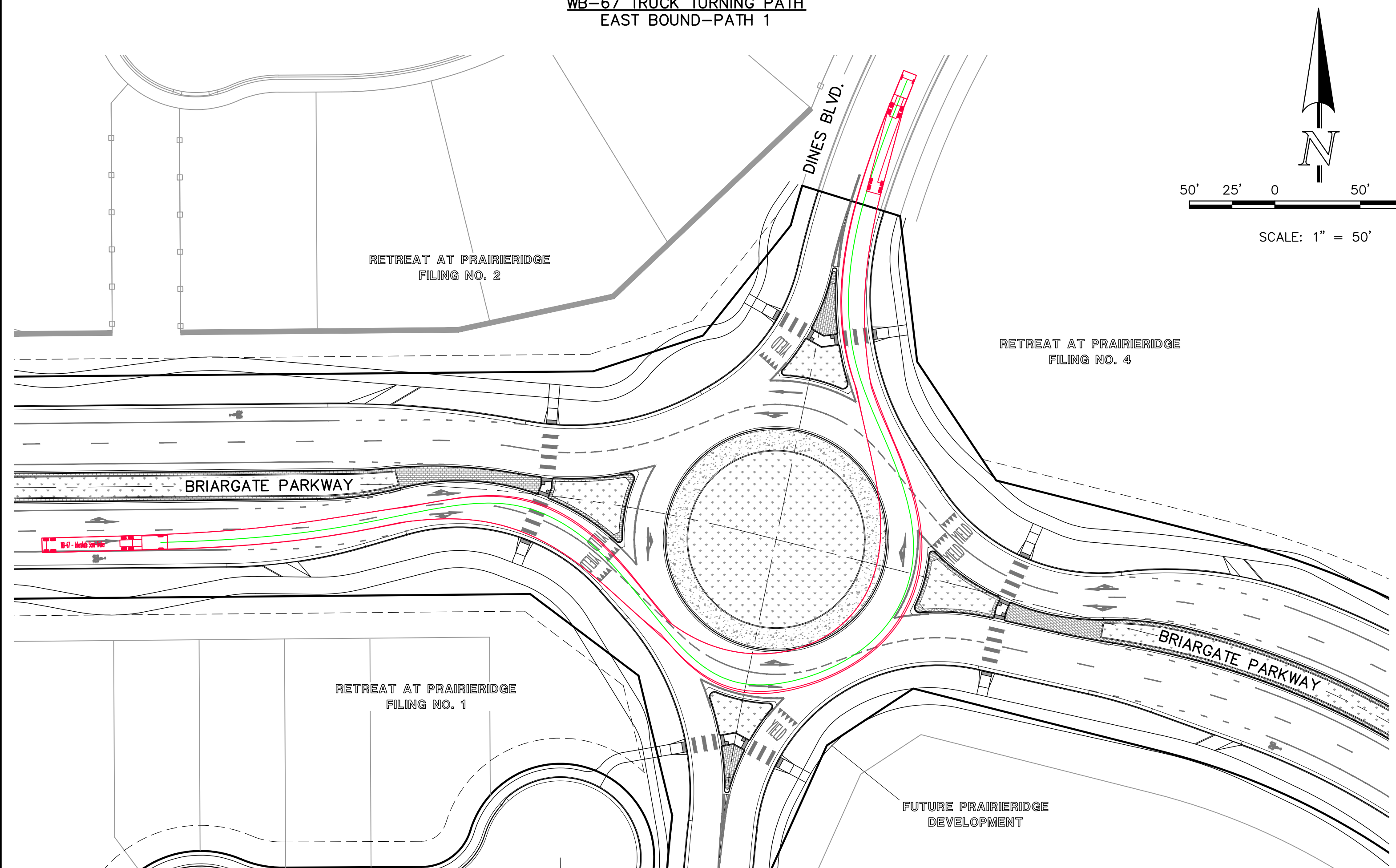
(719) 785-0790
(719) 785-0799 (Fax)



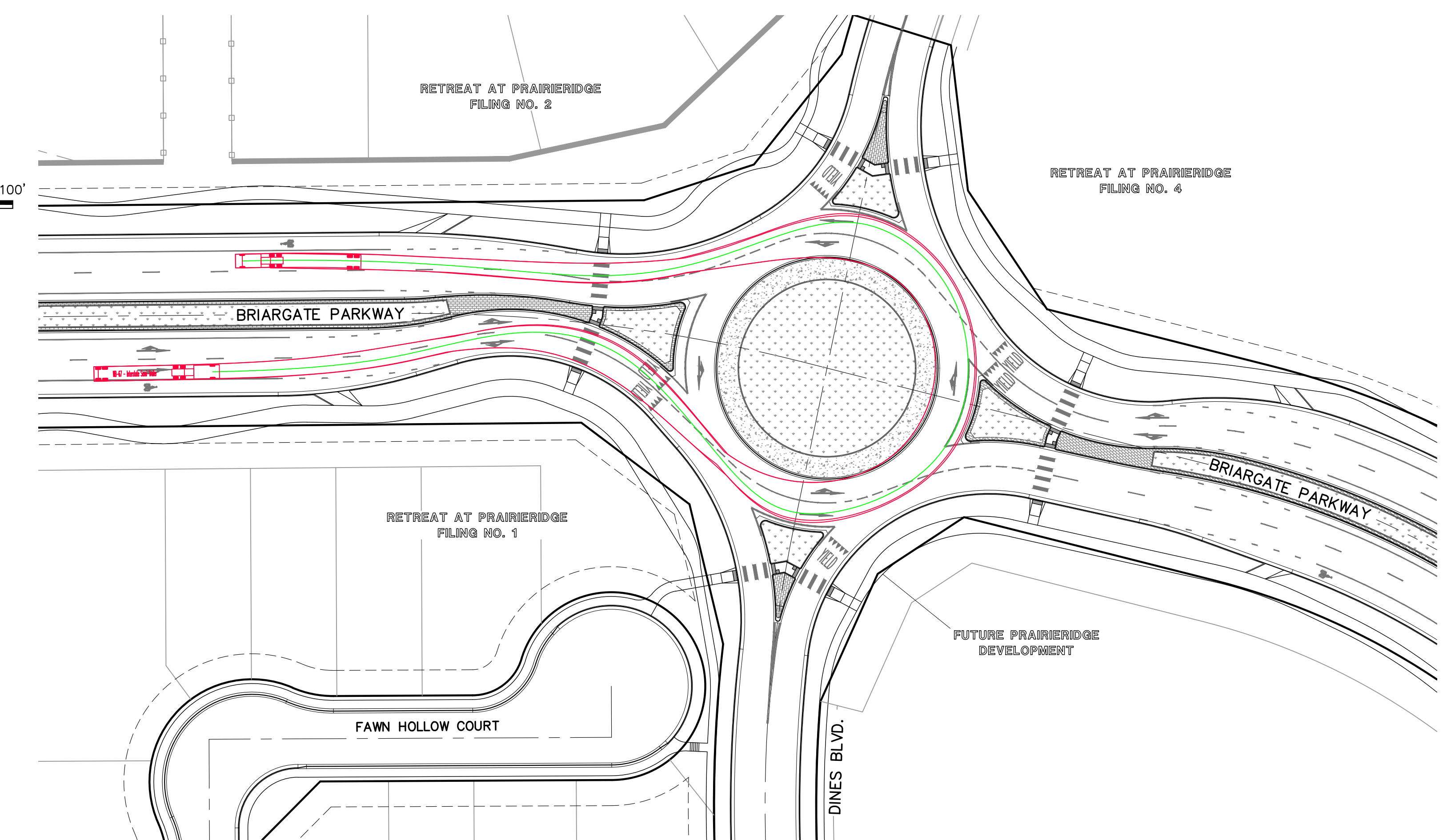
WB-67 TRUCK TURNING PATH
EAST BOUND-PATH 1



WB-67 TRUCK TURNING PATH
EAST BOUND-PATH 2

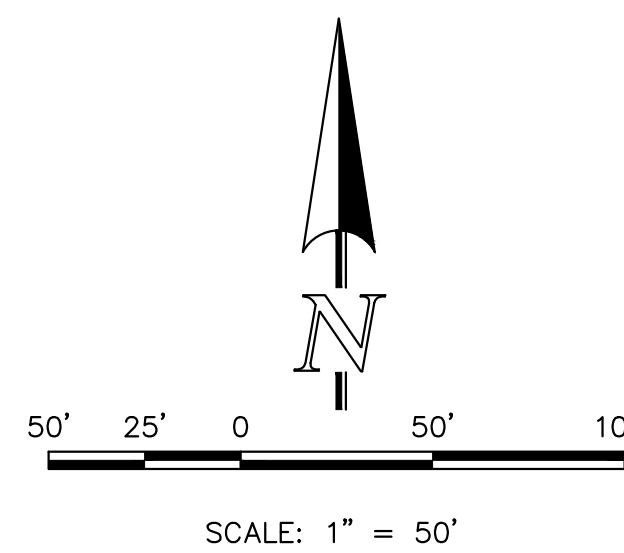


WB-67 TRUCK TURNING PATH
EAST BOUND-PATH 3



WB-67 TRUCK TURNING PATH
EAST BOUND-PATH 4

PCD No. SF259



NOTE:
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CLEARANCE FROM FACE OF
CURB PER (NCHRP 1043 9.7.2)

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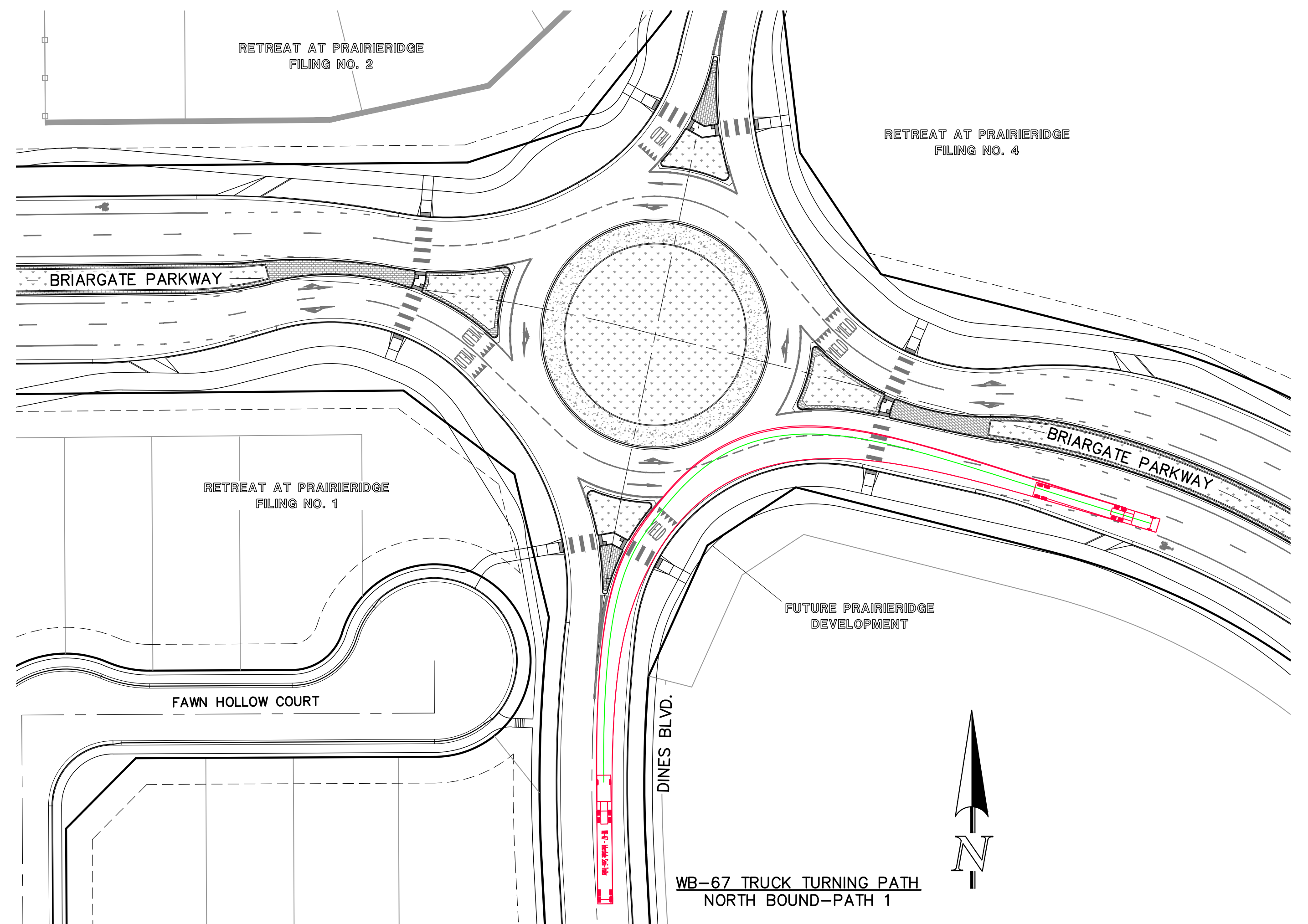
DESIGNED BY	KES	SCALE	DATE	10/01/2025
DRAWN BY	KES	(H) 1" = 50'	SHEET	12 OF 32
CHECKED BY	(V)	1" = N/A	JOB NO.	1305.20

RETREAT AT PRAIRIERIDGE
FILING NO. 2 INFRASTRUCTURE
CONSTRUCTION PLANS - BRIARGATE PARKWAY
ROUNDBOUT - EAST BOUND TRUCK PATHS

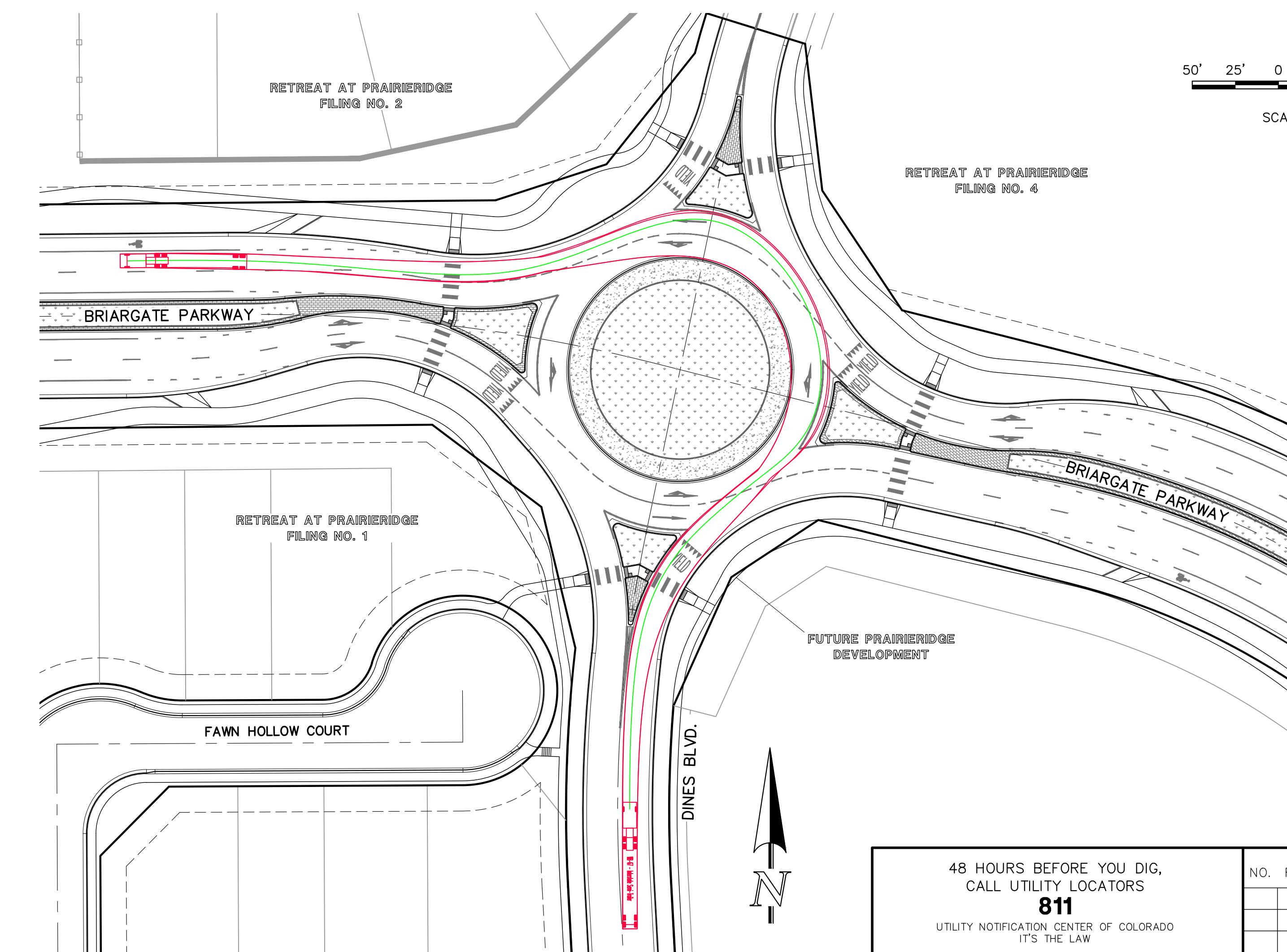
619 N. Cascade Avenue, Suite 200
Colorado Springs, Colorado 80903

(719) 785-0790
(719) 785-0799 (Fax)

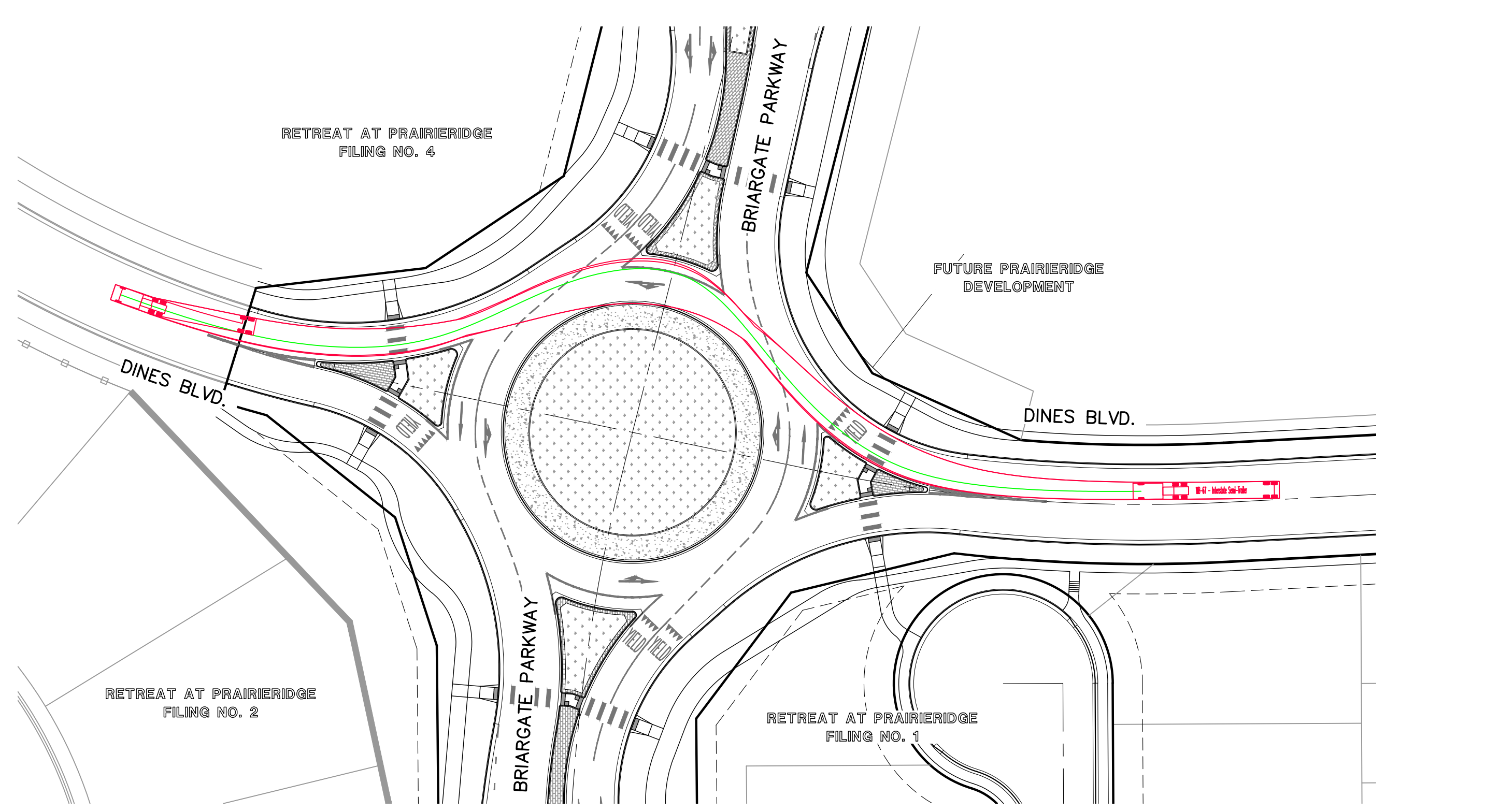
CLASSIC CONSULTING



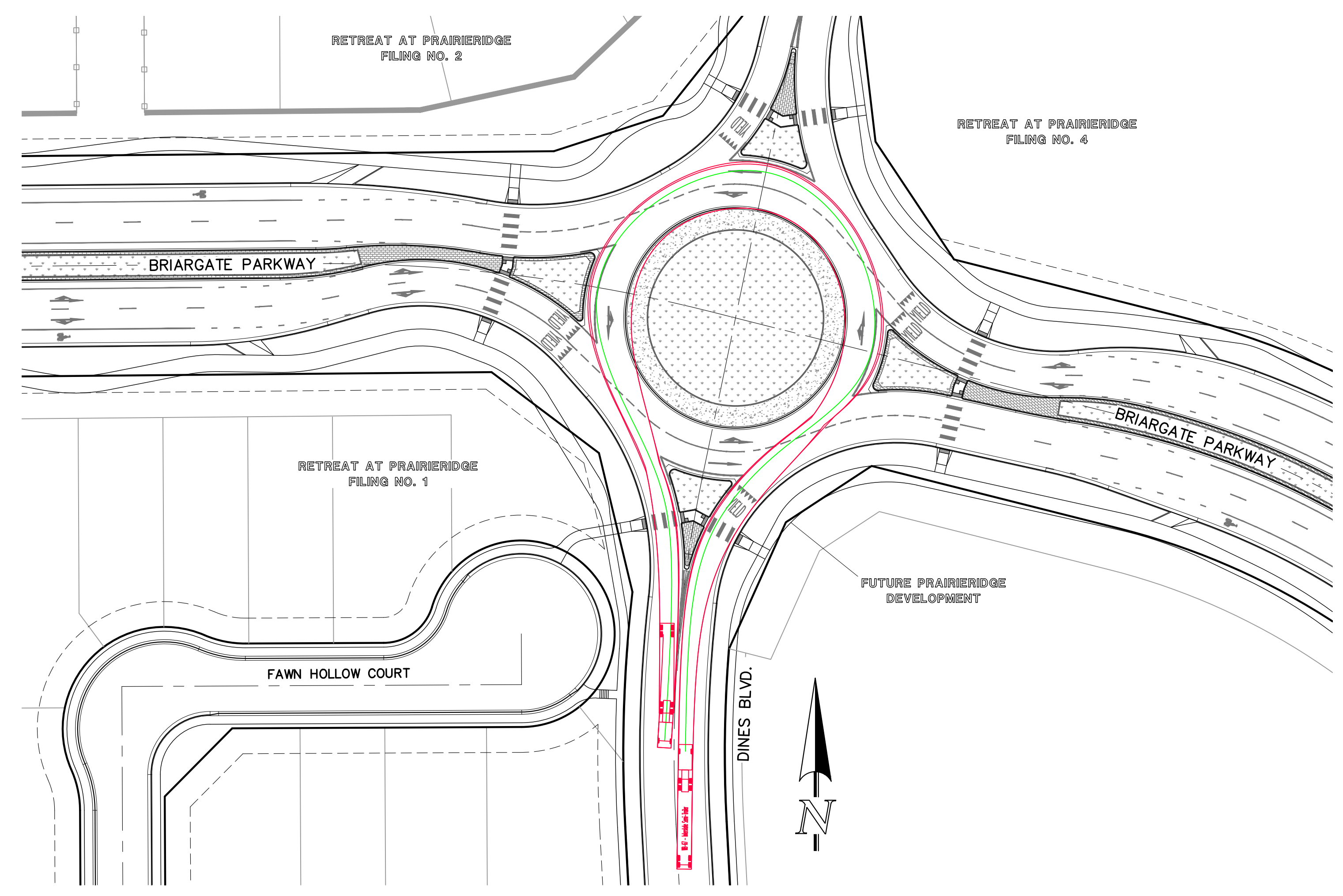
WB-67 TRUCK TURNING PATH
NORTH BOUND-PATH 1



WB-67 TRUCK TURNING PATH
NORTH BOUND-PATH 3

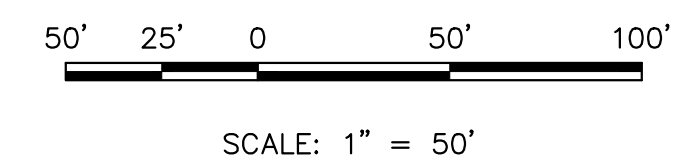


WB-67 TRUCK TURNING PATH
NORTH BOUND-PATH 2



WB-67 TRUCK TURNING PATH
NORTH BOUND-PATH 4

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MARC A. WHORTON, #37155

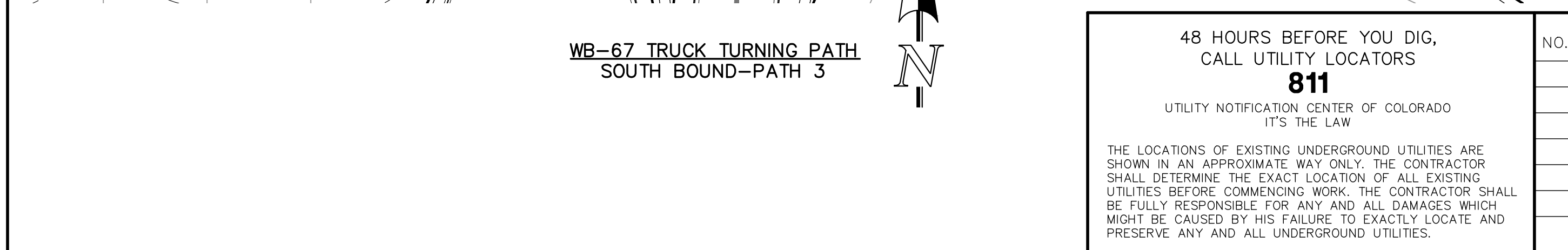
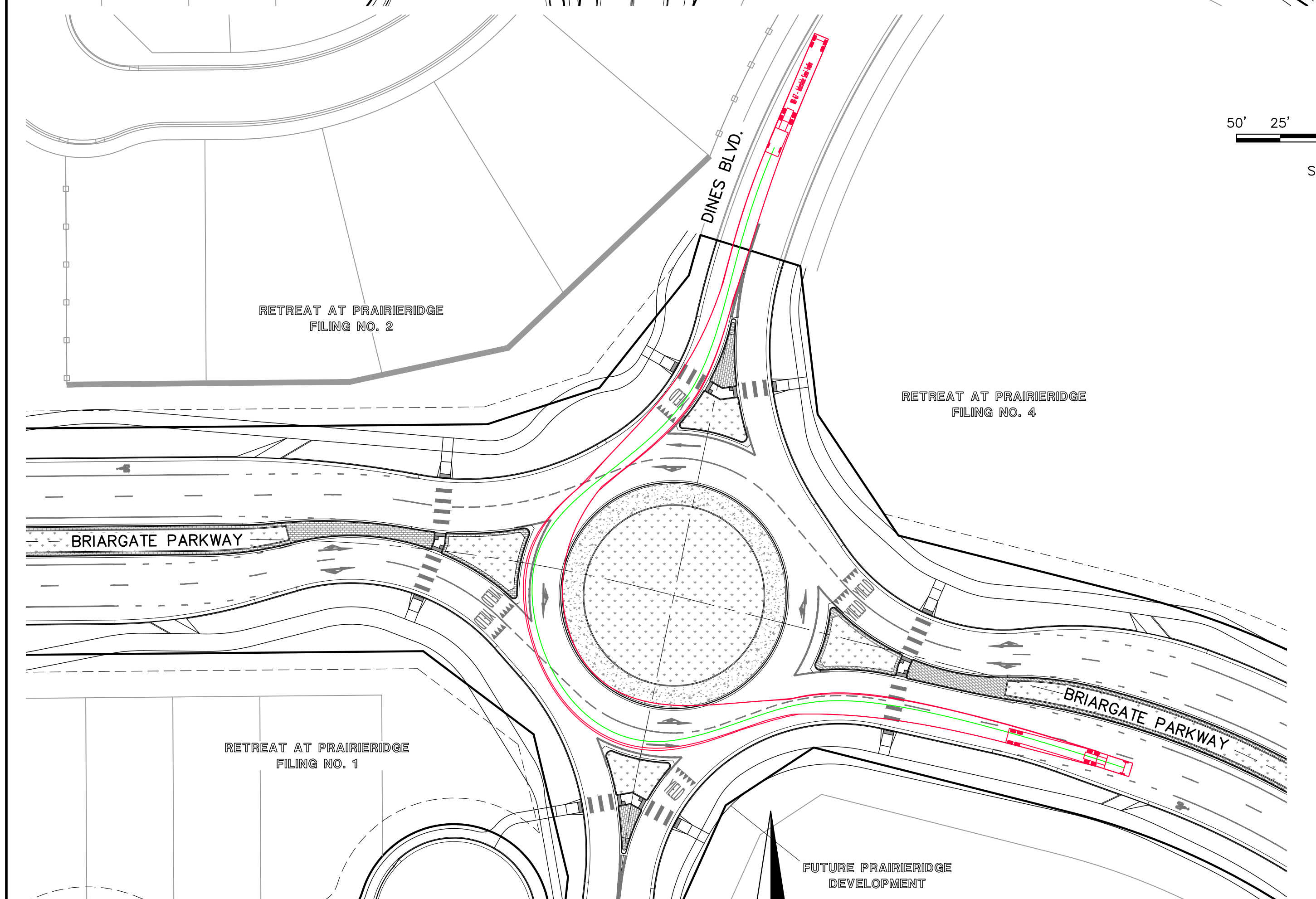
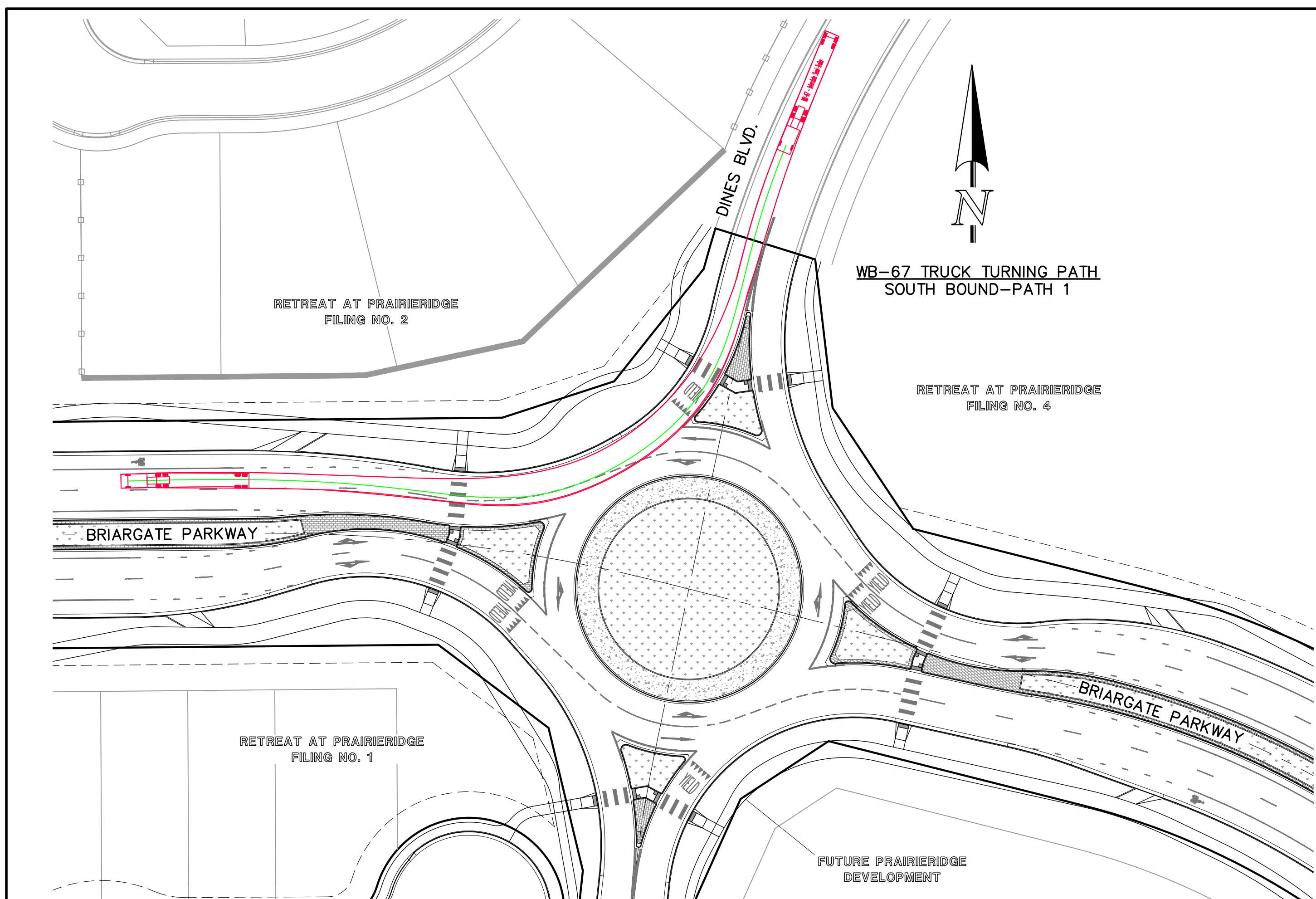
2/13/2026

RETREAT AT PRAIRIERIDGE FILING NO. 2 INFRASTRUCTURE CONSTRUCTION PLANS - BRIARGATE PARKWAY ROUNDBOUT - NORTH BOUND TRUCK PATHS			
DESIGNED BY	KES	SCALE	DATE 10/01/2025
DRAWN BY	KES	(H) 1" = 50'	SHEET 13 OF 32
CHECKED BY	(V)	1" = N/A	JOB NO. 1305.20

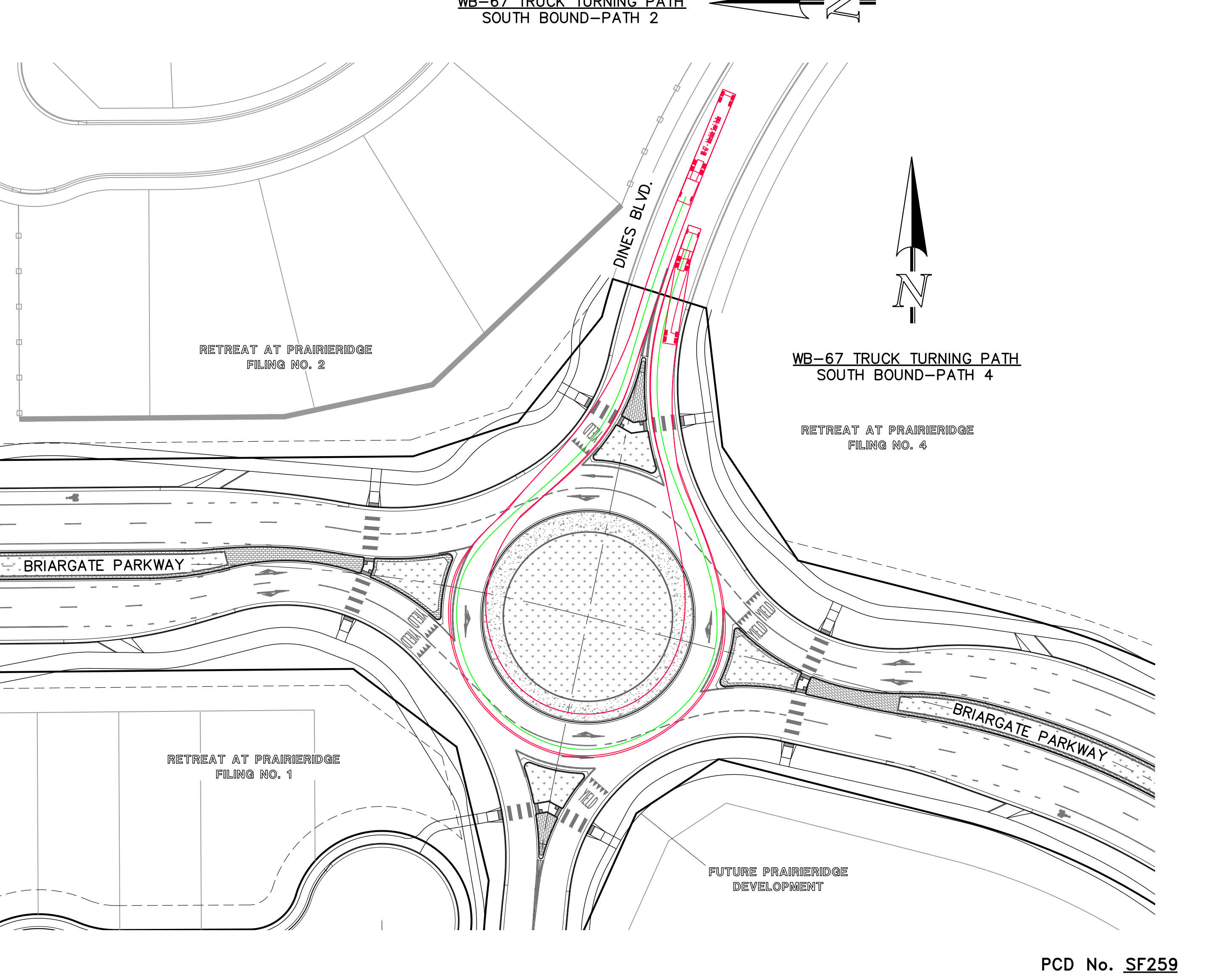
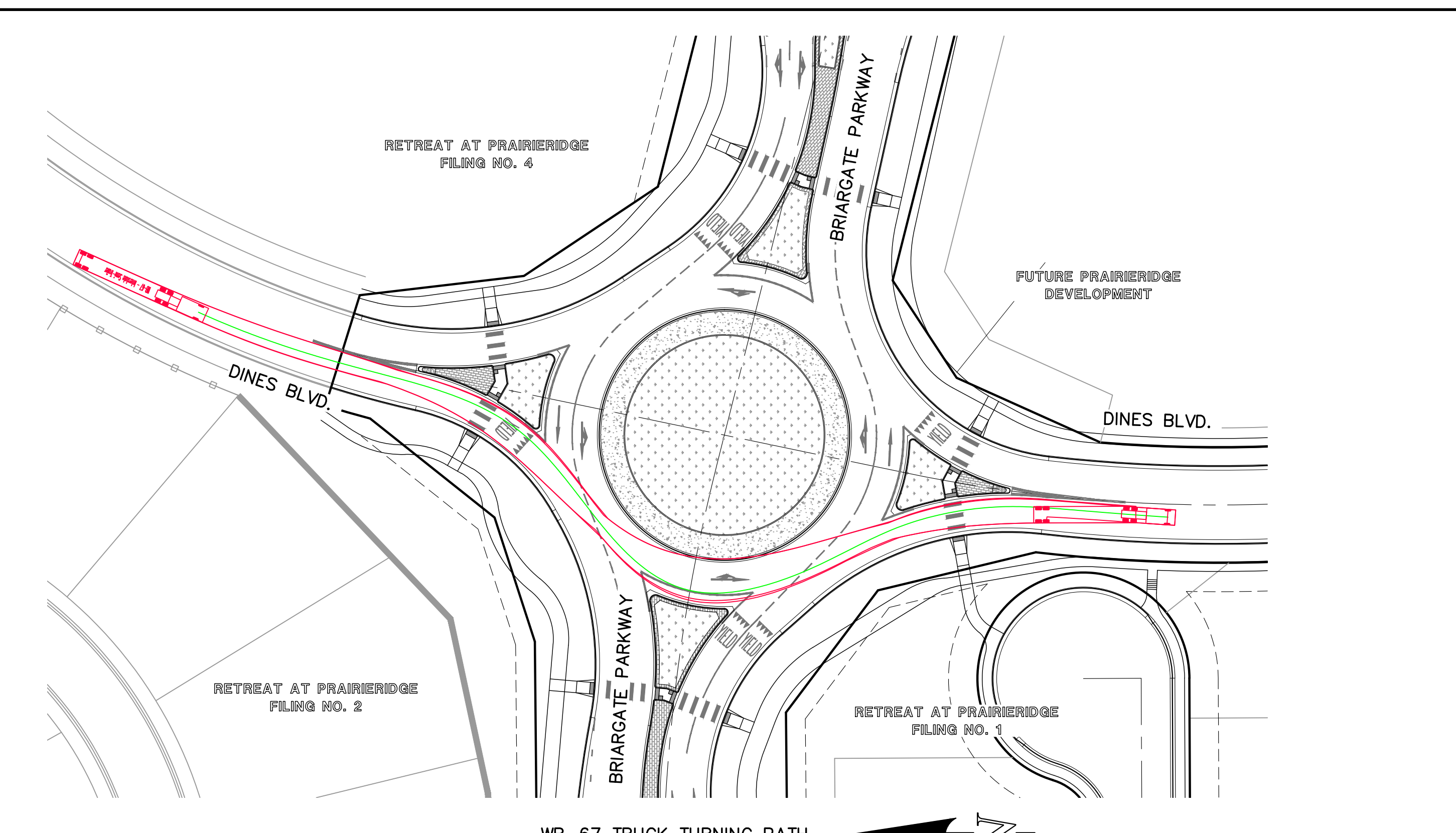
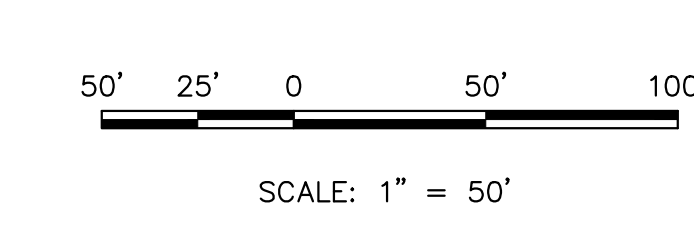
PCD No. SF259

619 N. Cascade Avenue, Suite 200
Colorado Springs, Colorado 80903

(719) 785-0790
(719) 785-0799 (Fax)



NOTE:
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CLEARANCE FROM FACE OF
CURB PER (NCHRP 1043 9.7.2)



PCD No. SF259

WB-67 TRUCK TURNING PATH
SOUTH BOUND-PATH 3

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CLASSIC CONSULTING AND SURVEYORS, LLC

MARC A. WHORTON
REGISTERED PROFESSIONAL ENGINEER
#37155

2/13/2026
DATE



RETREAT AT PRAIRIERIDGE FILING NO. 2 INFRASTRUCTURE CONSTRUCTION PLANS - BRIARGATE PARKWAY ROUNDBOUT - SOUTH BOUND TRUCK PATHS			
DESIGNED BY	KES	SCALE	DATE 10/01/2025
DRAWN BY	KES	(H) 1" = 50'	SHEET 14 OF 32
CHECKED BY	(V)	1" = N/A	JOB NO. 1305.20



NOTE TO CONTRACTOR

ALL 4", 6" & 8" SOLID OR SKIP PAVEMENT MARKING ARE TO BE EPOXY.

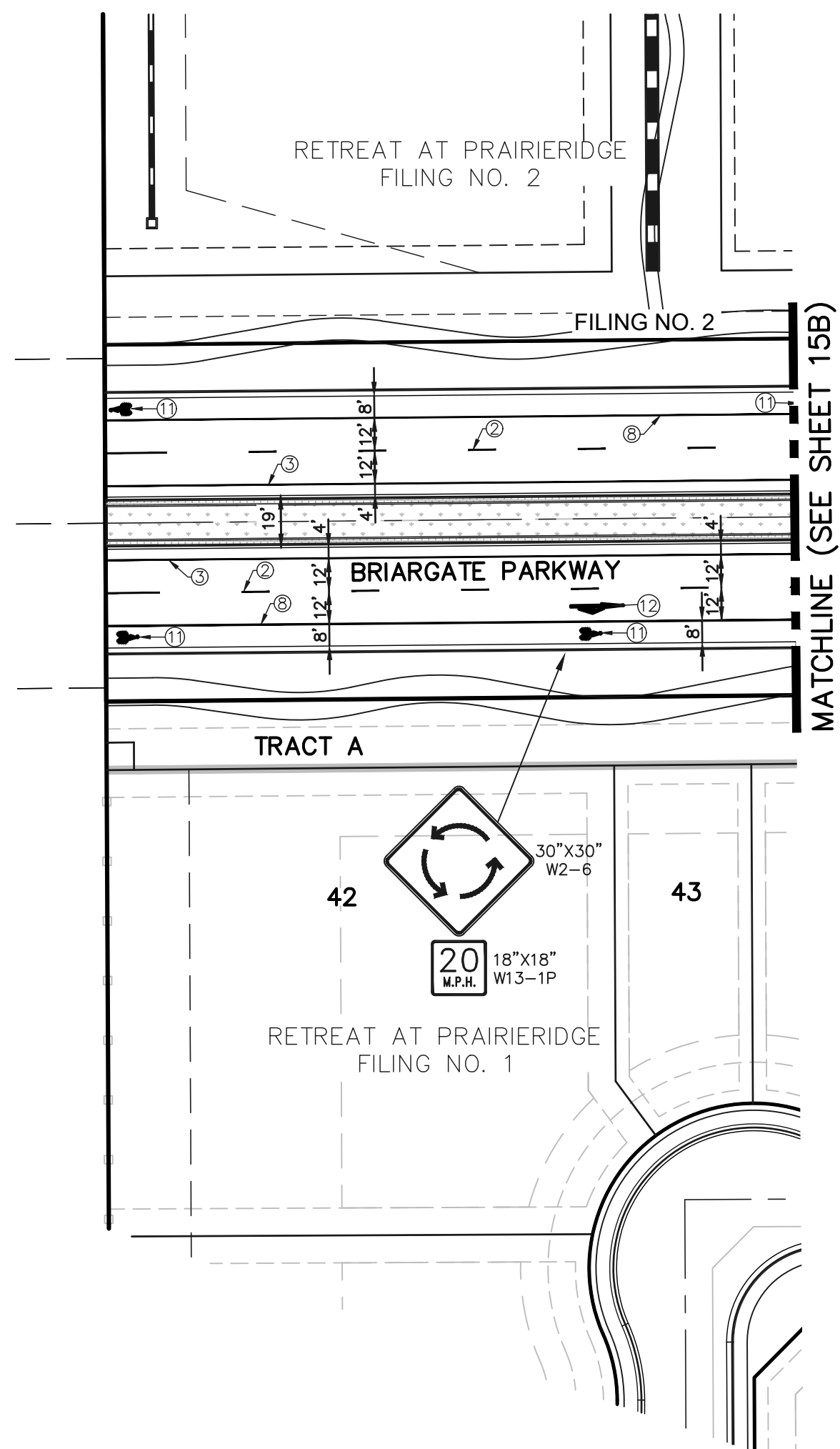
STOP BAR, CROSSWALK LINES, YIELD LINE TRIANGLE MARKINGS, LEFT/RIGHT TURN ARROWS, BIKE LANE SYMBOL, TURN & THROUGH LANE—USE ARROW AND YIELD WORD MARKING ARE TO BE 90 MIL PREFORMED THERMOPLASTIC PAVEMENT MARKING TYPE B.

ALL SIGNAGE INSTALLATION IS TO BE IN COMPLIANCE WITH THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES.

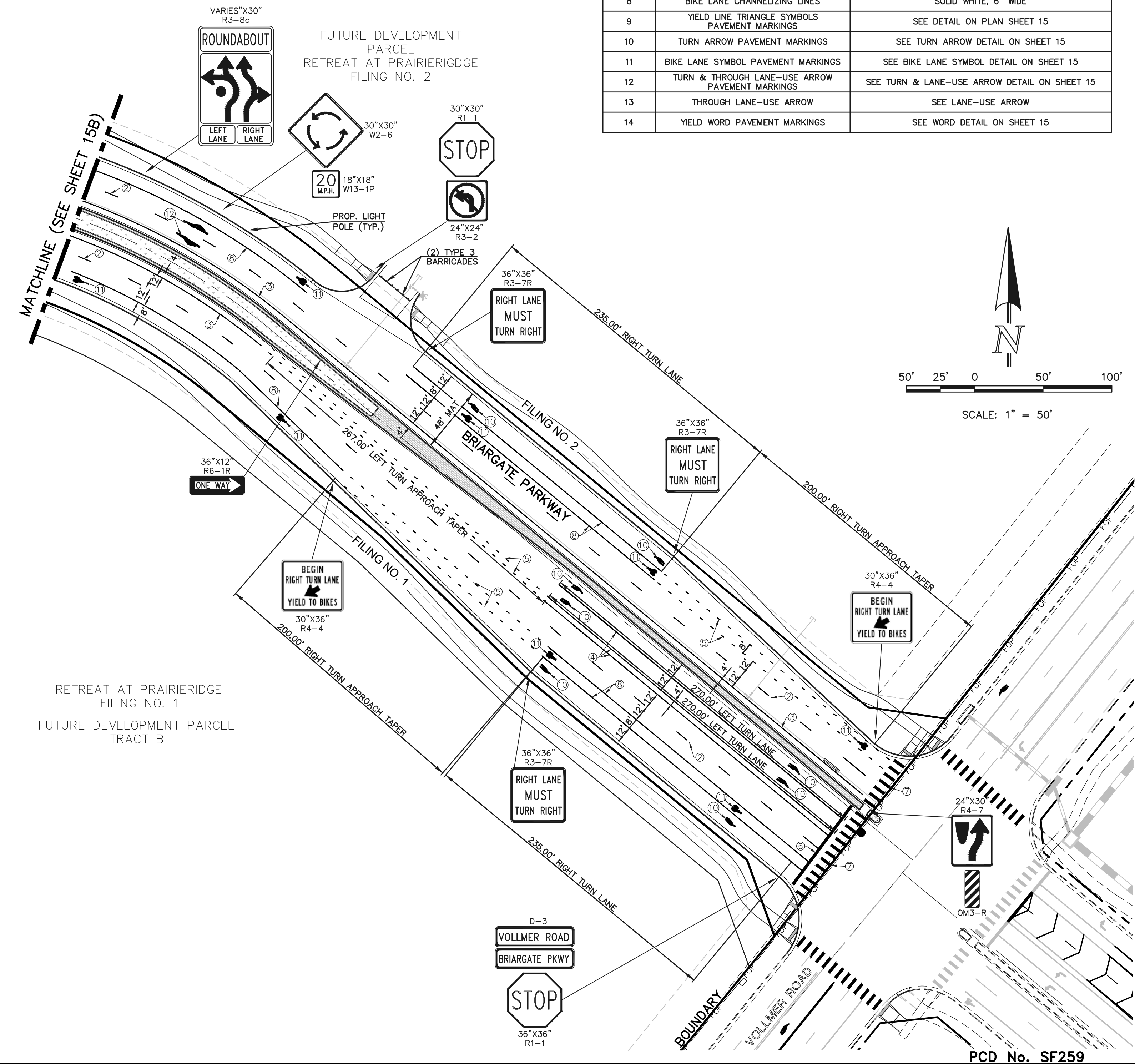
SIGN POLES SHALL BE PER CDOT STANDARDS S-614-8, S-614-2, AND S-614-3, LATEST REVISION.

STRIPING LEGEND		
STRIPE O	PAVEMENT MARKINGS	MARKING DESCRIPTION
1	CENTER LINES	DOUBLE SOLID YELLOW, 4" WIDE-SPACED 4" APART
2	LANE LINES	BROKEN WHITE, 4" WIDE-10' SEGMENTS WITH 30' GAPS
3	MEDIAN/ISLAND CENTER LINES	SINGLE SOLID YELLOW, 4" WIDE
4	CHANNELIZING LINES	SOLID WHITE, 8" WIDE
5	DOTTED LANE LINES	BROKEN WHITE, 6" WIDE-2' SEGMENTS WITH 4' GAPS
6	STOP BAR	SOLID WHITE, 24" WIDE
7	CROSSWALK LINES	SOLID WHITE, 24" WIDE, 9' LONG, 48" GAPS
8	BIKE LANE CHANNELIZING LINES	SOLID WHITE, 6" WIDE
9	YIELD LINE TRIANGLE SYMBOLS PAVEMENT MARKINGS	SEE DETAIL ON PLAN SHEET 15
10	TURN ARROW PAVEMENT MARKINGS	SEE TURN ARROW DETAIL ON SHEET 15
11	BIKE LANE SYMBOL PAVEMENT MARKINGS	SEE BIKE LANE SYMBOL DETAIL ON SHEET 15
12	TURN & THROUGH LANE—USE ARROW PAVEMENT MARKINGS	SEE TURN & LANE—USE ARROW DETAIL ON SHEET 15
13	THROUGH LANE—USE ARROW	SEE LANE—USE ARROW
14	YIELD WORD PAVEMENT MARKINGS	SEE WORD DETAIL ON SHEET 15

NOTE:
SEE L.S. PLANS FOR DESIGN AND MATERIALS



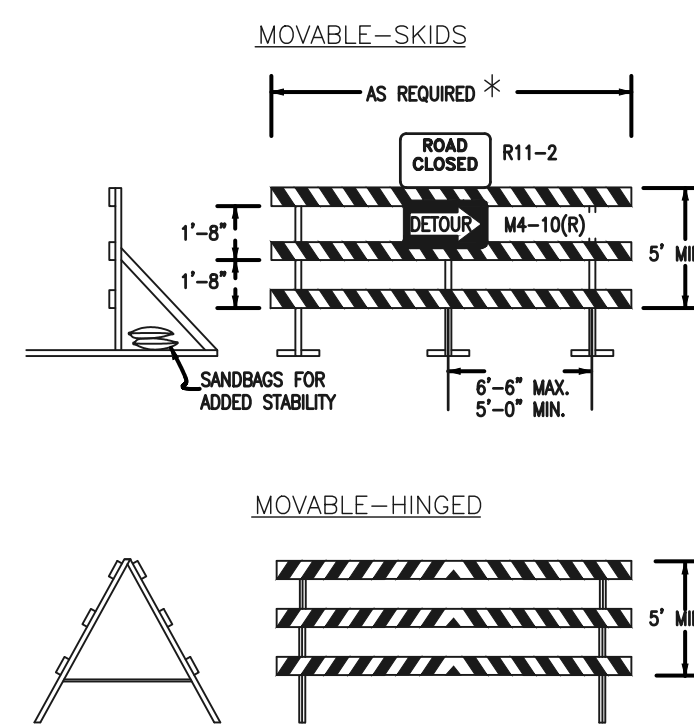
STATEMENTS:
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RAIL LENGTH TABLE *

TYPE 3 BARRICADE		LENGTH
FIXED	MOVABLE	
F - A	M - A	8' - 14'
F - B	M - B	15' - 24'
F - C	M - C	25' - 35'
F - D	M - D	> 35'

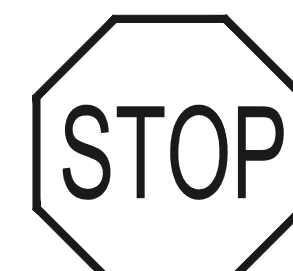
- NOTES**
- TYPE 3 BARRICADES HAVE 3 REFLECTORIZED RAIL FACES IF FACING TRAFFIC IN ONE DIRECTION AND 6 IF FACING TRAFFIC IN TWO DIRECTIONS.
 - THE PORTION OF THE POST ABOVE THE GROUND LINE SHALL BE PAINTED IN ACCORDANCE WITH THE APPROPRIATE GENERAL NOTE.
 - DETACHABLE EXTENSION WING RAILS FOR BYPASSING OF CONSTRUCTION EQUIPMENT ARE PERMITTED, WHEN NECESSARY, ON FIXED OR MOVABLE TYPE 3 BARRICADES. THE LENGTH SHALL BE ADEQUATE TO CLOSE THE BORROW PIT AND/OR SHOULDER AS REQUIRED.



TYPICAL TYPE 3 BARRICADES



STREET NAME (D-3)



STOP (R1-1)
(30x30)

NOTE:
4" LETTERS ON STREET NAME SIGNS INTERSECTING STREET OF 25 MPH OR LESS.
6" LETTERS ON STREET NAME SIGNS INTERSECTING STREETS OF 30 TO 40 MPH'S.
8" LETTERS ON STREET NAME SIGNS INTERSECTING STREETS OF GREATER THAN 40 MPH.

48 HOURS BEFORE YOU DIG,
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811

UTILITY NOTIFICATION CENTER OF COLORADO
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NO.	REVISION	DATE

REVIEW:
PREPARED UNDER MY DIRECT SUPERVISION FOR AND ON BEHALF OF CLASSIC CONSULTING ENGINEERS AND SURVEYORS, LLC

37155

MARC A. WHORTON, COLORADO #37155

2/13/2026 DATE

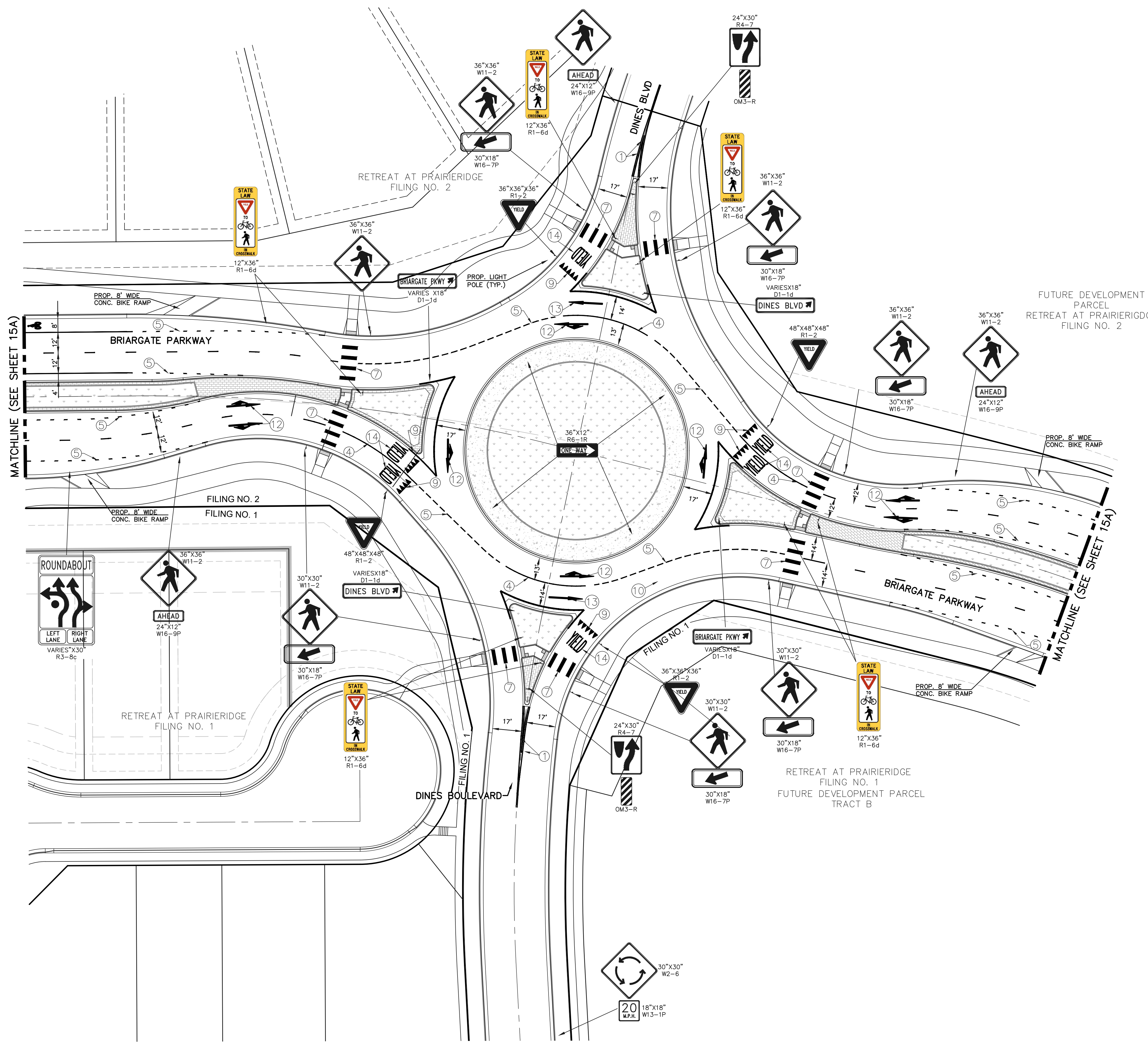
PCD No. SF259

CLASSIC CONSULTING

RETREAT AT PRAIRIERIDGE
FILING NO. 2 INFRASTRUCTURE
PUBLIC STREET IMPROVEMENT PLAN
BRIARGATE PARKWAY SIGNAGE AND STRIPING

DESIGNED BY: KES SCALE: DATE: 10/01/2025
DRAWN BY: KES (H) 1" = 50' SHEET 15A OF 32
CHECKED BY: (V) 1" = N/A JOB NO. 1305.20

619 N. Cascade Avenue, Suite 200 (719) 785-0790
Colorado Springs, Colorado 80903 (719) 785-0799 (Fax)



NOTE TO CONTRACTOR

ALL 4", 6" & 8" SOLID OR SKIP PAVEMENT MARKING ARE TO BE EPOXY.

STOP BAR, CROSSWALK LINES, YIELD LINE TRIANGLE MARKINGS, LEFT/RIGHT TURN ARROWS, BIKE LANE SYMBOL, TURN & THROUGH LANE-USE ARROW AND YIELD WORD MARKING ARE TO BE 90 MIL PREFORMED THERMOPLASTIC PAVEMENT MARKING TYPE B.

ALL SIGNAGE INSTALLATION IS TO BE IN COMPLIANCE WITH THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES.

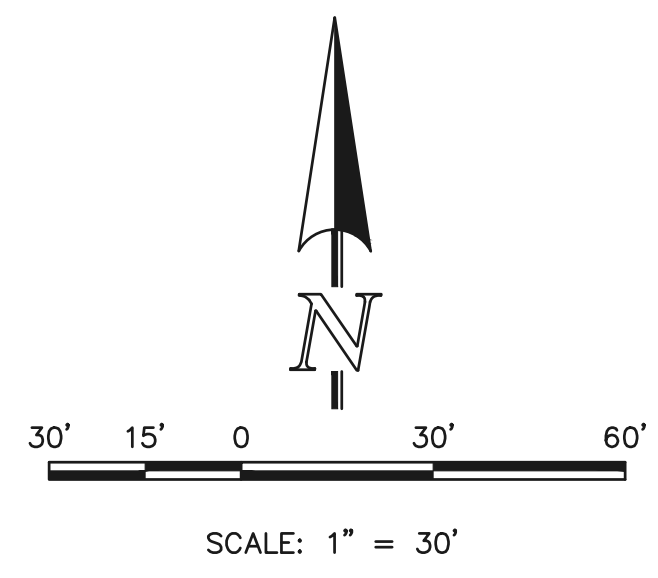
SIGN POLES SHALL BE PER CDOT STANDARDS S-614-8, S-614-2, AND S-614-3, LATEST REVISION.

STRIPING LEGEND		
STRIPE O	PAVEMENT MARKINGS	MARKING DESCRIPTION
1	CENTER LINES	DOUBLE SOLID YELLOW, 4" WIDE-SPACED 4" APART
2	LANE LINES	BROKEN WHITE, 4" WIDE-10' SEGMENTS WITH 30' GAPS
3	MEDIAN/ISLAND CENTER LINES	SINGLE SOLID YELLOW, 4" WIDE
4	CHANNELIZING LINES	SOLID WHITE, 8" WIDE
5	DOTTED LANE LINES	BROKEN WHITE, 6" WIDE-2' SEGMENTS WITH 4' GAPS
6	STOP BAR	SOLID WHITE, 24" WIDE
7	CROSSWALK LINES	SOLID WHITE, 24" WIDE, 9' LONG, 48" GAPS
8	BIKE LANE CHANNELIZING LINES	SOLID WHITE, 6" WIDE
9	YIELD LINE TRIANGLE SYMBOLS PAVEMENT MARKINGS	SEE DETAIL ON PLAN SHEET 15
10	TURN ARROW PAVEMENT MARKINGS	SEE TURN ARROW DETAIL ON SHEET 15
11	BIKE LANE SYMBOL PAVEMENT MARKINGS	SEE BIKE LANE SYMBOL DETAIL ON SHEET 15
12	TURN & THROUGH LANE-USE ARROW PAVEMENT MARKINGS	SEE TURN & LANE-USE ARROW DETAIL ON SHEET 15
13	THROUGH LANE-USE ARROW	SEE LANE-USE ARROW
14	YIELD WORD PAVEMENT MARKINGS	SEE WORD DETAIL ON SHEET 15

NOTE:
SEE L.S. PLANS FOR DESIGN AND MATERIALS

MATCHLINE (SEE SHEET 15A)

MATCHLINE (SEE SHEET 15A)



STREET NAME NO OUTLET

STREET NAME
STREET NAME (D-3)

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MARC A. WHORTON, COLORADO LICENSE #37155
DATE 2/13/2026

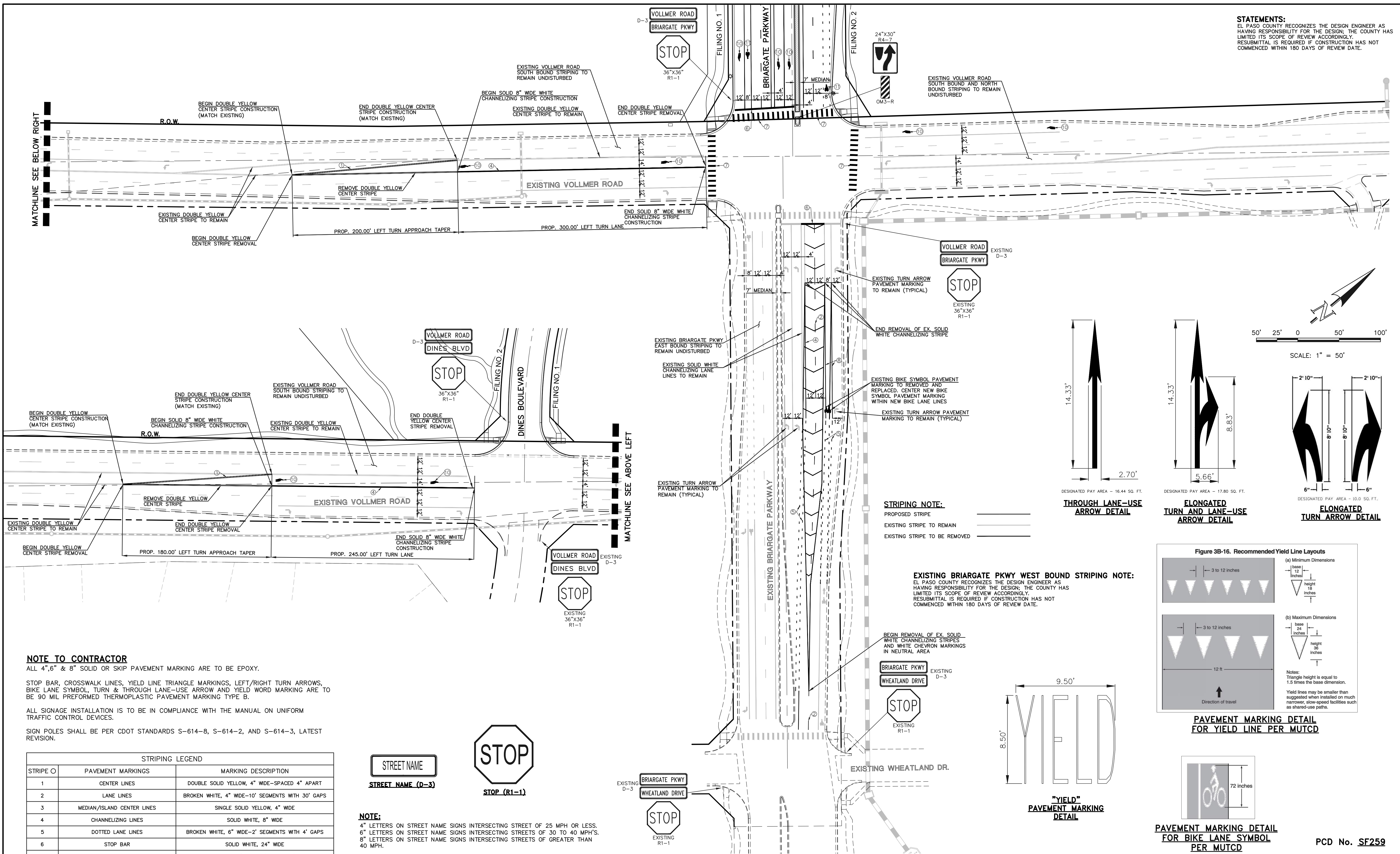
PCD No. SF259

RETREAT AT PRAIRIERIDGE
FILING NO. 2 INFRASTRUCTURE
PUBLIC STREET IMPROVEMENT PLAN
ROUNDBOULT SIGNAGE AND STRIPING

DESIGNED BY	KES	SCALE	DATE	10/01/2025
DRAWN BY	KES	(H) 1" = 30'	SHEET 15B OF 32	
CHECKED BY	(V)	1" = N/A	JOB NO.	1.305.20

CLASSIC CONSULTING

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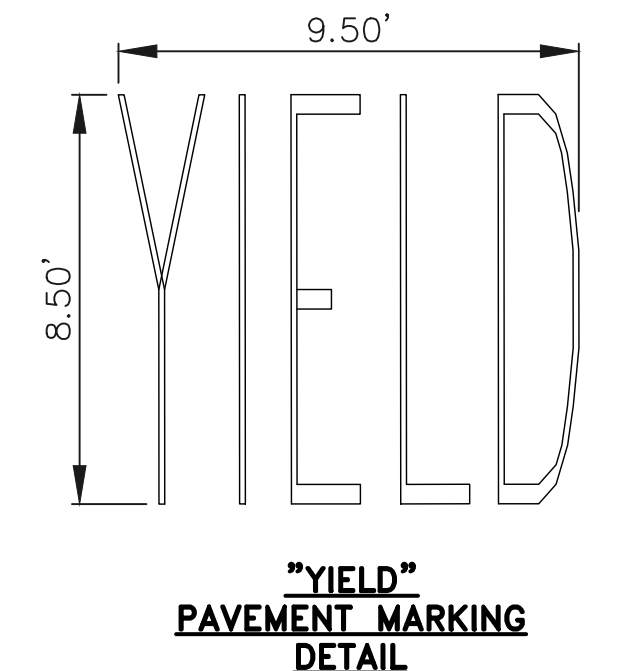
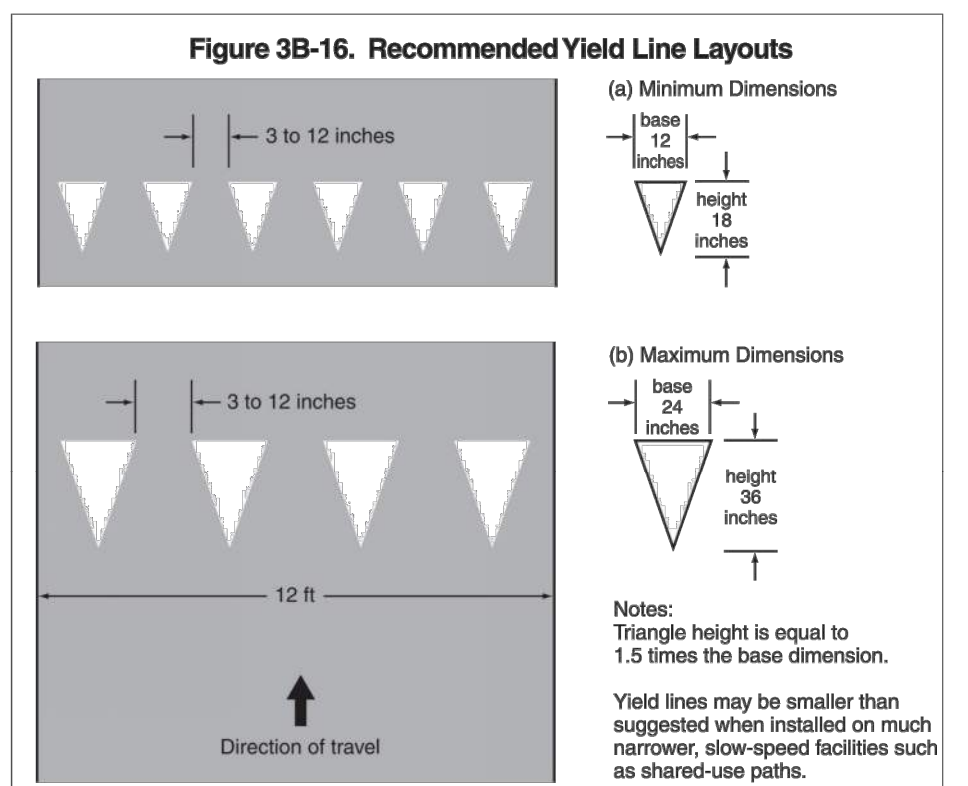
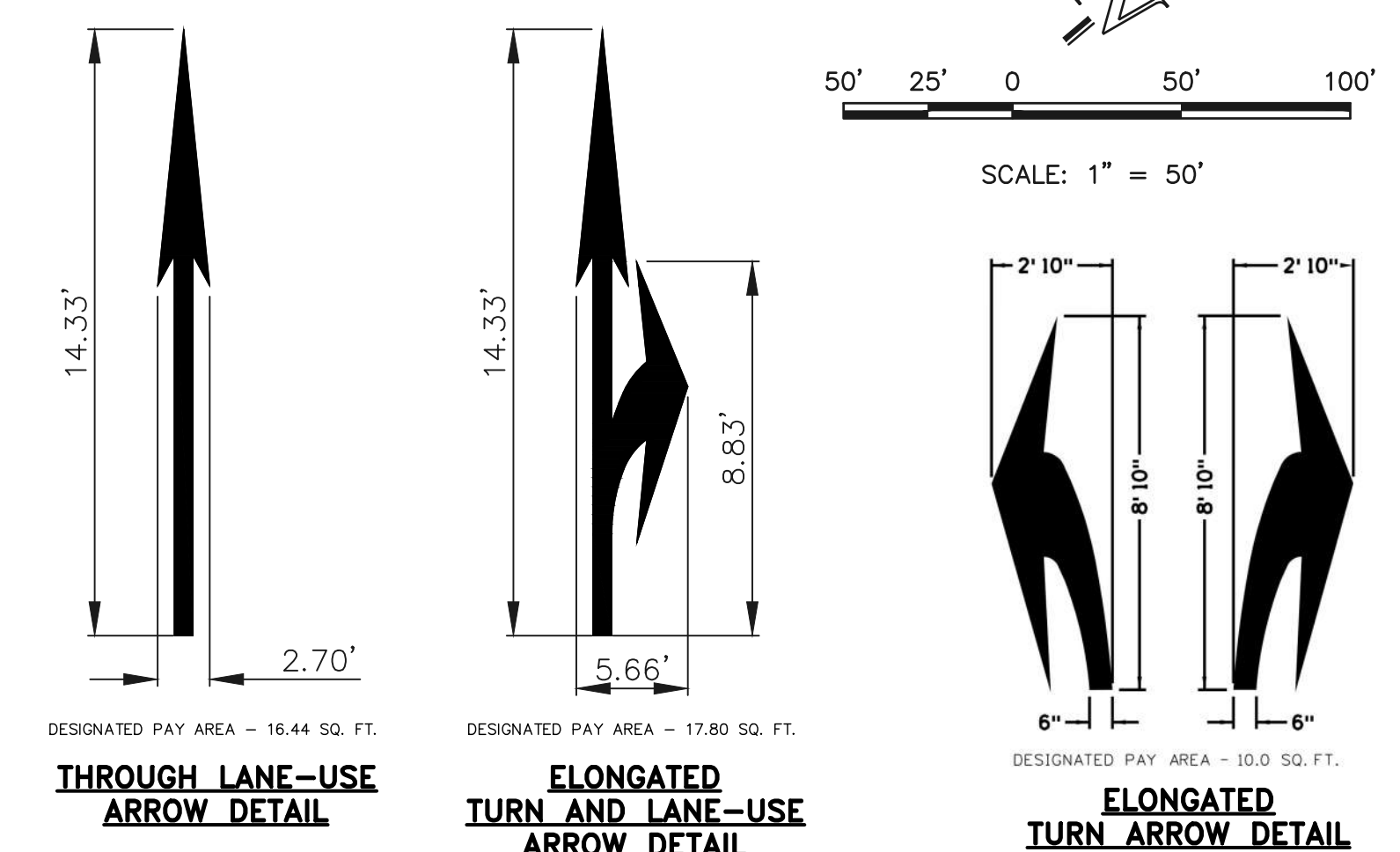


RETREAT AT PRAIRIERIDGE
 FILING NO. 2 INFRASTRUCTURE
 PUBLIC STREET IMPROVEMENT PLAN
 BRIARGATE PKWY/VOLLMER RD STRIPING

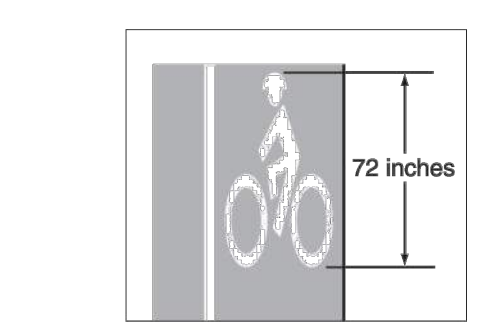
DESIGNED BY KES SCALE DATE 10/01/2025
 DRAWN BY KES (H) 1" = 50' SHEET 16 OF 32
 CHECKED BY (V) 1" = N/A JOB NO. 1305.20

STRIPING NOTE:
 PROPOSED STRIPE
 EXISTING STRIPE TO REMAIN
 EXISTING STRIPE TO BE REMOVED

EXISTING BRIARGATE PKWY WEST BOUND STRIPING NOTE:
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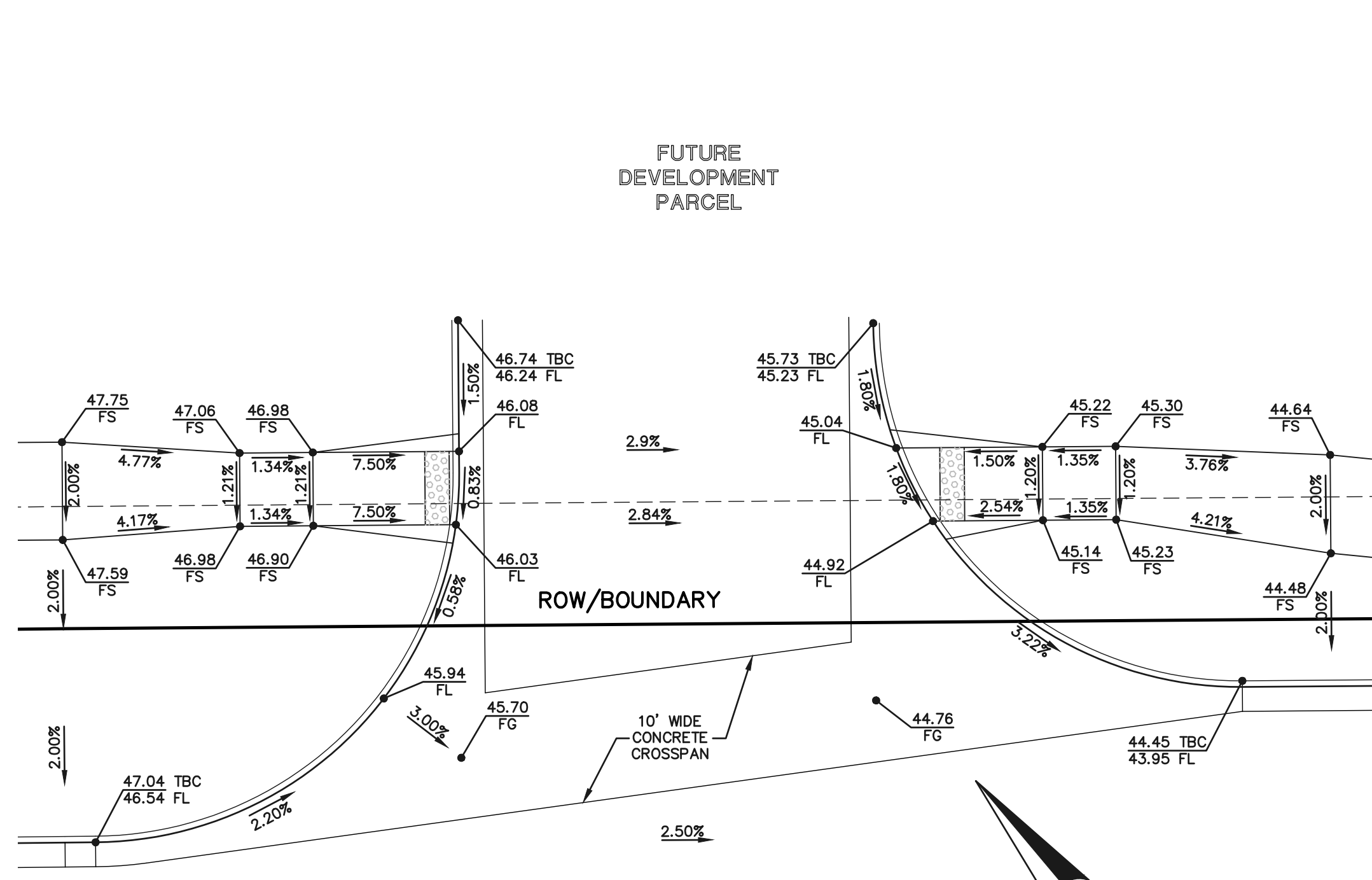
PAVEMENT MARKING DETAIL FOR YIELD LINE PER MUTCD



PAVEMENT MARKING DETAIL FOR BIKE LANE SYMBOL PER MUTCD

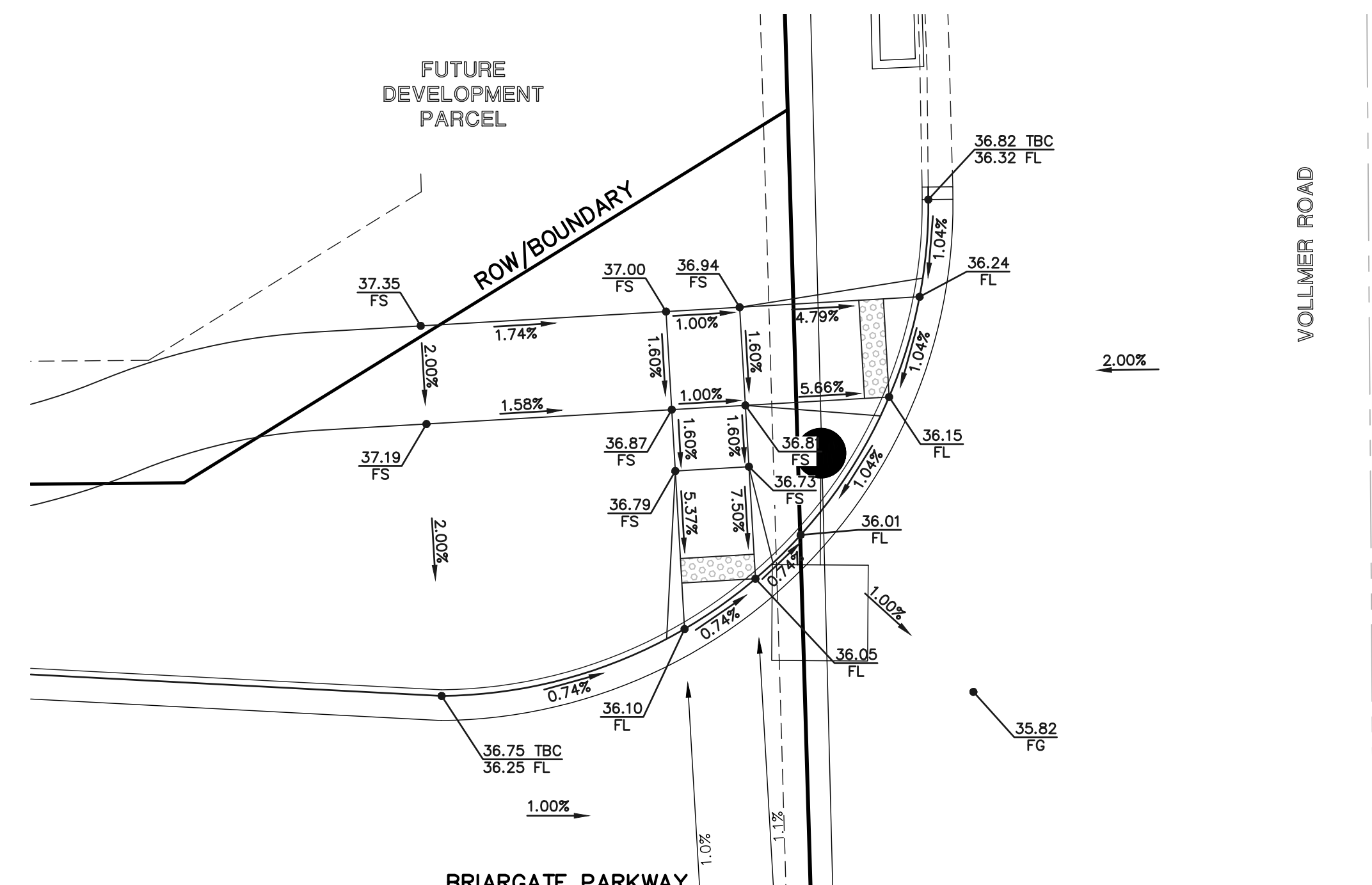
PCD No. SF259

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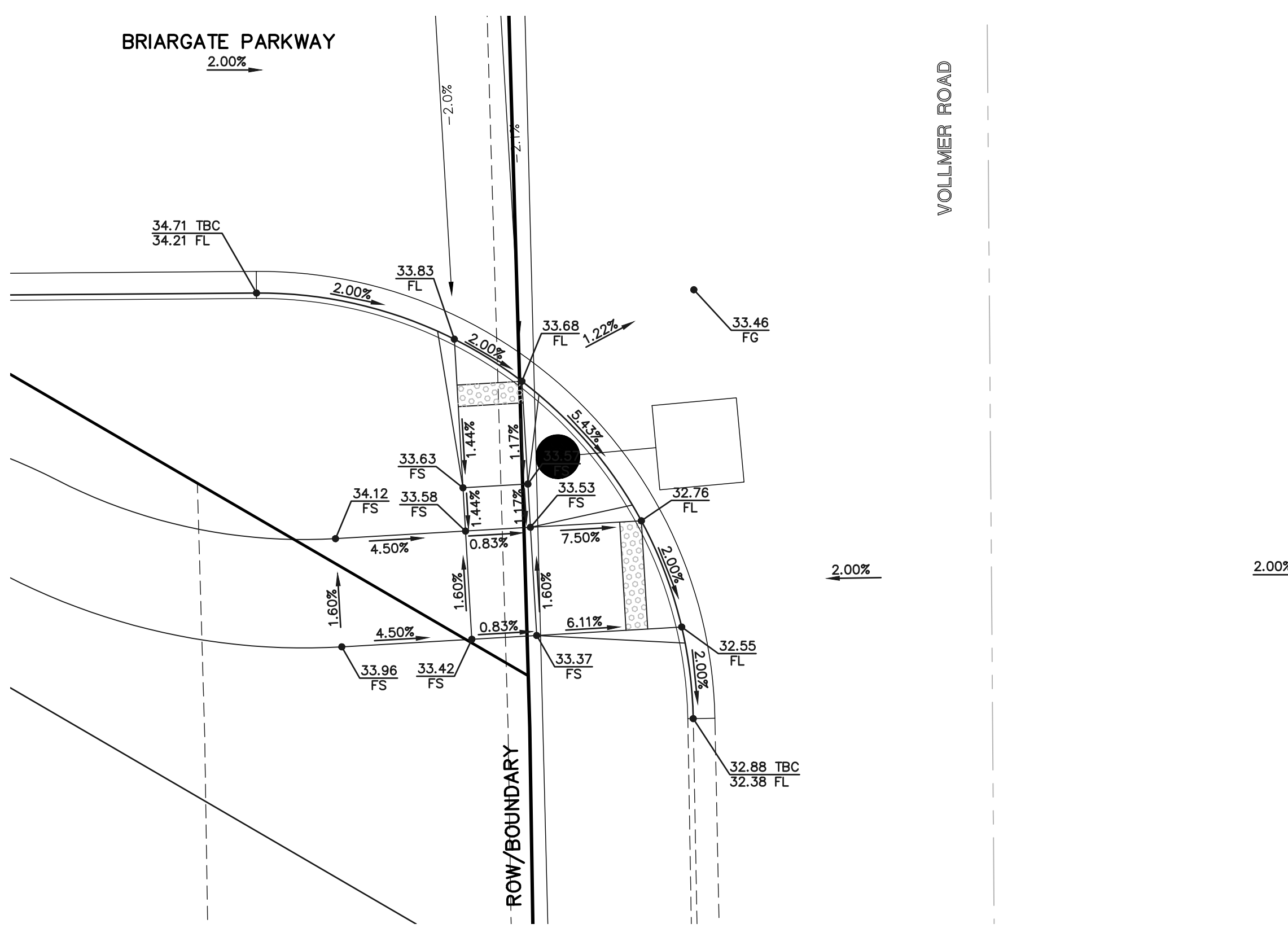
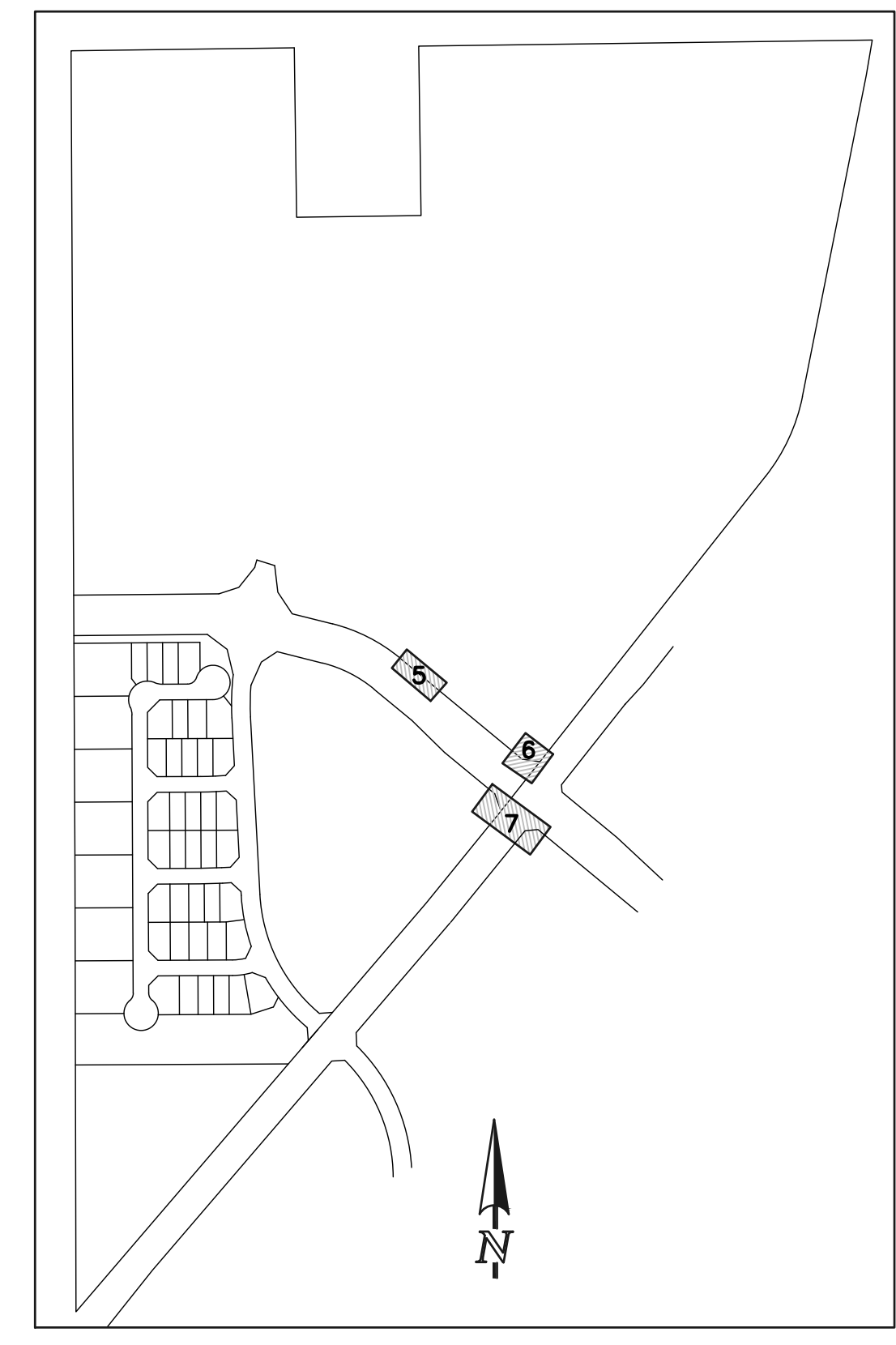
BRIARGATE PARKWAY MID-BLOCK 'RAMP-05'

SCALE: 1" = 10'



INTERSECTION OF BRIARGATE PARKWAY & VOLLMER ROAD (NORTH) 'RAMPS-06'

SCALE: 1" = 10'



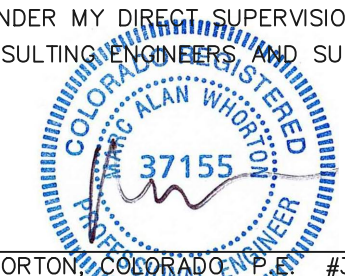
INTERSECTION OF BRIARGATE PARKWAY & VOLLMER ROAD (SOUTH) 'RAMPS-07'

SCALE: 1" = 10'

<p>48 HOURS BEFORE YOU DIG, CALL UTILITY LOCATORS 811 UTILITY NOTIFICATION CENTER OF COLORADO IT'S THE LAW</p> <p>THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK. THE CONTRACTOR SHALL BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE CAUSED BY HIS FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.</p>		<table border="1"> <thead> <tr> <th>NO.</th> <th>REVISION</th> <th>DATE</th> </tr> </thead> <tbody> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> </tbody> </table>	NO.	REVISION	DATE															
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REVIEW:

PREPARED UNDER MY DIRECT SUPERVISION FOR AND ON BEHALF OF CLASSIC CONSULTING ENGINEERS AND SURVEYORS, LLC



MARC A. WHORTON, COLORADO ENGINEER #37155 DATE 2/16/2026

CLASSIC CONSULTING

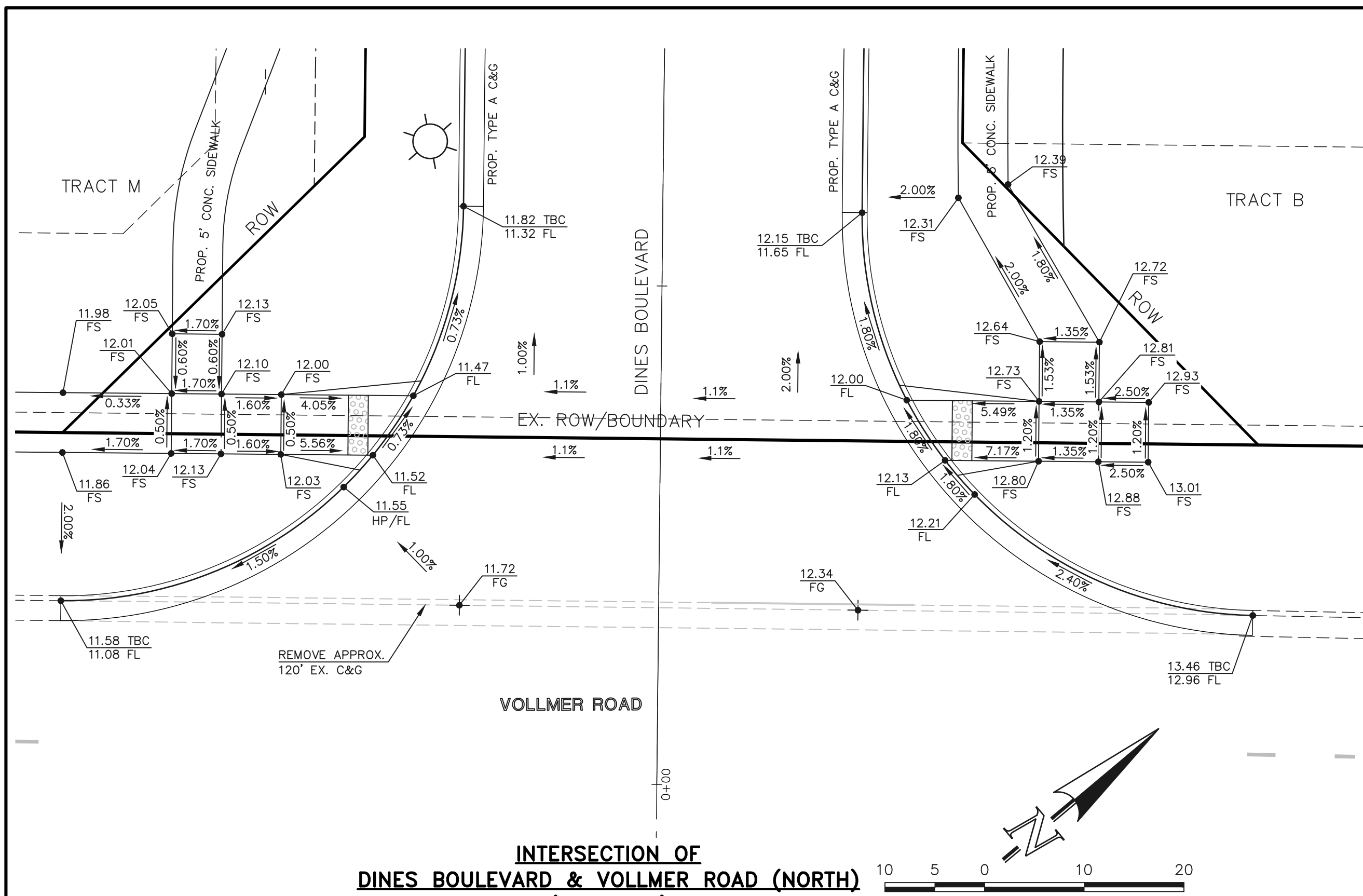
619 N. Cascade Avenue, Suite 200
Colorado Springs, Colorado 80903

(719) 785-0790
(719) 785-0799 (Fax)

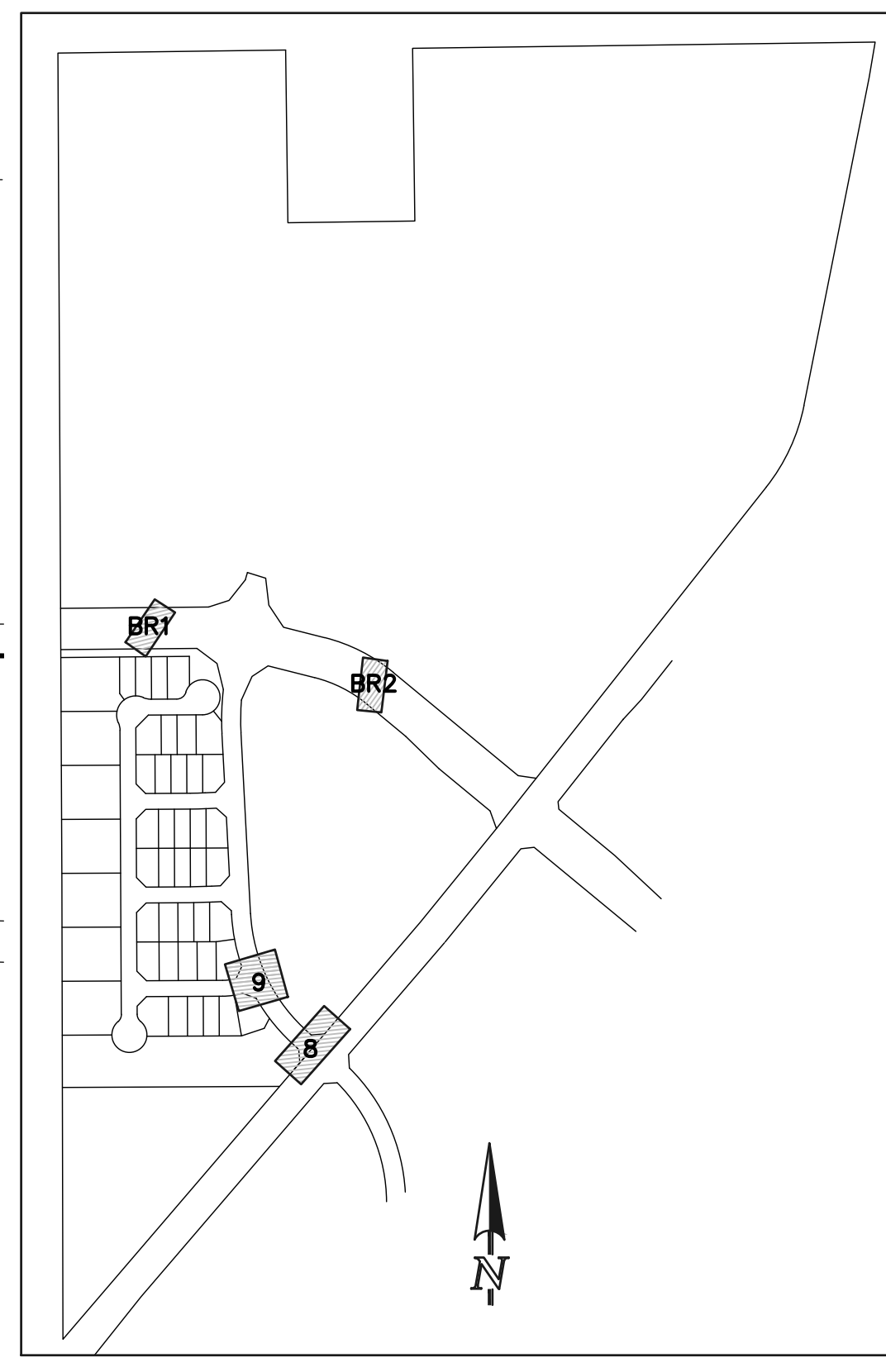
PCD No. SF259

<p>RETREAT AT PRAIRIERIDGE FILING NO. 2 INFRASTRUCTURE PUBLIC STREET IMPROVEMENT PLANS PEDESTRIAN RAMP DETAILS 5-7</p>			
DESIGNED BY	KES	SCALE	DATE
DRAWN BY	KES	(H) 1" = N/A	10/01/2025
CHECKED BY	(V) 1" = N/A	SHEET	18 OF 32
		JOB NO.	1305.20

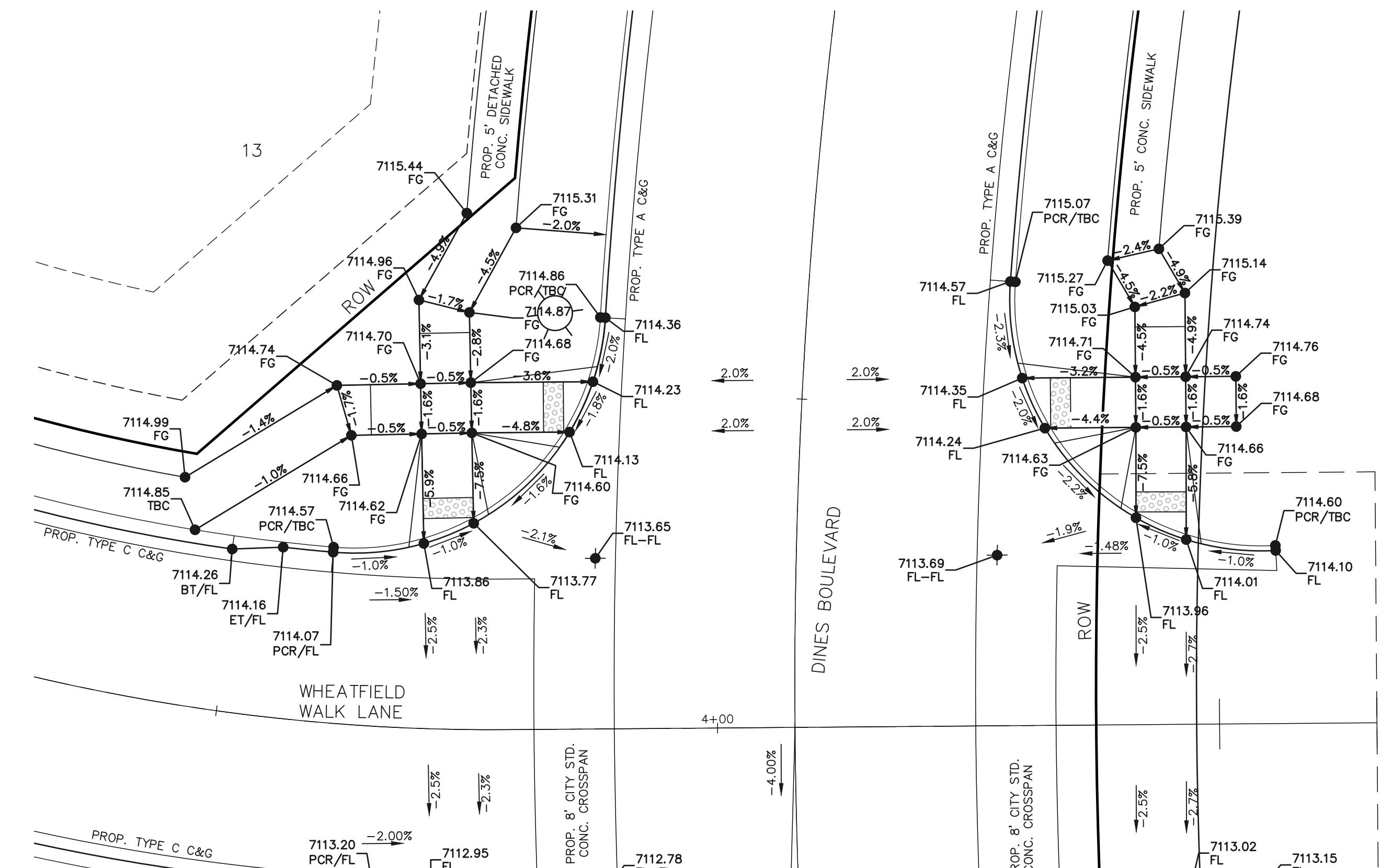
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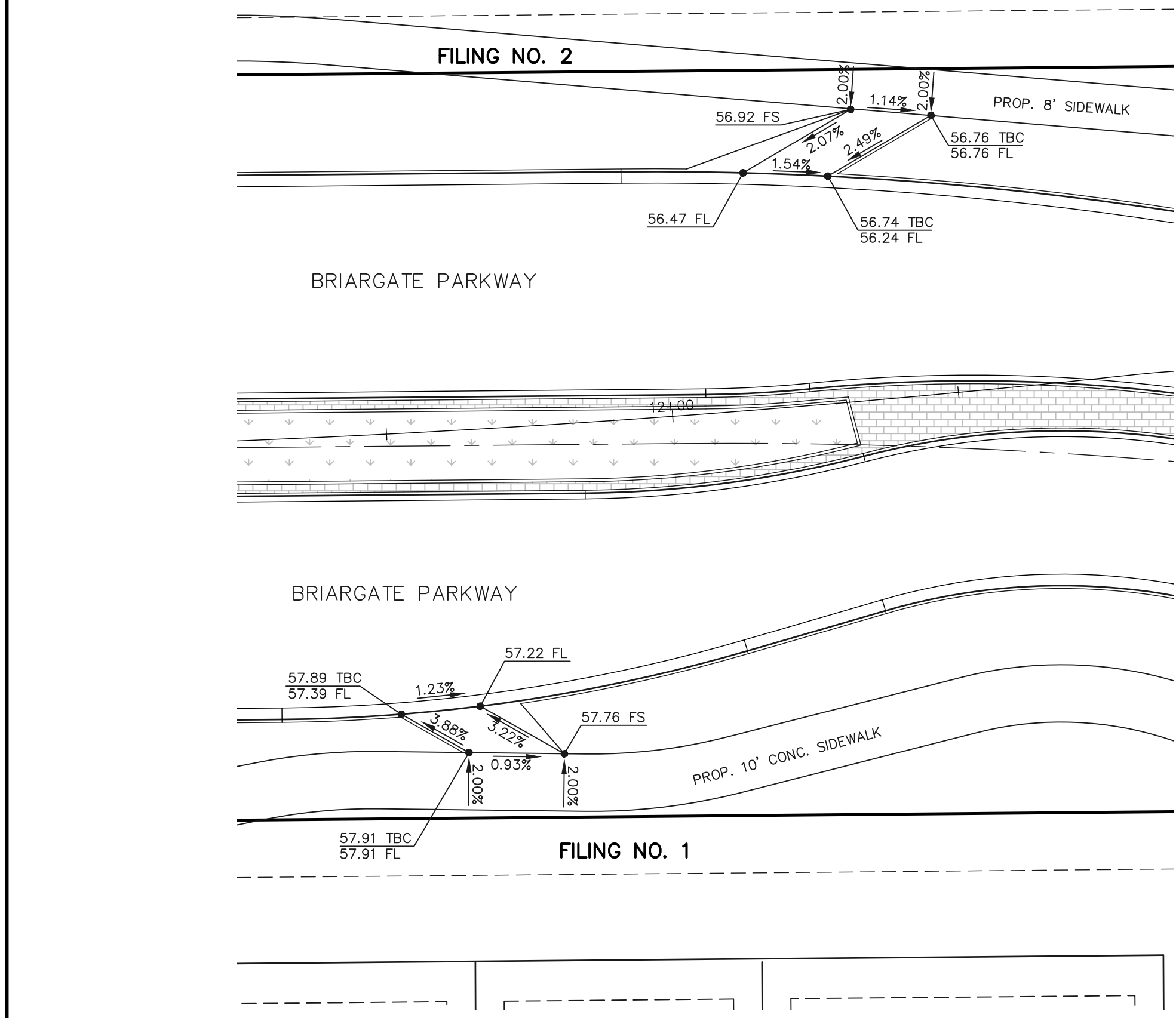
**INTERSECTION OF
DINES BOULEVARD & VOLLMER ROAD (NORTH)
'RAMP-08'**
SCALE: 1" = 10'



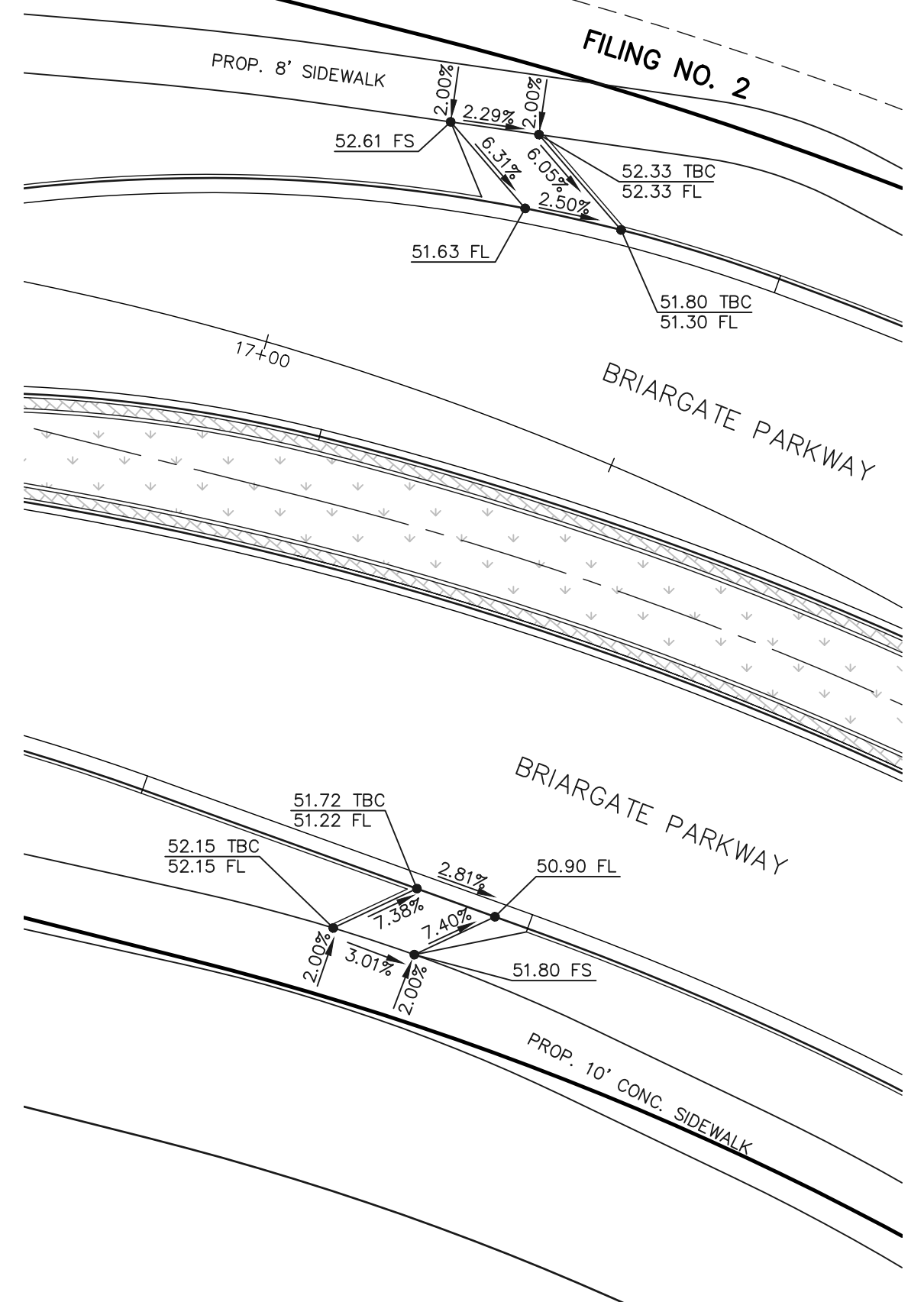
KEY MAP
NOT TO SCALE



**INTERSECTION OF
DINES BOULEVARD & WHEATFIELD WALK LANE
'RAMPS-09'**
SCALE: 1" = 10'



**BRIARGATE PARKWAY (WEST)
'BIKE RAMP-01'**
SCALE: 1" = 20'



**BRIARGATE PARKWAY (EAST)
'BIKE RAMP-02'**
SCALE: 1" = 20'

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DATE: 2/16/2026

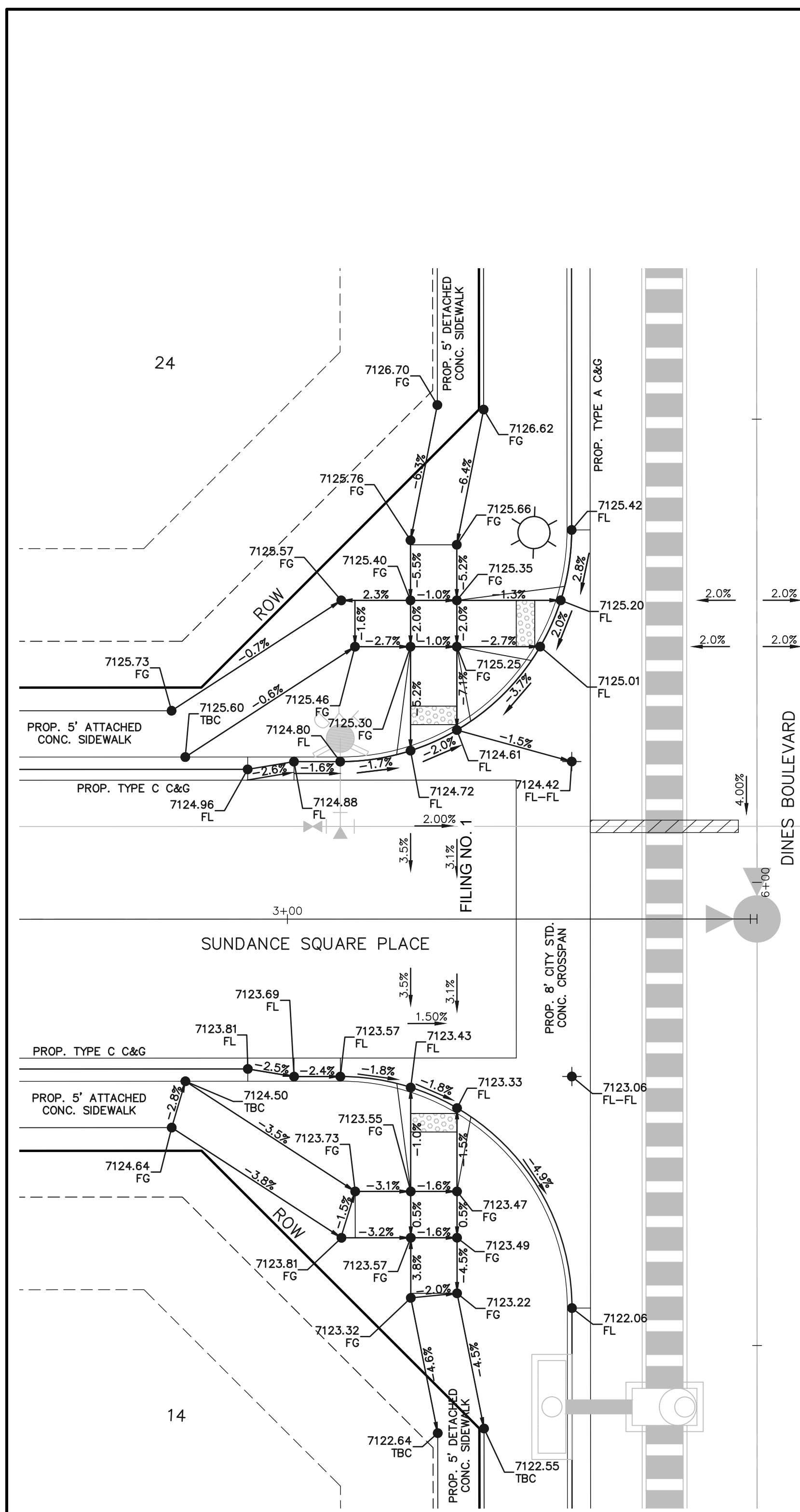


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PUBLIC STREET IMPROVEMENT PLANS
PEDESTRIAN RAMP DETAILS 8 & 9

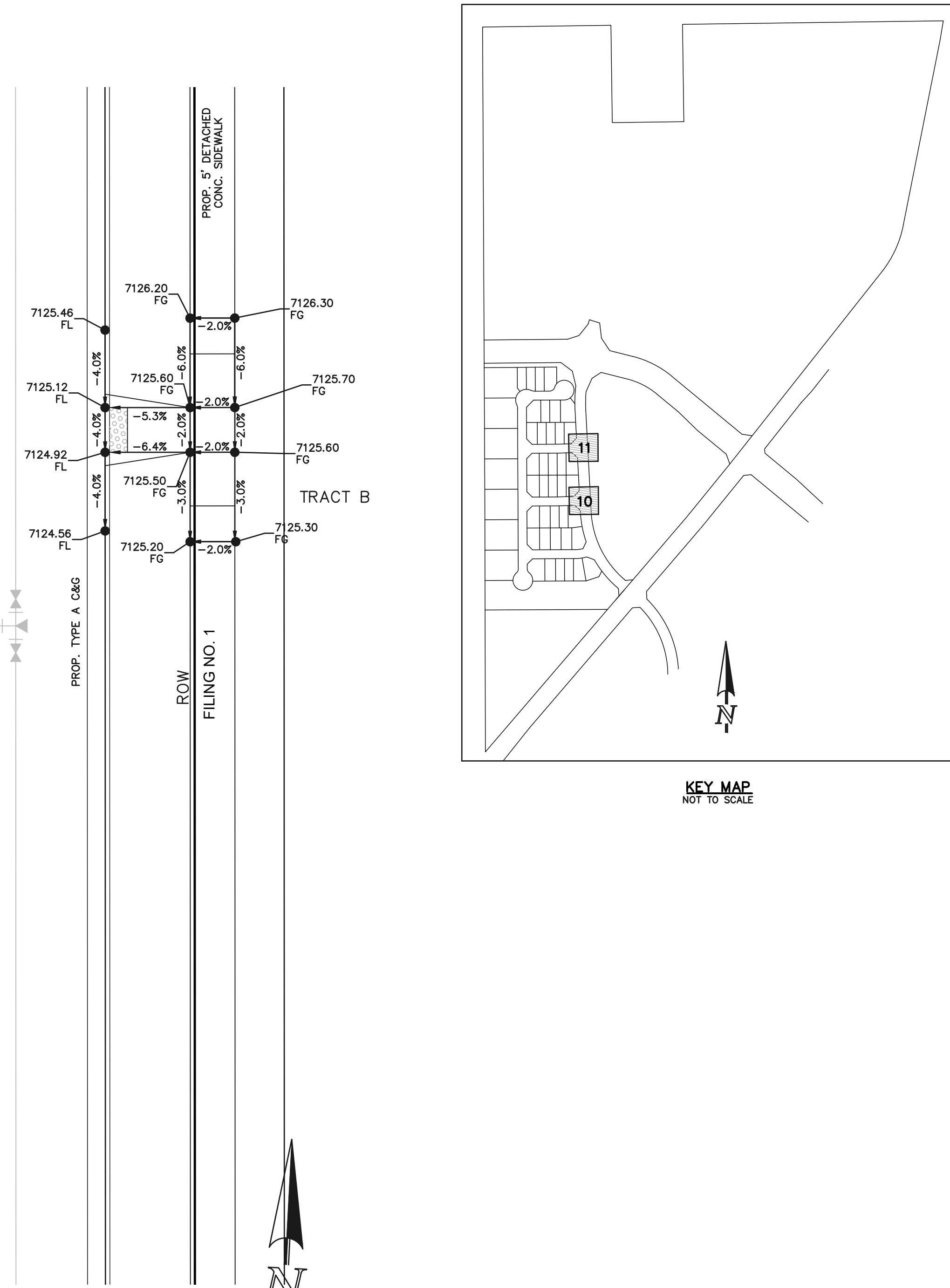
DESIGNED BY	KES	SCALE	DATE	10/01/2025
DRAWN BY	KES	(H) 1"=10'/20'	SHEET	19 OF 32
CHECKED BY	(V)	1"=N/A	JOB NO.	1305.20

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**INTERSECTION OF
DINES BOULEVARD & SUNDANCE SQUARE PLACE
'RAMP-10'**

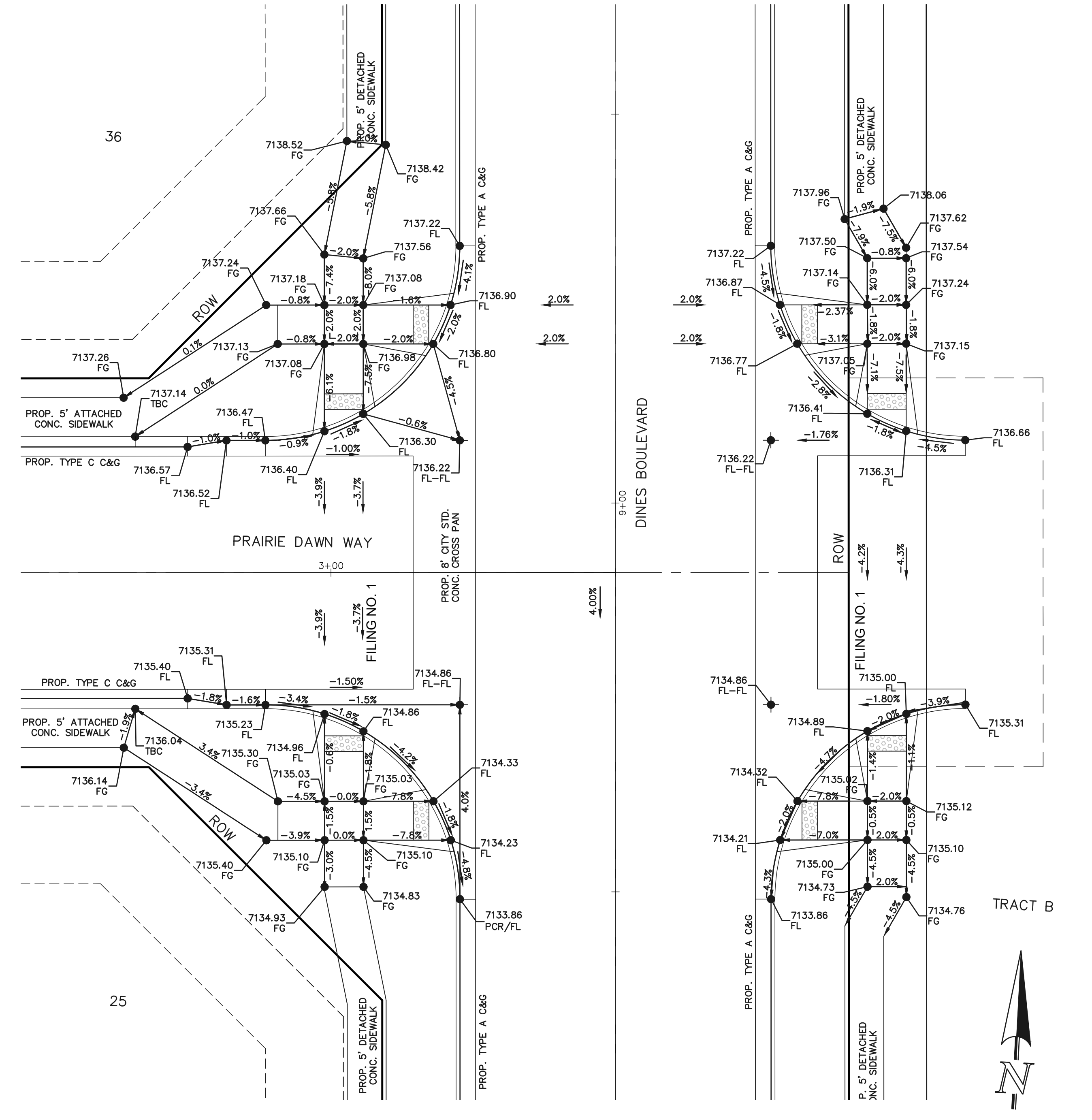
10 5 0 10 20
SCALE: 1" = 10'



**KEY MAP
NOT TO SCALE**

**INTERSECTION OF
DINES BOULEVARD & PRAIRIE DAWN WAY
'RAMP-11'**

10 5 0 10 20
SCALE: 1" = 10'



**KEY MAP
NOT TO SCALE**

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PUBLIC STREET IMPROVEMENT PLANS
PEDESTRIAN RAMP DETAILS 10 & 11

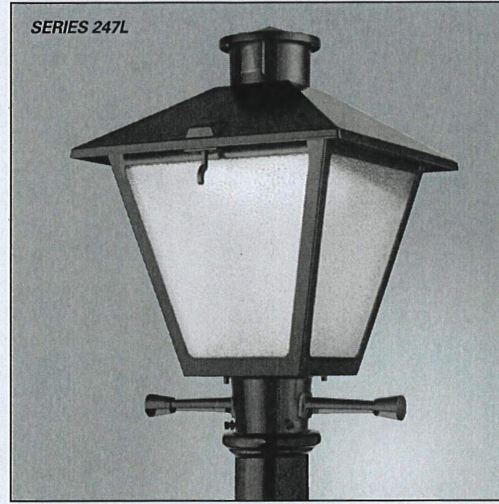
DESIGNED BY KES SCALE DATE 10/01/2025
DRAWN BY KES (H) 1" = 10' SHEET 20 OF 32
CHECKED BY (V) 1" = N/A JOB NO. 1305.20





American Revolution LED Series 247L

PRODUCT OVERVIEW



Features:

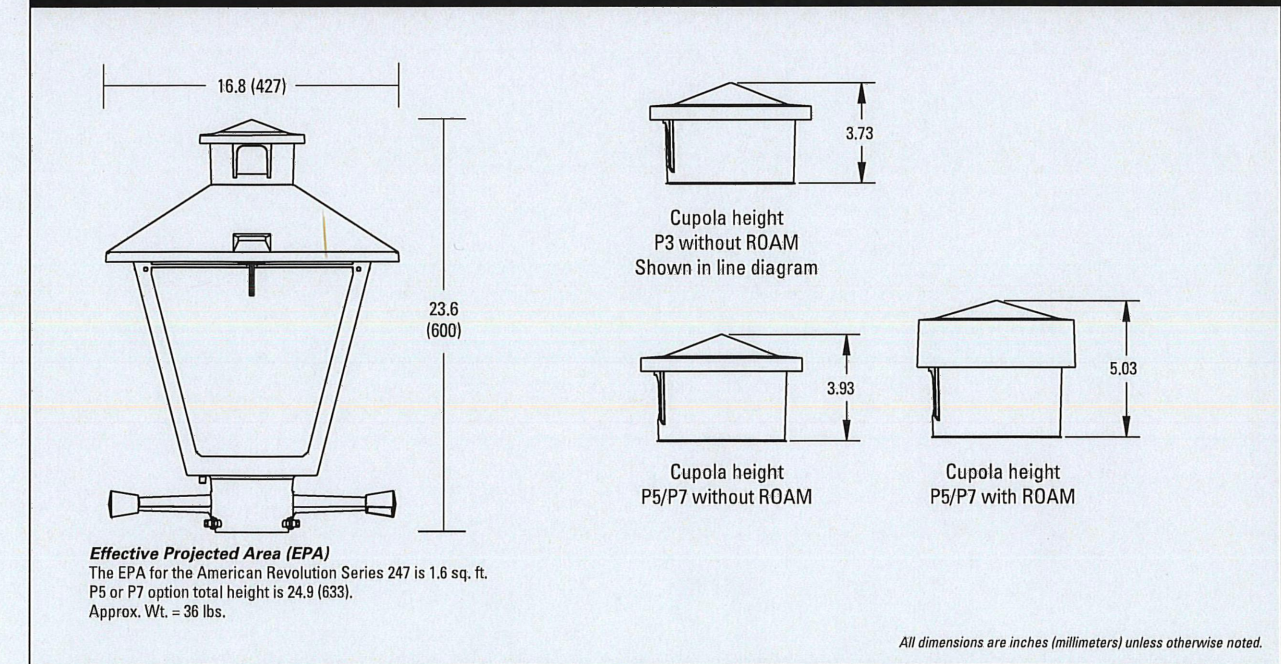
- Die-cast aluminum housing and hood for long-life performance
- Die-cast trigger latch (TL) and captive thumb screws option available for easy access to internal components
- Optical assembly designed for maximum performance, available in Type II, Type III and Type V
- Hinged hood and captive thumb screws provision afford quick, easy access to electrical and optical area for servicing
- Slipfitter with three set screws allows secure installation to pole sizes 2-3/8" or 3" O.D.
- Surge protection device (standard) exceeds ANSI C82.41 Category C1 criteria (surge tested at 10kV/5kA)
- Complies with ANSI: C136.2, C136.10, C136.15
- CSA listed and suitable for up to 30°C ambient
- Rated L70, LED life greater than 100,000 hours at 25°C
- Replaces up to 150W HPS light source incumbent models
- LED electronic 0V-10V dimmable driver
- DesignLights Consortium® (DLC) qualified product. Not all versions of this product may be DLC qualified. Please check the DLC Qualified Products List at www.designlights.org/DQL to confirm which versions are qualified.

Applications:

- Streetscapes
- Walkways
- Pathways
- Parks

MVEA Spec # 247L 10LEDE10 MVOLT 4K RS AY PCLL

DIMENSIONS



Note: Specifications subject to change without notice. American Revolution Series 247L LED



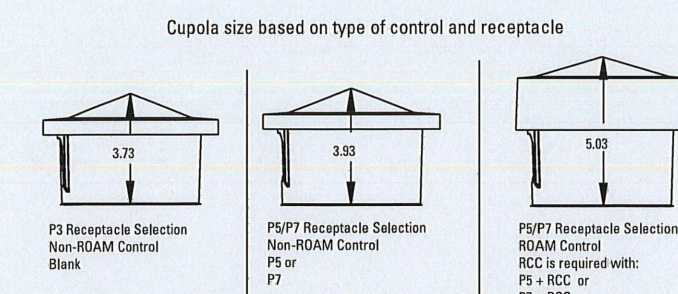
American Revolution LED Series 247L

ORDERING INFORMATION

Example: 247L 20LEDE70 MVOLT 4K RS AY

Series	Performance Package	Voltage	Color Temperature (CCT)
247L American Revolution LED	20LEDE10 20 Chips, 1050 mA Driver, 72 input watts 20LEDE70 20 Chips, 700 mA Driver, 45 input watts 10LEDE10 10 Chips, 1050 mA Driver, 36 input watts 10LEDE70 10 Chips, 700 mA Driver, 25 input watts 10LEDE35 10 Chips, 325 mA Driver, 18 input watts 10LEDE35 10 Chips, 350 mA Driver, 13 input watts	MVOLT Multi-volt, 120-277V 247 247V 480 480V	3K 3000K 4K 4000K 5K 5000K

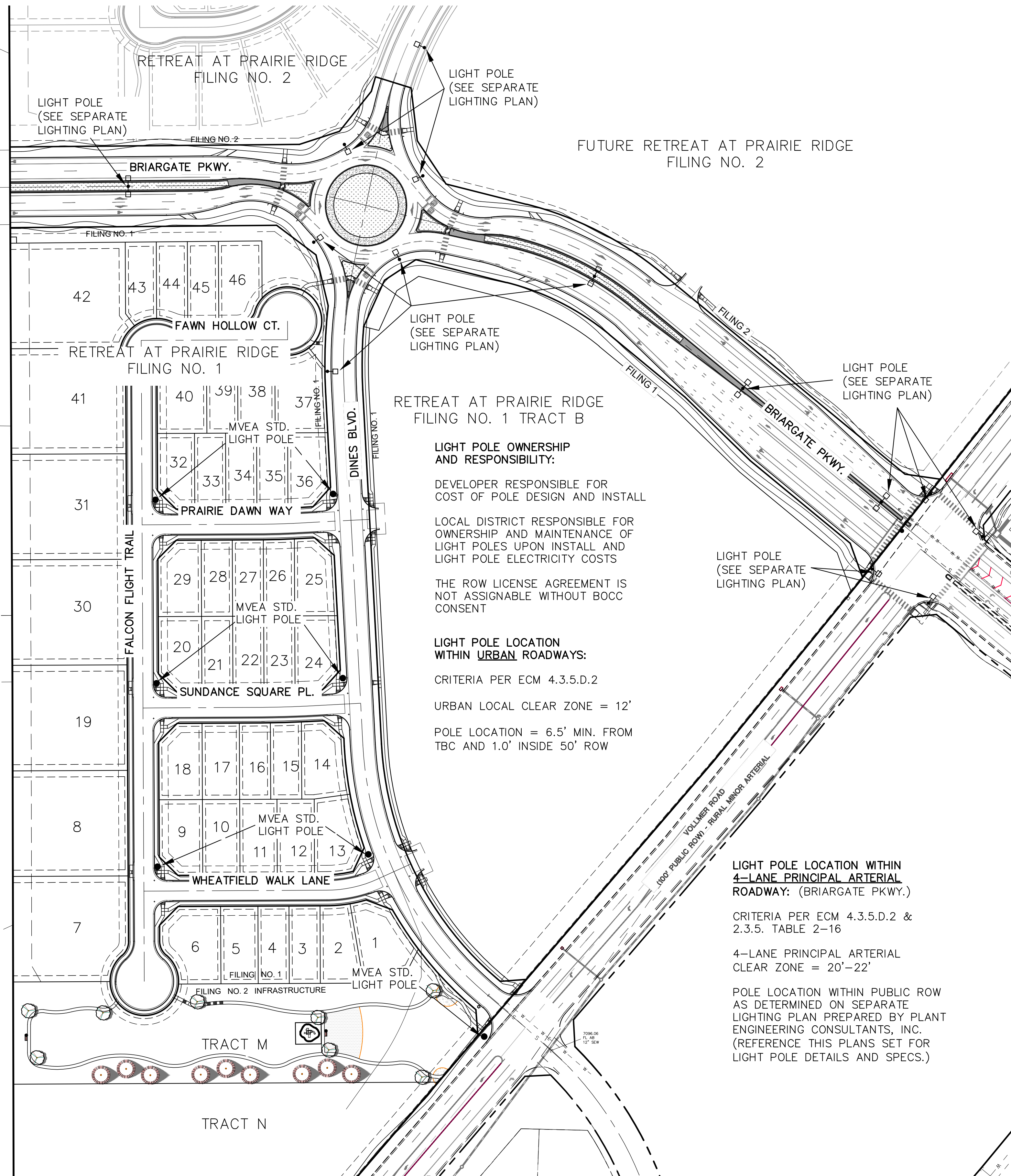
Distribution	Optics	Options
R2 Type II R3 Type III R5 Type V	AY Acrylic PY Polycarbonate	Paint (blank) BK Black (standard) GR Gray DB Dark Bronze WH White BR Bronze Photocentral (blank) 3 pin NEMA Photocentral Receptacle (standard) NR 1 No Photocentral Receptacle PS 1 5 pin NEMA Photocentral Receptacle (dimming driver included) PT 2 7 pin NEMA Photocentral Receptacle (dimming driver included) PCLL 4 Solid State Long Life Photocentral PCS5 14 Net CSA Listed Solid State Long Life Photocentral (120-277V)



- Notes:
- Other colors available, please contact factory
 - PC and SR not available with NR option
 - Taller cupola cover (RCC) is required when used with ROAM or other similar wireless monitoring control systems
 - Standard feature mode - "Fall On"
 - Photocenters supplied with ANSI Standard Turn-On levels
 - XL option is required
 - Ships with unit, field installed
 - Required when using ROAM or other similar wireless monitoring control systems



Warranty Five-year limited warranty. Complete warranty terms located at www.aelighting.com/CustomersServiceTerms_and_conditions.aspx
 Actual performance may differ as a result of end-user environment and application.
 All values are design or typical values, measured under laboratory conditions at 25°C.
 Specifications subject to change without notice.
 Please contact your sales representative for the latest product information.



LIGHT POLE OWNERSHIP AND RESPONSIBILITY:
 DEVELOPER RESPONSIBLE FOR COST OF POLE DESIGN AND INSTALL
 LOCAL DISTRICT RESPONSIBLE FOR OWNERSHIP AND MAINTENANCE OF LIGHT POLES UPON INSTALL AND LIGHT POLE ELECTRICITY COSTS
 THE ROW LICENSE AGREEMENT IS NOT ASSIGNABLE WITHOUT BOCC CONSENT

LIGHT POLE LOCATION WITHIN URBAN ROADWAYS:
 CRITERIA PER ECM 4.3.5.D.2
 URBAN LOCAL CLEAR ZONE = 12'
 POLE LOCATION = 6.5' MIN. FROM TBC AND 1.0' INSIDE 50' ROW

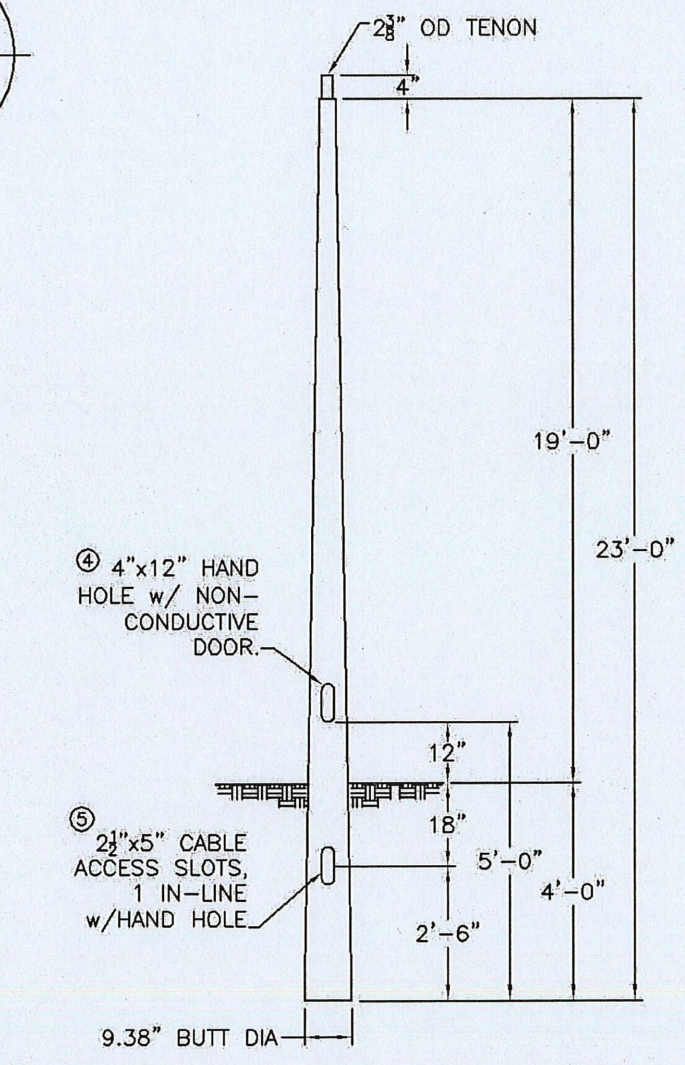
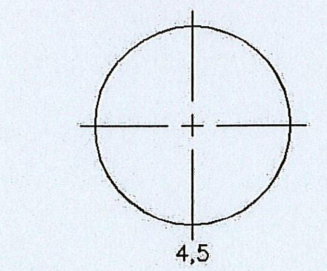
LIGHT POLE LOCATION WITHIN 4-LANE PRINCIPAL ARTERIAL ROADWAY: (BRIARGATE PKWY.)

CRITERIA PER ECM 4.3.5.D.2 & 2.3.5. TABLE 2-16

4-LANE PRINCIPAL ARTERIAL CLEAR ZONE = 20'-22'

POLE LOCATION WITHIN PUBLIC ROW AS DETERMINED ON SEPARATE LIGHTING PLAN PREPARED BY PLANT ENGINEERING CONSULTANTS, INC. (REFERENCE THIS PLANS SET FOR LIGHT POLE DETAILS AND SPECS.)

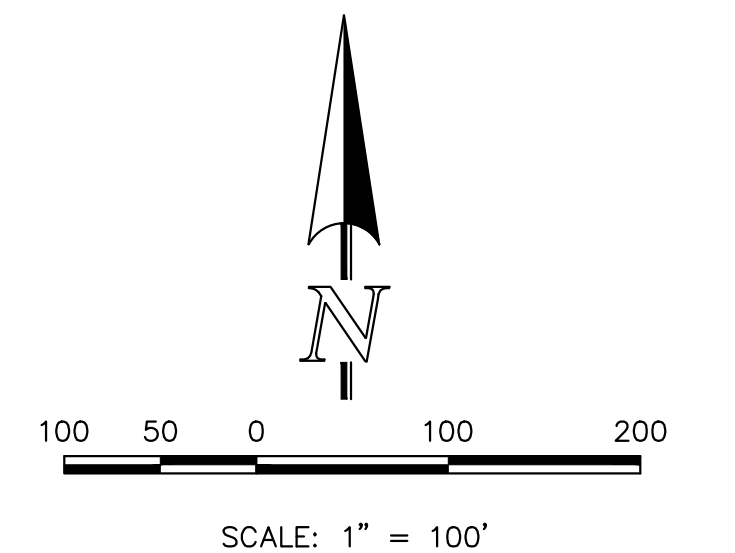
ORIENTATION VIEWED FROM TOP OF POLE



CMT
 145 Wood Street
 Falls, NC 29118
 804.434.4236
 www.cmtpole.com

MOUNTAIN VIEW

QUANTITY:	JOB NUMBER:	SPECS:	CAT. NO.:	TB23-D-50-3-H-T238	WIND VEL.:	1000 1.3
P.O. NUMBER:	APPD BY:	TOT. LENGTH:	23'-0"	LUM. WEIGHT:	50 lbs.	
REV. DATE BY	REMARKS	EMBED. DEPTH:	4'-0"	LUM. EPA:	3.50 sq.ft.	
QUOTE:		TIP WIDTH:	4.41"	STATIC DEFL.:		
		WEIGHT:	50 lbs.	TOTAL DEFL.:		
		DRAWN BY:	PLF	DATE:	01/16/2017	



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NO.	REVISION	DATE

REVIEW:
 PREPARED UNDER MY DIRECT SUPERVISION FOR AND ON BEHALF OF CLASSIC CONSULTING ENGINEERS AND SURVEYORS, LLC

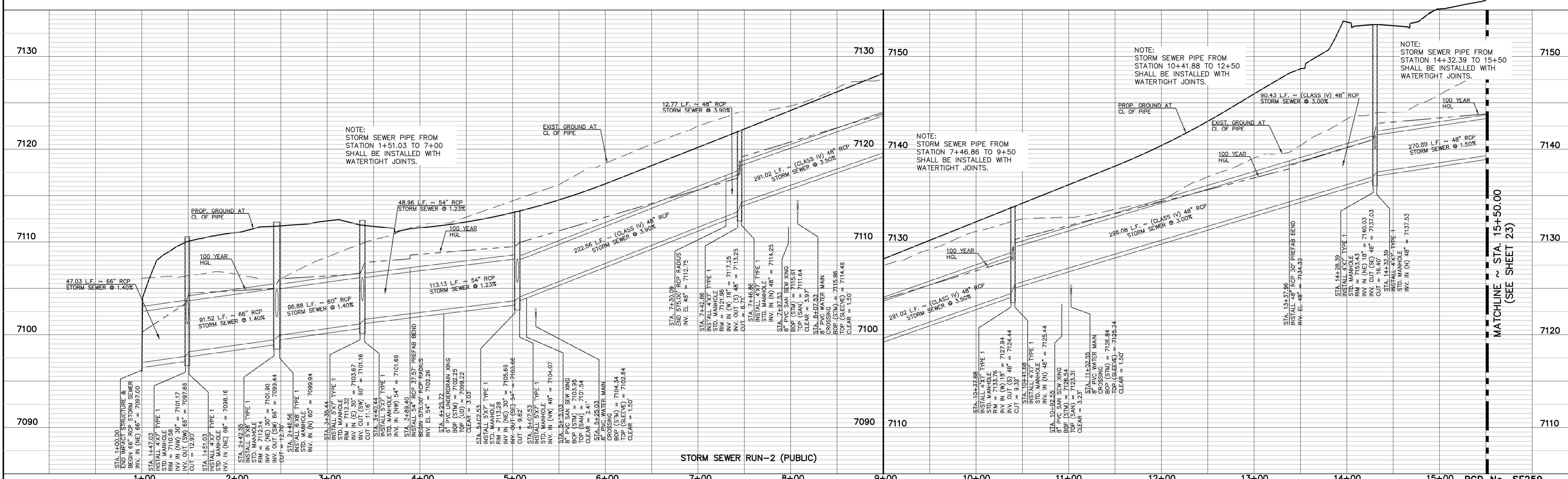
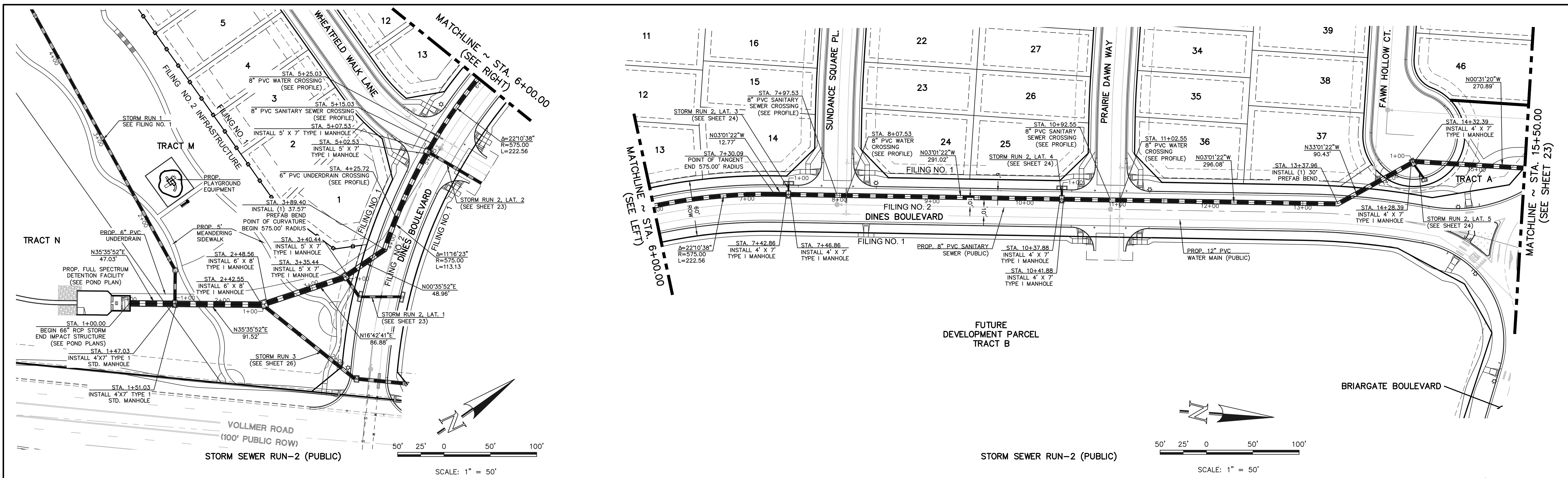
MARC A. WHORTON, #37155
 DATE: 2/13/2026



RETREAT AT PRAIRIERIDGE
 FILING NO. 2 INFRASTRUCTURE
 CONSTRUCTION PLANS
 STREET LIGHT POLE LOCATION PLAN

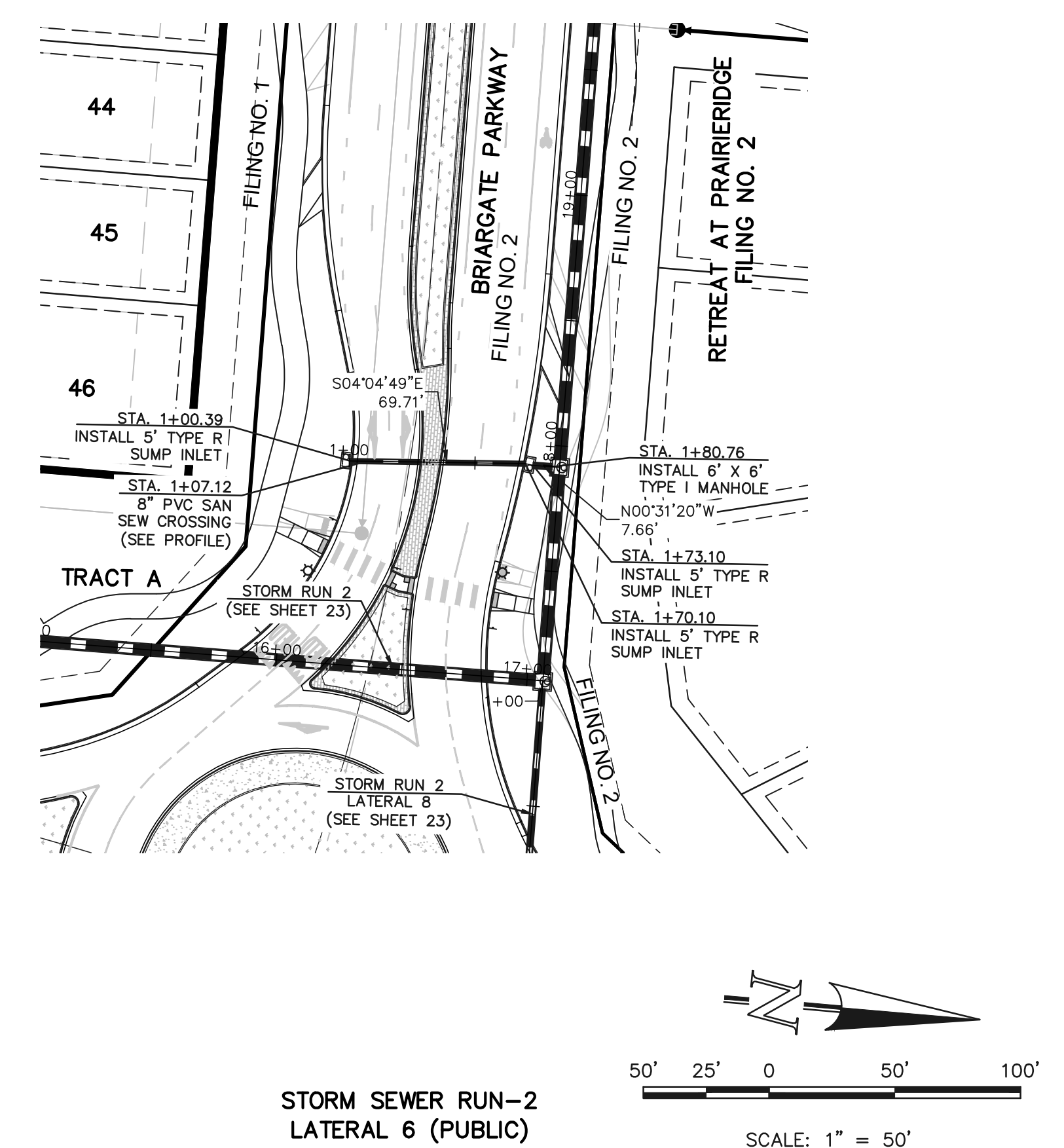
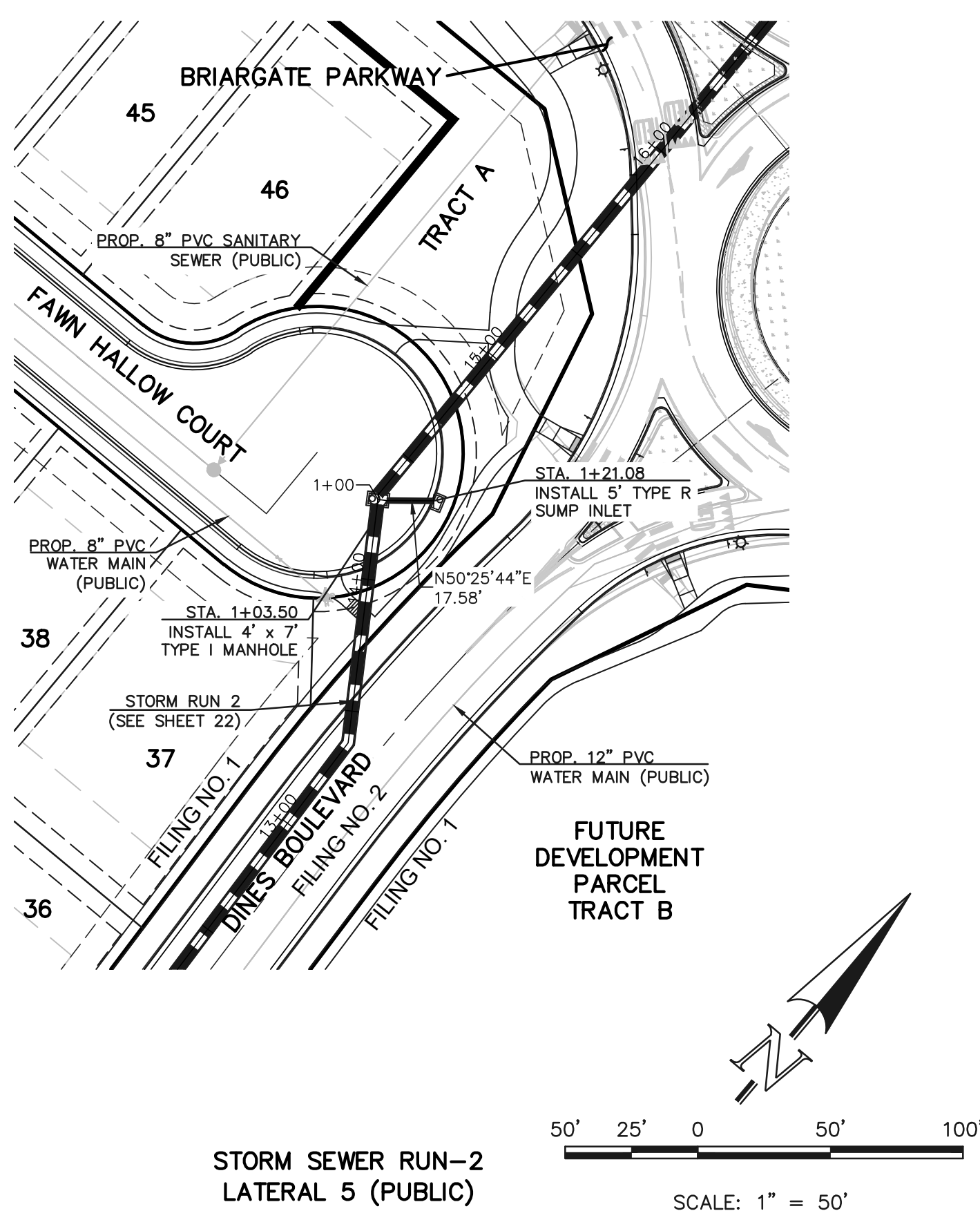
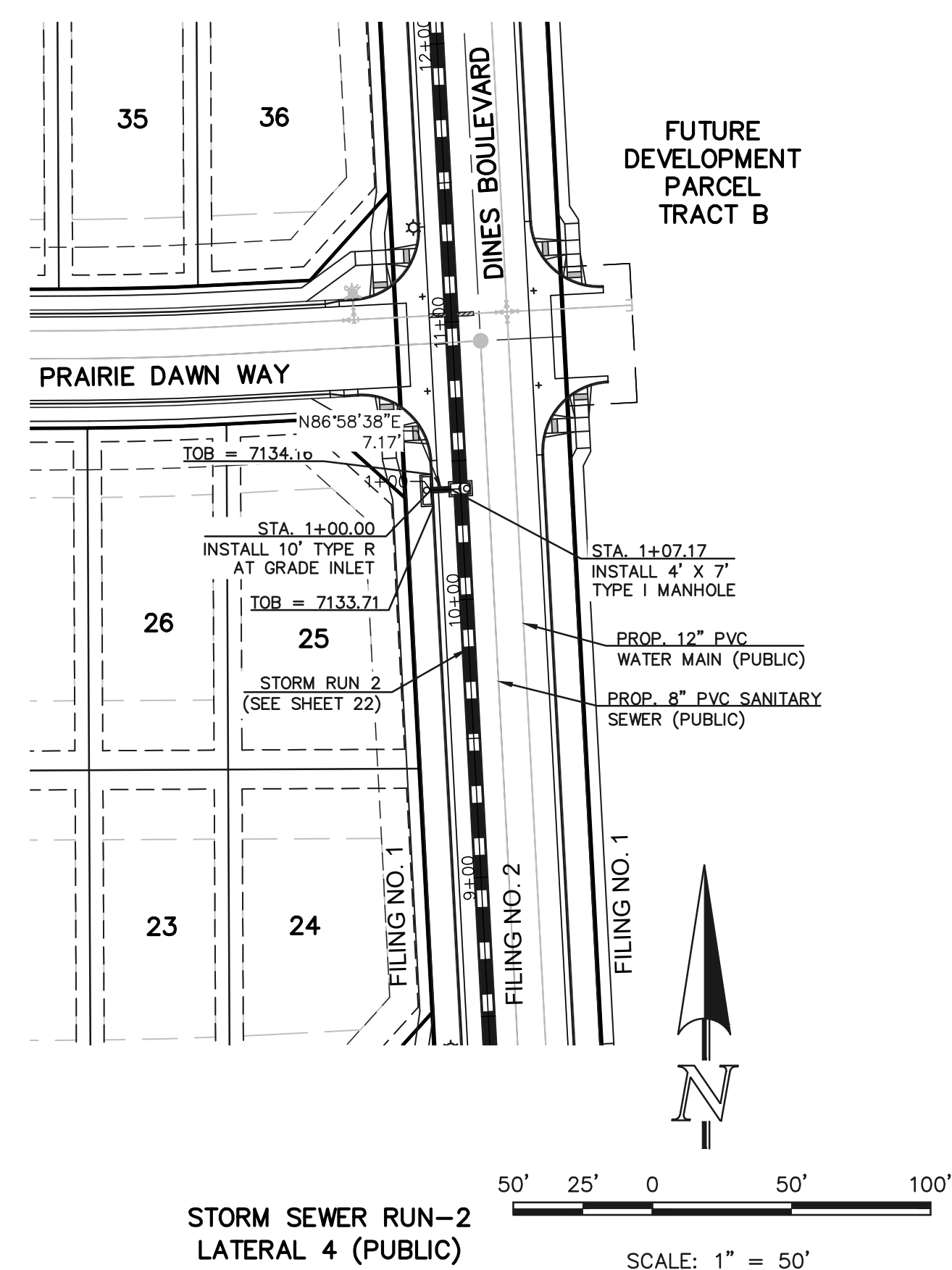
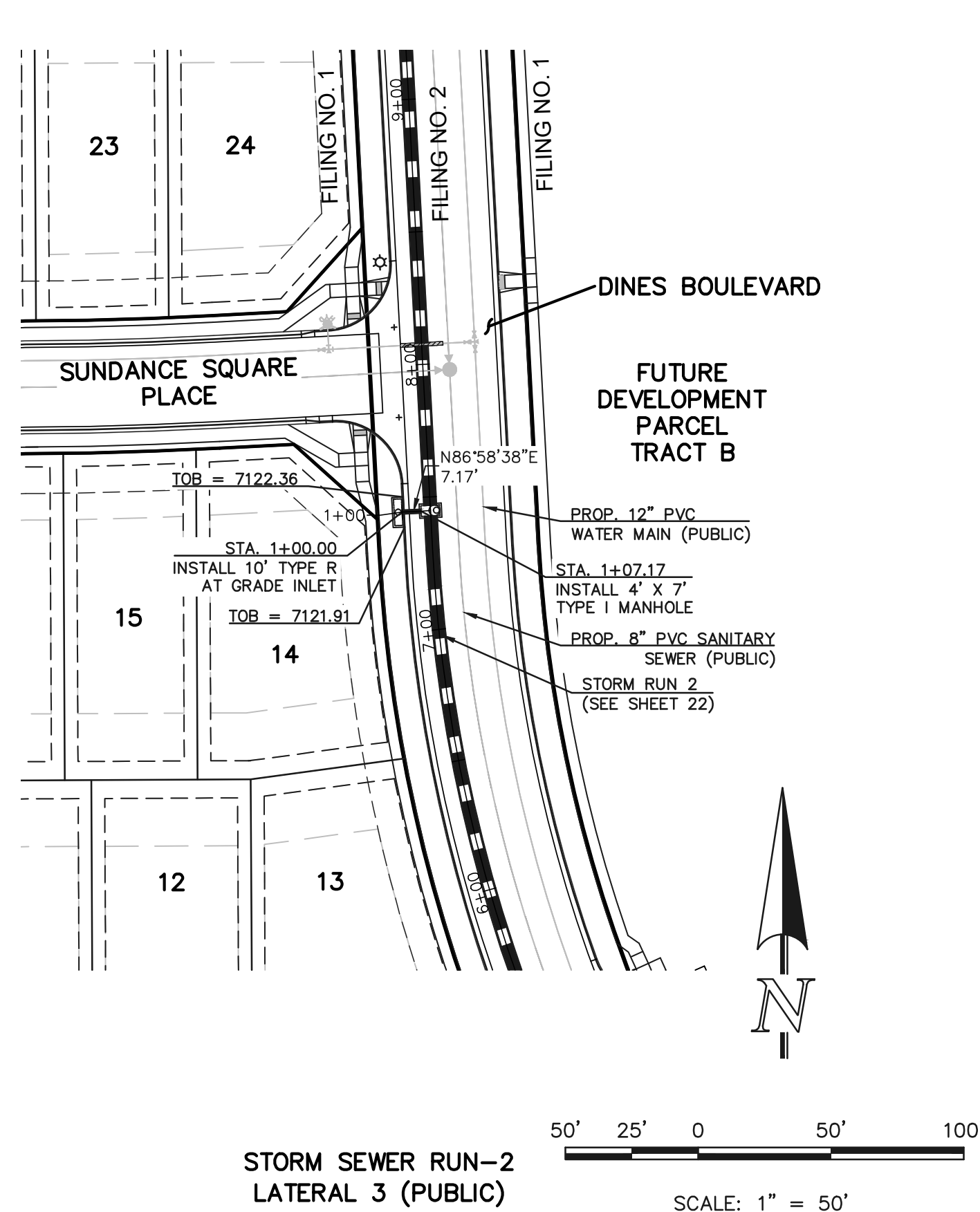
DESIGNED BY: KES SCALE: DATE: 10/01/2025
 DRAWN BY: KES (H) 1" = 100' SHEET 21 OF 32
 CHECKED BY: (V) 1" = N/A JOB NO. 1305.20



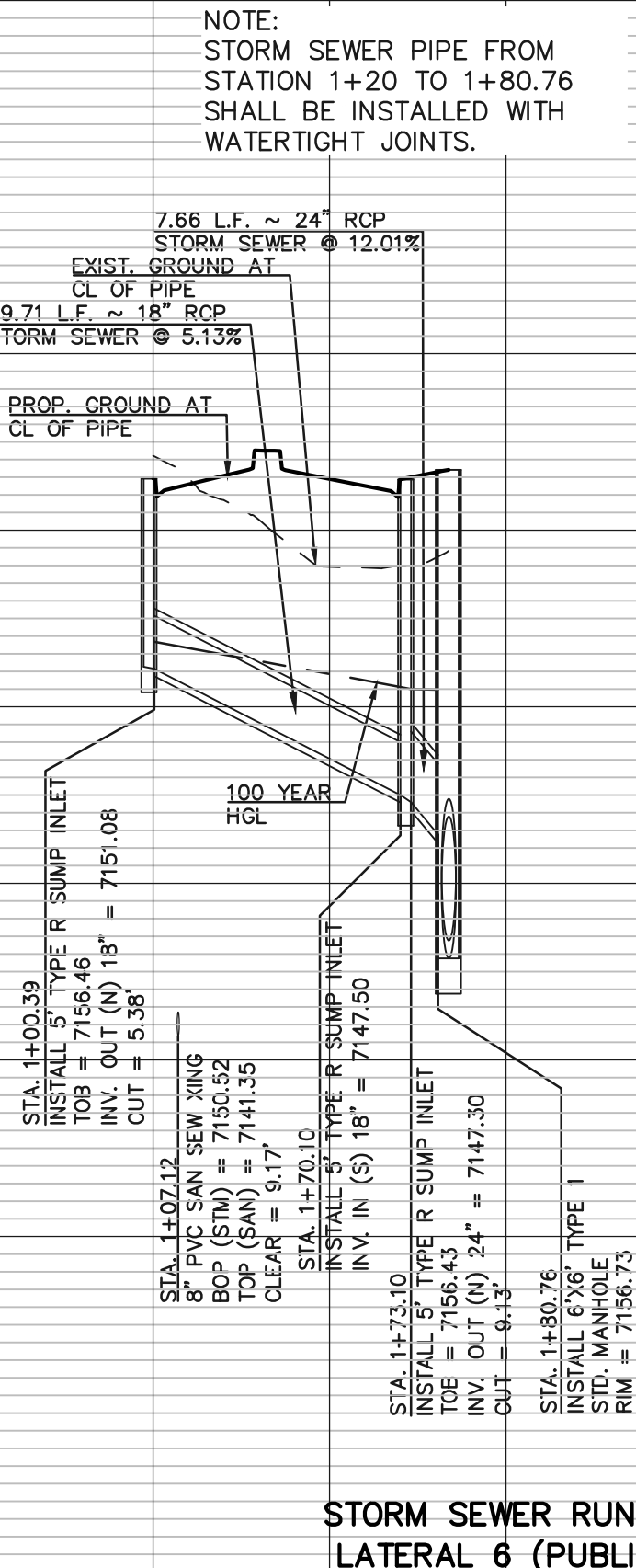
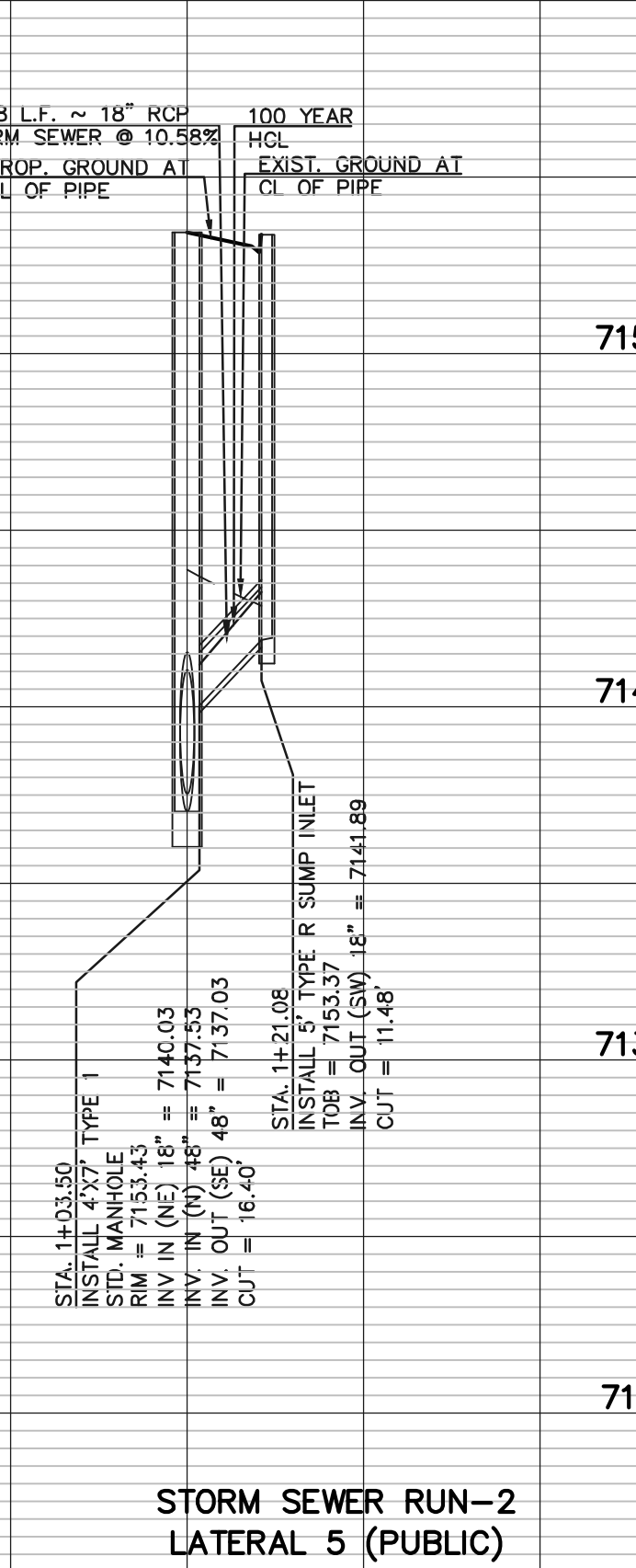
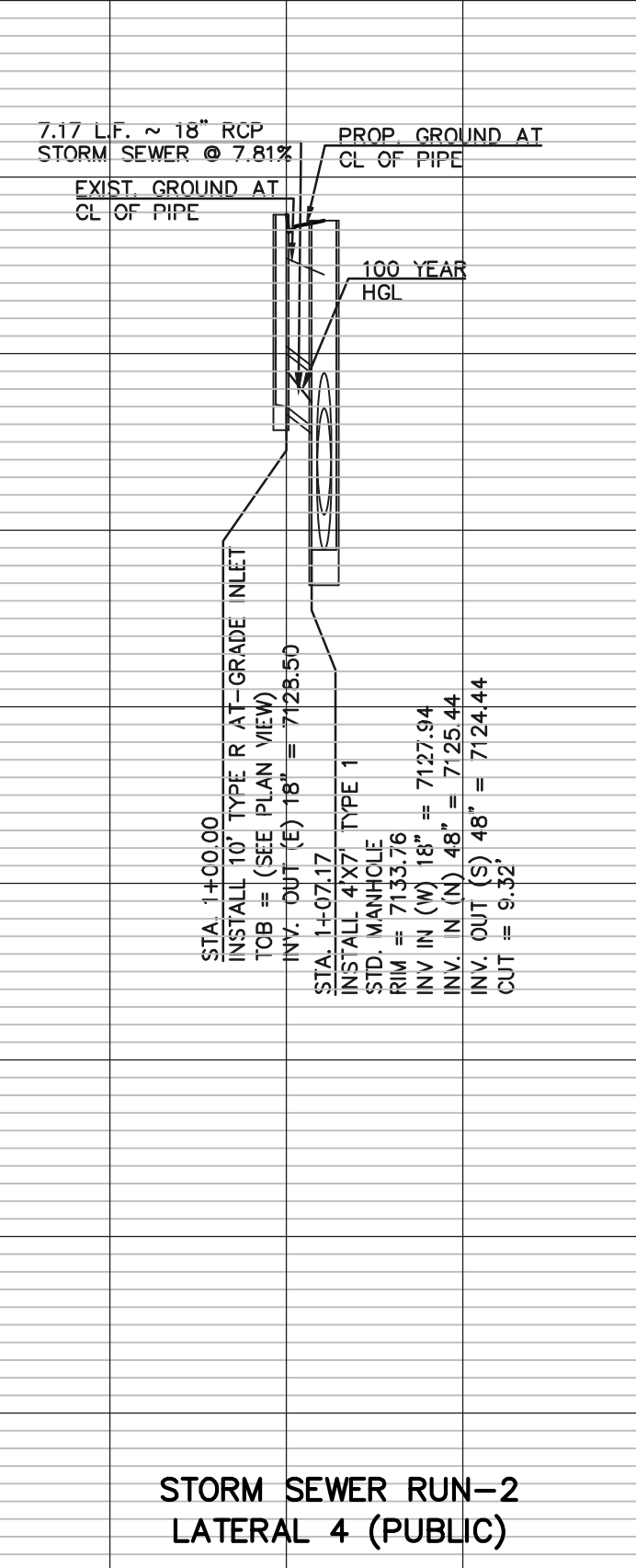
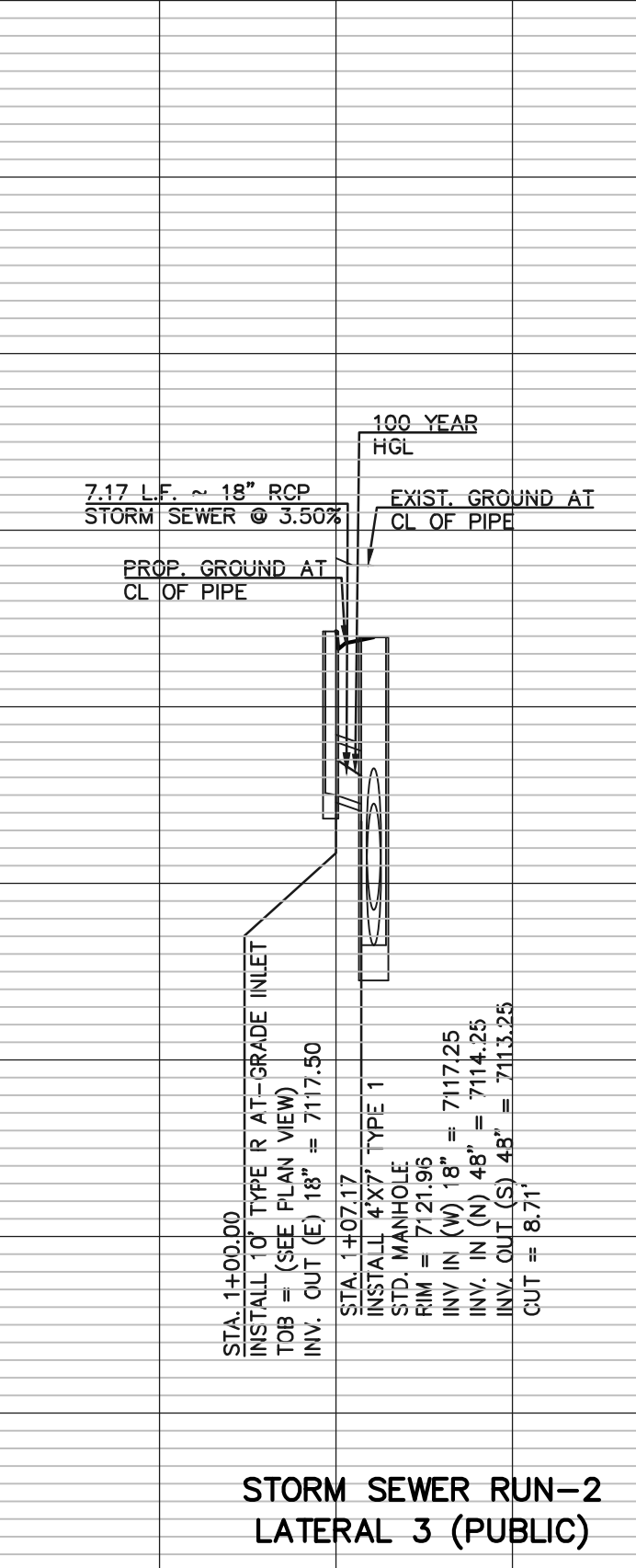


<p style="text-align: center;">811 UTILITY NOTIFICATION CENTER OF COLORADO IT'S THE LAW</p> <p style="font-size: small;">THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK. THE CONTRACTOR SHALL BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE CAUSED BY HIS FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.</p>	<table border="1" style="width:100%; border-collapse: collapse;"> <thead> <tr> <th>NO.</th> <th>REVISION</th> <th>DATE</th> </tr> </thead> <tbody> <tr> <td> </td> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> <td> </td> </tr> </tbody> </table>	NO.	REVISION	DATE							<p>REVIEW:</p> <p style="font-size: x-small;">PREPARED UNDER MY DIRECT SUPERVISION FOR AND ON BEHALF OF CLASSIC CONSULTING ENGINEERS AND SURVEYORS, LLC</p> <div style="text-align: center;"> </div> <p>MARC A. WHORTON #37155</p>	<div style="text-align: center;"> </div> <p style="font-size: x-small;">RETREAT AT PRAIRIERIDGE FILING NO. 2 INFRASTRUCTURE CONSTRUCTION PLANS PUBLIC STORM SEWER PLAN</p> <table border="1" style="width:100%; border-collapse: collapse;"> <tr> <td>DESIGNED BY</td> <td>KES</td> <td>SCALE</td> <td>DATE</td> </tr> <tr> <td>DRAWN BY</td> <td>KES</td> <td>(H) 1" = 50'</td> <td>10/01/2025</td> </tr> <tr> <td>CHECKED BY</td> <td>(V) 1" = 5'</td> <td>SHEET</td> <td>22 OF 32</td> </tr> <tr> <td></td> <td></td> <td>JOB NO.</td> <td>1305.20</td> </tr> </table>	DESIGNED BY	KES	SCALE	DATE	DRAWN BY	KES	(H) 1" = 50'	10/01/2025	CHECKED BY	(V) 1" = 5'	SHEET	22 OF 32			JOB NO.	1305.20
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7110	7110	7110	7110	7130	7130	7140
7100	7100	7100	7100	7120	7120	7130



NOTE:
STORM SEWER PIPE FROM STATION 1+20 TO 1+80.76 SHALL BE INSTALLED WITH WATERTIGHT JOINTS.

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REVIEW:
PREPARED UNDER MY DIRECT SUPERVISION FOR AND ON BEHALF OF CLASSIC CONSULTING ENGINEERS AND SURVEYORS, LLC

MARC A. WHORTON, COLORADO REGISTERED PROFESSIONAL ENGINEER #37155

11/24/2025 DATE

619 N. Cascade Avenue, Suite 200
Colorado Springs, Colorado 80903
(719) 785-0790
(719) 785-0799 (Fax)

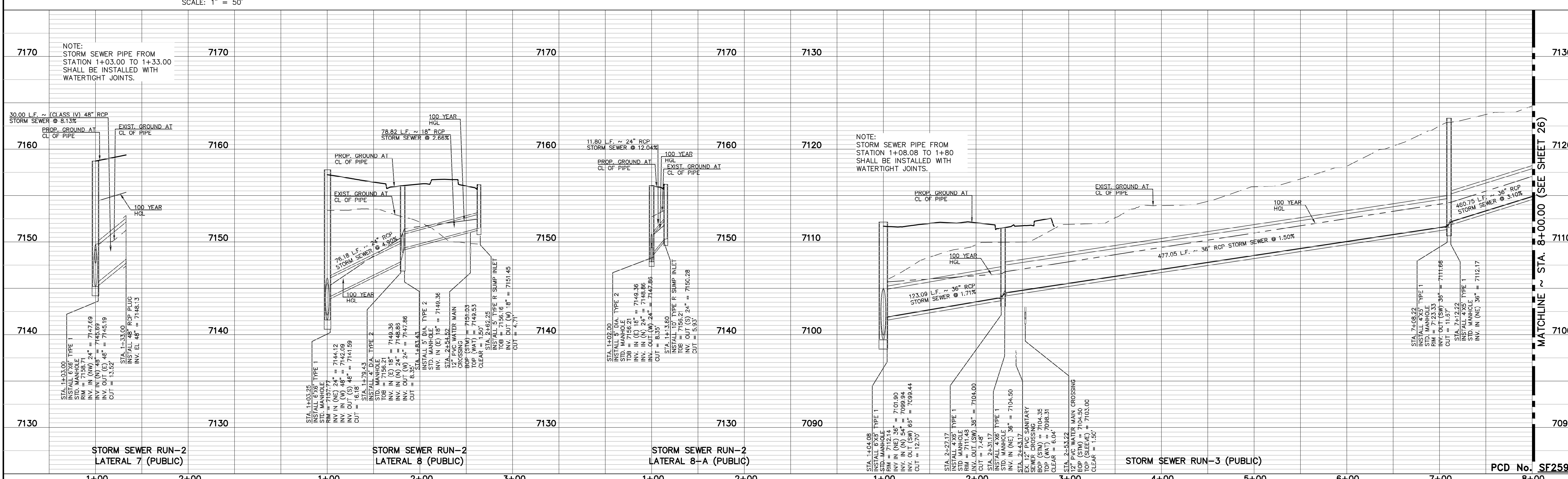
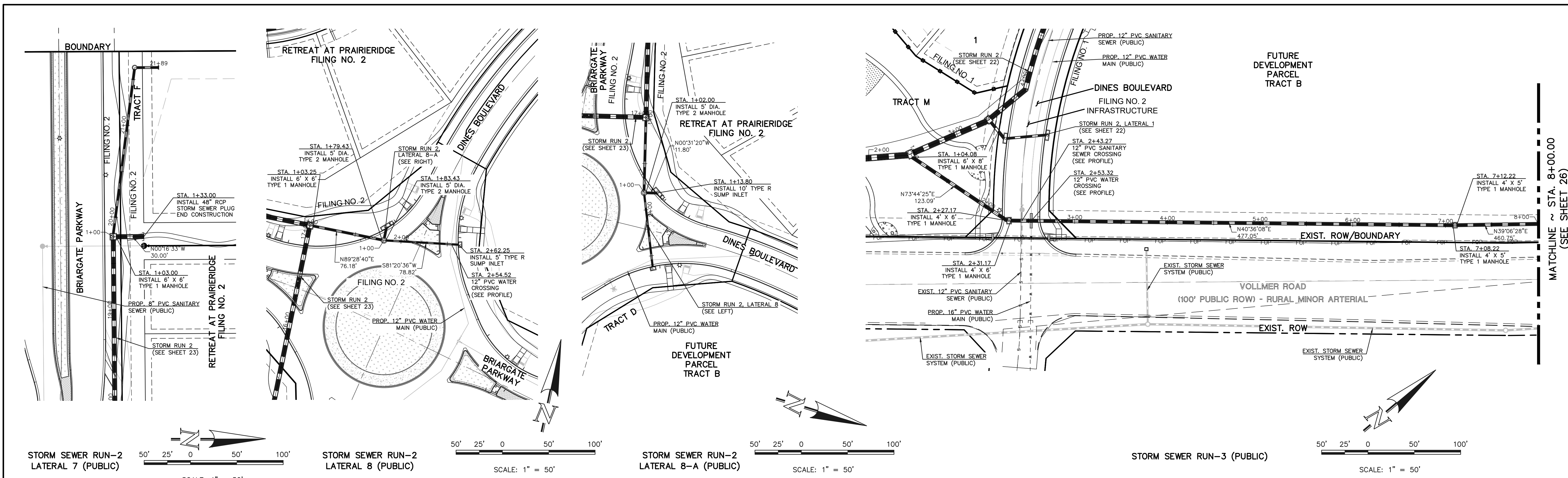
RETREAT AT PRAIRIERIDGE
FILING NO. 2 INFRASTRUCTURE
CONSTRUCTION PLANS
PUBLIC STORM SEWER PLAN

DESIGNED BY: KES
DRAWN BY: KES
CHECKED BY: KES

SCALE: (H) 1" = 50'
(V) 1" = 5'

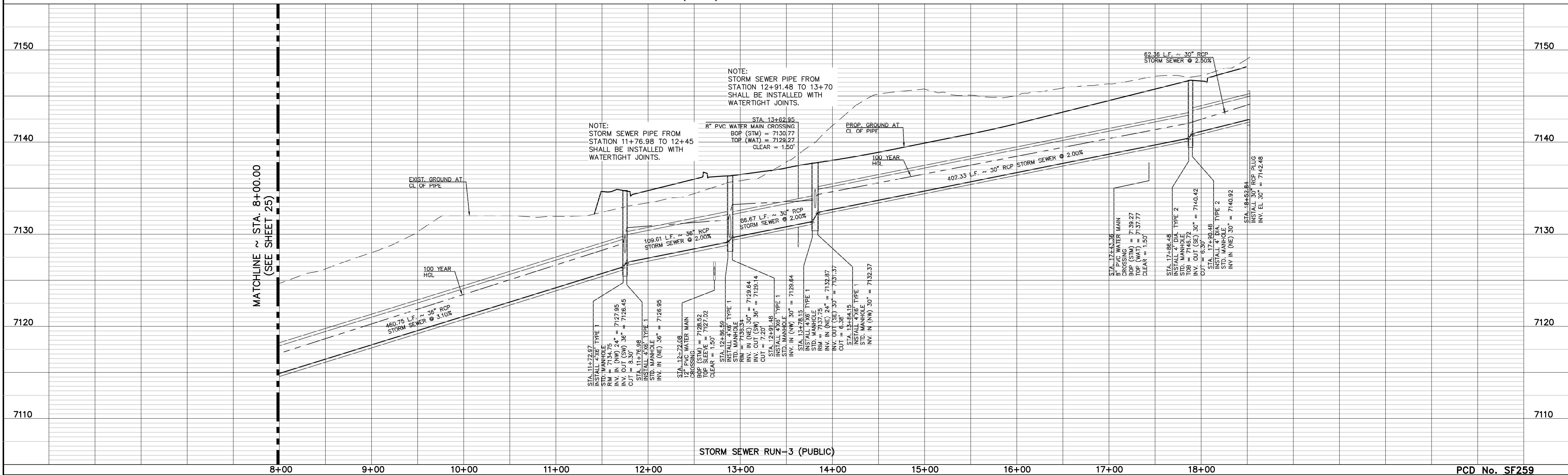
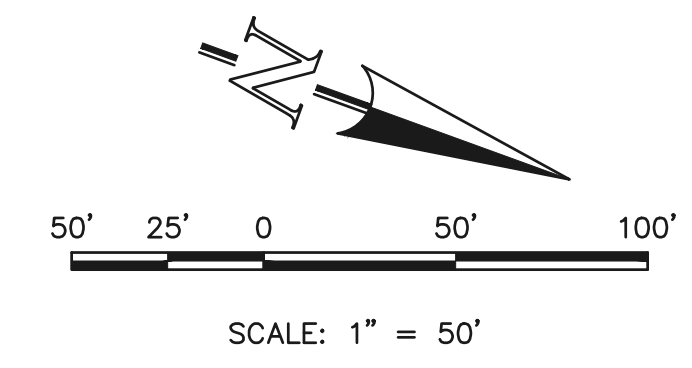
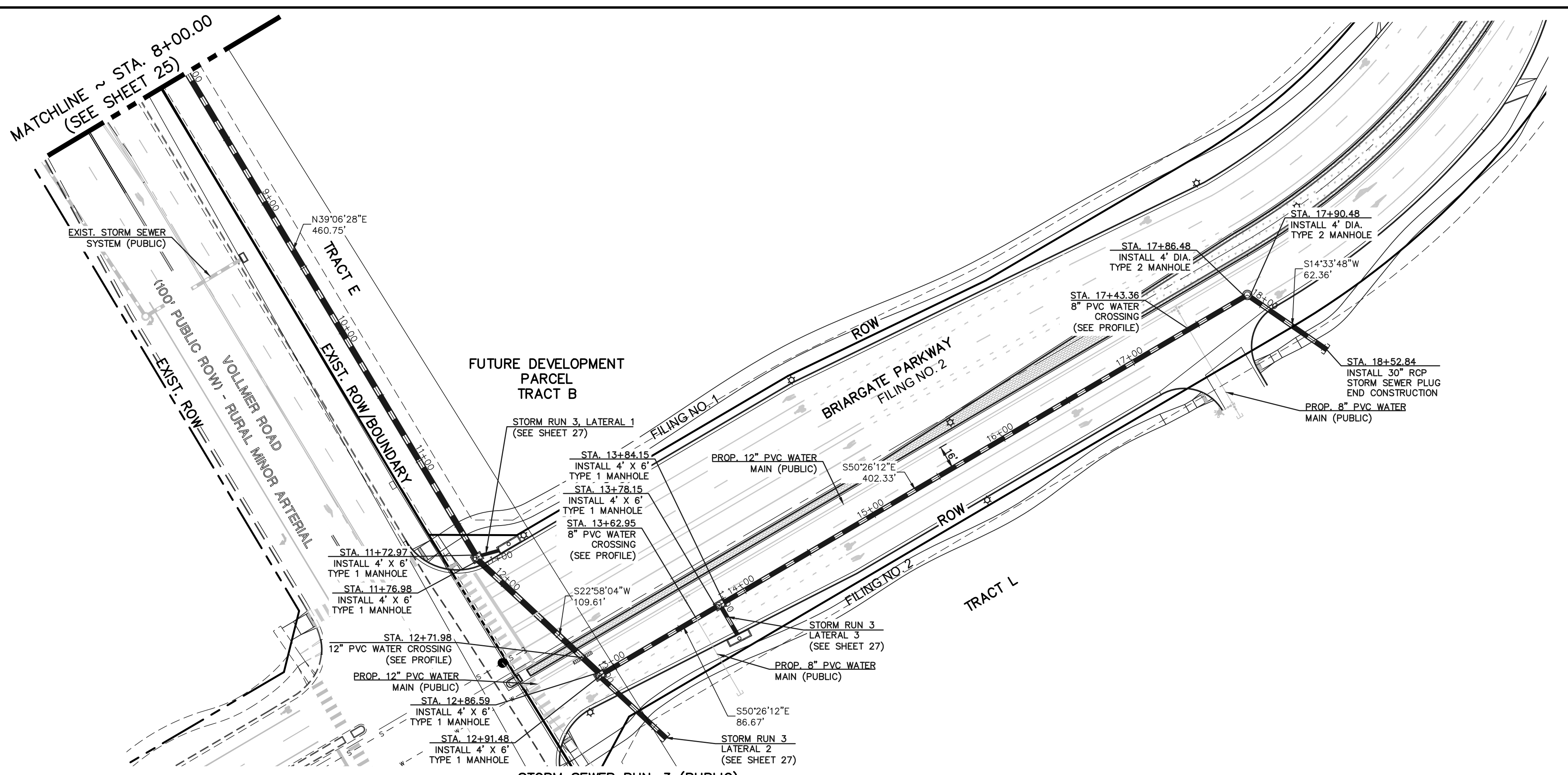
DATE: 10/01/2025
SHEET 24 OF 32
JOB NO. 1305.20

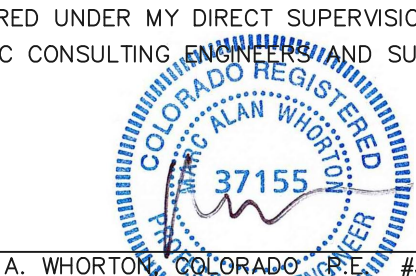

PCD No. SF259



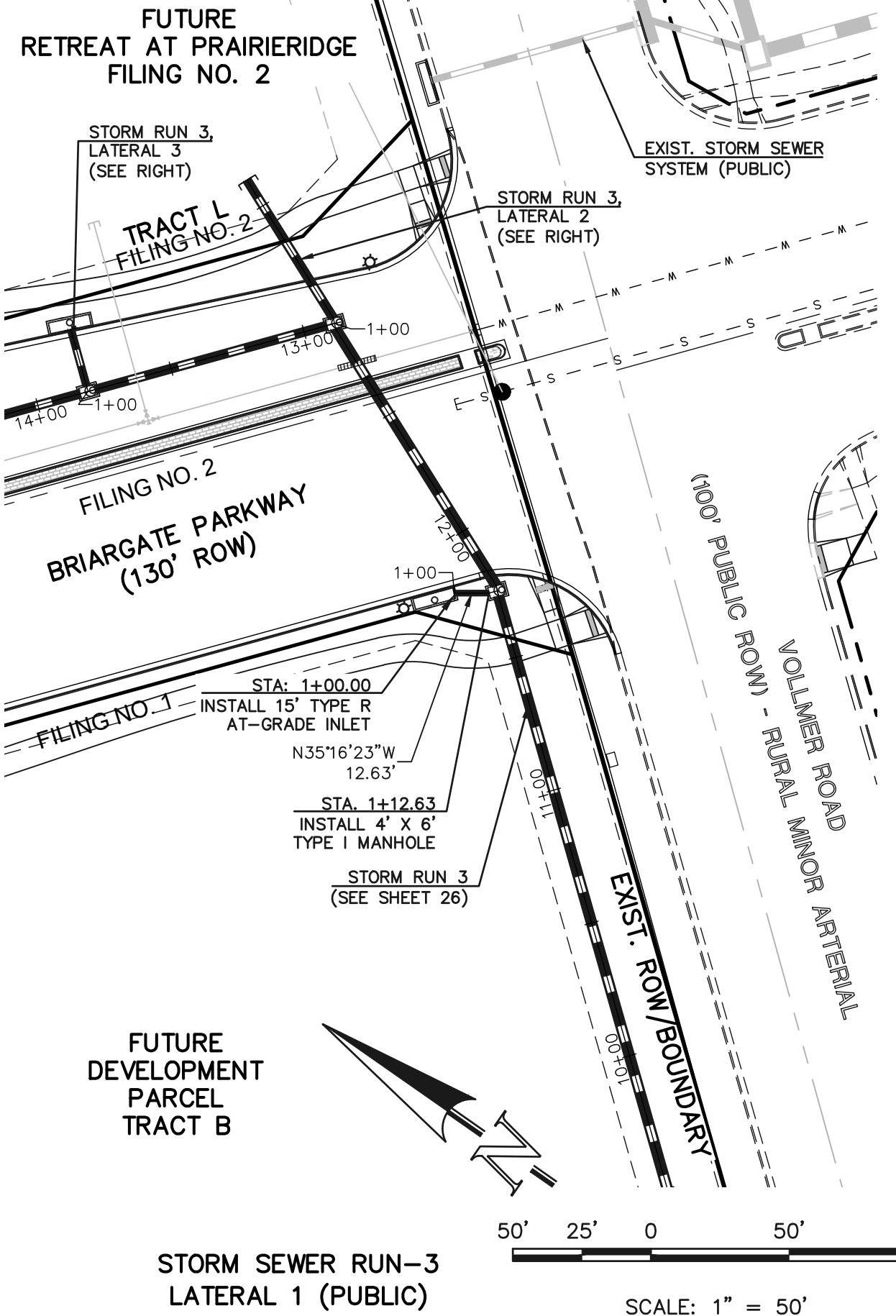
<p>48 HOURS BEFORE YOU DIG, CALL UTILITY LOCATORS 811 UTILITY NOTIFICATION CENTER OF COLORADO IT'S THE LAW</p> <p>THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK. THE CONTRACTOR SHALL BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE CAUSED BY HIS FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.</p>	<table border="1" style="width:100%; border-collapse: collapse;"> <thead> <tr> <th>NO.</th> <th>REVISION</th> <th>DATE</th> </tr> </thead> <tbody> <tr> <td> </td> <td> </td> <td> </td> </tr> </tbody> </table>	NO.	REVISION	DATE				<p>REVIEW:</p> <p>PREPARED UNDER MY DIRECT SUPERVISION FOR AND ON BEHALF OF CLASSIC CONSULTING ENGINEERS AND SURVEYORS, LLC</p> <p style="text-align: center;"> MARC A. WHORTON, #37155 COLORADO REGISTERED PROFESSIONAL ENGINEER </p> <p style="text-align: right;">11/24/2025 DATE</p>	<p style="text-align: center;">CLASSIC CONSULTING</p> <p>RETREAT AT PRAIRIERIDGE FILING NO. 2 INFRASTRUCTURE CONSTRUCTION PLANS PUBLIC STORM SEWER PLAN</p> <table border="1" style="width:100%; border-collapse: collapse;"> <tr> <td>DESIGNED BY</td> <td>KES</td> <td>SCALE</td> <td>DATE</td> </tr> <tr> <td>DRAWN BY</td> <td>KES</td> <td>(H) 1" = 50'</td> <td>10/01/2025</td> </tr> <tr> <td>CHECKED BY</td> <td>(V) 1" = 5'</td> <td>SHEET 25 OF 32</td> <td>JOB NO. 1305.20</td> </tr> </table> <p style="font-size: small;">619 N. Cascade Avenue, Suite 200 Colorado Springs, Colorado 80903 (719) 785-0790 (719) 785-0799 (Fax)</p>	DESIGNED BY	KES	SCALE	DATE	DRAWN BY	KES	(H) 1" = 50'	10/01/2025	CHECKED BY	(V) 1" = 5'	SHEET 25 OF 32	JOB NO. 1305.20
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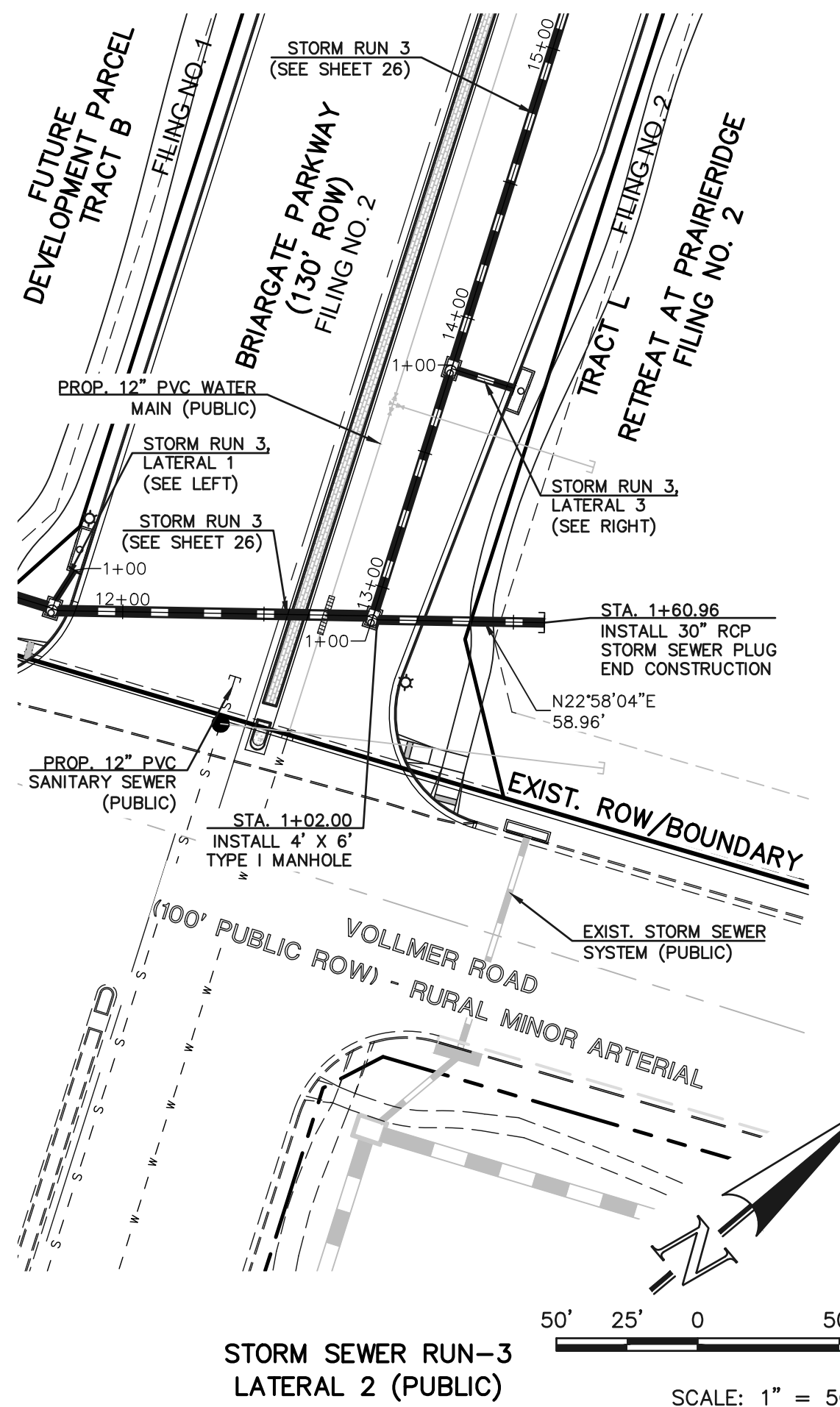


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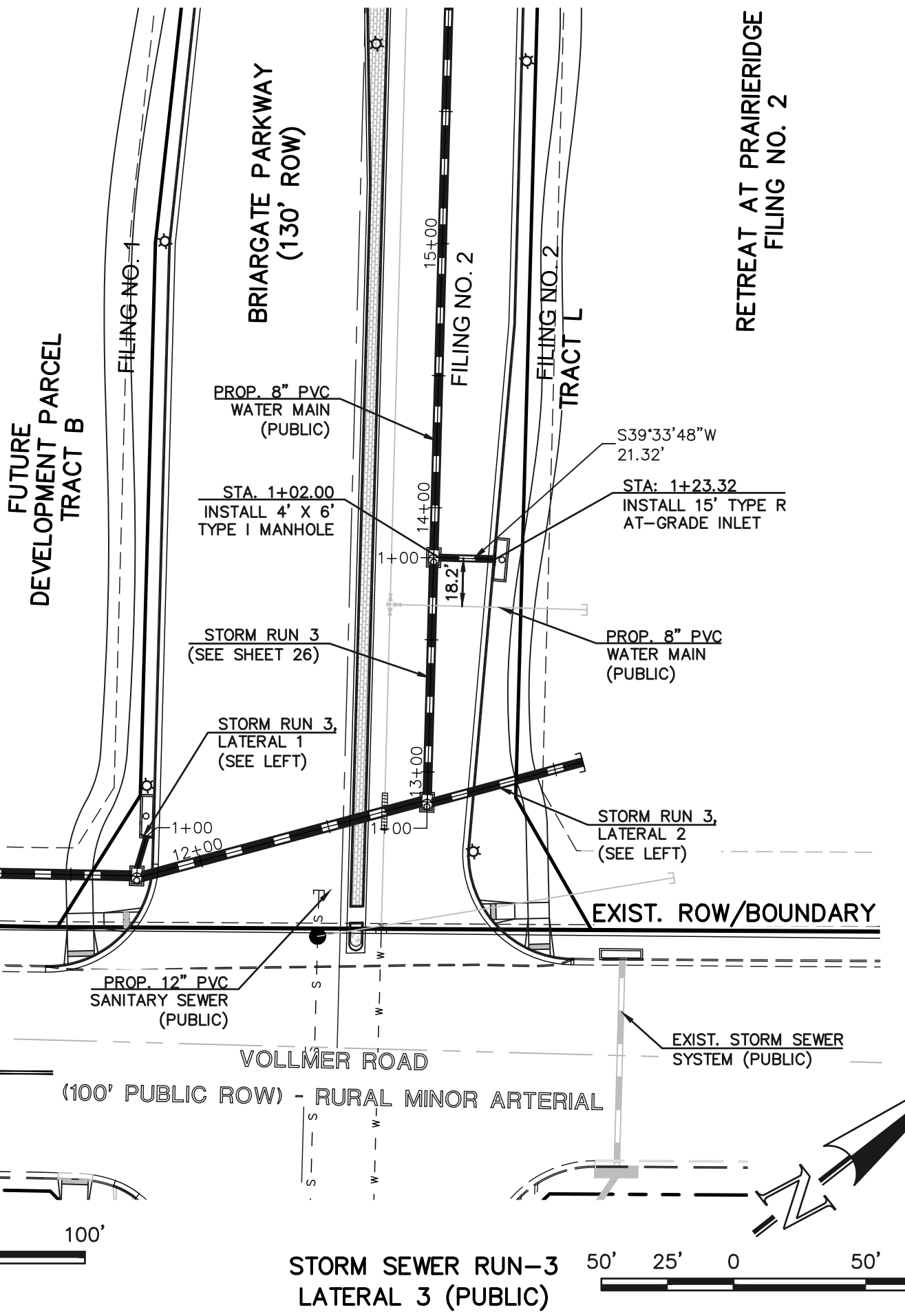
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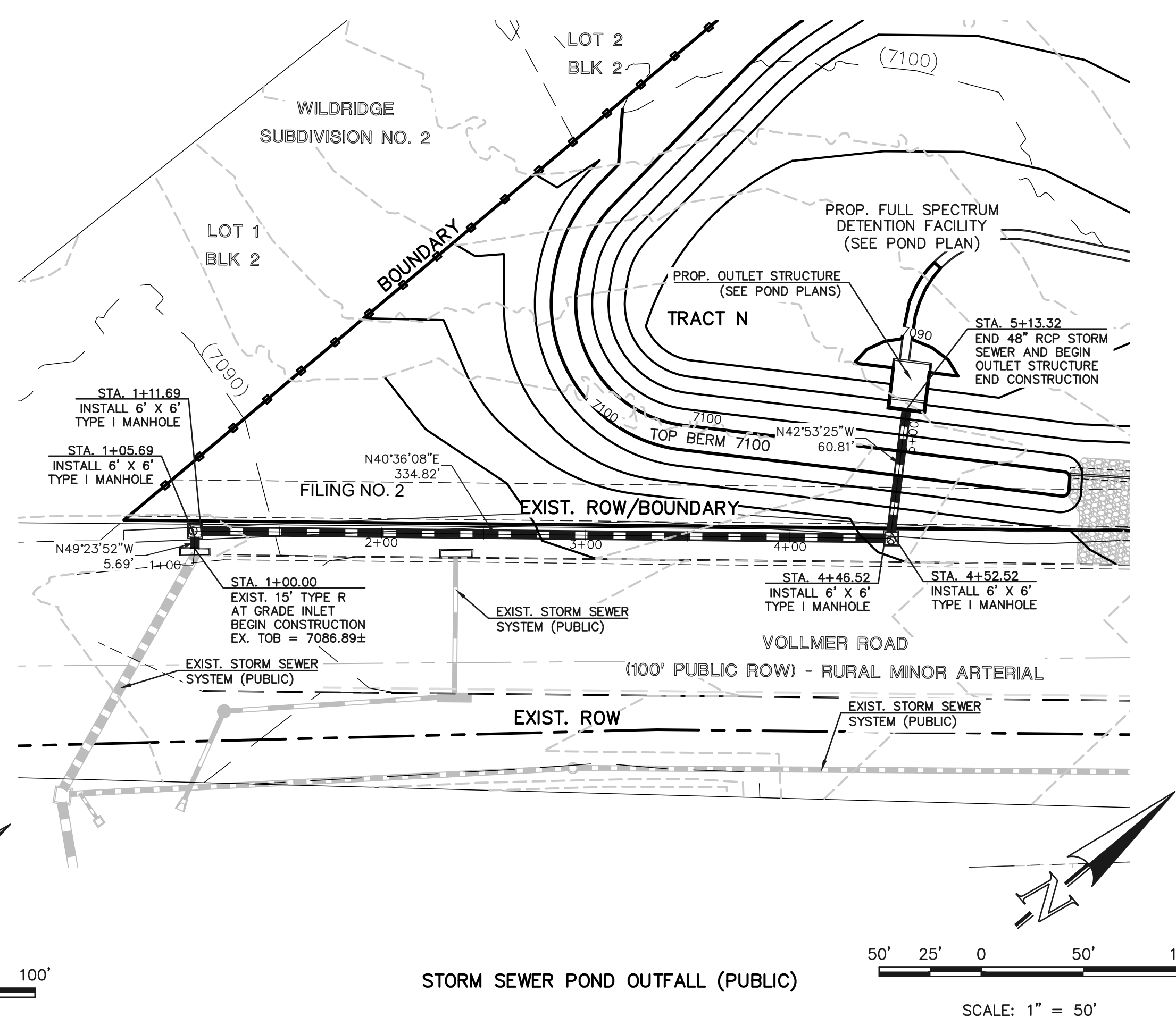
STORM SEWER RUN-3 LATERAL 1 (PUBLIC)
SCALE: 1" = 50'



STORM SEWER RUN-3 LATERAL 2 (PUBLIC)
SCALE: 1" = 50'



STORM SEWER RUN-3 LATERAL 3 (PUBLIC)
SCALE: 1" = 50'



STORM SEWER POND OUTFALL (PUBLIC)
SCALE: 1" = 50'

7150	7150	7150	7150	7150	7100	7100
7140	7140	7140	7140	7140	7090	7090
7130	7130	7130	7130	7130	7080	7080
7120	7120	7120	7120	7120	7070	7070
7110	7110	7110	7110	7110	7110	7110
<p>NOTE: STORM SEWER PIPE FROM STATION 1+02.00 TO 1+25 SHALL BE INSTALLED WITH WATERTIGHT JOINTS.</p>					<p>NOTE: STORM SEWER PIPE FROM STATION 1+00.00 TO 5+13.32 SHALL BE INSTALLED WITH WATERTIGHT JOINTS.</p>	
<p>12.63' L.F. ~ 24" RCP STORM SEWER @ 3.00% PROP. GROUND AT CL OF PIPE EXIST. GROUND AT CL OF PIPE 100 YEAR HGL</p> <p>STA. 1+00.00 INSTALL 15" TYPE R AT-GRADE INLET INV. IN (NE) 24" = 7126.95 INV. IN (NW) 24" = 7127.95 INV. IN (SE) 24" = 7126.95 INV. IN (SW) 24" = 7126.95 CUT = 8.30'</p> <p>STA. 1+12.63 INSTALL 4' X 6' TYPE I MANHOLE STD. MANHOLE RM = 7134.75 INV. IN (NW) 24" = 7127.95 INV. IN (SE) 24" = 7126.95 CUT = 8.30'</p>	<p>88.96' L.F. ~ 30" RCP STORM SEWER @ 1.50% PROP. GROUND AT CL OF PIPE EXIST. GROUND AT CL OF PIPE 100 YEAR HGL</p> <p>STA. 1+02.00 INSTALL 4' X 6' TYPE I MANHOLE STD. MANHOLE RM = 7136.34 INV. IN (NE) 30" = 7128.64 INV. IN (NW) 30" = 7129.84 INV. IN (SE) 30" = 7128.64 INV. IN (SW) 30" = 7128.64 CUT = 8.30'</p> <p>STA. 1+40.96 INSTALL 30" RCP PLUG INV. EL. 30" = 7130.52</p>	<p>21.32' L.F. ~ 24" RCP STORM SEWER @ 2.00% PROP. GROUND AT CL OF PIPE EXIST. GROUND AT CL OF PIPE 100 YEAR HGL</p> <p>STA. 1+23.32 INSTALL 15" TYPE R AT-GRADE INLET INV. IN (NE) 24" = 7132.87 INV. IN (NW) 24" = 7132.87 INV. IN (SE) 30" = 7131.37 CUT = 6.38'</p> <p>STA. 1+23.32 INSTALL 15" TYPE R AT-GRADE INLET TOB = (SEE PLAN VIEW) INV. OUT (SW) 24" = 7133.30</p>	<p>5.69' L.F. ~ 42" RCP STORM SEWER @ 2.00% PROP. GROUND AT CL OF PIPE EXIST. GROUND AT CL OF PIPE 100 YEAR HGL</p> <p>STA. 1+11.69 INSTALL 6' X 6' TYPE I MANHOLE STD. MANHOLE RM = 7087.0 INV. IN (NE) 42" = 7078.31 CUT = 0.9'</p> <p>STA. 1+11.69 INSTALL 6' X 6' TYPE I MANHOLE STD. MANHOLE RM = 7087.0 INV. IN (SE) 42" = 7078.81 CUT = 0.29'</p> <p>STA. 4+46.52 INSTALL 6' X 6' TYPE I MANHOLE STD. MANHOLE RM = 7096.78 INV. IN (NE) 42" = 7086.78 CUT = 7.52'</p> <p>STA. 4+46.52 INSTALL 6' X 6' TYPE I MANHOLE STD. MANHOLE RM = 7087.28 INV. IN (SE) 42" = 7087.28 CUT = 7.02'</p> <p>STA. 5+13.32 END 42" RCP STORM SEWER INSTALL 17' X 4' CONCRETE OUTLET BOX OUTLET BOX TOB = 7088.50 SEE SHEET 28 FOR DETAILS</p>			
STORM SEWER RUN-3 LATERAL 1 (PUBLIC)	STORM SEWER RUN-3 LATERAL 2 (PUBLIC)	STORM SEWER RUN-3 LATERAL 3 (PUBLIC)	STORM SEWER POND OUTFALL (PUBLIC)			
1+00	1+00	1+00	1+00	2+00	3+00	4+00
						5+00

PCD No. SF259

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NO.	REVISION	DATE

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PREPARED UNDER MY DIRECT SUPERVISION FOR AND ON BEHALF OF CLASSIC CONSULTING ENGINEERS AND SURVEYORS, LLC

MARC A. WHORTON, COLORADO REGISTERED PROFESSIONAL ENGINEER #37155
DATE: 11/24/2025



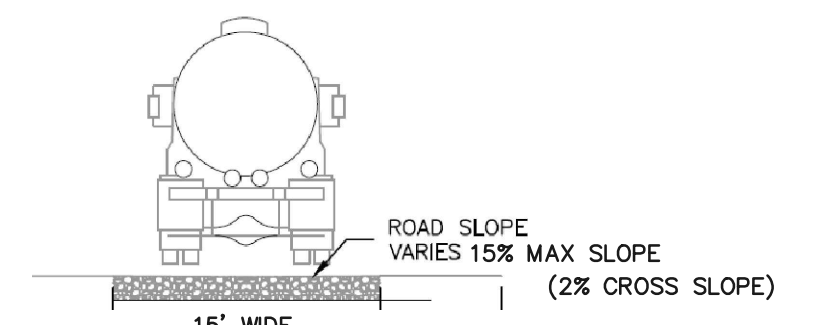
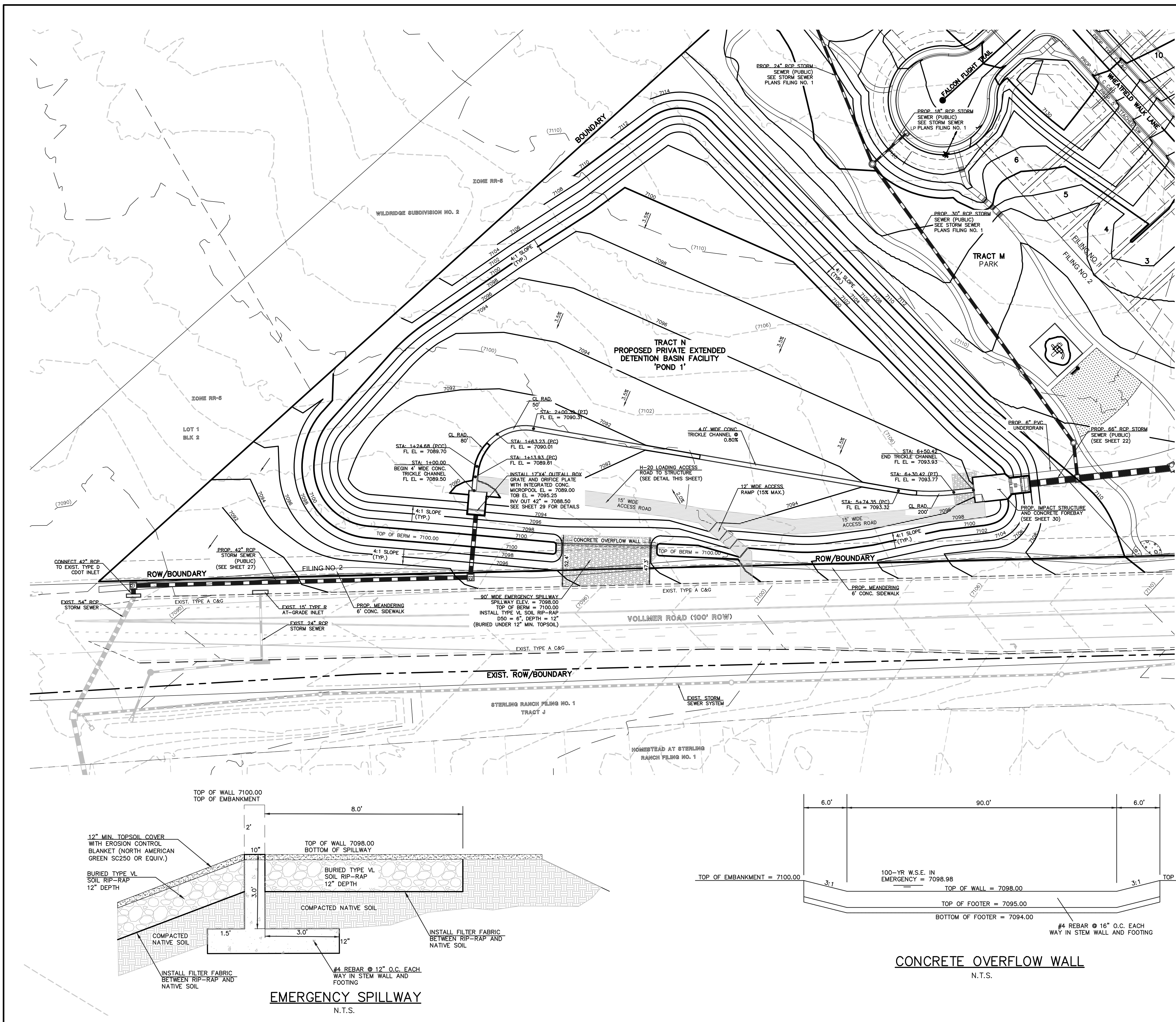
RETREAT AT PRAIRIERIDGE
FILING NO. 2 INFRASTRUCTURE
CONSTRUCTION PLANS
PUBLIC STORM SEWER PLAN

DESIGNED BY: KES
DRAWN BY: KES
CHECKED BY: KES

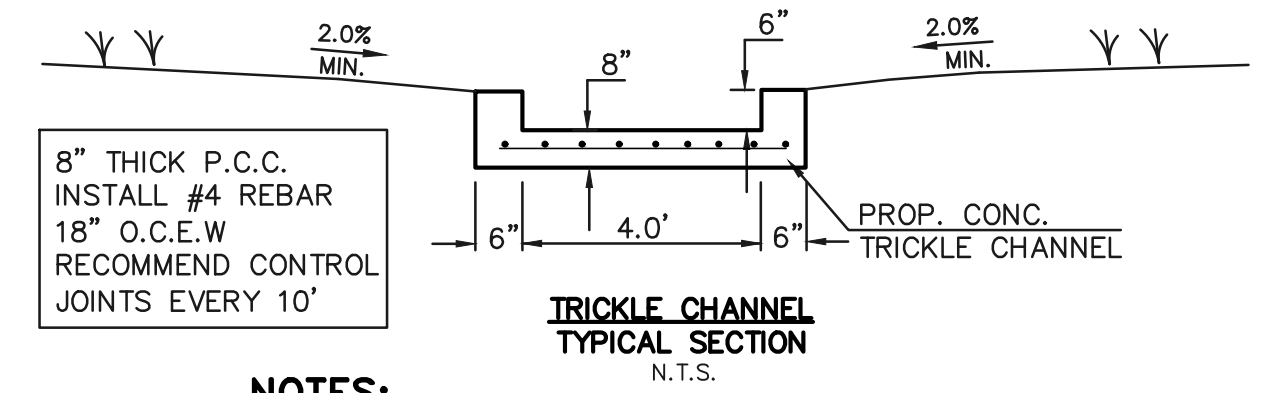
SCALE: (H) 1" = 50'
(V) 1" = 5'

DATE: 10/01/2025
SHEET 27 OF 32
JOB NO. 1305.20

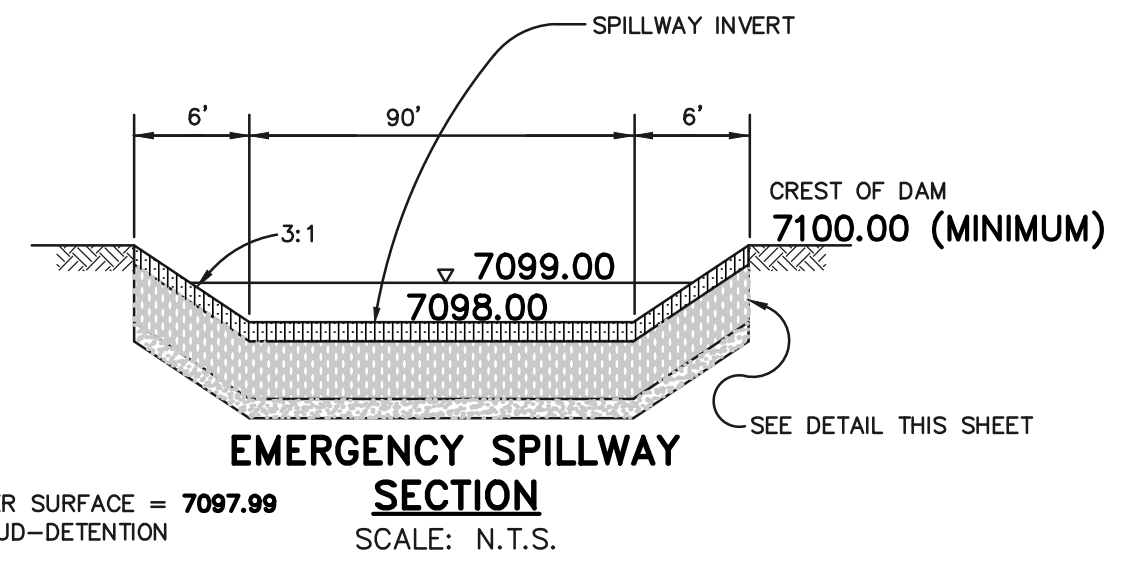
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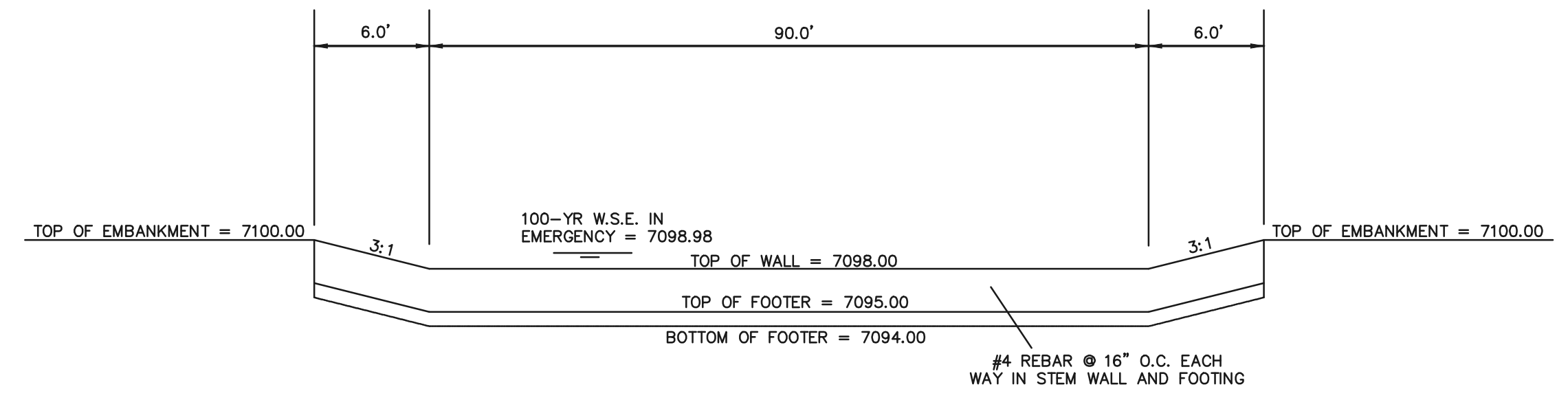
ACCESS ROAD



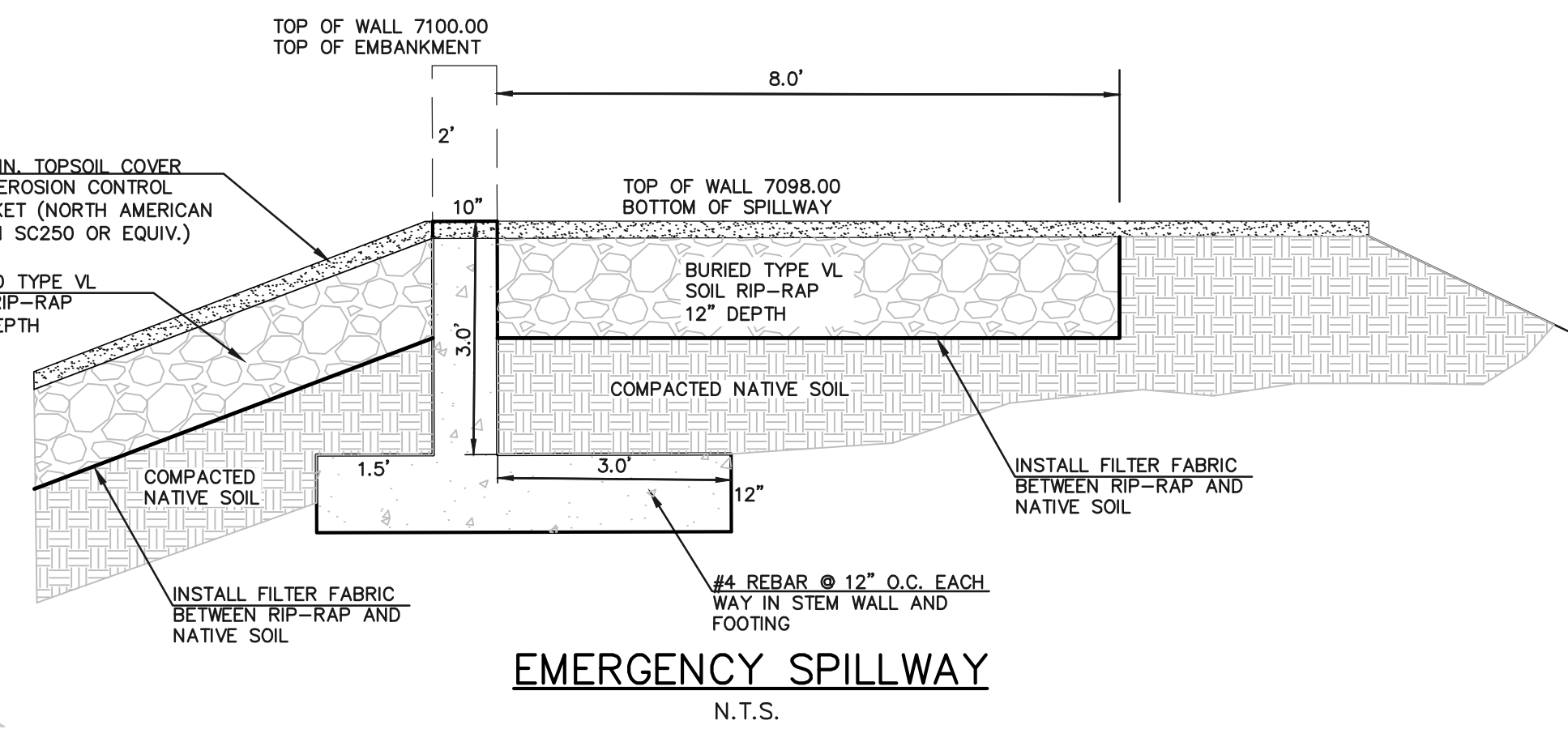
NOTES:
 - POND BOTTOM TO SLOPE TOWARD TRICKLE CHANNEL AT 2% MIN.



EMERGENCY SPILLWAY SECTION
 SCALE: N.T.S.

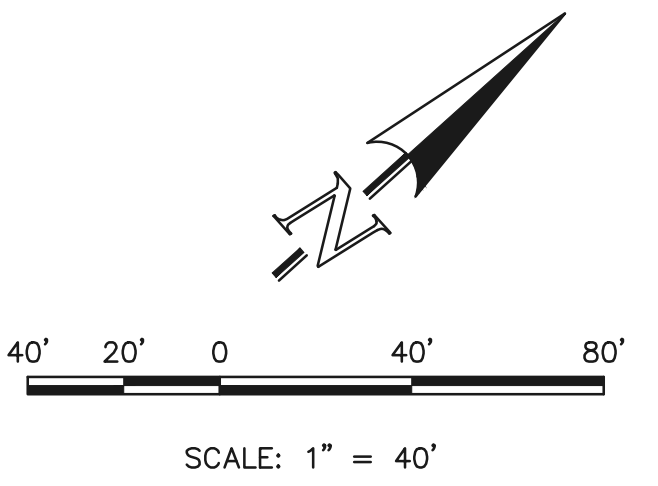


CONCRETE OVERFLOW WALL
 N.T.S.



EMERGENCY SPILLWAY
 N.T.S.

RESEEDING NOTE:
 ALL AREAS OF LAND DISTURBANCE ARE TO BE RESEED. REAPPLY SEED & OTHER EROSION CONTROL MEASURES AS NEEDED TO PREVENT EROSION AND SEDIMENT RUNOFF ONTO AND FROM CONSTRUCTION ACTIVITIES.



N:\130520\DRAWINGS\CONSTRUCTION\FL2 INFRASTR. CDB\254-130520\INFR-STW-07 POND.dwg, 11/20/2025 7:22:22 AM, 1:1

LEGEND	
	PROPOSED FIRE HYDRANT
	PROPOSED WATER MAIN
	PROPOSED SANITARY SEWER MAIN
	PROPOSED STORM SEWER
	PROPOSED STORM INLET
	ROW/BOUNDARY LINE
	EXISTING FIRE HYDRANT
	EXISTING WATER MAIN
	EXISTING SANITARY SEWER MAIN
	EXISTING STORM SEWER
	EXISTING STORM INLET
	EXISTING GAS MAIN
	EXISTING ELECTRIC

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NO.	REVISION	DATE

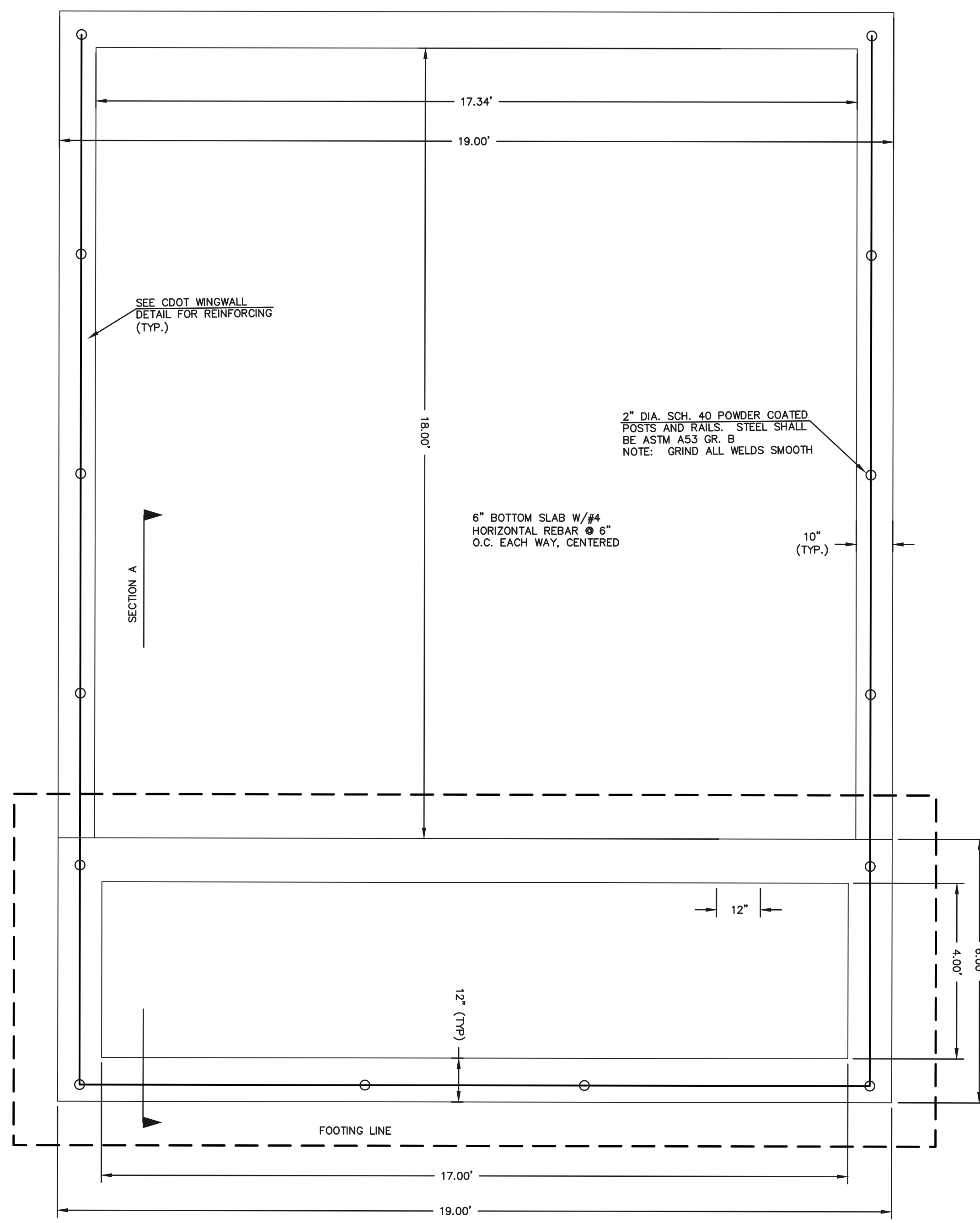
REVIEW:
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MARC A. WHORTON, P.E. #37155
 11/24/2025

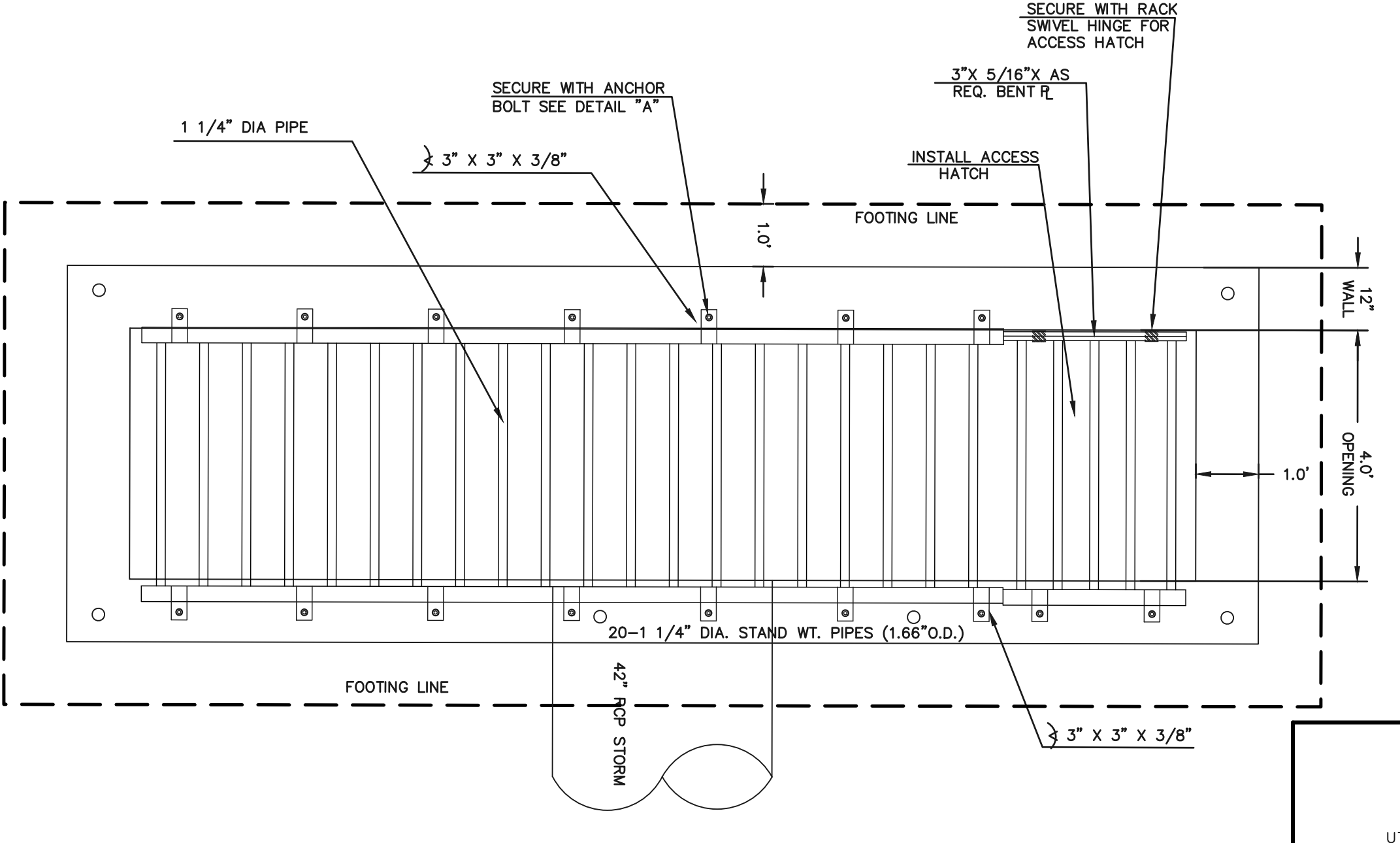
PCD No. SF259

619 N. Cascade Avenue, Suite 200
 Colorado Springs, Colorado 80903
 (719) 785-0790
 (719) 785-0799 (Fax)

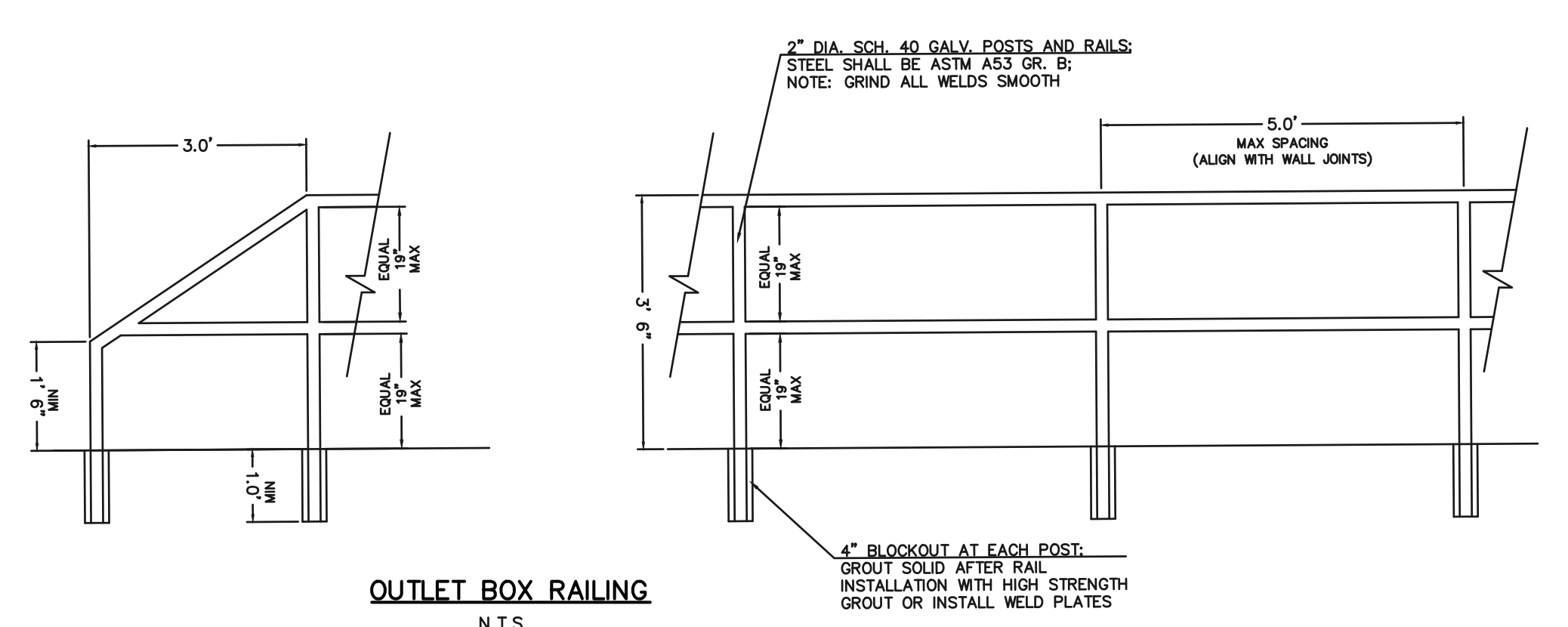
RETREAT AT PRAIRIERIDGE FILING NO. 2 INFRASTRUCTURE CONSTRUCTION PLANS - PRIVATE EXTENDED DETENTION BASIN 1 - POND PLAN			
DESIGNED BY	KES	SCALE	DATE 10/01/2025
DRAWN BY	KES	(H) 1" = 40'	SHEET 28 OF 32
CHECKED BY	(V) 1" = N/A	JOB NO.	1305.20



CONCRETE MICROPOOL
SCALE 1" = 2"

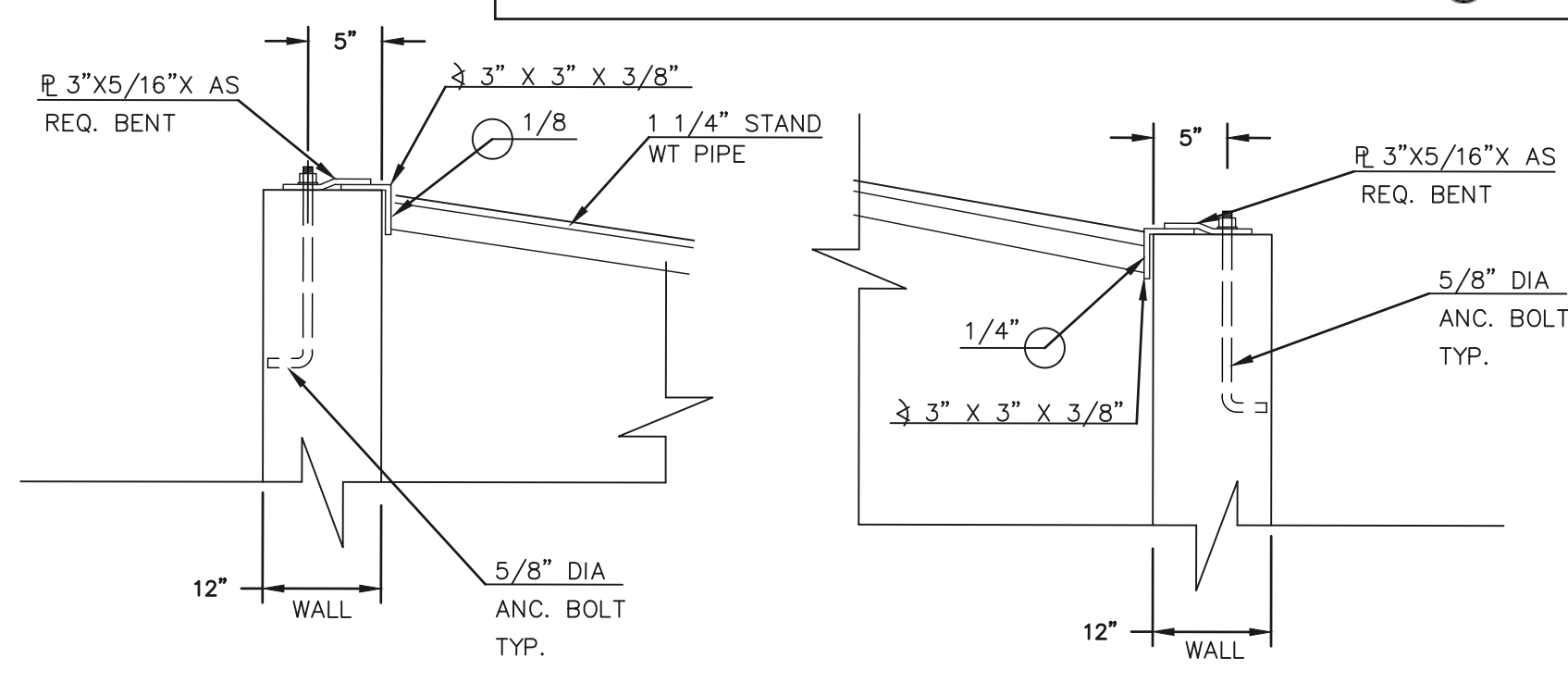
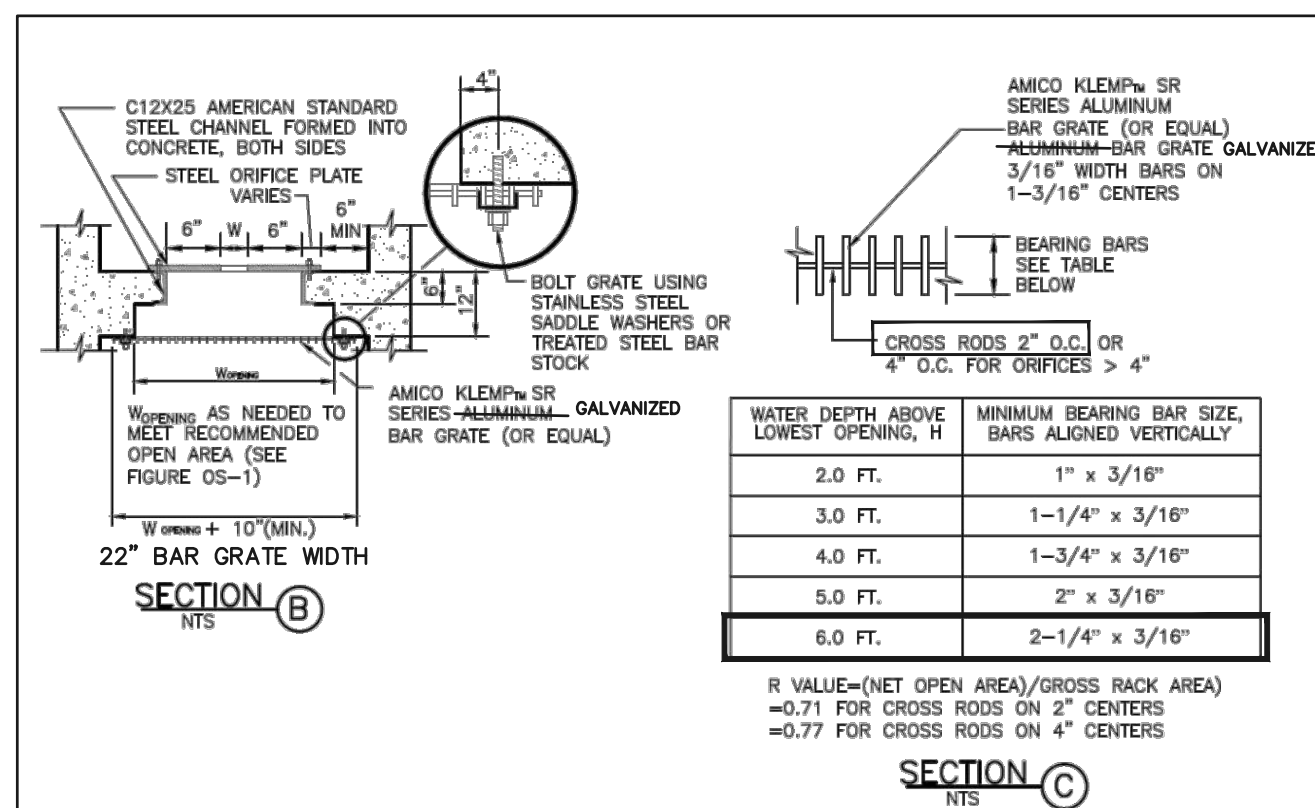


17'x4' OUTLET BOX OVERFLOW TRASH RACK
SCALE 1" = 2"



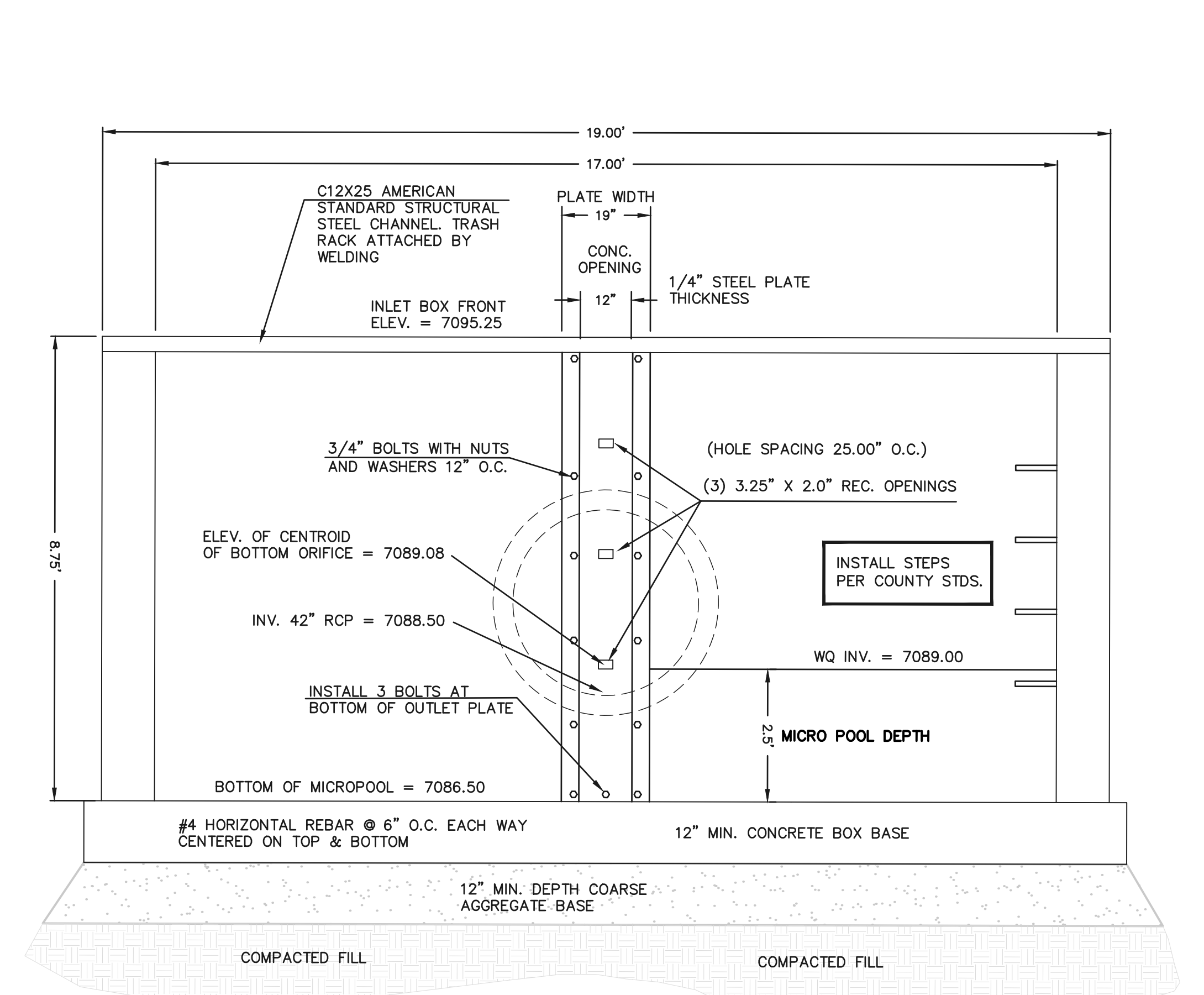
OUTLET BOX RAILING
N.T.S.

- NOTES:
1. WELD PLATES MAY BE SUBSTITUTED FOR PIPE EMBEDMENT.
 2. DESIGN CRITERIA SHALL BE IN ACCORDANCE WITH AASHTO STANDARDS.
 3. HANDRAIL DESIGN SHALL BE COMPATIBLE WITH THE DESIGN OF THE WINGWALLS AND HEADWALLS.
 4. RAILING POSTS SHALL BE SET TO NORMAL TO GRADE. RAILS SHALL RUN PARALLEL TO THE SLOPES OF TOPS OF THE WALLS.
 5. ALL RAILS SHALL HAVE EXPANSION JOINTS SPACED AT 40'-0" MAX. JOINT ENDS SHALL BE FREE OF ANY SHARP EDGES OR CORNERS.
 6. HANDRAIL FINISH SHALL BE ONE COAT RED METAL PRIMER AND TWO COATS ENAMEL (RUSTOLEUM OR EQUIVALENT). COLOR SHALL BE APPROVED BY ENGINEER PRIOR TO APPLICATION.

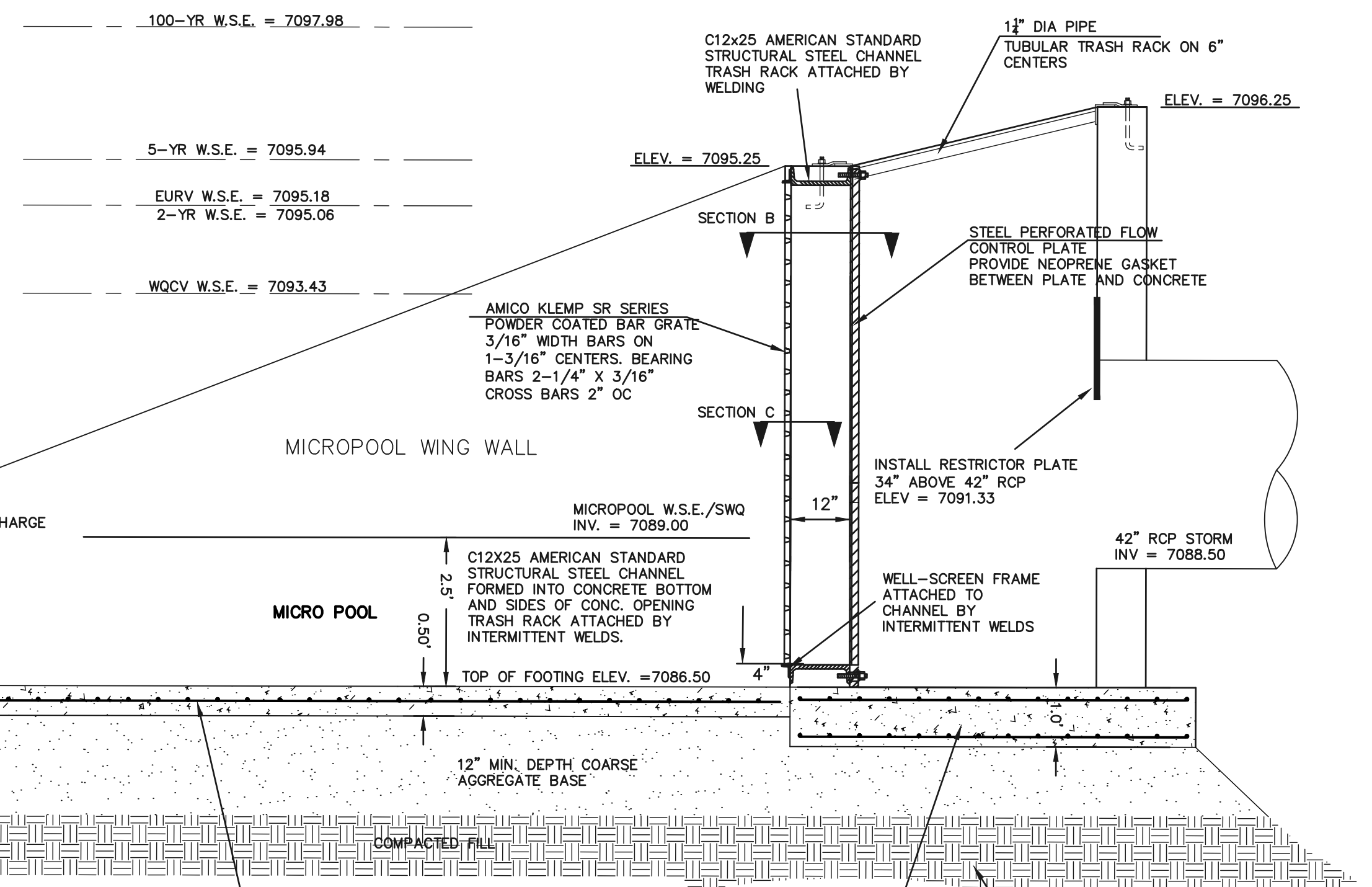


- (ALL MATERIALS PER EL PASO COUNTY SPECIFICATIONS)
- ORIFICE PLATE NOTES:
1. PROVIDE CONTINUOUS NEOPRENE GASKET MATERIAL BETWEEN THE ORIFICE PLATE AND CONCRETE.
 2. BOLT PLATE TO CONCRETE 12" MAX. ON CENTER
- EURV AND QOCV TRASH RACKS:
1. WELL-SCREEN TRASH RACKS SHALL BE POWDER COATED STAINLESS STEEL AND SHALL BE ATTACHED BY INTERMITTENT WELDS ALONG THE EDGE OF THE MOUNTING FRAME.
 2. BAR GRATE TRASH RACKS SHALL BE ALUMINUM AND SHALL BE BOLTED USING STAINLESS STEEL HARDWARE.
 3. TRASH RACK OPEN AREAS ARE FOR SPECIFIED TRASH RACK MATERIALS. TOTAL TRASH RACK SIZE MAY NEED TO BE ADJUSTED FOR MATERIALS HAVING DIFFERENT OPEN AREA/GROSS AREA RATIO (R VALUE).
 4. STRUCTURAL DESIGN OF TRASH RACKS SHALL BE BASED ON FULL HYDROSTATIC HEAD WITH ZERO HEAD DOWNSTREAM OF RACK.
- OVERFLOW TRASH RACKS:
1. ALL TRASH RACKS SHALL BE MOUNTED USING STAINLESS STEEL HARDWARE AND PROVIDED WITH HINGED AND LOCKABLE OR BOLTABLE ACCESS PANELS
 2. TRASH RACKS SHALL BE STAINLESS STEEL, ALUMINUM, OR STEEL. STEEL TRASH RACKS SHALL BE HOT DIP GALVANIZED AND MAY BE HOT POWDER COATED AFTER GALVANIZING.
 3. TRASH RACKS SHALL BE DESIGNED SUCH THAT THE DIAGONAL DIMENSION OF EACH OPENING IS SMALLER THAN THE DIAMETER OF THE OUTLET PIPE.
 4. STRUCTURAL DESIGN OF THE TRASH RACKS SHALL BE BASED ON FULL HYDROSTATIC HEAD WITH ZERO HEAD DOWNSTREAM OF THE RACK.

- NOTES:
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 2. DESIGN CRITERIA SHALL BE IN ACCORDANCE WITH AASHTO STANDARDS.
 3. HANDRAIL DESIGN SHALL BE COMPATIBLE WITH THE DESIGN OF THE WINGWALLS AND HEADWALLS.
 4. RAILING POSTS SHALL BE SET TO NORMAL TO GRADE. RAILS SHALL RUN PARALLEL TO THE SLOPES OF TOPS OF THE WALLS.
 5. ALL RAILS SHALL HAVE EXPANSION JOINTS SPACED AT 40'-0" MAX. JOINT ENDS SHALL BE FREE OF ANY SHARP EDGES OR CORNERS.



17'x4' OUTLET BOX DETAIL
SCALE 1" = 2"



17'x4' OUTLET BOX MICRO POOL SECTION A
N.T.S.

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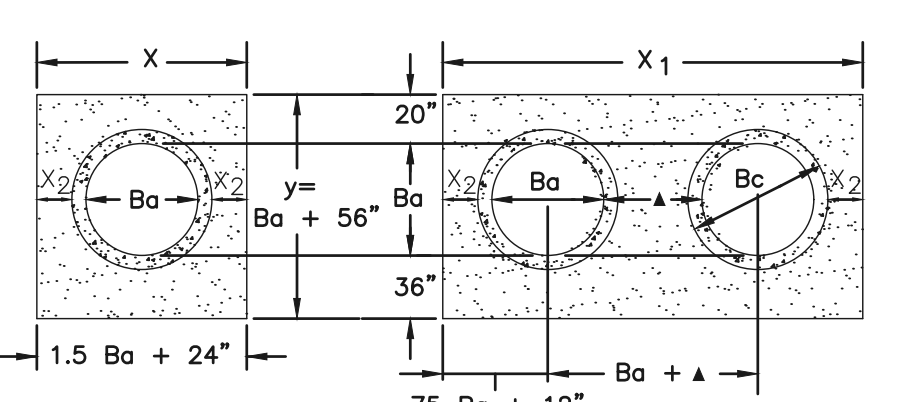
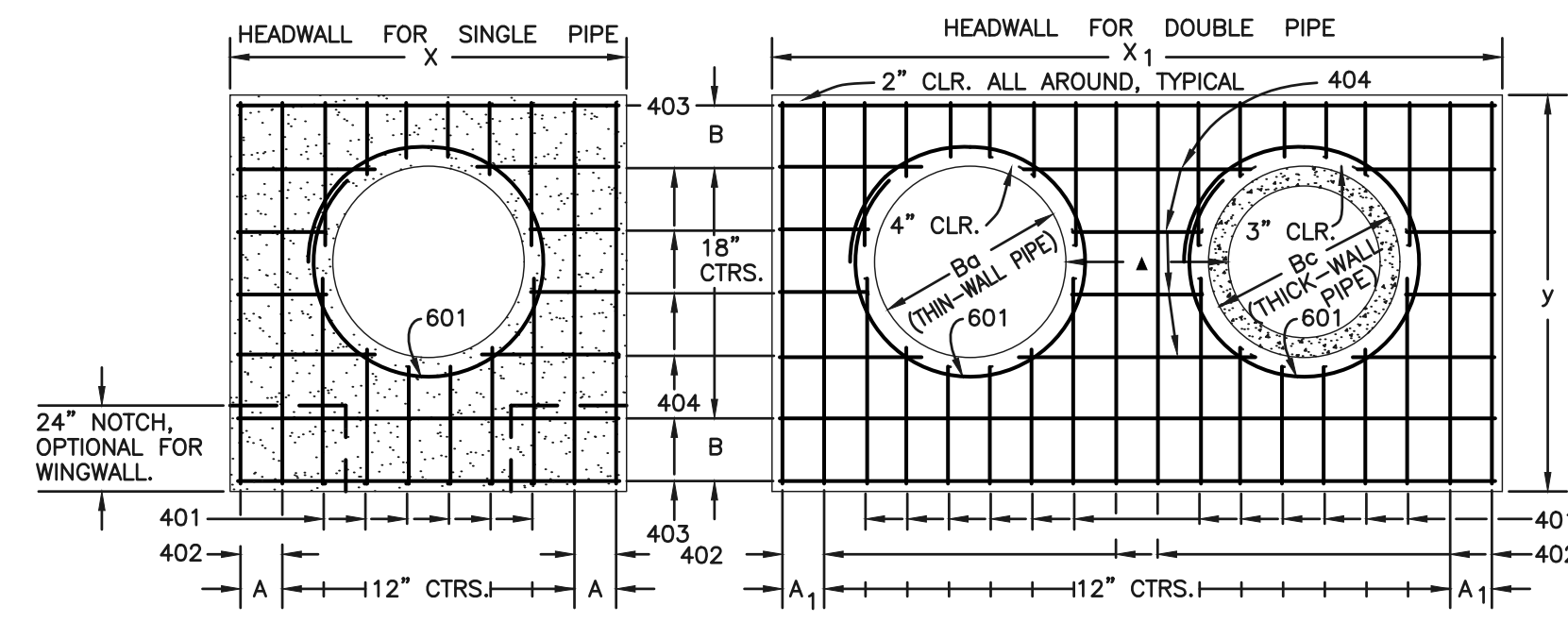
RETREAT AT PRAIRIERIDGE
FILING NO. 2 INFRASTRUCTURE
PRIVATE EXTENDED DETENTION BASIN
OUTLET BOX AND MICROPOOL DETAILS

DESIGNED BY: KES
DRAWN BY: KES
CHECKED BY: (V)

SCALE: (H) 1" = 2'
(V) 1" = N/A

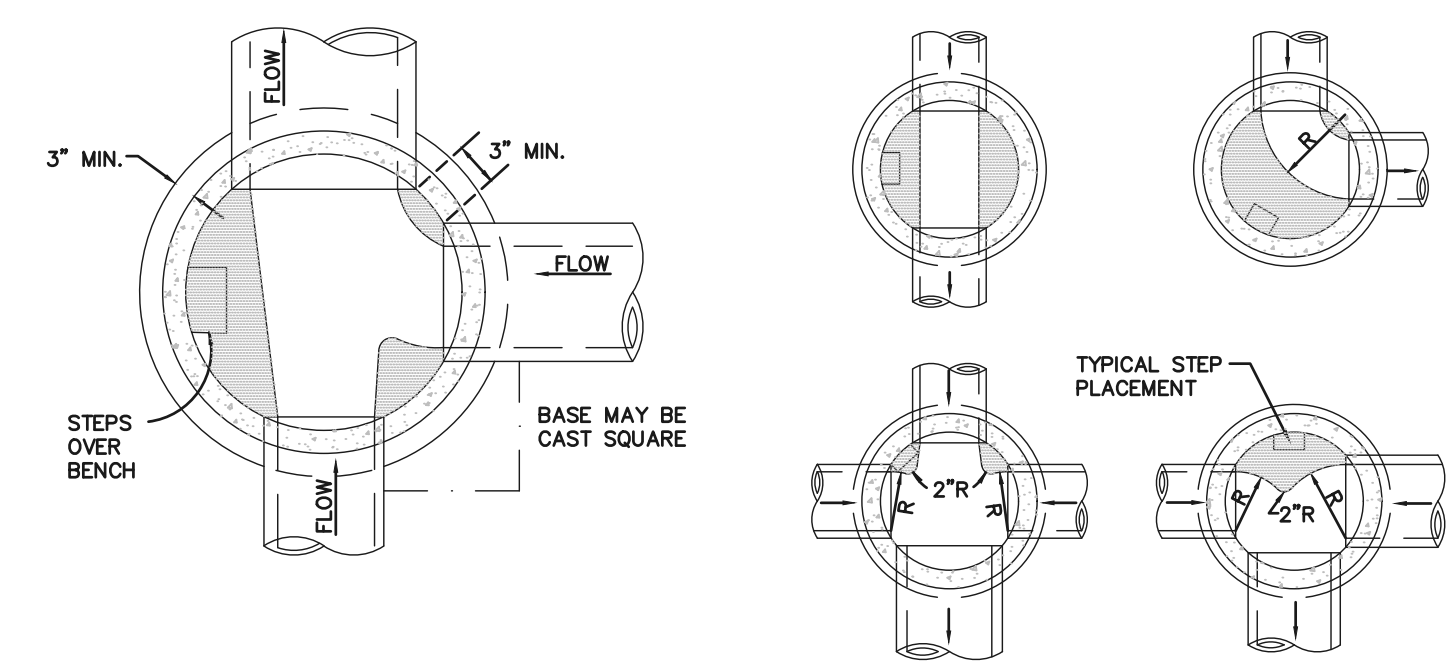
DATE: 10/01/2025
SHEET 29 OF 32
JOB NO. 1305.20

PCD No. SF259

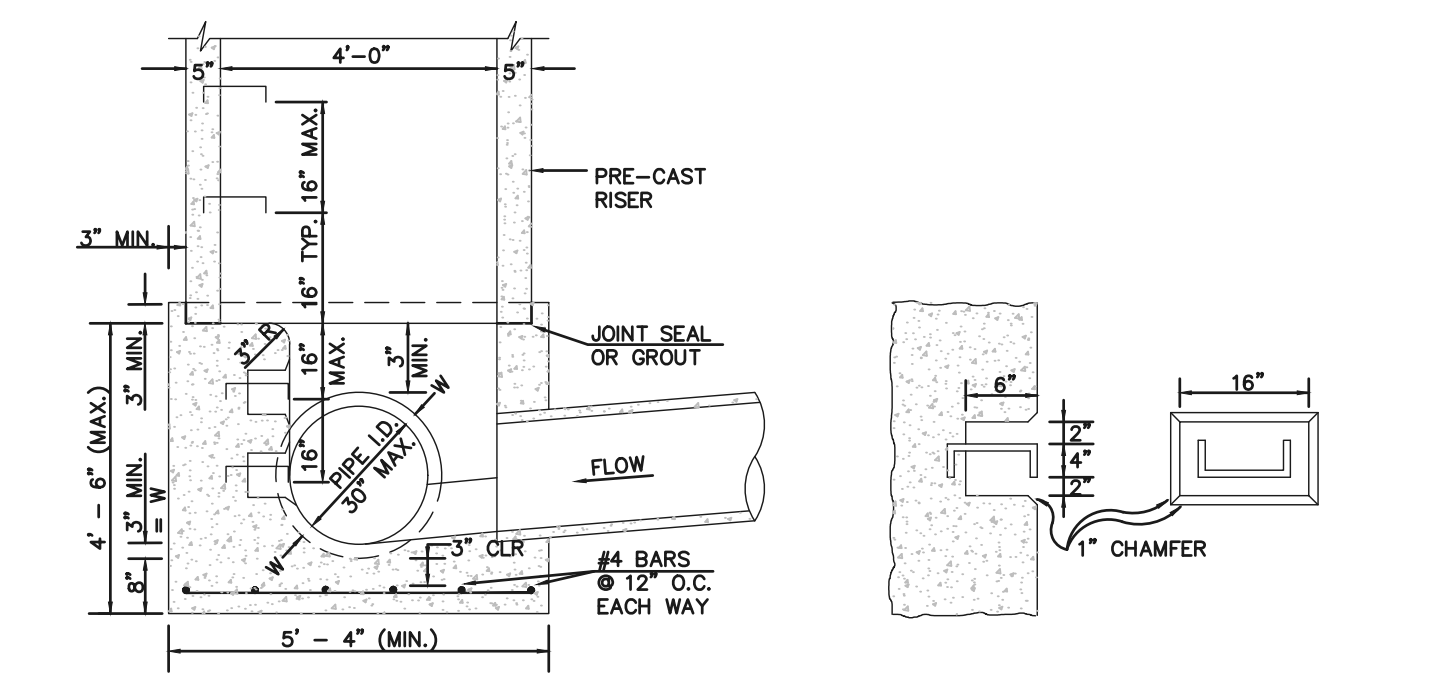


DIMENSIONS		QUANTITIES										
Ba	Bc	CONCRETE	STEEL									
in.	in.	CSG. DBL. GALV. DBL.	CSG. DBL. GALV. DBL.									
in.	in.	cu. yd.	lbs.									
54	65	8-9	8 1/2	15-6	7	9-2	17	20	2.12	3.55	209	364
60	72	9-6	7	17-0	10	9-8	11	21	2.35	3.99	236	414
66	79	10-3	11 1/2	18-6	7	10-2	14	22	2.60	4.44	249	453
72	86	11-0	10	20-0	10	10-8	17	23	2.85	4.91	270	476
78	93	11-9	8 1/2	21-3	11	11-2	11	24	3.11	5.29	306	527
84	100	12-6	7	22-6	7	11-8	14	25	3.38	5.68	333	572
90	107	13-3	11 1/2	23-9	8 1/2	12-2	17	26	3.66	6.08	335	593
96	114	14-0	10	25-0	10	12-8	11	27	3.94	6.48	379	649
102	121	14-9	8 1/2	26-3	11 1/2	13-2	14	28	4.24	6.89	400	664
108	128	15-6	7	27-6	7	13-8	17	29	4.54	7.30	424	707

- GENERAL NOTES**
- CONCRETE SHALL BE CLASS B.
 - HEADWALL SHALL BE PERPENDICULAR TO THE CULVERT Q UNLESS OTHERWISE SHOWN ON THE PLANS. TABULATED DIMENSIONS AND QUANTITIES MUST BE ADJUSTED FOR SKEWED INSTALLATIONS.
 - FOR WINGWALL DETAILS, SEE STANDARD M-601-20.
 - VOLUME OCCUPIED BY PIPE HAS BEEN DEDUCTED FROM STEEL AND CONCRETE QUANTITIES.
 - EXPOSED CONCRETE CORNERS SHALL BE CHAMFERED 3/4".
 - ALL BARS SHALL HAVE A 2" MINIMUM CLEARANCE.
- ▲ WHEN TWO OR MORE CONDUITS ARE LAID SIDE BY SIDE, THEY SHALL BE PLACED SO THAT THE ADJACENT PIPES WILL BE 1/2 INSIDE DIAMETER OR 1/2 INSIDE SPAN OR 3 FEET APART (INCLUDING WALL THICKNESS) WHICHEVER IS LESS.
- ADD 0.89 x (X OR X1) (LB.) WHEN APRON IS REQUIRED.



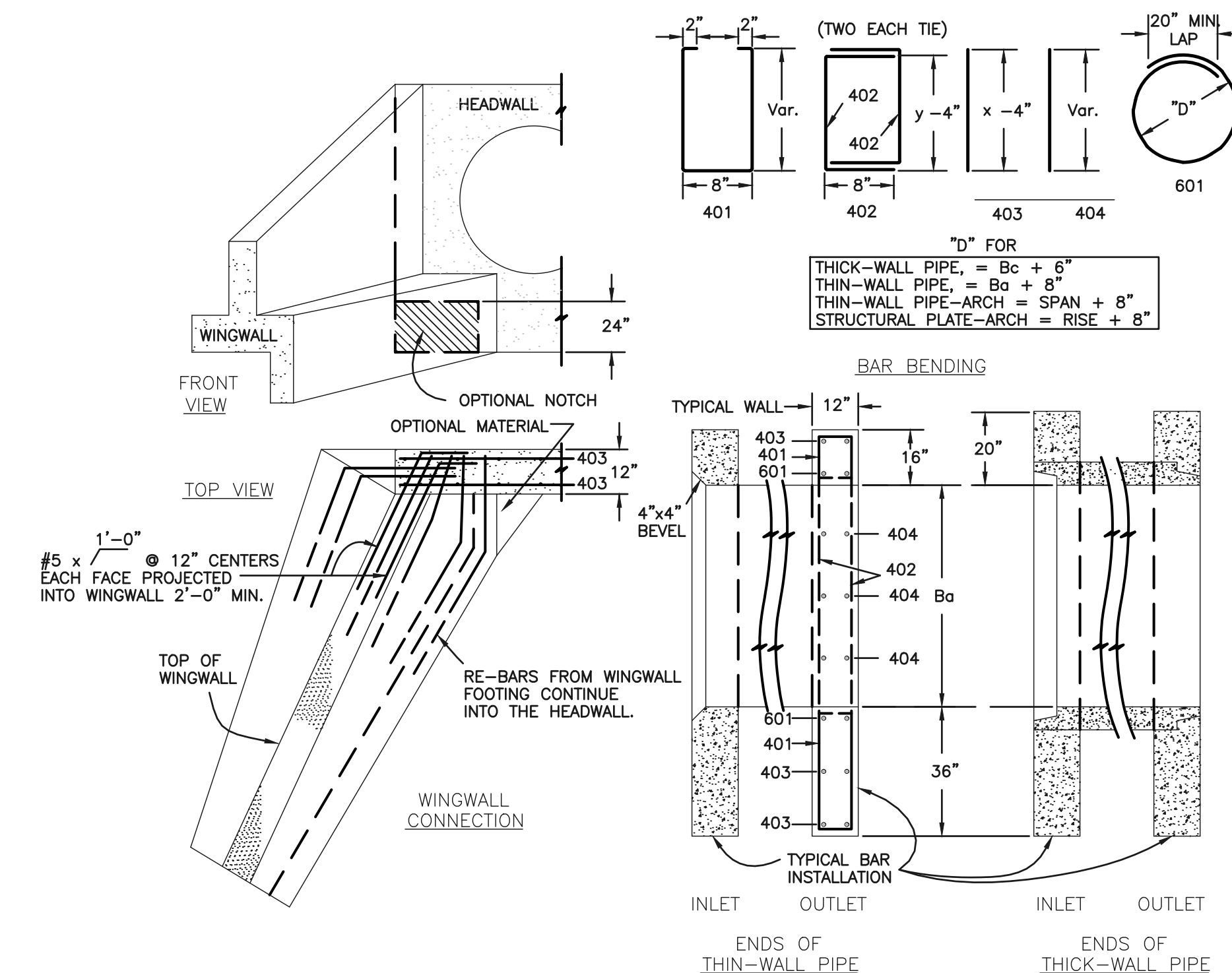
- NOTES**
- TYPE II MANHOLES SHALL BE USED ONLY WITH APPROVAL OF THE CITY ENGINEER AND ONLY WHEN THE PIPE SIZES ARE 30" OR LESS INSIDE DIAMETER.
 - VIEW AND DETAILS ARE TYPICAL. DESIGN ENGINEER SHALL DETERMINE MANHOLE BASE CONFIGURATION AND DIMENSIONS FOR PARTICULAR PIPE SIZES AND ALIGNMENT.
 - EITHER 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 TROWELED TO A SMOOTH, HARD SURFACE AND SHALL SLOPE TOWARDS THE OUTLET (8:1 MAX., 1/2" PER FT. MIN.). FLOOR SHALL BE SHARP AND CHANNELLED; SEE DETAILS THIS SHEET.



STORM SEWER MANHOLE - TYPE II

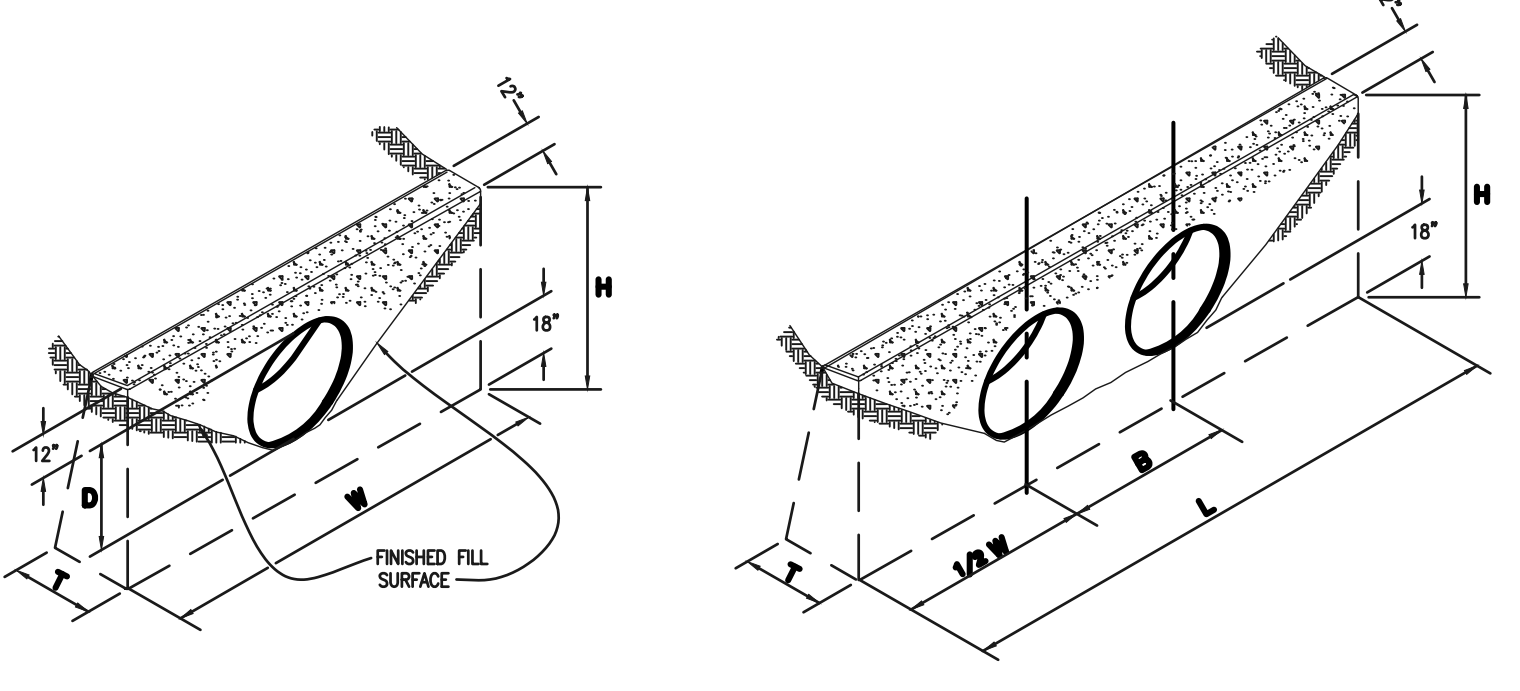
- GENERAL NOTES**
- ALL EXPOSED CONCRETE CORNERS SHALL BE CHAMFERED 3/4".
 - WINGWALL FOOTINGS AND FLOOR OF BOX CULVERT SHALL BE PLACED MONOLITHICALLY.
 - DIMENSIONS "H", "Ba", "Rise", "X", "T", "W" AND ANGLES FOR WINGWALLS SHALL BE AS SHOWN ON THE PLANS.
 - REINFORCING STEEL SHALL BE GRADE 60.
 - THE MINIMUM SPLICE LENGTH FOR COMMON BAR SIZES SHALL BE:
- | BAR | #4 | #5 | #6 |
|---------------|-------|-------|-------|
| SPLICE LENGTH | 1'-3" | 1'-7" | 2'-0" |

CDOT M-601-10 - HEADWALL DETAIL



- GENERAL NOTES**
- FOR SIZE AND LOCATION OF CULVERTS, SEE PLANS.
 - ALL CONCRETE SHALL BE CLASS B.
 - FOOTINGS IN ROCK SHALL BE POURED OUT TO ROCK AND NOT FORMED. IN ACCORDANCE WITH SUBSECTION 601.09(B).
 - EXPOSED CONCRETE CORNERS SHALL BE CHAMFERED 3/4".
 - HEADWALL SHALL HAVE REINFORCING STEEL INSTALLED IN A PATTERN SIMILAR TO STANDARD PLAN M-601-10 (ABOVE).
 - COST OF REINFORCING STEEL SHALL BE INCLUDED IN THE WORK UNLESS THE STEEL QUANTITIES ARE LISTED IN THE PLANS.

CDOT M-601-20 WINGWALL DETAIL



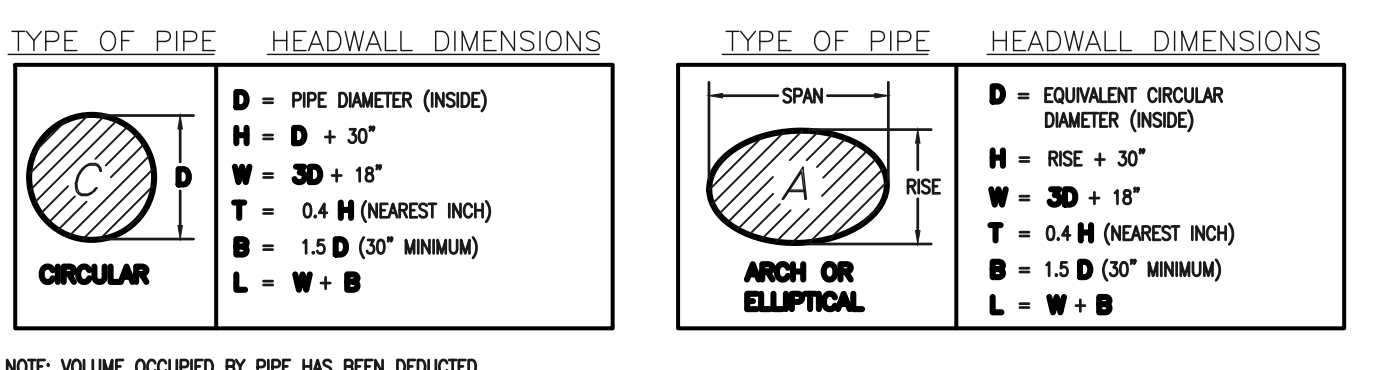
CONCRETE HEADWALL INSTALLATIONS
SEE M-601-10 FOR REINFORCING DETAILS.

QUANTITIES FOR ONE CONCRETE HEADWALL (CUBIC YARDS)

PIPE TYPE	MATERIAL	DIAMETER (AND EQUIVALENT DIAMETER) (INCHES)										
		18	24	30	36	42	48	48	48			
CIRCULAR	RCP	1.0	1.3	1.5	2.0	2.0	2.7	2.8	3.6	3.6	4.6	6.0
	CMP OR PLASTIC	1.1	1.4	1.6	2.1	2.2	3.0	3.0	4.0	3.9	5.3	6.8
ELLIPTICAL	RCP	23 x 14	30 x 19	38 x 24	45 x 29	53 x 34	60 x 38					
	CMP	0.9	1.2	1.3	1.6	1.7	2.2	2.3	2.9	2.9	3.7	4.4
ARCH	RCP	22 x 13	29 x 18	36 x 22	43 x 27	50 x 31	58 x 36					
	CMP	0.9	1.3	1.4	1.9	1.8	2.4	2.4	3.4	3.2	4.4	5.0

CULVERT OUTLET PAVING (CUBIC YARDS)

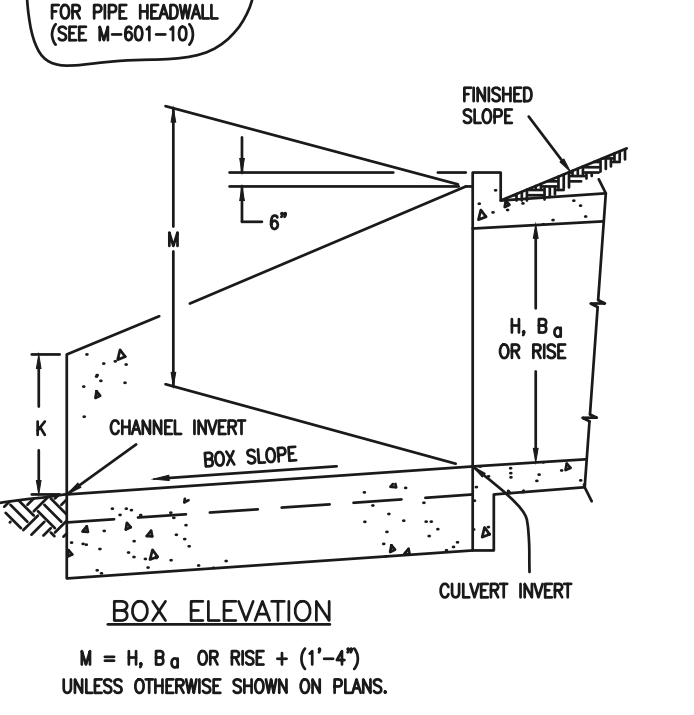
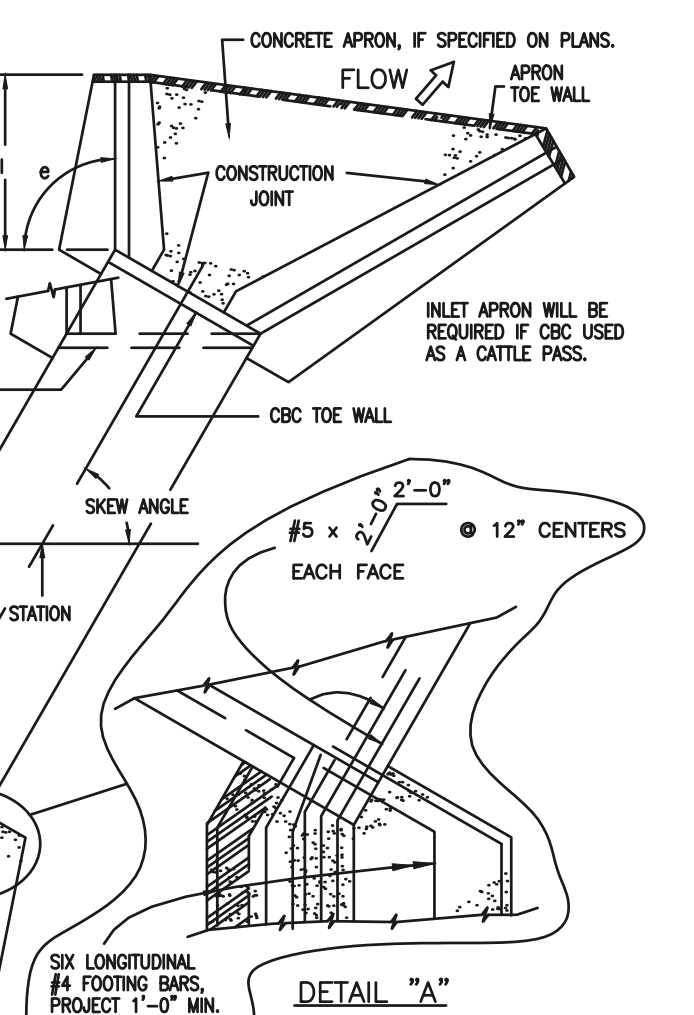
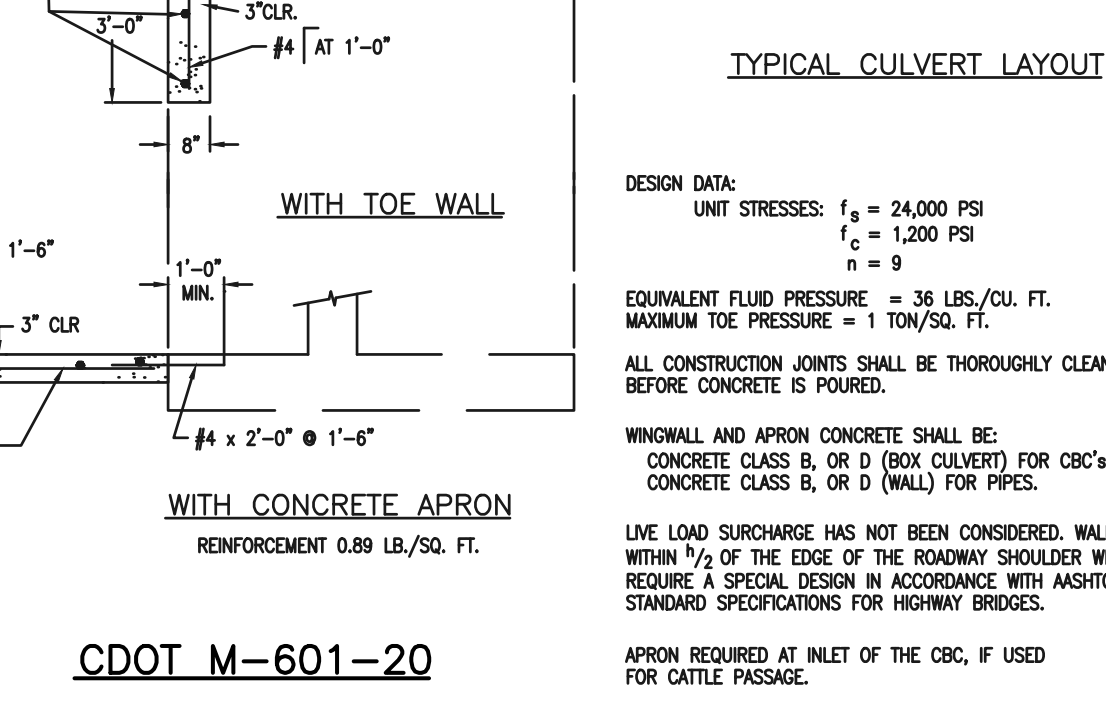
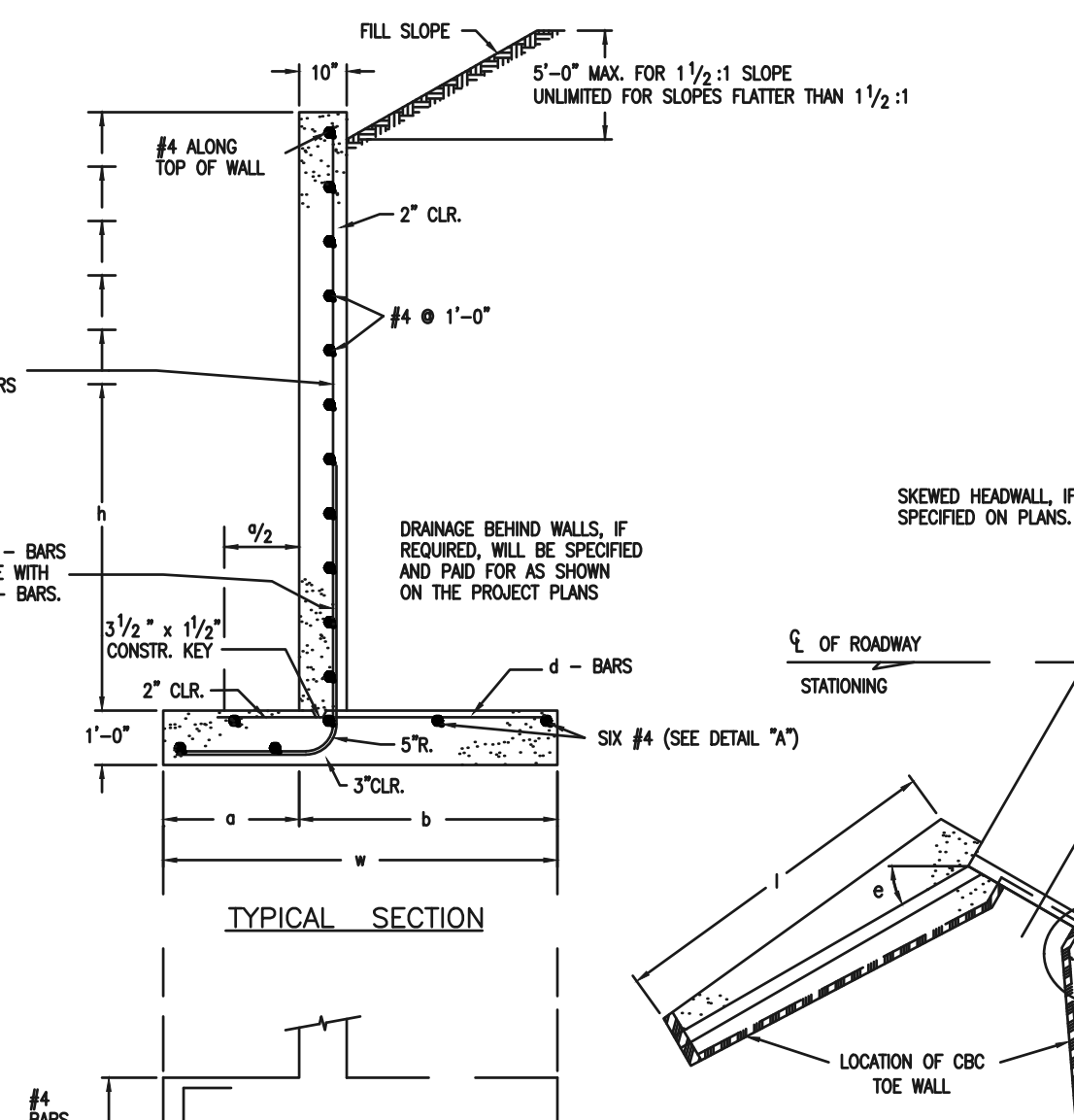
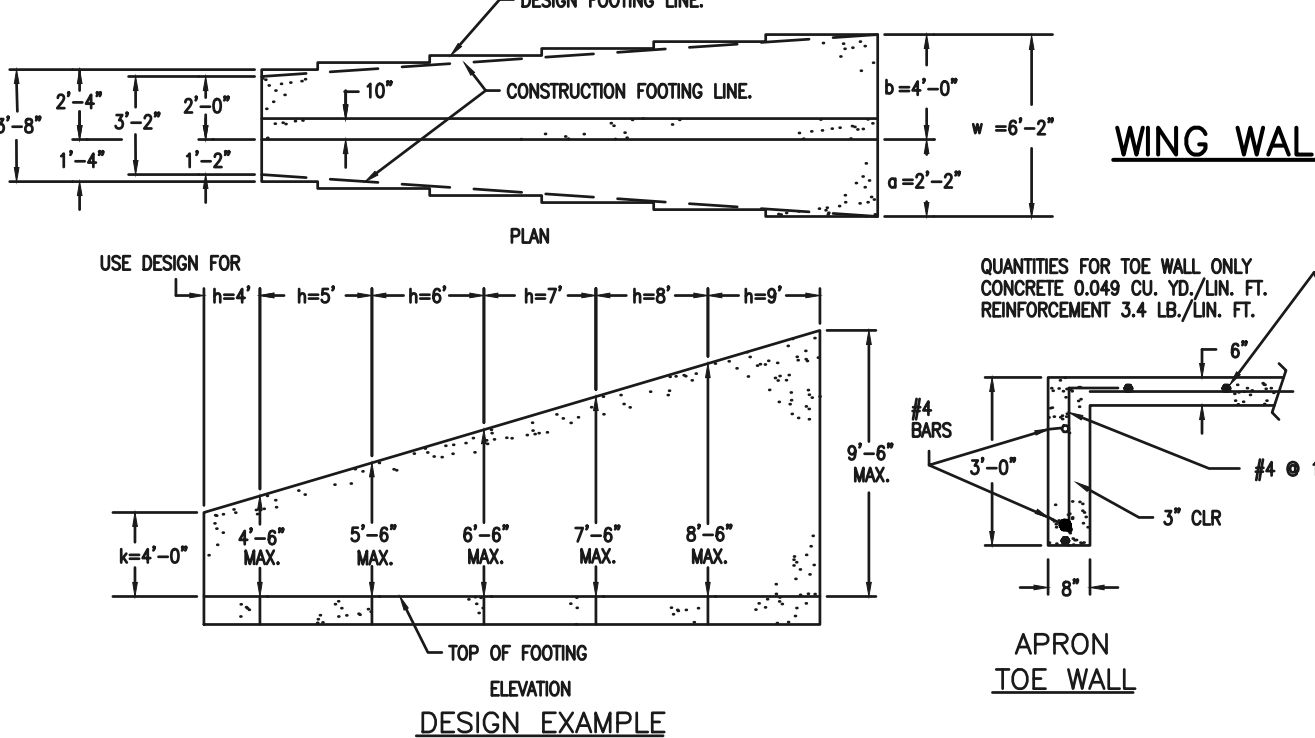
THICKNESS	MATERIAL	DIAMETER (INCHES)					
		18	24	30	36	42	48
4"	CONCRETE	0.4	0.8	1.2			
6"	CONCRETE				2.6	3.6	4.7
18"	HPWP	2.0	3.5	5.4	7.8	10.7	13.9



DESIGN TABLE

θ	1'-2"	1'-4"	1'-6"	1'-8"	1'-10"	1'-12"	1'-14"	1'-16"	1'-18"	1'-20"	1'-22"	1'-24"
h	2'	3'	4'	5'	6'	7'	8'	9'	10'	11'	12'	13'
a	1'-0"	1'-2"	1'-4"	1'-6"	1'-8"	1'-10"	1'-12"	1'-14"	1'-16"	1'-18"	1'-20"	1'-22"
b	1'-8"	2'-0"	2'-4"	2'-8"	3'-0"	3'-4"	3'-8"	4'-0"	4'-4"	4'-8"	5'-0"	5'-4"
w	2'-8"	3'-2"	3'-8"	4'-2"	4'-8"	5'-2"	5'-8"	6'-2"	6'-8"	7'-2"	7'-8"	8'-2"

* CONCRETE CLASS B
* REINFORCING STEEL CLASS 60
* DOES NOT INCLUDE TOE WALL QUANTITIES



CDOT M-601-20

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#37155

11/24/2025
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RETREAT AT PRAIRIERIDGE
FILE NO. 2 INFRASTRUCTURE
CONSTRUCTION PLANS
DETAIL SHEET

DESIGNED BY KES SCALE DATE 10/01/2025
DRAWN BY KES (H) 1" = N/A SHEET 31 OF 32
CHECKED BY (V) 1" = N/A JOB NO. 1305.20

PCD No. SF259

