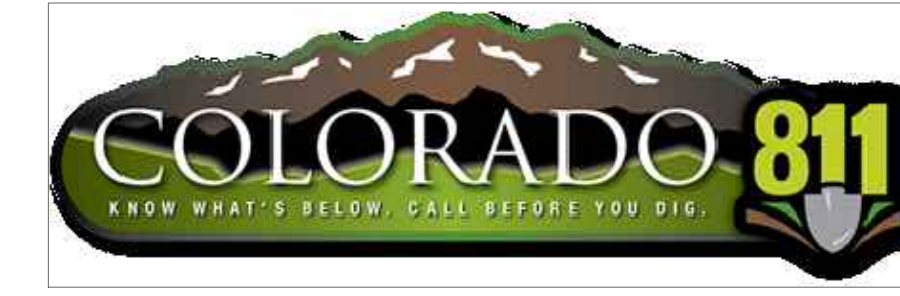


FALCON ACRES EL PASO COUNTY CONSTRUCTION DRAWINGS AUGUST 2023

PCD FILING NO.: SF223



PROJECT DATA:

ADDRESS: 14655 DAVIS ROAD
PEYTON, CO 80831

TSN: 44040-00-014

SITE AREA: 49.23 ACRES

MASTER PLAN: NOT APPLICABLE

CONCEPT PLAN: NOT APPLICABLE

EXISTING ZONING: RR-5

PROPOSAL: RECONSIDERATION OF EXPIRED PLAT APPROVAL FOR A PROPOSED RESIDENTIAL SUBDIVISION

MINERAL RIGHTS OWNERSHIP: NOT APPLICABLE

AS DETERMINED BY THE FLOOD INSURANCE RATE MAP, COMMUNITY PANEL # 08041C0785G, EFFECTIVE DATE DECEMBER 7, 2018. THIS SITE IS NOT WITHIN A DESIGNATED F.E.M.A. FLOODPLAIN.

THE SCHEDULE FOR CONSTRUCTION WILL PROCEED IMMEDIATELY AFTER ALL GOVERNMENTAL APPROVALS ARE OBTAINED.

CONTOURS FOR THIS DOCUMENT ARE 2.0' INTERVALS.

SITE IS WITHIN THE LIVESTOCK COMPANY DRAINAGE BASIN

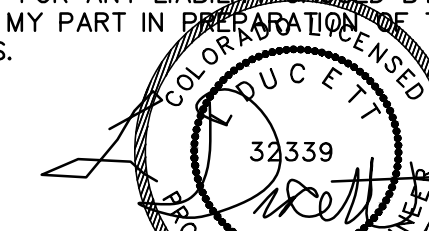
BASIS OF BEARING IS THE NORTH LINE OF SECTION 4, T.14S., R.64W., ASSUMED AS S 89°56'26" E.

BENCHMARK = 2 1/2" ALUM CAP
LOCATED AT THE N.E. CORNER OF SECTION 4, IN THE INTERSECTION OF CURTIS ROAD AND DAVIS ROAD
ELEVATION=6527.37

ONSITE SOILS ARE HYDROLOGIC GROUP "B", TRUCKTON SANDY LOAM (97) WITH MODERATELY RAPID PERMEABILITY, SLOW TO MEDIUM SURFACE RUNOFF CHARACTERISTICS, AND MODERATE HAZARD OF EROSION.

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 CONFORMITY 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 INCURRED BY ANY NEGLIGENT ACTS, ERRORS OR OMISSIONS ON MY PART IN THE PREPARATION OF THESE DETAILED PLANS AND SPECIFICATIONS.



L. DUCETT, P.E. #32339 DATE 8/6/2023
FOR AND ON BEHALF OF TERRA NOVA ENGINEERING, INC.

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.

OWNER: RICHARD ELLIOTT DATE 8-18-2023

BUSINESS NAME: THOUSAND HILLS LAND & CATTLE CO

EL PASO COUNTY APPROVAL

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

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

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

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

CONTACT INFORMATION:

OWNER: THOUSAND HILLS LAND & CATTLE CO LLC
812 E MONUMENT STREET
COLORADO SPRINGS, CO 80903
RICHARD ELLIOTT (719) 238-4234

CIVIL ENGINEER: TERRA NOVA ENGINEERING, INC.
721 S. 23RD STREET
COLORADO SPRINGS, COLORADO 80904
L. DUCETT, P.E., (719) 635-6422

EL PASO COUNTY PLANNING AND COMMUNITY DEVELOPMENT
2880 INTERNATIONAL CIRCLE
COLORADO SPRINGS, COLORADO 80910
(719) 520-6300

FALCON FIRE PROTECTION DISTRICT
7030 N MERIDIAN ROAD
FALCON, COLORADO 80831
(719) 495-4050

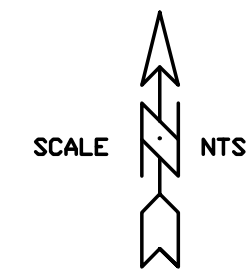
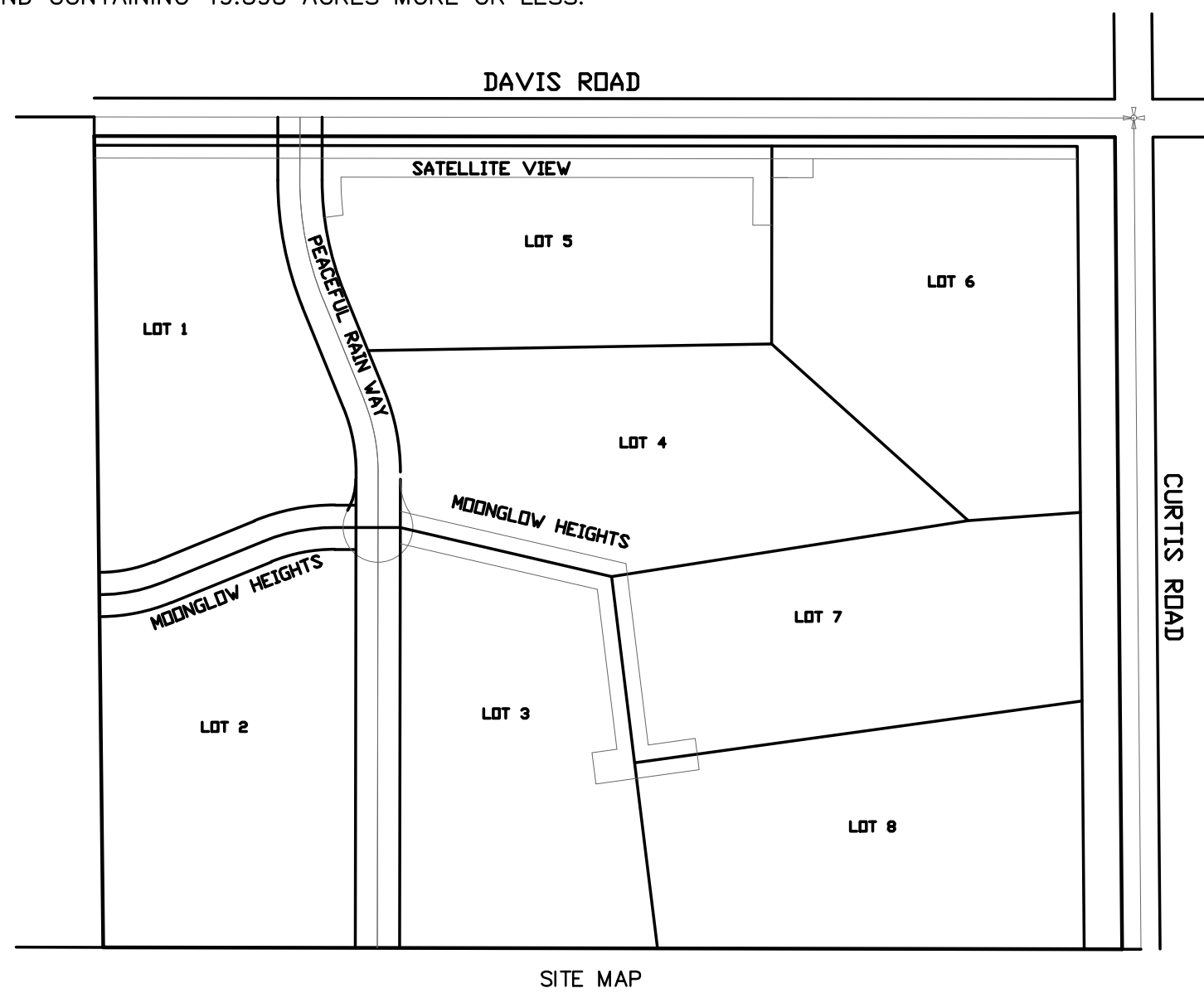
MOUNTAIN VIEW ELECTRIC ASSOCIATION
11140 E WOODMEN ROAD
PEYTON, COLORADO 80831
(719) 495-2283

DEVELOPMENT SERVICE DEPARTMENT
2880 INTERNATIONAL CIRCLE
COLORADO SPRINGS, COLORADO 80910
(719) 520-6300

LEGAL DESCRIPTION

THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER, AND THE EAST HALF OF THE EAST HALF OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 4, TOWNSHIP 14 SOUTH, RANGE 64 WEST OF THE 6TH P.M., COUNTY OF EL PASO, STATE OF COLORADO MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF SAID SECTION 4, THENCE S00°29'24"E, ALONG THE EAST LINE OF SAID NORTHEAST QUARTER OF THE NORTHEAST QUARTER, 1315.45 FEET TO THE SOUTHEAST CORNER THEREOF, THENCE N89°53'49"W, 1641.51 FEET TO THE SOUTHWEST CORNER OF SAID EAST HALF OF THE EAST HALF OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER, THENCE N00°38'11"W 1314.23 FEET TO THE NORTHWEST CORNER THEREOF, THENCE S 89°56'26" E, ALONG THE NORTH LINE OF SAID SECTION 4, 1644.85 FEET, TO THE POINT OF BEGINNING AND CONTAINING 49.595 ACRES MORE OR LESS.



INDEX

- 1) COVER SHEET
- 2) STREET PLAN & PROFILES-PEACEFUL RAIN WAY-10+00-23+34.93
- 3) STREET PLAN & PROFILE-MOONGLOW HEIGHTS-10+00.00-14+58.19 (TO BE CONSTRUCTED BY OTHERS) CURTIS & DAVIS ROAD CULVERT
- 4) STREET PLAN & PROFILE-MOONGLOW HEIGHTS-10+00.00-17+47.40 (PRIVATE DRIVEWAY)
- 5) STREET PLAN & PROFILE-SATELLITE VIEW (PRIVATE DRIVEWAY)
- 6) STREET PLAN & PROFILE-PEACEFUL RAIN WAY (TEMPORARY CUL-DE-SAC)

7) ROAD SIGN DETAIL AND NOTES

- ~~8) SITE GRADING AND EROSION CONTROL PLAN~~
- ~~9) GRADING AND EROSION CONTROL NOTES~~
- ~~10) EROSION CONTROL DETAILS~~
- ~~11) EROSION CONTROL DETAILS~~
- ~~12) EROSION CONTROL DETAILS~~
- ~~13) EROSION CONTROL DETAILS~~

SIGNING AND STRIPING NOTES

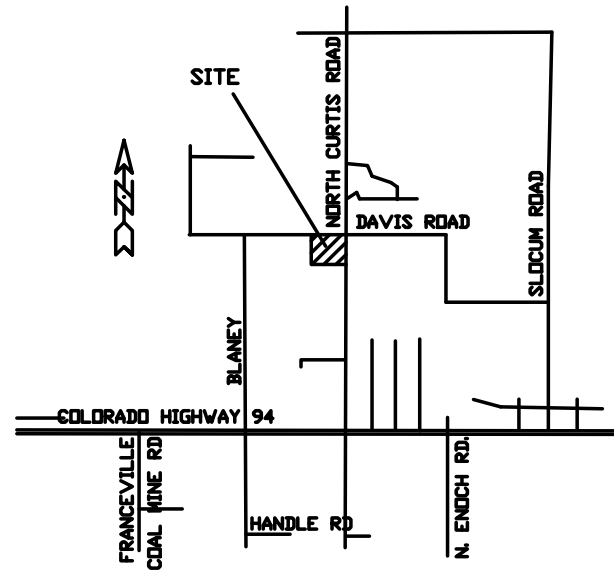
1. ALL SIGNS AND PAVEMENT MARKINGS SHALL BE IN COMPLIANCE WITH THE CURRENT MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD).
2. REMOVAL OF EXISTING PAVEMENT MARKINGS SHALL BE ACCOMPLISHED BY A METHOD THAT DOES NOT MATERIALLY DAMAGE THE PAVEMENT. THE PAVEMENT MARKINGS SHALL BE REMOVED TO THE EXTENT THAT 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-614-8 REGARDING USE OF THE P2 TUBULAR STEEL POST SUBBASE 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. CROSSWALK 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.

GENERAL NOTES

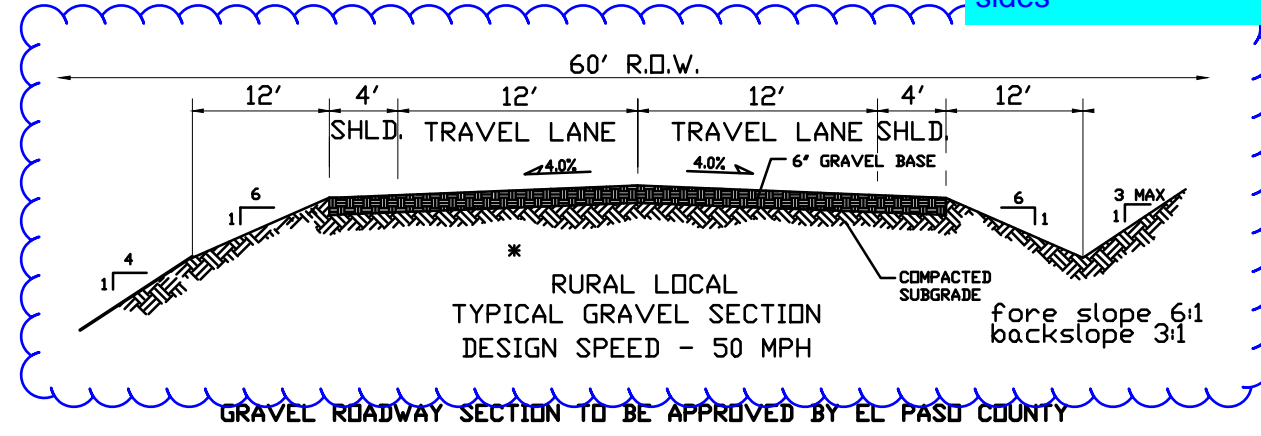
1. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY THE EXISTENCE AND LOCATION OF ALL UNDERGROUND UTILITIES ALONG THE SITE. THE OMISSION FROM OR THE INCLUSION OF UTILITY LOCATIONS ON THE PLANS IS NOT TO BE CONSIDERED AS THE NON-EXISTENCE OF OR A DEFINITE LOCATION OF EXISTING UNDERGROUND UTILITIES.
2. THE CONTRACTOR WILL TAKE THE NECESSARY PRECAUTIONS TO PROTECT EXISTING UTILITIES, BUILDINGS, FENCES, AND ROADWAYS FROM DAMAGE DUE TO THIS OPERATION. ANY DAMAGE TO THE ABOVE WILL BE REPAIRED AT THE CONTRACTOR'S EXPENSE, AND ANY SERVICE DISRUPTION WILL BE SETTLED BY THE CONTRACTOR.
3. BULK GRADING SHALL BE COMPLETED TO A SUBGRADE TOLERANCE OF PLUS OR MINUS 0.2'.
4. CONTRACTOR TO OBTAIN COPIES OF THE SOILS REPORT FROM THE GEOTECHNICAL ENGINEER AND TO BE KEPT ONSITE DURING ALL EARTHWORK OPERATIONS.
5. MAXIMUM CUT/FILL SLOPES SHALL NOT EXCEED 3:1, UNLESS OTHERWISE NOTED.
6. EROSION CONTROL MEASURES SHALL BE IMPLEMENTED IN A MANNER THAT WILL PROTECT PROPERTIES AND PUBLIC FACILITIES FROM THE ADVERSE EFFECTS OF EROSION AND SEDIMENTATION AS A RESULT OF CONSTRUCTION AND EARTHWORK ACTIVITIES WITHIN THE PROJECT SITE.
7. EROSION CONTROL DEVICES SHOULD BE CHECKED AFTER EVERY STORM. REPAIRS OR REPLACEMENT SHOULD BE MADE AS NECESSARY TO MAINTAIN PROPER PROTECTION.
8. CONTRACTOR SHALL REVIEW GEOTECHNICAL REPORT BY GEOTECHNICAL ENGINEER PRIOR TO CONSTRUCTION.

Remove since GEC Plan was submitted separately

VICINITY MAP (NTS)



Add and call out 5ft easements on both sides



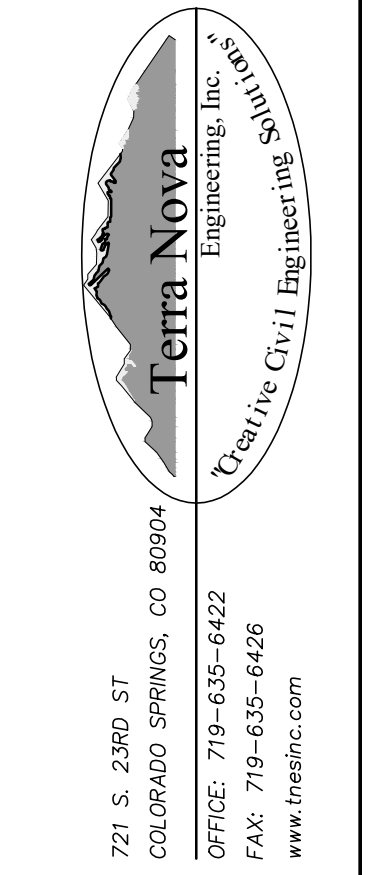
EL PASO COUNTY STANDARD CONSTRUCTION NOTES:

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 & 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 & 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 (PCD) INSPECTIONS, PRIOR TO STARTING CONSTRUCTION.
7. IT IS THE CONTRACTORS 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 PUBLIC WORK DEPARTMENT AND MUTCD CRITERIA.
14. CONTRACTOR SHALL OBTAIN ANY PERMITS REQUIRED BY EL PASO COUNTY PWD, 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.

NO.	DESCRIPTION	DATE

UNTIL SUCH TIME AS THESE DRAWINGS ARE APPROVED BY THE APPROPRIATE REVIEWING AGENCIES, INCLUDING THE CITY ENGINEER, THESE DRAWINGS ARE NOT TO BE USED FOR ANY PURPOSES DESIGNATED BY WRITTEN AUTHORIZATION.

PREPARED FOR:
THOUSAND HILLS LAND & CATTLE CO
ATTN: RICHARD ELLIOTT
812 E MONUMENT STREET
COLORADO SPRINGS, CO 80903
(719) 238-4234

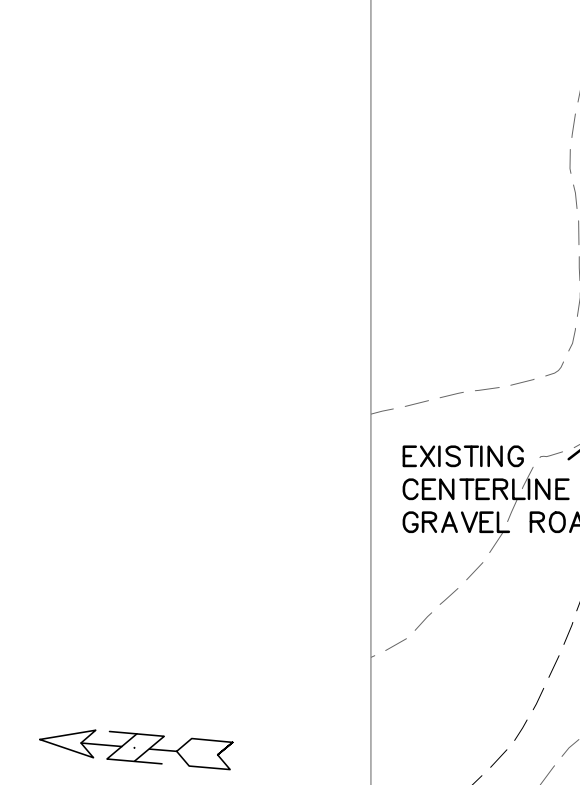
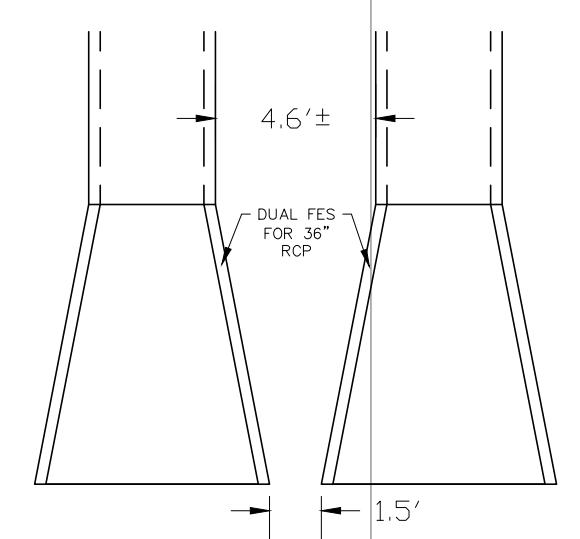


FALCON ACRES
14655 DAVIS ROAD

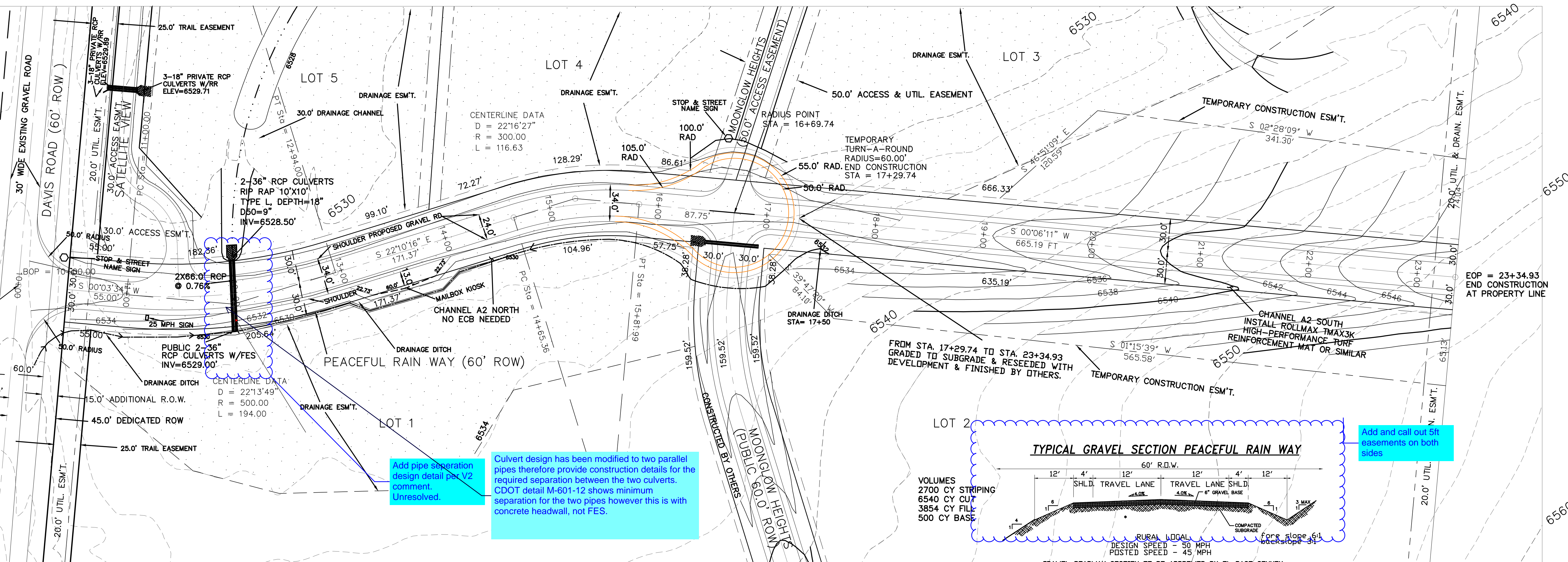
CONSTRUCTION PLANS
COVER SHEET

DESIGNED BY	JF
DRAWN BY	JF
CHECKED BY	LD
H-SCALE	AS NOTED
V-SCALE	AS NOTED
JOB NO.	2142.00
DATE ISSUED	8/8/23
SHEET NO.	1 OF 13

DUAL 36" RCP CULVERTS W/
FES SEPARATION DETAIL

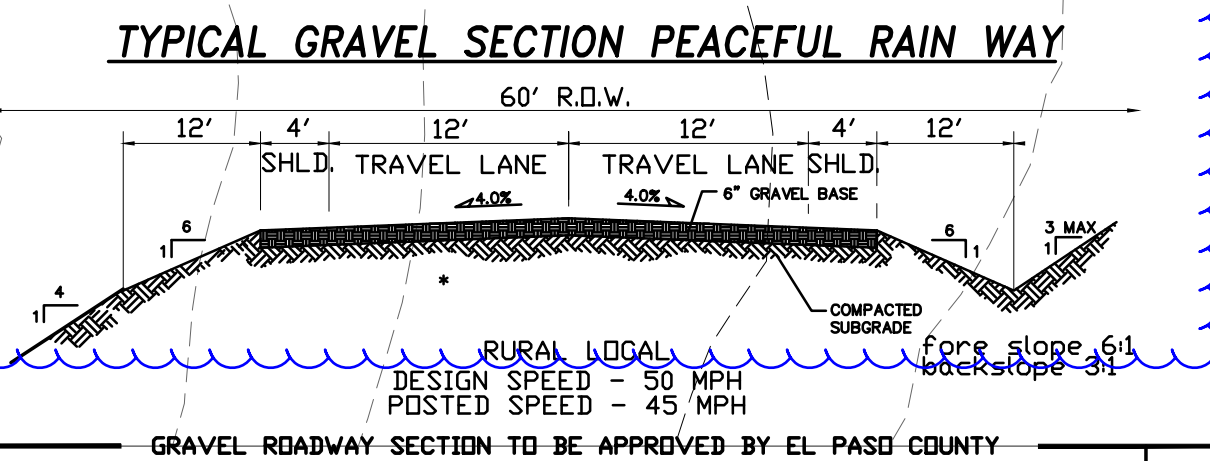


SCALES:
1" = 50' HOR
1" = 5' VER
Scale: 1" = 50'

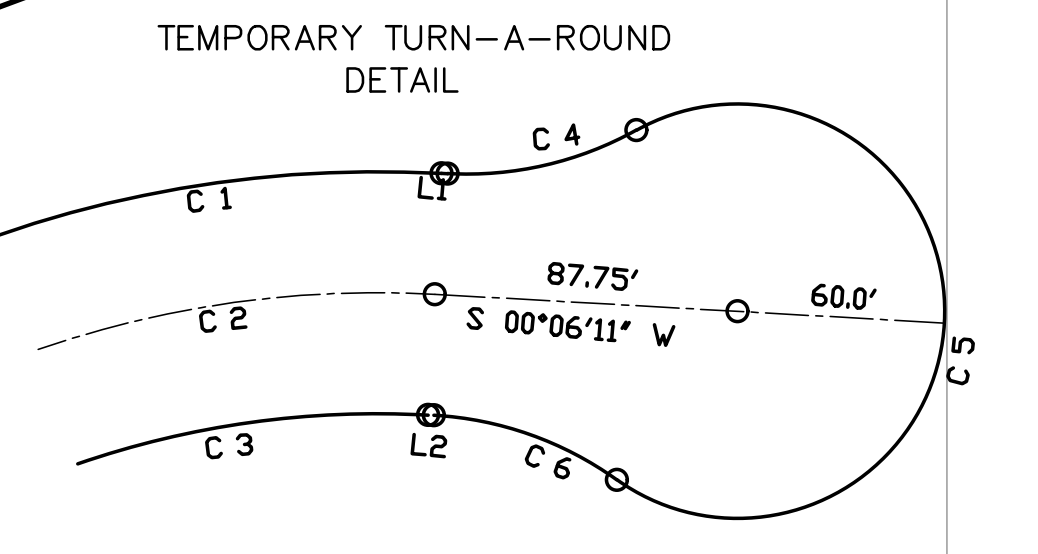


Add pipe separation design detail per V2 comment. Unresolved.

Culvert design has been modified to two parallel pipes therefore provide construction details for the required separation between the two culverts. CDOT detail M-601-12 shows minimum separation for the two pipes however this is with concrete headwall, not FES.



6555								FINISHED GRADE C.L. STA. 12+00.00 EL=6534.62 C.L.										2-36" RCP INV. EL=6528.5																	6555
6550																																		6550	
6545																																		6545	
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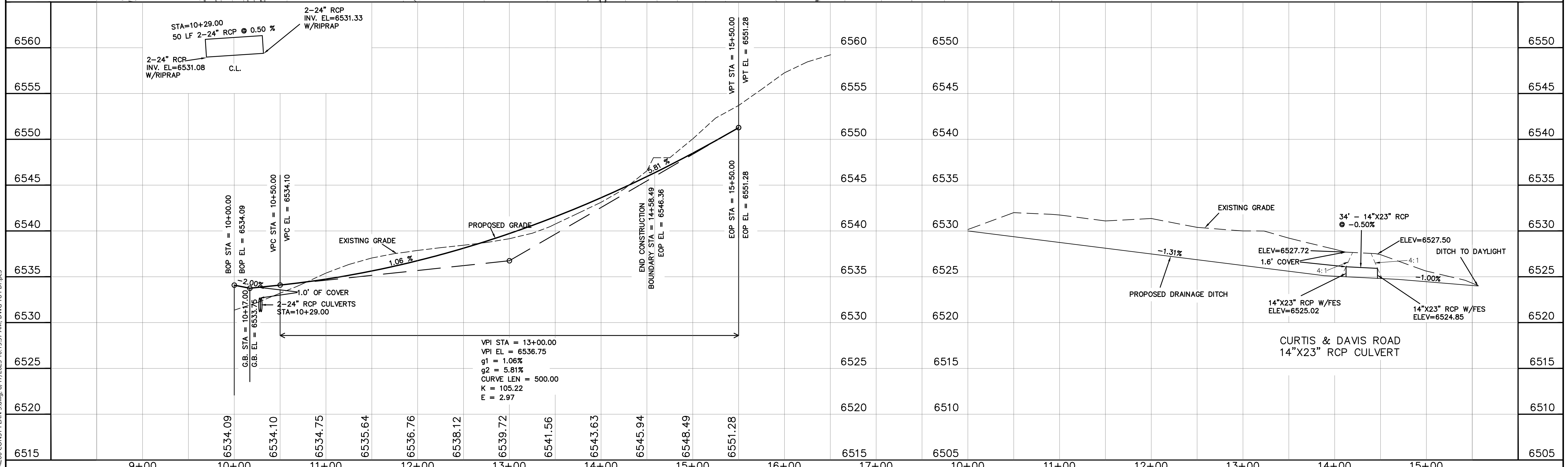
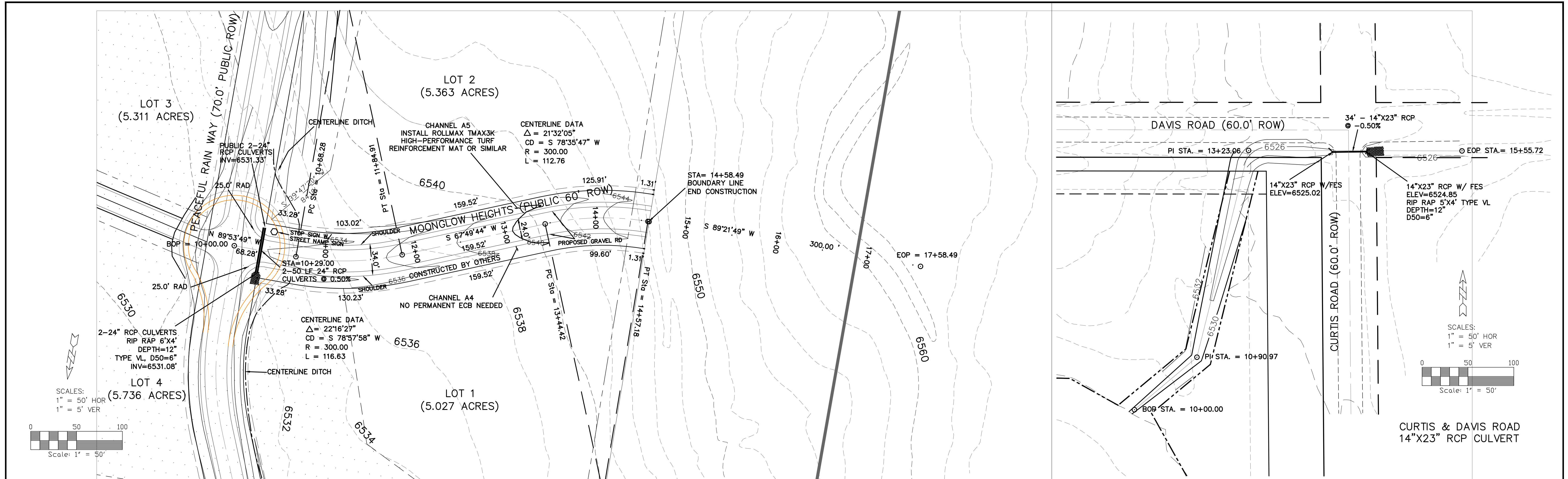


NUMBER	DELTA ANGLE	RADIUS	ARC LENGTH	CHORD	DIRECTION
C1	22°16'27"	335.00	130.23	S 11°02'02" E	
C2	22°16'27"	300.00	116.63	S 11°02'02" E	
C3	22°16'27"	265.00	103.02	S 11°02'02" E	
C4	32°24'16"	100.55	56.87	S 16°05'57" E	
C5	244°48'33"	60.00	256.36	N 89°53'49" W	
C6	32°24'16"	100.55	56.87	N 16°05'57" E	

NUMBER	DIRECTION	DISTANCE
L1	S 00°06'11" W	1.72'
L2	S 00°06'11" W	1.72'

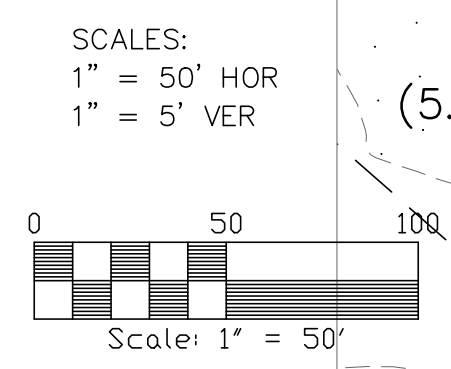
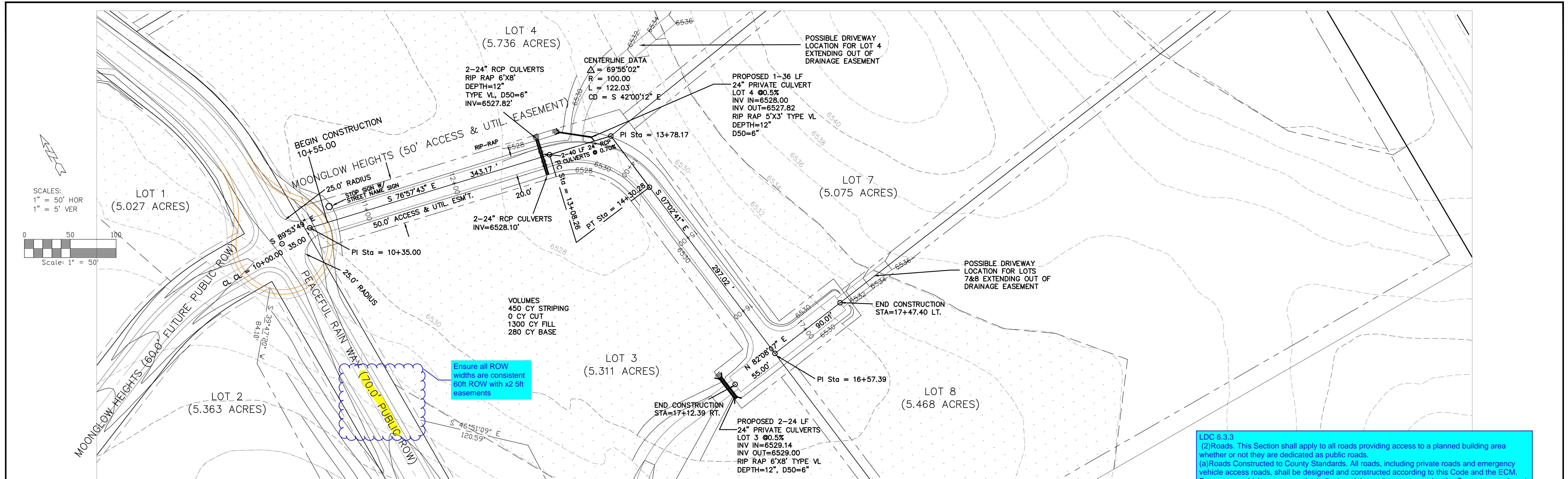
N:\jobs\2142.000\Drawings\Drawings\2142000 CONST PLAN 2.dwg, 8/17/2023 10:14:58 AM, DWG To PDF.pc3

<p>STREET DESIGN: ROUGH CUT REVIEW _____ DATE _____ FINAL REVIEW _____ DATE _____ DRAINAGE BASIN _____</p>	<p>DESIGN DATA: SIDEWALKS: WIDTH _____ LOCATION: Attached <input type="checkbox"/> Detached, 6' from P/LD CURB TYPE <input type="checkbox"/> 2 <input type="checkbox"/> 3 <input type="checkbox"/> 3 R/W WIDTH <u>70'</u> F/C/F/C <u>NA</u> STREET TYPE _____ HVEEM _____</p>	<p>ASPHALT THICKNESS: AC Surface _____ AC Base _____ AGG. BASE THICKNESS: Class 6 _____ Class 5 _____ Class 2 _____</p>	<p>SCALE: HORIZ. <u>50'</u> VERT. <u>5'</u> BENCHMARK: <u>2 1/2" ALUM CAP</u> LOCATED AT THE N.E. CORNER OF SECTION 4, IN THE INTERSECTION OF CURTIS ROAD AND DAVIS ROAD ELEVATION=6527.37</p>	<p>REVISIONS: NO. DESCRIPTION DATE _____ _____ _____</p>	<p>721 S. 23RD ST. COLORADO SPRINGS, CO 80904 OFFICE: 719-635-6422 FAX: 719-635-6426 www.terra-nova.com</p>	<p>PROJECT <u>PEACEFUL RAIN WAY</u> FROM <u>10+00</u> TO <u>23+34.93</u> SUBDIVISION <u>FALCON ACRES</u> DRAINAGE BASIN _____ JOB NO. <u>2142.00</u> SHEET <u>2</u> OF <u>13</u></p>
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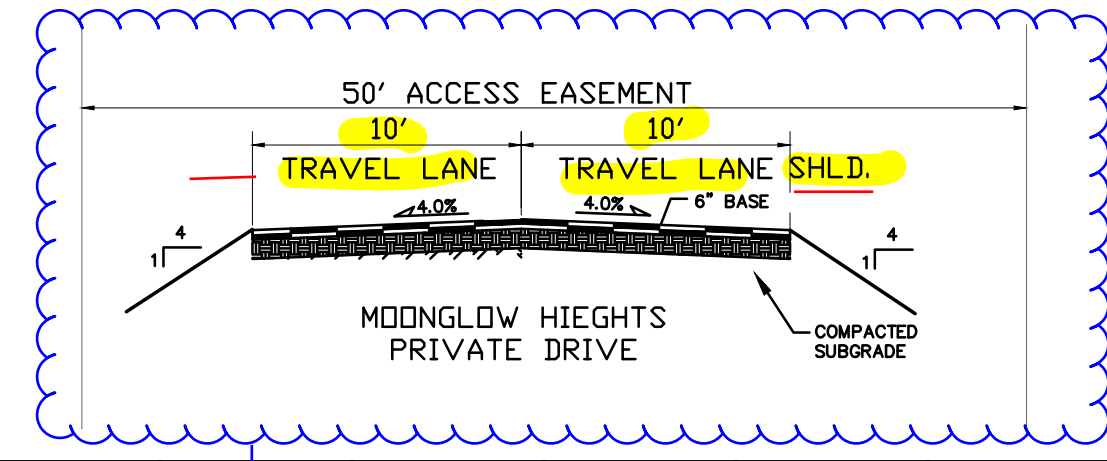
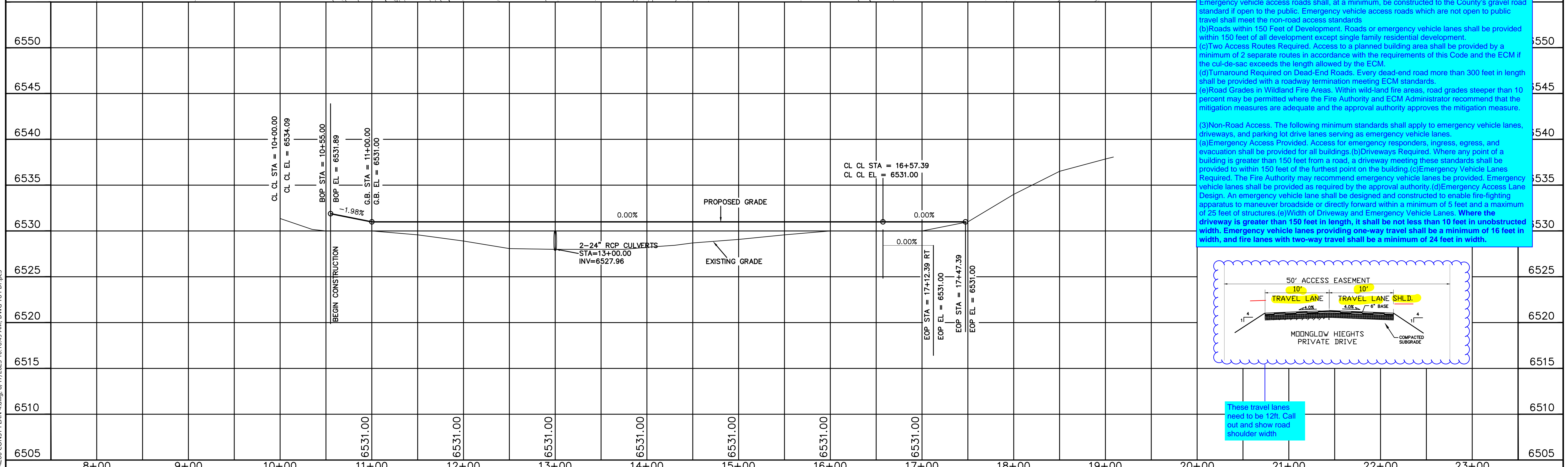
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NO.	DESCRIPTION	DATE																							

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Ensure all ROW widths are consistent 60ft ROW with x2 5ft easements

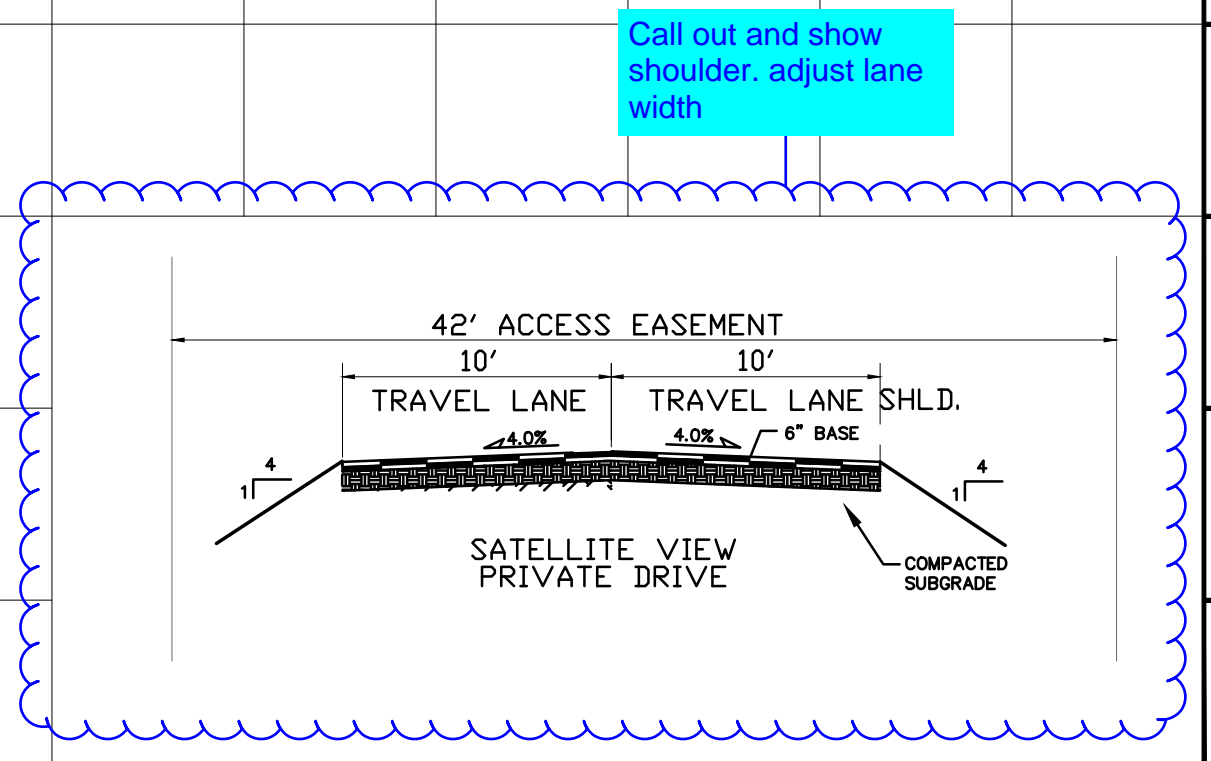
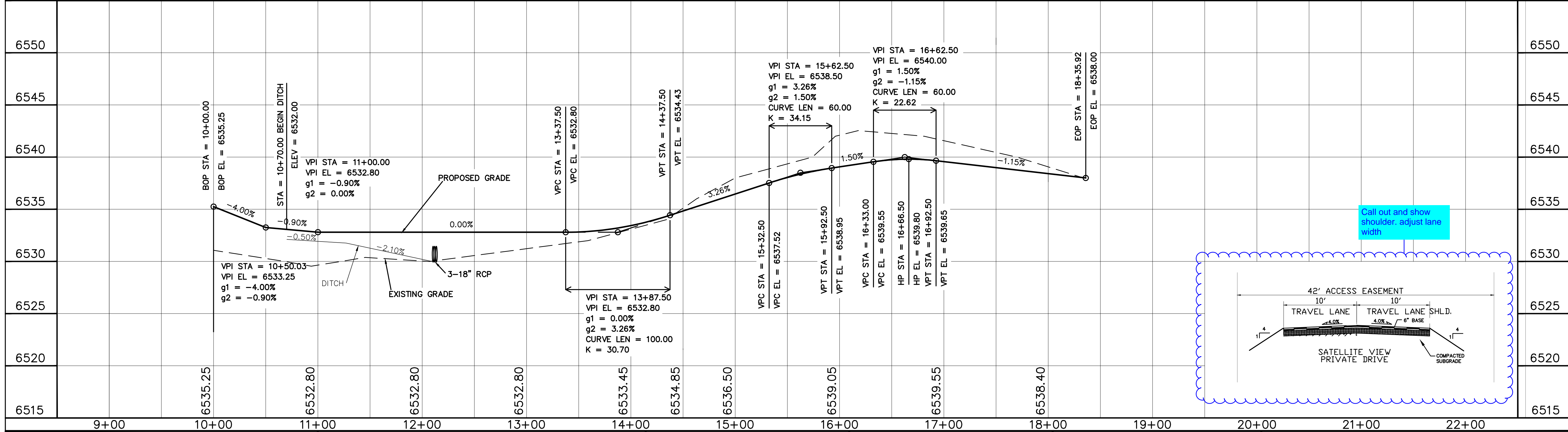
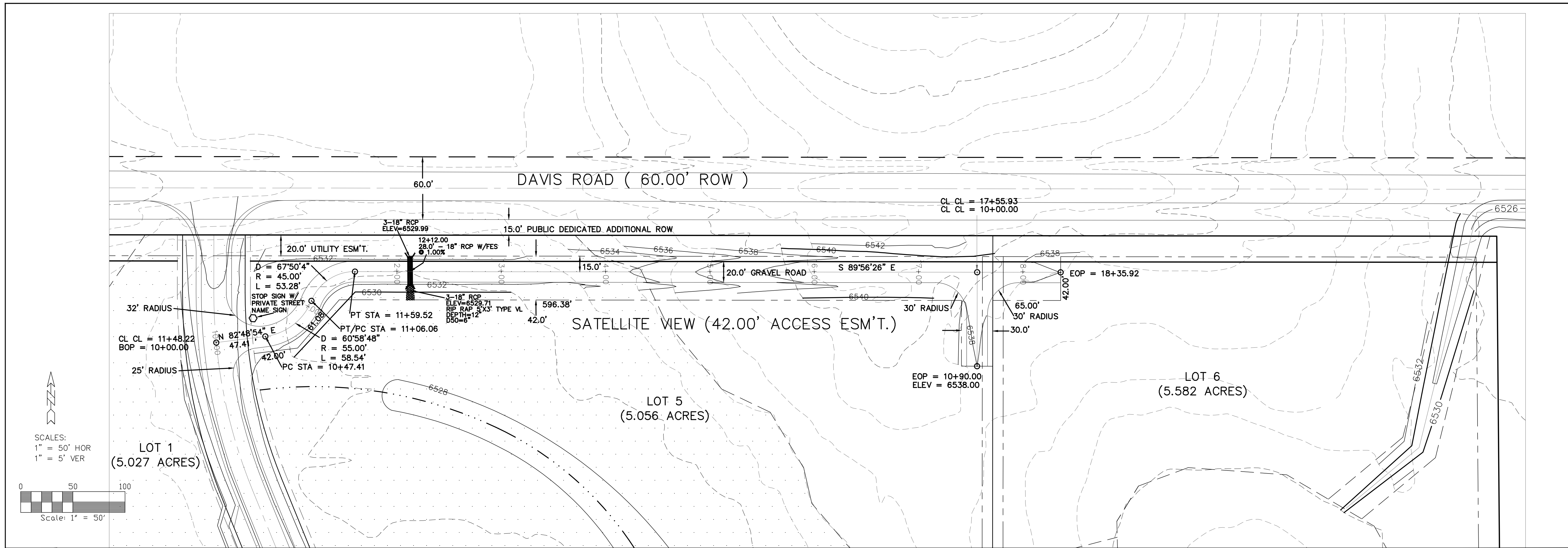
LDC 6.3.3
 (2)Roads. This Section shall apply to all roads providing access to a planned building area whether or not they are dedicated as public roads.
 (a)Roads Constructed to County Standards. All roads, including private roads and emergency vehicle access roads, shall be designed and constructed according to this Code and the ECM. Emergency vehicle access roads shall, at a minimum, be constructed to the County's gravel road standard if open to the public. Emergency vehicle access roads which are not open to public travel shall meet the non-road access standards.
 (b)Roads within 150 Feet of Development. Roads or emergency vehicle lanes shall be provided within 150 feet of all development except single family residential development.
 (c)Two Access Routes Required. Access to a planned building area shall be provided by a minimum of 2 separate routes in accordance with the requirements of this Code and the ECM if the cul-de-sac exceeds the length allowed by the ECM.
 (d)Turnaround Required on Dead-End Roads. Every dead-end road more than 300 feet in length shall be provided with a roadway termination meeting ECM standards.
 (e)Road Grades in Wildland Fire Areas. Within wild-land fire areas, road grades steeper than 10 percent may be permitted where the Fire Authority and ECM Administrator recommend that the mitigation measures are adequate and the approval authority approves the mitigation measure.
 (3)Non-Road Access. The following minimum standards shall apply to emergency vehicle lanes, driveways, and parking lot drive lanes serving as emergency vehicle lanes.
 (a)Emergency Access Provided. Access for emergency responders, ingress, egress, and evacuation shall be provided for all buildings.
 (b)Driveways Required. Where any point of a building is greater than 150 feet from a road, a driveway meeting these standards shall be provided to within 150 feet of the furthest point on the building.
 (c)Emergency Vehicle Lanes Required. The Fire Authority may recommend emergency vehicle lanes be provided. Emergency vehicle lanes shall be provided as required by the approval authority.
 (d)Emergency Access Lane Design. An emergency vehicle lane shall be designed and constructed to enable fire-fighting apparatus to maneuver broadside or directly forward within a minimum of 5 feet and a maximum of 25 feet of structures.
 (e)Width of Driveway and Emergency Vehicle Lanes. Where the driveway is greater than 150 feet in length, it shall be not less than 10 feet in unobstructed width. Emergency vehicle lanes providing one-way travel shall be a minimum of 16 feet in width, and fire lanes with two-way travel shall be a minimum of 24 feet in width.



These travel lanes need to be 12ft. Call out and show road shoulder width

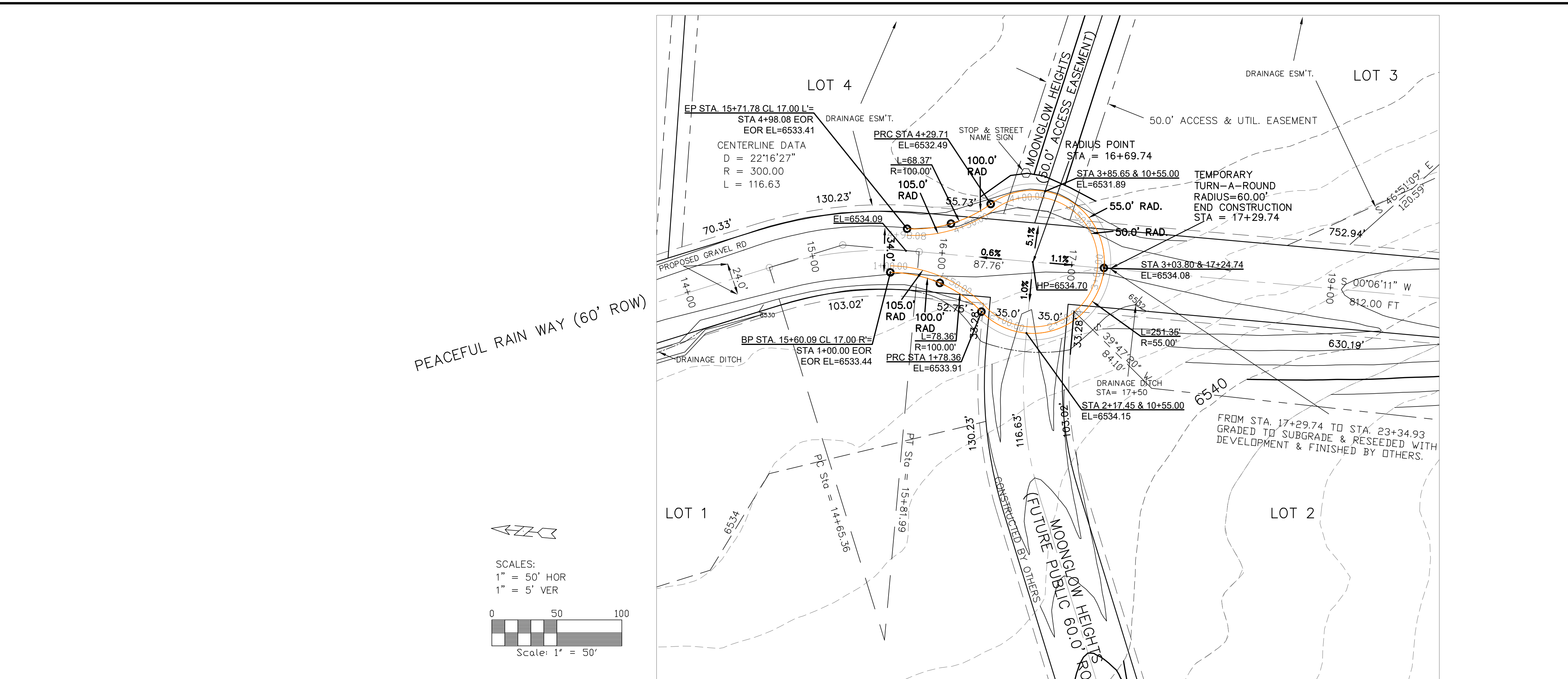
STREET DESIGN: ROUGH CUT REVIEW _____ DATE _____ FINAL REVIEW _____ DATE _____ DRAINAGE BASIN _____		DESIGN DATA: SIDEWALKS: WIDTH _____ LOCATION: Attached <input type="checkbox"/> Detached, 6' from P/L/O CURB TYPE 1 <input type="checkbox"/> 2 <input type="checkbox"/> 3 <input type="checkbox"/> R/W WIDTH 50' F/C-F/C NA STREET TYPE _____ HVEEM _____		ASPHALT THICKNESS: AC Surface _____ AC Base _____ AGG. BASE THICKNESS: Class 6 _____ Class 5 _____ Class 2 _____		SCALE: HORIZ. 50' VERT. 5' BENCHMARK: 2 1/2" ALUM CAP LOCATED AT THE N.E. CORNER OF SECTION 4, IN THE INTERSECTION OF CURTIS ROAD AND DAVIS ROAD ELEVATION=6527.37		REVISIONS: <table border="1"> <thead> <tr> <th>NO.</th> <th>DESCRIPTION</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> </tbody> </table>		NO.	DESCRIPTION	DATE										721 S. 23RD ST. COLORADO SPRINGS, CO 80904 OFFICE: 719-635-6422 FAX: 719-635-6426 www.tresinc.com		PROJECT: MOONGLOW HEIGHTS FROM: 10+00.00 TO: 17+47.40 SUBDIVISION: FALCON ACRES DRAINAGE BASIN: _____ JOB NO.: 2142.00 SHEET: 4 OF 13	
NO.	DESCRIPTION	DATE																							

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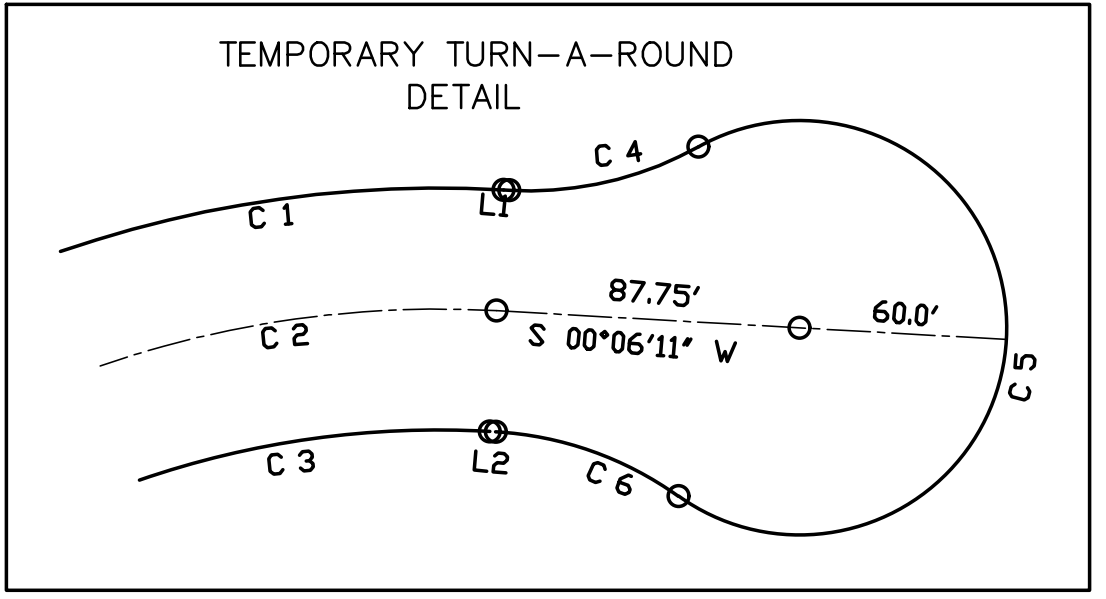


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NO.	DESCRIPTION	DATE																	
STREET DESIGN: _____ ROUGH CUT REVIEW: _____ DATE: _____ FINAL REVIEW: _____ DATE: _____ DRAINAGE BASIN: _____		Terra Nova Engineering, Inc. 721 S. 23RD ST. COLORADO SPRINGS, CO 80904 OFFICE: 719-635-6422 FAX: 719-635-6426 www.tneshc.com																	

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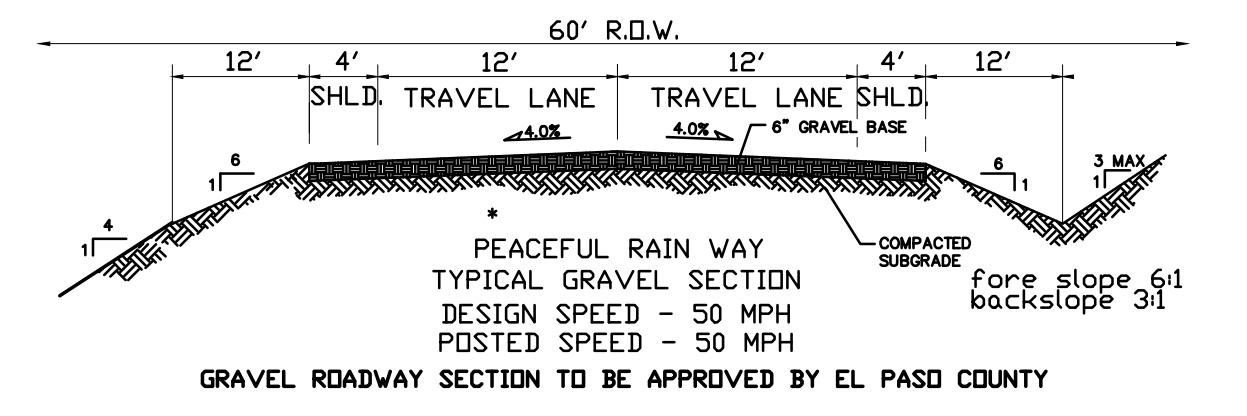
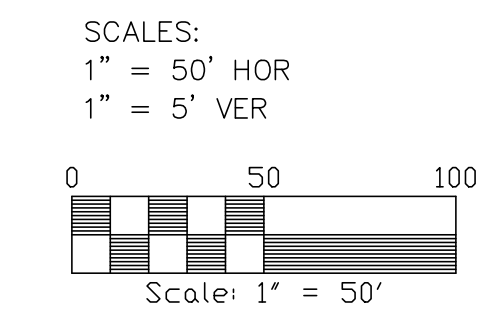


PEACEFUL RAIN WAY (60' ROW)

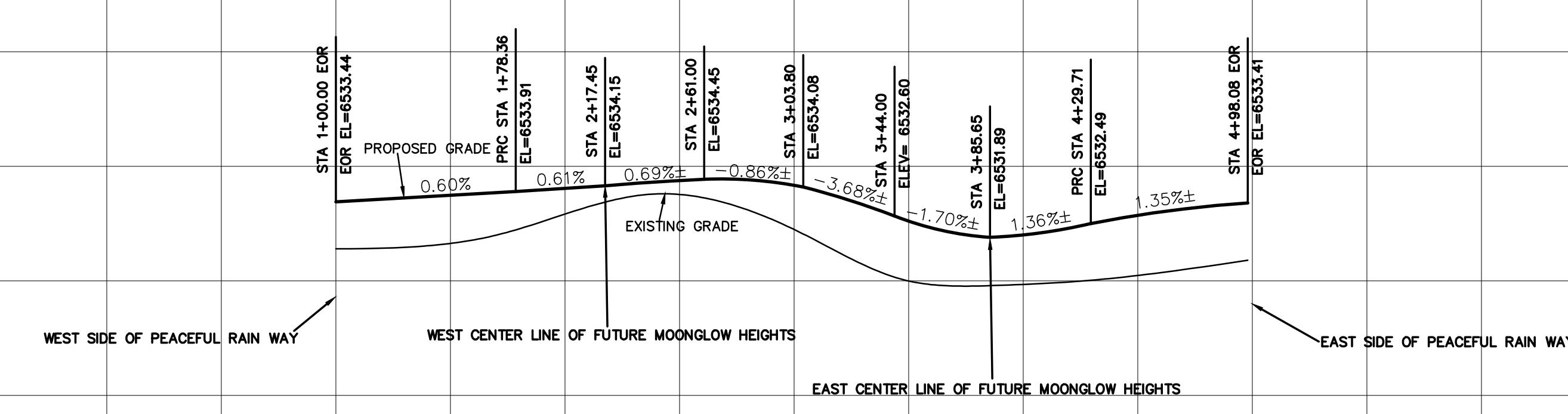


NUMBER	DELTA ANGLE	RADIUS	ARC LENGTH	CHORD DIRECTION
C1	22°16'27"	335.00	130.23	S 11°02'02" E
C2	22°16'27"	300.00	116.63	S 11°02'02" E
C3	22°16'27"	265.00	103.02	S 11°02'02" E
C4	32°24'16"	100.55	56.87	S 16°05'57" E
C5	244°48'33"	60.00	256.36	N 89°53'49" W
C6	32°24'16"	100.55	56.87	N 16°05'57" E

NUMBER	DIRECTION	DISTANCE
L1	S 00°06'11" W	1.72'
L2	S 00°06'11" W	1.72'



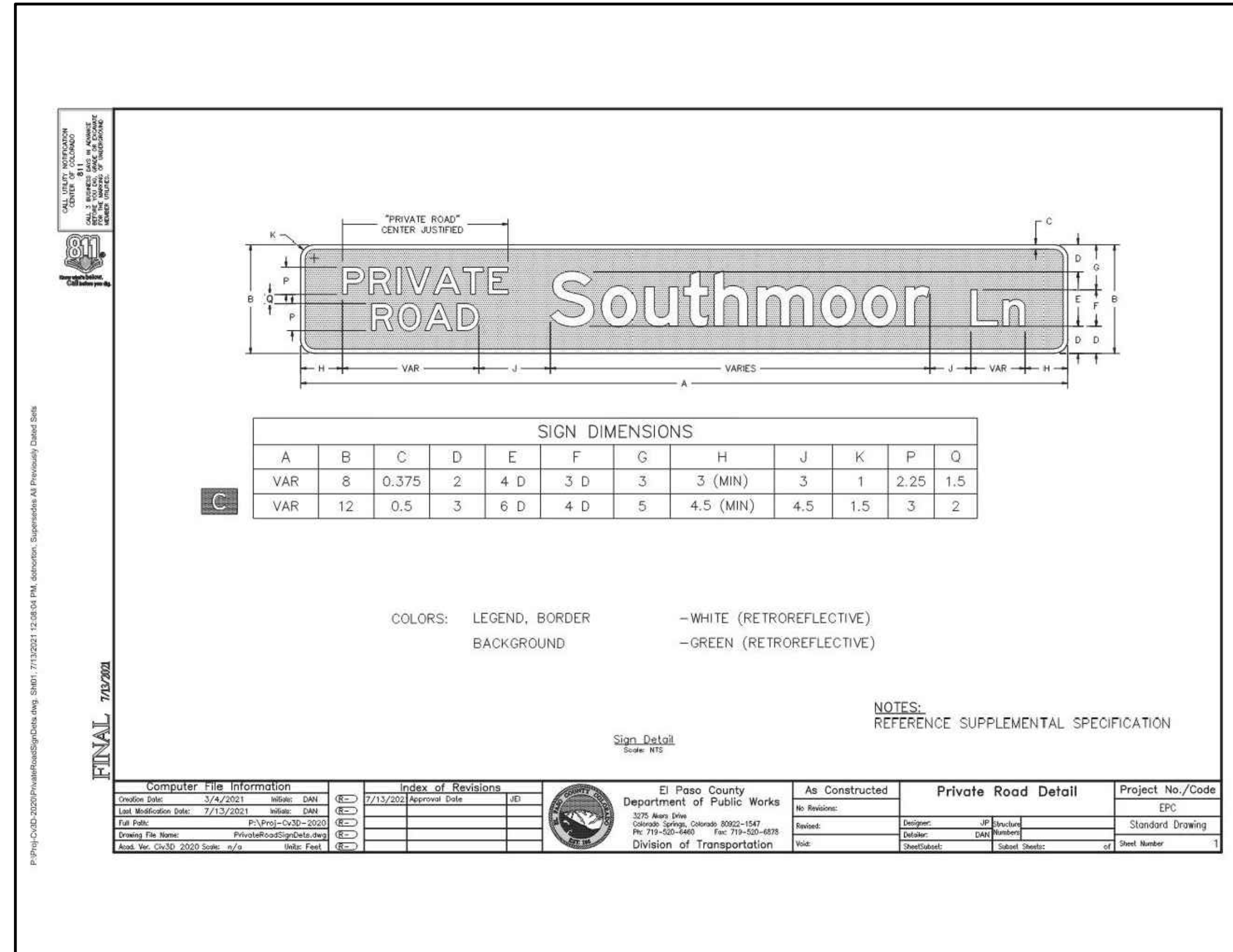
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6515																6515
6510																6510



<p>STREET DESIGN: ROUGH CUT REVIEW _____ DATE _____ FINAL REVIEW _____ DATE _____ DRAINAGE BASIN _____</p>	<p>DESIGN DATA: SIDEWALKS: WIDTH _____ LOCATION: Attached <input type="checkbox"/> Detached, 6' from P/L/O CURB TYPE 1 <input type="checkbox"/> 2 <input type="checkbox"/> 3 <input type="checkbox"/> R/W WIDTH 70' F/C-F/C NA STREET TYPE _____ HVEEM _____</p>	<p>ASPHALT THICKNESS: AC Surface _____ AC Base _____ AGG. BASE THICKNESS: Class 6 _____ Class 5 _____ Class 2 _____</p>	<p>SCALE: HDRIZ. 50' VERT. 5' BENCHMARK: 2 1/2" ALUM CAP LOCATED AT THE N.E. CORNER OF SECTION 4, IN THE INTERSECTION OF CURTIS ROAD AND DAVIS ROAD ELEVATION=6527.37</p>	<p>REVISIONS: NO. DESCRIPTION DATE</p>	<p>721 S. 23RD ST COLORADO SPRINGS, CO 80904 OFFICE: 719-635-6422 FAX: 719-635-6426 www.terra-nova.com</p> <p style="text-align: center;">Terra Nova Engineering, Inc. <i>Proactive Civil Engineering Solutions</i></p>	<p>PROJECT PEACEFUL RAIN WAY FROM 10+00 TO 4+98.08 SUBDIVISION FALCON ACRES DRAINAGE BASIN _____ JOB NO. 2142.00 SHEET 6 OF 13</p>
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ROAD SIGN NOTES & DETAILS



Supplemental Specification - El Paso County, Colorado

July 13, 2021

PRIVATE ROAD SIGNS

DESCRIPTION

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

MATERIALS

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

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

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

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

CONSTRUCTION REQUIREMENTS

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

METHOD OF MEASUREMENT

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

BASIS OF PAYMENT

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

Payment will be made under:

Pay Item	Pay Unit
Sign Panel (Class)	Square Foot

1

NOTE: PRIVATE ROAD SPECIFICATIONS TO BE USED FOR MOONGLOW HEIGHTS & SATELLITE VIEW

721 S. 23RD ST
 COLORADO SPRINGS, CO 80904
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 www.tnesinc.com

