

LAZY Y AND ROCKIN J SUBDIVISION

LOCATED IN THE SOUTH HALF OF SECTION 7
TOWNSHIP 12 SOUTH, RANGE 63 WEST OF THE 6TH P.M.
STREET IMPROVEMENT PLANS
COUNTY OF EL PASO, STATE OF COLORADO



Know what's below.
Call before you dig.

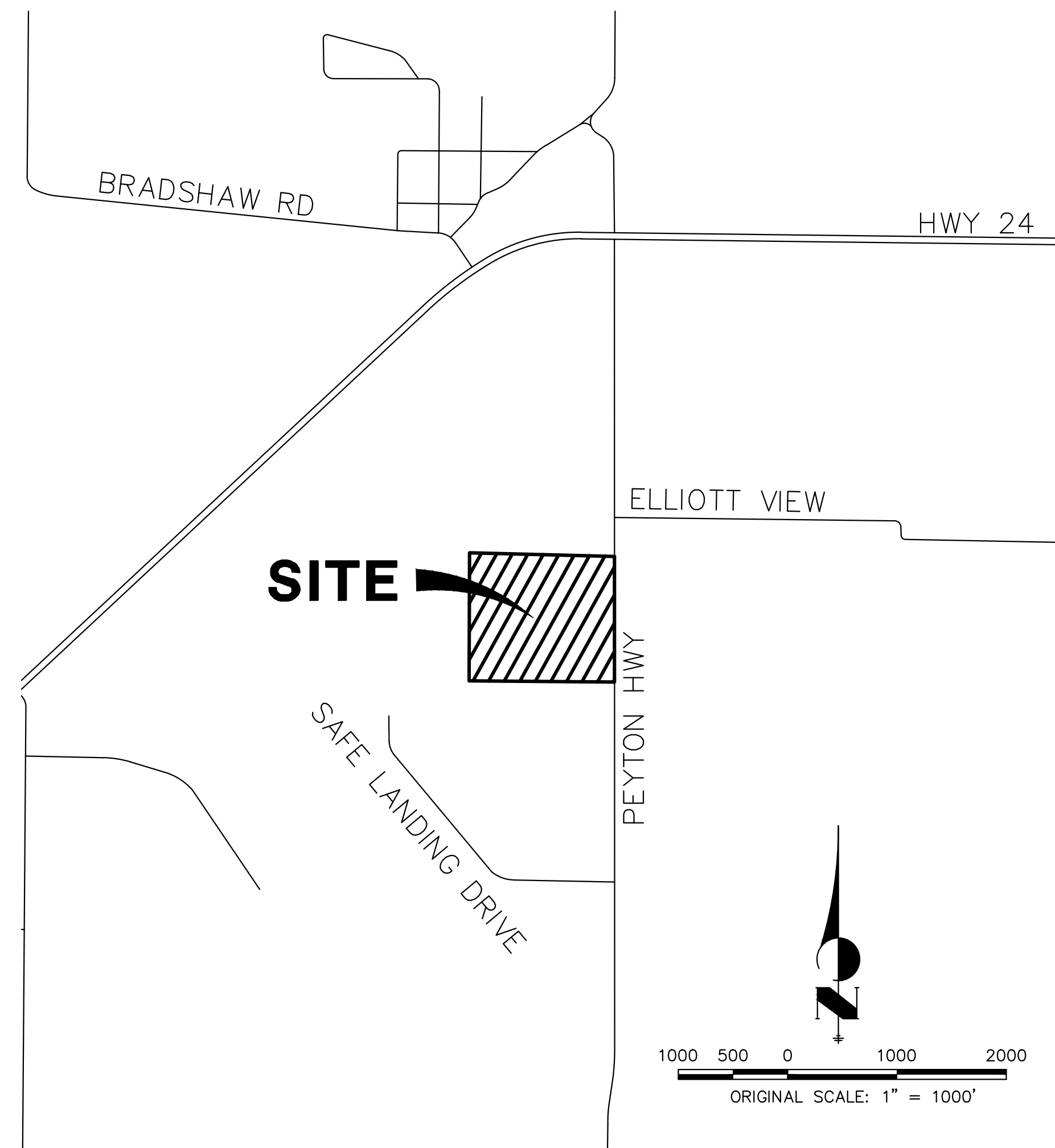
UNTIL SUCH TIME AS THESE DRAWINGS ARE APPROVED BY THE APPROPRIATE REVIEWING AGENCIES, OR ENGINEERING APPROVES THEIR USE, THESE DRAWINGS ARE DESIGNATED BY WRITTEN AUTHORIZATION.

PREPARED FOR
LYRJ
1172 GREENLAND FOREST DRIVE
MONUMENT, CO 80106
SCOTT SMITH
(719) 499-7764

J.R. ENGINEERING
A Westman Company
Central 303-740-9888 • Colorado Springs 719-583-2583
Fort Collins 970-491-9888 • www.jrengineering.com

BASIS OF BEARING:

BASIS OF BEARINGS: THE EAST LINE OF SECTION 7, TOWNSHIP 12 SOUTH, RANGE 63 WEST OF THE 6TH PRINCIPAL MERIDIAN, BEING MONUMENTED AT THE SOUTH END BY A 3.25" ALUMINUM CAP STAMPED "LS 17496 1995" IN A RANGE BOX AND AT THE NORTH END BY A 3.25" ALUMINUM CAP STAMPED "CDOT LS 25381 2007" IN A RANGE BOX, BEARING S01°04'47"E AS REFERENCED TO COLORADO STATE PLANE CENTRAL ZONE.

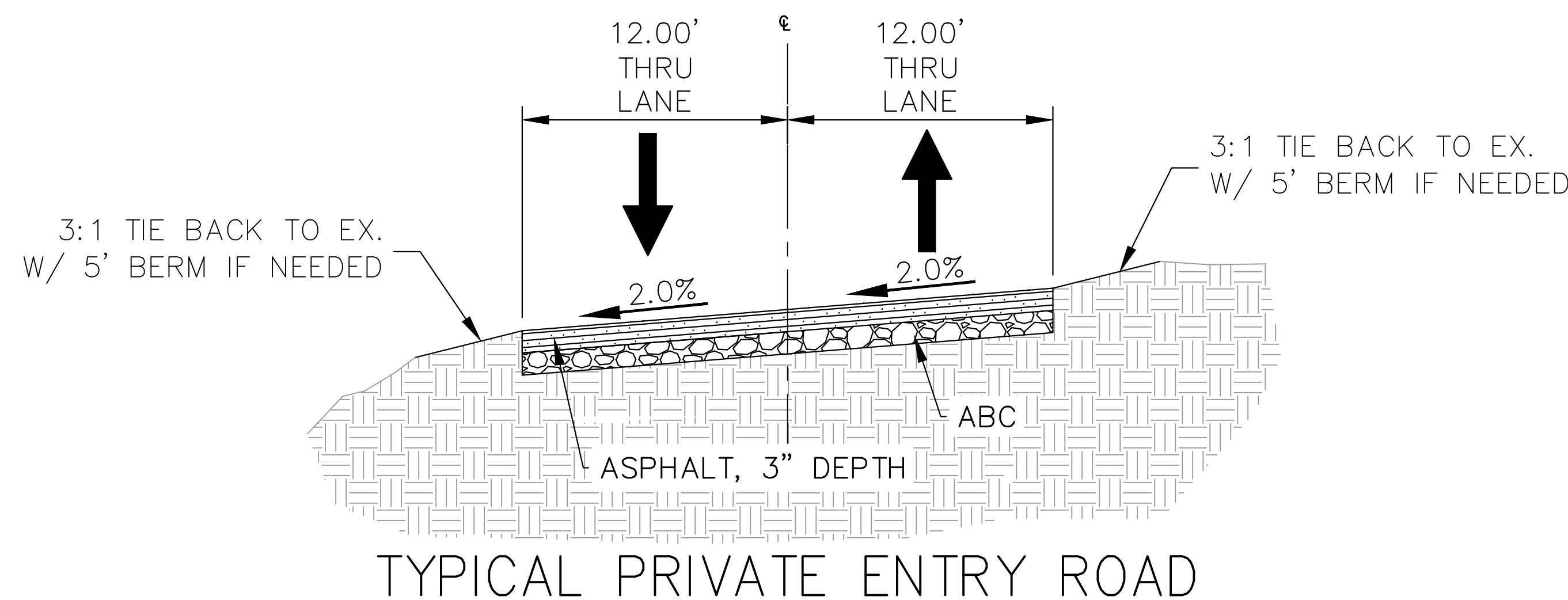
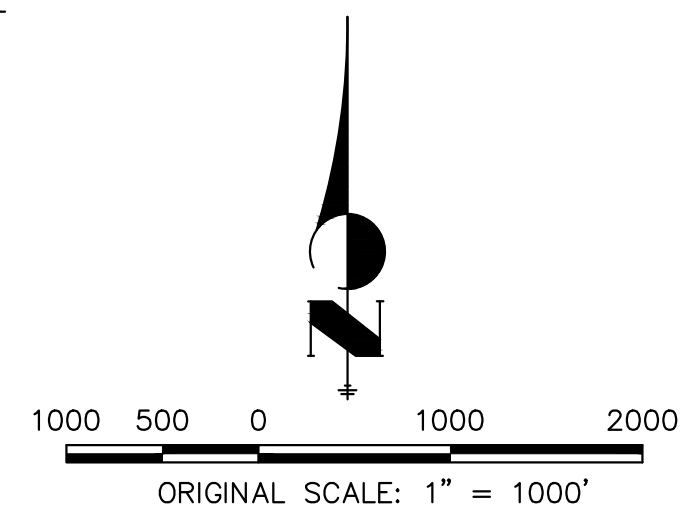


AGENCIES

OWNER/DEVELOPER: LYRJ 1172 GREENLAND FOREST DRIVE MONUMENT, CO 80106 SCOTT SMITH (719) 499-7764	FIRE DISTRICT: BLACK FOREST FIRE PROTECTION DISTRICT 11445 TEACHOUT ROAD COLORADO SPRINGS, CO 80908 CHIEF BRYAN JACK (719) 495-4300
CIVIL ENGINEER: JR ENGINEERING, LLC 5475 TECH CENTER DRIVE COLORADO SPRINGS, CO 80919 BRYAN LAW P.E. (303) 267-6254	GAS DEPARTMENT: BLACK HILLS ENERGY 7080 ALEGRE STREET FOUNTAIN, CO 80817 (719) 393-6625
COUNTY ENGINEERING: EL PASO COUNTY PLANNING AND COMMUNITY DEVELOPMENT 2880 INTERNATIONAL CIRCLE, SUITE 110 COLORADO SPRINGS, CO 80910 CHARLENE DURHAM, P.E. (719) 520-7951	ELECTRIC DEPARTMENT: MOUNTAIN VIEW ELECTRIC 11140 E. WOODMEN ROAD FALCON, CO 80531 (719) 495-2283
TRAFFIC ENGINEERING: EL PASO COUNTY DEPARTMENT OF PUBLIC WORKS 3275 AKERS DRIVE COLORADO SPRINGS, CO 80922 JOSHUA PALMER, P.E. (719) 520-6460	COMMUNICATIONS: U.S. WEST COMMUNICATIONS (LOCATORS) (800) 922-1987

SHEET INDEX:

1	-	COVER SHEET
2	-	LEGEND AND GENERAL NOTES
3	-	STREET IMPROVEMENT PLAN
4	-	SIGNAGE AND STRIPING PLAN
4	-	TOTAL SHEETS



TYPICAL PRIVATE ENTRY ROAD

POSTED SPEED LIMIT = 15 MPH, DESIGN SPEED LIMIT = 15 MPH

SCALE: 1" = 5'

THE LOCATIONS OF EXISTING ABOVE GROUND AND 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 ABOVE GROUND AND UNDERGROUND UTILITIES.

OWNER/DEVELOPER STATEMENT

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

SCOTT SMITH _____ DATE _____

LYRJ
1172 GREENLAND FOREST DRIVE
MONUMENT, CO 80106

EL PASO COUNTY STATEMENT

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.

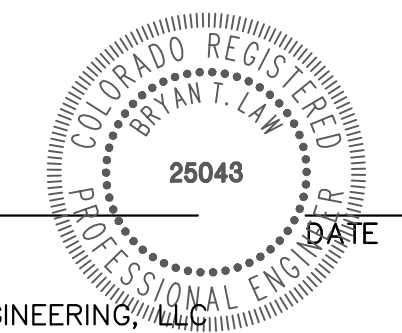
JOSHUA PALMER, P.E. _____ DATE _____

COUNTY ENGINEER/ECM ADMINISTRATOR

ENGINEER'S STATEMENT

THESE DETAILED PLANS AND SPECIFICATIONS WERE PREPARED UNDER MY DIRECT 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 PLAN 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, ERRORS OR OMISSIONS ON MY PART IN PREPARATION OF THESE DETAILED PLANS AND SPECIFICATIONS.

BRYAN T. LAW, P.E.
COLORADO P.E. 25043
FOR AND ON BEHALF OF JR ENGINEERING, LLC



BY	DATE								
No.	REVISION								
H-SCALE	1"=1000'	N/A							
V-SCALE			09/12/24	PAL	PAL				
DESIGNED BY									
DRAWN BY									
CHECKED BY									
LAZY Y AND ROCKIN J SUBDIVISION COVER SHEET									
SHEET 1 OF 4									
JOB NO. 25228.00									

LAYER LINETYPE LEGEND

	EXISTING	PROPOSED
PHASE LINE	---	---
MATCH LINE	---	---
SECTION LINE	---	---
BOUNDARY LINE	---	---
PROPERTY LINE	---	---
EASEMENT LINE	---	---
RIGHT OF WAY	---	---
R.O.W. A LINE	---	---
CENTERLINE	---	---
CITY LIMITS	---	---
WIRE FENCE	---	---
CHAIN LINK FENCE	---	---
WOOD FENCE	---	---
MASONRY FENCE	---	---
GUARDRAIL	---	---
CONC. BARRIER	---	---
CABLE TV	---	---
ELECTRIC	---	---
FIBER OPTIC	---	---
GAS MAIN	---	---
IRRIGATION MAIN	---	---
OIL/PETRO. MAIN	---	---
OVERHEAD UTILITY	---	---
SANITARY SEWER	---	---
STORM DRAIN	---	---
TELEPHONE	---	---
WATER MAIN	---	---
RAW WATER LINE	---	---
SWALE/WATERWAY FLOWLINE	---	---
DIVERSION DITCH	---	---
DIVERSION CHANNEL	---	---
MAJOR DRAINAGE BASIN	---	---
MINOR DRAINAGE BASIN	---	---
TOP OF SLOPE	---	---
TOE OF SLOPE	---	---
EDGE OF WATER	---	---
INDEX CONTOUR	---	---
INTERMEDIATE CONTOUR	---	---
DEPRESSION CONT. (INDEX)	---	---
DEPRESSION CONT. (INTER)	---	---
TOP OF CUTS	---	---
TOE OF FILLS	---	---
CUT AND FILL LINE	---	---
SILT FENCE	---	---
100 YEAR FLOODPLAIN	---	---
500 YEAR FLOODPLAIN	---	---
FLOODWAY	---	---
BASE FLOOD ELEVATION	---	---
EDGE OF WETLANDS	---	---
STONE WALL	---	---

UTILITIES LEGEND

	EXISTING	PROPOSED
STORM SEWER		
MANHOLE	⊙	●
STORM INLET	□	■
AREA INLET - SQUARE	□	■
AREA INLET - ROUND	○	●
FLARED END SECTION	▷	▷
RIPRAP	▨	▨
SANITARY SEWER		
LINE MARKER	Mkr San ^o	
SERVICE MARKER	△	
CLEAN-OUT	○	
MANHOLE W/ DIRECTIONAL FLOW ARROW	⊙	●
WATER LINE		
LINE MARKER	Mkr W ^o	
SERVICE MARKER	△	
FIRE HYDRANT	⊕	⊕
FIRE CONNECTION	⊕	⊕
MANHOLE	⊙	●
BEND	⊕	⊕
BLOW-OFF VALVE	⊕	⊕
WELL	⊙	●
METER	⊕	⊕
VALVE	⊕	⊕
REDUCER	⊕	⊕
THRUST BLOCK	⊕	⊕
CROSS	⊕	⊕
PLUG W/ THRUST BLOCK	⊕	⊕
TEE	⊕	⊕
REVERSE ANCHOR	⊕	⊕
ANODE	⊕	⊕
AIR & VACUUM VALVE ASSEMBLY	⊕	⊕
TRANSMISSION BLOW-OFF ASSEMBLY	⊕	⊕
GAS LINE		
MARKER	Mkr G ^o	
SERVICE MARKER	△	
METER	⊕	⊕
VALVE	⊕	⊕
PLUG	⊕	⊕
TEE	⊕	⊕
DRY UTILITIES		
CABLE TV MARKER	Mkr TV ^o	
CABLE TELEVISION PEDESTAL	⊕	
ELECTRIC MARKER	Mkr E ^o	
ELECTRIC SERVICE MARKER	△	
ELECTRICAL PEDESTAL	⊕	
ELECTRICAL METER	⊕	
ELECTRICAL MANHOLE	⊕	
FIBER-OPTIC MARKER	Mkr FO ^o	
IRRIGATION PEDESTAL	⊕	
TELEPHONE MARKER	Mkr T ^o	
TELEPHONE PEDESTAL	⊕	
UTILITY POLE	⊕	
GUY ANCHOR	⊕	
GUY POLE	⊕	
MISC. UTILITIES		
VENT PIPE	VP	VP
TEST HOLE DESIGNATOR	FIRM/AGENCY	

STANDARD NOTES FOR EL PASO COUNTY CONSTRUCTION PLANS

- 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.
- 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).
- CONTRACTOR SHALL KEEP A COPY OF THESE APPROVED PLANS, THE GRADING AND EROSION CONTROL PLAN, THE STORMWATER MANAGEMENT PLAN (SWMP), THE SOIL AND GEOTECHNICAL REPORT, AND THE APPROPRIATE DESIGN AND CONSTRUCTION STANDARDS AND SPECIFICATIONS AT THE JOB SITE AT ALL TIMES, INCLUDING THE FOLLOWING:
 - EL PASO COUNTY ENGINEERING CRITERIA MANUAL (ECM)
 - CITY OF COLORADO SPRINGS/ EL PASO COUNTY DRAINAGE CRITERIA MANUAL, VOLUMES 1 AND 2
 - COLORADO DEPARTMENT OF TRANSPORTATION (CDOT) STANDARD SPECIFICATIONS AND BRIDGE CONSTRUCTION
 - CDOT M&S STANDARDS
- NOTWITHSTANDING ANYTHING DEPICTED IN THESE PLANS IN WORDS OR GRAPHIC REPRESENTATION, ALL DESIGN AND CONSTRUCTION RELATED TO ROADS, STORM DRAINAGE AND EROSION CONTROL SHALL CONFORM TO THE STANDARDS AND REQUIREMENTS OF THE MOST RECENT VERSIONS 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.
- IT IS THE DESIGN ENGINEER'S RESPONSIBILITY TO ACCURATELY SHOW EXISTING CONDITIONS, BOTH ONSITE AND OFFSITE, ON THE CONSTRUCTION PLANS. ANY MODIFICATIONS NECESSARY DUE TO CONFLICTS, OMISSIONS, OR CHANGED CONDITIONS WILL BE ENTIRELY THE DEVELOPER'S RESPONSIBILITY TO RECTIFY.
- CONTRACTOR SHALL SCHEDULE A PRE-CONSTRUCTION MEETING WITH EL PASO COUNTY PLANNING AND COMMUNITY DEVELOPMENT INSPECTIONS, PRIOR TO STARTING CONSTRUCTION.
- IT IS THE CONTRACTOR'S RESPONSIBILITY TO UNDERSTAND THE REQUIREMENTS OF ALL JURISDICTIONAL AGENCIES TO OBTAIN ALL REQUIRED PERMITS, INCLUDING BUT NOT LIMITED TO EL PASO COUNTY EROSION AND STORMWATER QUALITY CONTROL PERMIT (ESOCF), REGIONAL BUILDING FLOODPLAIN DEVELOPMENT PERMIT, U.S. ARMY CORPS OF ENGINEERS-ISSUED 401 AND/OR 404 PERMITS, AND COUNTY AND STATE FUGITIVE DUST PERMITS.
- CONTRACTOR SHALL NOT DEVIATE FROM THE PLANS WITHOUT FIRST OBTAINING WRITTEN APPROVAL FROM THE DESIGN ENGINEER AND PCD. CONTRACTOR SHALL NOTIFY THE DESIGN ENGINEER IMMEDIATELY UPON DISCOVERY OF ANY ERRORS OR INCONSISTENCIES.
- 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.
- ALL CONSTRUCTION TRAFFIC MUST ENTER/EXIT THE SITE AT APPROVED CONSTRUCTION ACCESS POINTS.
- SIGHT VISIBILITY TRIANGLES ARE IDENTIFIED IN THE PLANS SHALL BE PROVIDED AT ALL INTERSECTIONS. OBSTRUCTIONS GREATER THAN 18 INCHES ABOVE FLOWLINE ARE NOT ALLOWED IN SIGHT TRIANGLES.
- SIGNING AND STRIPING SHALL COMPLY WITH EL PASO COUNTY DEPARTMENT OF PUBLIC WORKS AND MUTCD CRITERIA.
- 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.
- THE LIMITS OF CONSTRUCTION SHALL REMAIN WITHIN THE PROPERTY LINE UNLESS OTHERWISE NOTED. THE OWNER/DEVELOPER SHALL OBTAIN WRITTEN PERMISSION AND EASEMENTS, WHERE REQUIRED, FROM ADJOINING PROPERTY OWNER(S) PRIOR TO ANY OFF-SITE DISTURBANCE, GRADING, OR CONSTRUCTION.

GENERAL CONSTRUCTION NOTES:

- IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY THE EXISTENCE AND LOCATION OF ALL UNDERGROUND UTILITIES ALONG THE ROUTE OF THE WORK. THE OMISSION FROM OR THE INCLUSION OF UTILITY LOCATIONS ON THE PLANS IS NOT TO BE CONSIDERED AS THE NONEXISTENCE OF OR A DEFINITE LOCATION OF EXISTING UNDERGROUND UTILITIES.
- THE CONTRACTOR 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.
- ADDITIONAL EROSION CONTROL STRUCTURES MAY BE REQUIRED AT THE TIME OF CONSTRUCTION.
- ALL BACKFILL, SUB-BASE, AND/OR BASE COURSE (CLASS 6) MATERIAL SHALL BE COMPACTED PER THE SOILS ENGINEER'S RECOMMENDATIONS, AND APPROVED BY EL PASO COUNTY PCD.
- ALL STATIONING IS CENTERLINE OF IMPROVEMENTS UNLESS OTHERWISE INDICATED. ALL ELEVATIONS ARE FLOW LINE UNLESS OTHERWISE INDICATED AS TOP BACK OF CURB (TBC), ASPHALT (ASP), OR TOP OF INLET OR BOX (TOB).
- ALL DISTURBED PAVEMENT EDGES SHALL BE CUT TO NEAT LINES. REPAIR SHALL CONFORM TO EPC ECM APPENDIX K - 1.2C.
- ALL INTERSECTION ACCESSES TO BE CONSTRUCTED WITH A 25 FOOT SIGHT VISIBILITY TRIANGLES IS REQUIRED AND THERE SHALL BE NO OBSTRUCTIONS GREATER THAN 18" VERTICAL IN THIS AREA.
- ALL CULVERTS AND STORM DRAIN PIPES SHALL BE SMOOTH INTERIOR CORRUGATED POLYETHYLENE PIPE (HDPE), REINFORCED CONCRETE PIPE (RCP). ALL CULVERTS SHALL BE PLACED COMPLETE WITH FLARED END SECTIONS. ADEQUACY OF MATERIAL THICKNESS FOR ANY CSP INSTALLED SHALL BE VERIFIED BY OWNER'S GEOTECHNICAL ENGINEER TO SUPPORT MINIMUM 50 YEAR DESIGN LIFE. CULVERTS MUST CONFORM TO EPC ECM SECTION 3.32 - CULVERTS.
- ASPHALT THICKNESS AND BASE COURSE THICKNESS (COMPACTED) FOR ROADS SHALL BE PER DESIGN REPORT BY OWNER'S GEOTECHNICAL ENGINEER. OWNER'S GEOTECHNICAL ENGINEER TO BE ON SITE AT THE 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 EL PASO COUNTY DEVELOPMENT SERVICES ENGINEERING DIVISION PRIOR TO CONSTRUCTION.

SIGNING AND STRIPING NOTES:

- ALL SIGNS AND PAVEMENT MARKINGS SHALL BE IN COMPLIANCE WITH THE CURRENT MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD).
- 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.
- ANY DEVIATION FROM THE STRIPING AND SIGNING PLAN SHALL BE APPROVED BY EL PASO COUNTY PLANNING AND COMMUNITY DEVELOPMENT.
- 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.
- STREET NAME AND REGULATORY STOP SIGNS SHALL BE ON THE SAME POST AT INTERSECTIONS.
- ALL REMOVED SIGNS SHALL BE DISPOSED OF IN A PROPER MANNER BY THE CONTRACTOR.
- 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"
- ALL TRAFFIC SIGNS SHALL HAVE A MINIMUM HIGH INTENSITY PRISMATIC GRADE SHEETING.
- 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 SLIPBASE DESIGN.
- ALL SIGNS SHALL BE SINGLE SHEET ALUMINUM WITH 0.100" MINIMUM THICKNESS.
- 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.
- 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.
- THE CONTRACTOR SHALL NOTIFY EL PASO COUNTY PLANNING AND COMMUNITY DEVELOPMENT (719) 520-6819 PRIOR TO AND UPON COMPLETION OF SIGNING AND STRIPING.
- 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.

THE LOCATIONS OF EXISTING ABOVE GROUND AND 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 ABOVE GROUND AND UNDERGROUND UTILITIES.



ENGINEER'S STATEMENT
 PREPARED UNDER MY DIRECT SUPERVISION AND ON BEHALF OF JR ENGINEERING
 25043
 BRYAN T. LAW, P.E.
 COLORADO P.E. 25043
 FOR AND ON BEHALF OF JR ENGINEERING, LLC

UNTIL SUCH TIME AS THESE DRAWINGS ARE APPROVED BY THE APPROPRIATE REVIEWING AGENCIES, JR ENGINEERING APPROVES THEIR USE FOR PURPOSES DESIGNATED BY WRITTEN AUTHORIZATION.

PREPARED FOR
 LYRU
 1172 GREENLAND FOREST DRIVE
 MONUMENT, CO 80106
 SCOTT SMITH
 (719) 499-7764

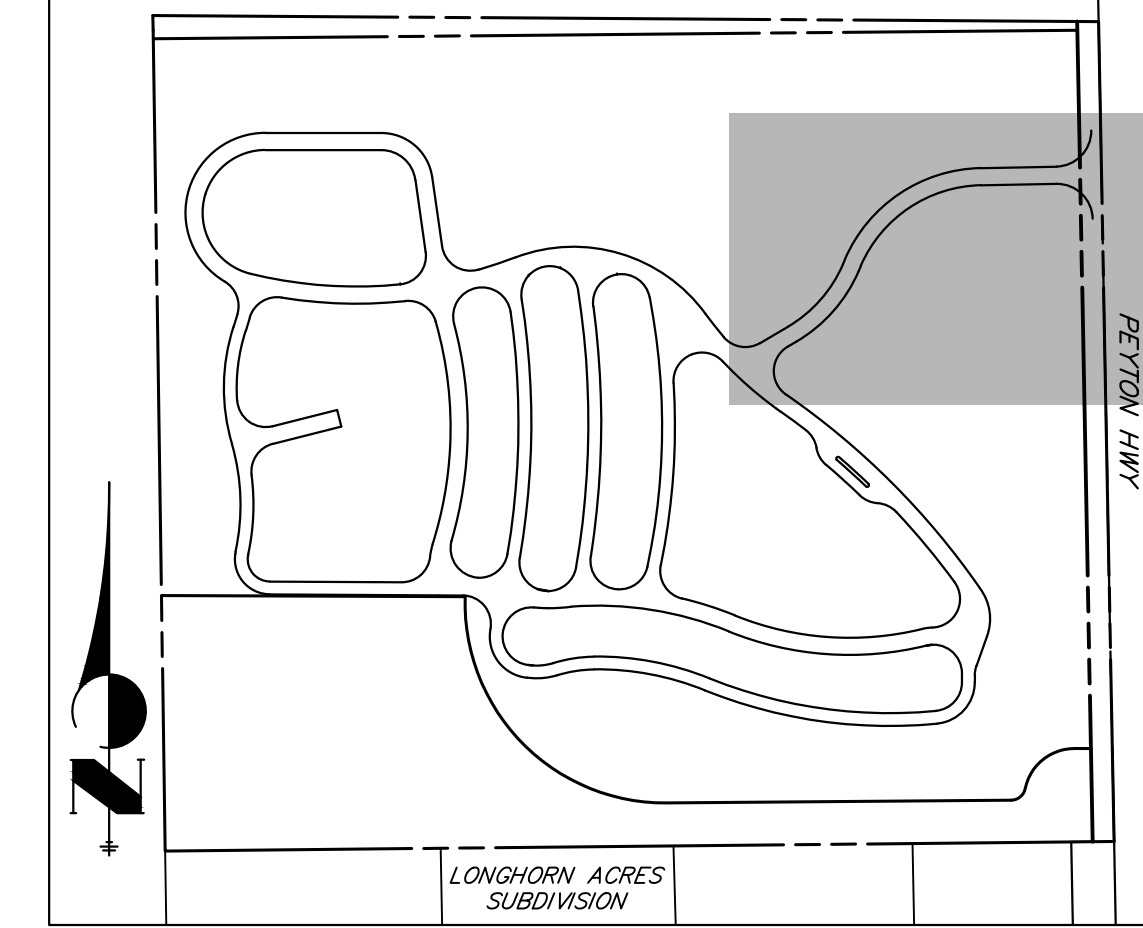
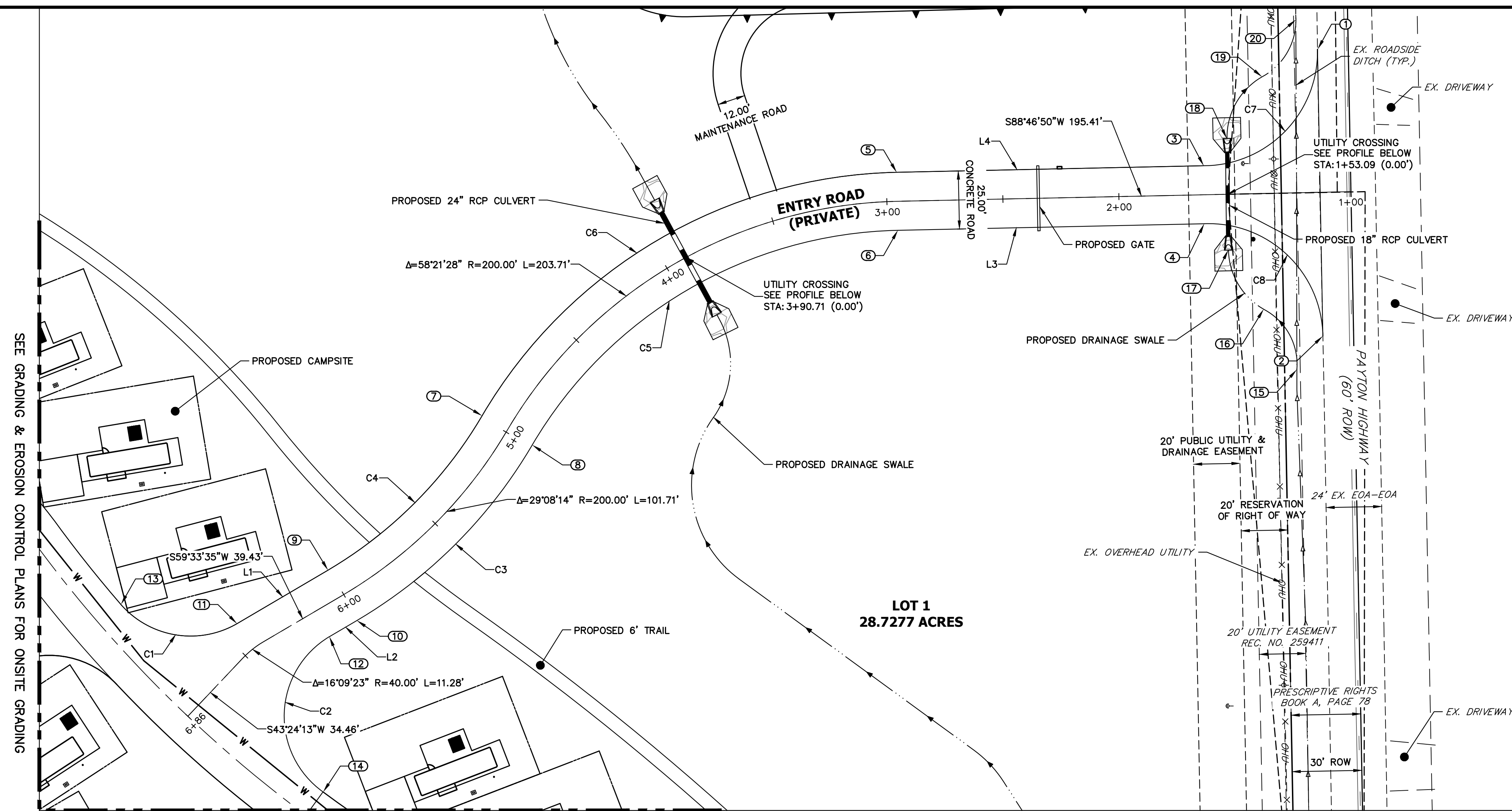
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BY	DATE	REVISION

H-SCALE	N/A	V-SCALE	N/A	DATE	DESIGNED BY	DRAWN BY	CHECKED BY
				09/12/24 <td> </td> <td> </td> <td> </td>			

LAZY Y AND ROCKIN J SUBDIVISION
 LEGEND AND GENERAL NOTES

SHEET 2 OF 4
 JOB NO. 25228.00

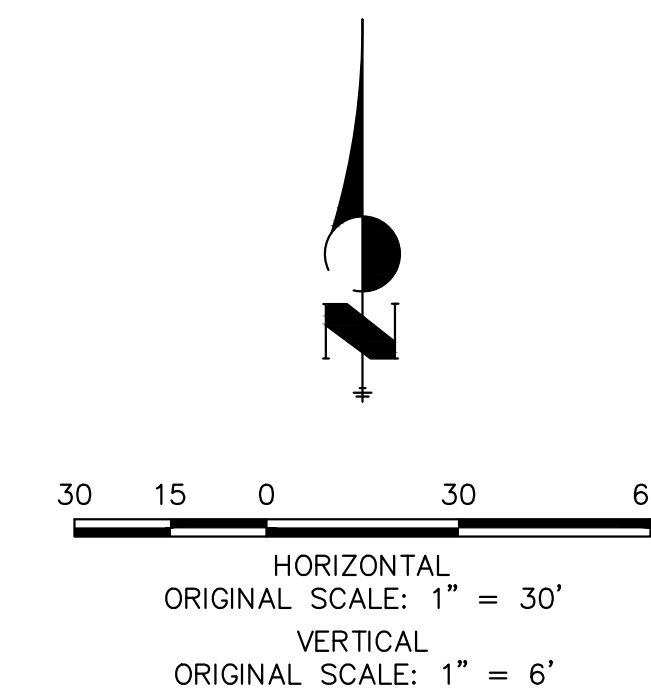
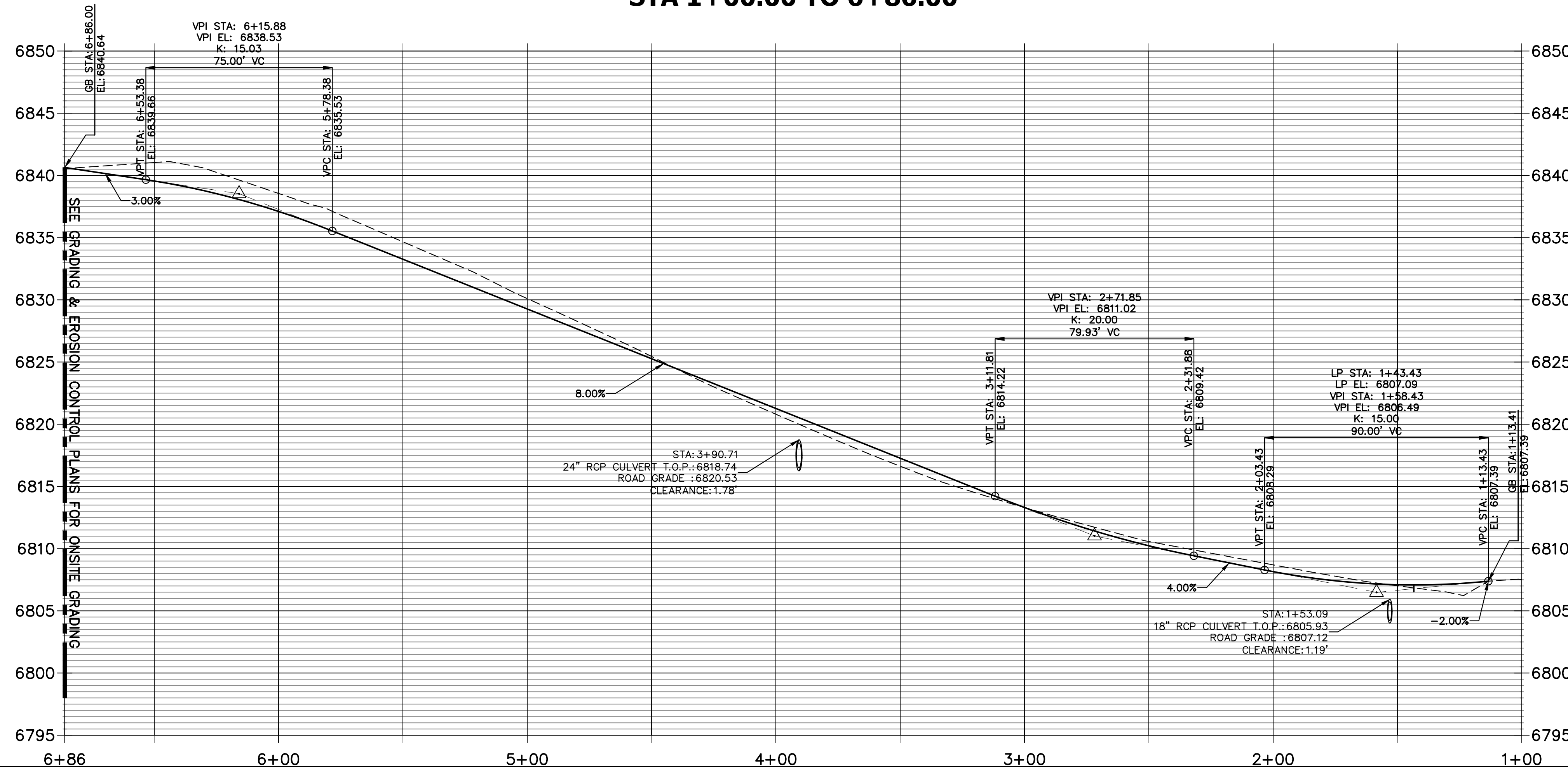


LINE TABLE		
LINE	BEARING	DISTANCE
L1	S59°33'38"W	45.49'
L2	N59°33'02"E	13.82'
L3	N88°46'50"E	132.01'
L4	S88°46'50"W	132.32'

CURVE TABLE			
CURVE	DELTA	RADIUS	LENGTH
C1	78°51'54"	40.00'	55.06'
C2	113°21'47"	40.01'	79.16'
C3	29°08'14"	212.50'	108.06'
C4	29°01'08"	187.50'	94.96'
C5	58°21'29"	187.50'	190.98'
C6	58°21'28"	212.50'	216.44'
C7	91°02'00"	49.15'	78.09'
C8	91°23'24"	49.16'	78.41'

POINT TABULATION					
POINT NUMBER	STATION	OFFSET	ALIGNMENT	ELEVATION	DESCRIPTION
1	1+13.09	61.68' (RT)	ACCESS DRIVE	6805.06	CONNECT TO EX.
2	1+13.41	62.00' (LT)	ACCESS DRIVE	6809.87	CONNECT TO EX.
3	1+63.09	12.50' (RT)	ACCESS DRIVE	6806.87	PT
4	1+63.41	12.50' (LT)	ACCESS DRIVE	6807.61	PT
5	2+95.41	12.50' (RT)	ACCESS DRIVE	6812.72	PC
6	2+95.41	12.50' (LT)	ACCESS DRIVE	6813.22	PC
7	4+99.12	12.50' (RT)	ACCESS DRIVE	6828.94	PRC
8	4+99.12	12.50' (LT)	ACCESS DRIVE	6829.44	PRC
9	6+00.42	12.50' (RT)	ACCESS DRIVE	6837.05	PT
10	6+00.83	12.50' (LT)	ACCESS DRIVE	6837.58	PT
11	6+44.56	12.81' (RT)	ACCESS DRIVE	6839.16	PC
12	6+14.65	12.50' (LT)	ACCESS DRIVE	6838.78	PC
13	6+70.80	54.13' (RT)	ACCESS DRIVE	6839.58	PCR
14	6+69.64	64.70' (LT)	ACCESS DRIVE	6839.75	PCR
15	1+24.92	76.22' (LT)	ACCESS DRIVE	6809.12	CONNECT TO EX.
16	1+38.61	49.87' (LT)	ACCESS DRIVE	6807.25	SWALE PT
17	1+53.29	24.00' (LT)	ACCESS DRIVE	6804.54	SWALE PT
18	1+52.89	24.00' (RT)	ACCESS DRIVE	6803.91	SWALE PT
19	1+37.17	50.29' (RT)	ACCESS DRIVE	6803.58	SWALE PT
20	1+22.11	74.49' (RT)	ACCESS DRIVE	6803.29	CONNECT TO EX.

ENTRY ROAD PROFILE
 STA 1+00.00 TO 6+86.00



811
 Know what's below.
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THE LOCATIONS OF EXISTING ABOVE GROUND AND 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 ABOVE GROUND AND UNDERGROUND UTILITIES.

ENGINEER'S STATEMENT
 PREPARED UNDER MY DIRECT SUPERVISION AND ON BEHALF OF JR ENGINEERING
 BRYAN T. LAW, P.E.
 COLORADO P.E. 25043
 FOR AND ON BEHALF OF JR ENGINEERING, LLC

UNTIL SUCH TIME AS THESE DRAWINGS ARE APPROVED BY THE APPROPRIATE REVIEWING AGENCIES, OR ENGINEERING APPROVES THEIR USE, THESE DRAWINGS ARE DESIGNATED BY WRITTEN AUTHORIZATION.

PREPARED FOR
 LYR
 1172 GREENLAND FOREST DRIVE
 MONUMENT, CO 80106
 SCOTT SMITH
 (719) 499-7764

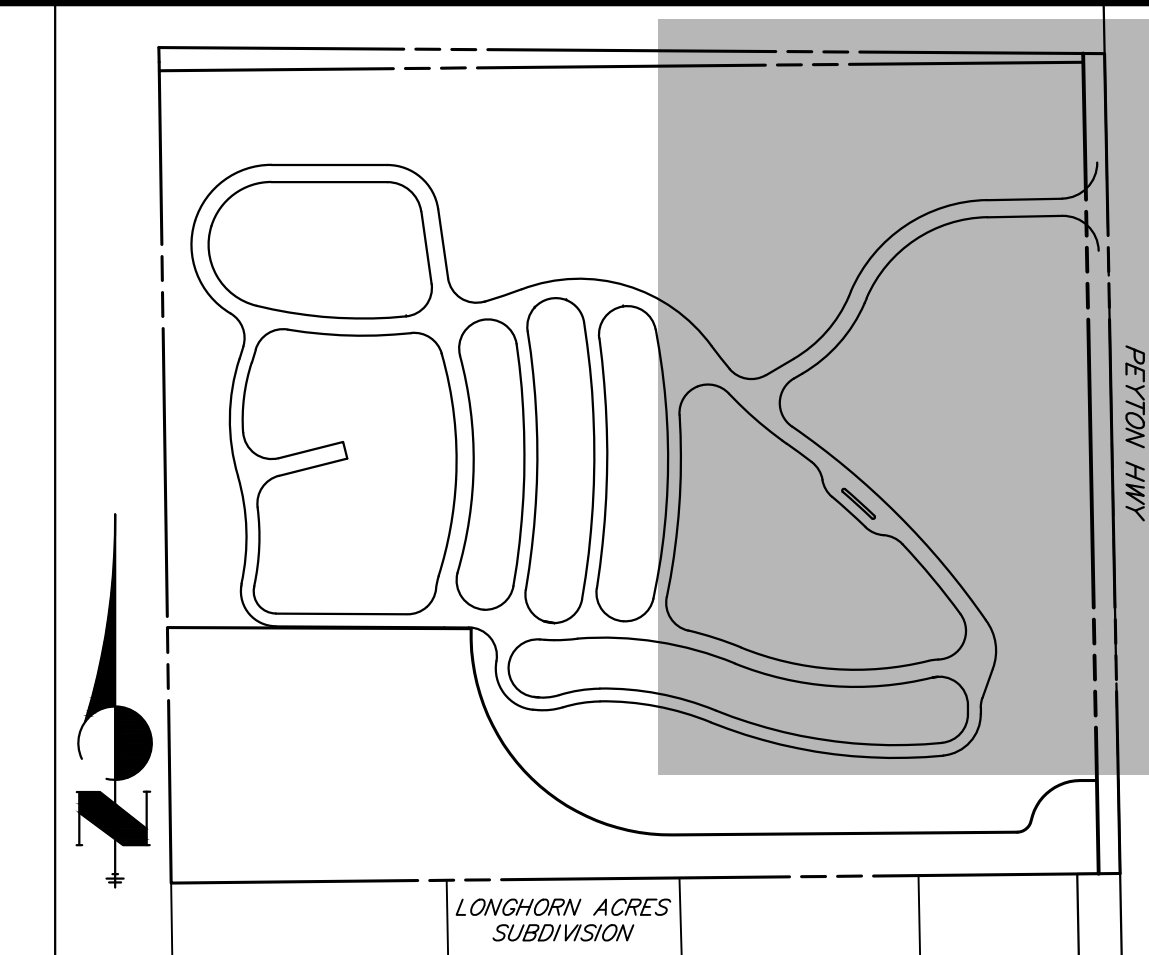
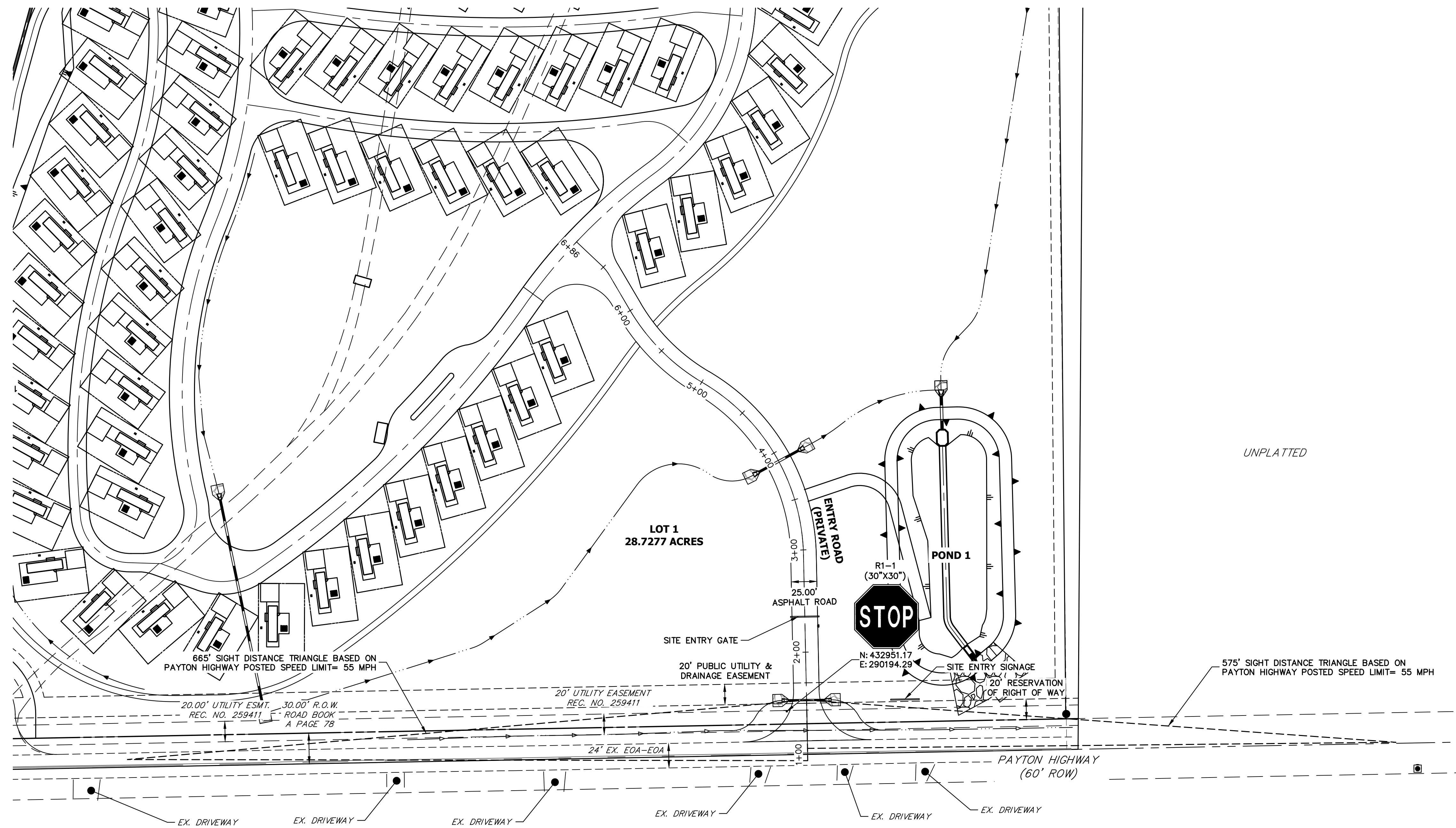
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 A Westran Company
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 Fort Collins 970-481-9888 • www.jrengineering.com

BY	DATE	REVISION		DESIGNED BY	DRAWN BY	CHECKED BY
		No.				

H-SCALE: 1"=30'
 V-SCALE: 1"=6'
 DATE: 09/12/24
 DRAWN BY: JBP
 CHECKED BY: JBP

LAZY Y AND ROCKIN J SUBDIVISION
 STREET IMPROVEMENT PLAN

SHEET 3 OF 4
 JOB NO. 25228.00



KEYMAP
SCALE: N.T.S.

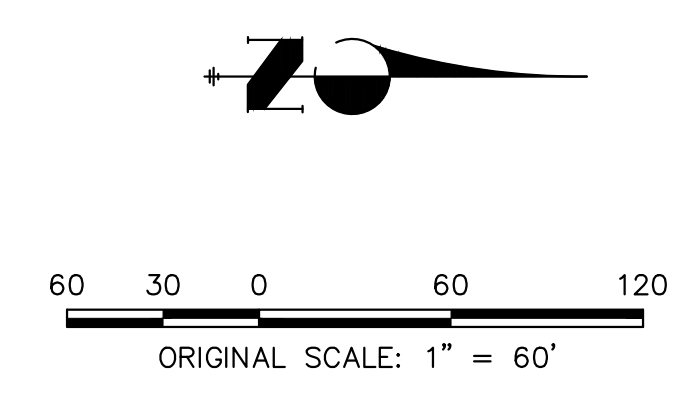
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PREPARED FOR
LYR
1172 GREENLAND FOREST DRIVE
MONUMENT, CO 80106
SCOTT, SMITH
(719) 499-7764

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No.	REVISION	BY	DATE
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COLORADO P.E. 25043
FOR AND ON BEHALF OF JR ENGINEERING, LLC

LAZY Y AND ROCKIN J
SUBDIVISION
SIGNAGE AND STRIPING PLAN

SHEET 4 OF 4
JOB NO. 25228.00

LAZY Y AND ROCKING J SUBDIVISION

LOCATED IN THE SOUTH HALF OF SECTION 7
TOWNSHIP 12 SOUTH, RANGE 63 WEST OF THE 6TH P.M.
STORM SEWER AND POND PLANS
COUNTY OF EL PASO, STATE OF COLORADO



Know what's below.
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PREPARED FOR
LYRJ
1172 GREENLAND FOREST DRIVE
MONUMENT, CO 80106
SCOTT SMITH

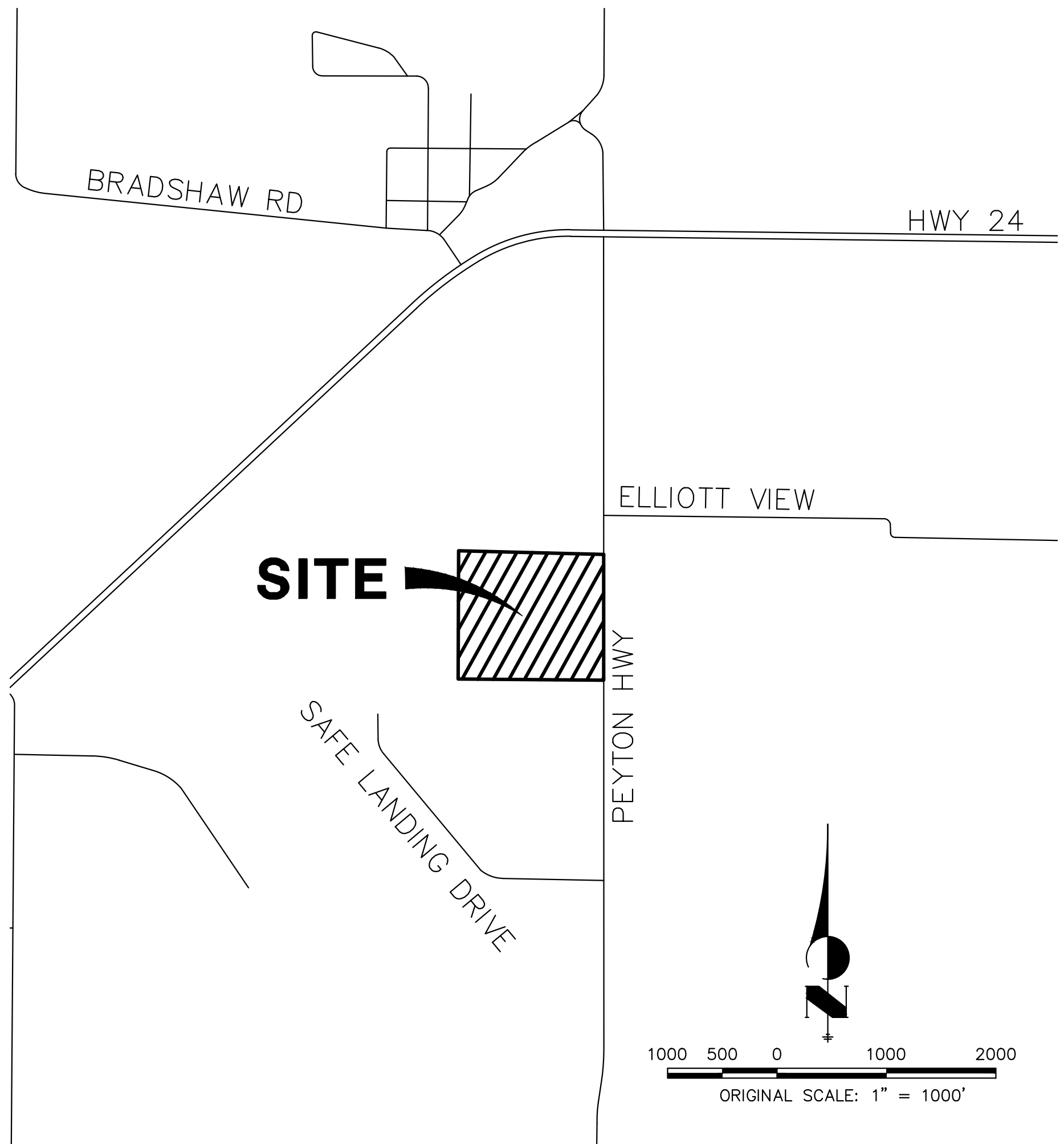
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STANDARD NOTES FOR EL PASO COUNTY CONSTRUCTION PLANS

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 SOIL AND GEOTECHNICAL REPORT, AND THE APPROPRIATE DESIGN AND CONSTRUCTION STANDARDS AND SPECIFICATIONS AT THE JOB SITE AT ALL TIMES, INCLUDING THE FOLLOWING:
 - 3.1. EL PASO COUNTY ENGINEERING CRITERIA MANUAL (ECM)
 - 3.2. CITY OF COLORADO SPRINGS/ EL PASO COUNTY DRAINAGE CRITERIA MANUAL, VOLUMES 1 AND 2
 - 3.3. COLORADO DEPARTMENT OF TRANSPORTATION (CDOT) STANDARD SPECIFICATIONS AND BRIDGE CONSTRUCTION
 - 3.4. 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 VERSIONS 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 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. 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.
10. ALL CONSTRUCTION TRAFFIC MUST ENTER/EXIT THE SITE AT APPROVED CONSTRUCTION ACCESS POINTS.
11. SIGHT VISIBILITY TRIANGLES ARE IDENTIFIED IN THE PLANS SHALL BE PROVIDED AT ALL INTERSECTIONS. OBSTRUCTIONS GREATER THAN 18 INCHES ABOVE FLOWLINE ARE NOT ALLOWED IN SIGHT TRIANGLES.
12. SIGNING AND STRIPING SHALL COMPLY WITH EL PASO COUNTY DEPARTMENT OF PUBLIC WORKS AND MUTCD CRITERIA.
13. 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.
14. 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.

BASIS OF BEARING:

BASIS OF BEARINGS: THE EAST LINE OF SECTION 7, TOWNSHIP 12 SOUTH, RANGE 63 WEST OF THE 6TH PRINCIPAL MERIDIAN, BEING MONUMENTED AT THE SOUTH END BY A 3.25" ALUMINUM CAP STAMPED "LS 17496 1995" IN A RANGE BOX AND AT THE NORTH END BY A 3.25" ALUMINUM CAP STAMPED "CDOT LS 25381 2007" IN A RANGE BOX, BEARING S01°04'47"E AS REFERENCED TO COLORADO STATE PLANE CENTRAL ZONE.



AGENCIES

OWNER/DEVELOPER:	LYRJ 1172 GREENLAND FOREST DRIVE MONUMENT, CO 80106 SCOTT SMITH (719) 499-7764	FIRE DISTRICT:	BLACK FOREST FIRE PROTECTION DISTRICT 11445 TEACHOUT ROAD COLORADO SPRINGS, CO 80908 CHIEF BRYAN JACK (719) 495-4300
CIVIL ENGINEER:	JR ENGINEERING, LLC 5475 TECH CENTER DRIVE COLORADO SPRINGS, CO 80919 BRYAN LAW P.E. (303) 267-6254	GAS DEPARTMENT:	BLACK HILLS ENERGY 7080 ALEGRE STREET FOUNTAIN, CO 80817 (719) 393-6625
COUNTY ENGINEERING:	EL PASO COUNTY PLANNING AND COMMUNITY DEVELOPMENT 2880 INTERNATIONAL CIRCLE, SUITE 110 COLORADO SPRINGS, CO 80910 CHARLENE DURHAM, P.E. (719) 520-7951	ELECTRIC DEPARTMENT:	MOUNTAIN VIEW ELECTRIC 11140 E. WOODMEN ROAD FALCON, CO 80631 (719) 495-2283
TRAFFIC ENGINEERING:	EL PASO COUNTY DEPARTMENT OF PUBLIC WORKS 3275 AKERS DRIVE COLORADO SPRINGS, CO 80922 JOSHUA PALMER, P.E. (719) 520-6460	COMMUNICATIONS:	U.S. WEST COMMUNICATIONS (LOCATORS) (800) 922-1987

SHEET INDEX:

1	-	COVER
2	-	LEGEND
3-6	-	STORM SEWER PLAN & PROFILE
7-8	-	POND 1 PLANS
9	-	POND 1 FOREBAY
10	-	POND 1 OUTLET
11-12	-	POND 2 PLANS
13	-	POND 2 FOREBAY
14	-	POND 2 OUTLET
15-16	-	DETAILS
16	-	TOTAL SHEETS

STORM SEWER NOTES

1. SEE SHEET 1 FOR BASIS OF BEARING. SEE SHEET 2 FOR LEGEND.
2. ALL STORM SEWER PIPES, INLETS, MANHOLES, AND APPURTENANCES WITHIN THE R.O.W. ARE PUBLIC. STORM FACILITIES OUTSIDE OF THE PUBLIC R.O.W. ARE PRIVATE, UNLESS OTHERWISE NOTED.
3. ALL STATIONING IS PIPE CENTERLINE UNLESS OTHERWISE NOTED.
4. ALL PROPOSED RCP STORM SEWER PIPE SHALL BE CLASS III UNLESS OTHERWISE NOTED.
5. PIPE LENGTHS ARE FROM INSIDE INLET WALL TO INSIDE INLET WALL, FROM CENTER OF MANHOLE TO INSIDE INLET OF WALL, OR FROM CENTER OF MANHOLE TO CENTER OF MANHOLE. PIPE LENGTHS INCLUDE FES OR HEADWALL.
6. WHERE PIPES ENTER STRUCTURES, THE CENTERLINE STATION CALLED OUT ON THE PLANS IS TO THE CENTER OF STRUCTURE. WHERE PIPES ENTER STRUCTURES ON A SKEW, CONTRACTOR IS REQUIRED TO EXTEND PIPE TO ENSURE THAT BOTH EDGES OF THE PIPE EXTEND INTO THE STRUCTURE. CONTRACTOR WILL THEN BE REQUIRED TO CUT PIPE FLUSH WITH THE INSIDE FACE OF THE STRUCTURE AND GROUT IN PLACE.
7. PIPES SHALL HAVE JOINT RESTRAINTS ON LAST 3 JOINTS AT PIPE OUTFALL.
8. PIPES WITH PRESSURE HEAD SHALL USE WATER TIGHT JOINTS WITH A 100-YEAR SERVICE LIFE.
9. PIPE BEDDING SHALL CONFORM TO EL PASO COUNTY CONSTRUCTION STANDARDS AND SPECIFICATIONS. BEDDING FOR RCP SHALL BE AG7122 NO. 57/67 CRUSHED ROCK. SQUEEGEE OR MIXTURES CONTAINING SQUEEGEE SHALL NOT BE USED. BEDDING SHALL BE 6 TO 8 INCHES DEEP UNDER THE PIPE AND BACKFILLED TO THE SPRING LINE.
10. ALL MATERIALS AND INSTALLATION PROCEDURES SHALL BE IN COMPLIANCE WITH MANUFACTURERS SPECIFICATIONS AND EL PASO COUNTY STANDARDS AND SPECIFICATION.
11. SEE DETAIL SHEET 15 - 16 FOR APPLICABLE DETAILS.

POND NOTES

1. ALL PROPOSED POND IMPROVEMENTS ARE PRIVATE UNLESS OTHERWISE NOTED.
2. SEE SHEETS 3-6 FOR PROPOSED STORM SEWER DESIGN.
3. SEE PRIVATE STREET IMPROVEMENT PLANS BY JR ENGINEERING FOR PROPOSED PRIVATE STREET DESIGN.
4. SEE GRADING AND EROSION CONTROL PLAN BY JR ENGINEERING.

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OWNER/DEVELOPER STATEMENT

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

SCOTT SMITH _____ DATE _____
LYRJ
1172 GREENLAND FOREST DRIVE
MONUMENT, CO 80106

EL PASO COUNTY STATEMENT

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.

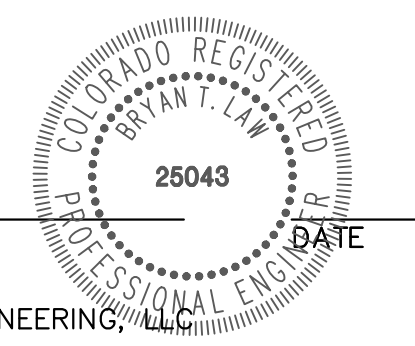
IN ACCORDANCE WITH ECM SECTION 1.12, THESE CONSTRUCTION DOCUMENTS WILL BE VALID FOR CONSTRUCTION FOR A PERIOD OF 2 YEARS FROM THE DATE SIGNED BY THE EL PASO COUNTY ENGINEER. IF CONSTRUCTION HAS NOT STARTED WITHIN THOSE 2 YEARS, THE PLANS WILL NEED TO BE RESUBMITTED FOR APPROVAL, INCLUDING PAYMENT OF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

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

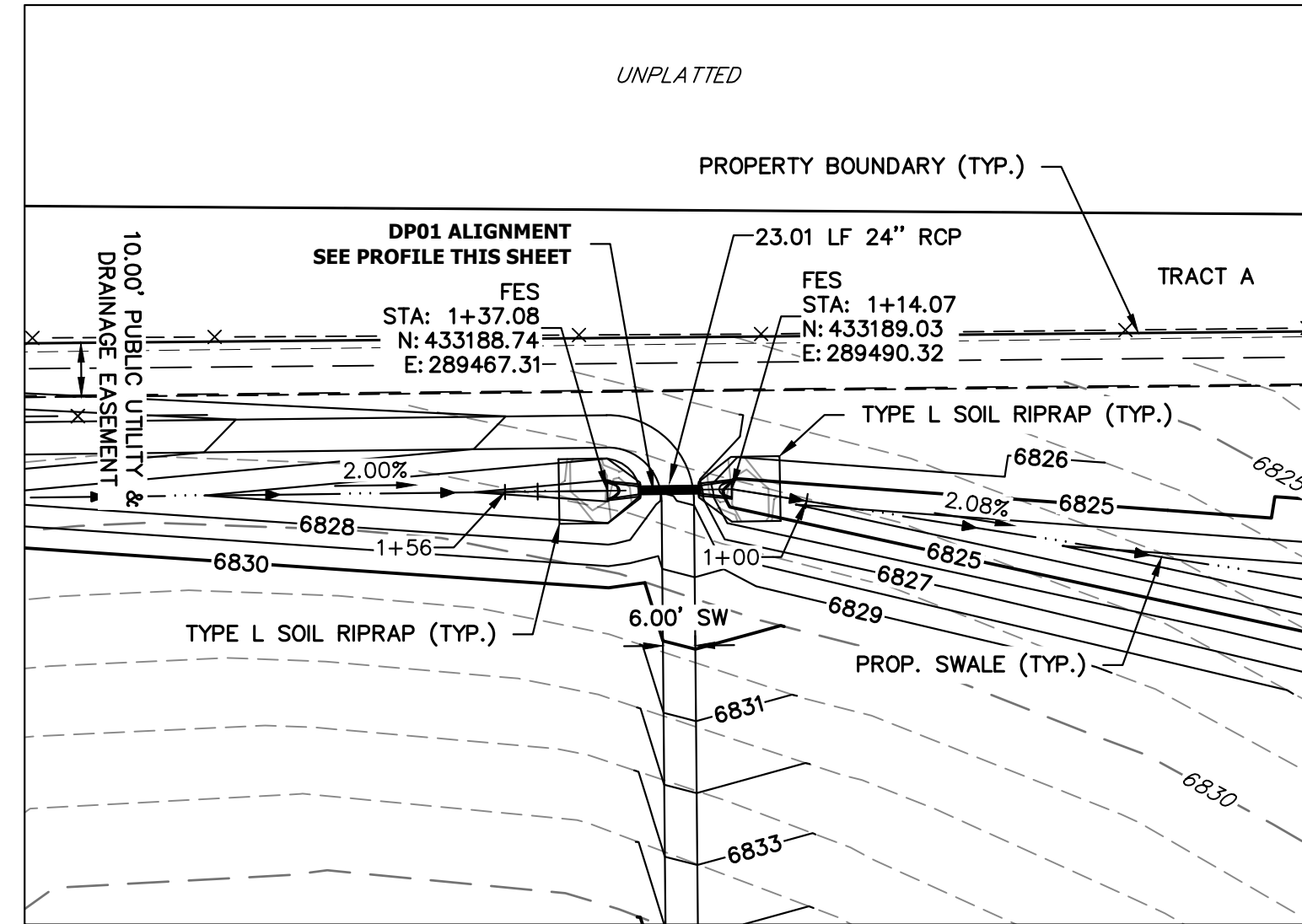
ENGINEER'S STATEMENT

THESE DETAILED PLANS AND SPECIFICATIONS WERE PREPARED UNDER MY DIRECT 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 PLAN 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, ERRORS OR OMISSIONS ON MY PART IN PREPARATION OF THESE DETAILED PLANS AND SPECIFICATIONS.

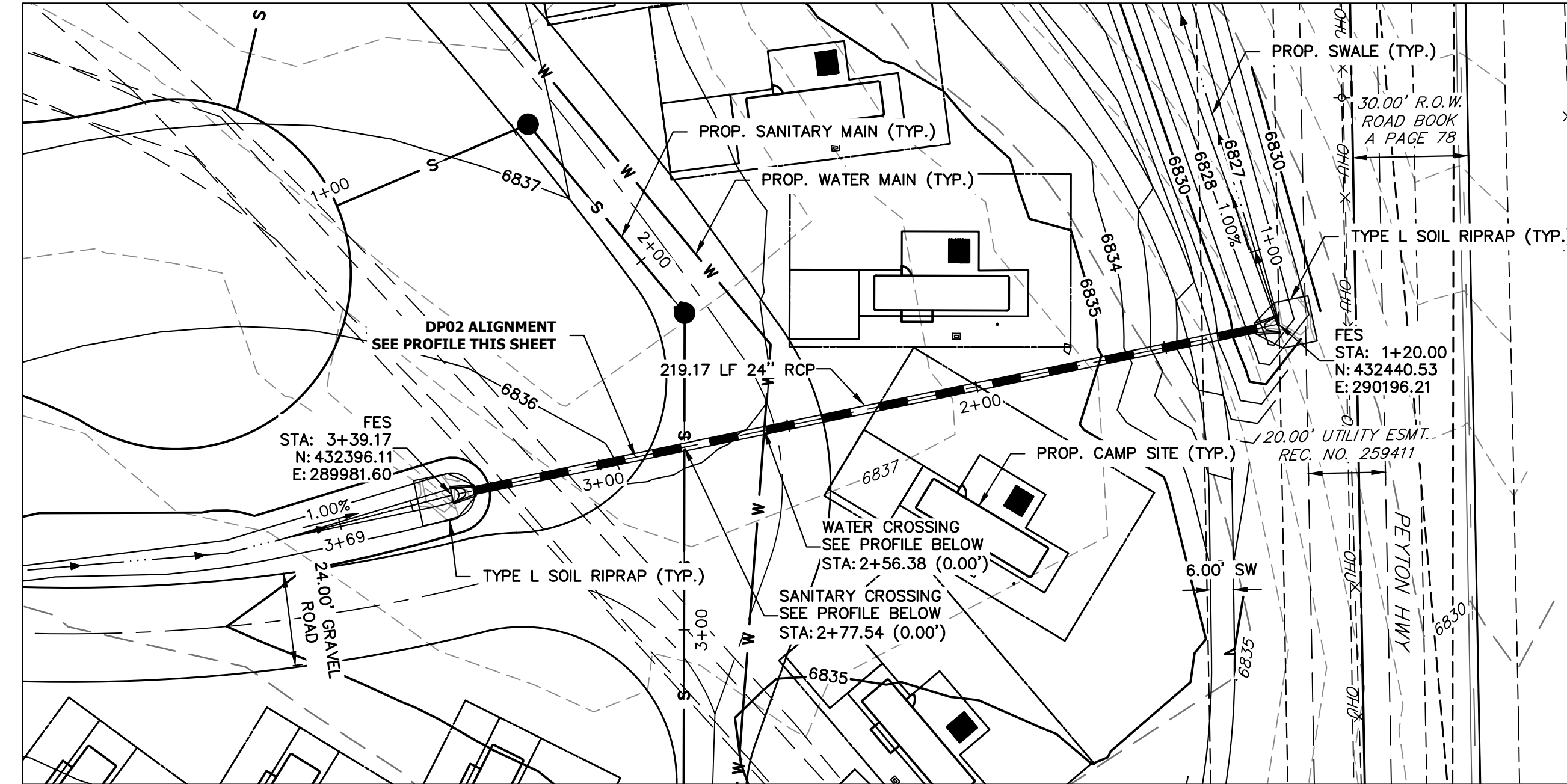
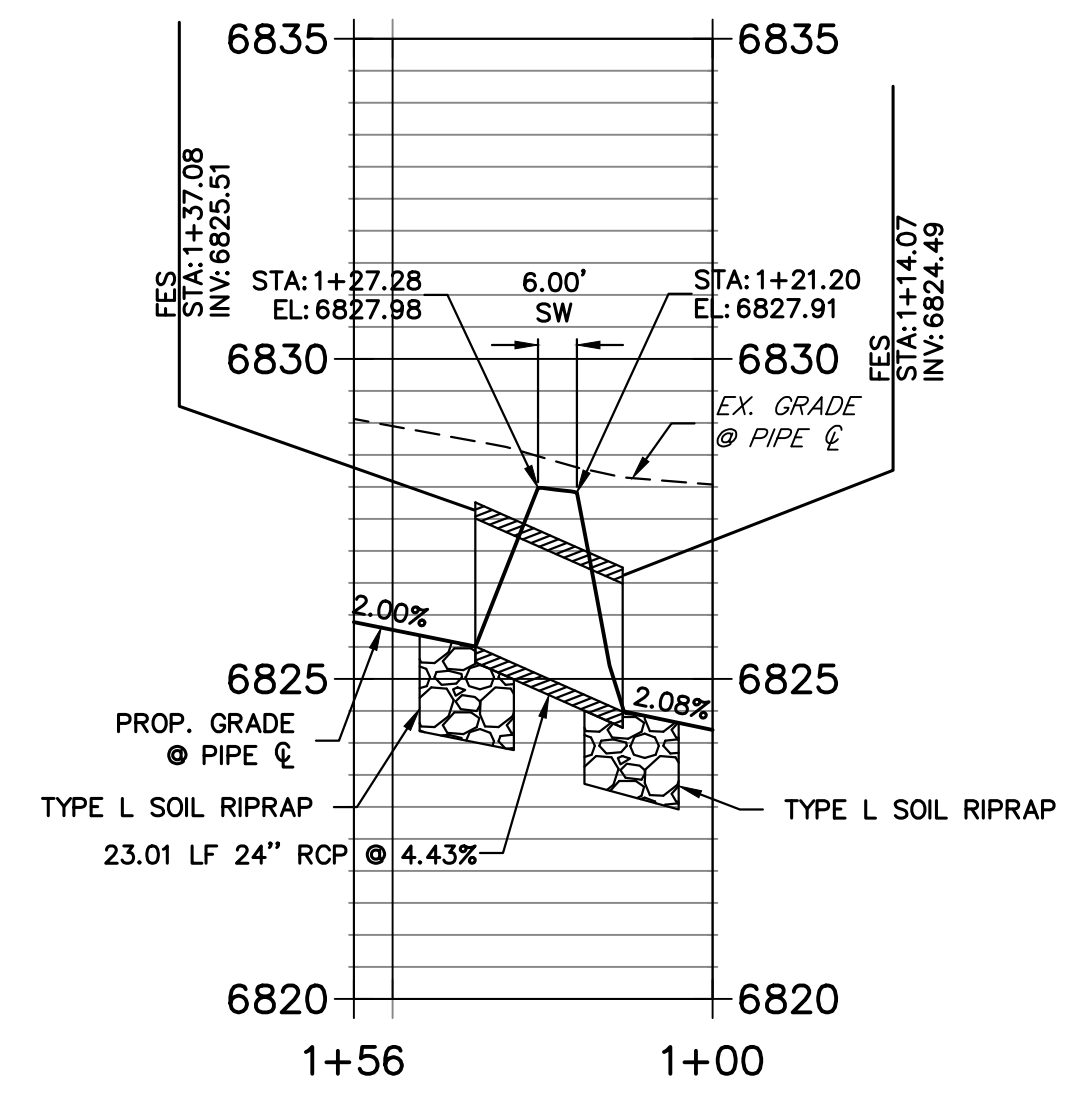
BRYAN T. LAW, P.E.
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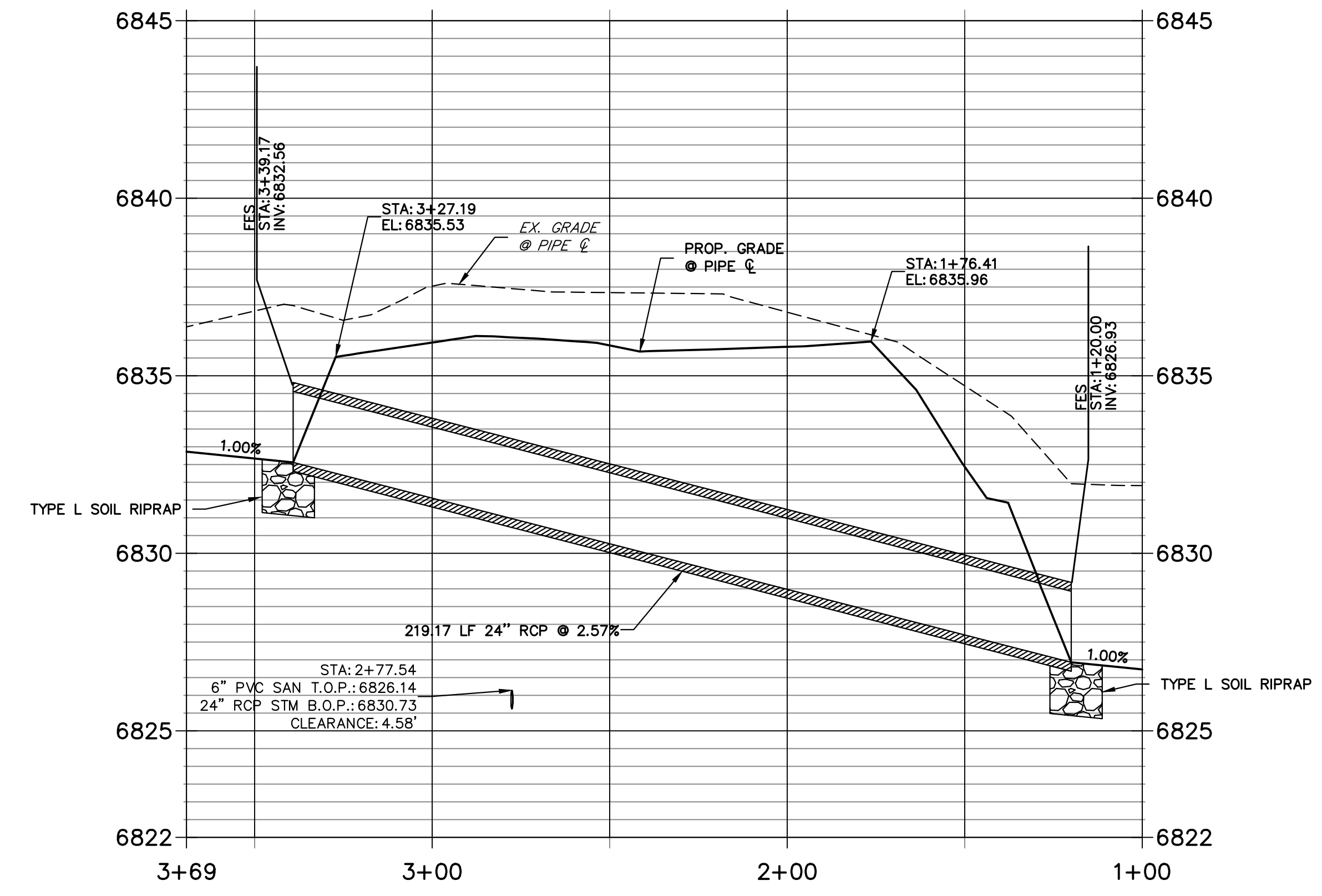
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LAZY Y AND ROCKING J SUBDIVISION COVER									
SHEET 1 OF 16									
JOB NO. 25228.00									



**DP01 PROFILE
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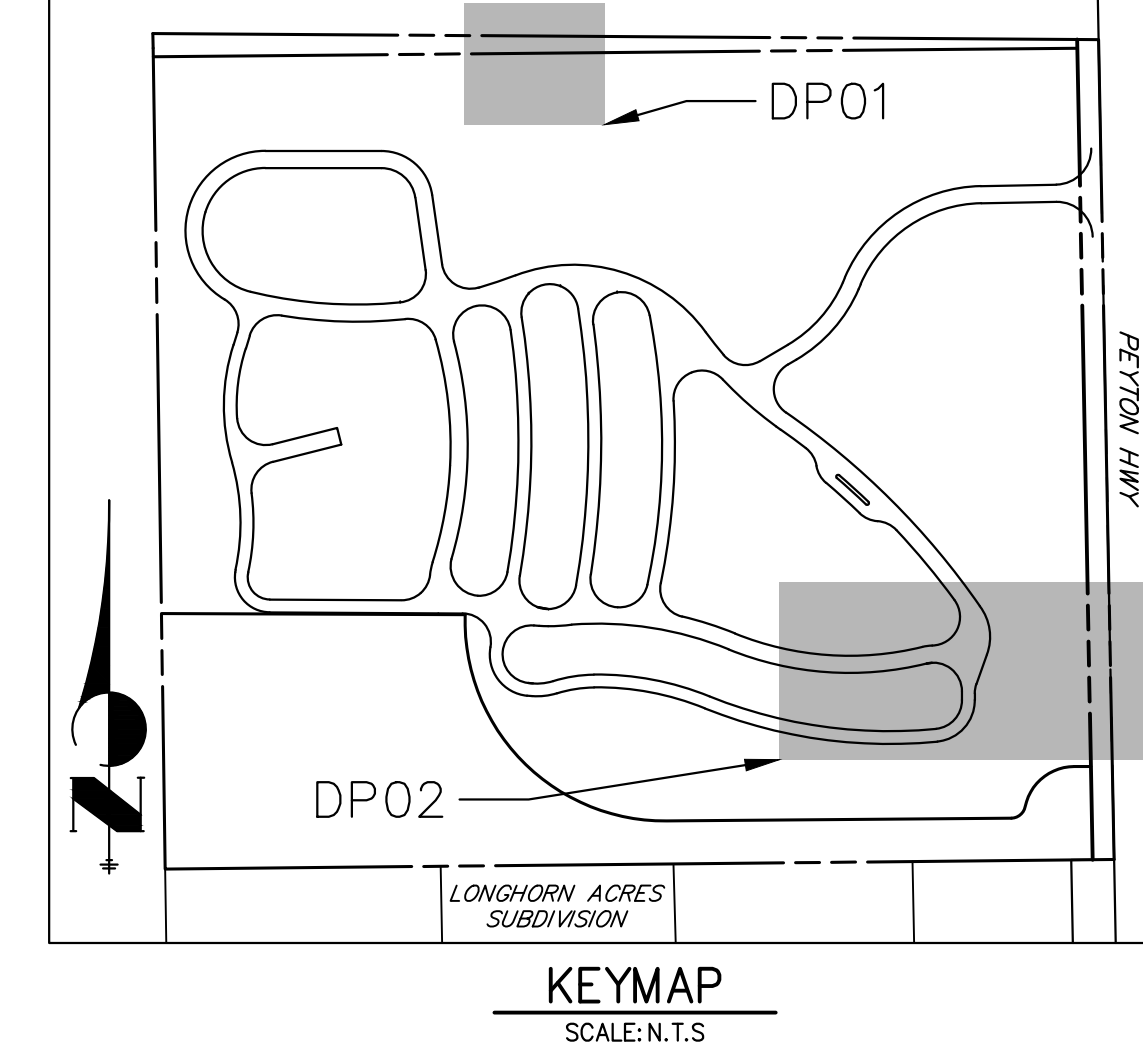


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STORM SEWER NOTES

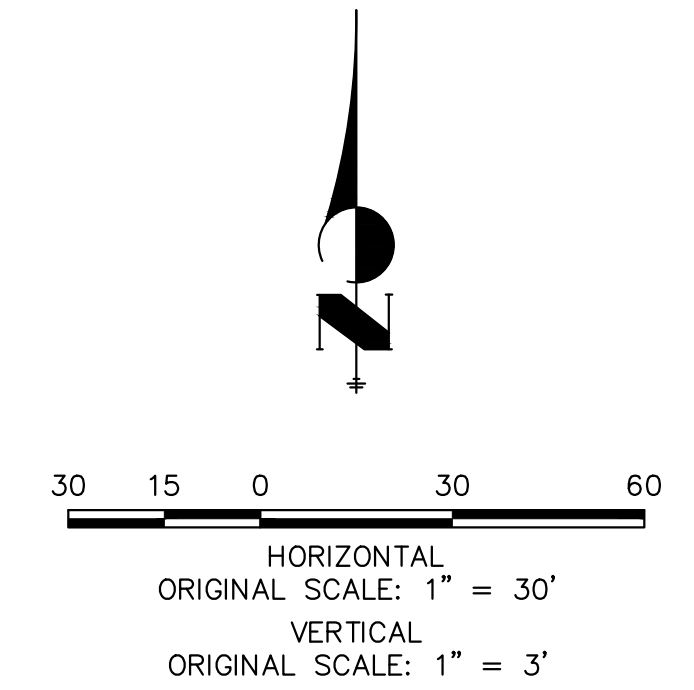
1. PIPE LENGTHS MEASURED FROM CENTER OF MANHOLES TO CENTER OF MANHOLES, INSIDE FACE OF INLETS, OUTLET END OF FLARED END SECTIONS AND FACE OF WALLS WHERE APPLICABLE.
2. CL STATIONS & OFFSETS ARE LABELED AT CENTER OF STRUCTURE.
3. CONTRACTOR TO FIELD VERIFY EXISTING UTILITY LOCATIONS, PRIOR TO EXTENSION OF MAINS AND SERVICE CONNECTIONS. CONTRACTOR TO COORDINATE CONNECTIONS WITH UTILITY PROVIDER.



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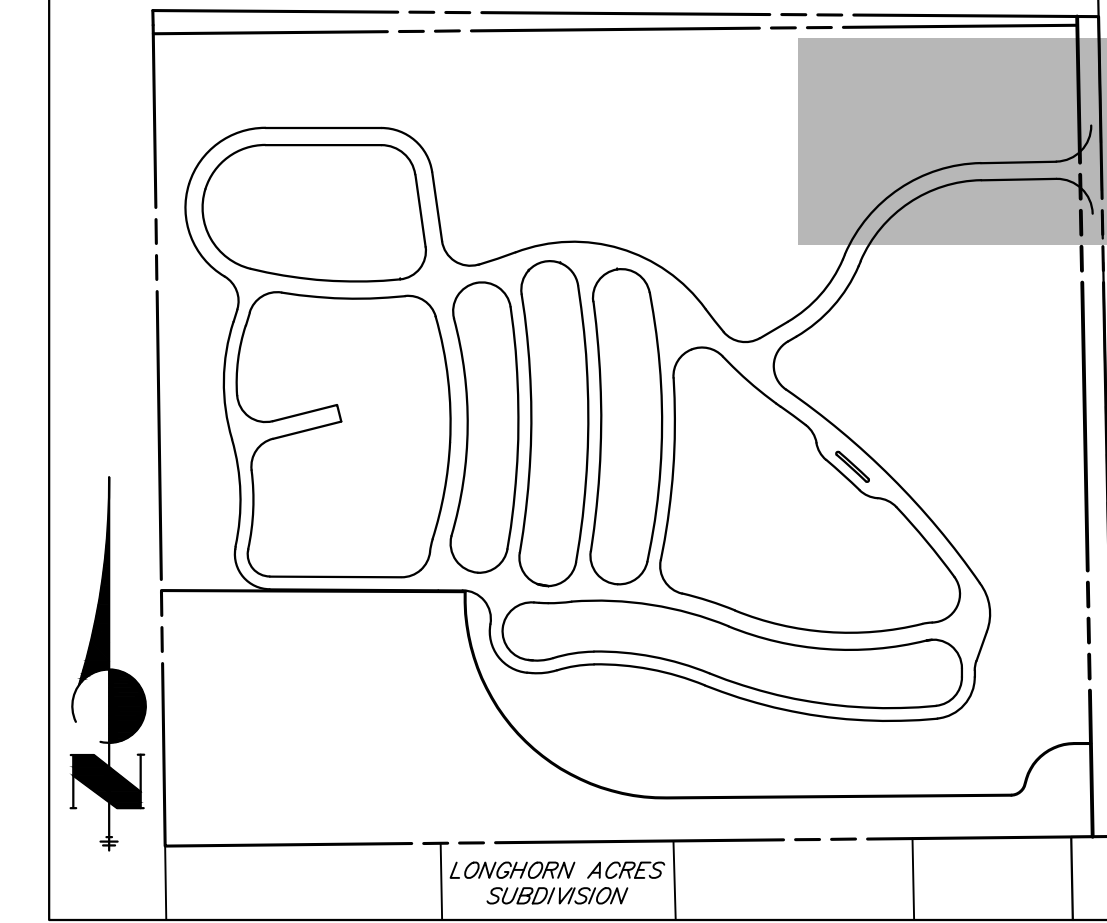
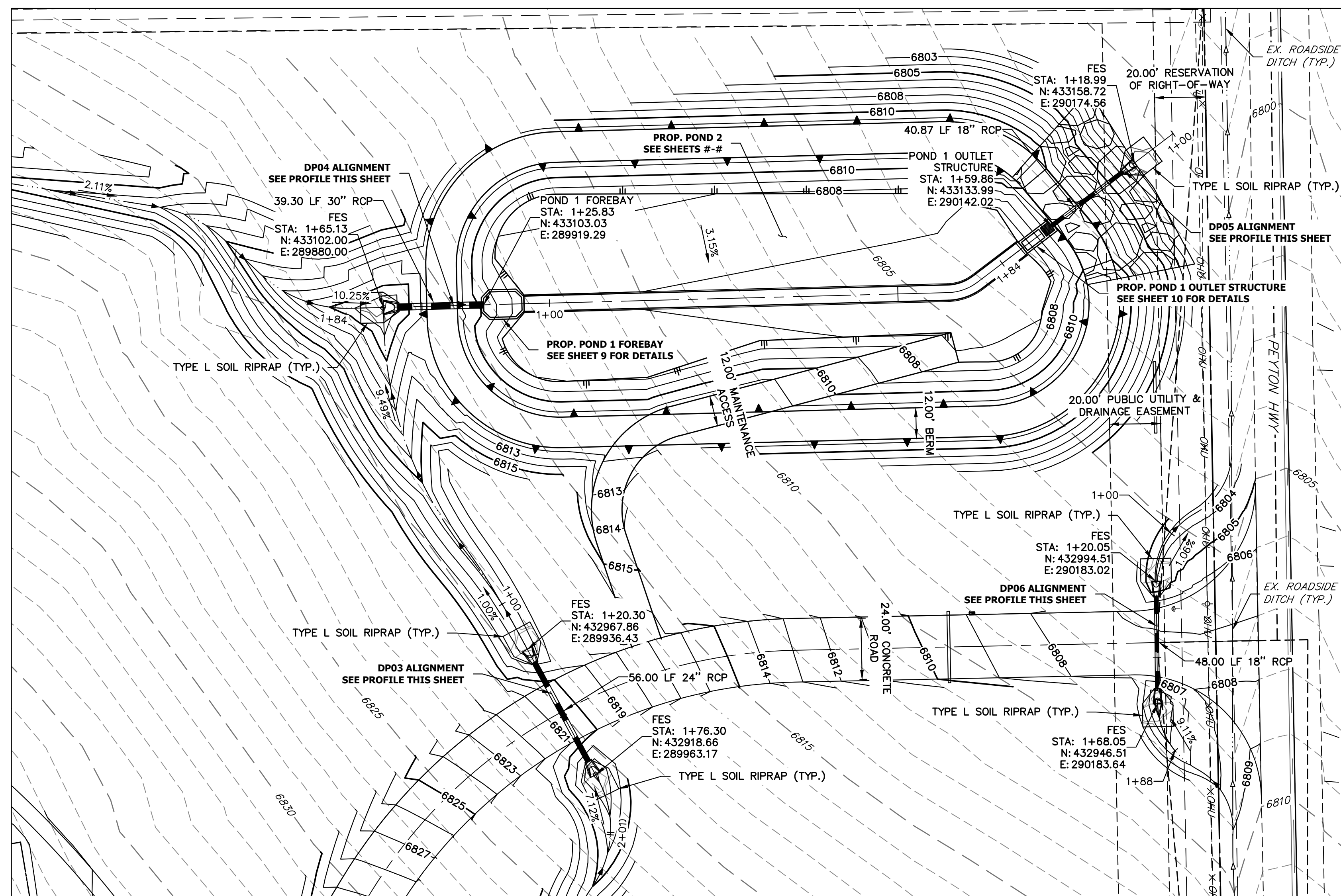
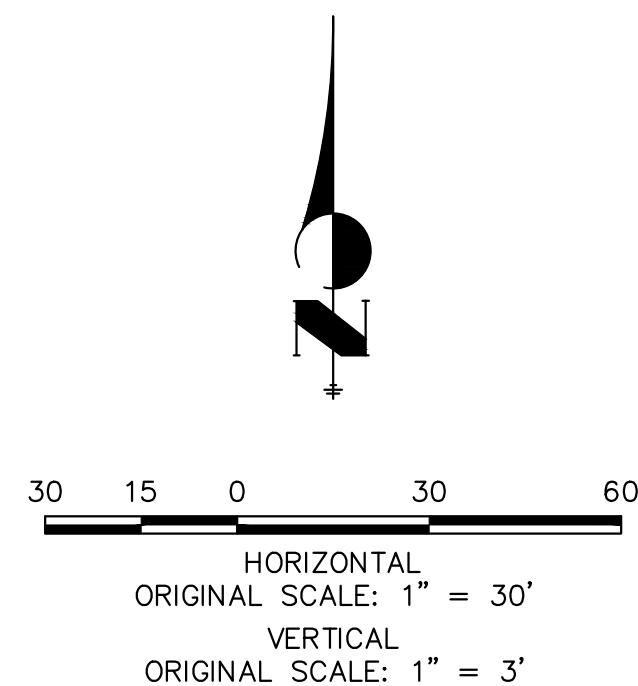
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LAZY Y AND ROCKING J
SUBDIVISION
STORM SEWER PLAN &
PROFILE

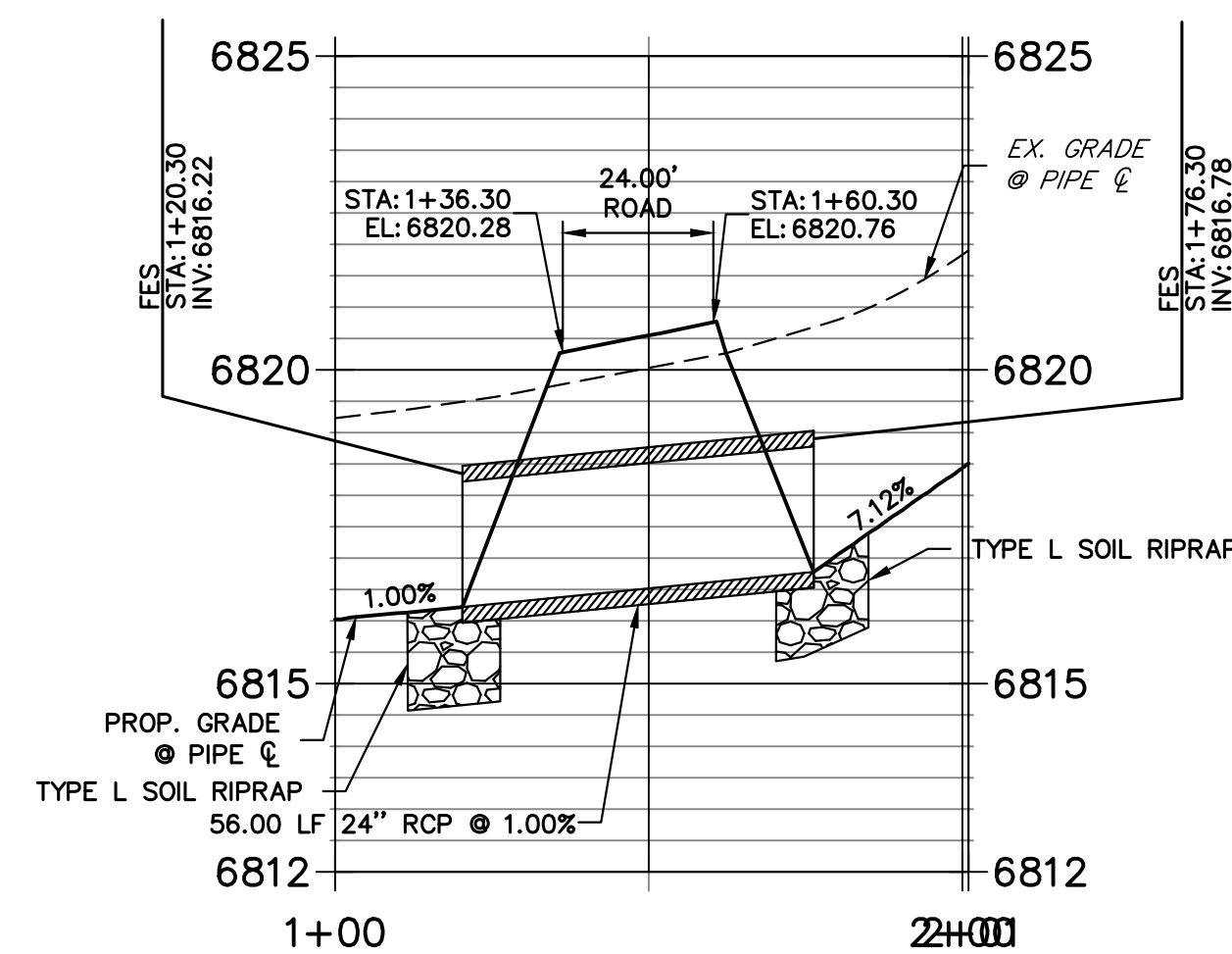
SHEET 3 OF 16
JOB NO. 25228.00



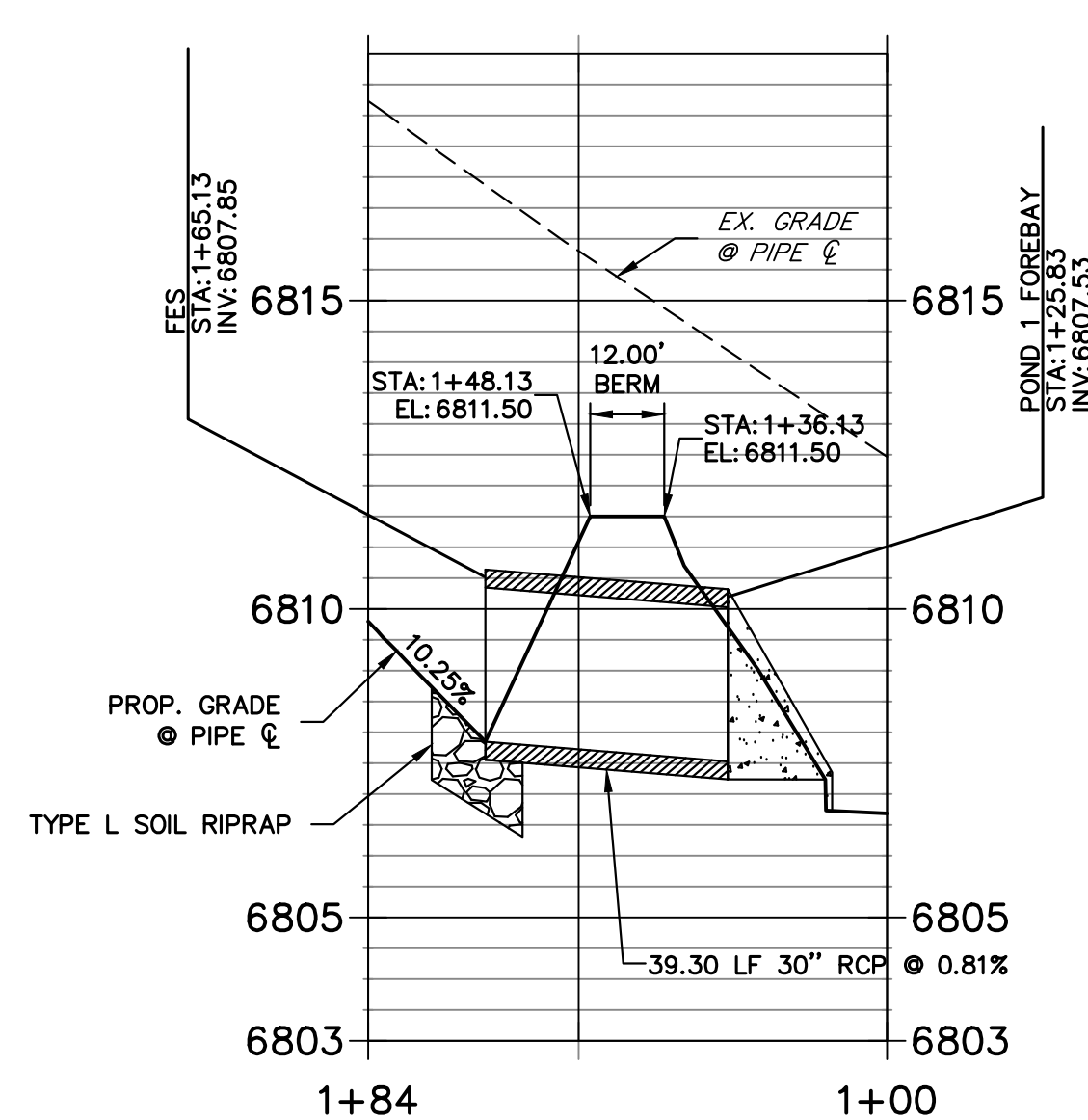
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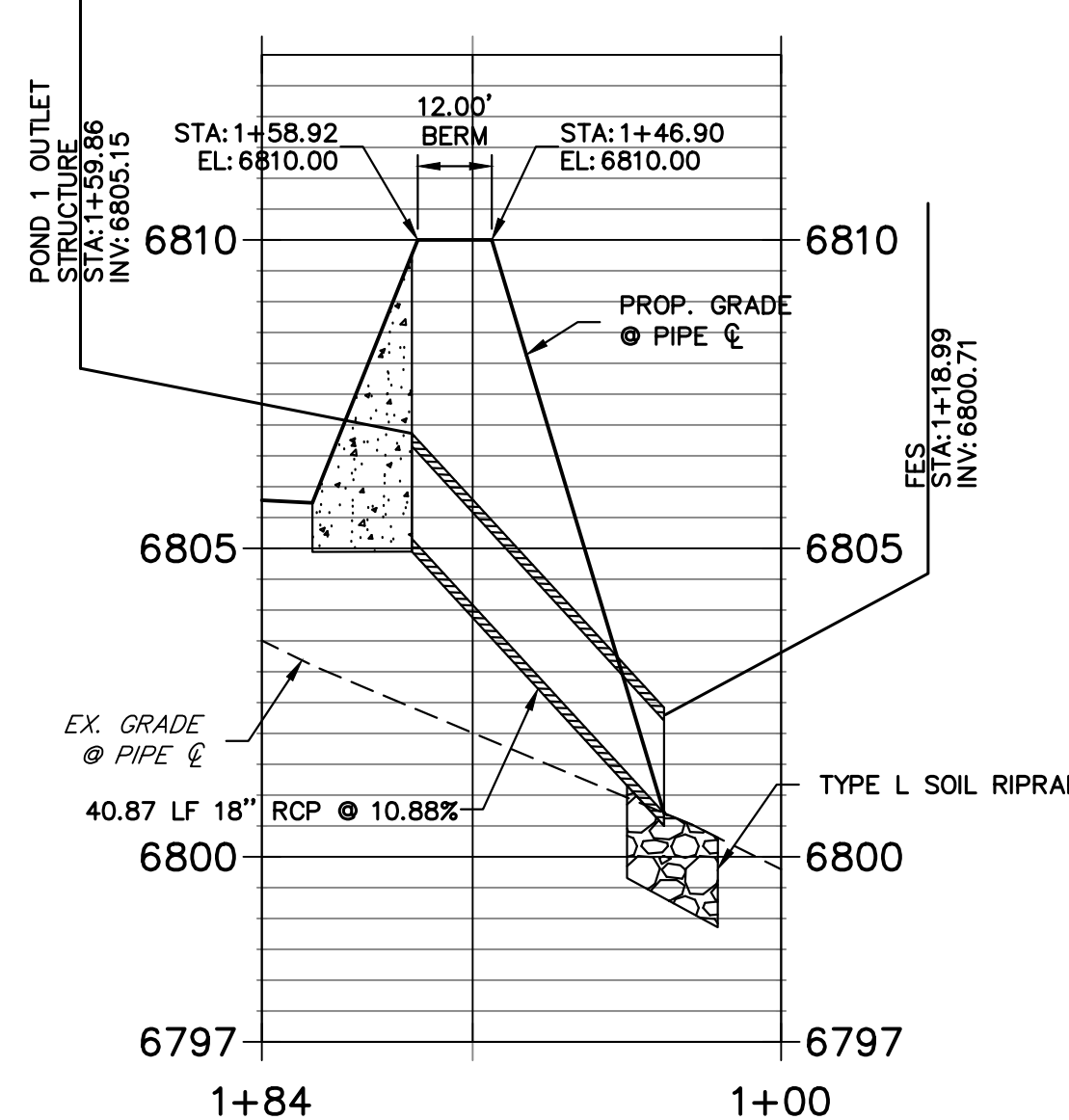
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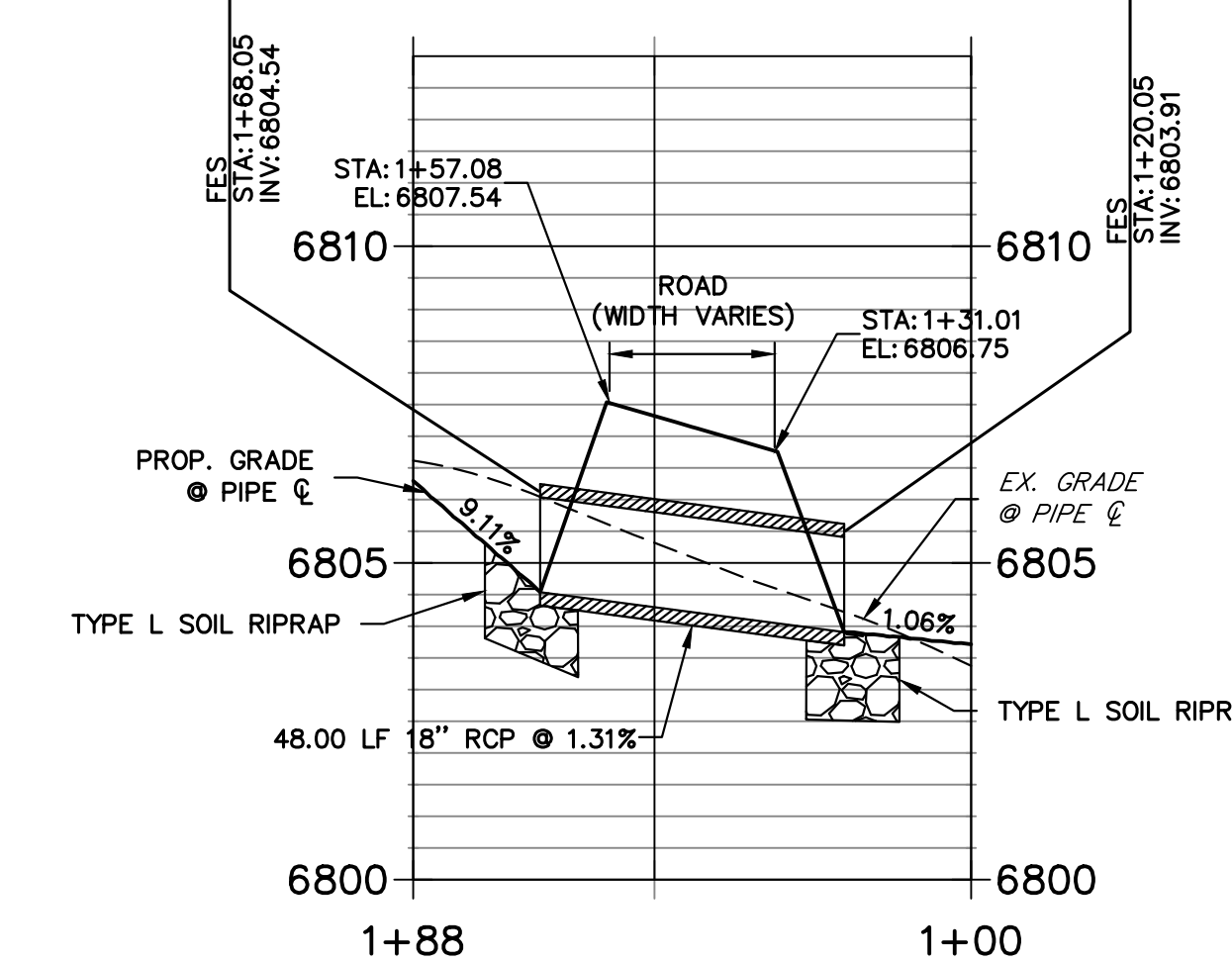
**DP04 PROFILE
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**DP05 PROFILE
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**DP06 PROFILE
STA 1+00.00 TO 1+88.09**

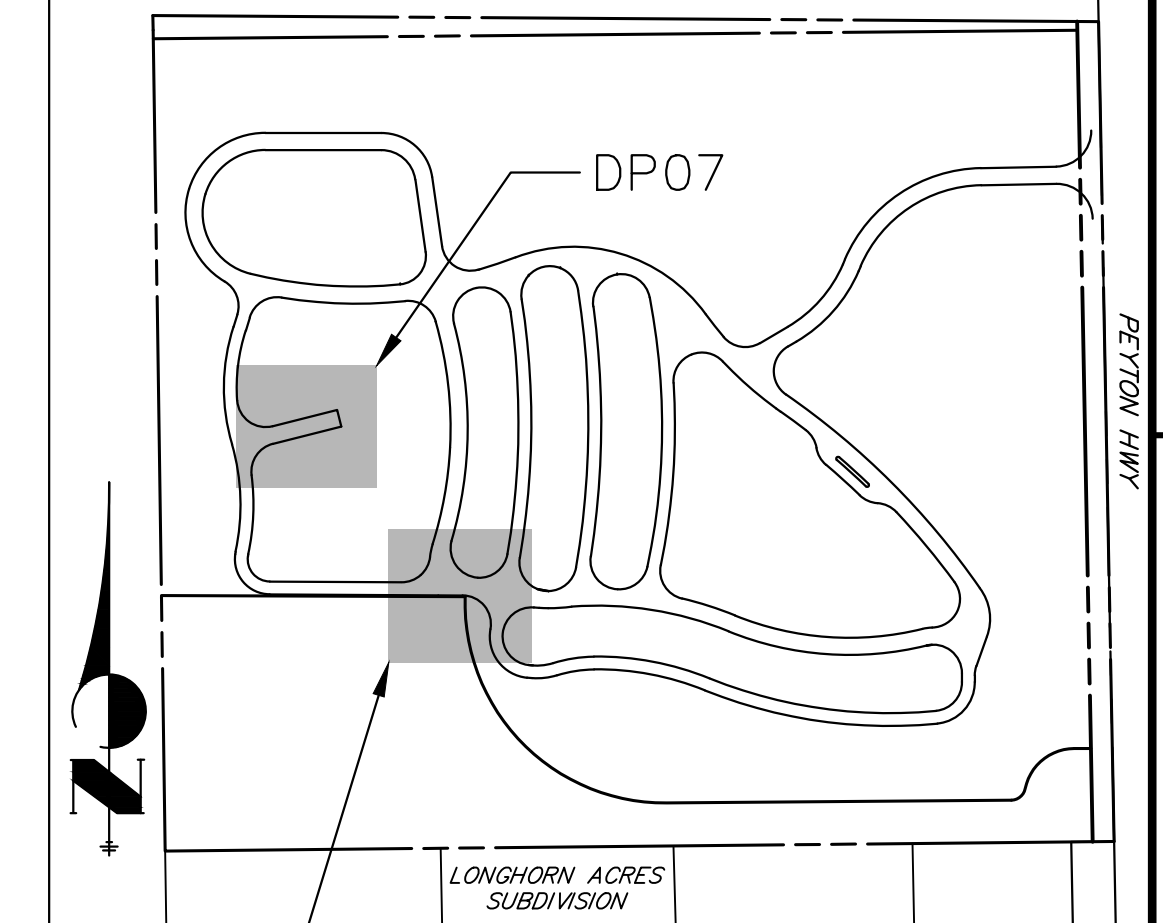
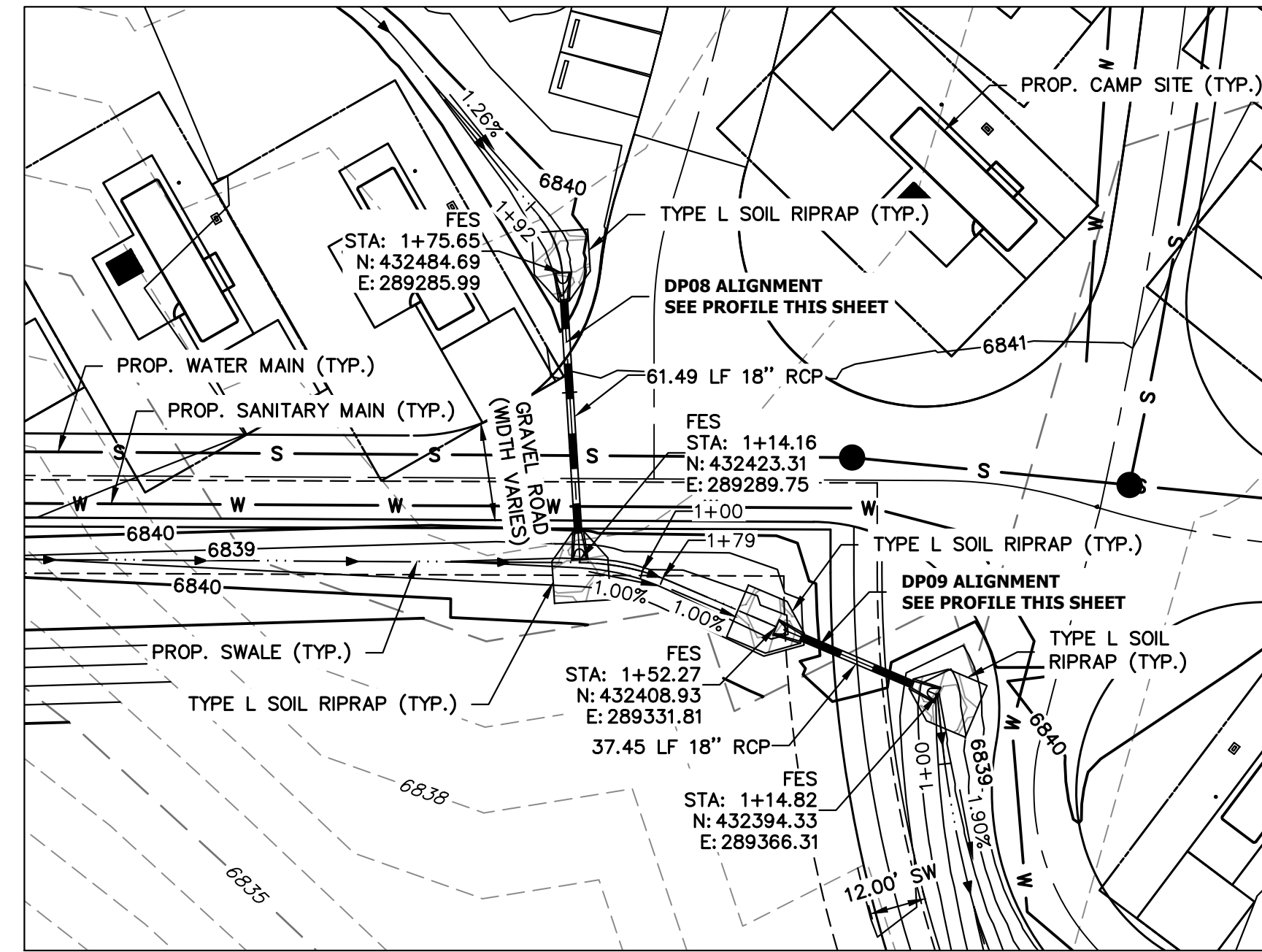
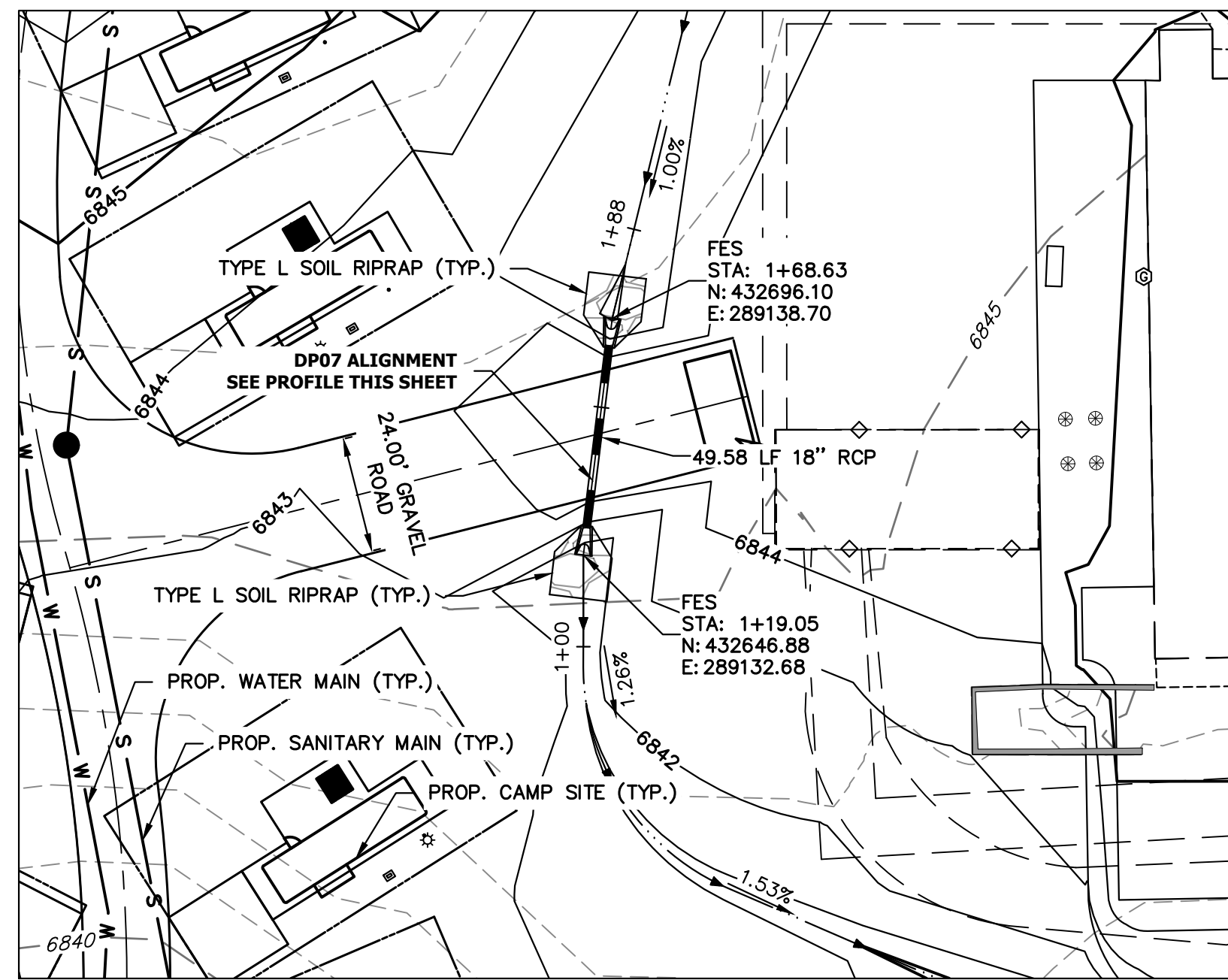


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SHEET 4	OF 16
JOB NO.	25228.00

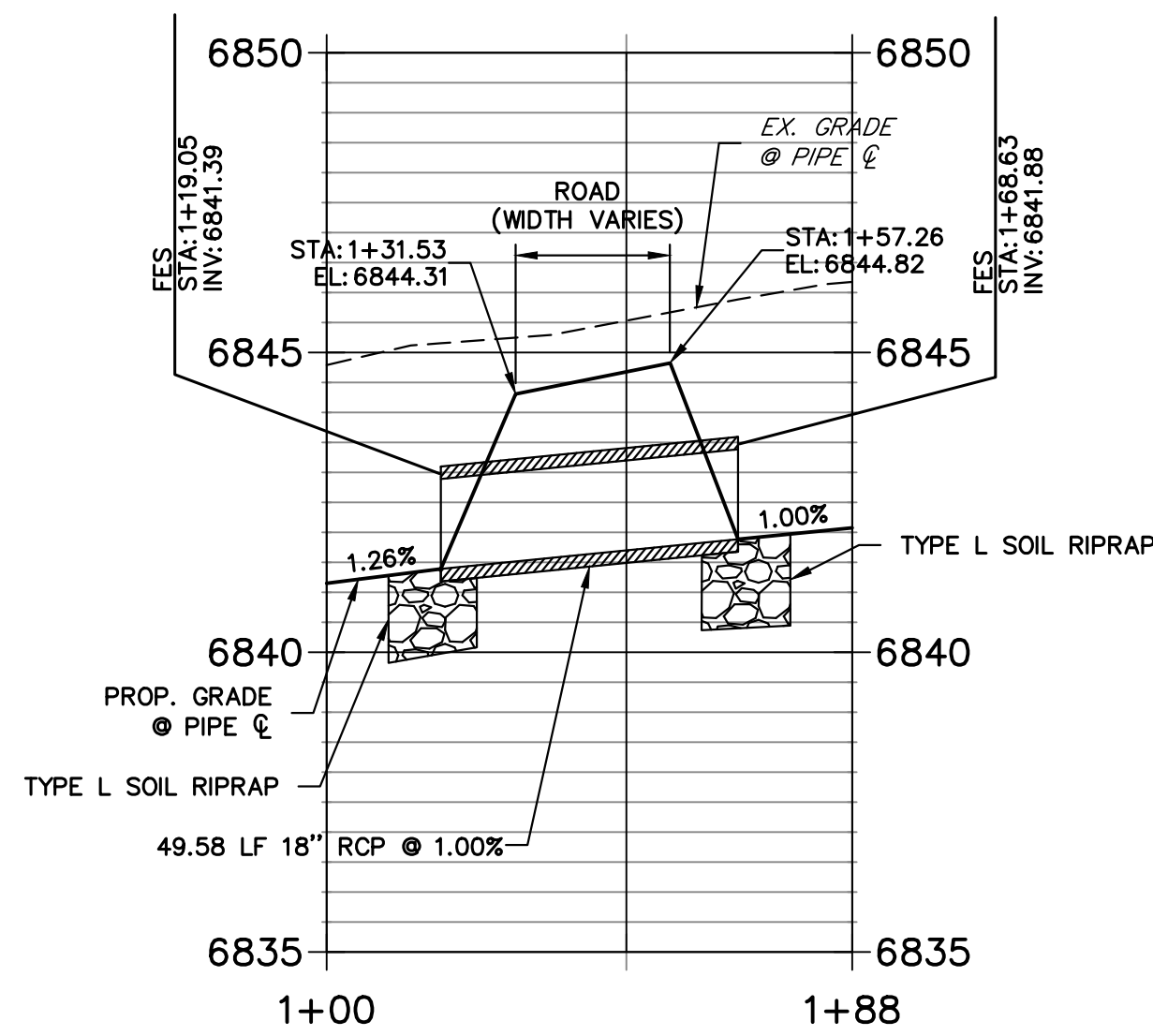


KEYMAP

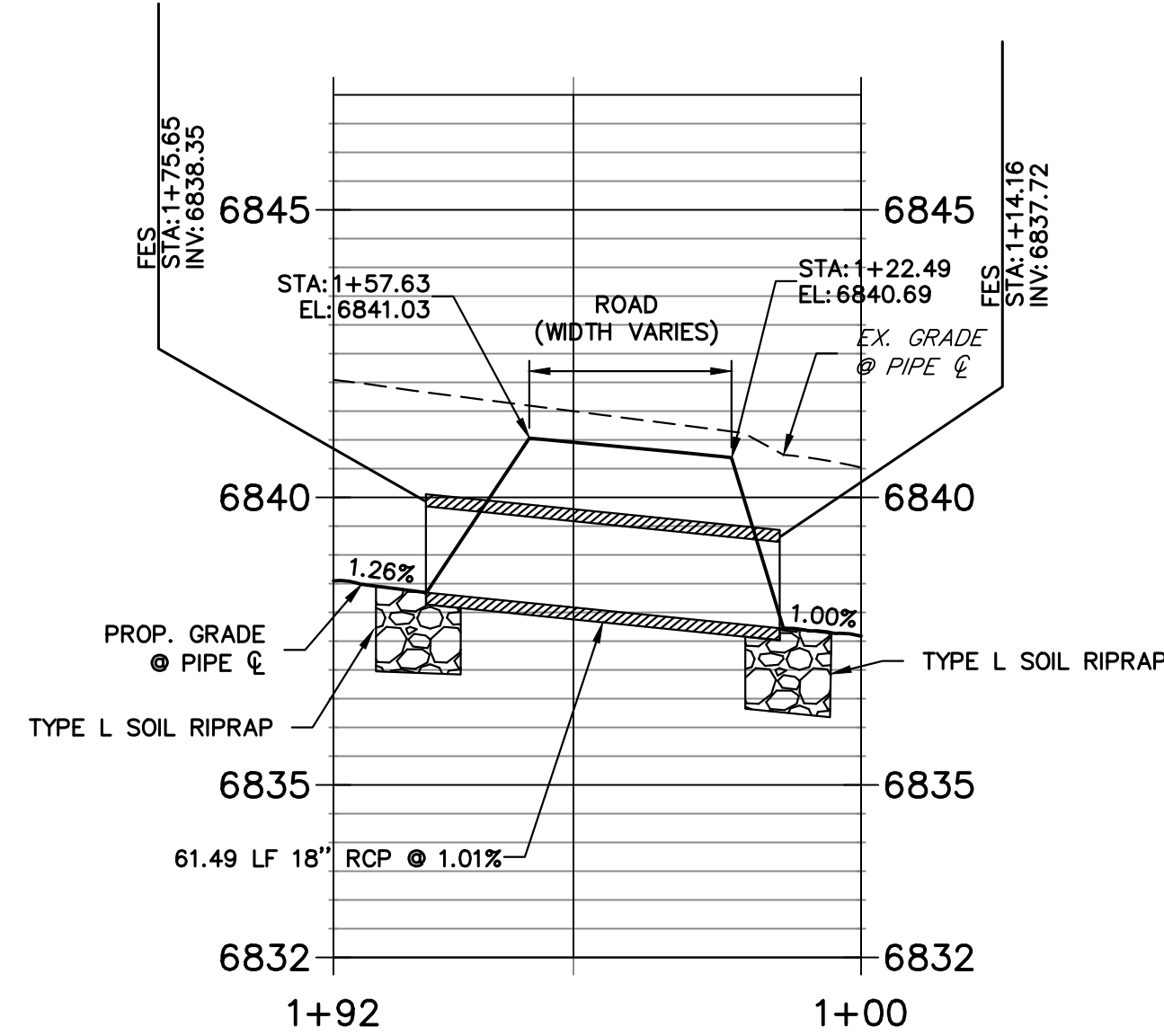
STORM SEWER NOTES

1. PIPE LENGTHS MEASURED FROM CENTER OF MANHOLES TO CENTER OF MANHOLES, INSIDE FACE OF INLETS, OUTLET END OF FLARED END SECTIONS AND FACE OF WALLS WHERE APPLICABLE.
2. E STATIONS & OFFSETS ARE LABELED AT CENTER OF STRUCTURE.
3. CONTRACTOR TO FIELD VERIFY EXISTING UTILITY LOCATIONS, PRIOR TO EXTENSION OF MAINS AND SERVICE CONNECTIONS. CONTRACTOR TO COORDINATE CONNECTIONS WITH UTILITY PROVIDER.

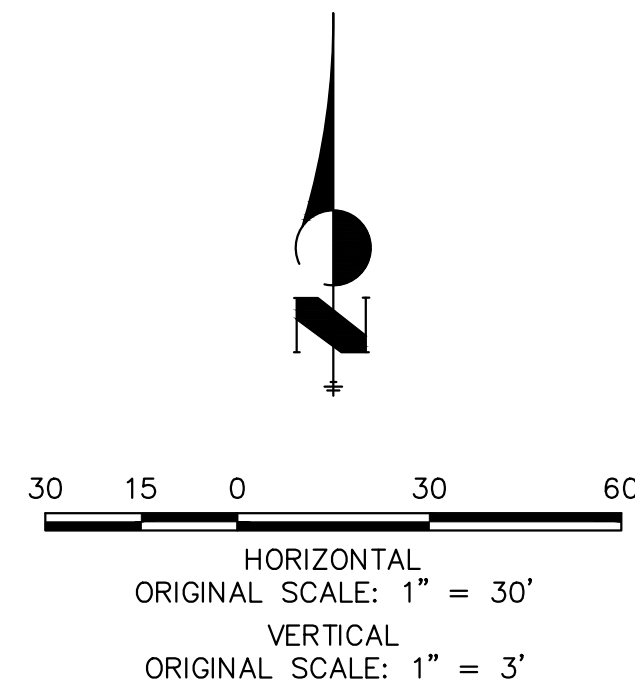
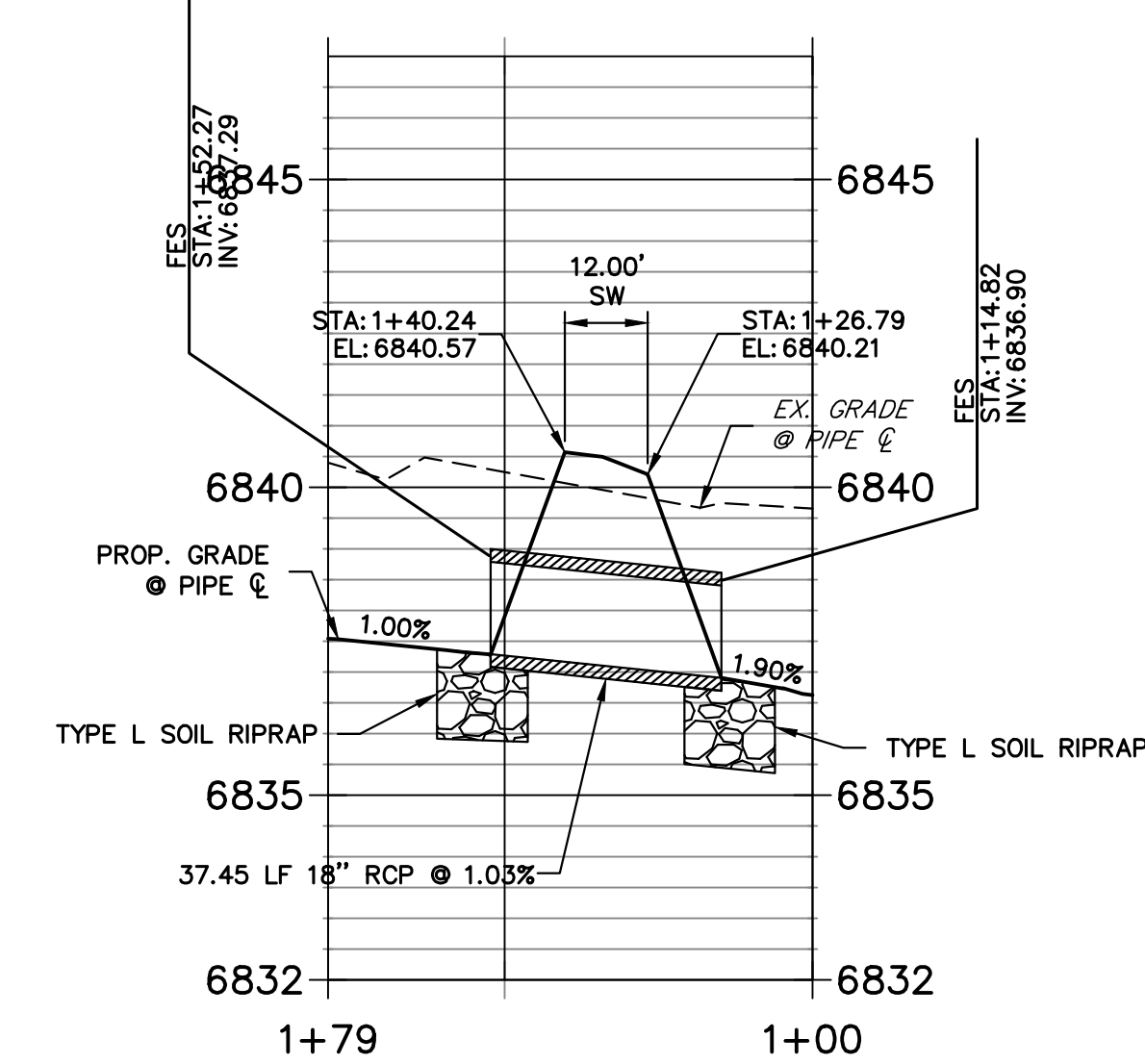
**DP07 PROFILE
STA 1+00.00 TO 1+87.68**



**DP08 PROFILE
STA 1+00.00 TO 1+91.73**



**DP09 PROFILE
STA 1+00.00 TO 1+78.67**



THE LOCATIONS OF EXISTING ABOVE GROUND AND UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE MANNER 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 ABOVE GROUND AND UNDERGROUND UTILITIES.

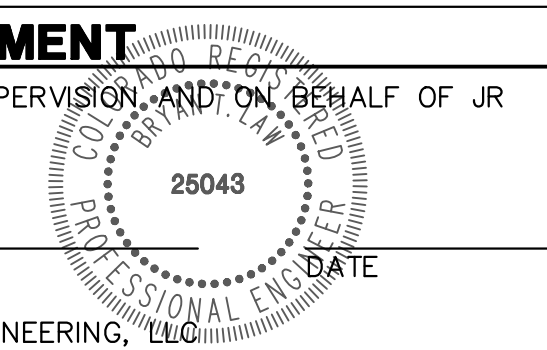


Know what's below.
Call before you dig.

ENGINEER'S STATEMENT

PREPARED UNDER MY DIRECT SUPERVISION AND ON BEHALF OF JR ENGINEERING

BRYAN T. LAW, P.E.
COLORADO P.E. 25043
FOR AND ON BEHALF OF JR ENGINEERING, LLC



UNLESS SUCH TIME AS THESE DRAWINGS ARE APPROVED BY THE AGENCIES, OR ENGINEERING APPROVES THEIR USE, THESE DRAWINGS ARE DESIGNATED BY WRITTEN AUTHORIZATION.

PREPARED FOR
LYR
1172 GREENLAND FOREST DRIVE
MONUMENT, CO 80106
SCOTT SMITH
(719) 499-7764

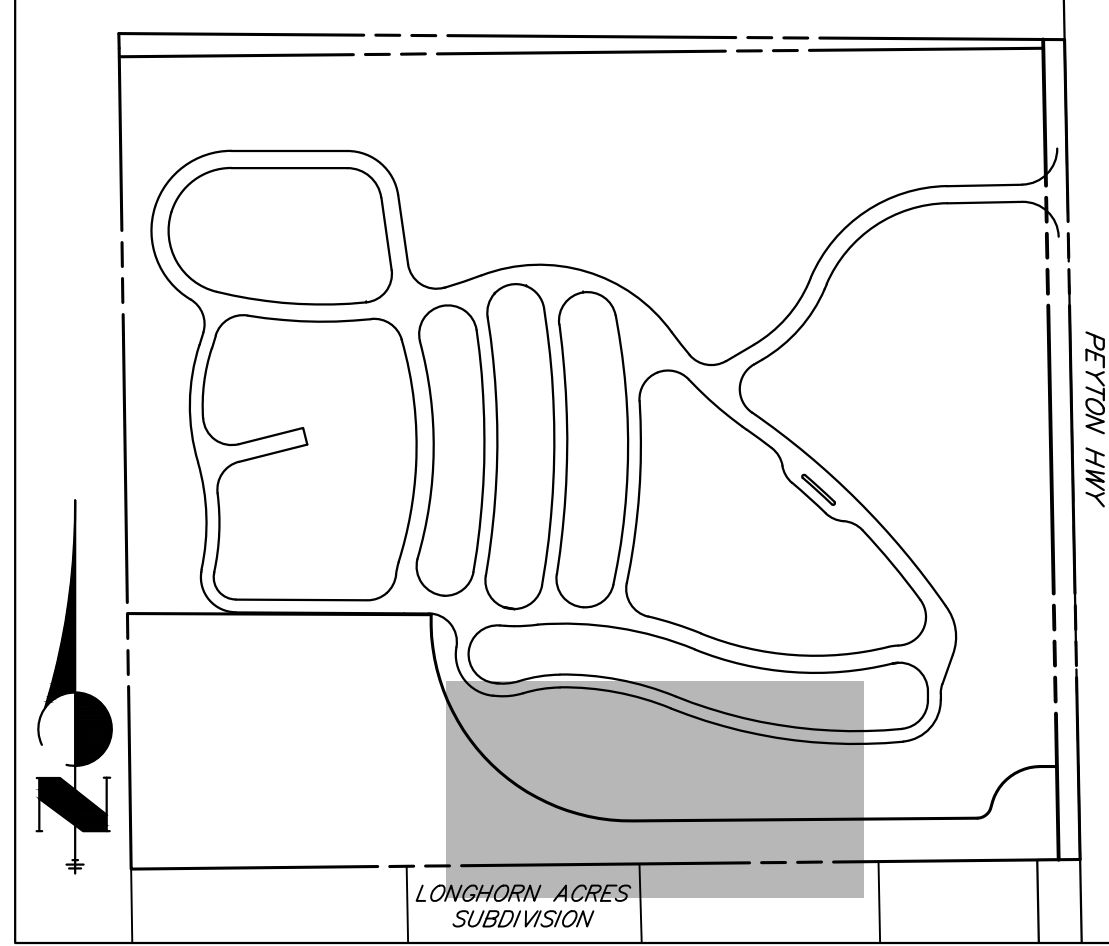
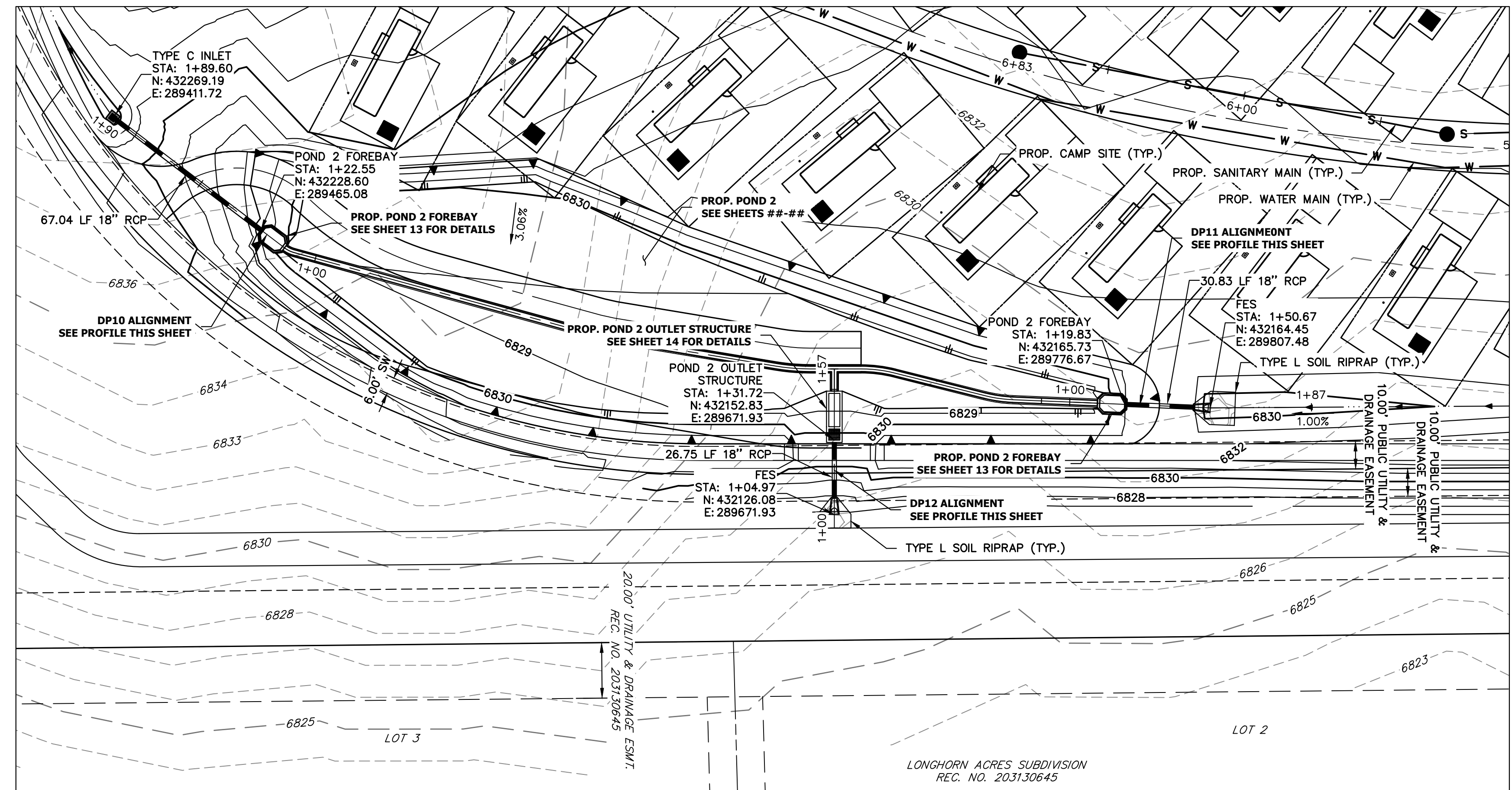
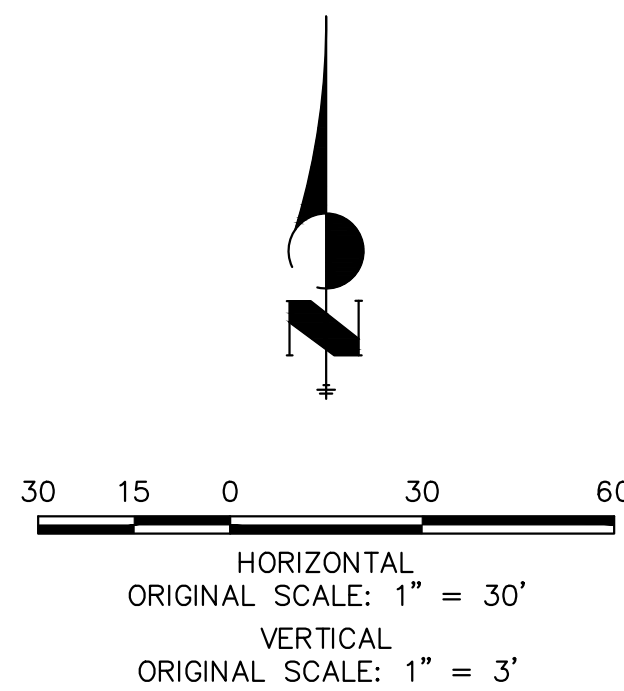
J.R. ENGINEERING
A Westman Company
Central 303-740-9888 • Colorado Springs 719-588-2583
Fort Collins 970-491-9888 • www.jrengineering.com

BY	DATE	No.	REVISION

LAZY Y AND ROCKING J
SUBDIVISION
STORM SEWER PLAN &
PROFILE

H-SCALE 1"=30'
V-SCALE 1"=3'
DATE 09/12/24
DESIGNED BY PAL
DRAWN BY PAL
CHECKED BY

SHEET 5 OF 16
JOB NO. 25228.00

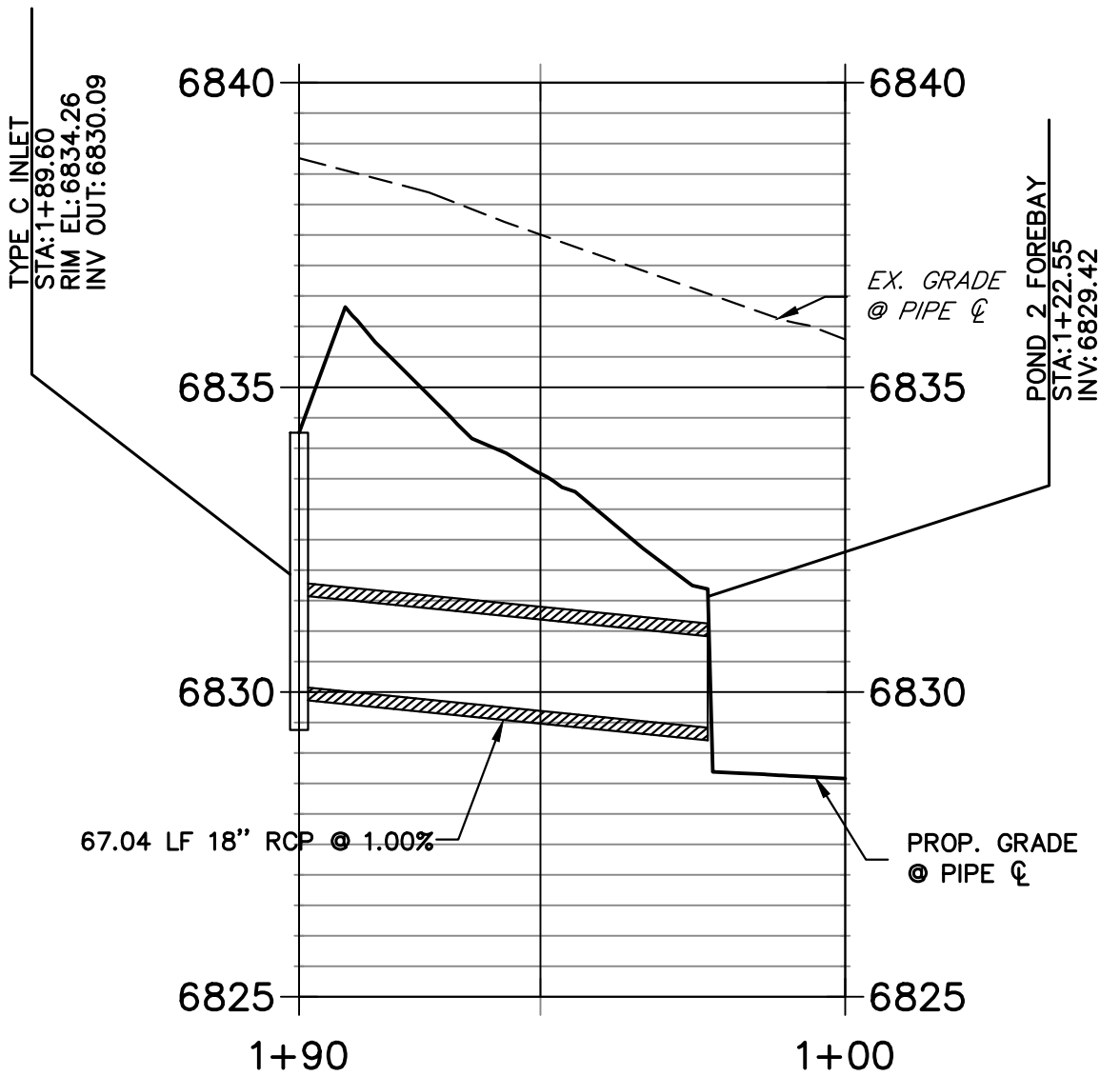


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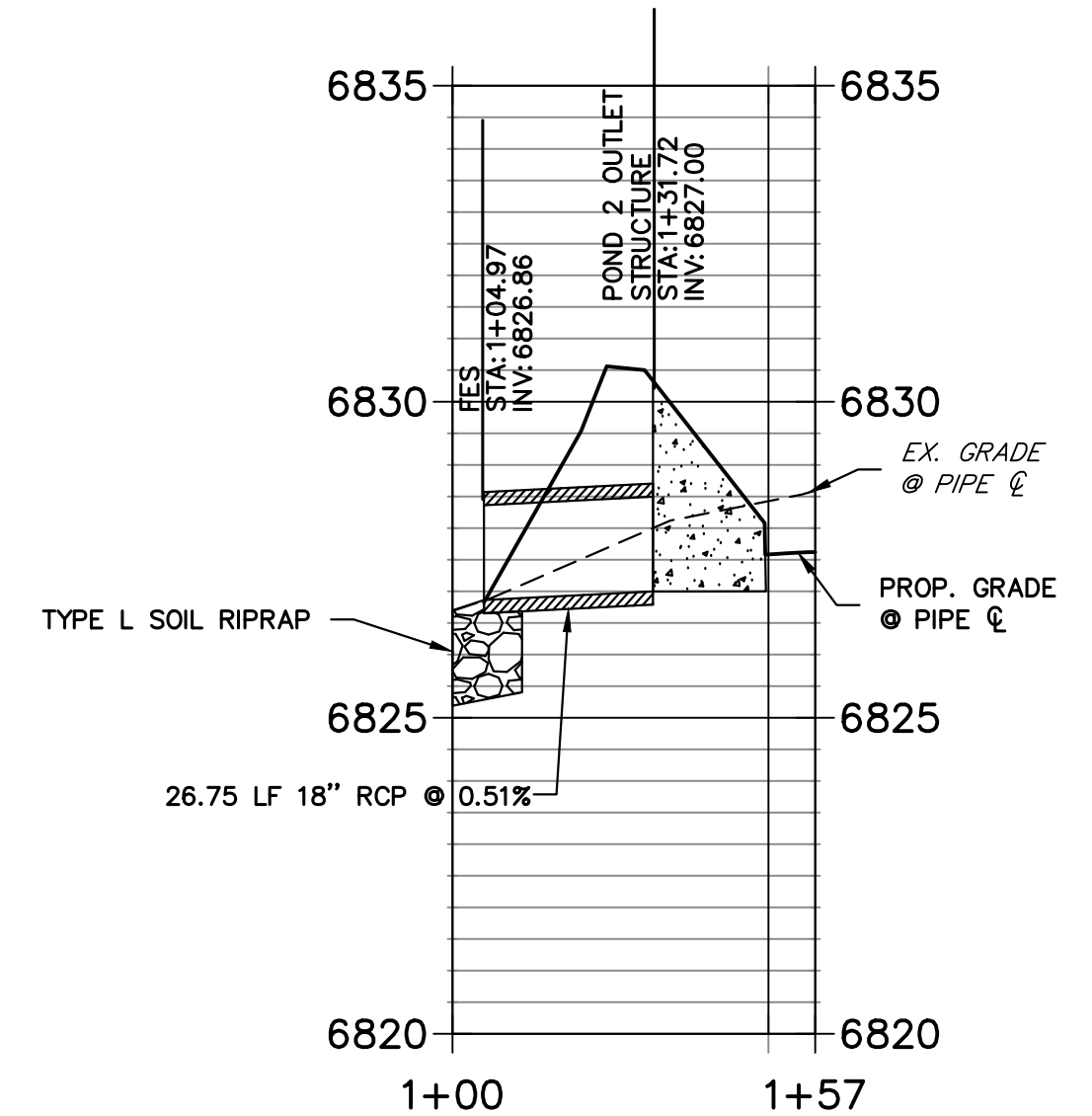
PREPARED FOR
 LVRJ
 1172 GREENLAND FOREST DRIVE
 MONUMENT, CO 80106
 SCOTT SMITH
 (719) 499-7764

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 A Westman Company
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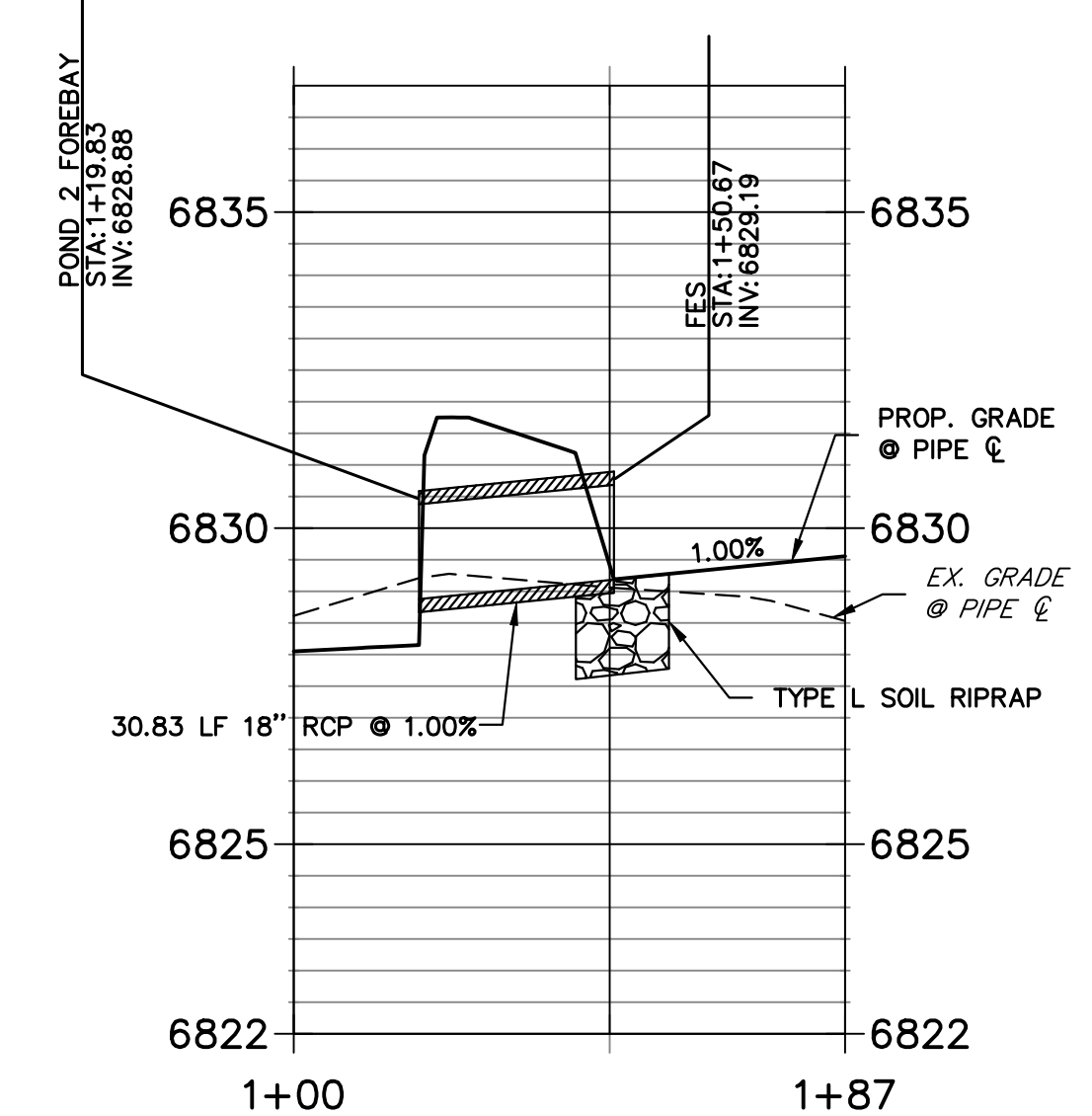
**DP10 PROFILE
 STA 1+00.00 TO 1+89.60**



**DP12 PROFILE
 STA 1+00.00 TO 1+57.33**



**DP11 PROFILE
 STA 1+00.00 TO 1+87.25**



- STORM SEWER NOTES**
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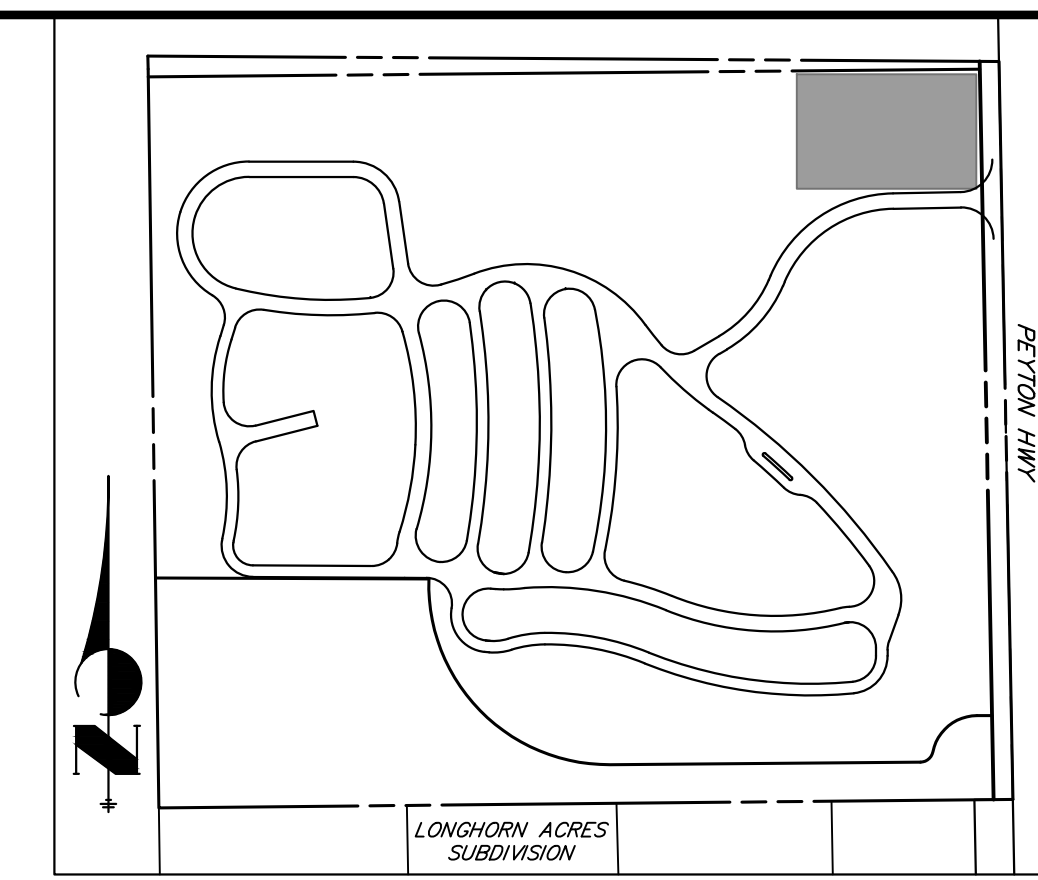
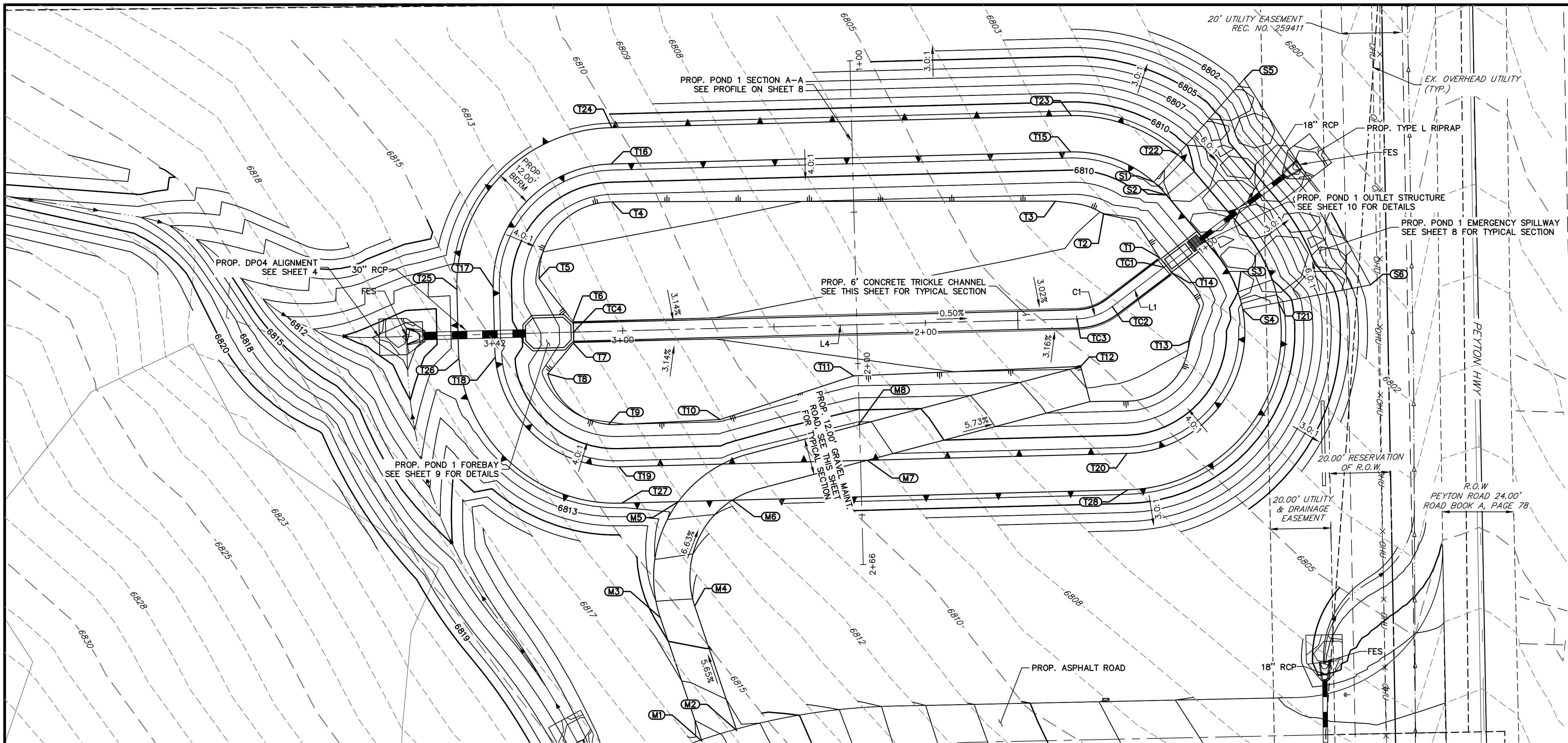


ENGINEER'S STATEMENT
 PREPARED UNDER MY DIRECT SUPERVISION AND ON BEHALF OF JR ENGINEERING

BRYAN T. LAW, P.E.
 COLORADO P.E. 25043
 FOR AND ON BEHALF OF JR ENGINEERING, LLC

LAZY Y AND ROCKING J
 SUBDIVISION
 STORM SEWER PLAN &
 PROFILE

SHEET 6 OF 16
 JOB NO. 25228.00



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PREPARED FOR
 LYRJ
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 MONUMENT, CO 80106
 SCOTT SMITH
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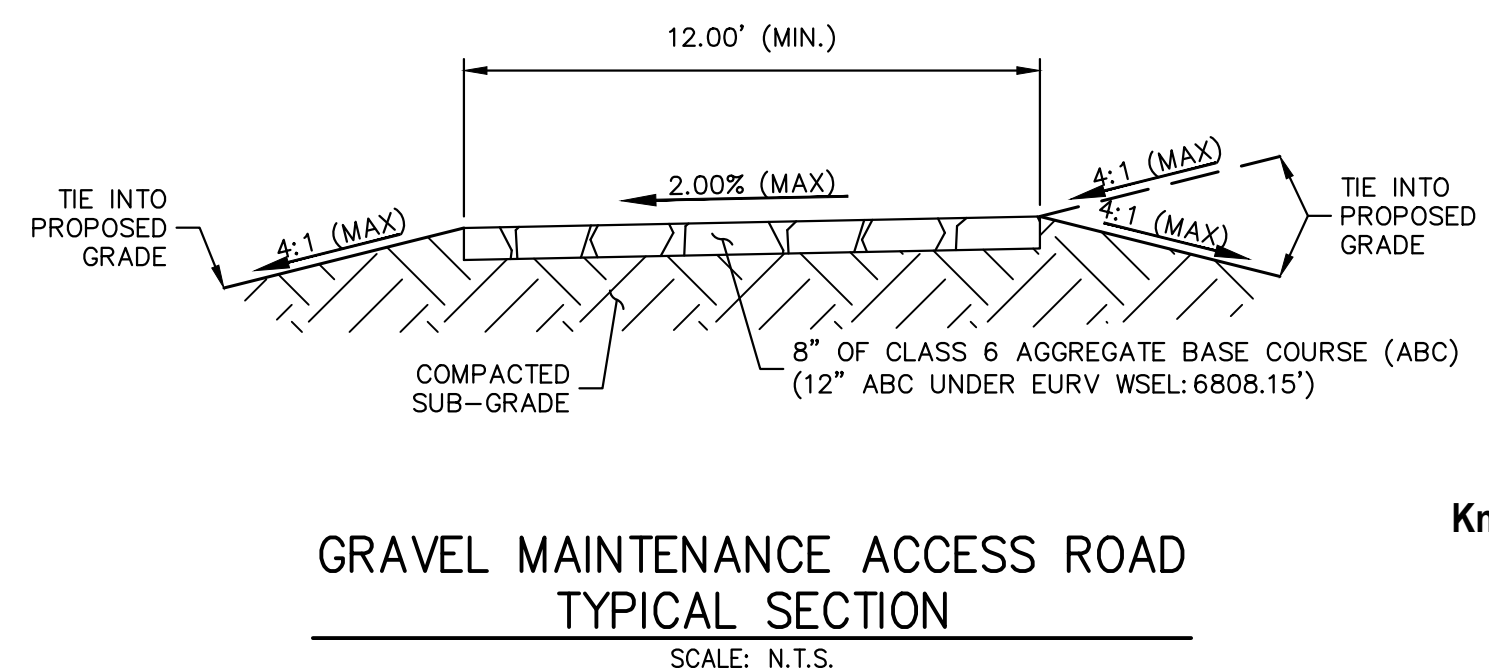
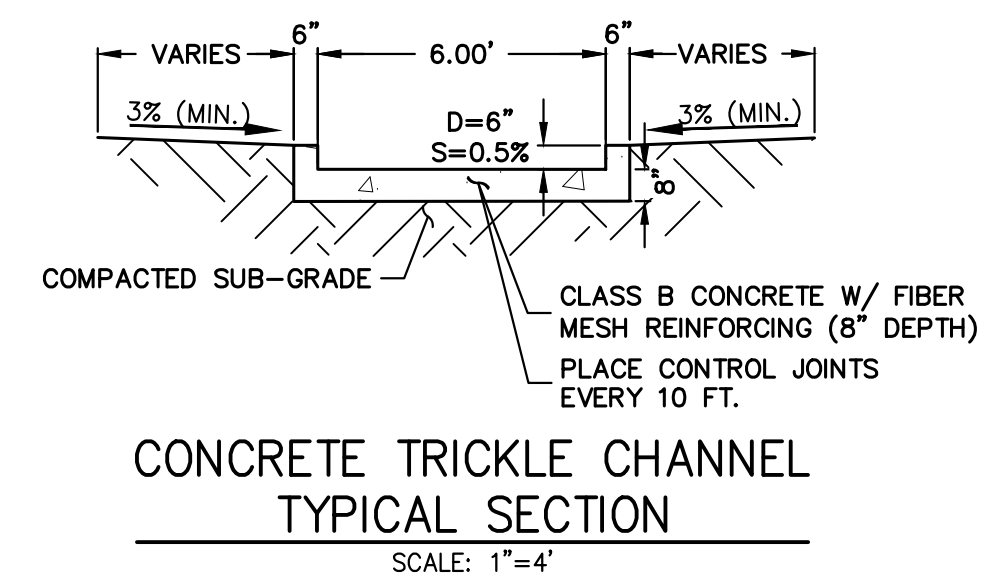
POND GRADING PLAN			
STRUCTURE NAME	DESCRIPTION	NORTHING/EASTING	ELEVATION
M1	MAINTENANCE PATH	N: 432968.40 E: 289977.51	6817.52
M2	MAINTENANCE PATH	N: 432971.92 E: 289988.99	6816.62
M3	MAINTENANCE PATH	N: 433009.16 E: 289963.75	6814.40
M4	MAINTENANCE PATH	N: 433013.00 E: 289975.12	6814.16
M5	MAINTENANCE PATH	N: 433047.49 E: 289969.73	6811.50
M6	MAINTENANCE PATH	N: 433047.96 E: 289987.54	6811.50
M7	MAINTENANCE PATH	N: 433061.14 E: 290032.09	6811.50
M8	MAINTENANCE PATH	N: 433072.74 E: 290029.03	6811.26
S1	SPILLWAY/TOP	N: 433153.01 E: 290126.63	6811.50
S2	SPILLWAY CREST	N: 433148.73 E: 290130.83	6810.00
S3	SPILLWAY CREST	N: 433116.66 E: 290154.39	6809.99
S4	SPILLWAY/TOP	N: 433110.94 E: 290156.02	6811.50
S5	SPILLWAY MATCH EX.	N: 433187.02 E: 290156.50	6800.41
S6	SPILLWAY MATCH EX.	N: 433119.05 E: 290198.18	6801.19
T1	TOE	N: 433128.10 E: 290128.49	6806.23
T2	TOE	N: 433142.44 E: 290110.09	6806.96

POND GRADING PLAN			
STRUCTURE NAME	DESCRIPTION	NORTHING/EASTING	ELEVATION
T3	TOE	N: 433146.69 E: 290094.21	6807.47
T4	TOE	N: 433146.47 E: 289947.86	6808.38
T5	TOE	N: 433121.11 E: 289923.73	6807.74
T6	TOE	N: 433107.29 E: 289935.01	6807.24
T7	TOE	N: 433099.60 E: 289935.22	6807.24
T8	TOE	N: 433089.72 E: 289926.58	6807.59
T9	TOE	N: 433072.98 E: 289946.67	6808.02
T10	TOE	N: 433074.58 E: 289983.50	6807.82
T11	TOE	N: 433088.99 E: 290027.59	6807.17
T12	TOE	N: 433092.12 E: 290102.54	6806.78
T13	TOE	N: 433100.49 E: 290138.22	6806.92
T14	TOE	N: 433123.16 E: 290132.46	6806.19
T15	TOP	N: 433162.94 E: 290099.19	6811.50
T16	TOP	N: 433158.95 E: 289947.53	6811.50
T17	TOP	N: 433118.25 E: 289908.54	6811.50
T18	TOP	N: 433095.13 E: 289909.26	6811.50

POND GRADING PLAN			
STRUCTURE NAME	DESCRIPTION	NORTHING/EASTING	ELEVATION
T19	TOP	N: 433058.98 E: 289950.16	6811.50
T20	TOP	N: 433063.39 E: 290117.79	6811.50
T21	TOP / BERM	N: 433113.20 E: 290167.80	6811.50
T22	TOP / BERM	N: 433162.02 E: 290134.55	6811.50
T23	TOP / BERM	N: 433174.87 E: 290099.46	6811.50
T24	TOP / BERM	N: 433170.88 E: 289947.80	6811.50
T25	TOP / BERM	N: 433117.56 E: 289896.59	6811.50
T26	TOP / BERM	N: 433094.70 E: 289897.30	6811.50
T27	TOP / BERM	N: 433047.00 E: 289951.05	6811.50
T28	TOP / BERM	N: 433051.39 E: 290118.10	6811.50
TC1	TC CL FLOWLINE	N: 433124.85 E: 290129.94	6805.98
TC2	TC CL FLOWLINE	N: 433111.89 E: 290112.94	6805.84
TC3	TC CL FLOWLINE	N: 433107.82 E: 290101.37	6805.90
TC4	TC CL FLOWLINE	N: 433103.45 E: 289935.11	6807.23

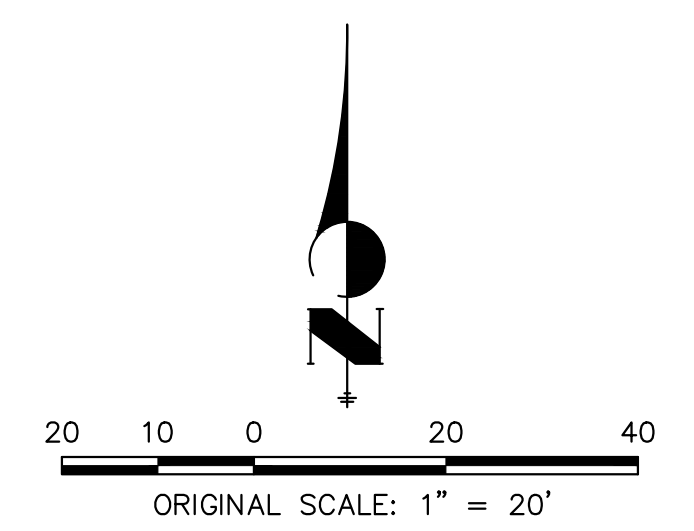
LINE TABLE		
LINE	BEARING	DISTANCE
L1	N52°46'09"E	22.36'
L4	N88°29'38"E	166.31'

CURVE TABLE			
CURVE	DELTA	RADIUS	LENGTH
C1	35°43'29"	20.00'	12.47'



POND NOTES

- ALL PROPOSED IMPROVEMENTS ARE PRIVATE UNLESS OTHERWISE NOTED.
- SEE SHEETS 4-7 FOR PROPOSED STORM SEWER DESIGN.
- SEE SHEET 3 FOR GRADING AND EROSION CONTROL PLAN.



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BY	DATE	No.	REVISION	H-SCALE	V-SCALE	DATE	DESIGNED BY	DRAWN BY	CHECKED BY
				1"=20'	N/A	09/12/24	DSG	DSG	

LAZY Y AND ROCKING J SUBDIVISION
 POND 1 PLANS

SHEET 7 OF 16
 JOB NO. 25228.00

UNTIL SUCH TIME AS THESE DRAWINGS ARE APPROVED BY THE APPROPRIATE REVIEWING AGENCIES, OR ENGINEERING APPROVES THEIR USES DESIGNATED BY WRITTEN AUTHORIZATION.

PREPARED FOR
LYR
1172 GREENLAND FOREST DRIVE
MONUMENT, CO 80106
SCOTT, SMITH
(719) 499-7764

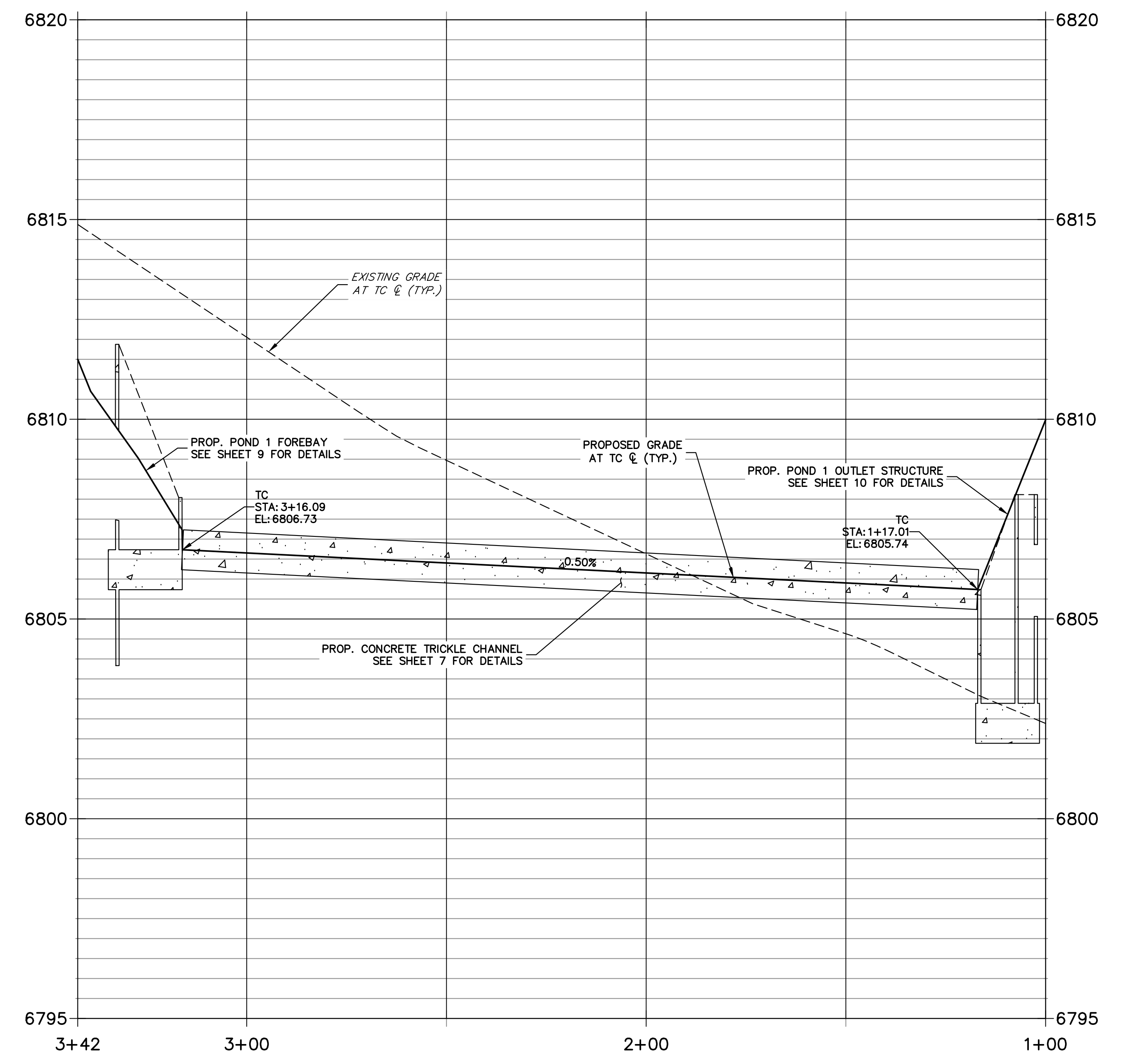
J.R. ENGINEERING
A Westman Company
Central 303-740-9888 • Colorado Springs 719-588-2583
Fort Collins 970-491-9888 • www.jrengineering.com

No.	REVISION	BY	DATE

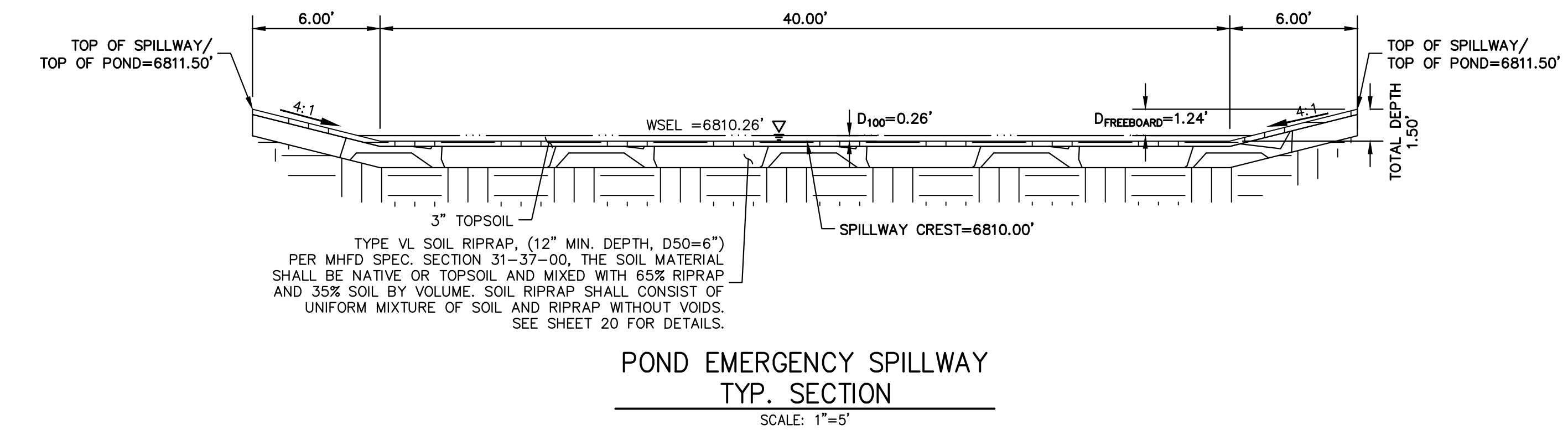
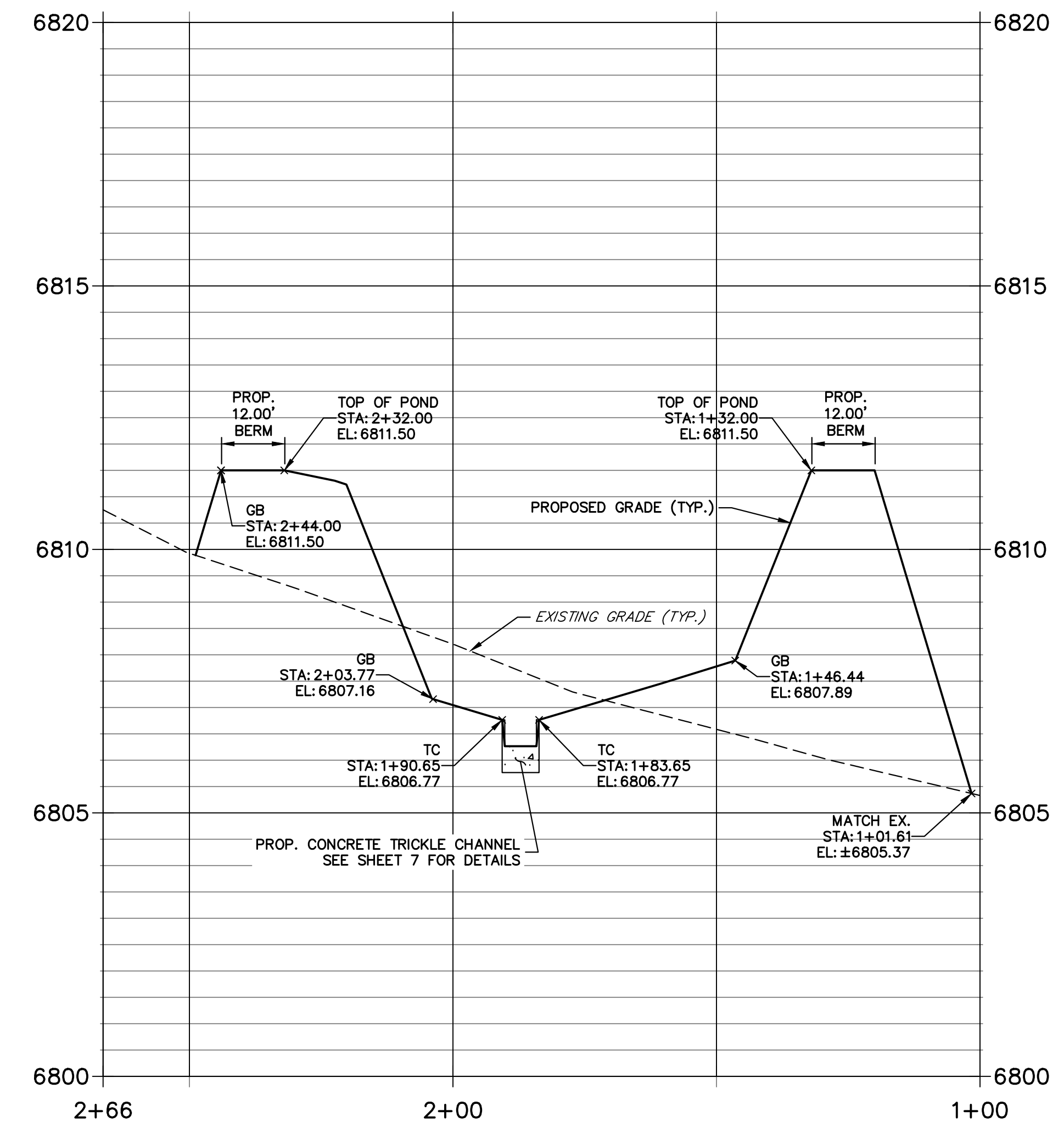
H-SCALE	1"=20'
V-SCALE	N/A
DATE	09/12/24
DESIGNED BY	DSG
DRAWN BY	DSG
CHECKED BY	

LAZY Y AND ROCKING J
SUBDIVISION
POND 1 PLANS
SHEET 8 OF 16
JOB NO. 25228.00

**POND 1- TRICKLE CHANNEL PROFILE
STA 1+00.00 TO 3+42.32**



**POND 1 SECTION A-A PROFILE
STA 1+00.00 TO 2+66.38**



- POND NOTES**
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 2. SEE SHEETS 4-7 FOR PROPOSED STORM SEWER DESIGN.
 3. SEE SHEET 3 FOR GRADING AND EROSION CONTROL PLAN.

811
Know what's below.
Call before you dig.

HORIZONTAL
ORIGINAL SCALE: 1" = 20'
VERTICAL
ORIGINAL SCALE: 1" = 5'

ENGINEER'S STATEMENT
PREPARED UNDER MY DIRECT SUPERVISION AND ON BEHALF OF JR ENGINEERING

BRYAN T. LAW, P.E.
COLORADO P.E. 25043
FOR AND ON BEHALF OF JR ENGINEERING, LLC

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LYR
 1172 GREENLAND FOREST DRIVE
 MONUMENT, CO 80106
 SCOTT SMITH
 (719) 499-7764

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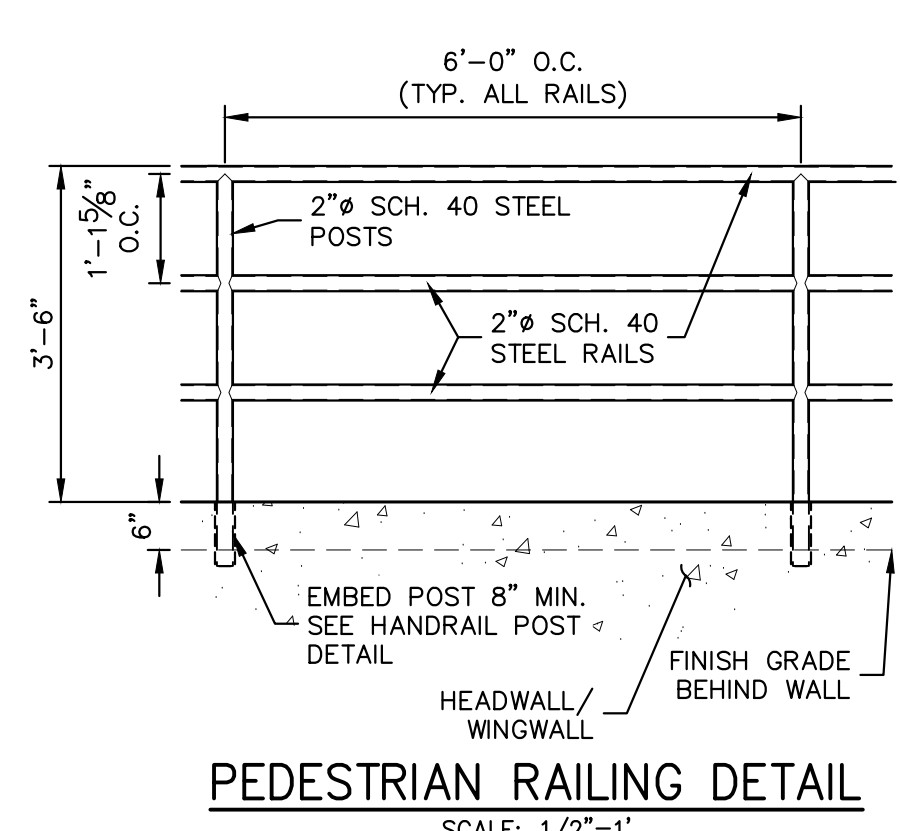
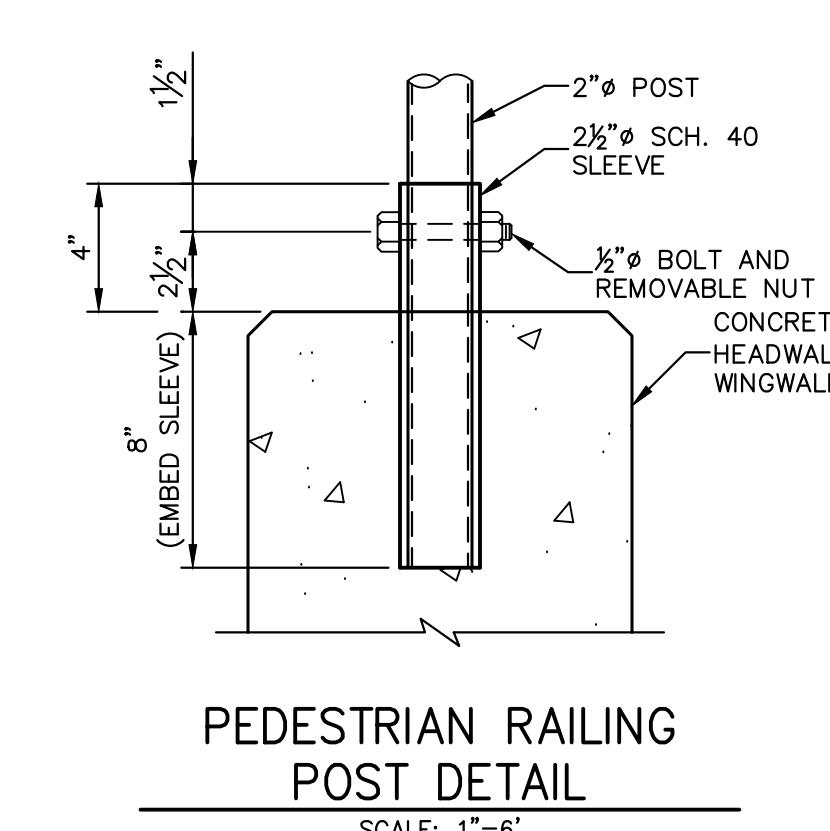
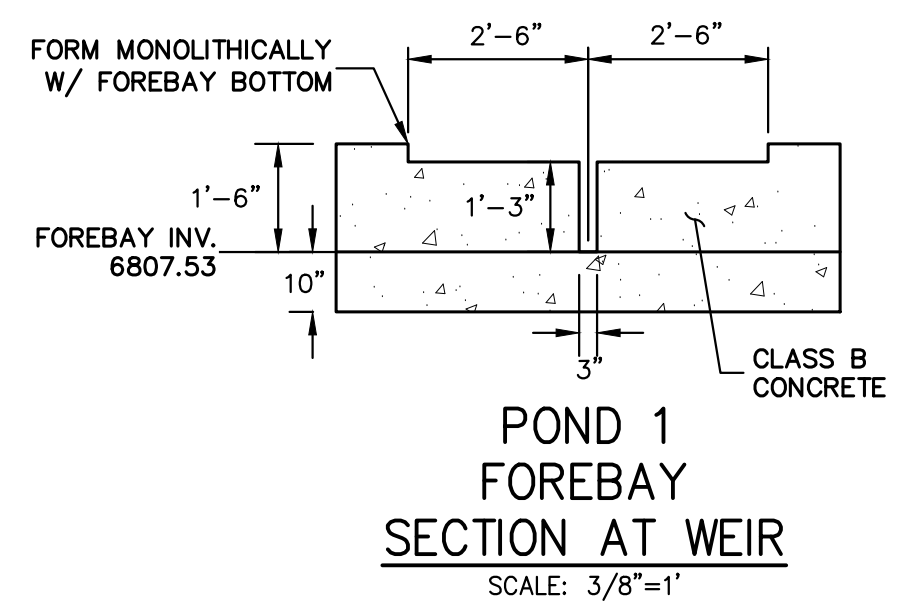
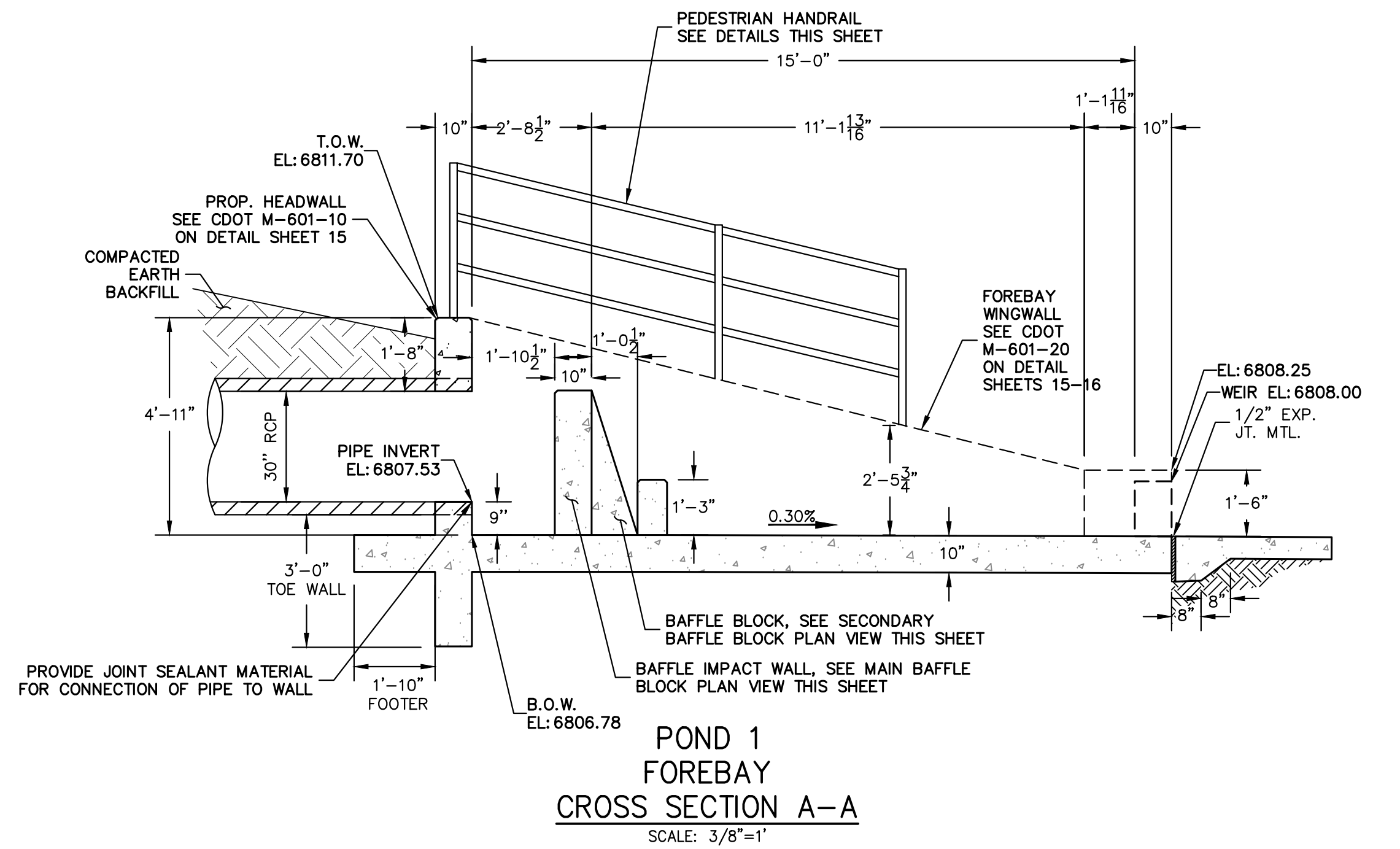
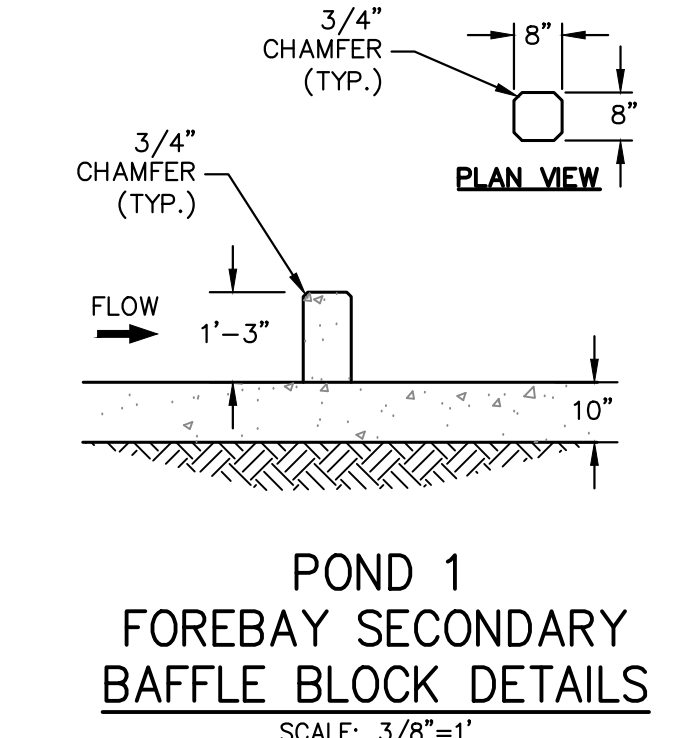
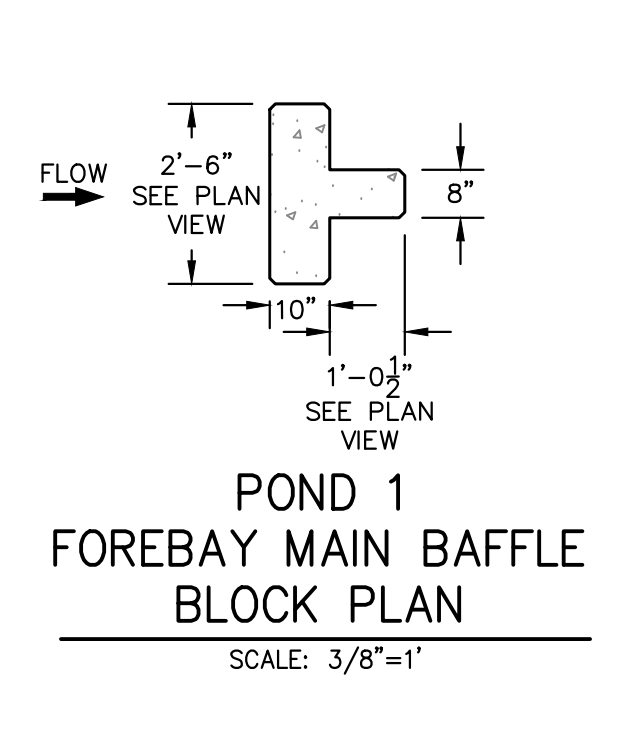
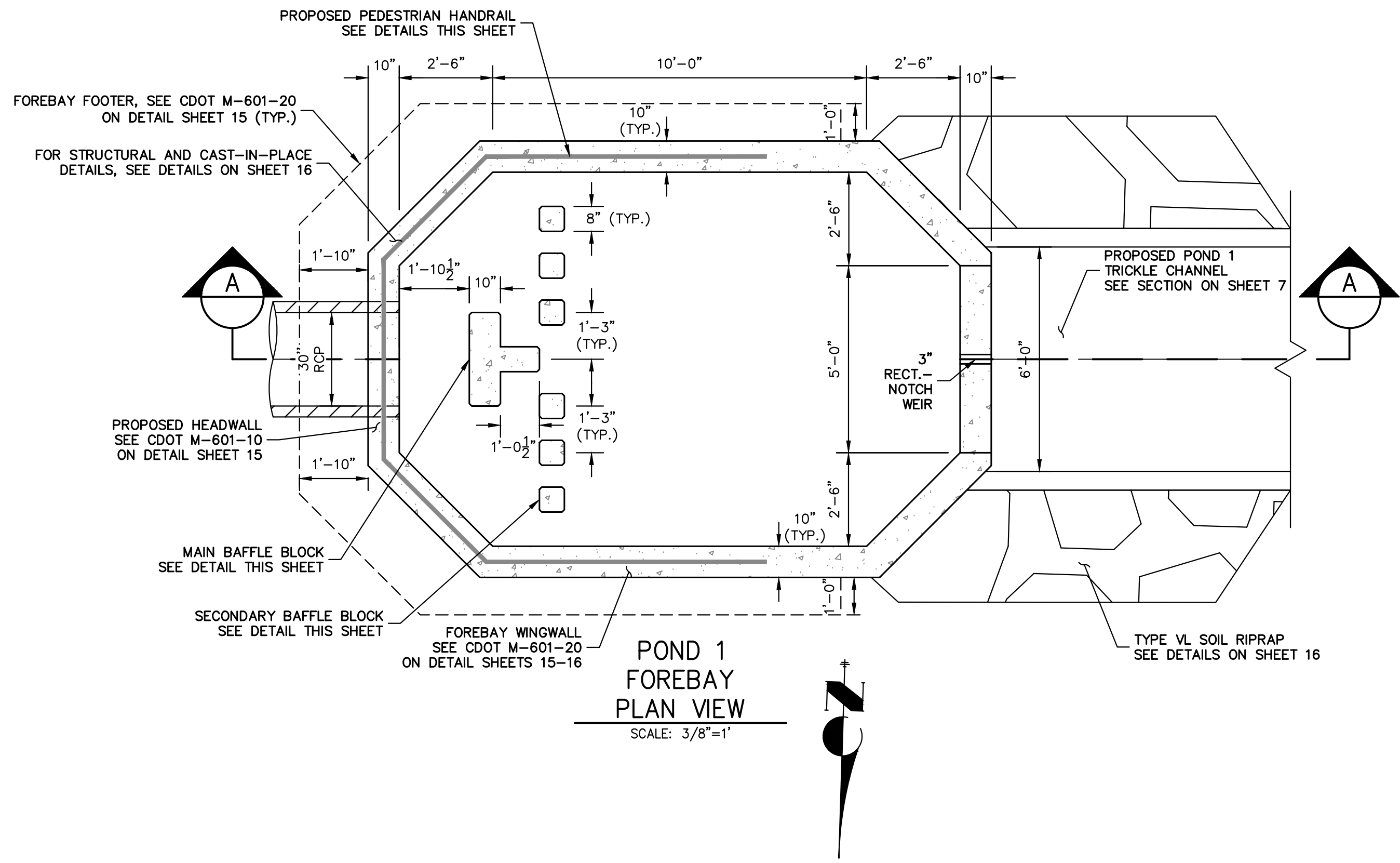
BY	DATE

No.	REVISION

H-SCALE	V-SCALE	DATE	DESIGNED BY	DRAWN BY	CHECKED BY
3/8"=1'	3/8"=1'	09/12/24	GAG	TAU	

**LAZY Y AND ROCKING J
 SUBDIVISION
 POND 1 FOREBAY**

SHEET 9 OF 16
 JOB NO. 25228.00

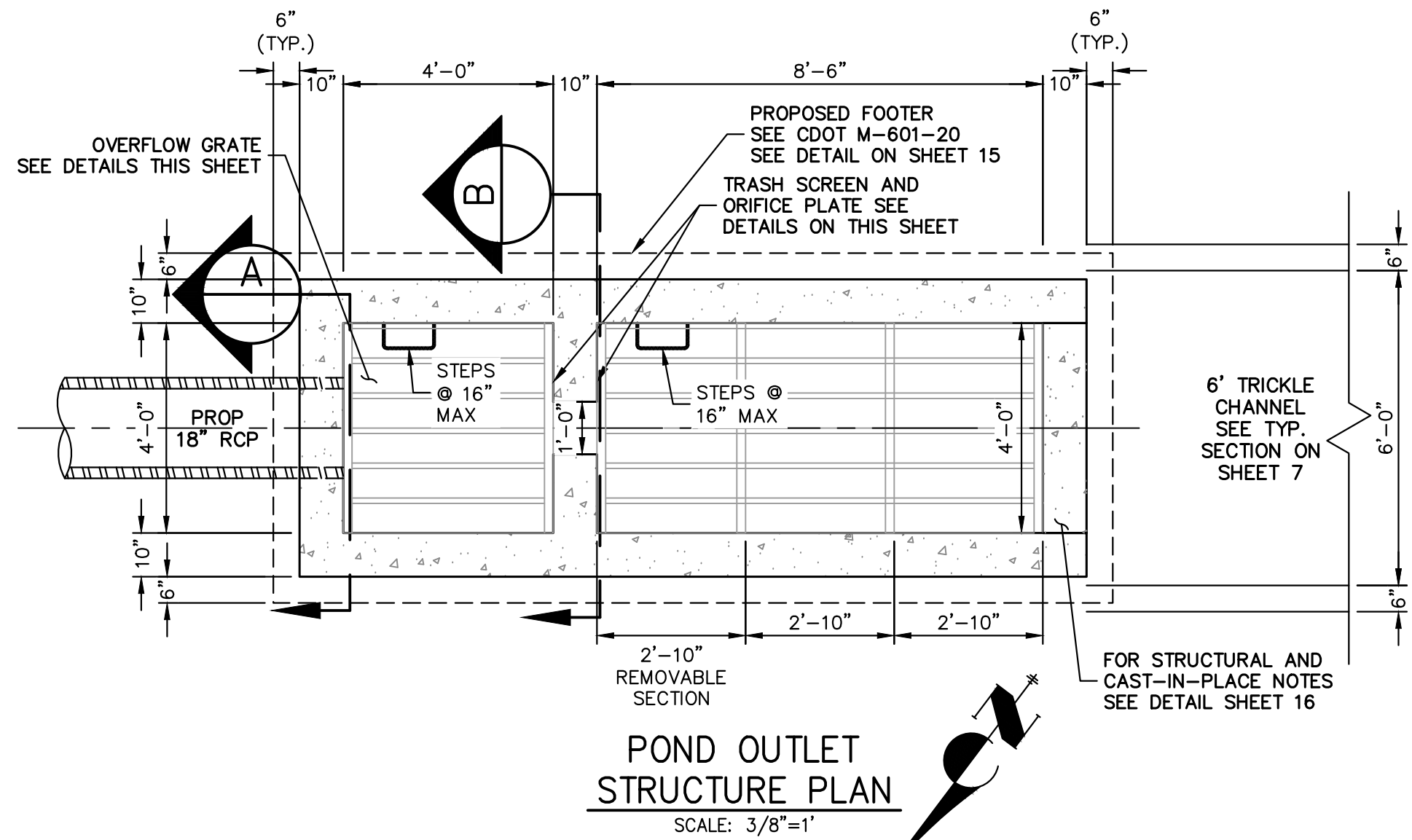


811
 Know what's below.
 Call before you dig.

ENGINEER'S STATEMENT
 STANDARD DETAILS SHOWN WERE REVIEWED ONLY AS TO THEIR APPLICATION ON THIS PROJECT.

BRYAN T. LAW, P.E.
 COLORADO P.E. 25043
 FOR AND ON BEHALF OF JR ENGINEERING

DATE
 25043



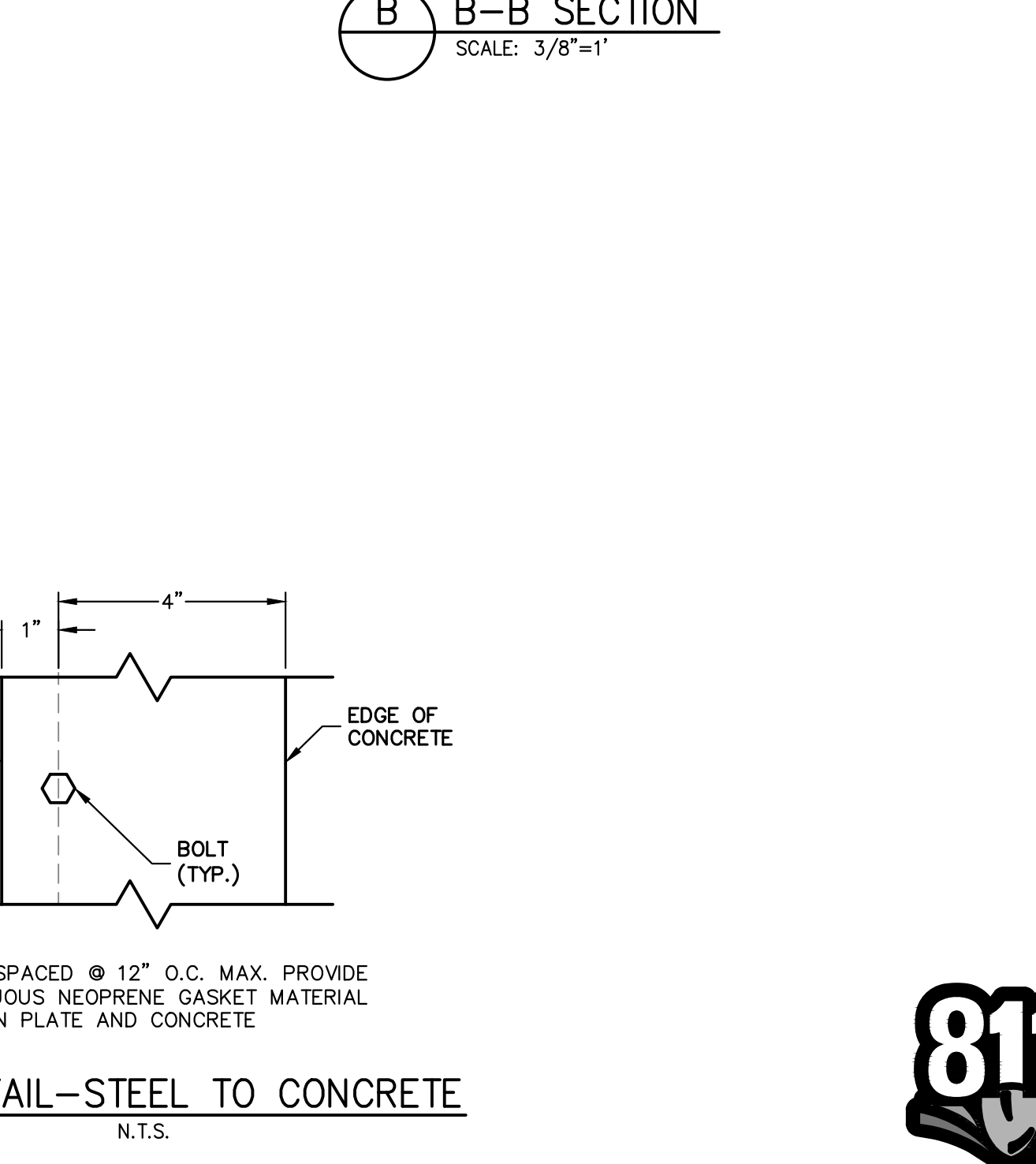
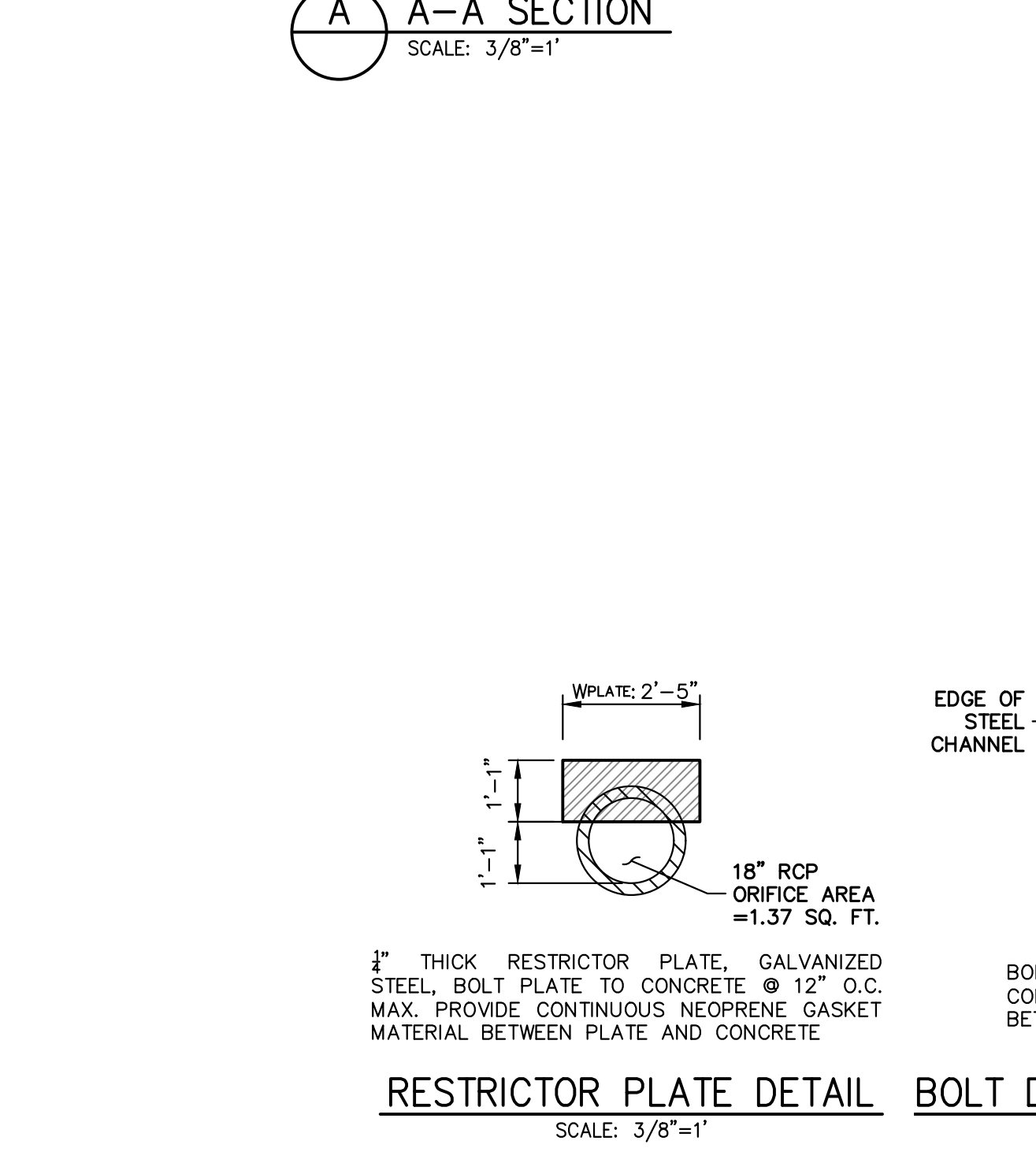
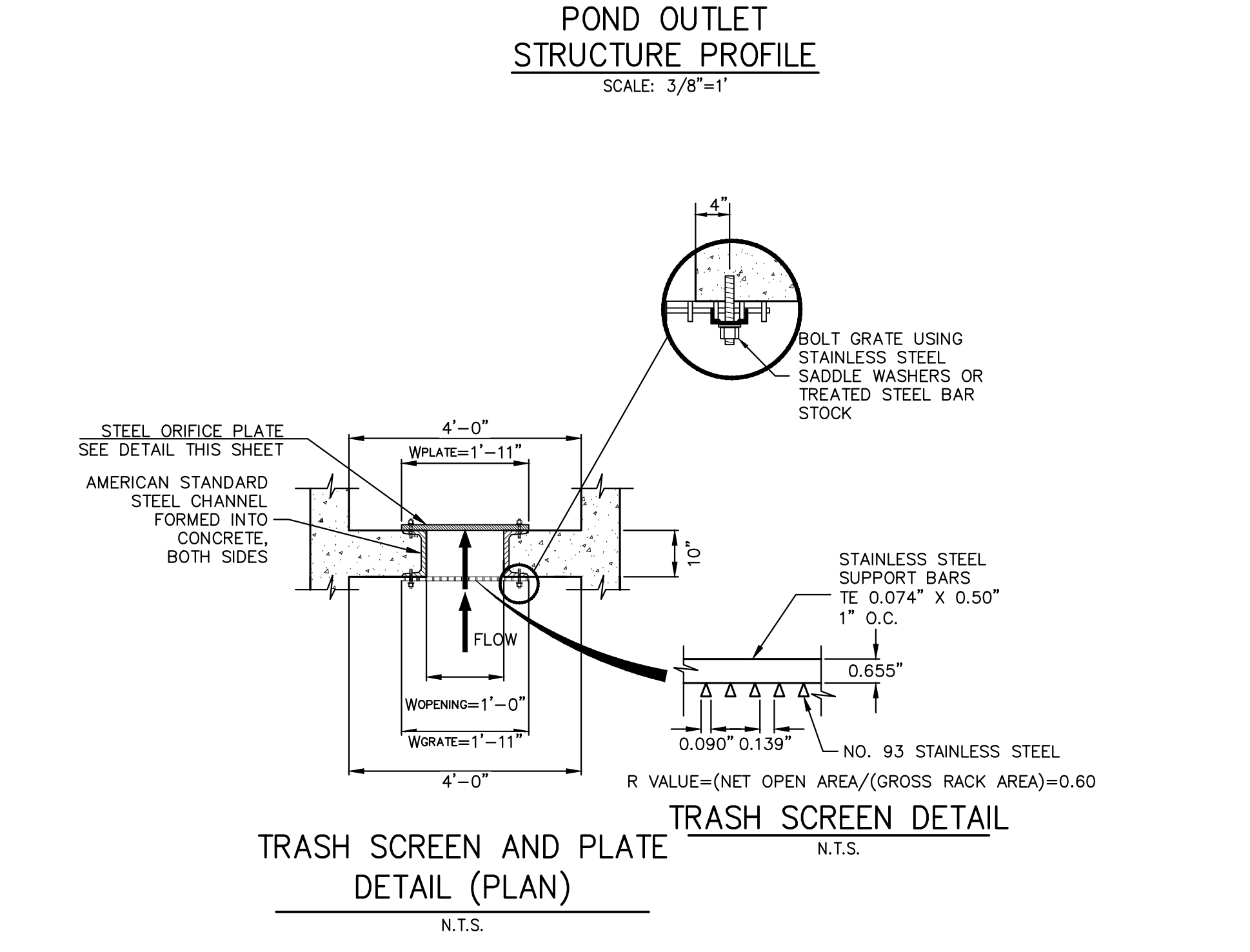
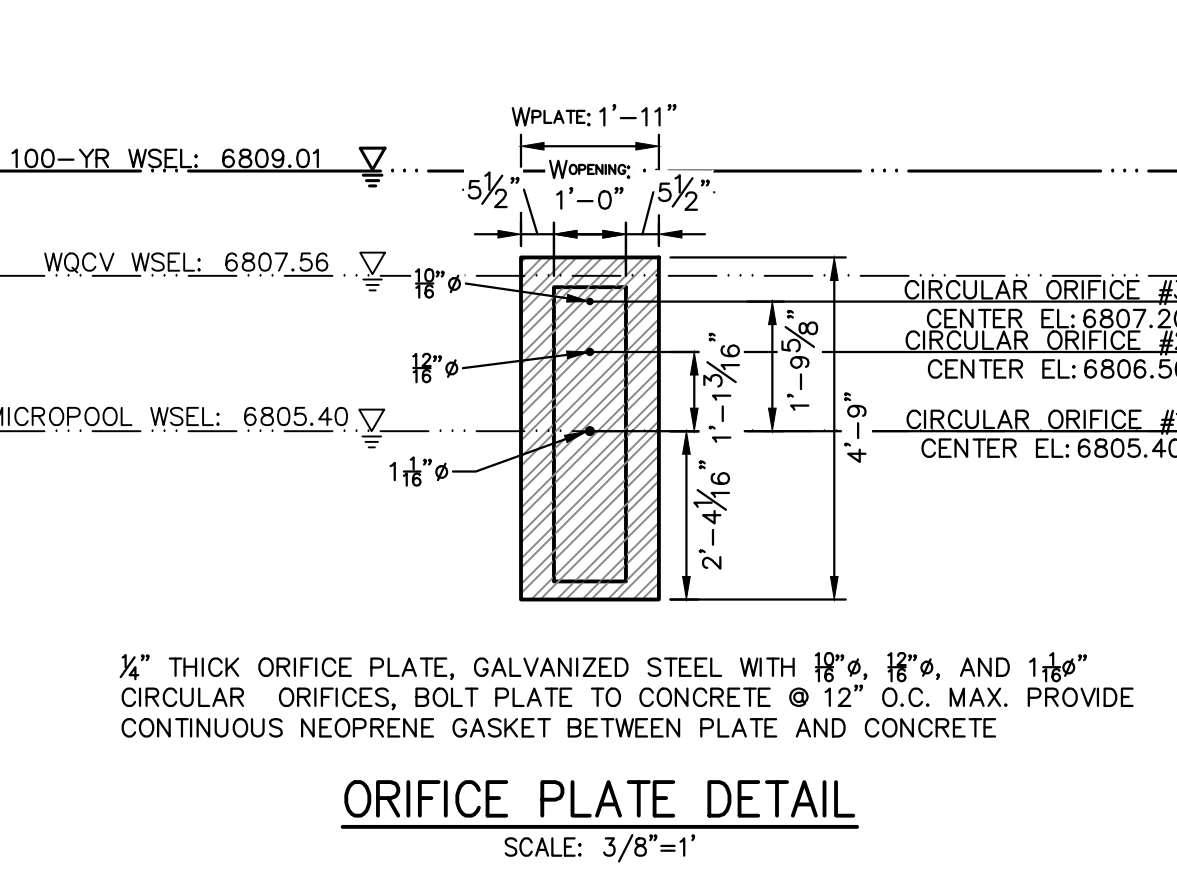
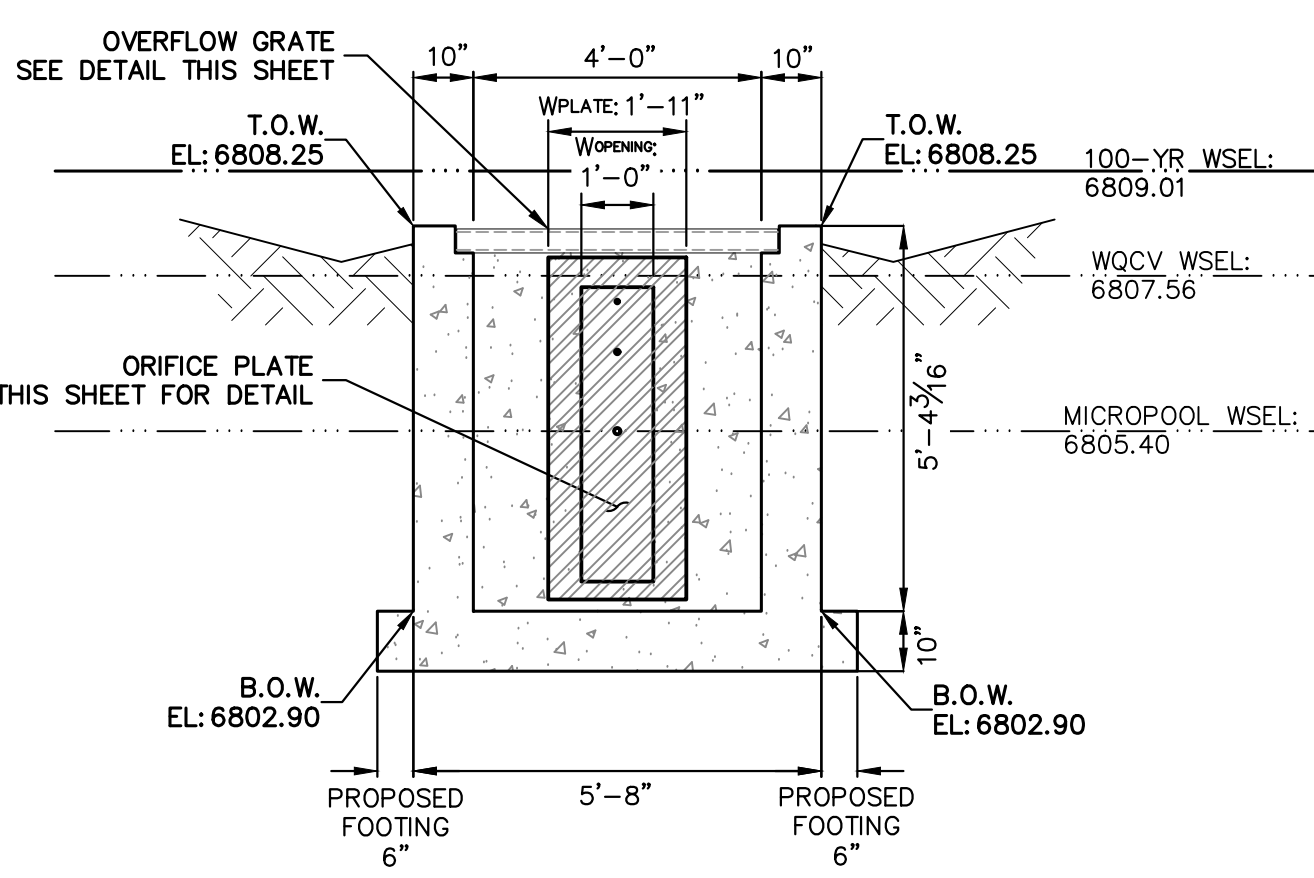
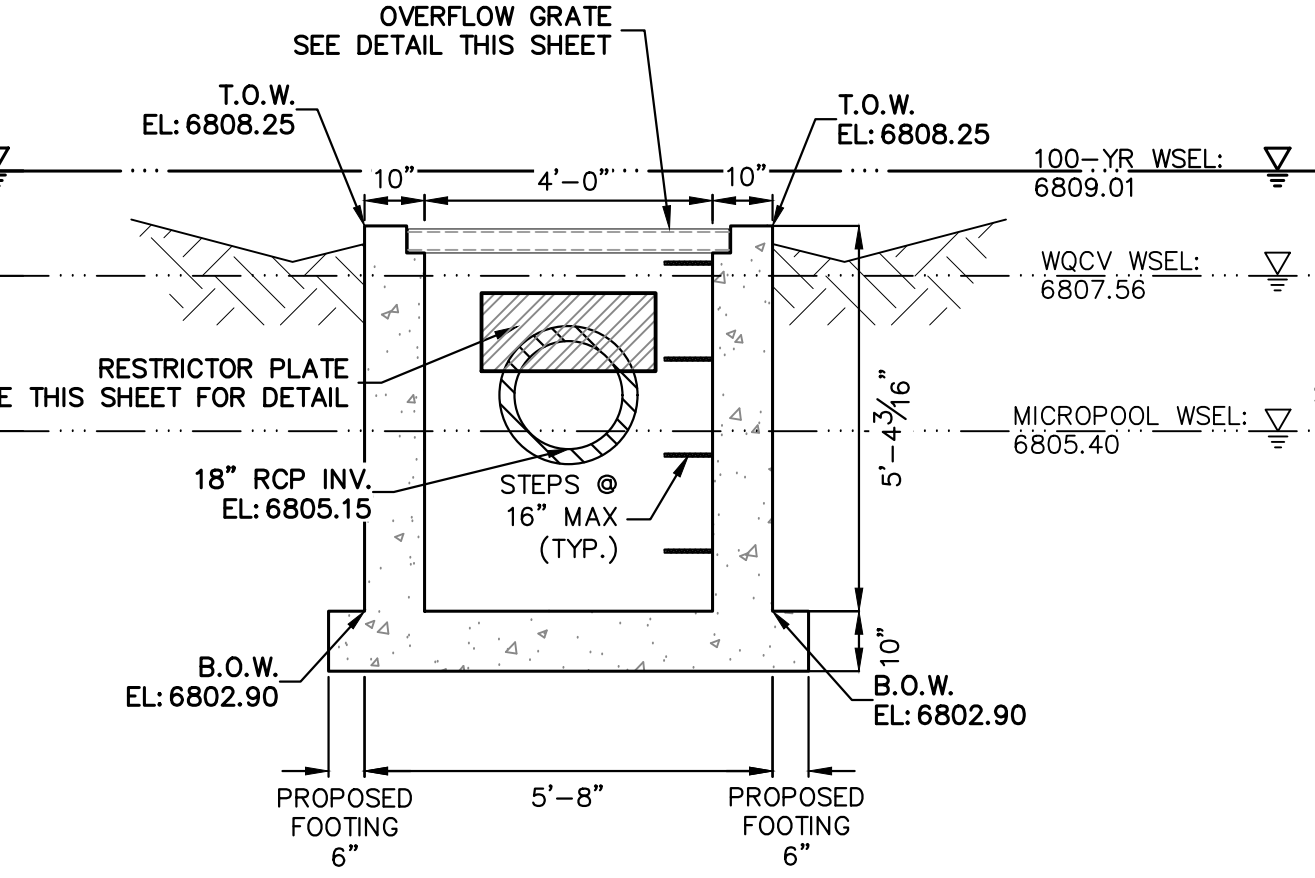
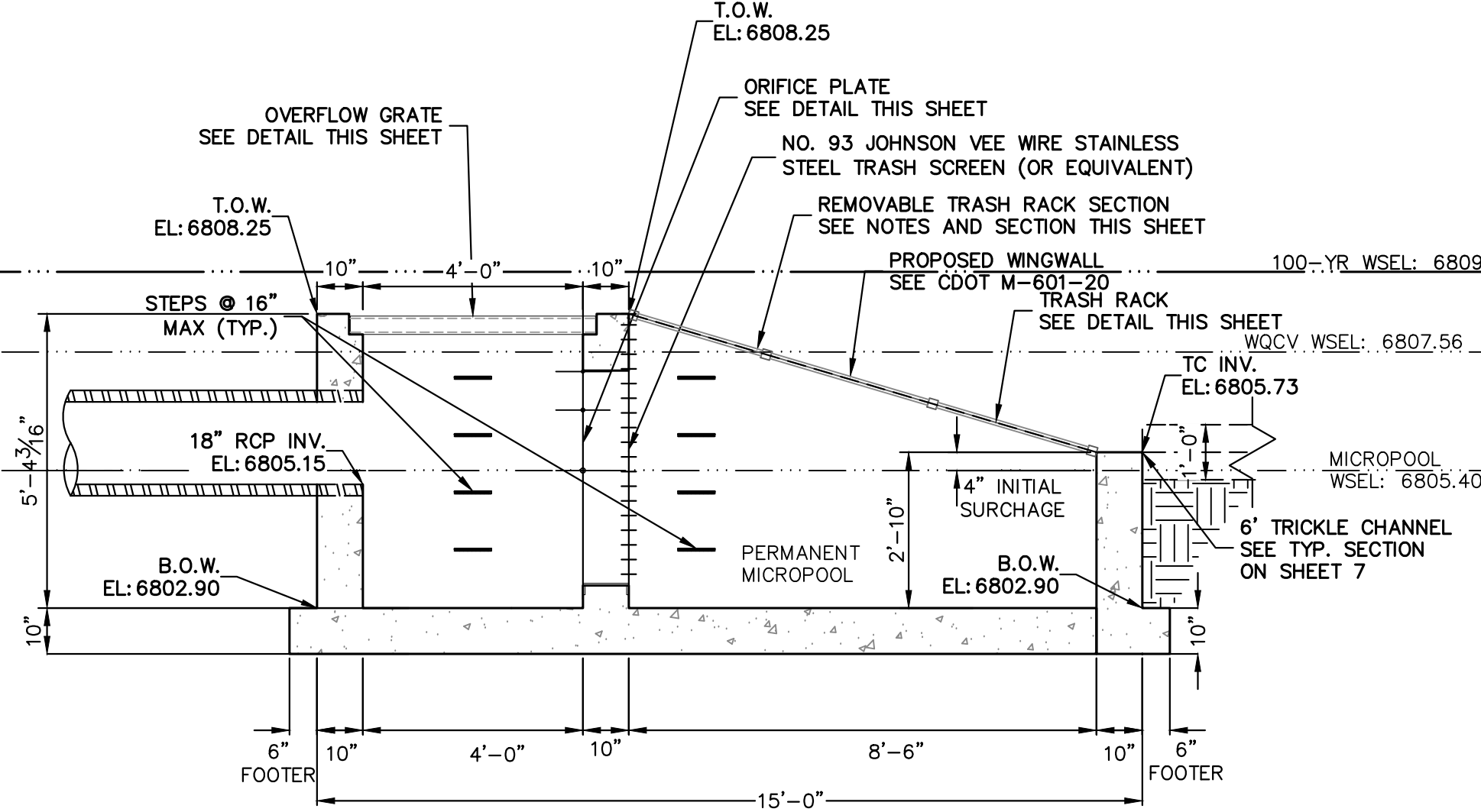
OUTLET STRUCTURE PLATE AND GRADING NOTES:

- ORIFICE PLATE:**
1. PROVIDE CONTINUOUS NEOPRENE GASKET MATERIAL BETWEEN THE ORIFICE PLATE AND CONCRETE AND BETWEEN THE RESTRICTOR PLATE AND CONCRETE.
 2. BOLT PLATE TO CONCRETE 12" MAX. ON CENTER.
- TRASH RACKS:**
3. TRASH RACKS SHALL BE 1 1/2" SCH.40 STEEL PIPE, GALVANIZED, @ 36" CENTERS. SUPPORT BARS SHALL BE 1/2"x2" STEEL RECTANGULAR BARS, GALVANIZED, @ 36". ALL TRASH RACKS SHALL BE MOUNTED USING STAINLESS STEEL HARDWARE.
 4. REMOVABLE TRASH RACK SECTIONS SHALL BE MOUNTED USING STAINLESS STEEL HARDWARE AND PROVIDED WITH HINGED & LOCKABLE OR BOLTABLE ACCESS PANELS AS SHOWN ON THE PLANS.
 5. STEEL TRASH RACKS SHALL BE HOT DIP GALVANIZED AND MAY BE HOT POWDER COATED AFTER GALVANIZING.
 6. STRUCTURAL STEEL FOR GRATES, ORIFICE PLATES, AND BARS SHALL BE GALVANIZED AND SHALL BE IN ACCORDANCE WITH CDOT STANDARD SPECIFICATIONS, SUBSECTION 712.06.
 7. ALL HARDWARE, BOLTS, AND FASTENERS SHALL BE STAINLESS STEEL.
 8. CONTRACTOR SHALL SUBMIT SHOP DRAWINGS FOR ALL PLATES AND GRATING FOR ENGINEER'S APPROVAL PRIOR TO CONSTRUCTION.

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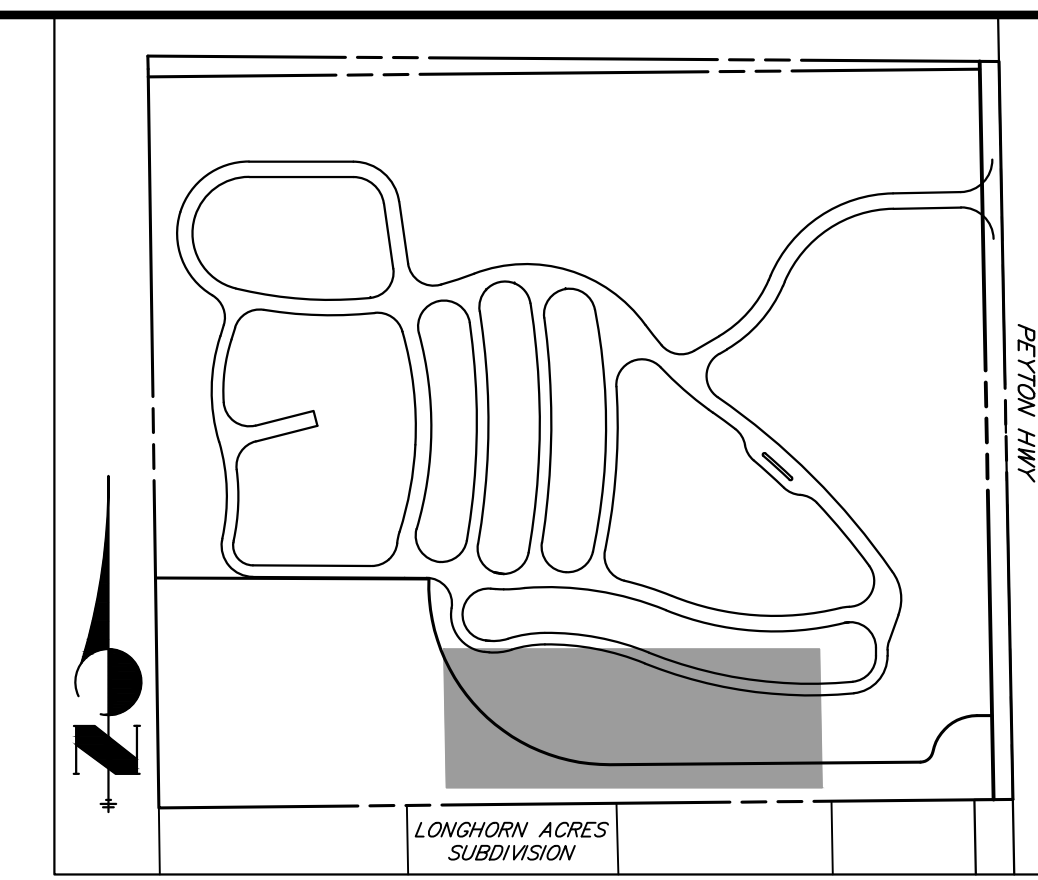
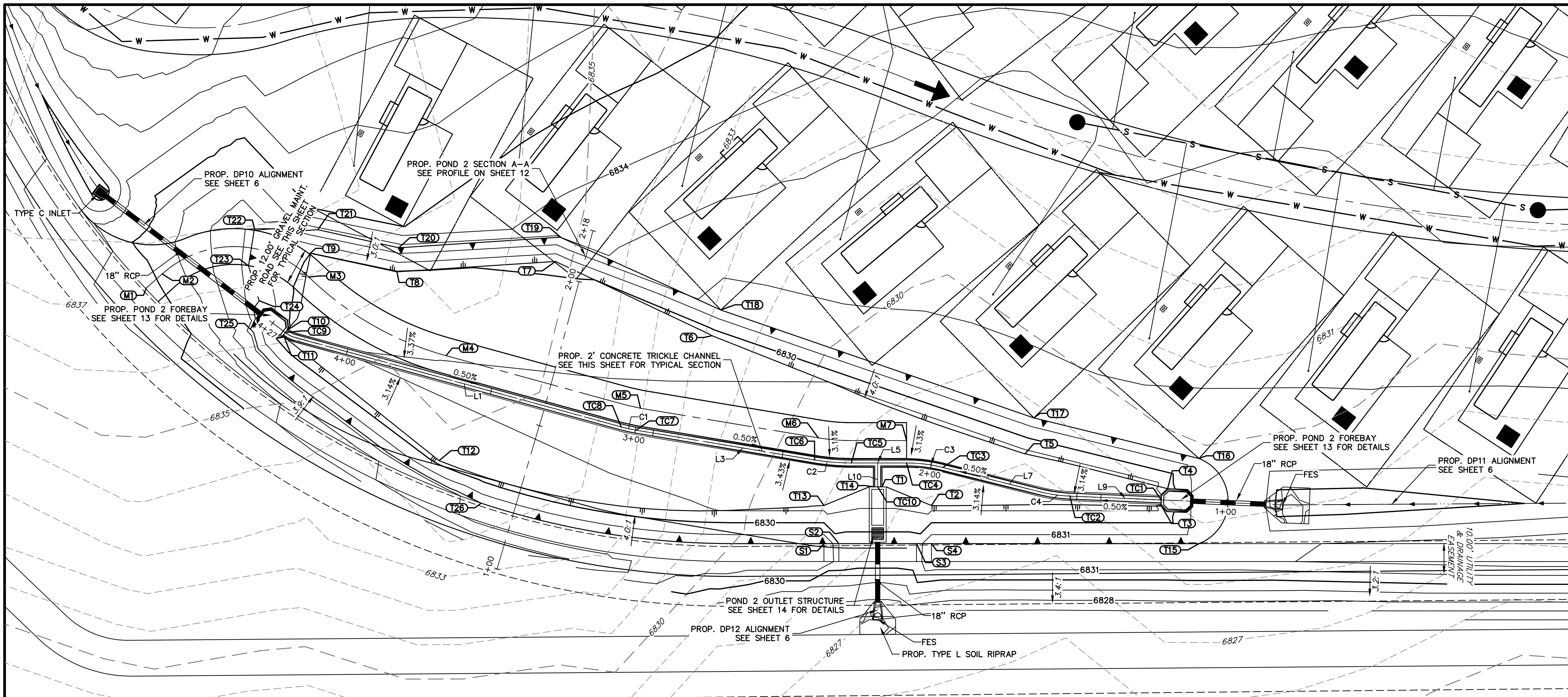
ENGINEER'S STATEMENT
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BRYAN T. LAW, P.E.
 COLORADO P.E. 25043
 FOR AND ON BEHALF OF JR ENGINEERING

No.	REVISION	DATE	BY	DATE	DESIGNED BY	DRAWN BY	CHECKED BY
					GAG	TAU	
		09/12/24					

LAZY Y AND ROCKING J
 SUBDIVISION
 POND 1 OUTLET

SHEET 10 OF 16
 JOB NO. 25228.00



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J.R. ENGINEERING
 A Westman Company
 Centennial 303-740-8888 • Colorado Springs 719-588-2583
 Fort Collins 970-491-9888 • www.jrengineering.com

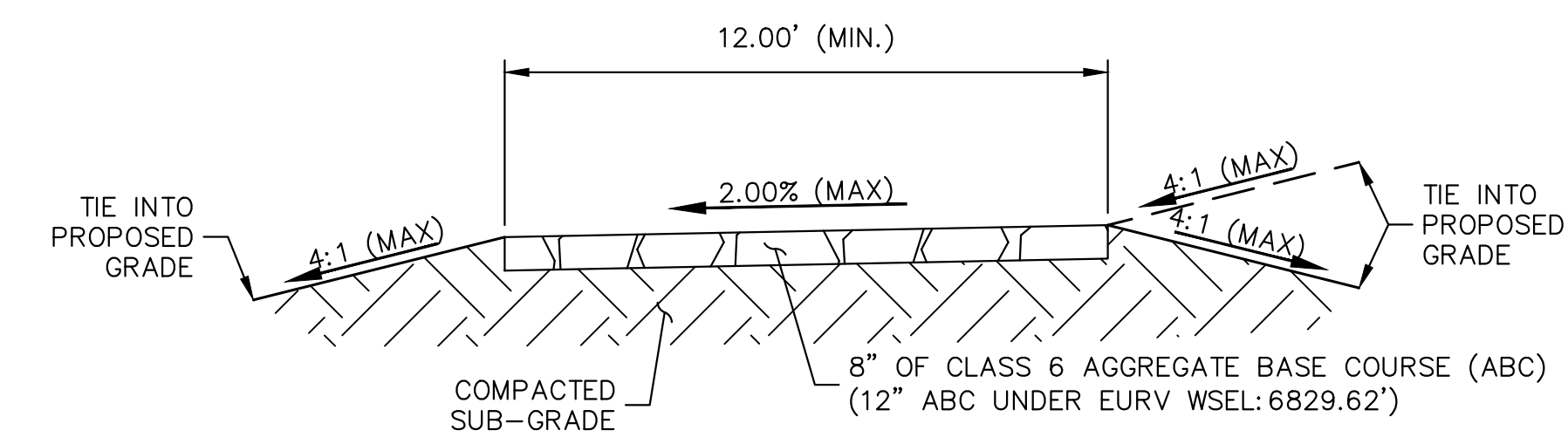
POND GRADING PLAN			
STRUCTURE NAME	DESCRIPTION	NORTHING/EASTING	ELEVATION
M1	MAINT. ROAD CL	N: 432236.99 E: 289427.00	6835.54
M2	MAINT. ROAD CL	N: 432241.79 E: 289432.37	6834.72
M3	MAINT. ROAD CL	N: 432240.73 E: 289481.48	6829.72
M4	MAINT. ROAD CL	N: 432214.41 E: 289527.44	6829.05
M5	MAINT. ROAD CL	N: 432196.83 E: 289592.50	6828.71
M6	MAINT. ROAD CL	N: 432186.92 E: 289652.05	6828.41
M7	MAINT. ROAD CL	N: 432186.00 E: 289681.60	6828.35
S1	SPILLWAY / TOP	N: 432151.50 E: 289653.93	6831.75
S2	SPILLWAY / CREST	N: 432151.50 E: 289658.93	6830.50
S3	SPILLWAY / CREST	N: 432151.50 E: 289684.93	6830.50
S4	SPILLWAY / TOP	N: 432151.50 E: 289689.93	6831.75
T1	TOE	N: 432170.50 E: 289673.43	6828.08
T2	TOE	N: 432164.27 E: 289689.93	6828.56
T3	TOE	N: 432164.02 E: 289766.99	6829.60
T4	TOE	N: 432169.88 E: 289768.99	6829.62
T5	TOE	N: 432181.56 E: 289721.25	6828.66
T6	TOE	N: 432221.12 E: 289616.43	6829.48

POND GRADING PLAN			
STRUCTURE NAME	DESCRIPTION	NORTHING/EASTING	ELEVATION
T7	TOE	N: 432245.96 E: 289564.05	6830.15
T8	TOE	N: 432242.48 E: 289510.97	6829.94
T9	TOE	N: 432248.62 E: 289481.88	6830.01
T10	TOE	N: 432222.94 E: 289474.18	6828.64
T11	TOE	N: 432221.35 E: 289472.97	6828.64
T12	TOE	N: 432179.28 E: 289525.07	6829.62
T13	TOE	N: 432164.26 E: 289653.93	6828.56
T14	TOE	N: 432170.52 E: 289670.51	6828.00
T15	TOP	N: 432151.50 E: 289779.51	6831.75
T16	TOP	N: 432179.99 E: 289779.51	6831.75
T17	TOP	N: 432193.58 E: 289724.21	6831.75
T18	TOP	N: 432229.70 E: 289619.39	6831.75
T19	TOP	N: 432254.01 E: 289565.84	6833.00
T20	TOP	N: 432250.54 E: 289511.56	6832.59
T21	TOP	N: 432256.59 E: 289484.48	6832.75
T22	TOP	N: 432256.47 E: 289463.37	6831.79
T23	TOP	N: 432244.50 E: 289461.29	6831.75

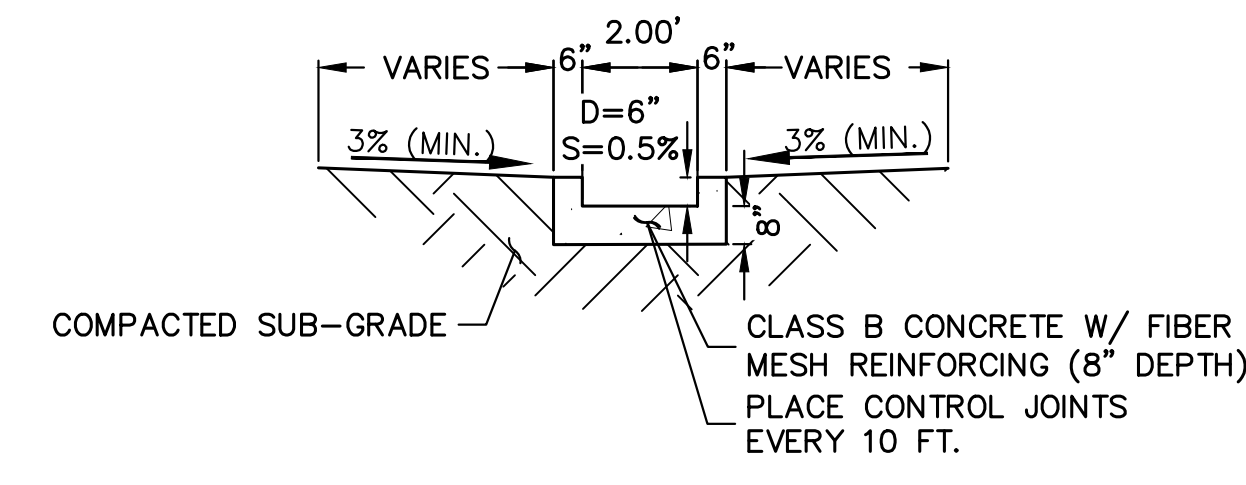
POND GRADING PLAN			
STRUCTURE NAME	DESCRIPTION	NORTHING/EASTING	ELEVATION
T24	TOP	N: 432232.81 E: 289464.85	6831.75
T25	TOP	N: 432223.28 E: 289461.93	6831.75
T26	TOP	N: 432165.03 E: 289539.16	6831.75
TC1	TC CL FLOWLINE	N: 432166.13 E: 289766.85	6828.10
TC2	TC CL FLOWLINE	N: 432167.40 E: 289736.30	6827.95
TC3	TC CL FLOWLINE	N: 432177.00 E: 289693.76	6827.73
TC4	TC CL FLOWLINE	N: 432178.50 E: 289681.60	6827.67
TC5	TC CL FLOWLINE	N: 432178.50 E: 289663.13	6827.66
TC6	TC CL FLOWLINE	N: 432179.52 E: 289650.82	6827.73
TC7	TC CL FLOWLINE	N: 432189.47 E: 289591.05	6828.03
TC8	TC CL FLOWLINE	N: 432190.57 E: 289586.04	6828.05
TC9	TC CL FLOWLINE	N: 432222.15 E: 289473.57	6828.64
TC10	TC CL FLOWLINE	N: 432170.52 E: 289671.93	6828.00

LINE TABLE		
LINE	BEARING	DISTANCE
L1	S74°40'09"E	115.02'
L3	S80°32'58"E	60.59'
L5	N90°00'00"E	18.46'
L7	S75°54'55"E	33.44'
L9	S87°37'06"E	52.32'

CURVE TABLE			
CURVE	DELTA	RADIUS	LENGTH
C1	5°52'45"	50.01'	5.13'
C2	9°27'02"	75.00'	12.37'
C3	14°05'05"	50.00'	12.29'
C4	11°42'53"	50.00'	10.22'



GRAVEL MAINTENANCE ACCESS ROAD
 TYPICAL SECTION
 SCALE: N.T.S.



CONCRETE TRICKLE CHANNEL
 TYPICAL SECTION
 SCALE: 1"=4'

POND NOTES

- ALL PROPOSED IMPROVEMENTS ARE PRIVATE UNLESS OTHERWISE NOTED.
- SEE SHEETS 3-6 FOR PROPOSED STORM SEWER DESIGN.



ENGINEER'S STATEMENT
 PREPARED UNDER MY DIRECT SUPERVISION AND ON BEHALF OF JR ENGINEERING

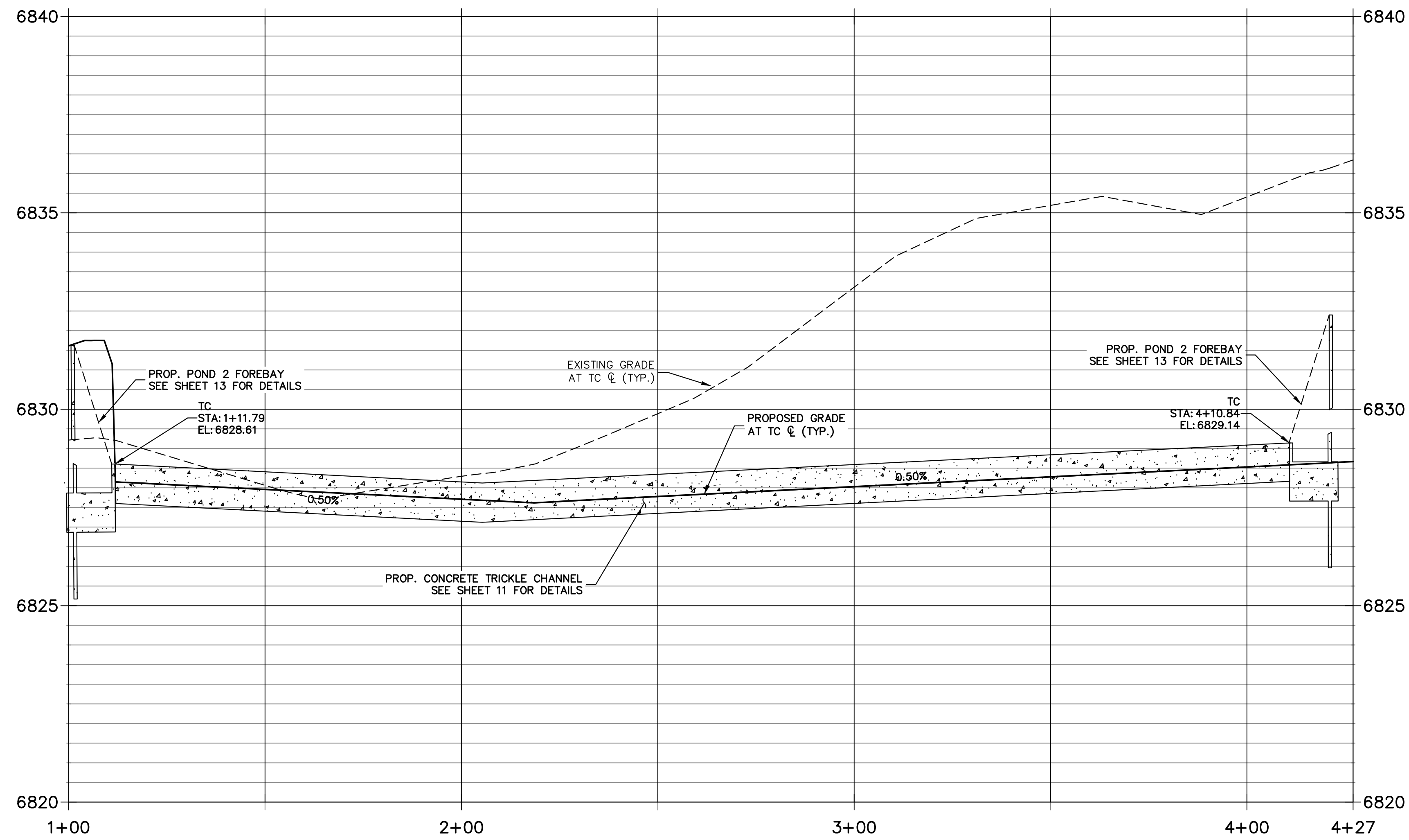
BRYAN T. LAW, P.E.
 COLORADO P.E. 25043
 FOR AND ON BEHALF OF JR ENGINEERING, LLC

THE LOCATIONS OF EXISTING ABOVE GROUND AND UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE MANNER 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 ABOVE GROUND AND UNDERGROUND UTILITIES.

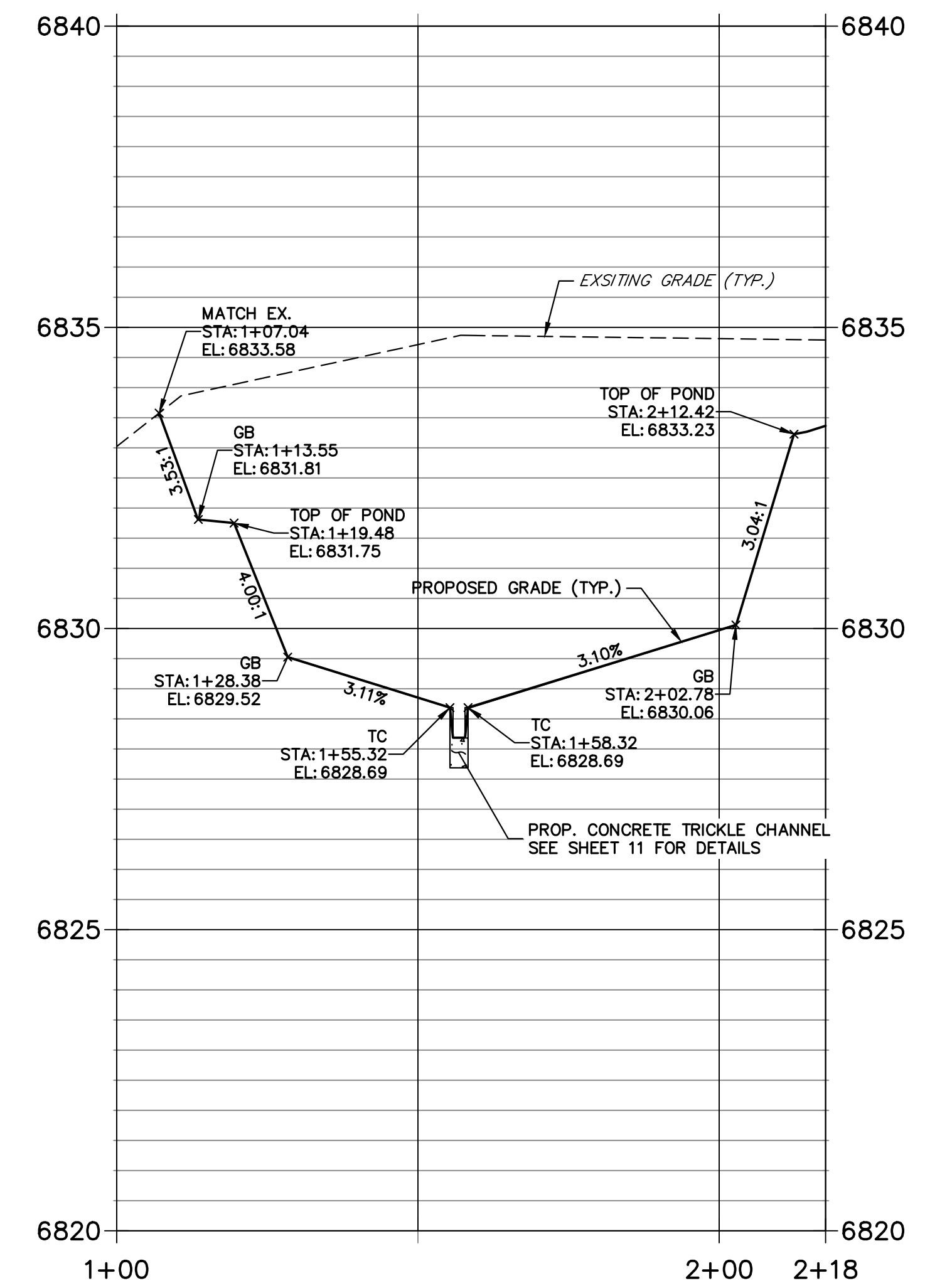
BY	DATE	REVISION	No.	1"=20'		DESIGNED BY		DRAWN BY		CHECKED BY	
				H-SCALE	V-SCALE	N/A	DATE	DSG	DSG	DSG	DSG
							09/12/24				

LAZY Y AND ROCKING J SUBDIVISION
 POND 2 PLANS
 SHEET 11 OF 16
 JOB NO. 25228.00

**POND 2- TRICKLE CHANNEL PROFILE
STA 1+00.00 TO 4+27.03**

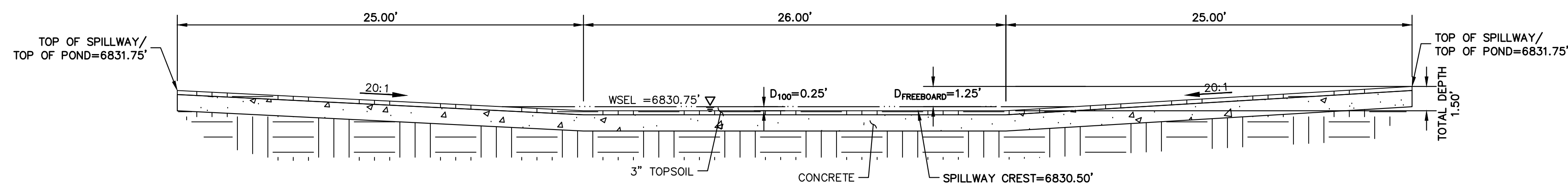


**POND 2 SECTION A-A PROFILE
STA 1+00.00 TO 2+17.67**



POND NOTES

1. ALL PROPOSED IMPROVEMENTS ARE PRIVATE UNLESS OTHERWISE NOTED.
2. SEE SHEETS 4-7 FOR PROPOSED STORM SEWER DESIGN.



**POND EMERGENCY SPILLWAY
TYP. SECTION**
SCALE: 1"=5'

THE LOCATIONS OF EXISTING ABOVE GROUND AND UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE MANNER 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 ABOVE GROUND AND UNDERGROUND UTILITIES.

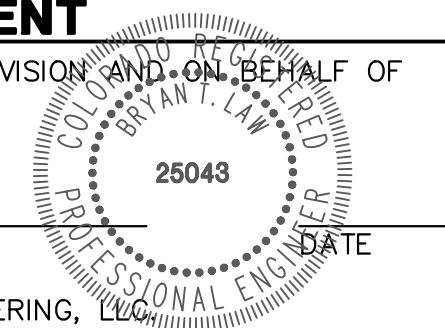
811
Know what's below.
Call before you dig.

HORIZONTAL
ORIGINAL SCALE: 1" = 20'
VERTICAL
ORIGINAL SCALE: 1" = 5'

ENGINEER'S STATEMENT

PREPARED UNDER MY DIRECT SUPERVISION AND ON BEHALF OF JR ENGINEERING

BRYAN T. LAW, P.E.
COLORADO P.E. 25043
FOR AND ON BEHALF OF JR ENGINEERING, LLC



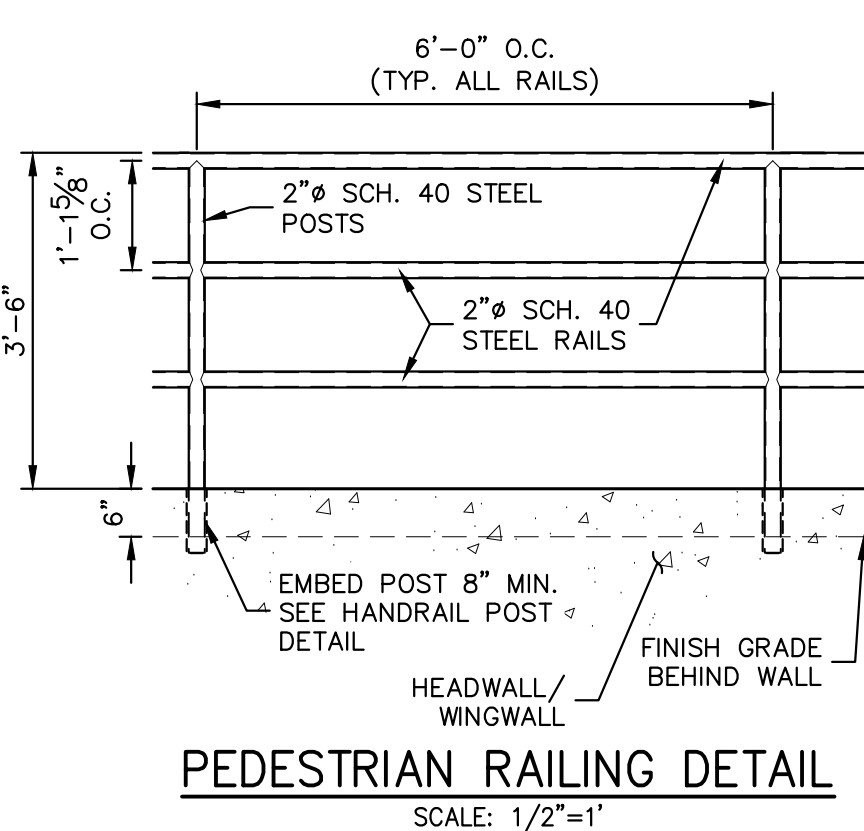
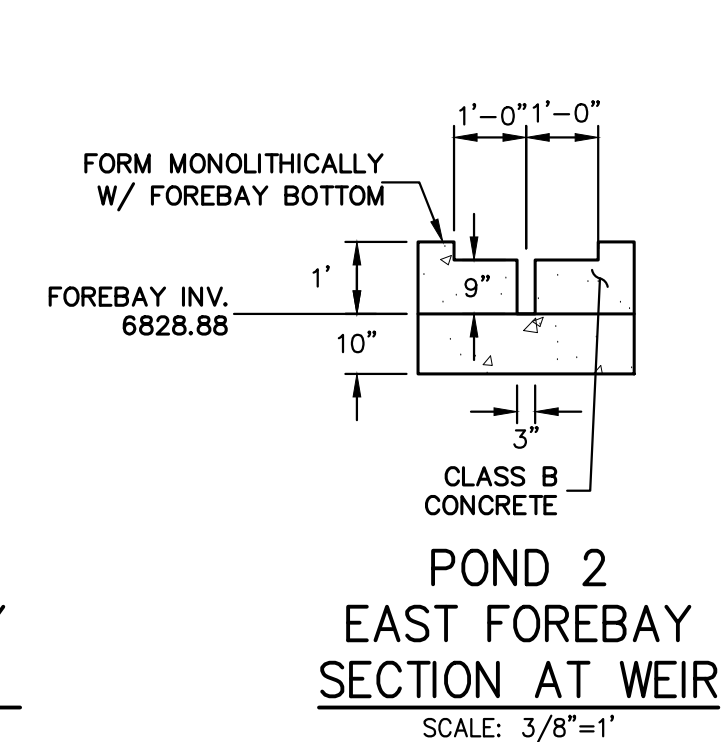
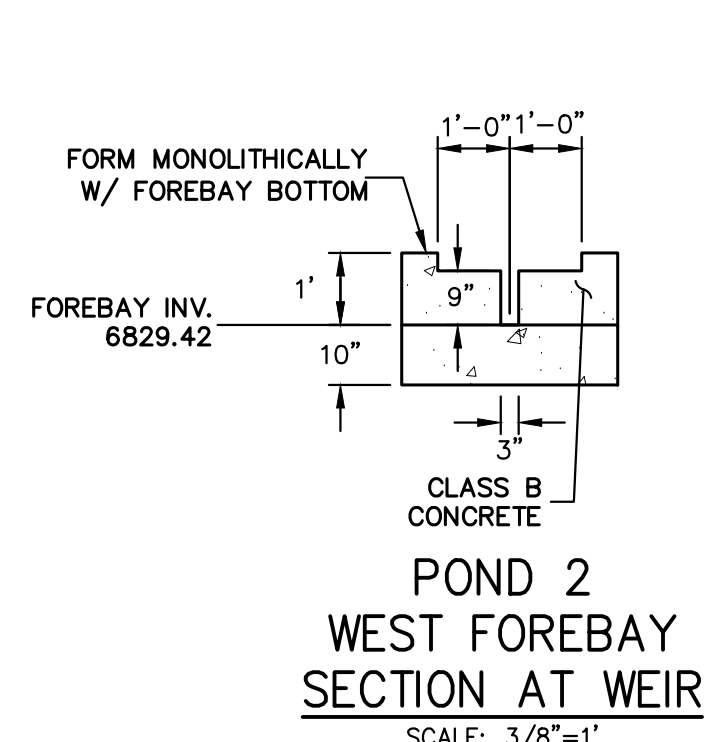
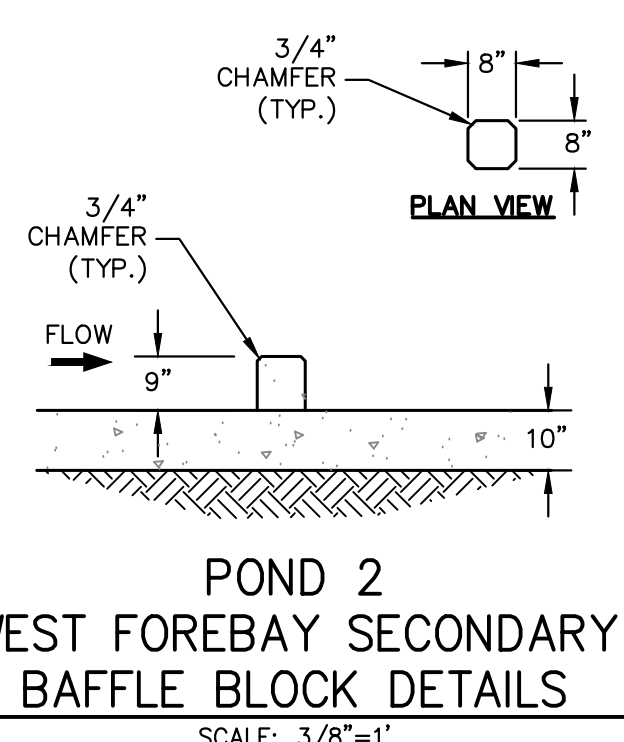
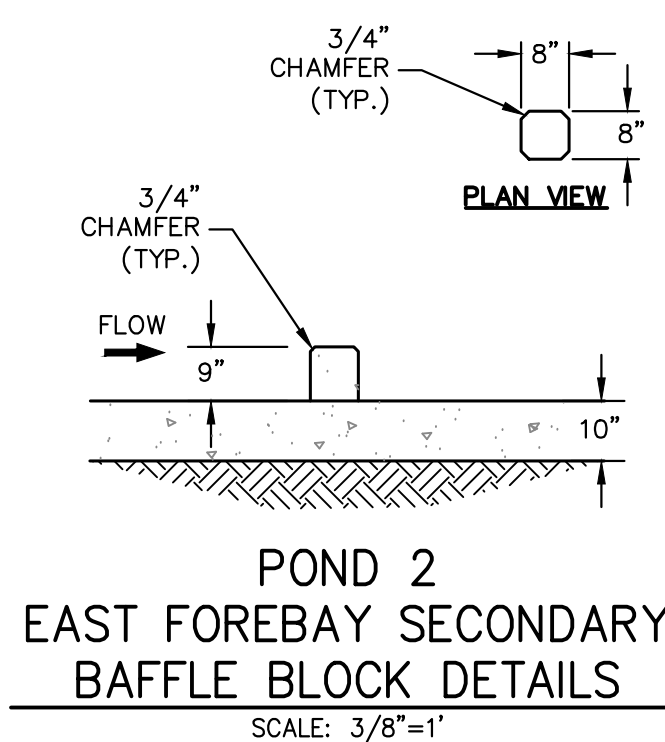
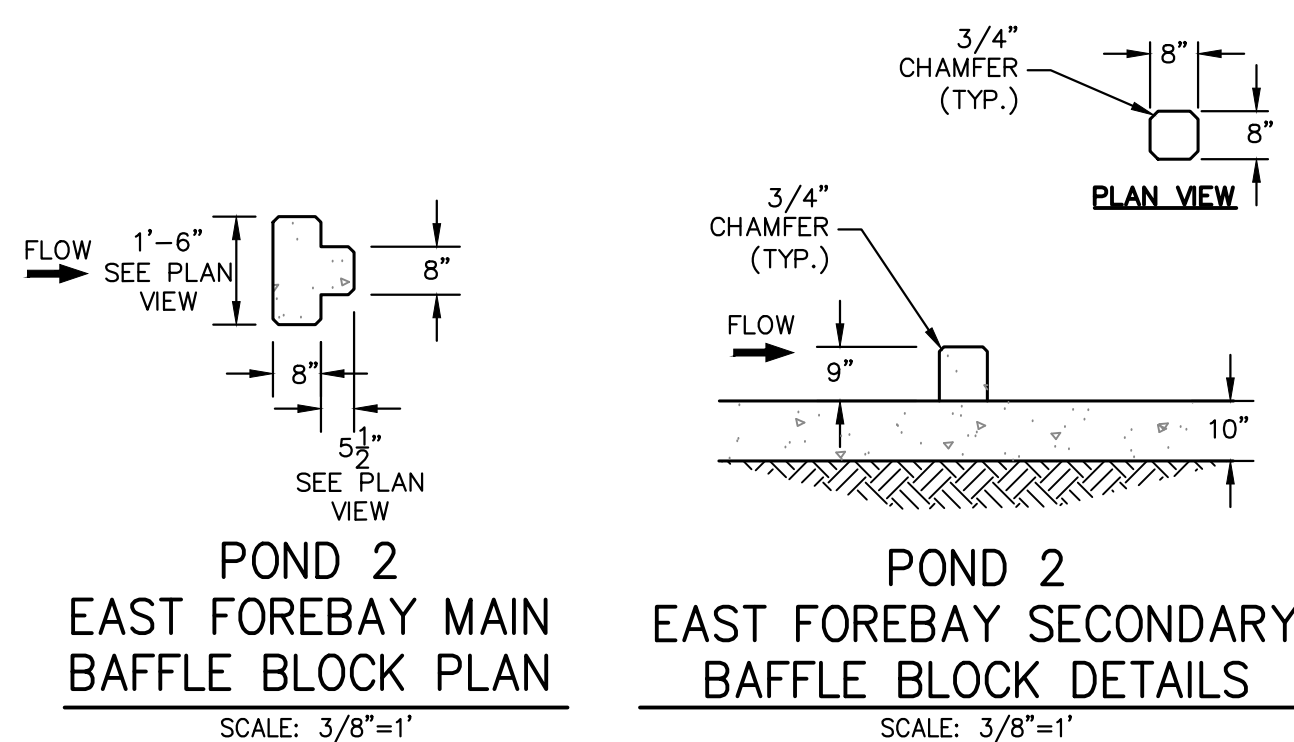
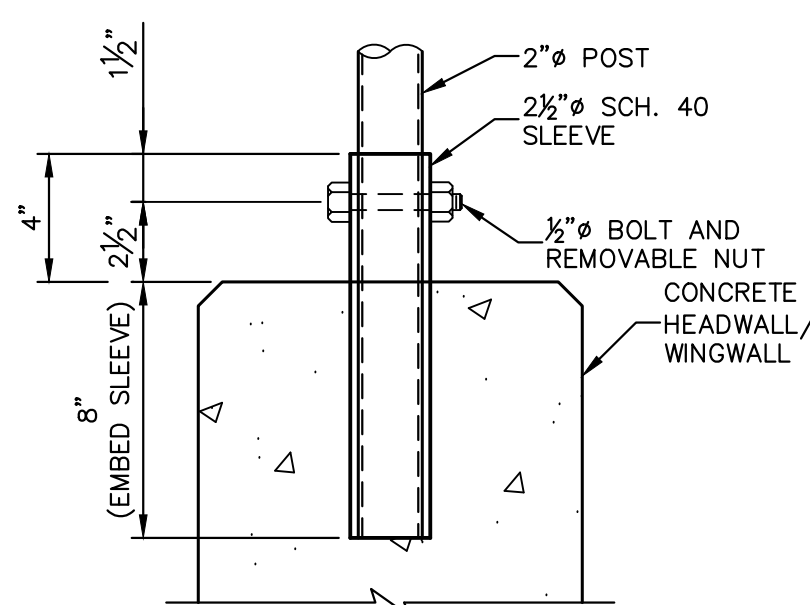
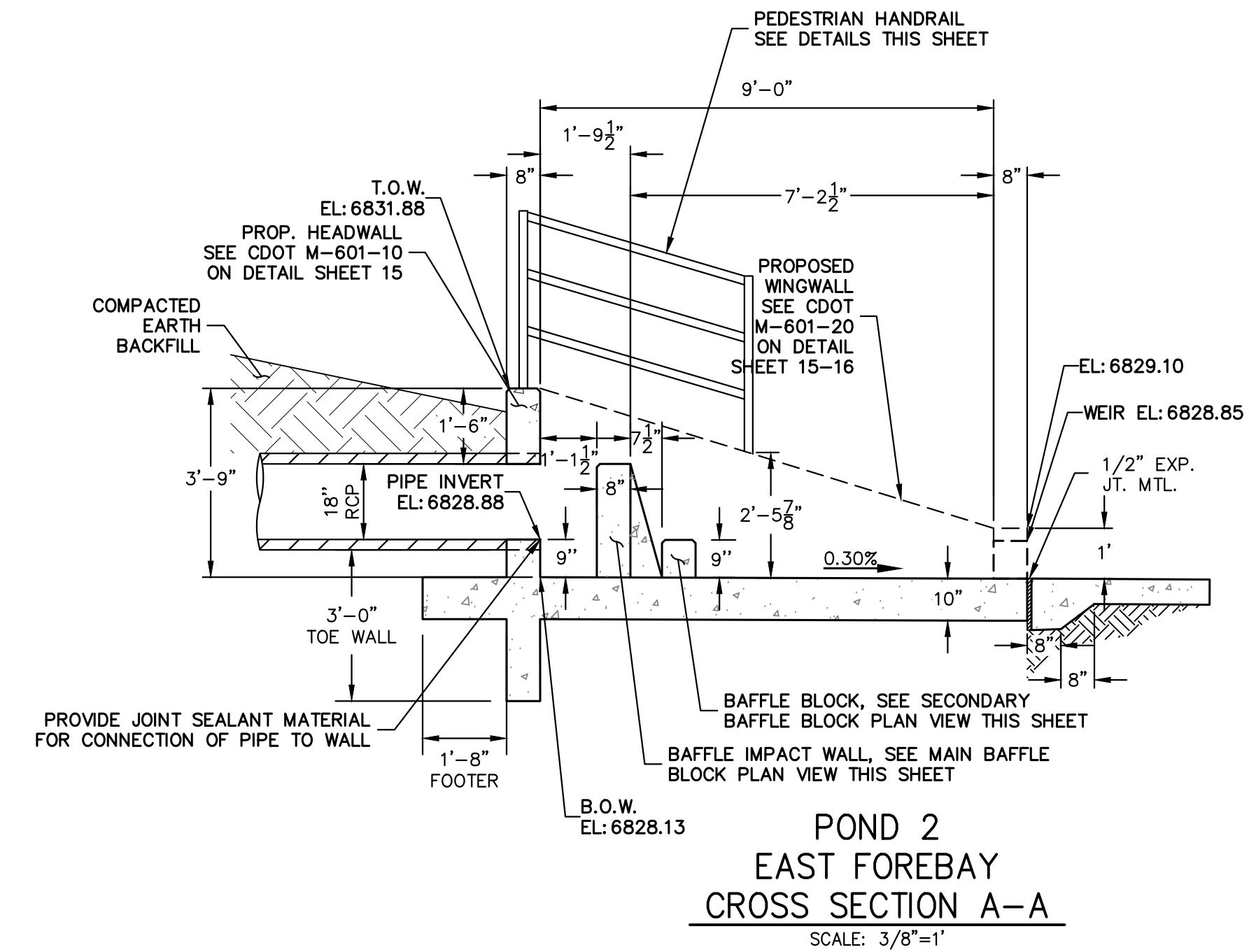
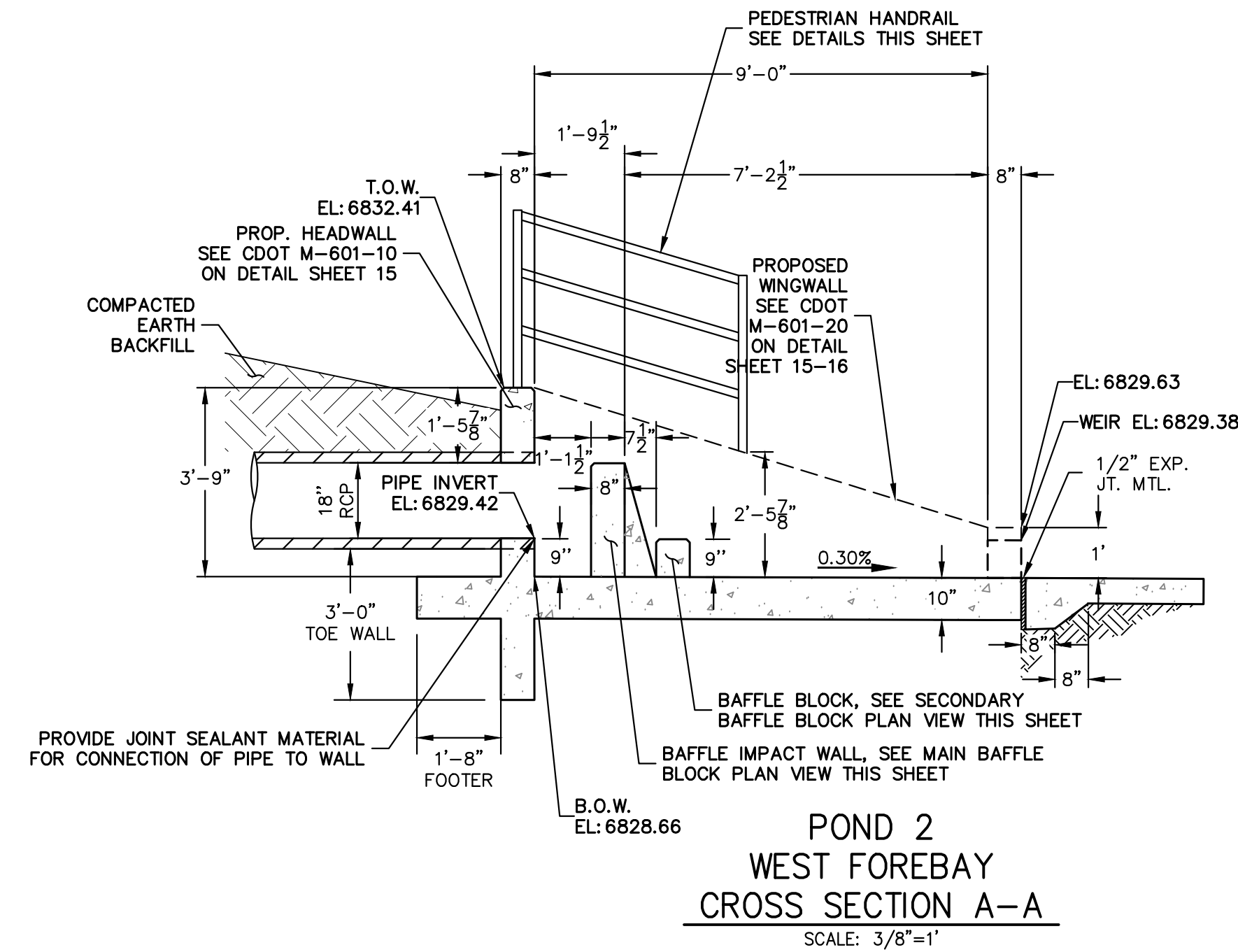
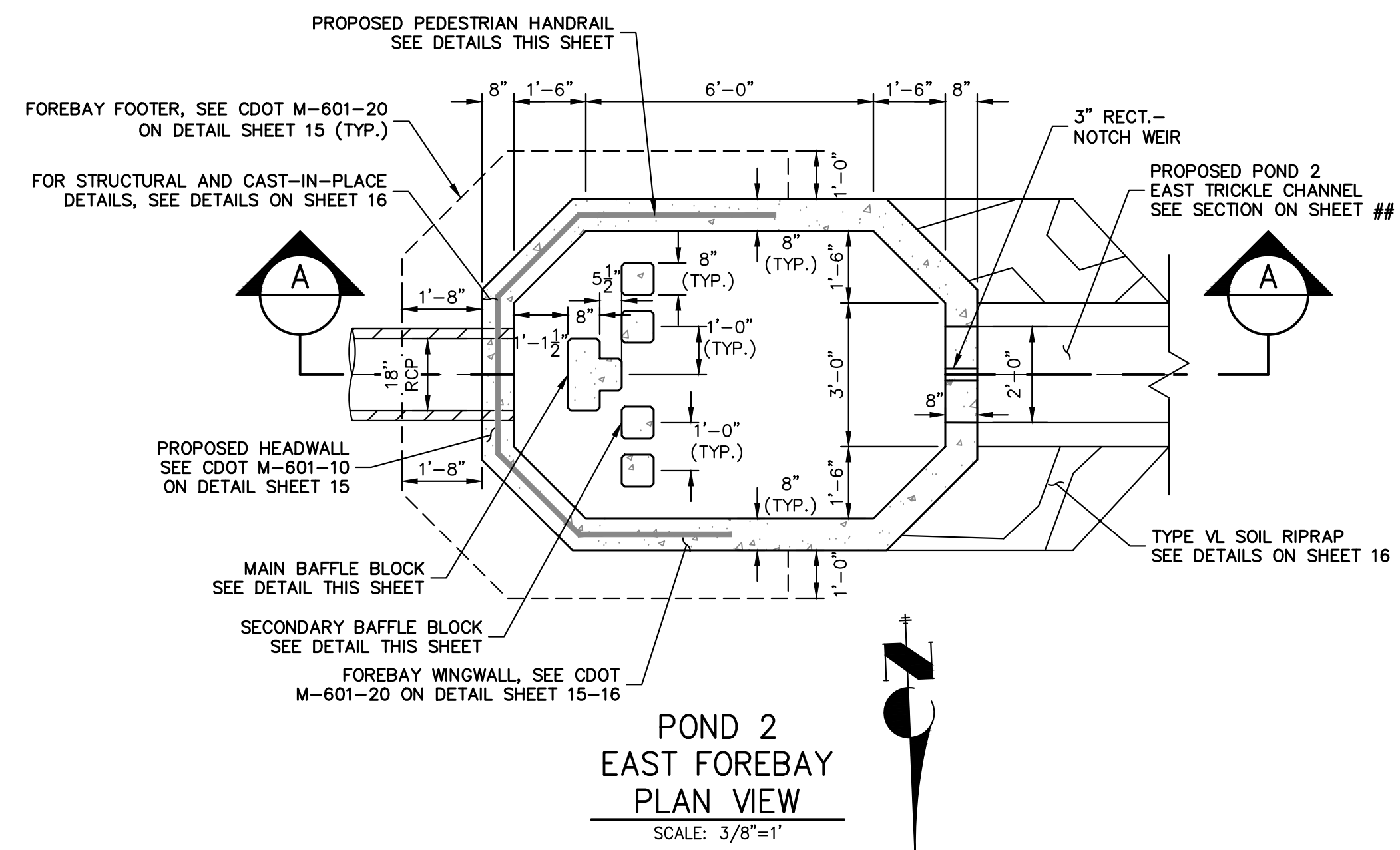
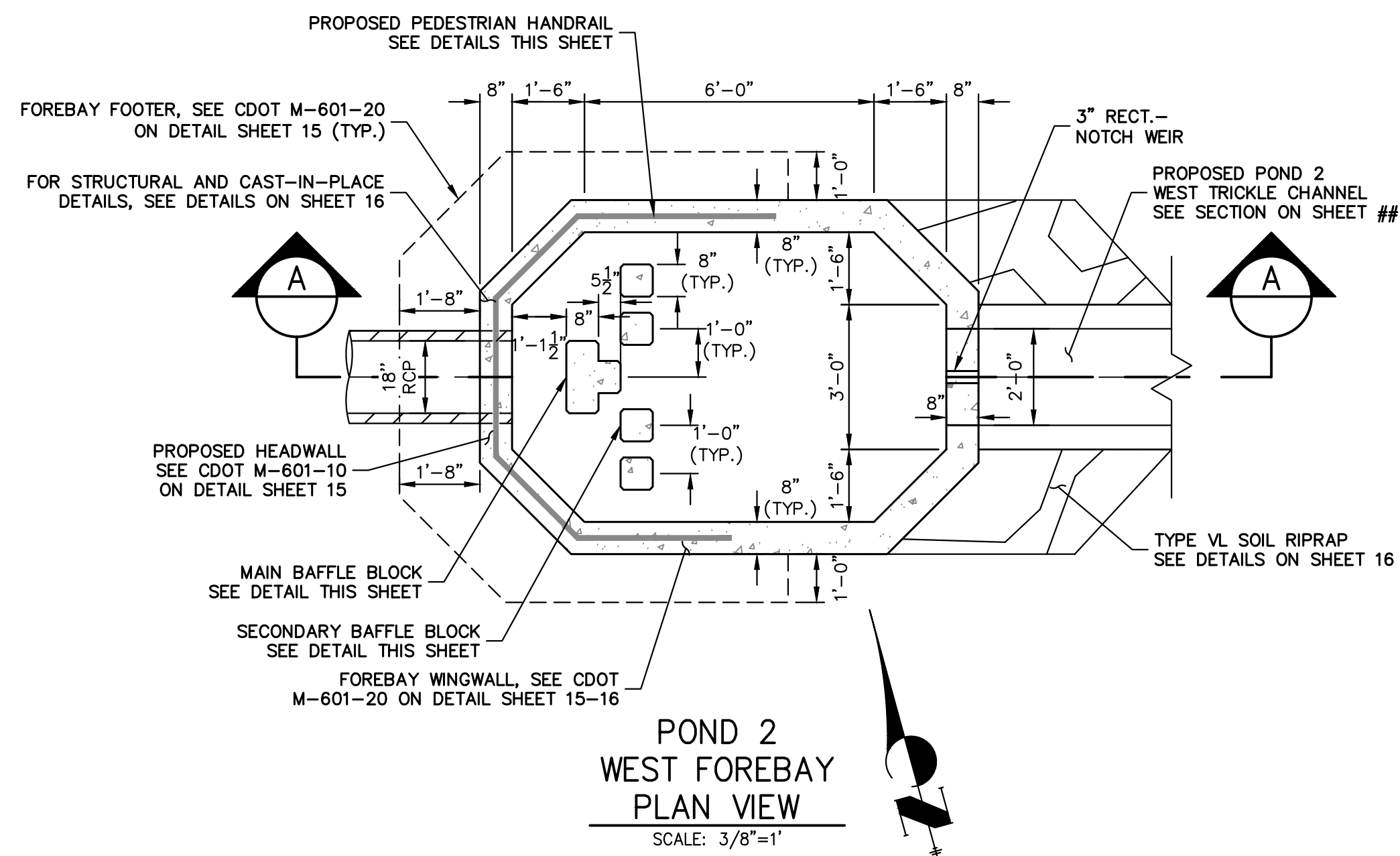
UNTIL SUCH TIME AS THESE DRAWINGS ARE APPROVED BY THE APPROPRIATE REVIEWING AGENCIES, OR ENGINEERING APPROVES THEIR USE, THESE DRAWINGS ARE DESIGNATED BY WRITTEN AUTHORIZATION.

PREPARED FOR
LYRJ
1172 GREENLAND FOREST DRIVE
MONUMENT, CO 80106
SCOTT SMITH
(719) 499-7764

JR ENGINEERING
A Westman Company
Central 303-740-9888 • Colorado Springs 719-588-2583
Fort Collins 970-491-9888 • www.jrengineering.com

H-SCALE	V-SCALE	DATE	DESIGNED BY	DRAWN BY	CHECKED BY	No.	REVISION	BY	DATE
								1"=20'	1"=5'

LAZY Y AND ROCKING J
SUBDIVISION
POND 2 PLANS

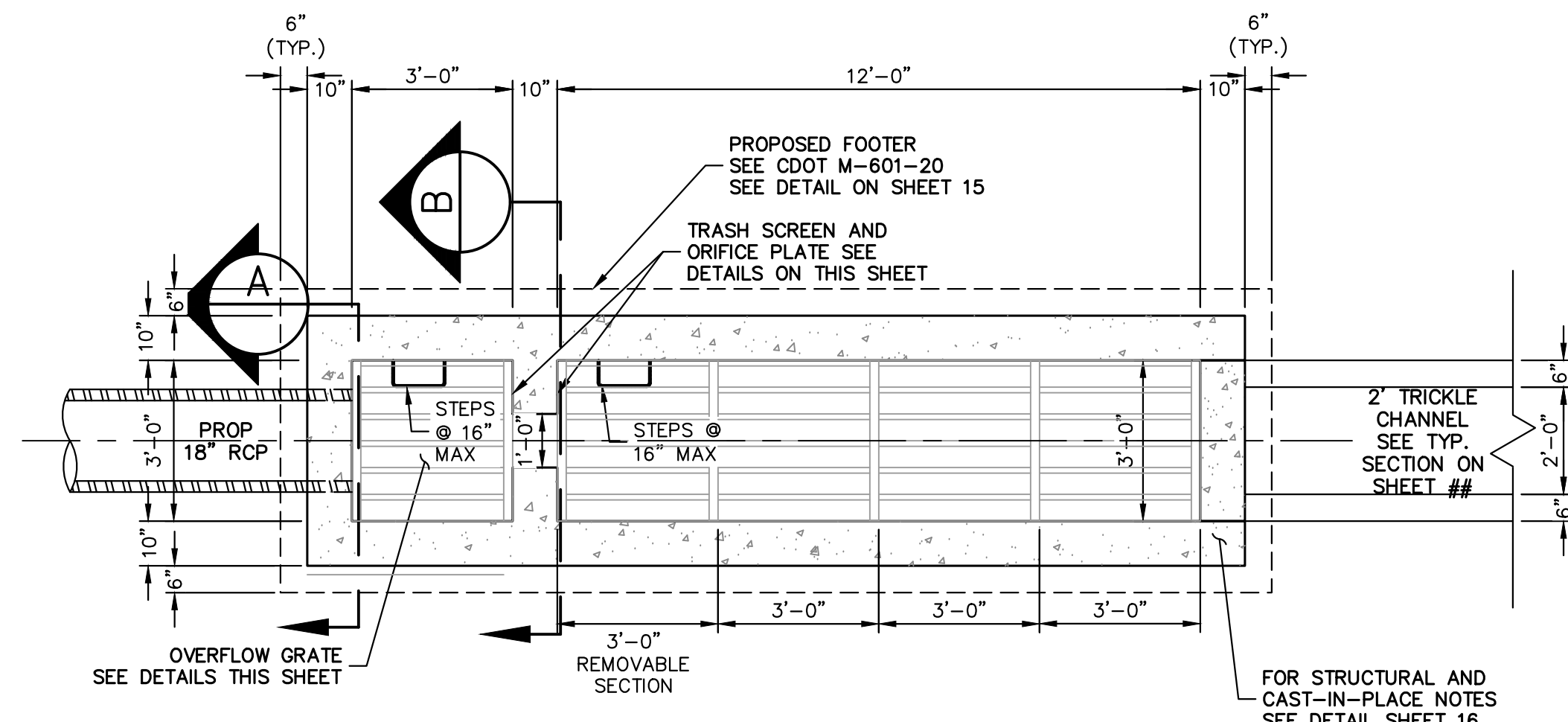


ENGINEER'S STATEMENT
 STANDARD DETAILS SHOWN WERE REVIEWED ONLY AS TO THEIR APPLICATION ON THIS PROJECT

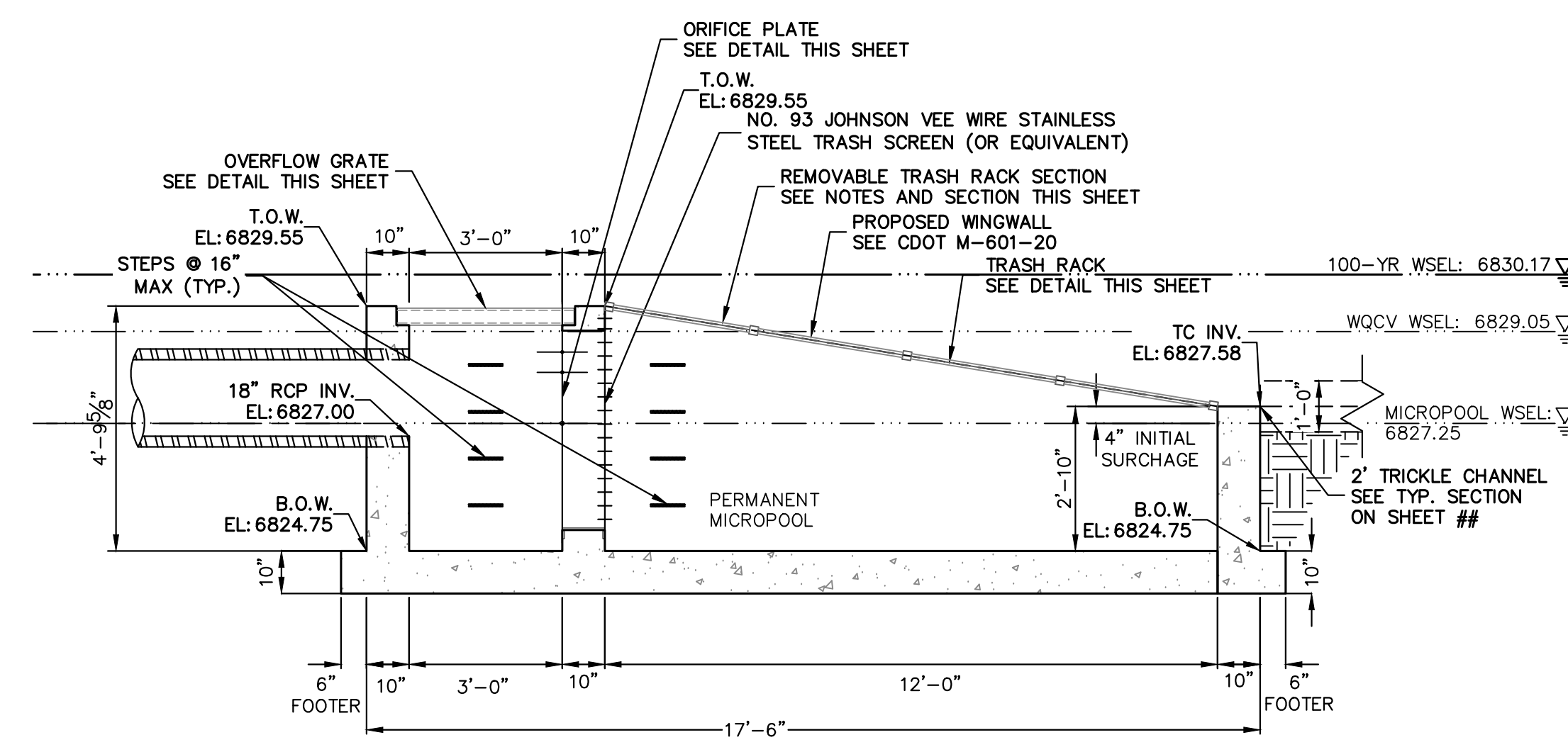
BRYAN T. LAW, P.E.
 COLORADO P.E. 25043

FOR AND ON BEHALF OF JR ENGINEERING

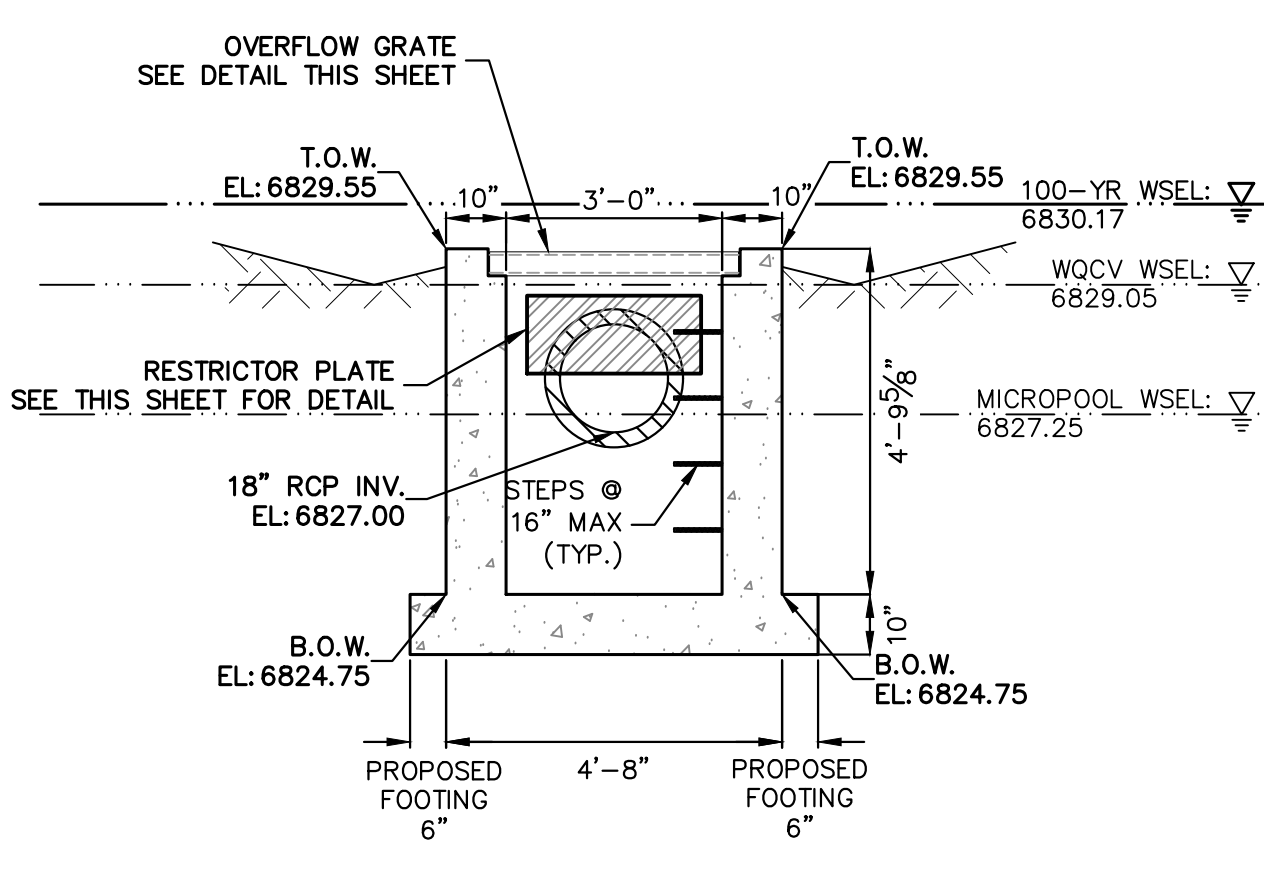
UNTIL SUCH TIME AS THESE DRAWINGS ARE APPROVED BY THE APPROPRIATE REVIEWING AGENCIES, OR ENGINEERING APPROVES THEIR USE DESIGNATED BY WRITTEN AUTHORIZATION.	PREPARED FOR	LVR 1172 GREENLAND FOREST DRIVE MONUMENT, CO 80106 SCOTT SMITH (719) 499-7764
	J.R. ENGINEERING A Westman Company Central 303-740-9888 • Colorado Springs 719-583-2593 Fort Collins 970-491-9888 • www.jrengineering.com	
BY	DATE	
No.	REVISION	
H-SCALE	3/8"=1'	
V-SCALE	3/8"=1'	
DESIGNED BY	GAG	
DRAWN BY	TAU	
CHECKED BY		
LAZY Y AND ROCKING J SUBDIVISION		
POND 2 FOREBAY		
SHEET 13	OF 16	
JOB NO. 25228.00		



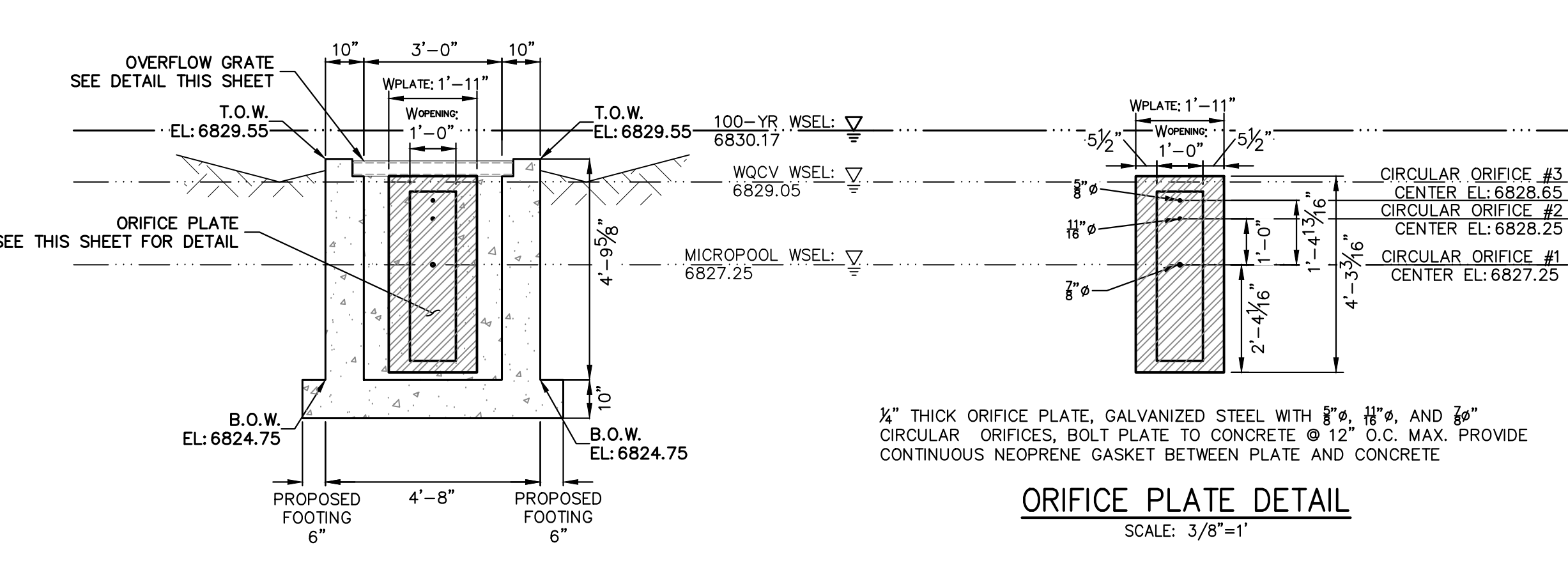
POND OUTLET STRUCTURE PLAN
SCALE: 3/8"=1'



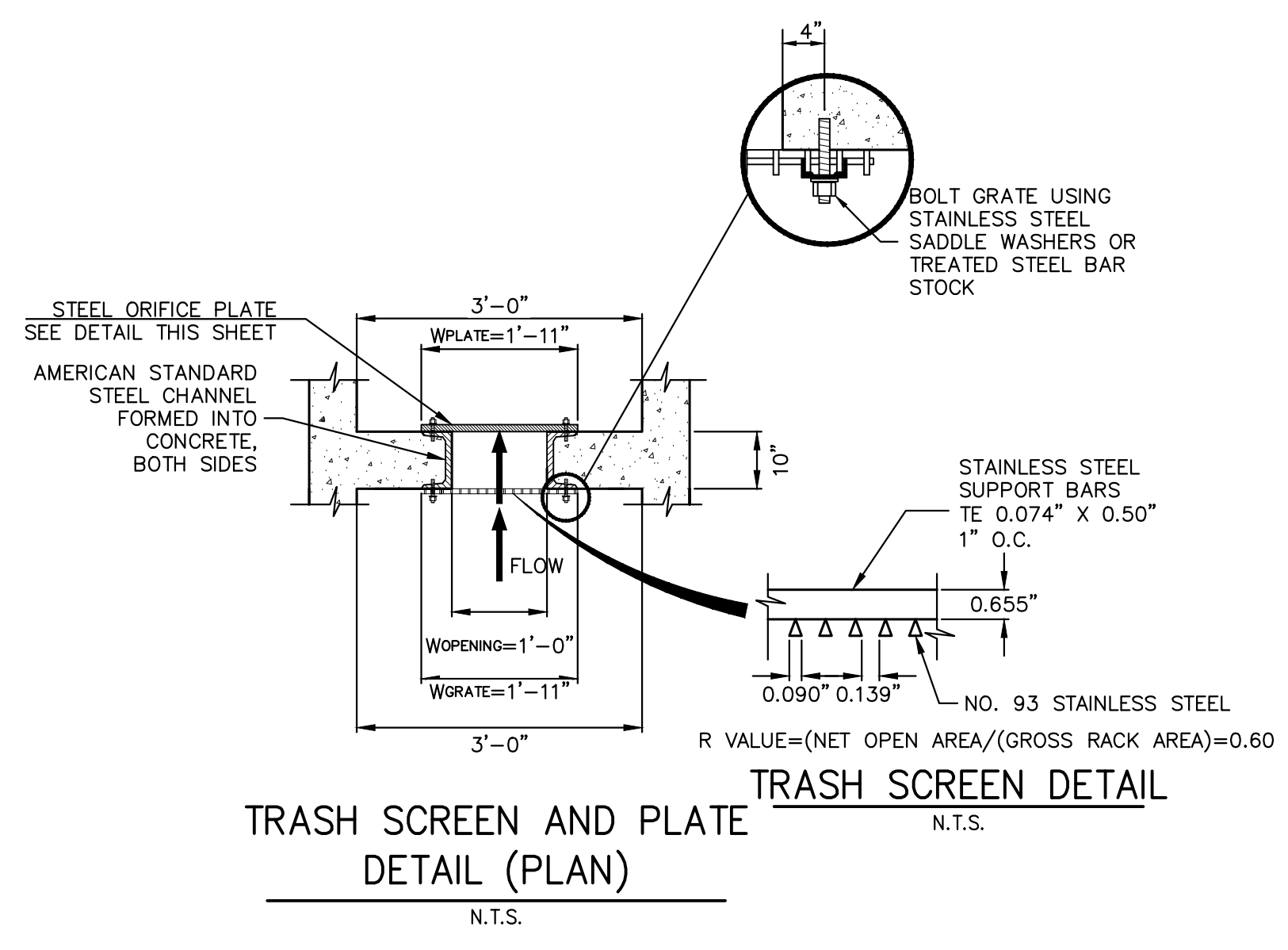
POND OUTLET STRUCTURE PROFILE
SCALE: 3/8"=1'



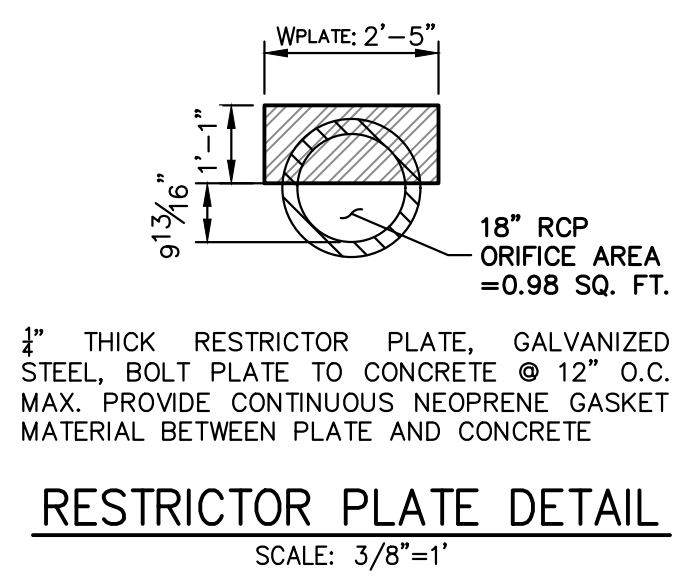
A A-A SECTION
SCALE: 3/8"=1'



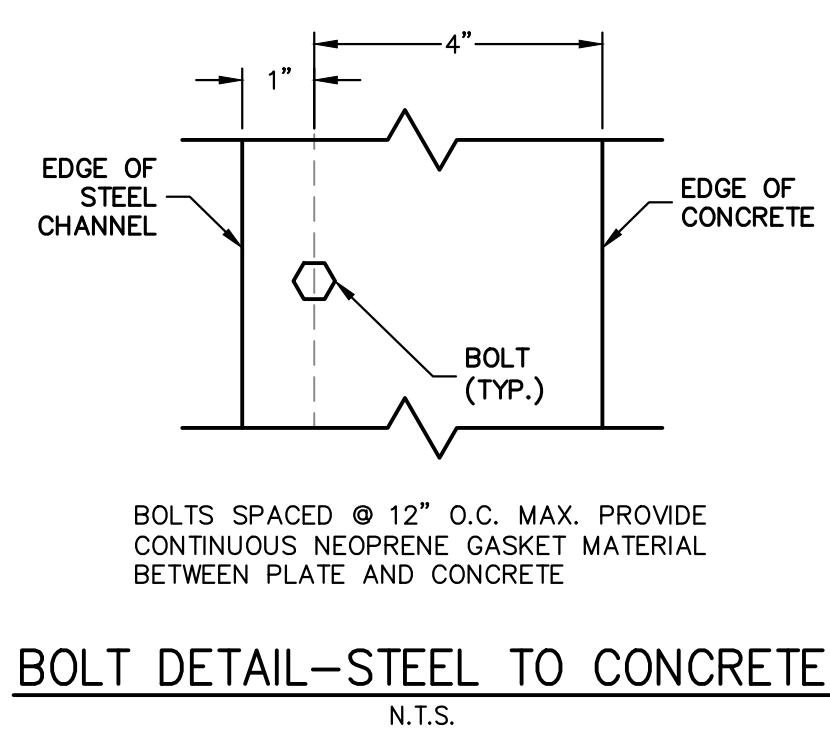
ORIFICE PLATE DETAIL
SCALE: 3/8"=1'



TRASH SCREEN AND PLATE DETAIL (PLAN)
N.T.S.



RESTRICTOR PLATE DETAIL
SCALE: 3/8"=1'



BOLT DETAIL-STEEL TO CONCRETE
N.T.S.

OUTLET STRUCTURE PLATE AND GRADING NOTES:

- ORIFICE PLATE:**
1. PROVIDE CONTINUOUS NEOPRENE GASKET MATERIAL BETWEEN THE ORIFICE PLATE AND CONCRETE AND BETWEEN THE RESTRICTOR PLATE AND CONCRETE.
 2. BOLT PLATE TO CONCRETE 12" MAX. ON CENTER.
- TRASH RACKS:**
3. TRASH RACKS SHALL BE 1 1/2" SCH.40 STEEL PIPE, GALVANIZED, @ 6" CENTERS. SUPPORT BARS SHALL BE 1/2"x2" STEEL RECTANGULAR BARS, GALVANIZED, @ 36". ALL TRASH RACKS SHALL BE MOUNTED USING STAINLESS STEEL HARDWARE.
 4. REMOVABLE TRASH RACK SECTIONS SHALL BE MOUNTED USING STAINLESS STEEL HARDWARE AND PROVIDED WITH HINGED & LOCKABLE OR BOLTABLE ACCESS PANELS AS SHOWN ON THE PLANS.
 5. STEEL TRASH RACKS SHALL BE HOT DIP GALVANIZED AND MAY BE HOT POWDER COATED AFTER GALVANIZING.
 6. STRUCTURAL STEEL FOR GRATES, ORIFICE PLATES, AND BARS SHALL BE GALVANIZED AND SHALL BE IN ACCORDANCE WITH CDOT STANDARD SPECIFICATIONS, SUBSECTION 712.06.
 7. ALL HARDWARE, BOLTS, AND FASTENERS SHALL BE STAINLESS STEEL.
 8. CONTRACTOR SHALL SUBMIT SHOP DRAWINGS FOR ALL PLATES AND GRATING FOR ENGINEER'S APPROVAL PRIOR TO CONSTRUCTION.

UNTIL SUCH TIME AS THESE DRAWINGS ARE APPROVED BY THE AGENCIES, OR ENGINEERING APPROVES THEIR USE, CONTRACTOR'S USE OF THESE DRAWINGS IS DESIGNATED BY WRITTEN AUTHORIZATION.

PREPARED FOR
LVR
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BY	DATE	REVISION

H-SCALE	3/8"=1'
V-SCALE	3/8"=1'
DATE	09/12/24
DESIGNED BY	GAG
DRAWN BY	TAU
CHECKED BY	

LAZY Y AND ROCKING J SUBDIVISION
POND 2 OUTLET

SHEET 14 OF 16
JOB NO. 25228.00



ENGINEER'S STATEMENT
STANDARD DETAILS SHOWN WERE REVIEWED ONLY AS TO THEIR APPLICATION ON THIS PROJECT

BRYAN T. LAW, P.E.
COLORADO P.E. 25043
FOR AND ON BEHALF OF JR ENGINEERING

