ELK RIDGE DEVELOPMENTS, LLC

ELK VIEW ESTATES

A SUBDIVISION OF A PORTION OF THE SOUTHWEST ONE-QUARTER OF THE SOUTHEAST ONE-QUARTER OF SECTION 23, T 12 S, R 66 W OF THE 6TH PM., EL PASO COUNTY, COLORADO

NOT PLATTED

CONSTRUCTION DRAWINGS

PROJECT CONTACTS

PROPERTY OWNER

ELK RIDGE DEVELOPMENTS, LLC
10548 ODIN DRIVE
COLORADO SPRINGS, CO 80924
(719) 494-2115
CONTACT: DEAN HEISLER
EMAIL: DEAN@FOXBS.COM

APPLICANT

GALLOWAY & CO., INC.
1155 KELLY JOHNSON BLVD., SUITE 305
COLORADO SPRINGS, CO 80920
TELE: (719) 900-7220
CONTACT: JEFFREY ODOR, PE
EMAIL: JEFFREYODOR@GALLOWAYUS.COM

CIVIL ENGINEER

GALLOWAY & CO., INC.
1155 KELLY JOHNSON BLVD., SUITE 305
COLORADO SPRINGS, CO 80920
TELE: (719) 900-7220
CONTACT: JEFFREY ODOR, PE
EMAIL: JEFFREYODOR@GALLOWAYUS.COM

SURVEYOR

ROCKY MOUNTIAN LAND SERVICES
4465 NORTHPARK DRIVE, SUITE 303
COLORADO SPRINGS, CO 80907
(719) 630-0559

CITY & UTILITY CONTACTS

WATER

PRIVATE (INDIVIDUAL WELL)

WASTEWATER

PRIVATE (INDIVIDUAL OWTS)

ELECTRIC

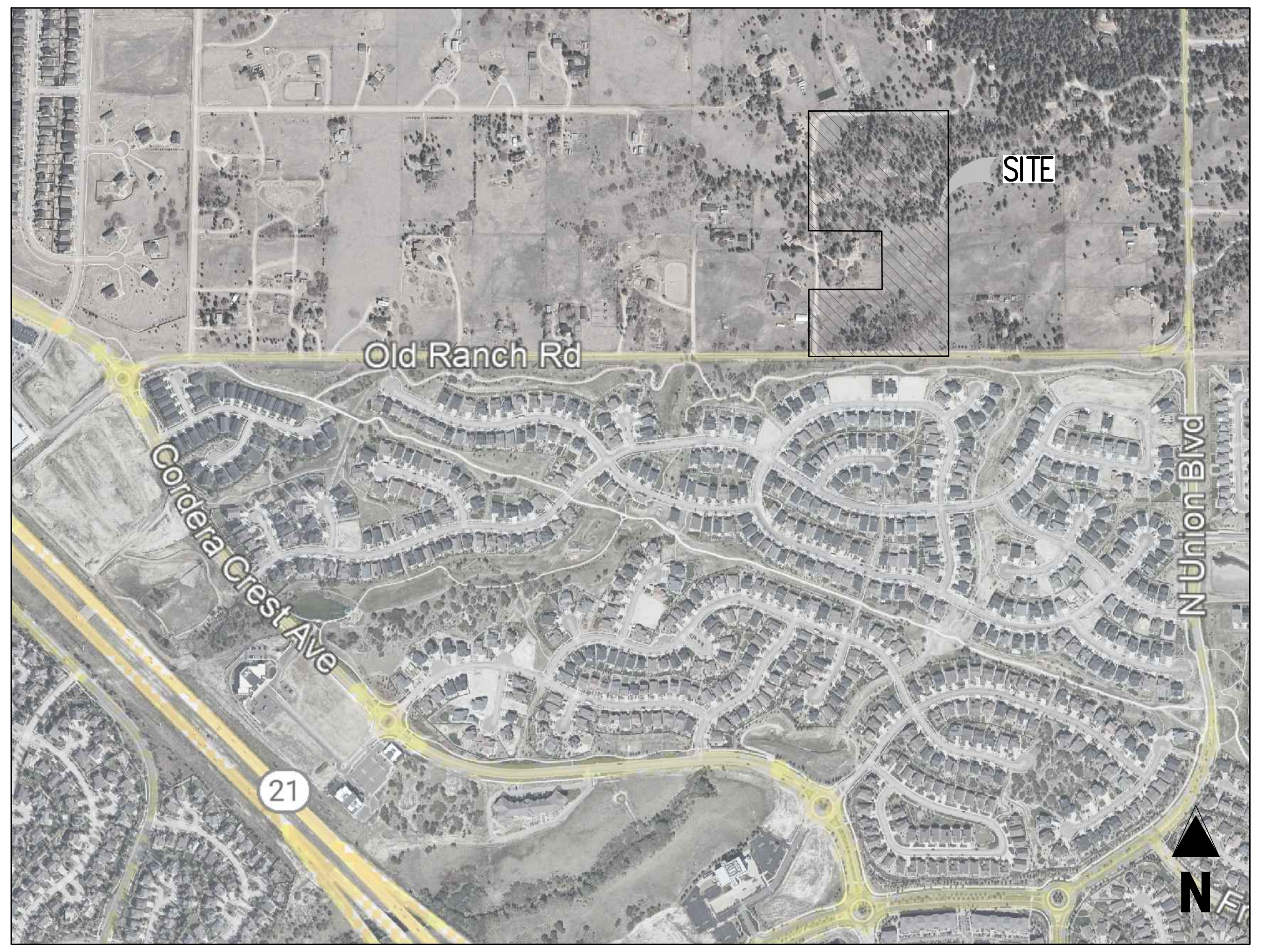
MOUNTAIN VIEW ELECTRIC ASSOCIATION
11140 E. WOODMEN RD.,
FALCON, CO 80831
TELE: (800) 388-9881
CONTACT: LAURA J. HUTSON
EMAIL: LAURA.H@MVEA.COOP

NATURAL GAS

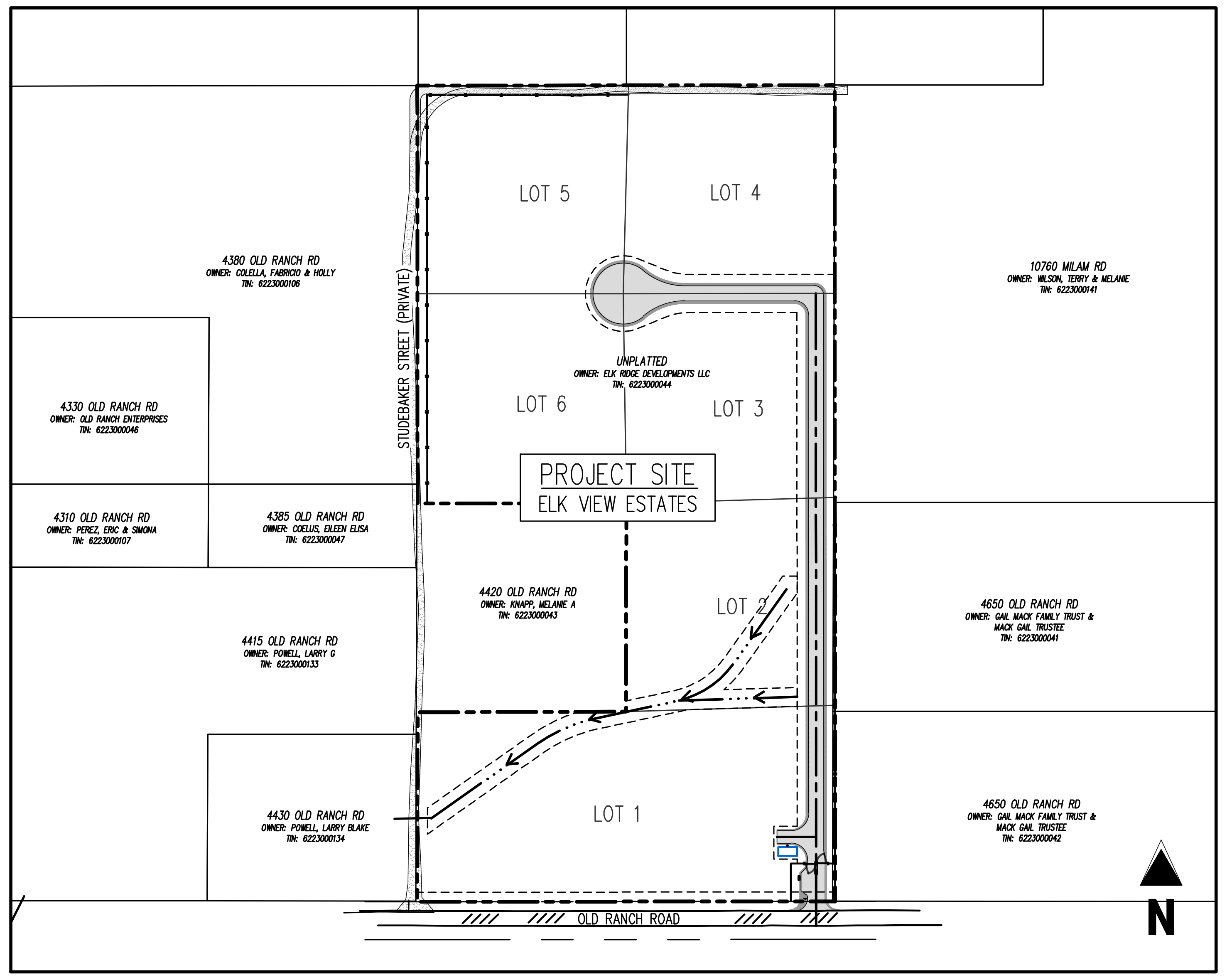
BLACK HILLS ENERGY
198 COUNTY LINE RD
PALMER LAKE, CO 80133
(719) 502-5594
CONTACT: MARCUS HENDERSON
EMAIL: MARCUS.HENDERSON@BLACKHILLSENERGY.COM

FIRE

BLACK FOREST FIRE RESCUE
11445 TEACHOUT RD
COLORADO SPRINGS, CO 80908
(719) 495-4300



VICINITY MAP
NOT TO SCALE



SITE MAP

0 50 100 200
SCALE: 1"=200'

SHEET LIST TABLE		
NO.	SHEET TITLE	SHEET DESCRIPTION
1	COVER SHEET	C0.0
2	GENERAL NOTES & DETAILS	C0.1
3	EXISTING CONDITIONS PLAN	C0.3
4	SITE PLAN	C1.1
5	STORM SEWER PLAN & PROFILES	C6.1
6	STORM SEWER PLAN & PROFILES	C6.2
7	STORM SEWER DETAILS	C6.3
8	STORM SEWER DETAILS	C6.4
9	BULL ELK HEIGHTS PLAN & PROFILES	C9.1
10	BULL ELK HEIGHTS PLAN & PROFILES	C9.2
11	BULL ELK HEIGHTS PLAN & PROFILES	C9.3

LEGAL DESCRIPTION

PARCEL A:
THE EAST HALF OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER, EXCEPT THE SOUTH 30 FEET THEREOF, AND THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER, EXCEPT THE SOUTH 30 FEET THEREOF, ALL IN SECTION 23, TOWNSHIP 12 SOUTH, RANGE 66 WEST OF THE 6TH P.M., EL PASO COUNTY, COLORADO.

PARCEL B:
THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 23, TOWNSHIP 12 SOUTH, RANGE 66 WEST OF THE 6TH P.M. , EL PASO COUNTY, COLORADO.

BENCHMARK

A REBAR WITH YELLOW CAP STAMPED "BOSTROM PLS NO. 9477" AT THE SOUTHEAST CORNER. THE INTERPOLATED ELEVATION USED THERON IS 7128.06'.

BASIS OF BEARING

ALL BEARINGS USED ON THIS PLAT ARE BASED ON AN ASSUMED BEARING BETWEEN A REBAR WITH YELLOW CAP STAMPED "BOSTROM PLS NO. 9477" AT THE SOUTHEAST CORNER AND A NO. 4 REBAR WITH CAP STAMPED "RMLS NO. 19625" AT THE SOUTHWEST CORNER. THE ASSUMED BEARING BETWEEN THESE MONUMENTS IS S 89° 58'15"W.

NOTE: CONTRACTOR SHALL PROTECT ALL EXISTING SURVEY MONUMENTATION. CONTRACTOR SHALL HAVE LICENSED SURVEYOR REPLACE ANY DAMAGED OR DISTURBED MONUMENTATION AT THEIR COST.

NOTE: CONTRACTOR MUST COORDINATE WORK WITH UTILITY COMPANY AND CITY PRIOR TO BEGINNING WORK AND IS RESPONSIBLE FOR ALL MATERIALS, LABOR, REPAIRS, ETC. TO COMPLETE WORK AND RESTORE AREA TO SAME STATE PRIOR TO STARTING WORK.

CONTRACTOR RESPONSIBLE FOR AS-BUILT DRAWINGS, TESTS, REPORTS AND/OR ANY OTHER CERTIFICATES OR INFORMATION AS REQUIRED FOR ACCEPTANCE OF WORK FROM CITY, UTILITY DISTRICTS OR ANY OTHER GOVERNING AGENCY.

SURVEYOR TO OBTAIN AUTOCAD FILE FROM ENGINEER AND VERIFY ALL HORIZONTAL CONTROL DIMENSIONING PRIOR TO CONSTRUCTION STAKING. SURVEYOR MUST VERIFY ALL BENCHMARK, BASIS OF BEARING AND DATUM INFORMATION TO ENSURE IMPROVEMENTS WILL BE AT THE SAME HORIZONTAL AND VERTICAL LOCATIONS SHOWN ON THE DESIGN CONSTRUCTION DRAWINGS. PRIOR TO CONSTRUCTION STAKING ANY DISCREPANCY MUST BE REPORTED TO OWNER AND ENGINEER PRIOR TO CONTINUATION OF ANY FURTHER STAKING OR CONSTRUCTION WORK.

CAUTION – NOTICE TO CONTRACTOR

1. ALL UTILITY LOCATIONS SHOWN ARE BASED ON MAPS PROVIDED BY THE APPROPRIATE UTILITY COMPANY AND FIELD SURFACE EVIDENCE AT THE TIME OF SURVEY AND IS TO BE CONSIDERED AN APPROXIMATE LOCATION ONLY. IT IS THE CONTRACTOR'S RESPONSIBILITY TO FIELD VERIFY THE LOCATION OF ALL UTILITIES, PUBLIC OR PRIVATE, WHETHER SHOWN ON THE PLANS OR NOT, PRIOR TO CONSTRUCTION. REPORT ANY DISCREPANCIESTO THE ENGINEER PRIOR TO CONSTRUCTION.
2. WHERE A PROPOSED UTILITY CROSSES AN EXISTING UTILITY, IT IS THE CONTRACTOR'S RESPONSIBILITY TO FIELD VERIFY THE HORIZONTAL AND VERTICAL LOCATION OF SUCH EXISTING UTILITY, EITHER THROUGH POTHOLING OR ALTERNATIVE METHOD. REPORT INFORMATION TO THE ENGINEER PRIOR TO CONSTRUCTION.

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

EL PASO COUNTY

COUNTY PLAN REVIEW IS PROVIDED ONLY FOR GENERAL CONFORMANCE WITH COUNTY DESIGN CRITERIA. THE COUNTY IS NOT RESPONSIBLE FOR THE ACCURACY AND ADEQUACY OF THE DESIGN, DIMENSIONS, AND/ OR ELEVATIONS WHICH SHALL BE CONFIRMED AT THE JOB SITE. THE COUNTY THROUGH THE APPROVAL OF THIS DOCUMENT ASSUMES NO 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 J . PALMER, P.E. DATE
COUNTY ENGINEER/ECM ADMINISTRATOR

OWNER'S STATEMENT

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

09/24/2026
DEAN HEISLER DATE

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

JEFFREY A. ODOR 39265
09/17/2026

JEFFREY A. ODOR, COLORADO P.E. NO. 39265 DATE

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ELK VIEW ESTATES
CONSTRUCTION DRAWINGS

OLD RANCH ROAD
EL PASO COUNTY, CO

#	Date	Issue / Description	Init.
1	11/26/2025	1ST COUNTY SUBMITTAL	ELB
2	06/30/2026	2ND COUNTY SUBMITTAL	ELB
3	08/25/2026	3RD COUNTY SUBMITTAL	JAO
4	09/2026	4TH COUNTY SUBMITTAL	JAO

Project No:	ERD01
Drawn By:	ELB
Checked By:	JAO
Date:	9/18/2026

COVER SHEET

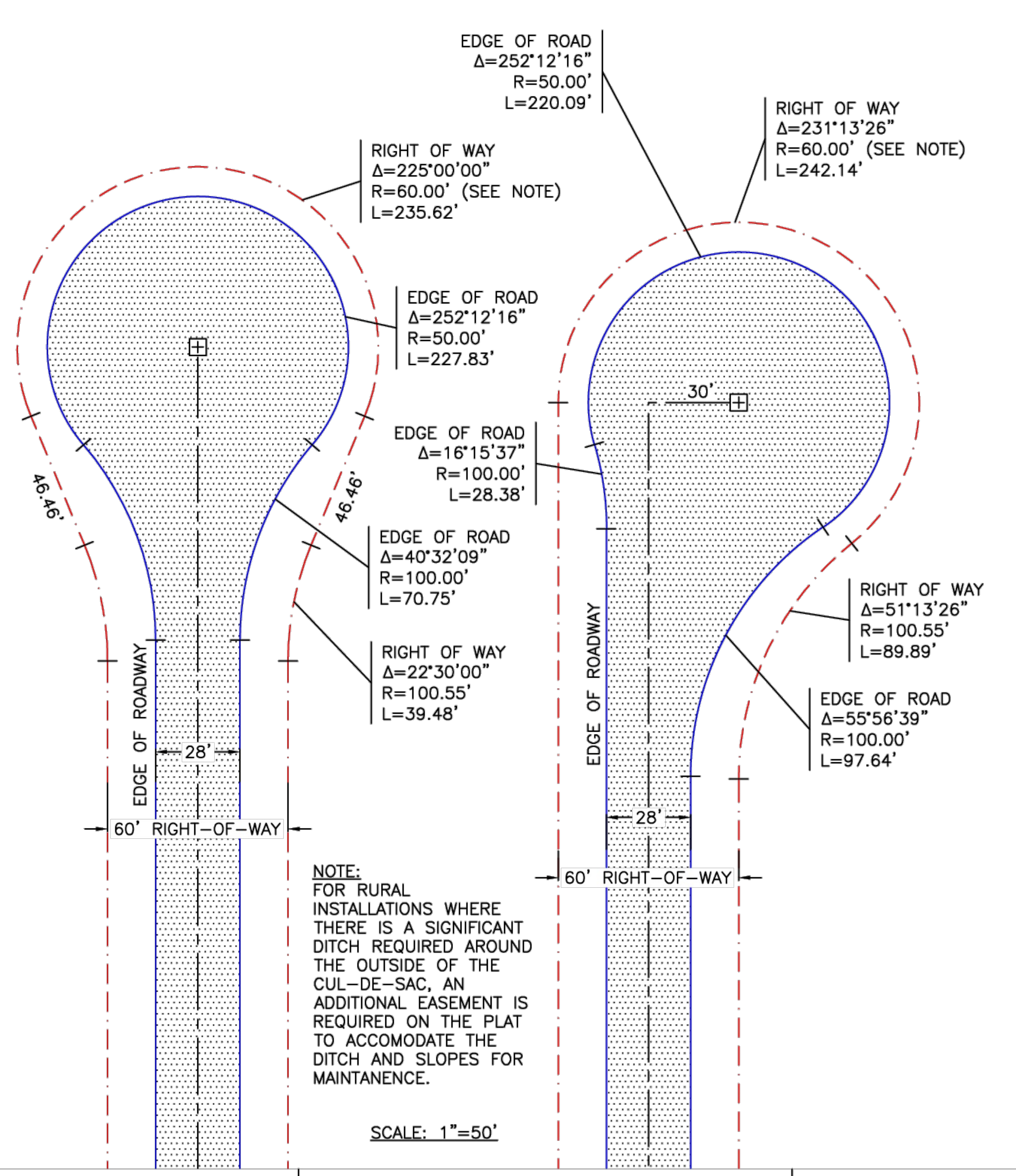
C0.0

GENERAL CONSTRUCTION NOTES

1. 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.
2. THE CONTRACTOR SHALL TAKE THE NECESSARY PRECAUTIONS TO PROTECT EXISTING UTILITIES FROM DAMAGE DUE TO THIS OPERATION. ANY DAMAGE TO THE UTILITIES WILL BE REPLACED AT THE CONTRACTORS EXPENSE AND ANY SERVICE DISRUPTION WILL BE SETTLED BY THE CONTRACTOR.
3. ADDITIONAL EROSION CONTROL STRUCTURES MAY BE REQUIRED AT THE TIME OF CONSTRUCTION.
4. ALL BACKFILL, SUB-BASE AND / OR BASE COURSE (CLASS 6) MATERIAL SHALL BE COMPACTED TO THE SOILS ENGINEERS RECOMMENDATIONS, AND APPROVED BY EL PASO COUNTY DEVELOPMENT SERVICES ENGINEERING DIVISION.
5. ALL STATIONING IS CENTERLINE UNLESS OTHERWISE INDICATED. ALL ELEVATIONS ARE FLOW LINE UNLESS OTHERWISE INDICATED.
6. ALL DISTURBED PAVEMENT EDGES SHALL BE CUT TO NEAT LINES. REPAIR SHALL CONFORM TO THE EPC ECM APPENDIX K – 1.2C.
7. ALL INTERSECTION ACCESSES TO BE CONSTRUCTED WITH A 25 FOOT SIGHT VISIBILITY TRIANGLES AND THERE SHALL BE NO OBSTRUCTIONS GREATER THAN 18" IN THIS AREA.
8. ALL CULVERT AND STORM PIPES SHALL BE SMOOTH INTERIOR CORRUGATED POLYETHYLENE PIPE (HDPE), OR 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 OWNERS GEOTECHNICAL ENGINEER TO SUPPORT MINIMUM 50 YEAR DESIGN LIFE. CULVERTS MUST CONFORM TO EPC ECM SECTION 3.32 – CULVERTS.
9. ASPHALT THICKNESS AND BASE COURSE THICKNESS (COMPACTED FOR ROADS SHALL BE PER DESIGN REPORT BY OWNERS GEOTECHNICAL ENGINEER. OWNERS GEOTECHNICAL ENGINEER TO BE ON SITE AT TIME OF ROAD CONSTRUCTION TO EVALUATE SOIL CONDITIONS AND DETERMINE IF ADDITIONAL MEASURES ARE NECESSARY TO ASSURE STABILITY OF THE NEW ROADS. PAVEMENT DESIGN SHALL BE APPROVED BY EL PASO COUNTY DEVELOPMENT SERVICES ENGINEERING DIVISION PRIOR TO CONSTRUCTION.
10. TYPE M RIP-RAP WITH 4" OF TYPE II GRANULAR BEDDING AND MIRAFI 180N OR EQUAL MAY BE SUBSTITUTED WHERE TYPE L RIP-RAP WITH MIRAFI FW 700 OR EQUAL IS SPECIFIED.
11. ALL MATERIALS AND INSTALLATION PROCEDURES SHALL BE IN COMPLIANCE WITH ANY AND ALL APPLICABLE EL PASO COUNTY STANDARDS.

STANDARD NOTES FOR EPC CONSTRUCTION PLAN

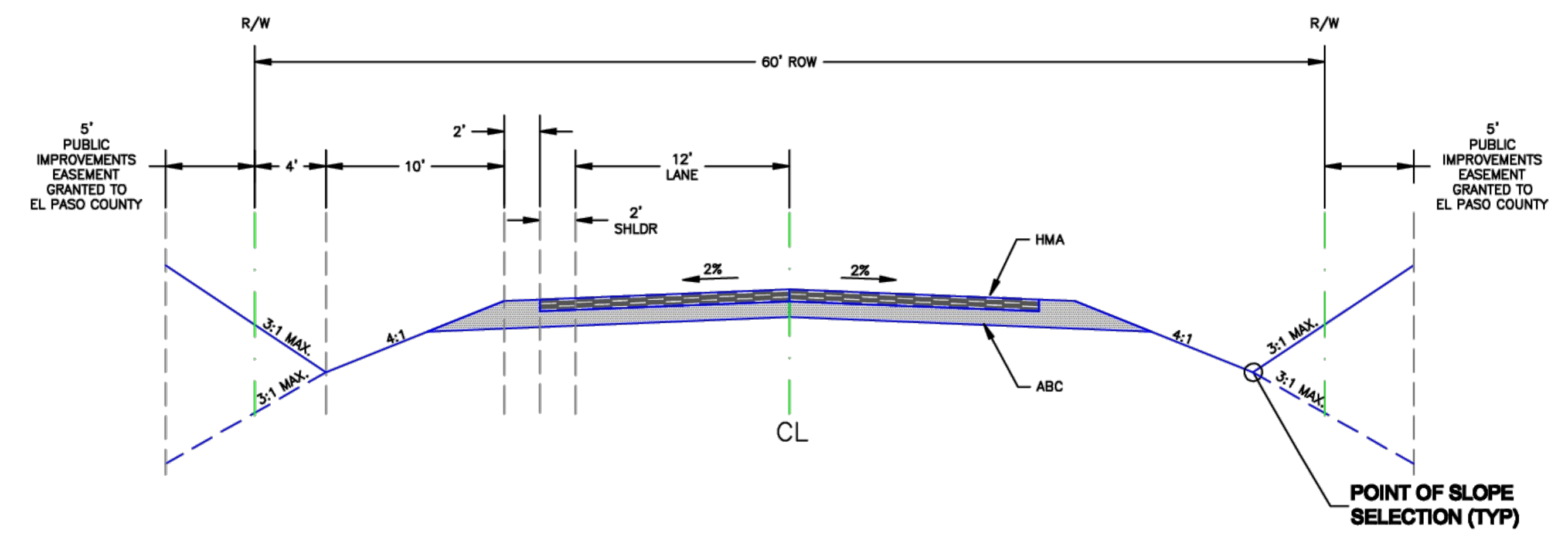
1. ALL DRAINAGE AND ROADWAY CONSTRUCTION SHALL MEET THE STANDARDS AND SPECIFICATIONS OF THE CITY OF COLORADO SPRINGS/EL PASO COUNTY DRAINAGE CRITERIA MANUAL, VOLUMES 1 AND 2, AND THE EL PASO COUNTY ENGINEERING CRITERIA MANUAL.
2. CONTRACTOR SHALL BE RESPONSIBLE FOR THE NOTIFICATION AND FIELD NOTIFICATION OF ALL EXISTING UTILITIES, WHETHER SHOWN ON THE PLANS OR NOT, BEFORE BEGINNING CONSTRUCTION. LOCATION OF EXISTING UTILITIES SHALL BE VERIFIED BY THE CONTRACTOR PRIOR TO CONSTRUCTION. CALL 811 TO CONTACT THE UTILITY NOTIFICATION CENTER OF COLORADO (UNCC).
3. CONTRACTOR SHALL KEEP A COPY OF THESE APPROVED PLANS, THE GRADING AND EROSION CONTROL PLAN, THE STORMWATER MANAGEMENT PLAN (SWMP), THE SOILS AND GEOTECHNICAL REPORT, AND THE APPROPRIATE DESIGN AND CONSTRUCTION STANDARDS AND SPECIFICATIONS AT THE JOB SITE AT ALL TIMES, INCLUDING THE FOLLOWING:
   - A. EL PASO COUNTY ENGINEERING CRITERIA MANUAL (ECM)
   - B. CITY OF COLORADO SPRINGS/EL PASO COUNTY DRAINAGE CRITERIA MANUAL, VOLUMES 1 AND 2
   - C. COLORADO DEPARTMENT OF TRANSPORTATION (CDOT) STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION
   - D. CDOT M & S STANDARDS
4. NOTWITHSTANDING ANYTHING DEPICTED IN THESE PLANS IN WORDS OR GRAPHIC REPRESENTATION, ALL DESIGN AND CONSTRUCTION RELATED TO ROADS, STORM DRAINAGE AND EROSION CONTROL SHALL CONFORM TO THE STANDARDS AND REQUIREMENTS OF THE MOST RECENT VERSION OF THE RELEVANT ADOPTED EL PASO COUNTY STANDARDS, INCLUDING THE LAND DEVELOPMENT CODE, THE ENGINEERING CRITERIA MANUAL, THE DRAINAGE CRITERIA MANUAL, AND THE DRAINAGE CRITERIA MANUAL VOLUME 2. ANY DEVIATIONS FROM REGULATIONS AND STANDARDS MUST BE REQUESTED, AND APPROVED, IN WRITING. ANY MODIFICATIONS NECESSARY TO MEET CRITERIA AFTER-THE-FACT WILL BE ENTIRELY THE DEVELOPER'S RESPONSIBILITY TO RECTIFY.
5. IT IS THE DESIGN ENGINEER'S RESPONSIBILITY TO ACCURATELY SHOW EXISTING CONDITIONS, BOTH ONSITE AND OFFSITE, ON THE CONSTRUCTION PLANS. ANY MODIFICATIONS NECESSARY DUE TO CONFLICTS, OMISSIONS, OR CHANGED CONDITIONS WILL BE ENTIRELY THE DEVELOPER'S RESPONSIBILITY TO RECTIFY.
6. CONTRACTOR SHALL SCHEDULE A PRE-CONSTRUCTION MEETING WITH EL PASO COUNTY PLANNING AND COMMUNITY DEVELOPMENT (PCD) – INSPECTIONS, PRIOR TO STARTING CONSTRUCTION.
7. IT IS THE CONTRACTOR'S RESPONSIBILITY TO UNDERSTAND THE REQUIREMENTS OF ALL JURISDICTIONAL AGENCIES AND TO OBTAIN ALL REQUIRED PERMITS, INCLUDING BUT NOT LIMITED TO EL PASO COUNTY EROSION AND STORMWATER QUALITY CONTROL PERMIT (ESQCP), REGIONAL BUILDING FLOODPLAIN DEVELOPMENT PERMIT, U.S. ARMY CORPS OF ENGINEERS-ISSUED 401 AND/OR 404 PERMITS, AND COUNTY AND STATE FUGITIVE DUST PERMITS.
8. CONTRACTOR SHALL NOT DEVIATE FROM THE PLANS WITHOUT FIRST OBTAINING WRITTEN APPROVAL FROM THE DESIGN ENGINEER AND PCD. CONTRACTOR SHALL NOTIFY THE DESIGN ENGINEER IMMEDIATELY UPON DISCOVERY OF ANY ERRORS OR INCONSISTENCIES.
9. ALL STORM DRAIN PIPE SHALL BE CLASS III RCP UNLESS OTHERWISE NOTED AND APPROVED BY PCD.
10. CONTRACTOR SHALL COORDINATE GEOTECHNICAL TESTING PER ECM STANDARDS. PAVEMENT DESIGN SHALL BE APPROVED BY EL PASO COUNTY PCD PRIOR TO PLACEMENT OF CURB AND GUTTER AND PAVEMENT.
11. ALL CONSTRUCTION TRAFFIC MUST ENTER/EXIT THE SITE AT APPROVED CONSTRUCTION ACCESS POINTS.
12. SIGHT VISIBILITY TRIANGLES AS IDENTIFIED IN THE PLANS SHALL BE PROVIDED AT ALL INTERSECTIONS. OBSTRUCTIONS GREATER THAN 18 INCHES ABOVE FLOWLINE ARE NOT ALLOWED WITHIN SIGHT TRIANGLES.
13. SIGNING AND STRIPING SHALL COMPLY WITH EL PASO COUNTY DOT AND MUTCD CRITERIA. [IF APPLICABLE, ADDITIONAL SIGNING AND STRIPING NOTES WILL BE PROVIDED.]
14. CONTRACTOR SHALL OBTAIN ANY PERMITS REQUIRED BY EL PASO COUNTY DOT, 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.
16. EL PASO COUNTY DOES NOT OWN AND IS NOT RESPONSIBLE FOR THE UNDERDRAINS OR GROUNDWATER DISCHARGE SYSTEMS SHOWN ON THESE PLANS AND ASSUMES NO LIABILITY FOR WATER RIGHTS ADMINISTRATION BY APPROVING THESE PLANS. MAINTENANCE AND WATER RIGHTS ARE THE RESPONSIBILITY OF THE DEVELOPER AND ELK VIEW ESTATES PROPERTY OWNER'S ASSOCIATION.


EDGE OF ROAD Δ=252°12'16" R=50.00' L=220.09'
RIGHT OF WAY Δ=231°13'26" R=60.00' (SEE NOTE) L=242.14'
RIGHT OF WAY Δ=225°00'00" R=60.00' (SEE NOTE) L=235.62'
EDGE OF ROAD Δ=252°12'16" R=50.00' L=227.83'
30'
EDGE OF ROAD Δ=16°15'37" R=100.00' L=28.38'
46.46'
46.46'
EDGE OF ROAD Δ=40°32'09" R=100.00' L=70.75'
RIGHT OF WAY Δ=51°13'26" R=100.55' L=89.89'
RIGHT OF WAY Δ=22°30'00" R=100.55' L=39.48'
EDGE OF ROAD Δ=55°56'39" R=100.00' L=97.64'
EDGE OF ROADWAY
28'
60' RIGHT-OF-WAY
EDGE OF ROADWAY
28'
60' RIGHT-OF-WAY

NOTE:
FOR RURAL INSTALLATIONS WHERE THERE IS A SIGNIFICANT DITCH REQUIRED AROUND THE OUTSIDE OF THE CUL-DE-SAC, AN ADDITIONAL EASEMENT IS REQUIRED ON THE PLAT TO ACCOMODATE THE DITCH AND SLOPES FOR MAINTANENCE.

SCALE: 1"=50'

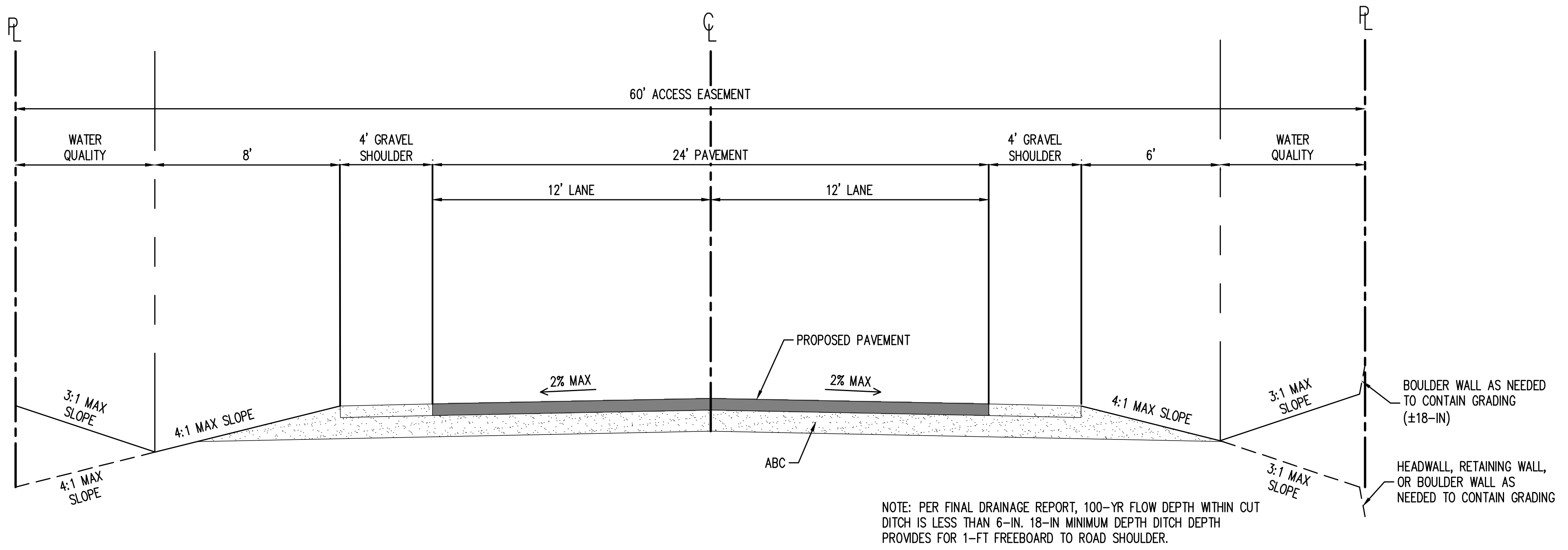
1/1/08 DATE APPROVED:	Rural Cul-De-Sac Details	
	Standard Drawing	
John A. McCarty DEPARTMENT OF TRANSPORTATION	REVISION DATE: 12/8/15	FILE NAME: SD_2-76


R/W
R/W
60' ROW
5' PUBLIC IMPROVEMENTS EASEMENT GRANTED TO EL PASO COUNTY
4'
10'
2'
12' LANE
2' SHLDR
5' PUBLIC IMPROVEMENTS EASEMENT GRANTED TO EL PASO COUNTY
2%
2%
HMA
ABC
3:1 MAX.
3:1 MAX.
4:1
4:1
3:1 MAX.
3:1 MAX.
CL
POINT OF SLOPE SELECTION (TYP)

Roadway Design Parameters
Design Speed: 30 mph
Posted Speed: 30 mph
Maximum ADT: 750
Design Vehicle: WB-50

SCALE: NOT TO SCALE

12/31/05 DATE APPROVED:	Rural Local Roadway	
	Standard Cross Section	
John A. McCarty DEPARTMENT OF TRANSPORTATION	REVISION DATE: 12/22/05	FILE NAME: SD_2-11



NOTE: PER FINAL DRAINAGE REPORT, 100-YR FLOW DEPTH WITHIN CUT DITCH IS LESS THAN 6-IN. 18-IN MINIMUM DEPTH DITCH DEPTH PROVIDES FOR 1-FT FREEBOARD TO ROAD SHOULDER.

TYPICAL STREET SECTION – MODIFIED RURAL LOCAL ROADWAY

SCALE: 1"=5'

POSTED SPEED LIMIT: 25 MPH
DESIGN SPEED LIMIT: 25 MPH
MAXIMUM ADT: 199

*NOTE: PROPOSED SECTION IS A HYBRID BETWEEN EPC RURAL GRAVEL LOCAL (SD_2-10) AND RURAL LOCAL ROADWAY (SD_2-11). ADT CRITERIA IS MET BY RURAL GRAVEL LOCAL ROAD. A PAVED ROAD SECTION IS PROPOSED AT THE DISCRETION OF THE DEVELOPER.

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GallowayUS.com

JEFFREY ODOR
39265
09/17/2026

ELK VIEW ESTATES
CONSTRUCTION DRAWINGS

OLD RANCH ROAD
EL PASO COUNTY, CO

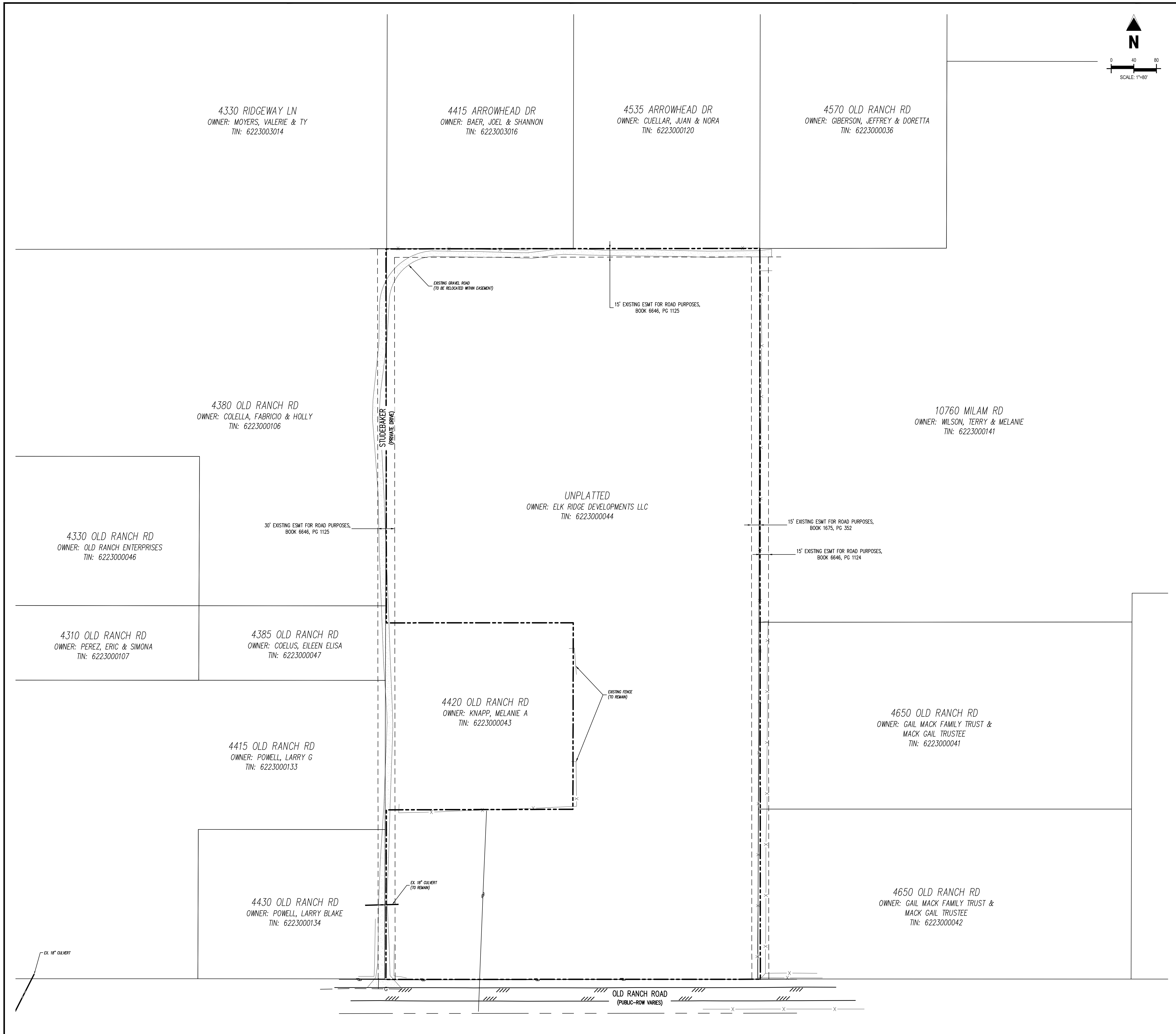
#	Date	Issue / Description	Init.
1	11/26/2025	1ST COUNTY SUBMITTAL	ELB
2	06/02/2026	2ND COUNTY SUBMITTAL	ELB
3	08/25/2026	3RD COUNTY SUBMITTAL	JAO
4	09/2026	4TH COUNTY SUBMITTAL	JAO

Project No: ERD01
Drawn By: ELB
Checked By: JAO
Date: 9/18/2026

GENERAL NOTES & DETAILS

C0.1
Sheet 2 of 11

H:\E\Elk Ridge Development\CO, El Paso County - ERD01 - Elk View Estates\0CIV\3-CD\PUB\ERD01_C0.1 - Notes.dwg - Jeffrey Odor - 9/17/2026



EXISTING CONDITIONS LEGEND

— — —5460— — —	EXISTING MAJOR CONTOUR
- - - -52- - - -	EXISTING MINOR CONTOUR
━ ━ ━	PROJECT BOUNDARY LINE
———	ADJACENT PROPERTY BOUNDARY LINE
—— — — — ——	RIGHT OF WAY LINE
———	EXISTING ADJACENT LOT LINE
———	PROPOSED LOT LINE
— — — —	EXISTING EASEMENT LINE
— · — · —	EXISTING ROAD CENTERLINE
═══	EXISTING CURB AND GUTTER
← ←	EXISTING SWALE LINE
— —— ——100YR—	FLOODPLAIN BOUNDARY
—□—□—□—	EXISTING GUARDRAIL
—W—	EXISTING WATER LINE
—SS—	EXISTING SANITARY SEWER
SD SD SD	EXISTING STORM SEWER
—G—	EXISTING GAS LINE
—UT—	EXISTING UNDERGROUND TELEPHONE
—OHE—	EXISTING OVERHEAD ELECTRIC
—FO—	EXISTING FIBER OPTIC LINE
FO FOVT	EXISTING FIBER OPTIC STRUCTURES
TL	EXISTING TELEPHONE PEDESTAL
TR	EXISTING ELECTRIC TRANSFORMER
⊘	EXISTING POWER POLE
☼	EXISTING STREET LIGHT
WV	EXISTING WATER VALVE
✲	EXISTING FIRE HYDRANT
SD	EXISTING STORM SEWER MANHOLE
SS	EXISTING SANITARY SEWER MANHOLE
—○—	EXISTING SIGN

NOTE: CONTRACTOR SHALL PROTECT ALL EXISTING SURVEY MONUMENTATION. CONTRACTOR SHALL HAVE LICENSED SURVEYOR REPLACE ANY DAMAGED OR DISTURBED MONUMENTATION AT THEIR COST.

NOTE: CONTRACTOR MUST COORDINATE WORK WITH UTILITY COMPANY AND CITY PRIOR TO BEGINNING WORK AND IS RESPONSIBLE FOR ALL MATERIALS, LABOR, REPAIRS, ETC. TO COMPLETE WORK AND RESTORE AREA TO SAME STATE PRIOR TO STARTING WORK.

DEMOLITION & SITE PREPARATION NOTES

1. THE CONTRACTOR SHALL INCLUDE IN THE BID THE COST OF REMOVING ANY EXISTING SITE FEATURES AND APPURTENANCES NECESSARY TO ACCOMPLISH THE CONSTRUCTION OF THE PROPOSED SITE IMPROVEMENTS/ THE CONTRACTOR SHALL ALSO INCLUDE IN THE BID THE CONST NECESSARY TO RESTORE SUCH ITEMS IF THEY ARE SCHEDULED TO REMAIN AS PART OF THE FINAL SITE IMPROVEMENTS. REFER TO PLANS TO DETERMINE EXCAVATION, DEMOLITION AND TO DETERMINE THE LOCATION OF THE PROPOSED SITE IMPROVEMENTS.
2. THE OWNER RESERVES THE RIGHT TO REVIEW ALL MATERIALS DESIGNATED FOR REMOVAL AND TO RETAIN OWNERSHIP OF SUCH MATERIALS. IF THE OWNER RETAINS ANY MATERIAL THE CONTRACTOR SHALL MAKE ARRANGEMENTS WITH THE OWNER TO HAVE THOSE MATERIALS REMOVED OFF SITE AT NO ADDITIONAL COST.
3. UNLESS SPECIFICALLY NOTED TO BE SAVED/STOCKPILED (R&S) OR REUSED/RELOCATED (R&R), ALL SITE FEATURES CALLED FOR REMOVAL (REM) SHALL BE REMOVED WITH THEIR FOOTINGS, ATTACHMENTS, BASE MATERIAL, ETC, TRANSPORTED FROM THE SITE TO BE DISPOSED OF IN A LAWFUL MANNER AT AN ACCEPTABLE DISPOSAL SITE AND AT NO COST TO THE OWNER.
4. ALL EXISTING SITE FEATURES TO REMAIN SHALL BE PROTECTED THROUGHOUT THE CONSTRUCTION PERIOD. ANY FEATURES DAMAGED DURING CONSTRUCTION OPERATIONS SHALL BE REPAIRED OR REPLACED TO THE SATISFACTION OF THE OWNER'S REPRESENTATIVE AT NO ADDITIONAL COST.
5. DURING EARTHWORK OPERATIONS, CONTRACTOR SHALL TAKE CARE TO NOT DISTURB EXISTING MATERIALS TO REMAIN, OUTSIDE THE LIMITS OF EXCAVATION AND BACKFILL AND SHALL TAKE WHATEVER MEASURES NECESSARY, AT THE CONTRACTOR'S EXPENSE, TO PREVENT ANY EXCAVATED MATERIAL FROM COLLAPSING. ALL BACKFILL MATERIALS SHALL BE PLACED AND COMPACTED AS SPECIFIED TO THE SUBGRADE REQUIRED FOR THE INSTALLATION OF THE REMAINDER OF THE CONTRACT WORK
6. IT SHALL BE THE CONTRACTOR'S OPTION, WITH CONCURRENCE OF THE OWNER, TO REUSE EXISTING GRAVEL IF IT MEETS THE REQUIREMENTS OF THE SPECIFICATION FOR GRAVEL BORROW.
7. ALL ITEMS CALLED FOR REMOVAL SHALL BE REMOVED TO FULL DEPTH INCLUDING ALL FOOTINGS, FOUNDATIONS, AND OTHER APPURTENANCES, EXCEPT AS SPECIFICALLY NOTED OTHERWISE.
8. CLEAR AND GRUB VEGETATION' SHALL INCLUDE REMOVAL OF GRASS, SHRUBS, AND UNDERBRUSH, REMOVAL OF ROOTS, ROUGH GRADING, INSTALLATION OF LOAM (IF APPLICABLE), FINE GRADING, SEEDING AND TURF ESTABLISHMENT BY THE CONTRACTOR.
9. TREES DESIGNATED FOR REMOVAL SHALL BE TAGGED BY CONTRACTOR AND APPROVED BY OWNER'S REPRESENTATIVE PRIOR TO COMMENCEMENT OF CONSTRUCTION.
10. CONTRACTOR RESPONSIBLE FOR COORDINATING WITH UTILITY PROVIDERS ON RELOCATION AND REMOVAL OF EXISTING IMPROVEMENTS

BASIS OF BEARING

ALL BEARINGS USED ON THIS PLAT ARE BASED ON AN ASSUMED BEARING BETWEEN A REBAR WITH YELLOW CAP STAMPED "BOSTROM PLS NO. 9477" AT THE SOUTHEAST CORNER AND A NO. 4 REBAR WITH CAP STAMPED "RMLS NO. 19625" AT THE SOUTHWEST CORNER. THE ASSUMED BEARING BETWEEN THESE MONUMENTS IS S 89° 58'15"W.

BENCHMARK

A REBAR WITH YELLOW CAP STAMPED "BOSTROM PLS NO. 9477" AT THE SOUTHEAST CORNER. THE INTERPOLATED ELEVATION USED THERON IS 7128.06'.

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09/17/2026

ELK VIEW ESTATES
CONSTRUCTION DRAWINGS

OLD RANCH ROAD
EL PASO COUNTY, CO

#	Date	Issue / Description	Init.
1	11/26/2025	1ST COUNTY SUBMITTAL	ELB
2	06/02/2026	2ND COUNTY SUBMITTAL	ELB
3	08/25/2026	3RD COUNTY SUBMITTAL	JAO
4	09/2026	4TH COUNTY SUBMITTAL	JAO
-			
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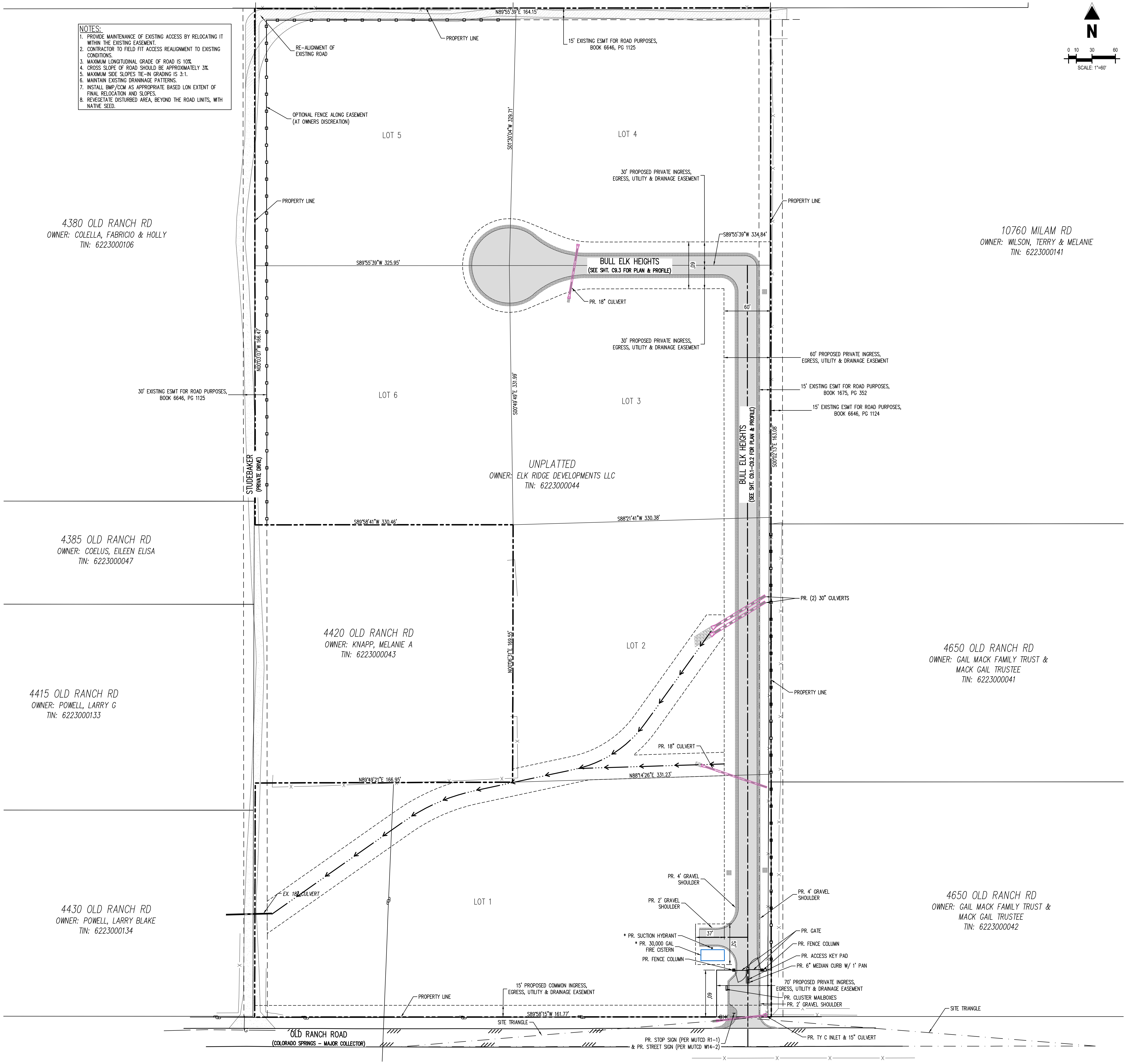
Project No:	ERD01
Drawn By:	ELB
Checked By:	JAO
Date:	9/18/2026

EXISTING CONDITIONS
PLAN

C0.3
Sheet 3 of 11


N
0 10 30 60
SCALE: 1"=60'
N89°55'39"E 164.15'
PROPERTY LINE
RE-ALIGNMENT OF EXISTING ROAD
15' EXISTING ESMT FOR ROAD PURPOSES, BOOK 6646, PG 1125
OPTIONAL FENCE ALONG EASEMENT (AT OWNERS DISCREATION)
LOT 5
LOT 4
S01°30'04"W 329.71'
30' PROPOSED PRIVATE INGRESS, EGRESS, UTILITY & DRAINAGE EASEMENT
PROPERTY LINE
PROPERTY LINE
S89°55'39"W 334.84'
4380 OLD RANCH RD
OWNER: COLELLA, FABRICIO & HOLLY
TIN: 6223000106
S89°55'39"W 325.95'
BULL ELK HEIGHTS
(SEE SHT. C9.3 FOR PLAN & PROFILE)
60'
PR. 18" CULVERT
10760 MILAM RD
OWNER: WILSON, TERRY & MELANIE
TIN: 6223000141
60'
30' PROPOSED PRIVATE INGRESS, EGRESS, UTILITY & DRAINAGE EASEMENT
60' PROPOSED PRIVATE INGRESS, EGRESS, UTILITY & DRAINAGE EASEMENT
15' EXISTING ESMT FOR ROAD PURPOSES, BOOK 1675, PG 352
15' EXISTING ESMT FOR ROAD PURPOSES, BOOK 6646, PG 1124
N00°03'07"W 166.47'
30' EXISTING ESMT FOR ROAD PURPOSES, BOOK 6646, PG 1125
LOT 6
S00°49'49"E 331.99'
LOT 3
BULL ELK HEIGHTS
(SEE SHT. C9.1–C9.2 FOR PLAN & PROFILE)
S00°02'13"E 163.08'
STUDEBAKER
(PRIVATE DRIVE)
UNPLATTED
OWNER: ELK RIDGE DEVELOPMENTS LLC
TIN: 6223000044
S89°58'41"W 330.46'
S88°21'41"W 330.38'
4385 OLD RANCH RD
OWNER: COELUS, EILEEN ELISA
TIN: 6223000047
PR. (2) 30" CULVERTS
4420 OLD RANCH RD
OWNER: KNAPP, MELANIE A
TIN: 6223000043
N00°06'31"E 169.55'
LOT 2
4650 OLD RANCH RD
OWNER: GAIL MACK FAMILY TRUST & MACK GAIL TRUSTEE
TIN: 6223000041
4415 OLD RANCH RD
OWNER: POWELL, LARRY G
TIN: 6223000133
PROPERTY LINE
PR. 18" CULVERT
N89°49'21"E 166.95'
N88°14'26"E 331.23'
EX. 18" CULVERT
LOT 1
4430 OLD RANCH RD
OWNER: POWELL, LARRY BLAKE
TIN: 6223000134
PR. 4' GRAVEL SHOULDER
PR. 2' GRAVEL SHOULDER
PR. 4' GRAVEL SHOULDER
4650 OLD RANCH RD
OWNER: GAIL MACK FAMILY TRUST & MACK GAIL TRUSTEE
TIN: 6223000042
37'
52'
* PR. SUCTION HYDRANT
* PR. 30,000 GAL FIRE CISTERN
PR. FENCE COLUMN
PR. GATE
PR. FENCE COLUMN
PR. ACCESS KEY PAD
PR. 6" MEDIAN CURB W/ 1' PAN
70' PROPOSED PRIVATE INGRESS, EGRESS, UTILITY & DRAINAGE EASEMENT
60'
PR. CLUSTER MAILBOXES
PR. 2' GRAVEL SHOULDER
15' PROPOSED COMMON INGRESS, EGRESS, UTILITY & DRAINAGE EASEMENT
PROPERTY LINE
S89°58'15"W 161.77'
SITE TRIANGLE
SITE TRIANGLE
OLD RANCH ROAD
(COLORADO SPRINGS – MAJOR COLLECTOR)
PR. STOP SIGN (PER MUTCD R1–1) & PR. STREET SIGN (PER MUTCD W14–2)
PR. TY C INLET & 15" CULVERT

NOTES:

1. PROVIDE MAINTENANCE OF EXISTING ACCESS BY RELOCATING IT WITHIN THE EXISTING EASEMENT.
2. CONTRACTOR TO FIELD FIT ACCESS REALIGNMENT TO EXISTING CONDITIONS.
3. MAXIMUM LONGITUDINAL GRADE OF ROAD IS 10%.
4. CROSS SLOPE OF ROAD SHOULD BE APPROXIMATELY 3%.
5. MAXIMUM SIDE SLOPES TIE–IN GRADING IS 3:1.
6. MAINTAIN EXISTING DRANINAGE PATTERNS.
7. INSTALL BMP/CCM AS APPROPRIATE BASED LON EXTENT OF FINAL RELOCATION AND SLOPES.
8. REVEGETATE DISTURBED AREA, BEYOND THE ROAD LINITS, WITH NATIVE SEED.

SITE LEGEND

- PROJECT BOUNDARY LINE
- ADJACENT PROPERTY BOUNDARY LINE
- RIGHT OF WAY LINE
- EXISTING ADJACENT LOT LINE
- PROPOSED LOT LINE
- EXISTING EASEMENT LINE
- PROPOSED EASEMENT LINE
- PROPOSED ROAD CENTERLINE
- EXISTING ROAD CENTERLINE
- PROPOSED RIDGE LINE
- PROPOSED SWALE LINE
- EXISTING SWALE LINE
- EXISTING FENCE
- PROPOSED FENCE
- PROPOSED CURB AND GUTTER
- EXISTING CURB AND GUTTER
- EXISTING EDGE OF ASPHALT
- PROPOSED GRAVEL SHOULDER PER ECM TABLE D-7
- EXISTING SIGN
- PROPOSED SIGN

PAVING LEGEND

- PROPOSED CONCRETE
- EXISTING CONCRETE/ASPHALT PAVING
- PROPOSED ASPHALT PAVING

UTILITY LEGEND

OHE	EXISTING OVERHEAD ELECTRIC
G	EXISTING GAS LINE
W	EXISTING WATER LINE
W	PROPOSED WATER LINE
SS	EXISTING SANITARY SEWER
SS	PROPOSED SANITARY SEWER
	EXISTING STORM SEWER
	PROPOSED STORM SEWER
	EXISTING WATER VALVE
	PROPOSED WATER VALVE
	EXISTING FIRE HYDRANT
	PROPOSED FIRE HYDRANT
	EXISTING STORM SEWER MANHOLE
	PROPOSED STORM SEWER MANHOLE
	EXISTING SANITARY SEWER MANHOLE
	PROPOSED SANITARY SEWER MANHOLE

NOTE: CONTRACTOR SHALL PROTECT ALL EXISTING SURVEY MONUMENTATION. CONTRACTOR SHALL HAVE LICENSED SURVEYOR REPLACE ANY DAMAGED OR DISTURBED MONUMENTATION AT THEIR COST.

SURVEYOR TO OBTAIN AUTOCAD FILE FROM ENGINEER AND VERIFY ALL HORIZONTAL CONTROL DIMENSIONING PRIOR TO CONSTRUCTION STAKING. SURVEYOR MUST VERIFY ALL BENCHMARK, BASIS OF BEARING AND DATUM INFORMATION TO ENSURE IMPROVEMENTS WILL BE AT THE SAME HORIZONTAL AND VERTICAL LOCATIONS SHOWN ON THE DESIGN CONSTRUCTION DRAWINGS. PRIOR TO CONSTRUCTION STAKING ANY DISCREPANCY MUST BE REPORTED TO OWNER AND ENGINEER PRIOR TO CONTINUATION OF ANY FURTHER STAKING OR CONSTRUCTION WORK.

NOTE: SEE GEC PLANS FOR GRADING.

* NOTE: INSTALL PER BLACK FOREST FIRE RESCUE DEPARTMENT CRITERIA.

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09/17/2026

ELK VIEW ESTATES
CONSTRUCTION DRAWINGS

OLD RANCH ROAD
EL PASO COUNTY, CO

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Project No:	ERD01
Drawn By:	ELB
Checked By:	JAO
Date:	9/18/2026

SITE PLAN

C1.1

H:\E\Elk Ridge Development\CO, El Paso County - ERD01 - Elk View Estates\0CIV\3-CD\PUB\ERD01_C1.1 - Site Plan.dwg - Jeffrey Odor - 9/17/2026

SITE LEGEND

PROJECT BOUNDARY LINE
ADJACENT PROPERTY BOUNDARY LINE
RIGHT OF WAY LINE
EXISTING ADJACENT LOT LINE
PROPOSED LOT LINE
EXISTING EASEMENT LINE
PROPOSED EASEMENT LINE
PROPOSED ROAD CENTERLINE
EXISTING ROAD CENTERLINE
PROPOSED RIDGE LINE
PROPOSED SWALE LINE
EXISTING SWALE LINE
EXISTING FENCE
PROPOSED FENCE
PROPOSED CURB AND GUTTER
EXISTING CURB AND GUTTER
EXISTING EDGE OF ASPHALT
PROPOSED GRAVEL SHOULDER PER ECM TABLE D-7
EXISTING SIGN
PROPOSED SIGN

UTILITY LEGEND

OHE — EXISTING OVERHEAD ELECTRIC
G — EXISTING GAS LINE
W — EXISTING WATER LINE
W — PROPOSED WATER LINE
SS — EXISTING SANITARY SEWER
SS — PROPOSED SANITARY SEWER
SD — EXISTING STORM SEWER
SD — PROPOSED STORM SEWER
EXISTING WATER VALVE
PROPOSED WATER VALVE
EXISTING FIRE HYDRANT
PROPOSED FIRE HYDRANT
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EXISTING SANITARY SEWER MANHOLE
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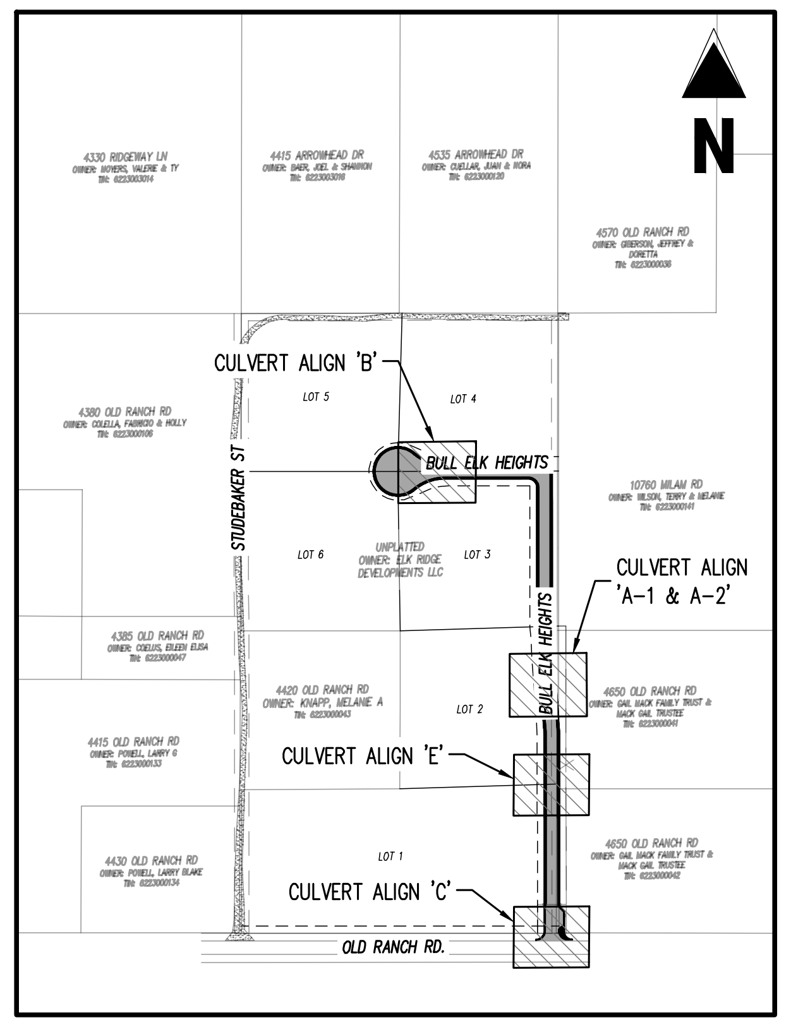
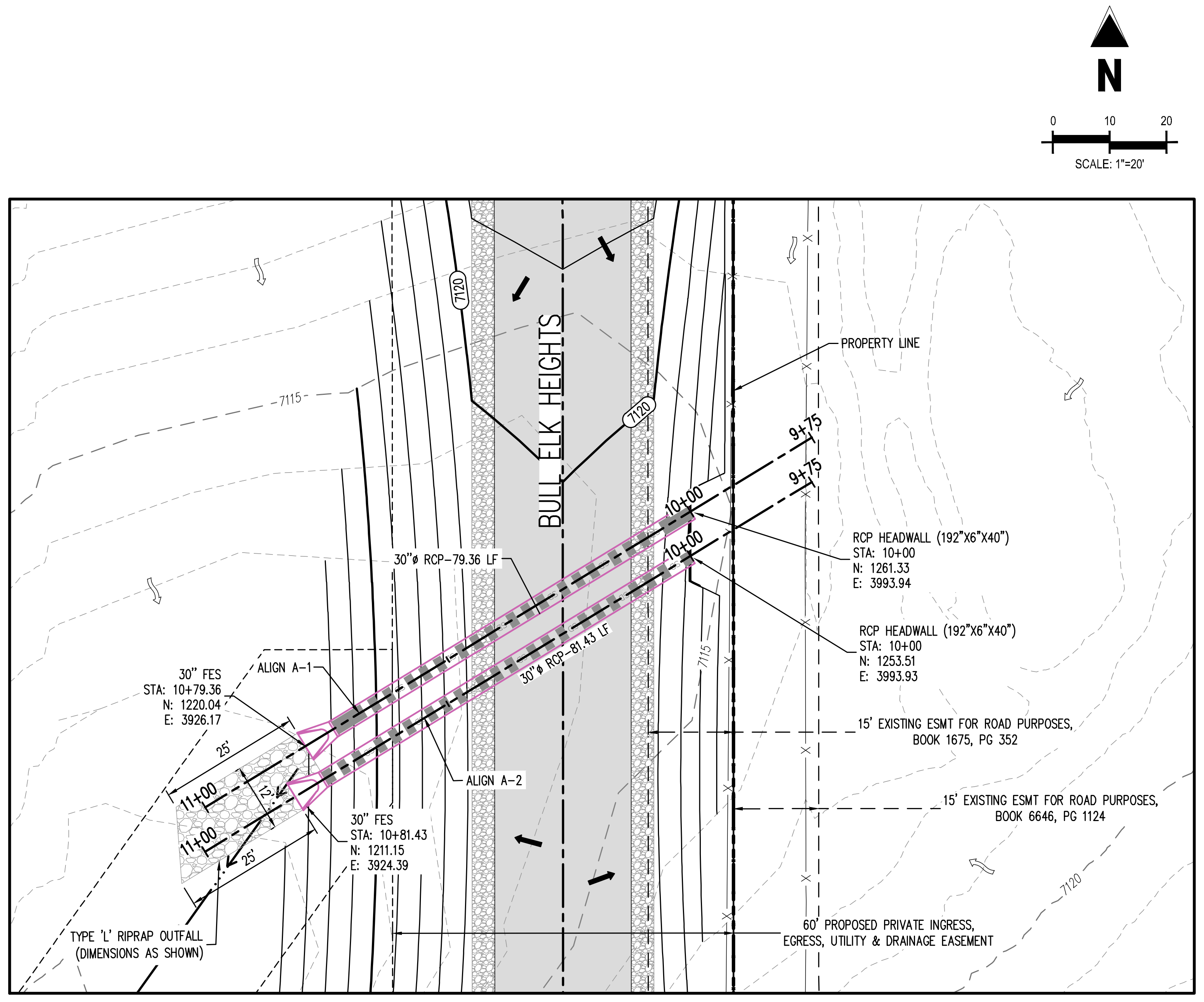
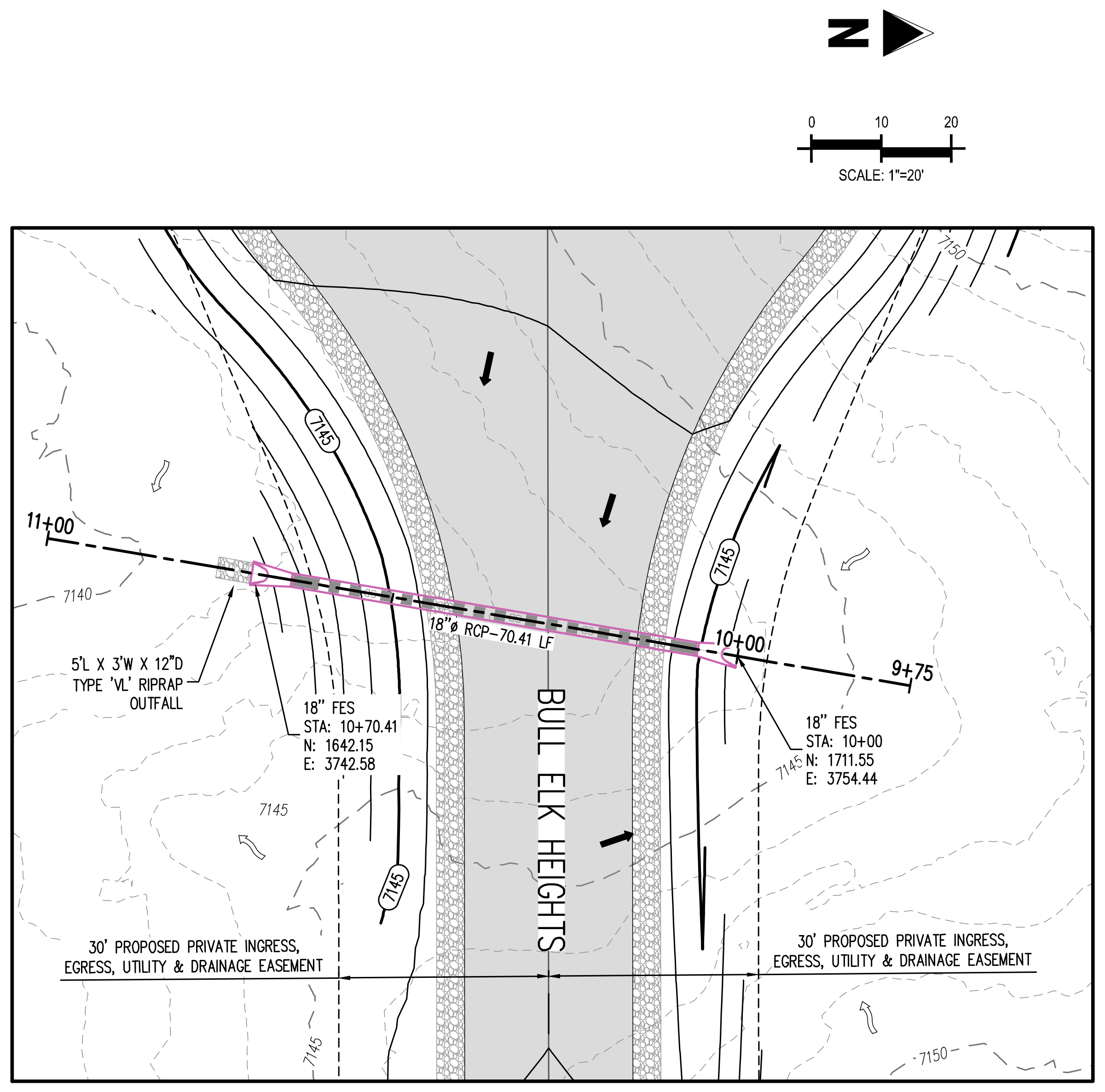


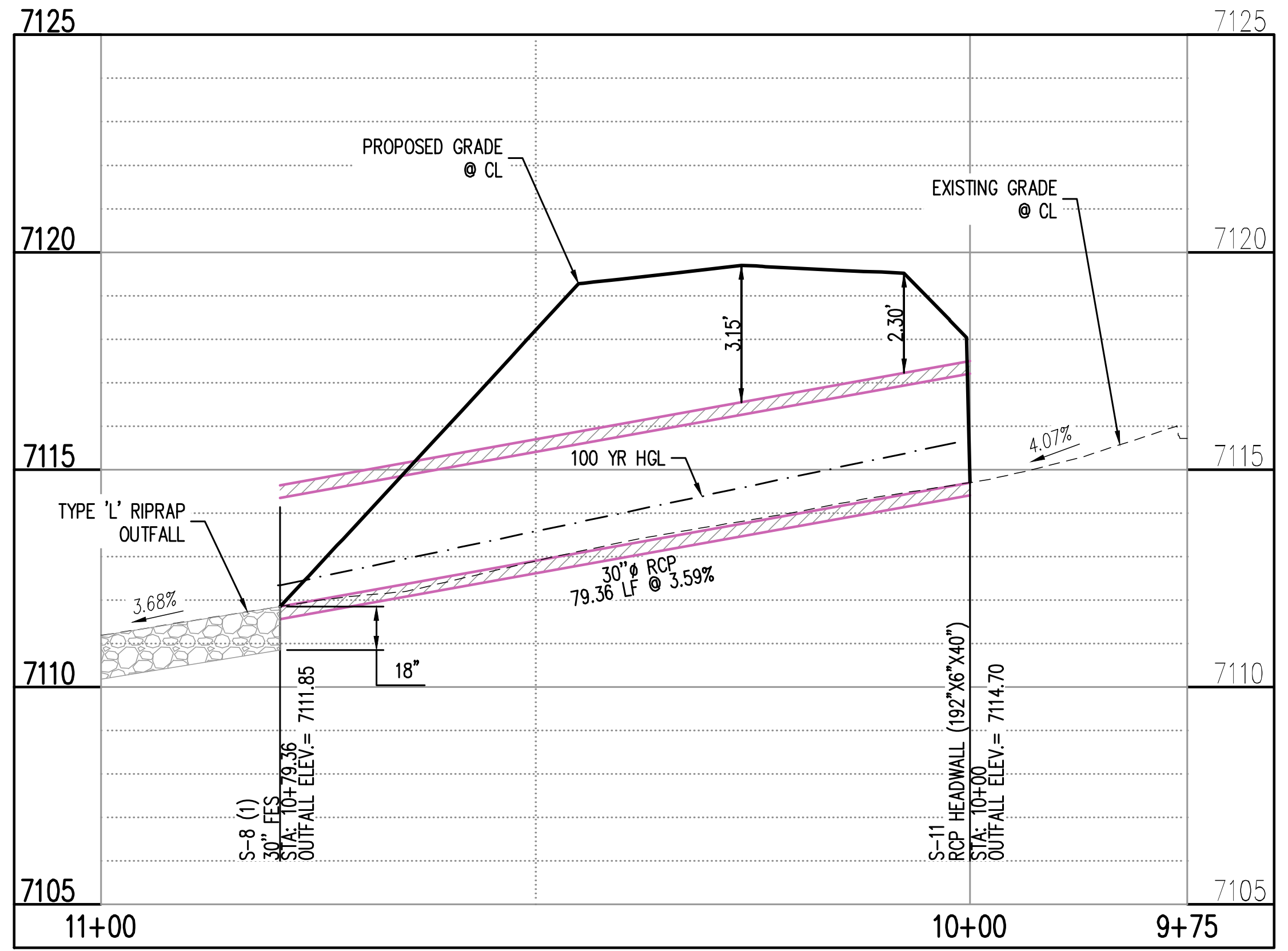
KEY MAP
SCALE: 1"=400'



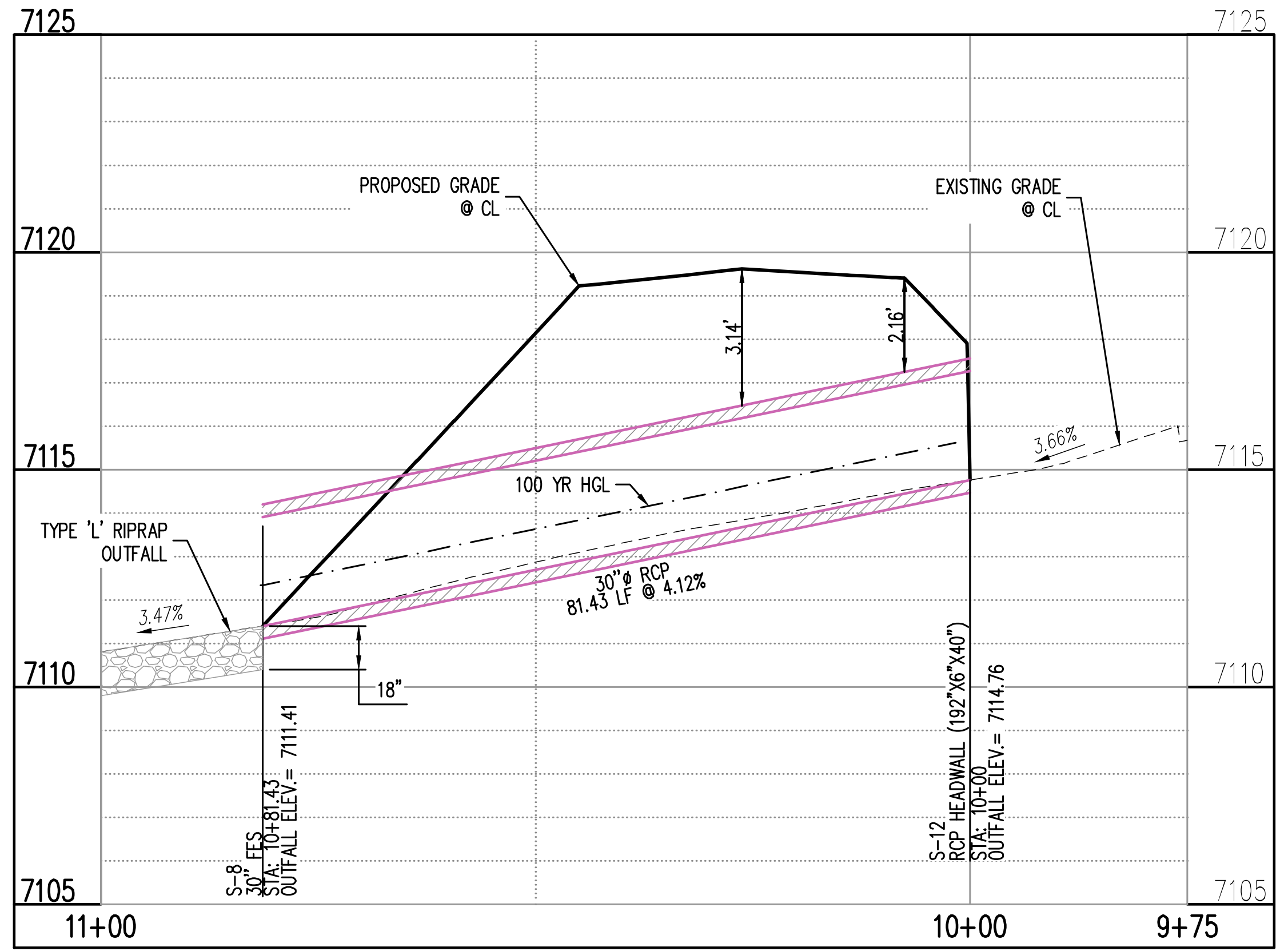
STORM DRAIN PLAN:
CULVERT ALIGN 'A-1 & A-2'
SCALE: 1"=20'



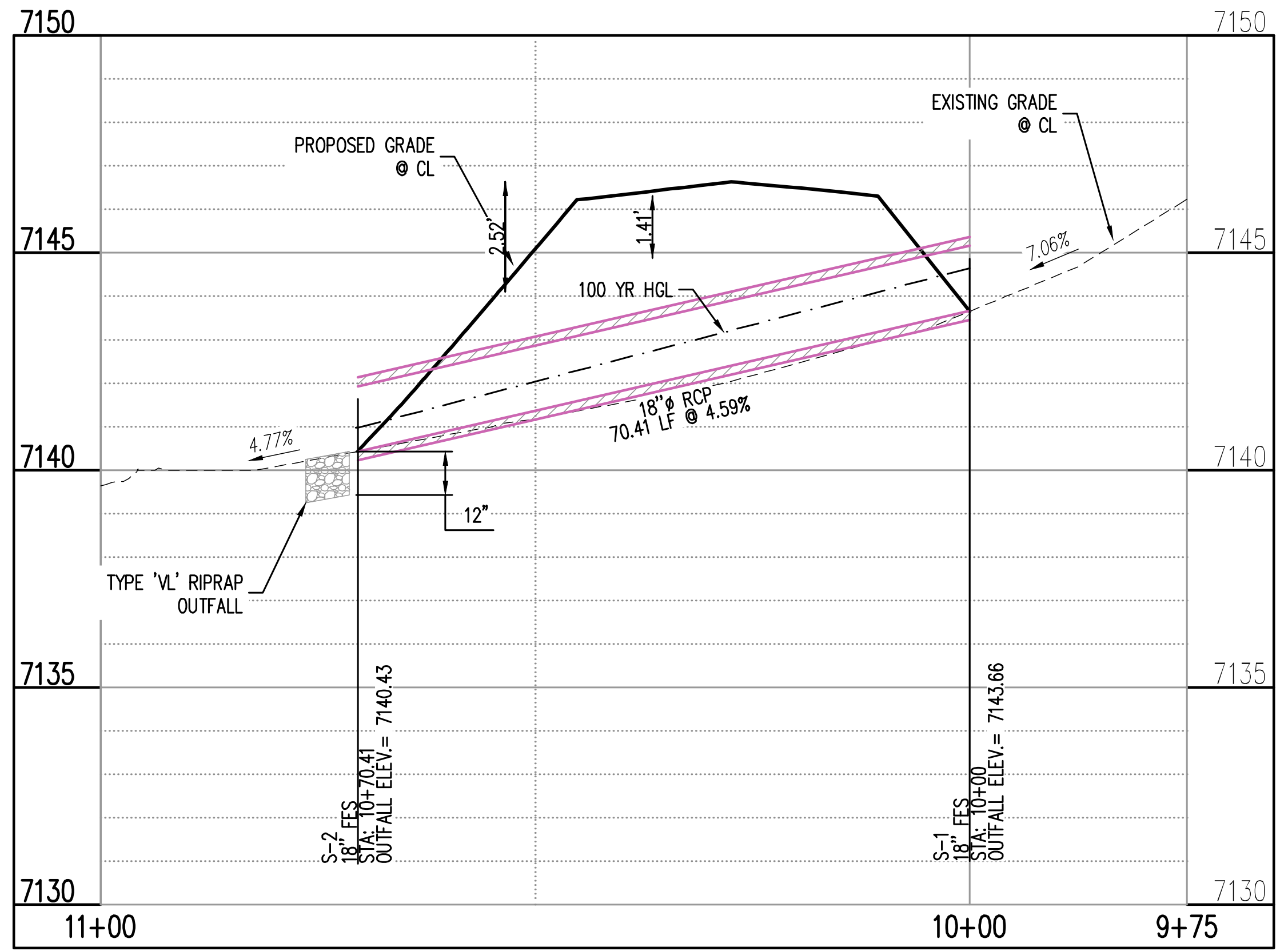
STORM DRAIN PLAN:
CULVERT ALIGN 'B'
SCALE: 1"=20'



CULVERT ALIGN A-1 (STA: 9+75 TO 11+00) – SCALE: H: 1"=20' V: 1"=4'



CULVERT ALIGN A-2 (STA: 9+75 TO 11+00) – SCALE: H: 1"=20' V: 1"=4'



CULVERT ALIGN B (STA: 9+75 TO 11+00) – SCALE: H: 1"=20' V: 1"=4'

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COLORADO LICENSED PROFESSIONAL ENGINEER
JEFFREY ... 39265
09/17/2026

ELK VIEW ESTATES
CONSTRUCTION DRAWINGS

OLD RANCH ROAD
EL PASO COUNTY, CO

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-			

Project No:	ERD01
Drawn By:	ELB
Checked By:	JAO
Date:	9/18/2026

STORM SEWER
PLAN & PROFILES

C6.1
Sheet 5 of 11

SITE LEGEND

- PROJECT BOUNDARY LINE
- ADJACENT PROPERTY BOUNDARY LINE
- RIGHT OF WAY LINE
- EXISTING ADJACENT LOT LINE
- PROPOSED LOT LINE
- EXISTING EASEMENT LINE
- PROPOSED EASEMENT LINE
- PROPOSED ROAD CENTERLINE
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- EXISTING CURB AND GUTTER
- EXISTING EDGE OF ASPHALT
- PROPOSED GRAVEL SHOULDER PER ECM TABLE D-7
- EXISTING SIGN
- PROPOSED SIGN

UTILITY LEGEND

OHE	EXISTING OVERHEAD ELECTRIC
G	EXISTING GAS LINE
W	EXISTING WATER LINE
W	PROPOSED WATER LINE
SS	EXISTING SANITARY SEWER
SS	PROPOSED SANITARY SEWER
SD	EXISTING STORM SEWER
SD	PROPOSED STORM SEWER
	EXISTING WATER VALVE
	PROPOSED WATER VALVE
	EXISTING FIRE HYDRANT
	PROPOSED FIRE HYDRANT
SD	EXISTING STORM SEWER MANHOLE
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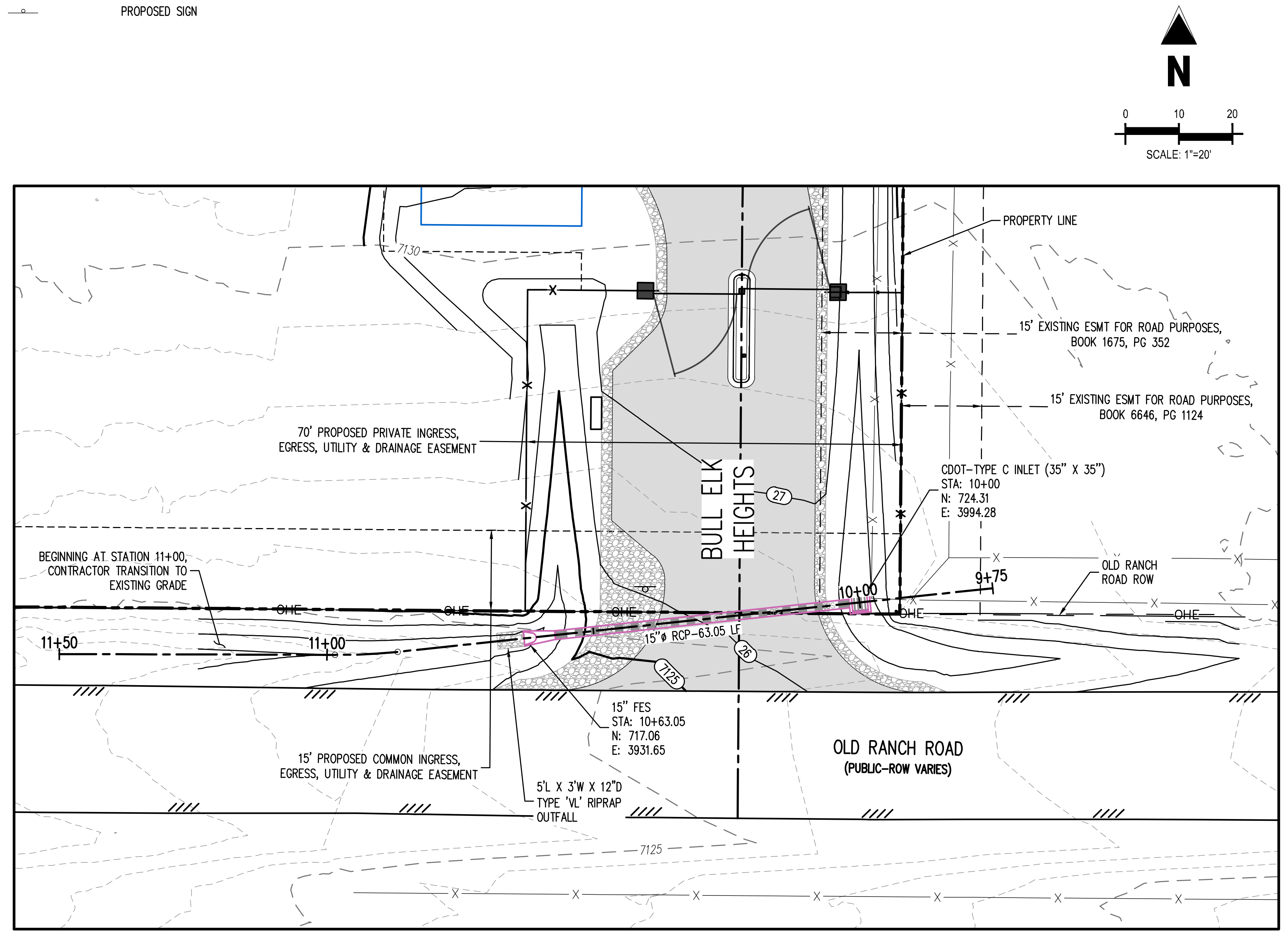
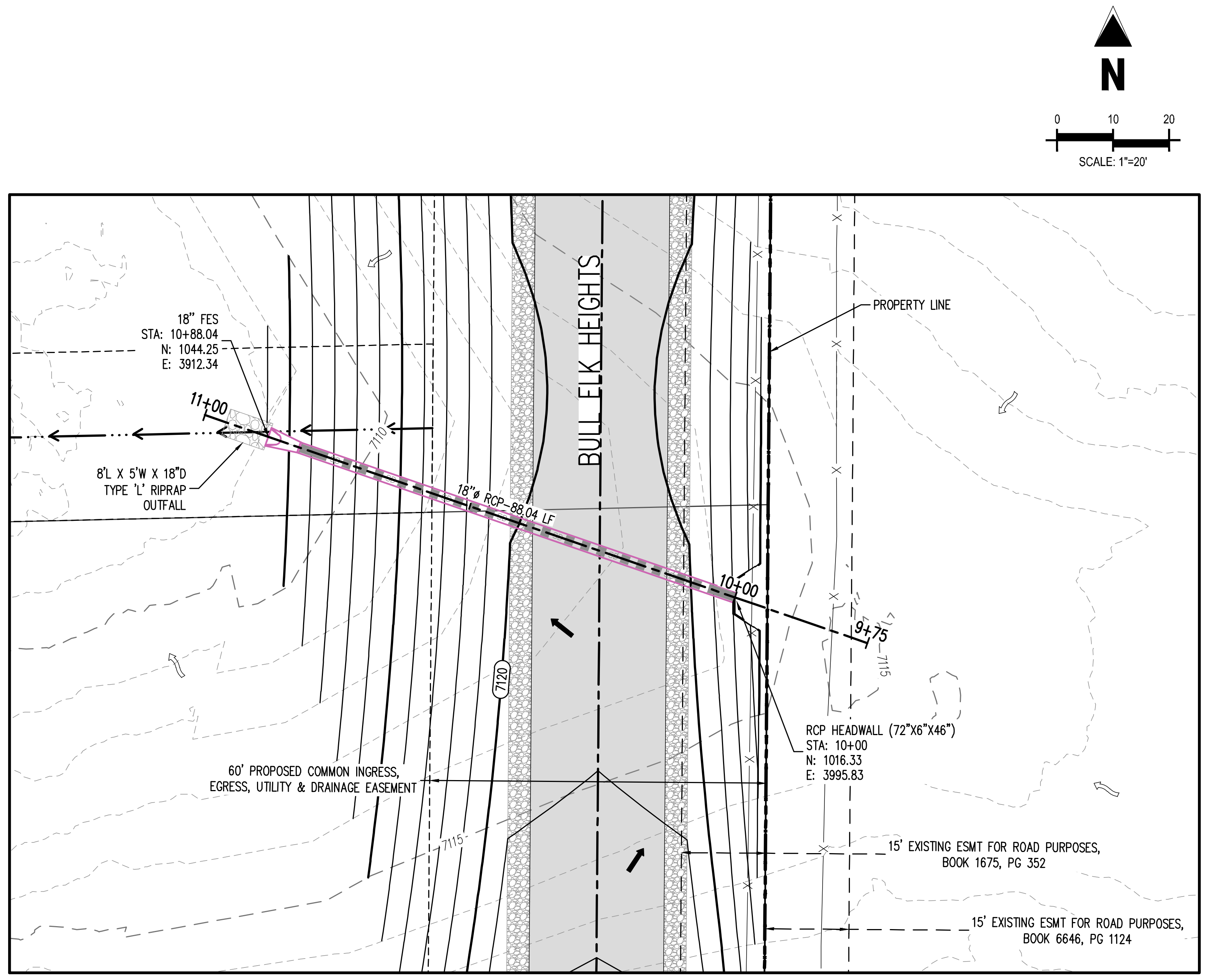
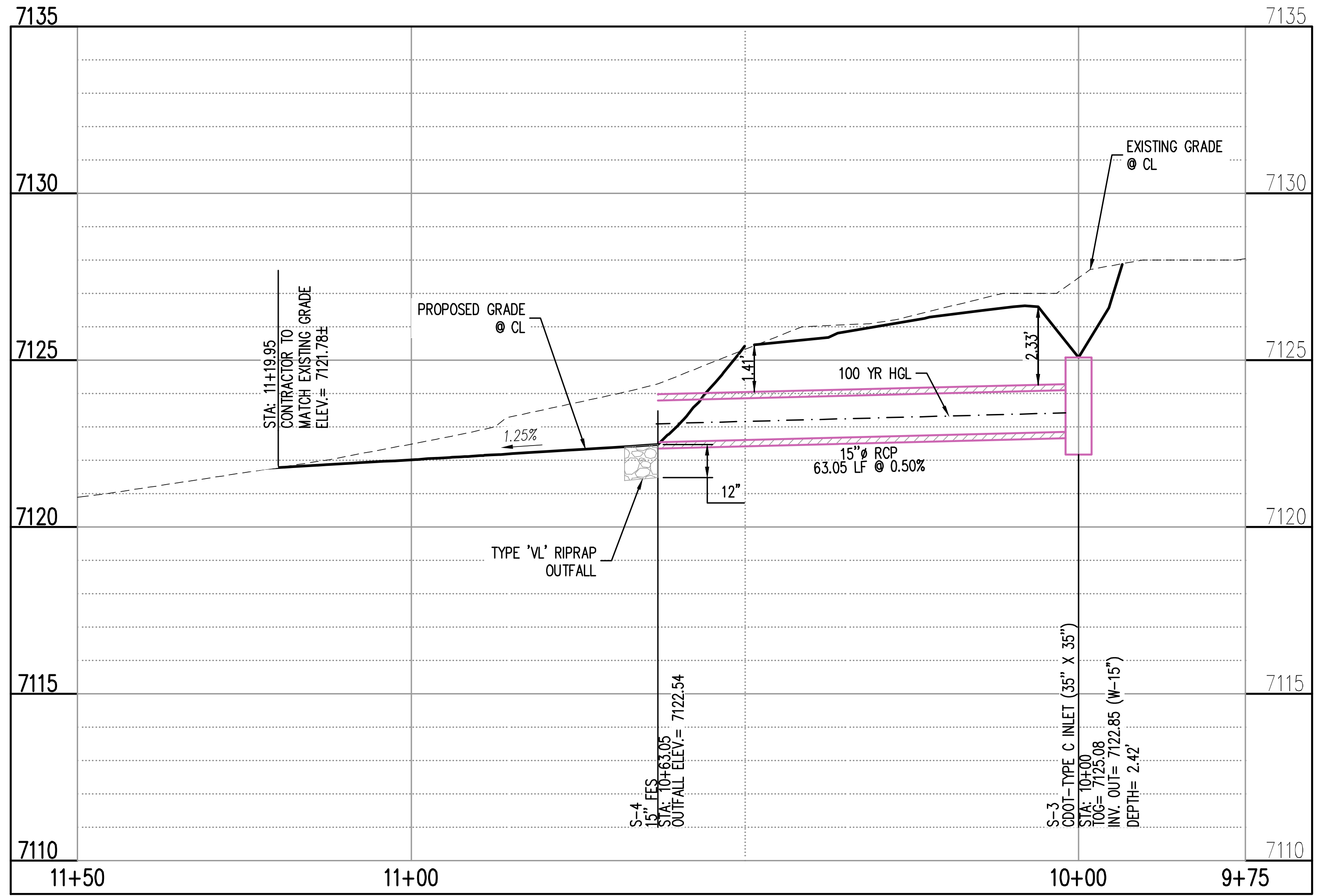

N
0
10
20
SCALE: 1"=20'
PROPERTY LINE
7130
15' EXISTING ESMT FOR ROAD PURPOSES, BOOK 1675, PG 352
15' EXISTING ESMT FOR ROAD PURPOSES, BOOK 6646, PG 1124
70' PROPOSED PRIVATE INGRESS, EGRESS, UTILITY & DRAINAGE EASEMENT
BULL ELK HEIGHTS
27
CDOT-TYPE C INLET (35" X 35")
STA: 10+00
N: 724.31
E: 3994.28
BEGINNING AT STATION 11+00, CONTRACTOR TRANSITION TO EXISTING GRADE
9+75
10+00
OLD RANCH ROAD ROW
OHE
11+50
11+00
15"ø RCP-63.05 LF
26
7125
15" FES
STA: 10+63.05
N: 717.06
E: 3931.65
OLD RANCH ROAD
(PUBLIC-ROW VARIES)
15' PROPOSED COMMON INGRESS, EGRESS, UTILITY & DRAINAGE EASEMENT
5'L X 3'W X 12"D TYPE 'VL' RIPRAP OUTFALL

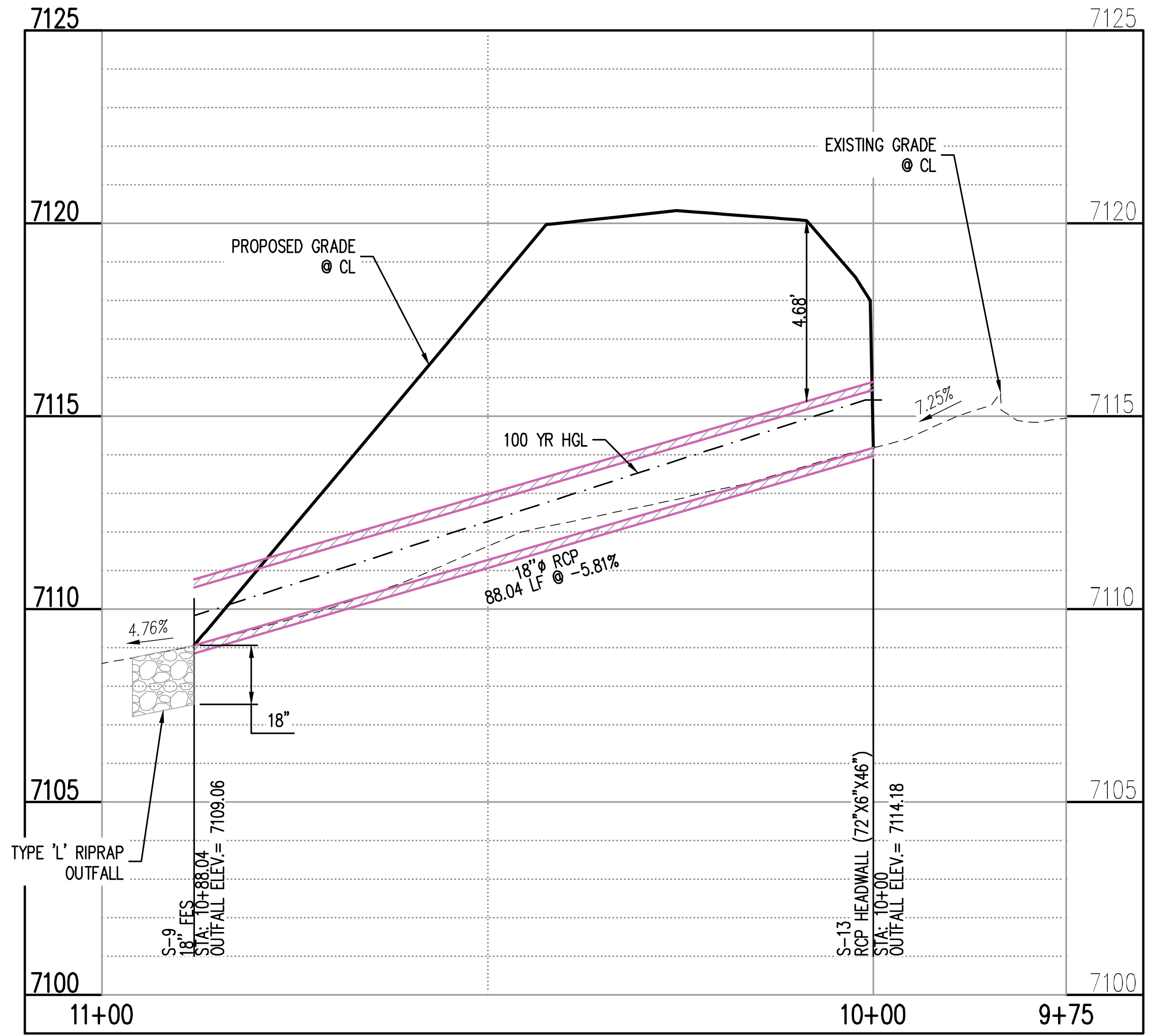
STORM DRAIN PLAN:
CULVERT ALIGN 'C'
SCALE: 1"=20'


N
0
10
20
SCALE: 1"=20'
BULL ELK HEIGHTS
PROPERTY LINE
18" FES
STA: 10+88.04
N: 1044.25
E: 3912.34
11+00
7110
8'L X 5'W X 18"D TYPE 'L' RIPRAP OUTFALL
18"ø RCP-88.04 LF
10+00
9+75
7115
7120
RCP HEADWALL (72"X6"X46")
STA: 10+00
N: 1016.33
E: 3995.83
60' PROPOSED COMMON INGRESS, EGRESS, UTILITY & DRAINAGE EASEMENT
15' EXISTING ESMT FOR ROAD PURPOSES, BOOK 1675, PG 352
15' EXISTING ESMT FOR ROAD PURPOSES, BOOK 6646, PG 1124

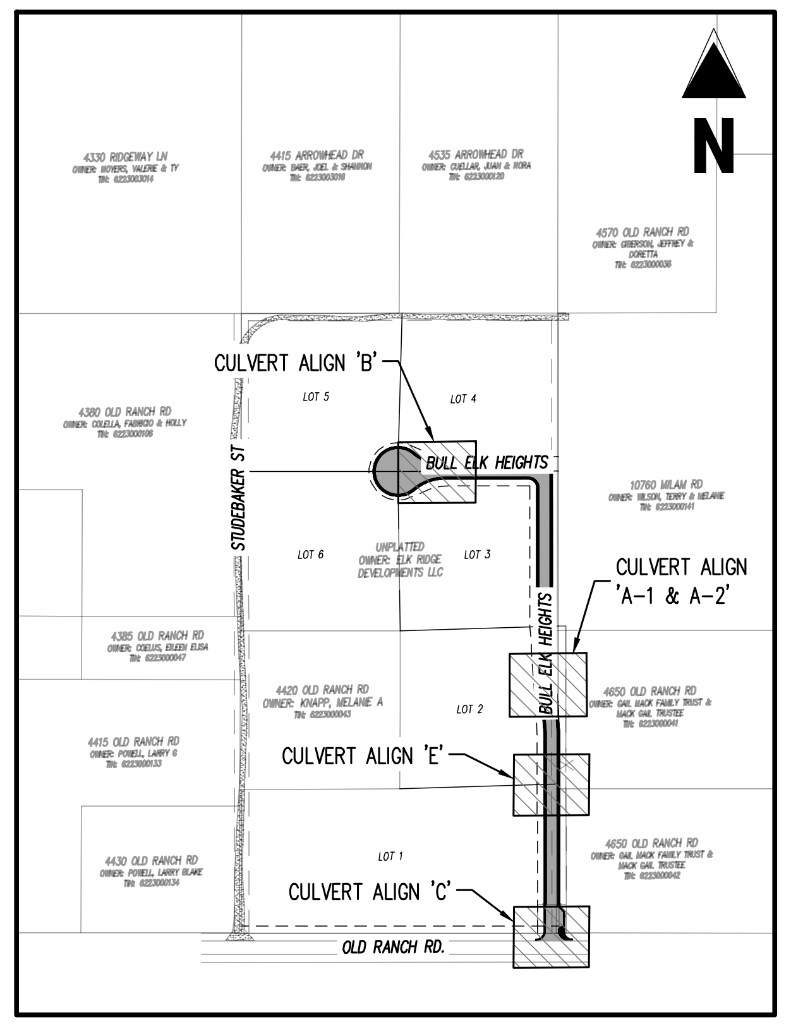
STORM DRAIN PLAN:
CULVERT ALIGN 'E'
SCALE: 1"=20'


7135
7130
7125
7120
7115
7110
EXISTING GRADE @ CL
PROPOSED GRADE @ CL
STA: 11+19.95 CONTRACTOR TO MATCH EXISTING GRADE ELEV.= 7121.78±
1.25%
1.41'
2.33'
100 YR HGL
15"ø RCP 63.05 LF @ 0.50%
12"
TYPE 'VL' RIPRAP OUTFALL
S-4 15" FES STA: 10+63.05 OUTFALL ELEV.= 7122.54
S-3 CDOT-TYPE C INLET (35" X 35") STA: 10+00 TOG= 7125.08 INV. OUT= 7122.85 (W-15") DEPTH= 2.42'
11+50
11+00
10+00
9+75

CULVERT ALIGN C (STA: 9+75 TO 11+50) – SCALE: H: 1"=20' V: 1"=4'


7125
7120
7115
7110
7105
7100
EXISTING GRADE @ CL
PROPOSED GRADE @ CL
4.68'
7.25%
100 YR HGL
18"ø RCP 88.04 LF @ -5.81%
4.76%
18"
TYPE 'L' RIPRAP OUTFALL
S-9 18" FES STA: 10+88.04 OUTFALL ELEV.= 7109.06
S-13 RCP HEADWALL (72"X6"X46") STA: 10+00 OUTFALL ELEV.= 7114.18
11+00
10+00
9+75

CULVERT ALIGN E (STA: 9+75 TO 11+00) – SCALE: H: 1"=20' V: 1"=4'


N
4330 RIDGEWAY LN OWNER: MOYERS, VALERIE & TY TIN: 6223003014
4415 ARROWHEAD DR OWNER: BAER, JOEL & SHANNON TIN: 6223003016
4535 ARROWHEAD DR OWNER: CUELLAR, JUAN & NORA TIN: 6223000120
4570 OLD RANCH RD OWNER: GIBERSON, JEFFREY & DORETTA TIN: 6223000036
CULVERT ALIGN 'B'
LOT 5
LOT 4
4380 OLD RANCH RD OWNER: COLELLA, FABRICIO & HOLLY TIN: 6223000106
BULL ELK HEIGHTS
STUDEBAKER ST
10760 MILAM RD OWNER: WILSON, TERRY & MELANIE TIN: 6223000141
LOT 6
UNPLATTED OWNER: ELK RIDGE DEVELOPMENTS LLC
LOT 3
CULVERT ALIGN 'A-1 & A-2'
4385 OLD RANCH RD OWNER: COELHS, EILEEN ELISA TIN: 6223000047
4420 OLD RANCH RD OWNER: KNAPP, MELANIE A TIN: 6223000043
LOT 2
4650 OLD RANCH RD OWNER: GAIL MACK FAMILY TRUST & MACK GAIL TRUSTEE TIN: 6223000041
4415 OLD RANCH RD OWNER: POWELL, LARRY G TIN: 6223000133
CULVERT ALIGN 'E'
4430 OLD RANCH RD OWNER: POWELL, LARRY BLAKE TIN: 6223000134
LOT 1
4650 OLD RANCH RD OWNER: GAIL MACK FAMILY TRUST & MACK GAIL TRUSTEE TIN: 6223000042
CULVERT ALIGN 'C'
OLD RANCH RD.

KEY MAP
SCALE: 1"=400'

Galloway
1155 Kelly Johnson Blvd., Suite 305
Colorado Springs, CO 80920
719.900.7220
GallowayUS.com

COLORADO LICENSED JEFFREY ODOR 39265 PROFESSIONAL ENGINEER
09/17/2026

ELK VIEW ESTATES
CONSTRUCTION DRAWINGS

OLD RANCH ROAD
EL PASO COUNTY, CO

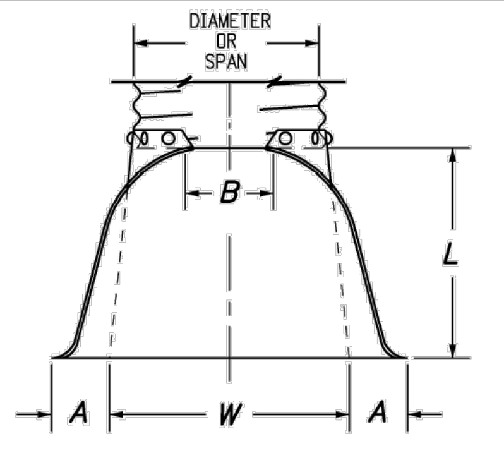
#	Date	Issue / Description	Init.
1	11/26/2025	1ST COUNTY SUBMITTAL	ELB
2	06/02/2026	2ND COUNTY SUBMITTAL	ELB
3	08/25/2026	3RD COUNTY SUBMITTAL	JAO
4	09/2026	4TH COUNTY SUBMITTAL	JAO
-			
-			
-			
-			
-			
-			
-			
-			
-			
-			

Project No:	ERD01
Drawn By:	ELB
Checked By:	JAO
Date:	9/18/2026

STORM SEWER
PLAN & PROFILES

C6.2
Sheet 6 of 11

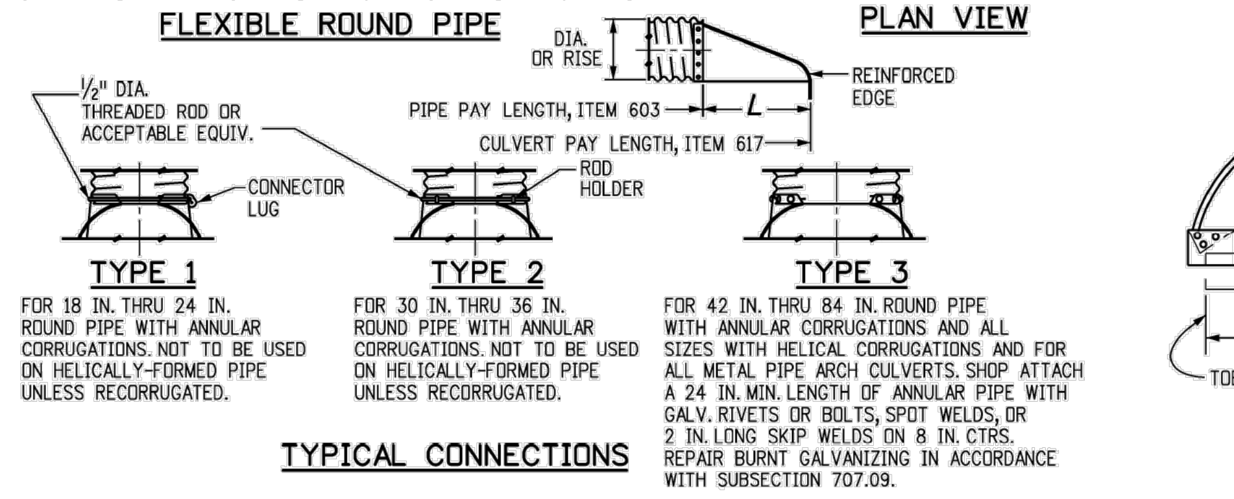
H:\E\Elk Ridge Development\CO, El Paso County - ERD01 - Elk View Estates\0CIV\3-CD\PUB\ERD01_C6.2 - Storm Drain P&P.dwg - Jeffrey Odor - 9/17/2026



PLAN VIEW

PIPE DIA.	THICKNESS	DIMENSIONS A	B	H	L	W	T
		IN.					
12 18	0.064 0.064	6 8	6 10	6 6	21 31	24 36	34 46
21 24 30	0.064 0.064 0.079	9 10 12	12 13 16	6 6 8	36 41 51	42 48 60	52 58 70
36 42 48	0.079 0.109 0.109	14 16 18	19 22 27	9 11 12	60 69 78	72 84 90	94 106 112
54 60 66	0.109 0.109 0.109	18 18 18	30 33 36	12 12 12	84 87 87	102 114 120	124 136 142
72 78 84	0.109 0.109 0.109	18 18 18	39 42 45	12 12 12	87 87 87	126 132 138	148 154 160

FLEXIBLE ROUND PIPE



TYPE 1

FOR 18 IN. THRU 24 IN. ROUND PIPE WITH ANNULAR CORRUGATIONS. NOT TO BE USED ON HELICALLY-FORMED PIPE UNLESS RECORRUGATED.

TYPE 2

FOR 30 IN. THRU 36 IN. ROUND PIPE WITH ANNULAR CORRUGATIONS. NOT TO BE USED ON HELICALLY-FORMED PIPE UNLESS RECORRUGATED.

TYPE 3

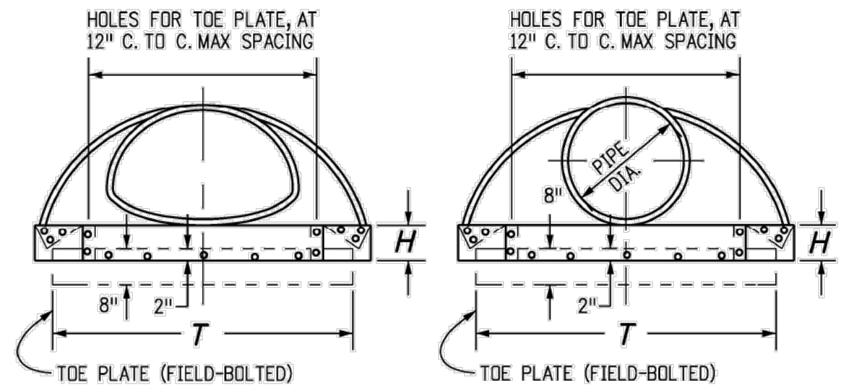
FOR 42 IN. THRU 84 IN. ROUND PIPE WITH ANNULAR CORRUGATIONS AND ALL SIZES WITH HELICAL CORRUGATIONS AND FOR ALL METAL PIPE ARCH CULVERTS. SHOP ATTACH A 24 IN. MIN. LENGTH OF ANNULAR PIPE WITH GALV. RIVETS OR BOLTS, SPOT WELDS, OR 2 IN. LONG SKIP WELDS ON 8 IN. CTRS. REPAIR BURNT GALVANIZING IN ACCORDANCE WITH SUBSECTION 707.09.

TYPICAL CONNECTIONS

END SECTION AND CONNECTION DETAILS FOR ROUND AND ARCH METAL PIPES

PIPE ARCH SPAN x RISE	THICK-NESS	DIMENSIONS A (±1")	B (MAX.)	H (±1")	L (±1.5")	W (±2")	T
		IN.					
21 x 15 24 x 18 28 x 20	0.064 0.064 0.064	7 8 9	10 12 14	6 6 6	23 28 32	36 42 48	46 52 58
35 x 24 42 x 29	0.079 0.079	10 12	16 18	6 8	39 46	60 75	70 85
49 x 33 57 x 38	0.109 0.109	13 18	21 26	9 12	53 63	85 90	103 108
64 x 43 71 x 47	0.109 0.109	18 18	30 33	12 12	70 77	102 114	120 132

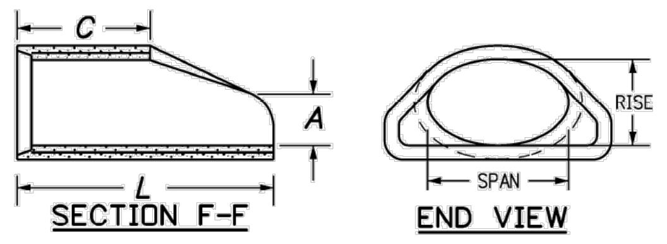
FLEXIBLE PIPE ARCH


HOLES FOR TOE PLATE, AT 12" C. TO C. MAX SPACING
HOLES FOR TOE PLATE, AT 12" C. TO C. MAX SPACING
H
H
8"
2"
T
TOE PLATE (FIELD-BOLTED)
TOE PLATE (FIELD-BOLTED)
PIPE DIA.

ELEVATIONS

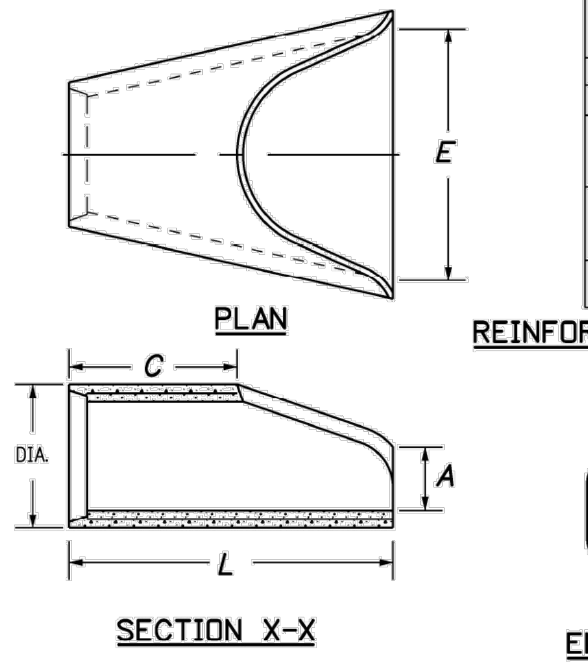
GENERAL NOTES

1. DIMENSIONS OF END SECTIONS MAY VARY SLIGHTLY FROM THOSE SHOWN ON THE TABLES DUE TO DIFFERENT MANUFACTURERS' CONFIGURATIONS.
2. CONCRETE END SECTIONS SHALL BE FURNISHED WITH TONGUE OR GROOVE AS REQUIRED.
3. DESIGN LENGTH OF PIPE OR SIDE DRAIN IS BASED ON LENGTH OF END SECTION SHOWN IN TABLE. ANY ADDITIONAL PIPE REQUIRED TO PROVIDE THE DESIGN LENGTH SHALL BE FURNISHED BY THE CONTRACTOR AT NO ADDITIONAL COST TO THE PROJECT.
4. THE INSIDE CONFIGURATION AND THE JOINT OF CONCRETE END SECTION AND PIPE SHALL MATCH.
5. END SECTIONS FOR CMP ARCH PIPE SHALL MATCH THE DIMENSIONS OF THE PIPE SHOWN ON THE PLANS.
6. GALVANIZED TOE PLATE AS SHOWN IS REQUIRED ON END SECTIONS FOR CORRUGATED STEEL PIPE AND SHALL BE THE SAME THICKNESS AS END SECTIONS. TOE PLATE SHALL BE FIELD-BOLTED TO END SECTION WITH ⅜ IN. GALVANIZED BOLTS, NUTS AND WASHERS.
7. GALVANIZED STEEL SHALL CONFORM TO AASHTO M 111, M 218 OR M 232.
8. CONCRETE PIPE JOINT FASTENERS, WHERE SHOWN ON PLANS, SHALL BE INSTALLED SO THAT A MINIMUM OF 15 LINEAR FEET OF THE OUTLET END OF THE PIPE ARE MECHANICALLY LOCKED TOGETHER. END SECTION LENGTHS WHEN USED, SHALL BE INCLUDED IN THE 15 LF REQUIREMENT.
9. CONNECTIONS OF METAL END SECTIONS TO PLASTIC PIPE SHALL BE APPROVED BY THE ENGINEER. PLASTIC END SECTIONS SHALL NOT BE USED.
10. THE END SECTION STYLE, EITHER REGULAR OR SAFETY, SHALL BE AS SHOWN ON THE PLANS.
11. AT THE OPTION OF THE CONTRACTOR AND APPROVAL OF THE CDOT PROJECT ENGINNER, REINFORCED CONCRETE END SECTIONS MAY BE MADE WITH SYNTHETIC FIBERS INSTEAD OF STEEL FOR PIPES 36 INCHES IN DIAMETER AND SMALLER, AND CONFORM TO AASHTO M 86 AND SUBSECTION 601.03.



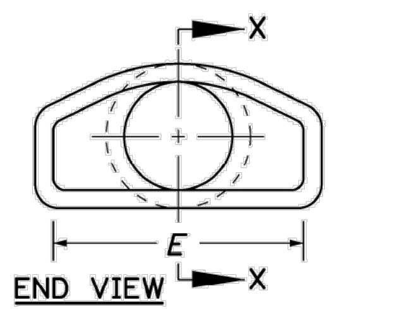
SECTION F-F

END VIEW



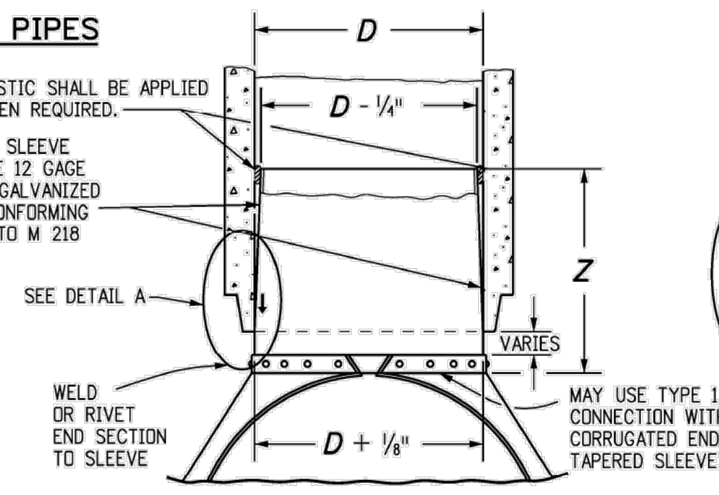
PIPE I.D.	DIMENSIONS A	C	L	E
	IN.			
18	10	48	78	36
24 30 36	10 14 18	48 36 36	78 96 96	48 60 72
42 48 54	24 28 30	36 24 36	96 96 96	78 84 90
60 72	36 34	36 20	96 96	96 108

REINFORCED CONCRETE CIRCULAR PIPE



END VIEW

END SECTION FOR REINFORCED CONCRETE CIRCULAR PIPE

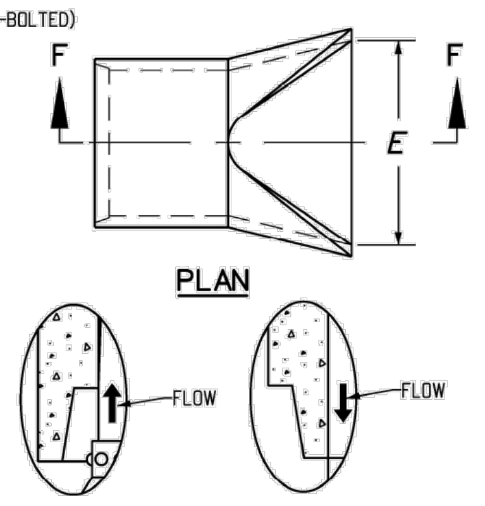

D
MASTIC SHALL BE APPLIED WHEN REQUIRED.
D - ¼"
TAPERED SLEEVE SHALL BE 12 GAGE SMOOTH GALVANIZED STEEL CONFORMING TO AASHTO M 218
SEE DETAIL A
Z
VARIES
WELD OR RIVET END SECTION TO SLEEVE
D + ⅛"
MAY USE TYPE 1 OR 2 CONNECTION WITH CORRUGATED END ON TAPERED SLEEVE.

D	Z (MIN.)
IN.	
18 - 24	12
30 AND 36	16
42 AND LARGER	24

NOTE: METAL END SECTION SHALL BE FIRMLY WEDGED INTO PIPE END BEFORE BACKFILLING.

STEEL END SECTION FOR CONCRETE CIRCULAR PIPE

(ALTERNATIVE FOR CONCRETE END SECTION)



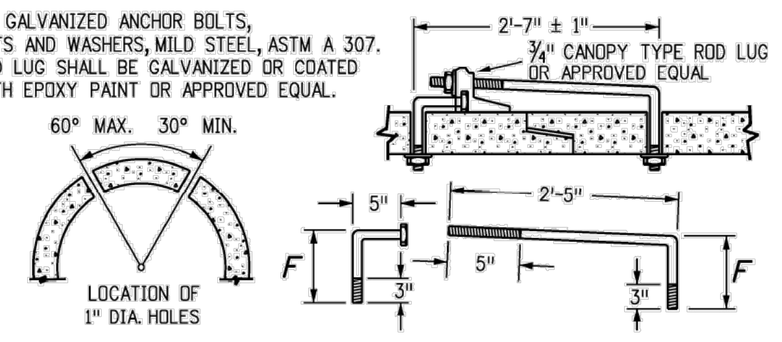
DETAIL A

EQUIVALENT CIRCULAR DIA.	DIMENSIONS NOMINAL SPAN x RISE		A	C	L	E
	IN.					
24 30	30 38	19 24	9 10	33 18	72 72	48 60
36 42 48	45 53 60	29 34 38	12 16 21	24 36 36	84 96 96	72 78 84
54 60	68 76	43 48	26 30	36 36	96 96	90 96

END SECTION FOR REINFORCED CONCRETE ELLIPTICAL PIPE

¾" GALVANIZED ANCHOR BOLTS, NUTS AND WASHERS, MILD STEEL, ASTM A 307. ROD LUG SHALL BE GALVANIZED OR COATED WITH EPOXY PAINT OR APPROVED EQUAL.

PIPE DIAMETER	F
IN.	
18 - 30	5
36 - 42	6
48 - 60	7
72 - 84	9


60° MAX. 30° MIN.
LOCATION OF 1" DIA. HOLES
2'-7" ± 1"
¾" CANOPY TYPE ROD LUG OR APPROVED EQUAL
5"
2'-5"
5"
F
3"
3"
F

CONCRETE JOINT FASTENER (TWO PER JOINT)

Computer File Information		Sheet Revisions		
Creation Date: 07/31/19	Initials: JBK		Date:	Comments
Last Modification Date: 07/31/19	Initials: LTA	(R-X)		
Full Path:		(R-X)		
Drawing File Name:		(R-X)		
CAD Ver.: MicroStation V8	Scale: Not to Scale Units: English	(R-X)		

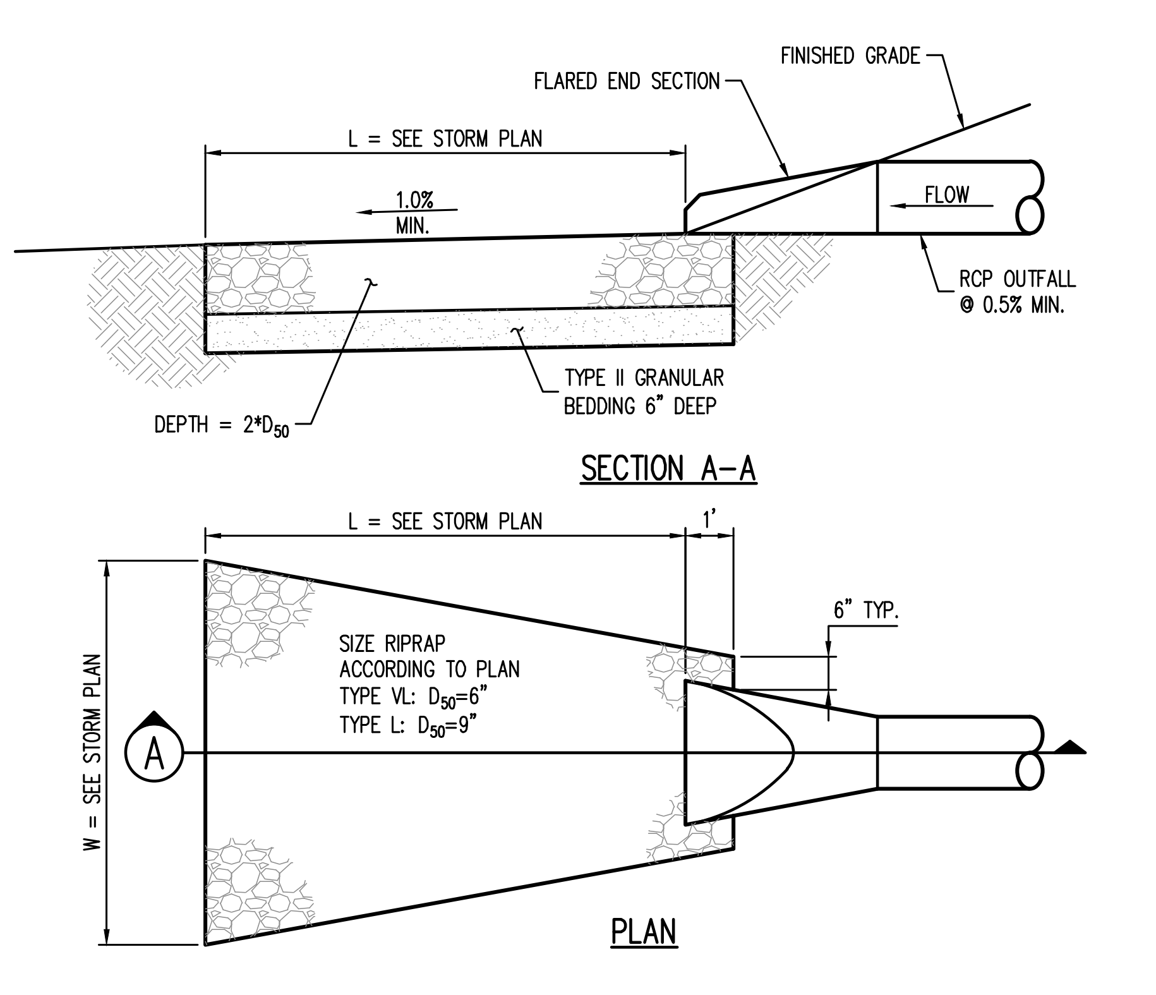
Colorado Department of Transportation
2829 West Howard Place
CDOT HQ, 3rd Floor
Denver, CO 80204
Phone: 303-757-9021 FAX: 303-757-9868
Project Development Branch JBK

CONCRETE AND METAL END SECTIONS

STANDARD PLAN NO.
M-603-10
Standard Sheet No. 1 of 1

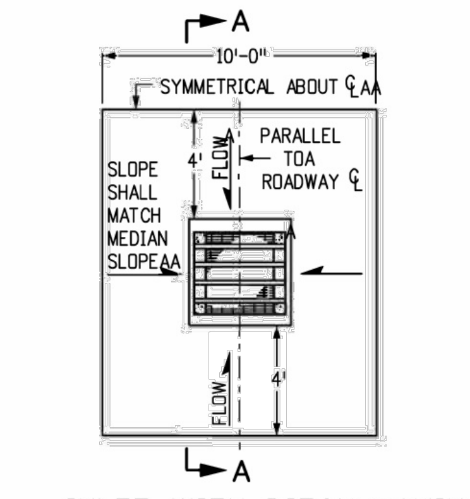
Issued by the Project Development Branch: July 31, 2019

Project Sheet Number:



① RIPRAP OUTFALL PAD

NOT TO SCALE

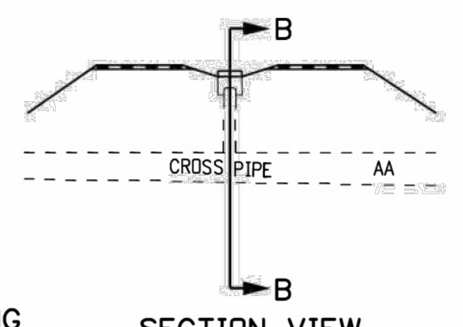


INLET WITH DITCH PAVING

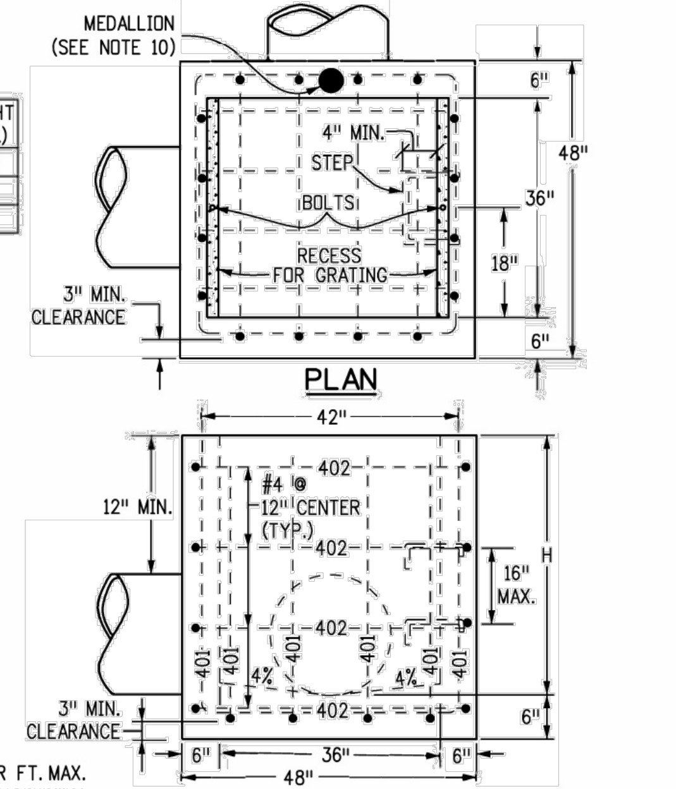
STEEL GRATE QUANTITIES

NO. PIECES	DESCRIPTION	LENGTH	LBS PER FT.	WEIGHT (LBS.)
4	S4 x 7.7 BEAM	41"	7.90	106
2	3½" x ¼" FLAT	26⅝"AA	2.98	13
2	3" x ¼" FLAT	26⅝"	2.55	12

TOTAL LBS. - 131

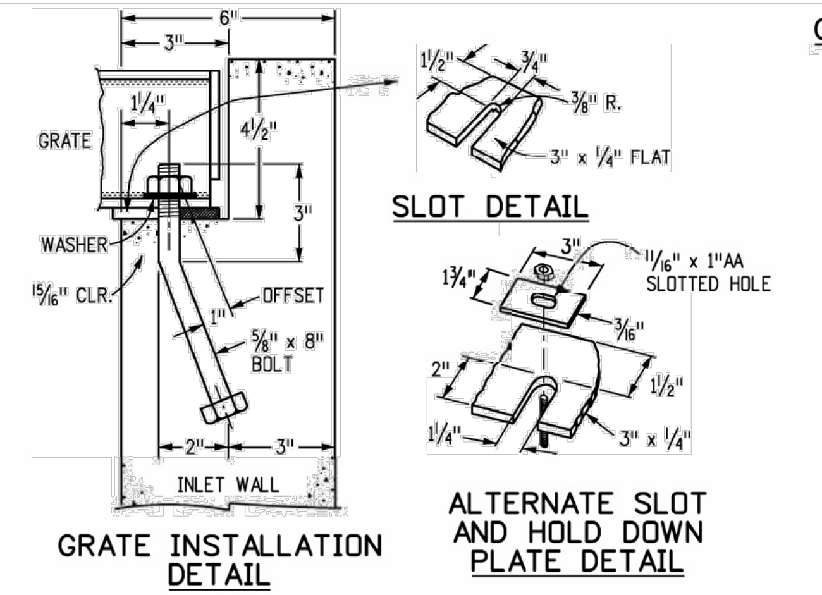


SECTION VIEW



ELEVATION

CONCRETE INLET



GRATE INSTALLATION DETAIL

ALTERNATE SLOT AND HOLD DOWN PLATE DETAIL

GENERAL NOTES

1.AINLET TYPE C IS NOT HS-20 RATED AND SHALL NOT BE PLACED IN PAVEDAA ROADWAYS. THIS INLET SHALL BE USED ONLY OUTSIDE PAVED ROADWAYS.AA
2.ACONCRETE SHALL BE CLASS B.AINLET MAY BE CAST-IN-PLACE OR PRECAST.AA
3.AREINFORCING BARS SHALL BE GRADE 60, EPOXY COATED, AND DEFORMED #4, ANDAA SHALL HAVE A MIN. 2 INCH CLEARANCE.ACUT OR BEND AROUND PIPES AS REQUIRED.AA
4.ACONCRETE SLOPE AND DITCH PAVING SHALL BE IN ACCORDANCE WITH SECTION 507.AREINFORCEMENT FOR CONCRETE SLOPE PAVING SHALL BEAA 6 X 6 - W1.4 X W1.4 OR 6 X 6 - W2.1 X W2.1.AA
5.ASTRUCTURAL STEEL FOR GRATES AND GRATE INSTALLATION HARDWARE SHALLAA BE GALVANIZED, AND SHALL BE IN ACCORDANCE WITH SUBSECTION 712.06.
6. THE STANDARD INLET GRATES SHALL BE USED ON ALL TYPE C INLETSAA UNLESS CLOSE MESH INLET GRATES ARE SPECIFIED ON THE PLANS.
7.ACLOSE MESH GRATES ARE RECOMMENDED WHERE FOOT TRAFFIC OR BICYCLE ROUTESAA ARE IN CLOSE PROXIMITY TO GRATE. THIS GRATE IS NOT ADA COMPLIANT OR BICYCLEAA FRIENDLY AND SHALL NOT BE PLACED DIRECTLY IN SIDEWALKS, CROSSWALKS OR BIKE PATHS.AA
8.ASTEPS SHALL BE PROVIDED WHEN INLET DIMENSION "H" IS EQUAL TO OR GREATERAA THAN 3 FEET - 6 INCHES AND SHALL CONFORM TO AASHTO M 199.AA
9.ASEE STANDARD PLAN M-604-11, FOR REINFORCEMENT AROUND THE PIPE OPENING.AA
10.AALL INLETS SHALL HAVE A 4 INCH DIA. METAL MEDALLION WITH A "NO DUMPING DRAINS TO STREAM"AA MESSAGE ON IT. THE MEDALLION SHALL HAVE A FISH SYMBOL WITH A BLUE BACKGROUND.AA IT SHALL BE FIRMLY ATTACHED TO THE TOP OF THE INLET WITH A PERMANENT FASTENER.AA
11.AASEE PLANS FOR SIZE AND LOCATION OF PIPE.AA

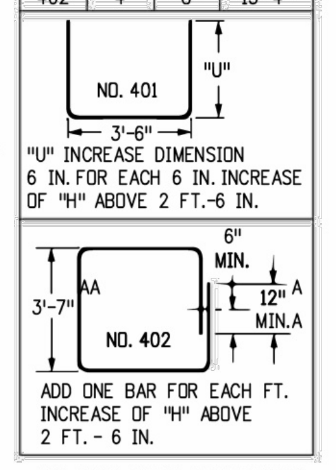
QUANTITIES FOR ONE INLET

H	CONCRETE (CU. YDS.) ▼	STEEL (LBS.) ▼	NO. STEPS REQ'D.
2'-6"	1.0	76	0
3'-0"	1.1	81	0
3'-6"	1.2	97	0
4'-0"	1.3	102	1
4'-6"	1.5	117	2
5'-0"	1.6	123	2
5'-6"	1.7	138	2
6'-0"	1.9	143	3
6'-6"	2.0	159	3
7'-0"AA	2.1	164	3
7'-6"AA	2.2	180	4
8'-0"AA	2.4	185	4
8'-6"	2.5	200	4
9'-0"AA	2.6	206	5
9'-6"AA	2.8	221	5
10'-0"AA	2.9	236	6
11'-6"AA	3.3	252	6

▼ PIPE INSIDE DIAMETER SHALL BE 30 IN. OR LESS.ACONCRETE AND STEEL QUANTITIES ARE FOR ONE ENTIRE INLET BEFORE DEDUCTION FOR VOLUME OCCUPIED BY PIPE. WEIGHT OF STEEL INCLUDES A RING FOR THE MAXIMUM PIPE DIAMETER.

BAR LIST FOR H = 2 FT.-6 IN. AND BENDING DIAGRAM

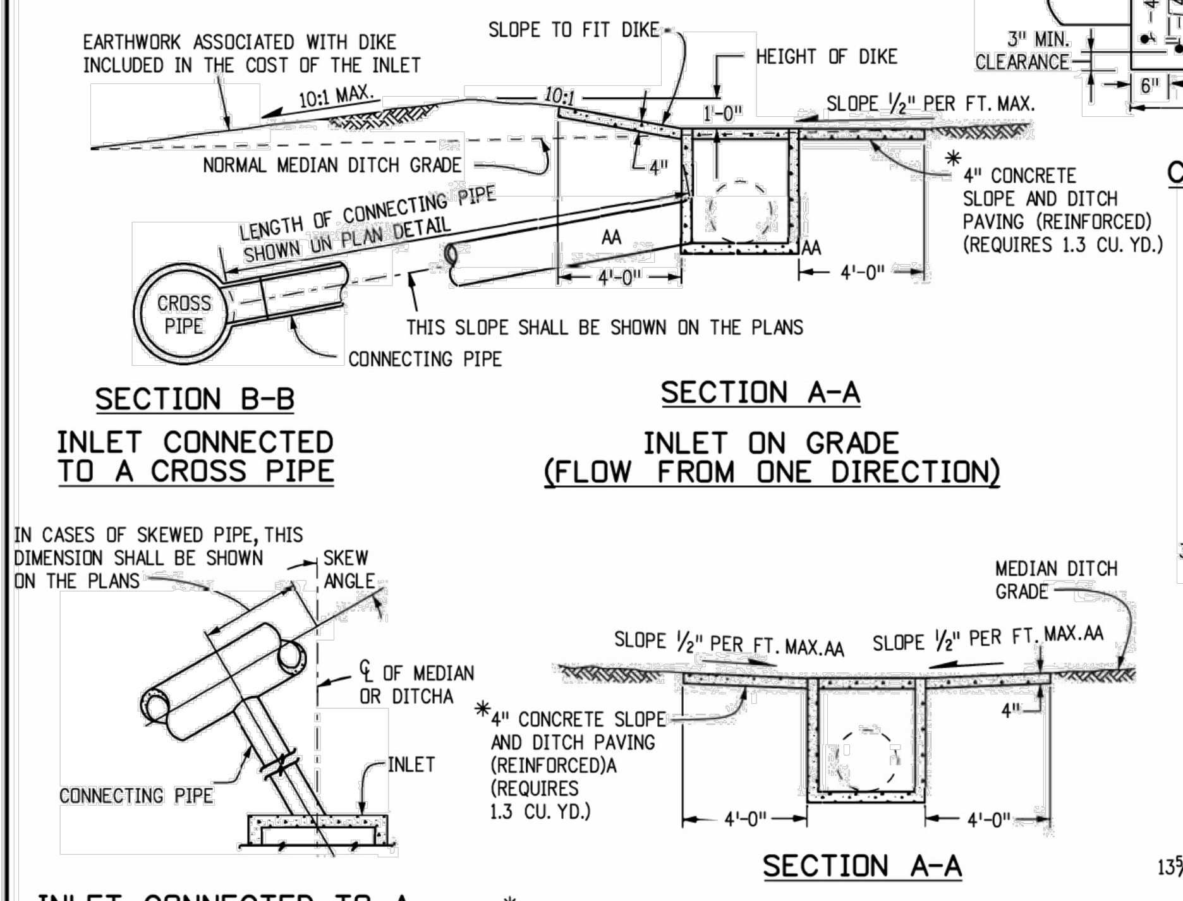
MARK	NO. REQ'D.	HEIGHT	LENGTH
401	2	2'-2½"	8'-0"A
401	6	2'-7"	8'A8"
402	4	"U"	15'-4"



"U" INCREASE DIMENSION 6 IN. FOR EACH 6 IN. INCREASE OF "H" ABOVE 2 FT.-6 IN.

ADD ONE BAR FOR EACH FT. INCREASE OF "H" ABOVE 2 FT.- 6 IN.

402 BARS SHALL BE EQUALLY SPACED FROM EACH OTHER.


EARTHWORK ASSOCIATED WITH DIKE INCLUDED IN THE COST OF THE INLET
SLOPE TO FIT DIKE
HEIGHT OF DIKE
10:1 MAX.
SLOPE ½" PER FT. MAX.
NORMAL MEDIAN DITCH GRADE
LENGTH OF CONNECTING PIPE SHOWN ON PLAN DETAIL
CROSS PIPE
THIS SLOPE SHALL BE SHOWN ON THE PLANS
CONNECTING PIPE
4" CONCRETE SLOPE AND DITCH PAVING (REINFORCED) (REQUIRES 1.3 CU. YD.)
4'-0"
IN CASES OF SKEWED PIPE, THIS DIMENSION SHALL BE SHOWN ON THE PLANS
SKEW ANGLE
℄ OF MEDIAN OR DITCH
INLET
CONNECTING PIPE
MEDIAN DITCH GRADE
SLOPE ½" PER FT. MAX.
*4" CONCRETE SLOPE AND DITCH PAVING (REINFORCED) (REQUIRES 1.3 CU. YD.)
4'-0"
4'-0"

SECTION B-B

INLET CONNECTED TO A CROSS PIPE

SECTION A-A

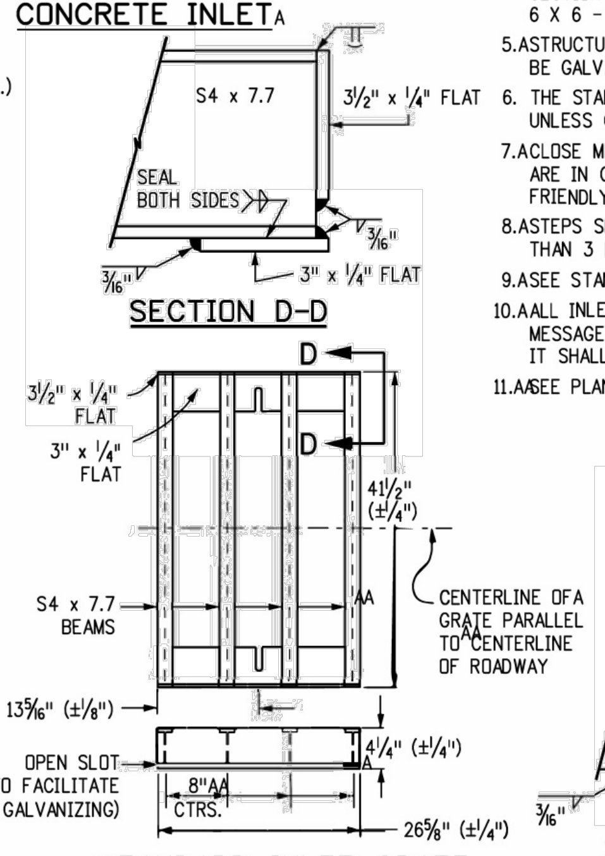
INLET ON GRADE (FLOW FROM ONE DIRECTION)

INLET CONNECTED TO A SKEWED CROSS PIPE

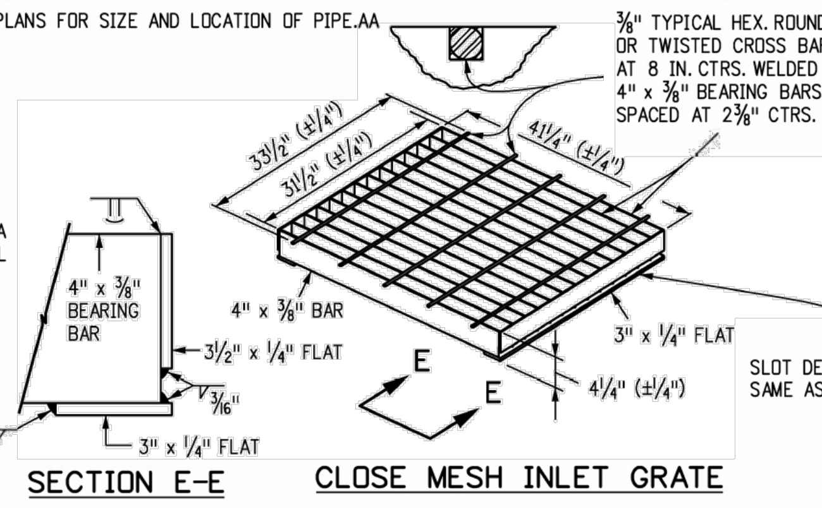
SECTION A-A

*CONCRETE SLOPE AND DITCH PAVING WILLAA BE REQUIRED WHEN SHOWN ON THE PLANS.AA

INLET AT BOTTOM OF VERTICAL CURVE (FLOW FROM TWO DIRECTIONS)



STANDARD INLET GRATE


⅜" TYPICAL HEX. ROUND OR TWISTED CROSS BARS AT 8 IN. CTRS. WELDED TOA 4" x ⅜" BEARING BARSA SPACED AT 2⅜" CTRS.
33½" (±¼")
31½" (±¼")
41¼" (±¼")
4" x ⅜" BEARING BAR
3½" x ¼" FLAT
⅜"
3" x ¼" FLAT
4" x ⅜" BAR
3" x ¼" FLAT
E
E
4¼" (±¼")

SECTION E-E

CLOSE MESH INLET GRATE

SLOT DETAIL IN 3½" x ¼" FLATS SAME AS IN STANDARD INLET GRATE

Computer File Information		Sheet Revisions		
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Last Modification Date: 07/31/19	Initials: LTA	(R-X)		
Full Path:		(R-X)		
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INLET, TYPE C

STANDARD PLAN NO.
M-604-10
Standard Sheet No. 1 of 1

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Project Sheet Number:

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Colorado Springs, CO 80920
719.900.7220
GallowayUS.com

09/17/2026

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ELK VIEW ESTATES
CONSTRUCTION DRAWINGS

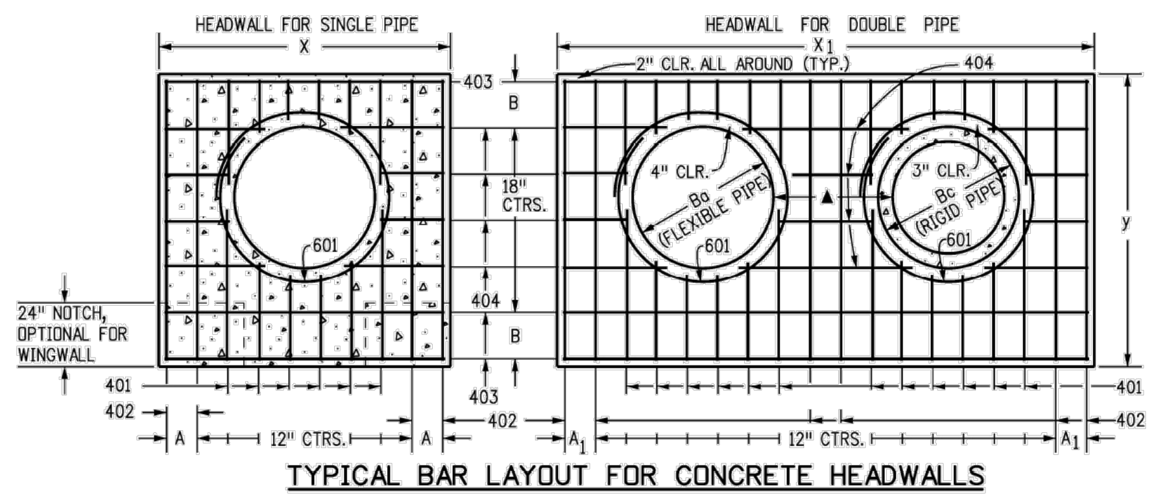
OLD RANCH ROAD
EL PASO COUNTY, CO

#	Date	Issue / Description	Init.
1	11/26/2025	1ST COUNTY SUBMITTAL	ELB
2	06/02/2026	2ND COUNTY SUBMITTAL	ELB
3	08/25/2026	3RD COUNTY SUBMITTAL	JAO
4	09/2026	4TH COUNTY SUBMITTAL	JAO

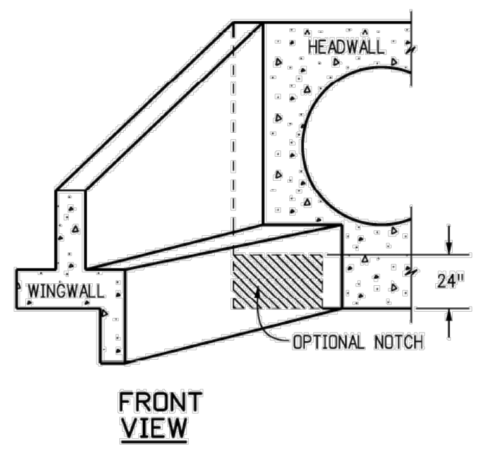
Project No: ERD01
Drawn By: ELB
Checked By: JAO
Date:

STORM SEWER DETAILS

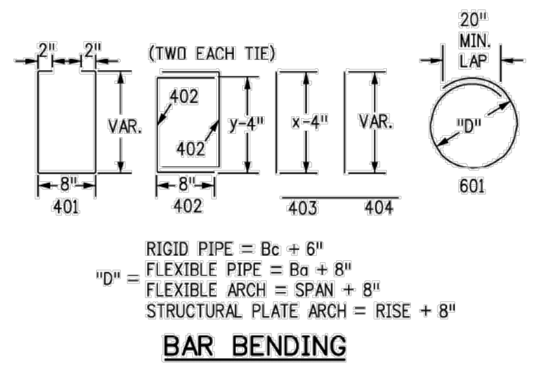
C6.3
Sheet 7 of 11



TYPICAL BAR LAYOUT FOR CONCRETE HEADWALLS

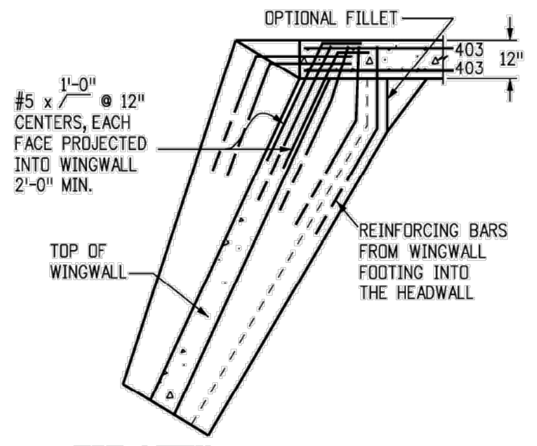


FRONT VIEW



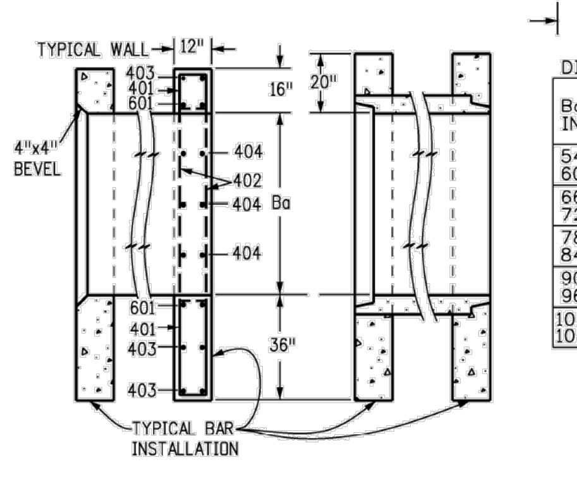
RIGID PIPE = Bc + 6"
"D" = FLEXIBLE PIPE = Bo + 8"
FLEXIBLE ARCH = SPAN + 8"
STRUCTURAL PLATE ARCH = RISE + 8"

BAR BENDING


OPTIONAL FILLET
#5 x 1'-0" @ 12" CENTERS, EACH FACE PROJECTED INTO WINGWALL 2'-0" MIN.
4"x4" BEVEL
TOP OF WINGWALL
REINFORCING BARS FROM WINGWALL FOOTING INTO THE HEADWALL

TOP VIEW

WINGWALL CONNECTION

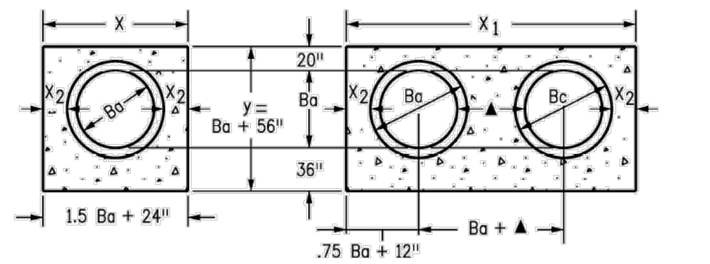


INLET OUTLET

ENDS OF FLEXIBLE PIPE

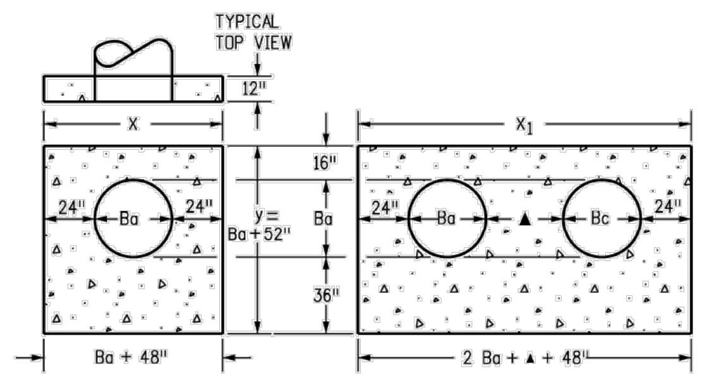
INLET OUTLET

ENDS OF RIGID PIPE



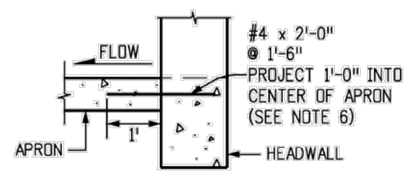
Ba IN.	Bc IN.	X FT.-IN.	A IN.	X1 FT.-IN.	A1 IN.	y FT.-IN.	B IN.	X2 IN.	CONCRETE SGL CU.YD.	CONCRETE DBL CU.YD.	STEEL ■ SGL LBS.	STEEL ■ DBL LBS.
54	65	8-9	8½	15-6	7	9-2	17	20	2.12	3.55	209	364
60	72	9-6	7	17-0	10	9-8	11	21	2.35	3.99	236	414
66	79	10-3	11½	18-6	7	10-2	14	22	2.60	4.44	249	453
72	86	11-0	10	20-0	10	10-8	17	23	2.85	4.91	270	476
78	93	11-9	8½	21-3	11	11-2	11	24	3.11	5.29	306	527
84	100	12-6	7	22-6	7	11-8	14	25	3.38	5.68	333	572
90	107	13-3	11½	23-9	8½	12-2	17	26	3.66	6.08	335	593
96	114	14-0	10	25-0	10	12-8	11	27	3.94	6.48	379	649
102	121	14-9	8½	26-3	11½	13-2	14	28	4.24	6.89	400	664
108	128	15-6	7	27-6	7	13-8	17	29	4.54	7.30	424	707

HEADWALL FOR RIGID ROUND PIPE



Ba IN.	X FT.-IN.	A IN.	X1 FT.-IN.	A1 IN.	y FT.-IN.	B IN.	CONCRETE SGL CU. YD.	CONCRETE DBL CU. YD.	STEEL ■ SGL LBS.	STEEL ■ DBL LBS.
54	8-6	7	15-3	11½	8-10	15	2.19	3.81	211	358
60	9-0	10	16-6	7	9-4	18	2.38	4.25	217	396
66	9-6	7	17-9	8½	9-10	12	2.58	4.70	252	454
72	10-0	10	19-0	10	10-4	15	2.78	5.17	255	472
78	10-6	7	20-0	10	10-10	18	2.98	5.56	276	499
84	11-0	10	21-0	10	11-4	12	3.19	5.95	297	553
90	11-6	7	22-0	10	11-10	15	3.40	6.36	317	517
96	12-0	10	23-0	10	12-4	18	3.62	6.79	321	597
102	12-6	7	24-0	10	12-10	12	3.84	7.21	364	663
108	13-0	10	25-0	10	13-4	15	4.06	7.63	362	678

HEADWALL FOR FLEXIBLE ROUND PIPE



#4 x 2'-0"
@ 1'-6"
PROJECT 1'-0" INTO CENTER OF APRON (SEE NOTE 6)

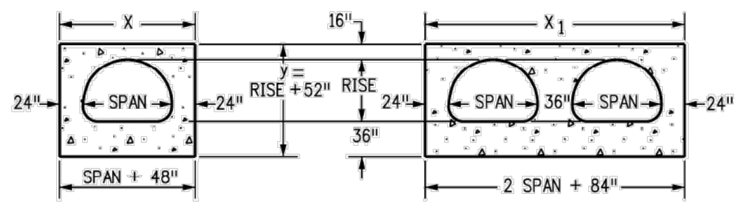
WHEN APRON IS REQUIRED

GENERAL NOTES

1. CONCRETE SHALL BE CLASS B.
2. HEADWALL SHALL BE PERPENDICULAR TO THE PIPE ℄ UNLESS OTHERWISE SHOWN ON THE PLANS. TABULATED DIMENSIONS AND QUANTITIES MUST BE ADJUSTED FOR SKEWED INSTALLATIONS.
3. FOR WINGWALL DETAILS, SEE STANDARD PLAN M-601-20.
4. VOLUME OCCUPIED BY PIPE HAS BEEN DEDUCTED FROM STEEL AND CONCRETE QUANTITIES.
5. EXPOSED CONCRETE CORNERS SHALL BE CHAMFERED ¾ IN.
6. ALL REINFORCING BARS SHALL HAVE A 2 IN. MINIMUM CLEARANCE.

▲ WHEN TWO OR MORE PIPES ARE LAID SIDE BY SIDE, THEY SHALL BE PLACED SO THAT THE ADJACENT PIPES WILL BE ½ INSIDE DIAMETER APART, OR ½ INSIDE SPAN APART, OR 3 FT. APART (INCLUDING WALL THICKNESS), WHICHEVER IS LESS.

■ ADD 0.89 x (X OR X_1) (LB.) WHEN APRON IS REQUIRED.



EQUIV. Ba IN.	SPAN IN.	RISE IN.	X FT.-IN.	A IN.	X1 FT.-IN.	A1 IN.	y FT.-IN.	B IN.	CONCRETE SGL CU. YD.	CONCRETE DBL CU. YD.	STEEL ■ SGL LBS.	STEEL ■ DBL LBS.
72	81	59	10-9	8½	20-6	7	9-3	17½	2.72	5.10	250	467
78	87	63	11-3	11½	21-6	7	9-7	10½	2.85	5.34	275	531
84	95	67	11-9	8½	22-10	9	9-11	12½	3.08	5.79	290	547
90	103	71	12-7	7½	24-2	11	10-3	15	3.30	6.21	321	591
96	112	75	13-4	12	25-8	8	10-7	16½	3.52	6.65	314	606
102	117	79	13-9	8½	26-6	7	10-11	9½	3.63	6.86	356	672
108	128	83	14-8	8	28-4	12	11-3	11½	3.96	7.51	376	699

HEADWALL FOR FLEXIBLE PIPE ARCH

EQUIV. Ba IN.	SPAN FT.-IN.	RISE FT.-IN.	X FT.-IN.	A IN.	X1 FT.-IN.	A1 IN.	y FT.-IN.	B IN.	CONCRETE SGL CU. YD.	CONCRETE DBL CU. YD.	STEEL ■ SGL LBS.	STEEL ■ DBL LBS.
66	6-1	4-7	10-1	10½	19-2	11	8-11	15½	2.52	4.70	232	424
75	7-0	5-1	11-0	10	21-0	10	9-5	9½	2.80	5.25	282	509
84	7-11	5-7	11-11	9½	22-10	9	9-11	12½	3.08	5.79	291	540
93	8-10	6-1	12-10	9	24-8	8	10-5	15½	3.36	6.33	309	622
102	9-9	6-7	13-9	8½	26-6	7	10-11	9½	3.63	6.86	379	673
111	10-11	7-1	14-11	9½	28-10	9	11-5	12½	4.05	7.67	377	711
120	11-10	7-7	15-10	9	30-8	8	11-11	15½	4.36	8.28	395	731
132	12-10	8-4	16-10	9	32-8	8	12-8	11	4.75	9.03	441	839
141	14-1	8-9	18-1	10½	35-2	11	13-1	13½	5.17	9.86	448	931
150	15-4	9-3	19-4	12	37-8	8	13-7	16½	5.69	10.88	490	953
159	15-10	9-10	19-10	9	38-8	8	14-2	11	5.89	11.25	534	1019

HEADWALL FOR STRUCTURAL PLATE ARCH

SKEW ANGLE A°	90	85	80	75	70	65	60	55	50	45	40	35	30
FACTOR (cosecA°)	1.000	1.004	1.015	1.035	1.064	1.103	1.155	1.221	1.305	1.414	1.556	1.743	2.000

SKEW FACTOR TABLE

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Detailer Initials: LTA	(R-X)		
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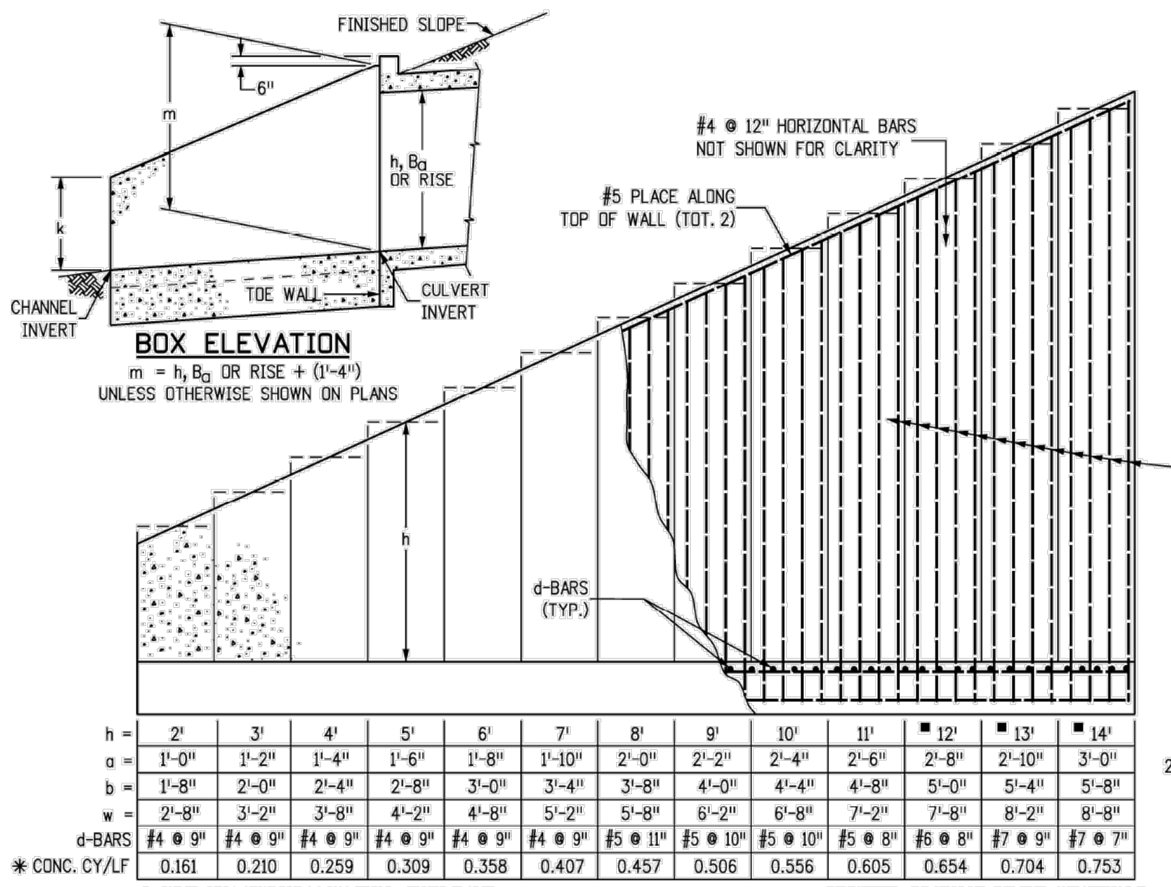
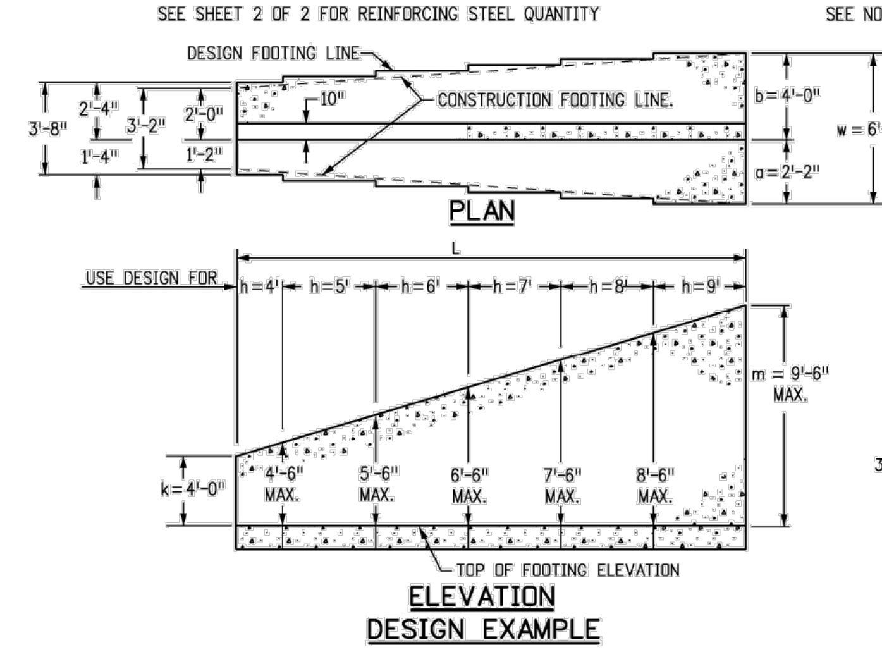
HEADWALL FOR PIPES

Issued by the Project Development Branch: July 31, 2019

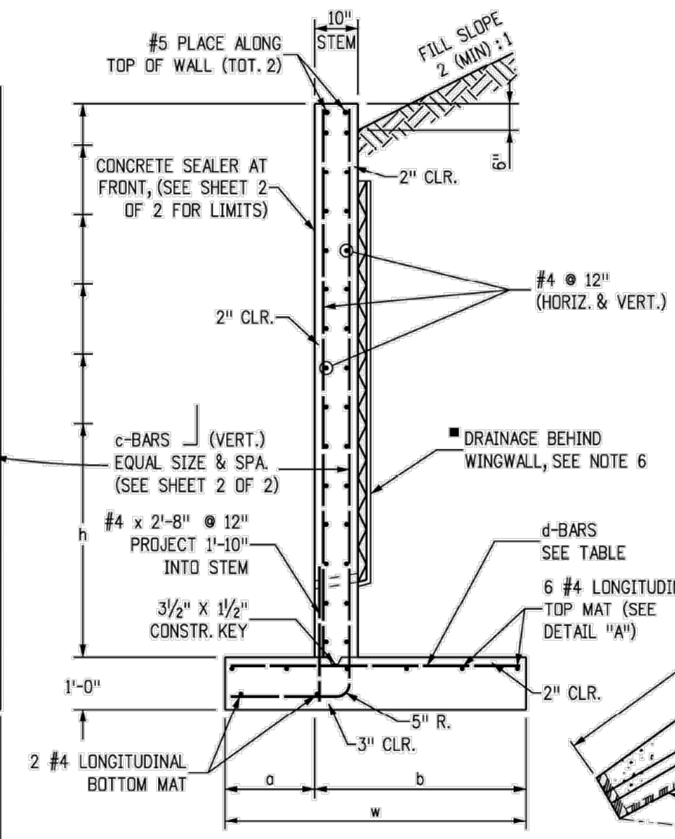
STANDARD PLAN NO.
M-601-10
Standard Sheet No. 1 of 1
Project Sheet Number:


FINISHED SLOPE
CHANNEL INVERT
TOE WALL
CULVERT INVERT
h, Bo OR RISE
#4 @ 12" HORIZONTAL BARS NOT SHOWN FOR CLARITY
#5 PLACE ALONG TOP OF WALL (TOT. 2)
d-BARS (TYP.)
BOX ELEVATION
m = h, Bo (OR RISE + 0'-4")
UNLESS OTHERWISE SHOWN ON PLANS
★ CONC. CY/LF

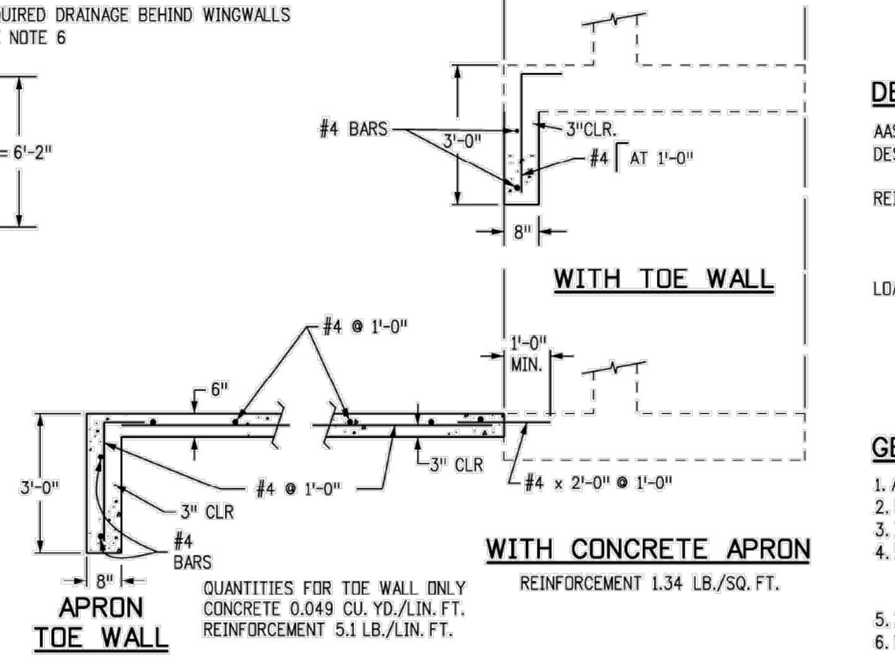
✱ DOES NOT INCLUDE TOE WALL QUANTITIES
■ REQUIRED DRAINAGE BEHIND WINGWALLS SEE NOTE 6
SEE SHEET 2 OF 2 FOR REINFORCING STEEL QUANTITY



ELEVATION DESIGN EXAMPLE


#5 PLACE ALONG TOP OF WALL (TOT. 2)
10" STEM
FILL SLOPE 2 (MIN):1
CONCRETE SEALER AT FRONT, (SEE SHEET 2 OF 2 FOR LIMITS)
2" CLR.
#4 @ 12" (HORIZ. & VERT.)
c-BARS (VERT.) EQUAL SIZE & SPA. (SEE SHEET 2 OF 2)
DRAINAGE BEHIND WINGWALL, SEE NOTE 6
#4 x 2'-8" @ 12" PROJECT 1'-10" INTO STEM
3½" x 1½" CONSTR. KEY
d-BARS SEE TABLE
6 #4 LONGITUDINAL TOP MAT (SEE DETAIL "A")
2 #4 LONGITUDINAL BOTTOM MAT
3" CLR.

TYPICAL SECTION



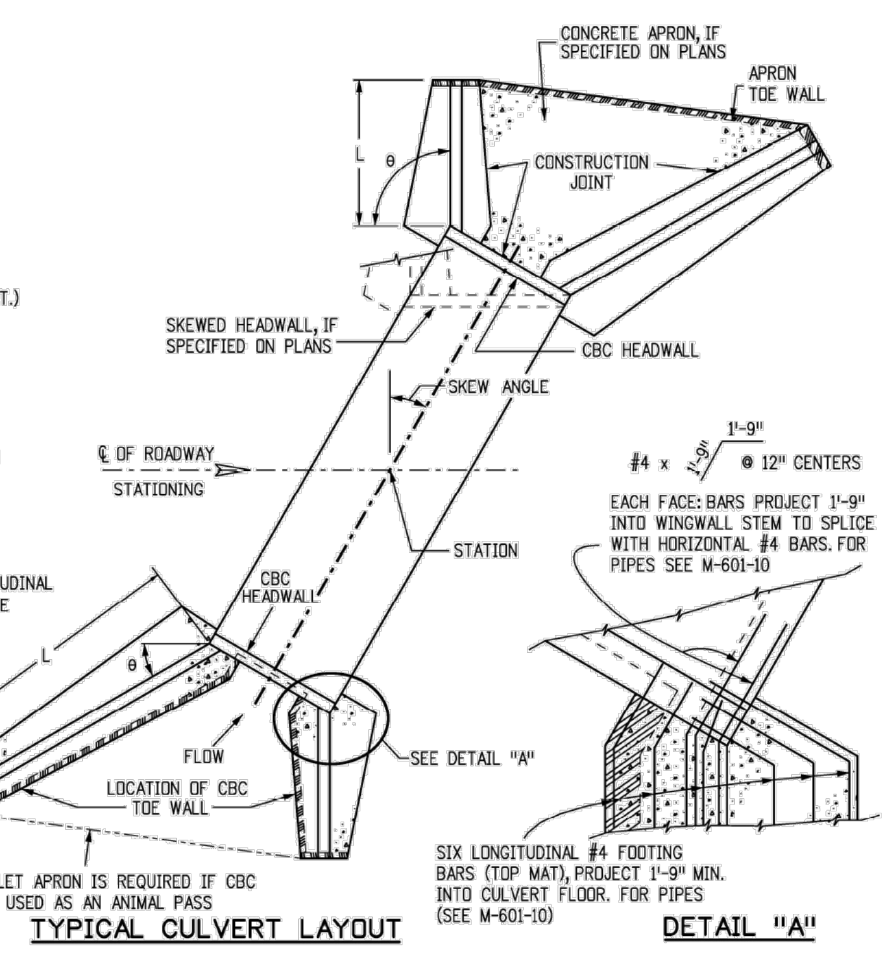
WITH TOE WALL

WITH CONCRETE APRON

REINFORCEMENT 1.34 LB./SQ. FT.

APRON TOE WALL

QUANTITIES FOR TOE WALL ONLY
CONCRETE 0.049 CU.YD./LIN.FT.
REINFORCEMENT 5.1 LB./LIN.FT.


CONCRETE APRON, IF SPECIFIED ON PLANS
APRON TOE WALL
CONSTRUCTION JOINT
SKEWED HEADWALL, IF SPECIFIED ON PLANS
CBC HEADWALL
SKEW ANGLE
℄ OF ROADWAY
STATIONING
STATION
FLOW
LOCATION OF CBC TOE WALL
SEE DETAIL "A"
#4 x 1'-9" @ 12" CENTERS EACH FACE; BARS PROJECT 1'-9" INTO WINGWALL STEM TO SPLICE WITH HORIZONTAL #4 BARS. FOR PIPES SEE M-601-10

INLET APRON IS REQUIRED IF CBC IS USED AS AN ANIMAL PASS

SIX LONGITUDINAL #4 FOOTING BARS (TOP MAT), PROJECT 1'-9" MIN. INTO CULVERT FLOOR. FOR PIPES (SEE M-601-10)

TYPICAL CULVERT LAYOUT

DETAIL "A"

DESIGN DATA:

AASHTO LRFD EIGHTH EDITION, 2017
DESIGN METHOD: LOAD AND RESISTANCE FACTOR DESIGN, YIELD LINE METHOD

REINFORCED CONCRETE:
CONCRETE CLASS D (BOX CULVERT): f'_c = 4,500 PSI
REINFORCING STEEL: f_y = 60,000 PSI

LOADING:
AT-REST EARTH (FLUID) PRESSURE FOR CONCRETE STEM DESIGN = 55 PCF FOR 2 (MIN.) : 1 SLOPED BACKFILL
ACTIVE EARTH (FLUID) PRESSURE FOR CONCRETE FOOTING DESIGN = 40 PCF FOR 2 (MIN.) : 1 SLOPED BACKFILL
LIVE LOAD SURCHARGE = 2'
MINIMUM RESISTANCE FOR SOIL BEARING = 5.5 KSF
SOIL BEARING RESISTANCE FACTOR = 0.45

GENERAL NOTES:

1. ALL EXPOSED CONCRETE CORNERS SHALL BE CHAMFERED ¾ IN.
2. WINGWALL FOOTING AND FLOOR OF BOX CULVERT SHALL BE PLACED MONOLITHICALLY.
3. DIMENSIONS "h", "k", "L", "m" AND ANGLE "θ" FOR WINGWALL SHALL BE AS SHOWN ON THE PLANS.
4. MINIMUM CLASS B LAP SPLICE LENGTH FOR BLACK REINFORCING BARS:

BAR SIZE:	#4	#5	#6	#7
SPLICE LENGTH:	1'- 6"	1'-11"	2'-3"	2'-7"

5. DESIGN DOES NOT CONSIDER ANY SCOUR EFFECTS.
6. WINGWALL DRAIN SHALL BE REQUIRED IF "h" ≥ 12.0 FT., SEE SHEET 2 OF 2 FOR DETAILS.

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Last Modification Date: 07/31/19	(R-X)		
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Denver, CO 80204
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Project Development Branch JBK

WINGWALLS FOR PIPE OR BOX CULVERTS

Issued by the Project Development Branch: July 31, 2019

STANDARD PLAN NO.
M-601-20
Standard Sheet No. 1 of 2
Project Sheet Number:

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c-BARS AND REINFORCING STEEL QUANTITY (EXCLUDE TOE WALL)

✱ REINFORCING STEEL QUANTITY INCLUDES STEM AND FOOTING QUANTITIES, BUT DOES NOT INCLUDE TOE WALL QUANTITIES.

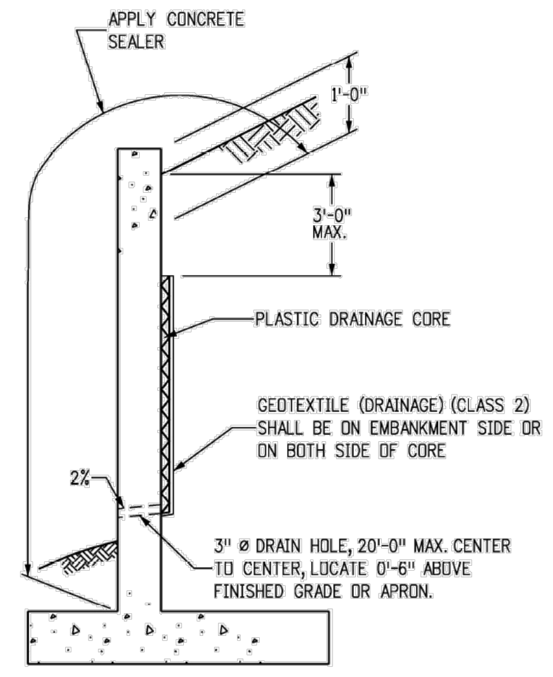
L (MULTIPLE OF m)		≤ (1.0 x m)		≤ (1.25 x m)		≤ (1.5 x m)		≤ (1.75 x m)		≤ (2.0 x m)		≤ (2.25 x m)		≤ (2.5 x m)		≤ (2.75 x m)		≤ (3.0 x m)		≤ (3.25 x m)		≤ (3.5 x m)	
m (FT)	k (FT)	c-BARS	✱ REINF. LB./L.F.	c-BARS	✱ REINF. LB./L.F.	c-BARS	✱ REINF. LB./L.F.	c-BARS	✱ REINF. LB./L.F.	c-BARS	✱ REINF. LB./L.F.	c-BARS	✱ REINF. LB./L.F.	c-BARS	✱ REINF. LB./L.F.	c-BARS	✱ REINF. LB./L.F.	c-BARS	✱ REINF. LB./L.F.	c-BARS	✱ REINF. LB./L.F.	c-BARS	✱ REINF. LB./L.F.
14	4	#4 @ 10"	53.60	#5 @ 10"	57.95	#5 @ 10"	57.10	#5 @ 8"	60.22	#5 @ 7"	62.43	#5 @ 7"	62.09	#5 @ 6"	65.38	#5 @ 6"	65.15	#6 @ 8"	67.10	#6 @ 8"	66.94	#6 @ 7"	70.66
	5	#4 @ 10"	55.86	#5 @ 10"	60.46	#5 @ 10"	59.60	#5 @ 8"	62.89	#5 @ 7"	65.23	#5 @ 7"	64.88	#5 @ 6"	68.34	#5 @ 6"	68.11	#6 @ 8"	70.17	#6 @ 8"	70.00	#6 @ 7"	73.90
	6	#5 @ 10"	64.43	#6 @ 10"	70.60	#6 @ 10"	69.69	#6 @ 8"	74.93	#6 @ 8"	74.45	#6 @ 7"	78.30	#6 @ 6"	83.64	#6 @ 6"	83.40	#6 @ 6"	83.22	#6 @ 6"	83.05	#7 @ 7"	89.64
	7	#5 @ 10"	67.29	#6 @ 10"	73.76	#6 @ 10"	72.83	#6 @ 8"	78.32	#6 @ 8"	77.84	#6 @ 7"	81.87	#6 @ 6"	87.45	#6 @ 6"	87.21	#6 @ 6"	87.02	#6 @ 6"	86.86	#7 @ 7"	93.73
	8	#5 @ 8"	74.71	#6 @ 8"	83.46	#6 @ 7"	87.09	#6 @ 6"	92.54	#7 @ 7"	99.47	#7 @ 7"	99.08	#7 @ 6"	107.11	#7 @ 6"	106.86	#7 @ 6"	106.66	#7 @ 6"	106.49	#7 @ 6"	106.35
	9	#5 @ 8"	78.10	#6 @ 8"	87.23	#6 @ 7"	91.03	#6 @ 6"	96.72	#7 @ 7"	103.93	#7 @ 7"	103.54	#7 @ 6"	111.90	#7 @ 6"	111.65	#7 @ 6"	111.45	#7 @ 6"	111.28	#7 @ 6"	111.13
13	4	#4 @ 10"	50.51	#4 @ 10"	49.25	#5 @ 10"	53.71	#5 @ 10"	53.09	#5 @ 10"	52.36	#5 @ 9"	53.85	#5 @ 8"	55.54	#5 @ 7"	57.85	#5 @ 7"	57.67	#5 @ 7"	57.51	#6 @ 9"	59.93
	5	#4 @ 10"	52.66	#4 @ 10"	51.37	#5 @ 10"	56.09	#5 @ 10"	55.46	#5 @ 10"	54.99	#5 @ 9"	56.29	#5 @ 8"	58.08	#5 @ 7"	60.51	#5 @ 7"	60.33	#5 @ 7"	60.17	#6 @ 9"	62.72
	6	#4 @ 10"	54.92	#5 @ 10"	59.48	#5 @ 9"	60.31	#6 @ 9"	67.56	#6 @ 9"	67.08	#6 @ 9"	66.70	#6 @ 8"	69.53	#6 @ 8"	69.28	#6 @ 7"	73.12	#6 @ 7"	72.95	#6 @ 7"	72.81
	7	#4 @ 10"	57.36	#5 @ 10"	62.16	#5 @ 9"	63.05	#6 @ 9"	70.66	#6 @ 9"	70.16	#6 @ 9"	69.78	#6 @ 8"	72.75	#6 @ 8"	72.50	#6 @ 7"	76.52	#6 @ 7"	76.35	#6 @ 7"	76.20
	8	#5 @ 10"	66.39	#6 @ 10"	72.82	#6 @ 8"	77.97	#6 @ 7"	81.68	#6 @ 7"	81.19	#6 @ 6"	86.67	#6 @ 6"	86.37	#7 @ 7"	93.18	#7 @ 7"	92.97	#7 @ 7"	92.80	#7 @ 7"	92.64
	9	#5 @ 10"	69.37	#6 @ 10"	76.10	#6 @ 8"	81.49	#6 @ 7"	85.37	#6 @ 7"	84.87	#6 @ 6"	90.59	#6 @ 6"	90.29	#7 @ 7"	97.39	#7 @ 7"	97.18	#7 @ 7"	97.00	#7 @ 7"	96.85
12	2	#4 @ 10"	43.91	#4 @ 10"	42.65	#4 @ 10"	41.82	#4 @ 10"	41.22	#4 @ 10"	40.78	#4 @ 9"	41.29	#5 @ 10"	44.61	#5 @ 10"	44.37	#5 @ 10"	44.18	#5 @ 10"	44.01	#5 @ 10"	43.87
	3	#4 @ 10"	45.82	#4 @ 10"	44.55	#4 @ 10"	43.71	#4 @ 10"	43.11	#4 @ 10"	42.66	#4 @ 9"	43.22	#5 @ 10"	46.75	#5 @ 10"	46.51	#5 @ 10"	46.32	#5 @ 10"	46.15	#5 @ 10"	46.01
	4	#4 @ 10"	47.80	#4 @ 10"	46.51	#4 @ 10"	45.65	#5 @ 10"	50.06	#5 @ 10"	49.59	#5 @ 10"	49.23	#5 @ 10"	48.94	#5 @ 10"	48.69	#5 @ 9"	50.00	#5 @ 8"	51.72	#5 @ 8"	51.57
	5	#4 @ 10"	49.84	#4 @ 10"	48.53	#4 @ 10"	47.66	#5 @ 10"	52.33	#5 @ 10"	51.85	#5 @ 10"	51.48	#5 @ 10"	51.19	#5 @ 10"	50.94	#5 @ 9"	52.33	#5 @ 8"	54.14	#5 @ 8"	54.00
	6	#4 @ 10"	51.99	#4 @ 10"	50.65	#5 @ 10"	55.34	#5 @ 8"	58.41	#5 @ 8"	57.93	#6 @ 10"	60.60	#6 @ 10"	60.29	#6 @ 9"	62.42	#6 @ 9"	62.22	#6 @ 9"	62.04	#6 @ 8"	64.89
	7	#4 @ 10"	54.30	#5 @ 10"	58.80	#5 @ 10"	57.87	#5 @ 8"	61.10	#5 @ 8"	60.61	#6 @ 10"	63.43	#6 @ 10"	63.11	#6 @ 9"	65.35	#6 @ 9"	65.15	#6 @ 9"	64.97	#6 @ 8"	67.96
	8	#5 @ 10"	62.91	#5 @ 10"	61.45	#5 @ 7"	67.46	#5 @ 6"	70.68	#5 @ 6"	70.20	#6 @ 7"	76.44	#6 @ 7"	76.13	#6 @ 7"	75.87	#6 @ 6"	81.30	#6 @ 6"	81.12	#6 @ 6"	80.98
	9	#5 @ 10"	65.64	#5 @ 10"	64.15	#5 @ 7"	70.44	#5 @ 6"	73.82	#5 @ 6"	73.33	#6 @ 7"	79.86	#6 @ 7"	79.54	#6 @ 7"	79.28	#6 @ 6"	84.95	#6 @ 6"	84.77	#6 @ 6"	84.62
11	2	#4 @ 10"	41.70	#4 @ 10"	40.42	#4 @ 10"	39.57	#4 @ 10"	38.96	#4 @ 10"	38.50	#4 @ 10"	38.15	#4 @ 10"	37.87	#4 @ 10"	37.63	#4 @ 9"	38.25	#5 @ 10"	41.46	#5 @ 10"	41.31
	3	#4 @ 10"	43.57	#4 @ 10"	42.27	#4 @ 10"	41.40	#4 @ 10"	40.79	#4 @ 10"	40.33	#4 @ 10"	39.97	#4 @ 10"	39.69	#4 @ 10"	39.45	#4 @ 9"	40.12	#5 @ 10"	43.54	#5 @ 10"	43.39
	4	#4 @ 10"	45.48	#4 @ 10"	44.16	#4 @ 10"	43.28	#4 @ 10"	42.66	#4 @ 9"	43.09	#5 @ 10"	46.57	#5 @ 10"	46.27	#5 @ 10"	46.02	#5 @ 10"	45.82	#5 @ 10"	45.65	#5 @ 10"	45.50
	5	#4 @ 10"	47.46	#4 @ 10"	46.10	#4 @ 10"	45.21	#4 @ 10"	44.58	#4 @ 9"	45.06	#5 @ 10"	48.74	#5 @ 10"	48.44	#5 @ 10"	48.19	#5 @ 10"	47.99	#5 @ 10"	47.81	#5 @ 10"	47.67
	6	#4 @ 10"	49.52	#4 @ 10"	48.14	#4 @ 9"	48.23	#5 @ 10"	51.88	#5 @ 10"	51.38	#5 @ 9"	52.57	#5 @ 9"	52.27	#5 @ 8"	53.99	#5 @ 8"	53.79	#5 @ 7"	56.16	#5 @ 7"	56.01
	7	#4 @ 10"	51.73	#4 @ 10"	50.31	#4 @ 9"	50.43	#5 @ 10"	54.29	#5 @ 10"	53.78	#5 @ 9"	55.04	#5 @ 9"	54.73	#5 @ 8"	56.55	#5 @ 8"	56.35	#5 @ 7"	58.84	#5 @ 7"	58.70
	8	#4 @ 10"	54.00	#5 @ 10"	58.44	#5 @ 10"	57.45	#5 @ 8"	60.64	#5 @ 7"	62.92	#5 @ 6"	66.25	#5 @ 6"	65.94	#5 @ 6"	65.69	#6 @ 8"	67.76	#6 @ 8"	67.57	#6 @ 7"	71.45
	9	#4 @ 10"	56.20	#5 @ 10"	60.87	#5 @ 10"	59.85	#5 @ 8"	63.21	#5 @ 7"	65.60	#5 @ 6"	69.09	#5 @ 6"	68.78	#5 @ 6"	68.52	#6 @ 8"	70.69	#6 @ 8"	70.51	#6 @ 7"	74.57
10	2	#4 @ 10"	39.84	#4 @ 10"	38.53	#4 @ 10"	37.65	#4 @ 10"	37.03	#4 @ 10"	36.57	#4 @ 10"	36.20	#4 @ 10"	35.91	#4 @ 10"	35.67	#4 @ 10"	35.48	#4 @ 9"	36.07	#4 @ 9"	35.93
	3	#4 @ 10"	41.68	#4 @ 10"	40.35	#4 @ 10"	39.47	#4 @ 10"	38.84	#4 @ 10"	38.36	#4 @ 10"	38.00	#4 @ 10"	37.71	#4 @ 10"	37.46	#4 @ 10"	37.27	#4 @ 9"	37.91	#4 @ 9"	37.76
	4	#4 @ 10"	43.58	#4 @ 10"	42.22	#4 @ 10"	41.31	#4 @ 10"	40.67	#4 @ 10"	40.19	#4 @ 10"	39.82	#4 @ 10"	39.53	#4 @ 10"	39.28	#4 @ 10"	39.08	#4 @ 9"	39.77	#4 @ 9"	39.63
	5	#4 @ 10"	45.53	#4 @ 10"	44.14	#4 @ 10"	43.21	#4 @ 10"	42.56	#4 @ 10"	42.07	#5 @ 10"	46.44	#5 @ 10"	46.13	#5 @ 10"	45.87	#5 @ 10"	45.67	#5 @ 10"	45.49	#5 @ 10"	45.34
	6	#4 @ 10"	47.58	#4 @ 10"	46.14	#4 @ 10"	45.20	#4 @ 10"	44.53	#4 @ 10"	44.03	#5 @ 10"	48.67	#5 @ 10"	48.35	#5 @ 10"	48.08	#5 @ 10"	47.88	#5 @ 10"	47.69	#5 @ 10"	47.54
	7	#4 @ 10"	49.79	#4 @ 10"	48.31	#4 @ 10"	47.34	#5 @ 10"	51.97	#5 @ 10"	51.45	#5 @ 10"	51.04	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	56.00
	8	#4 @ 10"	52.06	#4 @ 10"	50.54	#4 @ 10"	49.54	#5 @ 10"	54.43	#5 @ 10"	53.89	#5 @ 10"	53.47	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	58.72
9	2	#4 @ 10"	38.01	#4 @ 10"	36.75	#4 @ 10"	35.85	#4 @ 10"	35.21	#4 @ 10"	34.73	#4 @ 10"	34.36	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	33.30
	3	#4 @ 10"	39.93	#4 @ 10"	38.56	#4 @ 10"	37.64	#4 @ 10"	36.99	#4 @ 10"	36.51	#4 @ 10"	36.13	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	35.06
	4	#4 @ 10"	41.81	#4 @ 10"	40.40	#4 @ 10"	39.47	#4 @ 10"	38.81	#4 @ 10"	38.31	#4 @ 10"	37.93	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	36.84
	5	#4 @ 10"	43.75	#4 @ 10"	42.30	#4 @ 10"	41.35	#4 @ 10"	40.67	#4 @ 10"	40.17	#4 @ 10"	39.78	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	43.12
	6	#4 @ 10"	45.79	#4 @ 10"	44.30	#4 @ 10"	43.31	#4 @ 10"	42.62	#4 @ 10"	42.10	#4 @ 10"	41.71	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	45.30
	7	#4 @ 10"	48.04	#4 @ 10"	46.50	#4 @ 10"	45.49	#4 @ 10"	44.77	#5 @ 10"	49.29	#5 @ 10"	48.86	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	47.67
	8	#4 @ 10"	50.43	#4 @ 10"	48.84	#4 @ 10"	47.80	#4 @ 10"	47.06	#5 @ 10"	51.83	#5 @ 10"	51.40	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	50.18
8	2	#4 @ 10"	36.41	#4 @ 10"	35.01	#4 @ 10"	34.08	#4 @ 10"	33.42	#4 @ 10"	32.92	#4 @ 10"	32.54	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	31.44
	3	#4 @ 10"	38.23	#4 @ 10"	36.80	#4 @ 10"	35.85	#4 @ 10"	35.18	#4 @ 10"	34.67	#4 @ 10"	34.28	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	33.17
	4	#4 @ 10"	40.09	#4 @ 10"	38.61	#4 @ 10"	37.64	#4 @ 10"	36.95	#4 @ 10"	36.44	#4 @ 10"	36.04	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	34.91
	5	#4 @ 10"	41.99	#4 @ 10"	40.47	#4 @ 10"	39.47	#4 @ 10"	38.76	#4 @ 10"	38.24	#4 @ 10"	37.83	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	36.68
	6	#4 @ 10"	43.97	#4 @ 10"	42.40	#4 @ 10"	41.36	#4 @ 10"	40.64	#4 @ 10"	40.10	#4 @ 10"	39.68	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	42.96
	7	#4 @ 10"	46.19	#4 @ 10"	44.56	#4 @ 10"	43.49	#4 @ 10"	42.74	#4 @ 10"	42.18	#4 @ 10"	41.75	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	45.28
7	2	#4 @ 10"	34.90	#4 @ 10"	33.44	#4 @ 10"	32.47	#4 @ 10"	31.78	#4 @ 10"	31.27	#4 @ 10"	30.86	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	29.72
	3	#4 @ 10"	36.73	#4 @ 10"	35.23	#4 @ 10"	34.23	#4 @ 10"	33.53	#4 @ 10"	33.00	#4 @ 10"	32.59	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	31.43
	4	#4 @ 10"	38.59	#4 @ 10"	37.04	#4 @ 10"	36.01	#4 @ 10"	35.29	#4 @ 10"	34.75	#4 @ 10"	34.33	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	33.14
	5	#4 @ 10"	40.48	#4 @ 10"	38.86	#4 @ 10"	37.80	#4 @ 10"	37.06	#4 @ 10"	36.50	#4 @ 10"	36.07	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	34.86
	6	#4 @ 10"	42.39	#4 @ 10"	40.71	#4 @ 10"	39.61	#4 @ 10"	38.84	#4 @ 10"	38.26	#4 @ 10"	37.82	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	36.58

EXAMPLE:

SELECT THE c-BARS SIZE, SPACING AND STEEL QUANTITY FOR A 25.0 FEET LONG WINGWALL WITH m = 11.8 FT. AND k = 6.3 FT.

SOLUTION:

1. DETERMINE WINGWALL LENGTH IN MULTIPLE OF m:
   L / m = 25.0 / 11.8 = 2.12
   L = (2.12 x m), USE L ≤ (2.25 x m)
2. ROUND TO REAREST WHOLE NUMBER FOR m AND k:
   m = 11.8 FT., USE m = 12.0 FT.
   k = 6.3 FT., USE k = 6.0 FT.
3. DETERMINE c-BARS BY USING THE TABLE:
   L ≤ (2.25 x m)
   m = 12
   k = 6
   c-BARS: #6 @ 10"
   REINF. STEEL = 60.60 LB / LF
4. DETERMINE REINFORCING STEEL QUANTITY OF WHOLE WINGWALL:
   REINFORCING STEEL QUANTITY = 25.0 x 60.60 = 1,515 LB.


APPLY CONCRETE SEALER
1'-0"
3'-0" MAX.
PLASTIC DRAINAGE CORE
GEOTEXTILE (DRAINAGE) (CLASS 2) SHALL BE ON EMBANKMENT SIDE OR ON BOTH SIDE OF CORE
2%
3" ø DRAIN HOLE, 20'-0" MAX. CENTER TO CENTER, LOCATE 0'-6" ABOVE FINISHED GRADE OR APRON.

LIMITS OF CONCRETE SEALER AND WINGWALL DRAIN DETAILS

NOTES:
1. THE GEOCOMPOSITE SHALL BE SECURED TO THE WALL TO PREVENT MOVEMENT DURING BACKFILLING.
2. COST OF GEOCOMPOSITE DRAIN AND CONCRETE SEALER SHALL BE INCLUDED IN THE WORK.

Computer File Information		Sheet Revisions	
Creation Date: 07/31/19		Date:	Comments
Designer Initials: JBK	(R-X)		
Last Modification Date: 07/31/19	(R-X)		
Detailer Initials: LTA	(R-X)		
CAD Ver.: MicroStation V8 Scale: Not to Scale Units: English	(R-X)		

Colorado Department of Transportation
2829 West Howard Place
CDOT HQ, 3rd Floor
Denver, CO 80204
Phone: 303-757-9021 FAX: 303-757-9868
Project Development Branch JBK

WINGWALLS FOR PIPE OR BOX CULVERTS

Issued by the Project Development Branch: July 31, 2019

STANDARD PLAN NO.
M-601-20
Standard Sheet No. 2 of 2
Project Sheet Number:

Galloway
1155 Kelly Johnson Blvd., Suite 305
Colorado Springs, CO 80920
719.900.7220
GallowayUS.com

39265
09/17/2026

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ELK VIEW ESTATES
CONSTRUCTION DRAWINGS

OLD RANCH ROAD
EL PASO COUNTY, CO

#	Date	Issue / Description	Init.
1	11/26/2025	1ST COUNTY SUBMITTAL	ELB
2	06/02/2026	2ND COUNTY SUBMITTAL	ELB
3	08/25/2026	3RD COUNTY SUBMITTAL	JAO
4	09/2026	4TH COUNTY SUBMITTAL	JAO

Project No:	ERD01
Drawn By:	ELB
Checked By:	JAO
Date:	

STORM SEWER DETAILS

C6.4
Sheet 8 of 11

SITE LEGEND

- PROJECT BOUNDARY LINE
- ADJACENT PROPERTY BOUNDARY LINE
- RIGHT OF WAY LINE
- EXISTING ADJACENT LOT LINE
- PROPOSED LOT LINE
- EXISTING EASEMENT LINE
- PROPOSED EASEMENT LINE
- PROPOSED ROAD CENTERLINE
- EXISTING ROAD CENTERLINE
- PROPOSED RIDGE LINE
- PROPOSED SWALE LINE
- EXISTING SWALE LINE
- EXISTING FENCE
- PROPOSED FENCE
- PROPOSED CURB AND GUTTER
- EXISTING CURB AND GUTTER
- EXISTING EDGE OF ASPHALT
- PROPOSED GRAVEL SHOULDER PER ECM TABLE D-7
- EXISTING SIGN
- PROPOSED SIGN

UTILITY LEGEND

—OHE—	EXISTING OVERHEAD ELECTRIC
—G—	EXISTING GAS LINE
—W—	EXISTING WATER LINE
—W—	PROPOSED WATER LINE
—SS—	EXISTING SANITARY SEWER
—SS—	PROPOSED SANITARY SEWER
SD	EXISTING STORM SEWER
SD	PROPOSED STORM SEWER
WV	EXISTING WATER VALVE
⋈	PROPOSED WATER VALVE
	EXISTING FIRE HYDRANT
	PROPOSED FIRE HYDRANT
(SD)	EXISTING STORM SEWER MANHOLE
◉	PROPOSED STORM SEWER MANHOLE
(SS)	EXISTING SANITARY SEWER MANHOLE
◉	PROPOSED SANITARY SEWER MANHOLE

PAVING LEGEND

- PROPOSED CONCRETE
- EXISTING CONCRETE/ASPHALT PAVING
- PROPOSED ASPHALT PAVING

NOTE: CONTRACTOR SHALL PROTECT ALL EXISTING SURVEY MONUMENTATION. CONTRACTOR SHALL HAVE LICENSED SURVEYOR REPLACE ANY DAMAGED OR DISTURBED MONUMENTATION AT THEIR COST.

NOTE: CONTRACTOR MUST COORDINATE WORK WITH UTILITY COMPANY AND CITY PRIOR TO BEGINNING WORK AND IS RESPONSIBLE FOR ALL MATERIALS, LABOR, REPAIRS, ETC. TO COMPLETE WORK AND RESTORE AREA TO SAME STATE PRIOR TO STARTING WORK.

CONTRACTOR RESPONSIBLE FOR AS-BUILT DRAWINGS, TESTS, REPORTS AND/OR ANY OTHER CERTIFICATES OR INFORMATION AS REQUIRED FOR ACCEPTANCE OF WORK FROM CITY, UTILITY DISTRICTS OR ANY OTHER GOVERNING AGENCY.

SURVEYOR TO OBTAIN AUTOCAD FILE FROM ENGINEER AND VERIFY ALL HORIZONTAL CONTROL DIMENSIONING PRIOR TO CONSTRUCTION STAKING. SURVEYOR MUST VERIFY ALL BENCHMARK, BASIS OF BEARING AND DATUM INFORMATION TO ENSURE IMPROVEMENTS WILL BE AT THE SAME HORIZONTAL AND VERTICAL LOCATIONS SHOWN ON THE DESIGN CONSTRUCTION DRAWINGS. PRIOR TO CONSTRUCTION STAKING ANY DISCREPANCY MUST BE REPORTED TO OWNER AND ENGINEER PRIOR TO CONTINUATION OF ANY FURTHER STAKING OR CONSTRUCTION WORK.

BASIS OF BEARING

ALL BEARINGS USED ON THIS PLAT ARE BASED ON AN ASSUMED BEARING BETWEEN A REBAR WITH YELLOW CAP STAMPED "BOSTROM PLS NO. 9477" AT THE SOUTHEAST CORNER AND A NO. 4 REBAR WITH CAP STAMPED "RMLS NO. 19625" AT THE SOUTHWEST CORNER. THE ASSUMED BEARING BETWEEN THESE MONUMENTS IS S 89° 58'15"W.

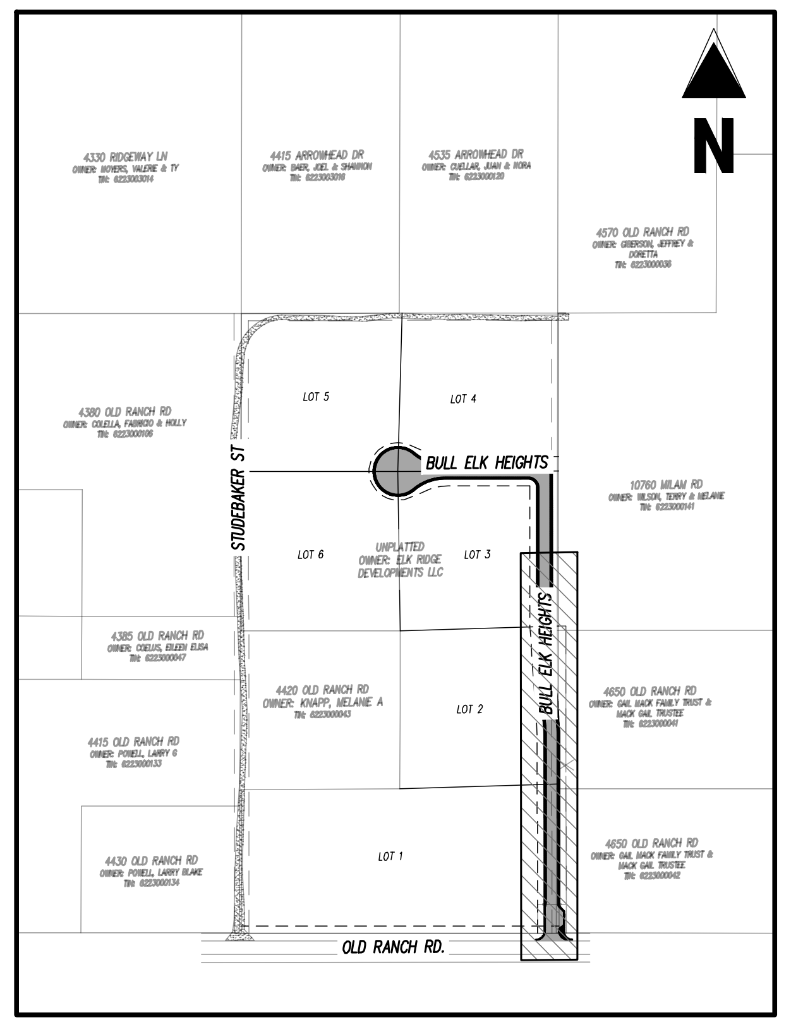
BENCHMARK

A REBAR WITH YELLOW CAP STAMPED "BOSTROM PLS NO. 9477" AT THE SOUTHEAST CORNER. THE INTERPOLATED ELEVATION USED THERON IS 7128.06'.

CAUTION – NOTICE TO CONTRACTOR

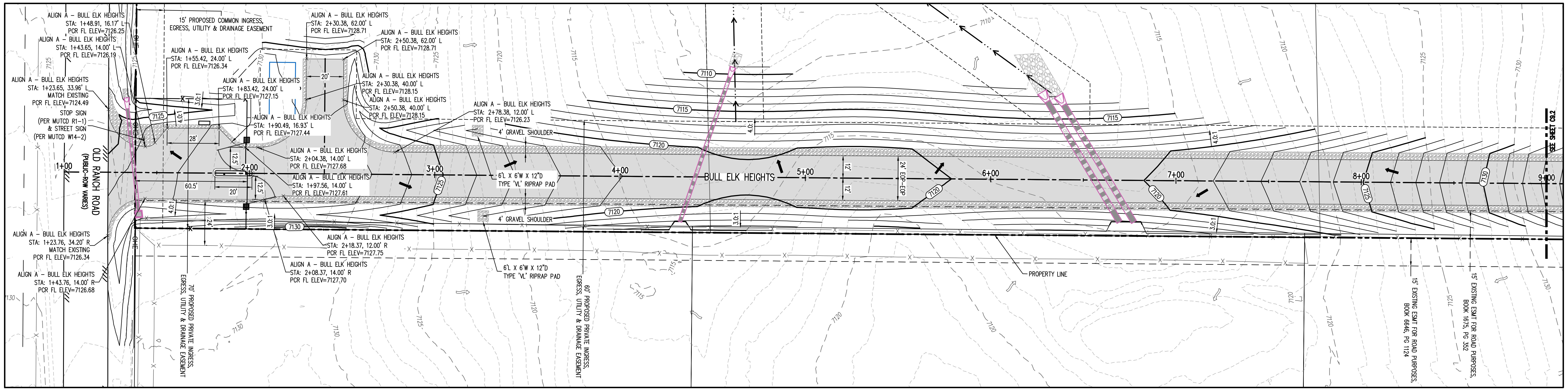
1. ALL UTILITY LOCATIONS SHOWN ARE BASED ON MAPS PROVIDED BY THE APPROPRIATE UTILITY COMPANY AND FIELD SURFACE EVIDENCE AT THE TIME OF SURVEY AND IS TO BE CONSIDERED AN APPROXIMATE LOCATION ONLY. IT IS THE CONTRACTOR'S RESPONSIBILITY TO FIELD VERIFY THE LOCATION OF ALL UTILITIES, PUBLIC OR PRIVATE, WHETHER SHOWN ON THE PLANS OR NOT, PRIOR TO CONSTRUCTION. REPORT ANY DISCREPANCIESTO THE ENGINEER PRIOR TO CONSTRUCTION.
2. WHERE A PROPOSED UTILITY CROSSES AN EXISTING UTILITY, IT IS THE CONTRACTOR'S RESPONSIBILITY TO FIELD VERIFY THE HORIZONTAL AND VERTICAL LOCATION OF SUCH EXISTING UTILITY, EITHER THROUGH POTHOLING OR ALTERNATIVE METHOD. REPORT INFORMATION TO THE ENGINEER PRIOR TO CONSTRUCTION.

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

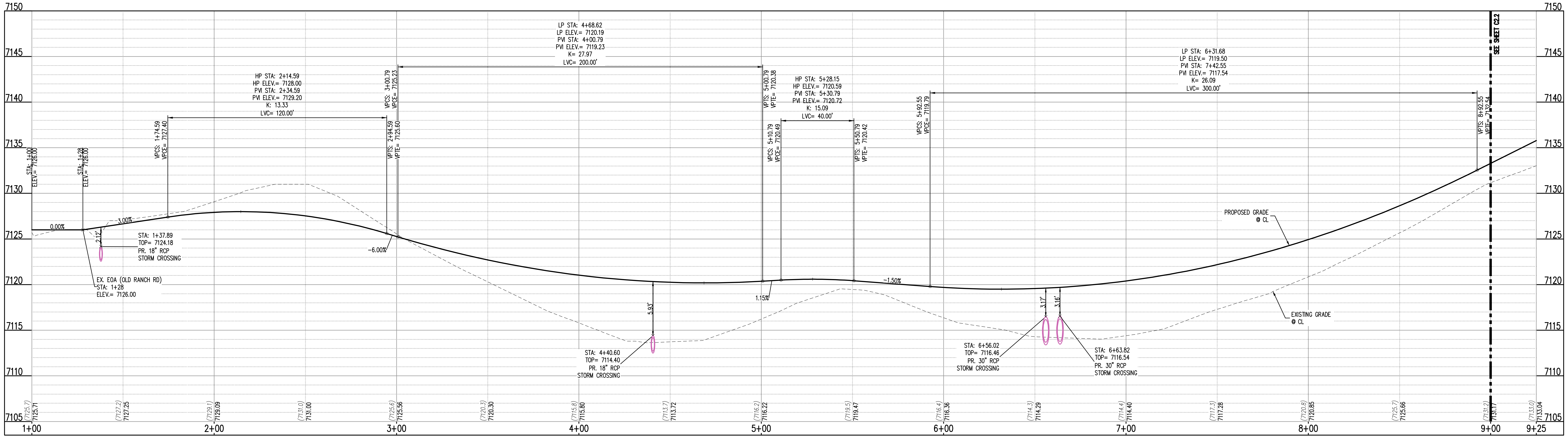


KEY MAP
SCALE: 1"=400'

N
0 15 30
SCALE: 1"=30'



BULL ELK HEIGHTS – EASEMENT VARIES
25 MPH DESIGN SPEED (RURAL-LOCAL)
SCALE: 1"=30'



ALIGN A – BULL ELK HEIGHTS (STA: 1+00 TO 9+25) – SCALE: H: 1"=30' V: 1"=6'

Galloway
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Colorado Springs, CO 80920
719.900.7220
GallowayUS.com

JEFFREY ... 39265
09/17/2026
PROFESSIONAL ENGINEER

ELK VIEW ESTATES
CONSTRUCTION DRAWINGS

OLD RANCH ROAD
EL PASO COUNTY, CO

#	Date	Issue / Description	Init.
1	11/26/2025	1ST COUNTY SUBMITTAL	ELB
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4	09/2026	4TH COUNTY SUBMITTAL	JAO

Project No:	ERD01
Drawn By:	ELB
Checked By:	JAO
Date:	9/18/2026

BULL ELK HEIGHTS
PLAN & PROFILES

C9.1
Sheet 9 of 11

SITE LEGEND

- PROJECT BOUNDARY LINE
- ADJACENT PROPERTY BOUNDARY LINE
- RIGHT OF WAY LINE
- EXISTING ADJACENT LOT LINE
- PROPOSED LOT LINE
- EXISTING EASEMENT LINE
- PROPOSED EASEMENT LINE
- PROPOSED ROAD CENTERLINE
- EXISTING ROAD CENTERLINE
- PROPOSED RIDGE LINE
- PROPOSED SWALE LINE
- EXISTING SWALE LINE
- X EXISTING FENCE
- X—X—X—X PROPOSED FENCE
- PROPOSED CURB AND GUTTER
- EXISTING CURB AND GUTTER
- //// EXISTING EDGE OF ASPHALT
- ▨ PROPOSED GRAVEL SHOULDER PER ECM TABLE D-7
- EXISTING SIGN
- PROPOSED SIGN

UTILITY LEGEND

- OHE EXISTING OVERHEAD ELECTRIC
- G EXISTING GAS LINE
- W EXISTING WATER LINE
- W PROPOSED WATER LINE
- SS EXISTING SANITARY SEWER
- SS PROPOSED SANITARY SEWER
- SD EXISTING STORM SEWER
- SD PROPOSED STORM SEWER
- WV EXISTING WATER VALVE
- PROPOSED WATER VALVE
- EXISTING FIRE HYDRANT
- PROPOSED FIRE HYDRANT
- (SD) EXISTING STORM SEWER MANHOLE
- ◉ PROPOSED STORM SEWER MANHOLE
- (SS) EXISTING SANITARY SEWER MANHOLE
- ◉ PROPOSED SANITARY SEWER MANHOLE

PAVING LEGEND

- ▨ PROPOSED CONCRETE
- ☐ EXISTING CONCRETE/ASPHALT PAVING
- ▨ PROPOSED ASPHALT PAVING

NOTE: CONTRACTOR SHALL PROTECT ALL EXISTING SURVEY MONUMENTATION. CONTRACTOR SHALL HAVE LICENSED SURVEYOR REPLACE ANY DAMAGED OR DISTURBED MONUMENTATION AT THEIR COST.

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BASIS OF BEARING

ALL BEARINGS USED ON THIS PLAT ARE BASED ON AN ASSUMED BEARING BETWEEN A REBAR WITH YELLOW CAP STAMPED "BOSTROM PLS NO. 9477" AT THE SOUTHEAST CORNER AND A NO. 4 REBAR WITH CAP STAMPED "RMLS NO. 19625" AT THE SOUTHWEST CORNER. THE ASSUMED BEARING BETWEEN THESE MONUMENTS IS S 89° 58'15"W.

BENCHMARK

A REBAR WITH YELLOW CAP STAMPED "BOSTROM PLS NO. 9477" AT THE SOUTHEAST CORNER. THE INTERPOLATED ELEVATION USED THERON IS 7128.06'.

CAUTION – NOTICE TO CONTRACTOR

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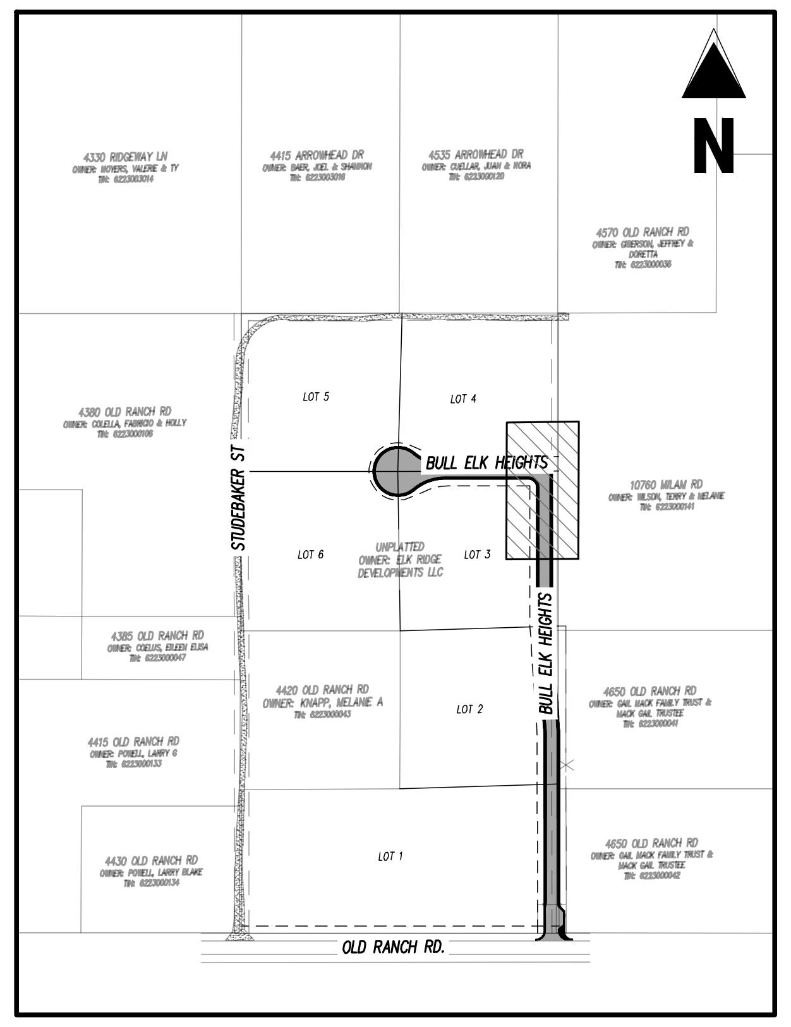
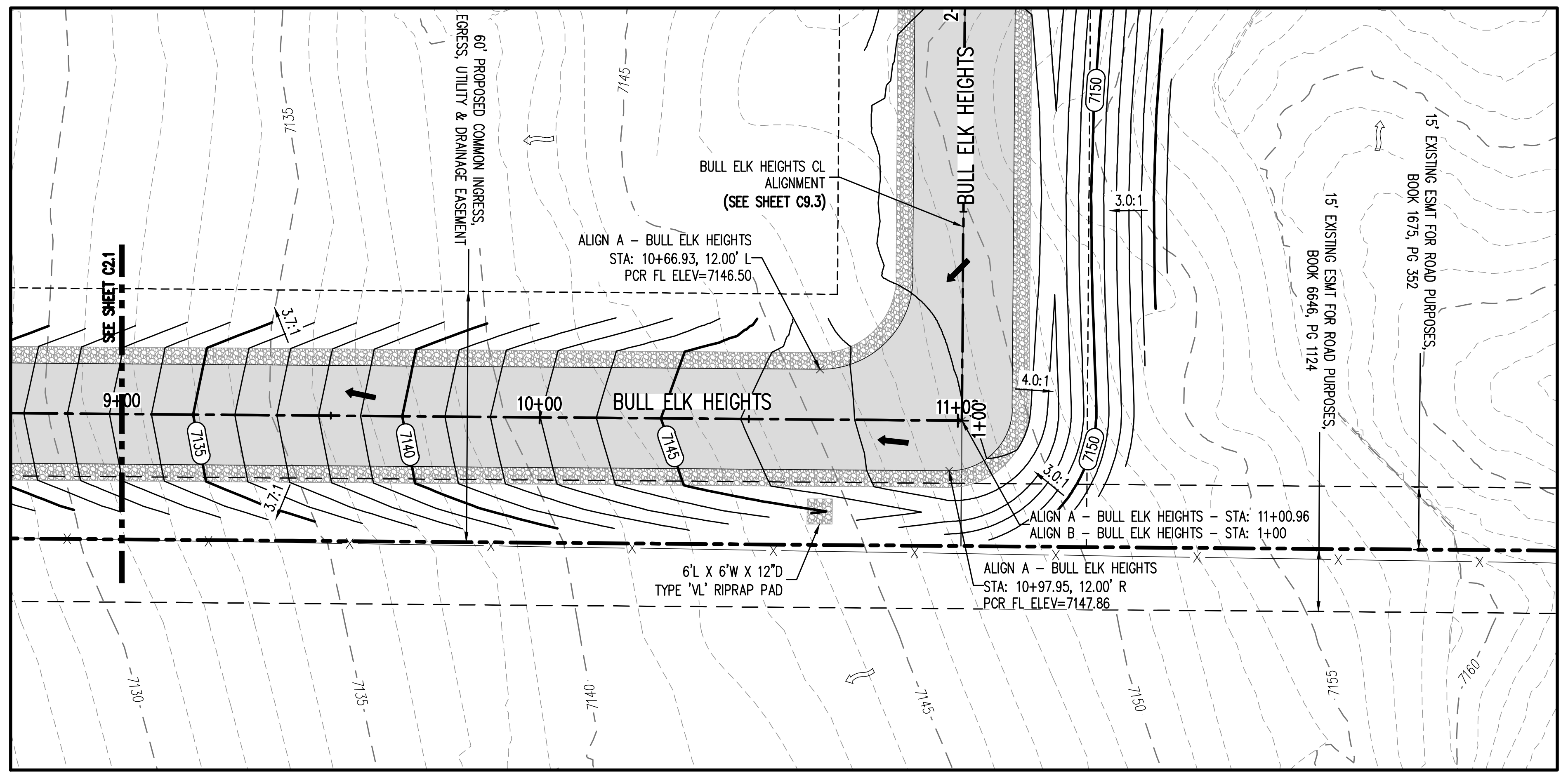
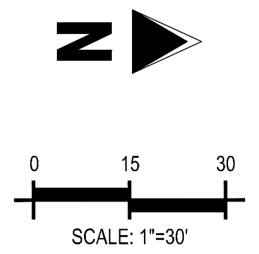
811 Know what's below. Call before you dig.


N
4330 RIDGEWAY LN
OWNER: MOYERS, VALERIE & TY
4415 ARROWHEAD DR
OWNER: BAER, JOEL & SHANNON
4535 ARROWHEAD DR
OWNER: CUELLAR, JUAN & NORA
4570 OLD RANCH RD
OWNER: GIBERSON, JEFFREY & DORETTA
4380 OLD RANCH RD
OWNER: COLELLA, FABRICIO & HOLLY
LOT 5
LOT 4
BULL ELK HEIGHTS
STUDEBAKER ST
10760 MILAM RD
OWNER: WILSON, TERRY & MELANIE
LOT 6
UNPLATTED
OWNER: ELK RIDGE DEVELOPMENTS LLC
LOT 3
4385 OLD RANCH RD
OWNER: COELIUS, EILEEN ELISA
4420 OLD RANCH RD
OWNER: KNAPP, MELANIE A
LOT 2
BULL ELK HEIGHTS
4650 OLD RANCH RD
OWNER: GAIL MACK FAMILY TRUST & MACK GAIL TRUSTEE
4415 OLD RANCH RD
OWNER: POWELL, LARRY G
LOT 1
4430 OLD RANCH RD
OWNER: POWELL, LARRY BLAKE
4650 OLD RANCH RD
OWNER: GAIL MACK FAMILY TRUST & MACK GAIL TRUSTEE
OLD RANCH RD.

KEY MAP

SCALE: 1"=400'


60' PROPOSED COMMON INGRESS, EGRESS, UTILITY & DRAINAGE EASEMENT
7135
7145
BULL ELK HEIGHTS CL ALIGNMENT (SEE SHEET C9.3)
BULL ELK HEIGHTS
ALIGN A – BULL ELK HEIGHTS STA: 10+66.93, 12.00' L PCR FL ELEV=7146.50
SEE SHEET C2.1
3.7:1
9+00
10+00
BULL ELK HEIGHTS
11+00
1+00
7135
7140
7145
7150
3.0:1
4.0:1
3.7:1
3.0:1
15' EXISTING ESMT FOR ROAD PURPOSES, BOOK 6646, PG 1124
15' EXISTING ESMT FOR ROAD PURPOSES, BOOK 1675, PG 352
ALIGN A – BULL ELK HEIGHTS – STA: 11+00.96
ALIGN B – BULL ELK HEIGHTS – STA: 1+00
6'L X 6'W X 12"D TYPE 'VL' RIPRAP PAD
ALIGN A – BULL ELK HEIGHTS STA: 10+97.95, 12.00' R PCR FL ELEV=7147.86
7130
7135
7140
7145
7150
7155
7160

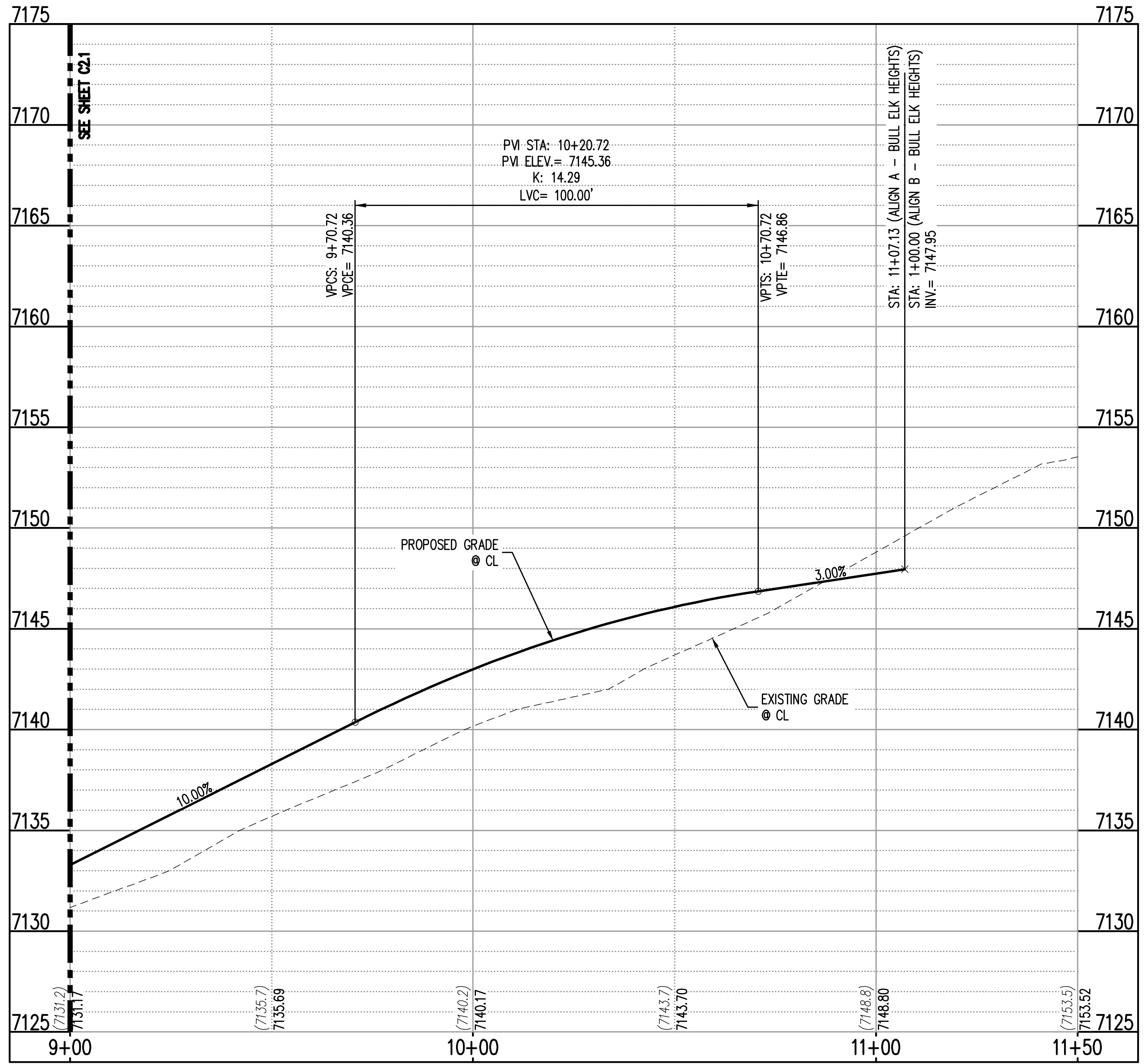


SCALE: 1"=30'

BULL ELK HEIGHTS – 60' EASEMENT

25 MPH DESIGN SPEED (RURAL-LOCAL)

SCALE: 1"=30'



ALIGN A – BULL ELK HEIGHTS (STA: 9+00 TO 11+50) – SCALE: H: 1"=30' V: 1"=6'

Galloway

1155 Kelly Johnson Blvd., Suite 305
Colorado Springs, CO 80920
719.900.7220
GallowayUS.com

COLORADO LICENSED JEFFREY ODOR 39265 PROFESSIONAL ENGINEER
09/17/2026

ELK VIEW ESTATES
CONSTRUCTION DRAWINGS

OLD RANCH ROAD
EL PASO COUNTY, CO

#	Date	Issue / Description	Init.
1	11/26/2025	1ST COUNTY SUBMITTAL	ELB
2	06/02/2026	2ND COUNTY SUBMITTAL	ELB
3	08/25/2026	3RD COUNTY SUBMITTAL	JAO
4	09/2026	4TH COUNTY SUBMITTAL	JAO
-			
-			
-			
-			
-			
-			
-			
-			
-			
-			

Project No:	ERD01
Drawn By:	ELB
Checked By:	JAO
Date:	9/18/2026

BULL ELK HEIGHTS
PLAN & PROFILES

C9.2
Sheet 10 of 11

SITE LEGEND

- PROJECT BOUNDARY LINE
- ADJACENT PROPERTY BOUNDARY LINE
- RIGHT OF WAY LINE
- EXISTING ADJACENT LOT LINE
- PROPOSED LOT LINE
- EXISTING EASEMENT LINE
- PROPOSED EASEMENT LINE
- PROPOSED ROAD CENTERLINE
- EXISTING ROAD CENTERLINE
- PROPOSED RIDGE LINE
- PROPOSED SWALE LINE
- EXISTING SWALE LINE
- EXISTING FENCE
- PROPOSED FENCE
- PROPOSED CURB AND GUTTER
- EXISTING CURB AND GUTTER
- EXISTING EDGE OF ASPHALT
- PROPOSED GRAVEL SHOULDER PER ECM TABLE D-7
- EXISTING SIGN
- PROPOSED SIGN

UTILITY LEGEND

OHE	EXISTING OVERHEAD ELECTRIC
G	EXISTING GAS LINE
W	EXISTING WATER LINE
W	PROPOSED WATER LINE
SS	EXISTING SANITARY SEWER
SS	PROPOSED SANITARY SEWER
SD	EXISTING STORM SEWER
SD	PROPOSED STORM SEWER
WV	EXISTING WATER VALVE
	PROPOSED WATER VALVE
	EXISTING FIRE HYDRANT
	PROPOSED FIRE HYDRANT
SD	EXISTING STORM SEWER MANHOLE
◉	PROPOSED STORM SEWER MANHOLE
SS	EXISTING SANITARY SEWER MANHOLE
◉	PROPOSED SANITARY SEWER MANHOLE

PAVING LEGEND

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- EXISTING CONCRETE/ASPHALT PAVING
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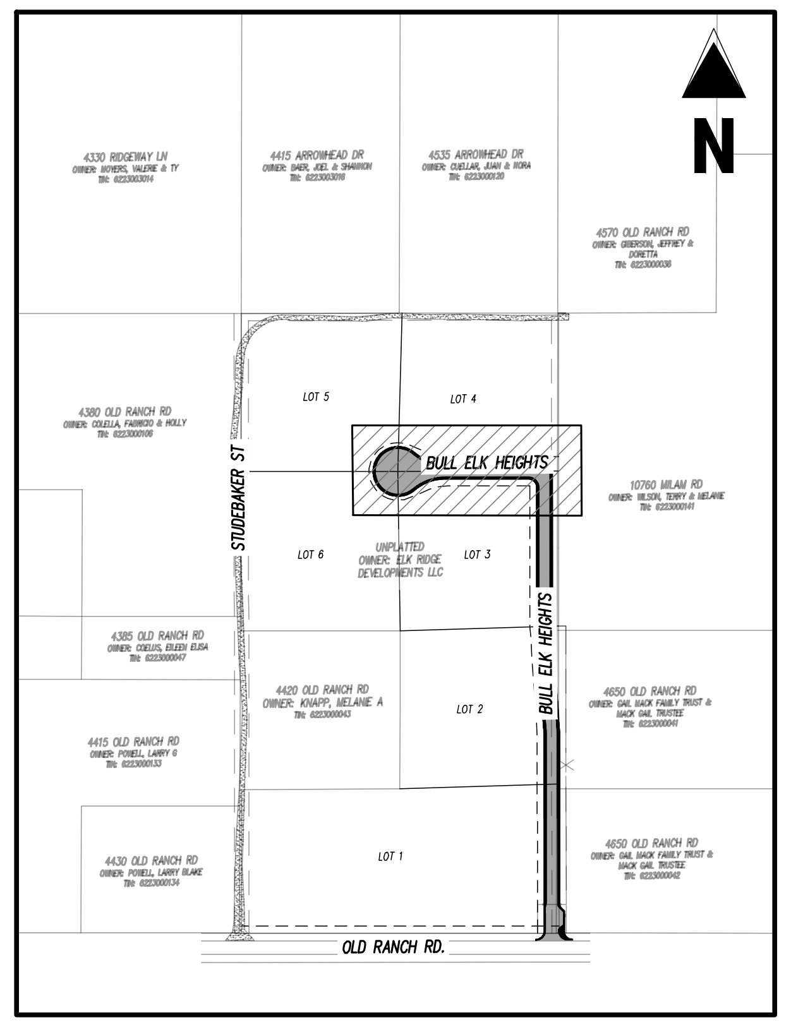
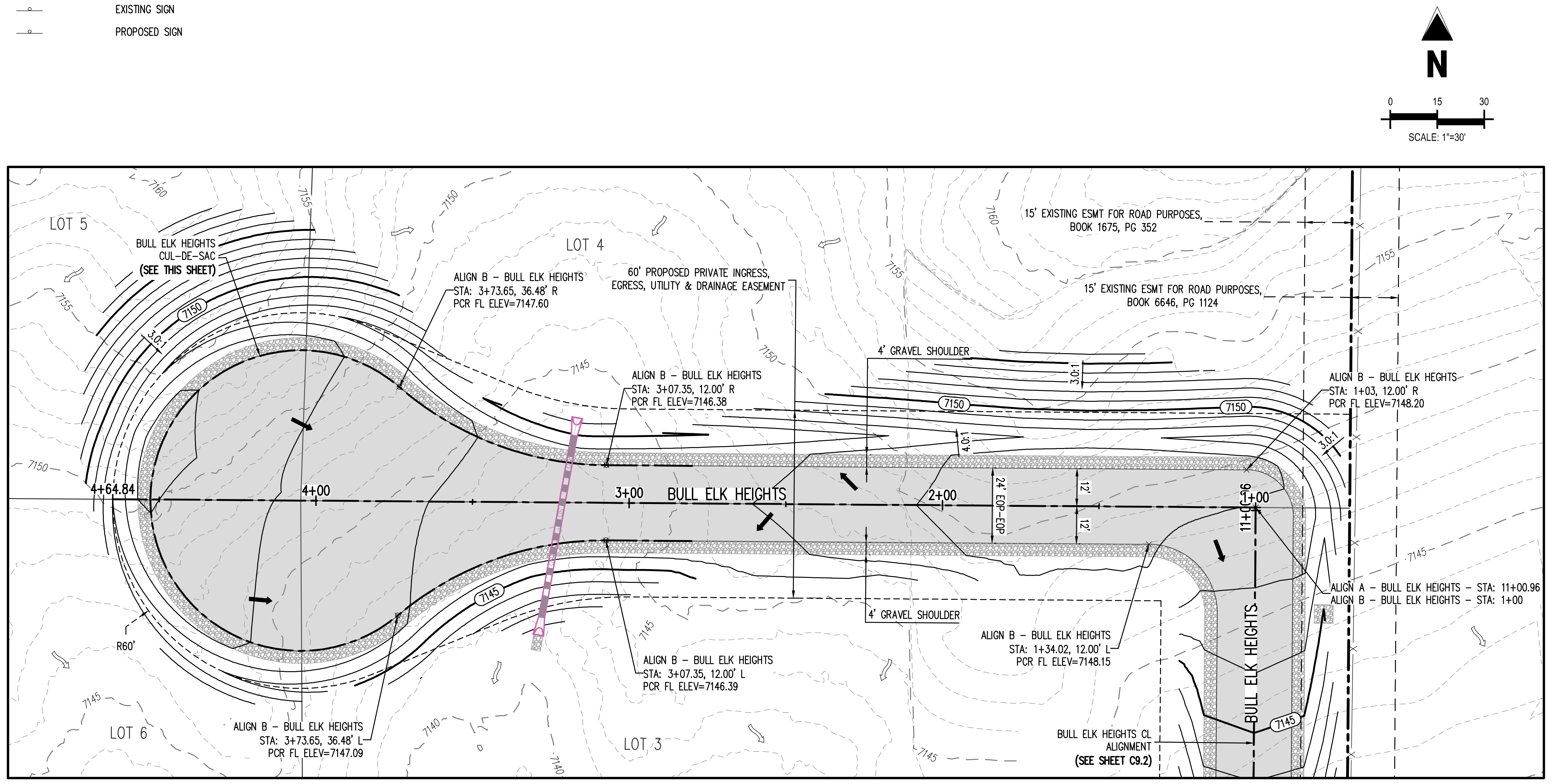
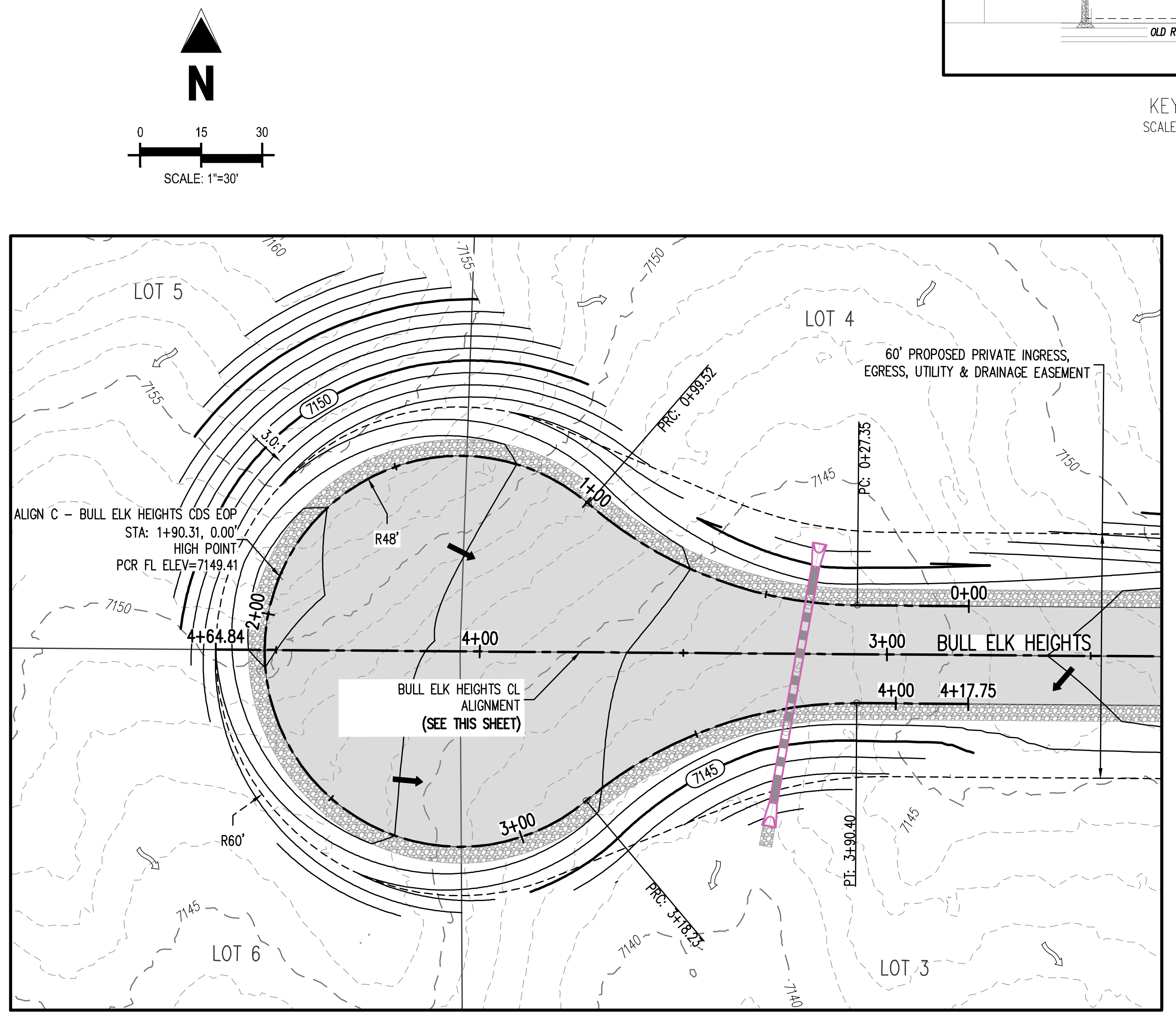


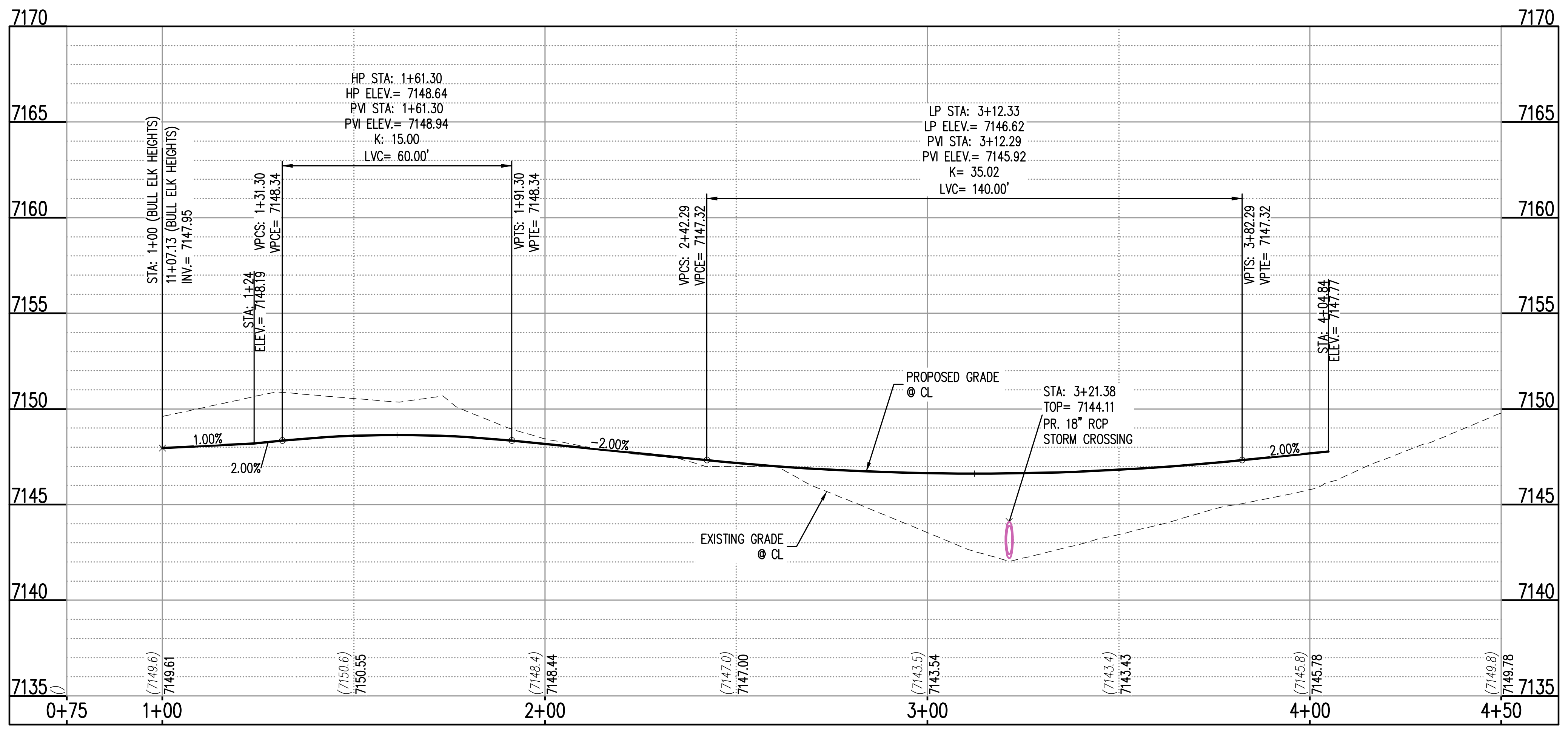
KEY MAP
SCALE: 1"=400'



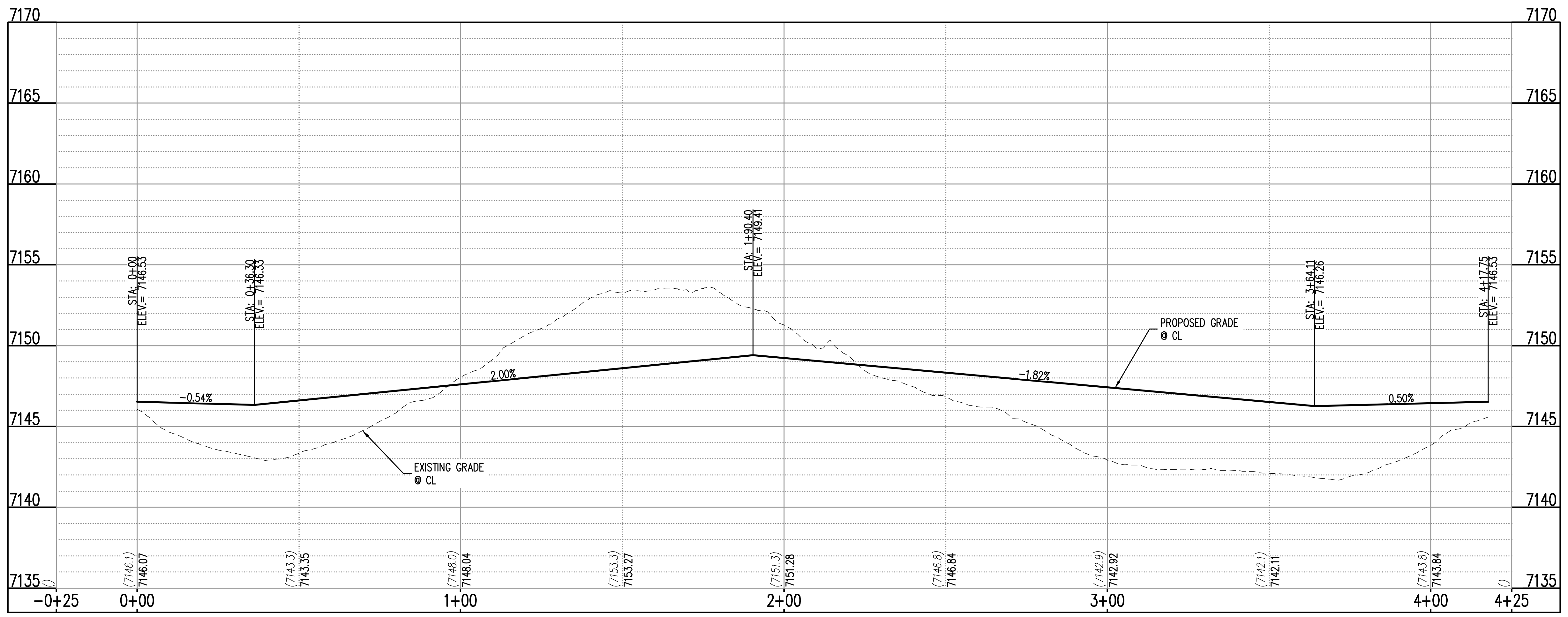
BULL ELK HEIGHTS – 60' EASEMENT
25 MPH DESIGN SPEED (RURAL-LOCAL)
SCALE: 1"=30'



BULL ELK HEIGHTS – 60' EASEMENT
25 MPH DESIGN SPEED (RURAL-LOCAL)
SCALE: 1"=30'



ALIGN B –BULL ELK HEIGHTS (STA: 0+75 TO 4+50) – SCALE: H: 1"=30' V: 1"=6'



ALIGN C – BULL ELK HEIGHTS CDS EOP (STA: -0+25 TO 4+25) – SCALE: H: 1"=30' V: 1"=6'

Galloway

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Colorado Springs, CO 80920
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JEFFREY ODOR
39265
09/17/2026

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ELK VIEW ESTATES
CONSTRUCTION DRAWINGS

OLD RANCH ROAD
EL PASO COUNTY, CO

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Project No:	ERD01
Drawn By:	ELB
Checked By:	JAO
Date:	9/18/2026

BULL ELK HEIGHTS
PLAN & PROFILES

C9.3
Sheet 11 of 11

El Paso County - ERD01 - Elk View Estates\0CIV\3-CD\PUB\ERD01_C9.3 - Private Road 2 P&P.dwg - Jeffrey Odor - 9/17/2026