WILLOW SPRINGS RANCH

MONUMENT, COLORADO

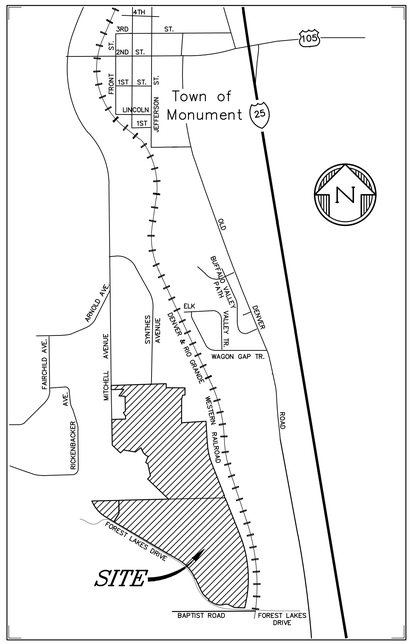
PHASE 1&2 STREET PLANS AT FOREST LAKES DRIVE

GENERAL NOTES

1. ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE TOWN OF MONUMENT ENGINEERING STANDARDS AND SPECIFICATIONS AND CDOT STANDARD SPECIFICATIONS, LATEST REVISION.
2. APPROVAL OF THESE PLANS BY THE CITY ENGINEER DOES NOT AUTHORIZE ANY WORK TO BE PERFORMED UNTIL ANY REQUIRED PERMITS HAVE BEEN ISSUED.
3. THE CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS TO COMPLETE THE PROPOSED WORK AND SHALL COMPLY WITH ALL LOCAL, STATE AND FEDERAL REGULATIONS.
4. THE CONTRACTOR SHALL OBTAIN AN APPROVED TRAFFIC CONTROL PLAN PRIOR TO COMMENCING CONSTRUCTION ACTIVITIES IN THE PUBLIC RIGHT-OF-WAY.
5. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO ENSURE THAT ALL WORK IS PERFORMED IN ACCORDANCE WITH APPLICABLE STANDARDS AND REGULATIONS AS SET FORTH BY THE OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION (O.S.H.A.).
6. THE APPROVAL OF THESE PLANS OR ISSUANCE OF A PERMIT BY THE TOWN OF MONUMENT DOES NOT AUTHORIZE THE OWNER OR CONTRACTOR TO VIOLATE ANY FEDERAL, STATE OR CITY LAWS, ORDINANCES, REGULATIONS, OR POLICIES.
7. NO FIELD CHANGES SHALL BE MADE WITHOUT PRIOR WRITTEN APPROVAL OF THE PROJECT ENGINEER.
8. ANY DISCREPANCY WITHIN THESE PLANS SHOULD BE BROUGHT TO THE IMMEDIATE ATTENTION OF THE ENGINEER AND WORK SHALL STOP UNTIL THE DISCREPANCY IS DISCUSSED AND A RESOLUTION HAS BEEN DETERMINED.
9. THE PHYSICAL FEATURES WITHIN THE LIMITS OF THE PROJECT HAVE BEEN SHOWN BASED ON THE BEST AVAILABLE INFORMATION AT THE TIME OF DESIGN. THE PROJECT ENGINEER ASSUMES NO RESPONSIBILITY FOR THE ACCURACY OF THE FEATURES SHOWN. THE CONTRACTOR SHALL REVIEW AND VERIFY EXISTING PHYSICAL FEATURES AND ELEVATIONS AND INFORM THE ENGINEER OF THE CONDITIONS TO BE ENCOUNTERED DURING THE CONSTRUCTION.
10. ALL WORK SHALL BE DONE TO THE LINES, GRADES, SECTIONS, AND ELEVATIONS SHOWN ON THE PLANS UNLESS OTHERWISE NOTED OR APPROVED BY THE ENGINEER.
11. ALL MATERIALS AND WORKMANSHIP IN THE PUBLIC RIGHT-OF-WAY SHALL BE SUBJECT TO INSPECTION AND APPROVAL BY THE TOWN OF MONUMENT AND THE ENGINEER/OWNER.
12. SUBMITTALS SHALL BE MADE FOR ALL MATERIALS TO BE INCORPORATED INTO THIS PROJECT.
13. THE CONTRACTOR SHALL NOT STOCKPILE MATERIAL WITHIN 10 FT. OF THE EDGE OF THE TRAVELED WAY.
14. SHOULD THE CONSTRUCTION ACTIVITY CONTINUE PAST 7:00 P.M., THE CONTRACTOR SHALL ENSURE THAT THE NOISE LEVEL DOES NOT EXCEED THE LIMITS SPECIFIED IN THE CITY ORDINANCE.
15. DIMENSIONS AND RADII ARE SHOWN TO THE CURB FLOWLINE UNLESS OTHERWISE NOTED.
16. ALL STATIONS REFER TO THE CENTERLINE OR FLOWLINE OF ROADWAY, UNLESS OTHERWISE NOTED.
17. STORM INLET STATIONING AND ELEVATION REFERENCE TOP FRONT MIDDLE OF BOX. STORM MANHOLE STATIONING REFERENCE CENTER OF MANHOLE.
18. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL SURVEYING AND CONSTRUCTION STAKING FOR THE PROJECT. ALL GRADING AND SURFACING SHALL BE IN ACCORDANCE WITH THE PLAN SHEETS AND THE CITY OF COLORADO SPRINGS STANDARD SPECIFICATIONS.
19. THE CONTRACTOR SHALL VERIFY ALL UTILITY LOCATIONS PRIOR TO BIDDING THE PROJECT. ALL UTILITY LOCATIONS SHOWN ARE APPROXIMATE.
20. ALL CONTRACTORS UTILIZING THIS PLAN AND THE INFORMATION CONTAINED THEREON ARE CAUTIONED TO COMPLY WITH THE REQUIREMENTS OF COLORADO CODE TITLE 9, ARTICLE 1.5, AS AMENDED, CONCERNING PREVENTION OF DAMAGE TO UNDERGROUND FACILITIES RESULTING FROM EXCAVATIONS (Utility Notification Act). LOCATION OF EXISTING AND PROPOSED UNDERGROUND UTILITIES AND FACILITIES SHOWN ON THE DRAWINGS HAVE BEEN DEVELOPED FROM INFORMATION MADE AVAILABLE. COMPLETENESS AND ACCURACY OF LOCATION AND DEPTH OF UTILITIES AND FACILITIES SHOWN ON THESE PLANS CANNOT BE GUARANTEED. OTHER UTILITIES MAY BE PRESENT AT THIS LOCATION NOT SHOWN ON THIS PLANS. THE CONTRACTOR IS TO VERIFY THE DEPTH AND LOCATION OF ALL UTILITIES AND FACILITIES BEFORE THE START OF WORK. UTILIZE HAND EXCAVATION AS REQUIRED. WORK SHALL BE DONE IN ACCORDANCE WITH THE STANDARDS OF THE UTILITY COMPANIES WHOSE FACILITIES ARE IN THE PROXIMITY OF THE WORK. PURSUANT TO THE REQUIREMENTS OF COLORADO CODE, THE CONTRACTOR SHALL CONTACT THE UTILITY NOTIFICATION CENTER OF COLORADO AT 811, (1-800-922-1987) AT LEAST 2 DAYS PRIOR TO EXCAVATION.
21. THE CONTRACTOR SHALL HAVE ONE (1) SIGNED COPY OF THESE APPROVED PLANS AND ONE (1) COPY OF THE APPROPRIATE DESIGN AND CONSTRUCTION STANDARDS AND SPECIFICATIONS AT THE JOB SITE AT ALL TIMES.
22. CONTRACTOR SHALL SCHEDULE A PRE-CONSTRUCTION MEETING WITH OWNER, ARCHITECT & ENGINEER PRIOR TO MOBILIZING ON SITE.
23. CONTRACTORS SHALL VERIFY ALL DIMENSIONS, INVERTS, ELEVATIONS, AND EXISTING CONDITIONS PRIOR TO PROCEEDING WITH THE WORK. VARIATIONS BETWEEN DRAWINGS AND ACTUAL FIELD CONDITIONS SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER AND RESOLVED PRIOR TO PROCEEDING WITH THE WORK.
24. THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTENANCE AND PROTECTION OF VEHICULAR AND PEDESTRIAN TRAFFIC. ALL TRAFFIC CONTROL MEASURES SHALL BE IN ACCORDANCE WITH LOCAL, STATE, AND OSHA REGULATIONS.
25. PROFESSIONAL INSPECTION AND ACCEPTANCE OF CONSTRUCTION FOR CONFORMANCE TO THE APPLICABLE STANDARDS AND CODES IS THE RESPONSIBILITY OF THE OWNER. SITE OBSERVATION OF THE GEOTECHNICAL ASPECTS OF THE PROJECT IS TO BE DONE UNDER THE DIRECT SUPERVISION OF A PROFESSIONAL ENGINEER. THE OWNER OR THE OWNER'S CONSTRUCTION REPRESENTATIVE RESERVES THE RIGHT TO INSPECT ANY PORTION OF THE WORK AND REQUEST CORRECTION TO THE OWNER'S SATISFACTION FOR ALL WORK NOT COMPLETED IN ACCORDANCE WITH THE SPECIFICATIONS AND DRAWINGS. INSPECTION OR SITE OBSERVATION OF WORK BY THE ENGINEER DOES NOT RELIEVE THE CONTRACTOR FROM THE RESPONSIBILITY OF CONFORMING TO THE DRAWINGS AND SPECIFICATIONS FOR ALL CONSTRUCTION.
26. PROPOSED LANDSCAPING AND IRRIGATION SHALL CONFORM TO THE APPROVED FINAL LANDSCAPE AND IRRIGATION PLANS.
27. ALL MATERIALS AND WORKMANSHIP SHALL BE SUBJECT TO INSPECTION BY THE OWNER OR ITS REPRESENTATIVES. THE OWNER OR ITS REPRESENTATIVES RESERVE THE RIGHT TO ACCEPT OR REJECT ANY SUCH MATERIALS AND WORKMANSHIP THAT DOES NOT CONFORM TO ITS STANDARDS AND SPECIFICATIONS.

NOTES

1. PER COLORADO STATE SENATE BILL 18-167, ALL UNDERGROUND UTILITIES, INCLUDING STORM SEWER, MUST BE INSTALLED WITH A DETECTABLE MATERIAL SO IT CAN BE TRACED AT GROUND LEVEL. ENSURE ALL PIPES INSTALLED ARE EQUIPPED WITH A MEANS OF BEING DETECTED, AS PER FORTHCOMING CITY STANDARD. EFFECTIVE JANUARY 1, 2020.
2. MAINTENANCE OF CURB RETURNS, CROSS PANS AND PEDESTRIAN RAMPS IN THE FOREST LAKES DRIVE ROW SHALL BE RESPONSIBILITY OF THE TOWN OF MONUMENT.



Vicinity Map
Not to Scale

SHEET INDEX

FLOODPLAIN STATEMENT

THE PROPERTY IS INDICATED AS BEING LOCATED IN ZONE "AE" ON THE NFIP FLOOD INSURANCE RATE MAP FOR UNINCORPORATED EL PASO COUNTY, COLORADO, PANEL NUMBER'S 08041C0278G AND 08041C0276G, BOTH DATED DECEMBER 07, 2018 AND ON THE LETTER OF MAP REVISION TO PANEL NUMBER'S 08041C0278G AND 08041C0276G, CASE NUMBER 16-08-1035R HAVING AN EFFECTIVE DATE OF APRIL 18, 2019. ZONE "AE" IS DESCRIBED AS THOSE AREAS FOR WHICH BASE FLOOD ELEVATIONS HAVE BEEN DETERMINED.

PROJECT BENCHMARK

A #5 REBAR WITH A 2" ALUMINUM CAP STAMPED "D.B. & CO." / "CONTROL POINT". POINT IS LOCATED 610 FEET +/- EAST OF THE EAST EDGE OF ASPHALT OF MITCHELL ROAD, 390 FEET +/- SOUTHWESTERLY OF THE CENTER OF THE CUL-DE-SAC AT THE SOUTH END OF SYNTHES ROAD AND 25 FEET SOUTH OF A SPLIT RAIL FENCE AT THE SOUTHERLY BOUNDARY OF THE SYNTHES USA PROPERTY.

ELEVATION = 6880.06. VERTICAL DATUM - NAVD88.

* An access permit between the Town of Monument and El Paso County will be required prior to approval of a work in the ROW permit.

CONTACTS

DEVELOPER: POLO BROWN COMPANY
514 PIKE AVENUE
CANON CITY, COLORADO 81212
DANIEL BROWN
(303) 999-5533

CIVIL ENGINEER: DREXEL BARRELL & COMPANY
3 S. 7TH STREET
COLORADO SPRINGS, CO 80905
TIM McCONNELL, P.E. (719) 260-0887

LOCAL UTILITY PROVIDERS

FIRE DEPARTMENT
TRI-LAKES MONUMENT FIRE PROTECTION DISTICT
JAMEY BUMGARNER
BATTALION CHIEF
15455 GLENEAGLE DR., STE. 230
COLORADO SPRINGS, COLORADO 80921
Phone (719) 484-0911
jbumgarner@tlmfire.org

ELECTRIC
MOUNTAIN VIEW ELECTRIC ASSOC.
LES ULFERS
11140 E. WOODMEN ROAD
FALCON, COLORADO 80831
Phone (719) 495-2283

NATURAL GAS:
BLACK HILLS ENERGY
BOB SWATEK
18965 BASE CAMP RD. #A7
MONUMENT, COLORADO 80132
Phone (303) 566-3405
TELEPHONE COMPANY:
CENTURY LINK
MELISSA SPENCER
Phone: (719) 636-4748
(LOCATORS) (719) 597-8418

CABLE COMPANY:
COMCAST
DALE STEWART
213 N. UNION BLVD.
COLORADO SPRINGS, COLORADO 80909
Phone: 9719) 442-4733

WATER
TOWN OF MONUMENT
TOM THARNISH
645 BEACON LITE ROAD
MONUMENT, COLORADO 80132
PHONE: (719) 481-2954

WASTEWATER
MONUMENT SANITATION DISTRICT
130 2ND ST.
MONUMENT, COLORADO 80132
PHONE: (719) 481-4886

LOCAL OFFICIALS

TOWN OF MONUMENT
TOWN MANAGER
MIKE FOREMAN
645 BEACON LITE ROAD
MONUMENT, COLORADO 80132
Phone (719) 884-8023
mforeman@tomgov.org

TOWN OF MONUMENT PUBLIC WORKS
DIRECTOR OF PUBLIC WORKS
TOM THARNISH
645 BEACON LITE ROAD
MONUMENT, COLORADO 80132
Phone (719) 884-8039
ttharnish@tomgov.org

TOWN OF MONUMENT PLANNING DEPARTMENT
LARRY MANNING
PLANNING DIRECTOR
645 BEACON LITE ROAD
MONUMENT, COLORADO 80132
lmanning@tomgov.org

TOWN OF MONUMENT ACCEPTANCE

THESE PLANS HAVE BEEN REVIEWED BY THE TOWN OF MONUMENT STAFF AND FOUND TO BE IN GENERAL COMPLIANCE WITH TOWN OF MONUMENT AND TRIVIEW STANDARDS. IT IS THE RESPONSIBILITY OF THE SITE ENGINEER AND GENERAL CONTRACTOR TO ENSURE CONSTRUCTION IS IN COMPLIANCE WITH THESE PLANS AND IN CONFORMANCE WITH THE TOWN OF MONUMENT DESIGN CRITERIA & CONSTRUCTION SPECIFICATIONS, REGULATIONS, TRIVIEW METROPOLITAN DISTRICT DESIGN CRITERIA CONSTRUCTION SPECIFICATIONS, AND THE CITY OF COLORADO SPRINGS DRAINAGE CRITERIA MANUALS VOLUMES 1 AND 2 SHALL PREVAIL IN ANY INSTANCES WHERE THESE PLANS DIFFER WITH THOSE REQUIREMENTS.

THE DEVELOPMENT SERVICES DEPARTMENT SHALL BE NOTIFIED IF ANY CHANGES NEED TO BE MADE.

TOWN OF MONUMENT — DATE 6-10-2021

ENGINEER'S STATEMENT

THIS EROSION AND STORMWATER QUALITY CONTROL/GRADING PLAN WAS PREPARED UNDER MY DIRECTION AND SUPERVISION AND IS CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. IF SUCH WORK IS PERFORMED IN ACCORDANCE WITH THE GRADING AND EROSION CONTROL PLAN, THE WORK WILL NOT BECOME AND HAZARD TO LIFE AND LIMB, ENDANGER PROPERTY, OR ADVERSELY AFFECT THE SAFETY, USE, OR STABILITY OF A PUBLIC WAY, DRAINAGE CHANNEL, OR OTHER PROPERTY.

ENGINEER — DATE 6-10-21

OWNER'S STATEMENT

THE OWNER WILL COMPLY WITH THE REQUIREMENTS OF THE EROSION AND STORMWATER QUALITY CONTROL PLAN INCLUDING TEMPORARY BMP INSPECTION REQUIREMENTS AND FINAL STABILIZATION REQUIREMENTS. I ACKNOWLEDGE THE RESPONSIBILITY TO DETERMINE WHETHER THE CONSTRUCTION ACTIVITIES ON THESE PLANS REQUIRE COLORADO DISCHARGE PERMIT SYSTEM (CDPS) PERMITTING FOR STORMWATER DISCHARGES ASSOCIATED WITH CONSTRUCTION ACTIVITY.

DEVELOPER/OWNER SIGNATURE — DATE 6-10-21

DANIEL BROWN
POLO BROWN COMPANY
514 PIKE AVENUE
CANON CITY, CO 81212
(303) 999-5533

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 THE COMPLETENESS AND/OR ACCURACY OF THIS DOCUMENT.

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

THIS REVIEW IS ONLY FOR THE PROPOSED CONSTRUCTION IN FOREST LAKES DRIVE.

★ APPROVED
Engineering Department
09/17/2021 3:43:31 PM
EPC Planning & Community Development Department

JENNIFER IRVINE, P.E. — DATE
COUNTY ENGINEER

PREPARED BY:

DREXEL, BARRELL & CO.
Engineers • Surveyors
3 SOUTH 7TH STREET
COLORADO SPGS, COLORADO 80905
CONTACT: TIM D. McCONNELL, P.E.
(719)260-0887
BOULDER • COLORADO SPRINGS • GREELEY

CLIENT:

POLO BROWN COMPANY
514 PIKE AVENUE
CANON CITY, COLORADO 81212
(303) 999-5533

CONSTRUCTION DOCUMENTS FOR:
WILLOW SPRINGS RANCH
BAPTIST ROAD & FOREST LAKES DRIVE
MONUMENT, COLORADO

ISSUE	DATE
INITIAL ISSUE	6-10-21
REVISION	8-10-21

DESIGNED BY:	KGV
DRAWN BY:	SDM
CHECKED BY:	TDM
FILE NAME:	20876-05STCV

COLORADO REGISTERED PROFESSIONAL ENGINEER — TIMOTHY D. McCONNELL — 33797 — 6-10-21

DRAWING SCALE:
HORIZONTAL: N/A
VERTICAL: N/A

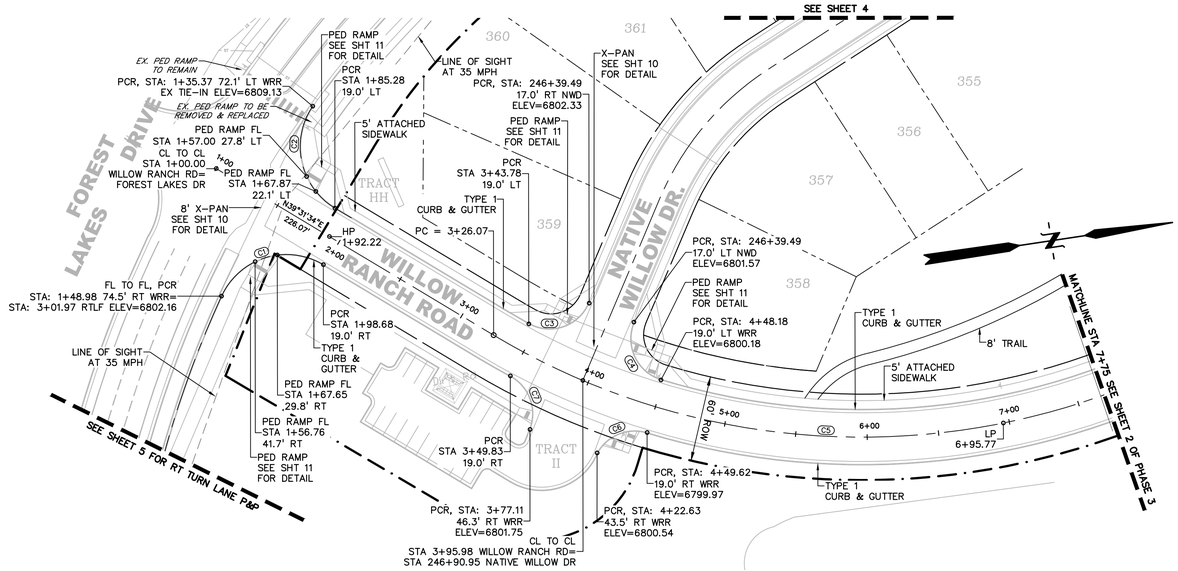
STREET PLAN COVER

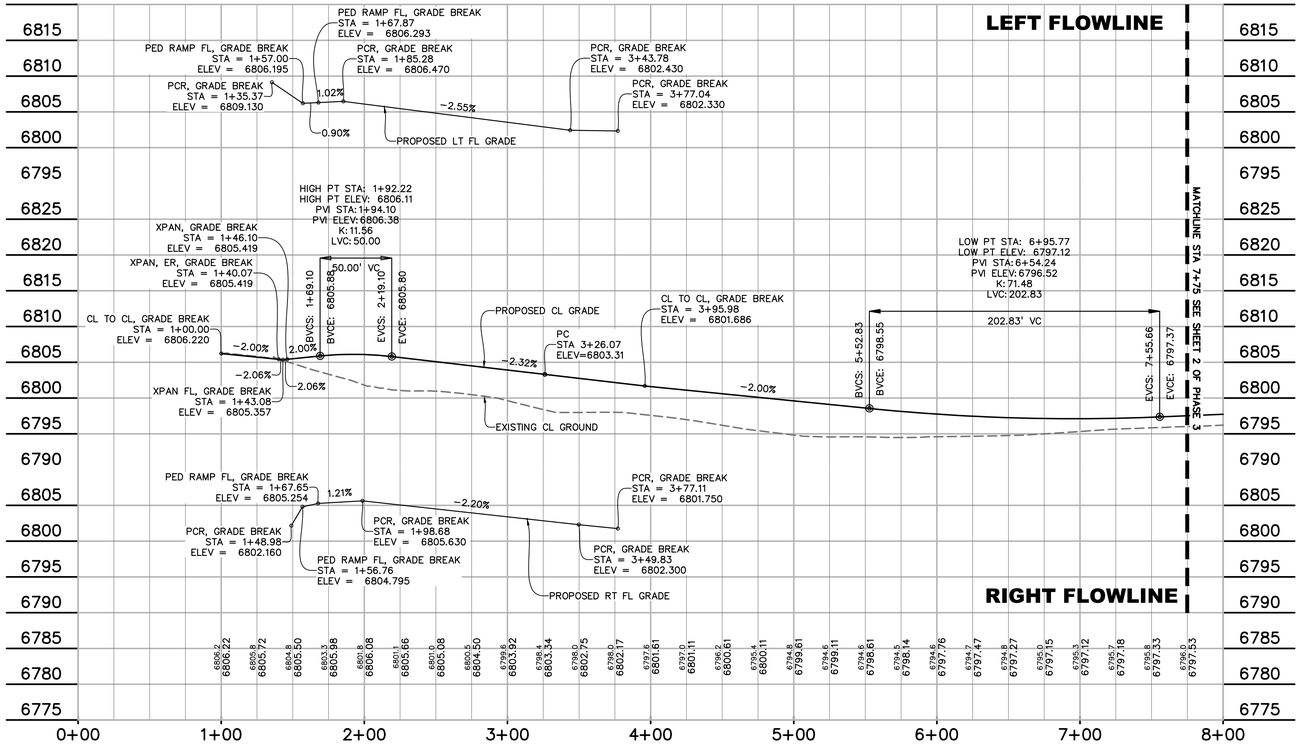
PROJECT NO. 20876-05CSCV

DRAWING NO.

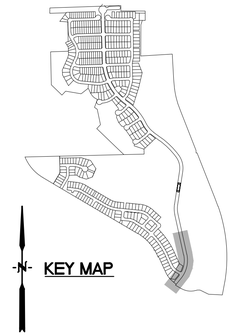
CV

SHEET: 1 OF 7



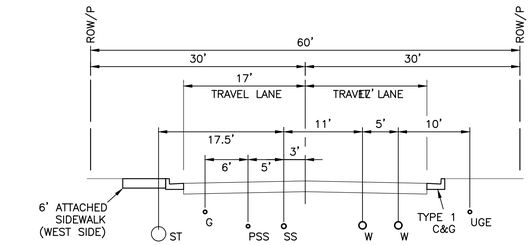


CURVE TABLE					
CURVE #	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD DISTANCE
C1	84.02'	50.00'	96°16'53"	S08°36'52"E	74.48'
C2	81.64'	50.00'	93°33'23"	N86°18'15"E	72.87'
C3	50.26'	30.00'	95°58'55"	N10°29'37"W	44.58'
C4	50.26'	30.00'	95°58'55"	N73°31'28"E	44.58'
C5	452.73'	500.00'	51°52'43"	N13°35'13"E	437.42'
C6	40.78'	30.00'	77°53'25"	S13°34'37"E	37.71'
C7	43.58'	30.00'	83°13'59"	S78°25'12"W	39.85'



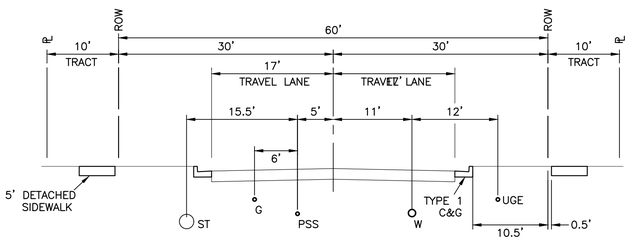
LEGEND

- PROPERTY LINE
- PROPOSED LOT LINE
- PROPOSED R.O.W. LINE
- PROPOSED STORM SEWER — X" RCP
- PROPOSED INTERMEDIATE CONTOUR — 6203
- PROPOSED INDEX CONTOUR — 6205
- EX. INTERMEDIATE CONTOUR — 6203
- EX. INDEX CONTOUR — 6205



TYPICAL SECTION A - COLLECTOR STREET

WILLOW RANCH ROAD (ADJACENT TO OPEN SPACE)



TYPICAL SECTION B - COLLECTOR STREET

WILLOW RANCH ROAD (ADJACENT TO RESIDENTIAL DEVELOPMENT)

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

CALL 3-BUSINESS DAYS IN ADVANCE BEFORE YOU DIG, GRADE, OR EXCAVATE FOR THE MARKING OF UNDERGROUND MEMBER UTILITIES.

EPC 9/17/2021

PREPARED BY:

DREXEL, BARRELL & CO.
Engineers • Surveyors
3 SOUTH 7TH STREET
COLORADO SPGS, COLORADO 80905
CONTACT: TIM D. McCONNELL, P.E.
(719)260-0887
BOULDER • COLORADO SPRINGS • GREELEY

CLIENT:

POLO BROWN COMPANY
514 PIKE AVENUE
CANON CITY, COLORADO 81212
(303) 999-5533

CONSTRUCTION DOCUMENTS FOR:

WILLOW SPRINGS RANCH

BAPTIST ROAD & FOREST LAKES DRIVE
MONUMENT, COLORADO

ISSUE	DATE
INITIAL ISSUE	6-10-21
REVISION	8-10-21

DESIGNED BY:	KGV
DRAWN BY:	SDM
CHECKED BY:	TDM
FILE NAME:	20876-05RD1

COLORADO REGISTERED P.E. D. McCONNELL 33797 6-10-21 PROFESSIONAL ENGINEER

DRAWING SCALE:
HORIZONTAL: 1" = 50'
VERTICAL: 1" = 10'

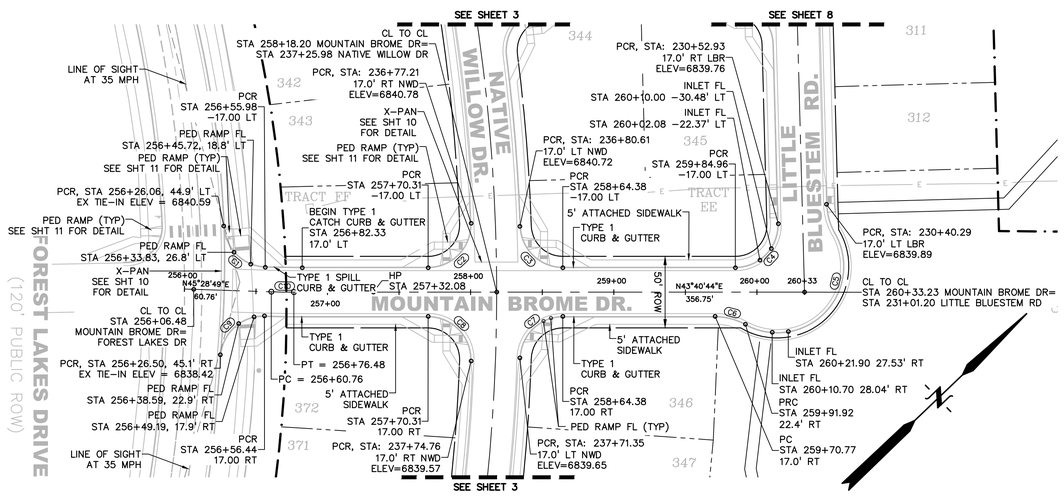
WILLOW RANCH ROAD PLAN & PROFILE

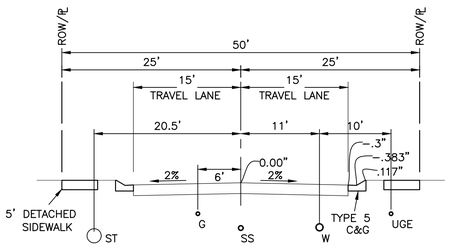
PROJECT NO. 20876-05CSCV

DRAWING NO.

WRR

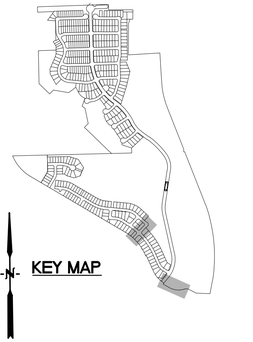
SHEET: 2 OF 7





TYPICAL SECTION - RESIDENTAIL STREET

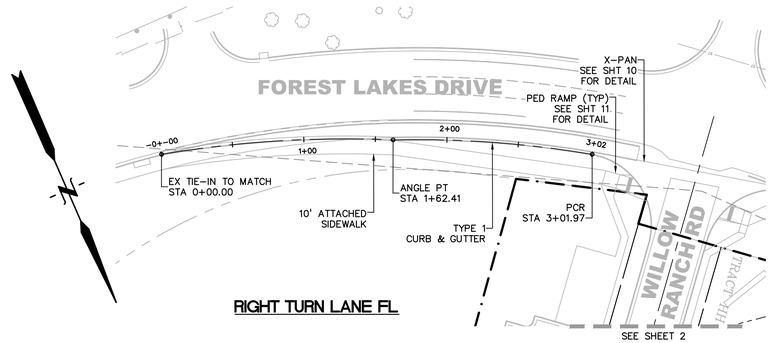
CENTERLINE/FLOWLINE CURVE DATA					
CURVE #	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD DISTANCE
C1	45.01'	30.00'	85°57'47"	N88°27'43"E	40.91'
C2	48.25'	30.00'	92°08'59"	N02°23'45"W	43.21'
C3	46.08'	30.00'	88°00'01"	N87°40'45"E	41.68'
C4	47.92'	30.00'	91°31'14"	N02°04'53"W	42.99'
C5	119.65'	46.17'	148°29'35"	N01°42'48"W	88.87'
C6	22.07'	43.83'	28°51'15"	S58°06'22"W	21.84'
C7	46.08'	30.00'	88°00'01"	S00°19'17"E	41.68'
C8	48.25'	30.00'	92°08'59"	S89°45'13"W	43.21'
C9	45.25'	30.00'	86°24'43"	S02°16'27"W	41.08'
C10	15.72'	500.00'	1°48'05"	N44°34'46"E	15.72'
C12	162.41'	759.33'	12°15'17"	S70°02'55"E	162.10'
C13	139.57'	719.84'	11°06'32"	S62°18'35"E	139.35'



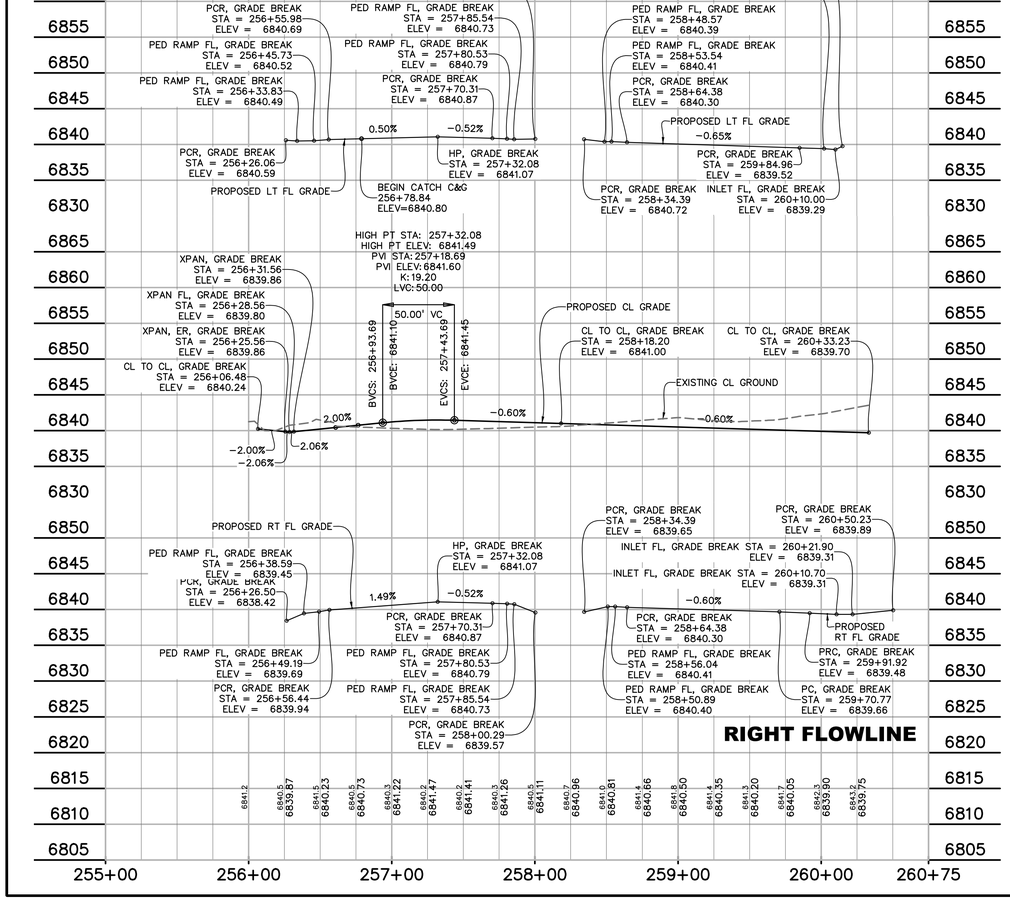
50 20 0 50 100
SCALE: 1"=50'

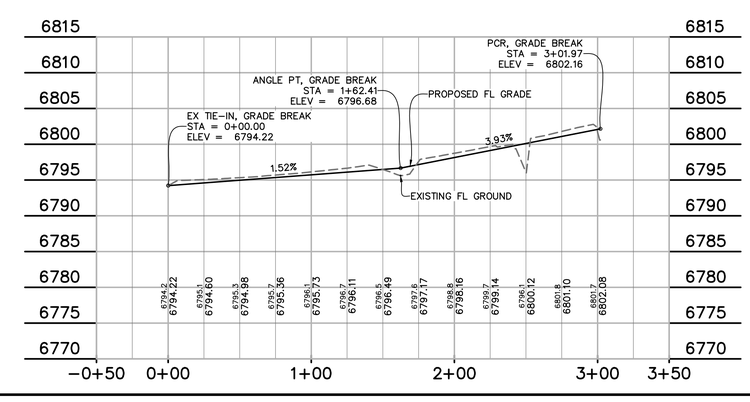
LEGEND

PROPERTY LINE
PROPOSED LOT LINE
PROPOSED R.O.W. LINE
PROPOSED STORM SEWER — X" RCP
PROPOSED INTERMEDIATE CONTOUR — 6203
PROPOSED INDEX CONTOUR — 6205
EX. INTERMEDIATE CONTOUR — 6203
EX. INDEX CONTOUR — 6205



RIGHT TURN LANE FL





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EPC 9/17/2021

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CONSTRUCTION DOCUMENTS FOR:
WILLOW SPRINGS RANCH
BAPTIST ROAD & FOREST LAKES DRIVE
MONUMENT, COLORADO

ISSUE	DATE
INITIAL ISSUE	6-10-21
REVISION	8-10-21

DESIGNED BY:	KGV
DRAWN BY:	SDM
CHECKED BY:	TDM
FILE NAME:	20876-05RD28

COLORADO REGISTERED P.E. T. McCONNELL 33797 8-10-21 PROFESSIONAL ENGINEER

DRAWING SCALE:
HORIZONTAL: 1" = 50'
VERTICAL: 1" = 10'

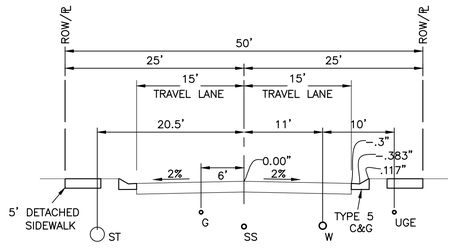
MOUNTAIN BROME DRIVE PLAN & PROFILE

PROJECT NO. 20876-05CSCV
DRAWING NO.
MBD

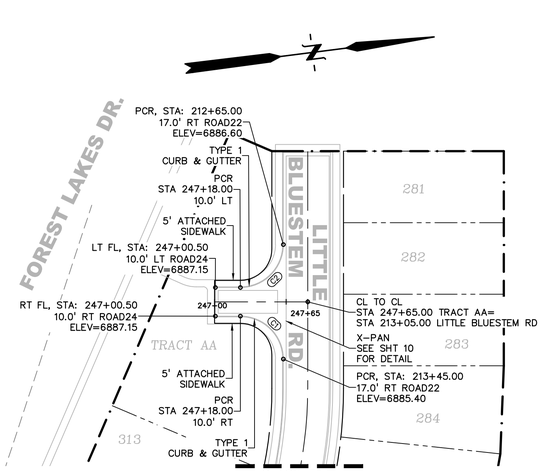
SHEET: 3 OF 7

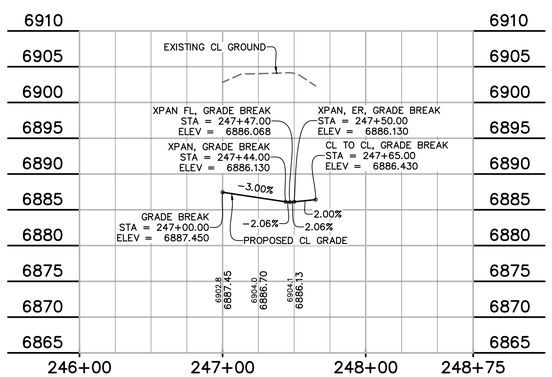
CENTERLINE/FLOWLINE CURVE DATA

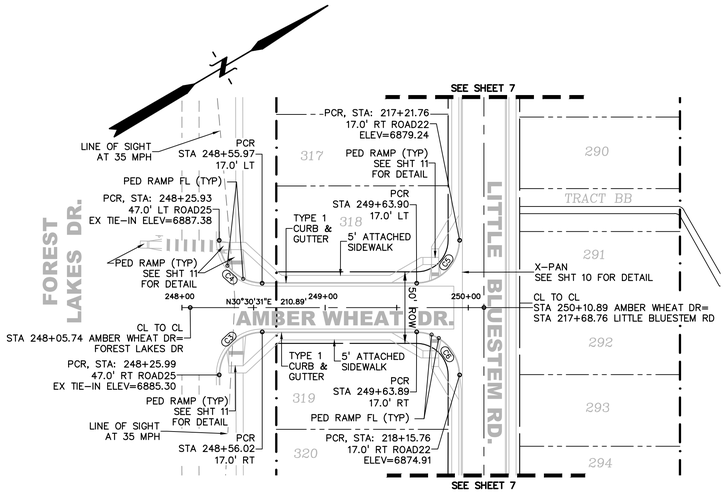
CURVE #	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD DISTANCE
C1	47.12'	30.00'	90°00'00"	S52°16'11"W	42.43'
C2	47.12'	30.00'	90°00'00"	N37°43'49"W	42.43'
C3	47.05'	30.00'	89°52'05"	S14°30'34"E	42.38'
C4	47.17'	30.00'	90°05'19"	N75°28'08"E	42.46'
C5	47.12'	30.00'	89°59'51"	N14°29'19"W	42.43'
C6	47.13'	30.00'	90°00'09"	S75°30'41"W	42.43'

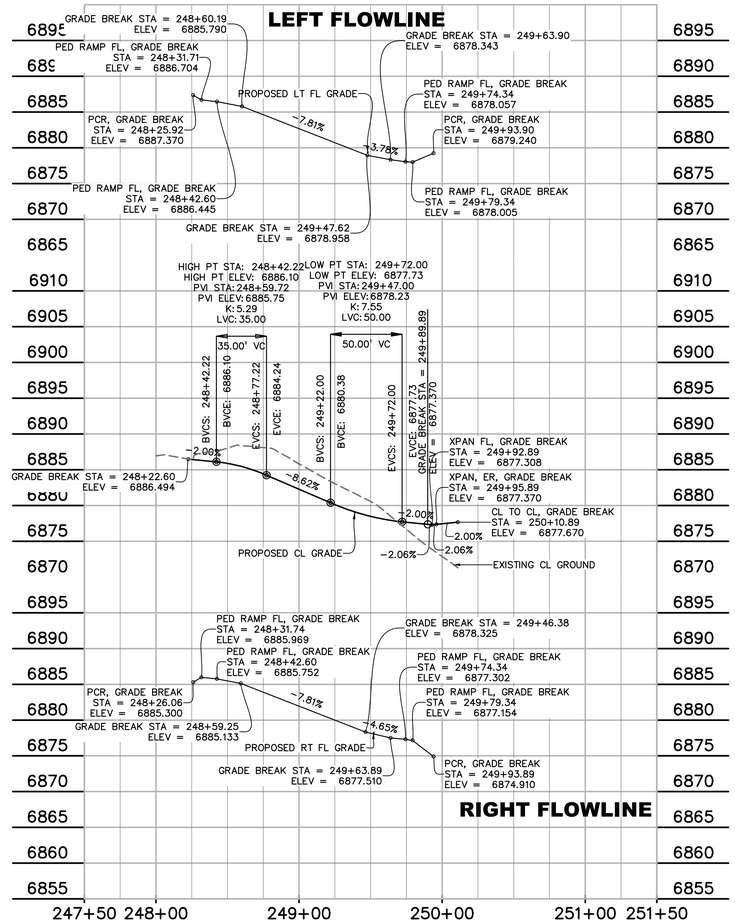


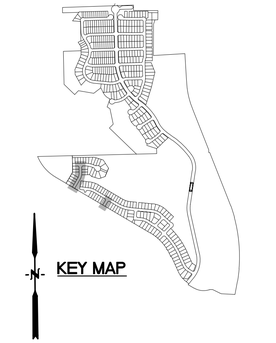
TYPICAL SECTION - RESIDENTIAL STREET











50 20 0 50 100

SCALE: 1"=50'

LEGEND

PROPERTY LINE .....
PROPOSED LOT LINE .....
PROPOSED R.O.W. LINE .....
PROPOSED STORM SEWER ..... X" RCP
PROPOSED INTERMEDIATE CONTOUR 6203
PROPOSED INDEX CONTOUR 6205
EX. INTERMEDIATE CONTOUR *6203*
EX. INDEX CONTOUR *6205*

PREPARED BY:

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COLORADO SPGS, COLORADO 80905
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CLIENT:

POLO BROWN COMPANY
514 PIKE AVENUE
CANON CITY, COLORADO 81212
(303) 999-5533

CONSTRUCTION DOCUMENTS FOR:

WILLOW SPRINGS RANCH

BAPTIST ROAD & FOREST LAKES DRIVE
MONUMENT, COLORADO

ISSUE	DATE
INITIAL ISSUE	6-10-21
REVISION	9-9-21

DESIGNED BY:	KGV
DRAWN BY:	SDM
CHECKED BY:	TDM
FILE NAME:	20876-05RD25

DRAWING SCALE:
HORIZONTAL: 1" = 50'
VERTICAL: 1" = 10'

AMBER WHEAT DRIVE PLAN & PROFILE

PROJECT NO. 20876-05CSCV

DRAWING NO.

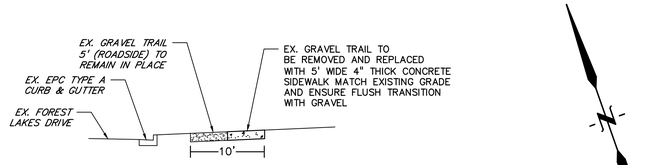
AWD

SHEET: 4 OF 7

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

CALL 3-BUSINESS DAYS IN ADVANCE BEFORE YOU DIG, GRADE, OR EXCAVATE FOR THE MARKING OF UNDERGROUND MEMBER UTILITIES.

EPC 9/17/2021



GRAVEL/CONCRETE TRAIL

ALONG FOREST LAKES DRIVE

NTS

NOTES

1. COMBINE ALL STOP SIGNS AND D3 STREET NAME SIGNS ON ONE POLE.
2. COMBINE RIGHT TURN ONLY (R3-5R) AND RIGHT LANE MUST TURN RIGHT (R3-7R) ON ONE POLE.
3. ALL D3 SIGNS TO BE 4" FONT WHITE LETTERS ON GREEN BACKGROUND (PUBLIC RD).

LEGEND

PROPERTY LINE

PROPOSED LOT LINE

PROPOSED R.O.W. LINE

PROPOSED STORM SEWER ..... X" RCP

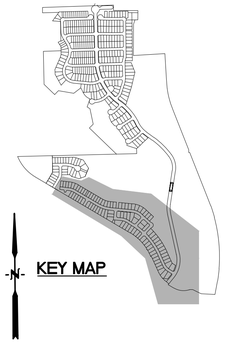
PROPOSED INTERMEDIATE CONTOUR 6203

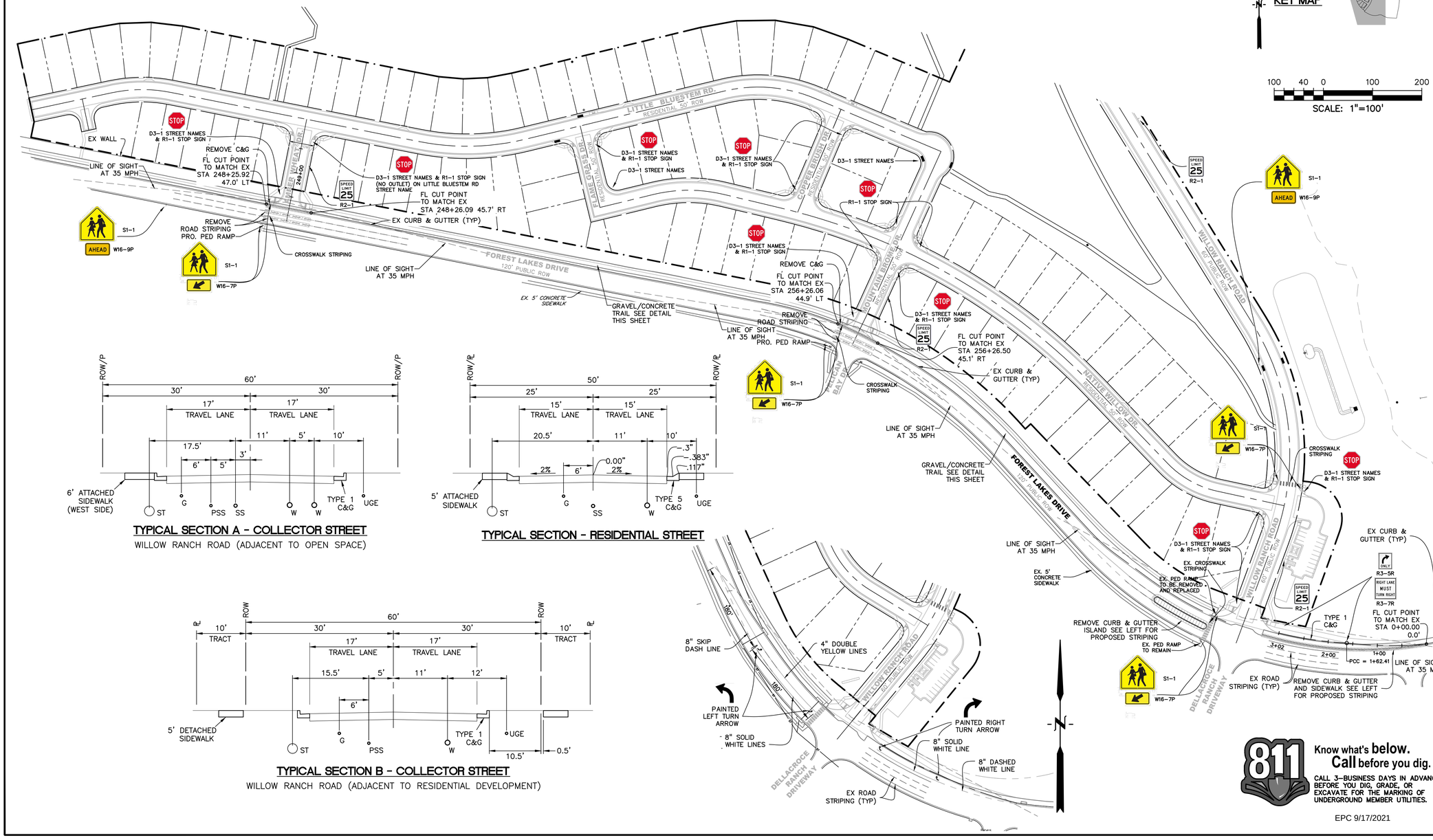
PROPOSED INDEX CONTOUR 6205

EX. INTERMEDIATE CONTOUR *6203*

EX. INDEX CONTOUR *6205*

TO BE REMOVED





TYPICAL SECTION A - COLLECTOR STREET

WILLOW RANCH ROAD (ADJACENT TO OPEN SPACE)

TYPICAL SECTION - RESIDENTIAL STREET

TYPICAL SECTION B - COLLECTOR STREET

WILLOW RANCH ROAD (ADJACENT TO RESIDENTIAL DEVELOPMENT)

100 40 0 100 200

SCALE: 1"=100'

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

CALL 3-BUSINESS DAYS IN ADVANCE BEFORE YOU DIG, GRADE, OR EXCAVATE FOR THE MARKING OF UNDERGROUND MEMBER UTILITIES.

EPC 9/17/2021

PREPARED BY:

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CONSTRUCTION DOCUMENTS FOR:

WILLOW SPRINGS RANCH

BAPTIST ROAD & FOREST LAKES DRIVE
MONUMENT, COLORADO

ISSUE	DATE
INITIAL ISSUE	6-10-21
REVISION	9-9-21

DESIGNED BY:	KGV
DRAWN BY:	SDM
CHECKED BY:	TDM
FILE NAME:	20876-05S&S

COLORADO REGISTERED T. D. McCONNELL 33797 6-10-21 PROFESSIONAL ENGINEER

DRAWING SCALE:
HORIZONTAL: 1" = 100'
VERTICAL: N/A

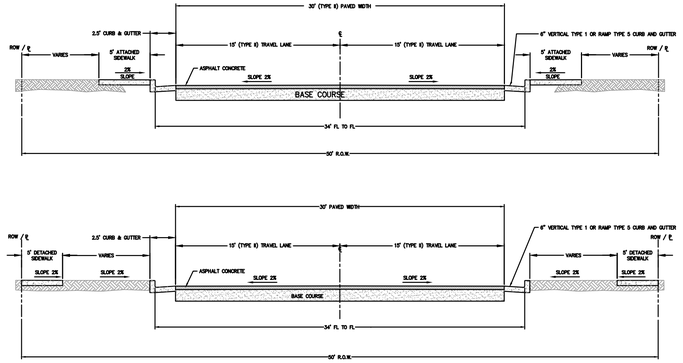
SIGNAGE & STRIPING PLAN

PROJECT NO. 20876-05CSCV

DRAWING NO.

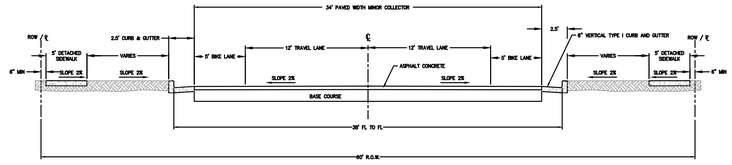
S&S

SHEET: 5 OF 7



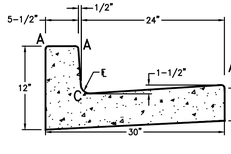
NOTES:
1) SEE CITY OF COLORADO SPRINGS STANDARD DETAIL 12: CURB TYPES
2) 5' DETACHED OR ATTACHED SIDEWALKS MAY BE USED.
3) FULL DEPTH ASPHALT OR BASE COURSE MAY BE USED. REFER TO SECTION 6 OF THE TRIVIEW METROPOLITAN DISTRICT DESIGN CRITERIA MANUAL: PAVEMENT DESIGN AND TECHNICAL CRITERIA.
4) SEE TABLE 5.10 AND SUBSECTION 1-3 FOR ROADWAY DESIGN AND TECHNICAL CRITERIA.

LOCAL TYPE II CROSS-SECTION RESIDENTIAL

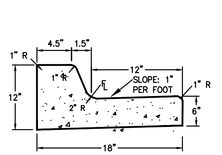


NOTES:
1) SEE CITY OF COLORADO SPRINGS STANDARD DETAIL 12: CURB TYPES
2) 5' DETACHED SIDEWALKS ONLY.
3) FULL DEPTH ASPHALT OR BASE COURSE MAY BE USED. REFER TO SECTION 6 OF THE TRIVIEW METROPOLITAN DISTRICT DESIGN CRITERIA MANUAL: PAVEMENT DESIGN AND TECHNICAL CRITERIA.
4) SEE TABLE 5.10 AND SUBSECTION 1-3 FOR ROADWAY DESIGN AND TECHNICAL CRITERIA.

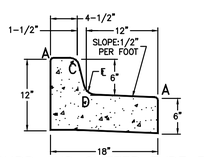
MINOR COLLECTOR CROSS-SECTION



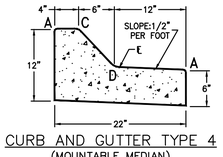
CURB AND GUTTER TYPE 1
(VERTICAL)
NTS



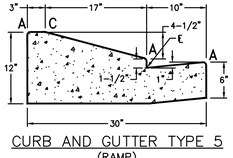
CURB AND GUTTER TYPE 3
(CATCH CURB)
NTS



CURB AND GUTTER TYPE 3
(SPILL CURB)
NTS



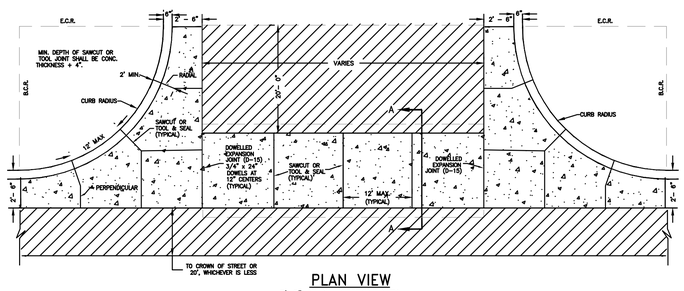
CURB AND GUTTER TYPE 4
(MOUNTABLE MEDIAN)
NTS



CURB AND GUTTER TYPE 5
(RAMP)
NTS

LENGTH FOR RADII
A = 1/2"
C = 1-1/2"
D = 1-1/2" TO 2"

STANDARD CURB AND GUTTER TYPE 1, 3, 4 AND 5



NOTES
1. SQUARED-OFF RETURN TO BE POURED MONOLITHIC 8" P.C.C. MINIMUM WITH 6x6 - 4,4 W.W.F. OR #4 @ 18" E.W.
2. [▨] = 3" MINIMUM ASPHALT DEPTH (2 LIFTS).

CROSS PAN

EPC 9/17/2021

PREPARED BY:

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CONSTRUCTION DOCUMENTS FOR:

WILLOW SPRINGS RANCH

BAPTIST ROAD & FOREST LAKES DRIVE
MONUMENT, COLORADO

ISSUE	DATE
INITIAL ISSUE	6-10-21
REVISION	8-10-21

DESIGNED BY:	KGV
DRAWN BY:	SDM
CHECKED BY:	TDM
FILE NAME:	20876-05S&D

COLORADO REGISTERED PROFESSIONAL ENGINEER
33797
6-10-21

DRAWING SCALE:
HORIZONTAL: 1" = 50'
VERTICAL: 1" = 10'

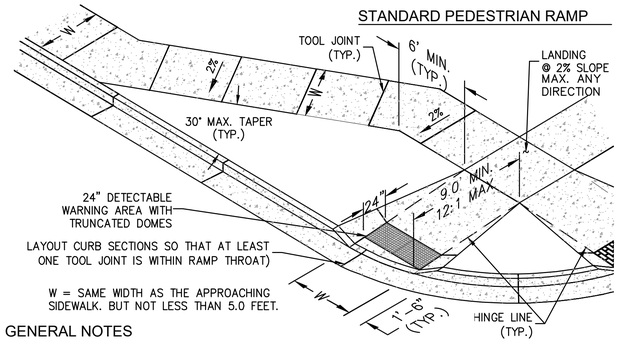
SECTIONS & DETAILS

PROJECT NO. 20876-05CSCV

DRAWING NO.

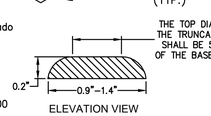
S&D

SHEET: 6 OF 7

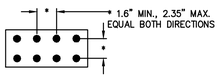


GENERAL NOTES

1. All work shall be done in accordance with current City of Colorado Springs Engineering Division Standard Specifications.
2. Contractor to obtain required Concrete Permits prior to construction.
3. Contractor to notify Towns's Engineering Inspector at least 24 hours prior to placement of any concrete.
4. Pedestrian ramps with 24" detectable warning area shall be 4000 psi, plain concrete, with a coarse broom finish perpendicular to direction of travel.
5. Contractor shall stamp their company name and construction date within the pedestrian ramp area.
6. Ramp location and length may require modification to maintain the 12:1 maximum running slope due to intersection street grades and/or alignment.
7. Where the 1'–6" flared side(s) of a perpendicular curb ramp is (are) contiguous with a pedestrian or hard surface area, the flare width shall be increased to 8' minimum and the maximum flare slope shall not exceed 10:1.
8. Pedestrian walkway and/or location of existing or future pedestrian ramps on opposite corners shall be reviewed before constructing new ramps. New ramps shall align with existing ramps and pedestrian walkway.
9. At marked pedestrian crossings, the bottom of the ramps, exclusive of the flare sides, shall be totally contained within the markings.
10. Detectable warning area shall be prefabricated reddish integrally colored truncated–dome surfaced concrete pavers or the pre–cast panels from the City of Colorado Springs approved product list.

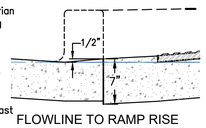


ELEVATION VIEW



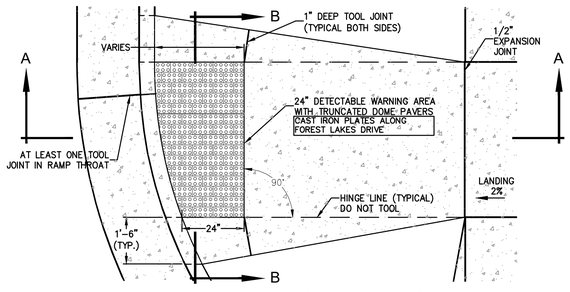
DOME SPACING

TRUNCATED DOME DETAILS

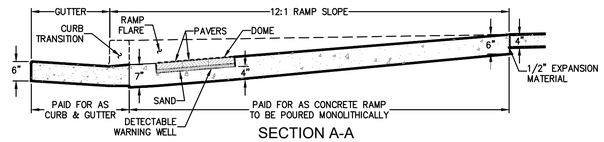


FLOWLINE TO RAMP RISE

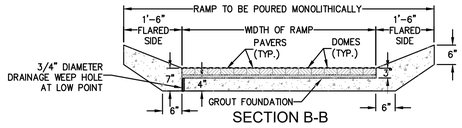
STANDARD PEDESTRIAN RAMP FOR NEW CONSTRUCTION



RAMP WITH DETECTABLE PAVERS
CAST IRON PLATES ALONG FOREST LAKES DRIVE



SECTION A-A

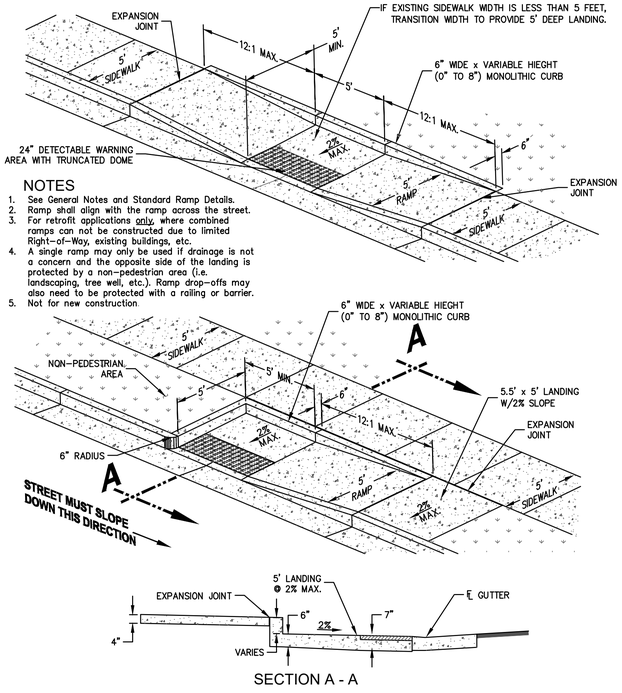


SECTION B-B

NOTES

SEE NOTES ON THE FOLLOWING SHEET.

PEDESTRIAN RAMP DETAIL FOR DETECTABLE PAVERS



NOTES

1. See General Notes and Standard Ramp Details.
2. Ramp shall align with the ramp across the street.
3. For retrofit applications only, where combined ramps can not be constructed due to limited Right–of–Way, existing buildings, etc.
4. A single ramp may only be used if drainage is not a concern and the opposite side of the landing is protected by a non–pedestrian area (i.e. landscaping, tree well, etc.). Ramp drop–offs may also need to be protected with a railing or barrier.
5. Not for new construction.

SECTION A - A

ALTERNATE PARALLEL PEDESTRIAN RAMP DETAILS-MID-BLOCK OR "T" INTERSECTION

EPC 9/17/2021

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COLORADO REGISTERED Timothy D. McConnell 33797 6-10-21 PROFESSIONAL ENGINEER

DRAWING SCALE:
HORIZONTAL: 1" = 50"
VERTICAL: 1" = 10'

SECTIONS & DETAILS

PROJECT NO. 20876–05CSCV

DRAWING NO.

S&D

SHEET: 7 OF 7