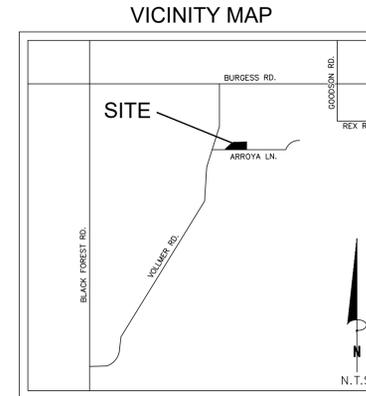
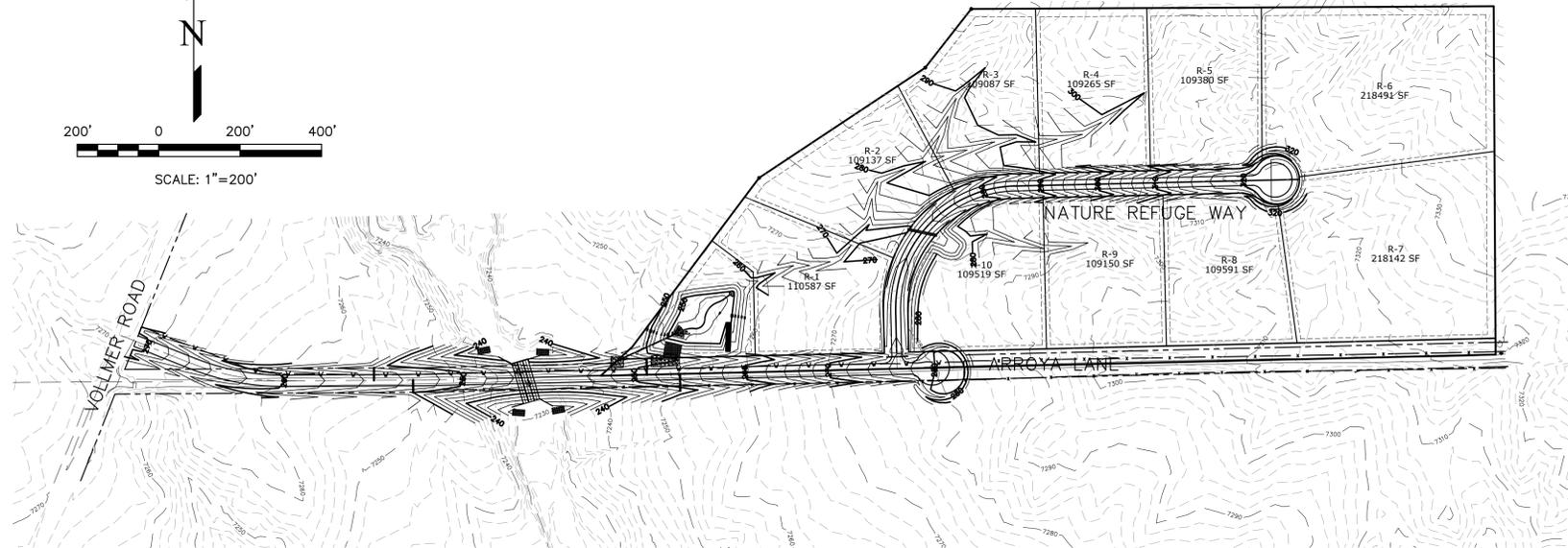
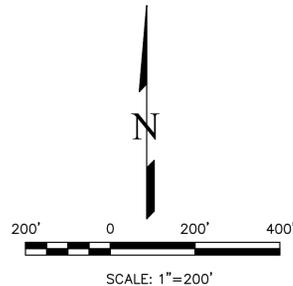


TIMBERRIDGE ESTATES - 9210 ARROYA LANE

EL PASO COUNTY

STREET IMPROVEMENT PLAN

AUGUST 2018



SHEET INDEX:

1	COVER SHEET
2	OVERVIEW
3	ARROYA LANE - PLAN & PROFILE
4	NATURE REFUGE WAY - PLAN & PROFILE
5	DETAILS SHEET

CONTACT INFORMATION:

OWNER: TIMBERRIDGE ESTATES, LLC
2760 BROGANS BLUFF
COLORADO SPRINGS, COLORADO 80919
(719) 499-6752

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

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

SOIL TYPES

ONSITE SOILS ARE HYDROLOGIC GROUP "B", KETTLE GRAVELLY LOAMY SAND (40), 3 TO 8 PERCENT SLOPES, KETTLE GRAVELLY LOAMY SAND (41), 8 TO 40 PERCENT SLOPES AND PRING COARSE SANDY LOAM (71)

BENCHMARKS

A #4 REBAR 28.3 FEET SOUTH AND 77.2 FEET WEST OF THE SOUTHEAST PROPERTY CORNER.
ELEV = 7,319.85' (NGVD-1929)

BASIS OF BEARING

THE EAST LINE OF THE SOUTHWEST QUARTER OF SECTION 22, TOWNSHIP 12 SOUTH, RANGE 65 WEST AND IS ASSUMED TO BEAR NORTH 0 DEGREES 18 MINUTES 04 SECONDS EAST 2640.26 FEET.

EL PASO COUNTY STANDARD CONSTRUCTION NOTES:

- ALL DRAINAGE AND ROADWAY CONSTRUCTION SHALL MEET THE STANDARDS AND SPECIFICATIONS OF THE CITY OF COLORADO SPRINGS/EL PASO COUNTY DRAINAGE CRITERIA MANUAL, VOLUMES 1 & 2 AND THE EL PASO COUNTY ENGINEERING CRITERIA MANUAL.
- CONTRACTOR SHALL BE RESPONSIBLE FOR THE NOTIFICATION AND FIELD NOTIFICATION OF ALL EXISTING UTILITIES, WHETHER SHOWN ON THE PLANS OR NOT, BEFORE BEGINNING CONSTRUCTION. LOCATION OF EXISTING UTILITIES SHALL BE VERIFIED BY THE CONTRACTOR PRIOR TO CONSTRUCTION. CALL 811 TO CONTACT THE UTILITY NOTIFICATION CENTER OF COLORADO (UNCC).
- CONTRACTOR SHALL KEEP A COPY OF THESE APPROVED PLANS, THE GRADING AND EROSION CONTROL PLAN, THE STORMWATER MANAGEMENT PLAN (SWMP), THE SOILS AND GEOTECHNICAL REPORT, AND THE APPROPRIATE DESIGN AND CONSTRUCTION STANDARDS AND SPECIFICATIONS AT THE JOB SITE AT ALL TIMES, INCLUDING THE FOLLOWING:
 - EL PASO COUNTY ENGINEERING CRITERIA MANUAL (ECM)
 - CITY OF COLORADO SPRINGS/EL PASO COUNTY DRAINAGE CRITERIA MANUAL, VOLUMES 1 & 2
 - COLORADO DEPARTMENT OF TRANSPORTATION (CDOT) STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION
 - CDOT M & S STANDARDS.
- NOTWITHSTANDING ANYTHING DEPICTED IN THESE PLANS IN WORDS OR GRAPHIC REPRESENTATION, ALL DESIGN AND CONSTRUCTION RELATED TO ROADS, STORM DRAINAGE AND EROSION CONTROL SHALL CONFORM TO THE STANDARDS AND REQUIREMENTS OF THE MOST RECENT 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-FACE WILL BE ENTIRELY THE DEVELOPER'S RESPONSIBILITY TO RECTIFY.
- IT IS THE DESIGN ENGINEER'S RESPONSIBILITY TO ACCURATELY SHOW EXISTING CONDITIONS, BOTH ONSITE AND OFFSITE, ON THE CONSTRUCTION PLANS. ANY MODIFICATIONS NECESSARY DUE TO CONFLICTS, OMISSIONS, OR CHANGED CONDITIONS WILL BE ENTIRELY THE DEVELOPER'S RESPONSIBILITY TO RECTIFY.
- CONTRACTOR SHALL SCHEDULE A PRE-CONSTRUCTION MEETING WITH EL PASO COUNTY PLANNING AND COMMUNITY DEVELOPMENT (PCD) INSPECTIONS, PRIOR TO STARTING CONSTRUCTION.
- IT IS THE CONTRACTORS RESPONSIBILITY TO UNDERSTAND THE REQUIREMENTS OF ALL JURISDICTIONAL AGENCIES AND TO OBTAIN ALL REQUIRED PERMITS, INCLUDING BUT NOT LIMITED TO EL PASO COUNTY EROSION AND STORMWATER QUALITY CONTROL PERMIT (ESQCP), REGIONAL BUILDING FLOODPLAIN DEVELOPMENT PERMIT, U.S. ARMY CORPS OF ENGINEERS-ISSUED 401 AND/OR 404 PERMITS, AND COUNTY AND STATE FUGITIVE DUST PERMITS.
- 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.
- ALL STORM DRAIN PIPE SHALL BE CLASS III RCP UNLESS OTHERWISE NOTED AND APPROVED BY PCD.
- CONTRACTOR SHALL COORDINATE GEOTECHNICAL TESTING PER ECM STANDARDS. PAVEMENT DESIGN SHALL BE APPROVED BY EL PASO COUNTY PCD PRIOR TO PLACEMENT OF CURB AND GUTTER AND PAVEMENT.
- ALL CONSTRUCTION TRAFFIC MUST ENTER/EXIT THE SITE AT APPROVED CONSTRUCTION ACCESS POINTS.

- SIGHT VISIBILITY TRIANGLES AS IDENTIFIED IN THE PLANS SHALL BE PROVIDED AT ALL INTERSECTIONS. OBSTRUCTIONS GREATER THAN 18 INCHES ABOVE FLOWLINE ARE NOT ALLOWED WITHIN SIGHT TRIANGLES.
- SIGNING AND STRIPING SHALL COMPLY WITH EL PASO COUNTY PUBLIC WORK DEPARTMENT AND MUTCD CRITERIA.
- CONTRACTOR SHALL OBTAIN ANY PERMITS REQUIRED BY EL PASO COUNTY PWD, INCLUDING WORK WITHIN THE RIGHT-OF-WAY AND SPECIAL TRANSPORT PERMITS.
- THE LIMITS OF CONSTRUCTION SHALL REMAIN WITHIN THE PROPERTY LINE UNLESS OTHERWISE NOTED. THE OWNER/DEVELOPER SHALL OBTAIN WRITTEN PERMISSION AND EASEMENTS, WHERE REQUIRED, FROM ADJOINING PROPERTY OWNER(S) PRIOR TO ANY OFF-SITE DISTURBANCE, GRADING OR CONSTRUCTION.

GENERAL NOTES

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

TRAFFIC CONTROL NOTE

THE CONTRACTOR SHALL PROVIDE ALL TRAFFIC CONTROL DEVICES AND MONITORING NECESSARY TO SAFELY COMPLETE THE WORK SHOWN IN THESE CONSTRUCTION DOCUMENTS IN CONFORMANCE WITH M.U.T.C.D. GUIDELINES. THE CONTRACTOR SHALL COMPLETE ALL NECESSARY WORK FOR PLAN REVIEW, PERMITS AND PROCESSING. TRAFFIC CONTROL WILL NOT BE PAID SEPARATELY BUT IS INCLUDED IN THE COST OF THE PROJECT.

EL PASO COUNTY APPROVAL

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

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

COUNTY ENGINEER / DIRECTOR _____ DATE _____
CONDITIONS:

ENGINEER'S STATEMENT

THIS STREET IMPROVEMENT PLAN WAS PREPARED UNDER MY DIRECTION AND SUPERVISION AND IS CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. SAID PLAN HAS BEEN PREPARED ACCORDING TO THE CRITERIA ESTABLISHED BY THE COUNTY FOR STREET IMPROVEMENT PLANS. I ACCEPT RESPONSIBILITY FOR ANY LIABILITY CAUSED BY ANY NEGLIGENT ACTS, ERRORS OR OMISSIONS ON MY PART IN PREPARING THIS REPORT.

DUCETT, P.E. #32339
FOR AND ON BEHALF OF TERRA NOVA ENGINEERING, INC.

OWNER'S STATEMENT

THE OWNER WILL COMPLY WITH THE REQUIREMENTS OF THE STREET IMPROVEMENT PLAN.

OWNER NAME: _____ DATE: _____

SIGNED BY: _____

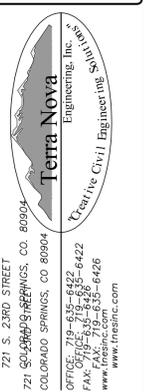
TITLE: _____

ADDRESS: _____

REVISIONS NO.	DESCRIPTION	DATE

UNTIL SUCH TIME AS THESE DRAWINGS ARE APPROVED BY THE RELEVANT AGENCIES, THESE DRAWINGS ARE THE PROPERTY OF TERRA NOVA ENGINEERING, INC. APPROVES THEIR USE ONLY FOR THE PROJECT AND FOR THE MOST PART BY WRITTEN AUTHORIZATION.

PREPARED FOR:
TIMBERRIDGE ESTATES, LLC
ATTN:
2760 BROGANS BLUFF
COLORADO SPRINGS, CO 80919



TIMBERRIDGE ESTATES
9210 ARROYA LANE

STREET IMPROVEMENT PLAN
COVER SHEET

DESIGNED BY LD
DRAWN BY DLF
CHECKED BY LD
H-SCALE AS SHOWN
V-SCALE NA
JOB NO. 1733.00
DATE ISSUED 08/13/18
SHEET NO. 1 OF 5

TIMBERRIDGE ESTATES - 9210 ARROYA LANE

EL PASO COUNTY

STREET IMPROVEMENT PLAN

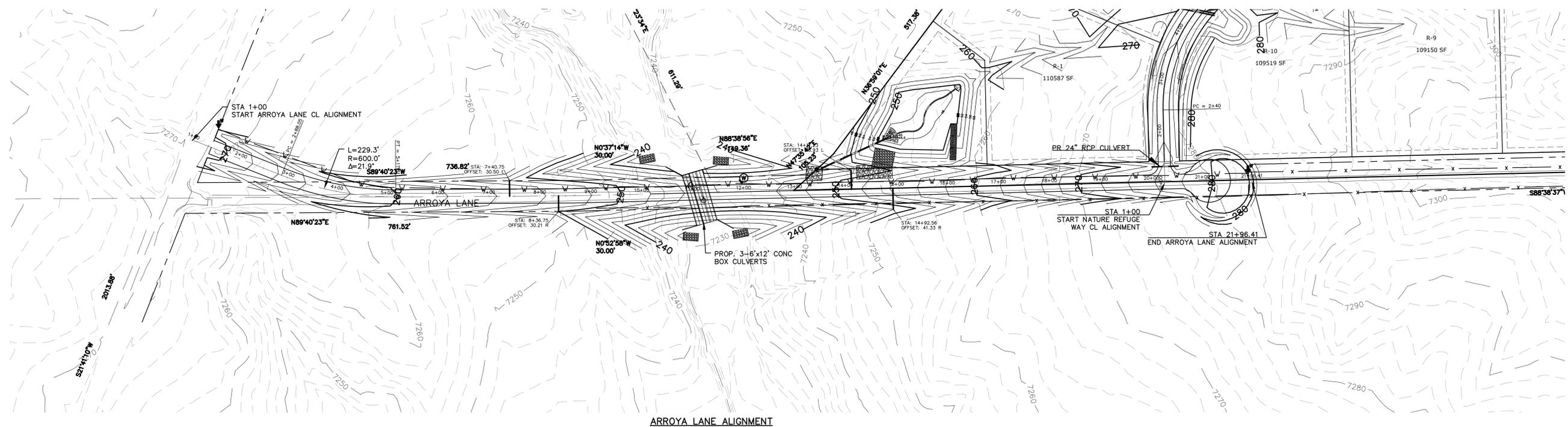
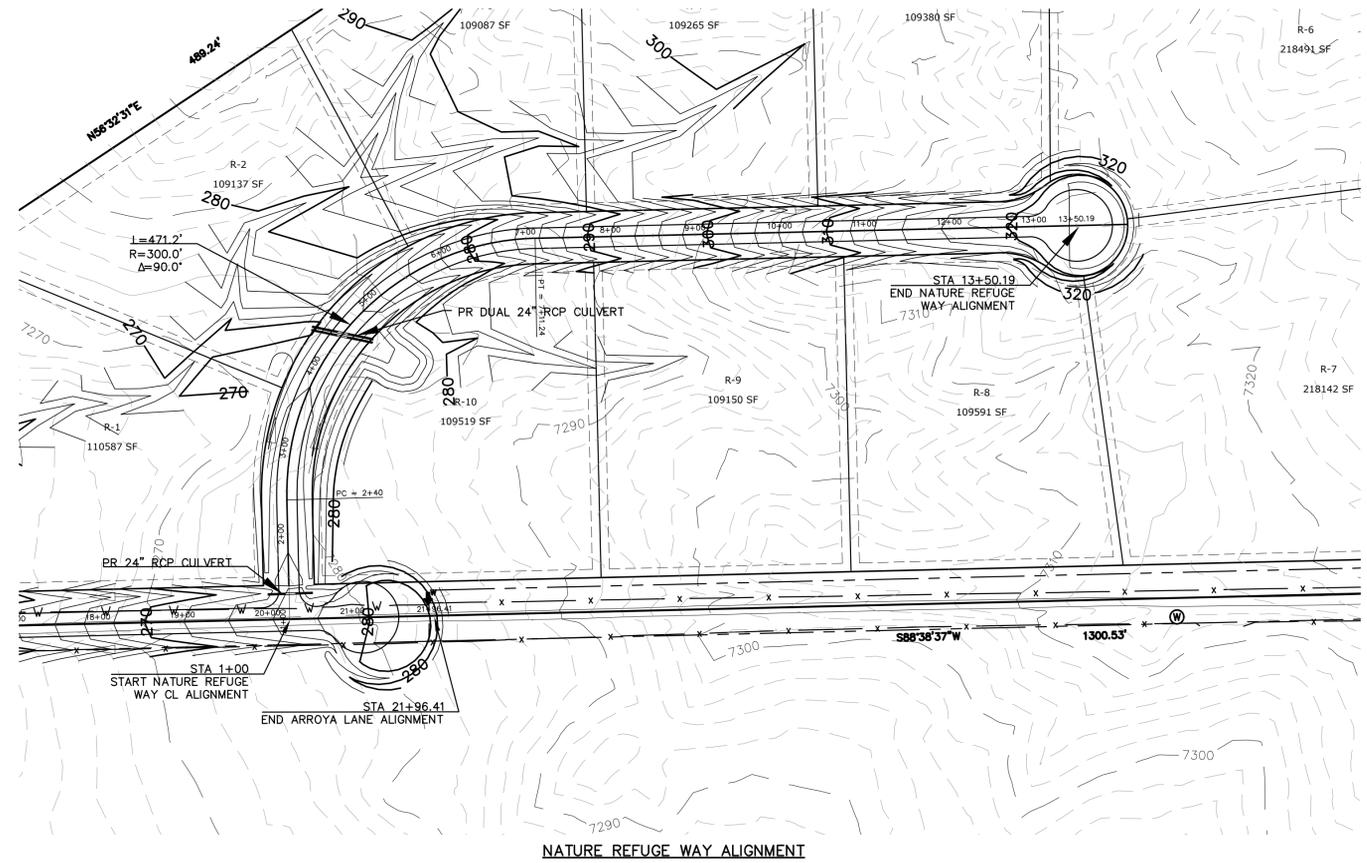
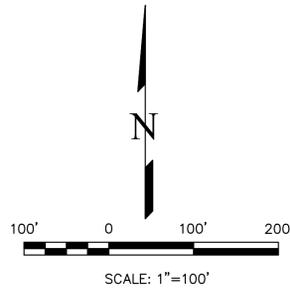
AUGUST 2018

BENCHMARKS

A #4 REBAR 28.3 FEET SOUTH AND 77.2 FEET WEST OF THE SOUTHEAST PROPERTY CORNER.
ELEV = 7,319.85' (NGVD-1929)

LEGEND

- EXISTING 2' CONTOUR
- EXISTING 10' CONTOUR
- PROPOSED 2' CONTOUR
- PROPOSED 10' CONTOUR
- SURFACE FLOW CHANNEL
- PROPOSED DRAINAGE EASEMENT
- W --- EXISTING WATER LINE
- DRAINAGE FLOW DIRECTION



REVISIONS	NO.	DESCRIPTION	DATE

UNTIL SUCH TIME AS THESE DRAWINGS ARE APPROVED BY THE ENGINEERING AGENCIES, THE REVIEWING AGENCIES, THE TERRA NOVA ENGINEERING, INC. APPROVES THEIR USE ONLY FOR THE PROJECT AND FOR THE MOST PART, BY WRITTEN AUTHORIZATION.

PREPARED FOR:
TIMBERRIDGE ESTATES, LLC
ATTN:
2760 BROGANS BLUFF
COLORADO SPRINGS, CO 80919



721 S. 2800 STREET
COLORADO SPRINGS, CO 80904
OFFICE: 719-635-6422
FAX: 719-635-6426
www.tneshinc.com

TIMBERRIDGE ESTATES
9210 ARROYA LANE
STREET IMPROVEMENT PLAN
OVERVIEW

DESIGNED BY LD
DRAWN BY DLF
CHECKED BY LD
H-SCALE 1"=100'
V-SCALE NA
JOB NO. 1733.00
DATE ISSUED 08/13/18
SHEET NO. 2 OF 5

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TIMBERRIDGE ESTATES - 9210 ARROYA LANE

EL PASO COUNTY

STREET IMPROVEMENT PLAN

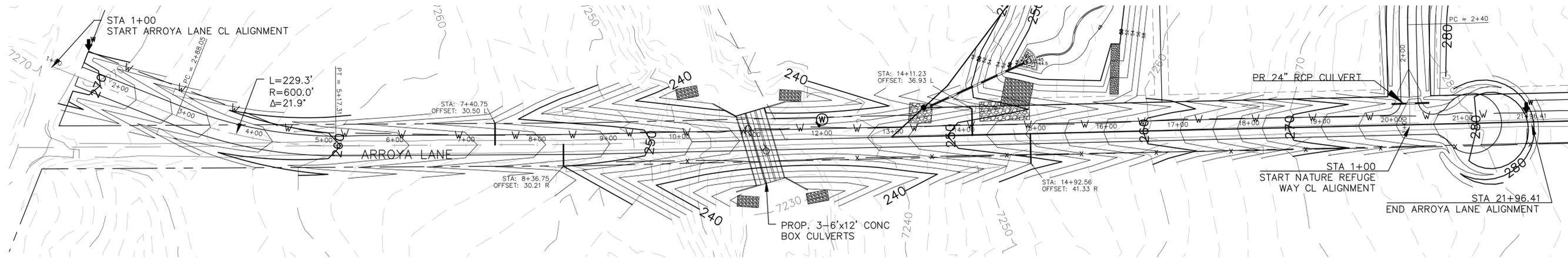
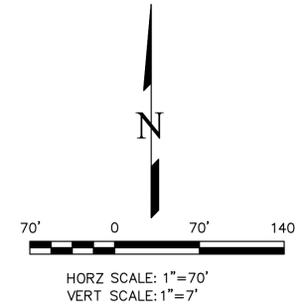
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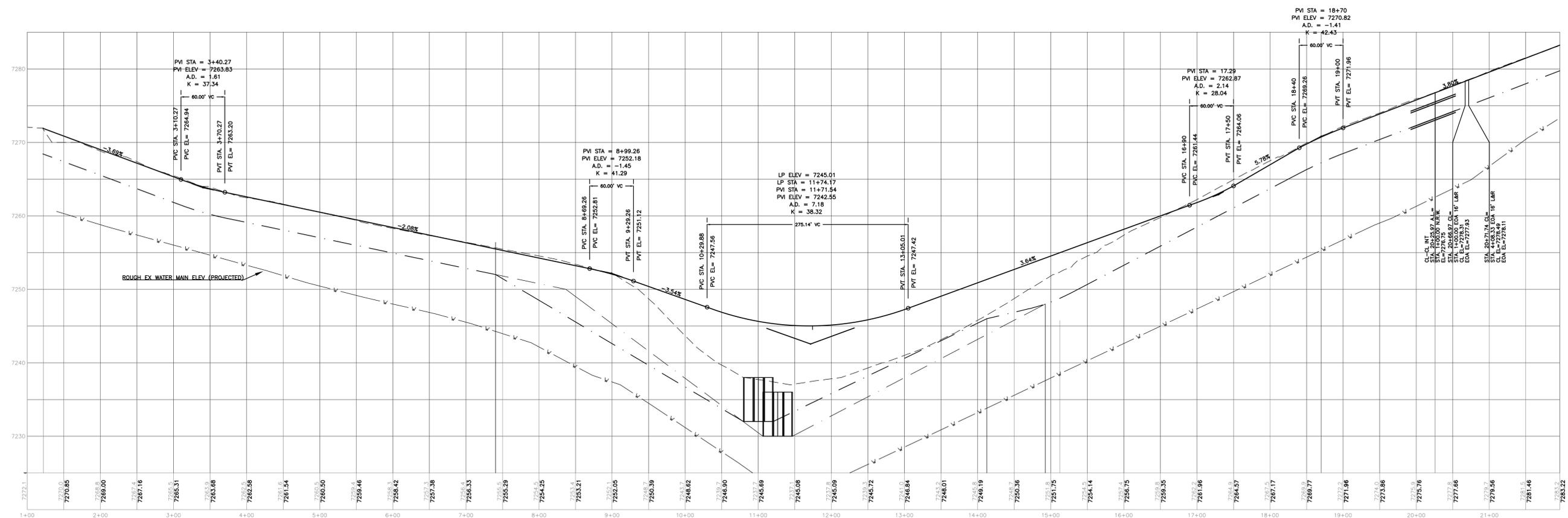
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LEGEND

- EXISTING 2' CONTOUR
- - - 7260 EXISTING 10' CONTOUR
- PROPOSED 2' CONTOUR
- - - 260 PROPOSED 10' CONTOUR
- - - SURFACE FLOW CHANNEL
- - - PROPOSED DRAINAGE EASEMENT
- - - EXISTING WATER LINE



ARROYA LANE ALIGNMENT - PLAN



ARROYA LANE ALIGNMENT - PROFILE

REVISIONS	NO.	DESCRIPTION	DATE

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TIMBERRIDGE ESTATES, LLC
ATTN:
2760 BROGANS BLUFF
COLORADO SPRINGS, CO 80919



721 S. 2900 STREET
COLORADO SPRINGS, CO 80904
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TIMBERRIDGE ESTATES
9210 ARROYA LANE
STREET IMPROVEMENT PLAN
ARROYA LANE - PLAN & PROFILE

DESIGNED BY LD
DRAWN BY DLF
CHECKED BY LD
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V-SCALE 1"=7'
JOB NO. 1733.00
DATE ISSUED 08/13/18
SHEET NO. 3 OF 5

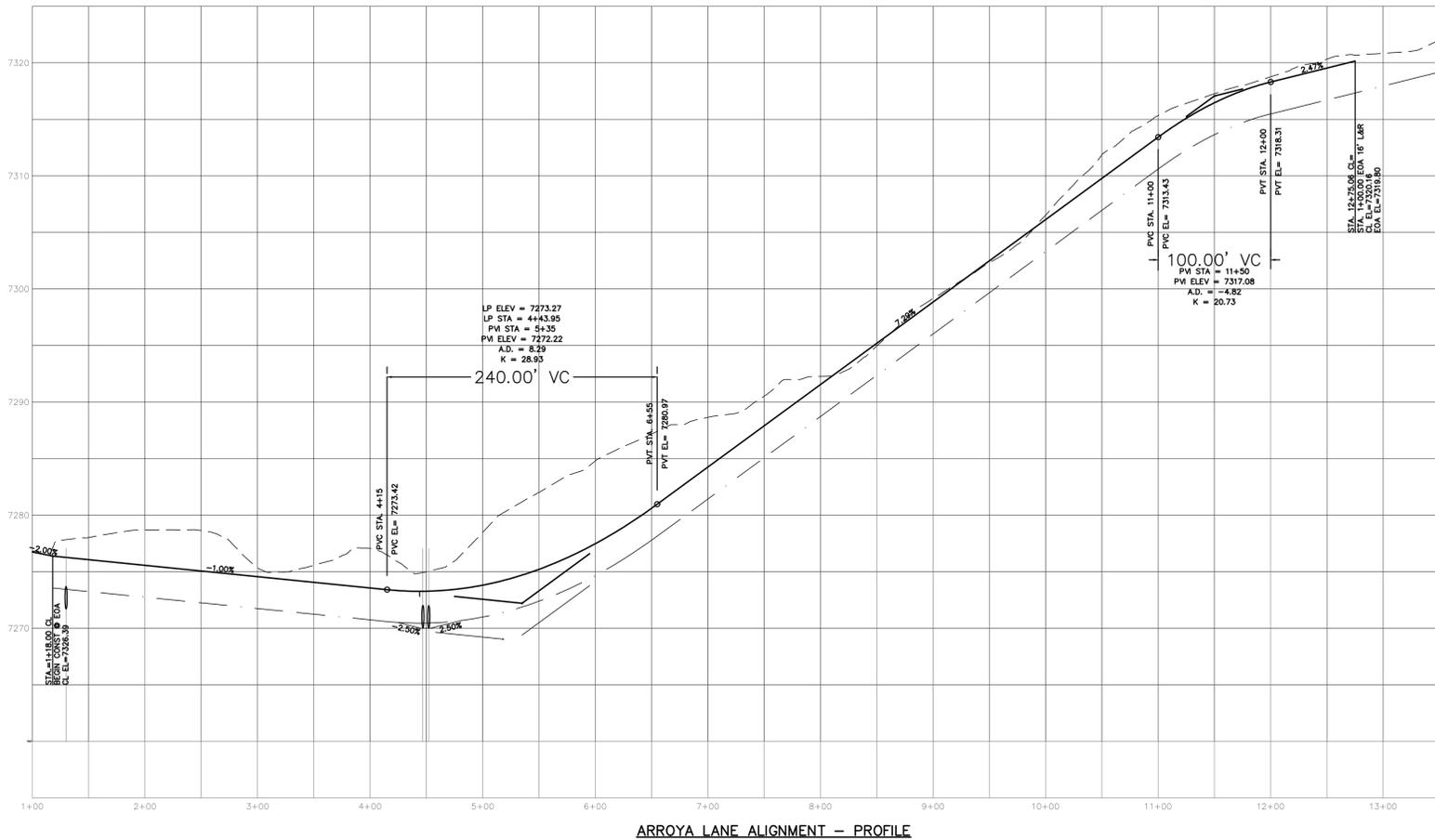
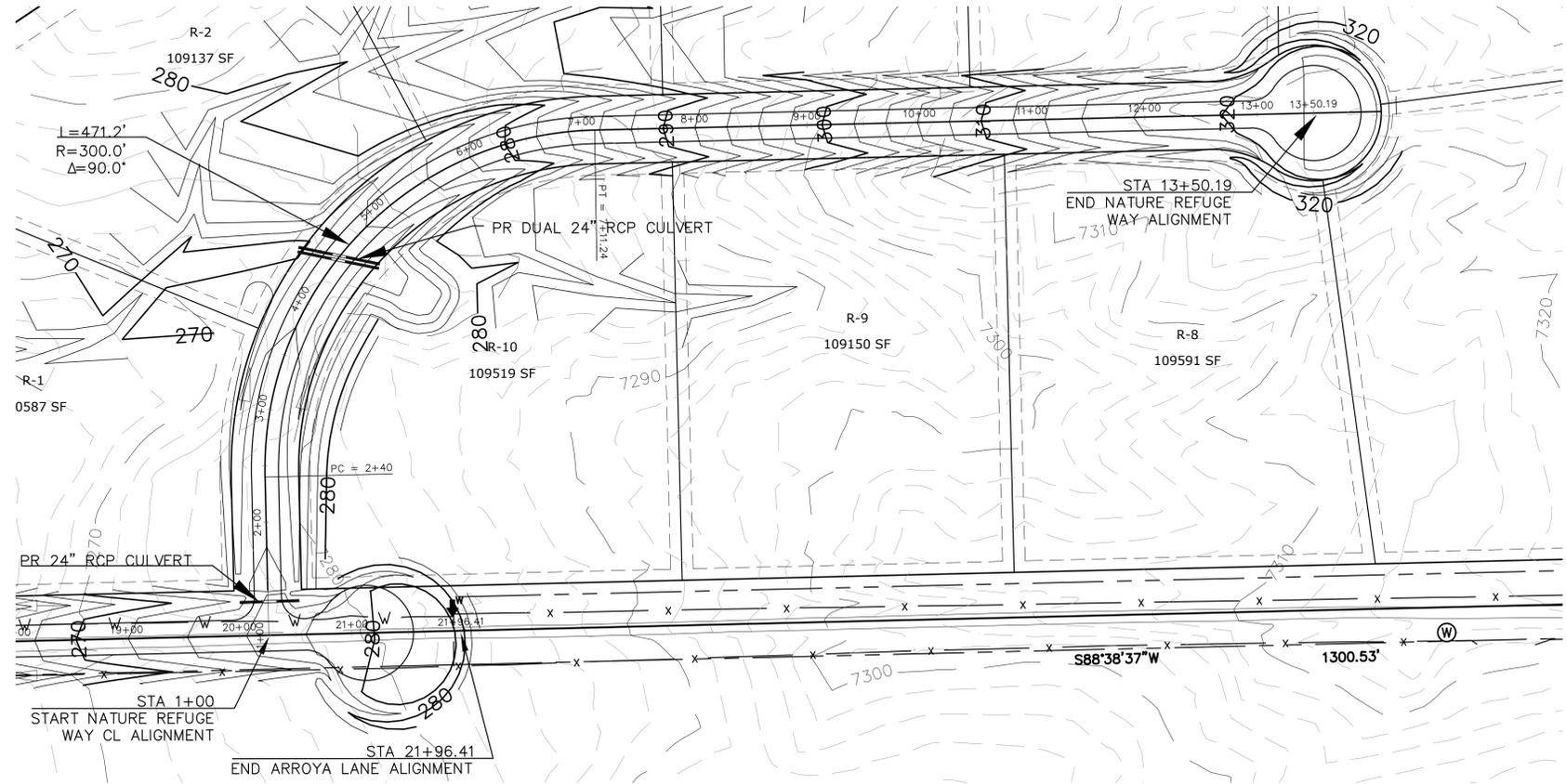
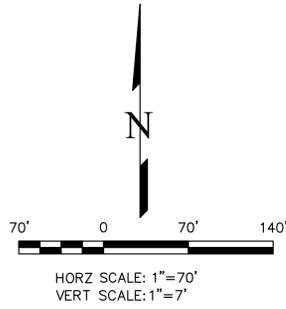
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- - - EXISTING WATER LINE



NO.	REVISIONS	DESCRIPTION	DATE

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COLORADO SPRINGS, CO 80919

721 S. 2960 STREET
COLORADO SPRINGS, CO 80904
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TIMBERRIDGE ESTATES
9210 ARROYA LANE
STREET IMPROVEMENT PLAN
NATURE REFUGE WAY - PLAN & PROFILE

DESIGNED BY LD
DRAWN BY DLF
CHECKED BY LD
H-SCALE 1"=70'
V-SCALE 1"=7'
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SHEET NO. 4 OF 5

TIMBERRIDGE ESTATES - 9210 ARROYA LANE

EL PASO COUNTY

STREET IMPROVEMENT PLAN

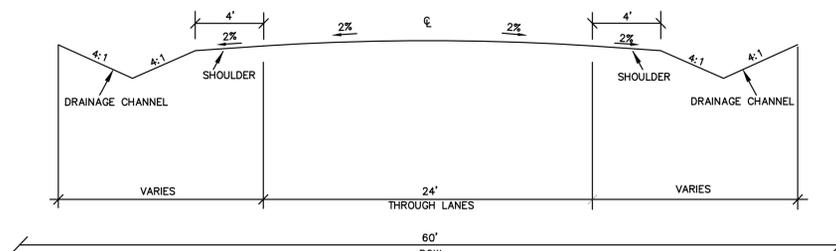
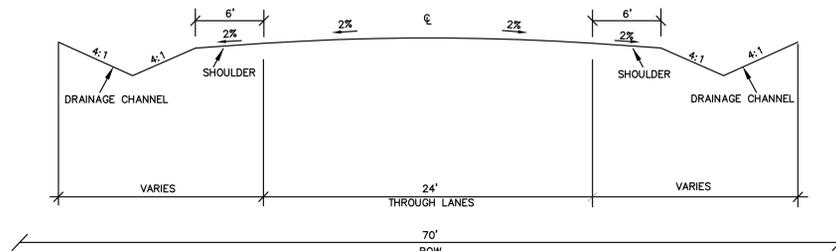
AUGUST 2018

BENCHMARKS

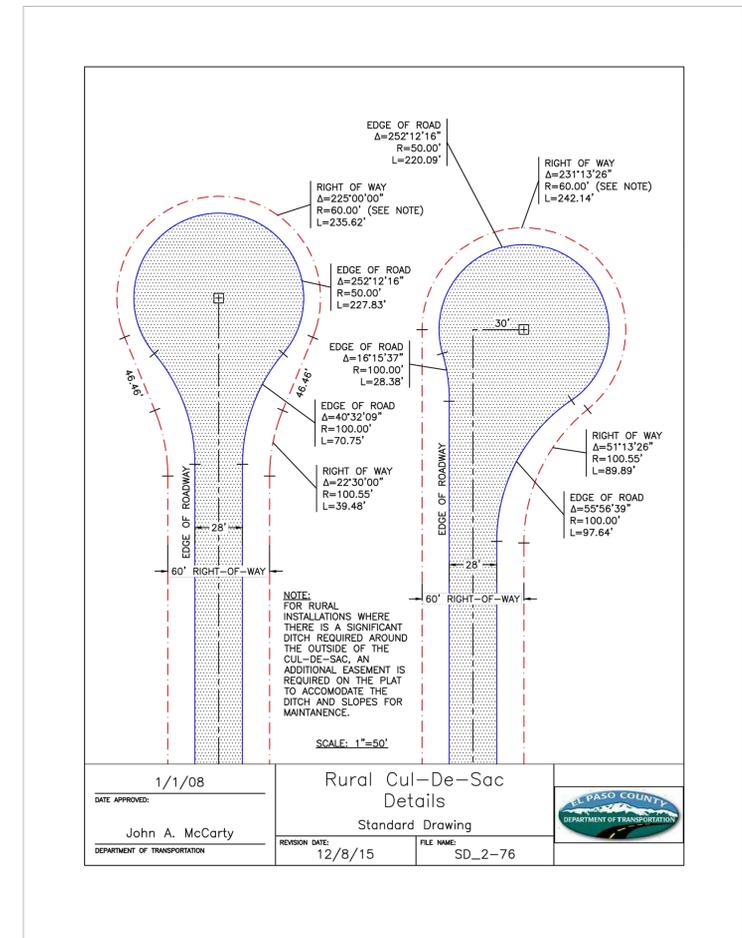
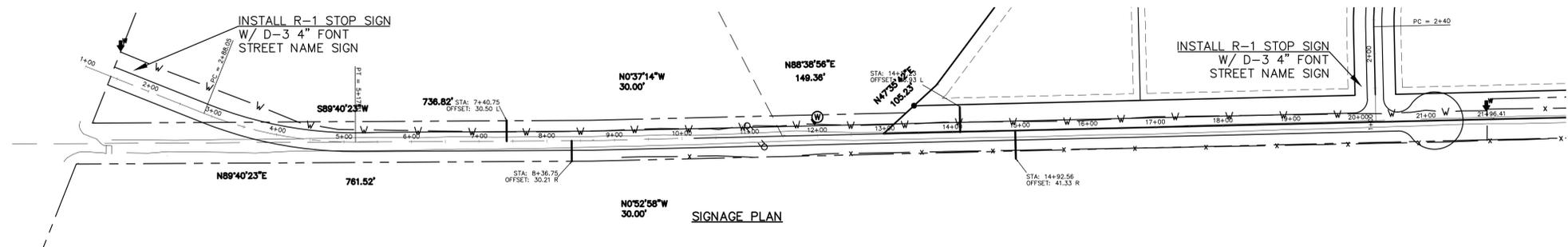
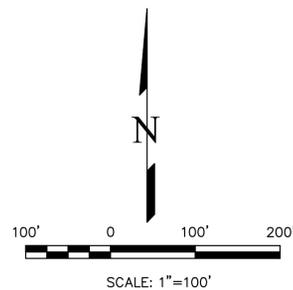
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- 260 PROPOSED 10' CONTOUR
- SURFACE FLOW CHANNEL
- PROPOSED DRAINAGE EASEMENT
- W EXISTING WATER LINE



N MAIN ST
D-3



DATE APPROVED: 1/1/08	REVISION DATE: 12/8/15	FILE NAME: SD_2-76
John A. McCarty DEPARTMENT OF TRANSPORTATION		

REVISIONS	NO.	DESCRIPTION	DATE

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COLORADO SPRINGS, CO 80919

721 S. 2900 STREET
COLORADO SPRINGS, CO 80904
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DETAILS SHEET

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V-SCALE NA

JOB NO. 1733.00
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SHEET NO. 5 OF 5

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