

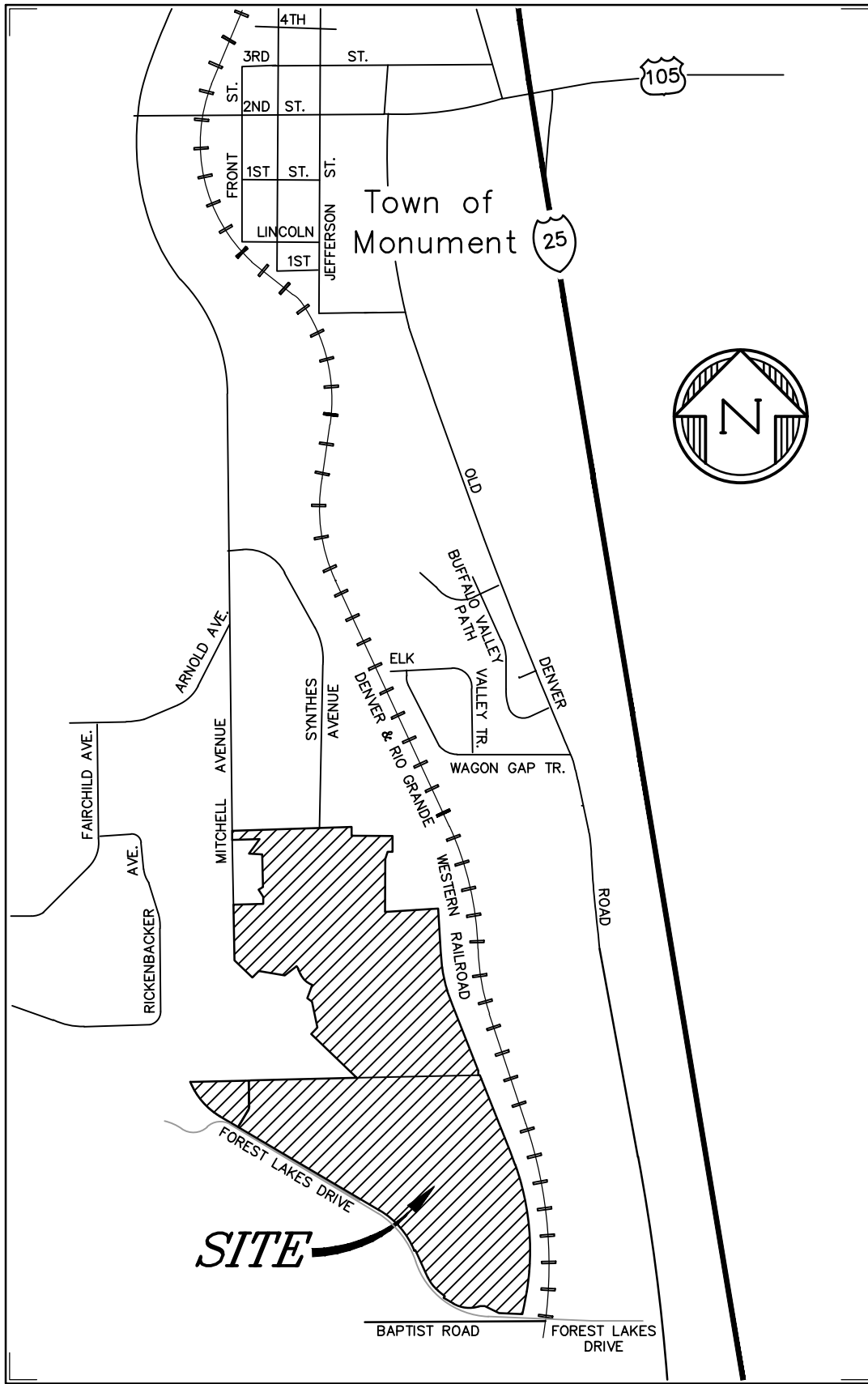
WILLOW SPRINGS RANCH  
MONUMENT, COLORADO  
PHASES 3-7 STREET PLANS

GENERAL NOTES

- ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE TOWN OF MONUMENT ENGINEERING STANDARDS AND SPECIFICATIONS AND CDOT STANDARD SPECIFICATIONS, LATEST REVISION.
- APPROVAL OF THESE PLANS BY THE CITY ENGINEER DOES NOT AUTHORIZE ANY WORK TO BE PERFORMED UNTIL ANY REQUIRED PERMITS HAVE BEEN ISSUED.
- THE CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS TO COMPLETE THE PROPOSED WORK AND SHALL COMPLY WITH ALL LOCAL, STATE AND FEDERAL REGULATIONS.
- THE CONTRACTOR SHALL OBTAIN AN APPROVED TRAFFIC CONTROL PLAN PRIOR TO COMMENCING CONSTRUCTION ACTIVITIES IN THE PUBLIC RIGHT-OF-WAY.
- 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.).
- 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.
- NO FIELD CHANGES SHALL BE MADE WITHOUT PRIOR WRITTEN APPROVAL OF THE PROJECT ENGINEER.
- ANY DISCREPANCY WITHIN THESE PLANS SHOULD BE BROUGHT TO THE IMMEDIATE ATTENTION OF THE ENGINEER AND/OR INSPECTOR AND WORK SHALL STOP UNTIL THE DISCREPANCY IS DISCUSSED AND A RESOLUTION HAS BEEN DETERMINED.
- 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.
- ALL WORK SHALL BE DONE TO THE LINES, GRADES, SECTIONS, AND ELEVATIONS SHOWN ON THE PLANS UNLESS OTHERWISE NOTED OR APPROVED BY THE ENGINEER.
- 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.
- SUBMITTALS SHALL BE MADE FOR ALL MATERIALS TO BE INCORPORATED INTO THIS PROJECT.
- THE CONTRACTOR SHALL NOT STOCKPILE MATERIAL WITHIN 10 FT. OF THE EDGE OF THE TRAVELED WAY.
- 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 TOWN ORDINANCE.
- DIMENSIONS AND RADII ARE SHOWN TO THE CURB FLOWLINE UNLESS OTHERWISE NOTED.
- ALL STATIONS REFER TO THE CENTERLINE OR FLOWLINE OF ROADWAY, UNLESS OTHERWISE NOTED.
- STORM INLET STATIONING AND ELEVATION REFERENCE TOP FRONT MIDDLE OF BOX. STORM MANHOLE STATIONING REFERENCE CENTER OF MANHOLE.
- 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 TOWN OF MONUMENT STANDARD SPECIFICATIONS.
- THE CONTRACTOR SHALL VERIFY ALL UTILITY LOCATIONS PRIOR TO BIDDING THE PROJECT. ALL UTILITY LOCATIONS SHOWN ARE APPROXIMATE.
- 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.
- 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.
- CONTRACTOR SHALL SCHEDULE A PRE-CONSTRUCTION MEETING WITH OWNER, TOWN & ENGINEER PRIOR TO MOBILIZING ON SITE.
- 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.
- 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.
- 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.
- 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.
- 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.

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.



Vicinity Map  
Not to Scale

SHEET INDEX

SHT 1	CV01	COVER SHEET
SHT 2	RD1	WILLOW RANCH RD. PLAN & PROFILE
SHT 3	RD2	WILLOW RANCH RD. PLAN & PROFILE
SHT 4	RD3	WILLOW RANCH RD. PLAN & PROFILE
SHT 5	RD4	WILLOW RANCH RD. PLAN & PROFILE
SHT 6	RD5	WILLOW RANCH RD. PLAN & PROFILE
SHT 7	RD6	MOUNTAIN FLAX DR. PLAN & PROFILE
SHT 8	RD7	MOUNTAIN FLAX DR. PLAN & PROFILE
SHT 9	RD8	MOUNTAIN FLAX DR. PLAN & PROFILE
SHT 10	RD9	ALPINE SORREL DR. PLAN & PROFILE
SHT 11	RD10	ALPINE SORREL DR. PLAN & PROFILE
SHT 12	RD11	INDIAN BALSAM DR. PLAN & PROFILE
SHT 13	RD12	PRAIRIE SMOKE DR. PLAN & PROFILE
SHT 14	RD13	COYOTE MINT DR. PLAN & PROFILE
SHT 15	RD14	DOE TRACKS/SPIKE BUCK CT. PLAN & PROFILE
SHT 16	RD15	STILL MEADOWS/TEACHOUT CREEK CT. PLAN & PROFILE
SHT 17	SI01	SIGNAGE & STRIPING
SHT 18	RA-1	SIGNAGE & STRIPING ROUNDABOUT
SHT 19	RA-2	DETAILED GRADING ROUNDABOUT PLAN
SHT 20	DT1	SECTIONS & DETAILS
SHT 21	DT2	SECTIONS & DETAILS

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.

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@timfire.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  
MARK PARKER, DISTRICT MANAGER  
130 2ND ST.  
MONUMENT, COLORADO 80132  
Phone: (719) 481-4886

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, 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 \_\_\_\_\_

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 A 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 \_\_\_\_\_

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 \_\_\_\_\_

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

PREPARED BY:



CLIENT:



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	8-19-21
DESIGNED BY:	KGV
DRAWN BY:	GES
CHECKED BY:	TDW
FILE NAME:	20876-10CV01

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

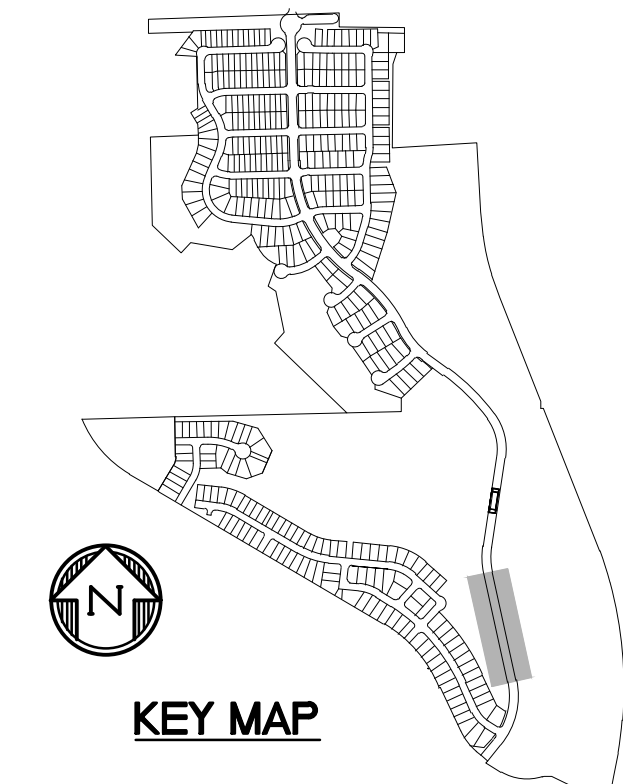
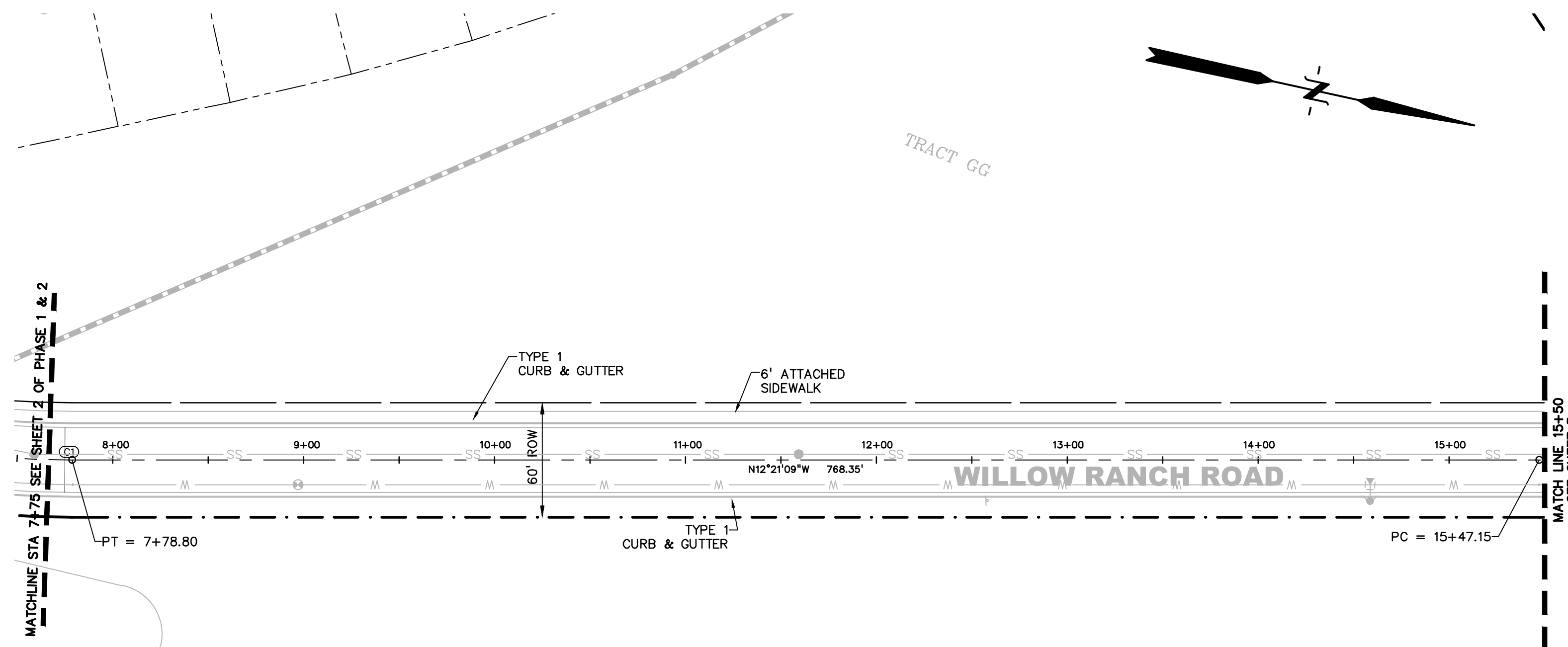
COVER SHEET

PROJECT NO. 20876-10CSCV  
DRAWING NO.

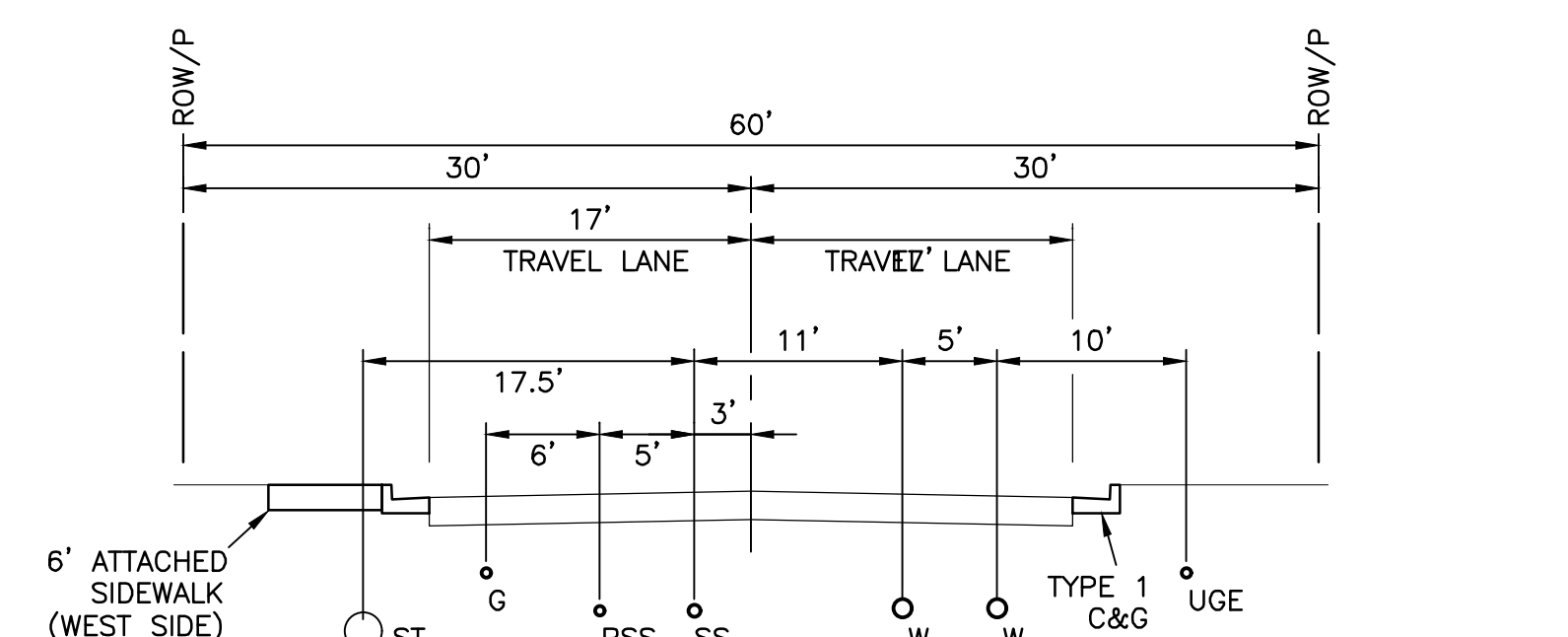
CV01

SHEET: 1 OF 21

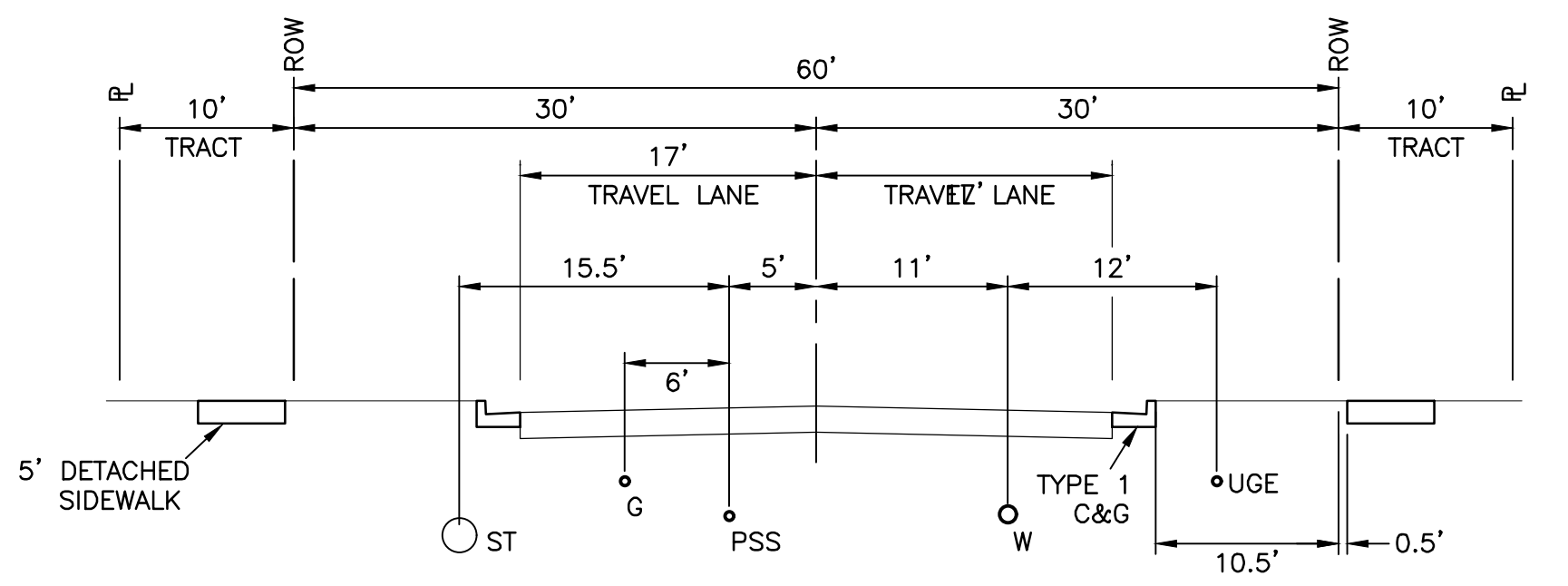




LEGEND	
PROPERTY LINE	---
PROPOSED LOT LINE	---
PROPOSED R.O.W. LINE	---
PROPOSED STORM SEWER	X" RCP
PROPOSED INTERMEDIATE CONTOUR	6203
PROPOSED INDEX CONTOUR	6205
EX. INTERMEDIATE CONTOUR	6203
EX. INDEX CONTOUR	6205




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.

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

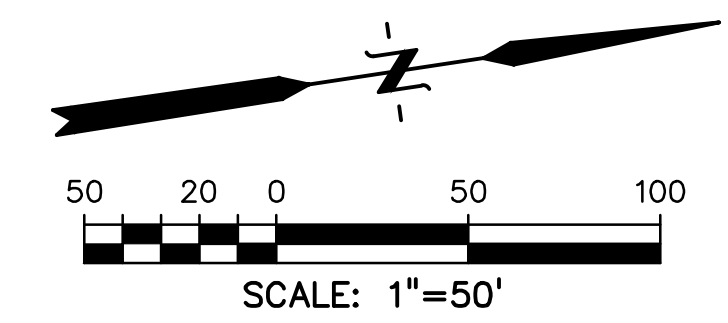
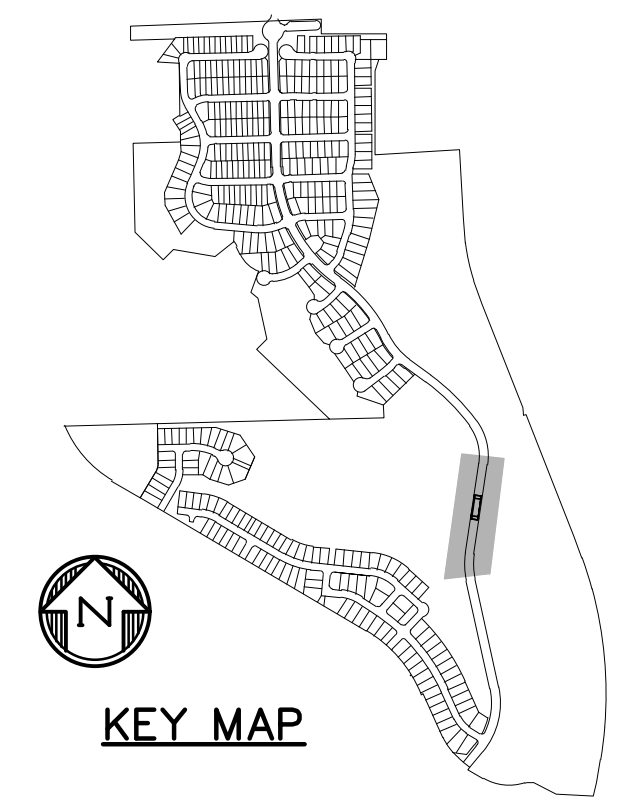
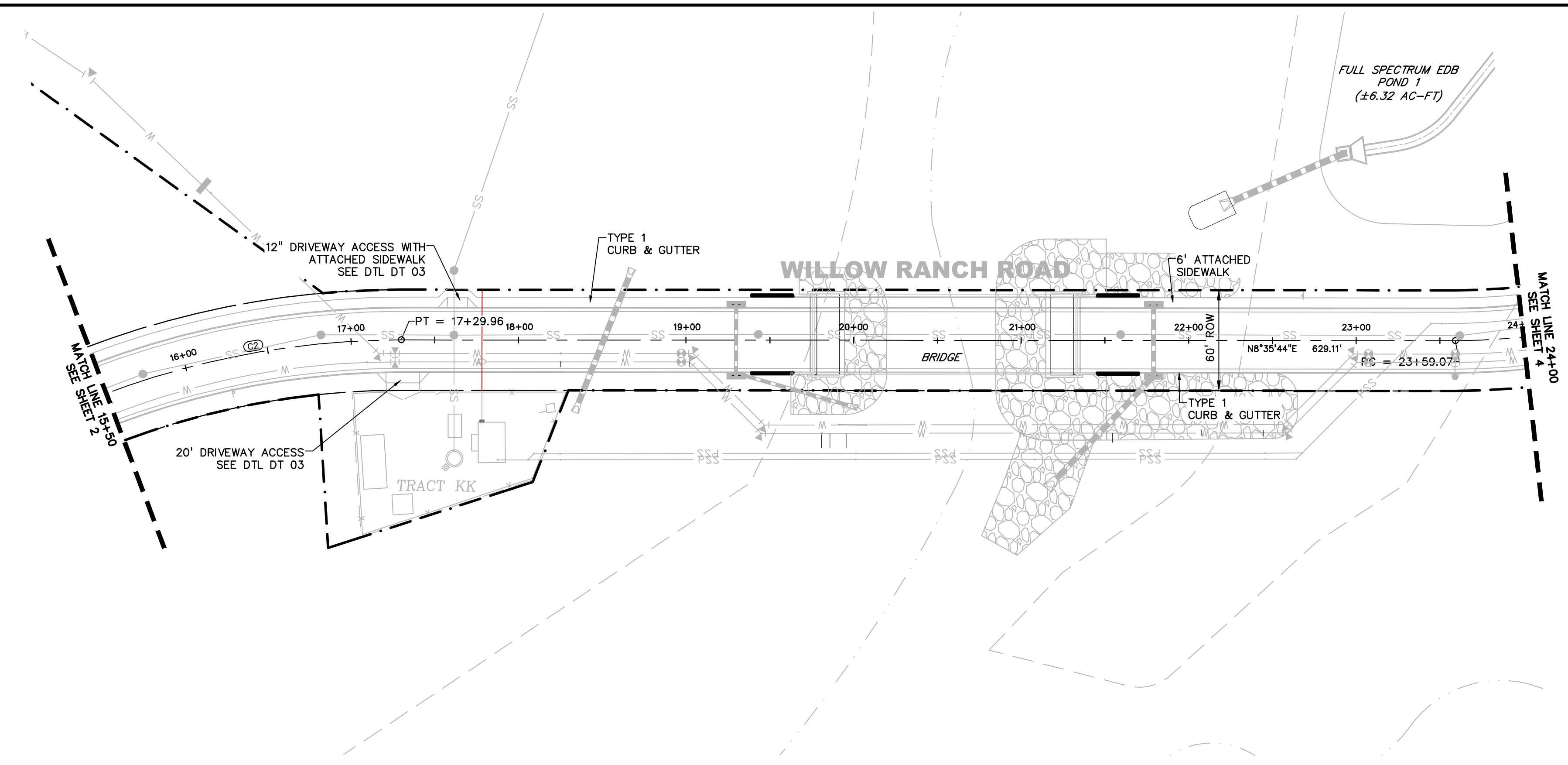
CLIENT:  
  
**POLO BROWN**  
COMPANY  
514 PIKE AVENUE  
CANON CITY, COLORADO 81212  
(303) 999-5533

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

ISSUE	DATE
INITIAL ISSUE	8-19-21
DESIGNED BY:	KGV
DRAWN BY:	GES
CHECKED BY:	TDM
FILE NAME:	20876-10RD01

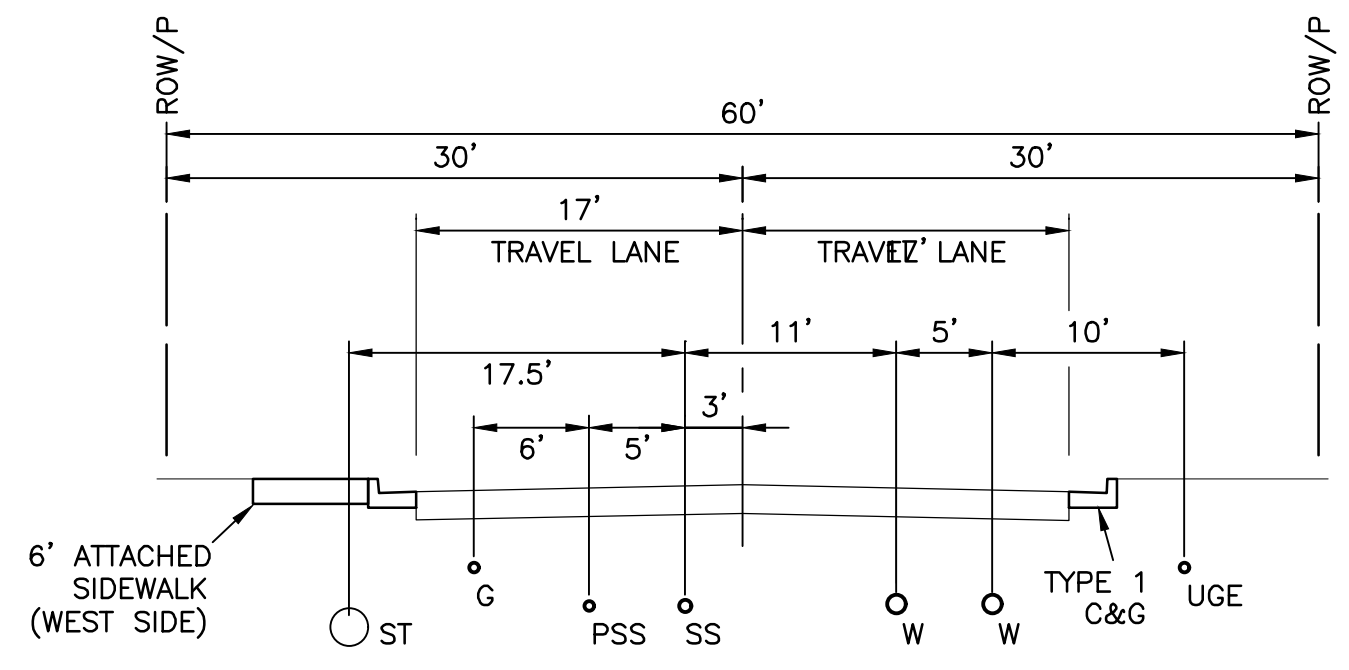
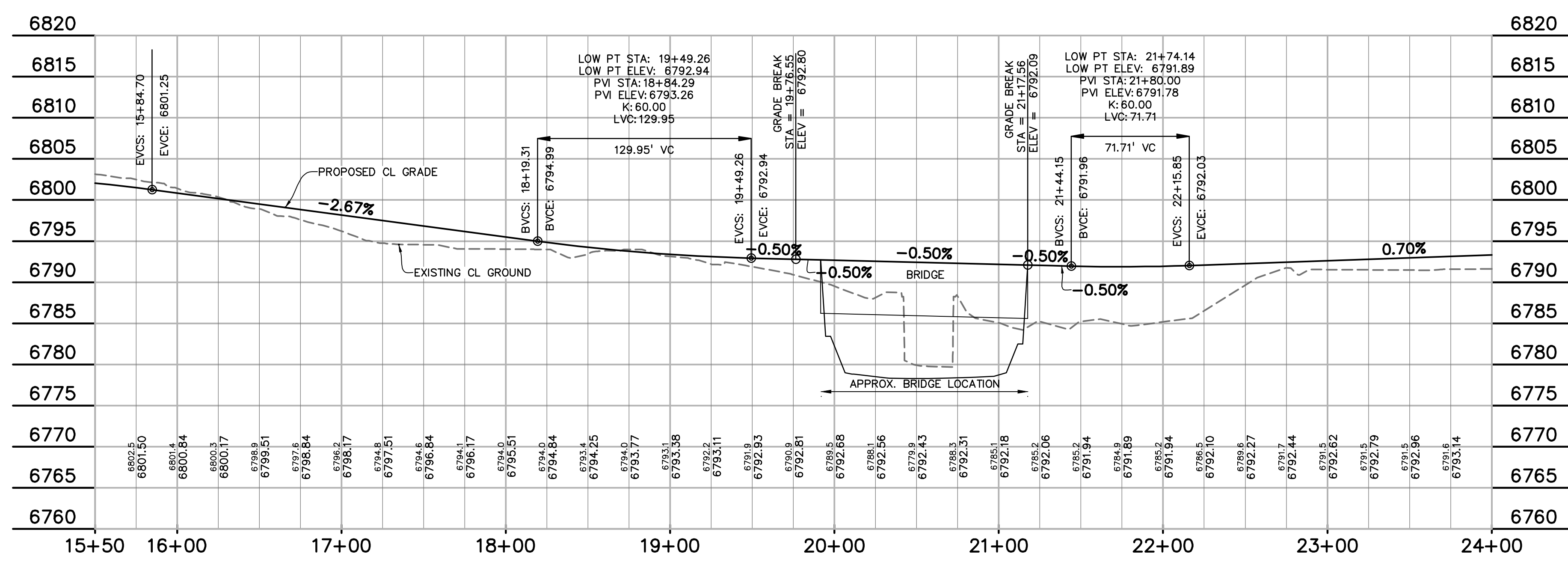
DRAWING SCALE:  
HORIZONTAL: 1" = 50'  
VERTICAL: 1" = 10'  
**WILLOW RANCH ROAD  
PLAN & PROFILE**  
PROJECT NO. 20876-10CSCV  
DRAWING NO.

**RD1**  
SHEET: 2 OF 21



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



CURVE TABLE					
CURVE #	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD DISTANCE
C1	3.80'	500.00'	0°26'08"	N12°08'05"W	3.80'
C2	182.81'	500.00'	20°56'53"	N01°52'42"W	181.79'
C3	299.61'	380.00'	45°10'31"	N13°59'32"W	291.91'
C4	441.52'	1470.00'	17°12'33"	N45°11'04"W	439.86'
C5	244.26'	500.00'	27°59'23"	S39°47'39"E	241.83'
C6	509.04'	1000.00'	29°09'57"	N40°22'56"W	503.56'
C7	932.26'	1000.00'	53°24'53"	S28°15'28"E	898.87'

PREPARED BY:  
  
DREXEL, BARRELL & CO.  
Engineers • Surveyors  
3 SOUTH 7TH STREET  
COLORADO SPRINGS, 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	8-19-21
DESIGNED BY:	TDM
DRAWN BY:	GES
CHECKED BY:	TDM
FILE NAME:	20876-10RD01

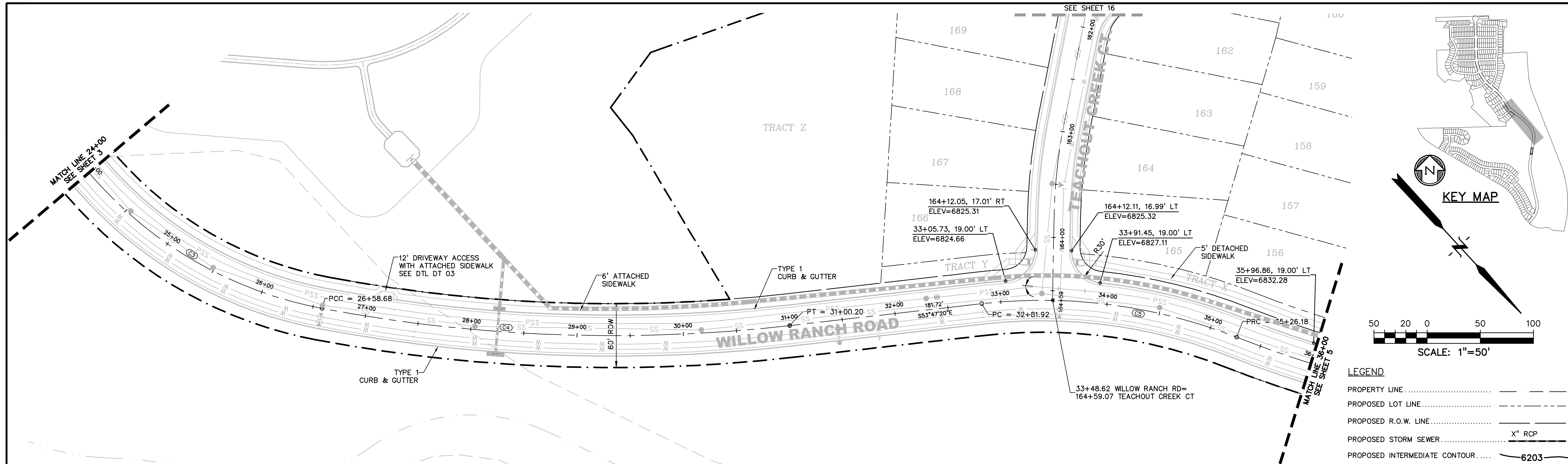
DRAWING SCALE:  
HORIZONTAL: 1" = 50'  
VERTICAL: 1" = 10'

WILLOW  
RANCH ROAD  
PLAN & PROFILE

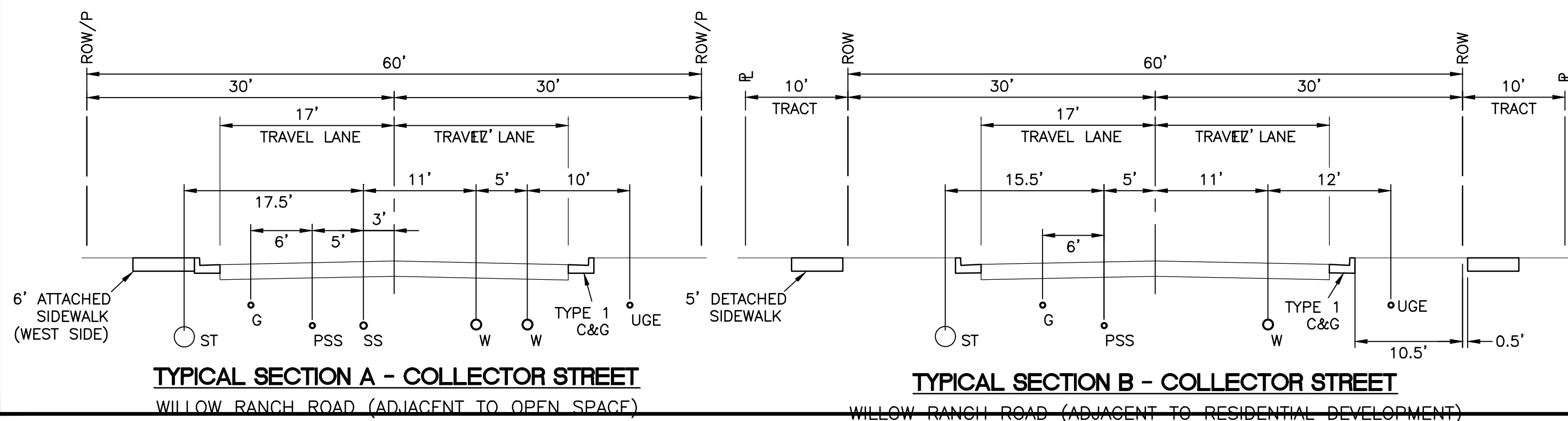
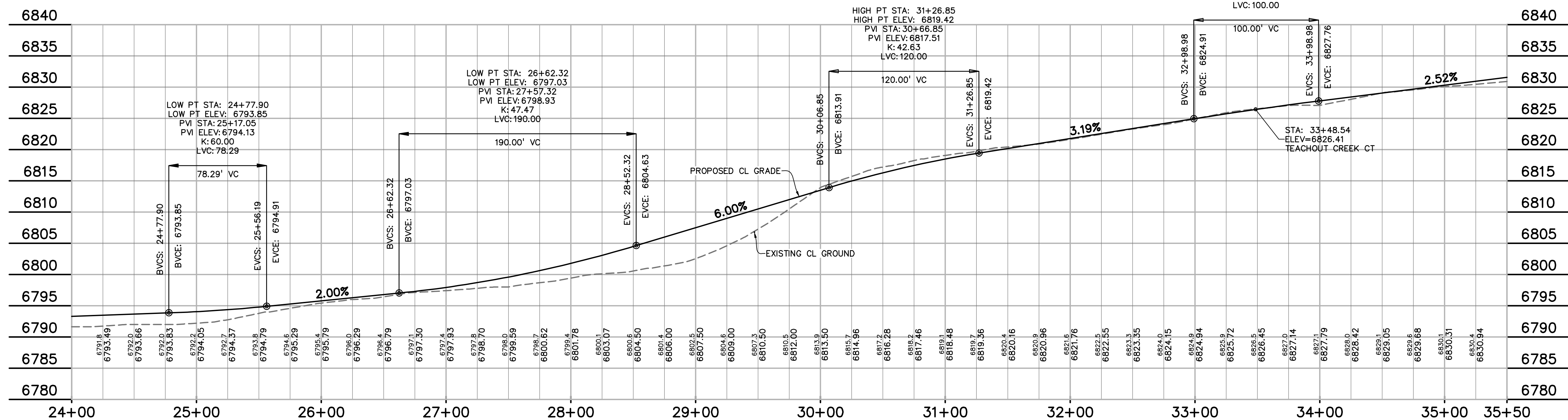
PROJECT NO. 20876-10CSCV  
DRAWING NO.

**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.





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



CURVE TABLE					
CURVE #	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD DISTANCE
C1	3.80'	500.00'	0°26'08"	N12°08'05"W	3.80'
C2	182.81'	500.00'	20°56'53"	N01°52'42"W	181.79'
C3	299.61'	380.00'	45°10'31"	N13°59'32"W	291.91'
C4	441.52'	1470.00'	17°12'33"	N45°11'04"W	439.86'
C5	244.26'	500.00'	27°59'23"	S39°47'39"E	241.83'
C6	509.04'	1000.00'	29°09'57"	N40°22'56"W	503.56'
C7	932.26'	1000.00'	53°24'53"	S28°15'28"E	898.87'



PREPARED BY:  
  
DREXEL, BARRELL & CO.  
Engineers • Surveyors  
3 SOUTH 7TH STREET  
COLORADO SPRINGS, 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	8-19-21
DESIGNED BY:	TDM
DRAWN BY:	GES
CHECKED BY:	TDM
FILE NAME:	20876-10RD01

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

WILLOW  
RANCH ROAD  
PLAN & PROFILE


PROJECT NO. 20876-10CSCV  
DRAWING NO.

**RD3**

SHEET: 4 OF 21



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

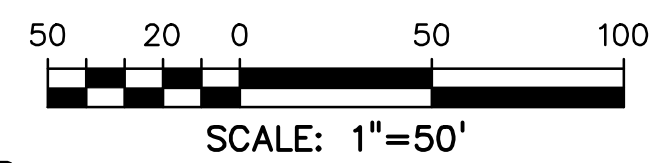
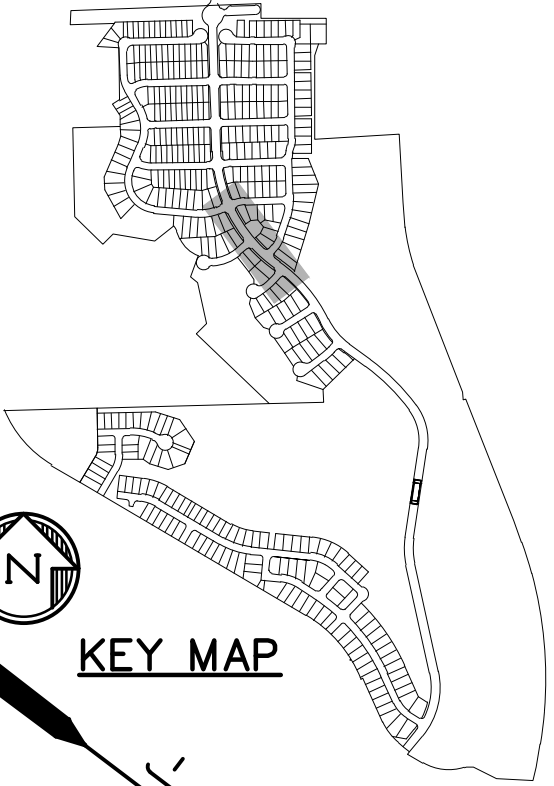
CLIENT:  
  
POLO BROWN  
COMPANY  
514 PIKE AVENUE  
CANON CITY, COLORADO 81212  
(303) 999-5533

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

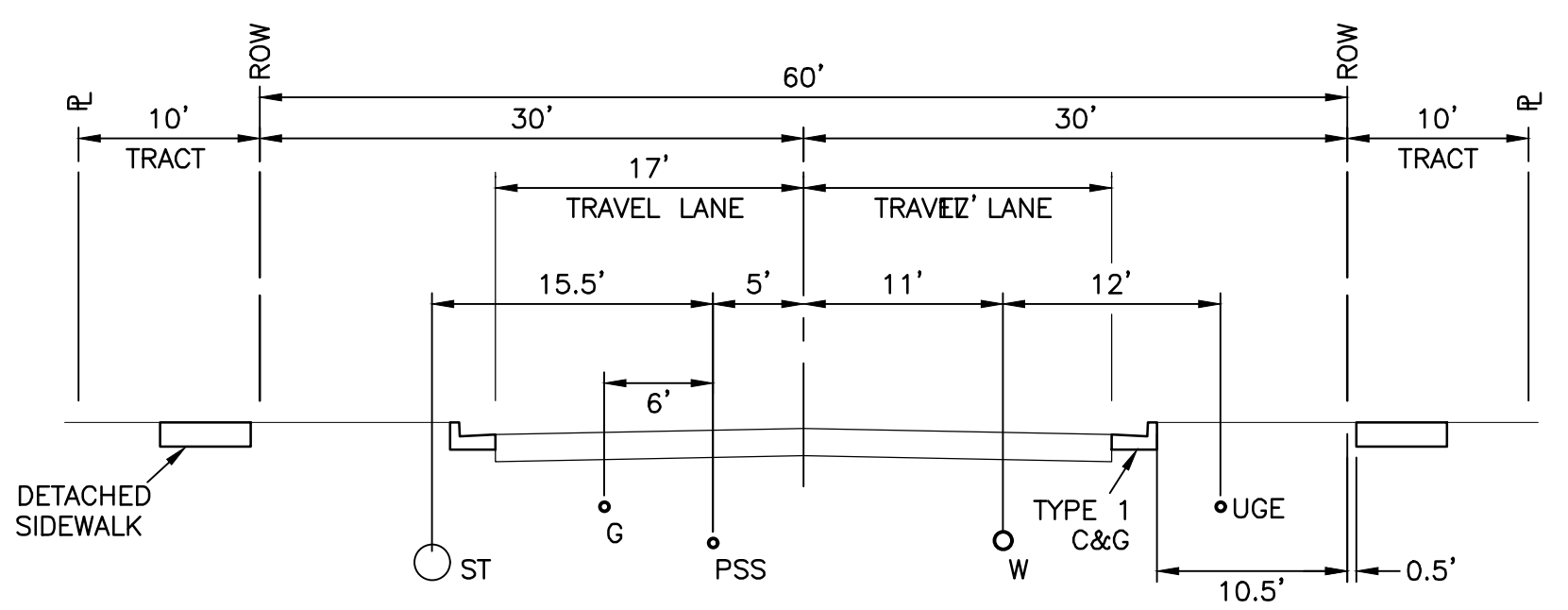
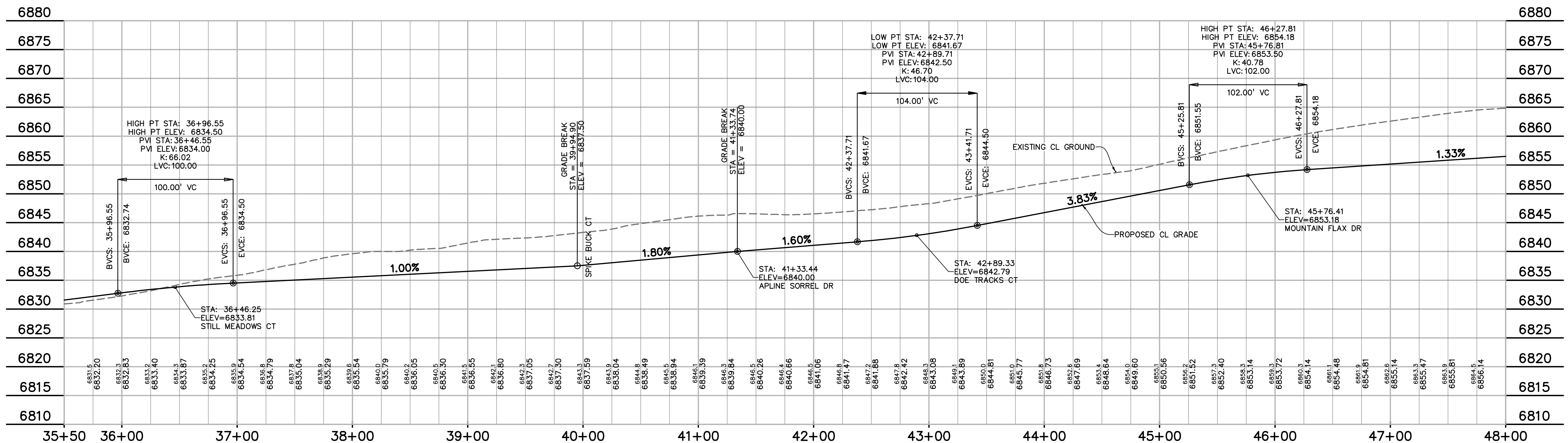
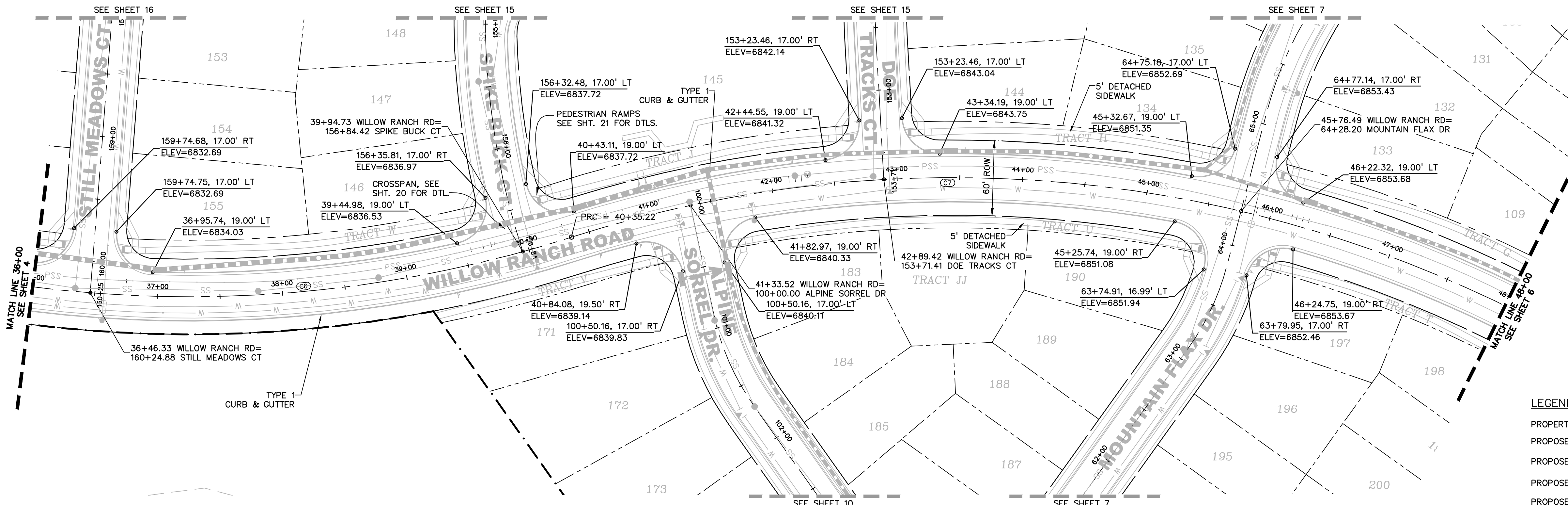
ISSUE	DATE
INITIAL ISSUE	8-19-21
DESIGNED BY:	TDM
DRAWN BY:	GES
CHECKED BY:	TDM
FILE NAME:	20876-10R001

DRAWING SCALE:  
HORIZONTAL: 1" = 50'  
VERTICAL: 1" = 10'  
**WILLOW  
RANCH ROAD  
PLAN & PROFILE**  
PROJECT NO. 20876-10CSCV  
DRAWING NO.

**RD4**  
SHEET: 5 OF 21



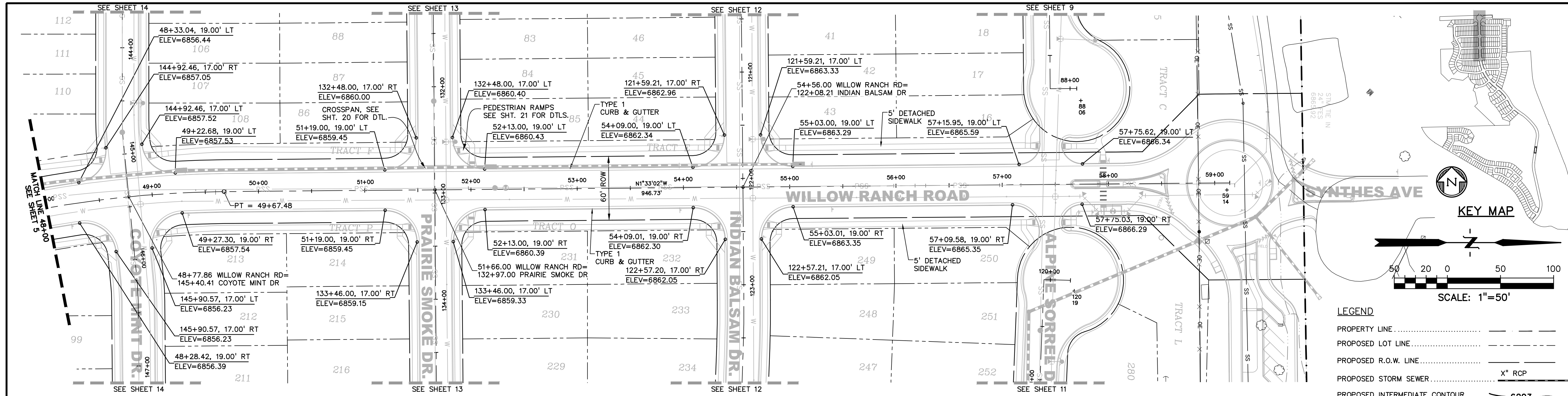
LEGEND	
PROPERTY LINE .....	---
PROPOSED LOT LINE .....	- - - -
PROPOSED R.O.W. LINE .....	---
PROPOSED STORM SEWER .....	X" RCP
PROPOSED INTERMEDIATE CONTOUR .....	6203
PROPOSED INDEX CONTOUR .....	6205
EX. INTERMEDIATE CONTOUR .....	6203
EX. INDEX CONTOUR .....	6205



CURVE TABLE					
CURVE #	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD DISTANCE
C1	3.80'	500.00'	0°26'08"	N12°08'05"W	3.80'
C2	182.81'	500.00'	20°56'53"	N01°52'42"W	181.79'
C3	299.61'	380.00'	45°10'31"	N13°59'32"W	291.91'
C4	441.52'	1470.00'	17°12'33"	N45°11'04"W	439.86'
C5	244.26'	500.00'	27°59'23"	S39°47'39"E	241.83'
C6	509.04'	1000.00'	29°09'57"	N40°22'56"W	503.56'
C7	932.26'	1000.00'	53°24'53"	S28°15'28"E	898.87'

**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.





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

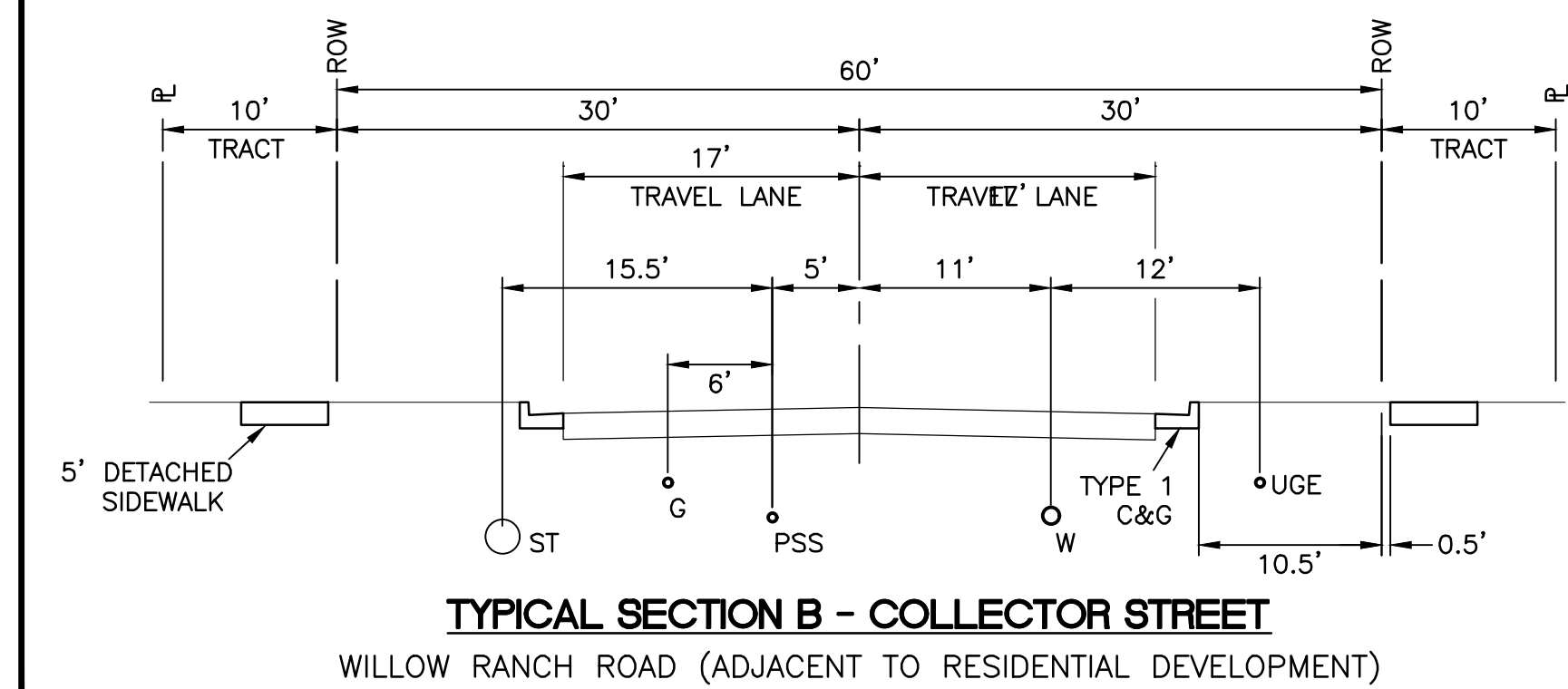
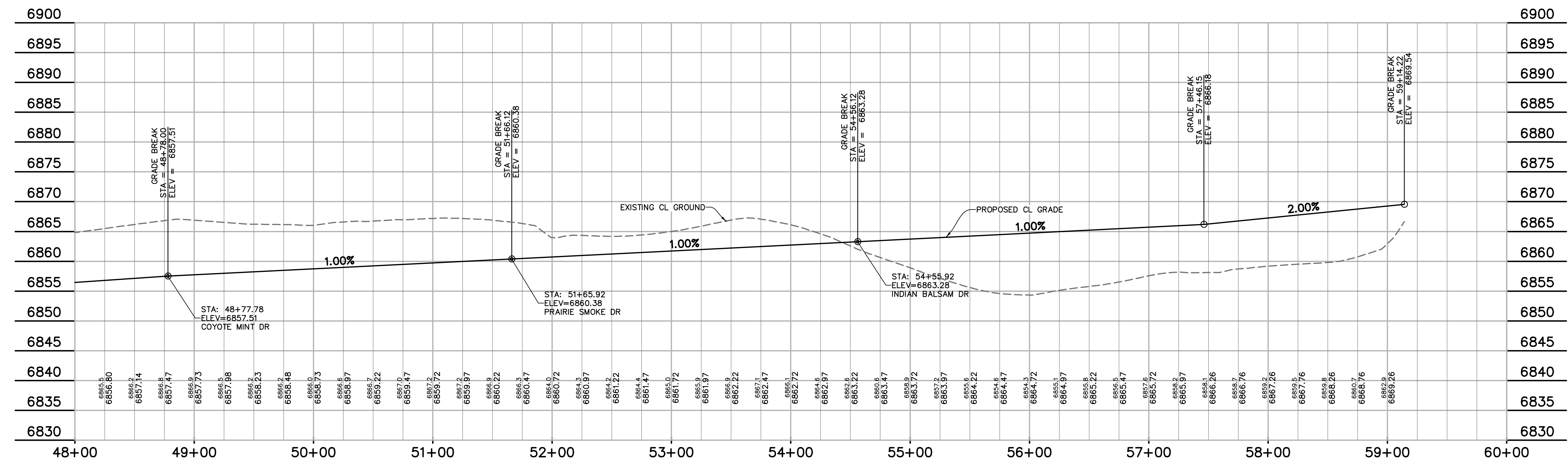
CLIENT:  
  
POLO BROWN  
COMPANY  
514 PIKE AVENUE  
CANON CITY, COLORADO 81212  
(303) 999-5533

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

ISSUE	DATE
INITIAL ISSUE	8-19-21
DESIGNED BY:	TDM
DRAWN BY:	GES
CHECKED BY:	TDM
FILE NAME:	20876-10R01

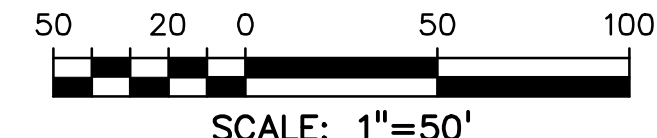
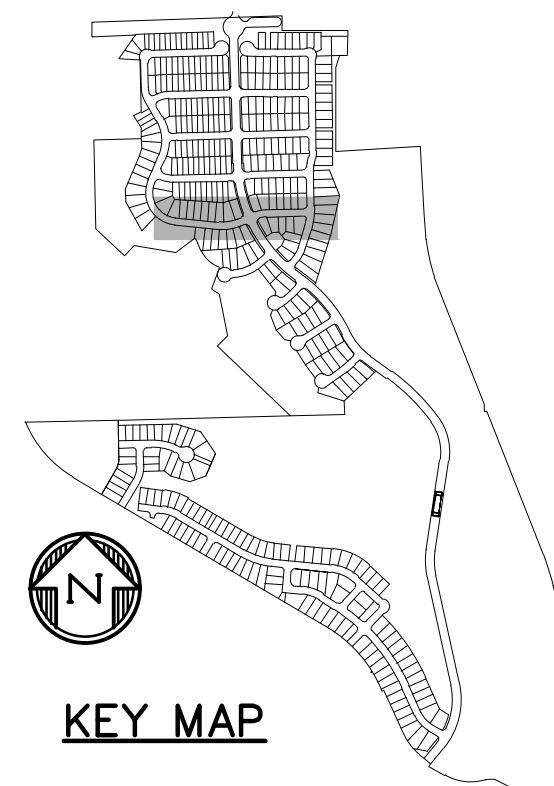
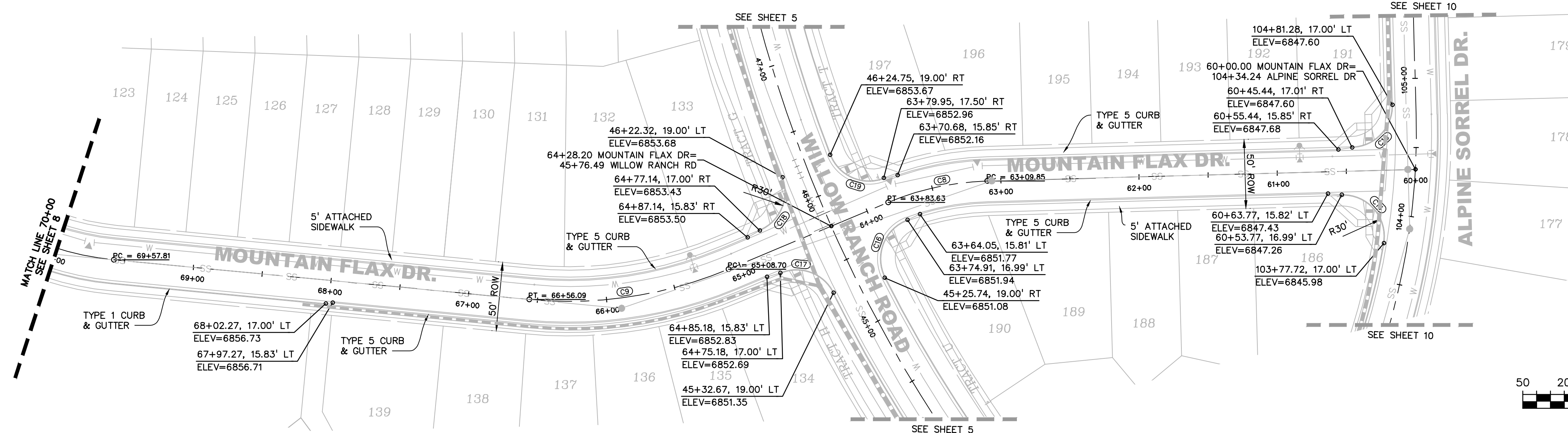
DRAWING SCALE:  
HORIZONTAL: 1" = 50'  
VERTICAL: 1" = 10'  
**WILLOW RANCH ROAD PLAN & PROFILE**  
PROJECT NO. 20876-10CSCV  
DRAWING NO.

**RD5**  
SHEET: 6 OF 21



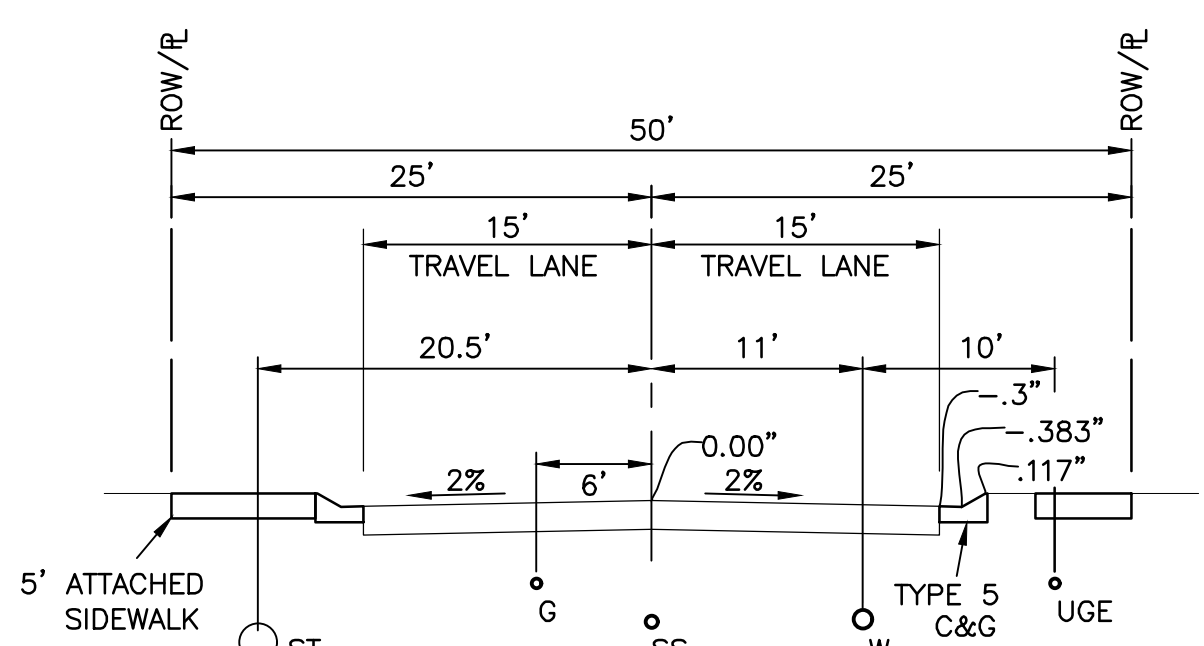
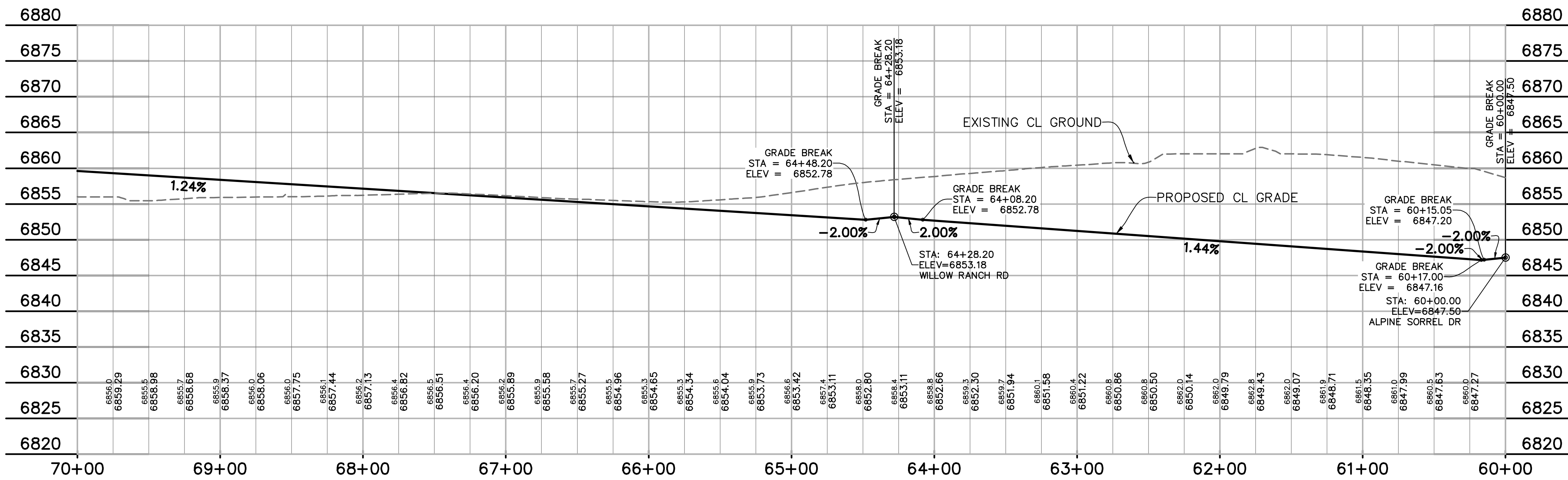
**811** Know what's below.  
Call before you dig.  
CALL 3-BUSINESS DAYS IN ADVANCE  
BEFORE YOU DIG, GRADE, OR  
EXCAVATE FOR THE MARKING OF  
UNDERGROUND MEMBER UTILITIES.





#### 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 - RESIDENTIAL STREET

CENTERLINE/FLOWLINE CURVE DATA					
CURVE #	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD DISTANCE
C8	73.78'	200.00'	21°08'13"	N77°52'11"E	73.36'
C9	147.39'	300.00'	28°08'58"	N81°22'34"E	145.91'
C10	377.64'	200.00'	108°11'06"	S30°27'14"E	323.99'
C11	283.66'	300.00'	54°10'28"	S03°27'05"E	273.21'
C12	101.19'	200.00'	28°59'23"	S16°02'38"E	100.12'
C13	102.10'	65.00'	90°00'00"	N43°27'04"E	91.92'
C14	52.88'	30.00'	100°59'53"	N41°03'00"W	46.30'
C15	47.12'	30.00'	90°00'00"	N43°27'04"E	42.43'
C16	50.58'	30.00'	96°36'02"	S21°26'23"W	44.80'
C17	45.15'	30.00'	86°14'06"	N69°34'52"W	41.01'
C18	46.41'	30.00'	88°37'41"	N22°59'15"E	41.92'
C19	47.39'	30.00'	90°30'22"	S66°26'26"E	42.61'

CENTERLINE/FLOWLINE CURVE DATA					
CURVE #	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD DISTANCE
C20	46.99'	30.00'	89°44'44"	S68°30'31"W	42.33'
C21	47.34'	30.00'	90°24'38"	S21°34'10"E	42.58'
C22	34.68'	30.00'	66°14'03"	S36°35'27"W	32.78'
C23	43.05'	30.00'	82°12'56"	S53°12'10"E	39.45'
C24	47.39'	30.00'	90°30'54"	S14°43'08"W	42.62'
C25	43.19'	30.00'	82°29'32"	S57°46'09"E	39.56'
C26	15.60'	43.83'	20°23'44"	N11°44'49"W	15.52'
C27	105.08'	43.33'	138°56'32"	S44°15'49"W	81.16'
C28	19.86'	45.00'	25°17'01"	S78°54'26"E	19.70'
C29	52.25'	45.00'	66°31'30"	N55°11'19"E	49.36'
C30	125.60'	46.17'	155°52'28"	N72°00'15"W	90.29'
C31	15.43'	8.00'	110°30'59"	S49°19'31"E	13.15'
C32	26.87'	20.00'	76°58'02"	N36°55'59"E	24.89'
C33	13.78'	45.00'	17°32'28"	N82°46'42"W	13.72'
C34	35.04'	44.99'	44°37'20"	N83°40'52"E	34.16'
C35	7.48'	20.00'	21°25'18"	S78°10'08"W	7.43'
C36	31.27'	20.00'	89°34'11"	N46°20'07"W	28.18'

PREPARED BY:

DREXEL, BARRELL & CO.  
Engineers • Surveyors  
3 SOUTH 7TH STREET  
COLORADO SPRINGS, 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	8-19-21
DESIGNED BY:	TDM
DRAWN BY:	GES
CHECKED BY:	TDM
FILE NAME:	20876-10RD02

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

**MOUNTAIN  
FLAX DRIVE  
PLAN & PROFILE**

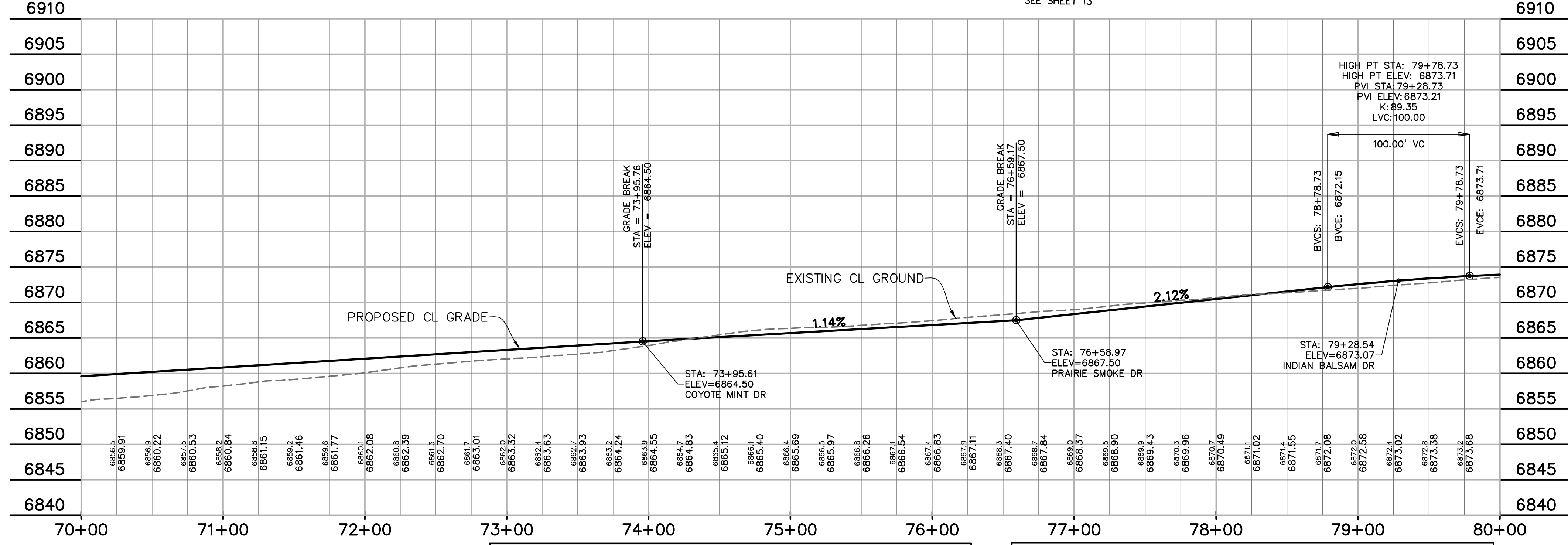
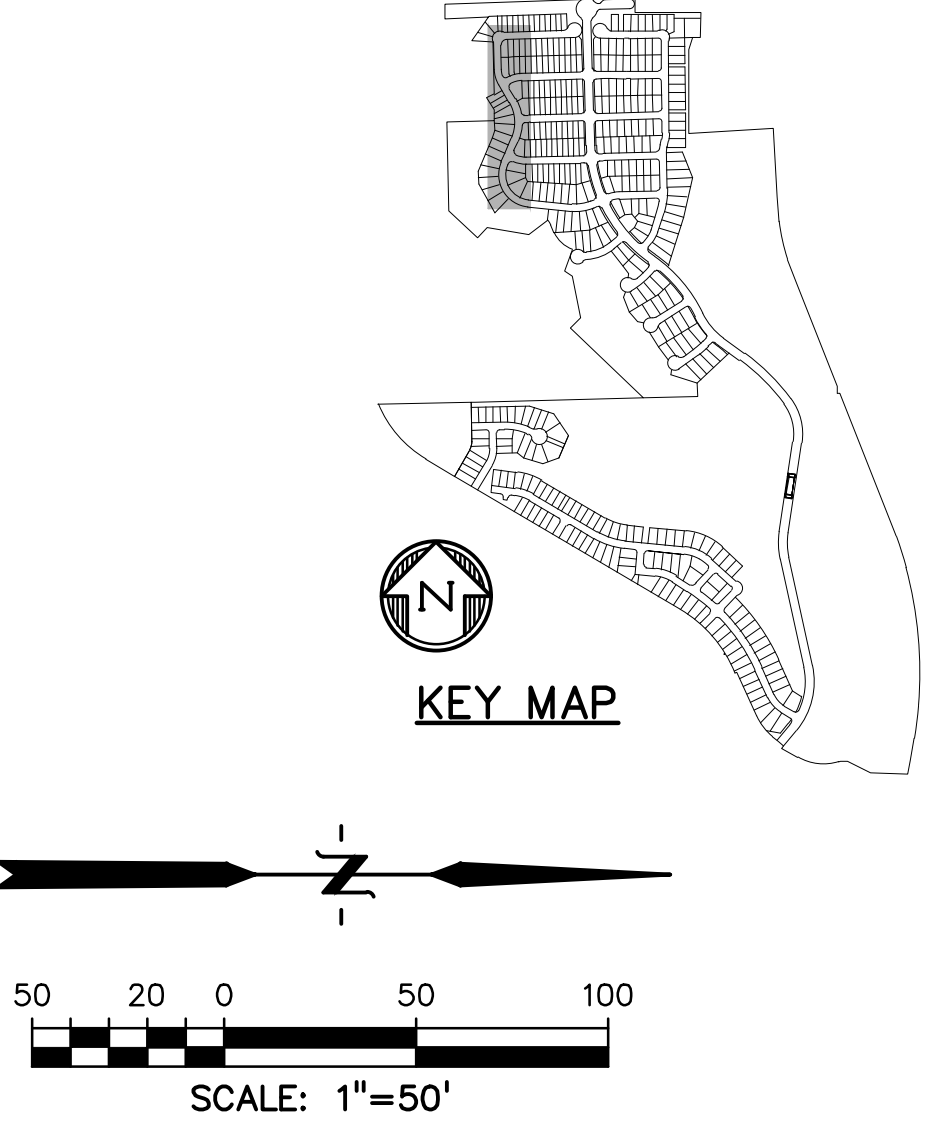
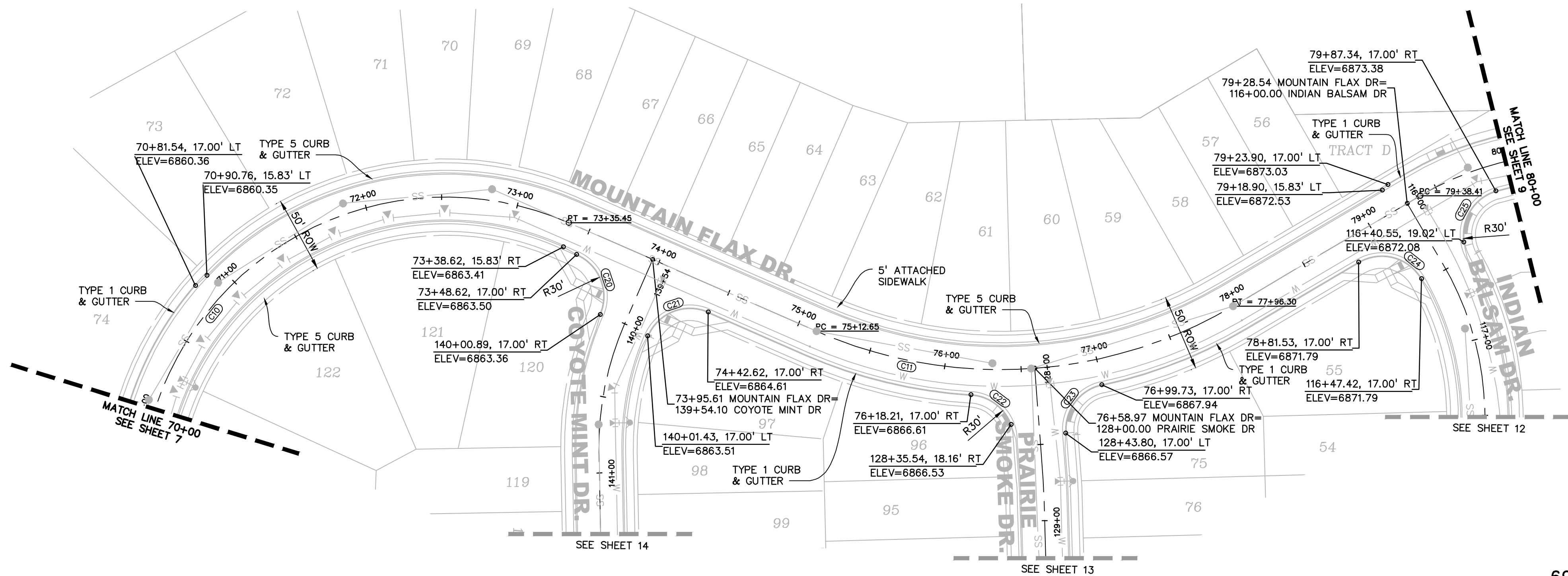
PROJECT NO. 20876-10CSCV  
DRAWING NO.

**RD6**

SHEET: 7 OF 21

**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.





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:  
  
DREXEL, BARRELL & CO.  
Engineers • Surveyors  
3 SOUTH 7TH STREET  
COLORADO SPRINGS, 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	8-19-21
DESIGNED BY:	TDM
DRAWN BY:	GES
CHECKED BY:	TDM
FILE NAME:	20876-10RD02

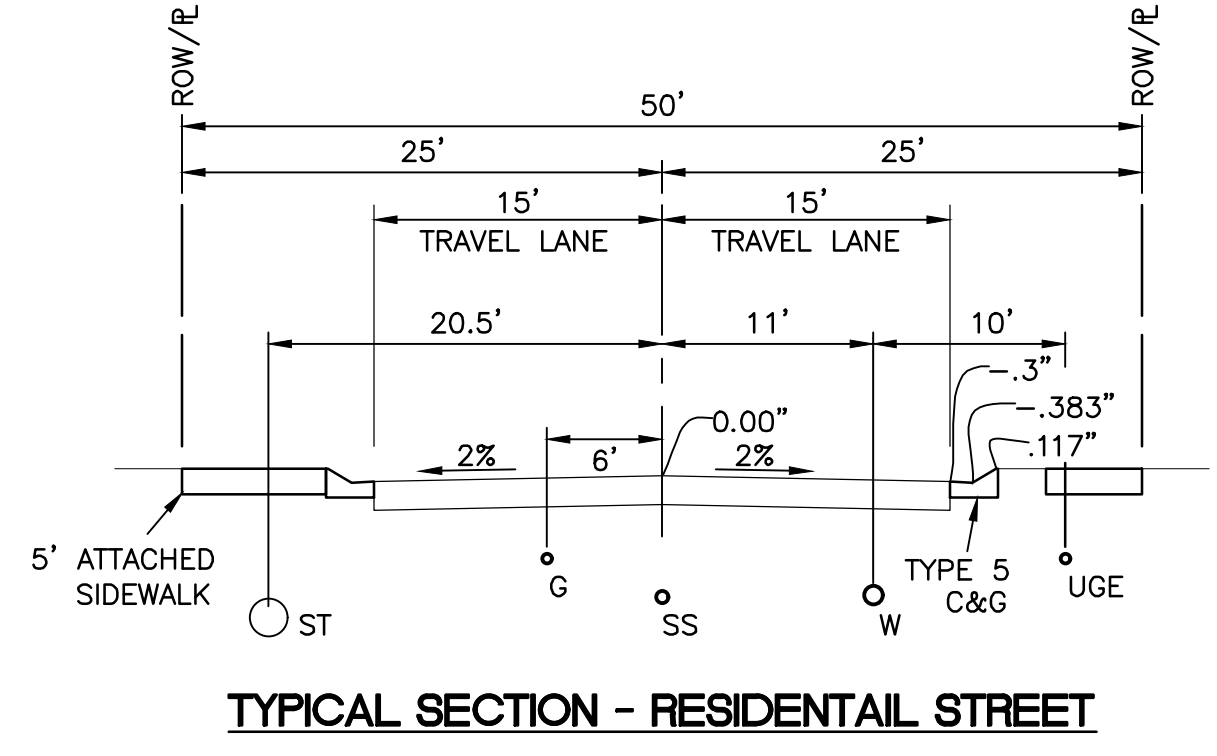
DRAWING SCALE:  
HORIZONTAL: 1" = 50'  
VERTICAL: 1" = 10'

**MOUNTAIN  
FLAX DRIVE  
PLAN & PROFILE**

PROJECT NO. 20876-10CSCV  
DRAWING NO.

**RD7**

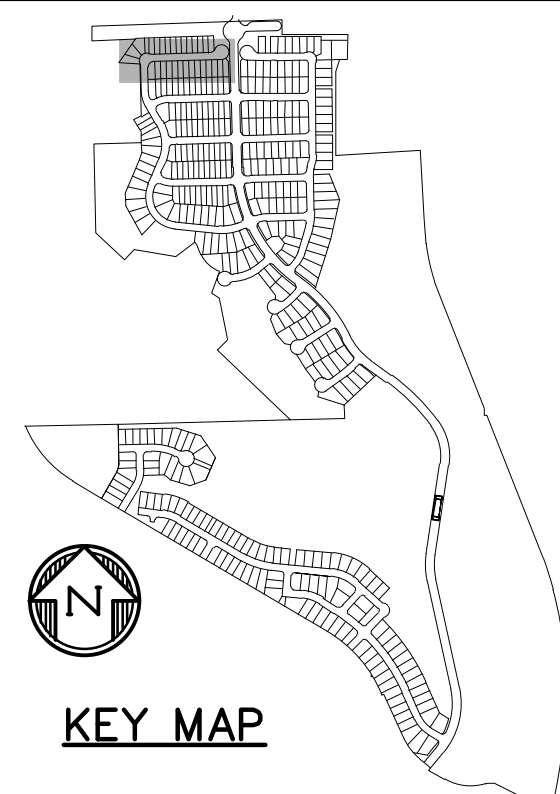
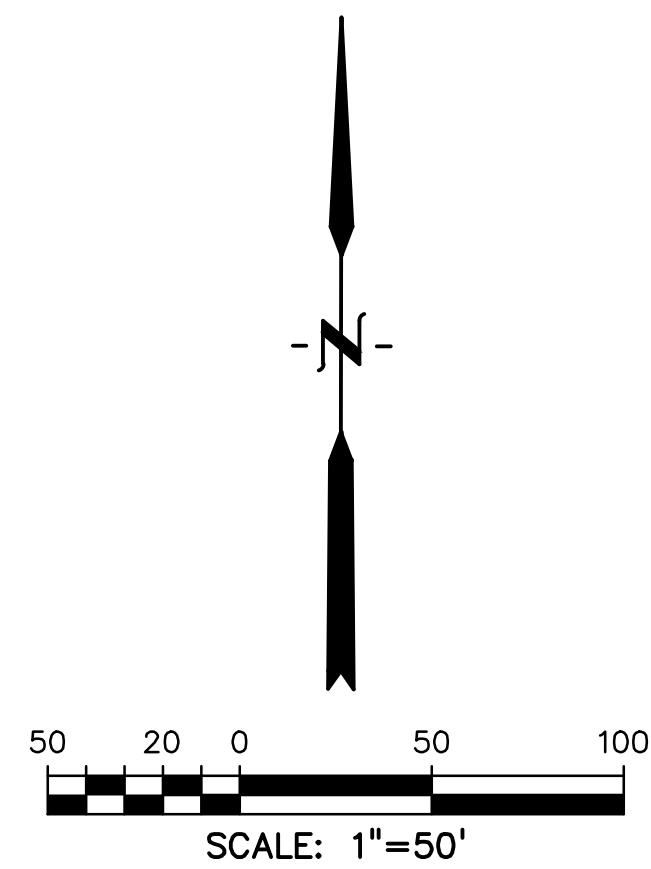
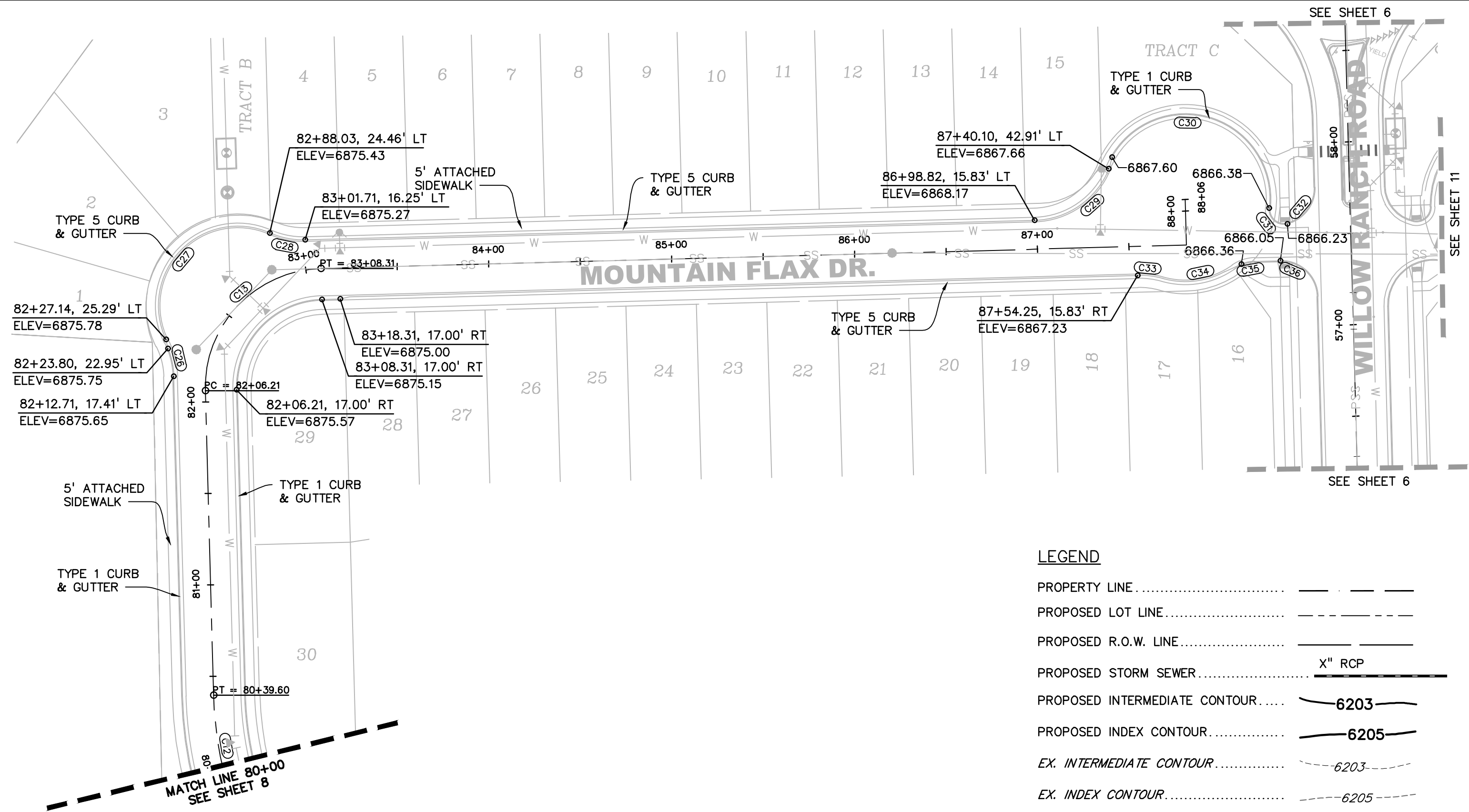
SHEET: 8 OF 21



CENTERLINE/FLOWLINE CURVE DATA					
CURVE #	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD DISTANCE
C8	73.78'	200.00'	21°08'13"	N77°52'11"E	73.36'
C9	147.39'	300.00'	28°08'58"	N81°22'34"E	145.91'
C10	377.64'	200.00'	108°11'06"	S30°27'24"E	323.99'
C11	283.66'	300.00'	54°10'28"	S03°27'05"E	273.21'
C12	101.19'	200.00'	28°59'23"	S16°02'38"E	100.12'
C13	102.10'	65.00'	90°00'00"	N43°27'04"E	91.92'
C14	52.88'	30.00'	100°59'53"	N41°03'00"W	46.30'
C15	47.12'	30.00'	90°00'00"	N43°27'04"E	42.43'
C16	50.58'	30.00'	96°36'02"	S21°26'23"W	44.80'
C17	45.15'	30.00'	86°14'06"	N69°34'52"W	41.01'
C18	46.41'	30.00'	88°37'41"	N22°59'15"E	41.92'
C19	47.39'	30.00'	90°30'22"	S66°26'26"E	42.61'

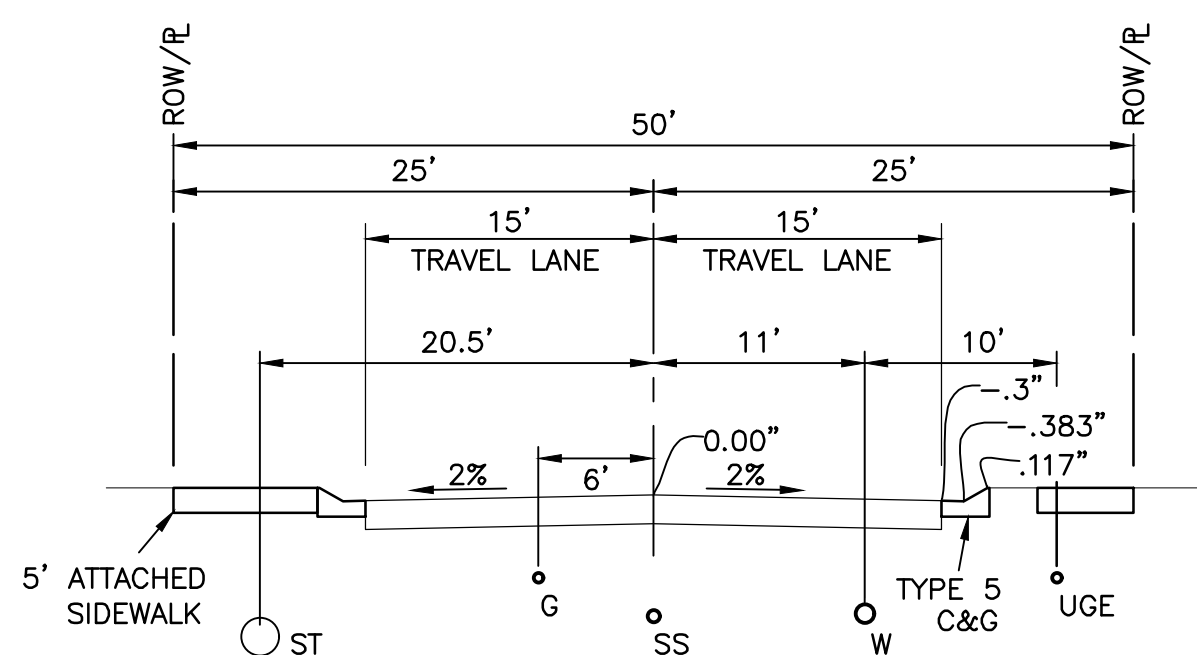
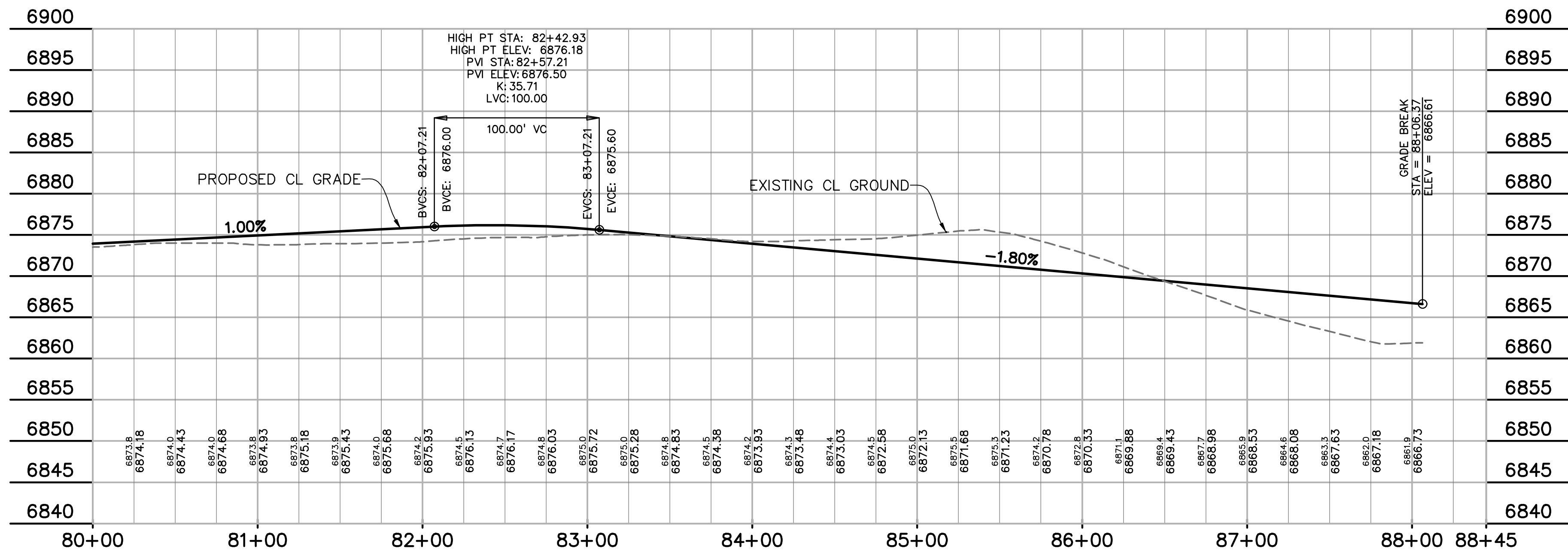
CENTERLINE/FLOWLINE CURVE DATA					
CURVE #	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD DISTANCE
C20	46.99'	30.00'	89°44'44"	S68°30'31"W	42.33'
C21	47.34'	30.00'	90°24'38"	S21°34'10"E	42.58'
C22	34.68'	30.00'	66°14'03"	S36°35'27"W	32.78'
C23	43.05'	30.00'	82°12'56"	S53°12'10"E	39.45'
C24	47.39'	30.00'	90°30'54"	S14°43'08"W	42.62'
C25	43.19'	30.00'	82°29'32"	S57°46'09"E	39.56'
C26	15.60'	43.83'	20°23'44"	N11°44'49"W	15.52'
C27	105.08'	43.33'	138°56'32"	S44°15'49"W	81.16'
C28	19.86'	45.00'	25°17'01"	S78°54'26"E	19.70'
C29	52.25'	45.00'	66°31'30"	N55°11'19"E	49.36'
C30	125.60'	46.17'	155°52'28"	N72°00'15"W	90.29'
C31	15.43'	8.00'	110°30'59"	S49°19'31"E	13.15'
C32	26.87'	20.00'	76°58'02"	N36°55'59"E	24.89'
C33	13.78'	45.00'	17°32'28"	N82°46'42"W	13.72'
C34	35.04'	44.99'	44°37'20"	N83°40'52"E	34.16'
C35	7.48'	20.00'	21°25'18"	S78°10'08"W	7.43'
C36	31.27'	20.00'	89°34'11"	N46°20'07"W	28.18'





#### 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 - RESIDENTIAL STREET

#### CENTERLINE/FLOWLINE CURVE DATA

CURVE #	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD DISTANCE
C8	73.78'	200.00'	21°08'13"	N77°52'11"E	73.36'
C9	147.39'	300.00'	28°08'58"	N81°22'34"E	145.91'
C10	377.64'	200.00'	108°11'06"	S30°27'24"E	323.99'
C11	283.66'	300.00'	54°10'28"	S03°27'05"E	273.21'
C12	101.19'	200.00'	28°59'23"	S16°02'38"E	100.12'
C13	102.10'	65.00'	90°00'00"	N43°27'04"E	91.92'
C14	52.88'	30.00'	100°59'53"	N41°03'00"W	46.30'
C15	47.12'	30.00'	90°00'00"	N43°27'04"E	42.43'
C16	50.58'	30.00'	96°36'02"	S21°26'23"W	44.80'
C17	45.15'	30.00'	86°14'06"	N69°34'52"W	41.01'
C18	46.41'	30.00'	88°37'41"	N22°59'15"E	41.92'
C19	47.39'	30.00'	90°30'22"	S66°26'26"E	42.61'

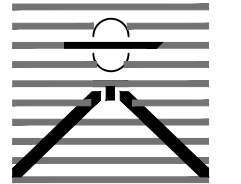
#### CENTERLINE/FLOWLINE CURVE DATA

CURVE #	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD DISTANCE
C20	46.99'	30.00'	89°44'44"	S68°30'31"W	42.33'
C21	47.34'	30.00'	90°24'38"	S21°34'10"E	42.58'
C22	34.68'	30.00'	66°14'03"	S36°35'27"W	32.78'
C23	43.05'	30.00'	82°12'56"	S53°12'10"E	39.45'
C24	47.39'	30.00'	90°30'54"	S14°43'08"W	42.62'
C25	43.19'	30.00'	82°29'32"	S57°46'09"E	39.56'
C26	15.60'	43.83'	20°23'44"	N11°44'49"W	15.52'
C27	105.08'	43.33'	138°56'32"	S44°15'49"W	81.16'
C28	19.86'	45.00'	25°17'01"	S78°54'26"E	19.70'
C29	52.25'	45.00'	66°31'30"	N55°11'19"E	49.36'
C30	125.60'	46.17'	155°52'28"	N72°00'15"W	90.29'
C31	15.43'	8.00'	110°30'59"	S49°19'31"E	13.15'
C32	26.87'	20.00'	76°58'02"	N36°55'59"E	24.89'
C33	13.78'	45.00'	17°32'28"	N82°46'42"W	13.72'
C34	35.04'	44.99'	44°37'20"	N83°40'52"E	34.16'
C35	7.48'	20.00'	21°25'18"	S78°10'08"W	7.43'
C36	31.27'	20.00'	89°34'11"	N46°20'07"W	28.18'



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.

PREPARED BY:



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

CLIENT:



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 8-19-21

DESIGNED BY:

TDM

DRAWN BY:

GES

CHECKED BY:

TDM

FILE NAME: 20876-10R02

DRAWING SCALE:

HORIZONTAL: 1" = 50'

VERTICAL: 1" = 10'

MOUNTAIN  
FLAX DRIVE  
PLAN & PROFILE

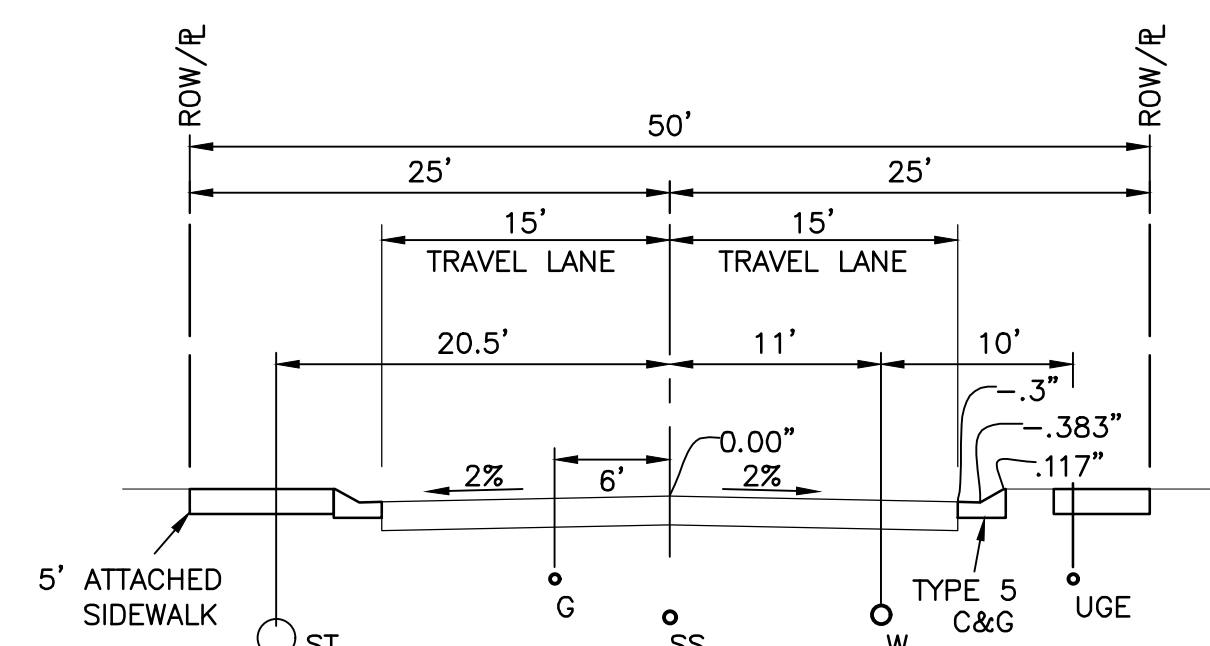
PROJECT NO. 20876-10CSCV

DRAWING NO.

RD8

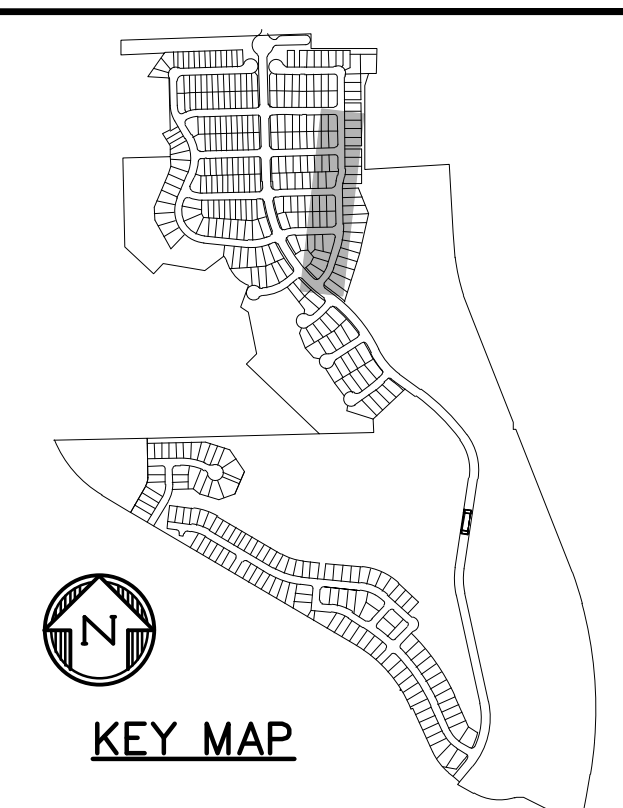
SHEET: 9 OF 21



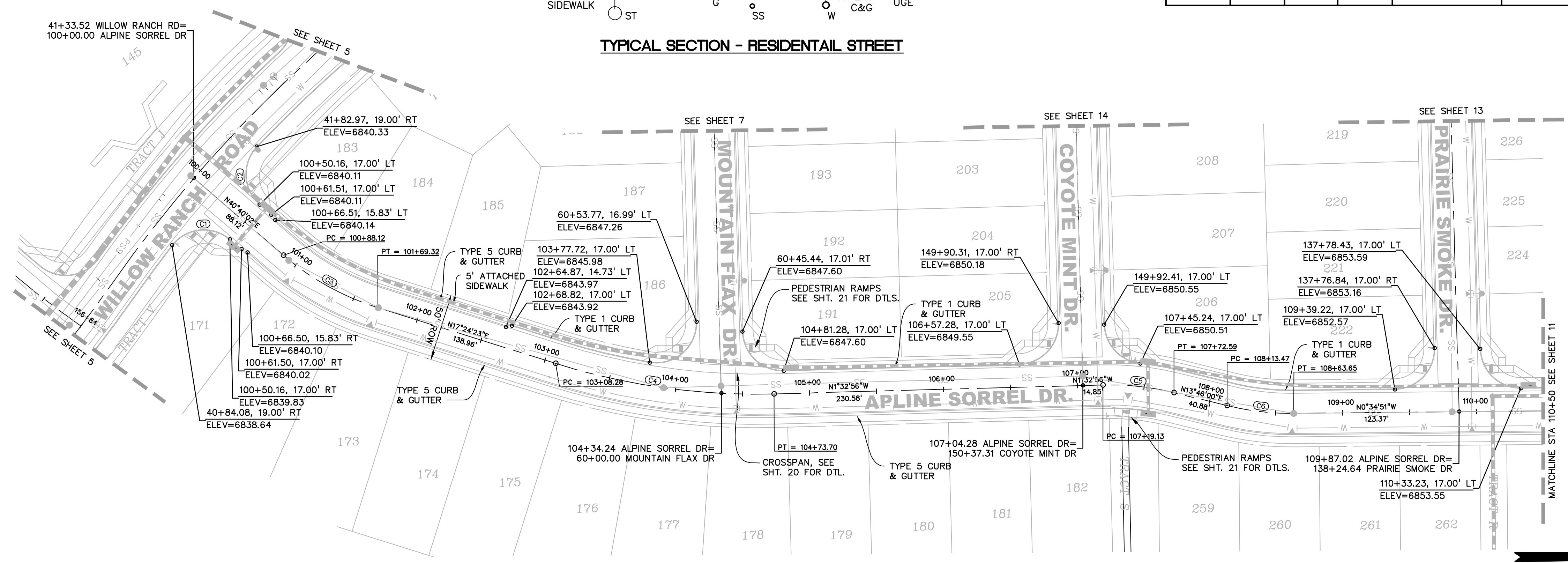


TYPICAL SECTION - RESIDENTIAL STREET

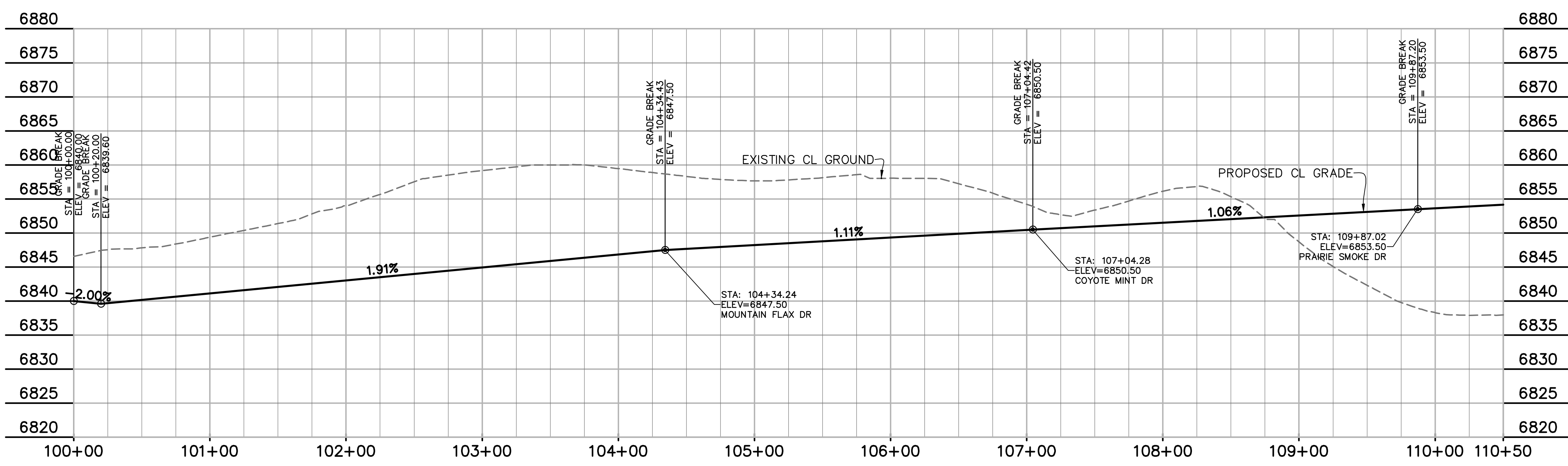
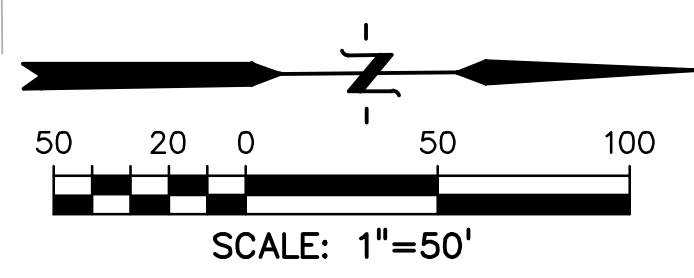
CENTERLINE/FLOWLINE CURVE DATA					
CURVE #	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD DISTANCE
C1	48.61'	30.00'	92°49'58"	S05°44'57"E	43.46'
C2	48.61'	30.00'	92°49'58"	N87°05'01"E	43.46'
C3	81.20'	200.00'	23°15'39"	N29°02'13"E	80.64'
C4	165.42'	500.00'	18°57'19"	N07°55'43"E	164.66'
C5	53.46'	200.00'	15°18'57"	N06°06'32"E	53.30'
C6	50.18'	200.40'	14°20'51"	N06°35'34"E	50.05'



KEY MAP



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



**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.

PREPARED BY:

**DREXEL, BARRELL & CO.**  
Engineers • Surveyors  
3 SOUTH 7TH STREET  
COLORADO SPRINGS, COLORADO 80905  
CONTACT: TIM D. McCONNELL, P.E.  
(719) 560-0887  
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	8-19-21
DESIGNED BY:	TDM
DRAWN BY:	GES
CHECKED BY:	TDM
FILE NAME:	20876-10RD03

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

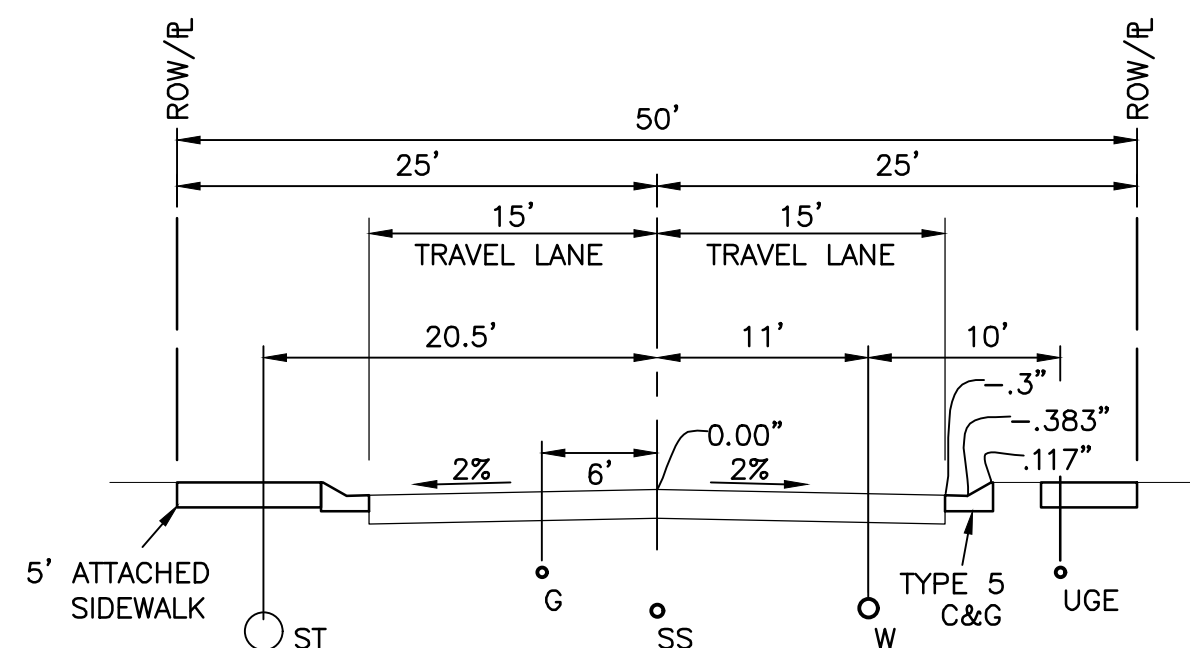
**ALPINE  
SORREL DRIVE  
PLAN & PROFILE**

PROJECT NO. 20876-10CSCV  
DRAWING NO.

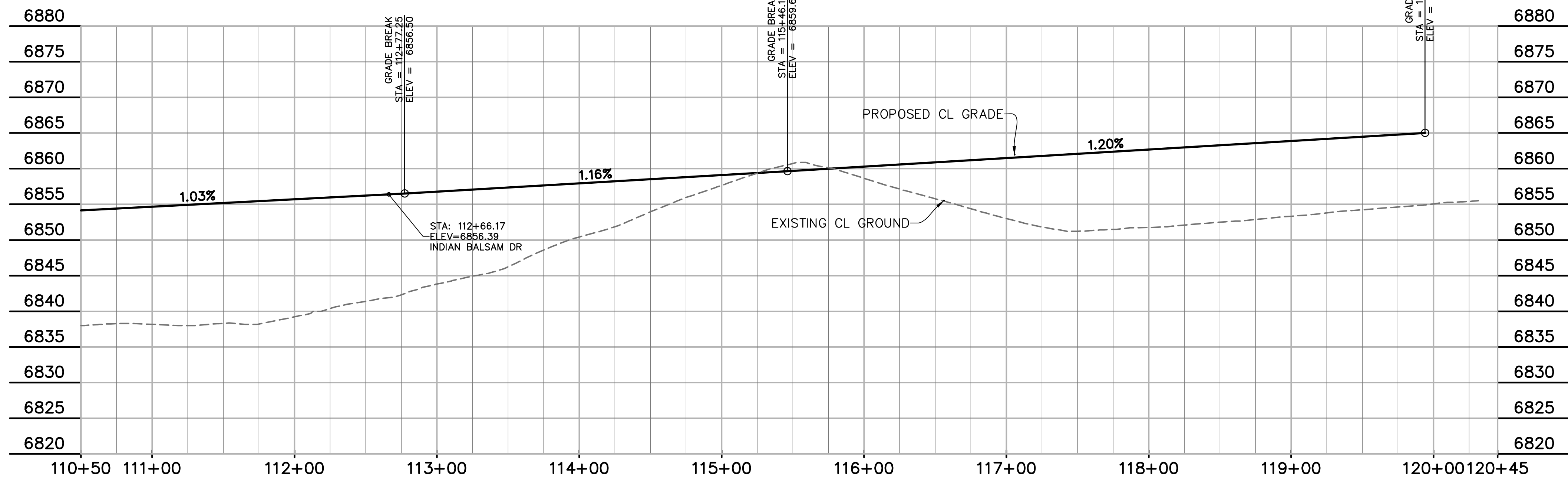
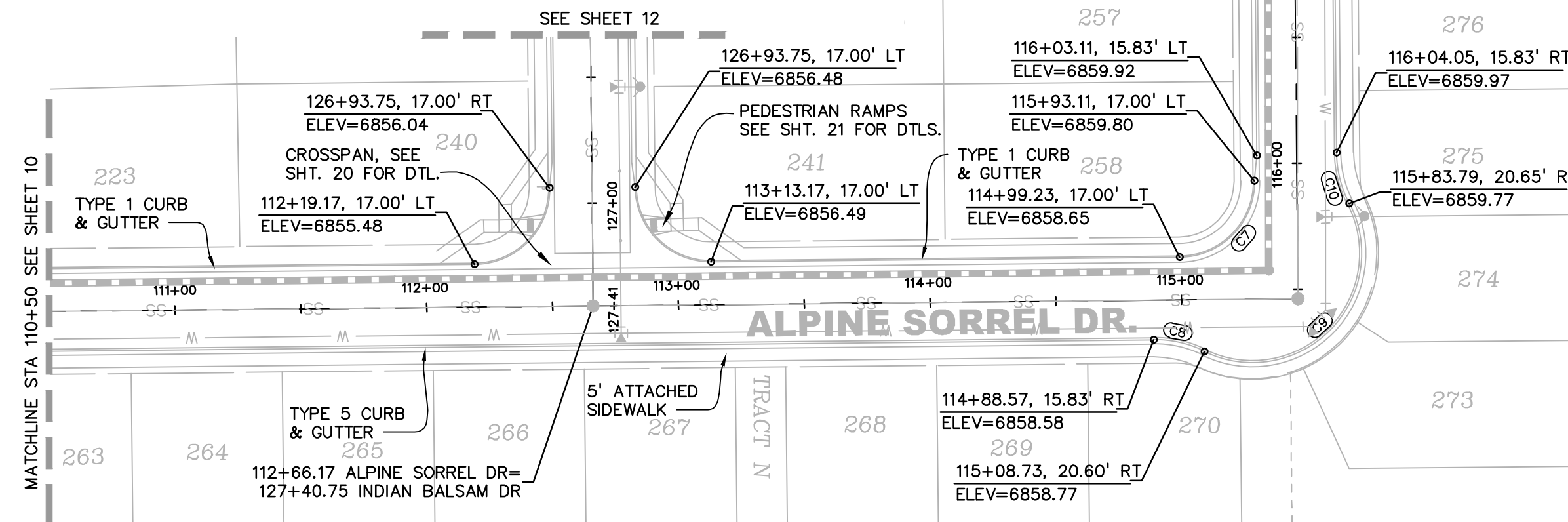
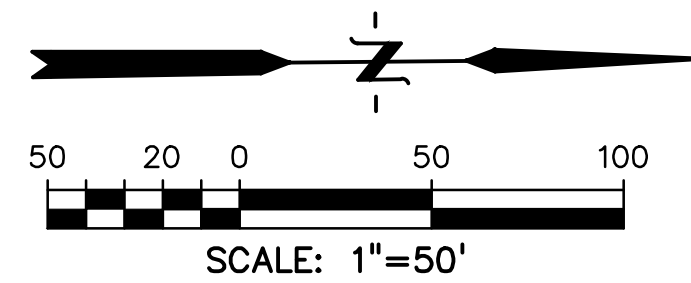
**RD9**

SHEET: 10 OF 21



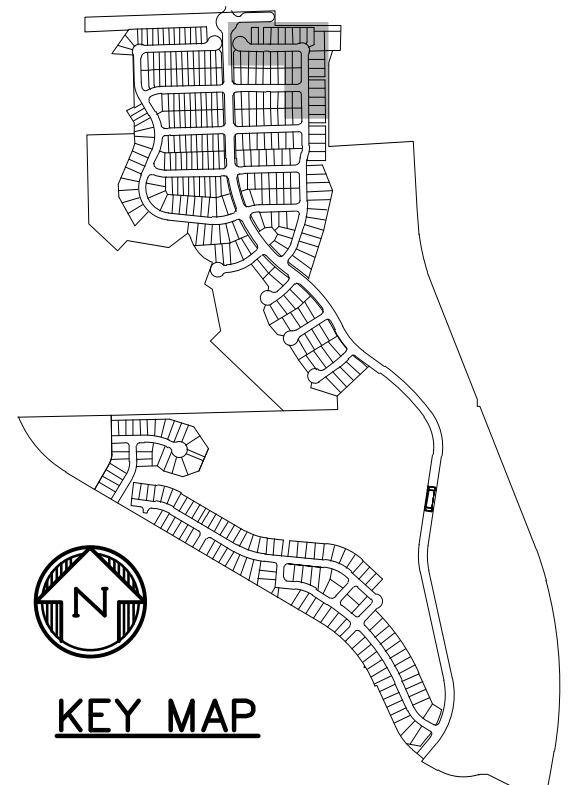


TYPICAL SECTION - RESIDENTIAL STREET



LEGEND

- PROPERTY LINE
- PROPOSED LOT LINE
- PROPOSED R.O.W. LINE
- PROPOSED STORM SEWER
- PROPOSED INTERMEDIATE CONTOUR
- PROPOSED INDEX CONTOUR
- EX. INTERMEDIATE CONTOUR
- EX. INDEX CONTOUR



CENTERLINE/FLOWLINE CURVE DATA					
CURVE #	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD DISTANCE
C7	47.09'	30.00'	89°55'50"	N45°32'46"W	42.40'
C8	20.91'	45.00'	26°37'16"	S12°43'47"W	20.72'
C9	108.38'	43.33'	143°18'15"	N45°36'43"W	82.26'
C10	21.01'	45.00'	26°45'15"	N76°06'47"E	20.82'
C11	52.26'	45.00'	66°32'36"	S55°33'58"E	49.37'
C12	59.02'	45.00'	75°09'09"	N59°52'15"W	54.88'
C13	57.84'	46.17'	71°46'48"	S34°09'11"W	54.13'
C14	14.43'	8.00'	103°22'43"	N49°57'09"E	12.55'
C15	26.81'	20.00'	76°48'28"	S39°57'16"E	24.85'
C16	51.78'	25.00'	118°40'43"	S57°47'20"W	43.01'
C17	38.80'	45.00'	49°24'02"	S81°37'38"E	37.61'
C18	13.74'	45.00'	17°29'24"	S82°25'03"W	13.68'

PREPARED BY:

DREXEL, BARRELL & CO.  
Engineers • Surveyors  
3 SOUTH 7TH STREET  
COLORADO SPRINGS, 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	8-19-21
DESIGNED BY:	TDM
DRAWN BY:	GES
CHECKED BY:	TDM
FILE NAME:	20876-10RD03

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

ALPINE  
SORREL DRIVE  
PLAN & PROFILE

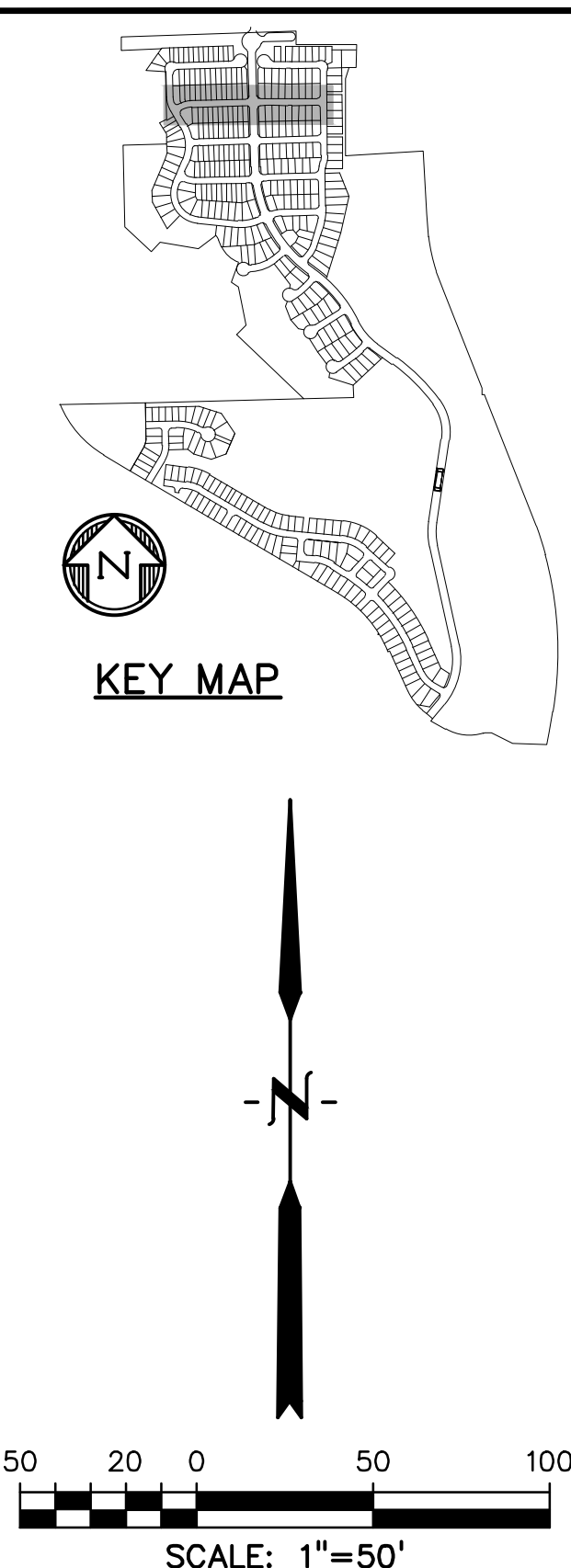
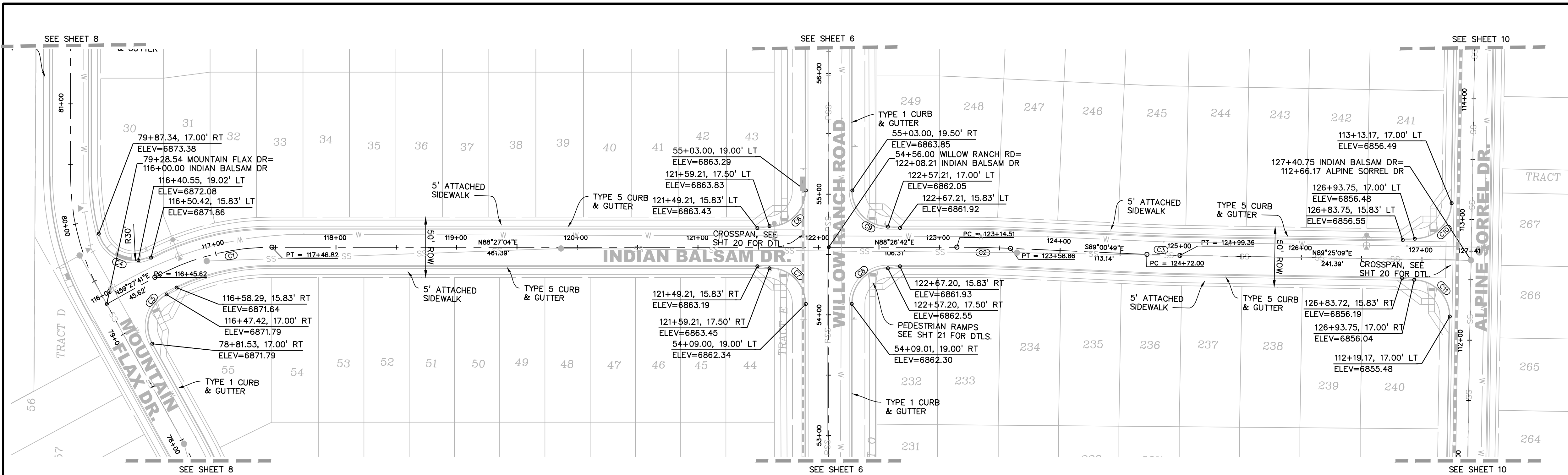
PROJECT NO. 20876-10CSCV  
DRAWING NO.

RD10

SHEET: 11 OF 21

**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.





PREPARED BY:  
  
DREXEL, BARRELL & CO.  
Engineers • Surveyors  
3 SOUTH 7TH STREET  
COLORADO SPRINGS, COLORADO 80905  
CONTACT: TIM D. MCCONNELL, P.E.  
(719) 560-0887  
BOULDER • COLORADO SPRINGS • GREELEY

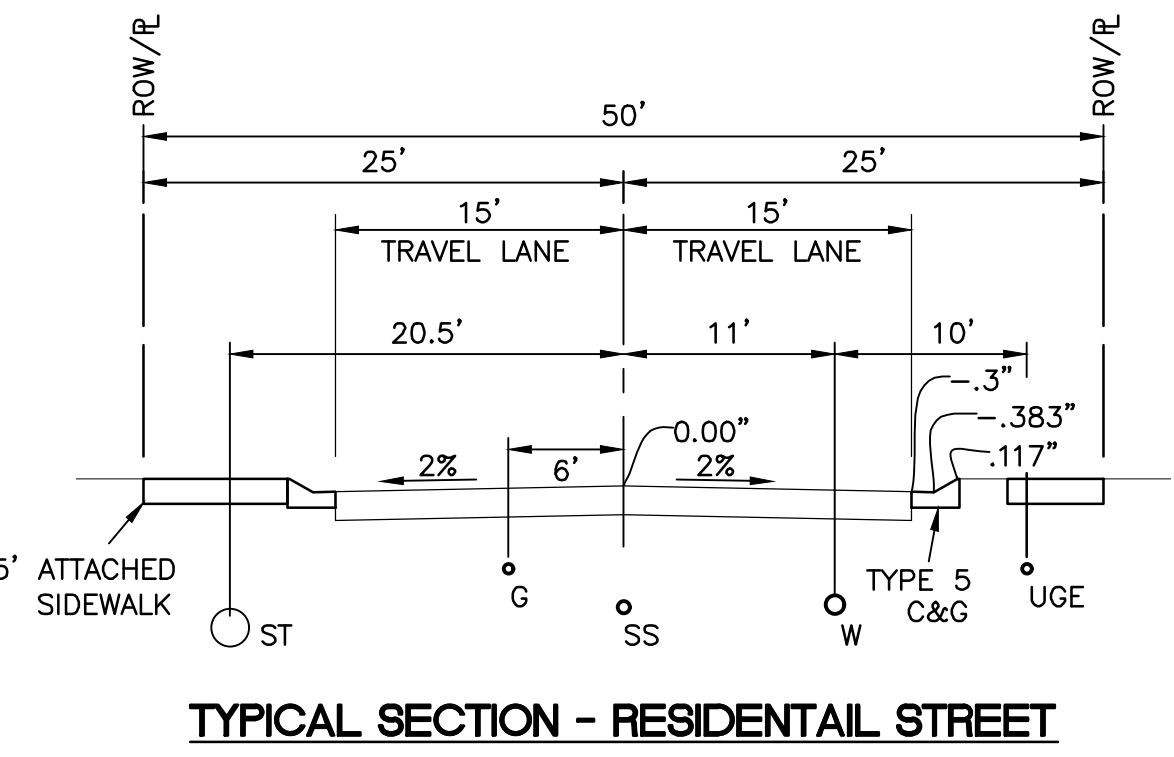
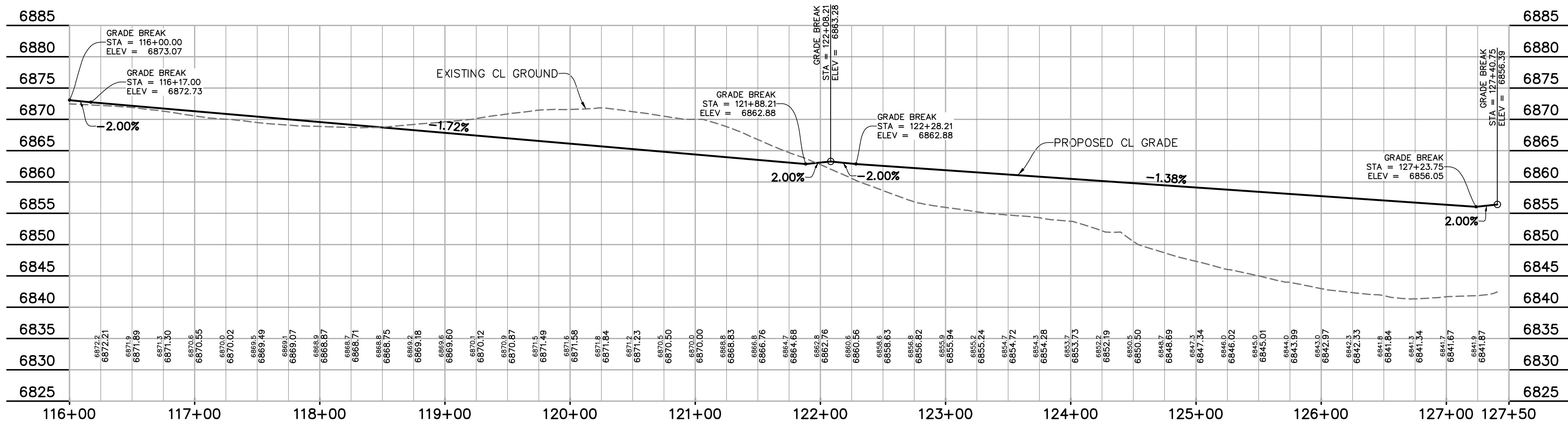
CLIENT:  
  
POLO BROWN  
COMPANY  
514 PIKE AVENUE  
CANON CITY, COLORADO 81212  
(303) 999-5533

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

ISSUE	DATE
INITIAL ISSUE	8-19-21
DESIGNED BY:	TDM
DRAWN BY:	GES
CHECKED BY:	TDM
FILE NAME:	20876-10R04

DRAWING SCALE:  
HORIZONTAL: 1" = 50"  
VERTICAL: 1" = 10"  
**INDIAN  
BALSAM DRIVE  
PLAN & PROFILE**  
PROJECT NO. 20876-10CSCV  
DRAWING NO.

**RD11**  
SHEET: 12 OF 21

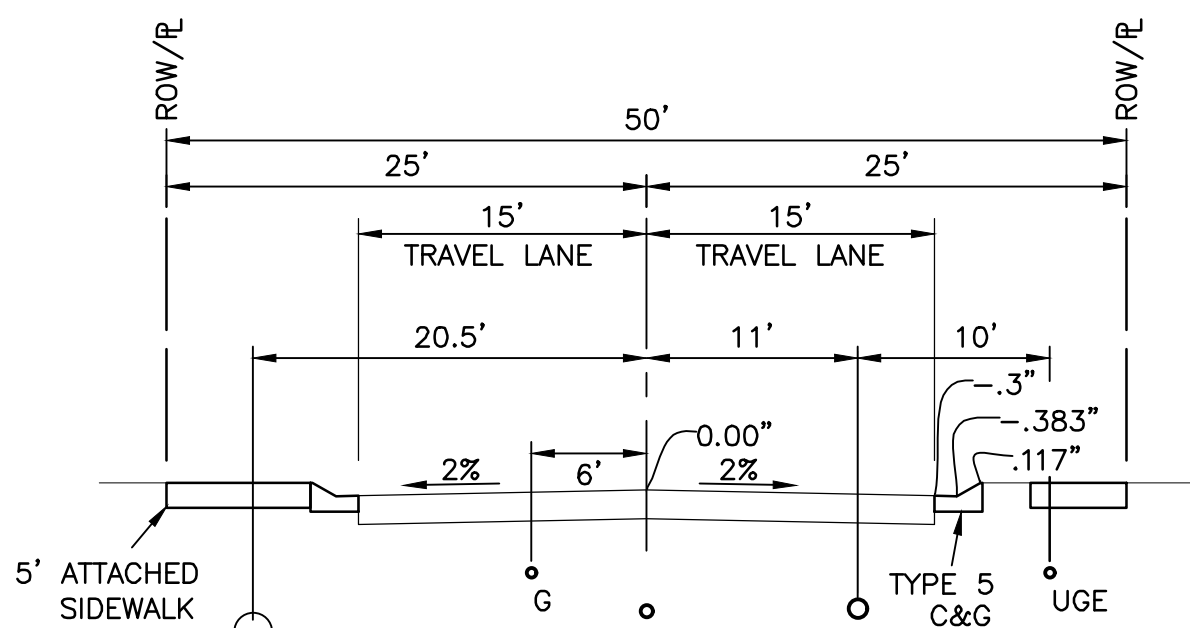
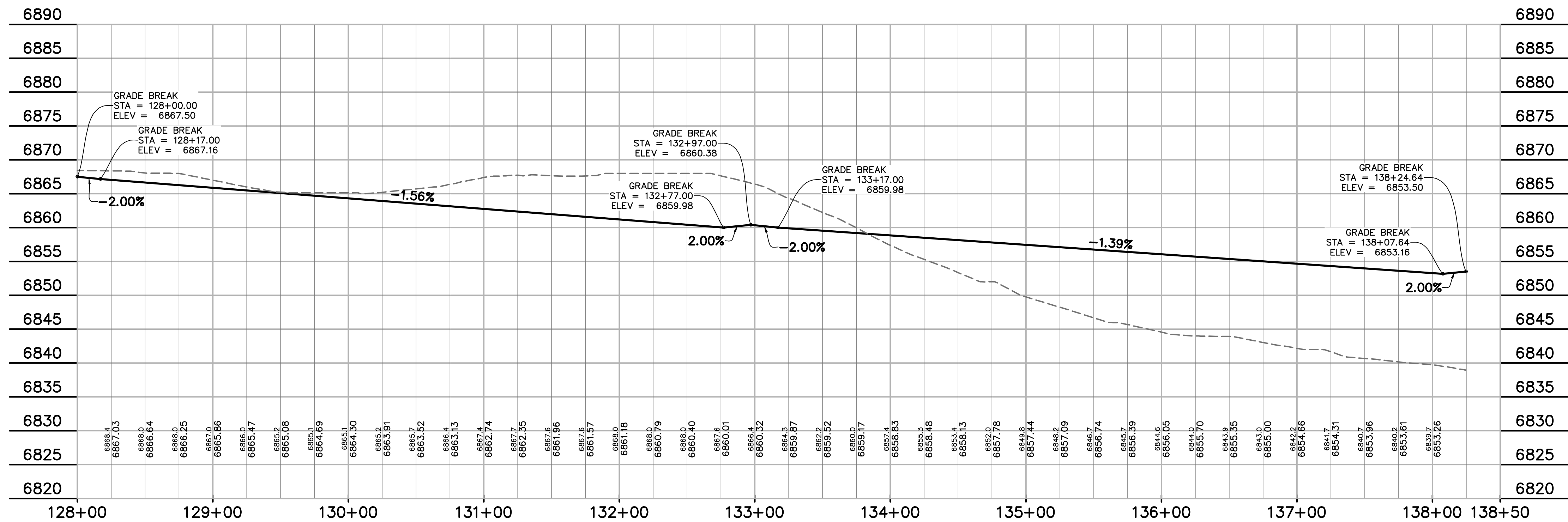
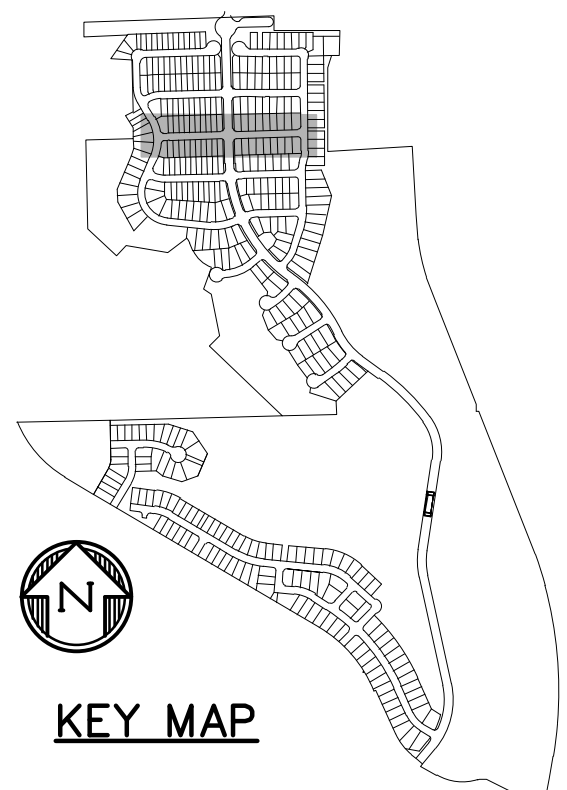
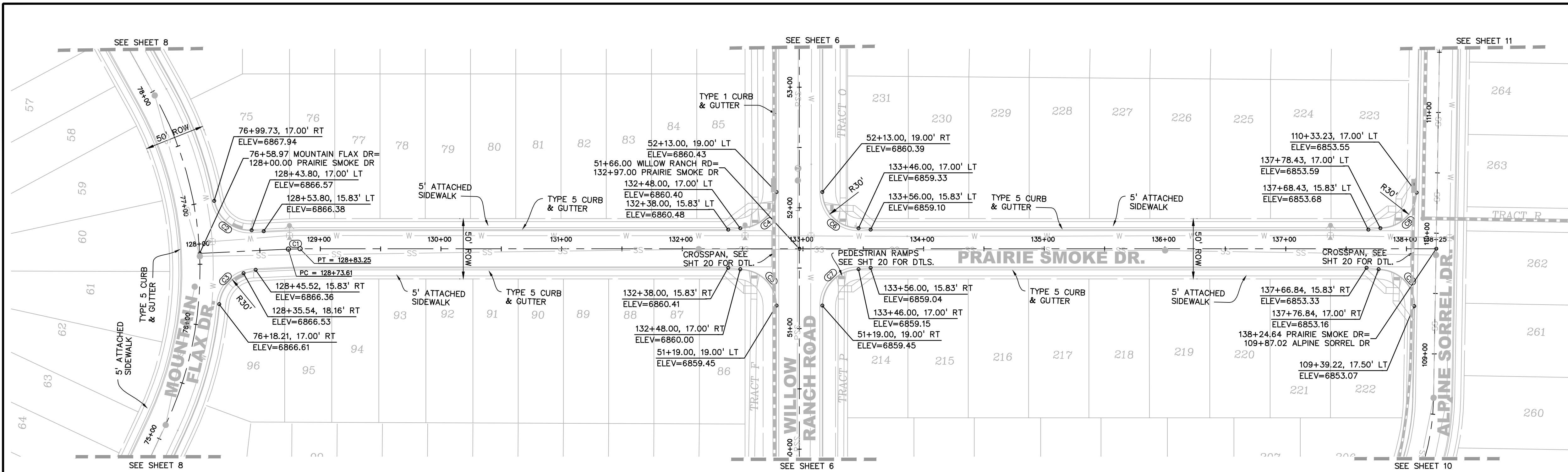


CENTERLINE/FLOWLINE CURVE DATA					
CURVE #	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD DISTANCE
C1	101.19'	200.00'	28°59'23"	S73°57'22"W	100.12'
C2	44.35'	1000.00'	2°32'29"	S89°42'57"W	44.35'
C3	27.35'	1000.00'	1°34'02"	S89°47'50"E	27.35'
C4	43.19'	30.00'	82°29'32"	S57°46'09"E	39.56'
C5	47.39'	30.00'	90°30'54"	S14°43'08"W	42.62'
C6	47.12'	30.00'	90°00'05"	N43°27'01"E	42.43'
C7	47.12'	30.00'	89°59'55"	N46°32'59"W	42.43'
C8	47.12'	30.00'	89°59'44"	S43°26'50"W	42.42'
C9	47.13'	30.00'	90°00'16"	S46°33'10"E	42.43'
C10	47.12'	30.00'	90°00'00"	N44°25'09"E	42.43'
C11	47.12'	30.00'	90°00'00"	N45°34'51"W	42.43'

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

**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.





TYPICAL SECTION - RESIDENTIAL STREET

CENTERLINE/FLOWLINE CURVE DATA					
CURVE #	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD DISTANCE
C1	9.64'	200.00'	2°45'42"	S87°04'13"W	9.64'
C2	43.05'	30.00'	82°12'56"	S53°12'10"E	39.45'
C3	34.68'	30.00'	66°14'03"	S36°35'27"W	32.78'
C4	47.12'	30.00'	90°00'05"	N43°27'01"E	42.43'
C5	47.12'	30.00'	89°59'55"	N46°32'59"W	42.43'
C6	47.12'	30.00'	89°59'55"	S46°32'59"E	42.43'
C7	47.12'	30.00'	90°00'05"	S43°27'01"W	42.43'
C8	46.62'	30.00'	89°01'55"	N43°56'06"E	42.07'
C9	47.63'	30.00'	90°58'19"	N46°03'54"W	42.78'

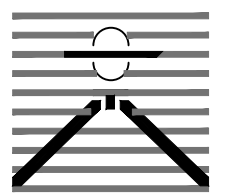
LEGEND

- 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



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.

PREPARED BY:



DREXEL, BARRELL & CO.  
Engineers-Surveyors  
3 SOUTH 7TH STREET  
COLORADO SPRINGS, COLORADO 80905  
CONTACT: TIM D. MCCONNELL, P.E.  
(719) 560-0887  
BOULDER • COLORADO SPRINGS • GREELEY

CLIENT:



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 8-19-21

DESIGNED BY: TDM

DRAWN BY: GES

CHECKED BY: TDM

FILE NAME: 20876-10R05

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

PRAIRIE  
SMOKE DRIVE  
PLAN & PROFILE

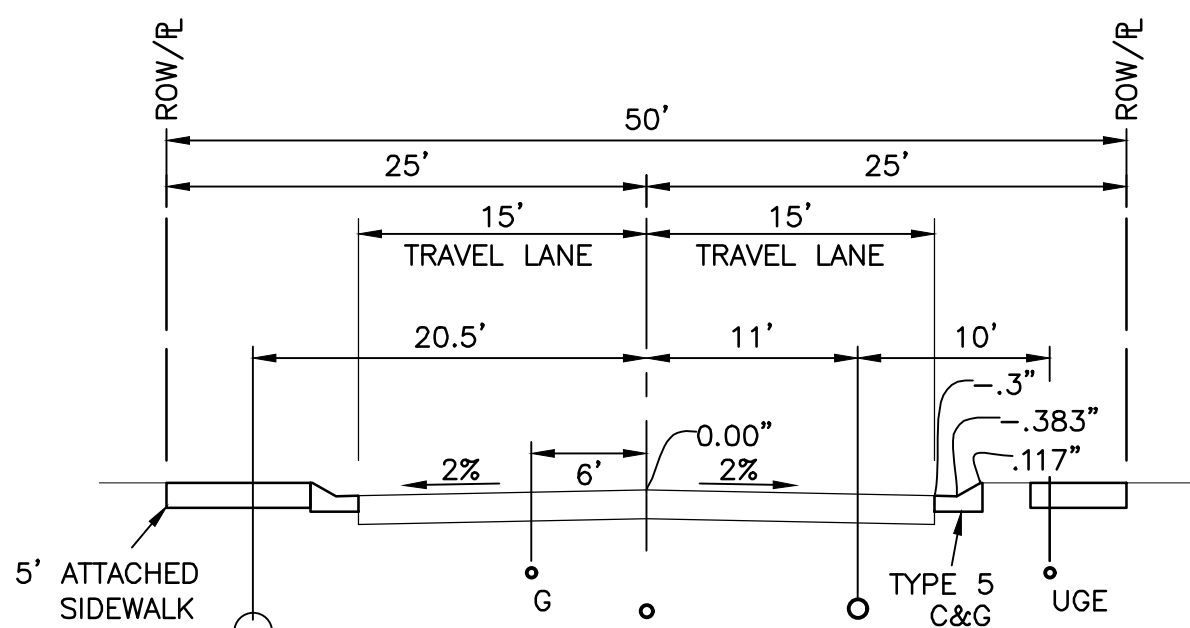
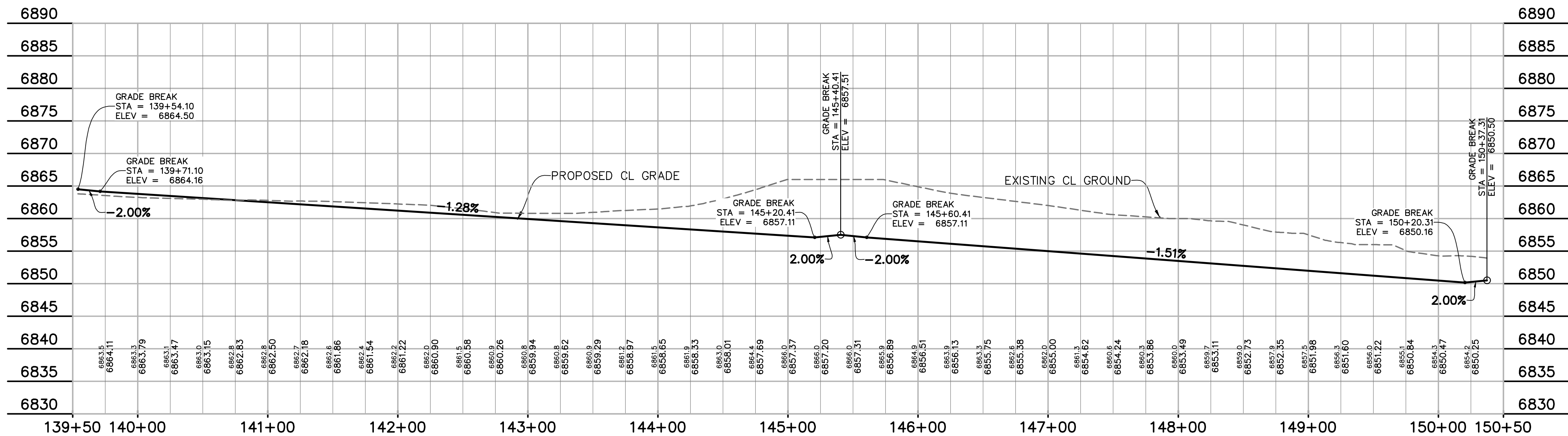
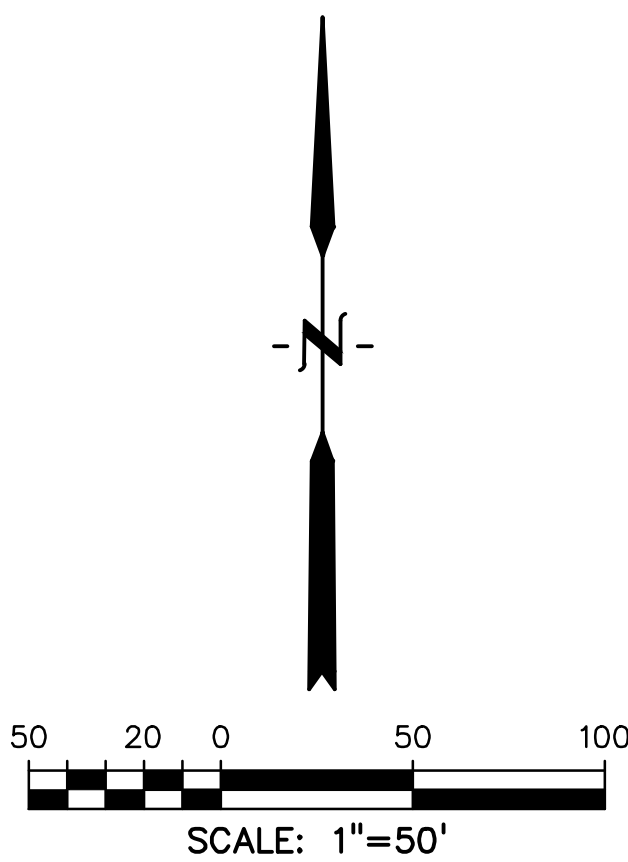
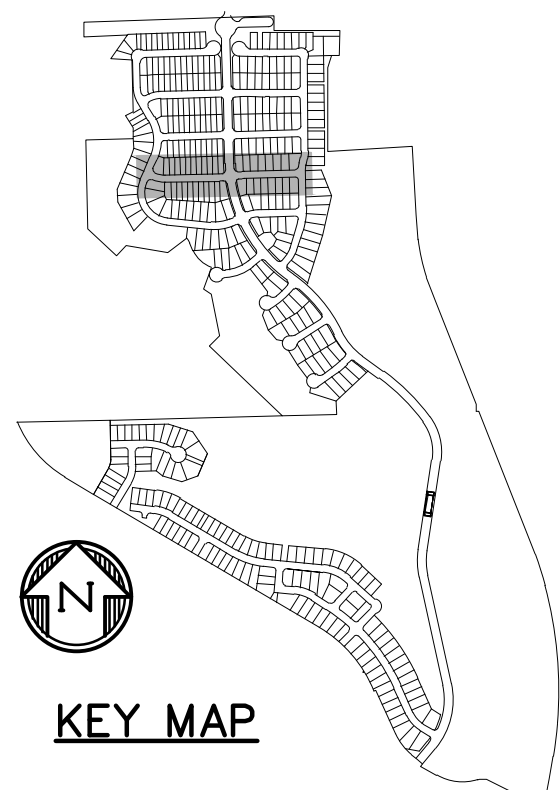
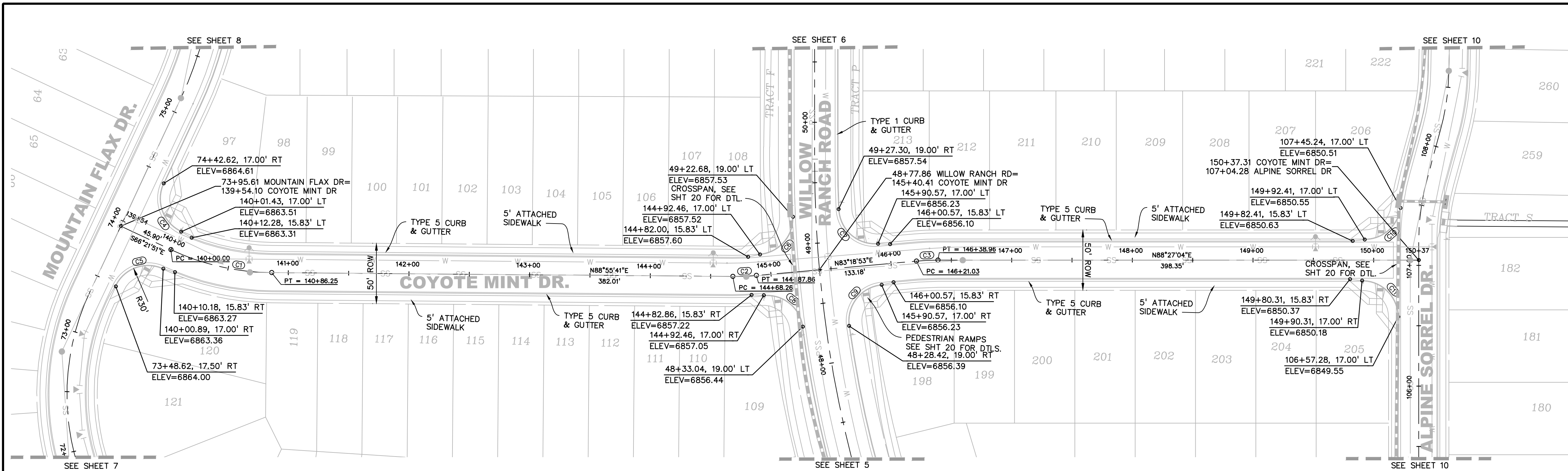
PROJECT NO. 20876-10CSCV

DRAWING NO.

RD12

SHEET: 13 OF 21





TYPICAL SECTION - RESIDENTIAL STREET

CENTERLINE/FLOWLINE CURVE DATA					
CURVE #	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD DISTANCE
C1	86.25'	200.00'	24°42'28"	S78°43'05"E	85.58'
C2	19.59'	200.00'	5°36'49"	N86°07'17"E	19.59'
C3	17.93'	200.00'	5°08'11"	S85°52'58"W	17.92'
C4	47.34'	30.00'	90°24'38"	S21°34'10"E	42.58'
C5	46.99'	30.00'	89°44'44"	S68°30'31"W	42.33'
C6	45.78'	30.00'	87°25'55"	N39°35'55"E	41.47'
C7	48.61'	30.00'	92°49'53"	S50°16'06"E	43.46'
C8	45.78'	30.00'	87°25'55"	N52°58'10"W	41.47'
C9	48.61'	30.00'	92°49'58"	S36°53'54"W	43.46'
C10	43.21'	30.00'	82°31'16"	N47°11'26"E	39.57'
C11	47.12'	30.00'	90°00'00"	N46°32'56"W	42.43'

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



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.

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

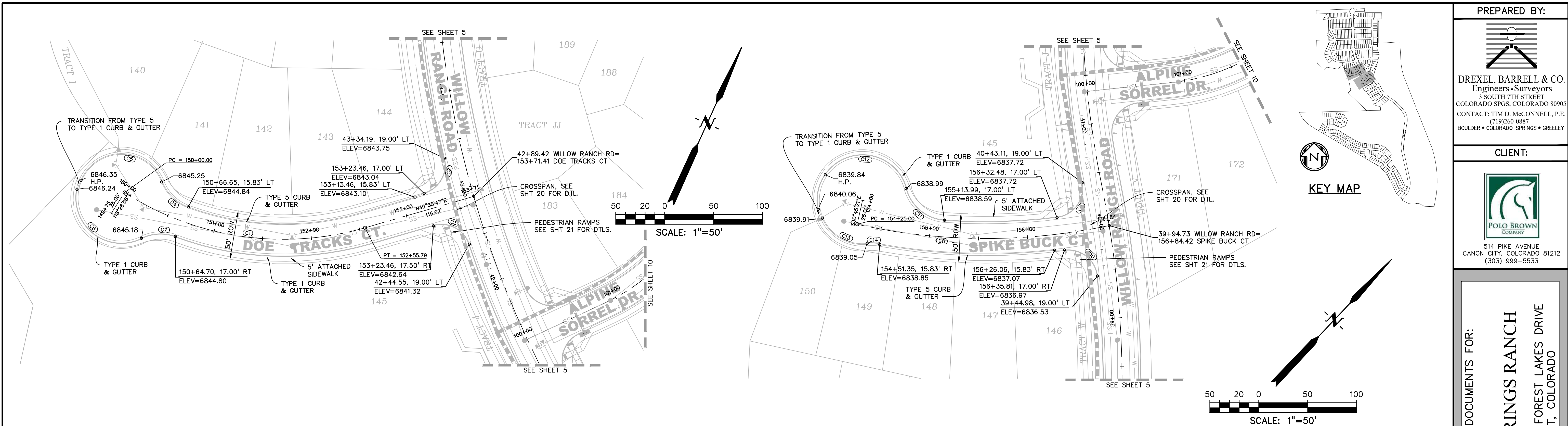
CONSTRUCTION DOCUMENTS FOR:  
**WILLOW SPRINGS RANCH**  
BAPTIST ROAD & FOREST LAKES DRIVE  
MONUMENT, COLORADO

ISSUE	DATE
INITIAL ISSUE	8-19-21
DESIGNED BY:	TDM
DRAWN BY:	GES
CHECKED BY:	TDM
FILE NAME:	20876-10R06

DRAWING SCALE:  
HORIZONTAL: 1" = 50'  
VERTICAL: 1" = 10'  
**COYETE  
MINT DRIVE  
PLAN & PROFILE**

PROJECT NO. 20876-10CSCV  
DRAWING NO.  
**RD13**  
SHEET: 14 OF 21





PREPARED BY:  
DREXEL, BARRELL & CO.  
Engineers • Surveyors  
3 SOUTH 7TH STREET  
COLORADO SPRINGS, COLORADO 80905  
CONTACT: TIM D. McCONNELL, P.E.  
(719) 560-0887  
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	8-19-21
DESIGNED BY:	TDM
DRAWN BY:	GES
CHECKED BY:	TDM
FILE NAME:	20876-10RD07

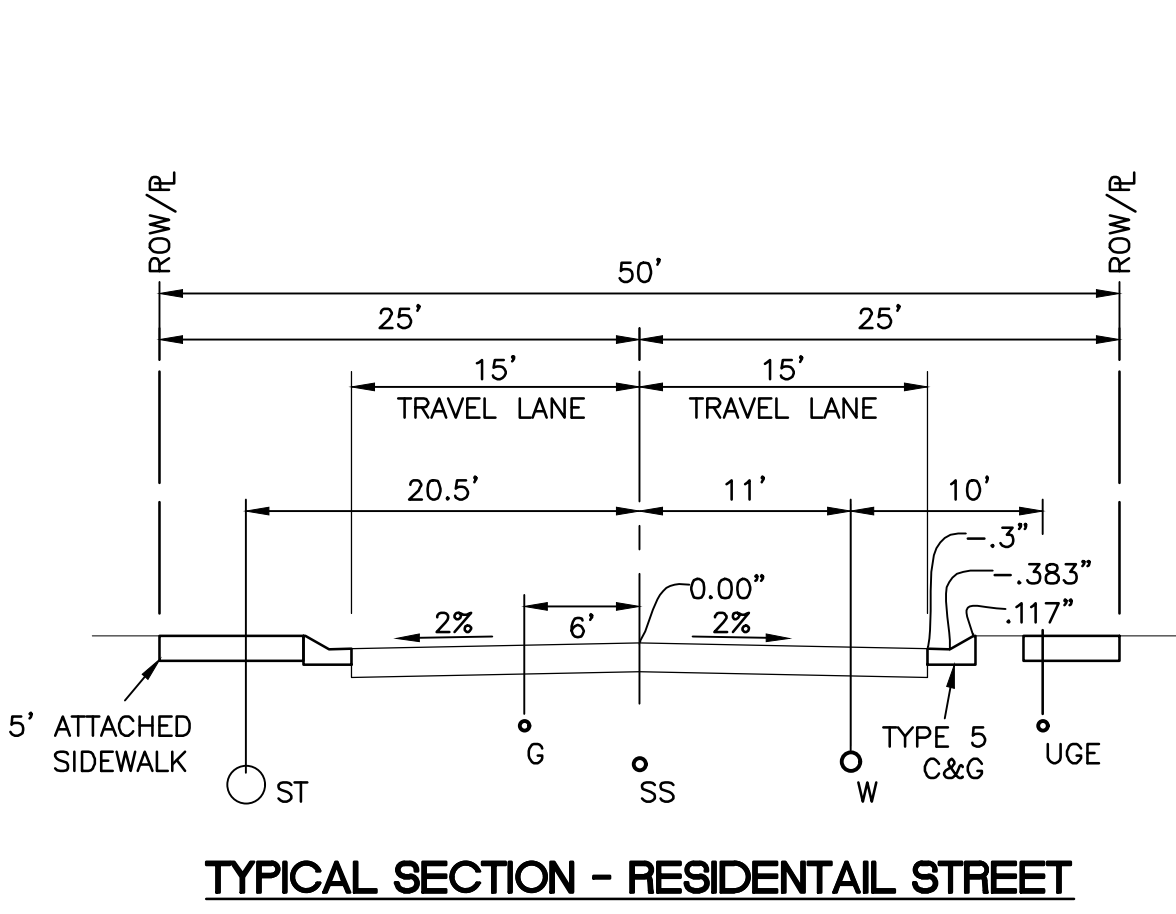
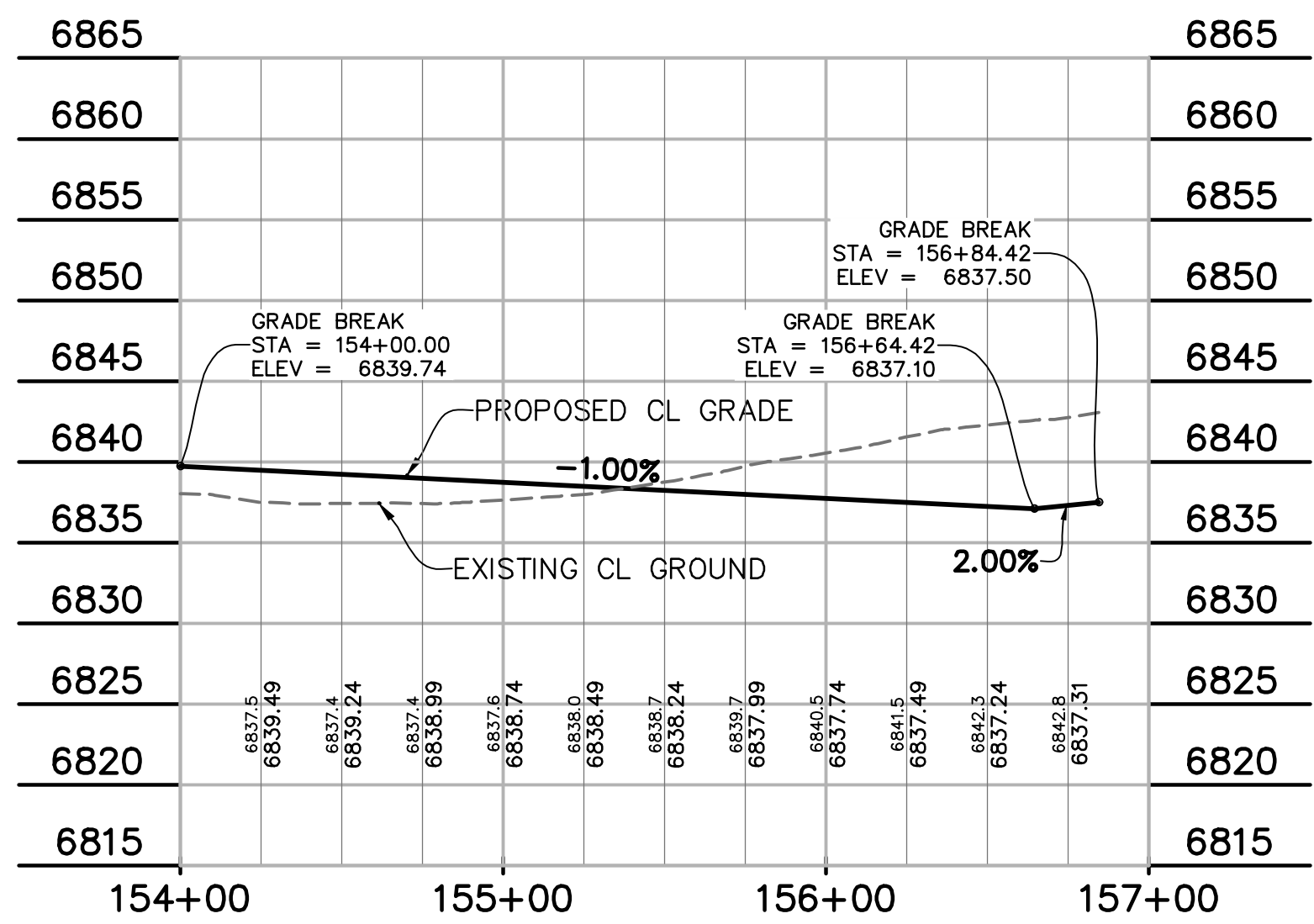
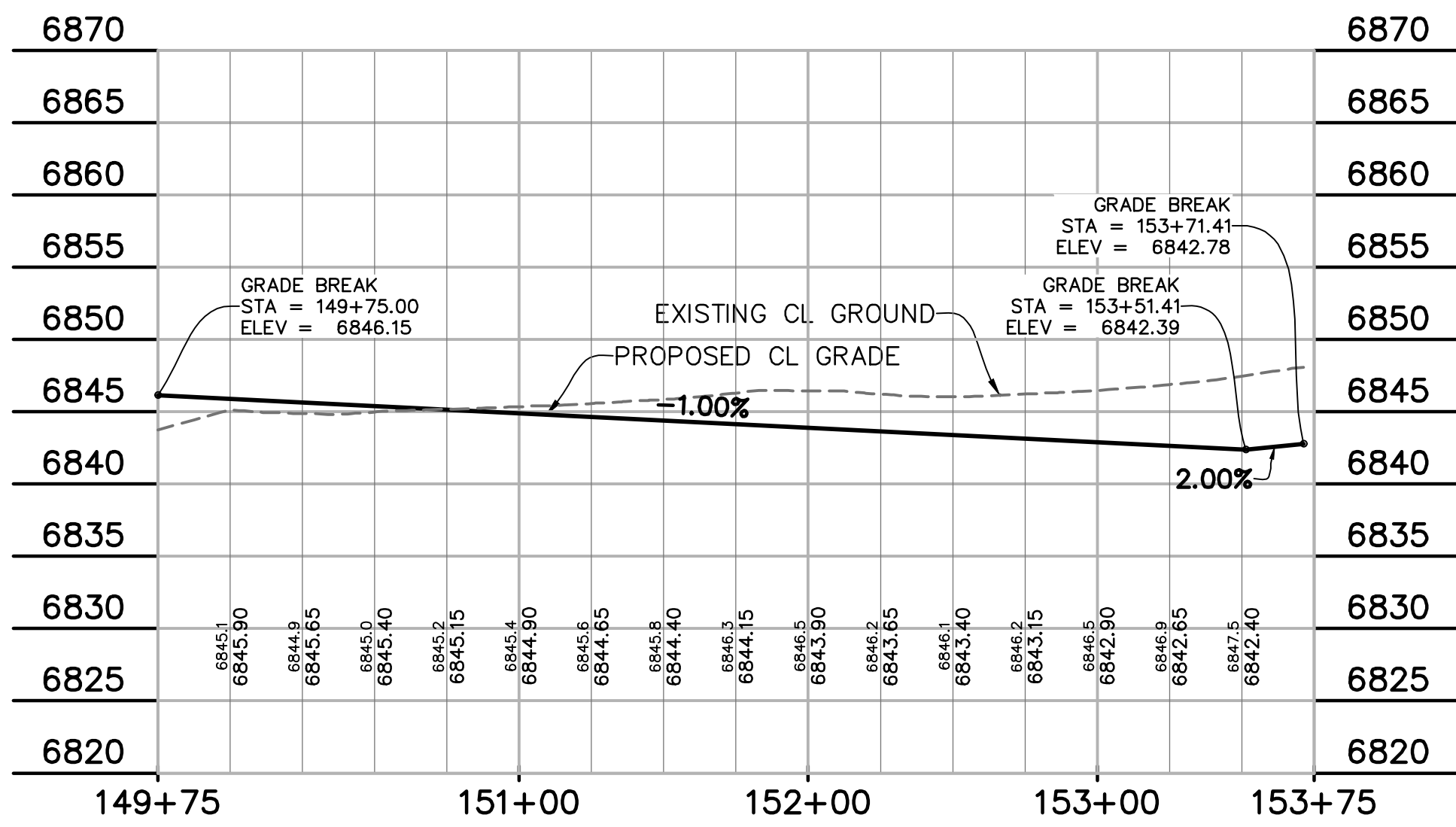
DRAWING SCALE:  
HORIZONTAL: 1" = 50'  
VERTICAL: 1" = 10'

DOE TRACKS/  
SPIKE BUCK CT.  
PLAN & PROFILE

PROJECT NO. 20876-10CSCV  
DRAWING NO.

**RD14**

SHEET: 15 OF 21



CENTERLINE/FLOWLINE CURVE DATA					
CURVE #	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD DISTANCE
C1	255.79'	300.00'	48°51'08"	N74°01'22"E	248.11'
C2	45.78'	30.00'	87°26'01"	N05°52'52"E	41.47'
C3	45.78'	30.00'	87°25'55"	N86°41'15"W	41.47'
C4	38.15'	45.00'	48°34'00"	S69°59'46"E	37.02'
C5	106.27'	45.00'	135°19'20"	S66°37'34"W	83.24'
C6	102.42'	46.17'	127°06'13"	S77°05'47"E	82.67'
C7	35.76'	43.83'	46°44'21"	S62°43'17"W	34.77'
C8	259.42'	605.00'	24°34'04"	N46°57'37"E	257.43'
C9	49.27'	30.00'	94°06'29"	N07°27'33"W	43.92'
C10	47.61'	30.00'	90°55'30"	S84°44'34"W	42.77'
C11	54.18'	43.83'	70°49'07"	N86°13'34"E	50.79'
C12	142.05'	46.17'	176°17'25"	S33°29'25"W	92.29'
C13	56.85'	45.00'	72°23'05"	N76°38'35"E	53.14'
C14	12.80'	45.00'	16°17'52"	S48°35'59"W	12.76'

LEGEND

PROPERTY LINE ..... — — — — —

PROPOSED LOT LINE ..... — — — — —

PROPOSED R.O.W. LINE ..... — — — — —

PROPOSED STORM SEWER ..... X" RCP

PROPOSED INTERMEDIATE CONTOUR ..... 6203

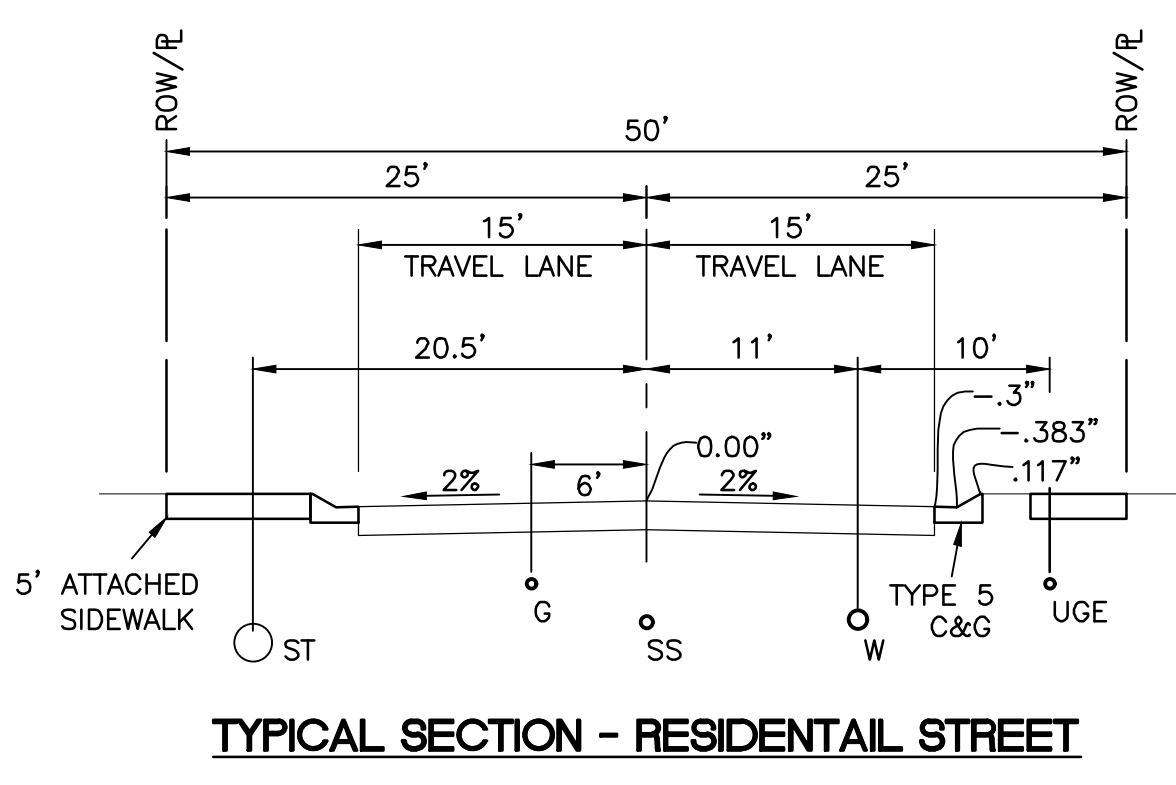
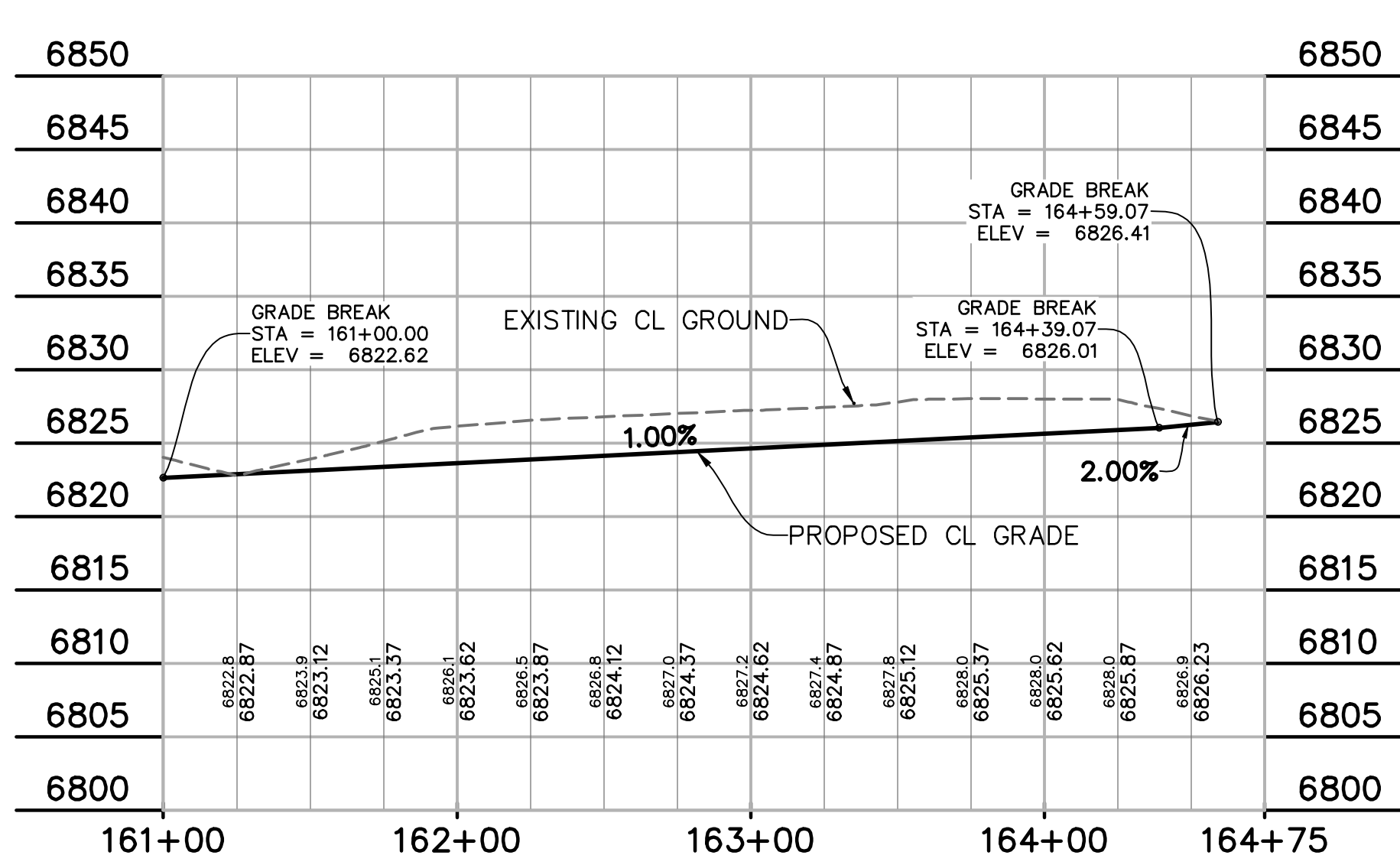
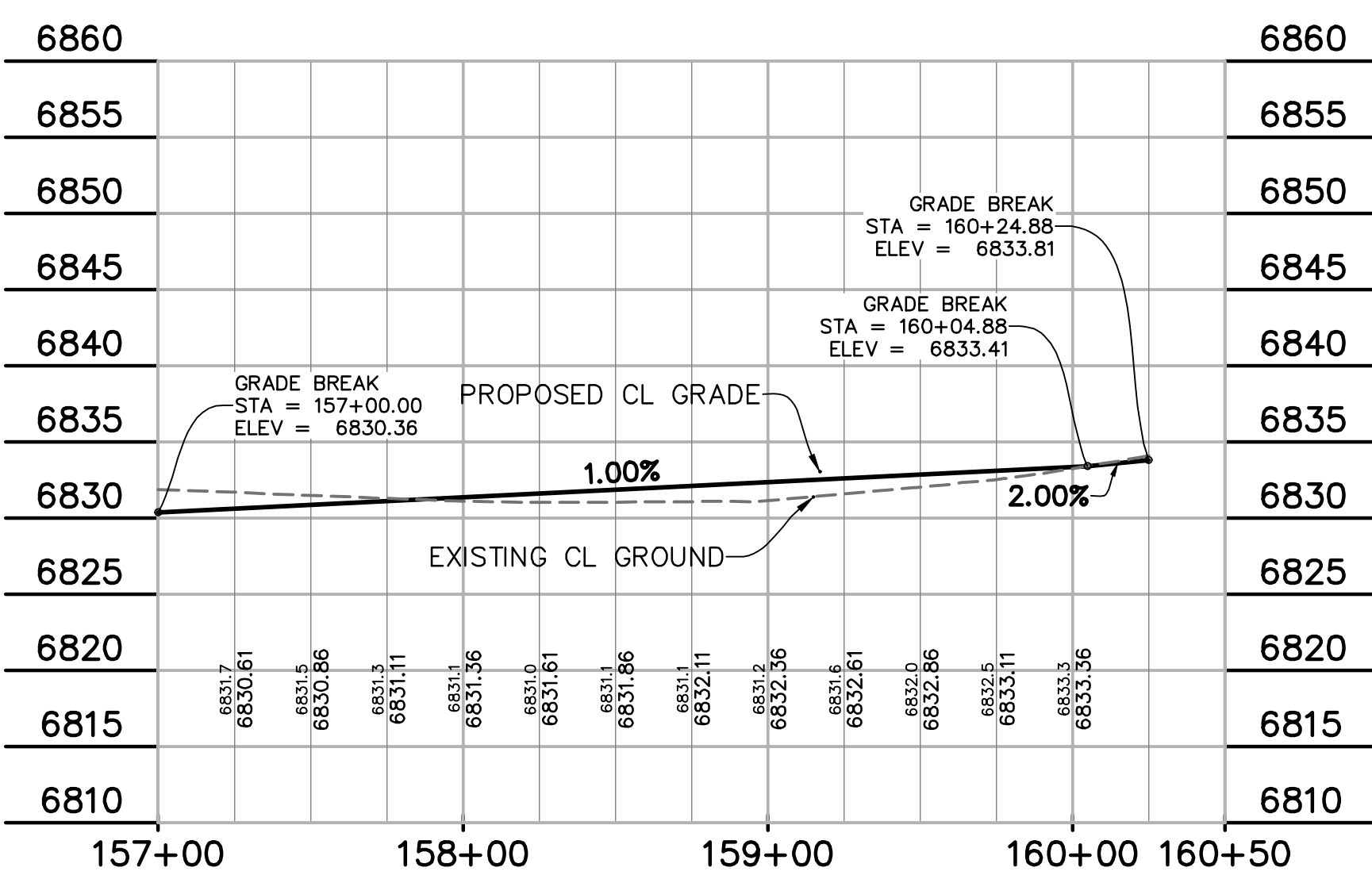
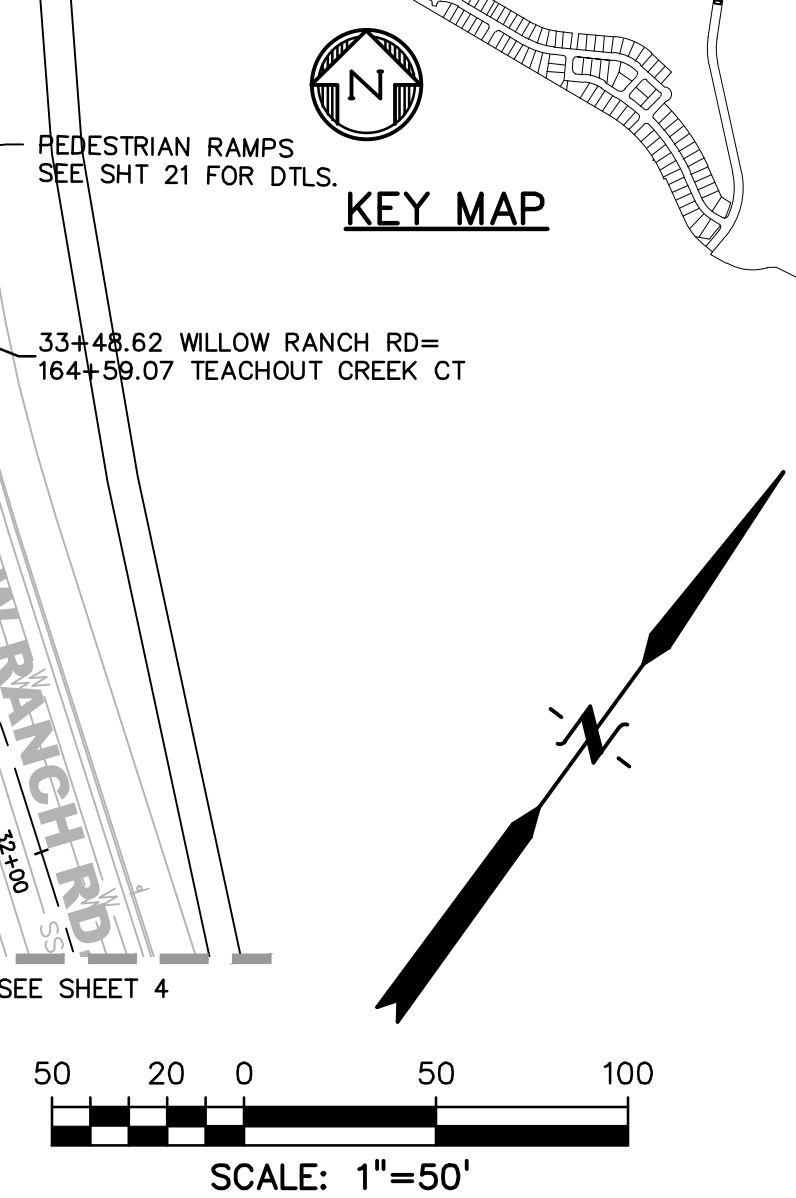
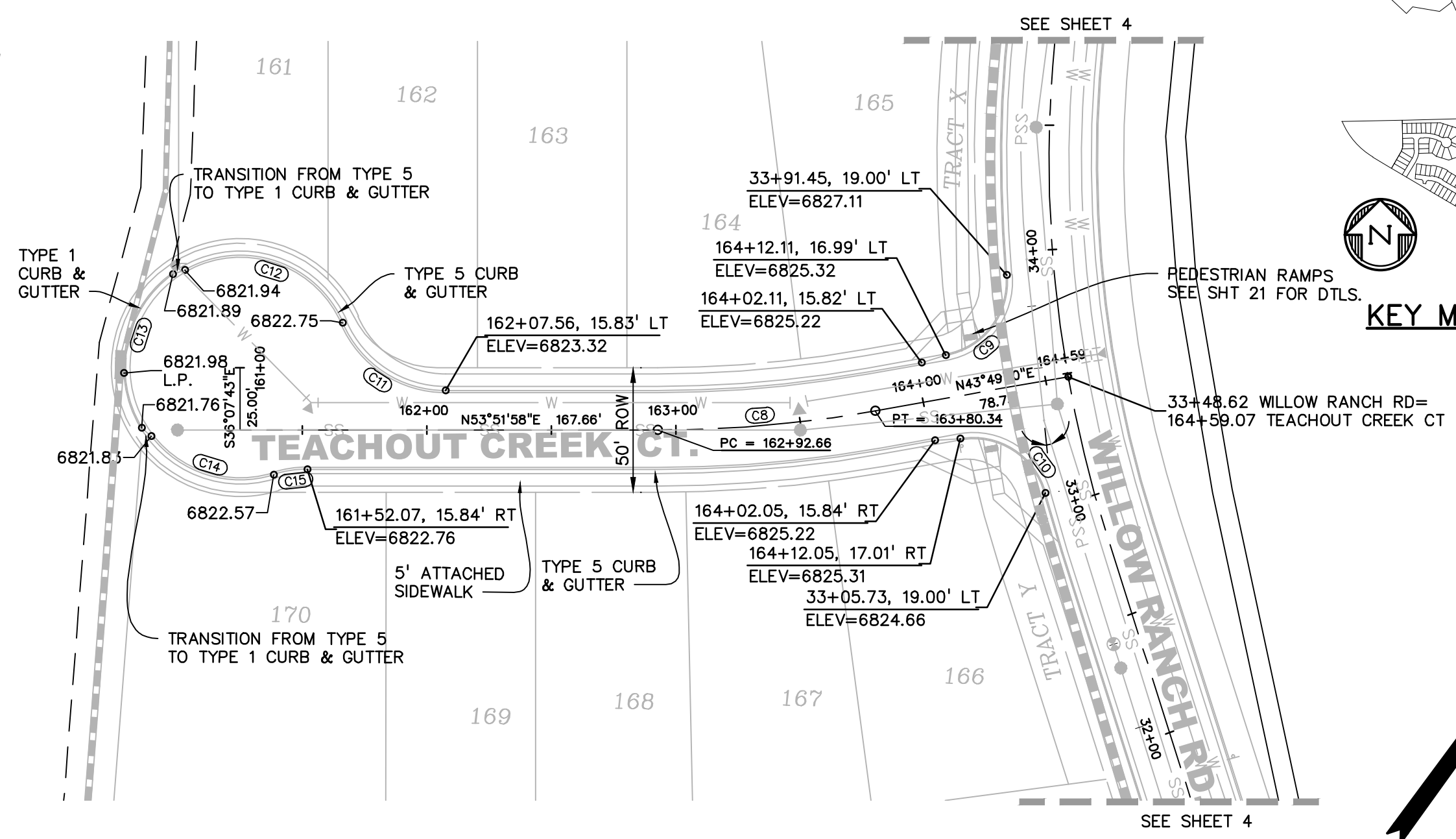
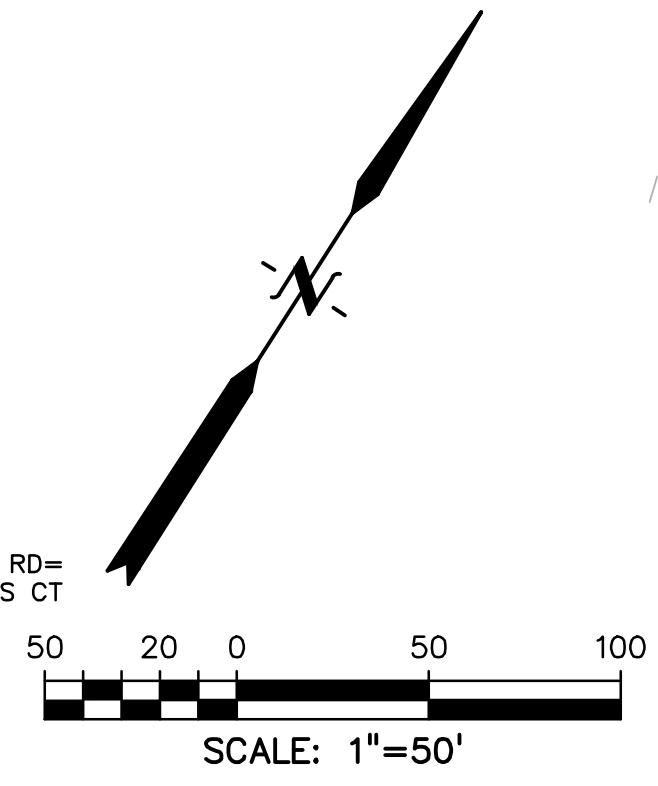
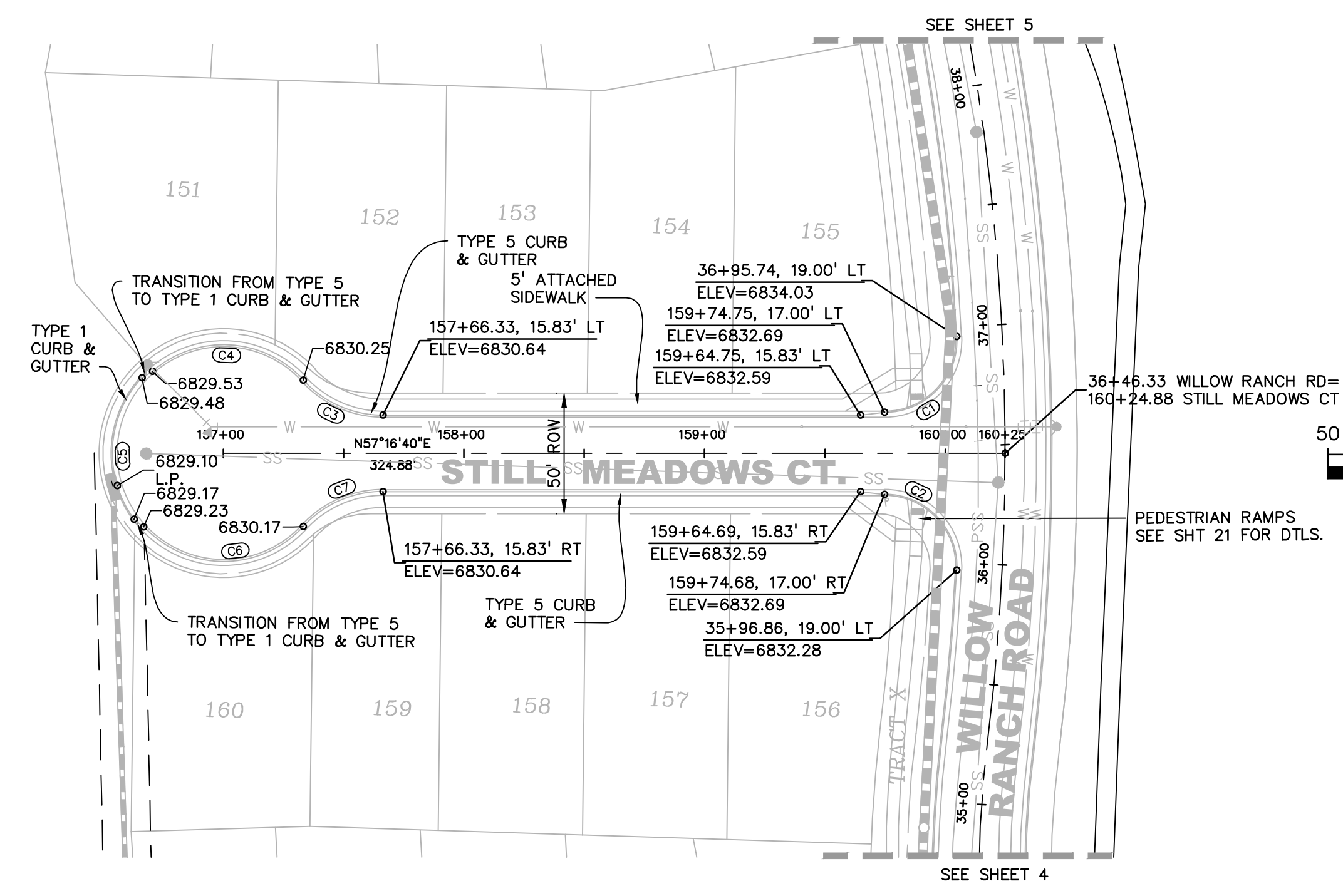
PROPOSED INDEX CONTOUR ..... 6205

EX. INTERMEDIATE CONTOUR ..... 6203

EX. INDEX CONTOUR ..... 6205

**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.





CENTERLINE/FLOWLINE CURVE DATA					
CURVE #	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD DISTANCE
C1	48.59'	30.00'	92°47'32"	N10°52'54"E	43.45'
C2	48.63'	30.00'	92°52'24"	N76°17'07"W	43.48'
C3	37.29'	45.00'	47°28'26"	N81°00'54"E	36.23'
C4	69.45'	45.00'	88°25'55"	S60°32'10"W	62.76'
C5	63.86'	46.17'	79°15'17"	S29°31'29"E	58.89'
C6	74.48'	45.00'	94°49'36"	N57°13'02"E	66.26'
C7	37.29'	45.00'	47°28'26"	S33°32'27"W	36.23'
C8	87.67'	500.00'	10°02'47"	N48°50'34"E	87.56'
C9	44.53'	30.00'	85°02'48"	N01°17'06"E	40.55'
C10	44.57'	30.00'	85°07'52"	S86°22'26"W	40.59'
C11	52.26'	45.00'	66°32'16"	N87°08'25"E	49.37'
C12	75.43'	45.00'	96°02'25"	S72°23'20"W	66.90'
C13	69.08'	46.17'	85°44'02"	S24°42'57"E	62.81'
C14	54.85'	45.00'	69°49'51"	N71°17'03"E	51.51'
C15	13.75'	45.00'	17°30'09"	S45°07'12"W	13.69'

- 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

**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.

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	8-19-21
DESIGNED BY:	TDM
DRAWN BY:	GES
CHECKED BY:	TDM
FILE NAME:	20876-10RD08

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

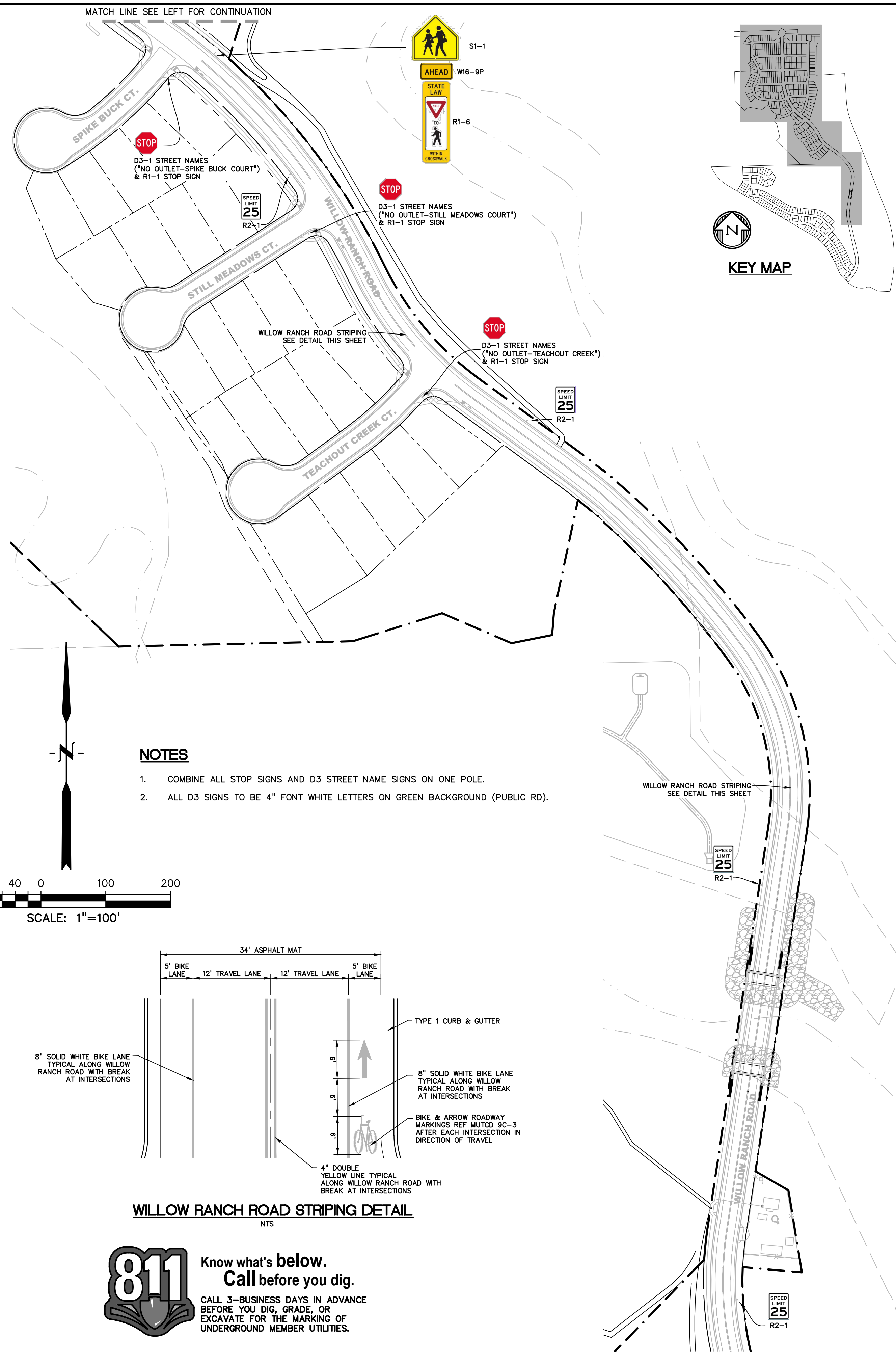
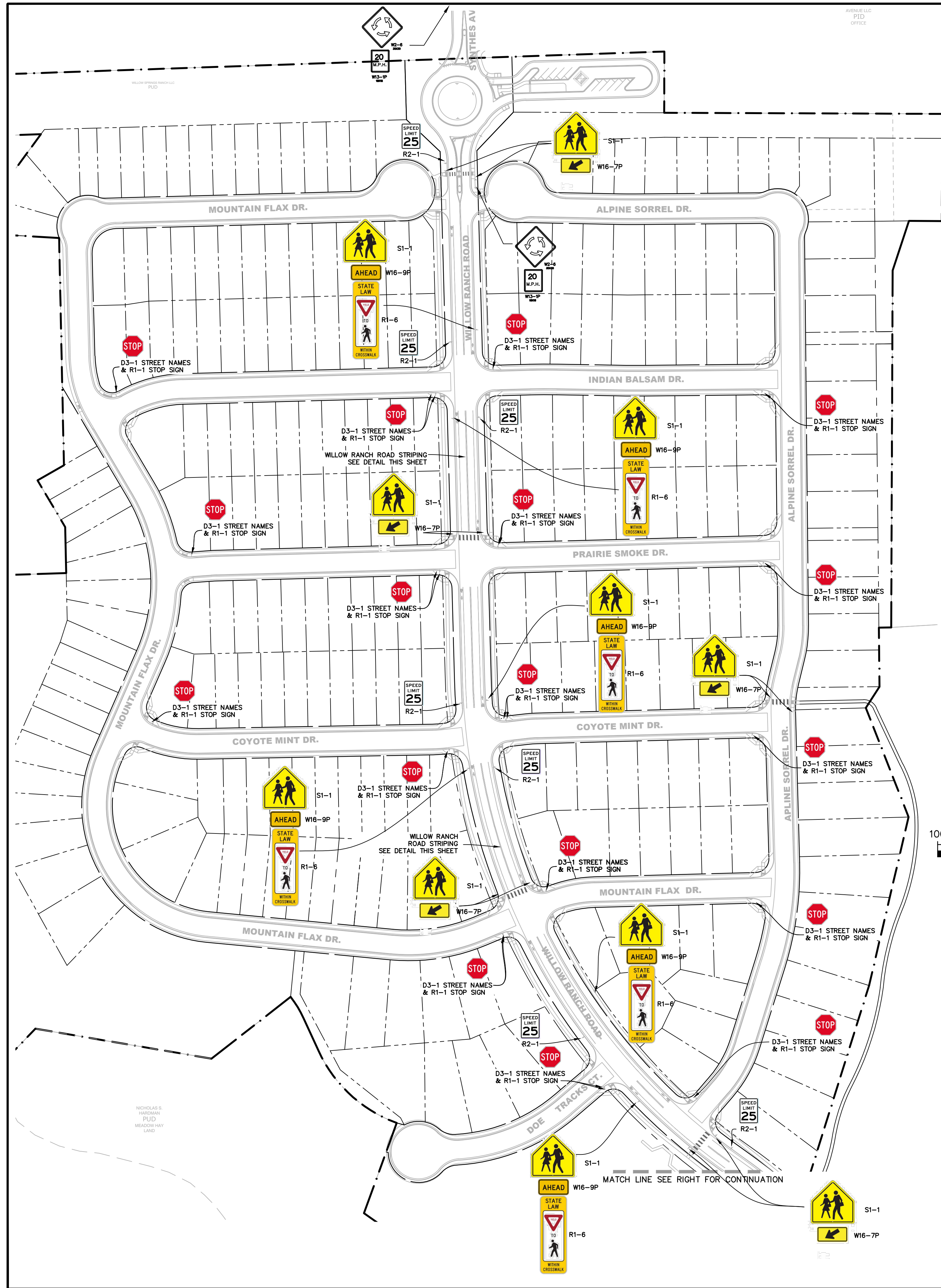
**STILL MEADOWS/  
TEACHOUT CK. CT  
PLAN & PROFILE**

PROJECT NO. 20876-10CSCV  
DRAWING NO.

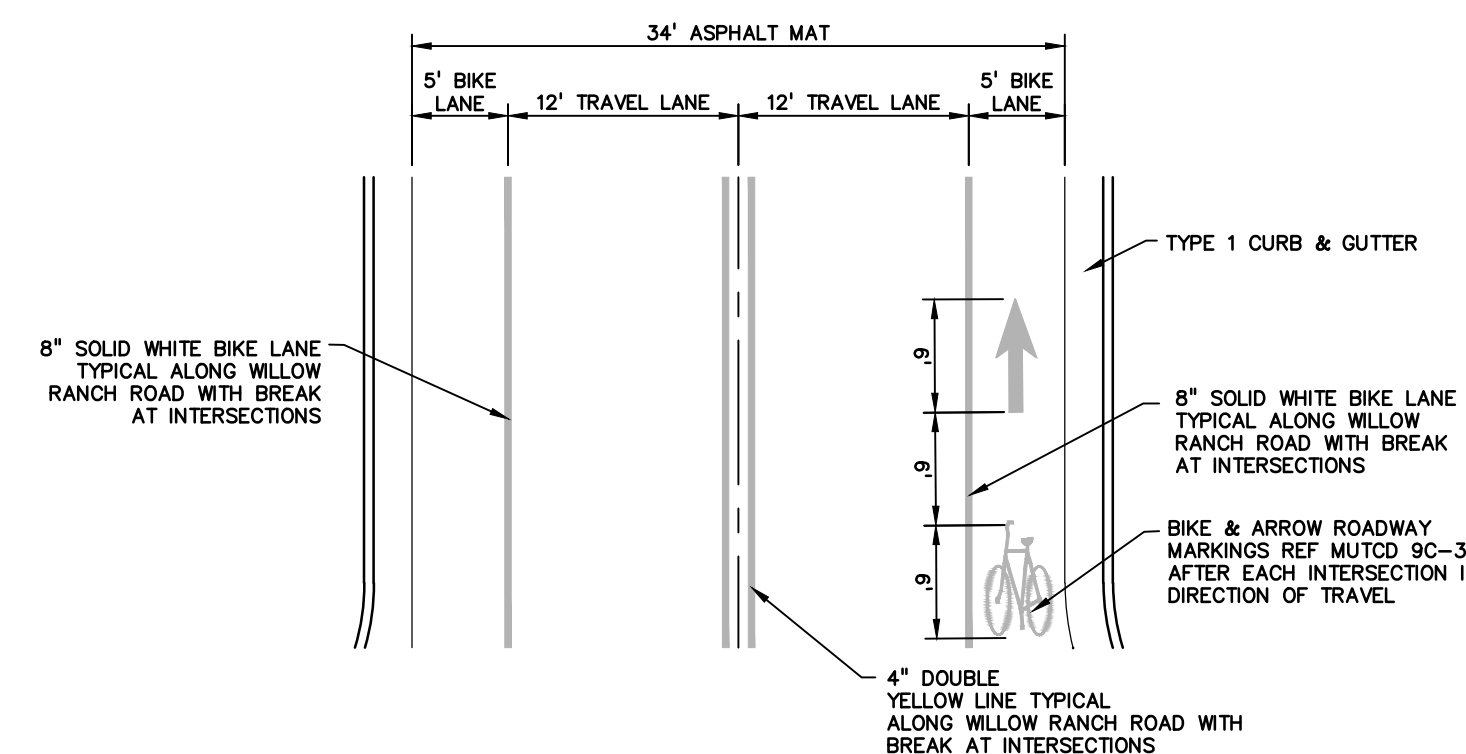
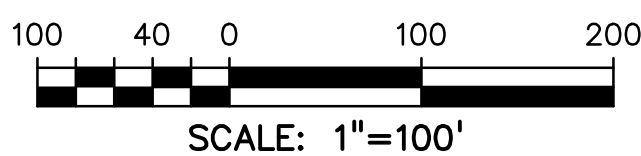
**RD15**

SHEET: 16 OF 21





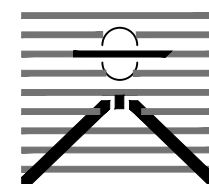
- NOTES**
1. COMBINE ALL STOP SIGNS AND D3 STREET NAME SIGNS ON ONE POLE.
  2. ALL D3 SIGNS TO BE 4" FONT WHITE LETTERS ON GREEN BACKGROUND (PUBLIC RD).



**WILLOW RANCH ROAD STRIPING DETAIL**  
NTS

**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.

PREPARED BY:



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

CLIENT:



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	8-19-21
DESIGNED BY:	KGV
DRAWN BY:	GES
CHECKED BY:	TDM
FILE NAME:	20876-10SI01

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

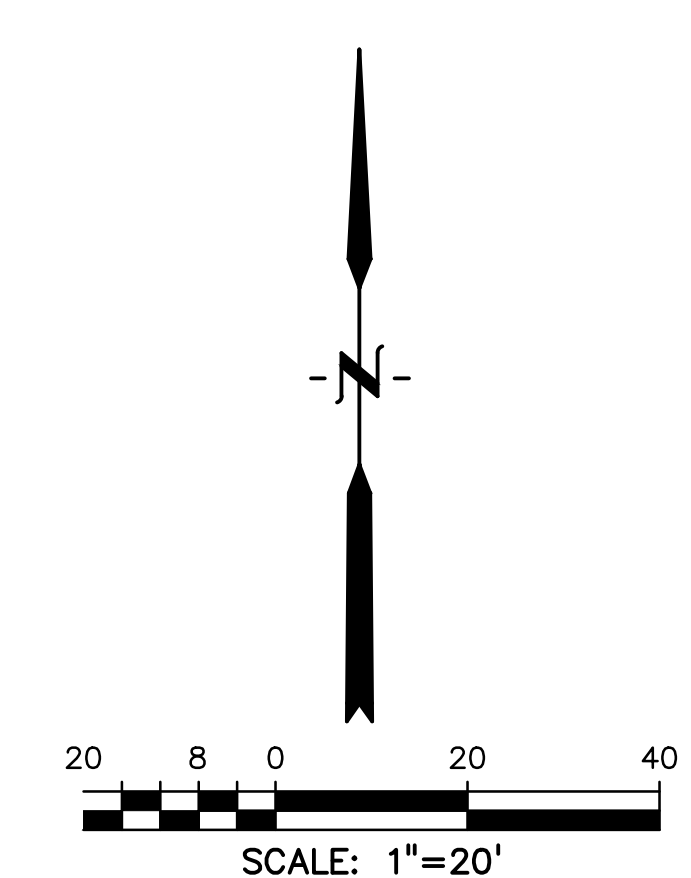
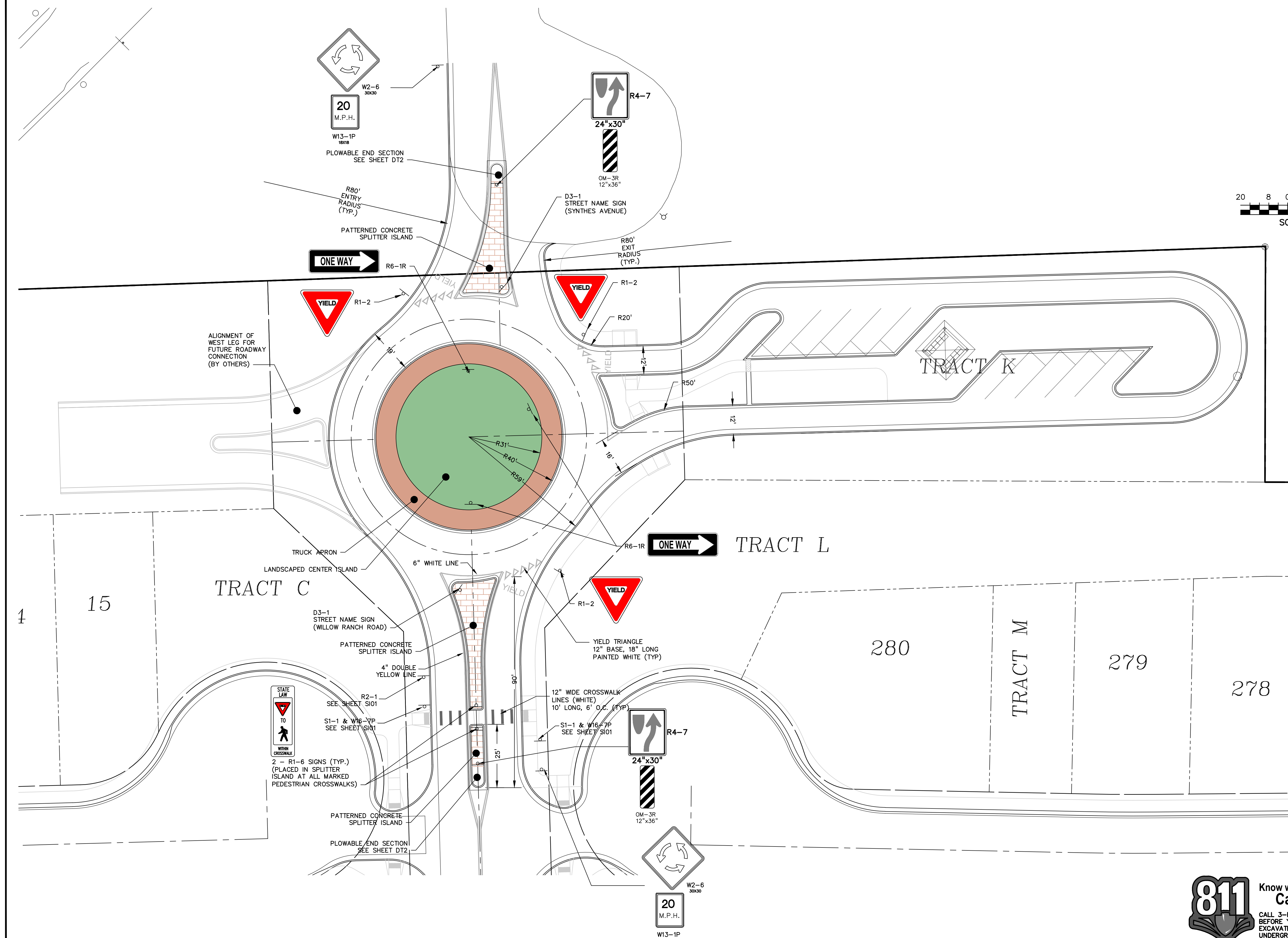
**SIGNAGE &  
STRIPING PLAN**

PROJECT NO. 20876-10CSCV  
DRAWING NO.

**SI01**

SHEET: 17 OF 21






PREPARED BY:

  
**DREXEL, BARRELL & CO.**  
Engineers • Surveyors  
3 SOUTH 7TH STREET  
COLORADO SPRINGS, COLORADO 80905  
CONTACT: TIM D. McCONNELL, P.E.  
(719) 560-0887  
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	8-19-21
DESIGNED BY:	KRC
DRAWN BY:	KRC
CHECKED BY:	DFS
FILE NAME:	20876-00RA02

DRAWING SCALE:  
HORIZONTAL: 1"=20'  
VERTICAL: N/A

**SIGNAGE &  
STRIPING  
ROUNDBOUT**

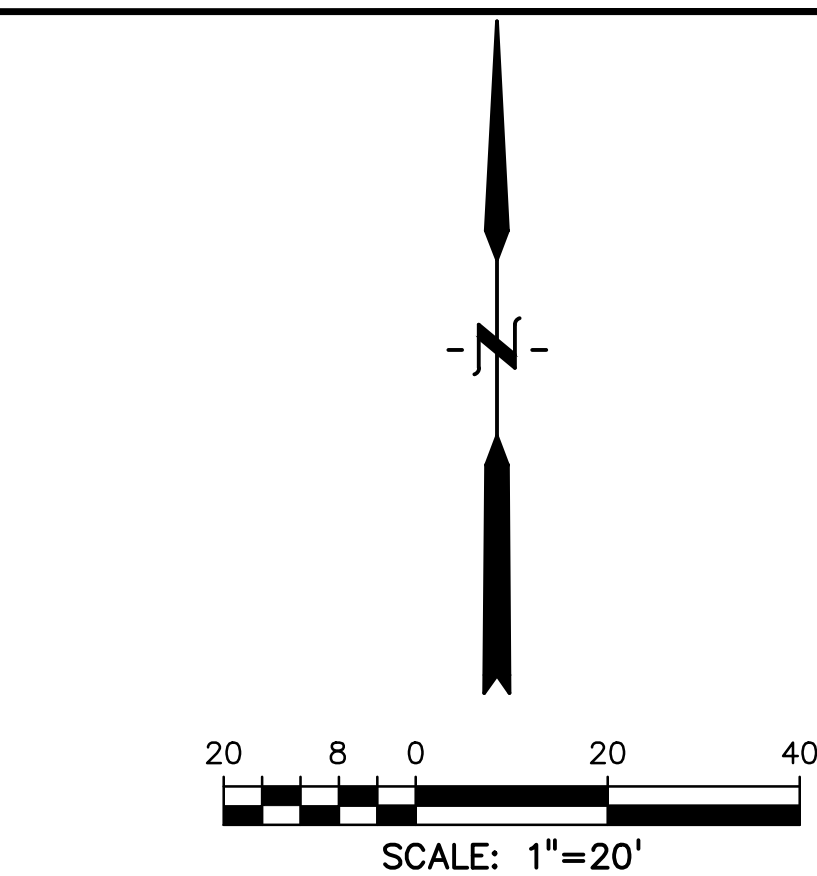
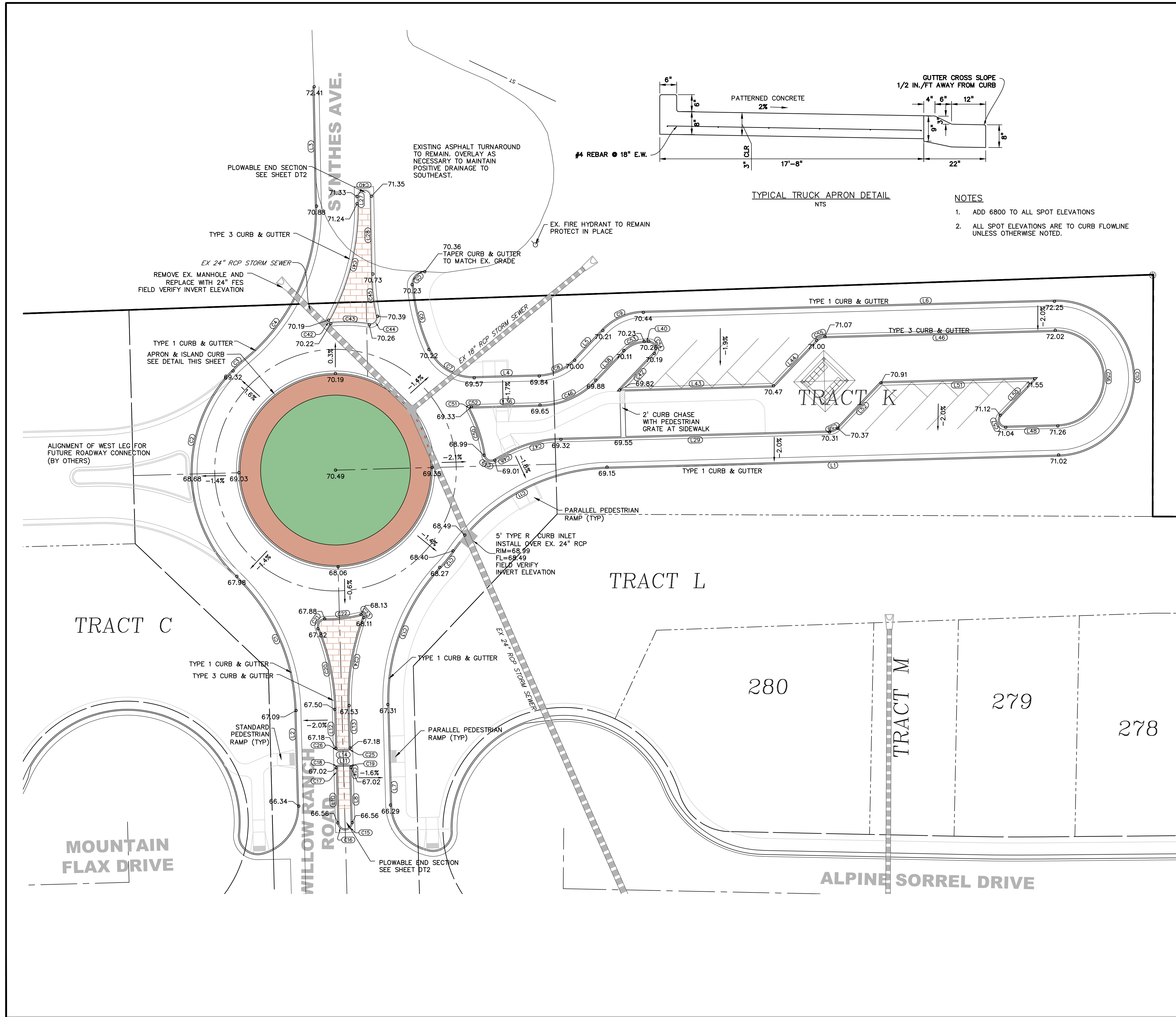
PROJECT NO. 20876-10CSCV  
DRAWING NO.

**RA-1**

SHEET: 18 OF 21

**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.





- NOTES
1. ADD 6800 TO ALL SPOT ELEVATIONS
  2. ALL SPOT ELEVATIONS ARE TO CURB FLOWLINE UNLESS OTHERWISE NOTED.


CURVE TABLE					
CURVE #	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD DISTANCE
C1	62.26'	80.00'	44°35'27"	N23°50'45"W	60.70'
C2	94.46'	60.00'	90°12'17"	N01°02'20"W	85.00'
C3	6.93'	59.00'	6°43'57"	N47°25'47"E	6.93'
C4	72.49'	80.00'	51°54'51"	N24°50'19"E	70.03'
C5	8.49'	5.00'	97°20'21"	S44°09'09"W	7.51'
C6	27.85'	80.00'	19°56'40"	S14°29'21"E	27.71'
C7	23.42'	20.00'	67°05'15"	S58°00'19"E	22.10'
C8	16.49'	21.00'	45°00'00"	N65°57'04"E	16.07'
C9	18.85'	24.00'	45°00'00"	N65°57'04"E	18.37'
C10	99.90'	31.80'	180°00'00"	S01°32'56"E	63.60'
C11	75.32'	80.00'	53°56'29"	S61°28'49"W	72.57'
C12	8.78'	59.00'	8°31'24"	S38°46'16"W	8.77'
C13	62.25'	80.00'	44°35'00"	S20°44'28"W	60.69'
C14	3.81'	116.00'	1°52'56"	S00°36'34"E	3.81'
C15	4.71'	3.00'	90°00'00"	S43°26'58"W	4.24'
C16	4.71'	3.00'	90°00'00"	N46°33'02"W	4.24'
C17	3.81'	116.00'	1°52'56"	N02°29'30"W	3.81'
C18	1.60'	1.00'	91°52'56"	N42°30'30"E	1.44'
C19	1.60'	1.00'	91°52'56"	S45°36'34"E	1.44'
C20	34.29'	96.00'	20°27'53"	N11°46'58"W	34.11'
C21	5.88'	3.00'	112°23'08"	N34°10'39"E	4.99'
C22	15.21'	60.00'	14°31'41"	N83°06'23"E	15.17'
C23	2.18'	1.00'	124°47'14"	S41°45'51"E	1.77'
C24	37.16'	96.00'	22°10'48"	S09°32'22"W	36.93'
C25	1.57'	1.00'	90°00'00"	S43°26'58"W	1.41'
C26	1.57'	1.00'	90°00'00"	N46°33'02"W	1.41'
C40	9.42'	3.00'	180°00'00"	S88°52'55"W	6.00'
C41	50.16'	96.00'	29°56'10"	S13°50'59"W	49.59'
C42	2.18'	1.00'	124°40'38"	S33°31'15"E	1.77'
C43	16.04'	60.00'	15°19'09"	S89°11'59"E	15.99'
C44	5.82'	3.00'	111°06'10"	N43°54'30"E	4.95'
C45	17.63'	96.00'	10°31'30"	N06°22'50"W	17.61'
C46	25.92'	33.00'	45°00'00"	N65°57'04"E	25.26'
C47	21.01'	50.00'	24°04'14"	S76°24'56"W	20.85'
C48	8.05'	96.00'	4°48'07"	S61°58'46"W	8.04'
C49	5.84'	3.00'	111°34'40"	N64°37'57"W	4.98'
C50	19.65'	60.00'	18°45'46"	N16°13'30"W	19.56'
C51	2.07'	1.00'	118°42'55"	N31°45'05"E	1.72'
C52	1.48'	32.00'	2°39'29"	N89°46'48"E	1.48'
C53	9.42'	12.00'	45°00'00"	N65°57'04"E	9.18'
C54	7.07'	3.00'	135°00'00"	S24°02'56"E	5.54'
C55	3.93'	5.00'	45°00'00"	N65°57'04"E	3.83'
C56	62.20'	19.80'	180°00'00"	S01°32'56"E	39.60'
C57	7.07'	3.00'	135°00'00"	N24°02'56"W	5.54'
C58	3.93'	5.00'	45°00'00"	S68°57'04"W	3.83'


PARCEL LINE TABLE		
LINE #	LENGTH	DIRECTION
L1	186.96'	S88°27'04"W
L2	39.59'	N1°33'02"W
L3	49.41'	N1°07'05"W
L4	26.93'	N88°27'04"E
L5	16.92'	N43°27'04"E
L6	170.21'	N88°27'04"E
L7	41.62'	S1°33'02"E
L8	19.06'	S1°33'02"E
L10	19.06'	N1°33'02"W
L11	4.13'	N88°26'58"E
L12	16.10'	N1°33'02"W
L13	17.53'	S1°33'02"E
L14	4.00'	S88°26'58"W
L27	3.00'	S1°07'05"E
L28	32.18'	N1°07'05"W

PARCEL LINE TABLE		
LINE #	LENGTH	DIRECTION
L29	111.19'	S88°27'04"W
L36	26.93'	N88°27'04"E
L38	16.92'	N43°27'04"E
L40	1.93'	N88°27'04"E
L42	20.76'	S43°27'04"W
L43	63.64'	N88°27'04"E
L44	25.93'	N43°27'04"E
L46	95.32'	N88°27'04"E
L48	21.58'	S88°27'04"W
L50	20.76'	N43°27'04"E
L51	63.64'	S88°27'04"W
L52	25.93'	S43°27'04"W



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.

PREPARED BY:  
  
DREXEL, BARRELL & CO.  
Engineers • Surveyors  
3 SOUTH 7TH STREET  
COLORADO SPRINGS, 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	8-19-21

DESIGNED BY: KRC  
DRAWN BY: KRC  
CHECKED BY: DFS  
FILE NAME: 20876-00RA02

DRAWING SCALE:  
HORIZONTAL: 1"=20'  
VERTICAL: N/A

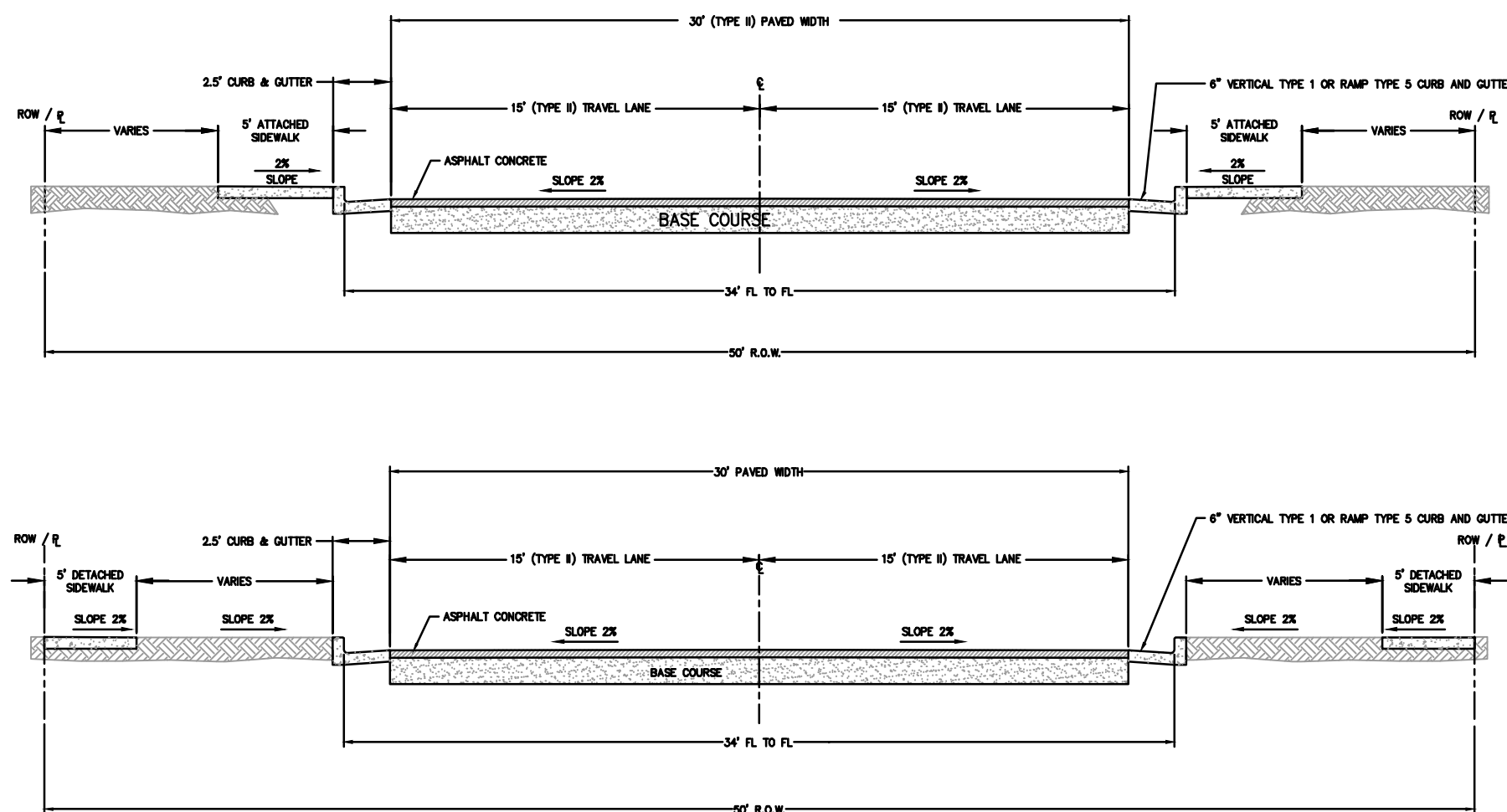
DETAILED GRADING  
ROUNDBOUT  
PLAN

PROJECT NO. 20876-10CSCV  
DRAWING NO.

**RA-2**

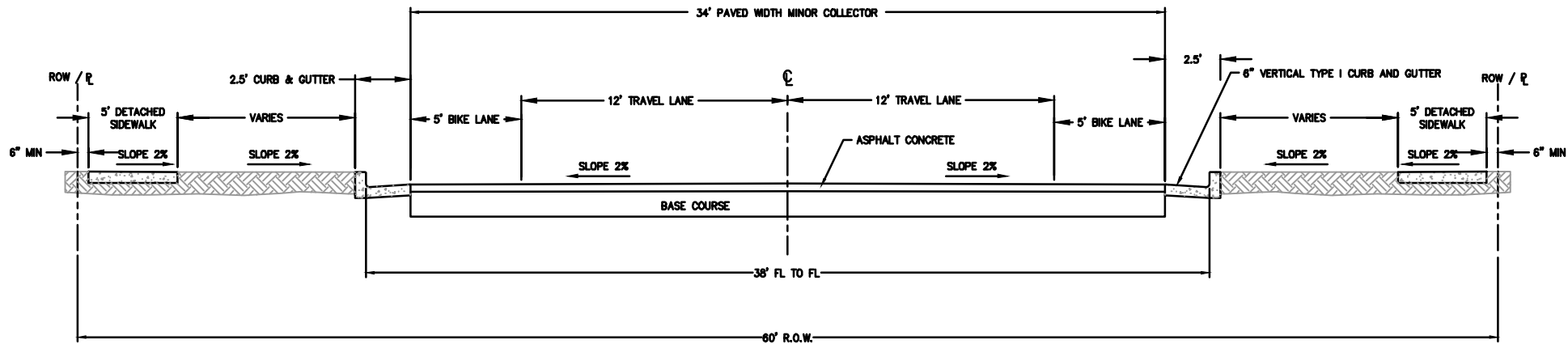
SHEET: 19 OF 21





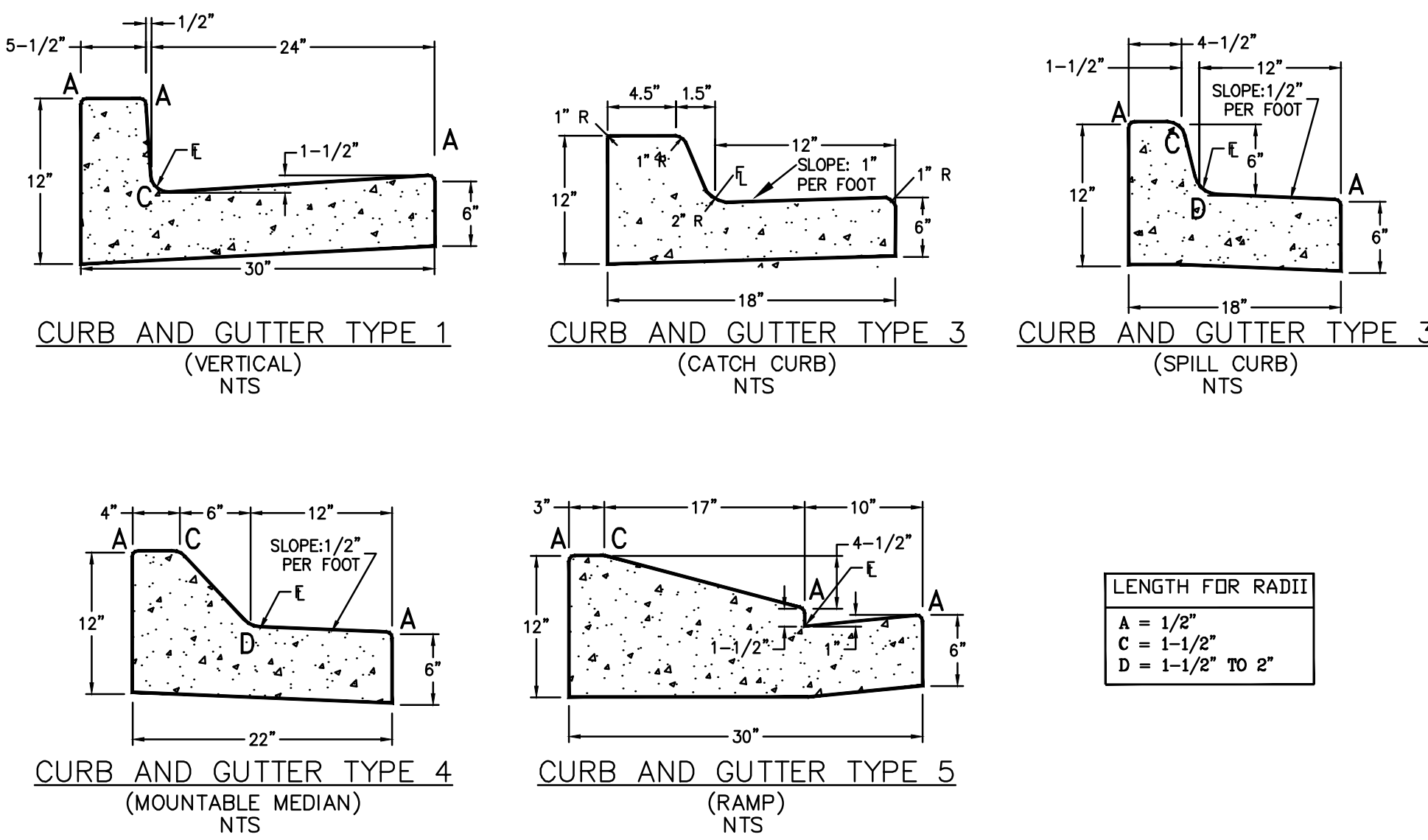
- NOTES:
- 1) SEE CITY OF COLORADO SPRINGS STANDARD DETAIL 12: CURB TYPES
  - 2) 5' DETACHED OR ATTACHED SIDEWALKS MAY BE USED.
  - 3) FULL DEPTH ASPHALT OR BASE COURSE MAY BE USED. REFER TO SECTION 6 OF THE TRIVIEW METROPOLITAN DISTRICT DESIGN CRITERIA MANUAL: PAVEMENT DESIGN AND TECHNICAL CRITERIA.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

LOCAL TYPE II CROSS-SECTION  
RESIDENTIAL

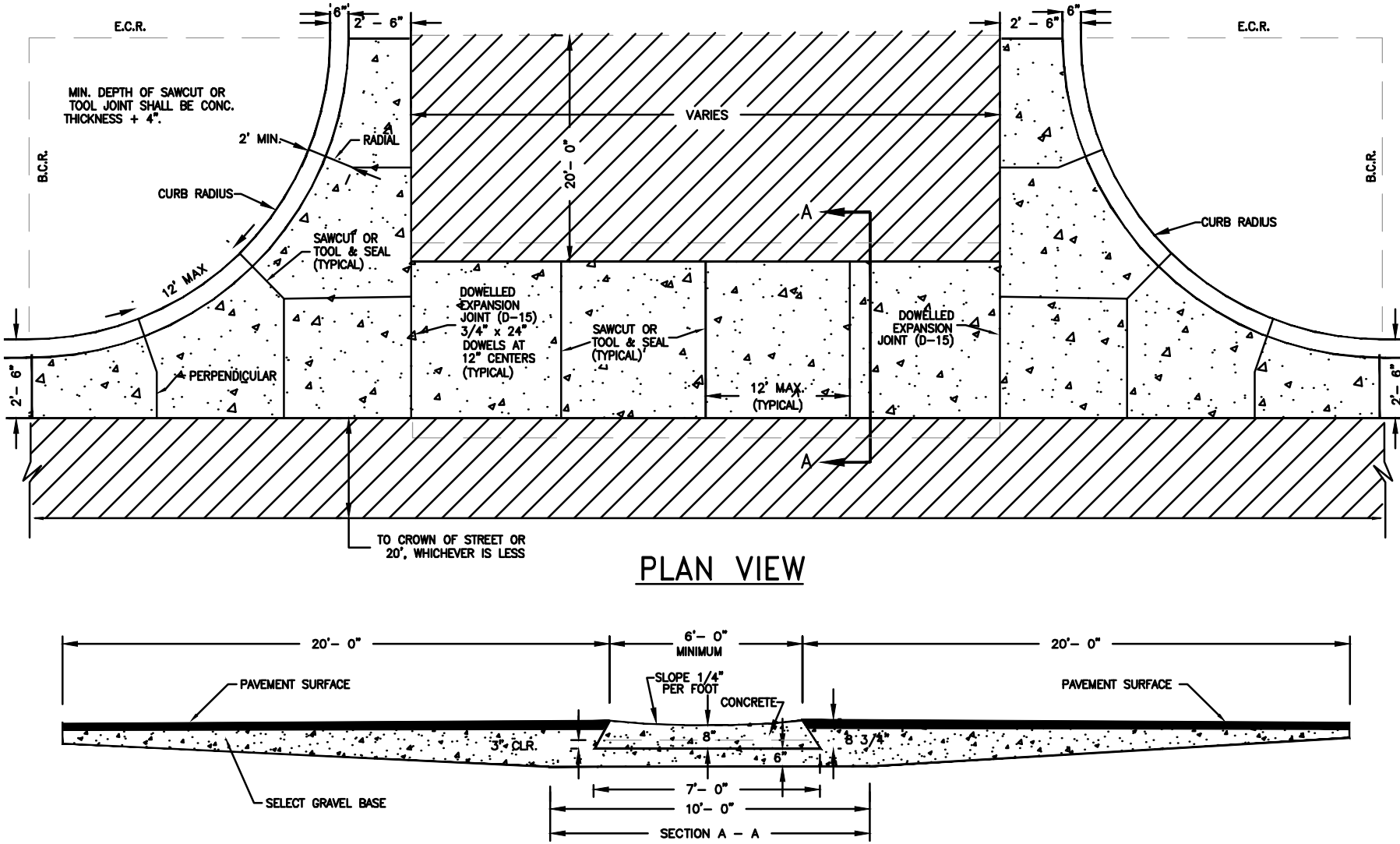


- NOTES:
- 1) SEE CITY OF COLORADO SPRINGS STANDARD DETAIL 12: CURB TYPES
  - 2) 5' DETACHED SIDEWALKS ONLY.
  - 3) FULL DEPTH ASPHALT OR BASE COURSE MAY BE USED. REFER TO SECTION 6 OF THE TRIVIEW METROPOLITAN DISTRICT DESIGN CRITERIA MANUAL: PAVEMENT DESIGN AND TECHNICAL CRITERIA.
  - 4) SEE TABLE 5.10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

MINOR COLLECTOR CROSS-SECTION



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

PREPARED BY:

DREXEL, BARRELL & CO.  
Engineers • Surveyors  
3 SOUTH 7TH STREET  
COLORADO SPRGS, 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	8-19-21
DESIGNED BY:	KGV
DRAWN BY:	GES
CHECKED BY:	TDM
FILE NAME:	20876-100T01

DRAWING SCALE:

HORIZONTAL: N.T.S  
VERTICAL: N/A

SECTIONS  
&  
DETAILS

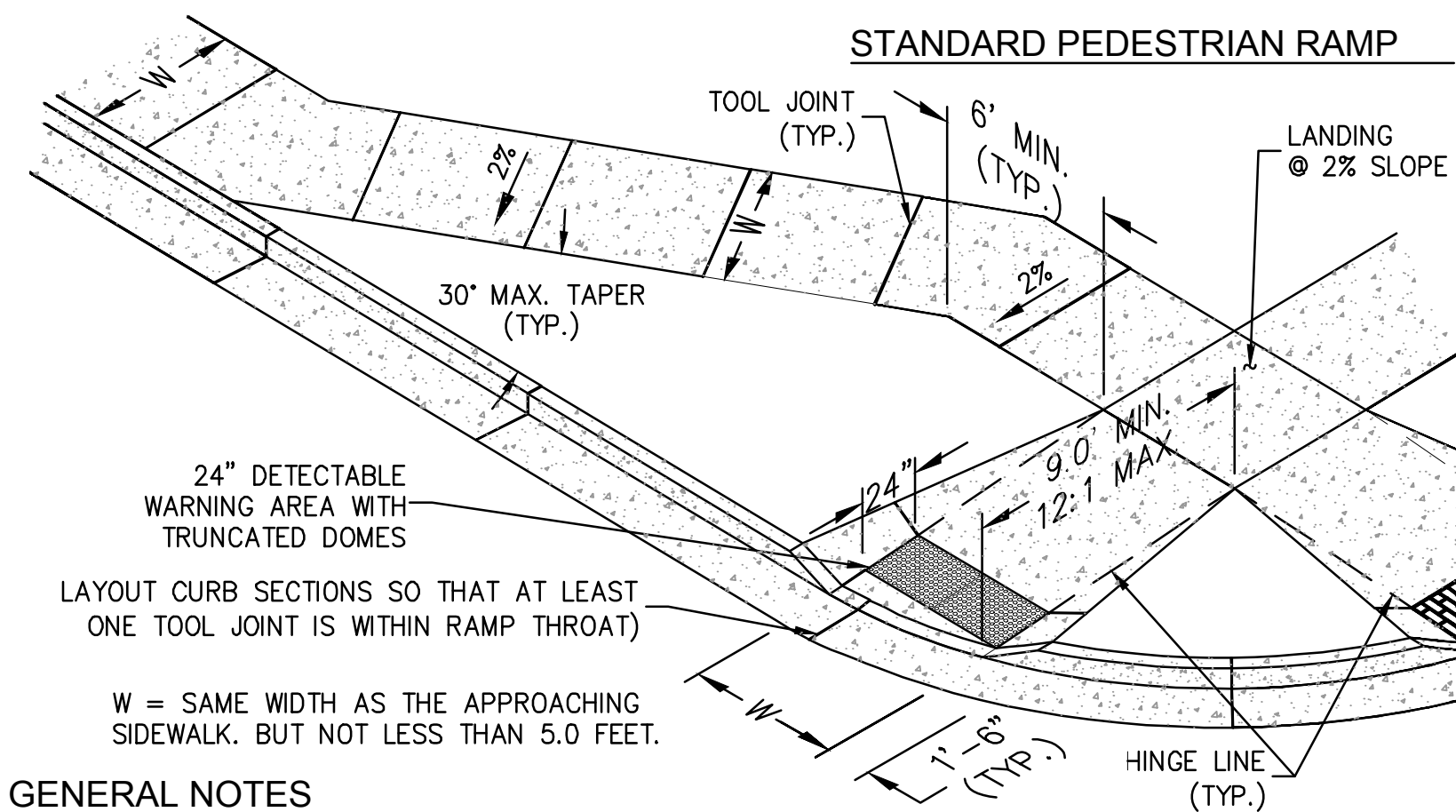
PROJECT NO. 20876-10CSCV

DRAWING NO.

DT1

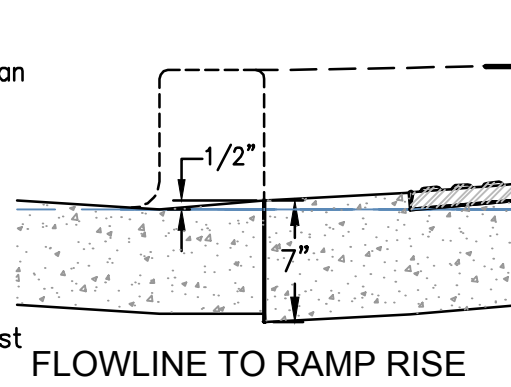
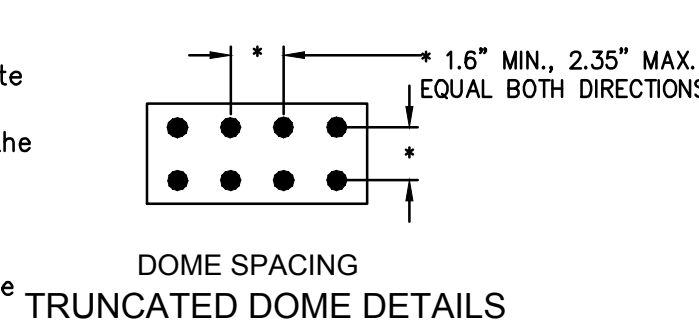
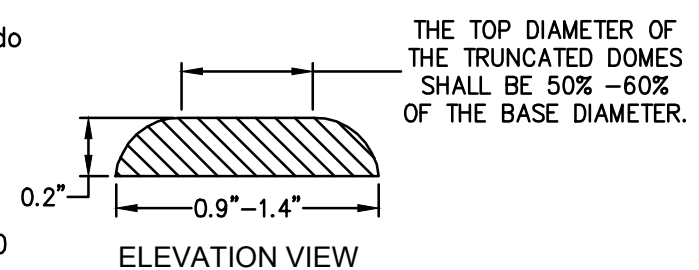
SHEET: 20 OF 21



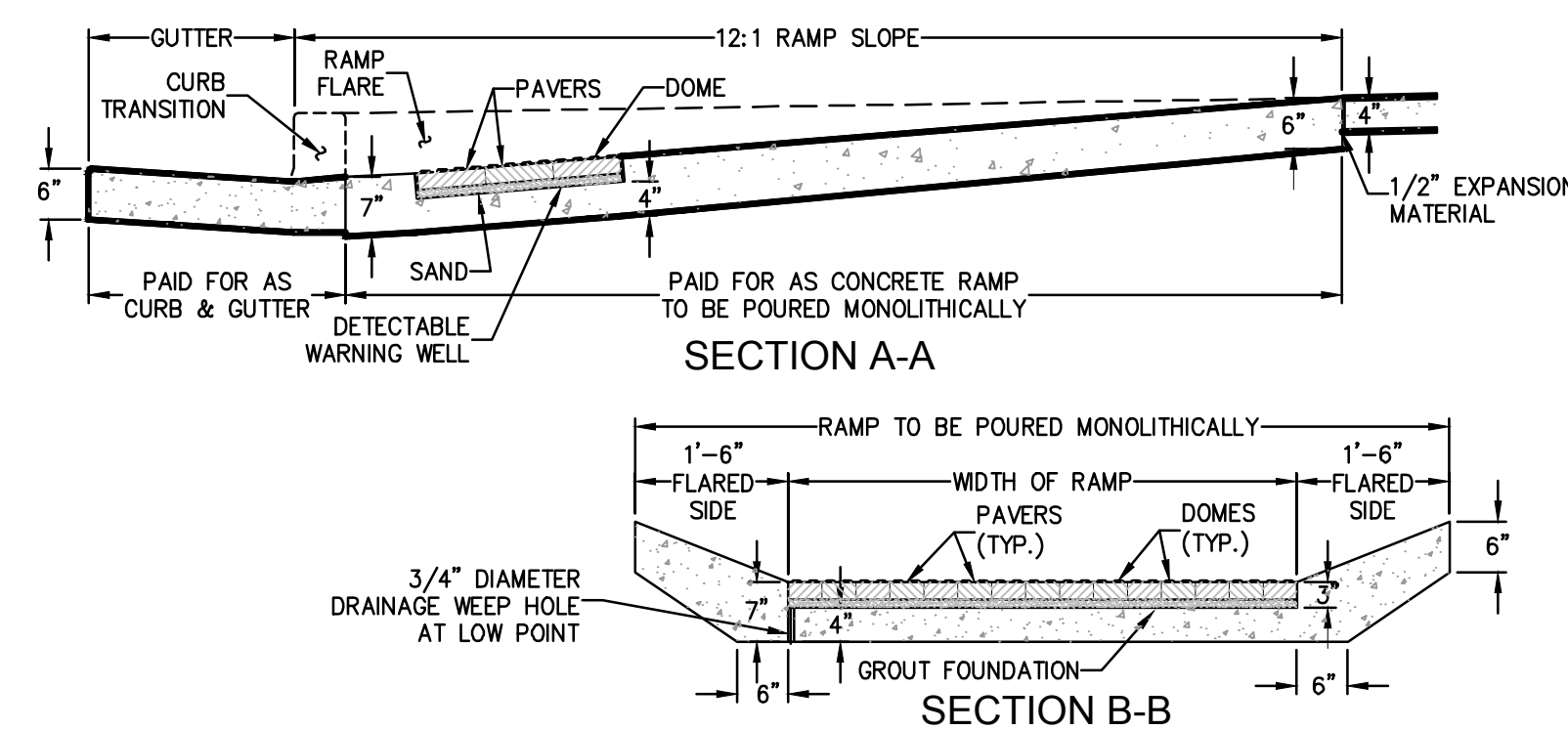
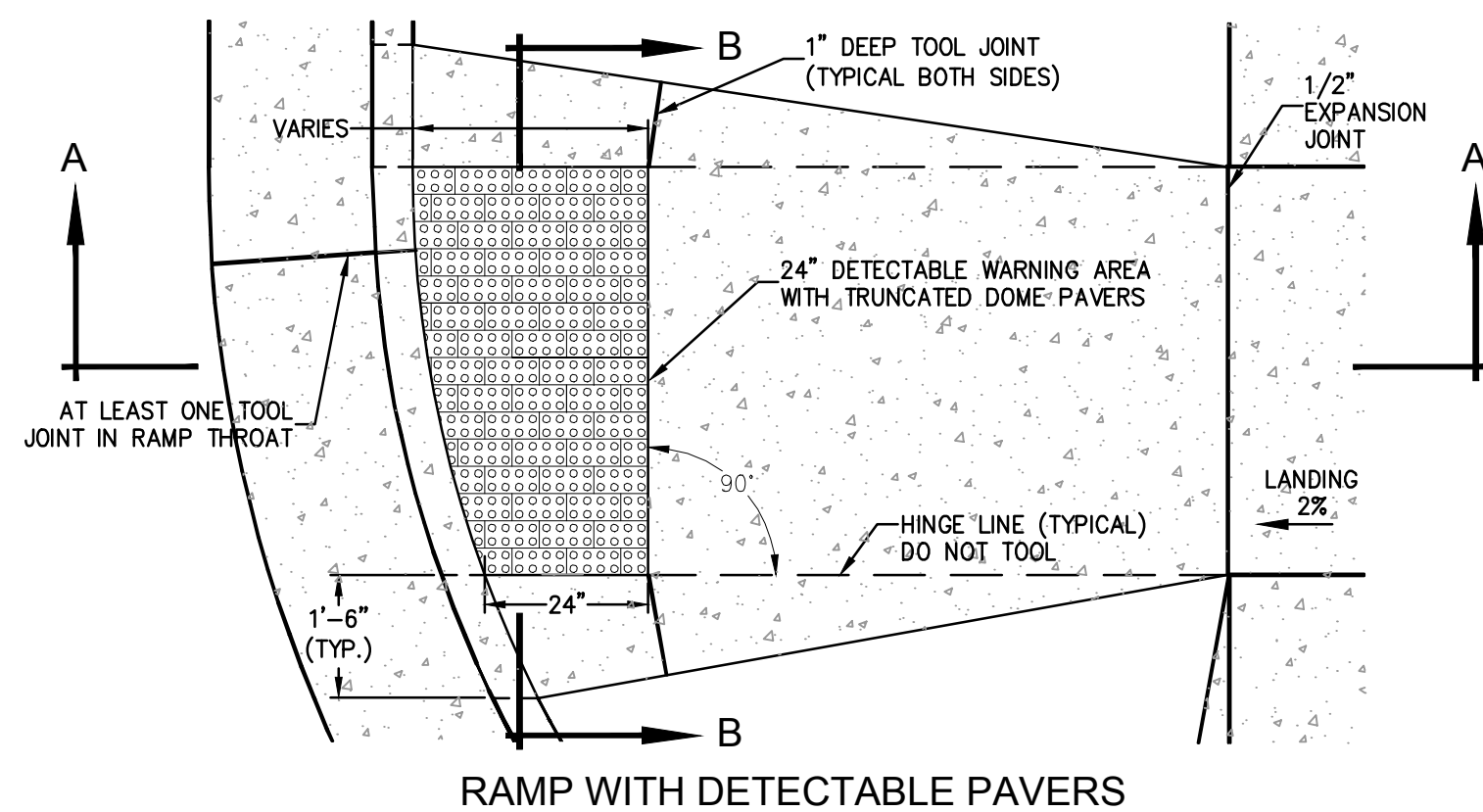


## GENERAL NOTES

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.



## STANDARD PEDESTRIAN RAMP FOR NEW CONSTRUCTION



## NOTES

SEE NOTES ON THE FOLLOWING SHEET.

### PEDESTRIAN RAMP DETAIL FOR DETECTABLE PAVERS

