

**GENERAL NOTES**

- Profile design lines are based on centerline, as shown, unless otherwise noted.
- All new construction to conform to the specifications of El Paso County Planning and Community Development, Widesfield Water and Sanitation District, and the Fountain Mutual Irrigation Company (FMIC). Any asphalt removed is to be replaced to meet the specifications of the El Paso County Planning and Community Development.
- For pavement design, curb and gutter, and sidewalks see individual plan and profile sheets. Pavement design to be based on Resistance Value 'R' derived from Hveem tests and are to be approved by the Engineering Division of the El Paso County Planning and Community Development prior to work above subgrade.
- At intersections, all curb returns will have 20-foot radius unless otherwise noted.
- All existing utilities have been shown according to the best available information. The contractor is responsible for field location and verification prior to beginning work. If it appears that there could be a conflict with any utilities, whether indicated on the plans or not, the contractor is to notify the engineer and owner immediately. The contractor is responsible for the protection and repair (if necessary) of all utilities.
- A Pre-Construction meeting shall be held with the El Paso County Planning and Community Development and Widesfield Water and Sanitation District prior to any construction.
- Approved plans, Engineering Criteria Manual, etc. is required to be on-site at all times during construction.
- All necessary permits, such as SWMP, ESQCP, Fugitive Dust, Access, C.O.E. 404, etc. shall be obtained prior to construction.
- All handicap ramps to be per El Paso County Standard SD\_2-40.
- The contractor shall coordinate exact locations and layout with the El Paso County Planning and Community Development on the placement of any pedestrian ramps prior to construction of the curb. Pedestrian ramp locations are as shown on the plans.
- Where appropriate, neatly saw cut all existing concrete and asphalt. Repair/replace all disturbed existing items with like materials and thicknesses.
- All disturbed areas shall be revegetated with native grasses within 21 days of excavation per Erosion Control Plan.
- The prepared Erosion/Sediment Control Plan is to be considered a part of these plans and its requirements adhered to during the construction of this project.
- All storm and sanitary sewer pipe lengths and slopes are figured from center of manhole or bend. Pipe lengths are given as a horizontal length.
- All storm sewer bedding to be per CDD Standards.
- All storm sewer pipe shall be Class III R Wall unless otherwise shown on the storm sewer plan and profile sheets.
- All manholes and bends used in construction of storm sewer facilities shall be factory fabricated, unless approved by the El Paso County Development Services Department.
- Construction and materials used in all storm and sanitary sewer manholes shall be per specifications. Storm sewer radial deflections to be grouted or installed per manufacturer's recommendations.
- Storm sewer manhole sizes as follows unless otherwise shown:  
18" thru 36" use 48" I.D. manhole  
42" thru 48" use 60" I.D. manhole  
54" thru 60" use 72" I.D. manhole  
NOTE: Manhole sizes tabulated here shall be increased, if necessary, to accommodate incoming laterals.
- Sanitary sewer manhole sizes and facilities per Widesfield Water and Sanitation District Specifications. Sanitary sewers to be installed with Class 'C' bedding. Sanitary sewers deeper than 12-feet shall require Class 'B' bedding. Pipe used for construction of sanitary sewer shall be SDR 35 unless shown otherwise on plan and profiles.
- For additional utility notes, see Utility Plan and/or Service Plan.
- All horizontal stationing is based on the 'Face of Curb', unless otherwise shown.
- All vertical design and top of curb are based on the design point shown in the typical cross section.
- The curb line design point is located at the intersection of the face and top of curb for the Type III Standard 6-inch vertical curb. See typical street section for design point locations.
- Water and sanitary sewer service provided by Widesfield Water and Sanitation District. Telephone service provided by Qwest Communications. Gas service provided by BlackHills Energy. Electric service provided by Mountain View Electric.
- All utility construction to be conducted in conformance with the current Widesfield Water and Sanitation District Specifications and/or El Paso County Specifications, whichever is greater.
- Vertical curb to be used between curb returns (CR) and at curb inlets. Transitions from ramp to vertical curb shall be 10-feet unless otherwise approved by the El Paso County Planning and Community Development. All other curb & gutter to be ramp curb & gutter.
- Cross pans to be 6' wide and per El Paso County Standard Detail SD\_2-26.
- Contractor responsible for meeting all Widesfield Water and Sanitation District criteria when connecting to existing stubs.
- Curb returns shall be straight graded from CR to CR unless otherwise noted.
- Inlets are Type 'R' inlets (CDD STD M-604-12) unless otherwise noted.
- USPS CBU Mailboxes are to be determined by USPS.

**EL PASO COUNTY STANDARD 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 and 2, and the El Paso County Engineering Criteria Manual.
- Contractor shall be responsible for the notification and field notification of all existing utilities, whether shown on the plans or not, before beginning construction. Location of existing utilities shall be verified by the contractor prior to construction. Call 811 to contact the Utility Notification Center of Colorado (UNCC).
- Contractor shall keep a copy of these approved plans, the Grading and Erosion Control Plan, the Stormwater Management Plan (SWMP), the soils and geotechnical report, and the appropriate design and construction standards and specifications at the job site at all times, including the following:  
a. El Paso County Engineering Criteria Manual (ECM)  
b. City of Colorado Springs/El Paso County Drainage Criteria Manual, Volumes 1 and 2  
c. Colorado Department of Transportation (CDOT) Standard Specifications for Road and Bridge Construction  
d. CDOT M & S Standards
- 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 2, and the Drainage Criteria Manual 2. Any deviations from regulations and standards must be requested, and approved, in writing. Any modifications necessary to meet criteria after-the-fact will be entirely the developer's responsibility to rectify.
- It is the design engineer's responsibility to accurately show existing conditions, both onsite and offsite, on the construction plans. Any modifications necessary due to conflicts, omissions, or changed conditions will be entirely the developer's responsibility to rectify.
- Contractor shall schedule a pre-construction meeting with El Paso County Planning and Community Development (P&CDD) - Inspections, prior to starting construction.
- It is the contractor's responsibility to understand the requirements of all jurisdictional agencies and to obtain all required permits, including but not limited to El Paso County Erosion and Stormwater Quality Control Permit (ESQCP), Regional Building Floodplain Development Permit, U.S. Army Corps of Engineers-issued 401 and/or 404 permits, and county and state fugitive dust permits.
- Contractor shall not deviate from the plans without first obtaining written approval from the design engineer and P&CDD. 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 P&CDD.
- Contractor shall coordinate geotechnical testing per ECM standards. Pavement design shall be approved by El Paso County P&CDD 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 DOT and MUTCD criteria. [If applicable, additional signing and striping notes will be provided.]
- Contractor shall obtain any permits required by El Paso County DOT, 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.

**INDEX OF SHEETS**

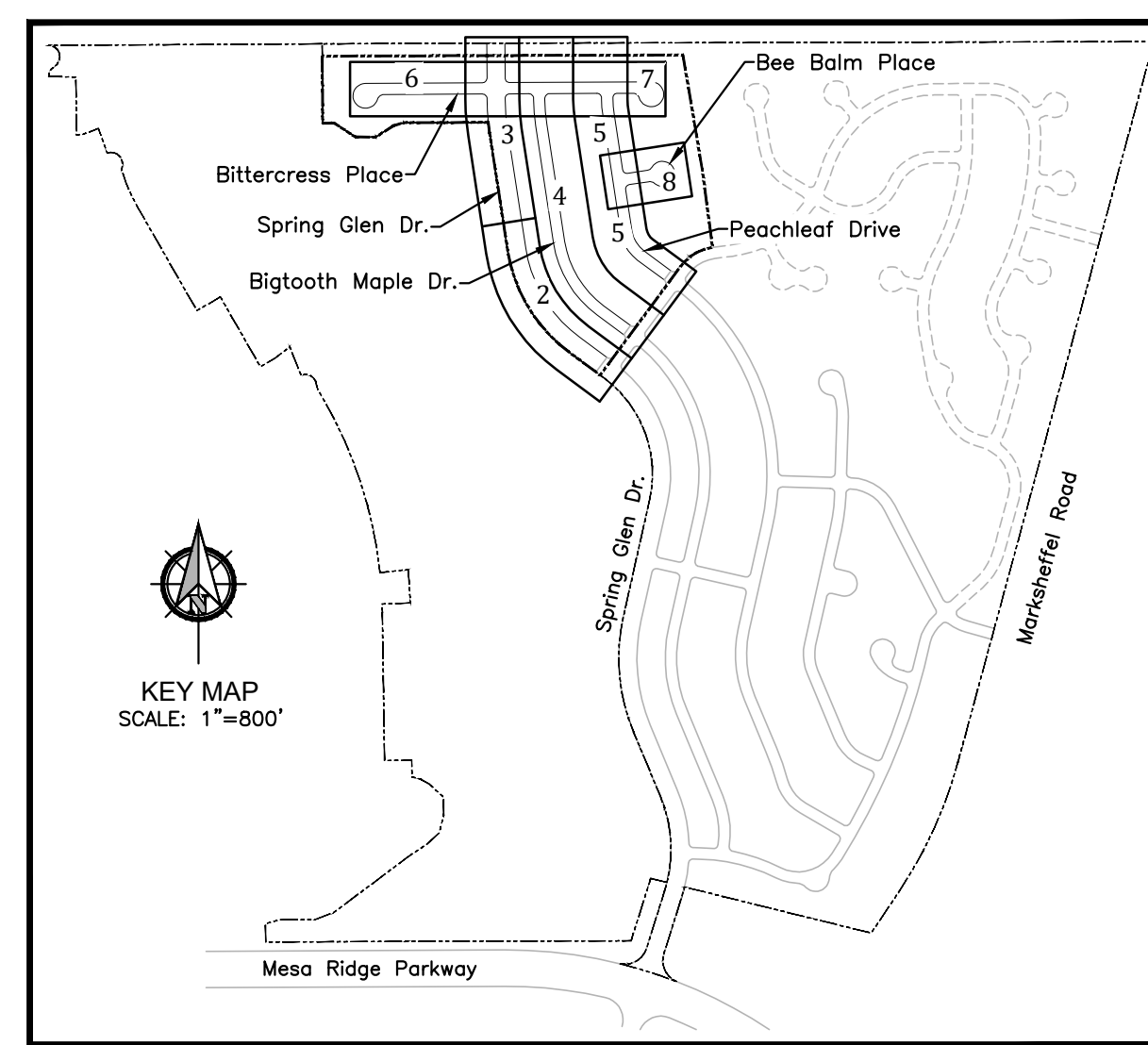
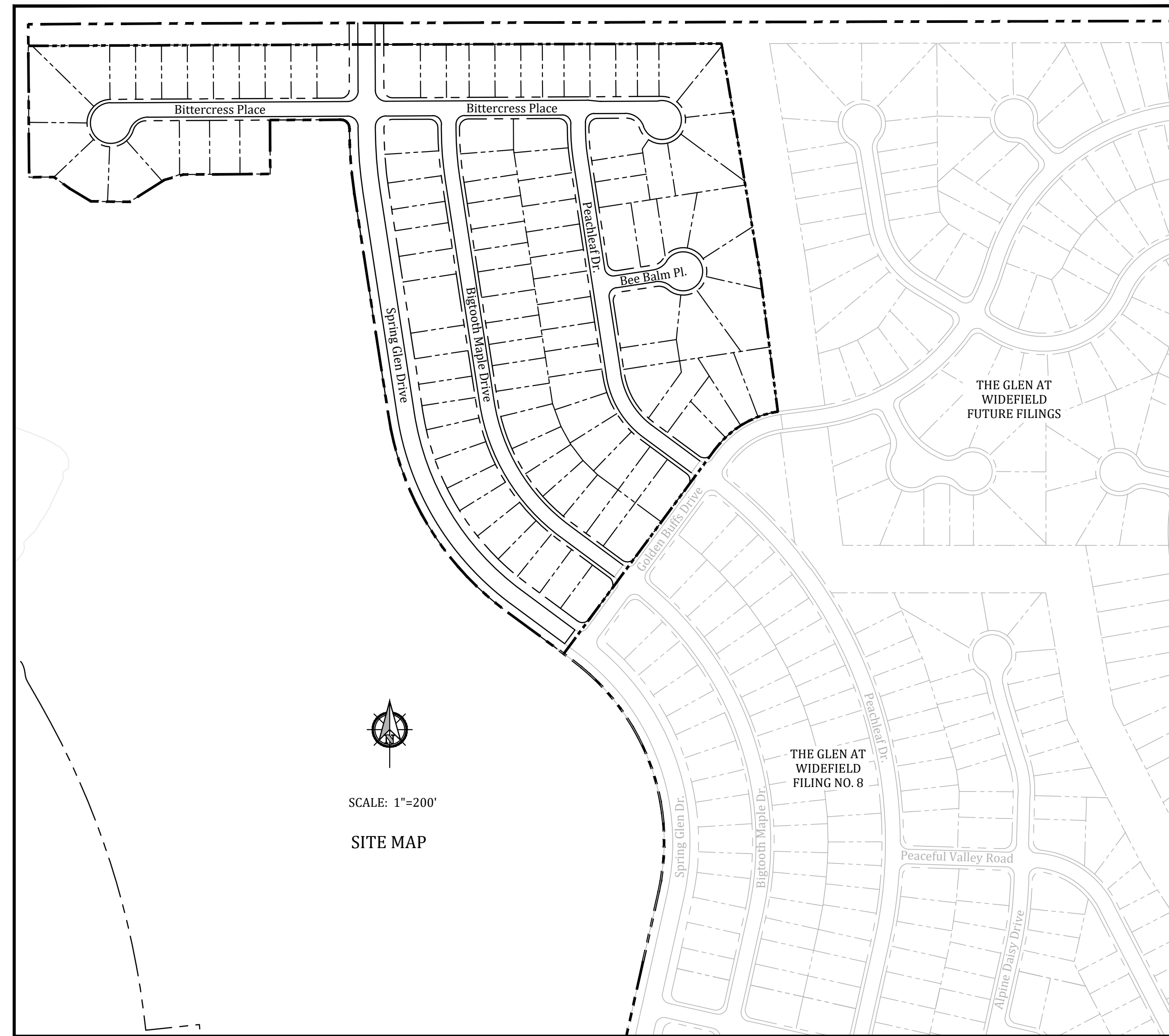
1	Cover Sheet	18	Detention Basin Details
2	Plan and Profile - Spring Glen Drive (30+00 to 43+00)	19	Site Detail Plan -- Site Details
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# THE GLEN AT WIDEFIELD FILING NO. 9

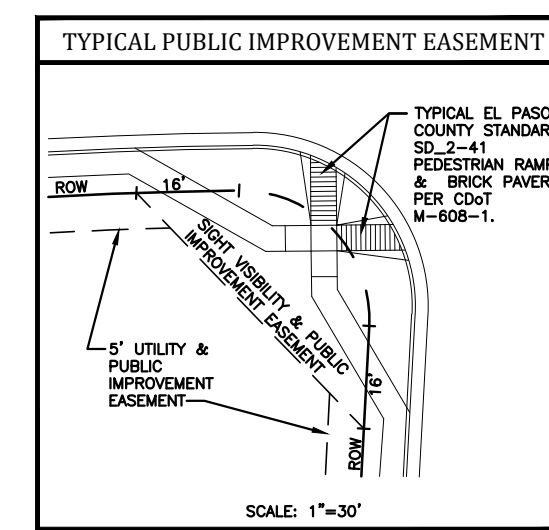
## RESIDENTIAL SUBDIVISION CONSTRUCTION DRAWINGS

### PREPARED FOR WIDEFIELD INVESTMENT GROUP



**ABBREVIATIONS**

ASSY = ASSEMBLY	NTS = NOT TO SCALE
BNDY = BOUNDARY	OD = OUTSIDE DIAMETER
BOP = BOTTOM OF PIPE	PC = POINT OF HORIZONTAL CURVATURE
CL = CENTERLINE	PP = PROPOSED
CRA = CONCRETE REVERSE ANCHOR	PT = POINT OF HORIZONTAL TANGENCY
CTRB = CONCRETE THRUST BLOCK	PVC = POLY VINYL CHLORIDE PIPE
CR = POINT OF CURB RETURN	PVC = POINT OF VERTICAL CURVATURE
DIP = DUCTILE IRON PIPE	PVI = POINT OF VERTICAL INTERSECTION
EL = ELEVATION	PVT = POINT OF VERTICAL TANGENCY
ESMT = EASEMENT	RCB = REINFORCED CONCRETE BOX
EX = EXISTING	RCP = REINFORCED CONCRETE PIPE
FC = FACE OF CURB	ROW = RIGHT OF WAY
FES = FLARED END SECTION	RT = RIGHT
FLG = FLANGE	SHT = SHEET
FL = FLOWLINE	SS = SANITARY SEWER
GB = GRADE BREAK	STA = STATION
HP = HIGH POINT	STD = STANDARD
HORIZ = HORIZONTAL	TA = TOP OF ASPHALT
HYD = HYDRANT	TC = TOP OF CURB
I.D. = INSIDE DIAMETER	TOP = TOP OF PIPE
LT = LEFT	TYP = TYPICAL
LF = LINEAR FEET	VC = VERTICAL CURVE
LP = LOW POINT	VERT = VERTICAL
MAX = MAXIMUM	
MH = MANHOLE	

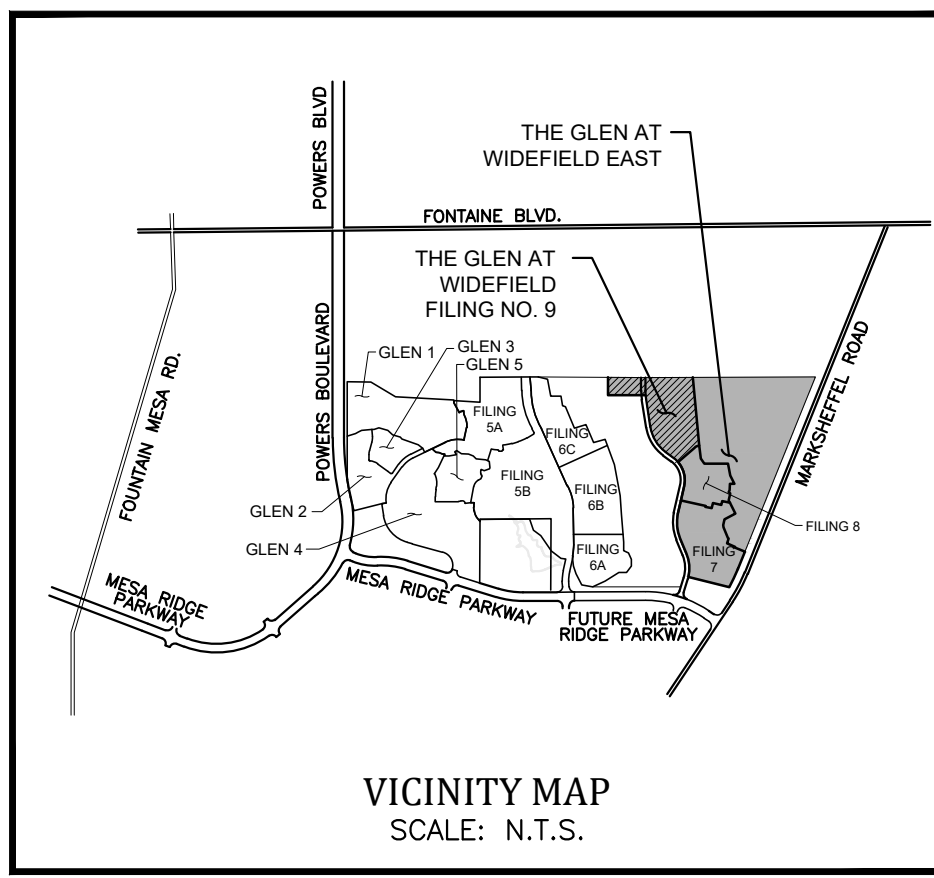


**WIDEFIELD WATER AND SANITATION DISTRICT GENERAL NOTES**

- All utility construction to be conducted in conformance with the current Widesfield Water and Sanitation District specifications. Compaction requirements shall be 95% Standard Proctor as determined by ASTM D698, unless otherwise approved by the Widesfield Water and Sanitation District or a higher standard is imposed by another agency having right-of-way jurisdiction.
- All materials and workmanship shall be subject to inspection by the Widesfield Water and Sanitation District. The Widesfield Water and Sanitation District reserves the right to accept or reject any such materials and workmanship that does not conform to its standards and specifications.
- The Developer or his Engineer has located all fire hydrants and future service stubs. Any required realignment, either horizontal or vertical, shall be at the expense of the Developer.
- All ductile iron pipe, to include fittings, valves and fire hydrants will be wrapped with polyethylene tubing, and electrically isolated.
- All ductile iron pipe and fittings shall be double bonded. Specifications for cathodic protection on both Dip mains and PVC mains is specified in the Standards and Specifications.
- PVC main lines shall be installed with coated No. 12 tracer wire.
- The Contractor is required to notify the Widesfield Water and Sanitation District (390-7111) a minimum of 48 hours and a maximum of 96 hours prior to the start of construction. The Contractor shall also notify affected utility companies 48 hours prior to construction adjacent to the known utility lines.
- The location of all utilities as shown on these drawings are approximate only. The location of all utilities shall be verified prior to construction by the Contractor.
- The Contractor shall field excavate and verify the vertical and horizontal location of all tie-ins. Contractor shall notify the Widesfield Water and Sanitation District and the Engineer of the field verified information prior to construction.
- All bends shall be field staked prior to construction.
- Any water utility material removed and not reused shall be returned to the Widesfield Water and Sanitation District if the District so requests.
- The Contractor shall at his expense support and protect all utility mains so that they will function continuously during construction. Should a utility main fail as a result of the Contractor's operation, it will be replaced immediately by either the Contractor or the Widesfield Water and Sanitation District at full cost of labor and materials to the Contractor.
- Any pumping or bypass operations must be reviewed and approved prior to execution by both the Widesfield Water and Sanitation District and the Engineer.
- Contractor must replace or repair any damage to all surface improvements, including but not limited to fences, curb and gutter and/or asphalt that may be caused during construction.
- All water lines 6" and larger, and all sewer lines 8" and larger, shall have as "as-built" plans prepared and approved prior to final acceptance by the Widesfield Water and Sanitation District.
- Prior to construction, a Pre-Construction Conference is required a minimum of 72 hours in advance of commencement of work. To set the Pre-Construction conference, contact Brandon Bernard, Water Superintendent (464-2051) and/or Mark McCormick, Wastewater Superintendent (491-0128) of the Widesfield Water and Sanitation District for a time. No Pre-Construction Conference times will be set until 4 sets of signed drawings are received by the Widesfield W & S District. Pre-Construction Date: / / Initials: / /

**LEGEND**

— STREET R.O.W.	— CURB & GUTTER (CURB SECTION AS SHOWN ON PLANS)
— STREET CENTER LINE	— FM — EXISTING FORCE MAIN
— PROPOSED WATER	— W — EXISTING WATER
— PROPOSED WATER HYDRANT	— W — EXISTING WATER VALVE
— PROPOSED WATER VALVE	— W — EXISTING WATER VALVE
— PROPOSED SANITARY MH	— W — EXISTING SANITARY MH
— PROPOSED SANITARY SEWER	— W — EXISTING SANITARY SEWER
— PROPOSED STORM SEWER	— W — EXISTING STORM SEWER
— PROPOSED STORM INLET	— W — EXISTING STORM INLET
— PROPOSED STORM MH	— W — EXISTING STORM MH
— PROPOSED STORM FES	— W — EXISTING STORM MH
— PROPOSED BOXBASE MH	— W — EXISTING STORM FES



**STATEMENTS**

**Design Engineer's Statement:**  
These detailed plans and specifications were prepared under my direction and supervision. Said plans and specifications have been prepared according to the criteria established by the County for detailed roadway, drainage, grading and erosion control plans and specifications, and said plans and specifications are in conformity with applicable master drainage plans and master transportation plans. Said plans and specifications meet the purposes for which the particular roadway and drainage facilities are designed and are correct to the best of my knowledge and belief. I accept responsibility for any liability caused by any negligent acts, errors or omissions on my part in preparation of these detailed plans and specifications.

Richard N. Wray, P.E. #19310 Date: 10/1/17  
For and on behalf of Kiowa Engineering Corp.

**Owner/Developer's Statement:**  
I, the owner/developer have read and will comply with all of the requirements specified in these detailed plans and specifications.

J. Ryan Watson, President Date: \_\_\_\_\_  
Glen Development Company  
3 Widesfield Boulevard  
Colorado Springs, Colorado 80911

**El Paso County:**  
County plan review is provided only for general conformance with County Design Criteria. The County is not responsible for the accuracy and adequacy of the design, dimensions, and/or elevations which shall be confirmed at the job site. The County through the approval of this document assumes no responsibility for completeness and/or accuracy of this document.

Filed in accordance with the requirements of the El Paso County Land Development Code, Drainage Criteria Manual, and Engineering Criteria Manual as amended.

In accordance with ECM Section 1.12, these construction documents will be valid for construction for a period of 2 years from the date signed by the El Paso County Engineer. If construction has not started within those 2 years, the plans will need to be resubmitted for approval, including payment of review fees at the Planning and Community Development Directors discretion.

Jennifer Irvine, P.E. Date: \_\_\_\_\_  
County Engineer / ECM Administrator

**UTILITY APPROVALS**

**WATER AND SEWER MAIN EXTENSIONS**  
Any changes or alterations affecting the grade, alignment, elevation and/or depth of cover of any water or sewer mains or other appurtenance shown on this drawing shall be the responsibility of the Owner/Developer. The Owner/Developer shall be responsible for all operational damages and defects in installation and material for mains and services from the date of approval until final acceptance is issued.

Signed: \_\_\_\_\_ Date: \_\_\_\_\_

Print Name: J. Ryan Watson

DBA: GLEN DEVELOPMENT COMPANY  
Address: 3 Widesfield Boulevard  
Colorado Springs, CO 80911  
(719) 392-0194

**FIRE AUTHORITY APPROVAL**  
The number of fire hydrants and hydrant locations shown on this water installation plan are correct and adequate to satisfy the fire protection requirements as specified by the Fire District serving the property noted on the plans.

Security Fire Department  
Signed: \_\_\_\_\_ Date: \_\_\_\_\_  
Security Fire Department

**DISTRICT APPROVALS**  
The Widesfield Water and Sanitation District recognizes the design engineer as having responsibility for the design. The Widesfield Water and Sanitation District has limited its scope of review accordingly.

**WIDEFIELD WATER AND SANITATION DISTRICT WASTEWATER DESIGN APPROVAL**  
Date: \_\_\_\_\_ By: \_\_\_\_\_

In case of errors or omissions with the sewer design as shown on this document the standards as defined in the "Rules and Regulations for Installation of Sewer Mains and Services" shall rule. Approval expires 180 days from Design Approval.

**WIDEFIELD WATER AND SANITATION DISTRICT WATER DESIGN APPROVAL**  
Date: \_\_\_\_\_ By: \_\_\_\_\_

In case of errors or omissions with the sewer design as shown on this document the standards as defined in the "Rules and Regulations for Installation of Sewer Mains and Services" shall rule. Approval expires 180 days from Design Approval.

**GOVERNING AGENCIES**

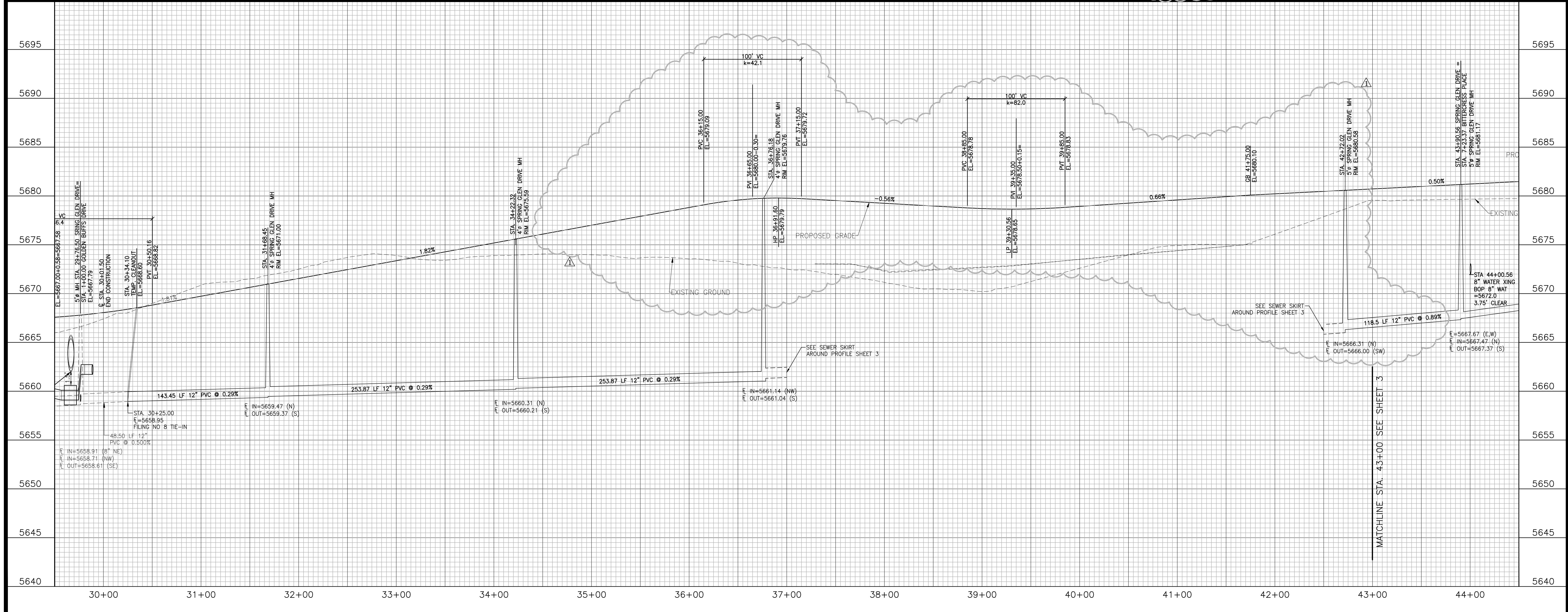
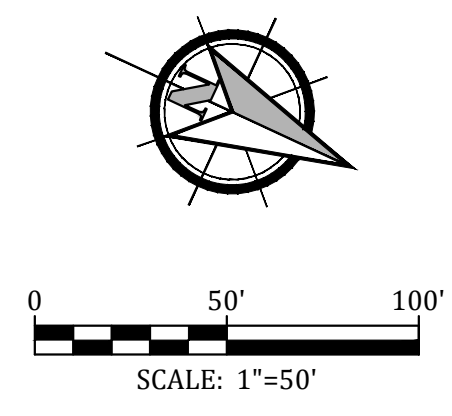
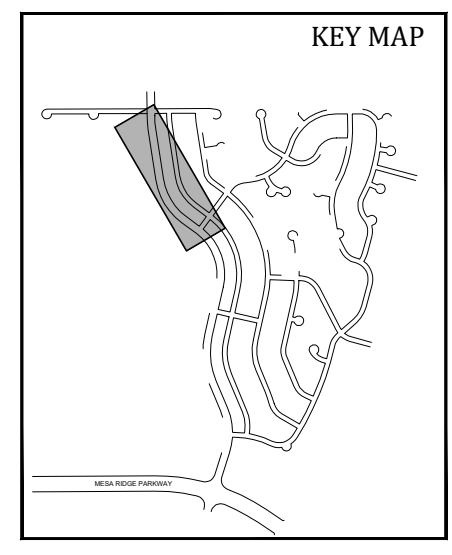
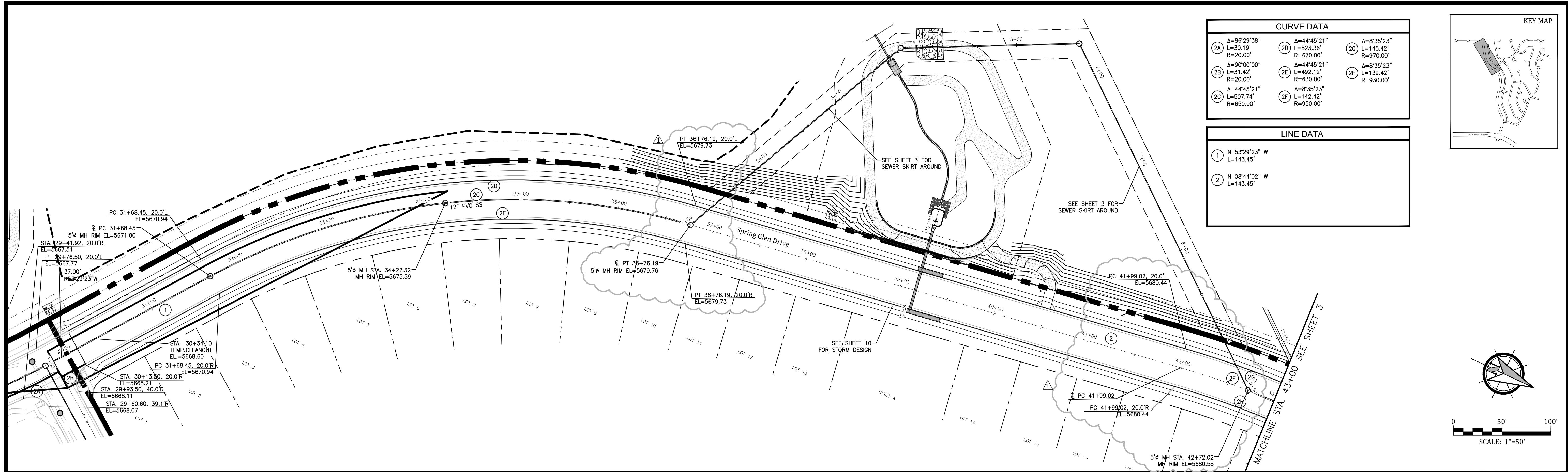
El Paso County Planning & Community Development Department 2880 International Circle Suite 110 Colorado Springs Colorado (719) 520-6300	Black Hills Energy 189465 Box Camp Road Unit A7 Monument, Colorado (719) 359-0586
Widesfield Water & Sanitation District 37 Widesfield Blvd. Colorado Springs, Colorado (719) 390-7111	Mountain View Electric Association 11140 East Woodmen Road Falcon, Colorado (719) 495-2283

**DEVELOPER:** WIDEFIELD Investment Group  
3 WIDEFIELD BOULEVARD  
COLORADO SPRINGS, CO 80911

**PREPARED BY:** Kiowa Engineering Corporation  
Celebrating 30 years  
1604 South 21st Street  
Colorado Springs, Colorado 80904  
(719) 630-7342

Kiowa Project No. 17038  
September 25, 2018  
Revised April 17, 2019

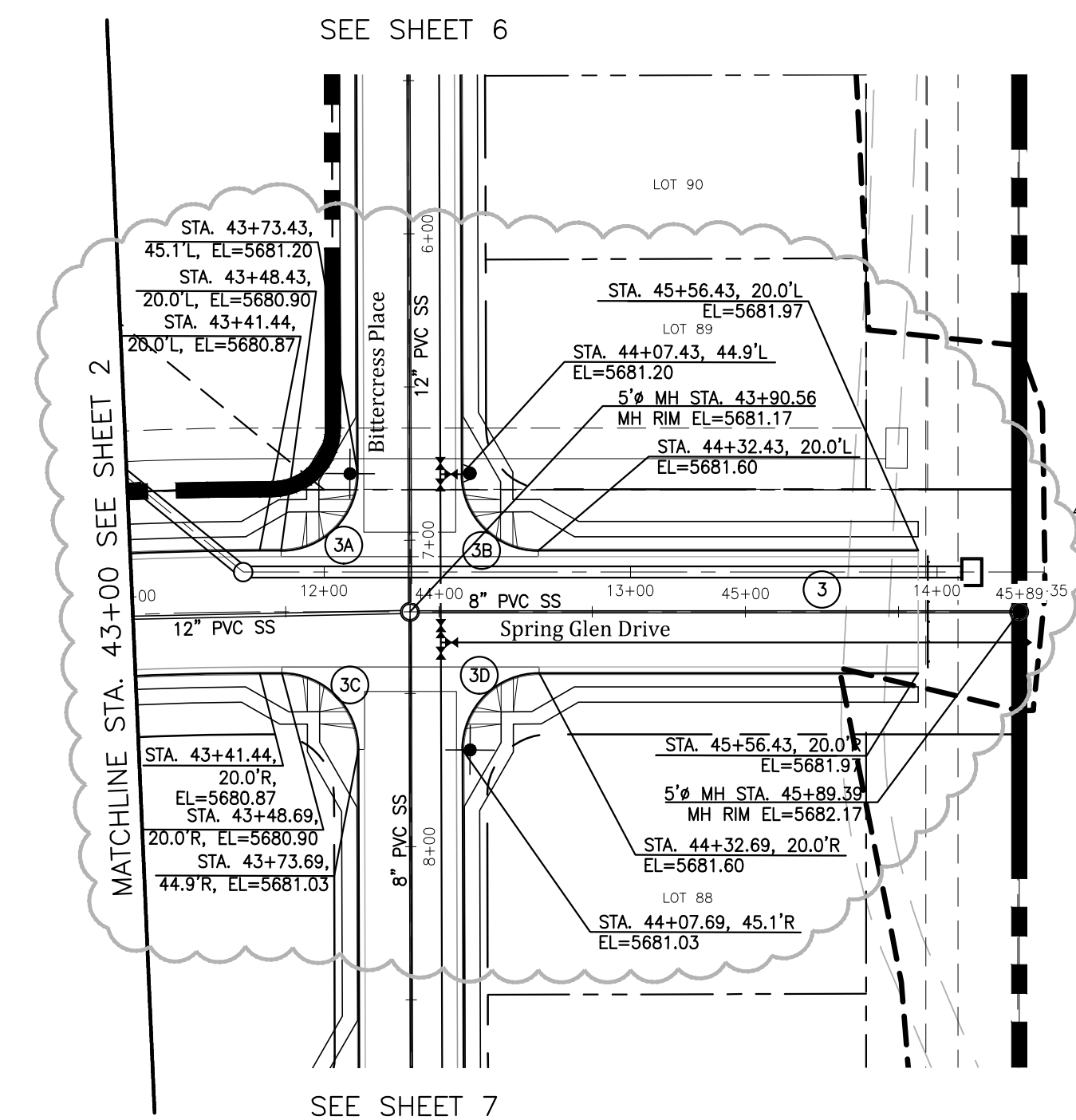
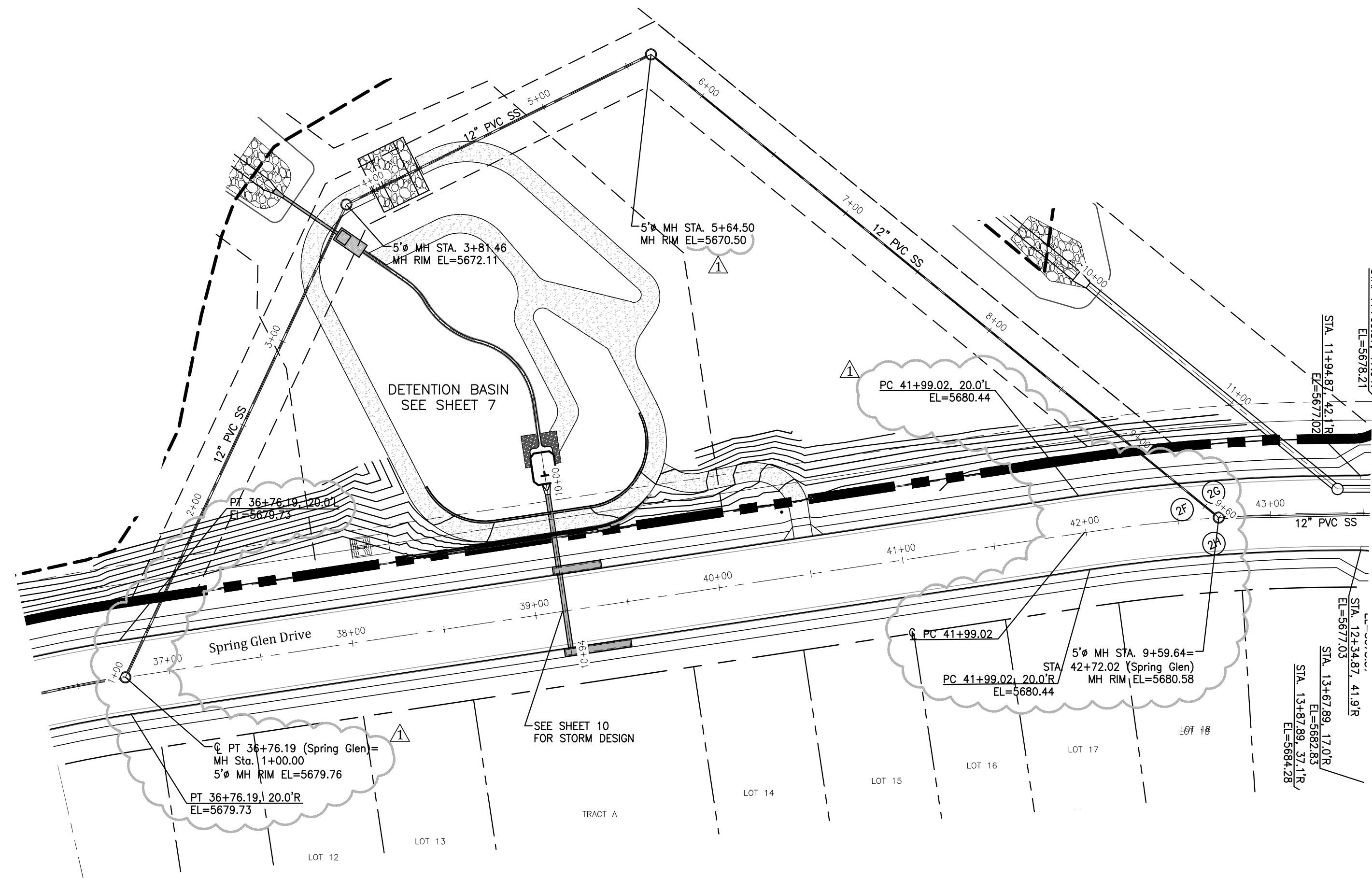




**GLEN AT WIDEFIELD FILING NO. 9**  
**SPRING GLEN DRIVE (Sta. 30+00 to Sta. 43+00)**  
PLAN AND PROFILE  
EL PASO COUNTY, COLORADO

Project No.:	17038
Date:	September 25, 2018
Design:	AWMc
Drawn:	JAK
Check:	AWMc
Revisions:	
▲	4/16/19 Profile/San. Sewer



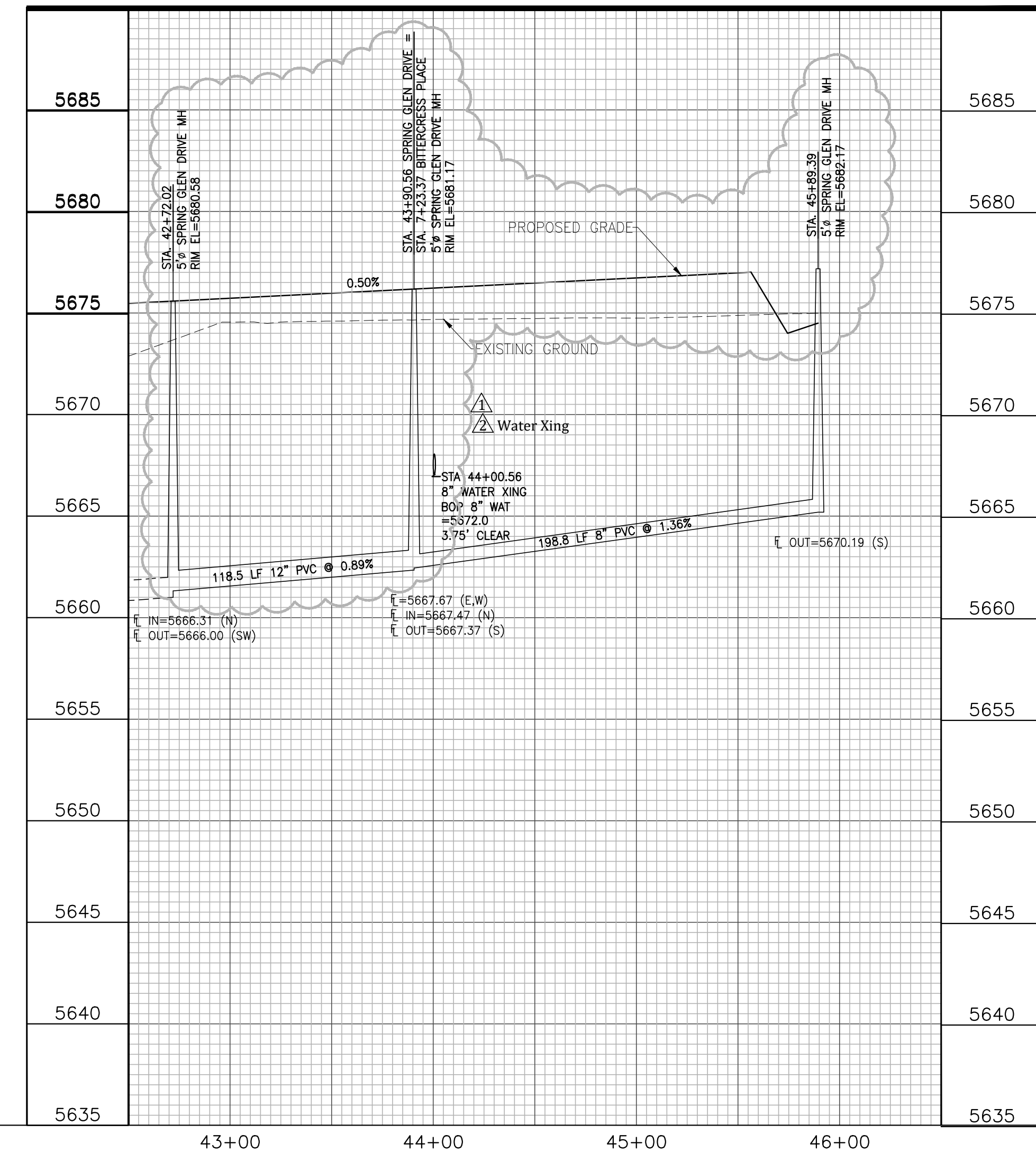
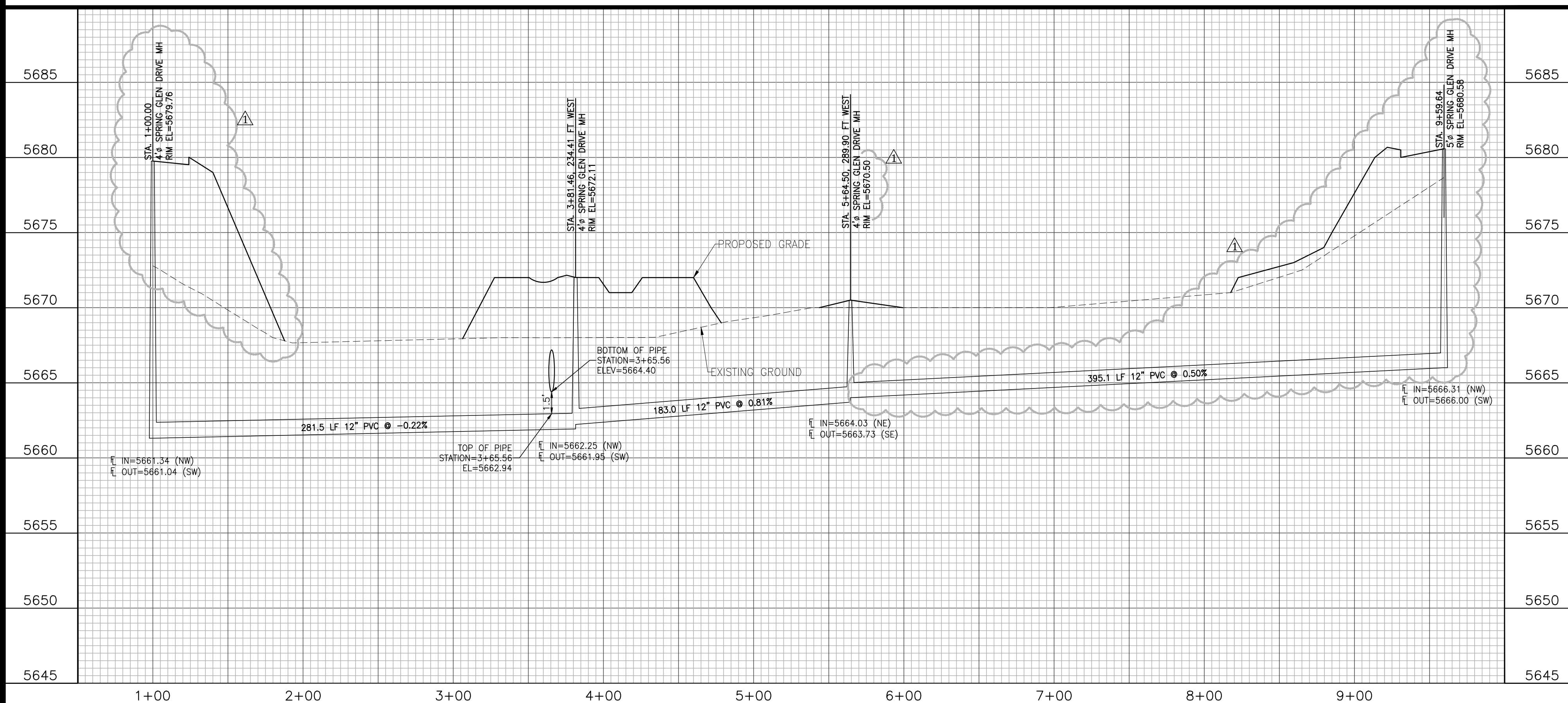


**CURVE DATA**

3A	Δ=89°50'01"	3D	Δ=89°50'01"
	L=39.20'		L=39.20'
	R=25.00'		R=25.00'
3B	Δ=90°09'59"		
	L=39.34'		
	R=25.00'		
3C	Δ=90°09'59"		
	L=39.34'		
	R=25.00'		

**LINE DATA**

3	N 00°08'39" W
	L=214.98'

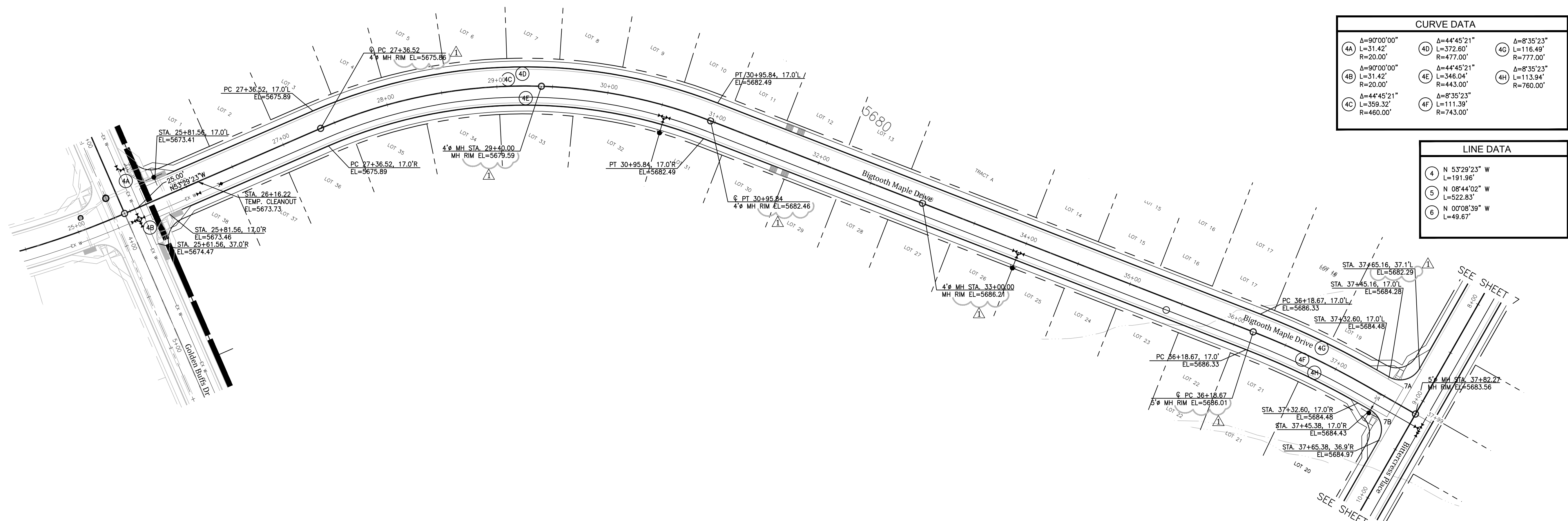


**GLEN AT WIDEFIELD FILING NO. 9**  
**SPRING GLEN DRIVE (Sta. 43+00 to Sta. 45+89)**  
 PLAN AND PROFILE  
 EL PASO COUNTY, COLORADO

Project No.: 17038  
 Date: September 25, 2018  
 Design: AWMc  
 Drawn: JAK  
 Check: AWMc

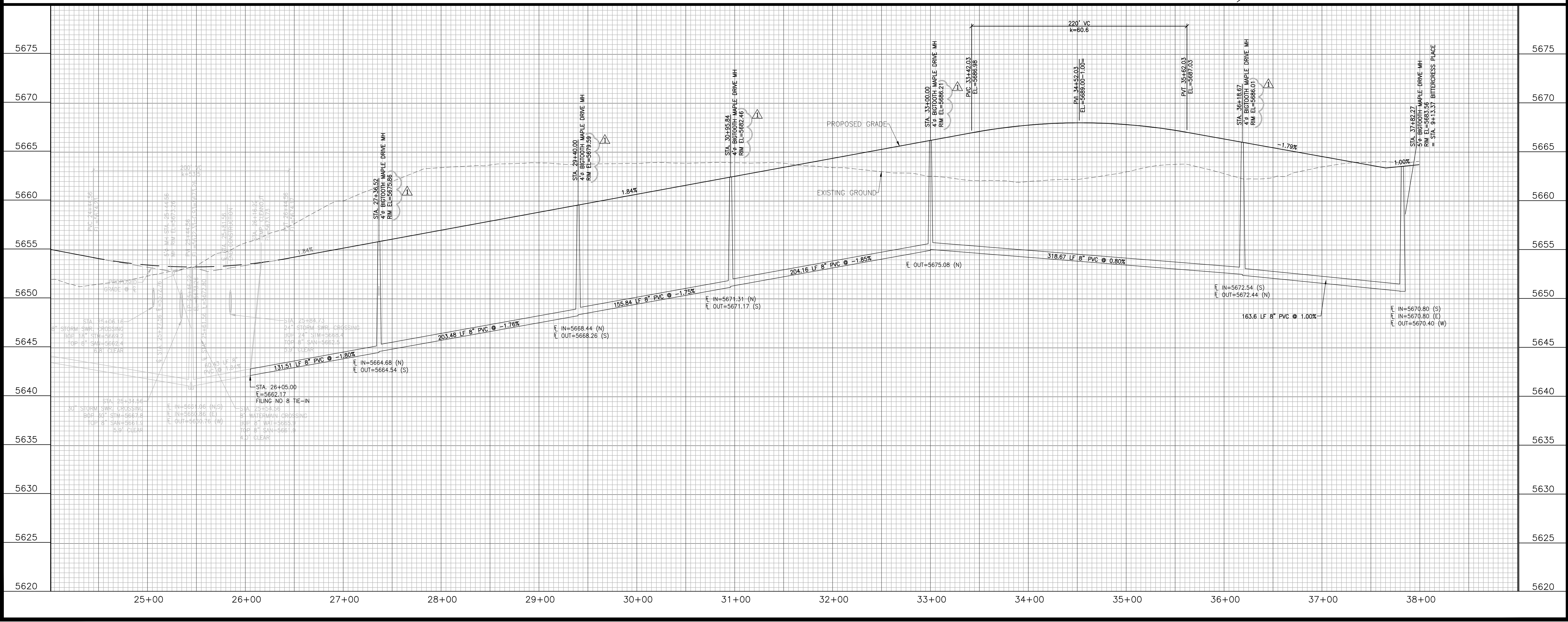
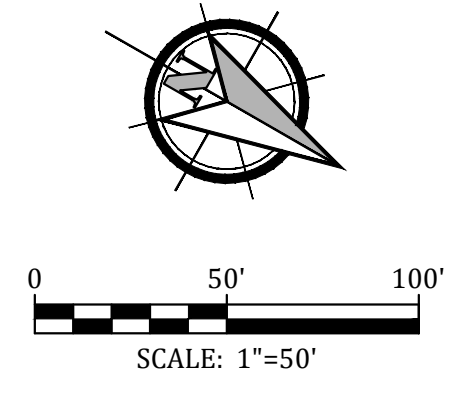
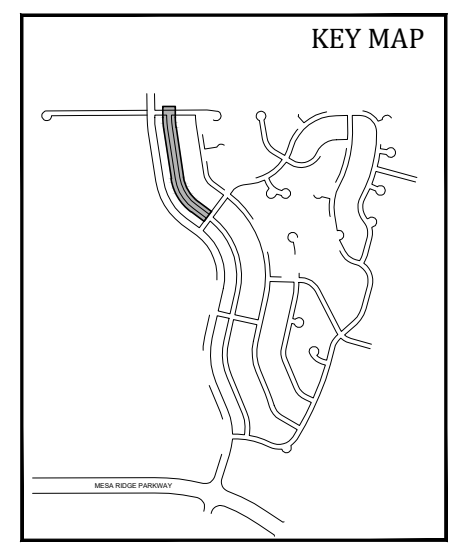
Revisions:  
 4/16/19 Profile/San. Sewer  
 6/04/19 3rd Sub Comments





CURVE DATA		
4A	$\Delta=90^{\circ}00'00''$ L=31.42' R=20.00'	$\Delta=44^{\circ}45'21''$ L=372.60' R=477.00'
4B	$\Delta=90^{\circ}00'00''$ L=31.42' R=20.00'	$\Delta=44^{\circ}45'21''$ L=346.04' R=443.00'
4C	$\Delta=44^{\circ}45'21''$ L=359.32' R=460.00'	$\Delta=8^{\circ}35'23''$ L=116.49' R=777.00'
4D	$\Delta=44^{\circ}45'21''$ L=372.60' R=477.00'	$\Delta=8^{\circ}35'23''$ L=113.94' R=760.00'
4E	$\Delta=44^{\circ}45'21''$ L=346.04' R=443.00'	$\Delta=8^{\circ}35'23''$ L=111.39' R=743.00'
4F	$\Delta=8^{\circ}35'23''$ L=111.39' R=743.00'	

LINE DATA	
4	N 53°29'23" W L=191.96'
5	N 08°44'02" W L=522.83'
6	N 00°08'39" W L=49.67'



**Kiowa**  
Engineering Corporation  
1604 South 21st Street  
Colorado Springs, Colorado 80904  
(719) 630-7942

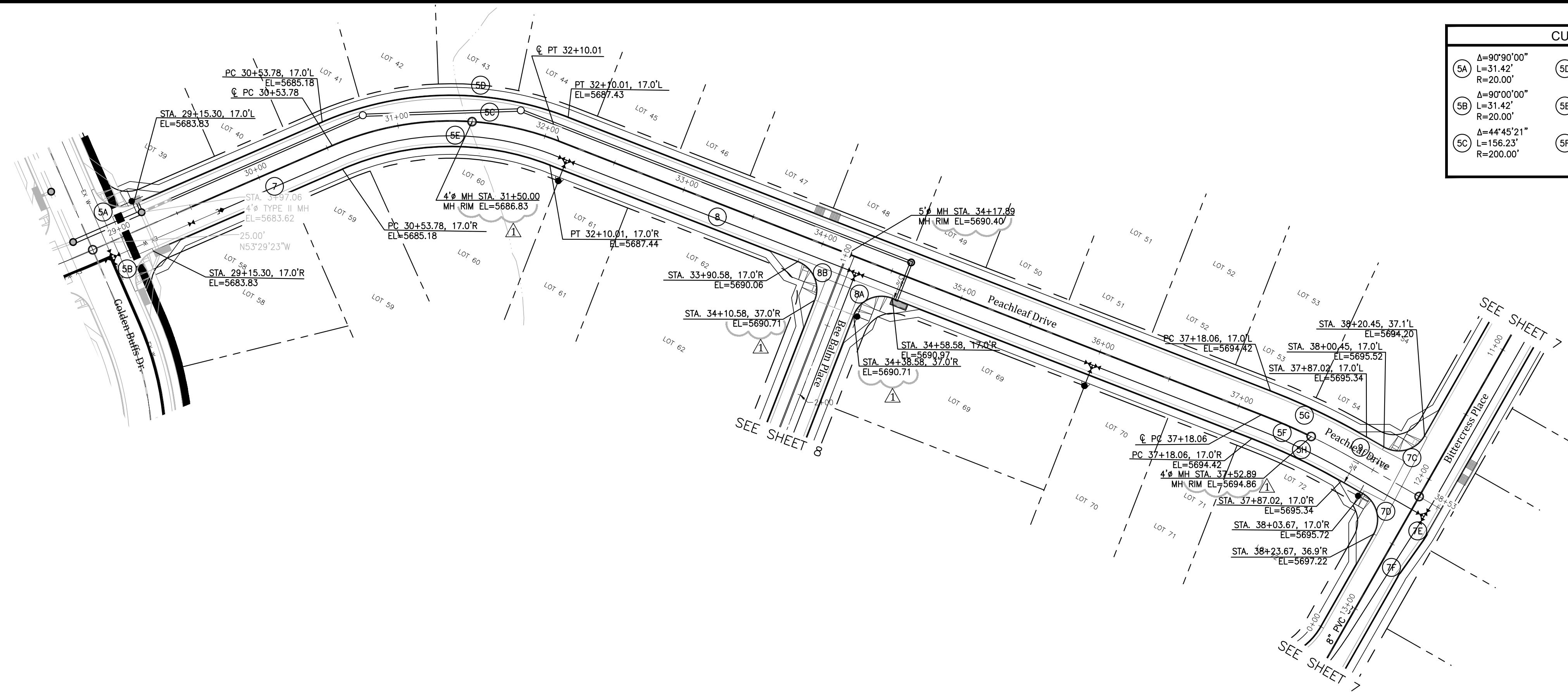
**W**  
WIDEFIELD  
Investment Group

**GLEN AT WIDEFIELD FILING NO. 9  
BIGTOOTH MAPLE DRIVE (Sta. 25+50 to Sta. 37+82)  
PLAN AND PROFILE  
EL PASO COUNTY, COLORADO**

Project No.:	17038
Date:	September 25, 2018
Design:	AWMc
Drawn:	JAK
Check:	AWMc
Revisions:	
	4/16/19 San. Sewer Rim EL.

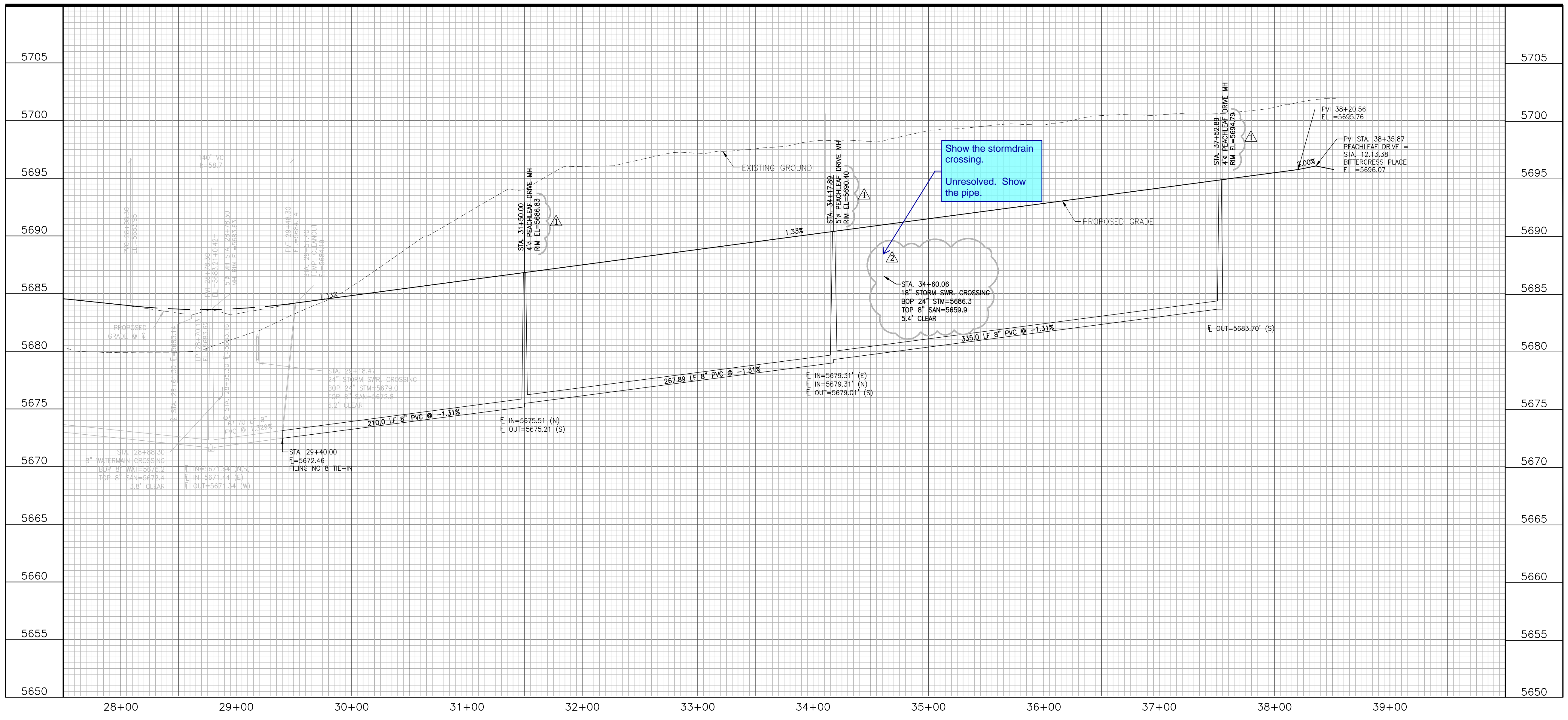
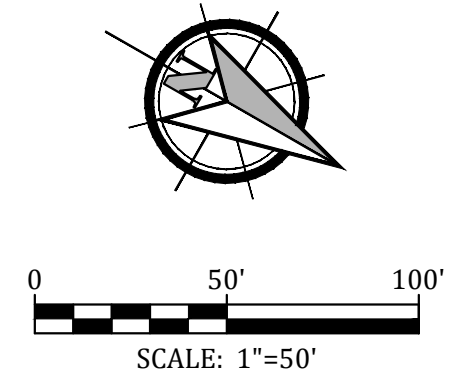
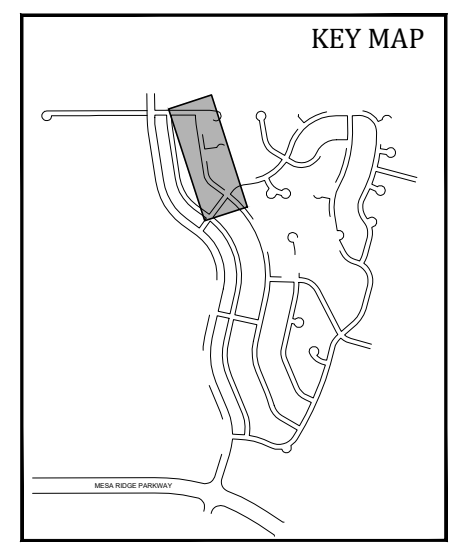
SHEET  
**4**  
4 of 20 Sheets





CURVE DATA		
SA Δ=90°00'00" L=31.42' R=20.00'	SD Δ=44°45'21" L=169.51' R=217.00'	SE Δ=8°35'23" L=71.51' R=477.00'
SB Δ=90°00'00" L=31.42' R=20.00'	SE Δ=44°45'21" L=142.95' R=183.00'	SH Δ=8°35'23" L=66.41' R=443.00'
SC Δ=44°45'21" L=156.23' R=200.00'	SF Δ=8°35'23" L=68.96' R=460.00'	

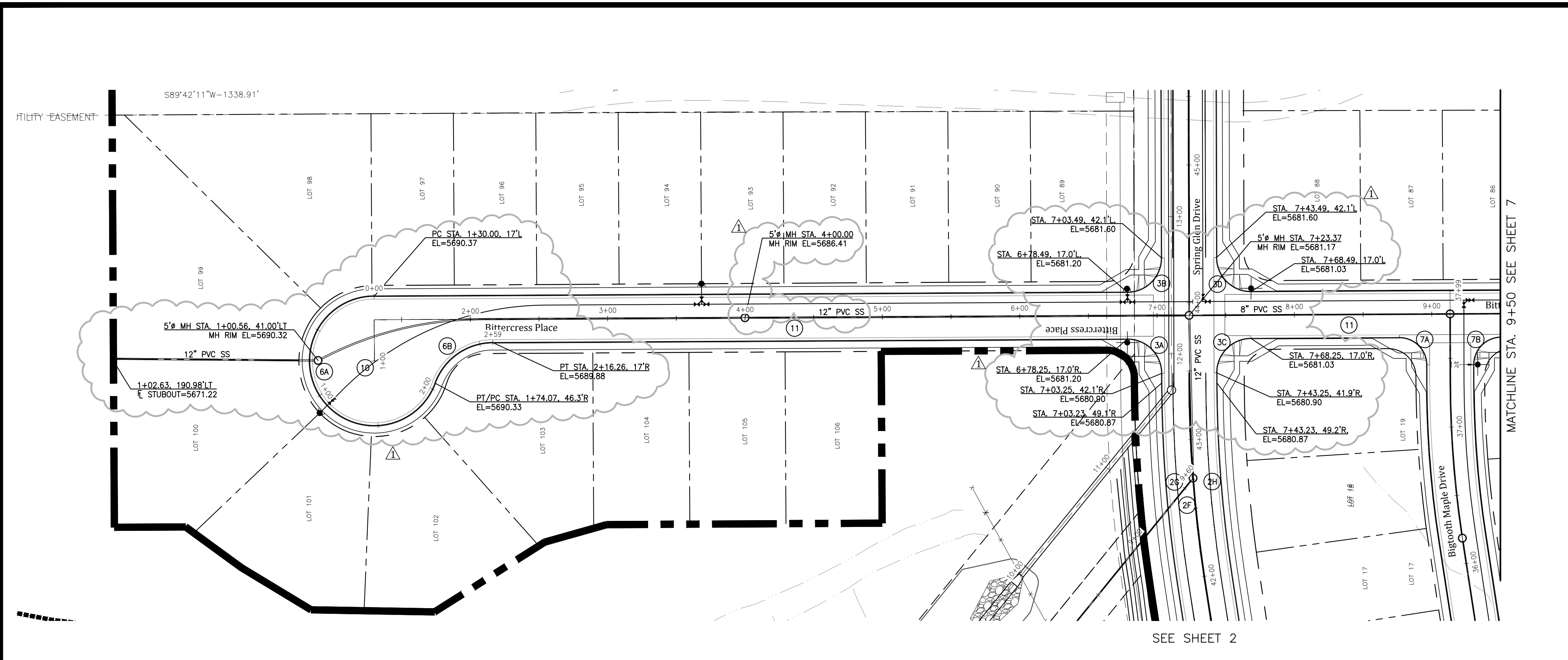
LINE DATA	
7	N 53°29'23" W L=175.49'
8	N 08°44'02" W L=506.36'
9	N 07°08'39" W L=50.54'



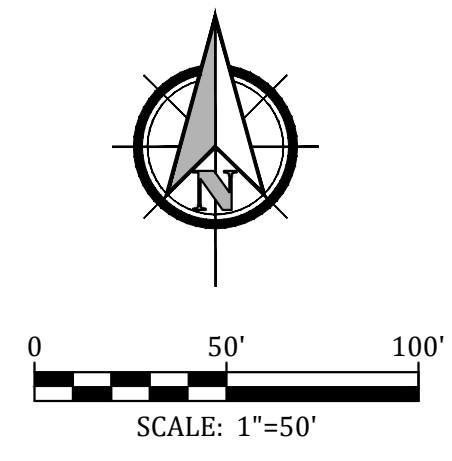
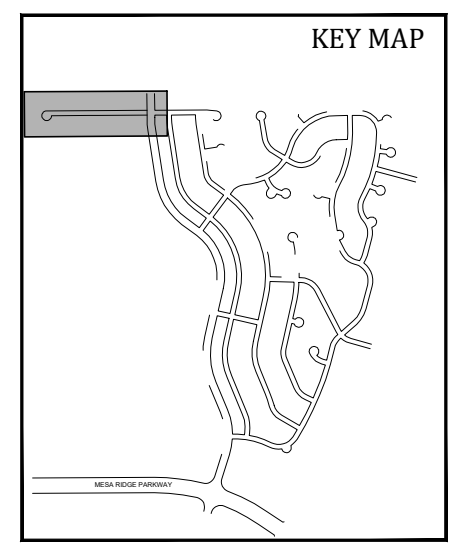
Show the stormdrain crossing.  
Unresolved. Show the pipe.

Project No.:	17038
Date:	September 25, 2018
Design:	AWMc
Drawn:	JAK/MJK
Check:	AWMc
Revisions:	
Δ	4/16/19 San. Sew. Rim EL.
Δ	06/04/19 3rd Sub Comments





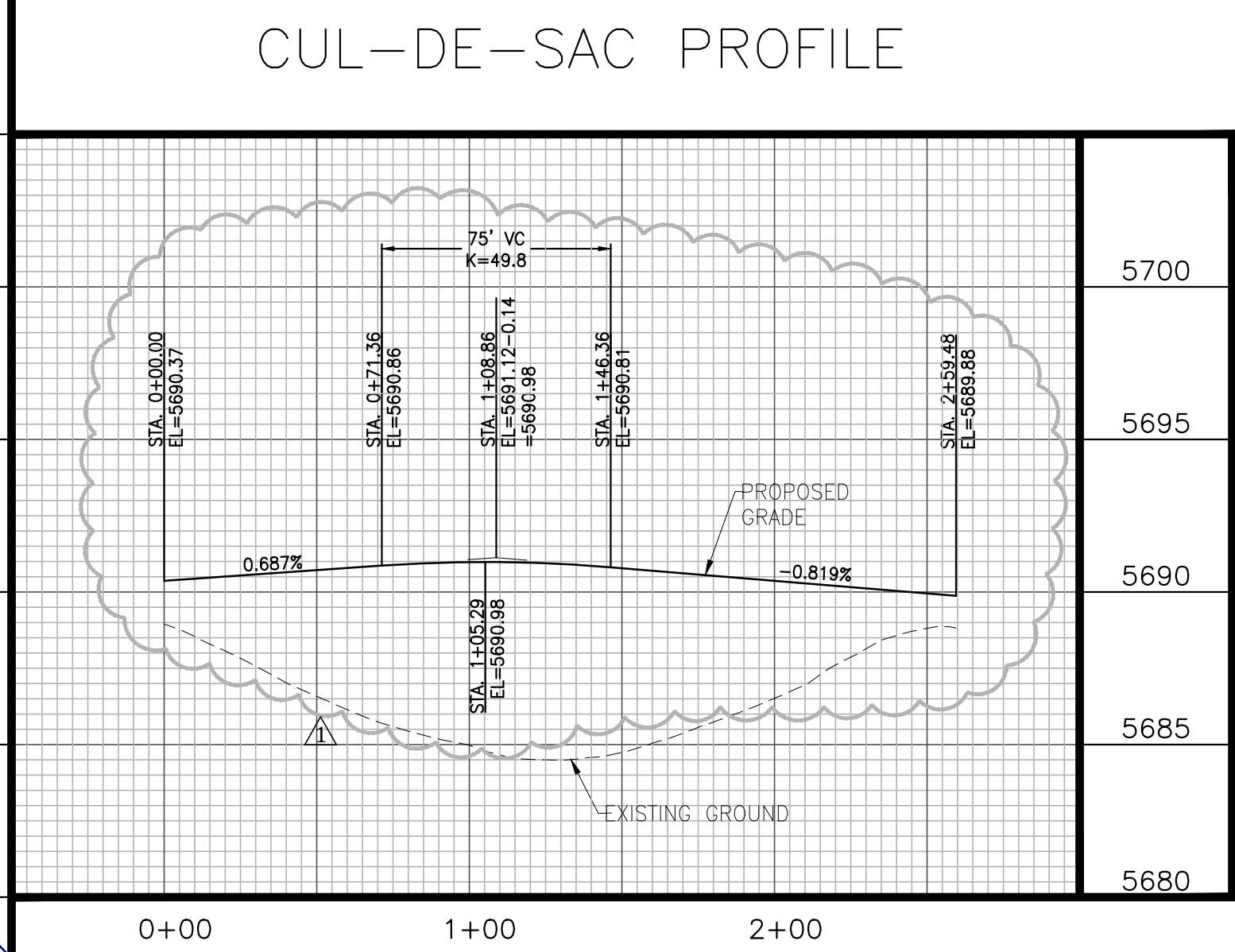
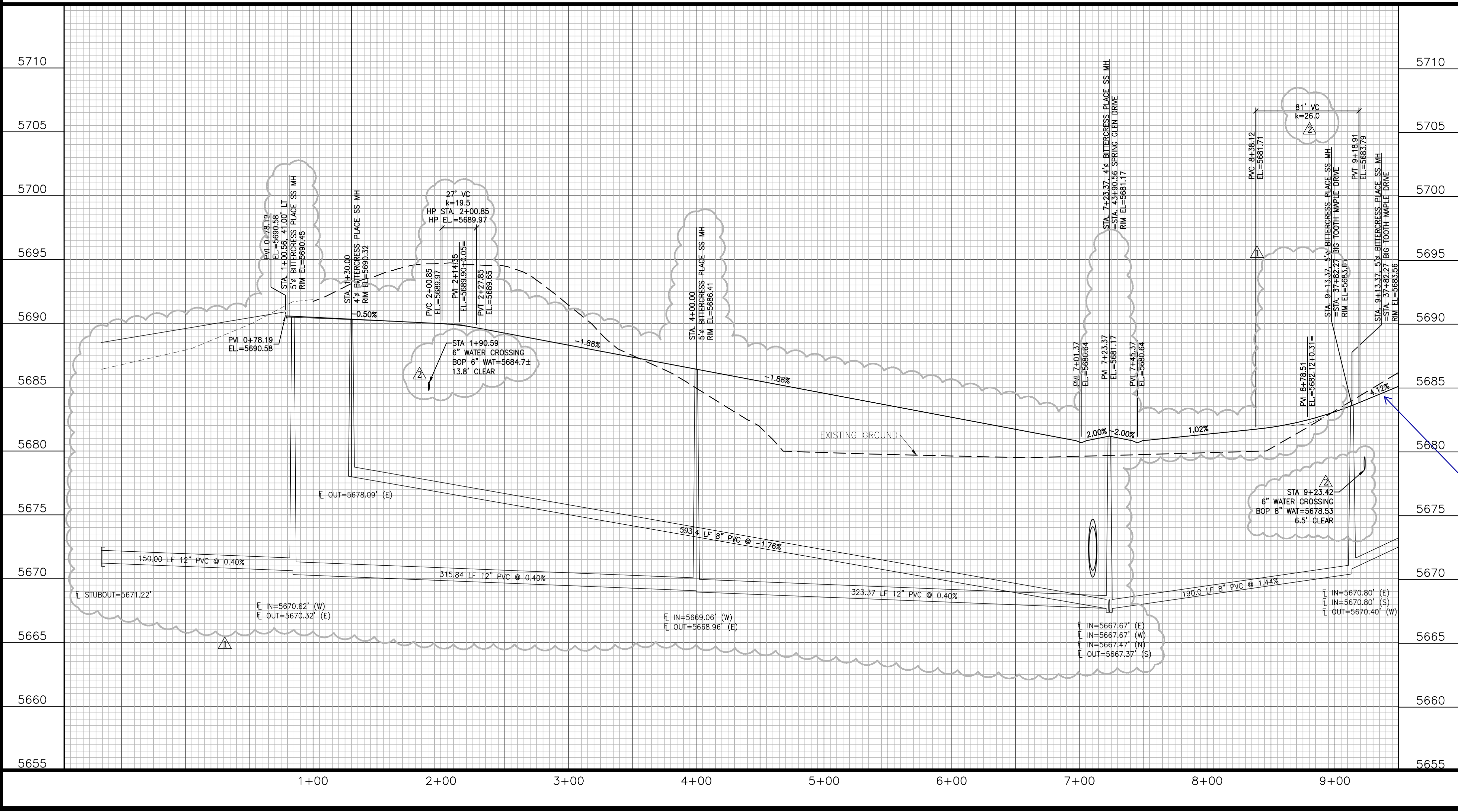
CURVE DATA		LINE DATA	
6A	$\Delta=249^{\circ}38'44''$ $L=204.79'$ $R=47.00'$	10	N 00°18'38" W L=30.00'
6B	$\Delta=69^{\circ}38'44''$ $L=54.70'$ $R=45.00'$	11	N 89°41'22" E L=1277.11'



**Kiowa**  
Engineering Corporation  
1604 South 21st Street  
Colorado Springs, Colorado 80904  
(719) 630-7342

**W**  
WIDEFIELD  
Investment Group

**GLEN AT WIDEFIELD FILING NO. 9**  
**BITTERCRESS PLACE (Sta. 0+00 to Sta. 9+00)**  
PLAN AND PROFILE  
EL PASO COUNTY, COLORADO

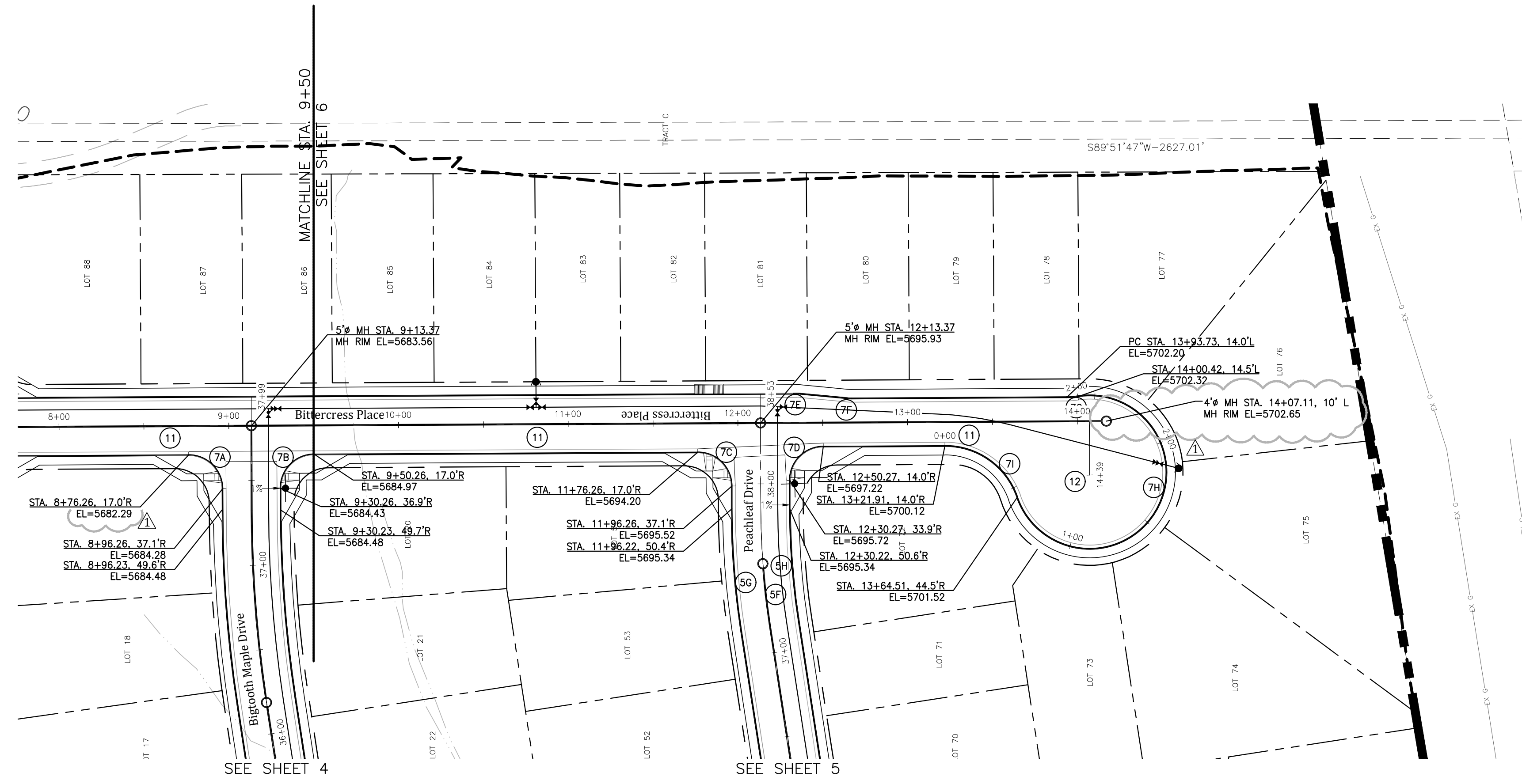


Max grade at intersections per ECM Table 2-22 is 4%.

Project No.:	17038
Date:	September 25, 2018
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Drawn:	JAK/MJK
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Revisions:	
	4/16/19 Profile/San. Sewer
	6/04/19 3rd Sub Comments

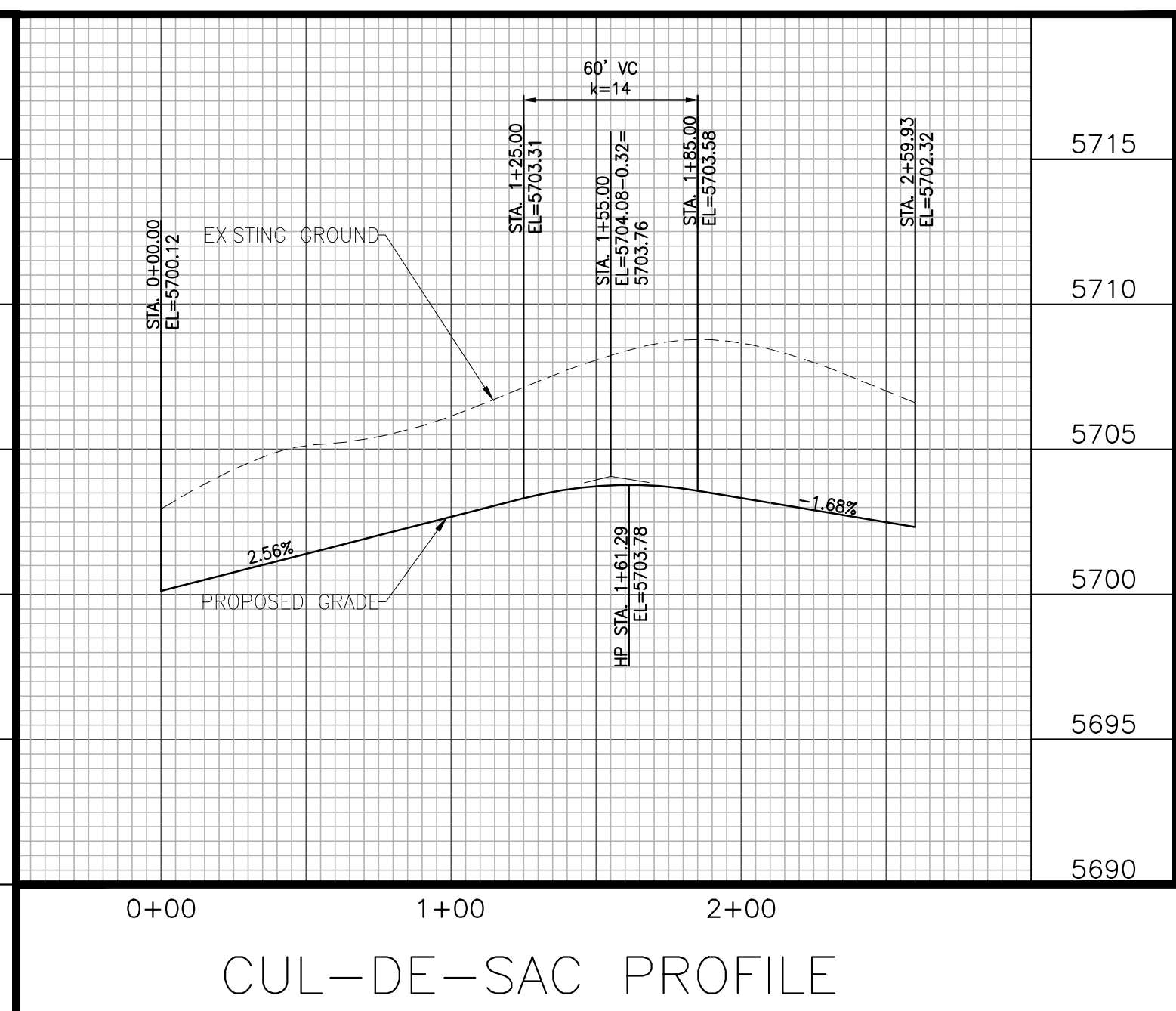
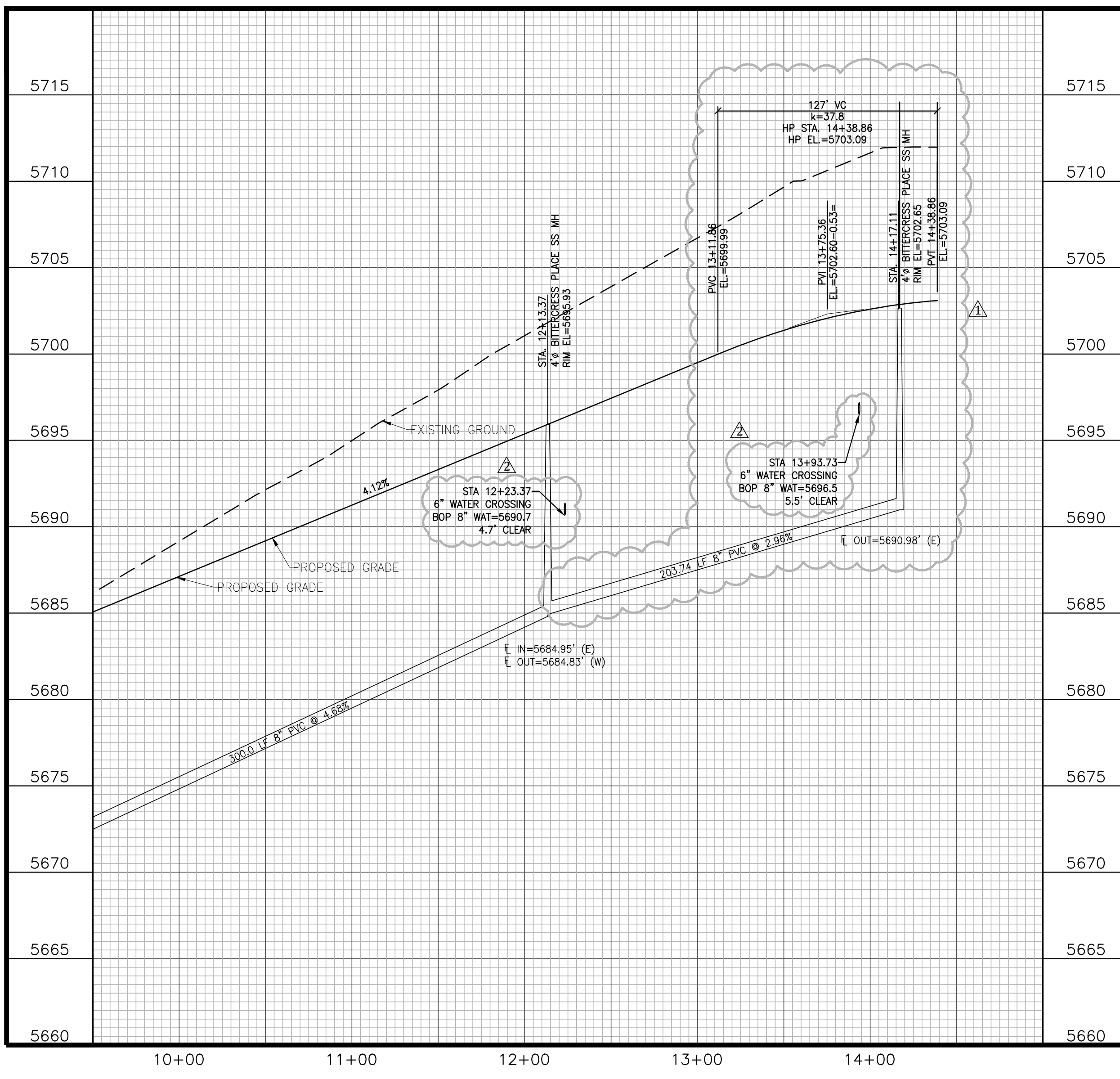
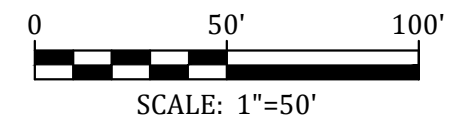
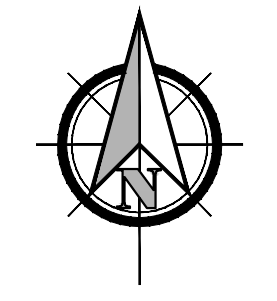
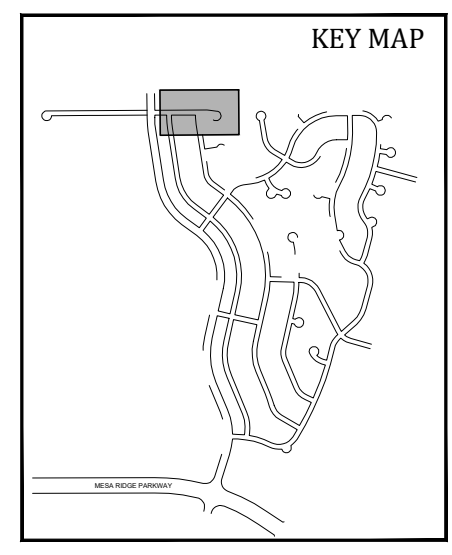
SHEET  
**6**  
6 of 20 Sheets  
17038-cw9-2-16-PP.dwg/Jan 03, 2019





CURVE DATA		
7A	$\Delta=90^{\circ}09'59''$ L=31.47' R=20.00'	$\Delta=89^{\circ}50'01''$ L=31.36' R=20.00'
7B	$\Delta=89^{\circ}50'01''$ L=31.36' R=20.00'	$\Delta=542'38''$ L=2.49' R=25.00'
7C	$\Delta=90^{\circ}09'59''$ L=31.47' R=20.00'	$\Delta=542'38''$ L=2.49' R=25.00'
7D	$\Delta=89^{\circ}50'01''$ L=31.36' R=20.00'	$\Delta=8^{\circ}32'57''$ L=6.71' R=45.00'
7E	$\Delta=542'38''$ L=2.49' R=25.00'	$\Delta=259^{\circ}45'06''$ L=204.01' R=45.00'
7F	$\Delta=542'38''$ L=2.49' R=25.00'	$\Delta=71^{\circ}12'09''$ L=55.92' R=45.00'
7G	$\Delta=8^{\circ}32'57''$ L=6.71' R=45.00'	
7H	$\Delta=259^{\circ}45'06''$ L=204.01' R=45.00'	
7I	$\Delta=71^{\circ}12'09''$ L=55.92' R=45.00'	

LINE DATA	
11	N 89°41'22" E L=1277.11'
12	S 00°18'38" E L=31.76'



**GLEN AT WIDEFIELD FILING NO. 9**  
**BITTERCRESS PLACE (Sta. 9+00 to Sta. 14+39)**  
 PLAN AND PROFILE  
 EL PASO COUNTY, COLORADO

Project No.:	17038
Date:	September 25, 2018
Design:	AWMc
Drawn:	JAK
Check:	AWMc
Revisions:	
	4/16/19 Profile/San. Sewer
	6/04/19 3rd Sub Comments

SHEET

**7**

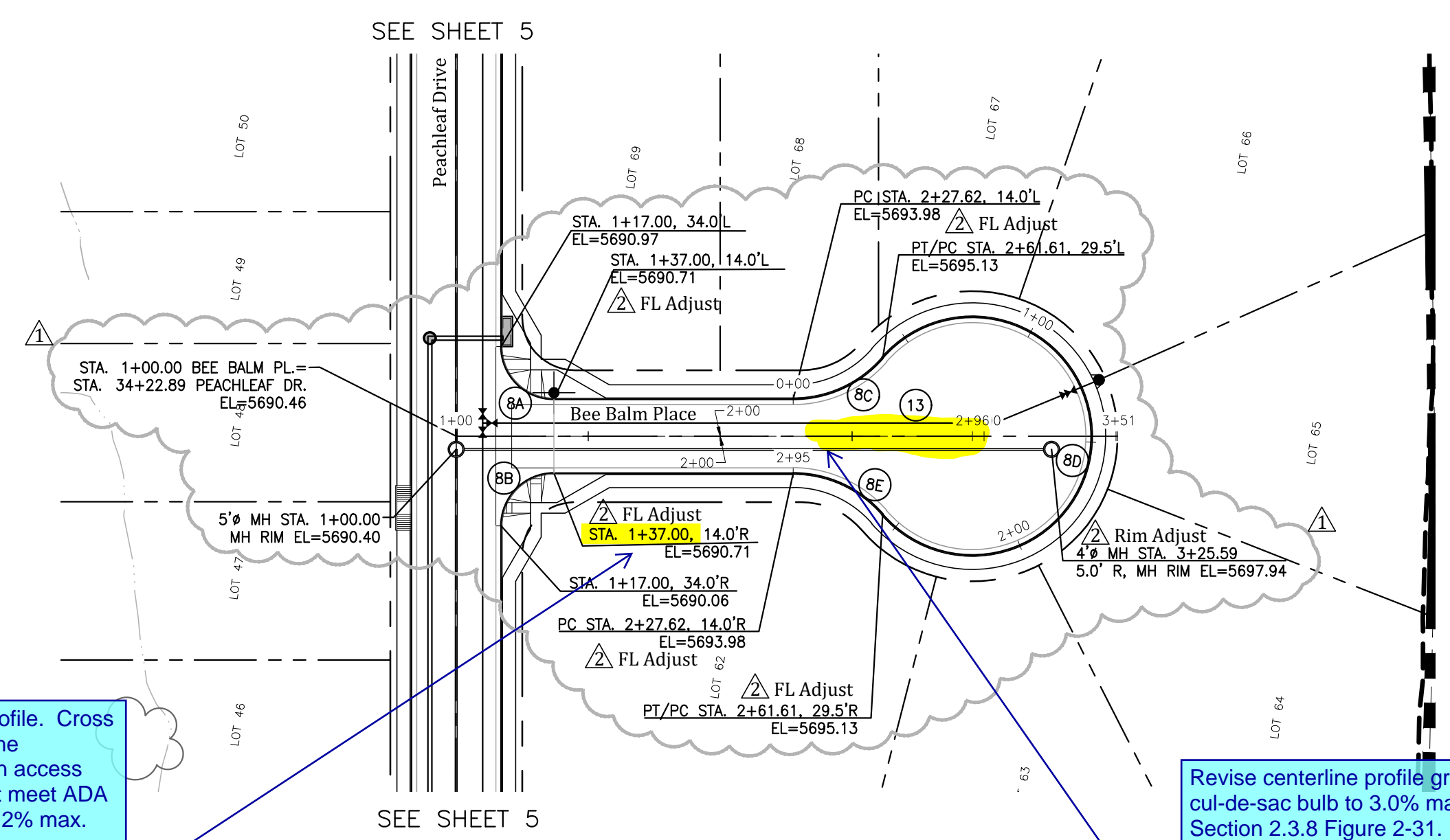
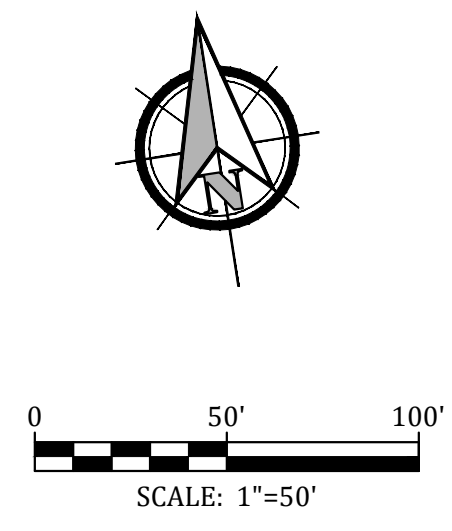
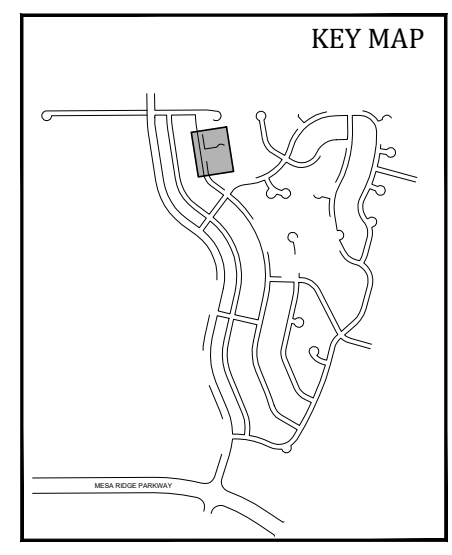
**Kiowa**  
 Engineering Corporation  
 1604 South 21st Street  
 Colorado Springs, Colorado 80904  
 (719) 630-7942

**W**  
 WIDEFIELD  
 Investment Group



CURVE DATA	
8A	$\Delta=49^{\circ}02'18"$ $L=38.51'$ $R=45.00'$
8B	$\Delta=278^{\circ}04'35"$ $L=218.40'$ $R=45.00'$
8C	$\Delta=49^{\circ}02'18"$ $L=38.51'$ $R=45.00'$

LINE DATA	
13	S $81^{\circ}15'58"$ E $L=250.59'$



Revise profile. Cross slope of the pedestrian access path must meet ADA criteria of 2% max.

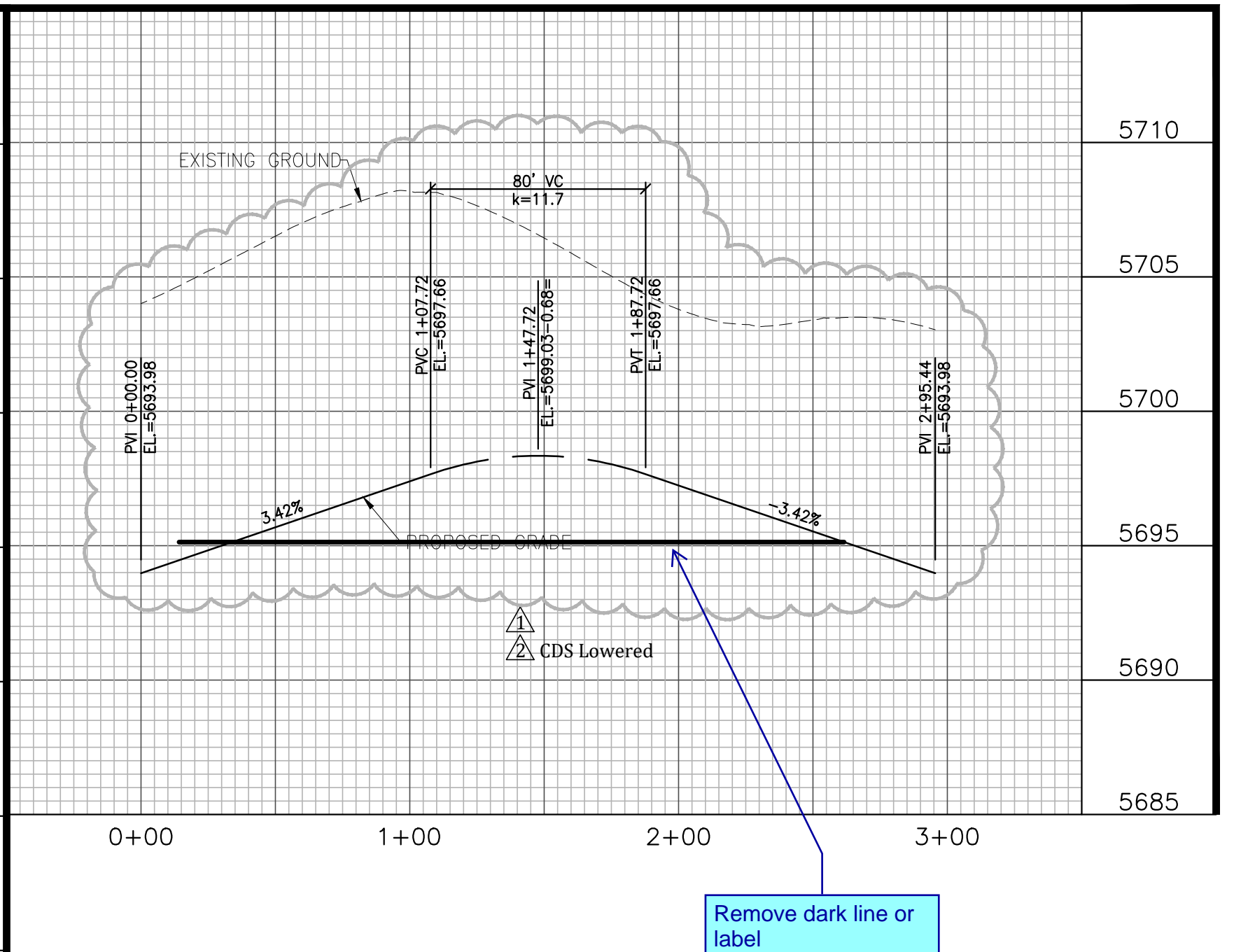
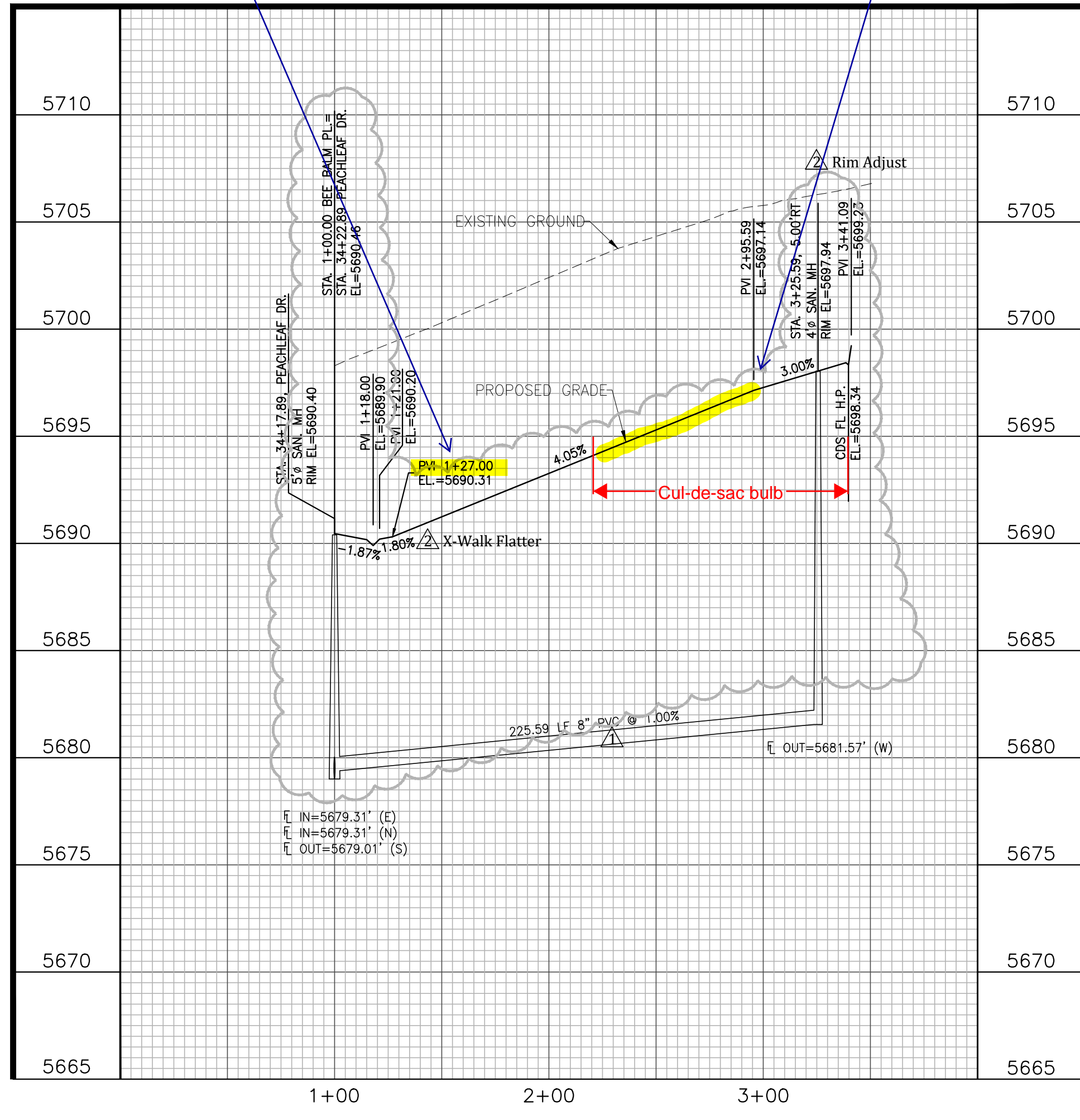
Unresolved. PVI and elevation does not match. The FL elevation is higher than the centerline elevation.

Revise centerline profile grade within the cul-de-sac bulb to 3.0% max. See ECM Section 2.3.8 Figure 2-31.

Unresolved. The highlighted area does not meet criteria.

CENTERLINE PROFILE

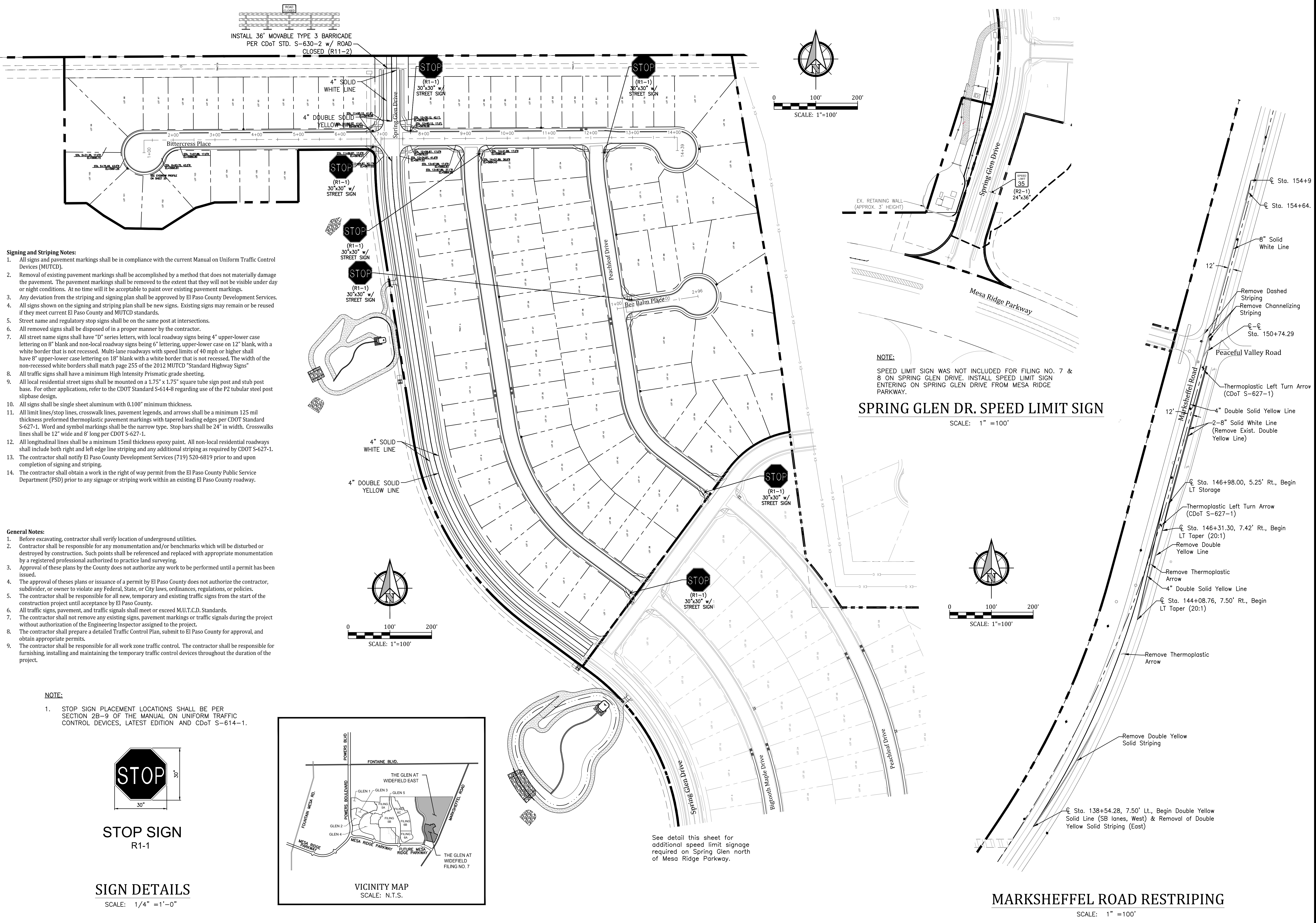
CUL-DE-SAC PROFILE



Project No.:	17038
Date:	September 25, 2018
Design:	AWMc
Drawn:	JAK
Check:	AWMc
Revisions:	
	4/16/19 Profile/San. Sewer
	6/04/19 3rd Sub Comments



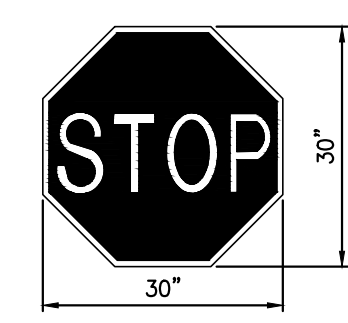
Project No.:	17038
Date:	September 25, 2018
Design:	AWMc
Drawn:	JAK
Check:	AWMc
Revisions:	



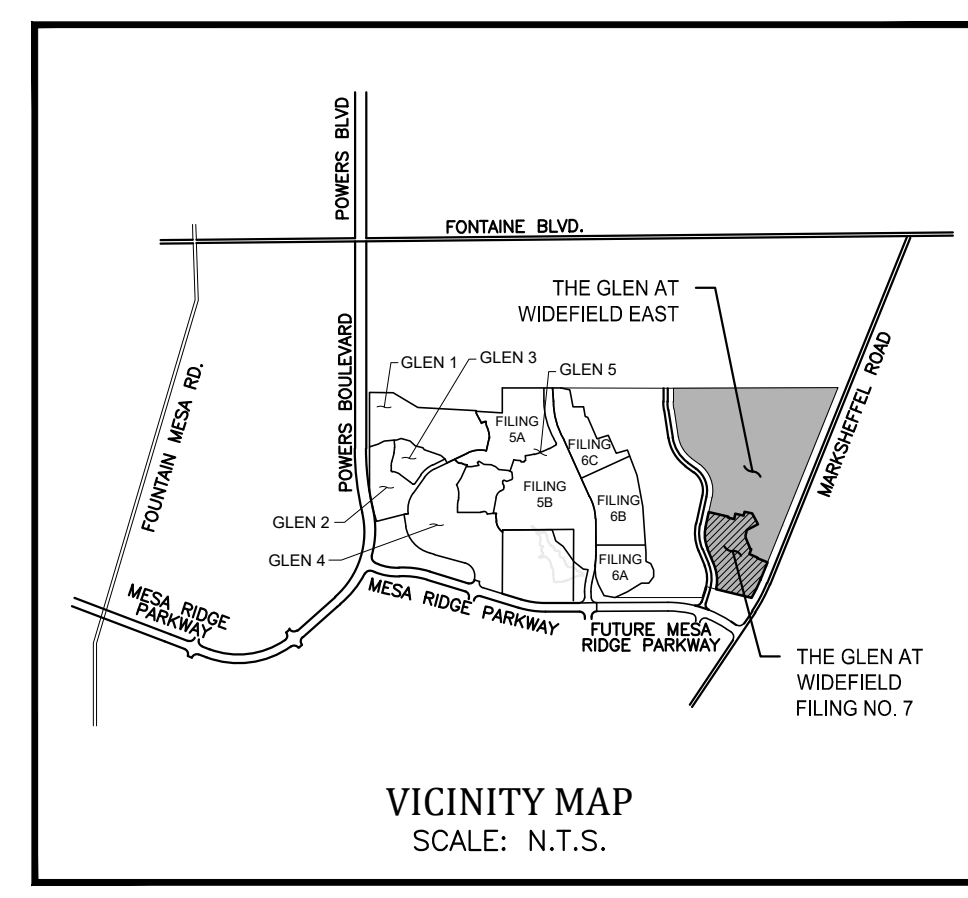
- Signing and Striping Notes:**
- All signs and pavement markings shall be in compliance with the current Manual on Uniform Traffic Control Devices (MUTCD).
  - Removal of existing pavement markings shall be accomplished by a method that does not materially damage the pavement. The pavement markings shall be removed to the extent that they will not be visible under dry or night conditions. At no time will it be acceptable to paint over existing pavement markings.
  - Any deviation from the striping and signing plan shall be approved by El Paso County Development Services.
  - All signs shown on the signing and striping plan shall be new signs. Existing signs may remain or be reused if they meet current El Paso County and MUTCD standards.
  - Street name and regulatory stop signs shall be on the same post at intersections.
  - All removed signs shall be disposed of in a proper manner by the contractor.
  - All street name signs shall have "D" series letters, with local roadway signs being 4" upper-lower case lettering on 8" blank and non-local roadway signs being 6" lettering, upper-lower case on 12" blank, with a white border that is not recessed. Multi-lane roadways with speed limits of 40 mph or higher shall have 8" upper-lower case lettering on 18" blank with a white border that is not recessed. The width of the non-recessed white borders shall match page 255 of the 2012 MUTCD "Standard Highway Signs".
  - All traffic signs shall have a minimum High Intensity Prismatic grade sheeting.
  - All local residential street signs shall be mounted on a 1.75" x 1.75" square tube sign post and stub post base. For other applications, refer to the CDOT Standard S-614-8 regarding use of the P2 tubular steel post slipbase design.
  - All signs shall be single sheet aluminum with 0.100" minimum thickness.
  - All limit lines/stop lines, crosswalk lines, pavement legends, and arrows shall be a minimum 125 mil thickness preformed thermoplastic pavement markings with tapered leading edges per CDOT Standard S-627-1. Word and symbol markings shall be the narrow type. Stop bars shall be 24" in width. Crosswalk lines shall be 12" wide and 8' long per CDOT S-627-1.
  - All longitudinal lines shall be a minimum 15mil thickness epoxy paint. All non-local residential roadways shall include both right and left edge line striping and any additional striping as required by CDOT S-627-1.
  - The contractor shall notify El Paso County Development Services (719) 520-6819 prior to and upon completion of signing and striping.
  - The contractor shall obtain a work in the right of way permit from the El Paso County Public Service Department (PSD) prior to any signage or striping work within an existing El Paso County roadway.

- General Notes:**
- Before excavating, contractor shall verify location of underground utilities.
  - Contractor shall be responsible for any monumentation and/or benchmarks which will be disturbed or destroyed by construction. Such points shall be referenced and replaced with appropriate monumentation by a registered professional authorized to practice land surveying.
  - Approval of these plans by the County does not authorize any work to be performed until a permit has been issued.
  - The approval of these plans or issuance of a permit by El Paso County does not authorize the contractor, subcontractor, or owner to violate any Federal, State, or City laws, ordinances, regulations, or policies.
  - The contractor shall be responsible for all new, temporary and existing traffic signs from the start of the construction project until acceptance by El Paso County.
  - All traffic signs, pavement, and traffic signals shall meet or exceed M.U.T.C.D. Standards.
  - The contractor shall not remove any existing signs, pavement markings or traffic signals during the project without authorization of the Engineering Inspector assigned to the project.
  - The contractor shall prepare a detailed Traffic Control Plan, submit to El Paso County for approval, and obtain appropriate permits.
  - The contractor shall be responsible for all work zone traffic control. The contractor shall be responsible for furnishing, installing and maintaining the temporary traffic control devices throughout the duration of the project.

- NOTE:**
- STOP SIGN PLACEMENT LOCATIONS SHALL BE PER SECTION 2B-9 OF THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES, LATEST EDITION AND CDOT S-614-1.



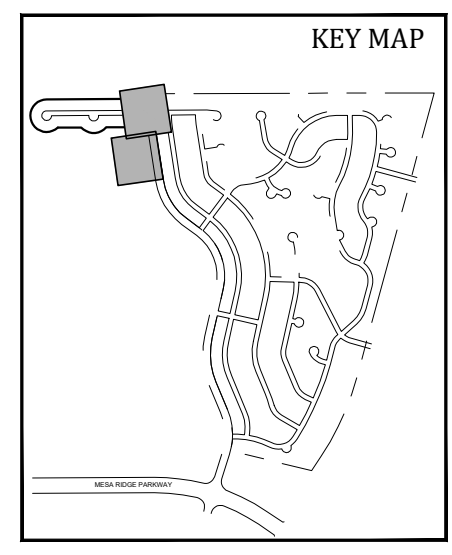
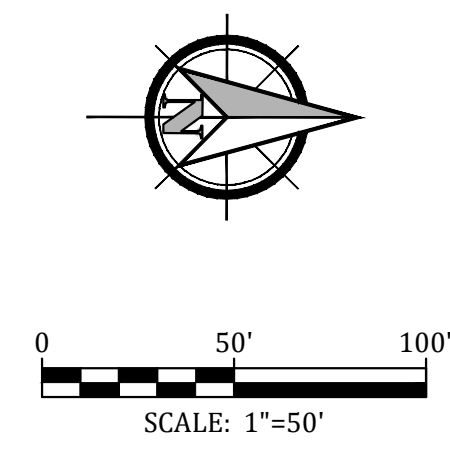
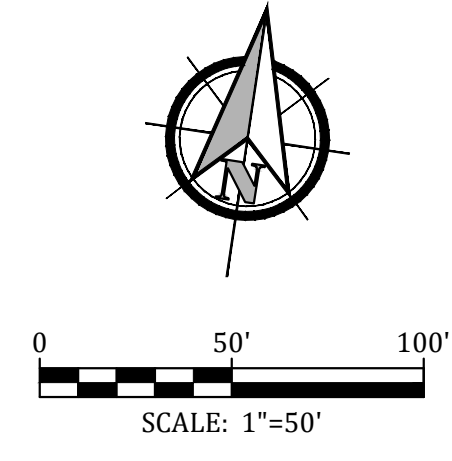
**STOP SIGN**  
R1-1  
**SIGN DETAILS**  
SCALE: 1/4" = 1'-0"



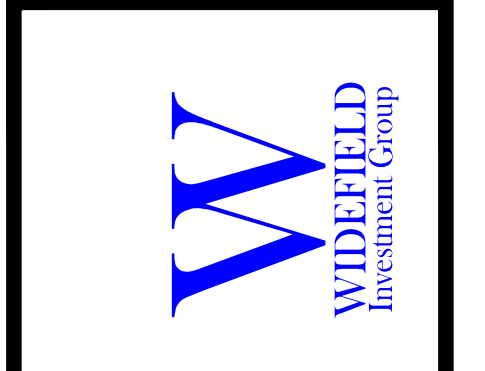
See detail this sheet for additional speed limit signage required on Spring Glen north of Mesa Ridge Parkway.

**MARKSHEFFEL ROAD RESTRIPIING**  
SCALE: 1" = 100'





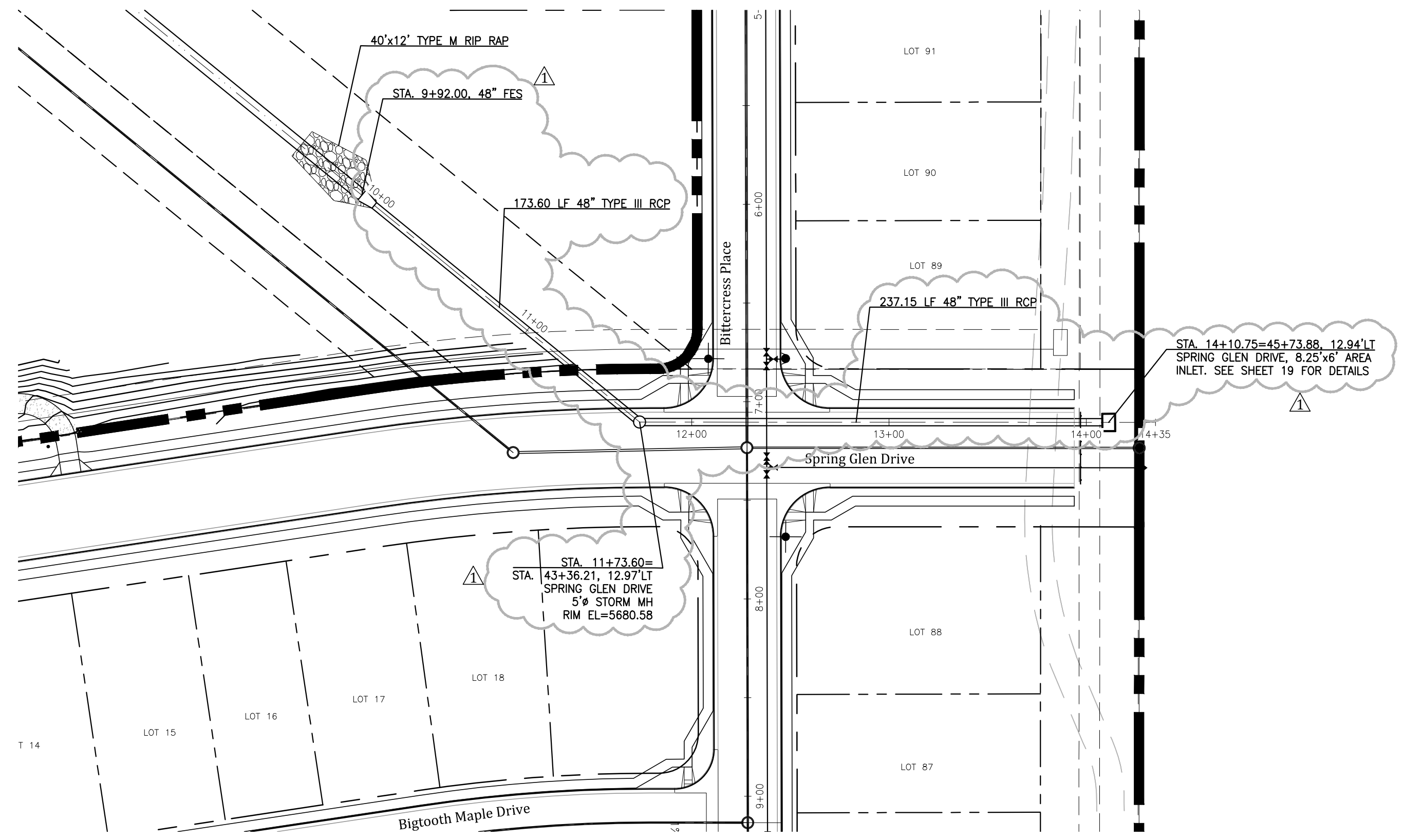
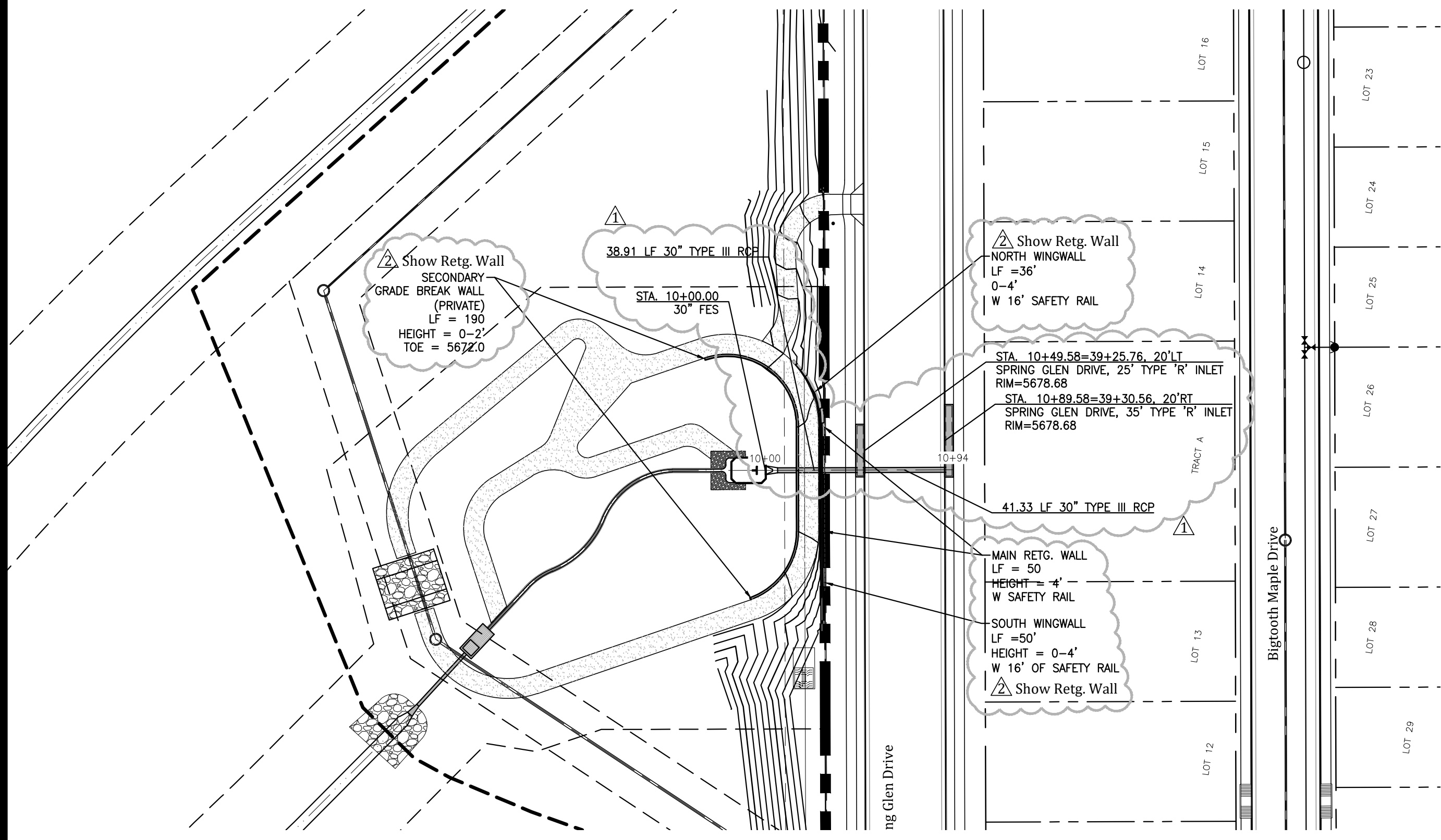
**Kiowa**  
Engineering Corporation  
1604 South 21st Street  
Colorado Springs, Colorado 80904  
(719) 630-7342



**GLEN AT WIDEFIELD FILING NO. 9  
STORM SEWER PLAN (Outfall & Offsite)  
PLAN AND PROFILE  
EL PASO COUNTY, COLORADO**

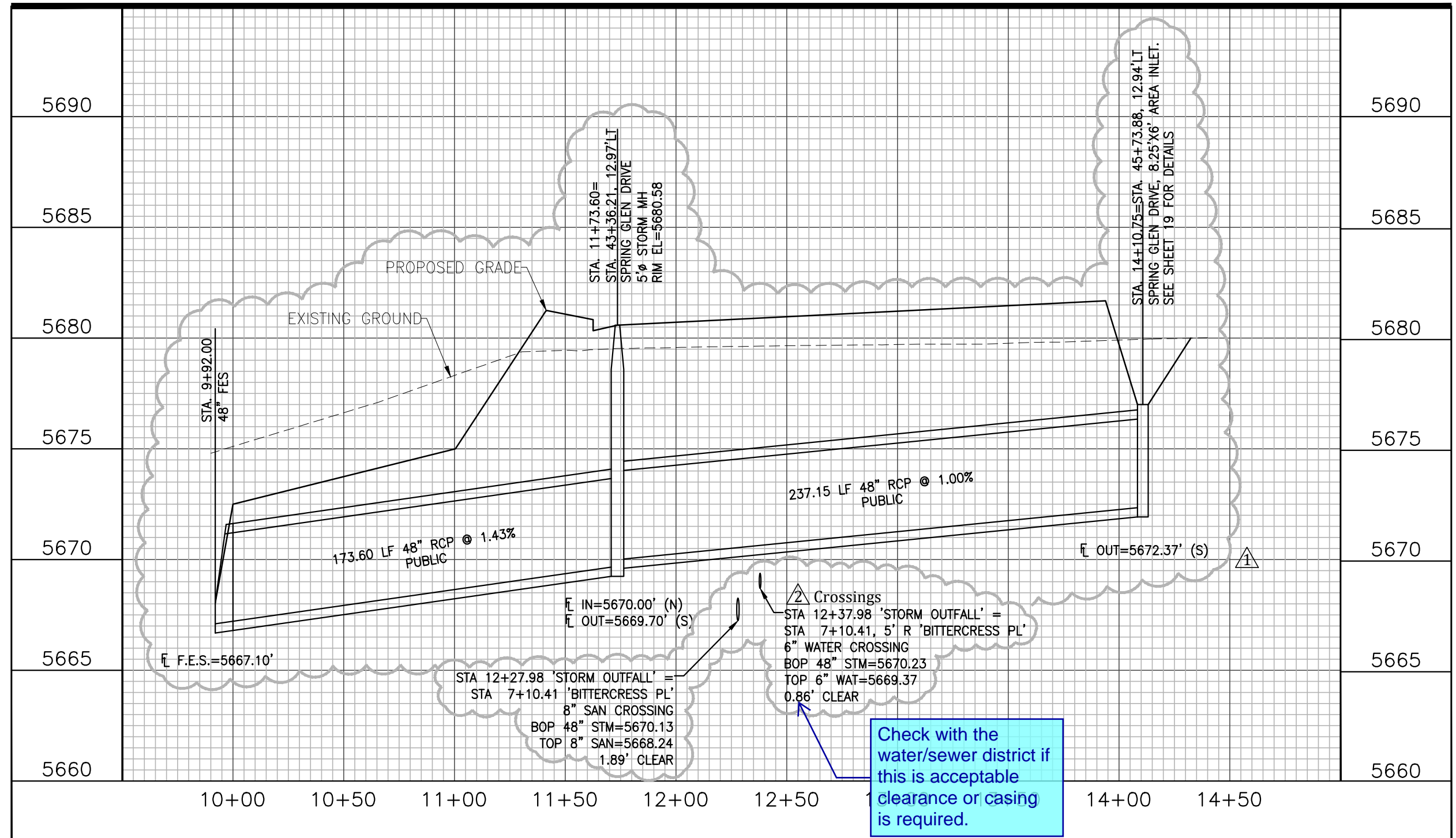
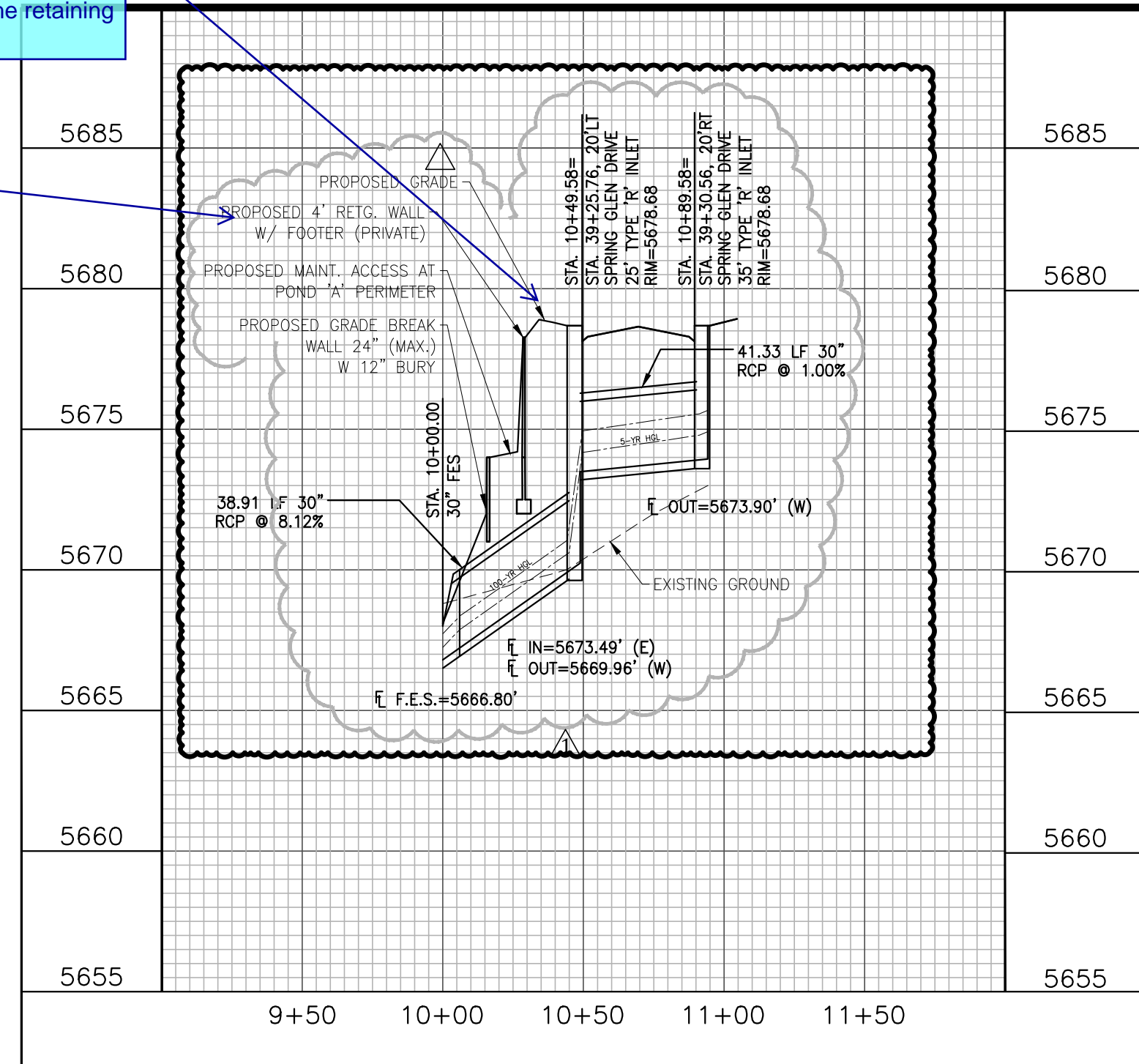
Project No.: 17038  
Date: September 25, 2018  
Design: AWMc  
Drawn: JAK/MJK  
Check: AWMc  
Revisions:  
4/16/19 Profile/Stm. Sewer  
6/04/19 3rd Sub Comments  
SHEET

**10**  
10 of 20 Sheets



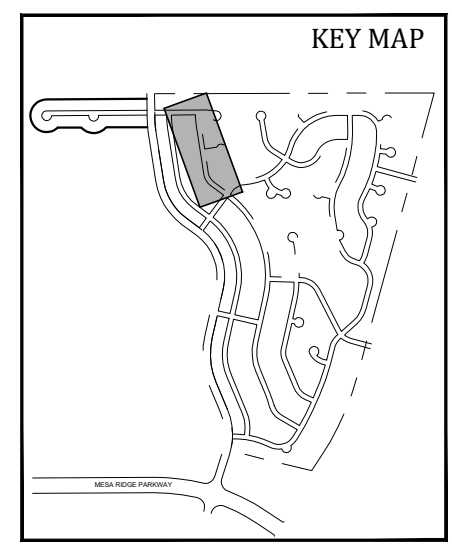
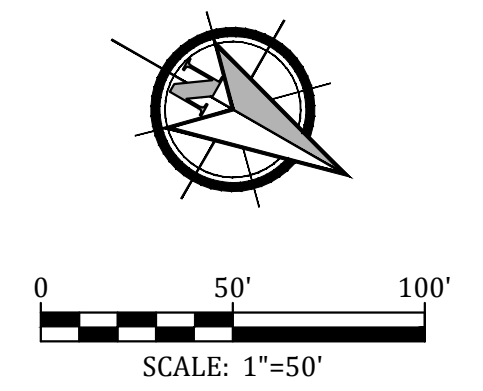
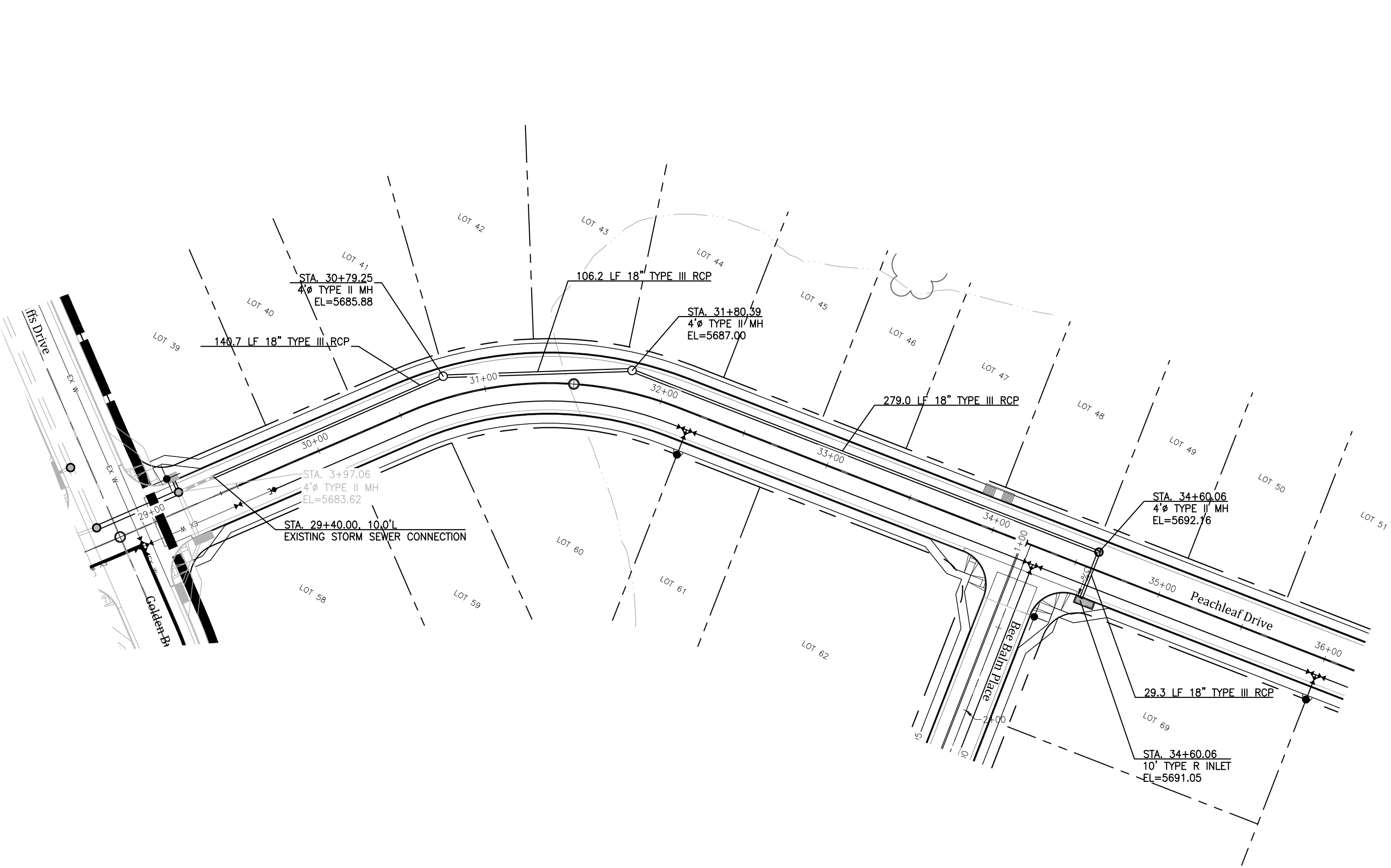
Show the ROW and provide a dimension label for the offset between the retaining wall and ROW.

Add note that no part of the retaining wall such as anchors shall be placed within the ROW.



Check with the water/sewer district if this is acceptable clearance or casing is required.

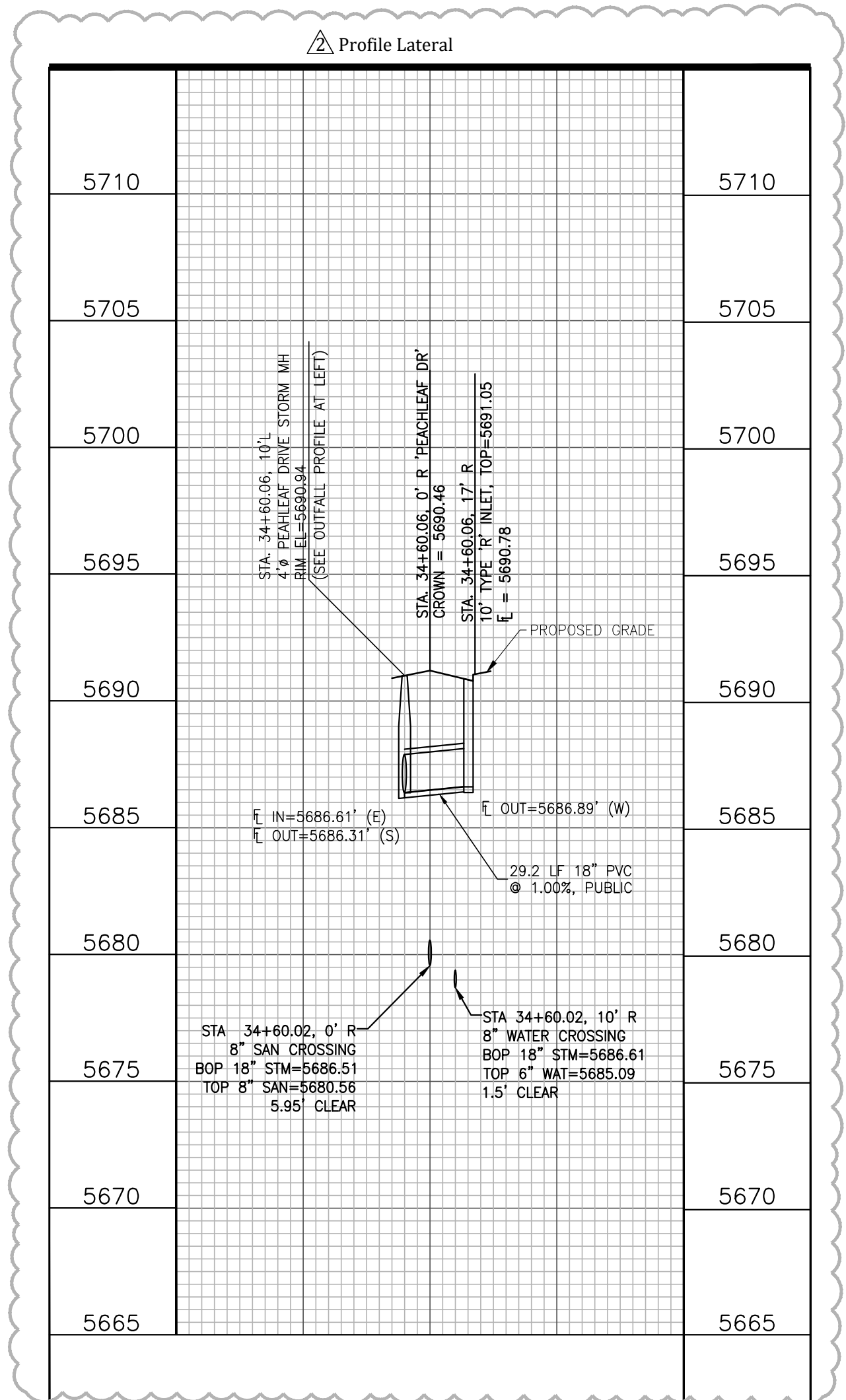
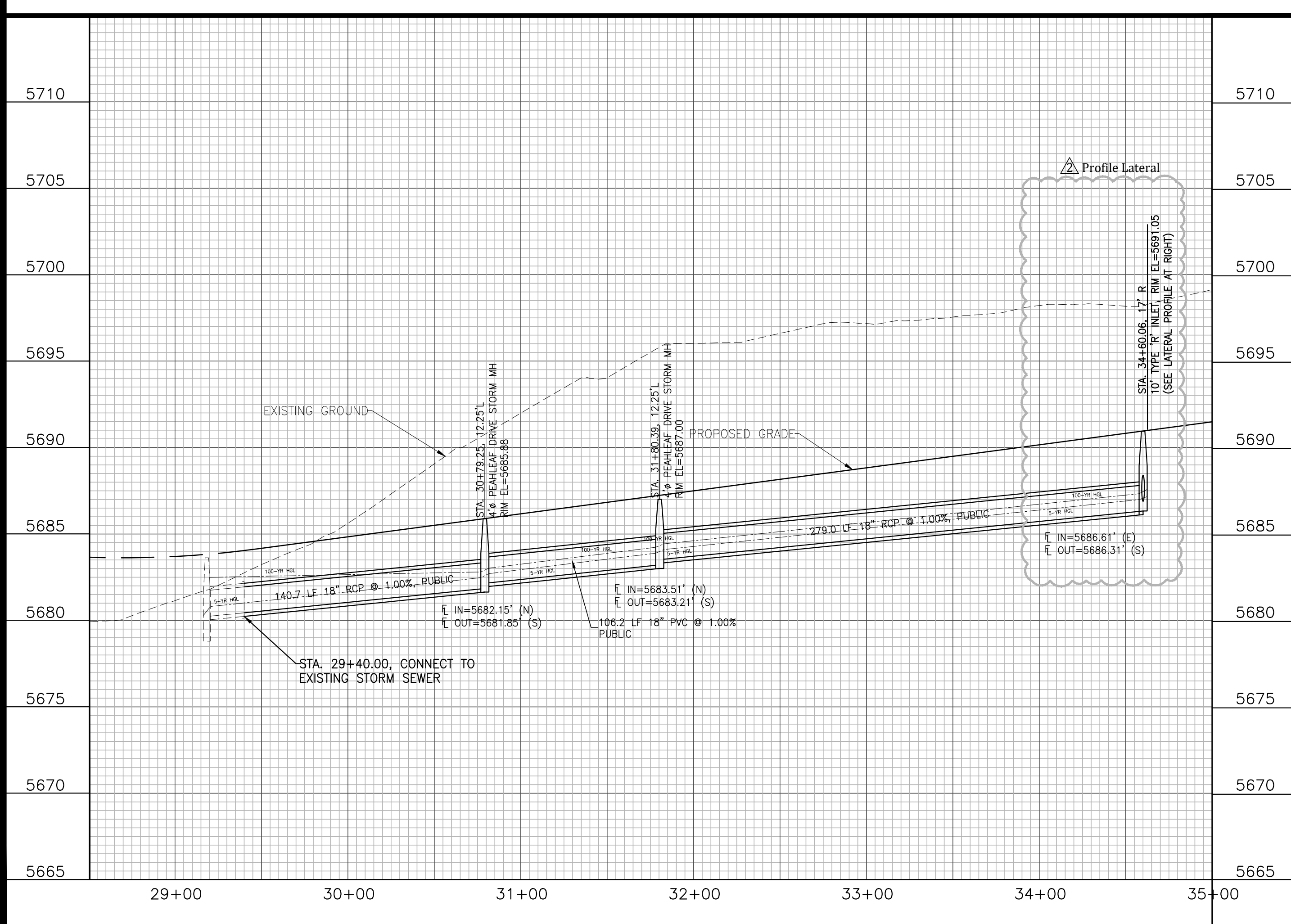




**Kiowa**  
Engineering Corporation  
1604 South 21st Street  
Colorado Springs, Colorado 80904  
(719) 630-7342

**W**  
WIDEFIELD  
Investment Group

**GLEN AT WIDEFIELD FILING NO. 9  
STORM SEWER PLAN (PEACHLEAF DRIVE)  
PLAN AND PROFILE  
EL PASO COUNTY, COLORADO**



Project No.: 17038  
Date: September 25, 2018  
Design: AWMc  
Drawn: JAK/MJK  
Check: AWMc  
Revisions:

6/04/19 3rd Sub Comments  
SHEET



**SEED MIX**

AREAS DISTURBED BY THE EARTHWORK ACTIVITIES AND NOT RECEIVING OTHER TREATMENT SHALL BE PERMANENTLY REVEGETATED WITH THE FOLLOWING SEED MIX.

SPECIES	VARIETY	lbs/acre
SIDCOATS GRAMA	<i>St. Perno</i>	3.0
WESTERN WHEAT GRASS	<i>Brevortus</i>	2.0
LITTLE BLUESTEM	<i>Pastura</i>	2.0
SAND DROPSIED	<i>Nebraska 2B</i>	0.5
SWITCH GRASS	<i>Nebraska 2B</i>	3.0
WEEPING LOVE GRASS	<i>Morpha</i>	1.0
		14.0 lbs

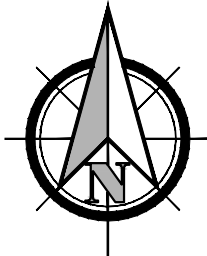
SEEDING APPLICATION: DRILL SEED 1/4" TO 1/2" INTO TOPSOIL. IN AREAS INACCESSIBLE TO A DRILL, HAND BROADCAST AT DOUBLE THE RATE AND RAKE 1/4" TO 1/2" INTO THE TOPSOIL. MULCHING APPLICATION: 1-1/2 TONS NATIVE HAY PER ACRE, MECHANICALLY CRIMPED INTO THE TOPSOIL.

**EROSION CONTROL INSPECTION AND MAINTENANCE**

A THOROUGH INSPECTION OF THE EROSION CONTROL PLAN/STORMWATER MANAGEMENT SYSTEM SHALL BE PERFORMED EVERY 14 DAYS AS WELL AS AFTER ANY RAIN OR SNOWMELT EVENT THAT CAUSES SURFACE EROSION.

- \* WHEN STRAW BALE BARRIERS HAVE SILTED UP TO HALF THEIR HEIGHT, THE SILT SHALL BE REMOVED, FINAL GRADE REESTABLISHED AND SLOPES RESEED IF NECESSARY. ANY STRAW BALES THAT HAVE SHIFTED OR DECAYED SHALL BE REPAIRED OR REPLACED.
- \* ANY ACCUMULATED TRASH OR DEBRIS SHALL BE REMOVED FROM OUTLETS.
- \* AN INSPECTION AND MAINTENANCE LOG SHALL BE KEPT.

SHADED AREA DENOTES PERMANENT EROSION BLANKET. CURLEX HEAVY DUTY EROSION CONTROL BLANKET BY AMERICAN EXCELSIOR OR EQUAL SHALL BE USED.



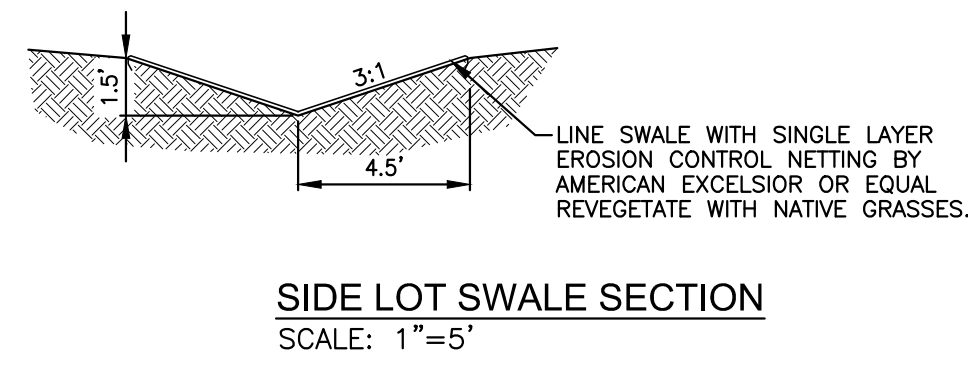
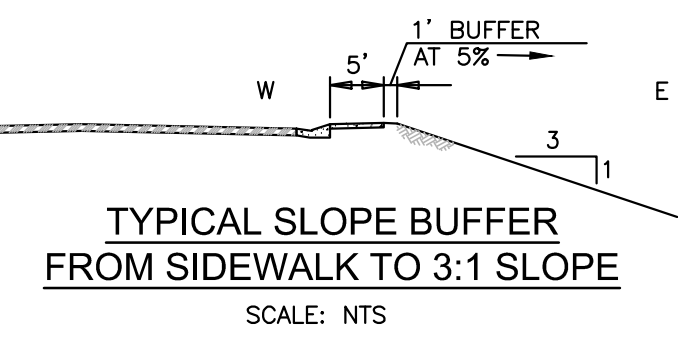
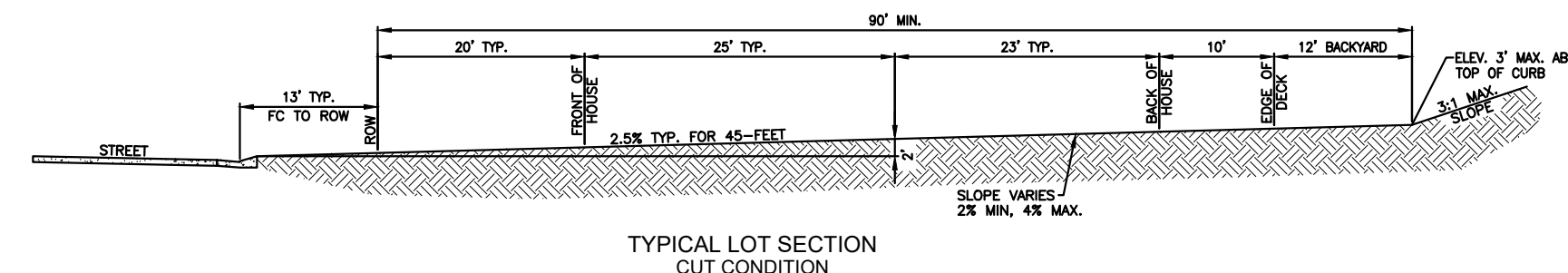
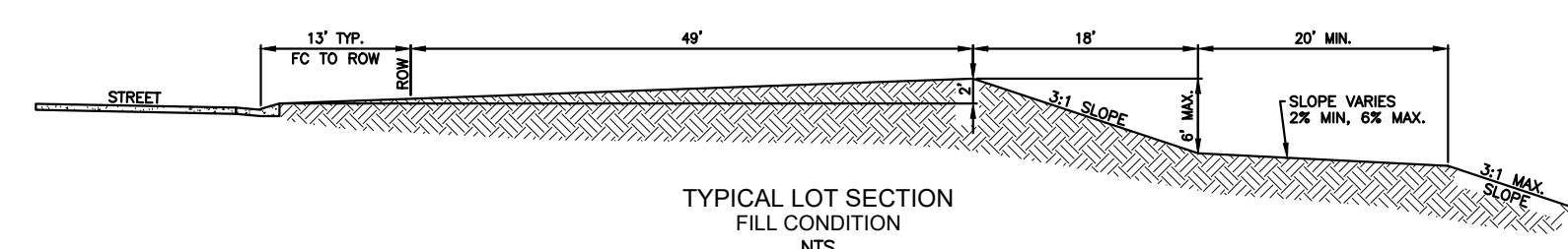
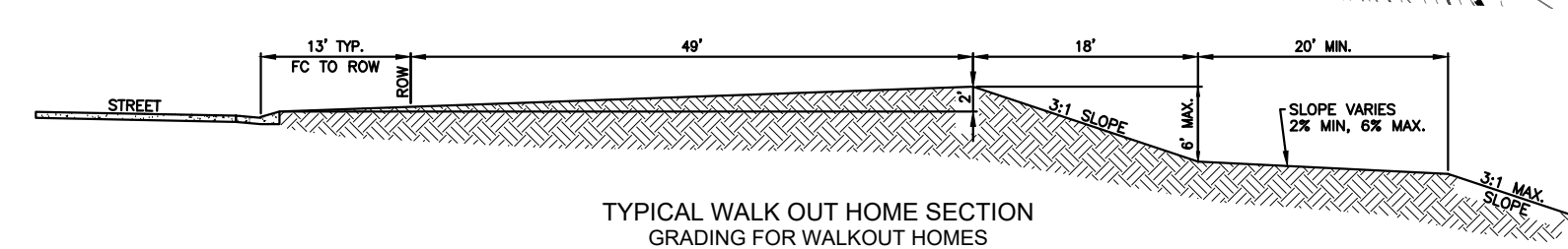
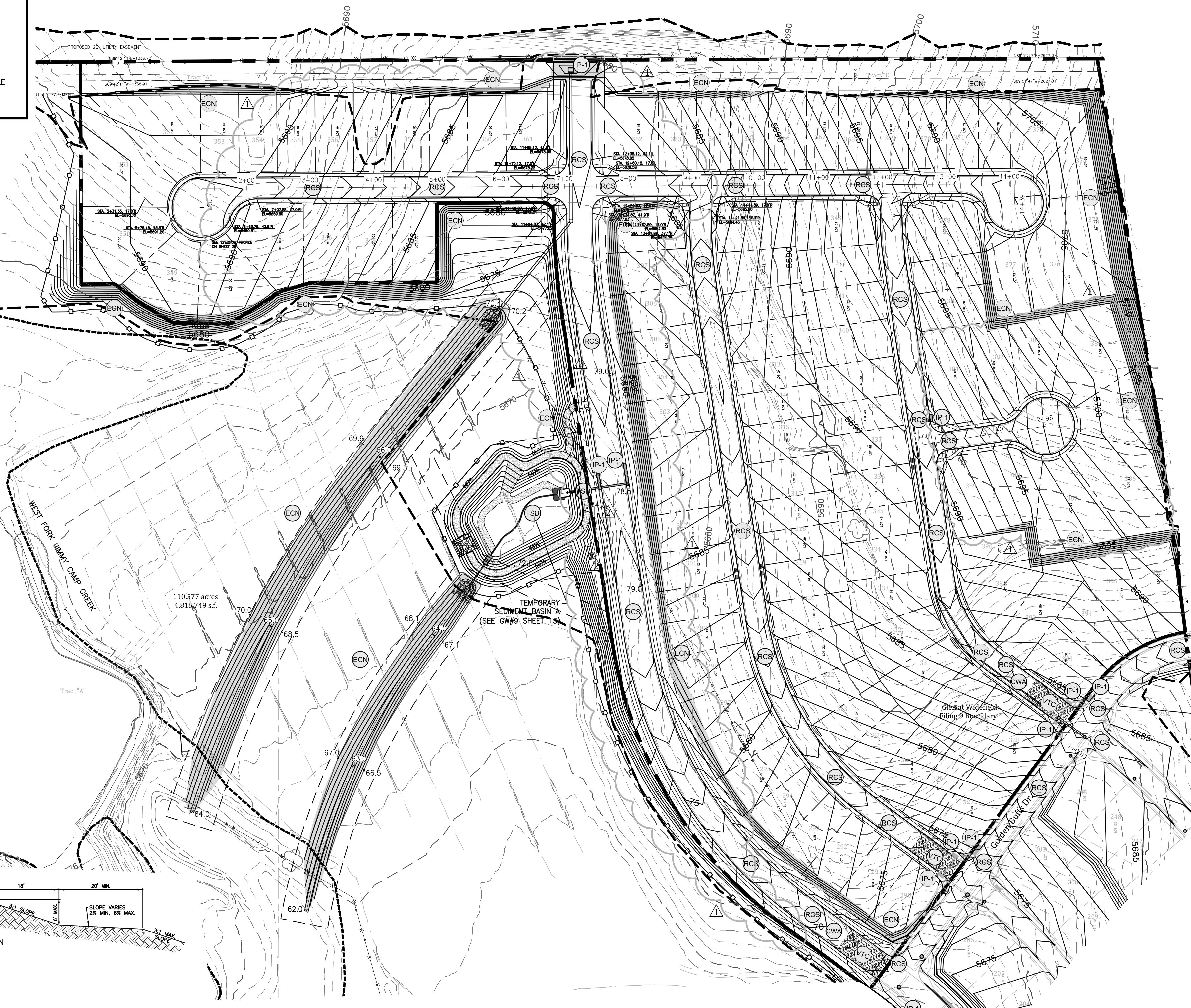
0 100' 200'  
SCALE: 1" = 100'

**PROJECT SPECIFIC GRADING AND EROSION CONTROL NOTES**

- All earthwork required of this construction shall be completed in accordance with all applicable sections of the Project Specifications and Soil Investigation Report (Geotechnical Report).
- Rubbish including timber, concrete rubble, trees, brush, and asphalt shall not be backfilled adjacent to any of the structures or be in the placement of any unclassified fill. The Contractor shall be responsible for the removal and hauling of such materials to a suitable spoil area. Costs associated with the removal of such materials shall be paid for as documented in the Project Specifications.
- Excess excavation shall become the property of the Contractor and shall be disposed of at the Contractor's expense. The cost of hauling and spoiling of excess excavated materials shall be paid for as documented in the Project Specifications.
- Water shall be used as a dust palliative as required and shall be included in the cost for earthwork item(s). No separate payment will be made for dust control associated with the site construction.
- The road grades shall be cleared of vegetation and the topsoil stockpiled for later use.
- All grading shall be in conformance with the Geotechnical Report for the area.
- Placement of fill for roadway embankments shall be completed in conformance with the Geotechnical Report.
- Grading contours shown on this plan are to final grade.
- Contractor is responsible for reviewing the site prior to bidding to verify site conditions.
- Contractor is responsible for providing erosion control measures as approved by the El Paso County DSD Engineering Division and as may be required by the El Paso County Inspector.
- All slopes equal to or greater than 3:1 shall require anchored soil retention blanket (SRB), Geocor 700 or equal.
- The Developer is responsible for maintaining erosion control measures until a mature stage of vegetation is established.
- All soils used for fill must be approved by a representative of the Geotechnical Engineer.
- All natural ground to receive fill must be properly scarified, watered and compacted prior to placing fill.
- The Contractor is solely responsible for the design, maintenance and operation of any required dewatering system. The Contractor shall perform such independent investigation as he deems necessary to satisfy himself as to the subsurface groundwater conditions and unstable soil conditions to be encountered throughout the construction. Contractor shall coordinate the dewatering system with El Paso County when associated with public facilities.
- No fill shall be placed, spread or rolled while it is frozen, thawing or during unfavorable weather conditions. When the work is interrupted by heavy rain, fill operations shall not be resumed until a representative of the Geotechnical Engineer indicates that the moisture content and density of the previously placed fill are as specified. Fill surfaces may be scarified and recompacted after rainfall if necessary, to obtain proper moisture density relation.
- Additional erosion control structures and/or grading may be required at the time of construction.
- Sediment removal for erosion control facilities shall be performed continuously for proper function.
- Base mapping was provided by Pinnacle Land Surveying. The date of the last survey update was January 2014.
- Proposed Construction Schedule:  
Begin Construction: Autumn 2015  
End Construction: Autumn 2018  
Total Site Area = 292.29 Acres
- Area to be disturbed = 172.8 Acres (est.).  
Existing 100-year runoff coefficient = 0.50  
Proposed 100-year runoff coefficient = 0.51  
Existing Hydrologic Soil Groups: B & C  
(B-Nelson-Tassel fine sandy loams; C-Stoneham sandy loam; C-Nunn clay loam)
- Site is currently undeveloped and covered with native grasses on moderate to steep slopes (3%-18%).
- Site is located in the West Fork Jimmy Camp Creek Drainage Basin.

**OPINION OF COST FOR EROSION CONTROL REQUIREMENTS**  
Additional Erosion Control for Glen at Widefield Filing No. 9

ITEM	QUANTITY	UNITS	PRICE	AMOUNT
PERMANENT SEEDING	0.1	AC	\$582	\$58.20
PERMANENT E.C. BLANKET	7,655	SY	\$6	\$45,930.00
VEHICLE TRACKING CONTROL	3	EA	\$1,625	\$4,875.00
INLET PROTECTION	11	EA	\$153	\$1,683.00
CONCRETE WASHOUT BASIN	2	EA	\$776	\$1,552.00
ROUGH CUT STREET CONTROL	670	LF	\$2	\$1,340.00
SILT FENCING	2,450	LF	\$2.50	\$6,125.00
			<b>TOTAL</b>	<b>\$61,563.20</b>



**LEGEND**

- [Symbol] SILT FENCE
- [Symbol] VEHICLE TRACKING CONTROL
- [Symbol] INLET PROTECTION
- [Symbol] TEMPORARY SLOPE DRAIN
- [Symbol] EROSION CONTROL NETTING
- [Symbol] ROUGH-CUT STREET CONTROL
- [Symbol] CONCRETE WASHOUT AREA
- [Symbol] TEMPORARY SEDIMENT BASIN

SEE DETAILS SHEET 15

**TYPICAL LOT CROSS SECTIONS**

**GLEN AT WIDEFIELD FILING NO. 9**  
**GRADING AND EROSION CONTROL PLAN**  
**GRADING AND EROSION CONTROL**  
**EL PASO COUNTY, COLORADO**

Project No.: 17038  
Date: September 25, 2018  
Design: AWMc  
Drawn: JAK  
Check: AWMc  
Revisions:  
4/16/19 Grading  
6/04/19 3rd Sub Comments

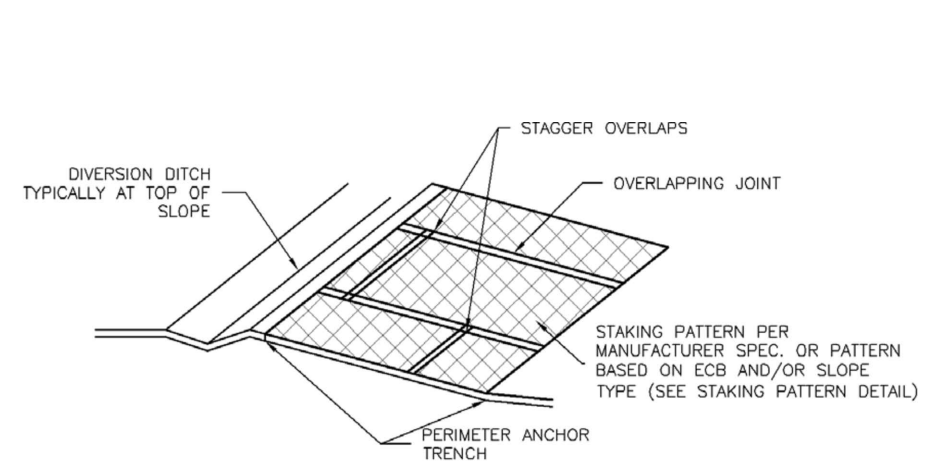
SHEET



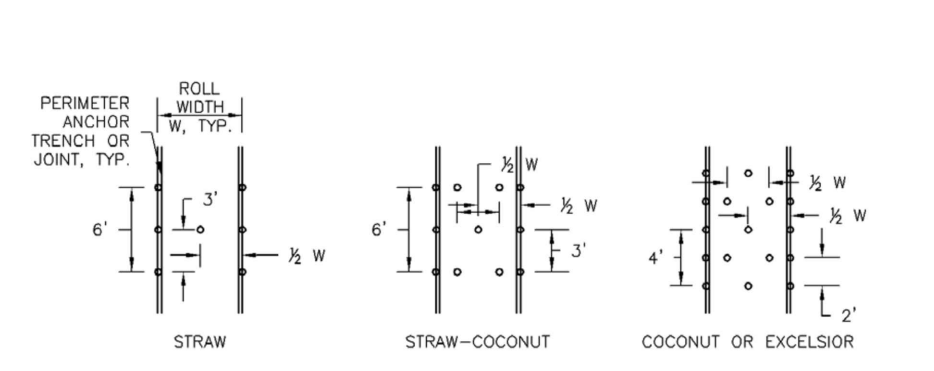
TABLE ECB-1. ECB MATERIAL SPECIFICATIONS

TYPE	COCONUT CONTENT	STRAW CONTENT	EXCLESIOR CONTENT	RECOMMENDED NETTING**
STRAW*	—	100%	—	DOUBLE/NATURAL
STRAW-COCONUT	30% MIN	70% MAX	—	DOUBLE/NATURAL
COCONUT	100%	—	—	DOUBLE/NATURAL
EXCLESIOR	—	—	100%	DOUBLE/NATURAL

**STAKING PATTERNS BY SLOPE**



**ECB-3. OUTSIDE OF DRAINAGEWAY**



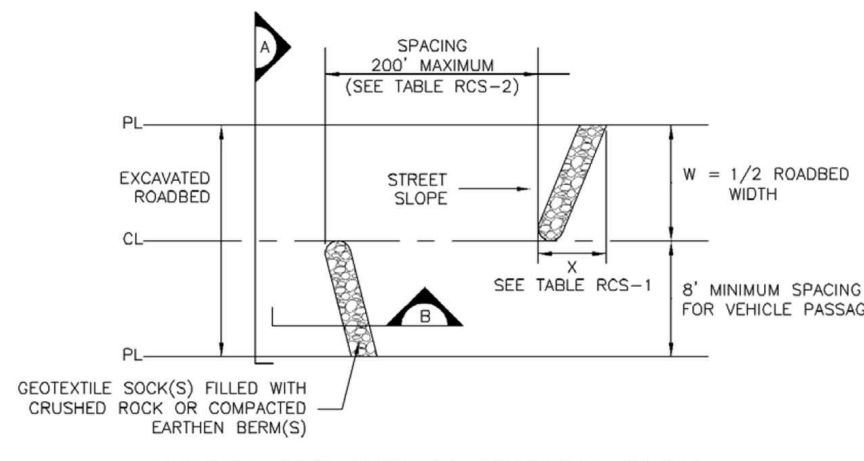
**STAKING PATTERNS BY ECB TYPE**

**EROSION CONTROL BLANKET (ECB)**

NTS

**ROUGH-CUT STREET CONTROL INSTALLATION NOTES**

- SEE PLAN VIEW FOR LOCATION OF ROUGH CUT STREET CONTROL MEASURES.
- ROUGH CUT STREET CONTROL SHALL BE INSTALLED AFTER A ROAD HAS BEEN CUT IN AND WILL NOT BE TRAFFIC FOR MORE THAN 14 DAYS OR FOR TEMPORARY CONSTRUCTION ROADS THAT HAVE NOT RECEIVED ROAD BASE.



**ROUGH-CUT STREET CONTROL PLAN**

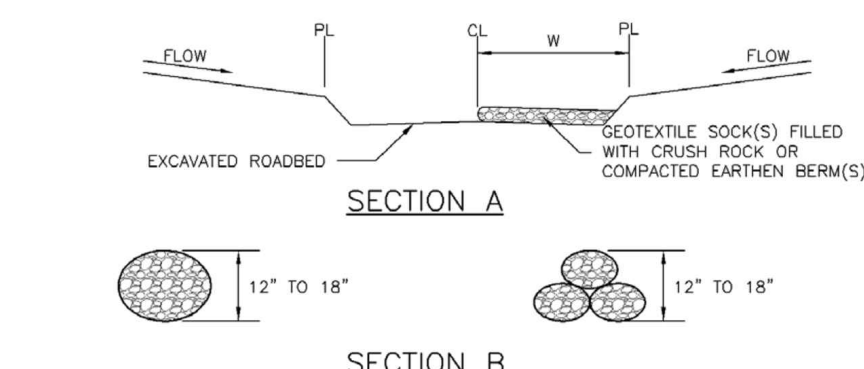


TABLE RCS-1

W (FT)	X (FT)
20-30	5
31-40	7
41-50	9
51-60	10.5
61-70	12

TABLE RCS-2

LONGITUDINAL STREET SLOPE (%)	SPACING (FT)
<2	NOT TYPICALLY NEEDED
3	200
4	150
5	100
6	50
7	25
8	25

**CONCRETE WASHOUT AREA (CWA)**

EPC STD SD\_3-84

NTS



NOTE: 1. MATERIAL, EXCAVATION, AND RESTORATION ARE INCLUDED IN THE COST OF THE CONCRETE WASHOUT STRUCTURE.  
2. EROSION BARRIERS MAY BE USED AS AN ALTERNATIVE FOR THE BERM.

**VEHICLE TRACKING CONTROL (VTC)**

NTS

**STANDARD EPC GRADING AND EROSION CONTROL NOTES**

- Construction may not commence until a Construction Permit is obtained from Development Services and a Preconstruction Conference is held with Development Services Inspectors.
- Stormwater discharges from construction sites shall not cause or threaten to cause pollution, contamination, or degradation of State Waters. All work and earth disturbance shall be done in a manner that minimizes pollution of any on-site or off-site waters, including wetlands.
- Notwithstanding anything depicted in these plans in words or graphic representation, all design and construction related to 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 to regulations and standards must be requested, and approved in writing.
- A separate Stormwater Management Plan (SWMP) for this project shall be completed and an Erosion and Stormwater Quality Control Permit (ESQCP) issued prior to commencing construction. During construction the SWMP is the responsibility of the designated Stormwater Manager. The SWMP shall be located on site at all times and shall be kept up to date with work progress and changes in the field.
- Once the ESQCP has been issued, the contractor may install the initial stage erosion and sediment control BMPs as indicated on the CEC. A preconstruction meeting between the contractor, engineer, and El Paso County will be held prior to any construction. It is the responsibility of the applicant to coordinate the meeting time and place with County DSD inspectors staff.
- Soil erosion control measures for all slopes, channels, ditches, or any disturbed land area shall be completed within 21 calendar days after final grading, or earth disturbance, has been completed. Disturbed areas and stockpiles, which are not at final grade but will remain dormant for longer than 30 days, shall also be mulched within 21 days after interim grading. And area that is going to remain an interim for more than 60 days shall also be seeded. All temporary soil erosion control measures and BMPs shall be maintained until permanent soil erosion control measures are implemented and established.
- Temporary soil erosion control facilities shall be removed and earth disturbance areas graded and stabilized with permanent soil erosion control measures pursuant to standards and specification prescribed in the DCM Volume II and the Engineering Criteria Manual (ECM) appendix I.
- All persons engaged with earth disturbance shall implement and maintain acceptable soil erosion and sediment control measures including BMPs in conformance with the erosion control technical standards of the Drainage Criteria Manual (DCM) Volume II and in accordance with the Stormwater Management Plan (SWMP).
- All temporary erosion control facilities including BMPs and all permanent facilities intended to control erosion of any earth disturbance operations shall be installed as defined in the approved plans, the SWMP and the DCM Volume II and maintained throughout the duration of the earth disturbance operation.
- Any earth disturbance shall be conducted in such a manner so as to effectively reduce accelerated soil erosion and resulting sedimentation. All disturbances shall be designed, constructed, and completed so that the exposed area of any disturbed land shall be limited to the shortest practical period of time.
- Any temporary or permanent facility designed and constructed for the conveyance of stormwater around, through, or from the earth disturbance area shall be designed to limit the discharge to a non-erosive velocity.
- Concrete wash water shall be contained and disposed of in accordance with the SWMP. No wash water shall be discharged to or allowed to runoff to State Waters, including any surface or subsurface storm drainage system or facilities.
- Erosion control blanketing is to be used on slopes steeper than 3:1.
- Building, construction, excavation, or other waste materials shall not be temporarily placed or stored in the street, alley, or other public way, and in accordance with an approved Traffic Control Plan. BMPs may be required by El Paso County Engineering if deemed necessary, based on specific conditions and circumstances.
- Vehicle tracking of soils and construction debris off-site shall be minimized. Materials tracked off-site shall be cleaned up and properly disposed of immediately.
- Contractor shall be responsible for the removal of all wastes from the construction site for disposal in accordance with local and State regulatory requirements. No construction debris, tree slash, building material wastes or unused building materials shall be buried, dumped, or discharged at the site.
- The owner, site developer, contractor, and/or their authorized agents shall be responsible for the removal of all construction debris, dirt, trash, rock, sediment, and sand that may accumulate in the storm sewer or other drainage conveyance and stormwater appurtenances as a result of site development.
- The quantity of materials stored on the project site shall be limited, as much as practical, to that quantity required to perform the work in an orderly sequence. All materials stored on-site shall be stored in a neat, orderly manner, in their original containers, with original manufacturer's labels.
- No chemicals are to be used by the contractor, which have the potential to be released in stormwater unless permission for the use of a specific chemical is granted in writing by the ECM Administrator. In granting the use of such chemicals, special conditions and monitoring may be required.
- Bulk storage structures for petroleum products and other chemicals shall have adequate protection so as to contain all spills and prevent any spilled material from entering State Waters, including any surface or subsurface storm drainage system or facilities.
- No person shall cause the impediment of stormwater flow in the flow line of the curb and gutter or in the ditchline.
- Individuals shall comply with the "Colorado Water Quality Control Act" (Title 25, Article 8, CRS), and the Clean Water Act" (33 USC 1344), in addition to the requirements included in the DCM Volume II and the ECM Appendix I. All appropriate permits must be obtained by the Contractor prior to the construction (NPDES, Floodplain, 404, fugitive dust, etc.). In the event of conflicts between these requirements and laws, rules, or regulations of other Federal, State, or County Agencies, the more restrictive laws, rules, or regulations shall apply.
- All construction traffic must enter/exit the site at approved construction access points.
- Prior to actual construction the permittee shall verify the location of existing utilities.
- A water source shall be available on site during earthwork operations and utilized as required to minimize dust from earthwork equipment and use.
- The soils report for this site entitled *Subsurface Soil Investigation The Glen at Widefield, Filing #6, Widefield, Colorado* has been prepared by Soil Testing and Engineering, Inc. and shall be considered a part of these plans.
- At least ten days prior to the anticipated start of construction, for projects that will disturb 1 acre or more, the owner or operator of construction activity shall submit a permit application for stormwater discharge to the Colorado Department of Public Health and Environment, Water Quality Division. The application contains certification of completion of a stormwater management plan (SWMP), of which this grading and erosion control plan may be a part. For information or application materials contact:  
Colorado Department of Public Health and Environment  
Water Quality Control Division  
WQCD - Permits  
4300 Cherry Creek Drive South  
Denver, Colorado 80246-1530  
Attn: Permits Unit

**ROUGH-CUT STREET CONTROL (RCS)**

NTS

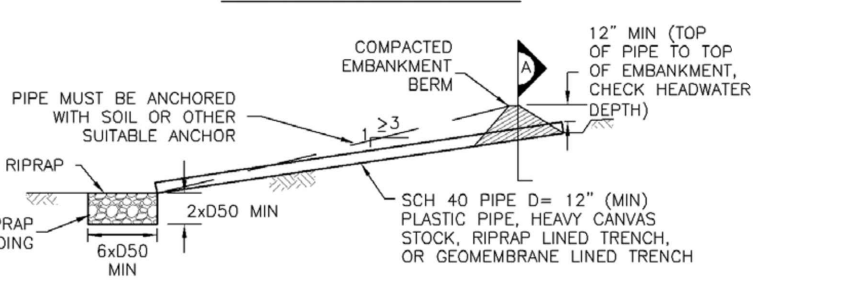
**SLOPE DRAIN INSTALLATION NOTES**

- SEE PLAN VIEW FOR LOCATION OF SLOPE DRAIN.
- SLOPE DRAIN SHALL BE DESIGNED TO CONVEY PEAK RUNOFF FOR 2-YEAR 24-HOUR STORM AT A MINIMUM. FOR LONGER DURATION PROJECTS, LARGER MAY BE APPROPRIATE.
- SLOPE DRAIN DIMENSIONS SHALL BE CONSIDERED MINIMUM DIMENSIONS; CONTRACTOR MAY ELECT TO INSTALL LARGER FACILITIES.
- SLOPE DRAINS INDICATED SHALL BE INSTALLED PRIOR TO UPGRADE LAND-DISTURBING ACTIVITIES.
- CHECK HEADWATER DEPTHS FOR TEMPORARY AND PERMANENT SLOPE DRAINS. DETAILS SHOW MINIMUM COVER, INCREASE AS NECESSARY FOR DESIGN HEADWATER DEPTH.
- RIPRAP PAD SHALL BE PLACED AT SLOPE DRAIN OUTFALL.
- ANCHOR PIPE BY COVERING WITH SOIL OR AN ALTERNATE SUITABLE ANCHOR MATERIAL.

**SLOPE DRAIN MAINTENANCE NOTES**

- INSPECT BMPs EACH WORKDAY, AND MAINTAIN THEM IN EFFECTIVE OPERATING CONDITION. MAINTENANCE OF BMPs SHOULD BE PROACTIVE, NOT REACTIVE. INSPECT BMPs AS SOON AS POSSIBLE (AND ALWAYS WITHIN 24 HOURS) FOLLOWING A STORM THAT CAUSES SURFACE EROSION, AND PERFORM NECESSARY MAINTENANCE.
- FREQUENT OBSERVATIONS AND MAINTENANCE ARE NECESSARY TO MAINTAIN BMPs IN EFFECTIVE OPERATING CONDITION. INSPECTIONS AND CORRECTIVE MEASURES SHOULD BE DOCUMENTED THOROUGHLY.
- WHERE BMPs HAVE FAILED, REPAIR OR REPLACEMENT SHOULD BE INITIATED UPON DISCOVERY OF THE FAILURE.
- SEDIMENT ACCUMULATED UPSTREAM OF INLET PROTECTION SHALL BE REMOVED AS NECESSARY TO MAINTAIN BMP EFFECTIVENESS, TYPICALLY WHEN STORAGE VOLUME REACHES 50% OF CAPACITY, A DEPTH OF 6" WHEN SILT FENCE IS USED, OR 1/4 OF THE HEIGHT FOR STRIP BALES.
- INLET PROTECTION IS TO REMAIN IN PLACE UNTIL THE UPSTREAM DISTURBED AREA IS PERMANENTLY STABILIZED, UNLESS THE LOCAL JURISDICTION APPROVES EARLIER REMOVAL OF INLET PROTECTION IN STREETS.
- WHEN INLET PROTECTION AT AREA INLETS IS REMOVED, THE DISTURBED AREA SHALL BE COVERED WITH TOP SOIL, SEED, MULCH, OR OTHERWISE STABILIZED IN A MANNER APPROVED BY THE LOCAL JURISDICTION.

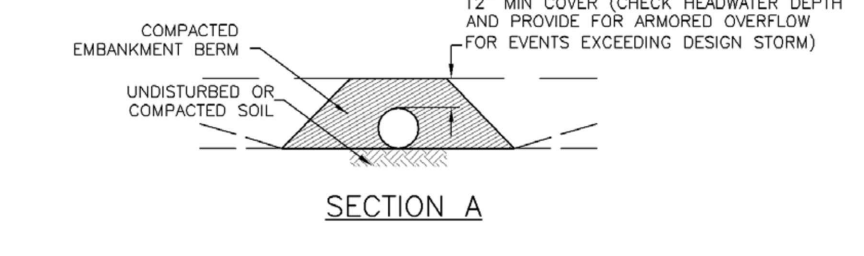
**TERMINATION OF RIPRAP LINED SLOPE DRAIN**



**IP-1. BLOCK AND ROCK SOCK SUMP OR ON GRADE INLET PROTECTION**

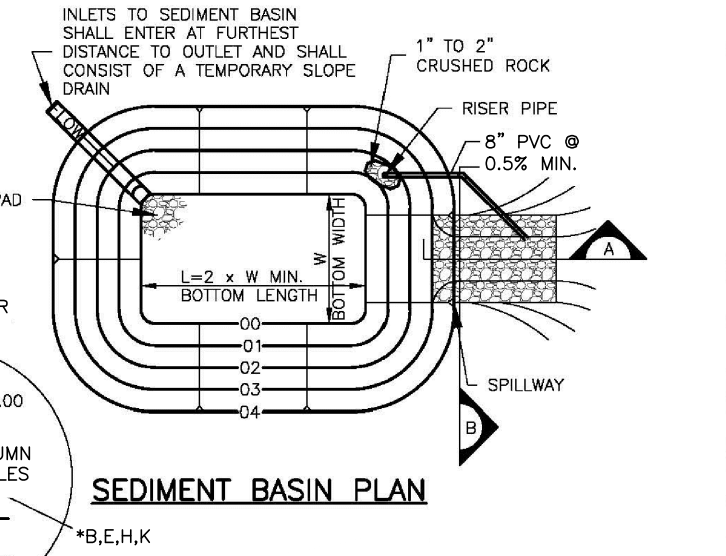
- BLOCK AND CURB SOCK INLET PROTECTION INSTALLATION NOTES**
- SEE ROCK SOCK DESIGN DETAIL FOR INSTALLATION REQUIREMENTS.
  - CONCRETE "CINDER" BLOCKS SHALL BE LAD ON THEIR SIDES AROUND THE INLET IN A SINGLE ROW, ABUTTING ONE ANOTHER WITH THE OPEN END FACING AWAY FROM THE CURB.
  - GRAVEL BAGS SHALL BE PLACED AROUND CONCRETE BLOCKS, CLOSELY ABUTTING ONE ANOTHER AND JOINED TOGETHER IN ACCORDANCE WITH ROCK SOCK DESIGN DETAIL.

**TEMPORARY SLOPE DRAIN PROFILE**



**TEMPORARY SLOPE DRAIN (TSD)**

NTS

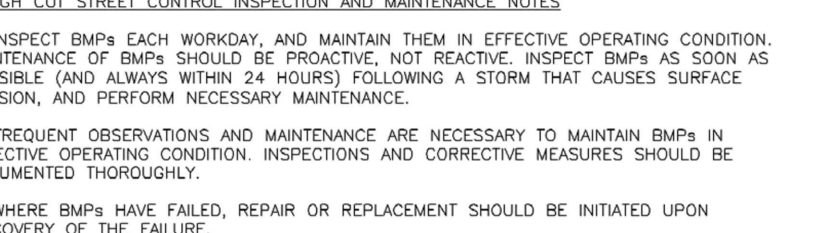


**SEDIMENT BASIN INSTALLATION NOTES**

- SEE PLAN VIEW FOR LOCATION OF SEDIMENT BASIN.
- FOR STANDARD BASIN, BOTTOM WIDTH W, CREST LENGTH CL, AND HOLE DIAMETER, HD.
- FOR NONSTANDARD BASIN, SEE CONSTRUCTION DRAWINGS FOR DESIGN OF BASIN INCLUDING RISER HEIGHT H, NUMBER OF COLUMNS N, HOLE DIAMETER HD AND PIPE DIAMETER D.
- SEDIMENT BASINS SHALL BE INSTALLED PRIOR TO ANY OTHER LAND-DISTURBING ACTIVITY THAT RELIES ON ON BASINS AS A STORMWATER CONTROL.
- EMBANKMENT MATERIAL SHALL CONSIST OF SOIL FREE OF DEBRIS, ORGANIC MATERIAL, AND ROCKS OR CONCRETE GREATER THAN 3 INCHES AND SHALL HAVE A MINIMUM OF 15 PERCENT BY WEIGHT PASSING THE NO. 200 SIEVE.
- EMBANKMENT MATERIAL SHALL BE COMPACTED TO AT LEAST 95 PERCENT OF MAXIMUM DENSITY IN ACCORDANCE WITH ASTM D688.
- PIPE SCH 40 OR GREATER SHALL BE USED.
- THE DETAILS SHOWN ON THESE SHEETS PERTAIN TO STANDARD SEDIMENT BASINS FOR DRAINAGE AREAS LESS THAN 15 ACRES. SEE CONSTRUCTION DRAWINGS FOR EMBANKMENT, STORAGE VOLUME, SPILLWAY, OUTLET, AND OUTLET PROTECTION DETAILS FOR ANY SEDIMENT BASINS THAT HAVE BEEN INDIVIDUALLY DESIGNED FOR DRAINAGE AREAS LARGER THAN 15 ACRES.

**ROUGH-CUT STREET CONTROL INSTALLATION NOTES**

- SEE PLAN VIEW FOR LOCATION OF ROUGH CUT STREET CONTROL MEASURES.
- ROUGH CUT STREET CONTROL SHALL BE INSTALLED AFTER A ROAD HAS BEEN CUT IN, AND WILL NOT BE TRAFFIC FOR MORE THAN 14 DAYS OR FOR TEMPORARY CONSTRUCTION ROADS THAT HAVE NOT RECEIVED ROAD BASE.



(DETAILS ADAPTED FROM AURORA, COLORADO, NOT AVAILABLE IN AUTOCAD)

**TEMPORARY SEDIMENT BASIN (TSB)**

NTS

**INLET PROTECTION (IP-1)**

NTS

**TEMPORARY SLOPE DRAIN (TSD)**

NTS

**SILT FENCE DETAIL**

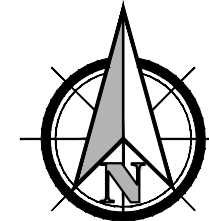
NTS





Know what's below.  
Call before you dig.

FOR STORM SEWER DESIGN  
SEE SHEETS 10-11



0 100' 200'  
SCALE: 1"=100'

SUBSEQUENT TO STRIPPING AND GRUBBING THE FOLLOWING OVERLOT/PIPE INSTALLATION PROCEDURES ARE ANTICIPATED FOR THE SANITARY SEWER LOCATED ON PROPOSED EMBANKMENTS:

- THE REMOVAL AND REPLACEMENT OF METASTABLE SOIL.
- TESTING OF THE FILL SUBSEQUENT TO THE PENETRATION OF THE METASTABLE SOIL WILL CONTINUE UNTIL A MINIMUM OF 7 FEET OF STRUCTURAL FILL HAS BEEN PLACED ABOVE THE PROPOSED SEWER LINE ELEVATION.
- UTILITY TRENCHES SHALL BE EXCAVATED AND SANITARY SEWER LINE INSTALLED. THE PIPE SHALL BE PROPERLY BEDDED AND STRUCTURAL FILL PLACED AND TESTED TO THE PREVIOUS GRADE.
- THE OVERLOT AND EMBANKMENT FILL CAN BE COMPLETED.
- WHERE THE SANITARY SEWER IS PLACED IN EMBANKMENT FILL DURING THE OVERLOT PROCESS, STE SHALL MONITOR AND TEST ALL WORK ASSOCIATED WITH THE AFFECTED PORTIONS.

### ADDITIONAL UTILITY NOTES

GAS - ALL GAS MAINS AND SERVICES ARE TO BE INSTALLED PER THE CITY OF COLORADO SPRINGS.  
ELECTRIC - ALL ELECTRIC SERVICES ARE TO BE INSTALLED PER THE CITY OF FOUNTAIN ELECTRIC DIVISION.  
UTILITY CONTACTS  
SEWER: WIDEFIELD W&S DISTRICT (WWSO) 390-7111  
WATER: WIDEFIELD W&S DISTRICT (WWSO) 390-7111  
ELECTRIC: MOUNTAIN VIEW ELECTRIC 495-2283  
GAS: PEOPLES NATURAL GAS 800-303-0752  
PHONE: US WEST 636-4632

### LEGEND

PROPOSED 8" PVC WATER MAIN (DR 18) WITH MJ FITTINGS (UNLESS OTHERWISE NOTED)  
WIDEFIELD WATER & SANITATION DISTRICT STANDARD FIRE HYDRANT ASSEMBLY. INSTALL PER WIDEFIELD WATER AND SANITATION DISTRICT CONSTRUCTION SPECIFICATIONS  
8" GATE VALVE (UNLESS OTHERWISE NOTED)  
TEE w/ CONCRETE THRUST BLOCK  
MINIMUM RADIUS SHOW FOR WATER MAIN = 290' PER WWSO SPECIFICATIONS AND EL PASO COUNTY EGM 4.3.6.A.1&2. THE MINIMUM COVER OVER WATER MAIN & SERVICES AND SANITARY SEWER MAINS & SERVICES IS 5 FEET.

### WATER AND SEWER MAIN EXTENSIONS

Any changes or alterations affecting the grade, alignment, elevation and/or depth of cover of any water or sewer mains or other appurtenance shown on this drawing shall be the responsibility of the Owner/Developer. The Owner/Developer shall be responsible for all operational damages and defects in installation and material for mains and services from the date of approval until final acceptance is issued.

Signed \_\_\_\_\_ Date \_\_\_\_\_

Print Name J. Ryan Watson, President

DBA: GLEN DEVELOPMENT COMPANY

Address: 3 Widefield Boulevard  
Colorado Springs, CO 80911  
(719) 392-0194

### FIRE AUTHORITY APPROVAL

The number of fire hydrants and hydrant locations shown on this water installation plan are correct and adequate to satisfy the fire protection requirements as specified by the Security Fire District.

Security Fire Department

Signed \_\_\_\_\_ Date \_\_\_\_\_

### UTILITY APPROVALS

#### DISTRICT APPROVALS

The Widefield Water and Sanitation District recognizes the design engineer as having responsibility for the design. The Widefield Water and Sanitation District has limited its scope of review accordingly.

WIDEFIELD WATER AND SANITATION DISTRICT  
WASTEWATER DESIGN APPROVAL  
Date: \_\_\_\_\_ By: \_\_\_\_\_

PROJECT NO. \_\_\_\_\_

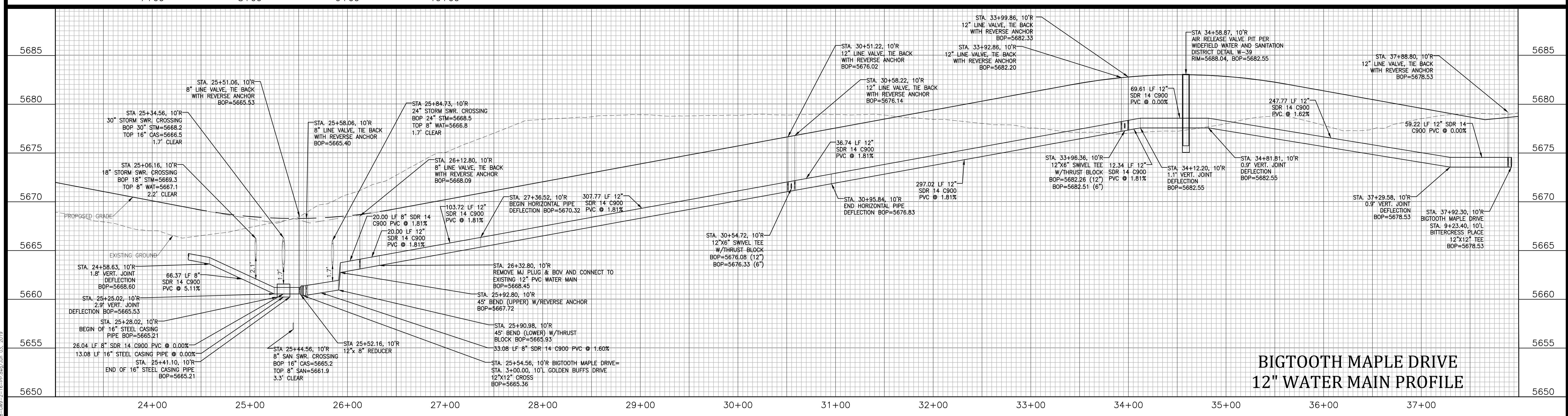
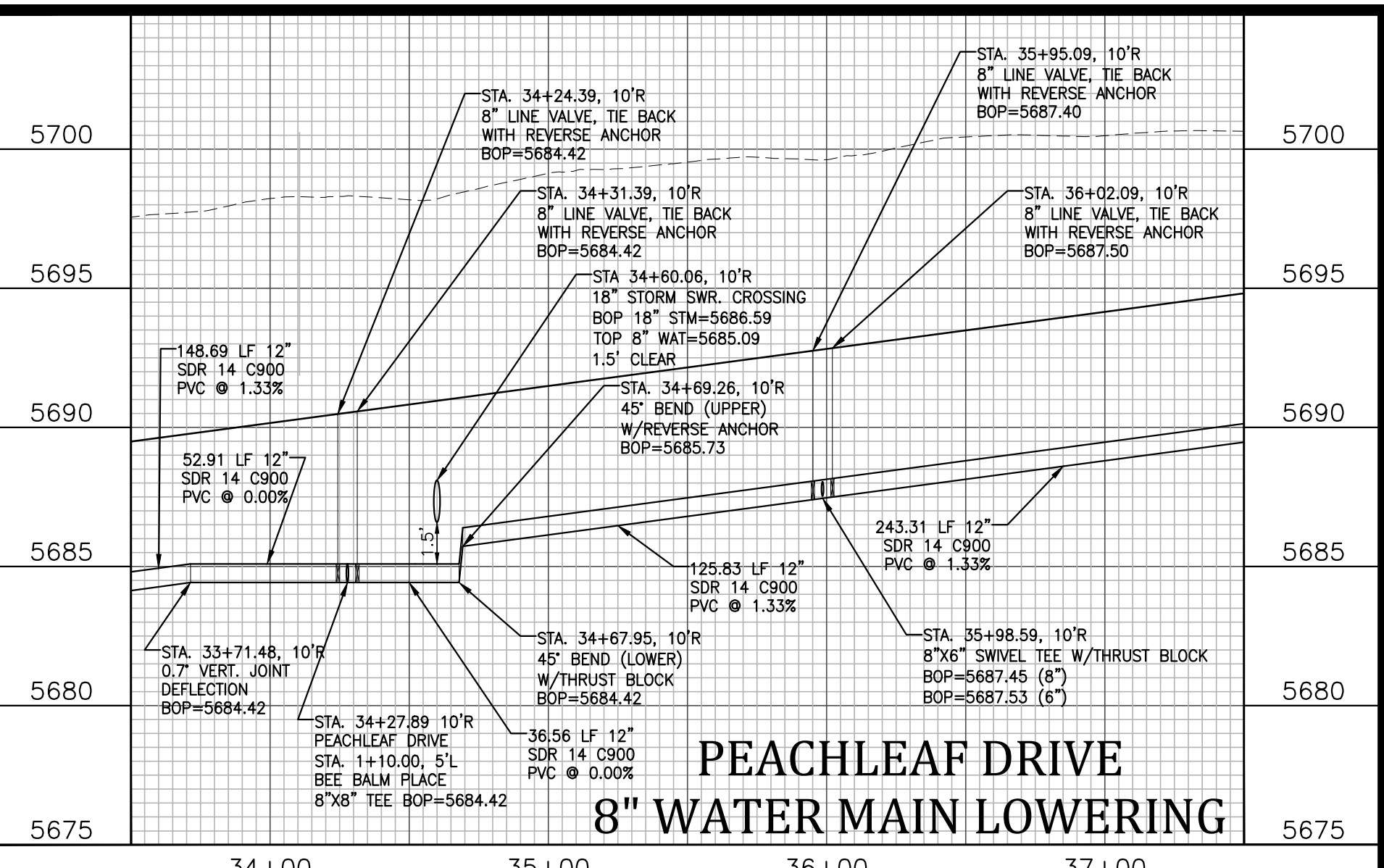
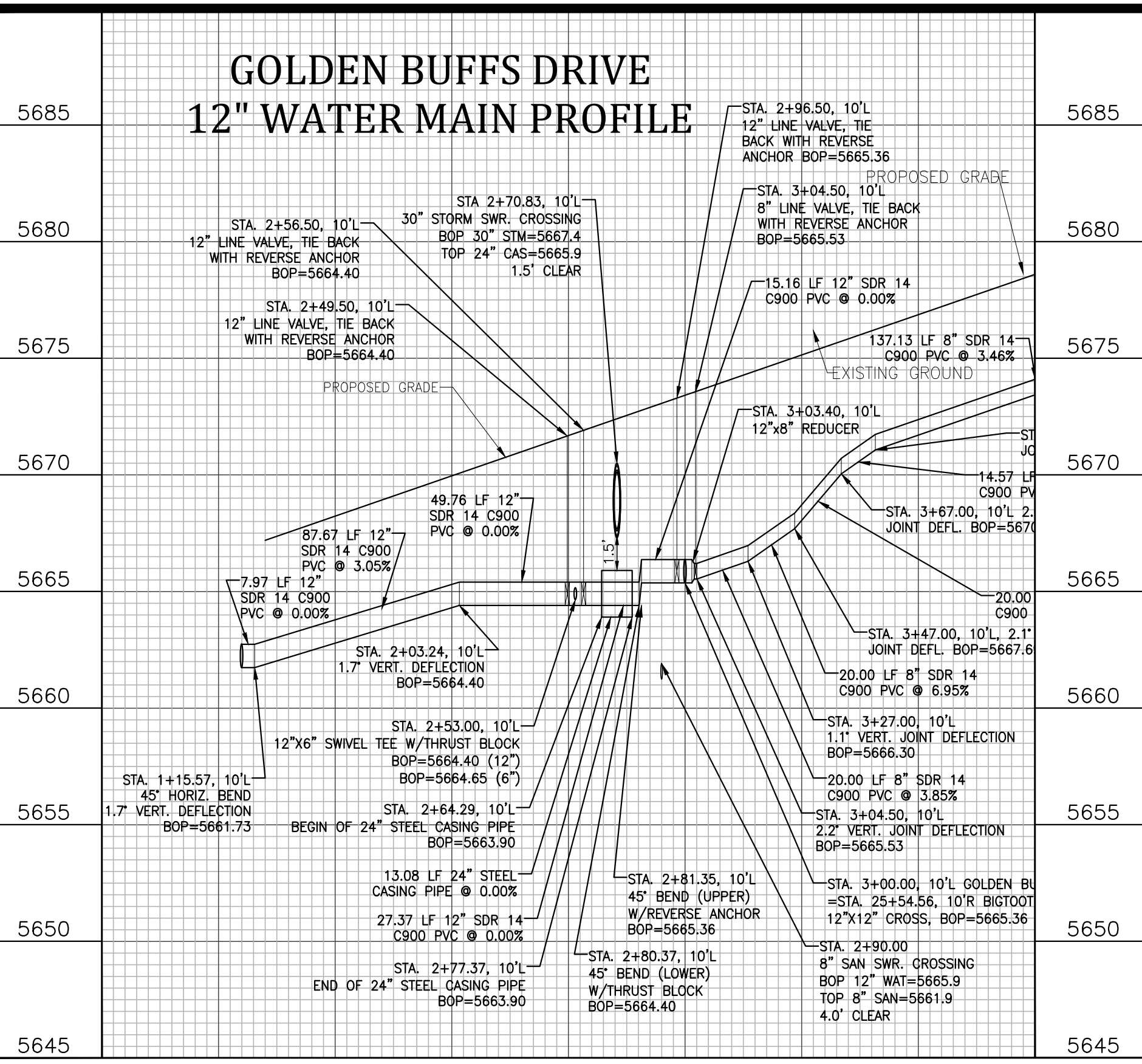
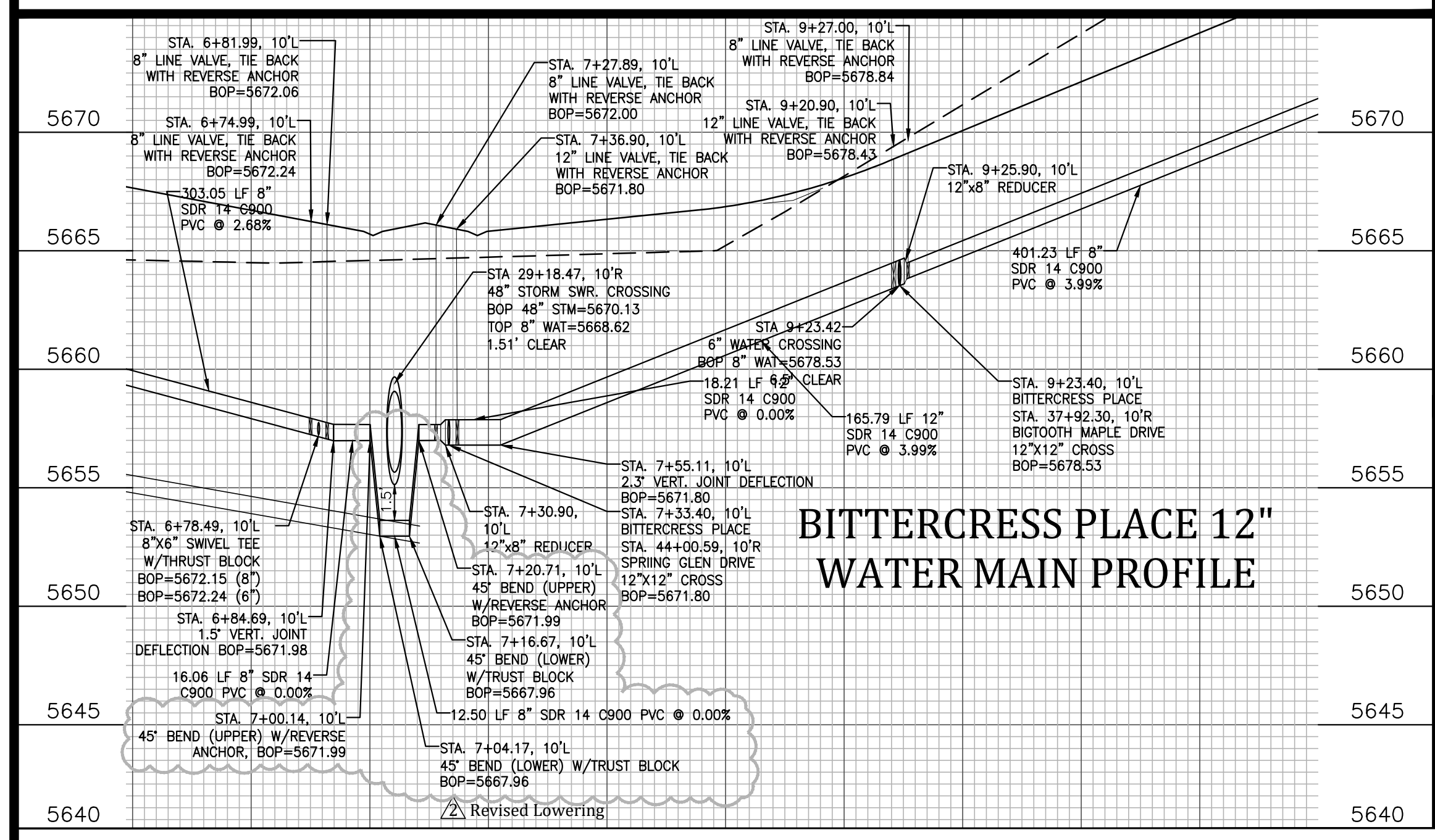
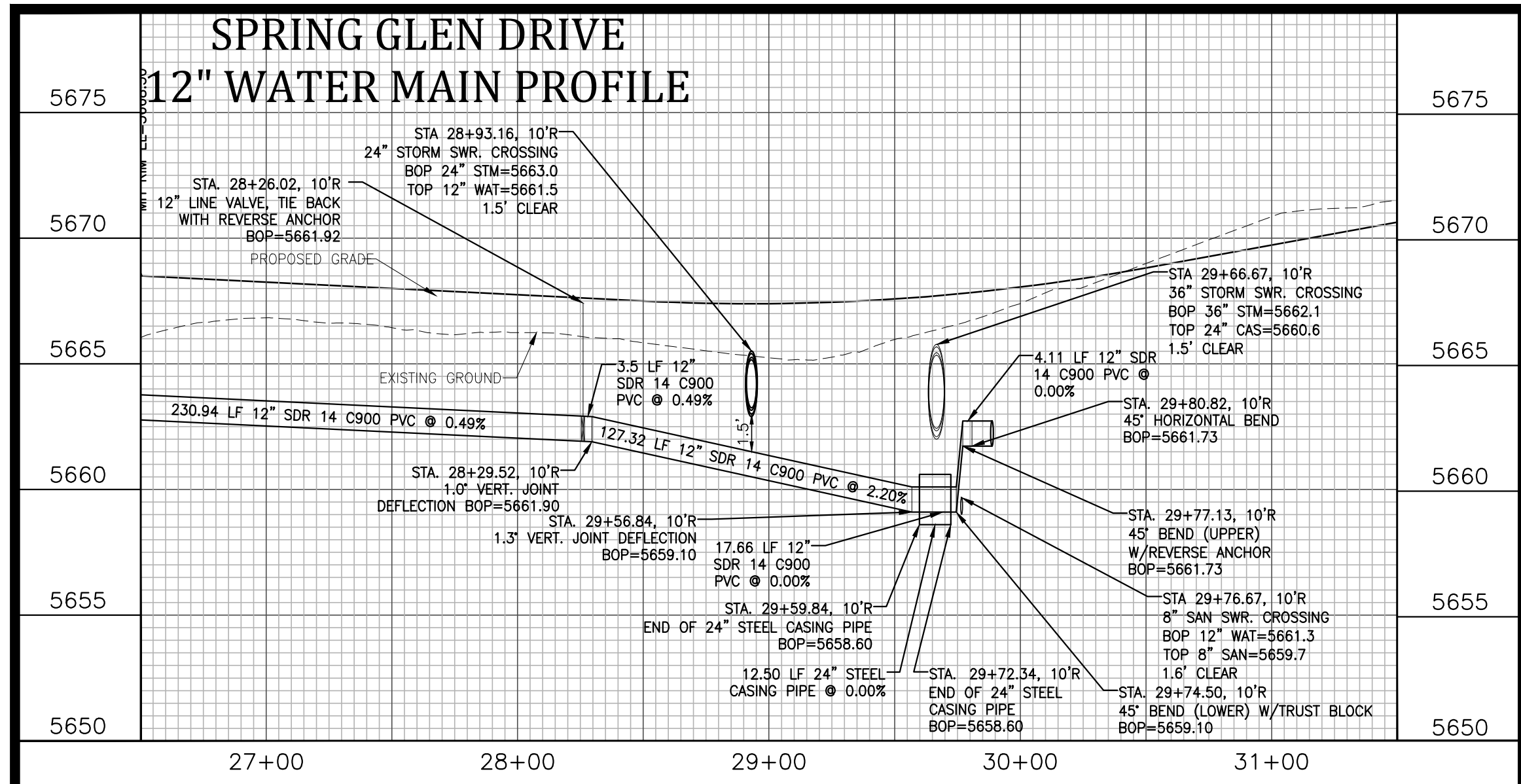
In case of errors or omissions with the sewer design as shown on this document the standards as defined in the "Rules and Regulations for Installation of Sewer Mains and Services" shall rule. Approval expires 180 days from Design Approval.

WIDEFIELD WATER AND SANITATION DISTRICT  
WATER DESIGN APPROVAL  
Date: \_\_\_\_\_ By: \_\_\_\_\_

PROJECT NO. \_\_\_\_\_

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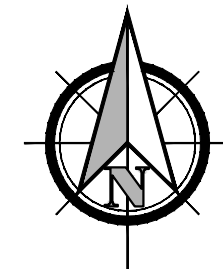
Project No.:	17038
Date:	September 25, 2018
Design:	JAK
Drawn:	JAK
Check:	AWMc
Revisions:	
6/04/19 3rd Sub Comments	



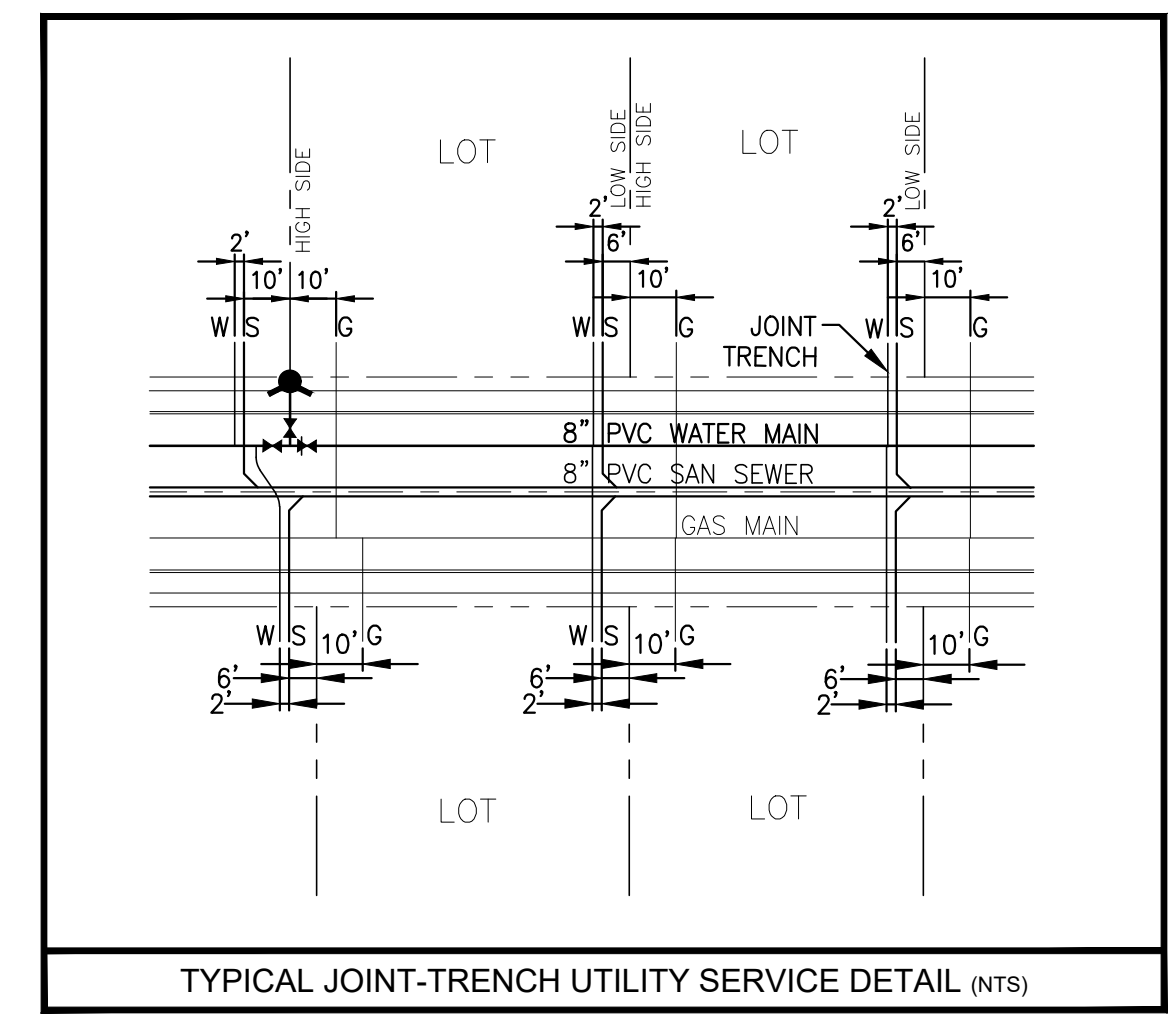
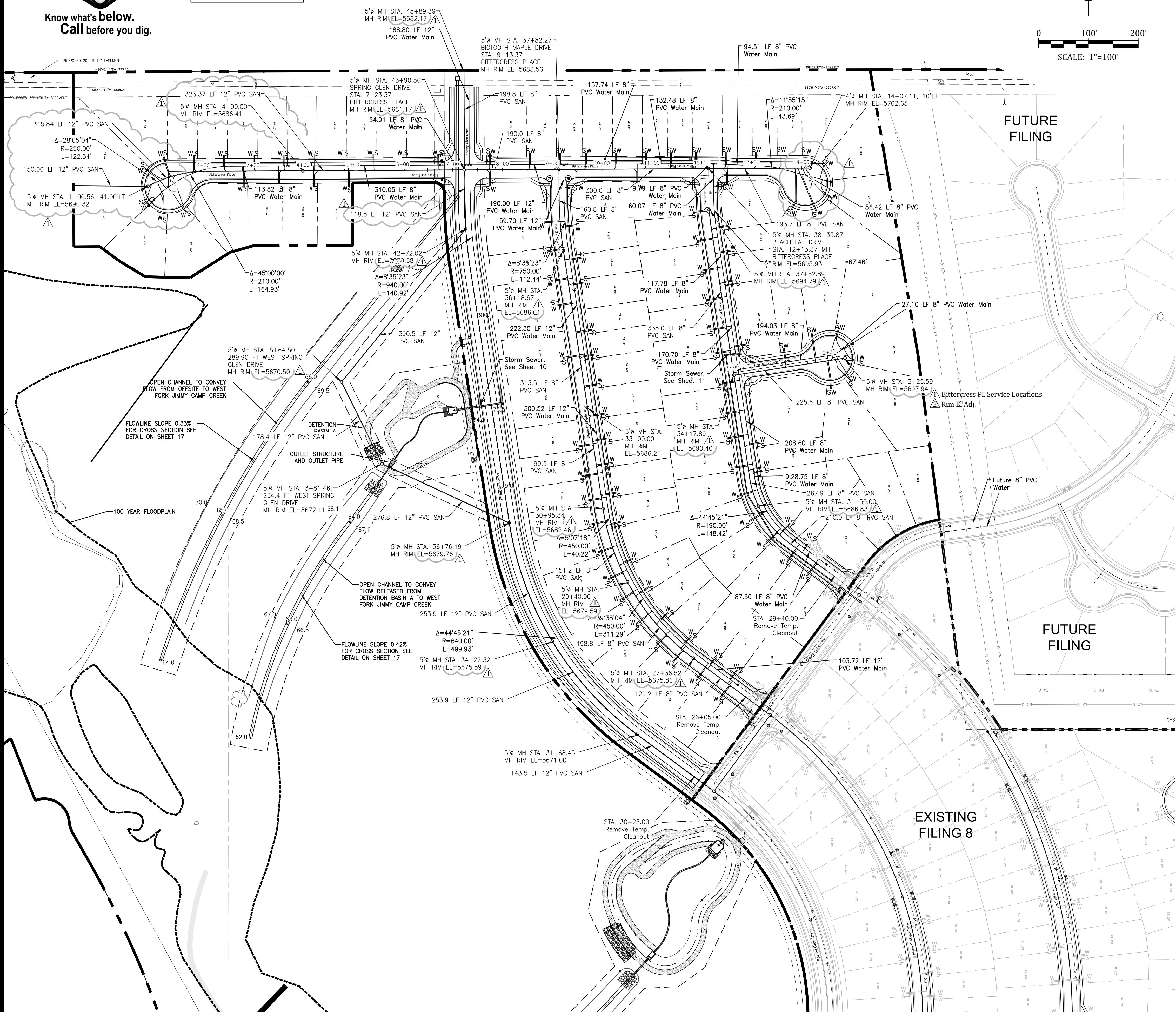


Know what's below.  
Call before you dig.

FOR STORM SEWER DESIGN  
SEE SHEETS 10-11



0 100' 200'  
SCALE: 1"=100'



**ADDITIONAL UTILITY NOTES**

GAS - ALL GAS MAINS AND SERVICES ARE TO BE INSTALLED PER THE CITY OF COLORADO SPRINGS

ELECTRIC - ALL ELECTRIC SERVICES ARE TO BE INSTALLED PER MOUNTAINVIEW ELECTRIC ASSOCIATION.

**UTILITY CONTACTS**

SEWER:	WIDEFIELD W&S DISTRICT (WUSD)	390-7111
WATER:	WIDEFIELD W&S DISTRICT (WUSD)	390-7111
ELECTRIC:	MOUNTAIN VIEW ELECTRIC	495-2283
GAS:	BLACKHILLS ENERGY	800-363-0752
PHONE:	US WEST	636-4632

**LEGEND**

PROPOSED 8" PVC WATER MAIN (DR 18) WITH MJ FITTINGS (UNLESS OTHERWISE NOTED)

WIDEFIELD WATER & SANITATION DISTRICT STANDARD FIRE HYDRANT ASSEMBLY. INSTALL PER WIDEFIELD WATER AND SANITATION DISTRICT CONSTRUCTION SPECIFICATIONS

GATE VALVE (UNLESS OTHERWISE NOTED)

TEE w/ CONCRETE THRUST BLOCK

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- WHERE THE SANITARY SEWER IS PLACED IN EMBANKMENT FILL DURING THE OVERLOT PROCESS, SITE SHALL MONITOR AND TEST ALL WORK ASSOCIATED WITH THE AFFECTED PORTIONS.

**UTILITY APPROVALS**

**DISTRICT APPROVALS**  
The Widefield Water and Sanitation District recognizes the design engineer as having responsibility for the design. The Widefield Water and Sanitation District has limited its scope of review accordingly.

**WIDEFIELD WATER AND SANITATION DISTRICT WASTEWATER DESIGN APPROVAL**

Date: \_\_\_\_\_ By: \_\_\_\_\_

PROJECT NO. \_\_\_\_\_

In case of errors or omissions with the sewer design as shown on this document the standards as defined in the "Rules and Regulations for Installation of Sewer Mains and Services" shall rule. Approval expires 180 days from Design Approval.

**WIDEFIELD WATER AND SANITATION DISTRICT WATER DESIGN APPROVAL**

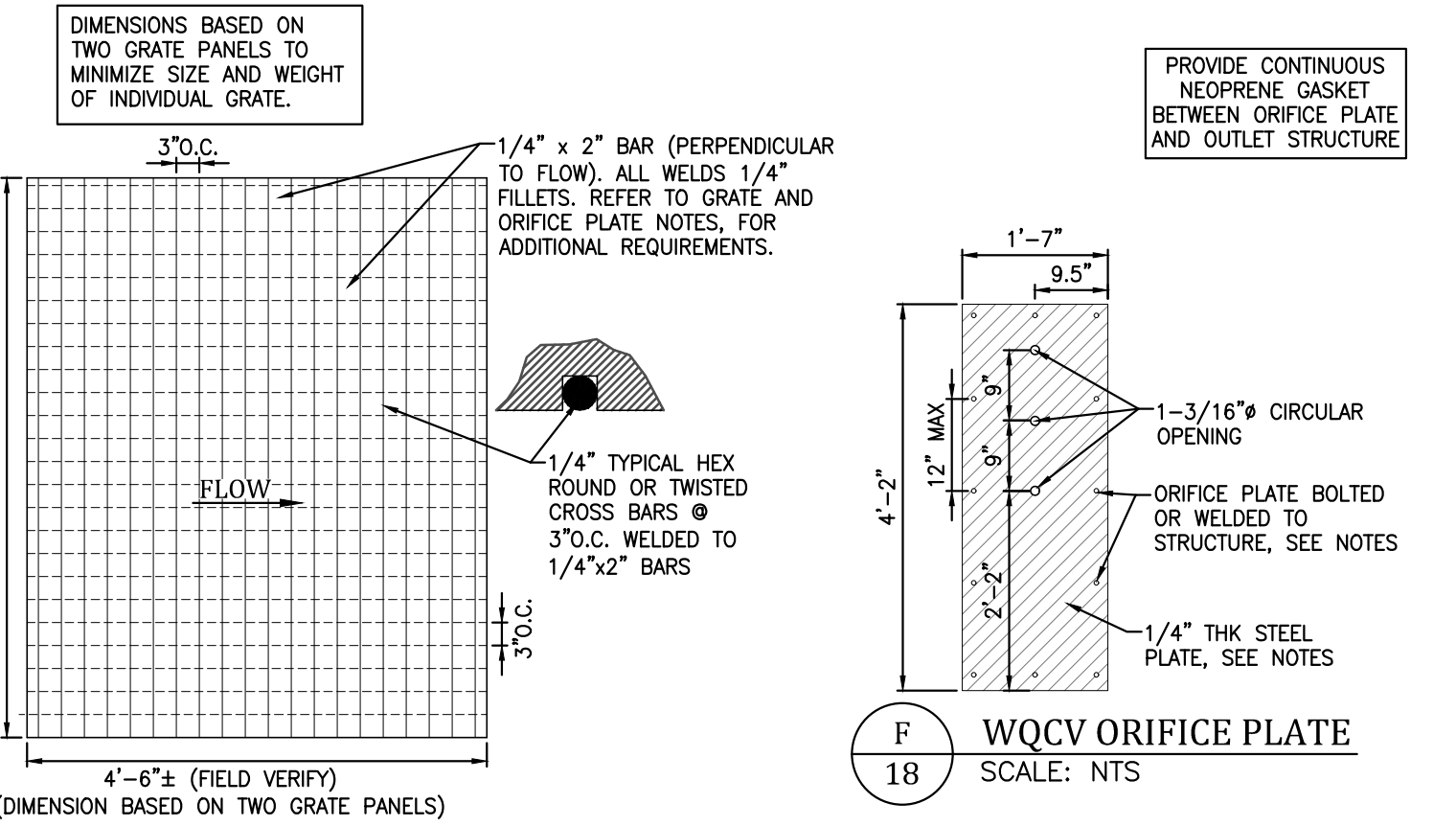
Date: \_\_\_\_\_ By: \_\_\_\_\_

PROJECT NO. \_\_\_\_\_

In case of errors or omissions with the sewer design as shown on this document the standards as defined in the "Rules and Regulations for Installation of Sewer Mains and Services" shall rule. Approval expires 180 days from Design Approval.

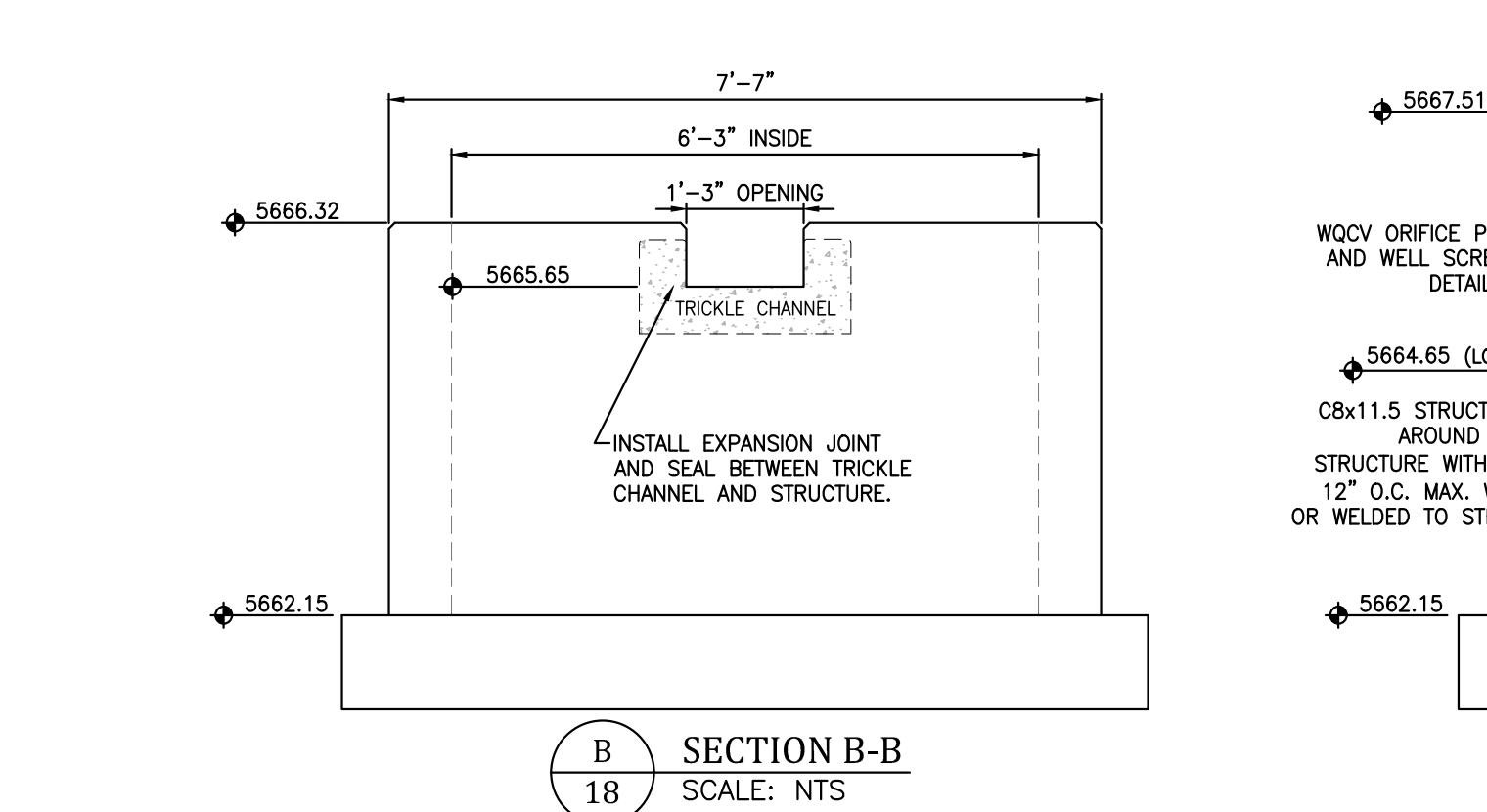


- STRUCTURE NOTES:**
- PRIOR TO CONSTRUCTION, CONTRACTOR TO PROVIDE SHOP DRAWINGS FOR ALL COMPONENTS OF THE OUTLET STRUCTURE.
  - GRADE 60 REINFORCING STEEL REQUIRED. SEE TABLE FOR THE MINIMUM LAP SPICE LENGTH FOR REINFORCING BARS. ALL REINFORCING STEEL SHALL HAVE 2-INCH MINIMUM CLEARANCE FROM EDGE OF CONCRETE AND 3-INCH MIN CLEARANCE TO EDGE OF CONCRETE PLACED AGAINST SOIL, UNLESS OTHERWISE NOTED.
  - CONCRETE FOR THE OUTLET STRUCTURE AND FOREBAYS SHALL BE CDOT CLASS D CONCRETE.
  - EXPANSION JOINT MATERIAL SHALL MEET AASHTO SPECIFICATION M-213. EXPANSION JOINT MATERIAL SHALL BE 1/2" THICK, SHALL EXTEND THE FULL DEPTH OF CONTACT SURFACE AND THE JOINT SHALL BE SEALED, REFER TO DETAILS.
  - ALL EXPOSED CONCRETE CORNERS SHALL HAVE A 3/4-INCH CHAMFER UNLESS OTHERWISE NOTED.
  - BACKFILLING AGAINST WALLS SHALL NOT COMMENCE UNTIL CONCRETE HAS OBTAINED ITS FULL SEVEN DAY STRENGTH.
  - SUBGRADE TO BE 12" THK CLEAN FILL COMPACTED TO 95% STANDARD PROCTOR DENSITY PER ASTM M698 UNDER STRUCTURES.
  - OUTLET STRUCTURE STEPS SHALL CONFORM TO AASHTO M199.
  - FOREBAY: CONSTRUCTION JOINTS SHALL BE INSTALLED AT 10' O.C. MAXIMUM. THE JOINTS SHALL BE SEALED WITH A JOINT SEALANT.



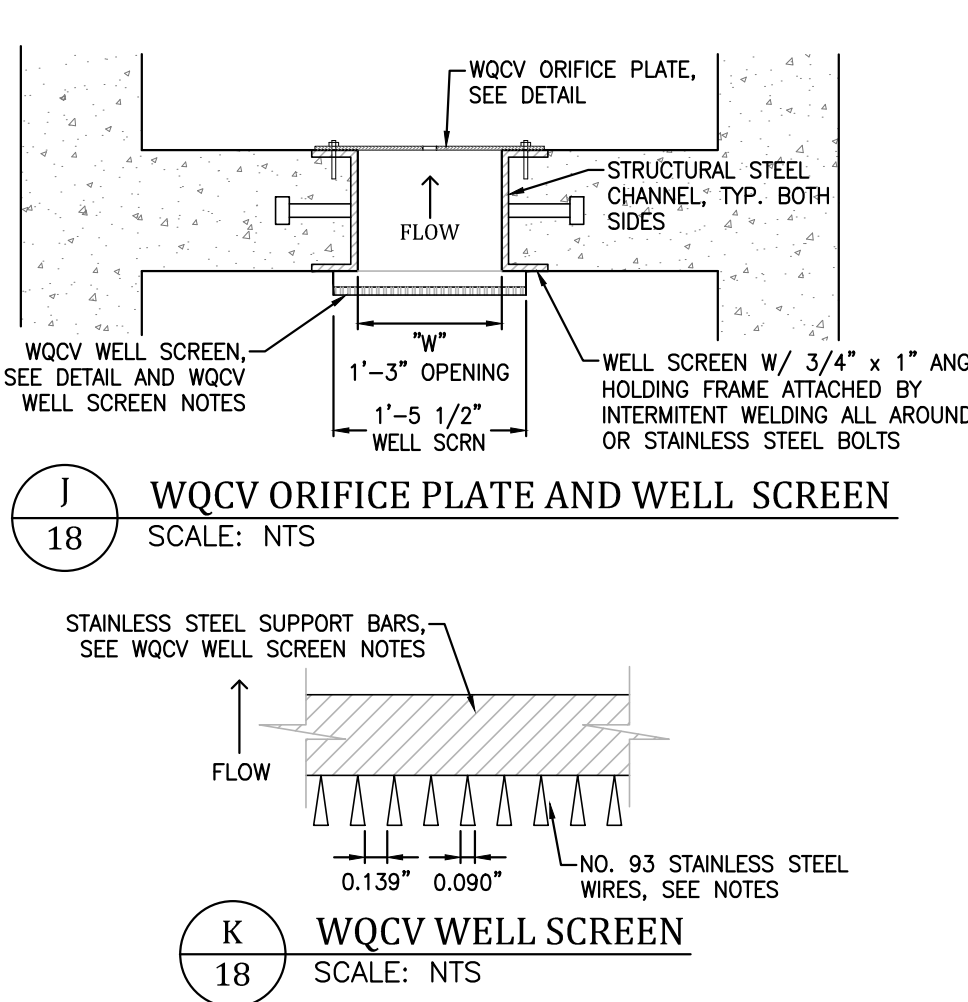
**E MAJOR STORM GRATE DETAIL**  
SCALE: NTS

- GRATE AND ORIFICE PLATE NOTES:**
- GRATES AND ORIFICE PLATES SHALL BE MOUNTED USING STAINLESS STEEL HARDWARE. GRATES TO BE BOLTED DOWN TO OUTLET STRUCTURE 18" O.C.
  - GRATES AND ORIFICE PLATES SHALL BE STAINLESS STEEL, ALUMINUM OR STEEL. STEEL TRASH RACKS SHALL BE HOT DIP GALVANIZED AND HOT POWDER PAINTED AFTER GALVANIZED.
  - FIELD VERIFY GRATE DIMENSION PRIOR TO FABRICATION.



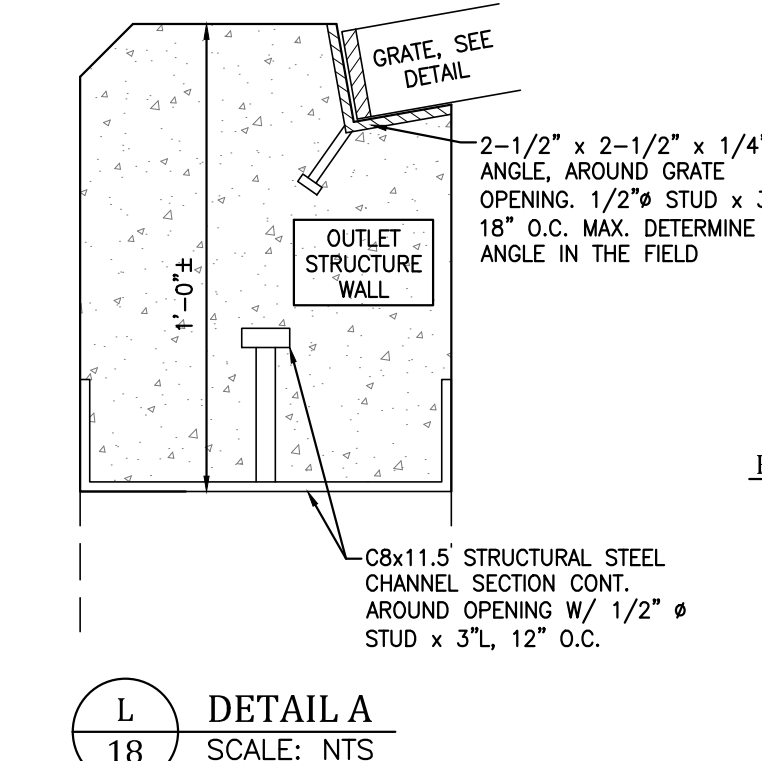
**B SECTION B-B**  
SCALE: NTS

- WQCV WELL-SCREEN NOTES:**
- WELL-SCREEN SHALL BE STAINLESS STEEL AND ATTACHED BY INTERMITTANT WELDS OR STAINLESS STEEL BOLTS ALONG EDGE OF THE MOUNTING FRAME.
  - WQCV WELL-SCREEN
    - TYPE OF SCREEN: STAINLESS STEEL #93 VEE WIRE (JOHNSON VEE WIRE TM STAINLESS STEEL SCREEN OR EQUIVALENT WITH 60% OPEN AREA)
    - SCREEN SLOT OPENING DIMENSION: 0.139" (SCREEN #93 VEE WIRE SLOT OPENING)
    - TYPE AND SIZE OF SUPPORT ROD: TE 0.074"x0.50"
    - SPACING OF SUPPORT ROD (O.C.): 1.0 INCH
    - TOTAL SCREEN THICKNESS: 0.655"
    - CARBON STEEL HOLDING FRAME TYPE: 3/4" x 1.0" ANGLE

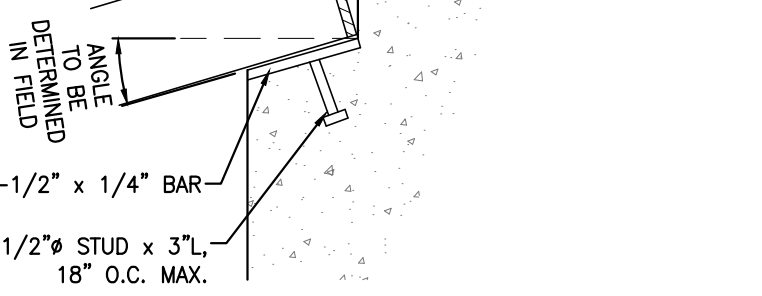


**J WQCV ORIFICE PLATE AND WELL SCREEN**  
SCALE: NTS

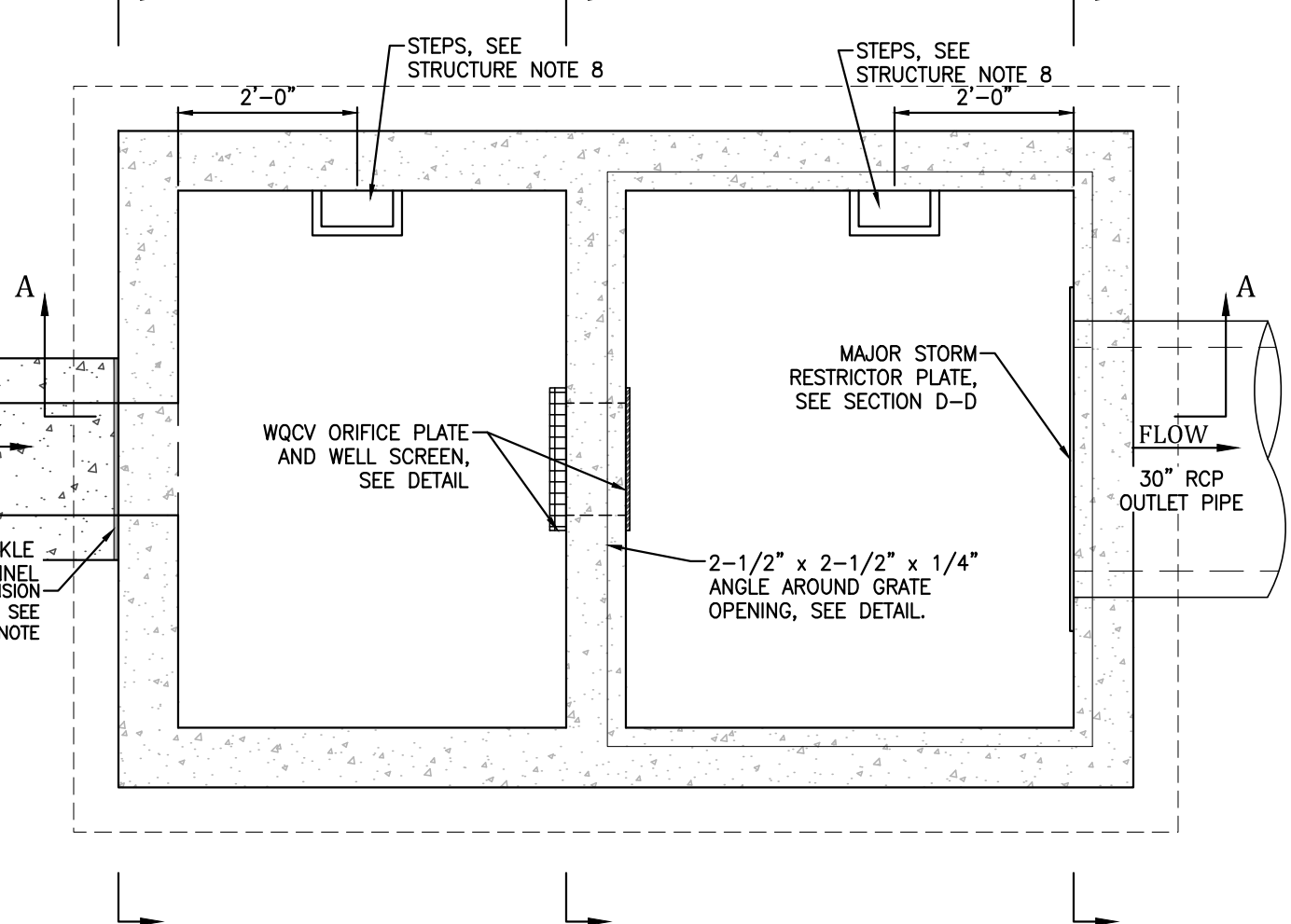
**K WQCV WELL SCREEN**  
SCALE: NTS



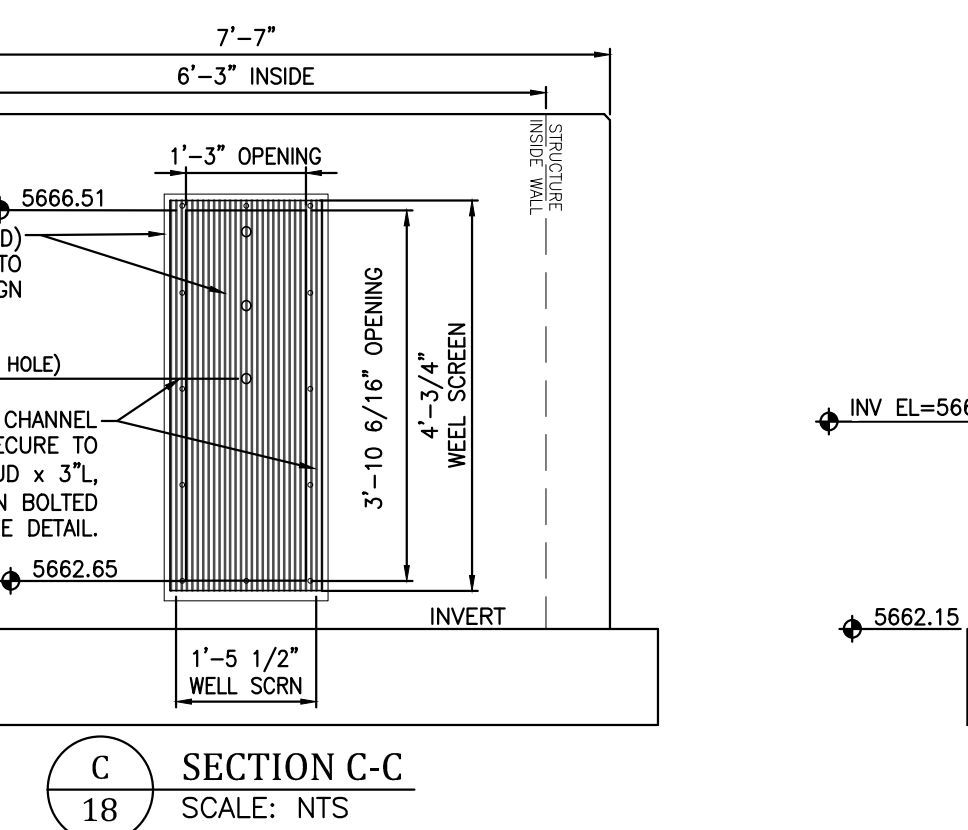
**L DETAIL A**  
SCALE: NTS



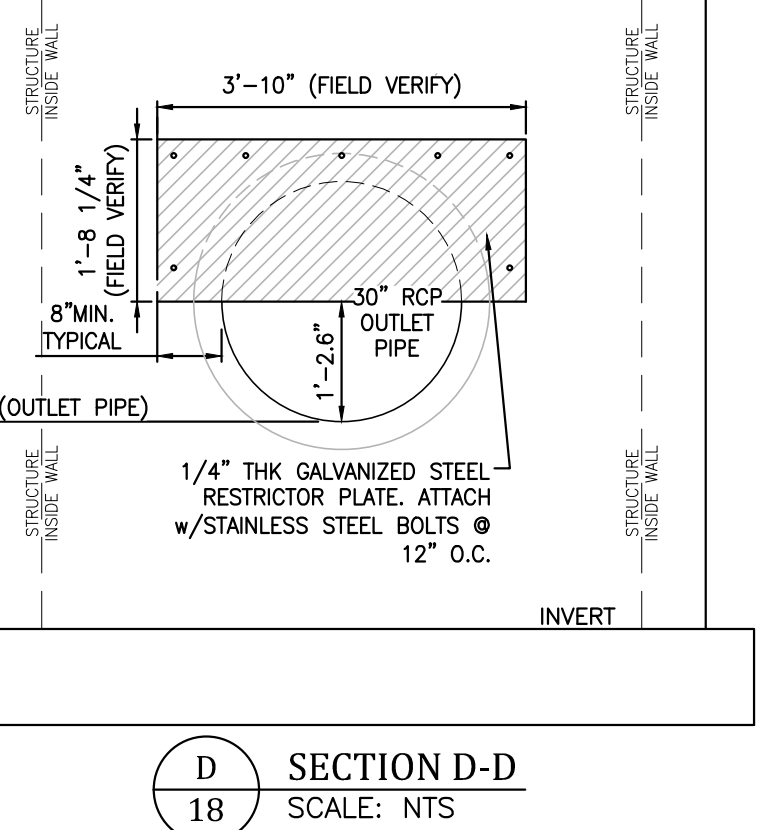
**M DETAIL C**  
SCALE: NTS



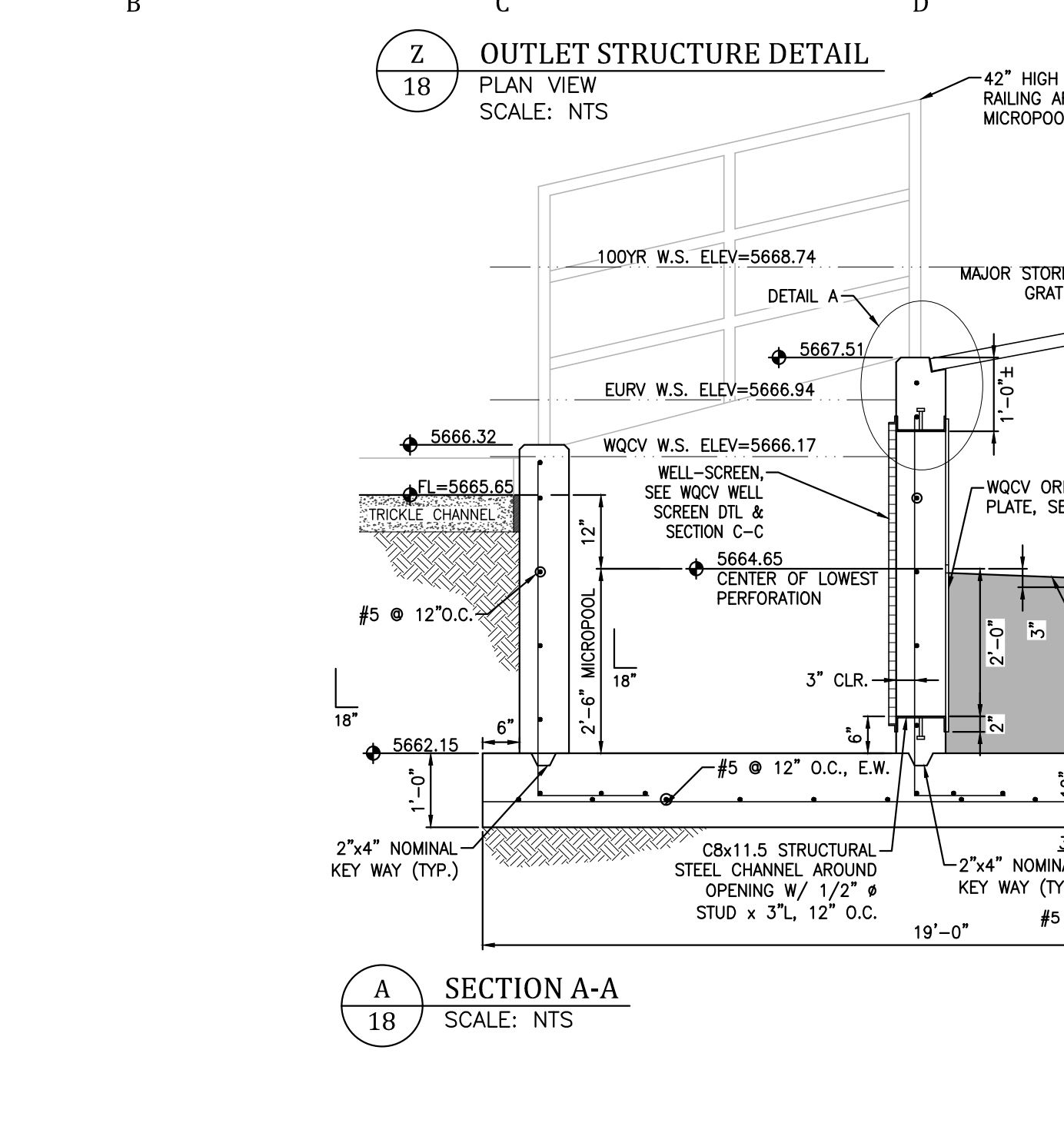
**Z OUTLET STRUCTURE DETAIL**  
PLAN VIEW  
SCALE: NTS



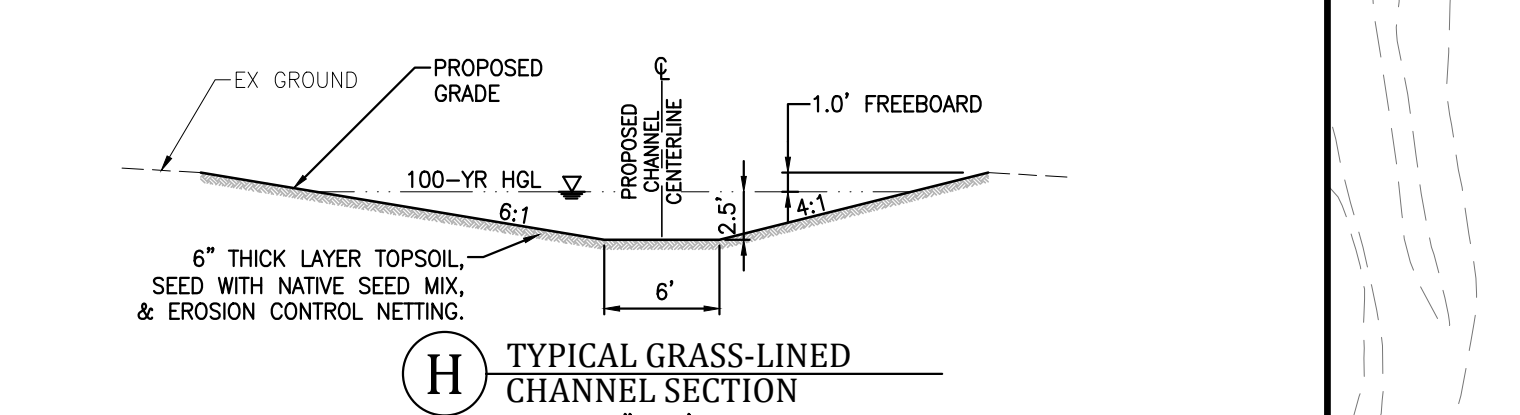
**C SECTION C-C**  
SCALE: NTS



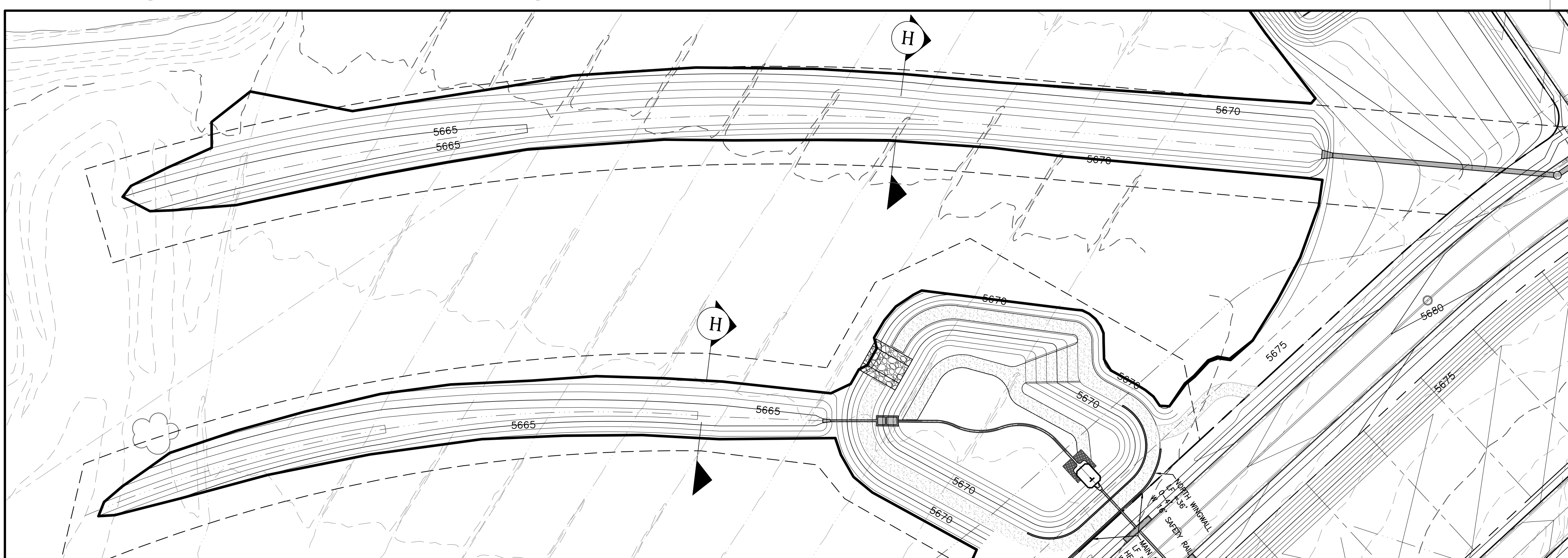
**D SECTION D-D**  
SCALE: NTS



**A SECTION A-A**  
SCALE: NTS



**H TYPICAL GRASS-LINED CHANNEL SECTION**  
SCALE: 1"=10'



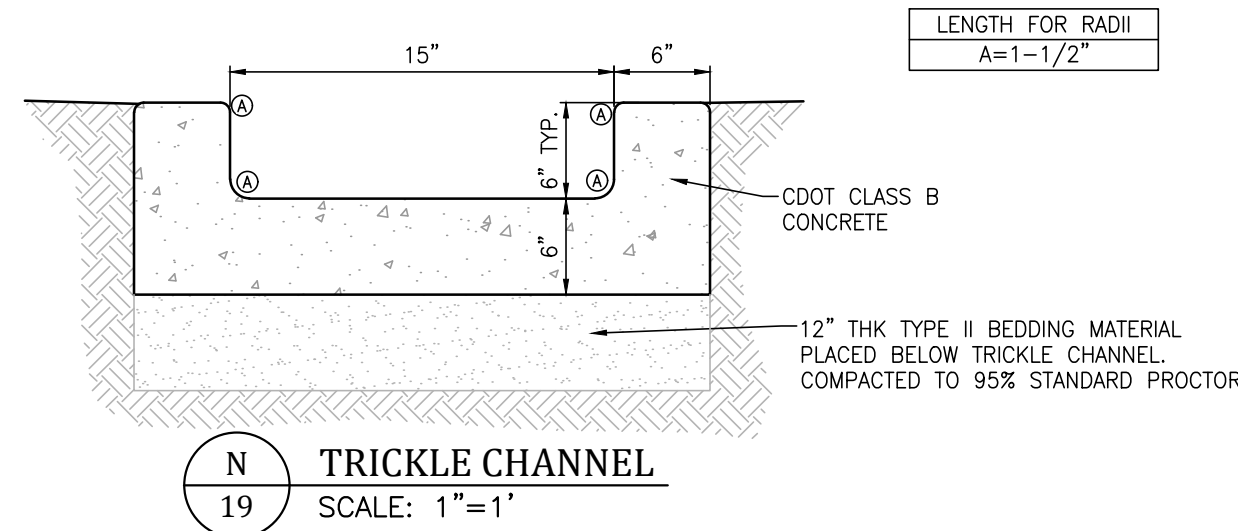
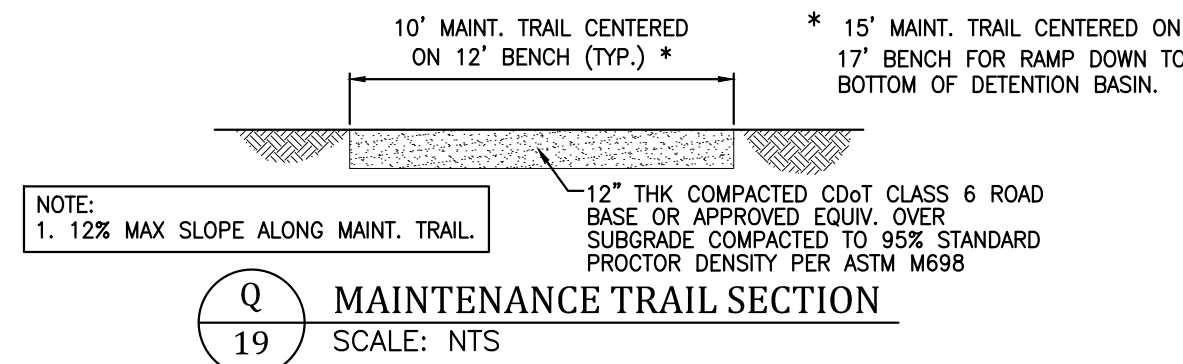
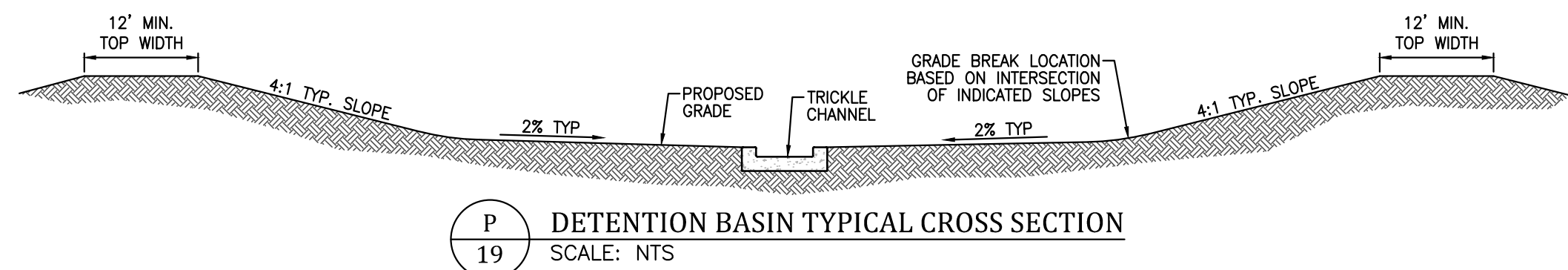
EXTENDED DETENTION BASIN 'A' AND GRASS-LINED CHANNELS TO WEST FORK JIMMY CAMP CREEK

Project No:	17038
Date:	September 25, 2018
Design:	JAK
Drawn:	JAK
Check:	AWMc
Revisions:	

SHEET

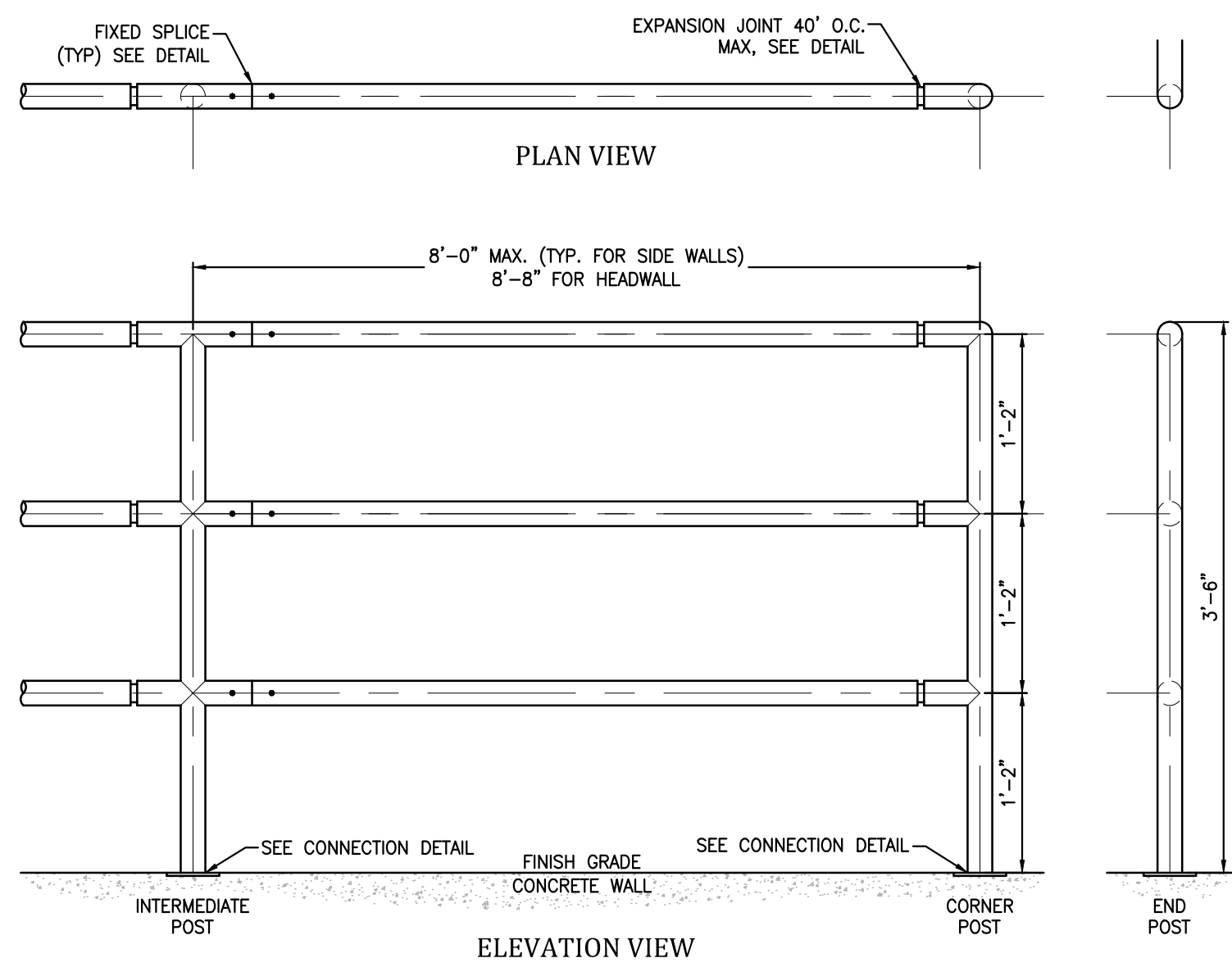
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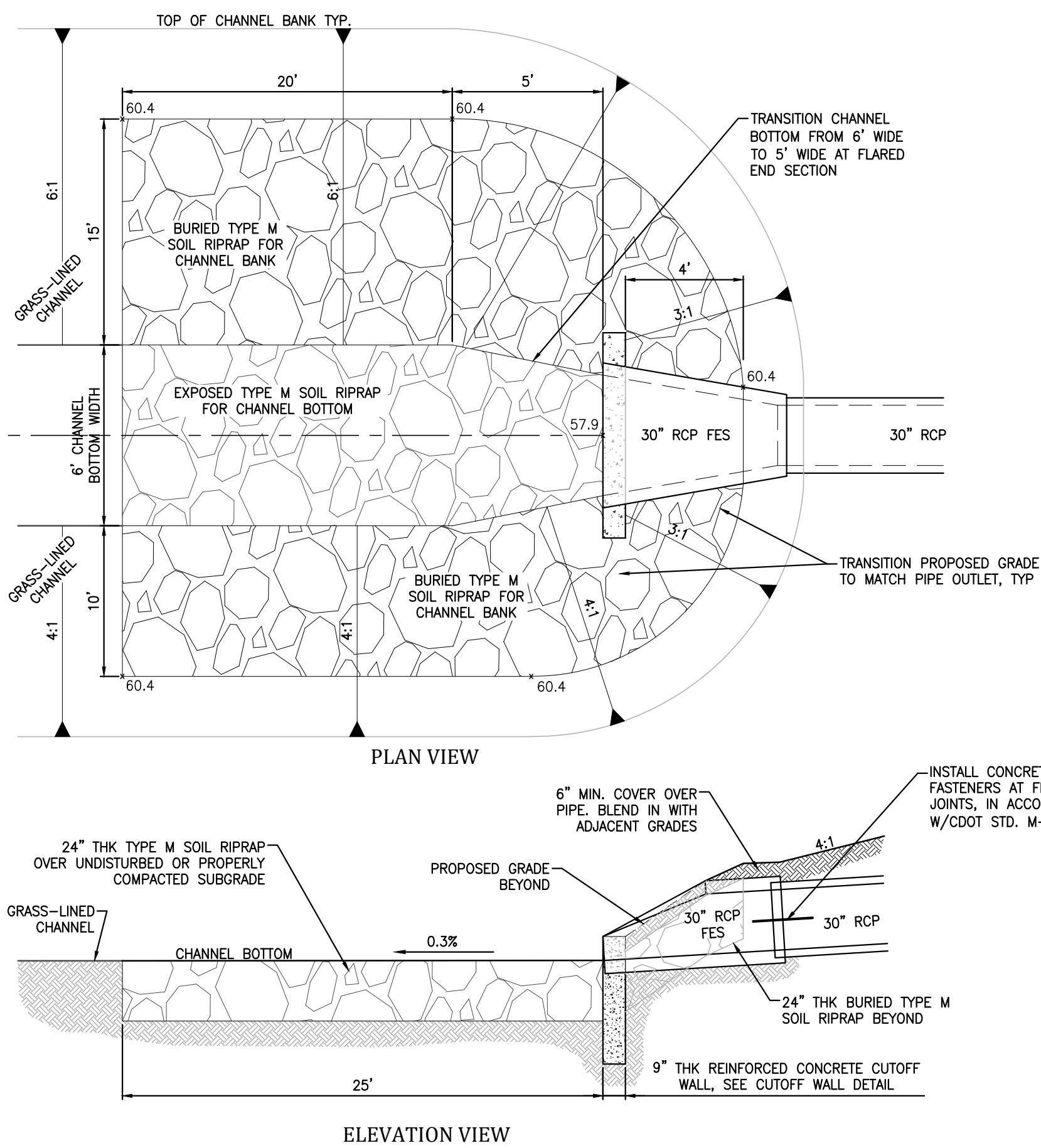
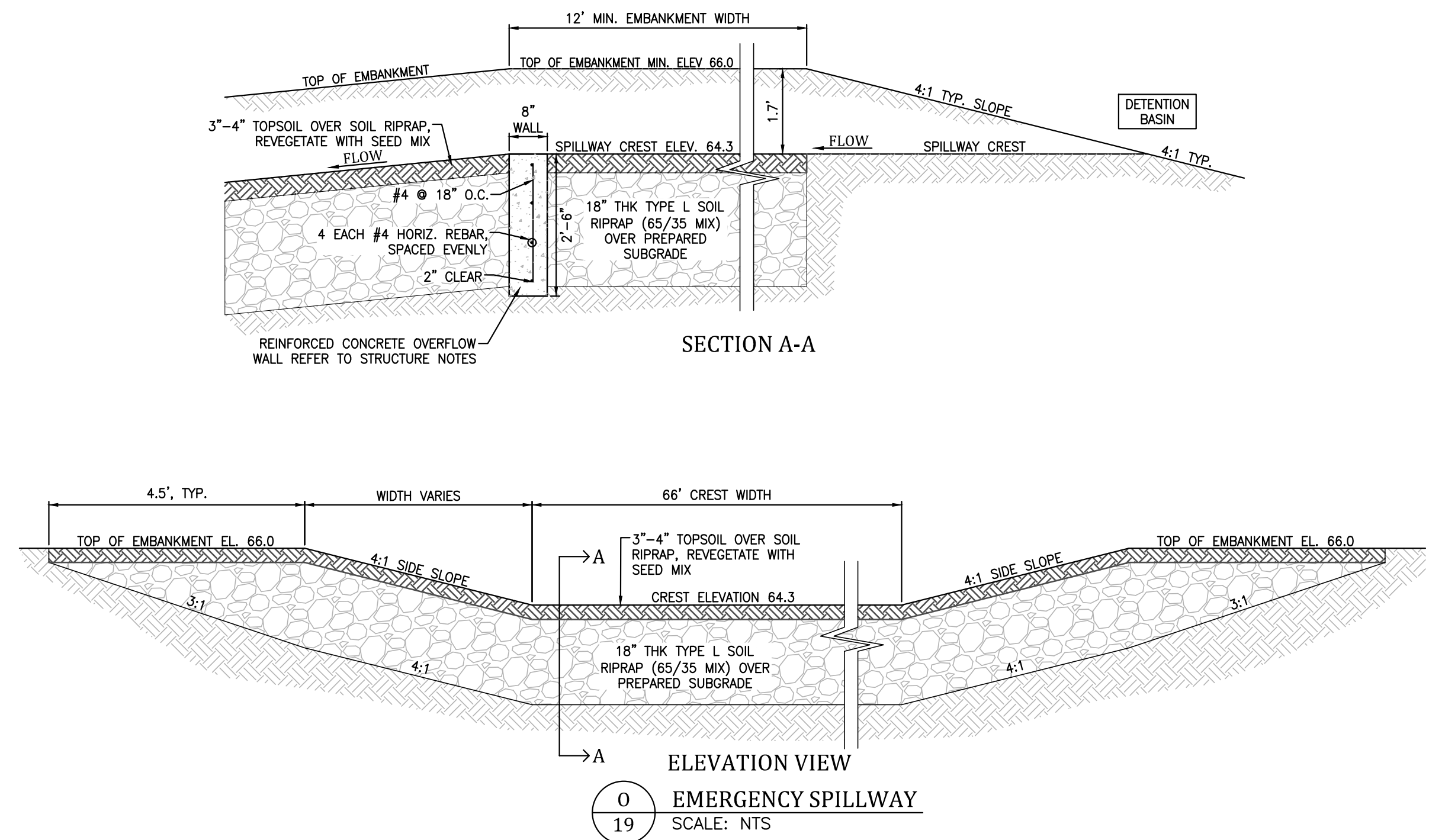
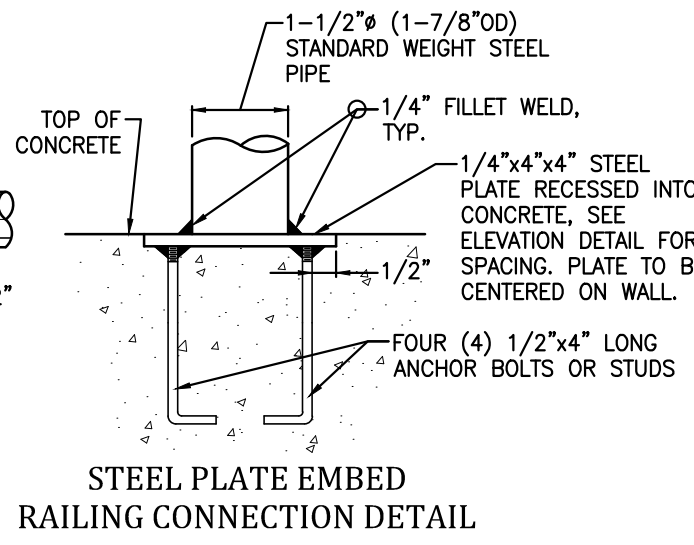
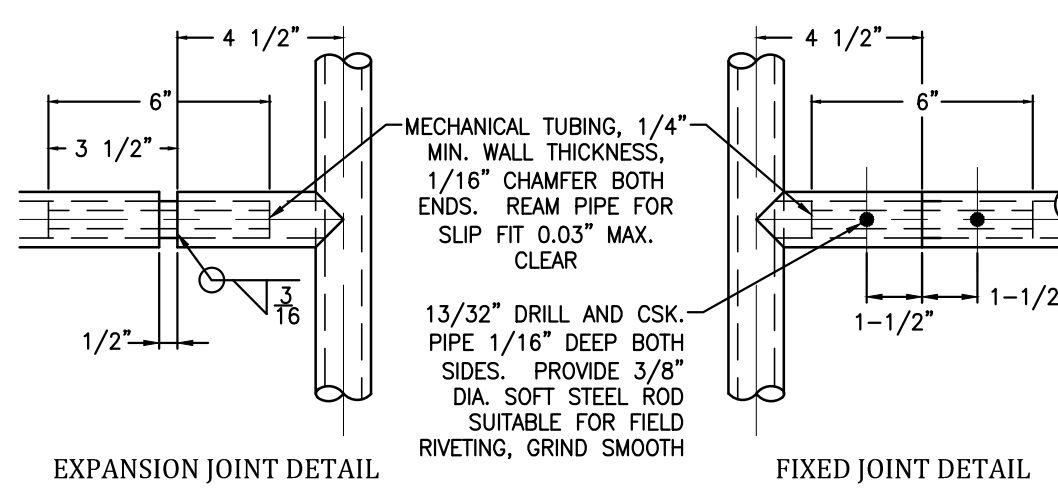
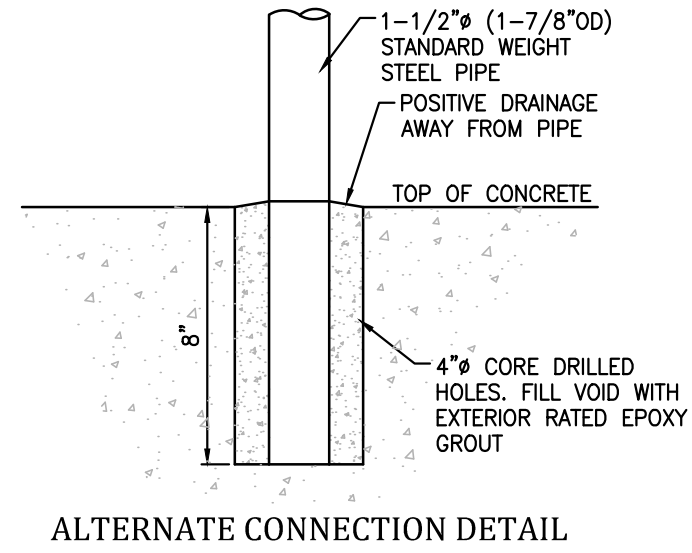


CLASSIFICATION AND GRADATION OF RIPRAP			
Rip-Rap Designation	% Smaller than Given Size by Weight	Intermediate Rock Dimension (Inches)	d <sub>50</sub> * (Inches)
Type VL	70-100	12	6**
	50-70	9	
	35-50	6	
Type L	70-100	15	9**
	50-70	12	
	35-50	9	
Type M	70-100	21	12**
	50-70	18	
	35-50	12	
Type L	70-100	4	18
	50-70	30	
	35-50	24	
	2-10	18	
	2-10	6	

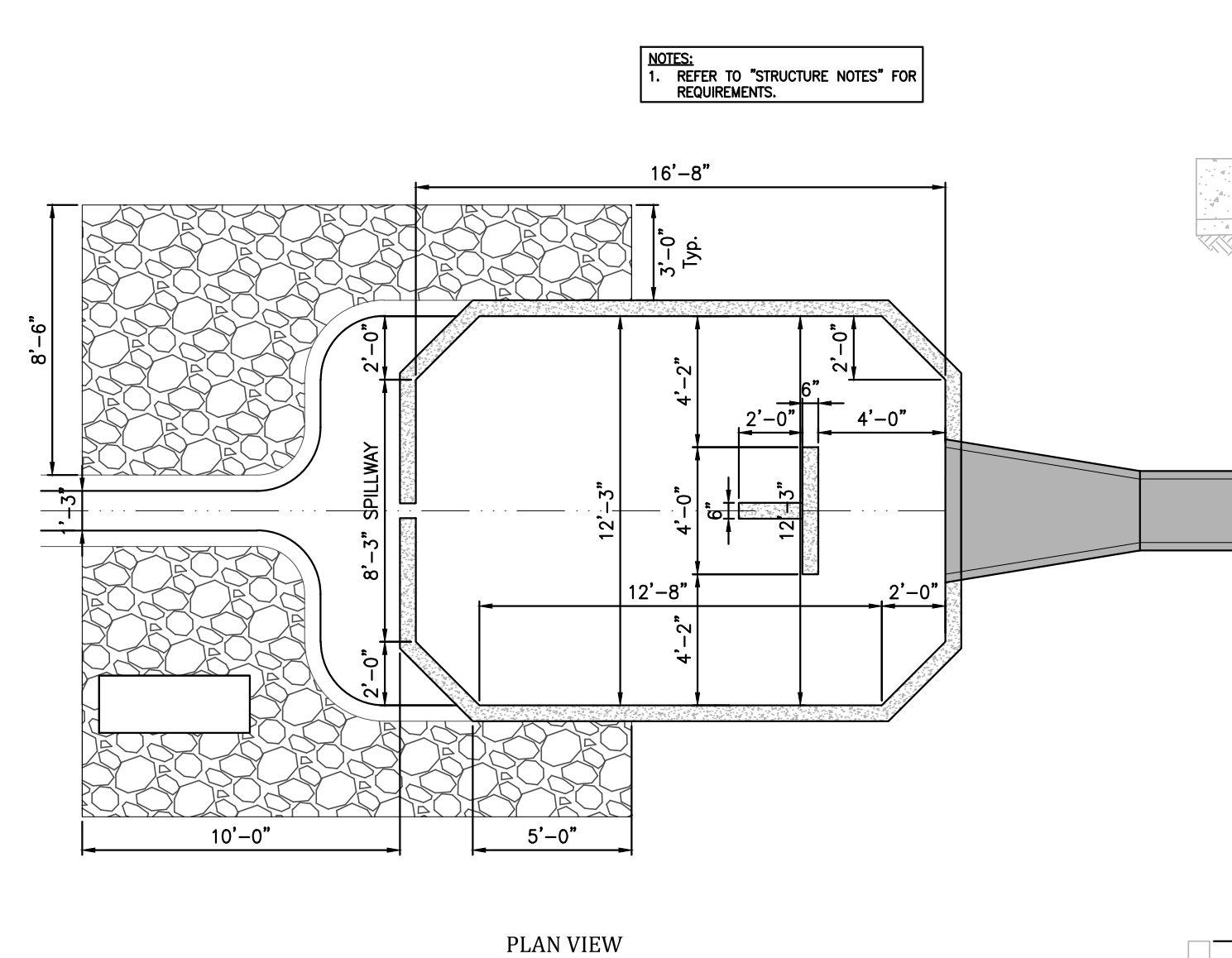
\* d<sub>50</sub> = Mean particle size (Intermediate Dimension) by weight.  
 \*\* Mix VL, L and M Rip-rap with 35% topsoil (by volume) and bury with 4-6 inches of topsoil, all vibration compacted and revegetate. (Figure 8-34: Riprap and Soil Riprap Placement and Gradation, UDFCD, Drainage Criteria Manual, Volume 1)



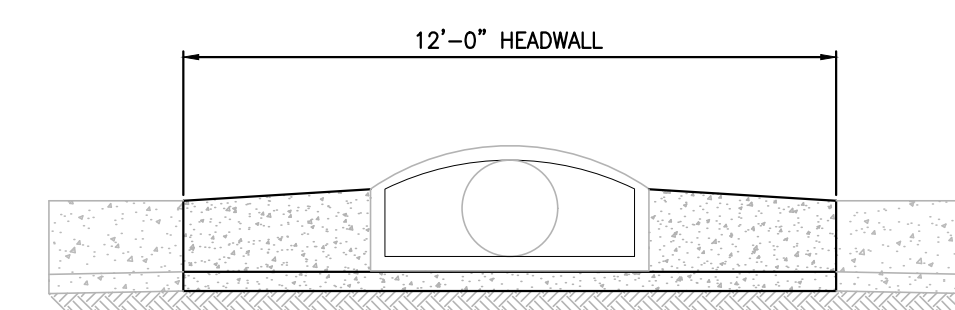
- PEDESTRIAN RAILING/HANDRAIL NOTES:**
- ALL HANDRAIL SHALL BE FABRICATED WITH NEW 1-1/2" (1-7/8" OD) DIAMETER STANDARD WEIGHT STEEL PIPE.
  - WELD ALL PIPE JOINTS WITH 1/8" REINFORCED WELDS AND DRESS SMOOTH. CORNERS AND EDGES OF ALL BARS, PLATES AND PIPE ENDS SHALL BE Sanded SMOOTH AND FREE OF BURRS.
  - ALL HANDRAIL MATERIAL REQUIRED FOR COMPLETE INSTALLATION SHALL BE PROVIDED.
  - HANDRAIL FINISH SHALL BE ONE COAT METAL PRIMER AND TWO COATS SHERWIN WILLIAMS BRIDGE GREEN. COLOR SHALL BE VERIFIED BY COUNTY. CONTRACTOR TO FIELD VERIFY DIMENSIONS PRIOR TO FABRICATION.
  - RAILING BETWEEN HEADWALL AND WINGWALL SHALL BE SEPARATE OR AN EXPANSION JOINT SHALL BE PROVIDED TO ALLOW FOR DIFFERENTIAL MOVEMENT.



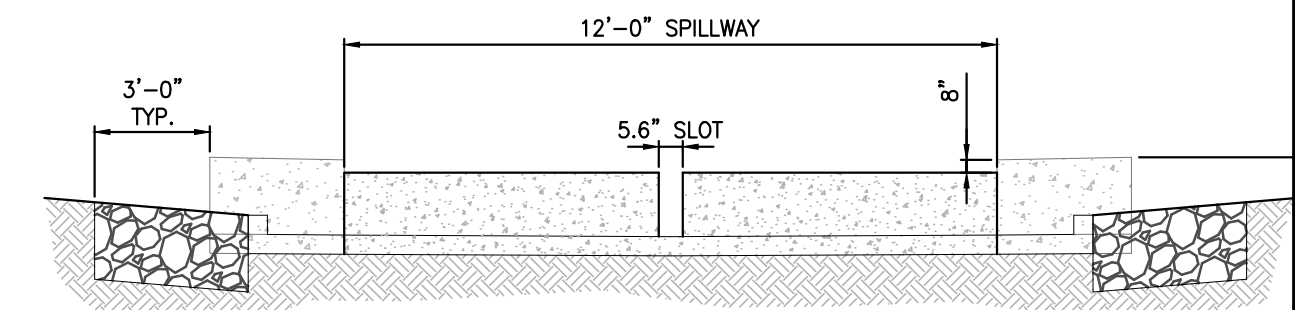
**D 19** 30" RCP FES PIPE OUTLET w/CONCRETE CUTOFF WALL AND JOINT RESTRAINTS  
SCALE: NTS



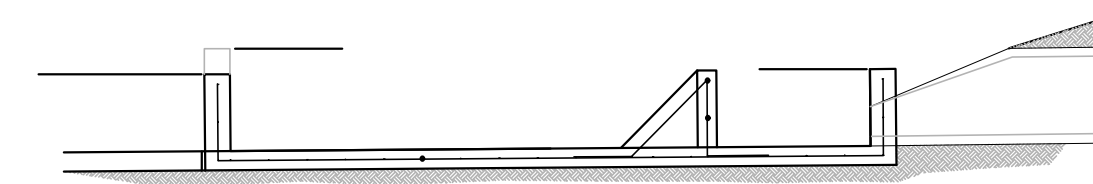
**R 19** PRESEDIMENTATION FOREBAY  
SCALE: NTS



SECTION C-C



SECTION B-B



ELEVATION VIEW

GLEN AT WIDEFIELD FILING NO. 9  
 SITE DETAIL PLAN  
 DETENTION BASIN DETAILS  
 EL PASO COUNTY, COLORADO

Project No: 17038  
 Date: September 25, 2018  
 Design: JAK  
 Drawn: JAK  
 Check: AWMc  
 Revisions:

SHEET

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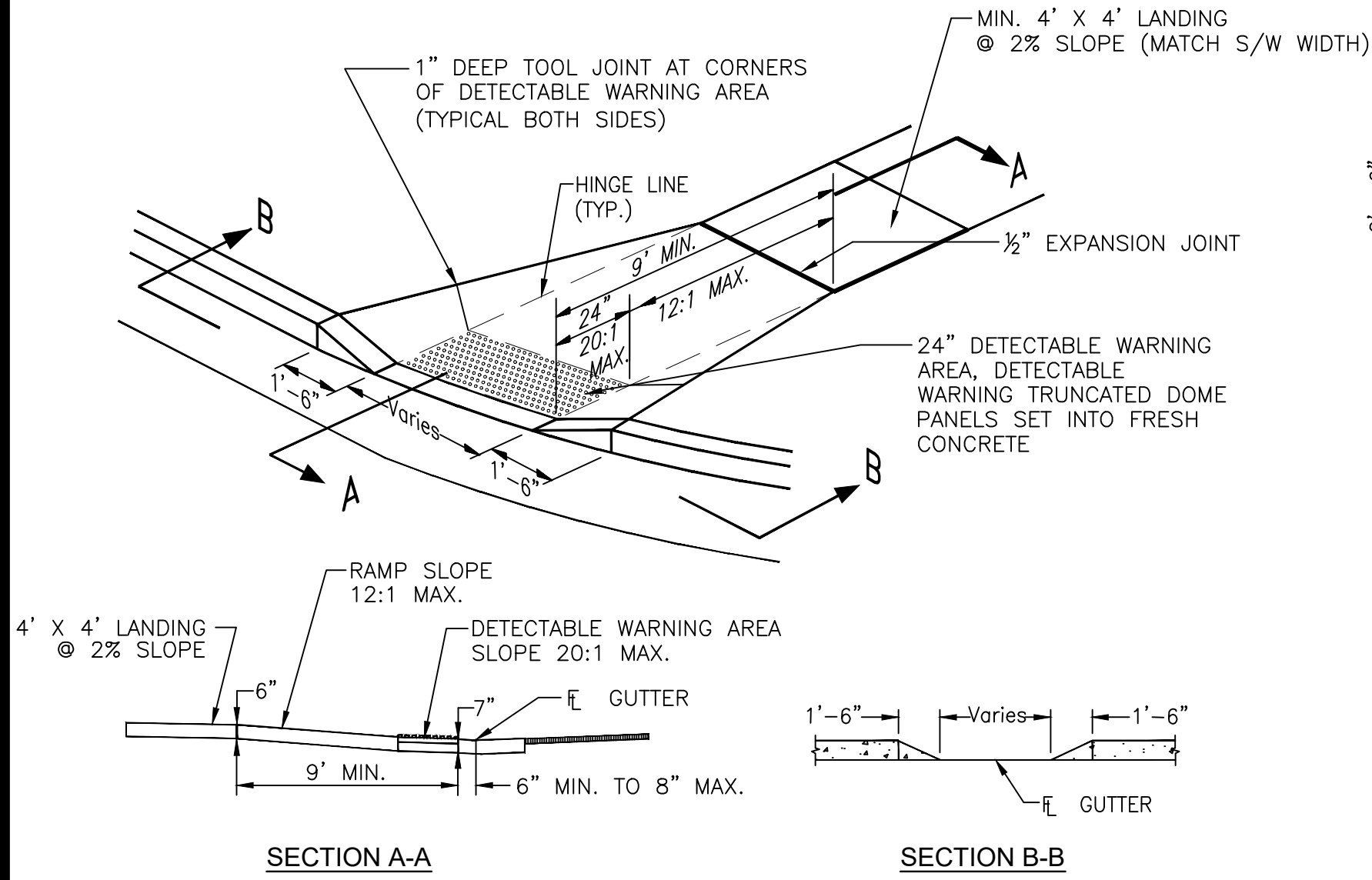
18 of 20 Sheets

17038-093-17-18-07.dwg/jun 03, 2019



**GENERAL NOTES**

- EXPANSION JOINTS SHALL BE INSTALLED WHEN ABUTTING EXISTING CONCRETE OR FIXED STRUCTURE. EXPANSION JOINT MATERIAL SHALL BE 1/2" THICK AND SHALL EXTEND THE FULL DEPTH OF CONTACT SURFACE.
- CONCRETE SHALL BE PER EL PASO COUNTY ENGINEERING DIVISION SPECIFICATIONS.

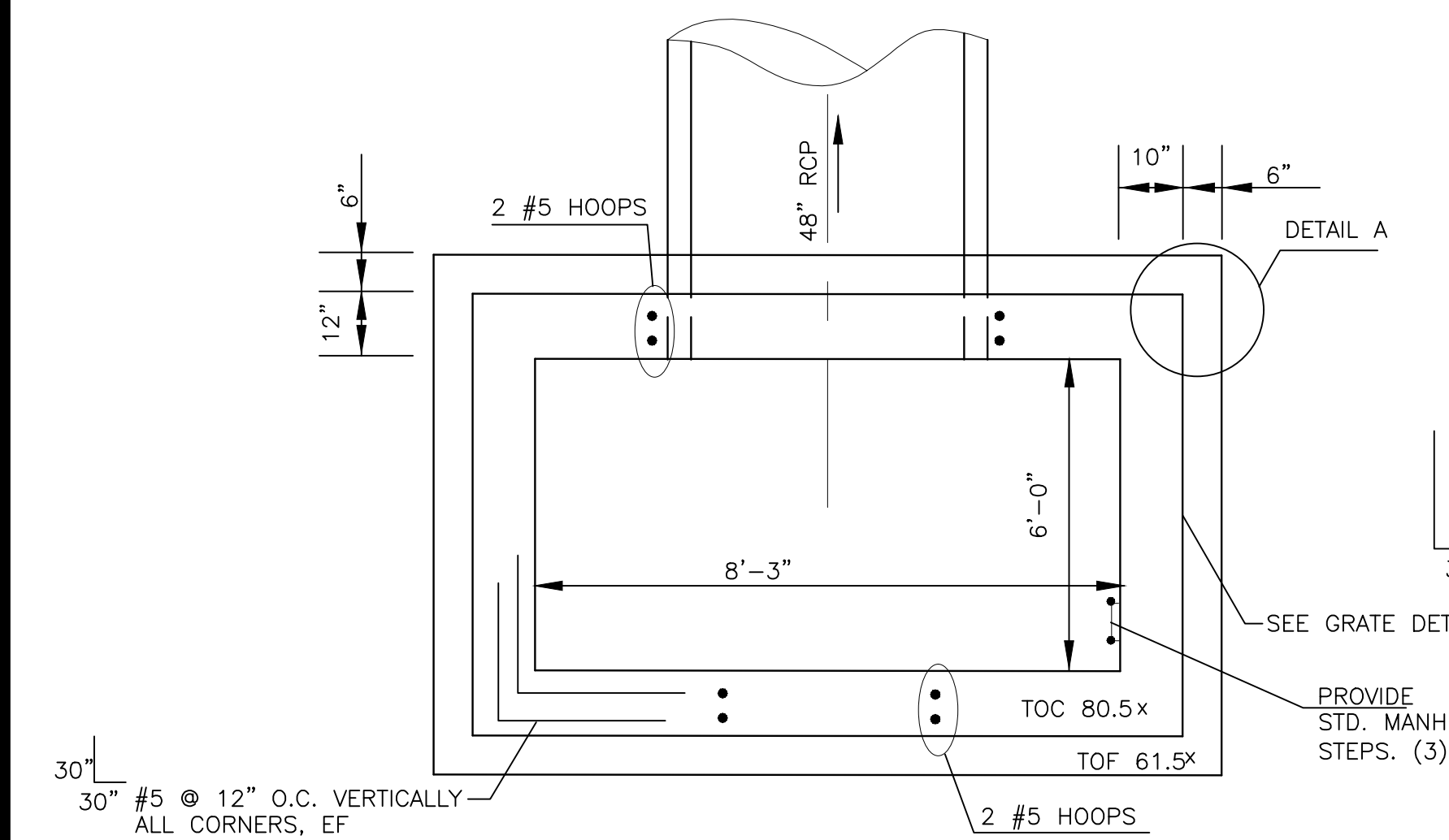


**PEDESTRIAN RAMP DETAILS**

EPC STD. SD\_2-40  
NOT TO SCALE

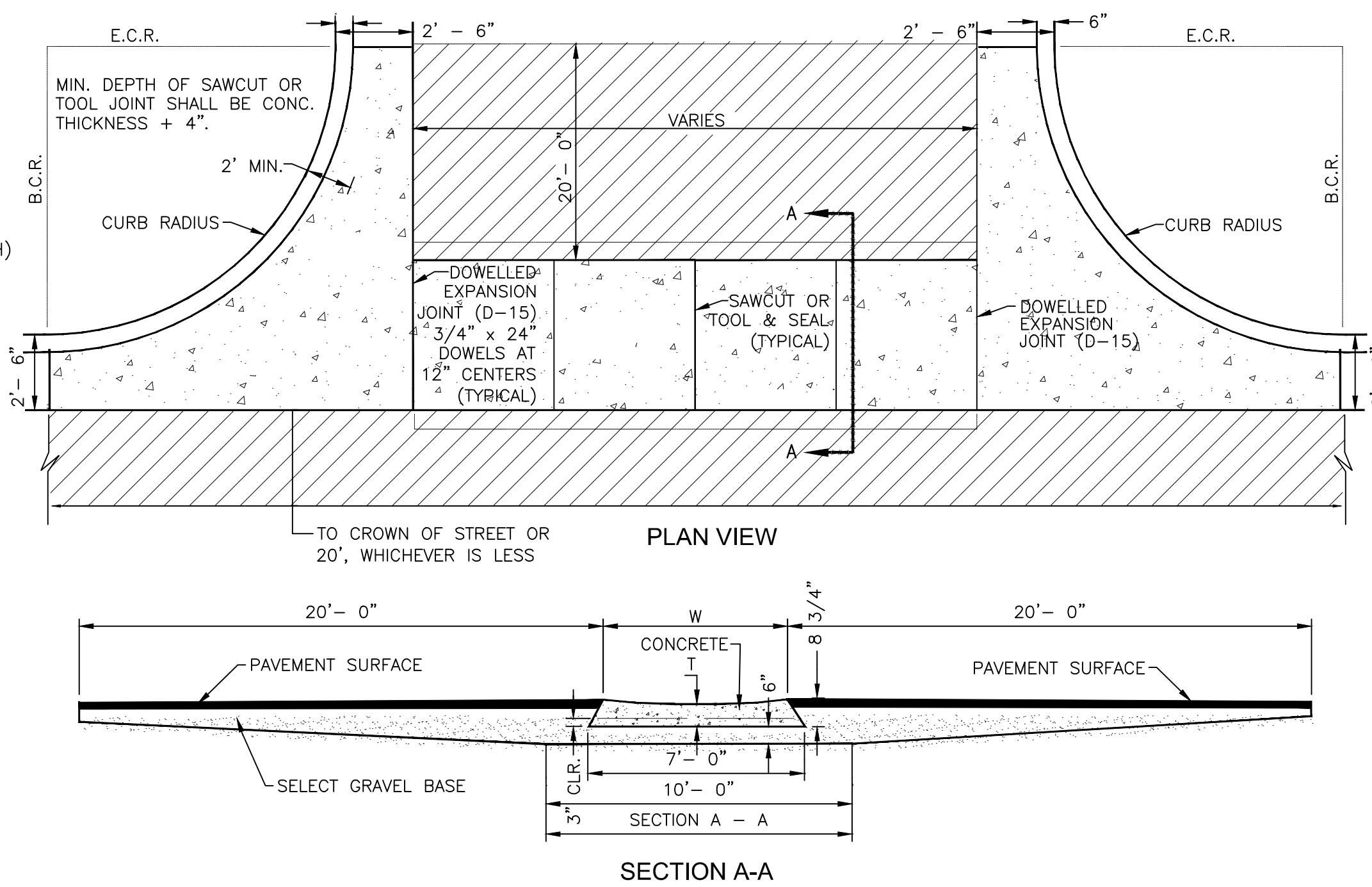
**GENERAL NOTES**

- All work shall be done in accordance with current Engineering Manual and ADA requirements.
- Contractor to notify Engineering Division inspection staff 48 hours prior to concrete placement.
- Pedestrian ramp construction shall be a minimum 3000 psi concrete, minimum 4" thick, non-colored, non-scored, coarse broom finish.
- Ramp location and length may require modification to maintain the 12:1 maximum running ramp slope and 20:1 detectable warning area due to street intersection grades and / or alignment.
- Detectable warning area shall start a minimum of 6" but not more than 8" from the flow line of the curb at any point.
- Detectable warning area shall be prefabricated reddish integrally colored truncated-dome surfaced thermoplastic.
- The detectable warning area shall be 24" in length and the full width of the ramp.
- Ramp width required is the same as approaching sidewalk, 4" minimum.
- all ramps will be perpendicular to traffic with the exception of mid-block or terminal ramps which may be parallel subject to approval.
- Avoid placing drainage structures, traffic signal / signage, utilities / junction boxes, or other obstructions within proposed ramp areas.
- 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.
- Pedestrian walkway and / or location of existing or future pedestrian ramps on opposite corners shall be reviewed before construction new ramps. New ramps shall align with existing ramps and pedestrian walkway.
- At marked pedestrian crossings, the bottom of the ramps, exclusive of the flare sides, shall be totally contained within the markings.
- Sidewalk cross-slope: 1/4"/ft.
- Concrete mix design shall conform to the requirements of the color admixture manufacturer and the following:
  - 28-day compressive strength = 4,000 PSI (min.)
  - Water/cement ratio = 0.45 (max.)
  - Cement content = 6-1/2 sacks/C.Y. (min.) (Type II cement)
  - Maximum aggregate size = 3/4"
  - Entrained air content = 6% - 10%
  - Slump = 1 inch (min.) - 4 inches (max.)



**AREA INLET STA. 14+10.75, 12.94'LT  
SPRING GLEN DRIVE**

NTS

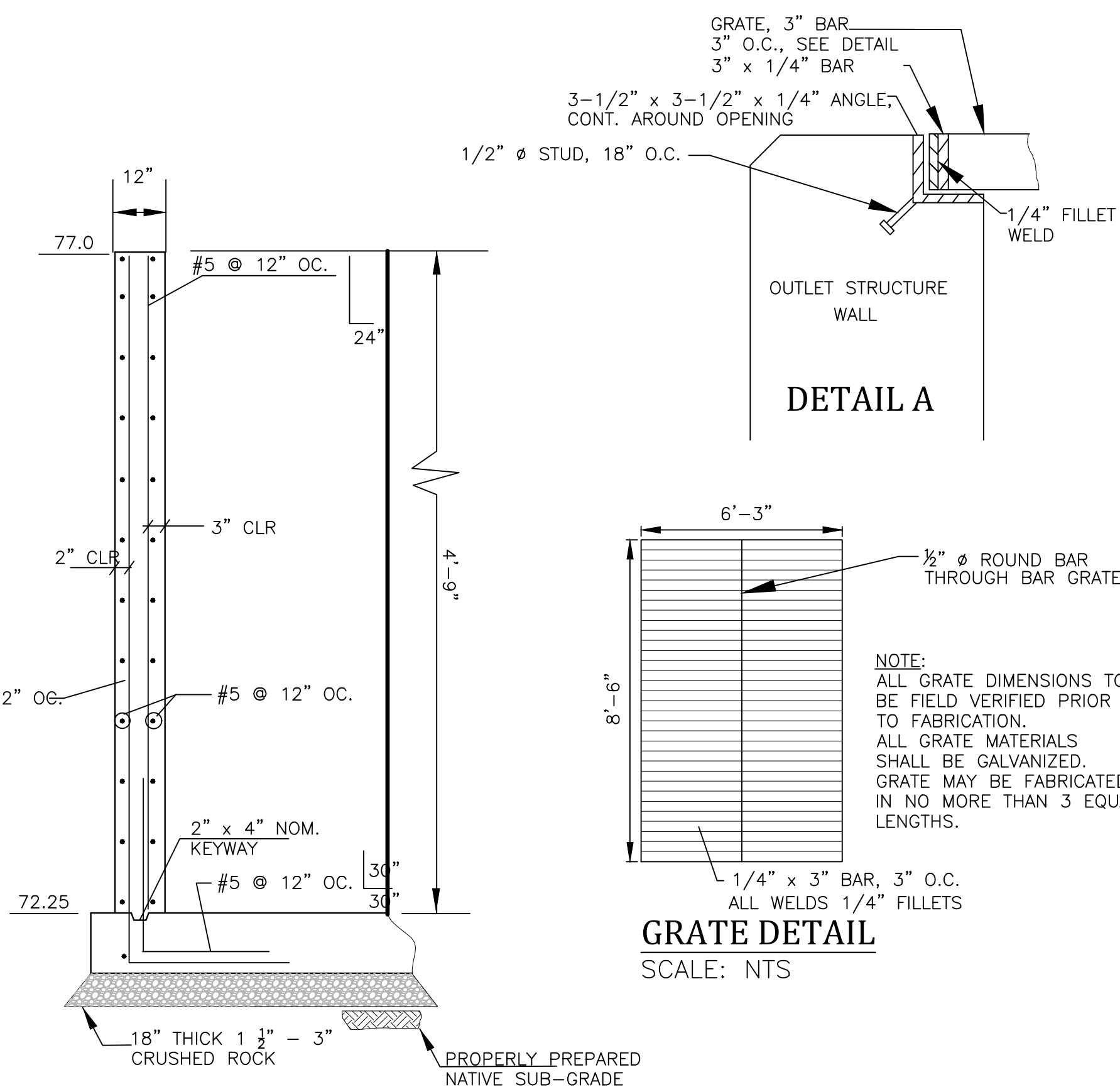


**NOTES**

- W - WIDTH SHALL BE 6' FOR LOCAL, 8' FOR COLLECTORS, AND 10' FOR ARTERIAL ROADS.
- T - SQUARED-OFF RETURN TO BE POURED MONOLITHIC 8" P.C.C. MINIMUM WITH 6x6 - 4.4 W.W.F. OR #4 @ 18" E.W.
- [Hatched symbol] = 3" MINIMUM ASPHALT DEPTH (2 LIFTS).
- DESIGN TO SPECIFY ELEVATIONS AT PI AND PCR

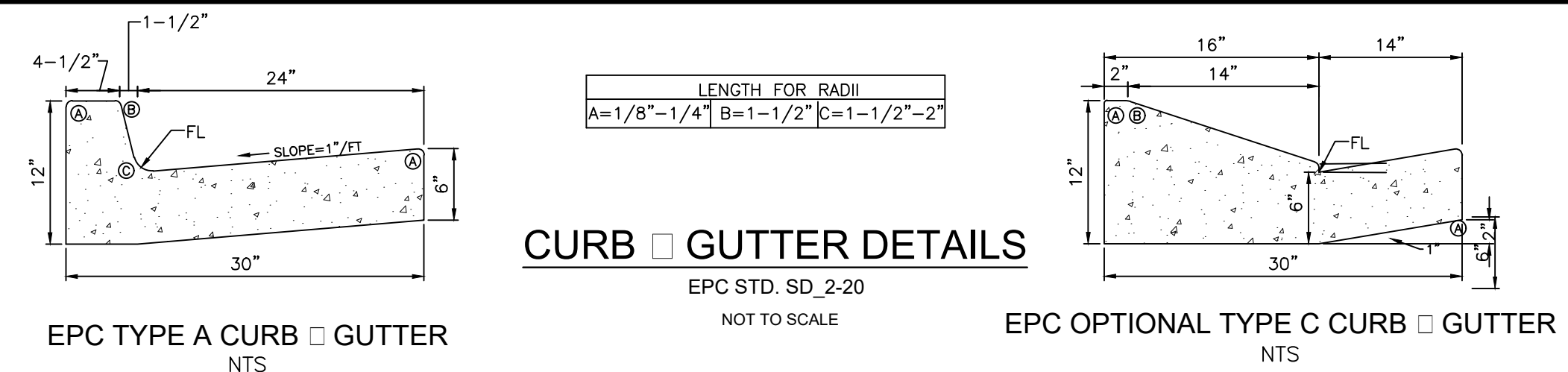
**CROSS PAN DETAIL**

EPC STD. SD\_2-26  
NOT TO SCALE



**GRATE DETAIL**

SCALE: NTS

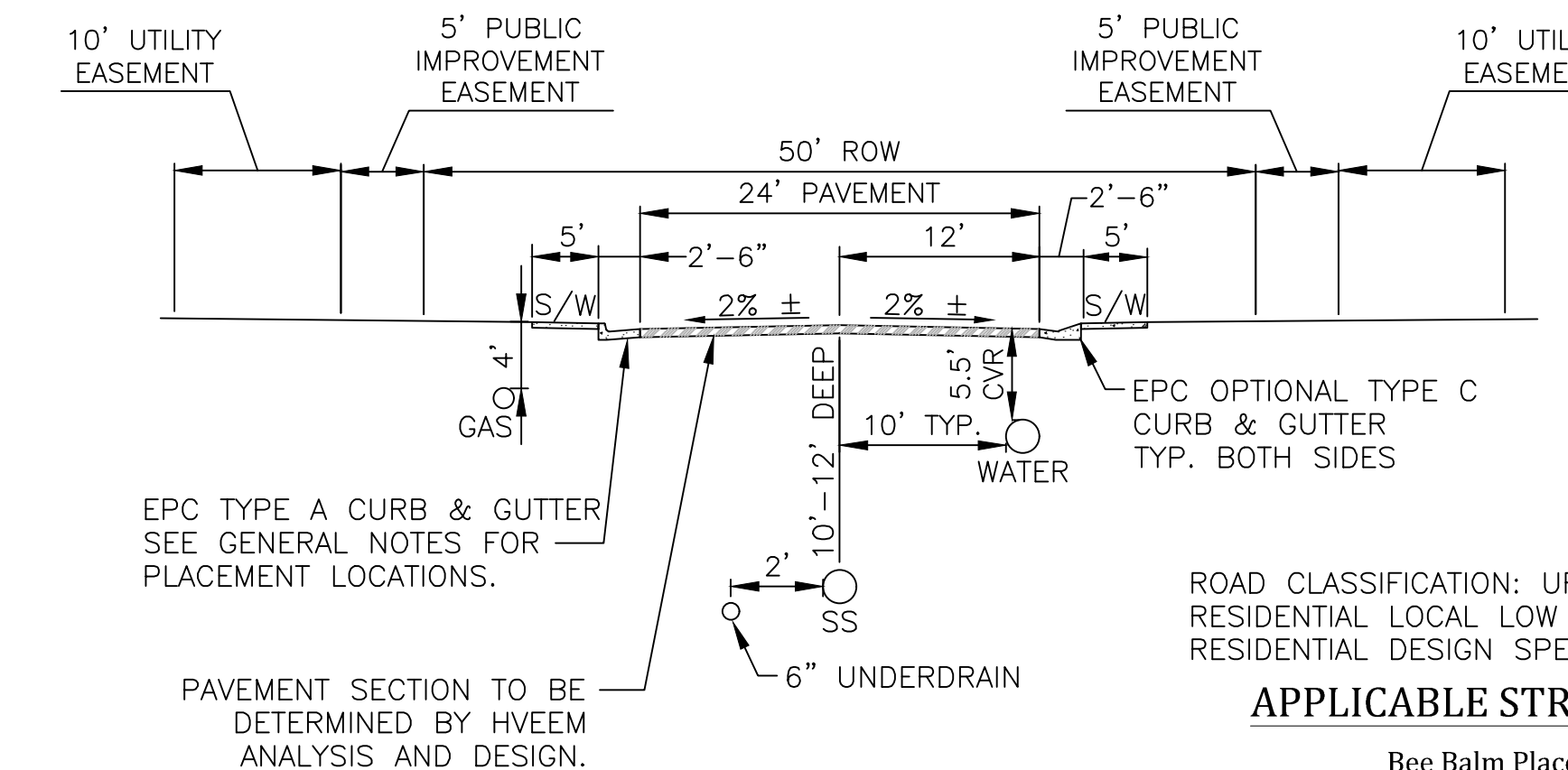


**EPC TYPE A CURB & GUTTER**

NTS

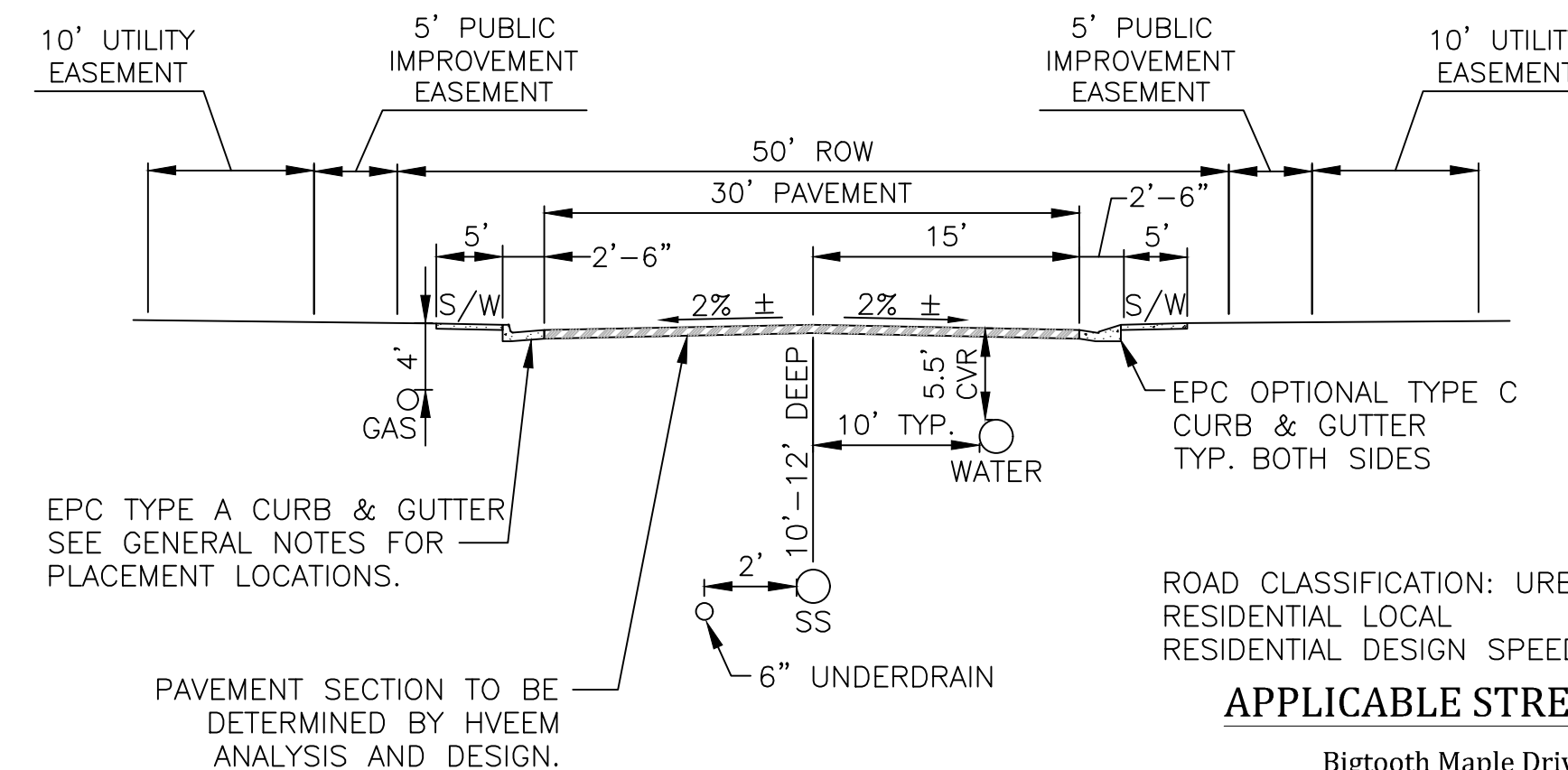
**EPC OPTIONAL TYPE C CURB & GUTTER**

NTS



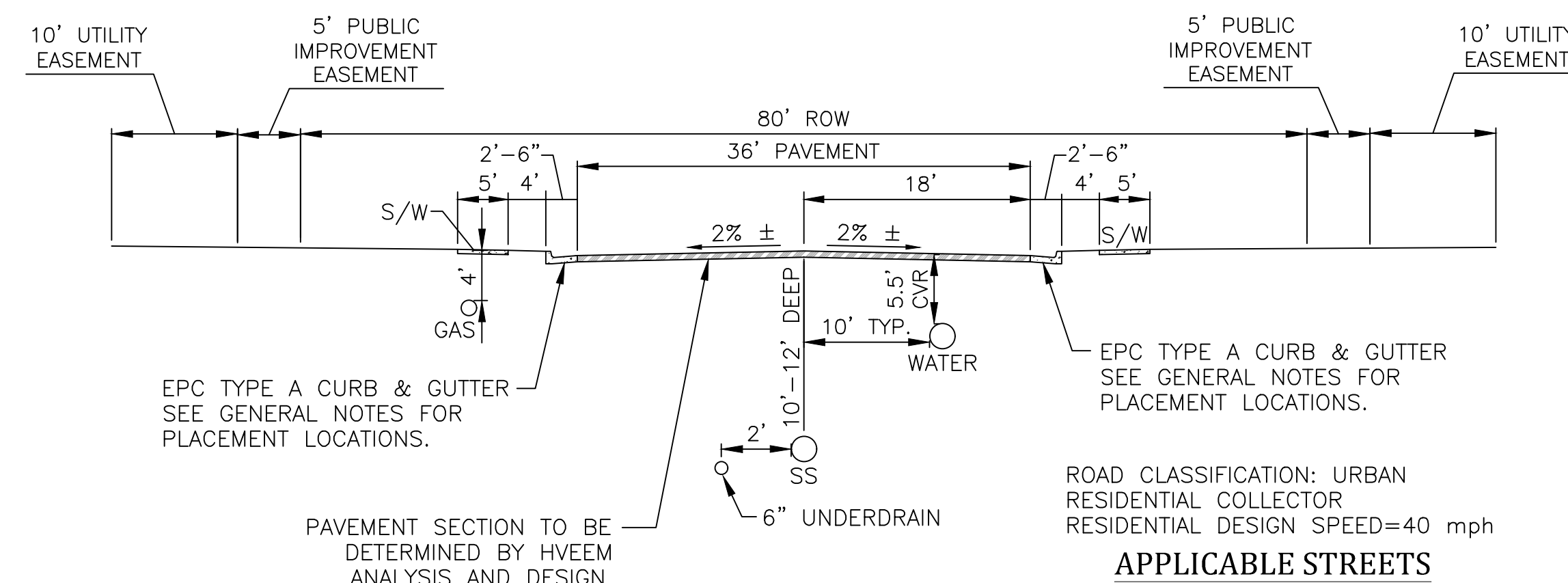
**TYPICAL STREET SECTION  
GLEN AT WIDEFIELD FILING NO. 9**

NOT TO SCALE



**TYPICAL STREET SECTION  
GLEN AT WIDEFIELD FILING NO. 9**

NOT TO SCALE



**TYPICAL STREET SECTION  
GLEN AT WIDEFIELD FILING NO. 9**

NOT TO SCALE

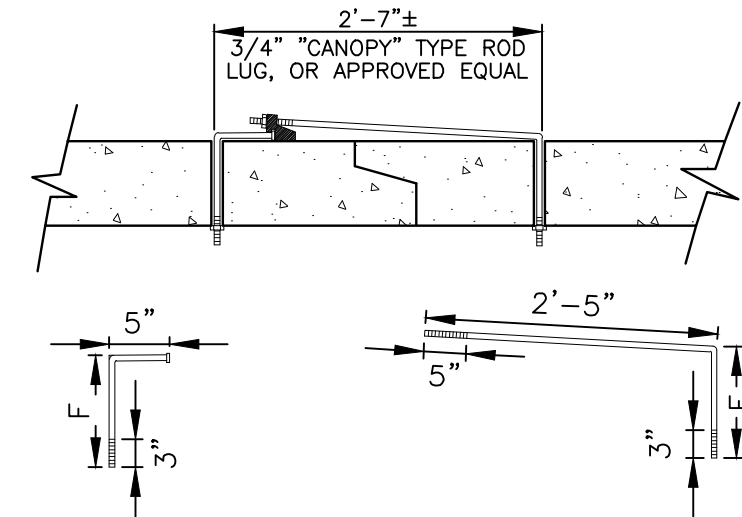
Project No.:	17038
Date:	September 25, 2018
Design:	AWMc
Drawn:	JAK
Check:	AWMc
Revisions:	

SHEET

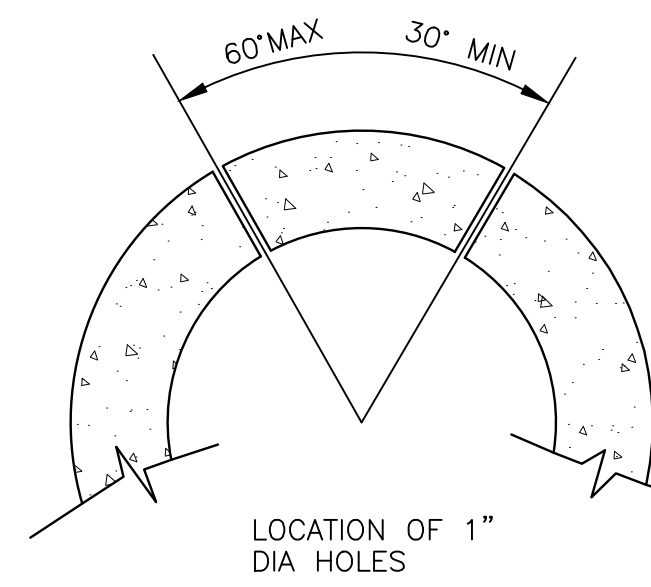


**UNDERDRAIN NOTES**

1. UNDERDRAIN TO BE CONSTRUCTED WHERE INDICATED BY A DASHED LINE (---).
2. SOLID DRAIN PIPE WILL BE USED IN AREAS AS SHOWN ON THE PLANS AND AS DIRECTED BY THE GEOTECHNICAL ENGINEER.
3. ALL UNDERDRAIN CONSTRUCTION SHALL CONFORM WITH THE LATEST CITY OF COLORADO SPRINGS STANDARDS.
4. ENGINEERING FABRIC TO HAVE A MINIMUM 12-INCH OVERLAP ABOVE UNDERDRAIN GRANULAR FILL.
5. UNDERDRAIN PIPE TO BE CONSTRUCTED WITH THE TOP OF PIPE EQUAL TO OR BELOW THE BOTTOM OF THE SANITARY SEWER PIPE.
6. GEOTECHNICAL ENGINEER TO DETERMINE EXTENT OF ACTIVE/PASSIVE UNDERDRAIN DEPENDING UPON CONDITIONS ENCOUNTERED DURING CONSTRUCTION.
7. THE CONNECTION BETWEEN THE ACTIVE AND PASSIVE PORTIONS OF THE UNDERDRAIN SYSTEM IS TO BE CONSTRUCTED WITH A NON-PERMEABLE BARRIER SO THAT ALL COLLECTED GROUNDWATER IS DIRECTED INTO THE PASSIVE PIPE SECTION.



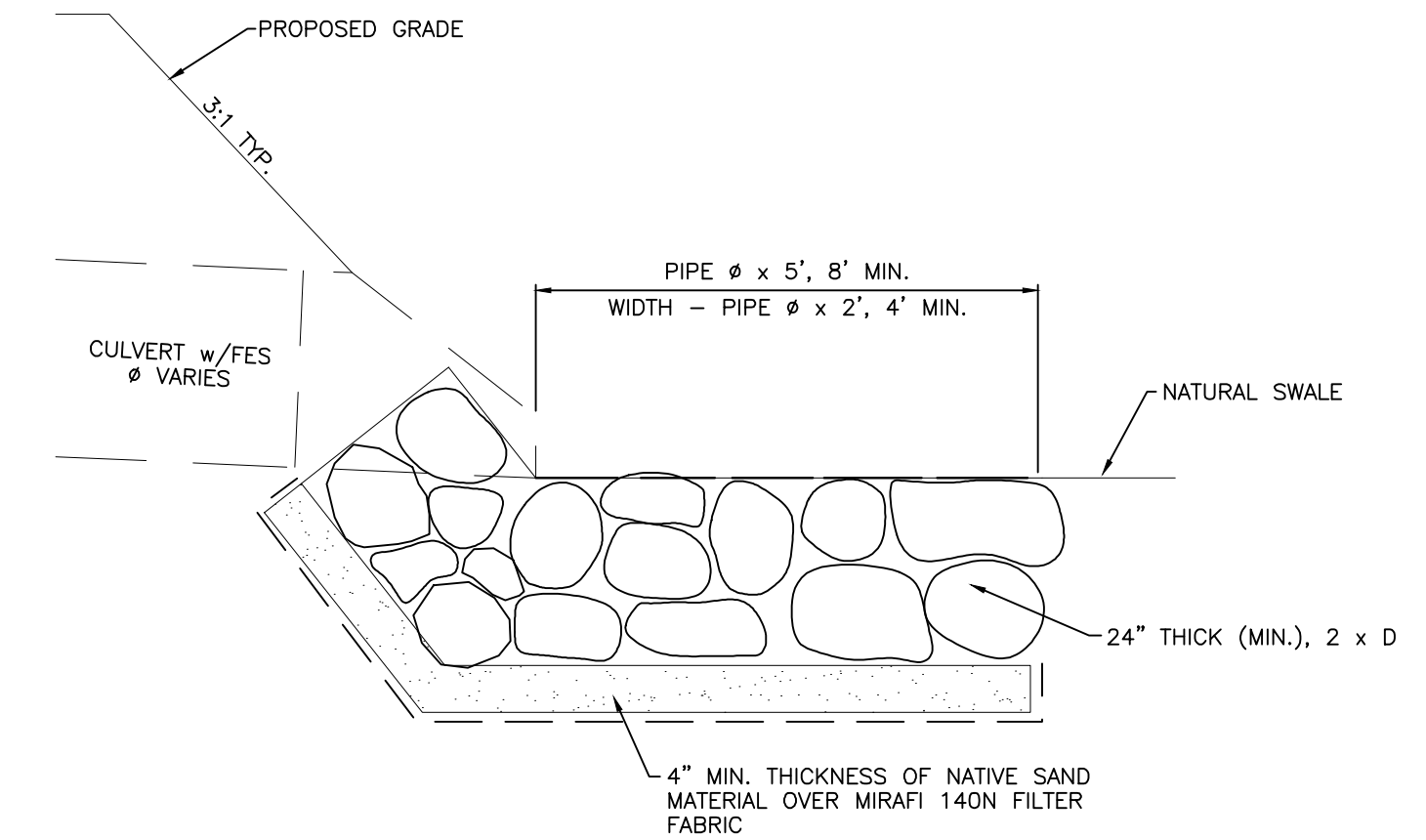
3/4" GALVANIZED ANCHOR BOLTS, NUTS AND WASHERS, MILD STEEL, ASTM A 307, ROD LUG SHALL BE COATED WITH COAL-TAR, EPOXY PAINT OR APPROVED EQUAL.



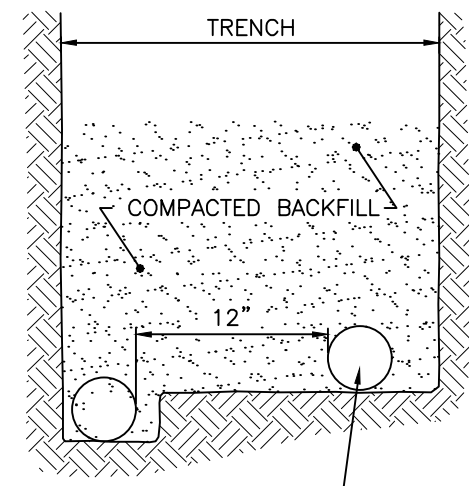
LOCATION OF 1" DIA HOLES

NOTE:  
CONCRETE JOINT FASTENERS REQUIRED ON THE FIRST TWO PIPE JOINTS FROM A FLARED END SECTION.

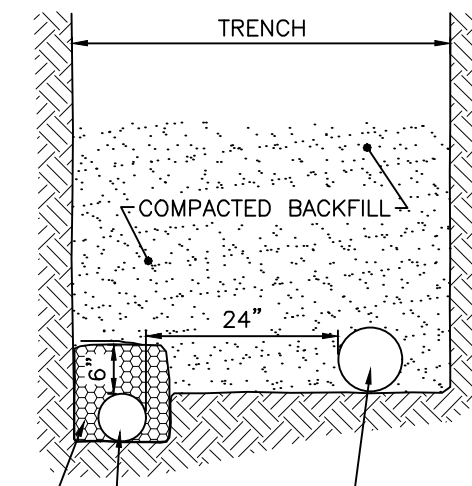
PIPE DIAMETER	F
18"-30"	5"
36"-42"	6"
48"-60"	7"
72"-84"	9"



TYPICAL CULVERT OUTLET PROTECTION  
NOT TO SCALE



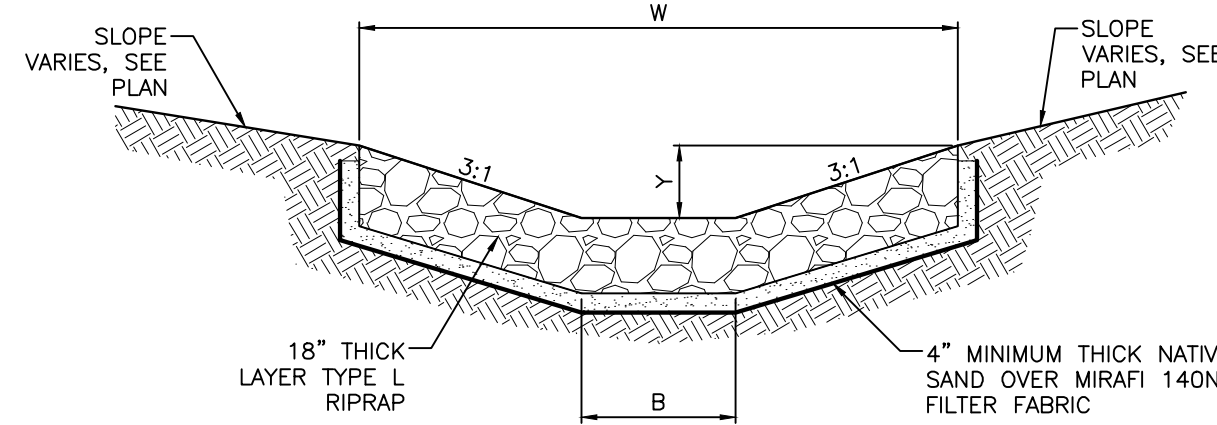
PASSIVE UNDERDRAIN DETAIL  
NOT TO SCALE



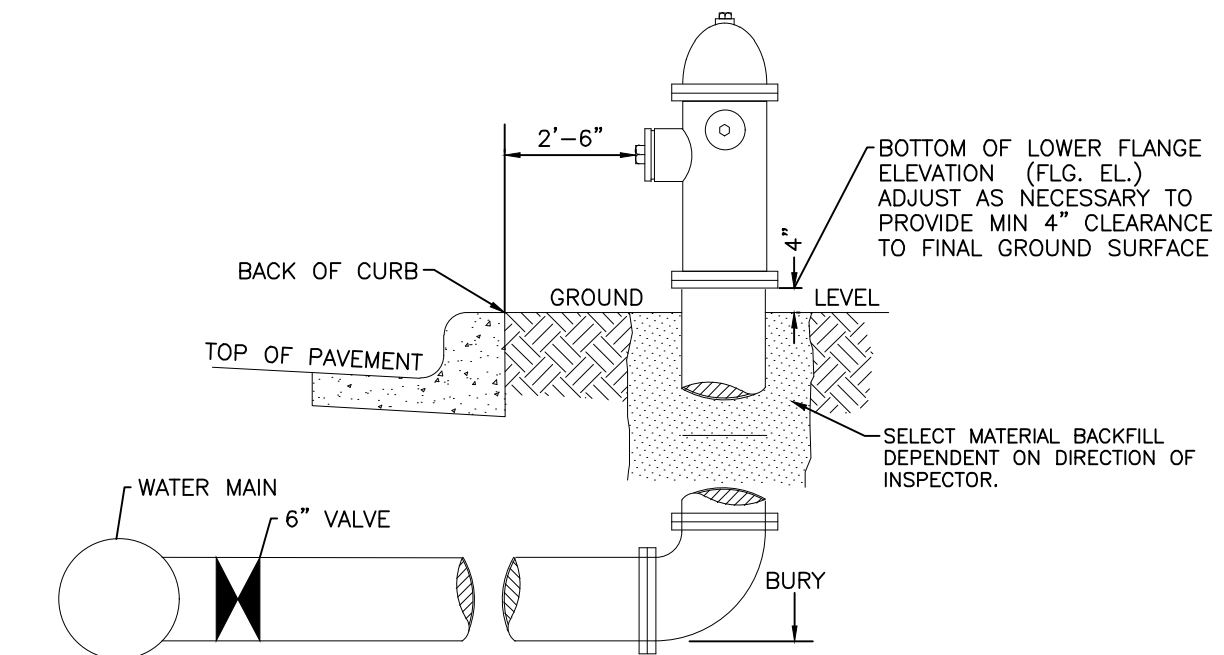
ACTIVE UNDERDRAIN DETAIL  
NOT TO SCALE

**CONCRETE PIPE JOINT FASTENER DETAIL**  
NOT TO SCALE

LOCATION	B	W	Y
NORTH RUNDOWN	1'	7'	1'
SOUTH RUNDOWN	1'	7'	1'



RIPRAP RUNDOWN DETAIL -  
PEACEFUL VALLEY ROAD AT MARKSHEFFEL ROAD  
SCALE: NTS



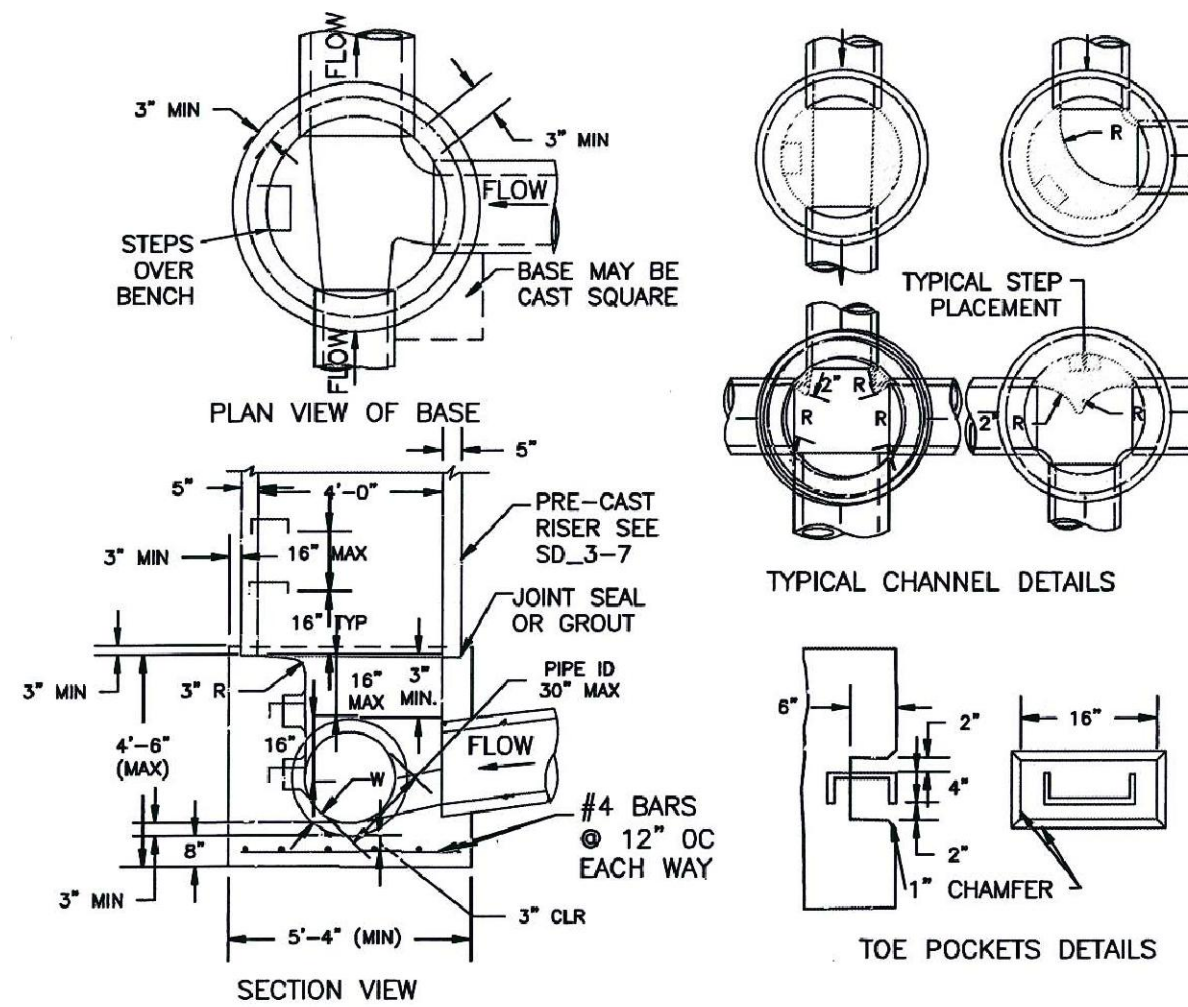
**GENERAL NOTES:**

1. Hydrant nozzles shall be positioned at right angles to curb, if no curb or sidewalk exists, nozzles shall be placed at right angle to street or alley.
2. Hydrants shall be placed a minimum of 5.0 feet from any utility or drainage structure.
3. Any hydrant being installed with conditions other than those mentioned and/or detailed below will require signed approval from the Widefield Water District and Security Fire District.
4. See Site Utility Plan for hydrant locations and flange elevations.
5. The upper exposed section of the hydrant above ground shall be painted rustoleum 659 yellow or equal. The buried portion of the hydrant shall be given a bituminous coating in accordance with Section 10-8.1 of AWWA Standard C110.

FIRE HYDRANT DETAIL  
NOT TO SCALE

SUBSEQUENT TO STRIPPING AND GRUBBING THE FOLLOWING OVERLOT/PIPE INSTALLATION PROCEDURES ARE ANTICIPATED FOR THE SANITARY SEWER LOCATED ON PROPOSED EMBANKMENTS:

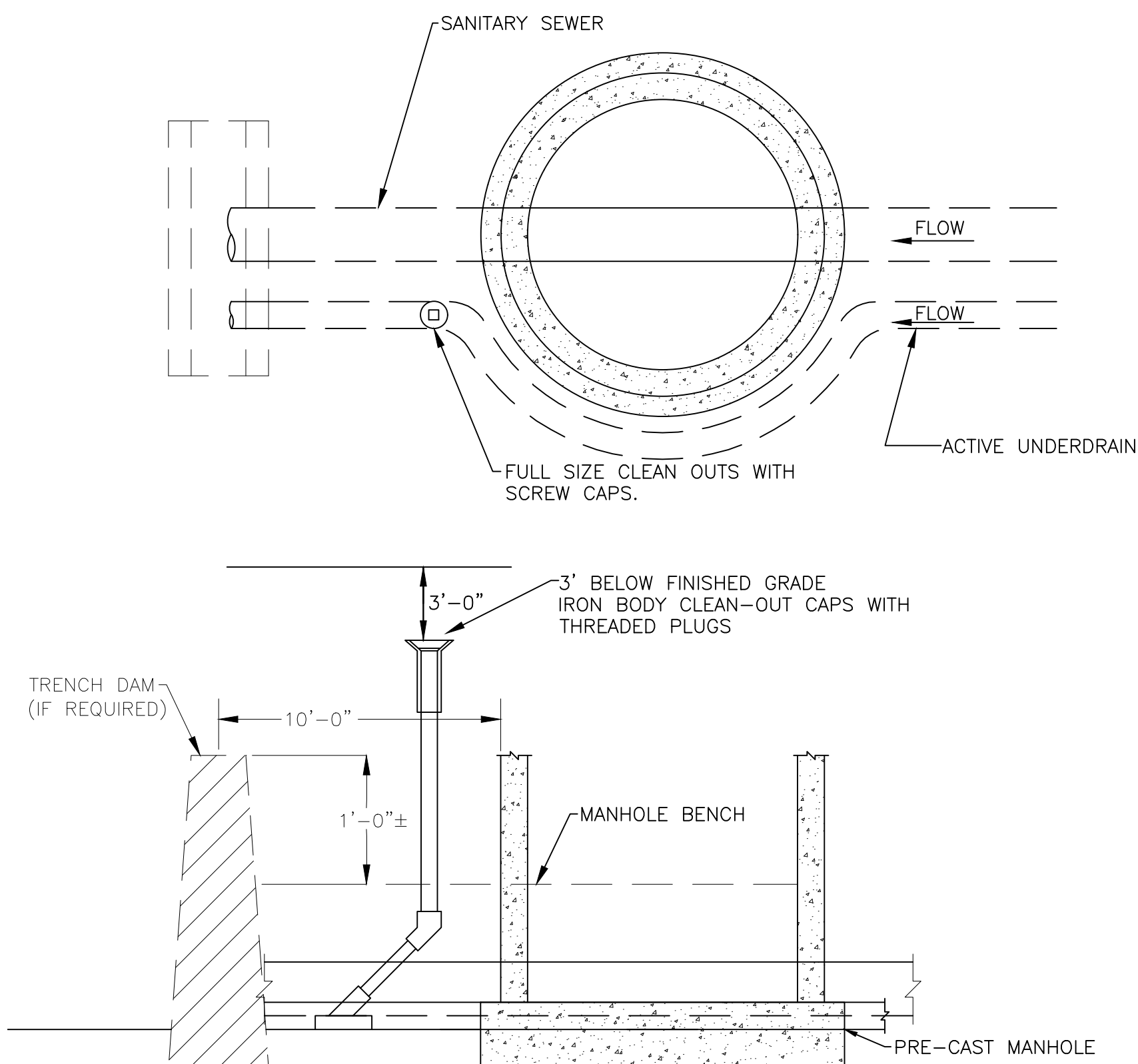
- THE REMOVAL AND REPLACEMENT OF METASTABLE SOIL.
- TESTING OF THE FILL SUBSEQUENT TO THE PENETRATION OF THE METASTABLE SOIL WILL CONTINUE UNTIL A MINIMUM OF 7 FEET OF STRUCTURAL FILL HAS BEEN PLACED ABOVE THE PROPOSED SEWER LINE ELEVATION.
- UTILITY TRENCHES SHALL BE EXCAVATED AND SANITARY SEWER LINE INSTALLED. THE PIPE SHALL BE PROPERLY BEDDED AND STRUCTURAL FILL PLACED AND TESTED TO THE PREVIOUS GRADE.
- THE OVERLOT AND EMBANKMENT FILL CAN BE COMPLETED.
- WHERE THE SANITARY SEWER IS PLACED IN EMBANKMENT FILL DURING THE OVERLOT PROCESS, STE SHALL MONITOR AND TEST ALL WORK ASSOCIATED WITH THE AFFECTED PORTIONS.



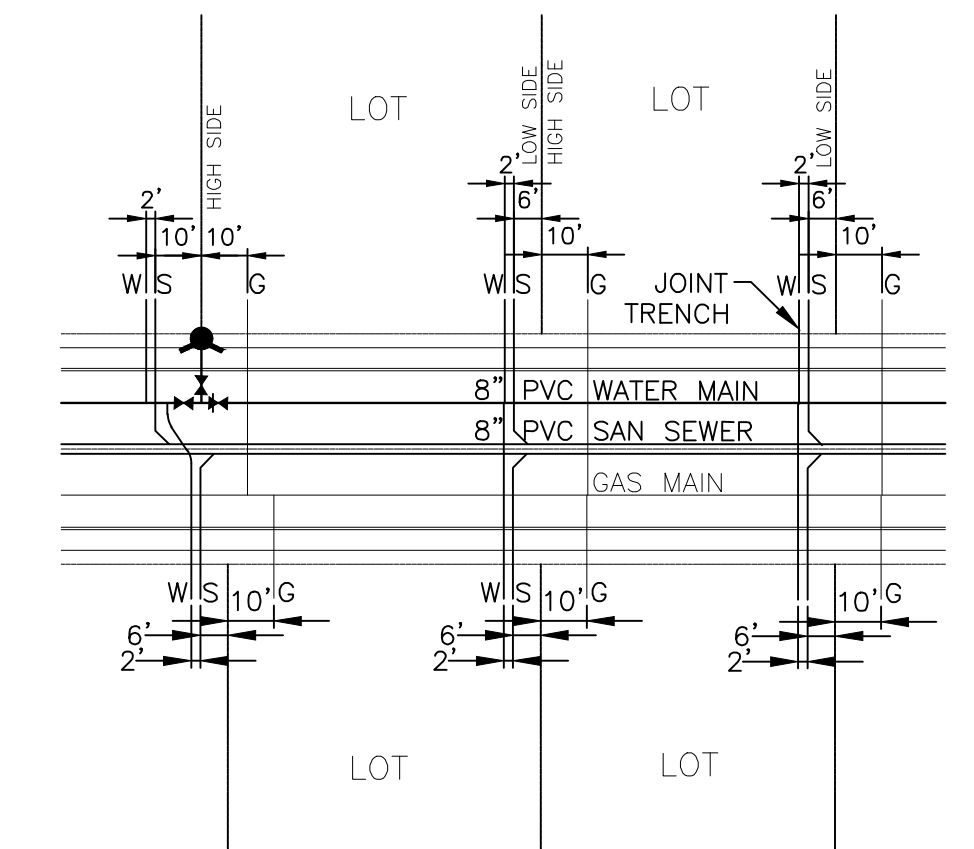
**NOTES**

1. TYPE II MANHOLES SHALL BE USED WHEN APPROPRIATE AND TYPICALLY WHEN THE PIPE SIZES ARE 30" OR LESS INSIDE DIAMETER.
2. VIEW AND DETAILS ARE TYPICAL. DESIGN ENGINEER SHALL DETERMINE MANHOLE BASE CONFIGURATION AND DIMENSIONS FOR PARTICULAR PIPE SIZES AND ALIGNMENT.
3. EITHER LADDER OF STEPS SHALL BE INSTALLED WHEN MANHOLE DEPTH EXCEEDS 30". STEPS IN BASE SHALL BE INSTALLED IN "TOE POCKETS" (SEE DETAIL THIS SHEET). LOWEST STEP SHALL BE A MAXIMUM OF 16" ABOVE THE FLOOR.
4. PIPES SHALL BE TRIMMED TO FINAL SHAPE AND SET BEFORE MANHOLE IS POURED.
5. BENCH SHALL BE SLOPED TOWARD CENTER OF MANHOLE BASE (4:1 MAX., 1/2" PER FOOT. MIN.).
6. FLOOR OF MANHOLE SHALL BE TROWELLED TO A SMOOTH, HARD SURFACE AND SHALL SLOPE TOWARDS THE OUTLET (8:1, 1/2" PER FT. MIN.). FLOOR SHALL BE SHAPED AND CHANNLED; SEE DETAILS THIS SHEET.

STORM SEWER MANHOLE DETAIL TYPE II  
EPC STD. SD\_3-2  
NOT TO SCALE



GROUNDWATER UNDERDRAIN DETAIL  
CLEANOUT LOCATIONS OUTSIDE MANHOLE  
NOT TO SCALE



TYPICAL JOINT-TRENCH UTILITY SERVICE DETAIL  
NOT TO SCALE

GLEN AT WIDEFIELD FILING NO. 9  
SITE DETAIL PLAN  
UTILITY DETAILS  
EL PASO COUNTY, COLORADO

Project No.: 17038  
Date: September 25, 2018  
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Revisions:

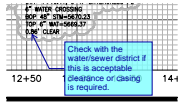
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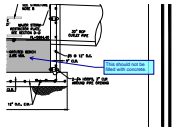
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dsdlaforce (14)



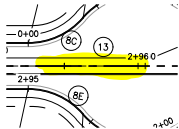
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Check with the water/sewer district if this is acceptable clearance or casing is required.

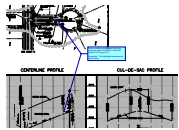


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This should not be filled with concrete.



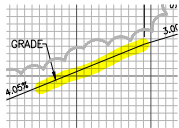
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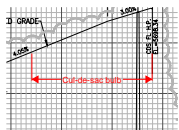
**Subject:** Callout  
**Page Index:** 8  
**Lock:** Unlocked  
**Author:** dsdlaforce  
**Date:** 6/17/2019 10:02:59 AM  
**Color:** ■

Revise centerline profile grade within the cul-de-sac bulb to 3.0% max. See ECM Section 2.3.8 Figure 2-31.

Unresolved. The highlighted area does not meet criteria.

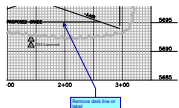


**Subject:** Highlight  
**Page Index:** 8  
**Lock:** Unlocked  
**Author:** dsdlaforce  
**Date:** 6/17/2019 10:03:38 AM  
**Color:** ■



**Subject:** Dimension  
**Page Index:** 8  
**Lock:** Unlocked  
**Author:** dsdlaforce  
**Date:** 6/17/2019 10:04:27 AM  
**Color:** ■

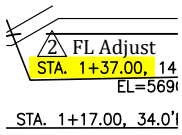
Cul-de-sac bulb



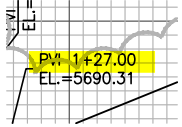
**Subject:** Callout  
**Page Index:** 8  
**Lock:** Unlocked  
**Author:** dsdlaforce  
**Date:** 6/17/2019 10:05:10 AM  
**Color:** ■

Remove dark line or label

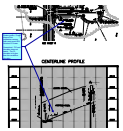




**Subject:** Rectangle  
**Page Index:** 8  
**Lock:** Unlocked  
**Author:** dsdlaforce  
**Date:** 6/17/2019 10:06:19 AM  
**Color:** ■

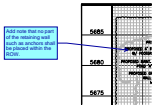


**Subject:** Rectangle  
**Page Index:** 8  
**Lock:** Unlocked  
**Author:** dsdlaforce  
**Date:** 6/17/2019 10:06:28 AM  
**Color:** ■



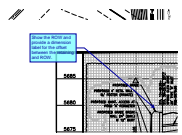
**Subject:** Callout  
**Page Index:** 8  
**Lock:** Unlocked  
**Author:** dsdlaforce  
**Date:** 6/17/2019 10:07:30 AM  
**Color:** ■

Revise profile. Cross slope of the pedestrian access path must meet ADA criteria of 2% max.  
  
 Unresolved. PVI and elevation does not match. The FL elevation is higher than the centerline elevation.



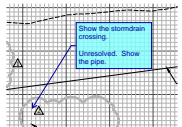
**Subject:** Callout  
**Page Index:** 10  
**Lock:** Unlocked  
**Author:** dsdlaforce  
**Date:** 6/17/2019 2:25:26 PM  
**Color:** ■

Add note that no part of the retaining wall such as anchors shall be placed within the ROW.



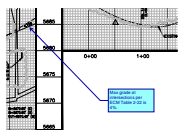
**Subject:** Callout  
**Page Index:** 10  
**Lock:** Unlocked  
**Author:** dsdlaforce  
**Date:** 6/17/2019 2:32:43 PM  
**Color:** ■

Show the ROW and provide a dimension label for the offset between the retaining and ROW.



**Subject:** Callout  
**Page Index:** 5  
**Lock:** Unlocked  
**Author:** dsdlaforce  
**Date:** 6/17/2019 9:49:01 AM  
**Color:** ■

Show the stormdrain crossing.  
  
 Unresolved. Show the pipe.



**Subject:** Callout  
**Page Index:** 6  
**Lock:** Unlocked  
**Author:** dsdlaforce  
**Date:** 6/17/2019 9:53:23 AM  
**Color:** ■

Max grade at intersections per ECM Table 2-22 is 4%.