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2019/03/08 9:33 AM By: Peatrice, Taylor

# THE GARDENS AT NORTH CAREFREE

## CONSTRUCTION DRAWINGS

### EL PASO COUNTY, STATE OF COLORADO

#### EL PASE COUNTY CONSTRUCTION PLANS STANDARD NOTES:

SEE SHEET 2

#### WATER & SANITARY SEWER PLAN APPROVAL:

THESE PLANS ACCEPTED FOR USE IN CONSTRUCTION OF THE PUBLIC UTILITY INFRASTRUCTURE AND SERVICE LINES SHOWN ON THESE DOCUMENTS.

SIGNED: \_\_\_\_\_ DATE: \_\_\_\_\_  
CHEROKEE METROPOLITAN DISTRICT

#### FIRE DEPARTMENT APPROVAL:

ALL FIRE HYDRANTS SHALL BE INSTALLED ACCORDING TO SPECIFICATIONS THE NUMBER OF FIRE HYDRANTS AND HYDRANT LOCATIONS AS SHOWN ON THIS WATER INSTALLATION PLAN ARE CORRECT AND ADEQUATE TO SATISFY THE FIRE PROTECTION REQUIREMENTS AS SPECIFIED BY THE FALCON FIRE DEPARTMENT.

SIGNED: \_\_\_\_\_ DATE: \_\_\_\_\_  
FALCON FIRE DEPARTMENT

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 COMPETENESS AND/OR ACCURACY OF THIS DOCUMENT.

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

\_\_\_\_\_  
JENNIFER IRVINE, P.E.

COUNTY ENGINEER/ECM ADMINISTRATOR

#### LEGAL DESCRIPTION:

BEING LOT 2, MULE DEER BUSINESS PARK FILING NO. 1 AND A TRACT OF LAND LOCATED IN THE EAST ½ OF SECTION 29, TOWNSHIP 13 SOUTH, RANGE 65 WEST OF THE 6TH PRINCIPAL MERIDIAN, EL PSO COUNTY COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF AKERS DRIVE (80 FEET WIDE) AS PLATTED IN MULE DEER BUSINESS PARK FILING NO. 1, RECORDED WITH RECEPTION NO. 206712353 IN THE RECORDS OF THE EL PASO COUNTY CLERK AND RECORDER, POINT BEING ON THE SOUTHERLY RIGHT-OF-WAY OF NORTH CAREFREE CIRCLE (120 FEET WIDE) AS PLATTED IN PRONGHORN MEADOWS FILING NO. 1, RECORDED WITH RECEPTION NO. 202165571 OF SAID RECORDS:

THE FOLLOWING FIVE (5) COURSES ARE ON THE EASTERLY RIGHT-OF-WAY OF SAID AKERS DRIVE;

1) THENCE S00°41'40"E A DISTANCE OF 552.96 FEET TO A POINT OF CURVE TO THE LEFT;

2) THENCE ON THE ARC OF SAID CURVE, HAVING A RADIUS OF 960.00 FEET, A DELTA ANGLE OF 04°35'19", AN ARC LENGTH OF 76.88 FEET, WHOSE LONG CHORD BEARS S02°59'19"E A DISTANCE OF 76.86 FEET;

3) THENCE S05°16'59"E A DISTANCE OF 277.56 FEET TO THE NORTHWEST CORNER OF LOT 2, OF SAID MULE DEER BUSINESS PARK FILING NO. 1;

4) THENCE S05°16'59"E ON THE WESTERLY LINE OF SAID LOT 2, A DISTANCE OF 142.31 FEET TO A POINT OF CURVE TO THE RIGHT;

5) THENCE ON THE ARC OF SAID CURVE AND SAID WESTERLY LINE OF LOT 2, HAVE A RADIUS OF 1040.00 FEET, A DELTA ANGLE OF 03°59'26", AN ARC LENGTH OF 72.43 FEET, WHOSE LONG CHORD BEARS S03°17'16"E A DISTANCE OF 72.42 FEET TOT HE SOUTHWEST CORNER OF SAID LOT 2;

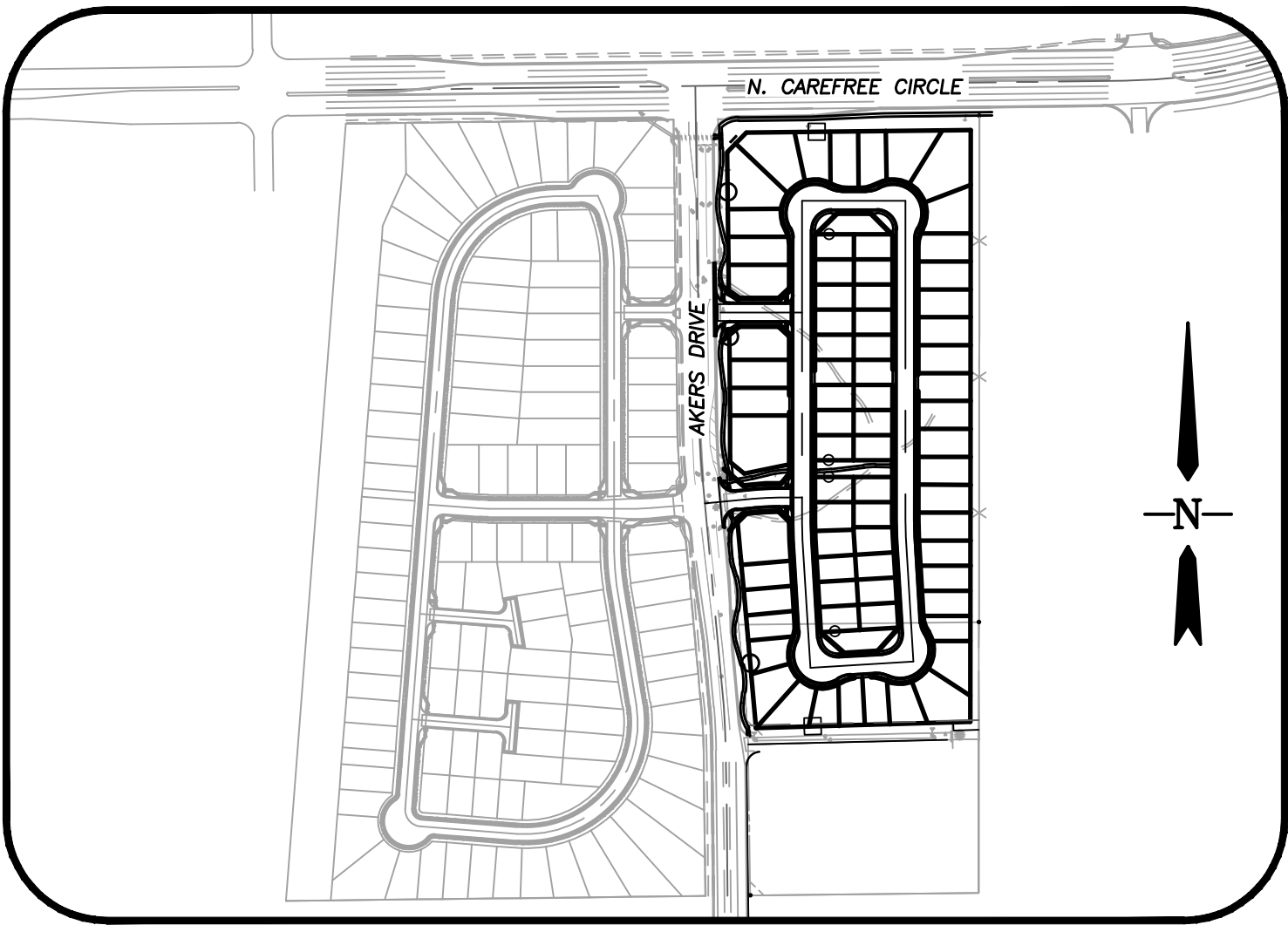
THENCE N88°42'27"E ONO THE SOUTH LINE OF SAID LOT 2, A DISTANCE OF 413.10 FEET TO THE SOUTHEAST CORNER OF SAID LOT 2;

THENCE N00°02'55"E ON THE EAST LINE OF SAID LOT 2, A DISTANCE OF 209.74 FEET TOT HE NORTHEAST CORNER OF SAID LOT 2;

THENCE N00°02'55"E A DISTANCE OF 906.69 FEET TO A POINT ON THE SOUSTHERLY RIGHT-OF-WAY OF SAID NORTH CAREFREE CIRCLE;

THENCE S896°18'20"W ON SAID SOUTHERLY RIGHT-OF-WAY, A DISTANCE OF 467.50 FEET TO THE POINT OF BEGINNING.

THE ABOVE TRACT OF LAND CONTAINS 503,669 SQUARE FEET OR 11.563 ACRES, MORE OR LESS.



### LOCATION MAP

SCALE: 1"=300'

### SHEET INDEX

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30	MASTER UTILITY PLAN
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#### CONTACT INFORMATION:

##### OWNER / DEVELOPER:

MULE DEER INVESTMENTS LLC  
31 N. TEJON STREET, SUITE 502  
COLORADO SPRINGS, CO 80903

##### ENGINEER / PLANNER:

STANTEC CONSULTING INC.  
5725 MARK DABLING BLVD, SUITE 1901  
COLORADO SPRINGS, CO 80919

##### WATER & SANITARY SEWER:

CHEROKEE METROPOLITAN DISTRICT  
(719)597-5080

##### ELECTRIC:

MOUNTAIN VIEW ELECTRIC ASSOCIATION  
(719)495-2283

##### GAS:

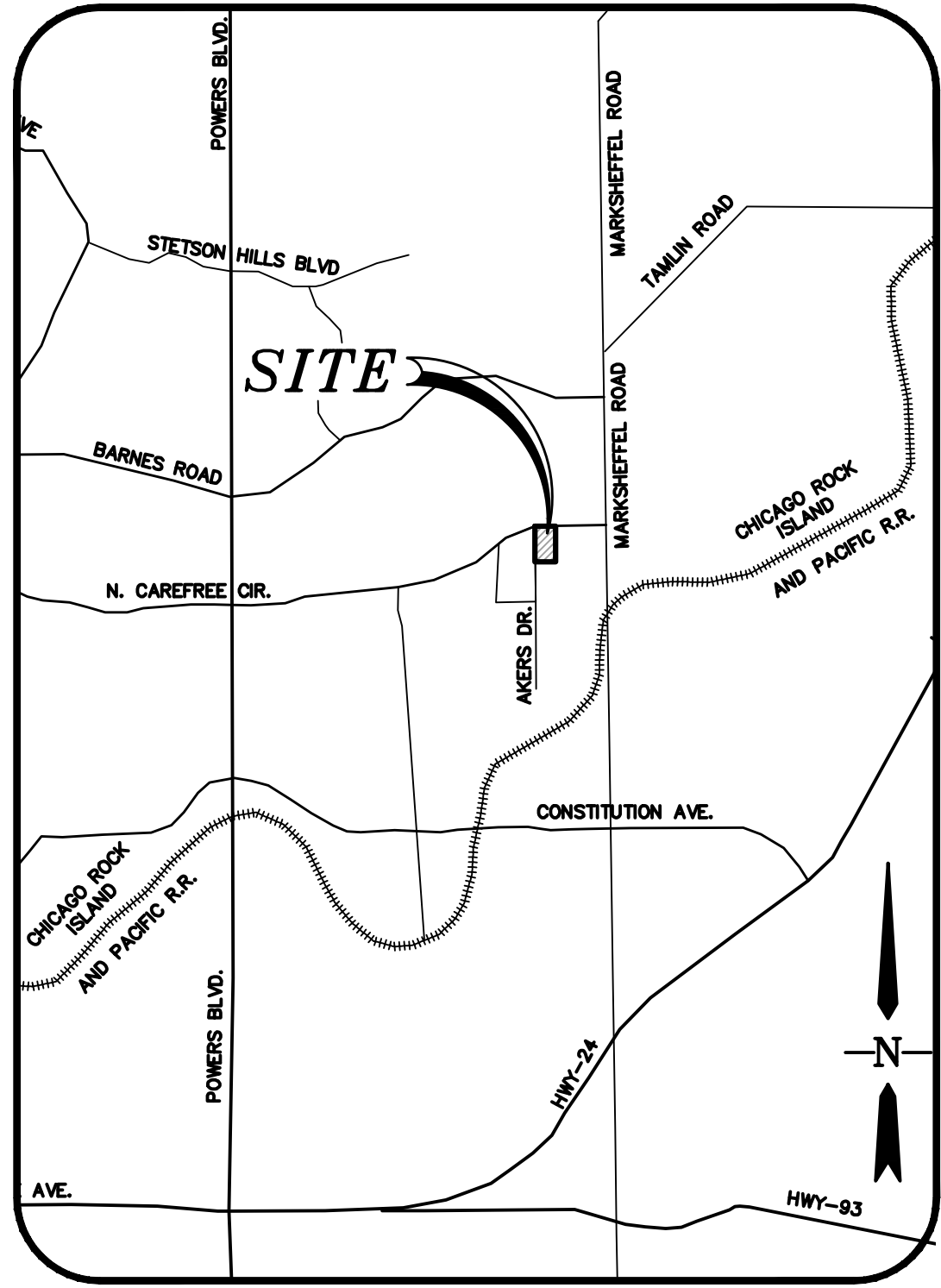
COLORADO SPRINGS UTILITIES  
(719)448-4800

##### STREET:

EL PASO COUNTY PUBLIC SERVICES  
DEPARTMENT  
(719)560-6460

##### DRAINAGE

EL PASO COUNTY PUBLIC  
SERVICES DEPARTMENT  
(719)520-6460



### VICINITY MAP

N.T.S.

ANY PROPOSED MODIFICATION TO THE APPROVED GRADING AND EROSION CONTROL PLAN MUST BE SUBMITTED, ALONG WITH SUPPORTING DOCUMENTS, TO THE COUNTY ENGINEER FOR APPROVAL PRIOR TO ANY WORK RELATED TO THE PROPOSED MODIFICATION TAKING PLACE. APPROVAL FROM THE COUNTY ENGINEER SHALL BE ISSUED IF THE APPLICANT DEMONSTRATES THAT THE MODIFICATION WILL PROVIDE SOIL EROSION CONTROLS EQUIVALENT TO OR EXCEEDING THOSE OF THE PREVIOUSLY APPROVED GRADING AND EROSION CONTROL PLAN.

#### DEVELOPERS STATEMENT:

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

DEVELOPER: MULE DEER INVESTMENTS, LLC DATE  
HEATH HERBER, AUTHORIZED AGENT  
31 N. TEJON STREET, SUITE 502  
COLORADO SPRINGS, CO 80903

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 PURPOSE 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.

THESE PLANS WERE PREPARED FOR OR ON BEHALF OF SPRINGS ENGINEERING UNDER THE SUPERVISION OF:

\_\_\_\_\_  
CHARLES K. COTHERN, P.E. 24997 DATE

#### Computer File Information

Creation Date: 4-25-17 Initials: CMD

Last Modification Date: Initials:

Full Path & Drawing File Name:

Acad Ver. 2014 Scale: Units: Feet

#### Index of Revisions




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Colorado Springs, CO 80919  
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#### GARDENS AT NORTH CAREFREE TITLE SHEET

Designer: CD

Structure

Detailer: MB

Numbers

Sheet Subst:

Project No./Code

187608744

SHEET 1 OF 31



EL PASO COUNTY CONSTRUCTION PLANS  
STANDARD NOTES

1. ALL DRAINAGE AND ROADWAY CONSTRUCTION SHALL MEET THE STANDARDS AND SPECIFICATIONS OF THE CITY OF COLORADO SPRINGS/EL PASO COUNTY DRAINAGE CRITERIA MANUAL, VOLUMES 1 AND 2, AND THE EL PASO COUNTY ENGINEERING CRITERIA MANUAL.
2. CONTRACTOR SHALL BE RESPONSIBLE FOR THE NOTIFICATION AND FIELD LOCATIONS OF ALL EXISTING UTILITIES, WHETHER SHOWN ON THE PLANS OR NOT, BEFORE BEGINNING CONSTRUCTION. LOCATION OF EXISTING UTILITIES SHALL BE VERIFIED BY THE CONTRACTOR PRIOR TO CONSTRUCTION. CALL 811 TO CONTACT THE UTILITY NOTIFICATION CENTER OF COLORADO (UNCC).
3. CONTRACTOR SHALL KEEP A COPY OF THESE APPROVED PLANS, THE GRADING AND EROSION CONTROL PLAN, THE STORMWATER MANAGEMENT PLAN (SWMP), THE SOILS AND GEOTECHNICAL REPORT, AND THE APPROPRIATE DESIGN AND CONSTRUCTION STANDARDS AND SPECIFICATIONS AT THE JOB SITE AT ALL TIMES, INCLUDING THE FOLLOWING:
- a. EL PASO COUNTY ENGINEERING CRITERIA MANUAL (ECM)
  - b. CITY OF COLORADO SPRINGS/EL PASO COUNTY DRAINAGE CRITERIA MANUAL, VOLUMES 1 AND 2
  - c. COLORADO DEPARTMENT OF TRANSPORTATION (CDOT) STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION
  - d. CDOT M & S STANDARDS
4. NOT WITHSTANDING 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 EL PASO COUNTY STANDARDS, INCLUDING THE LAND DEVELOPMENT CODE, THE ENGINEERING CRITERIA MANUAL, THE DRAINAGE CRITERIA MANUAL, AND THE DRAINAGE CRITERIA MANUAL VOLUME 2. ANY DEVIATIONS FROM REGULATIONS AND STANDARDS MUST BE REQUESTED, AND APPROVED, IN WRITING. ANY MODIFICATIONS NECESSARY TO MEET CRITERIA AFTER-THE-FACT WILL BE ENTIRELY THE DEVELOPER'S RESPONSIBILITY TO RECTIFY.
5. IT IS THE DESIGN ENGINEER'S RESPONSIBILITY TO ACCURATELY SHOW EXISTING CONDITIONS, BOTH ONSITE AND OFFSITE, ON THE CONSTRUCTION PLANS. ANY MODIFICATIONS NECESSARY DUE TO CONFLICTS, OMISSIONS, OR CHANGED CONDITIONS WILL BE ENTIRELY THE DEVELOPER'S RESPONSIBILITY TO RECTIFY.
6. CONTRACTOR SHALL SCHEDULE A PRE-CONSTRUCTION MEETING WITH EL PASO COUNTY DEVELOPMENT SERVICES DEPARTMENT (DSD) – INSPECTIONS, PRIOR TO STARTING CONSTRUCTION.
7. IT IS THE CONTRACTOR'S RESPONSIBILITY TO UNDERSTAND THE REQUIREMENTS OF ALL JURISDICTIONAL AGENCIES AND TO OBTAIN ALL REQUIRED PERMITS, INCLUDING BUT NOT LIMITED TO EL PASO COUNTY EROSION AND STORMWATER QUALITY CONTROL PERMIT (ESQCP), REGIONAL BUILDING FLOODPLAIN DEVELOPMENT PERMIT, U.S. ARMY CORPS OF ENGINEERS—ISSUED 401 AND/OR 404 PERMITS, AND COUNTY AND STATE FUGITIVE DUST PERMITS.
8. CONTRACTOR SHALL NOT DEVIATE FROM THE PLANS WITHOUT FIRST OBTAINING WRITTEN APPROVAL FROM THE DESIGN ENGINEER AND DSD. CONTRACTOR SHALL NOTIFY THE DESIGN ENGINEER IMMEDIATELY UPON DISCOVERY OF ANY ERRORS OR INCONSISTENCIES.
9. ALL STORM DRAIN PIPE SHALL BE CLASS III RCP UNLESS OTHERWISE NOTED AND APPROVED BY DSD.
10. CONTRACTOR SHALL COORDINATE GEOTECHNICAL TESTING PER ECM STANDARDS. PAVEMENT DESIGN SHALL BE APPROVED BY EL PASO COUNTY DSD PRIOR TO PLACEMENT OF CURB AND GUTTER AND PAVEMENT.
11. ALL CONSTRUCTION TRAFFIC MUST ENTER/EXIT THE SITE AT APPROVED CONSTRUCTION ACCESS POINTS.
12. SIGHT VISIBILITY TRIANGLES AS IDENTIFIED IN THE PLANS SHALL BE PROVIDED AT ALL INTERSECTIONS. OBSTRUCTIONS GREATER THAN 18 INCHES ABOVE FLOWLINE ARE NOT ALLOWED WITHIN SIGHT TRIANGLES.
13. SIGNING AND STRIPING SHALL COMPLY WITH EL PASO COUNTY DOT AND MUTCD CRITERIA. [IF APPLICABLE, ADDITIONAL SIGNING AND STRIPING NOTES WILL BE PROVIDED.]
14. CONTRACTOR SHALL OBTAIN ANY PERMITS REQUIRED BY EL PASO COUNTY PUBLIC SERVICES DEPARTMENT, INCLUDING WORK WITHIN THE RIGHT-OF-WAY AND SPECIAL TRANSPORT PERMITS.
15. THE LIMITS OF CONSTRUCTION SHALL REMAIN WITHIN THE PROPERTY LINE UNLESS OTHERWISE NOTED. THE OWNER/DEVELOPER SHALL OBTAIN WRITTEN PERMISSION AND EASEMENTS, WHERE REQUIRED, FROM ADJOINING PROPERTY OWNER(S) PRIOR TO ANY OFF-SITE DISTURBANCE, GRADING, OR CONSTRUCTION.

CHEROKEE METRO UTILITY GENERAL NOTES

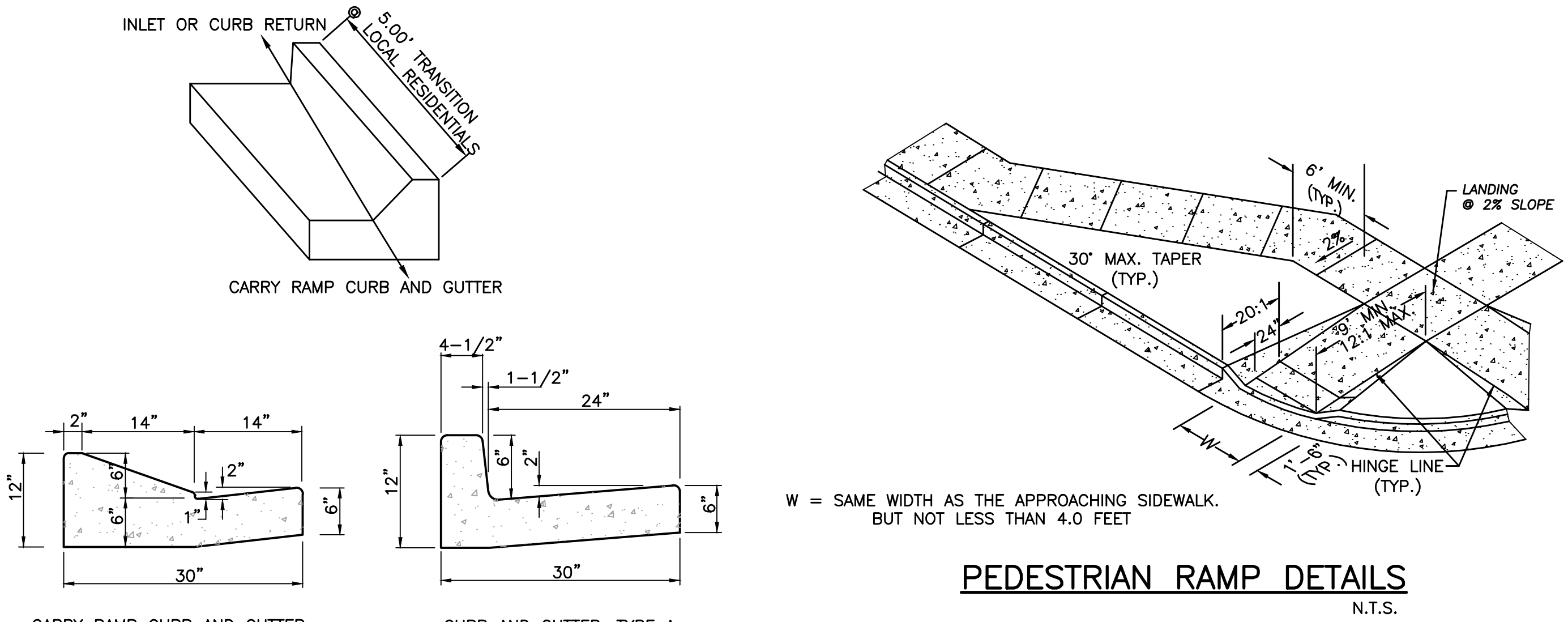
1. ALL MATERIALS AND WORKMANSHIP SHALL BE IN CONFORMANCE WITH CHEROKEE METROPOLITAN DISTRICT STANDARDS AND THE CITY OF COLORADO SPRINGS CONSTRUCTION STANDARDS UNLESS NOTED OTHERWISE. IN THE EVENT OF CONFLICTING STANDARDS CHEROKEE METROPOLITAN DISTRICT STANDARDS SHALL GOVERN.
2. ALL WATER SYSTEM MAINS PIPE MATERIAL SHALL BE POLYVINYL CHLORIDE (PVC) CLASS 200 (DR-14) PER AWWA C-900 AND ASTM D241 SPECIFICATIONS, EXCEPT WHERE NOTED. SPECIFICALLY, SECTIONS OF WATER PIPE THAT CROSS UNDER MAJOR DRAINAGE WAYS (SAND CREEK) OR MAJOR THOROUGHFARES SHALL BE DUCTILE IRON PIPE.
3. ALL FITTINGS SHALL BE CONSTRUCTED OF GRAY-IRON MATERIAL AND FURNISHED WITH MECHANICAL JOINT ENDS. ALL FITTINGS SHALL HAVE A MINIMUM PRESSURE RATING OF 250 PSI AND SHALL BE WRAPPED WITH A 9-MIL THICKNESS POLYETHYLENE MATERIAL PER AWWA STANDARD C105. ALL FITTINGS SHALL HAVE ANODES CAD WELDED.
4. ALL WATER PIPES SHALL BE INSTALLED AT A MINIMUM DEPTH OF FIVE (5) FEET BELOW FINISHED GRADE.
5. ALL BENDS, TEE, FIRE HYDRANTS, BLOW-OFFS, AND PLUGS AT DEAD END MAINS SHALL BE

INSTALLED WITH CONCRETE THRUST BLOCKS.

6. VALVE BOXES SHALL BE TYLER SLIP; TYPE "C" CAST IRON VALVE BOX ASSEMBLY SERIES 6860 WITH NO. 160 OVAL BASE OR APPROVED EQUAL.
7. ALL WATER SYSTEM COMPONENTS SHALL BE FLUSHED AND CHLORINATED PER AWWA C-601, "DISINFECTING WATER MAINS" PRIOR TO ACCEPTANCE. THE CONTRACTOR SHALL PRODUCE A 25 MG/L SOLUTION BY ADHERING CHLORINE TABLETS TO THE PIPE SECTION WITH PERMATX CLEAR TRV INSIDE THE SYSTEM. CHLORINATION SHALL OCCUR PRIOR TO HYDROSTATIC TESTING. THE CONTRACTOR SHALL OBTAIN A BACTERIOLOGICAL SAMPLE AFTER THE SYSTEM HAS BEEN FLUSHED. A CLEAN BACTERIOLOGICAL SAMPLE MUST BE OBTAINED PRIOR TO THE SYSTEM BEING PLACED INTO SERVICE.
8. HYDROSTATIC TESTING: ALL WATER SYSTEM MAINS SHALL BE FIELD PRESSURE TESTED TO A MINIMUM OF 150 PSI OR 1½ TIMES THE STATIC OPERATING PRESSURE, WHICH EVER IS GREATER. MAXIMUM ALLOWABLE LEAKAGE FOR EACH SECTION OF PIPE BETWEEN LINE VALVES SHALL NOT EXCEED THE FOLLOWING: \*10 GALLONS PER INCH OF PIPE DIAMETER PER MILE PER DAY.
9. ALL VALVES SHALL CONFORM TO OPEN LEFT CONVENTION PER CHEROKEE METROPOLITAN DISTRICT STANDARDS.
10. WHEN IT IS NECESSARY TO RAISE OR LOWER WATER MAINS AT OTHER UTILITY CROSSINGS THE CONTRACTOR SHALL INSURE A MINIMUM CLEARANCE OF 18" WHERE POSSIBLE BETWEEN THE OUTSIDE DIAMETERS OF PIPES.
11. WHILE CONSTRUCTING THE WATER AND WASTE WATER SYSTEM THE CONTRACTOR SHALL HAVE IN HIS POSSESSION AT LEAST ONE "APPROVED FOR CONSTRUCTION" SET OF UPDATED PLANS AT ALL TIMES. APPROVED FIELD MODIFICATIONS TO PLAN SETS SHALL BE CLEARLY IDENTIFIED IN RED INK ON THE PLANS BY THE CONTRACTOR PER FIELD CONSTRUCTION. THESE AS-BUILT CHANGES SHALL BE DATED AND SUBMITTED TO THE ENGINEER OF RECORD. THE ENGINEER OF RECORD SHALL PREPARE A COMPLETE SET OF "AS CONSTRUCTED" DRAWINGS AND DELIVER THE SETS TO THE CHEROKEE METROPOLITAN DISTRICT PRIOR TO FINAL ACCEPTANCE OF THE WATER SYSTEM.
12. PRIOR TO TAPPING ANY EXISTING WATER MAIN THE CONTRACTOR SHALL SUBMIT AND RECEIVE APPROVAL FOR SAID TAP IN ACCORDANCE WITH THE CHEROKEE METROPOLITAN DISTRICT STANDARDS.
13. ALL NONMETALLIC PIPES SHALL HAVE A TRACER WIRE ATTACHED TO ITS TOP DURING CONSTRUCTION. THE TRACER WIRE SHALL BE #12 AWG INSULATED COPPER WIRE NO 12 COPPER CONNECTORS AND SHALL BE PERMANENTLY AFFIXED TO THE TOP OF THE PIPE USING TAPE AT 4' INTERVALS. THE TRACER WIRE SHALL ALSO BE PERMANENTLY CONNECTED TO ALL FIRE HYDRANT TEE, METALLIC PIPE BENDS, MAIN VALVE AND OTHER METALLIC FITTINGS AND APPURTENANCES. ALL POINTS OF CONNECTION SHALL BE PROTECTED FROM CORROSION BY AN EPOXY OR SILICON COATING. GROUND TRACER WIRES TO SURFACE AT ALL VALVE BOXES.
14. THE CONTRACTOR ASSUMES RESPONSIBILITY FOR THE PROTECTION OF ALL UTILITIES DURING THE WORK. PRIOR TO ANY EXCAVATION, CONTACT THE UTILITY NOTIFICATION CENTER OF COLORADO AT (800) 922-1987 AT LEAST TWO WORKING DAYS PRIOR TO DIGGING.
15. SANITARY SEWER PIPE SHALL CONFORM TO ASTM D3034 SDR35 PVC.
16. CONTRACTOR SHALL FIELD VERIFY LOCATION AND ELEVATION OF EXISTING INVERTS PRIOR TO INSTALLATION OF NEW SANITARY SEWER SYSTEM.

PEDESTRIAN RAMP NOTES

- 1) ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE CURRENT ENGINEERING CRITERIA MANUAL AND ADA REQUIREMENTS.
- 2) CONTRACTOR TO NOTIFY ENGINEERING DIVISION INSPECTION STAFF 48 HOURS PRIOR TO CONCRETE PLACEMENT.
- 3) PEDESTRIAN RAMP CONSTRUCTION SHALL BE A MINIMUM 3000 PSI CONCRETE, MINIMUM 4" THICK, NON-COLORED, NON-SCORED, COARSE BROOM FINISH.
- 4) 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.
- 5) DETECTABLE WARNING AREA SHALL START A MINIMUM OF 6" BUT NOT MORE THAN 8" FROM THE FLOW LINE OF THE CURB AT ANY POINT.
- 6) DETECTABLE WARNING AREA SHALL BE PREFABRICATED REDDISH INTEGRALLY COLORED TRUNCATED-DOME SURFACED THERMOPLASTIC.
- 7) THE DETECTABLE WARNING AREA SHALL BE 24" IN LENGTH AND THE FULL WIDTH OF THE RAMP.
- 8) RAMP WIDTH REQUIRED IS SAME AS APPROACHING SIDEWALK; 4' MINIMUM.
- 9) MID-BLOCK OR TERMINAL RAMPS WHICH MAY BE PARALLEL SUBJECT TO APPROVAL.
- 10) AVOID PLACING DRAINAGE STRUCTURES, TRAFFIC SIGNAL/SIGNAGE, UTILITIES/JUNCTION BOXES, OR OTHER OBSTRUCTIONS WITHIN PROPOSED RAMP AREAS.
- 11) RAMP LOCATION AND LENGTH MAY REQUIRE MODIFICATION TO MAINTAIN THE 20:1 DETECTABLE WARNING AND 12:1 MAXIMUM RUNNING SLOPE DUE TO INTERSECTION STREET GRADES AND/OR ALIGNMENT.
- 12) 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.
- 13) PEDESTRIAN WALKWAY AND/OR LOCATION OF EXISTING OR FUTURE PEDESTRIAN RAMPS ON OPPOSITE CORNERS SHALL BE REVIEWED BEFORE CONSTRUCTING OF NEW RAMPS. NEW RAMPS SHALL ALIGN WITH EXISTING RAMPS AND PEDESTRIAN WALKWAY.
- 14) AT MARKED PEDESTRIAN CROSSINGS, THE BOTTOM OF THE RAMPS, EXCLUSIVE OF THE FLARE SIDE, SHALL BE TOTALLY CONTAINED WITHIN THE MARKINGS.

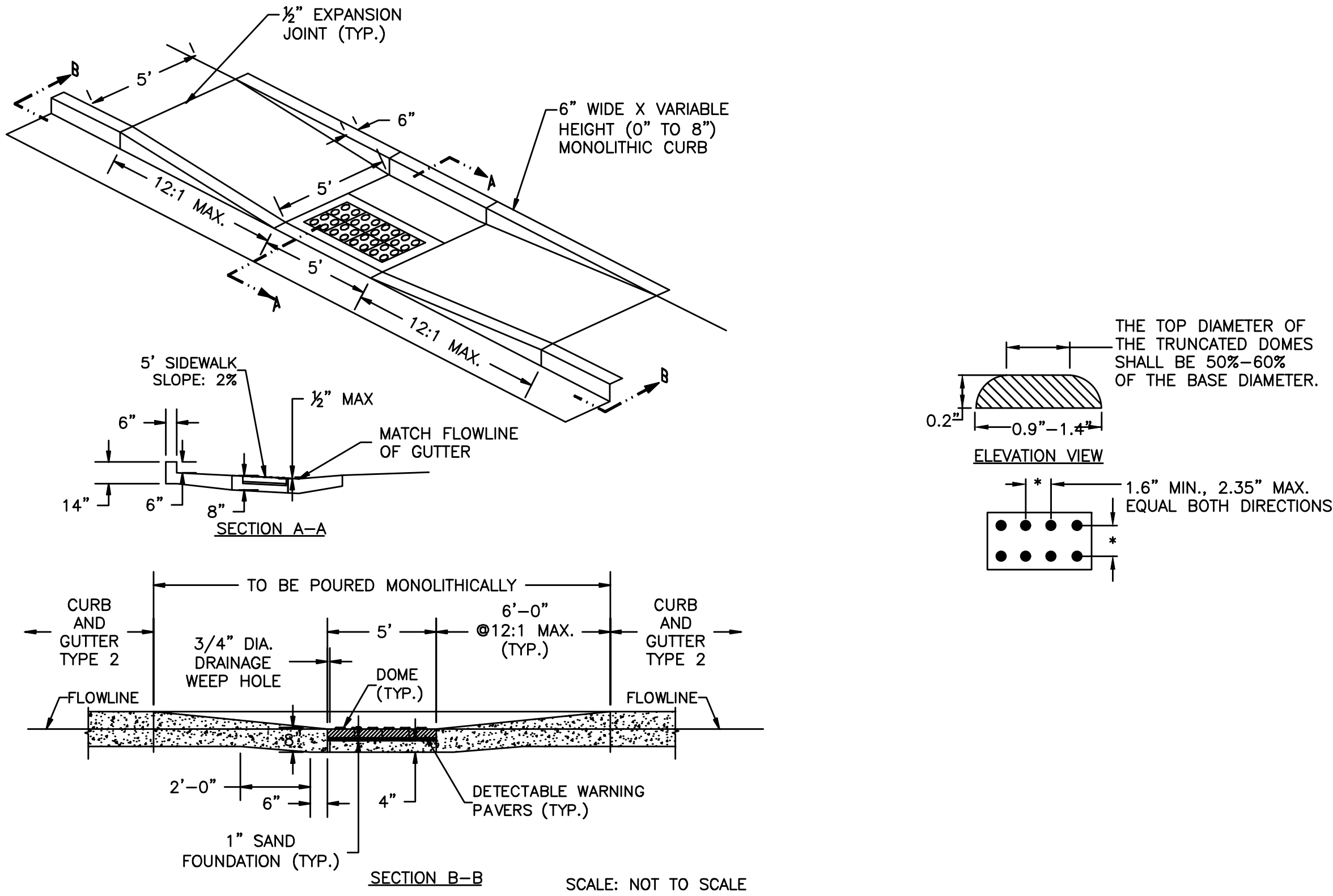


PEDESTRIAN RAMP DETAILS  
N.T.S.

NOTE: SPACING & DIMENTIONING PER EL PASO COUNTY  
STANDARD RAMP DETAIL SD\_2-40

PROPOSED CURB & GUTTER

N.T.S.



Parallel Pedestrian  
Ramp Detail  
Standard Drawing

PARALLEL PEDESTRIAN  
RAMP DETAIL STANDARD DRAWING  
N.T.S.



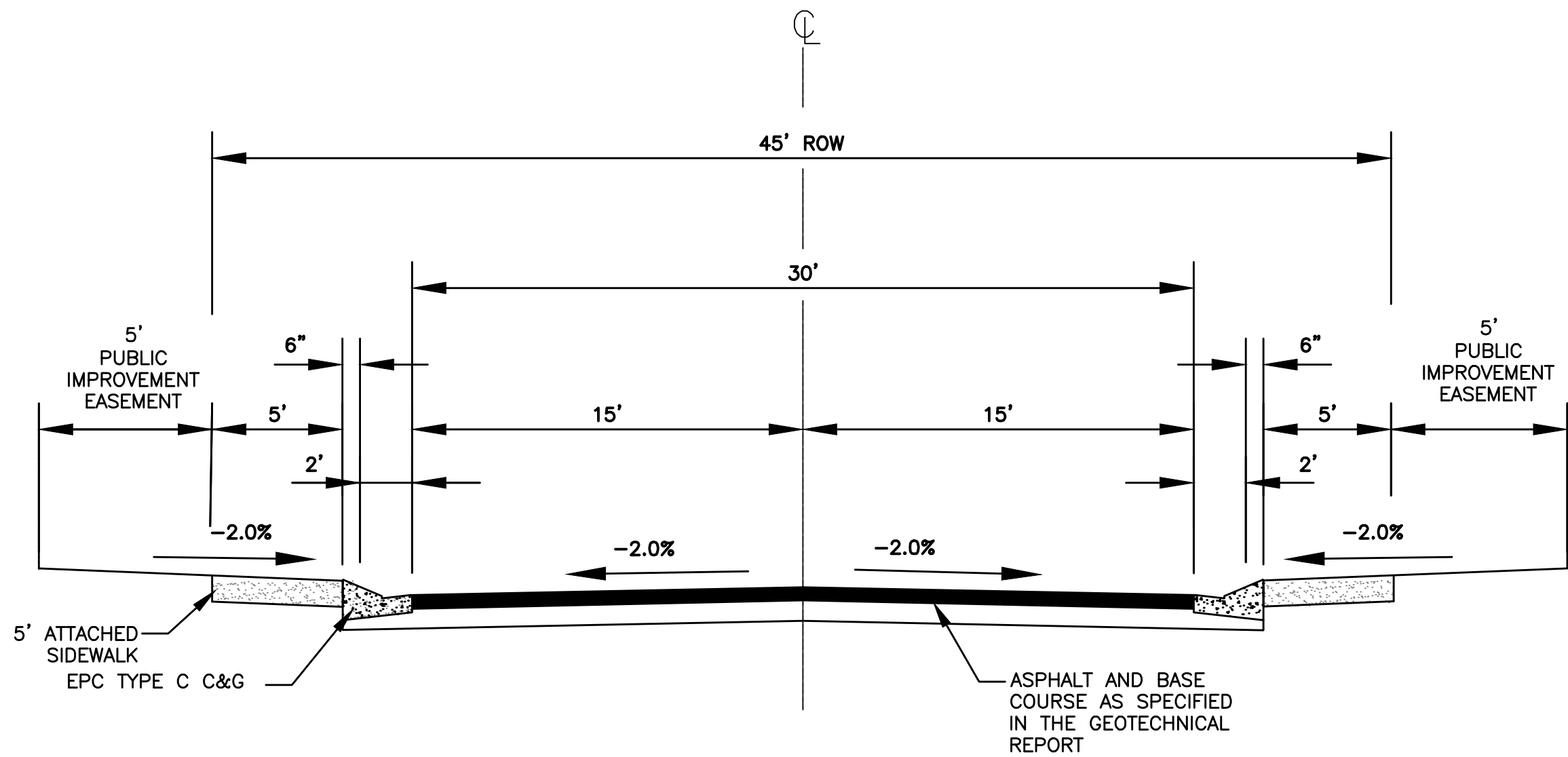
GARDENS AT NORTH CAREFREE  
GENERAL NOTES & DETAILS

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Detailer:	MB	Numbers	
Sheet Subset:			

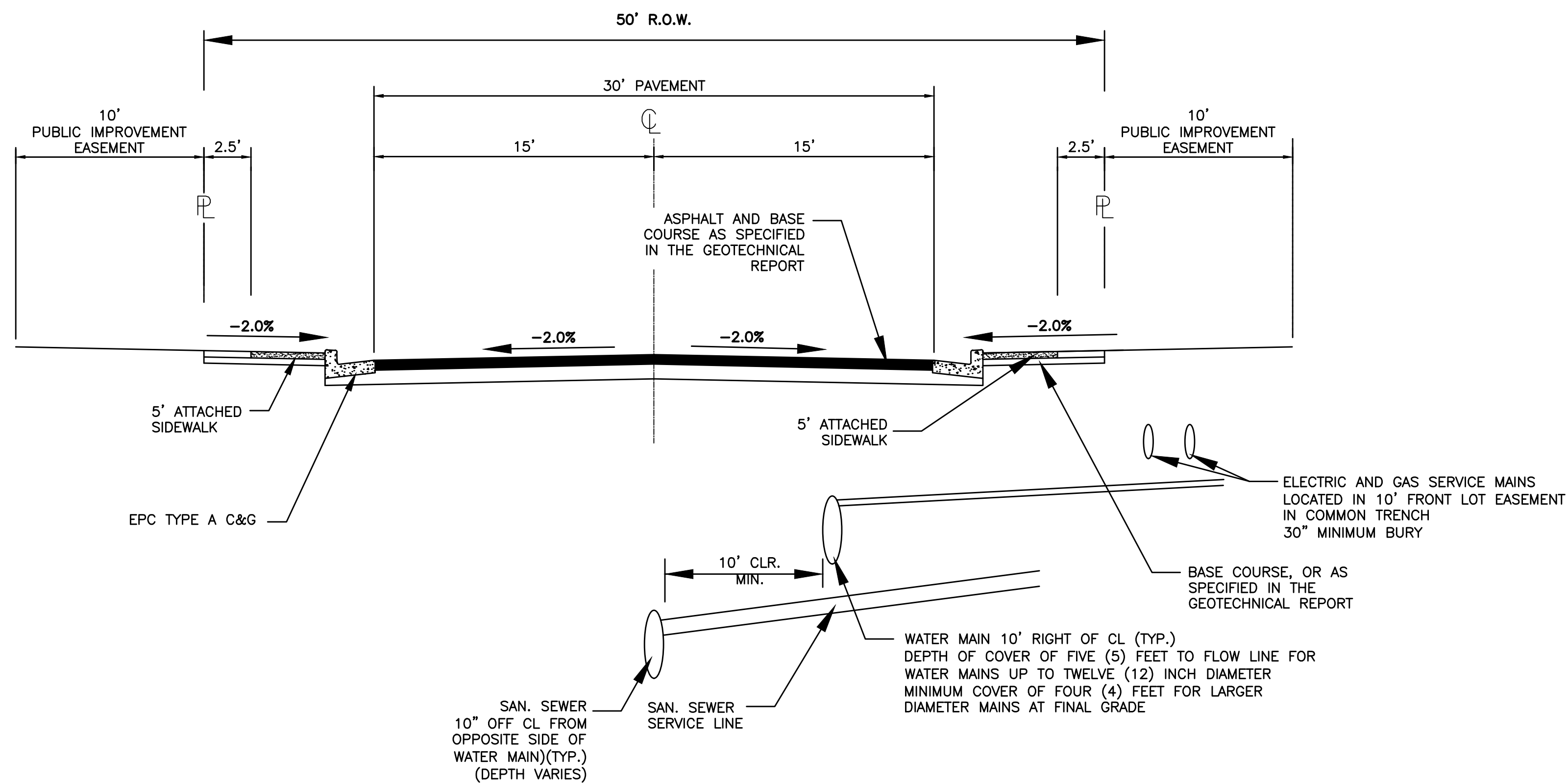
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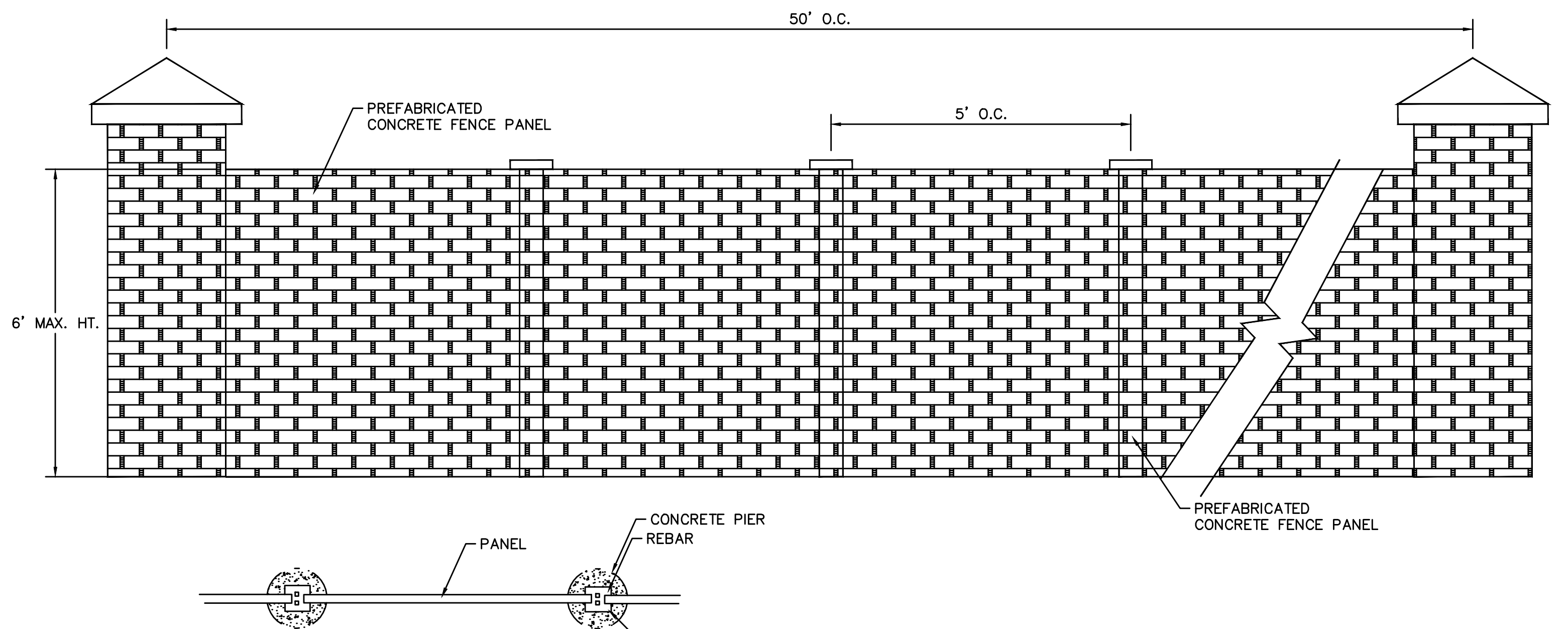
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2019/03/08 3:07 PM By: Pearce, Taylor



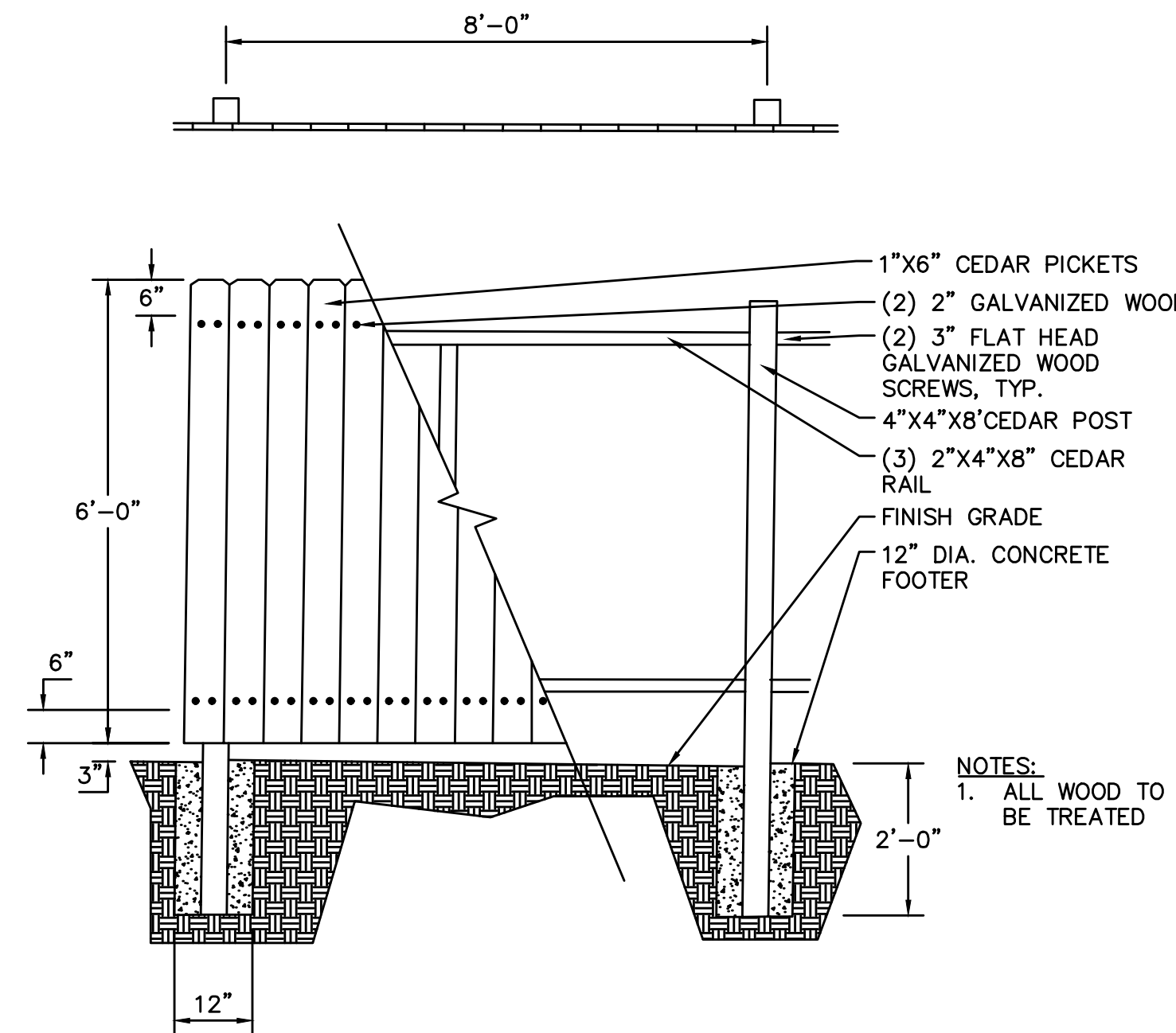
**45' TYPICAL URBAN LOCAL RESIDENTIAL**  
**DESIGN SPEED=25 MPH** N.T.S.



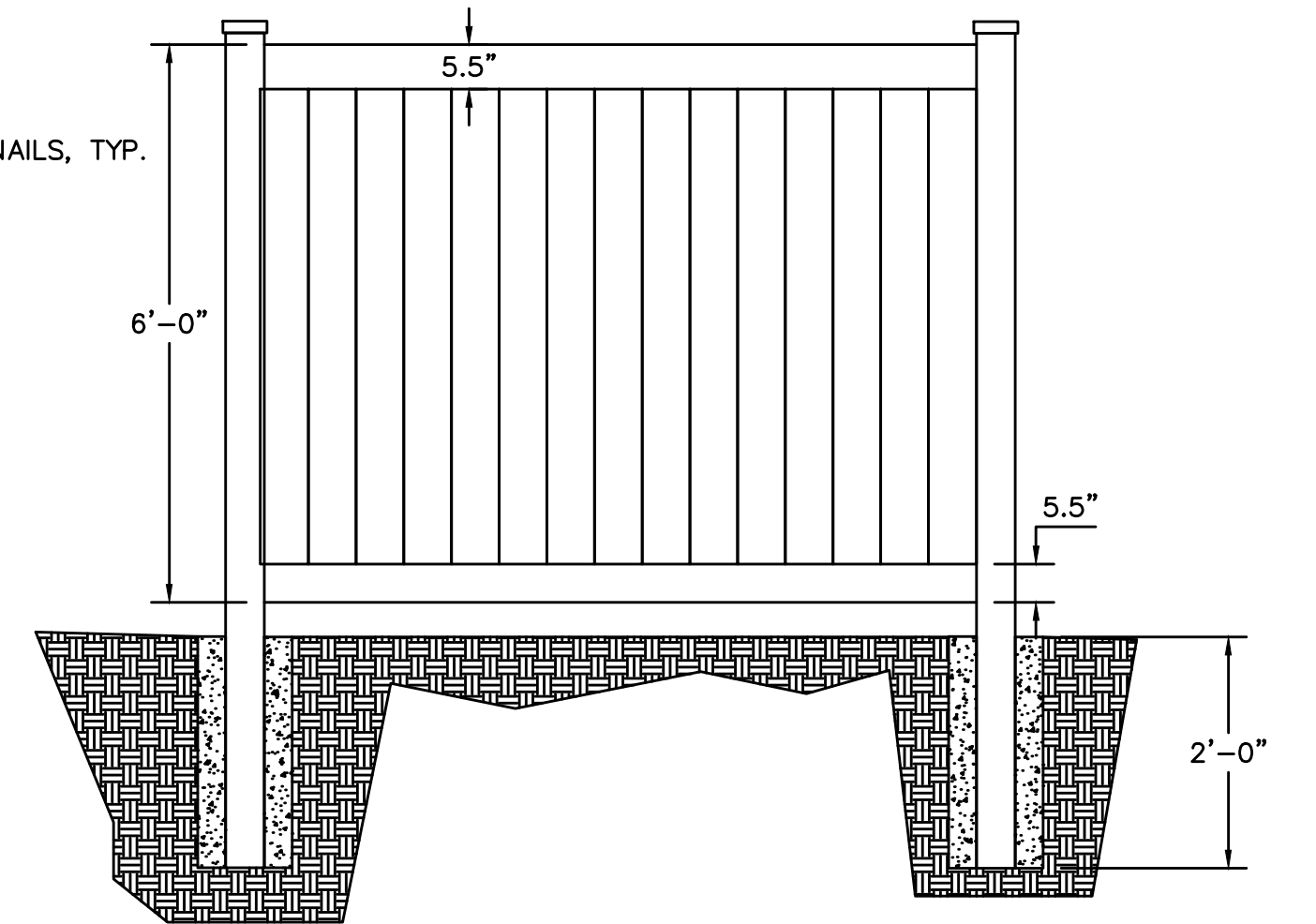
**50' TYPICAL URBAN LOCAL RESIDENTIAL**  
**DESIGN SPEED=25 MPH** N.T.S.



**CONCRETE PANEL FENCE DETAIL** N.T.S.



**6' OPAQUE CEDAR FENCE** N.T.S.



**6' VINYL PRIVACY FENCE** N.T.S.

Computer File Information

Creation Date: 4-25-17	Initials: CMD
Last Modification Date:	Initials:
Full Path & Drawing File Name:	
Acad Ver. 2014	Scale: Units: Feet

Index of Revisions

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GARDENS AT NORTH CAREFREE  
TYPICAL SECTIONS

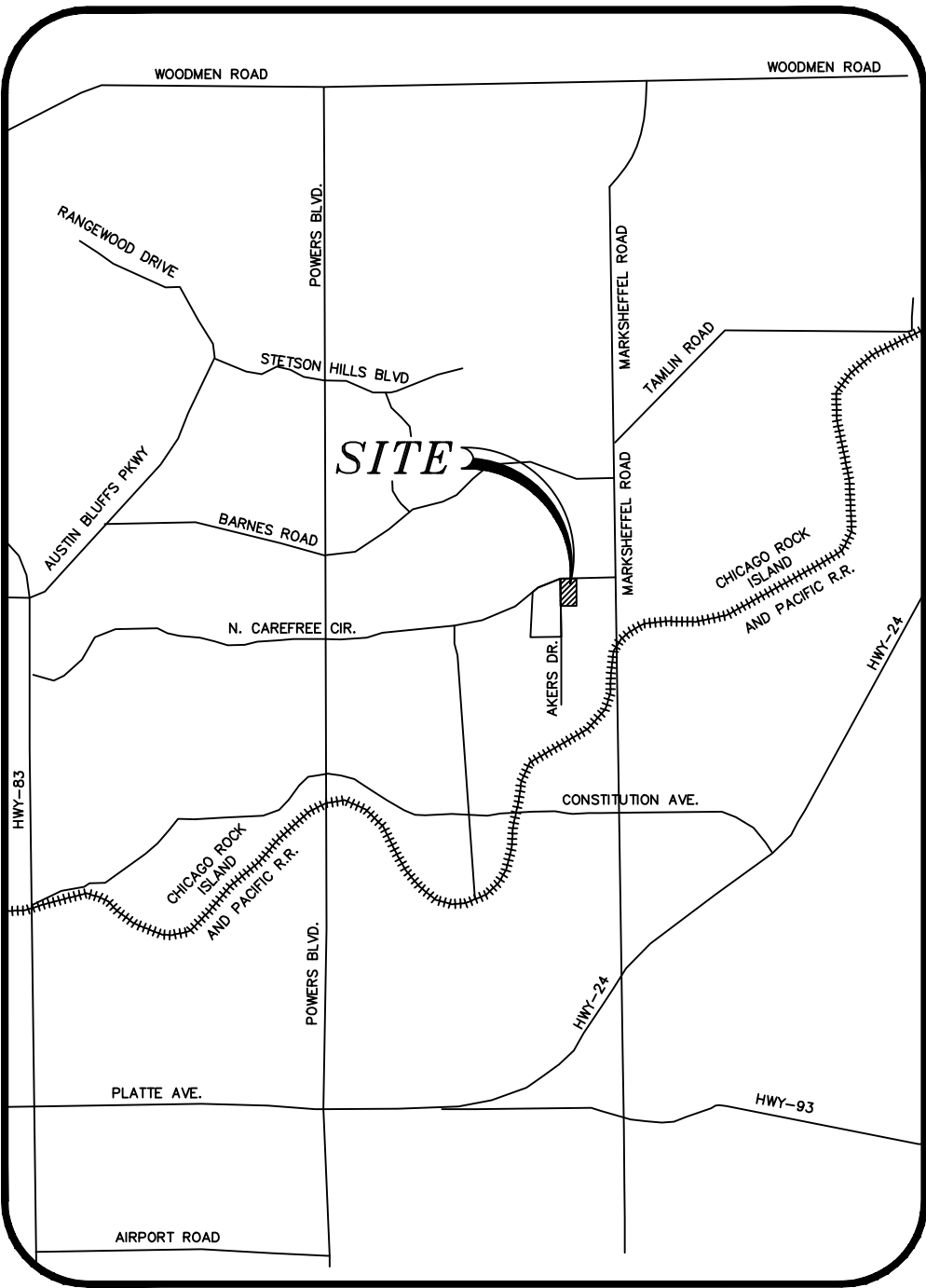
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Detailer: MB	
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Project No./Code  
187608744

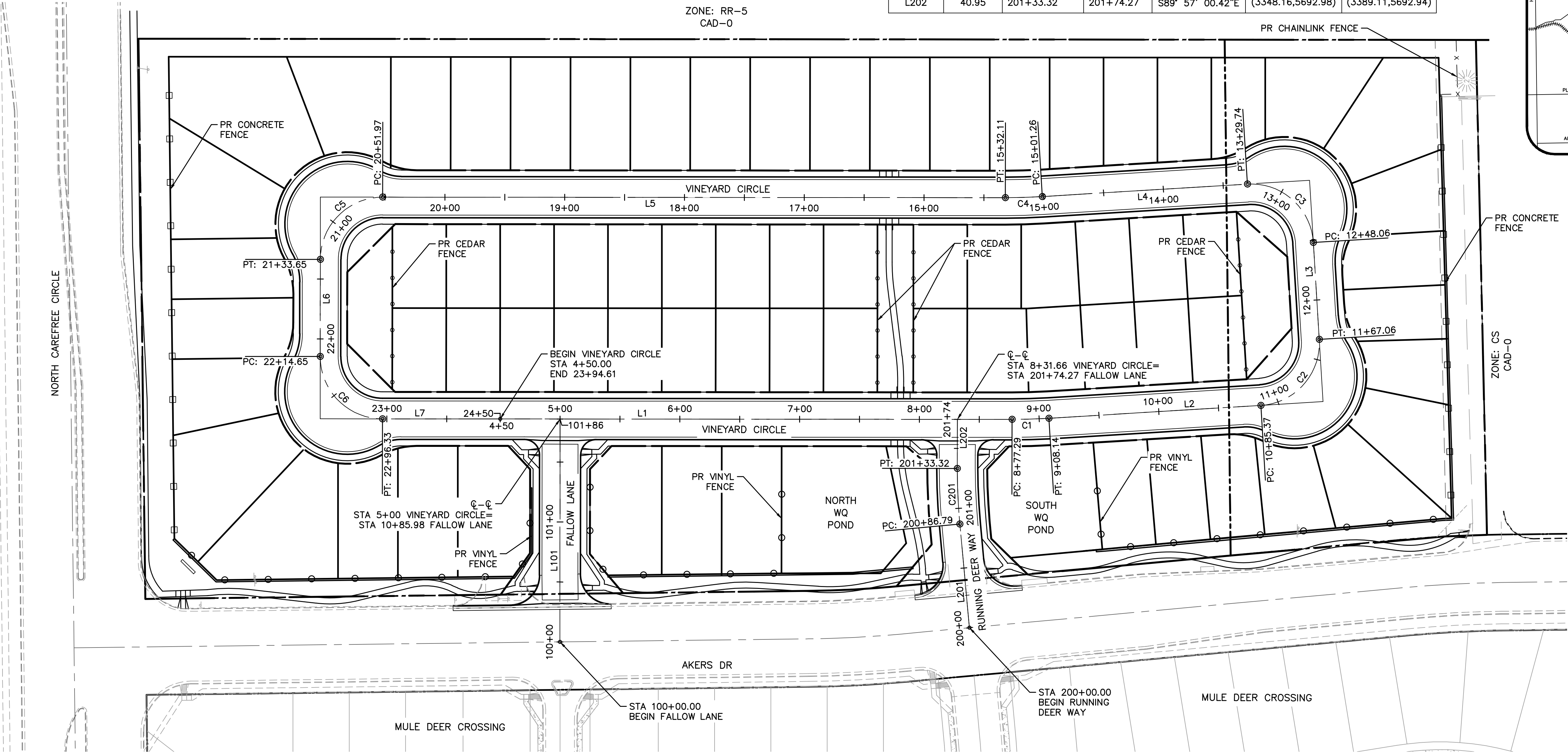
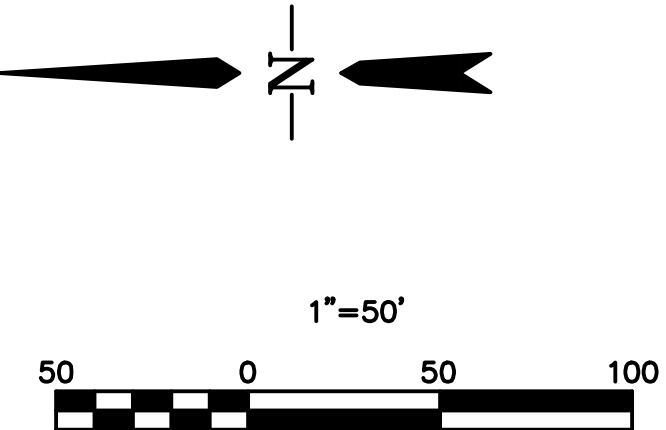


CURVE TABLE: ALIGNMENTS								
CURVE #	START STA	END STA	RADIUS	LENGTH	CHORD DIRECTION	DELTA	START POINT	END POINT
C1	8+77.29	9+08.14	500.00	30.85	S1° 43' 03.05"E	3.53	(3389.07,5647.31)	(3389.99,5616.48)
C2	10+85.37	11+67.06	52.00	81.68	S48° 29' 05.68"E	90.00	(3400.77,5439.57)	(3455.83,5390.83)
C3	12+48.06	13+29.74	52.00	81.68	N41° 30' 54.32"E	90.00	(3536.68,5395.75)	(3585.42,5450.82)
C4	15+01.26	15+32.11	500.00	30.85	N1° 43' 03.05"W	3.53	(3575.00,5622.02)	(3574.07,5652.85)
C5	20+51.97	21+33.65	52.00	81.68	N44° 57' 00.42"W	90.00	(3574.53,6172.71)	(3522.57,6224.76)
C6	22+14.65	22+96.33	52.00	81.68	S45° 02' 59.58"W	90.00	(3441.57,6224.83)	(3389.53,6172.87)
C201	200+86.79	201+33.32	500.00	46.53	N87° 23' 01.39"E	5.33	(3301.69,5690.86)	(3348.16,5692.98)

LINE TABLE: ALIGNMENTS							
LINE #	LENGTH	START STA	END STA	DIRECTION	START POINT	END POINT	
L1	427.29	4+50.00	8+77.29	S0° 02' 59.58"W	(3389.44,6074.60)	(3389.07,5647.31)	
L2	177.23	9+08.14	10+85.37	S3° 29' 05.68"E	(3389.99,5616.48)	(3400.77,5439.57)	
L3	81.00	11+67.06	12+48.06	N86° 30' 54.32"E	(3455.83,5390.83)	(3536.68,5395.75)	
L4	171.52	13+29.74	15+01.26	N3° 29' 05.68"W	(3585.42,5450.82)	(3575.00,5622.02)	
L5	519.86	15+32.11	20+51.97	N0° 02' 59.58"E	(3574.07,5652.85)	(3574.53,6172.71)	
L6	81.00	21+33.65	22+14.65	N89° 57' 00.42"W	(3522.57,6224.76)	(3441.57,6224.83)	
L7	98.27	22+96.33	23+94.61	S0° 02' 59.58"W	(3389.53,6172.87)	(3389.44,6074.60)	
L101	185.98	100+00.00	101+85.98	S89° 57' 00.42"E	(3203.42,6024.76)	(3389.40,6024.60)	
L201	86.79	200+00.00	200+86.79	N84° 43' 03.20"E	(3215.27,5682.87)	(3301.69,5690.86)	
L202	40.95	201+33.32	201+74.27	S89° 57' 00.42"E	(3348.16,5692.98)	(3389.11,5692.94)	



VICINITY MAP  
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Computer File Information		
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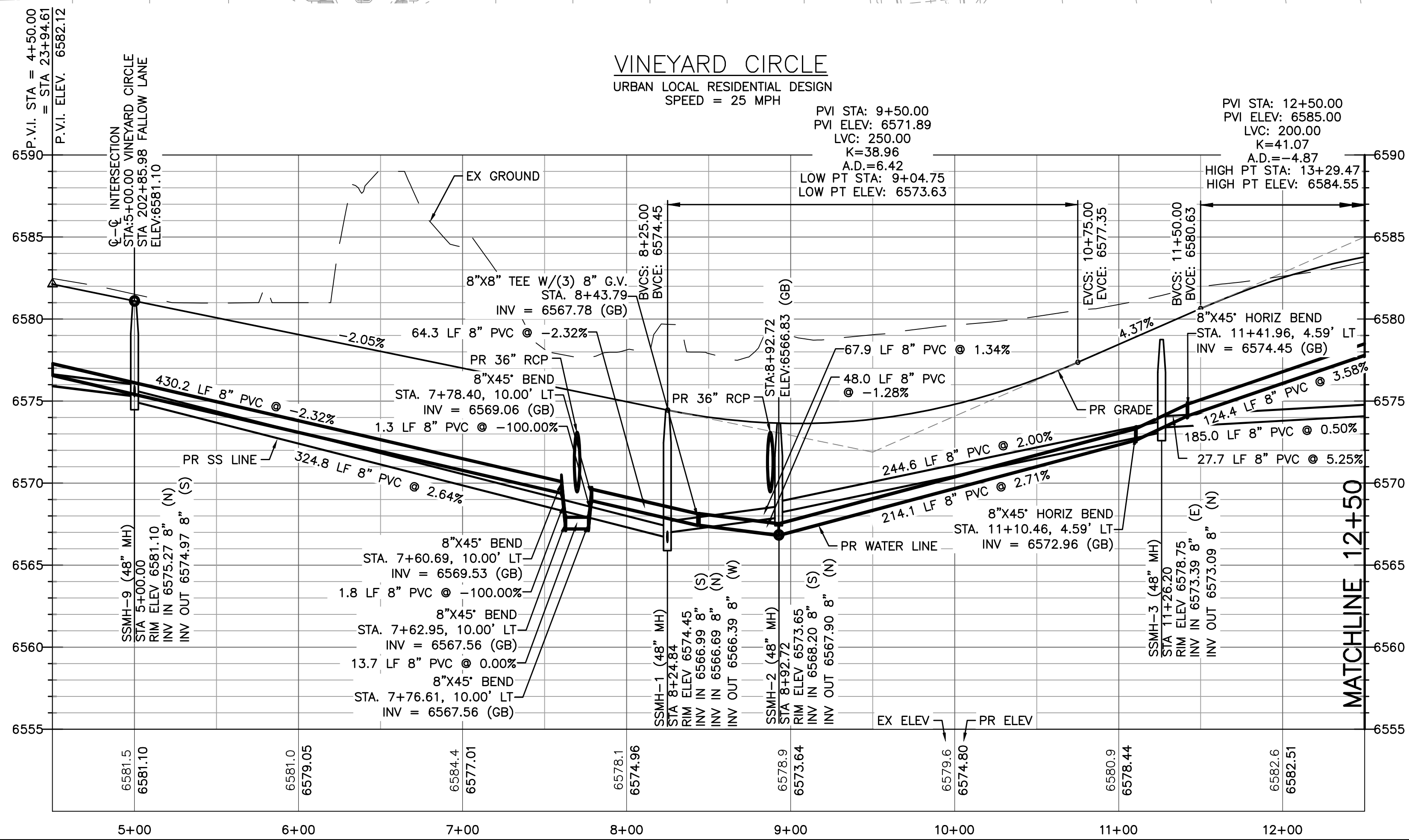
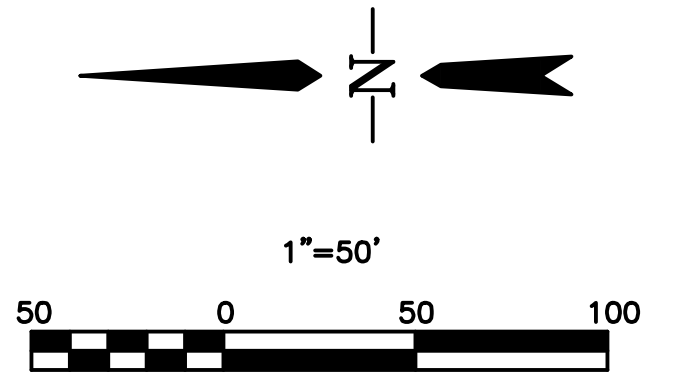
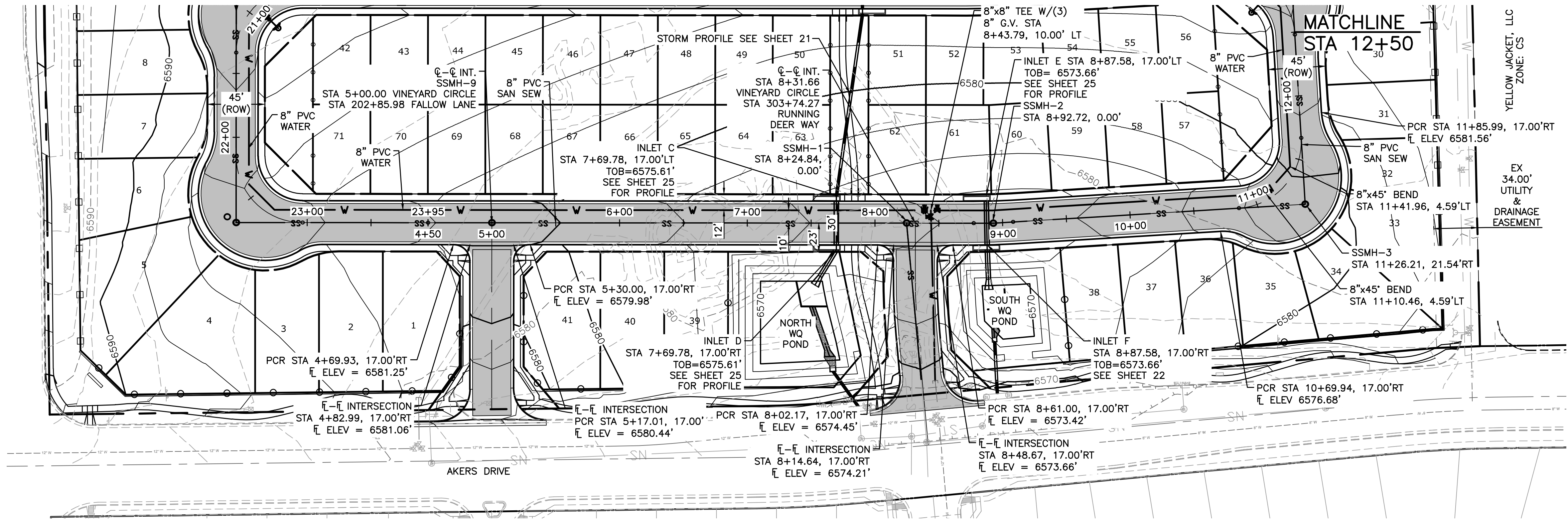
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2019/03/08 2:47 PM By: Pearce, Taylor



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2019/03/08 3:08 PM By: Pearce, Taylor



#### LEGEND

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EX MAJOR CONTOUR	---
EX WATER	---
EX SAN SEWER	---
EX GAS	---
EX STORM SEWER	---
EX WATER VALVE	---
EX FIRE HYDRANT	---
EX SANITARY SEWER MH	---
PR MINOR CONTOUR	---
PR MAJOR CONTOUR	---
PR WATER LINE	---
PR SANITARY SEWER	---
PR STORM SEWER	---
PR SANITARY SEWER MANHOLE	---
PR STORM SEWER MANHOLE	---
PR WATER VALVE	---
PR FIRE HYDRANT	---

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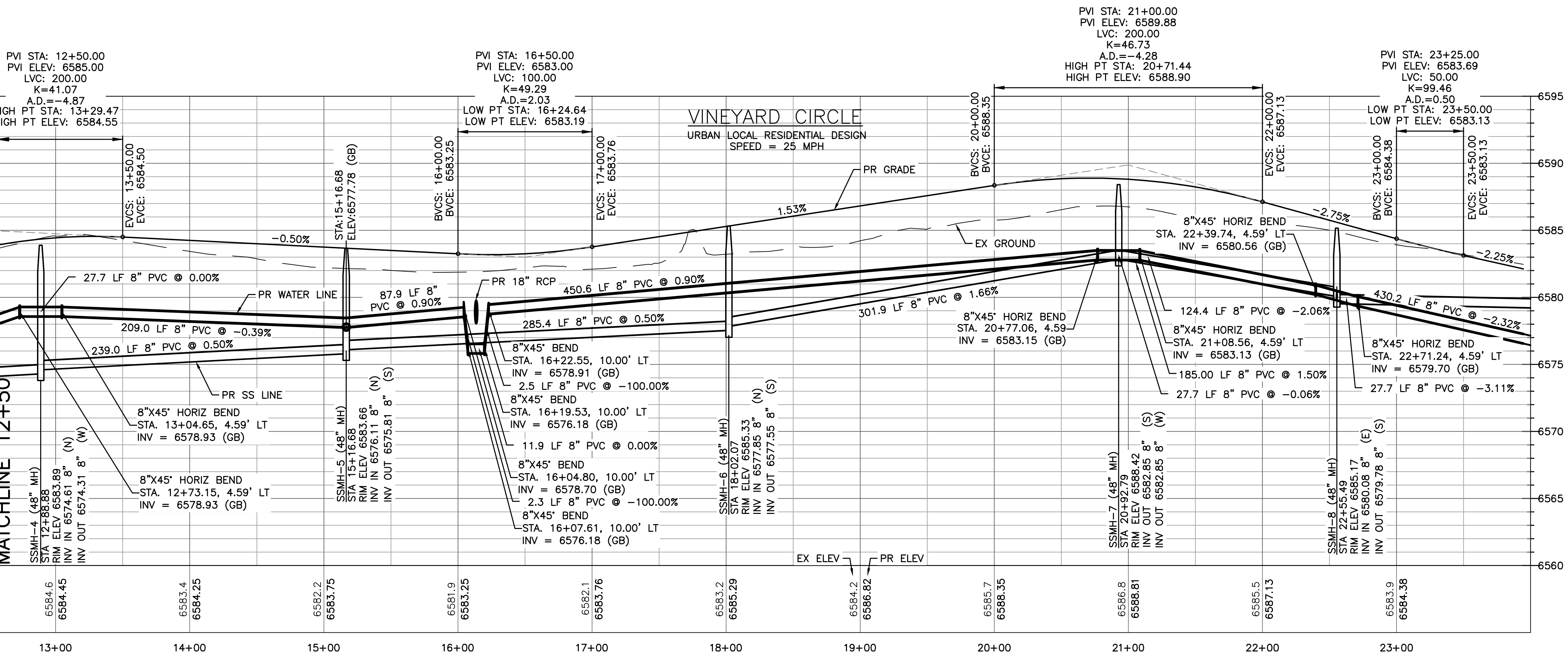
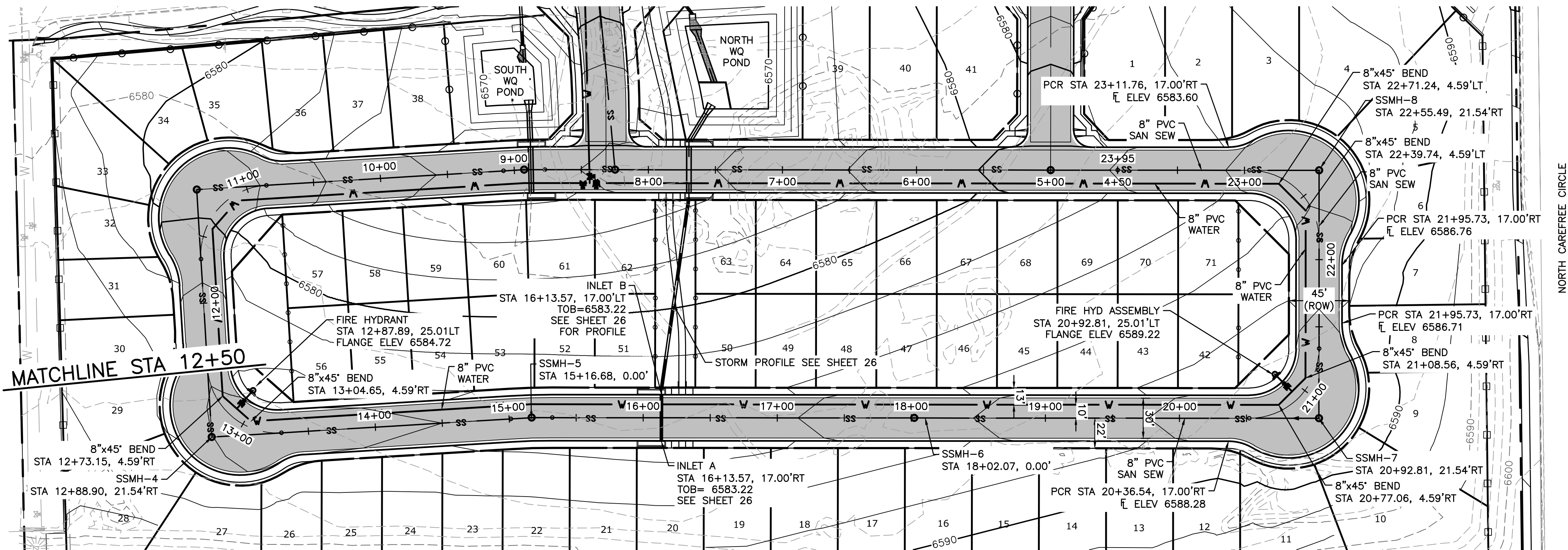


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### LEGEND

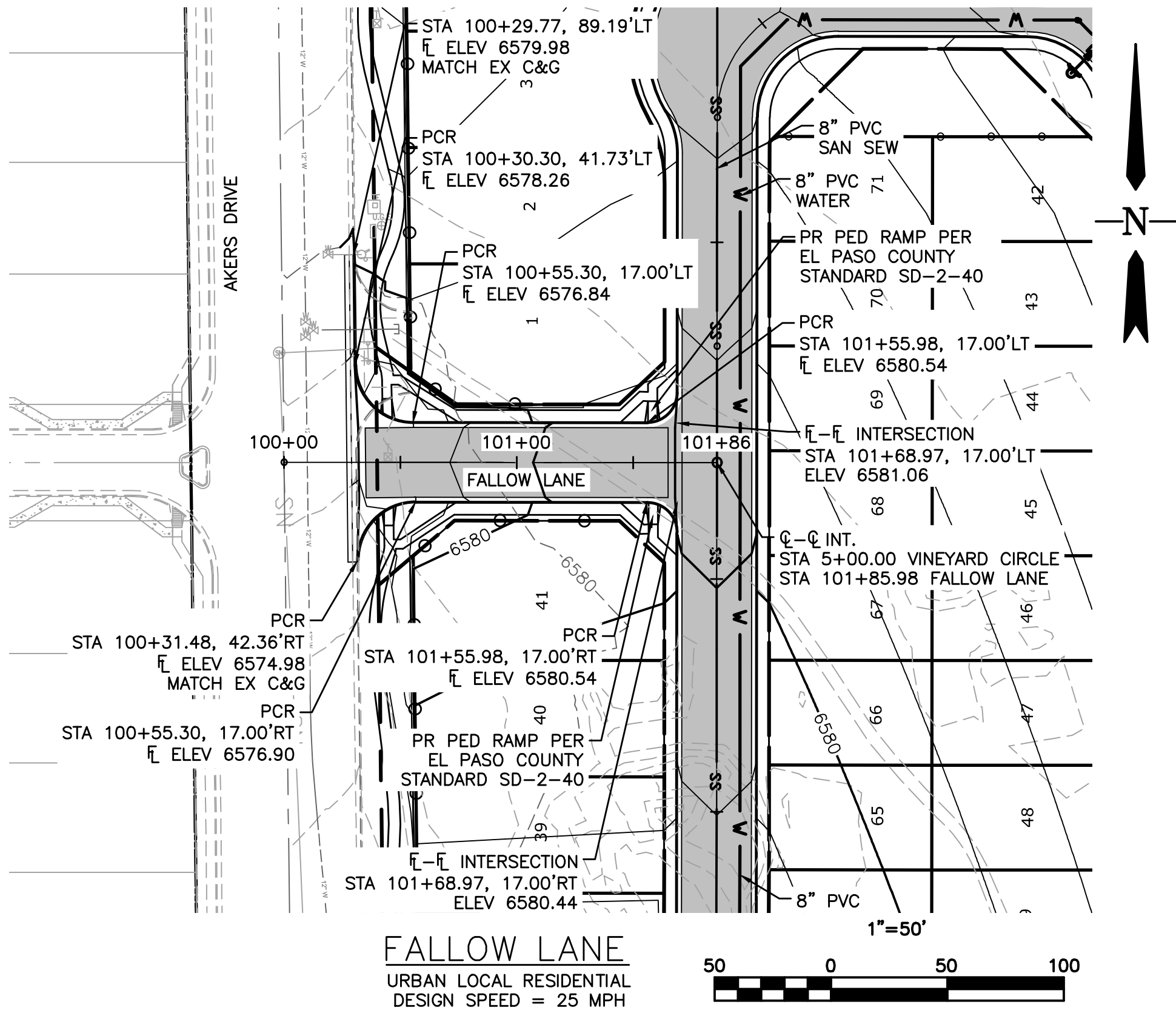
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- EX WATER
- EX SAN SEWER
- EX GAS
- EX STORM SEWER
- EX WATER VALVE
- EX FIRE HYDRANT
- EX SANITARY SEWER MH
- PR MINOR CONTOUR
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- PR SANITARY SEWER
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- PR STORM SEWER MANHOLE
- PR WATER VALVE
- PR FIRE HYDRANT

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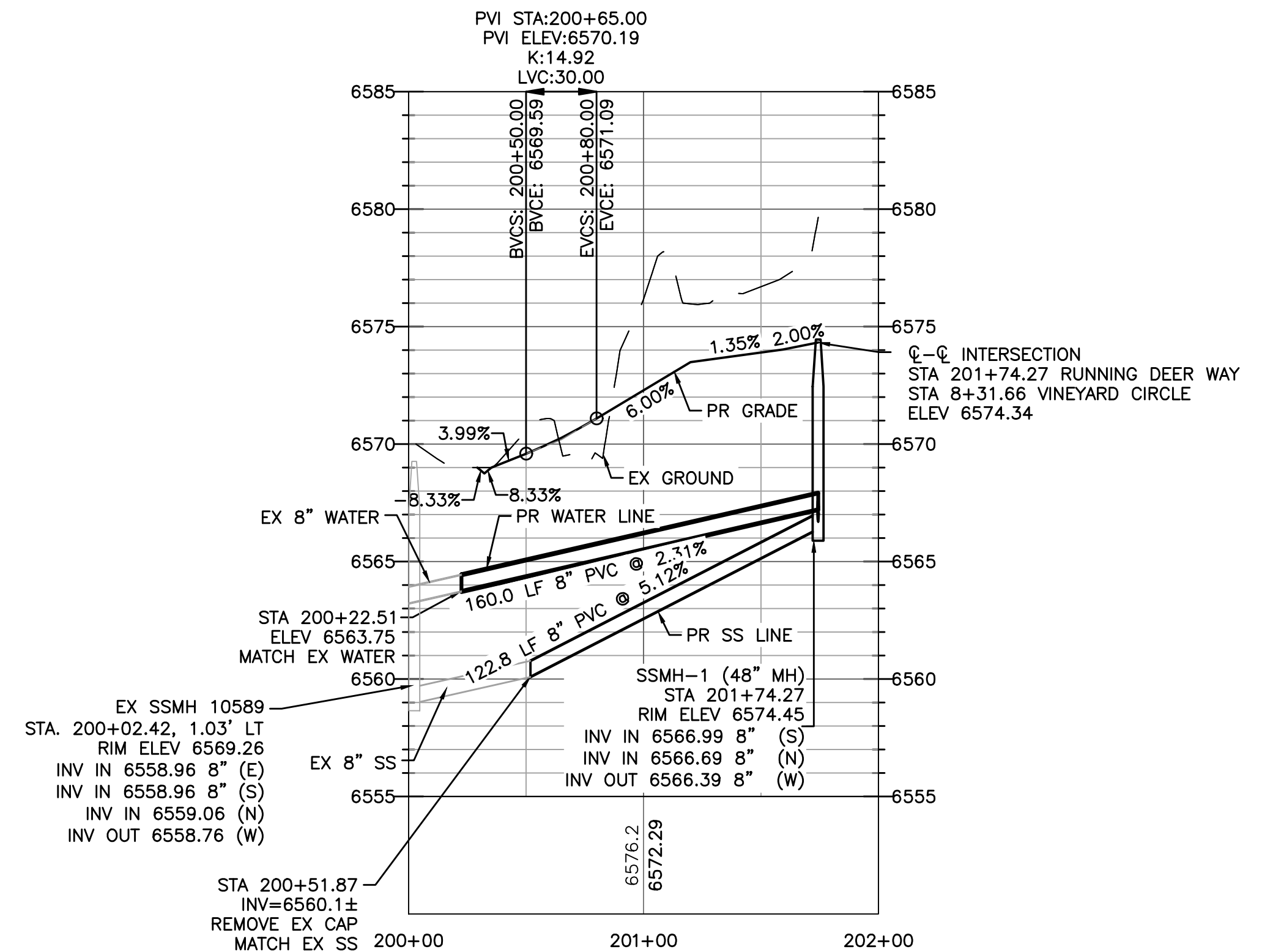
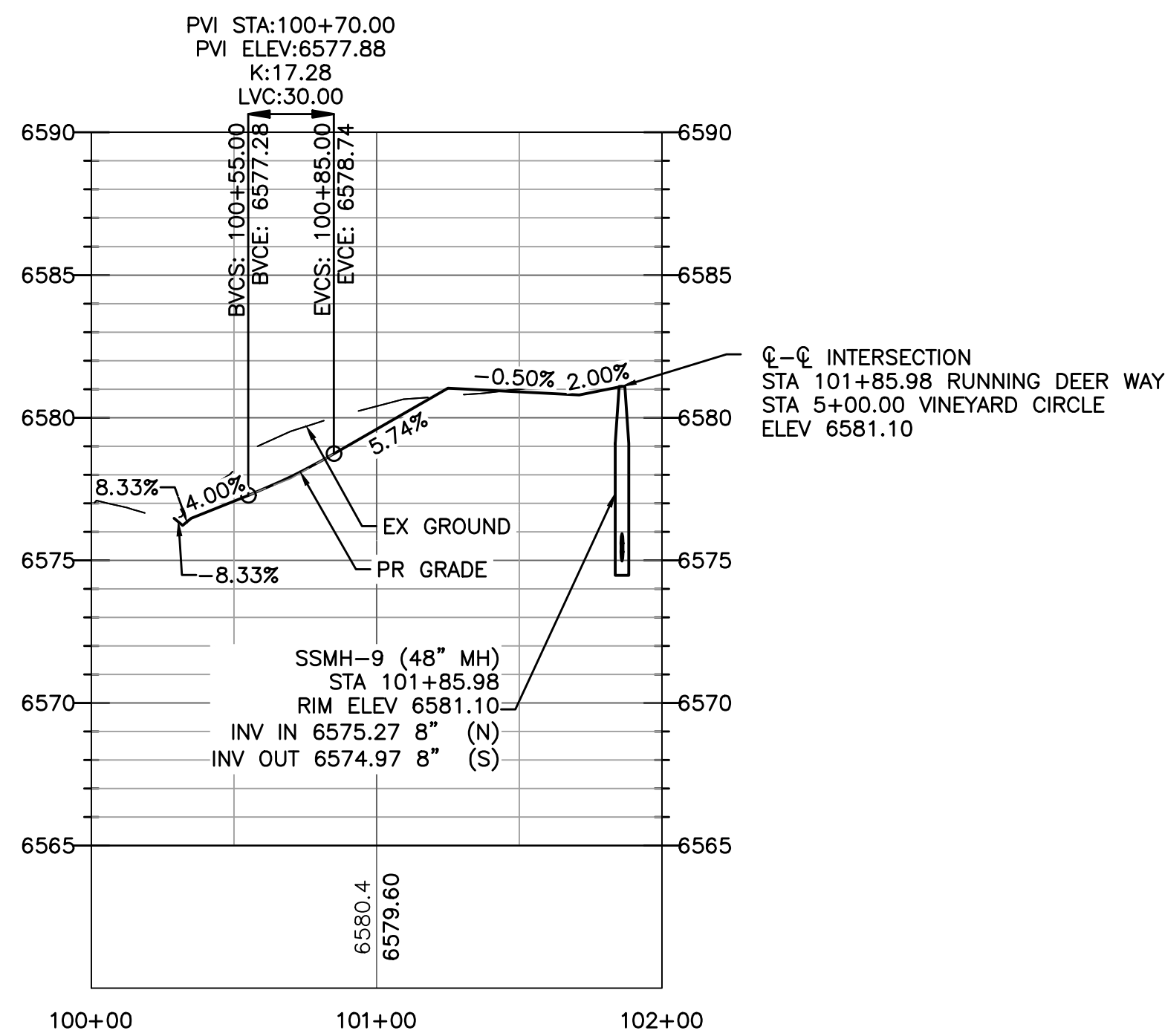
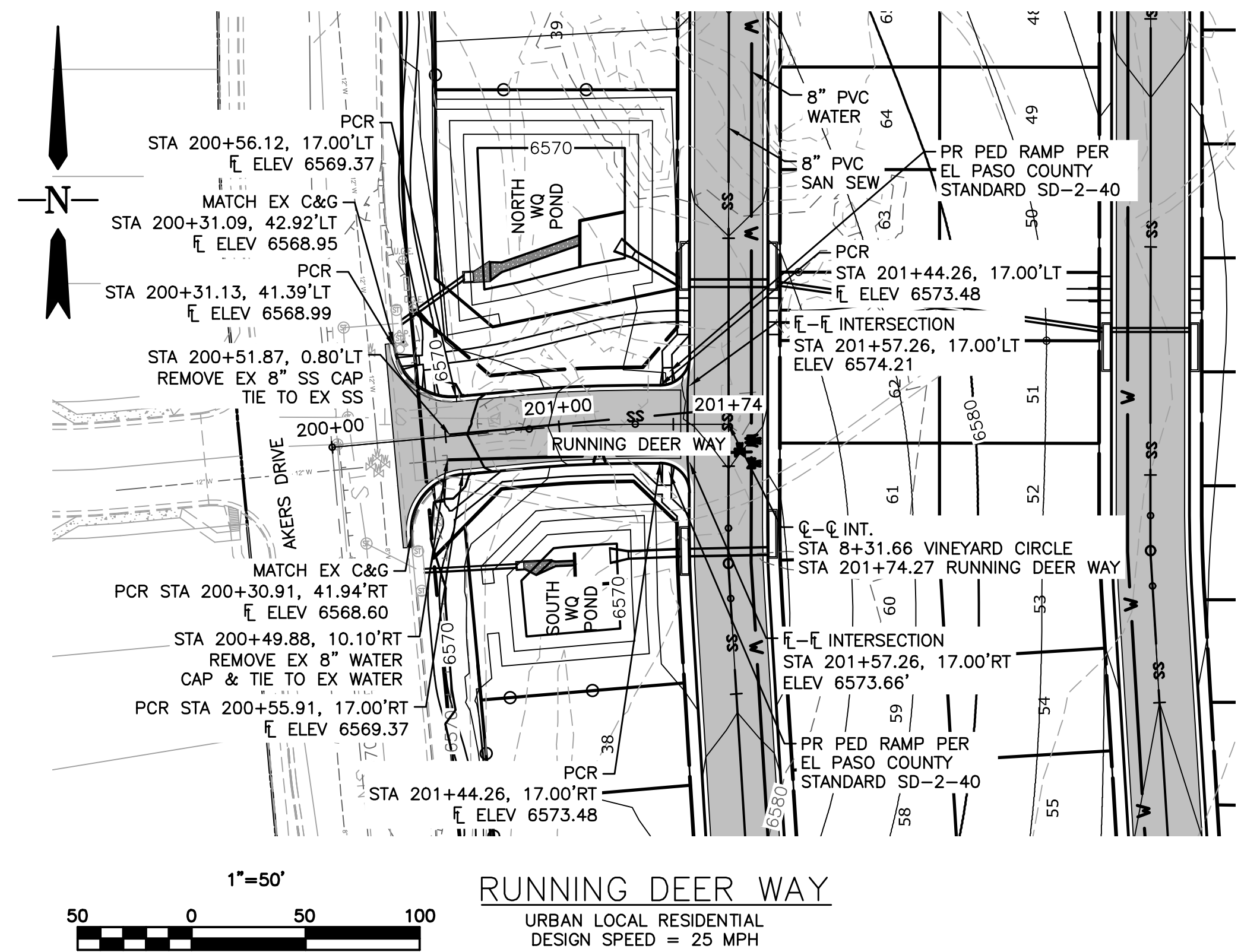
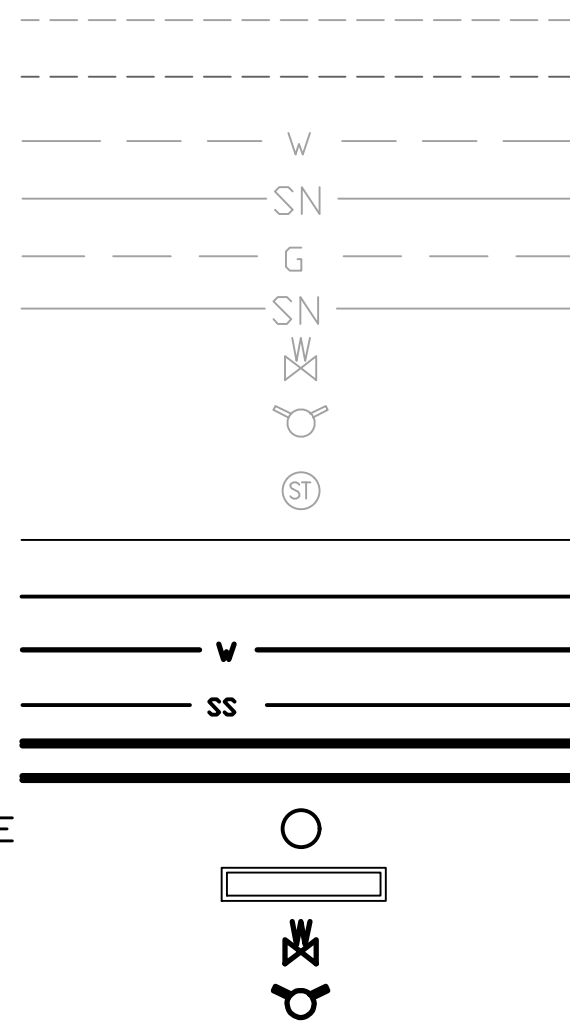


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2019/03/08 11:19 AM By: Pearce, Taylor



### LEGEND

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- EX MAJOR CONTOUR
- EX WATER
- EX SAN SEWER
- EX GAS
- EX STORM SEWER
- EX WATER VALVE
- EX FIRE HYDRANT
- EX SANITARY SEWER MH
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- PR SANITARY SEWER MANHOLE
- PR STORM SEWER MANHOLE
- PR WATER VALVE
- PR FIRE HYDRANT



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### THE GARDENS AT NORTH CAREFREE PLAN AND PROFILE FALLOW LANE & RUNNING DEER WAY

Designer: CD  
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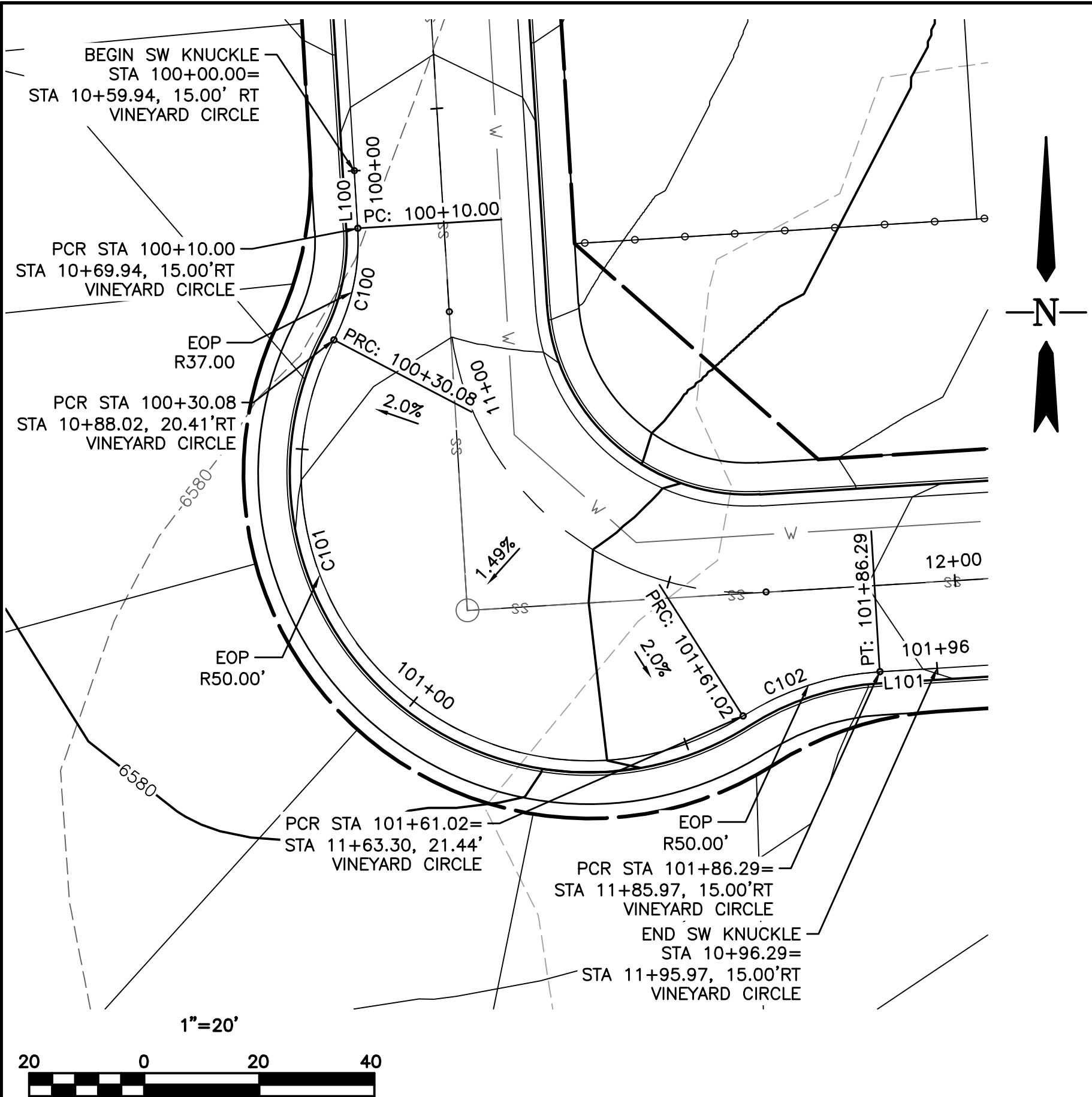
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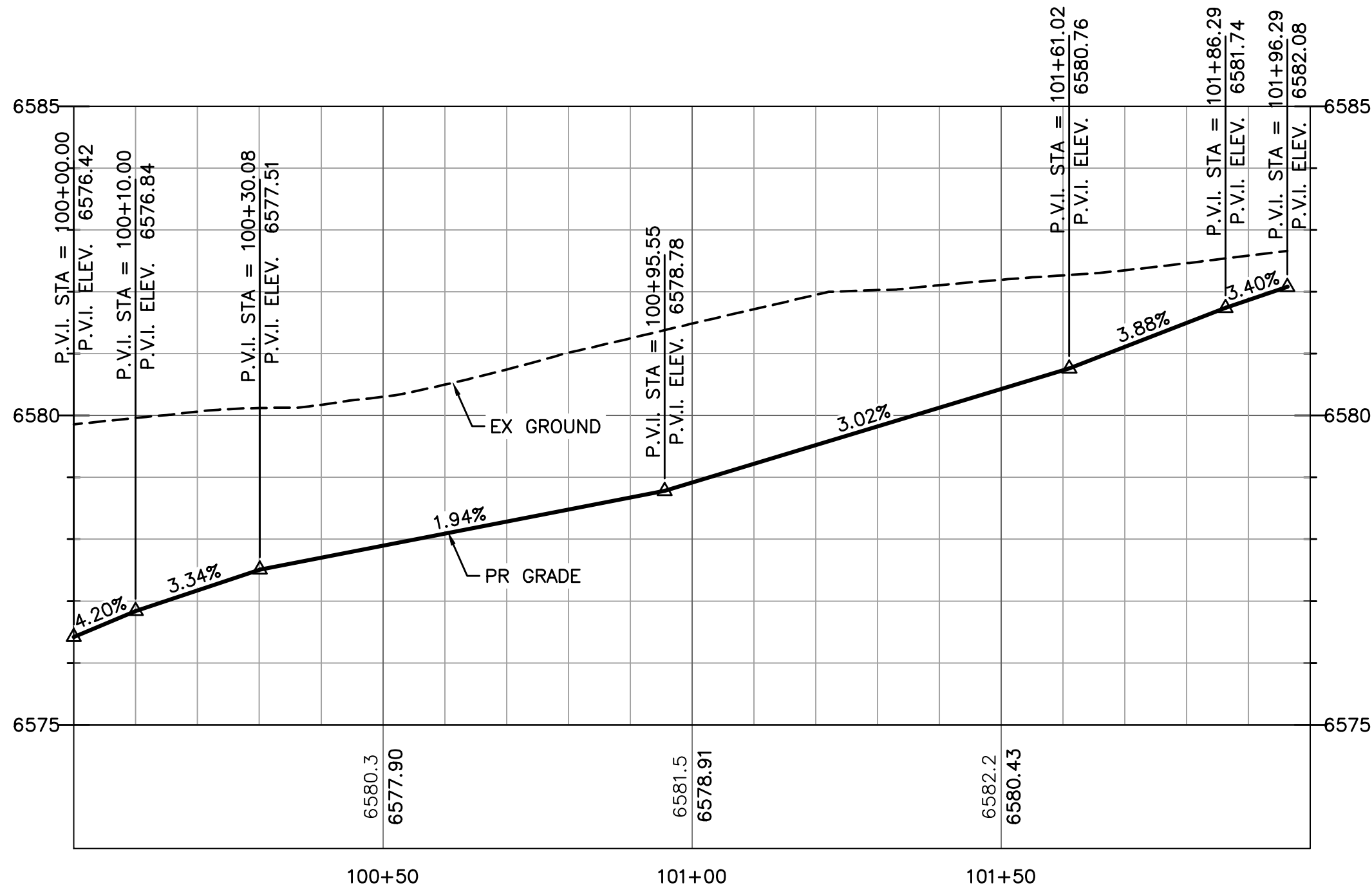
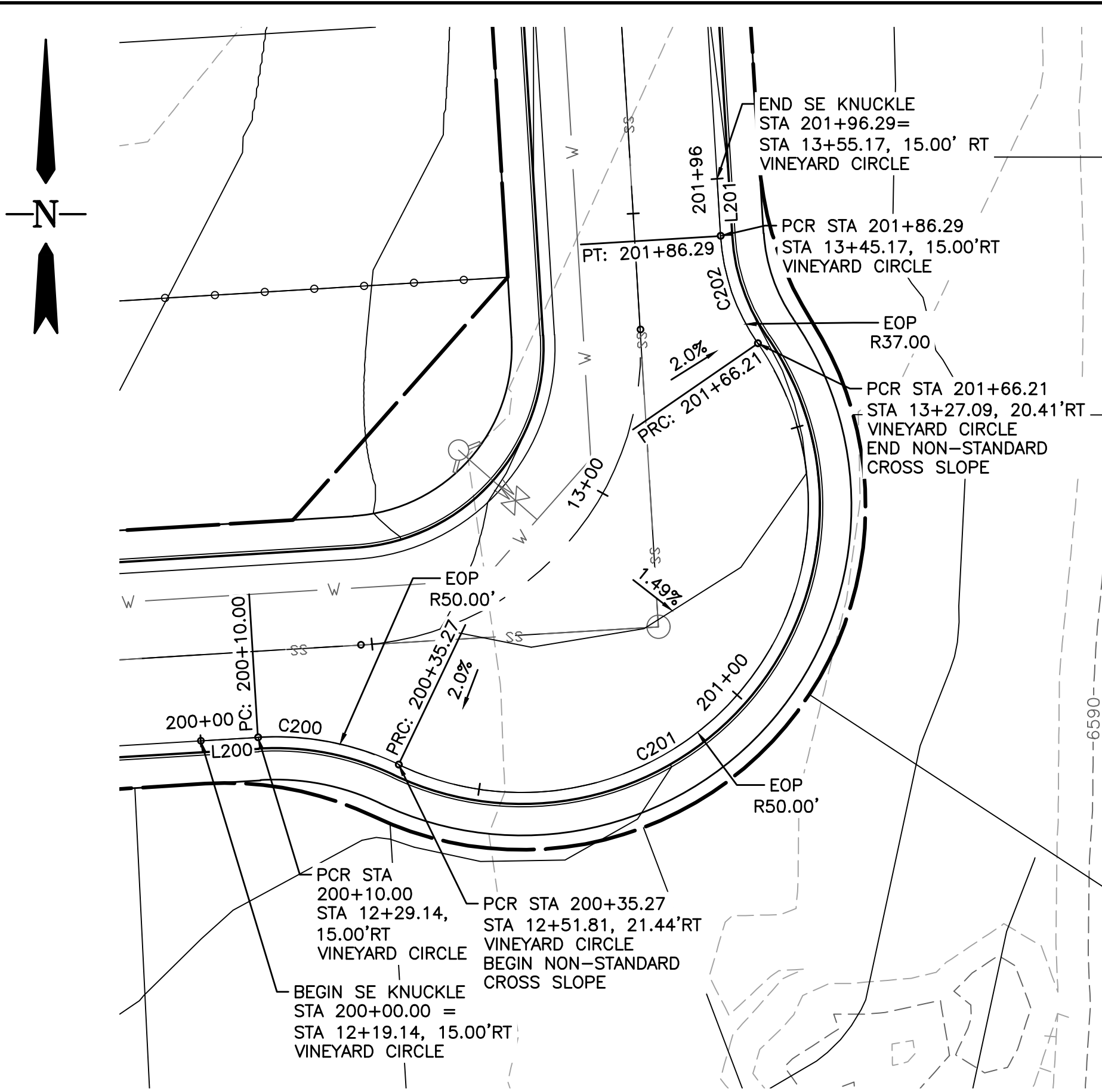


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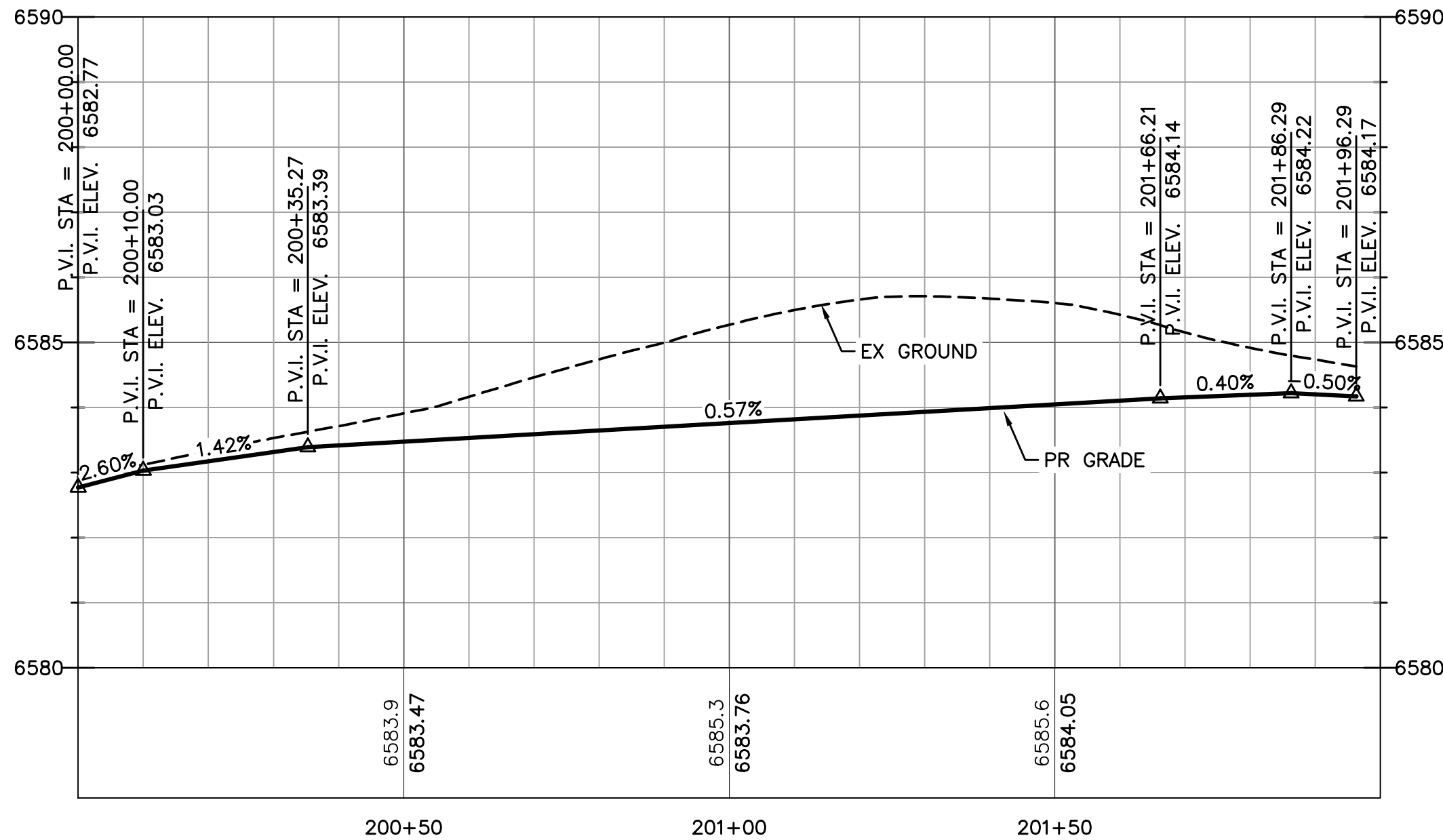


CURVE TABLE: ALIGNMENTS								
CURVE #	START STA	END STA	RADIUS	LENGTH	CHORD DIRECTION	DELTA	START POINT	END POINT
C100	100+10.00	100+30.08	37.00	20.08	S12° 03' 43.39"W	31.09	(3384.86,5454.06)	(3380.71,5434.67)
C101	100+30.08	101+61.02	50.00	130.94	S47° 24' 55.66"E	150.05	(3380.71,5434.67)	(3451.84,5369.30)
C102	101+61.02	101+86.29	50.00	25.27	N72° 02' 15.28"E	28.96	(3451.84,5369.30)	(3475.62,5377.01)
C200	200+10.00	200+35.27	50.00	25.27	S79° 00' 26.64"E	28.96	(3518.72,5379.63)	(3543.26,5374.86)
C201	200+35.27	201+66.21	50.00	130.94	N40° 26' 44.30"E	150.05	(3543.26,5374.86)	(3605.93,5448.38)
C202	201+66.21	201+86.29	37.00	20.08	N19° 01' 54.75"W	31.09	(3605.93,5448.38)	(3599.46,5467.13)

LINE TABLE: ALIGNMENTS						
LINE #	LENGTH	START STA	END STA	DIRECTION	START POINT	END POINT
L100	10.00	100+00.00	100+10.00	S3° 29' 05.68"E	(3384.25,5464.04)	(3384.86,5454.06)
L101	10.00	101+86.29	101+96.29	N86° 30' 54.32"E	(3475.62,5377.01)	(3485.60,5377.61)
L200	10.00	200+00.00	200+10.00	N86° 30' 54.32"E	(3508.73,5379.02)	(3518.72,5379.63)
L201	10.00	201+86.29	201+96.29	N3° 29' 05.68"W	(3599.46,5467.13)	(3598.85,5477.11)



SW KNUCKLE CURB EOP



SE KNUCKLE CURB EOP

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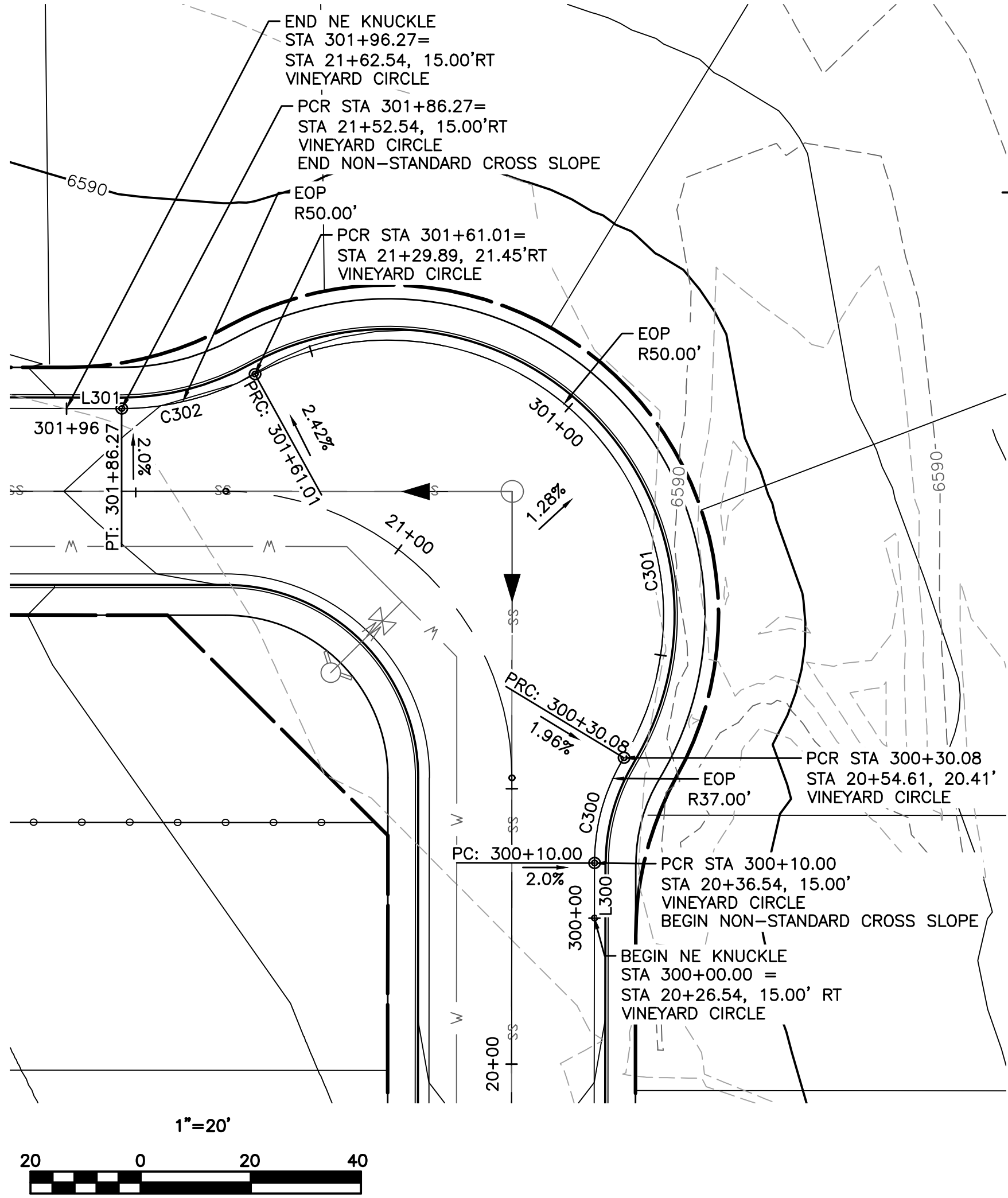
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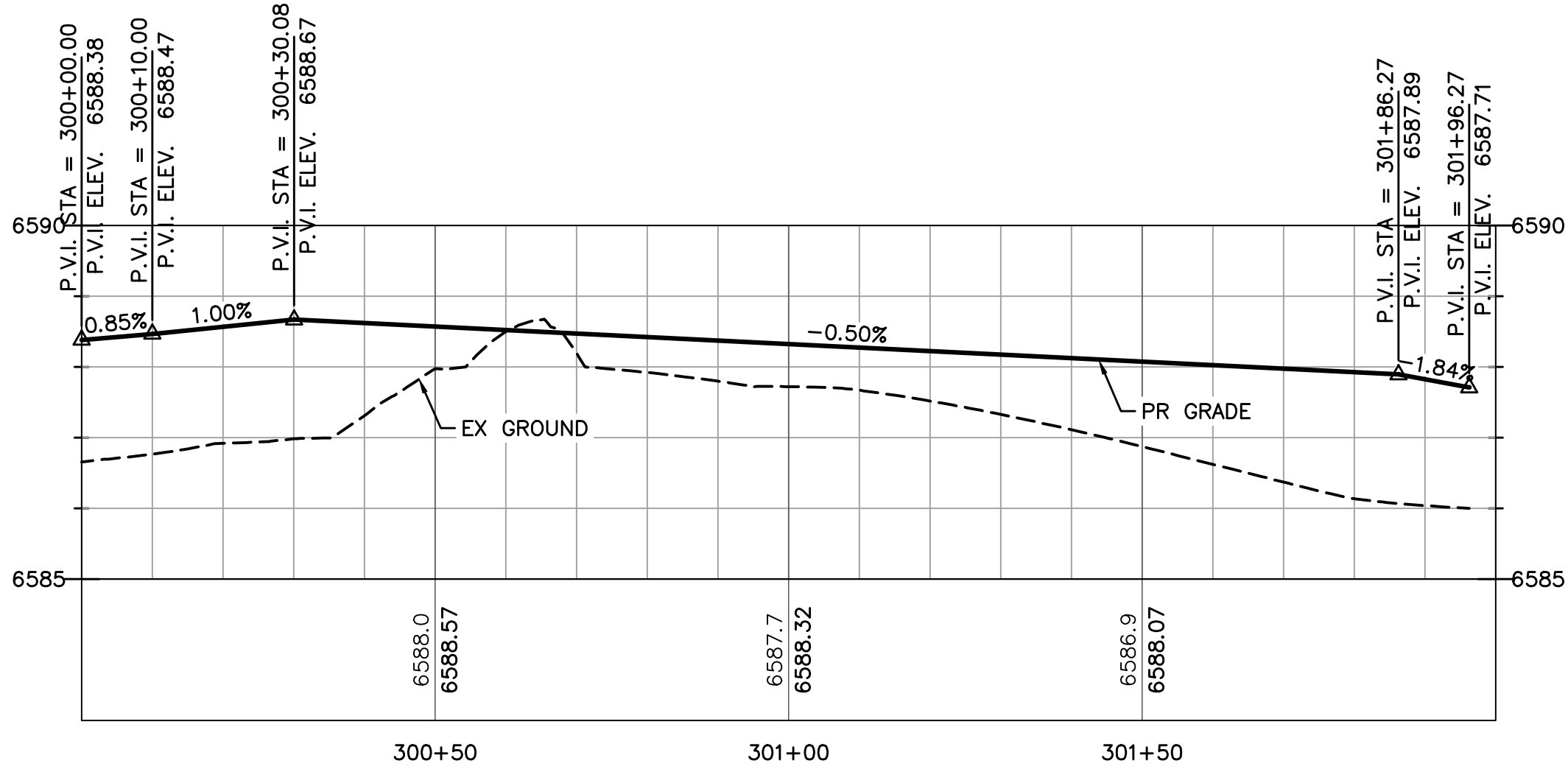
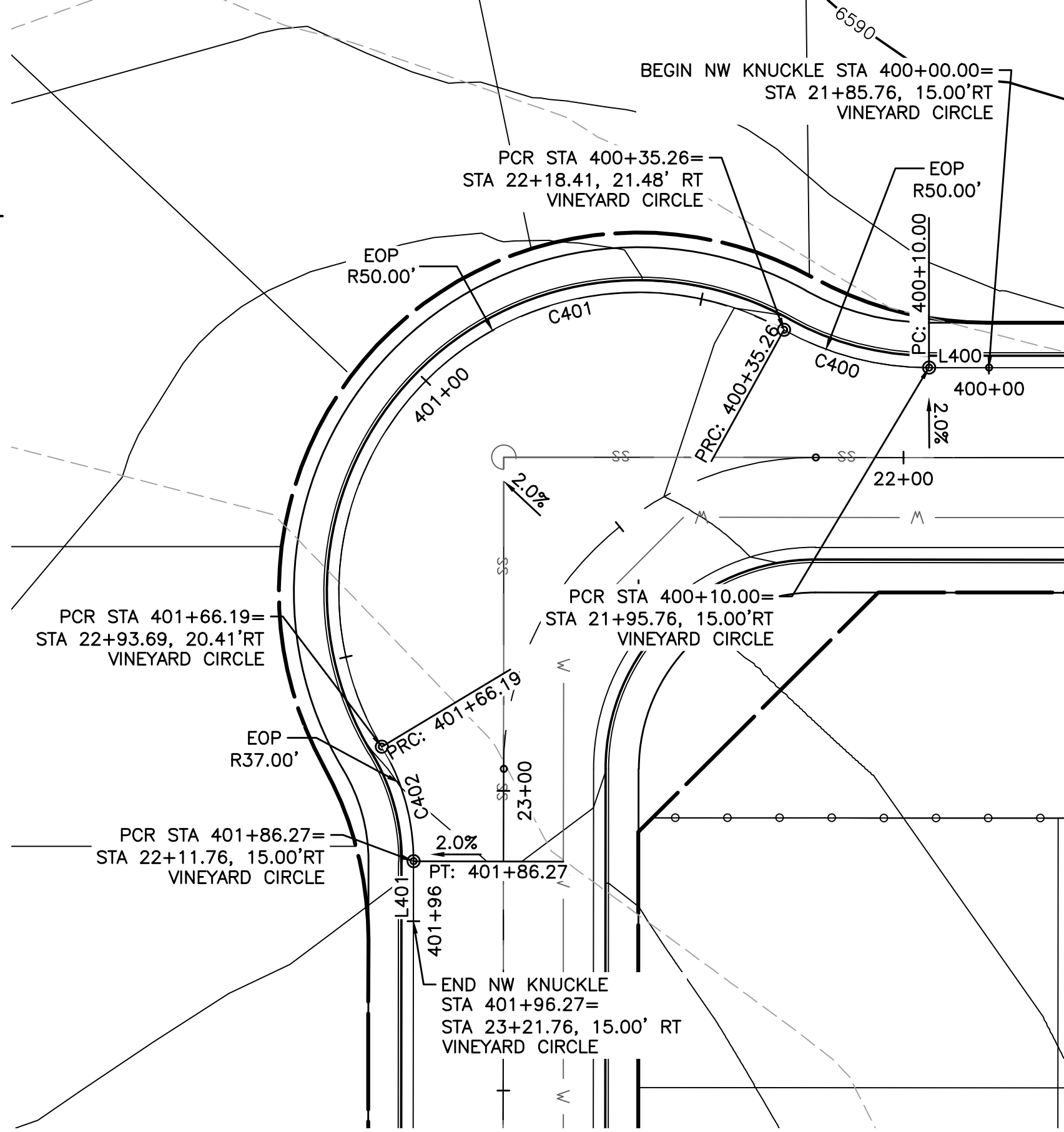
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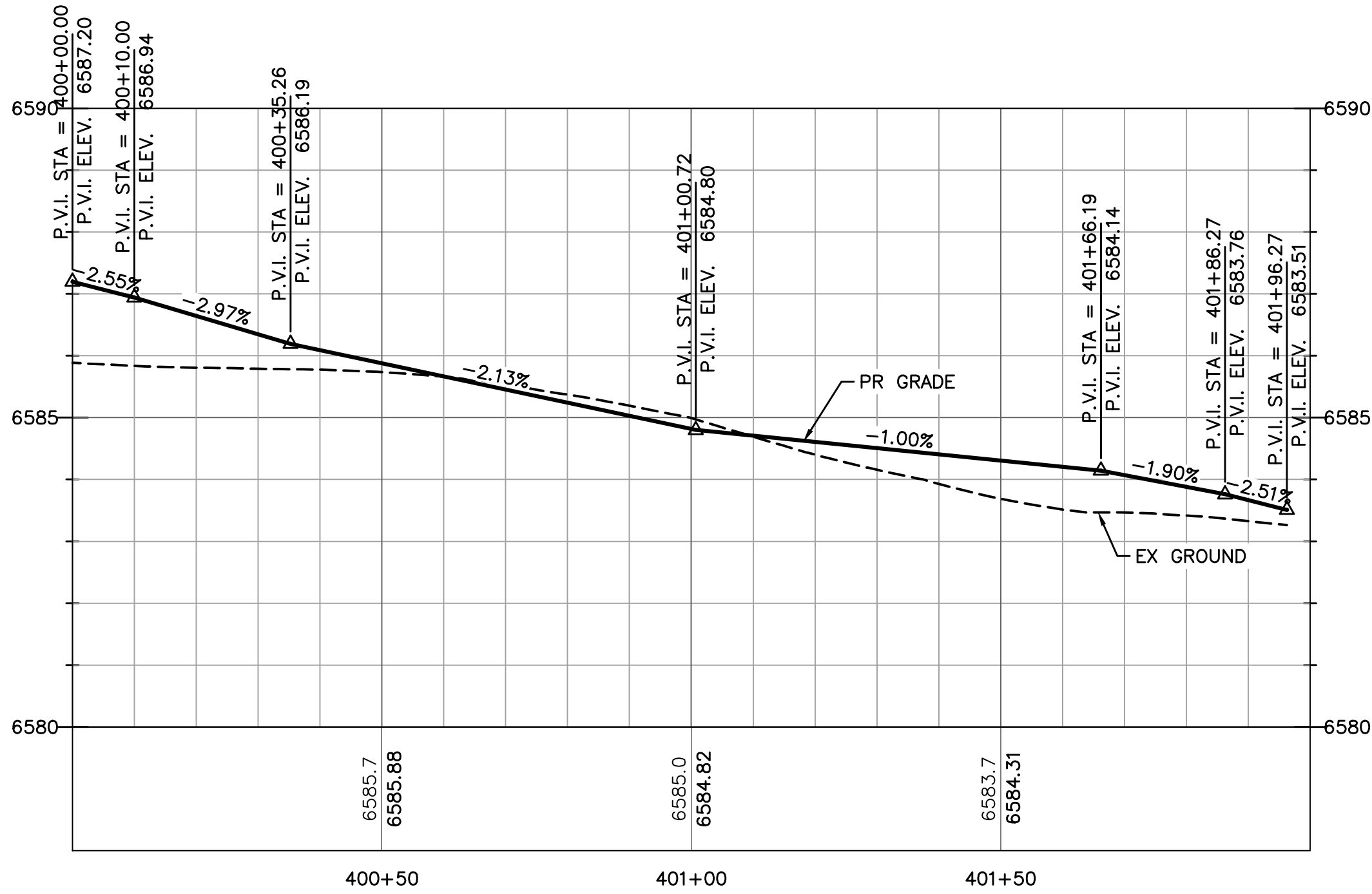


CURVE TABLE: ALIGNMENTS								
CURVE #	START STA	END STA	RADIUS	LENGTH	CHORD DIRECTION	DELTA	START POINT	END POINT
C300	300+10.00	300+30.08	37.00	20.08	N15° 35' 48.65"E	31.09	(3589.51,6157.27)	(3594.85,6176.37)
C301	300+30.08	301+61.01	50.00	130.93	N43° 52' 27.50"W	150.04	(3594.85,6176.37)	(3527.89,6246.01)
C302	301+61.01	301+86.27	50.00	25.26	S75° 34' 43.44"W	28.94	(3527.89,6246.01)	(3503.69,6239.78)
C400	400+10.00	400+35.26	50.00	25.26	N75° 28' 44.27"W	28.94	(3460.48,6239.82)	(3436.29,6246.09)
C401	400+35.26	401+66.19	50.00	130.93	S43° 58' 26.66"W	150.04	(3436.29,6246.09)	(3369.21,6176.57)
C402	401+66.19	401+86.27	37.00	20.08	S15° 29' 49.48"E	31.09	(3369.21,6176.57)	(3374.51,6157.46)

LINE TABLE: ALIGNMENTS						
LINE #	LENGTH	START STA	END STA	DIRECTION	START POINT	END POINT
L300	10.00	300+00.00	300+10.00	N0° 02' 59.58"E	(3589.50,6147.27)	(3589.51,6157.27)
L301	10.00	301+86.27	301+96.27	N89° 57' 00.42"W	(3503.69,6239.78)	(3493.69,6239.79)
L400	10.00	400+00.00	400+10.00	N89° 57' 00.42"W	(3470.48,6239.81)	(3460.48,6239.82)
L401	10.00	401+86.27	401+96.27	S0° 02' 59.58"W	(3374.51,6157.46)	(3374.50,6147.46)



NE KNUCKLE CURB EOP




NW KNUCKLE CURB EOP

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2019/03/04 12:52 PM By: Barone, Megan

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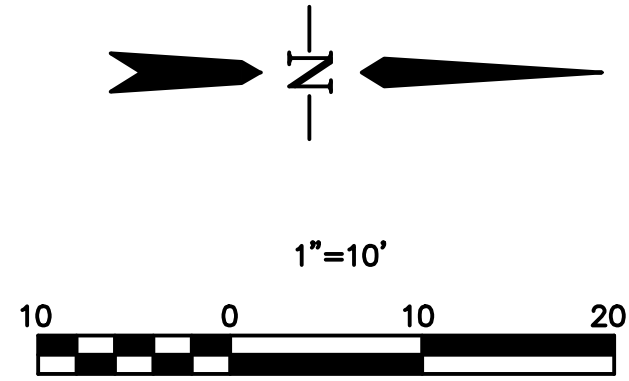
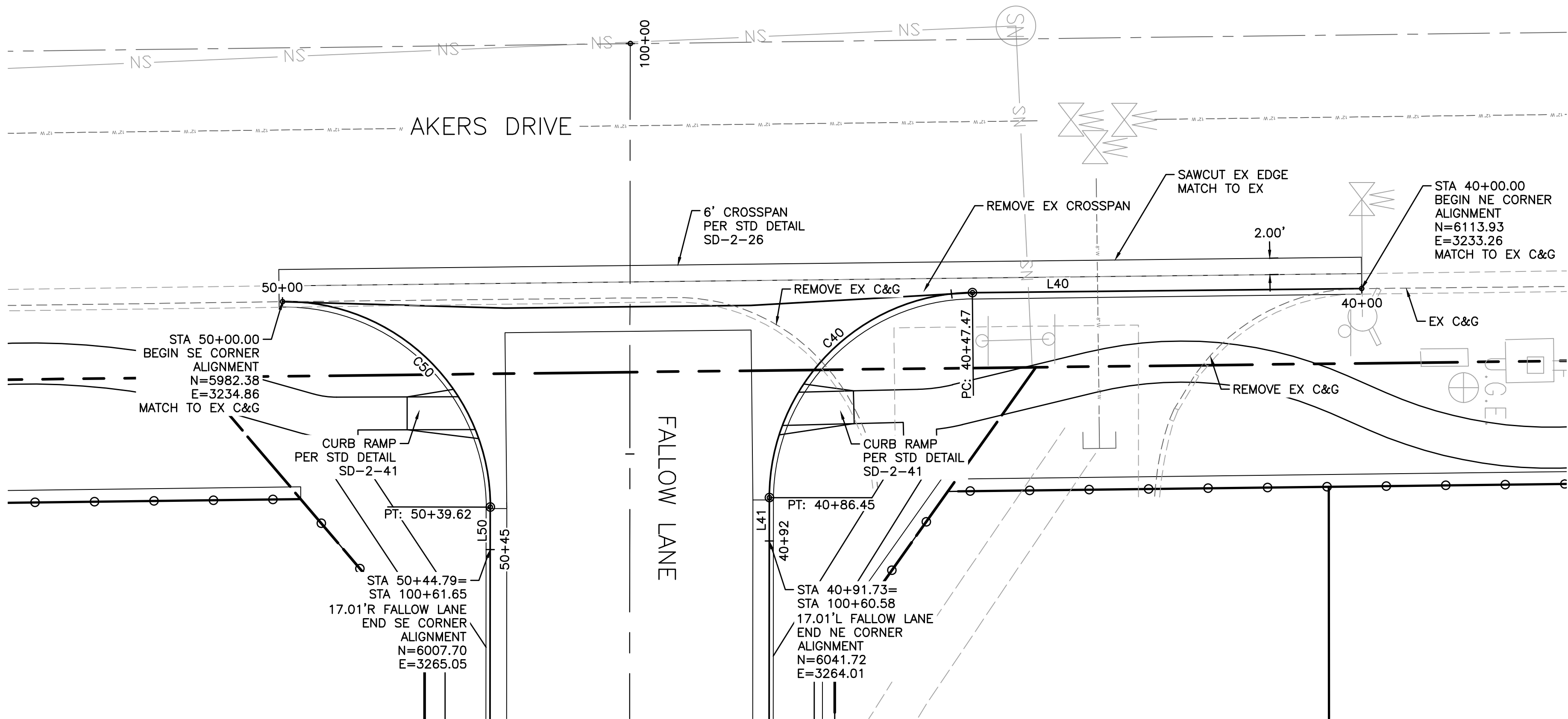


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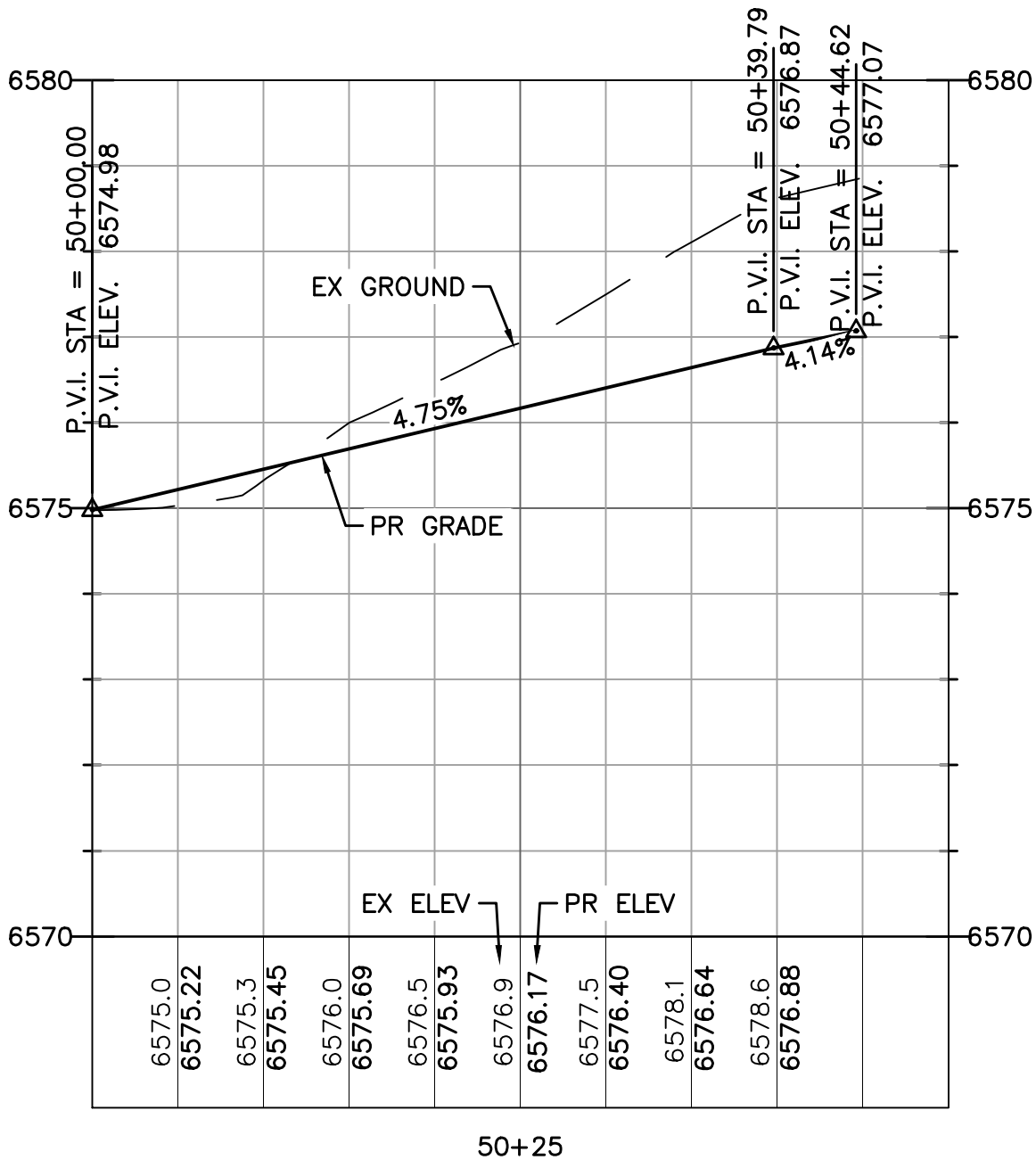
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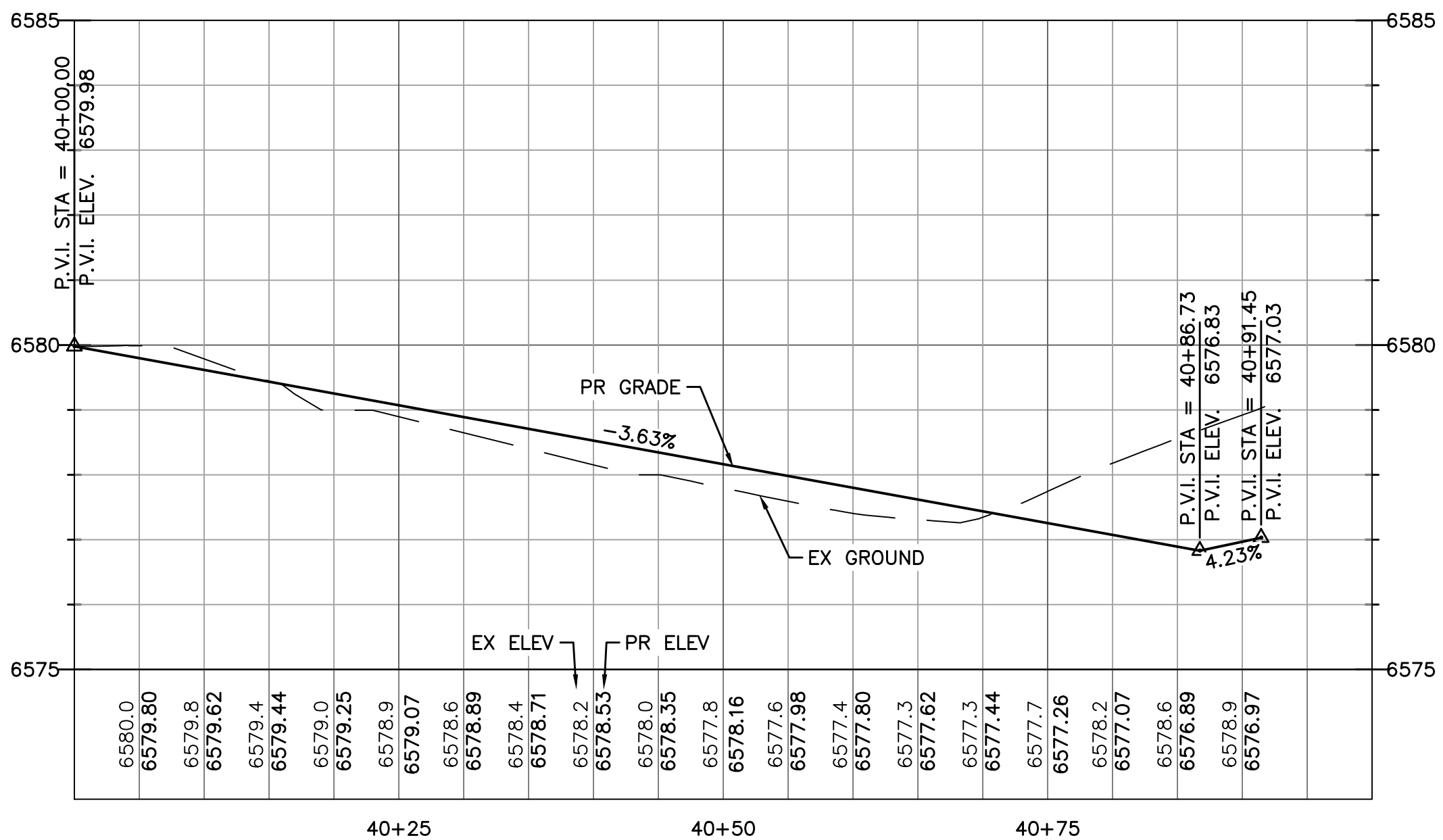
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EX MAJOR CONTOUR	---
EX WATER	---
EX SAN SEWER	---
EX GAS	---
EX STORM SEWER	---
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EX FIRE HYDRANT	---
EX SANITARY SEWER MH	---
PR MINOR CONTOUR	---
PR MAJOR CONTOUR	---
PR WATER LINE	---
PR SANITARY SEWER	---
PR STORM SEWER	---
PR SANITARY SEWER MANHOLE	---
PR STORM SEWER MANHOLE	---
PR WATER VALVE	---
PR FIRE HYDRANT	---

CURVE TABLE: ALIGNMENTS								
CURVE #	START STA	END STA	RADIUS	LENGTH	CHORD DIRECTION	DELTA	START POINT	END POINT
C40	40+47.47	40+86.45	25.00	38.99	S45° 16' 28.98"E	89.35	(3233.76,6066.46)	(3258.73,6041.72)
C50	50+00.00	50+39.62	25.00	39.62	N44° 38' 54.19"E	90.80	(3234.86,5982.37)	(3259.88,6007.70)

LINE TABLE: ALIGNMENTS						
LINE #	LENGTH	START STA	END STA	DIRECTION	START POINT	END POINT
L40	47.47	40+00.00	40+47.47	S0° 35' 57.54"E	(3233.26,6113.93)	(3233.76,6066.46)
L41	5.28	40+86.45	40+91.73	S89° 57' 00.42"E	(3258.73,6041.72)	(3264.01,6041.72)
L50	5.17	50+39.62	50+44.79	S89° 57' 00.42"E	(3259.88,6007.70)	(3265.05,6007.70)




PROFILE FALLOW – SE CORNER CURB FLOWLINE



PROFILE FALLOW – NE CORNER CURB FLOWLINE

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THE GARDENS AT NORTH CAREFREE ROADWAY DETAIL FALLOW / AKERS INTERSECTION		
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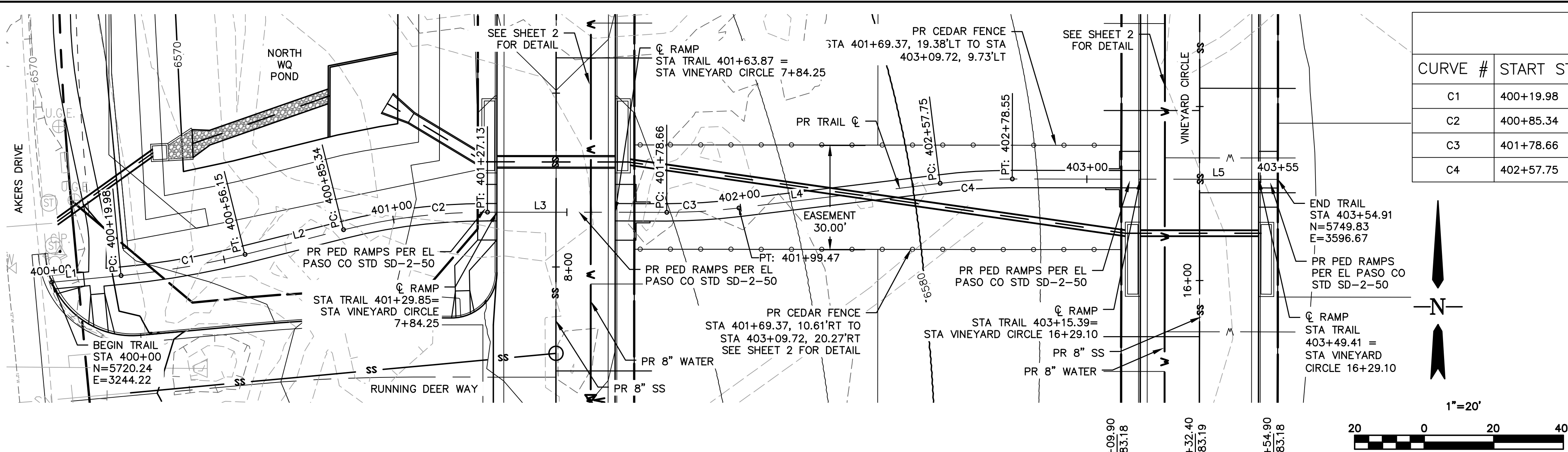
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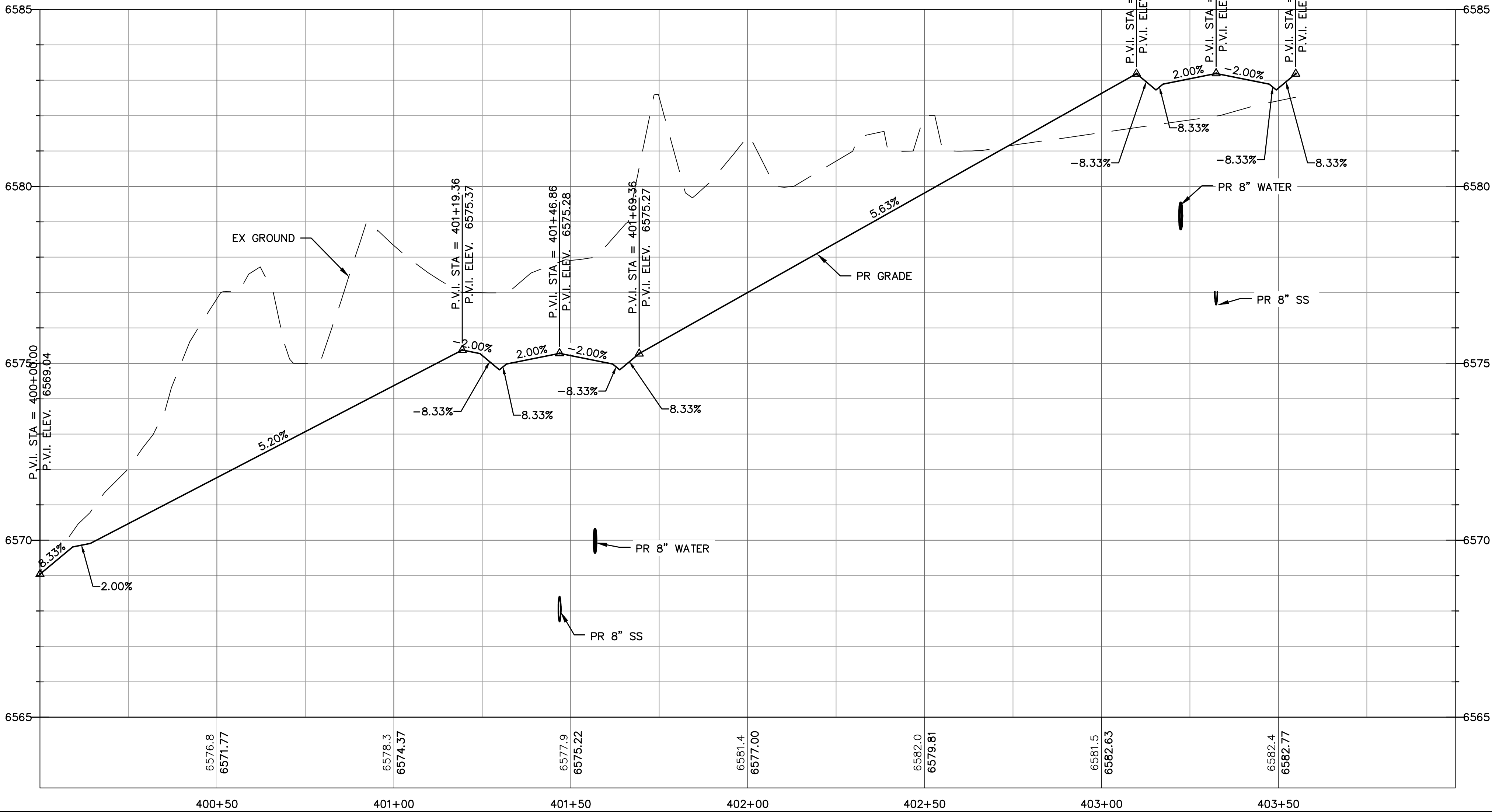


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2019/03/08 11:35 AM By: Pearce, Taylor



CURVE TABLE: ALIGNMENTS									
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C1	400+19.98	400+56.15	240.00	36.17	N80° 16' 59.07"E	8.64	(3264.10,5722.12)	(3299.72,5728.22)	
C2	400+85.34	401+27.13	170.00	41.79	N83° 00' 27.19"E	14.08	(3328.04,5735.29)	(3369.42,5740.37)	
C3	401+78.66	401+99.47	170.00	20.80	N86° 32' 38.39"E	7.01	(3420.95,5740.32)	(3441.71,5741.58)	
C4	402+57.75	402+78.55	170.00	20.80	N86° 32' 38.39"E	7.01	(3499.56,5748.64)	(3520.31,5749.89)	

LINE TABLE: ALIGNMENTS						
LINE #	LENGTH	START STA	END STA	DIRECTION	START POINT	END POINT
L1	19.98	400+00.00	400+19.98	N84° 36' 03.34"E	(3244.22,5720.24)	(3264.10,5722.12)
L2	29.19	400+56.15	400+85.34	N75° 57' 54.80"E	(3299.72,5728.22)	(3328.04,5735.29)
L3	51.53	401+27.13	401+78.66	S89° 57' 00.42"E	(3369.42,5740.37)	(3420.95,5740.32)
L4	58.28	401+99.47	402+57.75	N83° 02' 17.21"E	(3441.71,5741.58)	(3499.56,5748.64)
L5	76.36	402+78.55	403+54.91	S89° 57' 00.42"E	(3520.31,5749.89)	(3596.67,5749.89)



### LEGEND

EX MINOR CONTOUR	---
EX MAJOR CONTOUR	---
EX WATER	---
EX SAN SEWER	---
EX GAS	---
EX STORM SEWER	---
EX WATER VALVE	---
EX FIRE HYDRANT	---
EX SANITARY SEWER MH	---
PR MINOR CONTOUR	---
PR MAJOR CONTOUR	---
PR WATER LINE	---
PR SANITARY SEWER	---
PR STORM SEWER	---
PR SANITARY SEWER MANHOLE	---
PR STORM SEWER MANHOLE	---
PR WATER VALVE	---
PR FIRE HYDRANT	---

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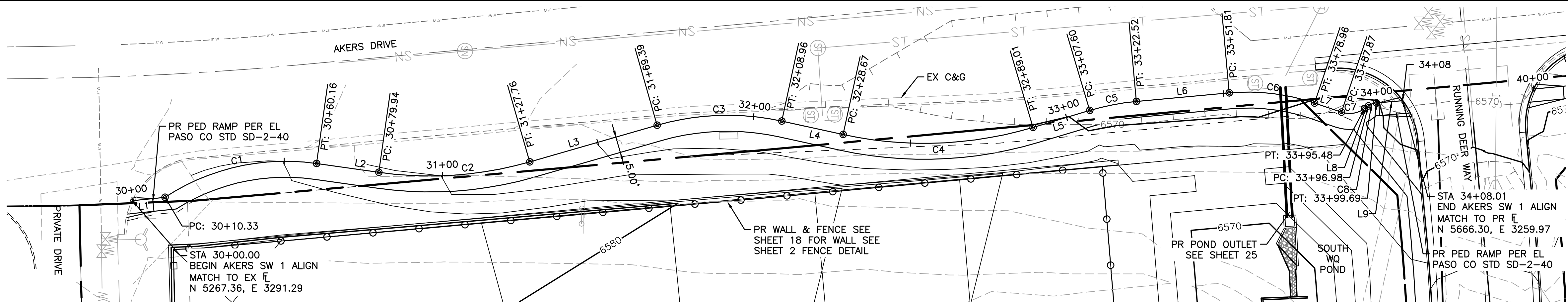
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2019/03/08 12:29 PM By: Pearce, Taylor



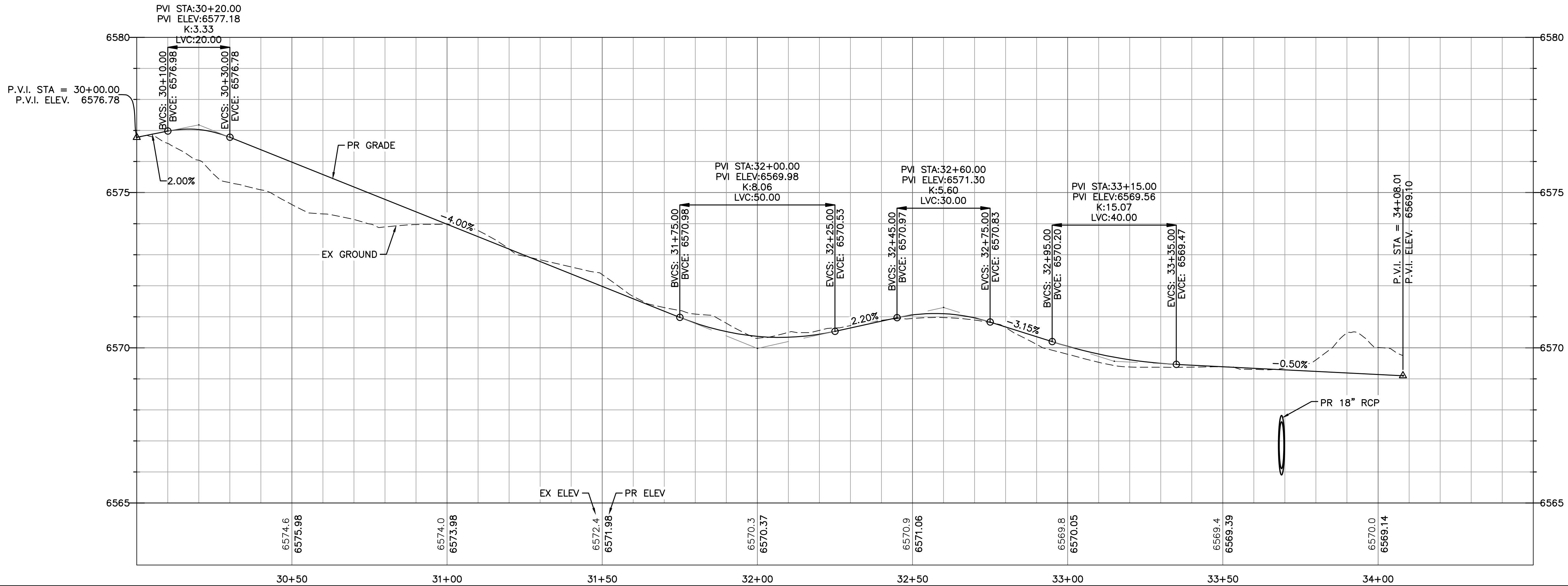
LINE TABLE: ALIGNMENTS

LINE #	LENGTH	START STA	END STA	DIRECTION	START POINT	END POINT
L1	10.33	30+00.00	30+10.33	N5° 52' 51.48"W	(3291.29,5267.35)	(3290.23,5277.63)
L2	19.78	30+60.16	30+79.94	N8° 06' 32.42"E	(3279.62,5325.21)	(3282.41,5344.79)
L3	41.64	31+27.76	31+69.39	N16° 01' 46.61"W	(3279.13,5392.14)	(3267.63,5432.16)
L4	19.71	32+08.96	32+28.67	N12° 18' 33.02"E	(3266.36,5471.31)	(3270.56,5490.56)
L5	18.59	32+89.01	33+07.60	N16° 37' 14.74"W	(3268.32,5550.22)	(3263.00,5568.03)
L6	29.29	33+22.52	33+51.81	N5° 13' 24.80"W	(3260.18,5582.66)	(3257.51,5611.82)
L7	8.91	33+78.96	33+87.87	N18° 42' 40.48"E	(3260.67,5638.59)	(3263.53,5647.04)
L8	1.51	33+95.48	33+96.98	N35° 44' 44.35"W	(3262.45,5654.28)	(3261.57,5655.50)
L9	8.32	33+99.69	34+08.01	N4° 41' 02.11"W	(3260.65,5658.01)	(3259.97,5666.30)

AKERS SIDEWALK 1

CURVE TABLE: ALIGNMENTS

CURVE #	START STA	END STA	RADIUS	LENGTH	CHORD DIRECTION	DELTA	START POINT	END POINT
C1	30+10.33	30+60.16	69.00	49.82	N12° 34' 36.38"W	41.37	(3290.23,5277.63)	(3279.62,5325.21)
C2	30+79.94	31+27.76	113.50	47.82	N3° 57' 37.09"W	24.14	(3282.41,5344.79)	(3279.13,5392.14)
C3	31+69.39	32+08.96	80.00	39.57	N1° 51' 36.79"W	28.34	(3267.63,5432.16)	(3268.36,5471.31)
C4	32+28.67	32+89.01	119.50	60.34	N2° 09' 20.86"W	28.93	(3270.56,5490.56)	(3268.32,5550.22)
C5	33+07.60	33+22.52	75.00	14.92	N10° 55' 19.77"W	11.40	(3263.00,5568.03)	(3260.18,5582.66)
C6	33+51.81	33+78.96	65.00	27.15	N6° 44' 37.84"E	23.93	(3257.51,5611.82)	(3260.67,5638.59)
C7	33+87.87	33+95.48	8.00	7.60	N8° 31' 01.94"W	54.46	(3263.53,5647.04)	(3262.45,5654.28)
C8	33+96.98	33+99.69	5.00	2.71	N20° 12' 53.23"W	31.06	(3261.57,5655.50)	(3260.65,5658.01)



LEGEND

EX MINOR CONTOUR	---
EX MAJOR CONTOUR	---
EX WATER	---
EX SAN SEWER	---
EX GAS	---
EX STORM SEWER	---
EX WATER VALVE	---
EX FIRE HYDRANT	---
EX SANITARY SEWER MH	---
PR MINOR CONTOUR	---
PR MAJOR CONTOUR	---
PR WATER LINE	---
PR SANITARY SEWER	---
PR STORM SEWER	---
PR SANITARY SEWER MANHOLE	---
PR STORM SEWER MANHOLE	---
PR WATER VALVE	---
PR FIRE HYDRANT	---

Computer File Information

Creation Date: 4-25-17 Initials: CMD

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Full Path & Drawing File Name:

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THE GARDENS AT NORTH CAREFREE  
PLAN AND PROFILE  
AKERS SIDEWALK 1

Designer: CD

Detailer: MB

Sheet Subset:

Structure

Numbers

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187608744

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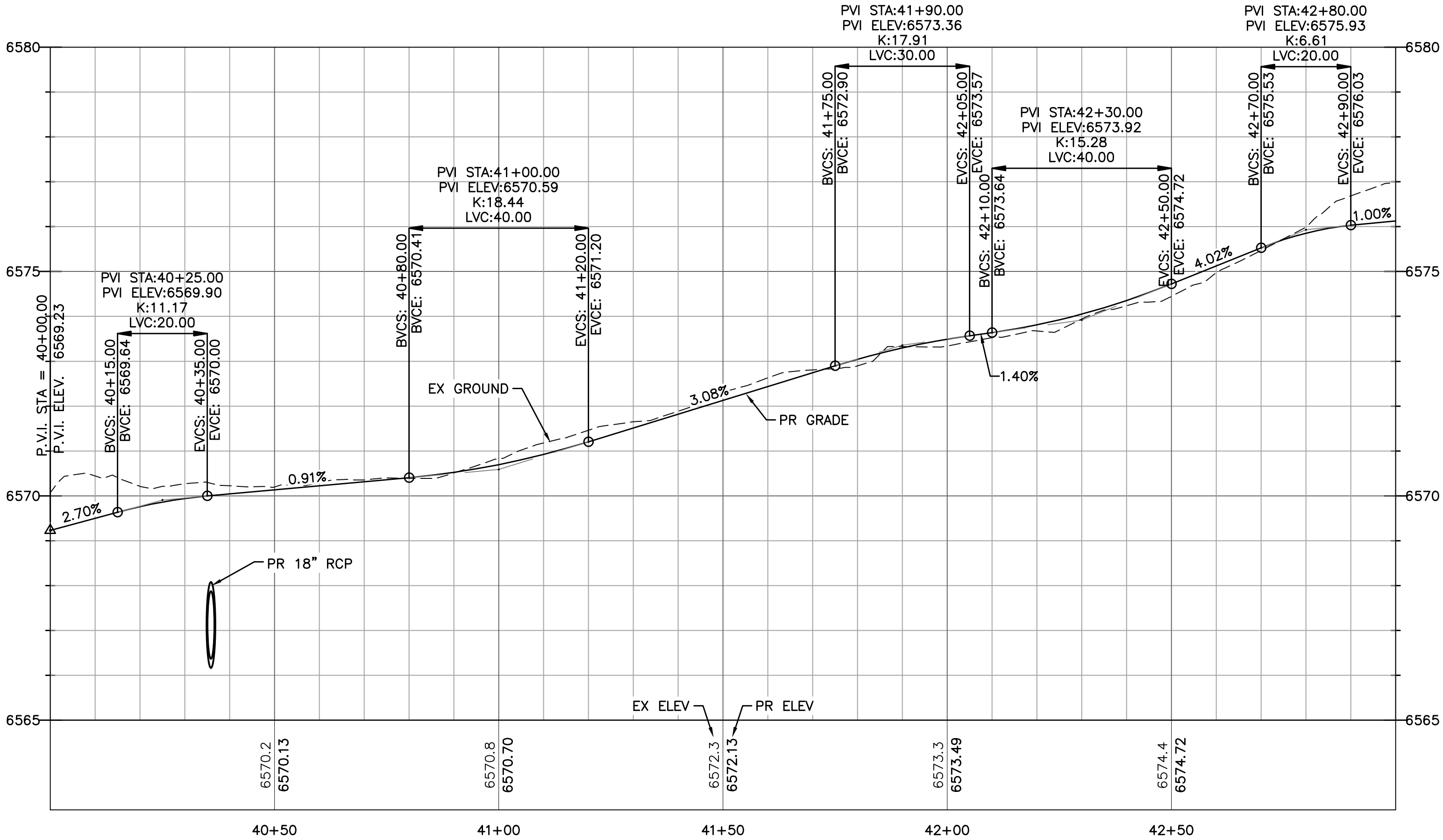
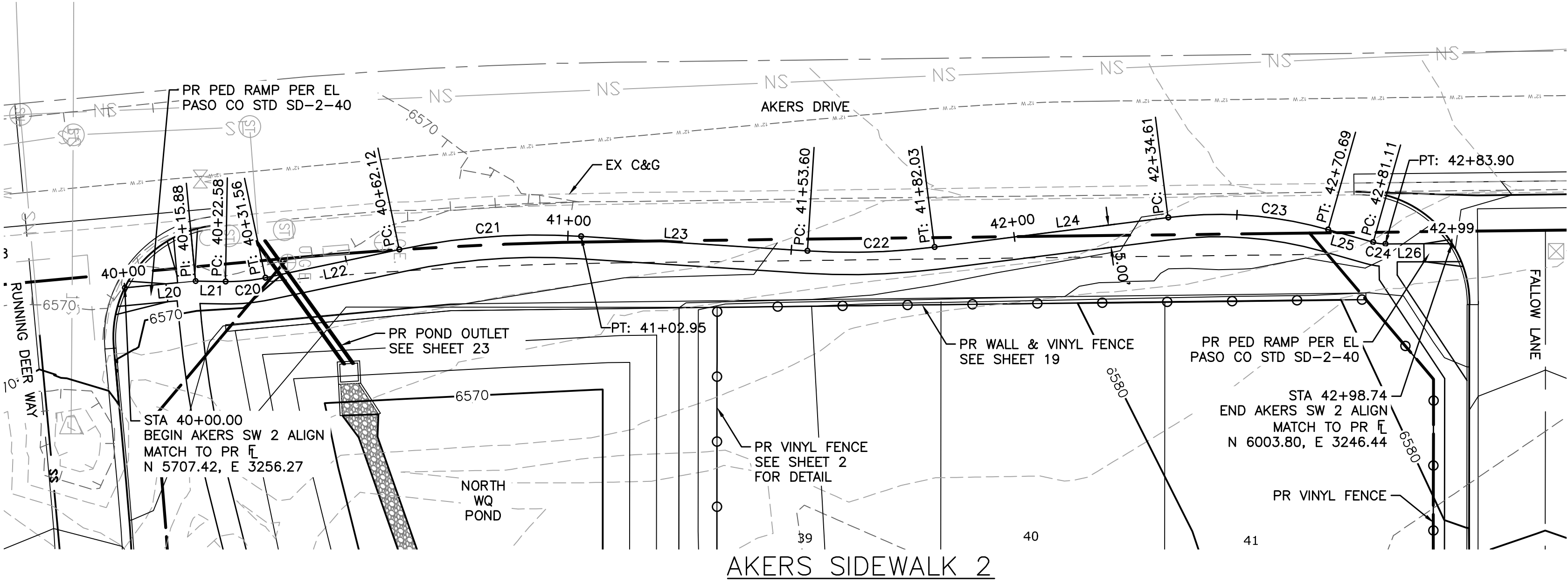
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EX SAN SEWER	---
EX GAS	---
EX STORM SEWER	---
EX WATER VALVE	---
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PR STORM SEWER	---
PR SANITARY SEWER MANHOLE	---
PR STORM SEWER MANHOLE	---
PR WATER VALVE	---
PR FIRE HYDRANT	---

LINE TABLE: ALIGNMENTS

LINE #	LENGTH	START STA	END STA	DIRECTION	START POINT	END POINT
L20	15.88	40+00.00	40+15.88	N5° 23' 59.80"W	(3256.27,5707.42)	(3254.78,5723.23)
L21	6.70	40+15.88	40+22.58	N1° 04' 58.31"E	(3254.78,5723.23)	(3254.90,5729.94)
L22	30.56	40+31.56	40+62.12	N11° 55' 15.90"W	(3254.05,5738.85)	(3247.73,5768.76)
L23	50.65	41+02.95	41+53.60	N3° 40' 19.45"E	(3244.81,5809.35)	(3248.05,5859.89)
L24	52.59	41+82.03	42+34.61	N7° 11' 19.06"W	(3247.18,5888.27)	(3240.60,5940.44)
L25	10.43	42+70.69	42+81.11	N15° 46' 35.06"E	(3243.28,5976.17)	(3246.12,5986.21)
L26	14.84	42+83.90	42+98.74	N0° 11' 30.21"W	(3246.49,5988.96)	(3246.44,6003.80)

CURVE TABLE: ALIGNMENTS

CURVE #	START STA	END STA	RADIUS	LENGTH	CHORD DIRECTION	DELTA	START POINT	END POINT
C20	40+22.58	40+31.56	40.00	8.98	N5° 29' 29.94"W	12.86	(3254.90,5729.94)	(3254.05,5738.85)
C21	40+62.12	41+02.95	150.00	40.82	N4° 07' 28.22"W	15.59	(3247.73,5768.76)	(3244.81,5809.35)
C22	41+53.60	41+82.03	150.00	28.43	N1° 45' 29.80"W	10.86	(3248.05,5859.89)	(3247.18,5888.27)
C23	42+34.61	42+70.69	90.00	36.07	N4° 17' 38.00"E	22.97	(3240.60,5940.44)	(3243.28,5976.17)
C24	42+81.11	42+83.90	10.00	2.79	N7° 47' 32.43"E	15.97	(3246.12,5986.21)	(3246.49,5988.96)



Computer File Information

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THE GARDENS AT NORTH CAREFREE  
PLAN AND PROFILE  
AKERS SIDEWALK 2

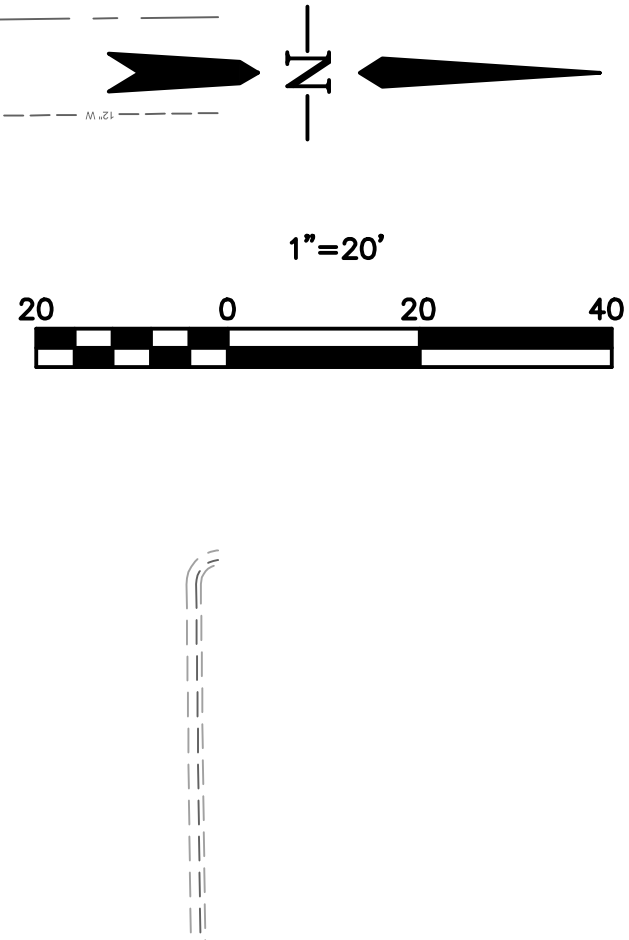
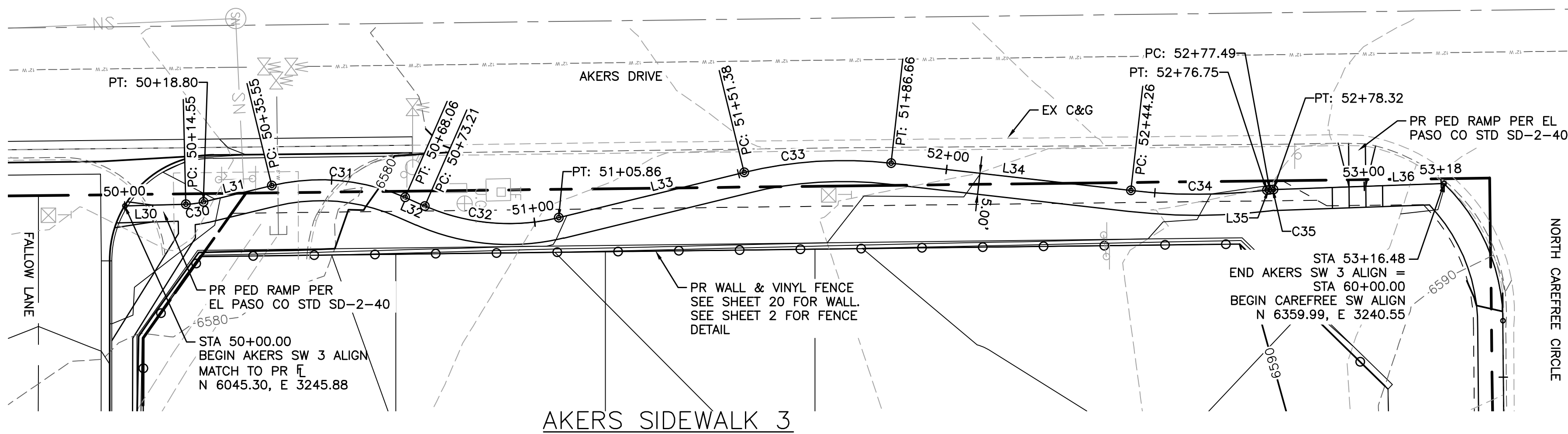
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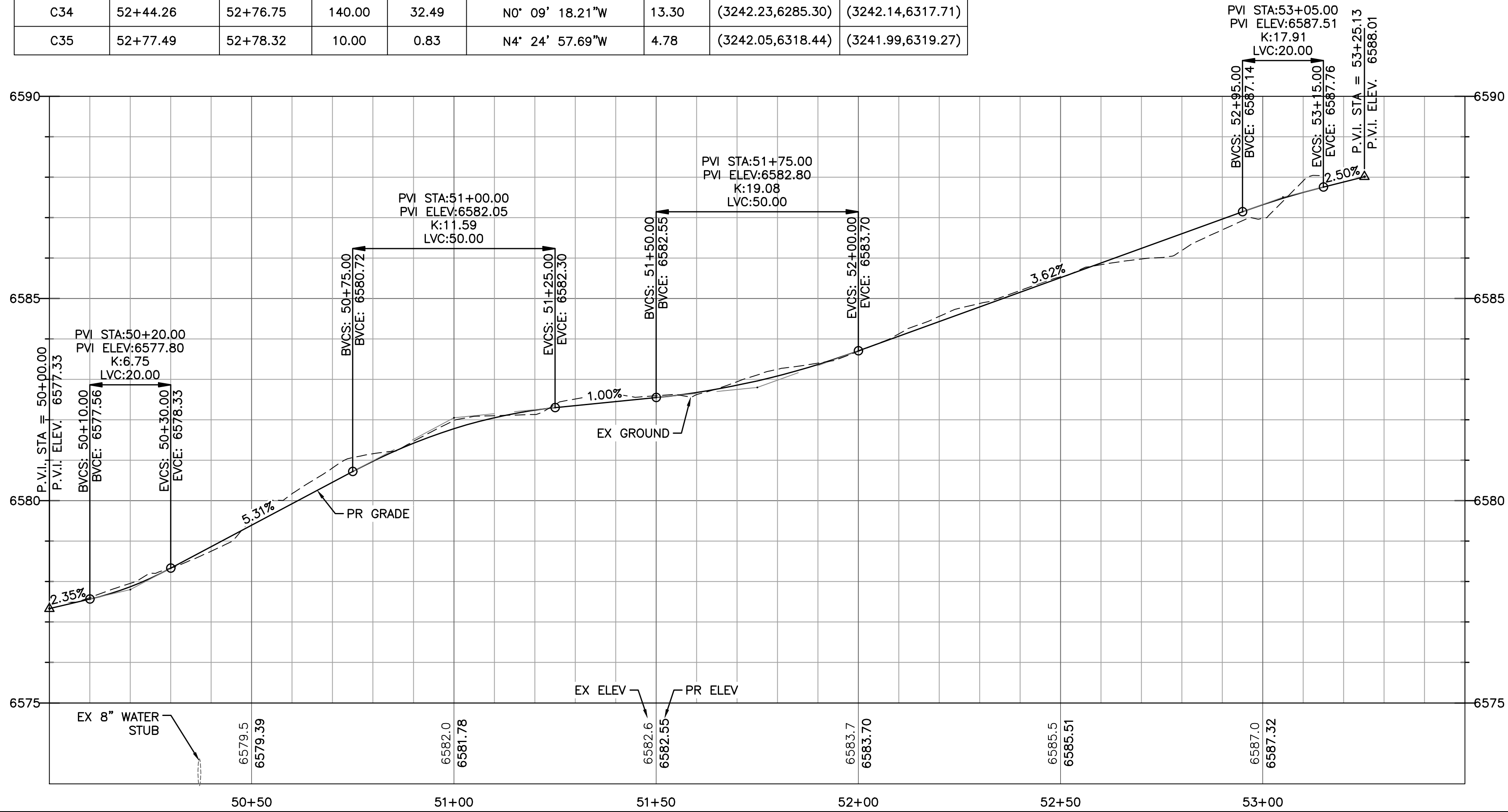
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EX WATER	---
EX SAN SEWER	---
EX GAS	---
EX STORM SEWER	---
EX WATER VALVE	---
EX FIRE HYDRANT	---
EX SANITARY SEWER MH	---
PR MINOR CONTOUR	---
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PR WATER LINE	---
PR SANITARY SEWER	---
PR STORM SEWER	---
PR SANITARY SEWER MANHOLE	---
PR STORM SEWER MANHOLE	---
PR WATER VALVE	---
PR FIRE HYDRANT	---

CURVE TABLE: ALIGNMENTS

CURVE #	START STA	END STA	RADIUS	LENGTH	CHORD DIRECTION	DELTA	START POINT	END POINT
C30	50+14.55	50+18.80	20.00	4.25	N7° 28' 31.86"W	12.17	(3245.52,6059.84)	(3244.97,6064.05)
C31	50+35.55	50+68.06	50.00	32.51	N5° 04' 01.70"E	37.26	(3241.04,6080.33)	(3243.86,6112.15)
C32	50+73.21	51+05.86	50.00	32.65	N4° 59' 17.71"E	37.42	(3245.93,6116.86)	(3248.72,6148.81)
C33	51+51.38	51+86.66	100.00	35.28	N3° 36' 47.53"W	20.21	(3237.92,6193.04)	(3235.71,6228.06)
C34	52+44.26	52+76.75	140.00	32.49	N0° 09' 18.21"W	13.30	(3242.23,6285.30)	(3242.14,6317.71)
C35	52+77.49	52+78.32	10.00	0.83	N4° 24' 57.69"W	4.78	(3242.05,6318.44)	(3241.99,6319.27)

LINE TABLE: ALIGNMENTS

LINE #	LENGTH	START STA	END STA	DIRECTION	START POINT	END POINT
L30	14.55	50+00.00	50+14.55	N1° 23' 19.58"W	(3245.88,6045.30)	(3245.52,6059.84)
L31	16.75	50+18.80	50+35.55	N13° 33' 44.15"W	(3244.97,6064.05)	(3241.04,6080.33)
L32	5.14	50+68.06	50+73.21	N23° 41' 47.54"E	(3243.86,6112.15)	(3245.93,6116.86)
L33	45.52	51+05.86	51+51.38	N13° 43' 12.12"W	(3248.72,6148.81)	(3237.92,6193.04)
L34	57.60	51+86.66	52+44.26	N6° 29' 37.06"E	(3235.71,6228.06)	(3242.23,6285.30)
L35	0.74	52+76.75	52+77.49	N6° 48' 13.49"W	(3242.14,6317.71)	(3242.05,6318.44)
L36	28.63	52+90.43	???	N2° 01' 41.88"W	(3241.56,6331.38)	(3240.55,6359.99)



### Computer File Information

Creation Date: 4-25-17	Initials: CMD
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Acad Ver. 2014	Scale: Units: Feet

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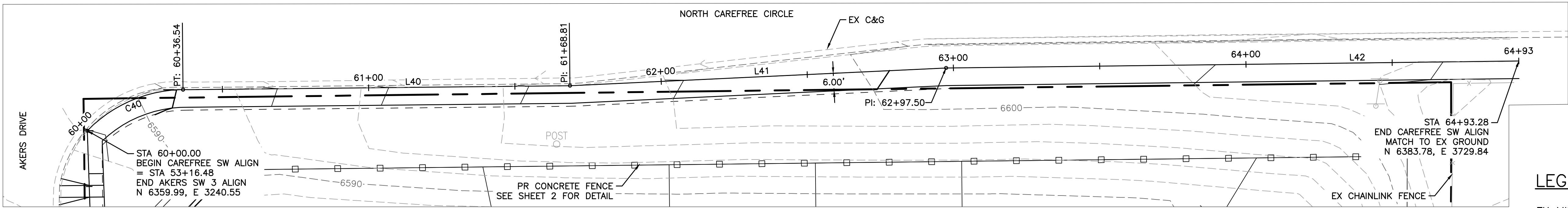
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Detailer: MB	
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187608744
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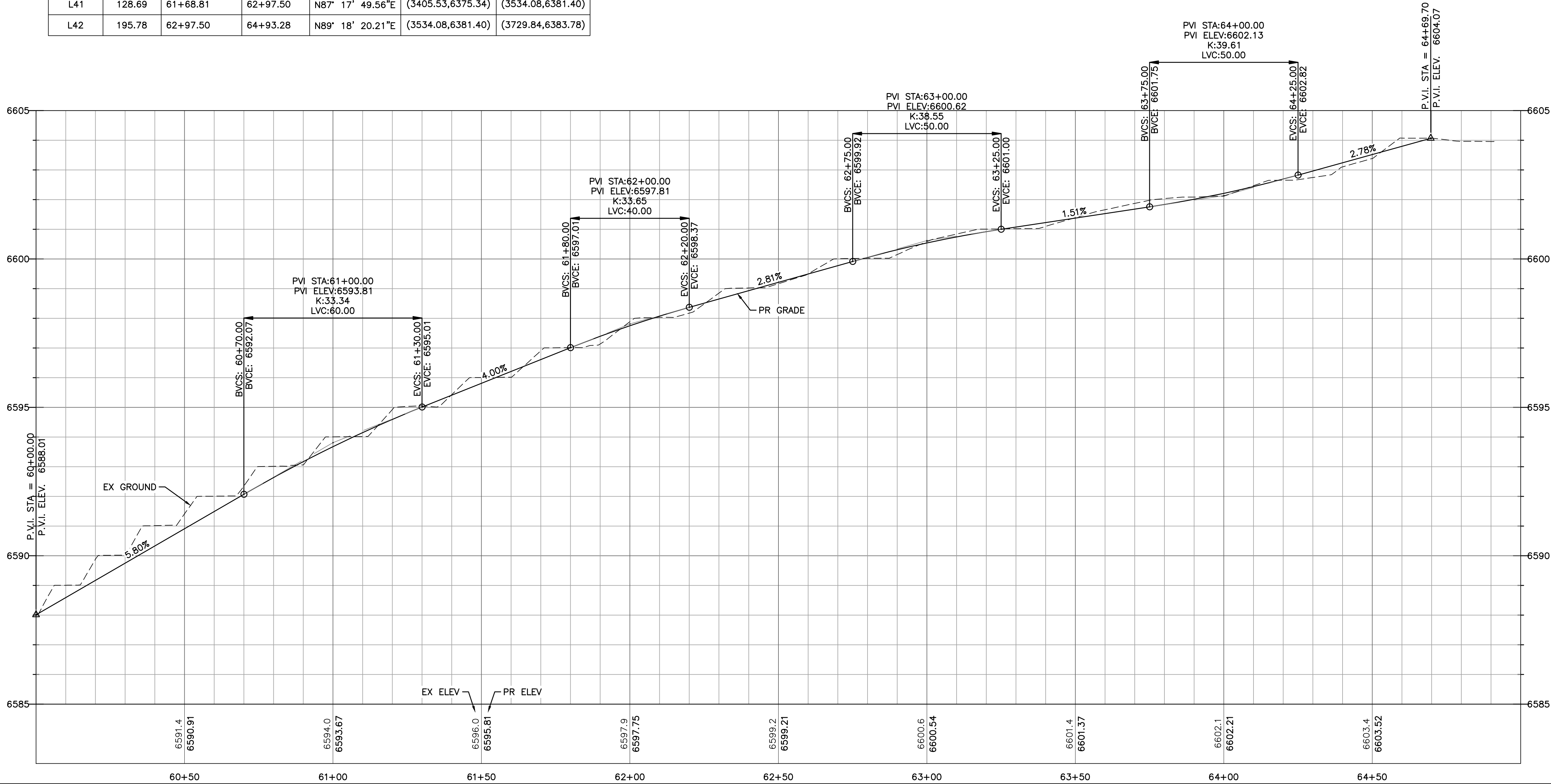
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2019/03/08 3:15 PM By: Pearce, Taylor



LINE TABLE: ALIGNMENTS						
LINE #	LENGTH	START STA	END STA	DIRECTION	START POINT	END POINT
L40	132.26	60+36.54	61+68.81	N89° 25' 22.25"E	(3273.27,6374.00)	(3405.53,6375.34)
L41	128.69	61+68.81	62+97.50	N87° 17' 49.56"E	(3405.53,6375.34)	(3534.08,6381.40)
L42	195.78	62+97.50	64+93.28	N89° 18' 20.21"E	(3534.08,6381.40)	(3729.84,6383.78)

CAREFREE SIDEWALK

CURVE TABLE: ALIGNMENTS									
CURVE #	START STA	END STA	RADIUS	LENGTH	CHORD DIRECTION	DELTA	START POINT	END POINT	
C40	60+00.00	60+36.54	46.30	36.54	N66° 48' 46.98"E	45.22	(3240.55,6359.99)	(3273.27,6374.00)	



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EX MINOR CONTOUR	---
EX MAJOR CONTOUR	---
EX WATER	---
EX SAN SEWER	---
EX GAS	---
EX STORM SEWER	---
EX WATER VALVE	---
EX FIRE HYDRANT	---
EX SANITARY SEWER MH	---
PR MINOR CONTOUR	---
PR MAJOR CONTOUR	---
PR WATER LINE	---
PR SANITARY SEWER	---
PR STORM SEWER	---
PR SANITARY SEWER MANHOLE	---
PR STORM SEWER MANHOLE	---
PR WATER VALVE	---
PR FIRE HYDRANT	---

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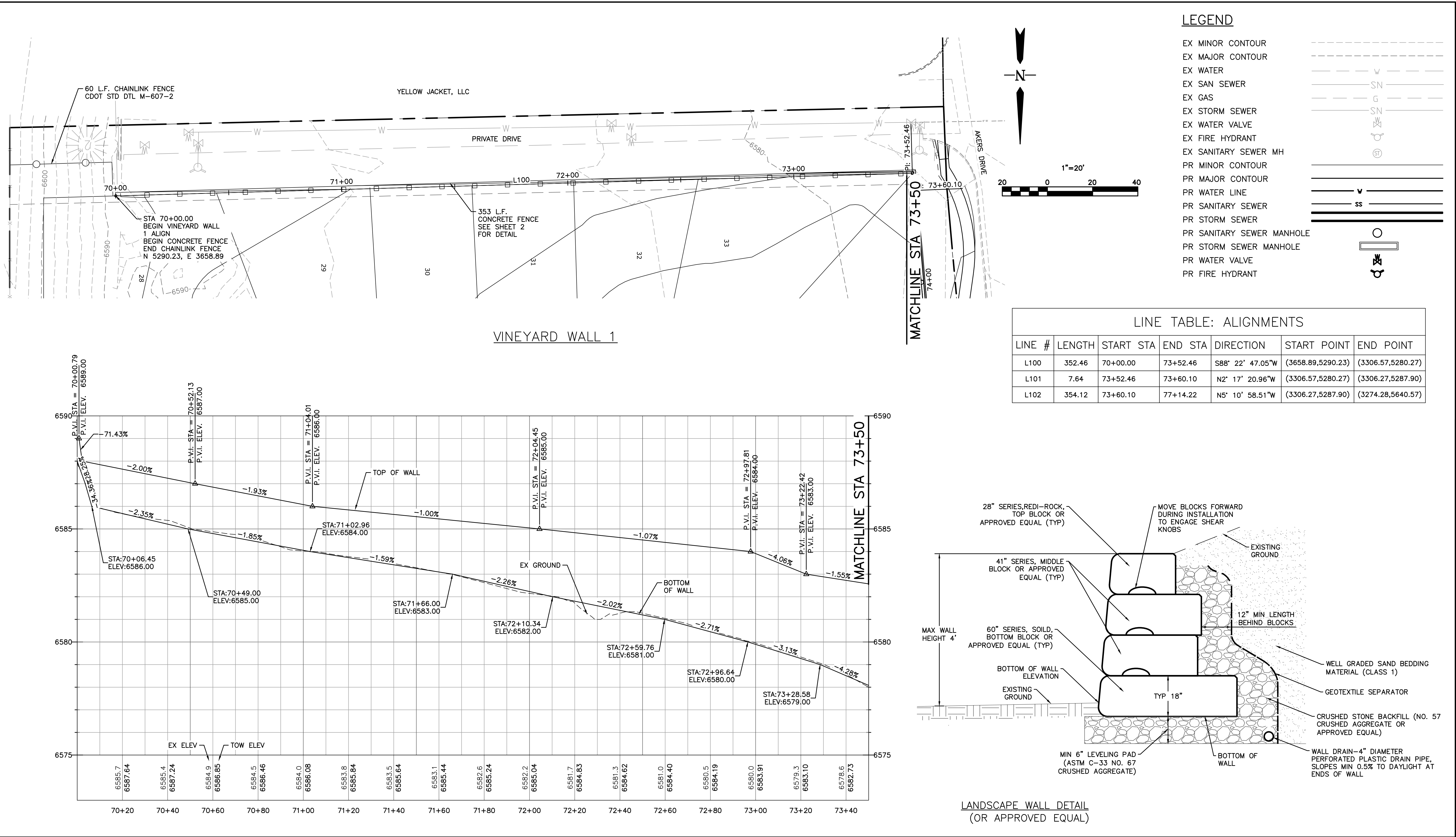
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THE GARDENS AT NORTH CAREFREE PLAN AND PROFILE CAREFREE SIDEWALK				Project No./Code
Designer:	CD	Structure		187608744
Detailer:	MB	Numbers		
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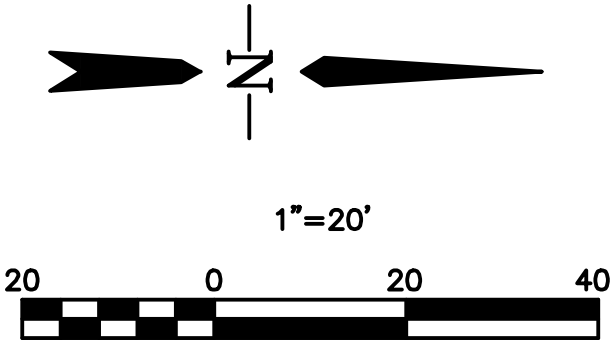
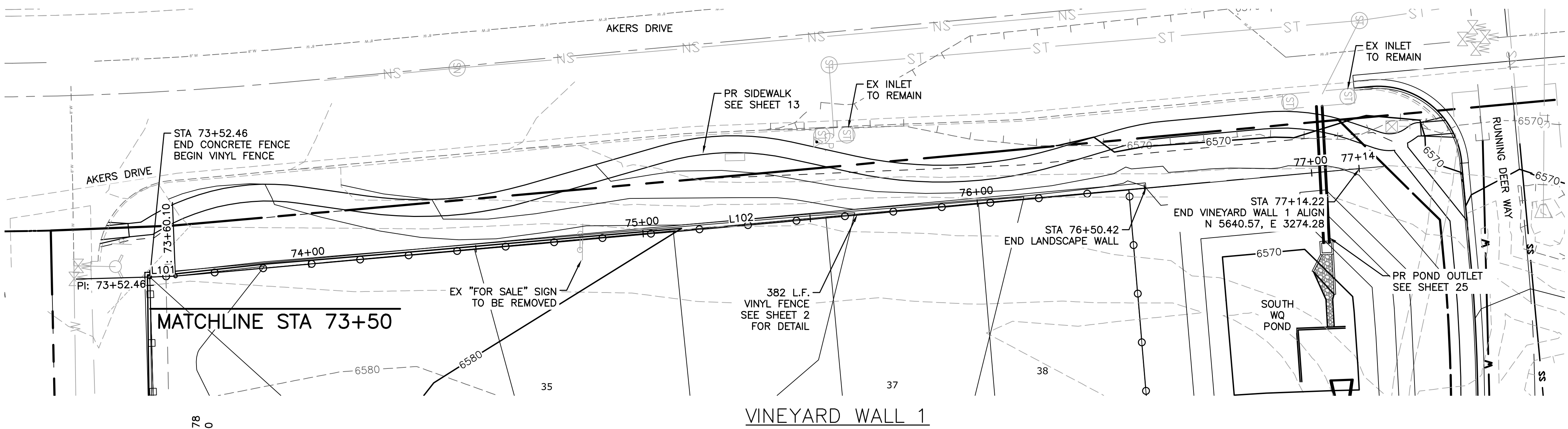


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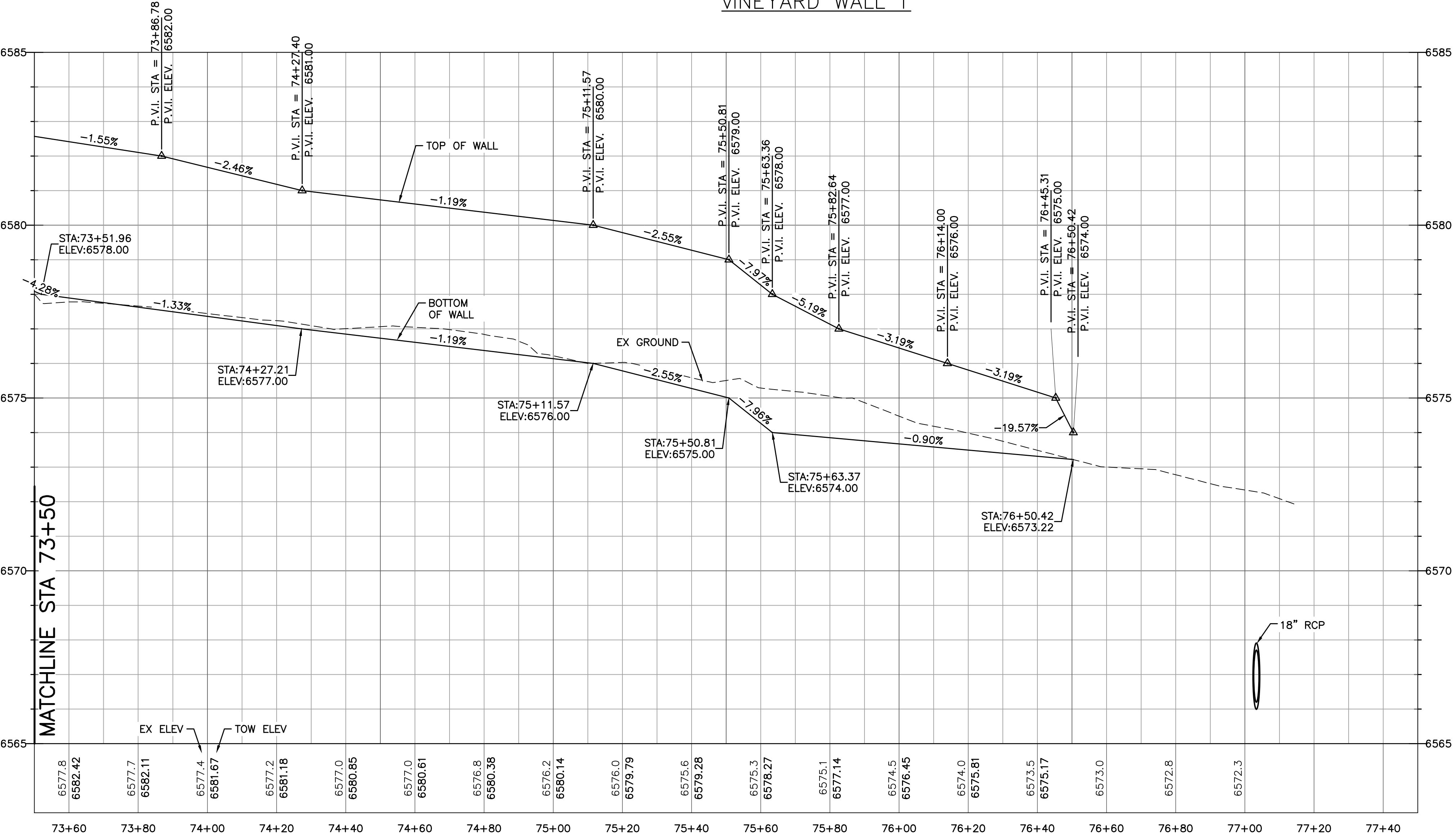


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LEGEND

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EX MAJOR CONTOUR	---
EX WATER	---
EX SAN SEWER	---
EX GAS	---
EX STORM SEWER	---
EX WATER VALVE	---
EX FIRE HYDRANT	---
EX SANITARY SEWER MH	---
PR MINOR CONTOUR	---
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PR WATER LINE	---
PR SANITARY SEWER	---
PR STORM SEWER	---
PR SANITARY SEWER MANHOLE	---
PR STORM SEWER MANHOLE	---
PR WATER VALVE	---
PR FIRE HYDRANT	---



LINE TABLE: ALIGNMENTS

LINE #	LENGTH	START STA	END STA	DIRECTION	START POINT	END POINT
L100	352.46	70+00.00	73+52.46	S88° 22' 47.05"W	(3658.89,5290.23)	(3306.57,5280.27)
L101	7.64	73+52.46	73+60.10	N2° 17' 20.96"W	(3306.57,5280.27)	(3306.27,5287.90)
L102	354.12	73+60.10	77+14.22	N5° 10' 58.51"W	(3306.27,5287.90)	(3274.28,5640.57)

Computer File Information

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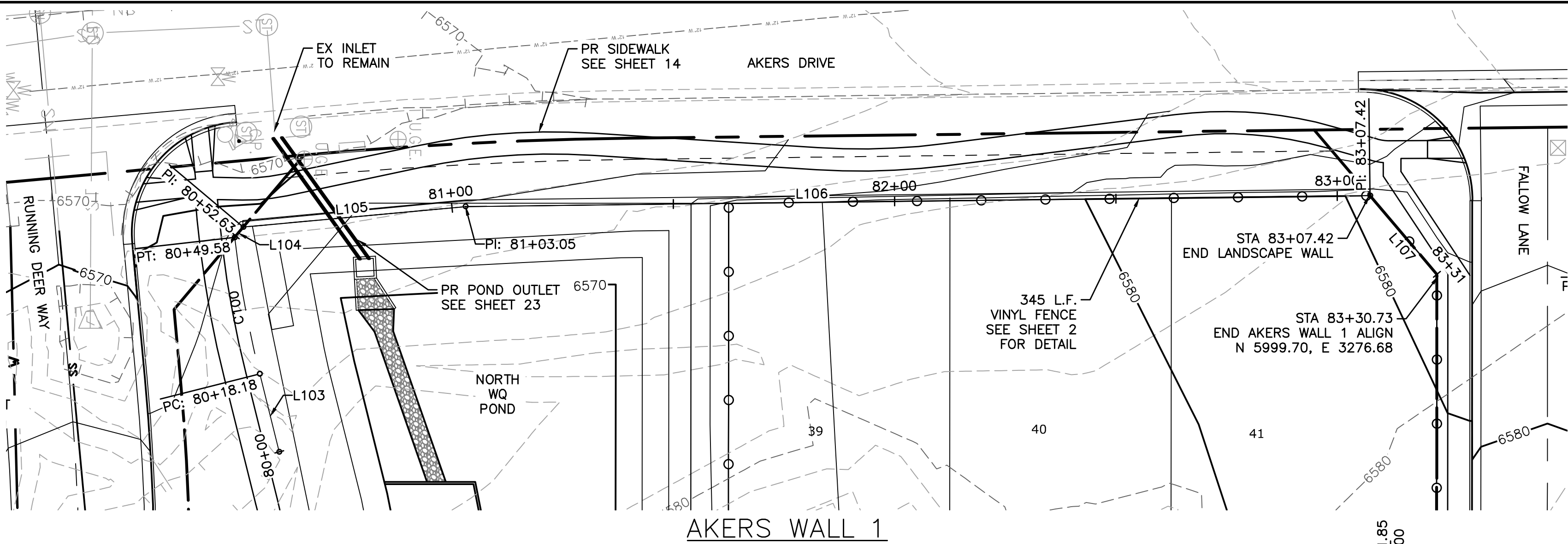
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THE GARDENS AT NORTH CAREFREE  
PLAN AND PROFILE  
VINEYARD WALL 1 (2 OF 2)

Designer: CD	Structure Numbers
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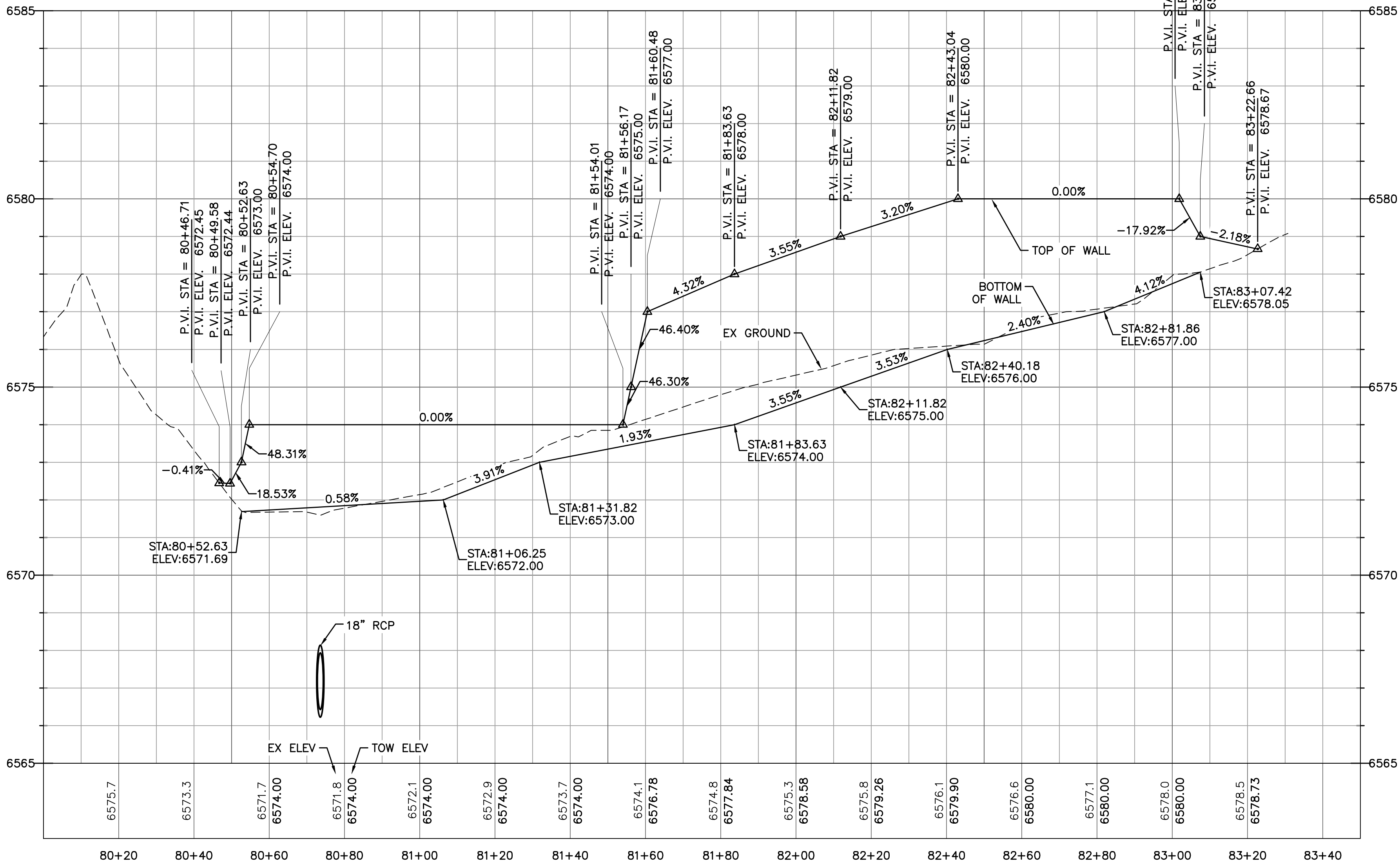


LEGEND

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EX MAJOR CONTOUR	- - - - -
EX WATER	---
EX SAN SEWER	---
EX GAS	---
EX STORM SEWER	---
EX WATER VALVE	---
EX FIRE HYDRANT	---
EX SANITARY SEWER MH	---
PR MINOR CONTOUR	---
PR MAJOR CONTOUR	---
PR WATER LINE	---
PR SANITARY SEWER	---
PR STORM SEWER	---
PR SANITARY SEWER MANHOLE	---
PR STORM SEWER MANHOLE	---
PR WATER VALVE	---
PR FIRE HYDRANT	---

CURVE TABLE: ALIGNMENTS									
CURVE #	START STA	END STA	RADIUS	LENGTH	CHORD DIRECTION	DELTA	START POINT	END POINT	
C100	80+18.18	80+49.58	231.48	31.40	S79° 35' 03.30"W	7.77	(3299.21,5733.76)	(3268.35,5728.08)	

LINE TABLE: ALIGNMENTS							
LINE #	LENGTH	START STA	END STA	DIRECTION	START POINT	END POINT	
L103	18.18	80+00.00	80+18.18	S75° 57' 54.80"W	(3316.85,5738.17)	(3299.21,5733.76)	
L104	3.05	80+49.58	80+52.63	N49° 54' 31.76"W	(3268.35,5728.08)	(3266.02,5730.05)	
L105	50.42	80+52.63	81+03.05	N5° 16' 58.63"W	(3266.02,5730.05)	(3261.37,5780.26)	
L106	204.37	81+03.05	83+07.42	N0° 41' 23.42"W	(3261.37,5780.26)	(3258.91,5984.61)	
L107	23.31	83+07.42	83+30.73	N49° 39' 52.39"E	(3258.91,5984.61)	(3276.68,5999.70)	

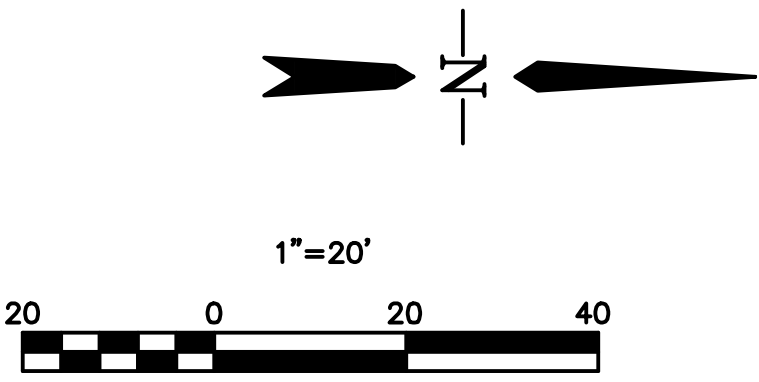
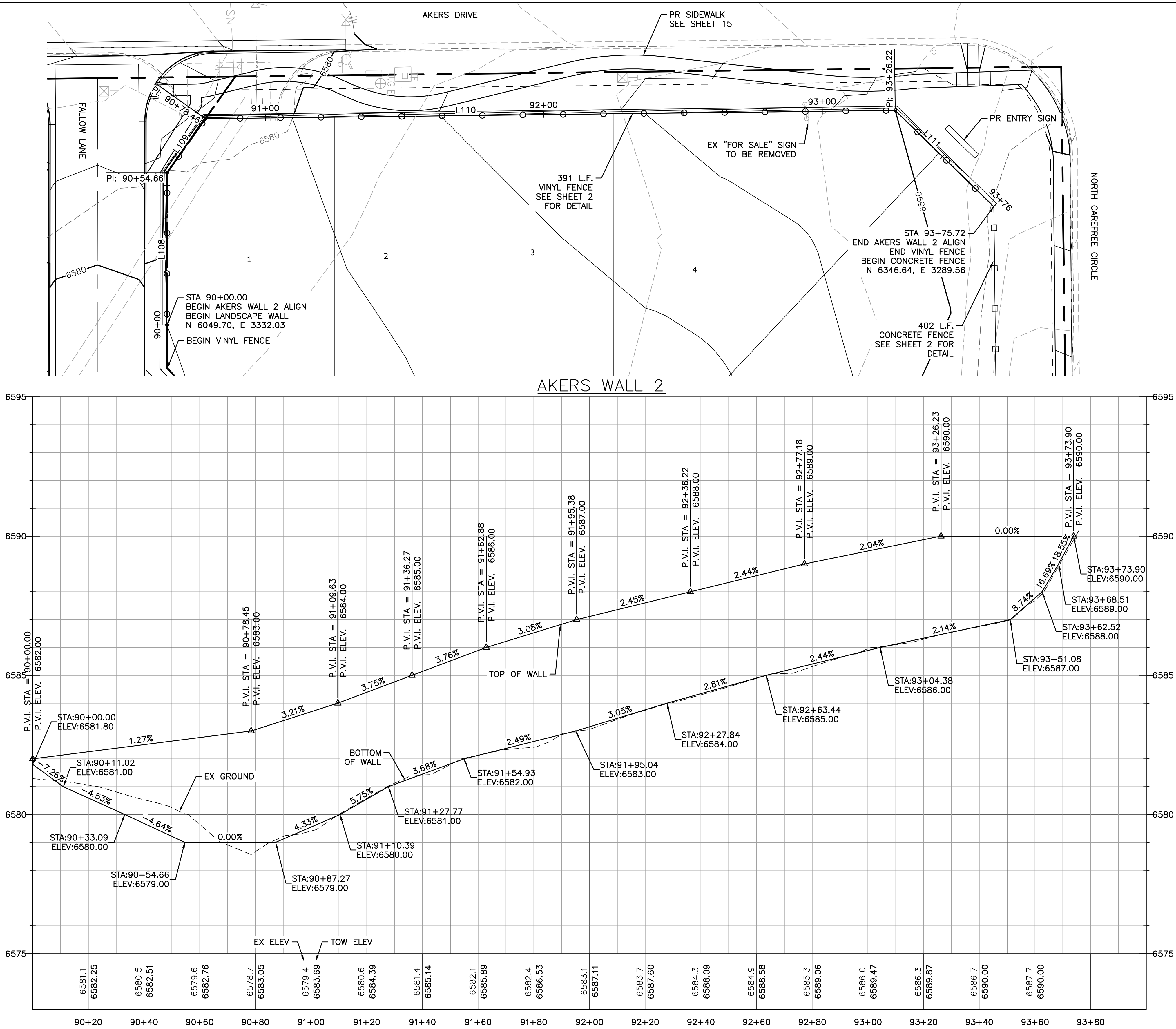


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LEGEND

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EX MAJOR CONTOUR	- - - - -
EX WATER	---
EX SAN SEWER	---
EX GAS	---
EX STORM SEWER	---
EX WATER VALVE	---
EX FIRE HYDRANT	---
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PR SANITARY SEWER	---
PR STORM SEWER	---
PR SANITARY SEWER MANHOLE	---
PR STORM SEWER MANHOLE	---
PR WATER VALVE	---
PR FIRE HYDRANT	---

LINE TABLE: ALIGNMENTS

LINE #	LENGTH	START STA	END STA	DIRECTION	START POINT	END POINT
L108	54.66	90+00.00	90+54.66	N90° 00' 00.00"W	(3332.03,6049.70)	(3277.37,6049.70)
L109	23.80	90+54.66	90+78.46	N54° 37' 20.50"W	(3277.37,6049.70)	(3257.96,6063.48)
L110	247.76	90+78.46	93+26.22	N0° 41' 23.42"W	(3257.96,6063.48)	(3254.98,6311.22)
L111	49.49	93+26.22	93+75.72	N44° 18' 30.21"E	(3254.98,6311.22)	(3289.55,6346.64)

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Acad Ver. 2014	Scale: Units: Feet

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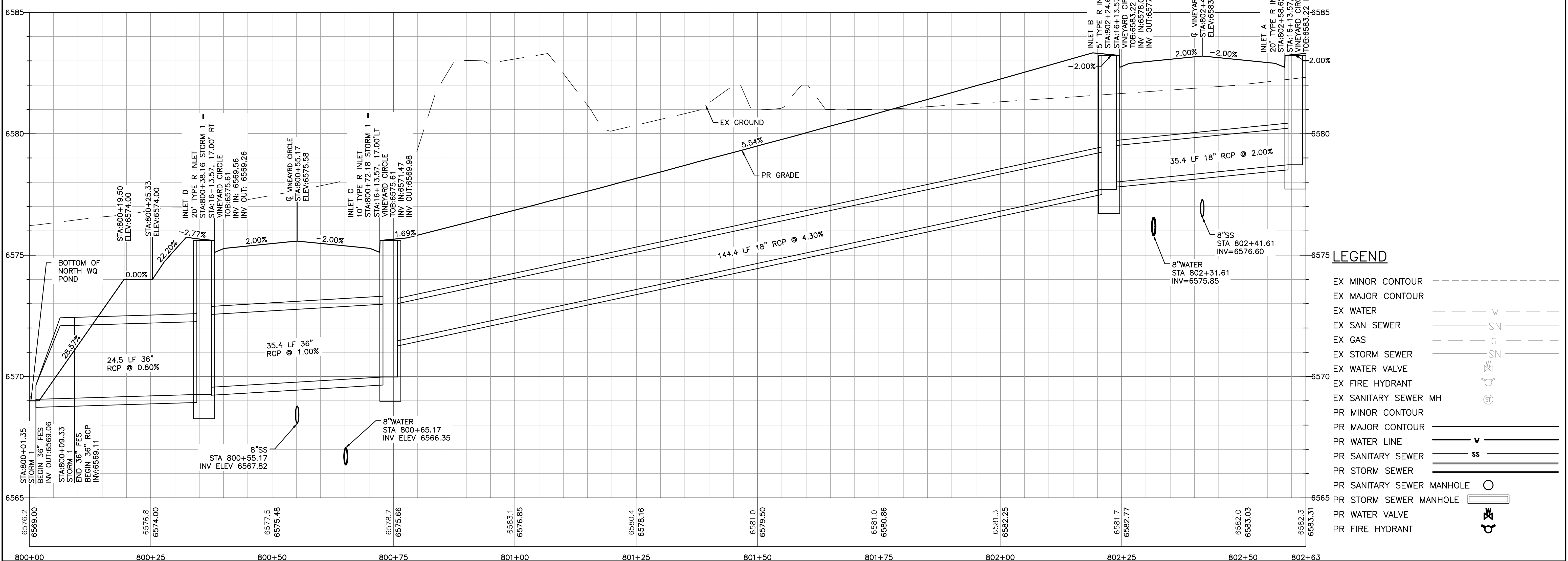
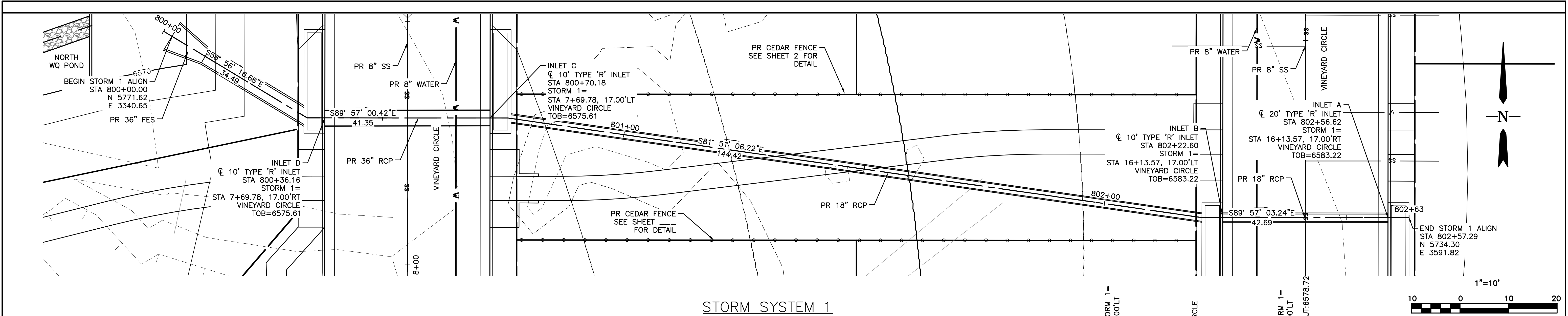
THE GARDENS AT NORTH CAREFREE  
PLAN AND PROFILE  
AKERS WALL 2

Designer: CD	Structure Numbers
Detailer: MB	
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2019/03/08 1:32 PM By: Pearce, Taylor

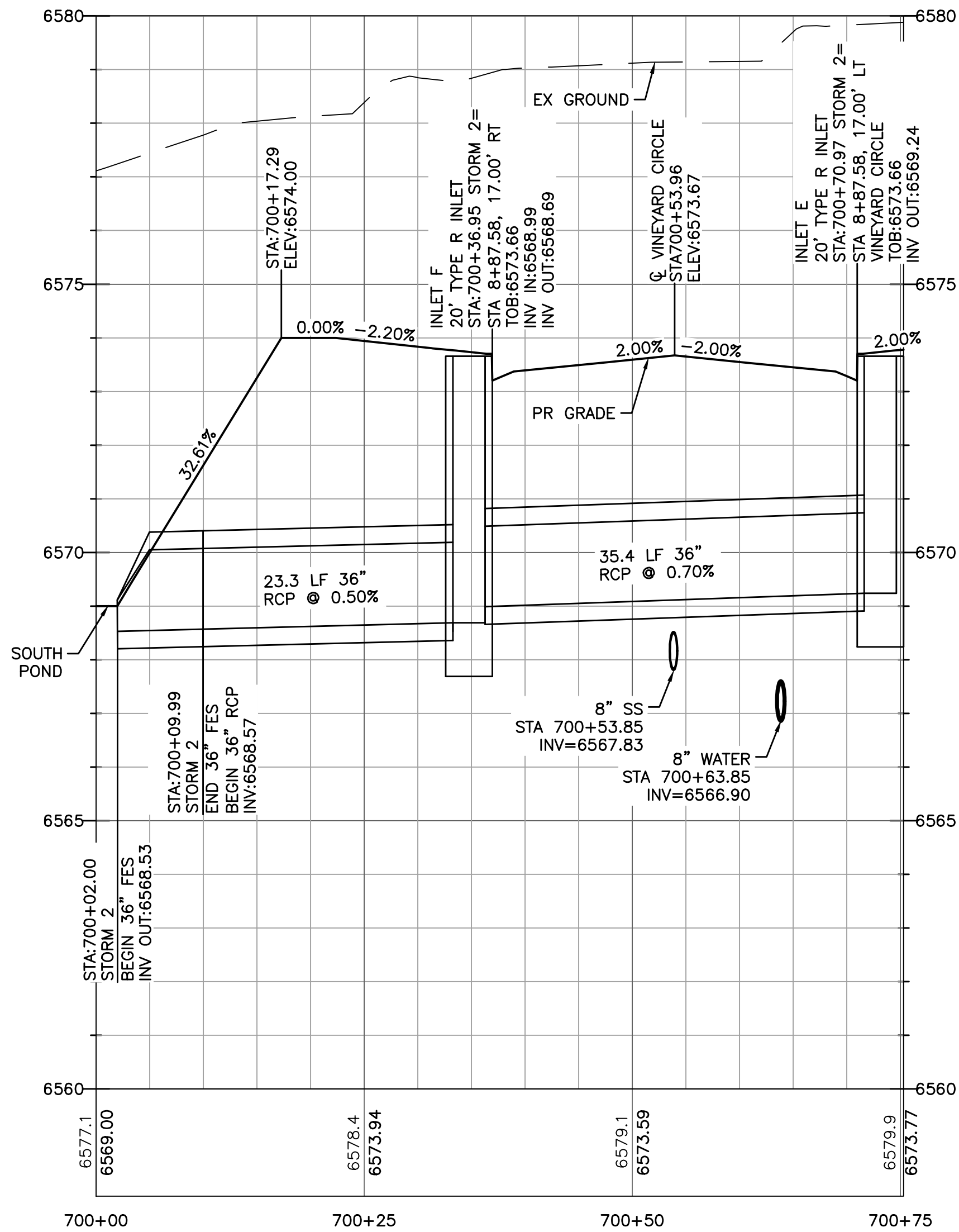
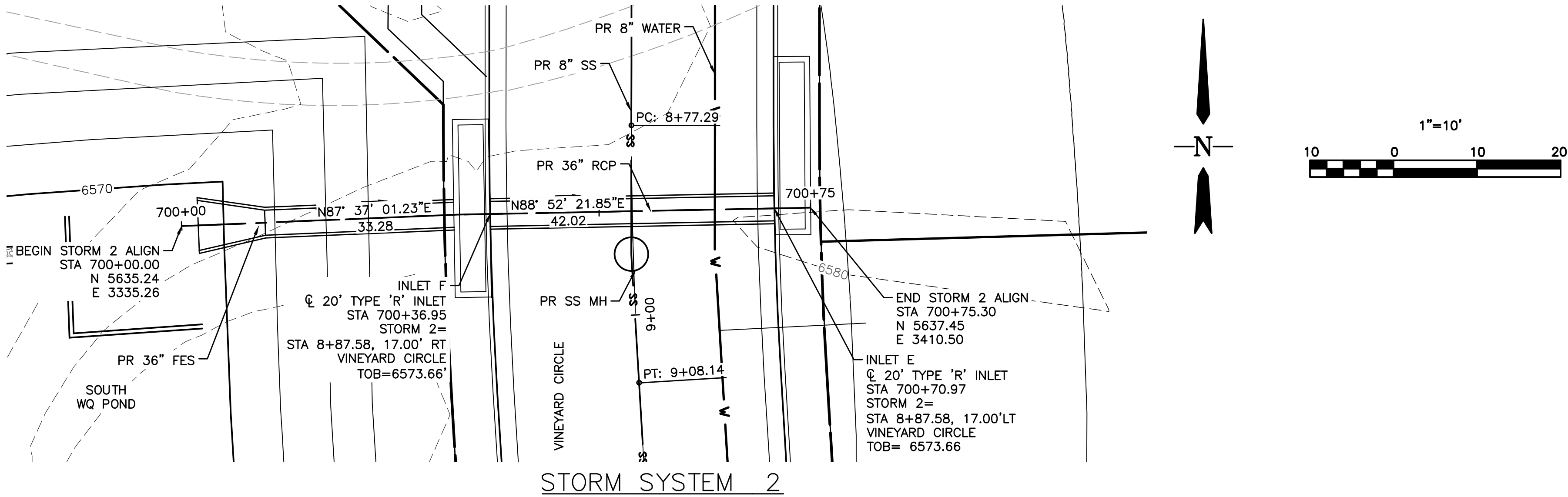


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2019/03/08 1:38 PM By: Pearce, Taylor



### LEGEND

EX MINOR CONTOUR	---
EX MAJOR CONTOUR	---
EX WATER	---
EX SAN SEWER	---
EX GAS	---
EX STORM SEWER	---
EX WATER VALVE	---
EX FIRE HYDRANT	---
EX SANITARY SEWER MH	---
PR MINOR CONTOUR	---
PR MAJOR CONTOUR	---
PR WATER LINE	---
PR SANITARY SEWER	---
PR STORM SEWER	---
PR SANITARY SEWER MANHOLE	---
PR STORM SEWER MANHOLE	---
PR WATER VALVE	---
PR FIRE HYDRANT	---

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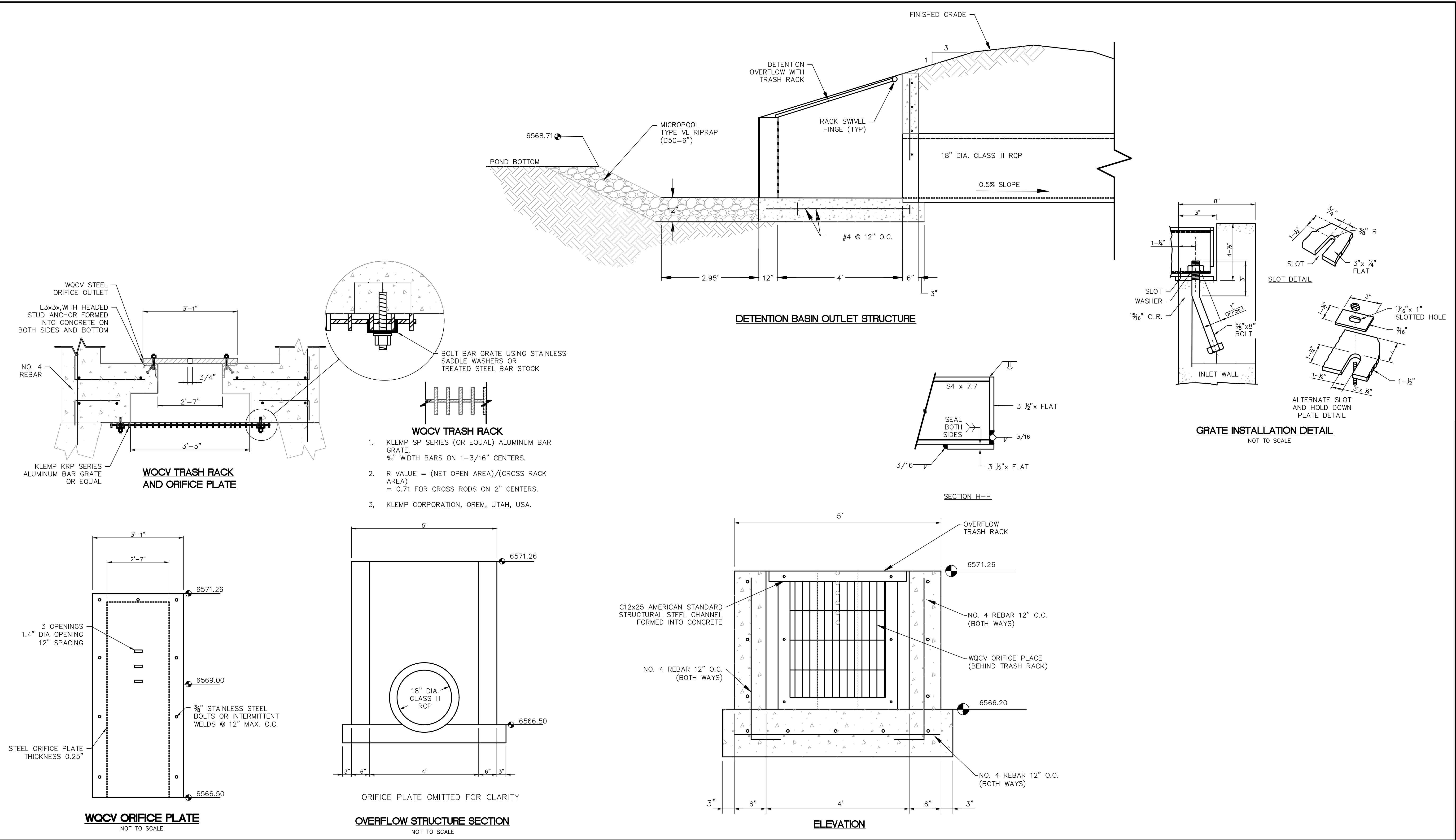
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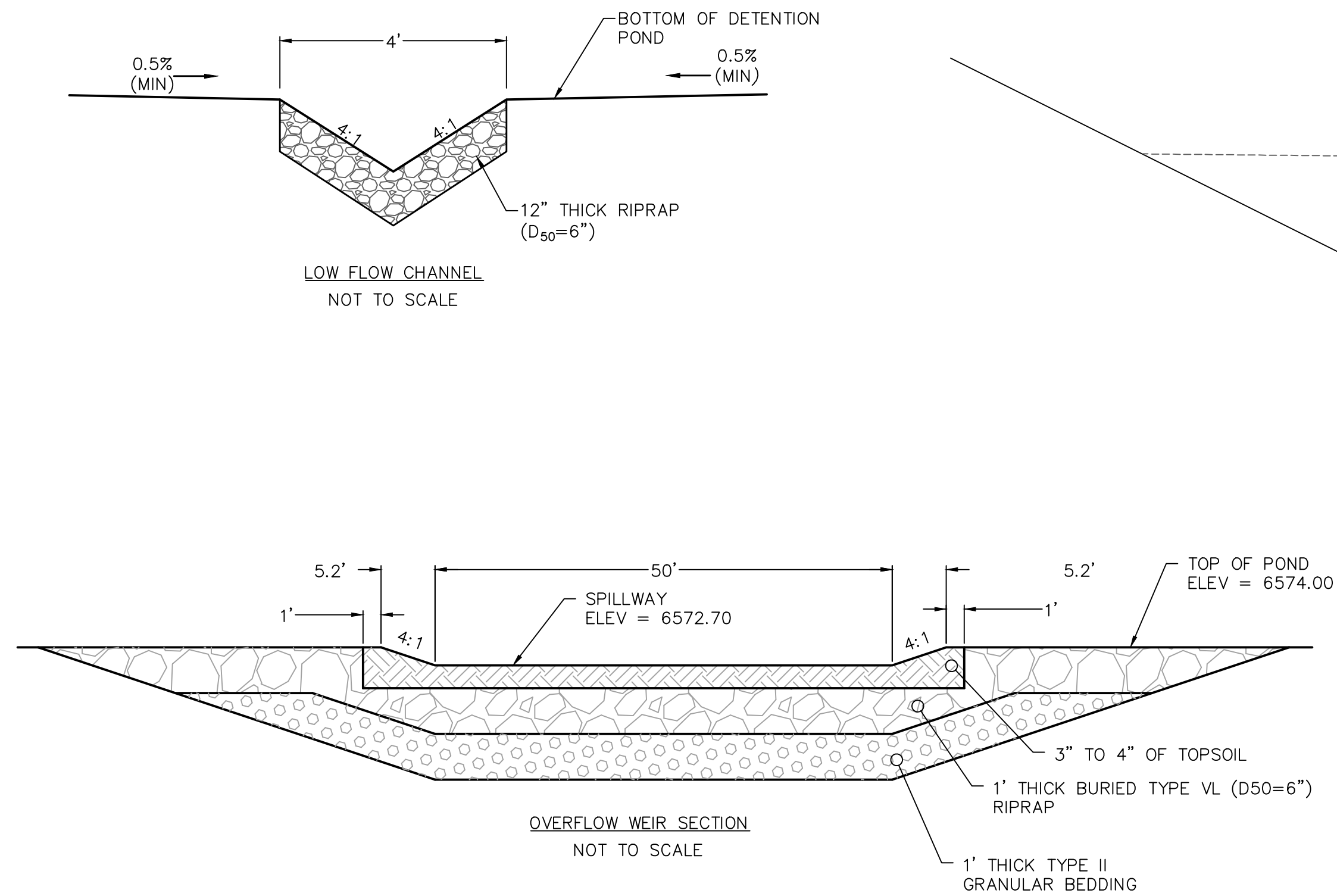


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2019/03/08 2:09 PM By: Pearce, Taylor



Computer File Information			Index of Revisions			<div><b>Stantec</b> Stantec Consulting Inc. 5725 MARK DABLING BLVD Suite 190 Colorado Springs, CO 80919 Tel. (719) 594-4535 Fax. www.stantec.com</div>	THE GARDENS AT NORTH CAREFREE NORTH WQ POND DETAILS			Project No./Code	
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LINE TABLE: ALIGNMENTS						
LINE #	LENGTH	START STA	END STA	DIRECTION	START POINT	END POINT
L7	6.05	0+00.00	0+06.05	N79° 42' 46.45"E	(3239.78,5736.61)	(3245.73,5737.69)
L8	33.83	0+06.05	0+39.88	N54° 19' 55.65"E	(3245.73,5737.69)	(3273.22,5757.41)
L9	4.50	0+39.88	0+44.38	N86° 53' 02.73"E	(3273.22,5757.41)	(3277.71,5757.66)
L10	7.37	0+44.38	0+51.75	N70° 52' 43.20"E	(3277.71,5757.66)	(3284.68,5760.07)
L11	41.81	0+51.75	0+93.56	N70° 46' 36.65"E	(3284.68,5760.07)	(3324.15,5773.84)
L12	16.65	0+93.56	1+10.21	S82° 16' 52.95"E	(3324.15,5773.84)	(3340.65,5771.60)

**WQCV TRASH RACKS:**

1. WELL-SCREEN TRASH RACKS SHALL BE STAINLESS STEEL AND SHALL BE ATTACHED BY INTERMITTENT WELDS ALONG THE EDGE OF THE MOUNTAIN FRAME.
2. BAR GATE TRASH RACKS SHALL BE ALUMINUM AND SHALL BE BOLTED USING STAINLESS STEEL HARDWARE.
3. TRASH RACK WIDTHS ARE FOR SPECIFIED TRASH RACK MATERIAL. FINER WELL-SCREEN OR MESH SIZE THAN SPECIFIED IS ACCEPTABLE, HOWEVER, TRASH RACK DIMENSIONS NEED TO BE ADJUSTED FOR MATERIALS HAVING A DIFFERENT OPEN AREA/GROSS AREA RATION (R VALUE).

**OVERFLOW TRASH RACKS:**

1. ALL TRASH RACKS SHALL BE MOUNTED USING STAINLESS STEEL HARDWARE AND BE PROVIDED WITH HINGED AND BOLTABLE ACCESS PANELS.
2. TRASH RACKS SHALL BE STAINLESS STEEL, ALUMINUM, OR STEEL. STEEL TRASH RACKS SHALL BE HOT DIP GALVANIZED AND MAY BE HOT POWDER PAINTED AFTER GALVANIZING.

ORIFICE PLATES:

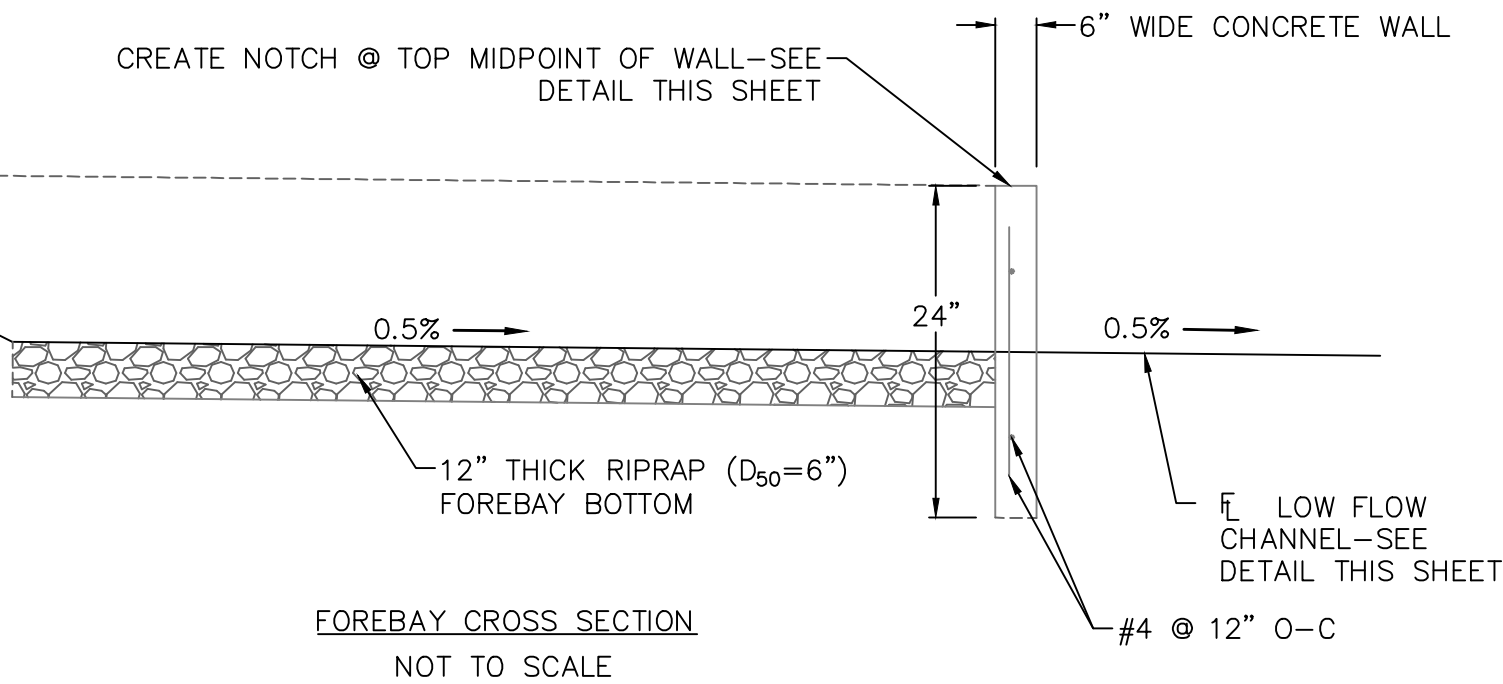
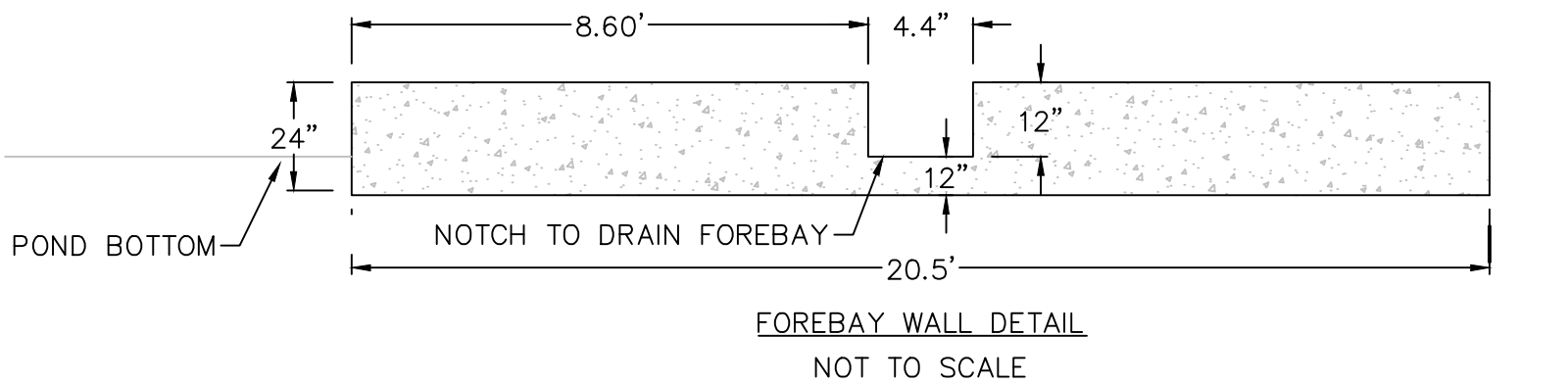
1. STEEL ORIFICE PLATES SHALL BE HOT DIP GALVANIZED AND MAY BE HOT POWDER PAINTED AFTER GALVANIZING.

STANDARD INLET GRATE:

1. STRUCTURAL STEEL FOR GRATES & GRATE INSTALLATION HARDWARE SHALL BE GALVANIZED & SHALL BE IN ACCORDANCE WITH 712.06.

GENERAL NOTES:

1. STEPS SHALL BE PROVIDED WHEN DIMENSION "H" EXCEEDS 3-FT-6 IN. AND SHALL BE IN ACCORDANCE WITH AASHTO M 199.



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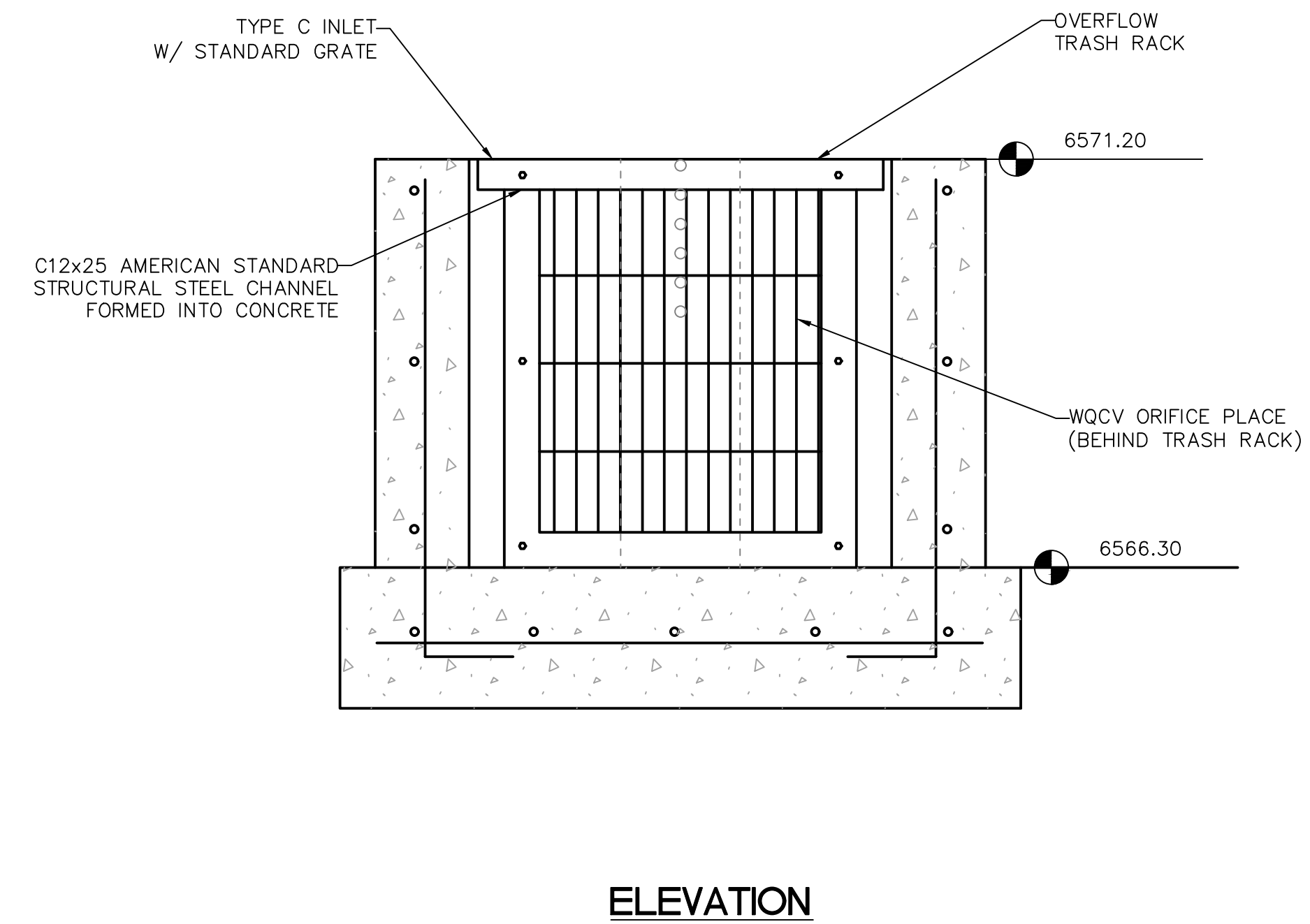
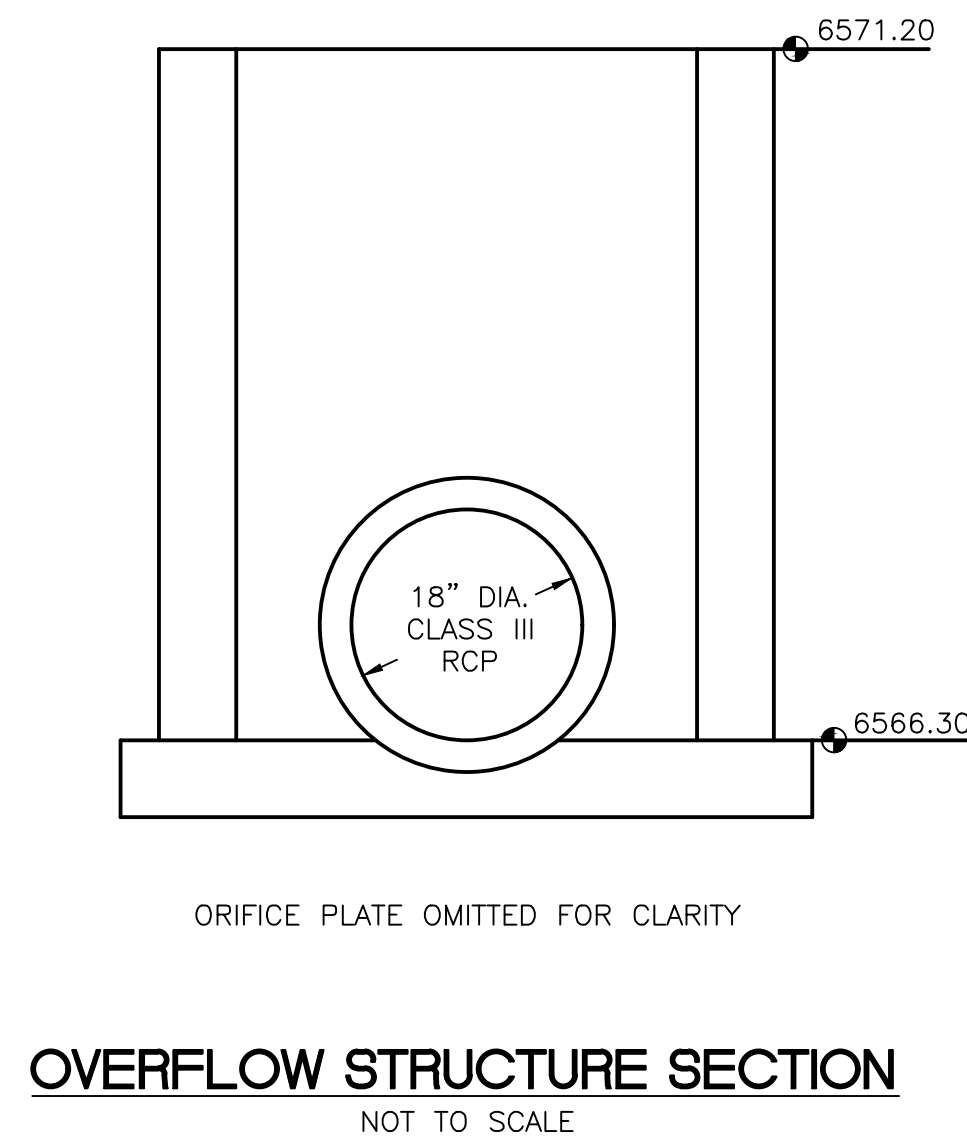
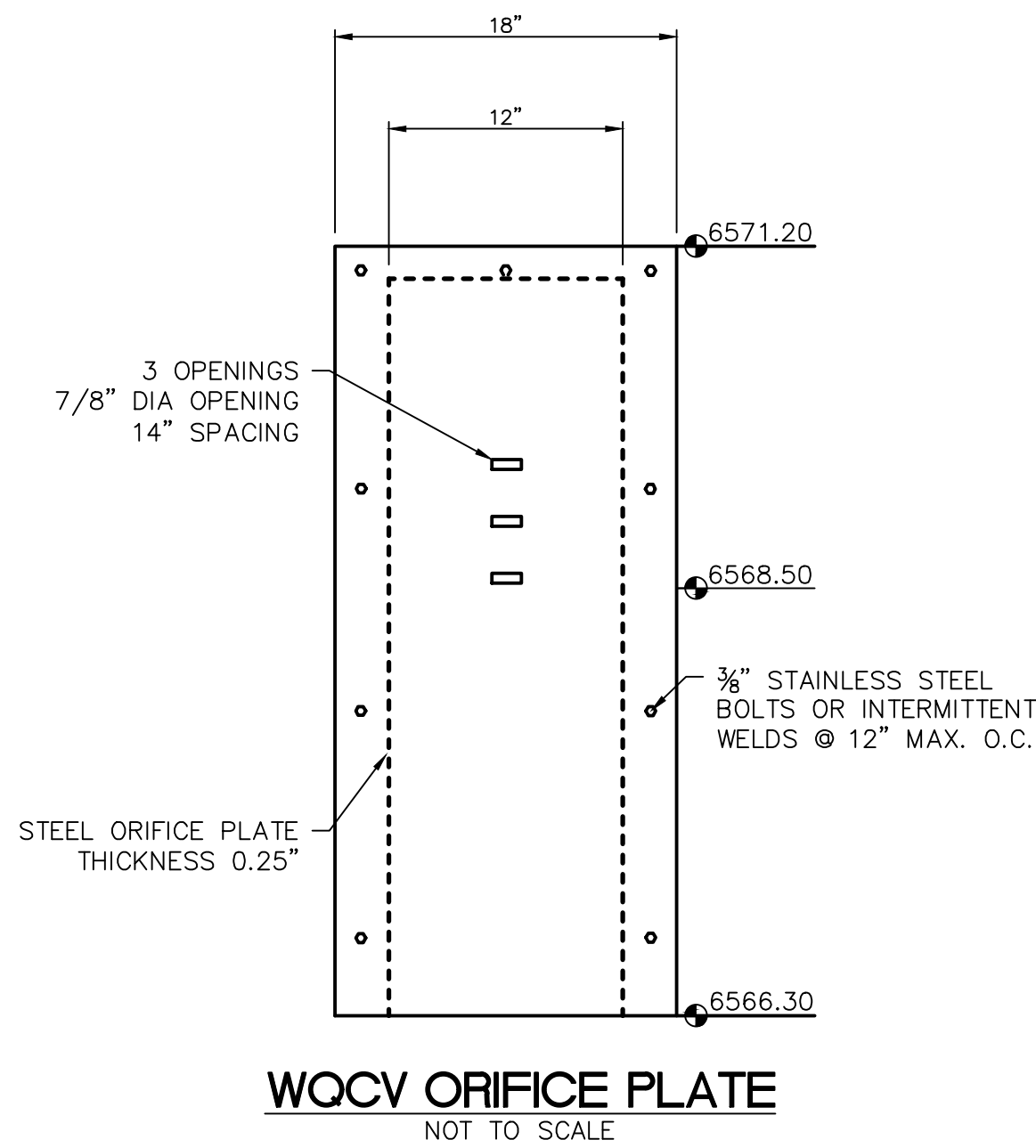
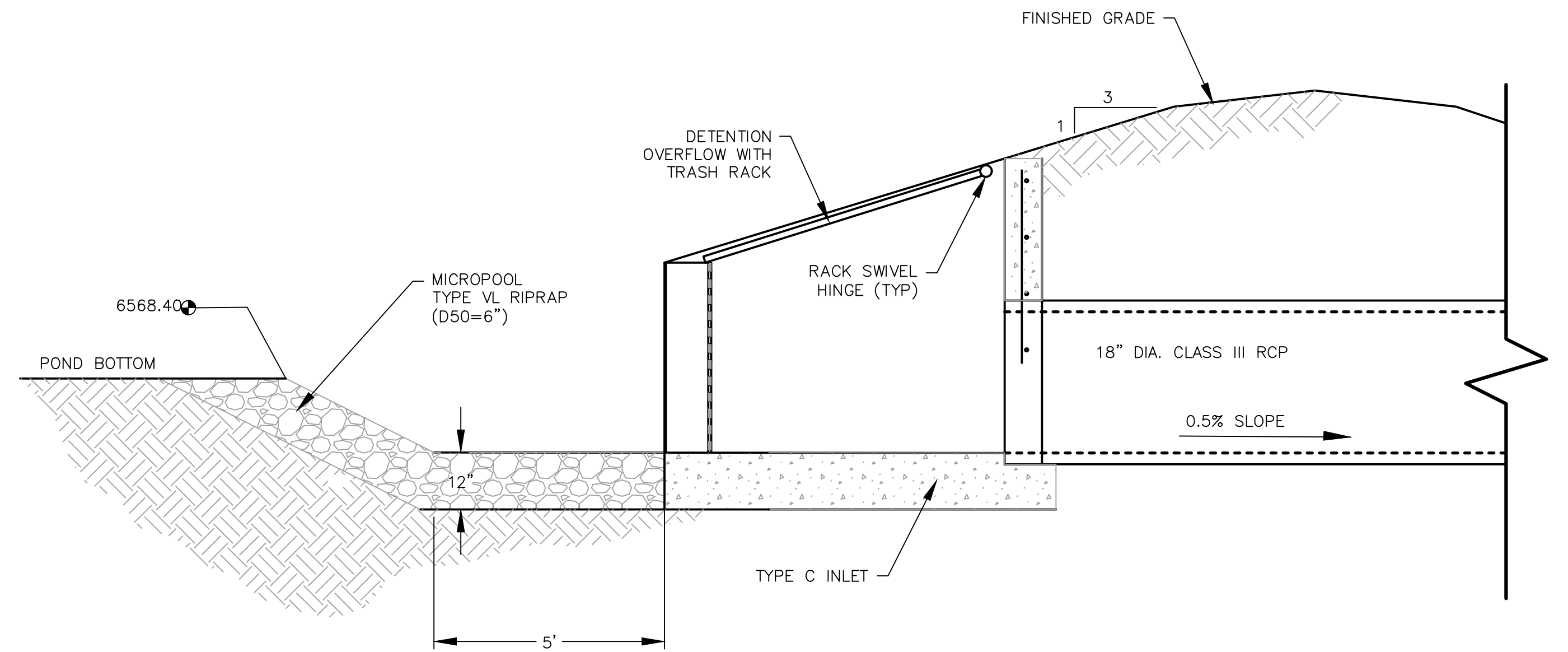
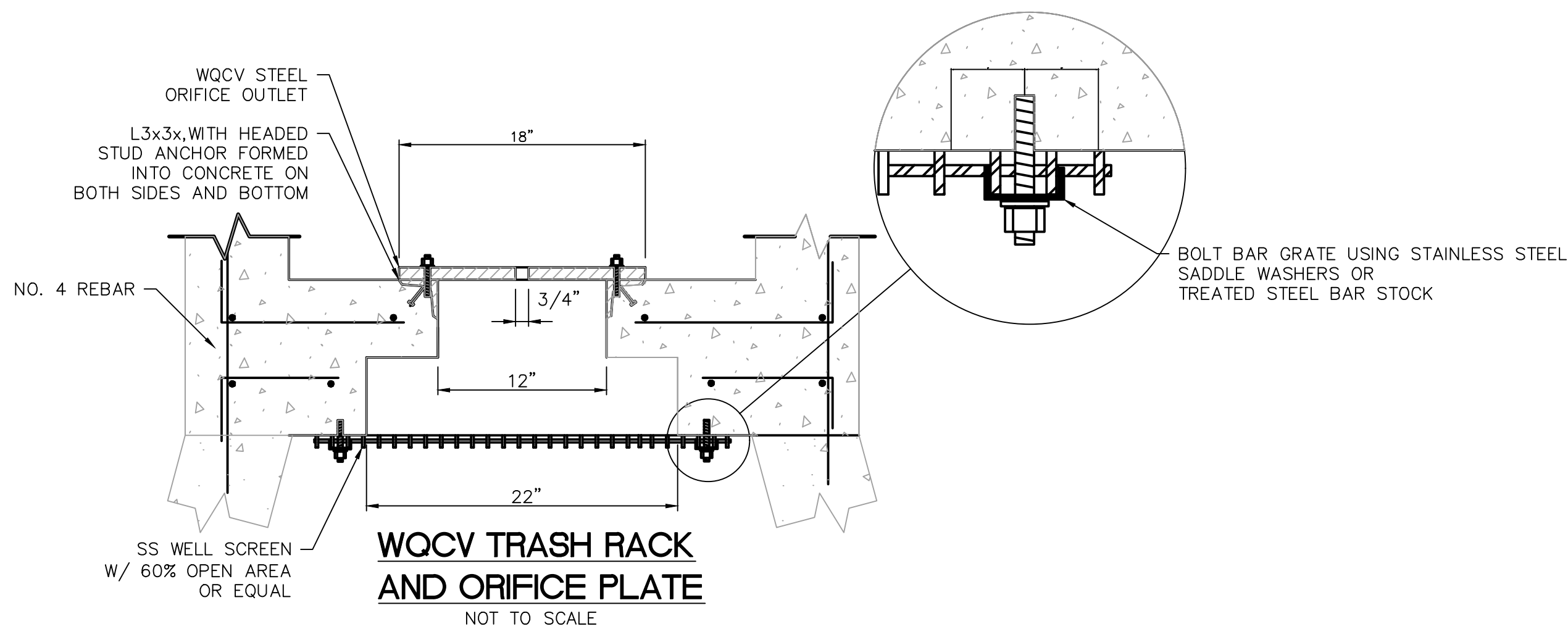


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2019/03/08 2:14 PM By: Pearce, Taylor

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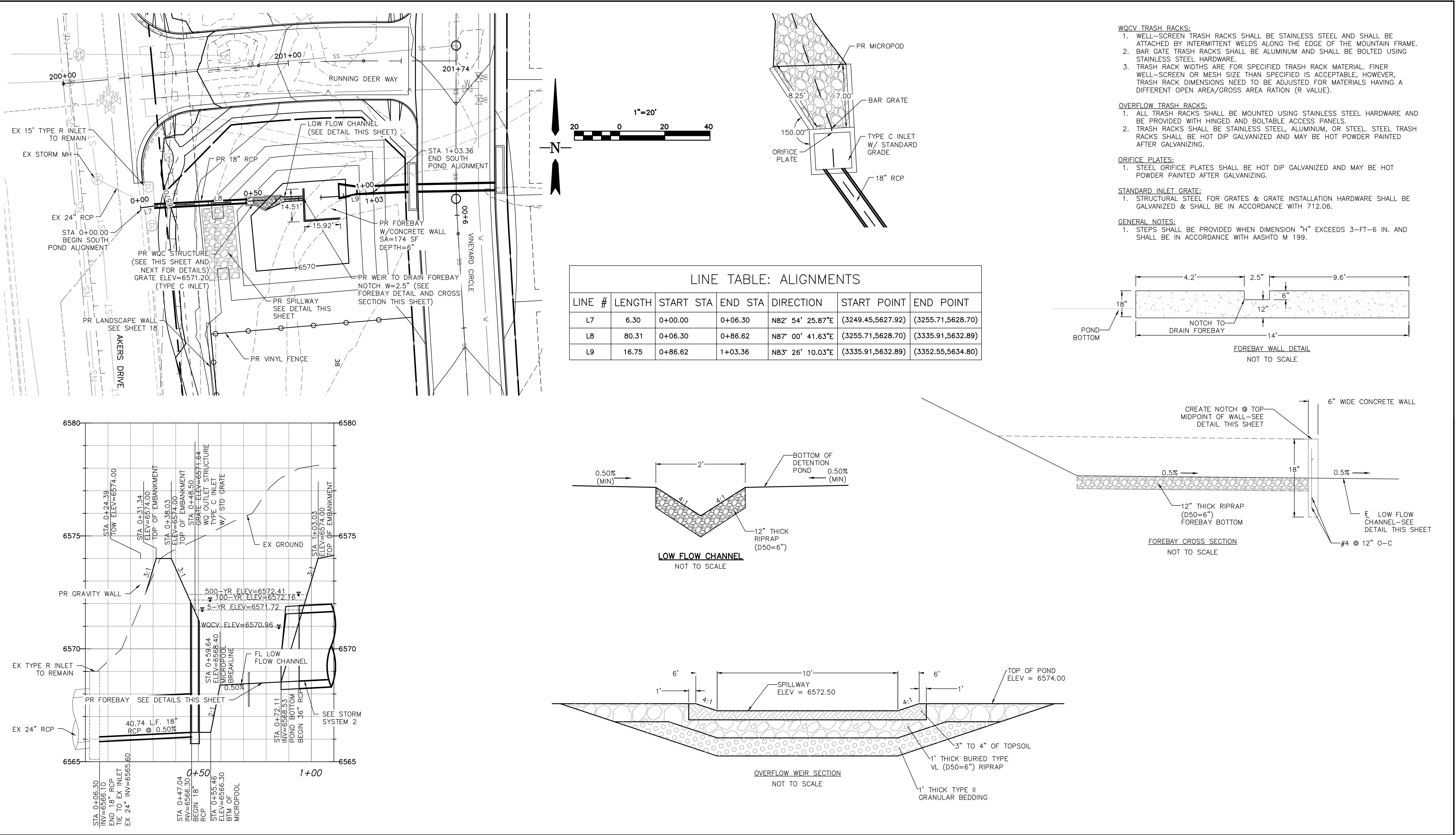
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2019/03/08 3:16 PM By: Pearce, Taylor

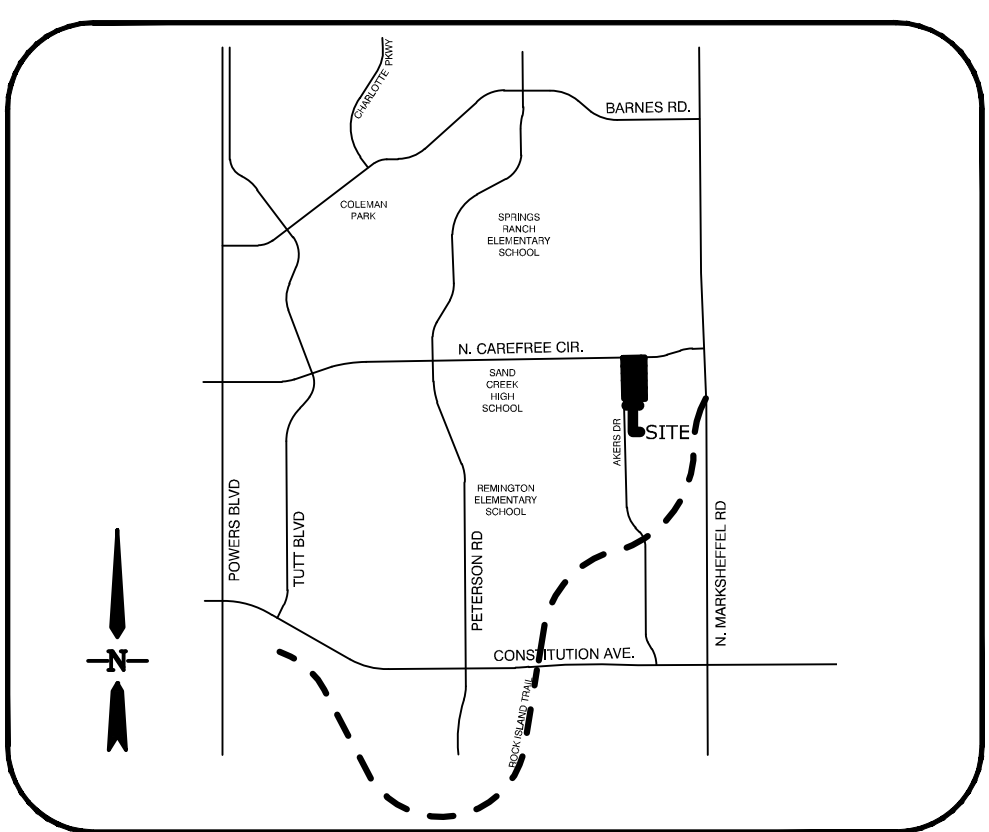


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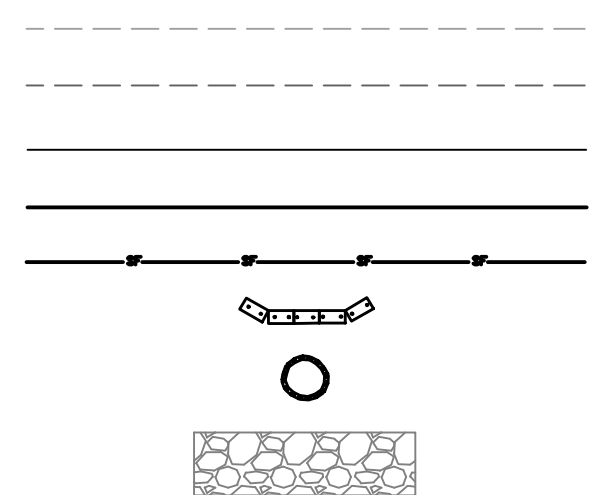
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### LEGEND

- EX MINOR CONTOUR  
EX MAJOR CONTOUR  
PR MINOR CONTOUR  
PR MAJOR CONTOUR  
SILT FENCE  
STRAW BALES  
INLET PROTECTION  
VEHICLE TRACKING



CHARLES K. COTHERN, P.E. 24997

DATE \_\_\_\_\_

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

THE OWNER WILL COMPLY WITH THE REQUIREMENTS OF THE EROSION CONTROL PLAN.

OWNER/REPRESENTATIVE

DATE \_\_\_\_\_

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

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

JENNIFER IRVINE, P.E.  
COUNTY ENGINEER/ECM ADMINISTRATOR

DATE \_\_\_\_\_

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2019/02/27 6:36 PM By: Durham, Charlene



REVISED 7/07/10

1.CONSTRUCTION MAY NOT COMMENCE UNTIL A CONSTRUCTION PERMIT IS OBTAINED FROM DEVELOPMENT SERVICES AND A PRECONSTRUCTION CONFERENCE IS HELD WITH DEVELOPMENT SERVICES INSPECTIONS.

2.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.

3.NOTWITHSTANDING ANYTHING DEPICTED IN THESE PLANS IN WORDS OR GRAPHIC REPRESENTATION, ALL DESIGN AND CONSTRUCTION RELATED TO ROADS, STORM DRAINAGE AND EROSION CONTROL SHALL CONFORM TO THE STANDARDS AND REQUIREMENTS OF THE MOST RECENT VERSION OF THE RELEVANT ADOPTED EL PASO COUNTY STANDARDS, INCLUDING THE LAND DEVELOPMENT CODE, THE ENGINEERING CRITERIA MANUAL, THE DRAINAGE CRITERIA MANUAL, AND THE DRAINAGE CRITERIA MANUAL VOLUME 2. ANY DEVIATIONS TO REGULATIONS AND STANDARDS MUST BE REQUESTED, AND APPROVED, IN WRITING.

4.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, SHALL BE LOCATED ON SITE AT ALL TIMES AND SHALL BE KEPT UP TO DATE WITH WORK PROGRESS AND CHANGES IN THE FIELD.

5.ONCE THE ESQCP HAS BEEN ISSUED, THE CONTRACTOR MAY INSTALL THE INITIAL STAGE EROSION AND SEDIMENT CONTROL BMPS AS INDICATED ON THE GEC. 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 INSPECTIONS STAFF.

6.SOIL EROSION CONTROL MEASURES FOR ALL SLOPES, CHANNELS, DITCHES, OR ANY DISTURBED LAND AREA SHALL BE COMPLETED WITHIN 21 CALENDAR DAY AFTER FINAL GRADING, OR FINAL 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. AN AREA THAT IS GOING TO REMAIN IN AN INTERIM STATE 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.

7.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.

8.ALL PERSONS ENGAGED IN 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).

9.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, THESWMP AND THE DCM VOLUME II AND MAINTAINED THROUGHOUT THE DURATION OF THE EARTH DISTURBANCE OPERATION.

10. 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.

11. 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.

12. 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.

13. EROSION CONTROL BLANKETING IS TO BE USED ON SLOPES STEEPER THAN 3:1.

14. BUILDING, CONSTRUCTION, EXCAVATION, OR OTHER WASTE MATERIALS SHALL NOT BE TEMPORARILY PLACED OR STORED IN THE STREET, ALLEY, OR OTHER PUBLIC WAY, UNLESS 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.

15. VEHICLE TRACKING OF SOILS AND CONSTRUCTION DEBRIS OFF-SITE SHALL BE MINIMIZED. MATERIALS TRACKED OFFSITE SHALL BE CLEANED UP AND PROPERLY DISPOSED OF IMMEDIATELY.

16. 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.

17. 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 SYSTEM AND STORMWATER APPURTENANCES AS A RESULT OF SITE DEVELOPMENT.

18. 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.

19. 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.

20. 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.

21. NO PERSON SHALL CAUSE THE IMPEDIMENT OF STORMWATER FLOW IN THE FLOW LINE OF THE CURB AND GUTTER OR IN THE DITCHLINE.

22. 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 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.

23. ALL CONSTRUCTION TRAFFIC MUST ENTER/EXIT THE SITE AT APPROVED CONSTRUCTION ACCESS POINTS.

24. PRIOR TO ACTUAL CONSTRUCTION THE PERMITEE SHALL VERIFY THE LOCATION OF EXISTING UTILITIES.

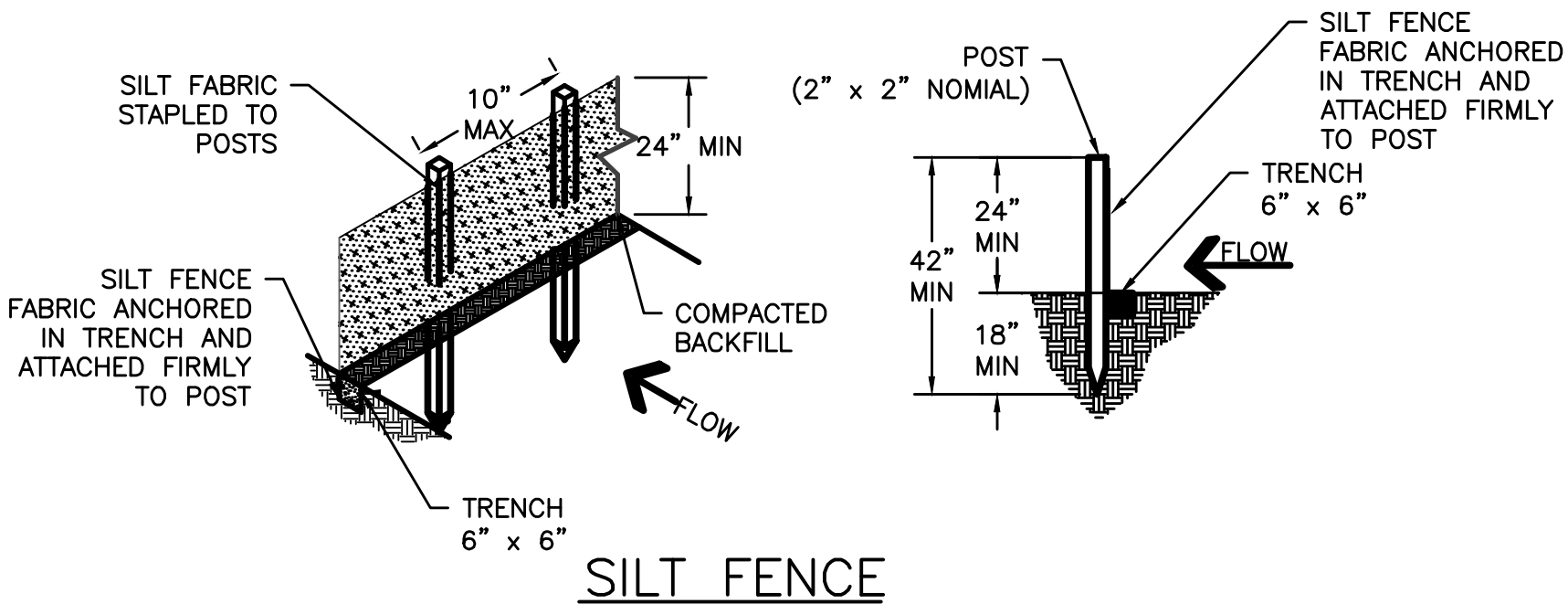
25. A WATER SOURCE SHALL BE AVAILABLE ON SITE DURING EARTHWORK OPERATIONS AND UTILIZED AS REQUIRED TO MINIMIZE DUST FROM EARTHWORK EQUIPMENT AND WIND.

26. THE SOILS REPORT FOR THIS SITE HAS BEEN PREPARED BY KUMAR AND ASSOCIATES AND SHALL BE CONSIDERED A PART OF THESE PLANS.

27. 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, CO 80246-1530  
ATTN: PERMITS UNIT

## GRADING AND EROSION CONTROL DETAILS AND NOTES



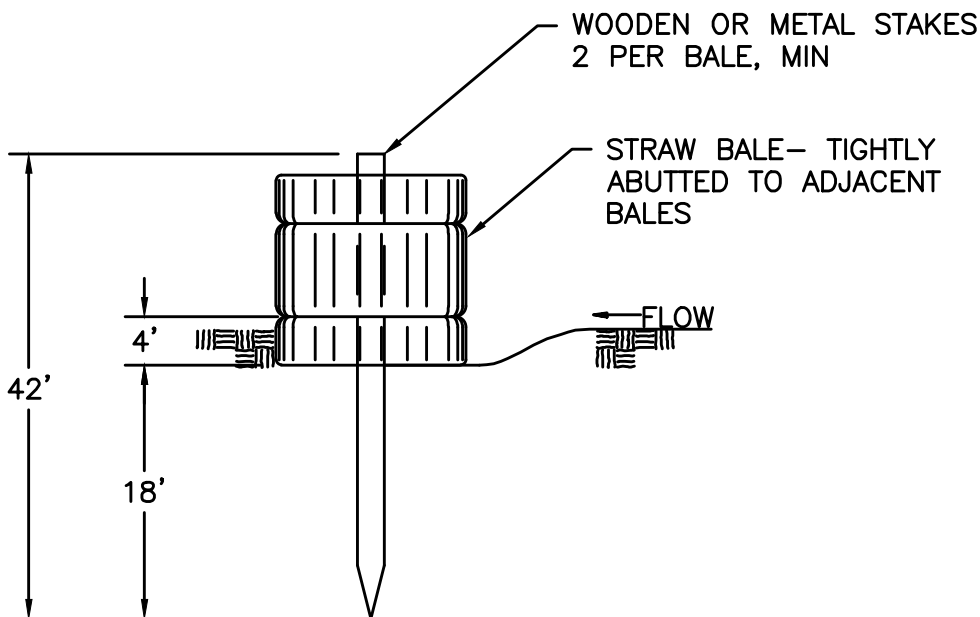
### SILT FENCE NOTES

#### INSTALLATION REQUIREMENTS

- SILT FENCES SHALL BE INSTALLED PRIOR TO ANY LAND DISTURBING ACTIVITIES.
- WHEN JOINTS ARE NECESSARY, SILT FENCE GEOTEXTILE SHALL BE SPLICED TOGETHER ONLY AT SUPPORT POST AND SECURELY SEALED.
- METAL POSTS SHALL BE "STUDDED TEE" OR "U" TYPE WITH MINIMUM WEIGHT OF 1.33 POUNDS PER LINEAR FOOT. WOOD POSTS SHALL HAVE A MINIMUM DIAMETER OR CROSS SECTION DIMENSION OF 2 INCHES.
- THE FILTER MATERIAL SHALL BE FASTENED SECURELY TO METAL OR WOOD POSTS USING WIRE TIES, OR TO WOOD POSTS WITH 3/4" LONG #9 HEAVY-DUTY STAPLES. THE SILT FENCE GEOTEXTILE SHALL NOT BE STAPLED TO EXISTING TREES.
- WHILE NOT REQUIRED, WIRE MESH FENCE MAY BE USED TO SUPPORT THE GEOTEXTILE. WIRE FENCE SHALL BE FASTENED SECURELY TO THE UPSLOPE SIDE OF THE POSTS USING HEAVY-DUTY WIRE STAPLES AT LEAST 3/4" LONG, TIE WIRES OR HOG RINGS. THE WIRE SHALL EXTEND INTO THE TRENCH A MINIMUM OF 6" AND SHALL NOT EXTEND MORE THAN 3' ABOVE THE ORIGINAL GROUND SURFACE.
- ALONG THE TOE OF FILLS, INSTALL THE SILT FENCE ALONG A LEVEL CONTOUR AND PROVIDE AN AREA BEHIND THE FENCE FOR RUNOFF TO POND AND SEDIMENT TO SETTLE. A MINIMUM DISTANCE OF 5 FEET FROM THE TOE OF THE FILL IS RECOMMENDED.
- THE HEIGHT OF THE SILT FENCE FROM THE GROUND SURFACE SHALL BE MINIMUM OF 24 INCHES AND SHALL NOT EXCEED 36 INCHES; HIGHER FENCES MAY IMPOUND VOLUMES OF WATER SUFFICIENT TO CAUSE FAILURE OF THE STRUCTURE.

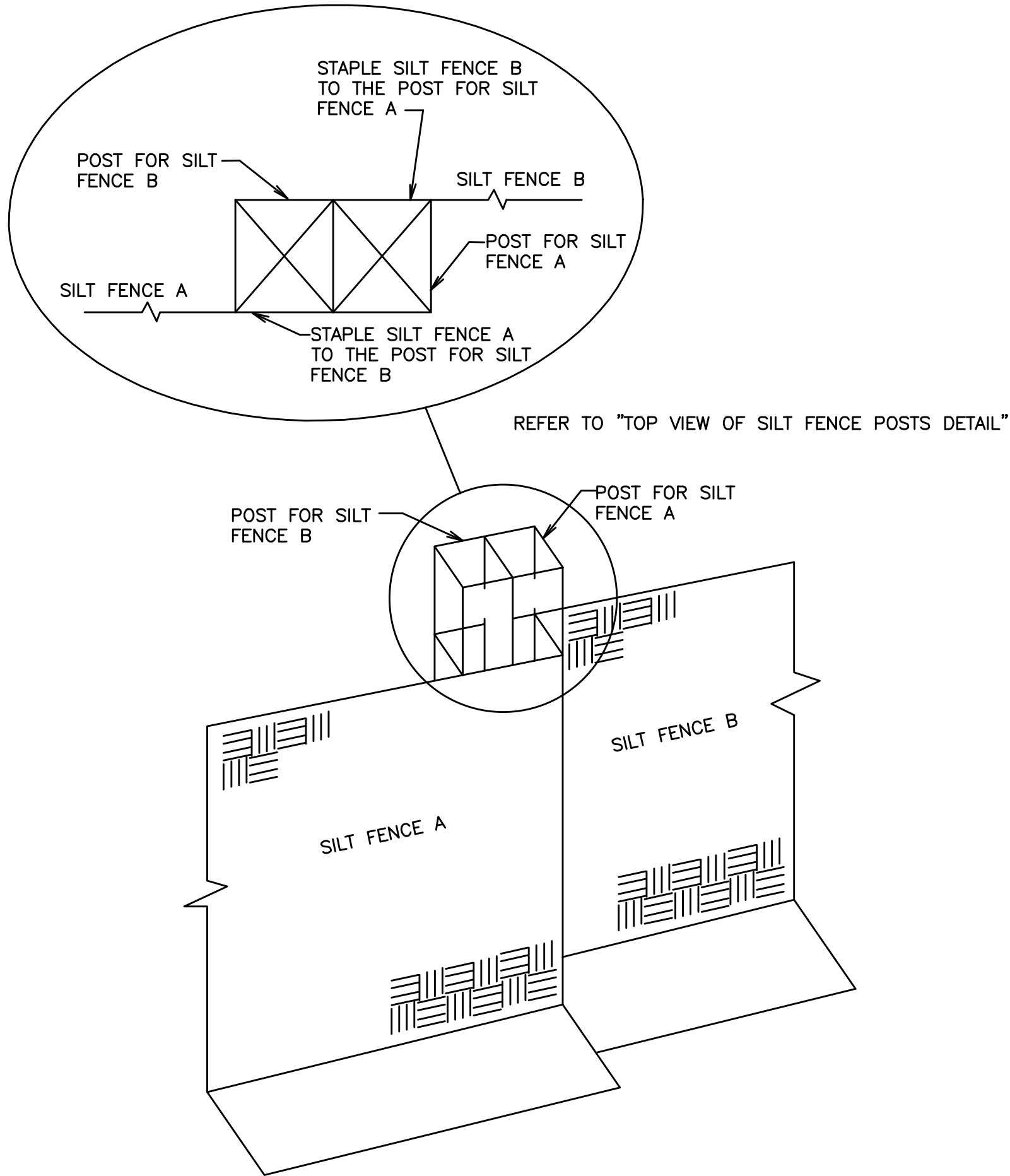
#### MAINTENANCE REQUIREMENTS

- CONTRACTOR SHALL INSPECT SILT FENCES IMMEDIATELY AFTER EACH RAINFALL, AT LEAST DAILY DURING PROLONGED RAINFALL, AND WEEKLY DURING PERIODS OF NO RAINFALL, DAMAGED, COLLAPSED, UNENTRENCHED OR INEFFECTIVE SILT FENCES SHALL BE PROMPTLY REPAIRED OR REPLACED.
- SEDIMENT SHALL BE REMOVED FROM BEHIND SILT FENCE WHEN IT ACCUMULATES TO HALF THE EXPOSED GEOTEXTILE HEIGHT.
- SILT FENCES SHALL REMOVED WHEN ADEQUATE VEGETATIVE COVER IS ATTAINED AS APPROVED BY THE CITY.



### STRAW BALE BARRIER NTS

TOP VIEW OF SILT FENCE POSTS DETAIL



### STRAW BALE BARRIER NOTES

#### INSTALLATION REQUIREMENTS

- STRAW BALE BARRIERS SHALL BE INSTALLED PRIOR TO ANY LAND DISTURBING ACTIVITIES.
- BALES SHALL CONSIST OF APPROXIMATELY 5 CUBIC FEET OF CERTIFIED WEED FREE HAY OR STRAW AND WEIGH NOT LESS THAN 35 POUNDS.
- BALES ARE TO BE PLACED IN A SINGLE ROW WITH THE END OF THE BALES TIGHTLY ABUTTING ONE ANOTHER
- EACH BALE IS TO BE SECURELY ANCHORED WITH AT LEAST TWO STAKES AND THE FIRST STAKE IS TO BE DRIVEN TOWARD THE PREVIOUSLY LAID BALE TO FORCE THE BALES TOGETHER.
- STAKES ARE TO BE A MINIMUM OF 42 INCHES LONG. METAL STAKES SHALL BE STANDARD "T" OR "U" TYPE WITH MINIMUM WEIGHT OF 1.33 POUNDS PER LINEAR FOOT. WOOD STAKES SHALL HAVE A MINIMUM DIAMETER OR CROSS SECTION DIMENSION OF 2 INCHES.
- BALES ARE TO BE BOUND WITH EITHER WIRE OR STRING AND ORIENTED SUCH THAT THE BINDINGS ARE AROUND OF SIDES AND NOT ALONG THE TOPS AND BOTTOMS OF THE BALE.
- GAPS BETEWWN BALES ARE TO BE CHINKED (FILLED BY WEDGING) WITH STRAW OR THE SAME MATERIAL OF THE BALE.
- END BALES ARE TO BE EXTENDED UPSLOPE SO THE TRAPPED RUNOFF CANNOT FLOW AROUND THE ENDS OF THE BARRIER.

#### MAINTENANCE REQUIREMENTS

- CONTRACTOR SHALL INSPECT STRAW BALE BARRIERS IMMEDIATELY AFTER EACH RAINFALL AT LEAST DAILY DURING PROLONGED RAINFALL, AND WEEKLY DURING PERIODS OF NO RAINFALL.
- DAMAGED OR INEFFECTIVE BARRIERS SHALL PROMPTLY BE REPAIRED, REPLACING BALES IF NECESSARY, AND UNENTRENCHED BALES NEED TO BE REPAIRED WITH COMPACTED BACKFILL MATERIAL.
- SEDIMENT SHALL BE REMOVED FROM BEHIND STRAY BALE BARRIERS WHEN IN ACCUMULATES TO APPROXIMATELY 1/2 THE HEIGHT OF THE BARRIER.
- STRAW BALE BARRIERS SHALL BE REMOVED WHEN ADEQUATE VEGETATIVE COVER IS ATTAINED AS APPROVED BY THE CITY.

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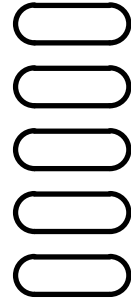
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Acad Ver. 2014 Scale: Units: Feet

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### GARDENS AT NORTH CAREFREE GRADING AND EROSION DETAILS

Designer: CD

Detailer: MB

Structure

Numbers

Sheet Subst:

Project No./Code

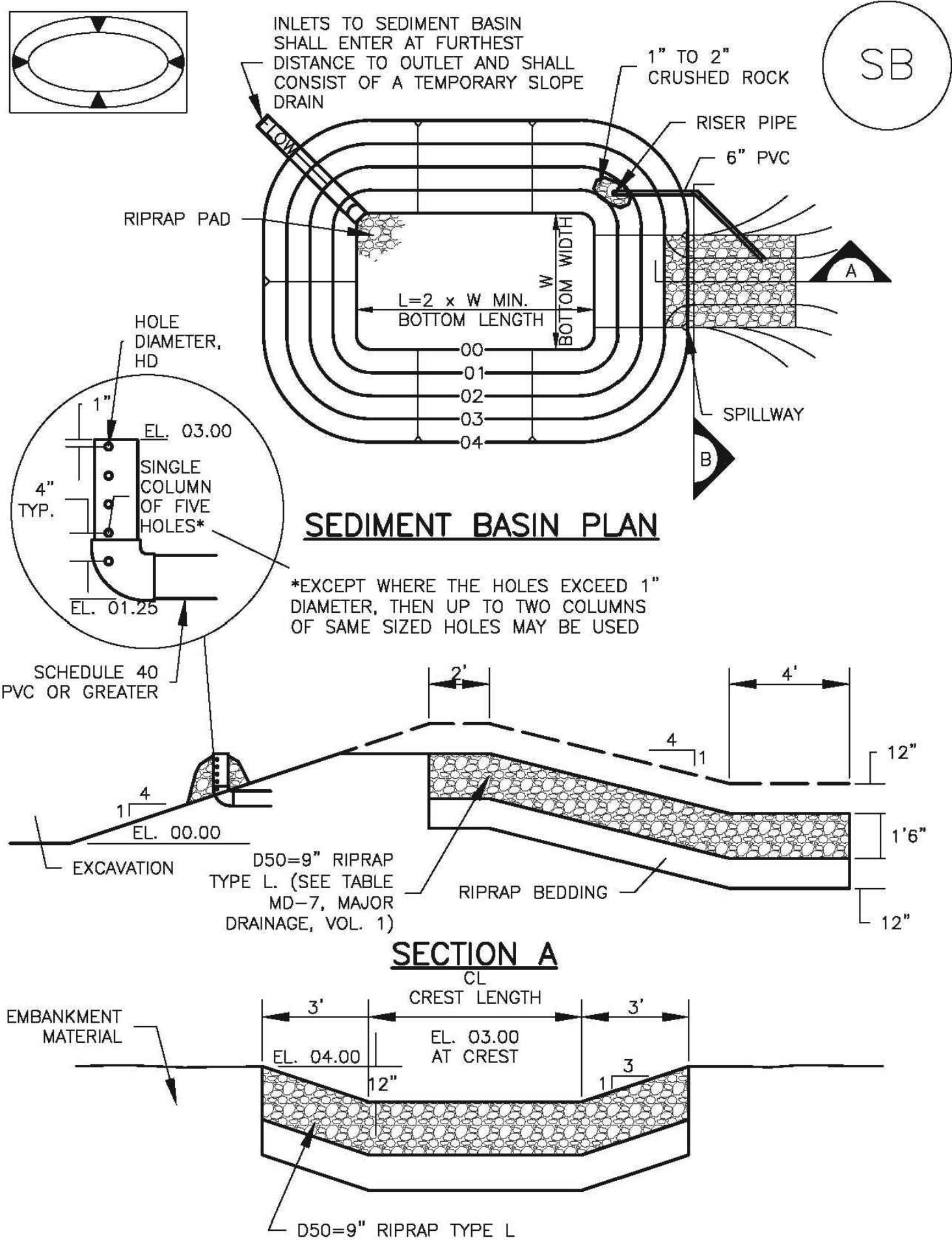
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# GRADING AND EROSION CONTROL

## DETAILS AND NOTES



Upstream Drainage Area (rounded to nearest acre), (ac)	Basin Bottom Width (W), (ft)	Spillway Crest Length (CL), (ft)	Hole Diameter (HD), (in)
1	12 ½	2	9/32
2	21	3	1 1/8
3	28	5	1 ½
4	33 ½	6	1 5/8
5	38 ½	8	2 1/8
6	43	9	2 1/4
7	47 ½	11	2 3/8
8	51	12	2 ½
9	55	13	2 7/8
10	58 ½	15	3 1/8
11	61	16	3 1/4
12	64	18	1
13	67 ½	19	1 1/8
14	70 ½	21	1 1/4
15	73 ½	22	1 3/8

**SEDIMENT BASIN INSTALLATION NOTES**

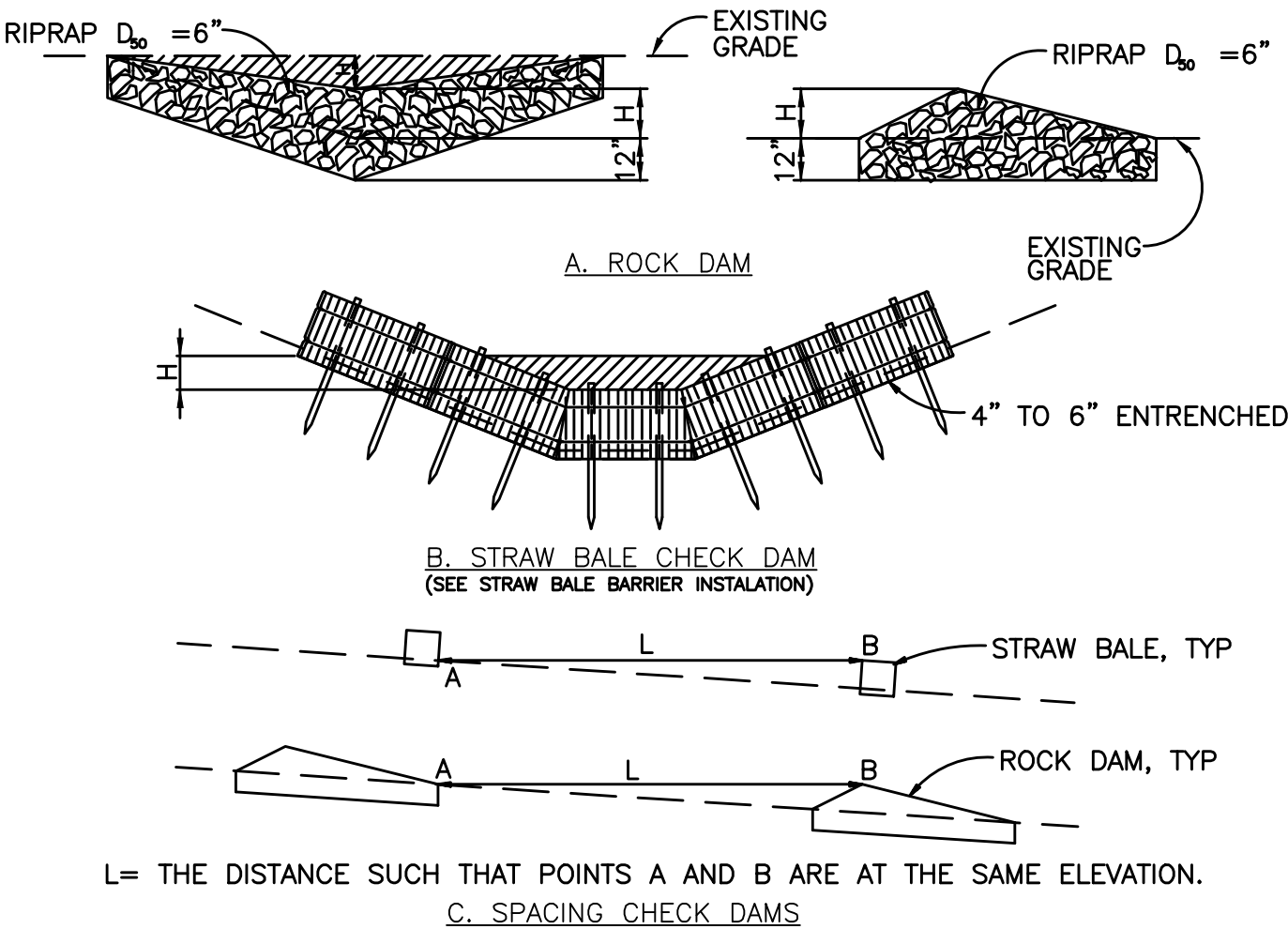
- SEE PLAN VIEW FOR:
  - LOCATION OF SEDIMENT BASIN.
  - TYPE OF BASIN (STANDARD BASIN OR NONSTANDARD BASIN).
  - FOR STANDARD BASIN, BOTTOM WIDTH W, CREST LENGTH CL, AND HOLE DIAMETER, HD.
  - FOR NONSTANDARD BASIN, SEE CONSTRUCTION DRAWINGS FOR DESIGN OF BASIN INCLUDING RISER HEIGHT H, NUMBER OF COLUMNS N, HOLE DIAMETER HD AND PIPE DIAMETER D.
- FOR STANDARD BASIN, BOTTOM DIMENSION MAY BE MODIFIED AS LONG AS BOTTOM AREA IS NOT REDUCED.
- SEDIMENT BASINS SHALL BE INSTALLED PRIOR TO ANY OTHER LAND-DISTURBING ACTIVITY THAT RELIES ON ON BASINS AS 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 D698.
- PIPE SCH 40 OR GREATER SHALL BE USED.
- THE DETAILS SHOWN ON THESE SHEETS PERTAIN TO STANDARD SEDIMENT BASIN(S) FOR DRAINAGE AREAS LESS THAN 15 ACRES. SEE CONSTRUCTION DRAWINGS FOR EMBANKMENT, STORAGE VOLUME, SPILLWAY, OUTLET, AND OUTLET PROTECTION DETAILS FOR ANY SEDIMENT BASIN(S) THAT HAVE BEEN INDIVIDUALLY DESIGNED FOR DRAINAGE AREAS LARGER THAN 15 ACRES.

**SEDIMENT BASIN 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 IN BASIN SHALL BE REMOVED AS NEEDED TO MAINTAIN BMP EFFECTIVENESS, TYPICALLY WHEN SEDIMENT DEPTH REACHES ONE FOOT (I.E., TWO FEET BELOW THE SPILLWAY CREST).
- SEDIMENT BASINS ARE TO REMAIN IN PLACE UNTIL THE UPSTREAM DISTURBED AREA IS STABILIZED AND GRASS COVER IS ACCEPTED BY THE LOCAL JURISDICTION.
- WHEN SEDIMENT BASINS ARE REMOVED, ALL DISTURBED AREAS SHALL BE COVERED WITH TOPSOIL, SEEDED AND MULCHED OR OTHERWISE STABILIZED AS APPROVED BY LOCAL JURISDICTION.

(DETAILS ADAPTED FROM DOUGLAS COUNTY, COLORADO)

NOTE: MANY JURISDICTIONS HAVE BMP DETAILS THAT VARY FROM UDFCD STANDARD DETAILS. CONSULT WITH LOCAL JURISDICTIONS AS TO WHICH DETAIL SHOULD BE USED WHEN DIFFERENCES ARE NOTED.



**CHECK DAM**

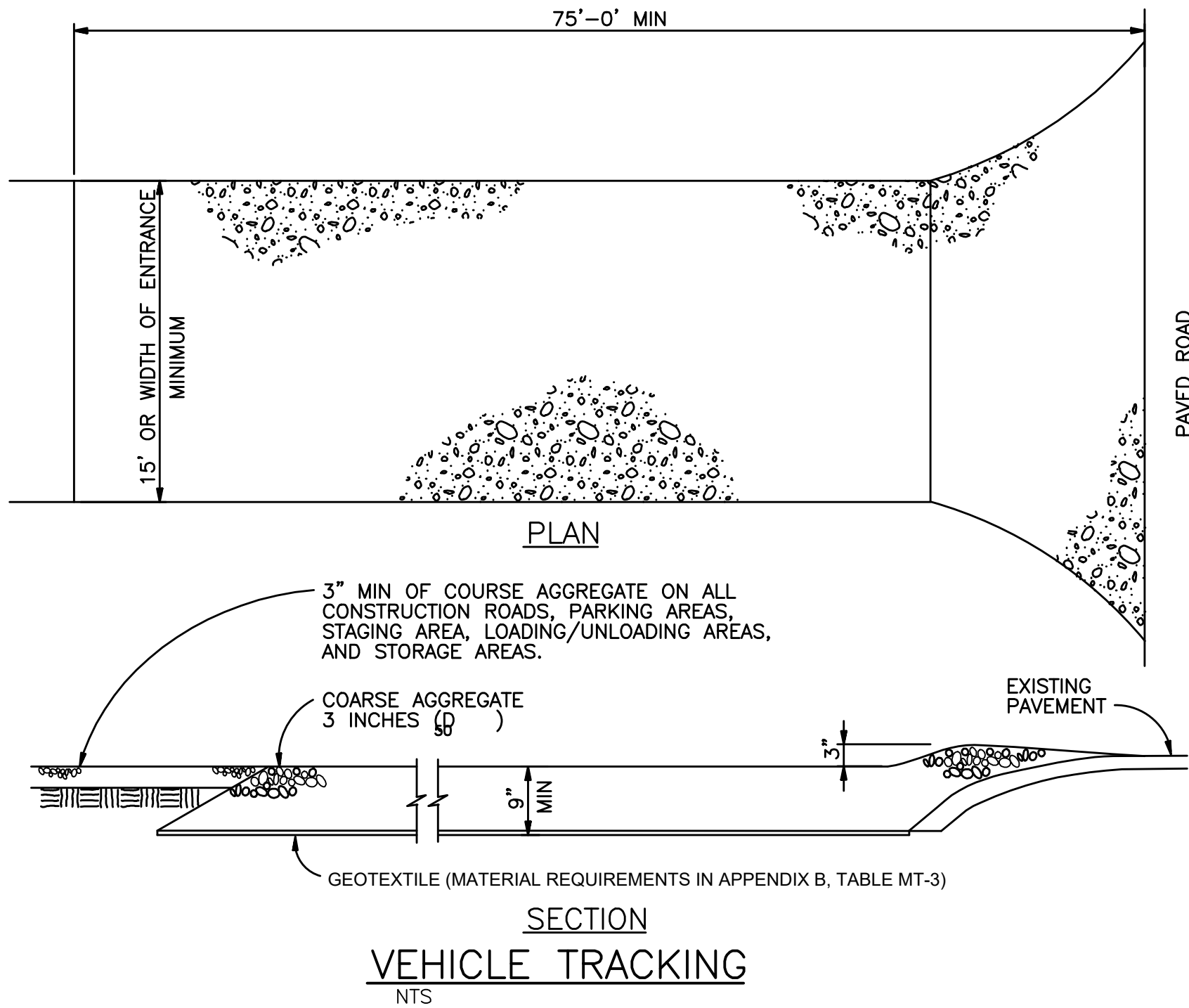
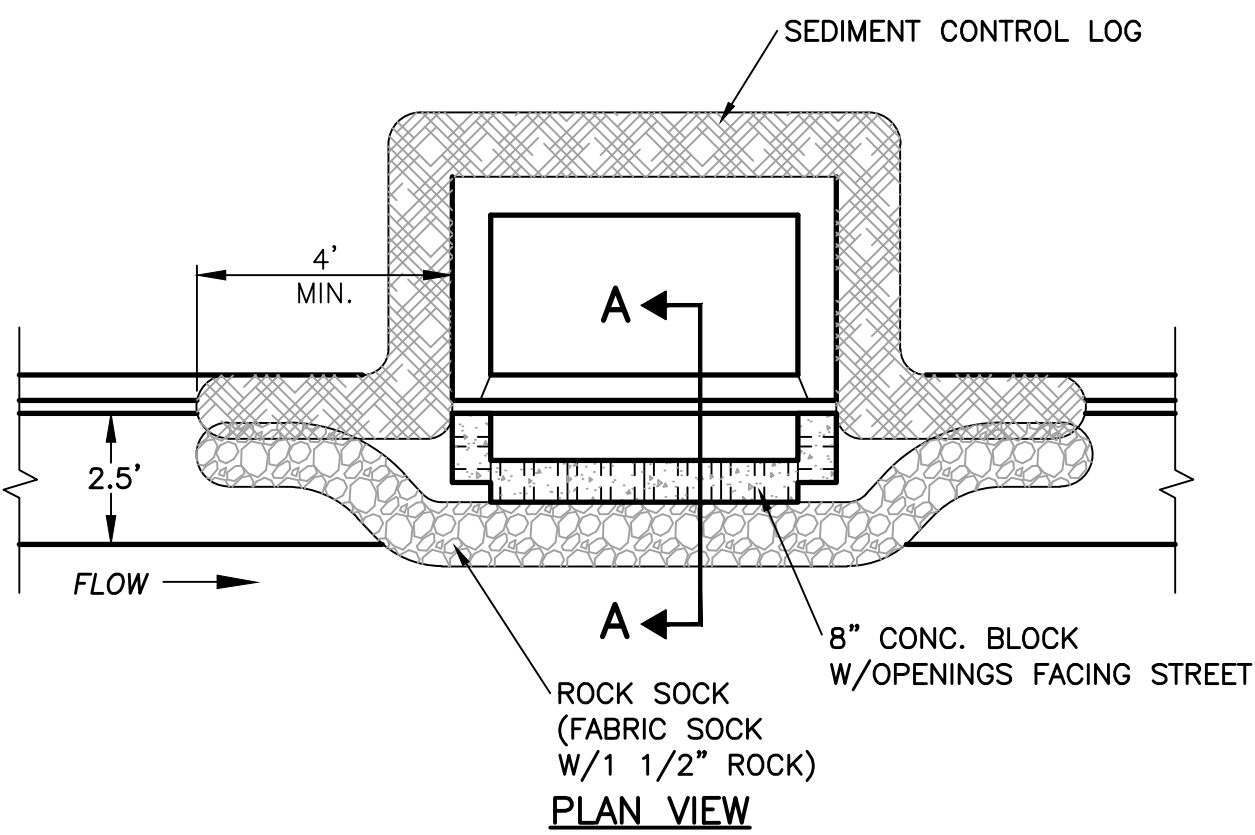
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**CHECK DAM NOTES**

**INSTALLATION REQUIREMENTS**

- STRAW BALES USED AS CHECK DAMS ARE TO MEET THE REQUIREMENTS STATED IN FIGURE SBB-2.
- THE "H" DIMENSION SHALL BE SELECTED TO PROVIDE WEIR FLOW CONVEYANCE FOR 2-YEAR FLOW OR GREATER.
- REGULAR INSPECTIONS ARE TO BE MADE OF ALL CHECK DAMS, ESPECIALLY AFTER STORM EVENTS.
- REPLACE STONE AS NECESSARY TO MAINTAIN THE CORRECT HEIGHT OF THE DAM.
- ACCUMULATED SEDIMENT AND DEBRIS IS TO BE REMOVED FROM BEHIND THE DAMS AFTER EACH STORM OR WHEN 1/2 OF THE ORIGINAL HEIGHT OF THE DAM IS REACHED.
- CHECK DAMS ARE TO REMAIN IN PLACE AND OPERATIONAL UNTIL THE DRAINAGE AREA AND CHANNEL ARE PERMANENTLY STABILIZED.
- WHEN CHECK DAMS ARE REMOVED THE CHANNEL LINING OR VEGETATION IS TO BE RESTORED.

**MAINTENANCE REQUIREMENTS**



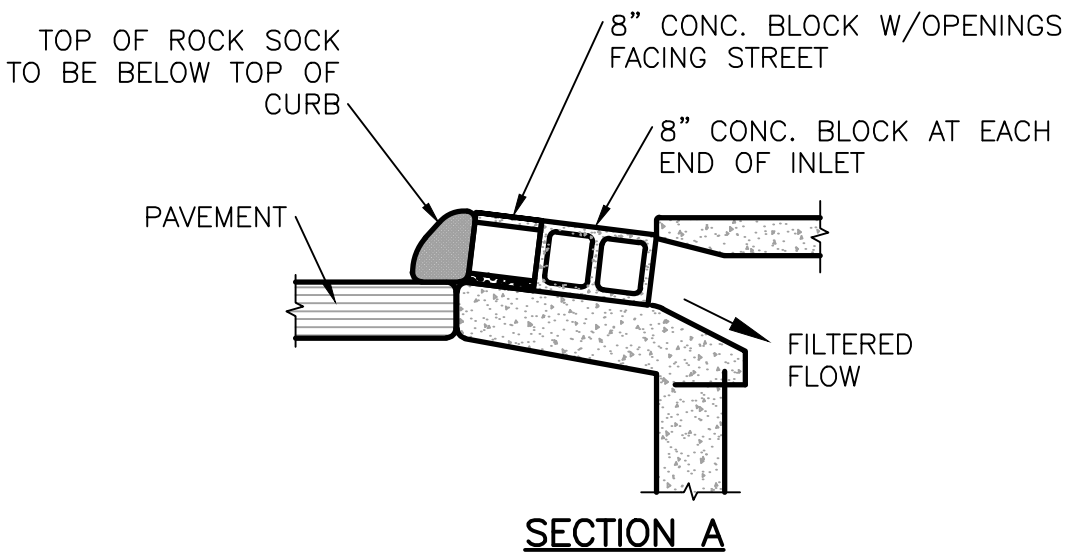
**VEHICLE TRACKING NOTES**

**INSTALLATION REQUIREMENTS**

- ALL ENTRANCES TO THE CONSTRUCTION SITE ARE TO BE STABILIZED PRIOR TO CONSTRUCTION BEGINNING.
- CONSTRUCTION ENTRANCES ARE TO BE BUILT WITH AN APRON TO ALLOW FOR TURNING TRAFFIC, BUT SHOULD NOT BE BUILT OVER EXISTING PAVEMENT EXCEPT FOR A SLIGHT OVERLAP.
- AREAS TO BE STABILIZED ARE TO BE PROPERLY GRADED AND COMPACTED PRIOR TO LAYING DOWN GEOTEXTILE AND STONE.
- CONSTRUCTION ROADS, PARKING AREAS, LOADING/UNLOADING ZONES, STORAGE AREAS, AND STAGING AREAS ARE TO BE STABILIZED.
- CONSTRUCTION ROADS ARE TO BE BUILT TO CONFORM TO SITE GRADES, BUT SHOULD NOT HAVE SIDE SLOPES OR ROAD GRADES THAT ARE EXCESSIVELY STEEP.

**MAINTENANCE REQUIREMENTS**

- REGULAR INSPECTIONS ARE TO BE MADE OF ALL STABILIZED AREAS, ESPECIALLY AFTER STORM EVENTS.
- STONES ARE TO BE REAPPLIED PERIODICALLY AND WHEN REPAIR IS NECESSARY.
- SEDIMENT TRACKED ONTO PAVED ROADS IS TO BE REMOVED DAILY BY SHOVELING OR SWEEPING. SEDIMENT IS NOT TO BE WASHED DOWN STORM SEWER DRAINS.
- STORM SEWER INLET PROTECTION IS TO BE IN PLACE, INSPECTED, AND CLEANED IF NECESSARY.
- OTHER ASSOCIATED SEDIMENT CONTROL MEASURES ARE TO BE INSPECTED TO ENSURE GOOD WORKING CONDITION.

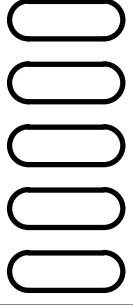


**TYPE R INLET**  
**INLET PROTECTION**

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**GARDENS AT NORTH CAREFREE**  
**GRADING AND EROSION DETAILS**

Designer: CD  
Detailer: MB

Structure  
Numbers

Sheet Subset:

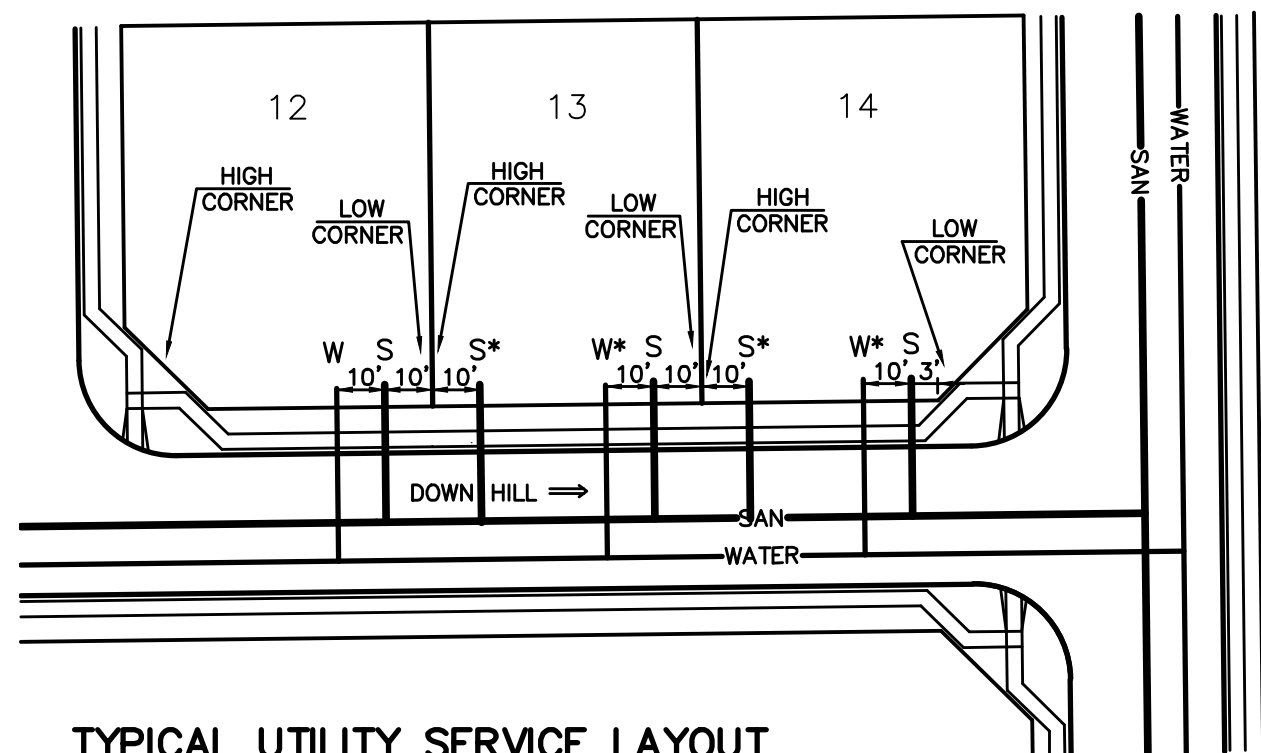
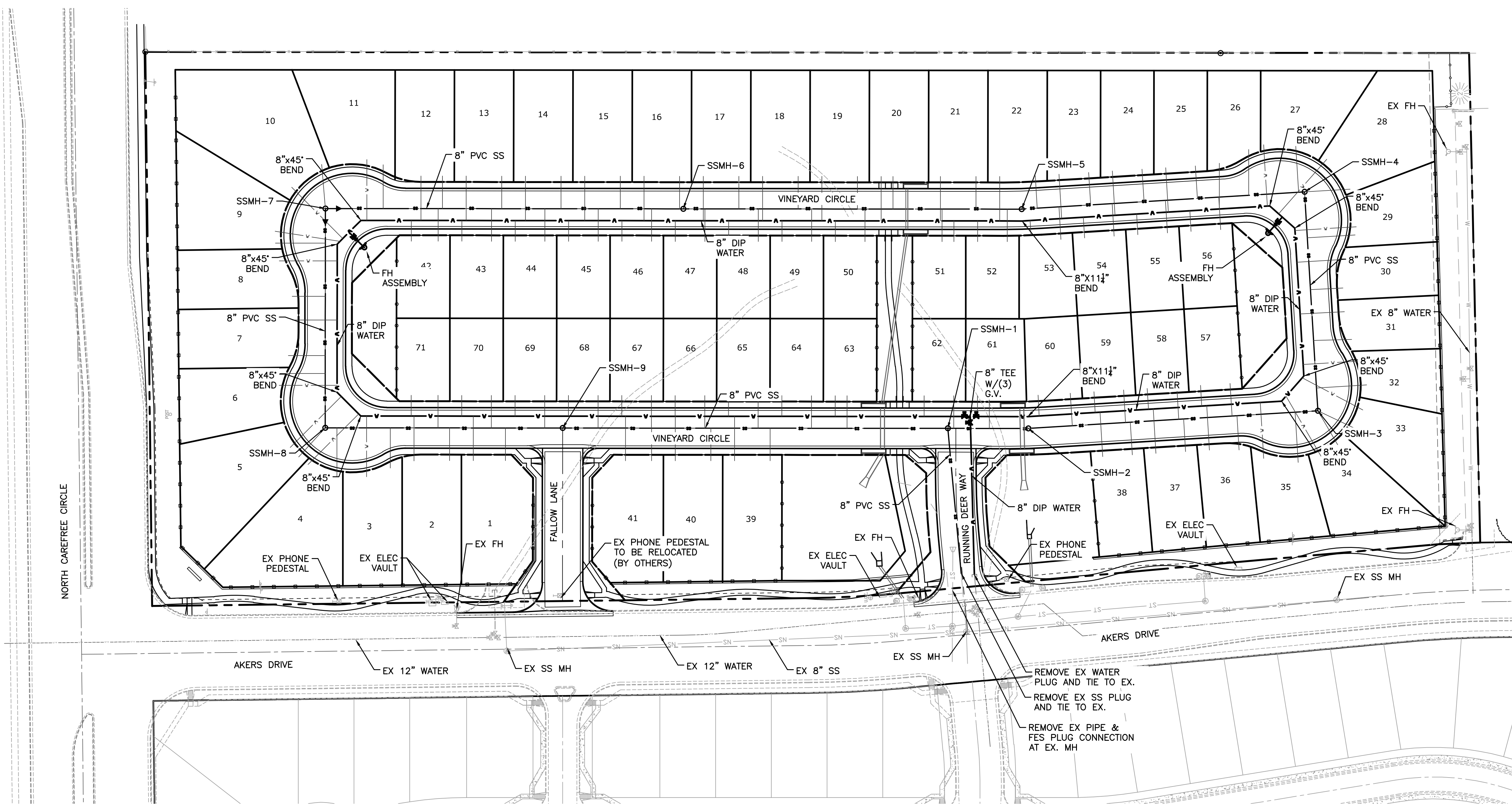
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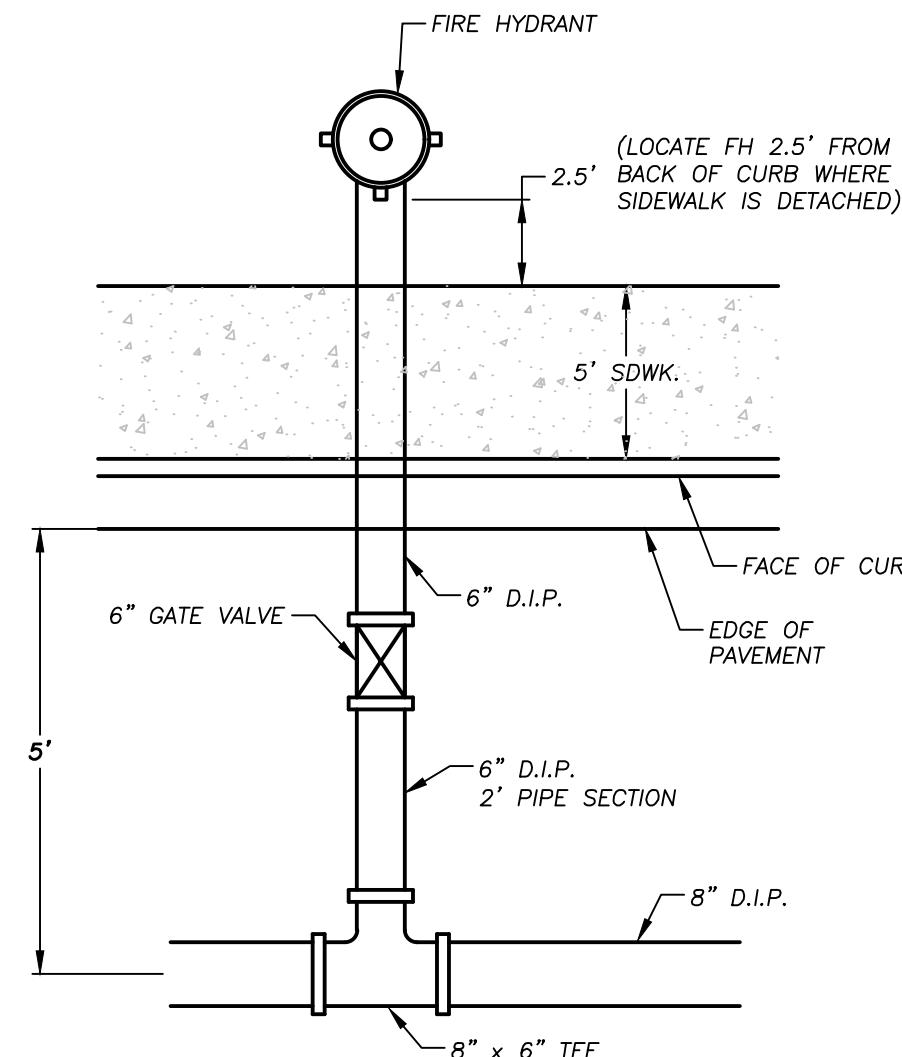
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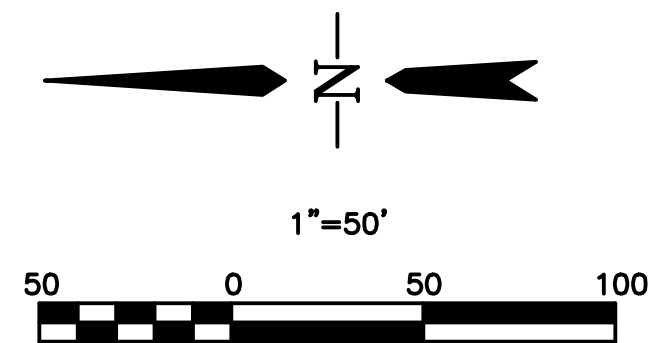
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2019/02/27 5:50 PM By: Durham, Charlene



**TYPICAL UTILITY SERVICE LAYOUT**  
DEVELOPER TO COORDINATE LOCATION OF ELECTRIC, PHONE AND CABLE.

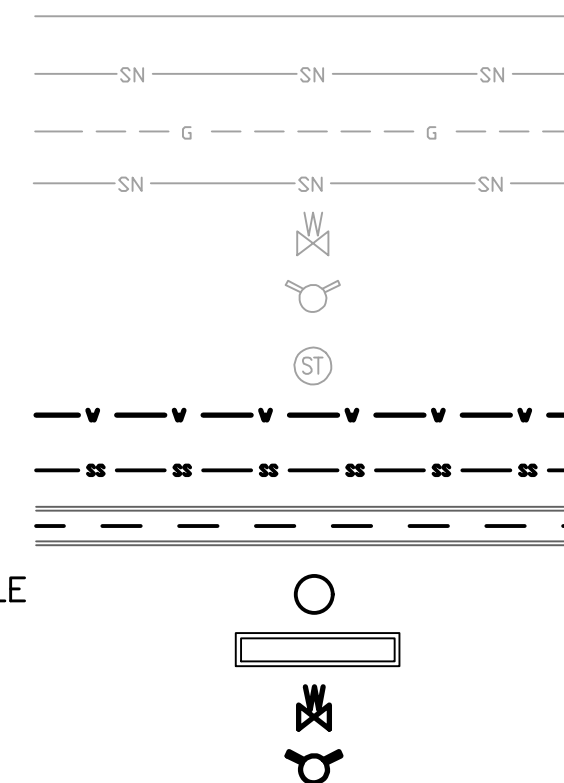


**FIRE HYDRANT CONFIGURATION**  
SCALE : N.T.S.



**LEGEND**

- EX WATER
- EX SAN SEWER
- EX GAS
- EX STORM SEWER
- EX WATER VALVE
- EX FIRE HYDRANT
- EX SANITARY SEWER MH
- PR WATER LINE
- PR SANITARY SEWER
- PR STORM SEWER
- PR SANITARY SEWER MANHOLE
- PR STORM SEWER MANHOLE
- PR WATER VALVE
- PR FIRE HYDRANT



- NOTES:**
- MECHANICAL MEANS SHOULD NOT BE USED TO ACCOMPLISH CURVED PIPE ALIGNMENTS WITH THE WASTEWATER PVC PIPE. IT IS THE INTENT THAT THIS SHOULD BE ACCOMPLISHED MANUALLY IN THE TRENCH BY THE INSTALLATION PERSONNEL. THE CURVE SHOULD BE ACCOMPLISHED BY BENDING THE PIPE RATHER THAN DEFLECTING THE JOINTS. OVER-BENDING OF JOINTS SHOULD BE AVOIDED. WATERLINE DUCTILE IRON PIPE DEFLECTIONS TO BE ACCOMPLISHED IN ACCORDANCE WITH SECURITY WATER DISTRICT STANDARDS.
  - THE MINIMUM RADIUS OF CURVATURE FOR 8-INCH PVC DIAMETER PIPE IS 200 FEET.
  - ALL WATER SERVICES TO BE 1" DRISCOPEX 5100 ULTRA-LINE POLYETHYLENE PIPING, SDR-7, (OR SWD APPROVED) ACCOMPANIED BY A #6 BARE COPPER LOCATION WIRE.

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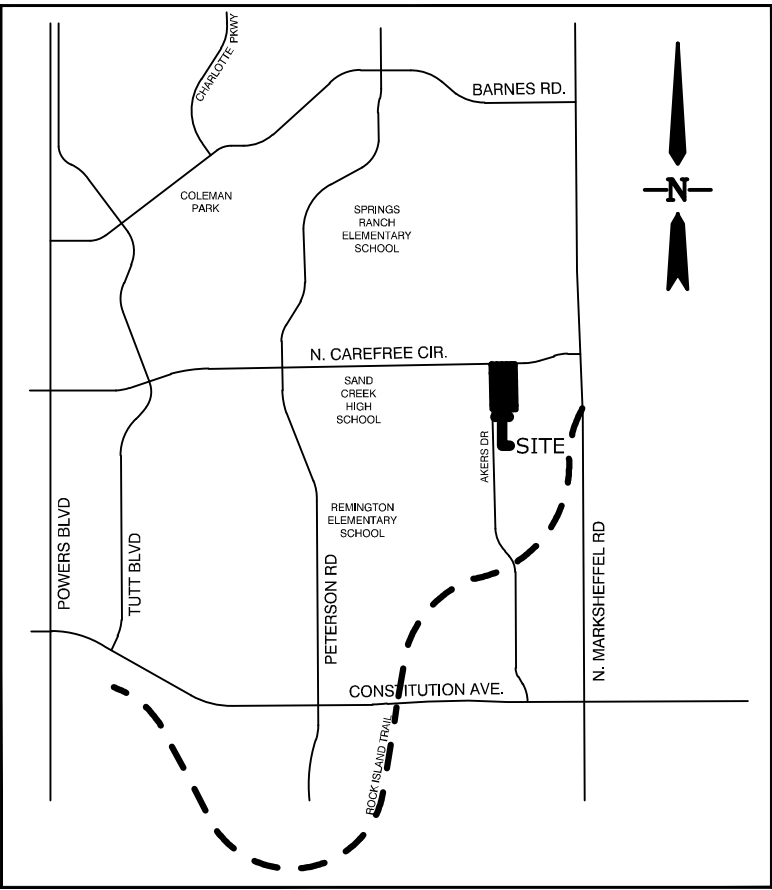
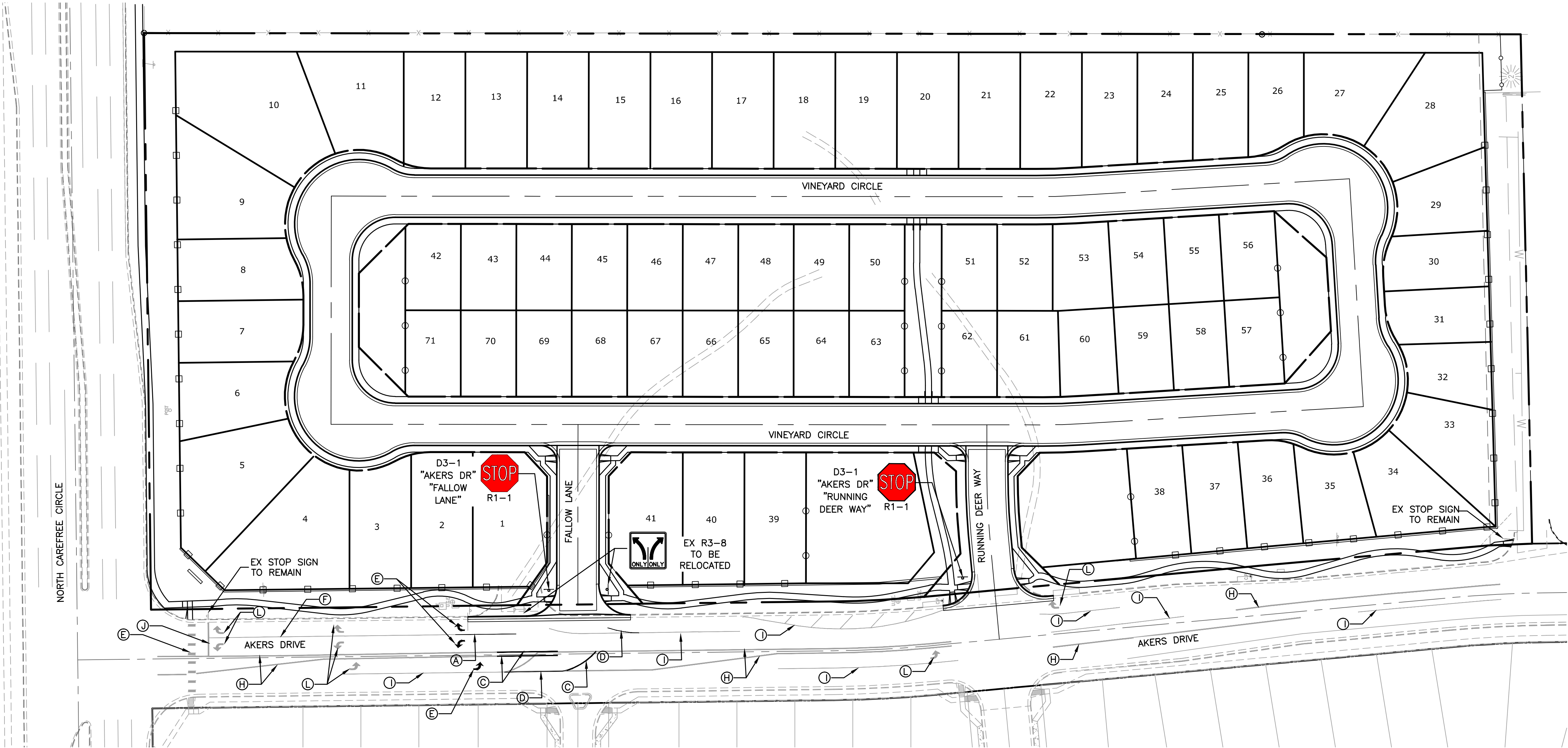
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THE GARDENS AT NORTH CAREFREE MASTER UTILITY PLAN		
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Detailer: MB	Numbers	
Sheet Subset:		

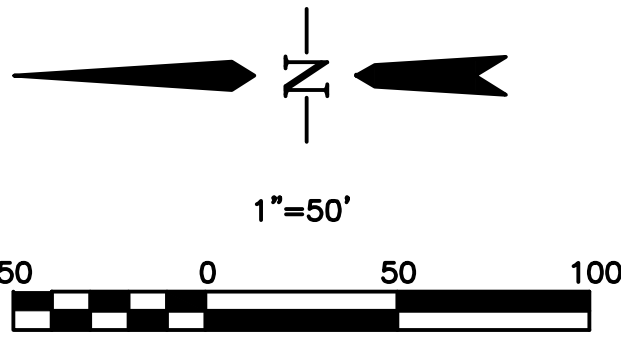
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2019/02/27 5:09 PM By: Durham, Charlene



**VICINITY MAP**  
N.T.S.



**LEGEND**

- A 4" WHITE EDGE LINE
- B 4" YELLOW DASHED CENTERLINE
- C 4" DOUBLE YELLOW CENTERLINE
- D 8" WHITE CHANNELIZING LINE
- E PREFORMED PLASTIC WHITE SYMBOL
- F EX. 4" WHITE EDGE LINE
- G EX. 4" YELLOW DASHED CENTERLINE
- H EX. 4" DOUBLE YELLOW CENTERLINE
- I EX. 8" WHITE CHANNELIZING LINE
- J EX. 12" WHITE STOP BAR
- K EX. 24" WHITE CROSSWALK
- L EX. PREFORMED PLASTIC WHITE SYMBOL

**STRIPING AND SIGNAGE GENERAL NOTES:**

1. ALL SIGNS AND PAVEMENT MARKINGS SHALL BE IN COMPLIANCE WITH THE CURRENT MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD).
2. 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 DAY OR NIGHT CONDITIONS. AT NO TIME WILL IT BE ACCEPTABLE TO PAINT OVER EXISTING PAVEMENT MARKINGS.
3. ANY DEVIATION FROM THE STRIPING AND SIGNING PLAN SHALL BE APPROVED BY EL PASO COUNTY DEVELOPMENT SERVICES.
4. 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.
5. STREET NAME AND REGULATORY STOP SIGNS SHALL BE ON THE SAME POST AT INTERSECTIONS.
6. ALL REMOVED SIGNS SHALL BE DISPOSED OF IN A PROPER MANNER BY THE CONTRACTOR.
7. ALL STREET NAME SIGNS SHALL HAVE "C" SERIES LETTERS, WITH LOCAL ROADWAY SIGNS BEING 4" UPPER-LOWER CASE LETTERING ON 8" BLANK AND COLLECTOR ROADWAY SIGNS BEING 6" LETTERING, UPPER-LOWER CASE ON 12" BLANK, WITH 1/2" WHITE BORDER THAT IS NOT RECESSED.
8. ALL TRAFFIC SIGNS SHALL HAVE A MINIMUM HIGH INTENSITY PRISMATIC GRADE SHEETING.
9. 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.
10. ALL SIGNS SHALL BE SINGLE SHEET ALUMINUM WITH 0.100" MINIMUM THICKNESS.
11. 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. CROSSWALKS LINES SHALL BE 12" WIDE AND 8' LONG PER CDOT S-627-1.
12. 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.
13. THE CONTRACTOR SHALL NOTIFY EL PASO COUNTY DEVELOPMENT SERVICES (719) 520-6819 PRIOR TO AND UPON COMPLETION OF SIGNING AND STRIPING.
14. THE CONTRACTOR SHALL OBTAIN A WORK IN THE RIGHT OF WAY PERMIT FROM THE EL PASO COUNTY DEPARTMENT OF TRANSPORTATION PRIOR TO ANY SIGNAGE OR STRIPING WORK WITHIN AN EXISTING EL PASO COUNTY ROADWAY.

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