

3. THE LOCATION OF EXISTING UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY AND MAY NOT INCLUDE ALL UTILITIES. THE EXCAVATION CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK. THE CONTRACTOR AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY HIS FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UTILITIES.
2. BEFORE COMMENCING ANY EXCAVATION, CALL **1-800-922-1987** FOR EXISTING UTILITY LOCATIONS.
3. THE CONTRACTOR WILL TAKE THE NECESSARY PRECAUTIONS TO PROTECT EXISTING UTILITIES FROM DAMAGE DUE TO THIS OPERATION. ANY DAMAGE TO THE UTILITIES WILL BE REPAIRED AT THE CONTRACTOR'S EXPENSE, AND ANY SERVICE DISRUPTION WILL BE SETTLED BY THE CONTRACTOR.
4. ALL BACKFILL, SUB-BASE AND/OR BASE COURSE (CLASS 6) MATERIAL SHALL BE COMPACTED TO THE SOILS ENGINEER'S RECOMMENDATIONS, AND APPROVED BY EL PASO COUNTY PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT (PCD).
5. ALL STATIONING IS CENTERLINE UNLESS OTHERWISE INDICATED. ALL ELEVATIONS ARE CENTERLINE UNLESS OTHERWISE INDICATED.
6. THE CONTRACTOR SHALL REVEGETATE ALL DISTURBED AREAS AS SOON AS POSSIBLE AND EROSION CONTROL SHALL BE INSTALLED AND MAINTAINED IN A FUNCTIONAL MANNER AT ALL TIMES. DEVELOPER RESPONSIBLE FOR MAINTAINING DISTURBED AREAS UNTIL REVEGETATION IS COMPLETE.
7. ALL DISTURBED PAVEMENT EDGES SHALL BE CUT TO NEAT LINES. REPAIR SHALL CONFORM TO THE EPC ECM APPENDIX K-1.2C.
8. ADDITIONAL EROSION CONTROL STRUCTURES MAY BE REQUIRED AT THE TIME OF CONSTRUCTION.
9. BUILDING CONTRACTORS WILL BE RESPONSIBLE FOR CONSTRUCTING POSITIVE DRAINAGE AWAY FROM ALL STRUCTURES.
10. ASPHALT THICKNESS AND BASE COURSE THICKNESS (COMPACTED) FOR ROADS SHALL BE PER DESIGN REPORT BY OWNER'S GEOTECHNICAL ENGINEER. OWNER'S GEOTECHNICAL ENGINEER TO BE ON SITE AT TIME OF ROAD CONSTRUCTION TO EVALUATE SOIL CONDITIONS AND DETERMINE IF ADDITIONAL MEASURES ARE NECESSARY TO ASSURE STABILITY OF THE NEW ROADS. PAVEMENT DESIGN SHALL BE APPROVED BY PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT PRIOR TO CONSTRUCTION.
11. THE CONTRACTOR SHALL REVEGETATE ALL DISTURBED AREAS WITHIN 21 DAYS OF SUBSTANTIAL GRADING COMPLETION. EROSION CONTROL SHALL BE INSTALLED AND MAINTAINED IN A FUNCTIONAL MANNER AT ALL TIMES. DEVELOPER IS RESPONSIBLE FOR MAINTAINING DISTURBED AREAS UNTIL REVEGETATION IS COMPLETE.
12. TYPE II RIP-RAP WITH 4" OF TYPE II GRANULAR BEDDING AND MIRIF 180N OR EQUAL MAY BE SUBSTITUTED WHERE TYPE I RIP-RAP WITH MIRIF 700 OR EQUAL IS SPECIFIED.
13. ALL MATERIALS AND INSTALLATION PROCEDURES SHALL BE IN COMPLIANCE WITH ANY AND ALL APPLICABLE EL PASO COUNTY STANDARDS AND WITH PAINT BRUSH HILLS METRO DISTRICT CONSULTING ENGINEER APPROVAL.
14. ALL WATER MAINS SHALL BE AWWA C900-SDR18 PVC WITH PUSH-ON SINGLE GASKET TYPE JOINTS.
15. ALL WATER MAIN FITTINGS SHALL BE MADE FROM GRAY-IRON OR DUCTILE IRON AND FURNISHED WITH MECHANICAL JOINT ENDS. ALL FITTINGS SHALL HAVE A PRESSURE RATING OF 250 PSI.
16. ALL WATER LINE BENDS, TEES, BLOW-OFFS AND PLUGS AT END-END MAINS SHALL BE PROTECTED FROM THRUST BY USING CONCRETE THRUST BLOCKS AND/OR RODDING AND RESTRAINED PIPE PER THE PAINT BRUSH HILLS METRO DISTRICT CONSULTING ENGINEER APPROVAL.
17. MAXIMUM DEFLECTION OF 8" & 12" PVC WATER MAIN JOINTS IS 4 DEGREES. CORRESPONDING MINIMUM CURVE RADIUS IS 286'. ADDITIONAL 11.25" OR 22.5" BENDS MAY BE REQUIRED FOR PROPER ALIGNMENT.
18. CONTRACTOR IS RESPONSIBLE FOR PROVIDING DETAILED AS-BUILTS OF ALL WATER MAIN, STORM SEW AND SAN. SEW. MAIN INSTALLATIONS, INCLUDING ACCURATE DISTANCES OF MAIN LINES, VALVES, FITTINGS, MANHOLES AND LOCATIONS OF WATER AND SEWER SERVICES.
19. SANITARY SEWER PIPE AND FITTINGS: PVC 4"-8" ASTM D3034, TYPE PSM, SDR 35; PUSH-ON JOINTS AND MOLDED BIRDHOUSE GASKETS. MAXIMUM HORIZONTAL DEFLECTION, AFTER INSTALLATION AND BACK FILLING SHALL NOT EXCEED 3% OF THE PIPE DIAMETER. (MINIMUM CURVE RADIUS IS 100' FOR 8" PVC SAN. SEW. MAIN.

3. 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 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).
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. NOTWITHSTANDING ANYTHING DEPICTED IN THESE PLANS IN WORDS OR GRAPHIC REPRESENTATION, ALL DESIGN AND CONSTRUCTION RELATED TO ROADS, STORM DRAINAGE AND EROSION CONTROL SHALL CONFORM TO THE STANDARDS AND REQUIREMENTS OF THE MOST RECENT VERSION OF THE RELEVANT ADOPTED EL PASO COUNTY STANDARDS, INCLUDING THE LAND DEVELOPMENT CODE, THE ENGINEERING CRITERIA MANUAL, THE DRAINAGE CRITERIA MANUAL, AND THE DRAINAGE CRITERIA MANUAL VOLUME 2. ANY DEVIATIONS FROM REGULATIONS AND STANDARDS MUST BE REQUESTED, AND APPROVED, IN WRITING. ANY MODIFICATIONS NECESSARY TO MEET CRITERIA AFTER-THE-FACT WILL BE ENTIRELY THE DEVELOPER'S RESPONSIBILITY TO RECTIFY.
5. IT IS THE DESIGN ENGINEER'S RESPONSIBILITY TO ACCURATELY SHOW EXISTING CONDITIONS, BOTH ON-SITE AND OFF-SITE, 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 PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT – 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 PCD. 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 PCD.
10. CONTRACTOR SHALL COORDINATE GEOTECHNICAL TESTING PER ECM STANDARDS. PAVEMENT DESIGN SHALL BE APPROVED BY EL PASO COUNTY PCD PRIOR TO PLACEMENT OF CURB AND GUTTER AND PAVEMENT.
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 DEPARTMENT OF PUBLIC WORKS AND MUTCD CRITERIA.
14. CONTRACTOR SHALL OBTAIN ANY PERMITS REQUIRED BY EL PASO COUNTY DEPARTMENT OF PUBLIC WORKS, INCLUDING WORK WITHIN THE RIGHT-OF-WAY AND SPECIAL TRANSPORT PERMITS.
15. THE LIMITS OF CONSTRUCTION SHALL REMAIN WITHIN THE PROPERTY LINE UNLESS 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.

3. 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 PLANNING AND COMMUNITY DEVELOPMENT.
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 "D" SERIES LETTERS, WITH LOCAL ROADWAY SIGNS BEING 4" UPPER-LOWER CASE LETTERING ON 8" BLANK AND NON-LOCAL ROADWAY SIGNS 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"
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 LEAD 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 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 PLANNING AND COMMUNITY DEVELOPMENT (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 PUBLIC WORKS (DPW) PRIOR TO ANY SIGNAGE OR STRIPING WORK WITHIN AN EXISTING EL PASO COUNTY ROADWAY.

A site location map showing the intersection of Tower Ave and Stapleton Dr. The map includes labels for 'SITE' with an arrow pointing to a hatched area, 'LONGONDESBERRY DR', 'TOWER AVE', 'STAPLETON DR', 'BIRCHMOUNT RD', and 'MERIDIAN RD'.

KEYNES DRIVE

KINGSBURY DRIVE

COUNTRY MANOR DRIVE

HARTWOOD DRIVE

GRACE MANOR DRIVE

WATERLODE DRIVE

KINGSBURY COURT

SITE MAP  
N.T.S.

SHEET 1	TITLE SHEET
SHEET 2	STREET SECTION & DETAILS
SHEET 3	STREET PLAN & PROFILE - KEYNES DR
SHEET 4	STREET PLAN & PROFILE - KEYNES DR
SHEET 5	STREET PLAN & PROFILE - DEVONCOVE DR
SHEET 6	STREET PLAN & PROFILE - DEVONCOVE DR & GRACE MANOR DR
SHEET 7	STREET PLAN & PROFILE - WATERLOO DR
SHEET 8	STREET PLAN & PROFILE - FINSBURY DR
SHEET 9	STREET PLAN & PROFILE - KINGSBURY DR
SHEET 10	STREET PLAN & PROFILE - KINGSBURY DR & COUNTRY MANOR DR
SHEET 11	STREET PLAN & PROFILE - COUNTRY MANOR DR
SHEET 12	STREET PLAN & PROFILE - HARTWOOD DR
SHEET 13	STREET SIDEWALK PLAN - EX KEATING DR
SHEET 14	INTERSECTION DETAILS
SHEET 15	INTERSECTION DETAILS
SHEET 16	INTERSECTION DETAILS
SHEET 17	INTERSECTION DETAILS
SHEET 18	SIGNAGE & STRIPING PLAN
SHEET 19	SIGNAGE & STRIPING PLAN
SHEET 20	GENERAL DETAILS
SHEET 21	GENERAL NOTES AND DETAILS
SHEET 22	STORM PLAN & PROFILE- STORM 1, STORM 2
SHEET 23	STORM PLAN & PROFILE- STORM 3 STA 1+00.00 TO STA 14+00.00
SHEET 24	STORM PLAN & PROFILE- STORM 3 STA 14+00.00 TO STA 25+78.75
SHEET 25	STORM PLAN & PROFILE- STORM 3, LAT 1, LAT 2, LAT 3, LAT 4
SHEET 26	STORM PLAN & PROFILE- STORM 4, STORM 5, STORM 6
SHEET 27	STORM PLAN & PROFILE- STORM 8, STORM 5, LAT 1, STORM 9
SHEET 28	EXTENDED DETENTION POND C SITE PLAN & SANITARY OUTFALL
SHEET 29	EXTENDED DETENTION POND C DETAILS (FOREBAY, LOW FLOW CHAN, ETC)
SHEET 30	EXTENDED DETENTION POND C DETAILS (OUTLET STRUCTURE)

OWNER/DEVELOPER: THE LANDHUIS COMPANY  
212 N. WAHSATCH AVE, SUITE 110  
COLORADO SPRINGS, CO 80903  
JEFF MARK (719) 635-3200

CIVIL ENGINEER: M & S CIVIL CONSULTANTS, INC.  
20 BOULDER CRESCENT, SUITE 110  
COLORADO SPRINGS, CO 80903  
VIRGIL A. SANCHEZ P.E. (719) 955-5485

COUNTY ENGINEER: EL PASO COUNTY PLANNING  
AND COMMUNITY DEVELOPMENT  
2880 INTERNATIONAL CIRCLE, SUITE 110  
COLORADO SPRINGS, CO 80910  
MR. GILBERT LAFORCE (719) 520-7945

METRO DISTRICT: PAINT BRUSH HILLS METRO DISTRICT  
9830 LIBERTY GROVE DR.  
FALCON, CO 80831  
MR. LEON GOMES (719) 495-8188

FIRE DEPARTMENT: FALCON FIRE PROTECTION DISTRICT  
7030 N. MERIDIAN RD.  
FALCON, CO 80831  
CHIEF HARWIG (719) 495-4050

GAS DEPARTMENT: BLACKHILLS ENERGY  
37 WIDEFIELD BOULEVARD,  
WIDEFIELD, COLORADO 80911  
MR GEORGE M. PETERSON (719) 392-3499

ELECTRIC DEPARTMENT: MOUNTAIN VIEW ELECTRIC  
P.O. BOX 1600  
LIMON, CO 80828  
MR. LES ULFERS, (719) 495-2283

TELEPHONE COMPANY: CENTURY LINK  
(LOCATORS) 811  
AT&T  
(LOCATORS) 811

DETAILED CONSTRUCTION PLANS AND SPECIFICATIONS ENGINEER'S STATEMENT:  
THESE DETAILED PLANS AND SPECIFICATIONS WERE PREPARED UNDER MY DIRECTION AND SUPERVISION. SAID DETAILED 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 THE APPLICABLE MASTER DRAINAGE PLANS AND MASTER TRANSPORTATION PLANS. SAID PLANS AND SPECIFICATIONS MEET THE PURPOSES FOR WHICH THE PARTICULAR ROADWAY AND DRAINAGE FACILITY(S) 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 THE DETAILED PLANS AND SPECIFICATIONS.



3-22-21  
DATE

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

3-22-21  
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 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.

IN ACCORDANCE WITH THE 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 YET 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 DIRECTOR'S DISCRETION.

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

1. SOUTH  $\frac{1}{4}$  CORNER OF SECTION 26, TOP OF 2  $\frac{1}{2}$ " ALUMINUM CAP.  
ELEV. = 7140.91  
VERTICAL DATUM = NGVD 1929
2. SOUTHWEST CORNER OF SECTION 25, TOP OF 3  $\frac{1}{4}$ " ALUMINUM CAP.  
ELEV. = 7136.34  
VERTICAL DATUM = NGVD 1929

THE NORTH LINE OF SAID TRACT E , SAID LINE ALSO BEING THE NORTH LINE OF THE NORTHEAST QUARTER OF SECTION 26, TOWNSHIP 12 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN, EL PASO COUNTY, COLORADO, BEING MONUMENTED AT THE NORTHWEST CORNER WITH A 2-1/2" ALUMINUM CAP STAMPED "PLS 4842" AND AT THE NORTHEAST CORNER WITH A 2-1/2" ALUMINUM CAP STAMPED "PLS 4842". SAID LINE IS ASSUMED TO BEAR N88°44'51"E. A DISTANCE OF 2640.24 FEET. THE UNIT OF MEASUREMENT IS U.S. SURVEY FEET.



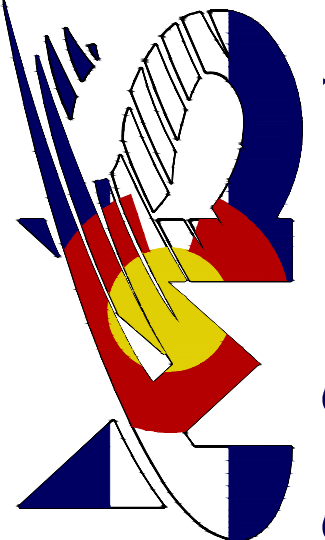
 FOR LOCATING  
& MARKING  
GAS,  
ELECTRIC,  
WATER &  
TELEPHONE  
LINES

FOR BURIED UTILITY INFORMATION  
**48 HRS BEFORE YOU DIG**  
**CALL 1-800-922-1987**

PCD PROJECT NO. SF-2024

PAINT BRUSH HILLS FILING NO. 14			
CONSTRUCTION PLANS			
PROJECT NO. 10-014	SCALE:	DATE: 03/19/2021	
DESIGNED BY: SM	HORIZONTAL:	SHEET 1 OF 30	
DRAWN BY: SM	N/A		
CHECKED BY: GW	VERTICAL:	SI01	
	N/A		

212 N. WAHSATCH AVE., STE 305  
COLORADO SPRINGS, CO 80903  
PHONE: 719.955.5485

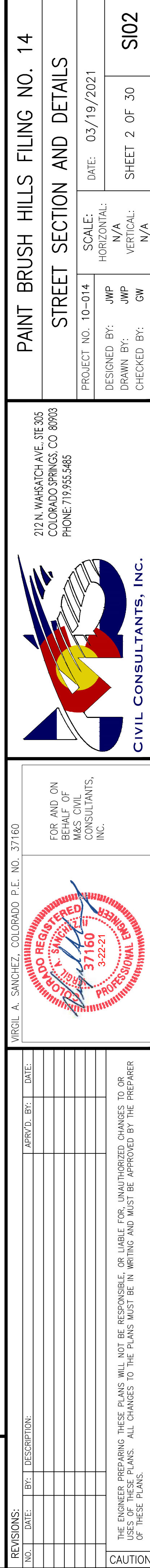
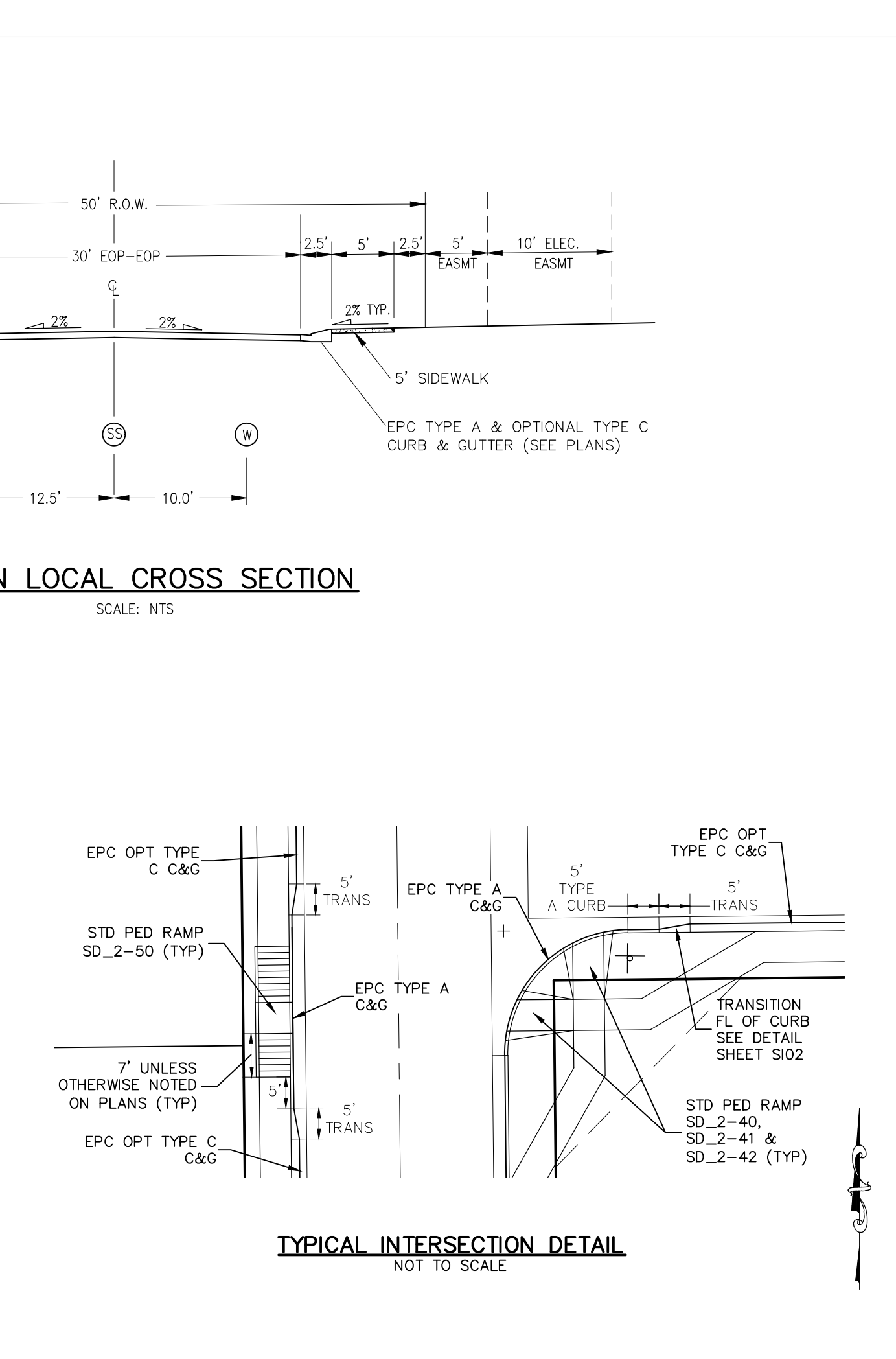
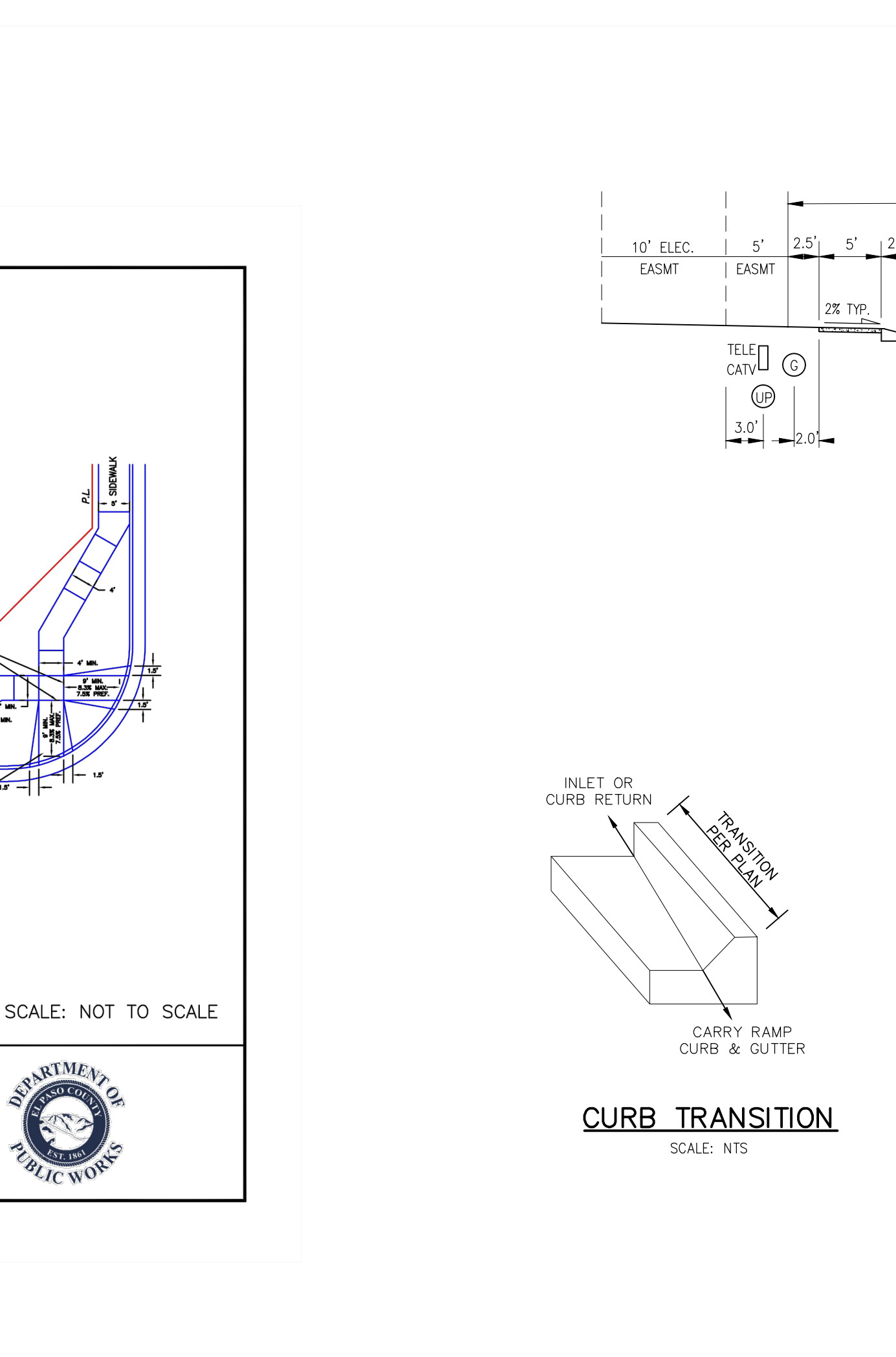
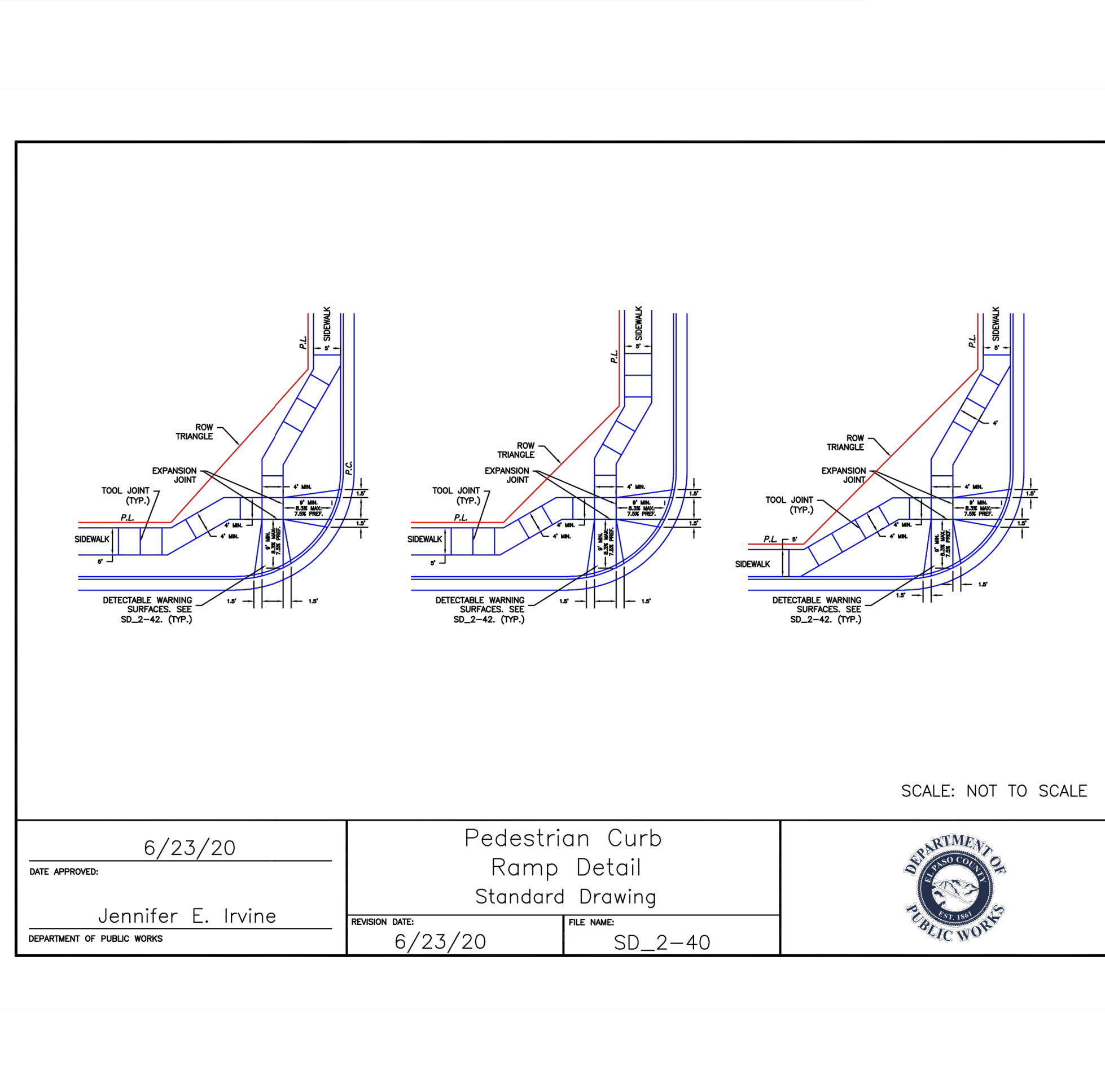
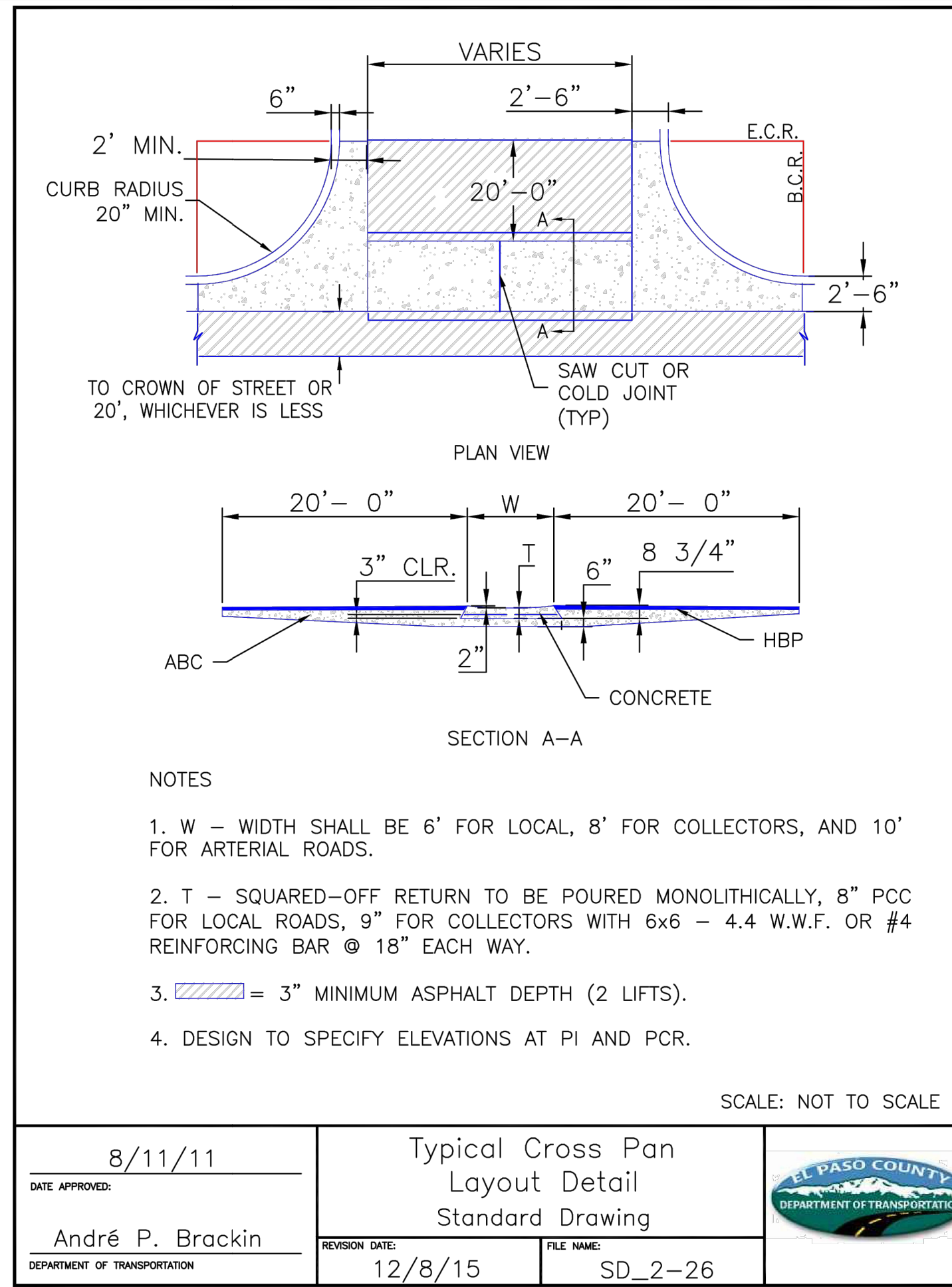


VIRGIL A. SANCHEZ, COLORADO P.E. NO. 37160

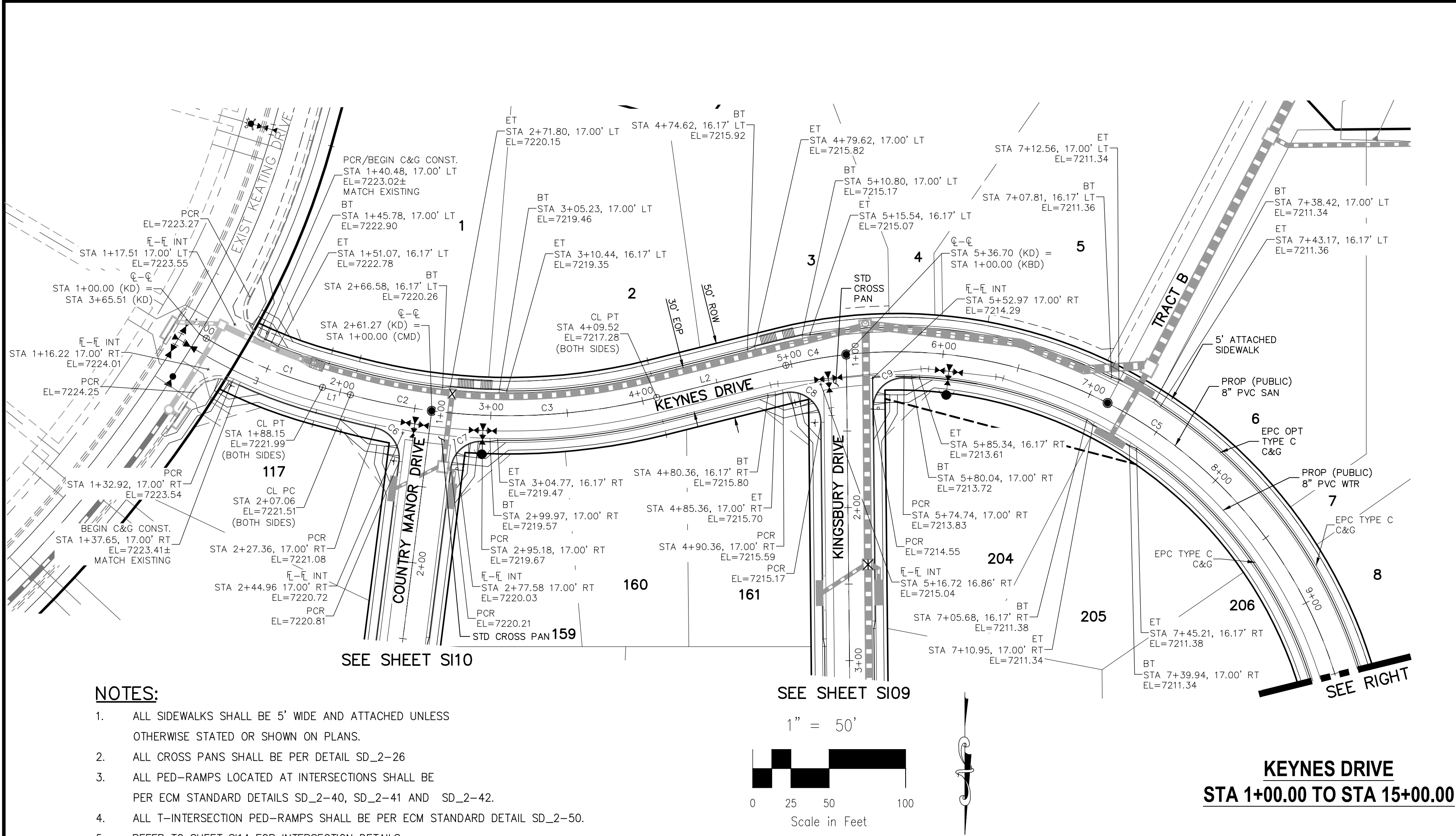
FOR AND ON  
BEHALF OF  
M&S CIVIL  
CONSULTANTS,  
INC.

[illegible]









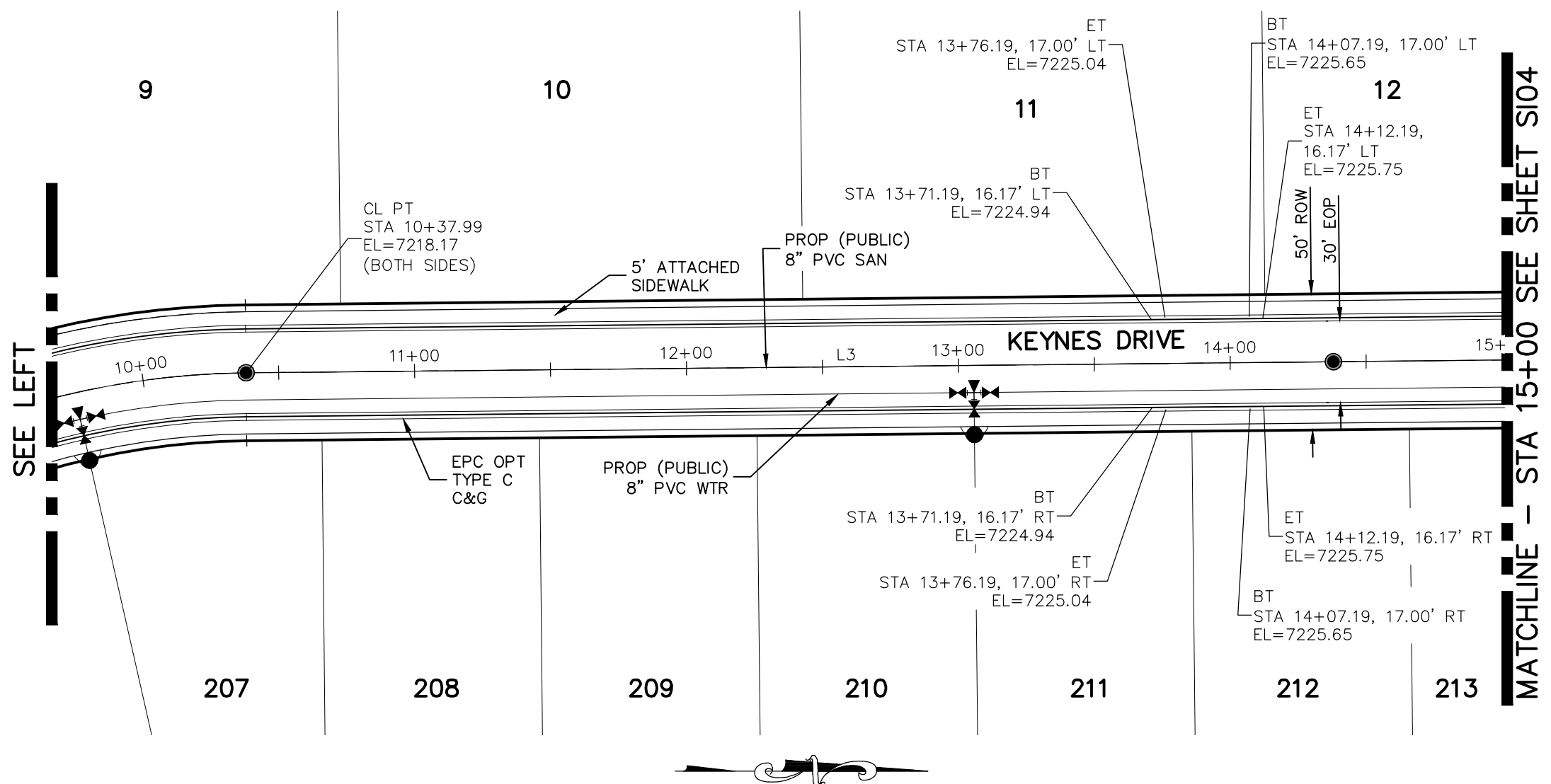
CENTERLINE CURVE TABLE			
CURVE	RADIUS	LENGTH	DELTA
C1	300.00'	82.73'	15°48'00"
C2	400.00'	54.21'	7°45'52"
C3	400.00'	148.25'	21°14'08"
C4	300.00'	40.20'	7°40'39"
C5	300.00'	501.29'	95°44'21"

PCR CURVE TABLE			
CURVE	RADIUS	LENGTH	DELTA
C6	20.00	29.72	85.14
C7	20.00	29.72	85.14
C8	20.00	36.10	103.42
C9	20.00	31.95	91.53

CENTERLINE LINE TABLE		
LINE	LENGTH	DIRECTION
L1	18.91'	N75°00'00"W
L2	86.98'	S76°00'00"W
L3	1422.70'	N0°35'00"W

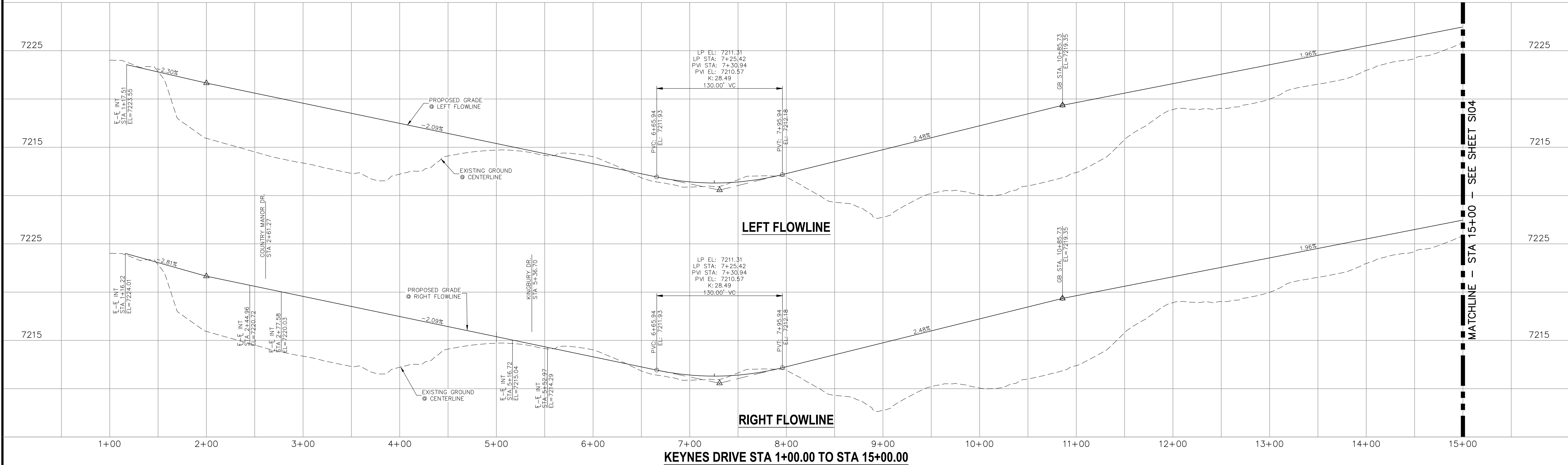
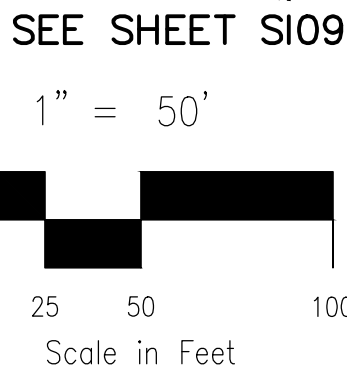
#### ABBREVIATION LEGEND

CL	CENTERLINE INTERSECTION	LT	LEFT
FL	FLOWLINE	RT	RIGHT
BT	BEGIN TRANSITION	FL	FLOWLINE
ET	END TRANSITION	TBC	TOP BACK OF CURB
PC	POINT OF CURVE	XPAN	CROSSSPAN
PCC	POINT OF COMPOUND CURVE	STD	STANDARD
PCR	POINT OF CURB RETURN	SHT	SHEET
PRC	POINT OF REVERSE CURVE	P&P	PLAN AND PROFILE
PT	POINT OF TANGENT	C&G	CURB AND GUTTER
EL	ELEVATION	W	WEST
CD	CUL-DE-SAC	E	EAST
KN	KNUCKLE	ROW	RIGHT OF WAY
LP	LOOP	EOP	EDGE OF PAVEMENT
N	NORTH	WTR	WATER
S	SOUTH	SAN	SANITARY SEWER
KD	KEYNES DRIVE	PROP	PROPOSED
HD	HARTWOOD DRIVE	COLL	COLLECTOR
GMD	GRACE MANOR DRIVE	LPT	LOW POINT
KMD	KINGSBURY DRIVE	RES	RESIDENTIAL
WD	WATERLOO DRIVE		
FC	FINSBURY COURT		
DD	DEVONCOVE DRIVE		
HP	HIGH POINT		



#### NOTES:

- ALL SIDEWALKS SHALL BE 5' WIDE AND ATTACHED UNLESS OTHERWISE STATED OR SHOWN ON PLANS.
- ALL CROSS PANS SHALL BE PER DETAIL SD\_2-26
- ALL PED-RAMPS LOCATED AT INTERSECTIONS SHALL BE PER ECM STANDARD DETAILS SD\_2-40, SD\_2-41 AND SD\_2-42.
- ALL T-INTERSECTION PED-RAMPS SHALL BE PER ECM STANDARD DETAIL SD\_2-50.
- REFER TO SHEET S14 FOR INTERSECTION DETAILS.



#### STATEMENT:

THE CITY OF COLORADO SPRINGS RECOGNIZES THE DESIGN ENGINEER AS HAVING RESPONSIBILITY FOR THE DESIGN; THE CITY HAS LIMITED ITS SCOPE OF REVIEW ACCORDINGLY. RESUBMITTAL REQUIRED IF CONSTRUCTION HAS NOT COMMENCED WITHIN 180 DAYS AFTER APPROVAL DATE.



FOR LOCATING & MARKING GAS, ELECTRIC, WATER & TELEPHONE LINES

FOR BURIED UTILITY INFORMATION  
48 HRS BEFORE YOU DIG  
CALL 1-800-922-1987

#### STREET DESIGN:

##### REVIEW:

TRAFFIC ENGINEERING: \_\_\_\_\_ DATE: \_\_\_\_\_  
CURB & GUTTER: \_\_\_\_\_ DATE: \_\_\_\_\_  
FINAL REVIEW: \_\_\_\_\_ DATE: \_\_\_\_\_

#### DRAINAGE DESIGN:

DRAINAGE REVIEW: \_\_\_\_\_ DATE: \_\_\_\_\_  
FILED IN ACCORDANCE WITH SECTION 7-7-906 OF COLORADO SPRINGS CODE 2001, AS AMENDED.

#### DESIGN DATA:

SIDEWALKS: WIDTH 5'  
LOCATION: Attached ☒ AC Surface  
Detached ☐ CENTERED-IN-5'-EASEMENT AB Base  
CURB TYPE A ☒ AGG. BASE THICKNESS:  
CURB TYPE C ☐ Class 6  
ROW WIDTH 50' EOP-EOP 30' Class 5  
STREET TYPE RESIDENTIAL HVEEM Class 2  
DESIGN SPEED 25 MPH

PAINT BRUSH HILLS FILING NO. 14

STREET IMPROVEMENT PLANS

PROJECT NO. 10-014

DATE: 03/19/2021

SCALE: HORIZONTAL: 1"=50' VERTICAL: 1"=5'

DESIGNED BY: JWP

DRAWN BY: JWP

CHECKED BY: GW

SHEET 3 OF 30

S103

212 N WAHATCH AVE, STE 303  
COLORADO SPRINGS, CO 80903  
PHONE: 719.555.5465

CIVIL CONSULTANTS, INC.

FOR AND ON BEHALF OF WAS CIVIL CONSULTANTS, INC.

FOR THE ENGINEER PREPARING THESE PLANS WILL NOT BE RESPONSIBLE, OR LIABLE FOR UNAUTHORIZED CHANGES TO OR USES OF THESE PLANS. ALL CHANGES TO THE PLANS MUST BE IN WRITING AND MUST BE APPROVED BY THE PREPARER OF THESE PLANS.

CAUTION



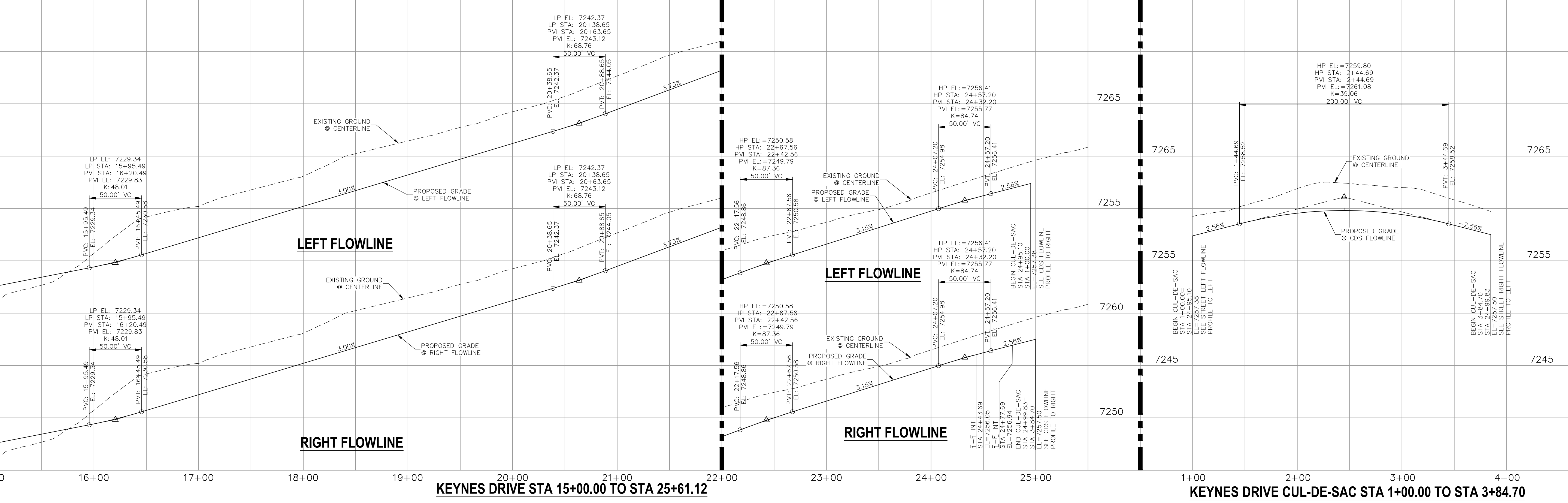
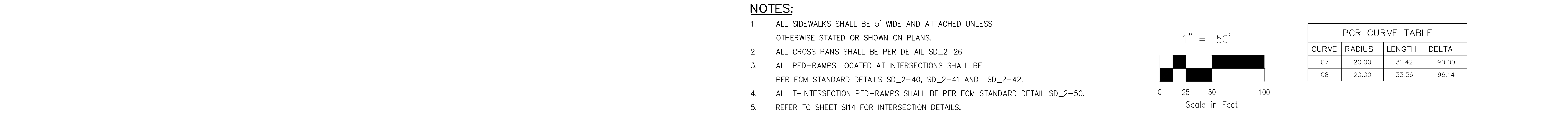
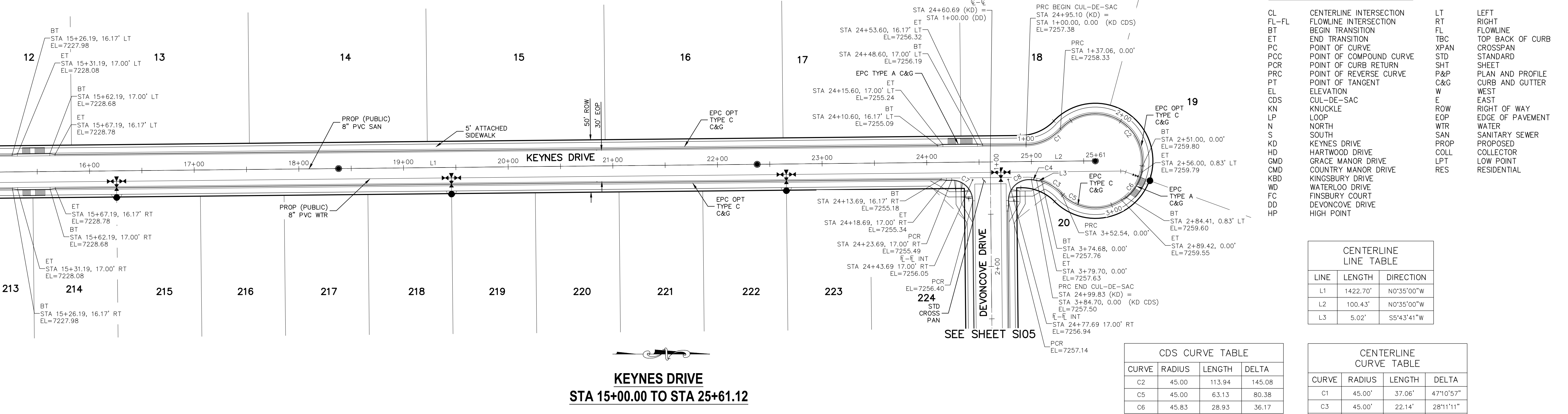
MATCHLINE - STA 15+00 SEE SHEET S103

MATCHLINE - STA 15+00 - SEE SHEET S103

MATCHLINE - STA 15+00 - SEE SHEET S103

MATCHLINE - STA 15+00 - SEE SHEET S103

MATCHLINE - STA 15+00 - SEE SHEET S103



<b>STATEMENT:</b> THE CITY OF COLORADO SPRINGS RECOGNIZES THE DESIGN ENGINEER AS HAVING RESPONSIBILITY FOR THE DESIGN; THE CITY HAS LIMITED ITS SCOPE OF REVIEW ACCORDINGLY. RESUBMITTAL REQUIRED IF CONSTRUCTION HAS NOT COMMENCED WITHIN 180 DAYS AFTER APPROVAL DATE.	 FOR LOCATING & MARKING GAS, ELECTRIC, WATER & TELEPHONE LINES FOR BURIED UTILITY INFORMATION 48 HRS BEFORE YOU DIG CALL 1-800-922-1987	<b>STREET DESIGN:</b> <b>REVIEW:</b> TRAFFIC ENGINEERING: _____ DATE: _____ CURB & GUTTER: _____ DATE: _____ FINAL REVIEW: _____ DATE: _____ <b>DRAINAGE DESIGN:</b> DRAINAGE REVIEW: _____ DATE: _____ FILED IN ACCORDANCE WITH SECTION 7-7-906 OF COLORADO SPRINGS CODE 2001, AS AMENDED.	<b>DESIGN DATA:</b> SIDEWALKS: WIDTH 5' LOCATION: Attached <input checked="" type="checkbox"/> Detached <input type="checkbox"/> CURB TYPE: A <input checked="" type="checkbox"/> B <input type="checkbox"/> CURB TYPE: C <input type="checkbox"/> D <input type="checkbox"/> ROW WIDTH: 50' EOP-EOP 30' STREET TYPE: RESIDENTIAL HVEEM DESIGN SPEED: 25 MPH ASPHALT THICKNESS: _____ AC Surface _____ AB Base _____ AGG. BASE THICKNESS: _____ Class 6 _____ Class 5 _____ Class 2 _____
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PAINT BRUSH HILLS FILING NO. 14

STREET IMPROVEMENT PLANS

PROJECT NO. 10-014

DATE: 03/19/2021

SCALE: HORIZONTAL: 1"=50' VERTICAL: 1"=5'

DESIGNED BY: JWP

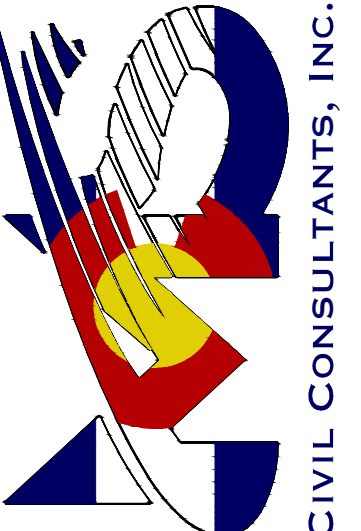
DRAWN BY: JWP

CHECKED BY: GW


SHEET 4 OF 30

S104

212 N. WAHATCH AVE., STE 303  
COLORADO SPRINGS, CO 80903  
PHONE: 719.555.5485

  
CIVIL CONSULTANTS, INC.

FOR AND ON  
BEHALF OF  
M&S CIVIL  
CONSULTANTS,  
INC.

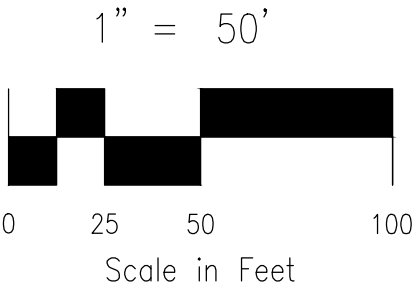


REVISIONS:  
NO. DATE BY: DESCRIPTION:

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OF THESE PLANS.

CAUTION





PCR CURVE TABLE			
CURVE	RADIUS	LENGTH	DELTA
C2	20.00	33.56	96.14
C3	20.00	31.42	90.00
C4	20.00	31.42	90.00
C5	20.00	31.42	90.00
C6	20.00	31.42	90.00
C7	20.00	31.42	90.00
C8	20.00	31.42	90.00
C9	20.00	32.18	92.20

CL	CENTERLINE INTERSECTION	LT	LEFT
FL-FL	FLOWLINE INTERSECTION	RT	RIGHT
BT	BEGIN TRANSITION	FL	FLOWLINE
PC	POINT OF COMB	TC	TOP SACK OF CURB
PCC	POINT OF CURVE	XPAN	CROSSPANE
PCR	POINT OF COMPOUND CURVE	STD	STANDARD
PRC	POINT OF CURB RETURN	SHT	SHEET
PL	POINT OF REVERSE CURVE	P&P	PLAN AND PROFILE
PT	POINT OF TANGENT	C&G	CURB AND GUTTER
CD	ELEVATION	W	WEST
CDS	CL-DE-SAC	E	EAST
KN	KNUCKLE	ROW	RIGHT OF WAY
LP	LOOP	EOP	EDGE OF PAVEMENT
N	NORTH	WTR	WATER
S	SOUTH	PROP	PROPOSED
HD	HEYNES DRIVE	COLL	COLLECTOR
KD	HARTWOOD DRIVE	LPT	LOW POINT
GMD	GRACE MANOR DRIVE	RES	RESIDENTIAL
CMD	COUNTRY MANOR DRIVE		
KB	KINGSBURY DRIVE		
WD	WATERLOO DRIVE		
C	CHICKENSBURY COURT		
DD	DEVONCOE DRIVE		
HP	HIGH POINT		



SIDEWALKS: WIDTH 5' ASPHALT THICKNESS:  
 LOCATION: Attached ☒ AC Surface \_\_\_\_\_  
 Detached ☐ CENTERED IN 5' EASEMENT AB Base \_\_\_\_\_  
 CURB TYPE A ☒ AGG. BASE THICKNESS:  
 CURB TYPE C ☒ Class 6 \_\_\_\_\_  
 ROW WIDTH 50' EOP-EOP 30' Class 5 \_\_\_\_\_  
 STREET TYPE RESIDENTIAL HVEEM Class 2 \_\_\_\_\_  
 DESIGN SPEED 25 MPH

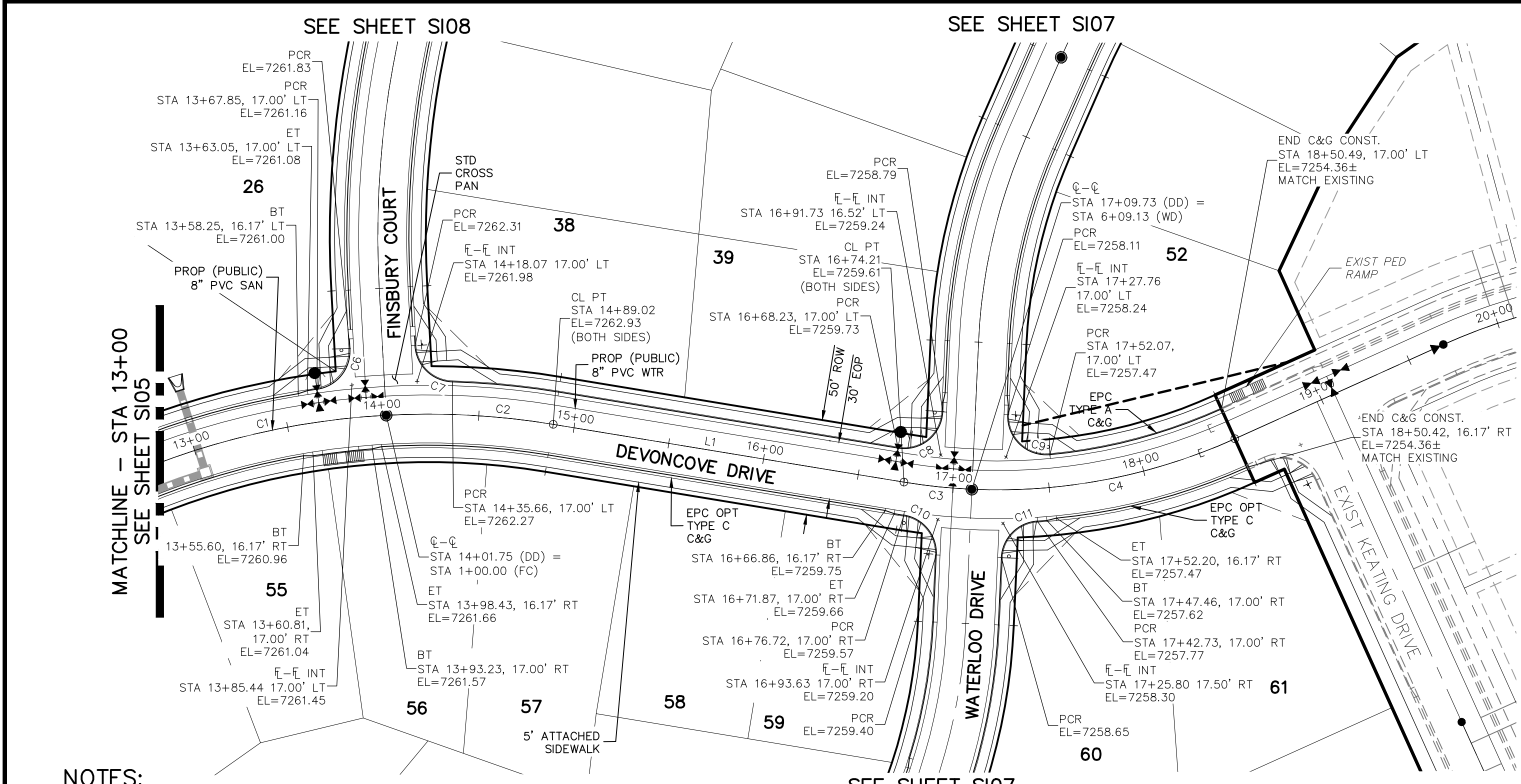
[illegible]

NO.	DATE:	DESCRIPTION:	APRV U. DT:	DATE:

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### CAUTION

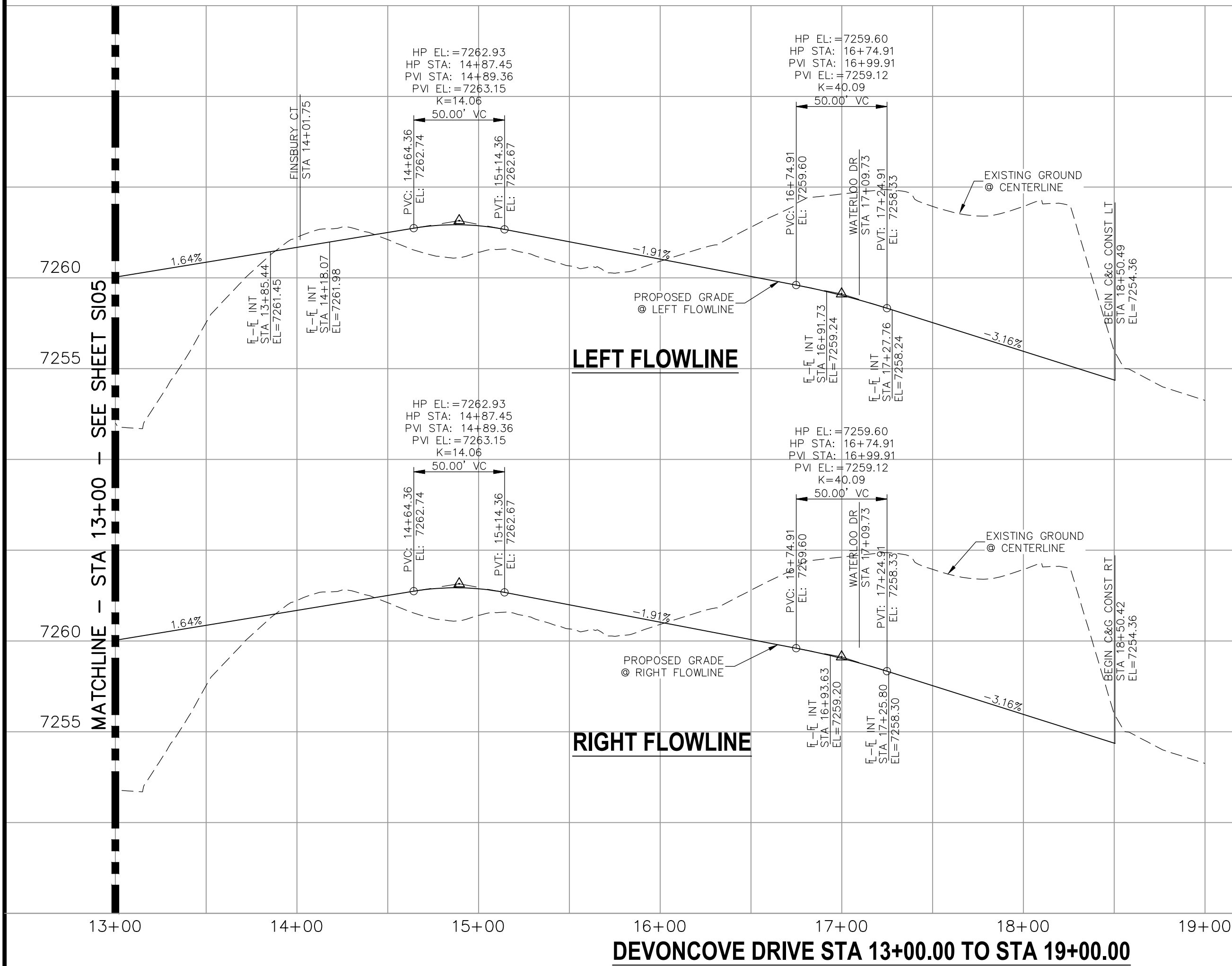




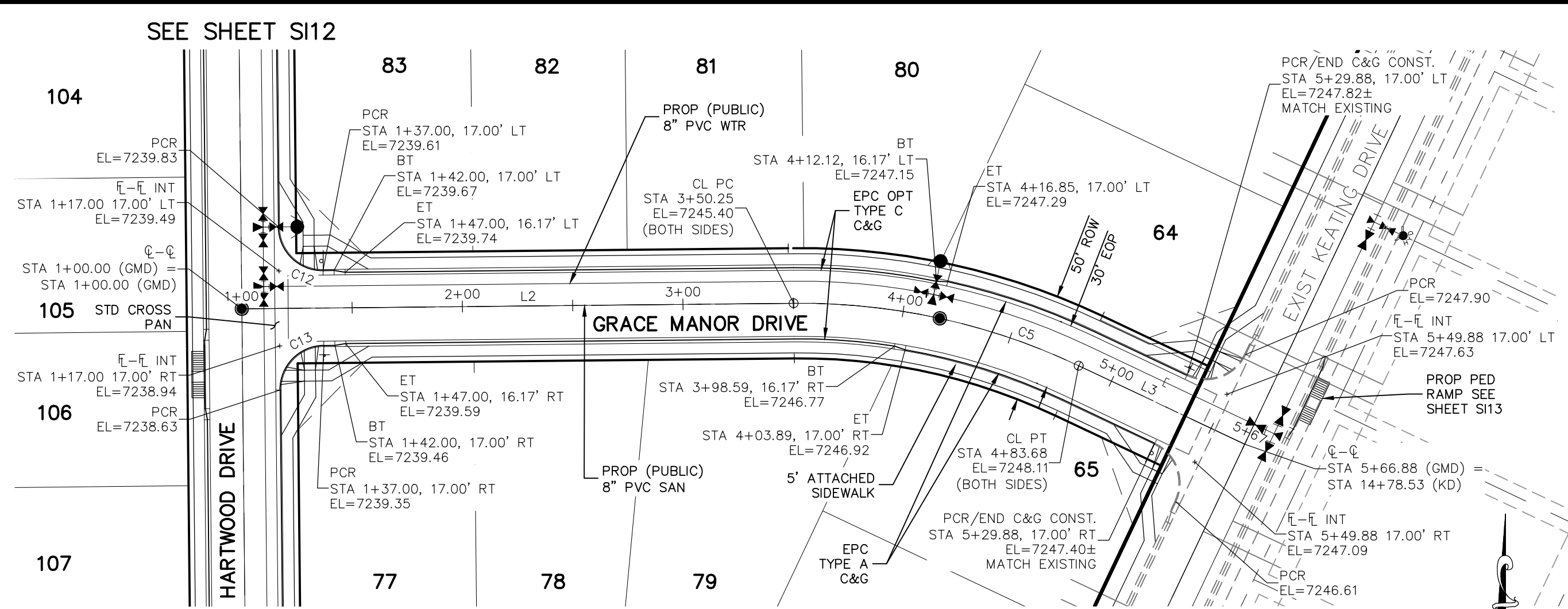
NOTES:

- ALL SIDEWALKS SHALL BE 5' WIDE AND ATTACHED UNLESS OTHERWISE STATED OR SHOWN ON PLANS.
- ALL CROSS PANS SHALL BE PER DETAIL SD\_2-26
- ALL PED-RAMPS LOCATED AT INTERSECTIONS SHALL BE PER ECM STANDARD DETAILS SD\_2-40, SD\_2-41 AND SD\_2-42.
- ALL T-INTERSECTION PED-RAMPS SHALL BE PER ECM STANDARD DETAIL SD\_2-50.
- REFER TO SHEET S116 & S117 FOR INTERSECTION DETAILS.

DEVONCOVE DRIVE  
STA 13+00.00 TO STA 19+00.00



DEVONCOVE DRIVE STA 13+00.00 TO STA 19+00.00

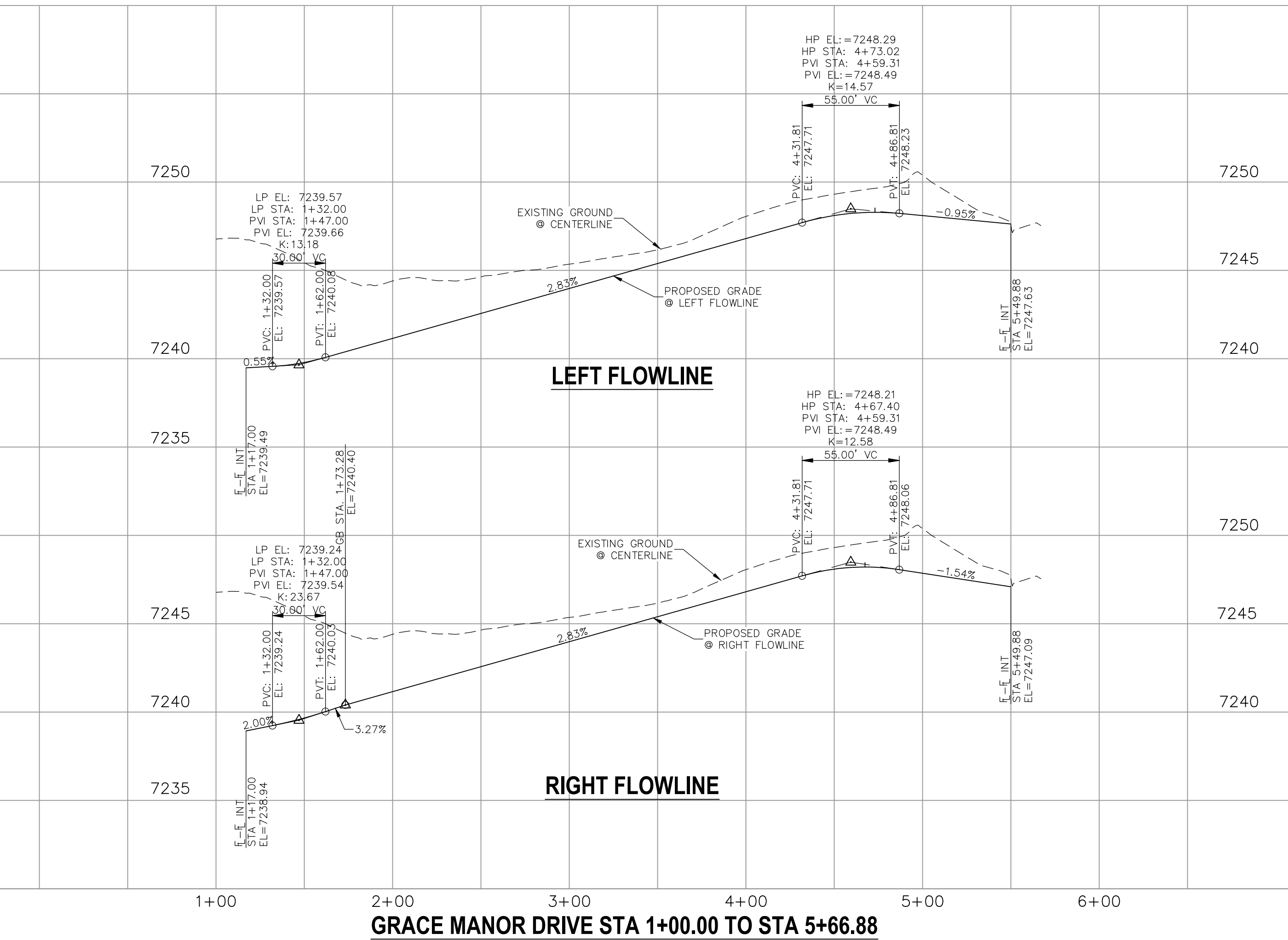
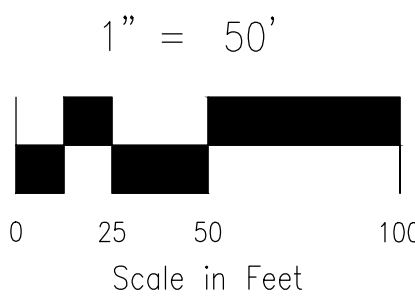


GRACE MANOR DRIVE  
STA 1+00.00 TO STA 5+66.88

CENTERLINE LINE TABLE		
LINE	LENGTH	DIRECTION
L1	185.19'	S31°00'00"E
L2	250.25'	N89°25'00"E
L3	83.19'	S64°40'00"E

CENTERLINE CURVE TABLE			
CURVE	RADIUS	LENGTH	DELTA
C1	400.00'	328.70'	47°05'00"
C2	400.00'	87.27'	12°30'00"
C3	300.00'	35.51'	6°46'58"
C4	300.00'	140.76'	26°53'02"
C5	295.00'	133.44'	25°55'00"

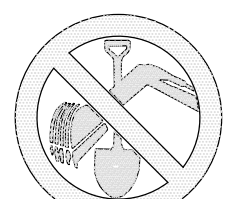
PCR CURVE TABLE			
CURVE	RADIUS	LENGTH	DELTA
C6	19.80	29.41	85.11
C7	19.50	28.98	85.14
C8	20.00	33.78	96.78
C9	20.00	34.24	98.09
C10	20.00	29.22	83.70
C11	20.00	29.22	83.70
C12	20.00	31.42	90.00
C13	20.00	31.42	90.00



GRACE MANOR DRIVE STA 1+00.00 TO STA 5+66.88

STATEMENT:

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FOR LOCATING & MARKING GAS, ELECTRIC, WATER, & TELEPHONE LINES

FOR BURIED UTILITY INFORMATION  
48 HRS BEFORE YOU DIG  
CALL 1-800-922-1987

STREET DESIGN:

REVIEW:

TRAFFIC ENGINEERING: \_\_\_\_\_ DATE: \_\_\_\_\_  
CURB & GUTTER: \_\_\_\_\_ DATE: \_\_\_\_\_  
FINAL REVIEW: \_\_\_\_\_ DATE: \_\_\_\_\_

DRAINAGE DESIGN:

DRAINAGE REVIEW: \_\_\_\_\_ DATE: \_\_\_\_\_  
FILED IN ACCORDANCE WITH SECTION 7-7-906 OF COLORADO SPRINGS CODE 2001, AS AMENDED.

DESIGN DATA:

SIDEWALKS: WIDTH 5'  
LOCATION: Attached ☒ Detached ☐  
CURB TYPE A ☒ B ☐  
ROW WIDTH 50' EOP-EOP 30'  
STREET TYPE RESIDENTIAL HVEEM  
DESIGN SPEED 25 MPH

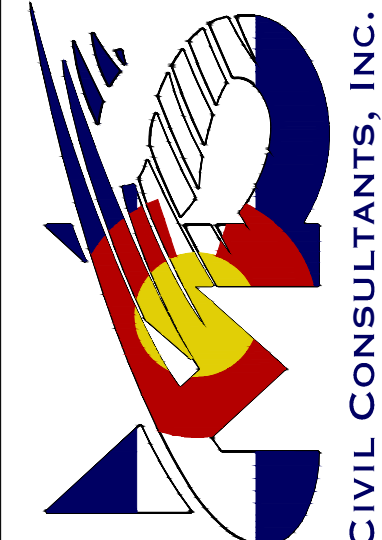
ASPHALT THICKNESS:  
AC Surface \_\_\_\_\_  
AB Base \_\_\_\_\_  
AGG. BASE THICKNESS:  
Class 6 \_\_\_\_\_  
Class 5 \_\_\_\_\_  
Class 2 \_\_\_\_\_

VIRGIL A. SANCHEZ, COLORADO P.E. NO. 37160



REVISIONS: NO. DATE: BY: DESCRIPTION:

NO.	DATE	BY	DESCRIPTION



212 N. WAHATCH AVE., STE 303  
COLORADO SPRINGS, CO 80903  
PHONE: 719.555.5465

PAINT BRUSH HILLS FILING NO. 14

STREET IMPROVEMENT PLANS

PROJECT NO. 10-014  
DESIGNED BY: JWP  
DRAWN BY: JWP  
CHECKED BY: GW

SCALE:  
HORIZONTAL: 1"=50'  
VERTICAL: 1"=5'

DATE: 03/19/2021

SHEET 6 OF 30

S106

THE DESIGN ENGINEER PREPARING THESE PLANS WILL NOT BE RESPONSIBLE, OR LIABLE FOR, UNAUTHORIZED CHANGES TO OR USES OF THESE PLANS. ALL CHANGES TO THE PLANS MUST BE IN WRITING AND MUST BE APPROVED BY THE PREPARER OF THESE PLANS.

CAUTION

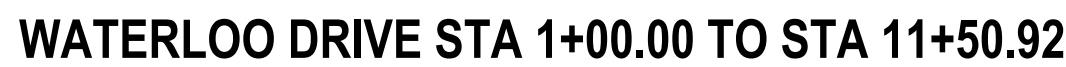


1. ALL SIDEWALKS SHALL BE 5' WIDE AND ATTACHED UNLESS OTHERWISE STATED OR SHOWN ON PLANS.
2. ALL CROSS PANS SHALL BE PER DETAIL SD\_2-26
3. ALL PED-RAMPS LOCATED AT INTERSECTIONS SHALL BE PER ECM STANDARD DETAILS SD\_2-40, SD\_2-41 AND SD\_2-42.
4. ALL T-INTERSECTION PED-RAMPS SHALL BE PER ECM STANDARD DETAIL SD\_2-50.
5. REFER TO SHEETS SI16 & SI17 FOR INTERSECTION DETAILS.



CURVE	RADIUS	LENGTH	DELTA
C6	20.00	31.42	90.00
C7	20.00	31.42	90.00
C8	20.00	29.22	83.70
C9	20.00	33.78	96.78
C10	20.00	29.22	83.70
C11	20.00	34.24	98.09

CL	CENTERLINE INTERSECTION	LT	LEFT
FL-FL	FLOWLINE INTERSECTION	RT	RIGHT
BT	BEGIN TRANSITION	FL	FLOWLINE
ET	END TRANSITION	TRC	TOP BACK OF CURB
PC	POINT OF CURVE	XPT	CROSSPAN
PCC	POINT OF COMPOUND CURVE	STD	STANDARD
PCR	POINT OF CURB RETURN	SHT	SHEET
PRC	POINT OF REVERSE CURVE	P&P	PLAN AND PROFILE
PT	POINT OF TANGENT	C&G	CURB AND GUTTER
EL	ELEVATION	W	WEST
CDS	CUL-DE-SAC	E	EAST
KN	KNUCKLE	R	RIGHT
LP	LOOP	EOP	EDGE OF PAVEMENT
N	NORTH	WTR	WATER
S	SOUTH	SAN	SANITARY SEWER
KD	KINGSBURY DRIVE	PROP	PROPOSED
HD	HARTWOOD DRIVE	COLL	COLLECTOR
GMD	GRACE MANOR DRIVE	LPT	LOW POINT
CMD	COUNTRY MANOR DRIVE	RES	RESIDENTIAL
KBD	KINGSBURY DRIVE		
WD	WATERLOO DRIVE		
FC	FINSBURY COURT		
D	DEVONCOVE DRIVE		
HP	HIGH POINT		



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WATER &  
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LINES

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DRAINAGE REVIEW: \_\_\_\_\_ DATE: \_\_\_\_\_  
FILED IN ACCORDANCE WITH SECTION 7-7-906 OF COLORADO SPRINGS CODE  
2001, AS AMENDED.

SIDEWALKS: WIDTH		5'	ASPHALT THICKNESS:	
LOCATION: Attached		<input checked="" type="checkbox"/>	AC Surface	
Detached		<input type="checkbox"/>	AB Base	
CENTERED IN 5' EASEMENT			AGG. BASE THICKNESS:	
CURB TYPE	A	<input checked="" type="checkbox"/>	Class 6	
CURB TYPE	C	<input checked="" type="checkbox"/>	Class 5	
ROW WIDTH	50'		EOP-EOP	30'
STREET TYPE	RESIDENTIAL		HVEEM	Class 2
DESIGN SPEED	25 MPH			

VIRGIL A. SANCHEZ, COLORADO P.E. NO. 37160

REVISIONS:

FOR AND ON  
BEHALF OF  
M&S CIVIL  
CONSULTANTS,  
INC.



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CAUTIC

PAINT BRUSH HILLS FILING NO. 14

## STREET IMPROVEMENT PLANS

PROJECT NO. 10-014	SCALE:	DATE: 03/19/2021
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PROJECT NO. 10-014

PROJECT NO. 10-014

PROJECT NO. 10-014

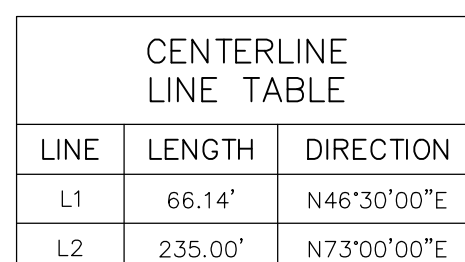
212 N. WAHSATCH AVE., STE 305  
COLORADO SPRINGS, CO 80903  
PHONE: 719 955 5485



**CIVIL CONSULTANTS, INC.**



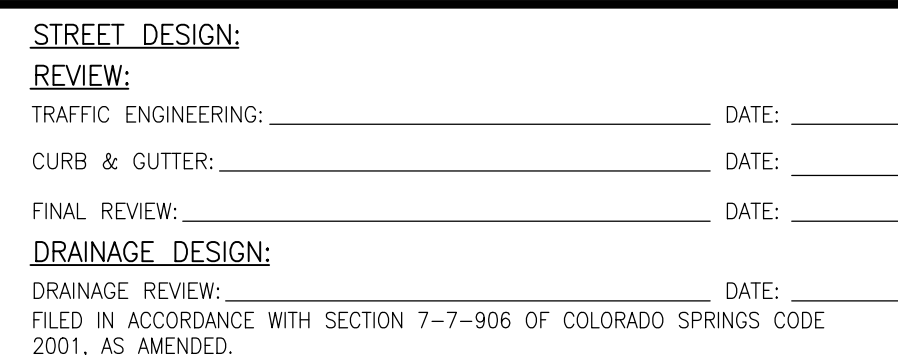
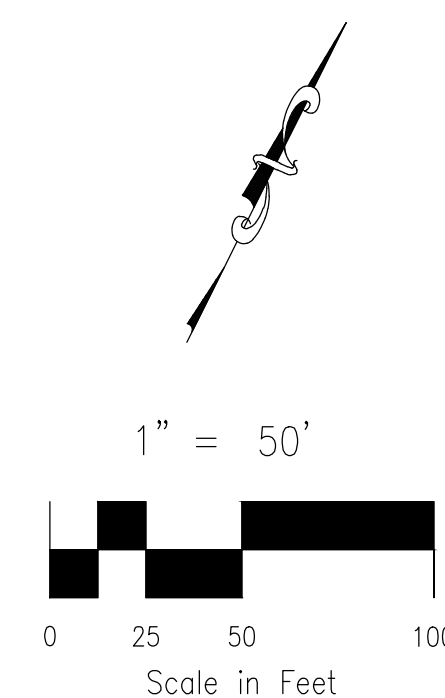
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4. ALL T-INTERSECTION PED-RAMPS SHALL BE PER ECM STANDARD DETAIL SD\_2-50.
5. REFER TO SHEET SI17 FOR INTERSECTION DETAILS.



CENTERLINE CURVE TABLE			
CURVE	RADIUS	LENGTH	DELTA
C1	500.00'	231.26'	26°30'00"

PCR CURVE TABLE			
CURVE	RADIUS	LENGTH	DELTA
C2	20.00	29.72	85.14
C3	20.00	29.72	85.14
C4	45.00	37.06	47.18
C5	46.17	38.02	47.18

CDS CURVE TABLE			
CURVE	RADIUS	LENGTH	DELTA
C6	45.00	48.75	62.07
C7	45.83	28.93	36.17
C8	45.00	128.32	163.38



**DESIGN DATA:**

SIDEWALKS: Width 5'

LOCATION: Attached ☒ Detached ☐ CENTERED IN 5' EASEMENT

CURB TYPE A ☒ B ☐

CURB TYPE C ☐ D ☐

ROW WIDTH 50' EOP-EOP 30'

STREET TYPE RESIDENTIAL HVEEM \_\_\_\_\_

ASPHALT THICKNESS:

AC Surface \_\_\_\_\_

AB Base \_\_\_\_\_

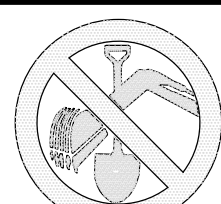
AGG. BASE THICKNESS:

Class 6 \_\_\_\_\_

Class 5 \_\_\_\_\_

Class 2 \_\_\_\_\_

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**CAUTION**

CIVIL CONSULTANTS, INC.

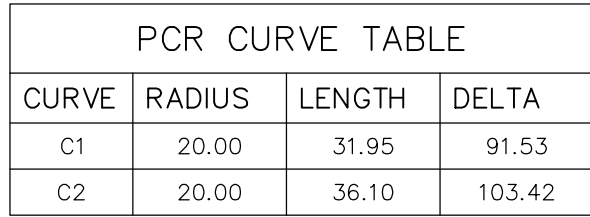
212 N. WAHSATCH AVE., STE 305  
COLORADO SPRINGS, CO 80903  
PHONE: 719.955.5485

PAINT BRUSH HILLS FILING NO. 14

## STREET IMPROVEMENT PLANS

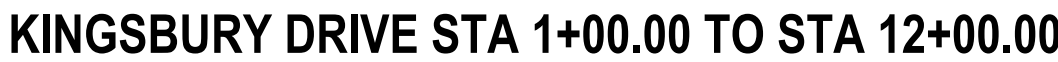
PROJECT NO. 10-014	DESIGNED BY: JWP	SCALE: HORIZONTAL: 1"=50' VERTICAL: 1"=10'
	DRAWN BY: JWP	
	CHECKED BY: GW	





CL	CENTERLINE INTERSECTION	LT	LEFT
FL-FL	FLOWLINE INTERSECTION	RT	RIGHT
BT	BEGIN TRANSITION	FL	FLOWLINE
TC	TRANSITION	TBC	TOP BACK OF CURB
PC	POINT OF CURVE	XPAN	CROSSSPAN
PCC	POINT OF COMPOUND CURVE	STD	STANDARD
PCR	POINT OF CURB RETURN	SHT	SHEET
PRC	POINT OF REVERSE CURVE	P&P	PLAN AND PROFILE
PT	POINT OF TANGENT	C&G	CURB AND GUTTER
EL	ELEVATION	W	WEST
ODS	CUL-DE-SAC	E	EAST
KN	KNUCKLE	ROW	RIGHT OF WAY
LP	LOOP	EOP	EDGE OF PAVEMENT
N	NORTH	WTR	WATER
S	SOUTH	SA	SANITARY SEWER
KD	KINGSBURY DRIVE	PROP	PROPOSED
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OMD	COUNTRY MANOR DRIVE	RES	RESIDENTIAL
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FC	FINSBURY COURT		
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HP	HIGH POINT		

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5. REFER TO SHEET S14 FOR INTERSECTION DETAILS.



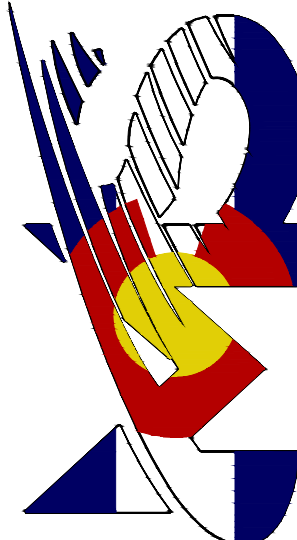
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2001, AS AMENDED.

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 LOCATION: Attached ☒ AC Surface \_\_\_\_\_  
 Detached ☐ CENTERED IN 5' EASEMENT AB Base \_\_\_\_\_  
 CURB TYPE A ☐ AGG. BASE THICKNESS:  
 CURB TYPE C ☒ Class 6 \_\_\_\_\_  
 ROW WIDTH 50' EOP-EOP 30' Class 5 \_\_\_\_\_  
 STREET TYPE RESIDENTIAL HVEEM \_\_\_\_\_ Class 2 \_\_\_\_\_

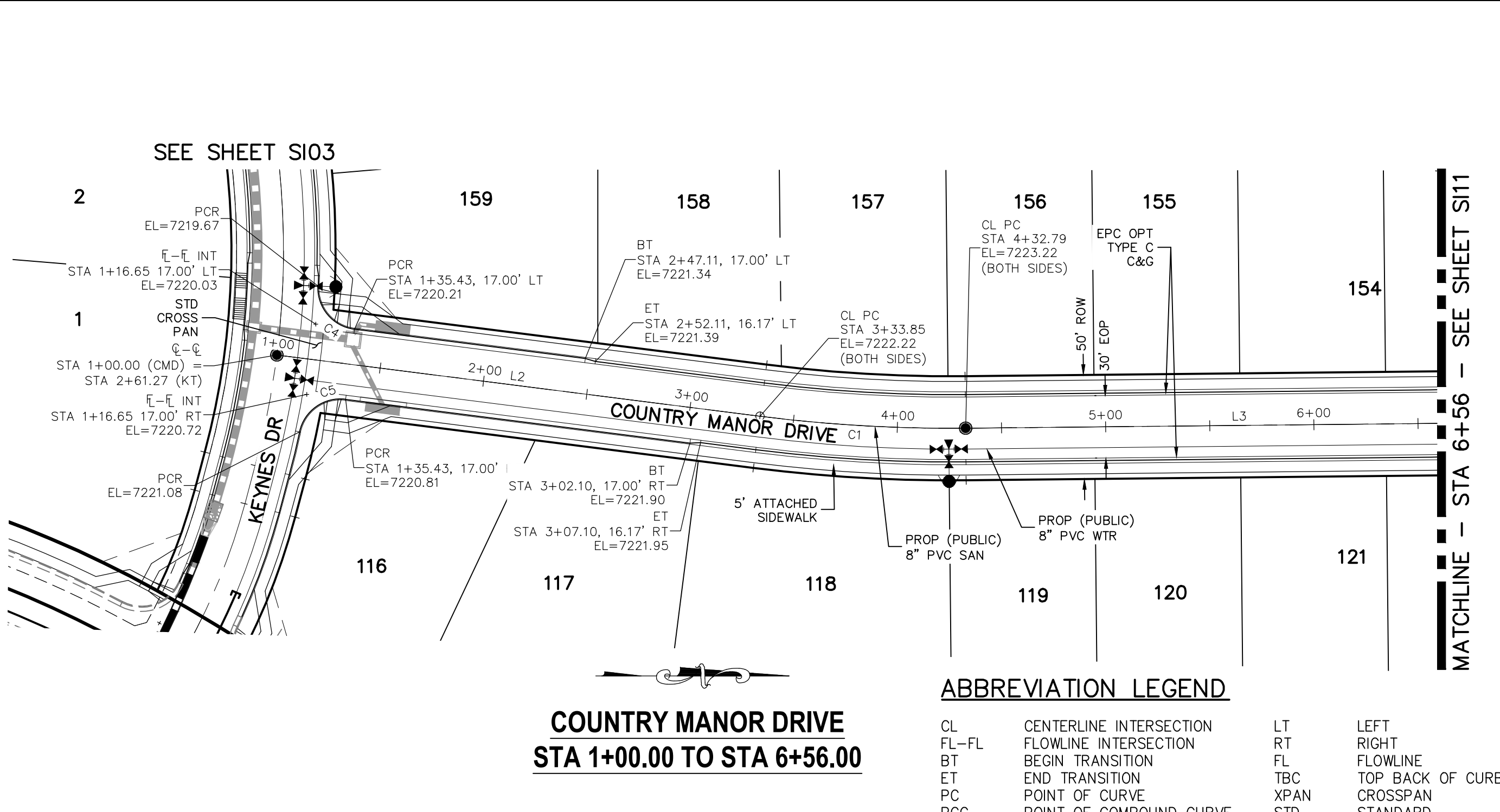
212 N. WAHSATCH AVE., STE 305  
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PHONE: 719.955.5485



VIRGIL A. SANCHEZ, COLORADO P.E. NO. 37160

[illegible]

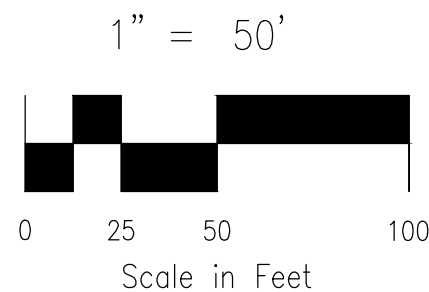




**COUNTRY MANOR DRIVE**  
**STA 1+00.00 TO STA 6+56.00**

CL	CENTERLINE INTERSECTION	LT	LEFT
FL-FL	FLOWLINE INTERSECTION	RT	RIGHT
BT	BEGIN TRANSITION	FL	FLOWLINE
ET	END TRANSITION	TBC	TOP BACK OF CURB
PC	POINT OF CURVE	XPN	CROSSPLAN
PCC	POINT OF COMPOUND CURVE	STD	STANDARD
PCR	POINT OF CURB RETURN	SHT	SHEET
PRC	POINT OF REVERSE CURVE	P&P	PLAN AND PROFILE
PT	POINT OF TANGENT	C&G	CURB AND GUTTER
EL	ELEVATION	W	WEST
CDS	CUL-DE-SAC	E	EAST
KN	KNUCKLE	ROW	RIGHT OF WAY
LP	LOOP	EOP	EDGE OF PAVEMENT
N	NORTH	WTR	WATER
S	SOUTH	NS	SANITARY SEWER
HD	HARDWARE DRIVE	PROP	PROPOSED
HD	HARDWOOD DRIVE	COLL	COLLECTOR
GMD	GRACE MANOR DRIVE	LPT	LOW POINT
CMD	COUNTRY MANOR DRIVE	RES	RESIDENTIAL
KBD	KINGSBURY DRIVE		
WD	WATERLOO DRIVE		
FC	FINSBURY COURT		
DD	DEVONCOVE DRIVE		
HP	HIGH POINT		

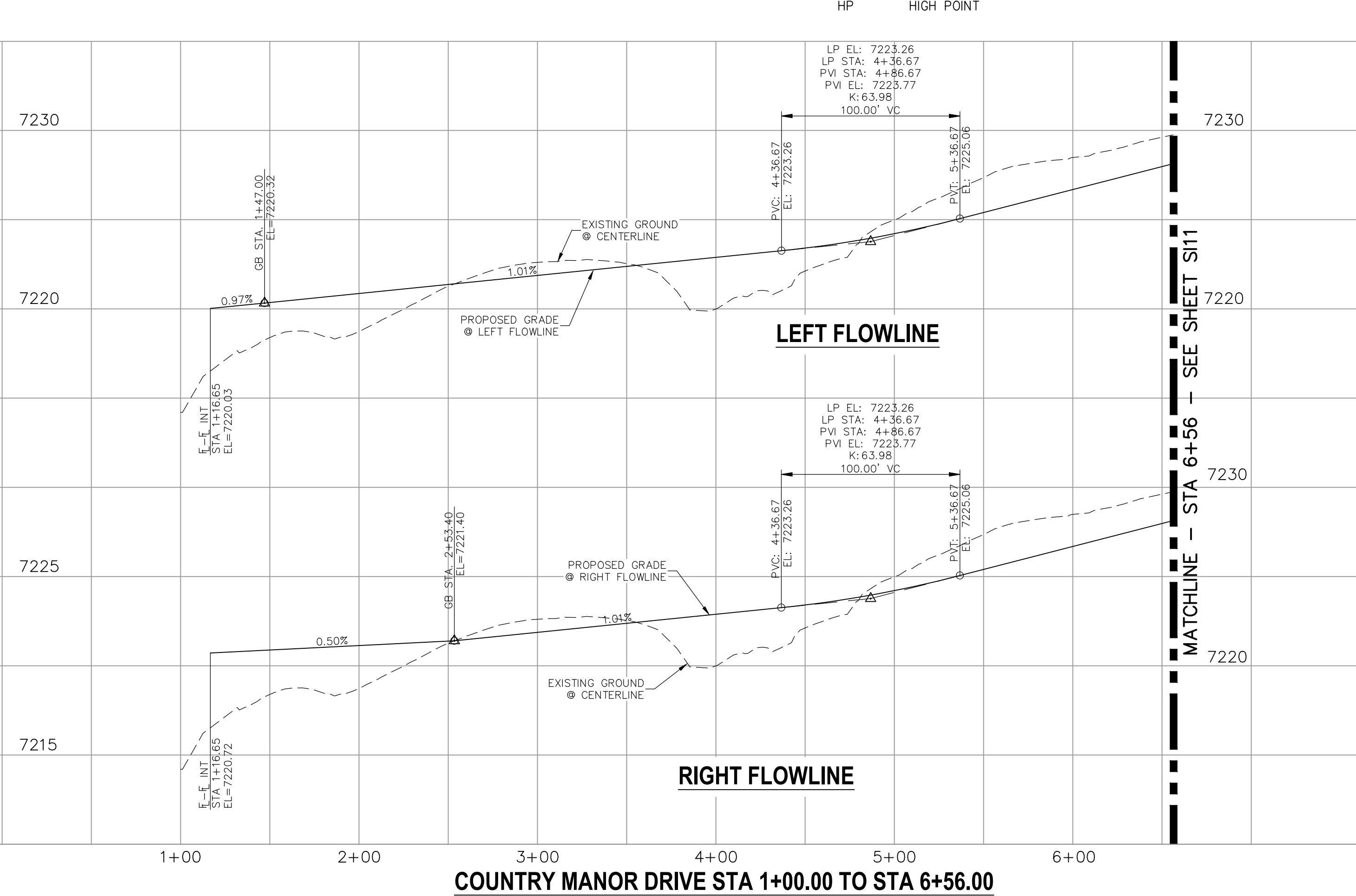
1. ALL SIDEWALKS SHALL BE 5' WIDE AND ATTACHED UNLESS OTHERWISE STATED OR SHOWN ON PLANS.
2. ALL CROSS PANS SHALL BE PER DETAIL SD\_2-26
3. ALL PED-RAMPS LOCATED AT INTERSECTIONS SHALL BE PER ECM STANDARD DETAILS SD\_2-40, SD\_2-41 AND SD\_2-42.
4. ALL T-INTERSECTION PED-RAMPS SHALL BE PER ECM STANDARD DETAIL SD\_2-50
5. REFER TO SHEETS S14-S15 FOR INTERSECTION DETAILS.



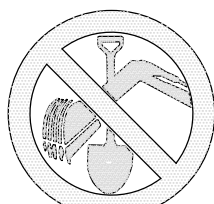
CENTERLINE LINE TABLE		
LINE	LENGTH	DIRECTION
L1	1721.19'	N0°35'00"W
L2	233.85'	N7°14'08"E
L3	1356.82'	N0°35'00"W

CENTERLINE CURVE TABLE			
CURVE	RADIUS	LENGTH	DELTA
C1	725.00'	98.94'	7°49'08"

PCR CURVE TABLE			
CURVE	RADIUS	LENGTH	DELTA
C2	20.00	31.42	90.00
C3	20.00	31.42	90.00
C4	20.00	29.72	85.14
C5	20.00	29.72	85.14



THE CITY OF COLORADO SPRINGS  
RECOGNIZES THE DESIGN ENGINEER  
AS HAVING RESPONSIBILITY FOR  
THE DESIGN; THE CITY HAS  
LIMITED ITS SCOPE OF REVIEW  
ACCORDINGLY. RESUBMITTAL  
REQUIRED IF CONSTRUCTION HAS  
NOT COMMENCED WITHIN 180 DAYS  
AFTER APPROVAL DATE.



FOR LOCATING  
& MARKING  
GAS,  
ELECTRIC,  
WATER &  
TELEPHONE  
LINES

FOR BURIED UTILITY INFORMATION  
48 HRS BEFORE YOU DIG  
CALL 1-800-922-1987

TRAFFIC ENGINEERING: \_\_\_\_\_ DATE: \_\_\_\_\_  
CURB & GUTTER: \_\_\_\_\_ DATE: \_\_\_\_\_  
FINAL REVIEW: \_\_\_\_\_ DATE: \_\_\_\_\_

DRAINAGE REVIEW: \_\_\_\_\_ DATE: \_\_\_\_\_  
FILED IN ACCORDANCE WITH SECTION 7-7-906 OF COLORADO SPRINGS CODE  
2001, AS AMENDED.

SIDEWALKS: WIDTH 5' ASPHALT THICKNESS: \_\_\_\_\_  
 LOCATION: Attached ☒ AC Surface \_\_\_\_\_  
                   Detached ☐ CENTERED IN 5' EASEMENT AB Base \_\_\_\_\_  
 CURB TYPE A ☒ AGG. BASE THICKNESS: \_\_\_\_\_  
 CURB TYPE C ☐ Class 6 \_\_\_\_\_  
 ROW WIDTH 50' EOP-EOP 30' Class 5 \_\_\_\_\_  
 STREET TYPE RESIDENTIAL HVEEM \_\_\_\_\_ Class 2 \_\_\_\_\_  
 DESIGN SPEED 25 MPH

VIRGIL A. SANCHEZ, COLORADO P.E. NO. 37160

FOR AND ON  
BEHALF OF  
M&S CIVIL  
CONSULTANTS,  
INC.



THE ENGINEER PREPARING THESE PLANS WILL NOT BE RESPONSIBLE, OR LIABLE FOR, UNAUTHORIZED CHANGES TO OR MODIFICATIONS OF THESE PLANS. ALL CHANGES TO THE PLANS MUST BE IN WRITING AND MUST BE APPROVED BY THE PREPARER OF THESE PLANS.

### CAUTION

PAINT BRUSH HILLS FILING NO. 14

## STREET IMPROVEMENT PLANS

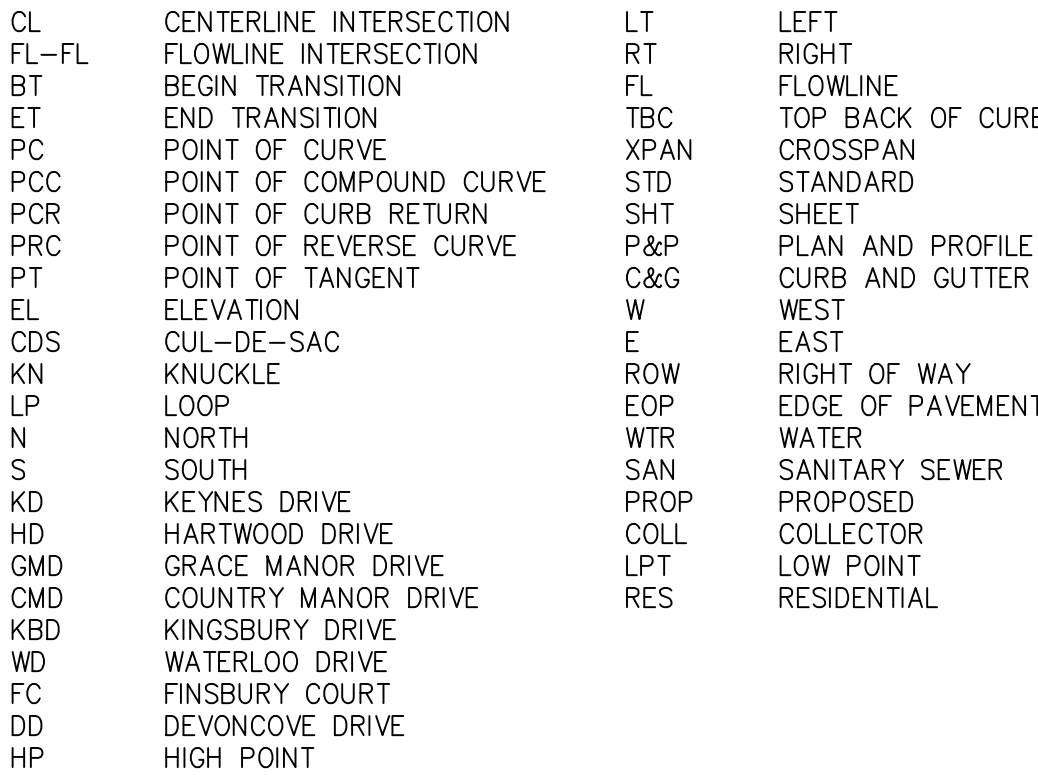
PROJECT NO. 10-014	SCALE: HORIZONTAL: 1"=50' VERTICAL: 1"=5'
DESIGNED BY: JWP	
DRAWN BY: JWP	
CHECKED BY: GW	

212 N. WAHSATCH AVE., STE 305  
COLORADO SPRINGS, CO 80903  
PHONE: 719.955.5485



CIVIL CONSULTANTS, INC.

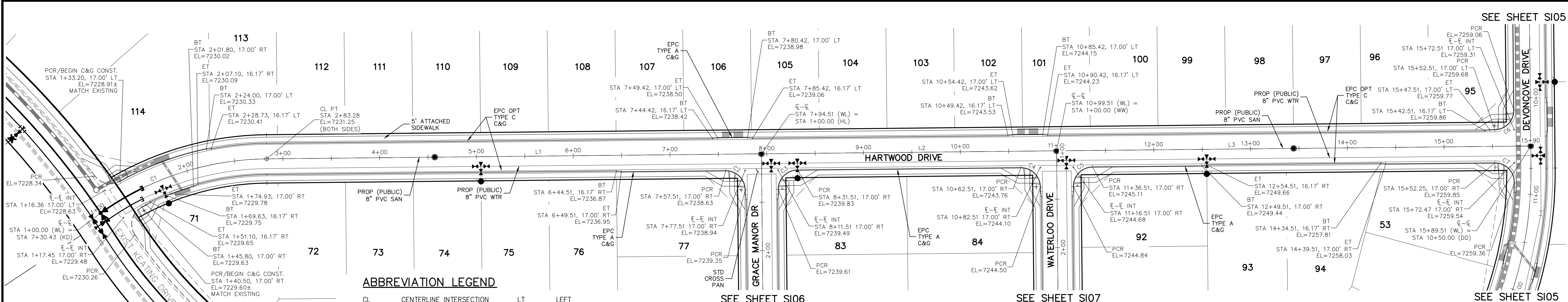




1. ALL SIDEWALKS SHALL BE 5' WIDE AND ATTACHED UNLESS OTHERWISE STATED OR SHOWN ON PLANS.
2. ALL CROSS PANS SHALL BE PER DETAIL SD\_2-26
3. ALL PED-RAMPS LOCATED AT INTERSECTIONS SHALL BE PER ECM STANDARD DETAILS SD\_2-40, SD\_2-41 AND SD\_2-42.
4. ALL T-INTERSECTION PED-RAMPS SHALL BE PER ECM STANDARD DETAIL SD\_2-50.
5. REFER TO SHEET SH15 FOR INTERSECTION DETAILS.

[illegible]





NOTES:

- ALL SIDEWALKS SHALL BE 5' WIDE AND ATTACHED UNLESS OTHERWISE STATED OR SHOWN ON PLANS.
- ALL CROSS PANS SHALL BE PER DETAIL SD\_2-26
- ALL PED-RAMPS LOCATED AT INTERSECTIONS SHALL BE PER ECM STANDARD DETAILS SD\_2-40, SD\_2-41 AND SD\_2-42.
- ALL T-INTERSECTION PED-RAMPS SHALL BE PER ECM STANDARD DETAIL SD\_2-50.
- REFER TO SHEET S115 & S116 FOR INTERSECTION DETAILS.

ABBREVIATION LEGEND

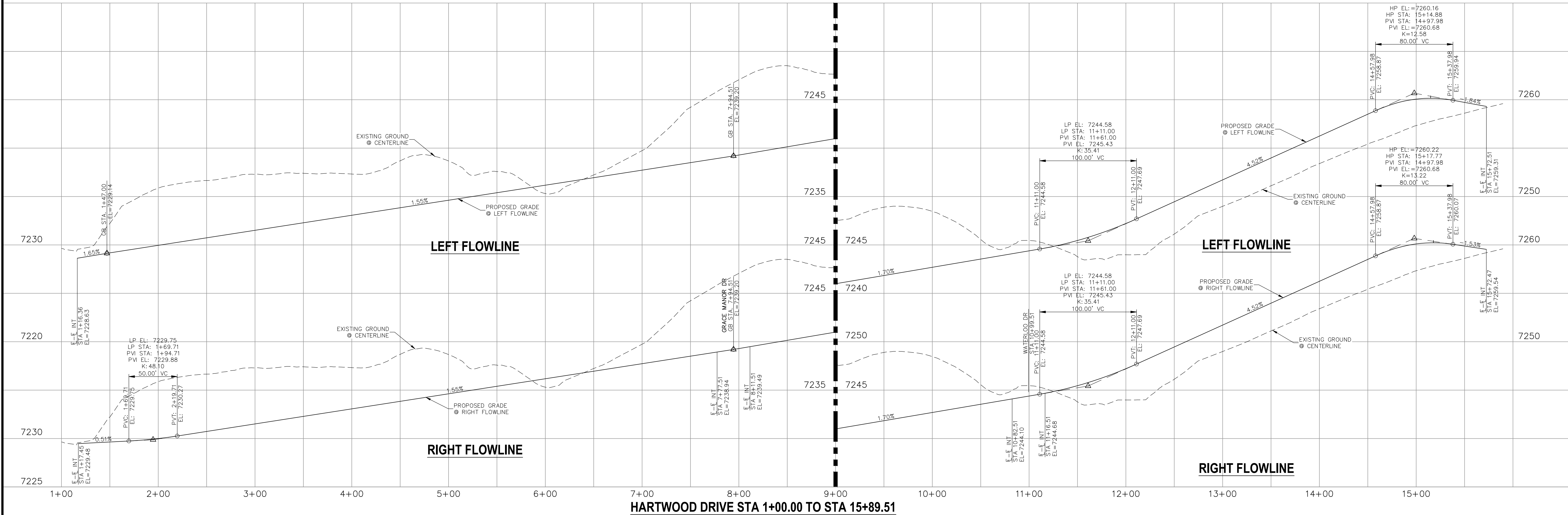
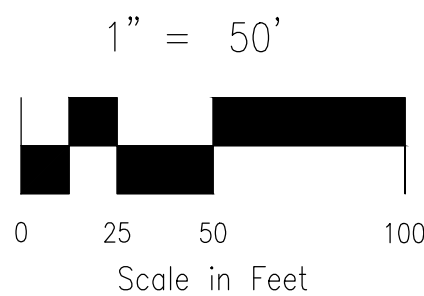
CL	CENTERLINE INTERSECTION	LT	LEFT
FL-FL	FLOWLINE INTERSECTION	RT	RIGHT
BT	BEGIN TRANSITION	FL	FLOWLINE
ET	END TRANSITION	TBC	TOP BACK OF CURB
PC	POINT OF CURVE	XPCN	CROSSSPAN
PCC	POINT OF COMPOUND CURVE	STD	STANDARD
PCR	POINT OF CURB RETURN	SHT	SHEET
PRC	POINT OF REVERSE CURVE	P&P	PLAN AND PROFILE
PT	POINT OF TANGENT	C&G	CURB AND GUTTER
CD	ELEVATION	W	WEST
KN	CUL-DE-SAC	E	EAST
LP	KNUCKLE	ROW	RIGHT OF WAY
N	LOOP	EOP	EDGE OF PAVEMENT
KD	NORTH	WTR	WATER
HD	SOUTH	SAN	SANITARY SEWER
GMD	KEYNES DRIVE	PROP	PROPOSED
CMD	HARTWOOD DRIVE	COLL	COLLECTOR
KBD	GRACE MANOR DRIVE	LPT	LOW POINT
WD	COUNTRY MANOR DRIVE	RES	RESIDENTIAL
FC	WATERSBURY DRIVE		
DD	FINSBURY COURT		
HP	DEVONCOVE DRIVE		
	HIGH POINT		

HARTWOOD DRIVE  
STA 1+00.00 TO STA 15+89.51

CENTERLINE LINE TABLE		
LINE	LENGTH	DIRECTION
L1	511.23'	N0°35'00"W
L2	305.00'	N0°35'00"W
L3	490.00'	N0°35'00"W

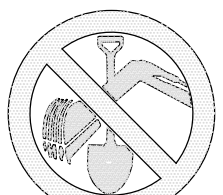
CENTERLINE CURVE TABLE			
CURVE	RADIUS	LENGTH	DELTA
C1	300.00'	183.28'	35°00'16"

PCR CURVE TABLE			
CURVE	RADIUS	LENGTH	DELTA
C2	20.00	31.42	90.00
C3	20.00	31.42	90.00
C4	20.00	31.42	90.00
C5	20.00	31.42	90.00
C6	20.00	31.42	90.00
C7	20.00	32.18	92.20



STATEMENT:

THE CITY OF COLORADO SPRINGS  
RECOGNIZES THE DESIGN ENGINEER  
AS HAVING RESPONSIBILITY FOR  
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AFTER APPROVAL DATE.



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WATER &  
TELEPHONE  
LINES

FOR BURIED UTILITY INFORMATION  
48 HRS BEFORE YOU DIG  
CALL 1-800-922-1987

STREET DESIGN:

REVIEW:

TRAFFIC ENGINEERING: \_\_\_\_\_ DATE: \_\_\_\_\_  
CURB & GUTTER: \_\_\_\_\_ DATE: \_\_\_\_\_  
FINAL REVIEW: \_\_\_\_\_ DATE: \_\_\_\_\_

DRAINAGE DESIGN:

DRAINAGE REVIEW: \_\_\_\_\_ DATE: \_\_\_\_\_  
FILED IN ACCORDANCE WITH SECTION 7-7-906 OF COLORADO SPRINGS CODE  
2001, AS AMENDED.

DESIGN DATA:

SIDEWALKS: WIDTH 5' ASPHALT THICKNESS: \_\_\_\_\_  
LOCATION: Attached ☒ AC Surface \_\_\_\_\_  
Detached ☐ CENTERED IN 5' EASEMENT AB Base \_\_\_\_\_  
CURB TYPE A ☒ AGG. BASE THICKNESS: \_\_\_\_\_  
CURB TYPE C ☐ Class 6 \_\_\_\_\_  
ROW WIDTH 50' EOP-EOP 30' Class 5 \_\_\_\_\_  
STREET TYPE RESIDENTIAL HVEEM Class 2 \_\_\_\_\_  
DESIGN SPEED 25 MPH

VIRGIL A. SANCHEZ, COLORADO P.E. NO. 37160

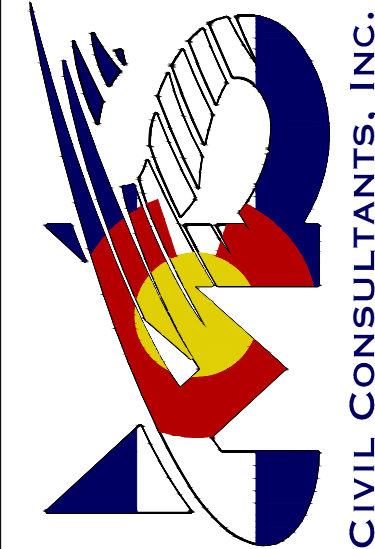
REVISIONS: NO. DATE BY DESCRIPTION

FOR AND ON  
BEHALF OF  
M&S CIVIL  
CONSULTANTS,  
INC.



THE DESIGN ENGINEER PREPARING THESE PLANS WILL NOT BE RESPONSIBLE, OR LIABLE FOR, UNAUTHORIZED CHANGES TO OR  
USES OF THESE PLANS. ALL CHANGES TO THE PLANS MUST BE IN WRITING AND MUST BE APPROVED BY THE PREPARER  
OF THESE PLANS.

CAUTION



212 N. WAHATCH AVE., STE 303  
COLORADO SPRINGS, CO 80903  
PHONE: 719.555.5465

CIVIL CONSULTANTS, INC.

PROJECT NO. 10-014

DESIGNED BY: JWP

DRAWN BY: GW

CHECKED BY:

SCALE: HORIZONTAL: 1"=50'

VERTICAL: 1"=5'

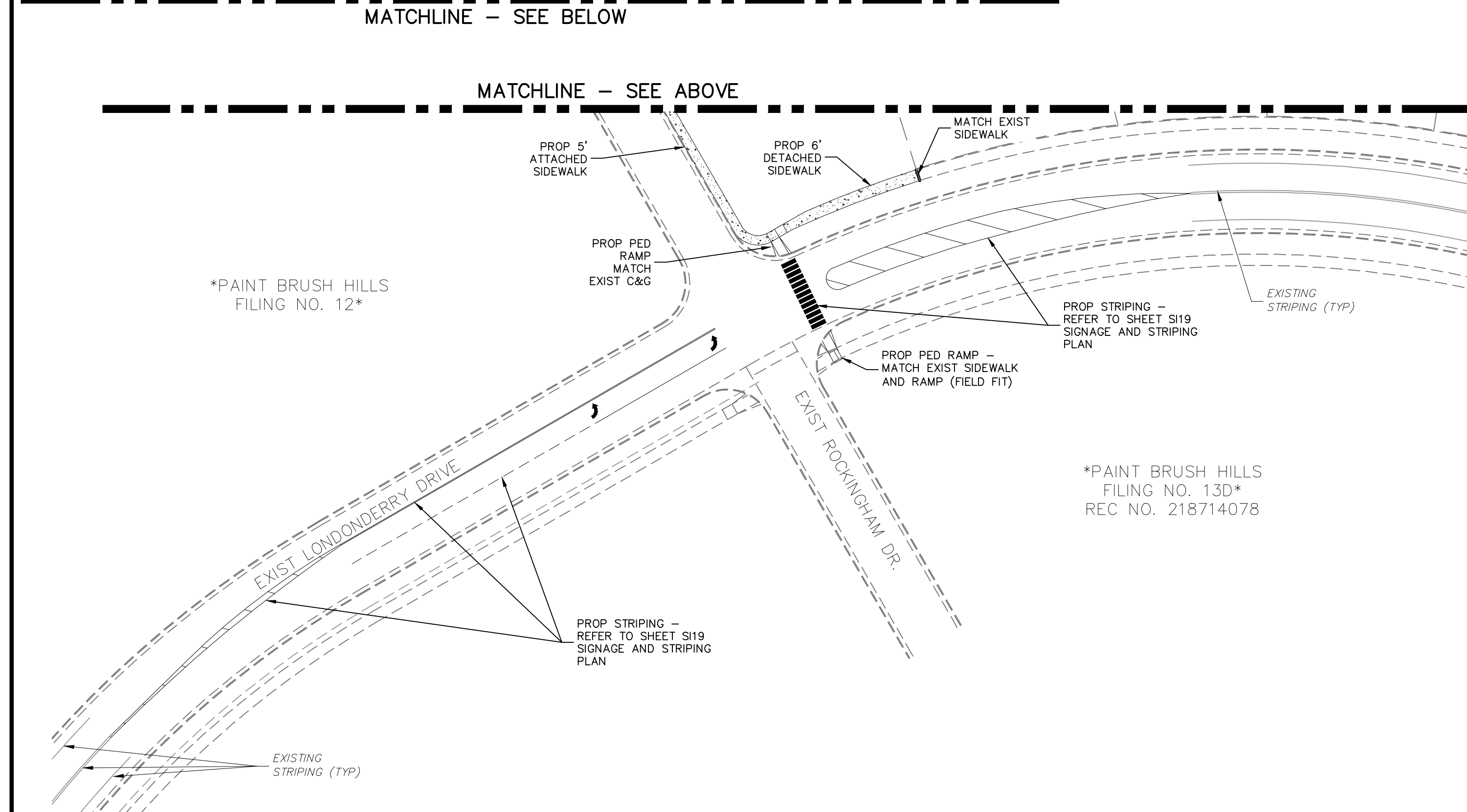
DATE: 03/19/2021

SHEET 12 OF 30

STREET IMPROVEMENT PLANS

PAIN BRUSH HILLS FILING NO. 14






**NOTES:**

1. INSTALL 5' WIDE ATTACHED SIDEWALK AND PEDESTRIAN RAMPS ALONG EXISTING KEATING DRIVE, ROCKINGHAM DRIVE AND LONDONDERRY DRIVE ONLY WHERE SHOWN ON THESE PLANS.
2. ALL PED-RAMPS LOCATED AT INTERSECTIONS SHALL BE PER ECM STANDARD DETAILS SD\_2-40, SD\_2-41 AND SD\_2-42.
3. ALL T-INTERSECTION PED-RAMPS SHALL BE PER ECM STANDARD DETAIL SD\_2-50.
4. REFER TO SHEETS SI14, SI16 & SI17 FOR INTERSECTION DETAILS.

**STATEMENT:**

THE CITY OF COLORADO SPRINGS  
RECOGNIZES THE DESIGN ENGINEER  
AS HAVING RESPONSIBILITY FOR  
THE DESIGN. THE CITY HAS  
LIMITED ITS SCOPE OF REVIEW  
ACCORDINGLY. RESUBMITTAL  
REQUIRED IF CONSTRUCTION HAS  
NOT COMMENCED WITHIN 180 DAYS  
AFTER APPROVAL DATE.



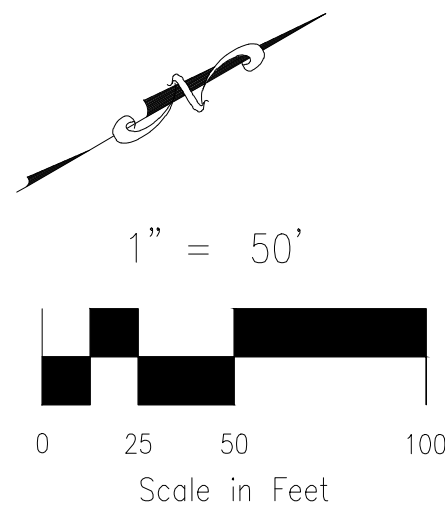
FOR LOCATING & MARKING  
GAS,  
ELECTRIC,  
WATER &  
TELEPHONE  
LINES

FOR BURIED UTILITY INFORMATION  
**48 HRS BEFORE YOU DIG**  
916.222.6222



## ABBREVIATION LEGEND

CL	CENTERLINE INTERSECTION	LT	LEFT
FL-FL	FLOWLINE INTERSECTION	RT	RIGHT
BT	BEGIN TRANSITION	FL	FLOWLINE
ET	END TRANSITION	TBC	TOP BACK OF CURB
PC	POINT OF CURVE	XPAN	CROSSSPAN
PCC	POINT OF COMPOUND CURVE	STD	STANDARD
PCR	POINT OF CURVE RETURN	SHT	SHEET
PRC	POINT OF REVERSE CURVE	P&P	PLAN AND PROFILE
PT	POINT OF TANGENT	C&G	CURB AND GUTTER
EL	ELEVATION	W	WEST
CDS	CUL-DE-SAC	E	EAST
KN	KNUCKLE	ROW	RIGHT OF WAY
LP	LOOP	EOP	EDGE OF PAVEMENT
N	NORTH	WTR	WATER
S	SOUTH	SAN	SANITARY SEWER
KD	KEYNES DRIVE	PROP	PROPOSED
HD	HARTWOOD DRIVE	COLL	COLLECTOR
GMD	GRACE MANOR DRIVE	LPT	LOW POINT
GMD	GRACE MANOR DRIVE	RES	RESIDENTIAL
KBD	KINGSBURY DRIVE		
WD	WATERLOO DRIVE		
FC	FINSBURY COURT		
DD	DEVONCOVE DRIVE		
HP	HIGH POINT		



**STREET DESIGN:**  
**REVIEW:**  
 TRAFFIC ENGINEERING: \_\_\_\_\_ DATE: \_\_\_\_\_  
 CURB & GUTTER: \_\_\_\_\_ DATE: \_\_\_\_\_  
 FINAL REVIEW: \_\_\_\_\_ DATE: \_\_\_\_\_

**DRAINAGE DESIGN:**  
 DRAINAGE REVIEW: \_\_\_\_\_ DATE: \_\_\_\_\_  
 FILED IN ACCORDANCE WITH SECTION 7-7-906 OF COLORADO SPRINGS CODE  
 2001, AS AMENDED.

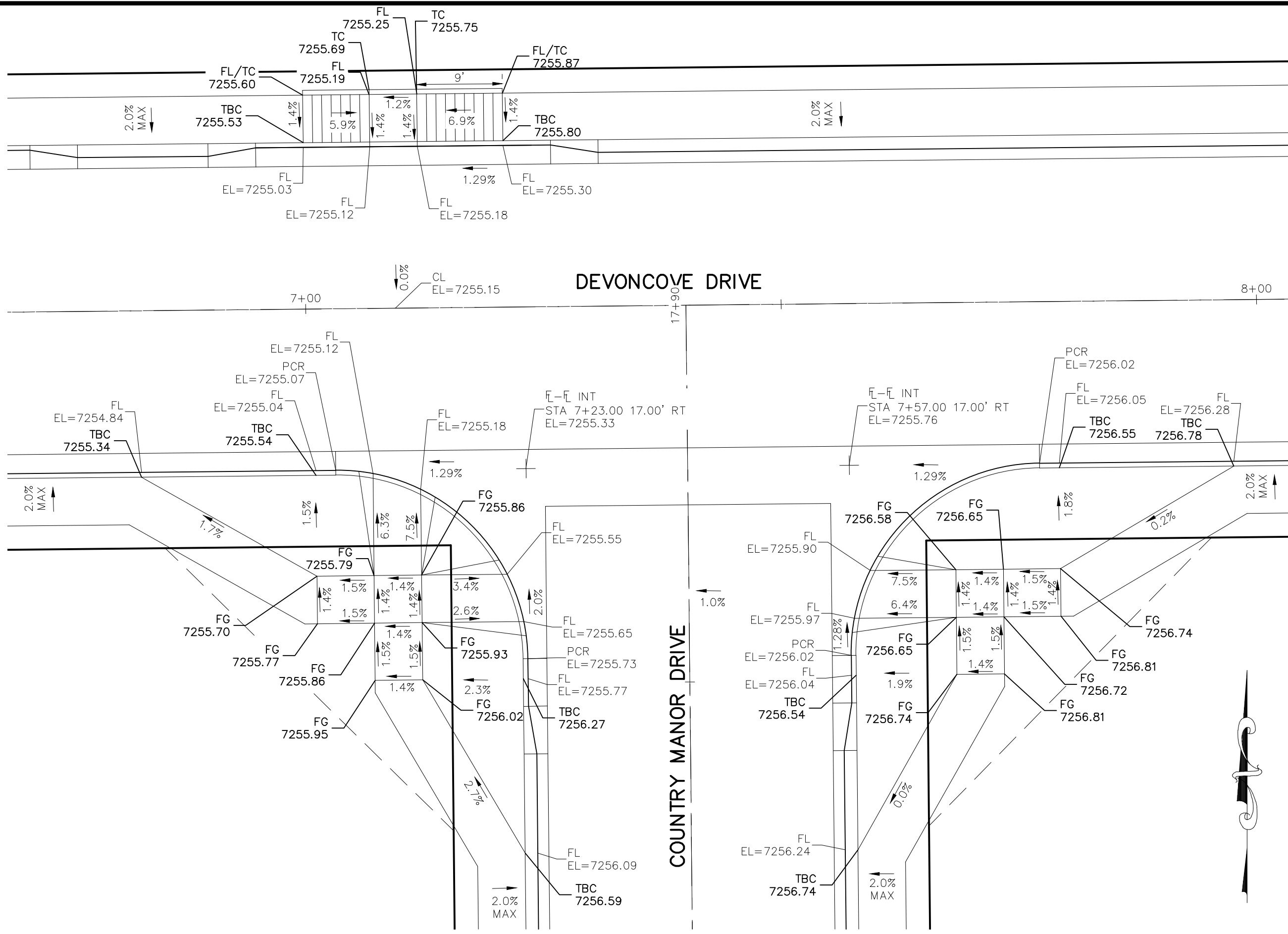
<b>DESIGN DATA:</b>		
SIDEWALKS: WIDTH <u>5'</u>		ASPHALT THICKNESS:
LOCATION: Attached <input checked="" type="checkbox"/>		AC Surface _____
Detached <input type="checkbox"/> CENTERED IN 5' EASEMENT		AB Base _____
CURB TYPE A <input type="checkbox"/>		AGG. BASE THICKNESS:
CURB TYPE C <input checked="" type="checkbox"/>		Class 6 _____
ROW WIDTH <u>50'</u>	EOP-EOP <u>30'</u>	Class 5 _____
STREET TYPE <u>RESIDENTIAL</u>	HVEM _____	Class 2 _____

<div>WKS CIVIL CONSULTANTS, INC.</div> <div><div>FOR AND ON BEHALF OF WKS CIVIL CONSULTANTS, INC.</div><div><div>PROFESSIONAL ENGINEER NO. 37160 EXPIRES 5-6-21</div><div>STATE OF COLORADO REGISTERED</div></div></div> <div>212 N. WAHSATCH AVE., STE 305 COLORADO SPRINGS, CO 80903 PHONE: 719.855.5485</div>										<div>PAINT BRUSH HILLS FILING NO. 14</div> <div>STREET IMPROVEMENT PLANS</div>									
PROJECT NO. 10-014					SCALE: HORIZONTAL: 1"=50'					DATE: 04/06/2021									
DESIGNED BY: JMP					VERTICAL: 1"=5'					SHEET 13 OF 30									
DRAWN BY: JWP																			
CHECKED BY: GW																			
CAUTION										THE ENGINEER PREPARING THESE PLANS WILL NOT BE RESPONSIBLE, OR LIABLE FOR, UNAUTHORIZED CHANGES TO OR DEVIATIONS FROM THESE PLANS. ALL CHANGES TO THE PLANS MUST BE IN WRITING AND MUST BE APPROVED BY THE PREPARER OF THESE PLANS.									

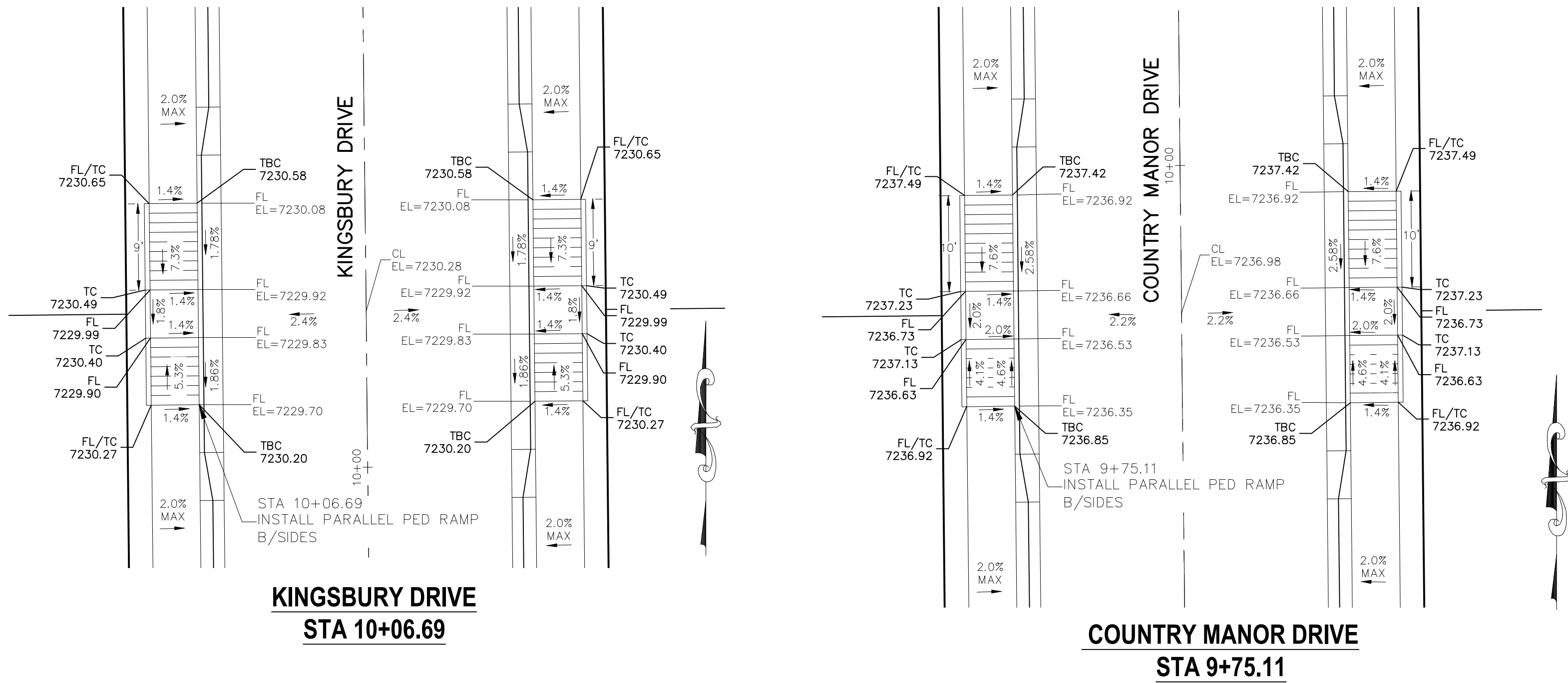






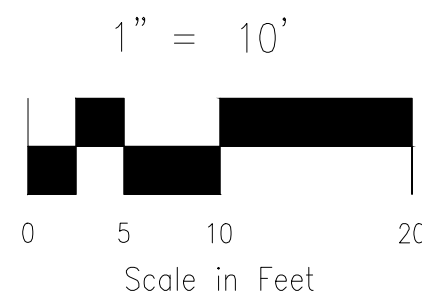


## DEVONCOVE DRIVE & COUNTRY MANOR DRIVE



**COUNTRY MANOR DRIVE**  
**STA 9+75.11**

1. ALL PARALLEL RAMPS ARE 7' IN LENGTH UNLESS OTHERWISE SHOWN/NOTED ON PLANS



SIDEWALKS: WIDTH 5' ASPHALT THICKNESS: \_\_\_\_\_  
 LOCATION: Attached ☐ AC Surface \_\_\_\_\_  
           Detached ☐ CENTERED IN 5' EASEMENT AB Base \_\_\_\_\_  
 CURB TYPE 1 ☐ AGG. BASE THICKNESS: \_\_\_\_\_  
 CURB TYPE 5 ☐ Class 6 \_\_\_\_\_  
 ROW WIDTH 50' EOP-EOP 30' Class 5 \_\_\_\_\_  
 STREET TYPE RESIDENTIAL HVEEM \_\_\_\_\_ Class 2 \_\_\_\_\_  
 DESIGN SPEED: 35 MPH

FOR BEHA  
M&S  
CONS  
INC.

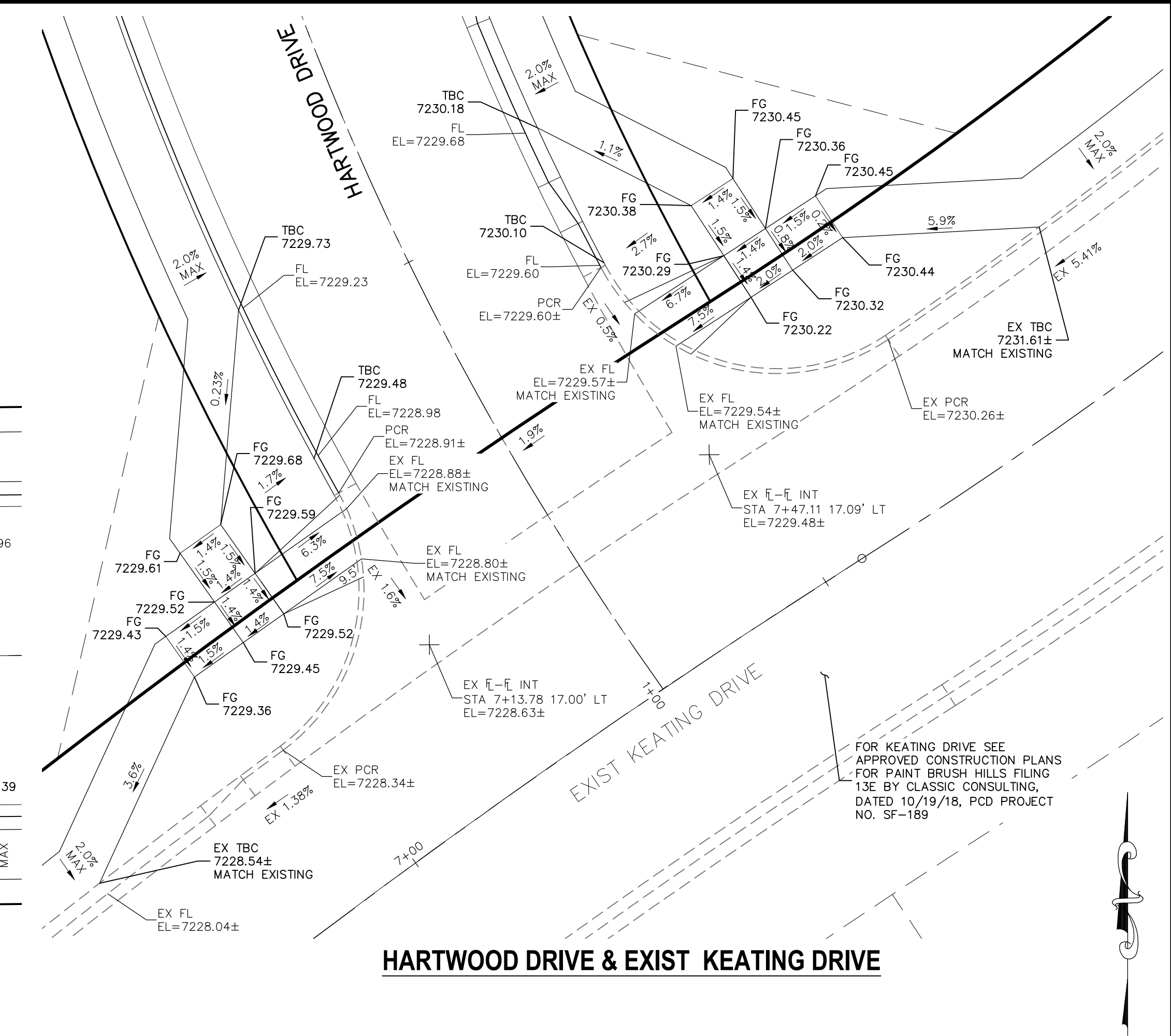
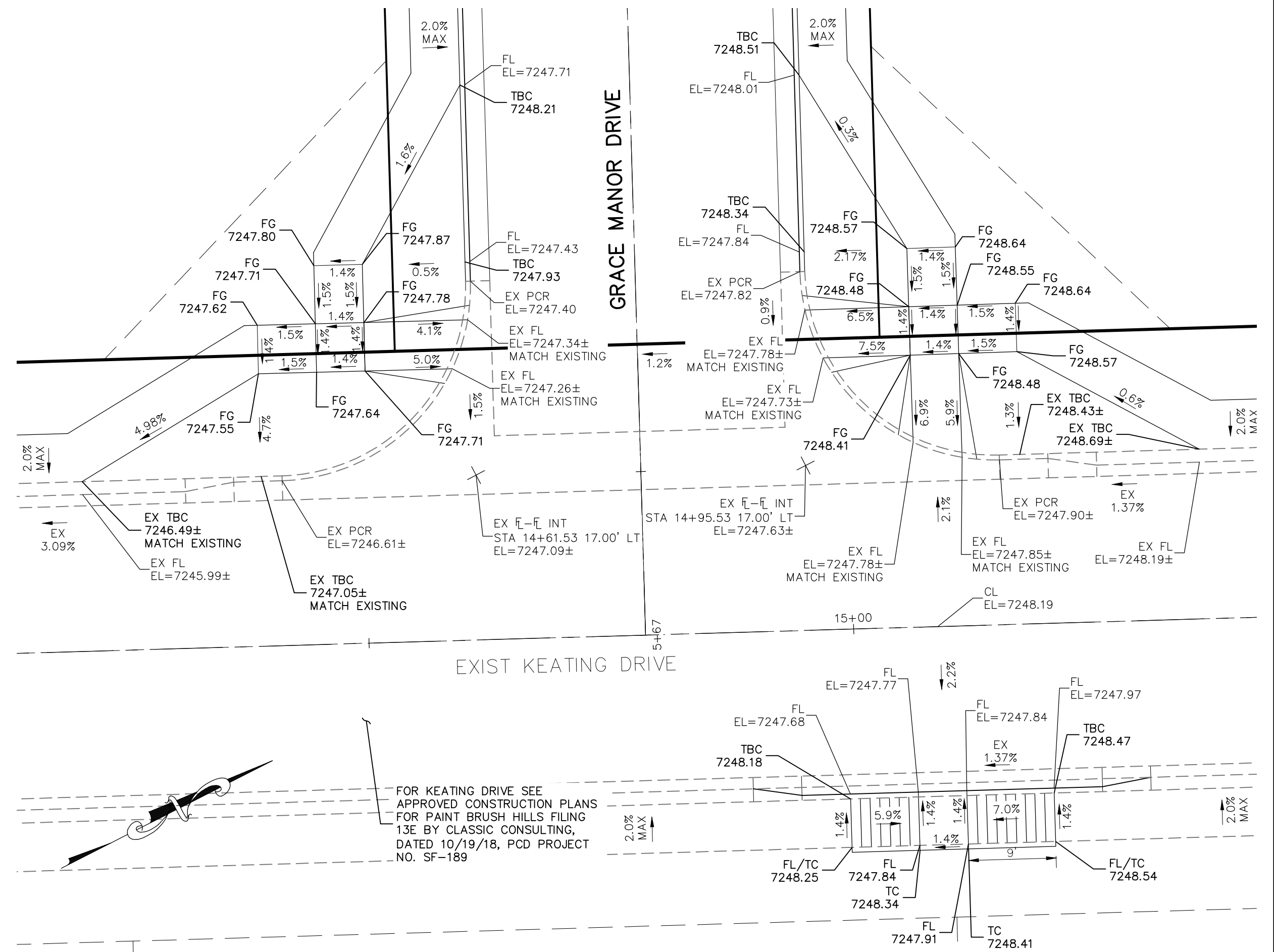
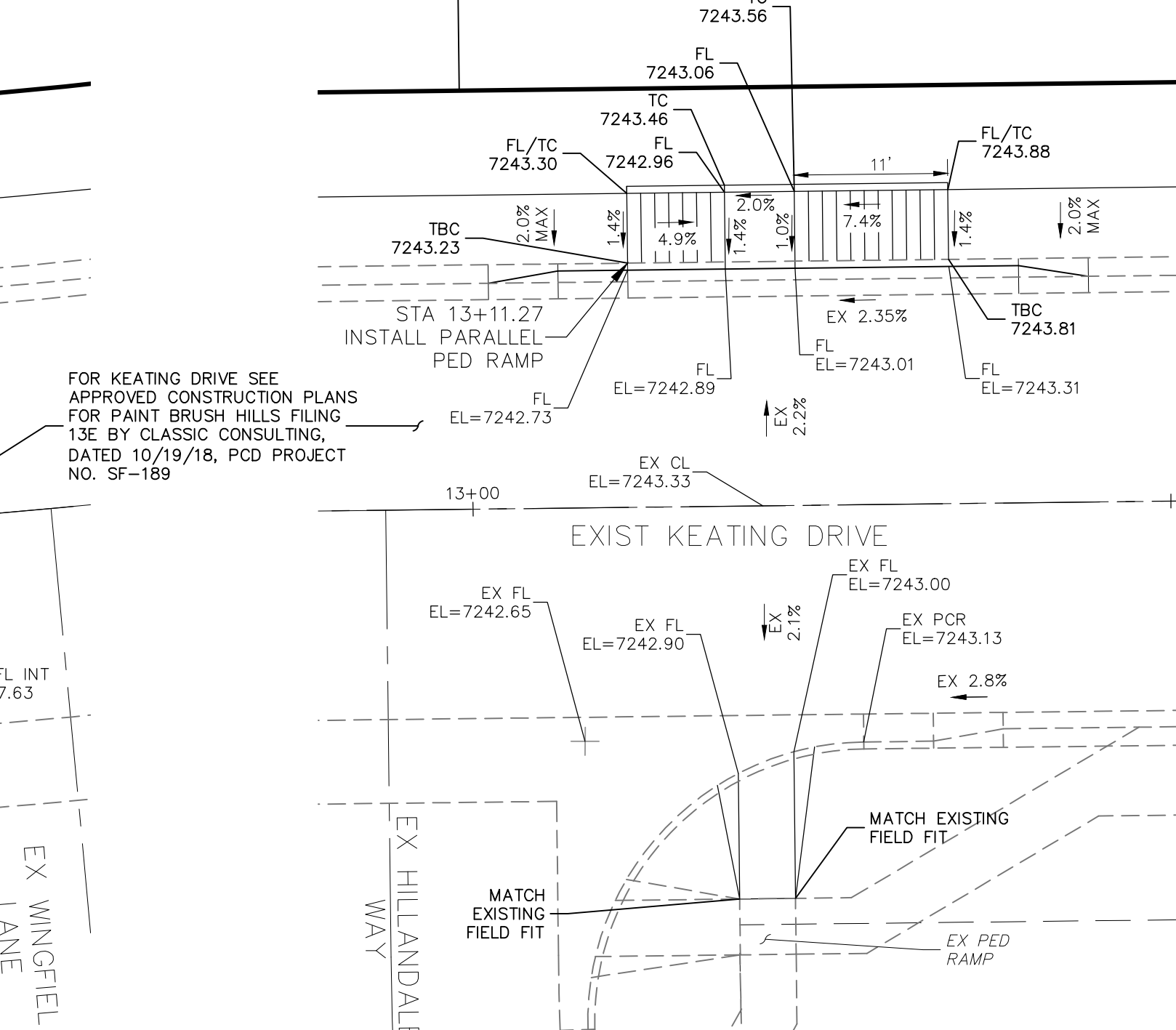
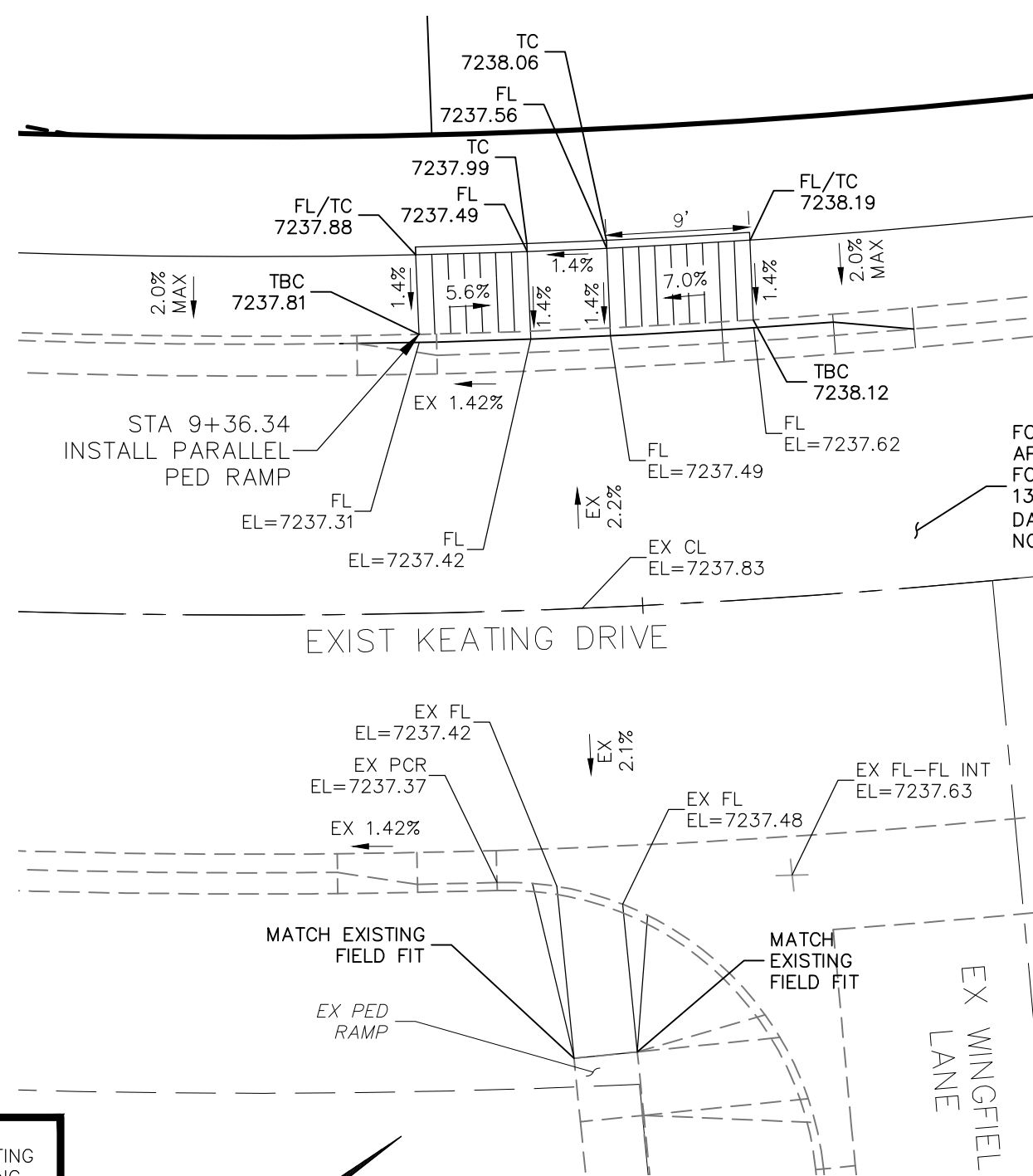
SHEET 15 OF 30 S115

THE ENGINEER PREPARING THESE PLANS WILL NOT BE RESPONSIBLE, OR LIABLE, FOR UNAUTHORIZED CHANGES TO OR USES OF THESE PLANS. ALL CHANGES TO THE PLANS MUST BE IN WRITING AND MUST BE APPROVED BY THE PREPARER OF THESE PLANS.



#### NOTES:

- ALL PARALLEL RAMPS ARE 7' IN LENGTH UNLESS OTHERWISE SHOWN/NOTED ON PLANS



**EXISTING KEATING DRIVE**  
**STA 9+36.34**

**EXISTING KEATING DRIVE**  
**STA 13+11.27**

#### STATEMENT:

THE CITY OF COLORADO SPRINGS RECOGNIZES THE DESIGN ENGINEER AS HAVING RESPONSIBILITY FOR THE DESIGN; THE CITY HAS LIMITED ITS SCOPE OF REVIEW ACCORDINGLY. RESUBMITTAL REQUIRED IF CONSTRUCTION HAS NOT COMMENCED WITHIN 180 DAYS AFTER APPROVAL DATE.



FOR LOCATING & MARKING GAS, ELECTRIC, WATER, & TELEPHONE LINES  
**FOR BURIED UTILITY INFORMATION**  
**48 HRS BEFORE YOU DIG**  
**CALL 1-800-922-1987**

#### STREET DESIGN:

##### REVIEW:

TRAFFIC ENGINEERING: \_\_\_\_\_ DATE: \_\_\_\_\_  
CURB & GUTTER: \_\_\_\_\_ DATE: \_\_\_\_\_  
FINAL REVIEW: \_\_\_\_\_ DATE: \_\_\_\_\_  
DRAINAGE DESIGN: \_\_\_\_\_ DATE: \_\_\_\_\_  
FILED IN ACCORDANCE WITH SECTION 7-7-906 OF COLORADO SPRINGS CODE 2001, AS AMENDED.

#### DESIGN DATA:

SIDEWALKS: WIDTH 5'  
LOCATION: Attached ☐ Detached ☐ CENTERED IN 5' EASEMENT  
CURB TYPE 1 ☐ 5 ☐  
ROW WIDTH 50' EOP-EOP 30'  
STREET TYPE RESIDENTIAL HVEEM  
DESIGN SPEED 25 MPH  
ASPHALT THICKNESS: AC Surface \_\_\_\_\_ AB Base \_\_\_\_\_  
AGG. BASE THICKNESS: Class 6 \_\_\_\_\_ Class 5 \_\_\_\_\_ Class 2 \_\_\_\_\_

VIRGIL A. SANCHEZ, COLORADO P.E. NO. 37160

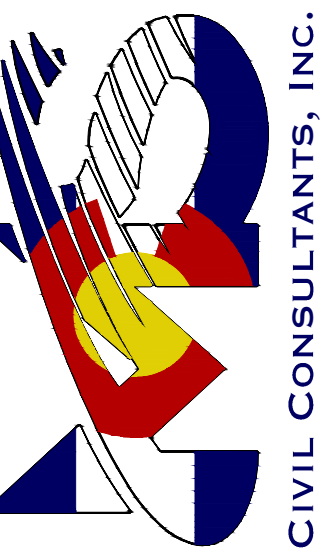
REVISIONS: NO. DATE: BY: DESCRIPTION:

FOR AND ON BEHALF OF M&S CIVIL CONSULTANTS, INC.



THE DESIGNER PREPARING THESE PLANS WILL NOT BE RESPONSIBLE FOR UNAUTHORIZED CHANGES TO OR THE USES OF THESE PLANS. ALL CHANGES TO THE PLANS MUST BE IN WRITING AND APPROVED BY THE PREPARER OF THESE PLANS.

CAUTION



212 N. WASHCATCH AVE., STE 303  
COLORADO SPRINGS, CO 80903  
PHONE: 719.555.5465

PROJECT NO. 10-014

DESIGNED BY: JWP

DRAWN BY: JWP

CHECKED BY: GW

SCALE: HORIZONTAL: 1"=50' VERTICAL: 1"=5'

DATE: 03/19/2021

SHEET 16 OF 30  
**S16**

INTERSECTION DETAILS







1" = 80'

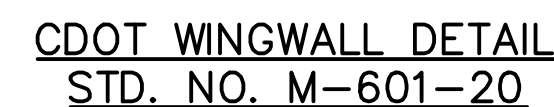
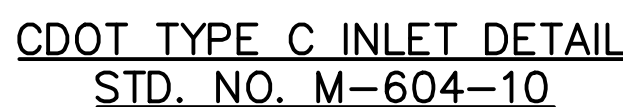
0 40 80 160

Scale in Feet



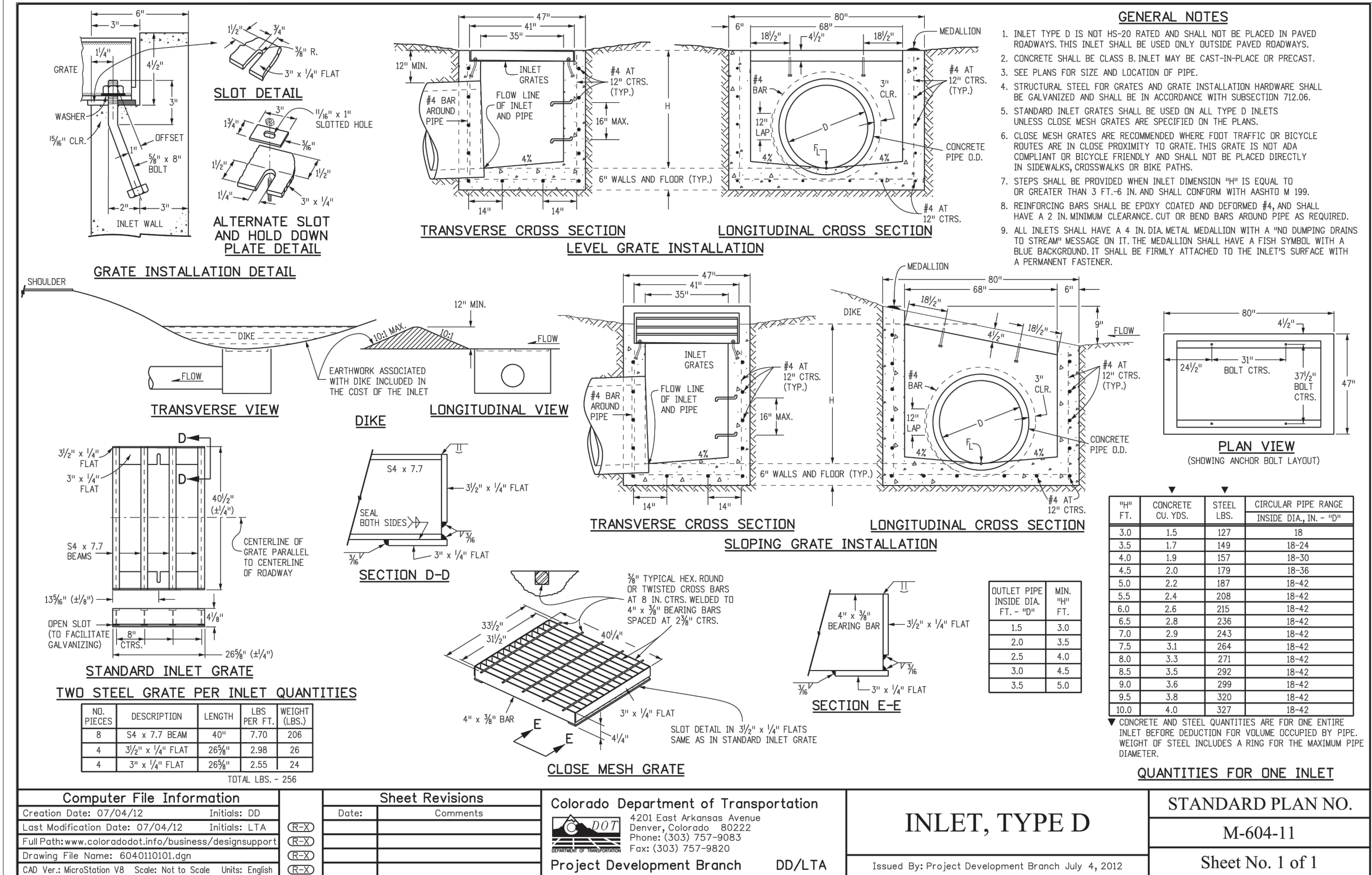
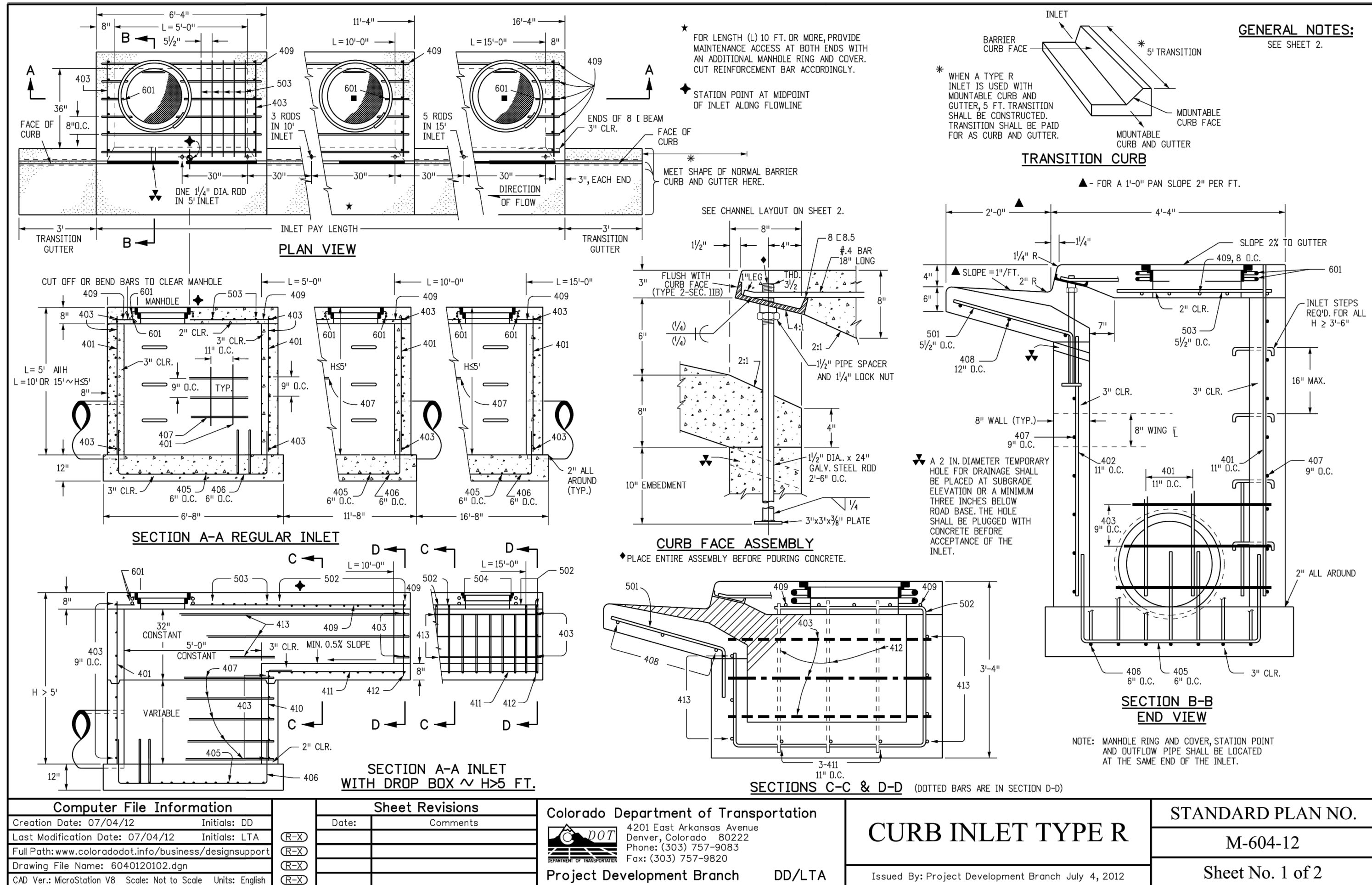




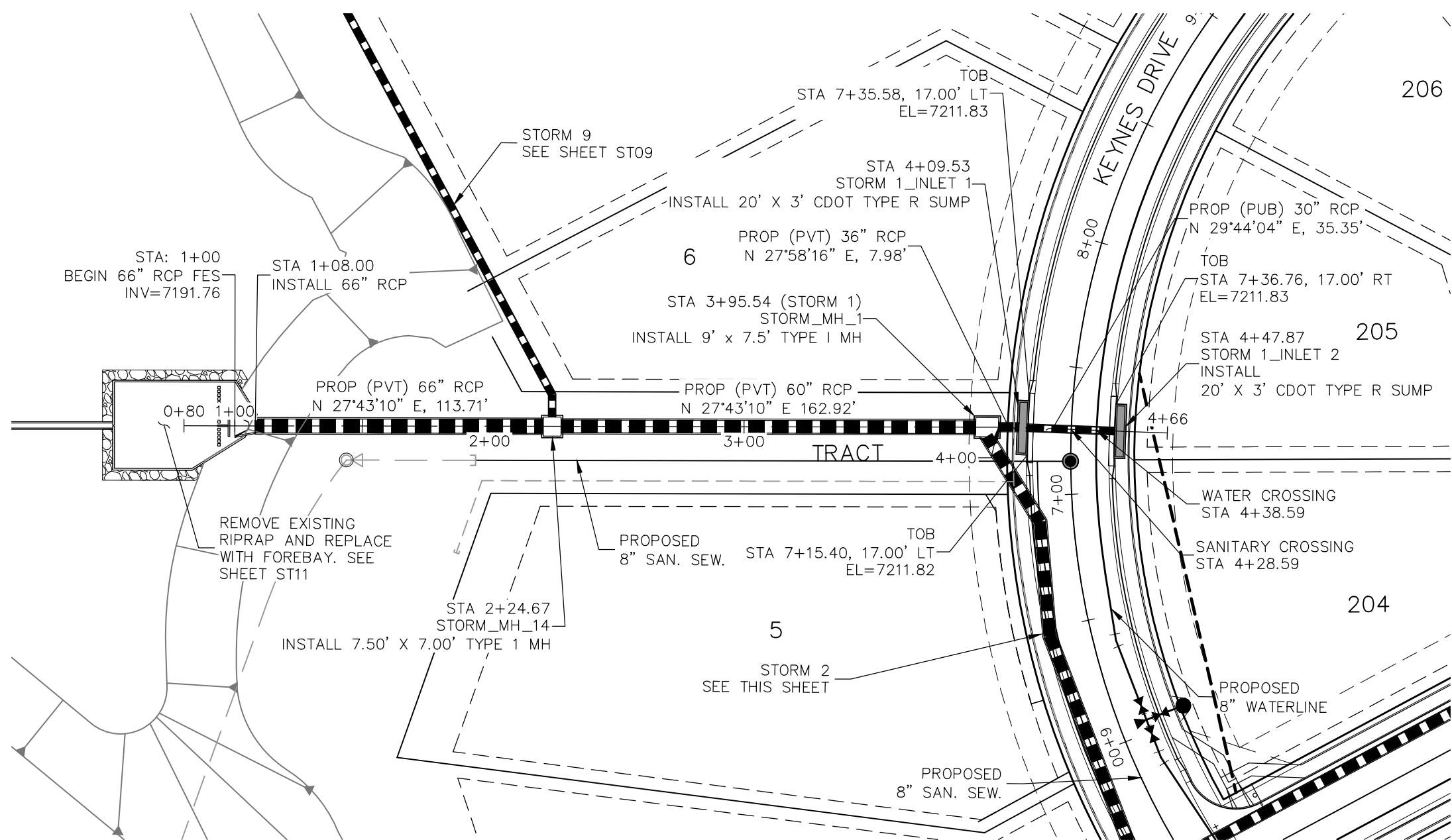




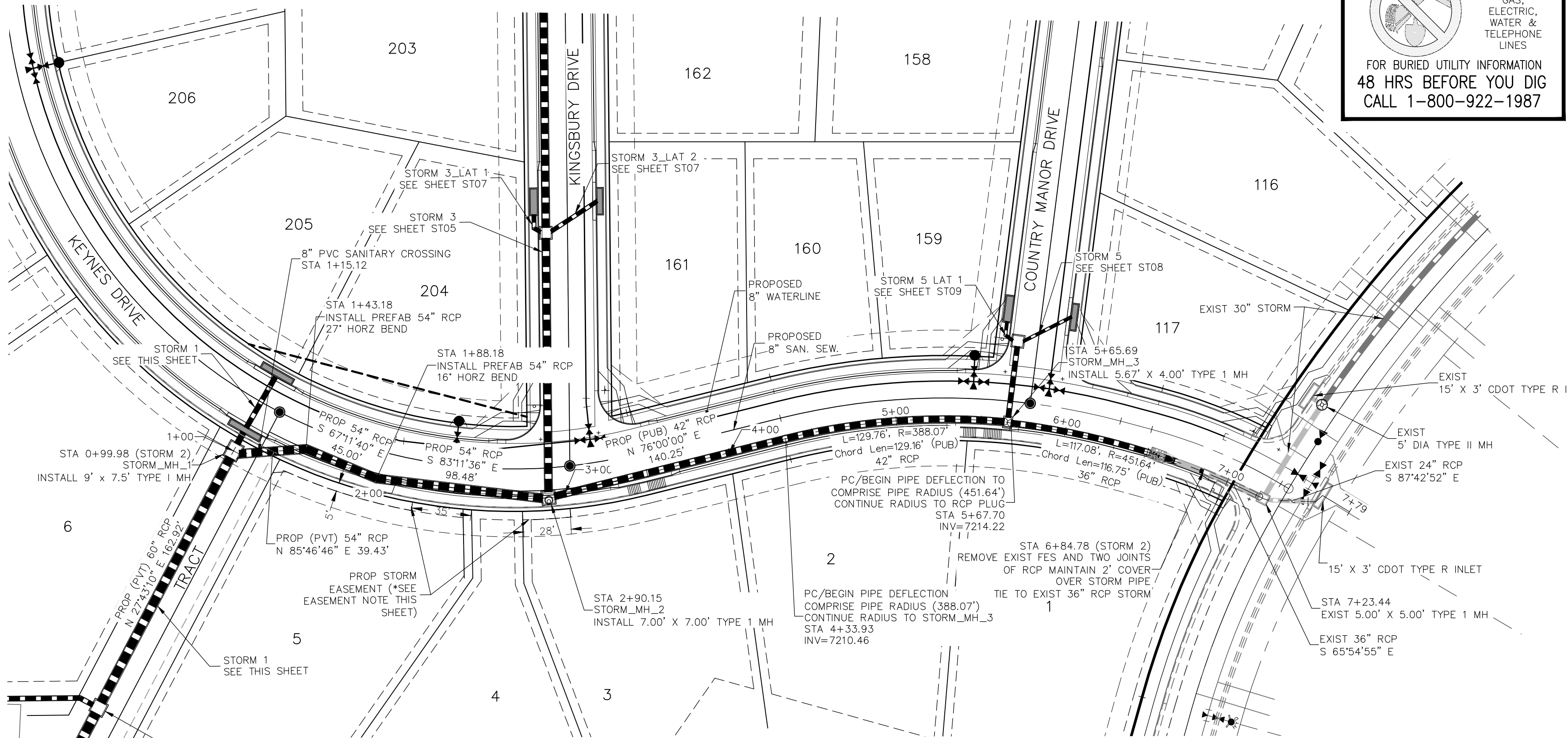
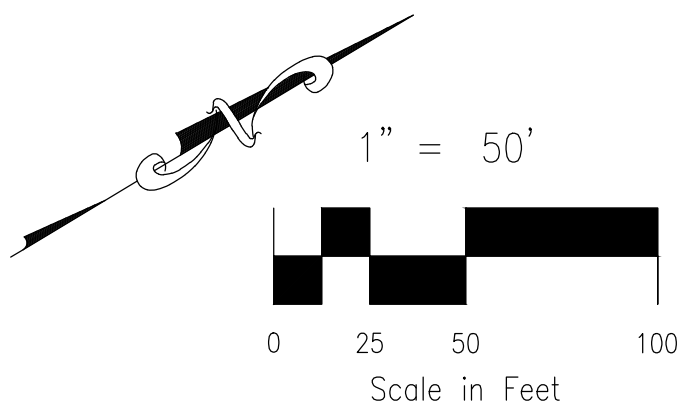
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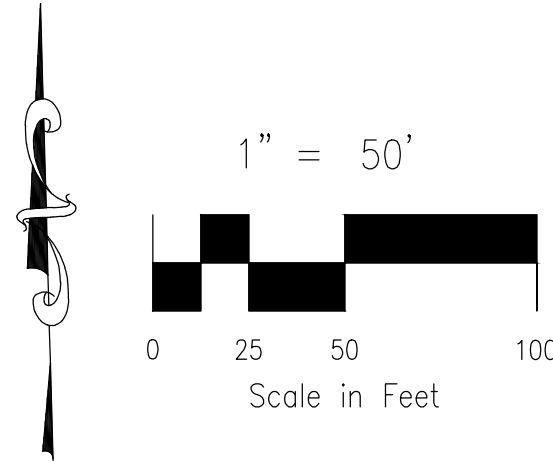




**STORM 1**  
**STA 1+00.00 TO STA 4+47.87**

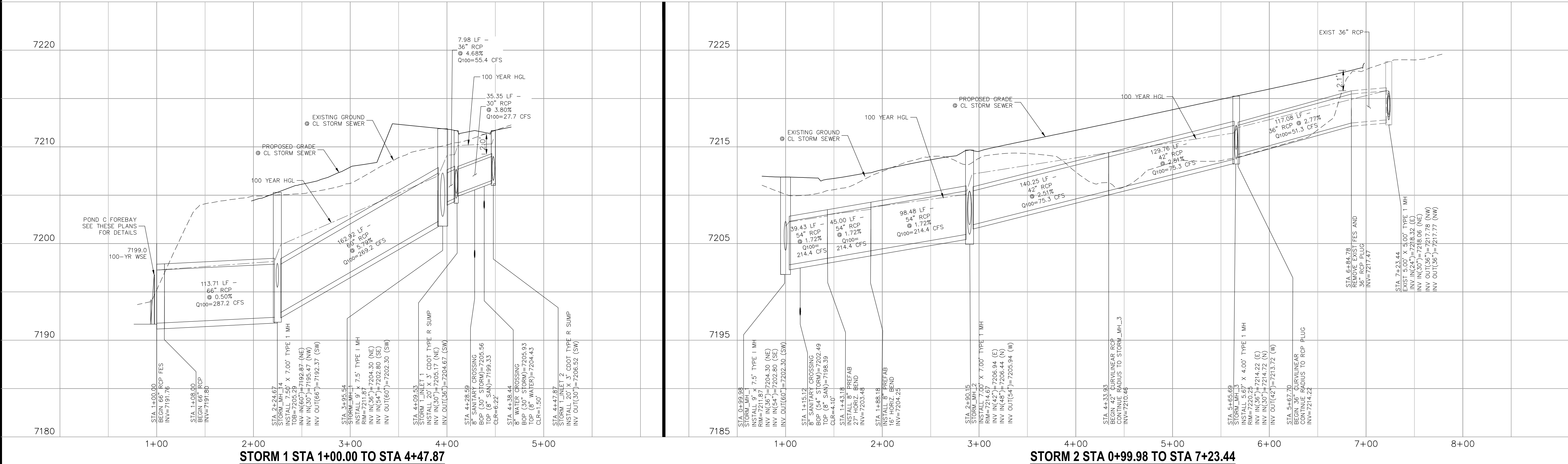


**STORM 2**  
**STA 0+99.98 TO STA 7+23.44**



**\*LOT 5 & LOT 3 STORM SEWER  
EASEMENT NOTE:**  
NO FENCING OR DRIVEWAY SHALL BE PLACED WITHIN  
THE STORM SEWER EASEMENT

- NOTE:**
1. SEE SHEET ST03 FOR MANUFACTURERS MINIMUM PIPE RADII. PRIOR TO INSTALLATION, CONTRACTOR MUST CONTACT DESIGN ENGINEER IF PIPE MANUFACTURERS MINIMUM RADII IS NOT MET.
  2. WHEN STORM SEWERS ARE DESIGNED TO OPERATE UNDER PRESSURIZED CONDITIONS, THEY SHALL HAVE GASKETED, WATERTIGHT JOINTS, PER ASTM STANDARD C 443. ADHERE TO MANUFACTURER'S SPECIFICATIONS FOR MAXIMUM ALLOWABLE JOINT GAPS TO FORM A WATERTIGHT SEAL.
  3. MAINTAIN MANHOLE RING AND COVER OUT OF CURB AND GUTTER AREA.



**STORM 1 STA 1+00.00 TO STA 4+47.87**

**STORM 2 STA 0+99.98 TO STA 7+23.44**



<b>PAINT BRUSH HILLS FILING NO. 14</b>	
<b>STORM PLAN &amp; PROFILE</b>	
PROJECT NO. 10-014	DATE: 03/19/21
DESIGNED BY: GT	SCALE: HORIZONTAL: 1"=50' VERTICAL: 1"=5'
DRAWN BY: CMN	SHEET 22 OF 30
CHECKED BY: VAS	ST04

212 N WAHATCH AVE., STE 303 COLORADO SPRINGS, CO 80903 PHONE: 719.555.5465	 <b>CIVIL CONSULTANTS, INC.</b>
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FOR AND ON BEHALF OF M&S CIVIL CONSULTANTS, INC.	
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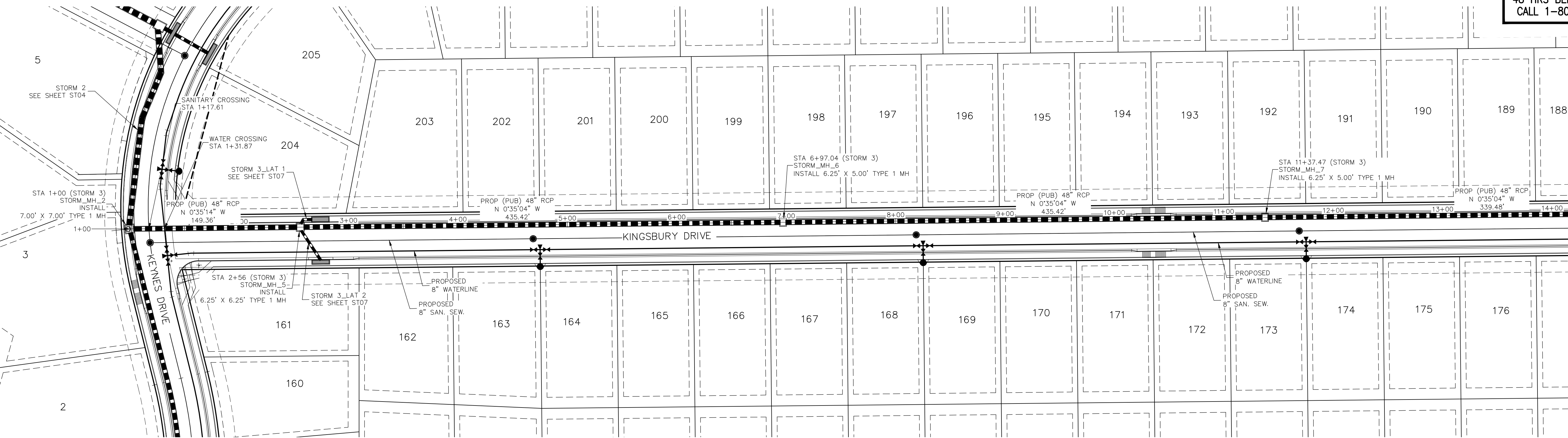
  

REVISIONS:	NO.	DATE:	BY:	DESCRIPTION:	APPROVED BY:	DATE:

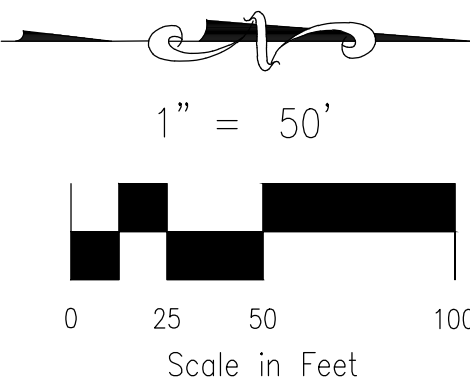
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**CAUTION**





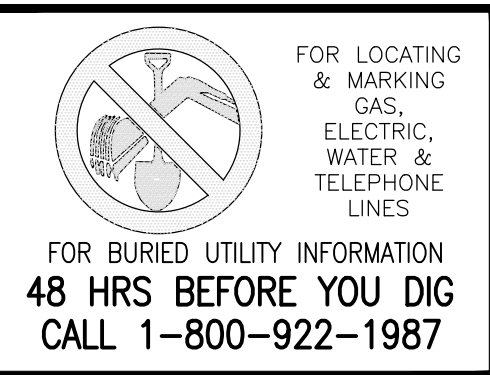
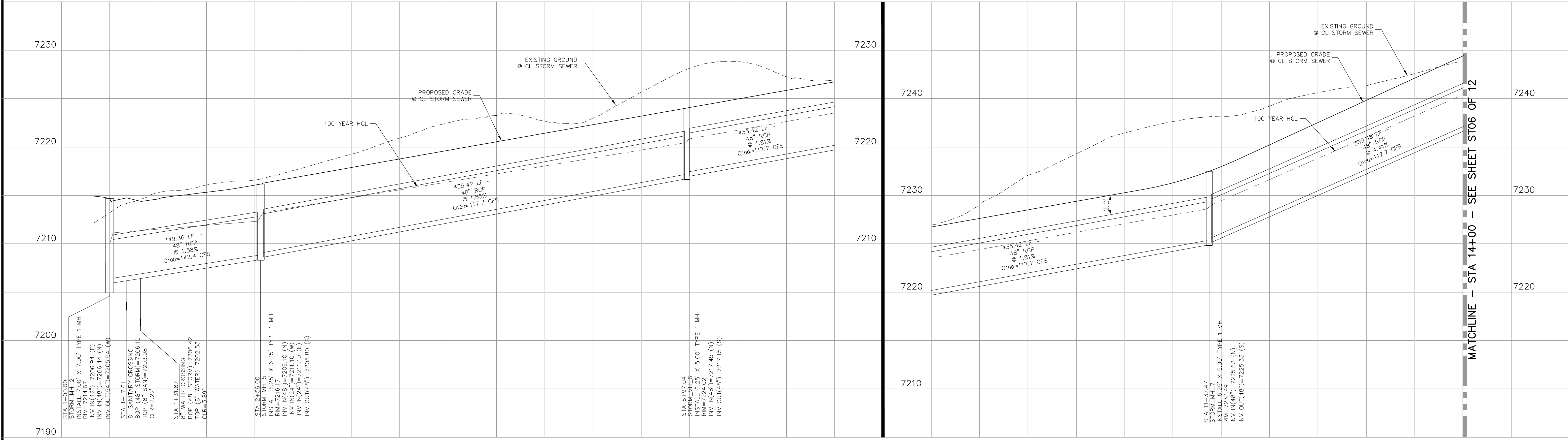
**STORM 3**  
**STA 1+00.00 TO STA 14+00.00**



NOTE:  
1. WHEN STORM SEWERS ARE DESIGNED TO OPERATE UNDER PRESSURIZED CONDITIONS, THEY SHALL HAVE GASKETED, WATERTIGHT JOINTS, PER ASTM STANDARD C 443. ADHERE TO MANUFACTURER'S SPECIFICATIONS FOR MAXIMUM ALLOWABLE JOINT GAPS TO FORM A WATERTIGHT SEAL.  
2. MAINTAIN MANHOLE RING AND COVER OUT OF CURB AND GUTTER AREA.

**STORM 3 STA 1+00.00 TO STA 8+50.00**

**STORM 3 STA 8+50.00 TO STA 14+00.00**



PAINT BRUSH HILLS FILING NO. 14	
STORM PLAN & PROFILE	
PROJECT NO. 10-014	DATE: 03/19/21
DESIGNED BY: GT	SCALE: HORIZONTAL: 1"=50' VERTICAL: 1"=5'
DRAWN BY: OMN	SHEET 23 OF 30
CHECKED BY: VAS	ST05

212 N. WABATCH AVE., STE 303  
COLORADO SPRINGS, CO 80903  
PHONE: 719.555.5485

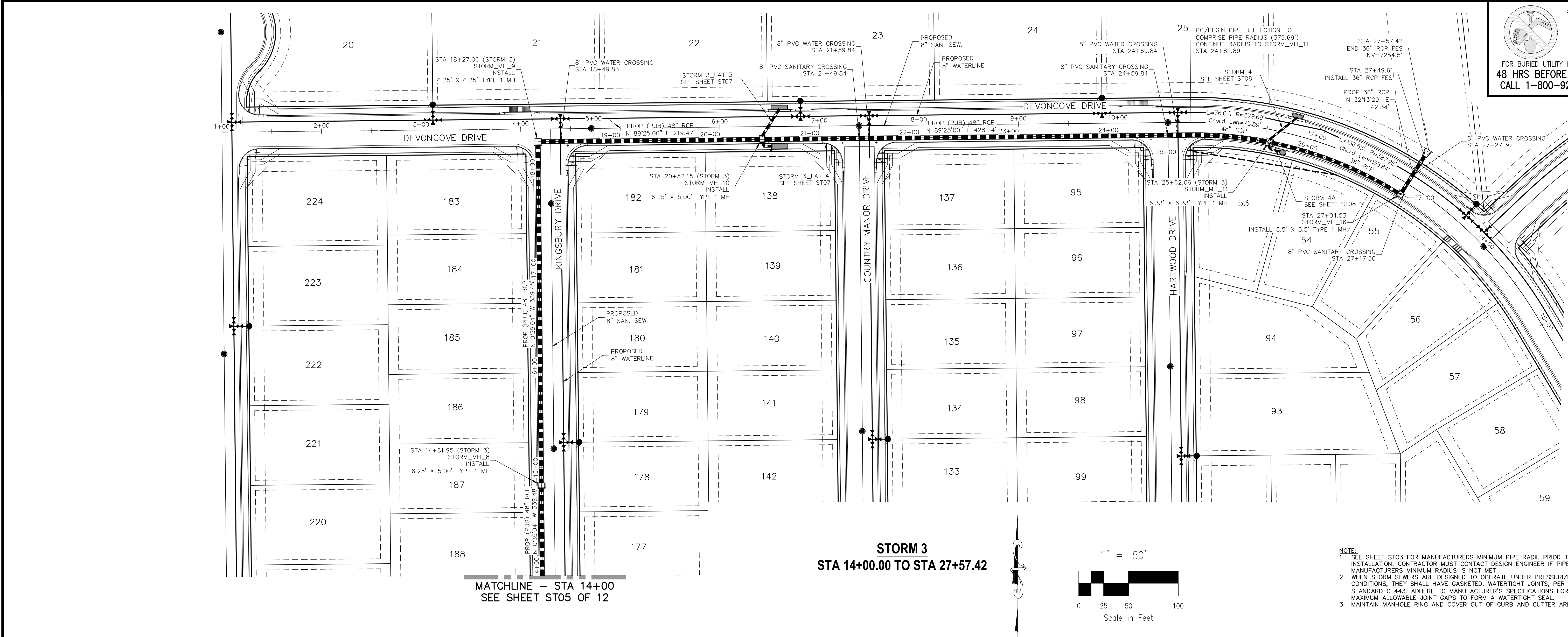
**CIVIL CONSULTANTS, INC.**

FOR AND ON BEHALF OF  
M&S CIVIL CONSULTANTS, INC.

VIRGIL A. SANCHEZ, COLORADO P.E. NO. 37160

CAUTION

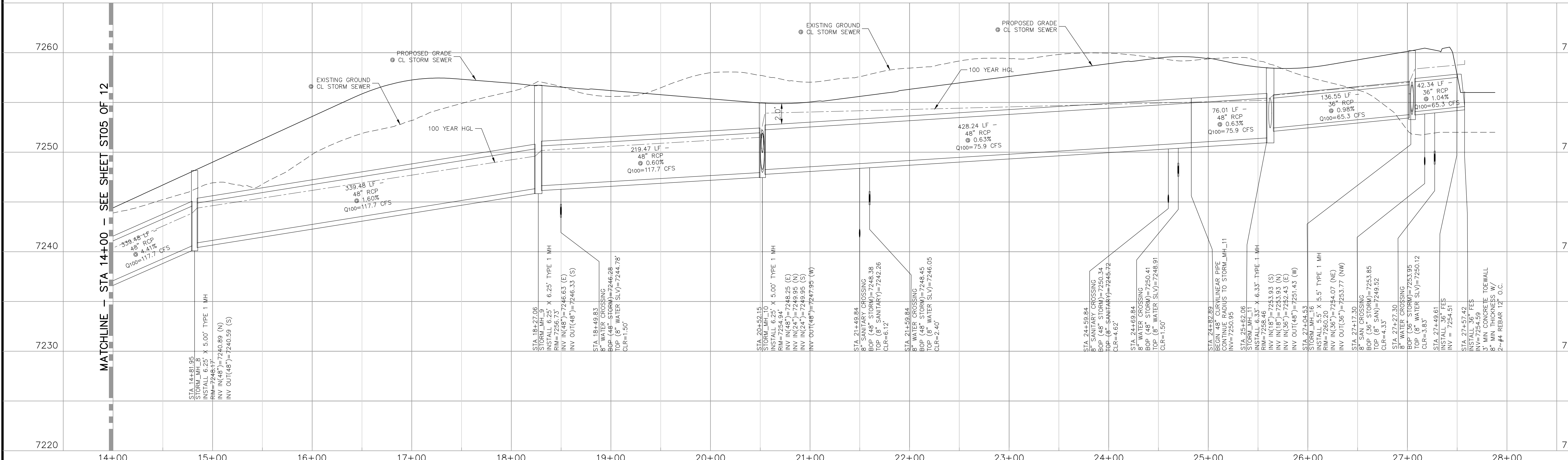




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FOR BURIED UTILITY INFORMATION  
48 HRS BEFORE YOU DIG  
CALL 1-800-922-1987

- NOTE:
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  - WHEN STORM SEWERS ARE DESIGNED TO OPERATE UNDER PRESSURIZED CONDITIONS, THEY SHALL HAVE GASKETED, WATER TIGHT JOINTS, PER ASTM STANDARD C 443. ADHERE TO MANUFACTURER'S SPECIFICATIONS FOR MAXIMUM ALLOWABLE JOINT GAPS TO FORM A WATER TIGHT SEAL.
  - MAINTAIN MANHOLE RING AND COVER OUT OF CURB AND GUTTER AREA.



STORM 3 STA 14+00.00 TO STA 27+57.42

PAINT BRUSH HILLS FILING NO. 14	
STORM PLAN & PROFILE	
PROJECT NO. 10-014	DATE: 03/19/21
DESIGNED BY: GT	SCALE: HORIZONTAL: 1"=50' VERTICAL: 1"=5'
DRAWN BY: CMN	SHEET 24 OF 30
CHECKED BY: VAS	ST06

212 N. WASHATCH AVE., STE 303  
COLORADO SPRINGS, CO 80903  
PHONE: 719.555.5465

**CIVIL CONSULTANTS, INC.**

FOR AND ON BEHALF OF M&S CIVIL CONSULTANTS, INC.

VIRGIL A. SANCHEZ, COLORADO P.E. NO. 37160

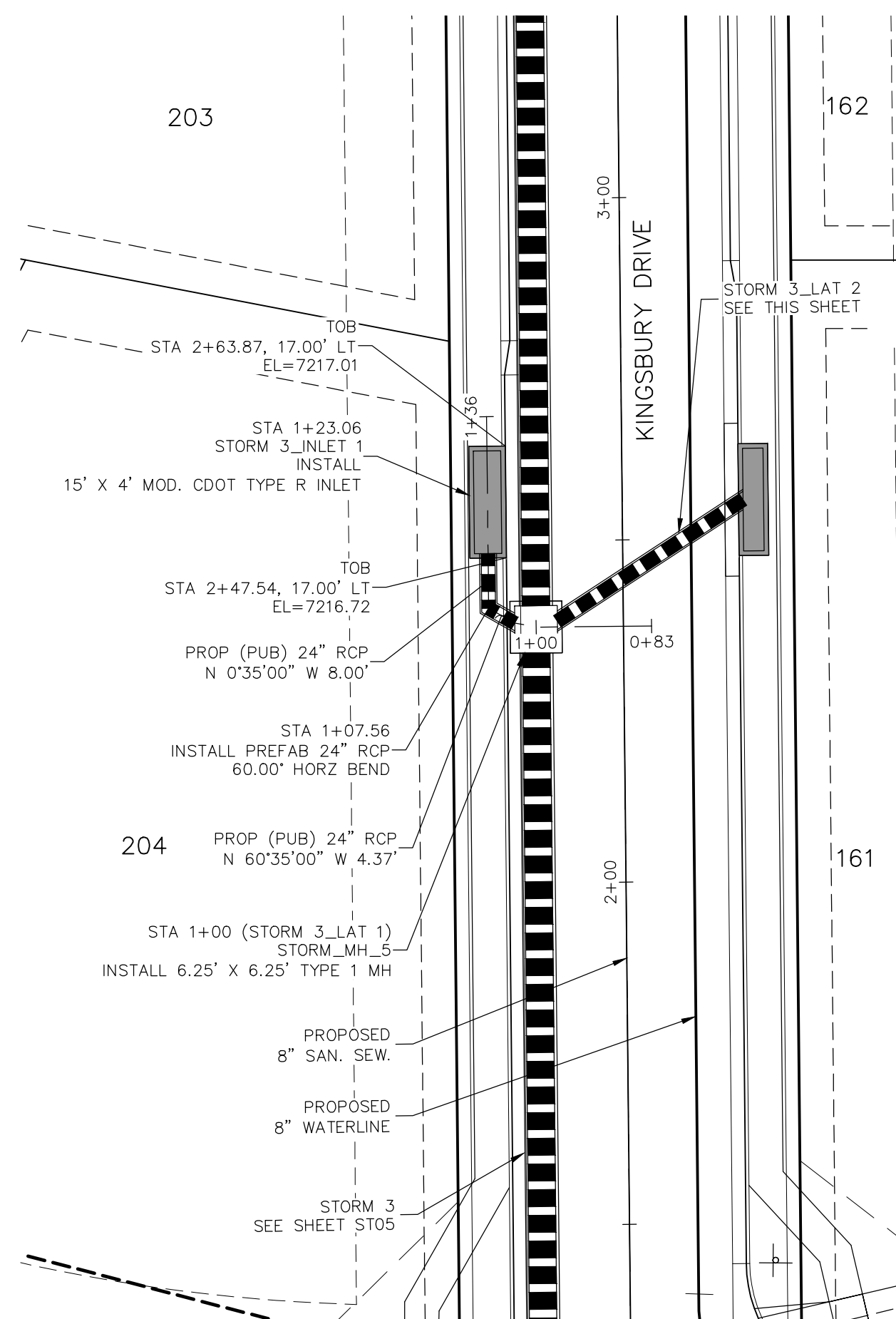
REGISTERED PROFESSIONAL ENGINEER  
3-22-21

REVISIONS:	NO.	DATE:	BY:	DESCRIPTION:	APPROVED BY:	DATE:

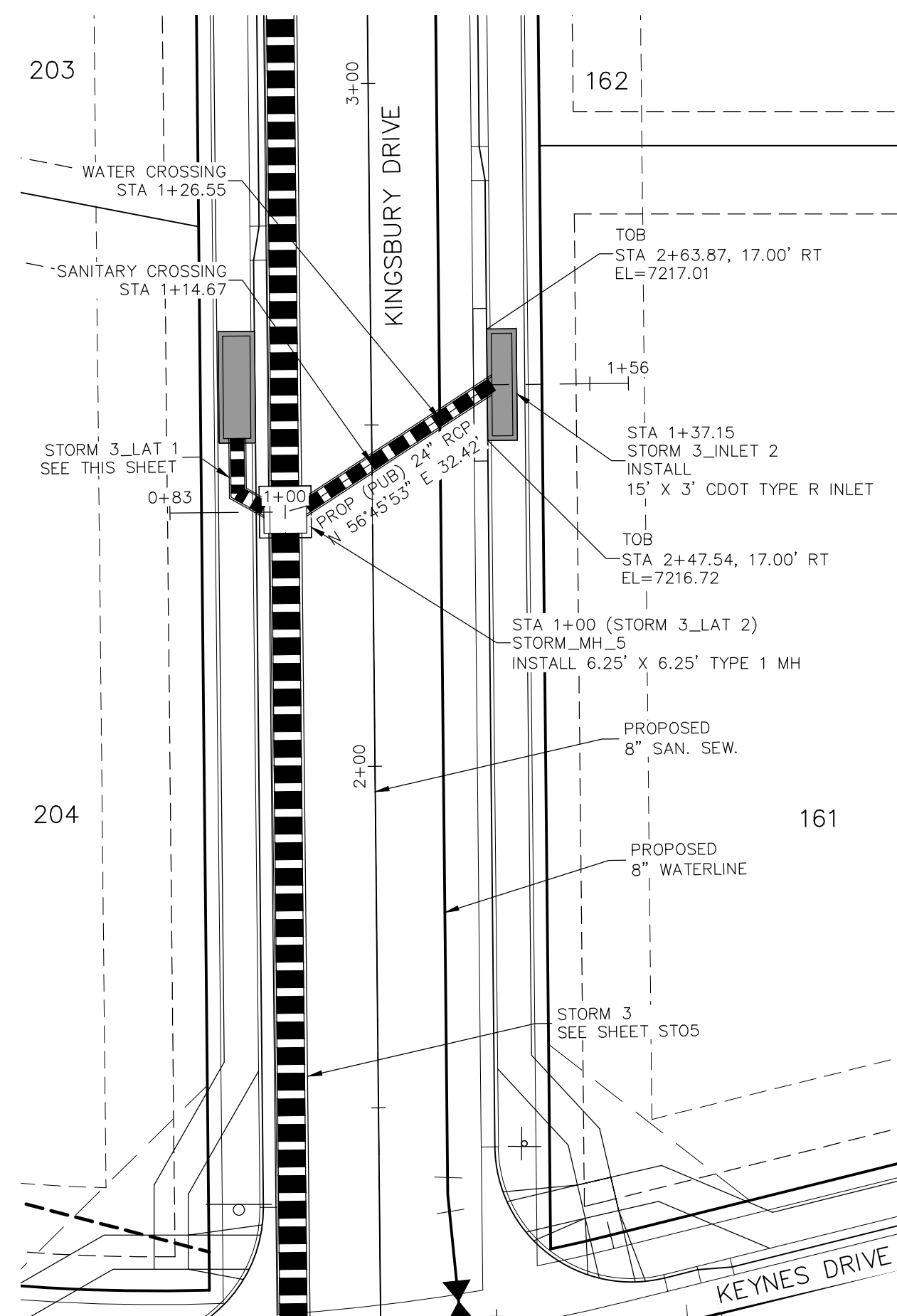
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CAUTION

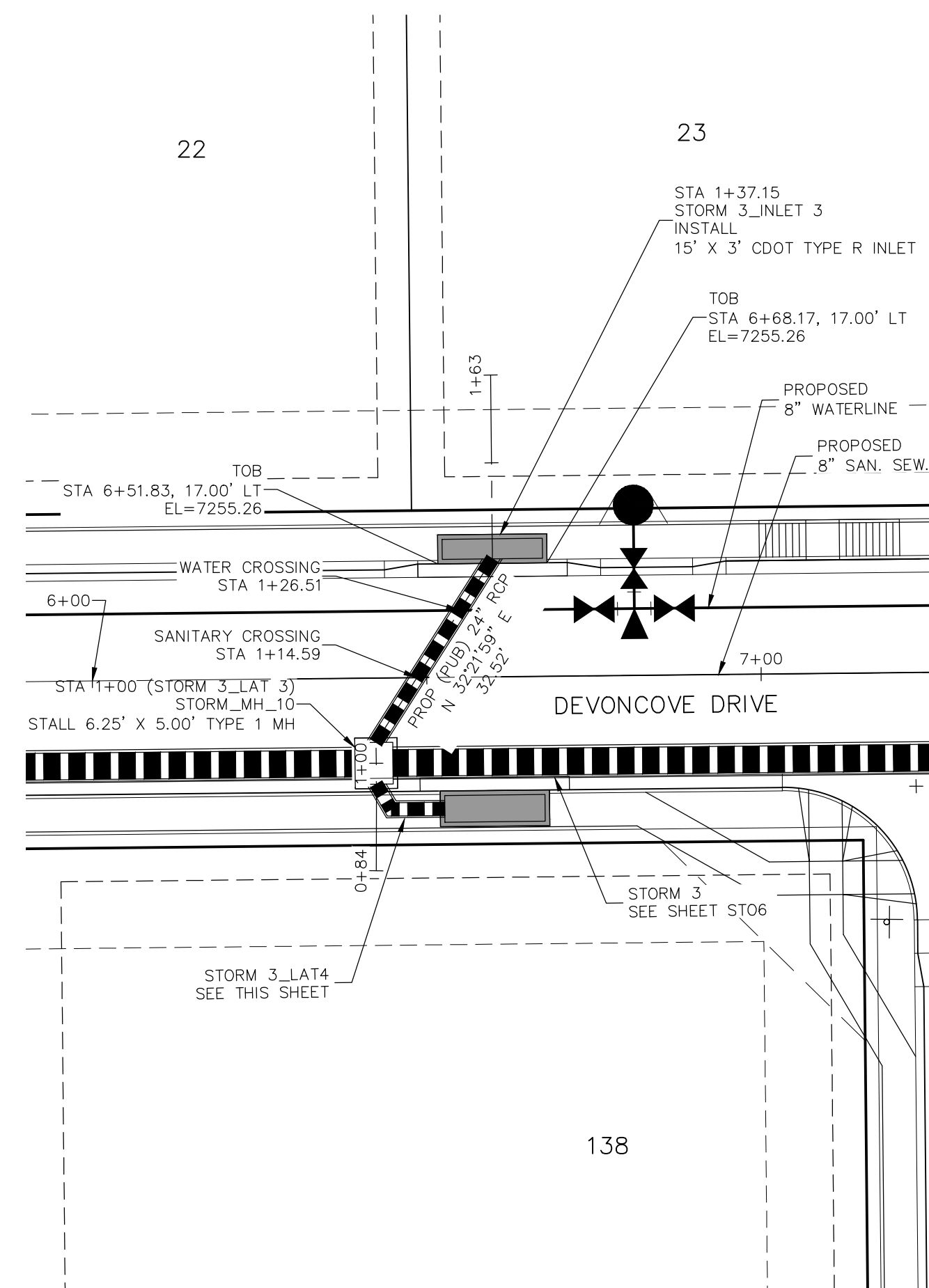




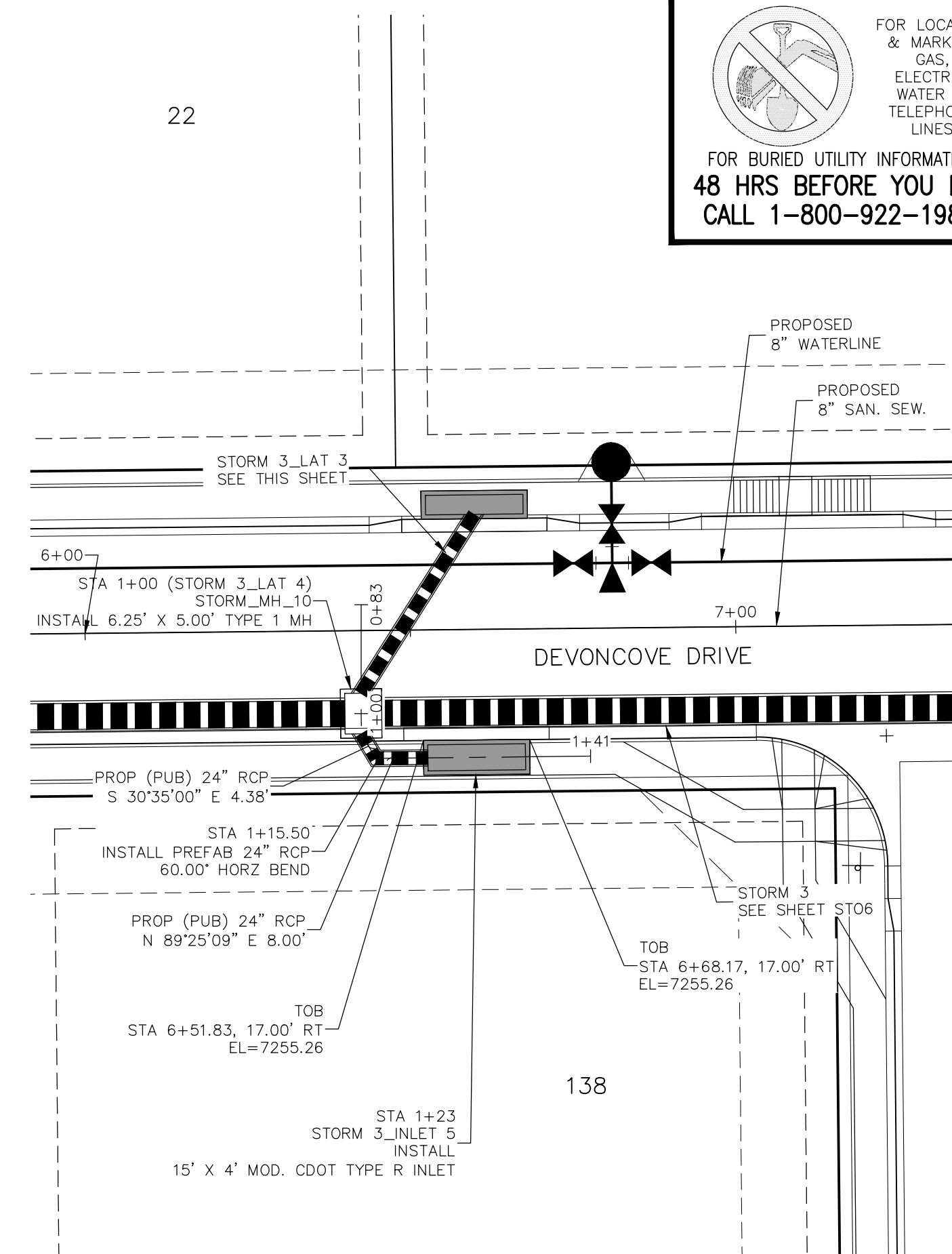
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**STA 1+00.00 TO STA 1+23.06**



**STORM 3\_LAT 2**  
**STA 1+00.00 TO STA 1+37.15**



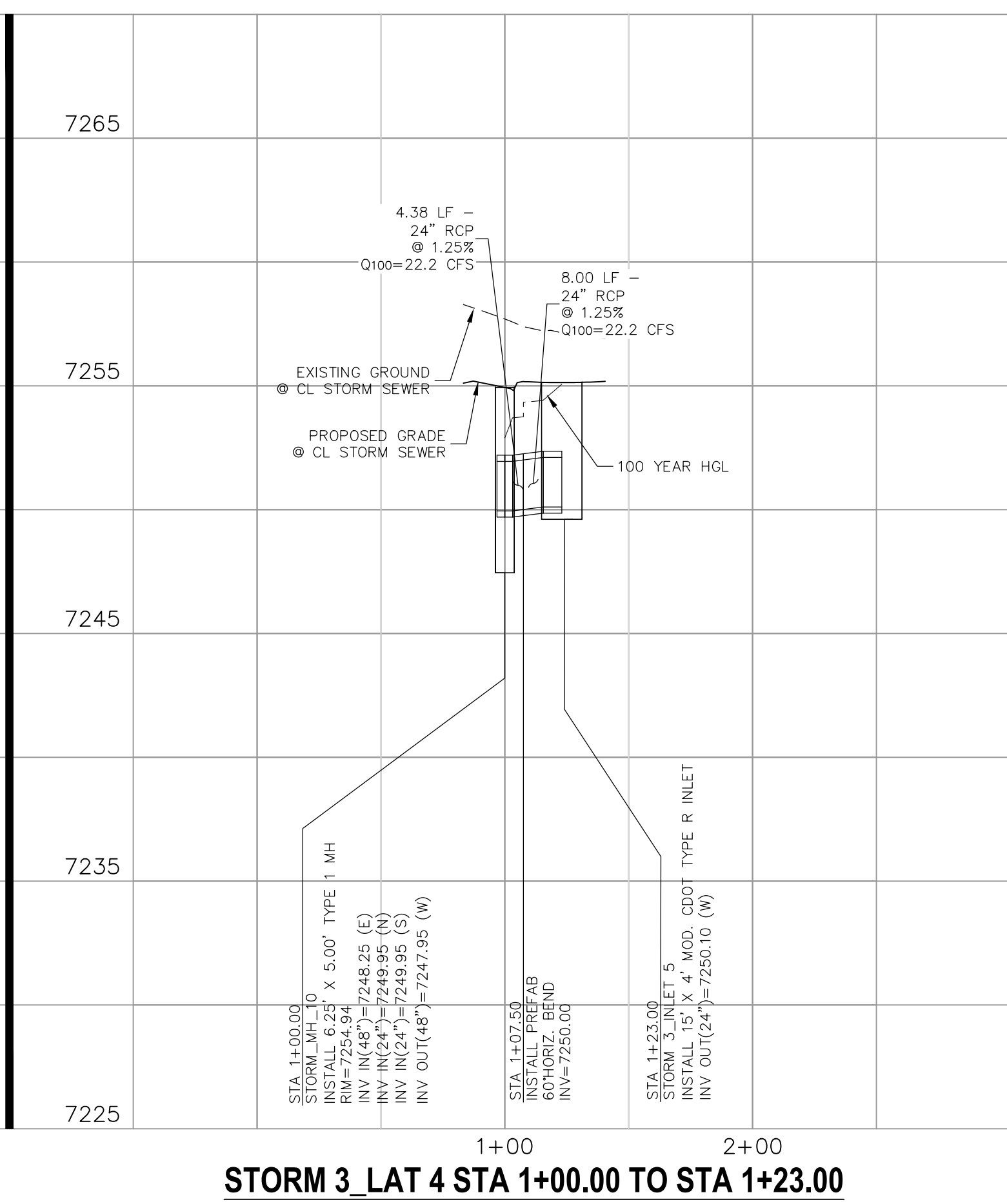
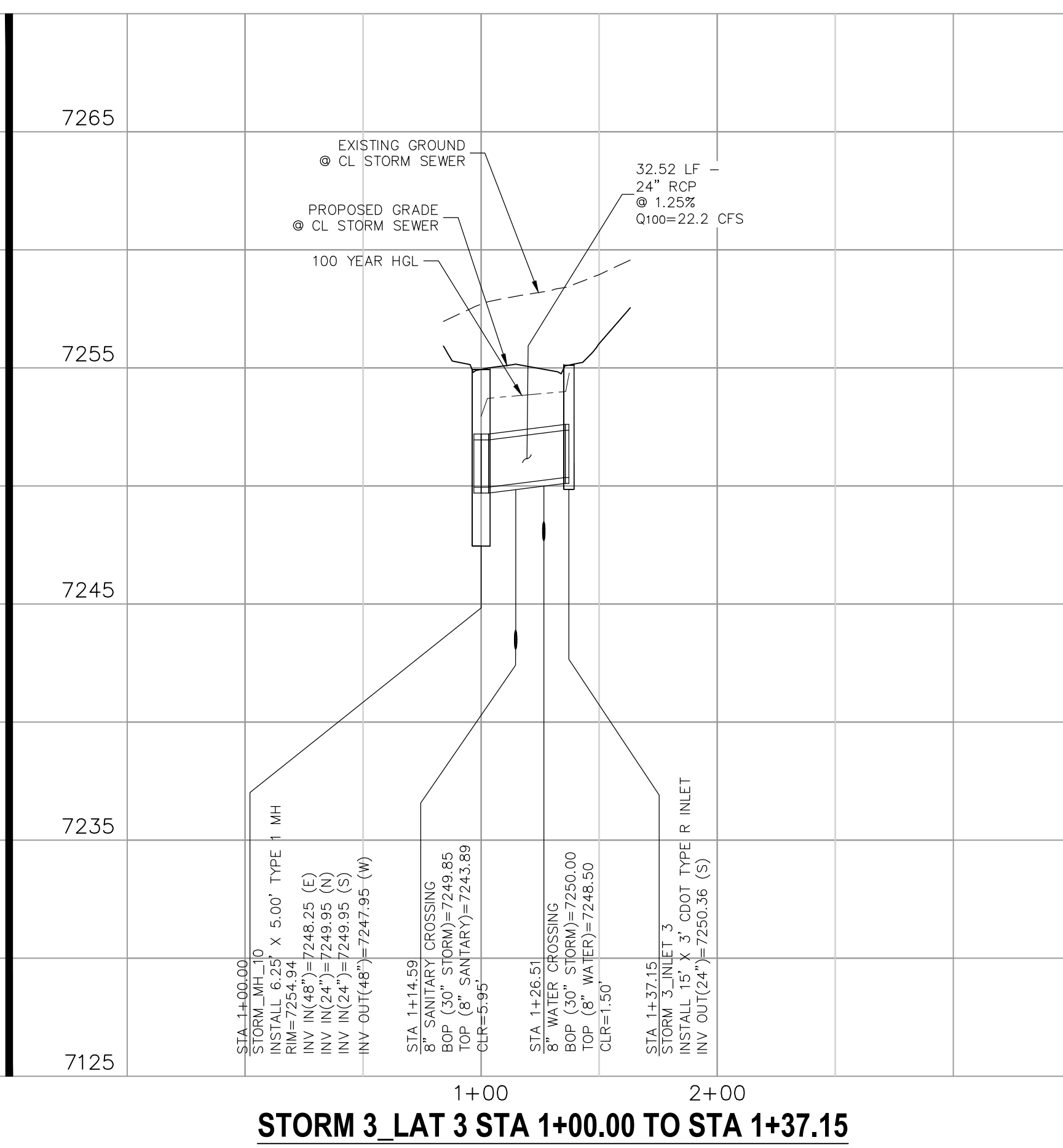
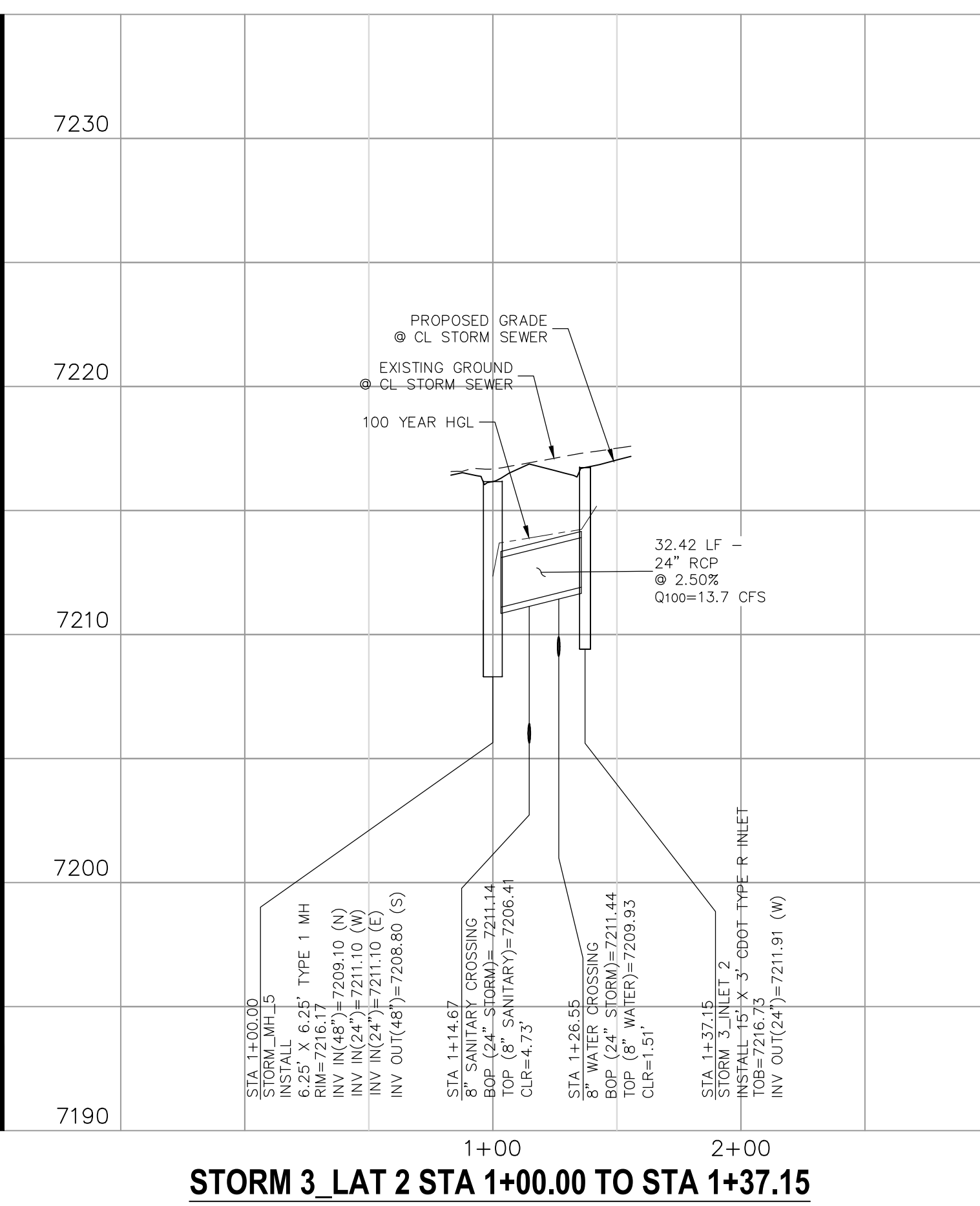
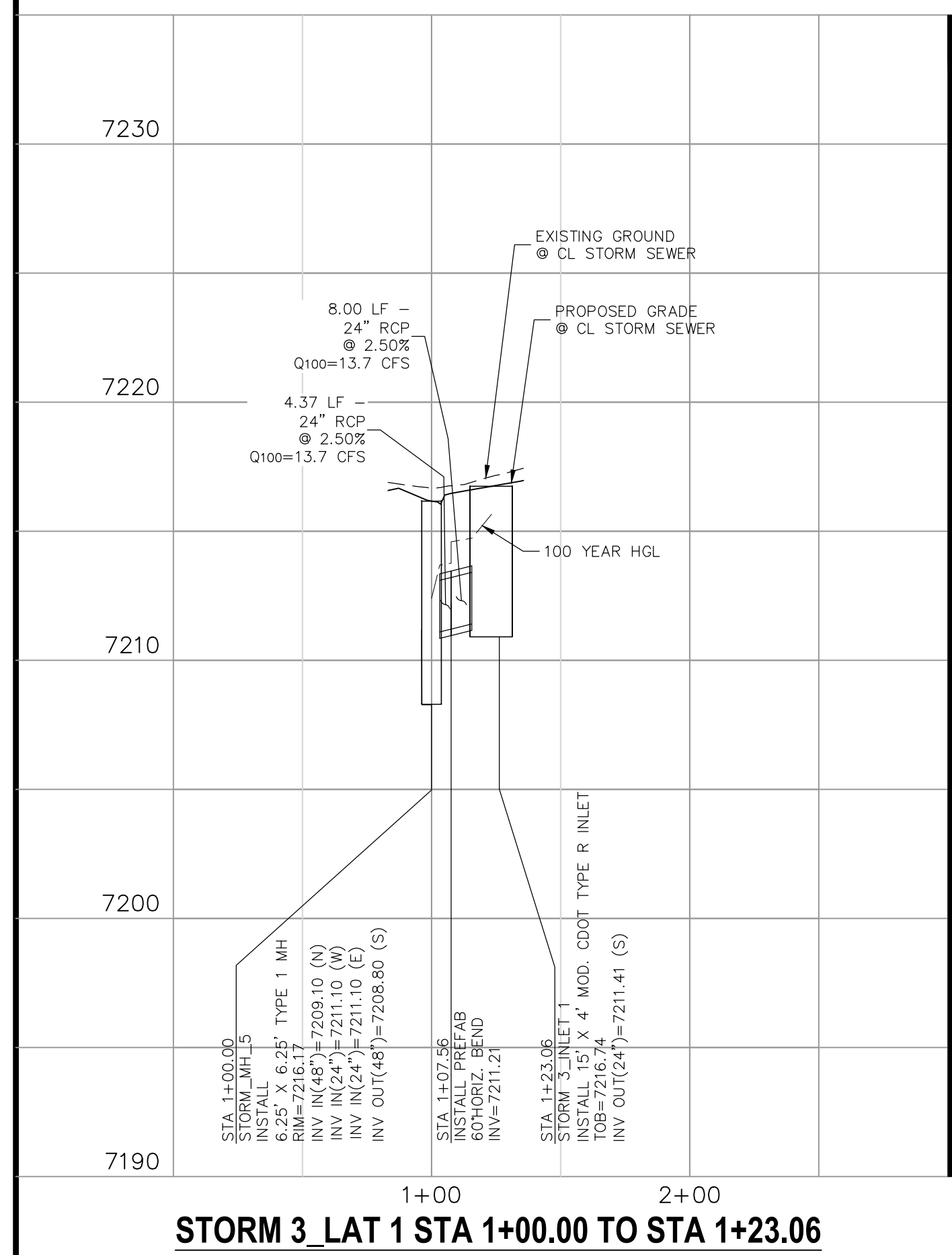
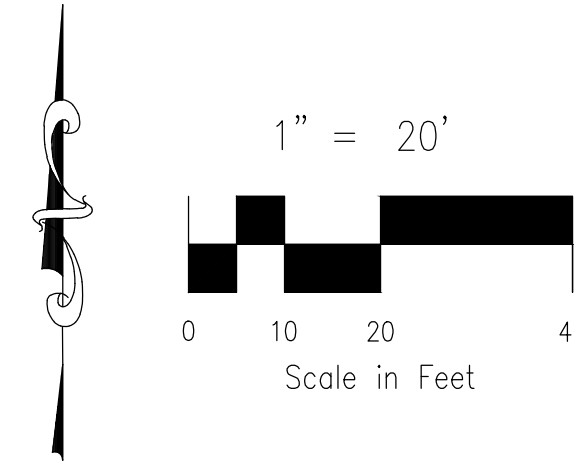
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**STA 1+00.00 TO STA 1+37.15**



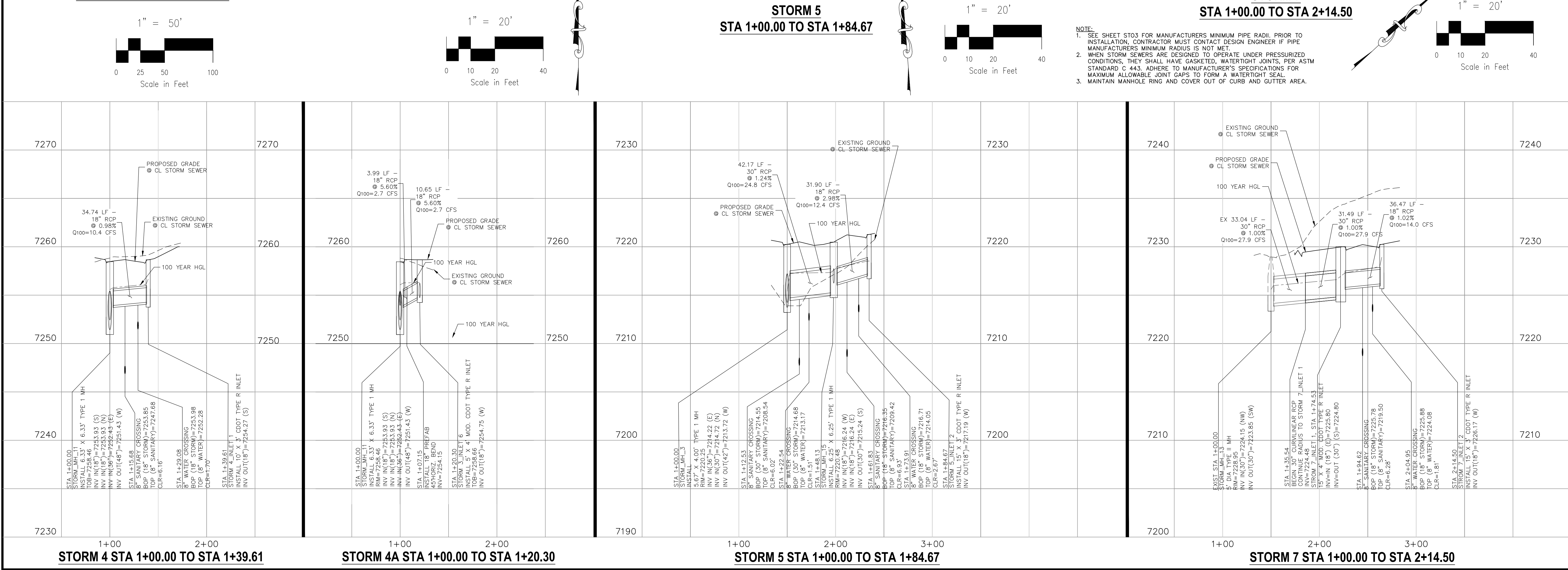
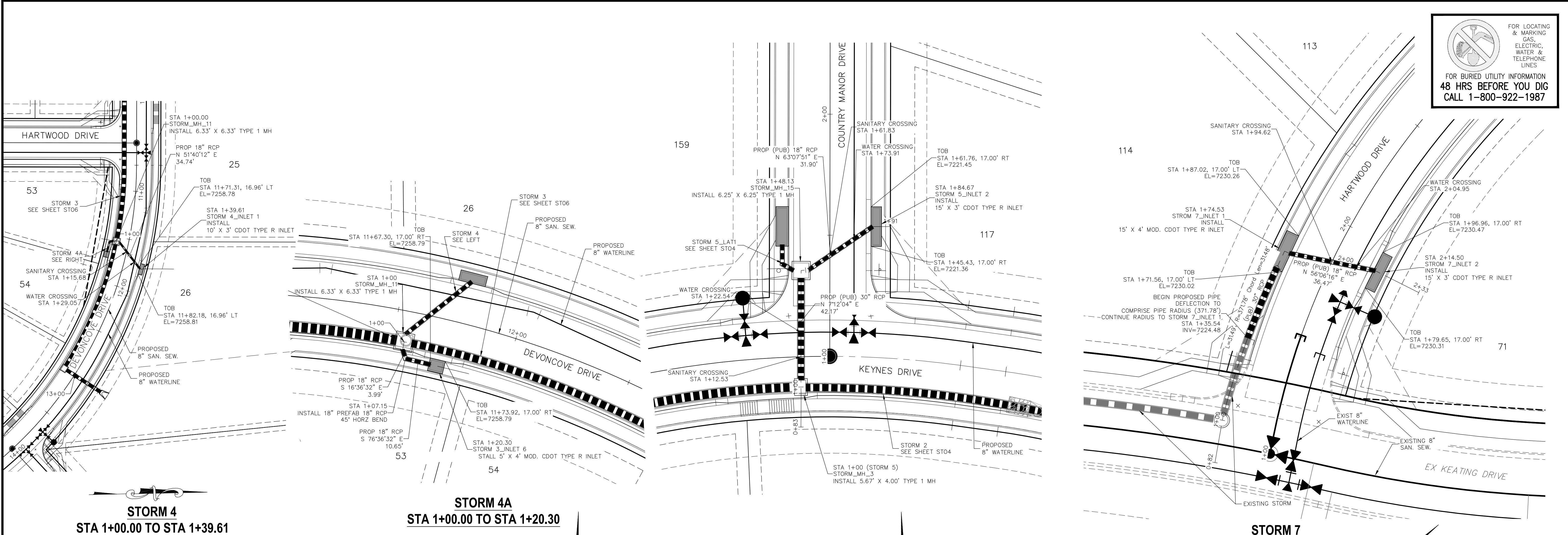
**STORM 3\_LAT 4**  
**STA 1+00.00 TO STA 1+23.00**

**NOTE:**

1. WHEN STORM SEWERS ARE DESIGNED TO OPERATE UNDER PRESSURIZED CONDITIONS, THEY SHALL HAVE GASKETED, WATERTIGHT JOINTS, PER ASTM STANDARD C 443. ADHERE TO MANUFACTURER'S SPECIFICATIONS FOR MAXIMUM ALLOWABLE JOINT GAPS TO FORM A WATERTIGHT SEAL.
2. MAINTAIN MANHOLE RING AND COVER OUT OF CURB AND GUTTER AREA.

[illegible]





PAINT BRUSH HILLS FILING NO. 14

STORM PLAN & PROFILE

PROJECT NO. 10-014  
DATE: 03/19/21  
SCALE: 1"=50'  
DESIGNED BY: GT  
DRAWN BY: CMM  
CHECKED BY: VAS  
SHEET 26 OF 30  
ST08

212 N WAHATCH AVE, STE 303  
COLORADO SPRINGS, CO 80903  
PHONE: 719.555.5465

CIVIL CONSULTANTS, INC.

FOR AND ON BEHALF OF  
M&S CIVIL CONSULTANTS, INC.

PROFESSIONAL ENGINEER  
VIRGIL A. SANCHEZ, COLORADO P.E. NO. 37160  
3-22-21

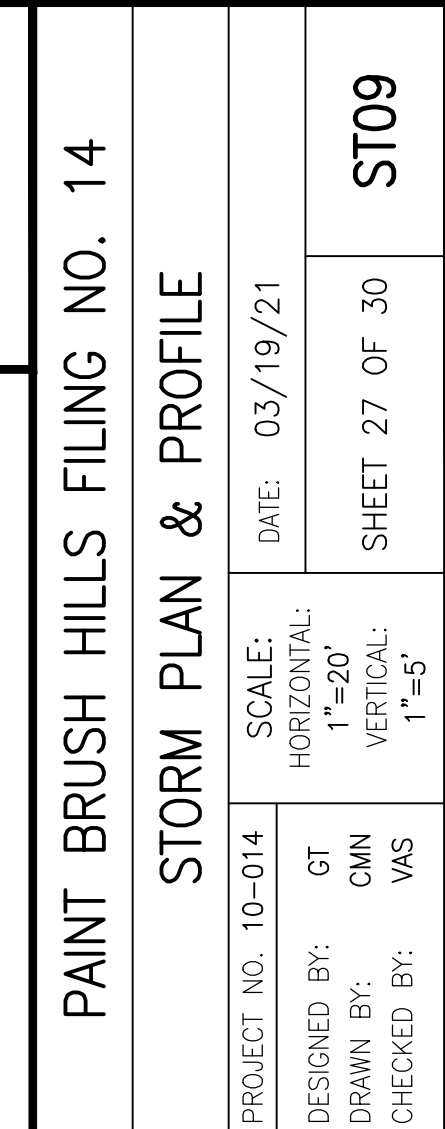
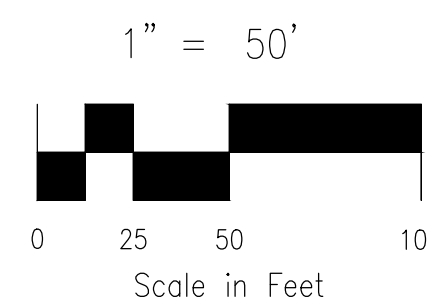
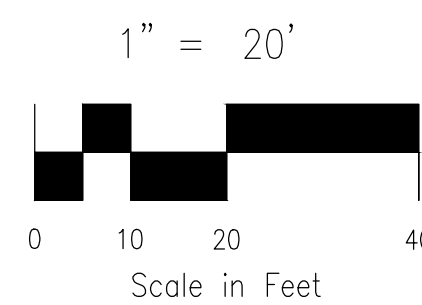
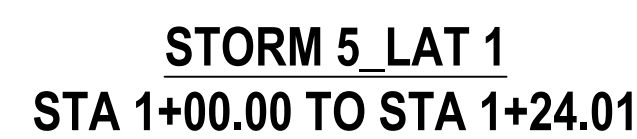
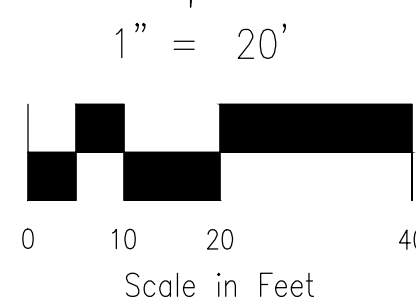
REVISIONS:

NO.	DATE:	BY:	DESCRIPTION:	APPROVED BY:	DATE:

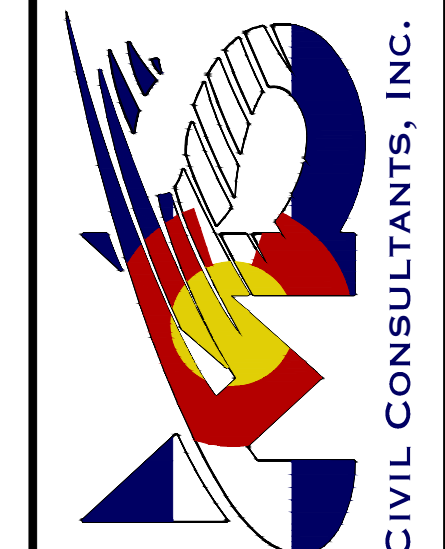
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CAUTION

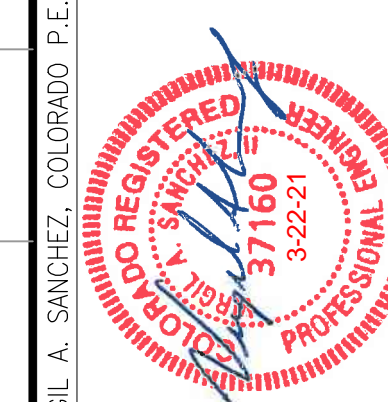




212 N. WAHSATCH AVE., STE 305  
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PHONE: 719.955.5485



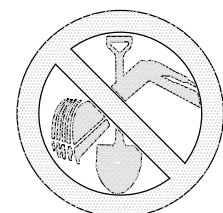
160  
FOR AND ON  
BEHALF OF  
M&S CIVIL  
CONSULTANTS,  
INC.

[illegible]

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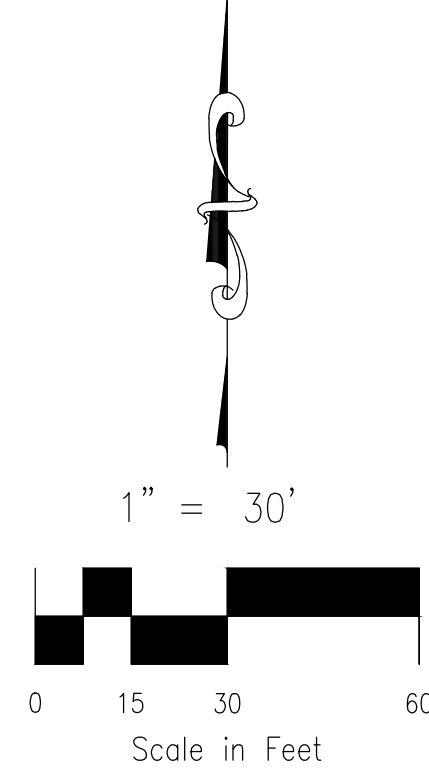
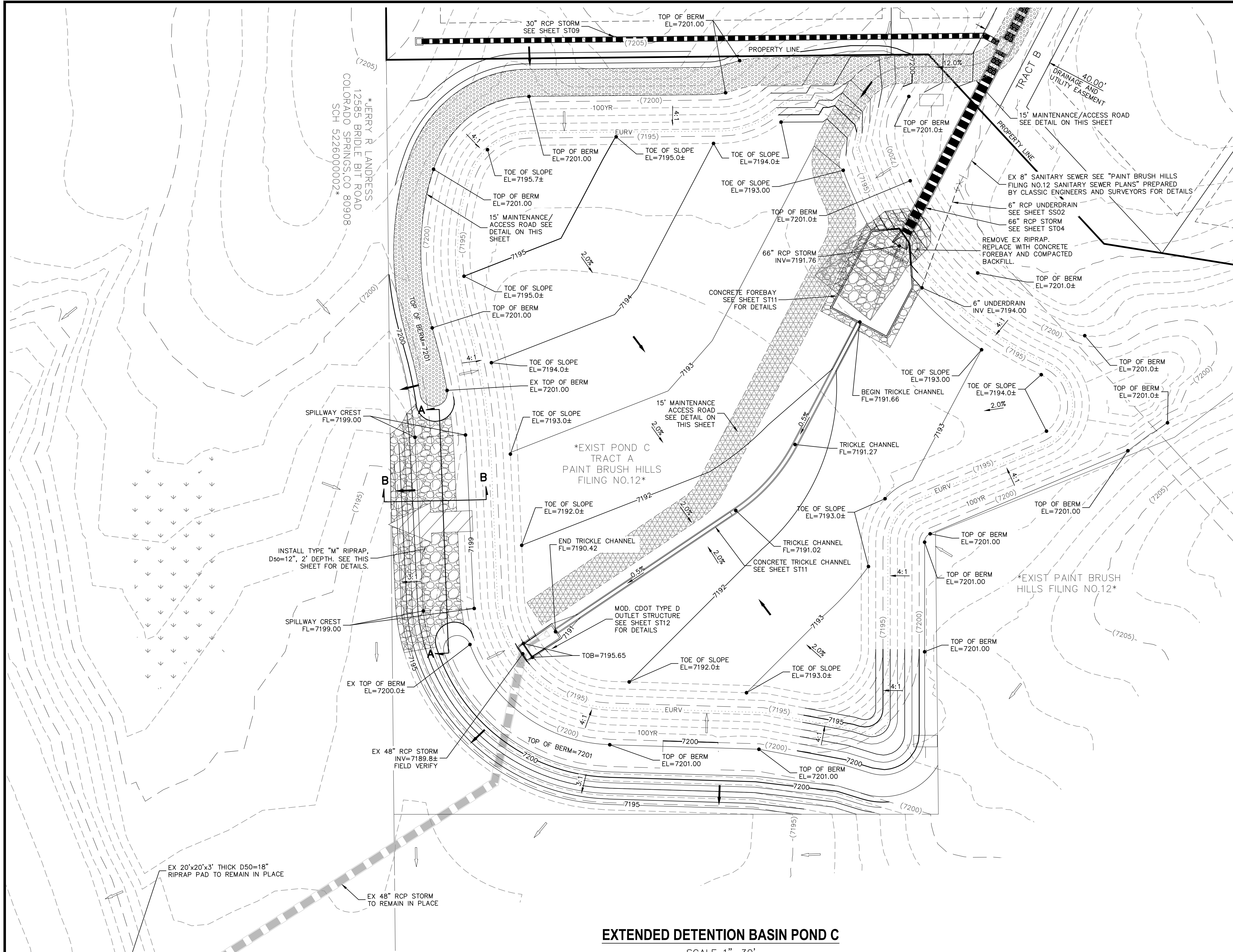
## CAUTION





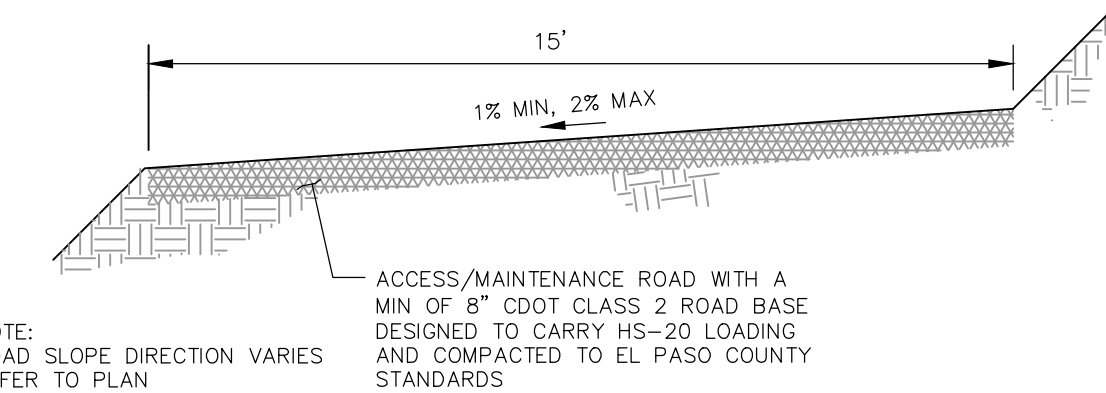
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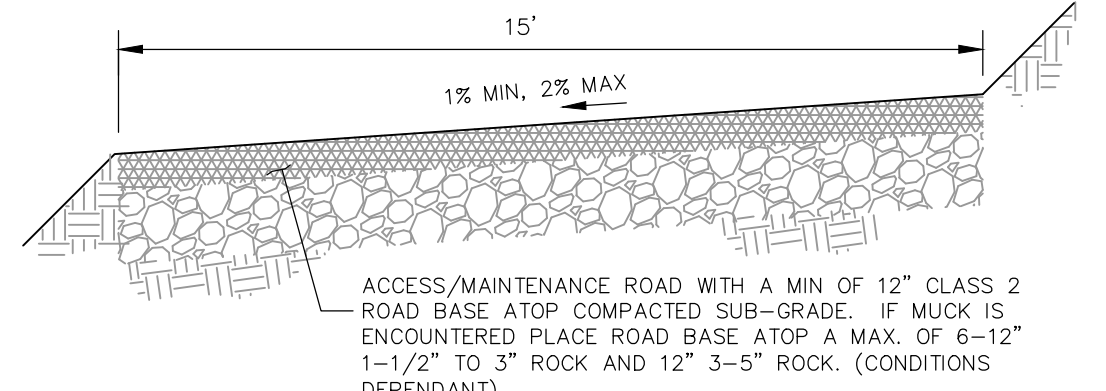
#### LEGEND

- |      |  |
|------|--|
| EXT  | EXISTING                               |
| FUT  | FUTURE                                 |
| PROP | PROPOSED                               |
|      | PROP MAJ CONT                          |
|      | PROP MIN CONT                          |
|      | EXIST MAJ CONT                         |
|      | EXIST MIN CONT                         |
|      | EX RIPRAP                              |
|      | PROP RIPRAP                            |
|      | STABILIZED MAINTENANCE ROAD ABOVE EURV |
|      | STABILIZED MAINT. ROAD BELOW EURV      |
|      | CONC LOW FLOW CHANNEL                  |
|      | EX. FLOW ARROW                         |
|      | PROP. FLOW ARROW                       |
|      | EMERGENCY OVERFLOW                     |
|      | PROPERTY LINE                          |
|      | PROP STORM SEWER PIPE                  |
|      | EASEMENT LINE                          |
|      | WARNING SIGN                           |



#### MAINTENANCE & ACCESS ROAD ABOVE EURV TYPICAL SECTION

NOT TO SCALE

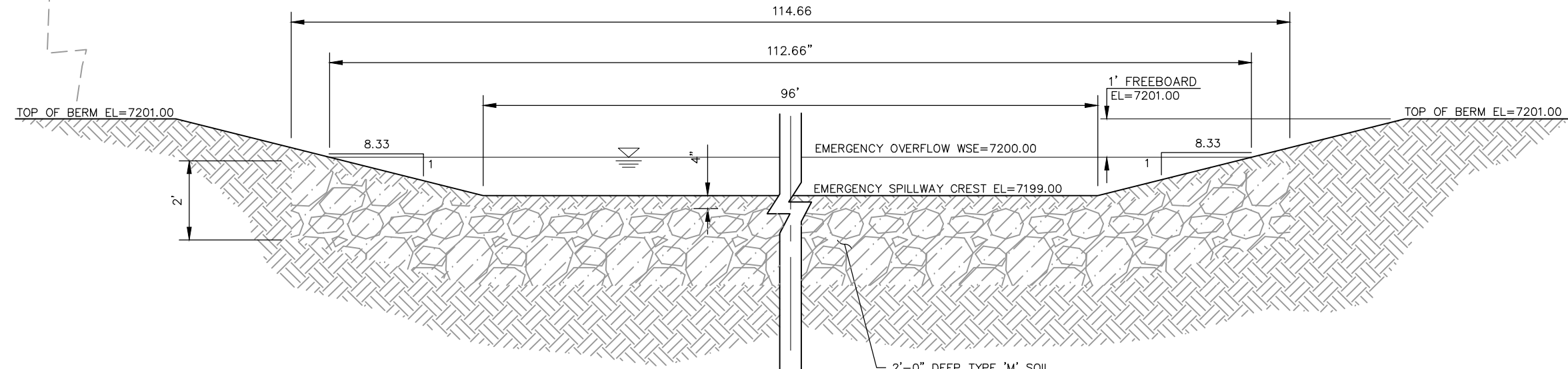


#### MAINTENANCE & ACCESS ROAD BELOW EURV TYPICAL SECTION

NOT TO SCALE

#### EXTENDED DETENTION BASIN POND C

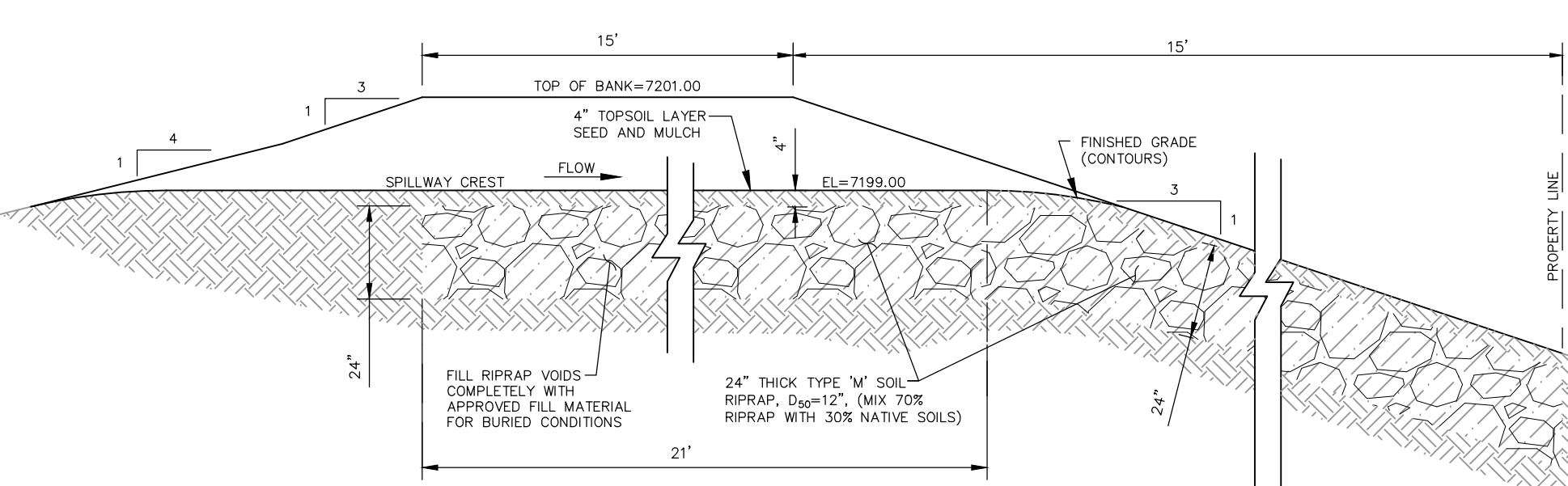
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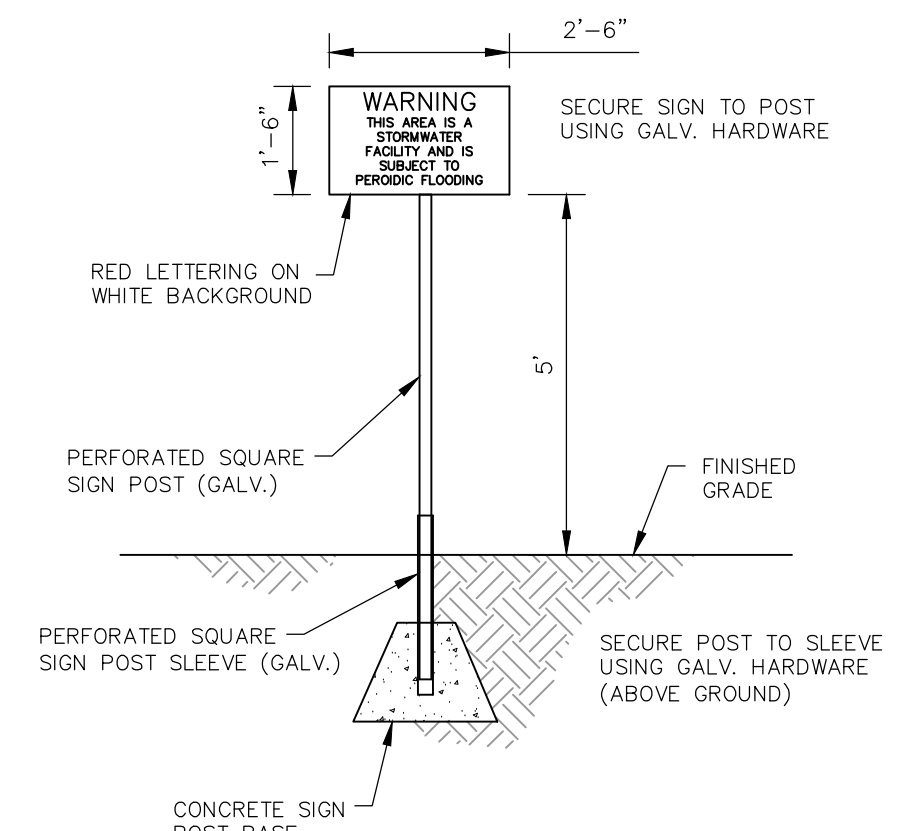
SECTION A-A

#### POND C EMERGENCY SPILLWAY

NOT TO SCALE



SECTION B-B

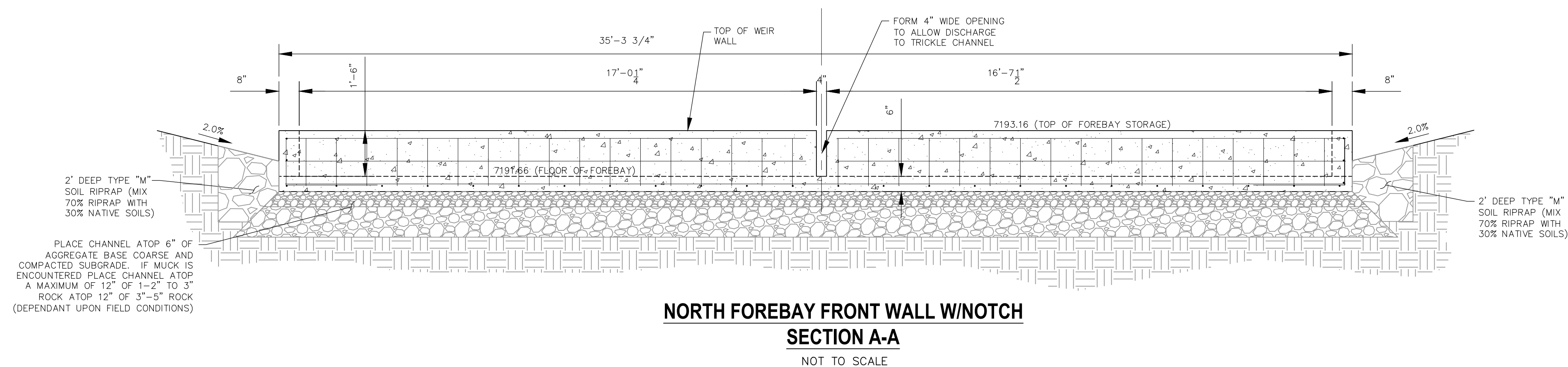
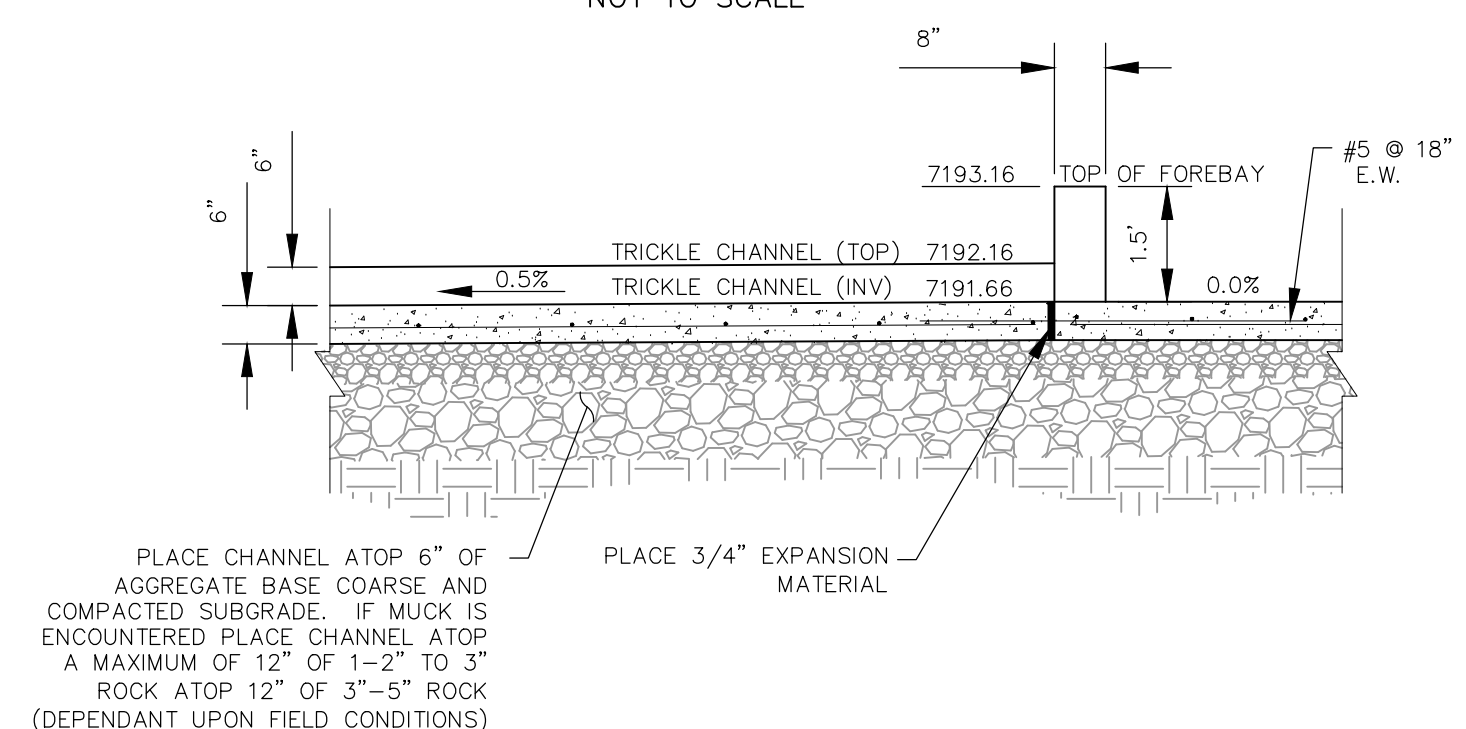
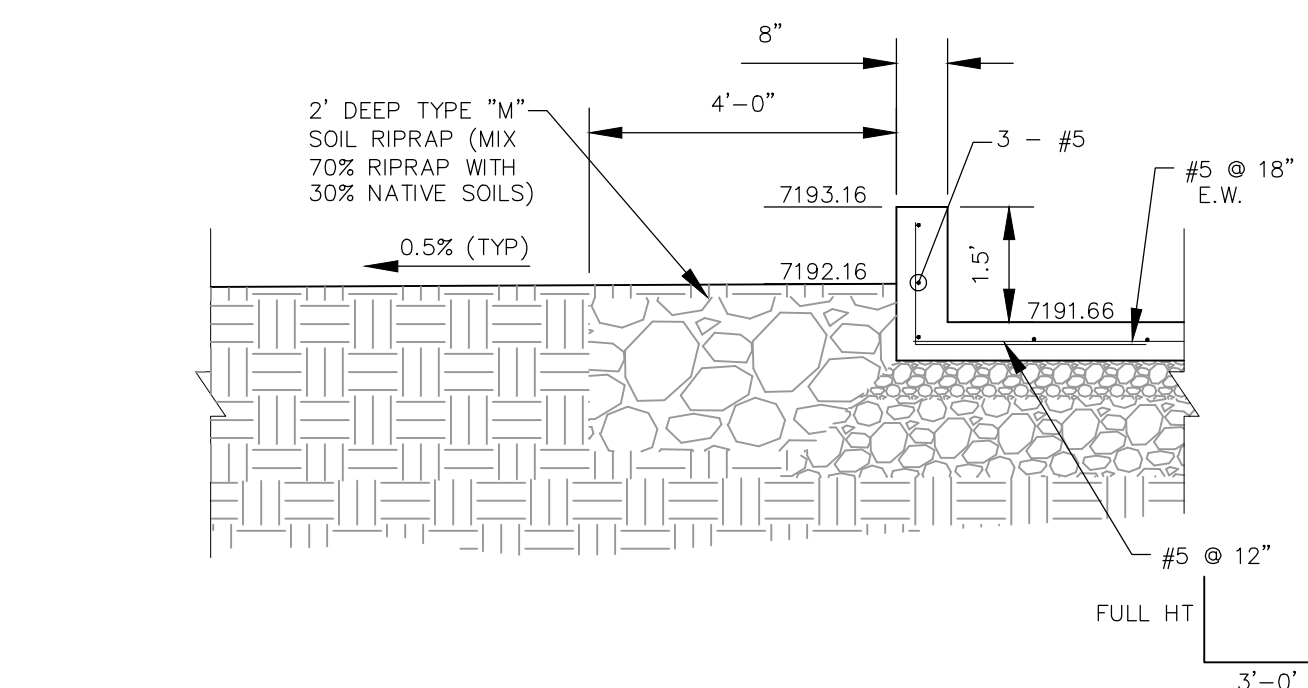
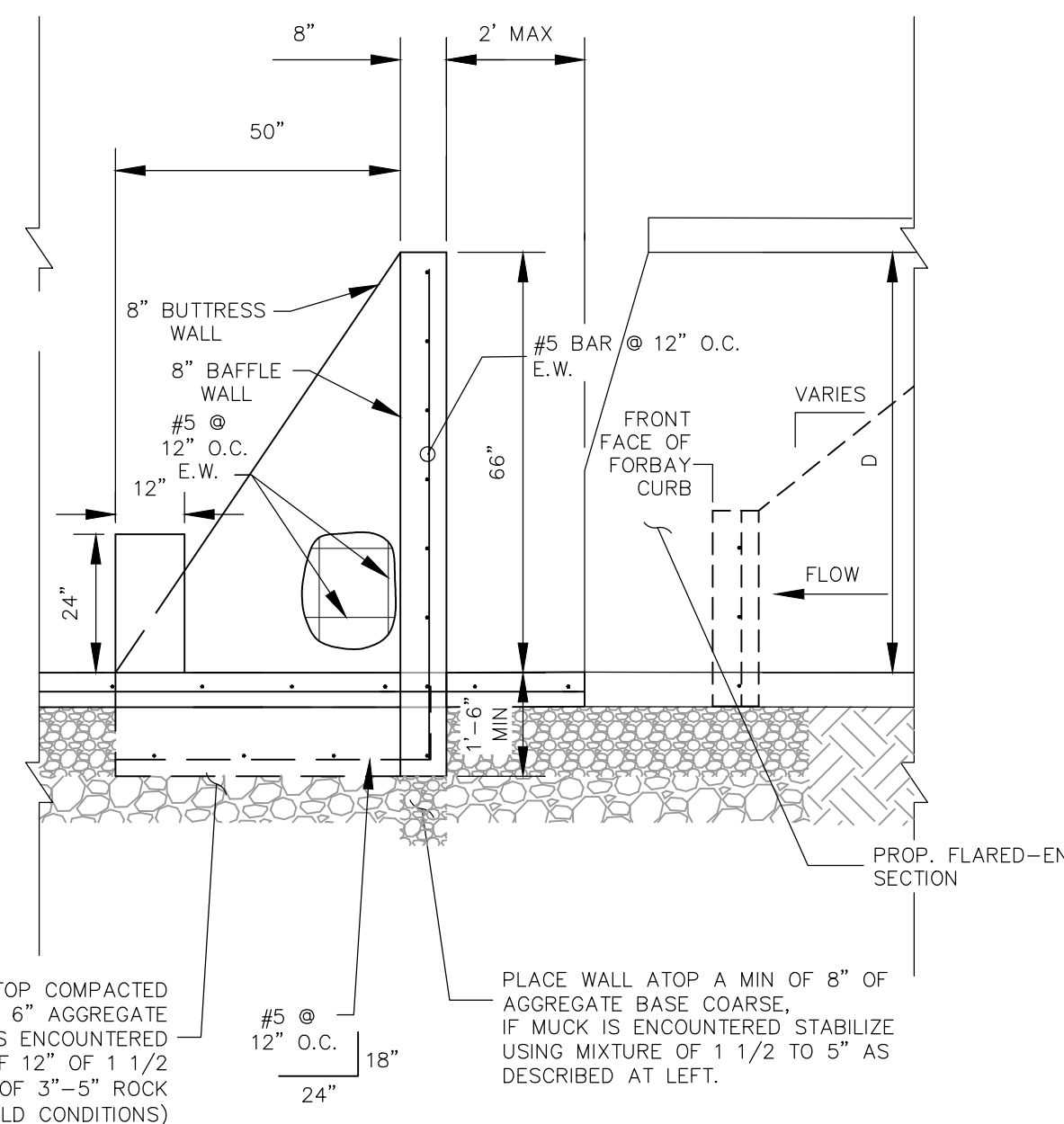
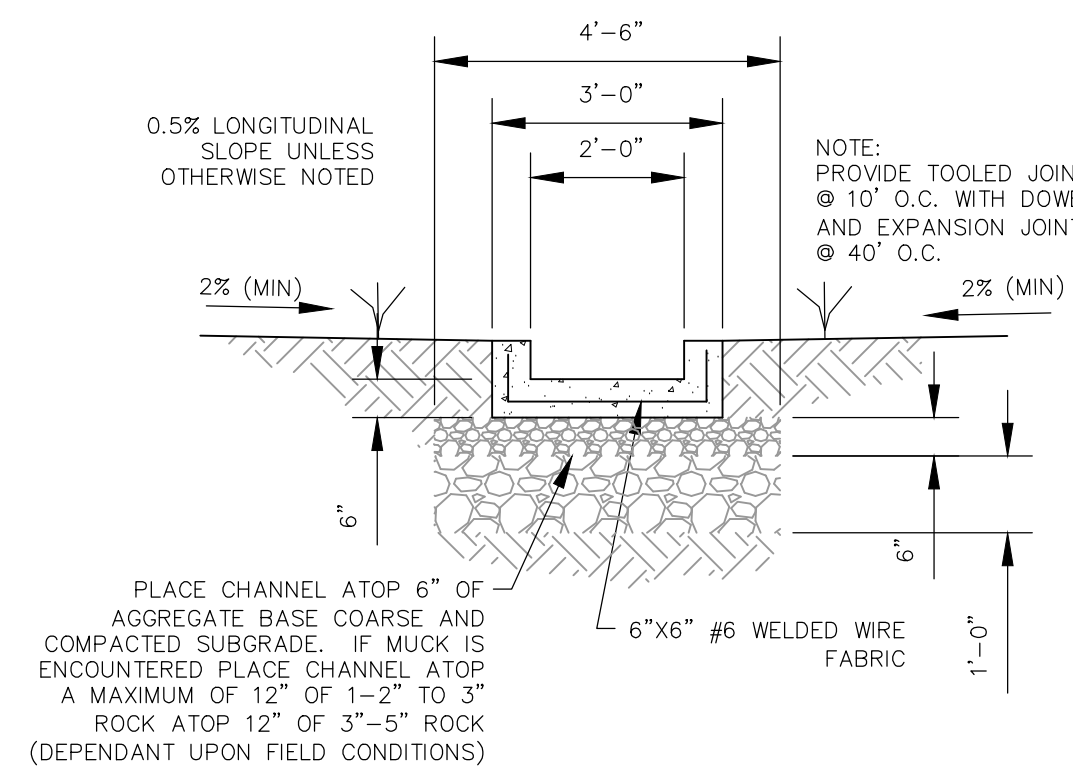
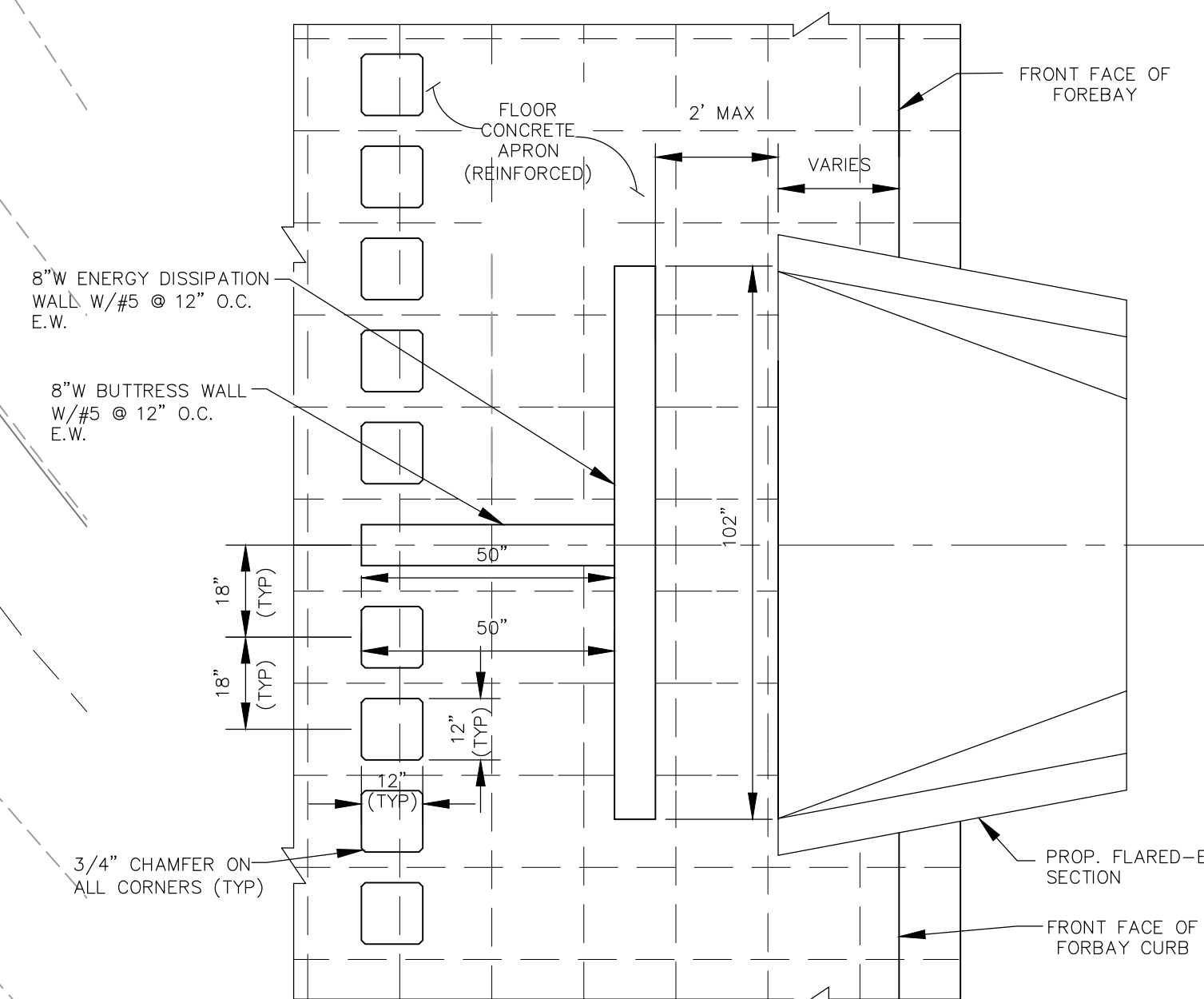
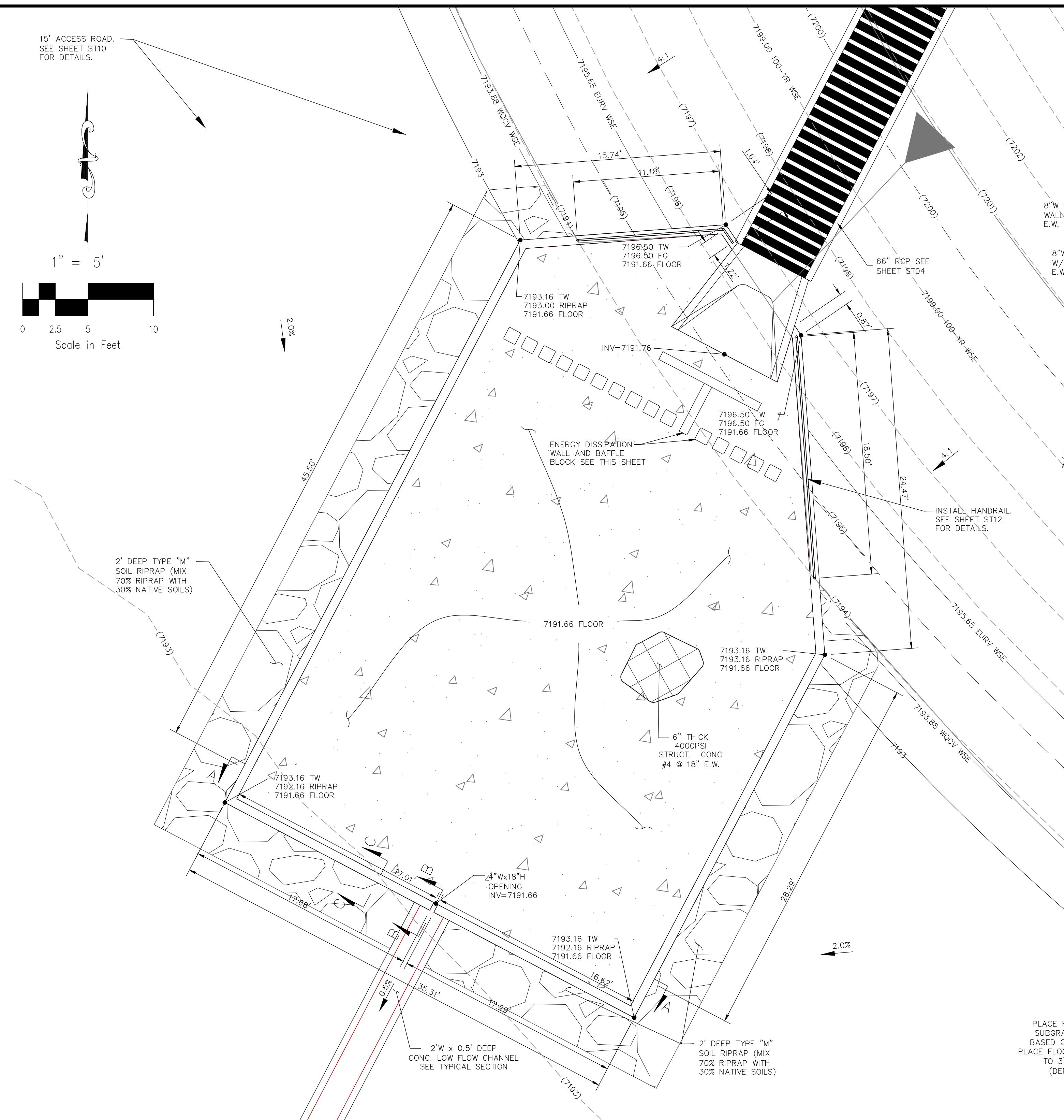


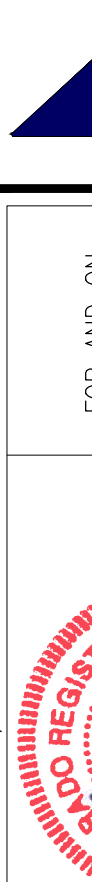

#### POND WARNING SIGN

NOT TO SCALE

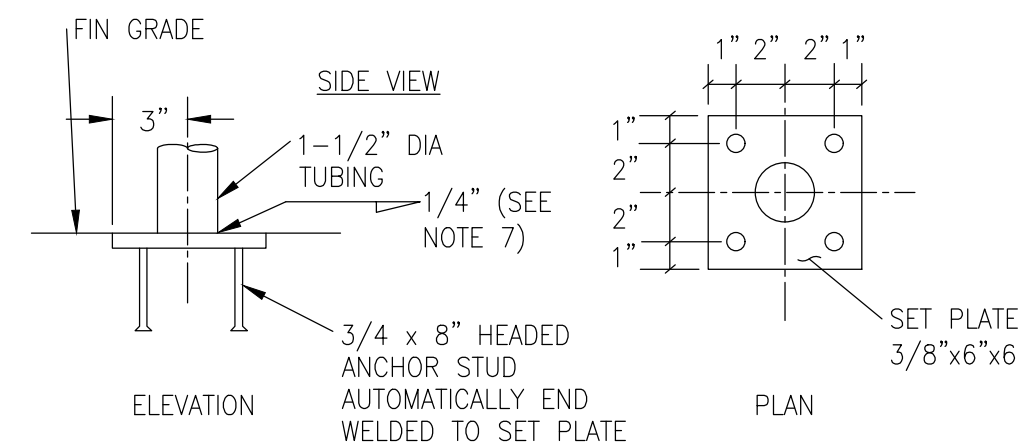
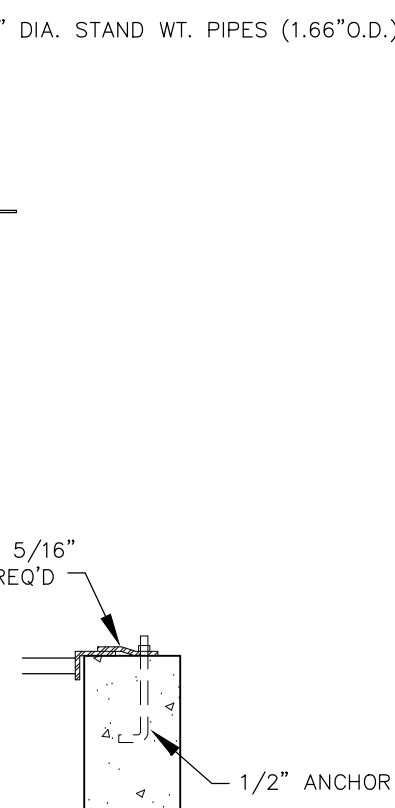
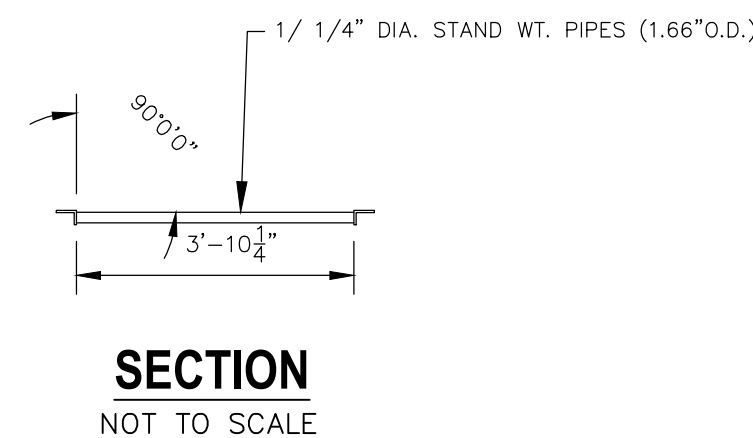
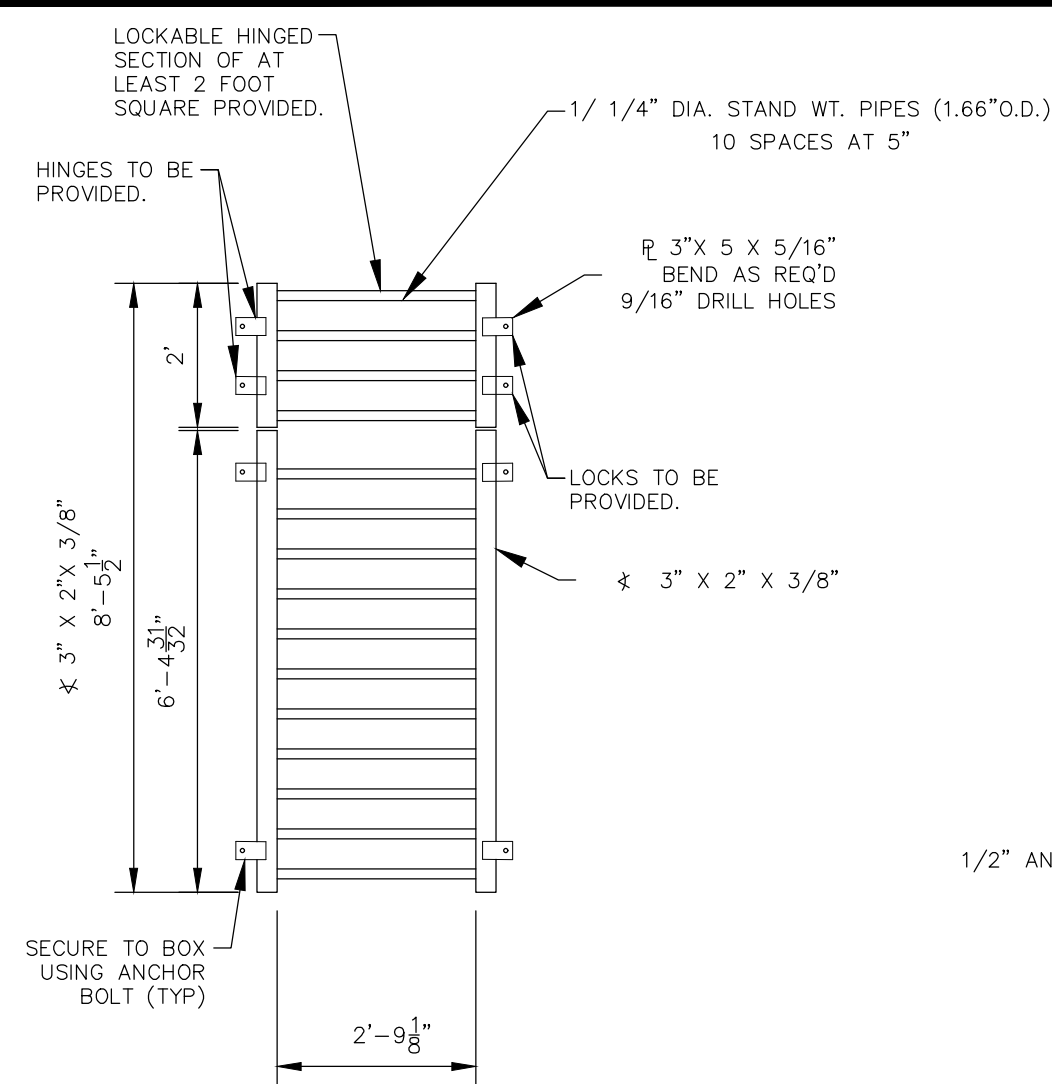
PAINT BRUSH HILLS FILING NO. 14		EXTENDED DETENTION POND C		PROJECT NO. 10-014		DATE: 03/19/21		SCALE: 1"=50'		SHEET 28 OF 30		ST10	
212 N WAHATCH AVE, STE 303 COLORADO SPRINGS, CO 80903 PHONE: 719.555.5465		DESIGNED BY: GT		DRAWN BY: CMM		CHECKED BY: VAS		HORIZONTAL: 1"=50'		VERTICAL: NA			
												CIVIL CONSULTANTS, INC.	
FOR AND ON BEHALF OF M&S CIVIL CONSULTANTS, INC.												REGISTERED PROFESSIONAL ENGINEER STATE OF COLORADO NO. 37160 3-22-21	
REVISIONS:												CAUTION	
NO. DATE: BY: DESCRIPTION:													
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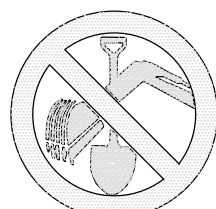
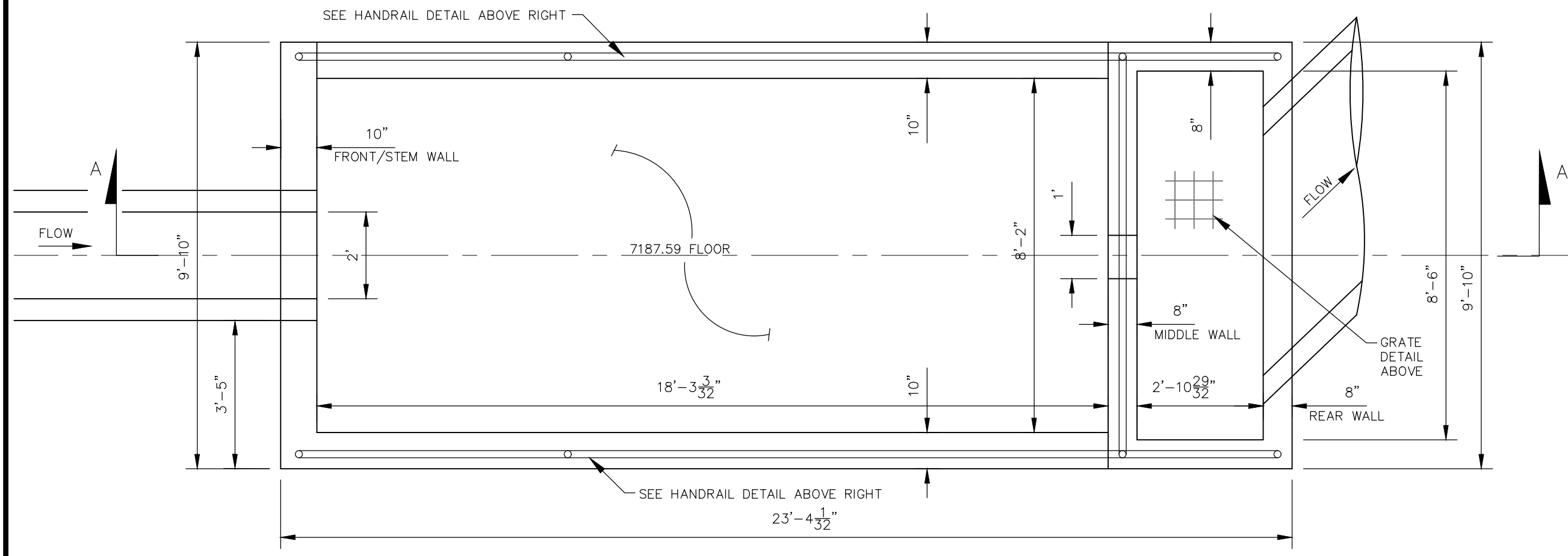
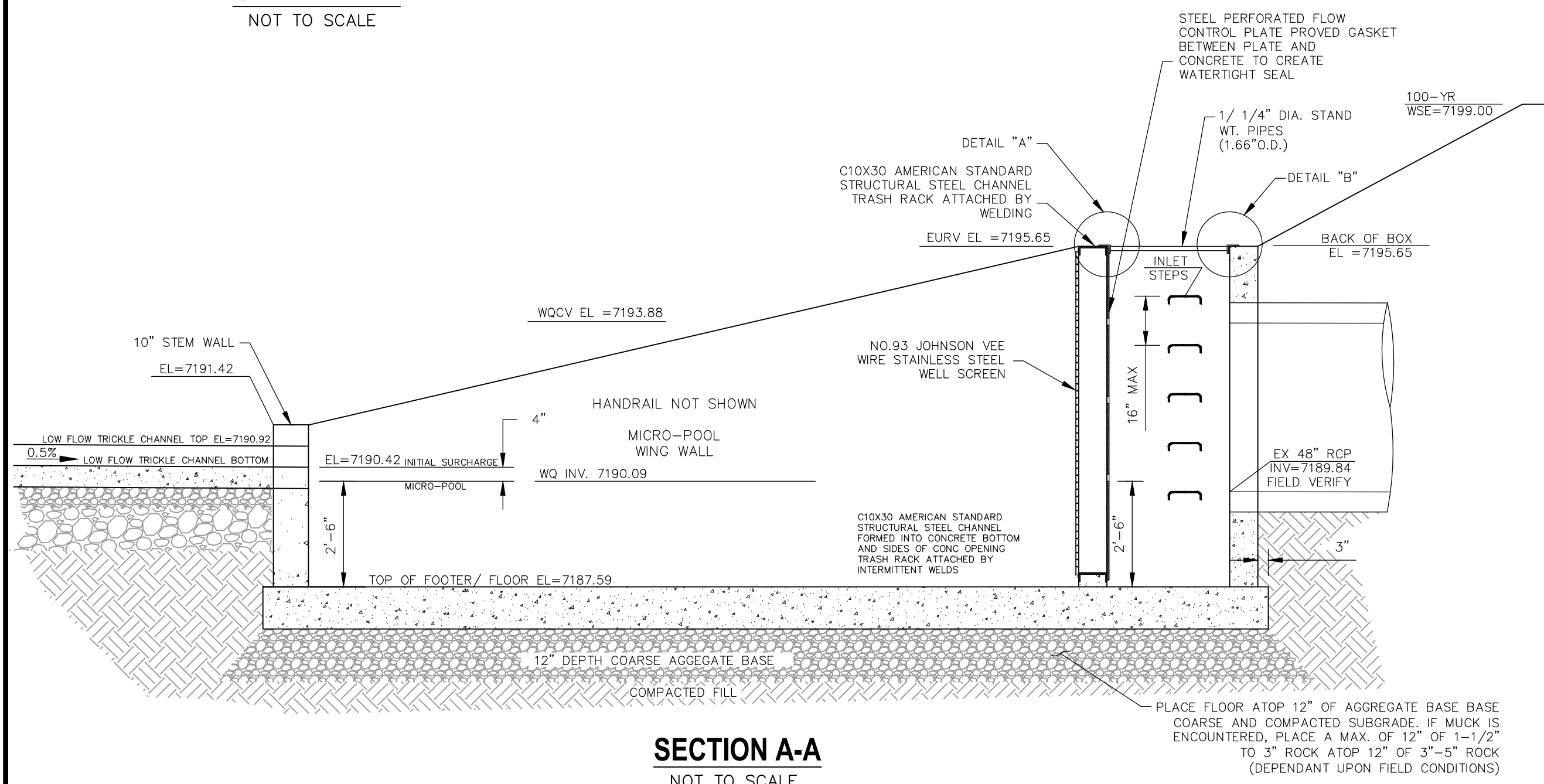
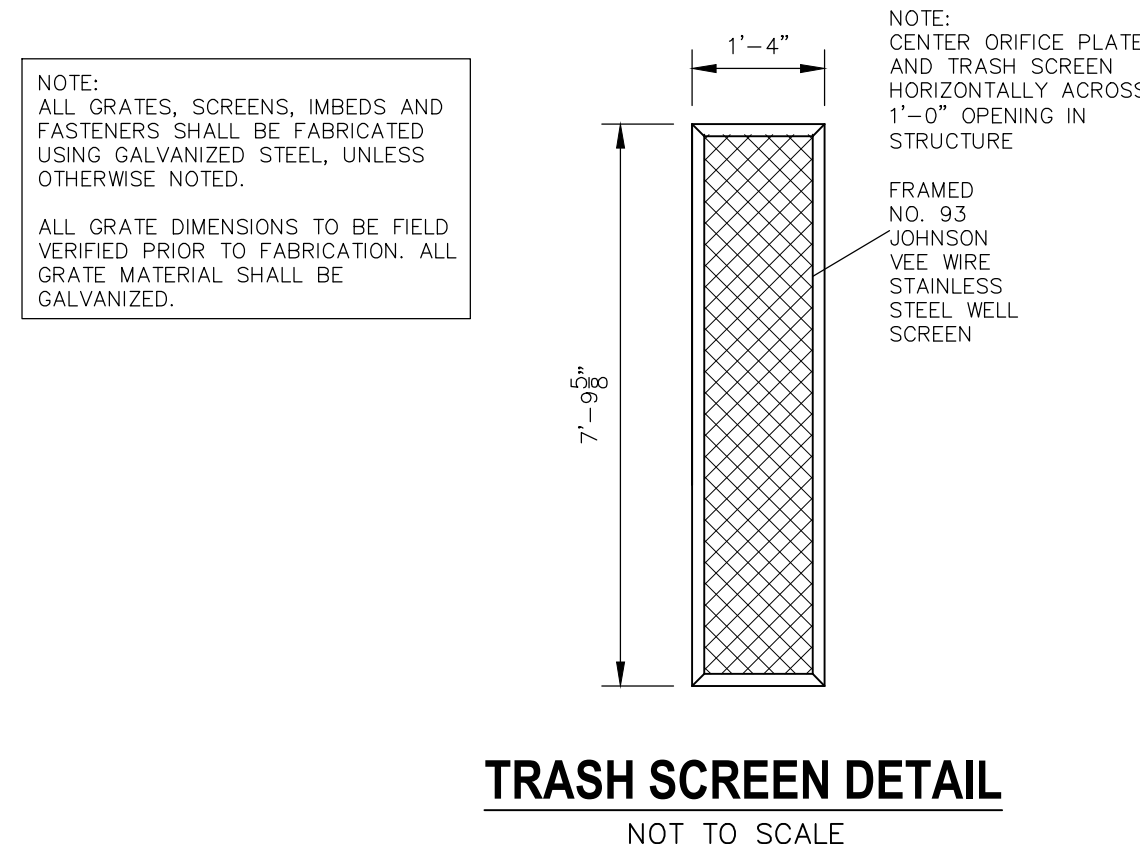
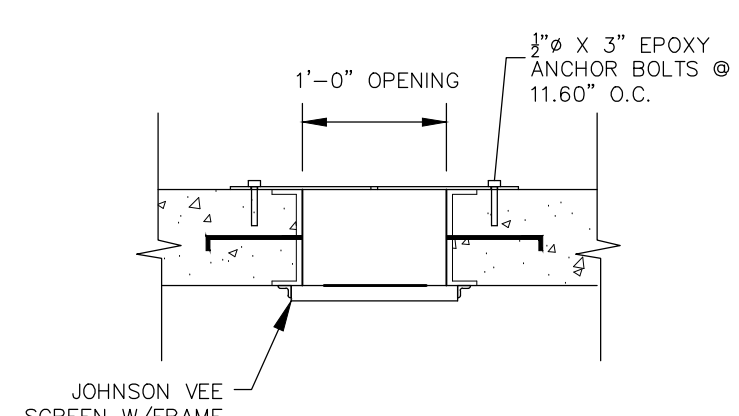
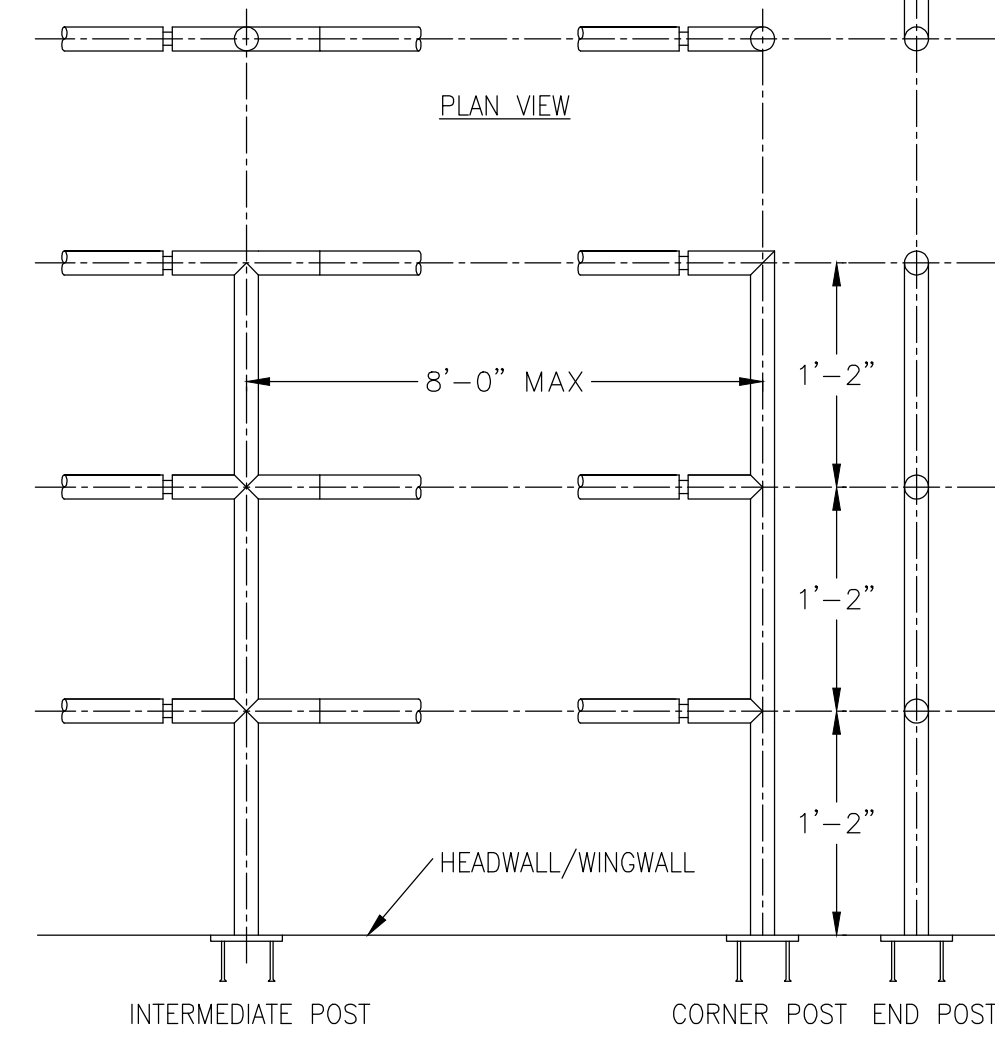
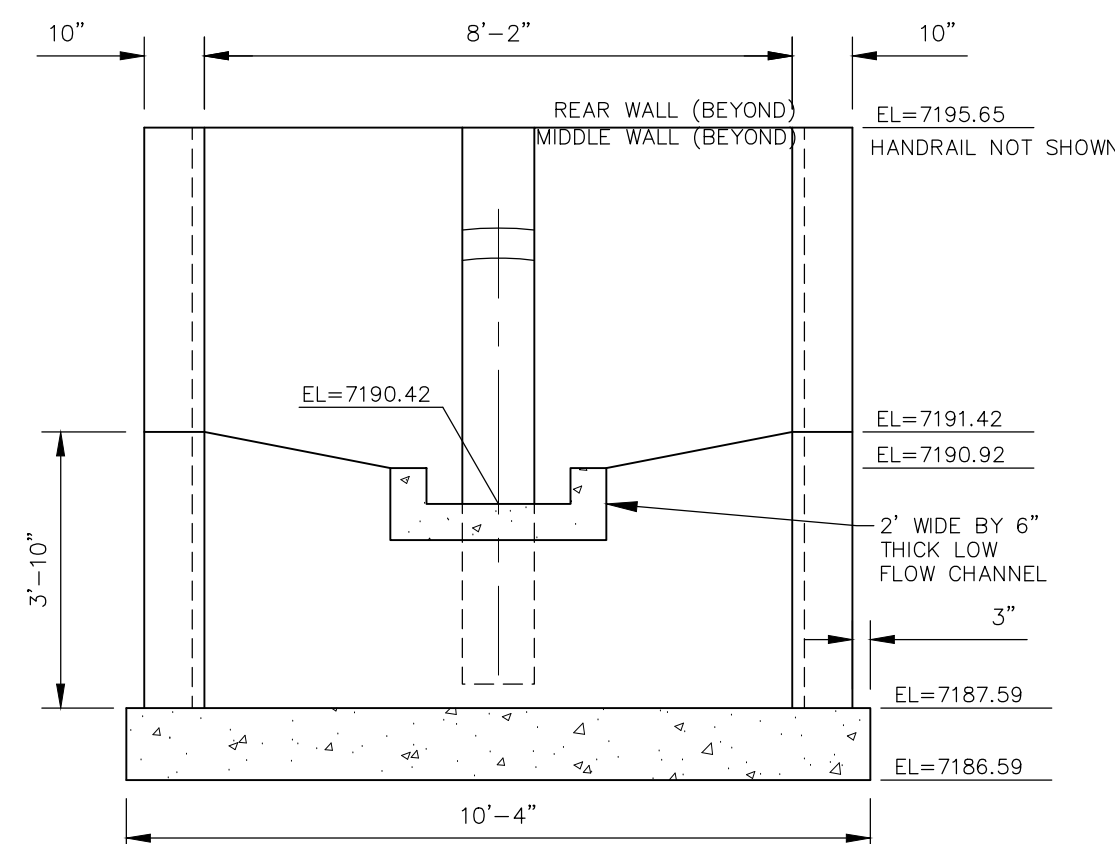
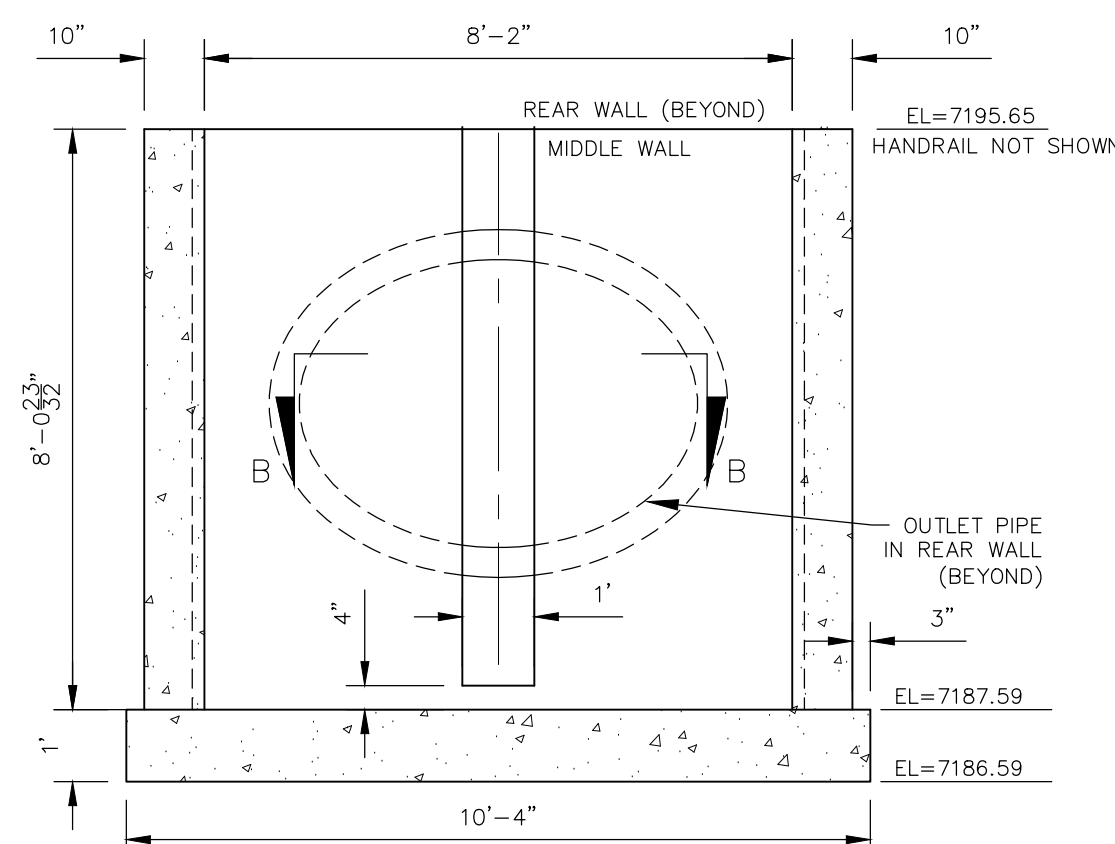
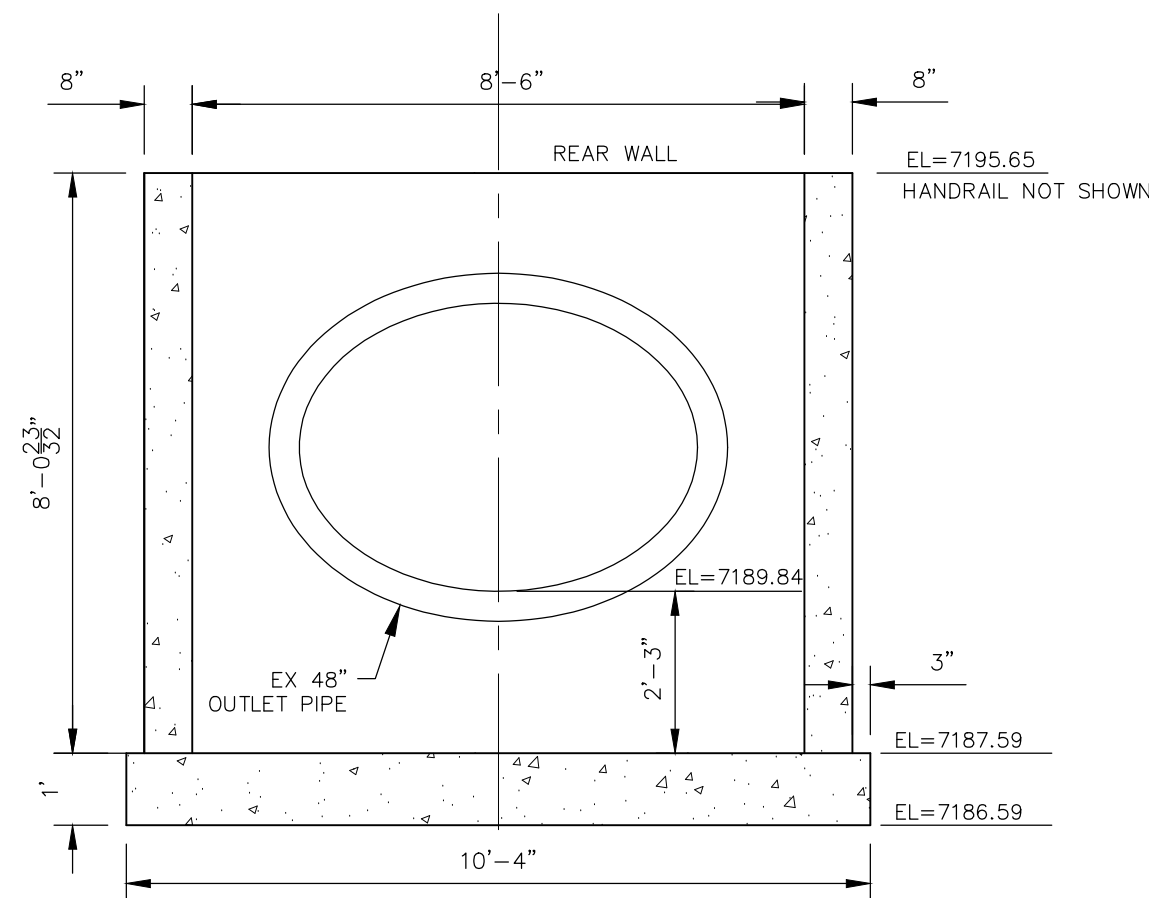
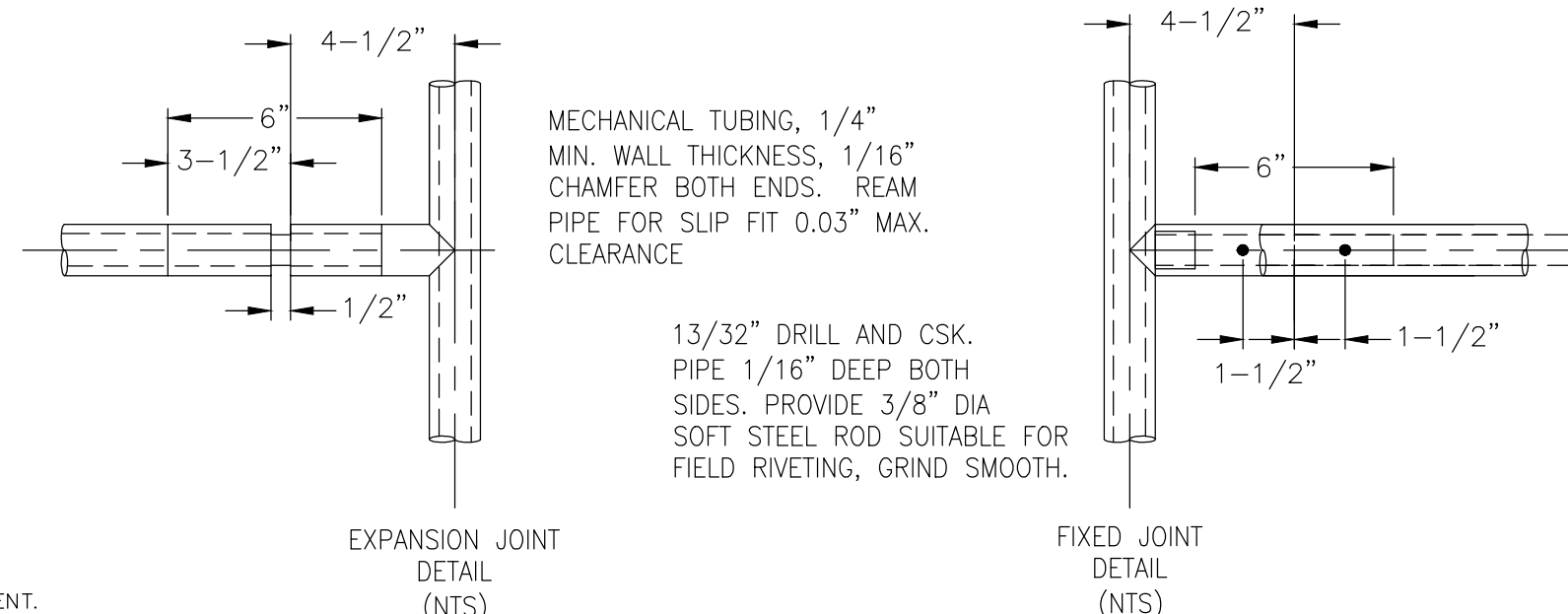


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SHEET 29 OF 30				<b>ST11</b>																																																																	





- 1) WELD PLATES MAY BE SUBSTITUTED FOR PIPE EMBEDMENT.
- 2) CONTRACTOR TO SUBMIT SHOP DRAWINGS TO ENGINEER OF RECORD FOR APPROVAL PRIOR TO FABRICATION.
- 3) ALL MATERIALS SHALL BE IN ACCORDANCE WITH AASHTO STANDARDS.
- 4) HANDRAIL DESIGN SHALL BE COMPATIBLE WITH THE DESIGN OF THE WINGWALLS AND HEADWALLS.
- 5) RAILING POSTS SHALL BE SET TO NORMAL TO GRADE. RAILS SHALL RUN PARALLEL TO THE SLOPES OF THREE TOP OF WALLS
- 6) ALL RAILS SHALL BE FREE OF ANY SHARP EDGES OR CORNERS.



FOR BURIED UTILITY INFORMATION  
48 HRS BEFORE YOU DIG  
CALL 1-800-922-1987



- THE LOCATION OF EXISTING UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY AND MAY NOT INCLUDE ALL UTILITIES. THE EXCAVATION CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK. THE CONTRACTOR AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY HIS FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UTILITIES.
2. BEFORE COMMENCING ANY EXCAVATION, CALL 1-800-922-1987 FOR EXISTING UTILITY LOCATIONS.
3. THE CONTRACTOR WILL TAKE THE NECESSARY PRECAUTIONS TO PROTECT EXISTING UTILITIES FROM DAMAGE DUE TO THIS OPERATION. ANY DAMAGE TO THE UTILITIES WILL BE REPAIRED AT THE CONTRACTOR'S EXPENSE, AND ANY SERVICE DISRUPTION WILL BE SETTLED BY THE CONTRACTOR.
4. ALL BACKFILL, SUB-BASE AND/OR BASE COURSE (CLASS 6) MATERIAL SHALL BE COMPACTED TO THE SOILS ENGINEER'S RECOMMENDATIONS, AND APPROVED BY EL PASO COUNTY PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT (PCD).
5. ALL STATIONING IS CENTERLINE UNLESS OTHERWISE INDICATED. ALL ELEVATIONS ARE CENTERLINE UNLESS OTHERWISE INDICATED.
6. THE CONTRACTOR SHALL REVEGETATE ALL DISTURBED AREAS AS SOON AS POSSIBLE AND EROSION CONTROL SHALL BE INSTALLED AND MAINTAINED IN A FUNCTIONAL MANNER AT ALL TIMES. DEVELOPER RESPONSIBLE FOR MAINTAINING DISTURBED AREAS UNTIL REVEGETATION IS COMPLETE.
7. ALL DISTURBED PAVEMENT EDGES SHALL BE CUT TO NEAT LINES. REPAIR SHALL CONFORM TO THE EPC EGM APPENDIX K-1.2C.
8. ADDITIONAL EROSION CONTROL STRUCTURES MAY BE REQUIRED AT THE TIME OF CONSTRUCTION.
9. BUILDING CONTRACTORS WILL BE RESPONSIBLE FOR CONSTRUCTING POSITIVE DRAINAGE AWAY FROM ALL STRUCTURES.
10. ASPHALT THICKNESS AND BASE COURSE THICKNESS (90COMPACTED) FOR ROADS SHALL BE PER DESIGN REPORT BY OWNER'S GEOTECHNICAL ENGINEER. OWNER'S GEOTECHNICAL ENGINEER TO BE ON SITE AT TIME OF ROAD CONSTRUCTION TO EVALUATE SOIL CONDITIONS AND DETERMINE IF ANY ADDITIONAL MEASURE ARE NECESSARY TO ASSURE STABILITY OF THE NEW ROADS. PAVEMENT DESIGN SHALL BE APPROVED BY PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT PRIOR TO CONSTRUCTION.
11. THE CONTRACTOR SHALL REVEGETATE ALL DISTURBED AREAS WITHIN 21 DAYS OF SUBSTANTIAL GRADING COMPLETION. EROSION CONTROL SHALL BE INSTALLED AND MAINTAINED IN A FUNCTIONAL MANNER AT ALL TIMES. DEVELOPER IS RESPONSIBLE FOR MAINTAINING DISTURBED AREAS UNTIL REVEGETATION IS COMPLETE.
12. TYPE M RIP-RAP WITH 4" OF TYPE I GRANULAR BEDDING AND MIRFI 180N OR EQUAL MAY BE SUBSTITUTED WHERE TYPE L RIP-RAP WITH MIRFI FW 700 OR EQUAL IS SPECIFIED.
13. ALL MATERIALS AND INSTALLATION PROCEDURES SHALL BE IN COMPLIANCE WITH ANY AND ALL APPLICABLE EL PASO COUNTY STANDARDS AND WITH PAINT BRUSH HILLS METRO DISTRICT CONSULTING ENGINEER APPROVAL.
14. ALL WATER MAINS SHALL BE AWWA C900-SDR18 PVC WITH PUSH-ON SINGLE GASKET TYPE JOINTS.
15. ALL WATER MAIN FITTINGS SHALL BE MADE FROM GRAY-IRON OR DUCTILE IRON AND FURNISHED WITH MECHANICAL JOINT ENDS. ALL FITTINGS SHALL HAVE A PRESSURE RATING OF 250 PSI.
16. ALL WATER LINE BENDS, TEES, BLOW-OFFS AND PLUGS AT DEAD-END MAINS SHALL BE PROTECTED FROM THRUST BY USING CONCRETE THRUST BLOCKS AND/OR RODS AND RESTRAINED PIPE PER THE PAINT BRUSH HILLS METRO DISTRICT CONSULTING ENGINEER APPROVAL.
17. MAXIMUM DEFLECTION OF 8" & 12" PVC WATER MAIN JOINTS IS 4 DEGREES. CORRESPONDING MINIMUM CURVE RADIUS IS 286'. ADDITIONAL 11.25" OR 22.5" BENDS MAY BE REQUIRED FOR PROPER ALIGNMENT.
18. CONTRACTOR IS RESPONSIBLE FOR PROVIDING DETAILED AS-BUILTS OF ALL WATER MAIN, STORM SEW AND SAN. SEW. MAIN INSTALLATIONS, INCLUDING ACCURATE DISTANCES OF MAIN LINES, VALVES, FITTINGS, MANHOLES AND LOCATIONS OF WATER AND SEWER SERVICES.
19. SANITARY SEWER PIPE AND FITTINGS: PVC 4"-8" ASTM D3034, TYPE PSM, SDR 35; PUSH-ON JOINTS AND MOLDED RUBBER GASKETS. MAXIMUM HORIZONTAL DEFLECTION, AFTER INSTALLATION AND BACK FILLING SHALL NOT EXCEED 3% OF THE PIPE DIAMETER. (MINIMUM CURVE RADIUS IS 100' FOR 8" PVC SAN. SEW. MAIN.

3. 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 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 911 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. NOTWITHSTANDING ANYTHING DEPICTED IN THESE PLANS IN WORDS OR GRAPHIC REPRESENTATION, ALL DESIGN AND CONSTRUCTION RELATED TO ROADS, STORM DRAINAGE AND EROSION CONTROL SHALL CONFORM TO THE STANDARDS AND REQUIREMENTS OF THE MOST RECENT VERSION OF THE RELEVANT ADOPTED EL PASO COUNTY STANDARDS, INCLUDING THE LAND DEVELOPMENT CODE, THE ENGINEERING CRITERIA MANUAL, THE DRAINAGE CRITERIA MANUAL, AND THE DRAINAGE CRITERIA MANUAL VOLUME 2. ANY DEVIATIONS FROM REGULATIONS AND STANDARDS MUST BE REQUESTED, AND APPROVED, IN WRITING. ANY MODIFICATIONS NECESSARY TO MEET CRITERIA AFTER-THE-FACT WILL BE ENTIRELY THE DEVELOPER'S RESPONSIBILITY TO RECTIFY.
5. IT IS THE DESIGN ENGINEER'S RESPONSIBILITY TO ACCURATELY SHOW EXISTING CONDITIONS, BOTH ON-SITE AND OFF-SITE, 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 PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT -- 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 PCD. 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 PCD.
10. CONTRACTOR SHALL COORDINATE GEOTECHNICAL TESTING PER ECM STANDARDS. PAVEMENT DESIGN SHALL BE APPROVED BY EL PASO COUNTY PCD PRIOR TO PLACEMENT OF CURB AND GUTTER AND PAVEMENT.
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 DEPARTMENT OF PUBLIC WORKS AND MUTCD CRITERIA.
14. CONTRACTOR SHALL OBTAIN ANY PERMITS REQUIRED BY EL PASO COUNTY DEPARTMENT OF PUBLIC WORKS, INCLUDING WORK WITHIN THE RIGHT-OF-WAY AND SPECIAL TIE-IN WORK.
15. THE LIMITS OF CONSTRUCTION SHALL REMAIN WITHIN THE PROPERTY LINE UNLESS 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.

1. SOUTH  $\frac{1}{4}$  CORNER OF SECTION 26,  
TOP OF 2  $\frac{1}{2}$ " ALUMINUM CAP.  
ELEV. = 7140.91  
VERTICAL DATUM = NGVD 1929
2. SOUTHWEST CORNER OF SECTION 2  
TOP OF 3  $\frac{1}{4}$ " ALUMINUM CAP.  
ELEV. = 7136.34  
VERTICAL DATUM = NGVD 1929

THE NORTH LINE OF SAID TRACT E, SAID LINE ALSO BEING THE NORTH LINE OF THE NORTHEAST QUARTER OF SECTION 26, TOWNSHIP 12 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN, EL PASO COUNTY, COLORADO, BEING MONUMENTED AT THE NORTHWEST CORNER WITH A 2-1/2" ALUMINUM CAP STAMPED "PLS 4842" AND AT THE NORTHEAST CORNER WITH A 2-1/2" ALUMINUM CAP STAMPED "PLS 4842". SAID LINE IS ASSUMED TO BEAR N88°44'51"E A DISTANCE OF 2640.24 FEET. THE UNIT OF MEASUREMENT IS U.S. SURVEY FEET.

THE CONTRACTOR SHALL FIELD VERIFY THE ELEVATION OF ALL TIE-IN/CONNECTIONS TO EXISTING MANHOLES AND/OR STUBS PRIOR TO CONSTRUCTION. ANY DISCREPANCY TO THE ANTICIPATED/PREVIOUSLY MEASURED ELEVATIONS PROVIDED ON THE PLANS SHALL BE CONVEYED TO THE ENGINEER AND A RESOLVE REACHED PRIOR TO INSTALLATION.

DEVONCOVE DRIVE

KINGSBURY DRIVE

COUNTRY MANOR DRIVE

KEYNES DRIVE

HARTWOOD DRIVE

GRACE MANOR DRIVE

FINSLBURY COURT

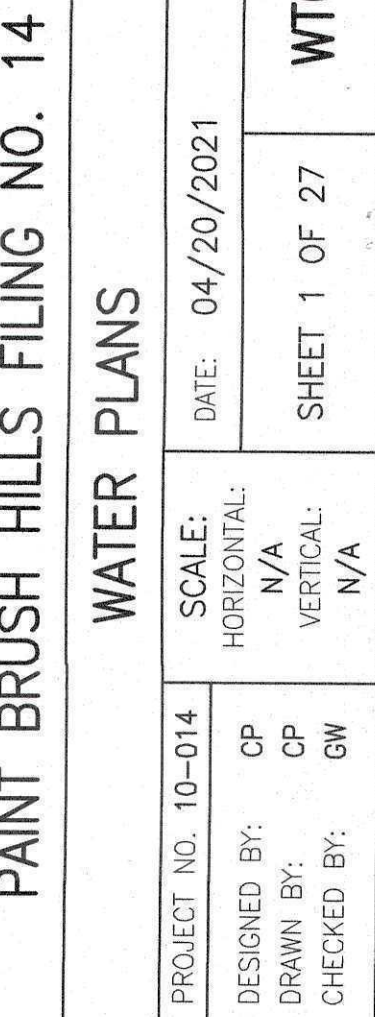
WATERLOO DRIVE

EX. PEATING DRIVE

**SITE MAP**  
N.T.S.

SHEET 1	TITLE SHEET					
SHEET 2	SANITARY SEWER	- SANITARY OUTFALL	STA	1+00.00	TO	3+84.60
		- KEYNES DRIVE	STA	1+00.00	TO	8+00.00
SHEET 3	SANITARY SEWER	- KEYNES DRIVE	STA	8+00.00	TO	21+50.00
SHEET 4	SANITARY SEWER	- KEYNES DRIVE	STA	21+50.00	TO	25+61.12
		- KINGSBURY DRIVE	STA	1+00.00	TO	8+50.00
SHEET 5	SANITARY SEWER	- KINGSBURY DRIVE	STA	8+50.00	TO	17+46.19
SHEET 6	SANITARY SEWER	- COUNTRY MANOR DRIVE	STA	1+00.00	TO	14+00.00
SHEET 7	SANITARY SEWER	- COUNTRY MANOR DRIVE	STA	14+00.00	TO	17+89.61
		- HARTWOOD DRIVE	STA	1+00.00	TO	7+50.00
SHEET 8	SANITARY SEWER	- HARTWOOD DRIVE	STA	7+50.00	TO	15+59.51
		- GRACE MANOR DRIVE	STA	1+00.00	TO	4+16.96
SHEET 9	SANITARY SEWER	- DEVONCOVE DRIVE	STA	4+30.00	TO	19+69.76
SHEET 10	SANITARY SEWER	- FINSBURY COURT	STA	1+00.00	TO	6+32.40
SHEET 11	SANITARY SEWER	- WATERLOO DRIVE	STA	1+00.00	TO	11+50.92
SHEET 12	WATER SYSTEM PLAN					
SHEET 13	WATER SYSTEM PLAN					
SHEET 14	WATER SYSTEM PLAN					
SHEET 15	WATER SYSTEM PLAN					
SHEET 16	WATER SYSTEM PLAN					
SHEET 17	6" RAW WATER PLAN					
SHEET 18	WATER LOWERING AND DEFLECTION DETAILS					
SHEET 19	WATER LOWERING AND DEFLECTION DETAILS					
SHEET 20	UTILITY SERVICE PLAN					
SHEET 21	UTILITY SERVICE PLAN					
SHEET 22	UTILITY SERVICE PLAN					
SHEET 23	UTILITY SERVICE PLAN					
SHEET 24	UTILITY SERVICE PLAN					
SHEET 25	DETAIL SHEET					
SHEET 26	DETAIL SHEET					
SHEET 27	DETAIL SHEET					

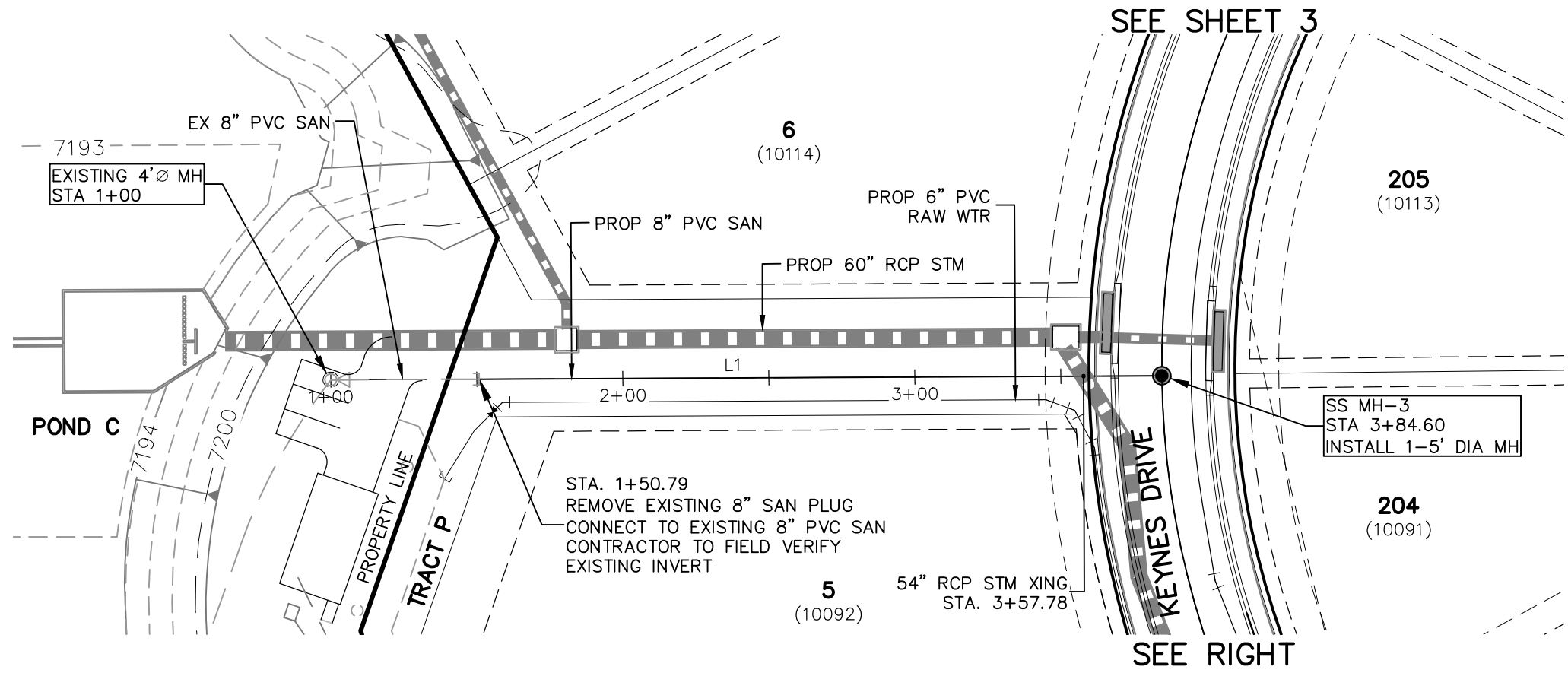
FOR AND ON BEHALF OF FALCON FIRE PROTECTION DISTRICT



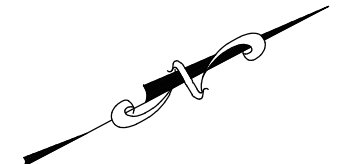
FOR AND ON  
BEHALF OF  
M&S CIVIL  
CONSULTANTS,  
INC.

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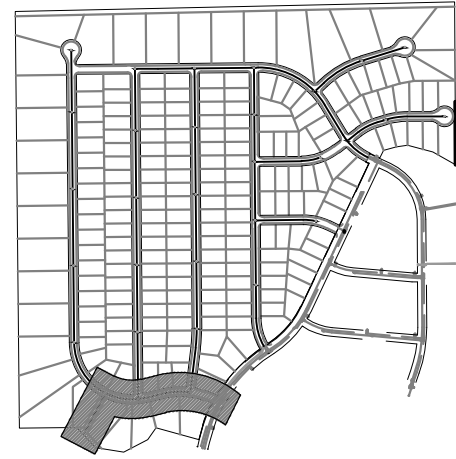


**SANITARY OUTFALL**  
**STA 1+00.00 TO STA 3+84.60**

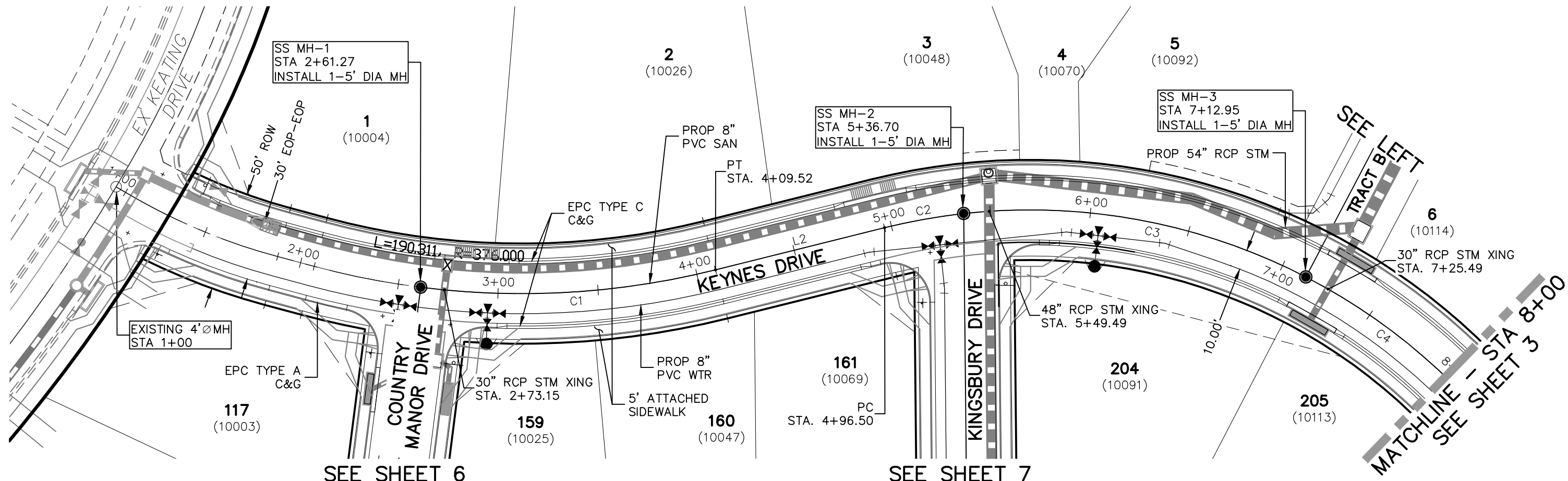
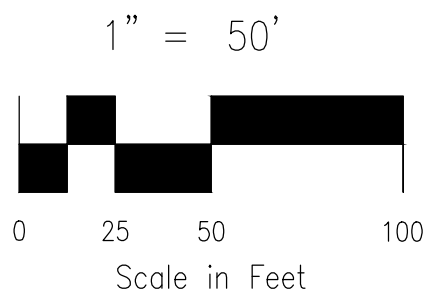


SANITARY SEWER LINE TABLE		
Line #	Length	Direction
L1	233.81	N27°43'10"E
L2	86.98	S76°00'00"W

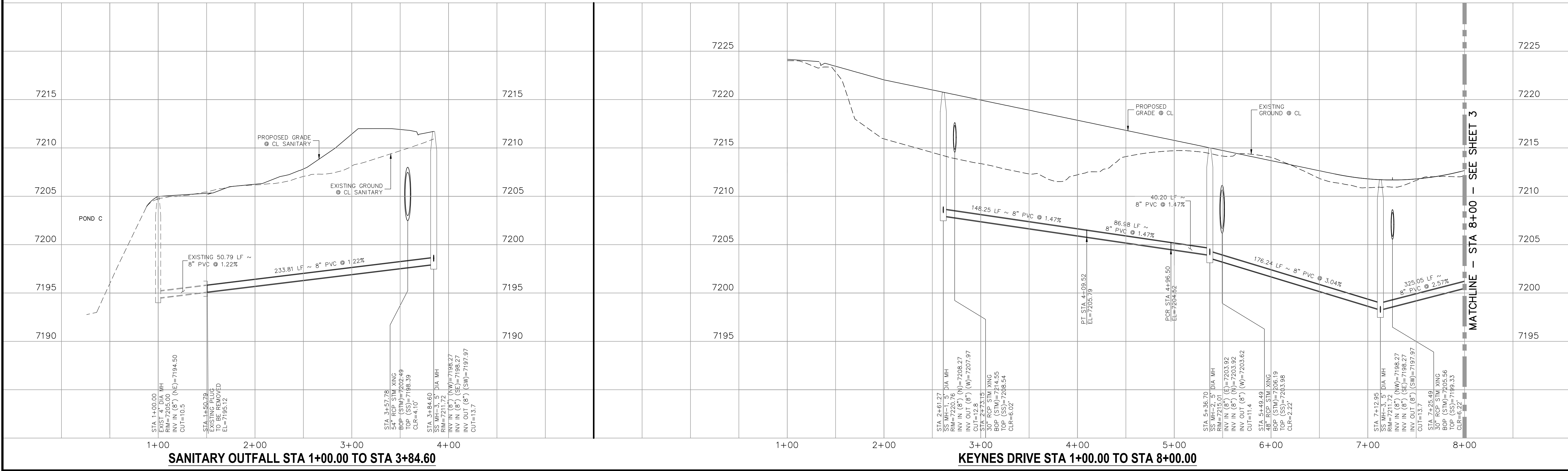
SANITARY SEWER CURVE TABLE			
Curve #	Length	Radius	Delta
C1	148.25	400.00	21.24
C2	40.20	300.00	7.68
C3	176.24	300.00	33.66
C4	325.05	300.00	62.08



KEY MAP  
SCALE: NTS



**KEYNES DRIVE**  
**STA 1+00.00 TO STA 8+00.00**



**SANITARY OUTFALL STA 1+00.00 TO STA 3+84.60**

**KEYNES DRIVE STA 1+00.00 TO STA 8+00.00**

PAINT BRUSH HILLS FILING NO. 14

SANITARY SEWER PLANS

PROJECT NO. 10-014

DESIGNED BY: SM

DRAWN BY: SM

CHECKED BY: GW

DATE: 04/09/2021

SHEET 2 OF 27

SS02

212 N. WASHCATCH AVE., STE 303  
COLORADO SPRINGS, CO 80903  
PHONE: 719.555.5465

**CIVIL CONSULTANTS, INC.**

FOR AND ON BEHALF OF  
W&S CIVIL CONSULTANTS, INC.

REVISIONS:

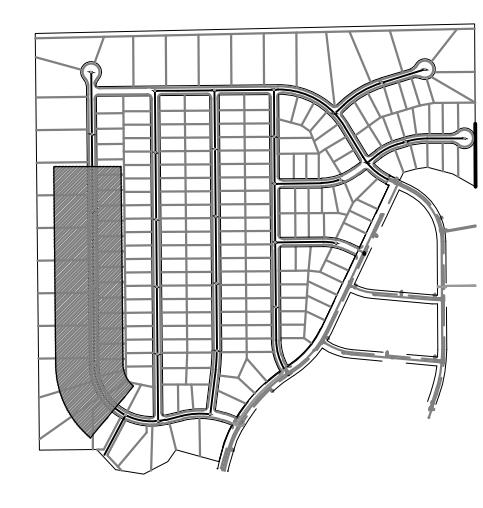
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CAUTION

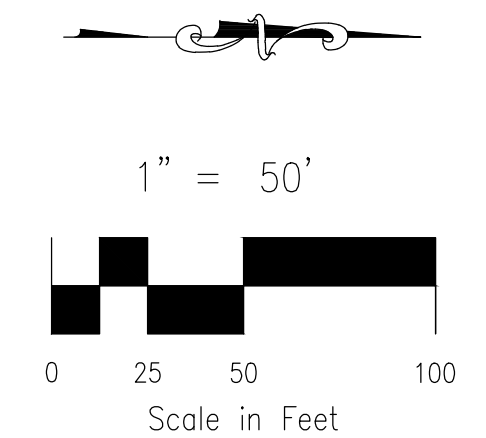


SANITARY SEWER CURVE TABLE			
Curve #	Length	Radius	Delta
C1	325.05	300.00	62.08




 FOR LOCATING & MARKING GAS, ELECTRIC, WATER & TELEPHONE LINES

FOR BURIED UTILITY INFORMATION  
**48 HRS BEFORE YOU DIG**  
**CALL 1-800-922-1987**



PAINT BRUSH HILLS FILING NO. 14			
SANITARY SEWER PLANS			
PROJECT NO. 10-014		SCALE:	DATE: 04/09/2021
DESIGNED BY: SM		HORIZONTAL:	
DRAWN BY: SM		1"=50'	
CHECKED BY: GW		VERTICAL:	
		1"=5'	SHEET 3 OF 27
			SS03



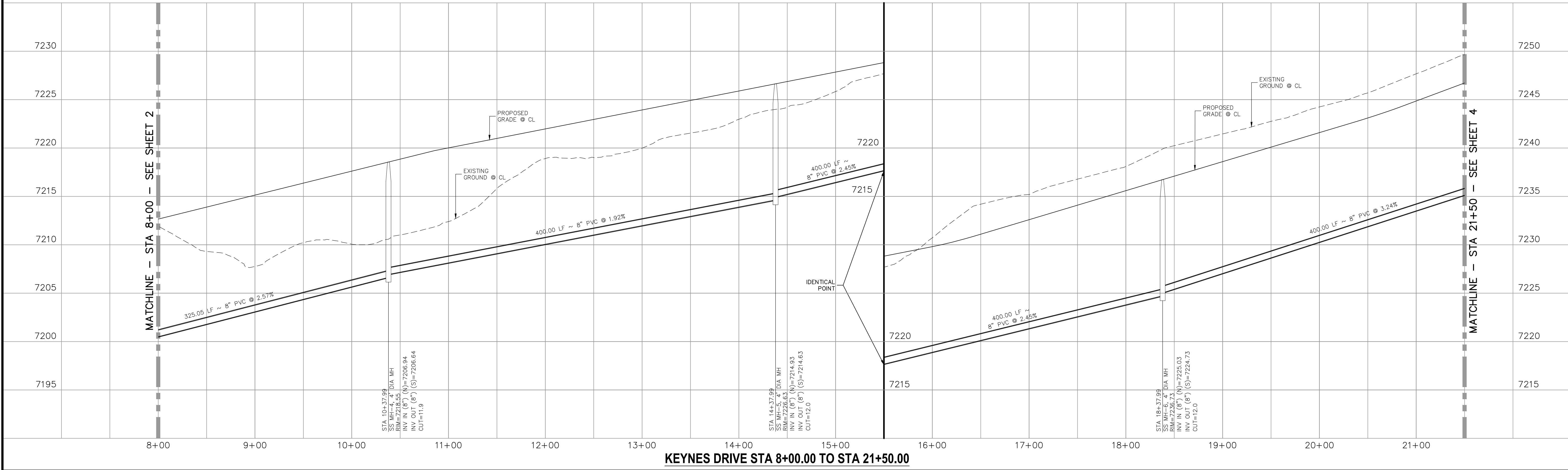
212 N. WAHSAATCH AVE., STE 305  
 COLORADO SPRINGS, CO 80903  
 PHONE 719.935.5485

**R**  
 CIVIL CONSULTANTS, INC.

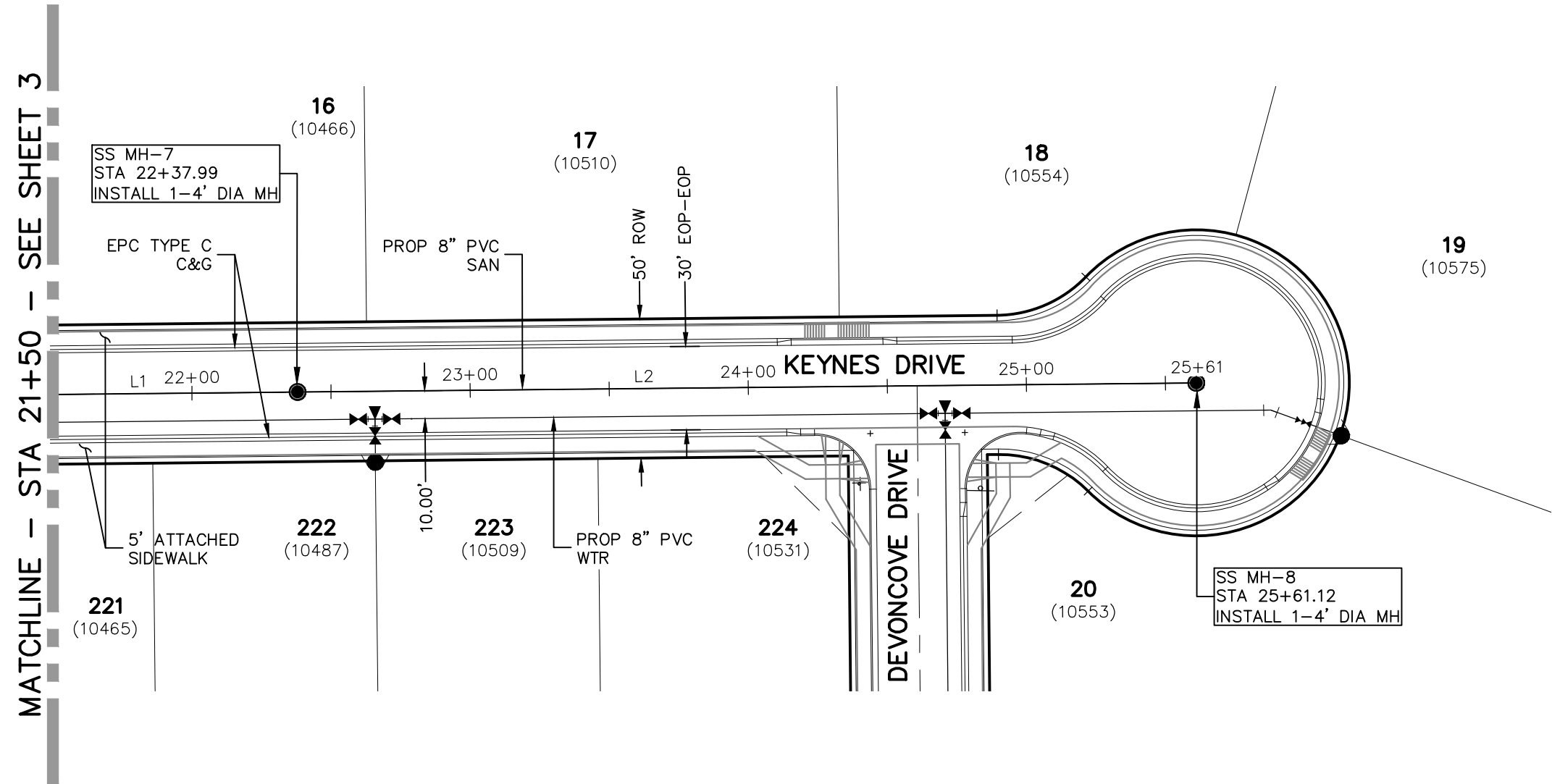
VIROL A. SANCHEZ, COLORADO P.E. NO. 37160

FOR AND ON  
BEHALF OF  
M&S CIVIL  
CONSULTANTS,  
INC.

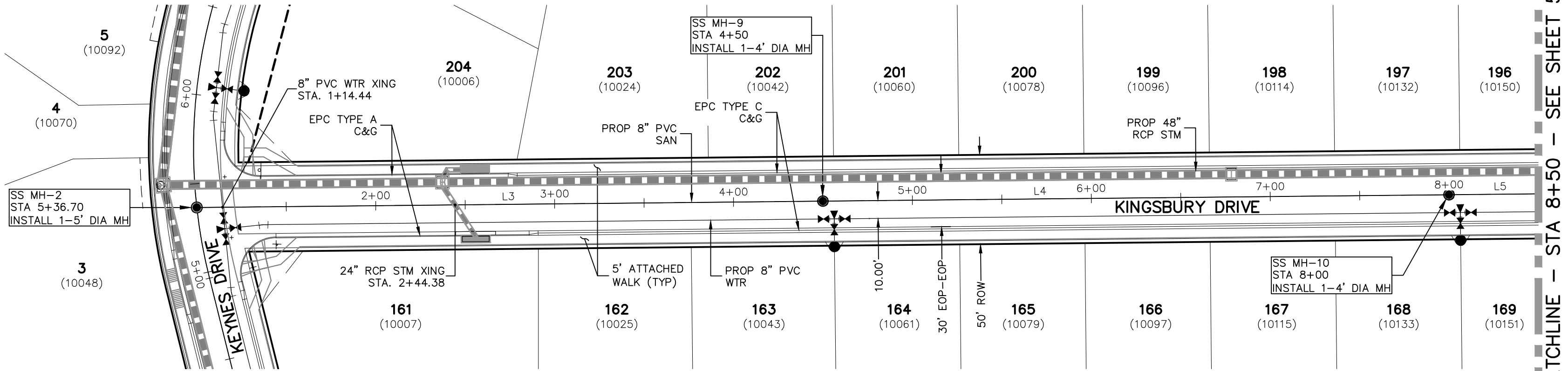
NOT REGISTERED  
SANCHEZ VIROL A.  
37160  
4-20-21  
PROFESSIONAL

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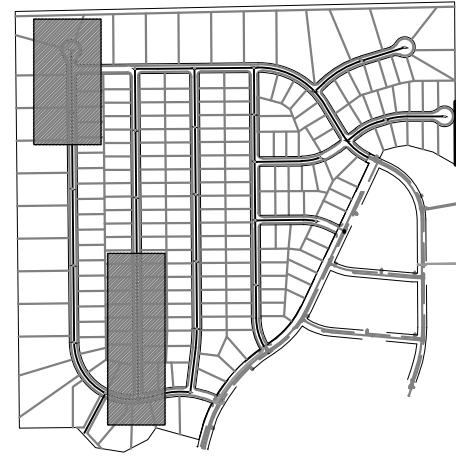


KEYNES DRIVE  
STA 21+50.00 TO STA 25+61.12

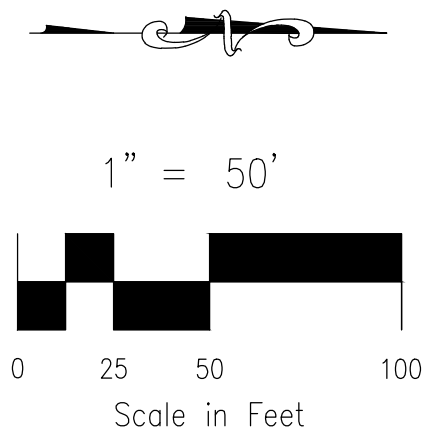


KINGSBURY DRIVE  
STA 1+00.00 TO STA 8+50.00

SANITARY SEWER LINE TABLE		
Line #	Length	Direction
L1	400.00	N0°35'00.00"W
L2	323.13	N0°35'00.00"W
L3	350.00	N0°35'00.00"W
L4	350.00	N0°35'00.00"W
L5	350.00	N0°35'00.00"W



KEY MAP  
SCALE: NTS



FOR LOCATING & MARKING GAS, ELECTRIC, WATER & TELEPHONE LINES  
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PAIN

BRUSH HILLS FILING NO. 14

SANITARY SEWER PLANS

PROJECT NO. 10-014

DESIGNED BY: SM

DRAWN BY: GW

CHECKED BY:

DATE: 04/09/2021

SCALE: HORIZONTAL: 1"=50' VERTICAL: 1"=5'

SHEET 4 OF 27

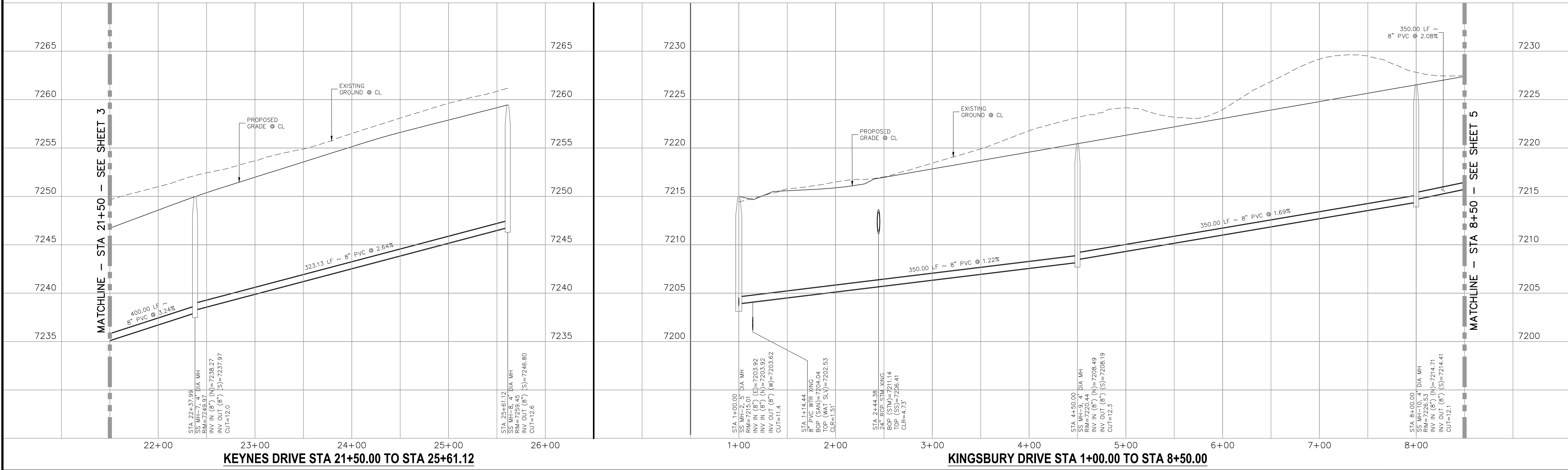
SS04

212 N WAHATCH AVE, STE 303  
COLORADO SPRINGS, CO 80903  
PHONE: 719.555.5465

CIVIL CONSULTANTS, INC.

FOR AND ON BEHALF OF  
M&S CIVIL CONSULTANTS, INC.

VIRGIL A. SANCHEZ, COLORADO P.E. NO. 37160



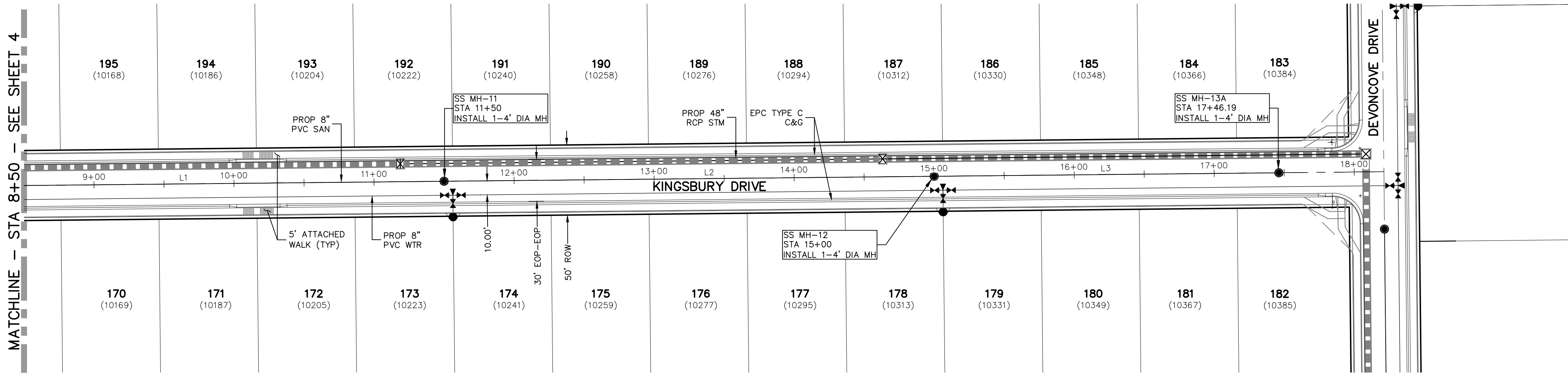
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NO.	DATE:	BY:	DESCRIPTION:	APPROVED BY:	DATE:

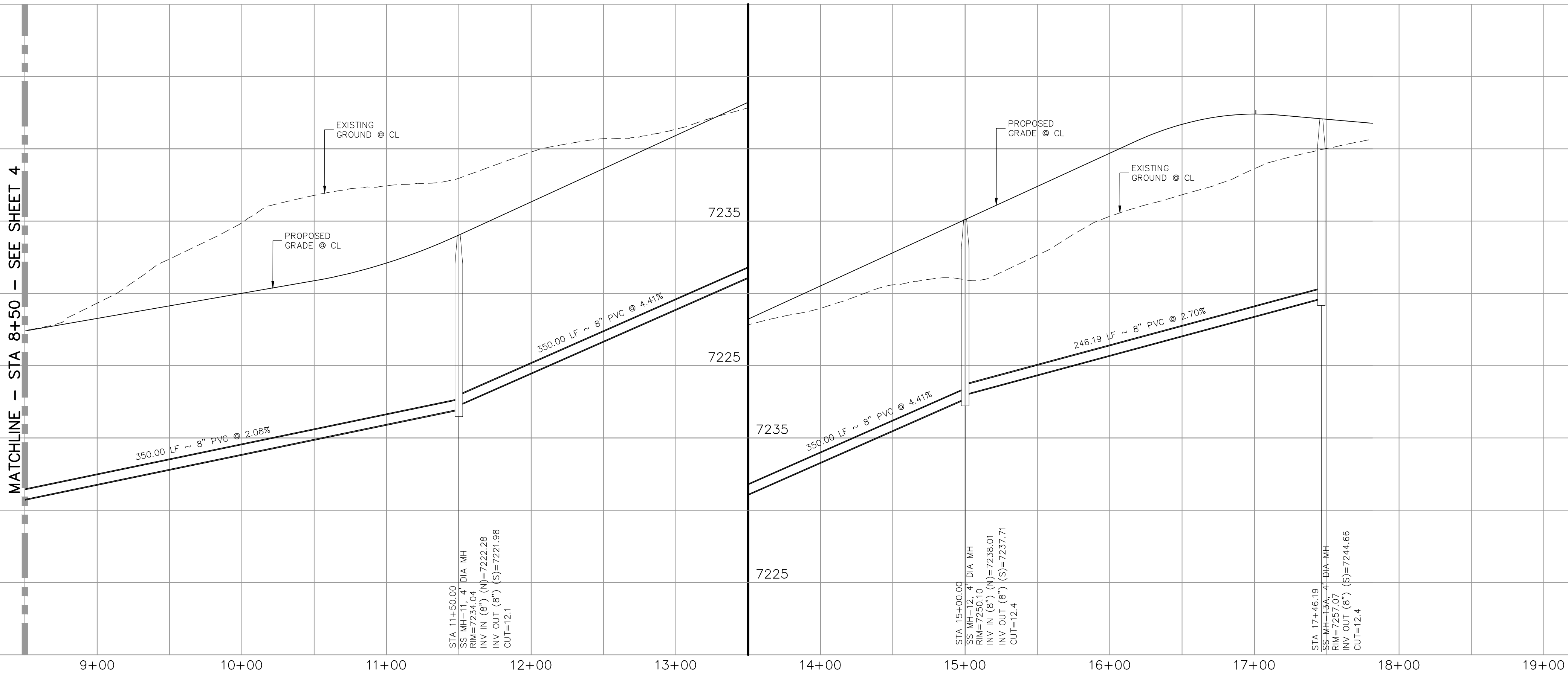
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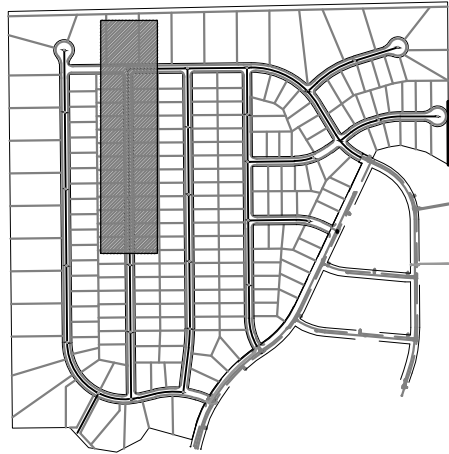




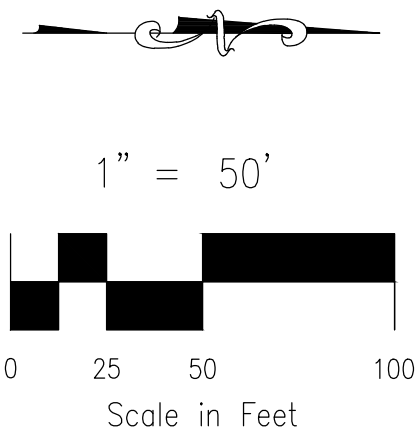
KINGSBURY DRIVE  
STA 8+50.00 TO STA 17+46.19



SANITARY SEWER LINE TABLE		
Line #	Length	Direction
L1	350.00	N0°35'00"W
L2	350.00	N0°35'00"W
L3	246.19	N0°35'00"W



KEY MAP  
SCALE: NTS



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PAINT BRUSH HILLS FILING NO. 14	
SANITARY SEWER PLANS	
PROJECT NO. 10-014	DATE: 04/09/2021
DESIGNED BY: SM	SHEET 5 OF 27
DRAWN BY: SM	SS05
CHECKED BY: GW	

212 N. WAHSATCH AVE., STE 303  
COLORADO SPRINGS, CO 80903  
PHONE: 719.555.5465

**CIVIL CONSULTANTS, INC.**

FOR AND ON BEHALF OF  
M&S CIVIL CONSULTANTS, INC.

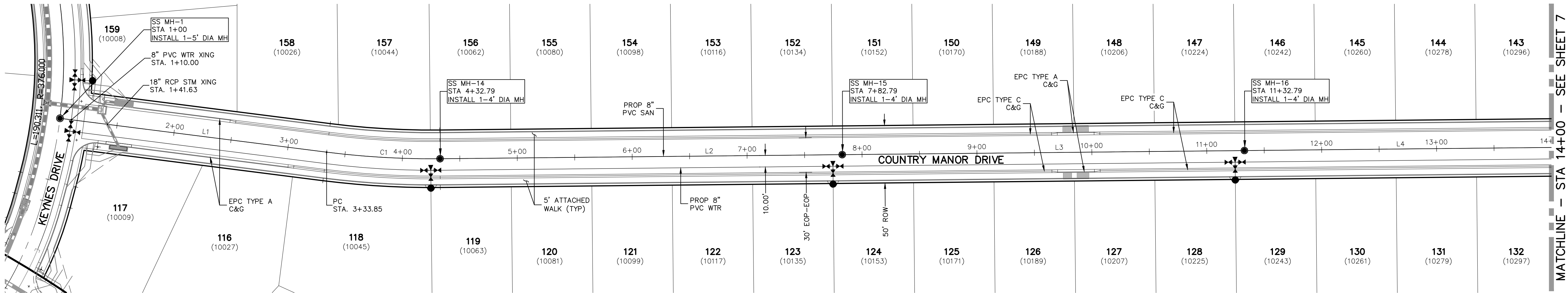
REGISTERED PROFESSIONAL ENGINEER  
VIRGIL A. SANCHEZ, COLORADO P.E. NO. 37160  
4-20-21

NO.	DATE	BY	DESCRIPTION	APPROVED BY	DATE

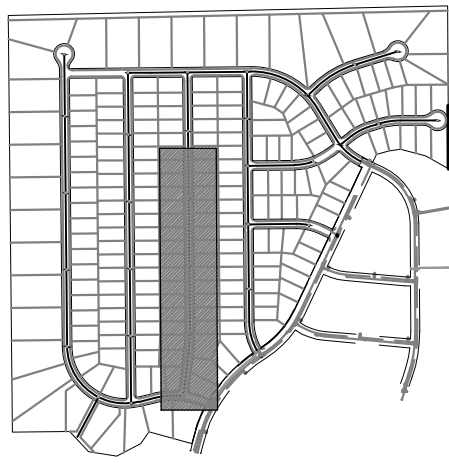
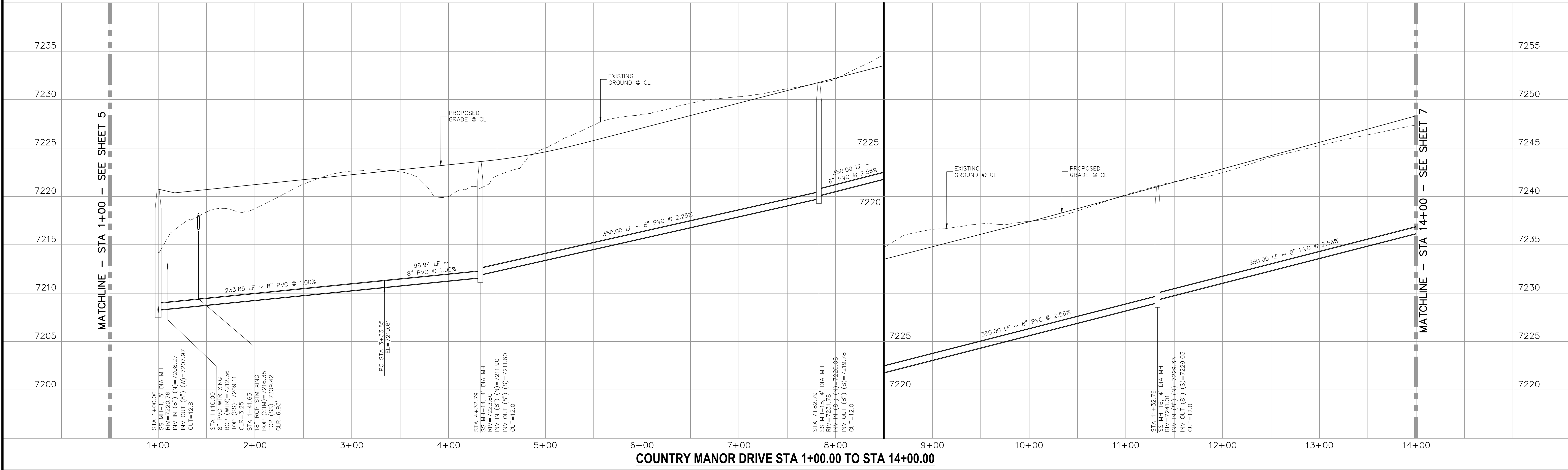
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CAUTION

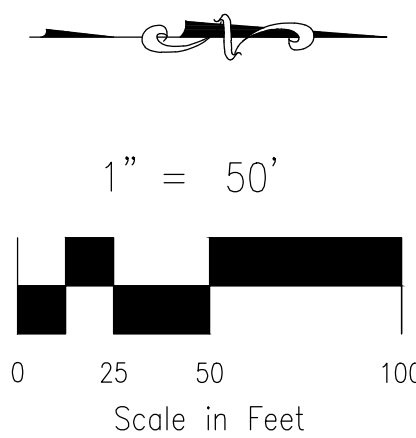




COUNTRY MANOR DRIVE  
STA 1+00.00 TO STA 14+00.00



KEY MAP  
SCALE: NTS



1" = 50'

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TELEPHONE  
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SANITARY SEWER LINE TABLE		
Line #	Length	Direction
L1	233.85	N71°4'08"E
L2	350.00	N0°35'00"W
L3	350.00	N0°35'00"W
L4	350.00	N0°35'00"W

SANITARY SEWER CURVE TABLE			
Curve #	Length	Radius	Delta
C1	98.94	725.00	7.82

FOR AND ON  
BEHALF OF  
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INC.

PROFESSIONAL ENGINEER  
37160  
4-20-21

REVISIONS:

NO.	DATE:	BY:	DESCRIPTION:	APPROVED BY:	DATE:

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PAINT BRUSH HILLS FILING NO. 14

SANITARY SEWER PLANS

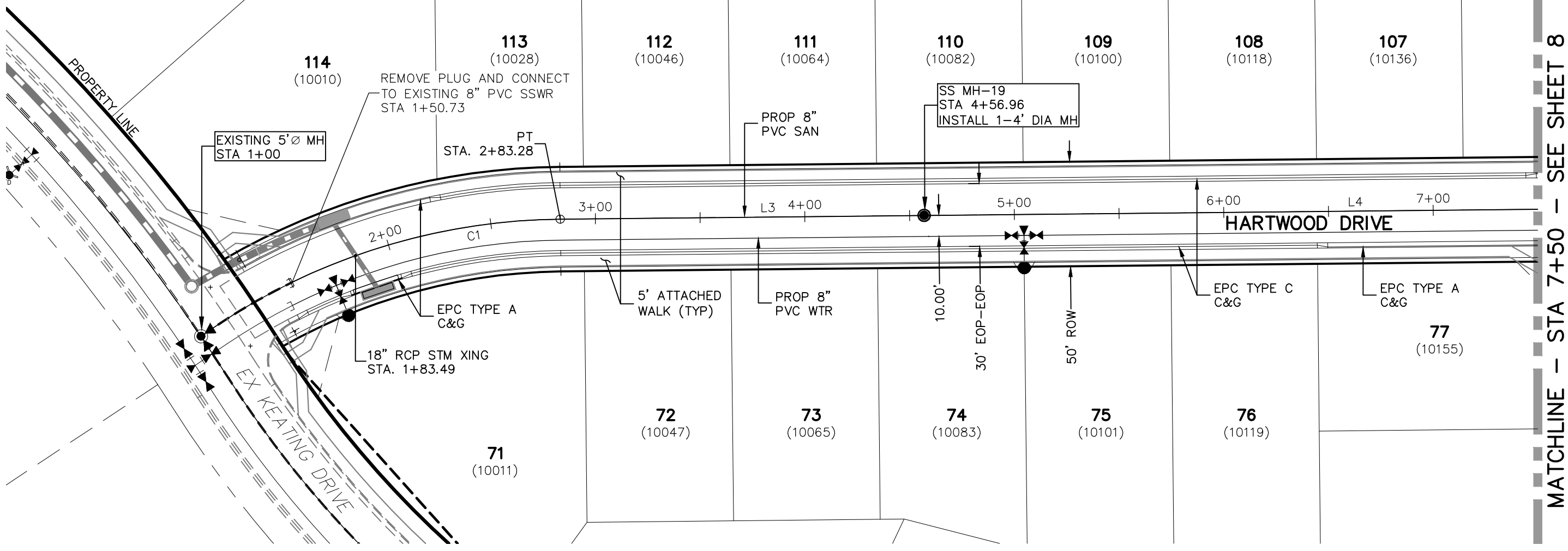
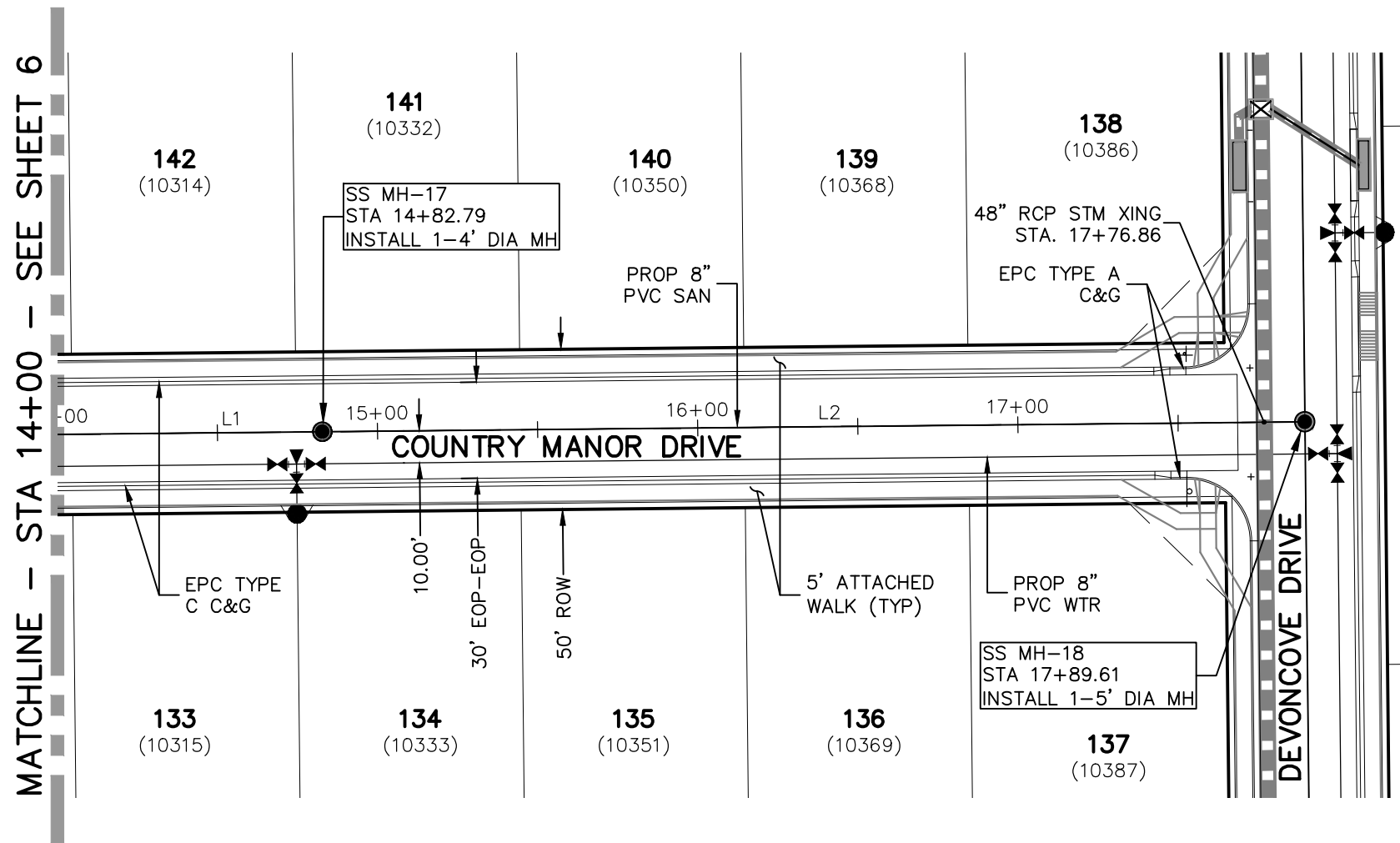
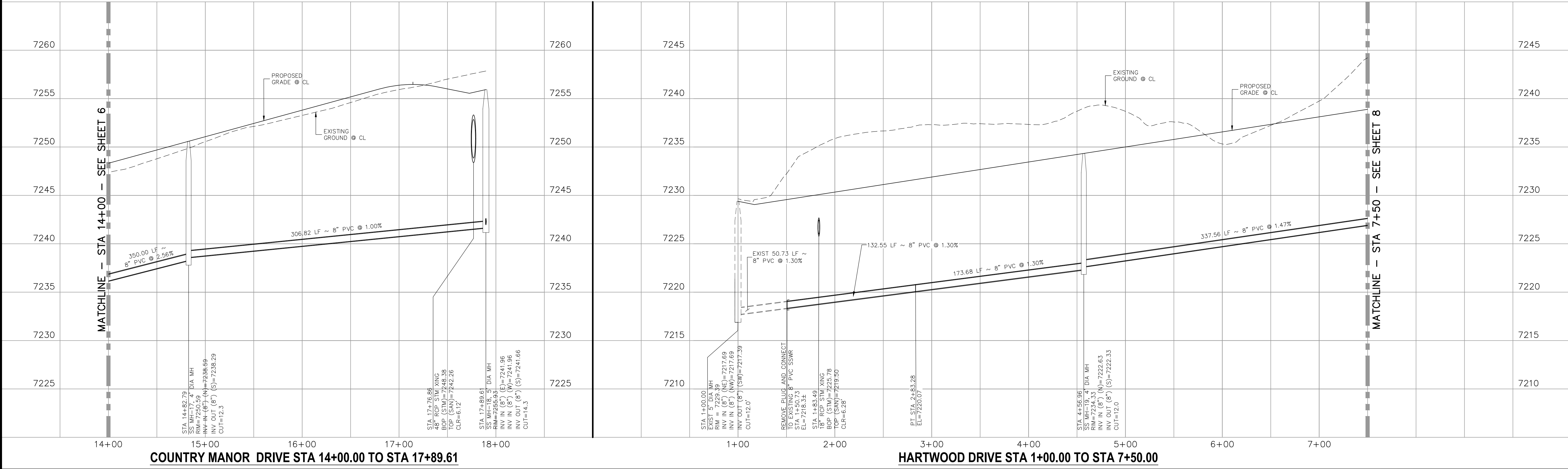
PROJECT NO. 10-014  
DESIGNED BY: SM  
DRAWN BY: SM  
CHECKED BY: GW

DATE: 04/09/2021  
SHEET 6 OF 27  
SS06

212 N WAHATCH AVE., STE 303  
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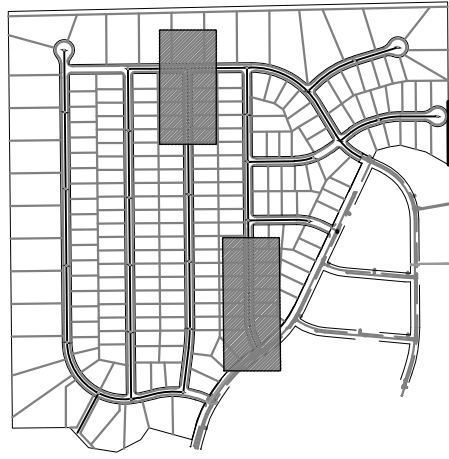
CIVIL CONSULTANTS, INC.



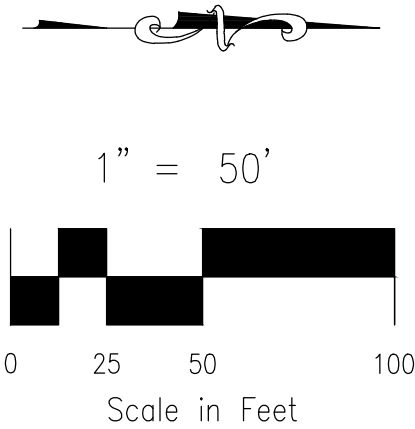


SANITARY SEWER LINE TABLE		
Line #	Length	Direction
L1	350.00	N0°35'00"W
L2	306.82	N0°35'00"W
L3	173.68	N0°35'00"W
L4	337.56	N0°35'00"W

SANITARY SEWER CURVE TABLE			
Curve #	Length	Radius	Delta
C1	132.55	300.00	25.32



KEY MAP  
SCALE: NTS



PAINT BRUSH HILLS FILING NO. 14

SANITARY SEWER PLANS

PROJECT NO. 10-014  
DESIGNED BY: SM  
DRAWN BY: SM  
CHECKED BY: GW

DATE: 04/09/2021  
SHEET 7 OF 27  
SS07

212 N WAHATCH AVE., STE 303  
COLORADO SPRINGS, CO 80903  
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W&S  
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FOR AND ON BEHALF OF  
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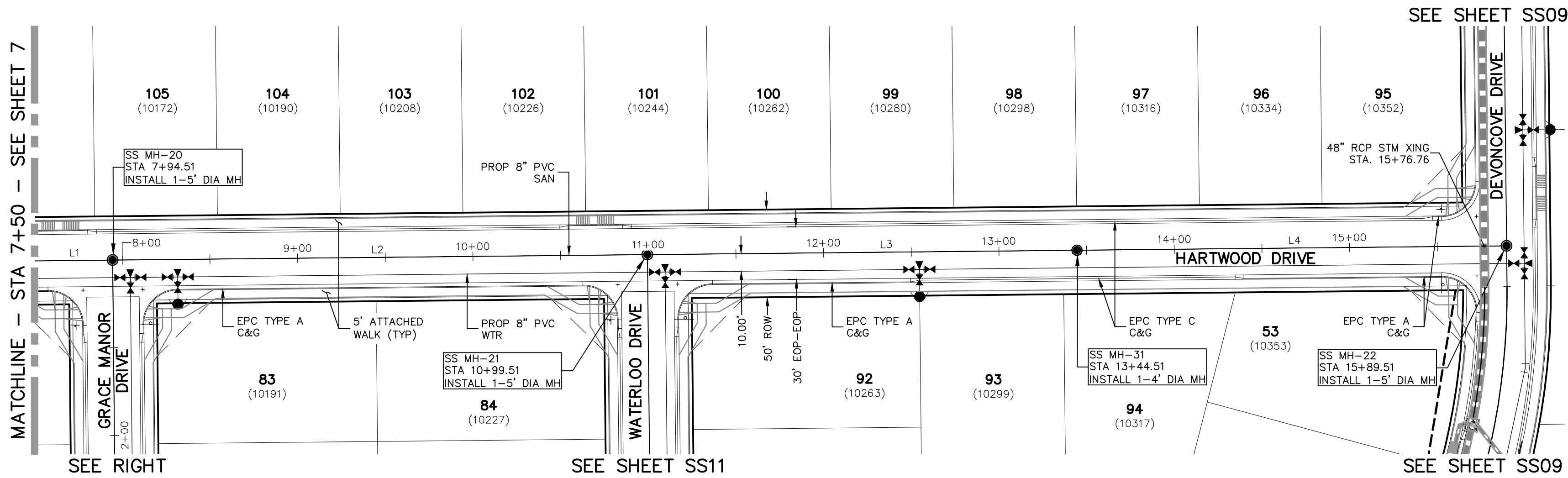
REVISIONS:

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CAUTION

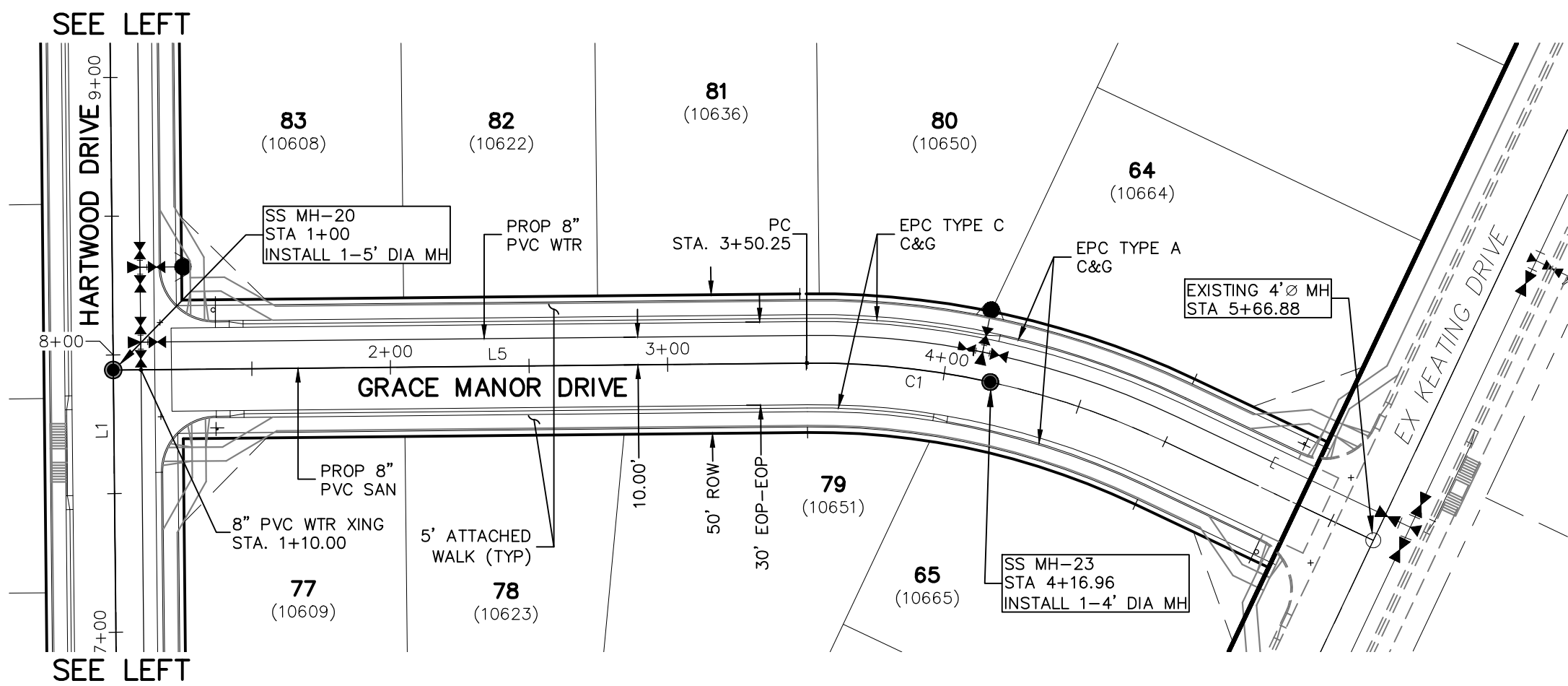




HARTWOOD DRIVE  
STA 7+50.00 TO STA 15+89.51

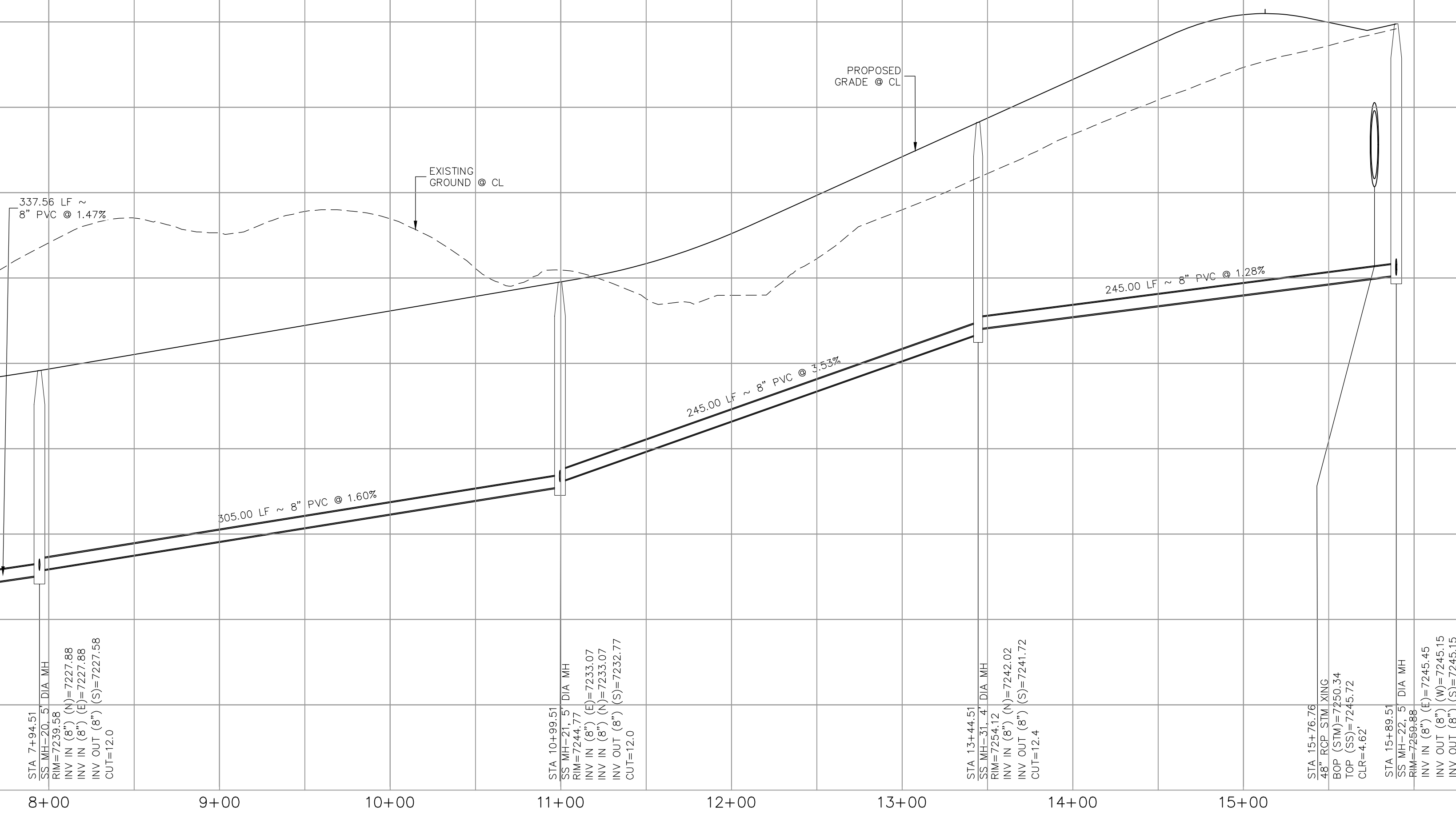
SANITARY SEWER LINE TABLE		
Line #	Length	Direction
L1	337.56	N0°35'00"W
L2	305.00	N0°35'00"W
L3	245.00	N0°35'00"W
L4	245.00	N0°35'00"W
L5	250.25	N89°25'00"E

SANITARY SEWER CURVE TABLE			
Curve #	Length	Radius	Delta
C1	66.72	295.00	12.96

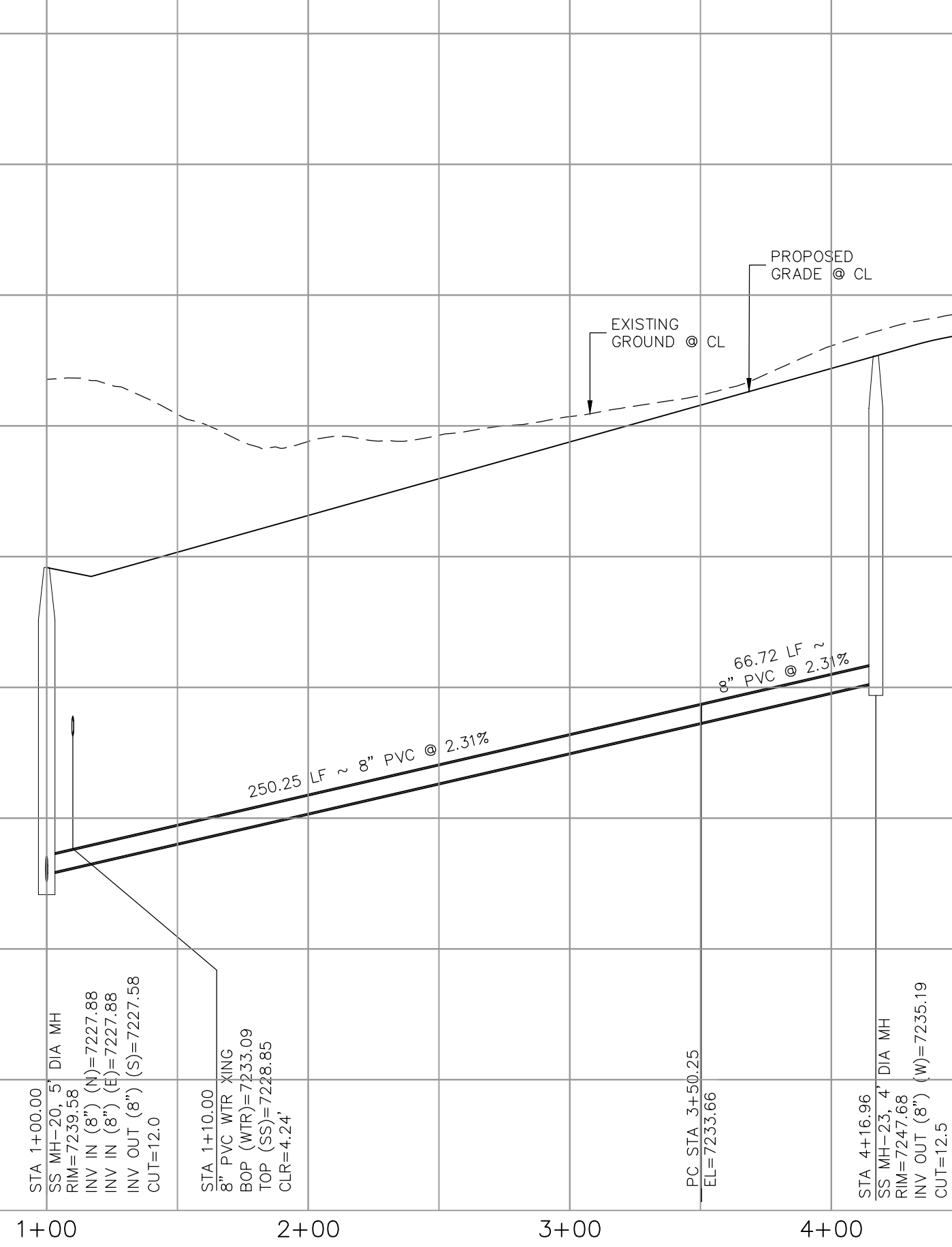


GRACE MANOR DRIVE  
STA 1+00.00 TO STA 4+16.96

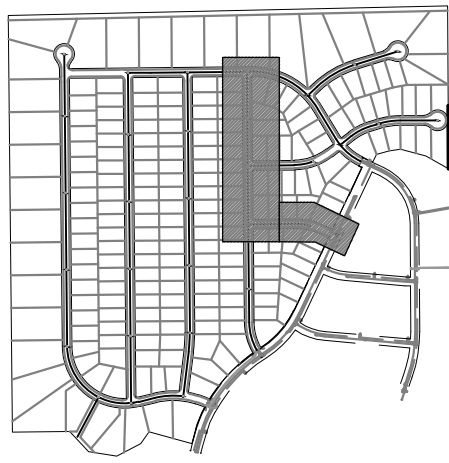
MATCHLINE - STA 7+50 - SEE SHEET 7



HARTWOOD DRIVE STA 7+50.00 TO STA 15+89.51



GRACE MANOR DRIVE STA 1+00.00 TO STA 4+16.96



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1" = 50'

0 25 50 100  
Scale in Feet

PAINT BRUSH HILLS FILING NO. 14

SANITARY SEWER PLANS

PROJECT NO. 10-014  
DESIGNED BY: SM  
DRAWN BY: GW  
CHECKED BY: GW

DATE: 04/09/2021  
SHEET 8 OF 27  
SS08

212 N. WABATCH AVE., STE 303  
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PHONE: 719.555.5465

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FOR AND ON BEHALF OF M&S CIVIL CONSULTANTS, INC.

**PROFESSIONAL ENGINEER**  
VIRGIL A. SANCHEZ, COLORADO P.E. NO. 37160  
4-20-21

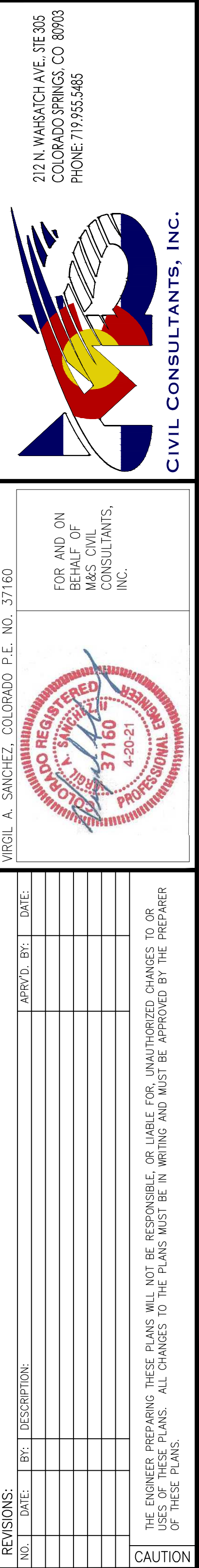
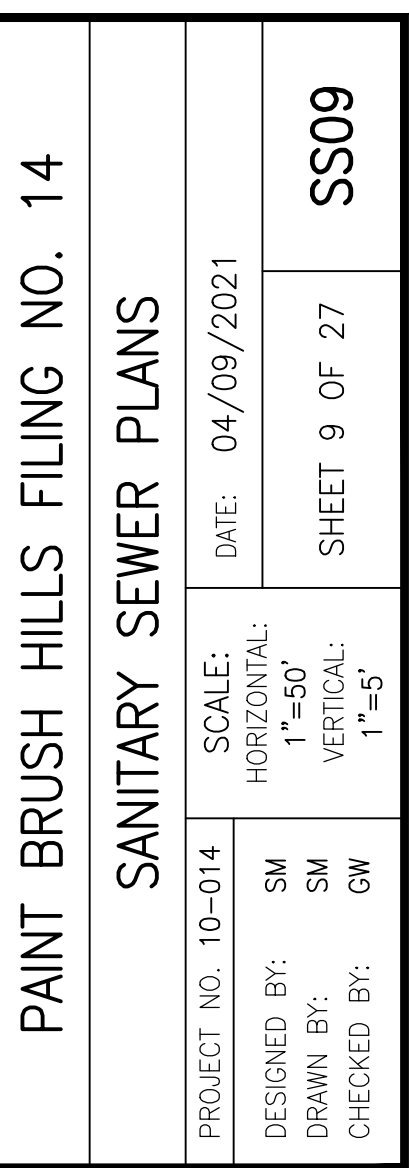
REVISIONS:

NO.	DATE:	BY:	DESCRIPTION:	APPROVED BY:	DATE:

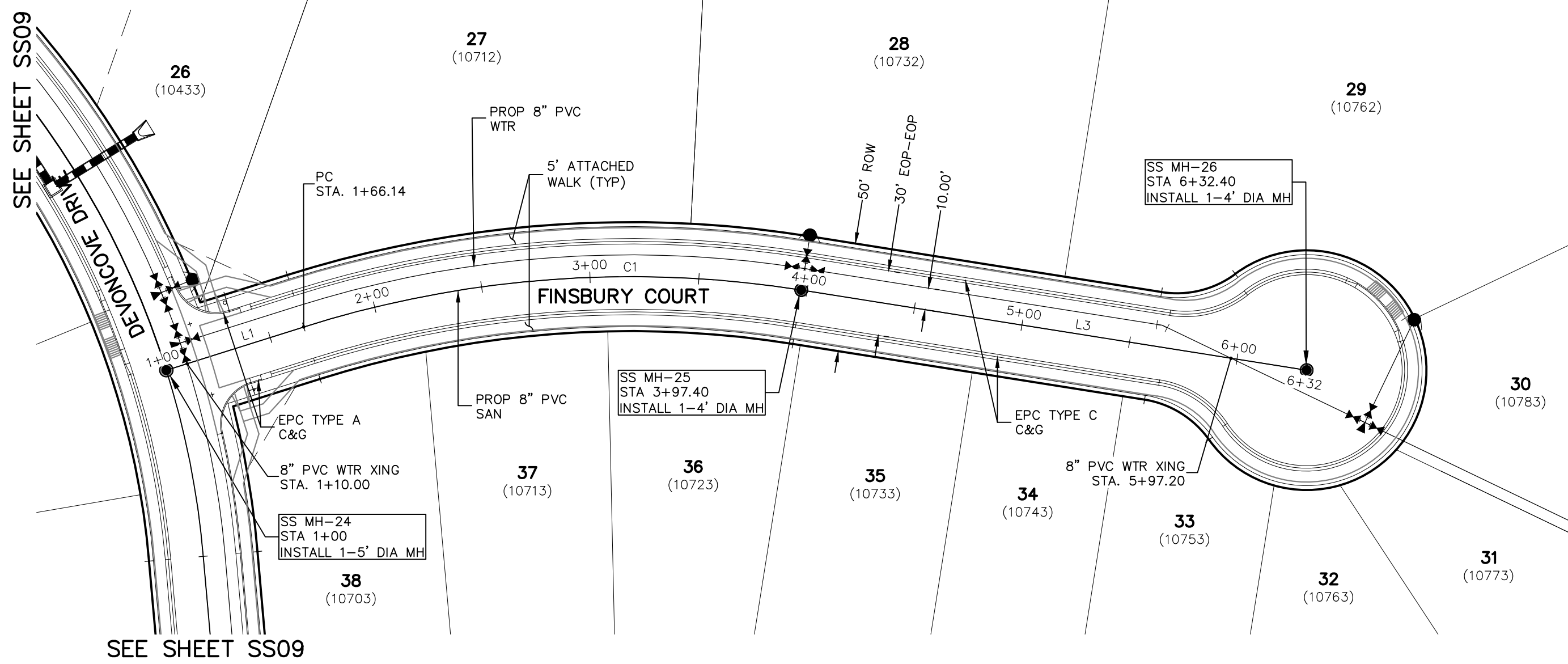
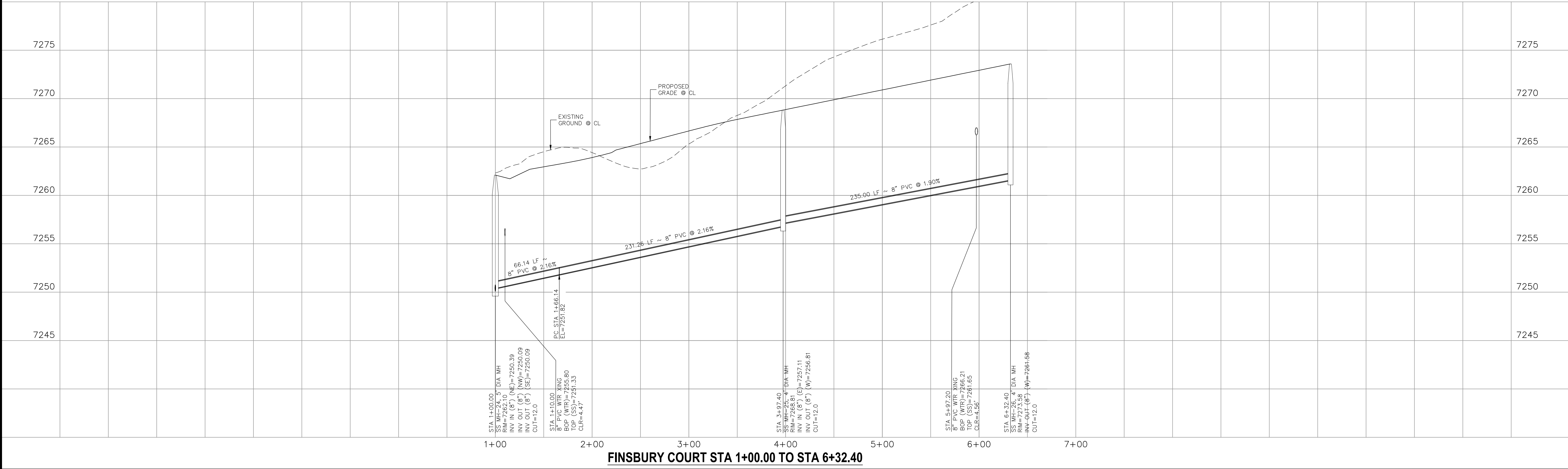
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CAUTION



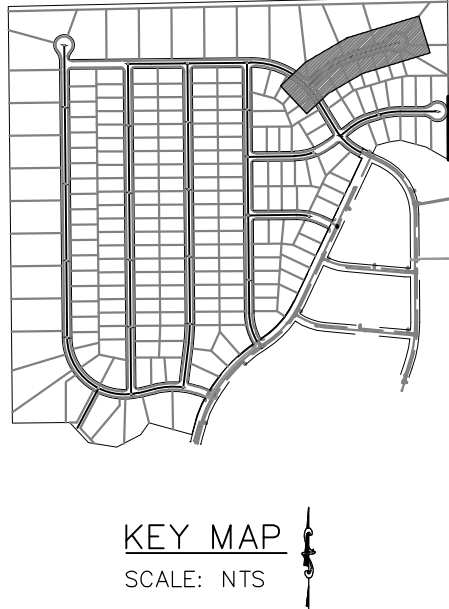






SANITARY SEWER LINE TABLE		
Line #	Length	Direction
L1	66.14	S46°30'00"W
L3	235.00	S73°00'00"W

SANITARY SEWER CURVE TABLE			
Curve #	Length	Radius	Delta
C1	231.26	500.00	26.50



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1" = 50'

Scale in Feet

0

25

50

100

PAINT BRUSH HILLS FILING NO. 14

SANITARY SEWER PLANS

PROJECT NO. 10-014

DESIGNED BY: SM

DRAWN BY: SM

CHECKED BY: GW

DATE: 04/09/2021

SCALE: HORIZONTAL: 1"=50' VERTICAL: 1"=5'

SHEET 10 OF 27

SS10

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REVISIONS:

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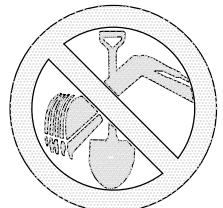
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CAUTION



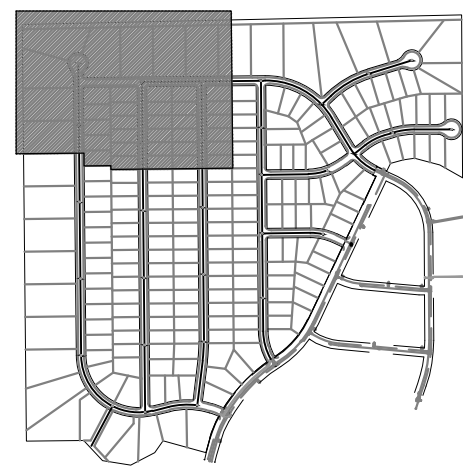
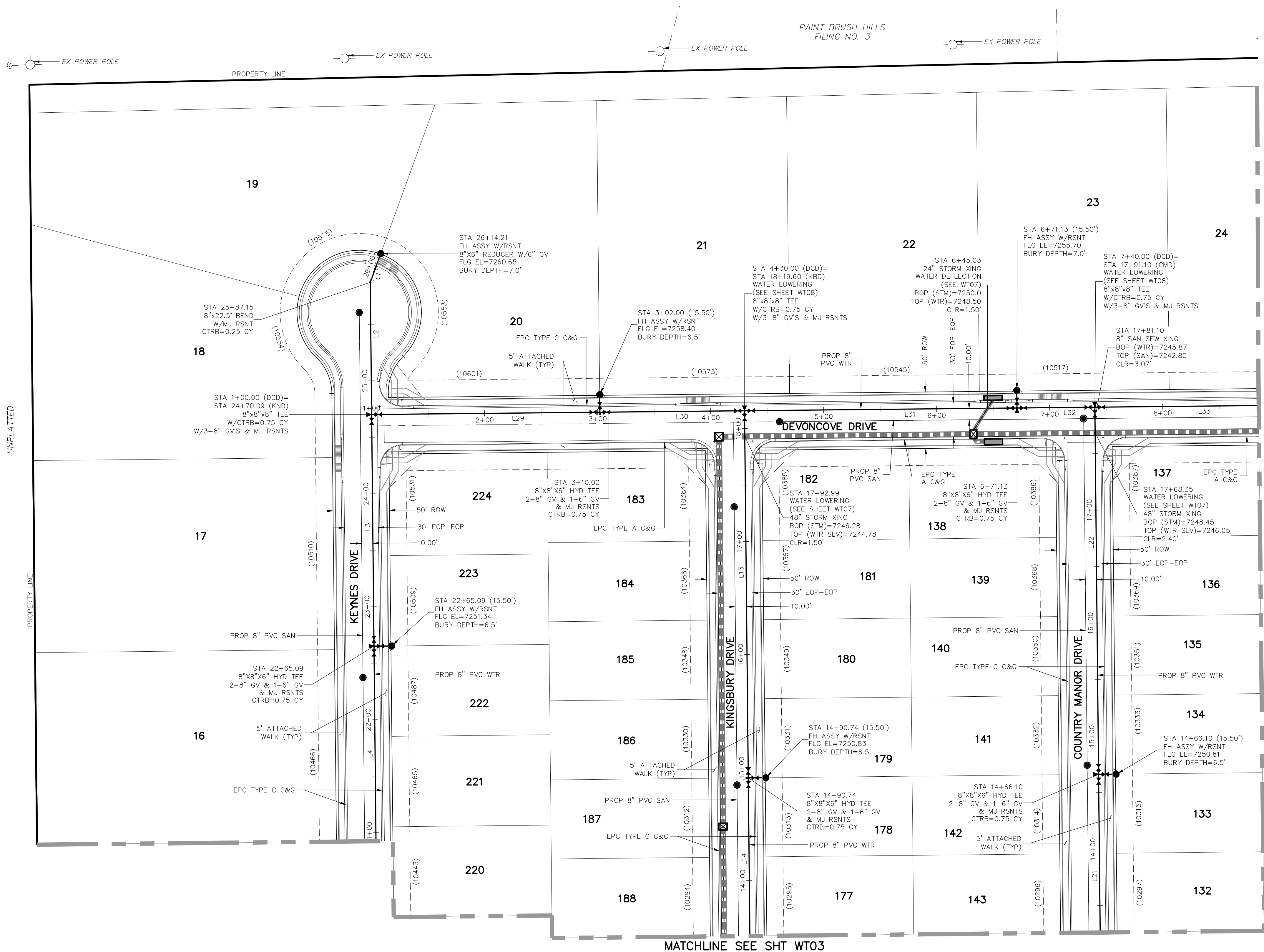




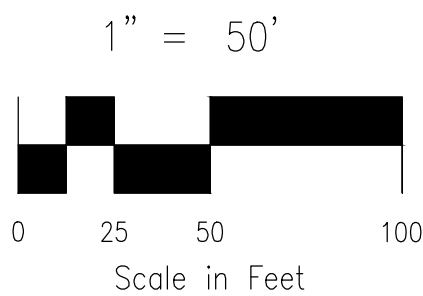


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ELECTRIC,  
WATER &  
TELEPHONE  
LINES

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KEY MAP  
SCALE: NTS



**NOTE:**

1. CURVILINEAR PIPE MUST UTILIZE HD COUPLERS.

**ABBREVIATIONS**

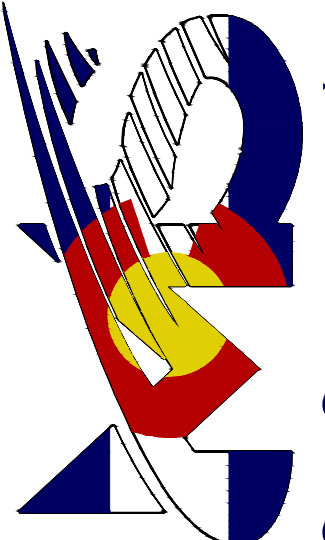
FBC	FINSBURY COURT
KND	KEYNES DRIVE
DCD	DEVONCOVE DRIVE
KBD	KINGSBURY DRIVE
CMD	COUNTRY MANOR DRIVE
WLD	WATERLOO DRIVE
HWD	HARTWOOD DRIVE
GMD	GRACE MANOR DRIVE
EX	EXISTING
SAN	SANITARY SEWER
PROP	PROPOSED
SHT	SHEET
WTR	WATER
EPC	EL PASO COUNTY
C&G	CURB AND GUTTER
ROW	RIGHT OF WAY
EOP	EDGE OF PAVEMENT
HYD	HYDRANT
TYP	TYPICAL
XING	CROSSING
STM	STORM SEWER
CLR	CLEARANCE
BOP	BOTTOM OF PIPE
TOP	TOP OF PIPE
CTRB	CONCRETE TRUST BLOCK
CY	CUBIC YARD

**LEGEND**

FUTURE WATER	
PROPOSED SANITARY SEWER	
PROPOSED WATER	
FIRE HYDRANT (PROPOSED)	
VALVE (PROPOSED)	
BLOWOFF ASSY. (PROPOSED)	
PLUG (PROPOSED)	
PROPOSED STORM DRAIN	
RIGHT-OF-WAY	
PROPERTY LINE	
CENTERLINE	
LOT ADDRESS	
LOT NUMBER	
MATCHLINE	

WATER LINE TABLE		
Line #	Length	Direction
L1	24.89	S20°00'00"W
L2	117.06	S0°35'00"E
L3	205.00	S0°35'00"E
L4	320.00	S0°35'00"E
L13	325.00	S0°35'00"E
L14	350.00	S0°35'00"E
L21	350.00	S0°35'00"E
L22	325.00	S0°35'00"E
L29	210.00	N89°25'00"E
L30	120.00	N89°25'00"E
L31	241.13	N89°25'00"E
L32	68.87	N89°25'00"E
L33	250.00	N89°25'00"E

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PHONE: 719.555.5465



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VIRGIL A. SANCHEZ, COLORADO P.E. NO. 37160

FOR AND ON  
BEHALF OF  
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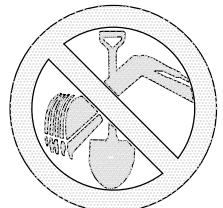


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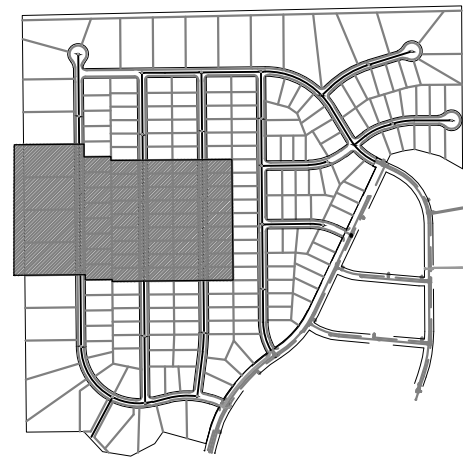
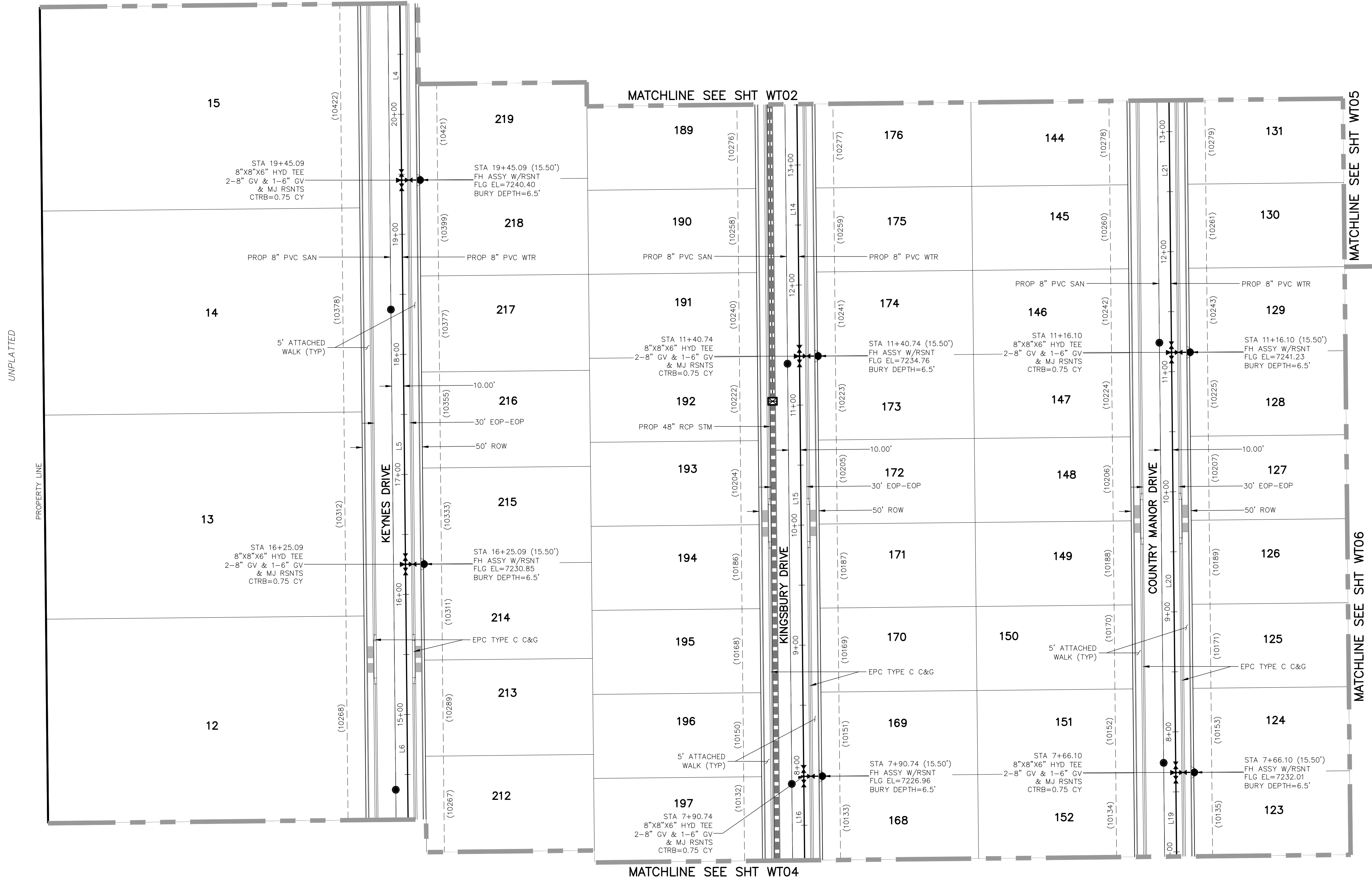
CAUTION



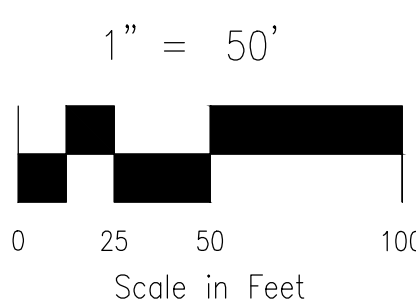
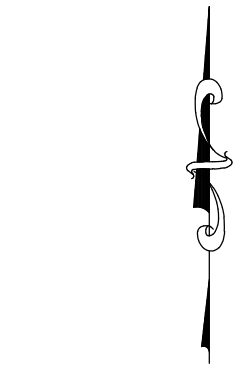


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WATER &  
TELEPHONE  
LINES

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KEY MAP  
SCALE: NTS



NOTE:

1. CURVILINEAR PIPE MUST UTILIZE  
HD COUPLERS.

ABBREVIATIONS

FBC	FINSBURY COURT
KND	KEYNES DRIVE
DCD	DEVONCOVE DRIVE
KBD	KINGSBURY DRIVE
CMD	COUNTRY MANOR DRIVE
WLD	WATERLOO DRIVE
HWD	HARTWOOD DRIVE
GMD	GRACE MANOR DRIVE
EX	EXISTING
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BOP	BOTTOM OF PIPE
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CTRB	CONCRETE TRUST BLOCK
CY	CUBIC YARD

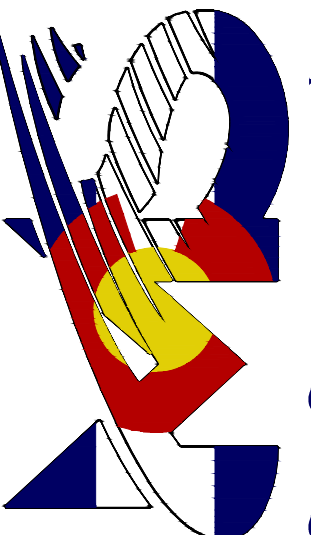
LEGEND

FUTURE WATER	
PROPOSED SANITARY SEWER	
PROPOSED WATER	
FIRE HYDRANT (PROPOSED)	
VALVE (PROPOSED)	
BLOWOFF ASSY. (PROPOSED)	
PLUG (PROPOSED)	
PROPOSED STORM DRAIN	
RIGHT-OF-WAY	
PROPERTY LINE	
CENTERLINE	
LOT ADDRESS	
LOT NUMBER	
MATCHLINE	

WATER LINE TABLE

Line #	Length	Direction
L4	320.00	S0°35'00"E
L5	320.00	S0°35'00"E
L6	320.00	S0°35'00"E
L14	350.00	S0°35'00"E
L15	350.00	S0°35'00"E
L16	350.00	S0°35'00"E
L19	350.00	S0°34'30"E
L20	350.00	S0°35'00"E
L21	350.00	S0°35'00"E

212 N WAHATCH AVE, STE 303  
COLORADO SPRINGS, CO 80903  
PHONE: 719.555.5465



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VIRGIL A. SANCHEZ, COLORADO P.E. NO. 37160

FOR AND ON  
BEHALF OF  
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CONSULTANTS,  
INC.



REVISIONS:

NO.	DATE:	BY:	DESCRIPTION:	APPROV. BY:	DATE:

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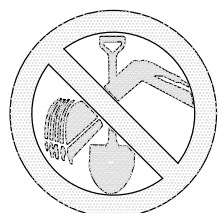
CAUTION

PAINT BRUSH HILLS FILING NO. 14

WATER PLANS

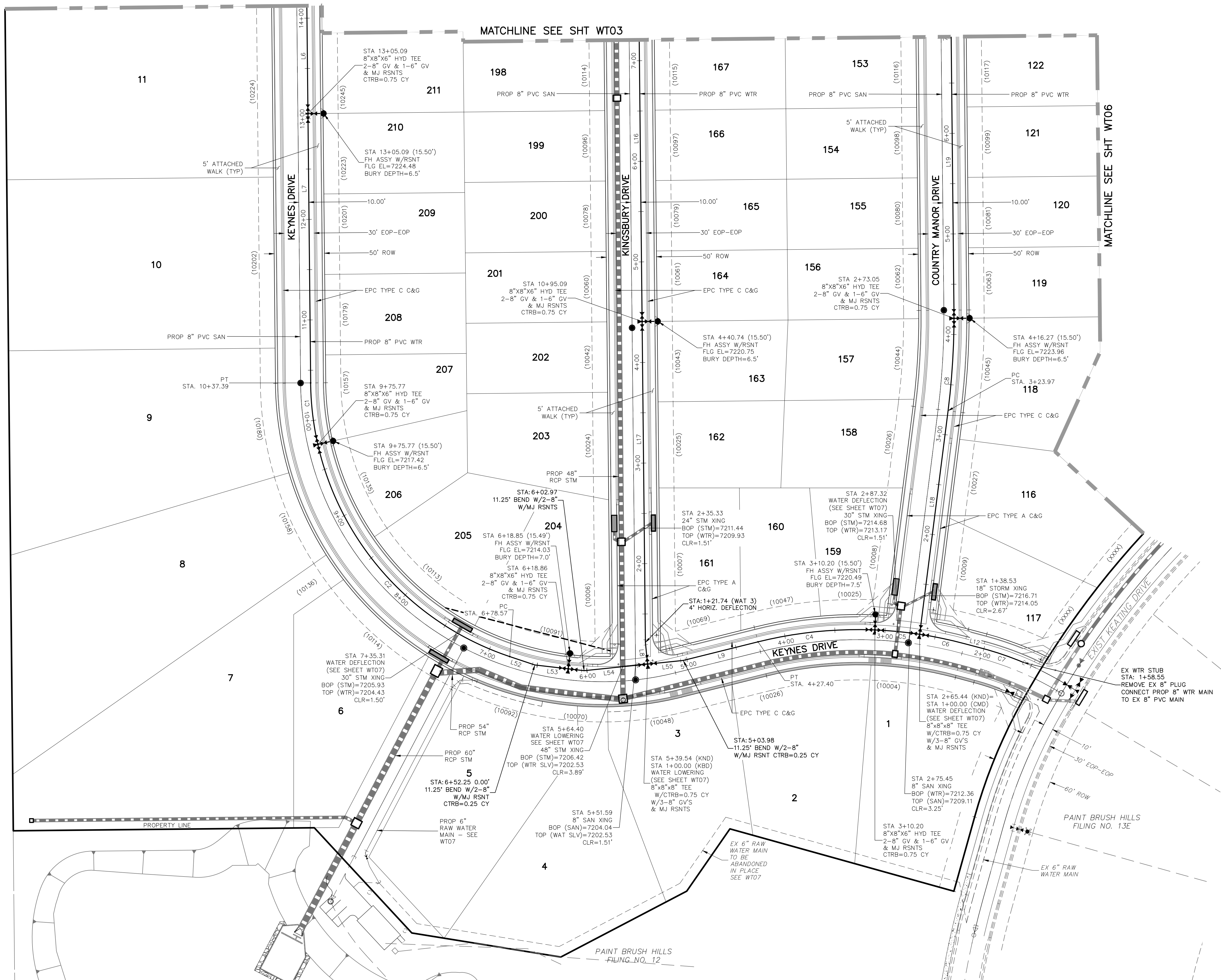
PROJECT NO. 10-014	SCALE: 1"=50'	DATE: 04/06/2021
DESIGNED BY: JWP	HORIZONTAL: 1"=50'	
DRAWN BY: SM	VERTICAL: N/A	
CHECKED BY:		SHEET 13 OF 27
		WT03



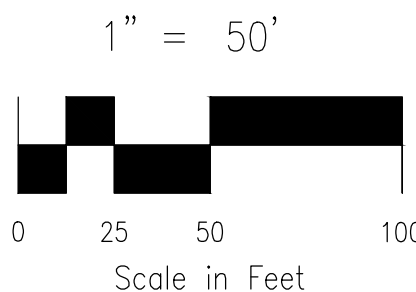


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UNPLATTED



KEY MAP  
SCALE: NTS



#### NOTE:

1. CURVILINEAR PIPE MUST UTILIZE HD COUPLERS.

#### ABBREVIATIONS

FBC	FINSBURY COURT
KND	KEYNES DRIVE
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EX	EXISTING
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#### LEGEND

FUTURE WATER	
PROPOSED SANITARY SEWER	
PROPOSED WATER	
FIRE HYDRANT (PROPOSED)	
VALVE (PROPOSED)	
BLOWOFF ASSY. (PROPOSED)	
PLUG (PROPOSED)	
PROPOSED STORM DRAIN	
RIGHT-OF-WAY	
PROPERTY LINE	
CENTERLINE	
LOT ADDRESS	
LOT NUMBER	
MATCHLINE	

#### WATER LINE TABLE

Line #	Length	Direction
L6	320.00	S0°35'00"E
L7	267.70	S0°35'00"E
L8	21.74	S5°52'10"E
L9	76.57	N76°00'00"E
L12	18.91	S75°00'00"E
L16	350.00	S0°35'00"E
L17	314.27	S0°35'00"E
L18	223.97	S71°4'10"W
L19	350.00	S0°34'30"E
L52	26.33	S71°28'40"E
L53	33.39	S83°24'10"E
L54	63.43	N84°07'50"E
L55	35.56	N84°07'50"E

#### WATER CURVE TABLE

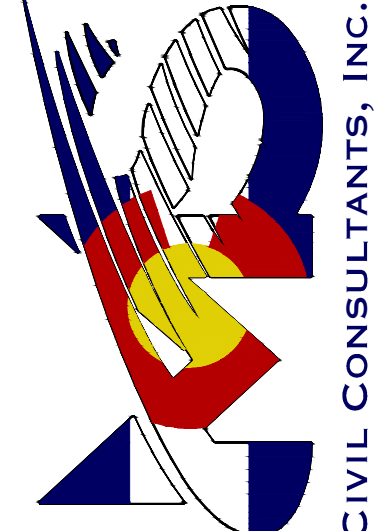
Curve #	Length	Radius	Delta
C1	61.62	290.00	12.17
C2	297.20	290.00	58.72
C4	117.20	410.00	16.38
C5	44.76	410.00	6.25
C6	45.56	410.00	6.37
C7	42.42	310.00	7.84
C8	92.13	734.84	7.18

VIRGIL A. SANCHEZ, COLORADO P.E. NO. 377160



REVISIONS: NO. DATE: BY: DESCRIPTION:

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212 N. WAHATCH AVE., STE 303  
COLORADO SPRINGS, CO 80903  
PHONE: 719.555.5465

PROJECT NO. 10-014  
DESIGNED BY: JWP  
DRAWN BY: SM  
CHECKED BY: GW

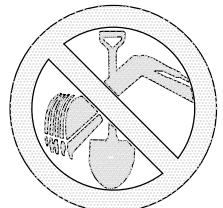
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SCALE: 1\"/>

PAINT BRUSH HILLS FILING NO. 14  
WATER PLANS  
SHEET 14 OF 27  
WT04

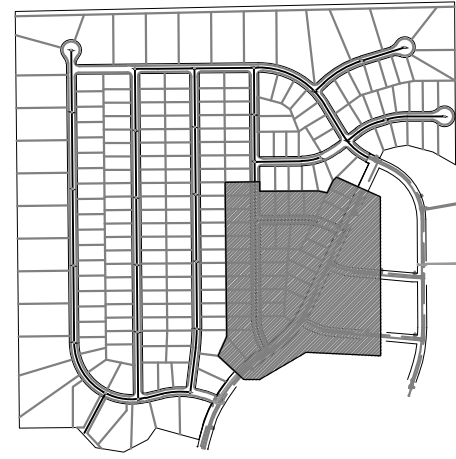
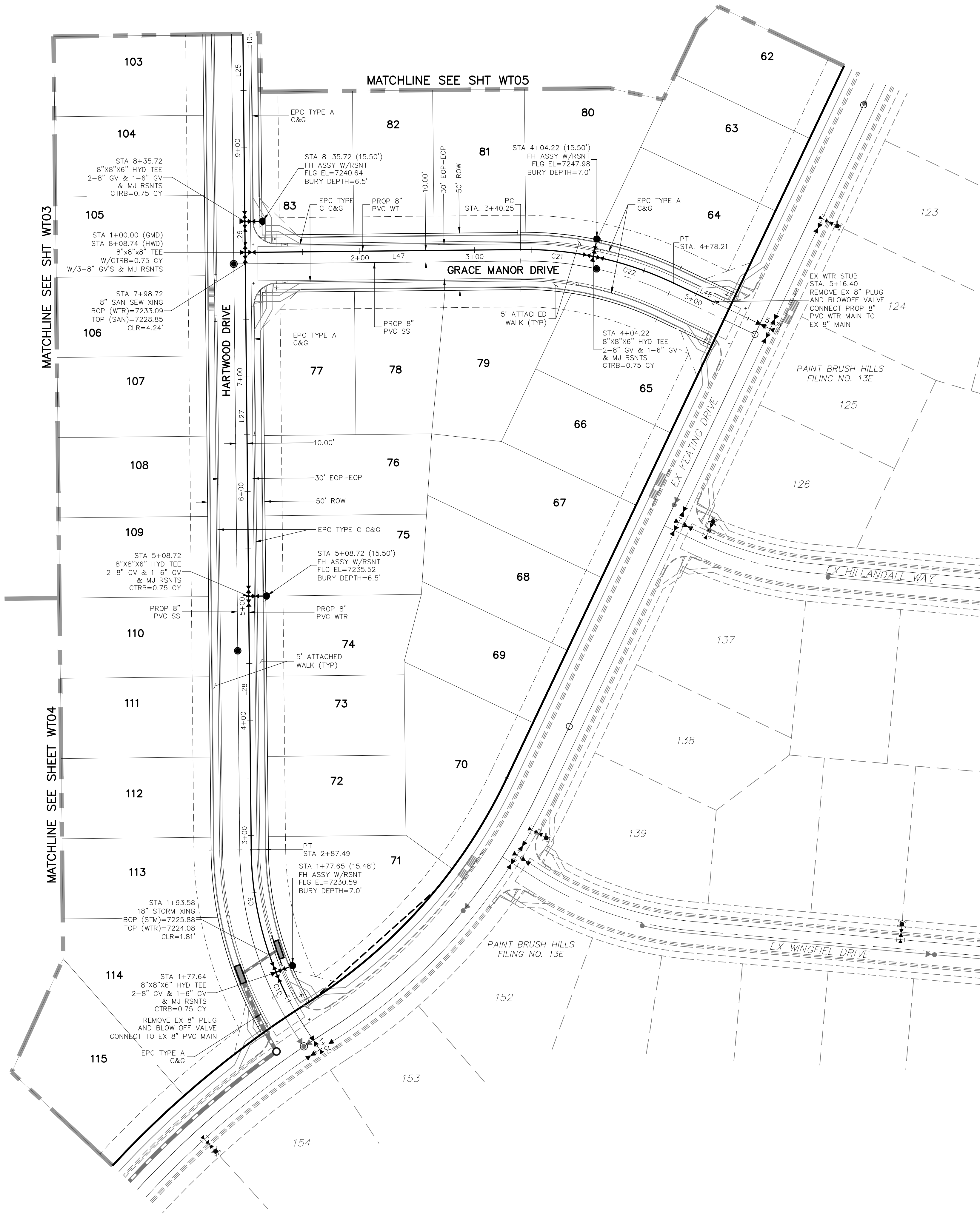




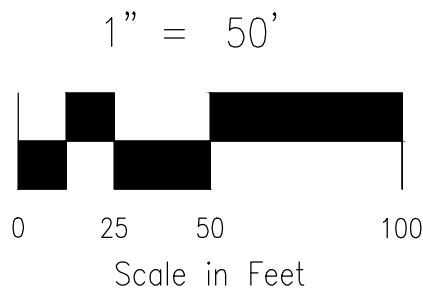




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KEY MAP  
SCALE: NTS



NOTE:

1. CURVILINEAR PIPE MUST UTILIZE  
HD COUPLERS.

ABBREVIATIONS

FBC	FINSBURY COURT
KND	KEYNES DRIVE
DCD	DEVONCOVE DRIVE
KBD	KINGSBURY DRIVE
CMD	COUNTRY MANOR DRIVE
WLD	WATERLOO DRIVE
HWD	HARTWOOD DRIVE
GMD	GRACE MANOR DRIVE
EX	EXISTING
SS	SANITARY SEWER
PROP	PROPOSED
SHT	SHEET
WT	WATER
EPC	EL PASO COUNTY
C&G	CURB AND GUTTER
ROW	RIGHT OF WAY
EOP	EDGE OF PAVEMENT
HYD	HYDRANT
TYP	TYPICAL
XING	CROSSING
ST	STORM SEWER
CLR	CLEARANCE

LEGEND

FUTURE WATER	
PROPOSED SANITARY SEWER	
PROPOSED WATER	
FIRE HYDRANT (PROPOSED)	
VALVE (PROPOSED)	
BLOWOFF ASSY. (PROPOSED)	
PLUG (PROPOSED)	
PROPOSED STORM DRAIN	
RIGHT-OF-WAY	
PROPERTY LINE	
CENTERLINE	
LOT ADDRESS	(XXXX)
LOT ADDRESS	136
MATCHLINE	

WATER LINE TABLE		
Line #	Length	Direction
L25	278.00	S0°35'00"E
L26	27.00	S0°35'00"E
L27	300.00	S0°35'00"E
L28	221.23	S0°35'00"E
L47	240.25	N89°25'00"E
L48	38.19	S64°40'00"E

WATER CURVE TABLE			
Curve #	Length	Radius	Delta
C9	109.86	290.00	21.71
C10	23.04	290.00	4.55
C21	63.97	305.00	12.02
C22	73.99	305.00	13.90

VIRGIL A. SANCHEZ, COLORADO P.E. NO. 37160

FOR AND ON  
BEHALF OF  
M&S CIVIL  
CONSULTANTS,  
INC.

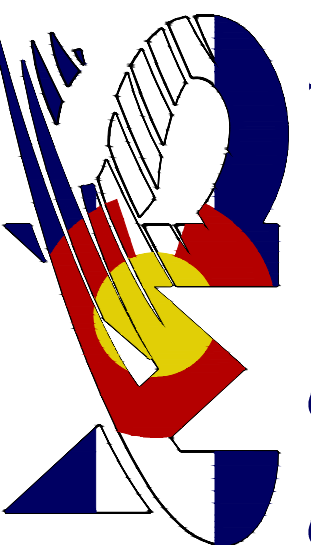


REVISIONS: NO. DATE: BY: DESCRIPTION: APPROVED BY: DATE:

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CAUTION

212 N. WAHATCH AVE., STE 303  
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PHONE: 719.555.5465



CIVIL CONSULTANTS, INC.

PAINT BRUSH HILLS FILING NO. 14

WATER PLANS

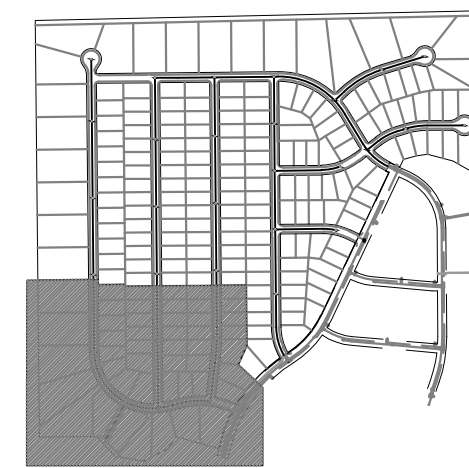
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HORIZONTAL: DATE: 04/06/2021  
VERTICAL: N/A

PROJECT NO. 10-014  
DESIGNED BY: JWP  
DRAWN BY: SM  
CHECKED BY: GW

WT06

SHEET 16 OF 27





NOTE:

1. CURVILINEAR PIPE MUST UTILIZE HD COUPLERS.

## ABBREVIATIONS

FCB	FINSBURY COURT
KND	KEYNES DRIVE
KBD	DEVONCOVE DRIVE
DCD	KINGSBURY DRIVE
QMD	CASOY MANOR DRIVE
WLD	WATERLOO DRIVE
HWD	HARTWOOD DRIVE
GMD	GRACE MANOR DRIVE
EX	EXISTING
SAN	SANITARY SEWER
PROP	PROPOSED
SHT	SHEET
WTR	WATER
EPC	EL PASO COUNTY
C&G	CURB AND GUTTER
ROW	RIGHT OF WAY
EOP	EDGE OF PAVEMENT
HYD	HYDRANT
TYP	TYPICAL
XING	CROSSING
STM	STORM SEWER
CLR	CLEARANCE
BOF	BOTTOM OF PIPE
TOP	TOP OF PIPE
CTB	CONCRETE TRUST BLOCK
CY	CUBIC YARD

LINE	LENGTH	DIRECTION
L56	21.41'	N73°32'57"W
L57	18.91'	N75°00'00"W
L58	86.98'	S76°00'00"W
L61	19.37'	S30°16'50"E
L62	10.52'	S48°13'10"W
L63	14.50'	N89°50'01"W
L64	13.80'	S17°16'50"E
L65	186.11'	S27°43'10"W

CURVE	RADIUS	LENGTH
C23	276.00'	15.68'
C25	376.00'	190.31'
C28	324.00'	196.03'

## LEGEND

FUTURE WATER

PROPOSED SANITARY SEWER

PROPOSED WATER

FIRE HYDRANT (PROPOSED)

VALVE (PROPOSED)

BLOWOFF ASSY. (PROPOSED)

PLUG (PROPOSED)

PROPOSED STORM DRAIN

RIGHT-OF-WAY

PROPERTY LINE

CENTERLINE

LOT ADDRESS

LOT NUMBER

MATCHLINE

(10333)

**134**

PAINT BRUSH HILLS FILING NO. 14

6 INCH RAW WATER MAIN

PROJECT NO. 10-014	SCALE:	DATE: 04/09/2021
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DESIGNED BY: JWP  
HORIZONTAL:

1<sup>st</sup> = 30' SM

DESIGNED BY:	GW	VERTICAL:	N/A
CHECKED BY:	GW		
SHEET 17 OF 27			

SCALE: DATE: 04/09/2021

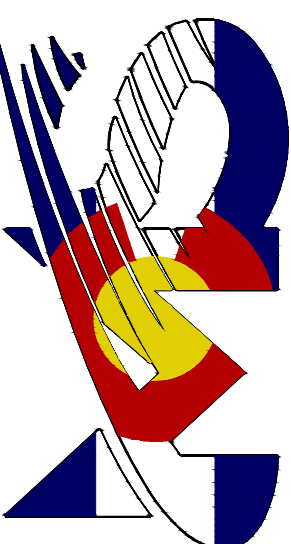
HORIZONTAL:

[illegible]

SHEET 17 OF 27

101M

212 N. WAHSATCH AVE., STE 305  
COLORADO SPRINGS, CO 80903  
PHONE: 719.955.5485



VIRGIL A. SANCHEZ, COLORADO P.E. NO. 37160

FOR AND ON  
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M&S CIVIL  
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INC.

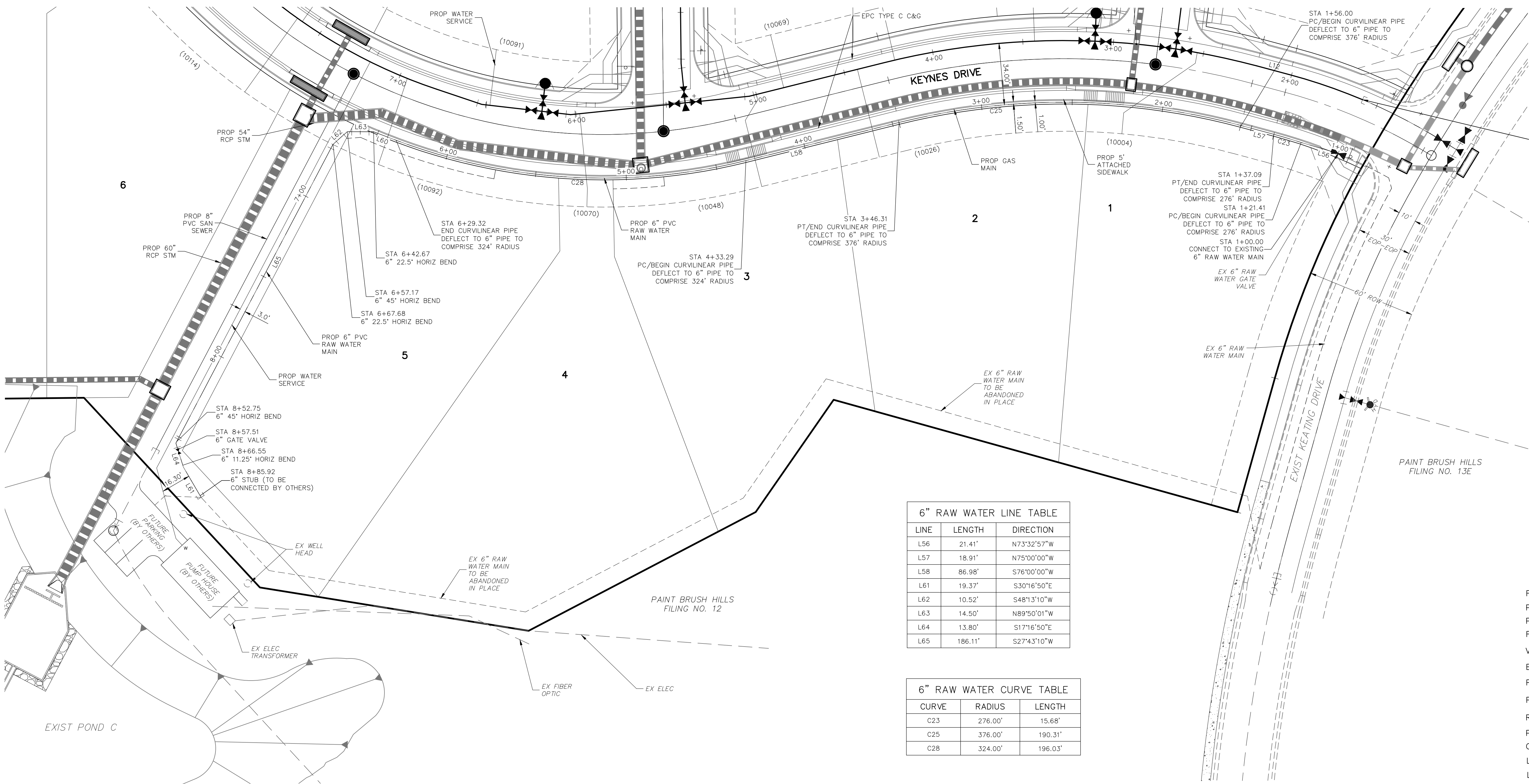


REVISIONS:

NO.	DATE:	BY:	DESCRIPTION:	APRV'D. BY:	DATE:
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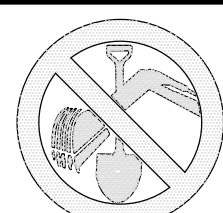
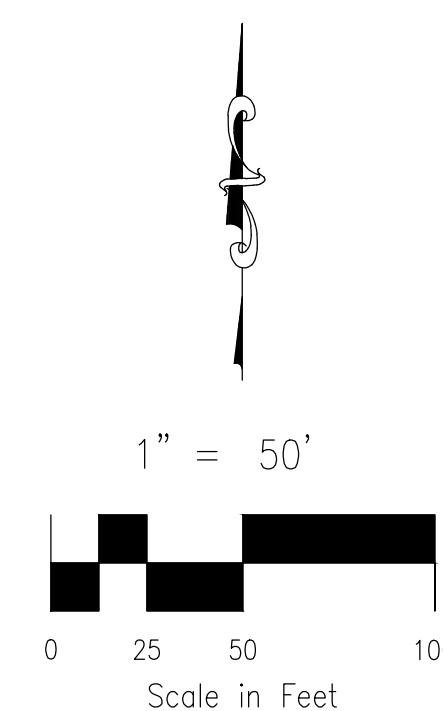
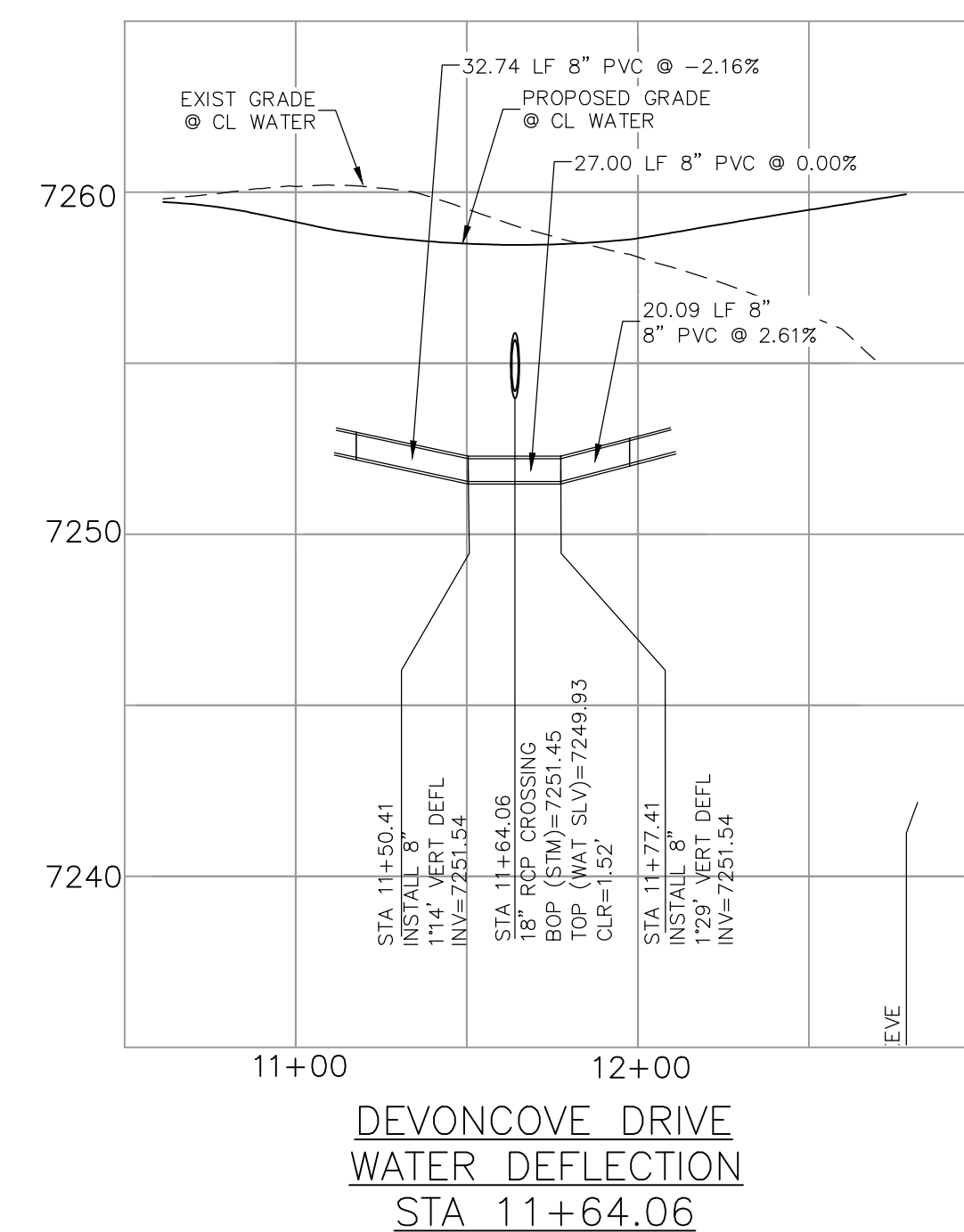
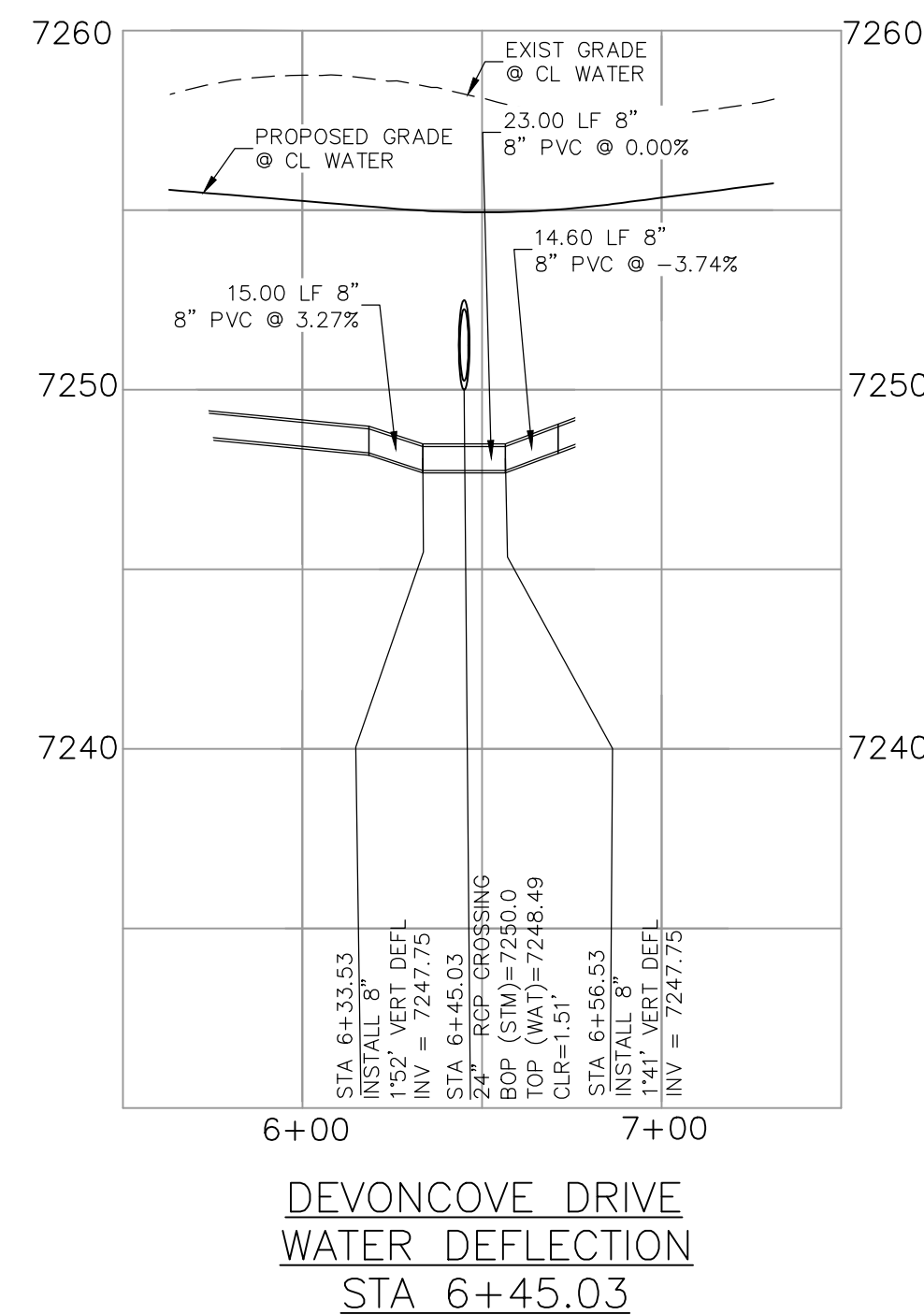
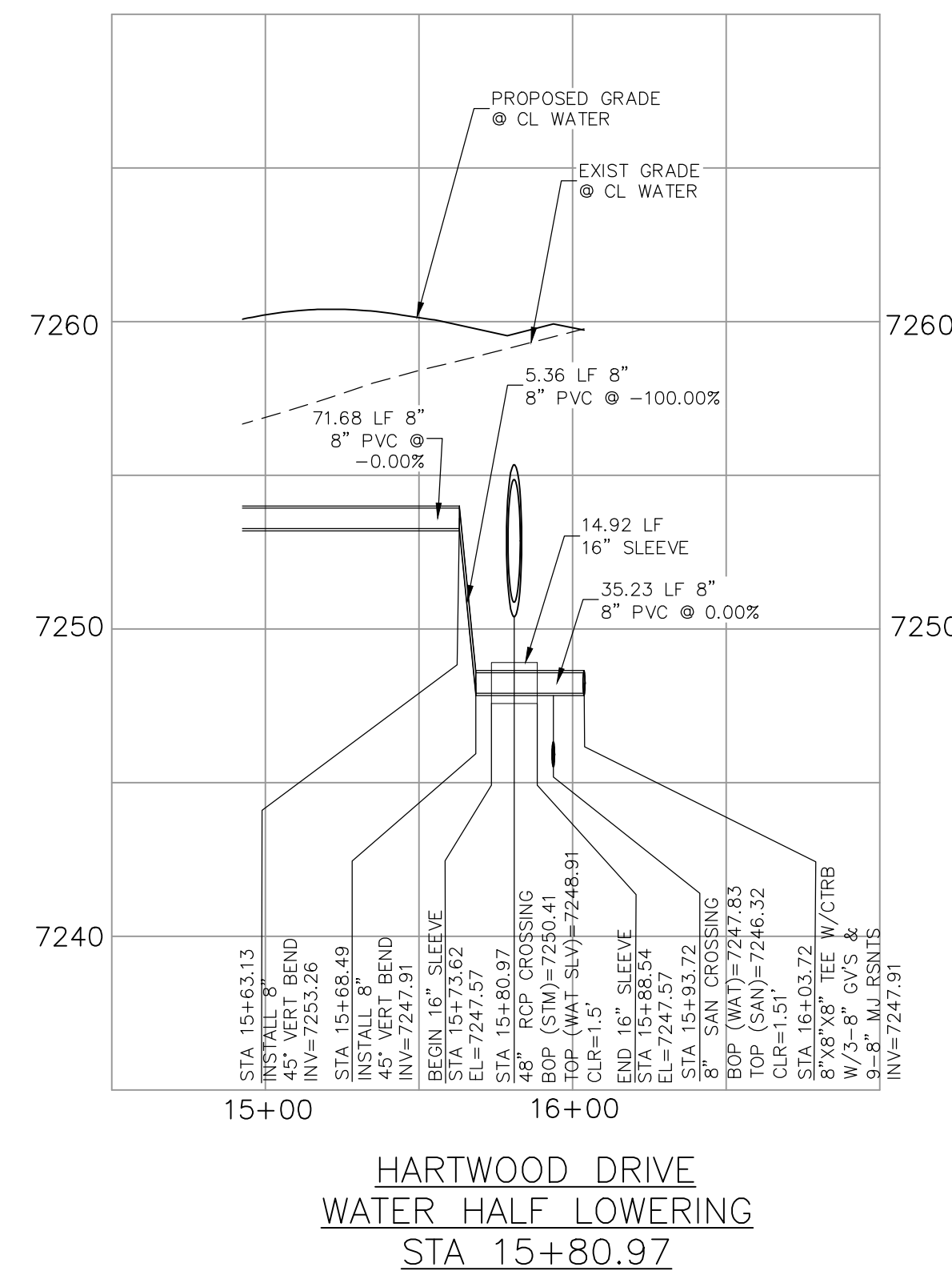
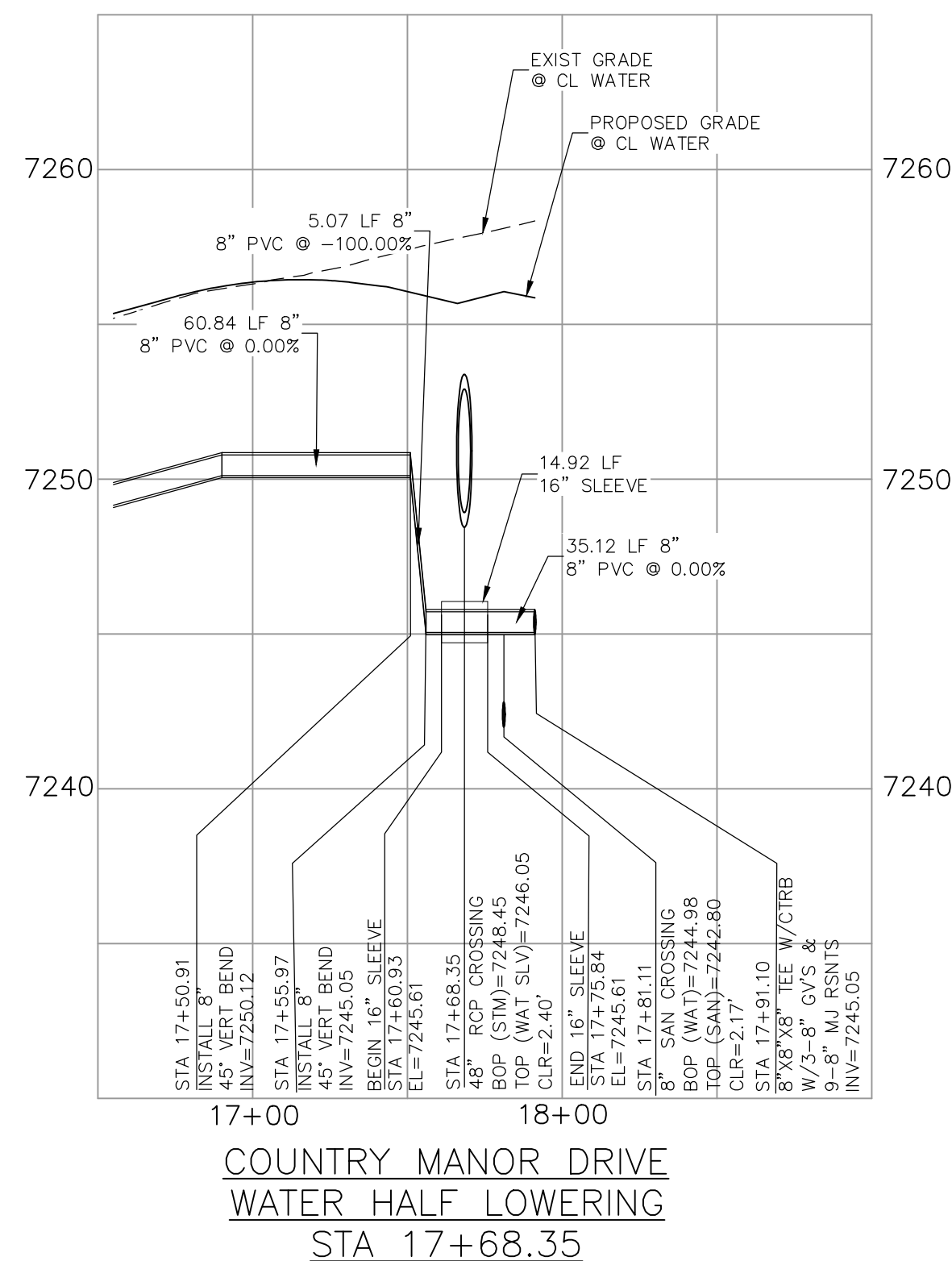
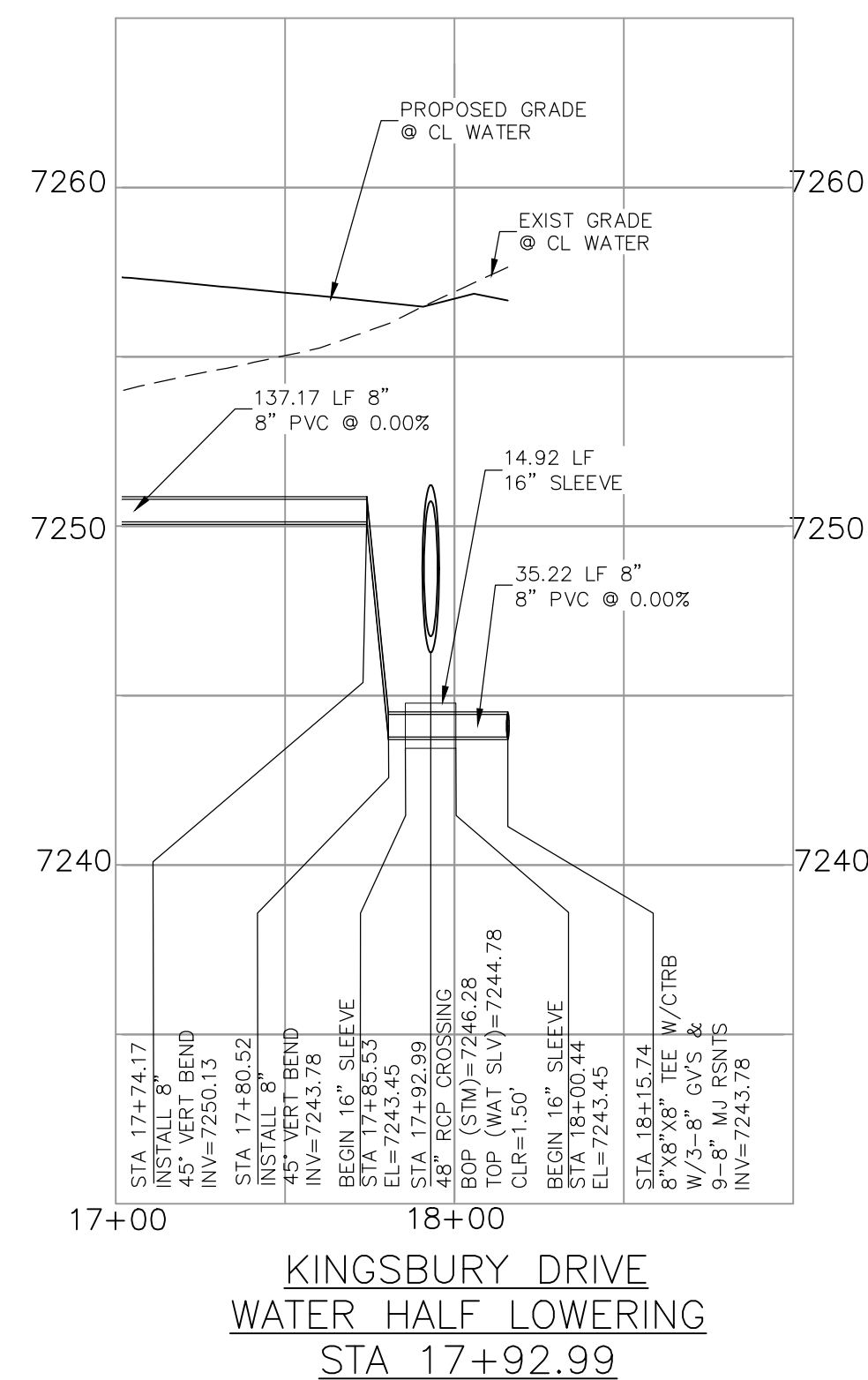
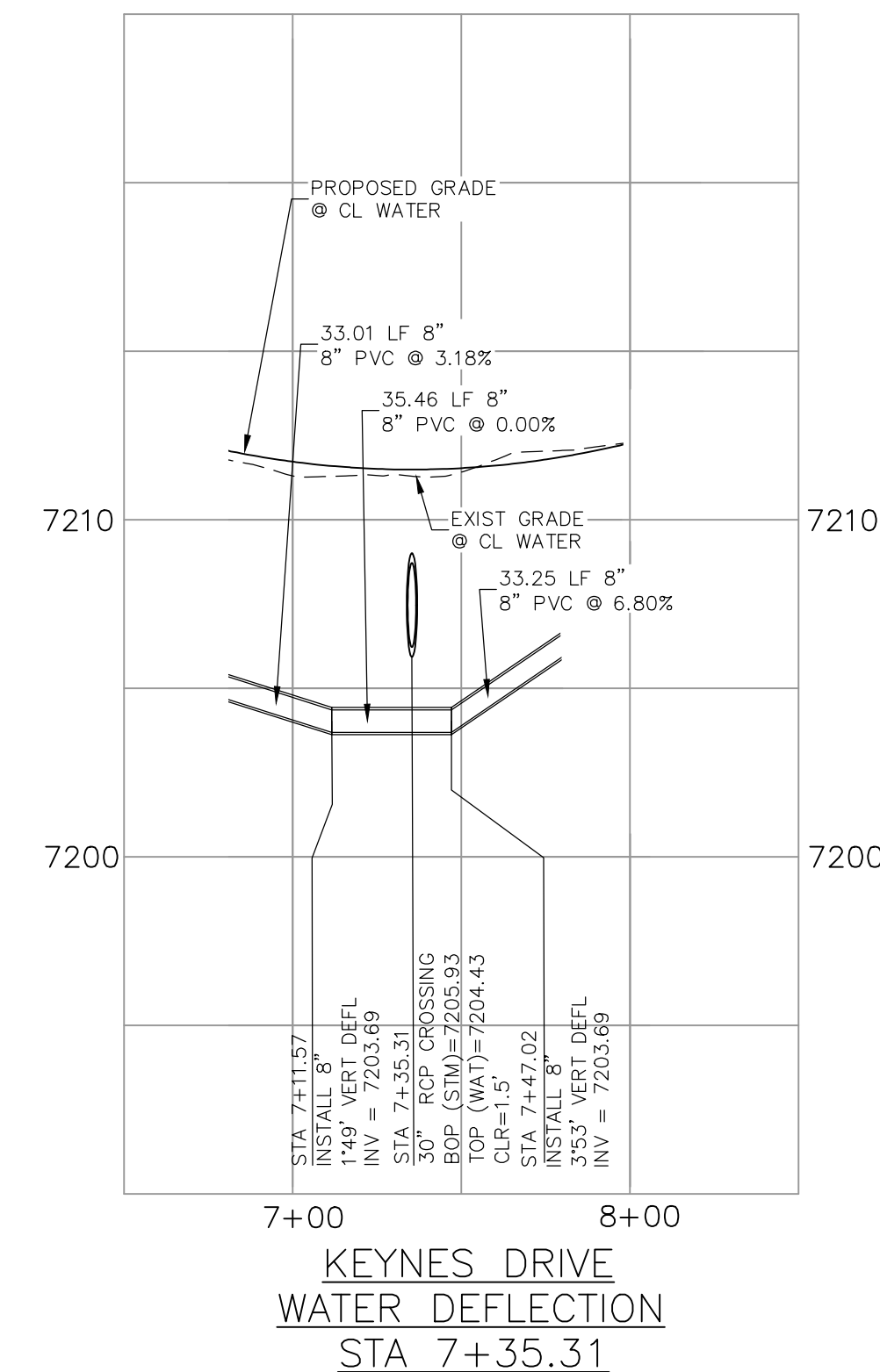
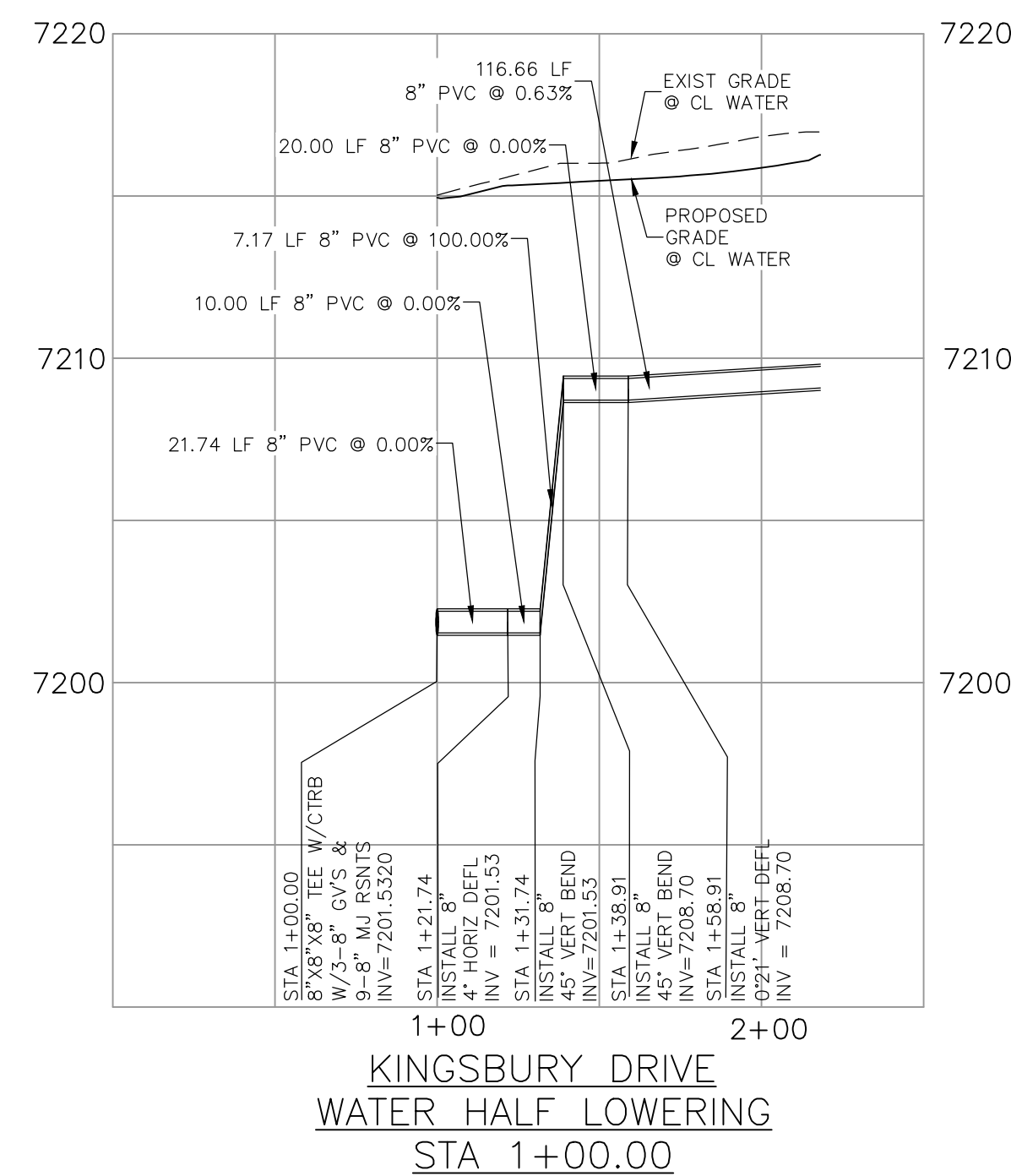
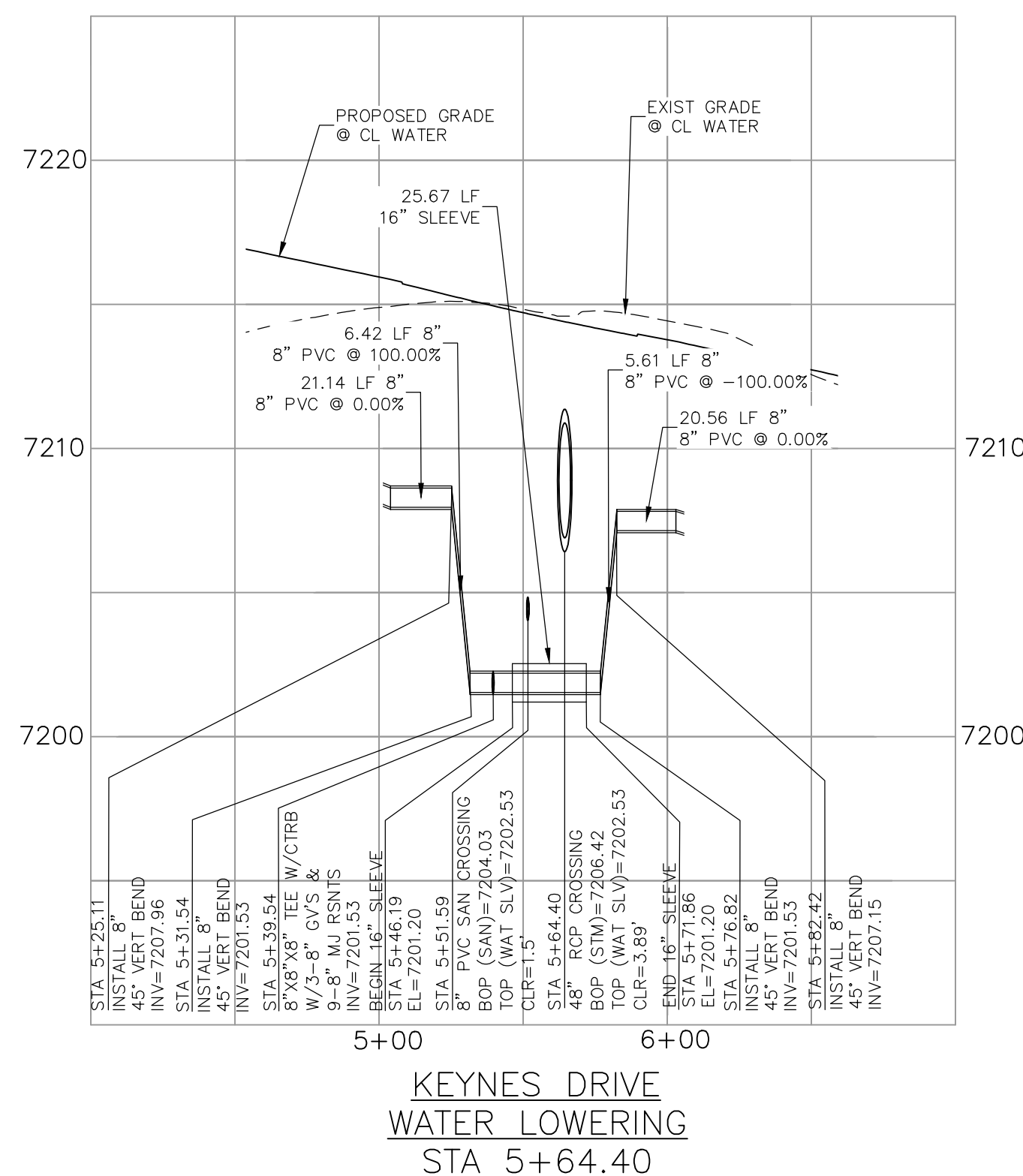
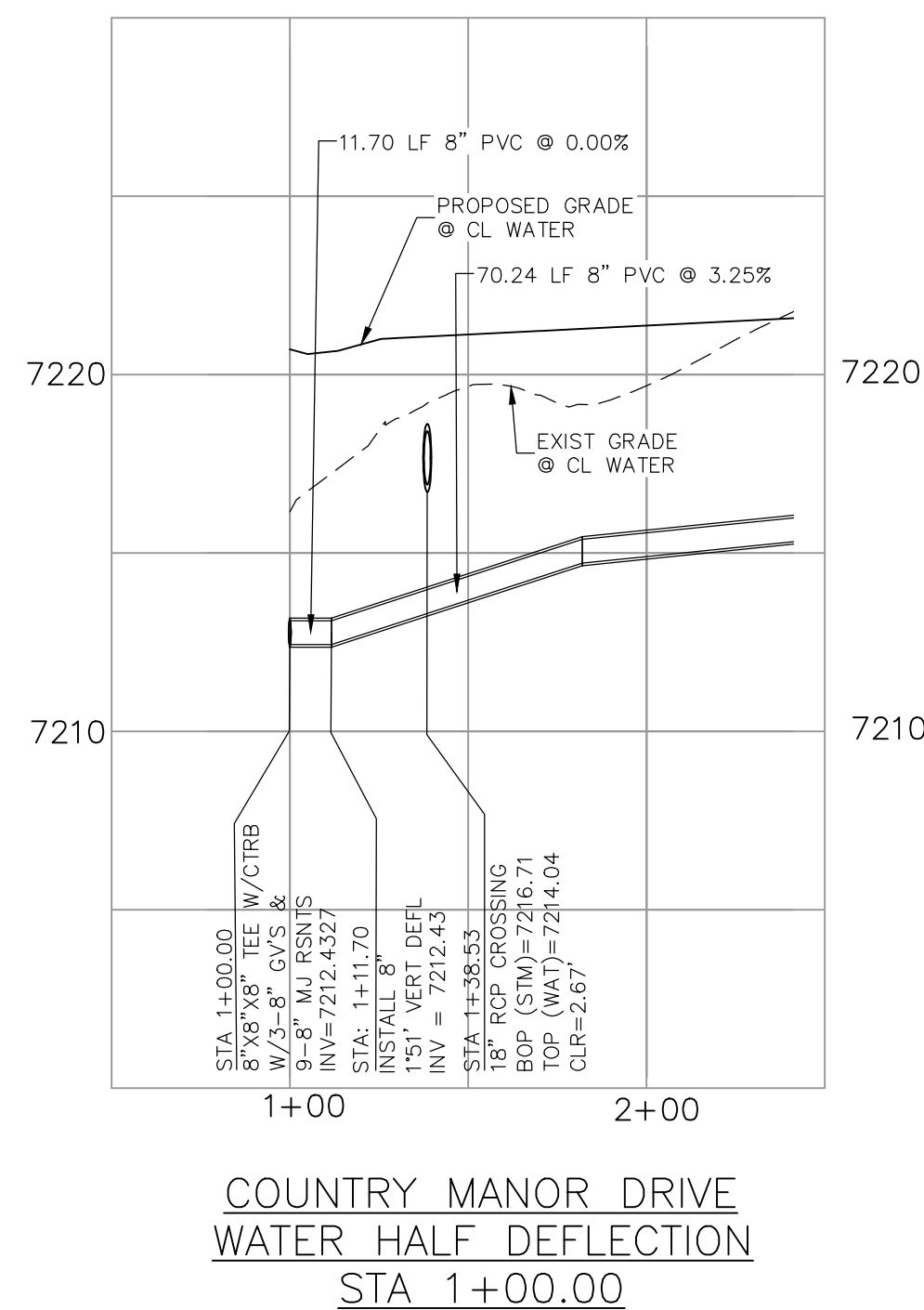
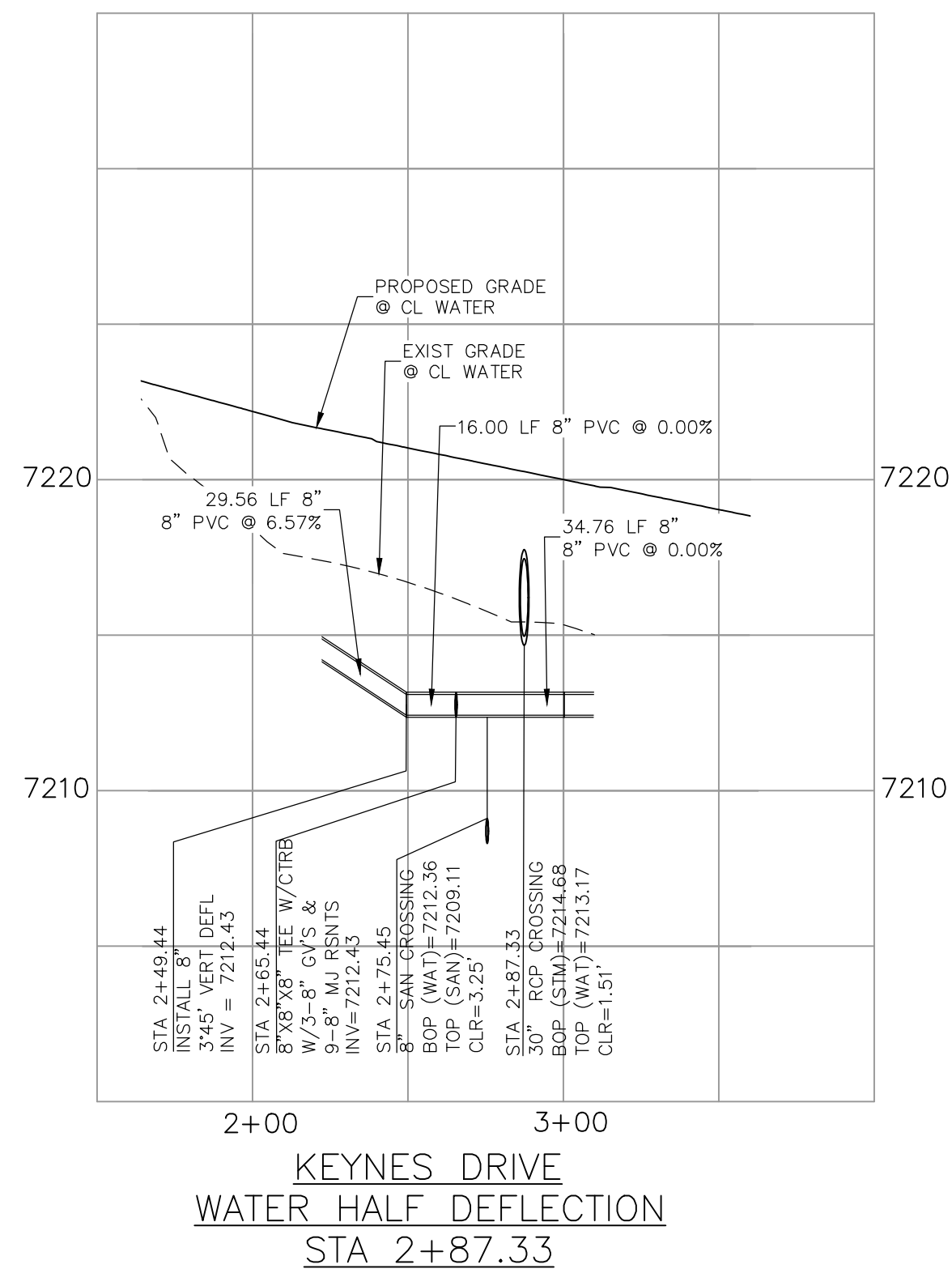
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 COLORADO SPRINGS, CO 80903  
 PHONE: 719.955.5485

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FOR AND ON  
BEHALF OF  
M&S CIVIL  
CONSULTANTS,  
INC

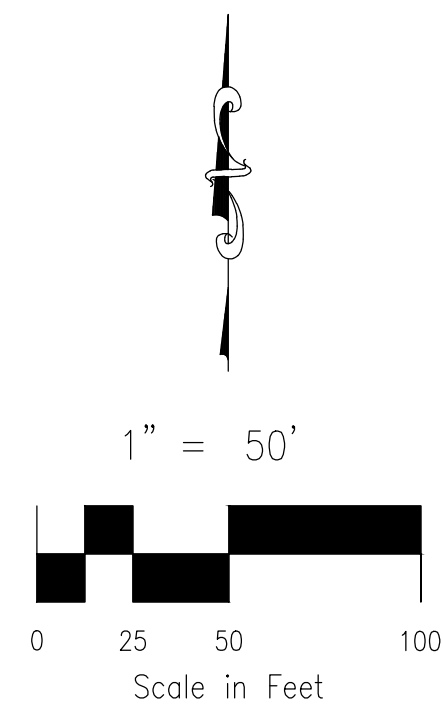
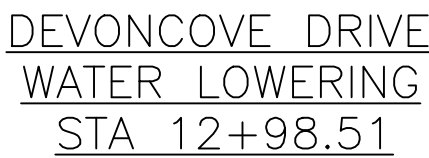
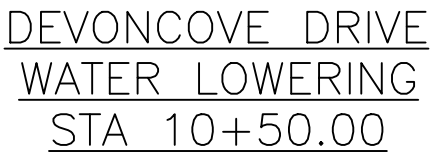
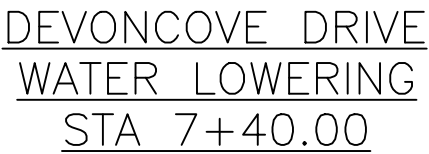
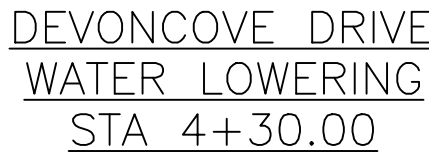
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PAINT BRUSH HILLS FILING NO. 14  
 WATER LOWERING & DEFLECTION DETAILS

WT08

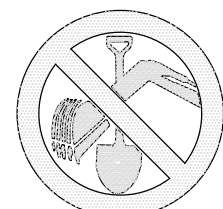








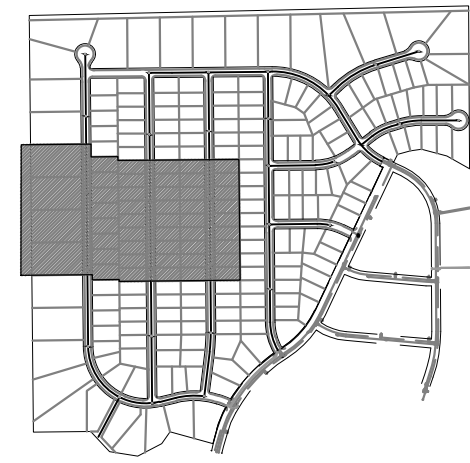
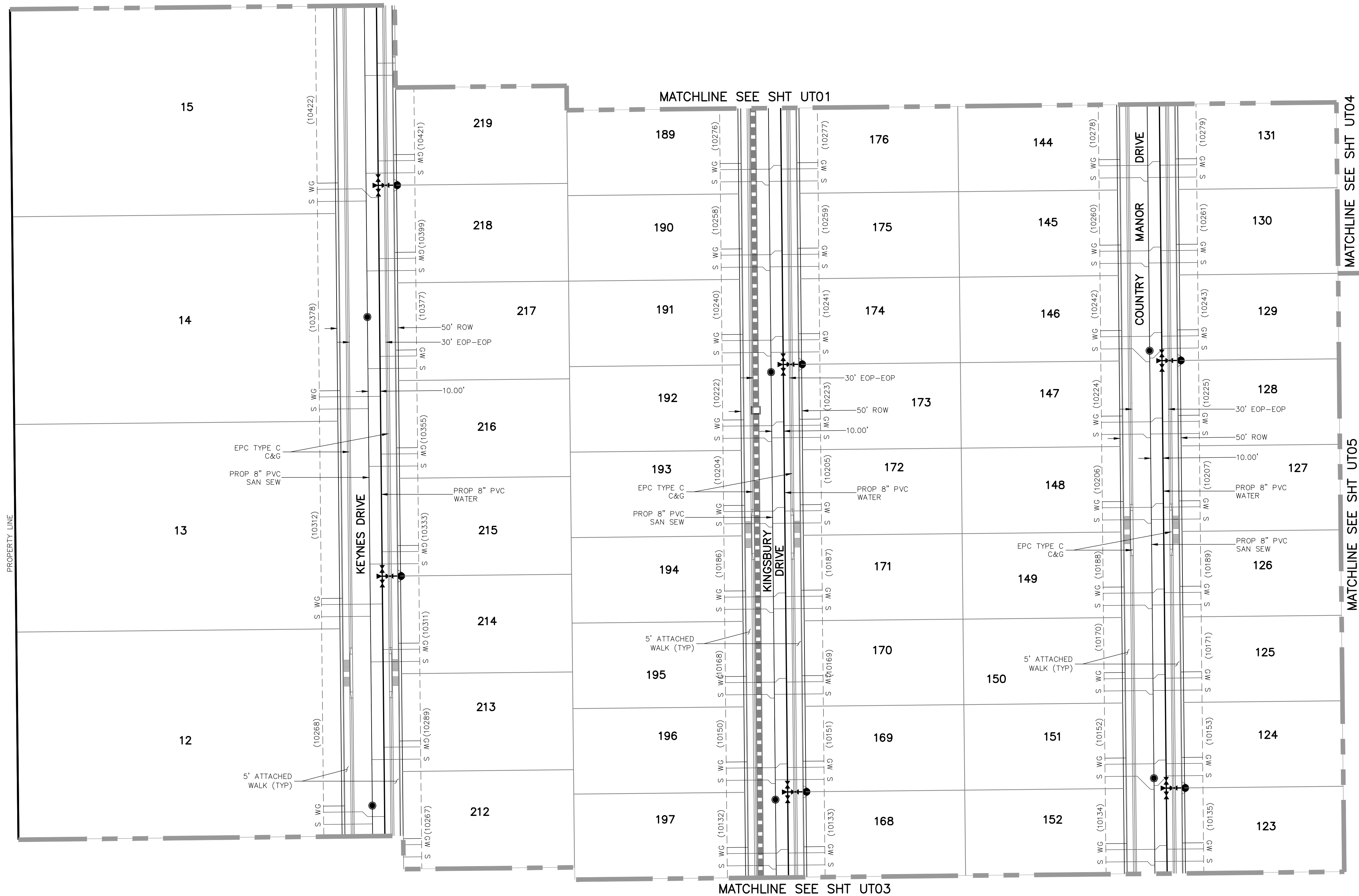




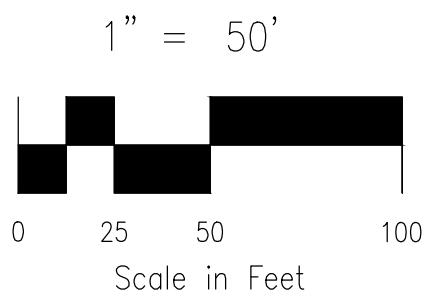
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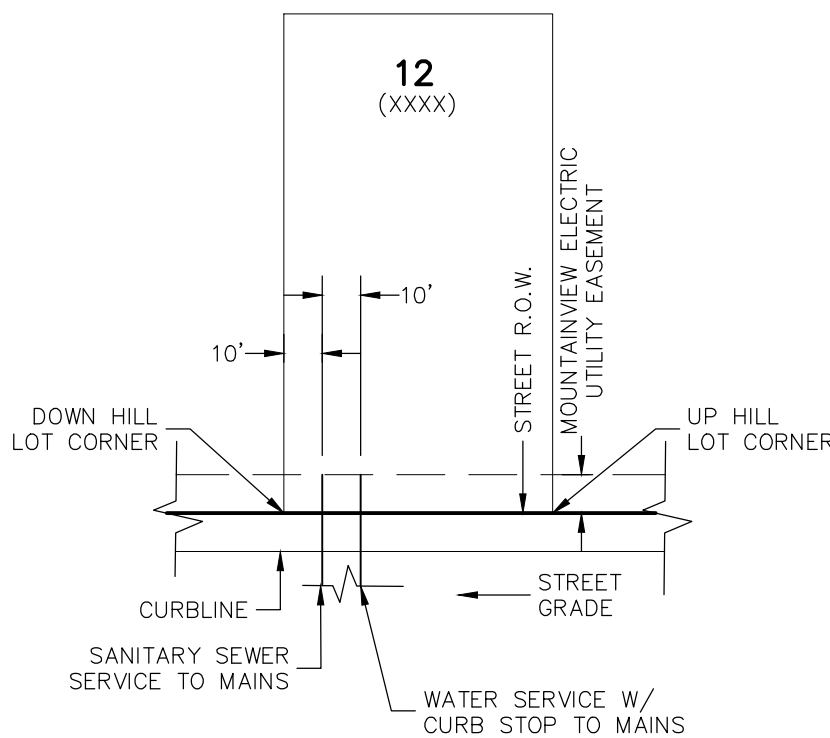


KEY MAP  
SCALE: NTS



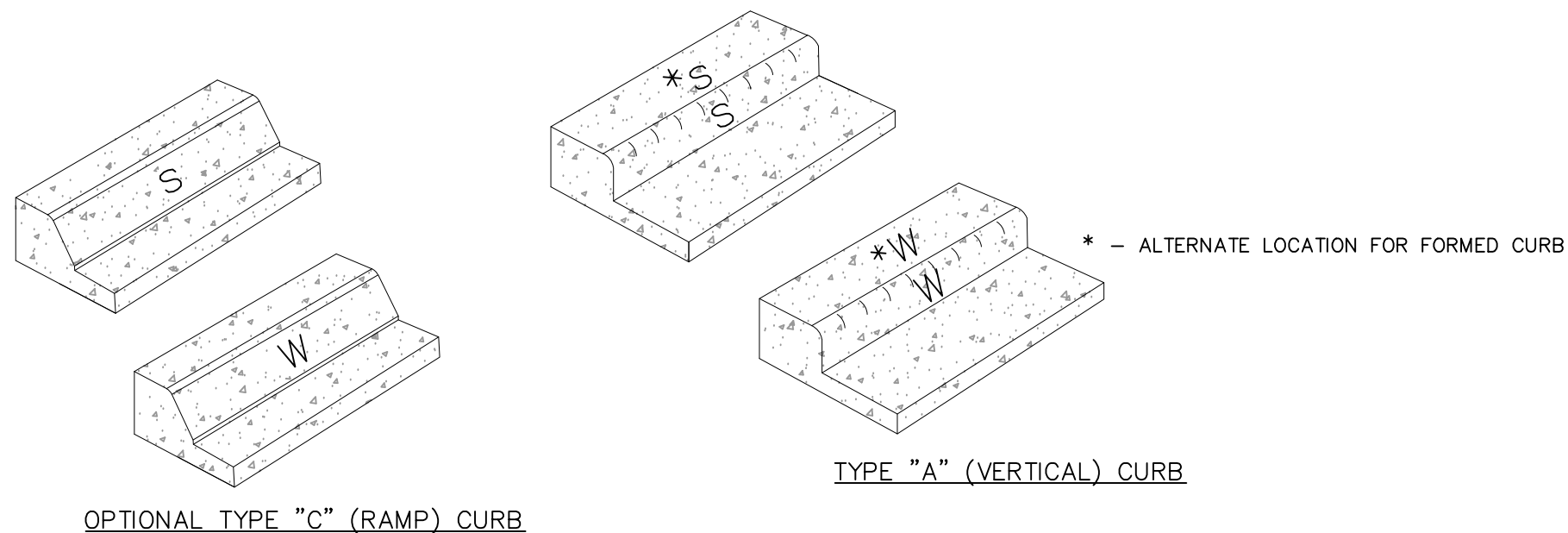
**PANT BRUSH HILLS UTILITY NOTES:**

1. ALL VALVES SHOWN FOR SCHEMATIC PURPOSES ONLY. NO VALVES SHALL BE INSTALLED IN CURB AND GUTTER OR CROSSPANS.
2. DIMENSIONS SHOWN ARE TYPICAL UNLESS OTHERWISE NOTED ON PLANS.
3. SEE PANT BRUSH HILLS METRO DISTRICT SPECS. FOR TAPPING SADDLE DETAIL.
4. FINAL LOCATION OF ALL SEWER, WATER AND GAS SERVICES TO BE APPROVED IN THE FIELD BY THE CONSTRUCTION MANAGER PRIOR TO INSTALLATION.
5. PROPERTY END OF ALL SEWER SERVICES TO BE MARKED WITH A 12"x2"x4" POST EXTENDING VERTICALLY OUT OF THE GROUND 36" FROM FLOWLINE.
6. WATER SERVICES NOT INSTALLED IN THE SAME TRENCH WITH SEWER SERVICE TO BE MARKED WITH A 6"x2"x4" POST EXTENDING 4' BELOW FINISH GRADE.
7. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO NOTIFY THE DISTRICT AND COORDINATE ANY INTERRUPTION TO EXISTING WATER SERVICE.
8. RE-USE OF ANY MATERIAL IS LEFT TO THE DISCRETION OF THE DISTRICT.
9. ALL WATER MAIN FITTINGS SHALL BE STAKED PRIOR TO CONSTRUCTION.
10. ALL FIRE HYDRANTS TO BE 6.5' BURY DEPTH UNLESS OTHERWISE NOTED.
11. ALL SEWER SERVICES TO BE INSTALLED AT MINIMUM PERMISSIBLE GRADE UNLESS OTHERWISE APPROVED BY THE CONSTRUCTION MANAGER.
12. HOMEBUILDER'S SHALL DETERMINE THE SEWER SERVICE ELEVATION PRIOR TO BASEMENT EXCAVATION AND SETTING OF FINISHED FLOOR FOR HOUSE.
13. MODIFY WATER AND SEWER SERVICE TAP LOCATIONS TO AVOID DRIVEWAYS.
14. ALL BASEMENTS SHALL REQUIRE A PERIMETER UNDERDRAIN SYSTEM WITH AUTOMATIC SUMP PUMP DISCHARGE. SIZING OF SUMP PUMP SHALL BE DETERMINED BY THE CONTRACTOR/BUILDER. ALL GROUNDWATER DISCHARGE SHALL BE REQUIRED TO BE DISCHARGED TO EACH INDIVIDUAL LOT.
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**TYPICAL UTILITY SERVICE LOCATIONS DETAIL**  
N.T.S.

\*SEE PLANS FOR NON-TYPICAL DIMENSIONS



**CURB MARKING LOCATION DETAIL**

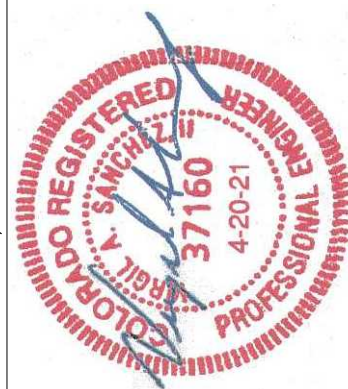
N.T.S.

**NOTES:**

1. SEWER SERVICE LOCATION TO BE STAMPED IN CURB FACE, MARKED "S"
2. WATER SERVICE LOCATION TO BE STAMPED IN CURB FACE, MARKED "W"
3. LETTER HEIGHT TO BE 4 INCHES
4. STAMP TO BE PLACED BY CONCRETE CONTRACTOR

VIRGIL A. SANCHEZ, COLORADO P.E. NO. 37160

FOR AND ON  
BEHALF OF  
M&S CIVIL  
CONSULTANTS,  
INC.

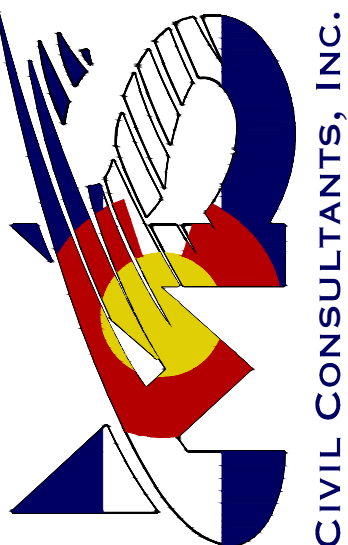


REVISIONS:	NO.	DATE:	BY:	DESCRIPTION:	APPROVED BY:	DATE:

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PHONE: 719.555.5465



CIVIL CONSULTANTS, INC.

PANT BRUSH HILLS FILING NO. 14

UTILITY SERVICE PLANS

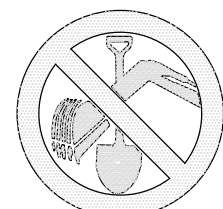
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DESIGNED BY: GW  
DRAWN BY: SM  
CHECKED BY: N/A

SHEET 21 OF 27

UT02

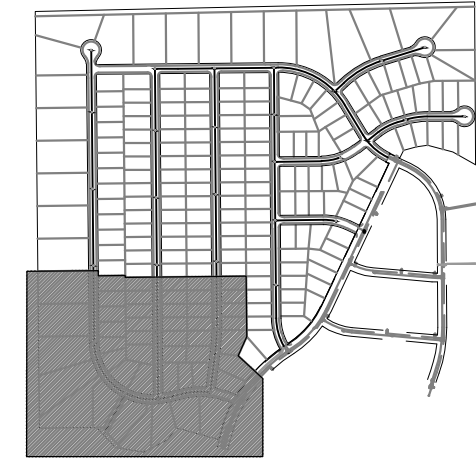




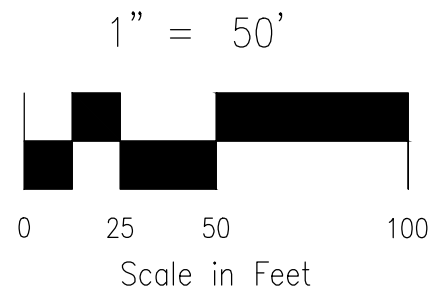
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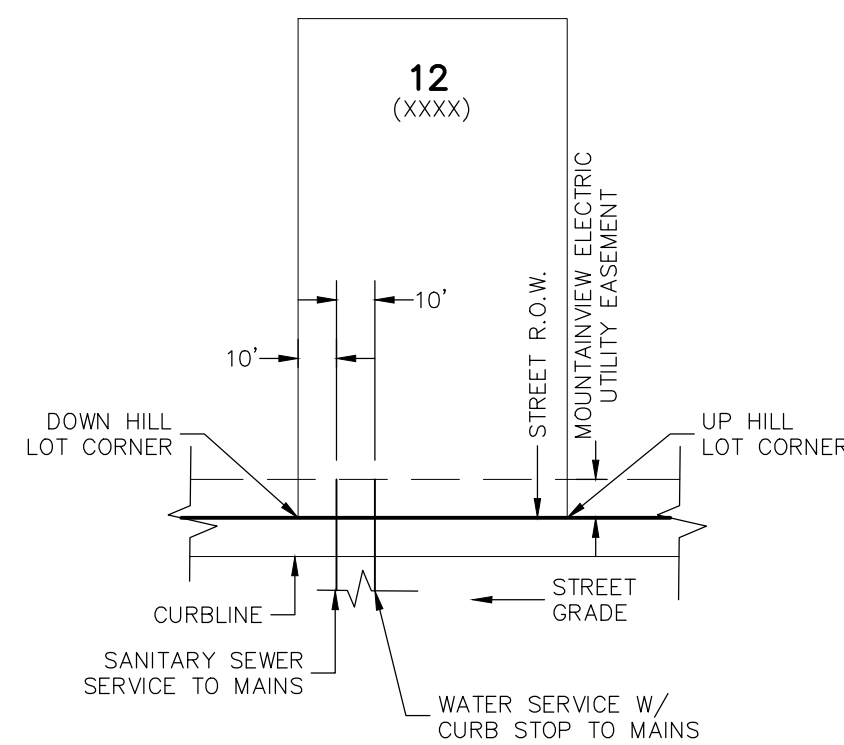


KEY MAP  
SCALE: NTS



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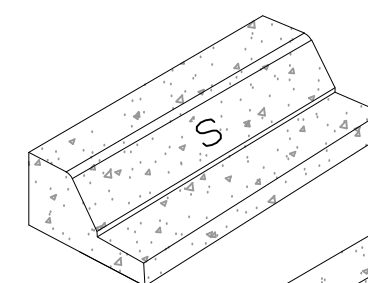


**TYPICAL UTILITY SERVICE LOCATIONS DETAIL**

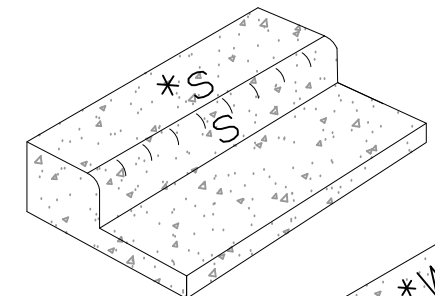
N.T.S.

\*SEE PLANS FOR NON-TYPICAL DIMENSIONS

\* - ALTERNATE LOCATION FOR FORMED CURB



OPTIONAL TYPE "C" (RAMP) CURB



TYPE "A" (VERTICAL) CURB

**CURB MARKING LOCATION DETAIL**

N.T.S.

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PAINT BRUSH HILLS FILING NO. 14

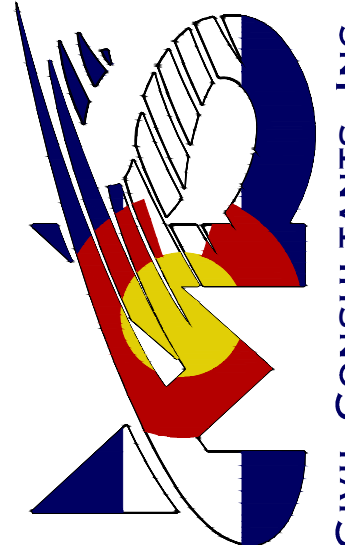
UTILITY SERVICE PLANS

SCALE: DATE: 04/09/2021

SHEET 22 OF 27

UT03

212 N. WAHATCH AVE., STE 303  
COLORADO SPRINGS, CO 80903  
PHONE: 719.555.5465



CIVIL CONSULTANTS, INC.

VIRGIL A. SANCHEZ, COLORADO P.E. NO. 37160

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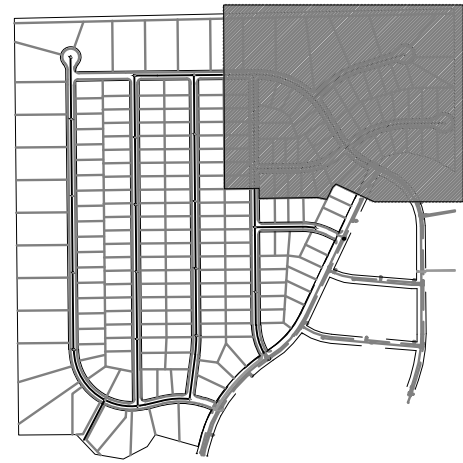


REVISIONS: NO. DATE: BY: DESCRIPTION:

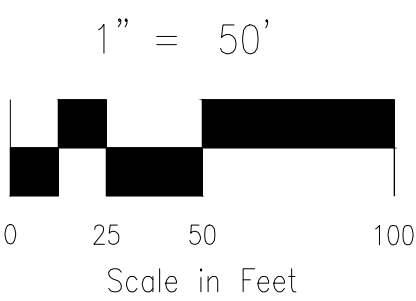
THE ENGINEER PREPARING THESE PLANS WILL NOT BE RESPONSIBLE, OR LIABLE FOR, UNAUTHORIZED CHANGES TO OR USES OF THESE PLANS. ALL CHANGES TO THE PLANS MUST BE IN WRITING AND MUST BE APPROVED BY THE PREPARER OF THESE PLANS.

CAUTION



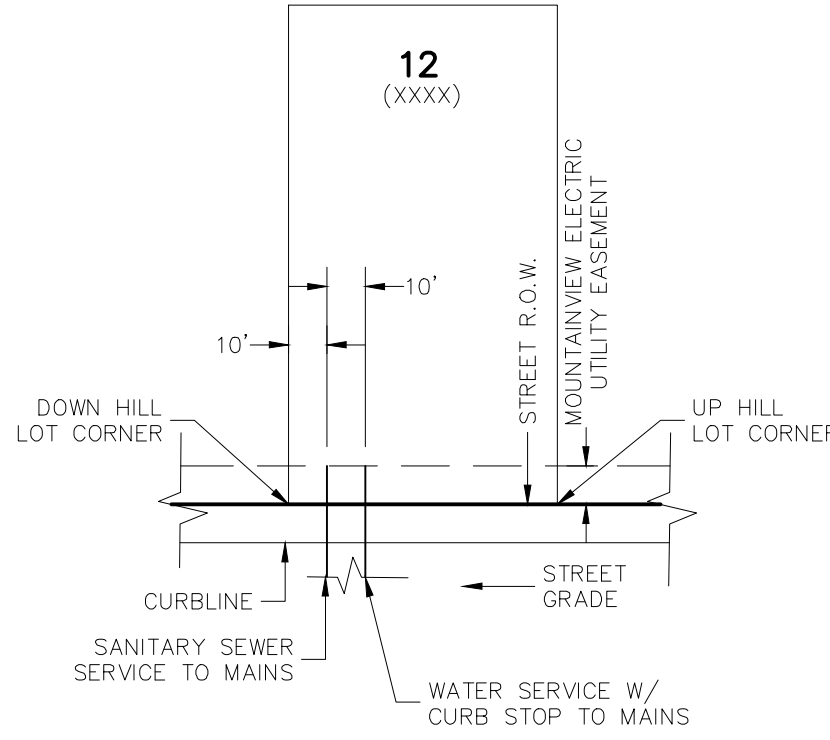


KEY MAP  
SCALE: NTS



**PAINT BRUSH HILLS UTILITY NOTES:**

1. ALL VALVES SHOWN FOR SCHEMATIC PURPOSES ONLY. NO VALVES SHALL BE INSTALLED IN CURB AND GUTTER OR CROSSPANS.
2. DIMENSIONS SHOWN ARE TYPICAL UNLESS OTHERWISE NOTED ON PLANS.
3. SEE PAINT BRUSH HILLS METRO DISTRICT SPECS. FOR TAPPING SADDLE DETAIL.
4. FINAL LOCATION OF ALL SEWER, WATER AND GAS SERVICES TO BE APPROVED IN THE FIELD BY THE CONSTRUCTION MANAGER PRIOR TO INSTALLATION.
5. PROPERTY END OF ALL SEWER SERVICES TO BE MARKED WITH A 12"x2"x4" POST EXTENDING VERTICALLY OUT OF THE GROUND 36" FROM FLOWLINE.
6. WATER SERVICES NOT INSTALLED IN THE SAME TRENCH WITH SEWER SERVICE TO BE MARKED WITH A 6"x2"x4" POST EXTENDING 4" BELOW FINISH GRADE.
7. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO NOTIFY THE DISTRICT AND COORDINATE ANY INTERRUPTION TO EXISTING WATER SERVICE.
8. RE-USE OF ANY MATERIAL IS LEFT TO THE DISCRETION OF THE DISTRICT.
9. ALL WATER MAIN FITTINGS SHALL BE STAKED PRIOR TO CONSTRUCTION.
10. ALL FIRE HYDRANTS TO BE 6.5' BURY DEPTH UNLESS OTHERWISE NOTED.
11. ALL SEWER SERVICES TO BE INSTALLED AT MINIMUM PERMISSIBLE GRADE UNLESS OTHERWISE APPROVED BY THE CONSTRUCTION MANAGER.
12. HOMEOWNER'S SHALL DETERMINE THE SEWER SERVICE ELEVATION PRIOR TO BASEMENT EXCAVATION AND SETTING OF FINISHED FLOOR FOR HOUSE.
13. MODIFY WATER AND SEWER SERVICE TAP LOCATIONS TO AVOID DRIVEWAYS.
14. ALL BASEMENTS SHALL REQUIRE A PERIMETER UNDERDRAIN SYSTEM WITH AUTOMATIC SUMP PUMP DISCHARGE. SIZING OF SUMP PUMP SHALL BE DETERMINED BY THE CONTRACTOR/BUILDER. ALL GROUNDWATER DISCHARGE SHALL BE REQUIRED TO BE DISCHARGED TO EACH INDIVIDUAL LOT.
15. UTILITY SERVICE LOCATIONS ARE REQUIRED AND SHALL BE IDENTIFIED WITH LOCATION STAMPED IN CONCRETE CURB. SEE CURB MARKING LOCATION DETAILS THIS SHEET.



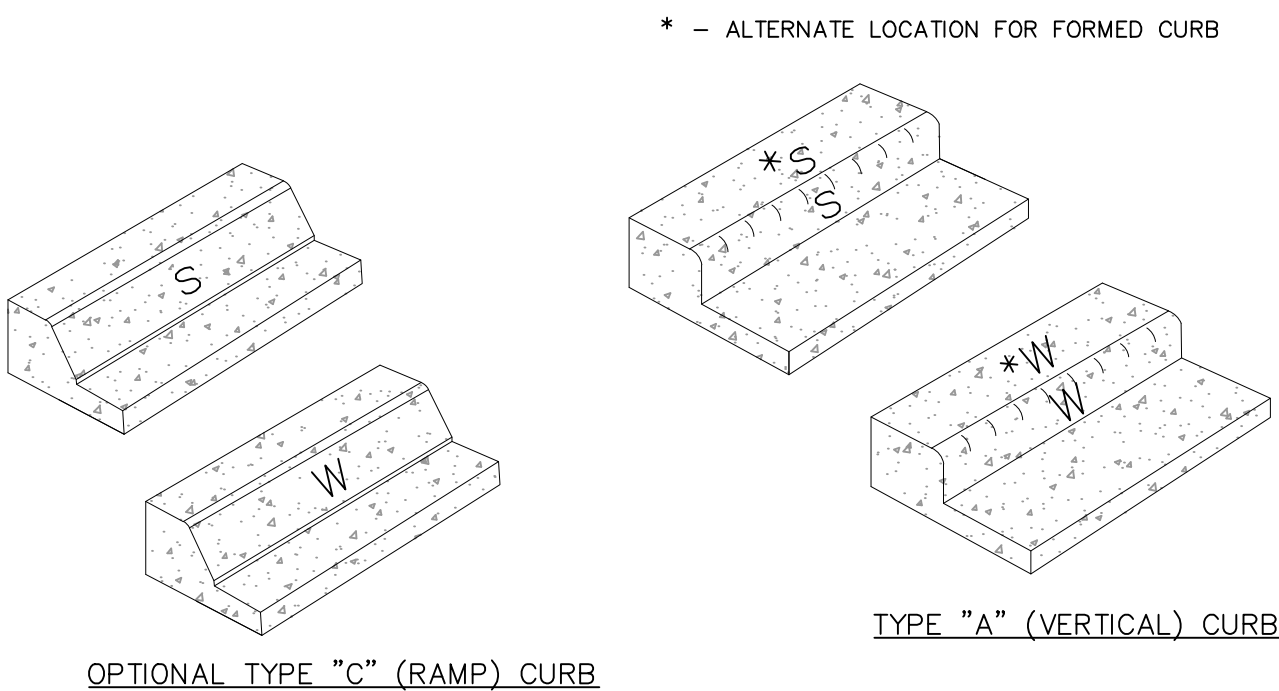
**TYPICAL UTILITY SERVICE LOCATIONS DETAIL**  
N.T.S.

\*SEE PLANS FOR NON-TYPICAL DIMENSIONS

**CURB MARKING LOCATION DETAIL**  
N.T.S.

**NOTES:**

1. SEWER SERVICE LOCATION TO BE STAMPED IN CURB FACE, MARKED "S"
2. WATER SERVICE LOCATION TO BE STAMPED IN CURB FACE, MARKED "W"
3. LETTER HEIGHT TO BE 4 INCHES
4. STAMP TO BE PLACED BY CONCRETE CONTRACTOR



FOR LOCATING & MARKING GAS, ELECTRIC, WATER & TELEPHONE LINES

FOR BURIED UTILITY INFORMATION  
48 HRS BEFORE YOU DIG  
CALL 1-800-922-1987

PAINT BRUSH HILLS FILING NO. 14

UTILITY SERVICE PLANS

PROJECT NO. 10-014  
DESIGNED BY: GW  
DRAWN BY: SM  
CHECKED BY: N/A

DATE: 04/09/2021  
SHEET 23 OF 27  
UT04

212 N WAHATCH AVE, STE 303  
COLORADO SPRINGS, CO 80903  
PHONE: 719.555.5485

CIVIL CONSULTANTS, INC.

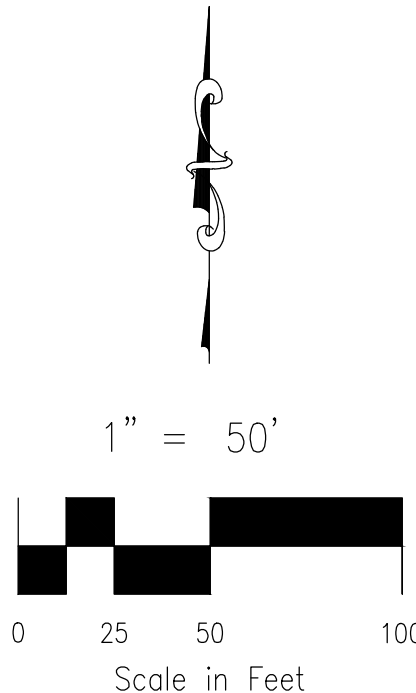
FOR AND ON BEHALF OF  
M&S CIVIL CONSULTANTS, INC.

REVISIONS:  
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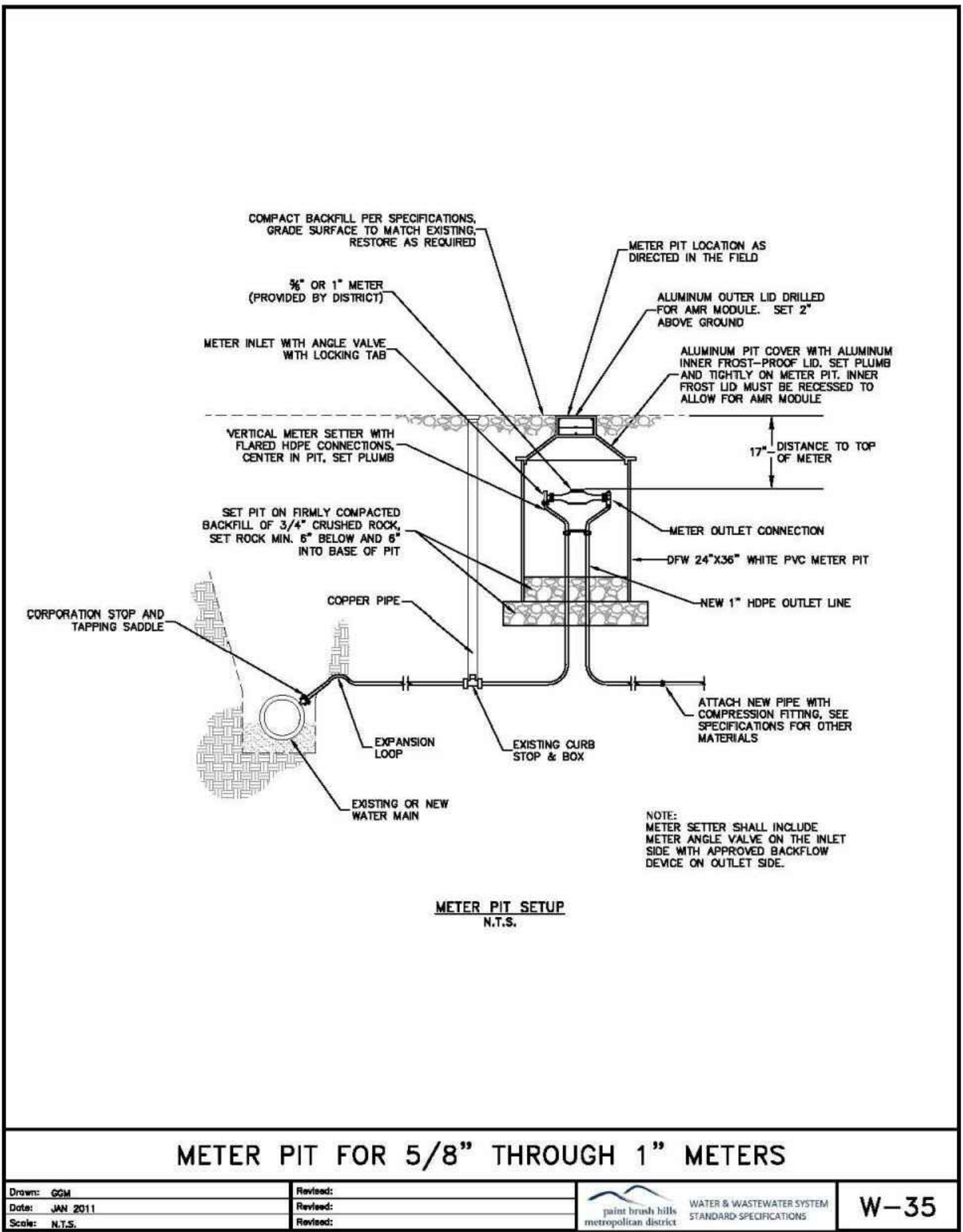
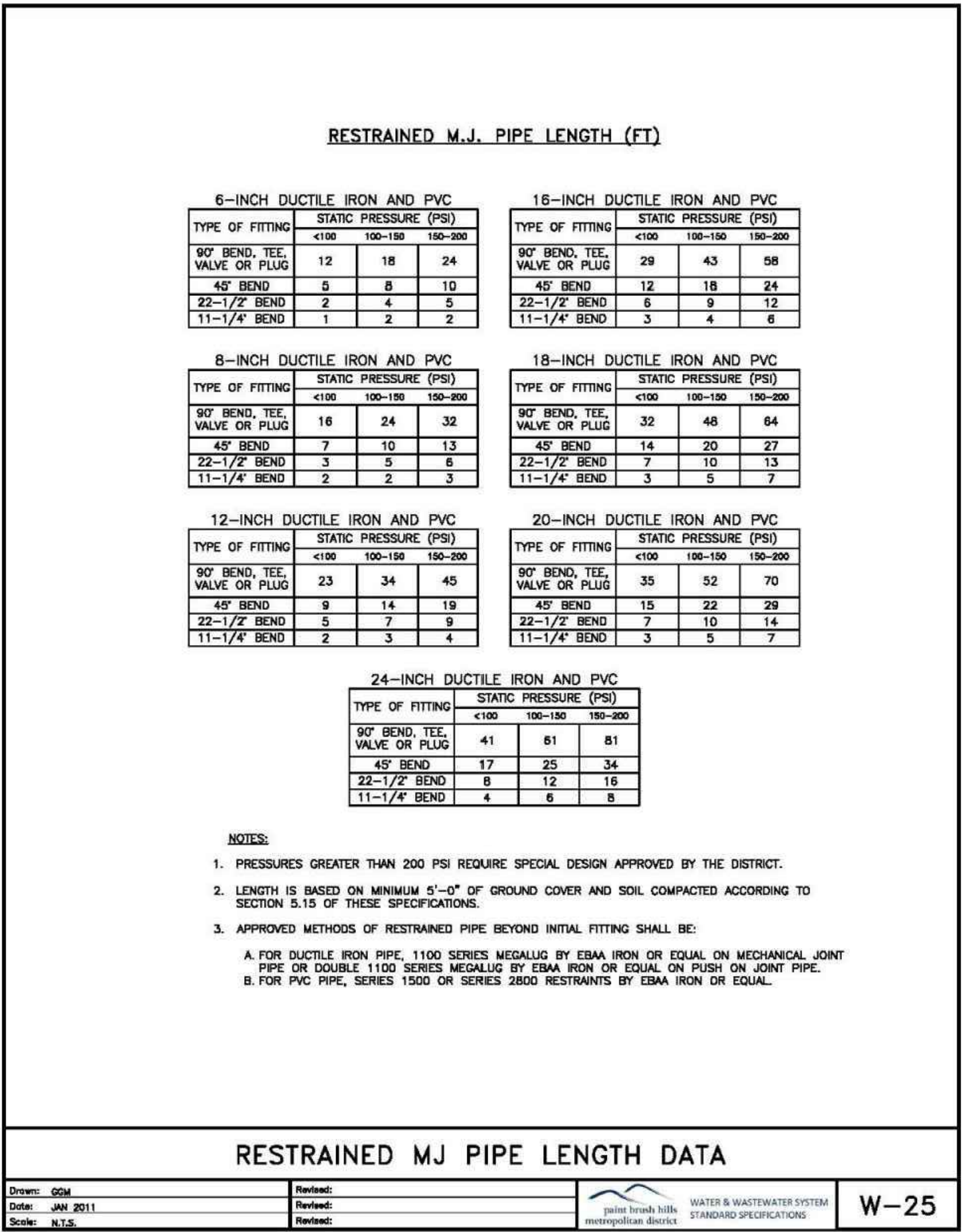
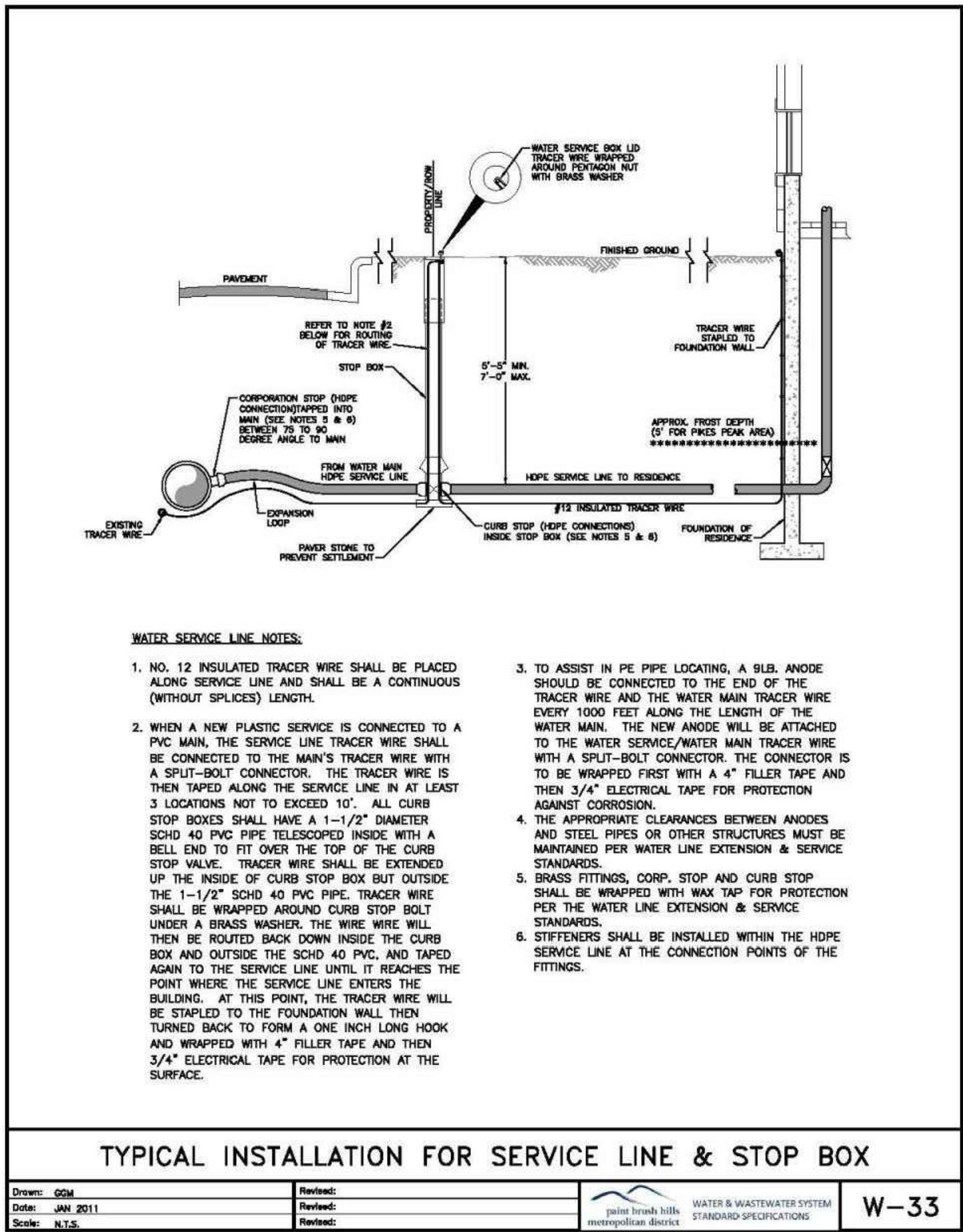
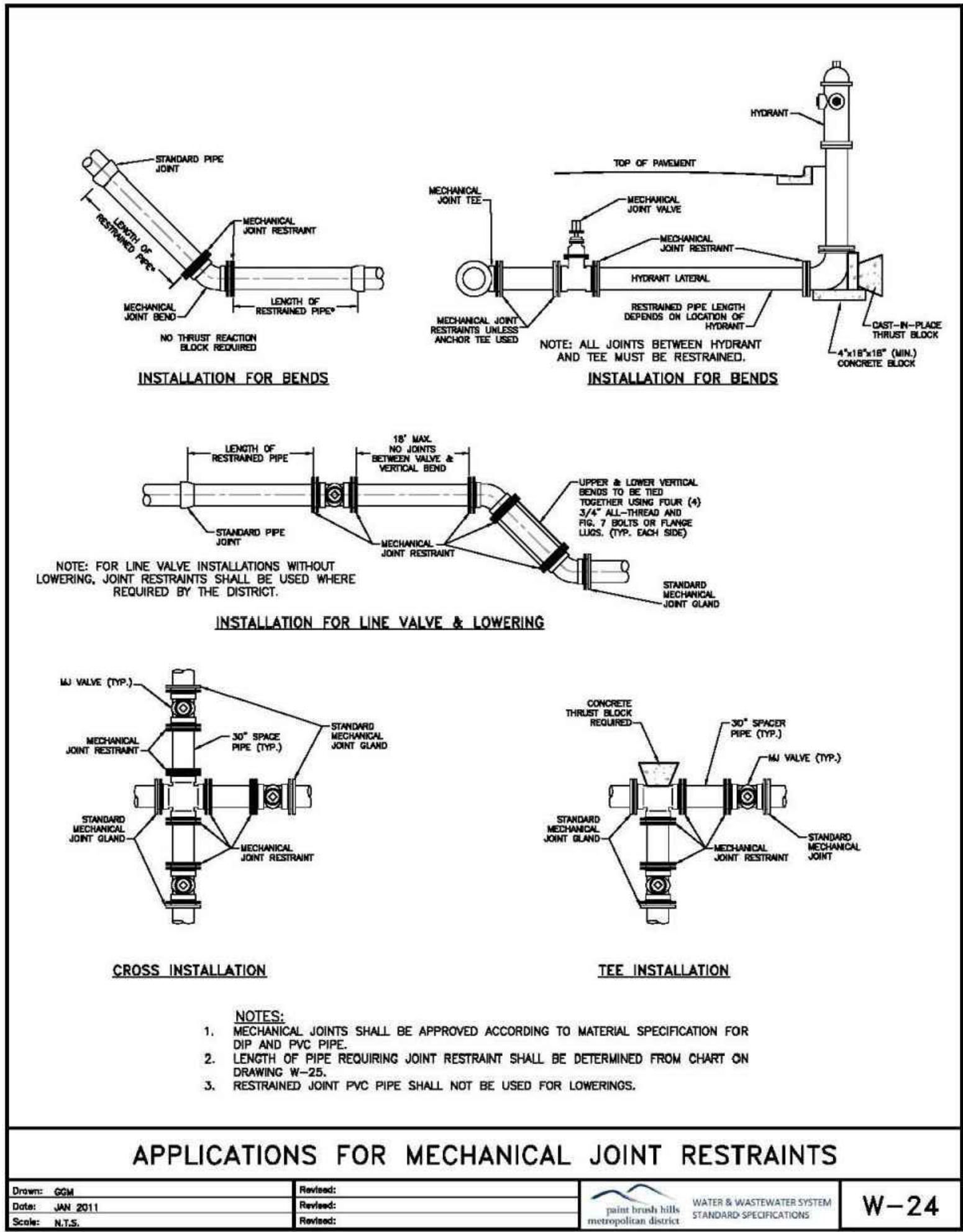
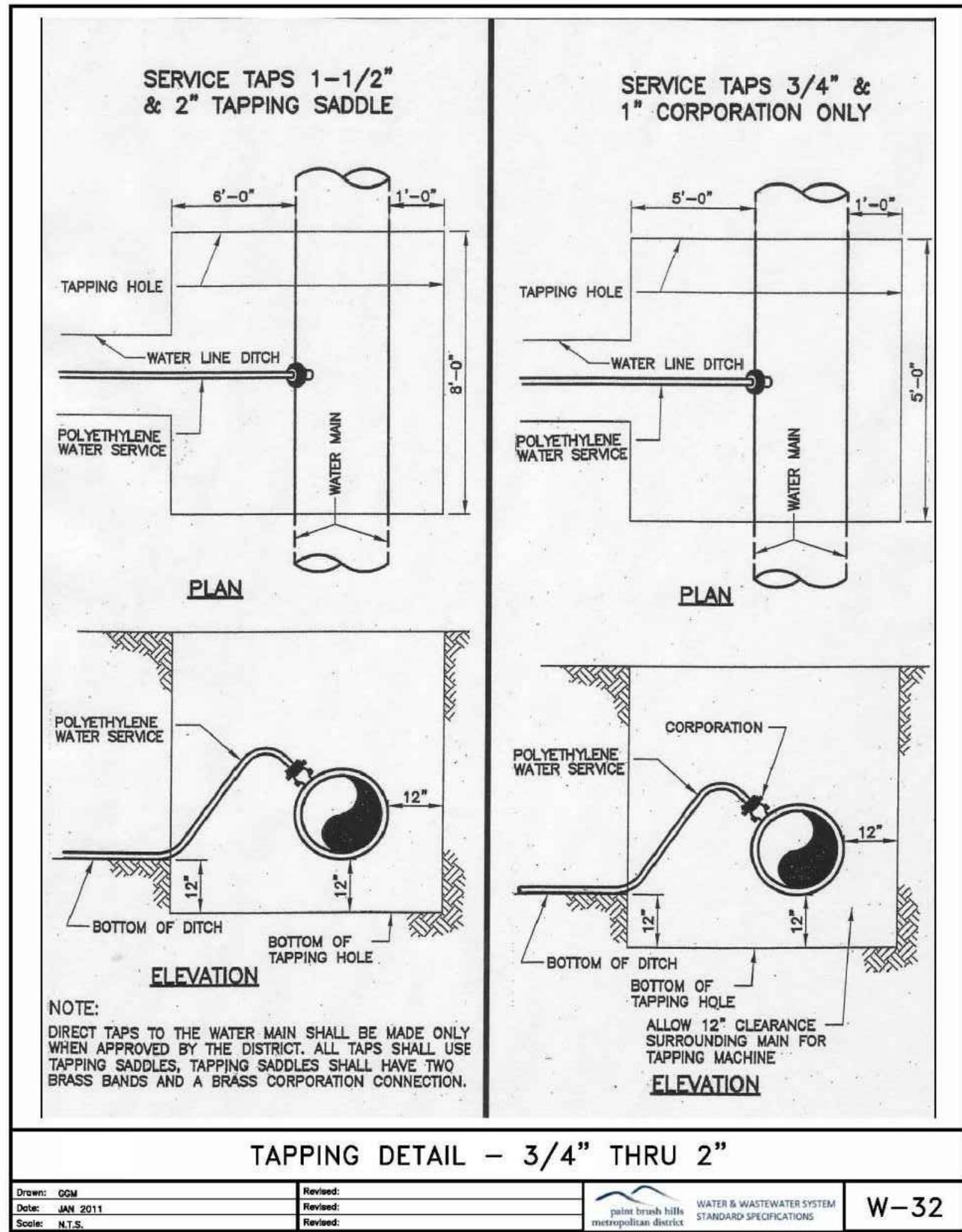
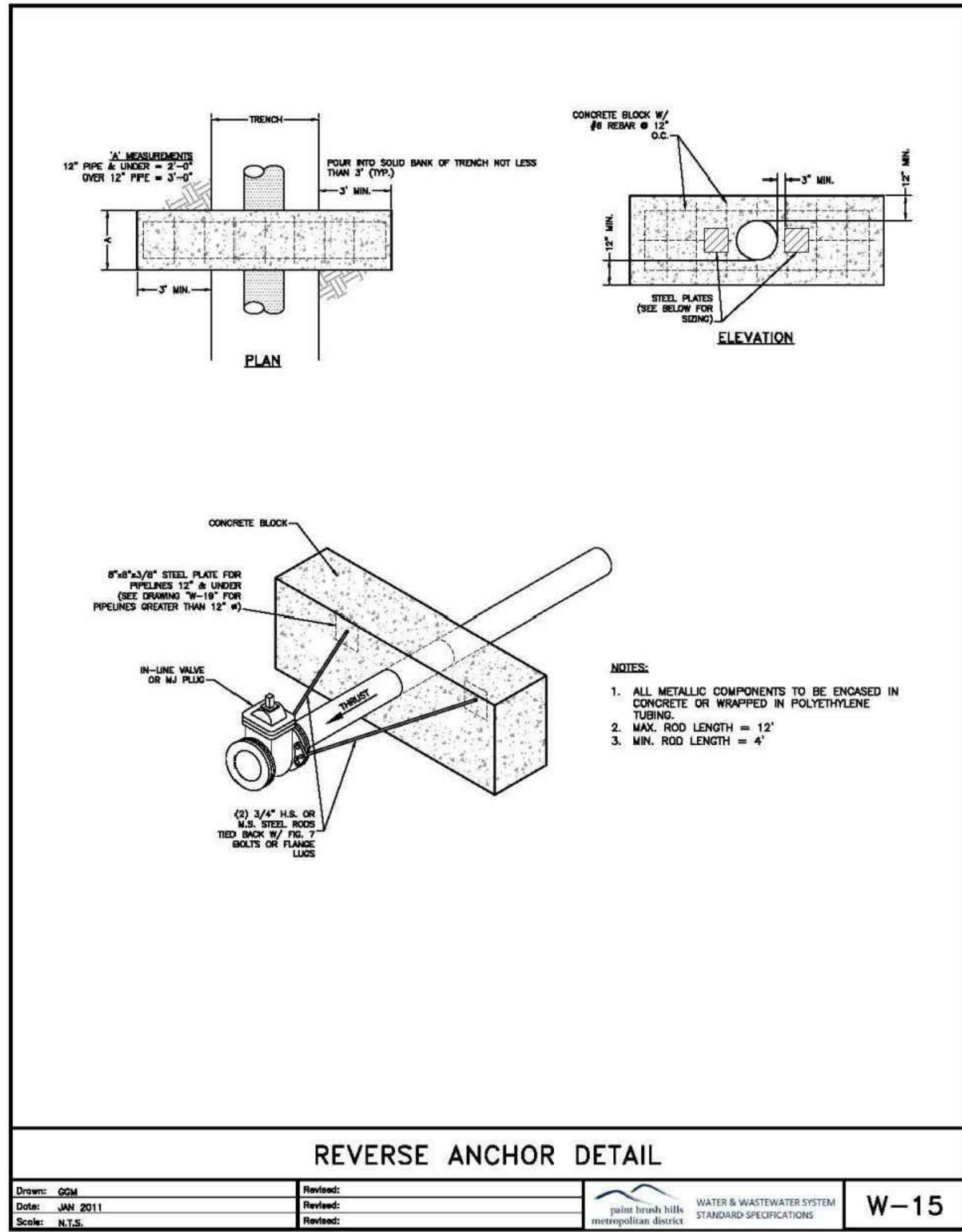
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CAUTION









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FOR BURIED UTILITY INFORMATION

CALL 1-800-922-1987

CAUTION

REVISIONS: NO. DATE: BY: DESCRIPTION:

FOR AND ON BEHALF OF M&S CIVIL CONSULTANTS, INC.

PROFESSIONAL ENGINEER

NO. 37160

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