

Tract A. However, after reviewing the new preliminary grading plan County Parks has concerns about a proposed storm drain and site grading located within Tract A near Lot 26. The provided grading plan shows a 36" RCP storm pipe, 15-foot access road, and grading within Tract A to create a swale and stormwater detention. These stormwater improvements are shown encompassing the entire width of Tract A between lots 25 and 30, making the construction of a regional trail impossible for over 800 feet. Due to this conflict, County Parks requests the applicant remove the stormwater improvements from Tract A so that the regional trail can be constructed. Alternatively, the landowner could provide a trail easement within lots 24 through 30 to bypass the stormwater improvements and allow for the construction of the regional trail.

10. *The Park Advisory Board recommends that the Planning Commission and the Board of County Commissioners include the following conditions when considering and/or approving the Paint Brush Hills Filing No. 14 Final Plat: (1) Provide to El Paso County a 25-foot trail easement along the northern boundary of Paint Brush Hills Filing No. 14 Final Plat, within Tract A, that allows for the construction, maintenance, and public access of the Arroya Lane Primary Regional Trail, and dedicate the aforementioned easement to El Paso County prior to the recording of the Final Plat; (2) The developer will relocate the proposed storm facility from Tact A to allow the trail to be constructed on the trail easement or provide the trail easement through lots 24-30.*

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 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 "A" UPPER-LOWER CASE LETTERING ON 8" BLANK AND NON-LOCAL ROADWAY SIGNS BEING "B" 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 "C" 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 295 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.

PROPER

KEYNES DRIVE

KINGSBURY DRIVE

COUNTRY MANOR DRIVE

HARTWOOD DRIVE

GRACE MANOR DRIVE

WATERLODE DRIVE

KINGSBURY COURT

SITE MAP

N.T.S.

please verify under
drains are tied into
storm sewer or
sanitary....

SHEET 1	TITLE SHEET	storm sewer of sanitary....
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
SHEET 29	EXTENDED DETENTION POND C	DETAILS (FOREBAY, LOW FLOW CHAN, ETC)
SHEET 30	EXTENDED DETENTION POND C	DETAILS (OUTLET STRUCTURE)

6" UNDERDRAIN TO BE INSTALLED ADJACENT TO SANITARY SEWER MAINS IF RECOMMENDED BY GEOTECHNICAL ENGINEER. IF NO UNDERDRAIN IS INSTALLED AND IS NEEDED IN THE FUTURE, DEVELOPER IS RESPONSIBLE FOR INSTALLATION OF UNDERDRAIN BEHIND CURB AND SIDEWALK.

PCD PROJECT NO. SF-2024

OWNER/DEVELOPER: THE LANDHUIS COMPANY
212 N. WAHSATCH AVE, SUITE 301
COLORADO SPRINGS, CO 80903
JEFF MARK (719) 635-3200

CIVIL ENGINEER: M & S CIVIL CONSULTANTS, INC.
212 N. WAHSATCH AVE, SUITE 305
COLORADO SPRINGS, CO 80903
VIRGIL A. SANCHEZ P.E. (719) 955-5485

COUNTY ENGINEERING: 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 1609
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.

VIRGIL A SANCHEZ, COLORADO P.E. NO. 37160
FOR AND ON BEHALF OF M&S CIVIL CONSULTANTS, INC.

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

MR. JEFF MARK
THE LANDHUIS COMPANY, PRESIDENT

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.

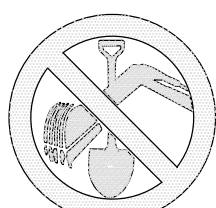
FILED IN ACCORDANCE WITH THE REQUIREMENTS OF THE EL PASO COUNTY LAND DEVELOPMENT CODE, DRAINAGE CRITERIA, AND ENGINEERING CRITERIA MANUAL AS AMENDED.

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.



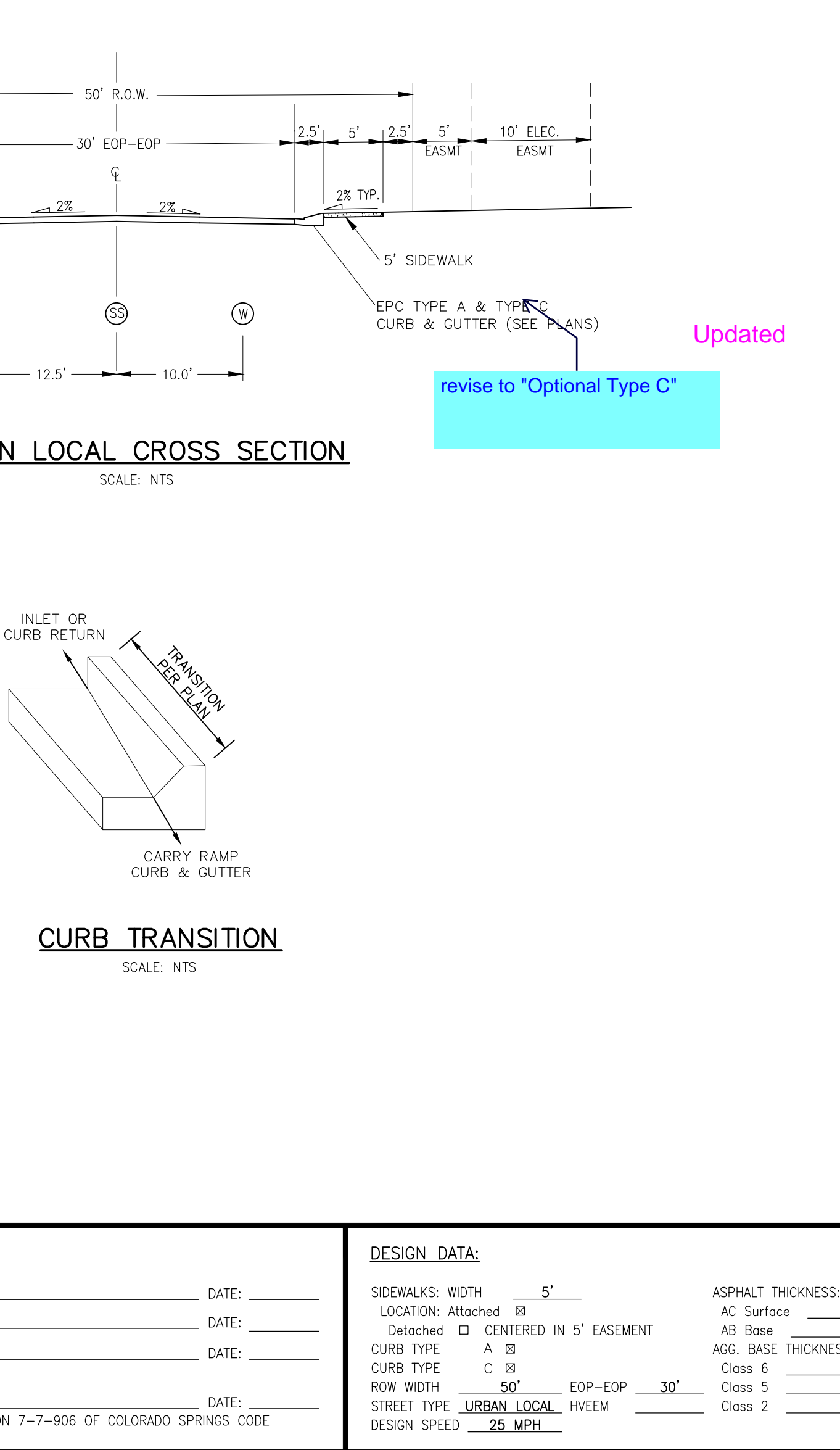
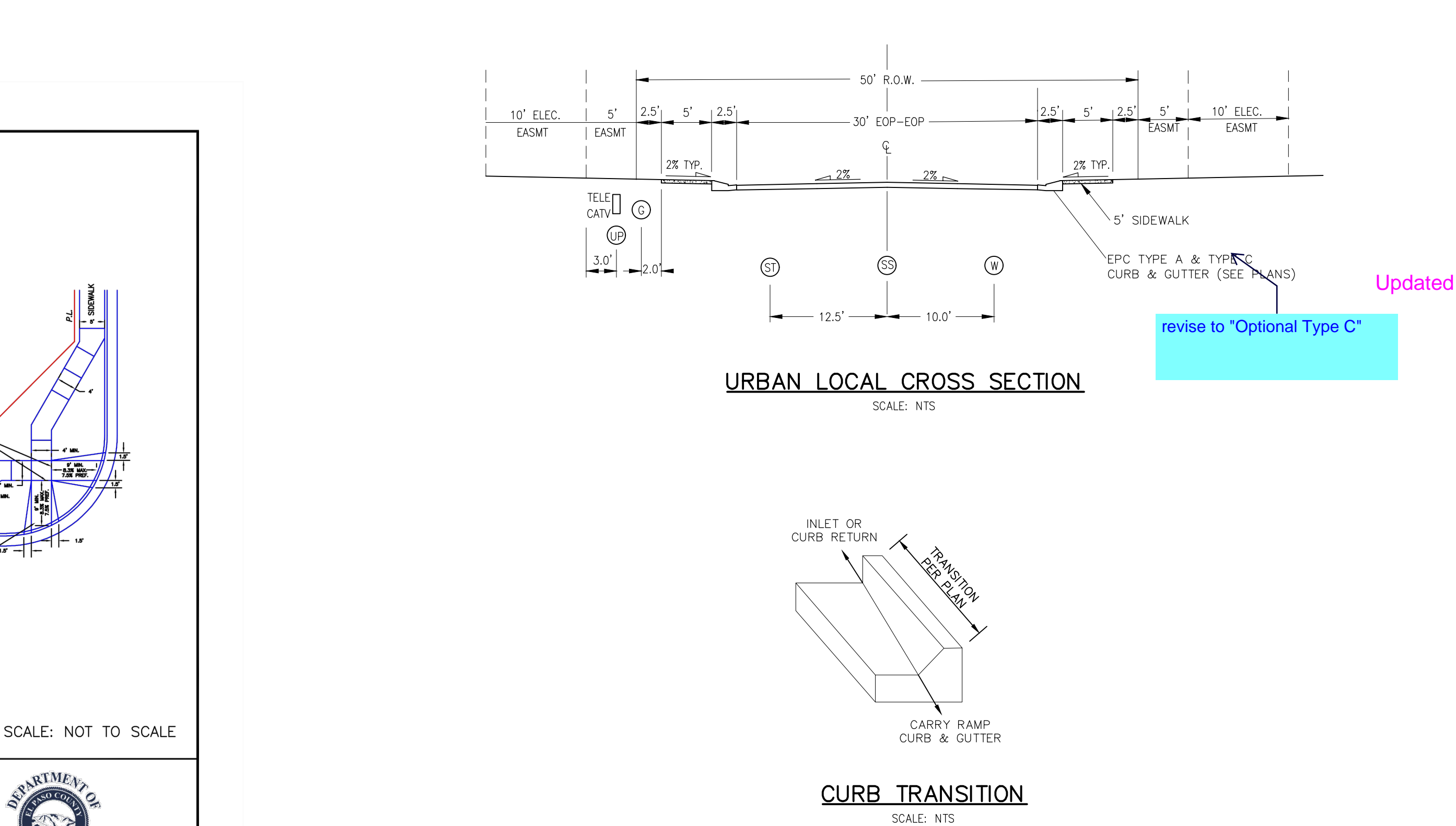
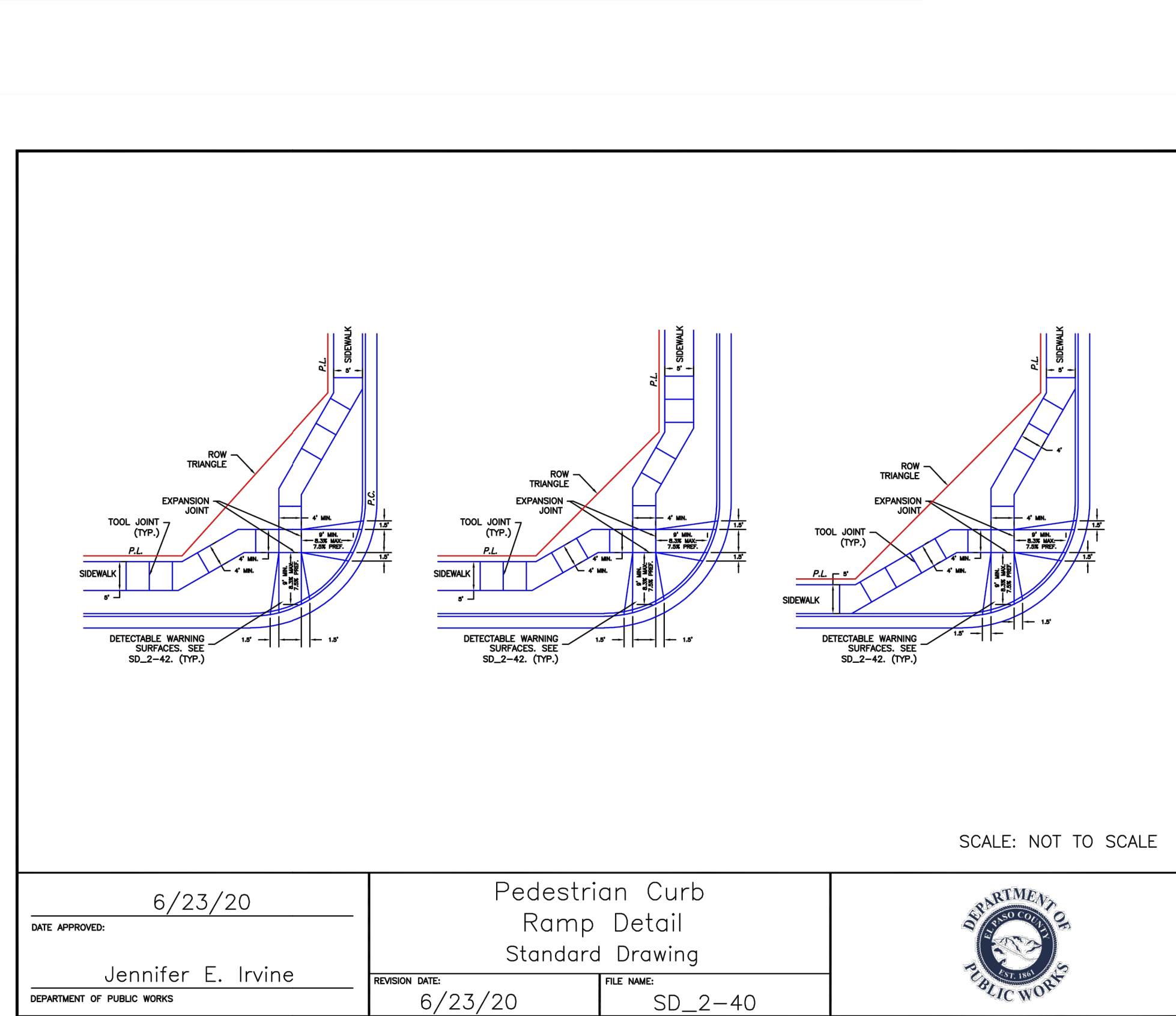
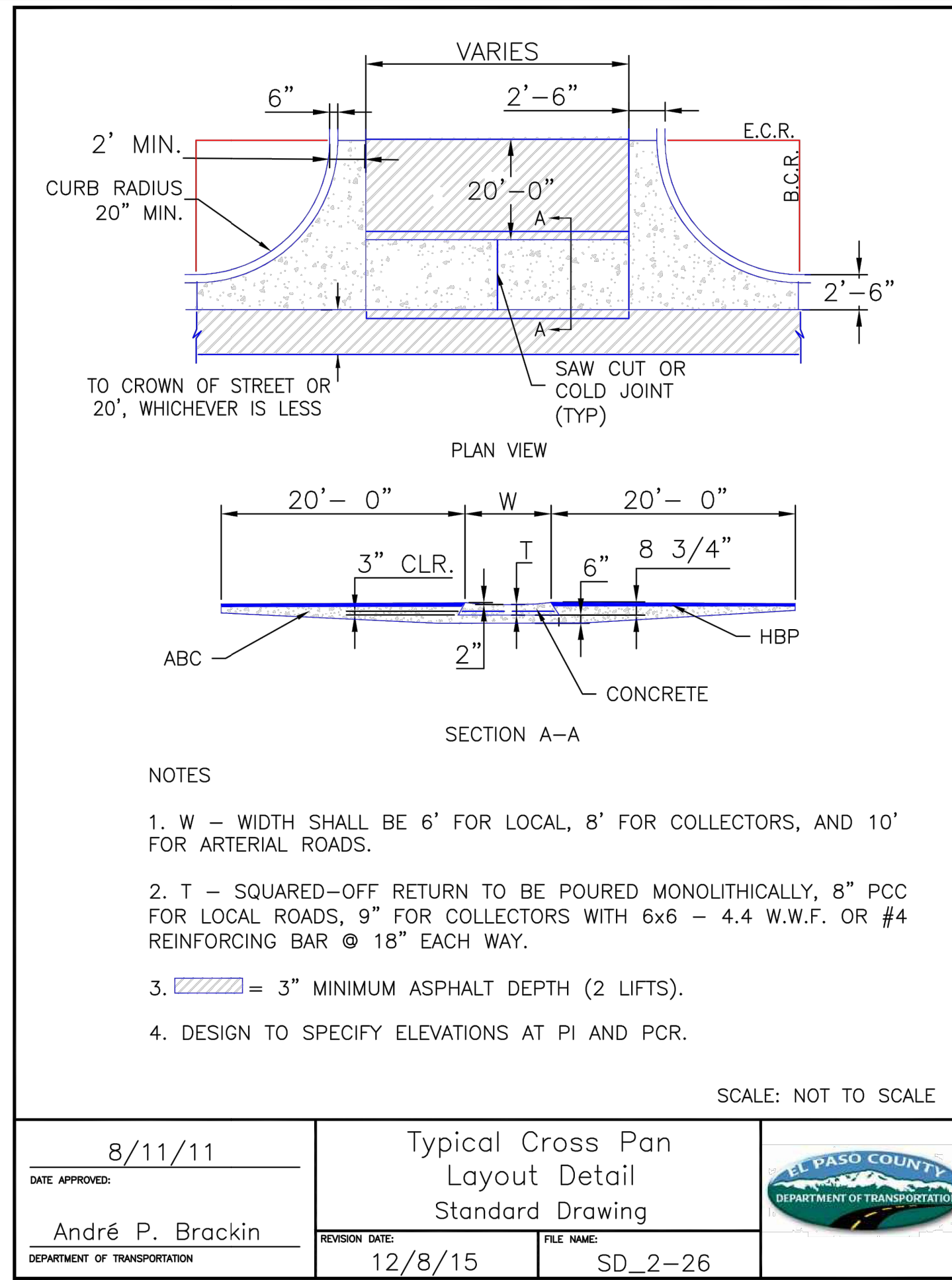
 FOR LOCATING
& MARKING
GAS,
ELECTRIC,
WATER &
TELEPHONE
LINES

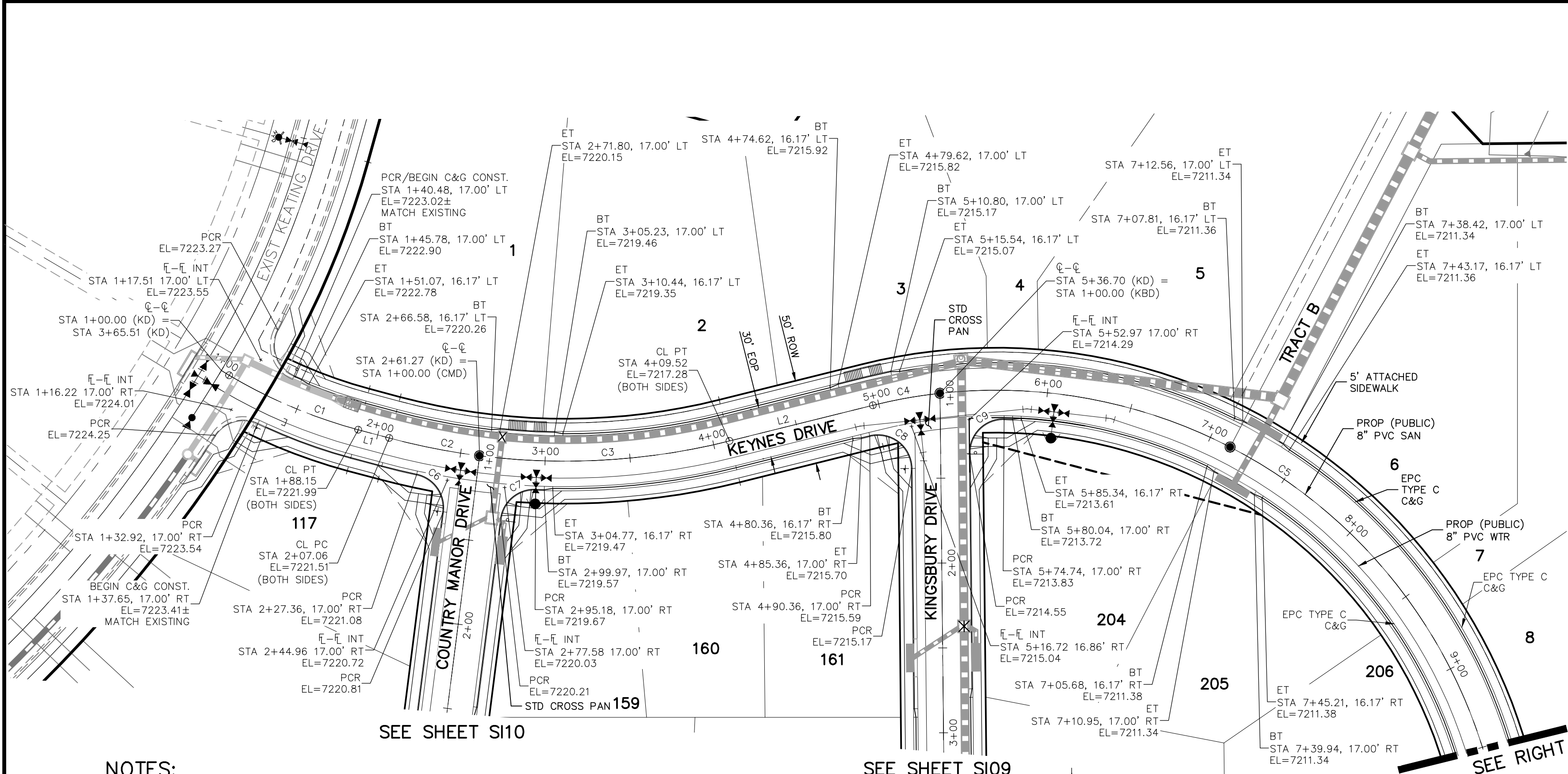
FOR BURIED UTILITY INFORMATION
48 HRS BEFORE YOU DIG
CALL 1-800-922-1987

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 PREPARED OF THESE PLANS.

CAUTION

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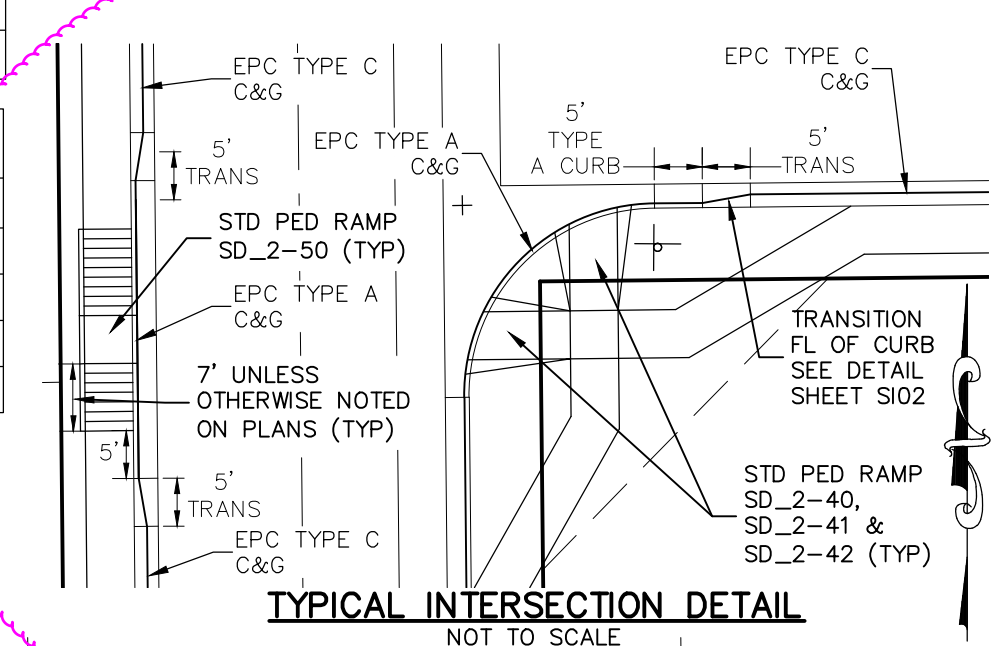
CENTERLINE CURVE TABLE			
CURVE	RADIUS	LENGTH	DELTA
C1	300.00'	82.73'	15°48'00"
C2	400.00'	54.21'	7°45'52"
C3	400.00'	148.25'	21°14'08"
C4	300.00'	40.20'	7°40'39"
C5	300.00'	501.29'	95°44'21"

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

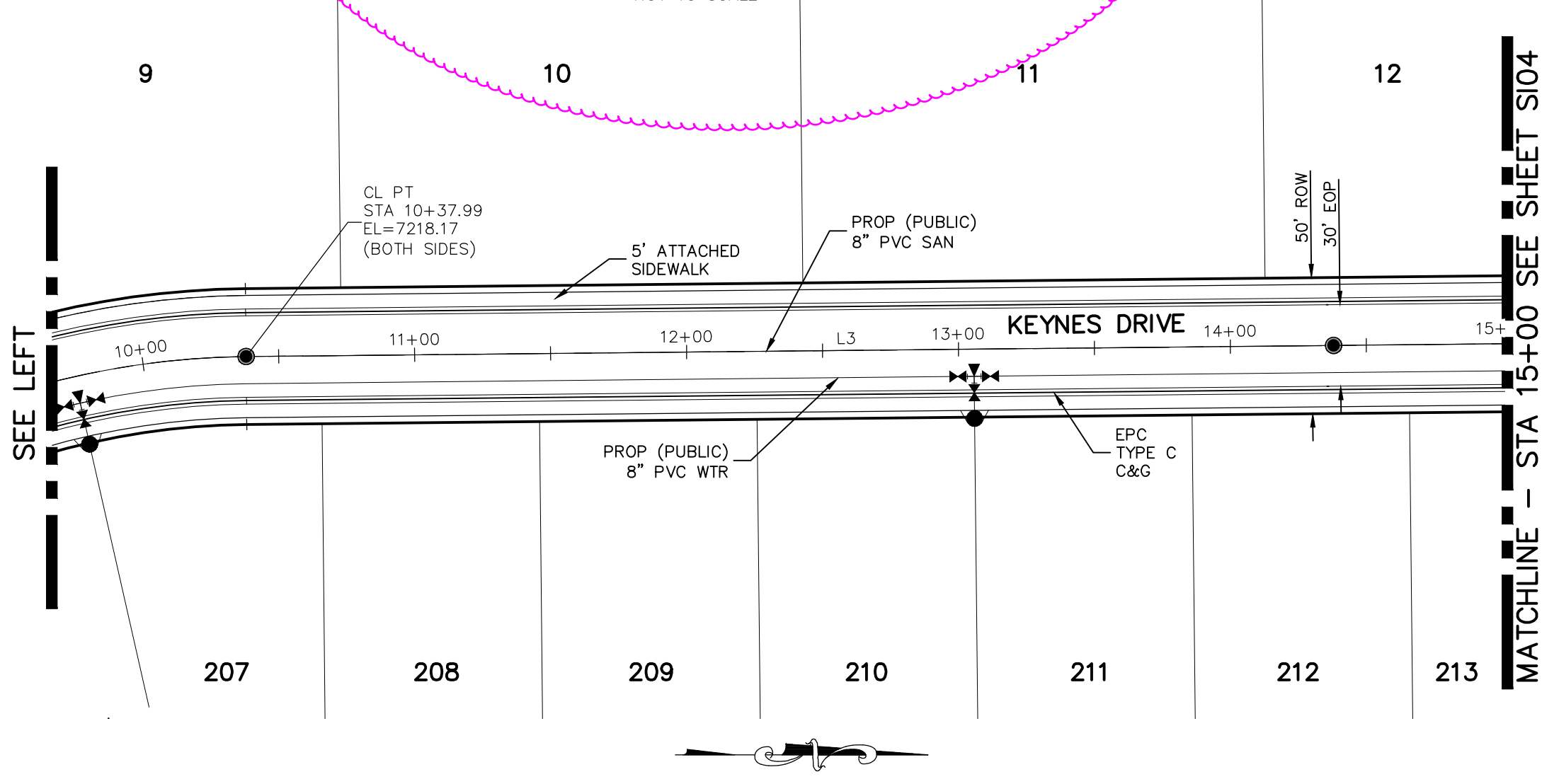
CENTERLINE LINE TABLE		
LINE	LENGTH	DIRECTION
L1	18.91'	N75°00'00"W
L2	86.98'	S76°00'00"W
L3	1422.70'	N0°35'00"W

ABBREVIATION LEGEND

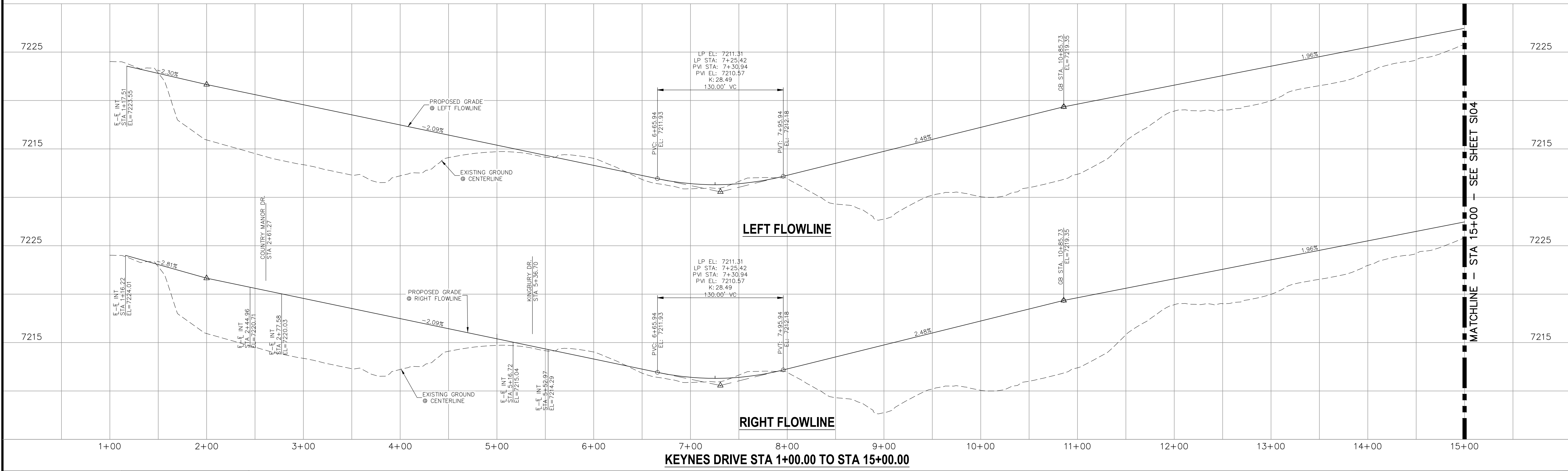
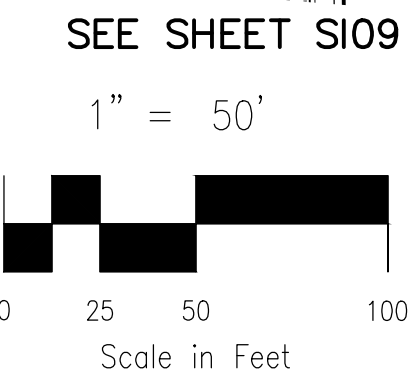
CL	CENTERLINE INTERSECTION	LT	LEFT
FL	FLOWLINE	RT	RIGHT
BT	BEGIN TRANSITION	FL	FLOWLINE
ET	END TRANSITION	TBC	TOP BACK OF CURB
PC	POINT OF CURVE	XPC	CROSSSPAN
PCC	POINT OF COMPOUND CURVE	STD	STANDARD
PCR	POINT OF CURB RETURN	SHT	SHEET
PRC	POINT OF REVERSE CURVE	P&P	PLAN AND PROFILE
PT	POINT OF TANGENT	C&G	CURB AND GUTTER
EL	ELEVATION	W	WEST
CD	CDL-DE-SAC	E	EAST
KN	KNUCKLE	R	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
CMD	COUNTRY MANOR DRIVE	RES	RESIDENTIAL
KBD	KINGSBURY DRIVE		
WD	WATERWOOD DRIVE		
FC	FINSBURY COURT		
DD	DEVONCOVE DRIVE		
HP	HIGH POINT		



Detail moved to S102, very clarify



- 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:

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 ☐ CENTERED-IN-5'-EASEMENT

CURB TYPE A ☒ C ☐ 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 _____

REVISIONS:

NO.	DATE:	BY:	DESCRIPTION:

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

VIRGIL A. SANCHEZ, COLORADO P.E. NO. 37760

DATE: 12/29/2020

SHEET 3 OF 30

S103

PAIN BRUSH HILLS FILING NO. 14

STREET IMPROVEMENT PLANS

DATE: 12/29/2020

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

PROJECT NO. 10-014

DESIGNED BY: JWP

DRAWN BY: JWP

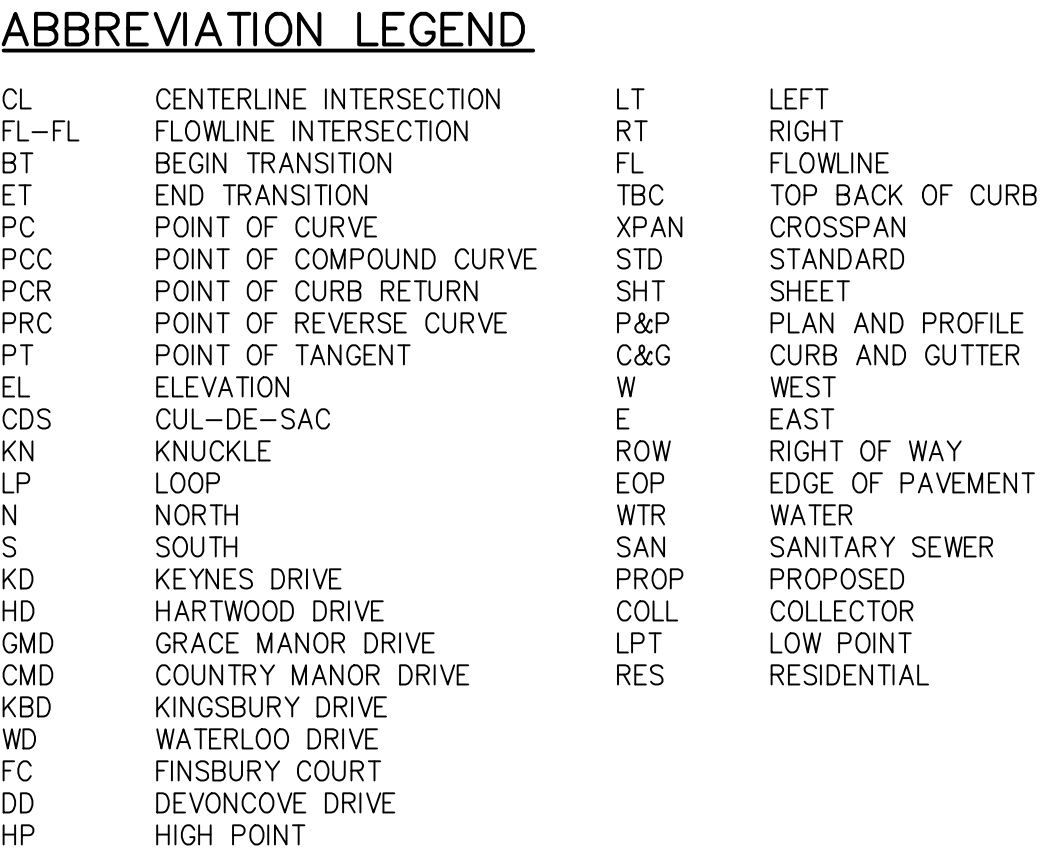
CHECKED BY: GW

212 N. WAHSATCH AVE. STE 305
COLORADO SPRINGS, CO 80903
PHONE: 719.555.5485

M&S CIVIL CONSULTANTS, INC.

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



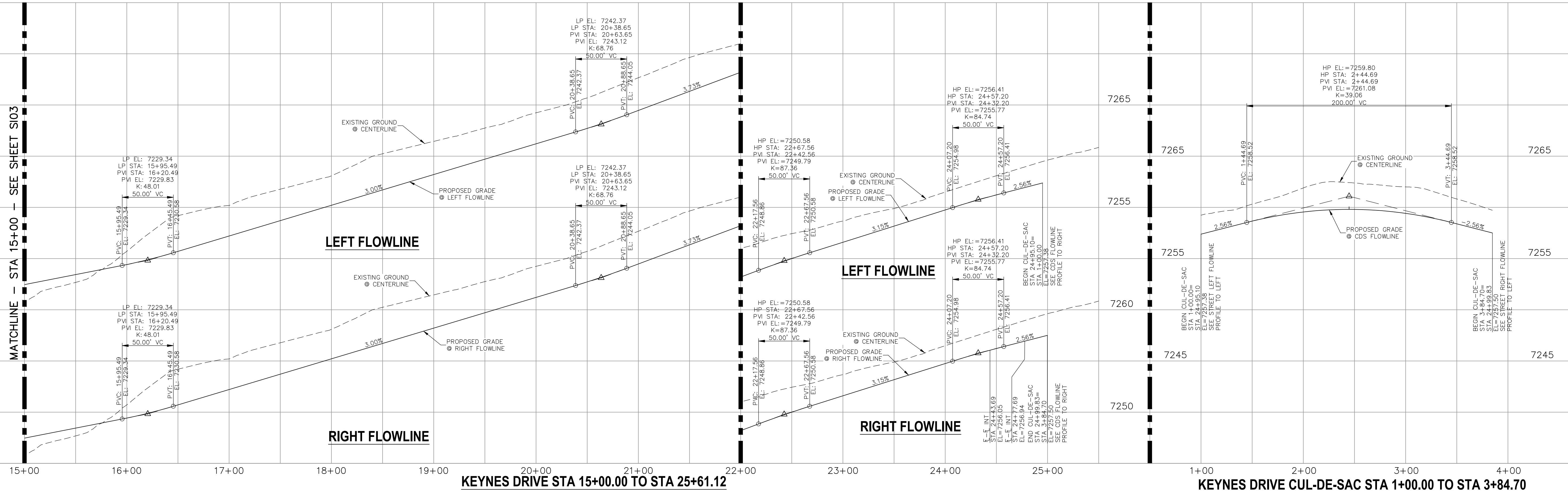
CENTERLINE LINE TABLE		
LINE	LENGTH	DIRECTION
L1	1422.70'	N0°35'00"W
L2	100.43'	N0°35'00"W
L3	5.02'	S5°43'41"W

CENTERLINE CURVE TABLE			
CURVE	RADIUS	LENGTH	DELTA
C1	45.00'	37.06'	47°10'57"
C3	45.00'	22.14'	28°11'11"
C4	44.17'	5.00'	6°29'09"

PCR CURVE TABLE			
CURVE	RADIUS	LENGTH	DELTA
C5	20.00	31.42	90.00
C6	20.00	33.56	96.14

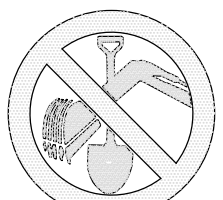
NOTES:

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 S114 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' 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

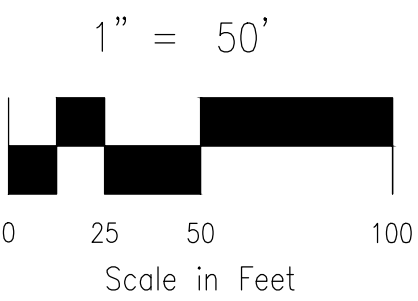
FOR AND ON
BEHALF OF
M&S CIVIL
CONSULTANTS,
INC.

REVISIONS:			
NO.	DATE	BY:	DESCRIPTION:
		APRV'D. BY:	DATE:

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

File: C:\Users\cpierce\Documents\10014A-PBH 14\PBH 14\dwg\Const Dwg\STREET\SI04.dwg Plotstamp: 12/31/2020 9:26 AM

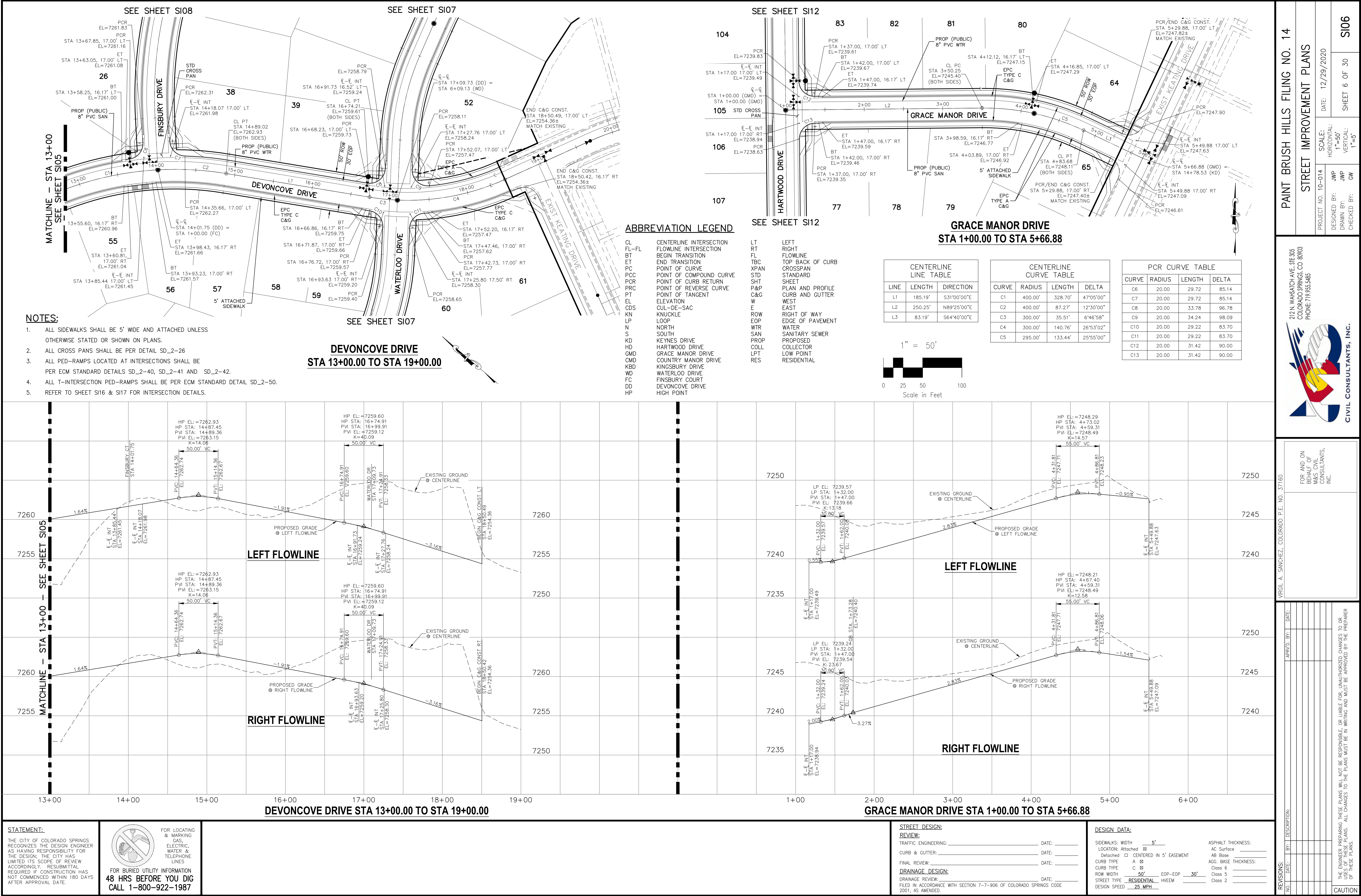


PCR CURVE TABLE			
CURVE	RADIUS	LENGTH	DELTA
C2	20.00	33.56	96.14
C3	20.00	31.42	90.00
C4	20.00	31.42	90.00
C5	20.00	31.42	90.00
C6	20.00	31.42	90.00
C7	20.00	31.42	90.00
C8	20.00	31.42	90.00
C9	20.00	32.18	92.20

CL	CENTERLINE INTERSECTION	LT	LEFT
FL-FL	FLOWLINE INTERSECTION	RT	RIGHT
BT	BEGIN TRANSITION	FL	FLOWLINE
PC	END TRANSITION	TBC	TOP BACK OF CURB
PT	POINT OF CURVE	XPAN	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
ELEV	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
HD	SEYMES DRIVE	PROP	PROPOSED
KD	HARTWOOD DRIVE	COLL	COLLECTOR
GMD	GRACE MANOR DRIVE	LPT	LOW POINT
OMD	COUNTRY MANOR DRIVE	RES	RESIDENTIAL
KBD	KINGSBURY DRIVE		
WR	WATERLOO DRIVE		
FC	FINSBURY COURT		
D	DEVONCOVE DRIVE		
HP	HIGH POINT		



<p>STATEMENT:</p> <p>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.</p>		<p>FOR LOCATING & MARKING GAS, ELECTRIC, WATER & TELEPHONE LINES</p>	<p>FOR BURIED UTILITY INFORMATION</p> <p>48 HRS BEFORE YOU DIG</p> <p>CALL 1-800-922-1987</p>		
<table border="0" style="width: 100%;"> <tr> <td style="width: 50%; vertical-align: top;"> <p>STREET DESIGN:</p> <p>REVIEW:</p> <p>TRAFFIC ENGINEERING: _____ DATE: _____</p> <p>CURB & GUTTER: _____ DATE: _____</p> <p>FINAL REVIEW: _____ DATE: _____</p> <p>DRAINAGE DESIGN:</p> <p>DRAINAGE REVIEW: _____ DATE: _____</p> <p>FILED IN ACCORDANCE WITH SECTION 7-7-906 OF COLORADO SPRINGS CODE 2001, AS AMENDED.</p> </td> <td style="width: 50%; vertical-align: top;"> <p>DESIGN DATA:</p> <p>SIDEWALKS: WIDTH _____ 5' _____</p> <p>LOCATION: Attached <input checked="" type="checkbox"/> _____ AC Surface _____</p> <p>Detached <input type="checkbox"/> CENTERED IN 5' EASEMENT AB Base _____</p> <p>CURB TYPE A <input checked="" type="checkbox"/> _____ AGG. BASE THICKNESS: _____</p> <p>CURB TYPE C <input checked="" type="checkbox"/> _____ Class 6 _____</p> <p>ROW WIDTH 50' _____ EOP-EOP 30' _____ Class 5 _____</p> <p>STREET TYPE RESIDENTIAL _____ HVEEM _____ Class 2 _____</p> <p>DESIGN SPEED 25 MPH _____</p> </td> </tr> </table>				<p>STREET DESIGN:</p> <p>REVIEW:</p> <p>TRAFFIC ENGINEERING: _____ DATE: _____</p> <p>CURB & GUTTER: _____ DATE: _____</p> <p>FINAL REVIEW: _____ DATE: _____</p> <p>DRAINAGE DESIGN:</p> <p>DRAINAGE REVIEW: _____ DATE: _____</p> <p>FILED IN ACCORDANCE WITH SECTION 7-7-906 OF COLORADO SPRINGS CODE 2001, AS AMENDED.</p>	<p>DESIGN DATA:</p> <p>SIDEWALKS: WIDTH _____ 5' _____</p> <p>LOCATION: Attached <input checked="" type="checkbox"/> _____ AC Surface _____</p> <p>Detached <input type="checkbox"/> CENTERED IN 5' EASEMENT AB Base _____</p> <p>CURB TYPE A <input checked="" type="checkbox"/> _____ AGG. BASE THICKNESS: _____</p> <p>CURB TYPE C <input checked="" type="checkbox"/> _____ Class 6 _____</p> <p>ROW WIDTH 50' _____ EOP-EOP 30' _____ Class 5 _____</p> <p>STREET TYPE RESIDENTIAL _____ HVEEM _____ Class 2 _____</p> <p>DESIGN SPEED 25 MPH _____</p>
<p>STREET DESIGN:</p> <p>REVIEW:</p> <p>TRAFFIC ENGINEERING: _____ DATE: _____</p> <p>CURB & GUTTER: _____ DATE: _____</p> <p>FINAL REVIEW: _____ DATE: _____</p> <p>DRAINAGE DESIGN:</p> <p>DRAINAGE REVIEW: _____ DATE: _____</p> <p>FILED IN ACCORDANCE WITH SECTION 7-7-906 OF COLORADO SPRINGS CODE 2001, AS AMENDED.</p>	<p>DESIGN DATA:</p> <p>SIDEWALKS: WIDTH _____ 5' _____</p> <p>LOCATION: Attached <input checked="" type="checkbox"/> _____ AC Surface _____</p> <p>Detached <input type="checkbox"/> CENTERED IN 5' EASEMENT AB Base _____</p> <p>CURB TYPE A <input checked="" type="checkbox"/> _____ AGG. BASE THICKNESS: _____</p> <p>CURB TYPE C <input checked="" type="checkbox"/> _____ Class 6 _____</p> <p>ROW WIDTH 50' _____ EOP-EOP 30' _____ Class 5 _____</p> <p>STREET TYPE RESIDENTIAL _____ HVEEM _____ Class 2 _____</p> <p>DESIGN SPEED 25 MPH _____</p>				



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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.



PCR CURVE TABLE			
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	TBC	TOWP LINE
ED	END TRANSITION	FBL	TOP BACK OF CURB
PC	POINT OF CURVE	XPAN	GROSSPAN
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 OF WAY
LP	LOOP	EOP	EDGE OF PAVEMENT
N	NORTH	WTR	WATER
KD	KNOX DRIVE	SAN	SANITARY SEWER
KS	KINGS 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		
DD	DEVONCOVE DRIVE		
HP	HIGH POINT		



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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 ☒ 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

REVISIONS:

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STREET IMPROVEMENT PLANS

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

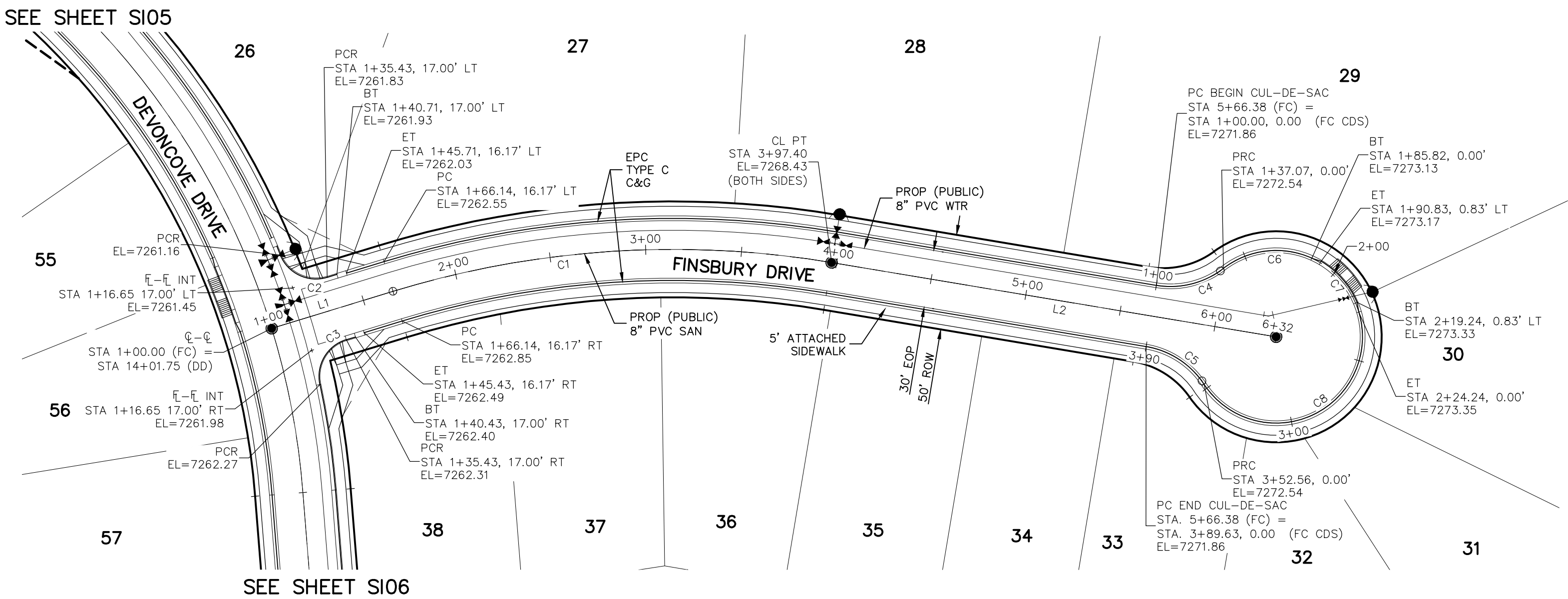
212 N. WAHSATCH AVE., STE 305
COLORADO SPRINGS, CO 80903
PHONE: 719.955.5485



AUTION

NOTES:

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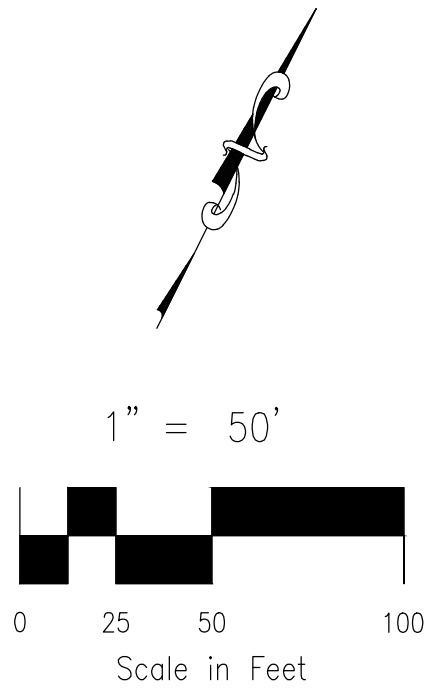
FINSBURY DRIVE
STA 1+00.00 TO STA 6+32.40

CENTERLINE LINE TABLE		
LINE	LENGTH	DIRECTION
L1	66.14'	N46°30'00"E
L2	235.00'	N73°00'00"E

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

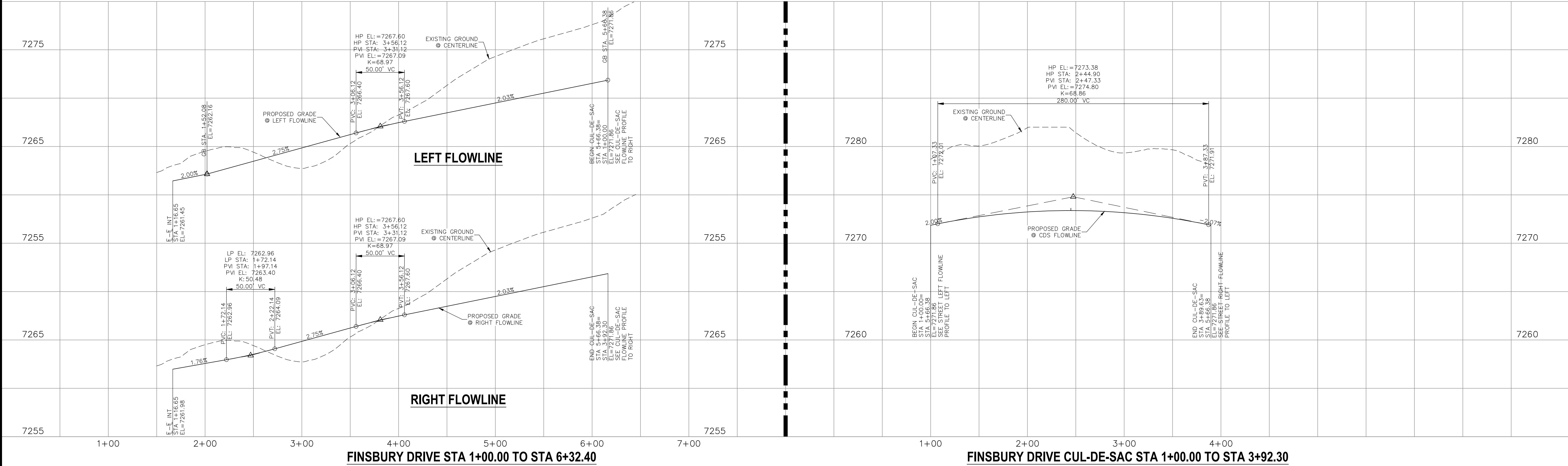
PCR CURVE TABLE			
CURVE	RADIUS	LENGTH	DELTA
C2	20.00	29.72	85.14
C3	20.00	29.72	85.14
C4	45.00	37.06	47.18
C5	45.00	37.06	47.18

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



ABBREVIATION LEGEND

CL-FL	CENTERLINE INTERSECTION	LT	LEFT
BT	FLOWLINE INTERSECTION	RT	RIGHT
ET	BEGIN TRANSITION	FL	FLOWLINE
PC	END TRANSITION	TBC	TOP BACK OF CURB
PCC	POINT OF CURVE	XPAN	CROSSSPAN
PCR	POINT OF COMPOUND CURVE	STD	STANDARD
PT	POINT OF CURB RETURN	SHT	SHEET
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KN	ELEVATION	W	WEST
LP	CUL-DE-SAC	E	EAST
N	KNUCKLE	ROW	RIGHT OF WAY
LD	LOOP	EOP	EDGE OF PAVEMENT
ND	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	KINGSBURY DRIVE		
DD	WATERLOO DRIVE		
HP	FINSBURY COURT		
	DEVONCOVE DRIVE		
	HIGH POINT		

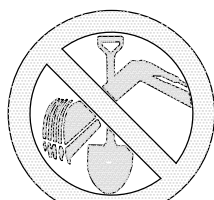


FINSBURY DRIVE STA 1+00.00 TO STA 6+32.40

FINSBURY DRIVE CUL-DE-SAC STA 1+00.00 TO STA 3+92.30

STATEMENT:

THE CITY OF COLORADO SPRINGS
RECOGNIZES THE DESIGN ENGINEER
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REQUIRED IF CONSTRUCTION HAS
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AFTER APPROVAL DATE.



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& MARKING
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WATER &
TELEPHONE
LINES

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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 ☐ CENTERED IN 5' EASEMENT

CURB TYPE A ☒ _____

CURB TYPE C ☒ _____

ROW WIDTH 50' _____

STREET TYPE RESIDENTIAL _____

DESIGN SPEED 25 MPH _____

ASPHALT THICKNESS:

AC Surface _____

AB Base _____

AGG. BASE THICKNESS:

Class 6 _____

Class 5 _____

Class 2 _____

REVISIONS: NO. DATE: BY: DESCRIPTION:

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

212 N. WABATCH AVE., STE 305
COLORADO SPRINGS, CO 80903
PHONE: 719.555.5485



PAINT BRUSH HILLS FILING NO. 14

STREET IMPROVEMENT PLANS

PROJECT NO. 10-014

DESIGNED BY: JWP

DRAWN BY: JWP

CHECKED BY: GW

SCALE:

HORIZONTAL:

VERTICAL:

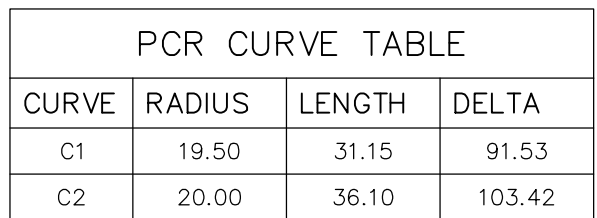
DATE: 12/29/2020

SHEET 8 OF 30

S108

THE DESIGNER 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



CL	CENTERLINE INTERSECTION	LT	LEFT
FL-FL	FLOWLINE INTERSECTION	RT	RIGHT
BT	BEGIN TRANSITION	FLC	FLOWLINE
ET	END TRANSITION	FBC	TOP BACK OF CURB
PC	POINT OF CURVE	XPN	CROSSAN
PCC	POINT OF COMPOUND CURVE	STD	STANDARD
PCCR	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
CNS	CUL-DE-SAC	E	EAST
OD	KNUCKLE	ROW	RIGHT OF WAY
LP	LOOP	EOP	EDGE OF PAVEMENT
N	NORTH	WTR	WATER
S	SOUTH	SAN	SANITARY SEWER
KD	KINGSBUR DRIVE	PROP	PROPOSED
HD	HARTWOOD DRIVE	COLL	COLLECTOR
GMD	GRACE MANOR DRIVE	LPT	LOW POINT
CMD	COUNTRY MANOR DRIVE	RES	RESIDENTIAL
KBD	KINGSBURD 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
- REFER TO SHEET SH14 FOR INTERSECTION DETAILS.



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REQUIRED IF CONSTRUCTION HAS
NOT COMMENCED WITHIN 180 DAYS
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REVIEW:

TRAFFIC ENGINEERING: _____ DATE: _____

CURB & GUTTER: _____ DATE: _____

FINAL REVIEW: _____ DATE: _____

DRAINAGE REVIEW: _____ DATE: _____
FILED IN ACCORDANCE WITH SECTION 7-7-906 OF COLORADO SPRINGS CODE
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SIDEWALKS: WIDTH 5' ASPHALT THICKNESS: _____
 LOCATION: Attached ☒ AC Surface _____
 Detached ☐ CENTERED IN 5' EASEMENT AB Base _____
 CURB TYPE A ☒ AGG. BASE THICKNESS: _____
 C ☐ Class 6 _____
 ROW WIDTH 50' EOP-EOP 30' Class 5 _____
 STREET TYPE RESIDENTIAL HVEEM _____ Class 2 _____
 DESIGN SPEED 25 MPH

REVISIONS:			
NO.	DATE:	BY:	DESCRIPTION:
		APR'D. BY:	DATE:
VIRGIL A. SANCHEZ, COLORADO P.E. NO. 37160			

[illegible]

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CAUTION

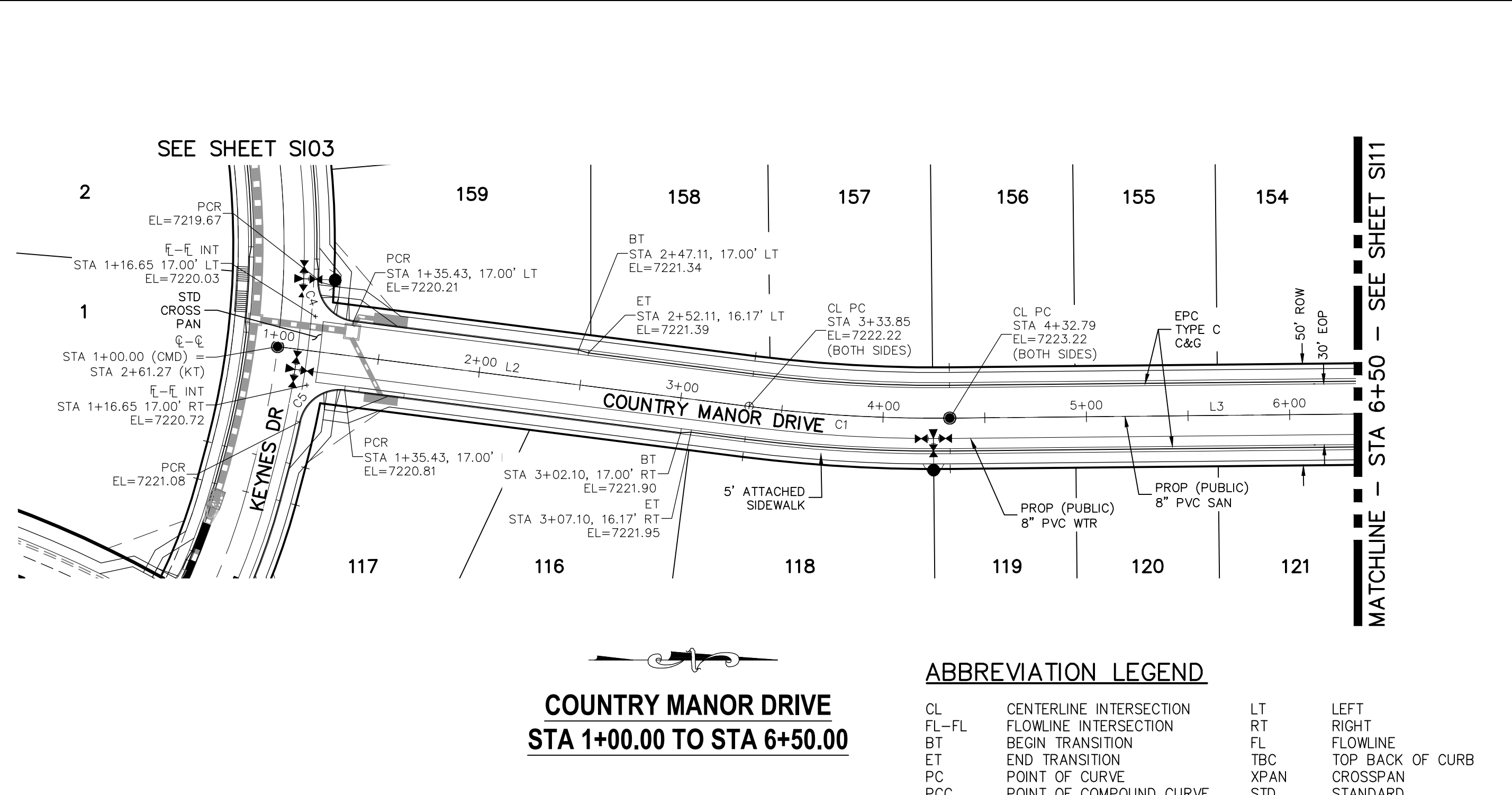
PAINT BRUSH HILLS FILING NO. 14

STREET IMPROVEMENT PLANS

PROJECT NO. 10-014

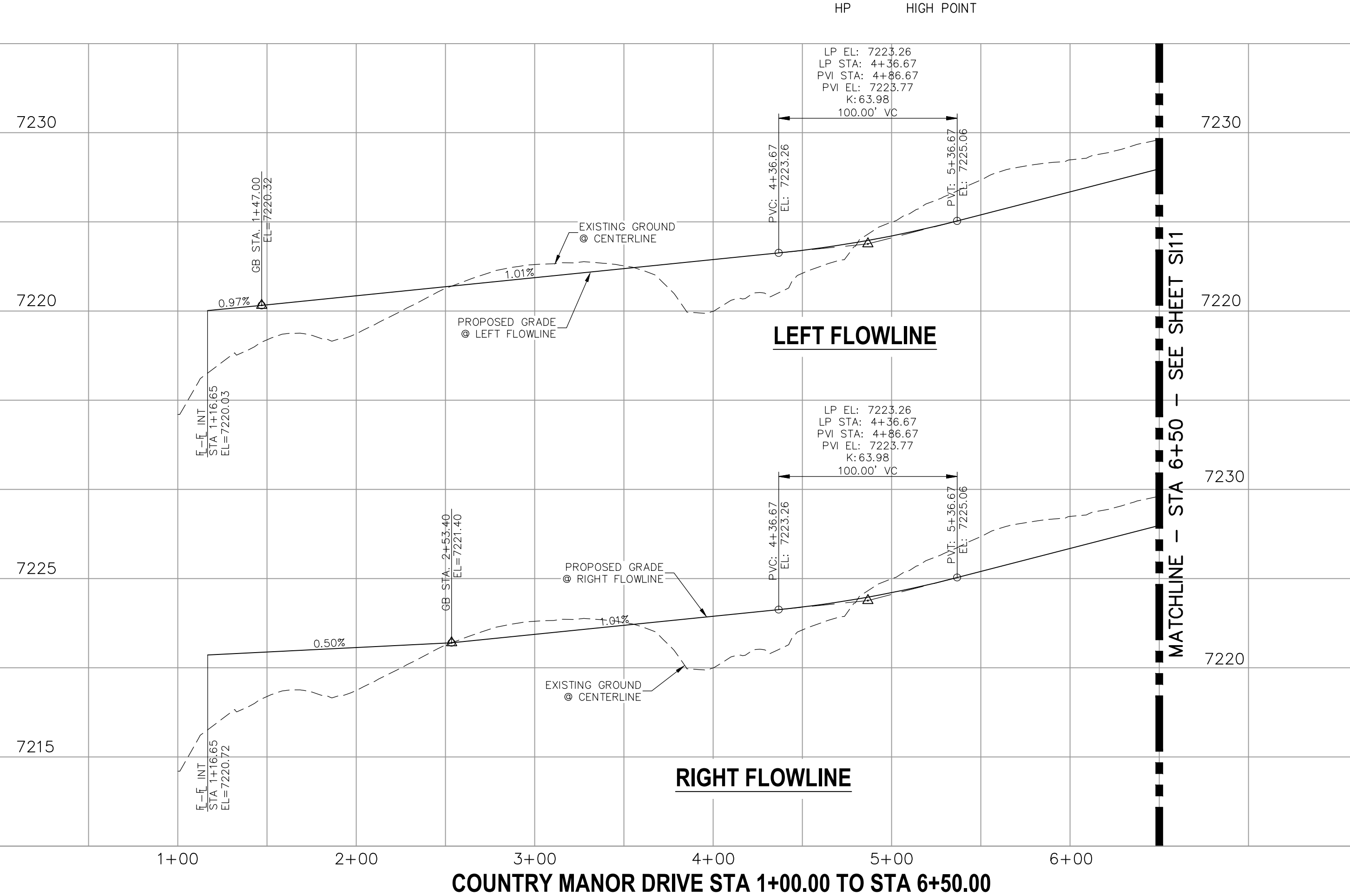
DESIGNED BY: JWP
DRAWN BY: IWP

SHEET 9 OF 30 S109



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

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
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PRC	POINT OF REVERSE CURVE	P&P	PLAN AND PROFILE
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CDS	CUL-DE-SAC	E	EAST
KN	KNUCKLE	ROW	RIGHT OF WAY
LP	LOOP	EDGE	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
CMD	COUNTRY MANOR DRIVE	RES	RESIDENTIAL

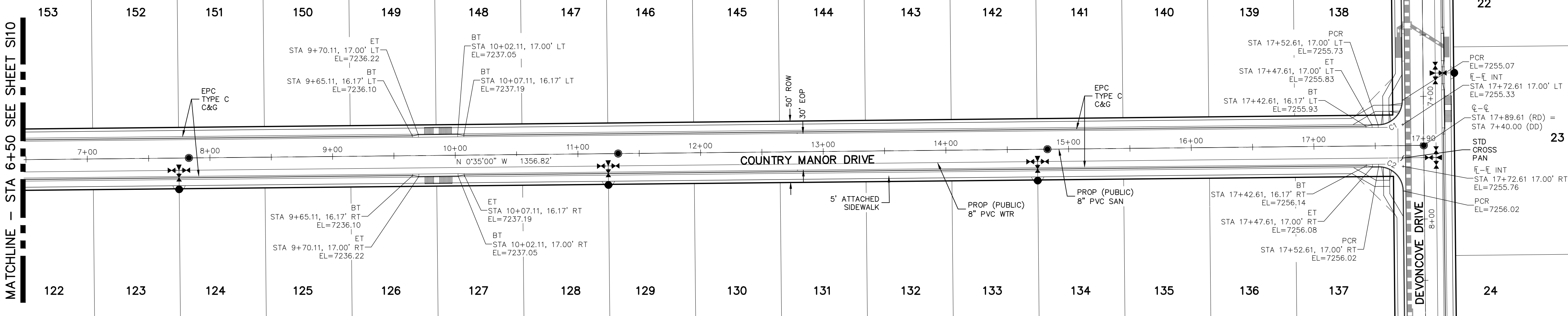


DESIGN DATA:

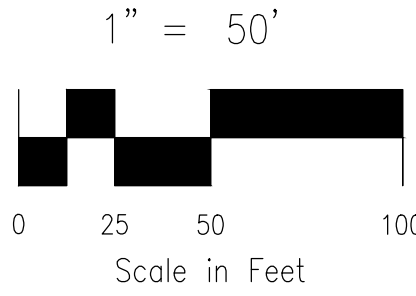
SIDEWALKS: WIDTH	5'	ASPHALT THICKNESS:	
LOCATION: Attached	<input checked="" type="checkbox"/>	AC Surface	
Detached	<input type="checkbox"/>	AB Base	
CURB TYPE	A	AGG. BASE THICKNESS:	
CURB TYPE	C	Class 6	
ROW WIDTH	50'	Class 5	
STREET TYPE	RESIDENTIAL	Class 2	
DESIGN SPEED	25 MPH		

MATCHLINE - STA 6+50 SEE SHEET S10

SEE SHEET S105



PCR CURVE TABLE			
CURVE	RADIUS	LENGTH	DELTA
C1	20.00	31.42	90.00
C2	20.00	31.42	90.00



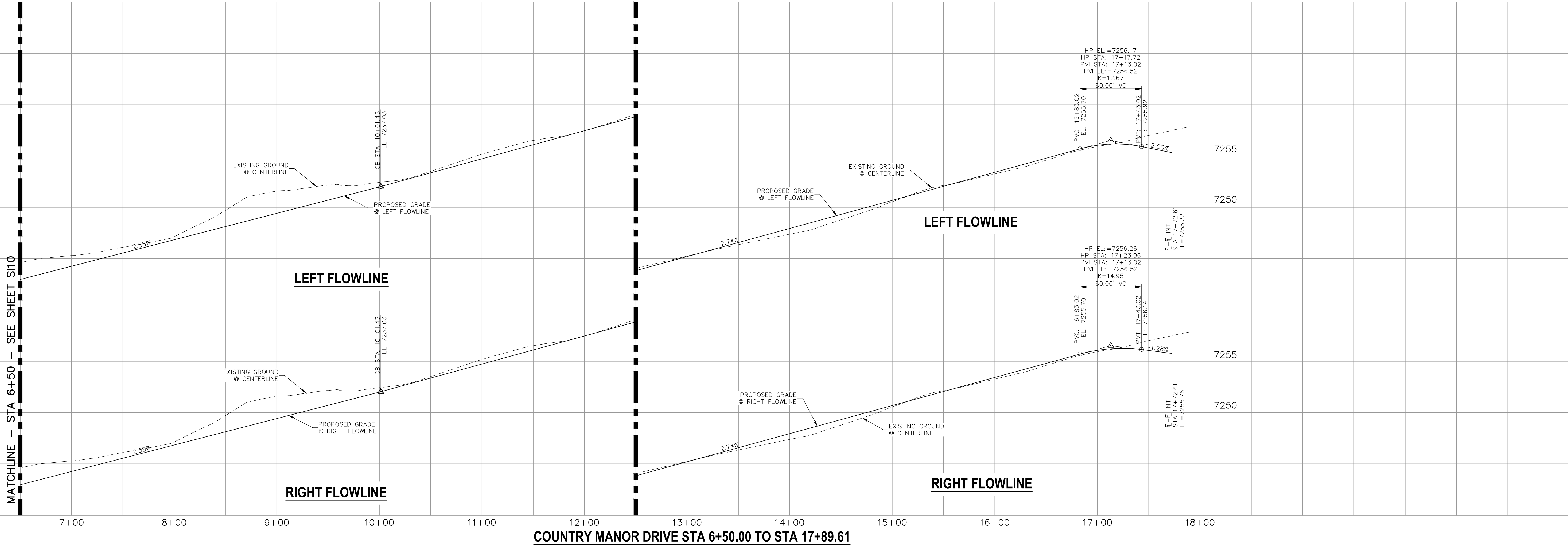
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5. REFER TO SHEET S115 FOR INTERSECTION DETAILS.

COUNTRY MANOR DRIVE
STA 6+50.00 TO STA 17+89.61

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 CURB RETURN	SHT	SHEET
PRC	POINT OF REVERSE CURVE	P&P	PLAN AND PROFILE
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EL	ELEVATION	W	WEST
CDS	CUL-DE-SAC	E	EAST
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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		



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: _____

DRAINAGE DESIGN:

FINAL REVIEW: _____ DATE: _____
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 ☐ CENTERED IN 5' EASEMENT
CURB TYPE A ☒ B ☐ C ☐
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

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

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

CAUTION

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



CIVIL CONSULTANTS, INC.

PROJECT NO. 10-014

DESIGNED BY: JWP
DRAWN BY: JWP
CHECKED BY: GW

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

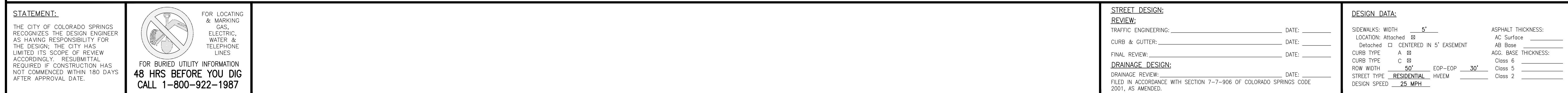
DATE: 12/29/2020

STREET IMPROVEMENT PLANS

PAIN BRUSH HILLS FILING NO. 14

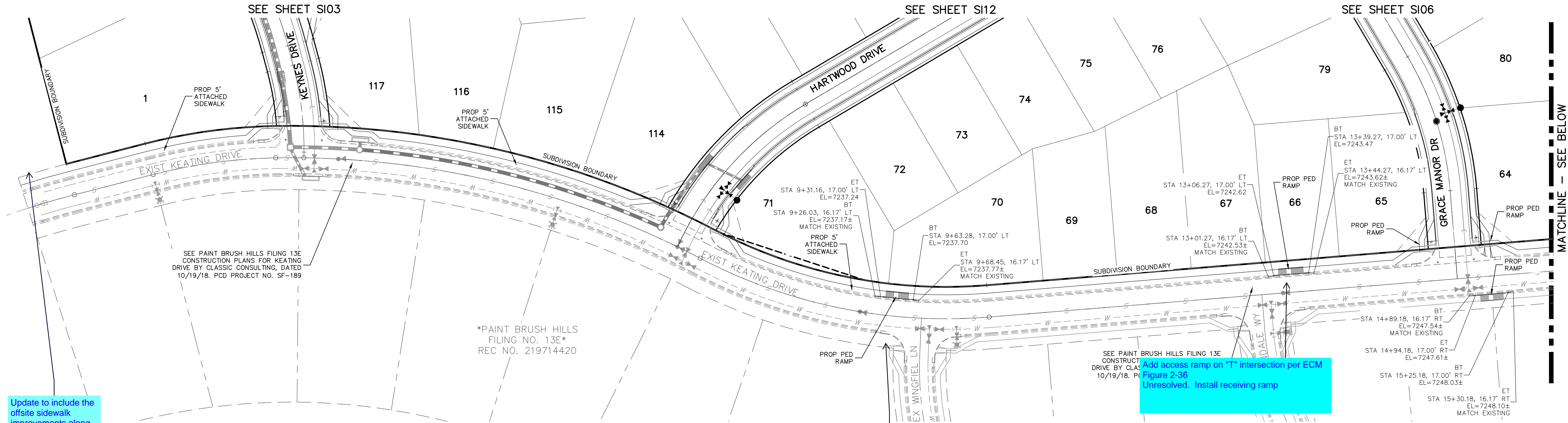
SHEET 11 OF 30

S11



NOTES:

1. INSTALL 5' WIDE ATTACHED SIDEWALK AND PEDESTRIAN RAMPS ALONG EXISTING KEATING 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 S114, S116 & S117 FOR INTERSECTION DETAILS.



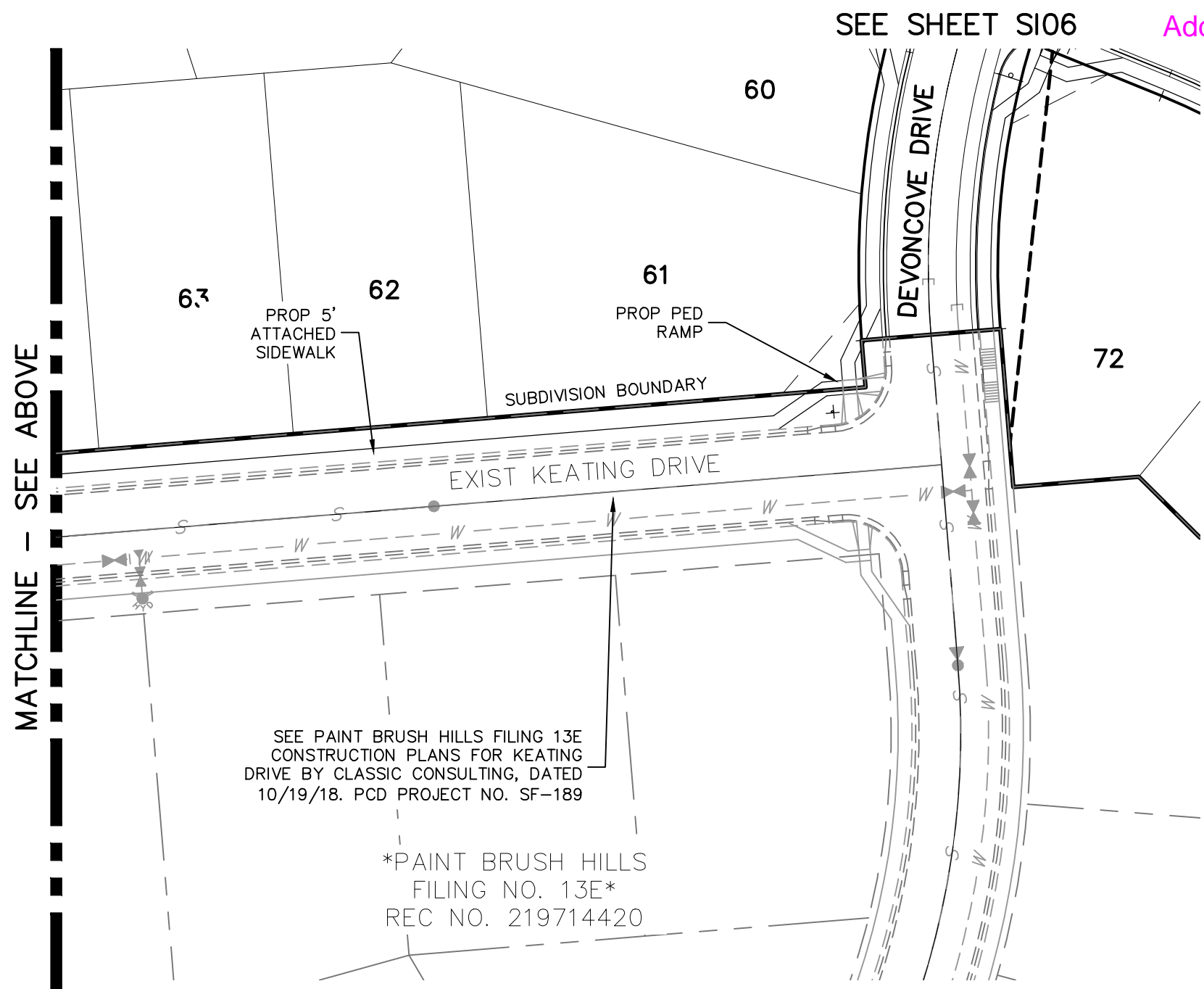
Update to include the offsite sidewalk improvements along Keating Dr and Rockingham

Added as requested

EXISTING KEATING DRIVE

Add access ramp on Tⁿ intersection per ECM Figure 2-36
Unresolved. Install receiving ramp

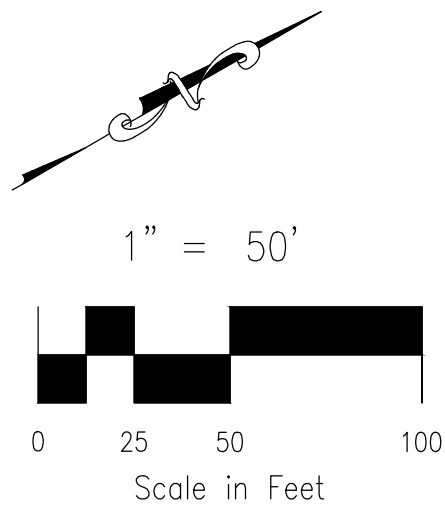
Added as requested



EXISTING KEATING DRIVE

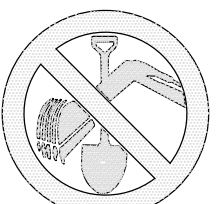
ABBREVIATION LEGEND

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 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	SAN	SANITARY SEWER
KD	KEYNES 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		
DD	DEVONCOVE DRIVE		
HP	HIGH POINT		



STATEMENT:

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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. 377160

APPROVED BY: _____

DATE: _____

REVISIONS: NO. DATE: DESCRIPTION: _____

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: 12/29/2020

SHEET 13 OF 30

S113

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



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 USES OF THESE PLANS. ALL CHANGES TO THE PLANS MUST BE IN WRITING AND MUST BE APPROVED BY THE PREPARER OF THESE PLANS.

CAUTION

provide slope. Typical comment for all intersection details.

Be advise the pedestrian access route (PAR) shall not exceed 5% (ECM 6.3.2).

If the PAR exceeds 5% then these are considered ramp run and landings are required on both ends with edge protection. See ECM 6.3.1.G.5, ECM 6.3.1.G.6, and Figure 6-8 for criteria.

Comment applies to all intersection details and will be reviewed on the resubmittal once the request information is shown.

All intersection have been update per the criteria as quoted

label the slope along the PAR. The cross slope shall not exceed 2% at yield or stop controlled crossing and 5% max for intersections without yield or stop control.

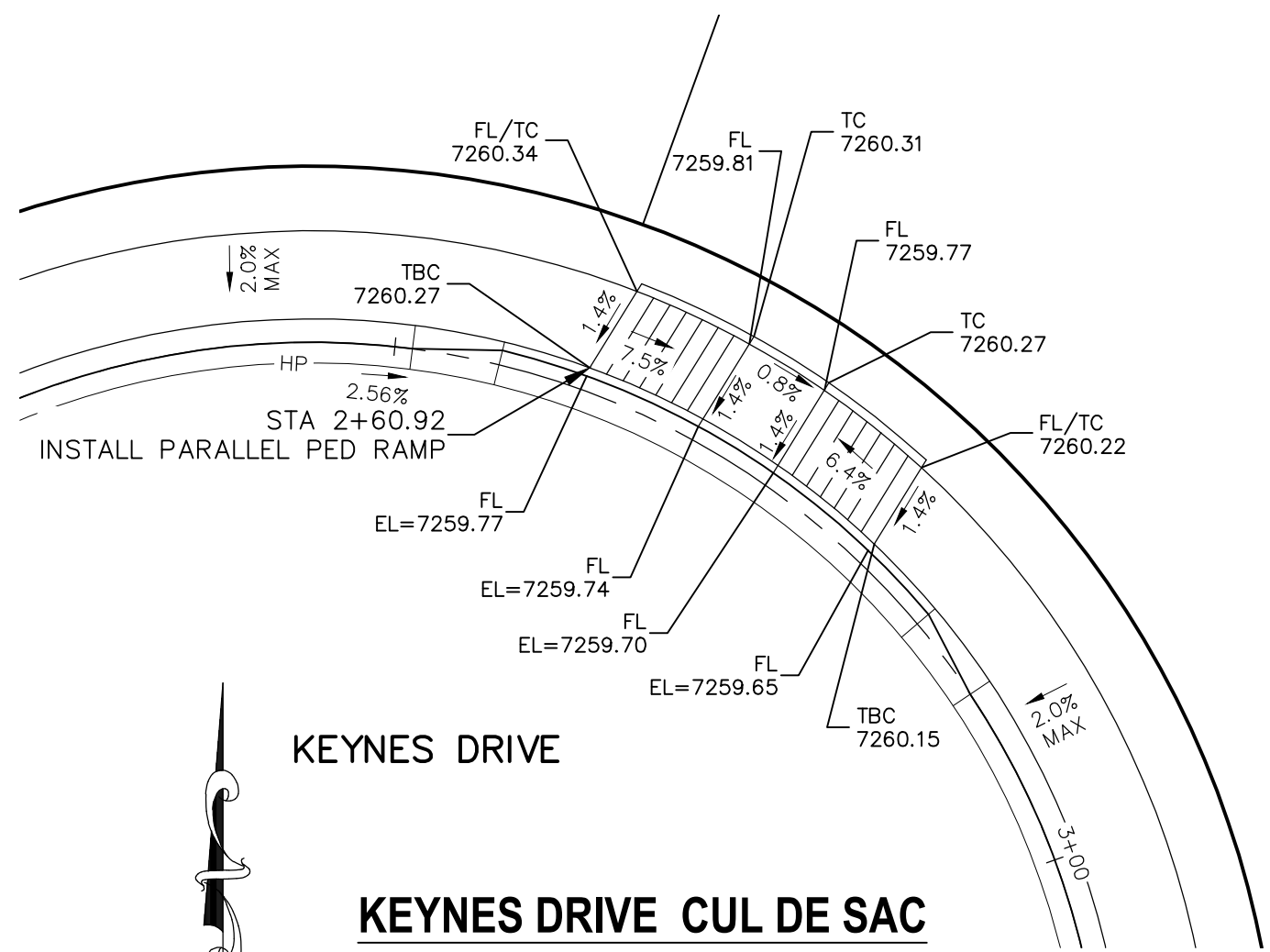
See ECM 6.3.2.C and Figure 6-9 for criteria.

Comment applies to all intersection details and will be reviewed on the resubmittal once the request information is shown.

This does not meet criteria if 2.3% slope extends through the PAR.

FOR KEATING DRIVE SEE APPROVED CONSTRUCTION PLANS FOR PAINT BRUSH HILLS FILING 13E BY CLASSIC CONSULTING, DATED 10/19/18, PCD PROJECT NO. SF-189

KEYNES DRIVE & EX. KEATING DRIVE

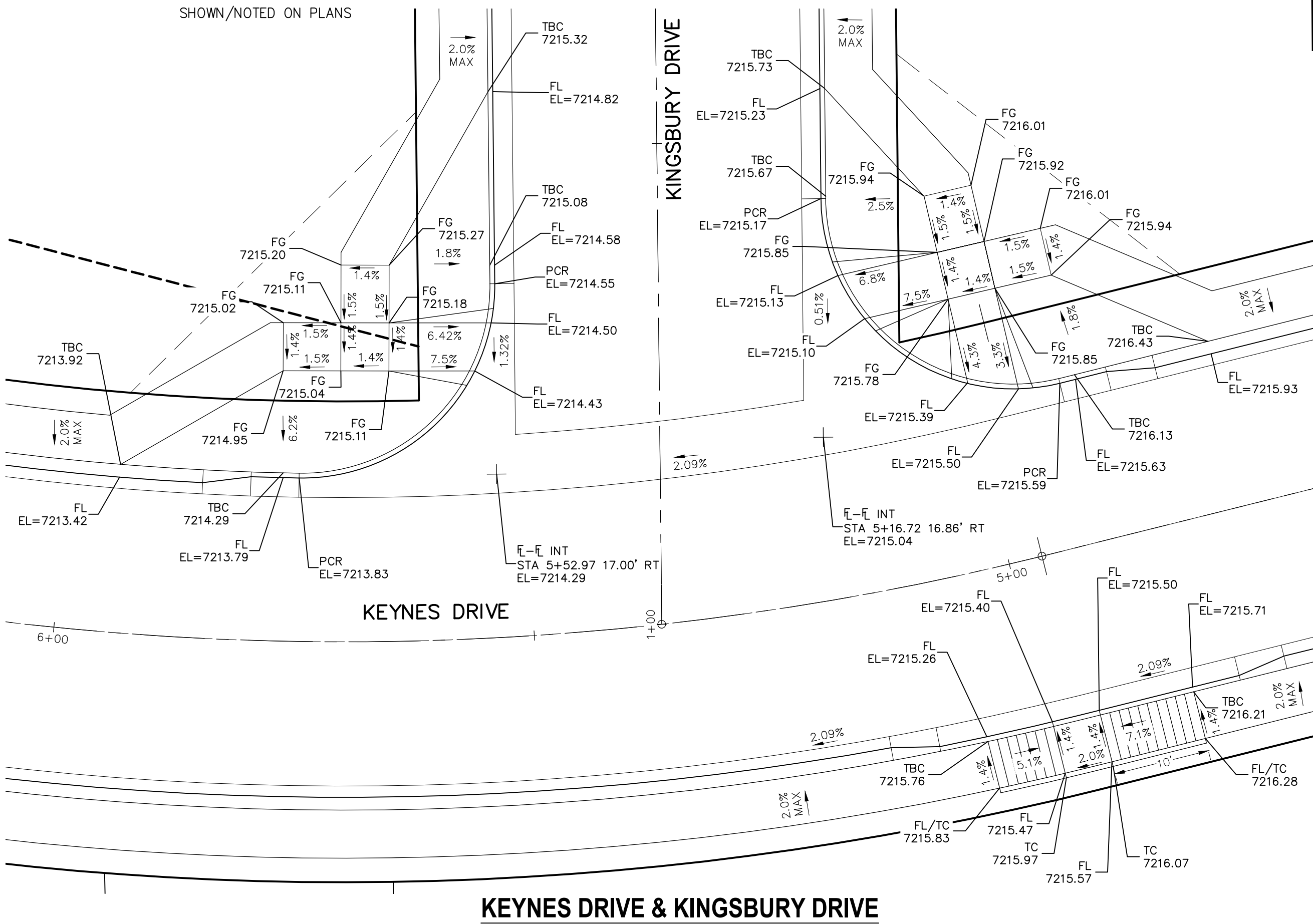


KEYNES DRIVE CUL DE SAC

NOTES:

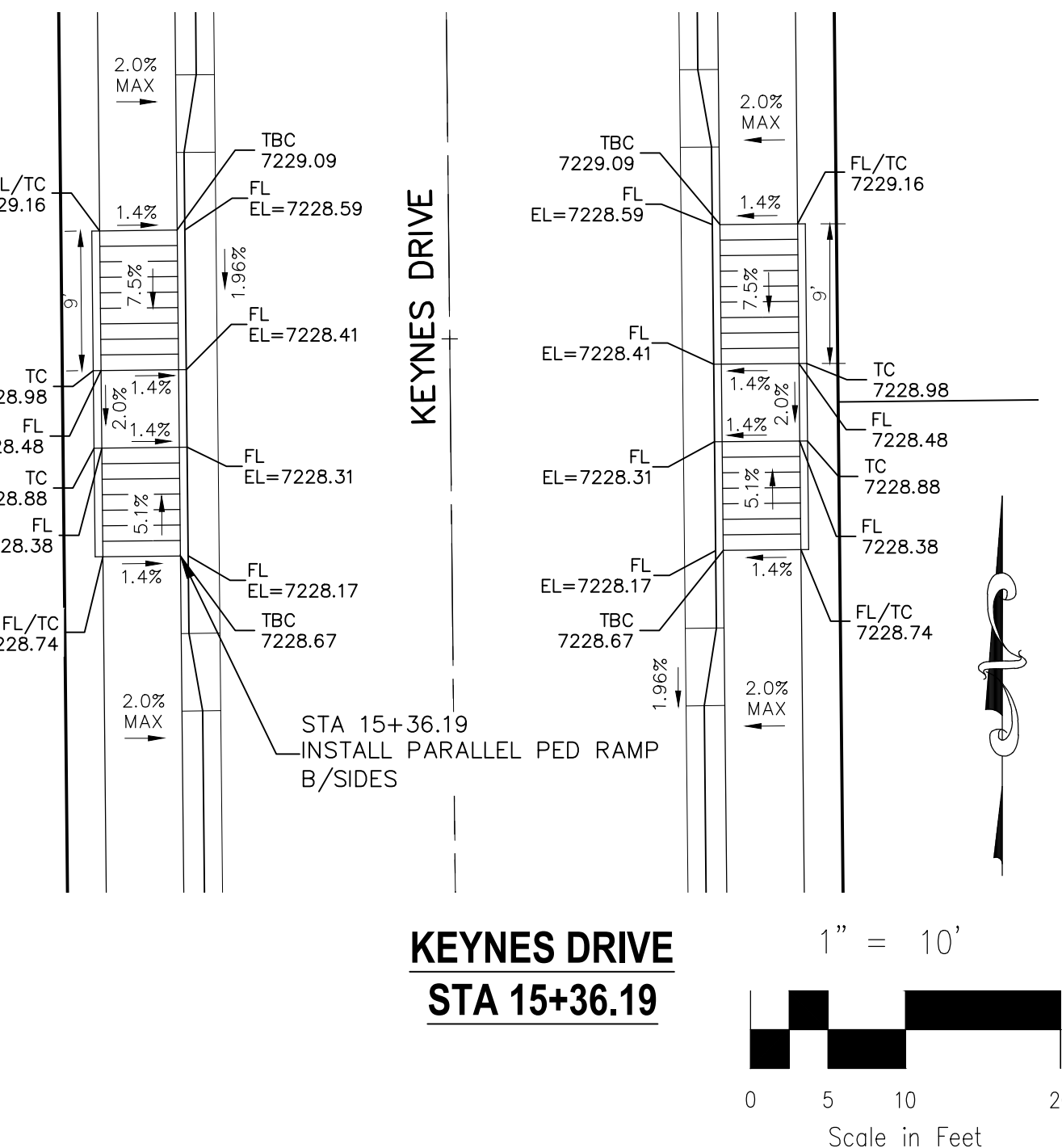
1. ALL PARALLEL RAMPS ARE 7' IN LENGTH UNLESS OTHERWISE SHOWN/NOTED ON PLANS

KEYNES DRIVE & COUNTRY MANOR DRIVE



KEYNES DRIVE & KINGSBURY DRIVE

KEYNES DRIVE & DEVONCOVE DRIVE



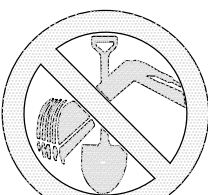
KEYNES DRIVE STA 15+36.19

1" = 10'

Scale in Feet

STATEMENT:

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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 _____
CURB TYPE 1 ☐ AB Base _____
CURB TYPE 5 ☐ AGG. BASE THICKNESS: _____
ROW WIDTH 50' EOP-EOP 30' Class 6 _____
STREET TYPE RESIDENTIAL HVEEM Class 5 _____
DESIGN SPEED 25 MPH Class 2 _____

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

APPROV. BY: _____ DATE: _____

DESIGNED BY: _____

DRAWN BY: _____

CHECKED BY: _____

PROJECT NO. 10-014

DATE: 12/29/2020

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

2121 N. WABASH AVE., STE 303
COLORADO SPRINGS, CO 80903
PHONE: 719.555.5485



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CAUTION

PAINT BRUSH HILLS FILING NO. 14

INTERSECTION DETAILS

SCALE: 1"=50'

HORIZONTAL: 1"=50'

VERTICAL: 1"=5'

PROJECT NO. 10-014

DESIGNED BY: JWP

DRAWN BY: JWP

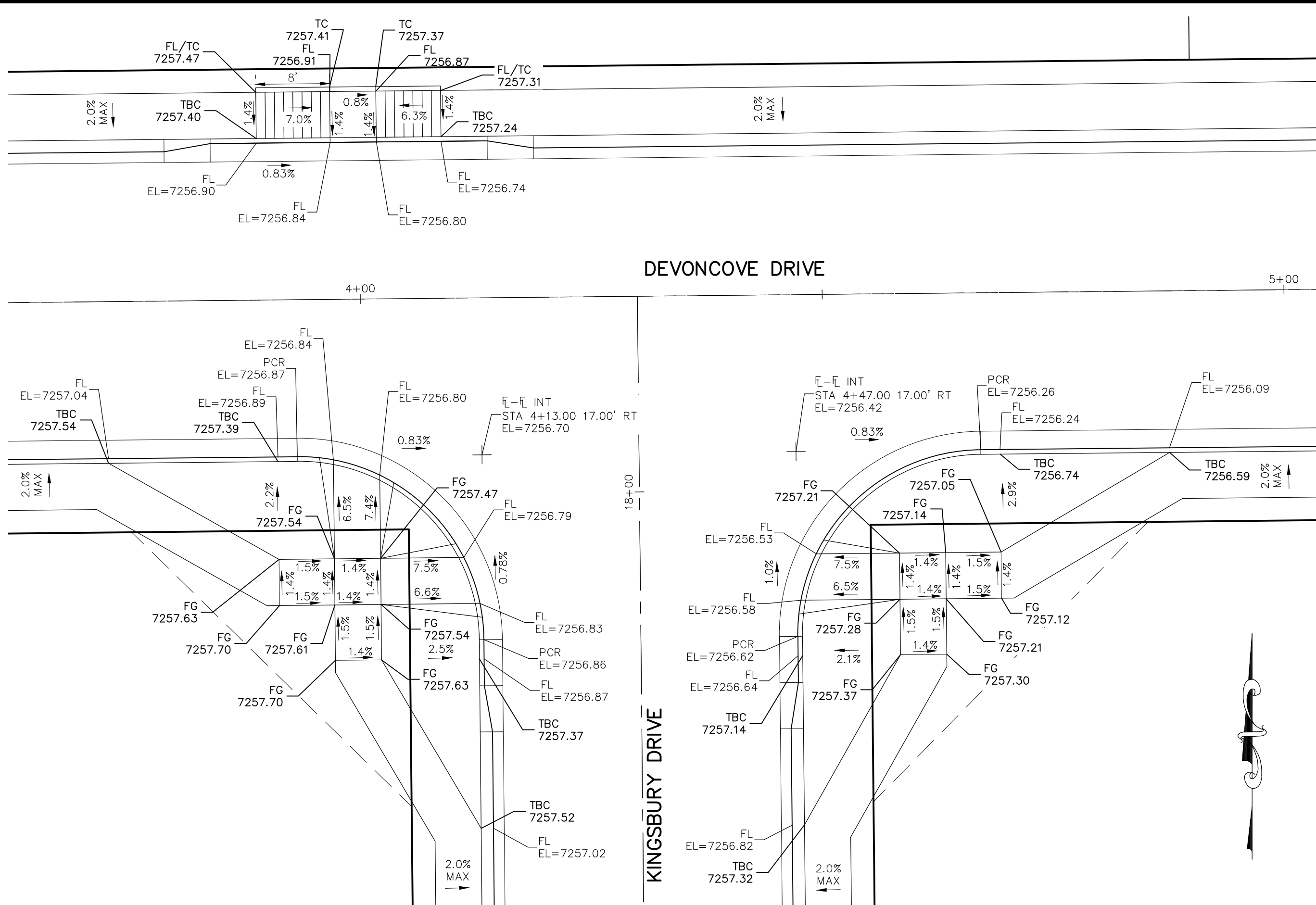
CHECKED BY: GW

DATE: 12/29/2020

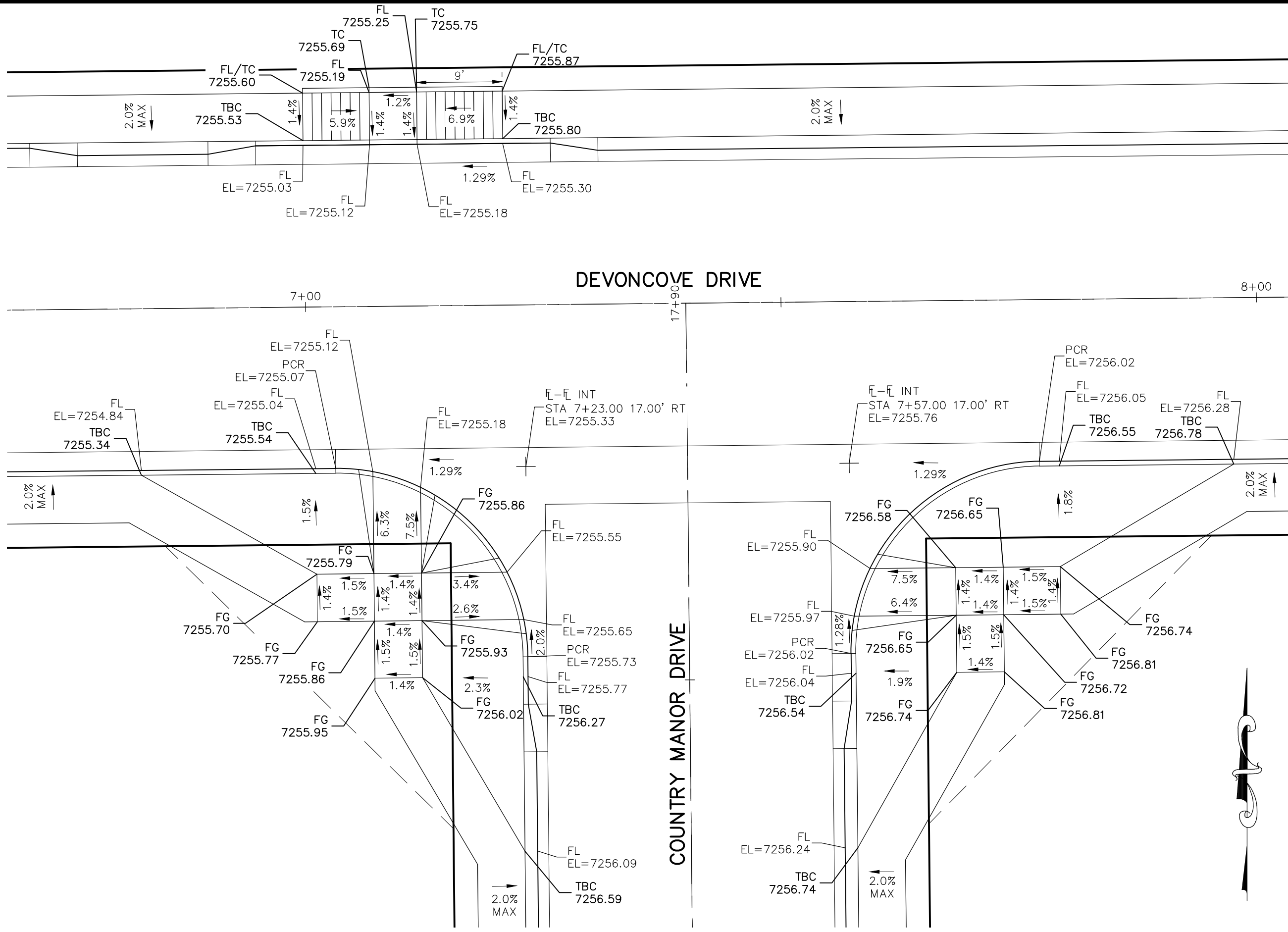
SHEET 14 OF 30

S114

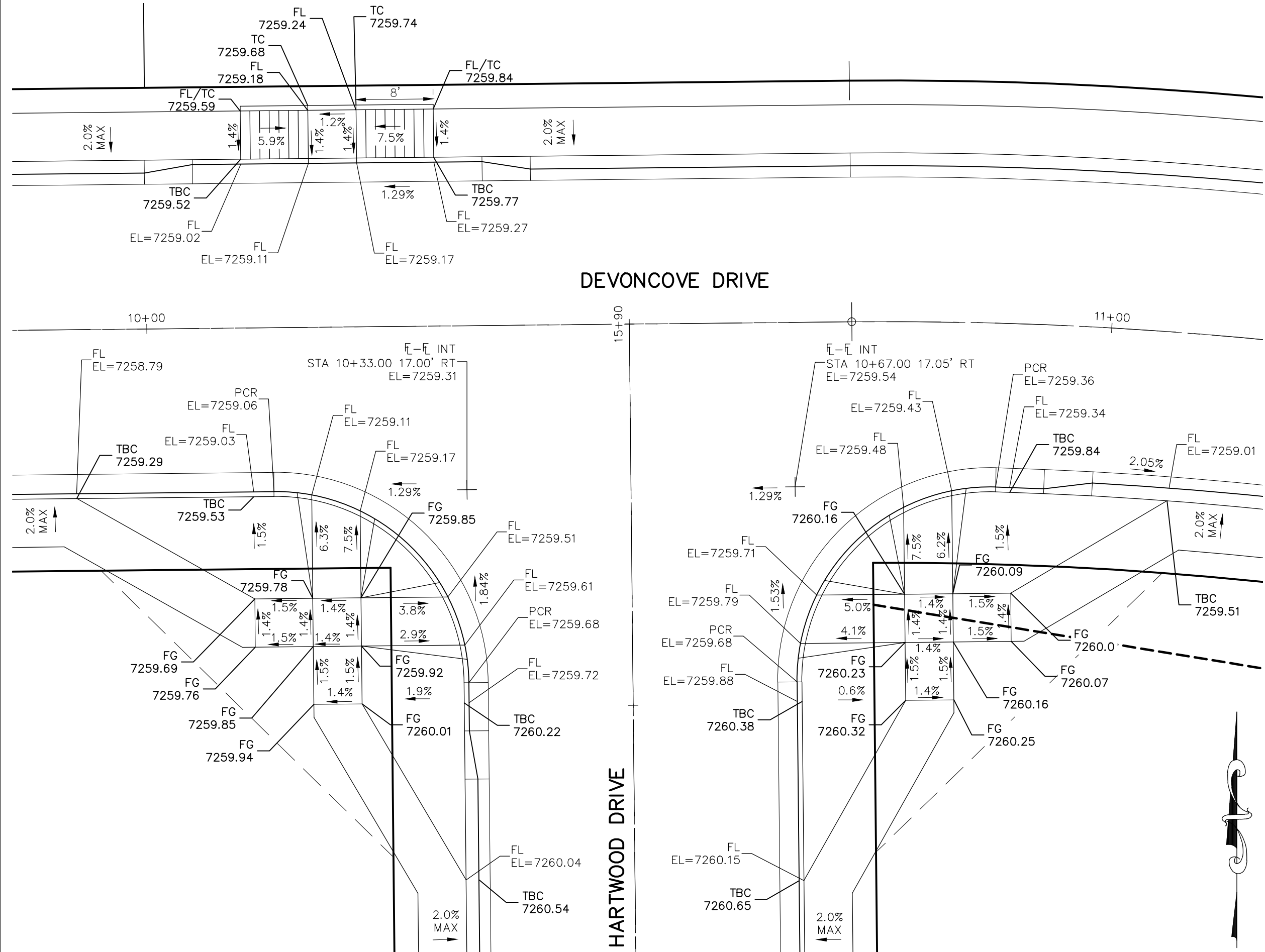
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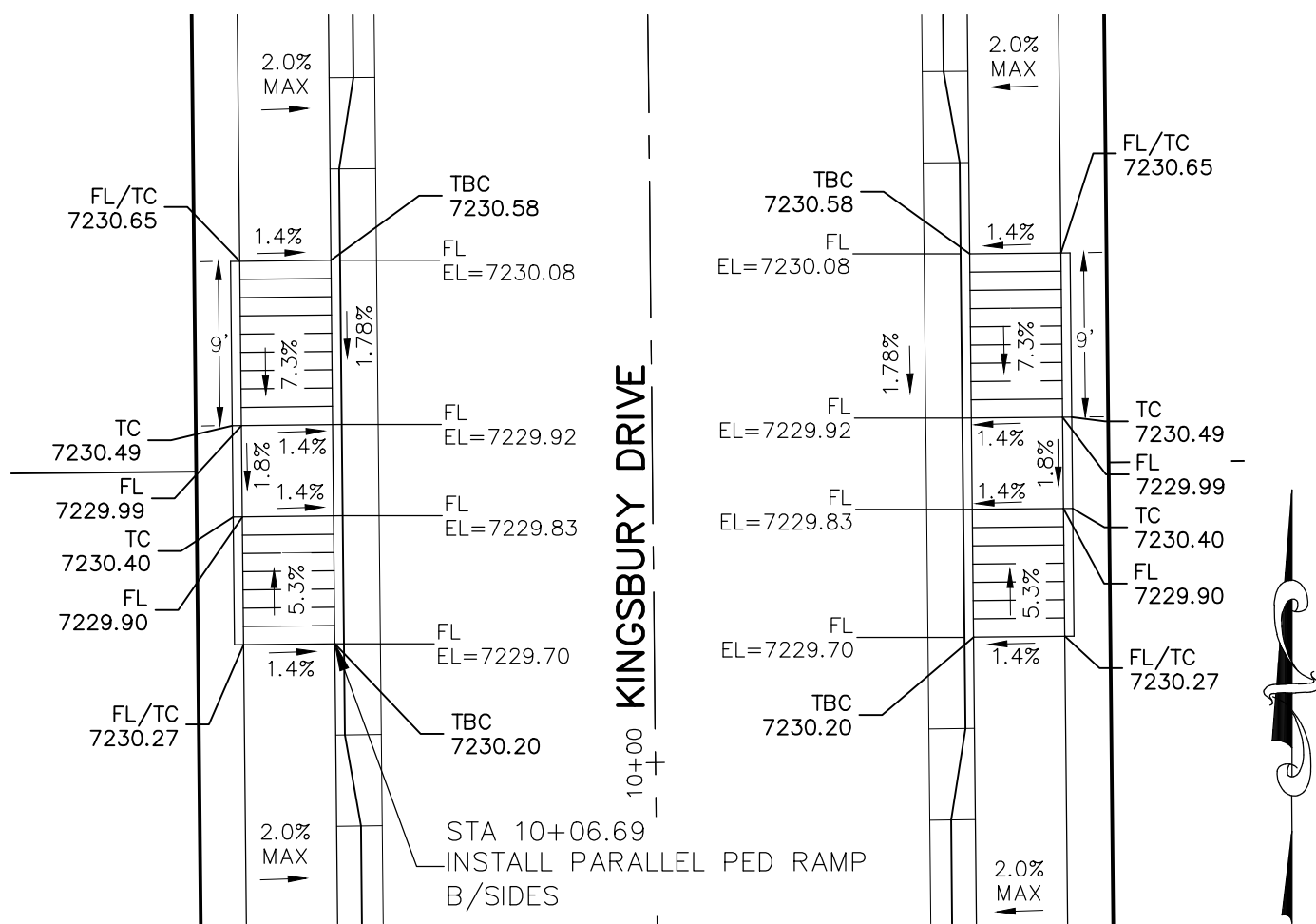
DEVONCOVE DRIVE & KINGSBURY DRIVE



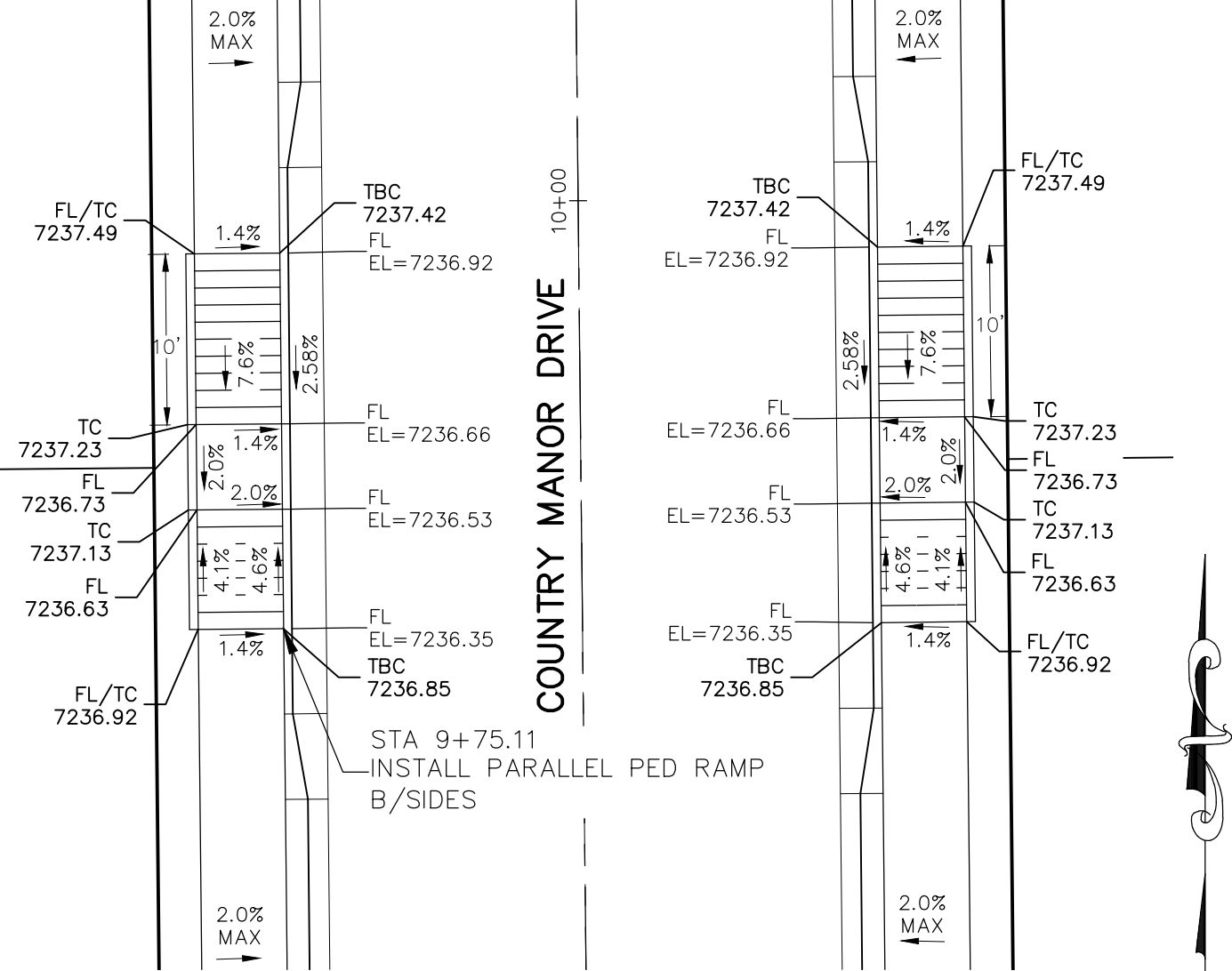
DEVONCOVE DRIVE & COUNTRY MANOR DRIVE



DEVONCOVE DRIVE & HARTWOOD DRIVE



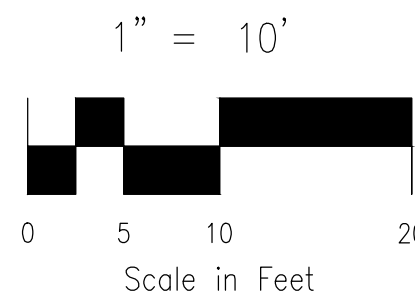
KINGSBURY DRIVE
STA 10+06.69



COUNTRY MANOR DRIVE
STA 9+75.11

NOTES:

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



STATEMENT:

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STREET DESIGN:

REVIEW:

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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 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 25 MPH

REVISIONS: NO. DATE: BY: DESCRIPTION:

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

CAUTION

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

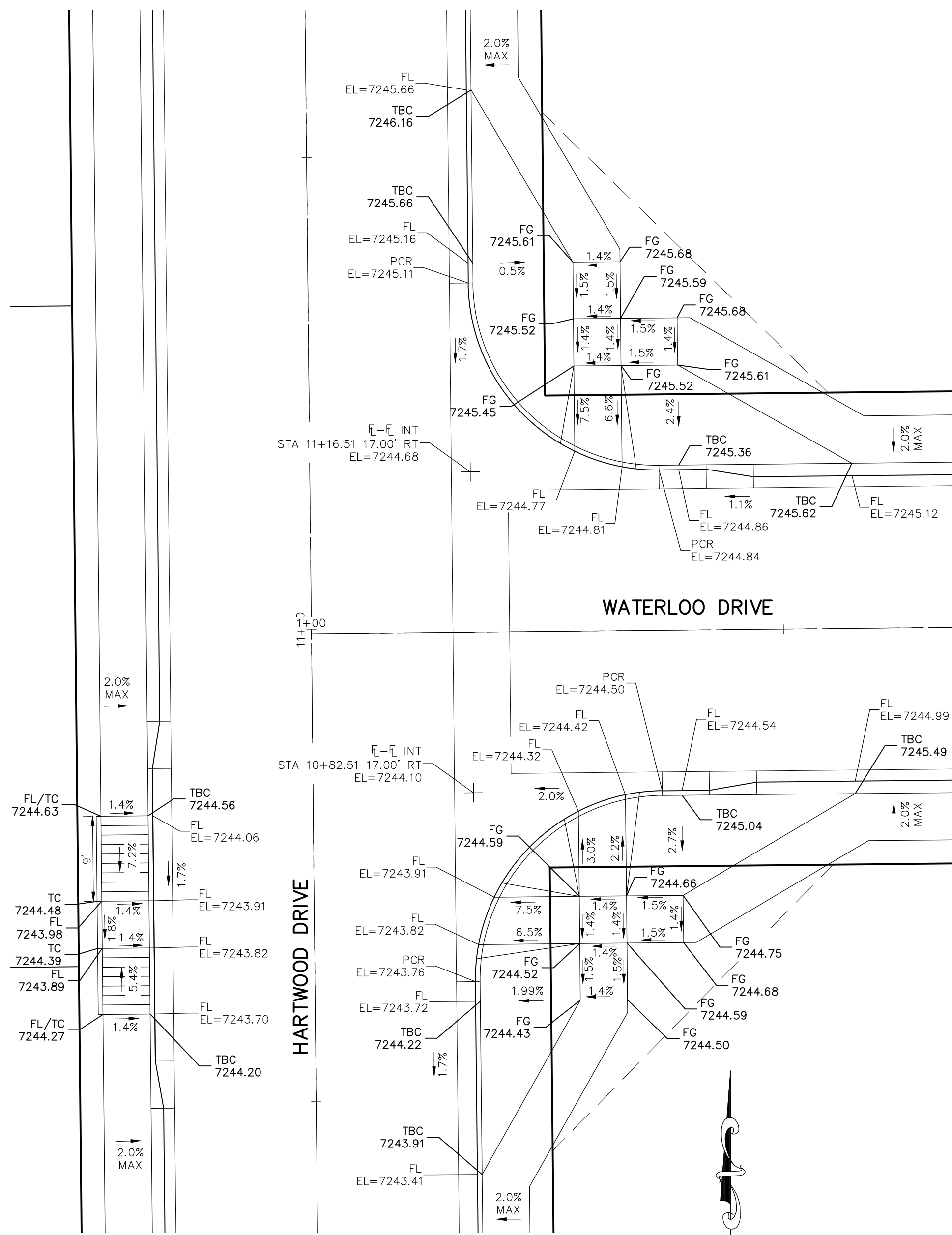


CIVIL CONSULTANTS, INC.

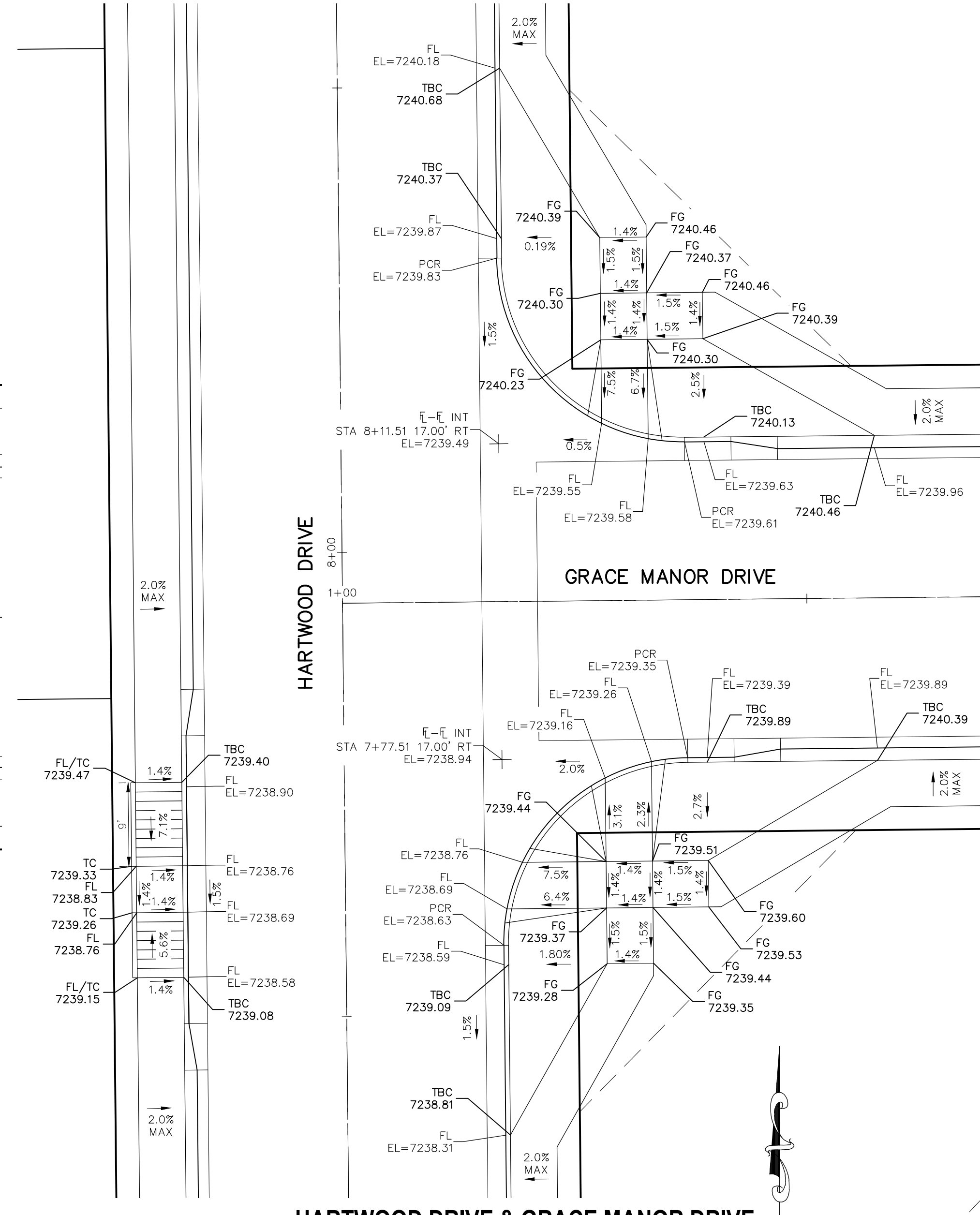
PAINT BRUSH HILLS FILING NO. 14

INTERSECTION DETAILS

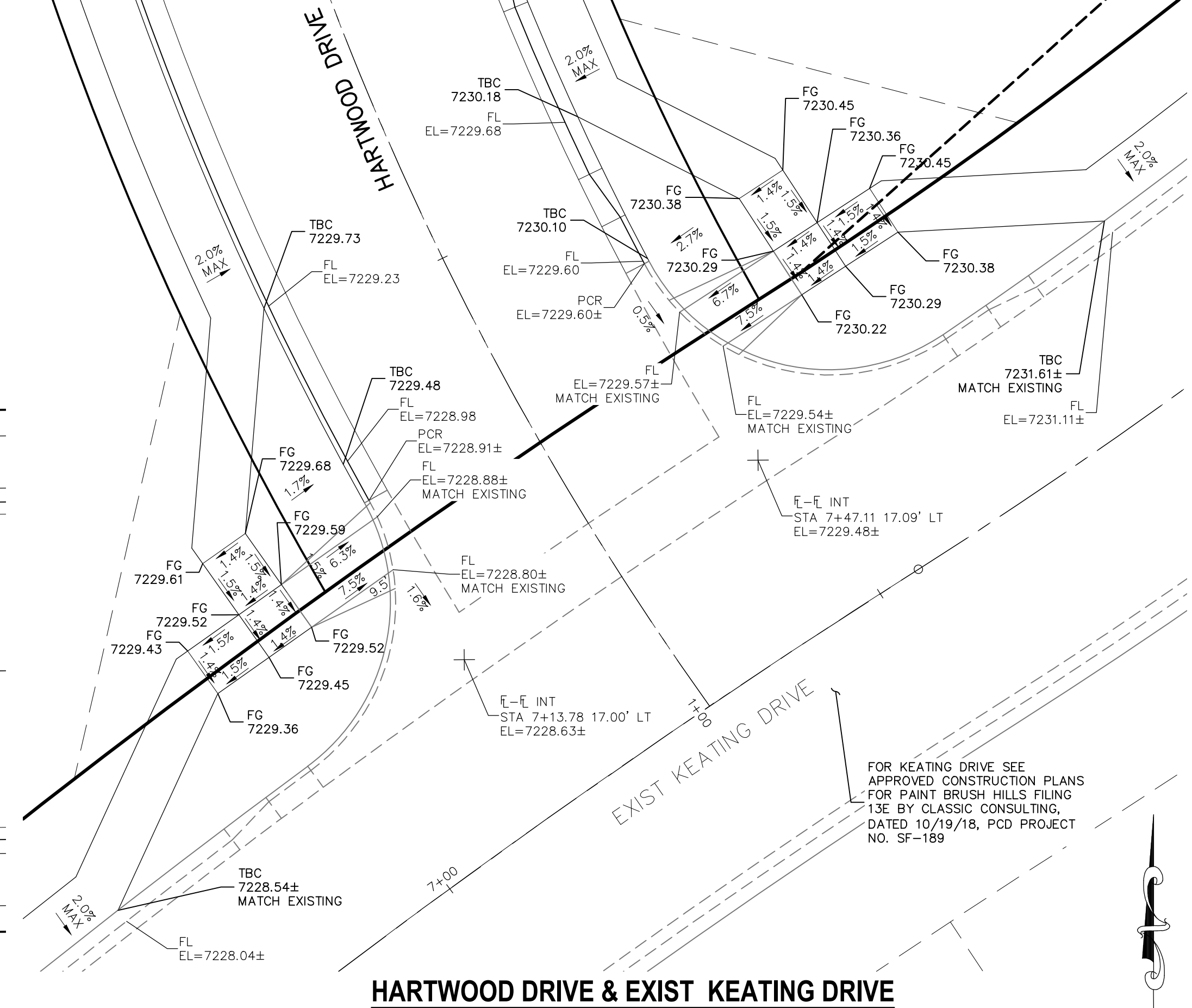
PROJECT NO. 10-014
SCALE: 1"=50'
DATE: 12/29/2020
DESIGNED BY: JWP
DRAWN BY: JWP
SHEET 15 OF 30
CHECKED BY: GW
S115



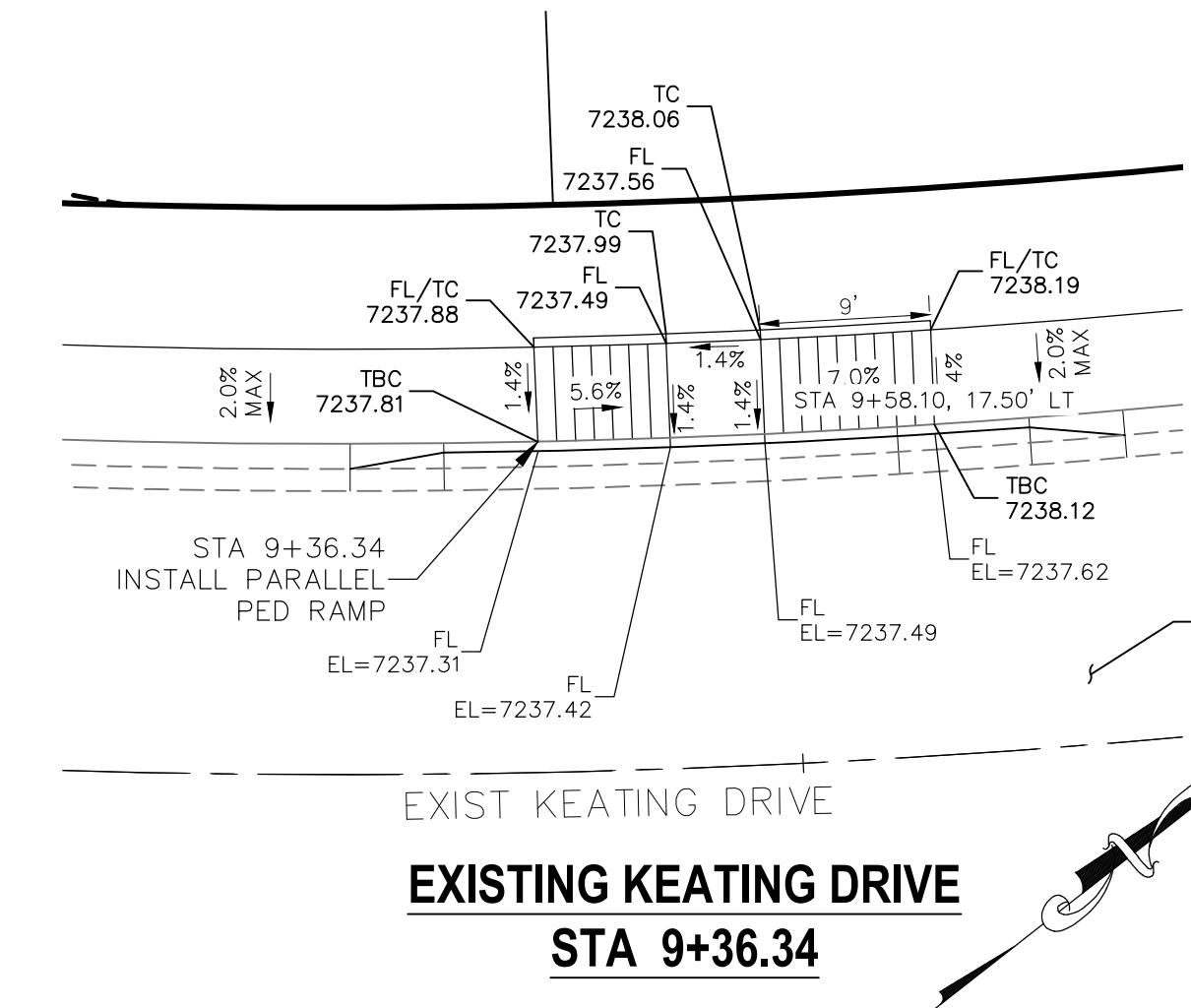
HARTWOOD DRIVE & WATERLOO DRIVE



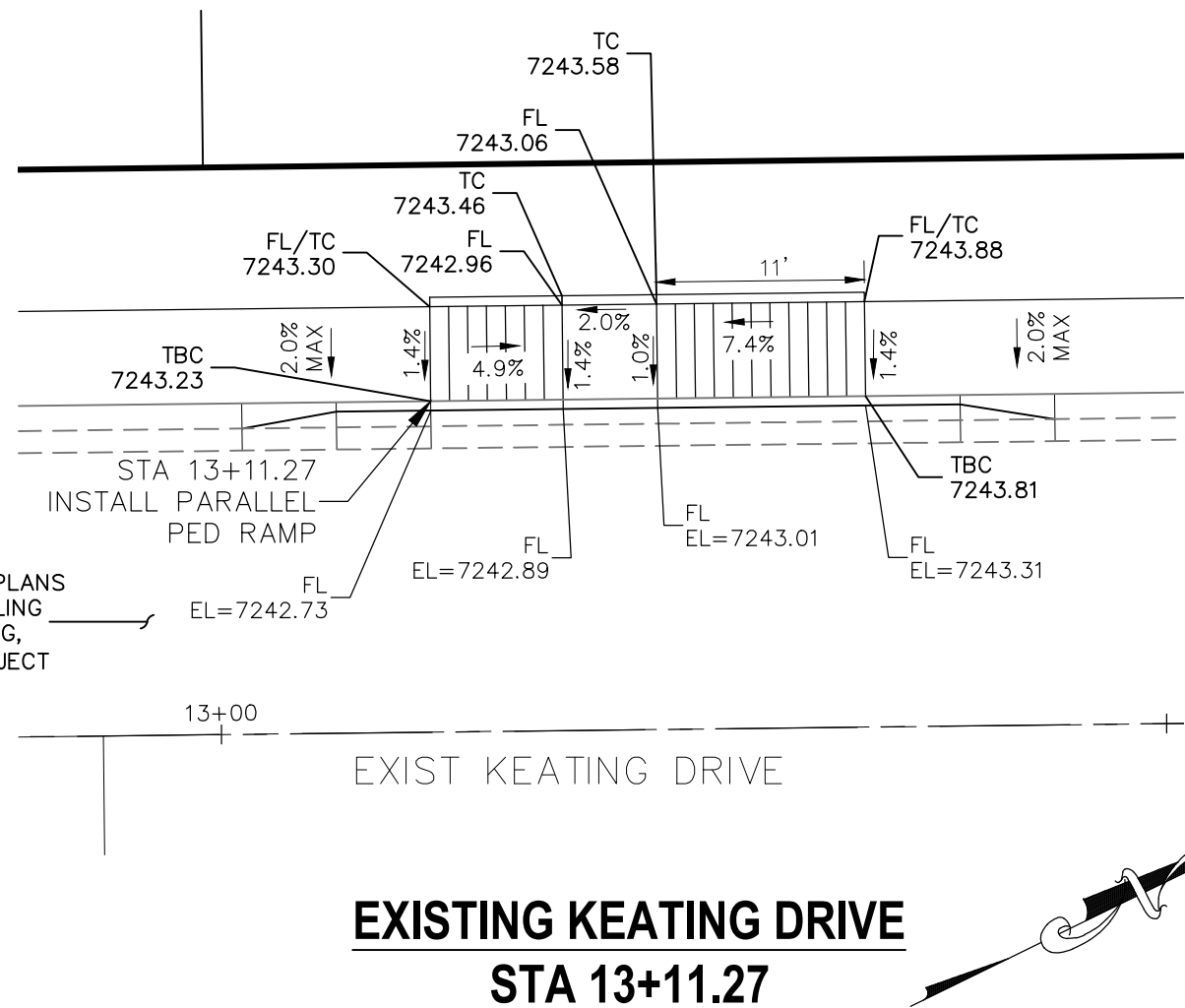
HARTWOOD DRIVE & GRACE MANOR DRIVE



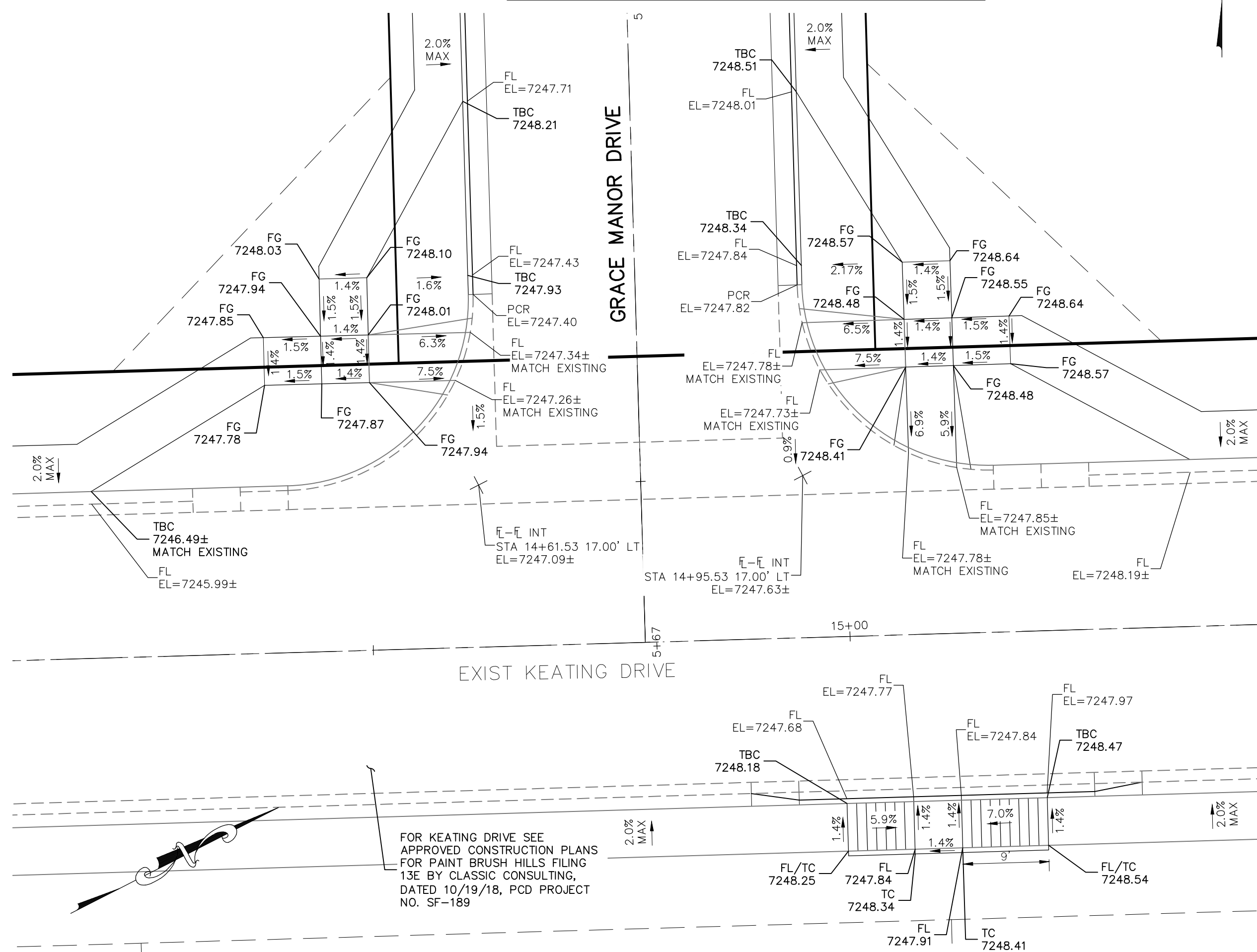
HARTWOOD DRIVE & EXIST KEATING DRIVE



EXISTING KEATING DRIVE
STA 9+36.34



EXISTING KEATING DRIVE
STA 13+11.27

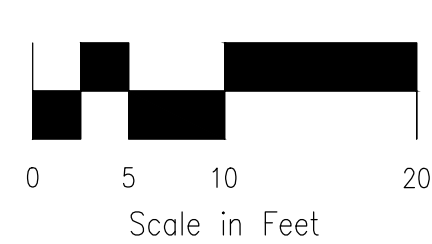


GRACE MANOR DRIVE & EXIST KEATING DRIVE

NOTES:

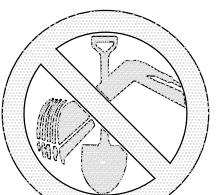
1. ALL PARALLEL RAMPS ARE 7' IN LENGTH UNLESS OTHERWISE SHOWN/NOTED ON PLANS

1" = 10'



STATEMENT:

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REVIEW:

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

REVISIONS: NO. DATE BY DESCRIPTION

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

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



212 N. WAHSAATCH AVE. STE 305
COLORADO SPRINGS, CO 80903
PHONE: 719.555.5485

PROJECT NO. 10-014

DESIGNED BY: JWP

DRAWN BY: JWP

CHECKED BY: GW

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

DATE: 12/29/2020

SHEET 16 OF 30

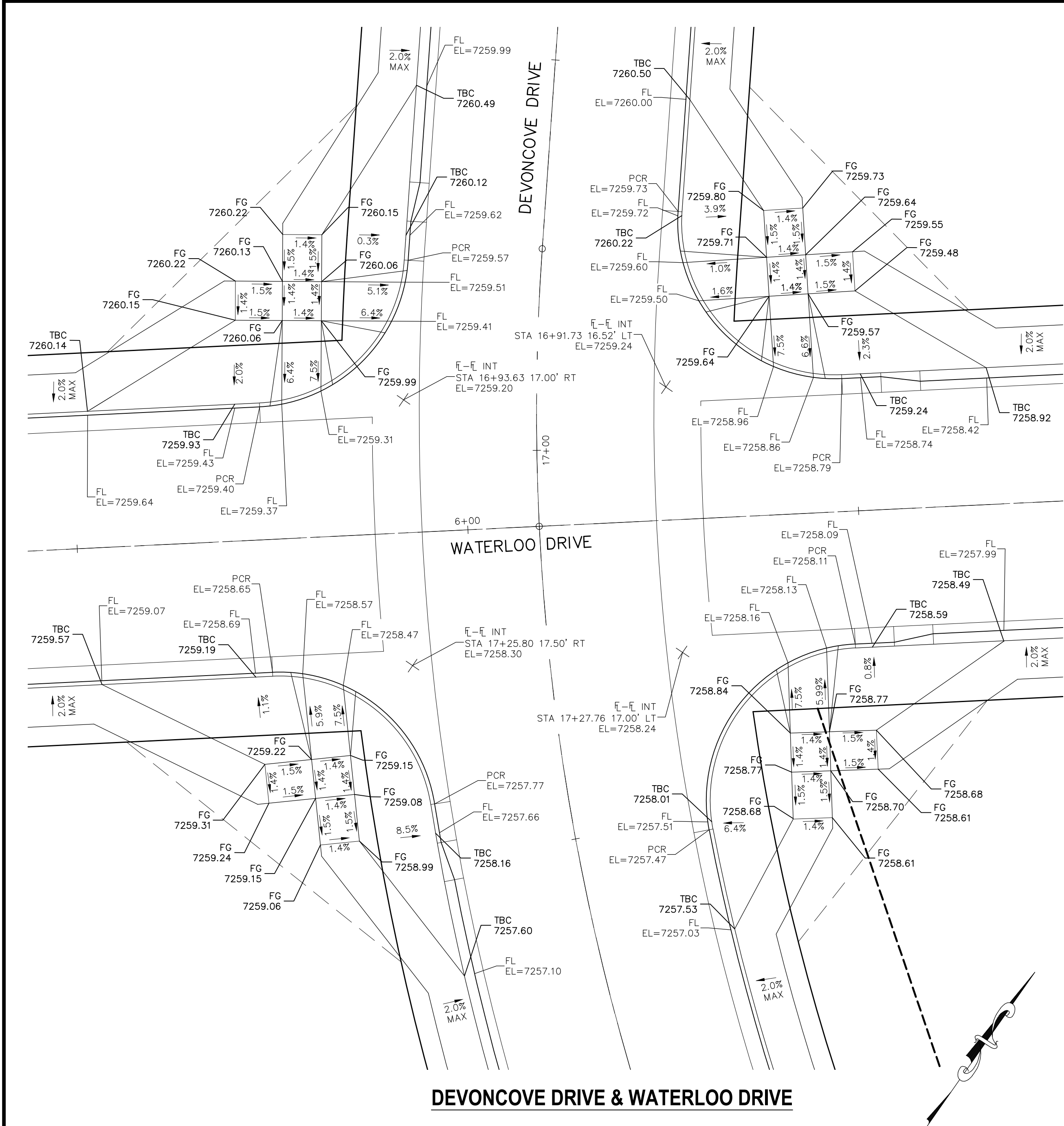
S16

INTERSECTION DETAILS

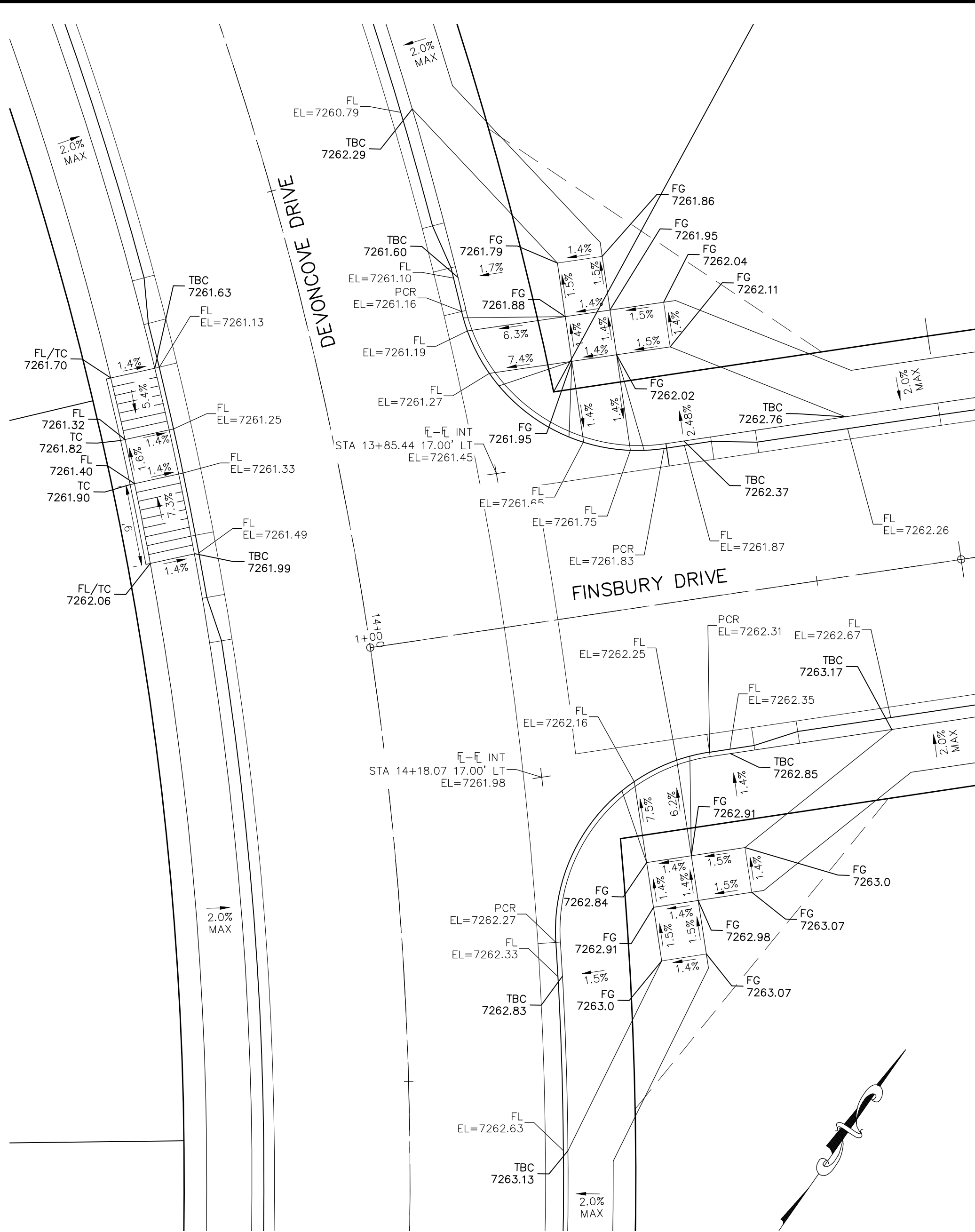
PAINT BRUSH HILLS FILING NO. 14

CAUTION

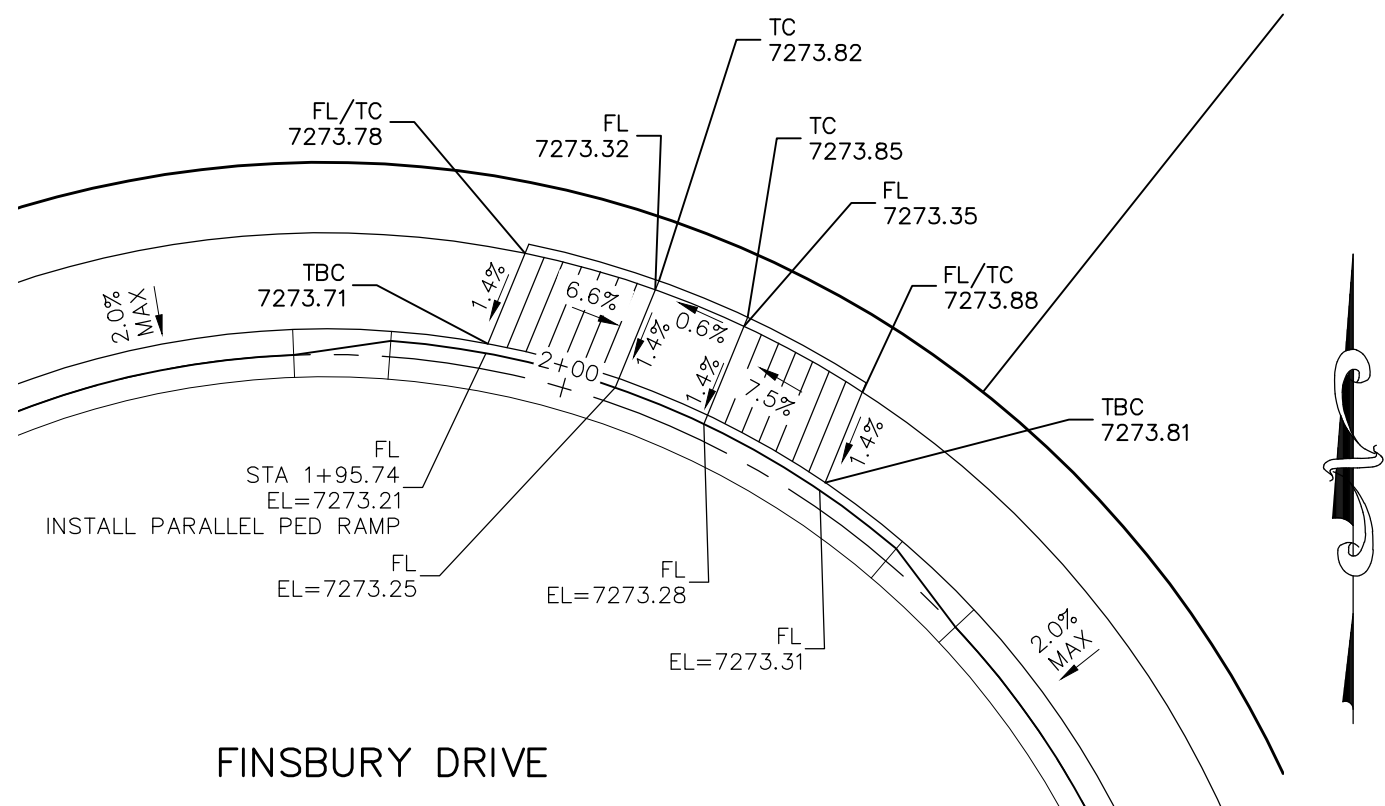
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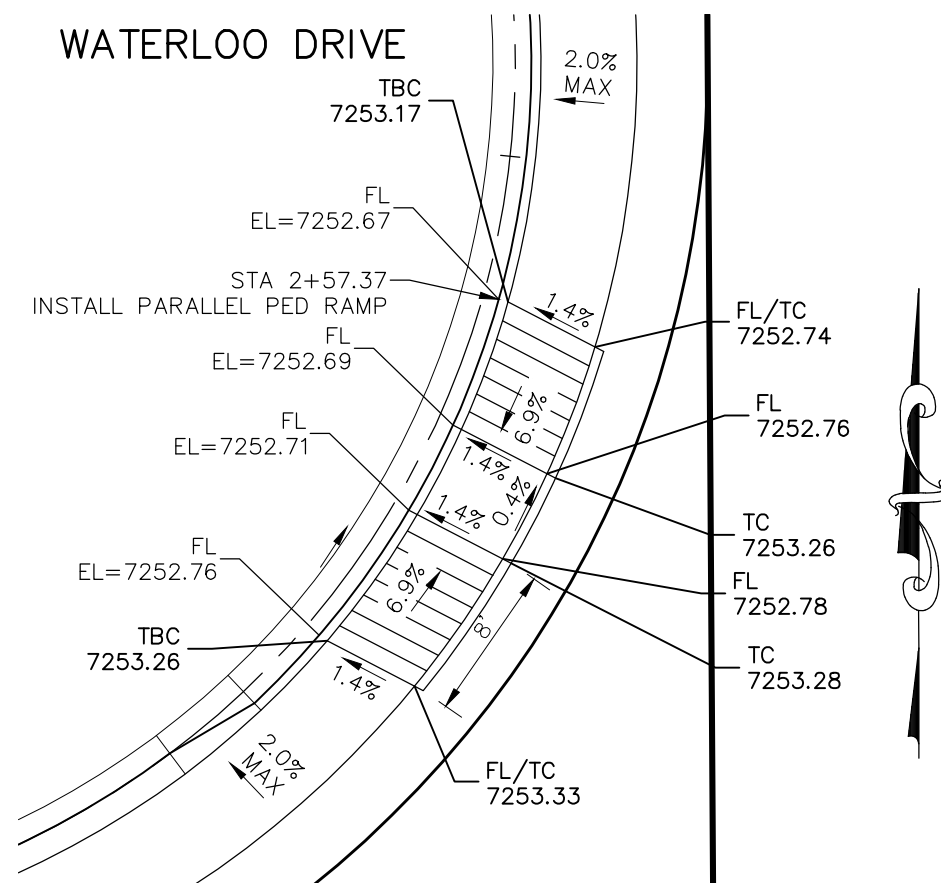
DEVONCOVE DRIVE & WATERLOO DRIVE



DEVONCOVE DRIVE & FINSBURY DRIVE

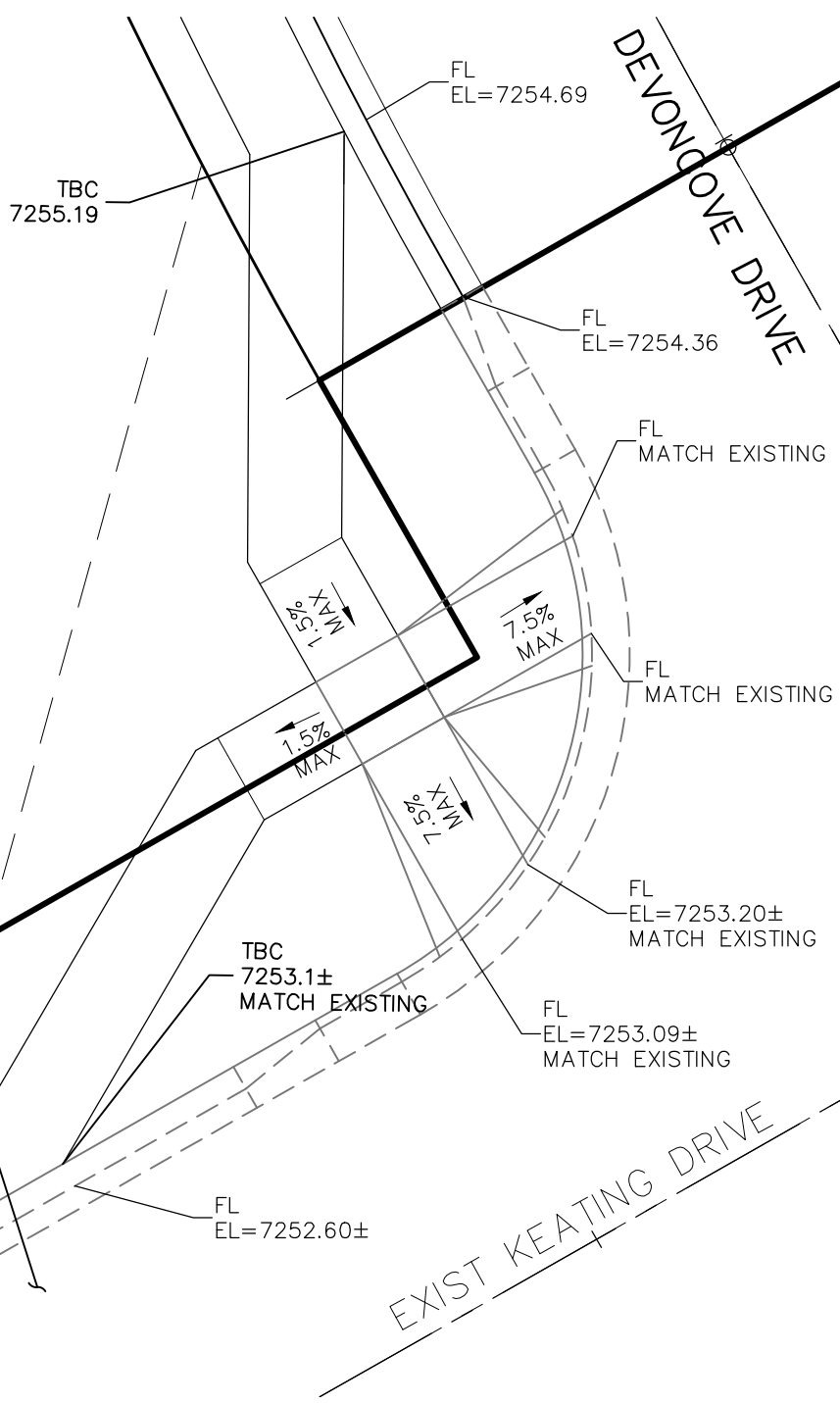


FINSBURY DRIVE CDS
STA 1+95.74



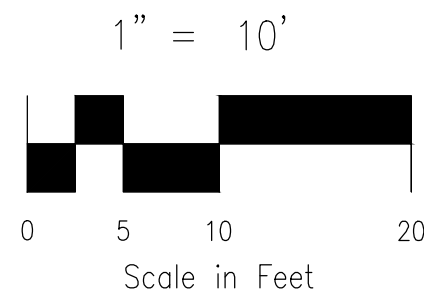
WATERLOO DRIVE CDS
STA 2+57.37

FOR KEATING DRIVE SEE
APPROVED CONSTRUCTION PLANS
FOR PAINT BRUSH HILLS FILING
13E BY CLASSIC CONSULTING,
DATED 10/19/18, PCD PROJECT
NO. SF-189



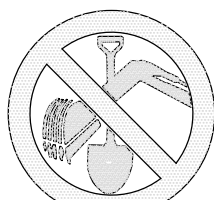
NOTES:

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



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.



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& MARKING
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TELEPHONE
LINES

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STREET DESIGN:

REVIEW:
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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 _____
CURB TYPE 1 ☐ AB Base _____
CURB TYPE 5 ☐ AGG. BASE THICKNESS:
ROW WIDTH 50' EOP-EOP 30' Class 6 _____
STREET TYPE RESIDENTIAL HVEEM Class 5 _____
DESIGN SPEED 25 MPH Class 2 _____

REVISIONS: NO. DATE BY: DESCRIPTION:

APPROVED BY: DATE: FOR AND ON BEHALF OF M&S CIVIL CONSULTANTS, INC.



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

PAINT BRUSH HILLS FILING NO. 14

INTERSECTION DETAILS

PROJECT NO. 10-014 DATE: 12/29/2020
DESIGNED BY: JWP SCALE: 1"=50'
DRAWN BY: JWP HORIZONTAL: 1"=50'
CHECKED BY: GW VERTICAL: 1"=5'

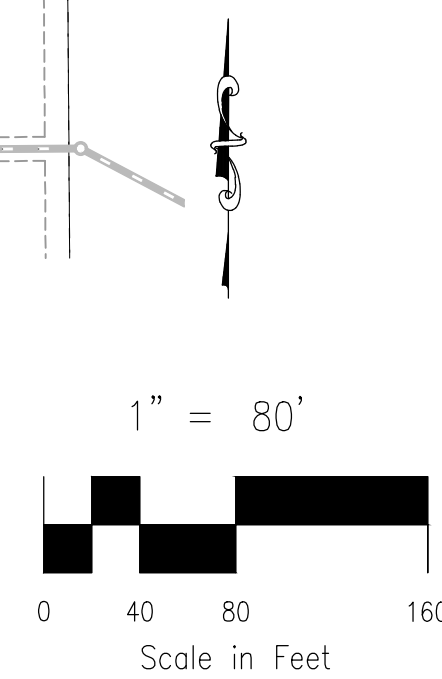
S17

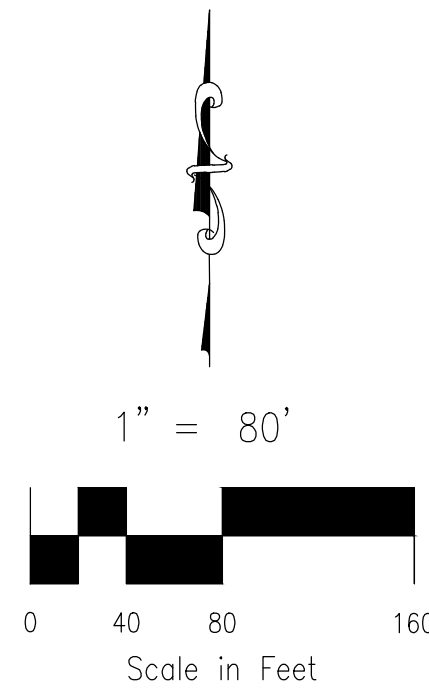
THE DESIGN ENGINEER PREPARING THESE PLANS WILL NOT BE RESPONSIBLE FOR UNAUTHORIZED CHANGES TO OR USES OF THESE PLANS. ALL CHANGES TO THE PLANS MUST BE IN WRITING AND APPROVED BY THE PREPARER OF THESE PLANS.

CAUTION



SEE SHEET SI14





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]

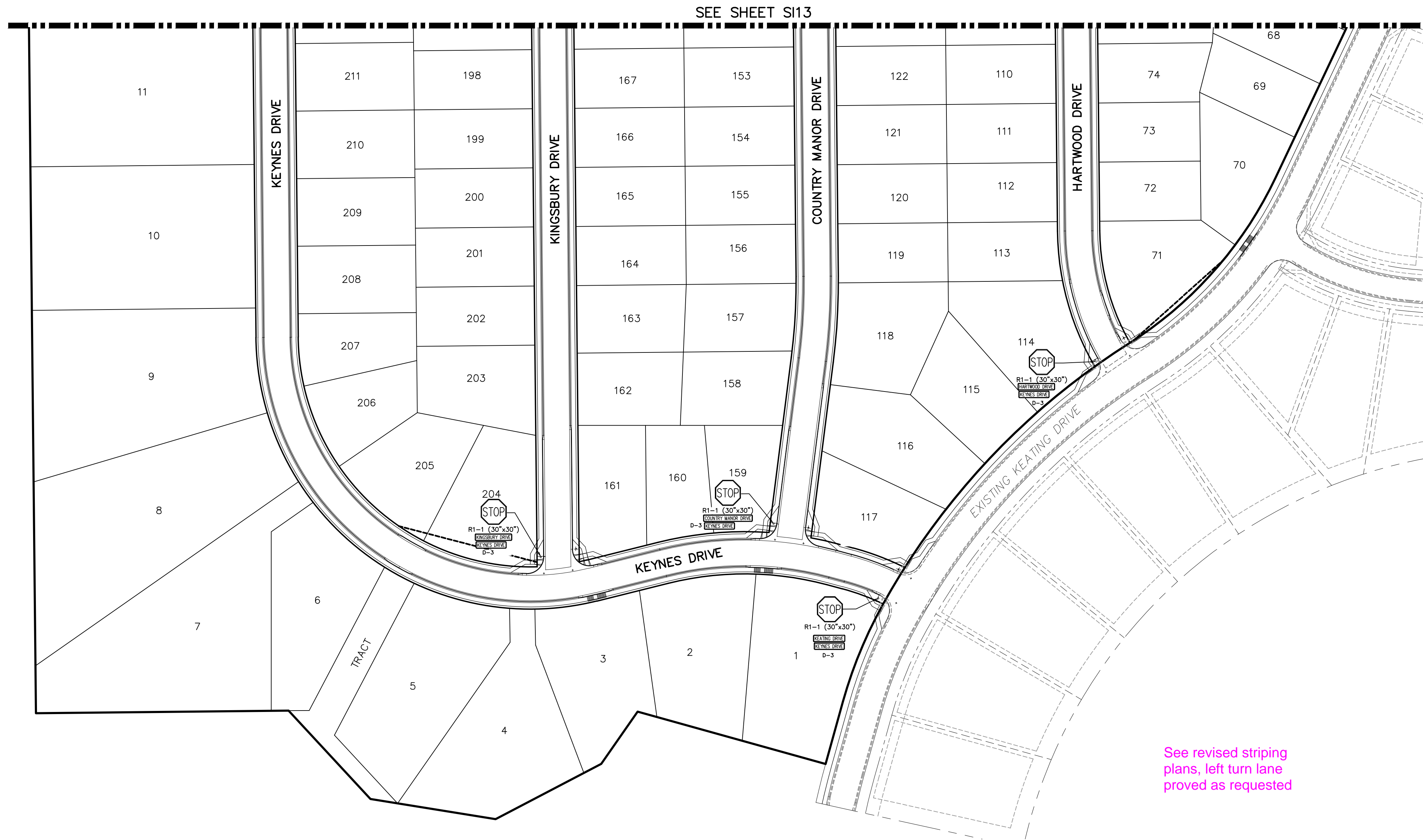
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CAUTION

PAINT BRUSH HILLS FILING NO. 14

SIGNAGE AND STRIPING PLAN

PROJECT NO. 10-014	FILE: \dwg\Const\dwg\Street & Storm Plans\SI18-19.dwg
DESIGNED BY: JWP	SCALE: 12/29/2020
DRAWN BY: JWP	HORIZ: 1"=50'
CHECKED BY: GW	VERT: N/A
SHEET 19 OF 30	
SI19	



See revised striping plans, left turn lane proved as requested

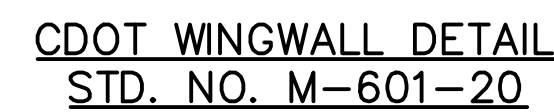
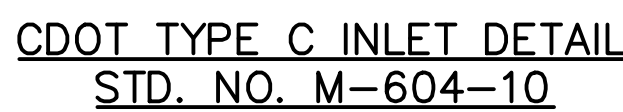
Provide offsite improvements per the TIS recommendation.

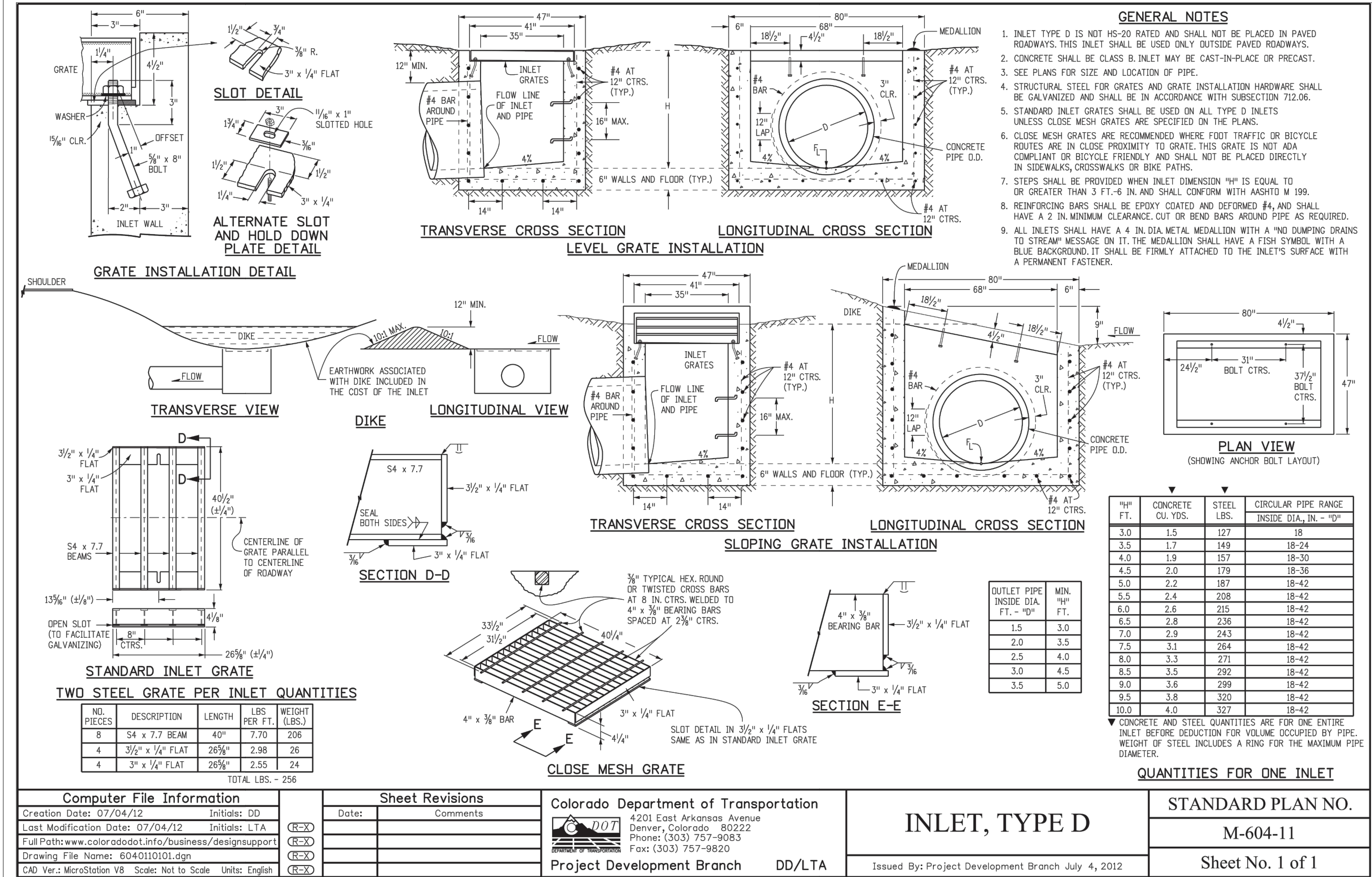
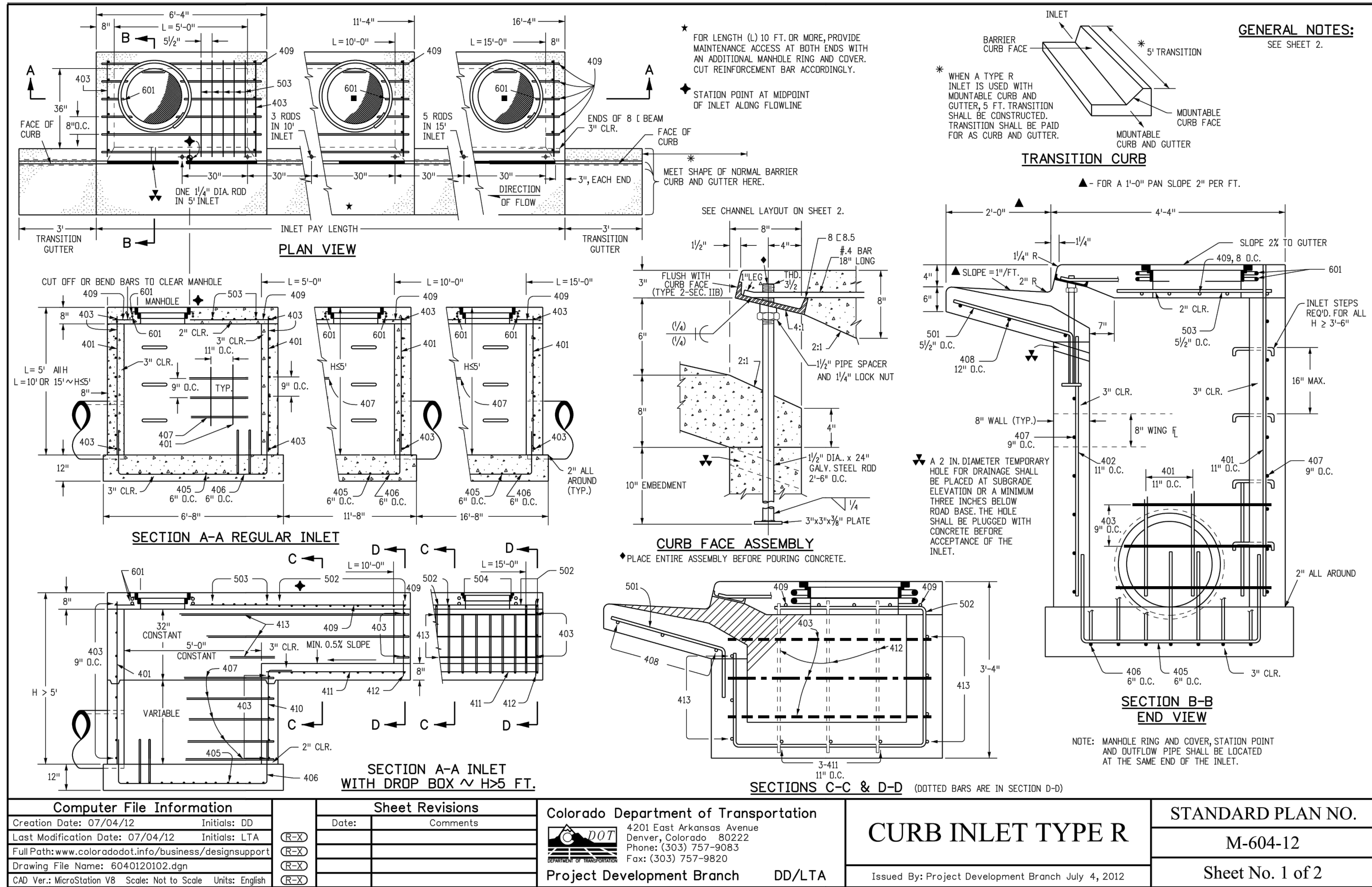
Unresolved. Update signage & striping plans to show the restriping on Londonderry per the approved deviation request.

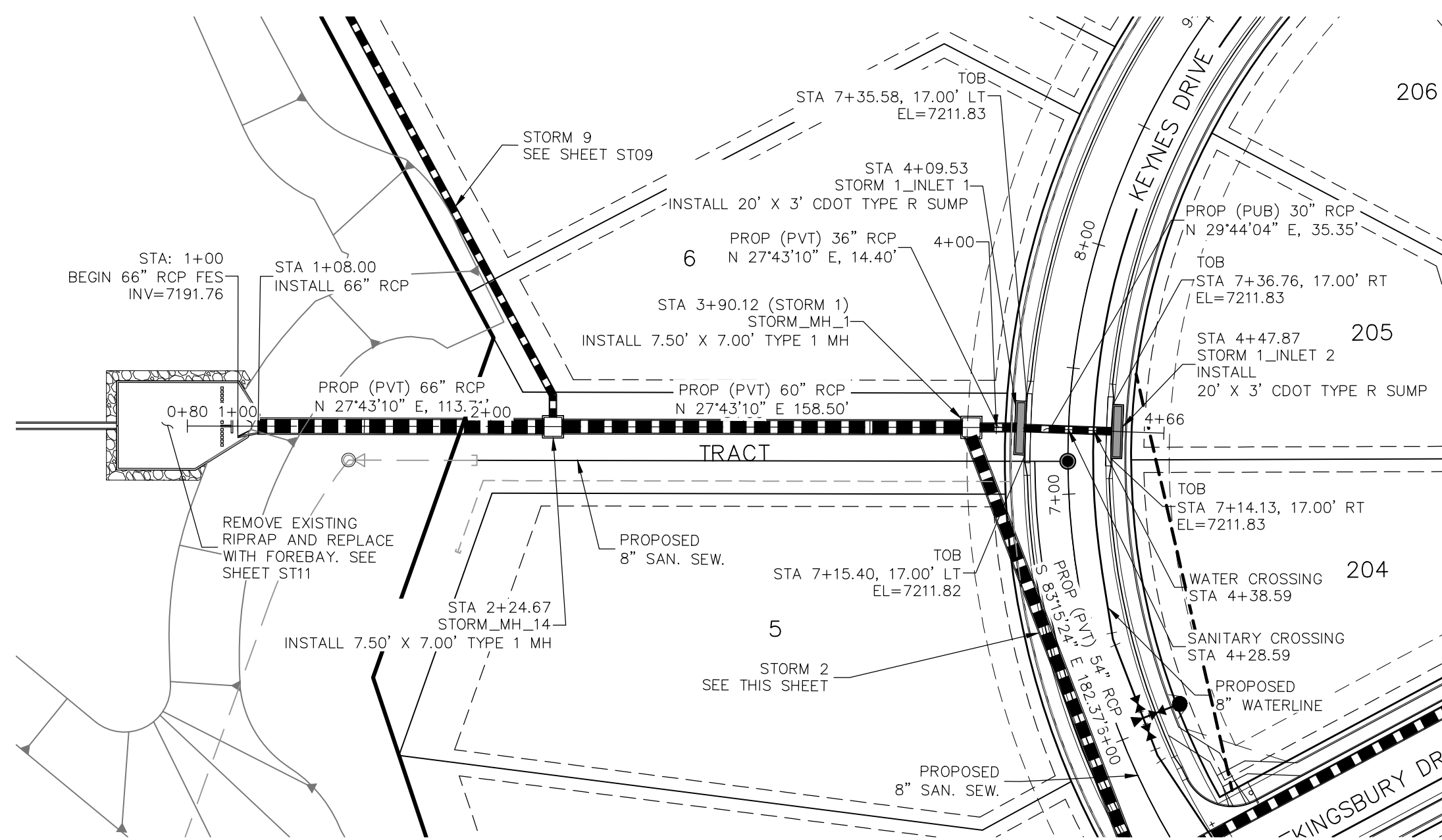
The deviation request has been upload to eDARP under the preliminary plan application (SP206)

Additional Documents (3)

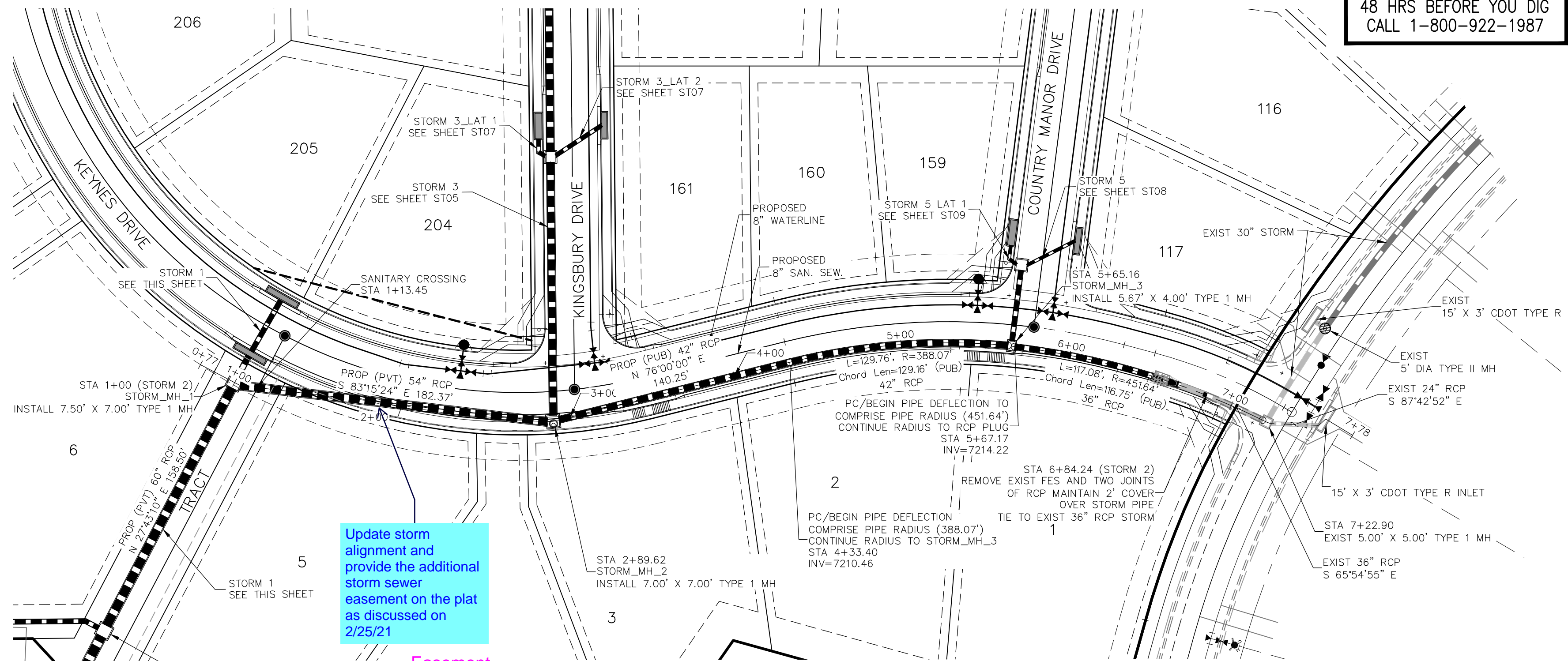
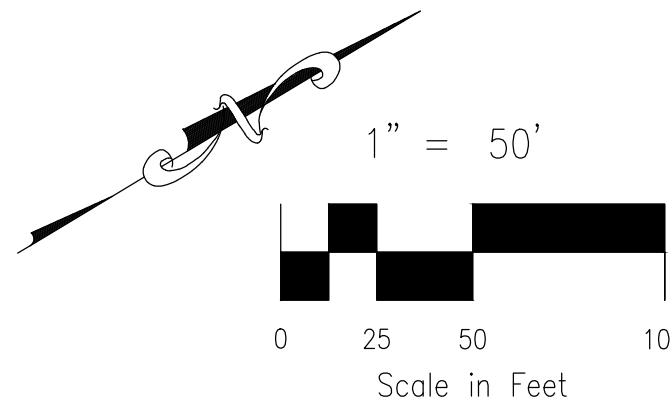
Link	Document	Comment	Date
View	Water History Filings 13B-D recorded		1/4/2018 11:12:35 AM
View	Deviation Intersection Spacing	Approved	2/26/2021 10:43:17 AM
View	Deviation Aux Lane	Approved with Conditions	2/26/2021 10:43:18 AM



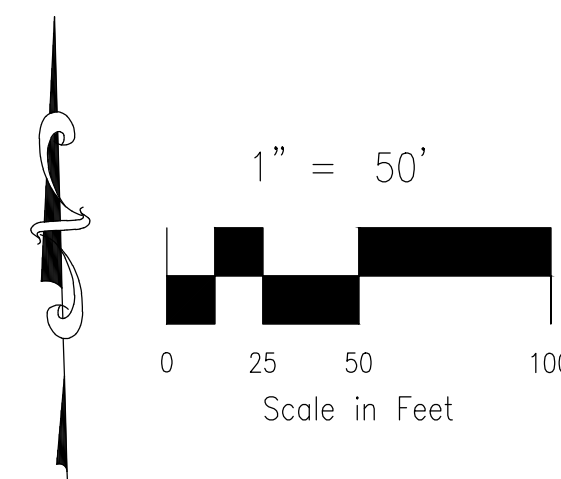




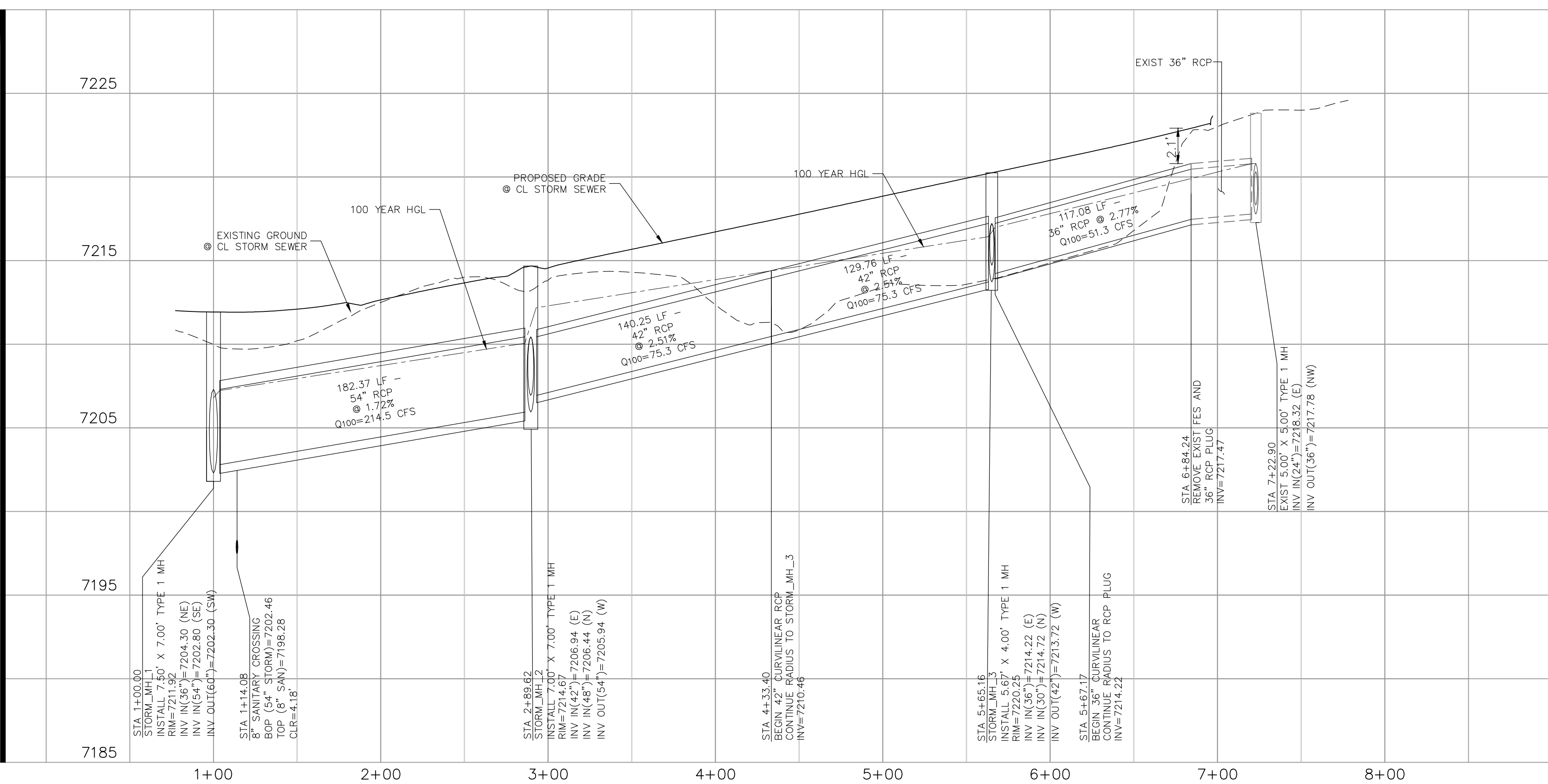
STORM 1
STA 1+00.00 TO STA 4+47.87



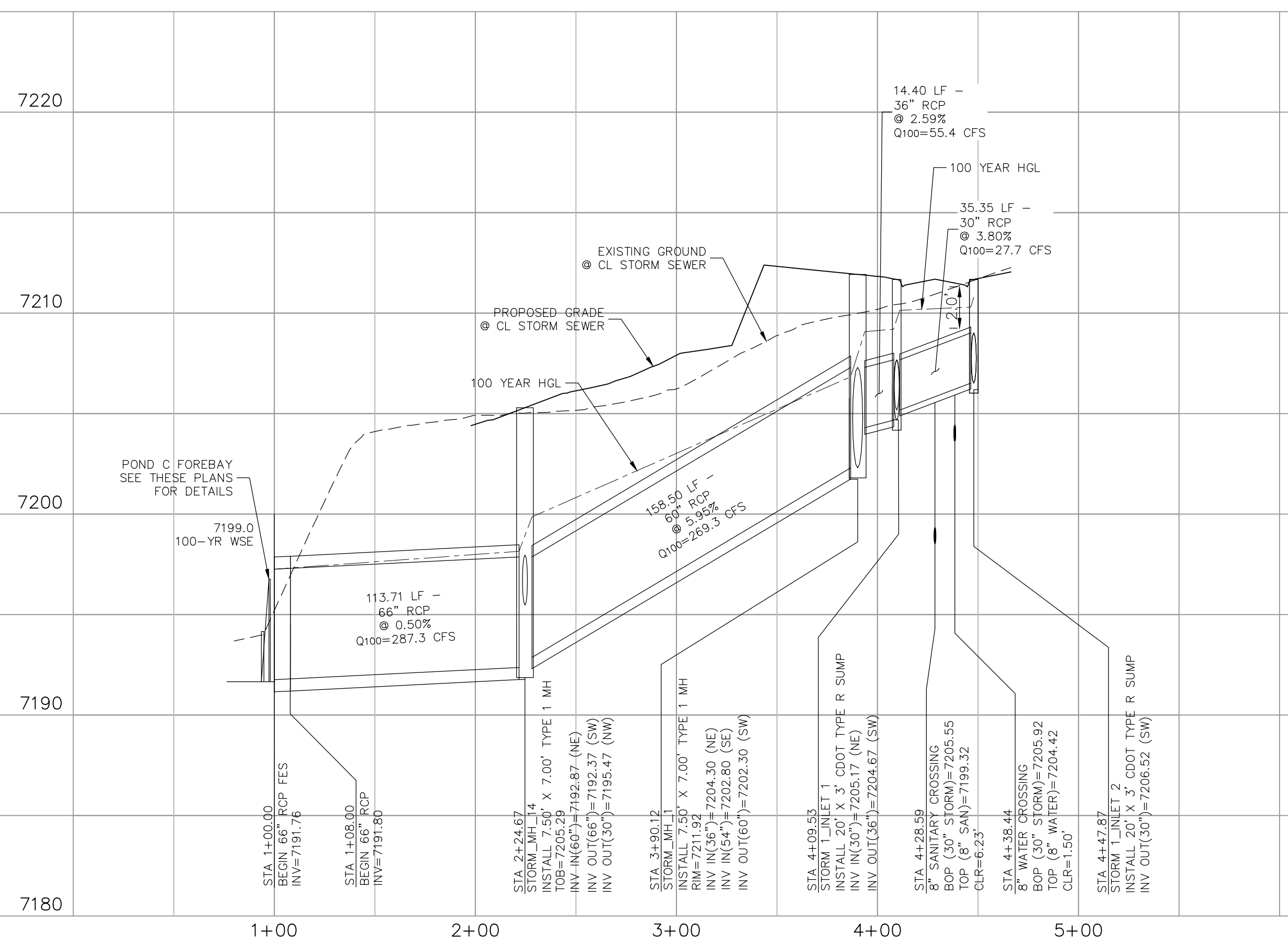
STORM 2
STA 1+00.00 TO STA 7+96.22



- NOTE:
1. SEE SHEET ST03 FOR MANUFACTURERS MINIMUM PIPE RADII. PRIOR TO INSTALLATION, CONTRACTOR MUST CONTACT DESIGN ENGINEER IF PIPE MANUFACTURERS MINIMUM RADIUS 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 2 STA 1+00.00 TO STA 7+22.96



STORM 1 STA 1+00.00 TO STA 4+47.87



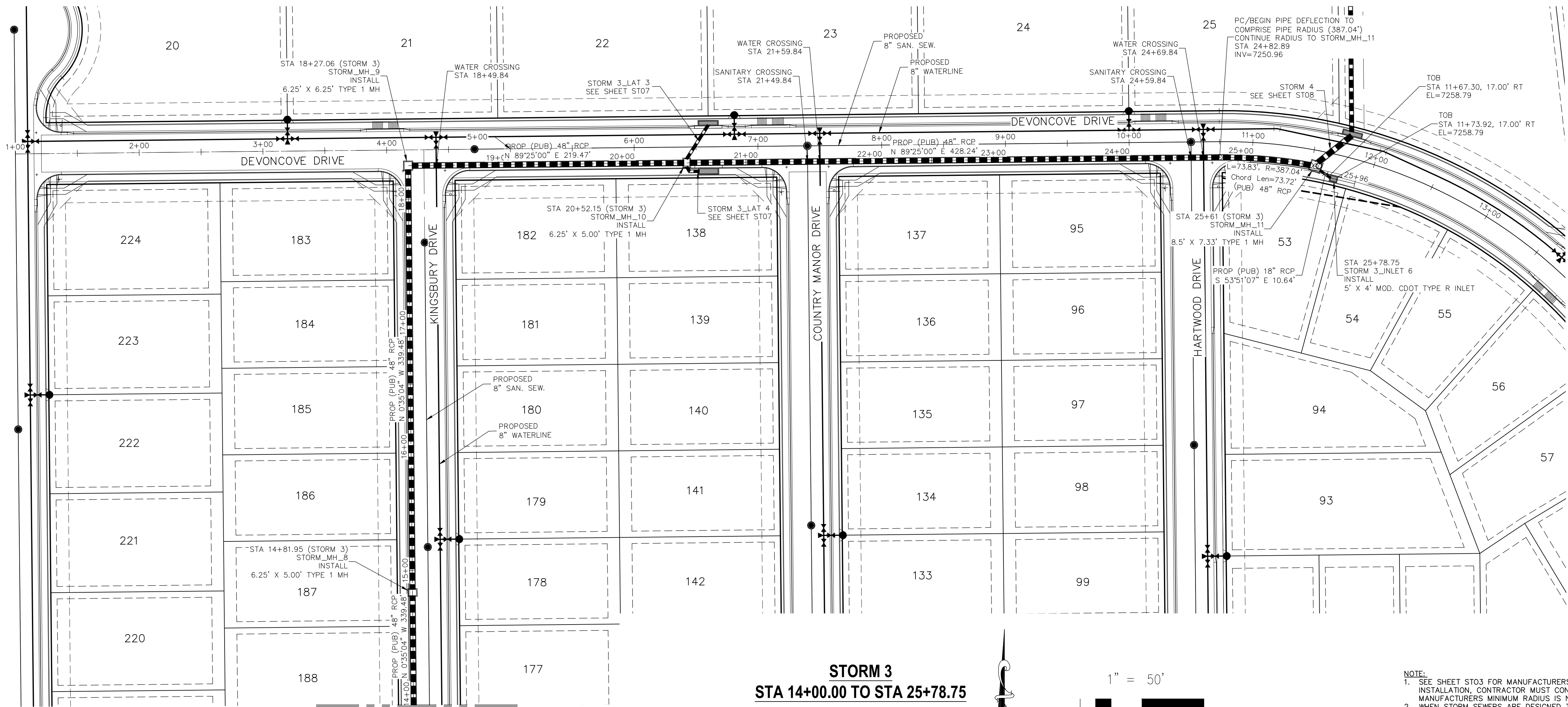
PAINT BRUSH HILLS FILING NO. 14	
STORM PLAN & PROFILE	
PROJECT NO. 10-014	DATE: 12/29/20
DESIGNED BY: GT	SCALE: HORIZONTAL: 1"=50' VERTICAL: 1"=5'
DRAWN BY: CMM	SHEET 22 OF 30
CHECKED BY: VAS	ST04

2121 N. WABACH AVE., STE 303 COLORADO SPRINGS, CO 80903 PHONE: 719.955.5485
CIVIL CONSULTANTS, INC.

FOR AND ON BEHALF OF M&S CIVIL CONSULTANTS, INC.
APPROVED BY: DATE:
REVISIONS: NO. DATE: BY: DESCRIPTION:

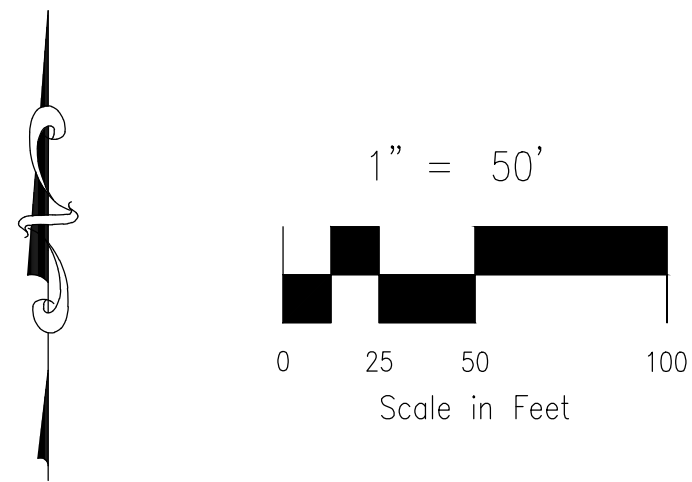
THE ENGINEER PREPARING THESE PLANS WILL NOT BE RESPONSIBLE, OR LIABLE FOR, UNAUTHORIZED CHANGES TO OR USES OF THESE PLANS. ALL CHANGES TO THE PLANS MUST BE IN WRITING AND MUST BE APPROVED BY THE PREPARER OF THESE PLANS.

CAUTION



MATCHLINE - STA 14+00
SEE SHEET ST05 OF 12

STORM 3
STA 14+00.00 TO STA 25+78.75

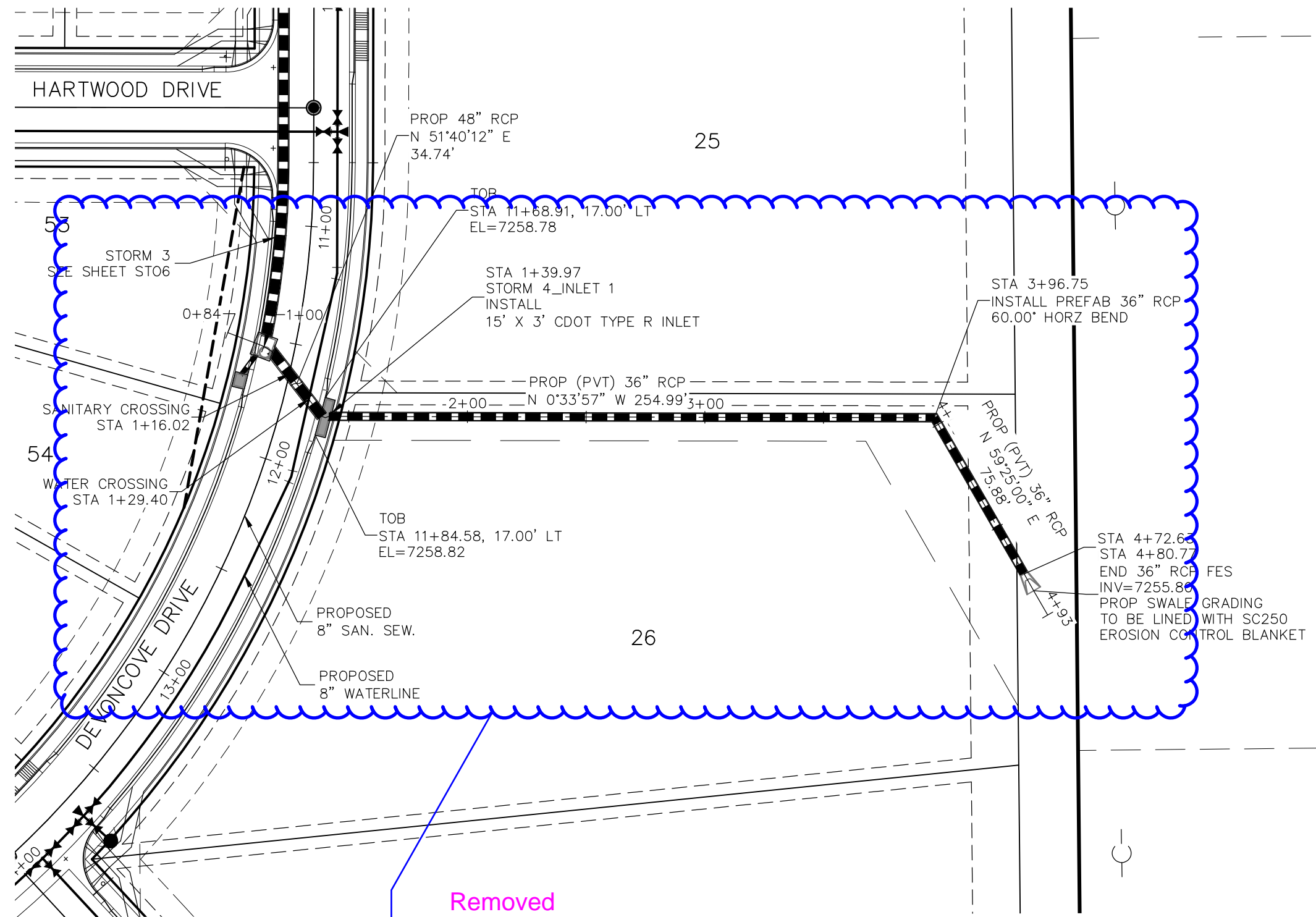


- NOTE:
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 - MAINTAIN MANHOLE RING AND COVER OUT OF CURB AND GUTTER AREA.



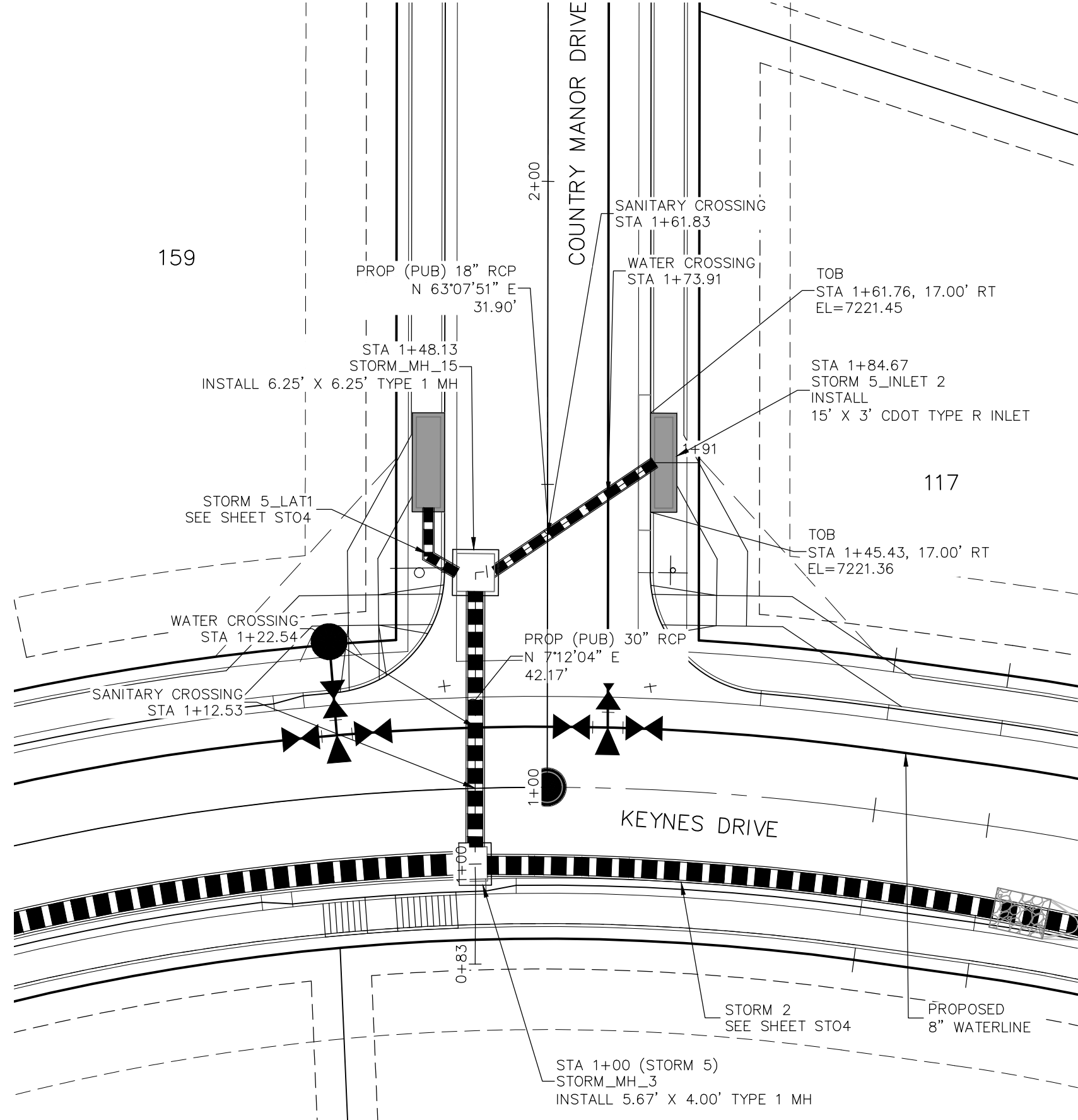
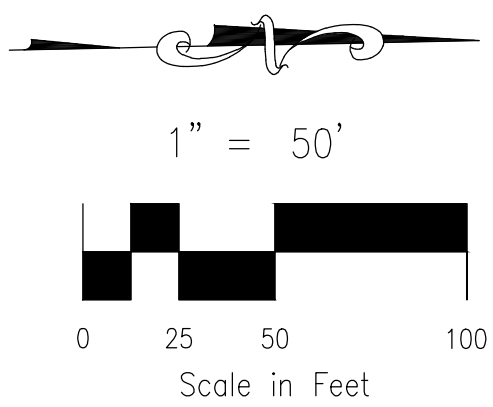
PAINT BRUSH HILLS FILING NO. 14	
STORM PLAN & PROFILE	
PROJECT NO. 10-014	DATE: 12/29/20
DESIGNED BY: GT	SCALE: HORIZONTAL: 1"=50' VERTICAL: 1"=5'
DRAWN BY: CWN	SHEET 24 OF 30
CHECKED BY: VAS	ST06
212 N. WASHATCH AVE. STE 305 COLORADO SPRINGS, CO 80903 PHONE 719.955.5485	
FOR AND ON BEHALF OF M&S CIVIL CONSULTANTS, INC.	
VIRGIL A. SANCHEZ, COLORADO P.E. NO. 37160	
REVISIONS:	APPROVED BY: DATE:
NO. DATE: BY: DESCRIPTION:	
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CAUTION	

File: C:\Users\jprince\Documents\100144-PBH 14\DWG\Corral Dwg\storm\ST08.dwg Plotstamp: 1/4/2021 10:54 AM

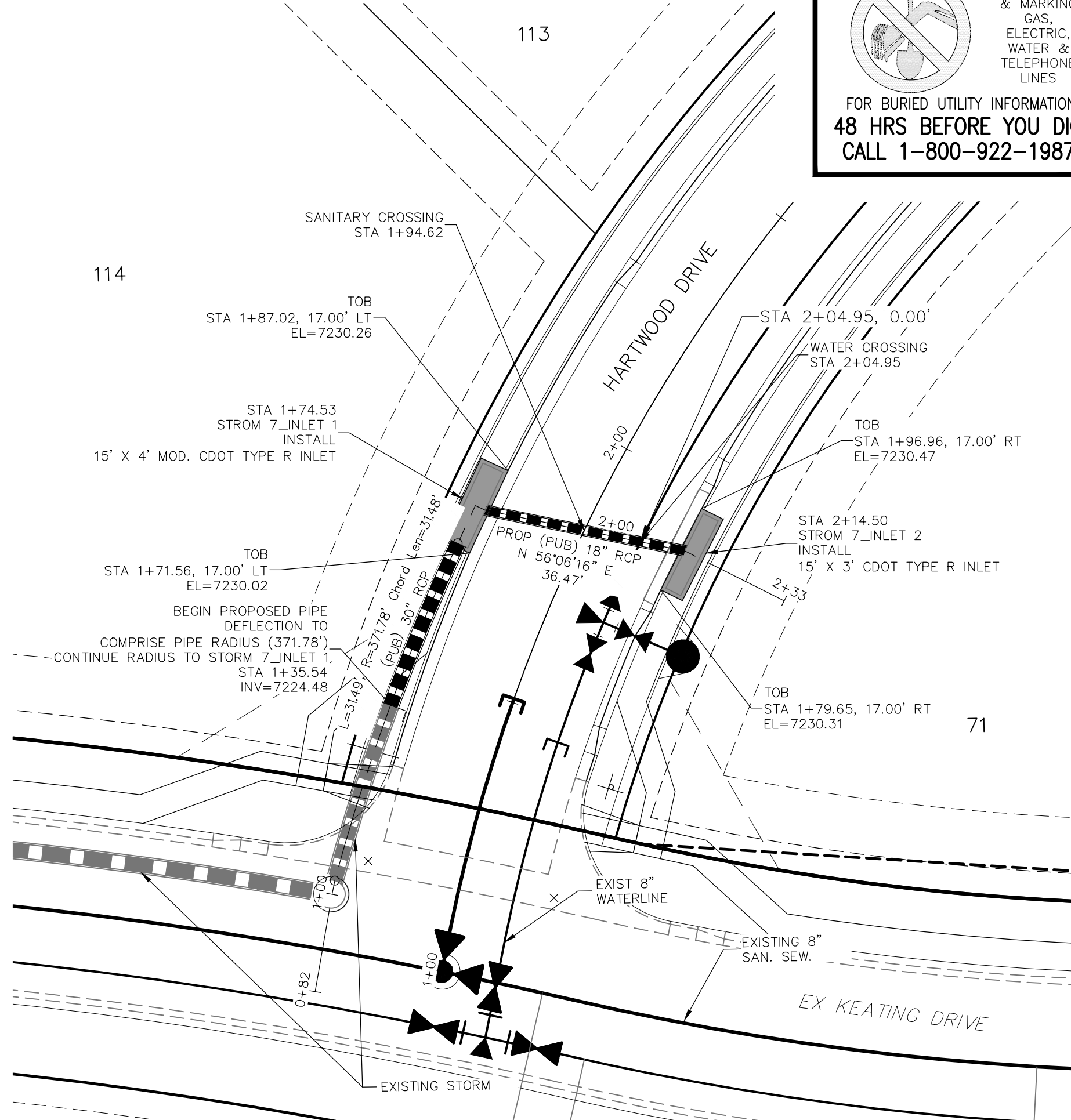
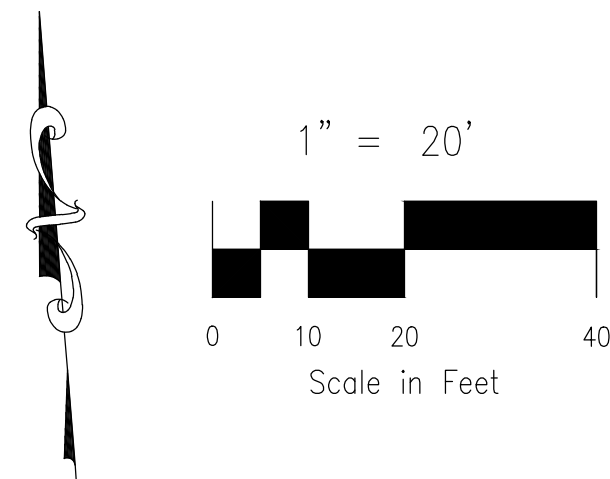


Reminder: Per design engineer, the storm system will be modified to address parks comments. Review on resubmittal. Make sure the associated drainage report is updated.

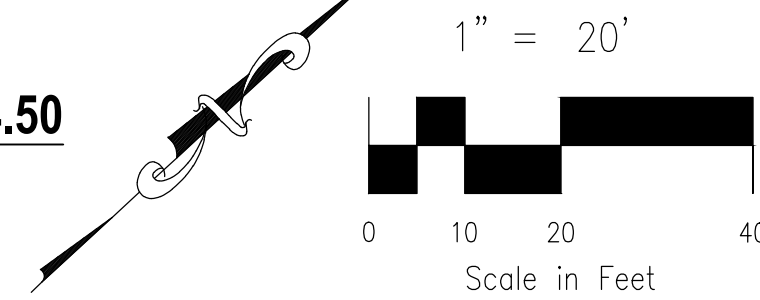
4
STA 1+00.00 TO STA 40+80.77



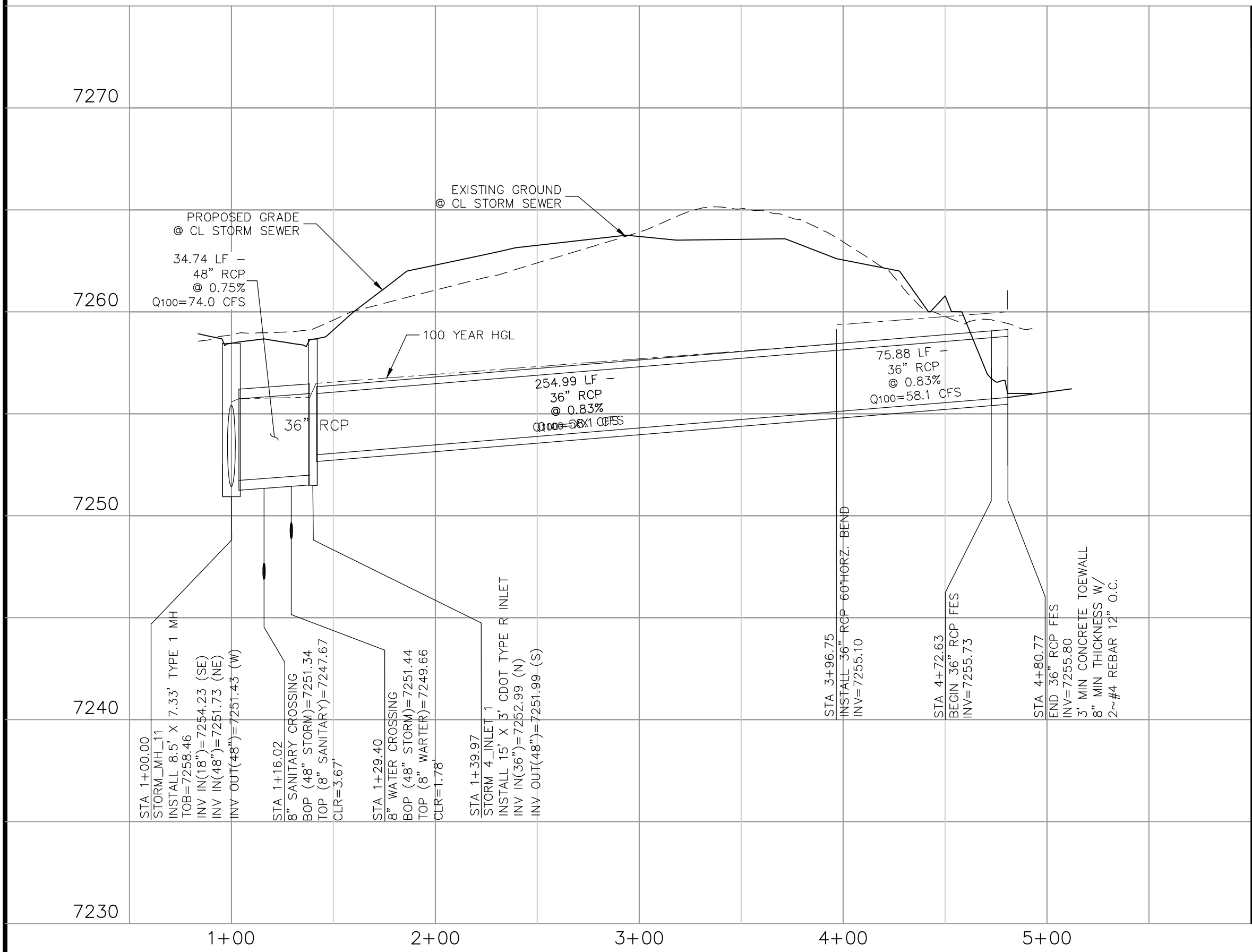
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STA 1+00.00 TO STA 2+05.44



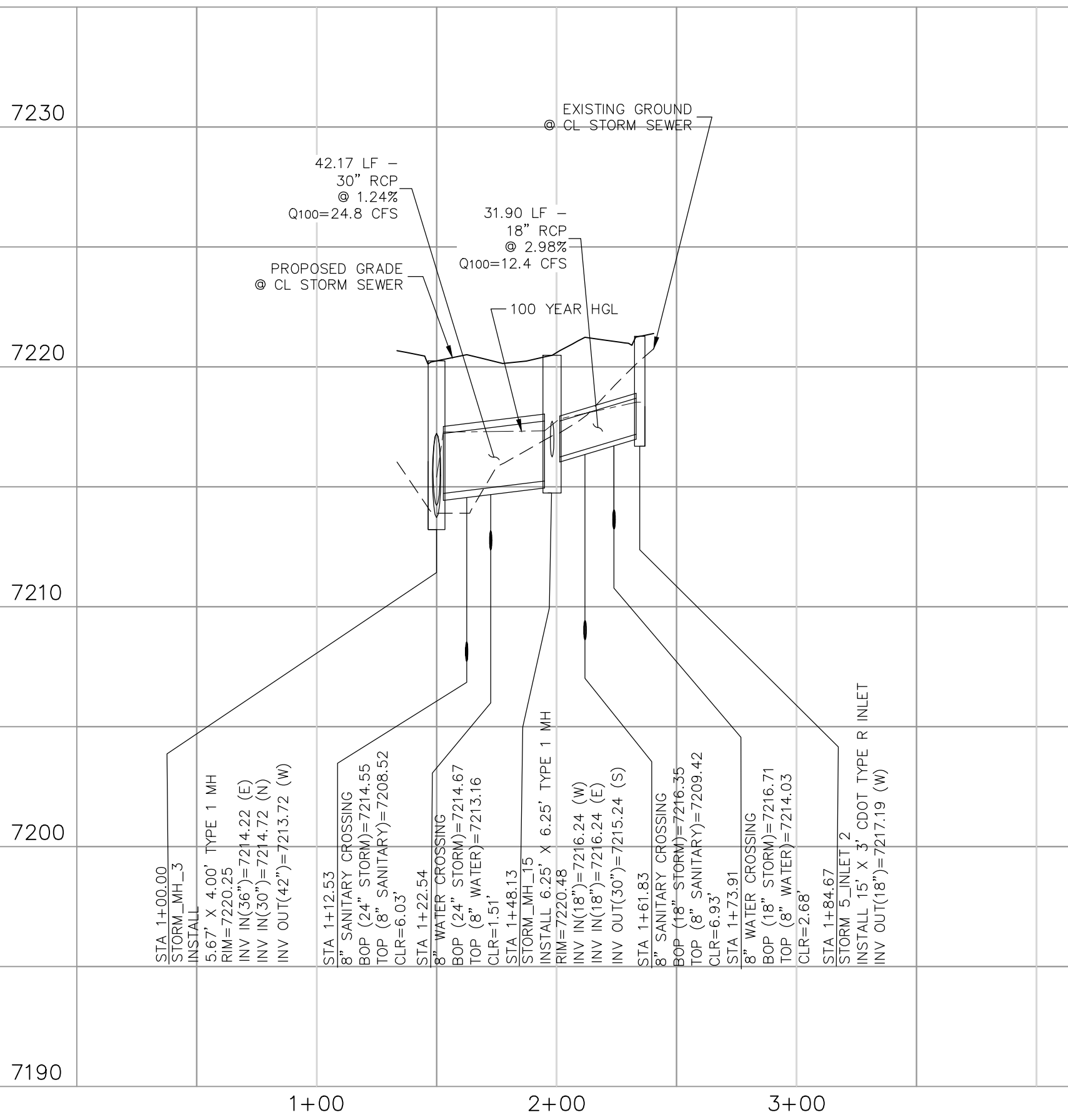
STORM 7
STA 1+00.00 TO STA 2+14.50



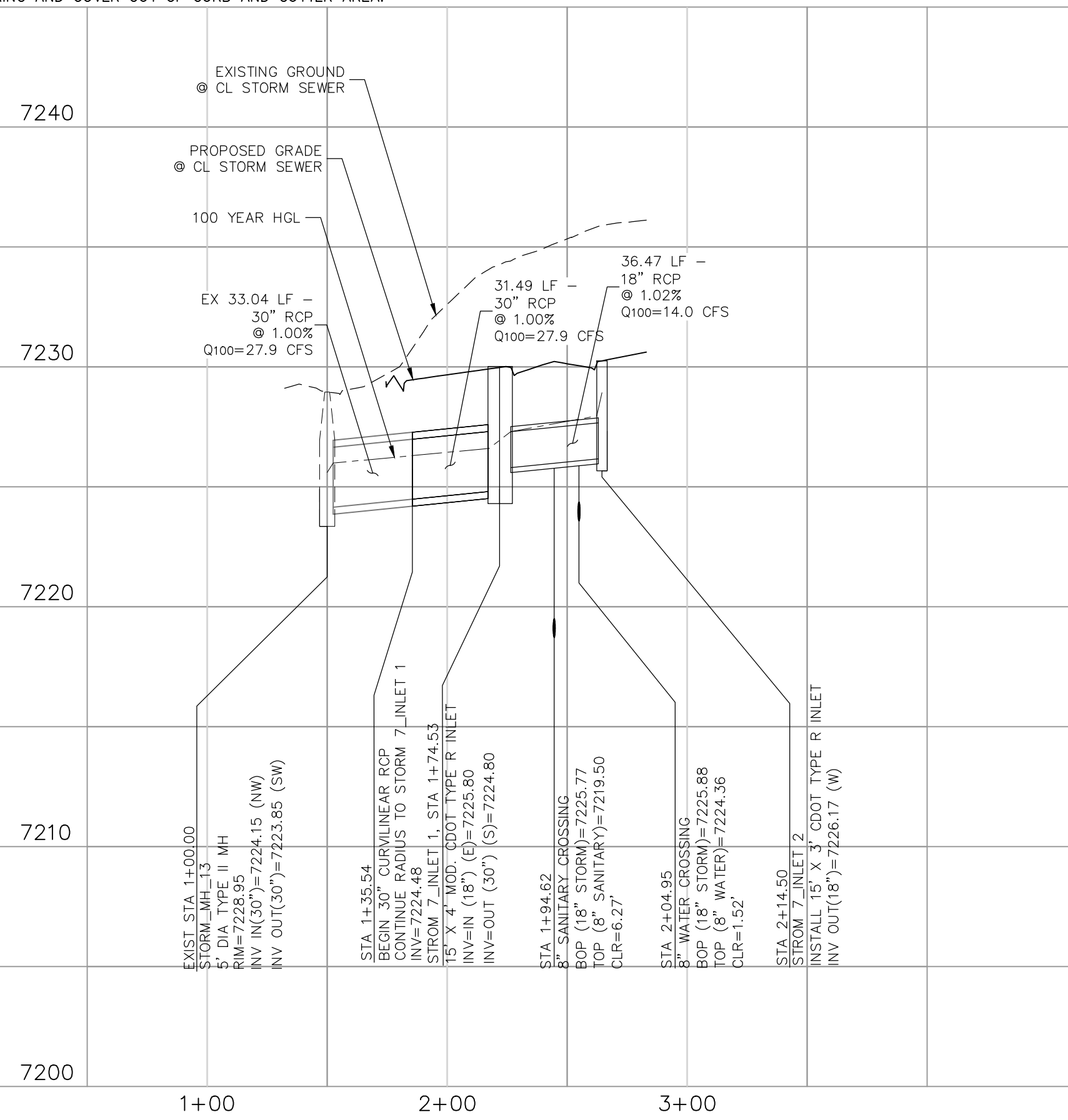
- NOTE:
- SEE SHEET ST03 FOR MANUFACTURERS MINIMUM PIPE RADII. PRIOR TO INSTALLATION, CONTRACTOR MUST CONTACT DESIGN ENGINEER IF PIPE MANUFACTURERS MINIMUM RADIUS IS NOT MET.
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STORM 4 STA 1+00.00 TO STA 4+80.77



STORM 5 STA 1+00.00 TO STA 2+05.44



STORM 7 STA 1+00.00 TO STA 2+14.50



PAINT BRUSH HILLS FILING NO. 14

STORM PLAN & PROFILE

PROJECT NO. 10-014

DATE: 12/29/20

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

DESIGNED BY: GT

DRAWN BY: CMN

CHECKED BY: VAS

SHEET 26 OF 30

ST08

212 N. WATKINS AVE., STE. 305
COLORADO SPRINGS, CO 80903
PHONE: 719.555.5465

CIVIL CONSULTANTS, INC.

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

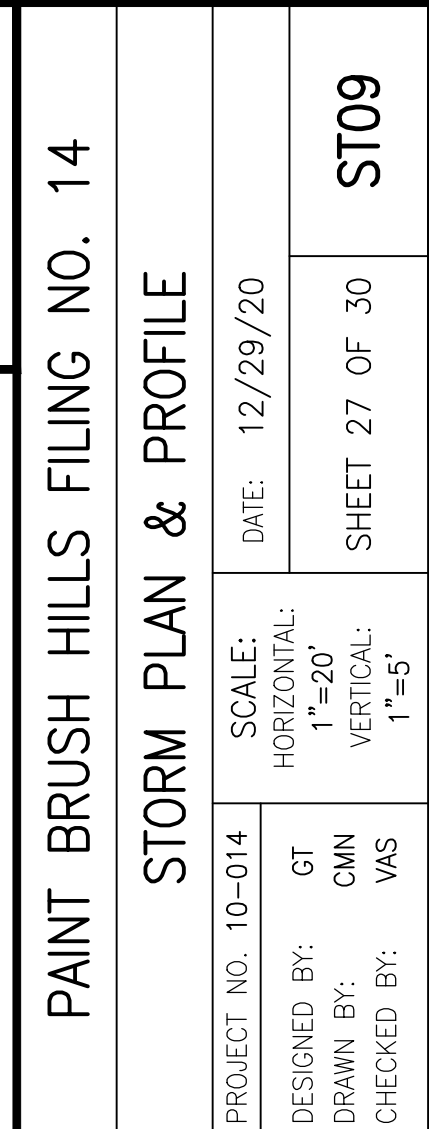
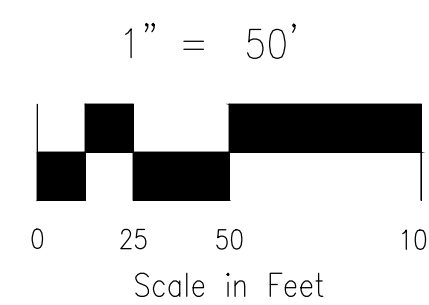
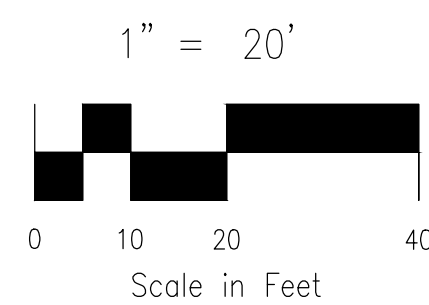
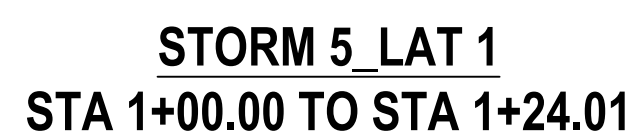
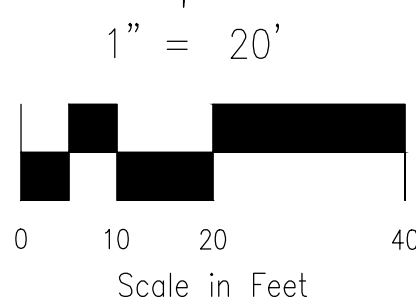
VIRGIL A. SANCHEZ, COLORADO P.E. NO. 37160

REVISIONS:

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

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CAUTION



CIVIL CONSULTANTS, INC.

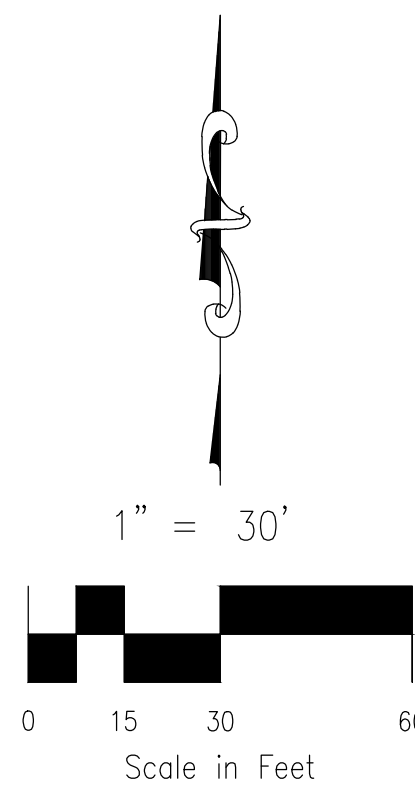
160
FOR AND ON
BEHALF OF
M&S CIVIL
CONSULTANTS,
INC.



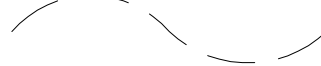

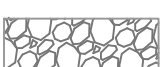
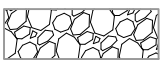


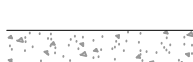
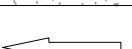






VIRGIL A. SANCHEZ, COLORADO P.E. NO. 37160

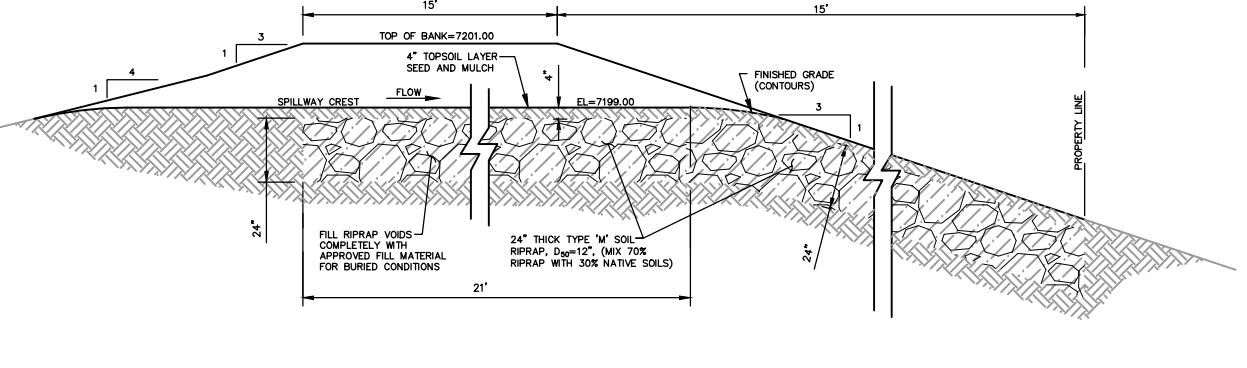
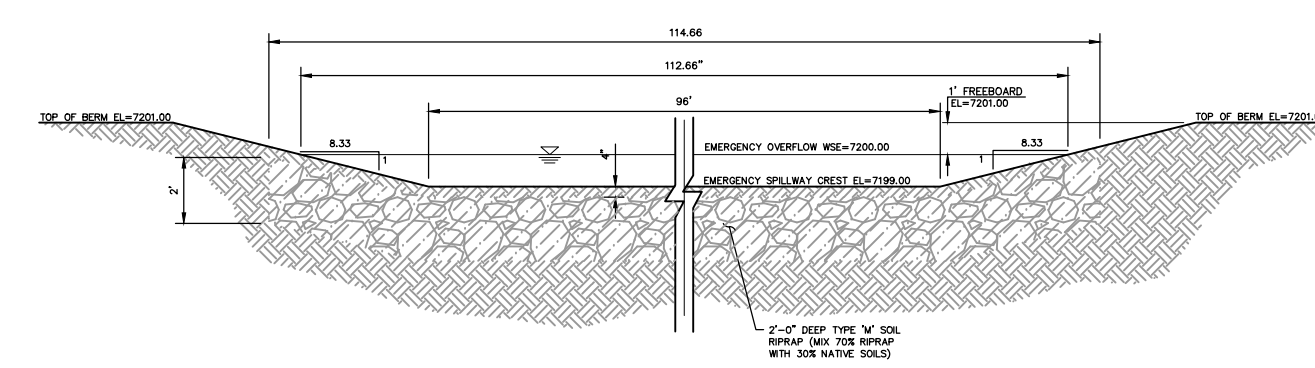
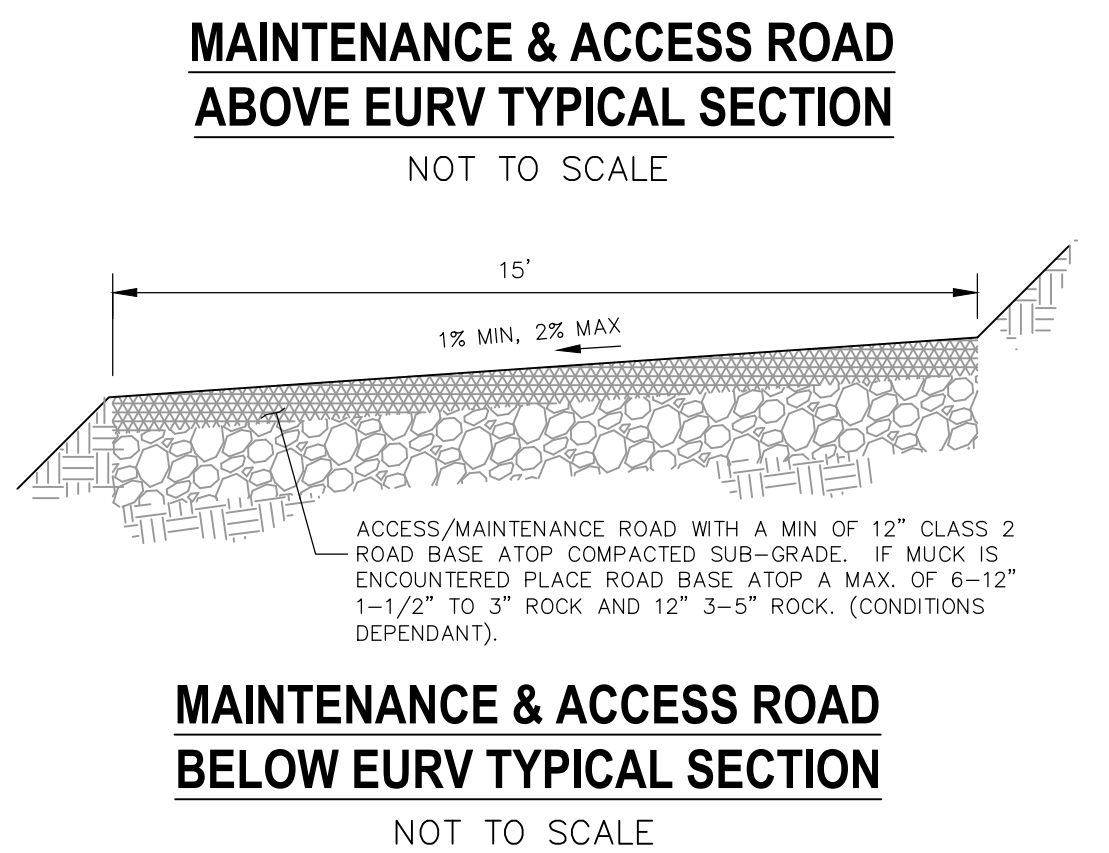
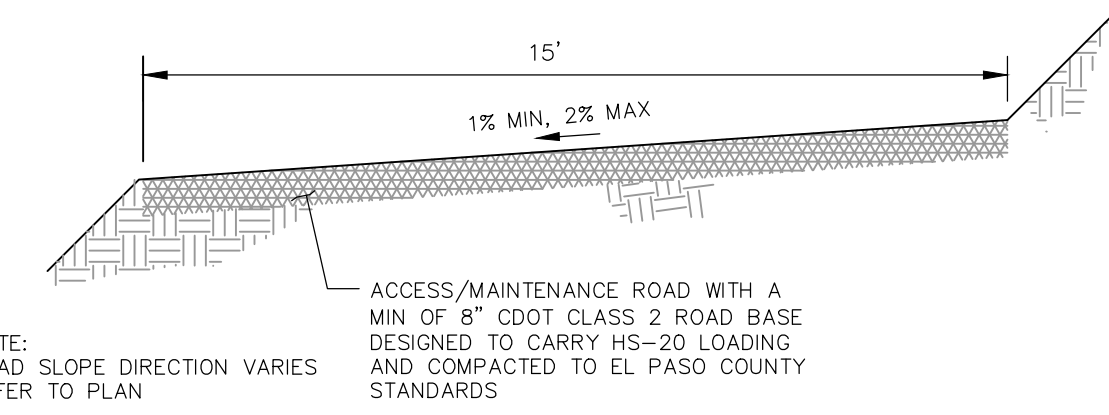
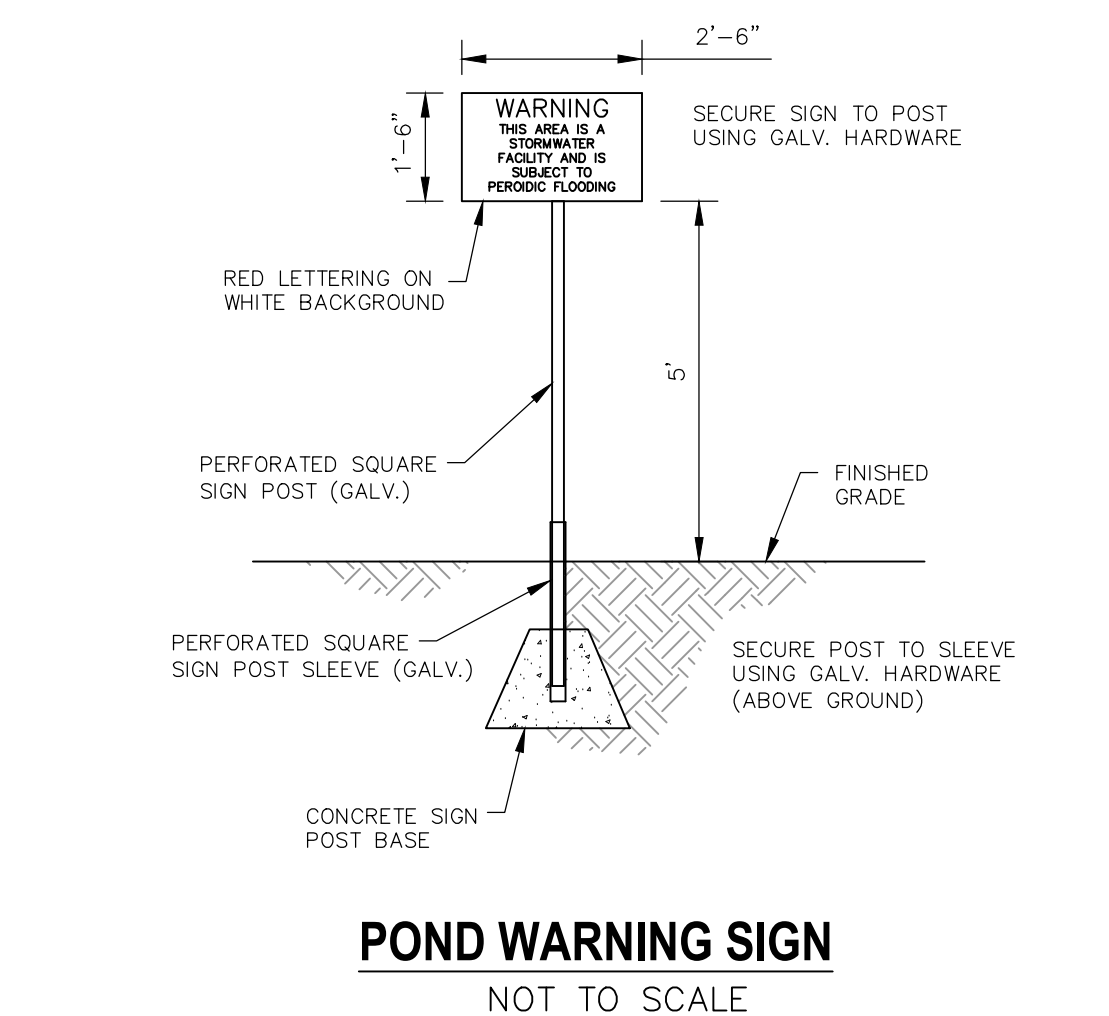
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CAUTIC



<u>LEGEND</u>	
EXT	EXISTING
FUT	FUTURE
PROP	PROPOSED
	PROP MAJ CONT
	PROP MIN CONT
	EXIST MAJ CONT
	EXIST MIN CONT
	EX RIPRAP
	PROP RIPRAP
	STABILIZED MAINTENANCE AREA ABOVE EURL
	STABILIZED MAINT. AREA BELOW EURL
	CONC LOW FLOW CHANNEL
	EX. FLOW ARROW
	PROP. FLOW ARROW
	EMERGENCY OVERFLOW
	PROPERTY LINE
	PROP STORM SEWER PIPE
	EASEMENT LINE
	WARNING SIGN



EXTENDED DETENTION BASIN POND C
SCALE 1"=30'

POND C EMERGENCY SPILLWAY
NOT TO SCALE


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& MARKING
GAS,
ELECTRIC,
WATER &
TELEPHONE
LINES

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CALL 1-800-922-1987

REVISIONS: NO. DATE BY DESCRIPTION 		NO. DATE 	ARR'D. BY: DATE:
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CAUTION			

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

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



CIVIL CONSULTANTS, INC.

2121 N. WARRATCH AVE., STE 305
COLORADO SPRINGS, CO 80903
PHONE: 719.555.5485

PAINT BRUSH HILLS FILING NO. 14

EXTENDED DETENTION POND C

PROJECT NO. 10-014

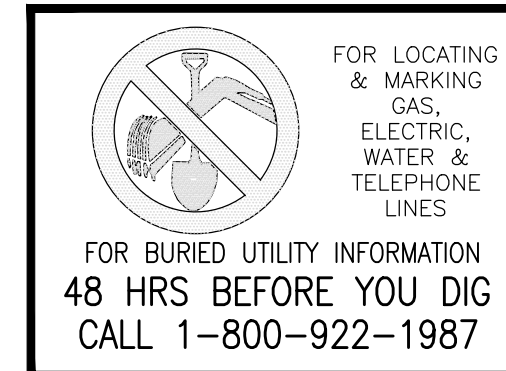
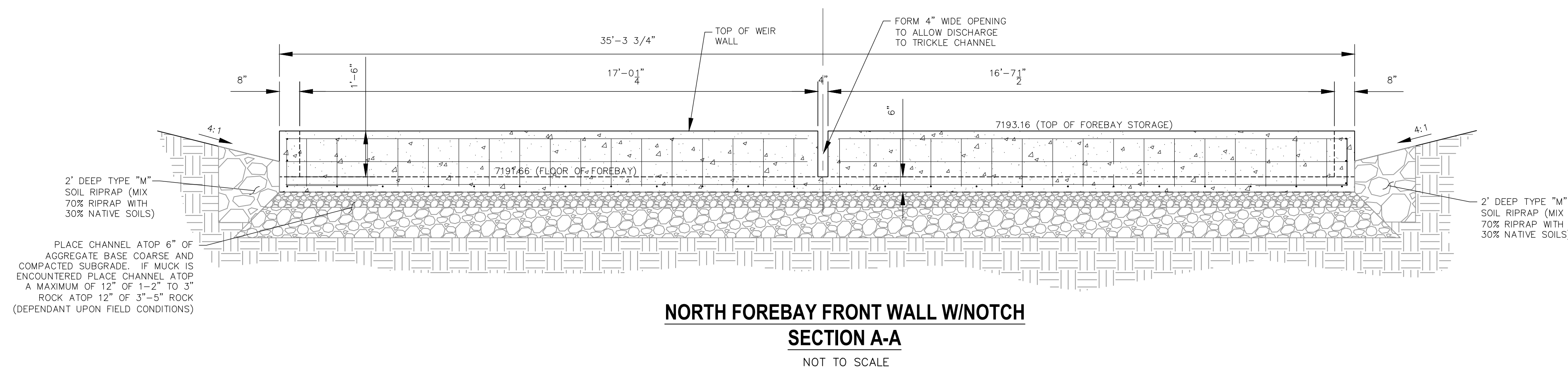
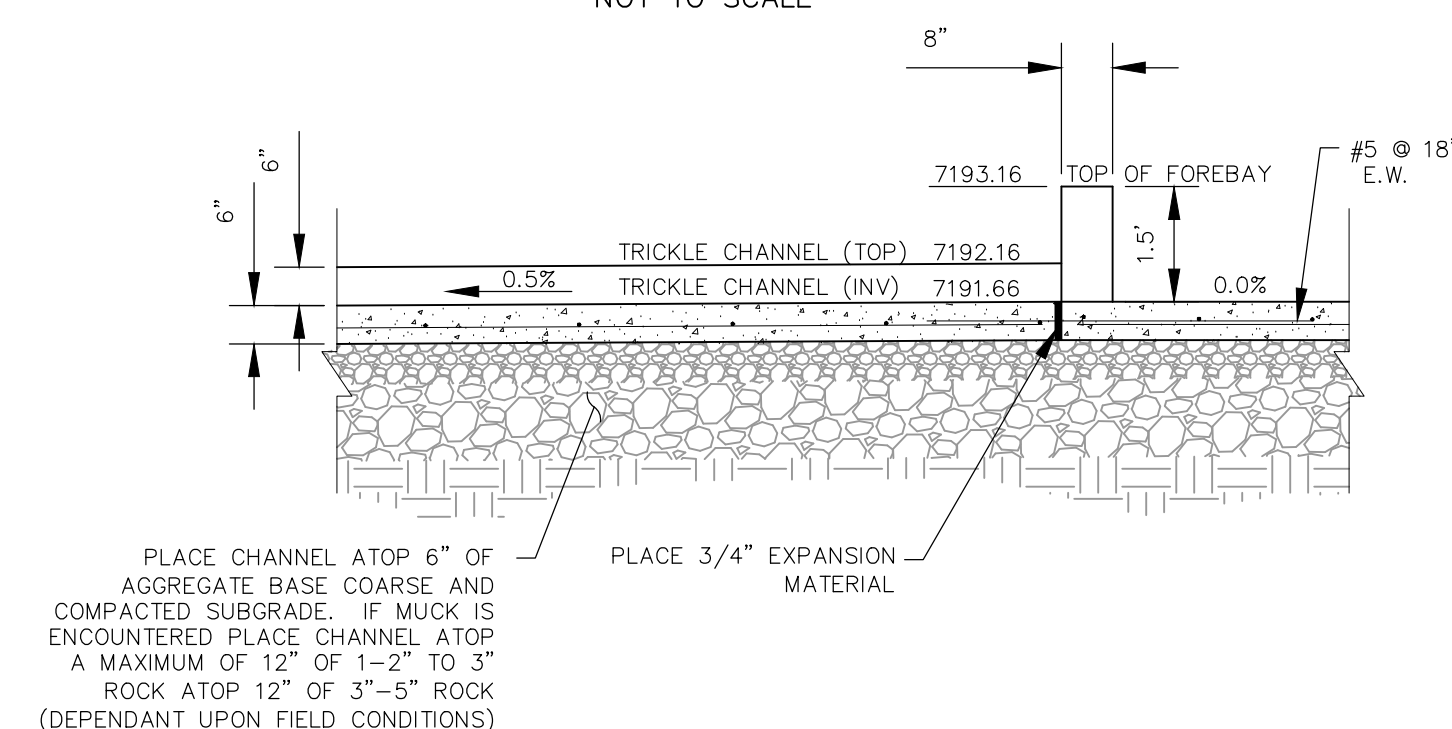
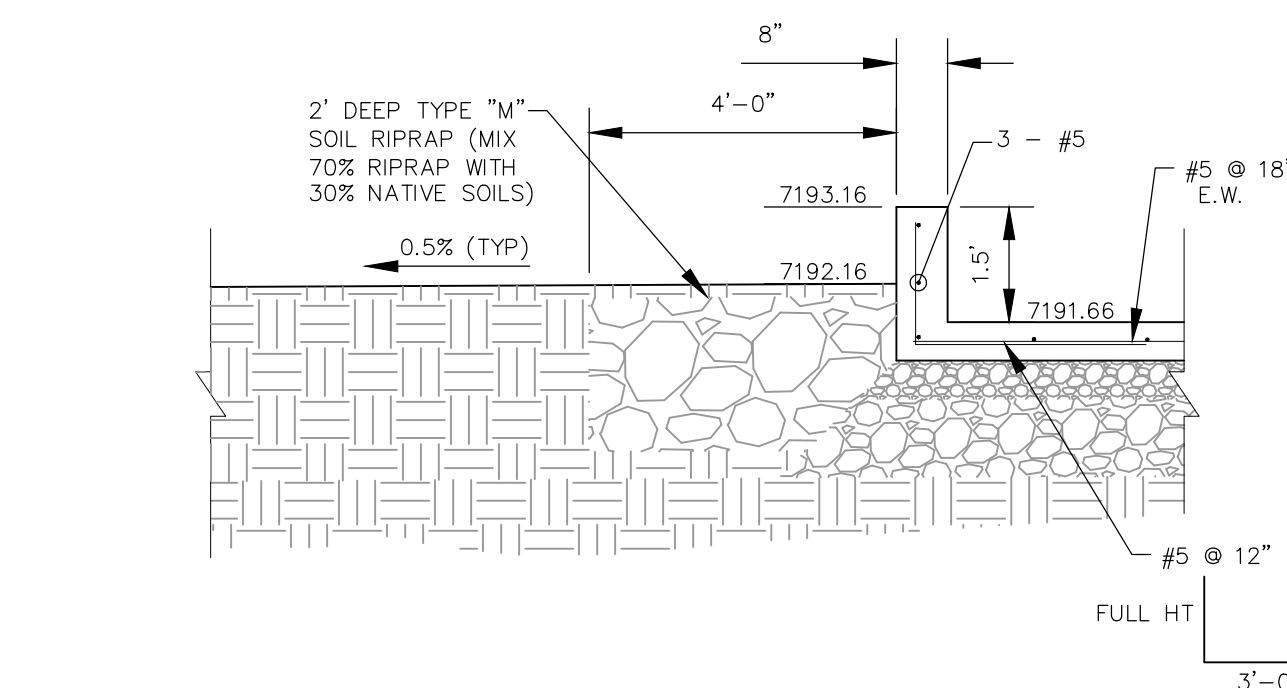
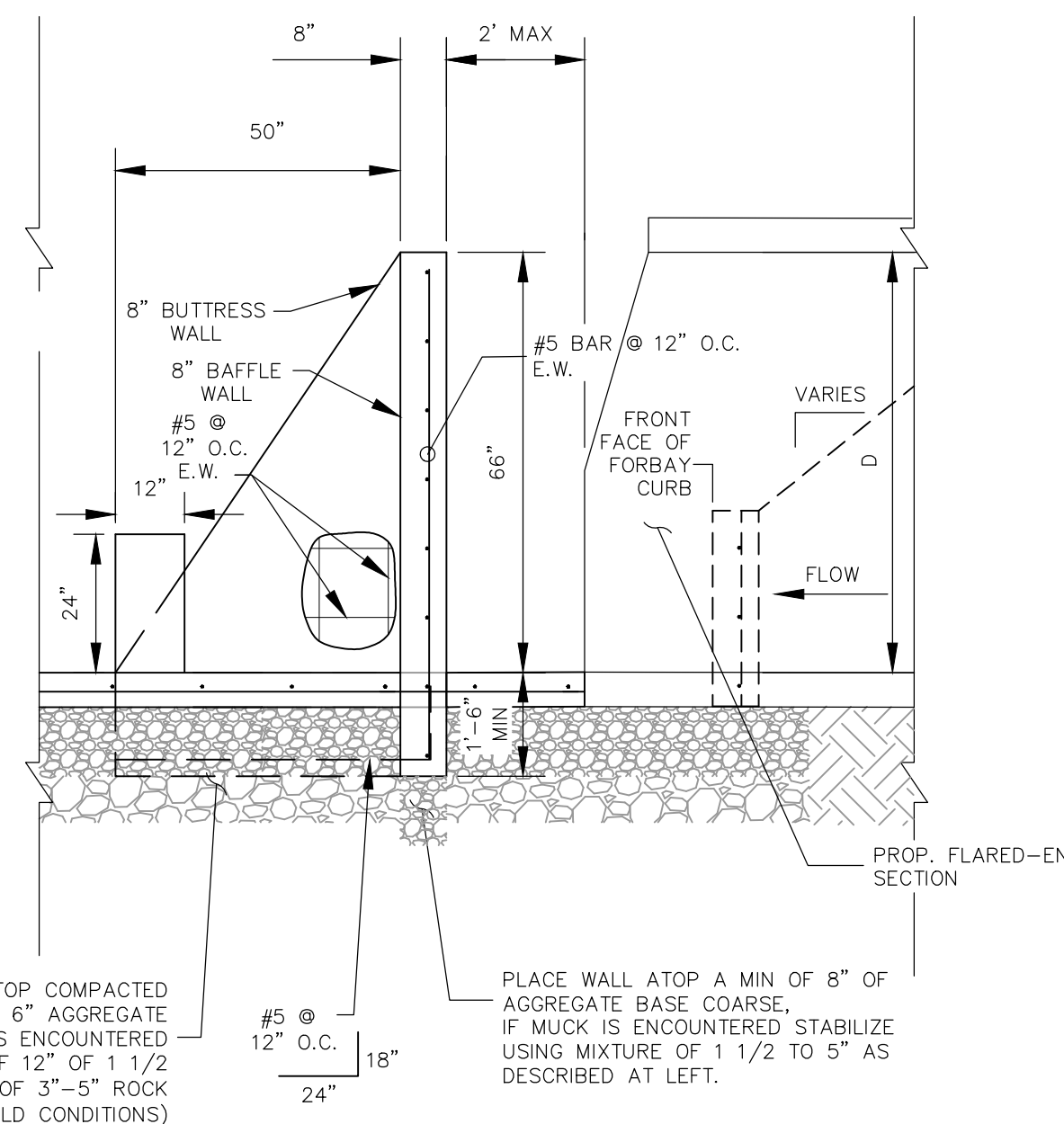
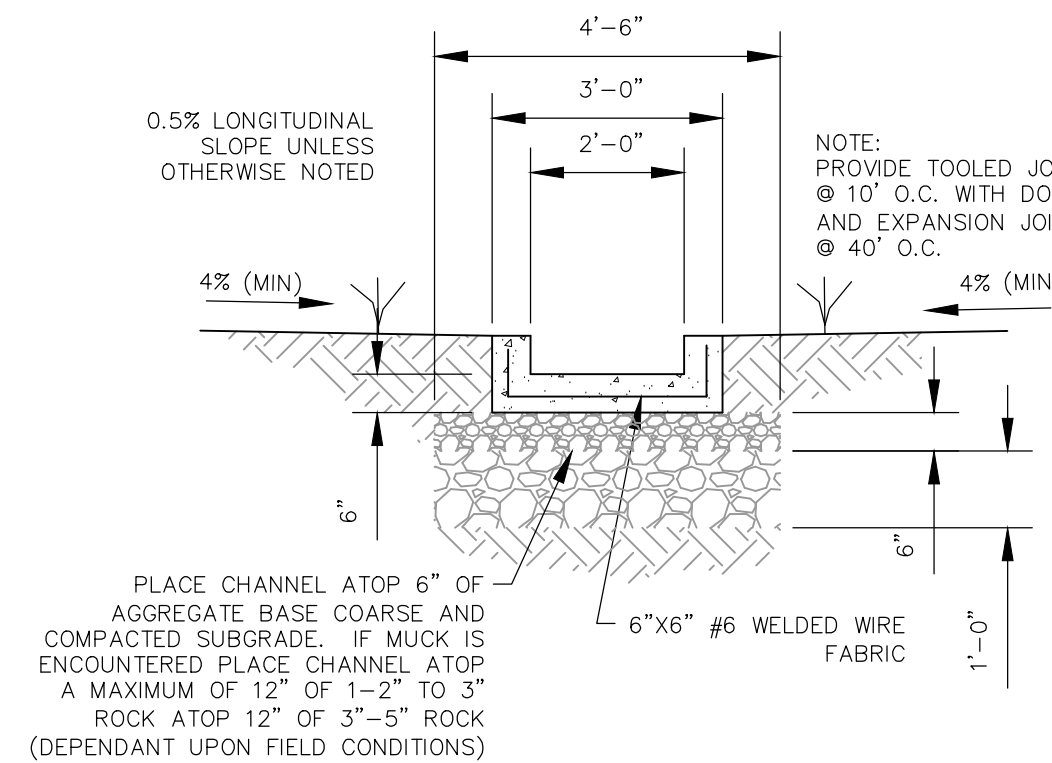
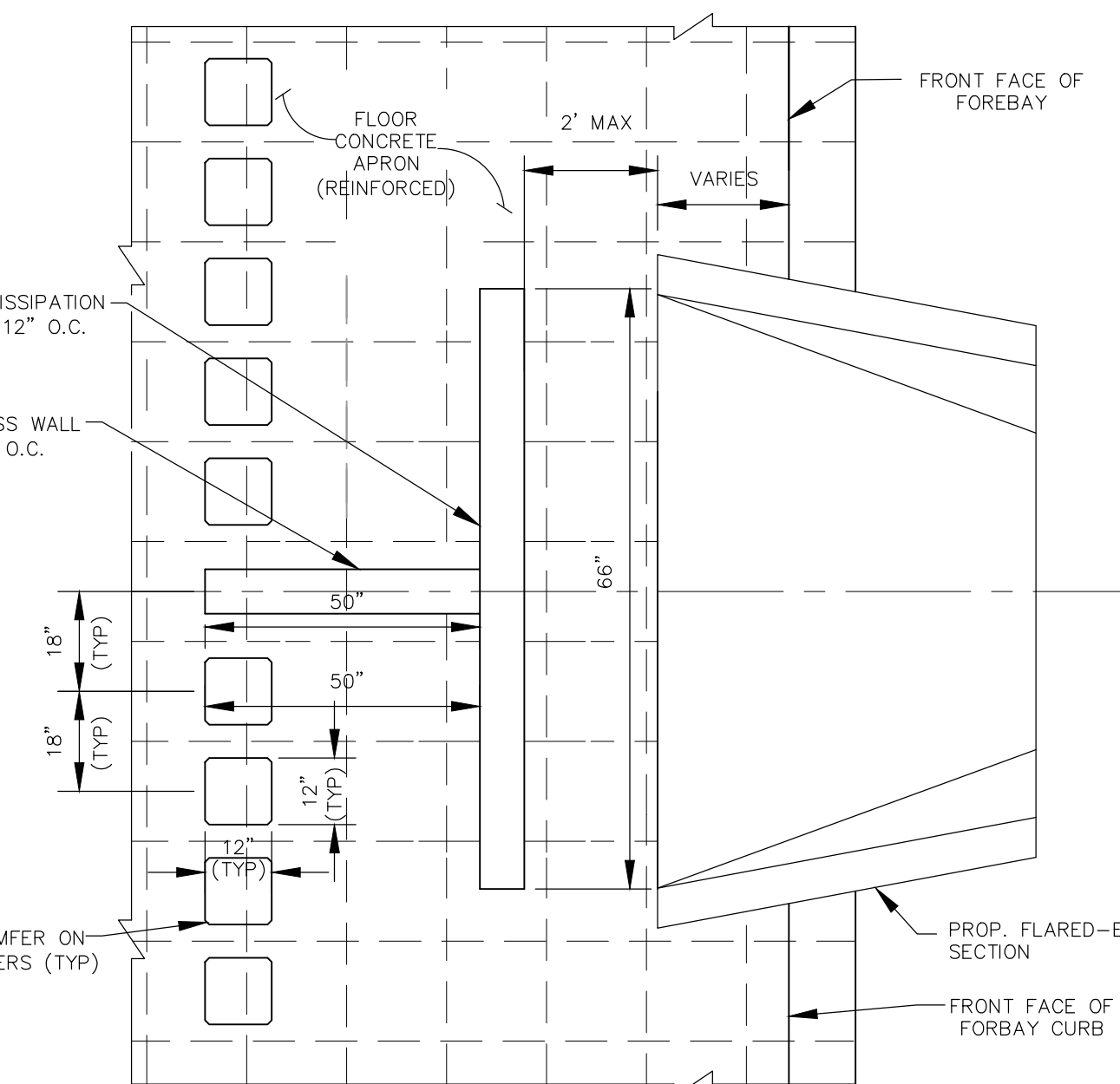
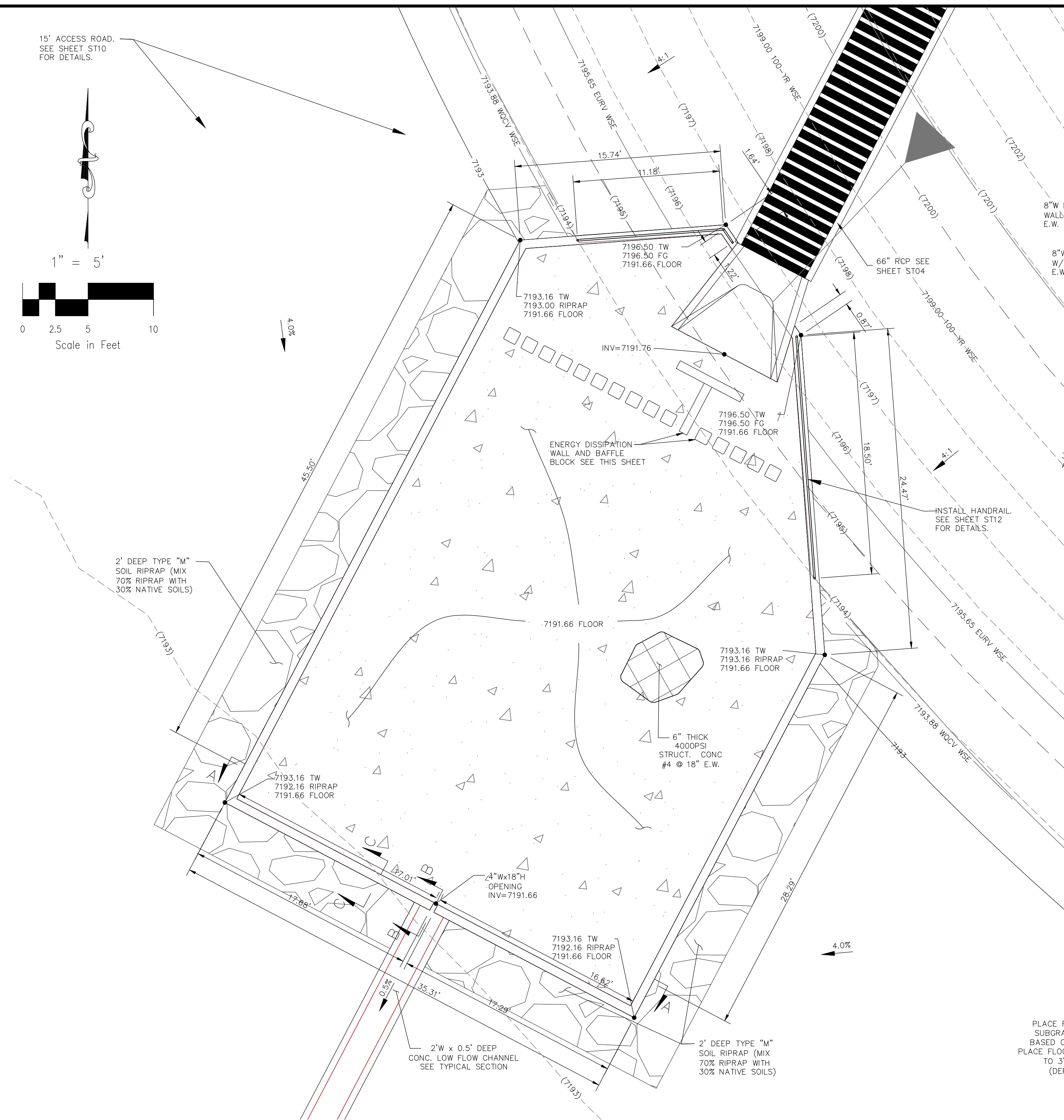
SCALE: HORIZONTAL: 1"=50'
VERTICAL: 1"=10'

DESIGNED BY: GT
DRAWN BY: CMN
CHECKED BY: WAS

DATE: 12/29/20

SHEET 28 OF 30

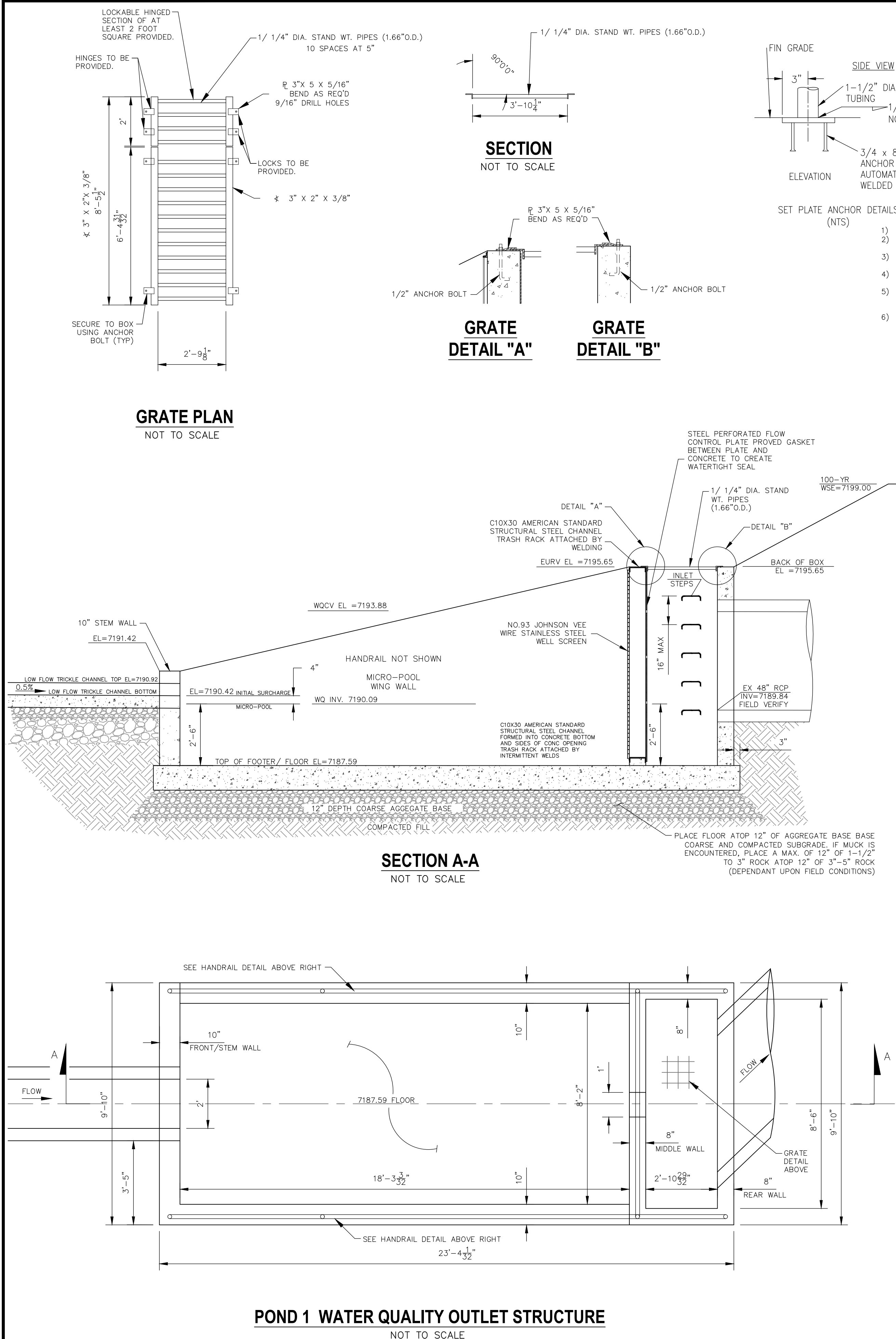
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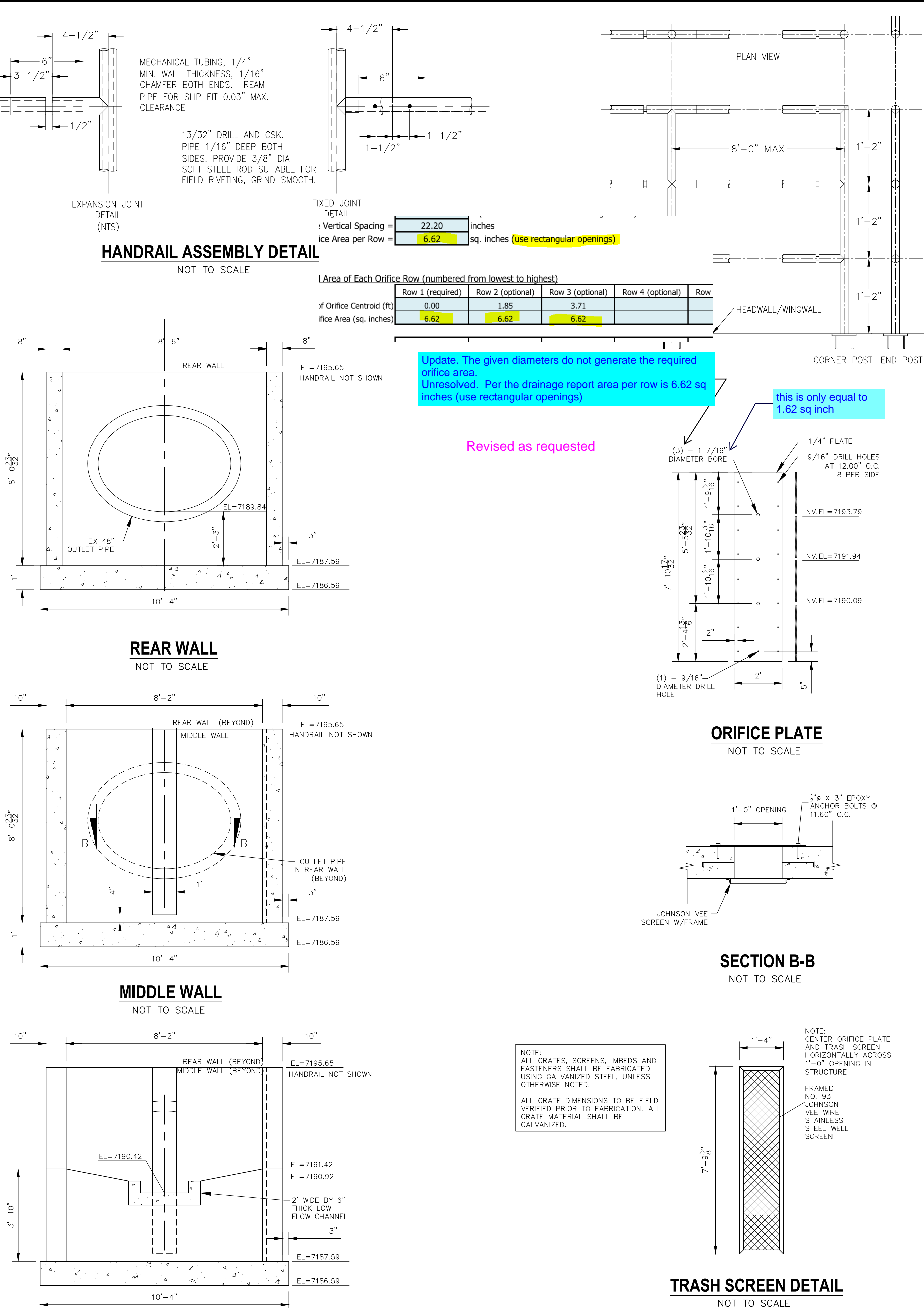


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POND 1 WATER QUALITY OUTLET STRUCTURE
NOT TO SCALE



HANDRAIL ASSEMBLY DETAIL
NOT TO SCALE

REAR WALL
NOT TO SCALE

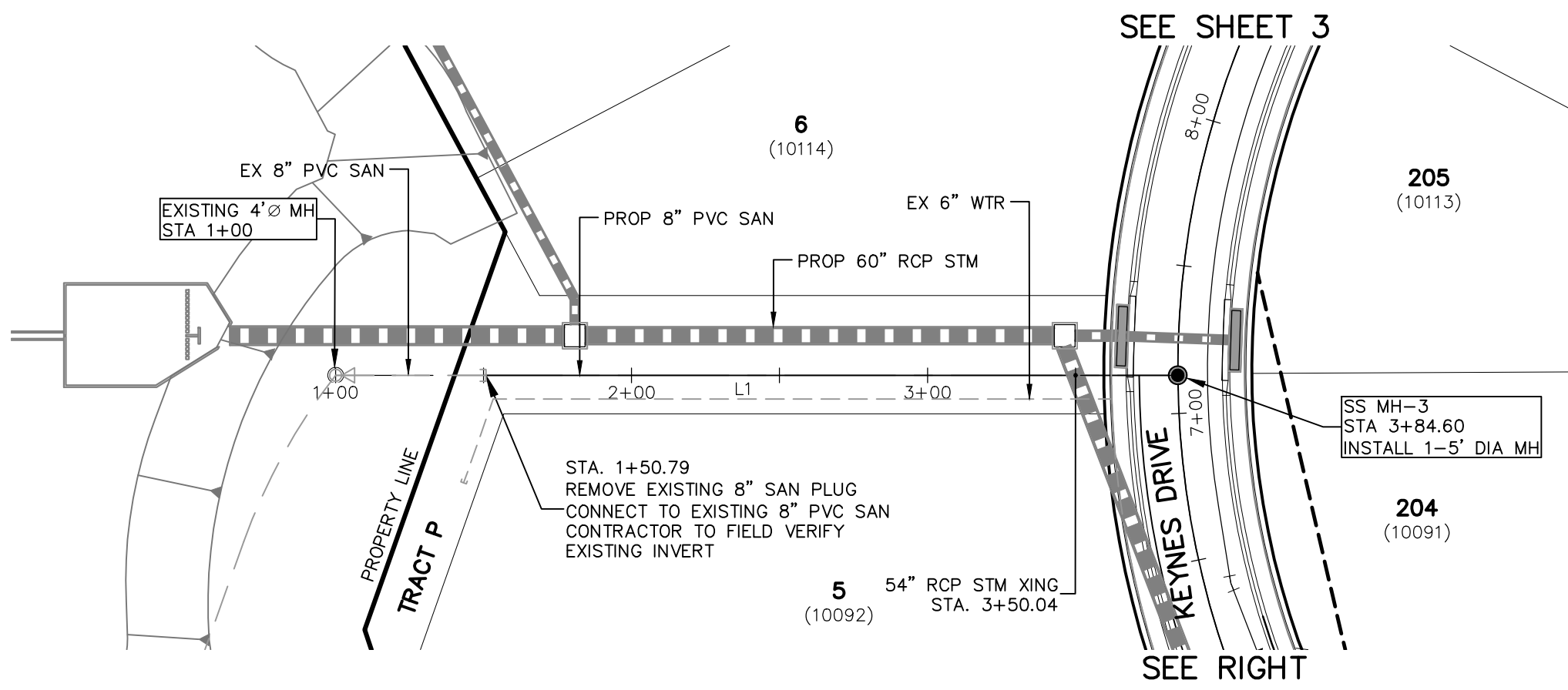
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FRONT/STEM WALL
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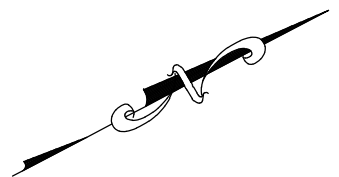
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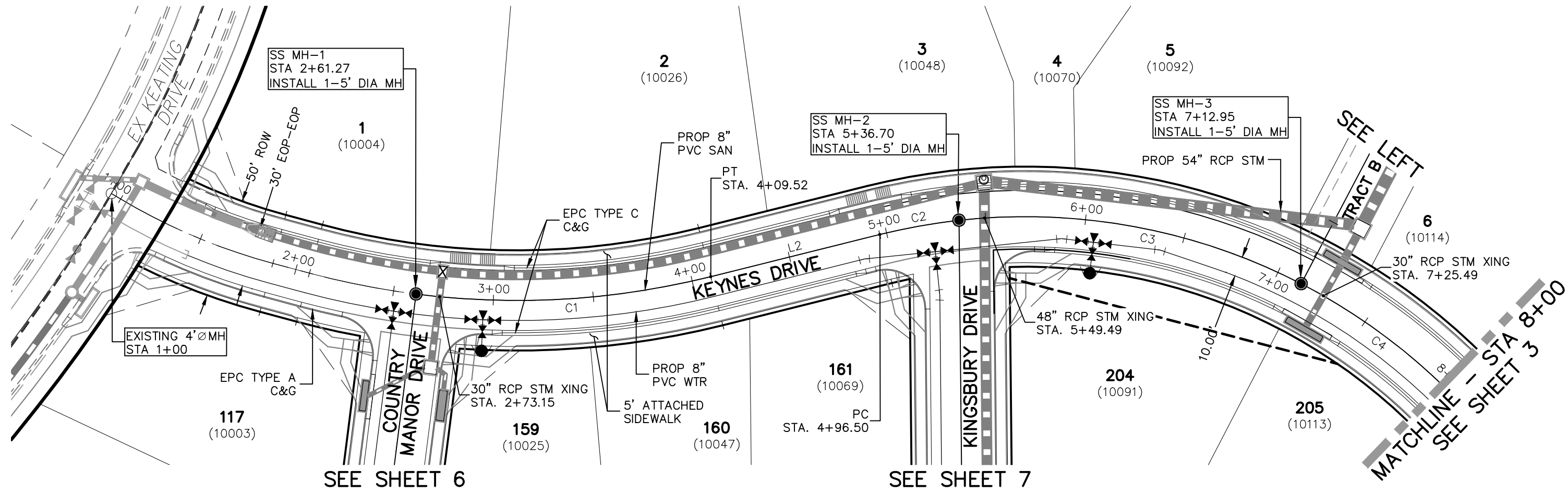


SANITARY OUTFALL
STA 1+00.00 TO STA 3+84.60

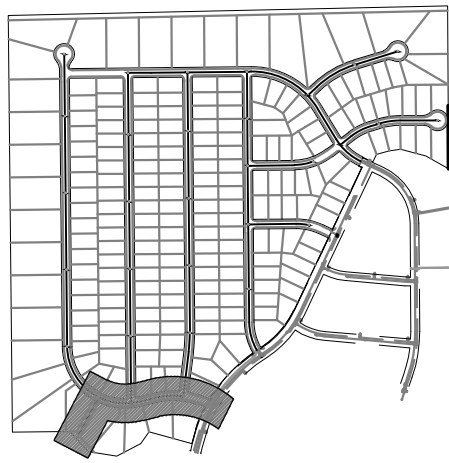


SANITARY SEWER LINE TABLE		
Line #	Length	Direction
L1	233.81	N27°43'10"E
L2	86.98	S76°00'00"W

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



KEYNES DRIVE
STA 1+00.00 TO STA 8+00.00



KEY MAP
SCALE: NTS

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ELECTRIC,
WATER &
TELEPHONE
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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

DATE: 12/29/2020

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

DESIGNED BY: SM DRAWN BY: SM CHECKED BY: GW

SS02

212 N WAHATCH AVE, STE 305
COLORADO SPRINGS, CO 80903
PHONE: 719.555.5485



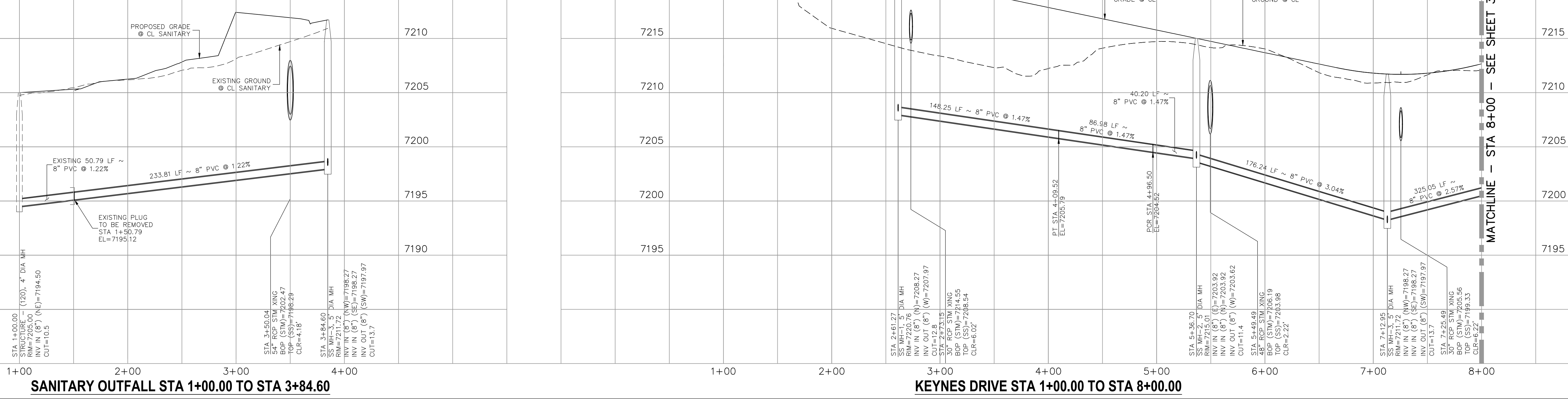
VIRGIL A. SANCHEZ, COLORADO P.E. NO. 37160

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

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

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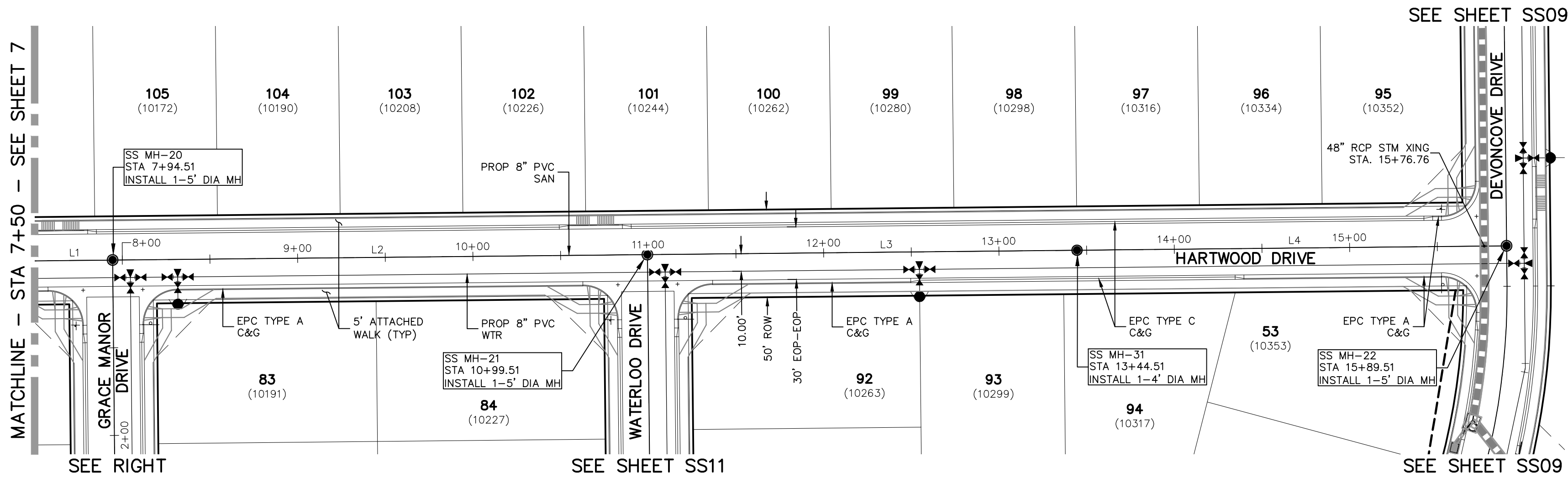
CAUTION



SANITARY OUTFALL STA 1+00.00 TO STA 3+84.60

KEYNES DRIVE STA 1+00.00 TO STA 8+00.00

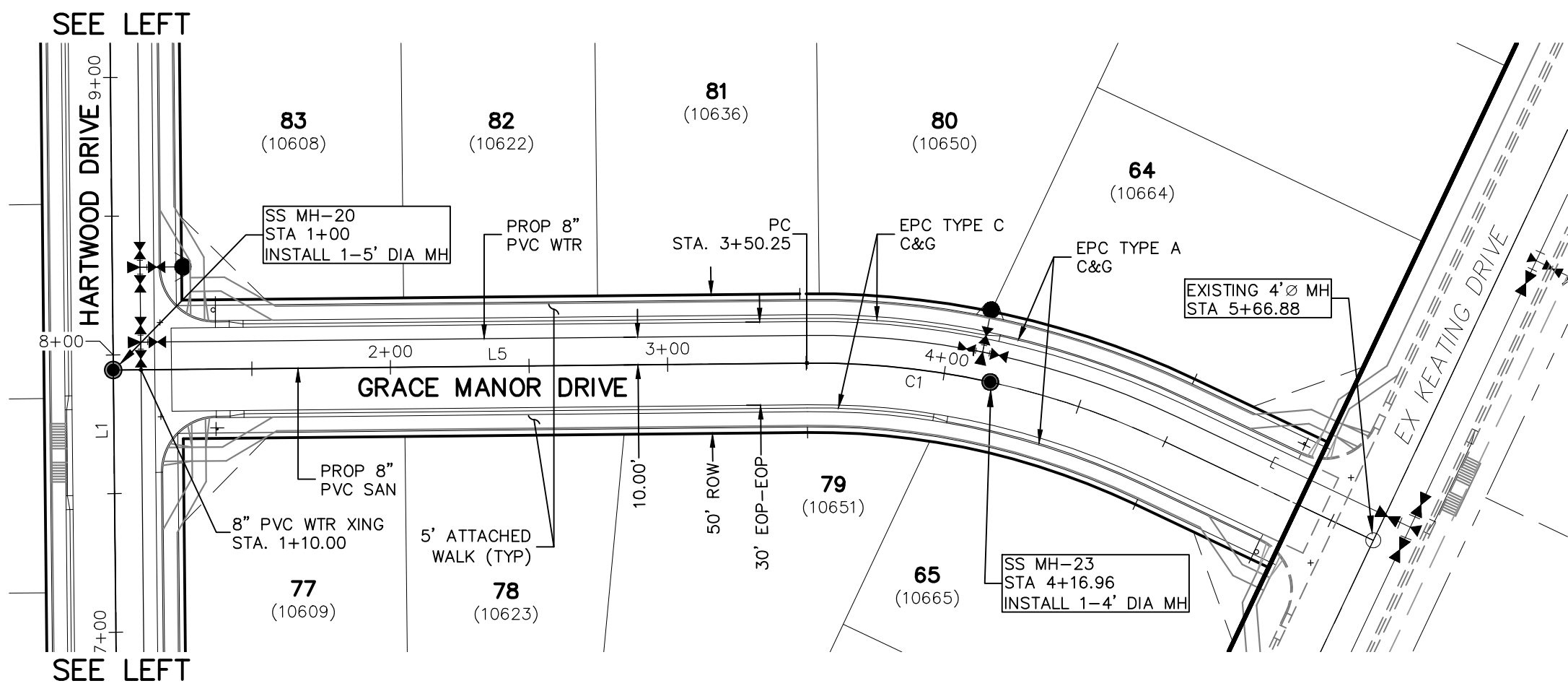
MATCHLINE - STA 8+00 - SEE SHEET 3



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

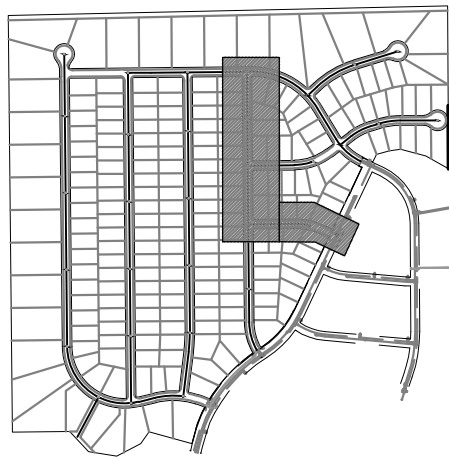


GRACE MANOR DRIVE
STA 1+00.00 TO STA 4+16.96

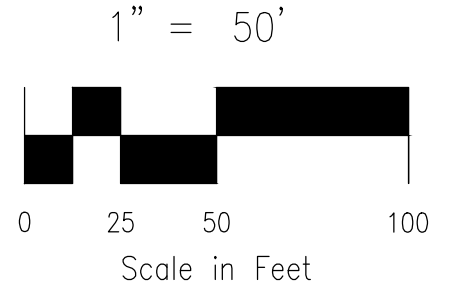
MATCHLINE - STA 7+50 - SEE SHEET 7

HARTWOOD DRIVE STA 7+50.00 TO STA 15+89.51

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



FOR LOCATING
& MARKING
GAS,
ELECTRIC,
WATER &
TELEPHONE
LINES
FOR BURIED UTILITY INFORMATION
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CALL 1-800-922-1987



KEY MAP
SCALE: NTS

PAINT BRUSH HILLS FILING NO. 14

SANITARY SEWER PLANS

PROJECT NO. 10-014

DESIGNED BY: SM

DRAWN BY: GW


CHECKED BY:

DATE: 12/29/2020

SHEET 8 OF 26

SS08

212 N. WAHATCH AVE. STE 305
COLORADO SPRINGS, CO 80903
PHONE: 719.555.5485


CIVIL CONSULTANTS, INC.

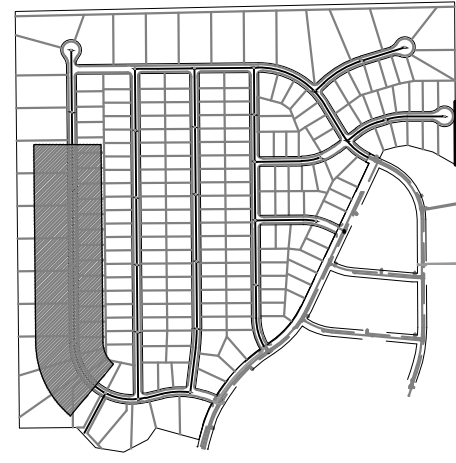
FOR AND ON
BEHALF OF
M&S CIVIL
CONSULTANTS,
INC.

REVISIONS:
NO. DATE BY DESCRIPTION APPROV. BY DATE

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.

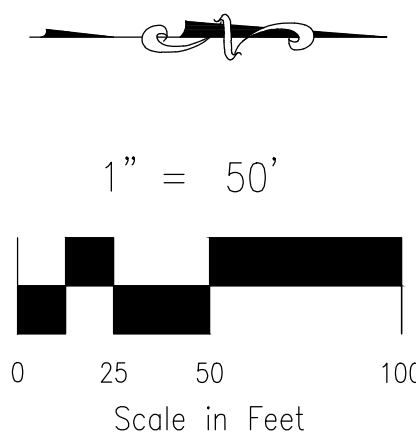
CAUTION

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



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

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PAINT BRUSH HILLS FILING NO. 14			
SANITARY SEWER PLANS			
PROJECT NO. 10-014		SCALE:	DATE: 12/29/2020
DESIGNED BY: SM		HORIZONTAL:	
DRAWN BY: SM		1"=50'	
CHECKED BY: GW		VERTICAL:	
		1"=5'	SHEET 3 OF 26
			SS03

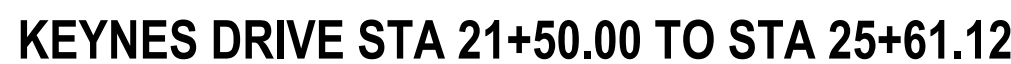
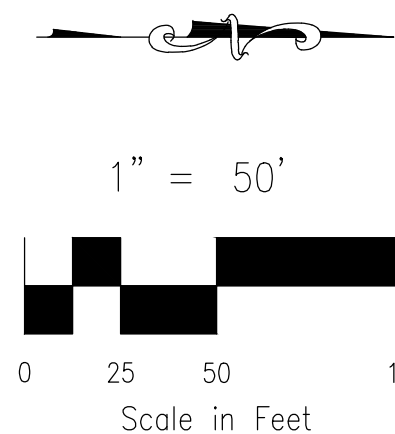


212 N. WAHSATCH AVE., STE 305
COLORADO SPRINGS, CO 80903
PHONE: 719.955.5485

CIVIL CONSULTANTS, INC.

VIRGIL A. SANCHEZ, COLORADO P.E. NO. 37160	FOR AND ON BEHALF OF M&S CIVIL CONSULTANTS, INC.
--	--

[illegible]

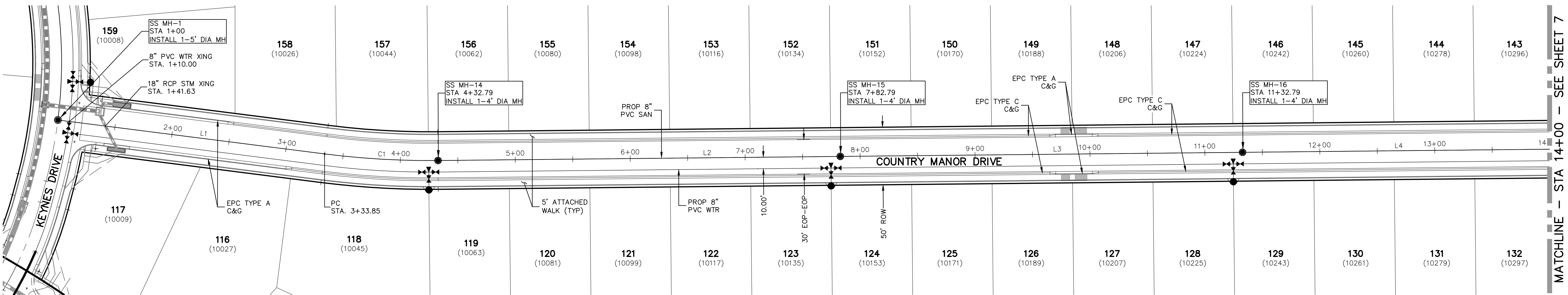


21212 N. WAHSATCH AVE., STE 305
COLORADO SPRINGS, CO 80903
PHONE: 719.955.5485

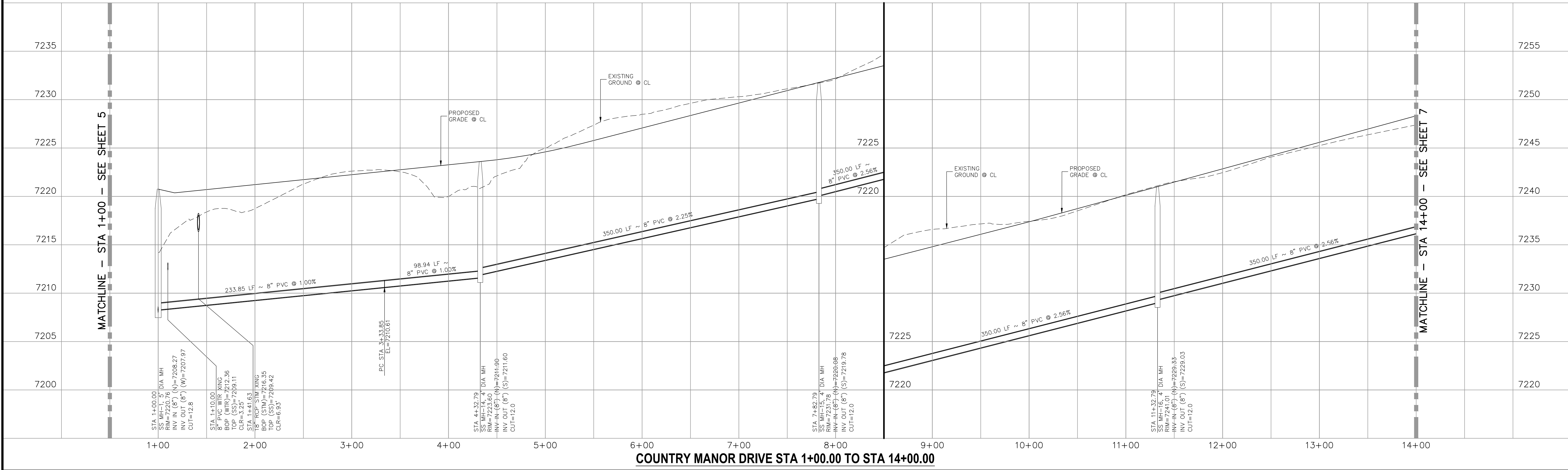


MIRGIL A. SANCHEZ, COLORADO P.E. NO. 37160	FOR AND ON BEHALF OF MRS. CIVIL CONSULTANTS, INC.
--	---

[illegible]



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

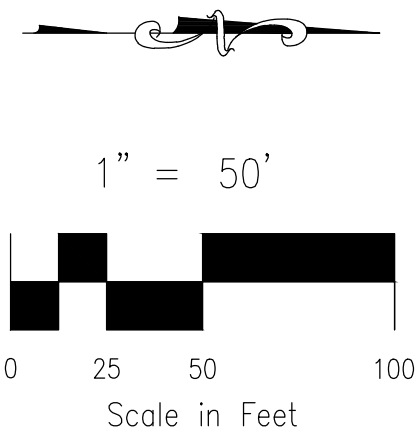


SANITARY SEWER LINE TABLE		
Line #	Length	Direction
L1	233.85	N71°4'08"E
L2	350.00	N0°35'00"W
L3	350.00	N0°35'00"W
L4	350.00	N0°35'00"W

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



KEY MAP
SCALE: NTS



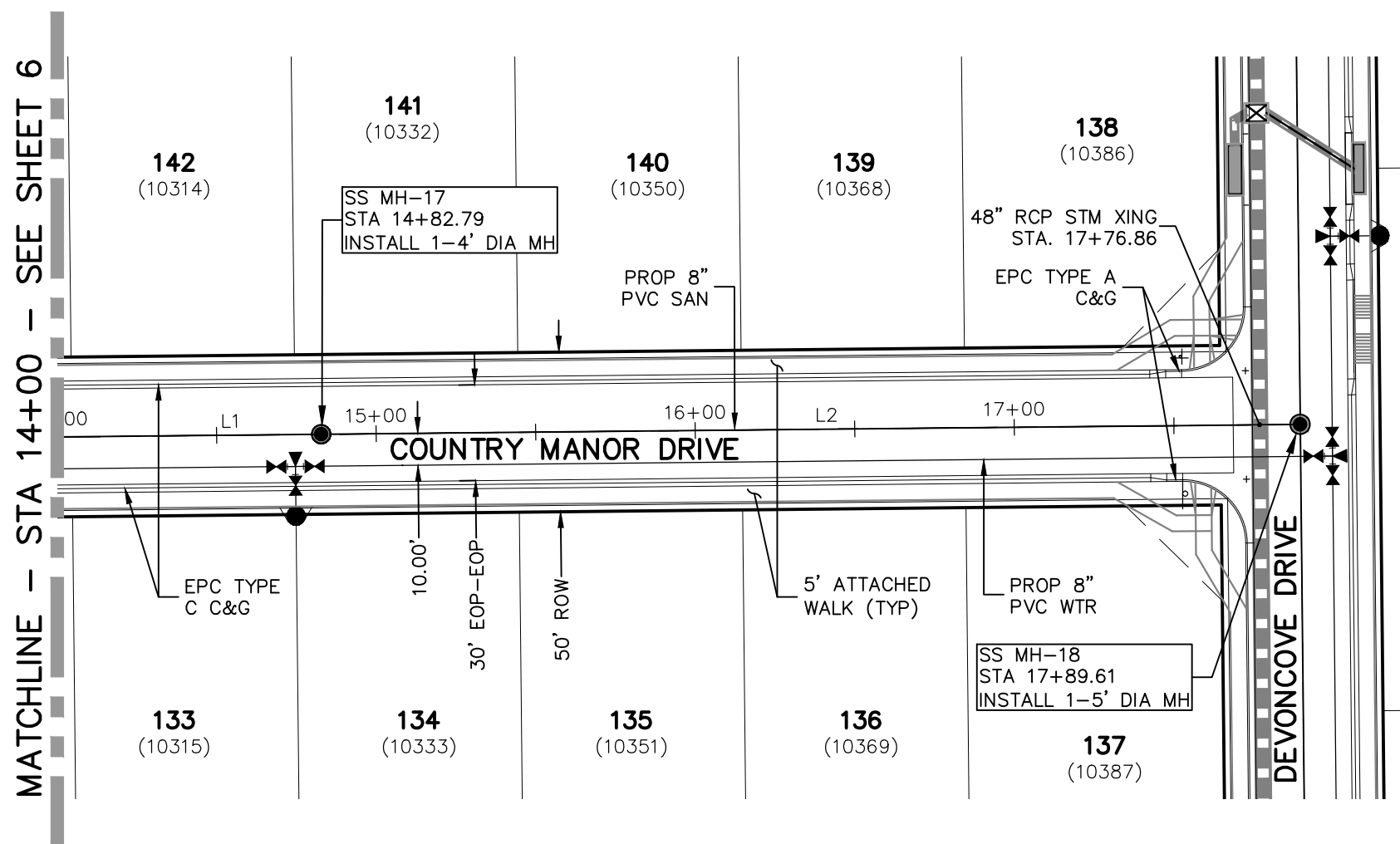
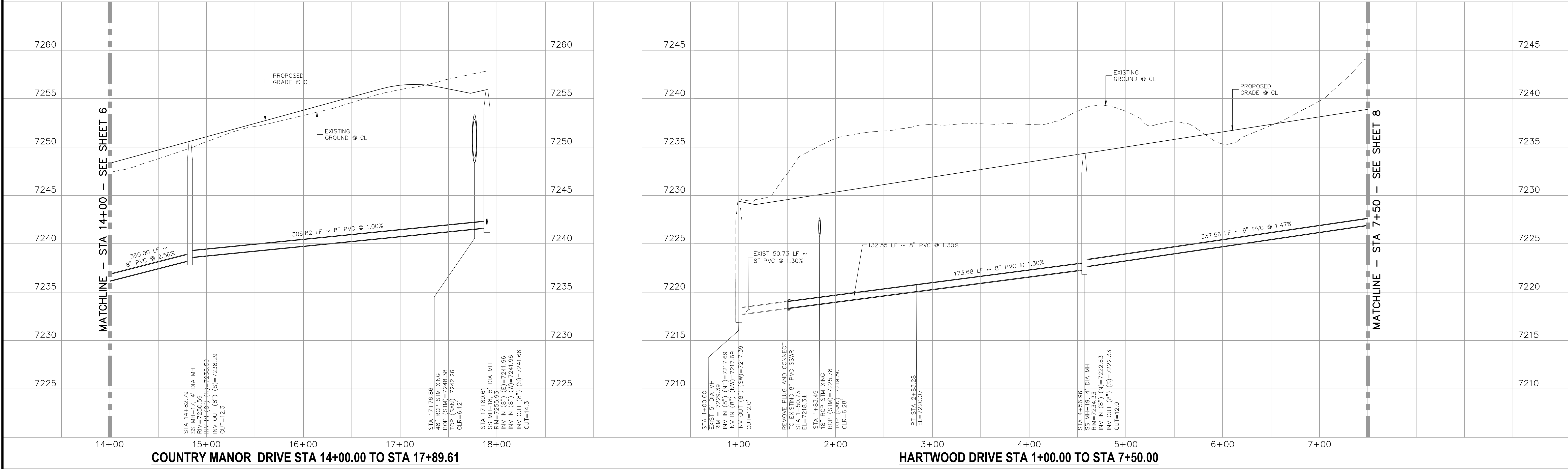
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PAIN
BRUSH HILLS FILING NO. 14
SANITARY SEWER PLANS
PROJECT NO. 10-014
DESIGNED BY: SM
DRAWN BY: SM
CHECKED BY: GW
DATE: 12/29/2020
SHEET 6 OF 26
SS06

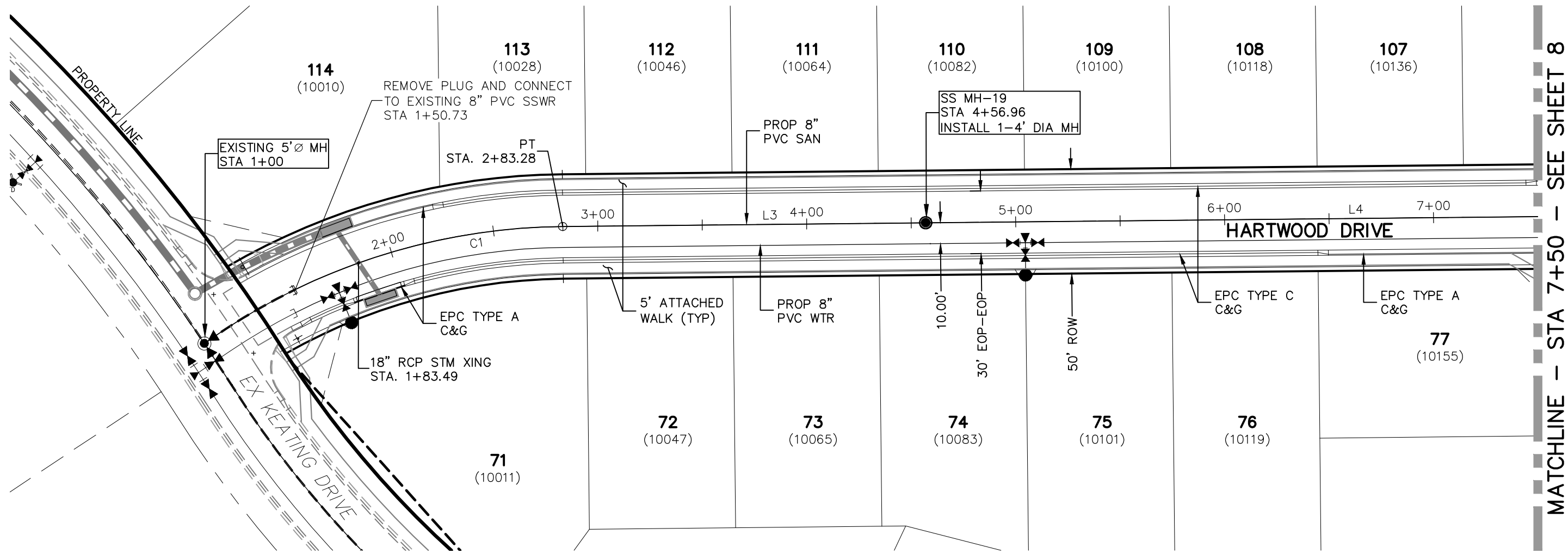
217 N. WAHATCH AVE. STE 305
COLORADO SPRINGS, CO 80903
PHONE: 719.555.5485
CIVIL CONSULTANTS, INC.

FOR AND ON BEHALF OF
M&S CIVIL CONSULTANTS, INC.
VIRGIL A. SANCHEZ, COLORADO P.E. NO. 37760

REVISIONS:
NO. DATE BY DESCRIPTION APPROVED BY DATE
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CAUTION



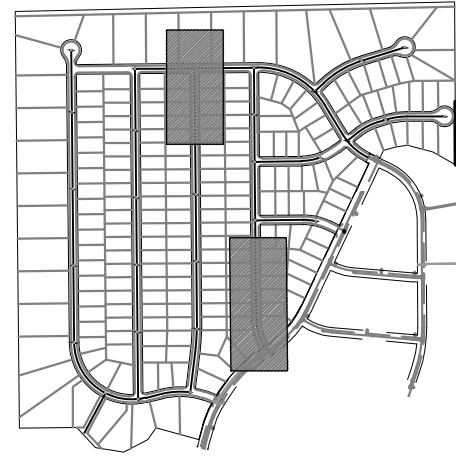
COUNTRY MANOR DRIVE
STA 14+00.00 TO STA 17+89.61



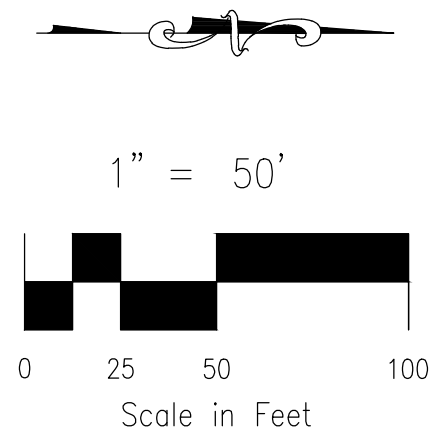
HARTWOOD DRIVE
STA 1+00.00 TO STA 7+50.00

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



1" = 50'

Scale in Feet

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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: 12/29/2020
SCALE: 1"=50'
HORIZONTAL: 1"=50'
VERTICAL: 1"=5'

SS07

212 N. WAHSAATCH AVE. STE 305
COLORADO SPRINGS, CO 80903
PHONE: 719.555.5485

CIVIL CONSULTANTS, INC.

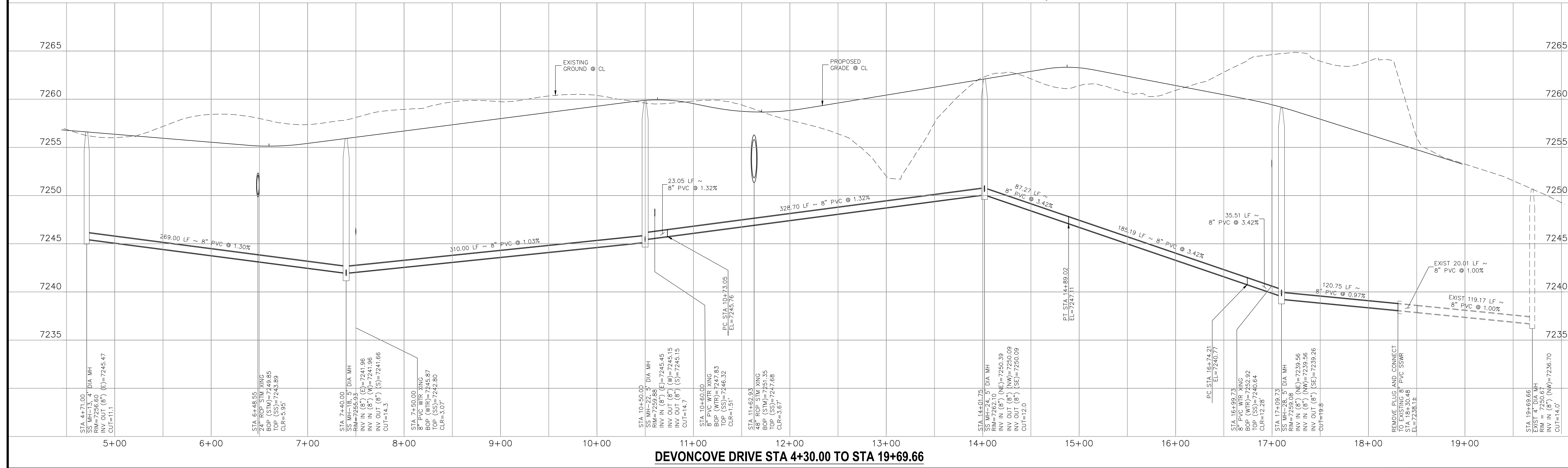
FOR AND ON BEHALF OF
M&S CIVIL CONSULTANTS, INC.

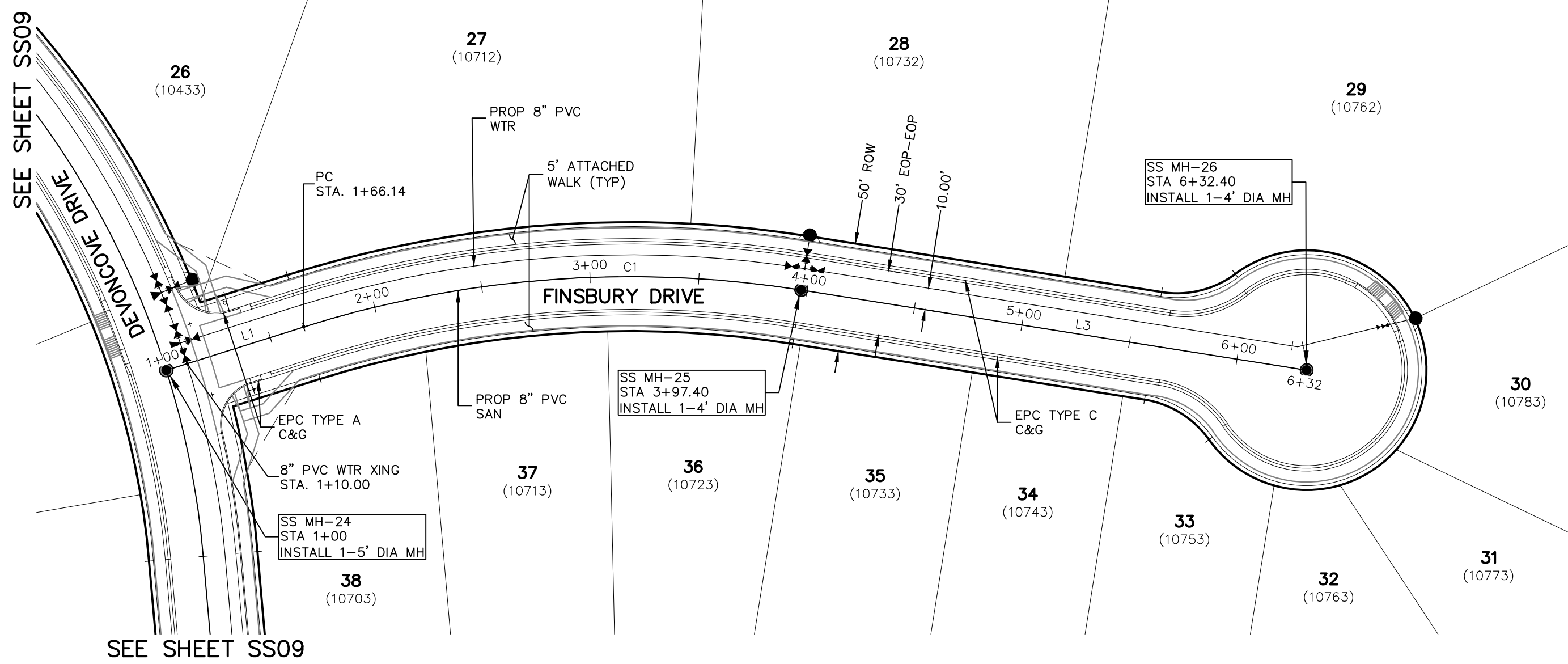
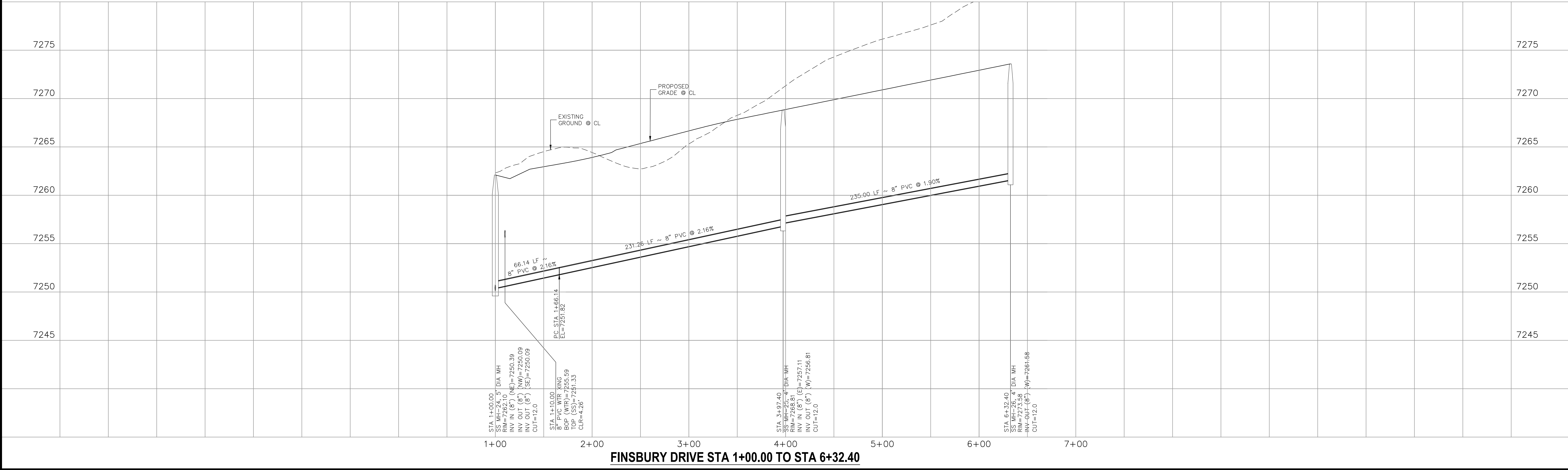
APPROVED BY: _____ DATE: _____
BY: _____ DESCRIPTION: _____

REVISIONS:
NO. DATE: BY: DESCRIPTION: _____

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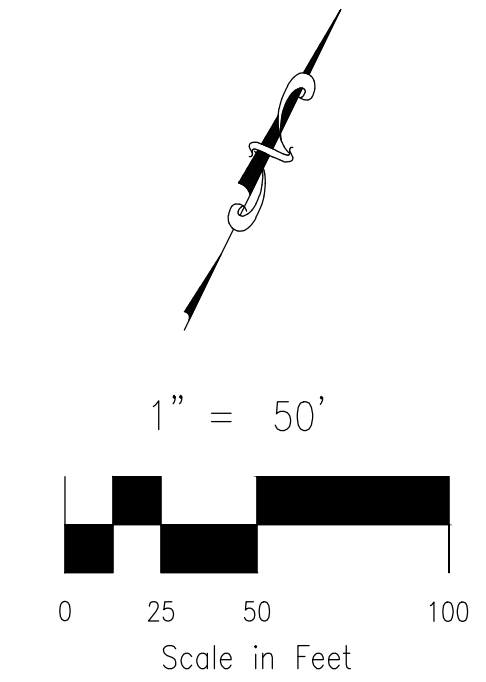
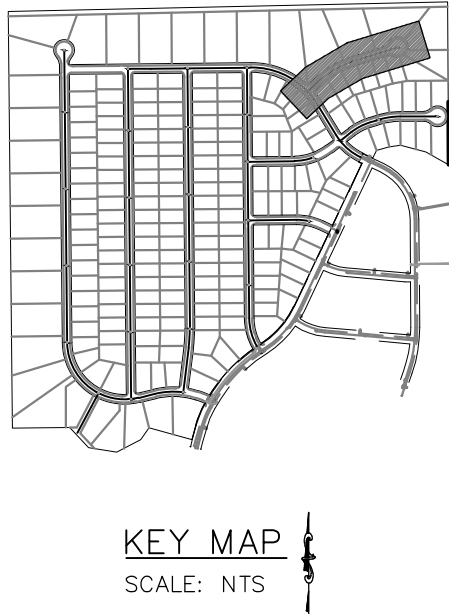
CAUTION





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



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

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

KEY MAP
SCALE: NTS

1" = 50'

0 25 50 100
Scale in Feet

PAIN
BRUSH
HILLS
FILING NO. 14

SANITARY SEWER PLANS

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

DATE: 12/29/2020
SHEET 10 OF 26
SS10

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

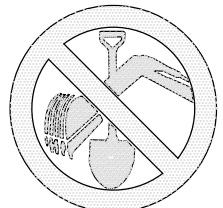
CIVIL CONSULTANTS, INC.

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

REVISIONS:
NO. DATE BY DESCRIPTION APPROVED BY DATE

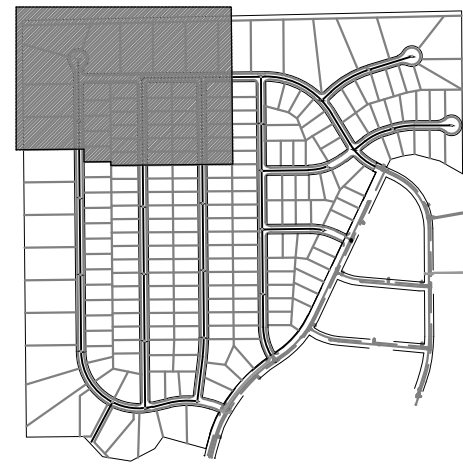
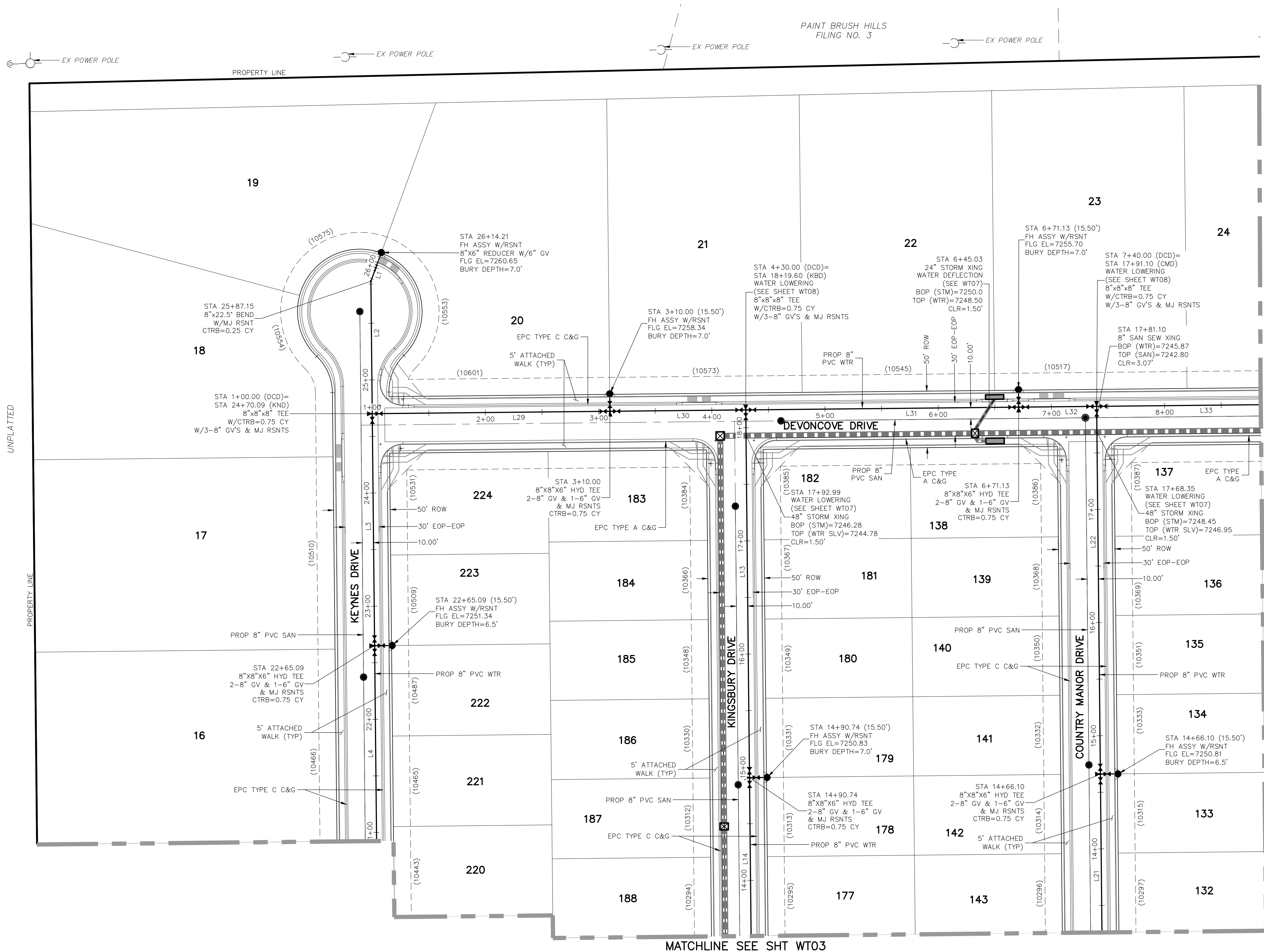
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CAUTION

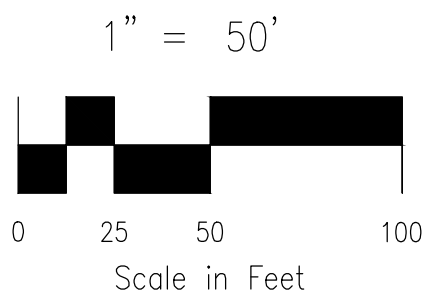


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WATER &
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LINES

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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

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

APPROVED BY: DATE:

REVISIONS: NO. DATE: BY: DESCRIPTION:

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

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CAUTION

PAINT BRUSH HILLS FILING NO. 14

WATER PLANS

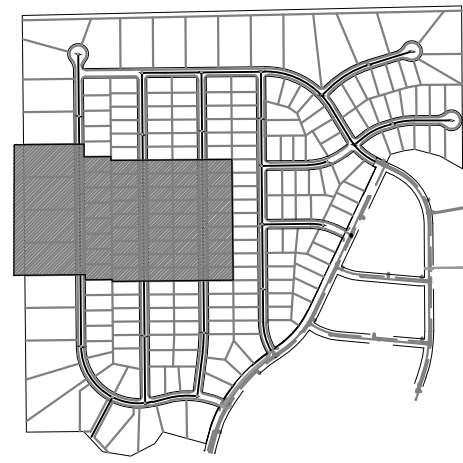
DATE: 12/29/2020

SCALE: 1"=50'

SHEET 12 OF 26

WT02

LOCATING
MARKING
GAS,
ELECTRIC,
WATER &
TELEPHONE
LINES



1" = 50'

0 25 50
Scale in Feet

1. CURVILINEAR PIPE MUST UTILIZE HD COUPLERS.

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

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

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

[illegible]

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.

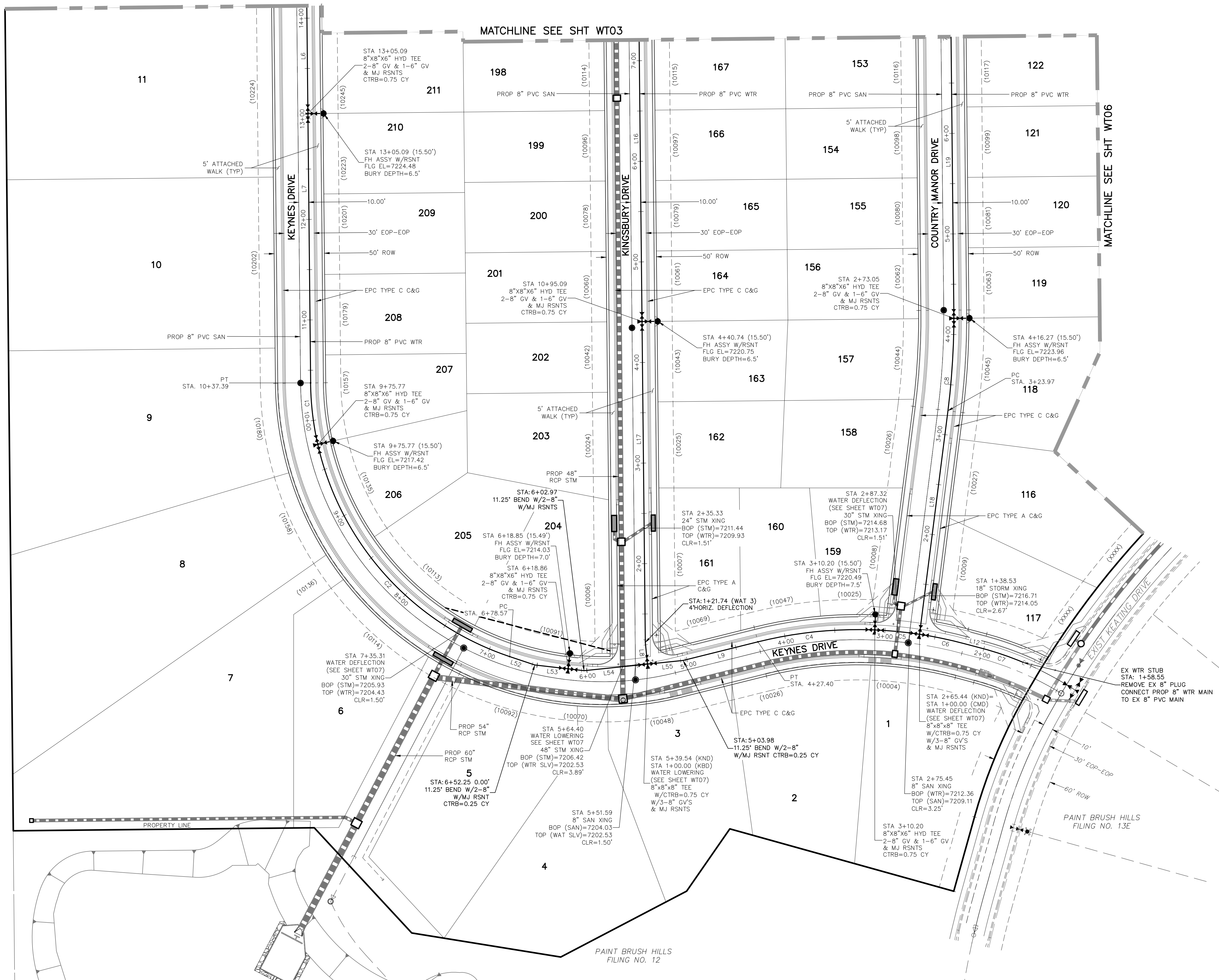




FOR LOCATING
& MARKING
GAS,
ELECTRIC,
WATER &
TELEPHONE
LINES

FOR BURIED UTILITY INFORMATION
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CALL 1-800-922-1987

UNPLATTED



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

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	

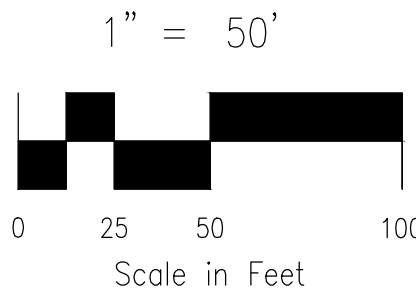
ABBREVIATIONS

FBC	FINSBURY COURT
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PROP	PROPOSED
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C&G	CURB AND GUTTER
ROW	RIGHT OF WAY
EOP	EDGE OF PAVEMENT
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TYP	TYPICAL
XING	CROSSING
STM	STORM SEWER
CLR	CLEARANCE
BOP	BOTTOM OF PIPE
TOP	TOP OF PIPE
CTRB	CONCRETE TRUST BLOCK
CY	CUBIC YARD

NOTE:

- CURVILINEAR PIPE MUST UTILIZE HD COUPLERS.

KEY MAP
SCALE: NTS



VIRGIL A. SANCHEZ, COLORADO P.E. NO. 377460

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

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

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CAUTION

212 N. WAHATCH AVE., STE 305
COLORADO SPRINGS, CO 80903
PHONE: 719.555.5485



CIVIL CONSULTANTS, INC.

PAINT BRUSH HILLS FILING NO. 14

WATER PLANS

PROJECT NO. 10-014

DESIGNED BY: JWP

DRAWN BY: SM

CHECKED BY: GW

SCALE: 1"=50'

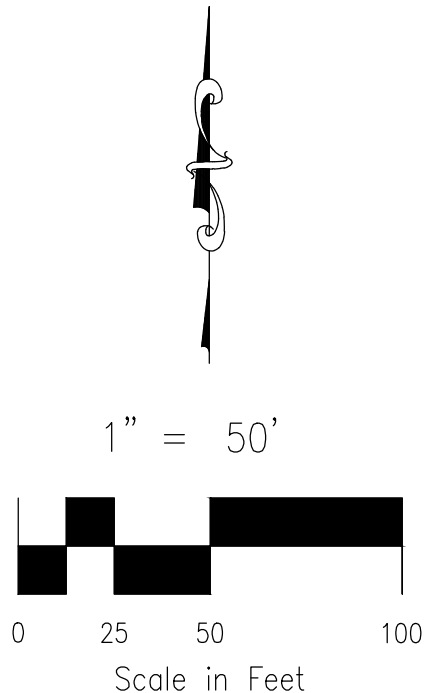
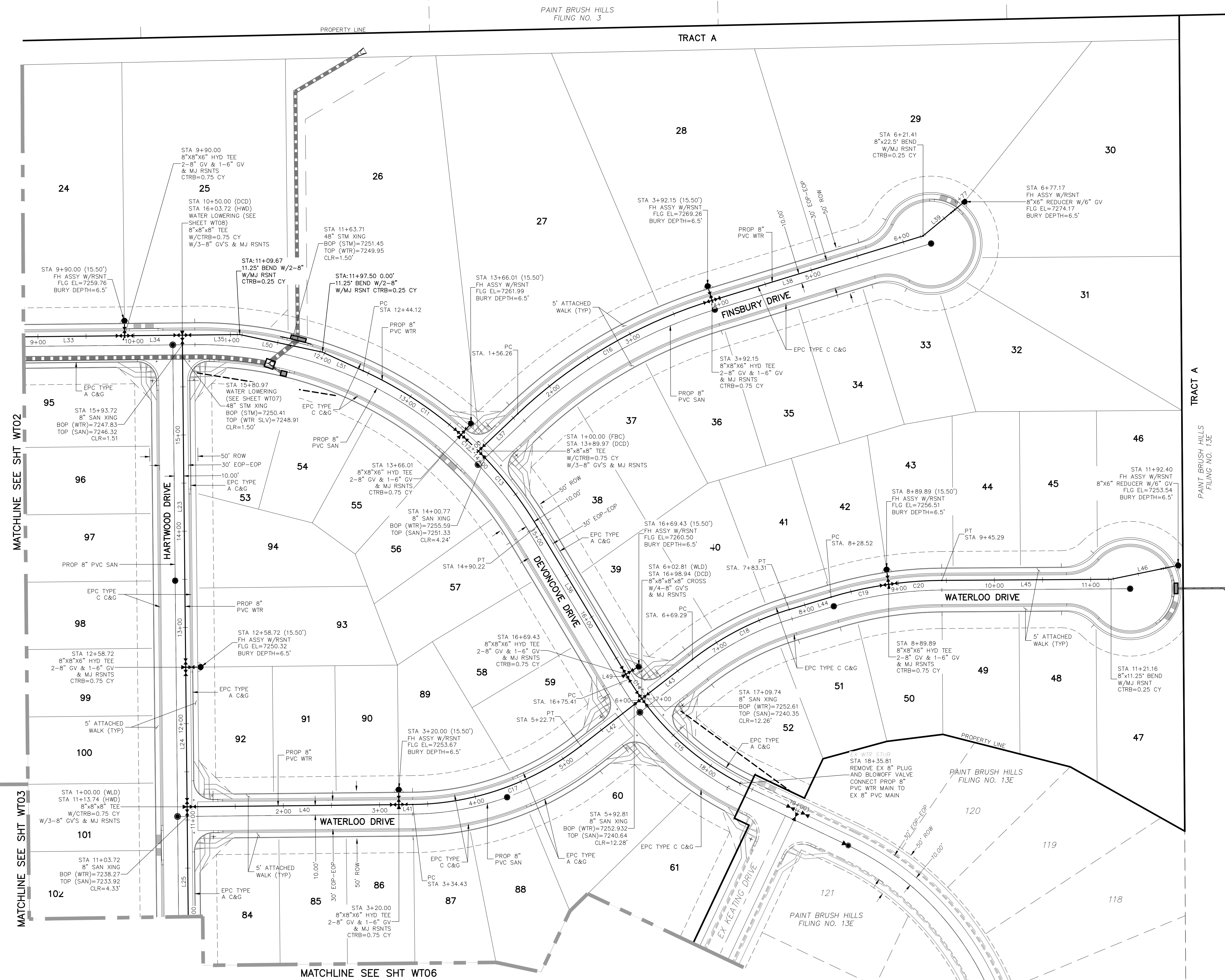
HORIZONTAL: 1"=50'

VERTICAL: N/A

DATE: 12/29/2020

SHEET 14 OF 26

WT04



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 | (10333) |
| LOT NUMBER | 134 |
| MATCHLINE | |

WATER LINE TABLE			
Line #	Length	Direction	
L23	345.00	S0°35'00"E	
L24	145.00	S0°35'00"E	
L25	278.00	S0°35'00"E	
L33	250.00	N89°25'00"E	
L34	60.00	N89°25'00"E	
L35	59.67	N89°25'00"E	
L36	179.21	S31°00'00"E	
L37	56.26	N46°30'00"E	
L38	229.26	N73°00'00"E	
L39	55.76	N50°23'40"E	
L40	220.00	N89°25'00"E	
L41	14.43	N89°25'00"E	
L42	80.10	N52°13'00"E	
L43	66.47	N52°13'00"E	
L44	45.21	N73°17'30"E	
L45	175.87	N89°36'40"E	
L46	71.23	N78°21'40"E	
L49	5.98	S31°00'00"E	
L50	87.83	S77°59'10"E	
L51	46.62	S65°23'30"E	

WATER CURVE TABLE			
Curve #	Length	Radius	Delta
C11	121.90	410.00	17.03
C12	24.75	410.00	3.46
C13	99.45	410.00	13.90
C14	24.33	290.00	4.81
C15	136.07	290.00	26.88
C16	235.88	510.00	26.50
C17	188.28	290.00	37.20
C18	114.03	310.00	21.07
C19	61.37	410.00	8.58
C20	55.40	410.00	7.74



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PAINT BRUSH HILLS FILING NO. 14

WATER PLANS

DATE: 12/29/2020

SCALE: 1"=50'

PROJECT NO. 10-014

DESIGNED BY: JWP

SHEET 15 OF 26

WT05

CHECKED BY: GW

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

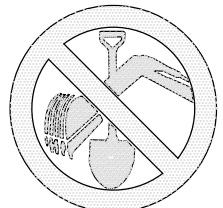
CIVIL CONSULTANTS, INC.

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

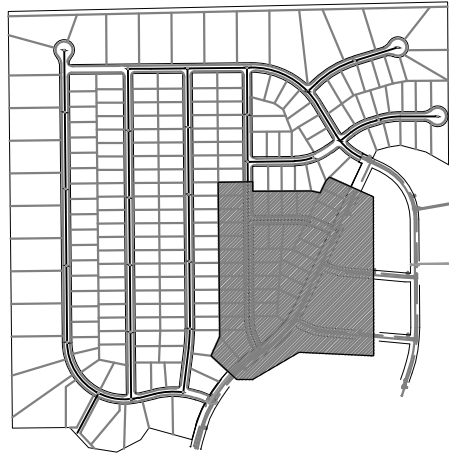
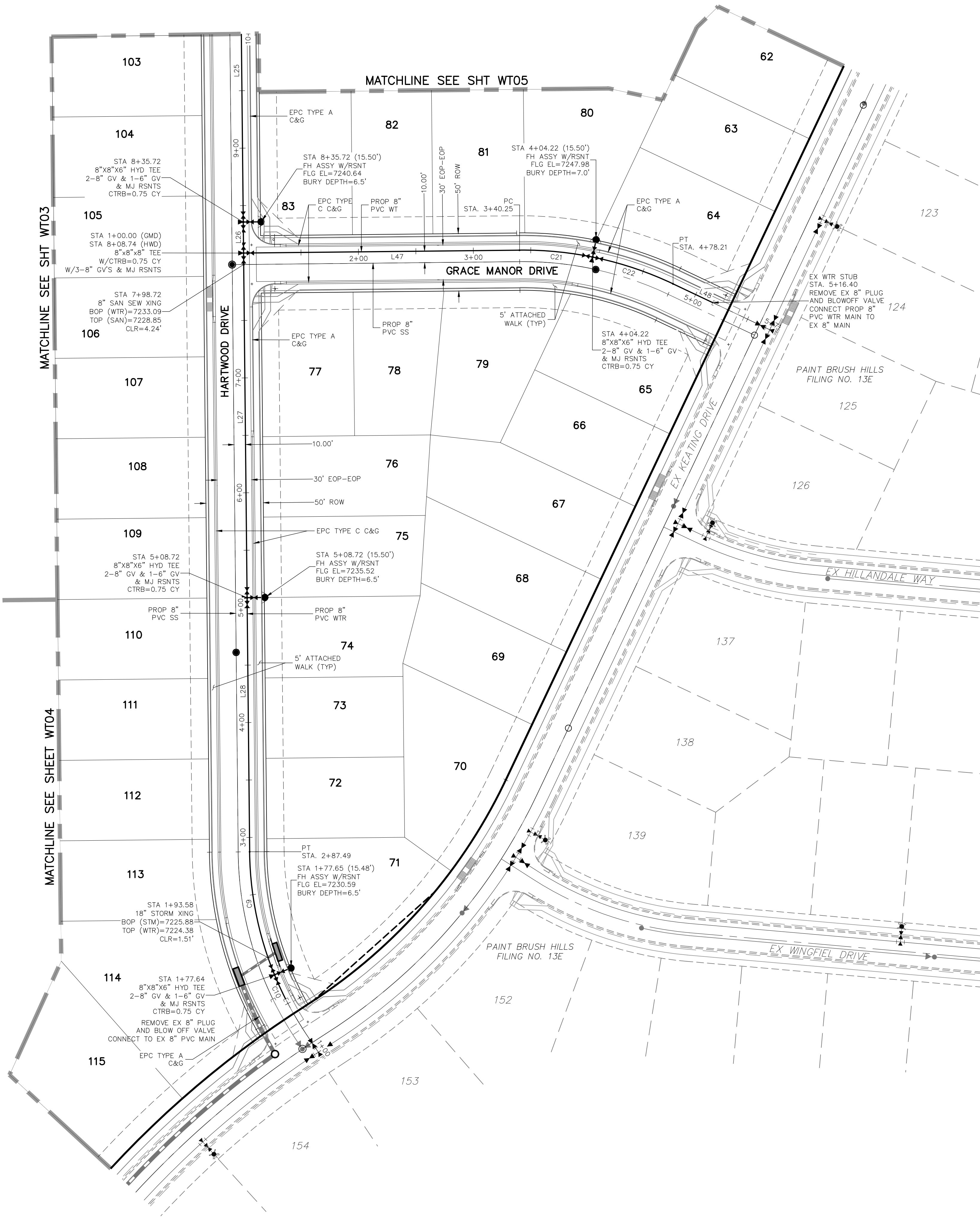
REVISIONS:
NO. DATE BY DESCRIPTION

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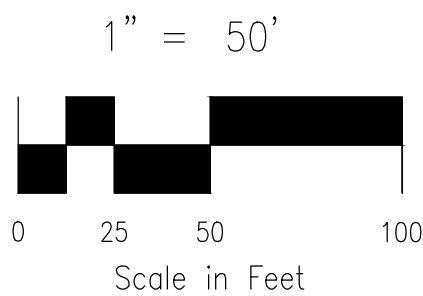
CAUTION



FOR LOCATING
& MARKING
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WATER &
TELEPHONE
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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.

212 N. WAHATCH AVE., STE 303
COLORADO SPRINGS, CO 80903
PHONE: 719.555.5455



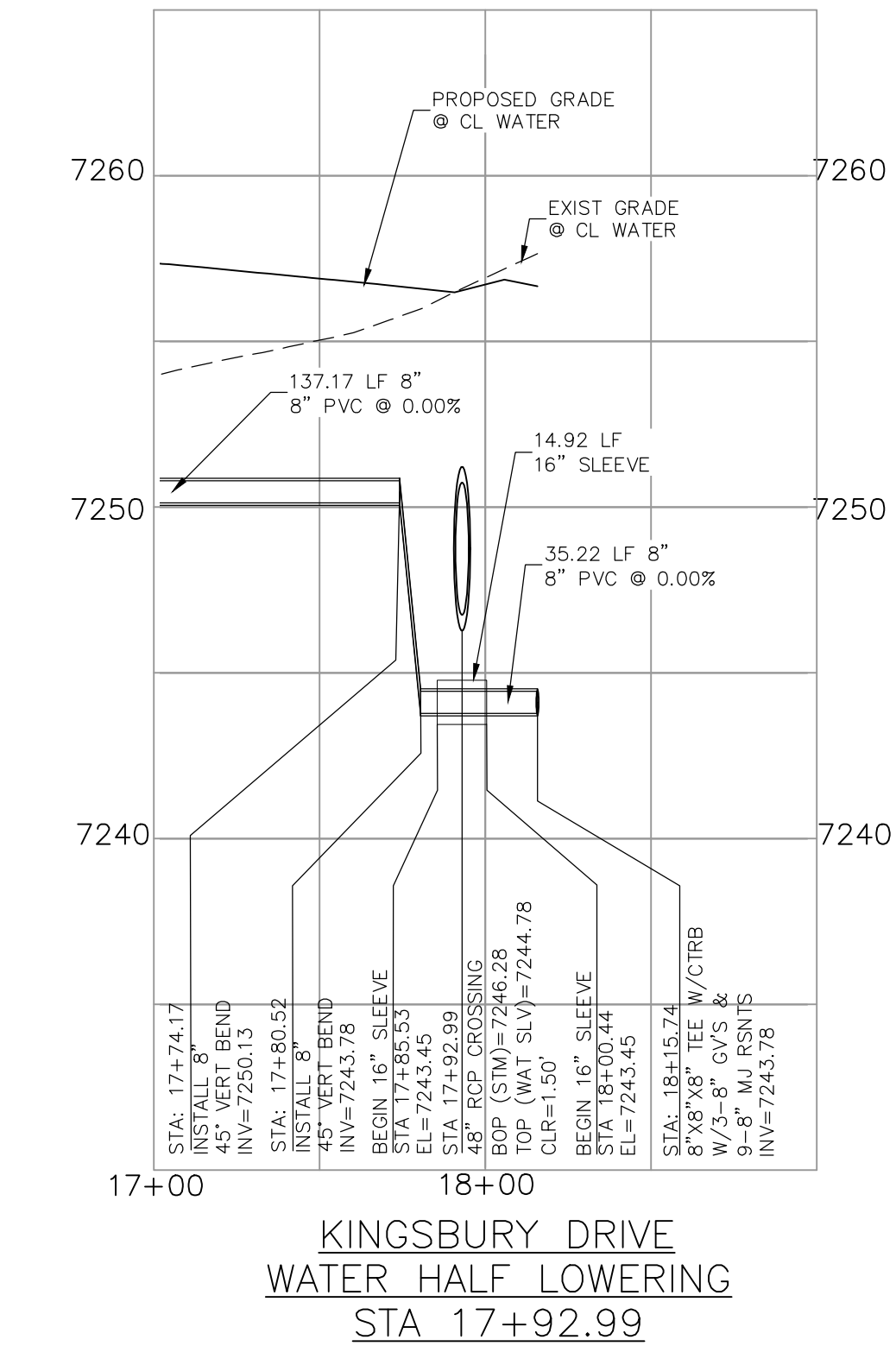
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CAUTION

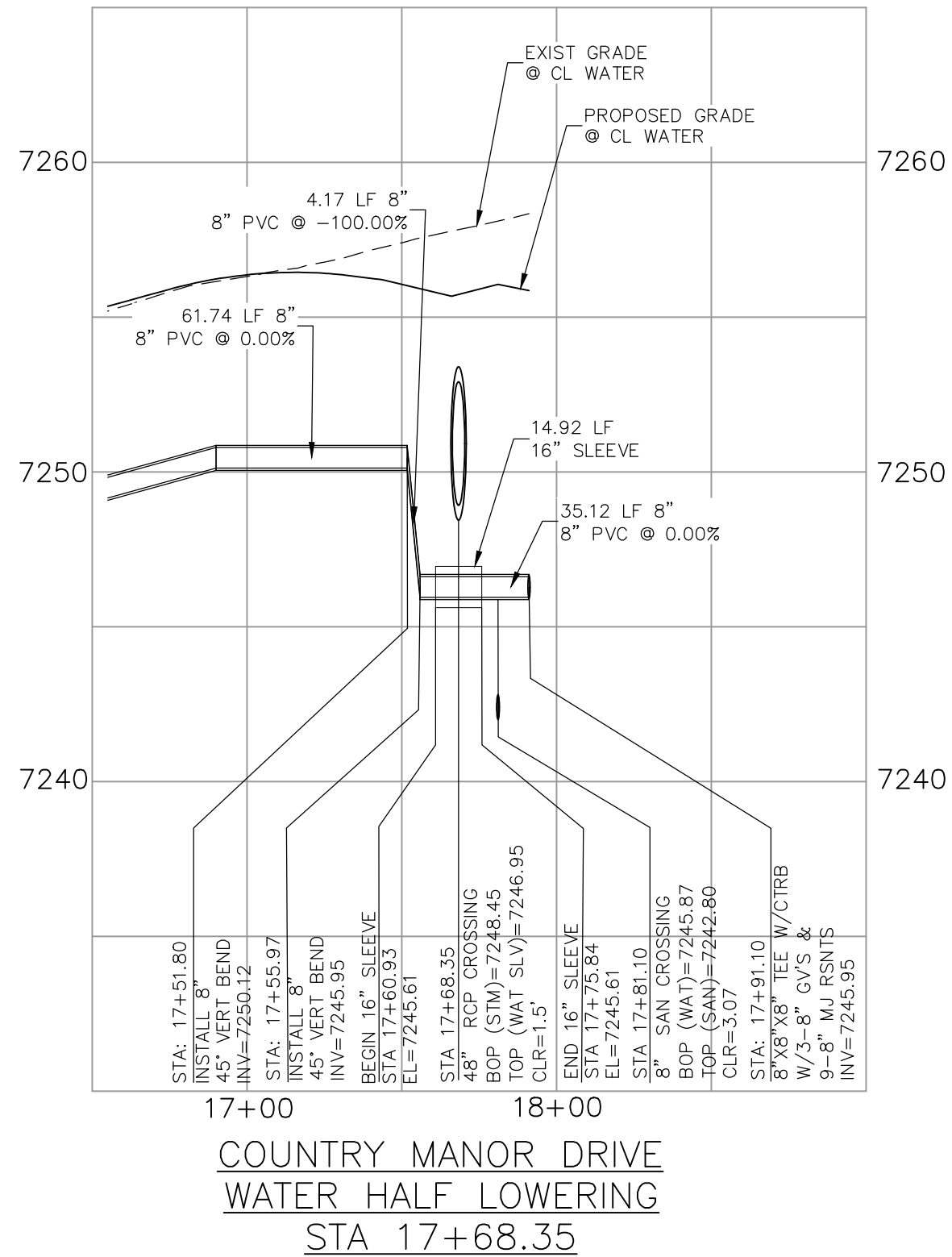


FOR LOCATING
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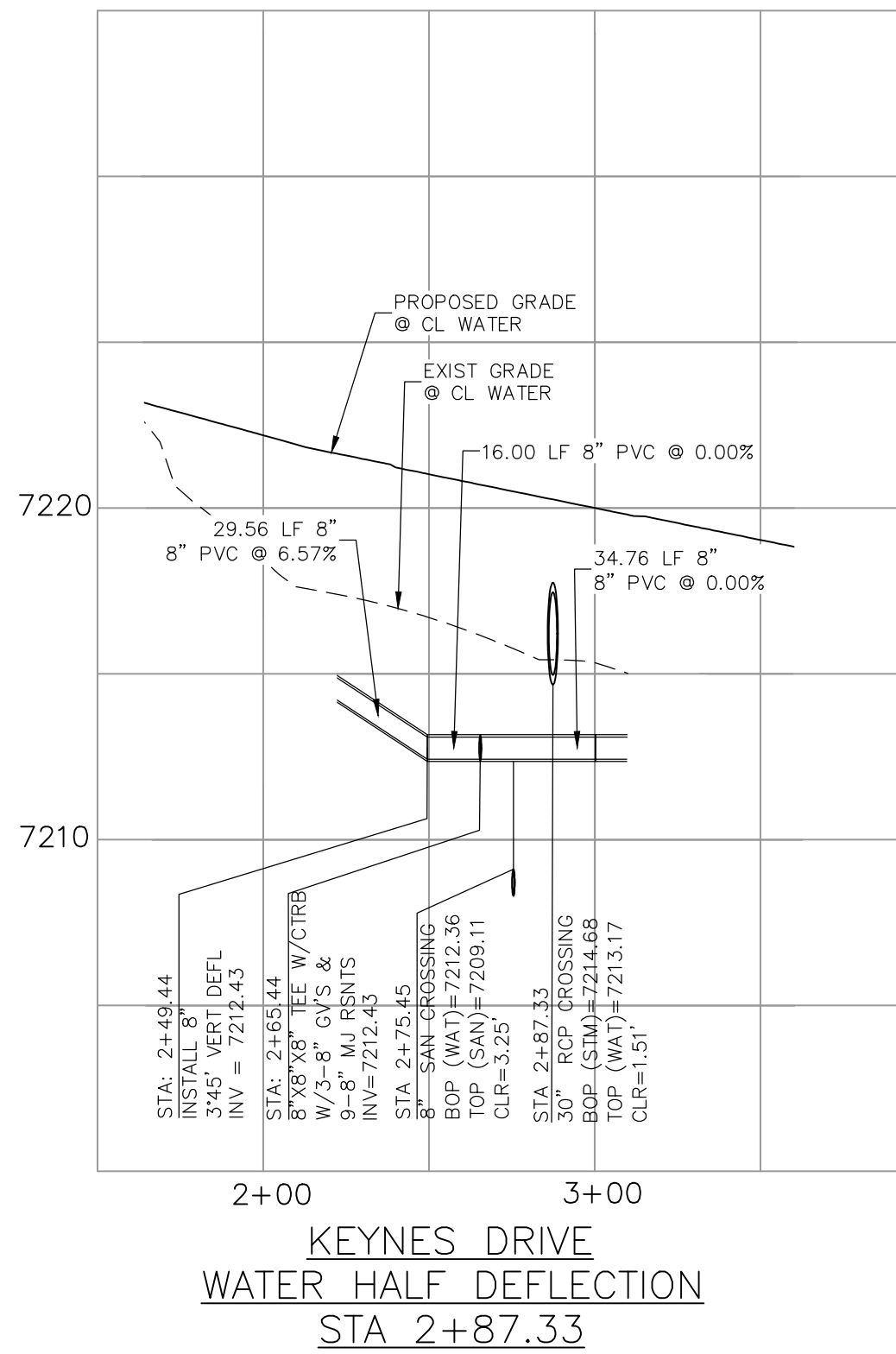
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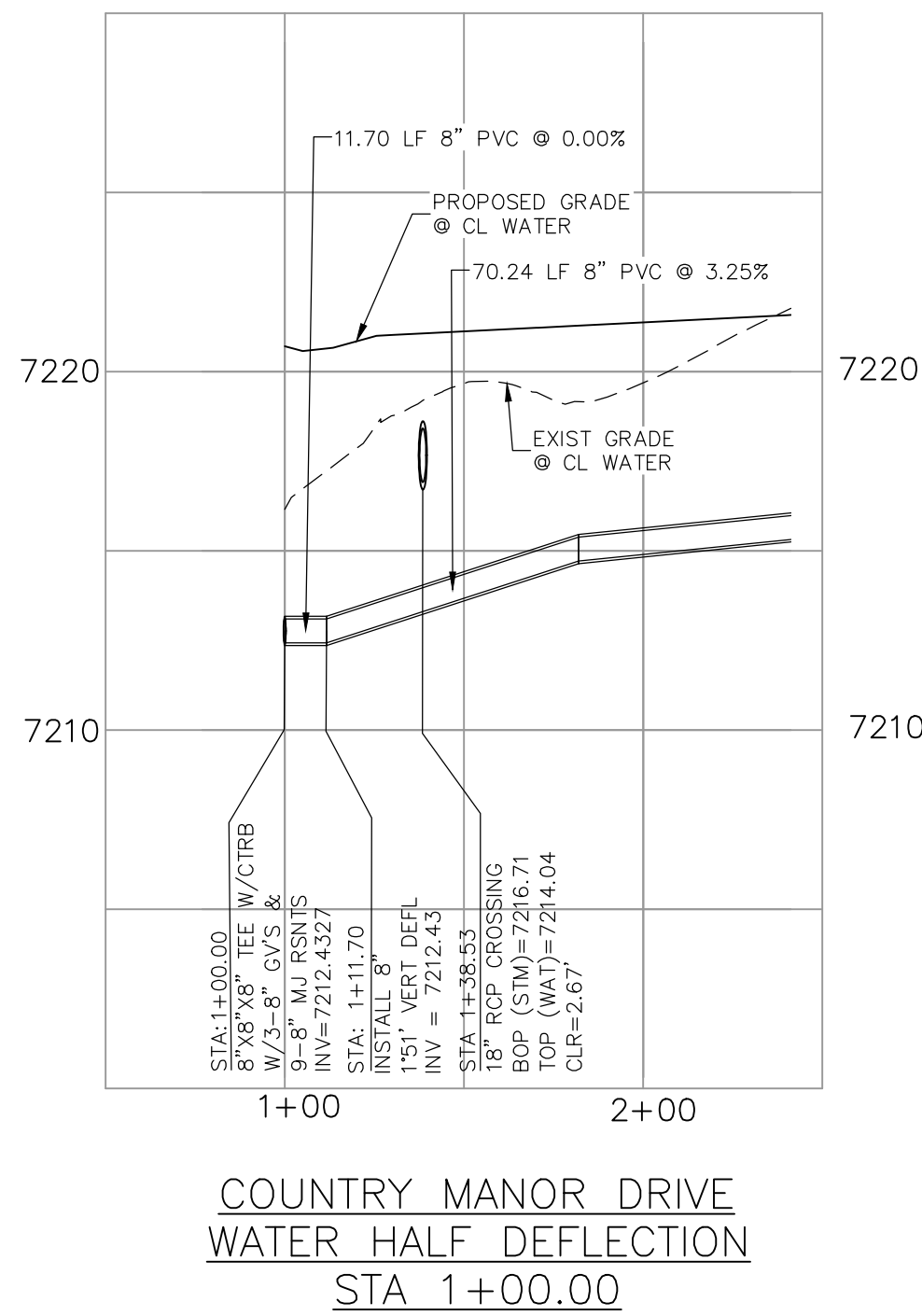
KINGSBURY DRIVE
WATER HALF LOWERING
STA 17+92.99



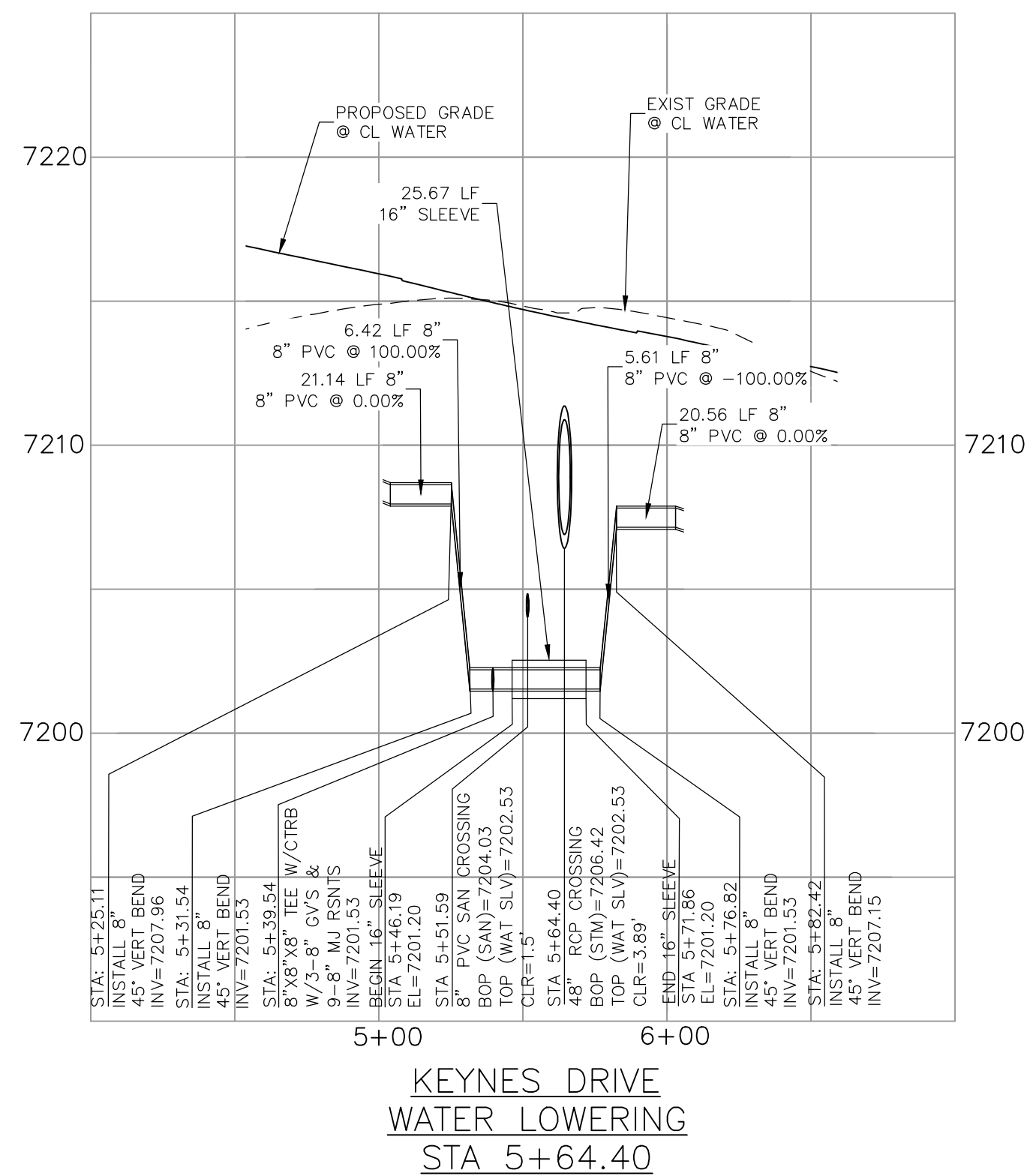
COUNTRY MANOR DRIVE
WATER HALF LOWERING
STA 17+68.35



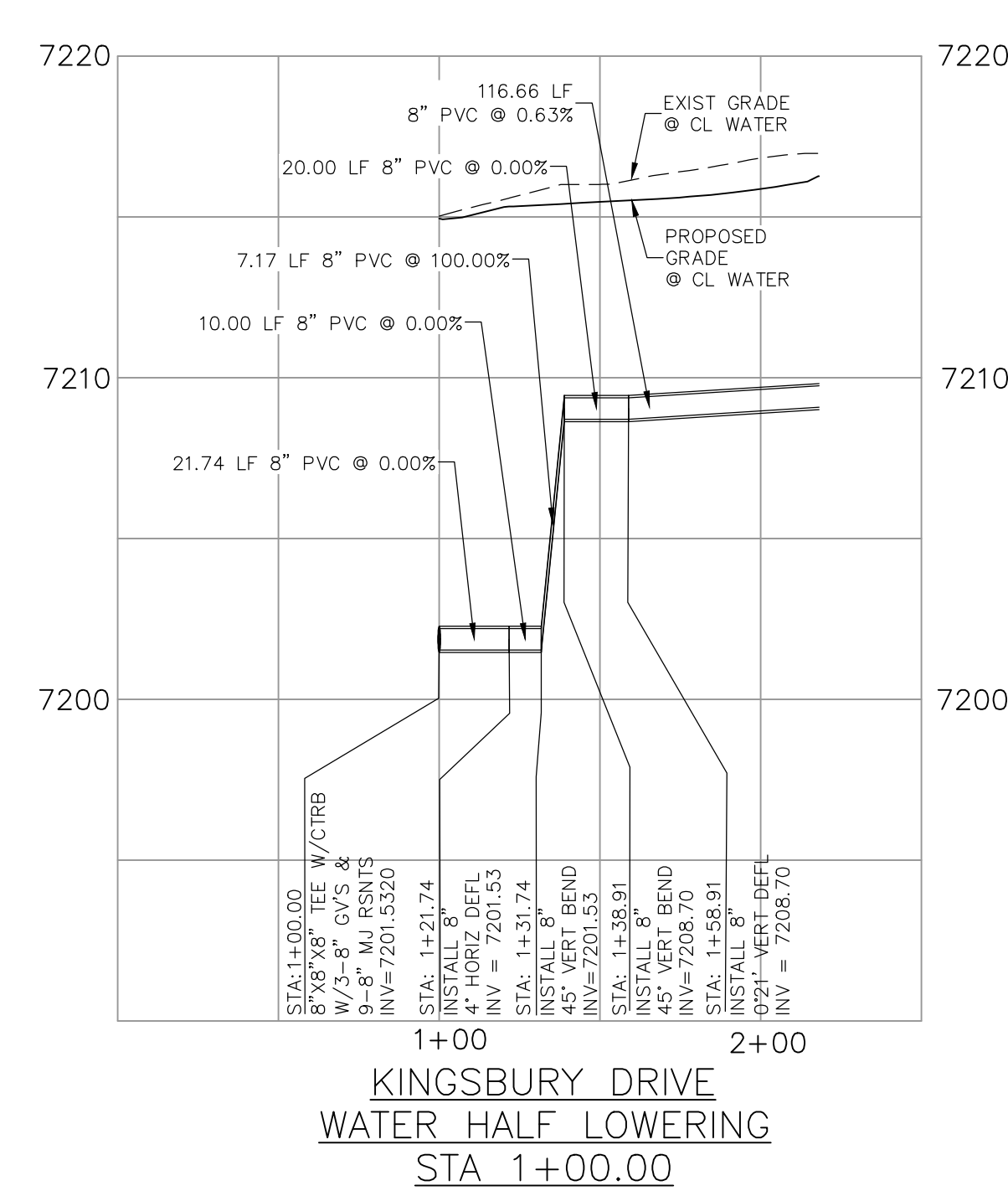
KEYNES DRIVE
WATER HALF DEFLECTION
STA 2+87.33



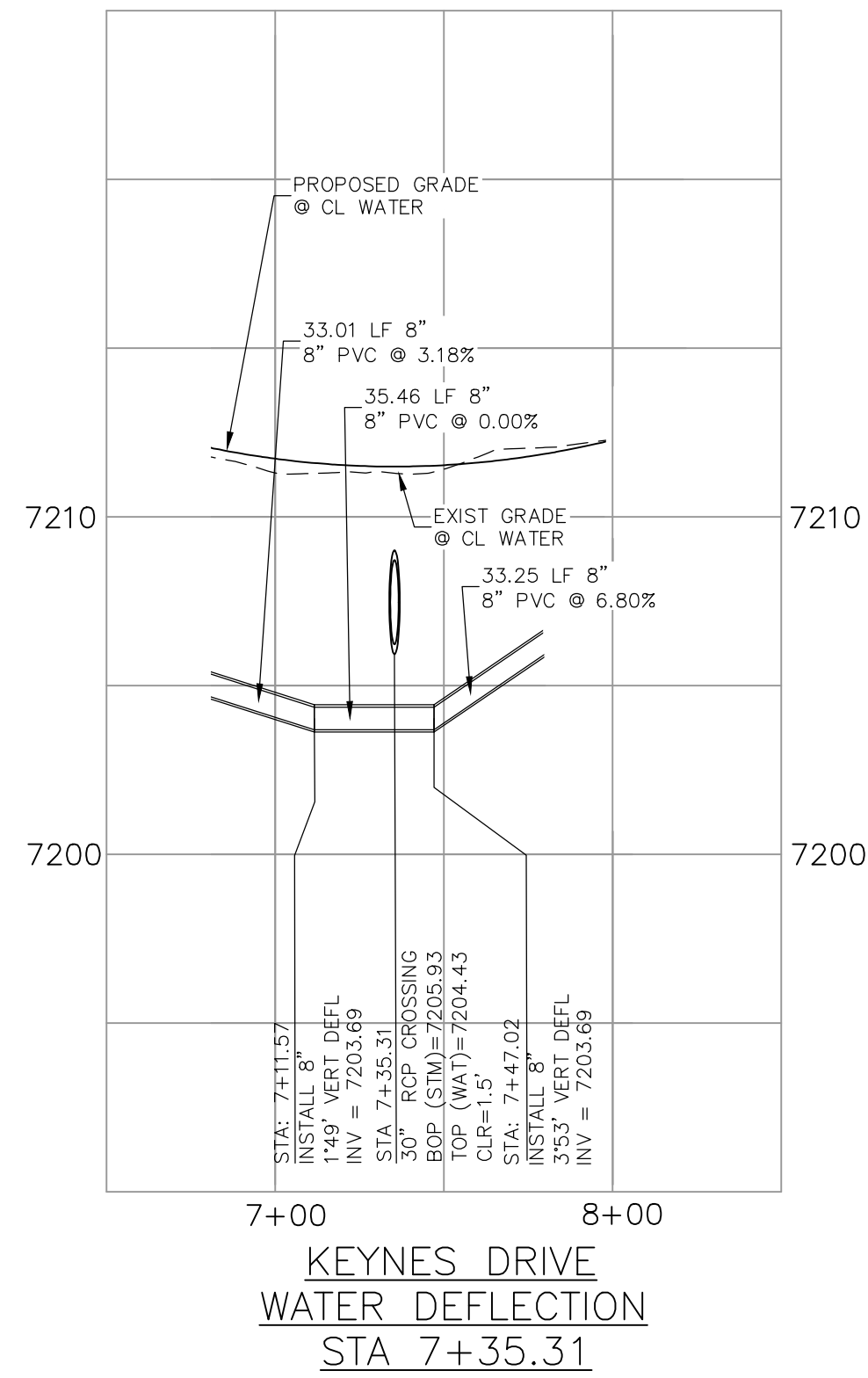
COUNTRY MANOR DRIVE
WATER HALF DEFLECTION
STA 1+00.00



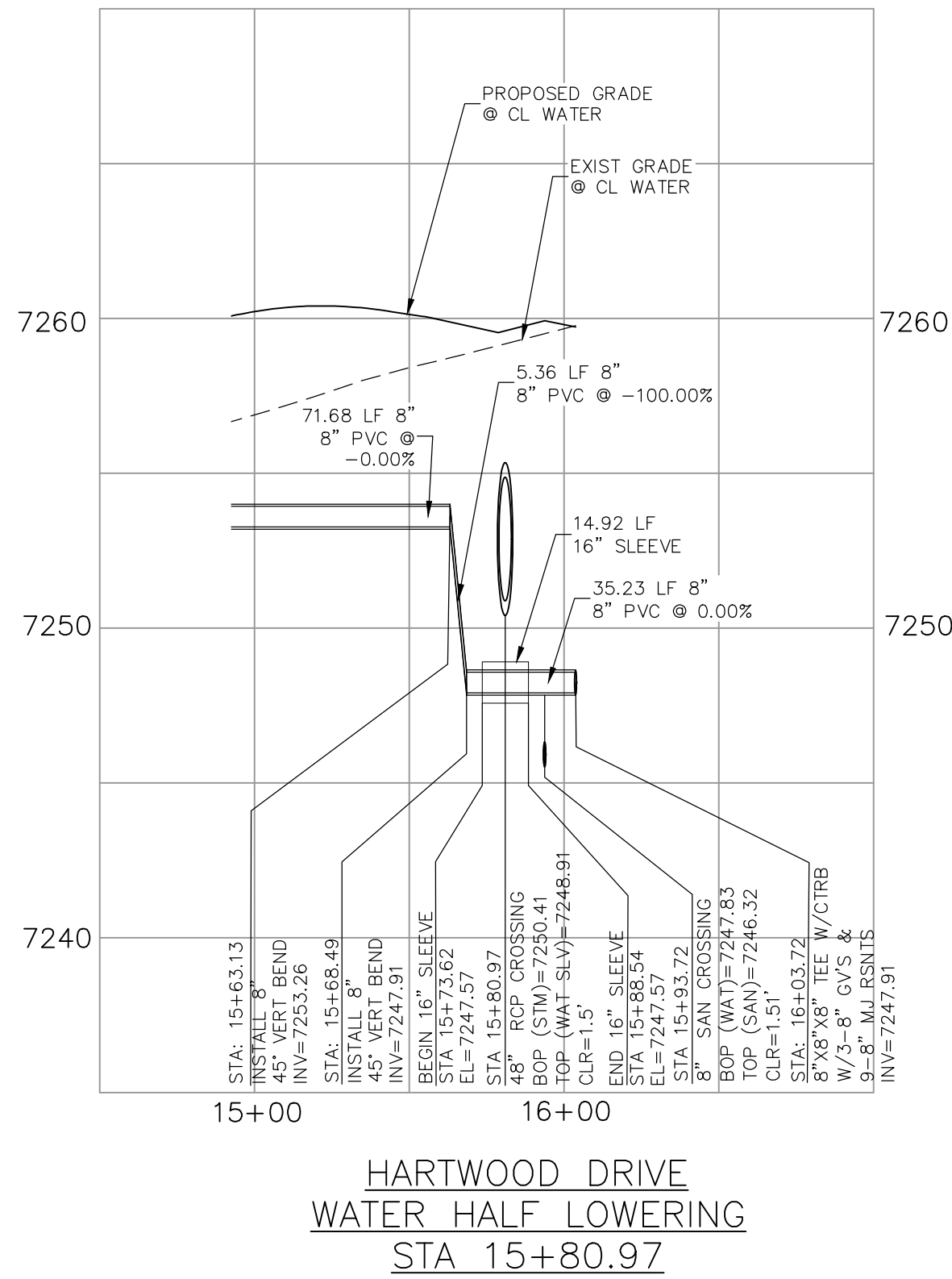
KEYNES DRIVE
WATER LOWERING
STA 5+64.40



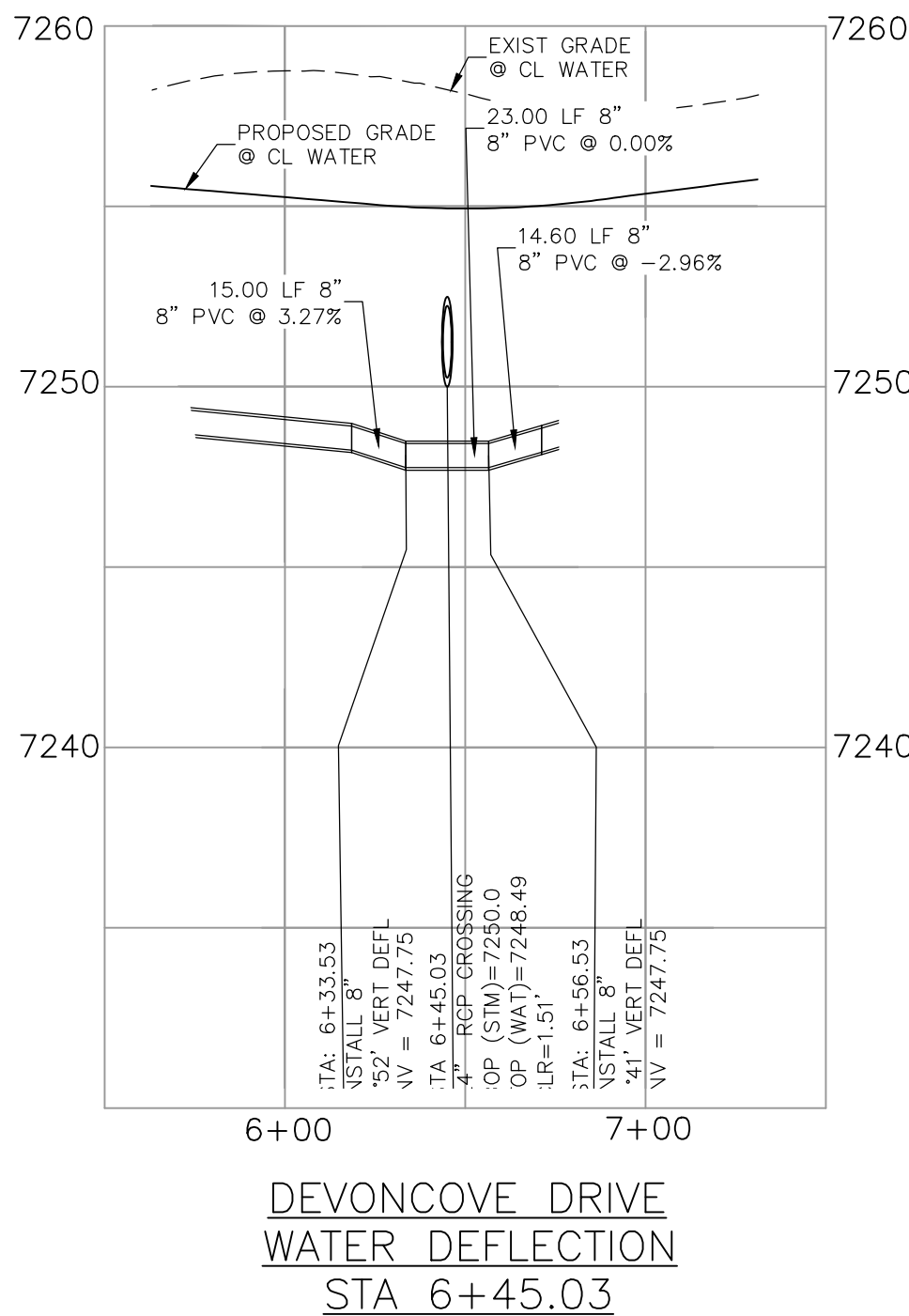
KINGSBURY DRIVE
WATER HALF LOWERING
STA 1+00.00



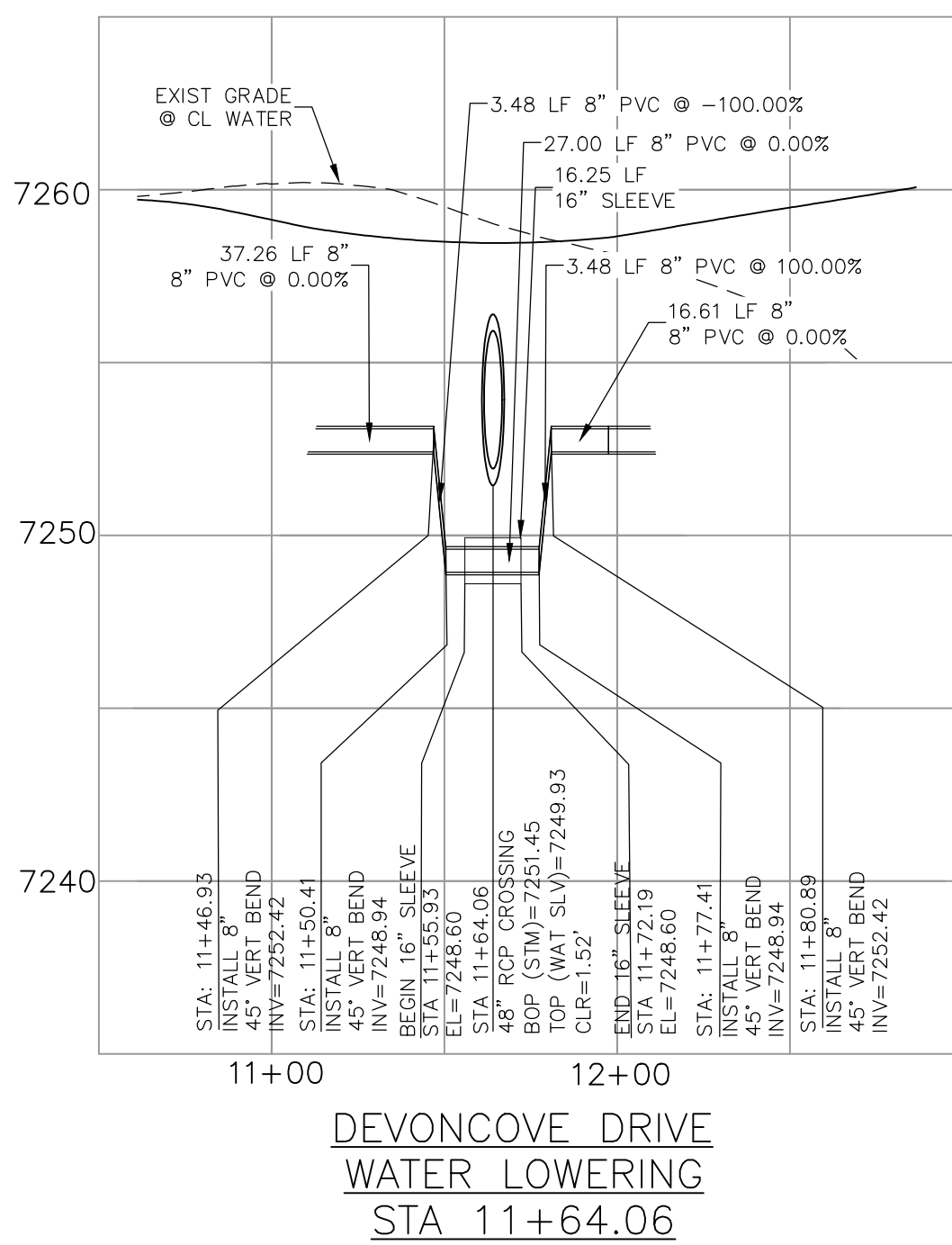
KEYNES DRIVE
WATER DEFLECTION
STA 7+35.31



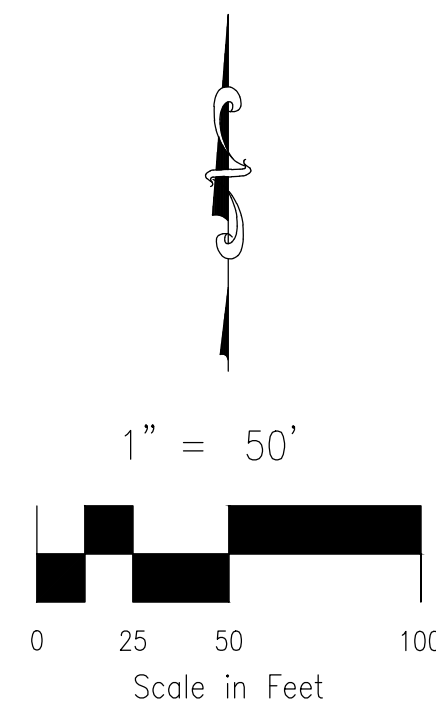
HARTWOOD DRIVE
WATER HALF LOWERING
STA 15+80.97



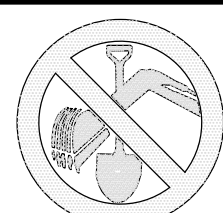
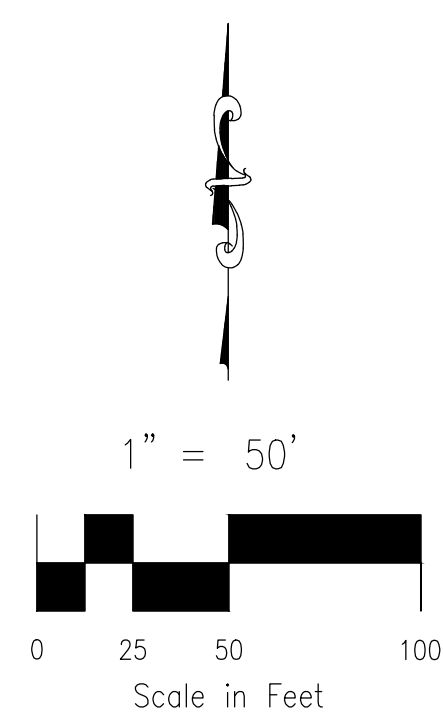
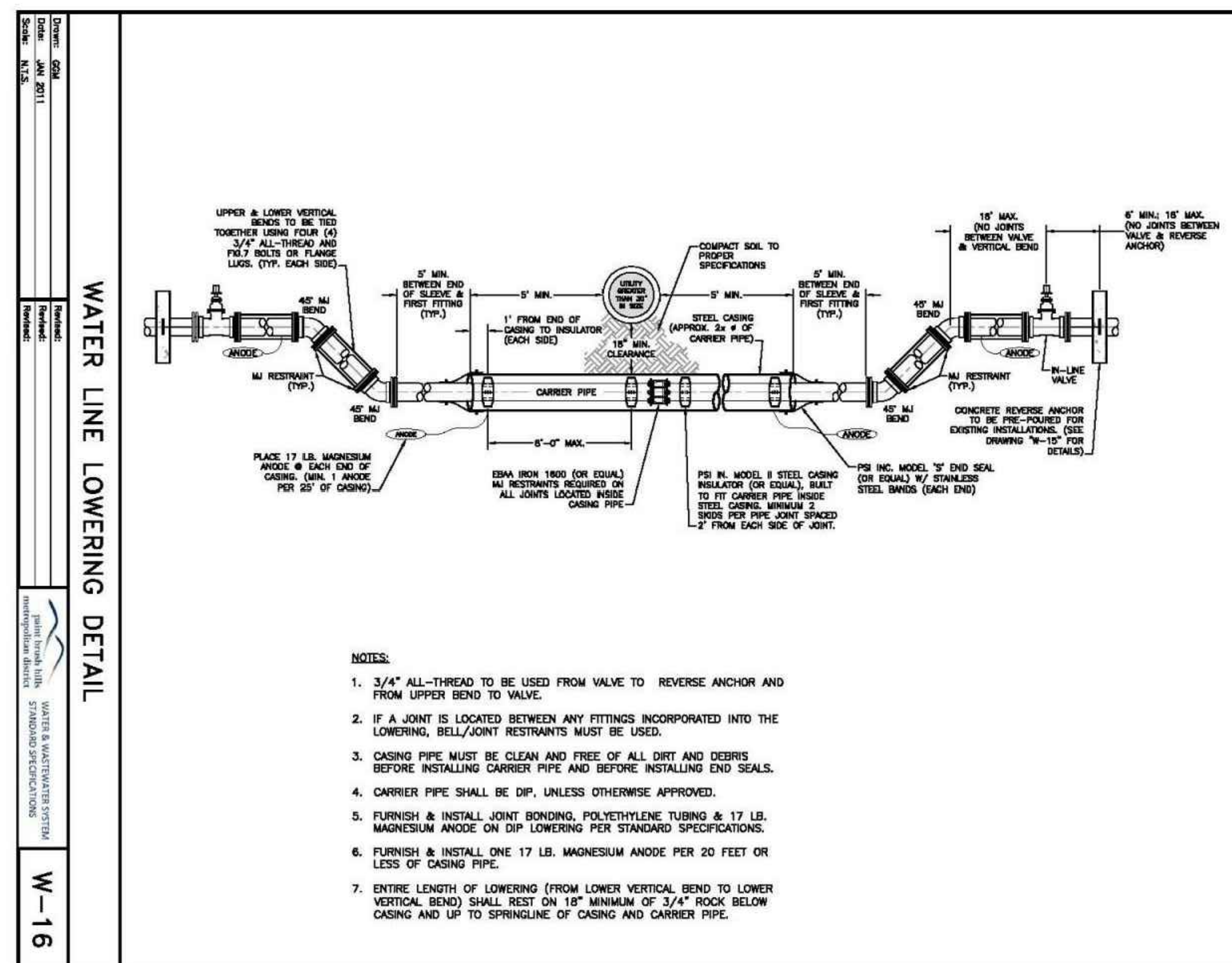
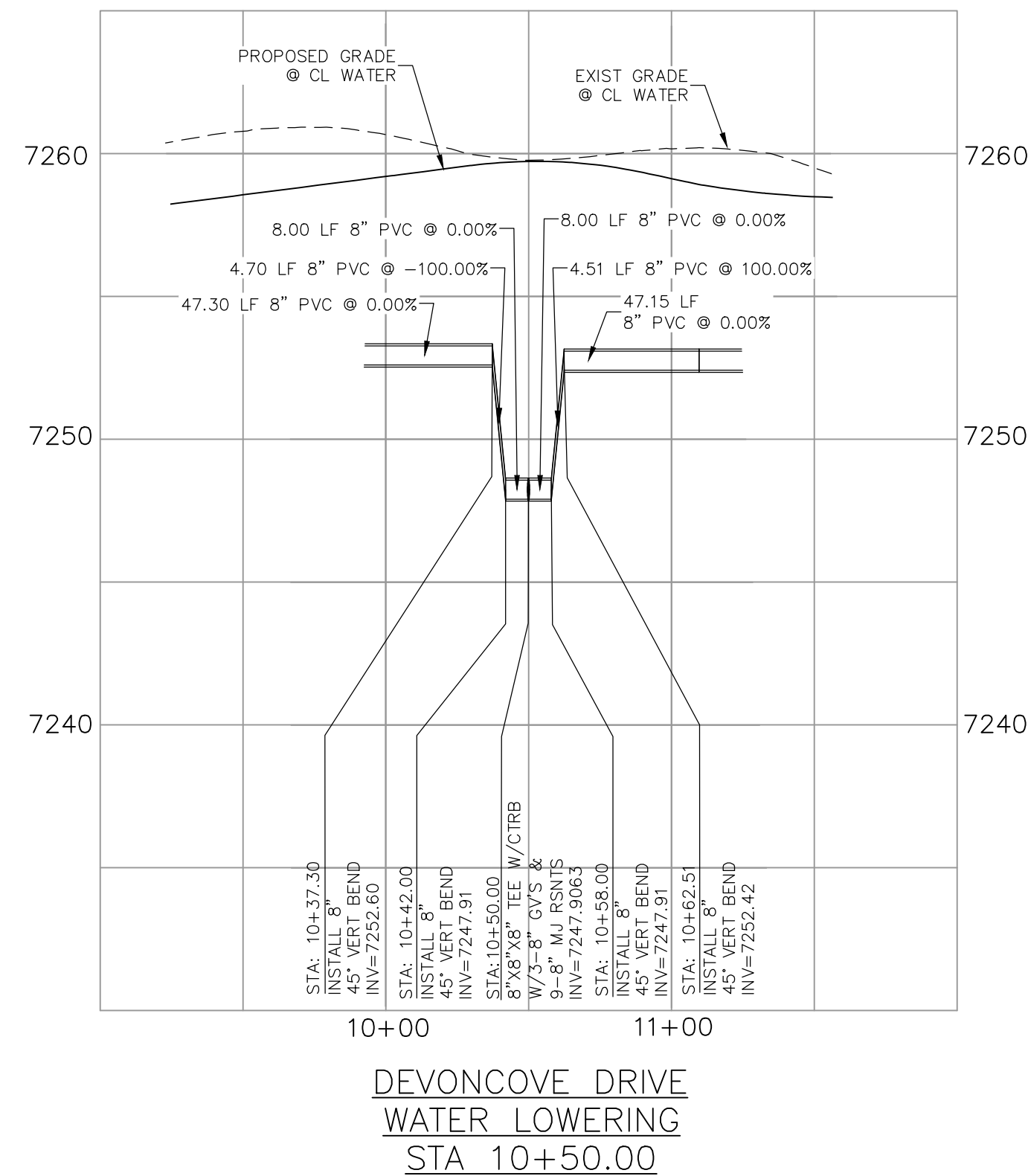
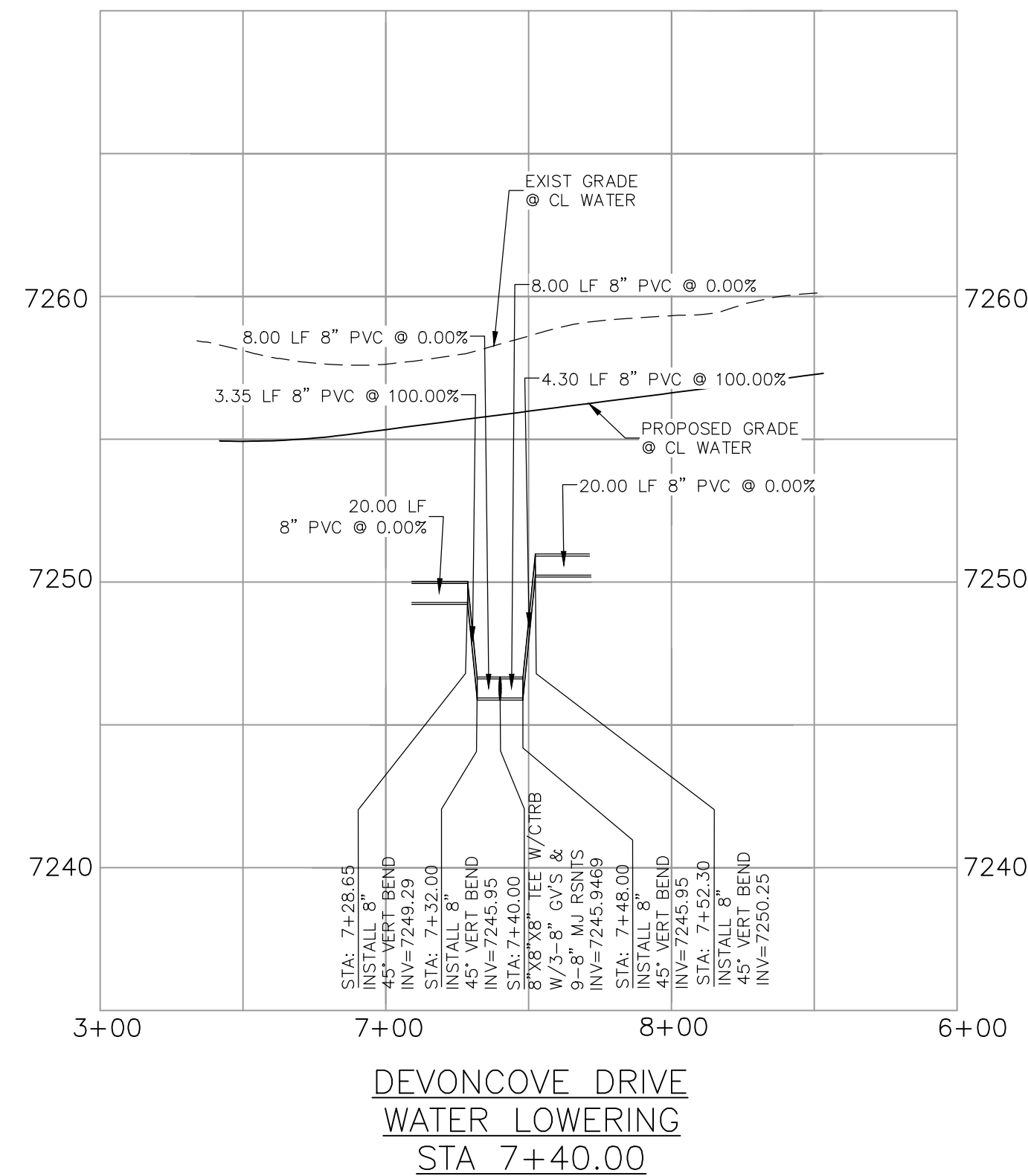
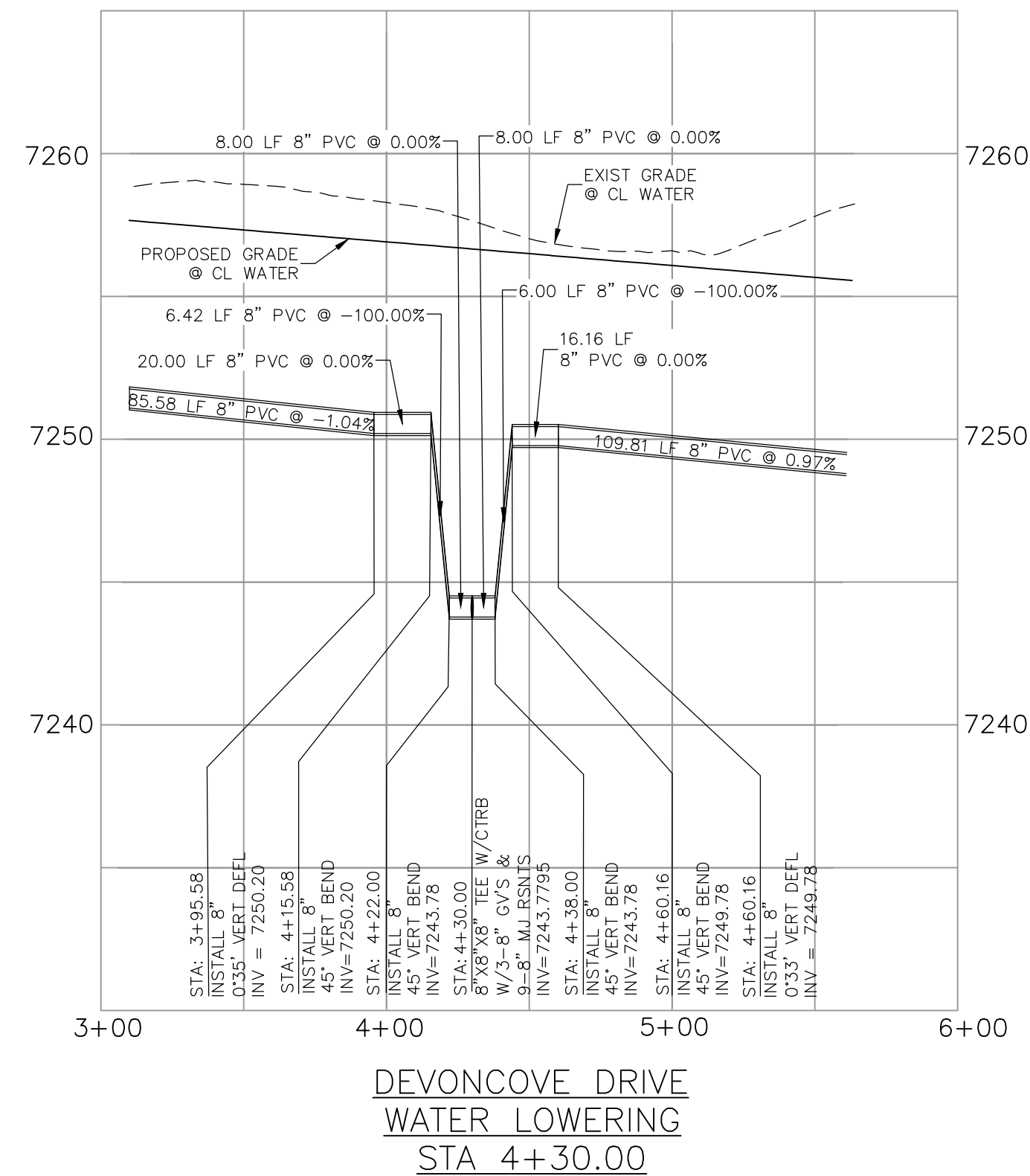
DEVONCOVE DRIVE
WATER DEFLECTION
STA 6+45.03



DEVONCOVE DRIVE
WATER LOWERING
STA 11+64.06



212 N. WAHSATCH AVE. STE 305 COLORADO SPRINGS, CO 80903 PHONE: 719.555.5485		PAINT BRUSH HILLS FILING NO. 14	
FOR AND ON BEHALF OF M&S CIVIL CONSULTANTS, INC.		WATER LOWERING & DEFLECTION DETAILS	
REVISIONS:	NO. DATE: BY: DESCRIPTION:	PROJECT NO. 10-014	DATE: 12/29/2020
		DESIGNED BY: JWP	SCALE: HORIZONTAL: 1"=50'
		DRAWN BY: SM	VERTICAL: 1"=5'
		CHECKED BY:	SHEET 17 OF 26
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CAUTION			



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

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



RADIAN CORPORATION
CIVIL CONSULTANTS, INC.

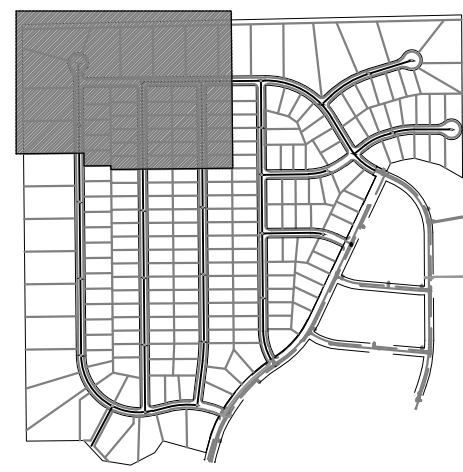
212 N. WAHSATCH AVE., STE 305
COLORADO SPRINGS, CO 80903
PHONE: 719.955.5485

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

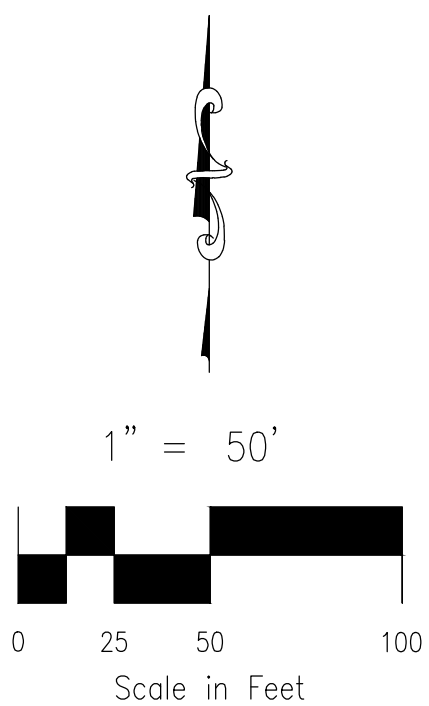
PROJECT NO. 10-014	SCALE: HORIZONTAL: 1"=50' VERTICAL: 1"=5'
DESIGNED BY: JWP	
DRAWN BY: SM	
CHECKED BY: GW	

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LOCATING
MARKING
GAS,
ELECTRIC,
WATER &
TELEPHONE
LINES



KEY MAP
SCALE: NTS



1. ALL VALVES SHOWN FOR SCHEMATIC PURPOSES ONLY. NO VALVES SHALL BE INSTALLED IN CURB AND GUTTER OR CROSSPANS.



N.T.S.

*SEE PLANS FOR NON-TYPICAL DIMENSIONS

1. DIMENSIONS SHOWN ARE TYPICAL UNLESS OTHERWISE NOTED ON PLANS.
2. SEE PAINT BRUSH HILLS METRO DISTRICT SPECS. FOR TAPPING SADDLE DETAIL.
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12. MODIFY WATER AND SEWER SERVICE TAP LOCATIONS TO AVOID DRIVEWAYS.

[illegible]

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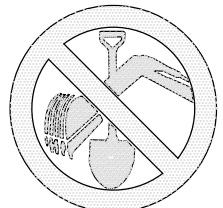
UTILITY SERVICE PLANS

PROJECT NO. 10-014	SCALE:	DATE: 12/29/2020
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DESIGNED BY: GW	HORIZONTAL:
DRAWN BY: SM	1"=50'

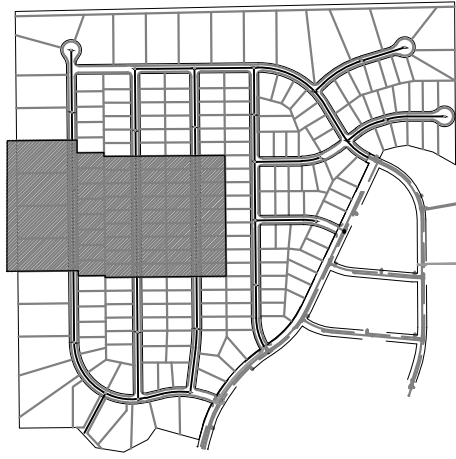
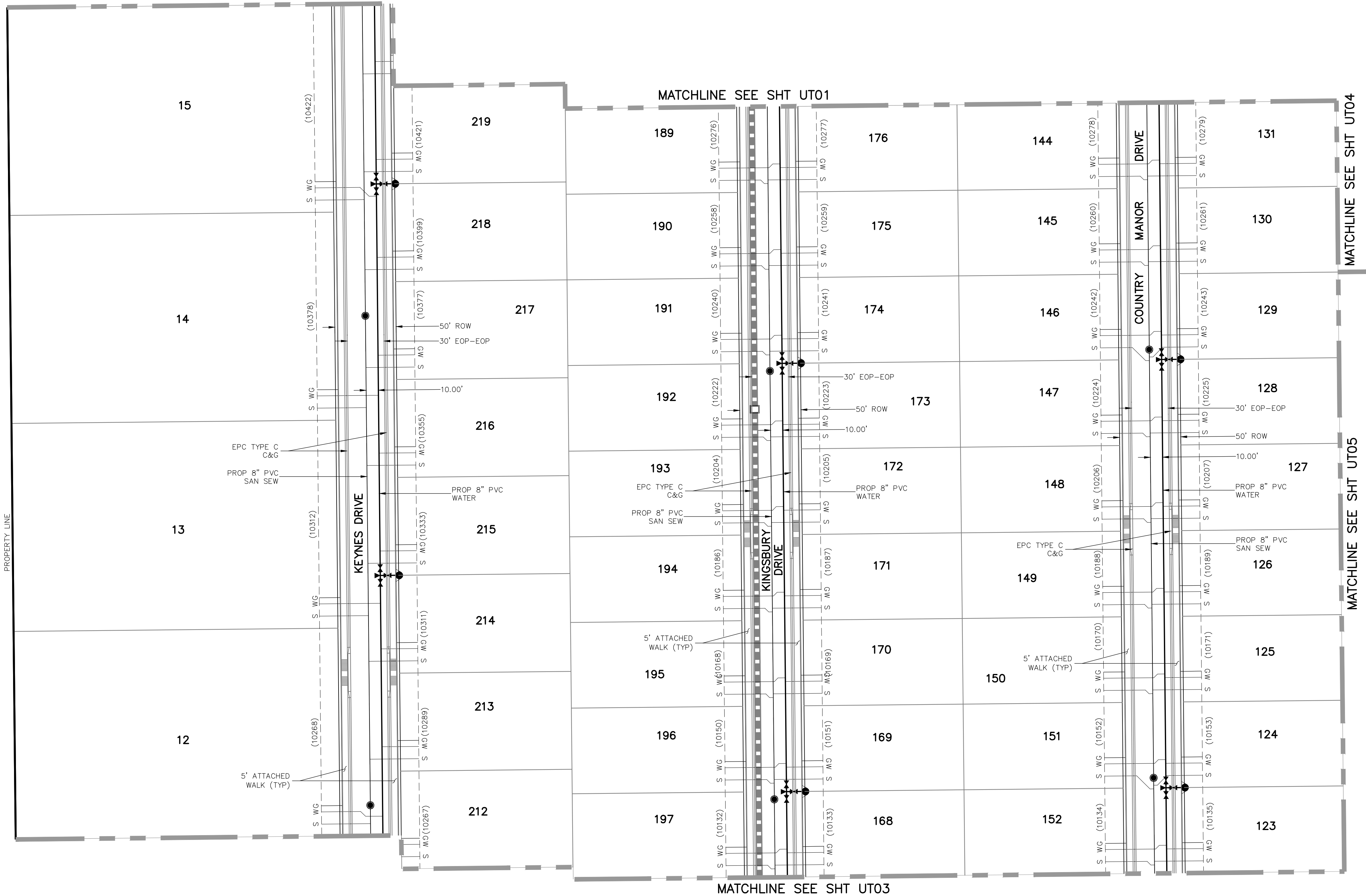
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VIRGIL A. SANCHEZ, COLORADO P.E. NO. 37160

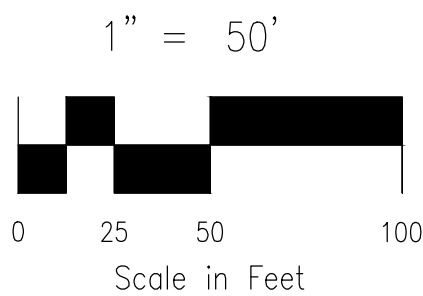


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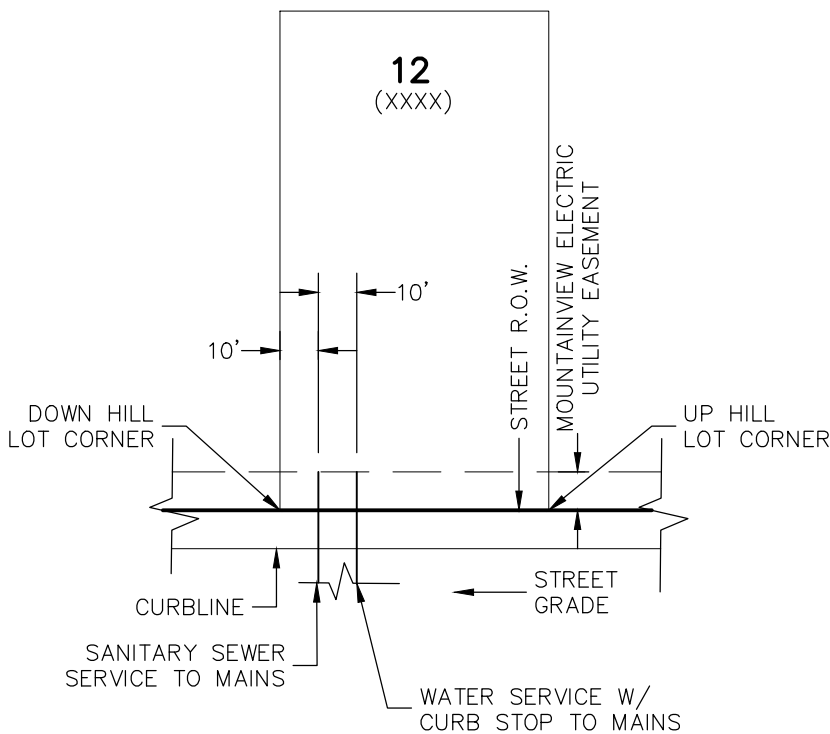


KEY MAP
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PAINT BRUSH HILLS FILING NO. 14	
UTILITY SERVICE PLANS	
PROJECT NO. 10-014	SCALE: 1"=50'
DESIGNED BY: GW	DATE: 12/29/2020
DRAWN BY: SM	SHEET 20 OF 26
CHECKED BY: GW	UT02

212 N WAHSATCH AVE., STE 305
COLORADO SPRINGS, CO 80903
PHONE: 719.555.5465

CIVIL CONSULTANTS, INC.

NO.	DATE	BY	DESCRIPTION	APPROVED BY	DATE

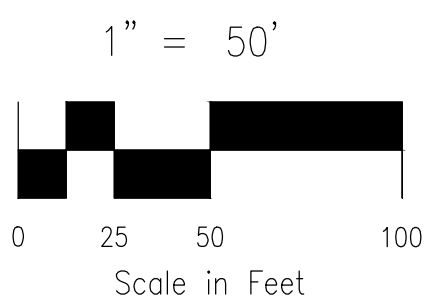
FOR AND ON BEHALF OF
M&S CIVIL CONSULTANTS, INC.

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CAUTION

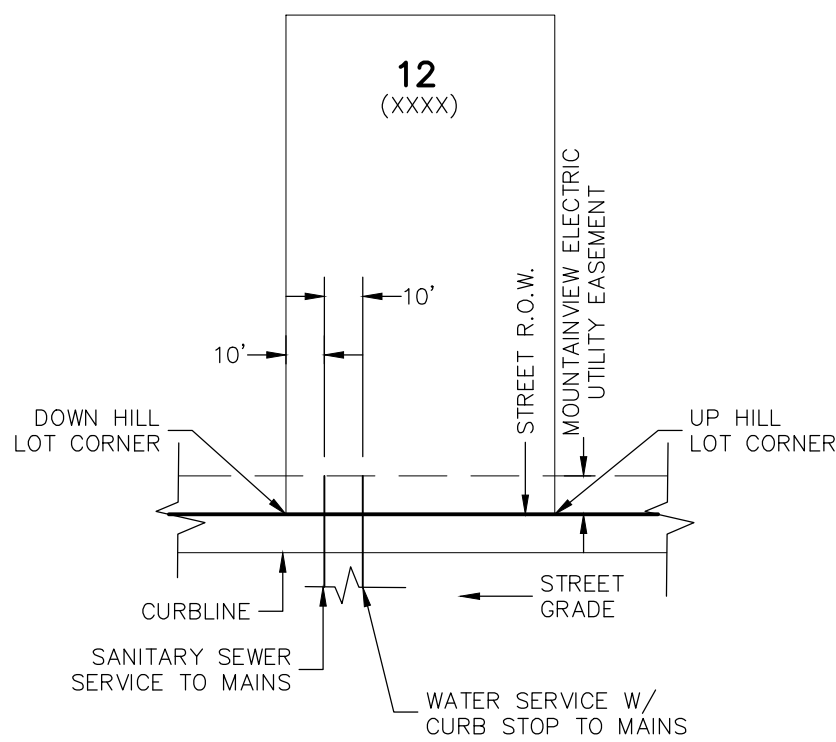


KEY MAP
SCALE: NTS



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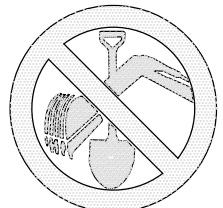
PAINT BRUSH HILLS FILING NO. 14	
UTILITY SERVICE PLANS	
PROJECT NO. 10-014	SCALE: 1"=50'
DESIGNED BY: GW	DATE: 12/29/2020
DRAWN BY: SM	SHEET 22 OF 26
CHECKED BY: GW	UT04

212 N. WAHSAATCH AVE. STE 305 COLORADO SPRINGS, CO 80903 PHONE: 719.955.5485	
CIVIL CONSULTANTS, INC.	

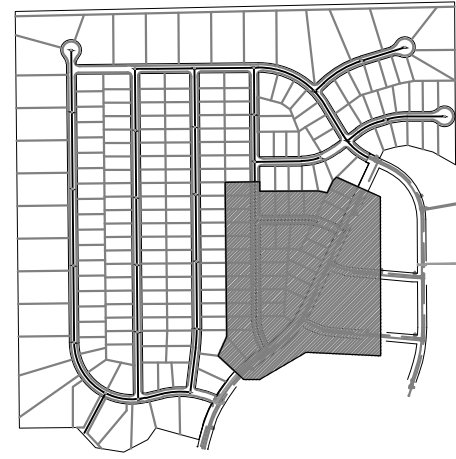
FOR AND ON BEHALF OF M&S CIVIL CONSULTANTS, INC.	
APPROVED BY:	DATE:
BY:	DESCRIPTION:
NO.	DATE:

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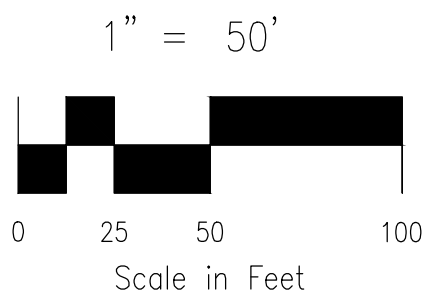
CAUTION



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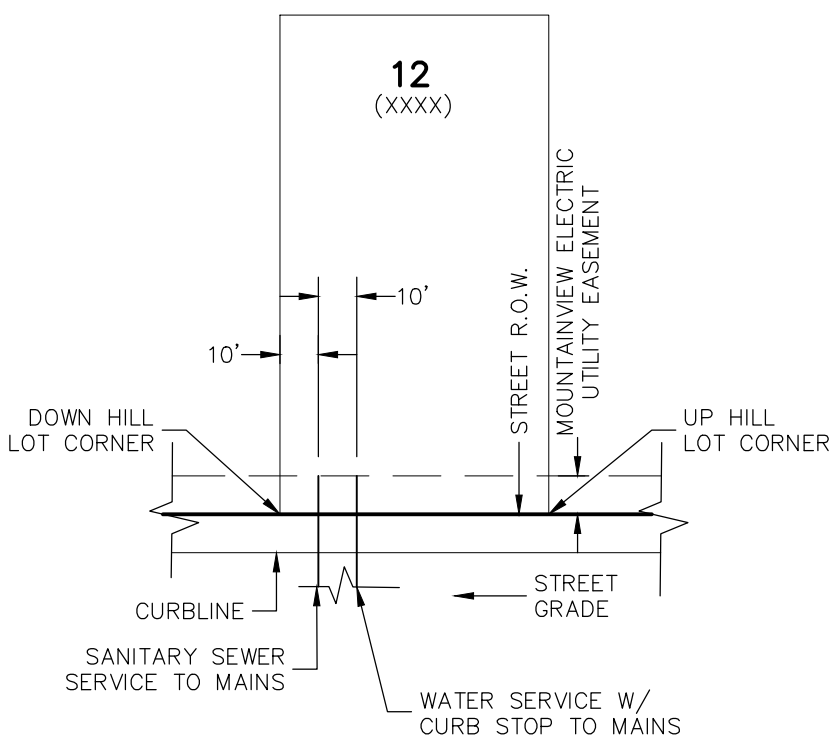


KEY MAP
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10. ALL SEWER SERVICES TO BE INSTALLED AT MINIMUM PERMISSIBLE GRADE UNLESS OTHERWISE APPROVED BY THE CONSTRUCTION MANAGER.
11. HOMEBUILDER'S SHALL DETERMINE THE SEWER SERVICE ELEVATION PRIOR TO BASEMENT EXCAVATION AND SETTING OF FINISHED FLOOR FOR HOUSE.
12. MODIFY WATER AND SEWER SERVICE TAP LOCATIONS TO AVOID DRIVEWAYS.

2121 N. WAHSATCH AVE., STE 303
COLORADO SPRINGS, CO 80903
PHONE: 719.555.5485



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

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

REVISIONS:
NO. DATE: BY: DESCRIPTION: APPROVD. BY: DATE:

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CAUTION

PAINT BRUSH HILLS FILING NO. 14

UTILITY SERVICE PLANS

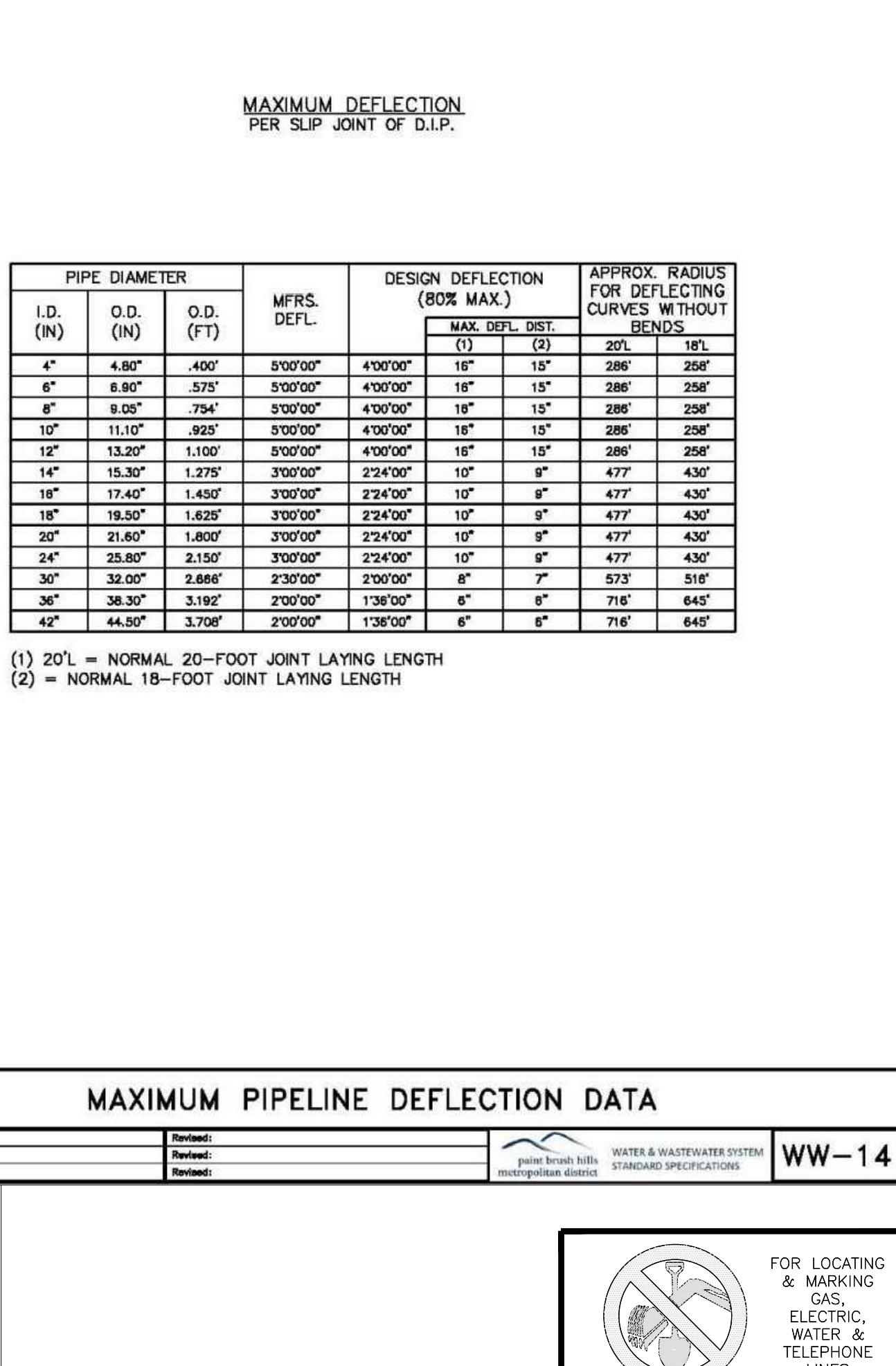
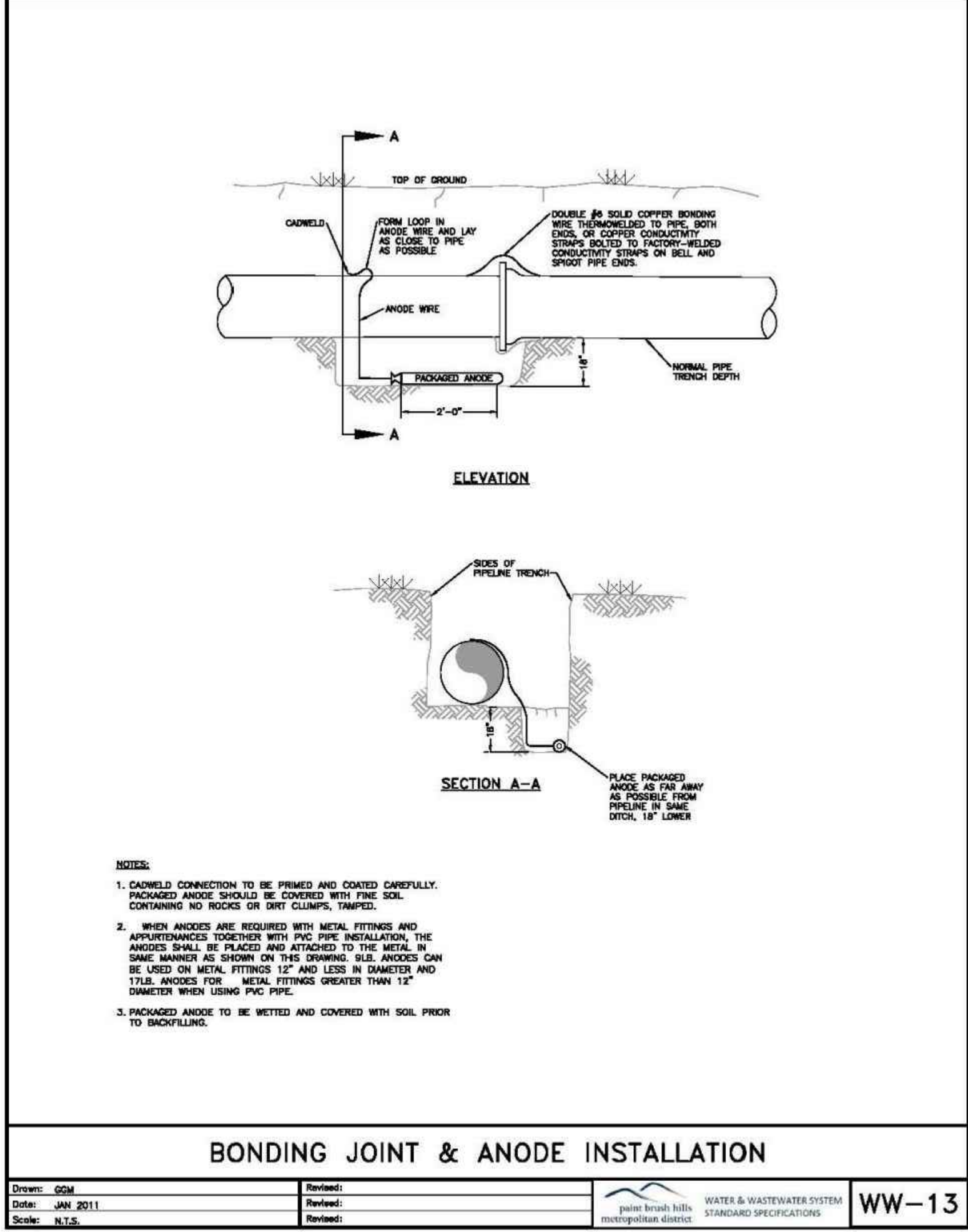
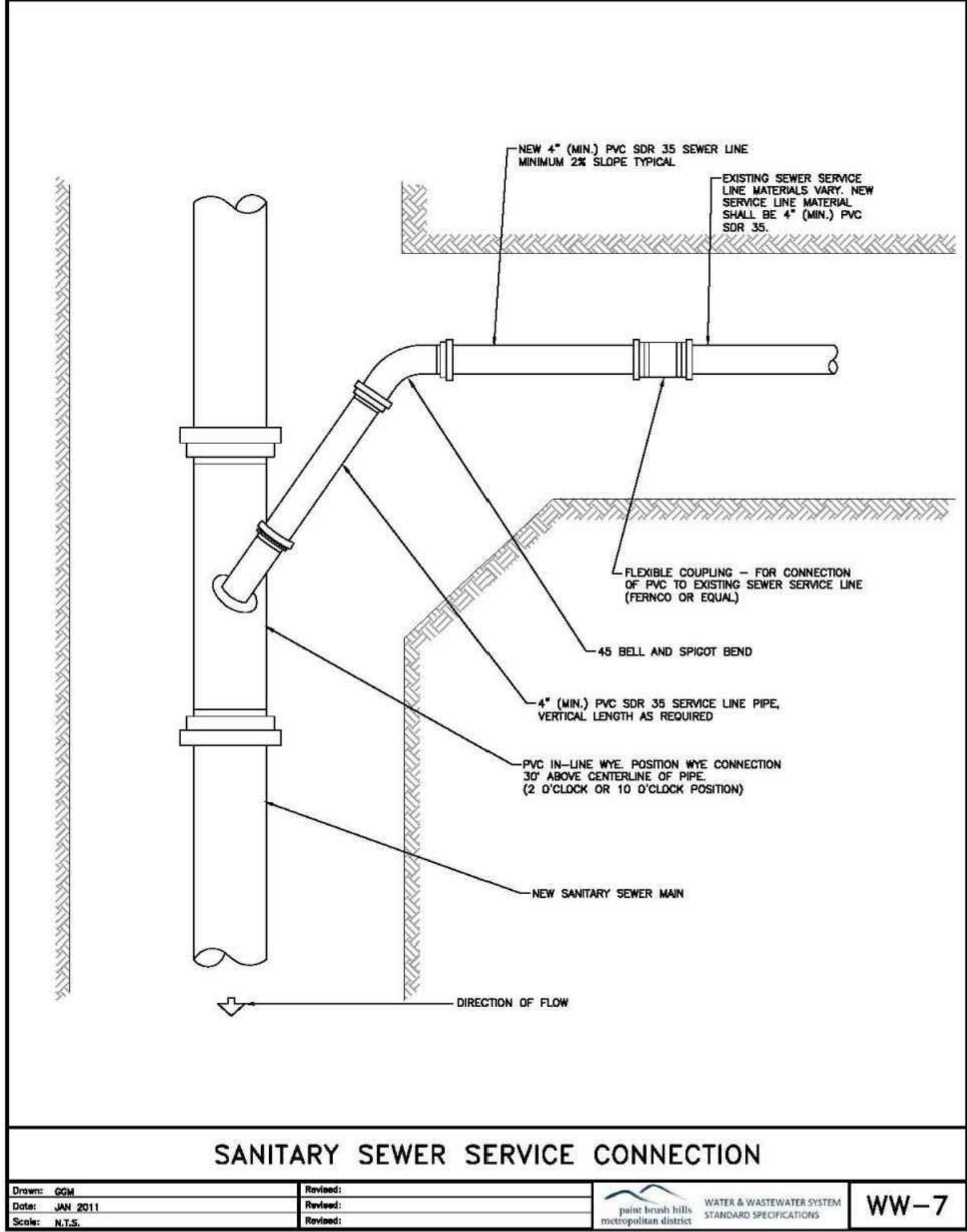
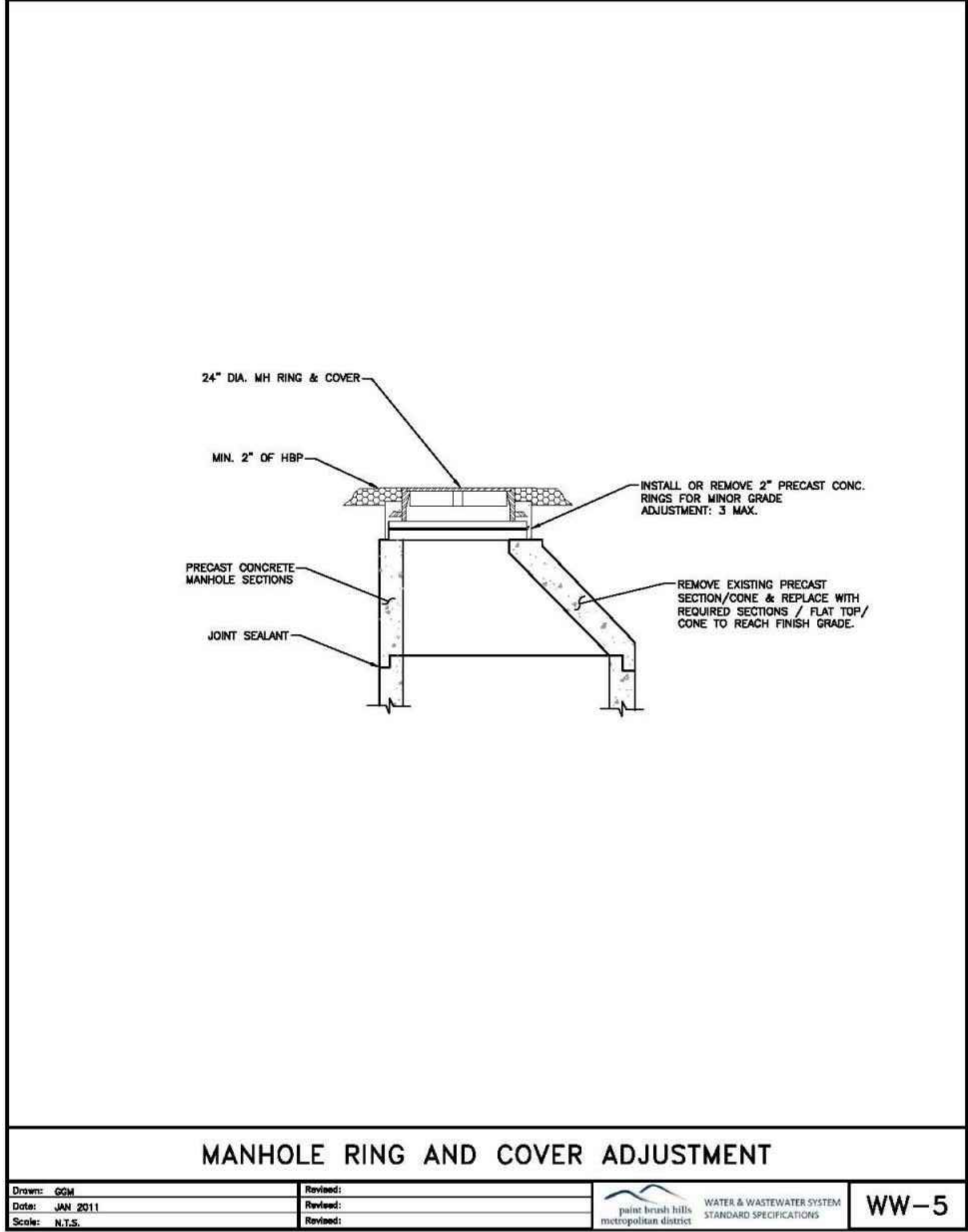
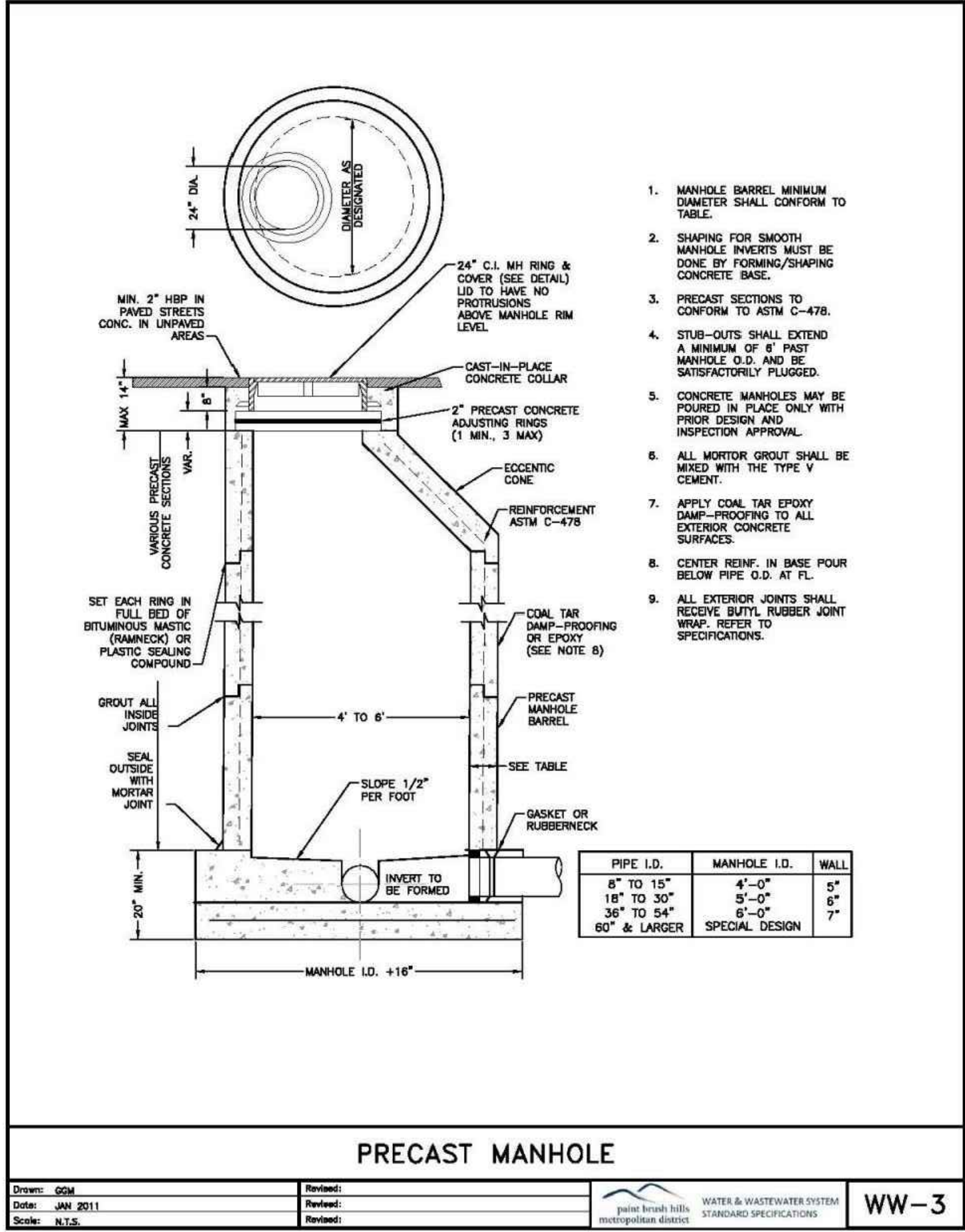
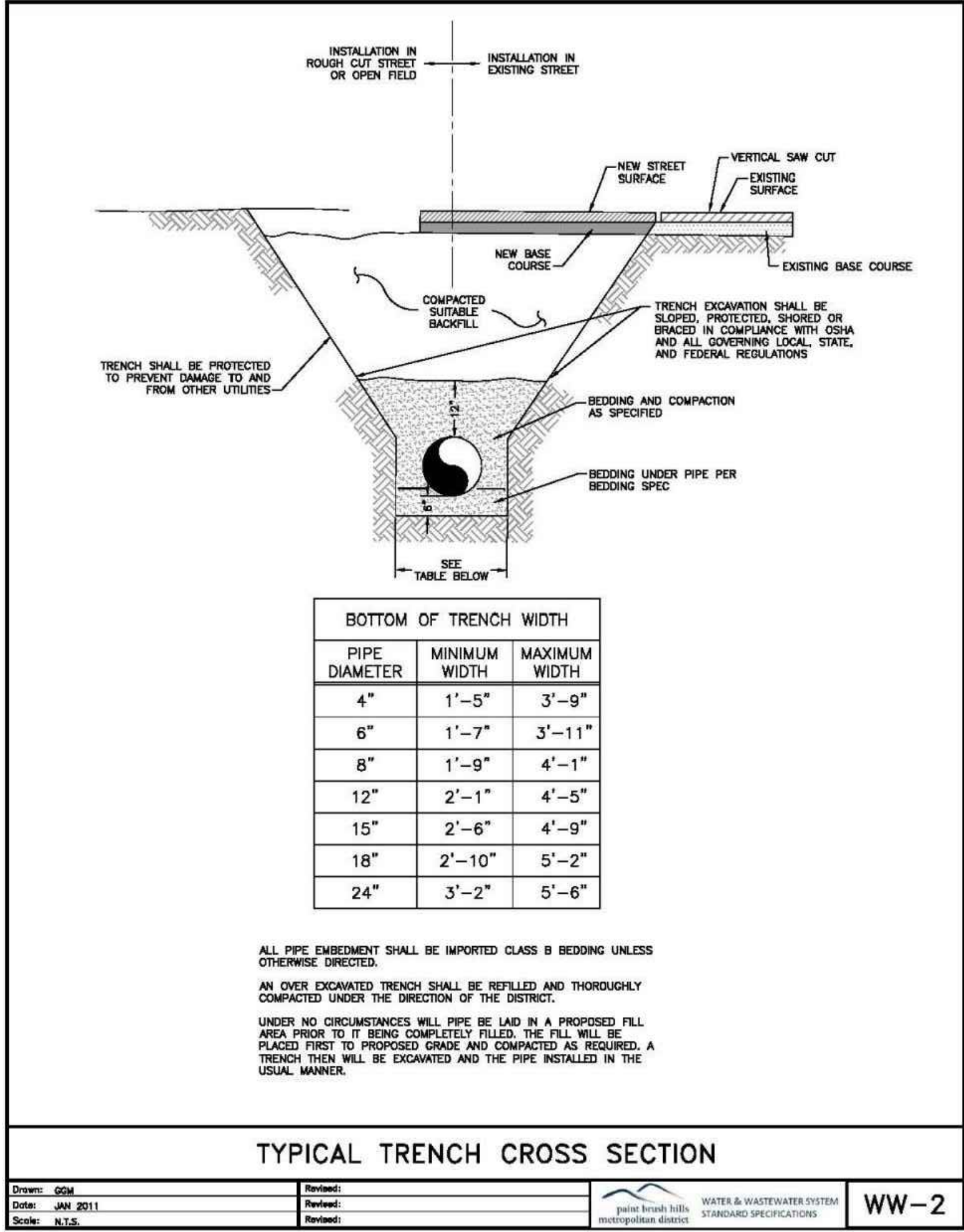
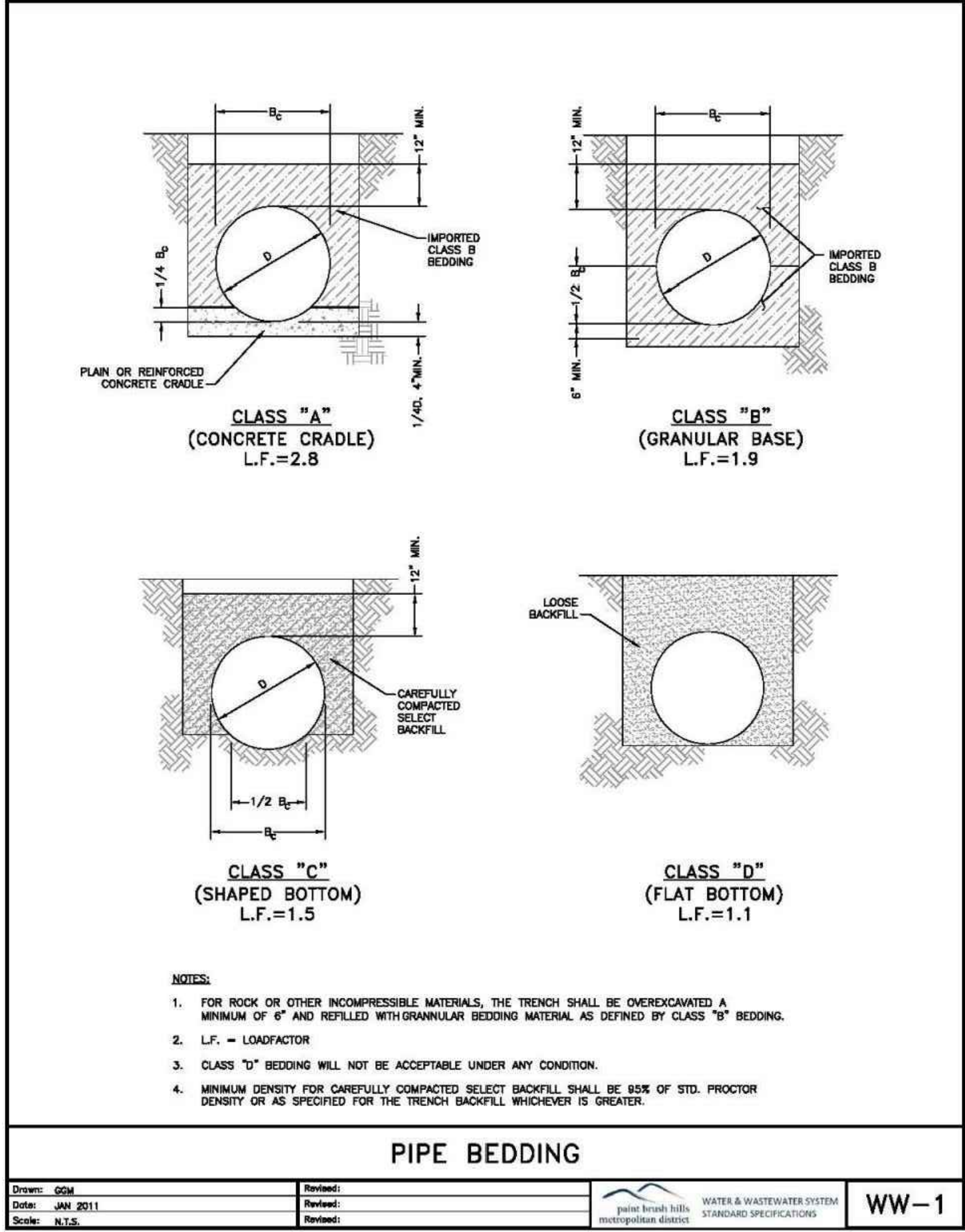
PROJECT NO. 10-014 DATE: 12/29/2020

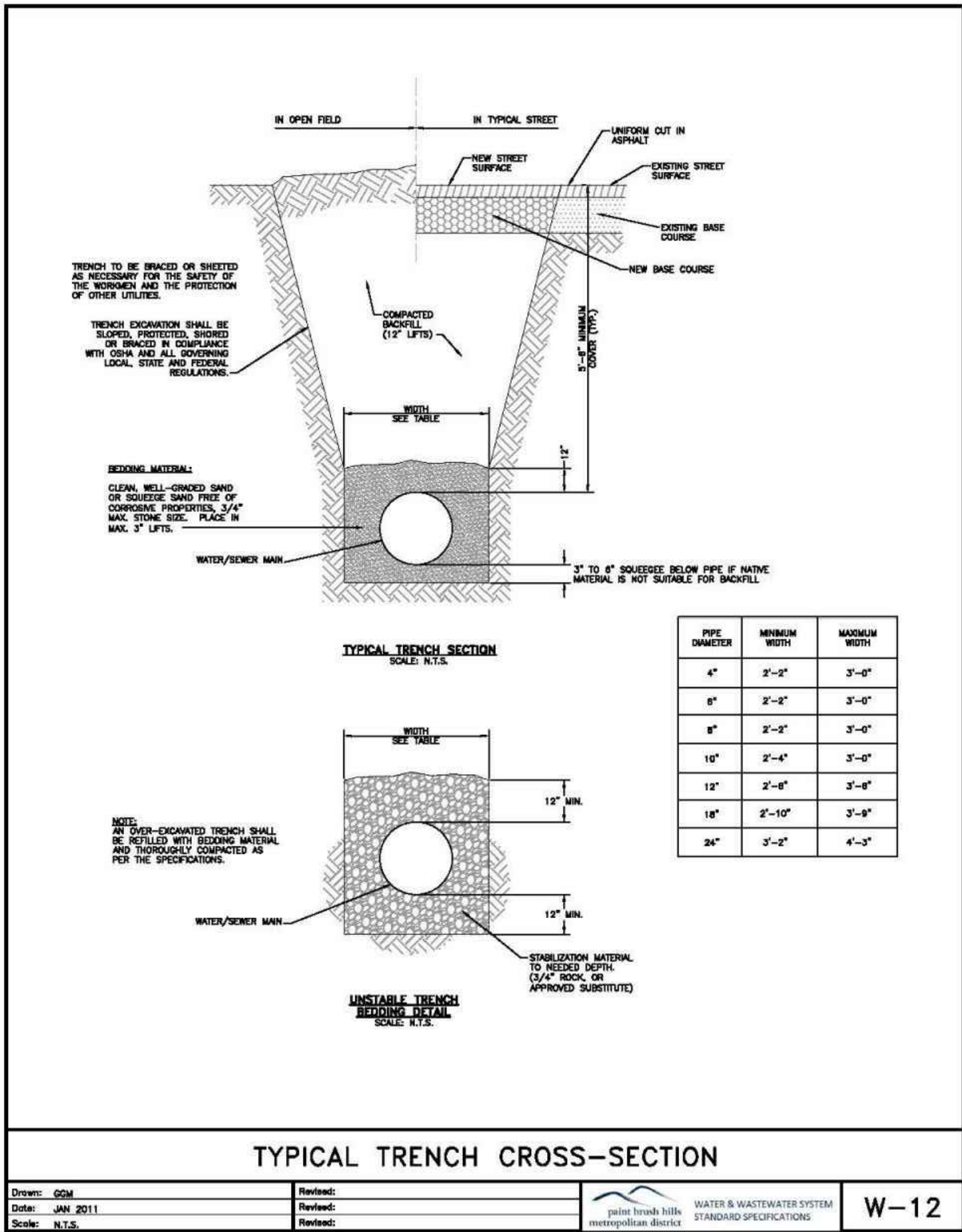
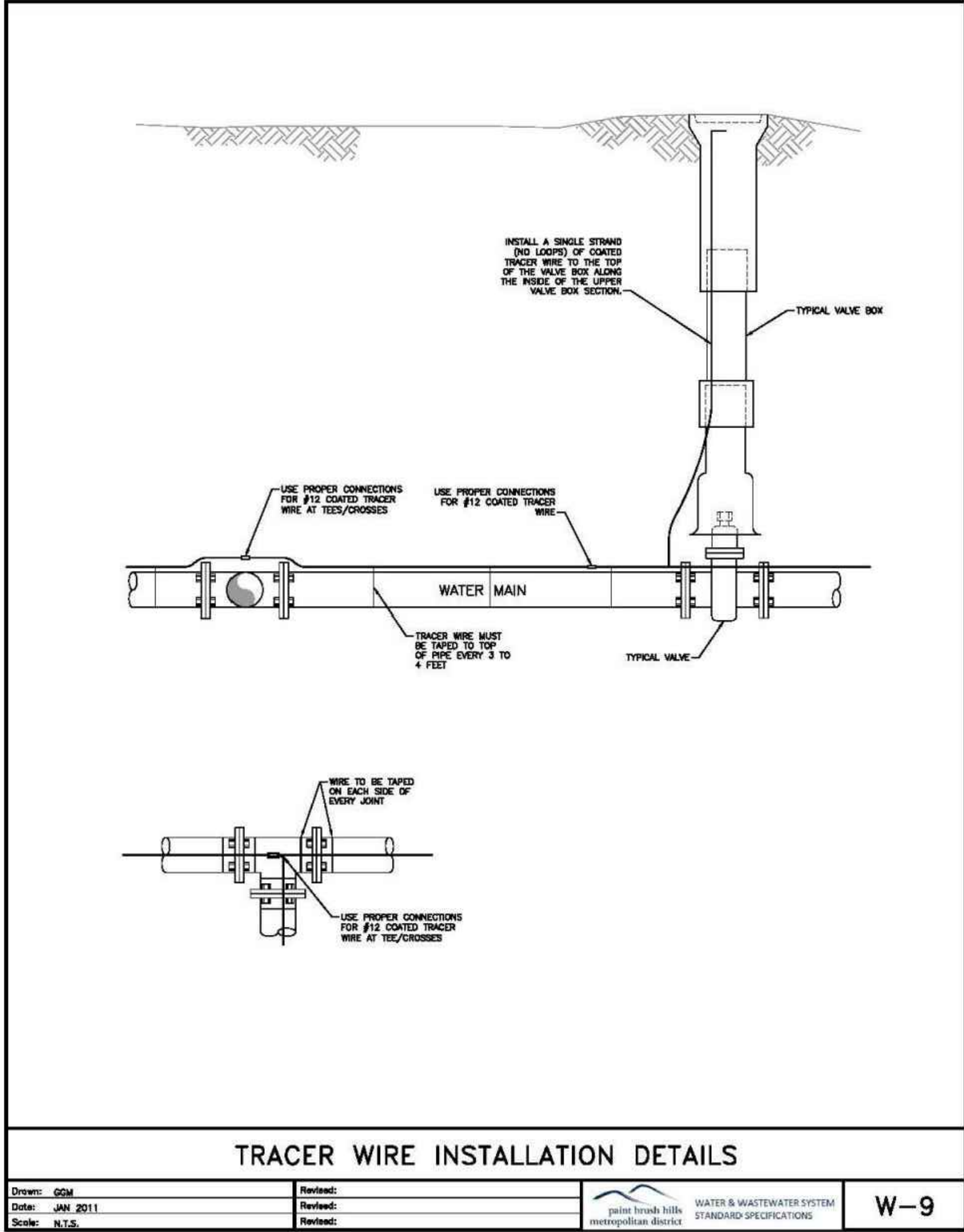
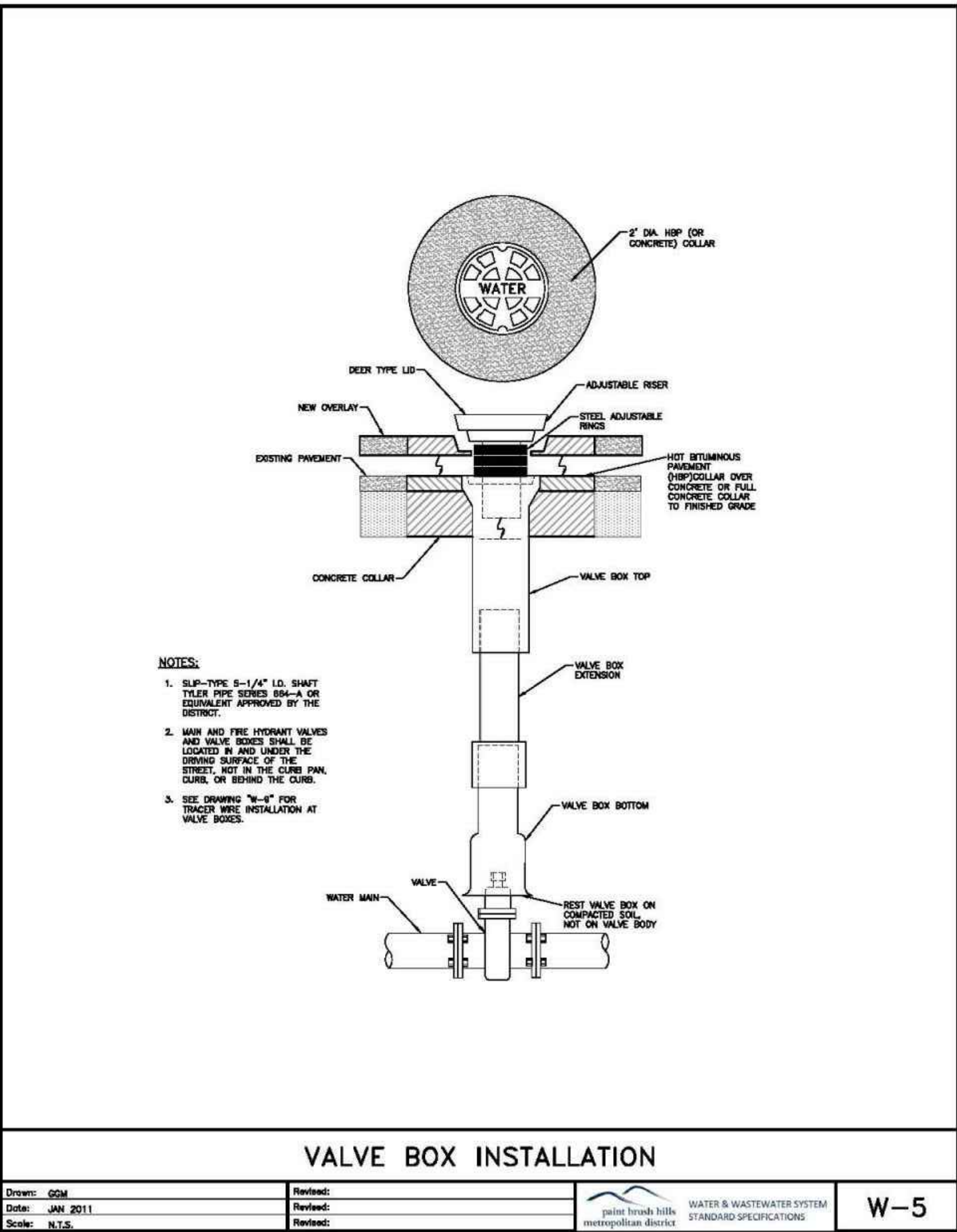
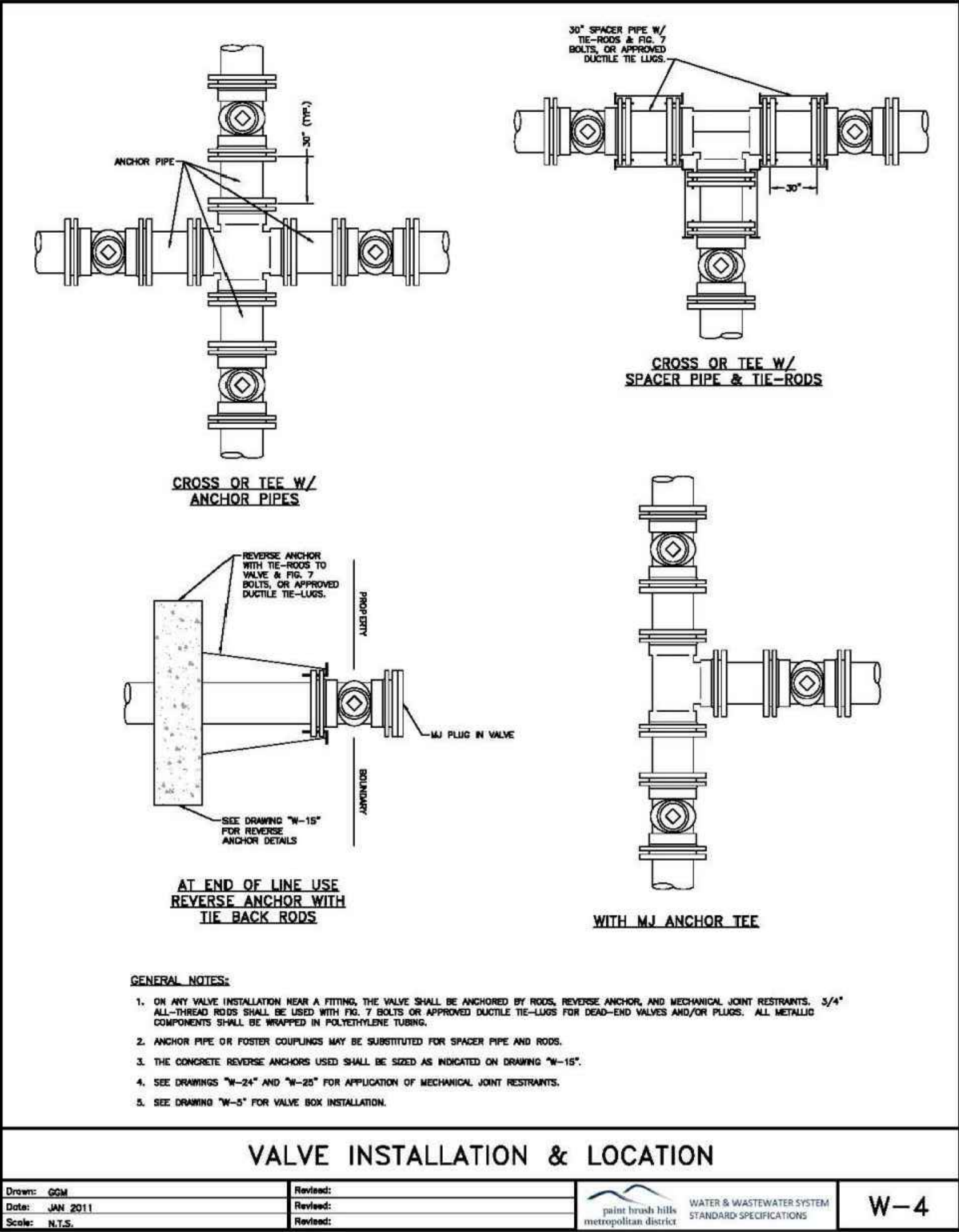
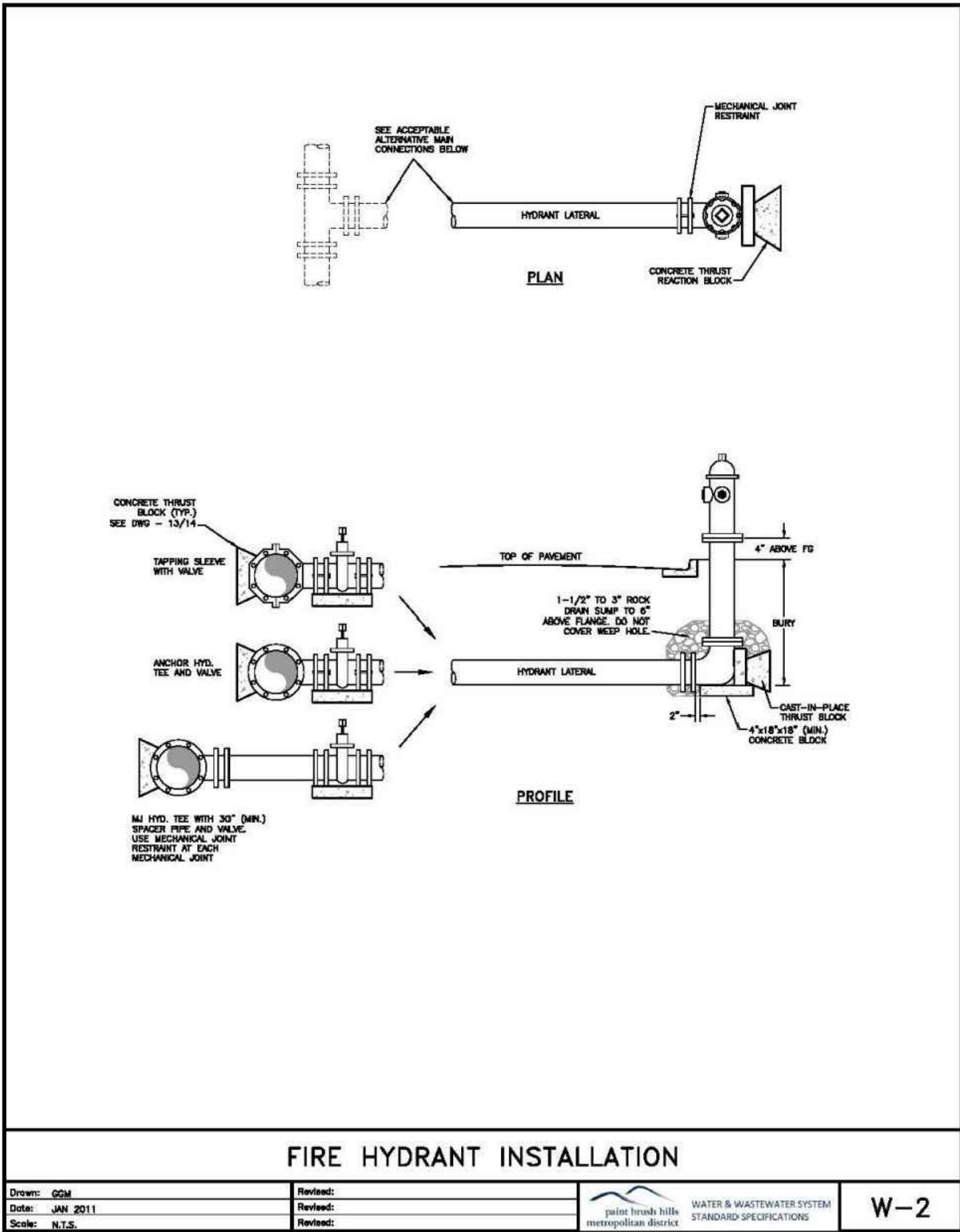
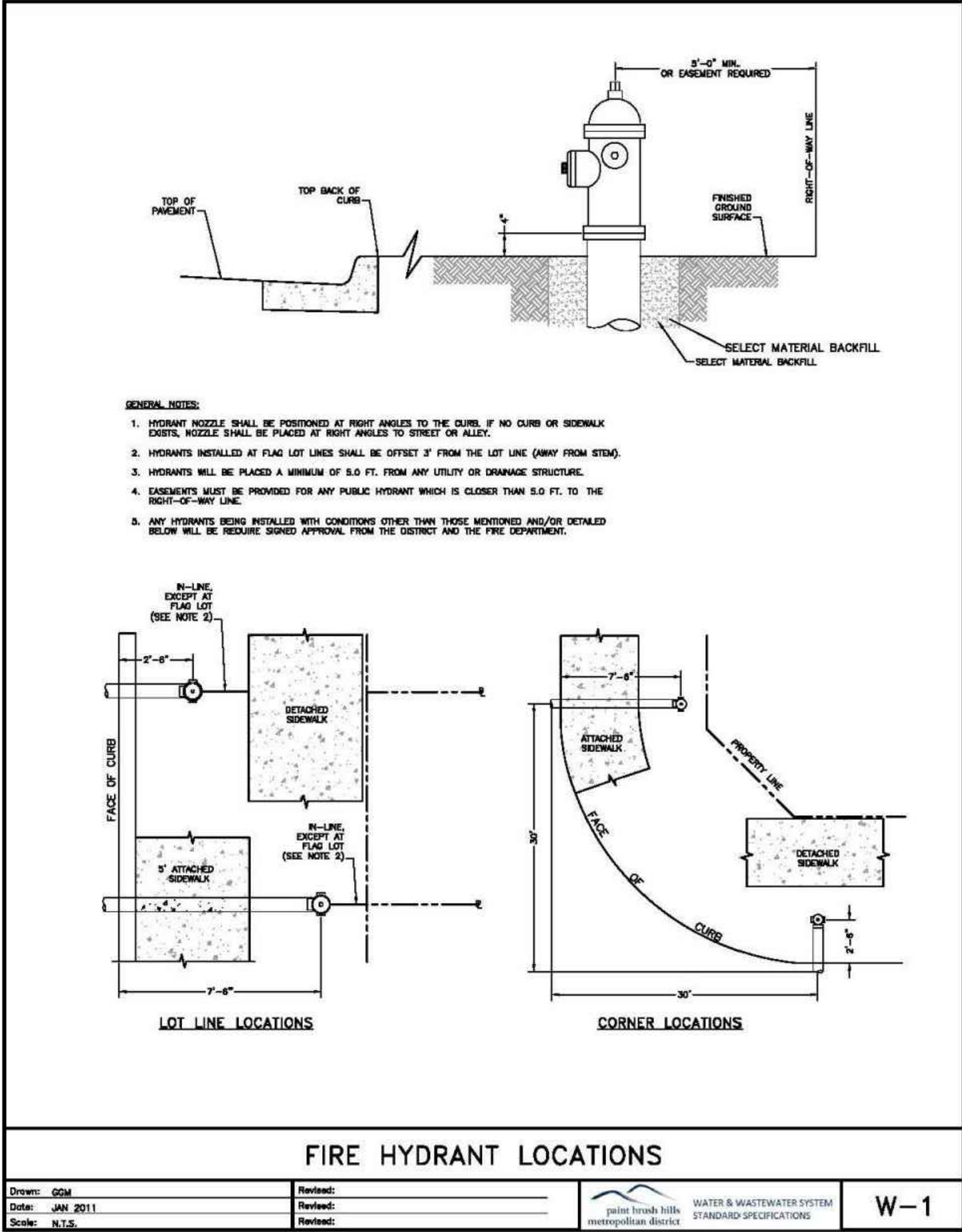
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DESIGNED BY: GW DRAWN BY: SM CHECKED BY: GW

SHEET 23 OF 26

UT05





provide underdrain details

Added as requested



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

PROJECT NO. 10-014

DATE: 12/29/2020

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

DESIGNED BY: JWP
DRAWN BY: SM
CHECKED BY: GW

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

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NO. DATE: BY: DESCRIPTION:

DATE: 12/29/2020

BY: JWP

DESCRIPTION: DETAIL SHEET

PROJECT NO. 10-014

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

DESIGNED BY: JWP
DRAWN BY: SM
CHECKED BY: GW

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VERTICAL: N/A

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VERTICAL: N/A

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VERTICAL: N/A

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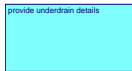
BY: JWP

DESCRIPTION: DETAIL SHEET

PROJECT NO. 10-014

Construction Drawings_V2.pdf Markup Summary

dsdlaforce (27)



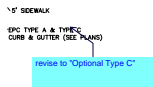
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Date: 2/26/2021 1:00:45 PM
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provide underdrain details



Subject: Callout
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Date: 2/26/2021 1:03:05 PM
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Modify note. Underdrain system shall be installed. The soils/geotech report recommends subsurface foundation drainage system, therefore the underdrain system is required. Show the underdrain system layout and provide construction details. See the latest soils/geotech report.



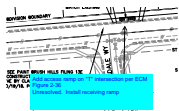
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revise to "Optional Type C"



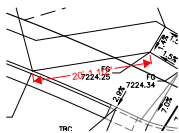
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Add access ramp on "T" intersection per ECM Figure 2-36
Unresolved. Install receiving ramp



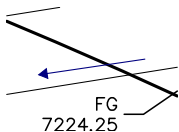
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Add access ramp on "T" intersection per ECM Figure 2-36
Unresolved. Install receiving ramp

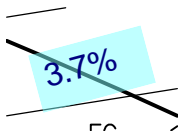


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20'-1 1/2"



Subject: Arrow
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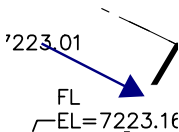


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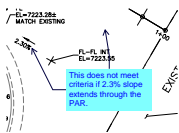
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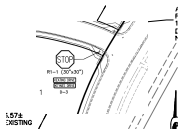


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Subject: Callout
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Author: dsdlaforce
Date: 2/26/2021 11:22:45 AM
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This does not meet criteria if 2.3% slope extends through the PAR.



Subject: Image
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Date: 2/26/2021 11:23:53 AM
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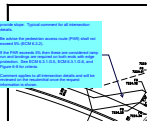


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Date: 2/26/2021 11:25:46 AM
Status:
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label the slope along the PAR. The cross slope shall not exceed 2% at yield or stop controlled crossing and 5% max for intersections without yield or stop control.

See ECM 6.3.2.C and Figure 6-9 for criteria.

Comment applies to all intersection details and will be reviewed on the resubmittal once the request information is shown.



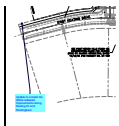
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Date: 2/26/2021 11:25:59 AM
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provide slope. Typical comment for all intersection details.

Be advise the pedestrian access route (PAR) shall not exceed 5% (ECM 6.3.2).

If the PAR exceeds 5% then these are considered ramp run and landings are required on both ends with edge protection. See ECM 6.3.1.G.5, ECM 6.3.1.G.6, and Figure 6-8 for criteria.

Comment applies to all intersection details and will be reviewed on the resubmittal once the request information is shown.





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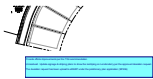
Update to include the offsite sidewalk improvements along Keating Dr and Rockingham




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Subject: Highlight
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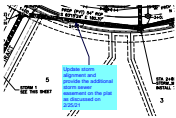



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Provide offsite improvements per the TIS recommendation.

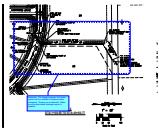
Unresolved. Update signage & striping plans to show the restriping on Londonderry per the approved deviation request.


The deviation request has been upload to eDARP under the preliminary plan application (SP206)



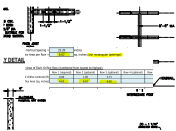
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Author: dsdlaforce
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Update storm alignment and provide the additional storm sewer easement on the plat as discussed on 2/25/21

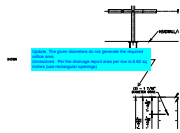


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Reminder: Per design engineer, the storm system will be modified to address parks comments. Review on resubmittal. Make sure the associated drainage report is updated.

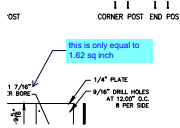


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Author: dsdlaforce
Date: 2/26/2021 12:02:04 PM
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Subject: Callout
Page Label: [1] ST12
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Author: dsdlaforce
Date: 2/26/2021 12:03:48 PM
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Update. The given diameters do not generate the required orifice area.
Unresolved. Per the drainage report area per row is 6.62 sq inches (use rectangular openings)



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Page Label: [1] ST12
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Author: dsdlaforce
Date: 2/26/2021 12:10:29 PM
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this is only equal to 1.62 sq inch



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Date: 2/26/2021 12:39:47 PM
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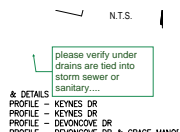


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dsdparsons (4)



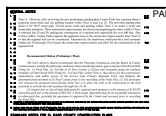
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Page Label: [1] SI01
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Author: dsdparsons
Date: 2/25/2021 8:44:48 AM
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please verify under drains are tied into storm sewer or sanitary....



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Page Label: [1] SI01
Lock: Unlocked
Author: dsdparsons
Date: 2/25/2021 8:45:28 AM
Status:
Color: ■
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Space:

it is recommended CGS please add...



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Date: 2/25/2021 9:40:56 AM
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Subject: Callout
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Date: 2/25/2021 9:41:13 AM
Status:
Color: ■
Layer:
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Please address Parks comments in both prelim and plat docs.