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GENERAL NOTES

- THE LOCATION OF EXISTING UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY AND MAY NOT INCLUDE ALL UTILITIES. THE EXCAVATION CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK. THE CONTRACTOR AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY HIS FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UTILITIES.
- BEFORE COMMENCING ANY EXCAVATION, CALL 1-800-922-1987 FOR EXISTING UTILITY LOCATIONS.
- THE CONTRACTOR WILL TAKE THE NECESSARY PRECAUTIONS TO PROTECT EXISTING UTILITIES FROM DAMAGE DUE TO THIS OPERATION. ANY DAMAGE TO THE UTILITIES WILL BE REPAIRED AT THE CONTRACTOR'S EXPENSE, AND ANY SERVICE DISRUPTION WILL BE SETTLED BY THE CONTRACTOR.
- ALL BACKFILL, SUB-BASE AND/OR BASE COURSE (CLASS 6) MATERIAL SHALL BE COMPACTED TO THE SOILS ENGINEER'S RECOMMENDATIONS, AND APPROVED BY EL PASO COUNTY DEVELOPMENT SERVICES ENGINEERING DIVISION.
- ALL STATIONING IS CENTERLINE UNLESS OTHERWISE INDICATED. ALL ELEVATIONS ARE CENTERLINE UNLESS OTHERWISE INDICATED.
- THE CONTRACTOR SHALL REVEGETATE ALL DISTURBED AREAS AS SOON AS POSSIBLE AND EROSION CONTROL SHALL BE INSTALLED AND MAINTAINED IN A FUNCTIONAL MANNER AT ALL TIMES. DEVELOPER RESPONSIBLE FOR MAINTAINING DISTURBED AREAS UNTIL REVEGETATION IS COMPLETE.
- ALL DISTURBED PAVEMENT EDGES SHALL BE CUT TO NEAT LINES. REPAIR SHALL CONFORM TO THE EPC EOM APPENDIX K-1.2C.
- ADDITIONAL EROSION CONTROL STRUCTURES MAY BE REQUIRED AT THE TIME OF CONSTRUCTION.
- BUILDING CONTRACTORS WILL BE RESPONSIBLE FOR CONSTRUCTING POSITIVE DRAINAGE AWAY FROM ALL STRUCTURES.
- ASPHALT THICKNESS AND BASE COURSE THICKNESS (B/COMPACTED) FOR ROADS SHALL BE PER DESIGN REPORT BY OWNER'S GEOTECHNICAL ENGINEER. OWNER'S GEOTECHNICAL ENGINEER TO BE ON SITE AT TIME OF ROAD CONSTRUCTION TO EVALUATE SOIL CONDITIONS AND DETERMINE IF ADDITIONAL MEASURES ARE NECESSARY TO ASSURE STABILITY OF THE NEW ROADS. PAVEMENT DESIGN SHALL BE APPROVED BY DEVELOPMENT SERVICES DEPARTMENT PRIOR TO CONSTRUCTION.
- THE CONTRACTOR SHALL REVEGETATE ALL DISTURBED AREAS WITHIN 21 DAYS OF SUBSTANTIAL GRADING COMPLETION. EROSION CONTROL SHALL BE INSTALLED AND MAINTAINED IN A FUNCTIONAL MANNER AT ALL TIMES. DEVELOPER IS RESPONSIBLE FOR MAINTAINING DISTURBED AREAS UNTIL REVEGETATION IS COMPLETE.
- TYPE M RIP-RAP WITH 4" OF TYPE II GRANULAR BEDDING AND MIRIFI 180N OR EQUAL MAY BE SUBSTITUTED WHERE TYPE L RIP-RAP WITH MIRIFI FW 700 OR EQUAL IS SPECIFIED.
- ALL MATERIALS AND INSTALLATION PRODECURES SHALL BE IN COMPLIANCE WITH ANY AND ALL APPLICABLE EL PASO COUNTY STANDARDS AND WITH PAINT BRUSH HILLS METRO DISTRICT CONSULTING ENGINEER APPROVAL.
- ALL WATER MAINS SHALL BE AWWA C900-SDR18 PVC WITH PUSH-ON SINGLE GASKET TYPE JOINTS.
- ALL WATER MAIN FITTINGS SHALL BE MADE FROM GRAY-IRON OR DUCTILE IRON AND FURNISHED WITH MECHANICAL JOINT ENDS. ALL FITTINGS SHALL HAVE A PRESSURE RATING OF 250 PSI.
- ALL WATER LINE BENDS, TEES, BLOW-OFFS AND PLUGS AT DEAD-END MAINS SHALL BE PROTECTED FROM THRUST BY USING CONCRETE THRUST BLOCKS AND/OR RODDING AND RESTRAINED PIPE PER THE PAINT BRUSH HILLS METRO DISTRICT CONSULTING ENGINEER APPROVAL.
- MAXIMUM DEFLECTION OF 8" & 12" PVC WATER MAIN JOINTS IS 4 DEGREES. CORRESPONDING MINIMUM CURVE RADIUS IS 286'. ADDITIONAL 11.25" OR 22.5" BENDS MAY BE REQUIRED FOR PROPER ALIGNMENT.
- 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.
- 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.

STANDARD NOTES FOR EL PASO COUNTY CONSTRUCTION PLANS

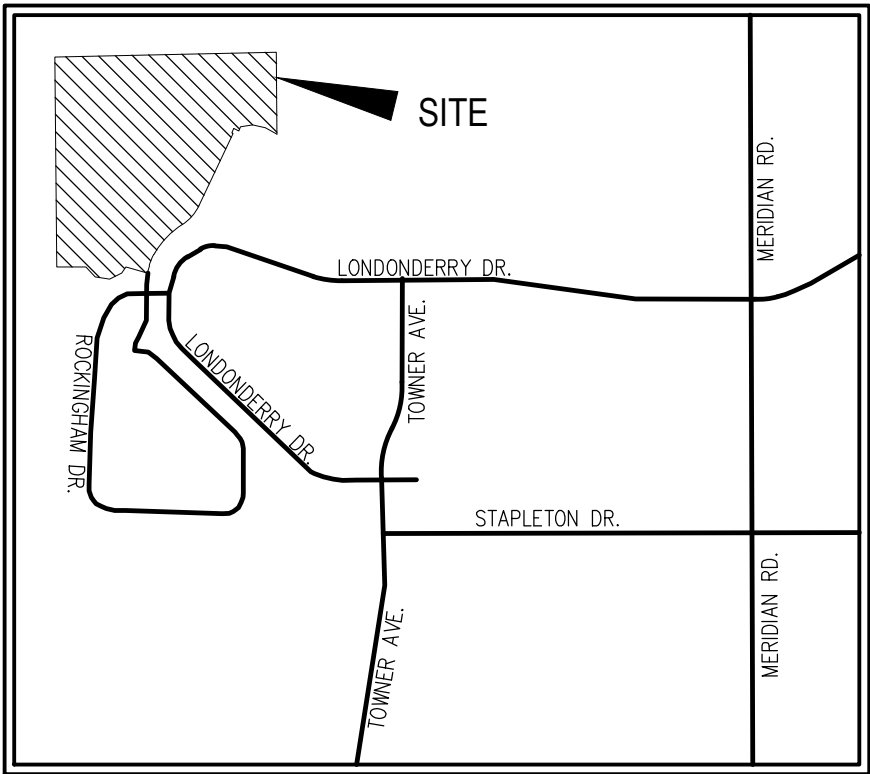
- ALL DRAINAGE AND ROADWAY CONSTRUCTION SHALL MEET THE STANDARDS AND SPECIFICATIONS OF THE CITY OF COLORADO SPRINGS/EL PASO COUNTY DRAINAGE CRITERIA MANUAL, VOLUMES 1 AND 2, AND THE EL PASO COUNTY ENGINEERING CRITERIA MANUAL.
- CONTRACTOR SHALL BE RESPONSIBLE FOR THE NOTIFICATION AND FIELD NOTIFICATION OF ALL EXISTING UTILITIES, WHETHER SHOWN ON THE PLANS OR NOT, BEFORE BEGINNING CONSTRUCTION. LOCATION OF EXISTING UTILITIES SHALL BE VERIFIED BY THE CONTRACTOR PRIOR TO CONSTRUCTION. CALL 811 TO CONTACT THE UTILITY NOTIFICATION CENTER OF COLORADO (UNCC).
- CONTRACTOR SHALL KEEP A COPY OF THESE APPROVED PLANS, THE GRADING AND EROSION CONTROL PLAN, THE STORMWATER MANAGEMENT PLAN (SWMP), THE SOILS AND GEOTECHNICAL REPORT, AND THE APPROPRIATE DESIGN AND CONSTRUCTION STANDARDS AND SPECIFICATIONS AT THE JOB SITE AT ALL TIMES, INCLUDING THE FOLLOWING:
 - EL PASO COUNTY ENGINEERING CRITERIA MANUAL (ECM)
 - CITY OF COLORADO SPRINGS/EL PASO COUNTY DRAINAGE CRITERIA MANUAL, VOLUMES 1 AND 2
 - COLORADO DEPARTMENT OF TRANSPORTATION (CDOT) STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION
 - CDOT M & S STANDARDS.
- NOTWITHSTANDING ANYTHING DEPICTED IN THESE PLANS IN WORDS OR GRAPHIC REPRESENTATION, ALL DESIGN AND CONSTRUCTION RELATED TO ROADS, STORM DRAINAGE AND EROSION CONTROL SHALL CONFORM TO THE STANDARDS AND REQUIREMENTS OF THE MOST RECENT VERSION OF THE RELEVANT ADOPTED EL PASO COUNTY STANDARDS, INCLUDING THE LAND DEVELOPMENT CODE, THE ENGINEERING CRITERIA MANUAL, THE DRAINAGE CRITERIA MANUAL, 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.
- 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.
- CONTRACTOR SHALL SCHEDULE A PRE-CONSTRUCTION MEETING WITH EL PASO COUNTY PLANNING AND COMMUNITY DEVELOPMENT - INSPECTIONS, PRIOR TO STARTING CONSTRUCTION.
- IT IS THE CONTRACTOR'S RESPONSIBILITY TO UNDERSTAND THE REQUIREMENTS OF ALL JURISDICTIONAL AGENCIES AND TO OBTAIN ALL REQUIRED PERMITS, INCLUDING BUT NOT LIMITED TO EL PASO COUNTY EROSION AND STORMWATER QUALITY CONTROL PERMIT (ESQCP), REGIONAL BUILDING FLOODPLAIN DEVELOPMENT PERMIT, U.S. ARMY CORPS OF ENGINEERS-ISSUED 401 AND/OR 404 PERMITS, AND COUNTY AND STATE FUGITIVE DUST PERMITS.
- CONTRACTOR SHALL NOT DEVIATE FROM THE PLANS WITHOUT FIRST OBTAINING WRITTEN APPROVAL FROM THE DESIGN ENGINEER AND PCD. CONTRACTOR SHALL NOTIFY THE DESIGN ENGINEER IMMEDIATELY UPON DISCOVERY OF ANY ERRORS OR INCONSISTENCIES.
- ALL STORM DRAIN PIPE SHALL BE CLASS III RCP UNLESS OTHERWISE NOTED AND APPROVED BY PCD.
- 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.
- ALL CONSTRUCTION TRAFFIC MUST ENTER/EXIT THE SITE AT APPROVED CONSTRUCTION ACCESS POINTS.
- SIGHT VISIBILITY TRIANGLES AS IDENTIFIED IN THE PLANS SHALL BE PROVIDED AT ALL INTERSECTIONS. OBSTRUCTIONS GREATER THAN 18 INCHES ABOVE FLOWLINE ARE NOT ALLOWED WITHIN SIGHT TRIANGLES.
- SIGNING AND STRIPING SHALL COMPLY WITH EL PASO COUNTY DEPARTMENT OF PUBLIC WORKS AND MUTCD CRITERIA.
- 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.
- 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.

SIGNING AND STRIPING NOTES:

- ALL SIGNS AND PAVEMENT MARKINGS SHALL BE IN COMPLIANCE WITH THE CURRENT MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD).
- REMOVAL OF EXISTING PAVEMENT MARKINGS SHALL BE ACCOMPLISHED BY A METHOD THAT DOES NOT MATERIALLY DAMAGE THE PAVEMENT. THE PAVEMENT MARKINGS SHALL BE REMOVED TO THE EXTENT THAT THEY WILL NOT BE VISIBLE UNDER DAY OR NIGHT CONDITIONS. AT NO TIME WILL IT BE ACCEPTABLE TO PAINT OVER EXISTING PAVEMENT MARKINGS.
- ANY DEVIATION FROM THE STRIPING AND SIGNING PLAN SHALL BE APPROVED BY EL PASO COUNTY PLANNING AND COMMUNITY DEVELOPMENT.
- ALL SIGNS SHOWN ON THE SIGNING AND STRIPING PLAN SHALL BE NEW SIGNS. EXISTING SIGNS MAY REMAIN OR BE REUSED IF THEY MEET CURRENT EL PASO COUNTY AND MUTCD STANDARDS.
- STREET NAME AND REGULATORY STOP SIGNS SHALL BE ON THE SAME POST AT INTERSECTIONS.
- ALL REMOVED SIGNS SHALL BE DISPOSED OF IN A PROPER MANNER BY THE CONTRACTOR.
- ALL STREET NAME SIGNS SHALL HAVE "D" SERIES LETTERS, WITH LOCAL ROADWAY SIGNS BEING 4" UPPER-LOWER CASE LETTERING ON 8" BLANK AND NON-LOCAL ROADWAY SIGNS BEING 6" LETTERING, UPPER-LOWER CASE ON 12" BLANK, WITH A WHITE BORDER THAT IS NOT RECESSED. MULTI-LANE ROADWAYS WITH SPEED LIMITS OF 40 MPH OR HIGHER SHALL HAVE 8" UPPER-LOWER CASE LETTERING ON 18" BLANK WITH A WHITE BORDER THAT IS NOT RECESSED. THE WIDTH OF THE NON-RECESSED WHITE BORDERS SHALL MATCH PAGE 255 OF THE 2012 MUTCD "STANDARD HIGHWAY SIGNS"
- ALL TRAFFIC SIGNS SHALL HAVE A MINIMUM HIGH INTENSITY PRISMATIC GRADE SHEETING.
- ALL LOCAL RESIDENTIAL STREET SIGNS SHALL BE MOUNTED ON A 1.75" X 1.75" SQUARE TUBE SIGN POST AND STUB POST BASE. FOR OTHER APPLICATIONS, REFER TO THE CDOT STANDARD S-614-B REGARDING USE OF THE P2 TUBULAR STEEL POST SLIPBASE DESIGN.
- ALL SIGNS SHALL BE SINGLE SHEET ALUMINUM WITH 0.100" MINIMUM THICKNESS.
- ALL LIMIT LINES/STOP LINES, CROSSWALK LINES, PAVEMENT LEGENDS, AND ARROWS SHALL BE A MINIMUM 125 MIL THICKNESS PREFORMED THERMOPLASTIC PAVEMENT MARKINGS WITH TAPERED LEADING EDGES PER CDOT STANDARD S-627-1. WORD AND SYMBOL MARKINGS SHALL BE THE NARROW TYPE. STOP BARS SHALL BE 24" IN WIDTH. CROSSWALKS LINES SHALL BE 12" WIDE AND 8' LONG PER CDOT S-627-1.
- ALL LONGITUDINAL LINES SHALL BE A MINIMUM 15MIL THICKNESS EPOXY PAINT. ALL NON-LOCAL RESIDENTIAL ROADWAYS SHALL INCLUDE BOTH RIGHT AND LEFT EDGE LINE STRIPING AND ANY ADDITIONAL STRIPING AS REQUIRED BY CDOT S-627-1.
- THE CONTRACTOR SHALL NOTIFY EL PASO COUNTY PLANNING AND COMMUNITY DEVELOPMENT (719) 520-6819 PRIOR TO AND UPON COMPLETION OF SIGNING AND STRIPING.
- THE CONTRACTOR SHALL OBTAIN A WORK IN THE RIGHT OF WAY PERMIT FROM THE EL PASO COUNTY DEPARTMENT OF PUBLIC WORKS (DPW) PRIOR TO ANY SIGNAGE OR STRIPING WORK WITHIN AN EXISTING EL PASO COUNTY ROADWAY.

PAINT BRUSH HILLS FILING NO. 14
COUNTY OF EL PASO, STATE OF COLORADO
CONSTRUCTION PLANS

JUNE 2020



VICINITY MAP
N.T.S.



SITE MAP
N.T.S.

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| SHEET 4 | STREET PLAN & PROFILE - KEYNES DR |
| SHEET 5 | STREET PLAN & PROFILE - DEVONCOVE DR. |
| SHEET 6 | PLAN & PROFILE |
| SHEET 7 | PLAN & PROFILE |
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| SHEET 20 | STORM PLAN & PROFILE- STORM 3, LAT 1, LAT 2, LAT 3, LAT 4 |
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| SHEET 25 | EXTENDED DETENTION POND C DETAILS (OUTLET STURCTURE) |

AGENCIES

- | | |
|----------------------|--|
| 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.
20 BOULDER CRESCENT, SUITE 110
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) 392-3491 |
| ELECTRIC DEPARTMENT: | MOUNTAIN VIEW ELECTRIC
P.O. BOX 1600
LIMON, CO 80828
MR. LES ULFERS, (719) 495-2283 |
| TELEPHONE COMPANY: | CENTURY LINK
(LOCATORS) 811
AT&T
(LOCATORS) 811 |

APPROVALS:

ENGINEER'S STATEMENT:

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.

DATE

OWNER/DEVELOPER STATEMENT:

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

DATE

EL PASO COUNTY:

COUNTY PLAN REVIEW IS PROVIDED ONLY FOR GENERAL CONFORMANCE WITH COUNTY DESIGN CRITERIA. THE COUNTY IS NOT RESPONSIBLE FOR THE ACCURACY AND ADEQUACY OF THE DESIGN, DIMENSIONS, AND/OR ELEVATIONS WHICH SHALL BE CONFIRMED AT THE JOB SITE. THE COUNTY THROUGH 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

DATE

BENCHMARKS

- SOUTH 1/4 CORNER OF SECTION 26, TOP OF 2 1/2" ALUMINUM CAP.
ELEV. = 7140.91
VERTICAL DATUM = NGVD 1929
- SOUTHWEST CORNER OF SECTION 25, TOP OF 3 1/2" ALUMINUM CAP.
ELEV. = 7136.34
VERTICAL DATUM = NGVD 1929

BASIS OF BEARINGS:

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.



PCD PROJECT NO.

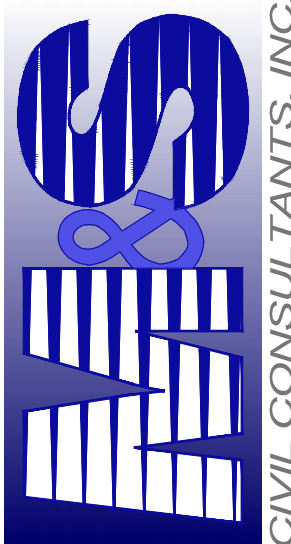
PAINT BRUSH HILLS FILING NO. 14

CONSTRUCTION PLANS

PROJECT NO. 10-014
SCALE: HORIZONTAL: N/A
VERTICAL: N/A

DATE: 06/25/2020
SHEET 1 OF 25
S101

20 BOULDER CRESCENT, SUITE 110
COLORADO SPRINGS, CO 80903
PHONE: 719.955.5485



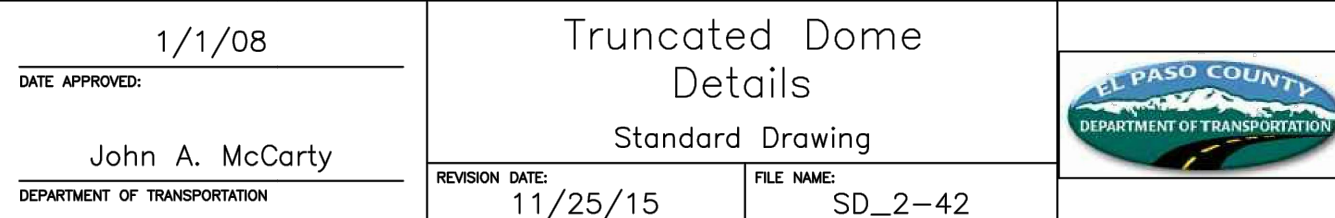
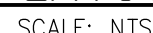
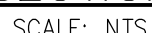
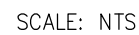
VIRGIL A. SANCHEZ, COLORADO P.E. NO. 37160

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

REVISIONS: NO. DATE: BY: DESCRIPTION:

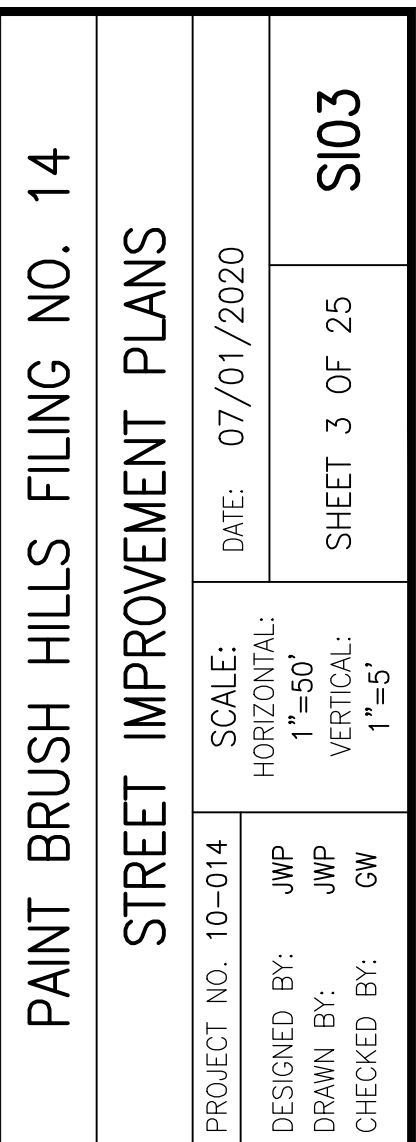
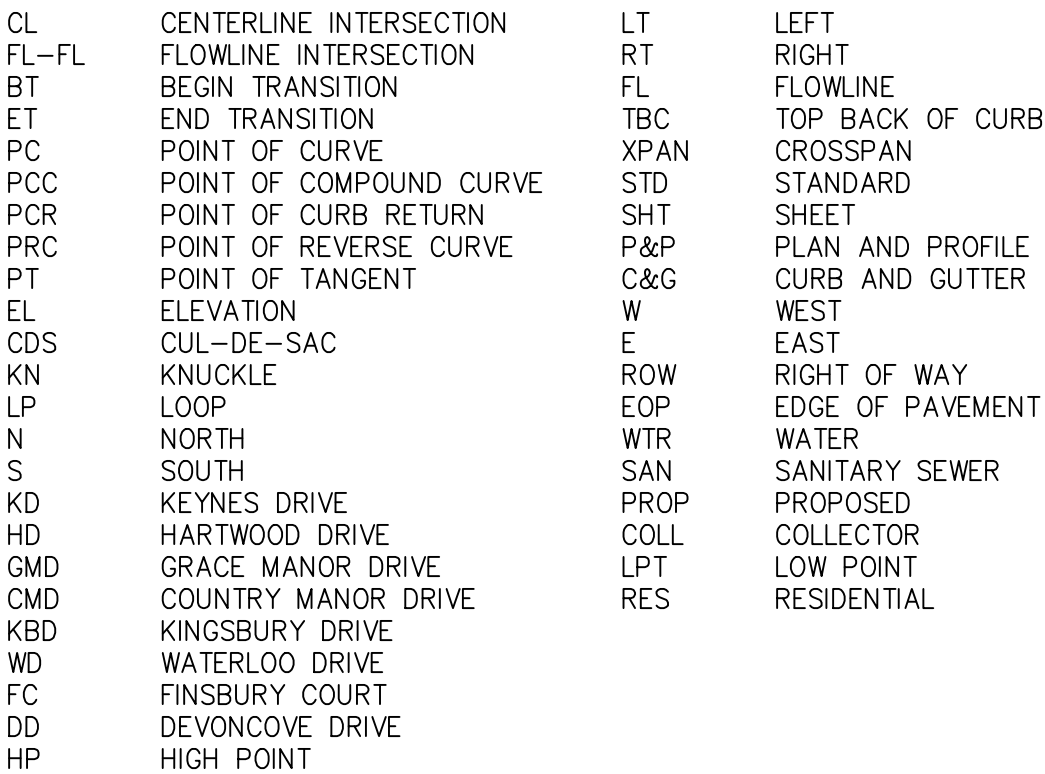
THE ENGINEER PREPARING THESE PLANS WILL NOT BE RESPONSIBLE FOR UNAUTHORIZED CHANGES TO OR USES OF THESE PLANS. ALL CHANGES TO THE PLANS MUST BE IN WRITING AND MUST BE APPROVED BY THE PREPARER OF THESE PLANS.

CAUTION

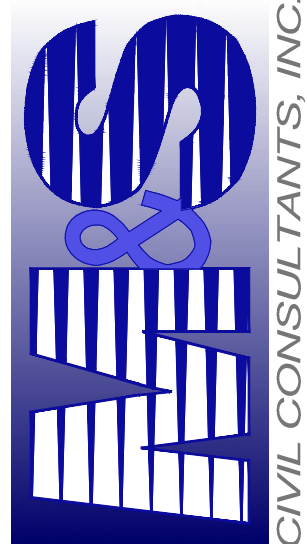


THE CITY OF COLORADO SPRINGS
RECOGNIZES THE DESIGN ENGINEER
AS HAVING RESPONSIBILITY FOR
THE DESIGN; THE CITY HAS
LIMITED ITS SCOPE OF REVIEW
ACCORDINGLY. RESUBMITTAL
REQUIRED IF CONSTRUCTION HAS
NOT COMMENCED WITHIN 180 DAYS
AFTER APPROVAL DATE.

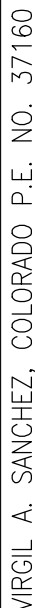
FOR BURIED UTILITY INFORMATION
48 HRS BEFORE YOU DIG
CALL 1-800-922-1987



20 BOULDER CRESCENT, SUITE 110
COLORADO SPRINGS, CO 80903
PHONE: 719.955.5485



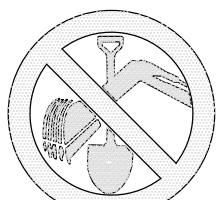
FOR AND ON
BEHALF OF
M&S CIVIL
CONSULTANTS,
INC.

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CAUTION

THE CITY OF COLORADO SPRINGS
RECOGNIZES THE DESIGN ENGINEER
AS HAVING RESPONSIBILITY FOR
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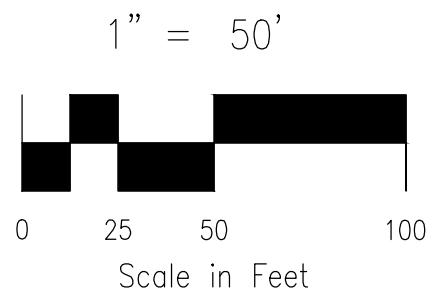


FOR LOCATING
& MARKING
GAS,
ELECTRIC,
WATER &
TELEPHONE
LINES

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


FILED IN ACCORDANCE WITH SECTION 7-7-806 OF COLORADO SPRINGS CODE

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 _____



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

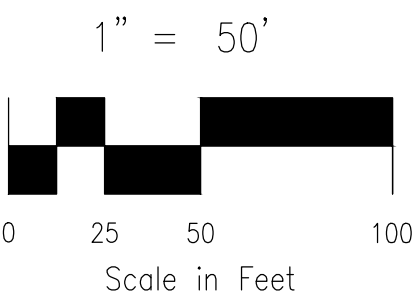
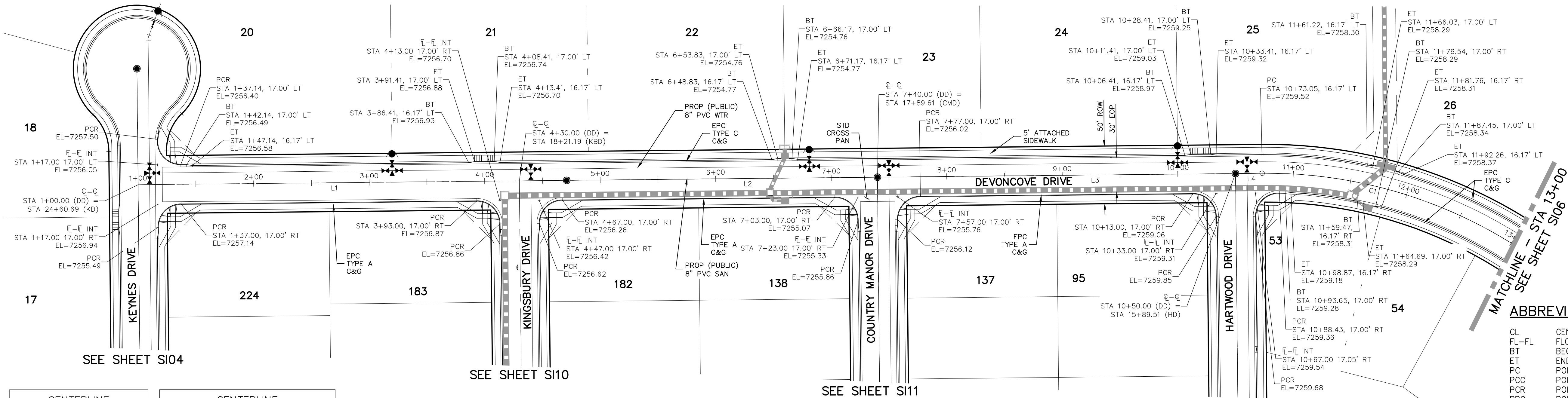
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SIDEWALKS: WIDTH	<u>5'</u>		ASPHALT THICKNESS:		
LOCATION: APPROACH	<input checked="" type="checkbox"/>		AC Surface _____		
Detached	<input type="checkbox"/> CENTERED IN 5' EASEMENT		AB Base _____		
CURB TYPE	<input type="checkbox"/> B		AGG. BASE THICKNESS: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



S&W
CIVIL CONSULTANTS, INC.

20 BOULDER CRESCENT, SUITE 110
COLORADO SPRINGS, CO 80903
PHONE: 719.955.5485

PROJECT NO. 10-014	SCALE:	DATE: 06/25/2020
DESIGNED BY: JWP	HORIZONTAL:	
DRAWN BY: JWP	1"=50'	
CHECKED BY: GW	VERTICAL:	SHEET 4 OF 25
		SI04



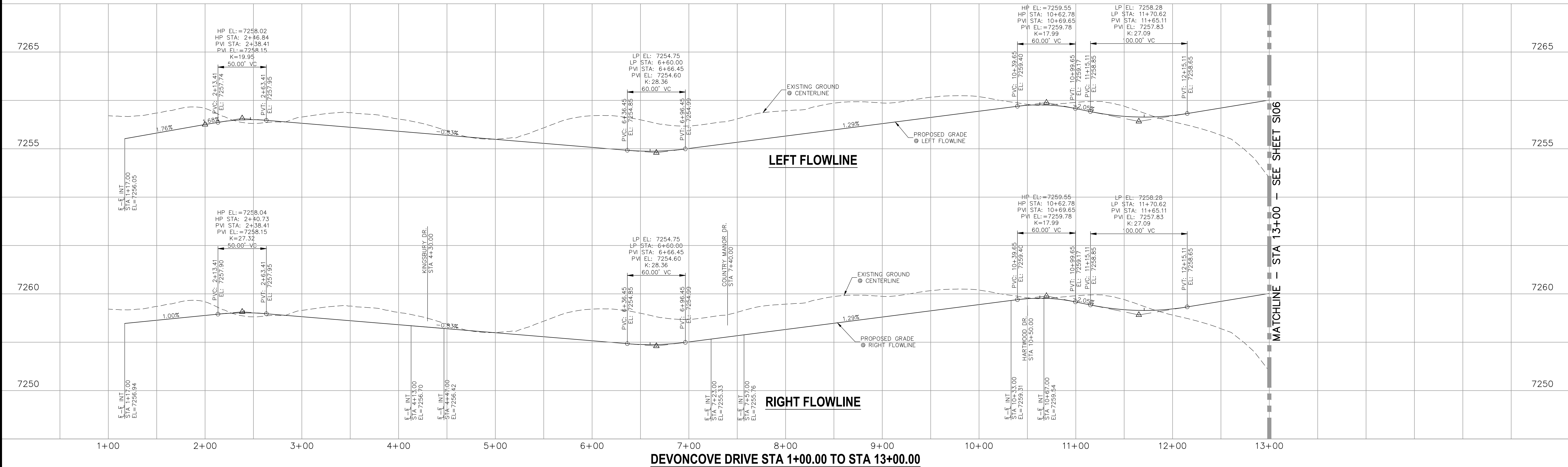
CENTERLINE LINE TABLE		
LINE	LENGTH	DIRECTION
L1	330.00'	N89°25'00\"E
L2	310.00'	N89°25'00\"E
L3	310.00'	N89°25'00\"E
L4	23.05'	N89°25'00\"E

CENTERLINE CURVE TABLE			
CURVE	RADIUS	LENGTH	DELTA
C1	400.00'	328.70'	47°05'00\"

ABBREVIATION LEGEND

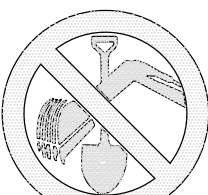
CL	CENTERLINE INTERSECTION	LT	LEFT FLOWLINE
FL-FL	FLOWLINE INTERSECTION	RT	RIGHT FLOWLINE
BT	BEGIN TRANSITION	FL	TOP BACK OF CURB
ET	END TRANSITION	TBC	CROSSSPAN
PC	POINT OF CURVE	XPCAN	STANDARD
PCC	POINT OF COMPOUND CURVE	STD	SHEET
PCR	POINT OF CURB RETURN	SHT	PLAN AND PROFILE
PRC	POINT OF REVERSE CURVE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

DEVONCOVE DRIVE
STA 1+00.00 TO STA 13+00.00



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:

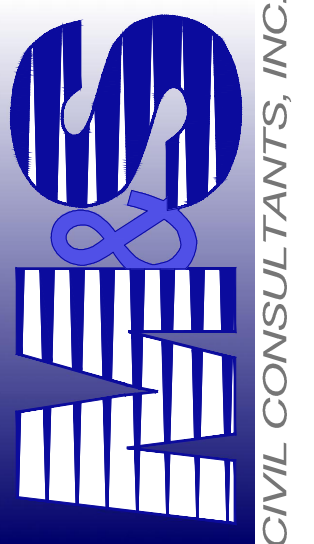
SIDEWALKS: WIDTH 5' ASPHALT THICKNESS: _____
LOCATION: Attached ☒ AC Surface _____
Detached ☐ CENTERED IN 5' EASEMENT AB Base _____
CURB TYPE A ☒ AGG. BASE THICKNESS: _____
CURB TYPE C ☐ Class 6 _____
ROW WIDTH 50' EOP-EOP 30' Class 5 _____
STREET TYPE RESIDENTIAL HVEEM Class 2 _____
DESIGN SPEED 25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

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

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

CAUTION

20 BOULDER CRESCENT, SUITE 110
COLORADO SPRINGS, CO 80903
PHONE: 719.555.5485



CIVIL CONSULTANTS, INC.

PAINT BRUSH HILLS FILING NO. 14

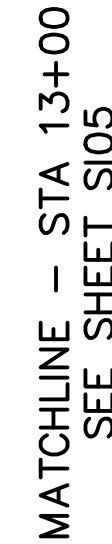
STREET IMPROVEMENT PLANS

PROJECT NO. 10-014 DATE: 06/25/2020

DESIGNED BY: JWP SCALE: HORIZONTAL: 1"=50' VERTICAL: 1"=5'

DRAWN BY: JWP SHEET 5 OF 25

CHECKED BY: GW S105

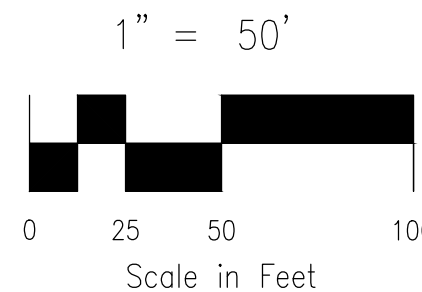


CL	CENTERLINE INTERSECTION
FL-FL	FLOWLINE INTERSECTION
BT	BEGIN TRANSITION
ET	END TRANSITION
PC	POINT OF CURVE
PCC	POINT OF COMPOUND CURVE
PCR	POINT OF CURB RETURN
PRC	POINT OF REVERSE CURVE
PT	POINT OF TANGENT
CE	ELEVATION
KN	CUL-DE-SAC
CD	KNUCKLE
LP	LOOP
N	NORTH
S	SOUTH
KD	KEYWAY DRIVE
HD	HARDWOOD DRIVE
GMD	GRACE MANOR DRIVE
CMD	COUNTRY MANOR DRIVE
KB	KINGSBURY DRIVE
WD	WATERLOO DRIVE
KD	KINGSBURY COURT
DD	DEVONCOE DRIVE
HP	HIGH POINT

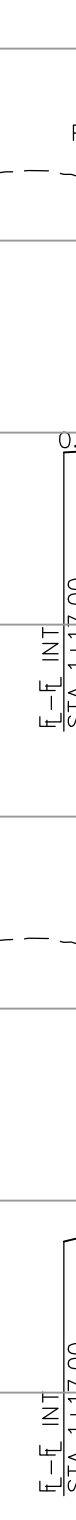
SEE SHEET SI12



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



RIGHT FLOWLINE



RIGHT FLOWLINE

THE CITY OF COLORADO SPRINGS
RECOGNIZES THE DESIGN ENGINEER
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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 INFORMATION
E YOU DIG
922-1987

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

SIDEWALKS: WIDTH 5'
 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:	APRV'D, BY:	DATE:
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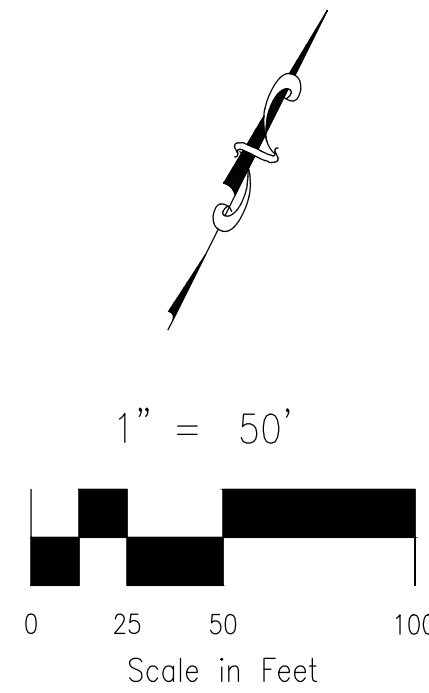
NO.	DATE:	BY:	DESCRIPTION:	APRV'D, BY:	DATE:
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REVISIONS:

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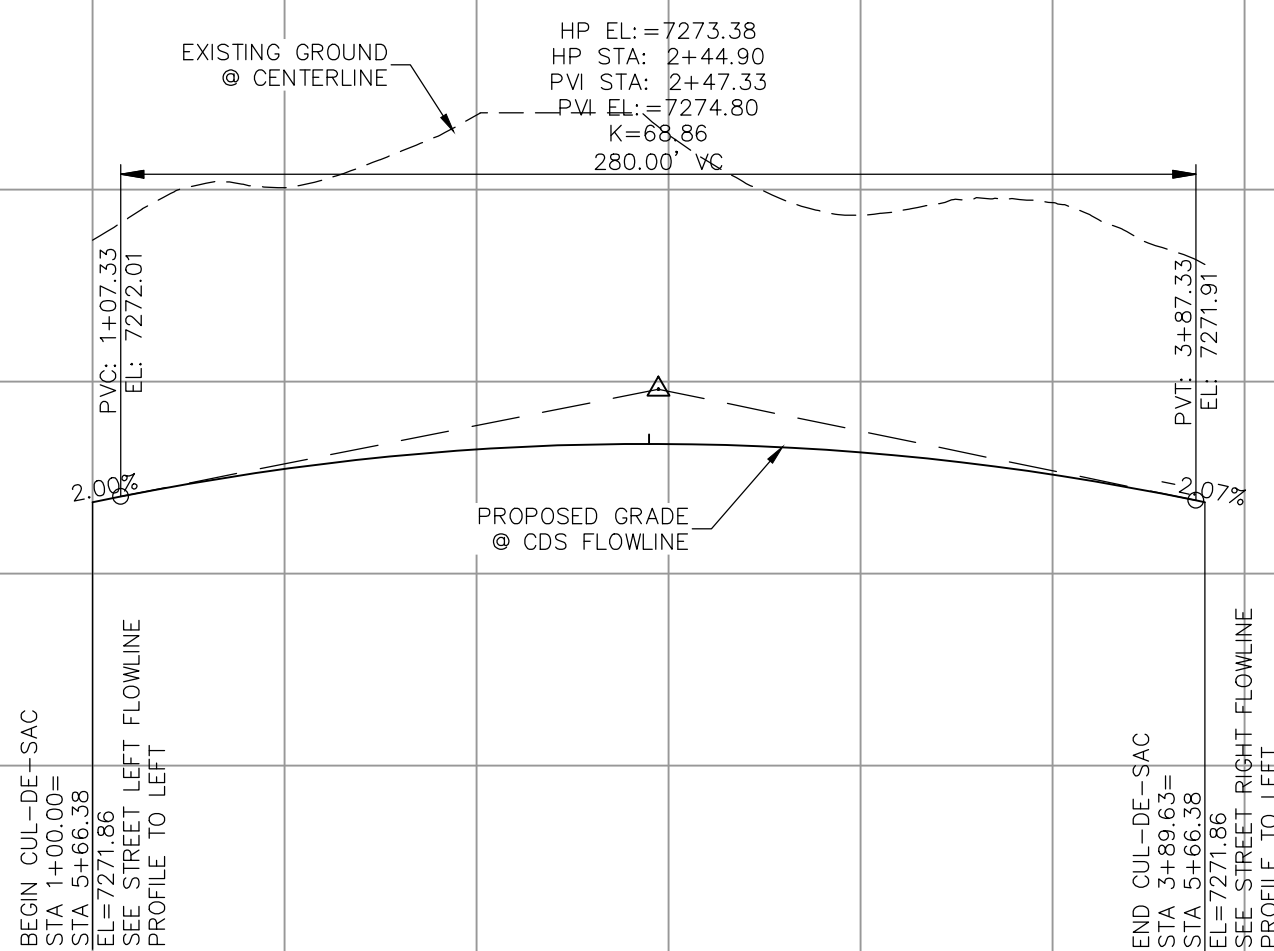
THE ENGINEER PREPARING THESE PLANS WILL NOT BE RESPONSIBLE, OR LIABLE FOR, UNAUTHORIZED CHANGES TO OR USES OF THESE PLANS. ALL CHANGES TO THE PLANS MUST BE IN WRITING AND MUST BE APPROVED BY THE PREPARER OF THESE PLANS.

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.



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

CL	CENTERLINE INTERSECTION	LT	LEFT
FL-FL	FLOWLINE INTERSECTION	RT	RIGHT
BT	BEGIN TRANSITION	FL	FLOWLINE
ET	END TRANSITION	TBC	TOP BACK OF CURB
PCC	POINT OF CURVE	XPAN	CROSSPAN
PCR	POINT OF COMPOUND CURVE	STD	STANDARD
PRC	POINT OF CURB RETURN	SHT	SHEET
PT	POINT OF REVERSE CURVE	P&G	PLAN AND PROFILE
EL	POINT OF TANGENT	C&G	CURB AND GUTTER
CDS	ELEVATION	W	WEST
KN	CUL-DE-SAC	E	EAST
LP	KNUCKLE	R	RIGHT OF WAY
N	LOOP	EOP	EDGE OF PAVEMENT
S	NORTH	WTR	WATER
H	SOUTH	SAN	SANITARY SEWER
KD	KEYSTONE DRIVE	PROP	PROPOSED
KD	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		



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

FOR BURIED UTILITY INFORMATION
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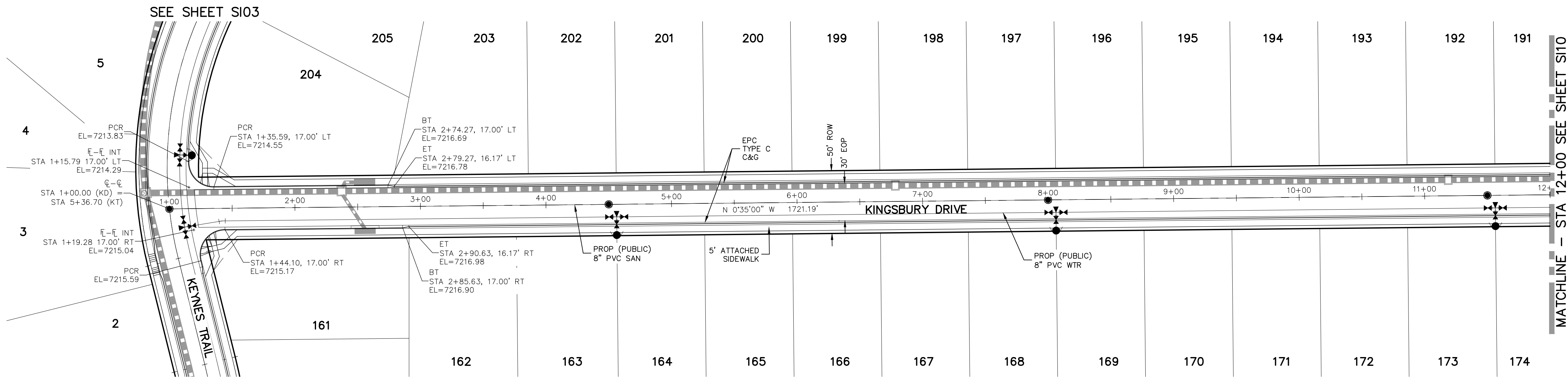
FILED IN ACCORDANCE WITH SECTION 7-7-906 OF COLORADO SPRINGS CODE
2004-10-15-15:00

DESIGN SPEED 25 MPH

REVISIONS:

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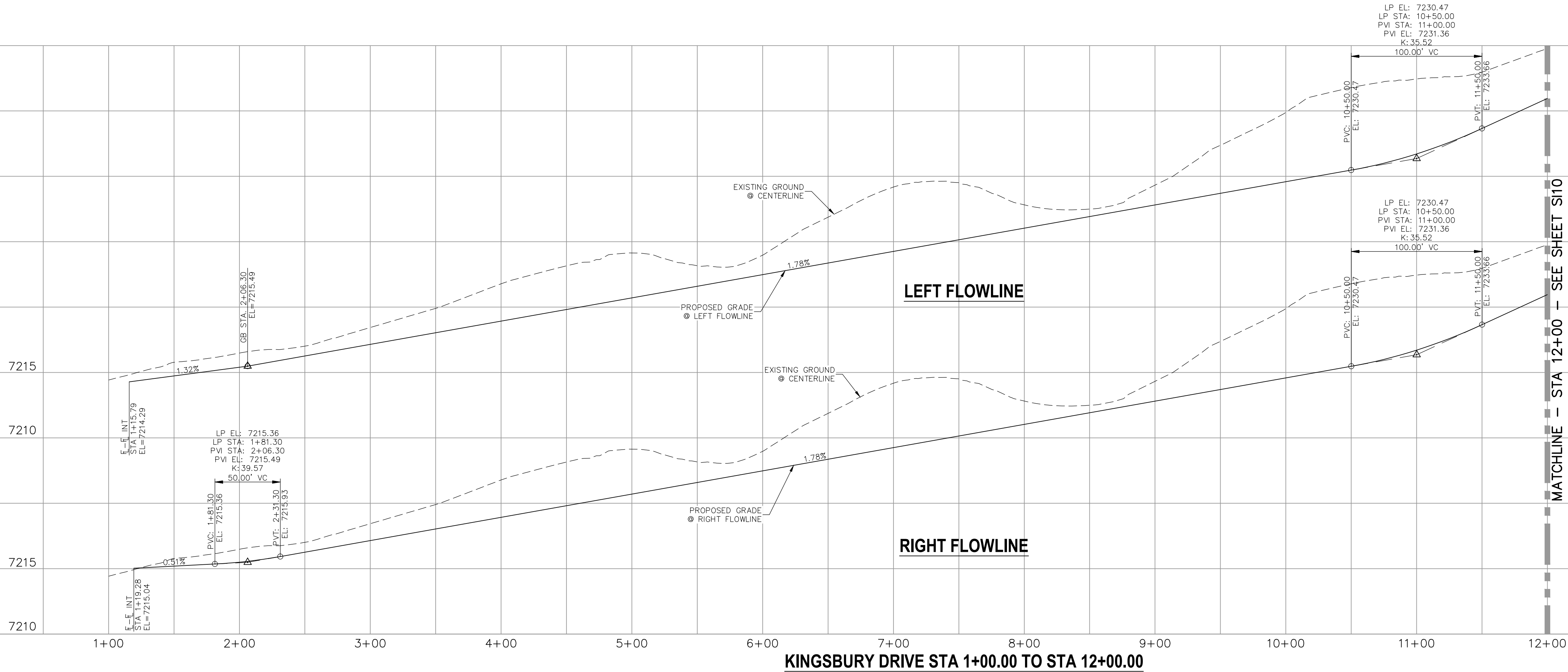
CAUTION



KINGSBURY DRIVE
STA 1+00.00 TO STA 12+00.00

ABBREVIATION LEGEND

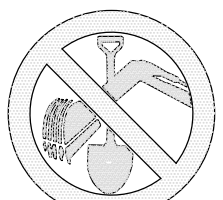
CL	CENTERLINE INTERSECTION	LT	LEFT
FL-FL	FLOWLINE INTERSECTION	RT	RIGHT
BT	BEGIN TRANSITION	FL	FLOWLINE
ET	END TRANSITION	TBC	TOP BACK OF CURB
PC	POINT OF CURVE	XPAN	CROSSSPAN
PCC	POINT OF COMPOUND CURVE	STD	STANDARD
PCR	POINT OF CURB RETURN	SHT	SHEET
PRC	POINT OF REVERSE CURVE	P&P	PLAN AND PROFILE
PT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



KINGSBURY DRIVE STA 1+00.00 TO STA 12+00.00

STATEMENT:

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RECOGNIZES THE DESIGN ENGINEER
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TELEPHONE
LINES

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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:

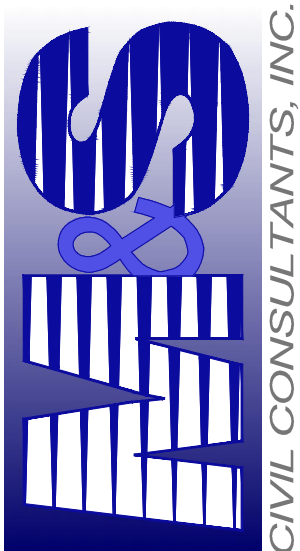
SIDEWALKS: WIDTH 5' ASPHALT THICKNESS: _____
LOCATION: Attached ☒ AC Surface _____
Detached ☐ CENTERED IN 5' EASEMENT AB Base _____
CURB TYPE A ☒ AGG. BASE THICKNESS: _____
CURB TYPE C ☐ Class 6 _____
ROW WIDTH 50' EOP-EOP 30' Class 5 _____
STREET TYPE RESIDENTIAL HVEEM Class 2 _____
DESIGN SPEED 25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

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

REVISIONS:
NO. DATE: BY: DESCRIPTION:

CAUTION

20 BOULDER CRESCENT, SUITE 110
COLORADO SPRINGS, CO 80903
PHONE: 719.555.5485



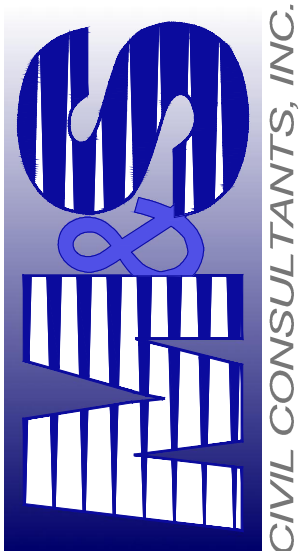
CIVIL CONSULTANTS, INC.

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

REVISIONS:
NO. DATE: BY: DESCRIPTION:

CAUTION

20 BOULDER CRESCENT, SUITE 110
COLORADO SPRINGS, CO 80903
PHONE: 719.555.5485

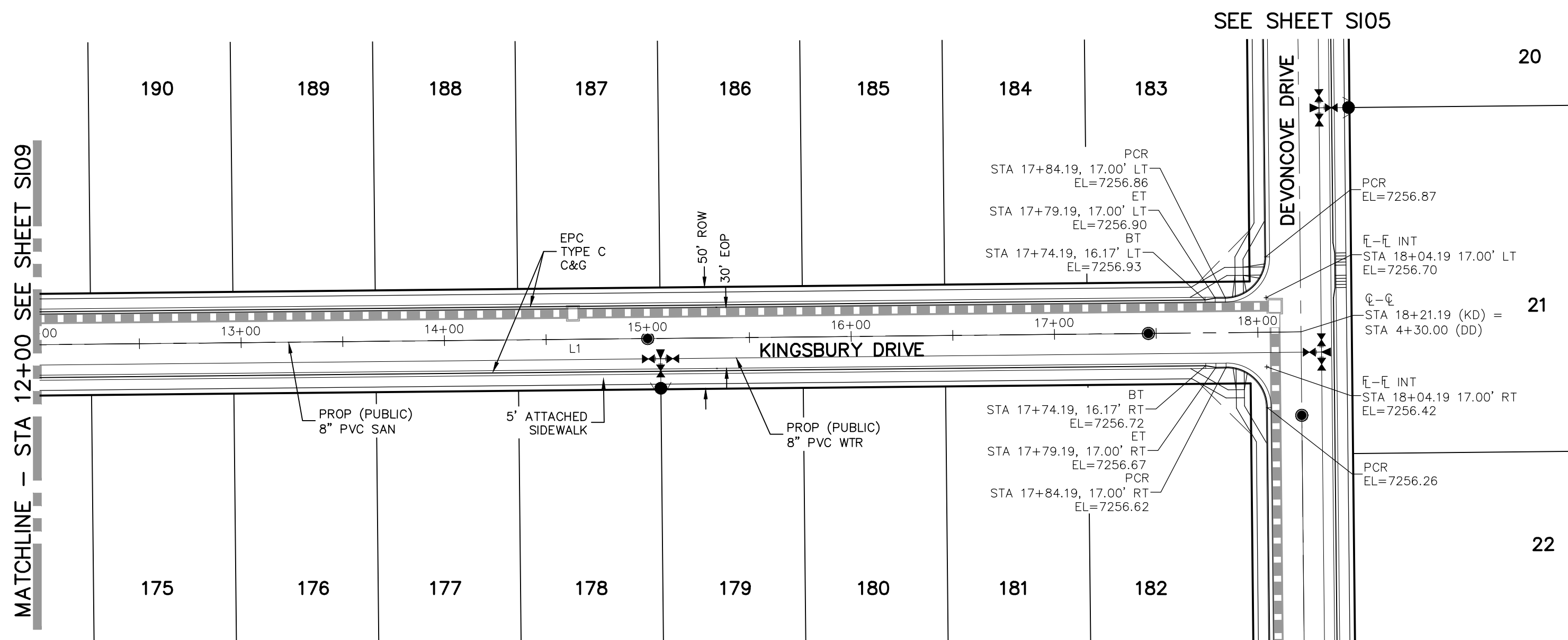


CIVIL CONSULTANTS, INC.

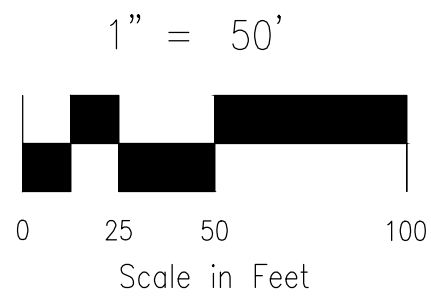
FOR AND ON
BEHALF OF
M&S CIVIL
CONSULTANTS,
INC.

REVISIONS:
NO. DATE: BY: DESCRIPTION:

CAUTION

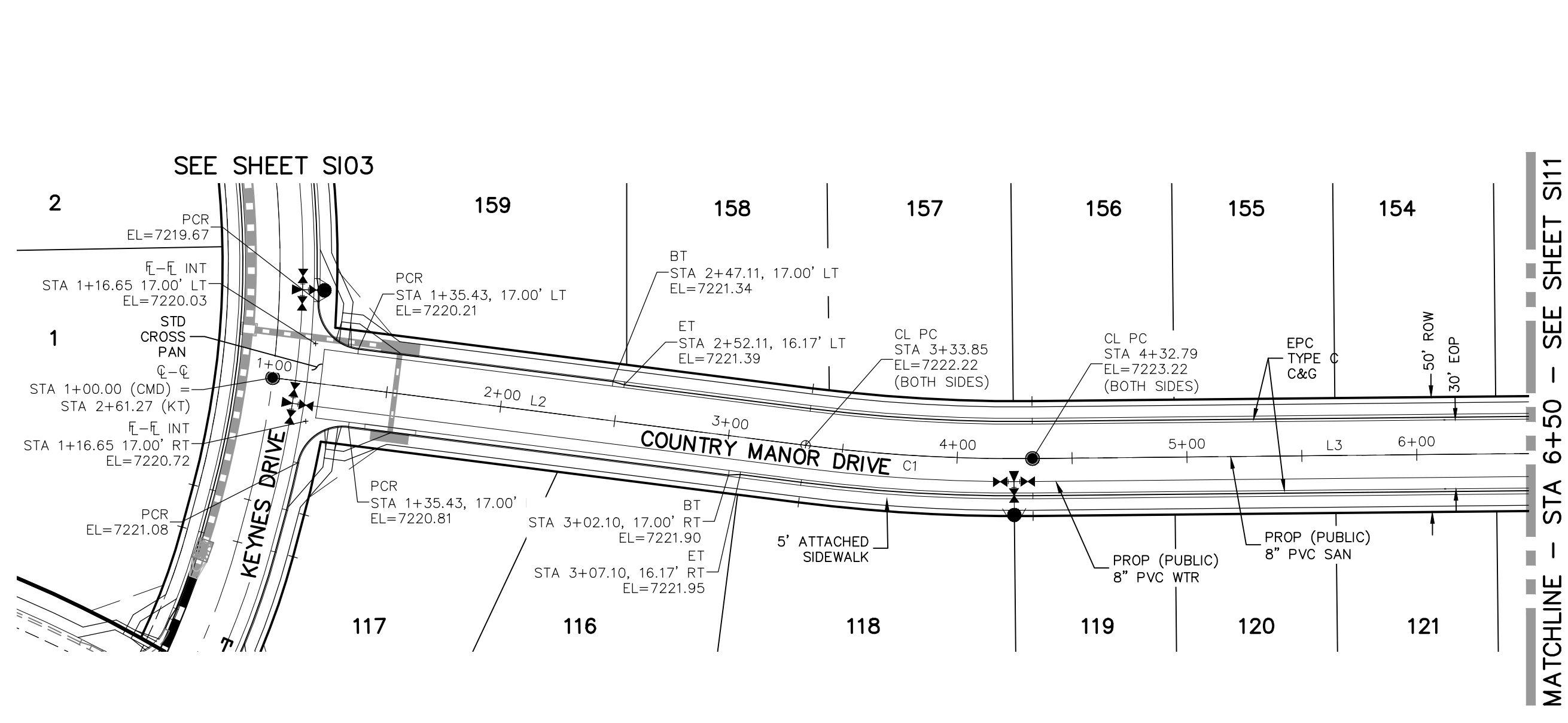


KINGSBURY DRIVE
STA 12+00.00 TO STA 18+21.19



CENTERLINE LINE TABLE		
LINE	LENGTH	DIRECTION
L1	1721.19'	N0°35'00"W
L2	233.85'	N71°4'08"E
L3	1356.82'	N0°35'00"W

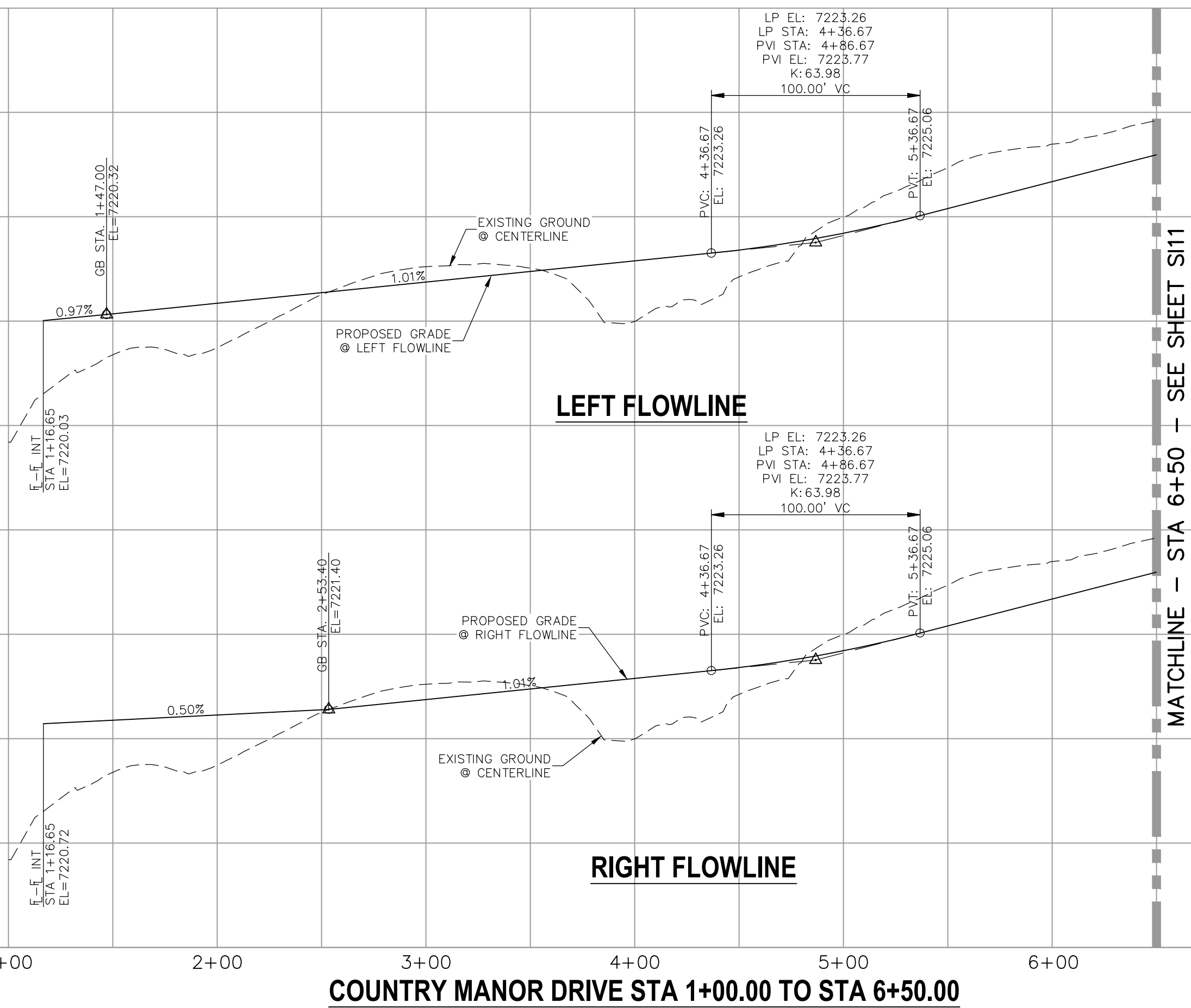
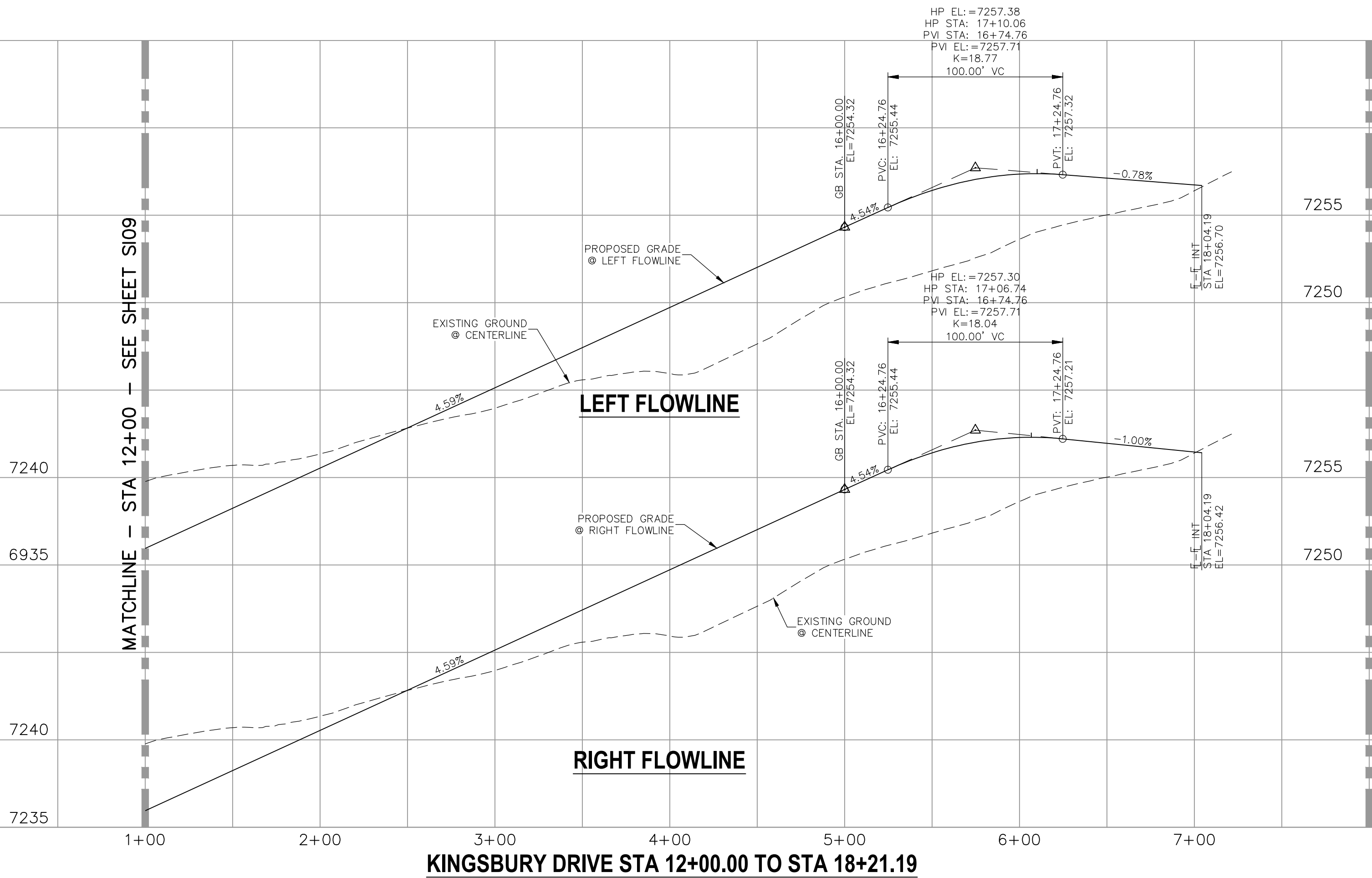
CENTERLINE CURVE TABLE			
CURVE	RADIUS	LENGTH	DELTA
C1	725.00'	98.94'	7°49'08"



COUNTRY MANOR DRIVE
STA 1+00.00 TO STA 6+50.00

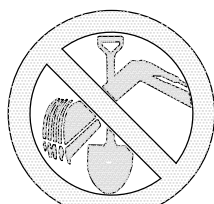
ABBREVIATION LEGEND

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
CDS	CUL-DE-SAC	E	EAST
KN	KNUCKLE	ROW	RIGHT OF WAY
LP	LOOP	EOP	EDGE OF PAVEMENT
N	NORTH	WTR	WATER
S	SOUTH	SAN	SANITARY SEWER
KD	KEYNES DRIVE	PROP	PROPOSED
HD	HARTWOOD DRIVE	COLL	COLLECTOR
GMD	GRACE MANOR DRIVE	LPT	LOW POINT
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
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ELECTRIC,
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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' 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. 37760

APPROVED BY: _____

DATE: _____

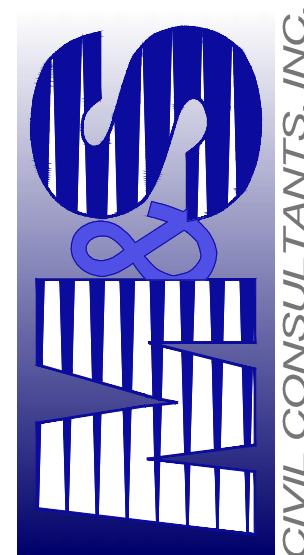
DESCRIPTION: _____

NO. _____

DATE: _____

CAUTION

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



20 BOULDER CRESCENT, SUITE 110
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

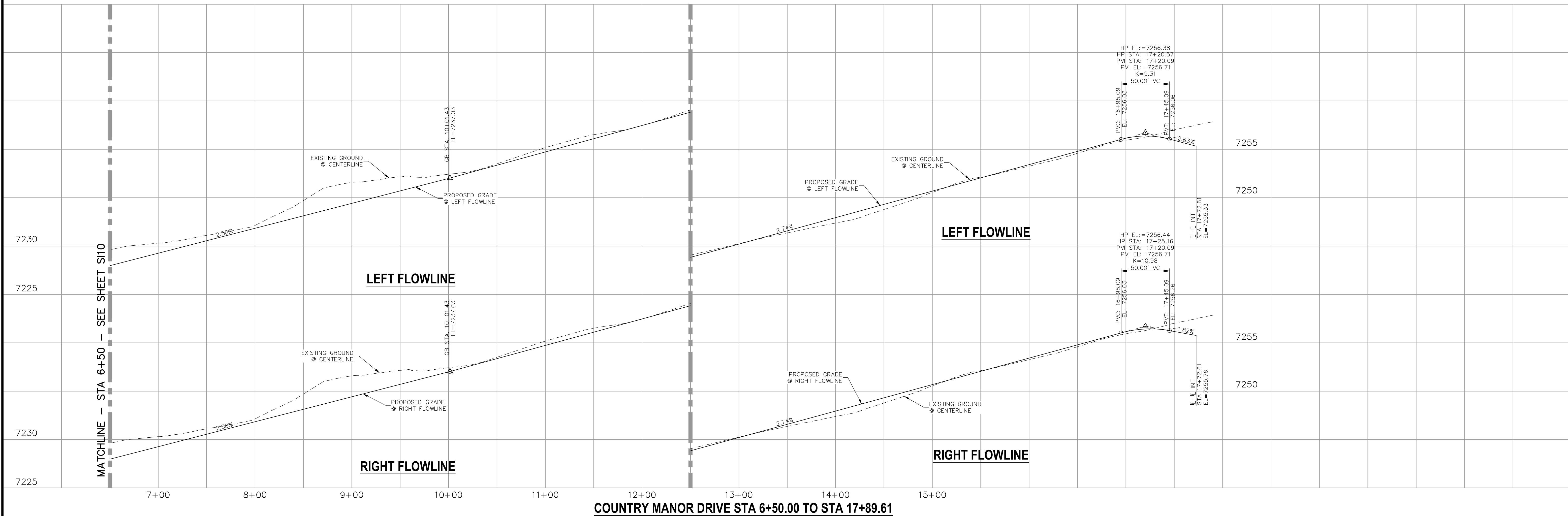
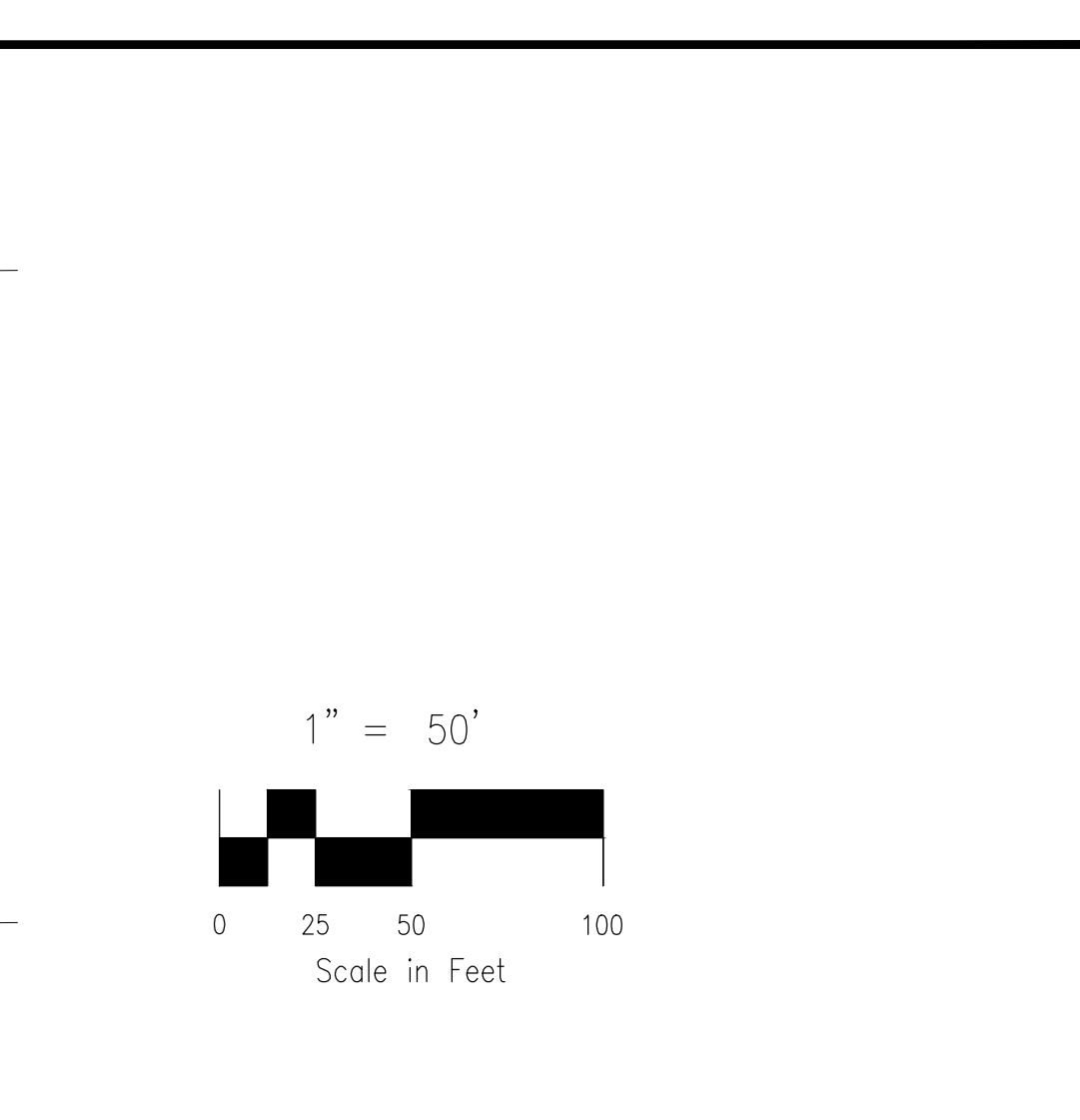
SCALE:
HORIZONTAL:
1"=50'

VERTICAL:
1"=5'

DATE: 06/25/2020

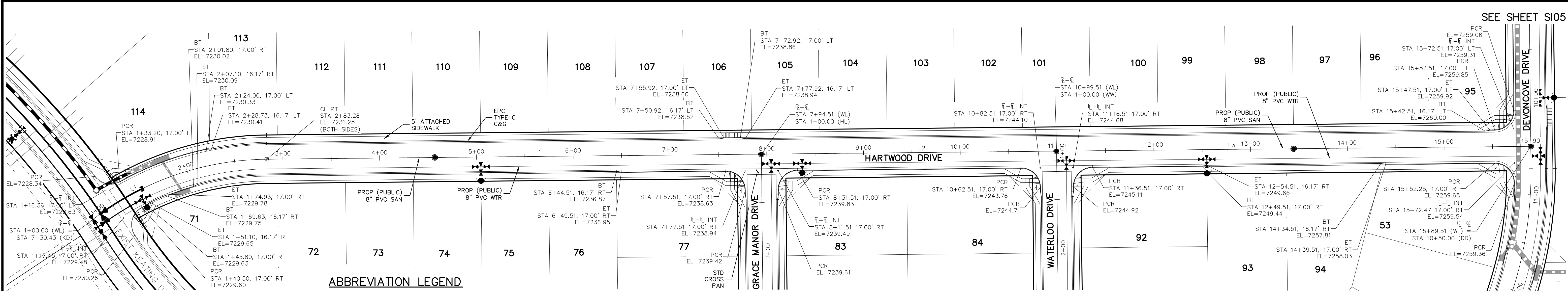
SHEET 10 OF 25

S10



<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>	<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 <u>5'</u> ASPHALT THICKNESS: _____</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 <u>60'</u> EOP-EOP <u>30'</u> Class 5 _____</p> <p>STREET TYPE <u>RESIDENTIAL</u> HVEEM _____ Class 2 _____</p> <p>DESIGN SPEED <u>25 MPH</u></p>
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[illegible]



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 | XPCAN | 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 |
| CDS | CUL-DE-SAC | E | EAST |
| KN | KNUCKLE | ROW | RIGHT OF WAY |
| LP | LOOP | EOP | EDGE OF PAVEMENT |
| N | NORTH | WTR | WATER |
| S | SOUTH | SAN | SANITARY SEWER |
| KD | KEYNES DRIVE | PROP | PROPOSED |
| HD | HARTWOOD DRIVE | COLL | COLLECTOR |
| GMD | GRACE MANOR DRIVE | LPT | LOW POINT |
| CMD | COUNTRY MANOR DRIVE | RES | RESIDENTIAL |
| KBD | KINGSBURY DRIVE | | |
| WD | WATERLOO DRIVE | | |
| FC | FINSBURY COURT | | |
| DD | DEVONCOVE DRIVE | | |
| HP | HIGH POINT | | |

SEE SHEET S106

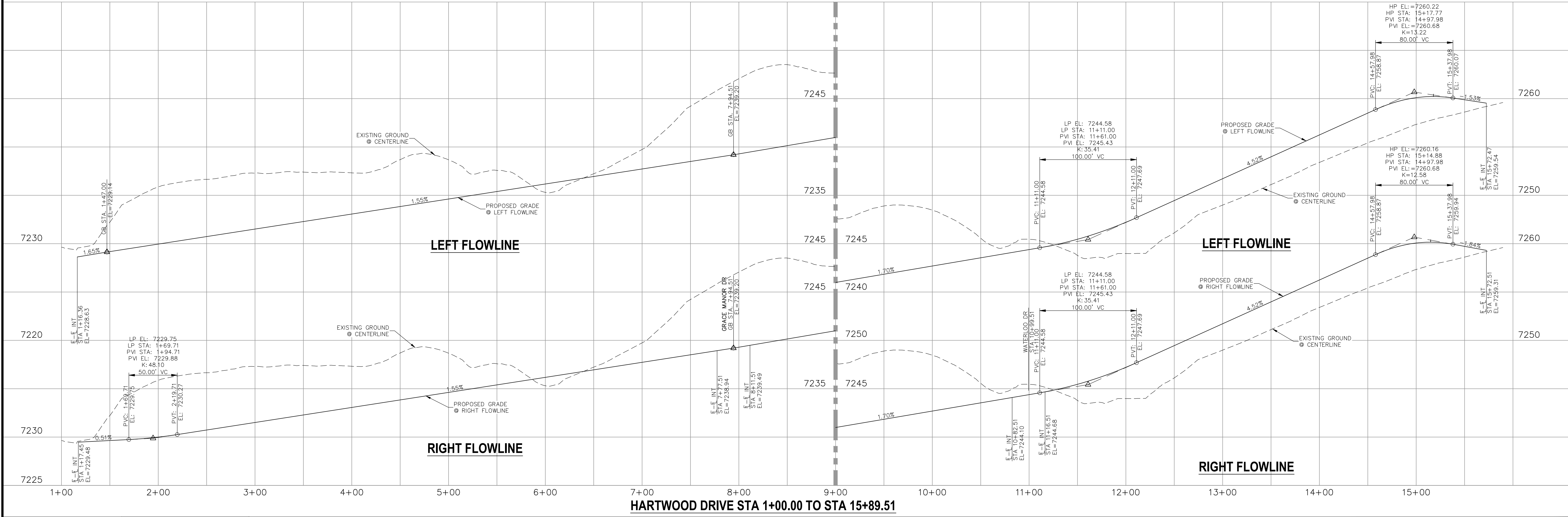
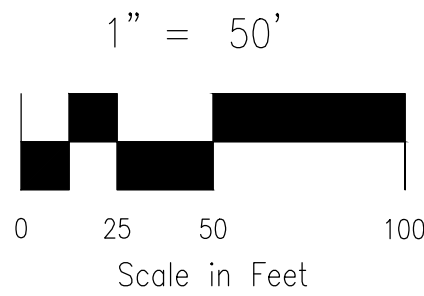
SEE SHEET S107

SEE SHEET S105

HARTWOOD DRIVE
STA 1+00.00 TO STA 15+89.51

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

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



STATEMENT:

THE CITY OF COLORADO SPRINGS
RECOGNIZES THE DESIGN ENGINEER
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CALL 1-800-922-1987

STREET DESIGN:

REVIEW:

TRAFFIC ENGINEERING: _____ DATE: _____
CURB & GUTTER: _____ DATE: _____
FINAL REVIEW: _____ DATE: _____

DRAINAGE DESIGN:

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

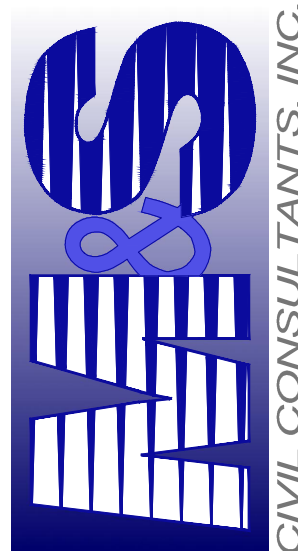
DESIGN DATA:

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

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

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

20 BOULDER CRESCENT, SUITE 110
COLORADO SPRINGS, CO 80903
PHONE: 719.555.5485



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.

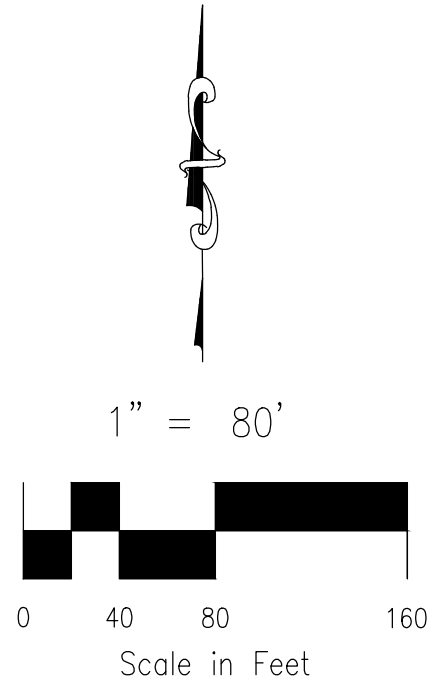
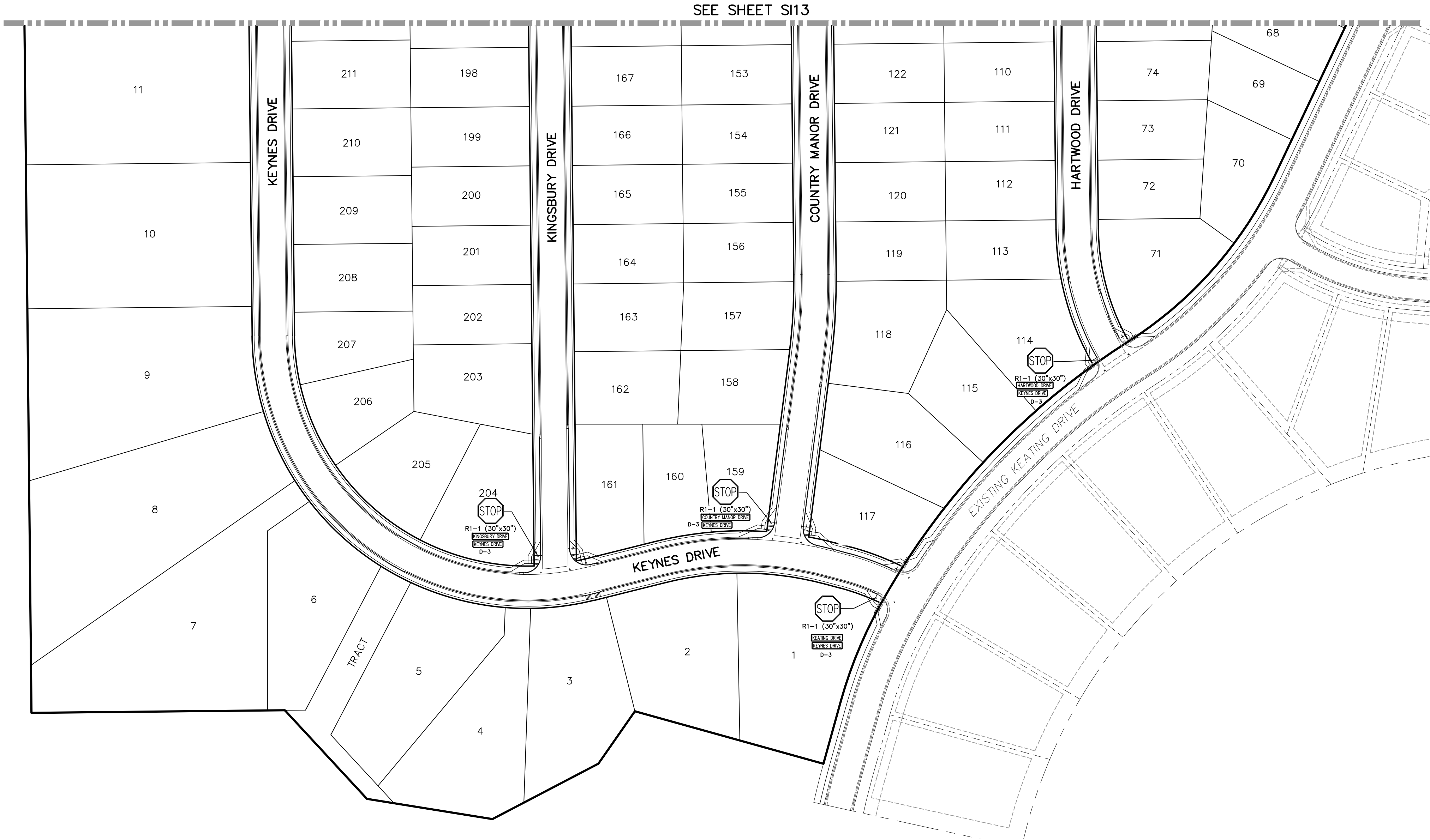
CAUTION

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: 06/25/2020
SHEET 12 OF 25
S112

1" = 80'

0 40 80 160

Scale in Feet



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

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

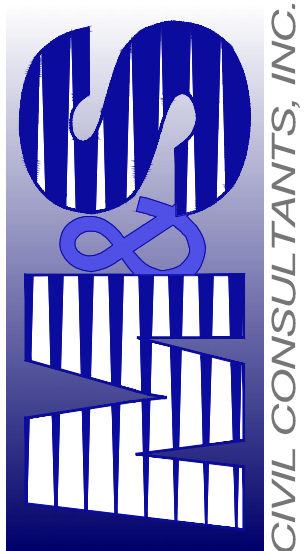
REVISIONS:		NO.	DATE:	BY:	DESCRIPTION:	APPROV. BY:	DATE:

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CAUTION

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

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



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COLORADO SPRINGS, CO 80903
PHONE: 719.555.5485

PAINT BRUSH HILLS FILING NO. 14

SIGNAGE AND STRIPING PLAN

PROJECT NO. 10-014	FILE: \\dwg\Const Dwg\Street & Storm Plans\S113-14.dwg	DATE: 2/26/2018		SHEET 14 OF 25	S114
DESIGNED BY: JWP	SCALE				
DRAWN BY: JWP	HORIZ: 1"=50'				
CHECKED BY: GW	VERT: N/A				

File: C:\Users\lgpierce\Documents\100144-PBH 14\PBH 14\Const Dwg\Storm\ST02.dwg Plotstamp: 7/1/2020 10:04 AM

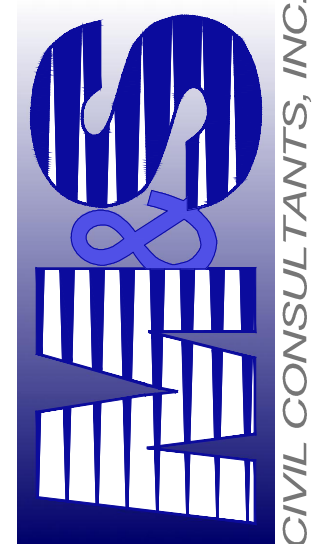


PANT BRUSH HILLS FILING NO. 14

GENERAL NOTES AND DETAILS

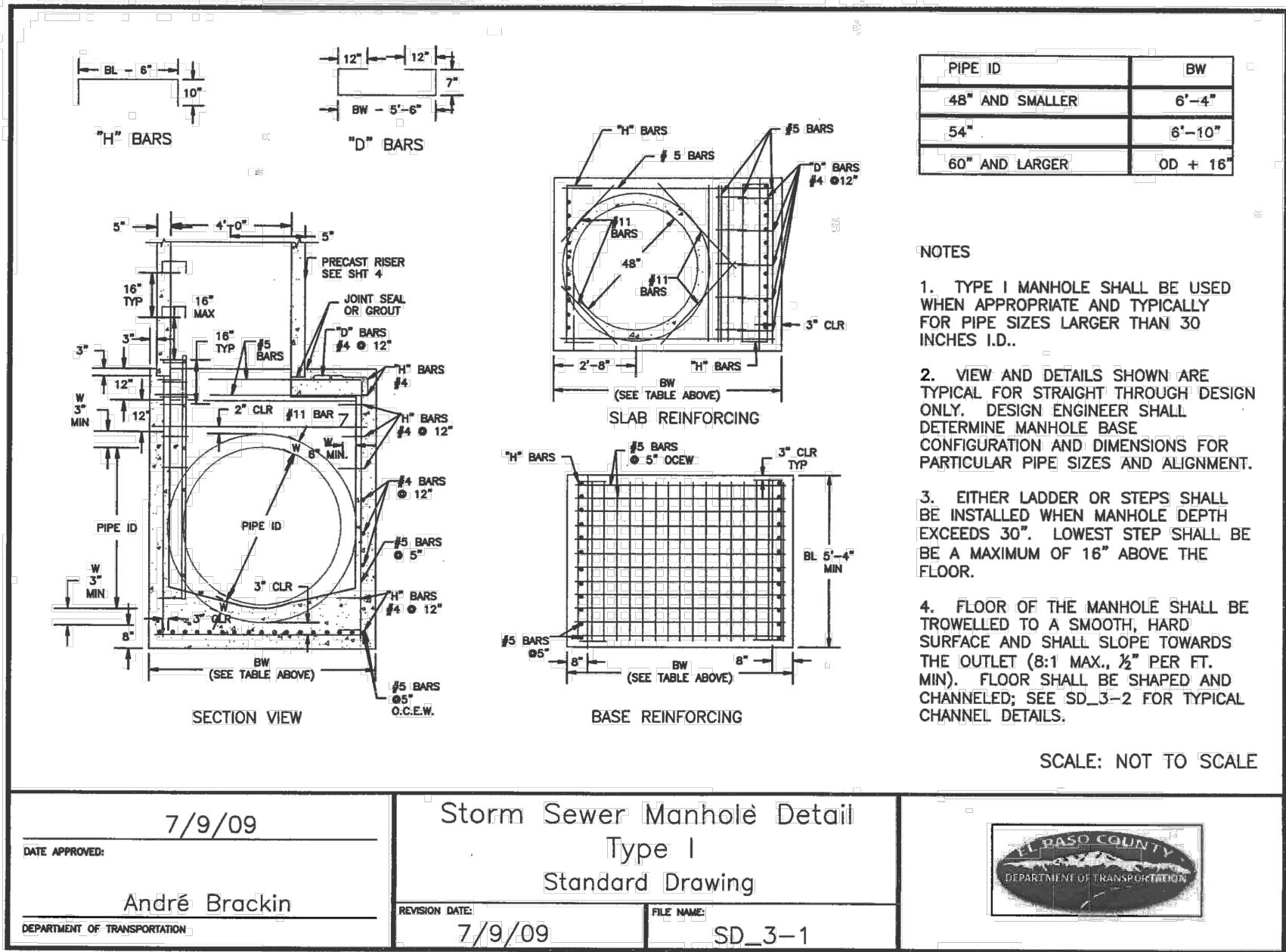
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DESIGNED BY: GT	SCALE: N/A	HORIZ: WAS	VERT: N/A		
DRAWN BY: GT					
CHECKED BY: WAS					

20 BOULDER CRESCENT, SUITE 110
COLORADO SPRINGS, CO 80903
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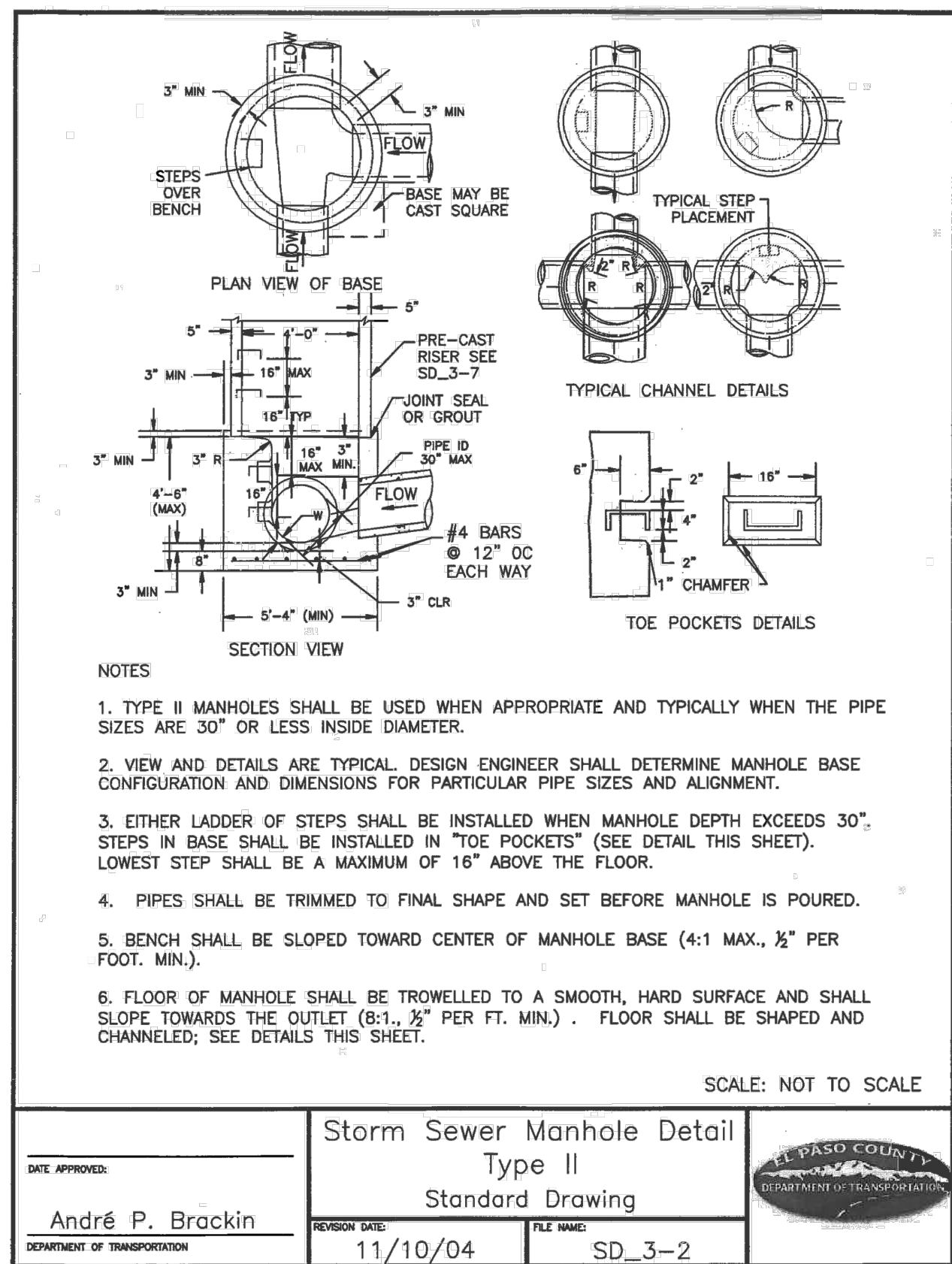


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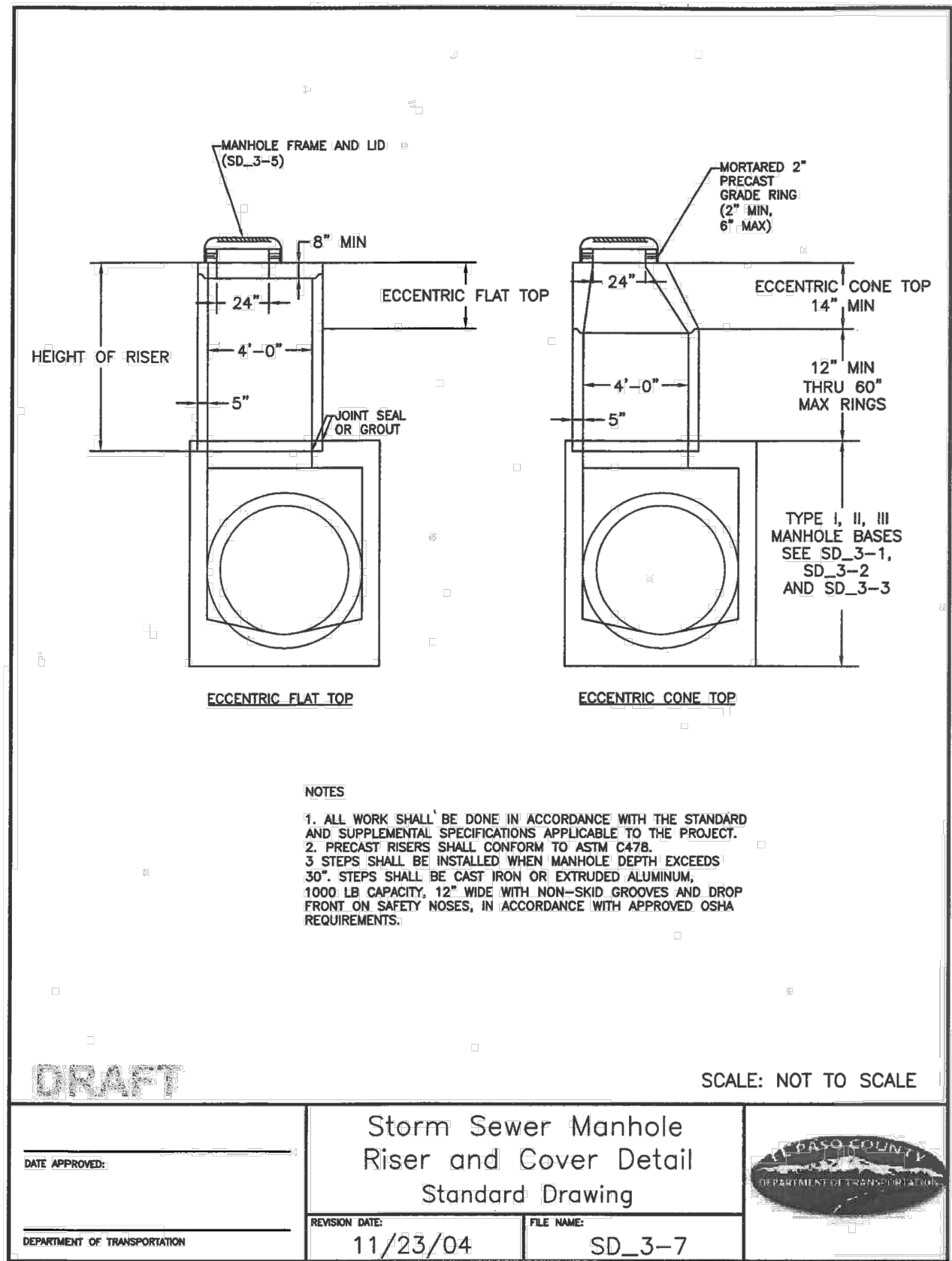
VIRGIL A. SANCHEZ, COLORADO P.E. NO. 7160



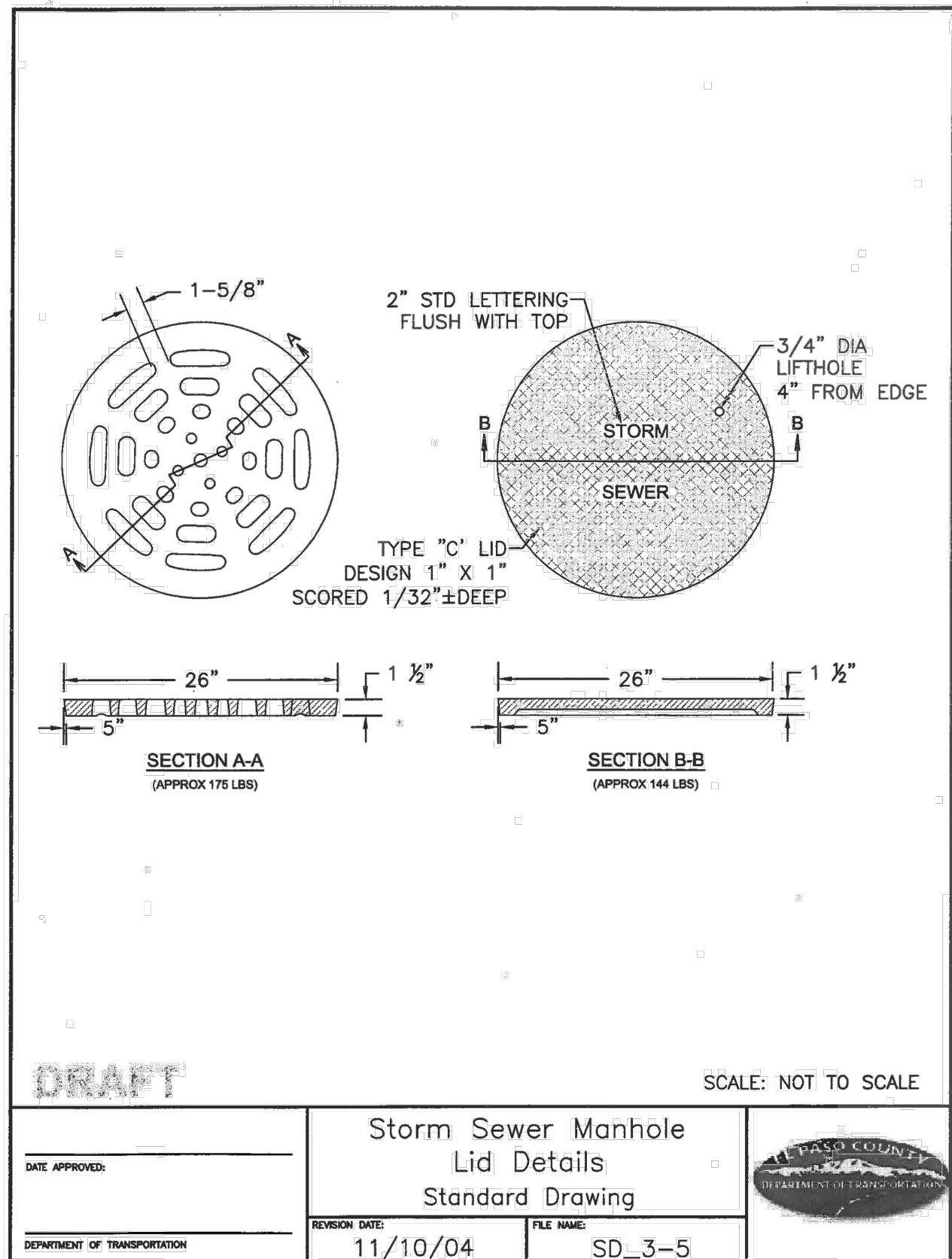
STORM SEWER MANHOLE DETAIL
TYPE I SD 3-1



STORM SEWER MANHOLE DETAIL
TYPE II SD 3-2



STORM SEWER MANHOLE
RISER AND COVER DETAIL
TYPE SD 3-7

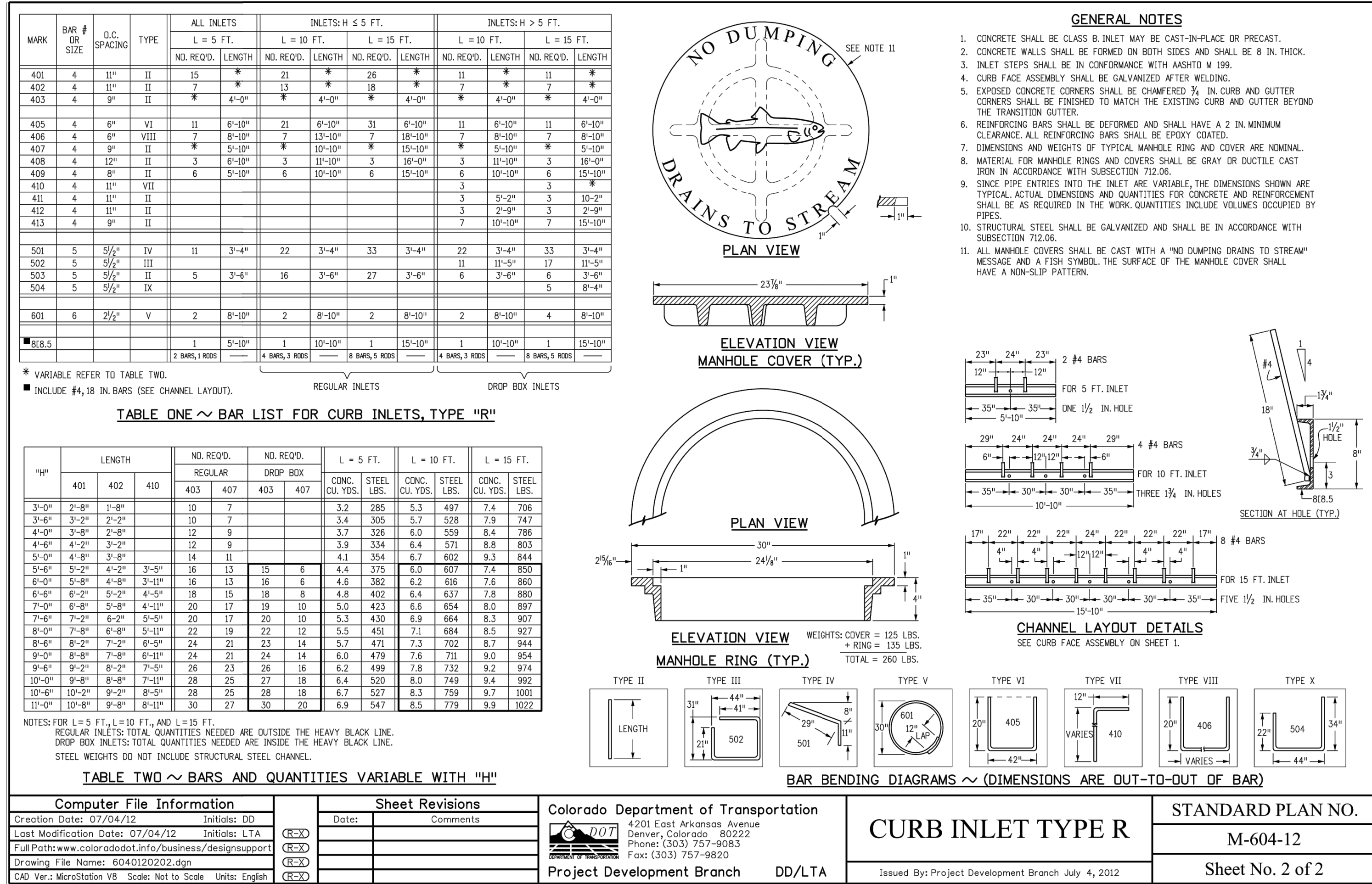
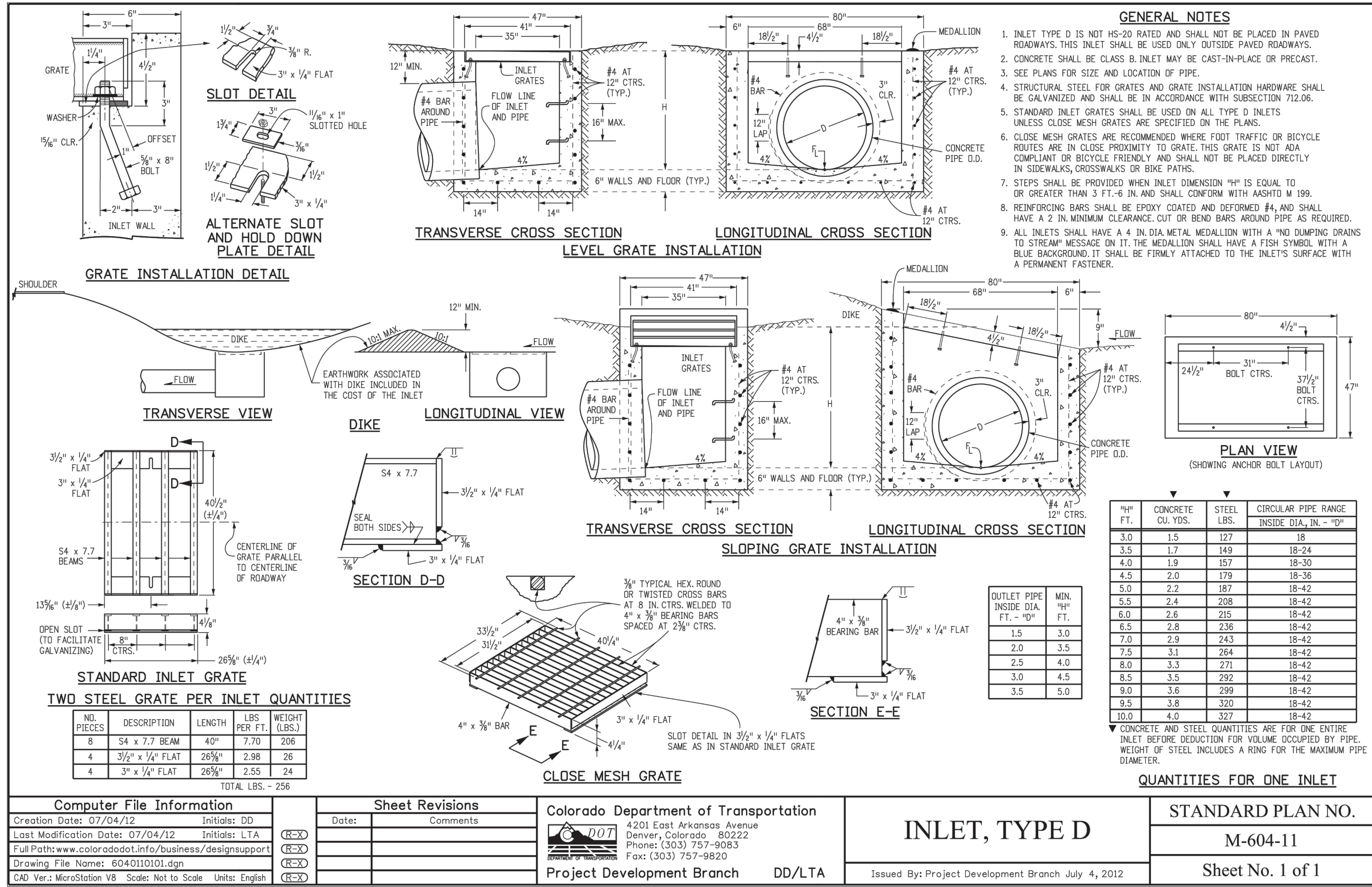
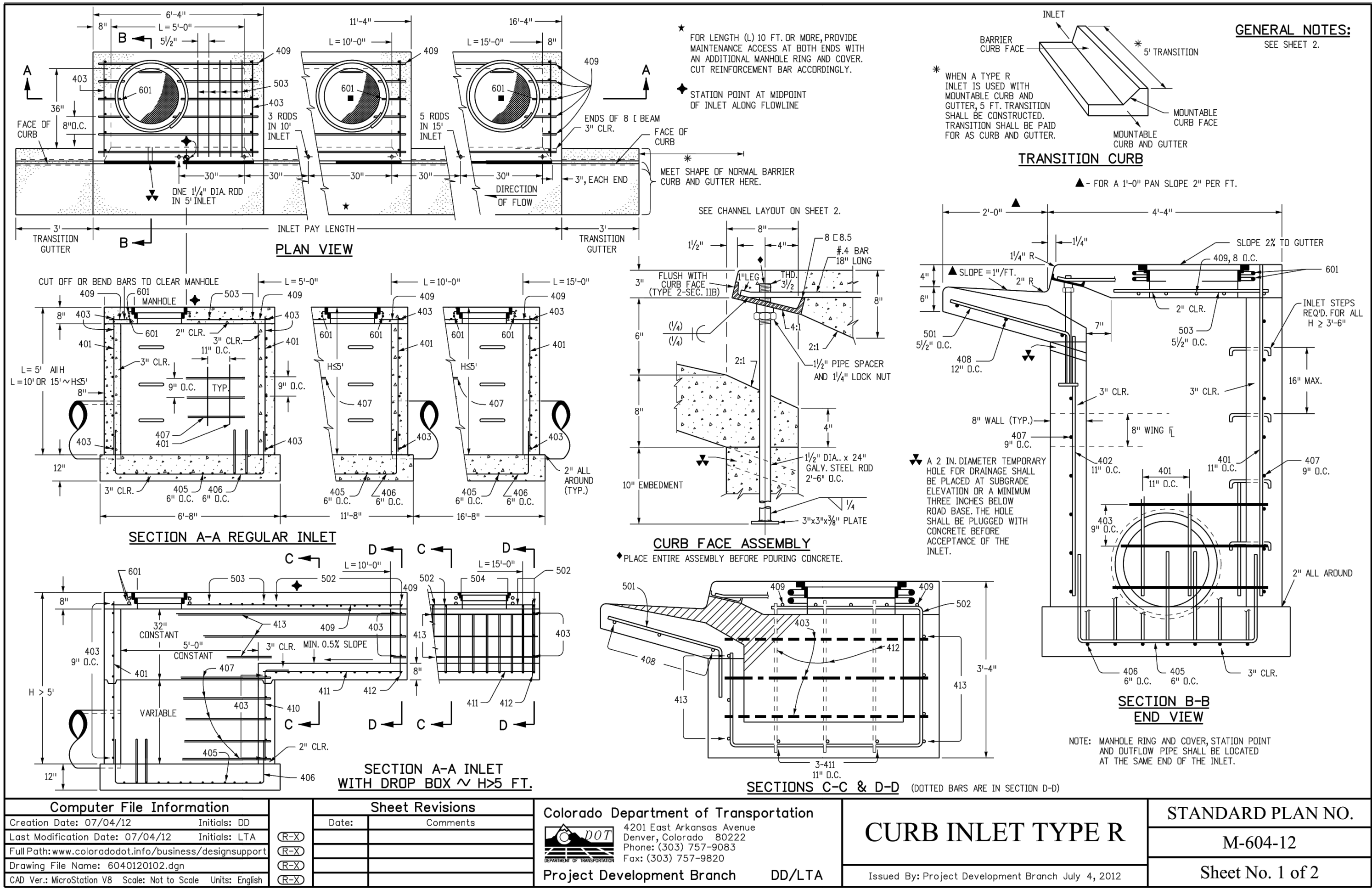


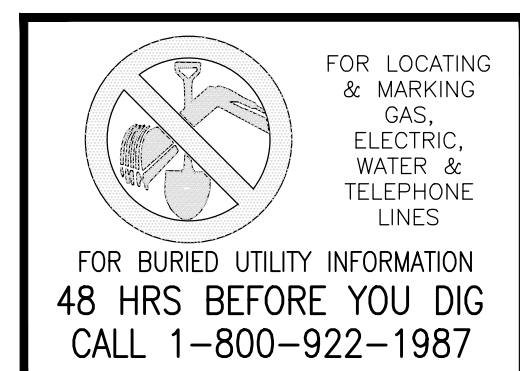
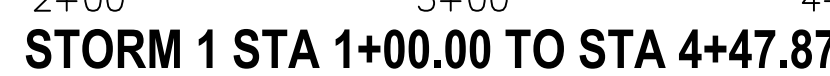
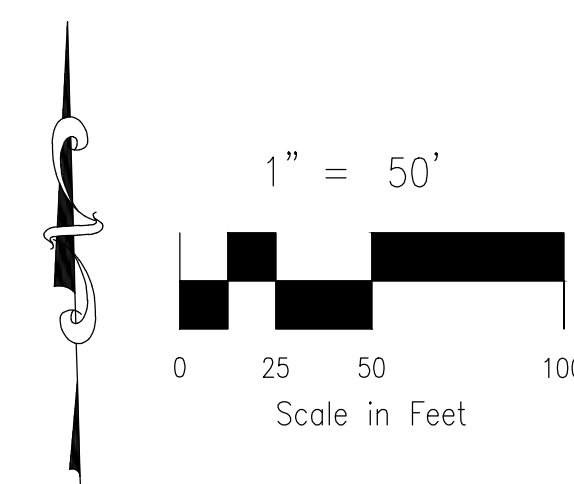
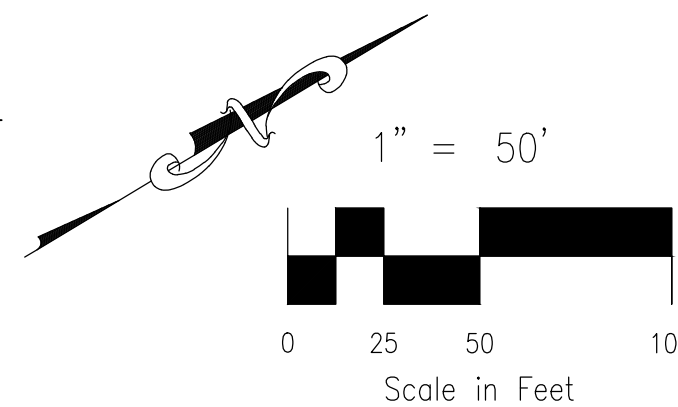
STORM SEWER MANHOLE
LID DETAILS SD 3-5

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

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CAUTION



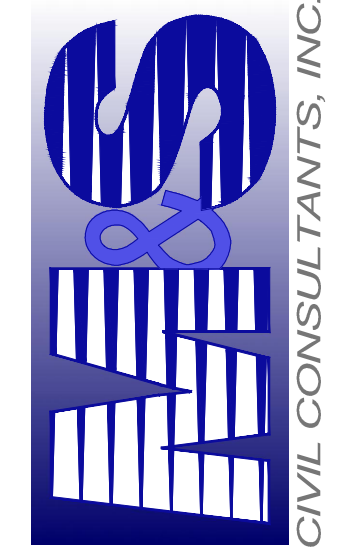


PAINT BRUSH HILLS FILING NO. 14

STORM PLAN & PROFILE

PROJECT NO. 10-014 DESIGNED BY: GT DRAWN BY: CMN CHECKED BY: WAS	SCALE:	DATE: 06/25/20	ST04 SHEET 17 OF 25
	HORIZONTAL: 1"=50' VERTICAL: 1"=5'		

20 BOULDER CRESCENT, SUITE 110
COLORADO SPRINGS, CO 80903
PHONE: 719.955.5485



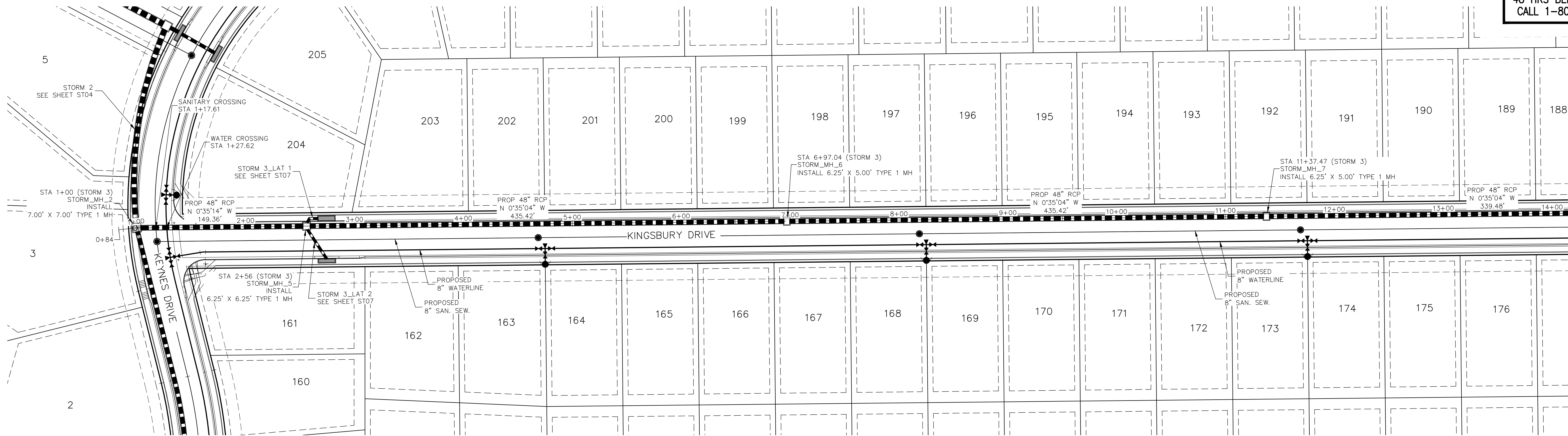
FOR AND ON
BEHALF OF
M&S CIVIL
CONSULTANTS,
INC.

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

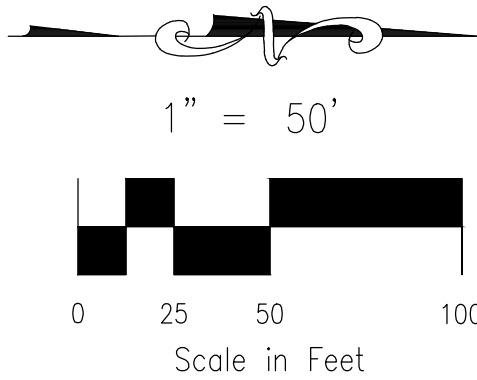
[illegible]

CAUTION	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.
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CAUTION



STORM 3
STA 1+00.00 TO STA 14+00.00



MATCHLINE - STA 14+00
SEE SHEET ST06 OF 12

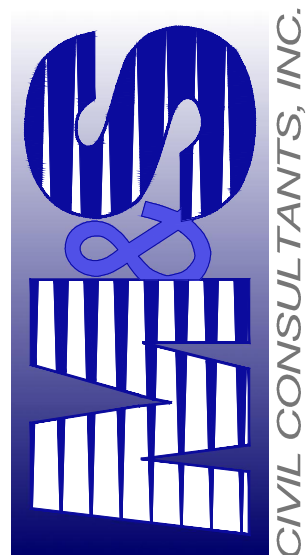
STORM 3 STA 1+00.00 TO STA 8+50.00

STORM 3 STA 8+50.00 TO STA 14+00.00

MATCHLINE - STA 14+00 - SEE SHEET ST06 OF 12

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

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PHONE: 719.555.5485

PAINT BRUSH HILLS FILING NO. 14

STORM PLAN & PROFILE

PROJECT NO. 10-014 DATE: 06/25/20

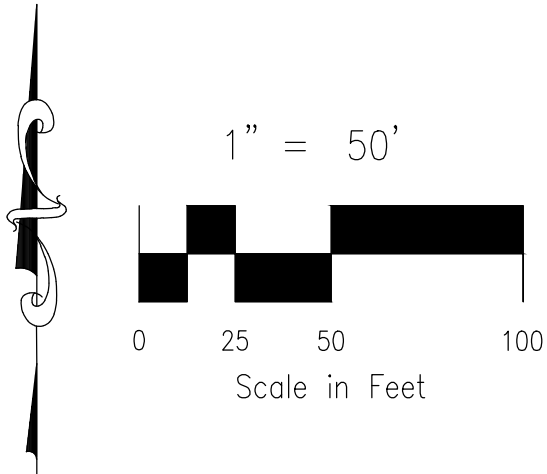
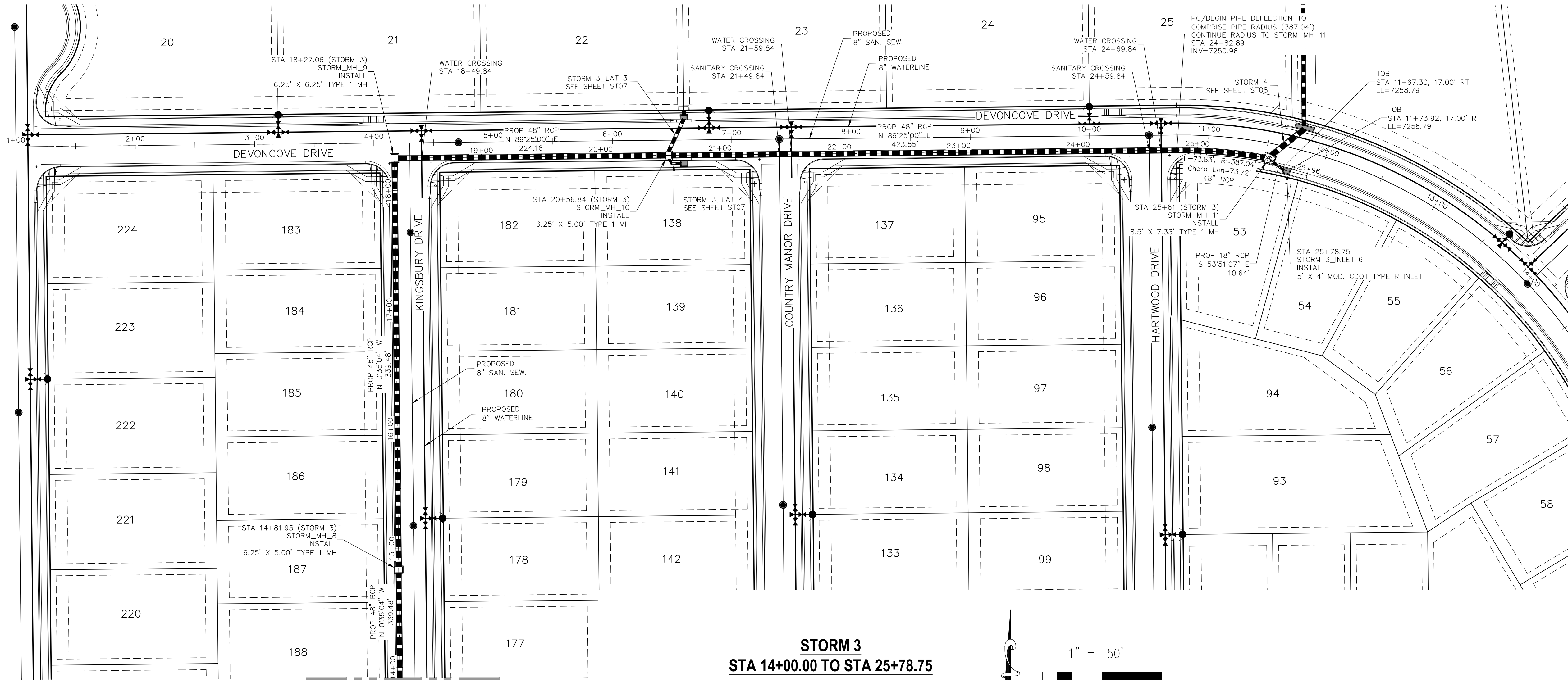
SCALE: HORIZONTAL: 1"=50' VERTICAL: 1"=5'

DESIGNED BY: GT DRAWN BY: CMN CHECKED BY: VAS

ST05

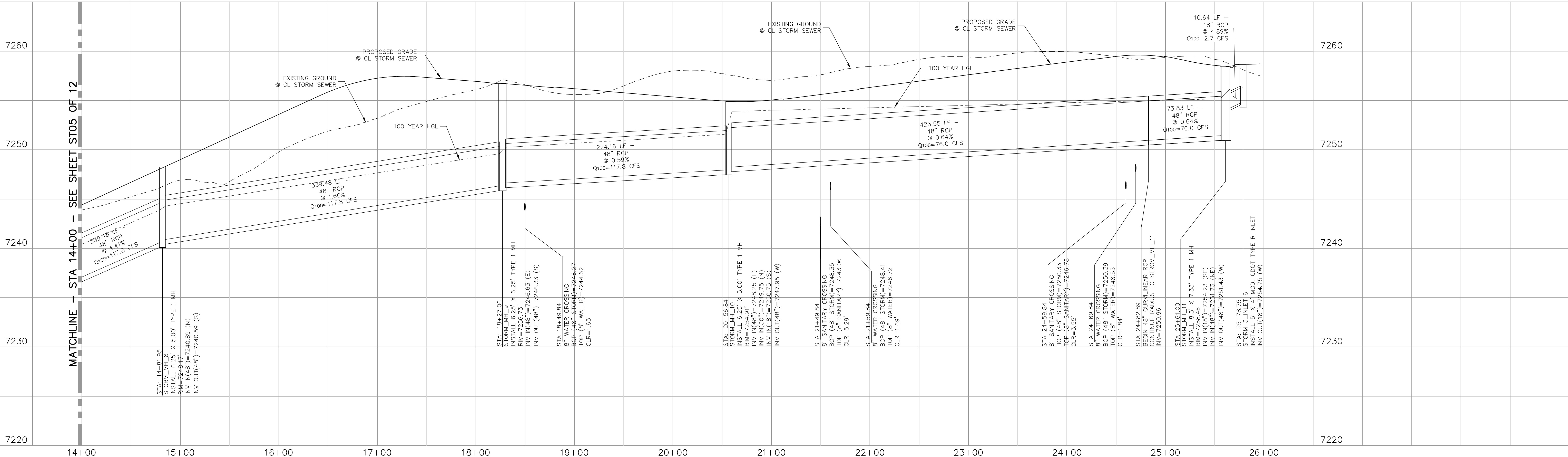
SHEET 18 OF 25

CAUTION



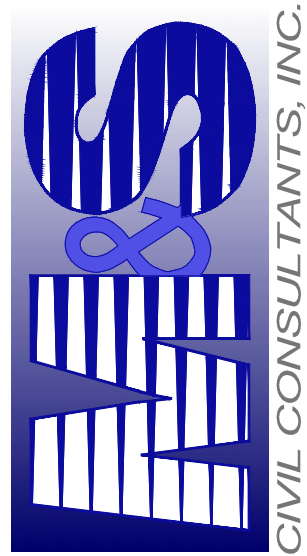
MATCHLINE - STA 14+00 - SEE SHEET ST05 OF 12

STORM 3 STA 14+00.00 TO STA 25+78.75



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

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COLORADO SPRINGS, CO 80903
PHONE: 719.555.5485

PROJECT NO. 10-014

DESIGNED BY: GT
DRAWN BY: CMN
CHECKED BY: VAS

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

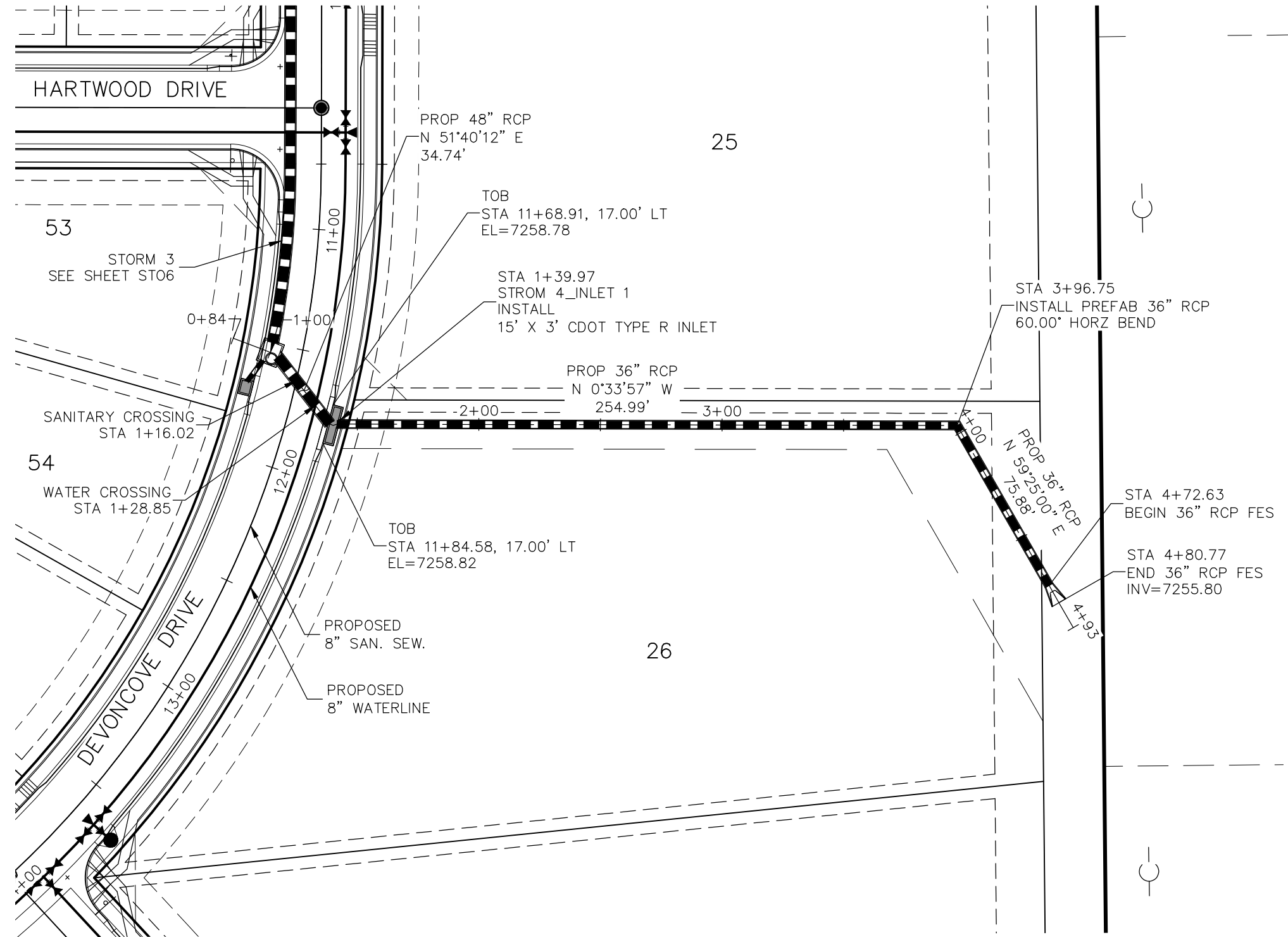
DATE: 06/25/20

PAINT BRUSH HILLS FILING NO. 14

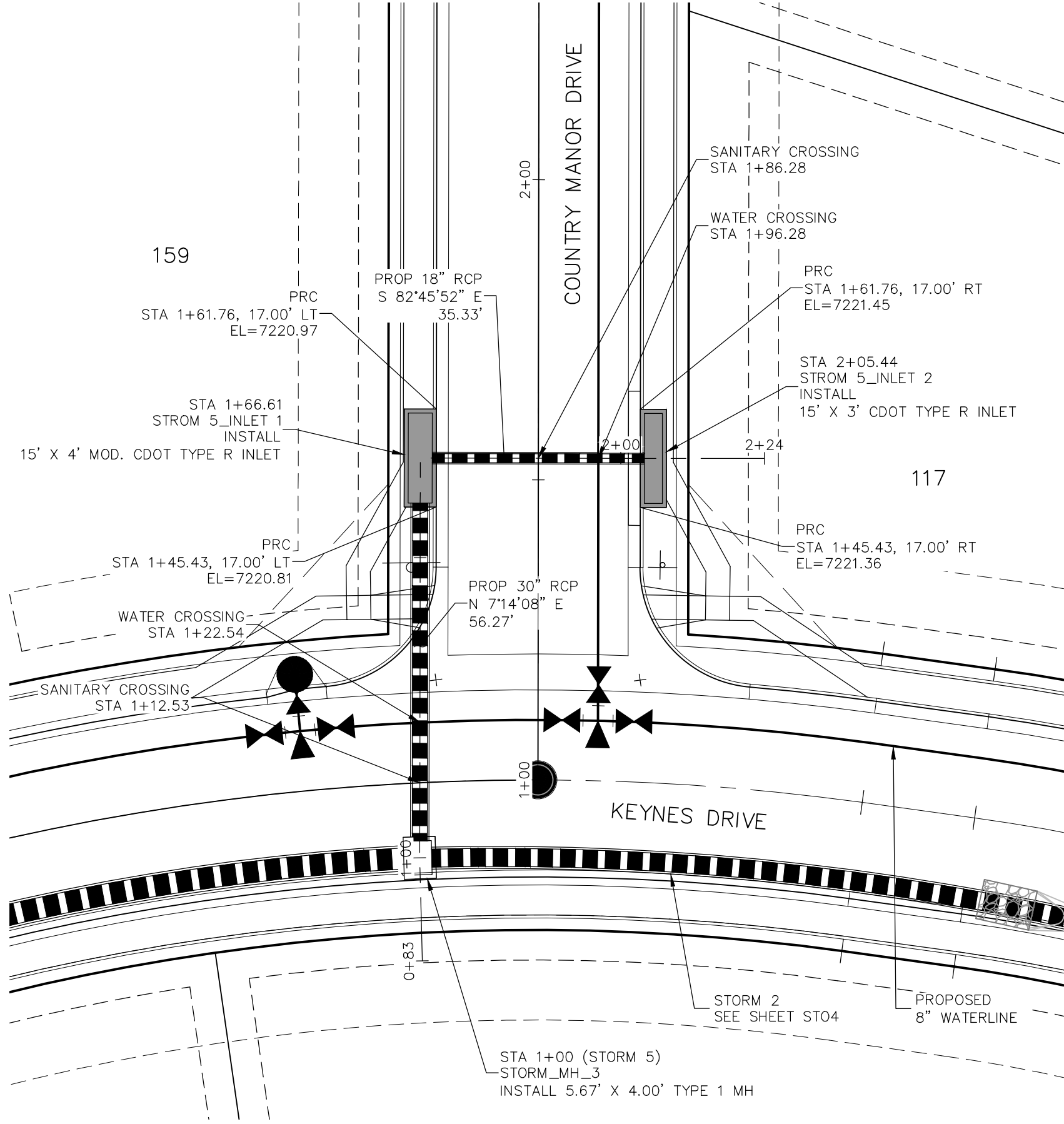
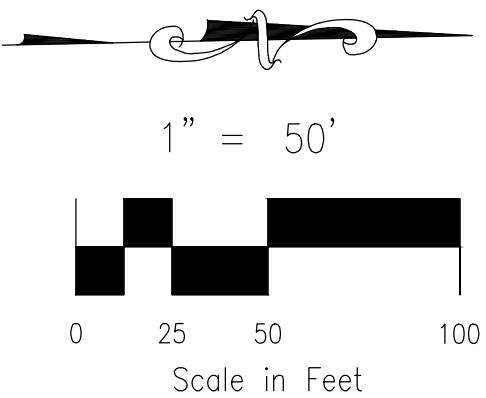
STORM PLAN & PROFILE

REVISIONS:
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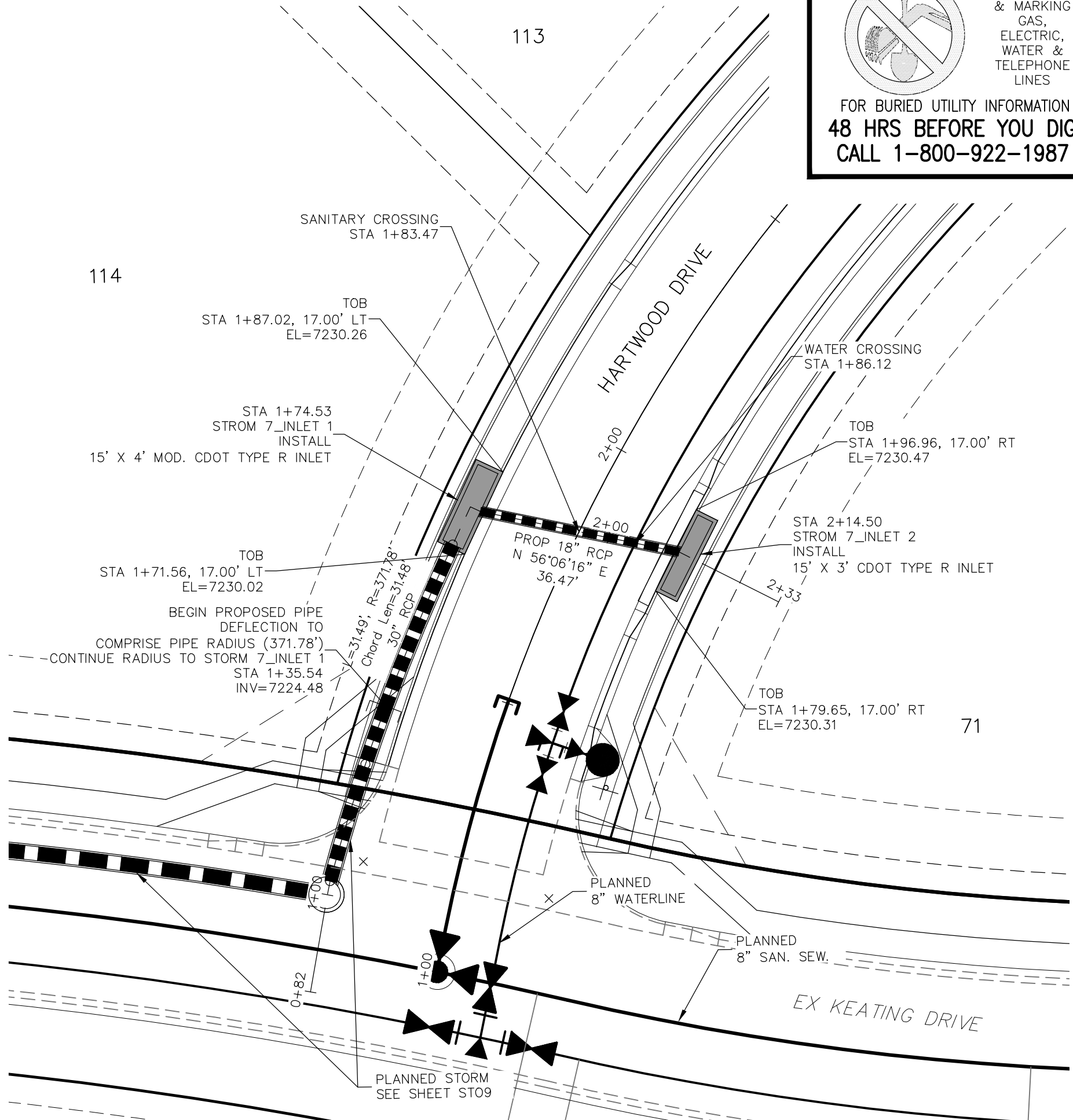
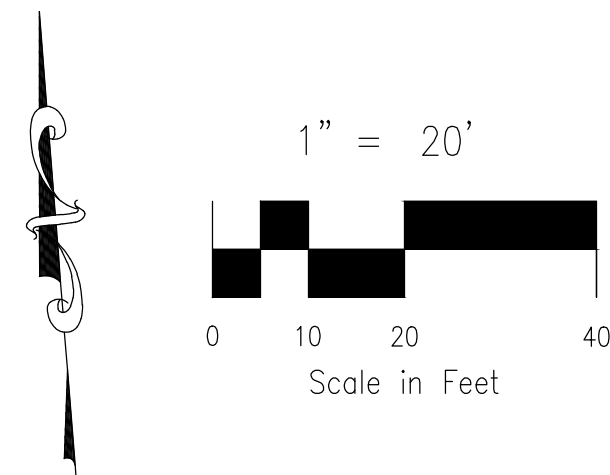
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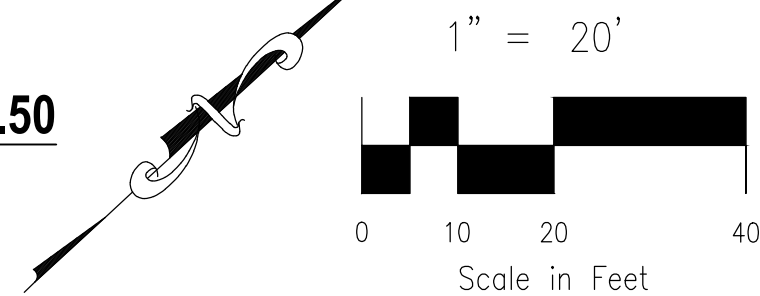
STORM 4
STA 1+00.00 TO STA 40+80.77



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: 06/25/20

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

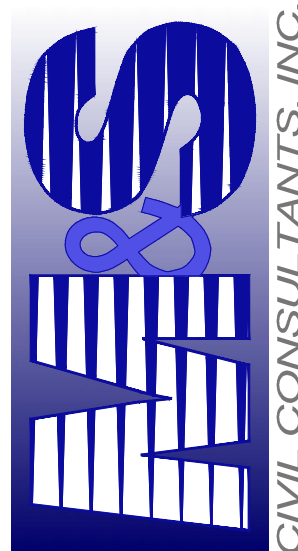
DESIGNED BY: GT

DRAWN BY: CMM

CHECKED BY: VAS

ST08

20 BOULDER CRESCENT, SUITE 110
COLORADO SPRINGS, CO 80903
PHONE: 719.555.5485



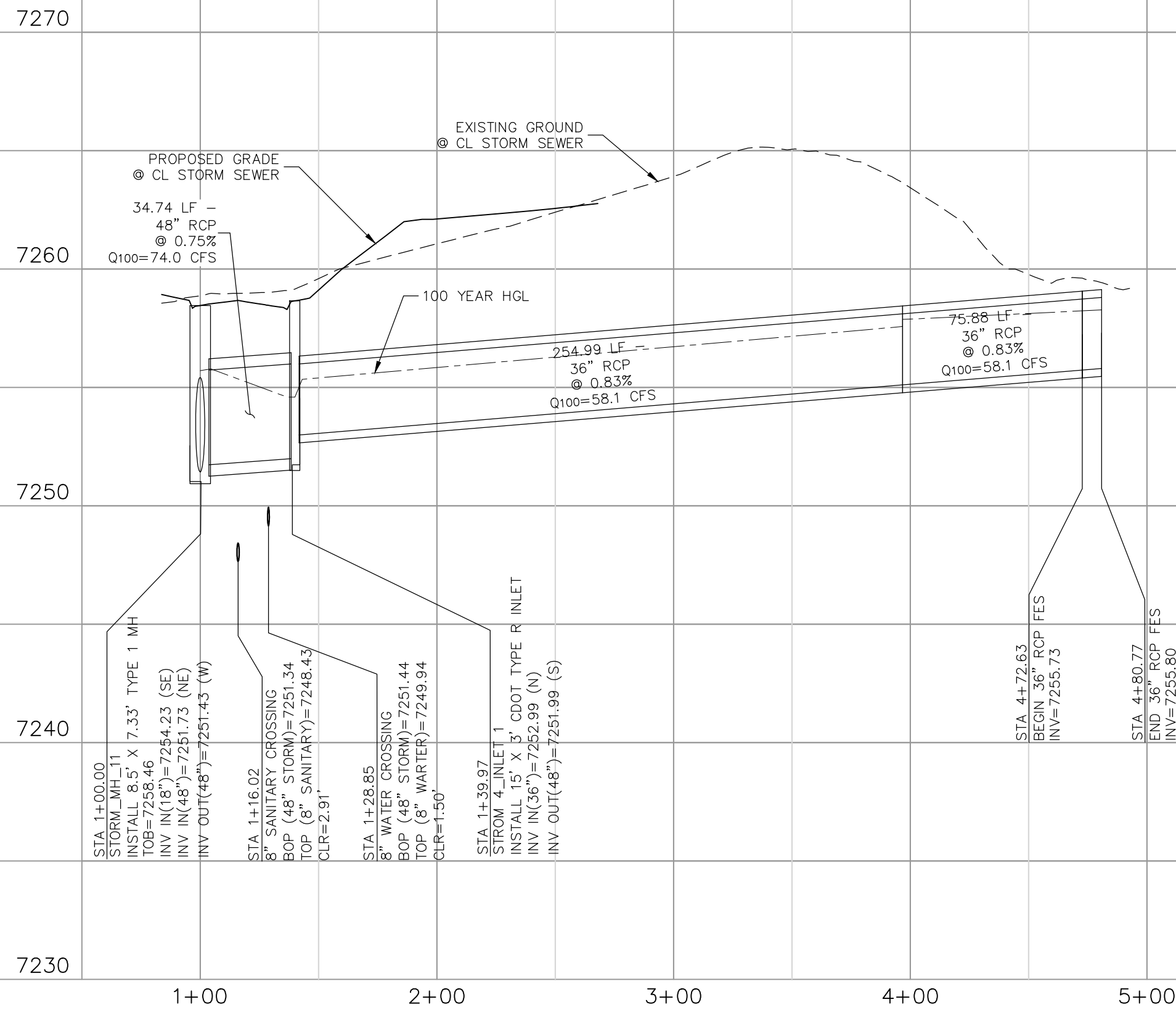
FOR AND ON
BEHALF OF
M&S CIVIL
CONSULTANTS,
INC.

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

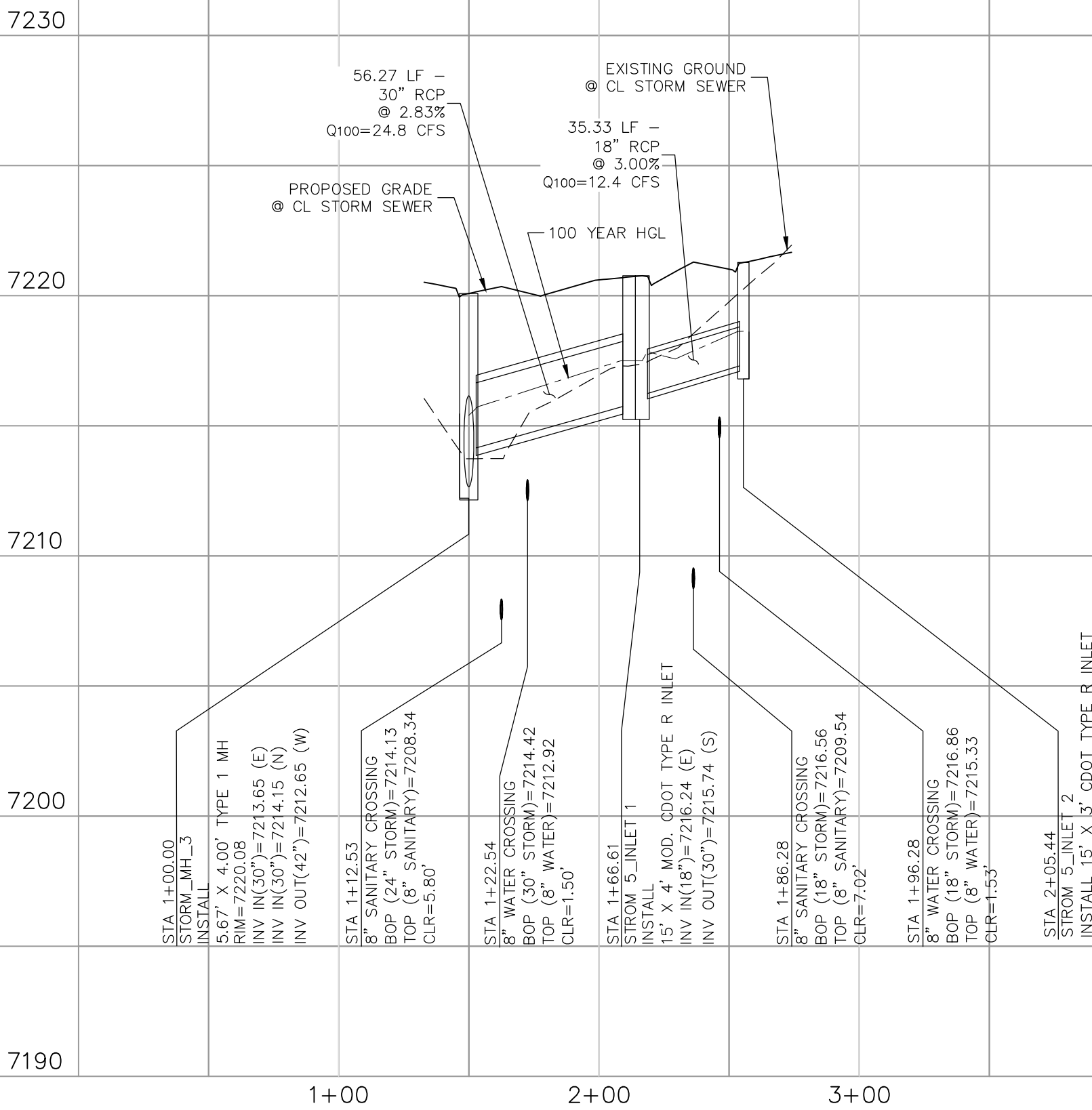
REVISIONS: NO. DATE: BY: DESCRIPTION: APPROVED BY: DATE:

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.

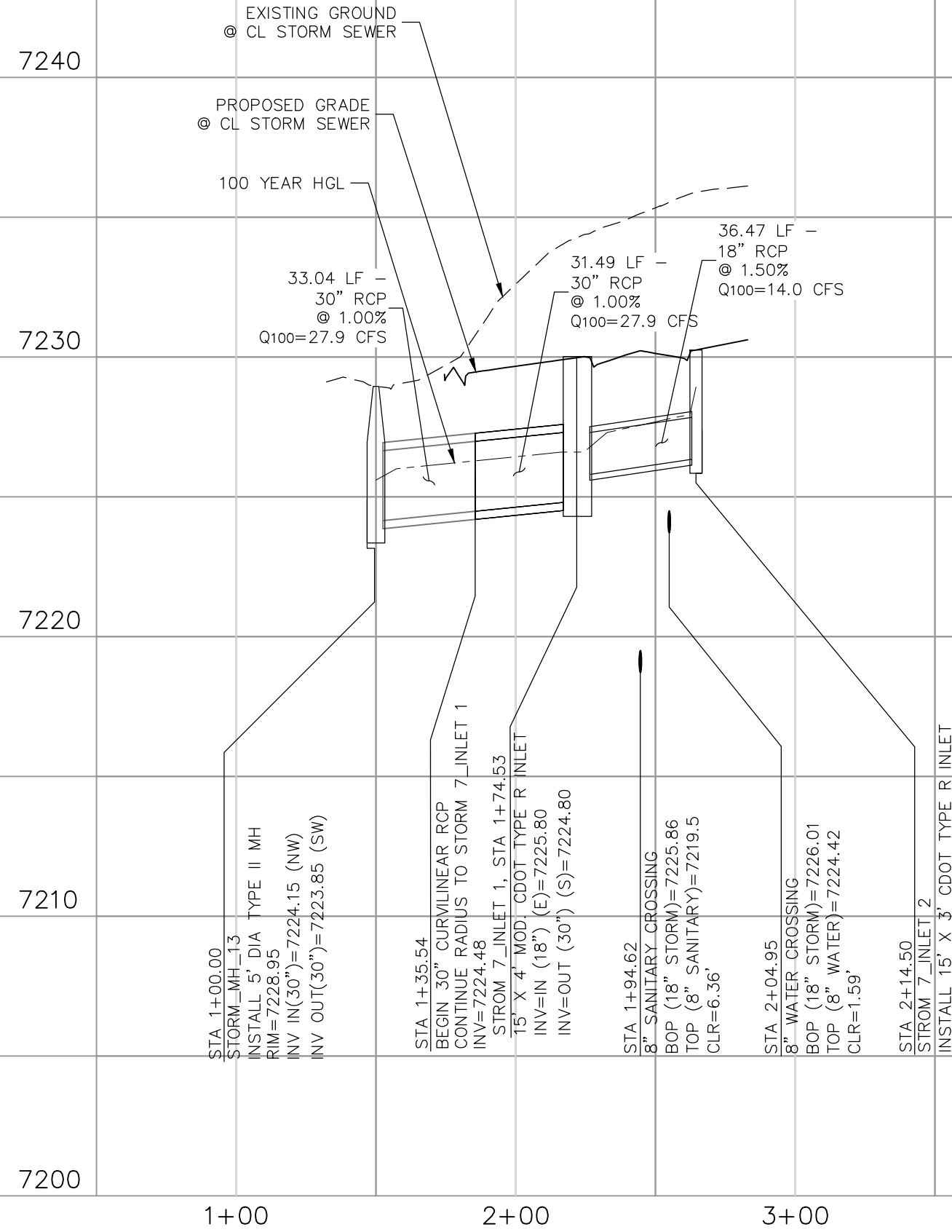
CAUTION



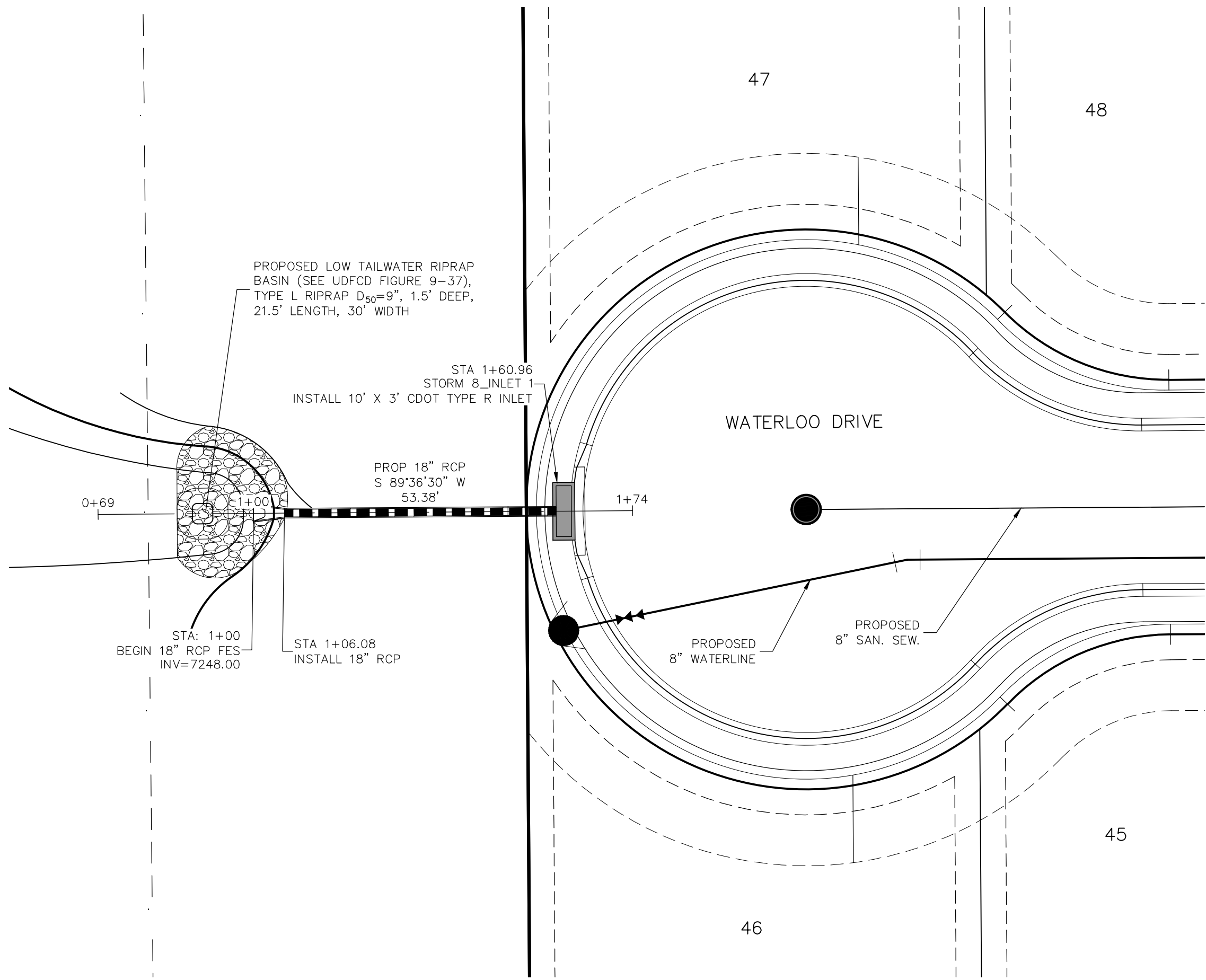
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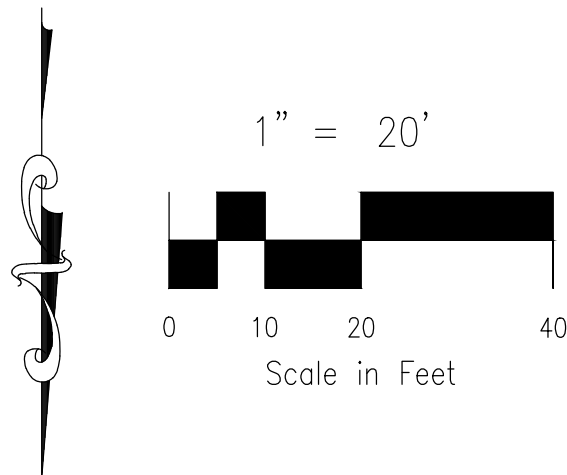
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STORM 7 STA 1+00.00 TO STA 2+14.50



STORM 8
STA 1+00.00 TO STA 1+60.96



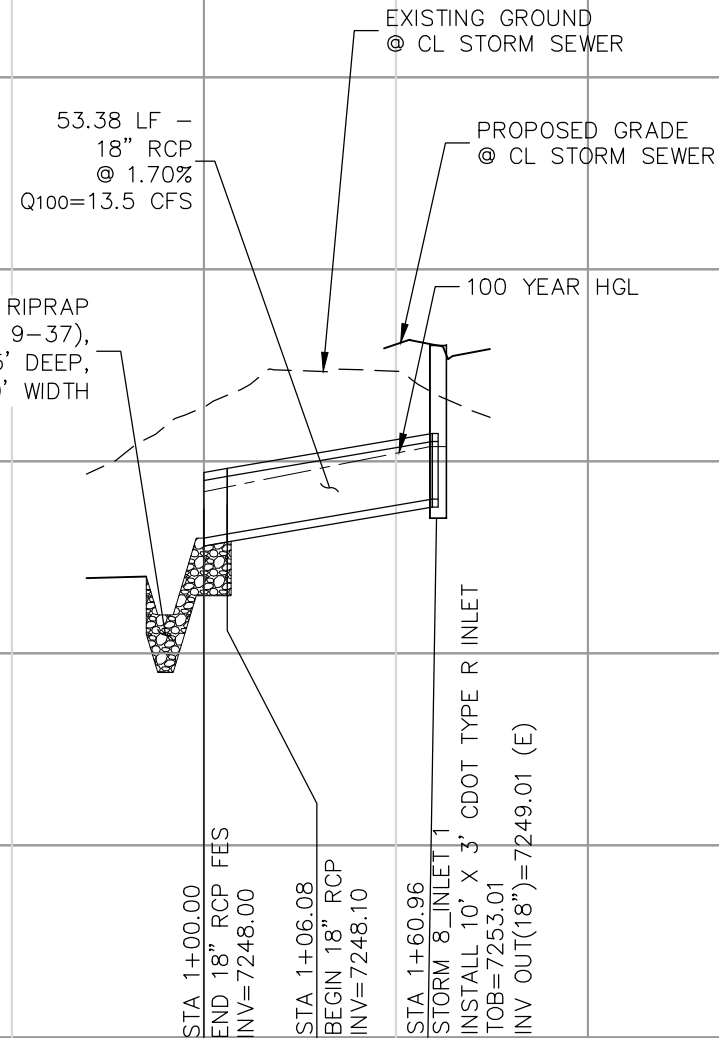
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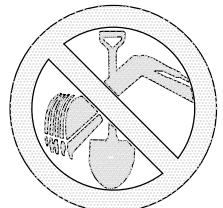
STORM 8 STA 1+00.00 TO STA 1+60.96



PAINT BRUSH HILLS FILING NO. 14	
STORM PLAN & PROFILE	
PROJECT NO. 10-014	DATE: 06/25/20
DESIGNED BY: GT	SCALE: HORIZONTAL: 1"=50' VERTICAL: 1"=5'
DRAWN BY: OMN	
CHECKED BY: WAS	SHEET 22 OF 25
ST09	

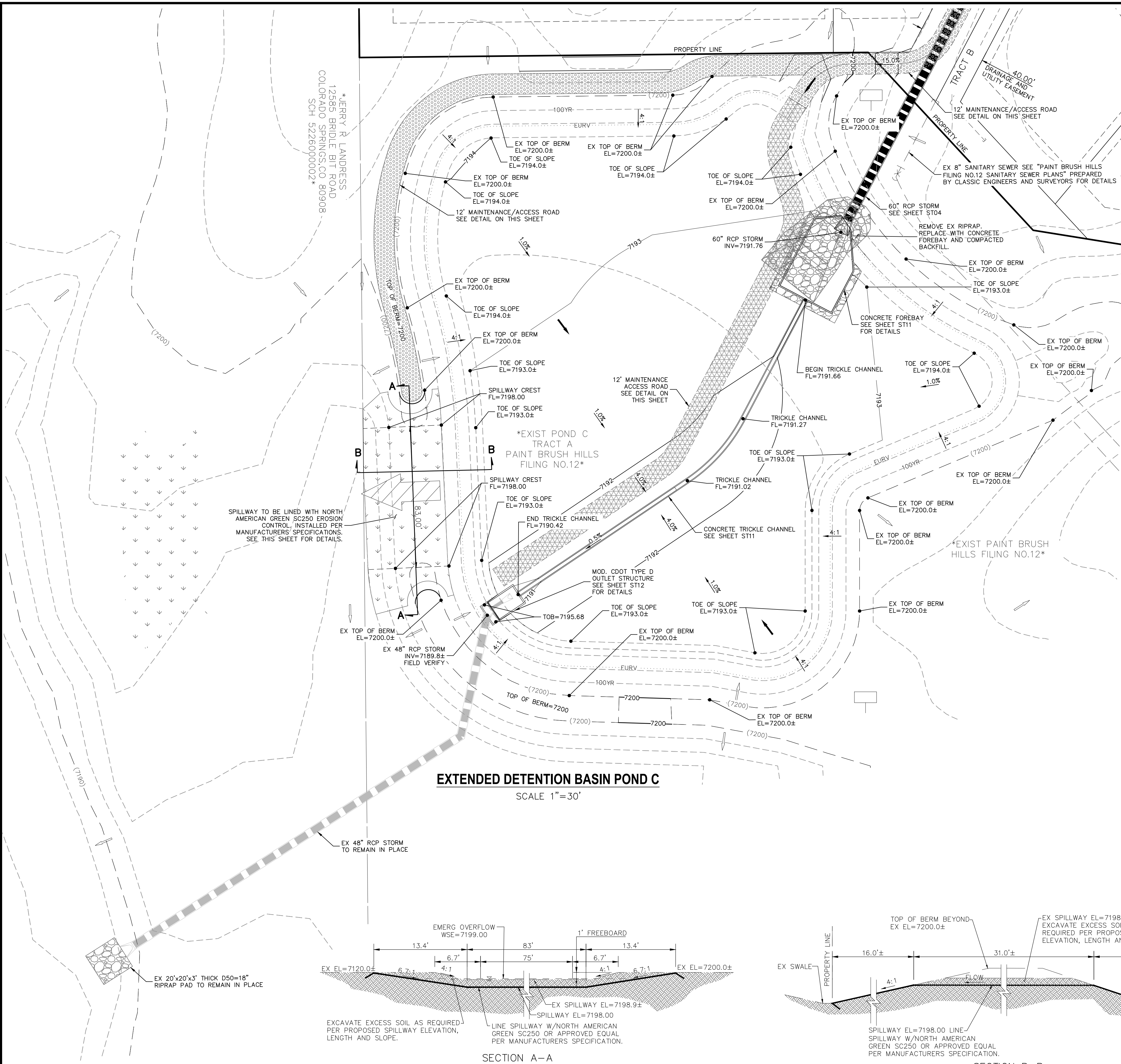
20 BOULDER CRESCENT, SUITE 110 COLORADO SPRINGS, CO 80903 PHONE: 719.555.5485	 M&S CIVIL CONSULTANTS, INC.
FOR AND ON BEHALF OF M&S CIVIL CONSULTANTS, INC.	

VIRGIL A. SANCHEZ, COLORADO P.E. NO. 377160	
NO.	DATE:
BY:	DESCRIPTION:
APPROVED 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	



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

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



EXTENDED DETENTION BASIN POND C

SCALE 1"=30'

SECTION A-A

SECTION B-B

POND C EMERGENCY SPILLWAY

NOT TO SCALE

LEGEND

EXT EXISTING
FUT FUTURE
PROP PROPOSED
PROP MAJ CONT
PROP MIN CONT
EXIST MAJ CONT
EXIST MIN CONT

NORTH AMERICAN GREEN SC250
EROSION CONTROL BLANKET

EX RIPRAP

PROP RIPRAP

STABILIZED MAINTENANCE ROAD
ABOVE EURV

STABILIZED MAINT. ROAD
BELOW EURV

CONC LOW FLOW CHANNEL

EX. FLOW ARROW

PROP. FLOW ARROW

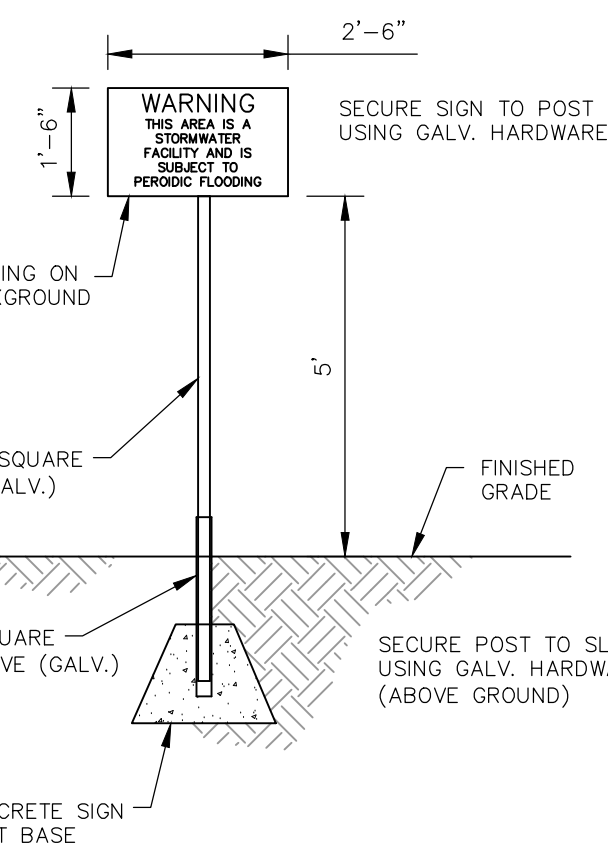
EMERGENCY OVERFLOW

PROPERTY LINE

PROP STORM SEWER PIPE

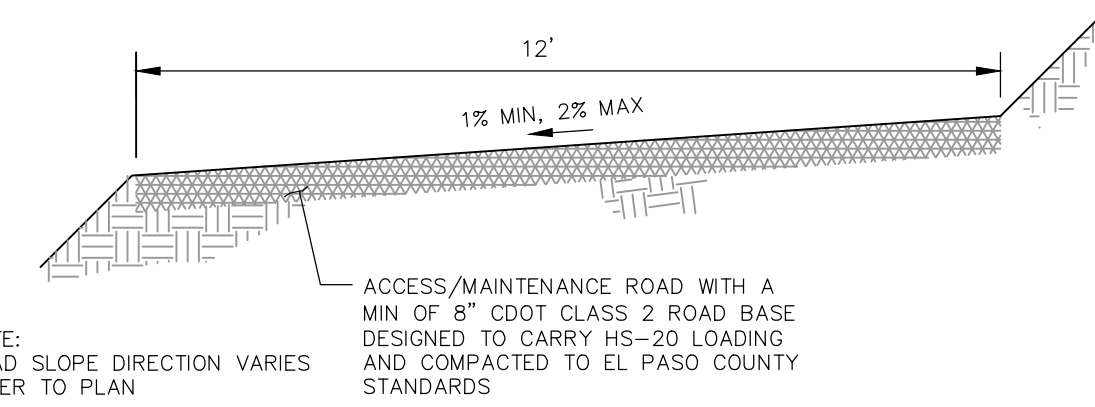
EASEMENT LINE

WARNING SIGN



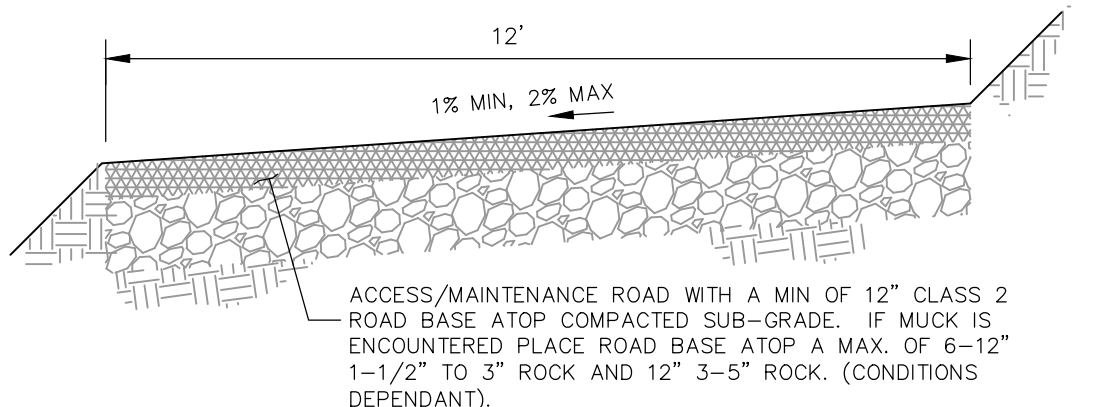
POND WARNING SIGN

NOT TO SCALE



MAINTENANCE & ACCESS ROAD ABOVE EURV TYPICAL SECTION

NOT TO SCALE



MAINTENANCE & ACCESS ROAD BELOW EURV TYPICAL SECTION

NOT TO SCALE

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

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

APPROV. BY: DATE:

BY: DESCRIPTION:

NO. DATE:

REVISIONS:

THE 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 MUST BE APPROVED BY THE PREPARER
OF THESE PLANS.

CAUTION

PAINT BRUSH HILLS FILING NO. 14

EXTENDED DETENTION POND C

PROJECT NO. 10-014

SCALE: DATE: 06/25/20

HORIZONTAL: 1"=50'

VERTICAL: NA

DESIGNED BY: GT

DRAWN BY: CMM

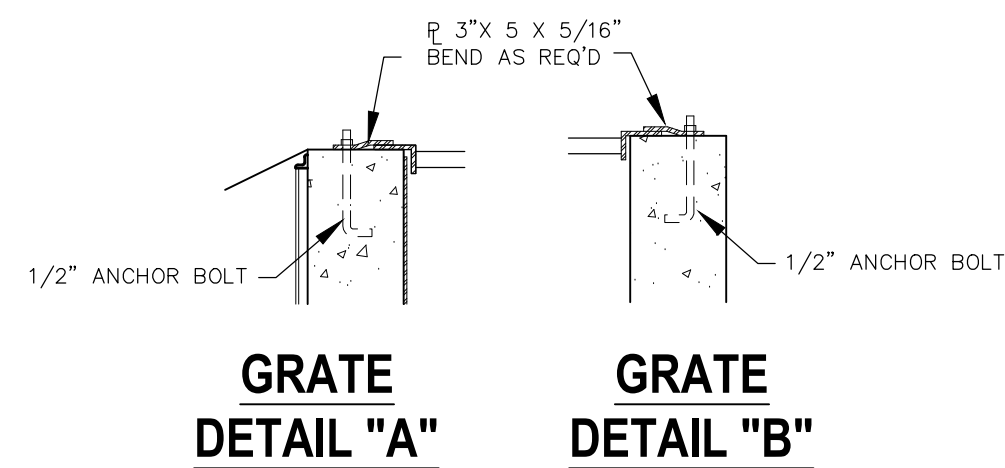
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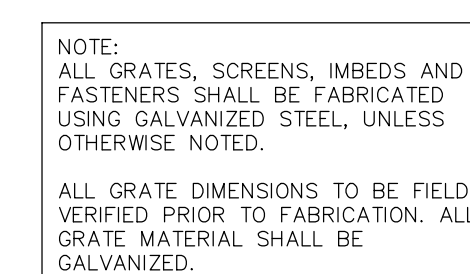
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20 BOULDER CRESCENT, SUITE 110
COLORADO SPRINGS, CO 80903
PHONE: 719.555.5485

CIVIL CONSULTANTS, INC.



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



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

GENERAL NOTES

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

STANDARD NOTES FOR EL PASO COUNTY CONSTRUCTION PLANS

1. ALL DRAINAGE AND ROADWAY CONSTRUCTION SHALL MEET THE STANDARDS AND SPECIFICATIONS OF THE CITY OF COLORADO SPRINGS/EL PASO COUNTY DRAINAGE CRITERIA MANUAL, VOLUMES 1 AND 2, AND THE EL PASO COUNTY ENGINEERING CRITERIA MANUAL.
2. CONTRACTOR SHALL BE RESPONSIBLE FOR THE NOTIFICATION AND FIELD 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 - 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 EOM 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.

BENCHMARKS

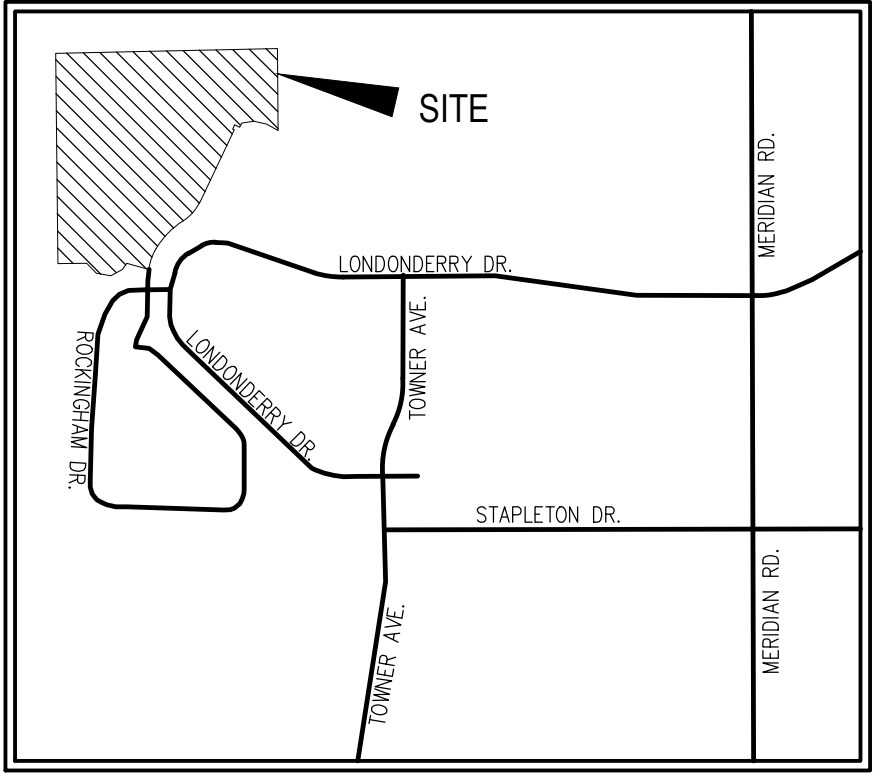
1. SOUTH 1/2 CORNER OF SECTION 26, TOP OF 2 1/2" ALUMINUM CAP.
ELEV. = 7140.91
VERTICAL DATUM = NGVD 1929
2. SOUTHWEST CORNER OF SECTION 25, TOP OF 3 1/2" ALUMINUM CAP.
ELEV. = 7136.34
VERTICAL DATUM = NGVD 1929

BASIS OF BEARINGS:

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.

PAINT BRUSH HILLS FILING NO. 14
COUNTY OF EL PASO, STATE OF COLORADO
UTILITY PLANS PLANS

JUNE 2020



VICINITY MAP
N.T.S.



SITE MAP
N.T.S.

SHEET INDEX

SHEET 1	TITLE SHEET	-	SANITARY OUTFALL	STA 1+00.00	TO	3+84.60
SHEET 2	SANITARY SEWER	-	KEYNES DRIVE	STA 1+00.00	TO	8+00.00
SHEET 3	SANITARY SEWER	-	KEYNES DRIVE	STA 8+00.00	TO	21+50.00
SHEET 4	SANITARY SEWER	-	KEYNES DRIVE	STA 21+50.00	TO	25+61.12
		-	KINGSBURY DRIVE	STA 1+00.00	TO	8+50.00
SHEET 5	SANITARY SEWER	-	KINGSBURY DRIVE	STA 8+50.00	TO	17+46.19
SHEET 6	SANITARY SEWER	-	COUNTRY MANOR DRIVE	STA 1+00.00	TO	14+00.00
SHEET 7	SANITARY SEWER	-	COUNTRY MANOR DRIVE	STA 14+00.00	TO	17+89.61
		-	HARTWOOD DRIVE	STA 1+00.00	TO	7+50.00
SHEET 8	SANITARY SEWER	-	HARTWOOD DRIVE	STA 7+50.00	TO	15+89.51
		-	GRACE MANOR DRIVE	STA 1+00.00	TO	4+16.96
SHEET 9	SANITARY SEWER	-	DEVONCOVE DRIVE	STA 4+30.00	TO	19+69.76
SHEET 10	SANITARY SEWER	-	PINSBURY COURT	STA 1+00.00	TO	6+32.40
SHEET 11	SANITARY SEWER	-	WATERLOO DRIVE	STA 1+00.00	TO	11+50.92
SHEET 12	WATER SYSTEM PLAN					
SHEET 13	WATER SYSTEM PLAN					
SHEET 14	WATER SYSTEM PLAN					
SHEET 15	WATER SYSTEM PLAN					
SHEET 16	WATER SYSTEM PLAN					
SHEET 17	UTILITY SERVICE PLAN					
SHEET 18	UTILITY SERVICE PLAN					
SHEET 19	UTILITY SERVICE PLAN					
SHEET 20	UTILITY SERVICE PLAN					
SHEET 21	UTILITY SERVICE PLAN					
SHEET 22	DETAIL SHEET					
SHEET 23	DETAIL SHEET					
SHEET 24	DETAIL SHEET					

AGENCIES

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. 20 BOULDER CRESCENT, SUITE 110 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) 392-3491
ELECTRIC DEPARTMENT:	MOUNTAIN VIEW ELECTRIC P.O. BOX 1600 LIMON, CO 80828 MR. LES ULFERS, (719) 495-2283
TELEPHONE COMPANY:	CENTURY LINK (LOCATORS) 811 AT&T (LOCATORS) 811

APPROVALS:

ENGINEER'S STATEMENT:

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 DRAINAGE PLANS AND SPECIFICATIONS, AND SAID DETAILED PLANS AND SPECIFICATIONS ARE IN CONFORMITY WITH THE MASTER PLAN OF THE DRAINAGE BASIN. SAID DETAILED DRAINAGE PLANS AND SPECIFICATIONS MEET THE PURPOSES FOR WHICH THE PARTICULAR DRAINAGE FACILITY(S) IS DESIGNED. I ACCEPT RESPONSIBILITY FOR ANY LIABILITY CAUSED BY ANY NEGLIGENT ACTS, ERRORS, OR OMISSIONS ON MY PART IN PREPARATION OF THE DETAILED IMPROVEMENT PLANS AND SPECIFICATIONS.

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

DATE

OWNER/DEVELOPER STATEMENT:

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

DATE

PAINT BRUSH HILLS METROPOLITAN DISTRICT:

THESE CONSTRUCTION DOCUMENTS HAVE BEEN REVIEWED AND APPROVED FOR SANITARY SEWER, WATER MAIN AND ASSOCIATED UTILITY SERVICE CONSTRUCTION.

FOR AND ON BEHALF OF PAINT BRUSH HILLS METRO. DISTRICT

DATE

FALCON FIRE PROTECTION DISTRICT

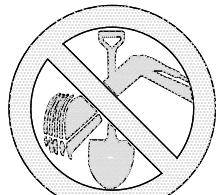
ALL FIRE HYDRANTS SHALL BE INSTALLED ACCORDING TO THE FALCON FIRE PROTECTION DISTRICT SPECIFICATIONS. THE NUMBER OF FIRE HYDRANTS AND HYDRANT LOCATIONS AS SHOWN ON THIS WATER INSTALLATION PLAN ARE CORRECT AND ADEQUATE TO SATISFY THE FIRE PROTECTION REQUIREMENTS AS SPECIFIED BY THE FALCON FIRE PROTECTION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

FOR AND ON BEHALF OF FALCON FIRE PROTECTION DISTRICT

DATE

NOTE:

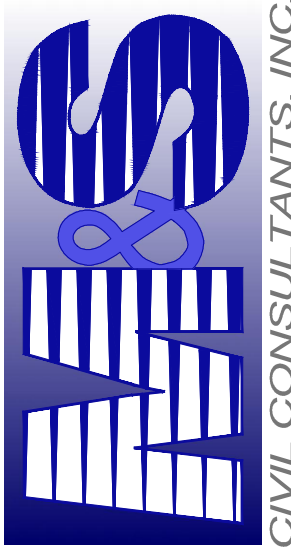
THE CONTRACTOR SHALL FIELD VERIFY THE ELEVATION OF ALL TIE-IN/CONNECTIONS TO EXISTING MANHOLES AND/OR STUBS PRIOR TO CONSTRUCTION. ANY DISCREPANCY TO THE ANTICIPATED/PREVIOUSLY MEASURED ELEVATIONS PROVIDED ON THE PLANS SHALL BE CONVEYED TO THE ENGINEER AND A RESOLVE REACHED PRIOR TO INSTALLATION.



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20 BOULDER CRESCENT, SUITE 110
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.

REVISIONS: NO. DATE: BY: DESCRIPTION:

THE 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 BE APPROVED BY THE PREPARER OF THESE PLANS.

CAUTION

PAINT BRUSH HILLS FILING NO. 14

WATER PLANS

DATE: 06/25/2020

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

PROJECT NO. 10-014

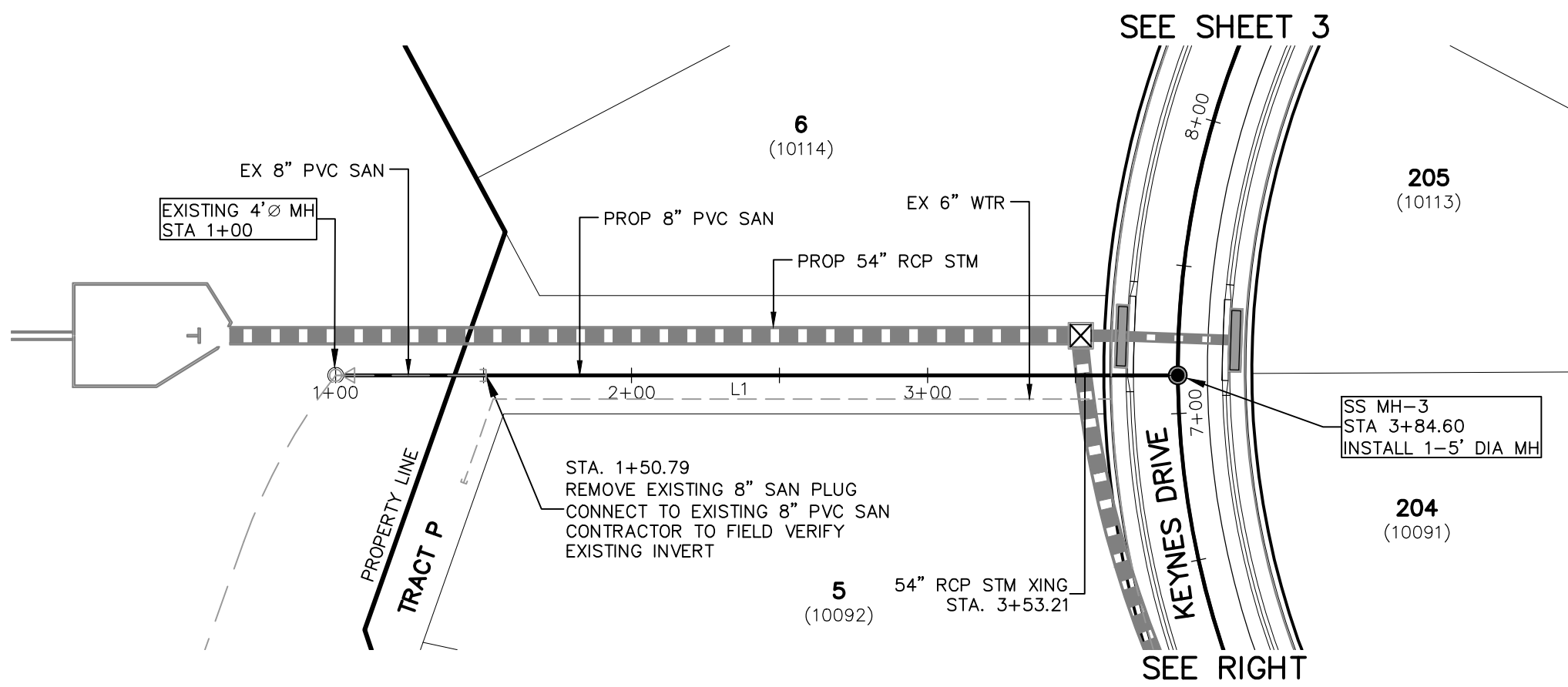
DESIGNED BY: JWP

DRAWN BY: SM

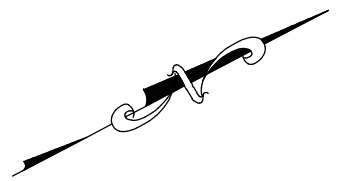
CHECKED BY: GW

WT01

SHEET 1 OF 24

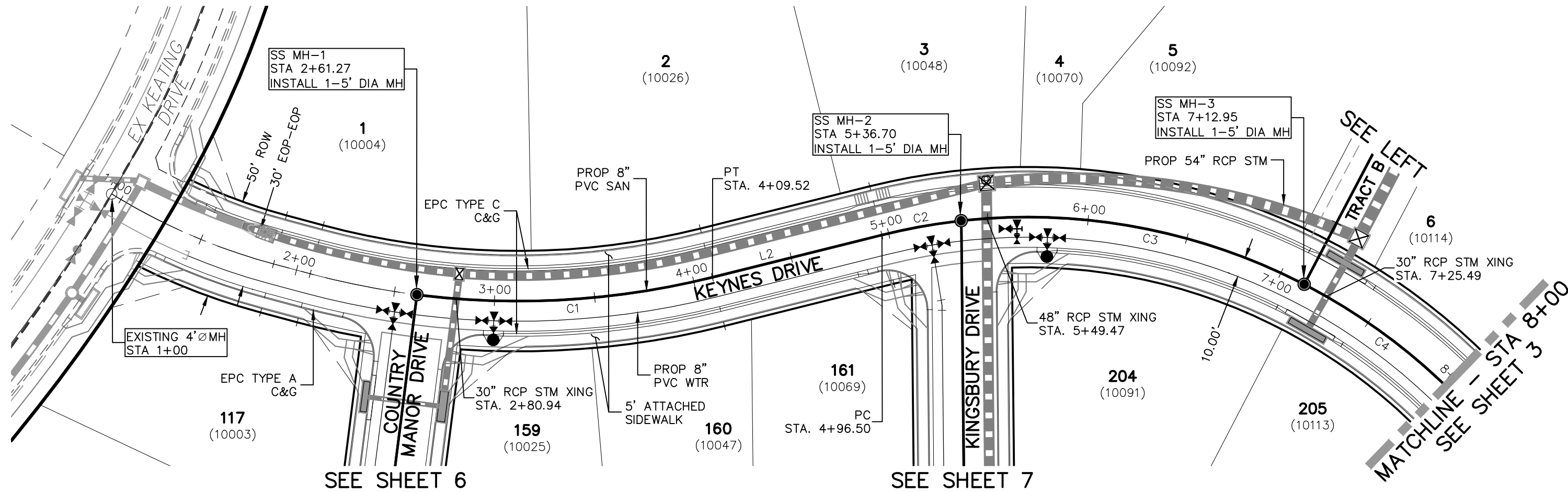


SANITARY OUTFALL
STA 1+00.00 TO STA 3+84.60

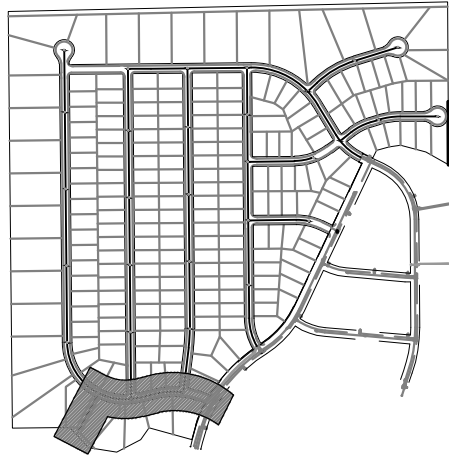


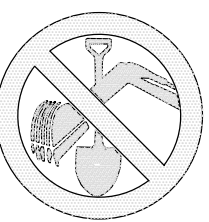
SANITARY SEWER LINE TABLE		
Line #	Length	Direction

SANITARY SEWER CURVE TABLE			
Curve #	Length	Radius	Delta
C2	40.20	300.00	7.68
C3	176.24	300.00	33.66



KEYNES DRIVE
STA 1+00.00 TO STA 8+00.00

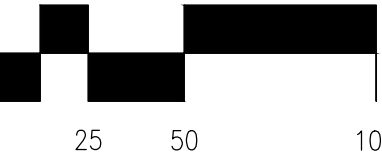




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1" = 50'



Scale in Feet

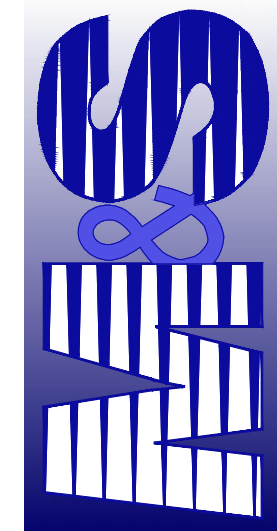
PAINT BRUSH HILLS FILING NO. 14

SANITARY SEWER PLANS

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

DATE: 06/25/2020
SHEET 2 OF 21
SS02

20 BOULDER CRESCENT, SUITE 110
COLORADO SPRINGS, CO 80903
PHONE: 719.555.5485



CIVIL CONSULTANTS, INC.

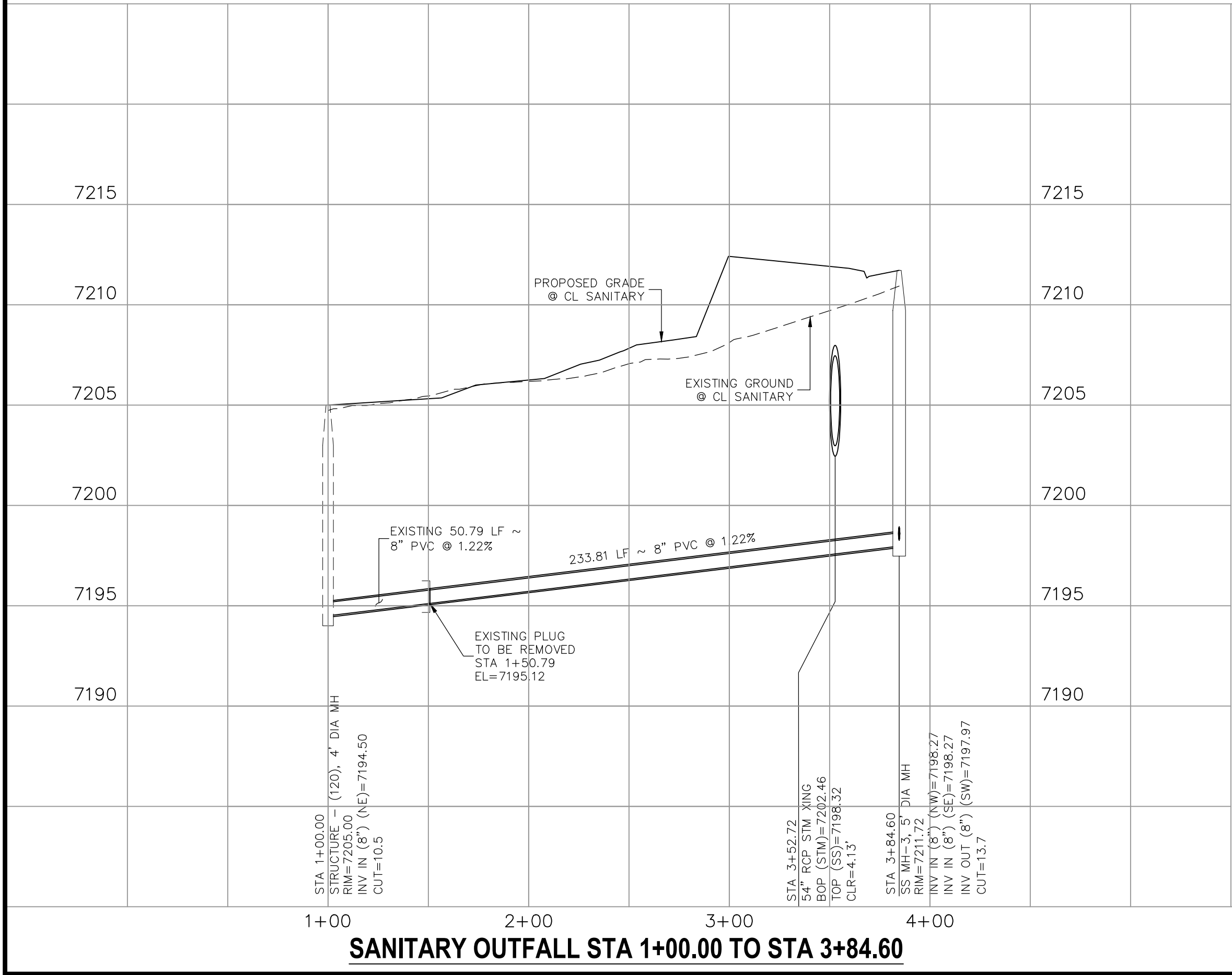
FOR AND ON
BEHALF OF
W&S CIVIL
CONSULTANTS,
INC.

REVISIONS:

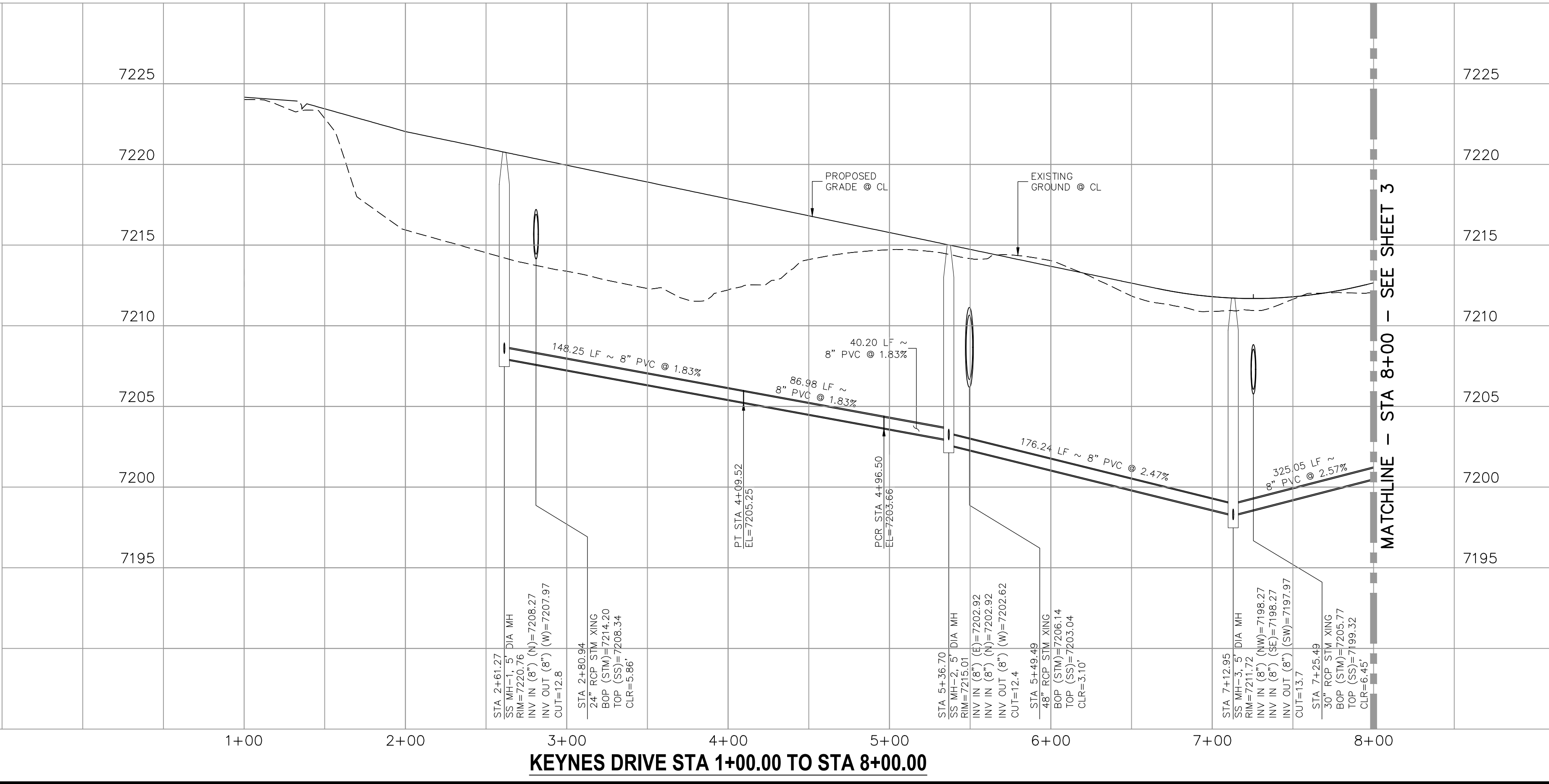
NO.	DATE:	BY:	DESCRIPTION:	APPROV. BY:	DATE:

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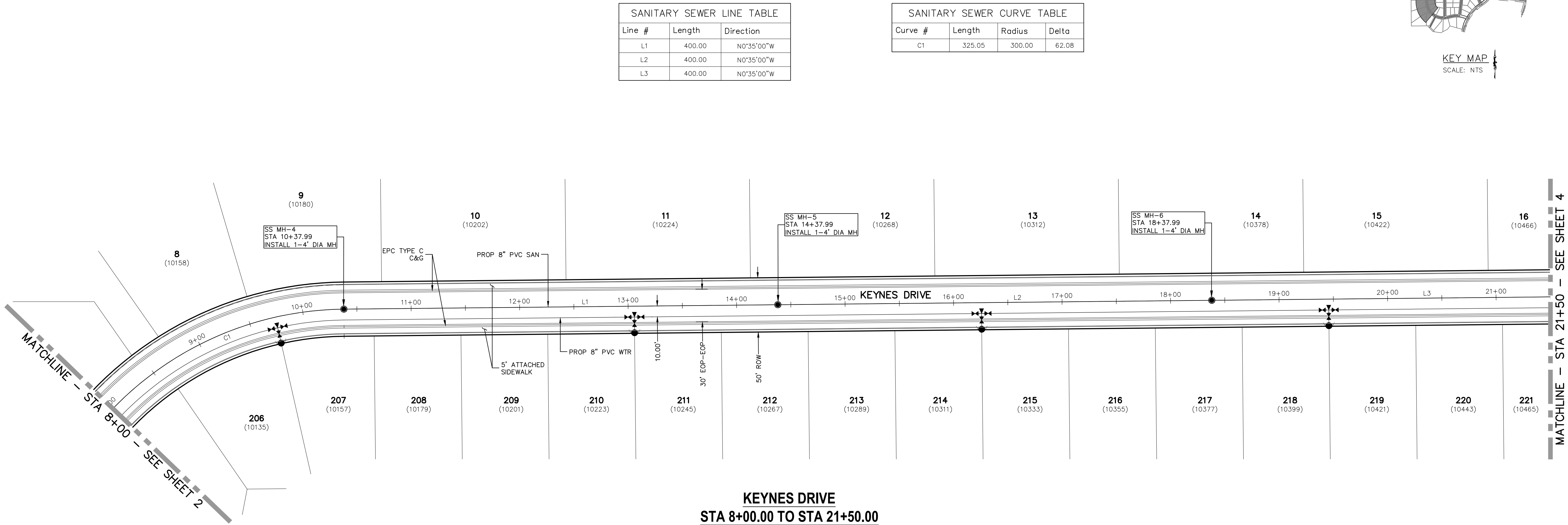
CAUTION



SANITARY OUTFALL STA 1+00.00 TO STA 3+84.60

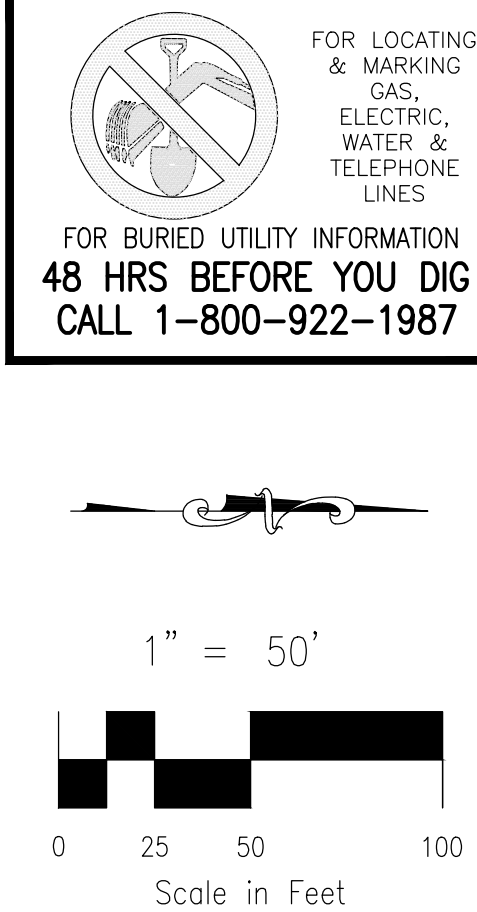
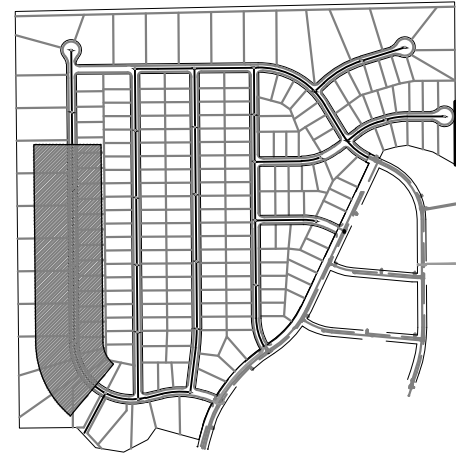


KEYNES DRIVE STA 1+00.00 TO STA 8+00.00

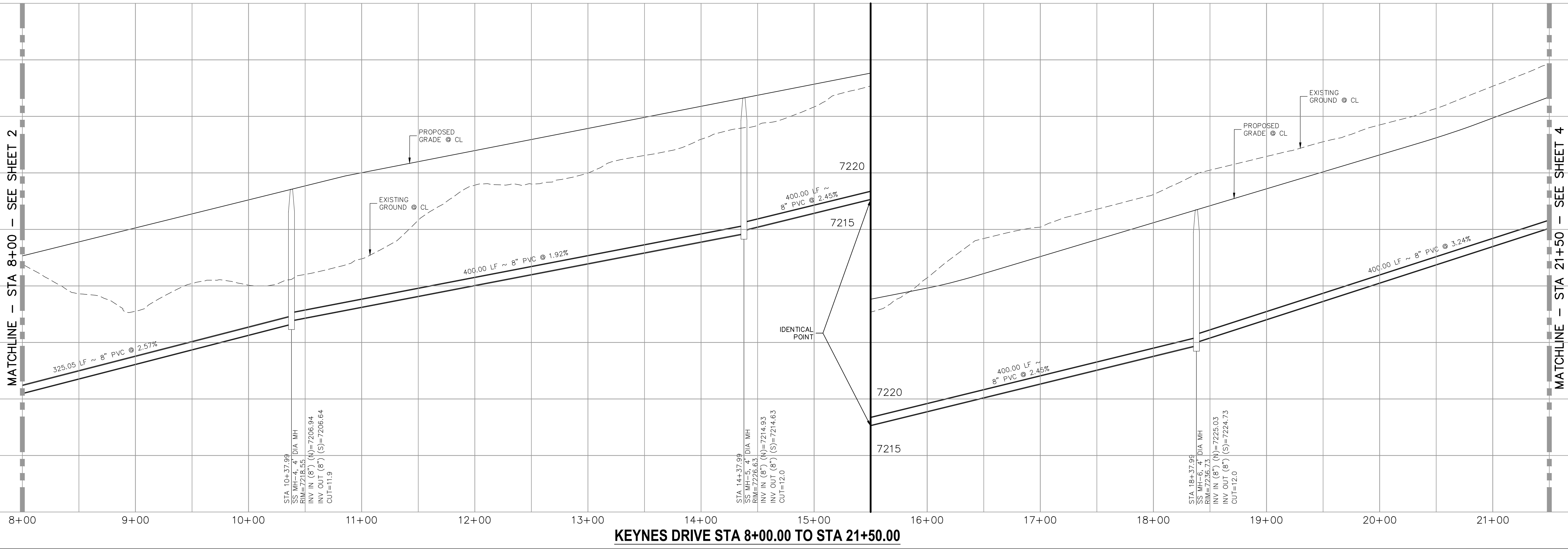


SANITARY SEWER LINE TABLE		
Line #	Length	Direction
L1	400.00	N0°35'00"W
L2	400.00	N0°35'00"W
L3	400.00	N0°35'00"W

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



KEYNES DRIVE
STA 8+00.00 TO STA 21+50.00



KEYNES DRIVE STA 8+00.00 TO STA 21+50.00

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KEY MAP
SCALE: NTS

1" = 50'
0 25 50 100
Scale in Feet

PAIN

BRUSH HILLS FILING NO. 14

SANITARY SEWER PLANS

DATE: 06/25/2020

PROJECT NO. 10-014

DESIGNED BY: SM

SHEET 3 OF 24

CHECKED BY: GW

SS03

20 BOULDER CRESCENT, SUITE 110
COLORADO SPRINGS, CO 80903
PHONE: 719.555.5485

CIVIL CONSULTANTS, INC.

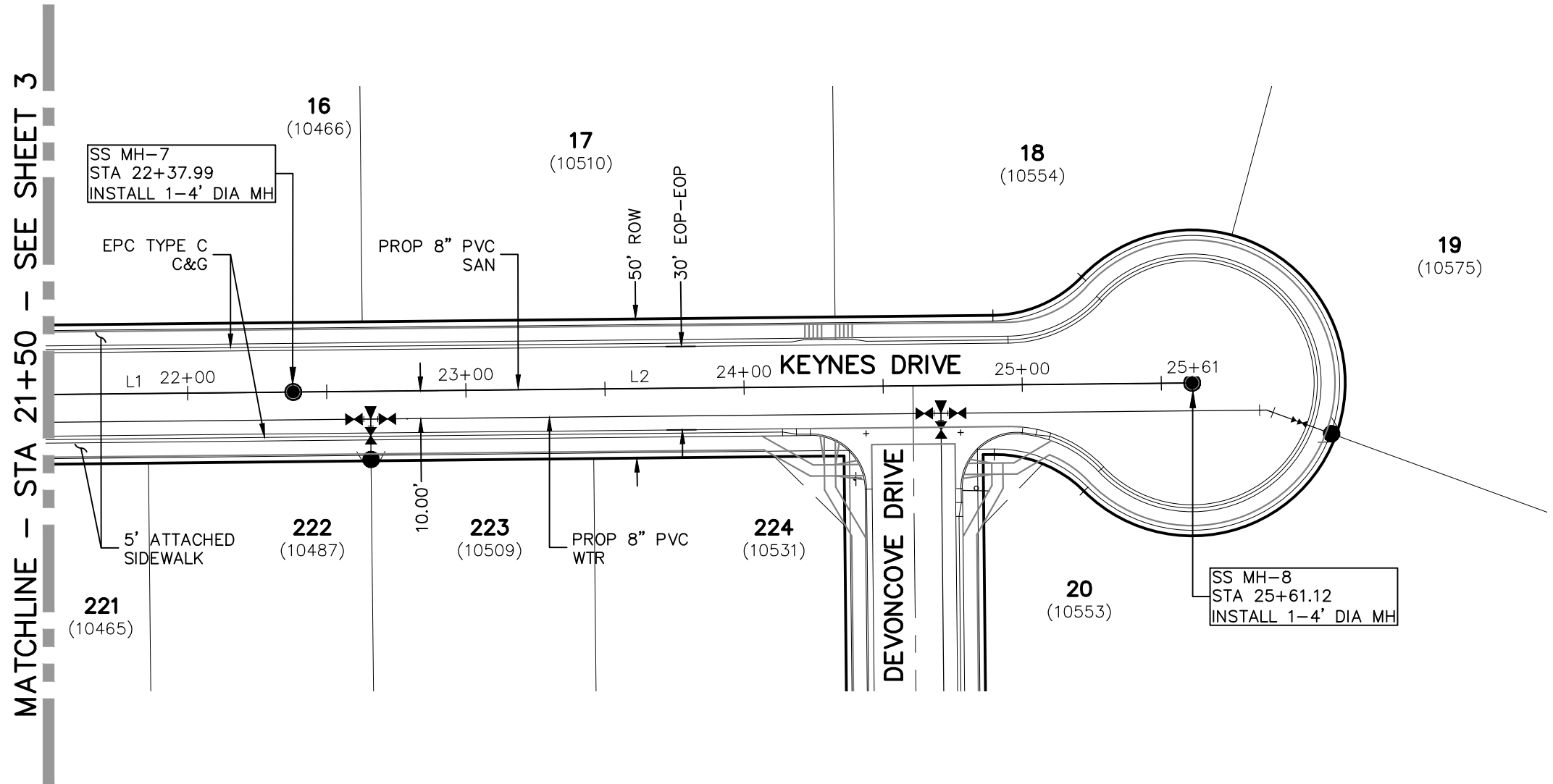
FOR AND ON BEHALF OF
M&S CIVIL CONSULTANTS, INC.

APPROVED BY: DATE:

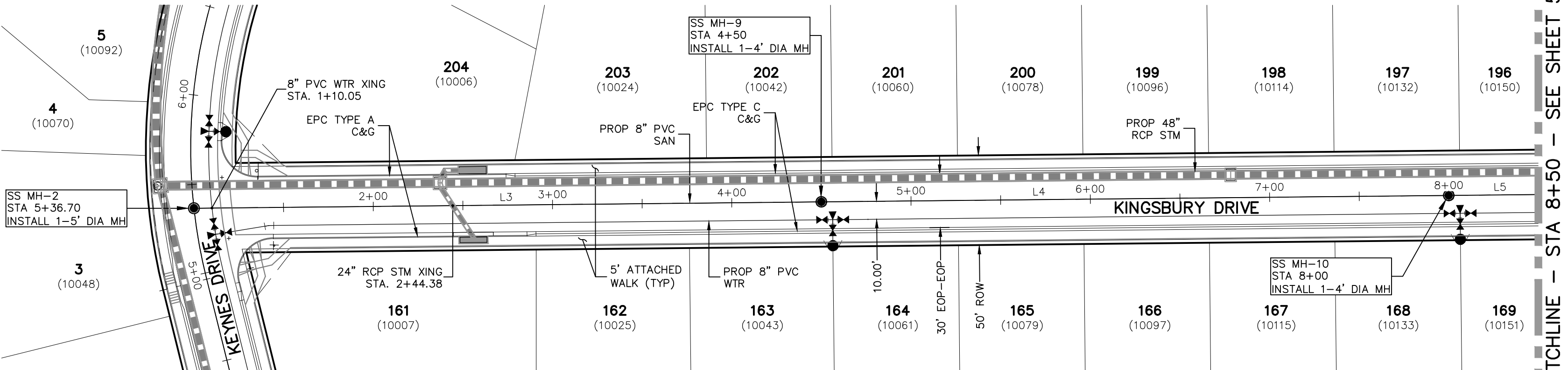
BY: DESCRIPTION:

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

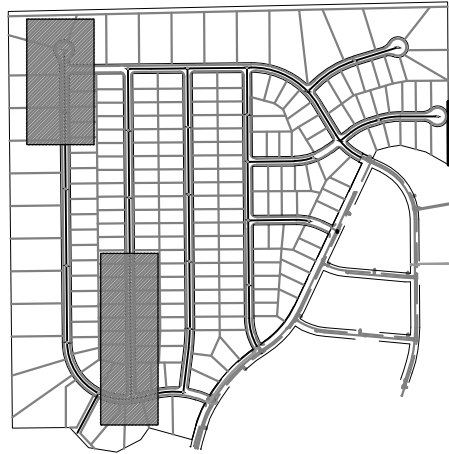


KEYNES DRIVE
STA 21+50.00 TO STA 25+61.12



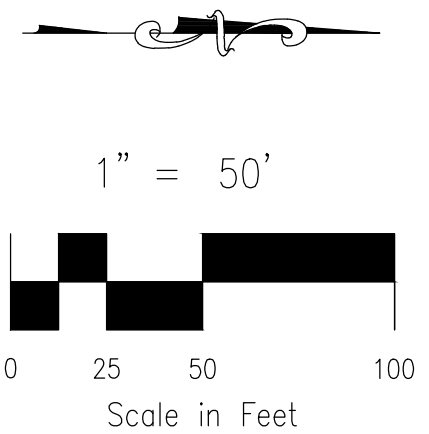
KINGSBURY DRIVE
STA 1+00.00 TO STA 8+50.00

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



KEY MAP
SCALE: NTS

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SANITARY SEWER PLANS

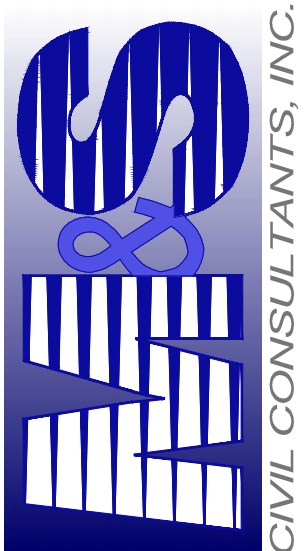
PROJECT NO. 10-014
DATE: 06/25/2020

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

SHEET 4 OF 24

SS04

20 BOULDER CRESCENT, SUITE 110
COLORADO SPRINGS, CO 80903
PHONE: 719.555.5485



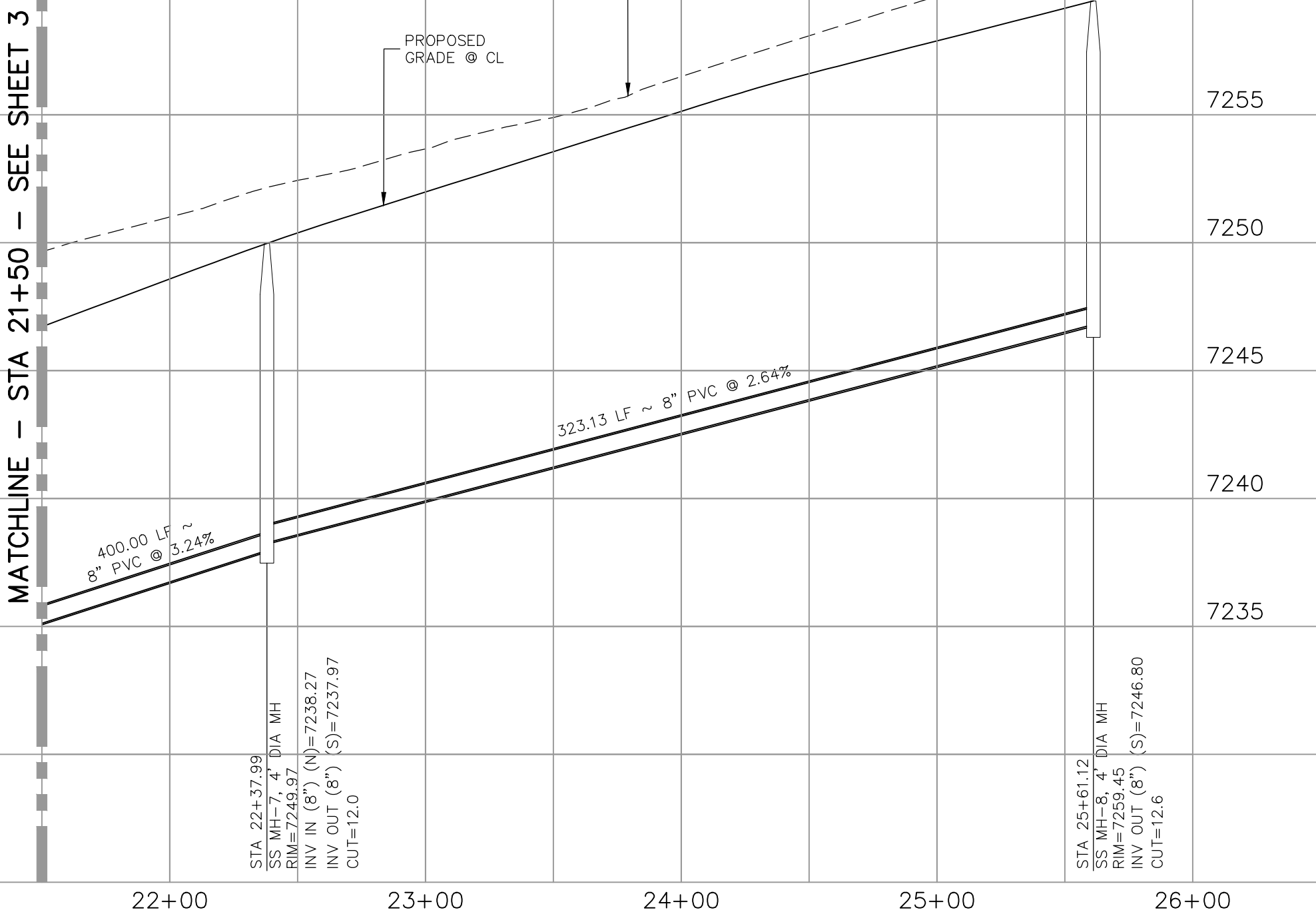
FOR AND ON BEHALF OF
M&S CIVIL CONSULTANTS, INC.

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

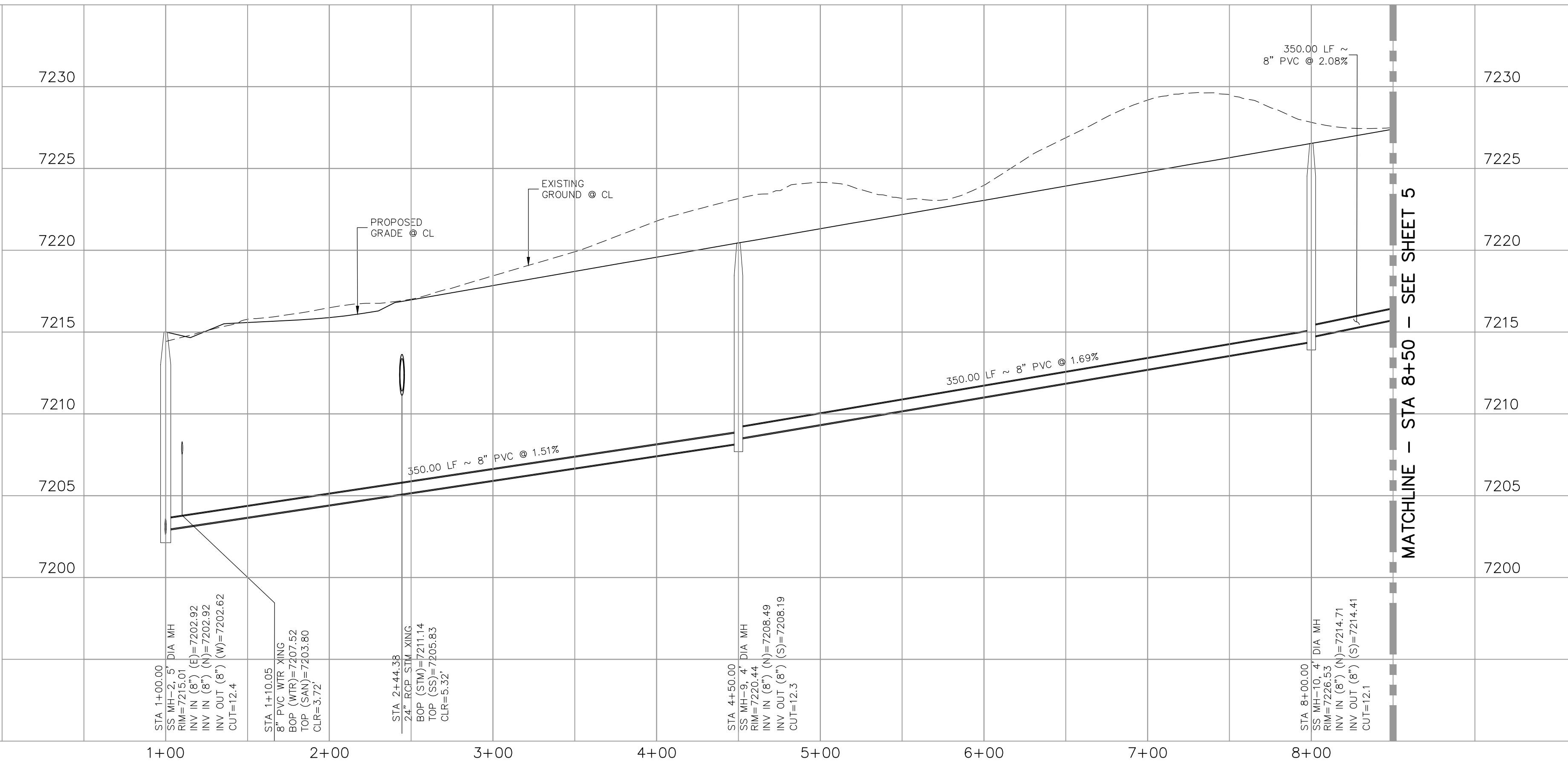
NO.	DATE:	BY:	DESCRIPTION:	APPROV. BY:	DATE:

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CAUTION



KEYNES DRIVE STA 21+50.00 TO STA 25+61.12

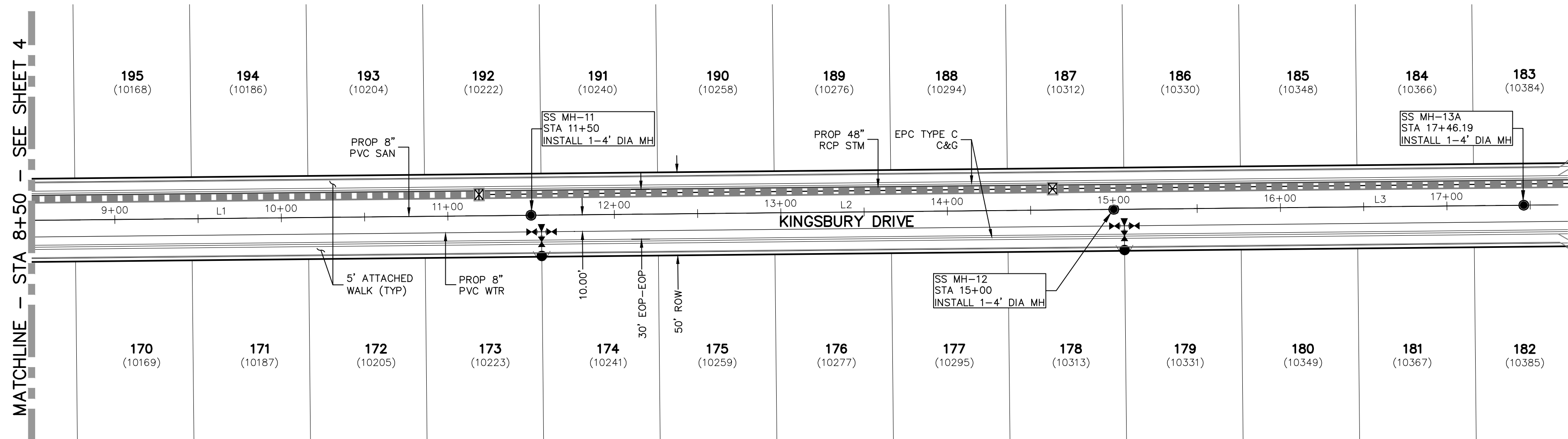


KINGSBURY DRIVE STA 1+00.00 TO STA 8+50.00

1" = 50'

0 25 50 100

Scale in Feet



KINGSBURY DRIVE
STA 8+50.00 TO STA 17+46.19

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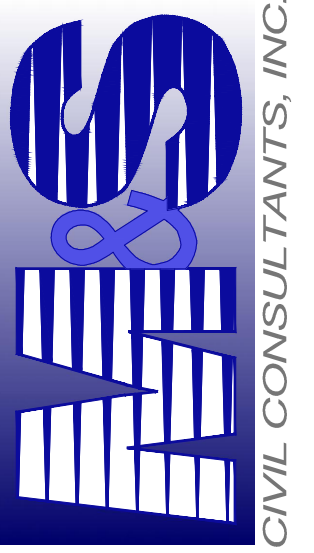
PAINT BRUSH HILLS FILING NO. 14

SANITARY SEWER PLANS

PROJECT NO. 10-014	SCALE:	DATE: 06/25/2020
DESIGNED BY: SM	HORIZONTAL:	

5055

20 BOULDER CRESCENT, SUITE 110
COLORADO SPRINGS, CO 80903
PHONE: 719.955.5485



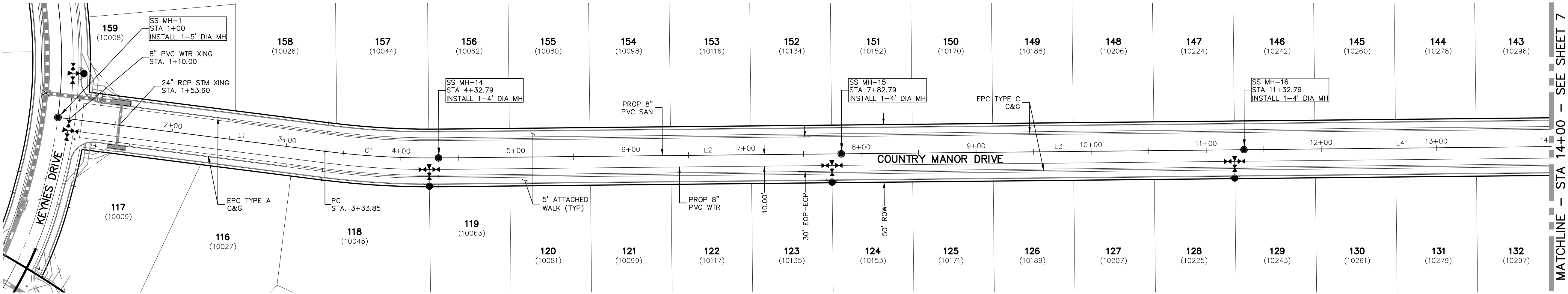
FOR AND ON
BEHALF OF
M&S CIVIL
CONSULTANTS,
P.C.

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

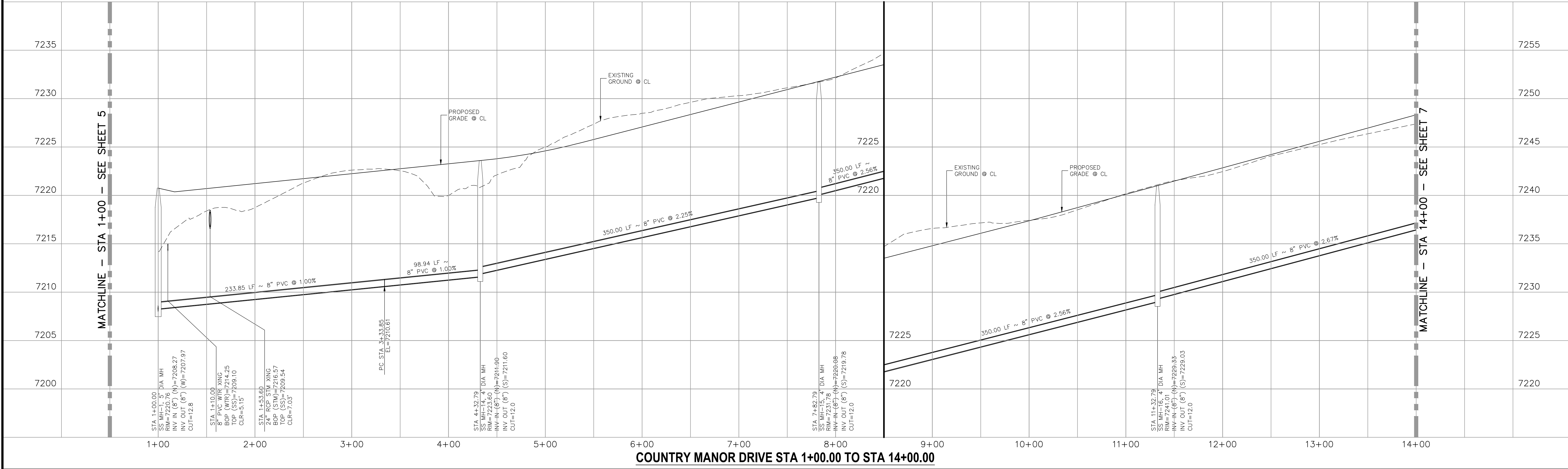
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ALL CHANGES TO THE PLANS MUST BE IN WRITING AND MUST BE APPROVED BY THE PREPARED BY. ALL CHANGES TO THE PLANS MUST BE IN WRITING AND MUST BE APPROVED BY THE PREPARED BY.

UTION



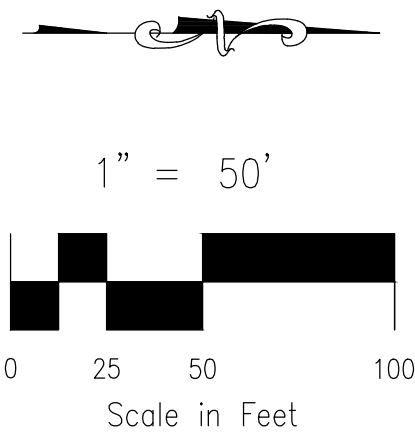
COUNTRY MANOR DRIVE
STA 1+00.00 TO STA 14+00.00



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



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 DATE: 06/25/2020

DESIGNED BY: SM SCALE: HORIZONTAL: 1"=50' VERTICAL: 1"=5'

DRAWN BY: SM SHEET 6 OF 21

CHECKED BY: GW SS06

20 BOULDER CRESCENT, SUITE 110
COLORADO SPRINGS, CO 80903
PHONE: 719.555.5485

CIVIL CONSULTANTS, INC.

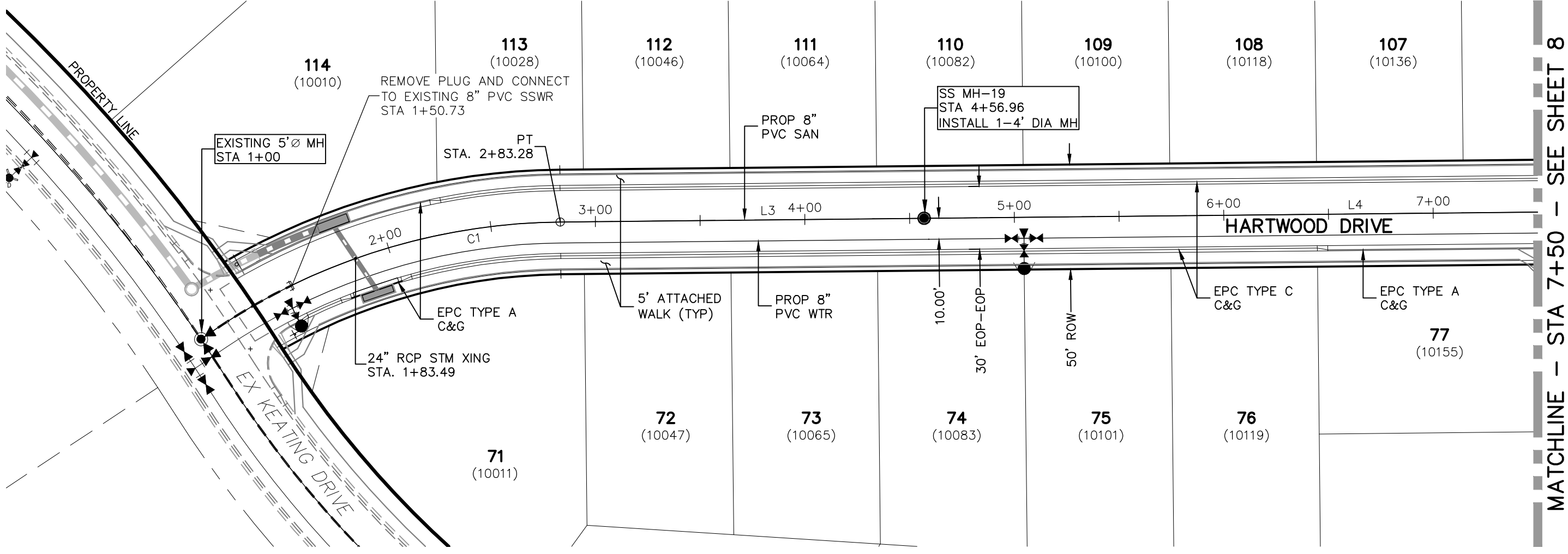
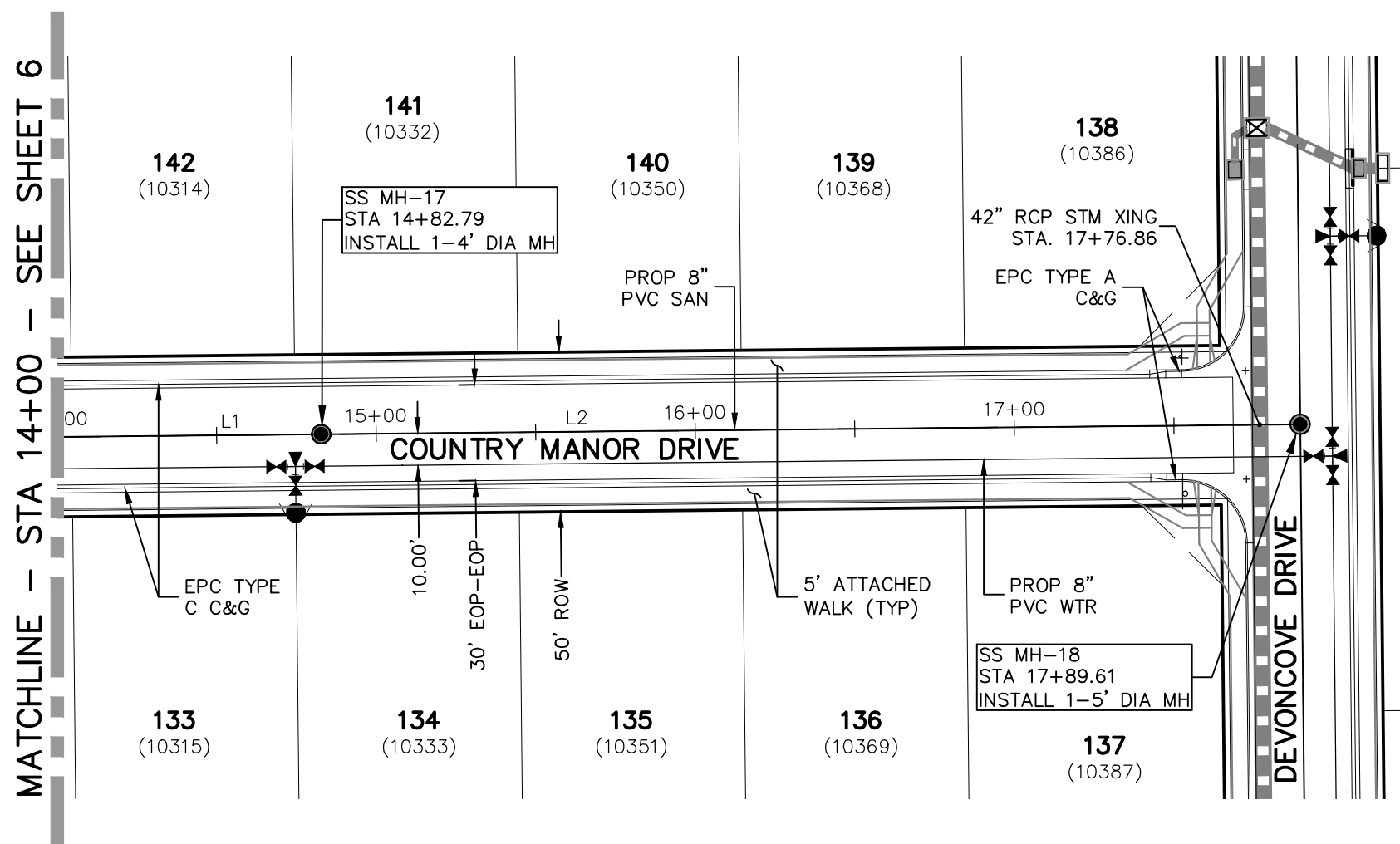
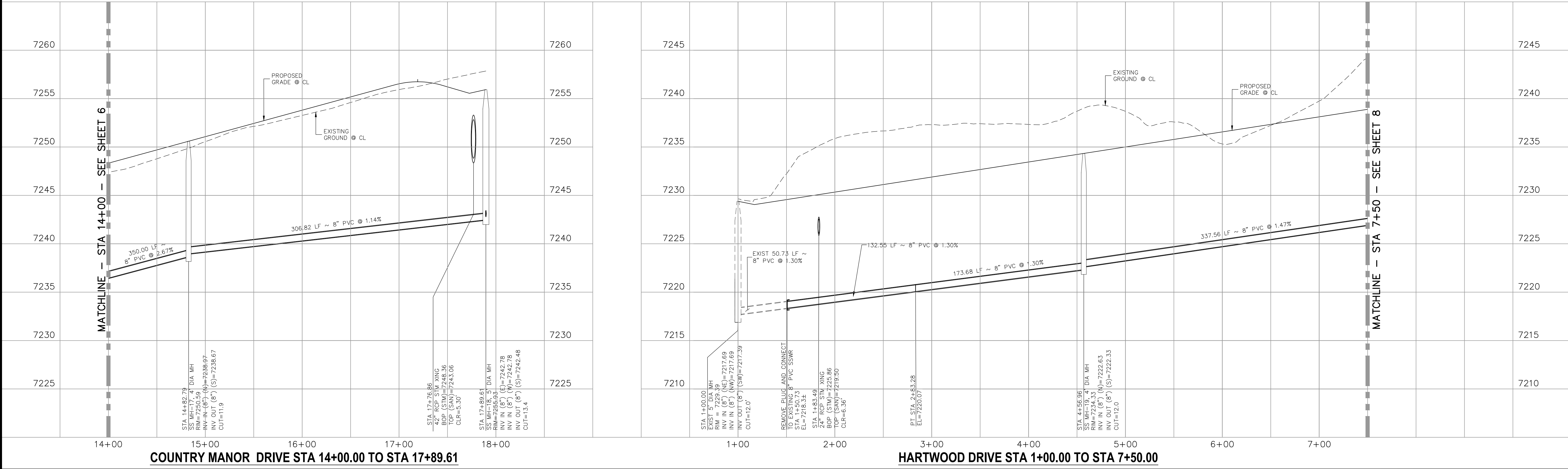
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M&S CIVIL CONSULTANTS, INC.

REVISIONS:

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

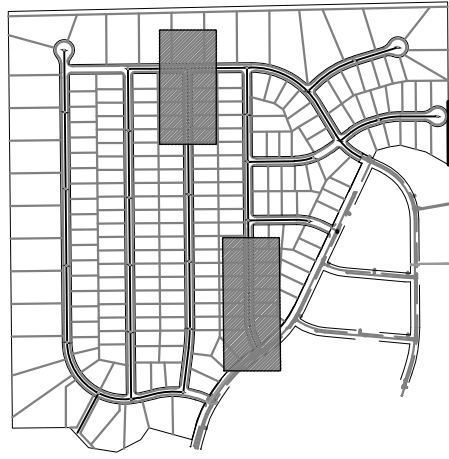
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CAUTION

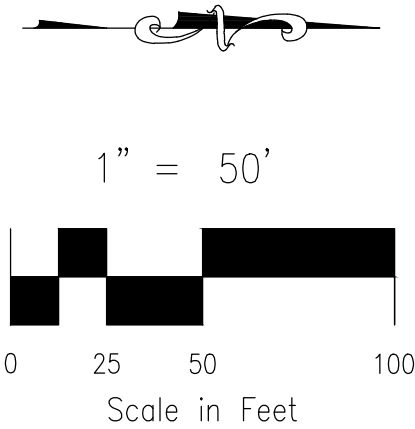


SANITARY SEWER LINE TABLE		
Line #	Length	Direction
L3	173.68	N0°35'00"W
L4	337.56	N0°35'00"W
L1	350.00	N0°35'00"W
L2	306.82	N0°35'00"W

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: 06/25/2020
SCALE: 1"=50'
HORIZONTAL: 1"=50'
VERTICAL: 1"=5'

SS07

20 BOULDER CRESCENT, SUITE 110
COLORADO SPRINGS, CO 80903
PHONE: 719.555.5485

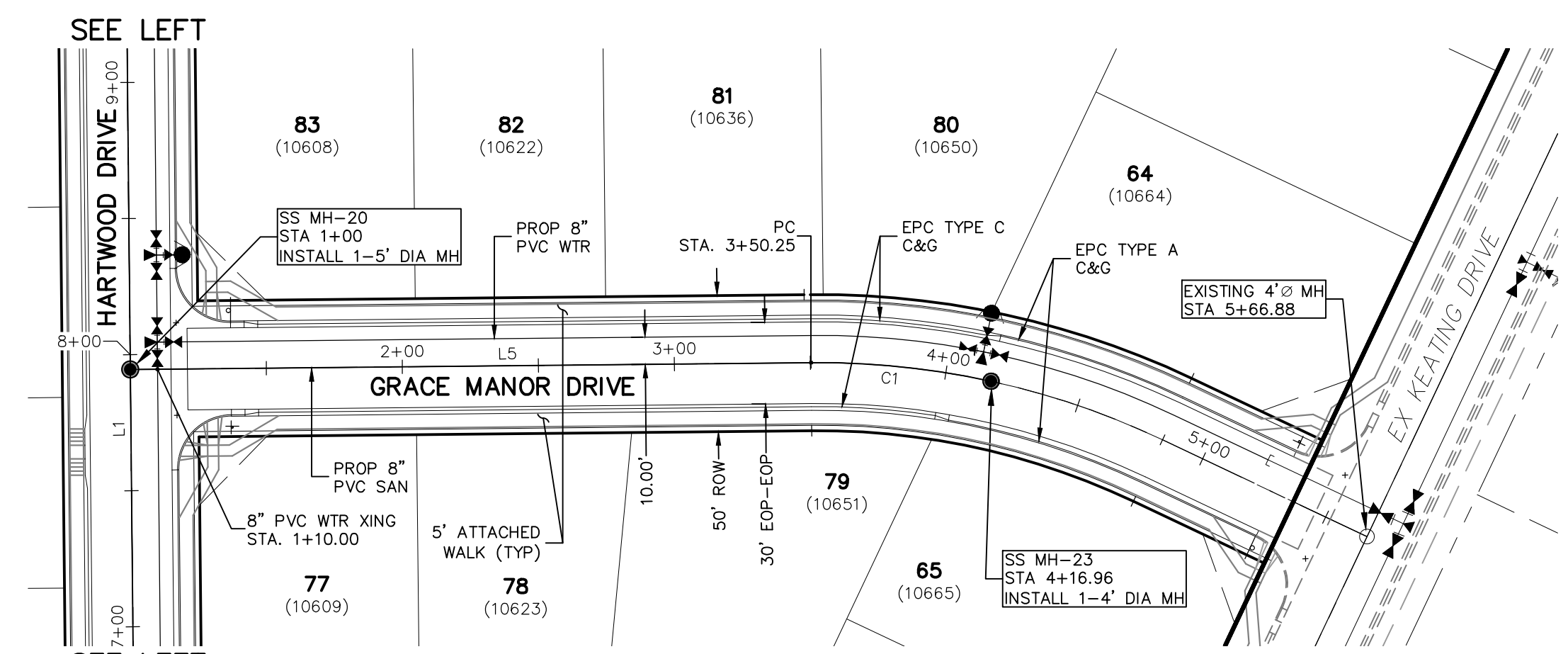
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CIVIL CONSULTANTS, INC.

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

REVISIONS:
NO. DATE BY DESCRIPTION APPROVED BY DATE

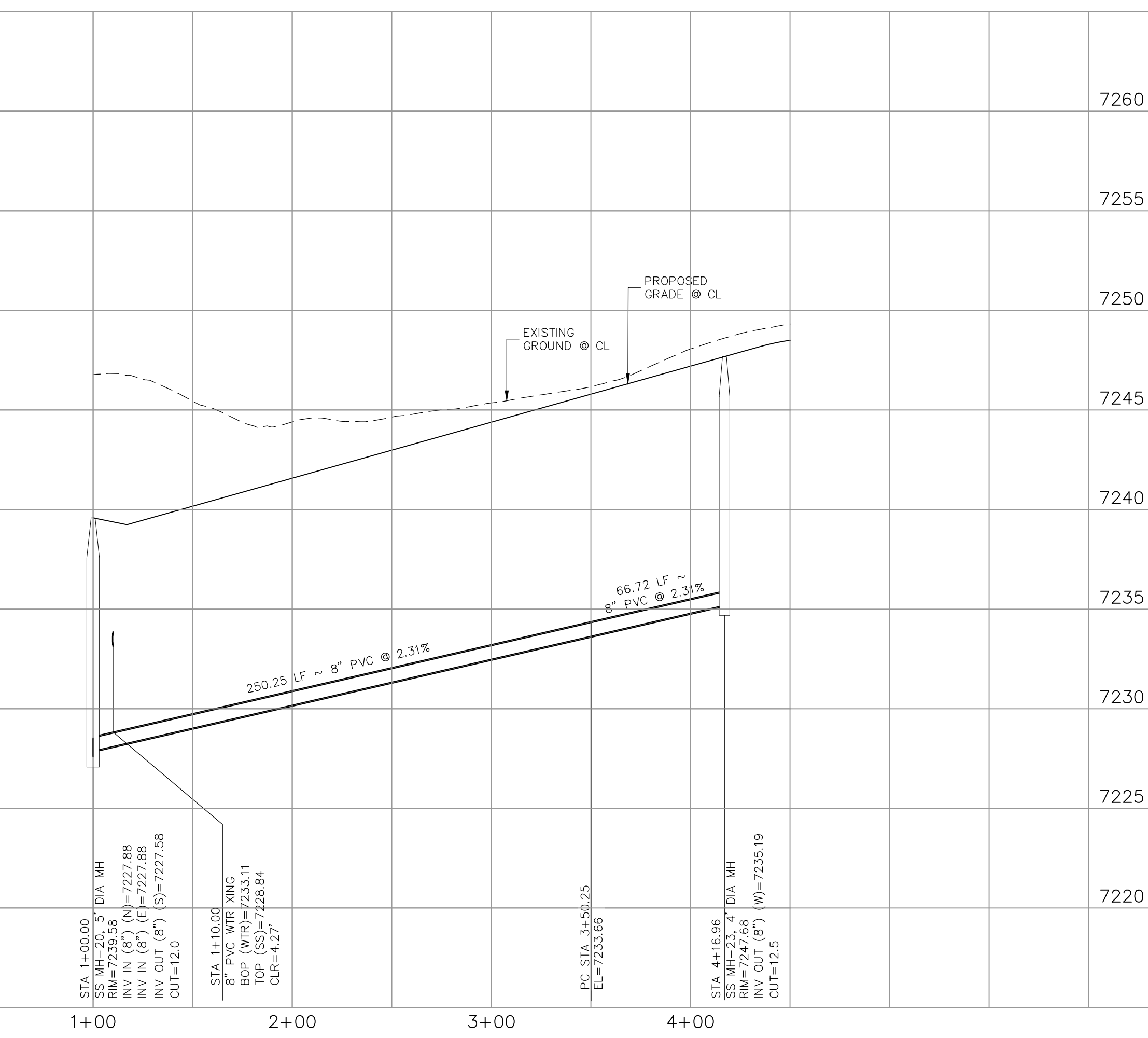
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CAUTION



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

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




1" = 50'

0 25 50 100

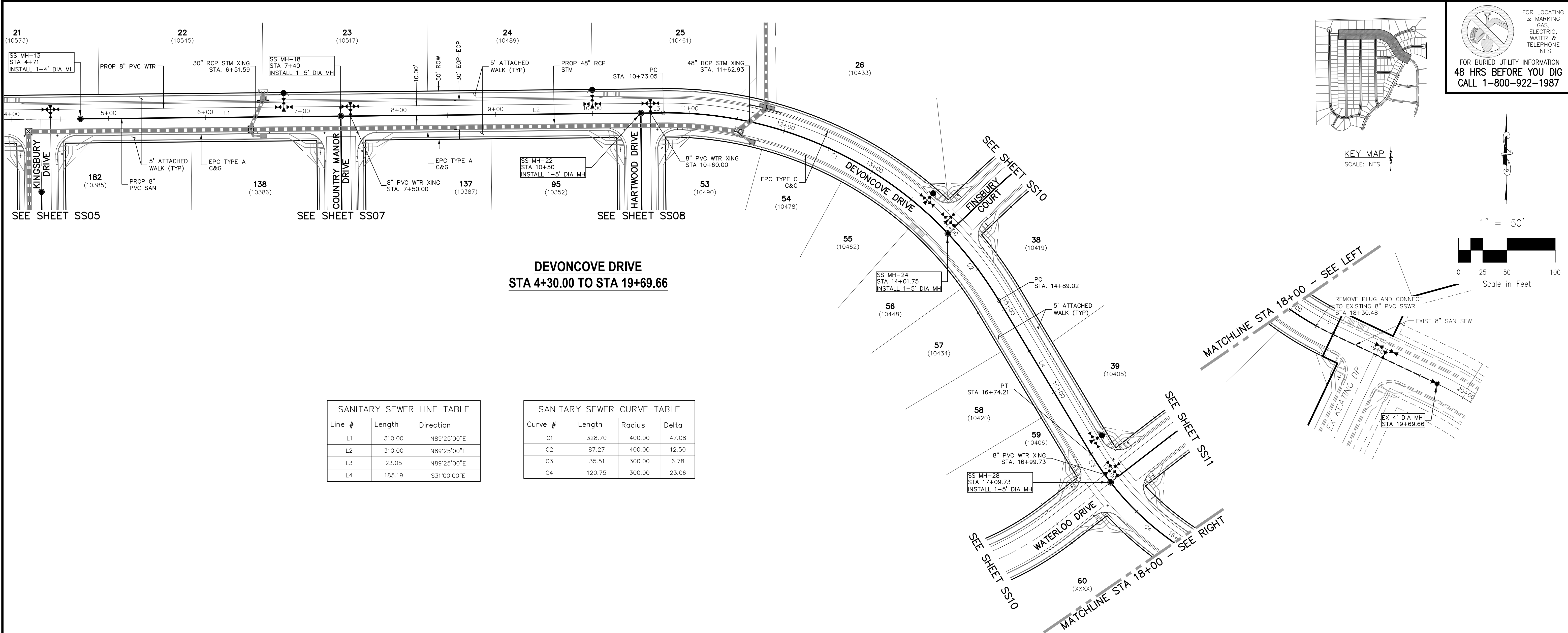
Scale in Feet

20 BOULDER CRESCENT, SUITE 110
COLORADO SPRINGS, CO 80903
PHONE: 719/555-5485



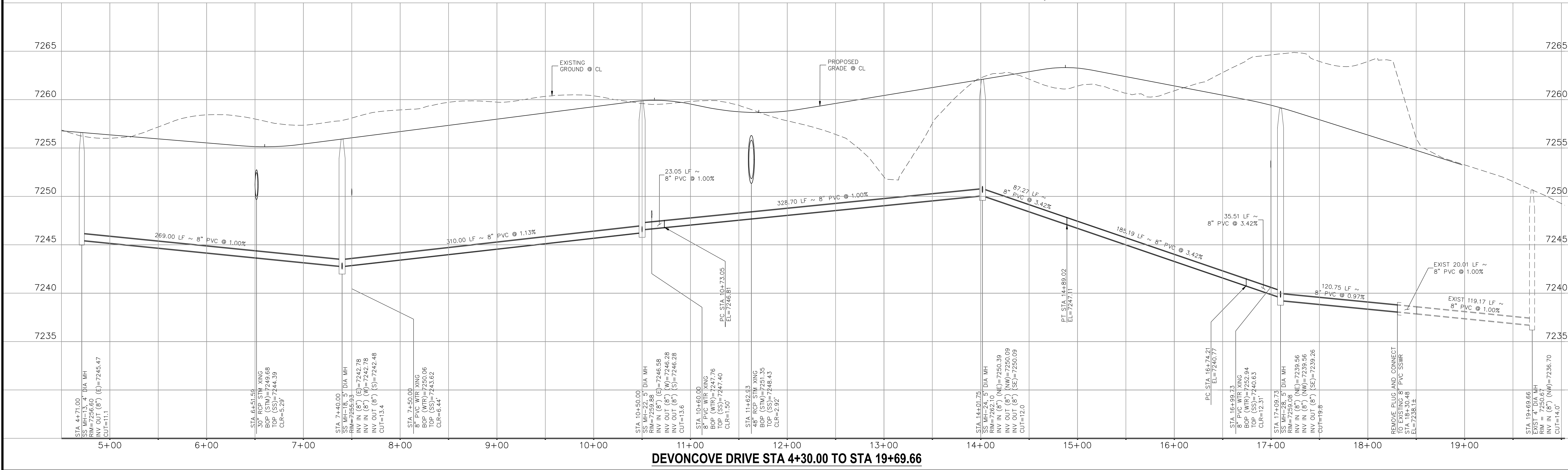
CIVIL CONSULTANTS, INC.

[illegible]



SANITARY SEWER LINE TABLE		
Line #	Length	Direction
L1	310.00	N89°25'00"E
L2	310.00	N89°25'00"E
L3	23.05	N89°25'00"E
L4	185.19	S31°00'00"E

SANITARY SEWER CURVE TABLE				
Curve #	Length	Radius	Delta	
C1	328.70	400.00	47.08	
C2	87.27	400.00	12.50	
C3	35.51	300.00	6.78	
C4	120.75	300.00	23.06	



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KEY MAP
SCALE: NTS

1" = 50'
0 25 50 100
Scale in Feet

PAINT BRUSH HILLS FILING NO. 14

SANITARY SEWER PLANS

PROJECT NO. 10-014
DATE: 06/25/2020
DESIGNED BY: SM
DRAWN BY: SM
CHECKED BY: GW

SS09
SHEET 9 OF 24

20 BOULDER CRESCENT, SUITE 110
COLORADO SPRINGS, CO 80903
PHONE: 719.555.5485

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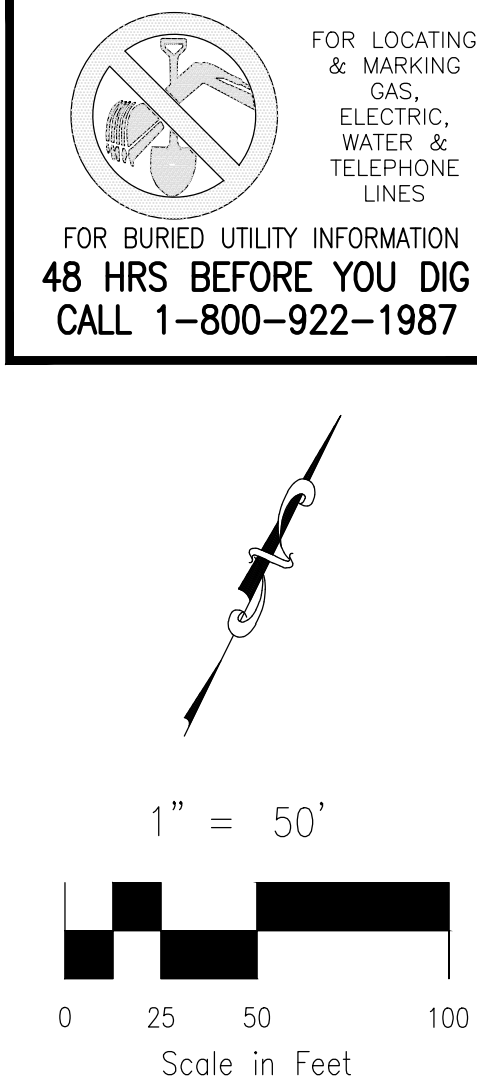
REVISIONS:
NO. DATE BY DESCRIPTION

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CAUTION

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

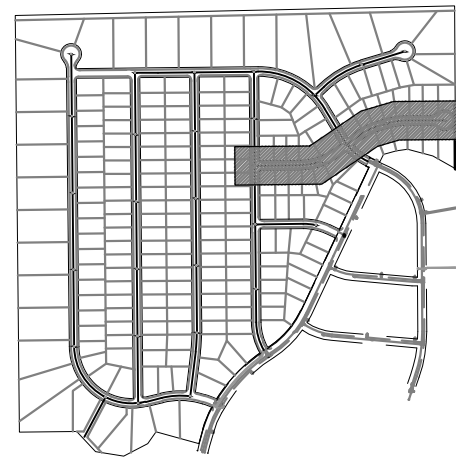
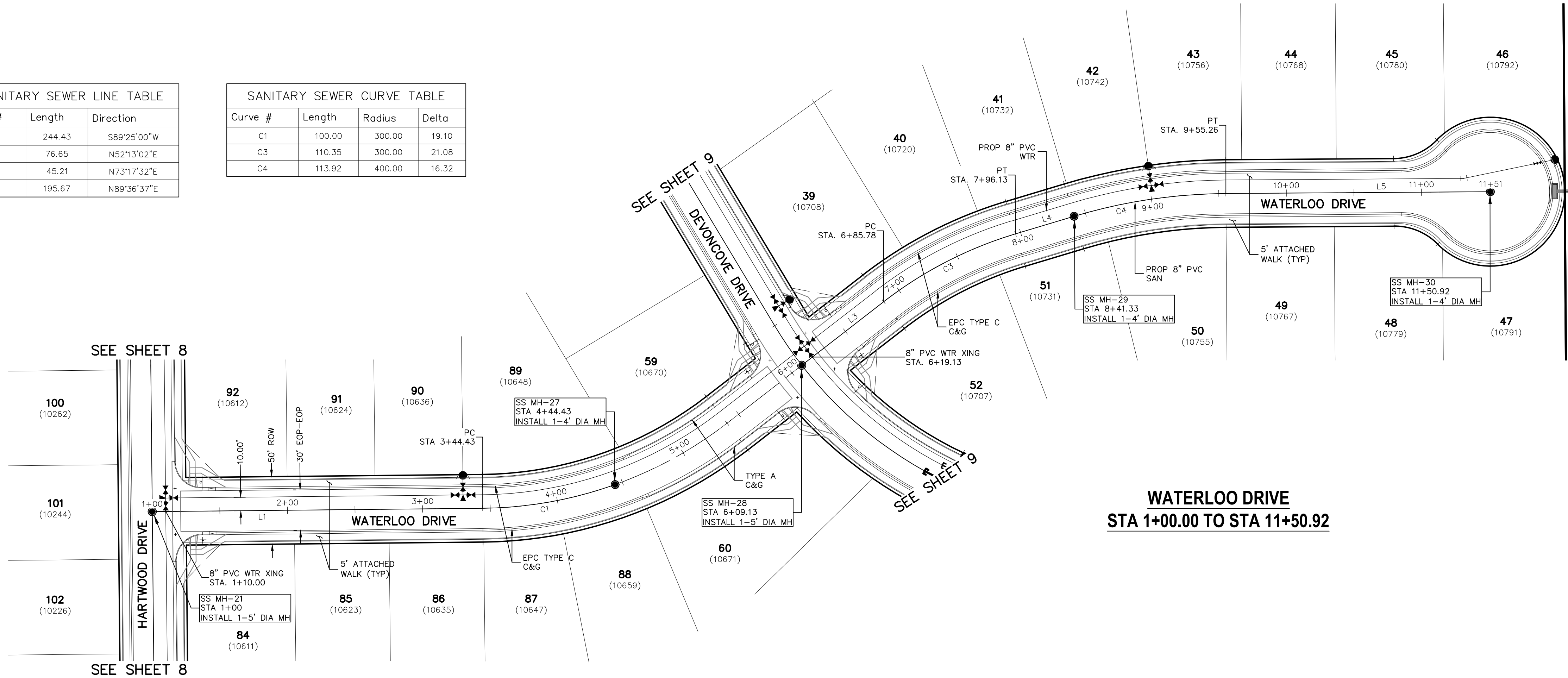


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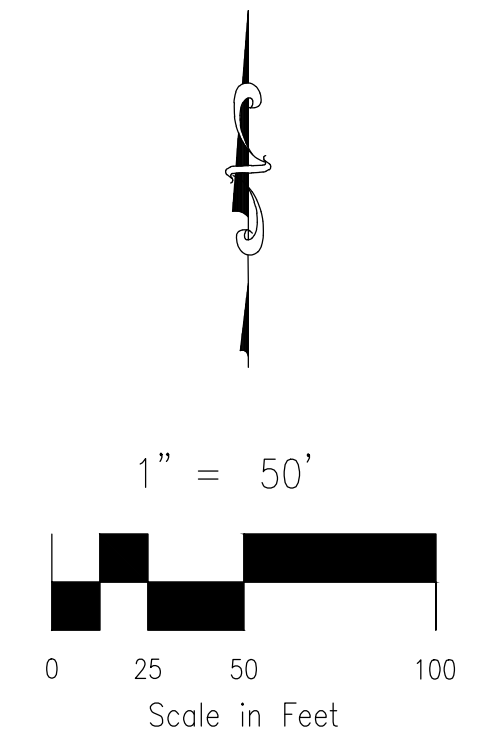
SANITARY SEWER LINE TABLE		
Line #	Length	Direction
L1	244.43	S89°25'00"W
L3	76.65	N52°13'02"E
L4	45.21	N73°17'32"E
L5	195.67	N89°36'37"E

SANITARY SEWER CURVE TABLE			
Curve #	Length	Radius	Delta
C1	100.00	300.00	19.10
C3	110.35	300.00	21.08
C4	113.92	400.00	16.32

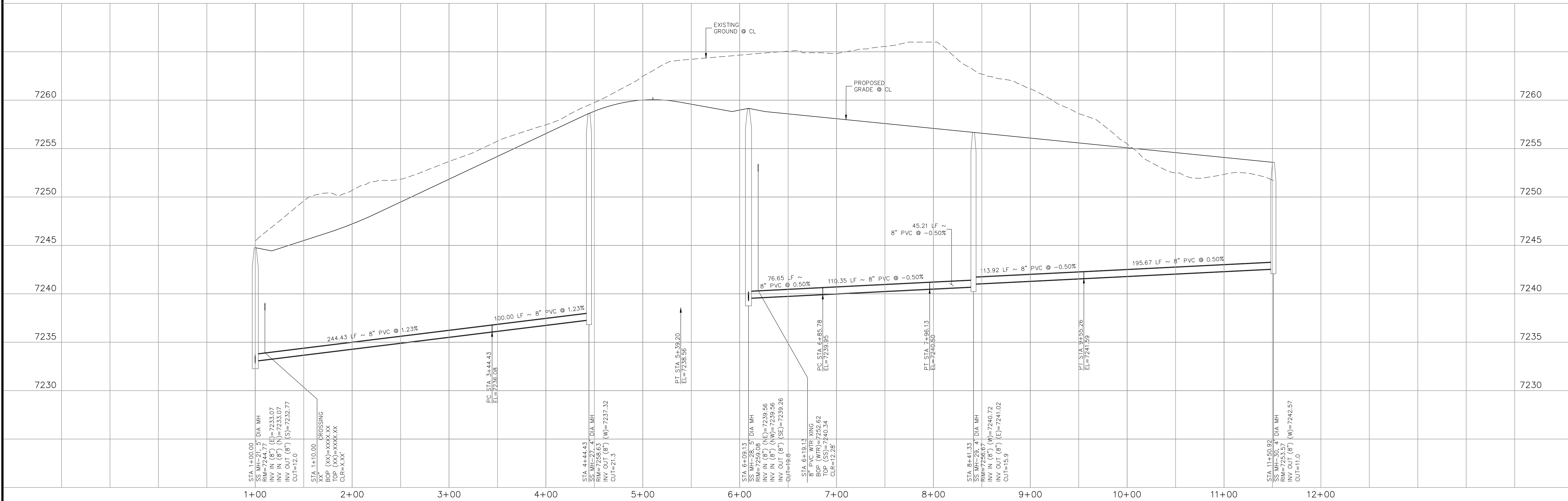


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WATERLOO DRIVE
STA 1+00.00 TO STA 11+50.92



WATERLOO DRIVE STA 1+00.00 TO STA 11+50.92

PAINT BRUSH HILLS FILING NO. 14

SANITARY SEWER PLANS

PROJECT NO. 10-014

DESIGNED BY: SM

DRAWN BY: SM

CHECKED BY: GW

DATE: 06/25/2020

SHEET 11 OF 24

SS11

20 BOULDER CRESCENT, SUITE 110
COLORADO SPRINGS, CO 80903
PHONE: 719.555.5485

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REVISIONS:
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CAUTION



1. CURVILINEAR PIPE MUST UTILIZE HD COUPLERS.

FBC	FINSBURY COURT
KND	KEYNES DRIVE
DCD	DEVONCOVE DRIVE
KBD	KINGSBURY DRIVE
CMO	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
EDGE	EDGE OF PAVEMENT
HYD	HYDRANT
TYP	TYPICAL
XING	CROSSING
STM	STORM SEWER
CLR	CLEARANCE
BOB	BOTTOM OF PIPE
TOP	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

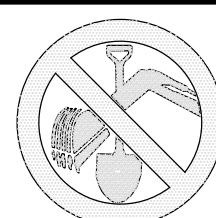
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MATCH INF

(10333)

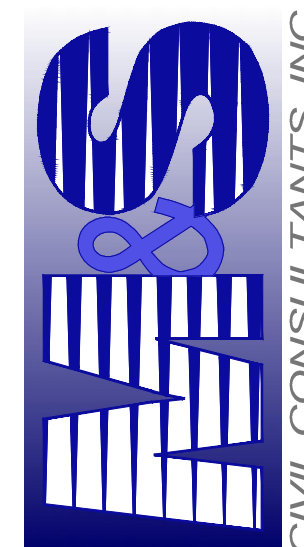
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WATER LINE TABLE		
Line #	Length	Direction
L1	24.89	S20°00'00"W
L2	117.06	S0°35'00"E
L3	205.00	S0°35'00"E
L4	320.00	S0°35'00"E
L13	325.00	S0°35'00"E
L14	350.00	S0°35'00"E
L21	350.00	S0°35'00"E
L22	325.00	S0°35'00"E
L29	210.00	N89°25'00"E
L30	120.00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



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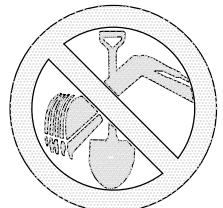
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M&S CIVIL
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VIRGIL A SANCHEZ COLORADO PE NO 37160

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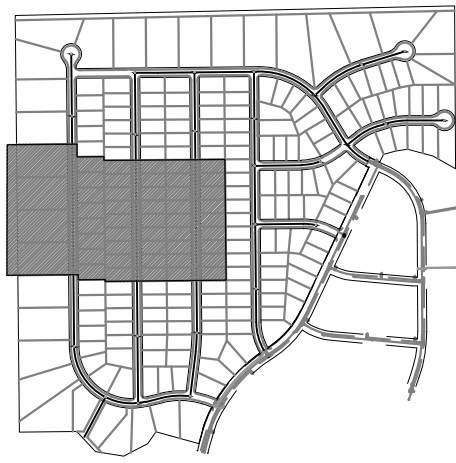
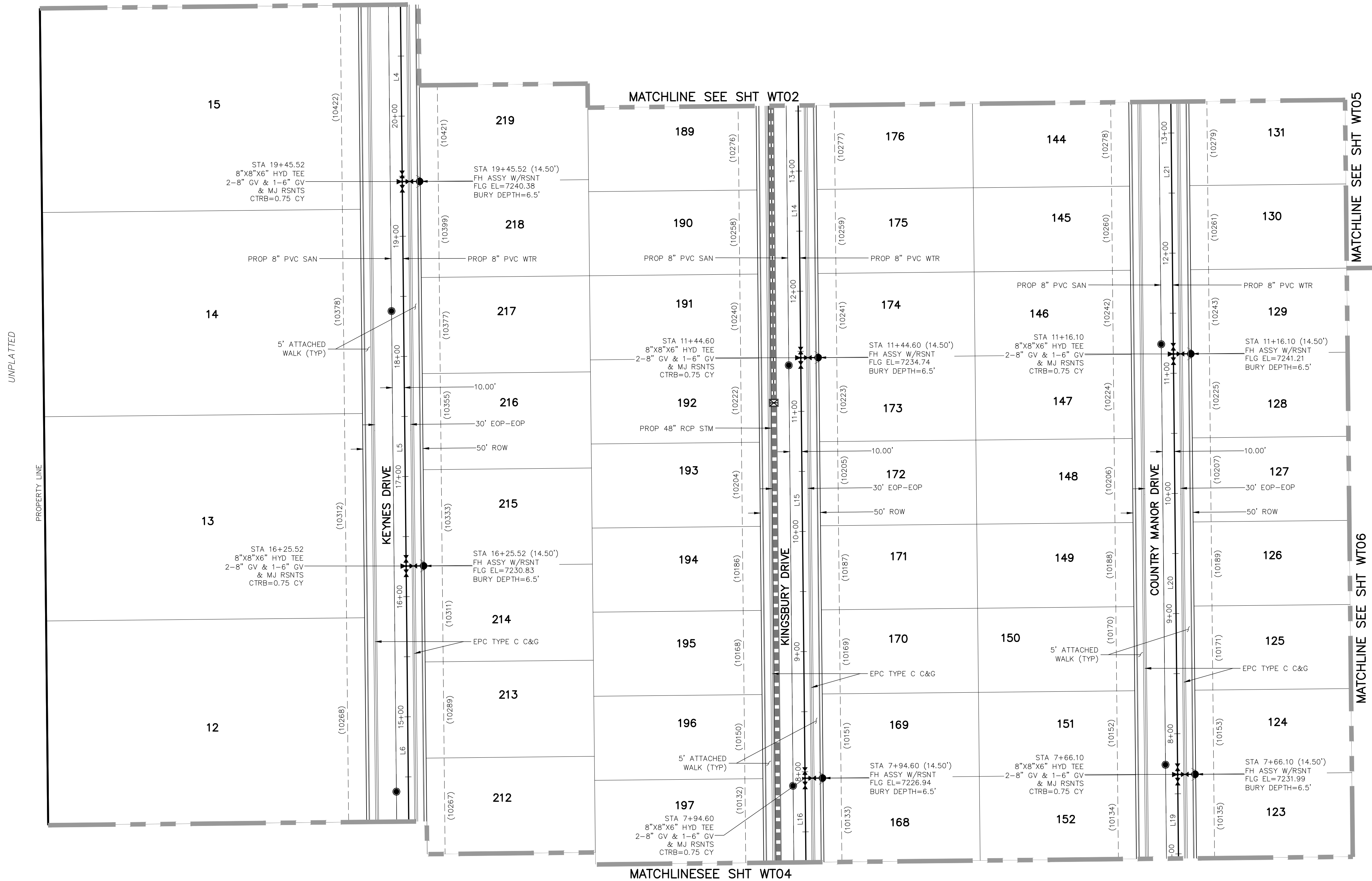
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CAUTION

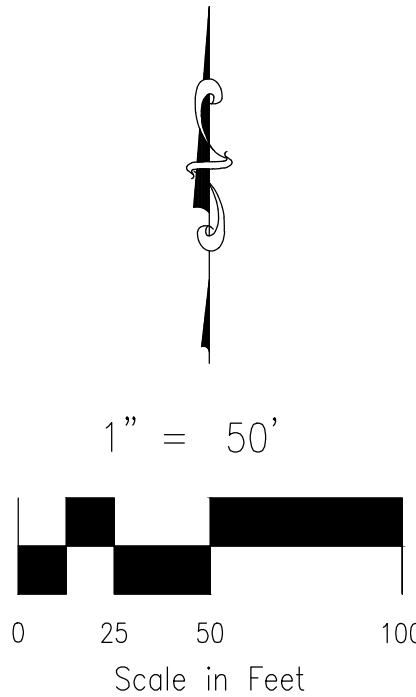


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KEY MAP
SCALE: NTS



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	

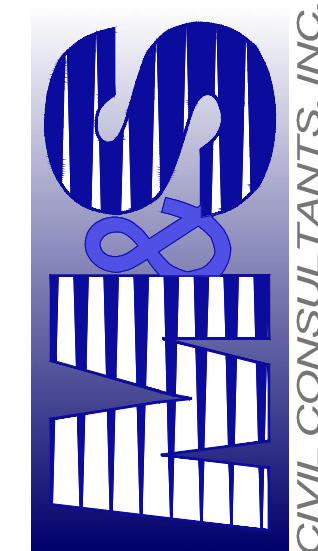
WATER LINE TABLE

Line #	Length	Direction
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

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

FOR AND ON
BEHALF OF
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20 BOULDER CRESCENT, SUITE 110
COLORADO SPRINGS, CO 80903
PHONE: 719.555.5485

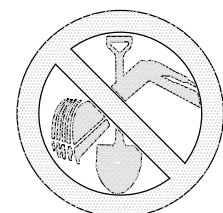


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PAINT BRUSH HILLS FILING NO. 14			
WATER PLANS			
PROJECT NO. 10-014	SCALE: 1"=50'	DATE: 06/25/2020	
DESIGNED BY: JWP	HORIZONTAL: 1"=50'	SHEET 13 OF 24	WT03
DRAWN BY: SM	VERTICAL: N/A		
CHECKED BY:			

CAUTION

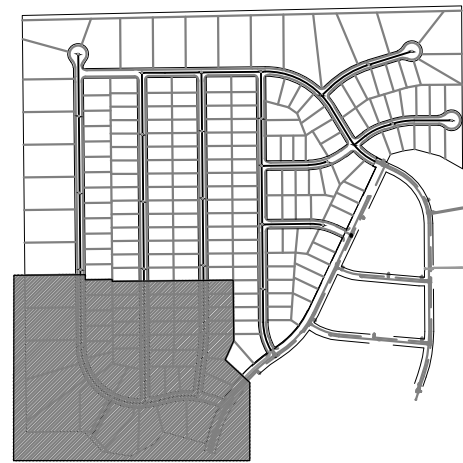
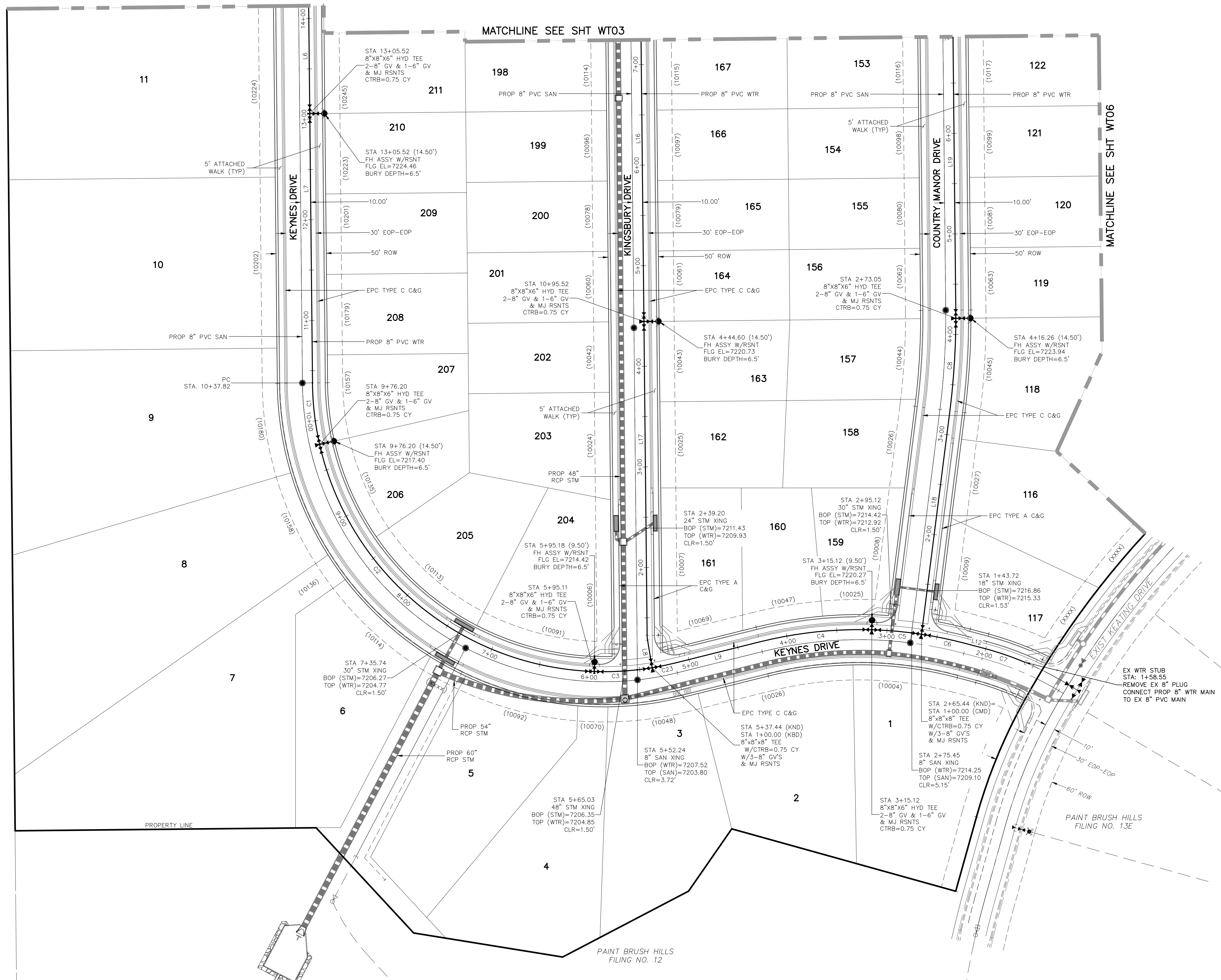
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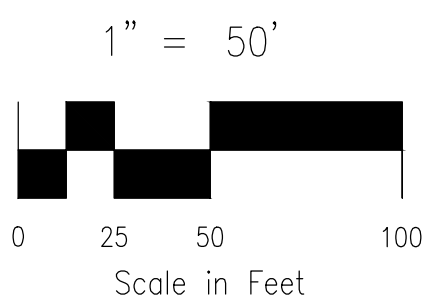
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UNPLATTED



KEY MAP
SCALE: NTS



NOTE:

- 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
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LEGEND

FUTURE WATER	
PROPOSED SANITARY SEWER	
PROPOSED WATER	
FIRE HYDRANT (PROPOSED)	
VALVE (PROPOSED)	
BLOWOFF ASSY. (PROPOSED)	
PLUG (PROPOSED)	
PROPOSED STORM DRAIN	
RIGHT-OF-WAY	
PROPERTY LINE	
CENTERLINE	
LOT ADDRESS	(10333)
LOT NUMBER	134
MATCHLINE	

WATER LINE TABLE		
Line #	Length	Direction
L6	320.00	S0°35'00"E
L7	267.70	S0°35'00"E
L8	30.33	S9°26'40"E
L9	86.98	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°14'10"W
L19	350.00	S0°34'30"E

WATER CURVE TABLE			
Curve #	Length	Radius	Delta
C1	61.62	290.00	12.17
C2	381.07	290.00	75.29
C3	57.69	290.00	11.40
C4	112.29	410.00	15.69
C5	49.67	410.00	6.94
C6	45.56	410.00	6.37
C7	42.42	310.00	7.84
C8	92.13	734.84	7.18
C23	23.06	290.00	4.56

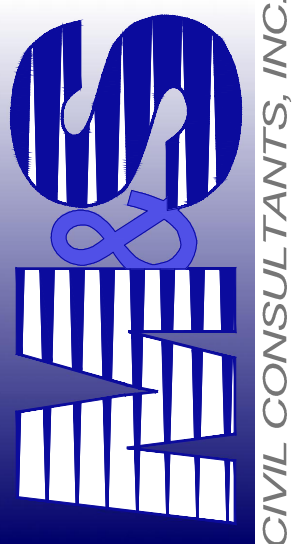
VIRGIL A. SANCHEZ, COLORADO P.E. NO. 37160

NO.	DATE	BY	DESCRIPTION

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CAUTION

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COLORADO SPRINGS, CO 80903
PHONE: 719.555.5485



FOR AND ON
BEHALF OF
W&S 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:
HORIZONTAL:
1"=50'
VERTICAL:
N/A

DATE: 06/25/2020

SHEET 14 OF 21
WT04

MATCHLINE SEE SHT WT02

MATCHLINE SEE SHT WT03

MATCHLINE SEE SHT WT06



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& MARKING
GAS,
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LINES

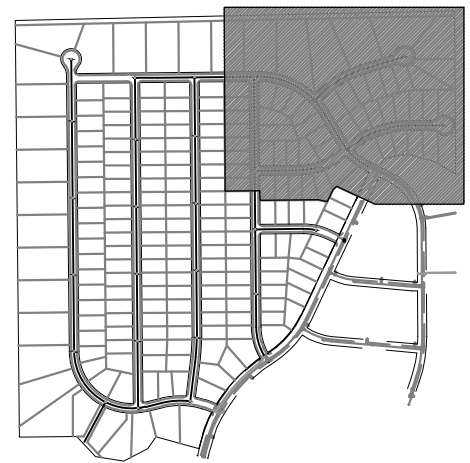
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PAINT BRUSH HILLS
FILING NO. 3

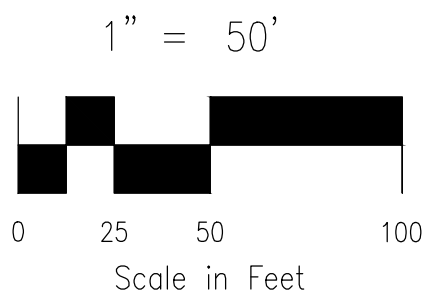
TRACT A

TRACT A

PAINT BRUSH HILLS
FILING NO. 13E



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
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CTRB	CONCRETE TRUST BLOCK
CY	CUBIC YARD

LEGEND

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

WATER LINE TABLE		
Line #	Length	Direction
L23	345.00	S0°35'00"E
L24	145.00	S0°35'00"E
L25	273.00	S0°35'00"E
L33	250.00	N89°25'00"E
L34	60.00	N89°25'00"E
L35	13.05	N89°25'00"E
L36	174.21	S31°00'00"E
L37	56.26	N46°30'00"E
L38	229.26	N73°00'00"E
L39	53.52	N50°30'00"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	68.94	N78°21'40"E
L49	10.98	S31°00'00"E

WATER CURVE TABLE			
Curve #	Length	Radius	Delta
C11	297.25	410.00	41.54
C12	29.67	410.00	4.15
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

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

APPROVED BY: DATE:

REVISIONS: NO. DATE: BY: DESCRIPTION:

PAINT BRUSH HILLS FILING NO. 14

WATER PLANS

DATE: 06/25/2020

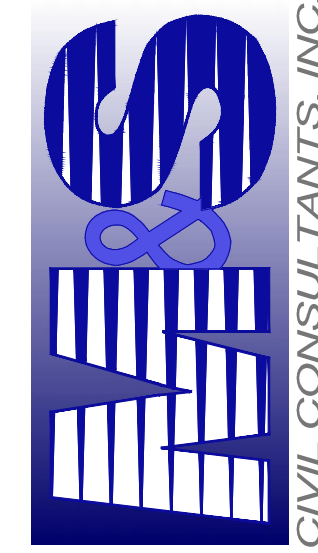
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PROJECT NO. 10-014
DESIGNED BY: JWP
DRAWN BY: SM
CHECKED BY: GW

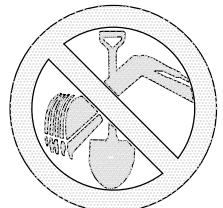
THE ENGINEER PREPARING THESE PLANS WILL NOT BE RESPONSIBLE, OR LIABLE FOR UNAUTHORIZED CHANGES TO OR USES OF THESE PLANS. ALL CHANGES TO THE PLANS MUST BE IN WRITING AND MUST BE APPROVED BY THE PREPARER OF THESE PLANS.

CAUTION

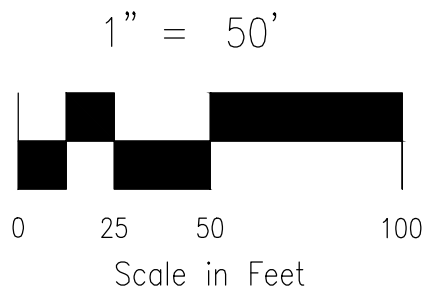
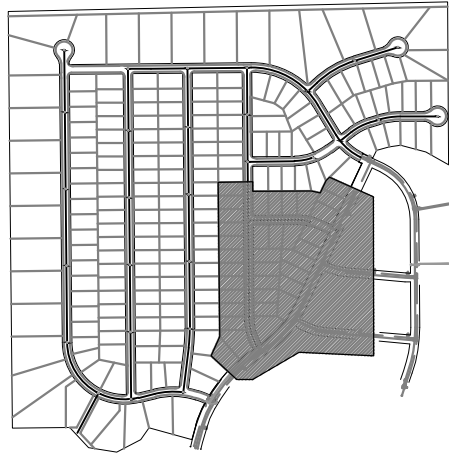
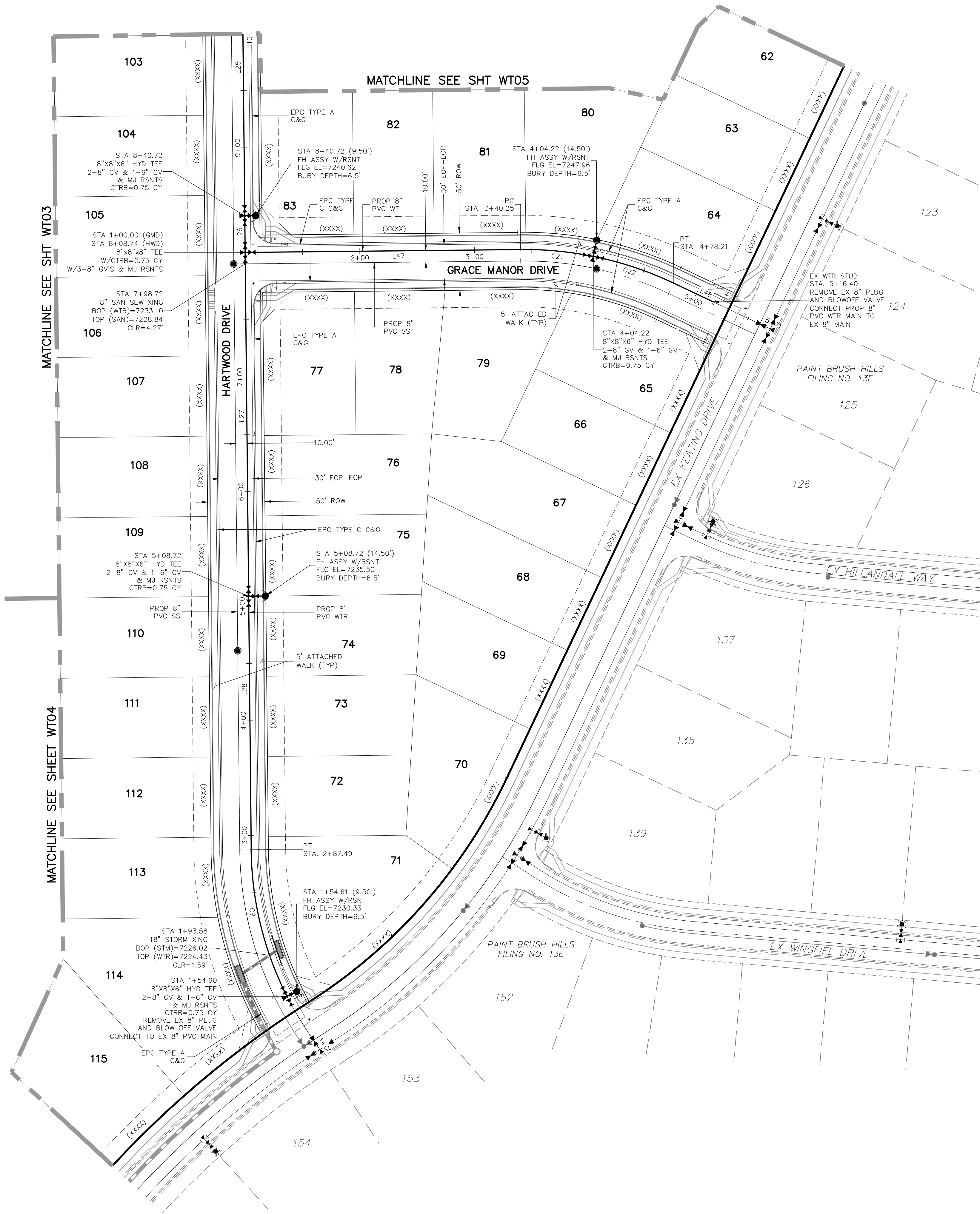
20 BOULDER CRESCENT, SUITE 110
COLORADO SPRINGS, CO 80903
PHONE: 719.555.5485



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

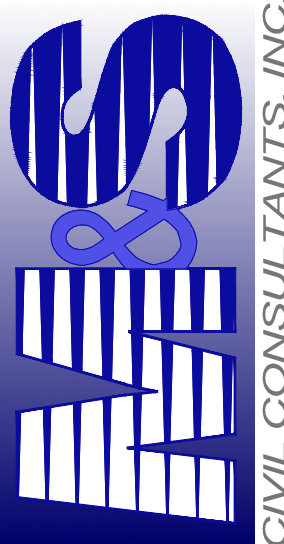
WATER LINE TABLE		
Line #	Length	Direction
L25	273.00	S0°35'00"E
L26	32.00	S0°35'00"E
L27	300.00	S0°35'00"E
L28	221.23	S0°35'00"E
L47	240.25	N89°25'00"E
L48	38.19	S64°40'00"E

WATER CURVE TABLE			
Curve #	Length	Radius	Delta
C9	132.90	290.00	26.26
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
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CAUTION

PAINT BRUSH HILLS FILING NO. 14

WATER PLANS

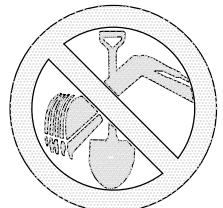
SCALE: 1"=50'
HORIZONTAL:
VERTICAL:

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

DATE: 06/25/2020

SHEET 16 OF 24

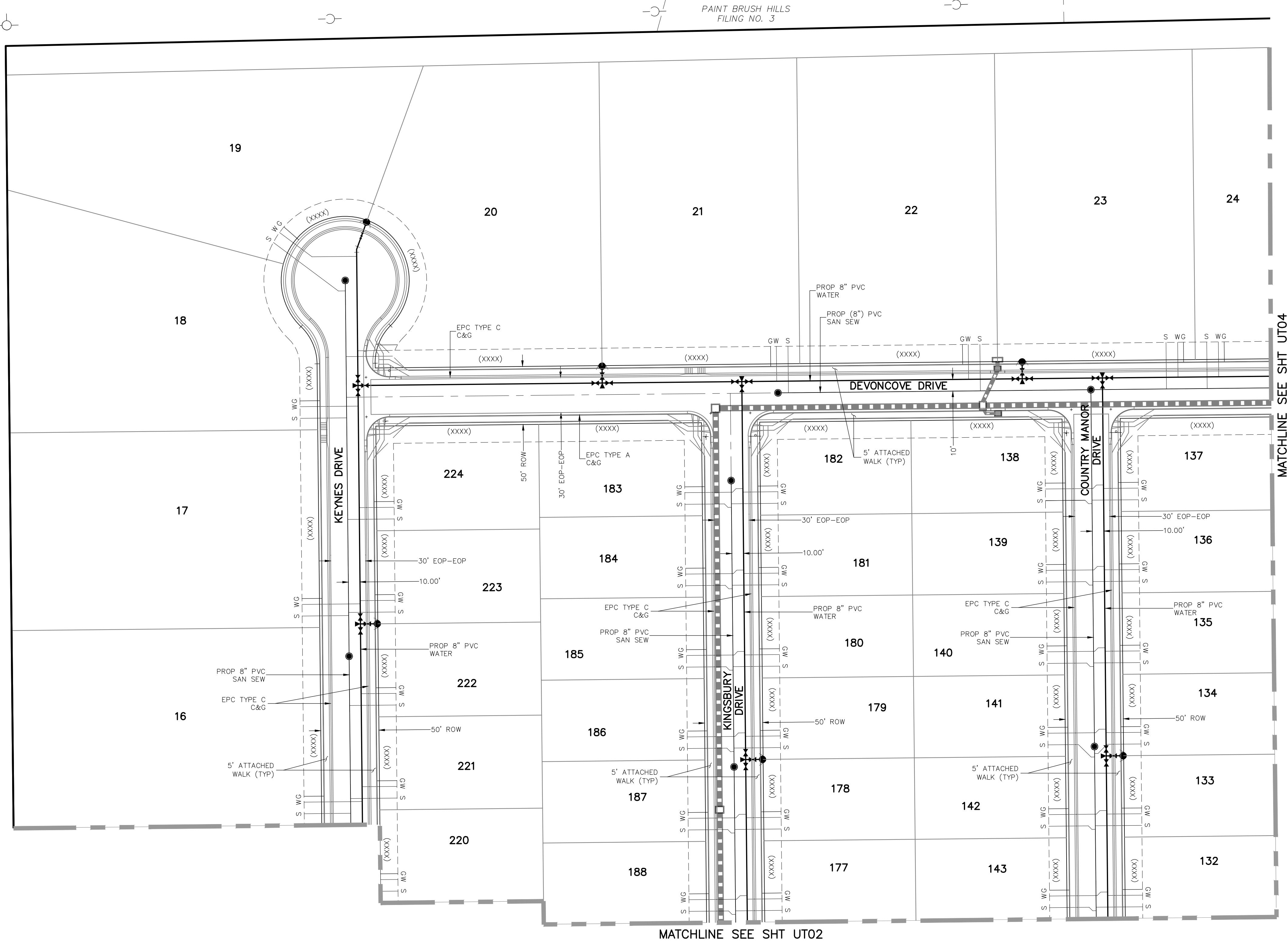
WT06



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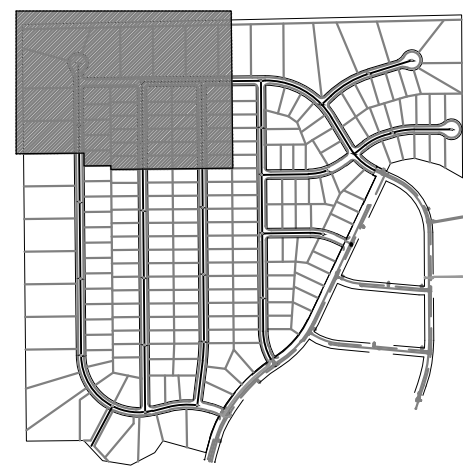
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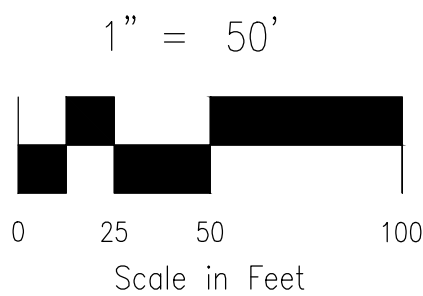


MATCHLINE SEE SHT UT02

MATCHLINE SEE SHT UT04



KEY MAP
SCALE: NTS

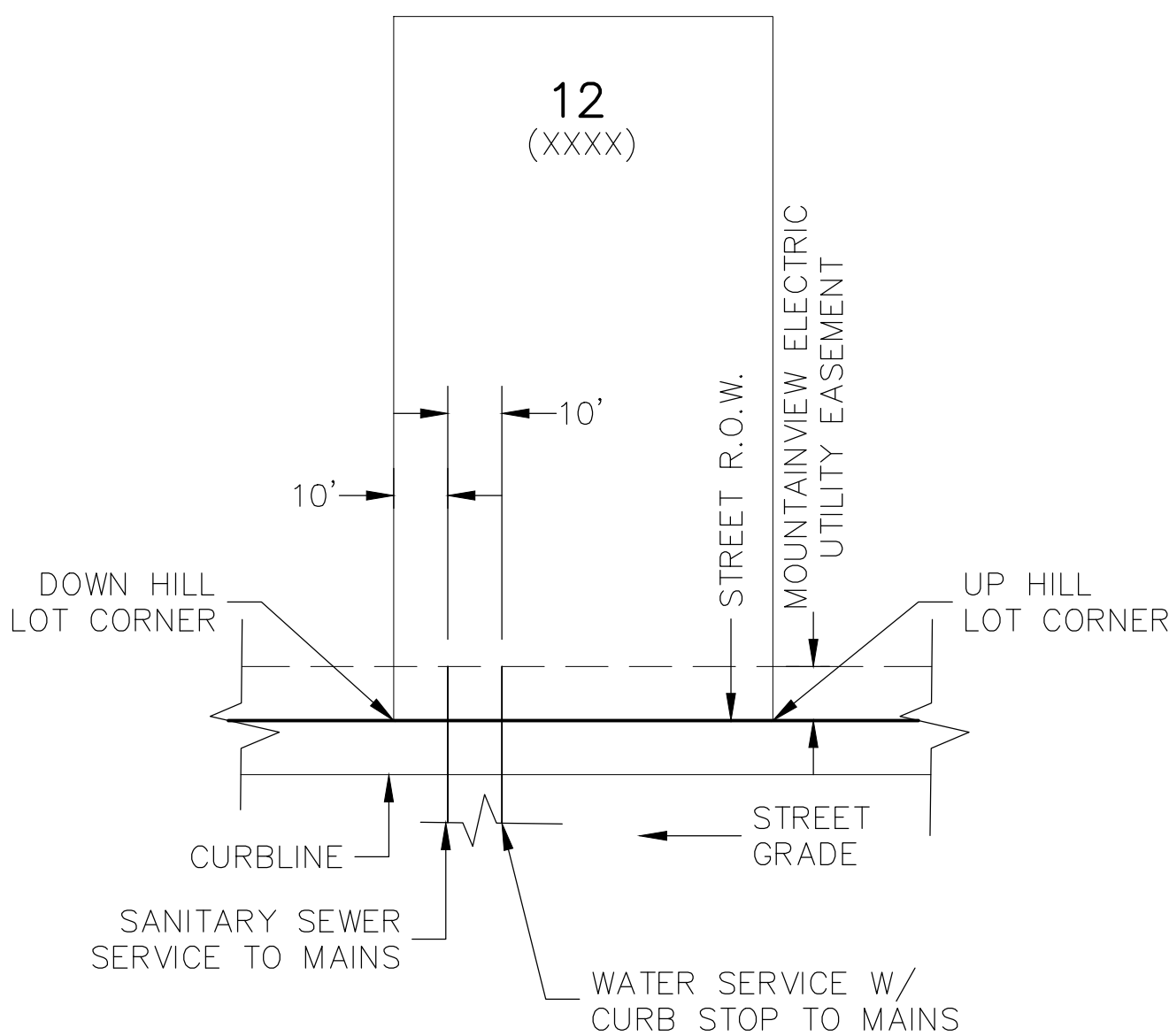


1" = 50'

Scale in Feet

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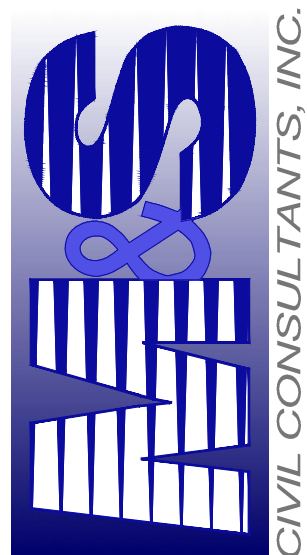
UTILITY SERVICE LOCATIONS DETAIL
N.T.S.

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

FOR AND ON
BEHALF OF
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CONSULTANTS,
INC.



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COLORADO SPRINGS, CO 80903
PHONE: 719.555.5485

PAINT BRUSH HILLS FILING NO. 14

UTILITY SERVICE PLANS

PROJECT NO. 10-014 DATE: 06/25/2020

DESIGNED BY: GW SCALE: HORIZONTAL: 1"=50' VERTICAL: N/A
DRAWN BY: SM
CHECKED BY: GW

SHEET 17 OF 24

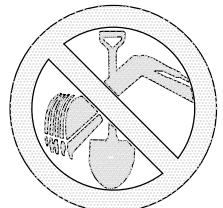
UT01

REVISIONS:

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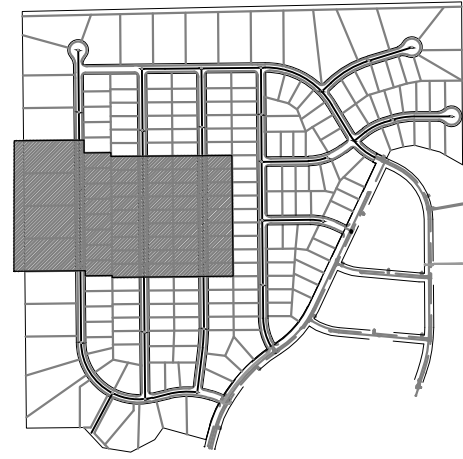
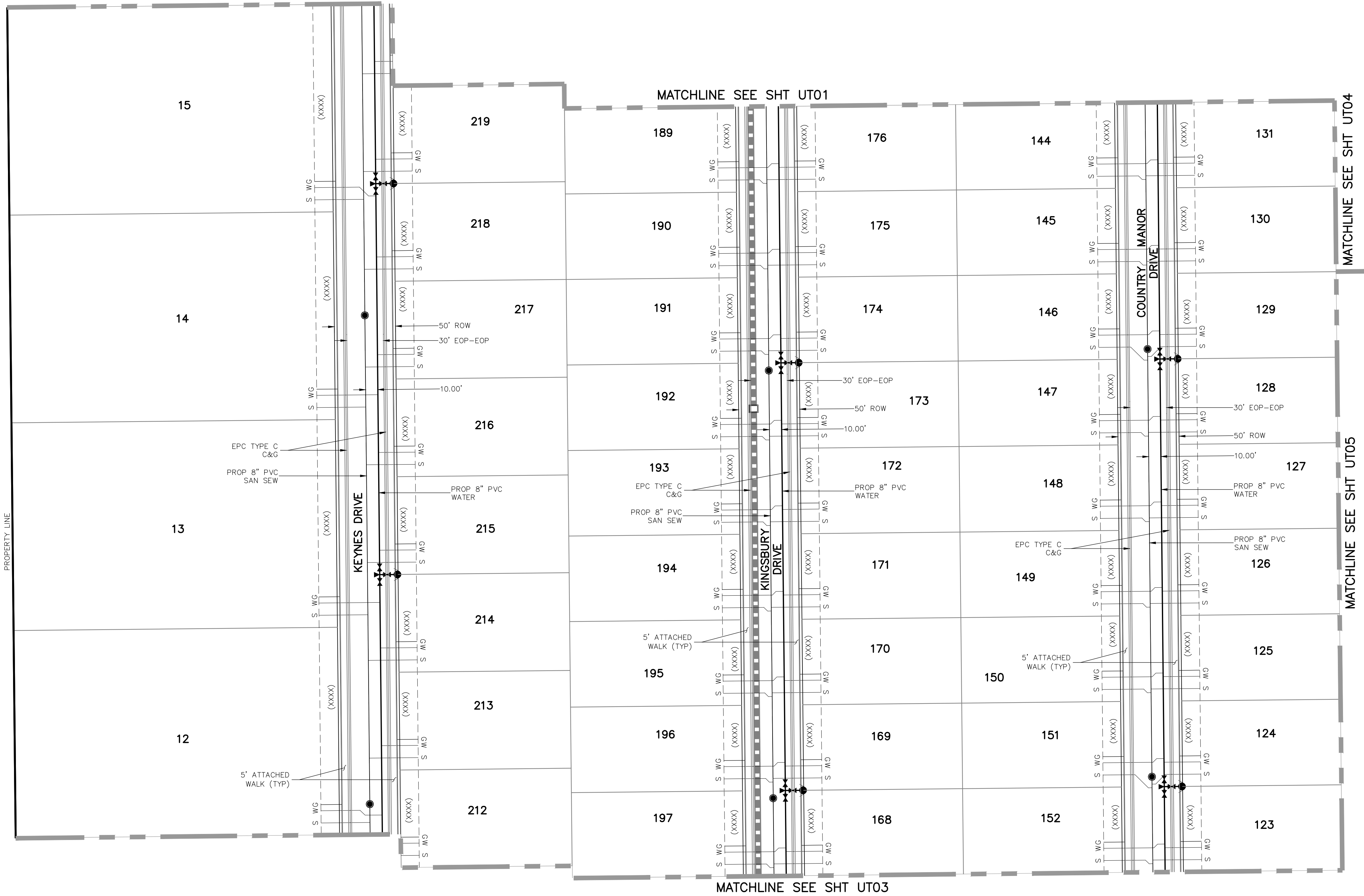
CAUTION



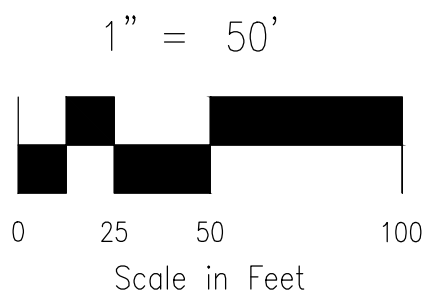
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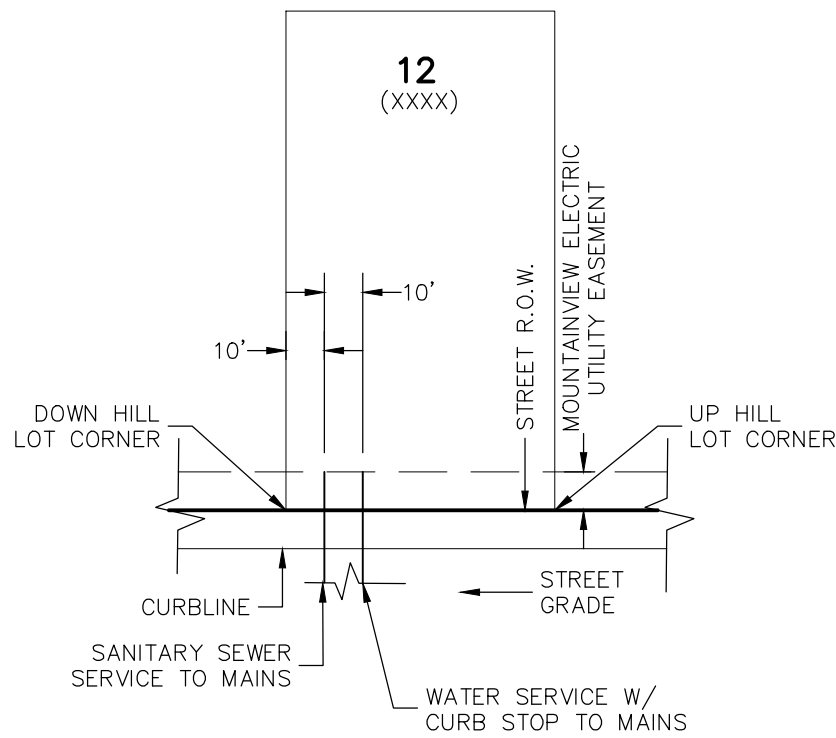


KEY MAP
SCALE: NTS



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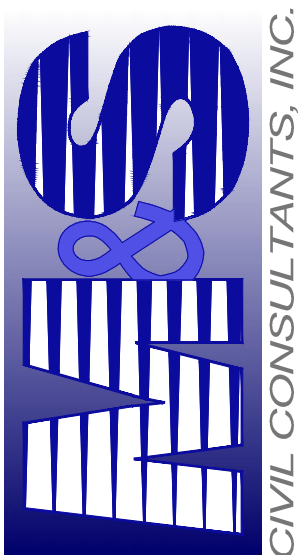
UTILITY SERVICE LOCATIONS DETAIL
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FOR AND ON
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CONSULTANTS,
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20 BOULDER CRESCENT, SUITE 110
COLORADO SPRINGS, CO 80903
PHONE: 719.555.5485

PAINT BRUSH HILLS FILING NO. 14

UTILITY SERVICE PLANS

PROJECT NO. 10-014 SCALE: DATE: 06/25/2018

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

SHEET 18 OF 24

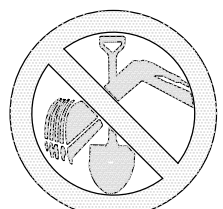
UT02

REVISIONS:

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

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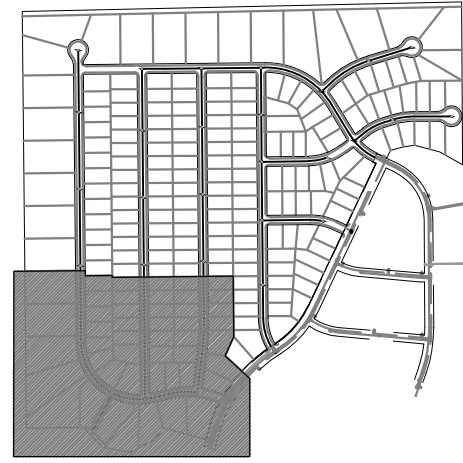
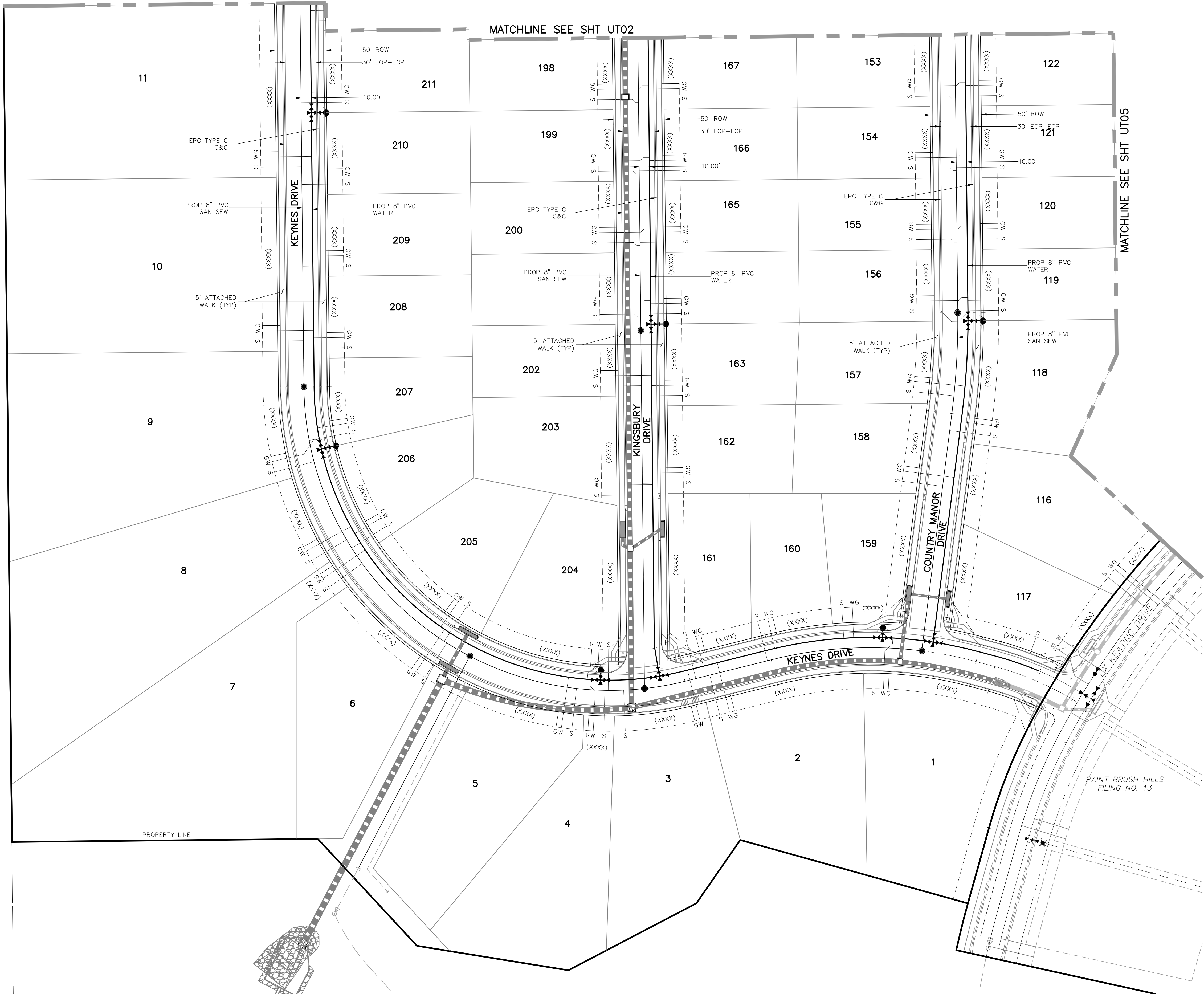
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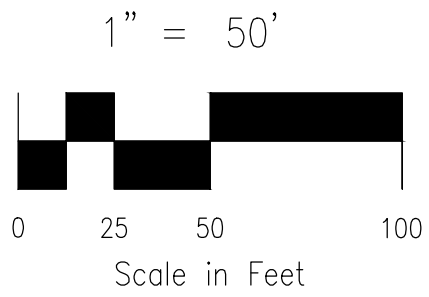
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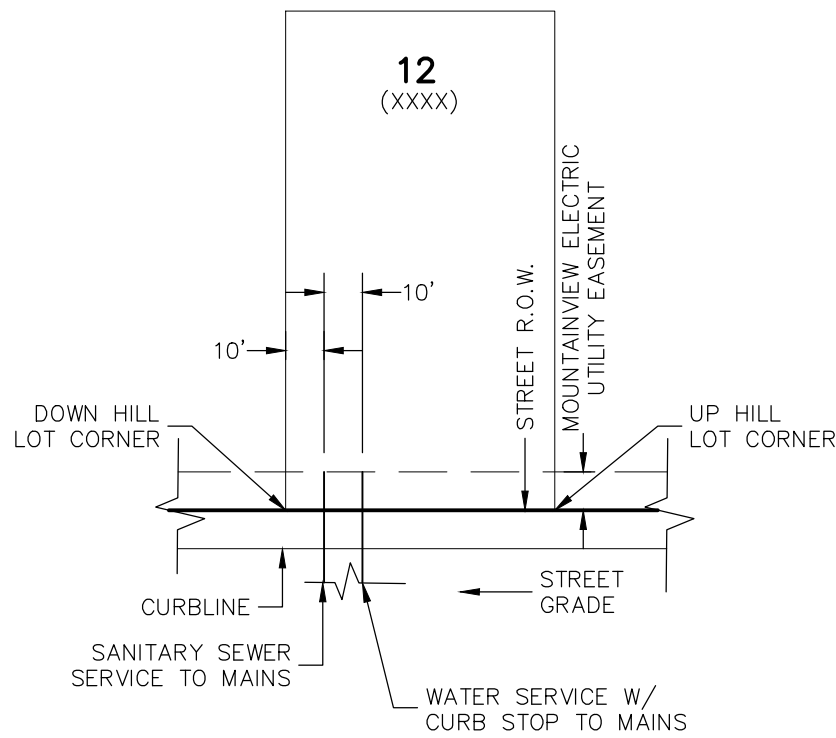


KEY MAP
SCALE: NTS



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UTILITY SERVICE LOCATIONS DETAIL

N.T.S.

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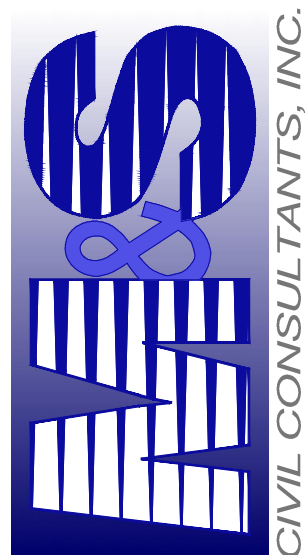
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VIRGIL A. SANCHEZ, COLORADO P.E. NO. 37760

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

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COLORADO SPRINGS, CO 80903
PHONE: 719.555.5485

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FOR AND ON
BEHALF OF
M&S CIVIL
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PAINT BRUSH HILLS FILING NO. 14

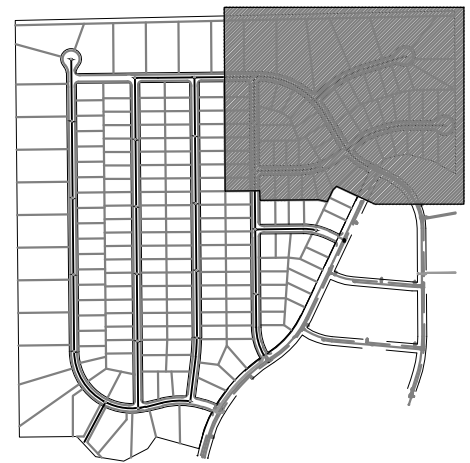
UTILITY SERVICE PLANS

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

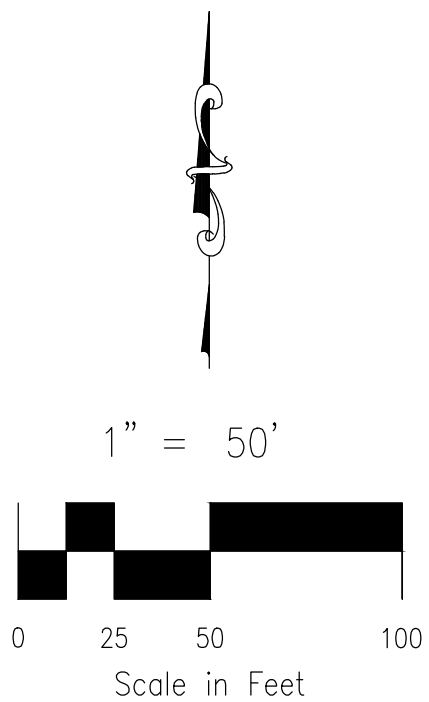
DATE: 06/25/2020

SHEET 19 OF 21

UT03

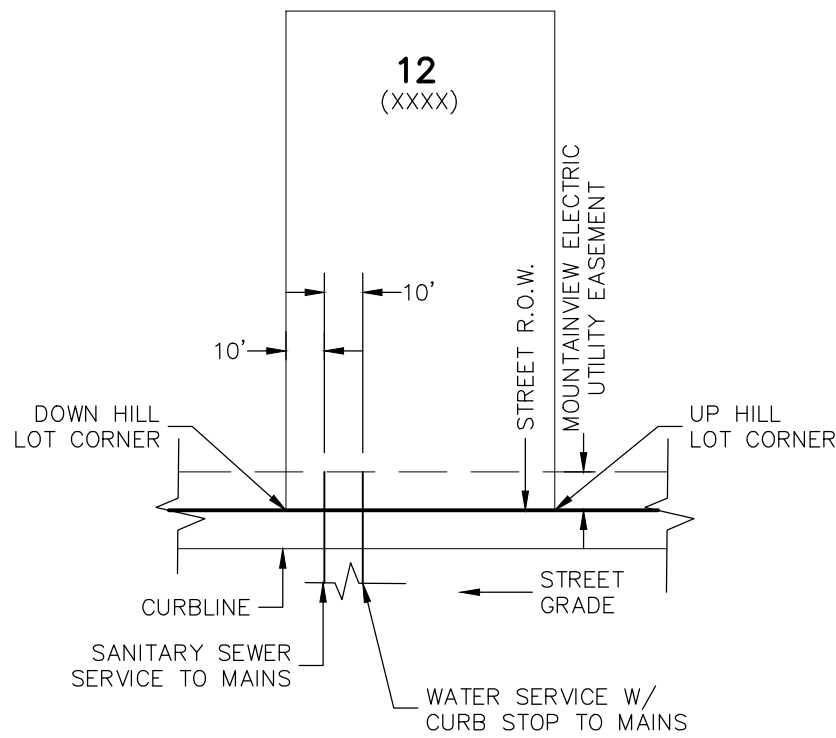


KEY MAP
SCALE: NTS



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UTILITY SERVICE LOCATIONS DETAIL
N.T.S.

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PROJECT NO. 10-014

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DRAWN BY: SM

CHECKED BY: N/A

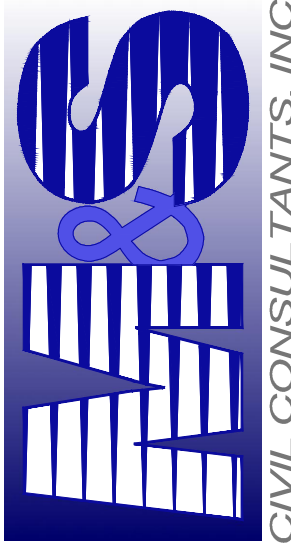
SCALE: 1"=50'

DATE: 06/28/2018

SHEET 20 OF 24

UT04

20 BOULDER CRESCENT, SUITE 110
COLORADO SPRINGS, CO 80903
PHONE: 719.555.5485



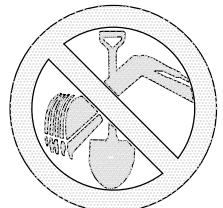
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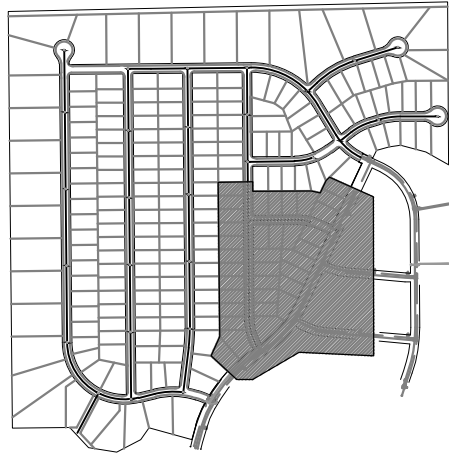
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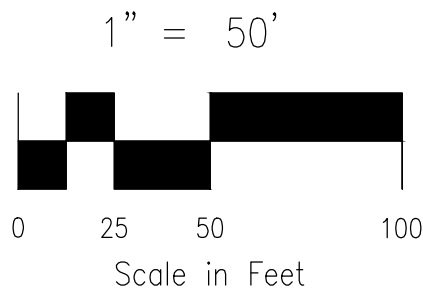
CAUTION



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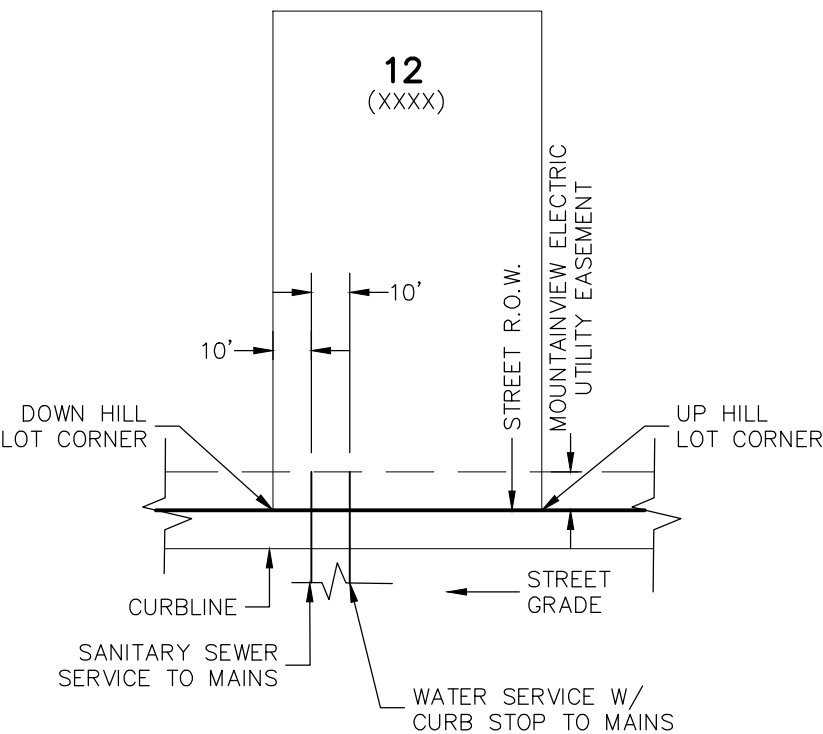


KEY MAP
SCALE: NTS



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N.T.S.

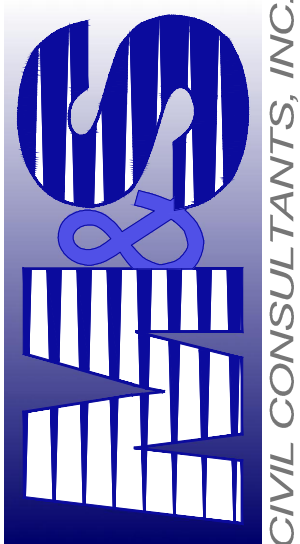
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PROJECT NO. 10-014 DATE: 06/28/2018

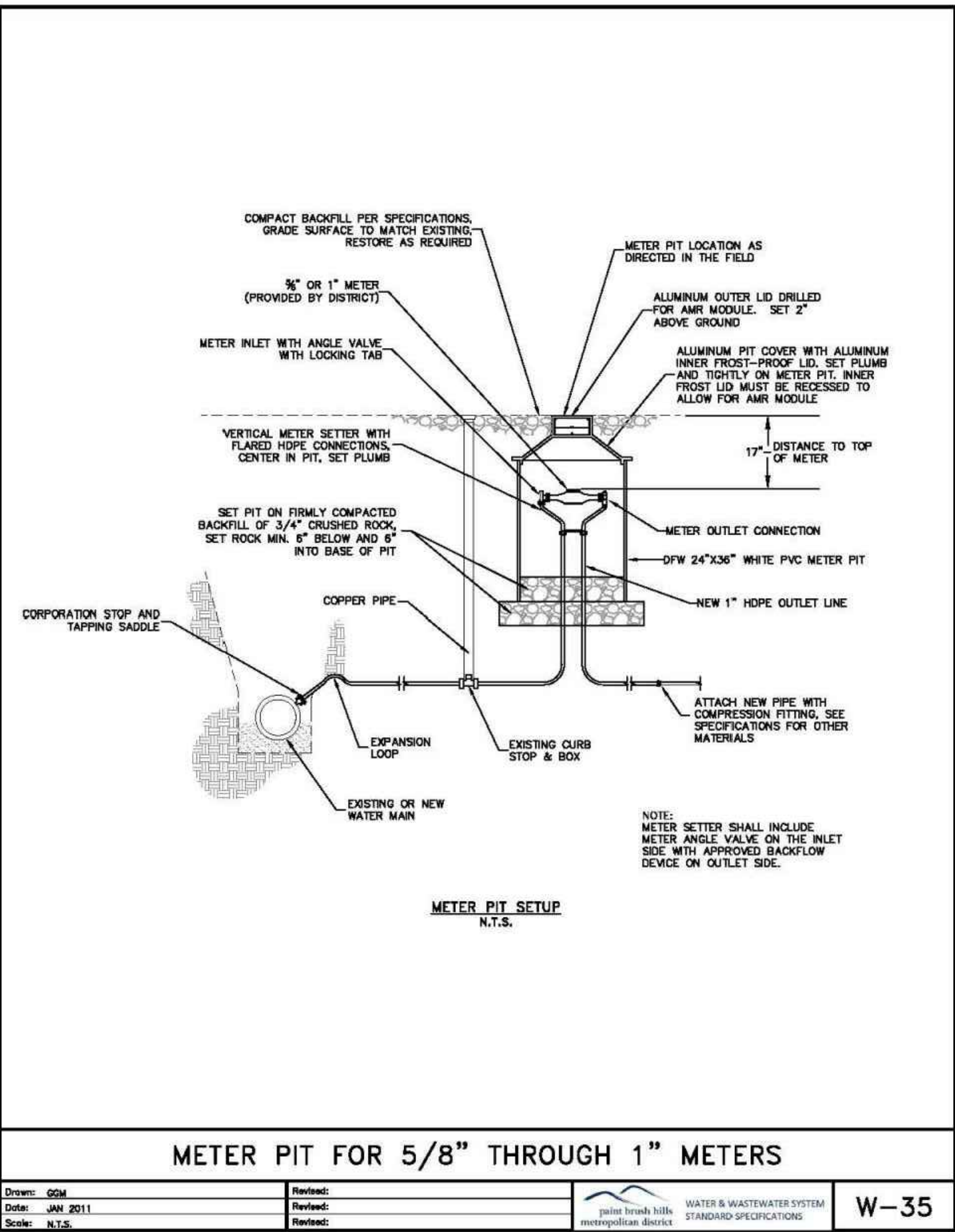
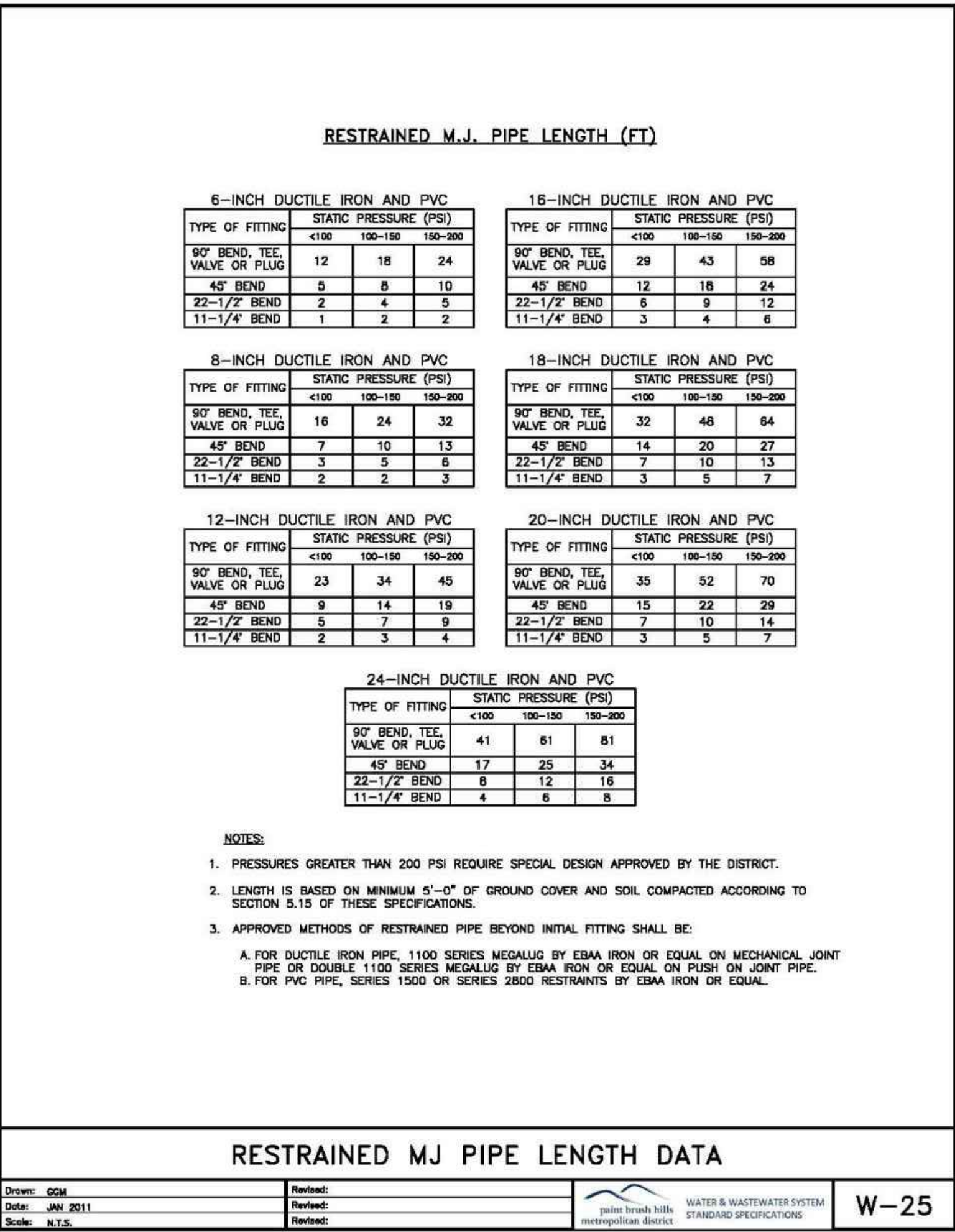
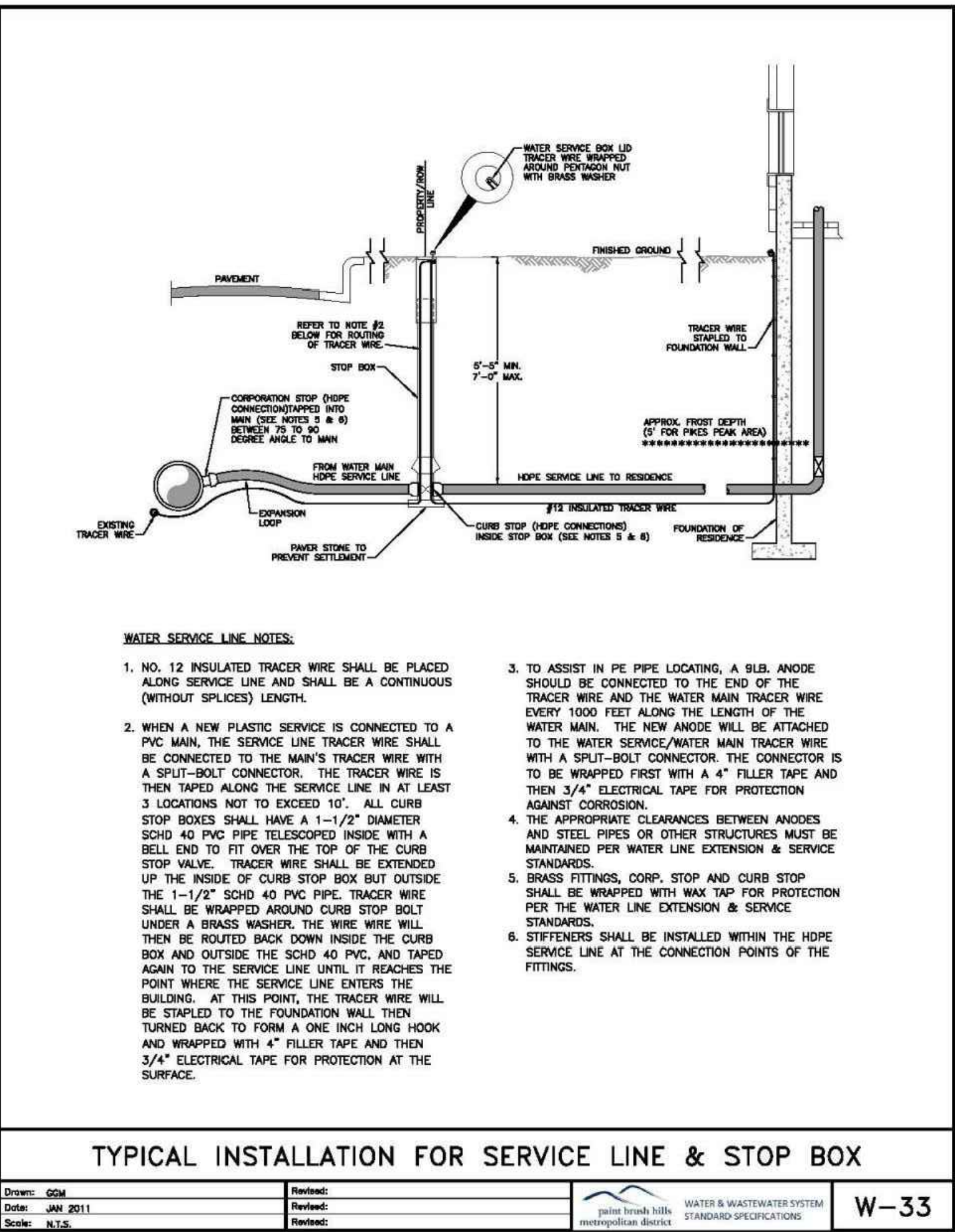
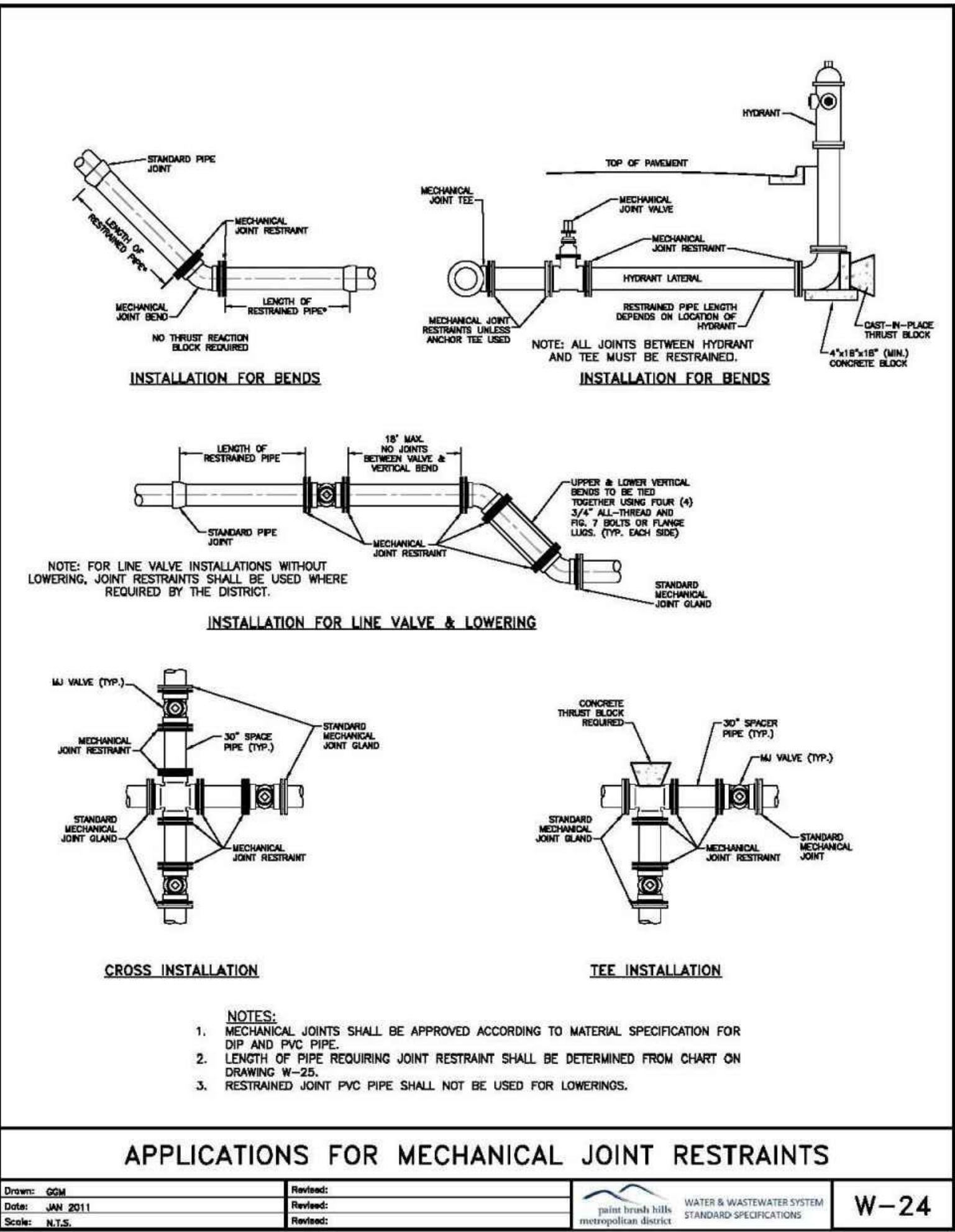
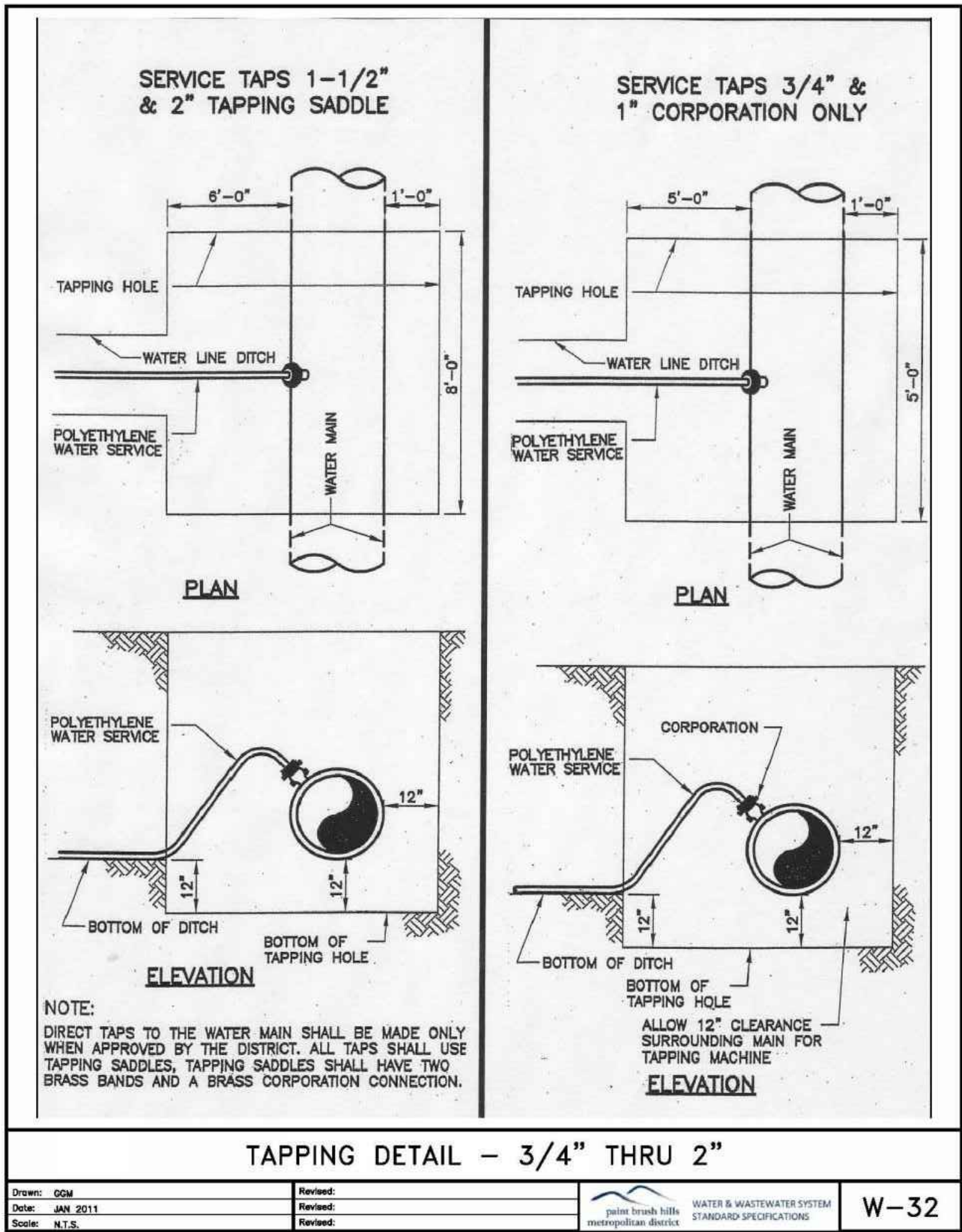
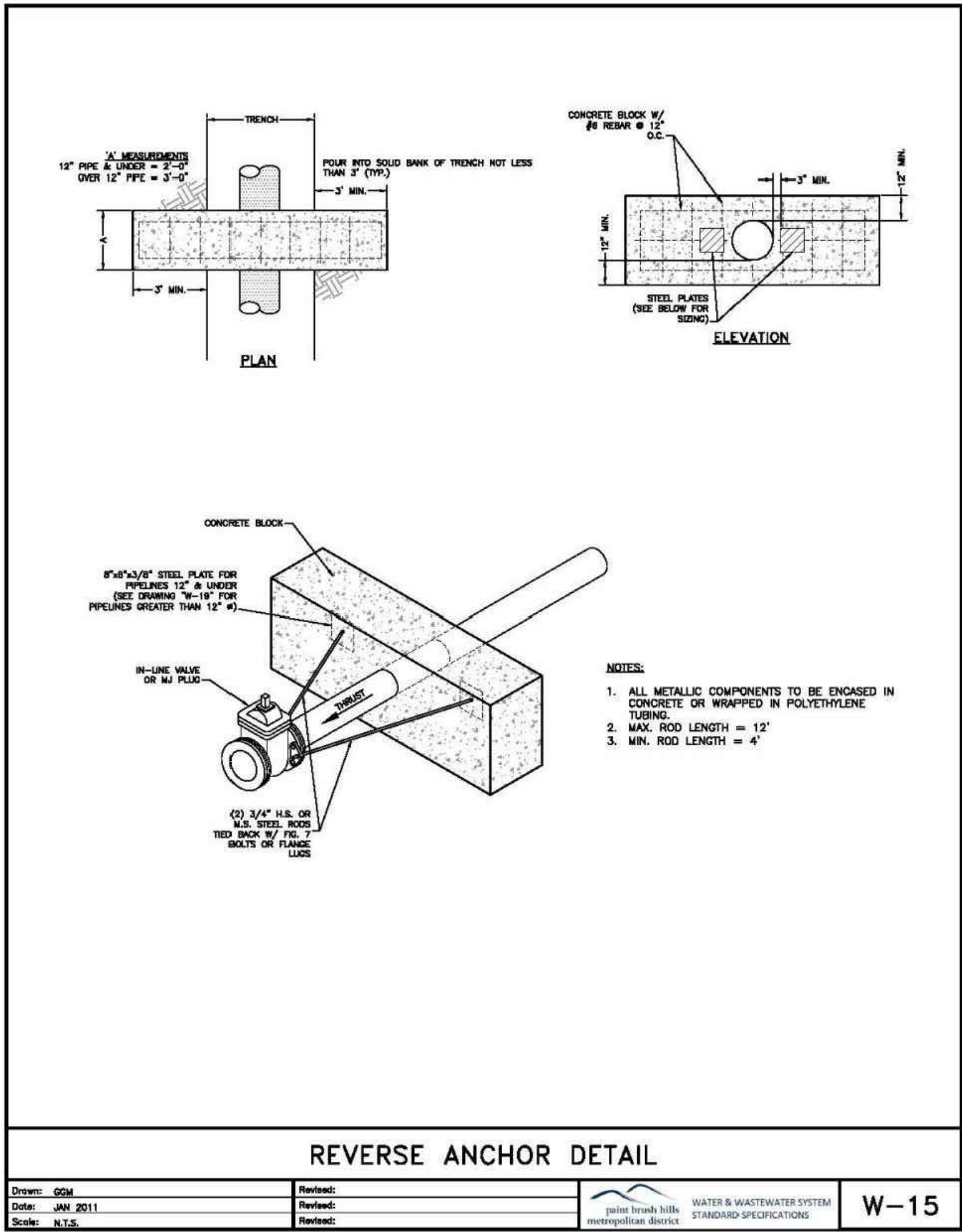
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DESIGNED BY: GW
DRAWN BY: SM
CHECKED BY: GW

UT05

SHEET 21 OF 24

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

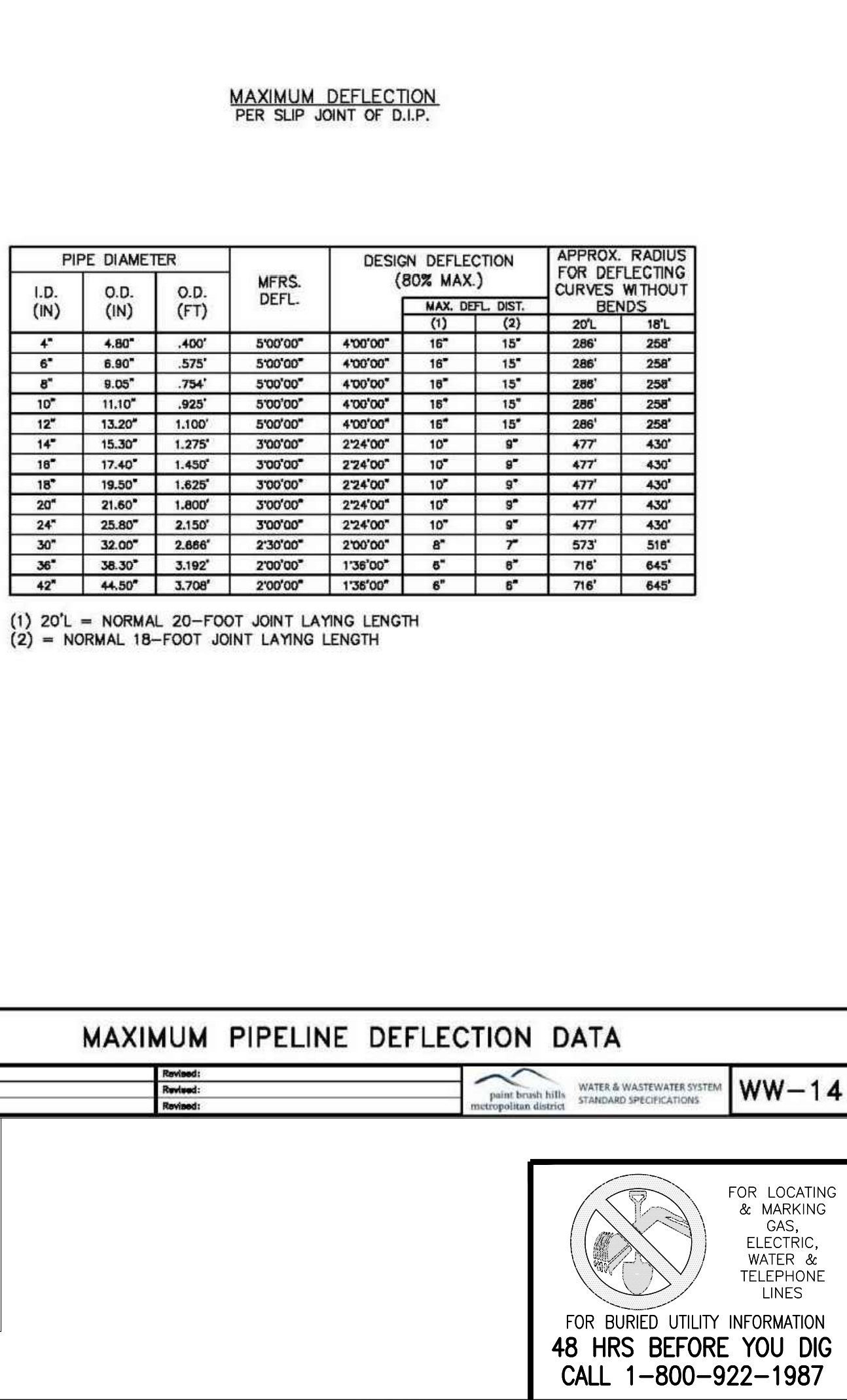
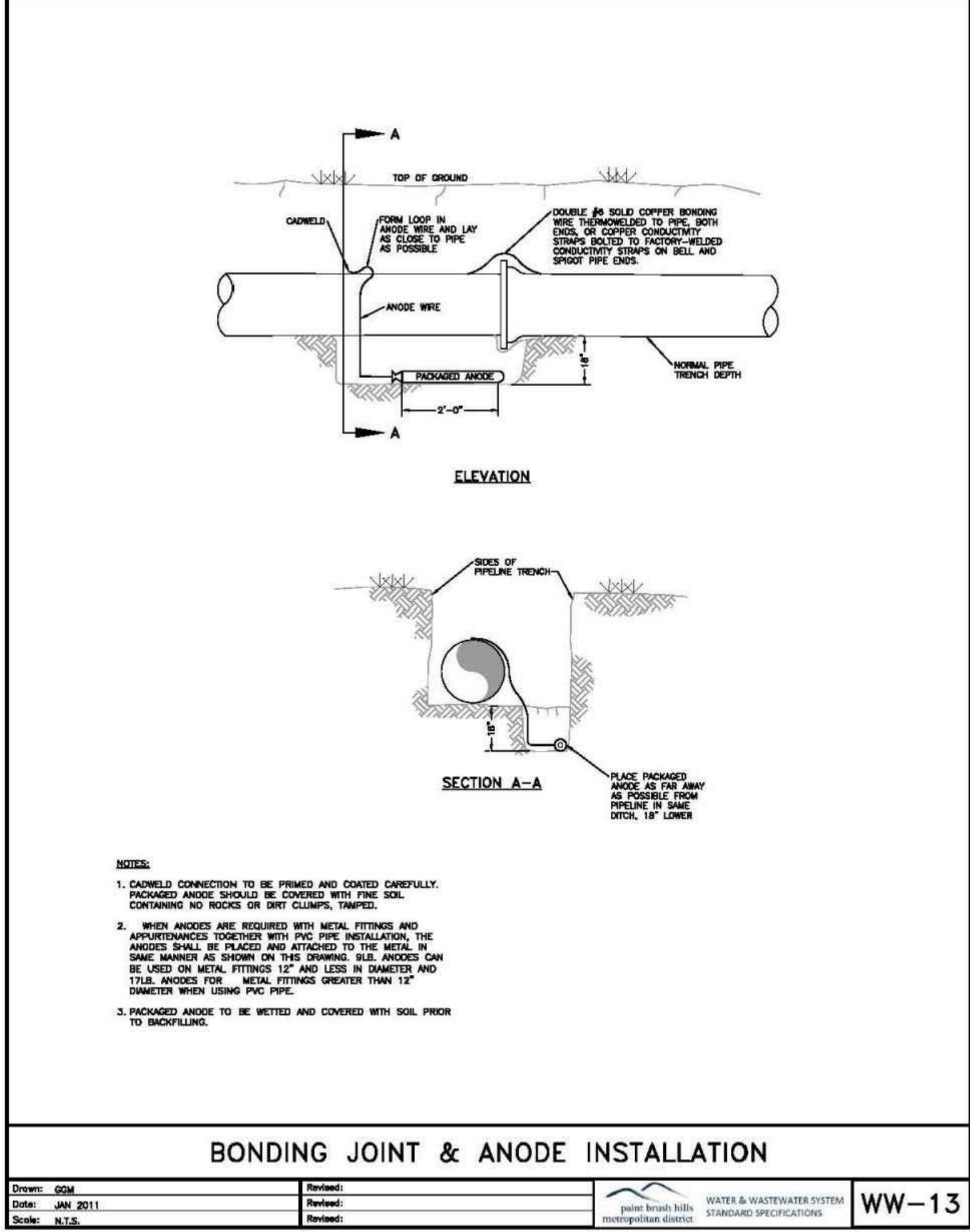
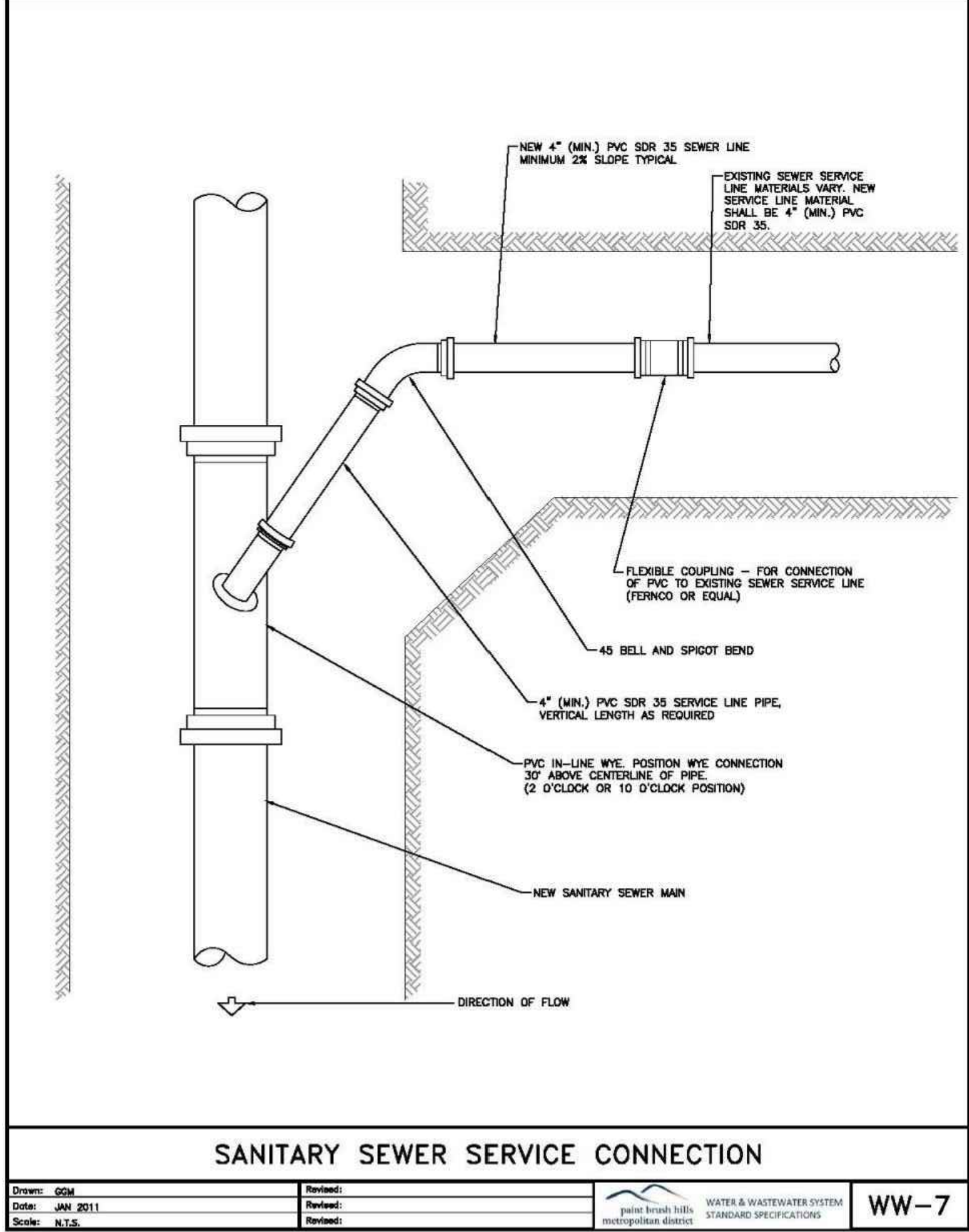
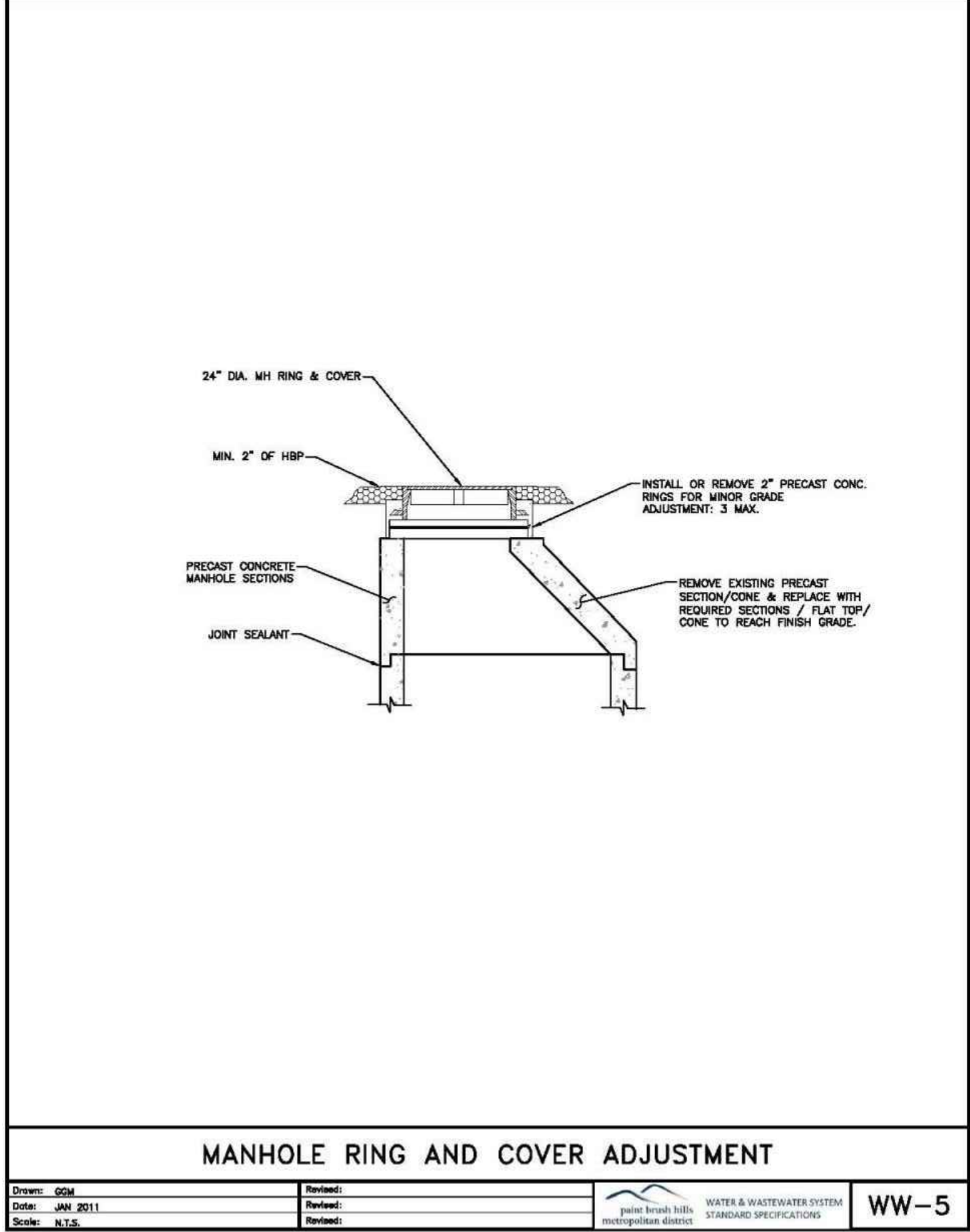
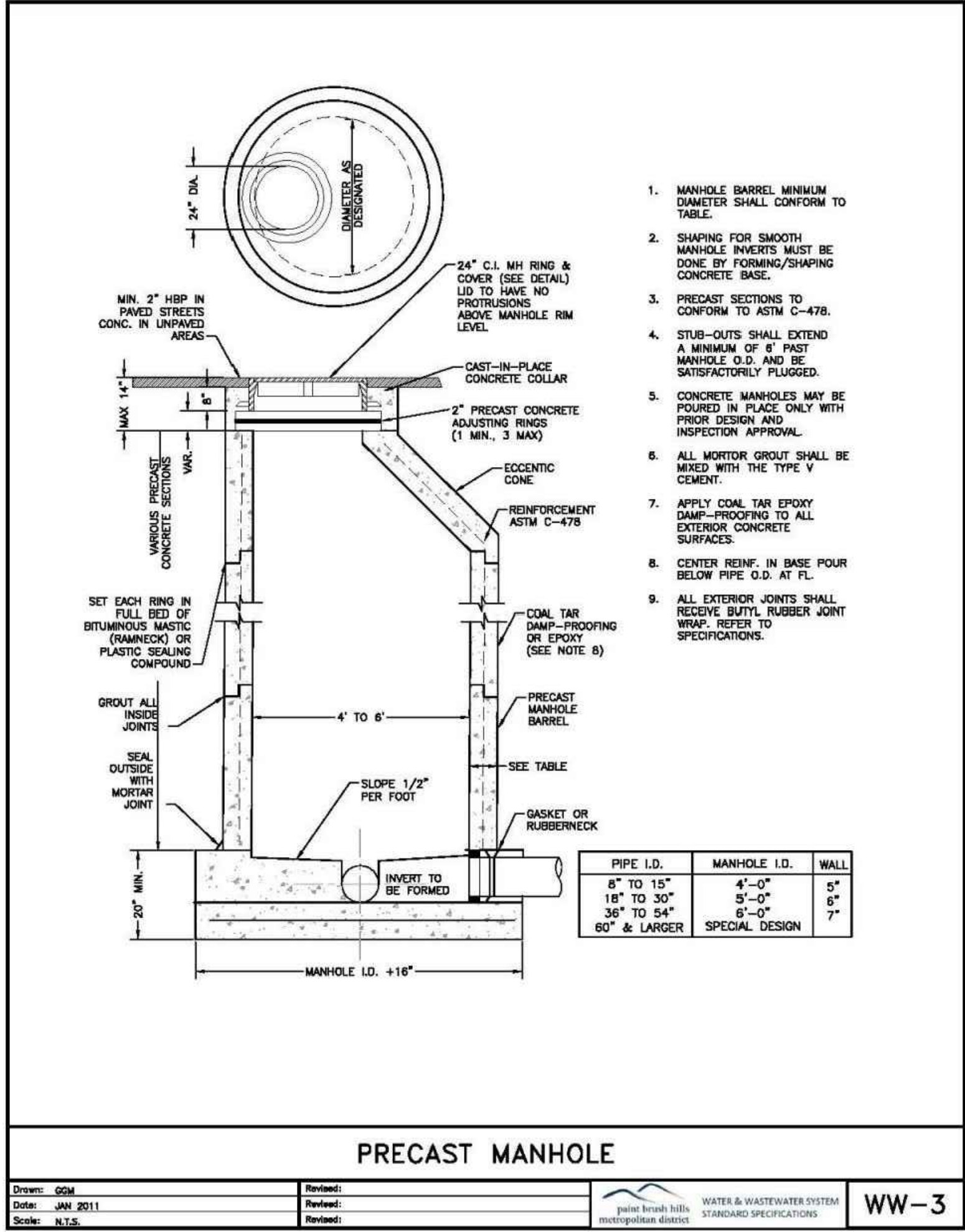
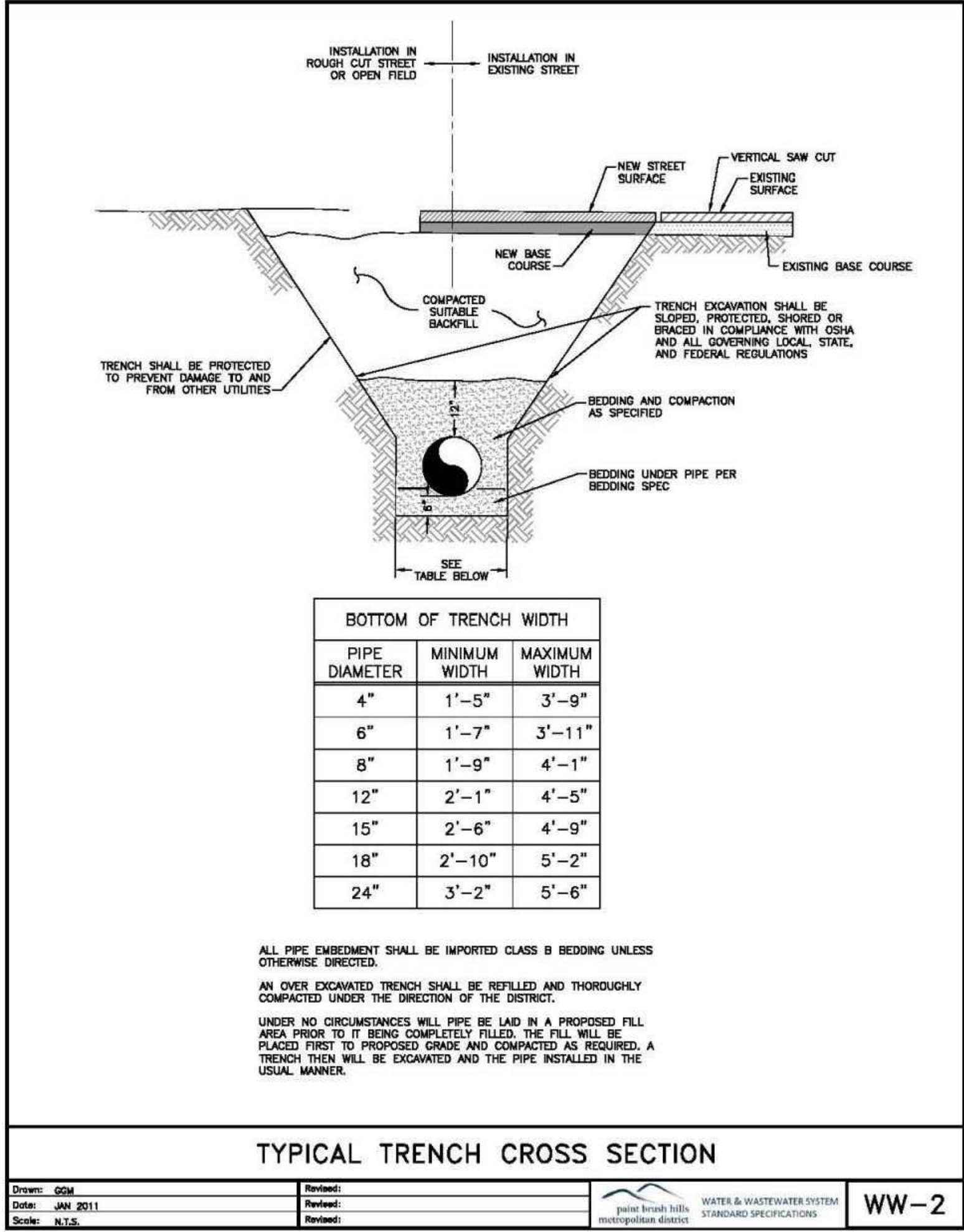
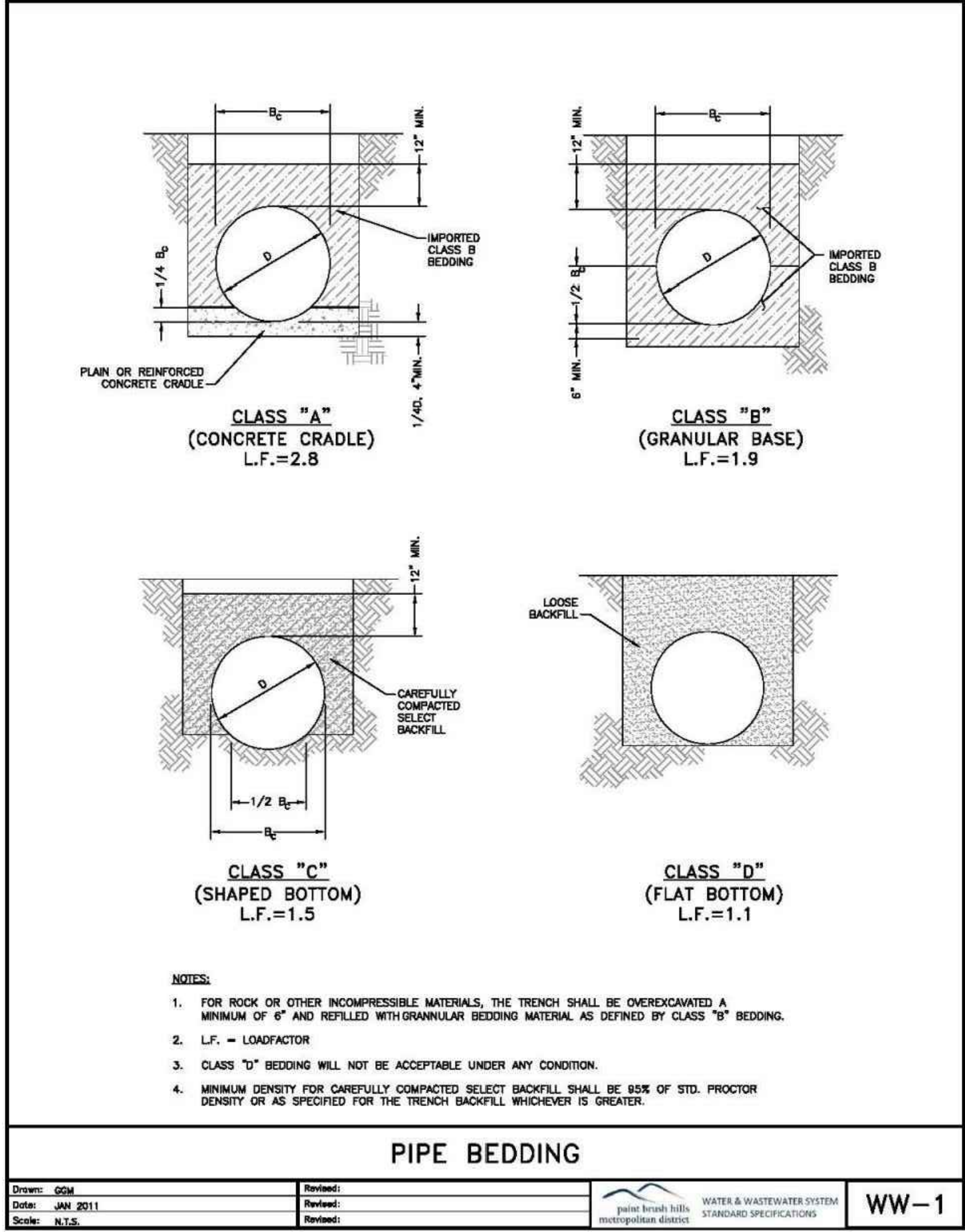


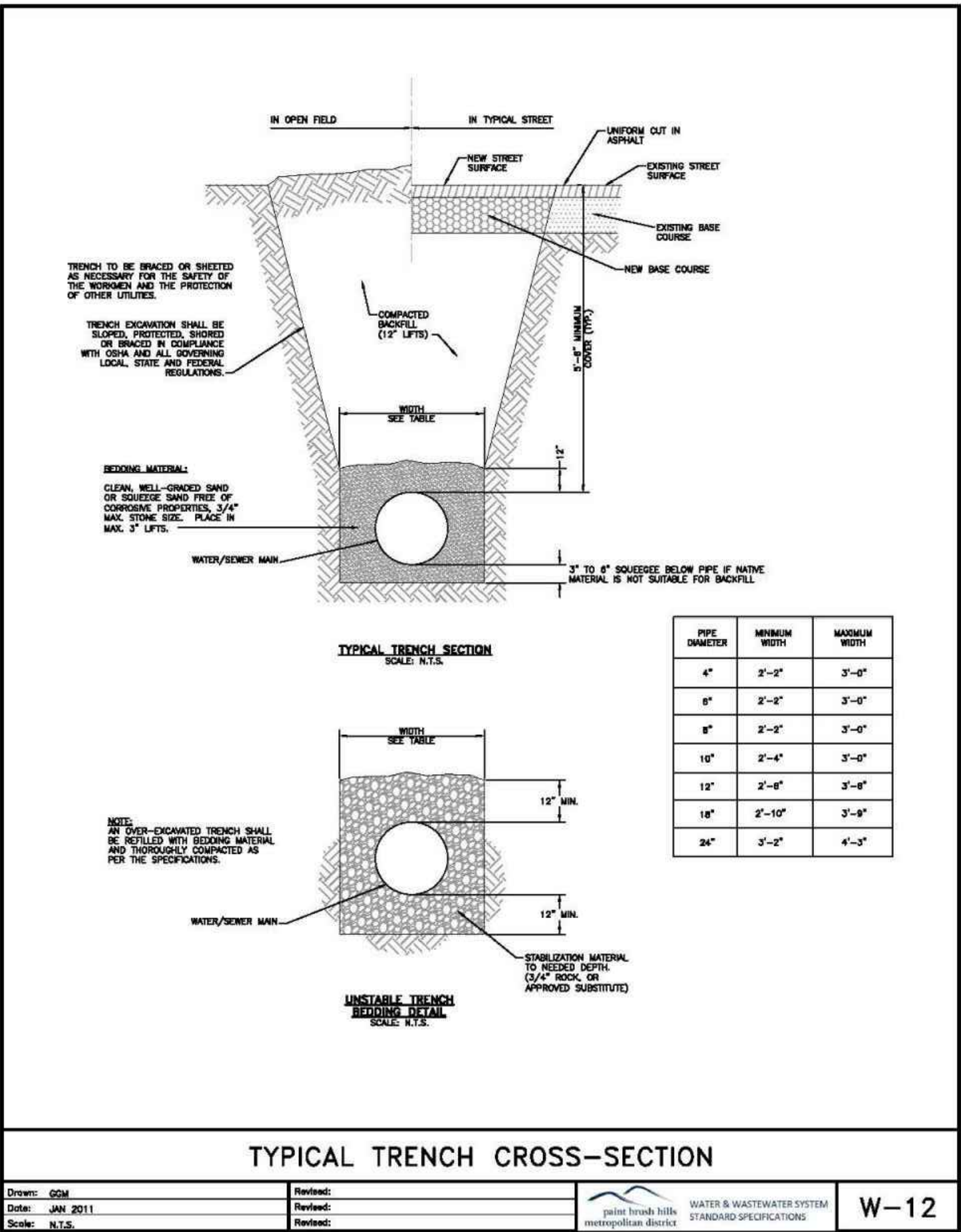
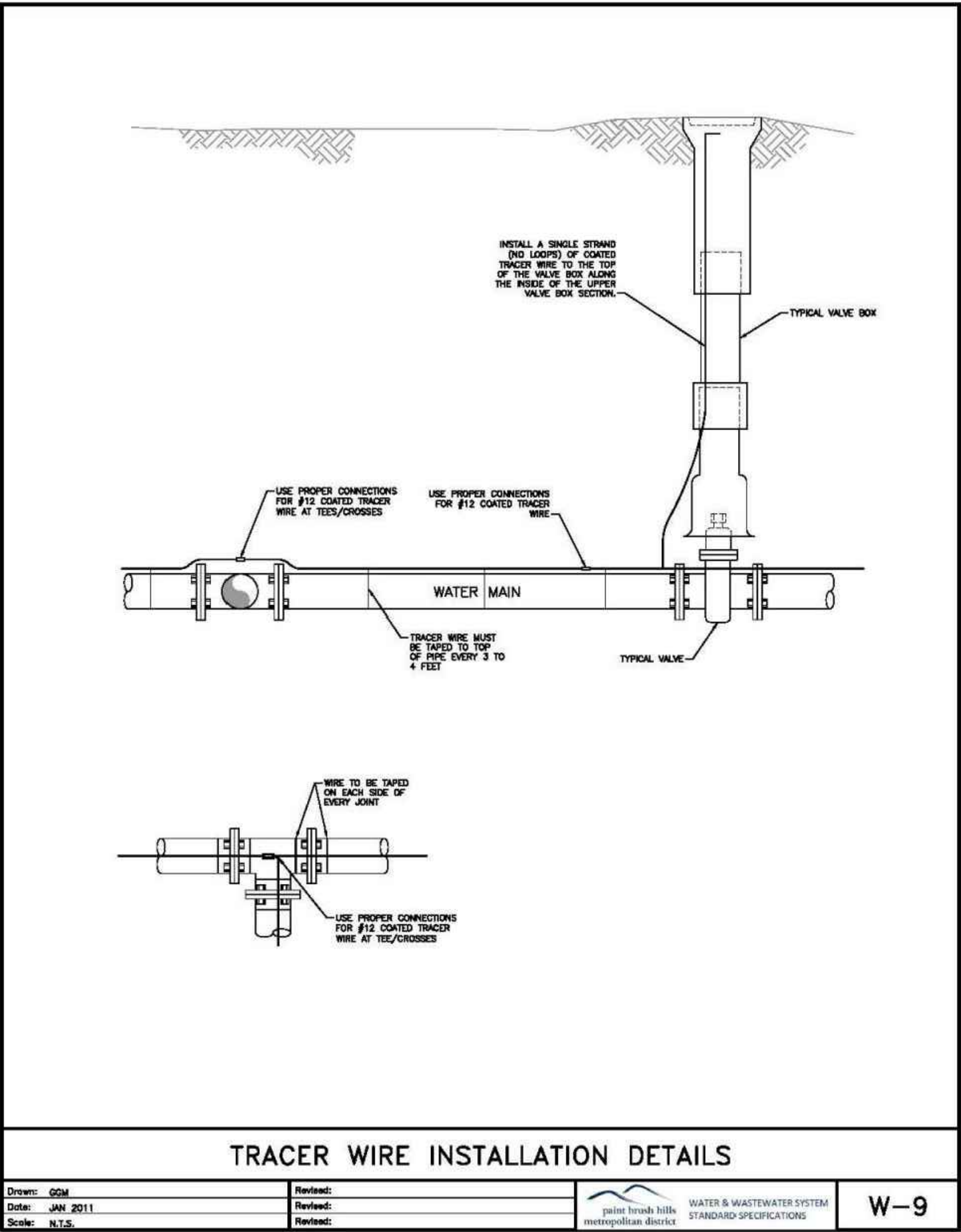
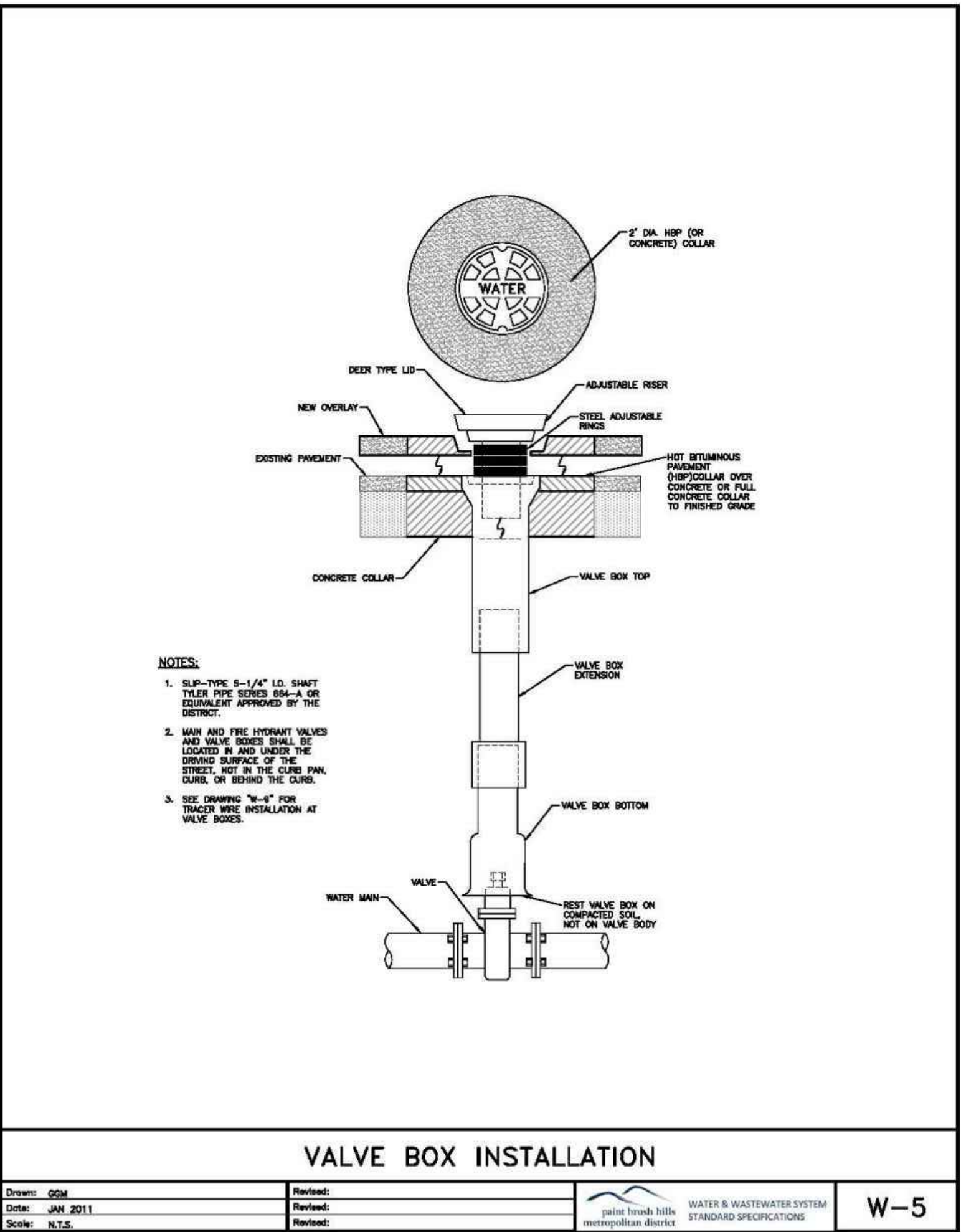
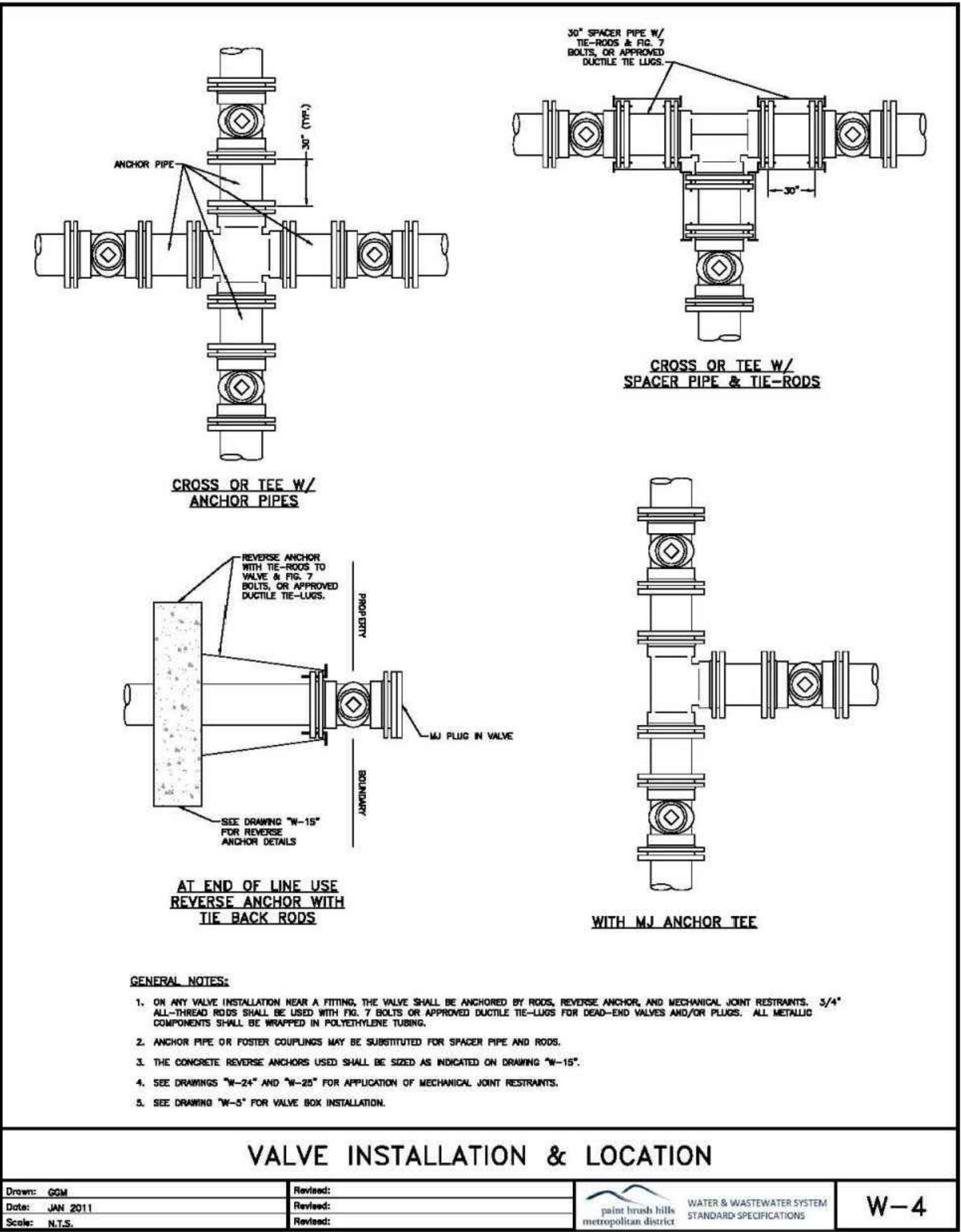
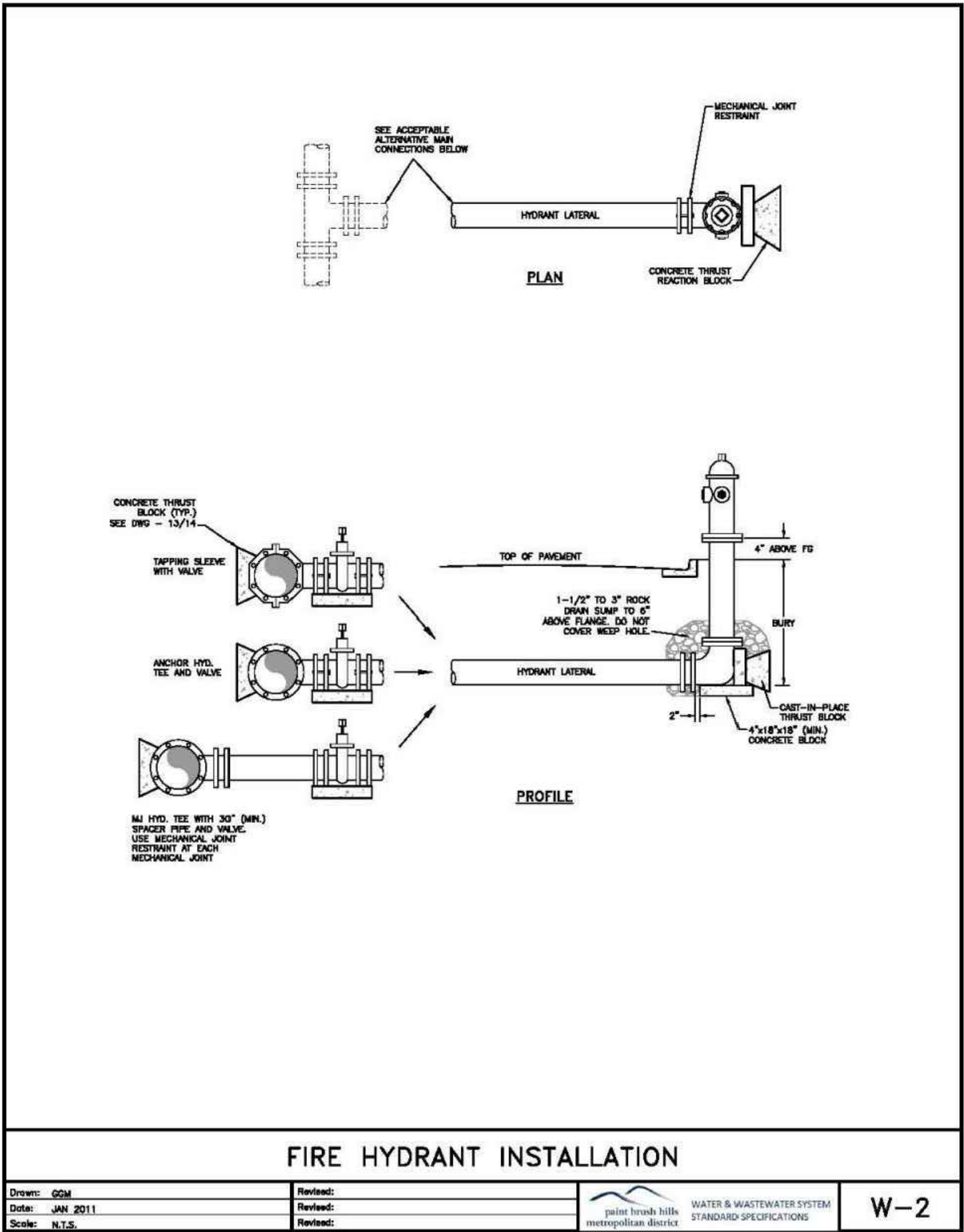
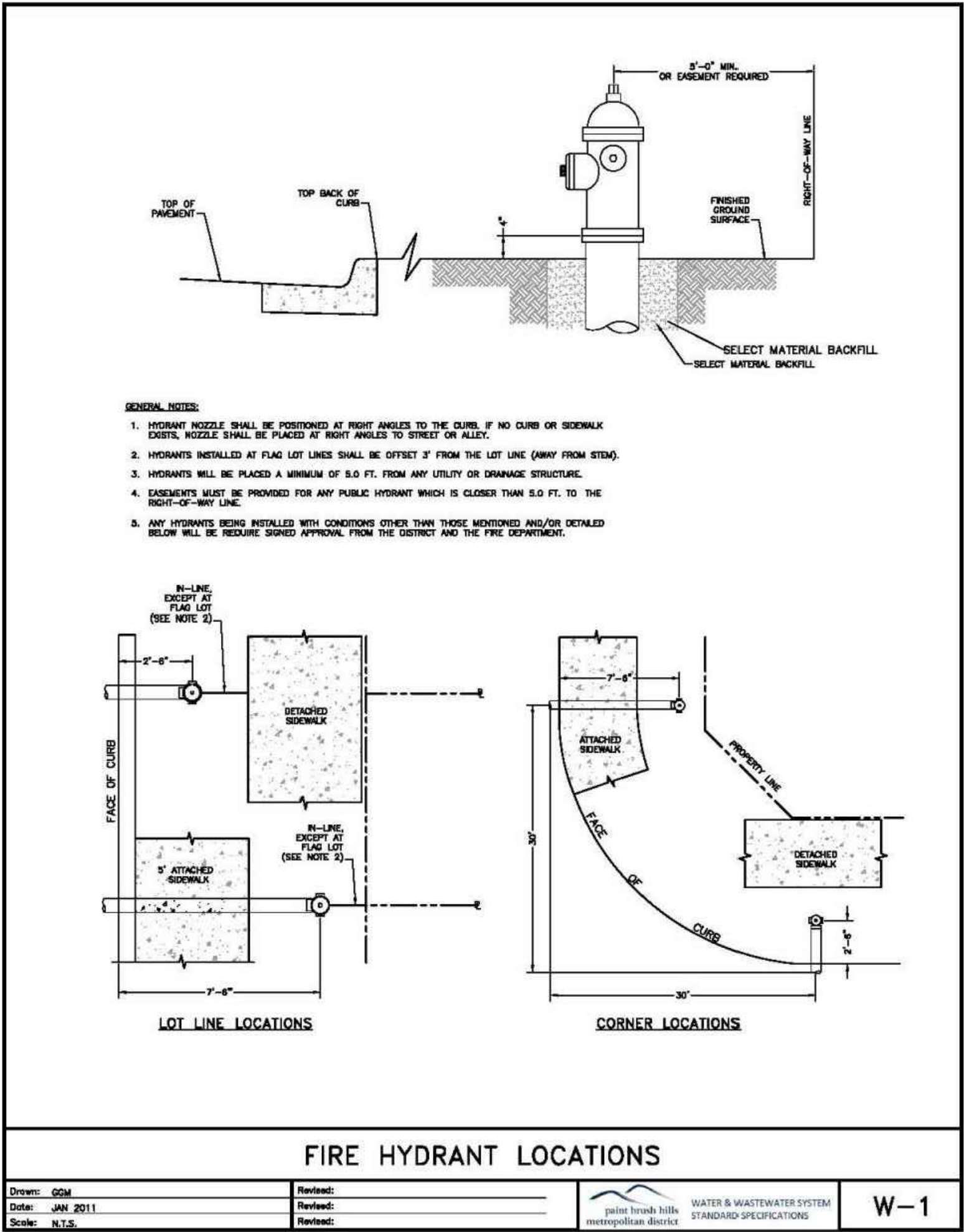
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PAINT BRUSH HILLS FILING NO. 14
DETAIL SHEET
PROJECT NO. 10-014
DESIGNED BY: JWP
DRAWN BY: SM
CHECKED BY: GW
SCALE: 1/4" = 1'-0"
DATE: 06/25/2020
SHEET 22 OF 24
UT06





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CAUTION

PAINT BRUSH HILLS FILING NO. 14

DETAIL SHEET

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

SCALE: 1/4" = 1'-0"
HORIZONTAL: N/A
VERTICAL: N/A

DATE: 06/25/2020
SHEET 24 OF 24
UT08

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COLORADO SPRINGS, CO 80903
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