

FOR LOCATING & MARKING GAS, ELECTRIC, WATER & TELEPHONE LINES
FOR BURIED UTILITY INFORMATION
48 HRS BEFORE YOU DIG
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PAINT BRUSH HILLS FILING NO. 14

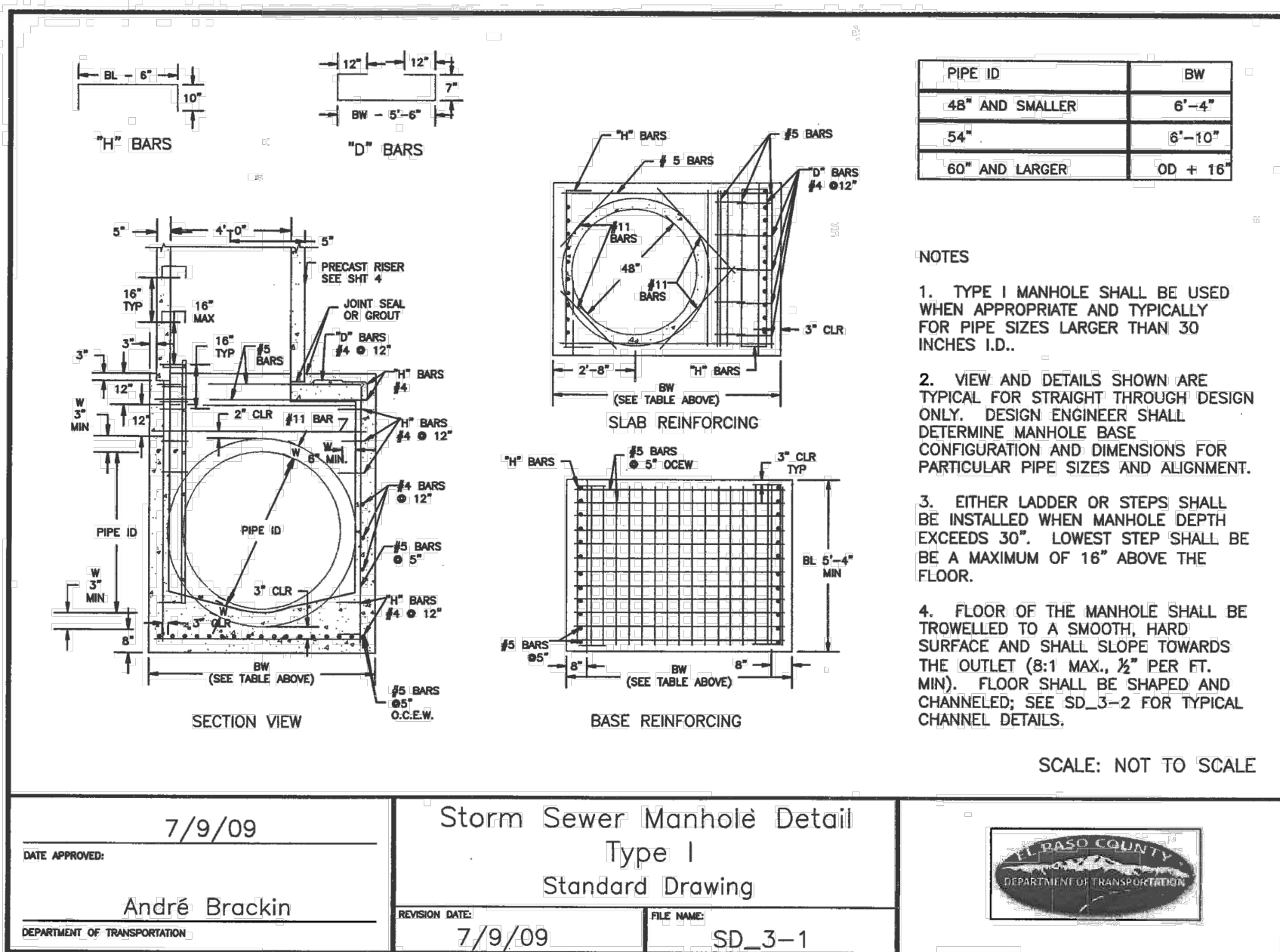
GENERAL NOTES AND DETAILS

PROJECT NO. 10-014	FILE: \lang\Const Dwg\Storm - District\ST02.dwg	DATE: 06/25/20	SHEET 15 OF 25	ST02
DESIGNED BY: GT	SCALE: N/A	HORIZ: N/A	VERT: N/A	
DRAWN BY: CMN				
CHECKED BY: WAS				

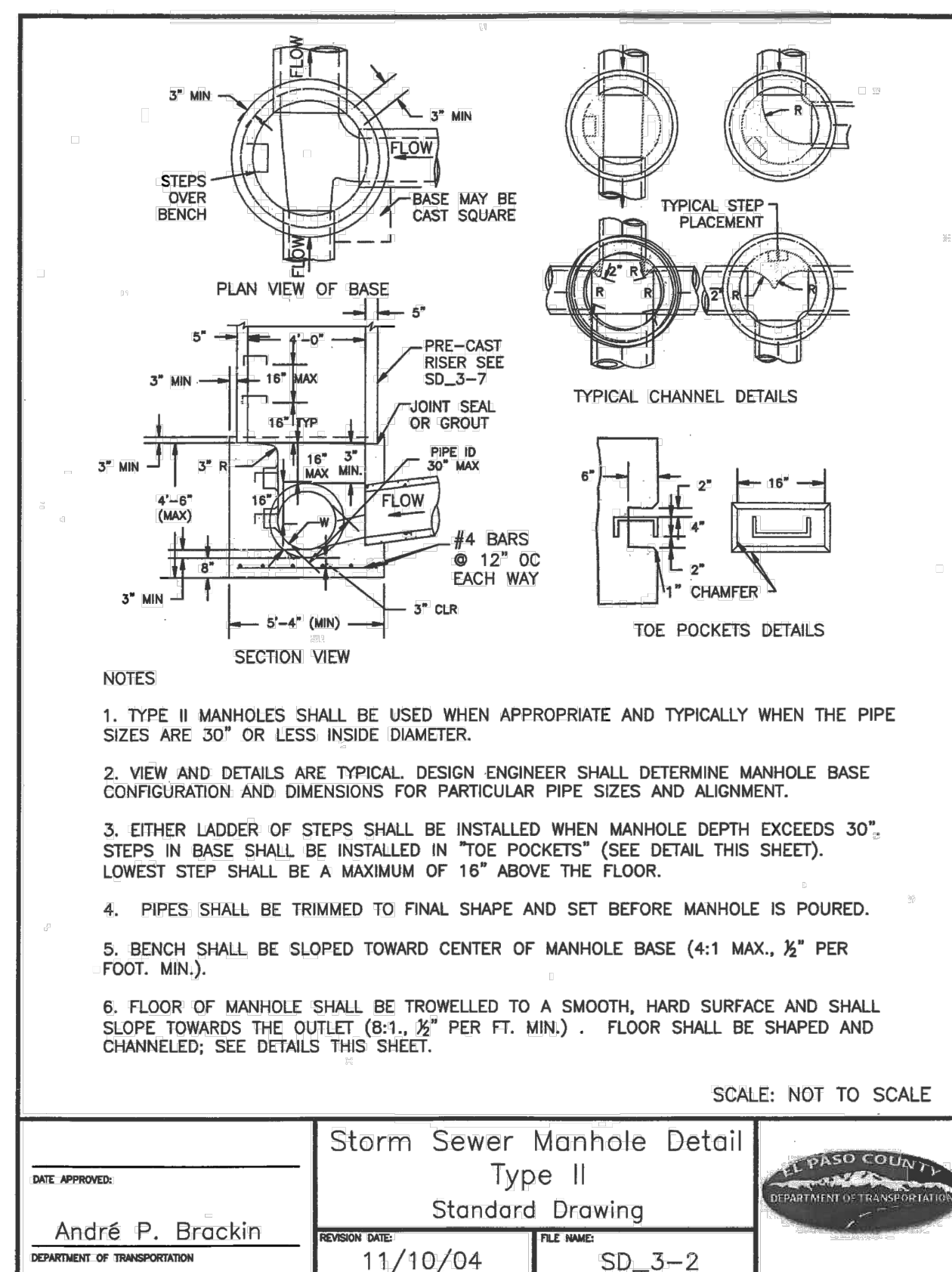
COMMENT ADDRESSED. STORM
AND BMP KEY MAP ON THIS PAGE.

COMMENT ADDRESSED. REPLACED
WITH LATEST VERSION.

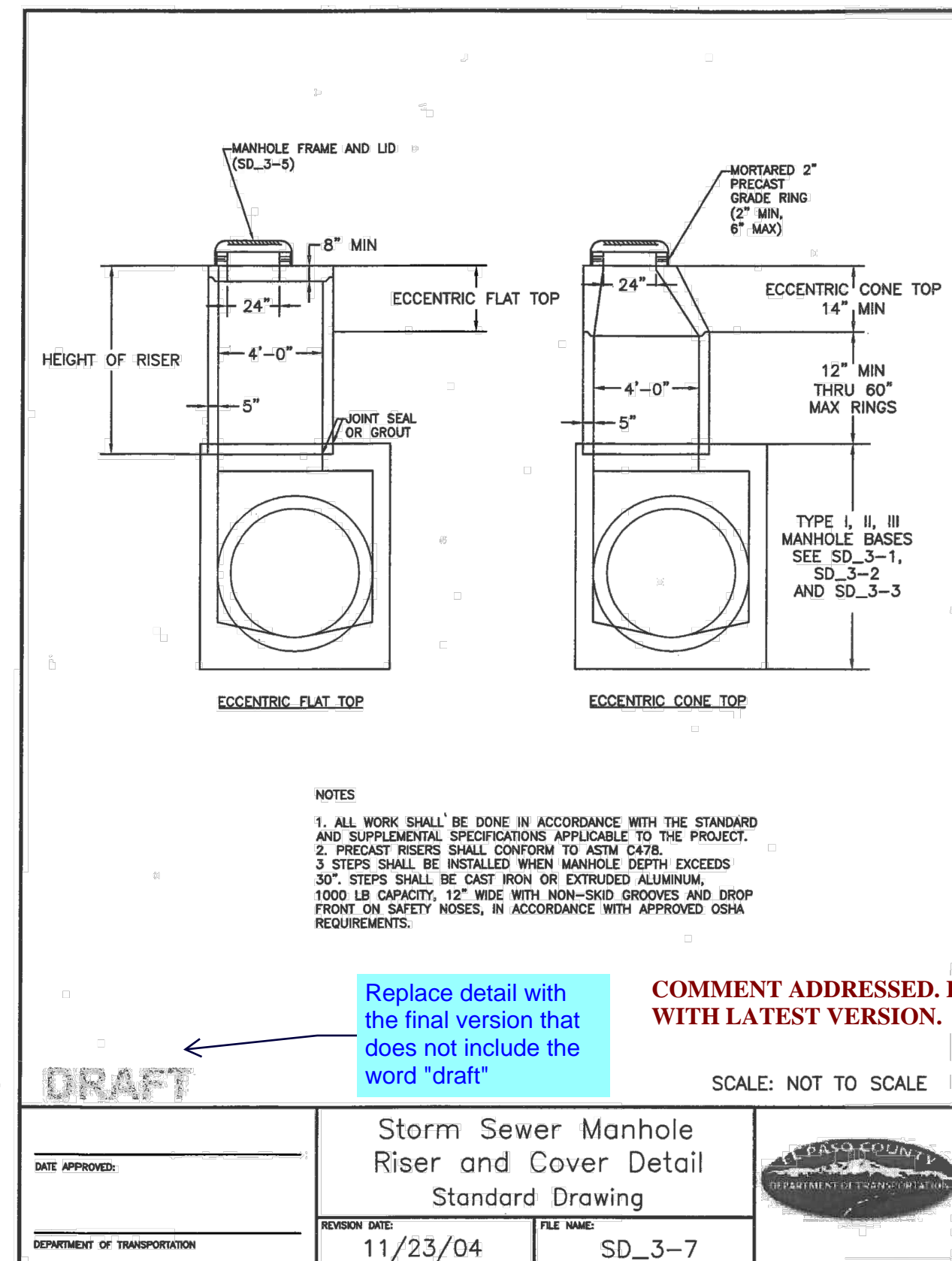
Replace detail with
the latest version.
Revision Date
(9/16/10)



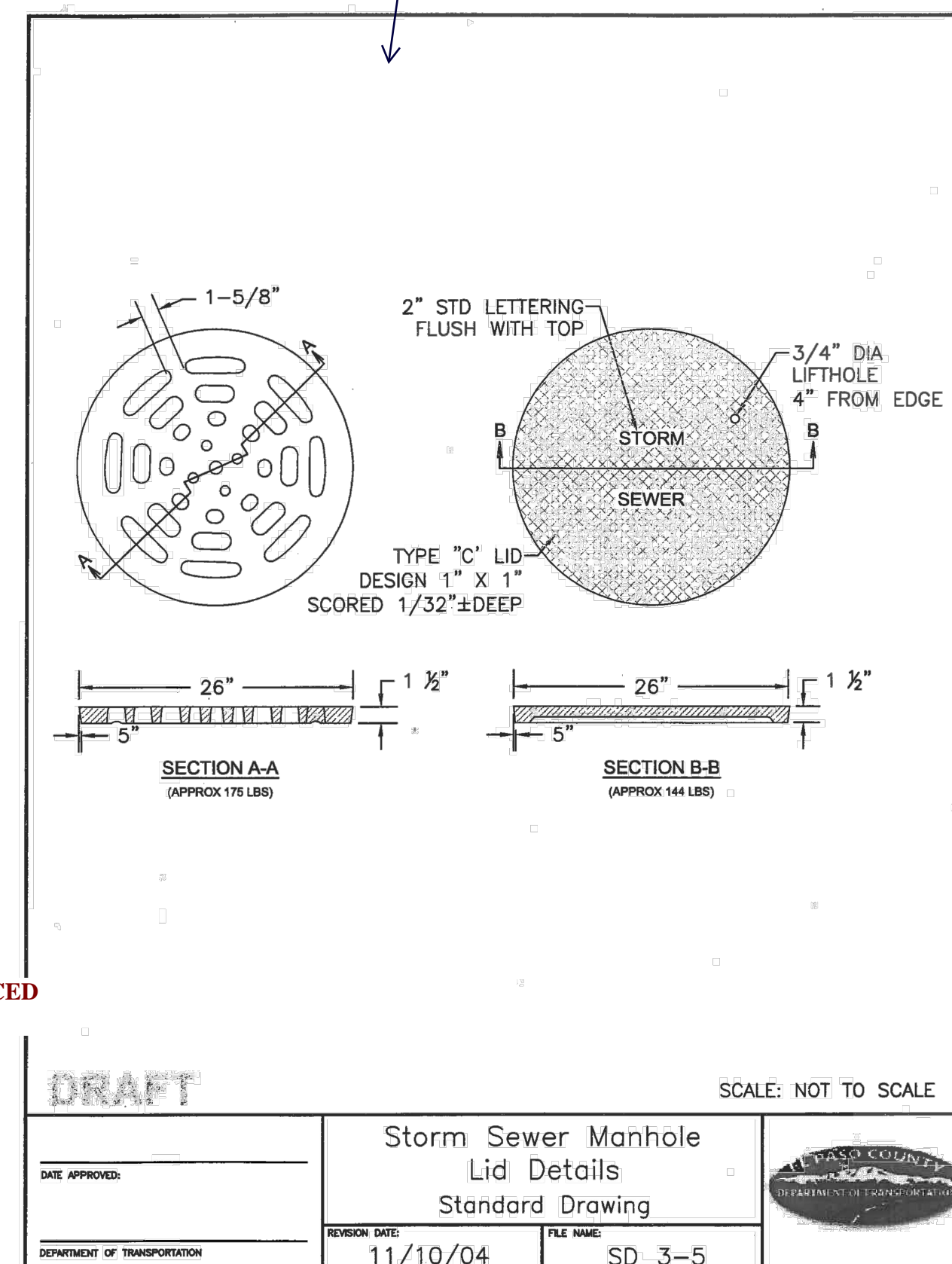
STORM SEWER MANHOLE DETAIL
TYPE I SD 3-1



STORM SEWER MANHOLE DETAIL
TYPE II SD 3-2

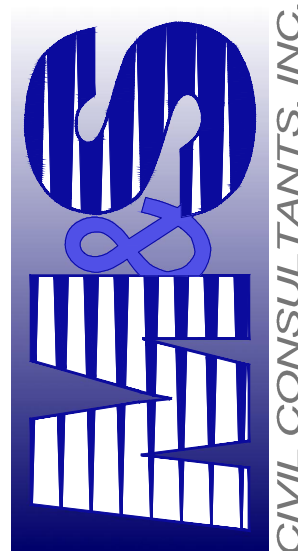


STORM SEWER MANHOLE
RISER AND COVER DETAIL
TYPE SD 3-7



STORM SEWER MANHOLE
LID DETAILS SD 3-5

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



CIVIL CONSULTANTS, INC.

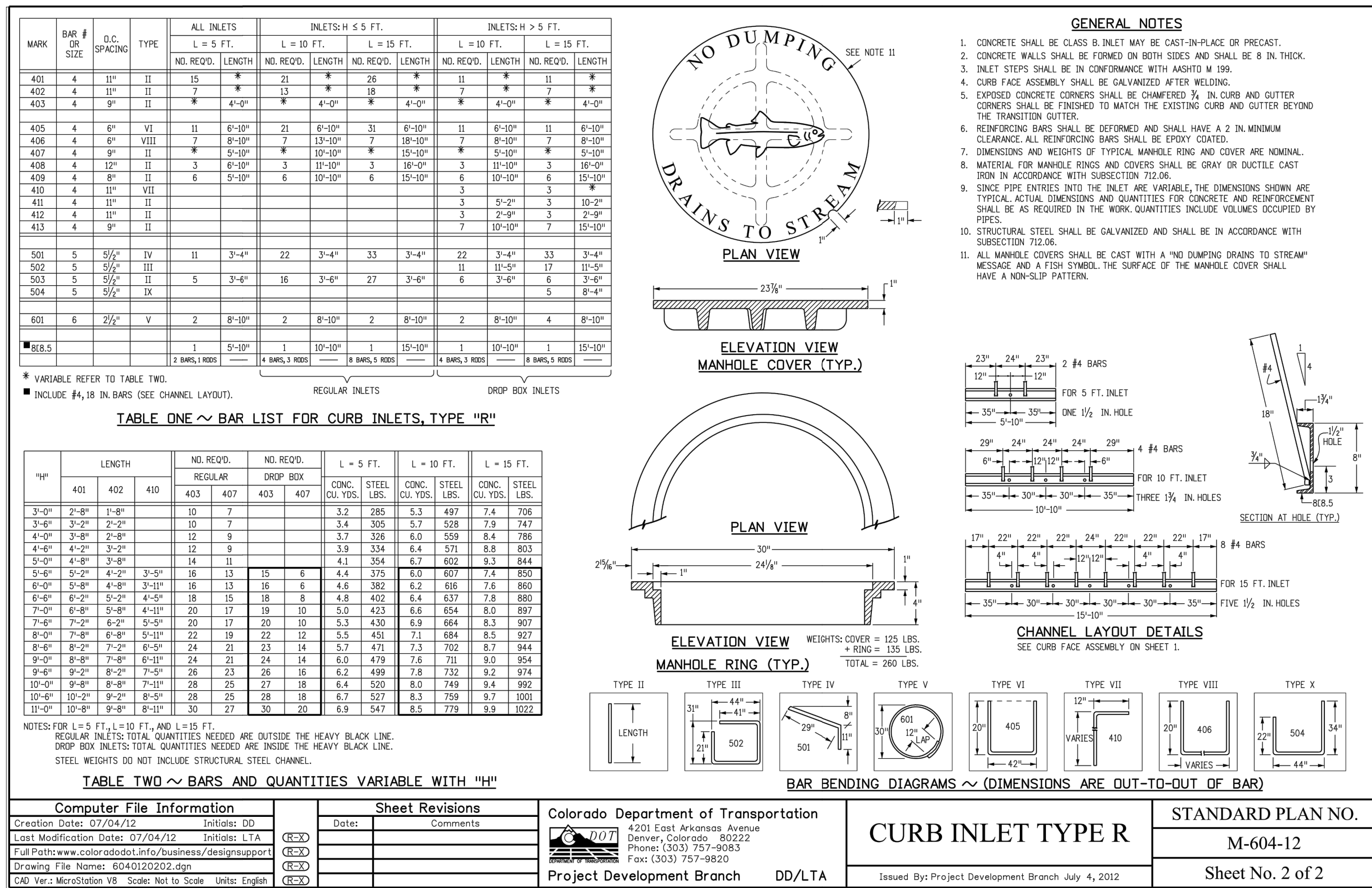
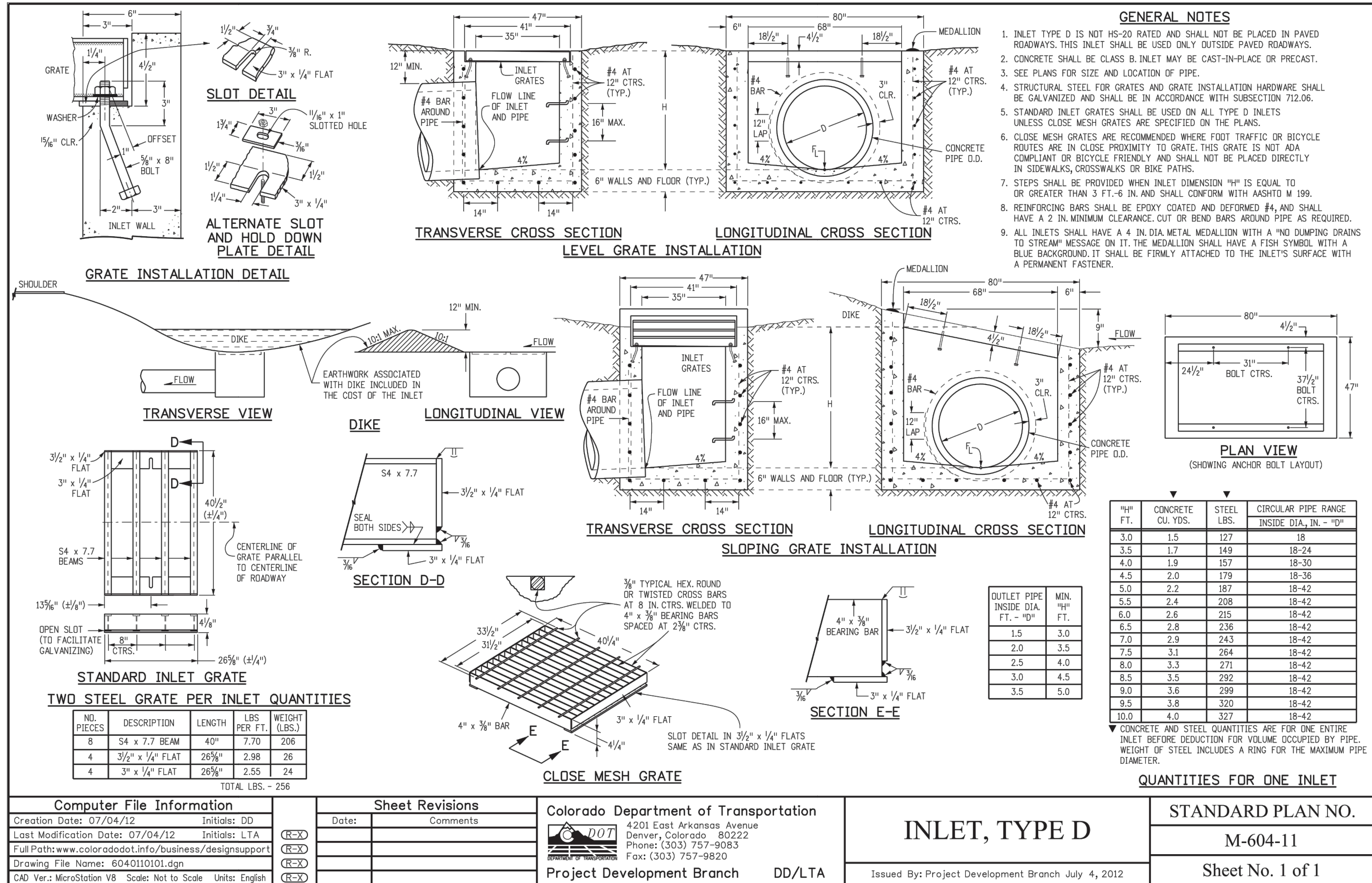
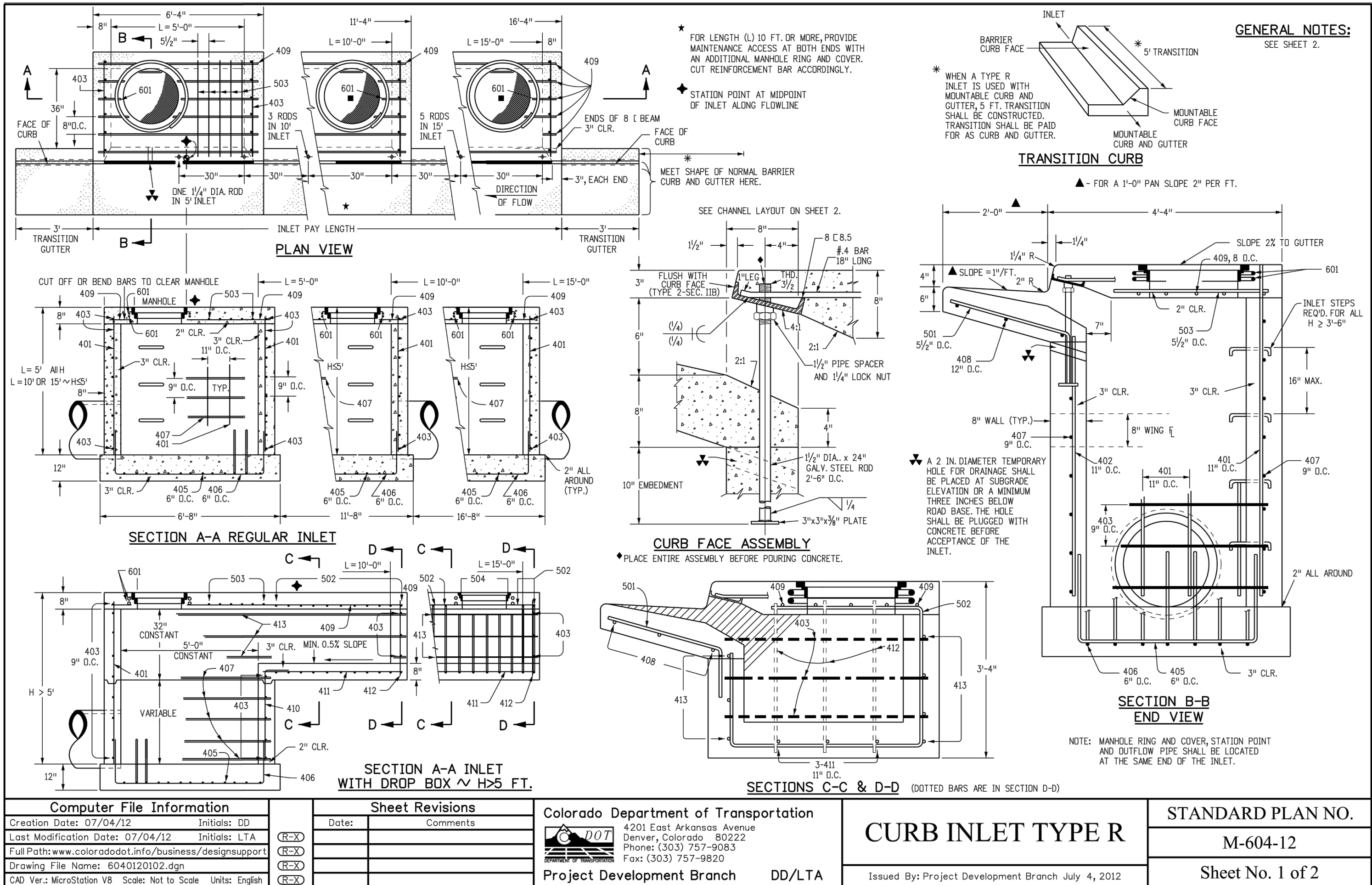
FOR AND ON
BEHALF OF
W&S CIVIL
CONSULTANTS,
INC.

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

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

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CAUTION

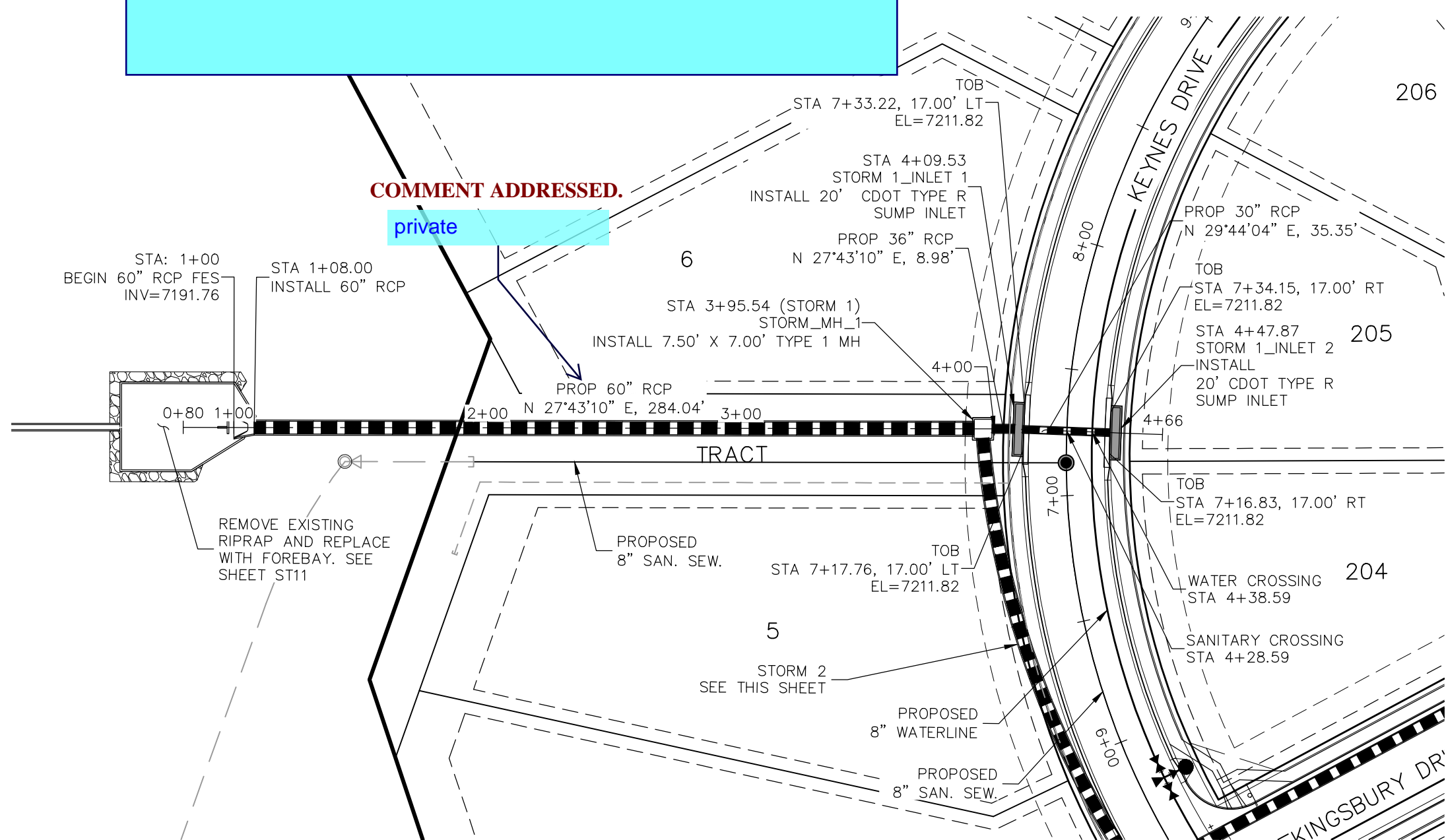


For all storm drain pipes, identify as either public or private.
Typically, storm drain pipes in the ROW is public and private outside the ROW maintained by the district or HOA.

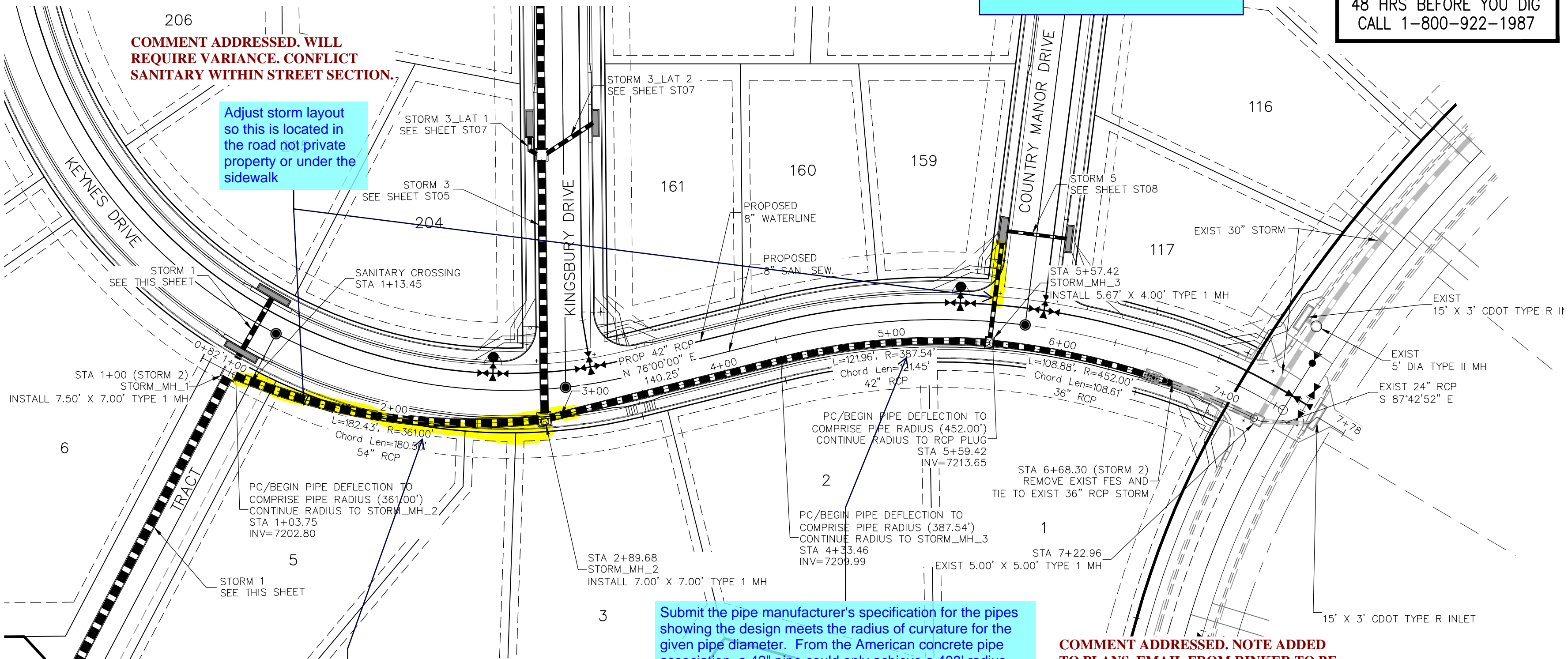
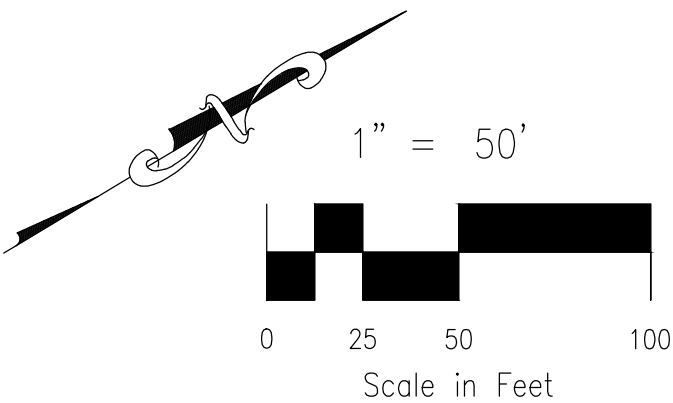
COMMENT ADDRESSED. PUB
OR PVT LABELED.

COMMENT ADDRESSED. KEY
MAP ON SHEET ST02.

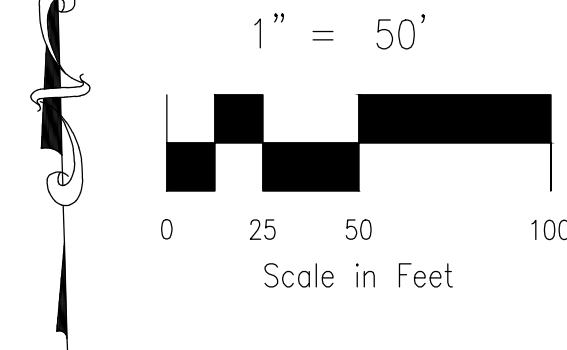
Provide a key map in the storm drain
P&P sheets



STORM 1
STA 1+00.00 TO STA 4+47.87



STORM 2
STA 1+00.00 TO STA 7+22.96



COMMENT ADDRESSED. REVISED
HORIZONTAL ALIGNMENT.

COMMENT ADDRESSED. TWO JOINTS
OF EX. RCP REMOVED, DIMENSION
SHOWN IN PROFILE.

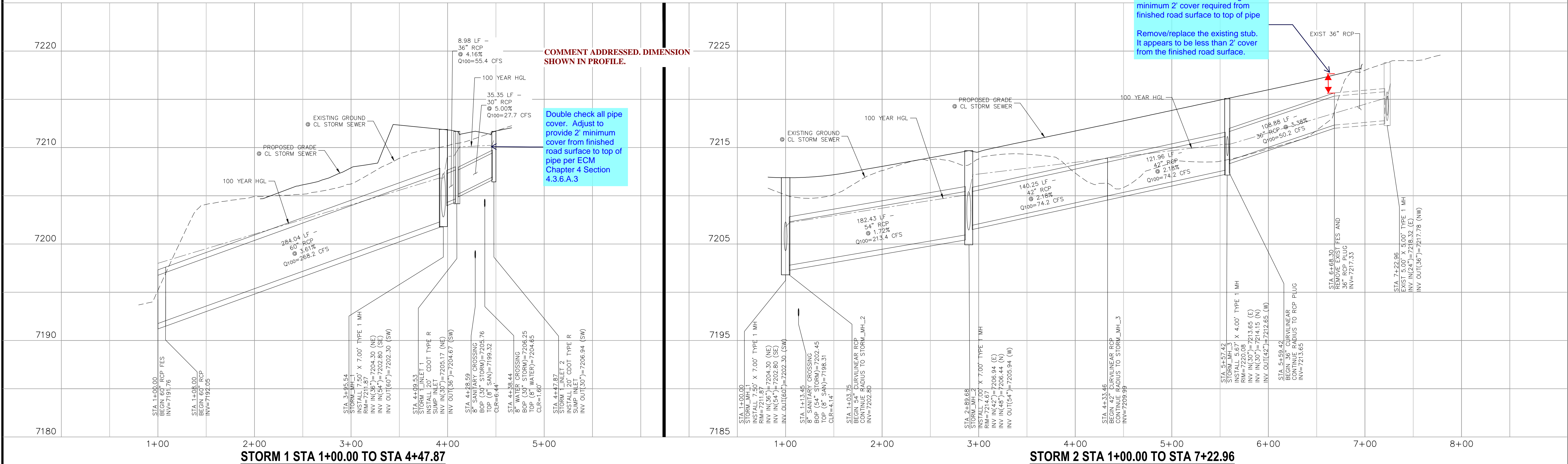
COMMENT ADDRESSED. TWO JOINTS
OF EX. RCP REMOVED, DIMENSION
SHOWN IN PROFILE.

Add a dimension label stating
minimum 2' cover required from
finished road surface to top of pipe

Remove/replace the existing stub.
It appears to be less than 2' cover
from the finished road surface.

COMMENT ADDRESSED. DIMENSION
SHOWN IN PROFILE.

Double check all pipe
cover. Adjust to
provide 2' minimum
cover from finished
road surface to top of
pipe per ECM
Chapter 4 Section
4.3.6.A.3



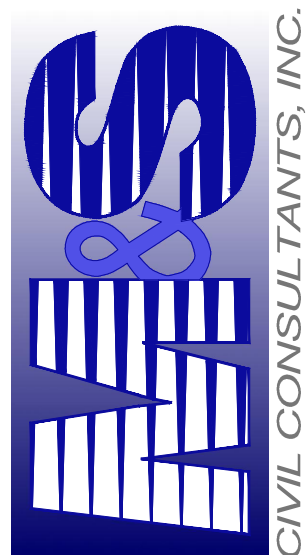
STORM 1 STA 1+00.00 TO STA 4+47.87

STORM 2 STA 1+00.00 TO STA 7+22.96

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

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

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



PAINT BRUSH HILLS FILING NO. 14

STORM PLAN & PROFILE

PROJECT NO. 10-014

DATE: 06/25/20

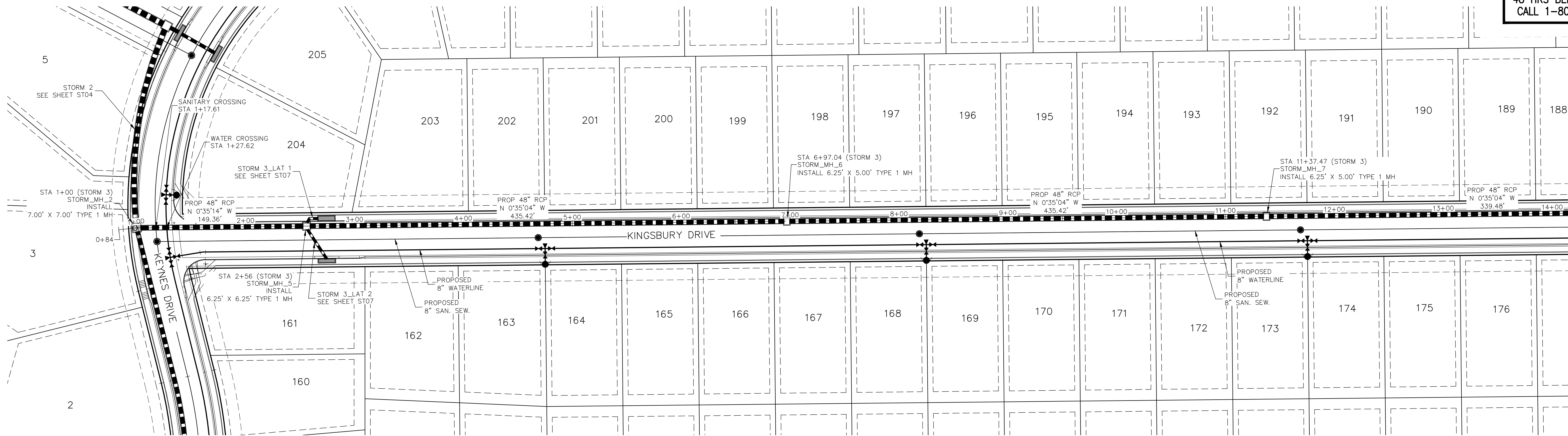
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DESIGNED BY: GT

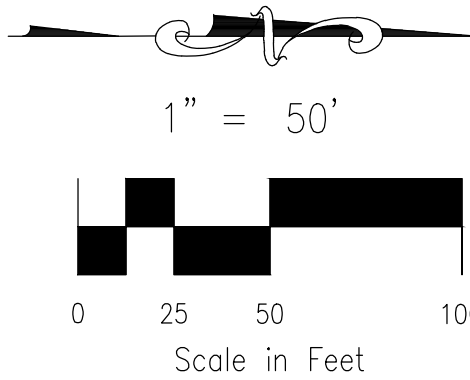
DRAWN BY: CMN

CHECKED BY: VAS

CAUTION

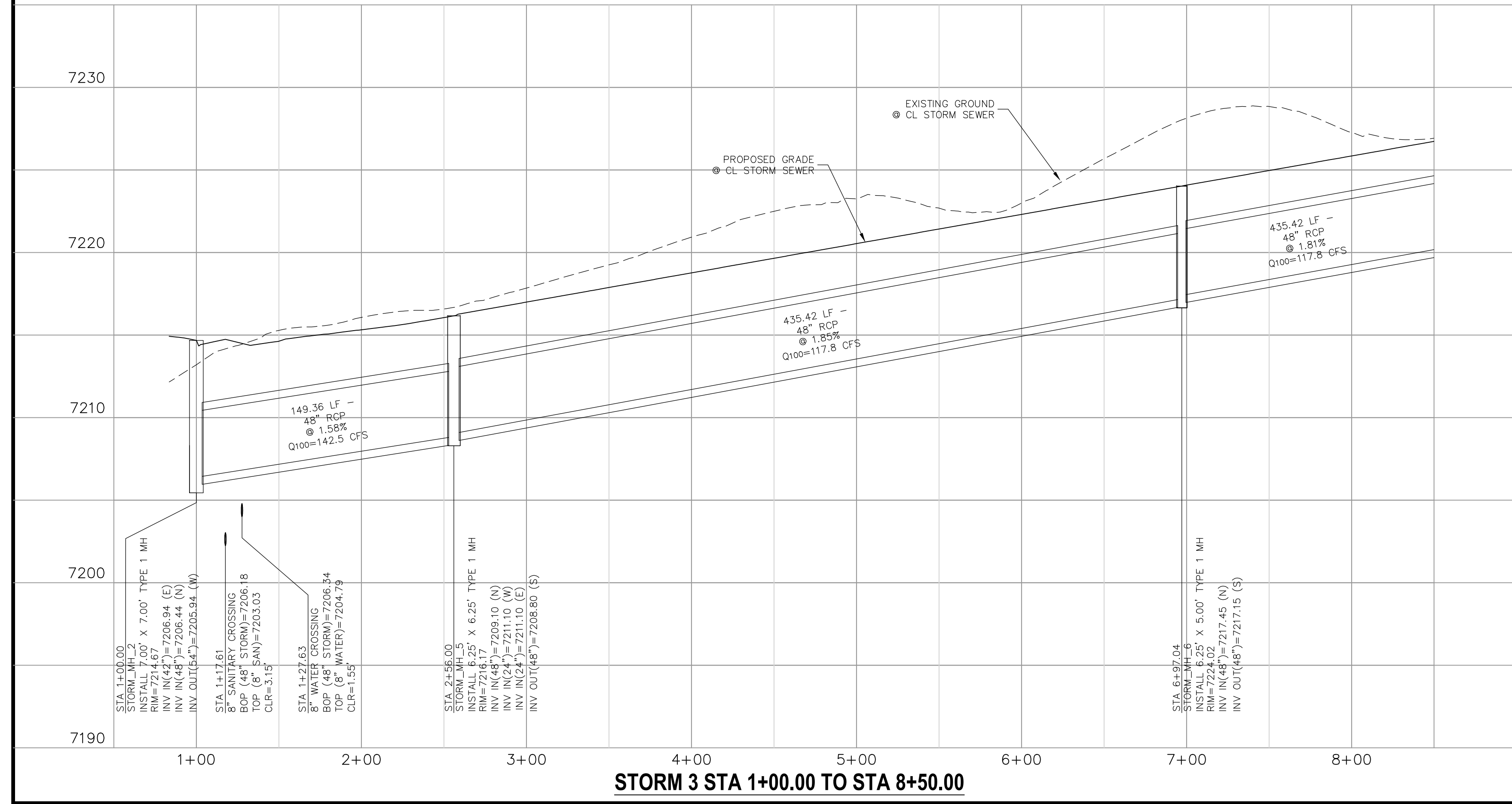


STORM 3
STA 1+00.00 TO STA 14+00.00

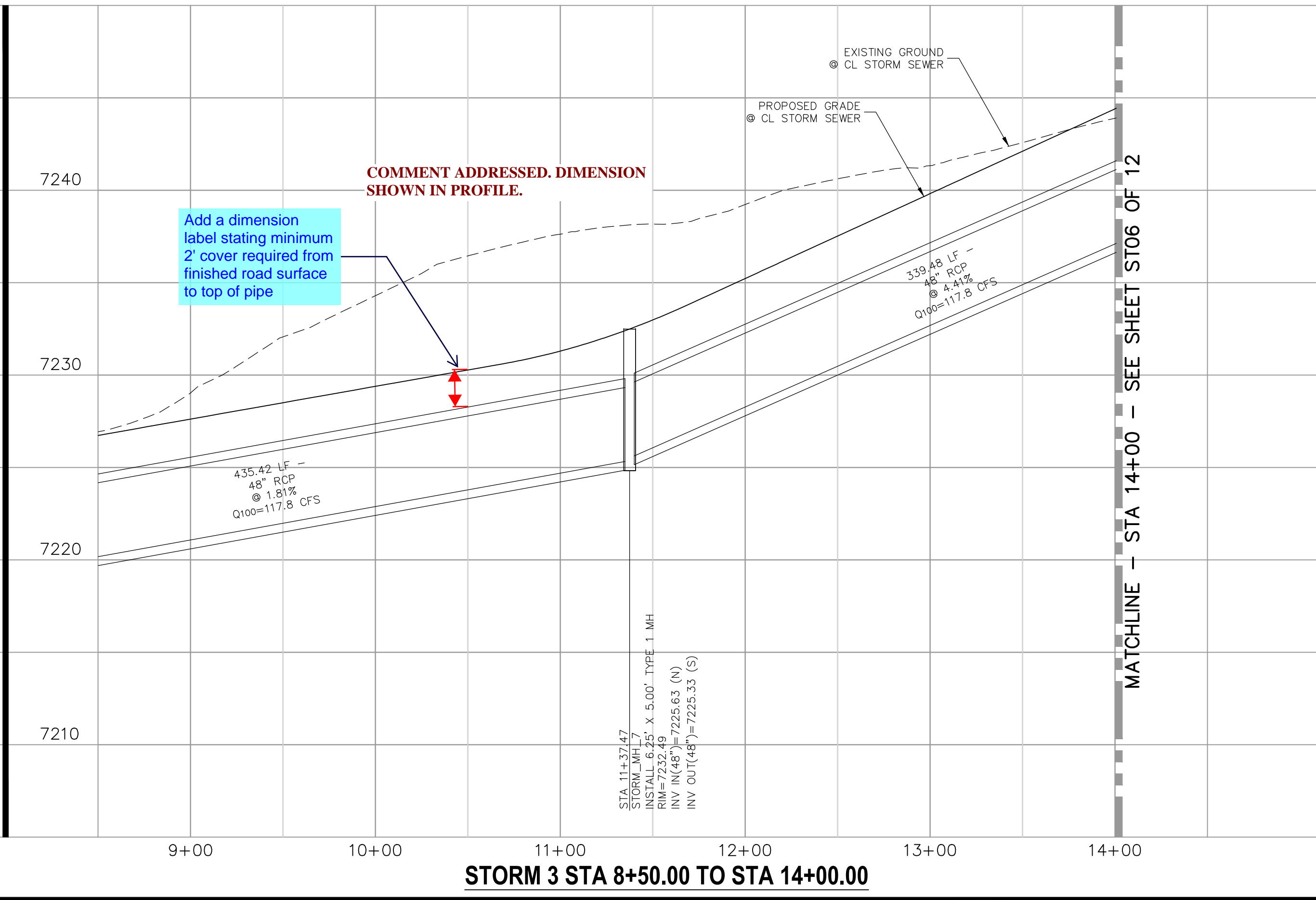


Show the HGL on all storm sewer profiles

COMMENT ADDRESSED, HGL SHOWN.



STORM 3 STA 1+00.00 TO STA 8+50.00



STORM 3 STA 8+50.00 TO STA 14+00.00

PAINT BRUSH HILLS FILING NO. 14	
STORM PLAN & PROFILE	
PROJECT NO. 10-014	DATE: 06/25/20
DESIGNED BY: GT	SCALE: HORIZONTAL: 1"=50'
DRAWN BY: CMN	VERTICAL: 1"=5'
CHECKED BY: VAS	SHEET 18 OF 25
ST05	

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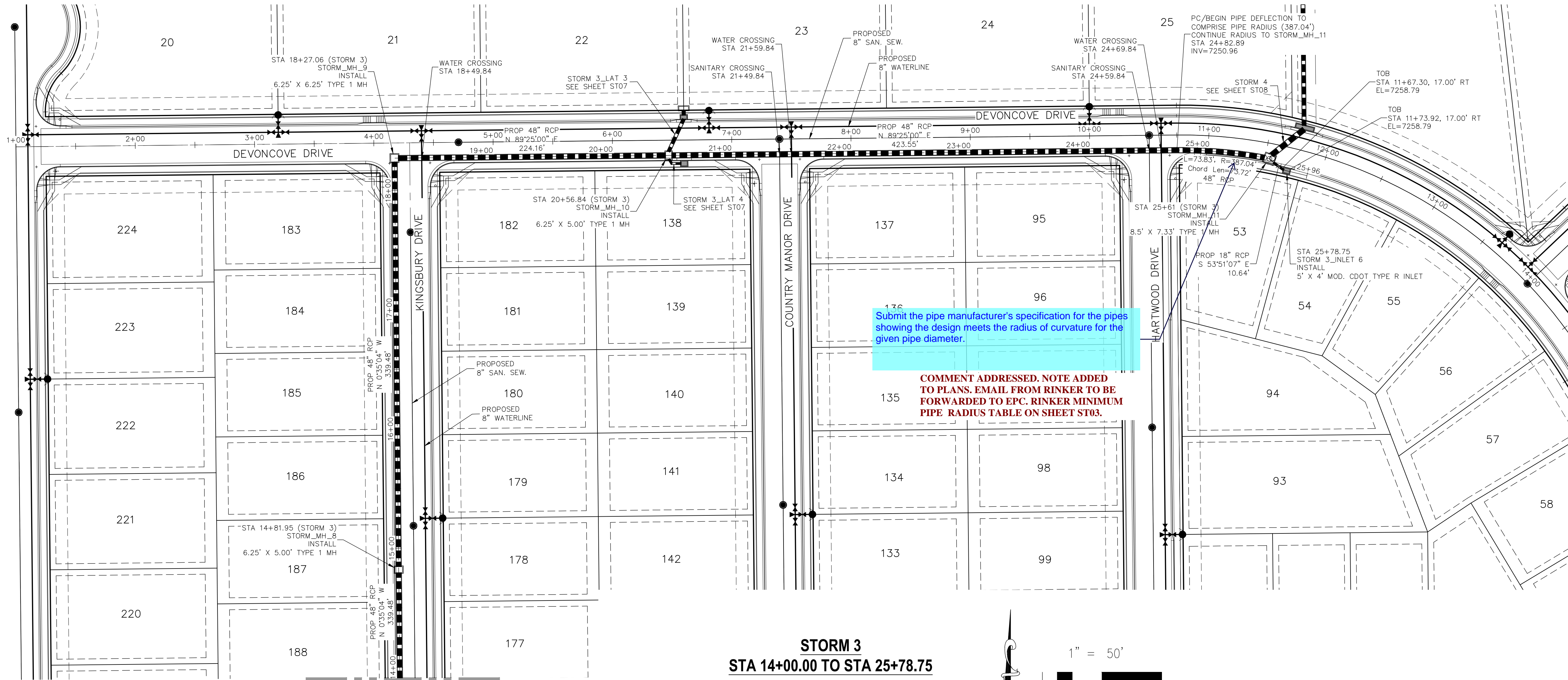
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FOR AND ON BEHALF OF M&S CIVIL CONSULTANTS, INC.

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

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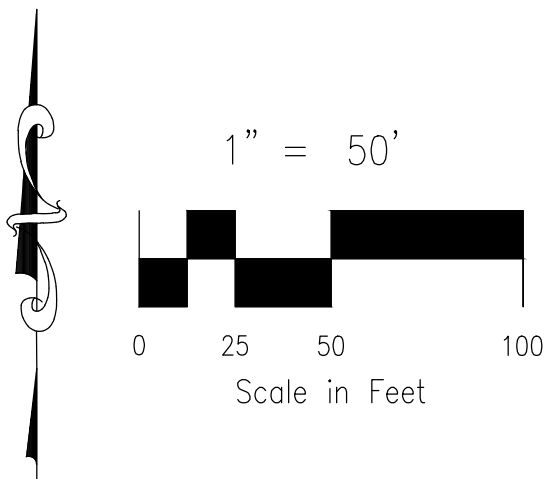
CAUTION



Submit the pipe manufacturer's specification for the pipes showing the design meets the radius of curvature for the given pipe diameter.

COMMENT ADDRESSED. NOTE ADDED TO PLANS. EMAIL FROM RINKER TO BE FORWARDED TO EPC. RINKER MINIMUM PIPE RADIUS TABLE ON SHEET ST03.

STORM 3
STA 14+00.00 TO STA 25+78.75



MATCHLINE - STA 14+00
SEE SHEET ST05 OF 12

Per ECM 3.3.1.D where it is necessary to design for a pressure head watertight joints with a 100-year service life is required. Update plans to identify the sections pipe requiring the watertight joints with 100-yr service life.

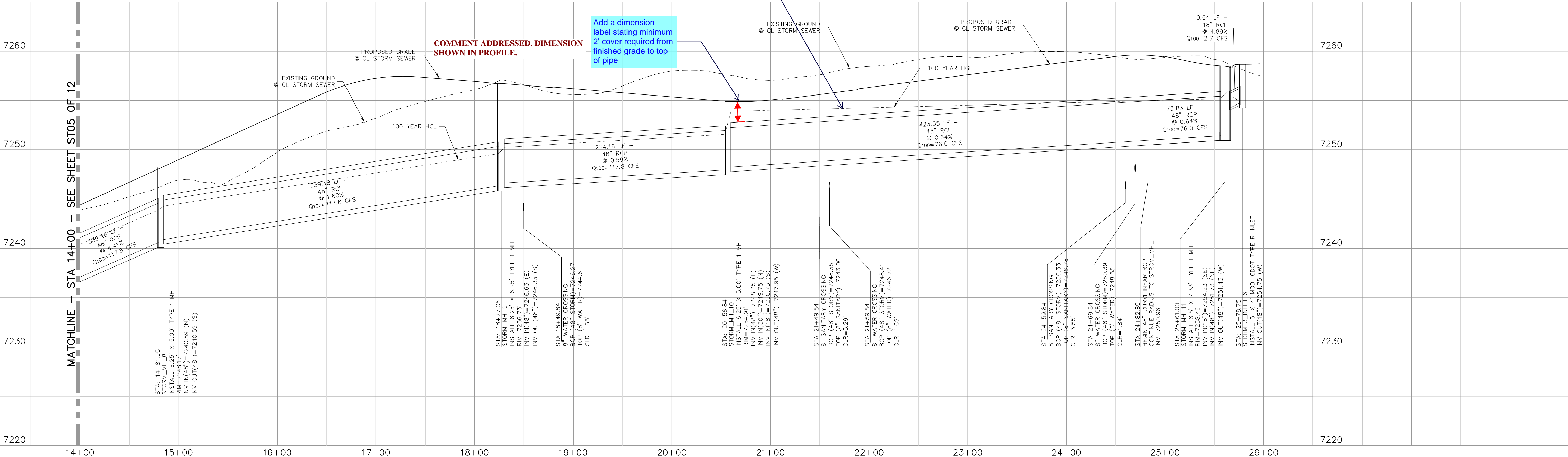
COMMENT ADDRESSED. NOTE ADDED TO PLANS. EMAIL FROM RINKER TO BE FORWARDED TO EPC.

COMMENT ADDRESSED. DIMENSION SHOWN IN PROFILE.

Add a dimension label stating minimum 2' cover required from finished grade to top of pipe

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

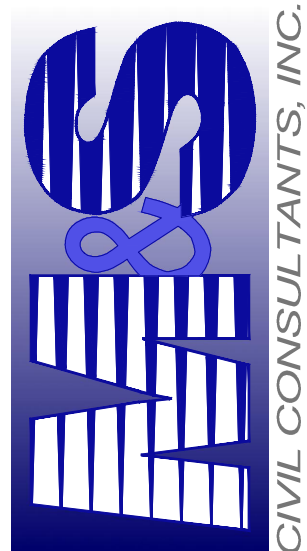
STORM 3 STA 14+00.00 TO STA 25+78.75



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

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COLORADO SPRINGS, CO 80903
PHONE: 719.555.5485



PAINT BRUSH HILLS FILING NO. 14

STORM PLAN & PROFILE

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

DESIGNED BY: GT SCALE: HORIZONTAL: 1"=50'

DRAWN BY: CWN VERTICAL: 1"=5'

CHECKED BY: VAS

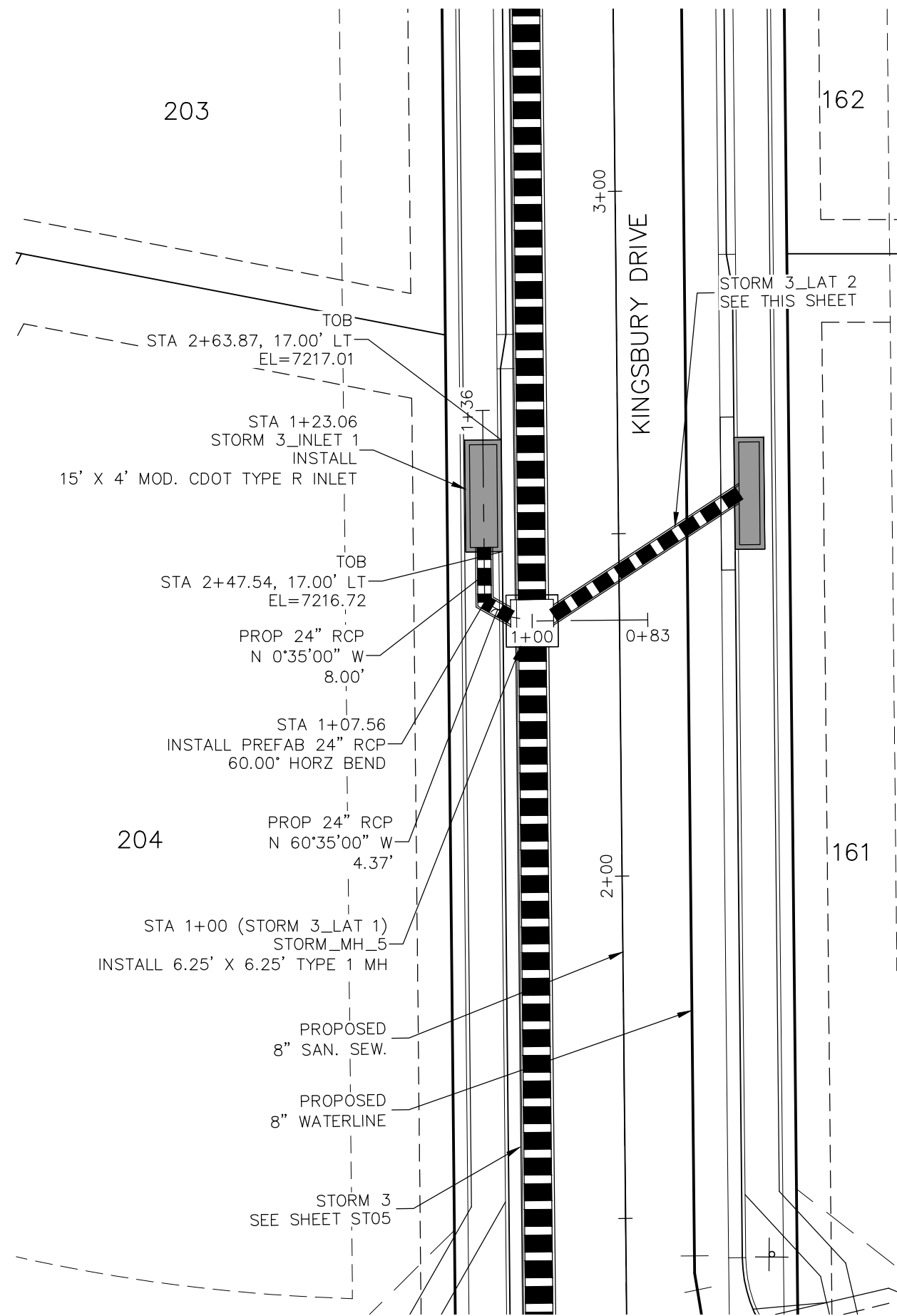
REVISIONS: NO. DATE BY DESCRIPTION APPROVED BY DATE

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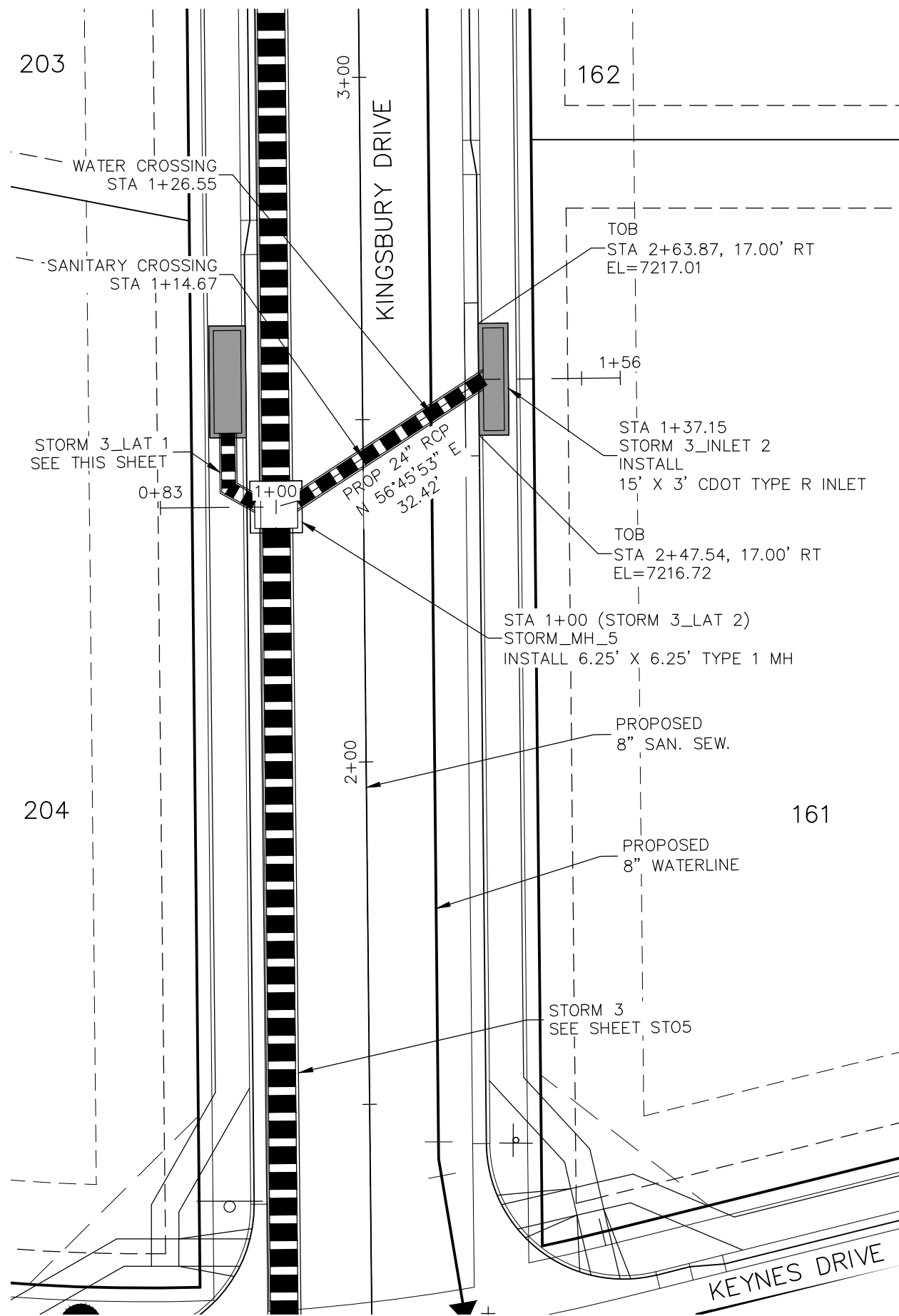
CAUTION

ST06

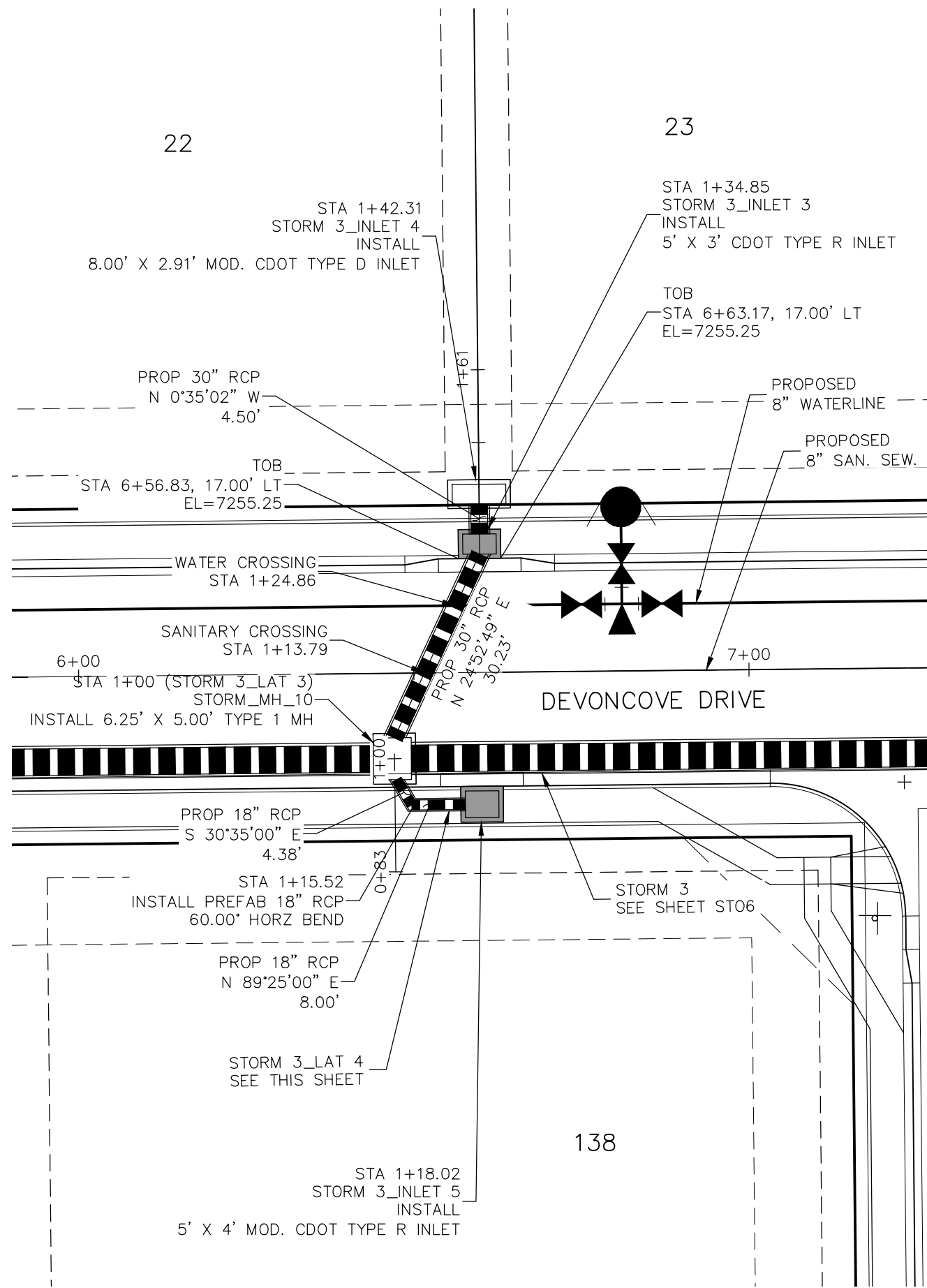
SHEET 19 OF 25



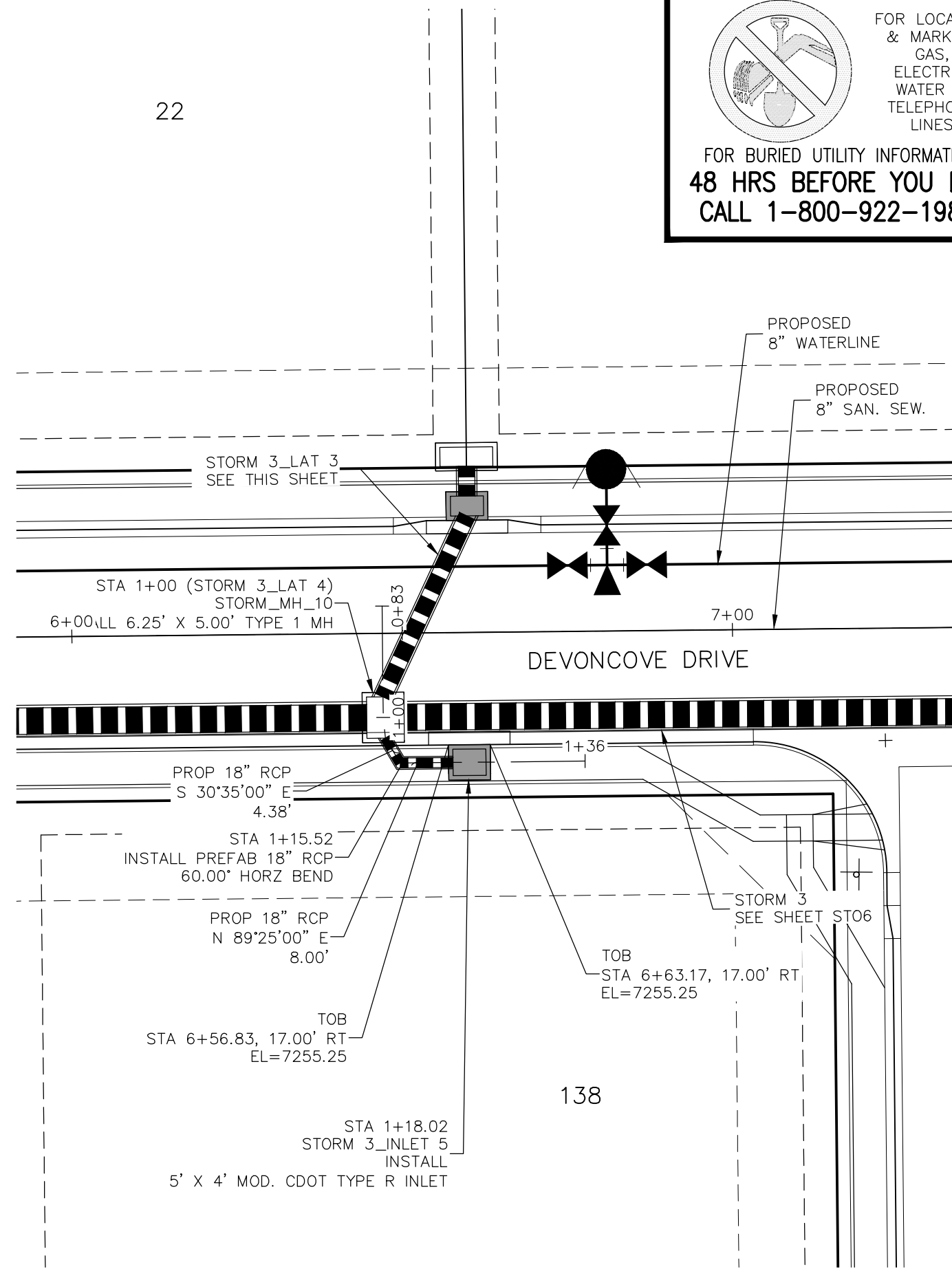
STORM 3 LAT 1
STA 1+00.00 TO STA 1+23.06



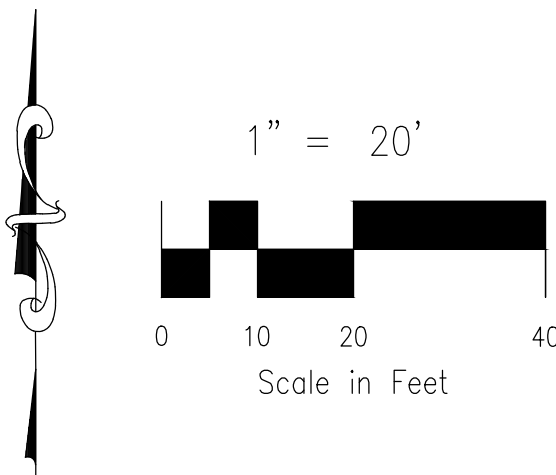
STORM 3 LAT 2
STA 1+00.00 TO STA 1+37.15



STORM 3 LAT 3
STA 1+00.00 TO STA 1+42.31



STORM 3 LAT 4
STA 1+00.00 TO STA 1+18.02



7230		7230		7265		7265	
7220		7220		7255		7255	
7210		7210		7245		7245	
7200		7200		7235		7235	
7190		7190		7125		7225	
STORM 3 LAT 1 STA 1+00.00 TO STA 1+23.06		STORM 3 LAT 2 STA 1+00.00 TO STA 1+37.15		STORM 3 LAT 3 STA 1+00.00 TO STA 1+42.31		STORM 3 LAT 4 STA 1+00.00 TO STA 1+18.02	

7265

COMMENT ADDRESSED. INLET REMOVED DRAINAGE SWALE NOT REQUIRED.

7255

THIS IS THE INLET WITH THE DRAINAGE SWALE.

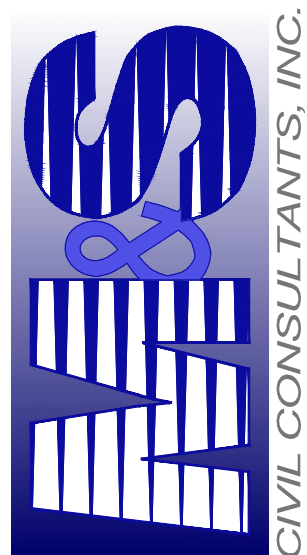
7255

Note for review engineer only: Unable to verify at this time. On the resubmittal review drainage swale and inlet.

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

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

STORM PLAN & PROFILE

PROJECT NO. 10-014
DESIGNED BY: GT
DRAWN BY: CMN
CHECKED BY: VAS

DATE: 06/25/20

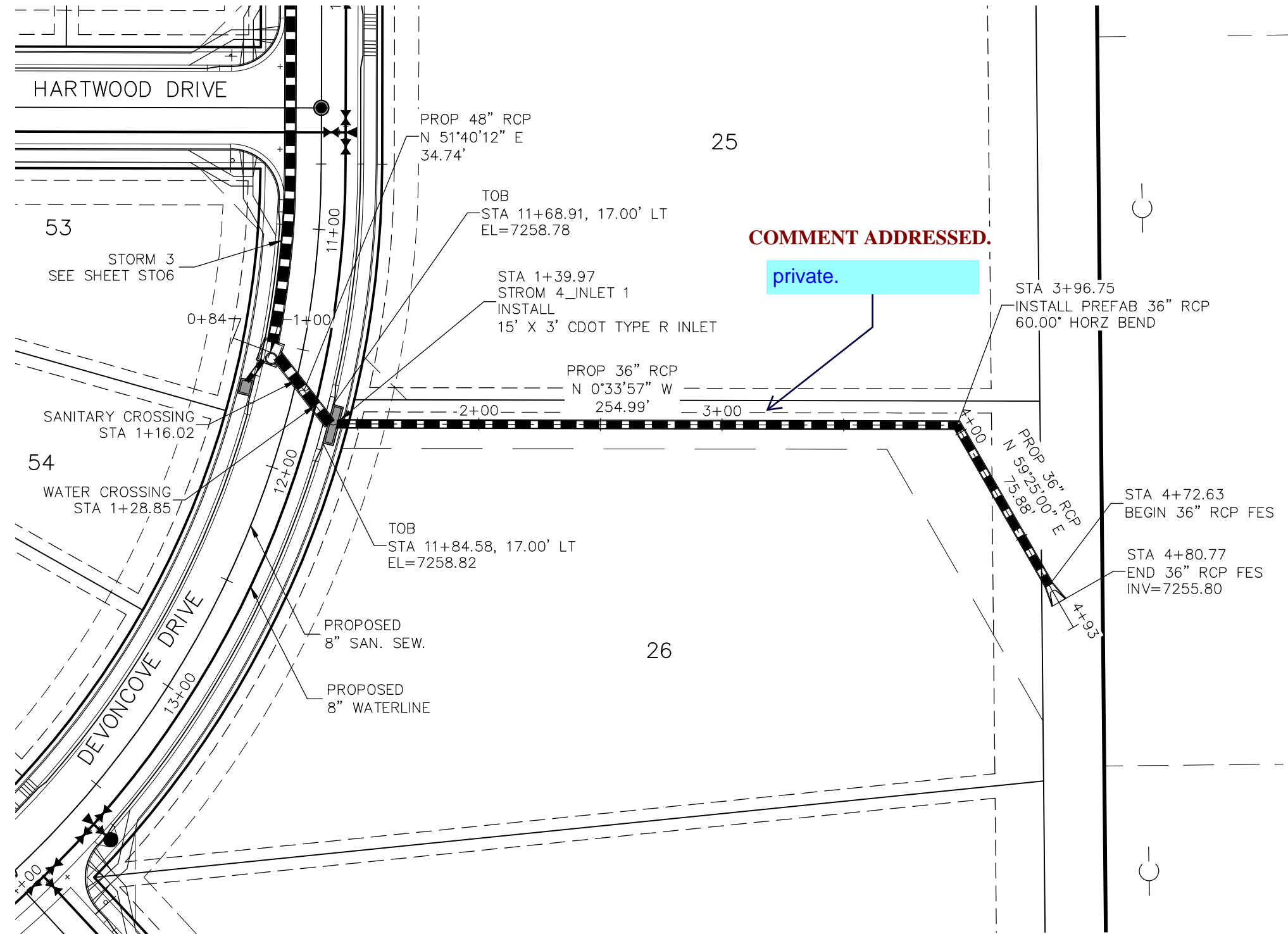
SCALE:
HORIZONTAL: 1"=50'
VERTICAL: 1"=5'

ST07

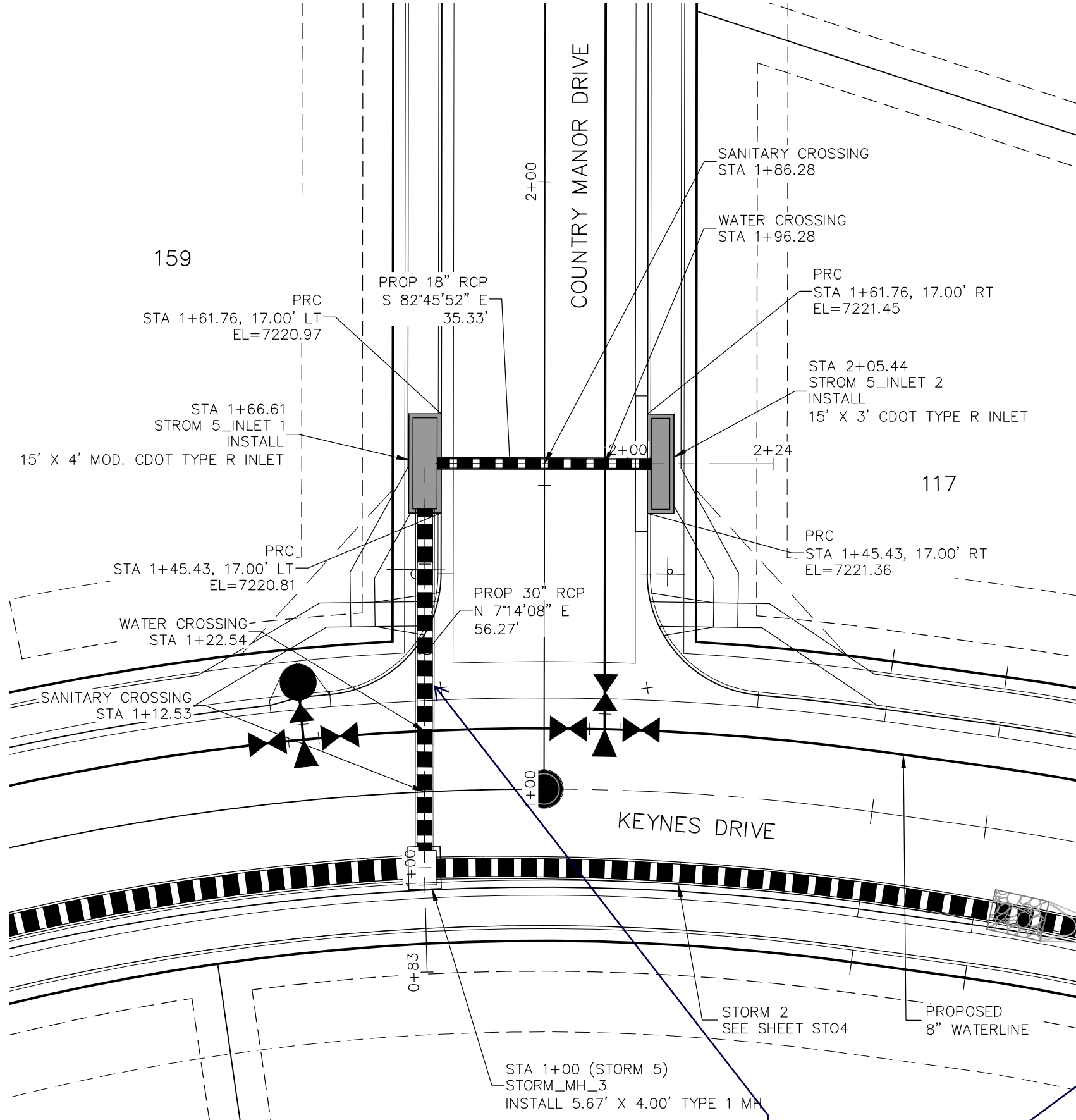
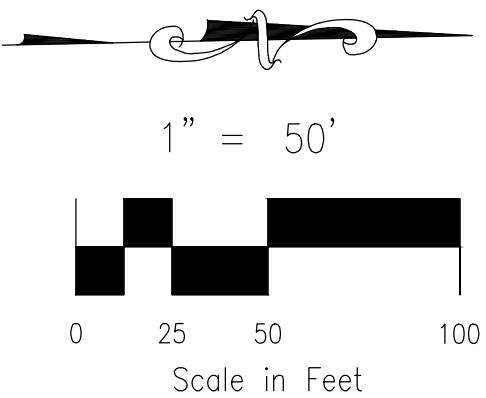
SHEET 20 OF 25

CAUTION

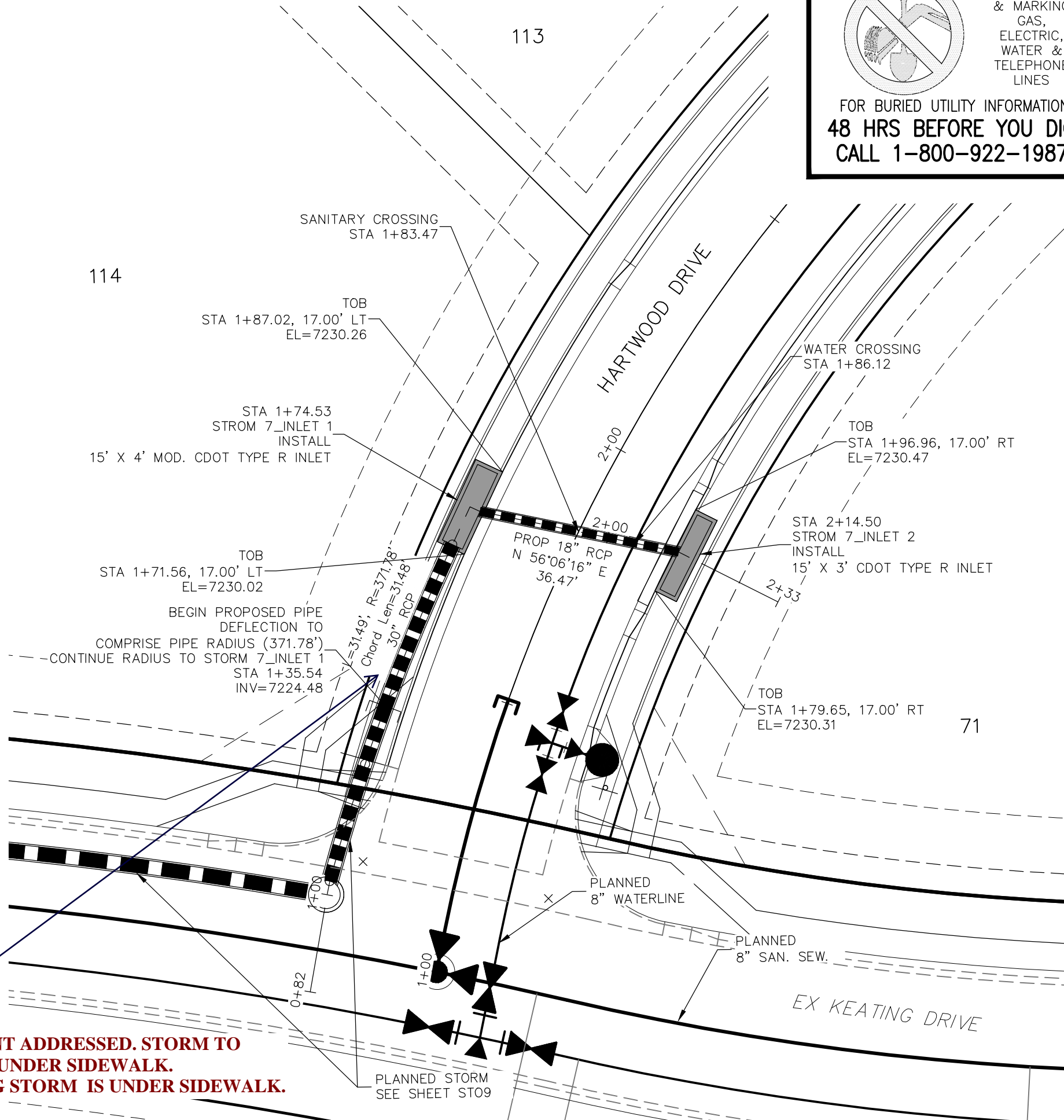
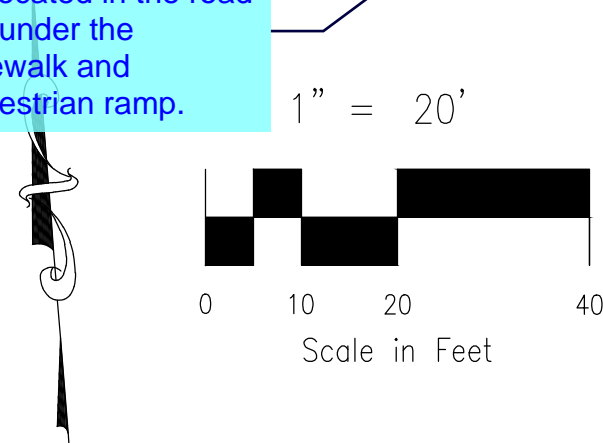
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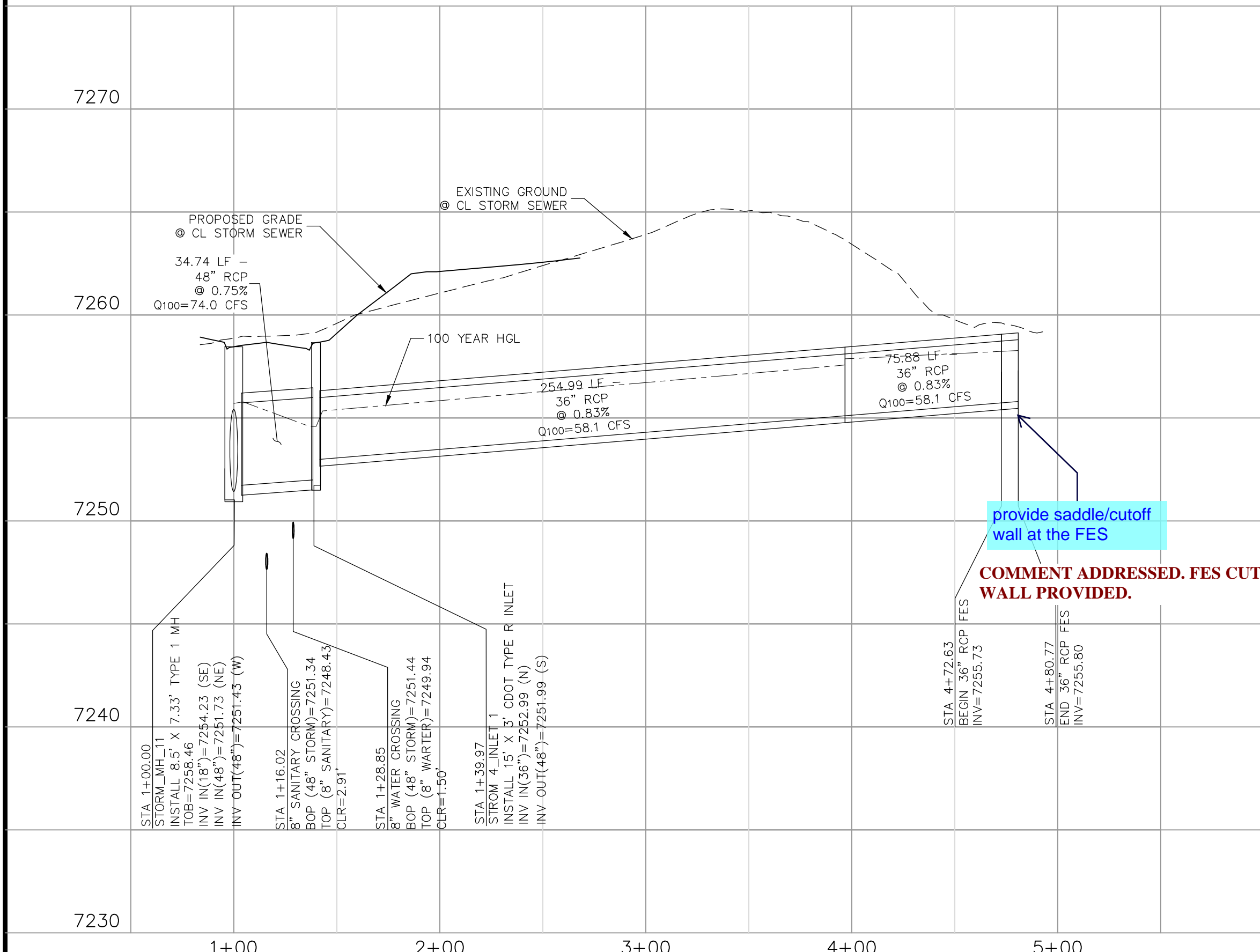
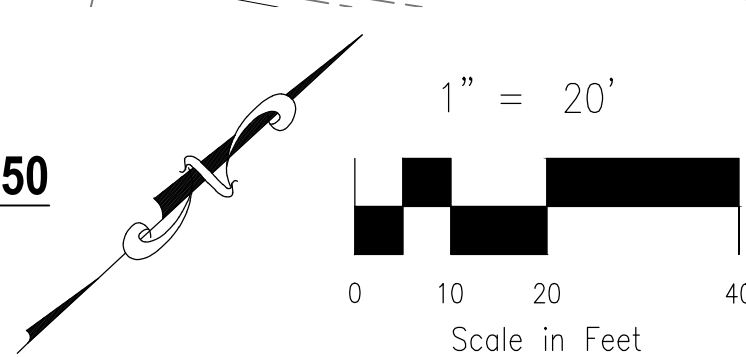
STORM 4
STA 1+00.00 TO STA 4+80.77



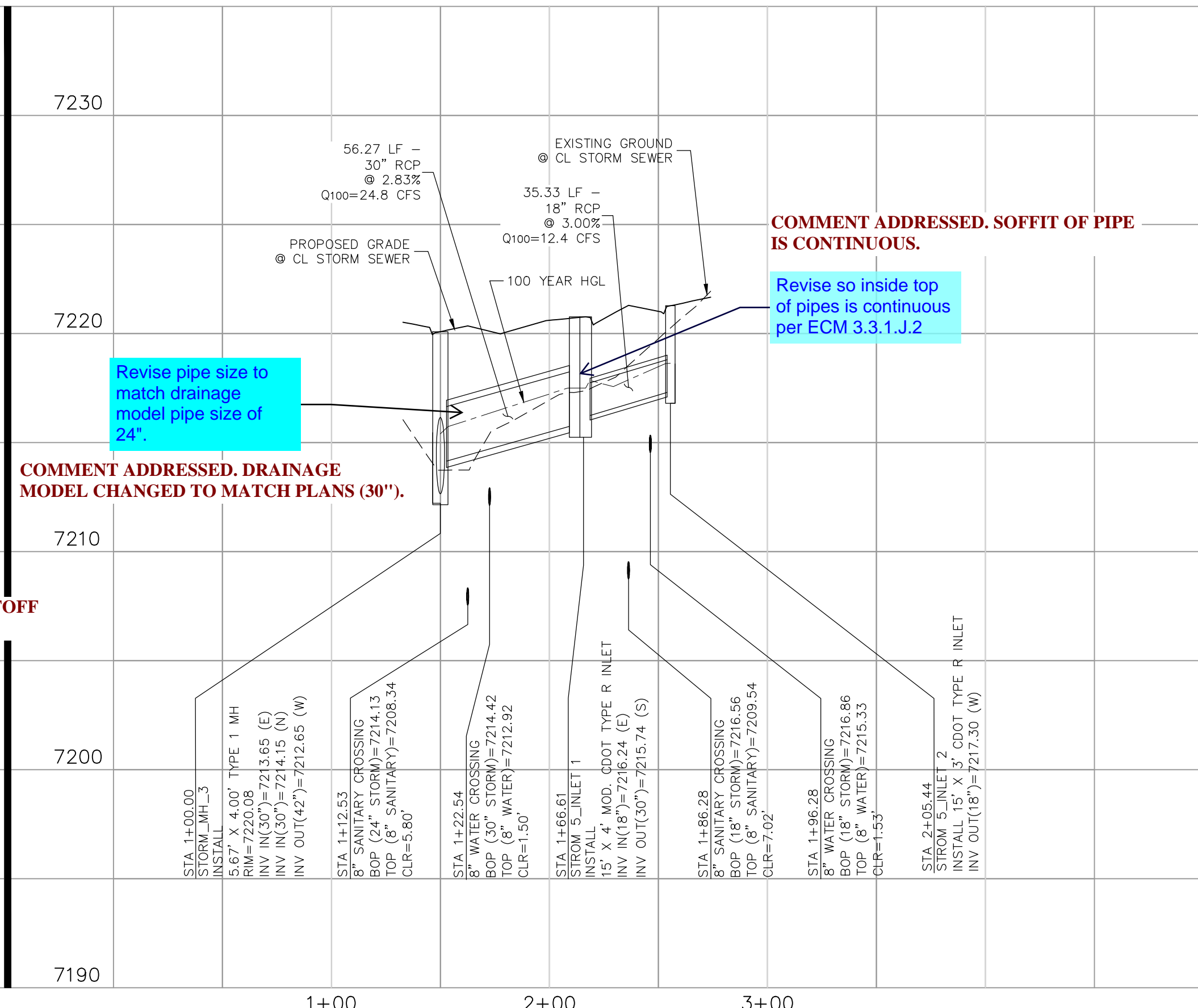
STORM 5
STA 1+00.00 TO STA 2+05.44



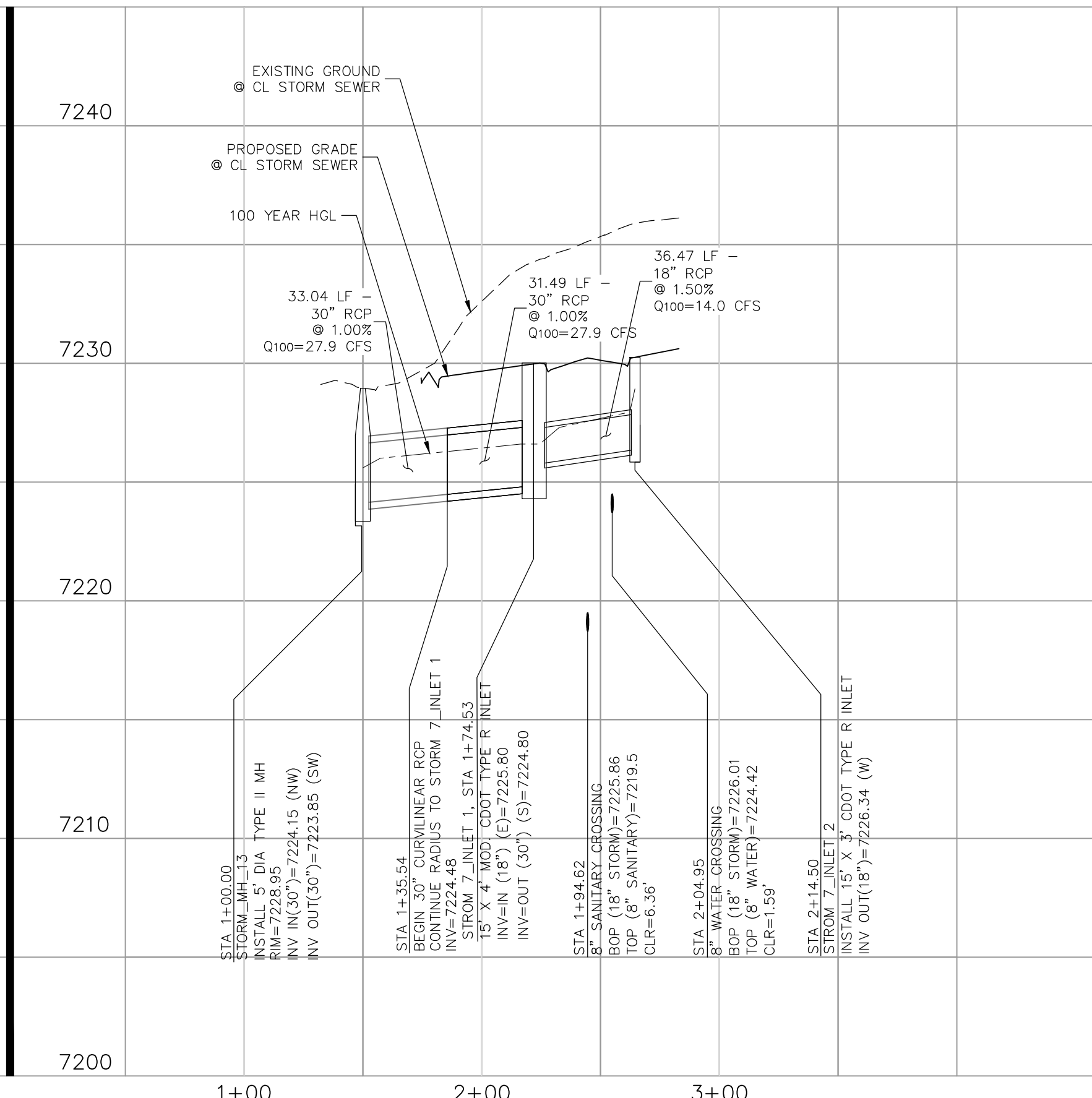
STORM 7
STA 1+00.00 TO STA 2+14.50



STORM 4 STA 1+00.00 TO STA 4+80.77



STORM 5 STA 1+00.00 TO STA 2+05.44



STORM 7 STA 1+00.00 TO STA 2+14.50

PAINT BRUSH HILLS FILING NO. 14

STORM PLAN & PROFILE

PROJECT NO. 10-014

DATE: 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

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

REVISIONS:

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

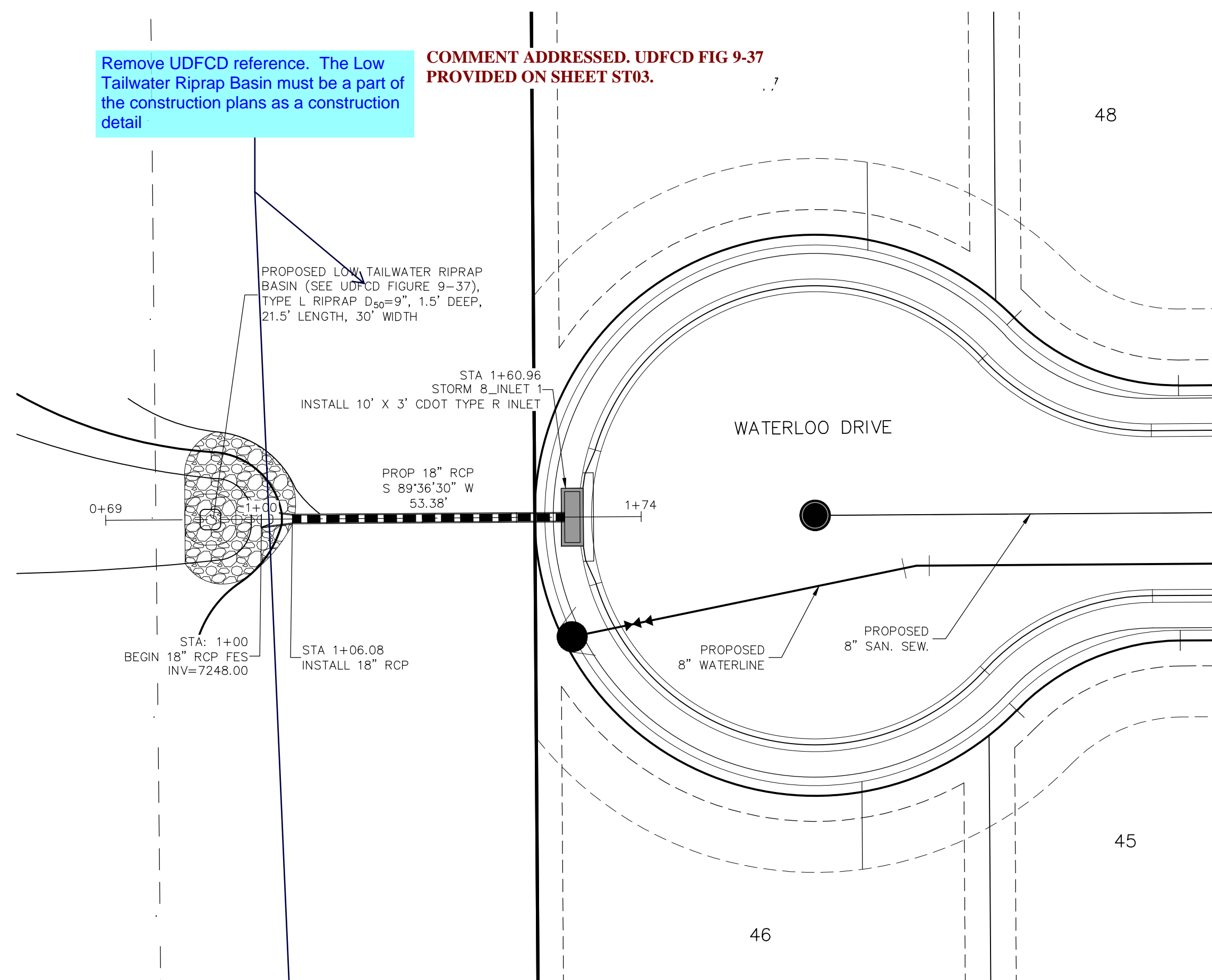
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CAUTION

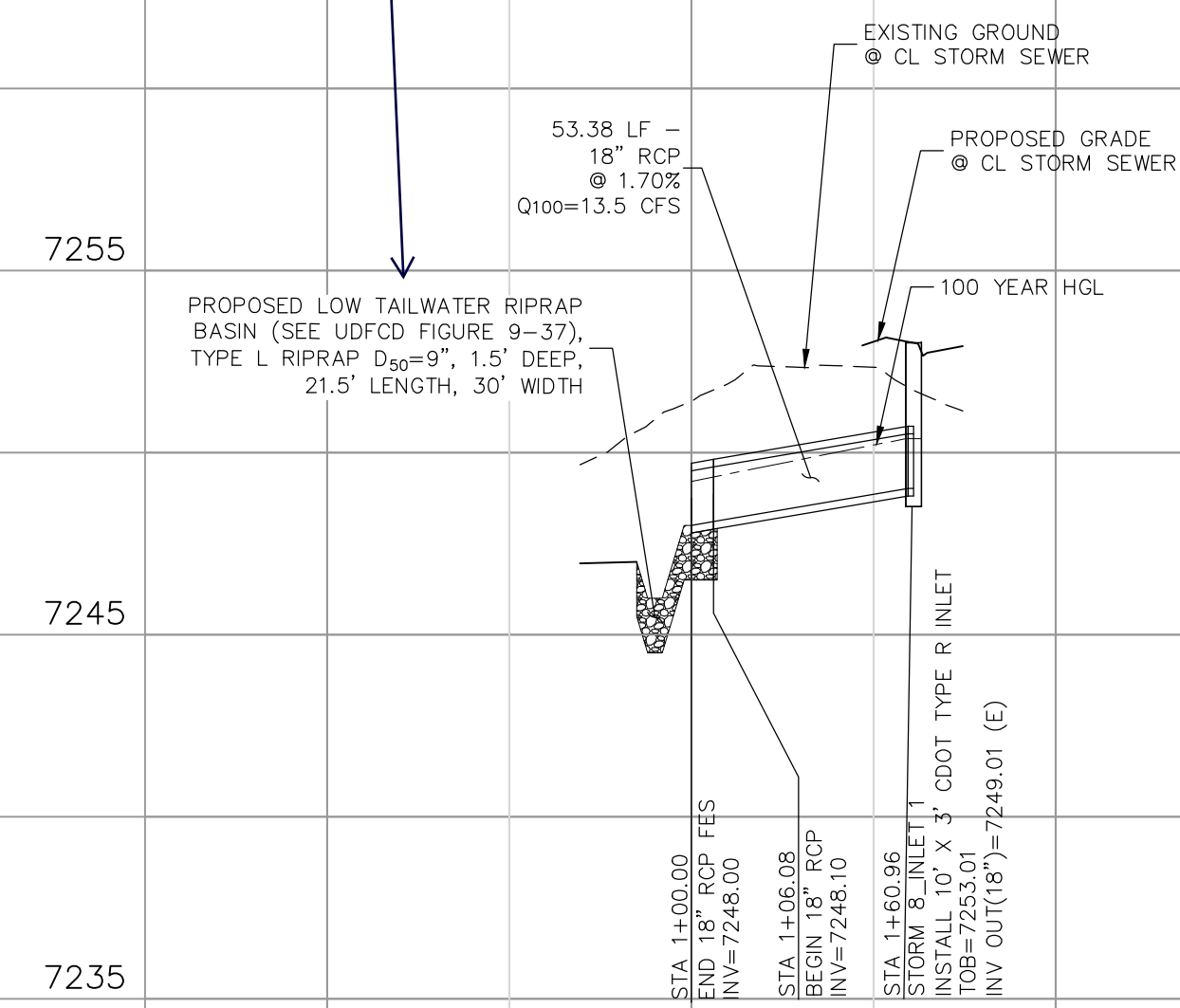
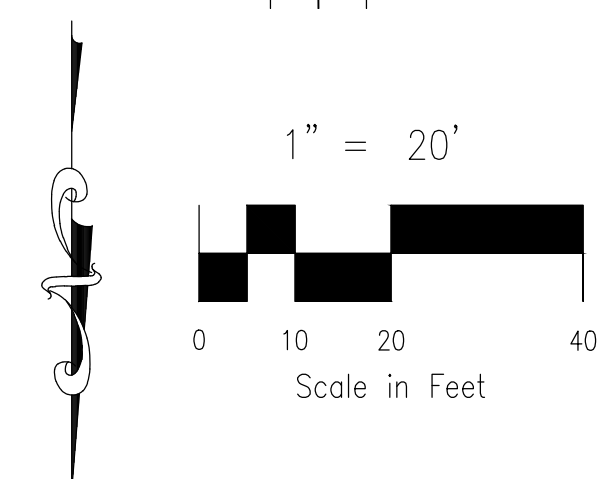


Remove UDFCD reference. The Low Tailwater Riprap Basin must be a part of the construction plans as a construction detail.

**COMMENT ADDRESSED. UDFCD FIG 9-37
PROVIDED ON SHEET ST03.**



COMMENT ADDRESSED. STORM 5-LAT 1 AND STORM 9 ADDED INCLUDED ON THIS SHEET.



STORM 8 STA 1+00.00 TO STA 1+60.96

PAINT BRUSH HILLS FILING NO. 14

STORM PLAN & PROFILE

DATE: 06/25/20
SHEET 22 OF 25
ST09

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



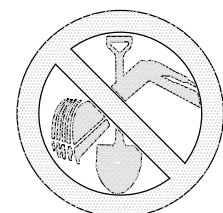
VIRGIL A. SANCHEZ, COLORADO P.E. NO. 37160

FOR AND ON
BEHALF OF
M&S CIVIL
CONSULTANTS,

[illegible]

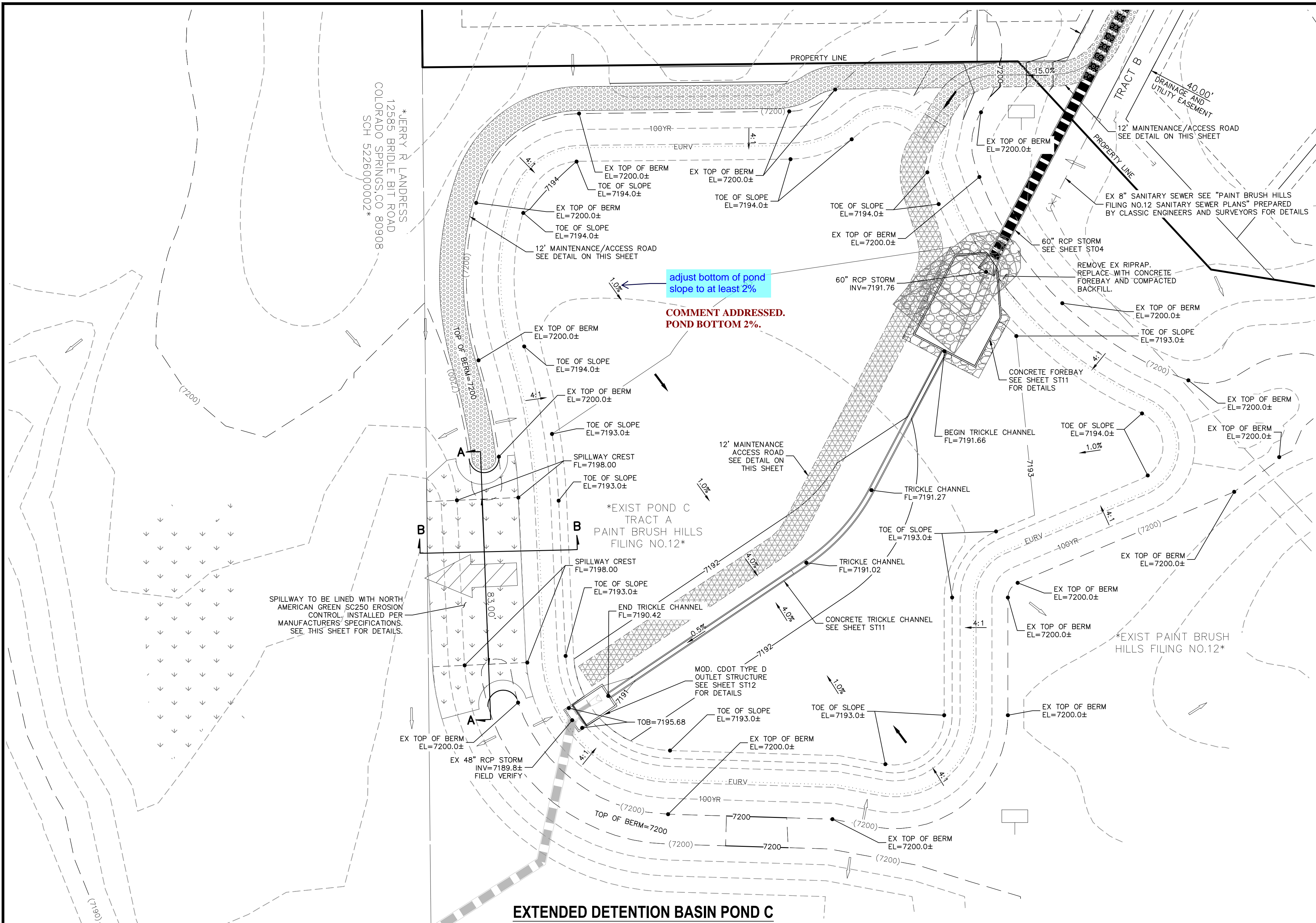
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CAUTION



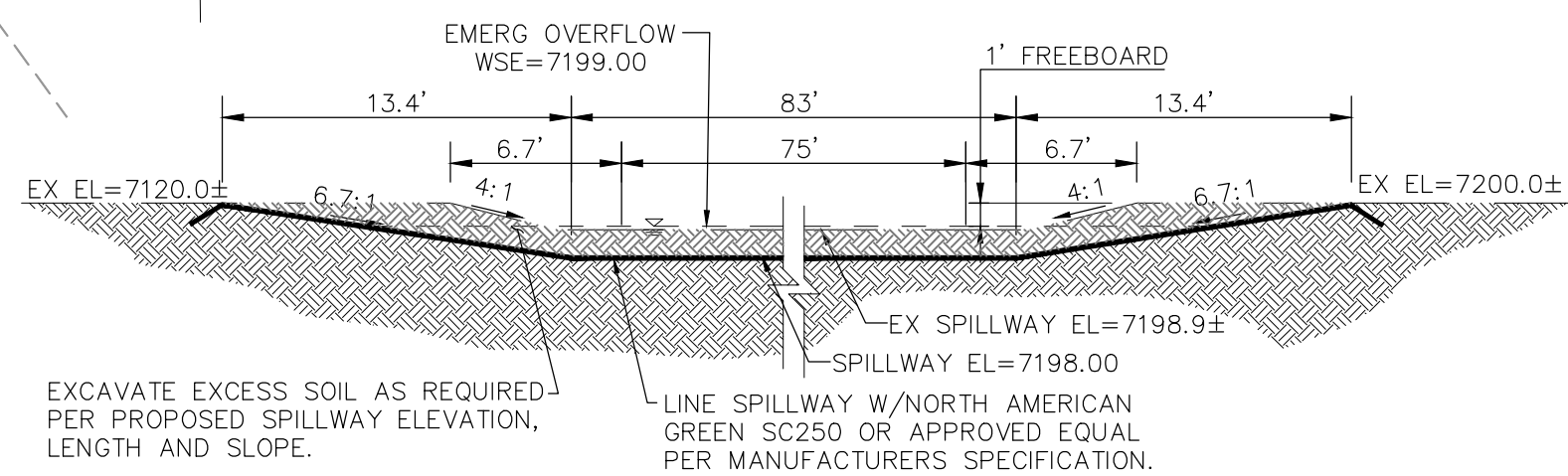
FOR LOCATING
& MARKING
GAS,
ELECTRIC,
WATER &
TELEPHONE
LINES

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

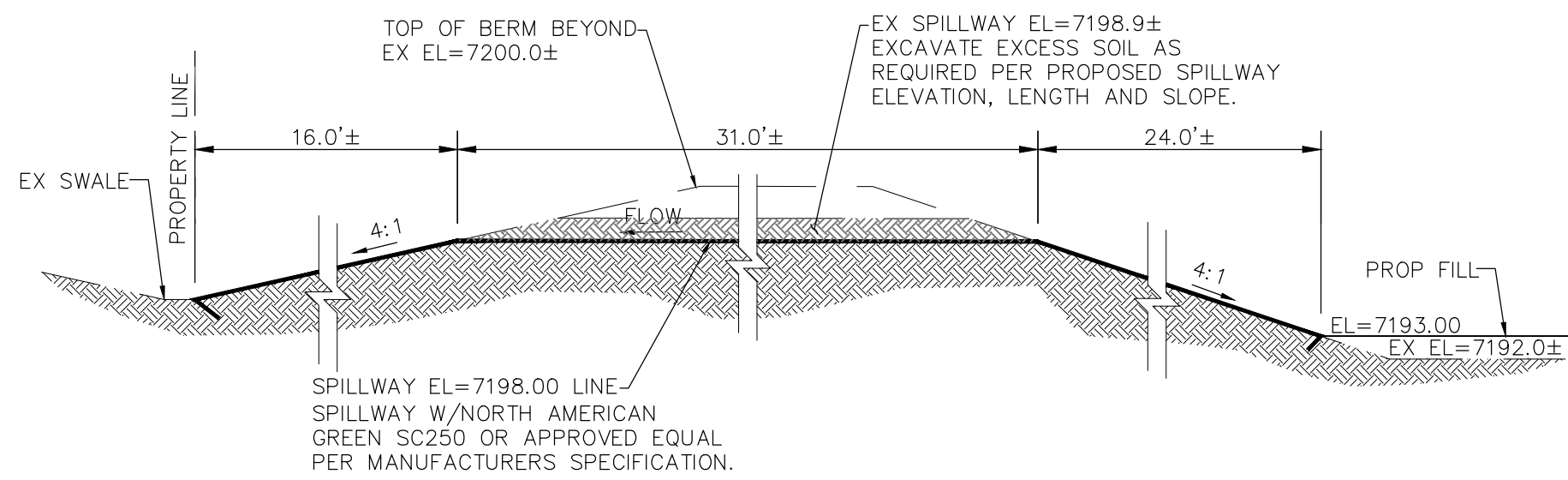


EXTENDED DETENTION BASIN POND C

SCALE 1"=30'



SECTION A-A



SECTION B-B

POND C EMERGENCY SPILLWAY

NOT TO SCALE

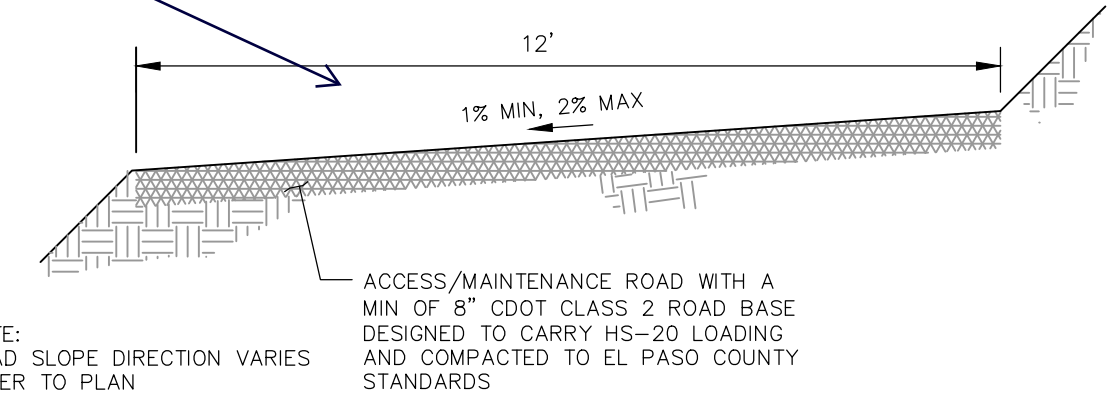
COMMENT ADDRESSED.
ACCESS RD. 15'.

Revise maintenance
access to 15' wide
per DCM Chapter 11
Section 11.2.2.

Adequate safety measures shall be provided with all detention facilities. A minimum 15-foot maintenance easement shall be provided around the perimeter of the impoundment and embankment areas. Access to the bottom of the pond from a public road shall be provided via a minimum 15-foot wide ramp at a slope no greater than twelve (12) percent.

POND WARNING SIGN

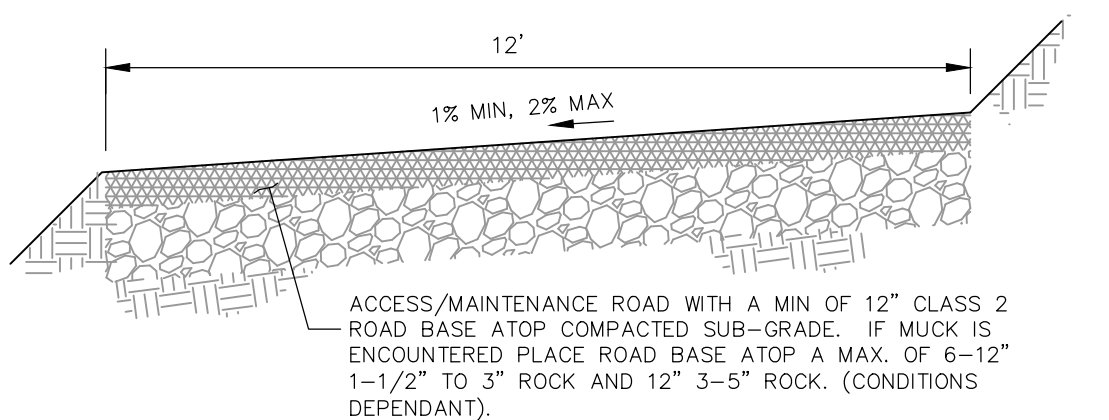
NOT TO SCALE



NOTE: ROAD SLOPE DIRECTION VARIES REFER TO PLAN

MAINTENANCE & ACCESS ROAD ABOVE EURV TYPICAL SECTION

NOT TO SCALE



MAINTENANCE & ACCESS ROAD BELOW EURV TYPICAL SECTION

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

PAINT BRUSH HILLS FILING NO. 14

EXTENDED DETENTION POND C

PROJECT NO. 10-014

DESIGNED BY: GT

DRAWN BY: CMN

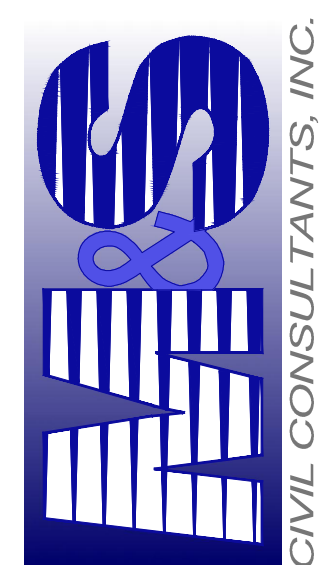
CHECKED BY: VAS

DATE: 06/25/20

SHEET 23 OF 25

ST10

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COLORADO SPRINGS, CO 80903
PHONE: 719.555.5485



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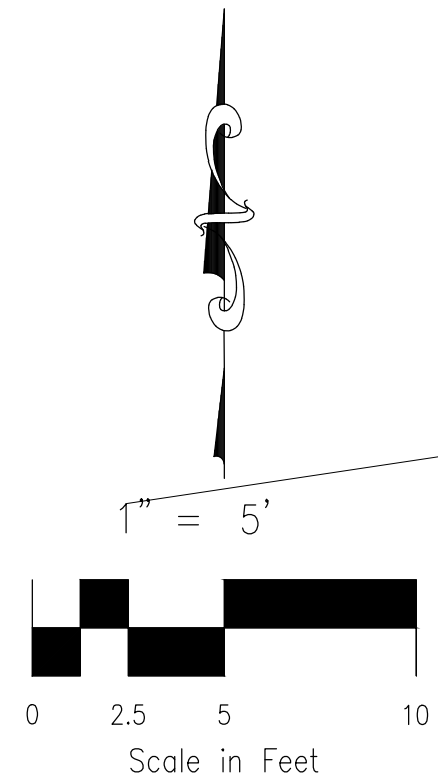
VIRGIL A. SANCHEZ, COLORADO P.E. NO. 37160

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

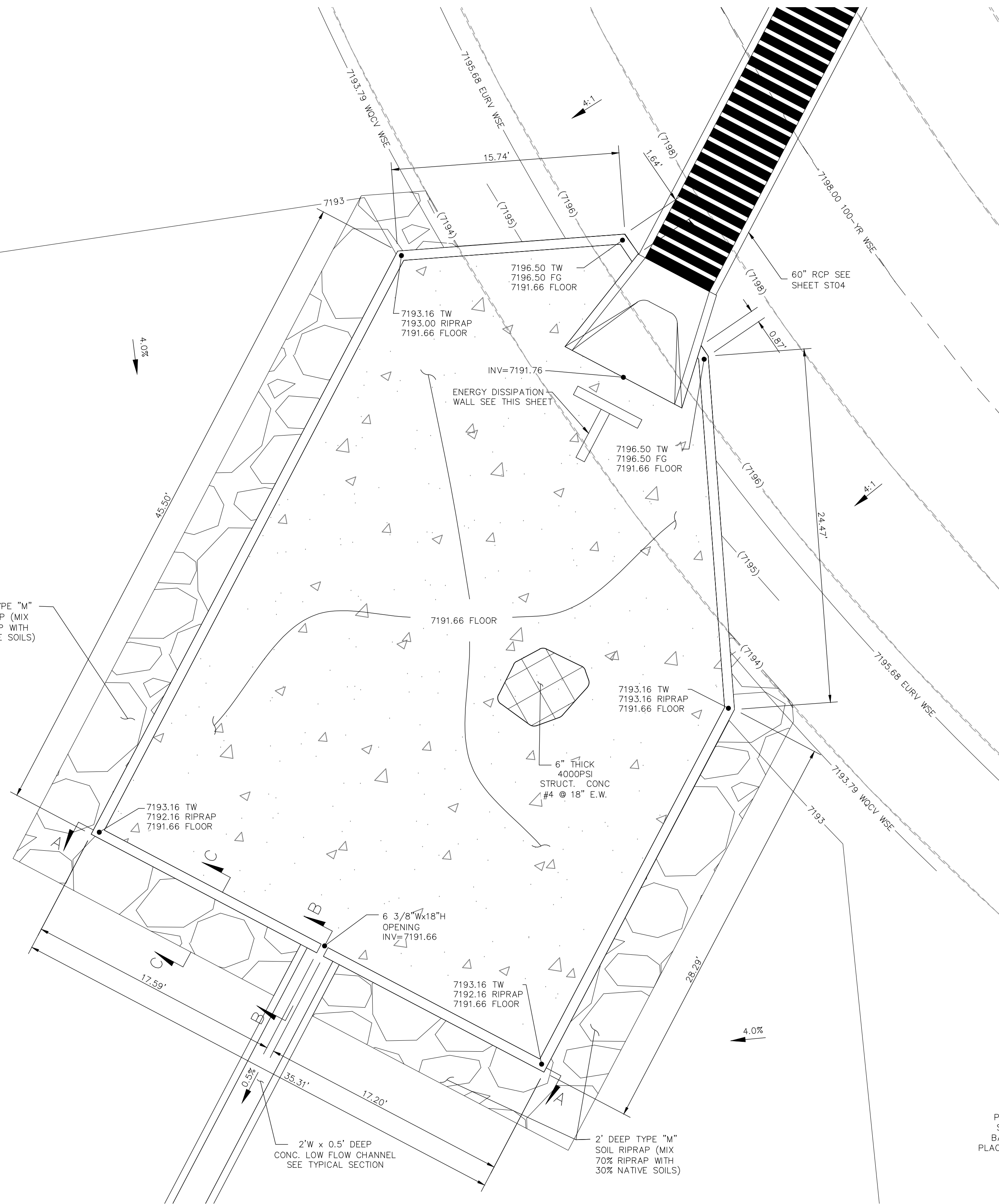
REVISIONS: NO. DATE: BY: DESCRIPTION:

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CAUTION



2' DEEP TYPE "M"
SOIL RIPRAP (MIX
70% RIPRAP WITH
30% NATIVE SOILS)

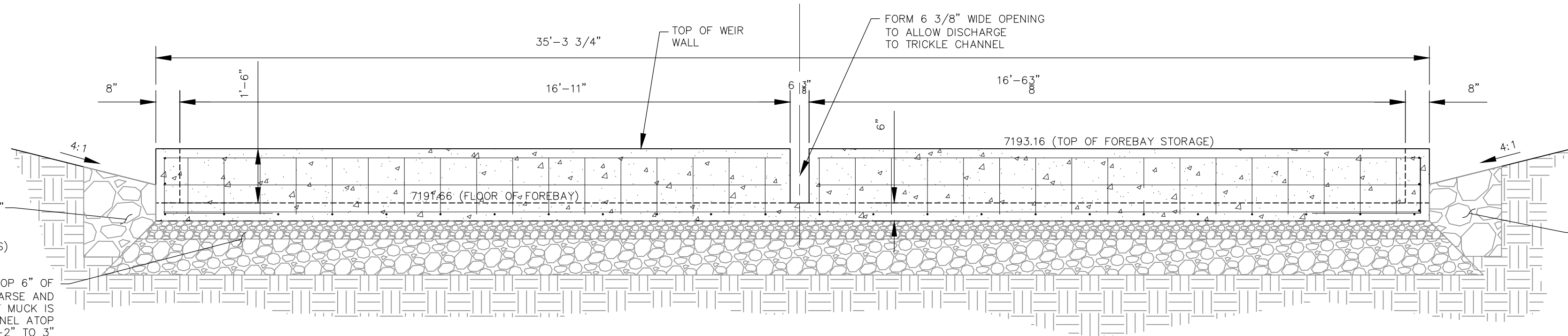


EXTENDED DETENTION BASIN POND C FOREBAY

NOT TO SCALE

2' DEEP TYPE "M"
SOIL RIPRAP (MIX
70% RIPRAP WITH
30% NATIVE SOILS)

PLACE CHANNEL ATOP 6" OF
AGGREGATE BASE COARSE AND
COMPACTED SUBGRADE. IF MUCK IS
ENCOUNTERED PLACE CHANNEL ATOP
A MAXIMUM OF 12" OF 1-2" TO 3"
ROCK ATOP 12" OF 3"-5" ROCK
(DEPENDANT UPON FIELD CONDITIONS)



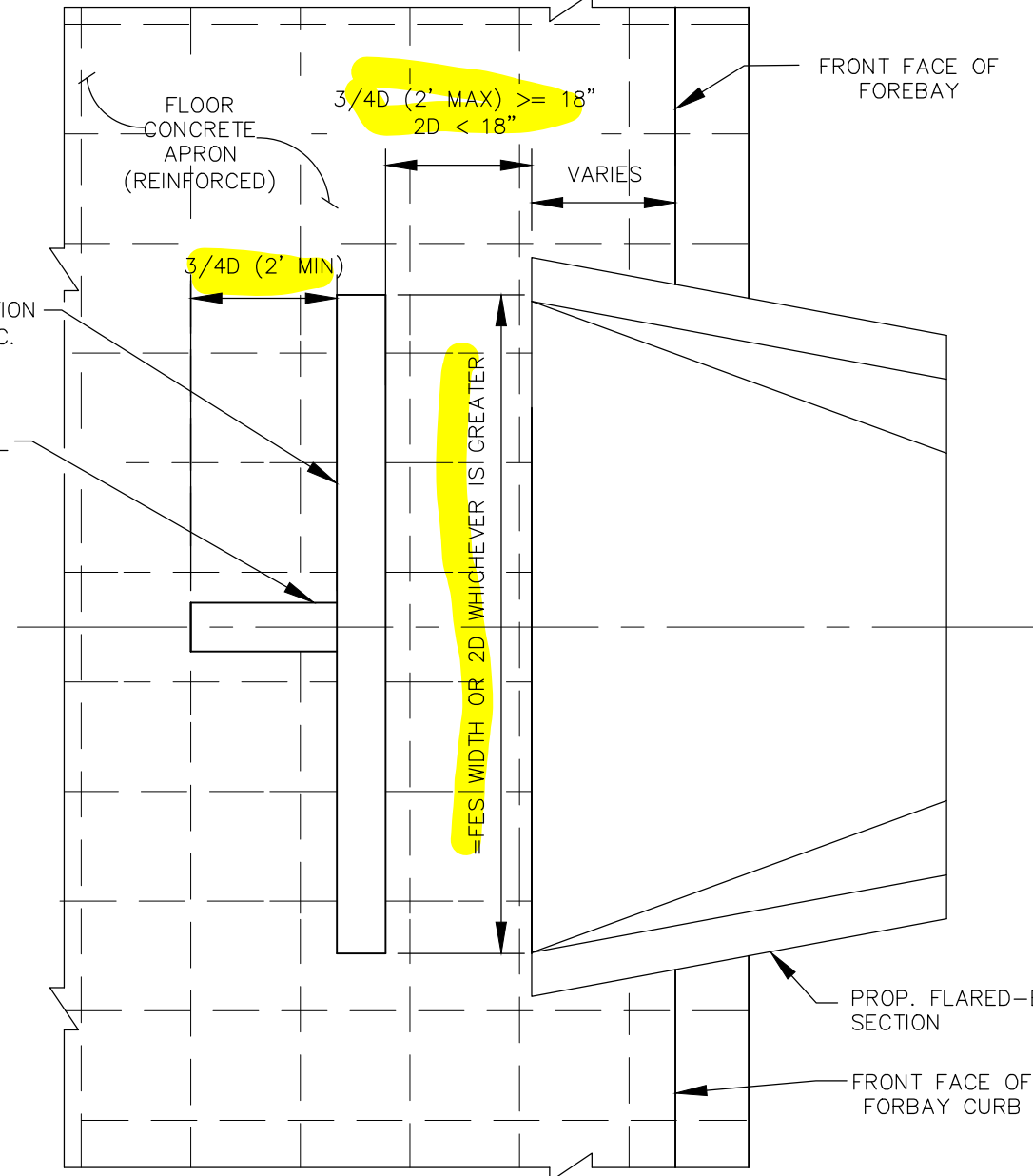
NORTH FOREBAY FRONT WALL W/NOTCH

SECTION A-A

NOT TO SCALE

8"W ENERGY DISSIPATION
WALL W/#5 @ 12" O.C.
E.W.

8"W BUTTRESS WALL
W/#5 @ 12" O.C.
E.W.



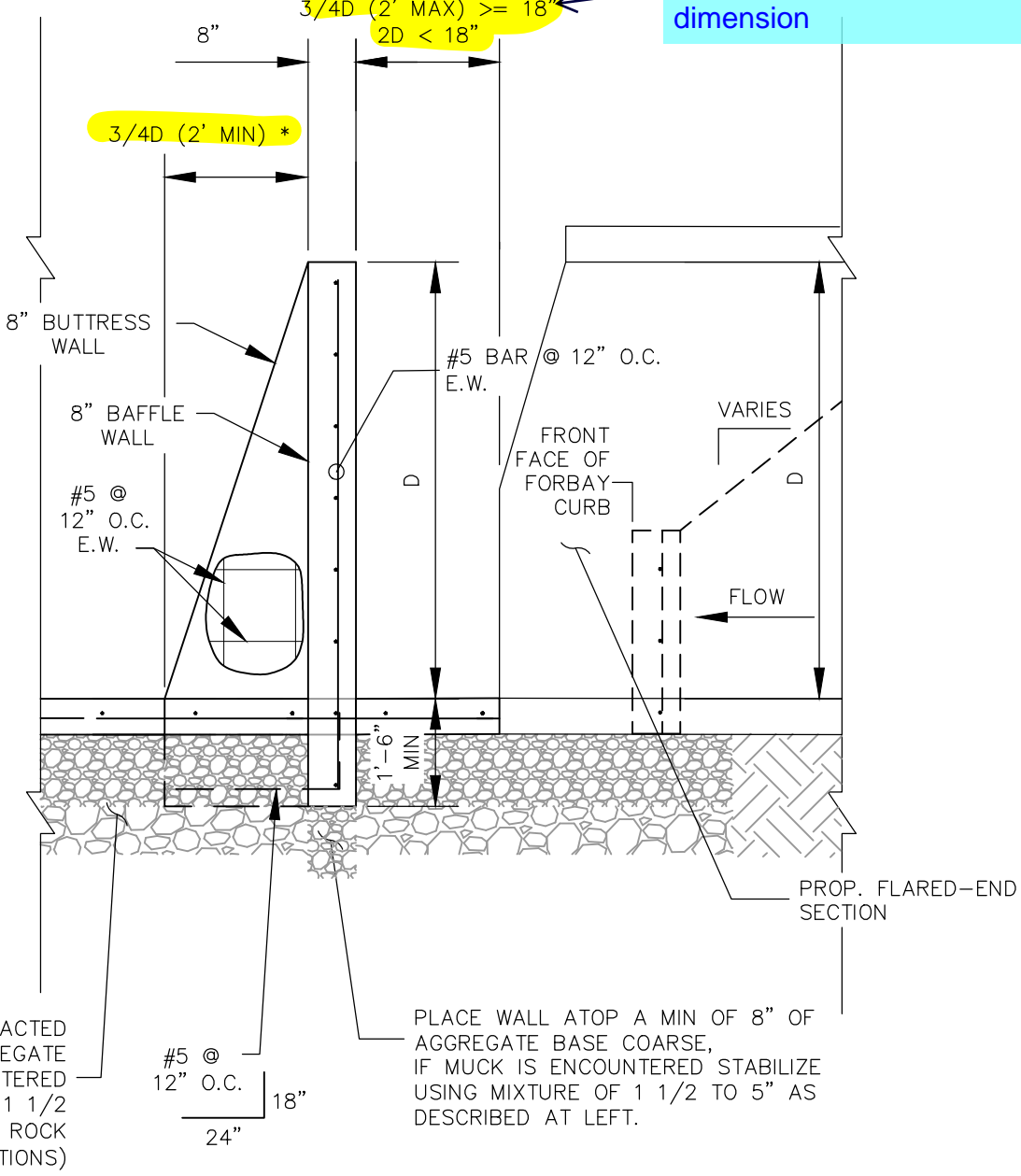
ENERGY DISSIPATION DETAILS

NOT TO SCALE

COMMENT ADDRESSED.
DIMENSION CALLED OUT.

Replace labels highlighted
in yellow with actual
dimension

* 0.5' ON OFFFALL
FOR 12" STORM 05



PLACE FOREBAY FLOOR ATOP COMPACTED
SUBGRADE AND A MIN OF 6" AGGREGATE
BASED COARSE. IF MUCK IS ENCOUNTERED
PLACE FLOOR ATOP A MAX OF 12" OF 1 1/2
TO 3" ROCK ATOP 12" OF 3"-5" ROCK
(DEPENDANT UPON FIELD CONDITIONS)

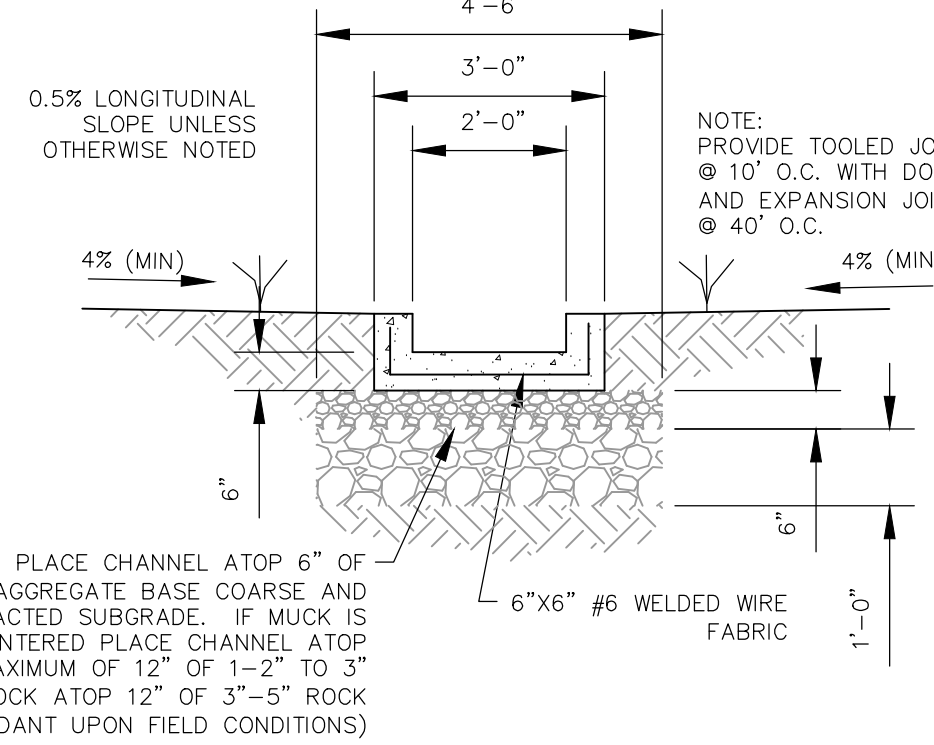
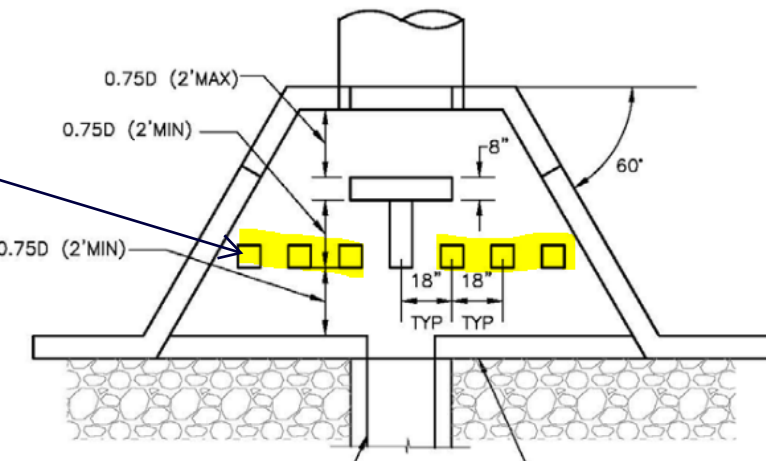
PLACE WALL ATOP A MIN OF 8" OF
AGGREGATE BASE COARSE.
IF MUCK IS ENCOUNTERED STABILIZE
USING MIXTURE OF 1 1/2 TO 5" AS
DESCRIBED AT LEFT.

ENERGY DISSIPATION DETAILS

NOT TO SCALE

Provide the smaller
baffle blocks in the
design.

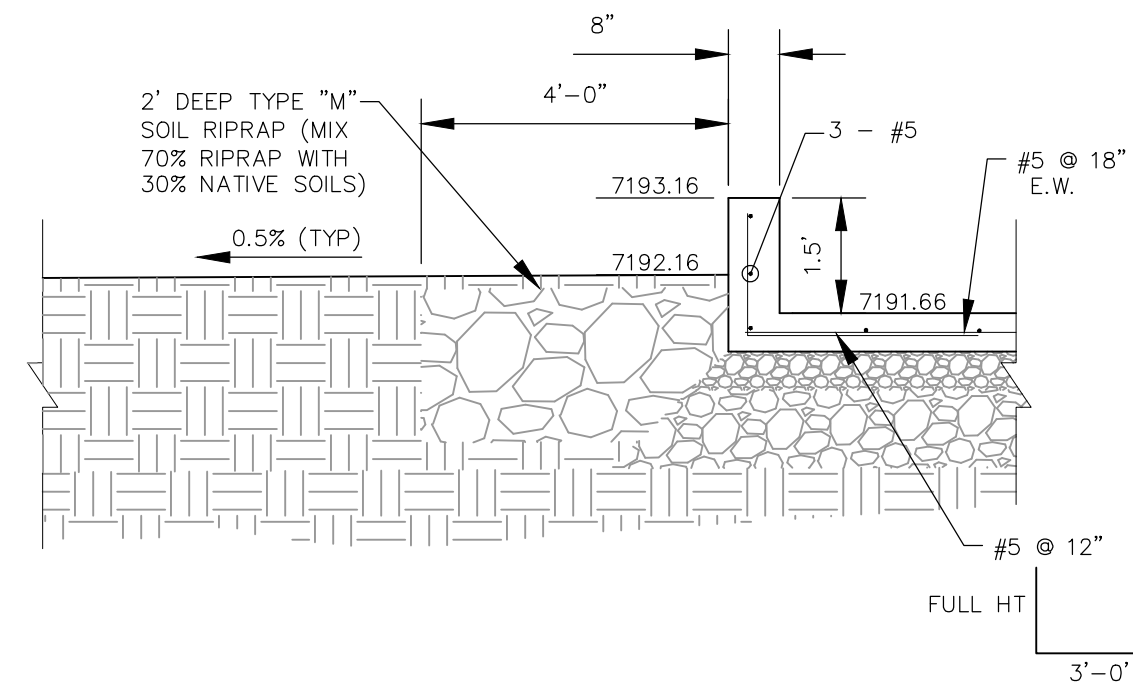
COMMENT ADDRESSED.
BAFFLE BLOCK PROVIDED.



LOW FLOW CHANNEL

TYPICAL SECTION

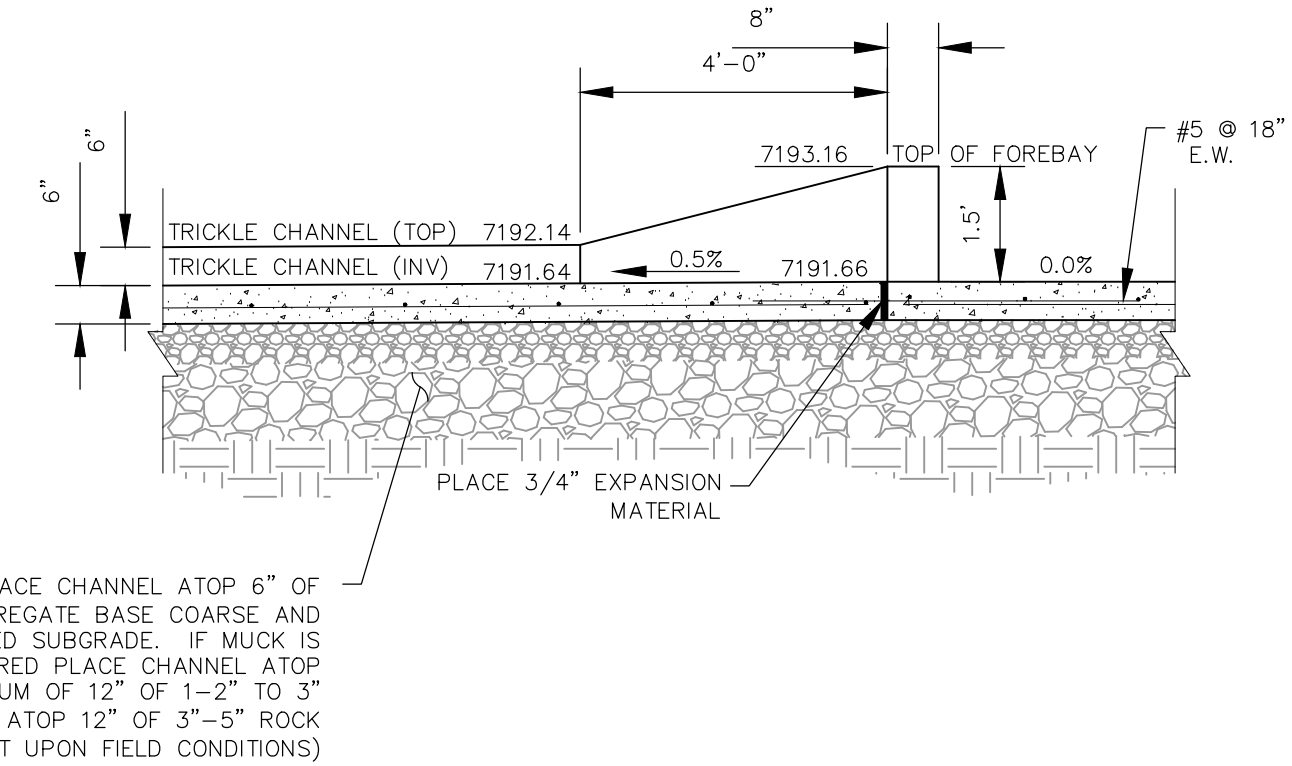
NOT TO SCALE



RIPRAP GRADING BELOW POND C FOREBAY

SECTION C-C

NOT TO SCALE



PLACE CHANNEL ATOP 6" OF
AGGREGATE BASE COARSE AND
COMPACTED SUBGRADE. IF MUCK IS
ENCOUNTERED PLACE CHANNEL ATOP
A MAXIMUM OF 12" OF 1-2" TO 3"
ROCK ATOP 12" OF 3"-5" ROCK
(DEPENDANT UPON FIELD CONDITIONS)

LOW FLOW CHANNEL POND C

SECTION B-B

NOT TO SCALE

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

APPROV. BY: DATE:

BY: DESCRIPTION:

NO. DATE:

REVISIONS:

CAUTION



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

CIVIL CONSULTANTS, INC.

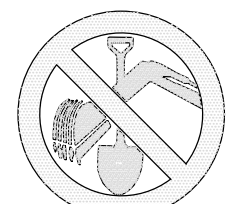
FOR AND ON
BEHALF OF
M&S CIVIL
CONSULTANTS,
INC.

PAINT BRUSH HILLS FILING NO. 14

EXTENDED DET. POND C FOREBAY DETAILS

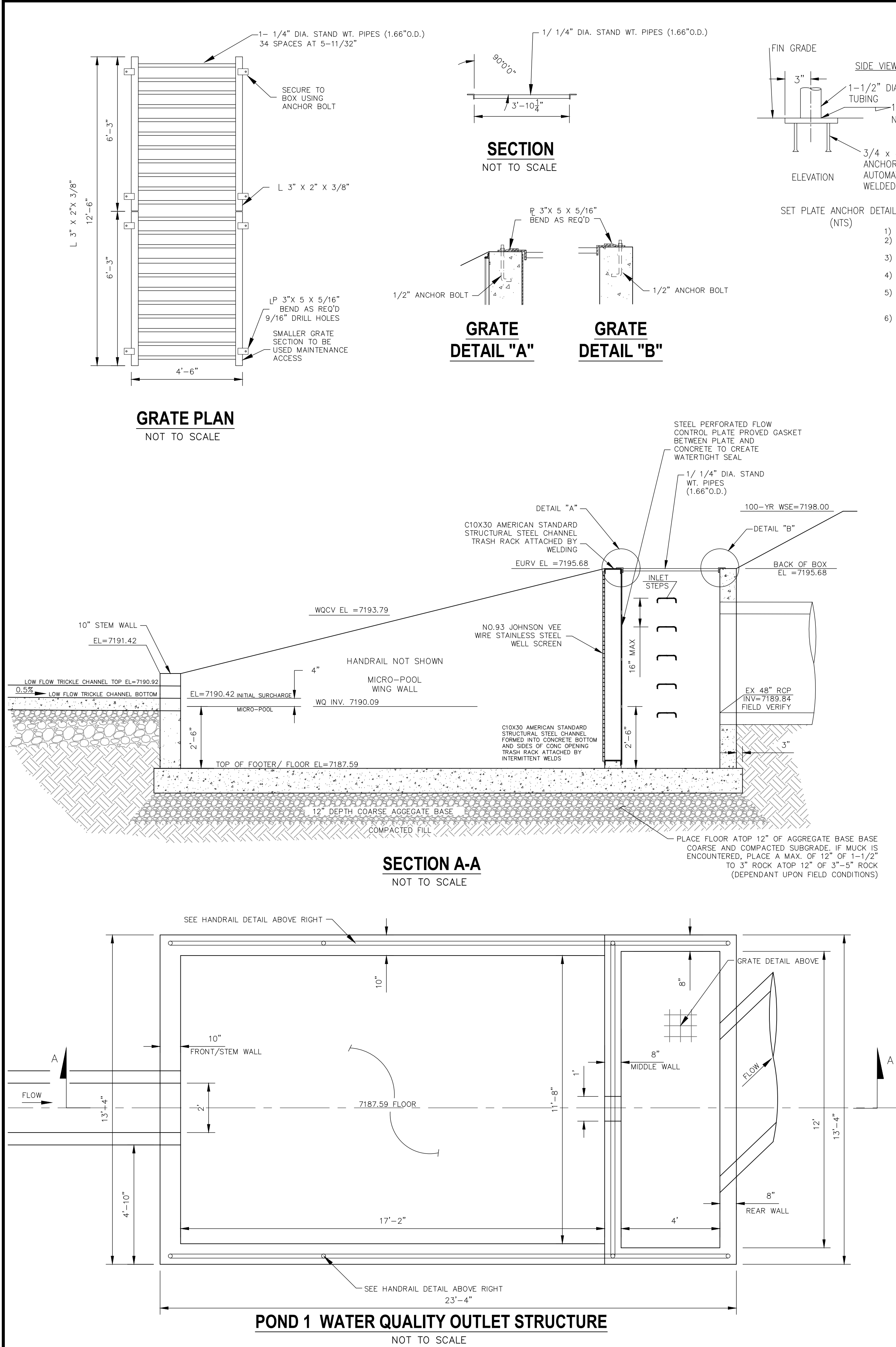
PROJECT NO. 10-014 SCALE: DATE: 06/25/20

DESIGNED BY: GT HORIZONTAL: NA
DRAWN BY: CMN VERTICAL: NA
CHECKED BY: VAS
SHEET 24 OF 25 ST11

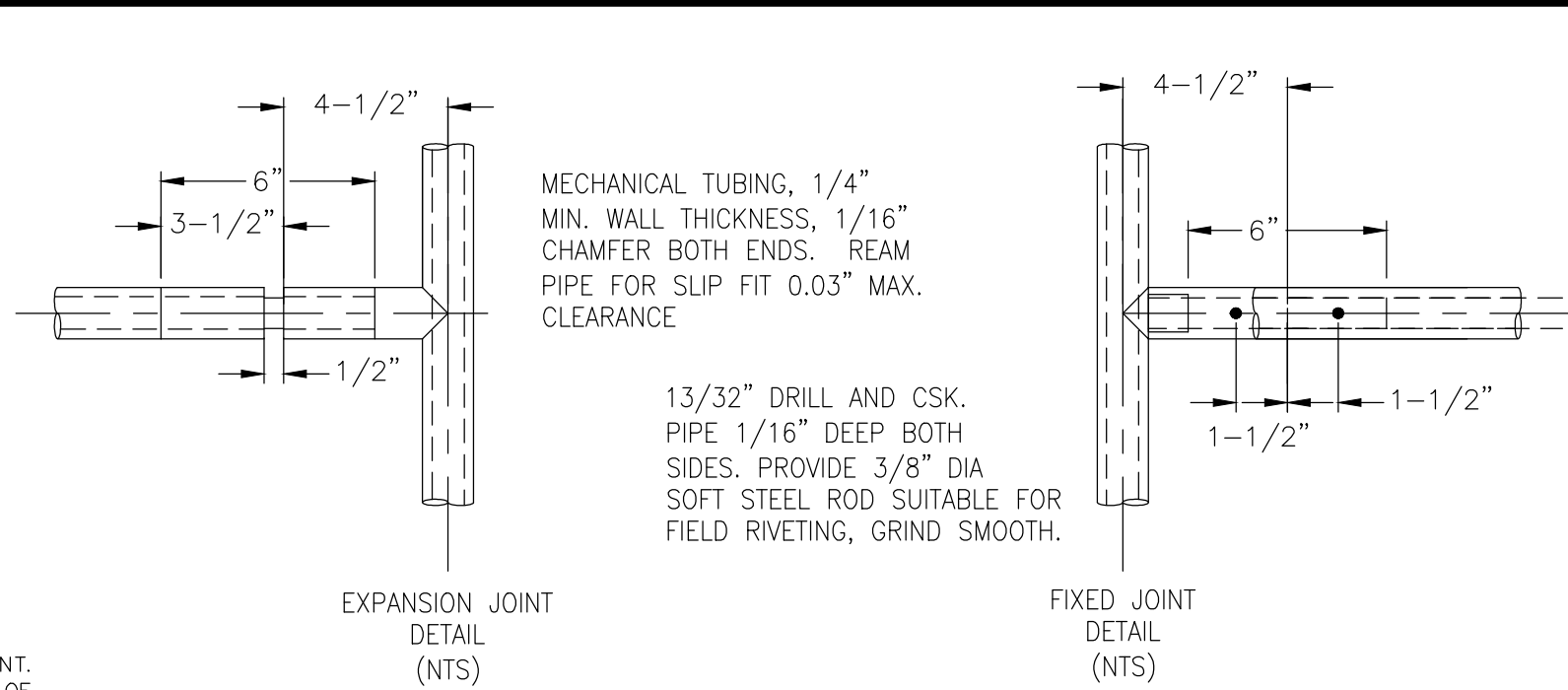


FOR LOCATING
& MARKING
GAS,
ELECTRIC,
WATER &
TELEPHONE
LINES

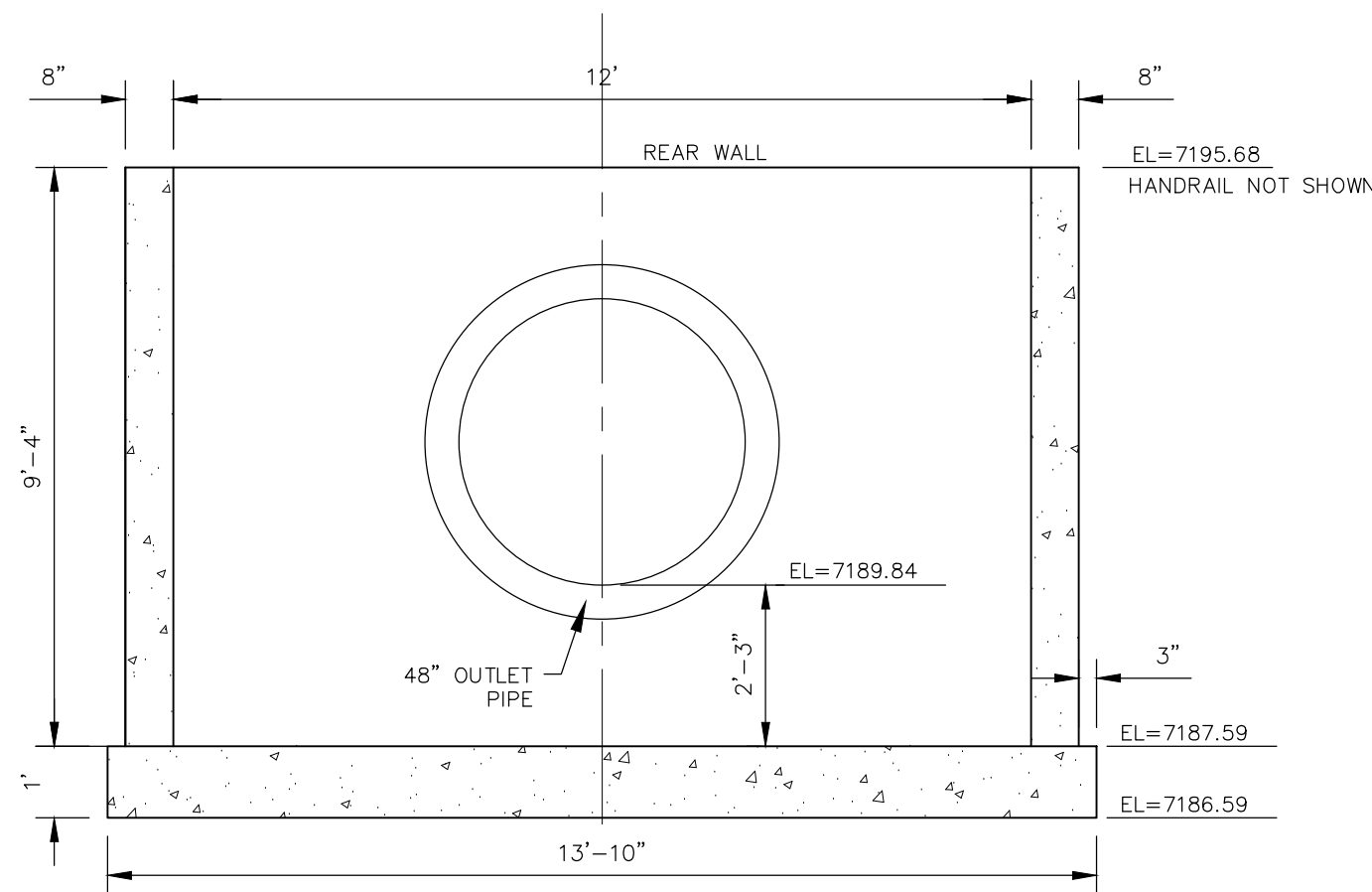
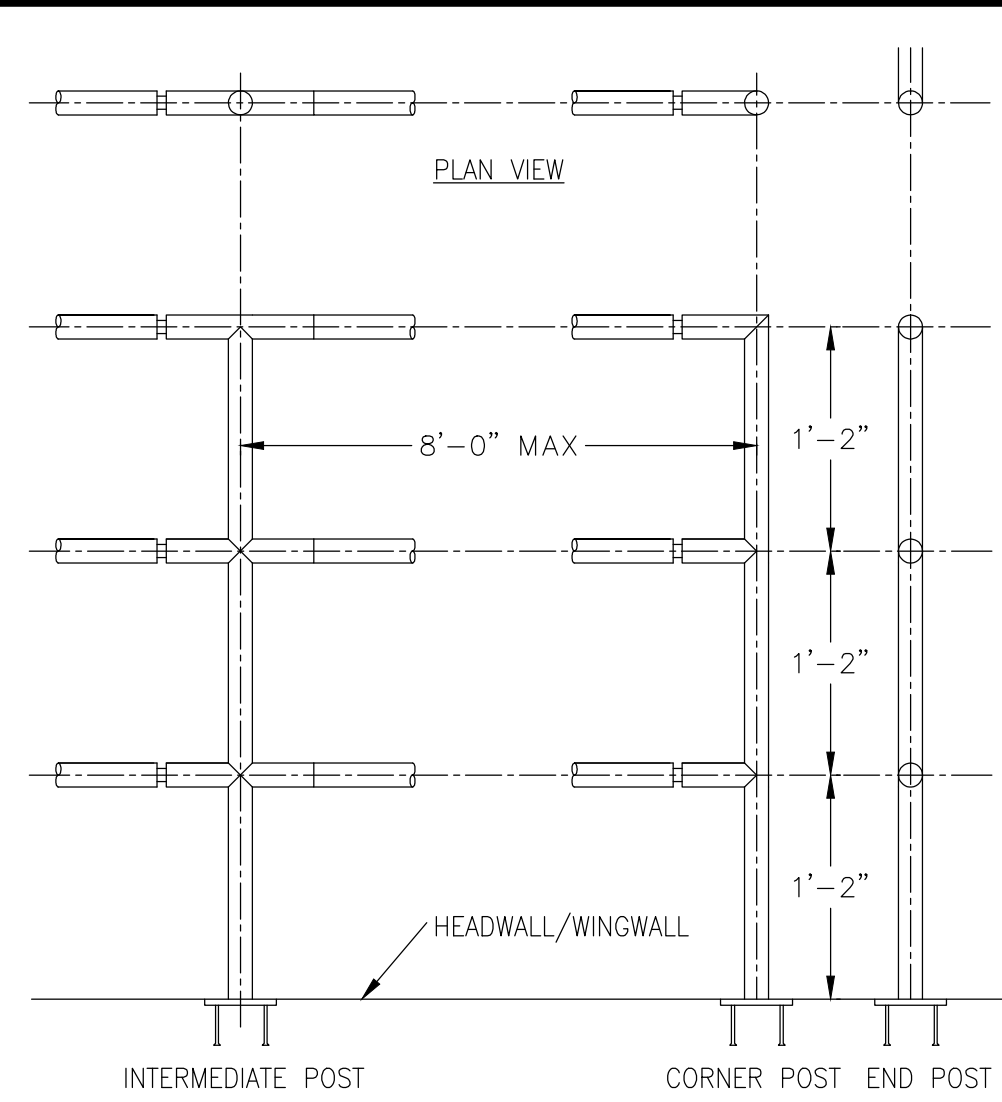
FOR BURIED UTILITY INFORMATION
48 HRS BEFORE YOU DIG
CALL 1-800-922-1987



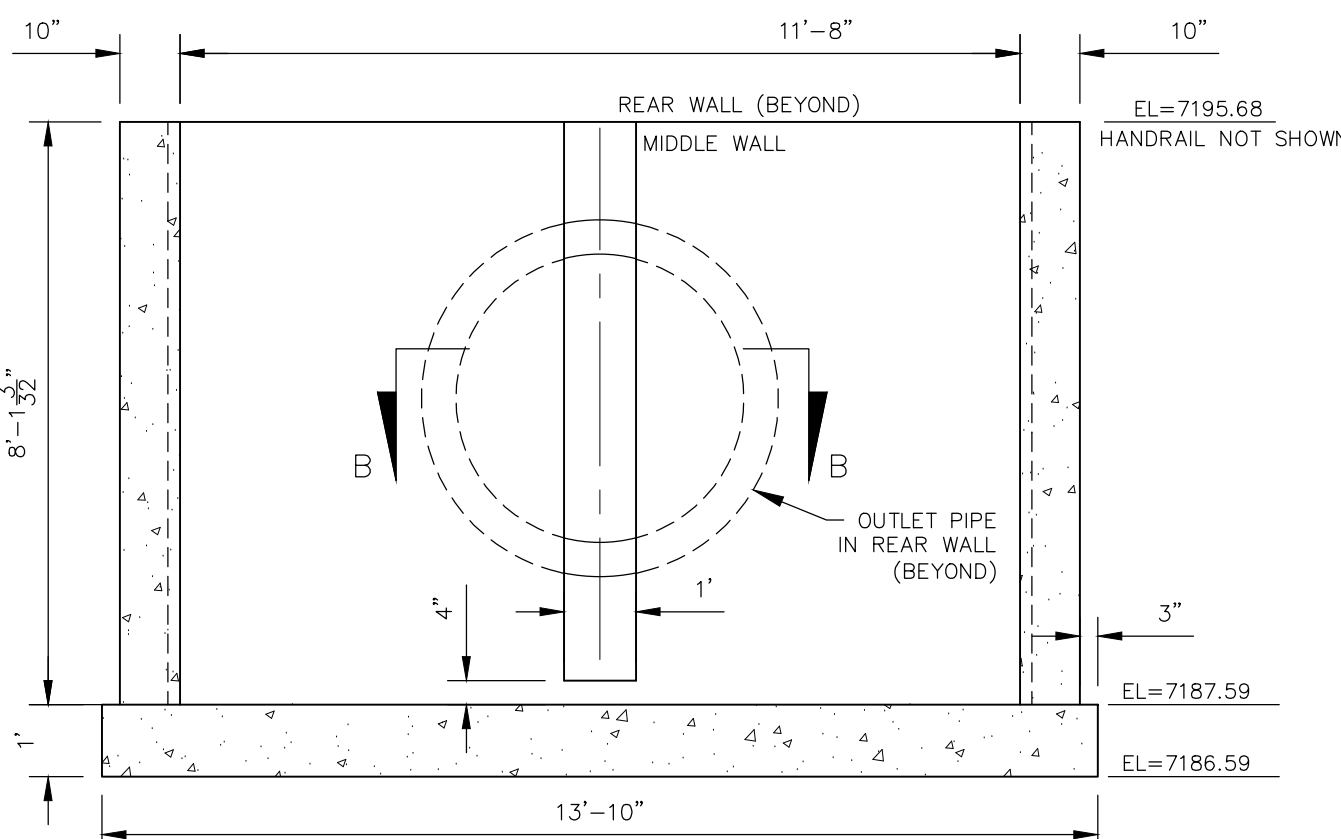
POND 1 WATER QUALITY OUTLET STRUCTURE
NOT TO SCALE



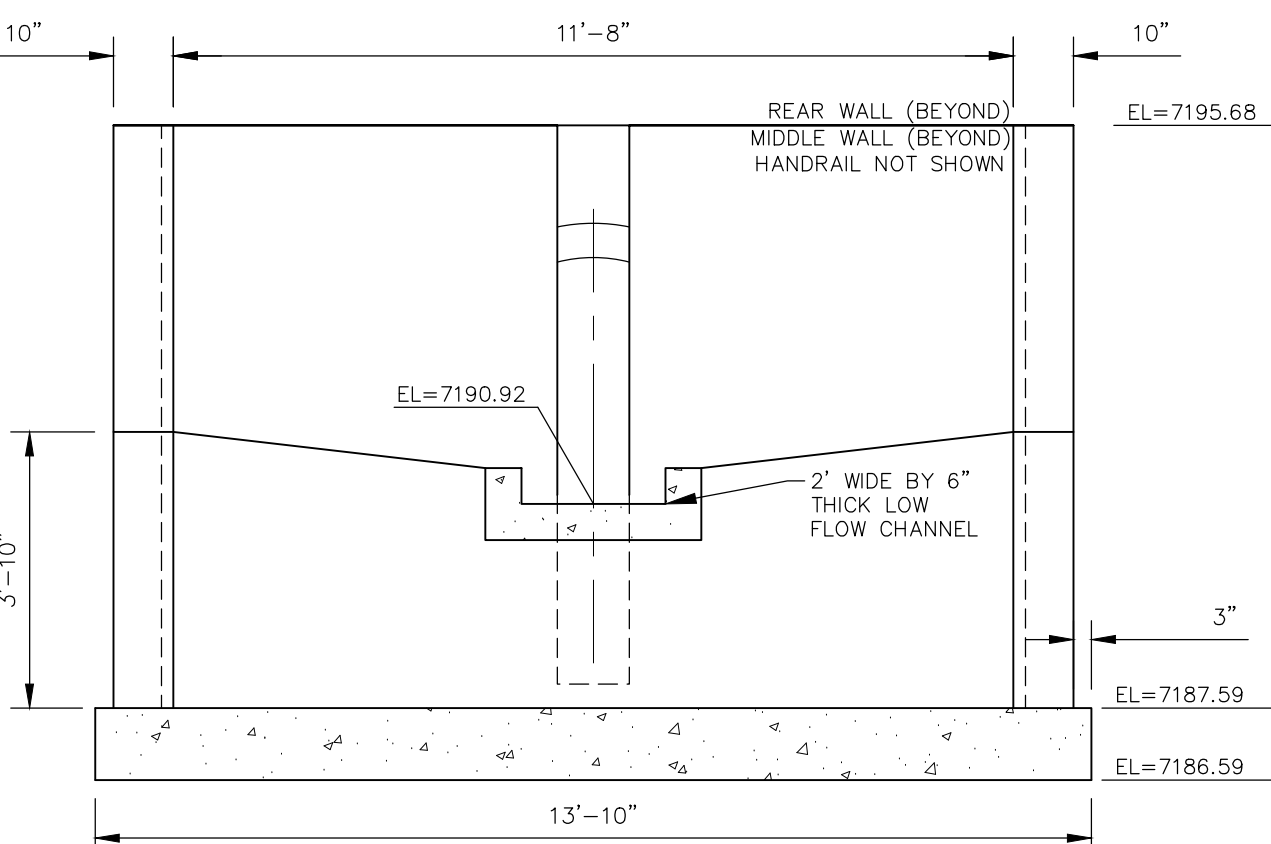
HANDRAIL ASSEMBLY DETAILS
NOT TO SCALE



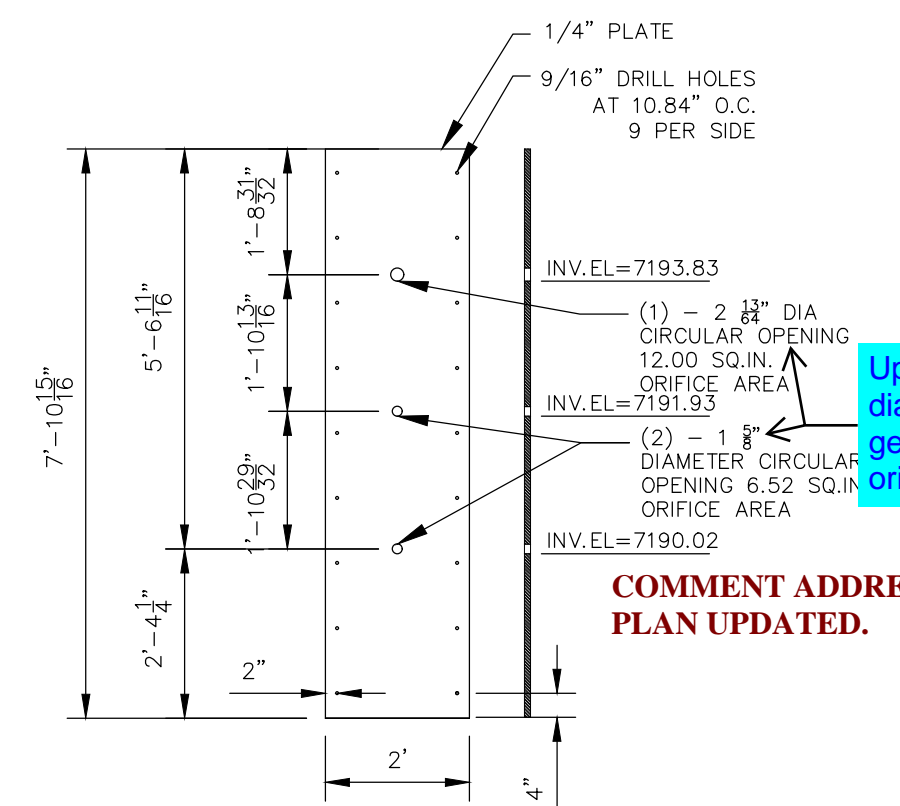
REAR WALL
NOT TO SCALE



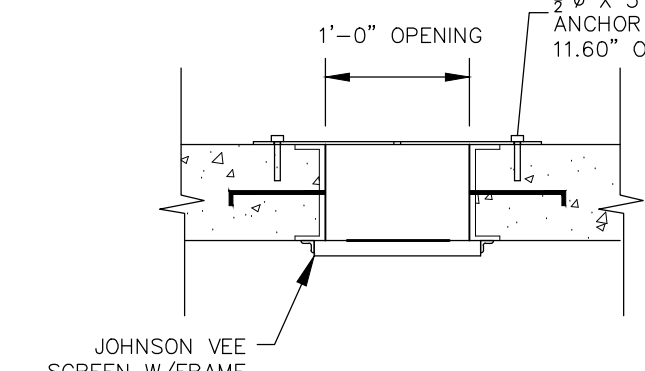
MIDDLE WALL
NOT TO SCALE



FRONT/STEM WALL
NOT TO SCALE



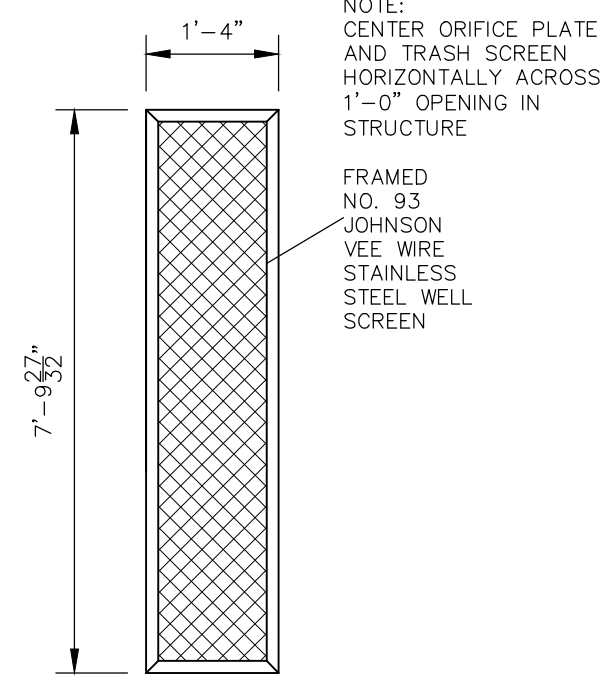
ORIFICE PLATE
NOT TO SCALE



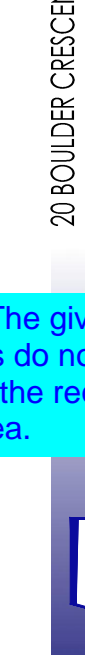
SECTION B-B
NOT TO SCALE

NOTE:
ALL GRATES, SCREENS, IMBEDS AND
FASTENERS SHALL BE FABRICATED
USING GALVANIZED STEEL, UNLESS
OTHERWISE NOTED.

ALL GRATE DIMENSIONS TO BE FIELD
VERIFIED PRIOR TO FABRICATION. ALL
GRATE MATERIAL SHALL BE
GALVANIZED.



TRASH SCREEN DETAIL
NOT TO SCALE

PAINT BRUSH HILLS FILING NO. 14					
POND C OUTLET STRUCTURE & POND DETAIL					
PROJECT NO. 10-014		SCALE: 1"=50'			
DESIGNED BY: GT		HORIZONTAL: 1"=50'			
DRAWN BY: CWN		VERTICAL: 1"=5'			
CHECKED BY: WAS		DATE: 06/25/20			
SHEET 25 OF 25					
ST12					
20 BOULDER CREST, SUITE 110 COLORADO SPRINGS, CO 80903 PHONE: 719.555.5485					
<div>The given diameters do not generate the required orifice area.</div> <div><p>Update. The given diameters do not generate the required orifice area.</p></div>					
FOR AND ON BEHALF OF M&S CIVIL CONSULTANTS, INC.					
VIRGIL A. SANCHEZ, COLORADO P.E. NO. 37160					
REVISIONS:					
NO.	DATE:	BY:	DESCRIPTION:	APPROV'D BY:	DATE:
THE ENGINEER PREPARING THESE PLANS WILL NOT BE RESPONSIBLE, OR LIABLE FOR, UNAUTHORIZED CHANGES TO OR USES OF THESE PLANS. ALL CHANGES TO THE PLANS MUST BE IN WRITING AND MUST BE APPROVED BY THE PREPARER OF THESE PLANS.					
CAUTION					

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 PROCEEDURES 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

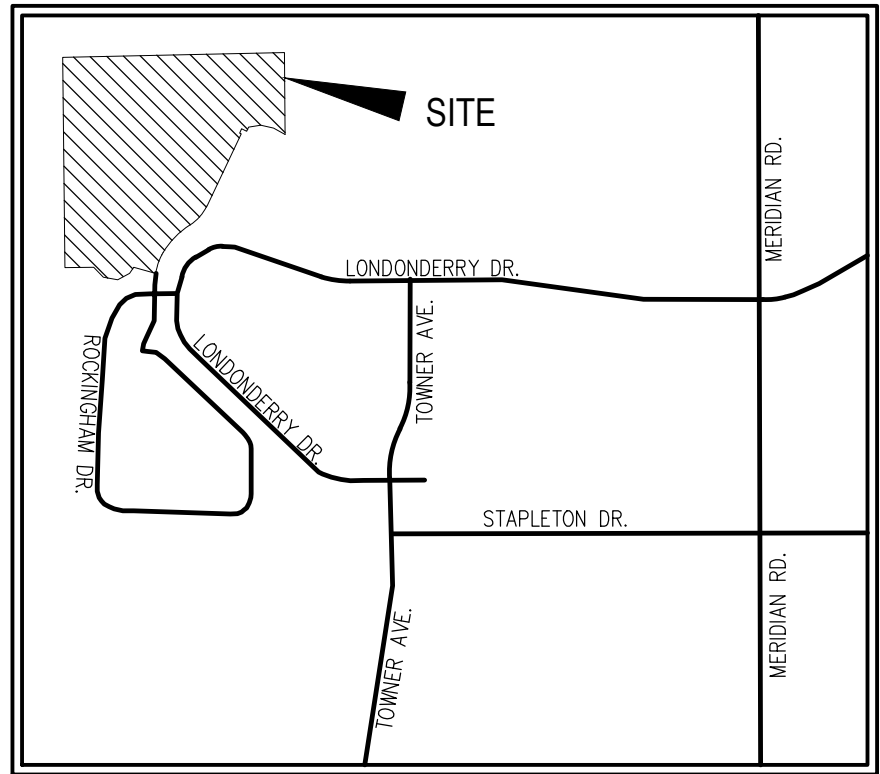
1. SOUTH 1/2 CORNER OF SECTION 26, TOP OF 3 1/2" ALUMINUM CAP.
ELEV. = 7140.91
VERTICAL DATUM = NGVD 1929
2. SOUTHWEST CORNER OF SECTION 25, TOP OF 3 1/2" ALUMINUM CAP.
ELEV. = 7136.34
VERTICAL DATUM = NGVD 1929

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.

Add the following note to the construction plans. This note was from the Filing 13E construction drawings.

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



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

APPROVALS:

Include County Standard Signature Block

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

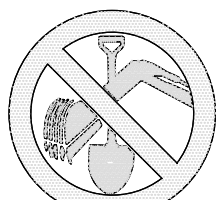
ALL FIRE HYDRANTS SHALL BE INSTALLED ACCORDING TO THE FALCON FIRE PROTECTION DISTRICT SPECIFICATIONS. THE NUMBER OF FIRE HYDRANTS AND HYDRANT LOCATIONS AS SHOWN ON THIS WATER INSTALLATION PLAN ARE CORRECT AND ADEQUATE TO SATISFY THE FIRE PROTECTION REQUIREMENTS AS SPECIFIED BY THE FALCON FIRE PROTECTION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

FOR AND ON BEHALF OF FALCON FIRE PROTECTION DISTRICT

DATE

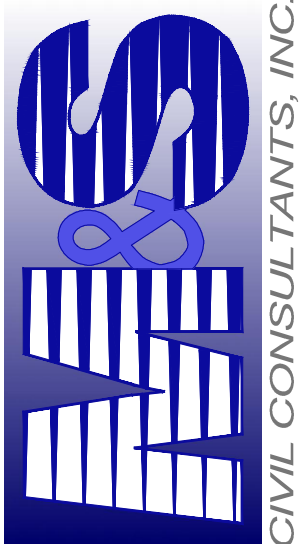
NOTE:

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



CIVIL CONSULTANTS, INC.

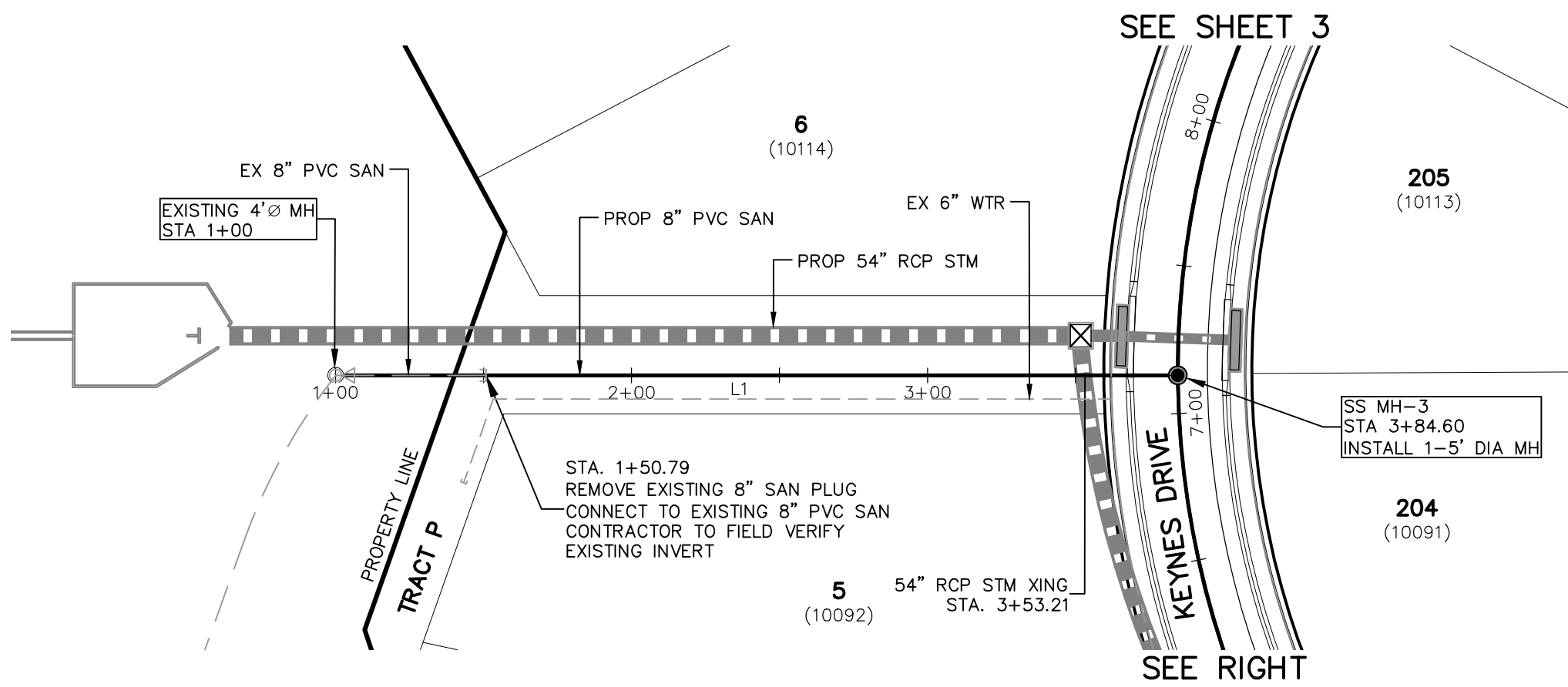
VIRGIL A. SANCHEZ, COLORADO P.E. NO. 37160

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

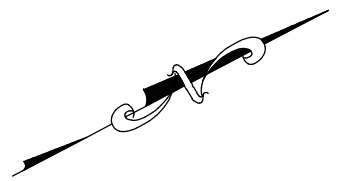
REVISIONS: NO. DATE: BY: DESCRIPTION:

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

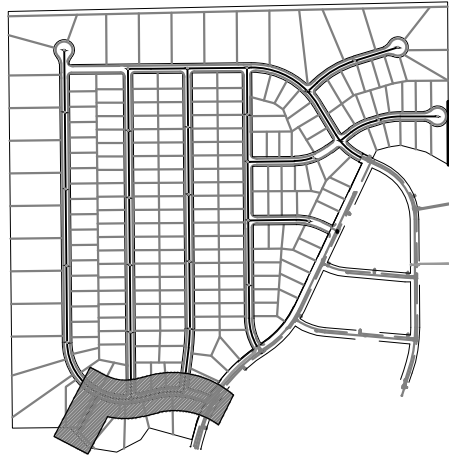


SANITARY OUTFALL
STA 1+00.00 TO STA 3+84.60

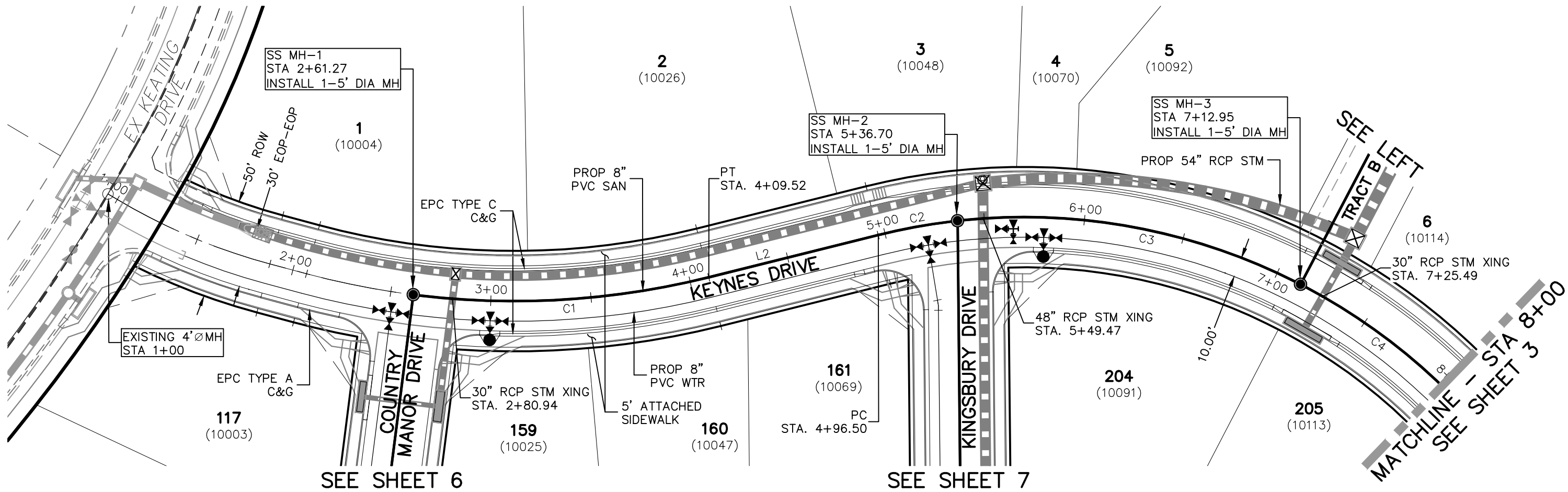
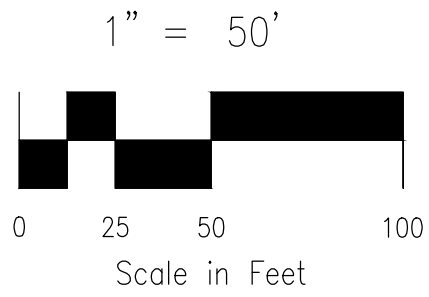


SANITARY SEWER LINE TABLE		
Line #	Length	Direction

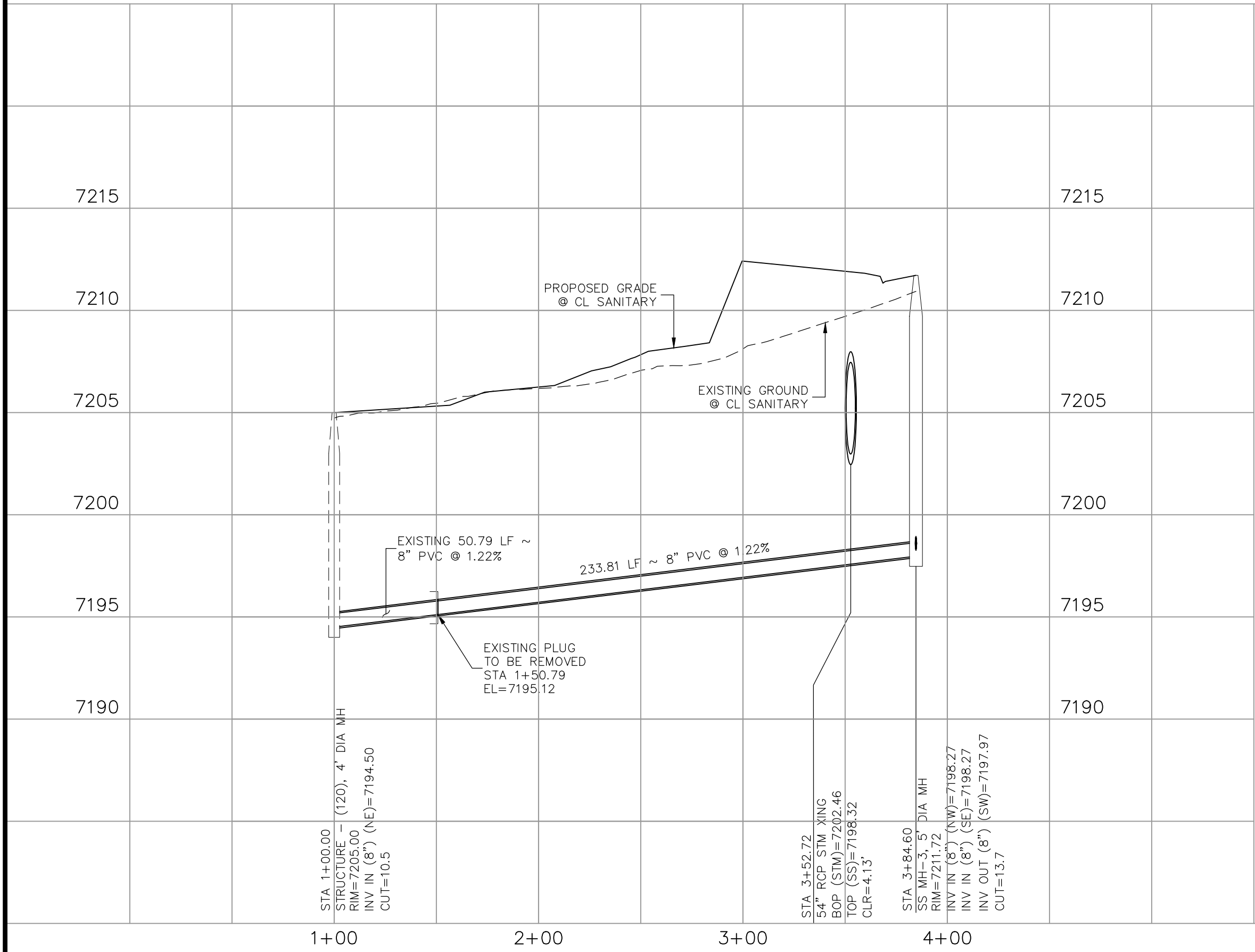
SANITARY SEWER CURVE TABLE			
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C2	40.20	300.00	7.68
C3	176.24	300.00	33.66



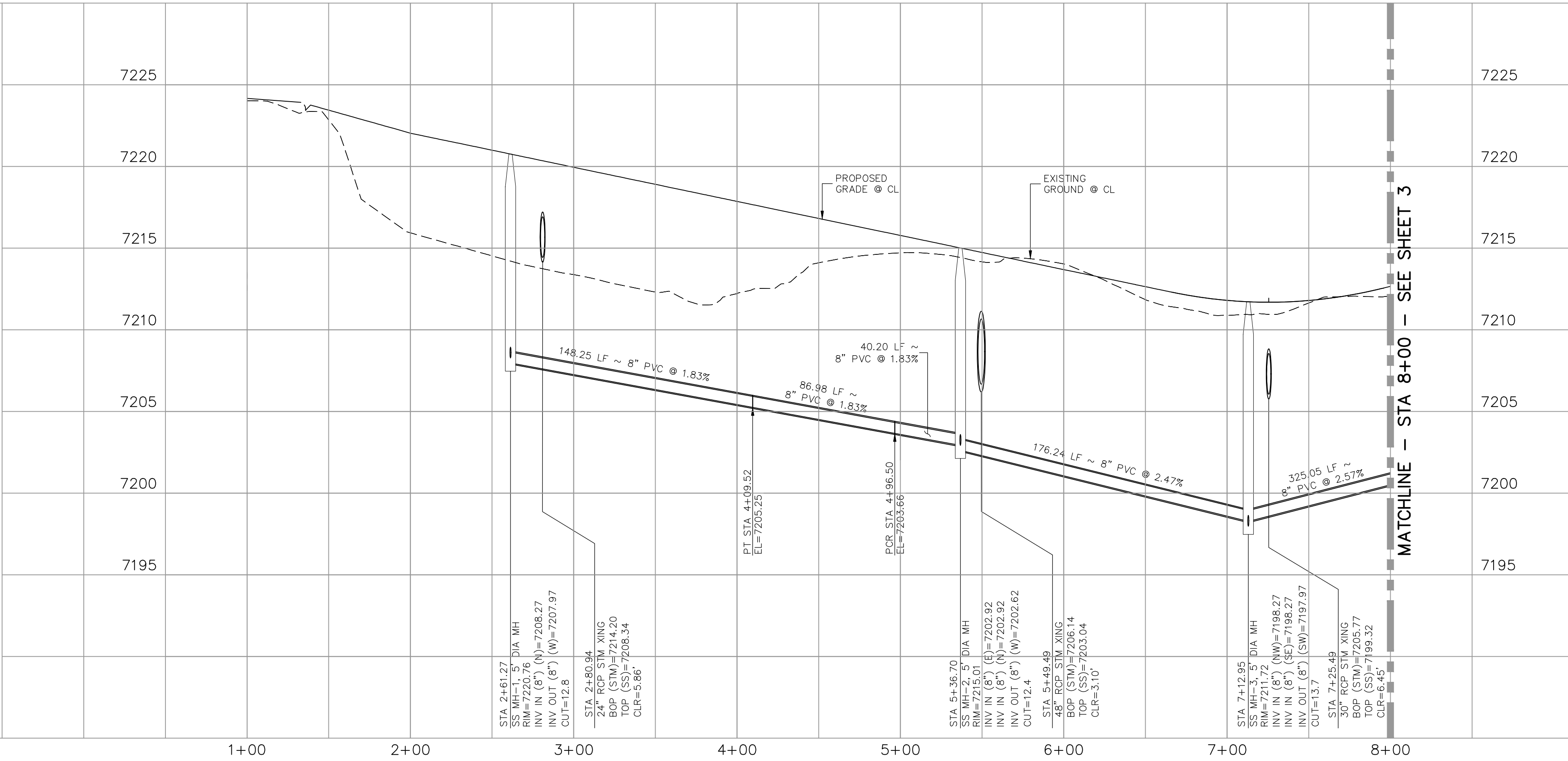
KEY MAP
SCALE: NTS



KEYNES DRIVE
STA 1+00.00 TO STA 8+00.00



SANITARY OUTFALL STA 1+00.00 TO STA 3+84.60



KEYNES DRIVE STA 1+00.00 TO STA 8+00.00

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

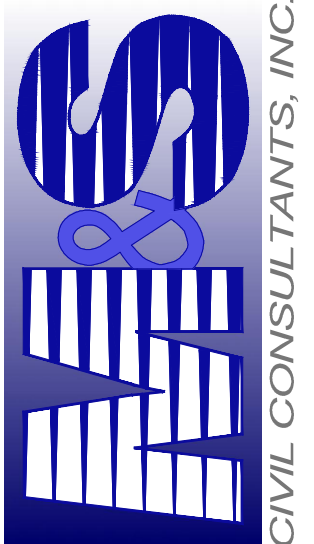
FOR AND ON
BEHALF OF
M&S CIVIL
CONSULTANTS,
INC.

NO.	DATE	BY	DESCRIPTION	APPROVED BY	DATE

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CAUTION

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



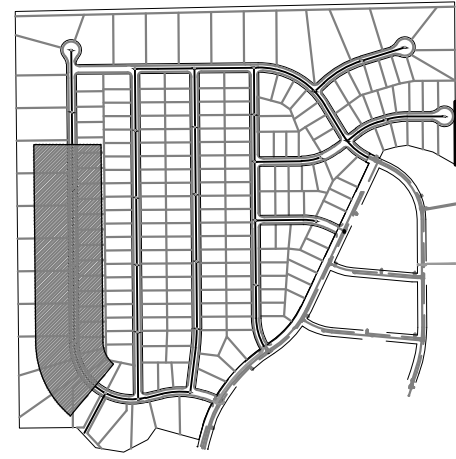
PAINT BRUSH HILLS FILING NO. 14

SANITARY SEWER PLANS

PROJECT NO. 10-014	DATE: 06/25/2020	SHEET 2 OF 21
DESIGNED BY: SM	HORIZONTAL: 1"=50'	
DRAWN BY: SM	VERTICAL: 1"=5'	

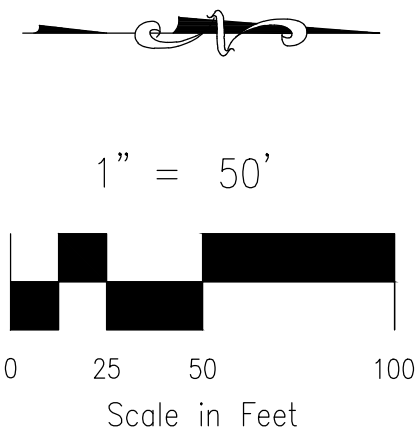
SS02

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



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

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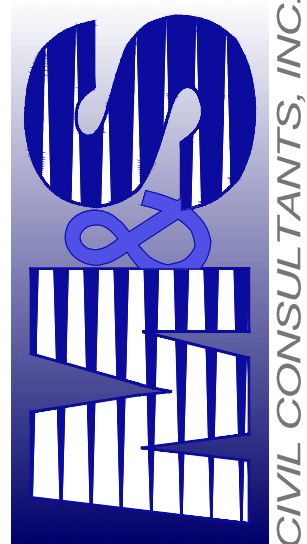
PAINT BRUSH HILLS FILING NO. 14

SANITARY SEWER PLANS

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

DESIGNED BY: SM
DRAWN BY: SM
1"=50'
VERTICAL:
SHEET 3 OF 24

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



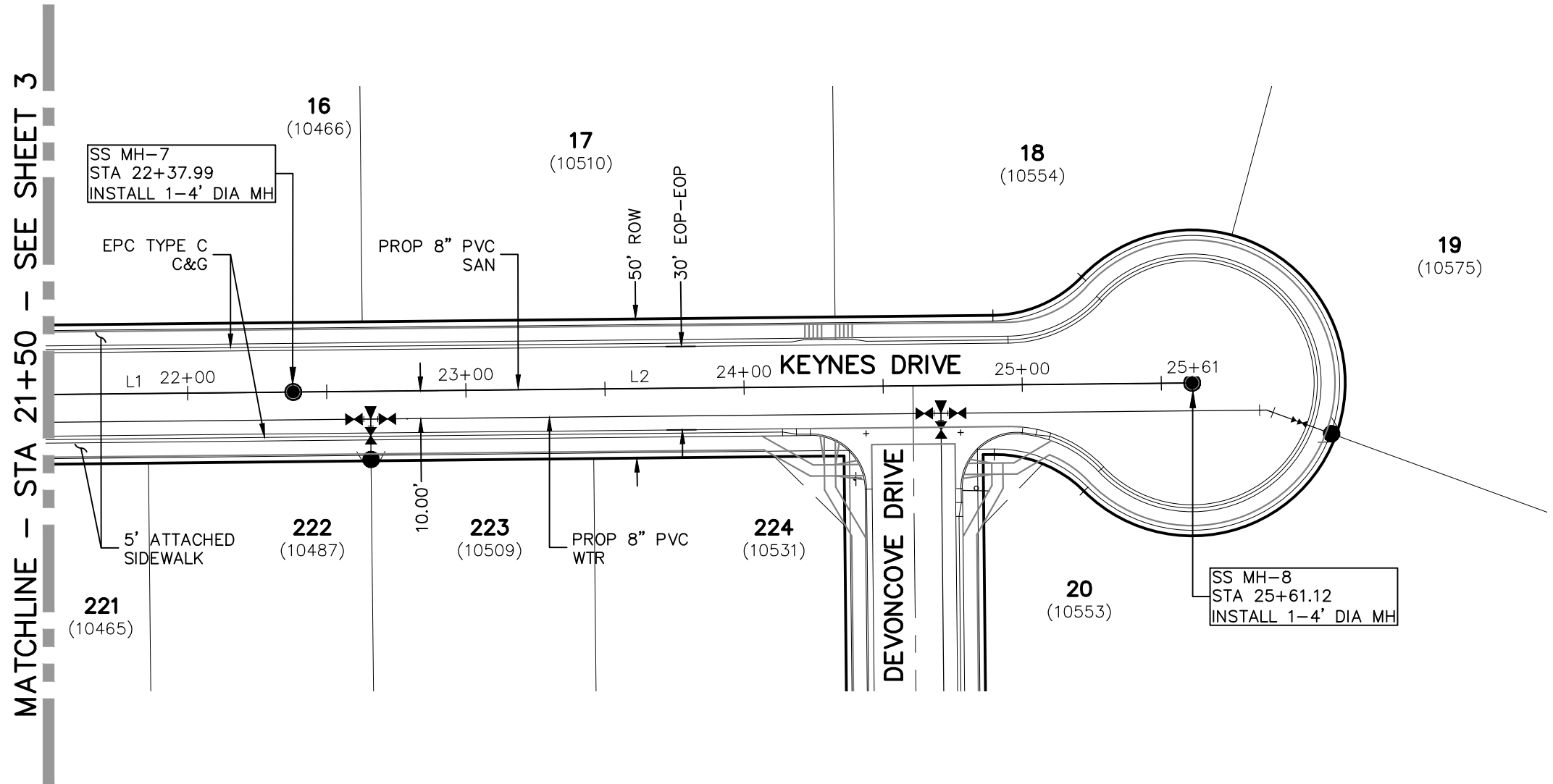
VIRGIL A. SANCHEZ, COLORADO P.E. NO. 37160

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

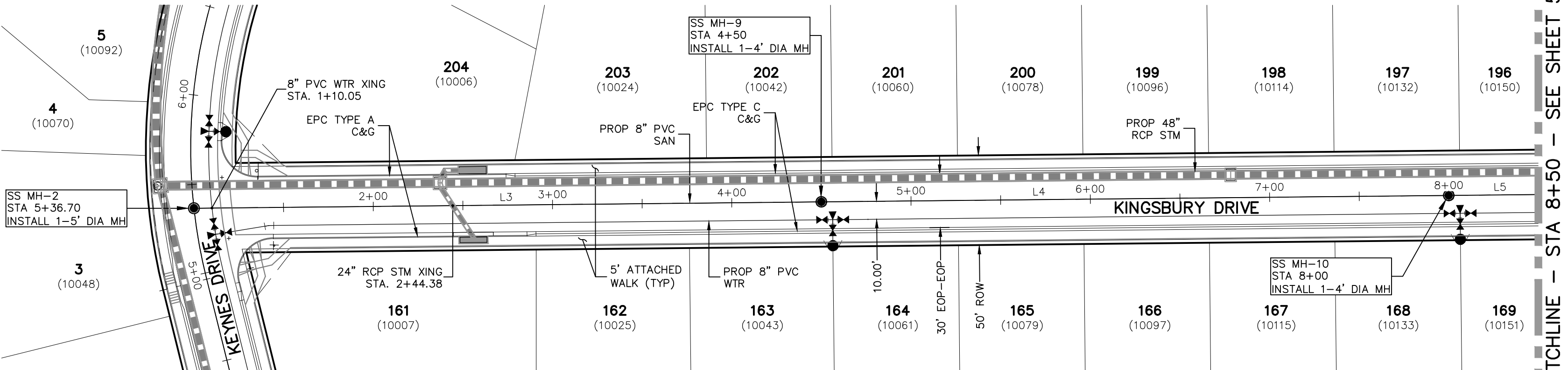
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CAUTION

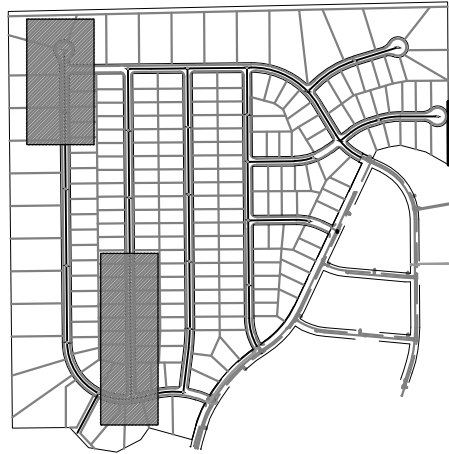


KEYNES DRIVE
STA 21+50.00 TO STA 25+61.12

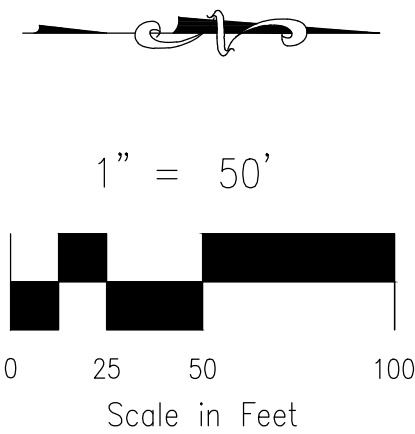


KINGSBURY DRIVE
STA 1+00.00 TO STA 8+50.00

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



KEY MAP
SCALE: NTS



FOR LOCATING & MARKING GAS, ELECTRIC, WATER & TELEPHONE LINES
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PAIN BRUSH HILLS FILING NO. 14

SANITARY SEWER PLANS

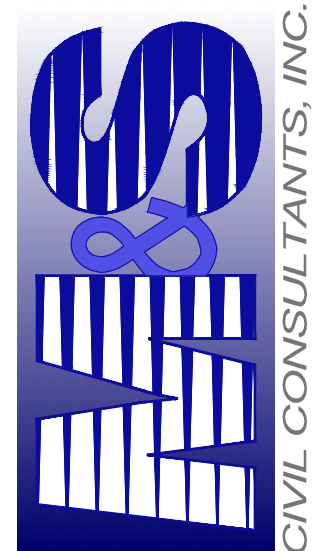
PROJECT NO. 10-014

DATE: 06/25/2020

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

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

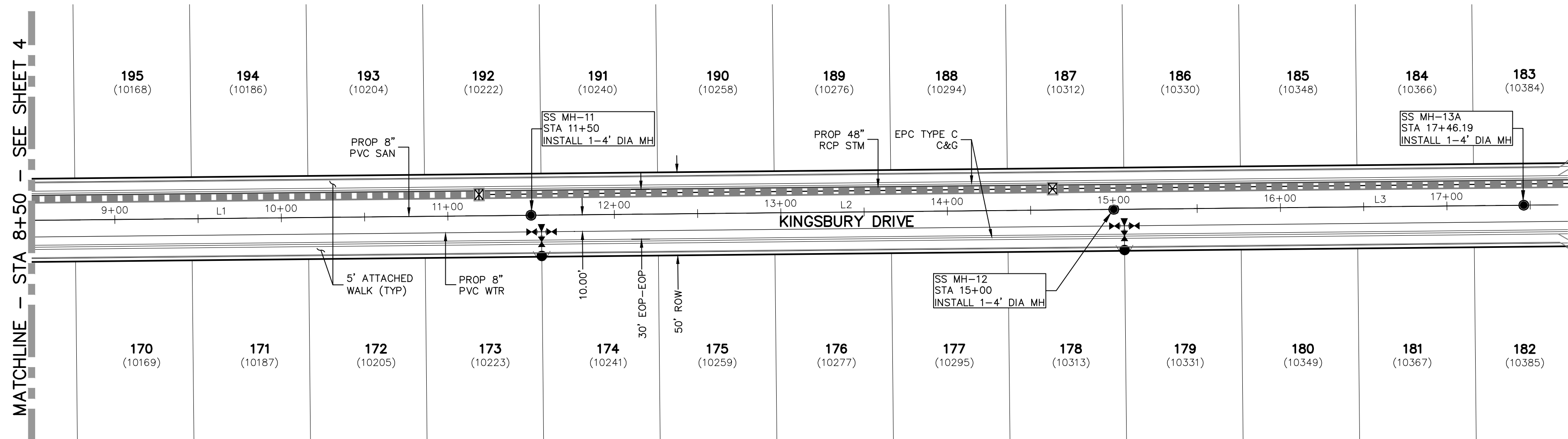
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CAUTION

1" = 50'


0 25 50 100

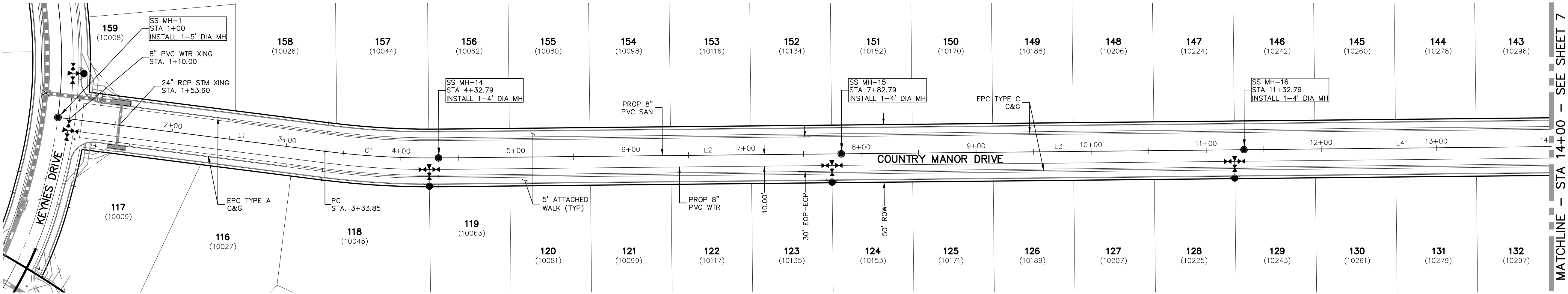
Scale in Feet



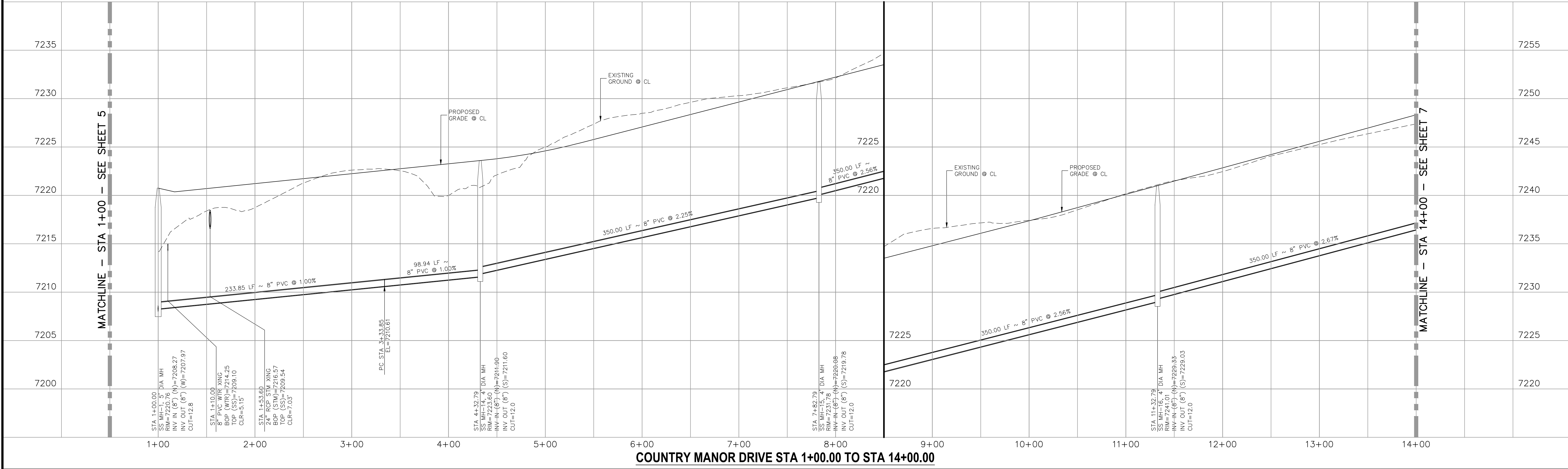
KINGSBURY DRIVE
STA 8+50.00 TO STA 17+46.19

REVISIONS:					
NO.	DATE	BY	DESCRIPTION	APP'D BY	DATE
THE ENGINEER PREPARING THESE PLANS WILL NOT BE RESPONSIBLE, OR LIABLE FOR, UNAUTHORIZED CHANGES TO OR MODIFICATIONS OF THESE PLANS. ALL CHANGES TO THE PLANS MUST BE IN WRITING AND MUST BE APPROVED BY THE PREPARED OF THESE PLANS.					
CAUTION					

JRSIL A. SANCHEZ, COLORADO P.E. NO. 37160		FOR AND ON BEHALF OF M&S CIVIL CONSULTANTS, INC.	
			
20 BOULDER CRESCENT SUITE 110 COLORADO SPRINGS CO 80903 PHONE: 719.955.5465			
PAINT BRUSH HILLS FILING NO. 14			
SANITARY SEWER PLANS			
PROJECT NO. 10-014		SCALE: HORIZONTAL: 1"=50' VERTICAL: 1"=5'	
DESIGNED BY: SM		DATE: 06/25/2020	
DRAWN BY: SM		SHEET 5 OF 24	
CHECKED BY: CW		SS05	



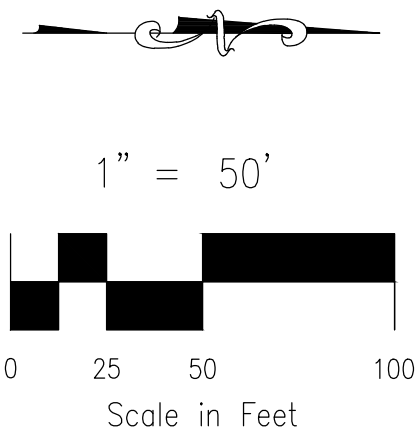
COUNTRY MANOR DRIVE
STA 1+00.00 TO STA 14+00.00



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



KEY MAP
SCALE: NTS



1" = 50'

Scale in Feet

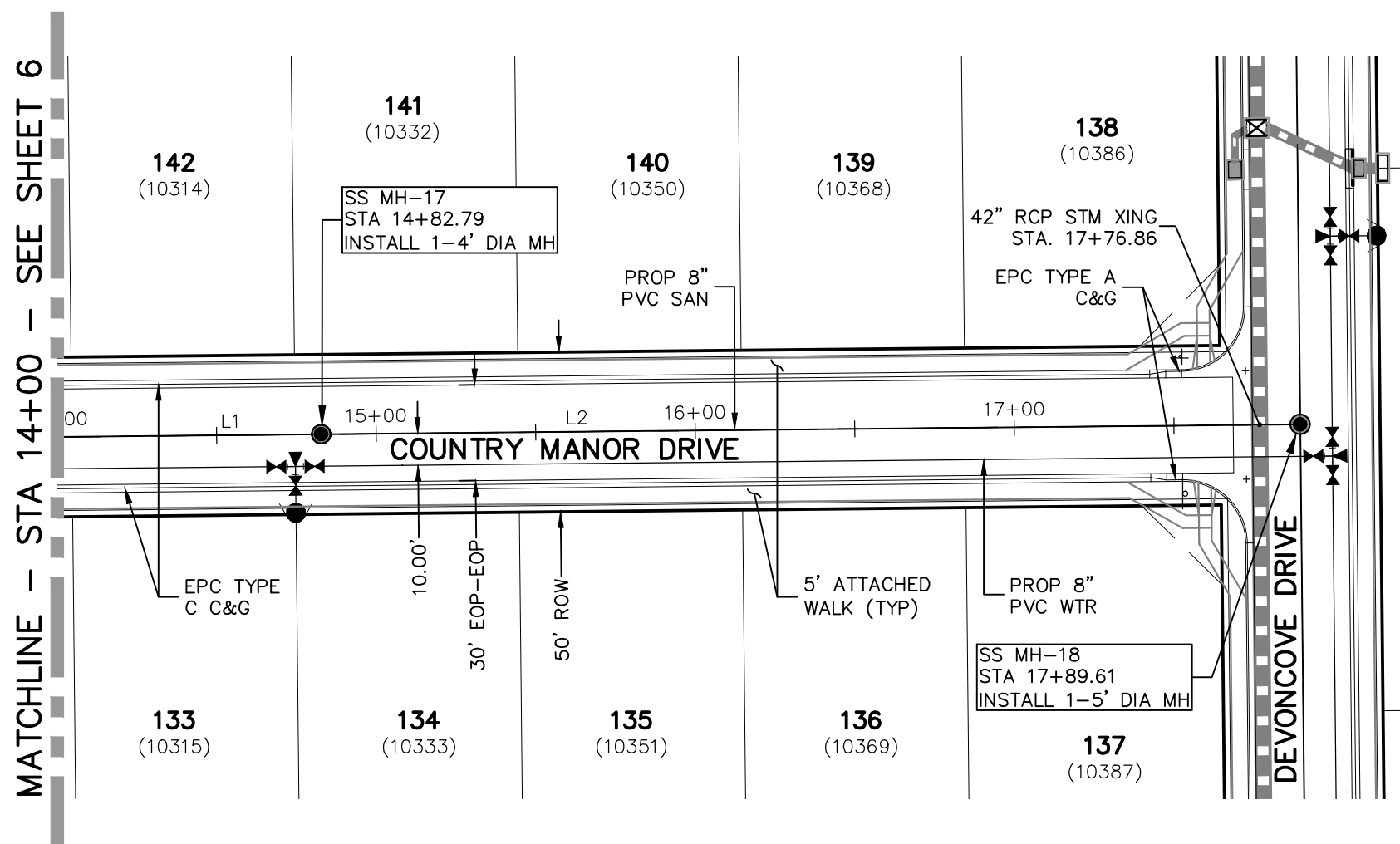
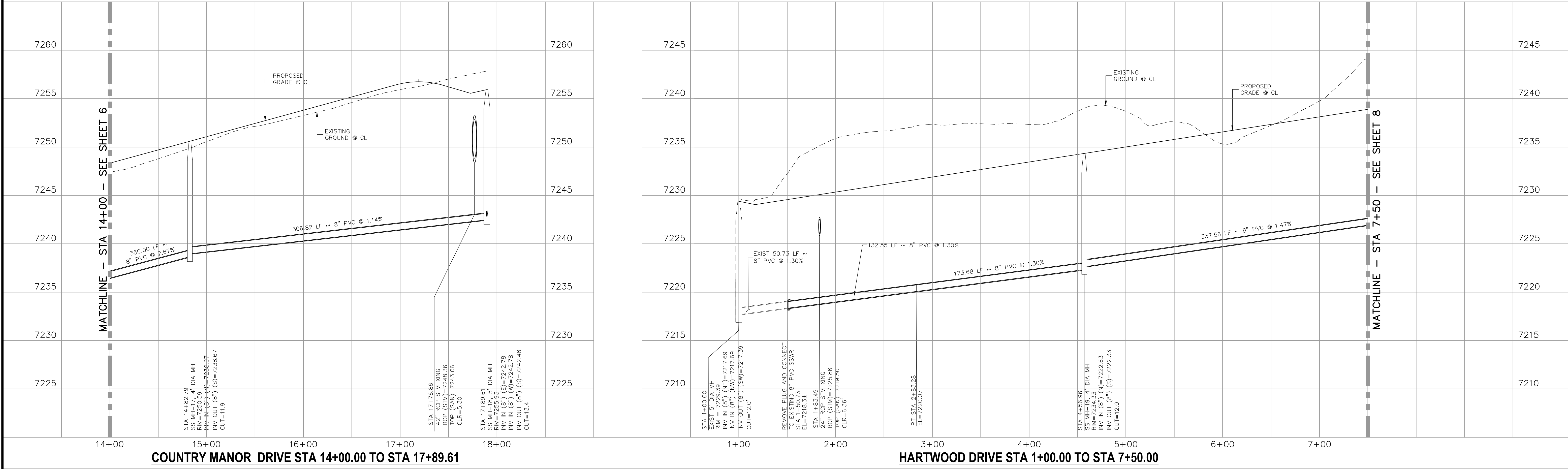
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PAINT BRUSH HILLS FILING NO. 14			
SANITARY SEWER PLANS			
PROJECT NO. 10-014	DATE: 06/25/2020	SHEET 6 OF 21	
DESIGNED BY: SM	SCALE: HORIZONTAL: 1"=50'	SS06	
DRAWN BY: SM	VERTICAL: 1"=5'		
CHECKED BY:			

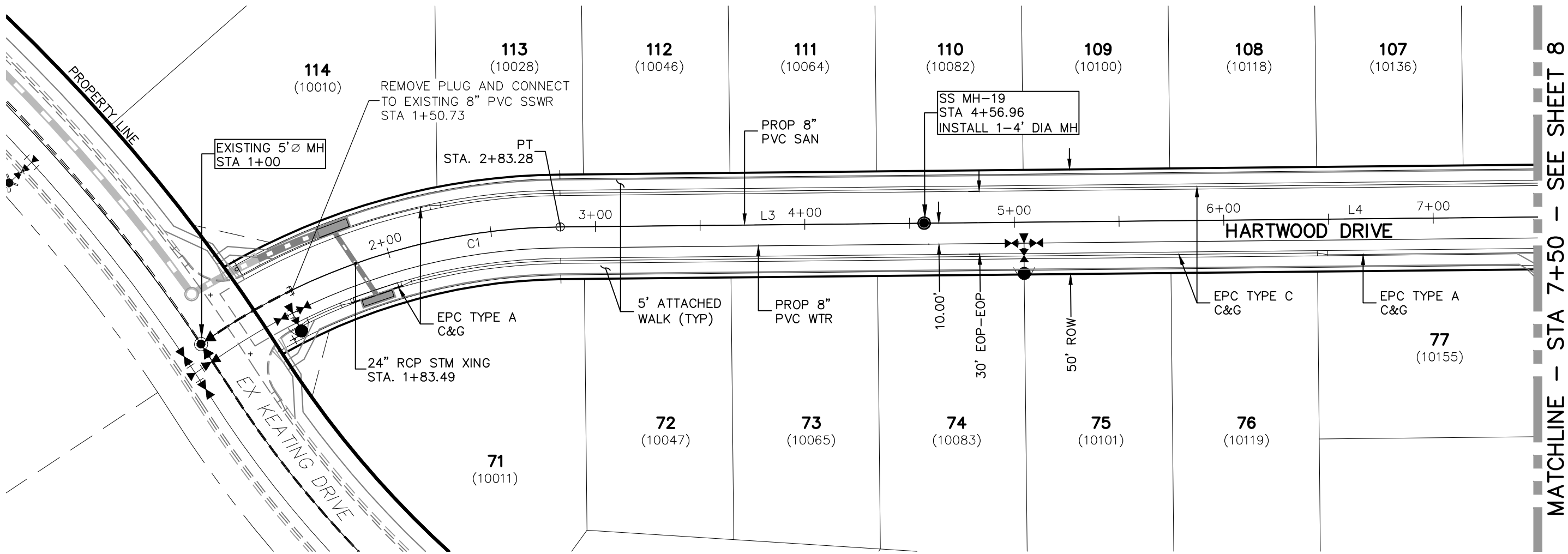
20 BOULDER CRESCENT, SUITE 110
COLORADO SPRINGS, CO 80903
PHONE: 719.555.5485

CIVIL CONSULTANTS, INC.

VIRGIL A. SANCHEZ, COLORADO P.E. NO. 37160				FOR AND ON BEHALF OF M&S CIVIL CONSULTANTS, INC.			
REVISIONS:				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.			
NO.	DATE:	BY:	DESCRIPTION:			APPROVED BY:	DATE:
CAUTION							



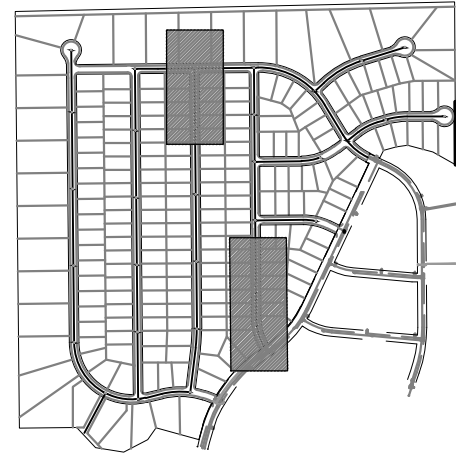
COUNTRY MANOR DRIVE
STA 14+00.00 TO STA 17+89.61



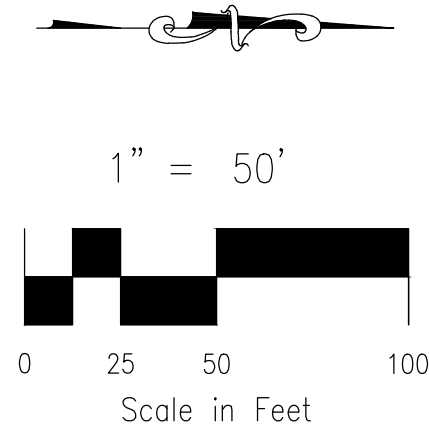
HARTWOOD DRIVE
STA 1+00.00 TO STA 7+50.00

SANITARY SEWER LINE TABLE		
Line #	Length	Direction
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

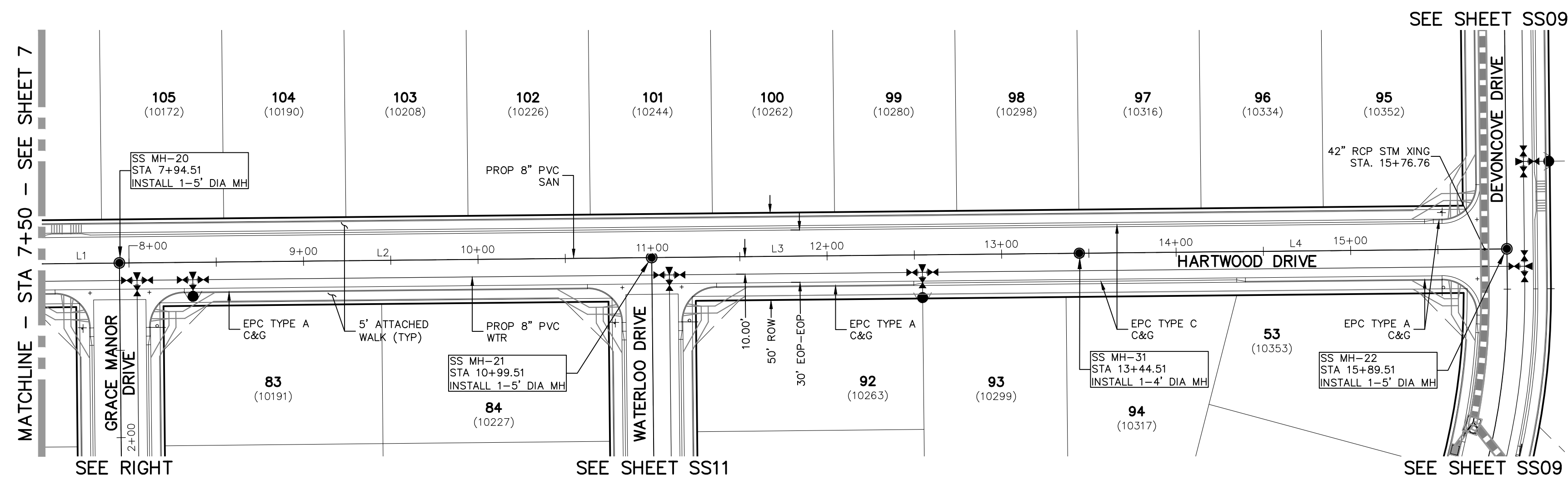
M&S
CIVIL CONSULTANTS, INC.

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

REVISIONS:
NO. DATE BY DESCRIPTION APPROVED BY DATE

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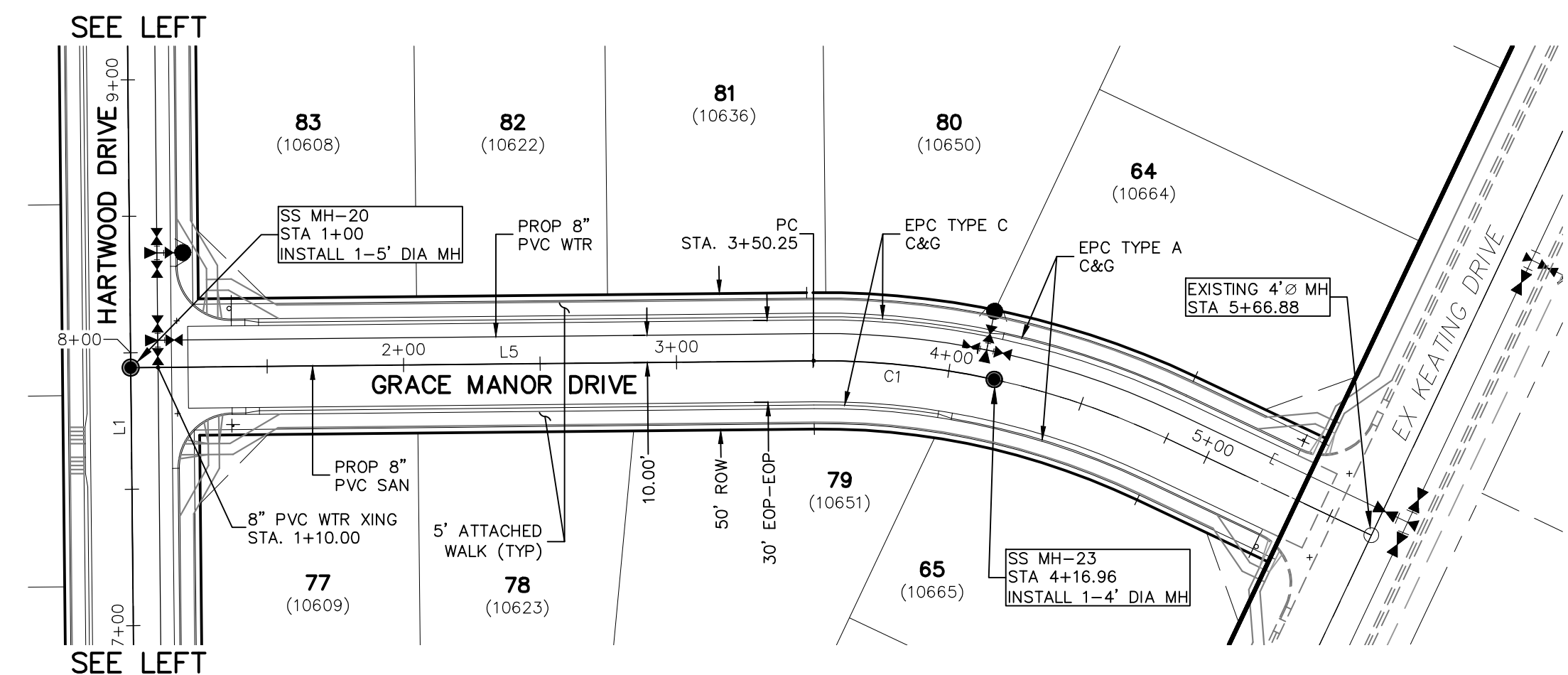
CAUTION



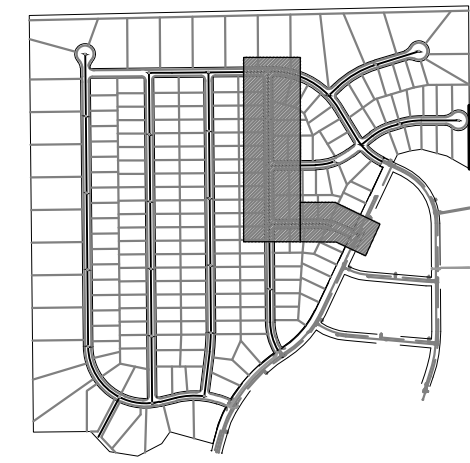
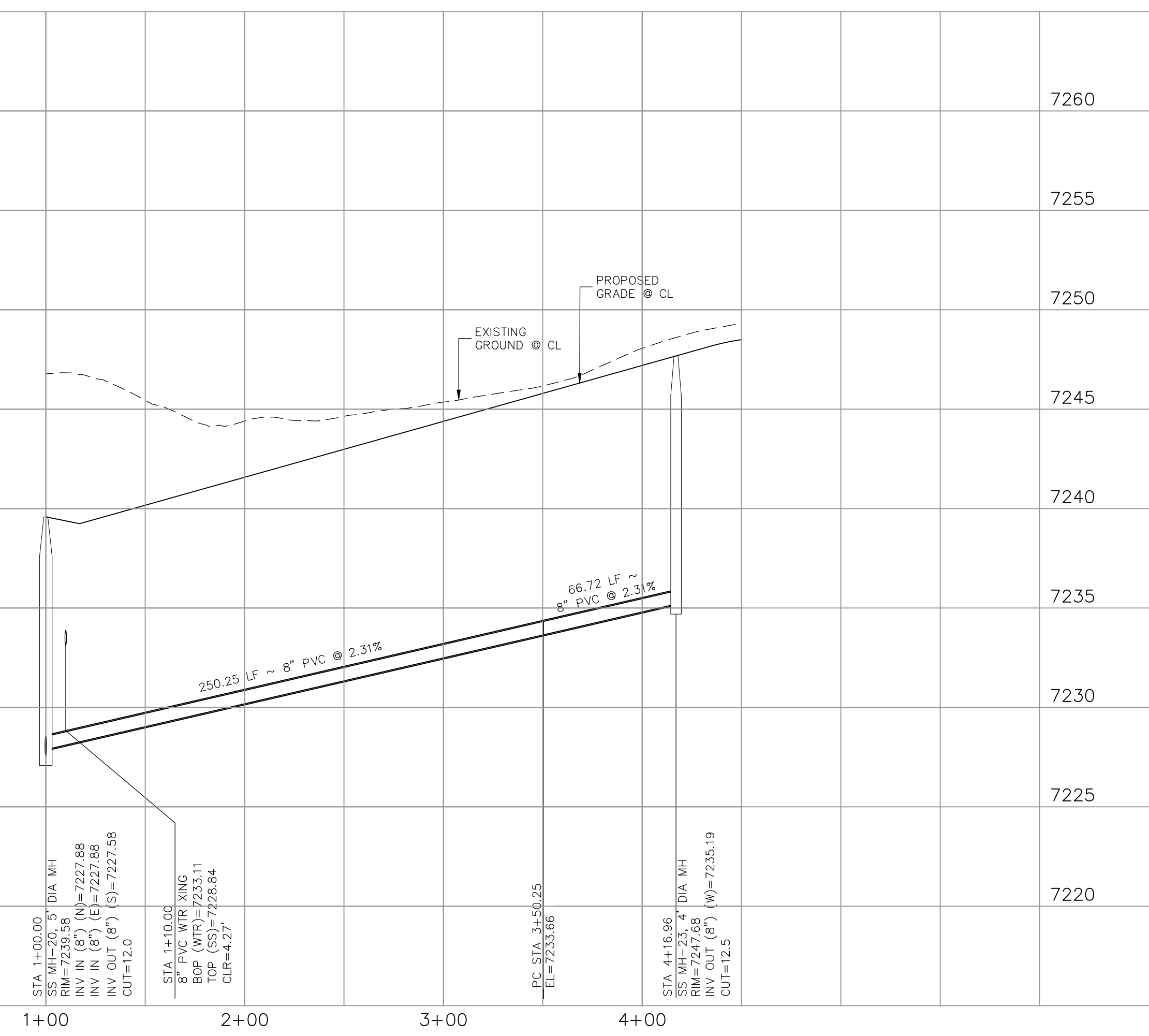
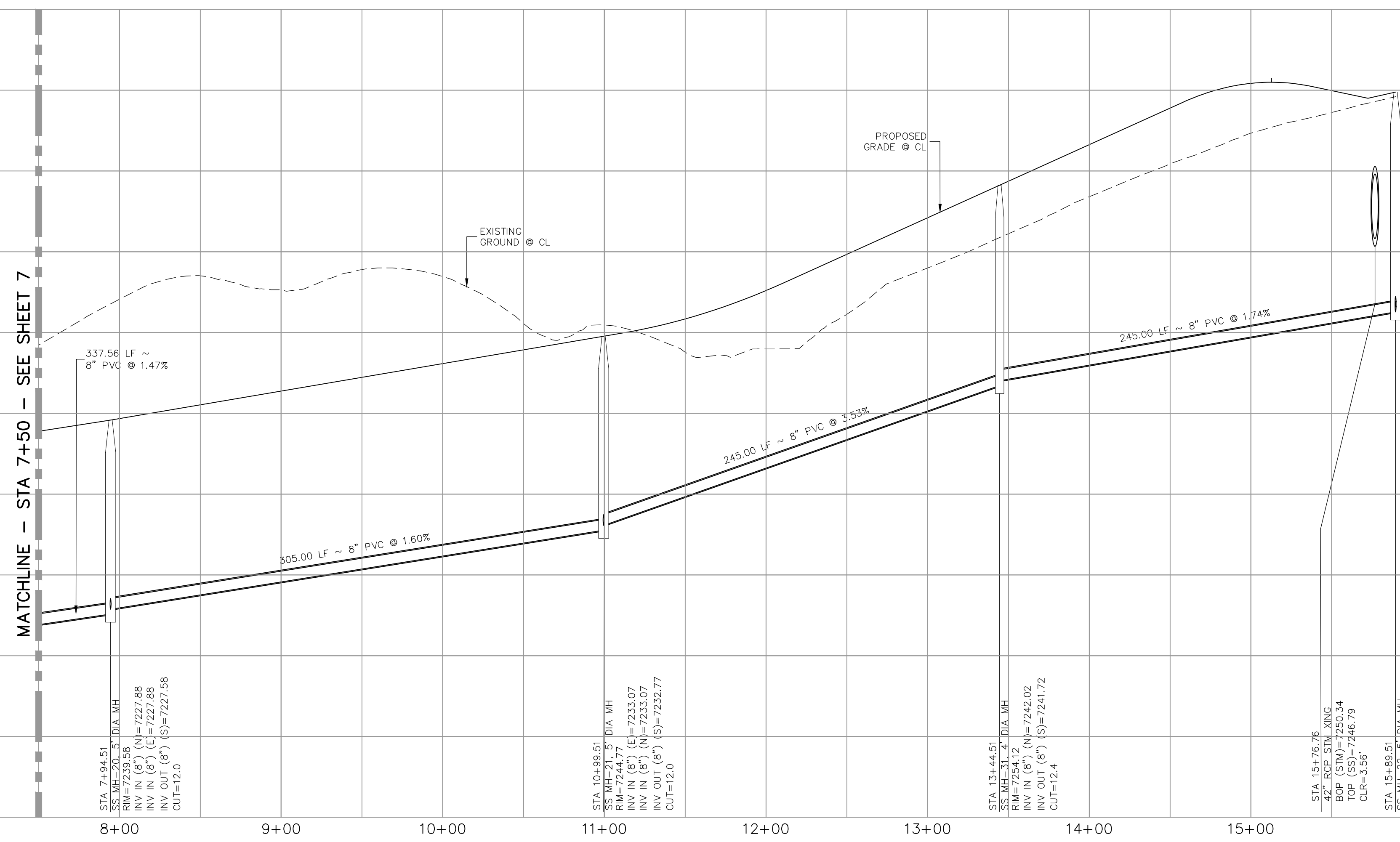
HARTWOOD DRIVE
STA 7+50.00 TO STA 15+89.51

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

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



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





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1" = 50'

0 25 50 100

Scale in Feet

PAINT BRUSH HILLS FILING NO. 14	
SANITARY SEWER PLANS	
PROJECT NO. 10-014	DATE: 06/25/2020
DESIGNED BY: SM	SHEET 8 OF 24
DRAWN BY: SM	
CHECKED BY: GW	
SS08	

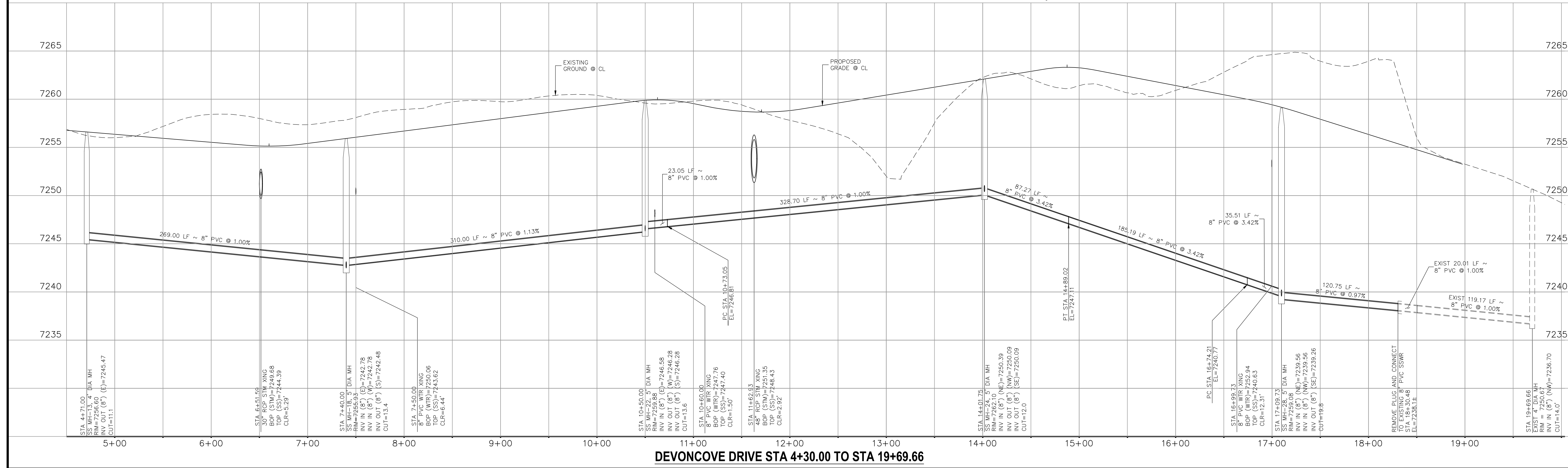


20 BOULDER CRESCENT, SUITE 110
 COLORADO SPRINGS, CO 80903
 PHONE 719.955.5465

CIVIL CONSULTANTS, INC.

<p>VIRGIL A. SANCHEZ, COLOPADO P.E. NO. 37160</p>	<p>FOR AND ON BEHALF OF M&S CIVIL CONSULTANTS, INC.</p>
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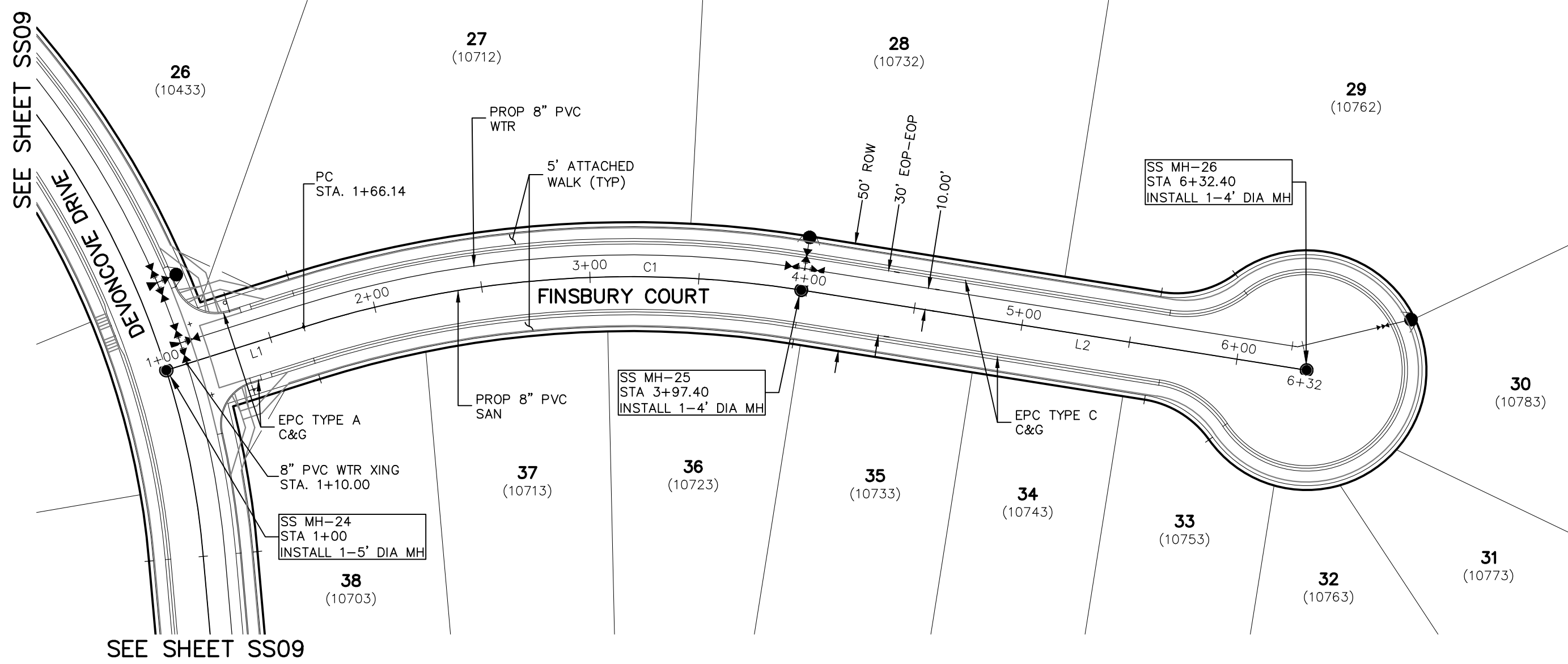
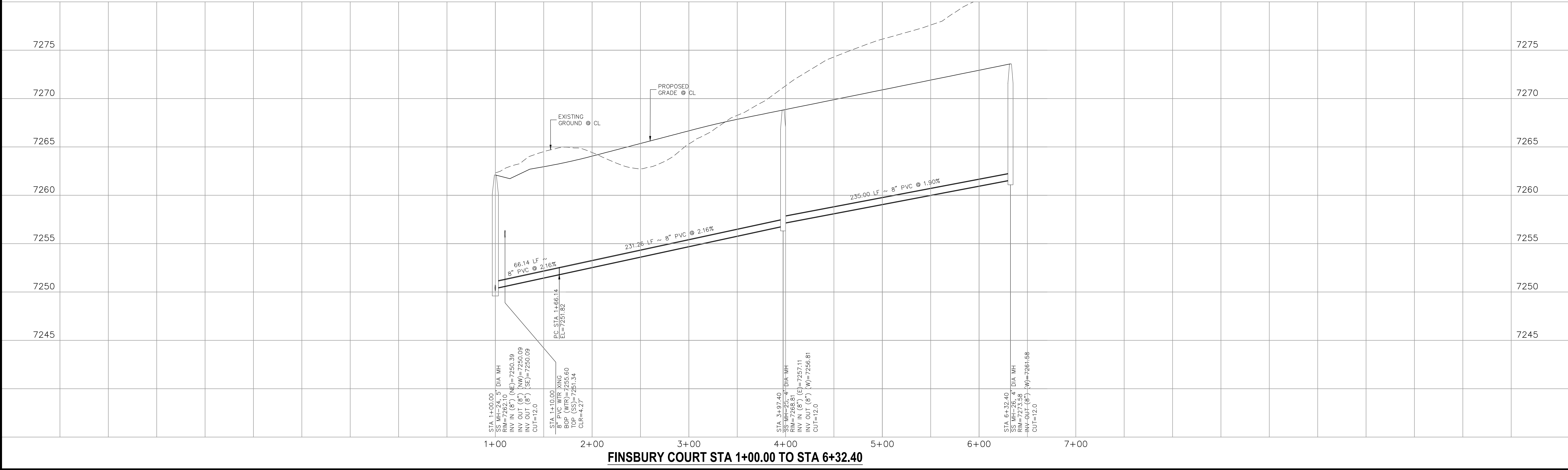
Curve #	Length	Radius	Delta
C1	328.70	400.00	47.08
C2	87.27	400.00	12.50
C3	35.51	300.00	6.78
C4	120.75	300.00	23.06

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

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

VIRGIL A. SANCHEZ, COLORADO P.E. NO. 37160		FOR AND ON BEHALF OF M&S CIVIL CONSULTANTS, INC.			20 BOULDER CRESCENT, SUITE 110 COLORADO SPRINGS, CO 80903 PHONE: 719.955.5465	PAINT BRUSH HILLS FILING NO. 14

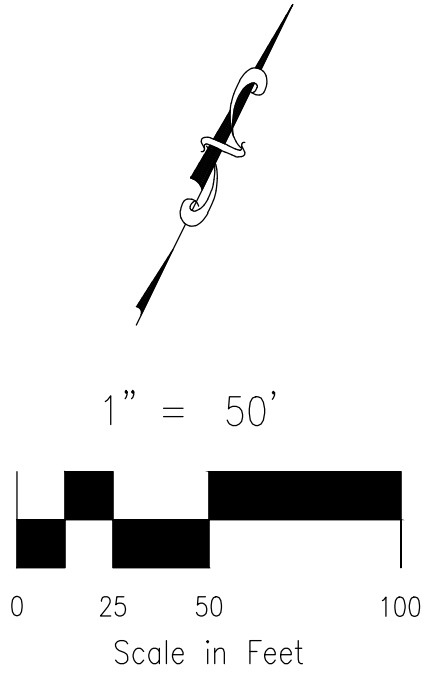
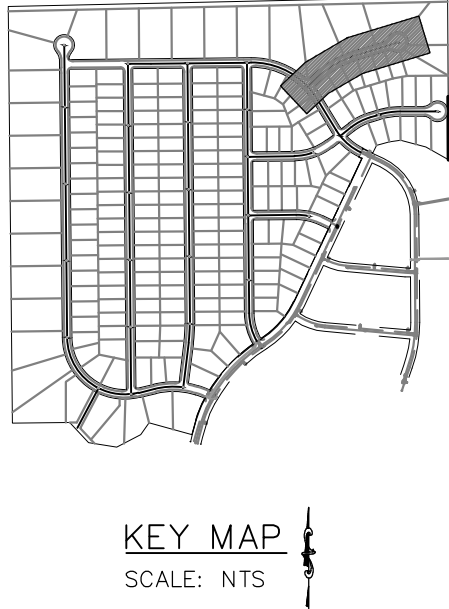
SANITARY SEWER PLANS			
PROJECT NO. 10-014	SCALE:	DATE: 06/25/2020	
DESIGNED BY: SM	HORIZONTAL:	1"=50'	
DRAWN BY: SM	VERTICAL:	1"=5'	
CHECKED BY: GW	SHEET 9 OF 24		
SS09			



FINSBURY COURT
STA 1+00.00 TO STA 6+32.40

SANITARY SEWER LINE TABLE		
Line #	Length	Direction
L1	66.14	N46°30'00"E
L2	235.00	N73°00'00"E

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



PAINT BRUSH HILLS FILING NO. 14

SANITARY SEWER PLANS

PROJECT NO. 10-014

DESIGNED BY: SM

CHECKED BY: GW

DATE: 06/25/2020

SHEET 10 OF 24

SS10

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

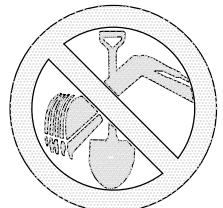
CIVIL CONSULTANTS, INC.

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

REVISIONS:
NO. DATE BY DESCRIPTION APPROVED BY DATE

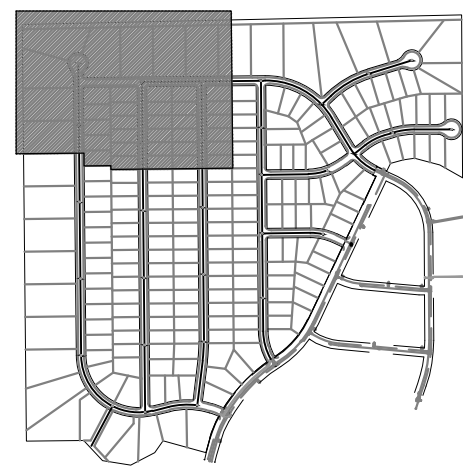
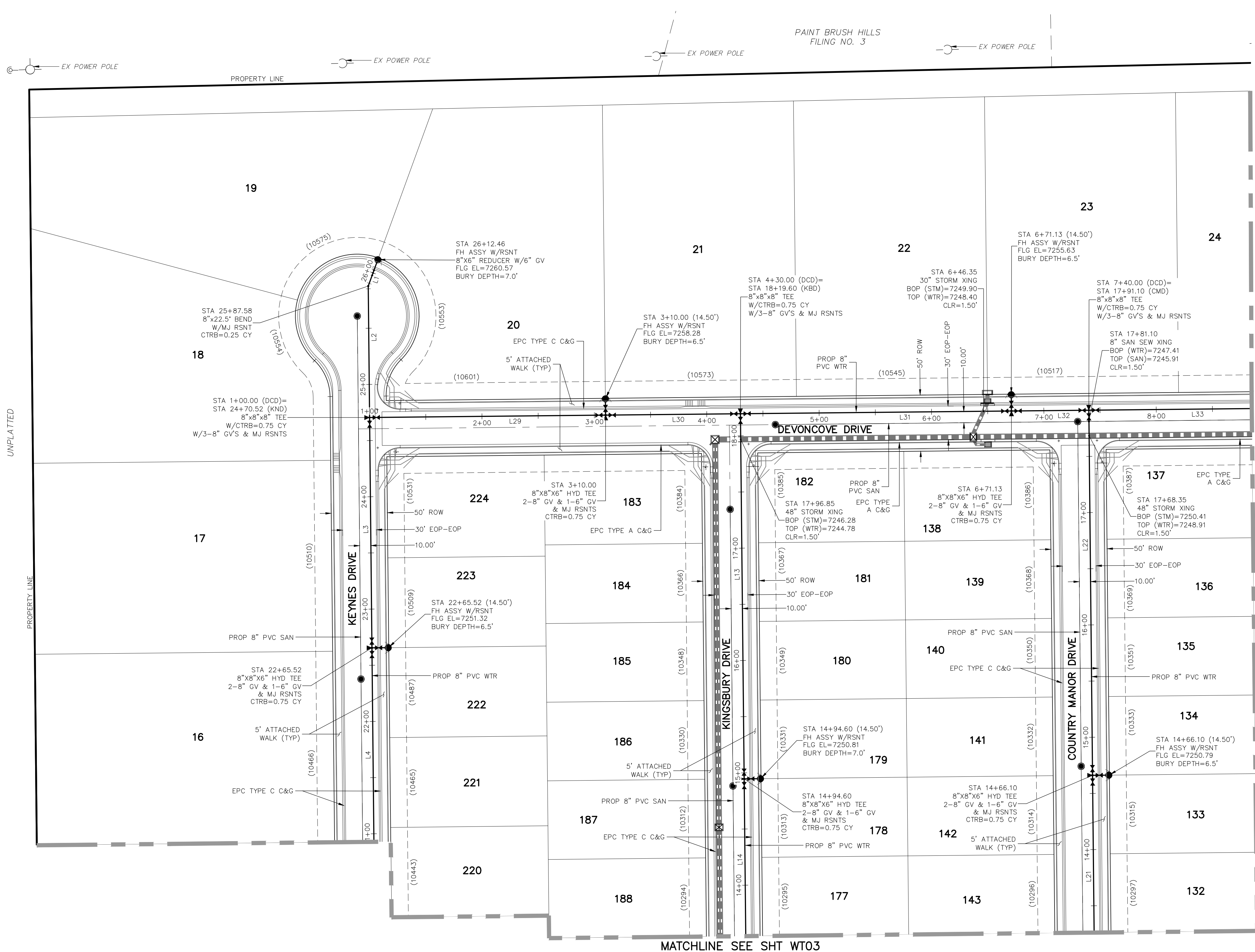
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CAUTION

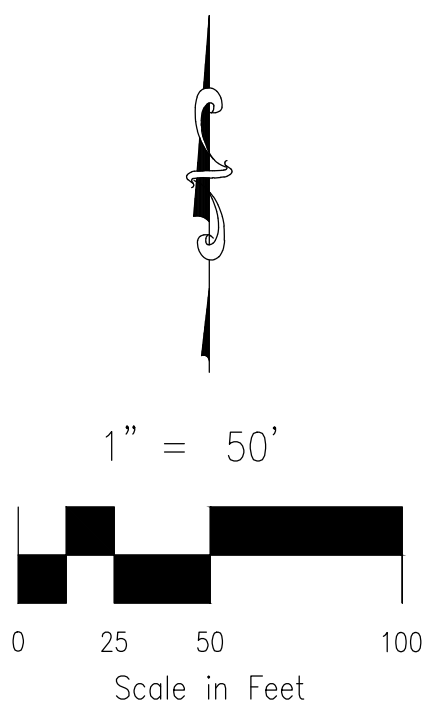


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KEY MAP
SCALE: NTS



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
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

REVISIONS:

NO.	DATE	BY	DESCRIPTION

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

CAUTION



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

CIVIL CONSULTANTS, INC.

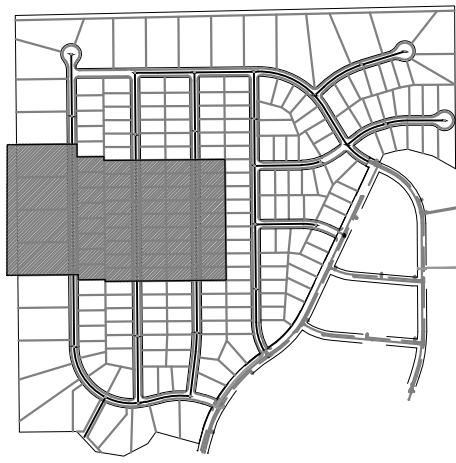
FOR AND ON
BEHALF OF
M&S CIVIL
CONSULTANTS,
INC.

PAINT BRUSH HILLS FILING NO. 14

WATER PLANS

PROJECT NO. 10-014	DATE: 06/25/2020	SCALE: 1"=50'
DESIGNED BY: JWP	DRAWN BY: SM	CHECKED BY: N/A
SHEET 12 OF 24		WT02

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

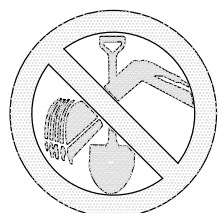


1" = 50'

Age Group	Number of People
0-10	10
10-20	20
20-30	10
30-40	20
40-50	20

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

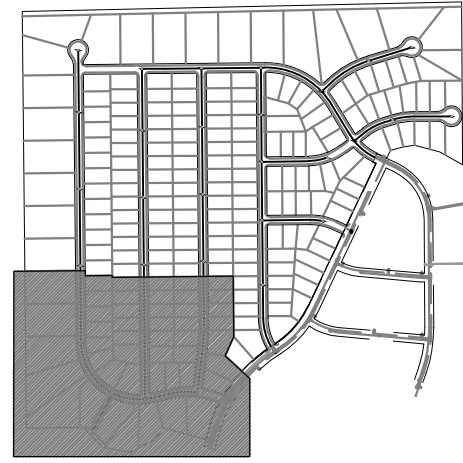
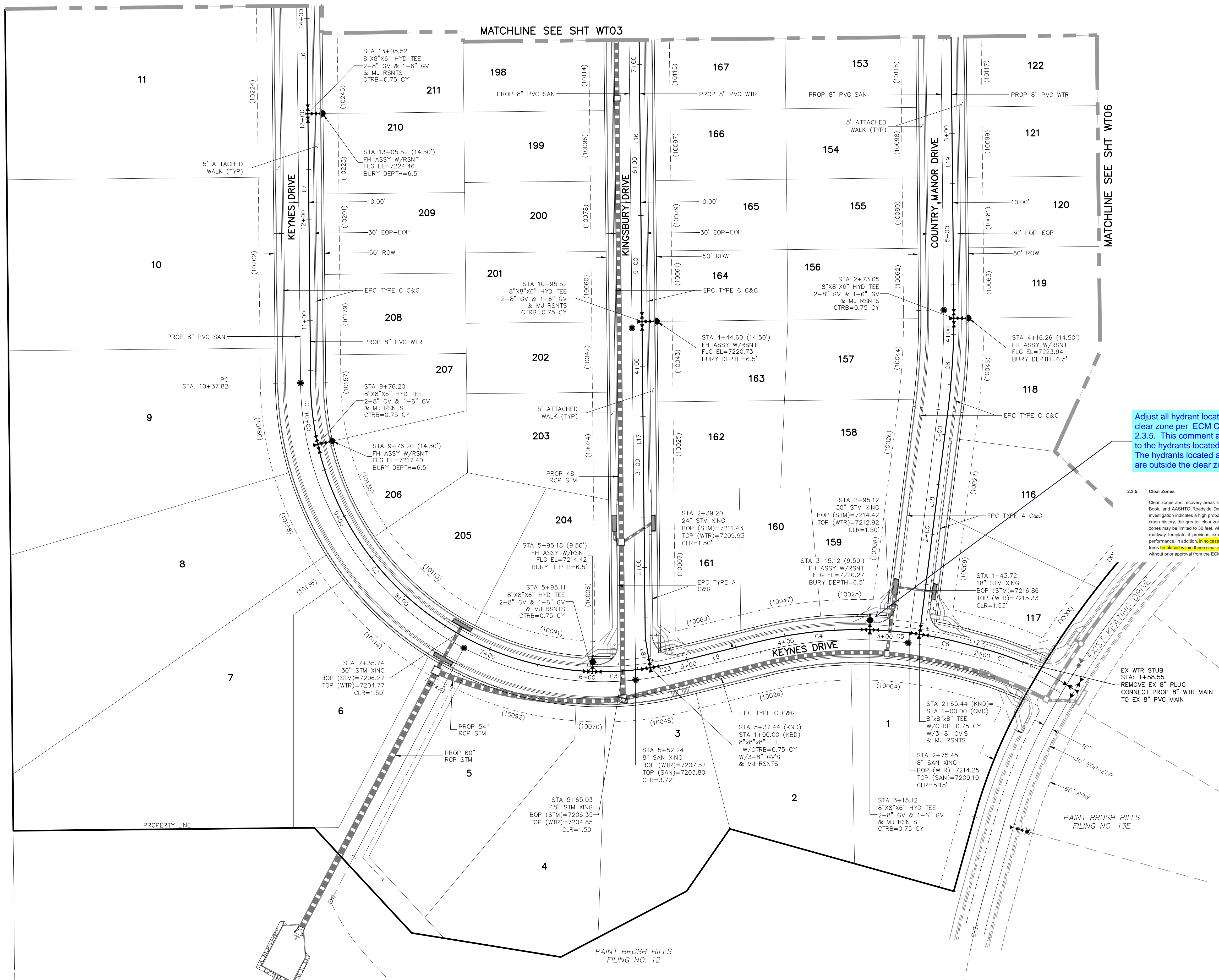
Line #	Length	Direction
L4	320.00	S0°35'00"E
L5	320.00	S0°35'00"E
L6	320.00	S0°35'00"E
L14	350.00	S0°35'00"E
L15	350.00	S0°35'00"E
L16	350.00	S0°35'00"E
L19	350.00	S0°34'30"E
L20	350.00	S0°35'00"E
L21	350.00	S0°35'00"E



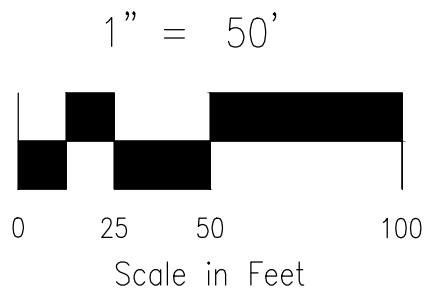
FOR LOCATING & MARKING
GAS,
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WATER &
TELEPHONE
LINES

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

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
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

Adjust all hydrant locations outside of the clear zone per ECM Chapter 2 Section 2.3.5. This comment appear to mainly apply to the hydrants located at the intersection. The hydrants located at the back of sidewalk are outside the clear zone.

2.3.5. Clear Zones

Clear zones and recovery areas shall conform to CDOT Highway Access Code, AASHTO Green Book, and AASHTO Roadside Design Guide, as modified by Table 2-16. Where a site-specific investigation indicates a high probability of continuing crashes, or such occurrence are indicated by crash history, the greater clear-zone distances may be required by the ECM Administrator. Clear zones may be limited to 30 feet, when approved by the ECM Administrator, to provide a consistent roadway template if previous experience with similar projects or designs indicates satisfactory performance. In addition, in no case shall a permanent structure, including light poles, fire hydrants or trees be placed within these clear zones or in any other location that would obstruct sight distances without prior approval from the ECM Administrator.

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

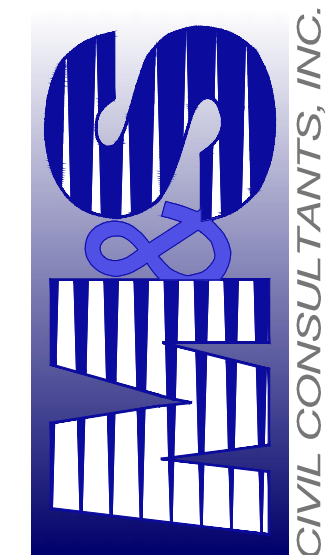
Line #	Length	Direction
L6	320.00	S0°35'00"E
L7	267.70	S0°35'00"E
L8	30.33	S9°26'40"E
L9	86.98	N76°00'00"E
L12	18.91	S75°00'00"E
L16	350.00	S0°35'00"E
L17	314.27	S0°35'00"E
L18	223.97	S71°14'10"W
L19	350.00	S0°34'30"E

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

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

WATER PLANS

PROJECT NO. 10-014

DATE: 06/25/2020

SCALE: HORIZONTAL: 1"=50' VERTICAL: N/A

WT04

SHEET 14 OF 21

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

REVISIONS:
NO. DATE: BY: DESCRIPTION:

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CAUTION

MATCHLINE SEE SHT WT02

MATCHLINE SEE SHT WT03

MATCHLINE SEE SHT WT06



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

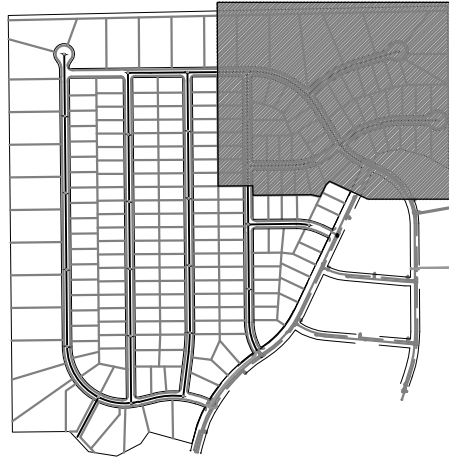
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PAINT BRUSH HILLS
FILING NO. 3

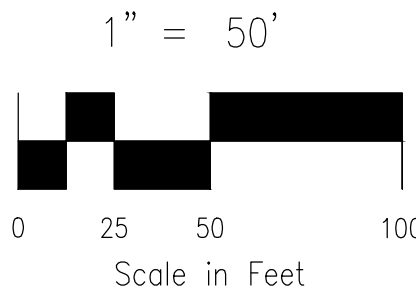
TRACT A

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
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
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

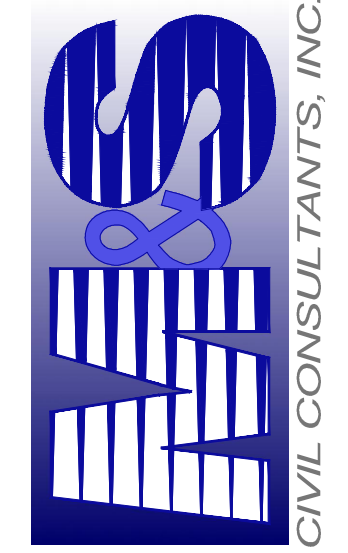
WATER PLANS

DATE: 06/25/2020

SCALE: HORIZONTAL: 1"=50' VERTICAL: N/A

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

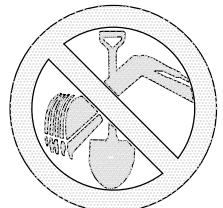
20 BOULDER CRESCENT, SUITE 110
COLORADO SPRINGS, CO 80903
PHONE: 719.555.5485



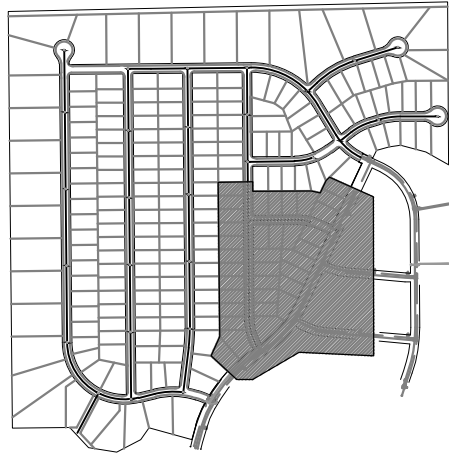
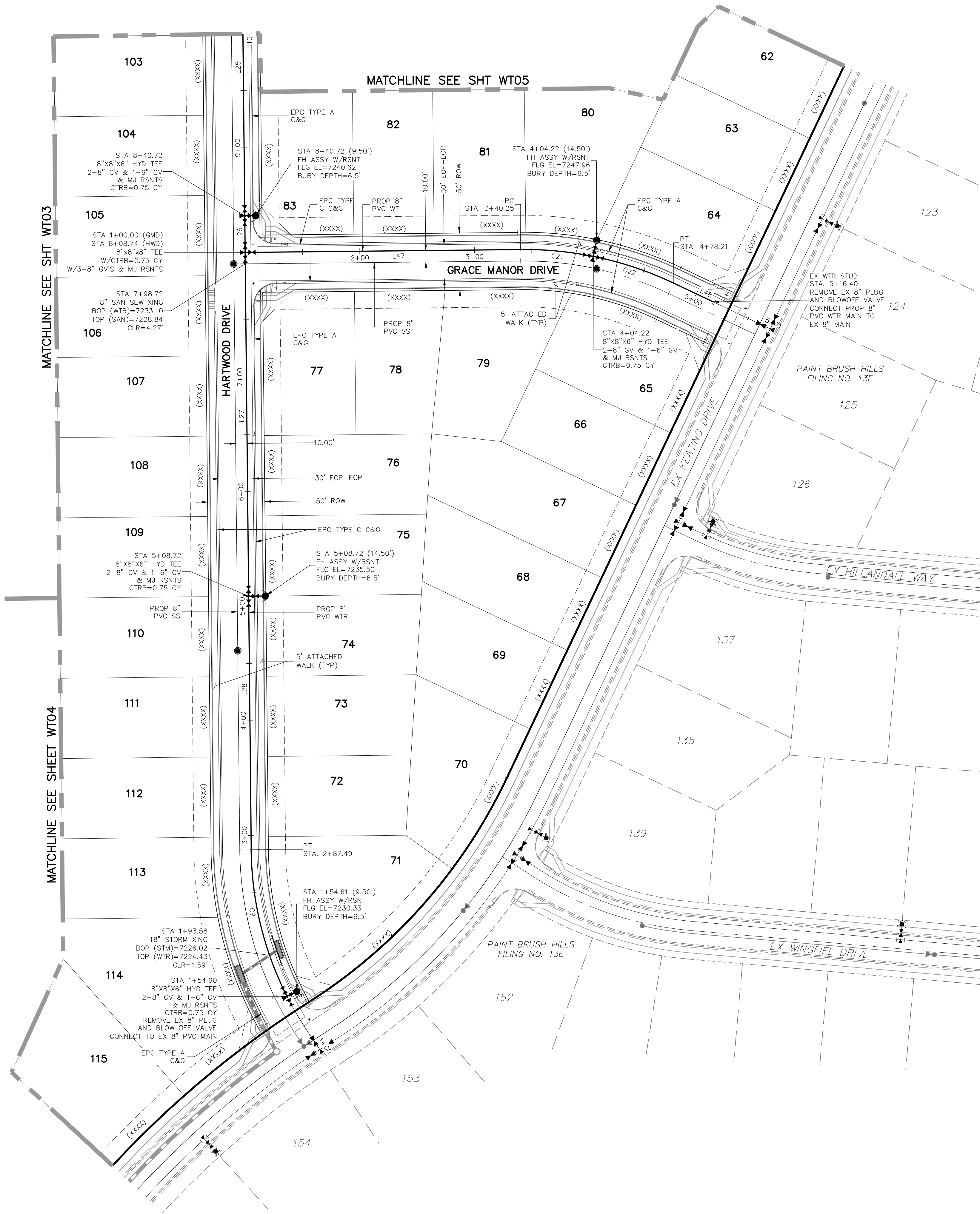
FOR AND ON
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M&S CIVIL
CONSULTANTS,
INC.

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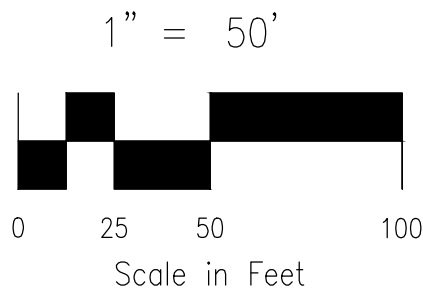
CAUTION



FOR LOCATING
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KEY MAP
SCALE: NTS



NOTE:

- CURVILINEAR PIPE MUST UTILIZE HD COUPLERS.

ABBREVIATIONS

FBC	FINSBURY COURT
KND	KEYNES DRIVE
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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	

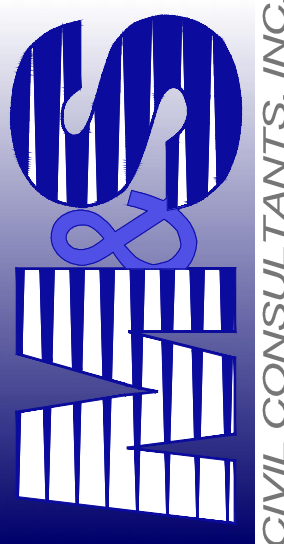
WATER LINE TABLE		
Line #	Length	Direction
L25	273.00	S0°35'00"E
L26	32.00	S0°35'00"E
L27	300.00	S0°35'00"E
L28	221.23	S0°35'00"E
L47	240.25	N89°25'00"E
L48	38.19	S64°40'00"E

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
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

WATER PLANS

DATE: 06/25/2020

SCALE: HORIZONTAL: 1"=50' VERTICAL: N/A

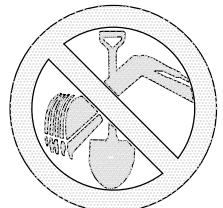
PROJECT NO. 10-014
DESIGNED BY: JWP
DRAWN BY: SM
CHECKED BY: GW

REVISIONS:
NO. DATE: BY: DESCRIPTION:
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CAUTION

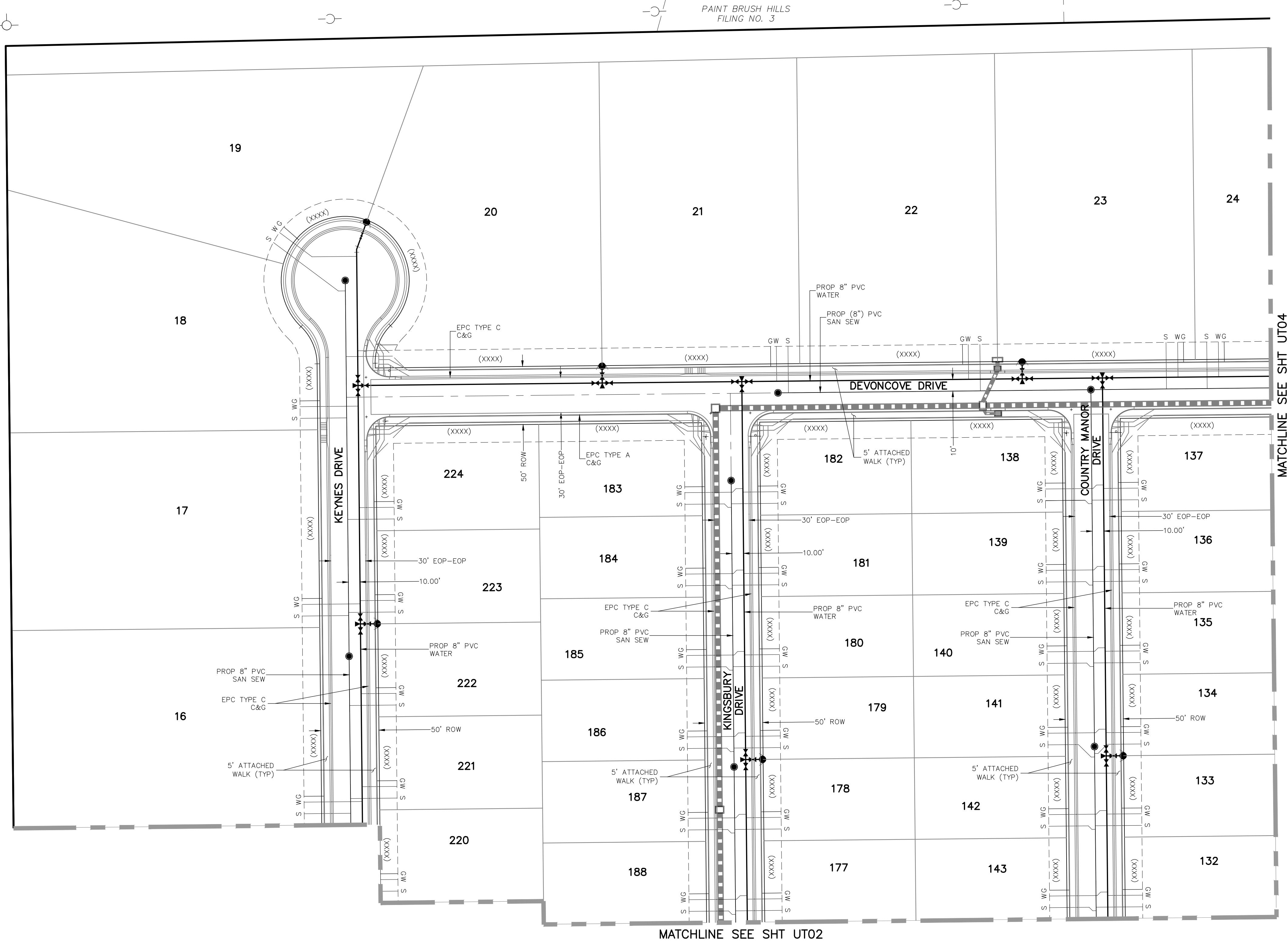
WT06
SHEET 16 OF 24

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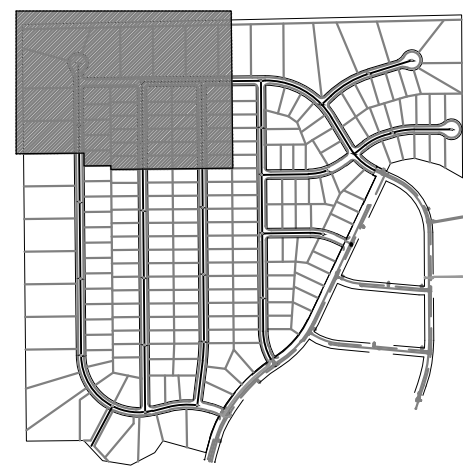
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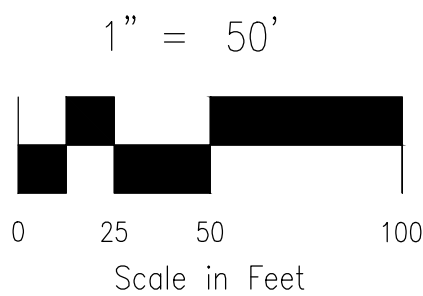


MATCHLINE SEE SHT UT02

MATCHLINE SEE SHT UT04

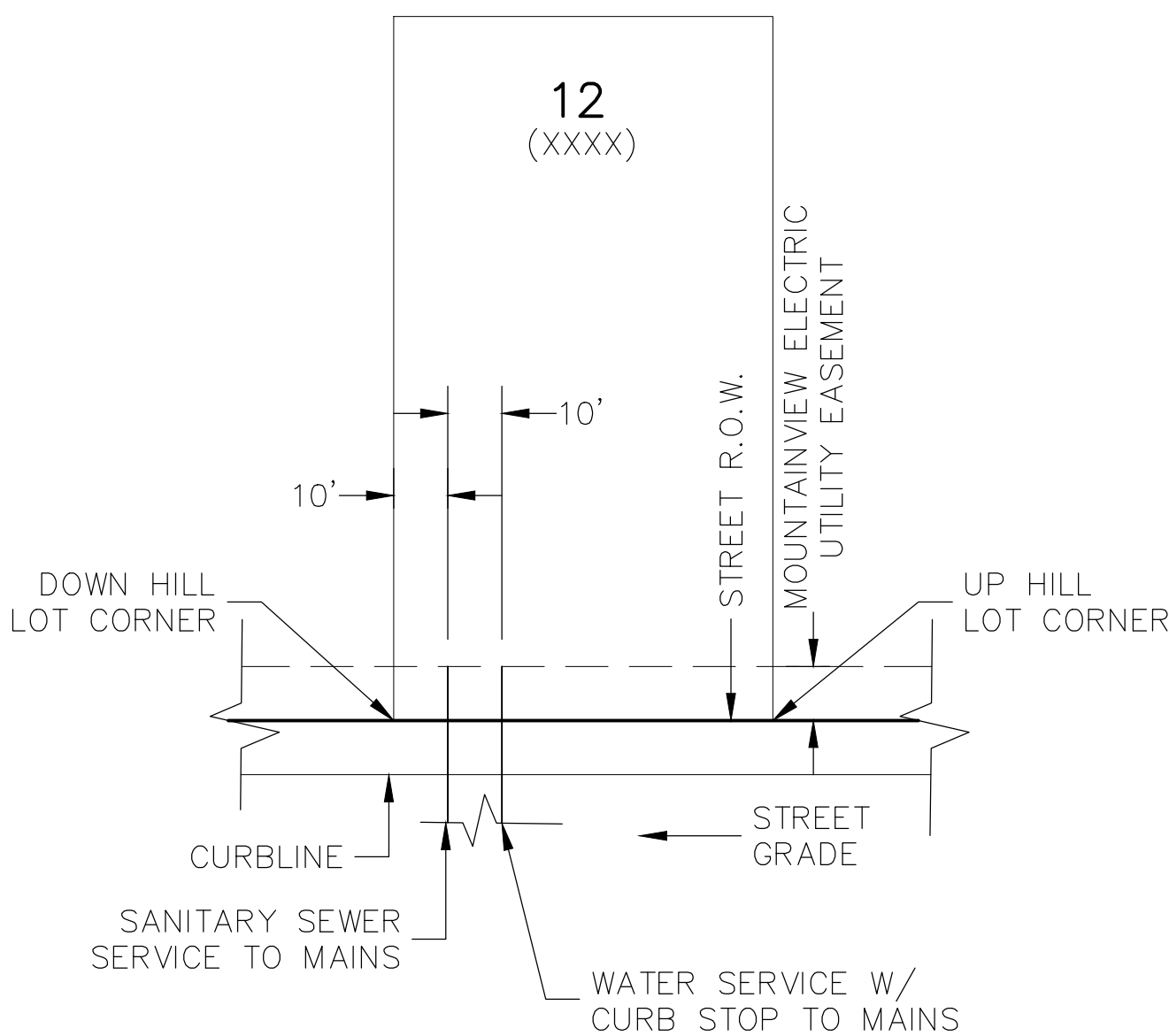


KEY MAP
SCALE: NTS



GENERAL NOTES:

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



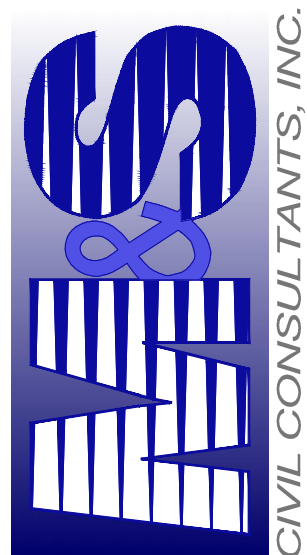
UTILITY SERVICE LOCATIONS DETAIL
N.T.S.

NOTES:

1. DIMENSIONS SHOWN ARE TYPICAL UNLESS OTHERWISE NOTED ON PLANS.
2. SEE PAINT BRUSH HILLS METRO DISTRICT SPECS. FOR TAPPING SADDLE DETAIL.
3. FINAL LOCATION OF ALL SEWER, WATER AND GAS SERVICES TO BE APPROVED IN THE FIELD BY THE CONSTRUCTION MANAGER PRIOR TO INSTALLATION.
4. PROPERTY END OF ALL SEWER SERVICES TO BE MARKED WITH A 12"x2"x4" POST EXTENDING VERTICALLY OUT OF THE GROUND 36" FROM FLOWLINE.
5. WATER SERVICES NOT INSTALLED IN THE SAME TRENCH WITH SEWER SERVICE TO BE MARKED WITH A 6"x2"x4" POST EXTENDING 4' BELOW FINISH GRADE.
6. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO NOTIFY THE DISTRICT AND COORDINATE ANY INTERRUPTION TO EXISTING WATER SERVICE.
7. RE-USE OF ANY MATERIAL IS LEFT TO THE DISCRETION OF THE DISTRICT.
8. ALL WATER MAIN FITTINGS SHALL BE STAKED PRIOR TO CONSTRUCTION.
9. ALL FIRE HYDRANTS TO BE 6.5' BURY DEPTH UNLESS OTHERWISE NOTED.
10. ALL SEWER SERVICES TO BE INSTALLED AT MINIMUM PERMISSIBLE GRADE UNLESS OTHERWISE APPROVED BY THE CONSTRUCTION MANAGER.
11. HOMEBUILDER'S SHALL DETERMINE THE SEWER SERVICE ELEVATION PRIOR TO BASEMENT EXCAVATION AND SETTING OF FINISHED FLOOR FOR HOUSE.
12. MODIFY WATER AND SEWER SERVICE TAP LOCATIONS TO AVOID DRIVEWAYS.

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

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



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 DATE: 06/25/2020

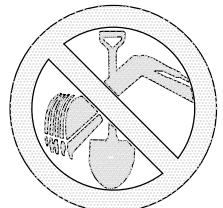
SCALE: HORIZONTAL: 1"=50' VERTICAL: N/A

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

SHEET 17 OF 24

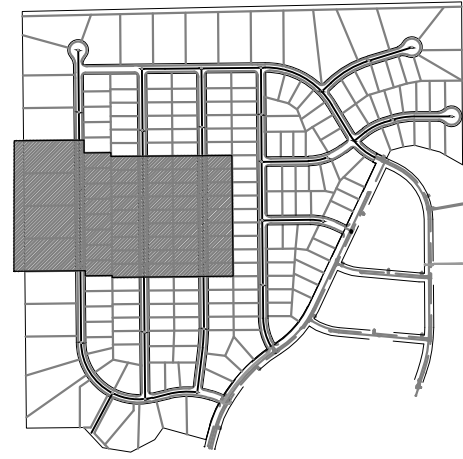
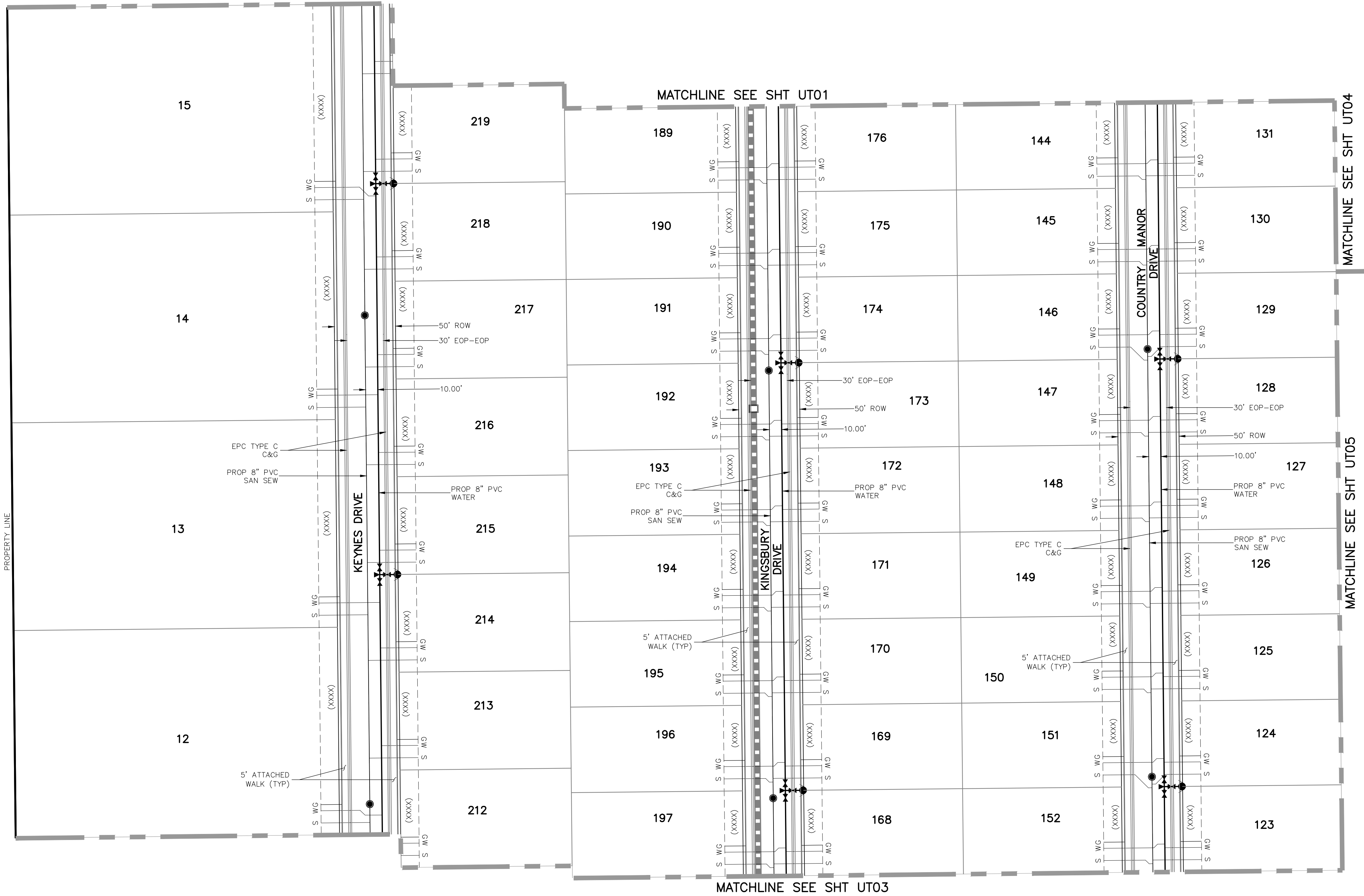
UT01

CAUTION

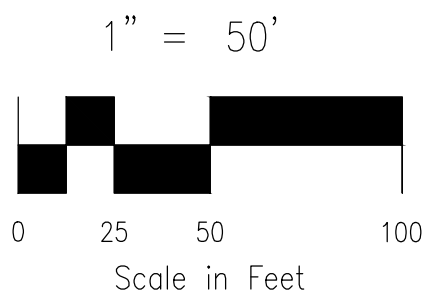


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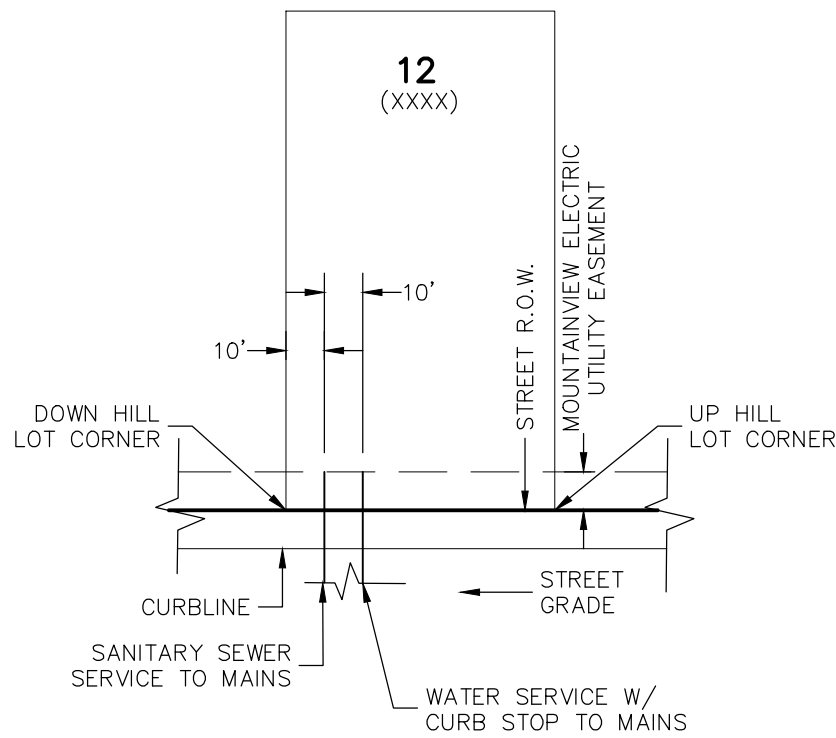


KEY MAP
SCALE: NTS



GENERAL NOTES:

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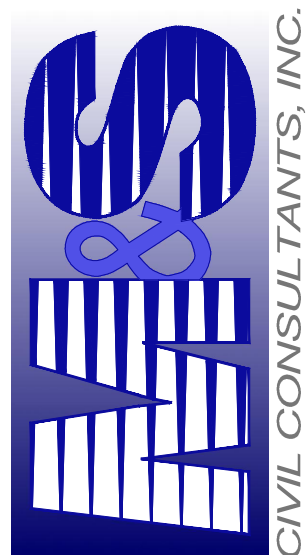
UTILITY SERVICE LOCATIONS DETAIL
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NOTES:

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8. ALL WATER MAIN FITTINGS SHALL BE STAKED PRIOR TO CONSTRUCTION.
9. ALL FIRE HYDRANTS TO BE 6.5' BURY DEPTH UNLESS OTHERWISE NOTED.
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11. HOMEBUILDER'S SHALL DETERMINE THE SEWER SERVICE ELEVATION PRIOR TO BASEMENT EXCAVATION AND SETTING OF FINISHED FLOOR FOR HOUSE.
12. MODIFY WATER AND SEWER SERVICE TAP LOCATIONS TO AVOID DRIVEWAYS.

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

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20 BOULDER CRESCENT, SUITE 110
COLORADO SPRINGS, CO 80903
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PAINT BRUSH HILLS FILING NO. 14

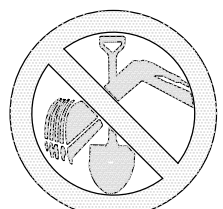
UTILITY SERVICE PLANS

PROJECT NO. 10-014
SCALE: 1"=50'
DATE: 06/25/2018

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

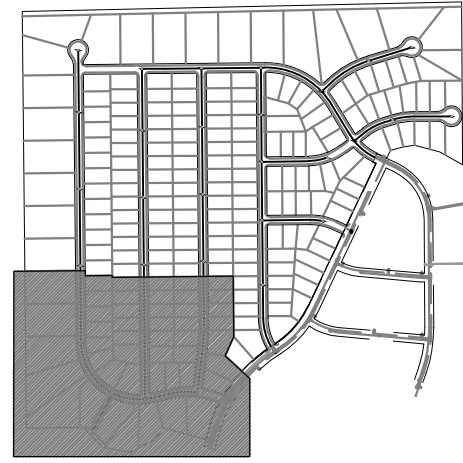
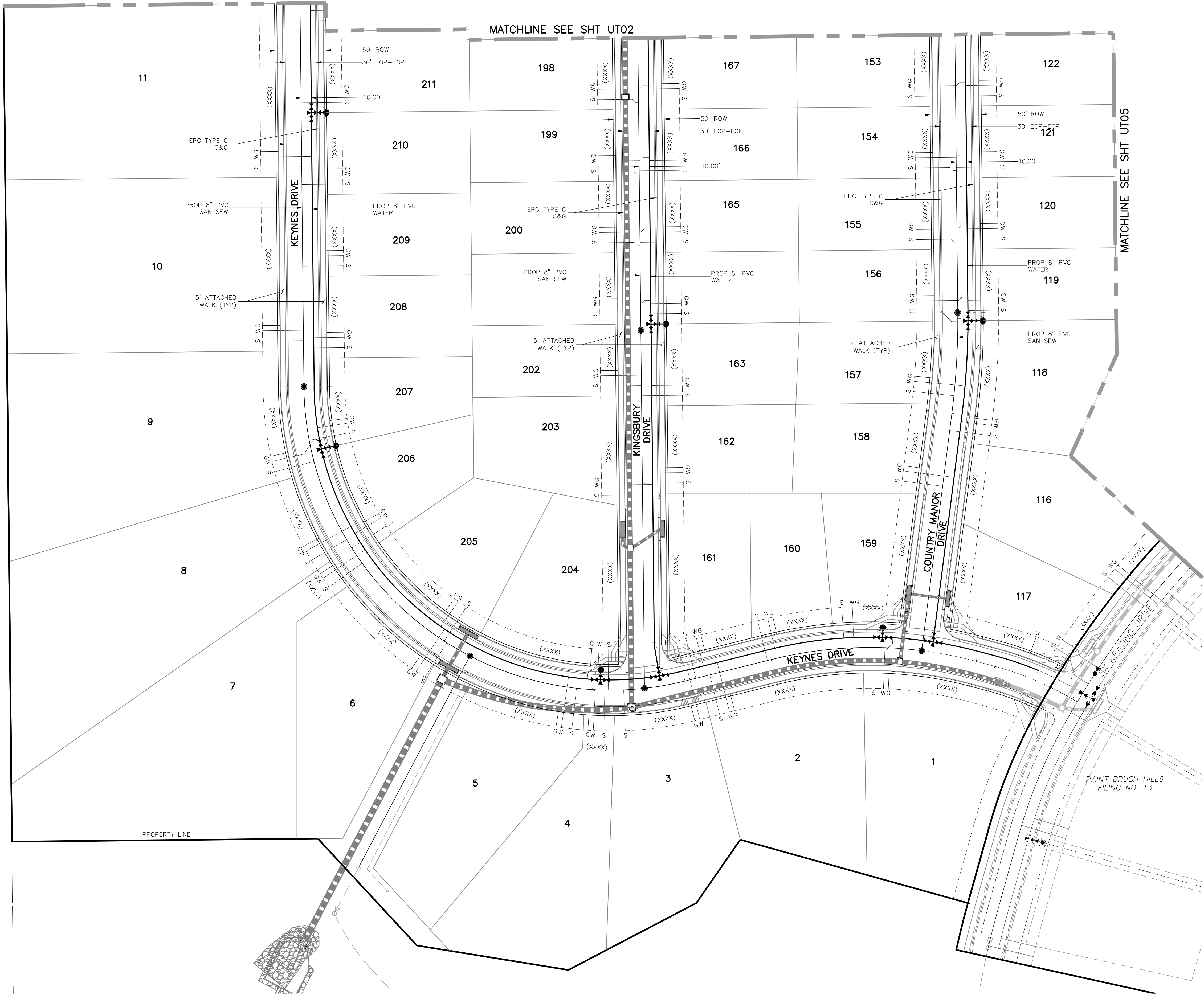
SHEET 18 OF 24
UT02

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

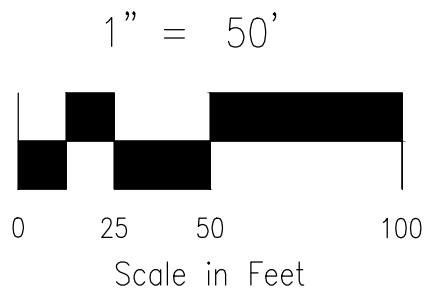


FOR LOCATING
& MARKING
GAS,
ELECTRIC,
WATER &
TELEPHONE
LINES
FOR BURIED UTILITY INFORMATION
48 HRS BEFORE YOU DIG
CALL 1-800-922-1987

UNPLATTED

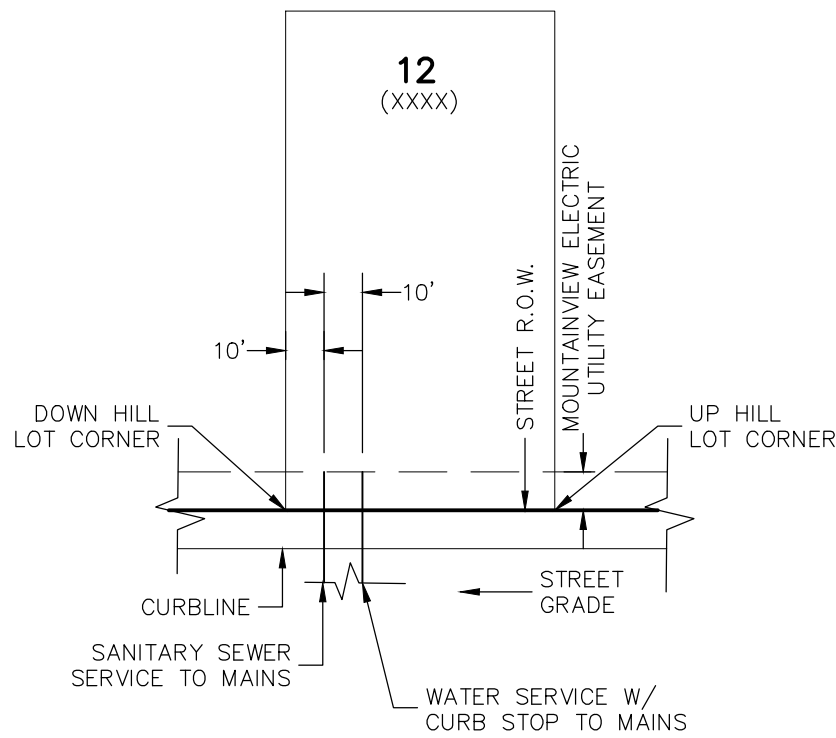


KEY MAP
SCALE: NTS



GENERAL NOTES:

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



UTILITY SERVICE LOCATIONS DETAIL

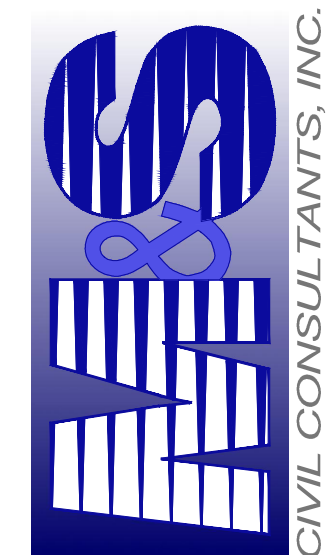
N.T.S.

NOTES:

1. DIMENSIONS SHOWN ARE TYPICAL UNLESS OTHERWISE NOTED ON PLANS.
2. SEE PAINT BRUSH HILLS METRO DISTRICT SPECS. FOR TAPPING SADDLE DETAIL.
3. FINAL LOCATION OF ALL SEWER, WATER AND GAS SERVICES TO BE APPROVED IN THE FIELD BY THE CONSTRUCTION MANAGER PRIOR TO INSTALLATION.
4. PROPERTY END OF ALL SEWER SERVICES TO BE MARKED WITH A 12"x2"x4" POST EXTENDING VERTICALLY OUT OF THE GROUND 36" FROM FLOWLINE.
5. WATER SERVICES NOT INSTALLED IN THE SAME TRENCH WITH SEWER SERVICE TO BE MARKED WITH A 6"x2"x4" POST EXTENDING 4' BELOW FINISH GRADE.
6. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO NOTIFY THE DISTRICT AND COORDINATE ANY INTERRUPTION TO EXISTING WATER SERVICE.
7. RE-USE OF ANY MATERIAL IS LEFT TO THE DISCRETION OF THE DISTRICT.
8. ALL WATER MAIN FITTINGS SHALL BE STAKED PRIOR TO CONSTRUCTION.
9. ALL FIRE HYDRANTS TO BE 6.5' BURY DEPTH UNLESS OTHERWISE NOTED.
10. ALL SEWER SERVICES TO BE INSTALLED AT MINIMUM PERMISSIBLE GRADE UNLESS OTHERWISE APPROVED BY THE CONSTRUCTION MANAGER.
11. HOMEOWNER'S SHALL DETERMINE THE SEWER SERVICE ELEVATION PRIOR TO BASEMENT EXCAVATION AND SETTING OF FINISHED FLOOR FOR HOUSE.
12. MODIFY WATER AND SEWER SERVICE TAP LOCATIONS TO AVOID DRIVEWAYS.

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

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

UTILITY SERVICE PLANS

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

DESIGNED BY: GW

DRAWN BY: SM

CHECKED BY: GW

UT03

SHEET 19 OF 21

REVISIONS:

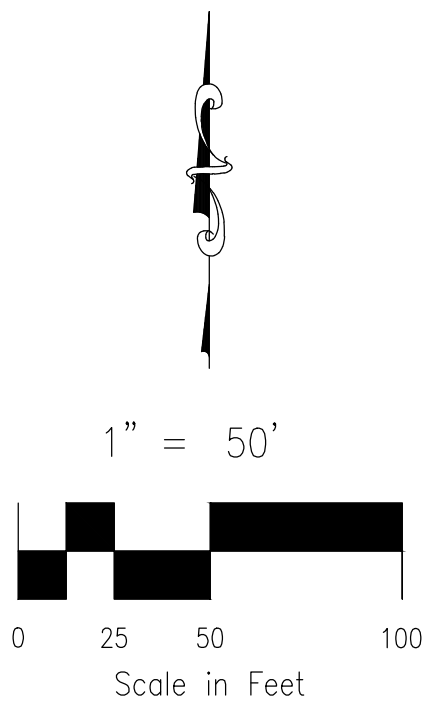
NO.	DATE:	BY:	DESCRIPTION:	APPROVED BY:	DATE:

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CAUTION

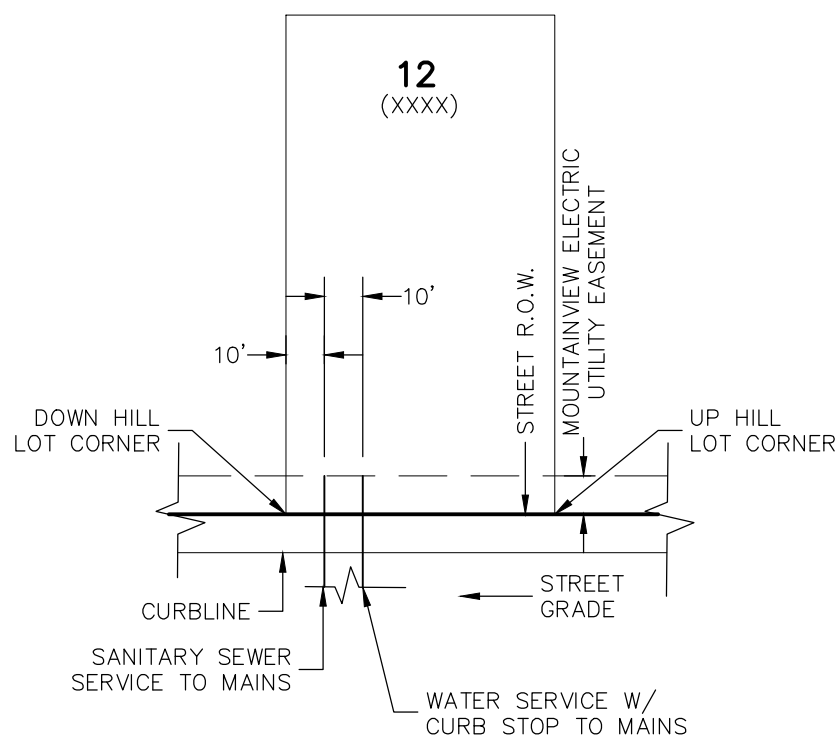


KEY MAP
SCALE: NTS



GENERAL NOTES:

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UTILITY SERVICE LOCATIONS DETAIL
N.T.S.

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TELEPHONE
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PAINT BRUSH HILLS FILING NO. 14

UTILITY SERVICE PLANS

PROJECT NO. 10-014
DATE: 06/28/2018
SCALE: 1"=50'
DESIGNED BY: GW
DRAWN BY: SM
CHECKED BY: N/A

UT04
SHEET 20 OF 24

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

CIVIL CONSULTANTS, INC.

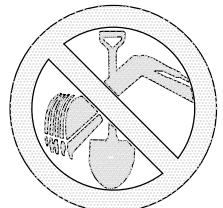
FOR AND ON
BEHALF OF
M&S CIVIL
CONSULTANTS,
INC.

REVISIONS:

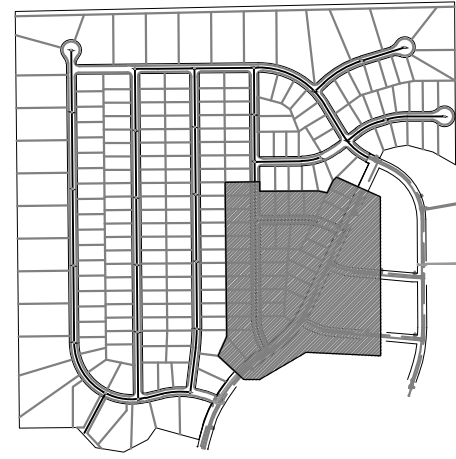
NO.	DATE:	BY:	DESCRIPTION:	APPROV. BY:	DATE:

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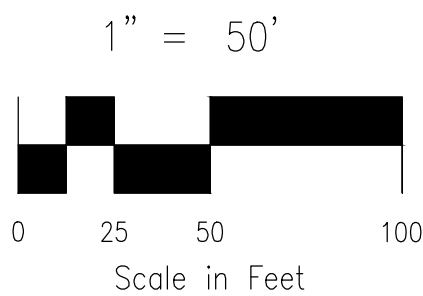
CAUTION



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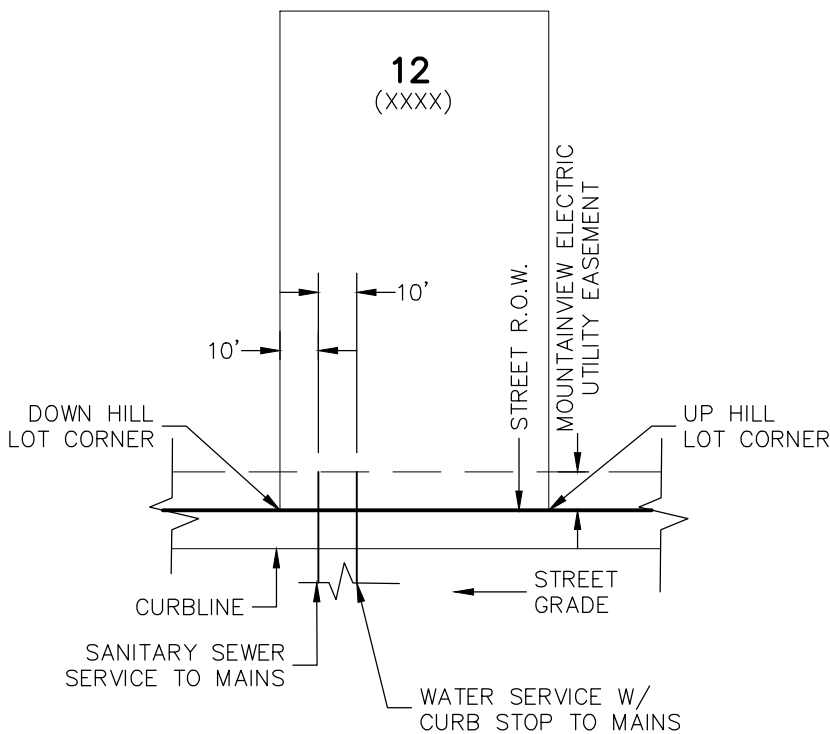


KEY MAP
SCALE: NTS



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UTILITY SERVICE LOCATIONS DETAIL
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PAINT BRUSH HILLS FILING NO. 14	
UTILITY SERVICE PLANS	
PROJECT NO. 10-014	SCALE: 1"=50'
DESIGNED BY: GW	DATE: 06/28/2018
DRAWN BY: SM	SHEET 21 OF 24
CHECKED BY: GW	UT05

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

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CIVIL CONSULTANTS, INC.

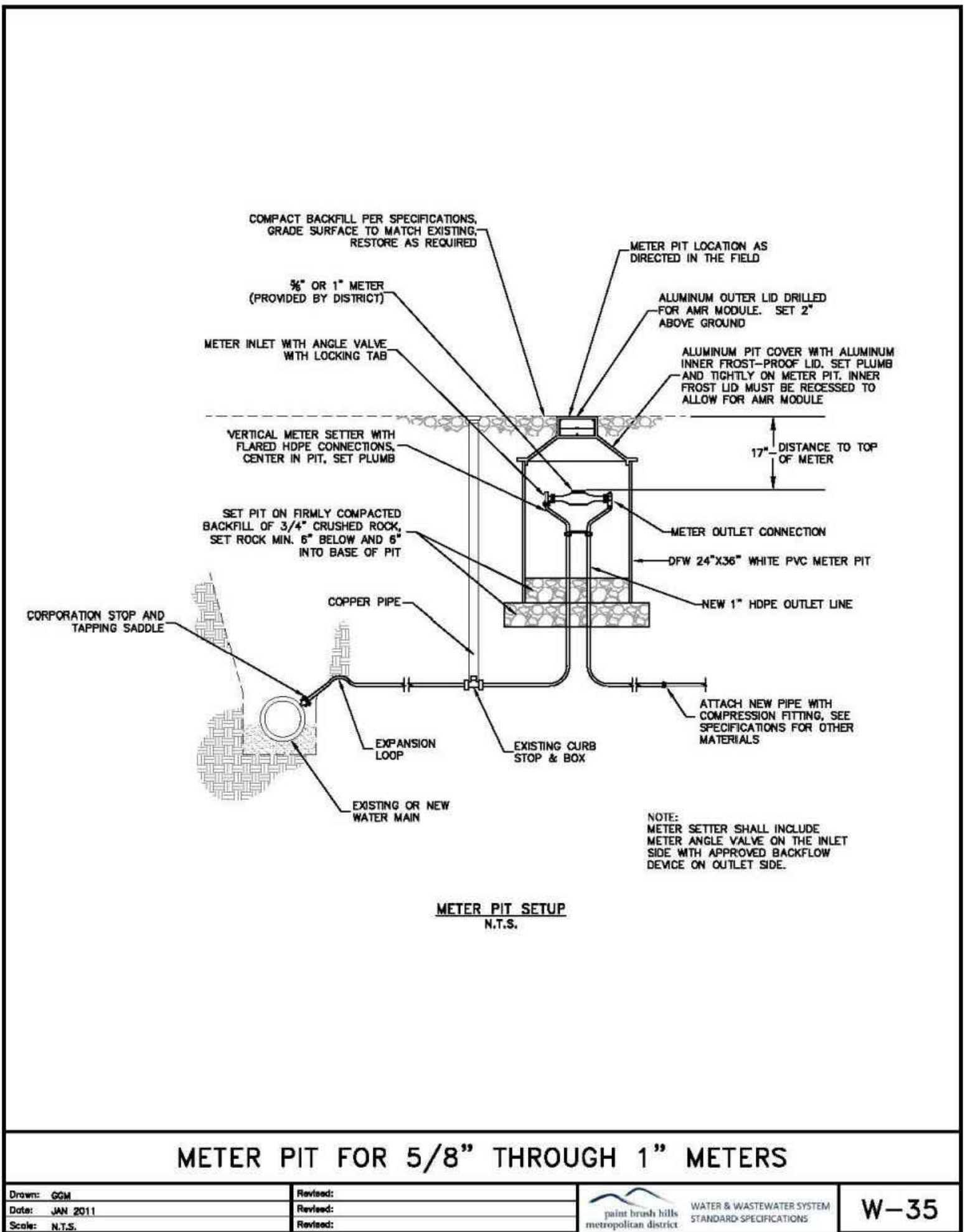
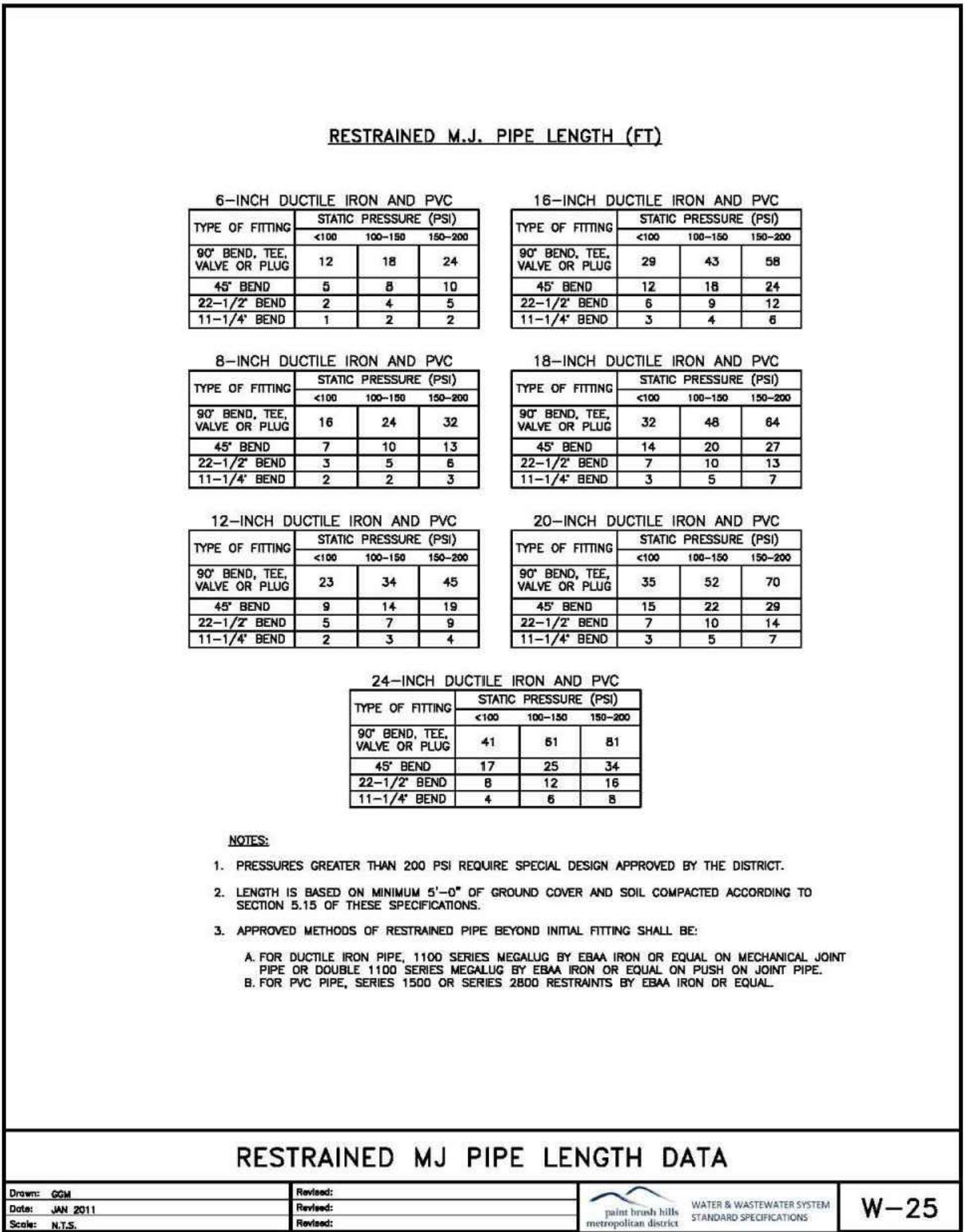
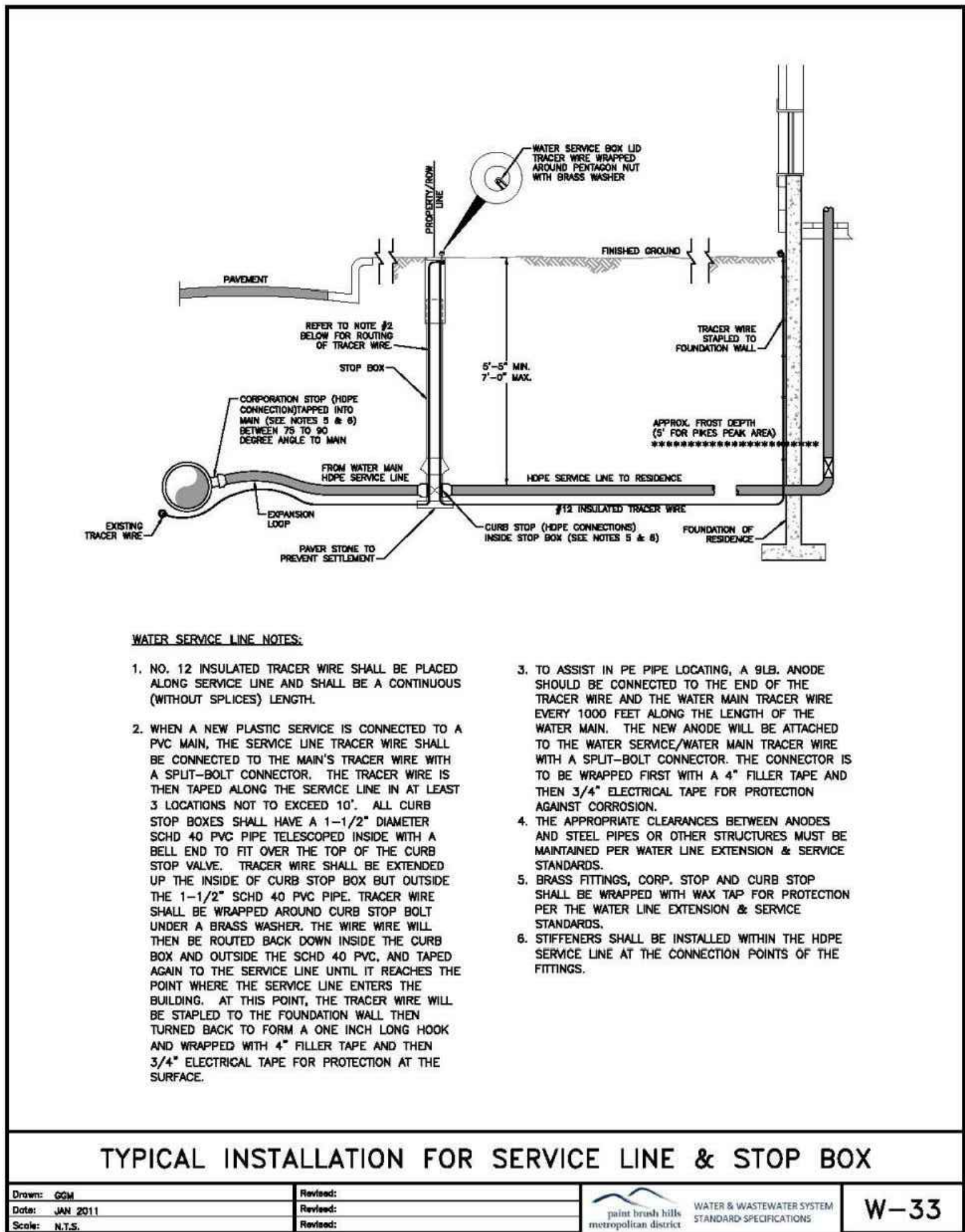
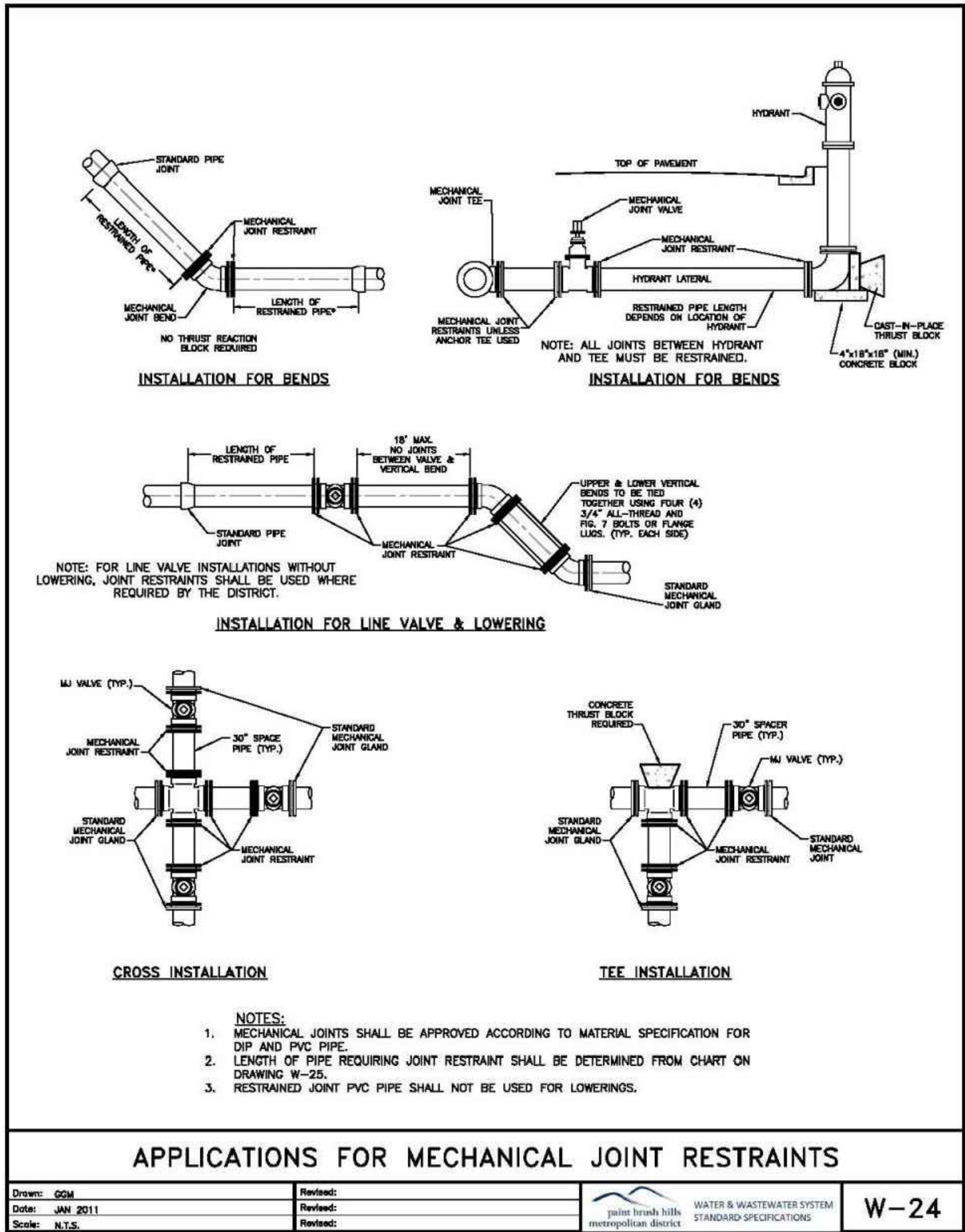
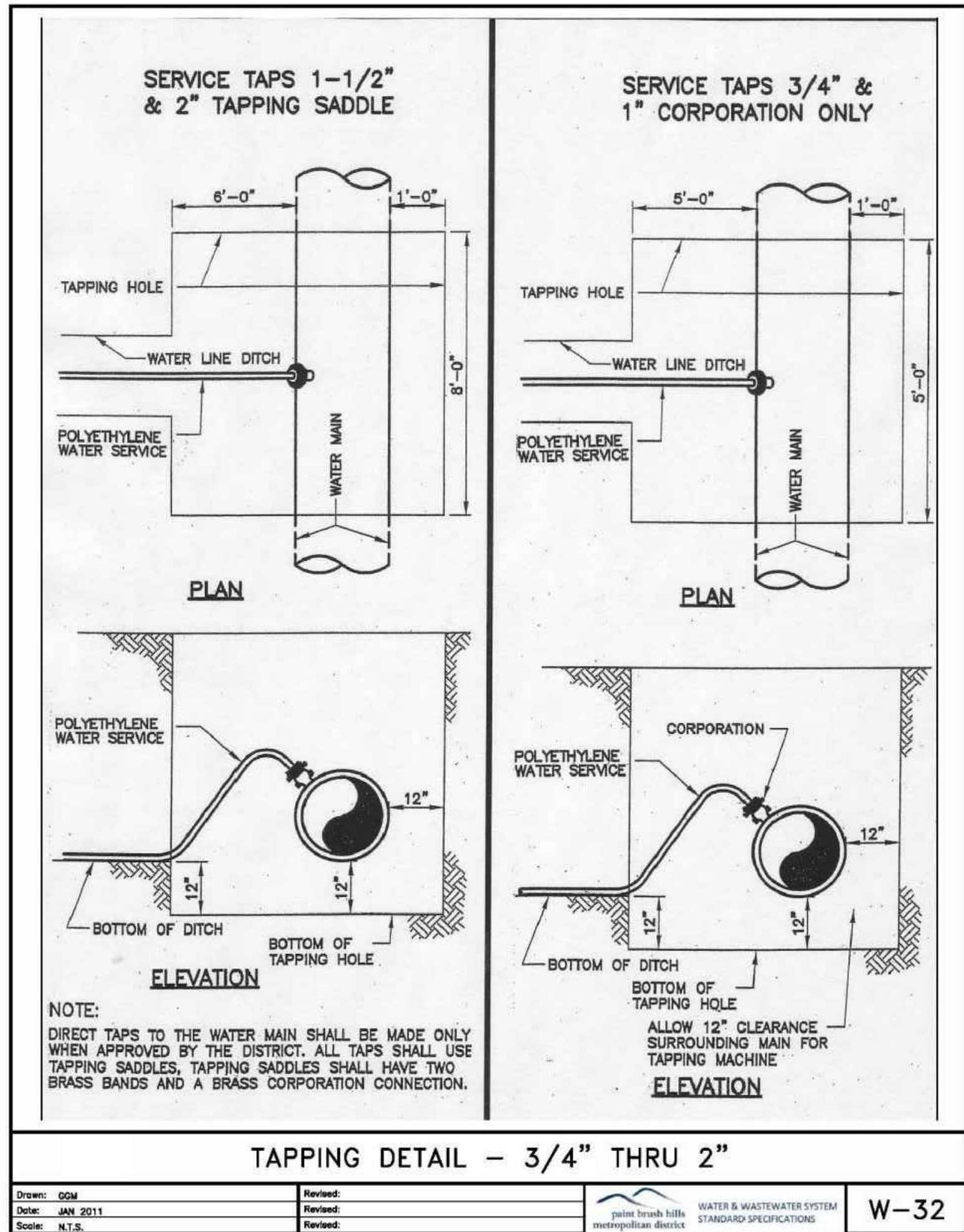
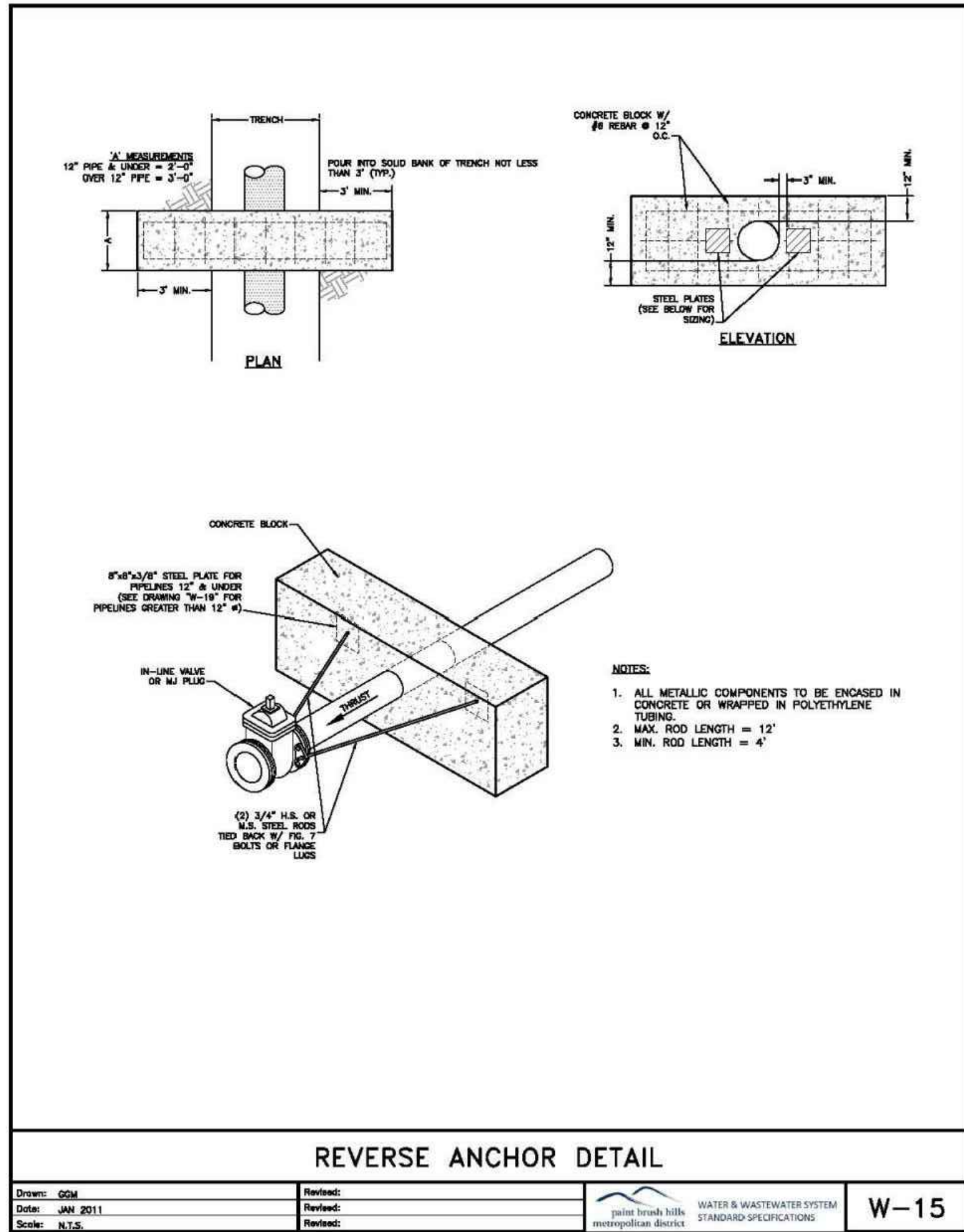
FOR AND ON
BEHALF OF
M&S CIVIL
CONSULTANTS,
INC.

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

NO.	DATE	BY	DESCRIPTION	APPROVED BY	DATE

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CAUTION



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

CAUTION

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

CIVIL CONSULTANTS, INC.

PAINT BRUSH HILLS FILING NO. 14

DETAIL SHEET

PROJECT NO. 10-014

DATE: 06/25/2020

SCALE: N/A

DESIGNED BY: JWP

DRAWN BY: SM

CHECKED BY: GW

SHEET 22 OF 24

UT06

