

BULLARD, ABBY, 9/27/2023 2:55 PM

PROJECT CONTACTS

OWNER
FOUNTAIN VALLEY INVESTMENT PARTNERS
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COLORADO SPRINGS, CO 80911
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EMAIL: RYAN@WIDEFIELDINVESTMENTGROUP.COM

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COLORADO SPRINGS, CO 80911
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AGENCY
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COLORADO SPRINGS, CO 80910
TELE: (719) 634-3751
ATTN: LUPE PACKMAN
EMAIL: -

UTILITY
WIDEFIELD WATER AND SANITATION DISTRICT
8495 FONTAINE BLVD
COLORADO SPRINGS, CO 80925
ATTN: -
EMAIL: INFO@WVSDONLINE.COM

SURVEYOR
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P.O. BOX 7123
WOODLAND PARK, COLORADO 80863
TELE: (719) 687-8385
ATTN: KENNETH GOULD JR., PLS
EMAIL: KEN@GOULDLS.COM

LEGAL DESCRIPTION

LOCATED WITHIN A PORTION OF SECTION 15, TOWNSHIP 15 SOUTH, RANGE 65 WEST OF THE 6TH P.M. CITY OF COLORADO SPRINGS, COUNTY OF EL PASO, STATE OF COLORADO

BENCHMARK

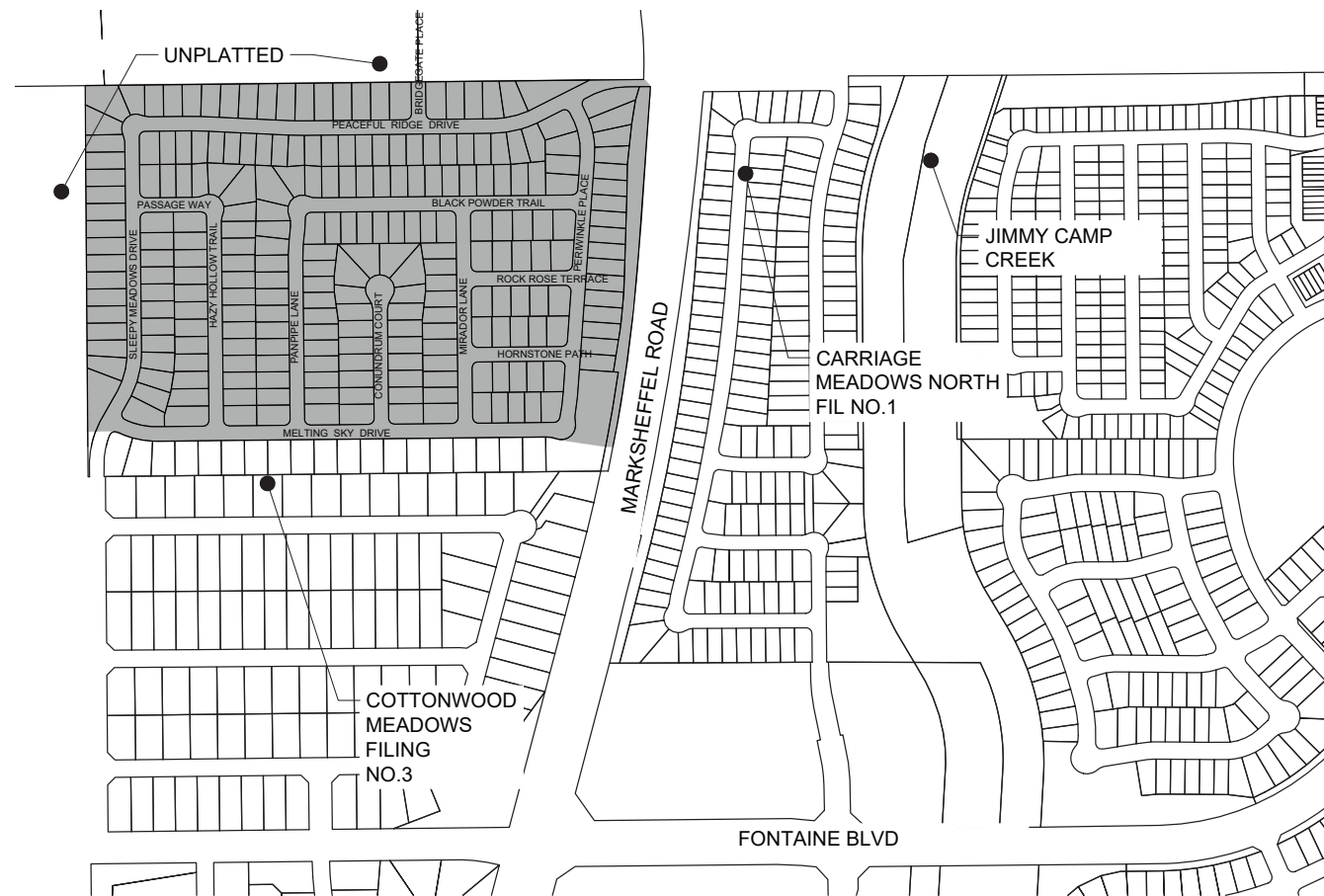
THE MONUMENT IS A 3 1/2 INCH ALUMINUM CAP (FIMS ID #231) LOCATED ON THE EAST SIDE OF MARKSHEFFEL ROAD ABOUT 1.1 MILES SOUTH OF BRADLEY ROAD. A FIMS REBAR WITH A PLASTIC CAP IS 15.1 FEET TO THE NORTHWEST, ANOTHER 12.0 FEET TO THE SOUTHEAST AND A SANITARY SEWER MANHOLE IS 28.2 FEET TO THE SOUTHWEST ELEVATION = 5745.118 FEET (NORTH AMERICAN DATUM 1983)

BASIS OF BEARING

IS RELATIVE TO THE NORTH LINE OF THE SOUTHEAST ONE QUARTER SECTION 15, TOWNSHIP 15 SOUTH, RANGE 65 WEST OF THE SIXTH P.M SAID LINE BEING MONUMENTED BY TWO FOUND 3 1/2 INCH ALUMINUM CAPS L.S #10377. SAID LINE BEARS N89°52'46"E, A DISTANCE OF 2,633.86 FEET.

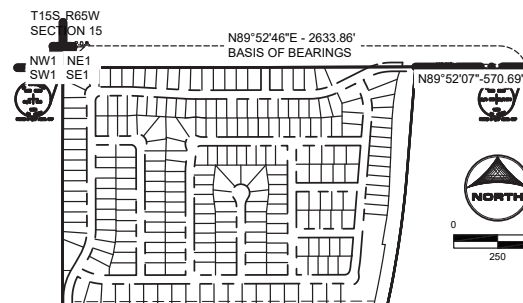
PEACEFUL RIDGE AT FOUNTAIN VALLEY
CONSTRUCTION DOCUMENTS

A PORTION OF THE SOUTHEAST ONE-QUARTER (SE 1/4) OF SECTION 15
TOWNSHIP SOUTH (T15S), RANGE 65 WEST (R65W) OF THE 6TH P.M.
COUNTY OF EL PASO, STATE OF COLORADO

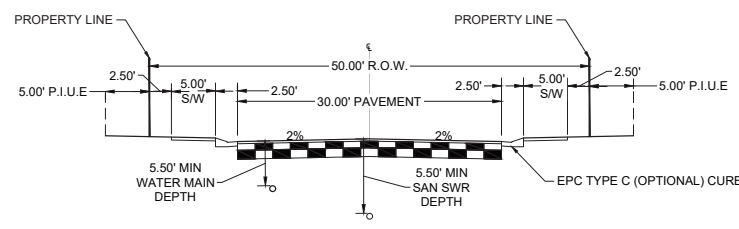


SHEET INDEX:
1 - COVER
2 - LEGEND & TYP. SECTIONS
3 - 15 - STREET PLAN & PROFILE
16 - SIGNAGE & STRIPING
17 - 30 - CURB RAMP GRADING
31 - INLET ELEVATIONS
32 - 42 - WATER PLAN & PROFILE
43 - 52 - SANITARY PLAN & PROFILE
53 - 56 - UTILITY SERVICE PLAN
57 - 62 - STORM PLAN & PROFILE
63 - 67 - PERMANENT CONTROL MEASURE PLANS
68 - 76 - OVERLOT GRADING PLAN
77 - INTERIM FINAL GEC PLAN
78 - 82 - CONSTRUCTION DETAILS

VICINITY MAP
1"=300'

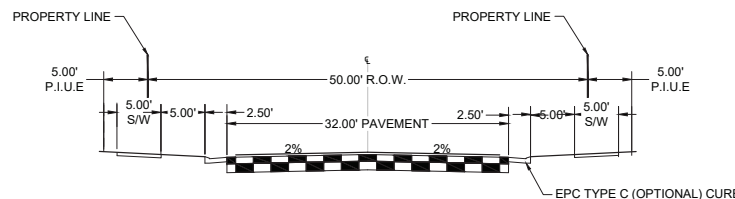


BASIS OF BEARINGS
1"=500'



URBAN, LOCAL (PUBLIC) W/ WATER, & SANITARY

SCALE: 1"=10'
DESIGN SPEED: 30MPH
SPEED LIMIT: 25MPH
(ROADS USING THIS SECTION: PEACEFUL RIDGE DRIVE, PASSAGE WAY, BLACK POWDER TRAIL, SLEEPY MEADOWS DRIVE, HAZY HOLLOW TRAIL, PANPIPE LANE, CONUNDRUM COURT, MIRADOR LANE, ROCK ROSE TERRACE, HORNSTONE PATH, PERIWINKLE PLACE)



URBAN, COLLECTOR (PUBLIC)

SCALE: 1"=10'
(ROADS USING THIS SECTION: BRIDGEGATE PLACE)
P.I.U.E = PUBLIC IMPROVEMENTS/UTILITY EASEMENT

WATER AND SEWER MAIN EXTENSIONS

ANY CHANGES OR ALTERATIONS AFFECTING THE GRADE, ALIGNMENT, ELEVATION AND/OR DEPTH OF COVER OF ANY WATER OR SEWER MAINS OR OTHER APPURTENANCE SHOWN ON THIS DRAWING SHALL BE THE RESPONSIBILITY OF THE OWNER/DEVELOPER. THE OWNER/DEVELOPER SHALL BE RESPONSIBLE FOR ALL OPERATIONAL DAMAGES AND DEFECTS IN INSTALLATION AND MATERIAL FOR MAINS AND SERVICES FROM THE DATE OF APPROVAL UNTIL FINAL ACCEPTANCE IS ISSUED.

SIGNED: [Signature] DATE: November 1st, 2023

OWNER/DEVELOPER
PRINT NAME: J. Ryan Watson

DBA: WIDEFIELD INVESTMENT GROUP
ADDRESS: 3 WIDEFIELD BOULEVARD, COLORADO SPRINGS, CO 80911

FIRE AUTHORITY APPROVAL

THE NUMBER OF FIRE HYDRANTS AND HYDRANT LOCATIONS SHOWN ON THIS WATER INSTALLATION PLAN ARE CORRECT AND ADEQUATE TO SATISFY THE FIRE PROTECTION REQUIREMENTS AS SPECIFIED BY THE FIRE DISTRICT SERVING THE PROPERTY NOTED ON THE PLANS.

FIRE PROTECTION DISTRICT:
SIGNED:
DATE:

DISTRICT APPROVALS

THE WIDEFIELD WATER AND SANITATION DISTRICT RECOGNIZES THE DESIGN ENGINEER AS HAVING RESPONSIBILITY FOR THE DESIGN AND HAS LIMITED ITS SCOPE OF REVIEW ACCORDINGLY.

WIDEFIELD WATER AND SANITATION DISTRICT
WATER DESIGN APPROVAL
DATE: October 2, 2023

PROJECT NO.
IN CASE OF ERRORS OR OMISSIONS WITH THE WATER DESIGN AS SHOWN ON THIS DOCUMENT THE STANDARDS AS DEFINED IN THE 'RULES AND REGULATIONS FOR INSTALLATION OF WATER MAINS AND SERVICES' SHALL RULE.

APPROVAL EXPIRES 180 DAYS FROM DESIGN APPROVAL.

DESIGN ENGINEER'S STATEMENT

THESE DETAILED PLANS AND SPECIFICATIONS WERE PREPARED UNDER MY DIRECTION AND SUPERVISION. SAID PLANS AND SPECIFICATIONS HAVE BEEN PREPARED ACCORDING TO THE CRITERIA ESTABLISHED BY THE COUNTY FOR DETAILED ROADWAY, DRAINAGE, GRADING AND EROSION CONTROL PLANS AND SPECIFICATIONS, AND SAID PLANS AND SPECIFICATIONS ARE IN CONFORMITY WITH APPLICABLE MASTER DRAINAGE PLANS AND MASTER TRANSPORTATION PLANS. SAID PLANS AND SPECIFICATIONS MEET THE PURPOSES FOR WHICH THE PARTICULAR ROADWAY AND DRAINAGE FACILITIES ARE DESIGNED AND ARE CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. I ACCEPT RESPONSIBILITY FOR ANY LIABILITY CAUSED BY ANY NEGLIGENT ACTS, ERRORS OR OMISSIONS ON MY PART IN PREPARATION OF THESE DETAILED PLANS AND SPECIFICATIONS.

SIGNED: [Signature] DATE: 9/27/2023
COLLEEN MONAHAN, CO P.E. NO. 0056067

OWNER/DEVELOPER'S STATEMENT:

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

SIGNED: [Signature] DATE: September 27th, 2023
J. RYAN WATSON
PEACEFUL RIDGE DEVELOPMENT COMPANY

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 THE APPROVAL OF THIS DOCUMENT ASSUMES NO RESPONSIBILITY FOR COMPLETENESS AND/OR ACCURACY OF THIS DOCUMENT.

FILED IN ACCORDANCE WITH THE REQUIREMENTS OF THE EL PASO COUNTY LAND DEVELOPMENT CODE, DRAINAGE CRITERIA MANUAL, VOLUMES 1 AND 2, AND ENGINEERING CRITERIA MANUAL AS AMENDED.

IN ACCORDANCE WITH EGM 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 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 DIRECTORS DISCRETION.

JOSHUA PALMER P.E.
COUNTY ENGINEER
DATE

PCD FILE NO. CDR-22-015

Table with columns: DRAWN BY, JOB DATE, APPROVED, CAD DATE, CAD FILE, JOB NUMBER, and notes about scale and drawings.

Table with columns: NO., DATE, BY, REVISION DESCRIPTION.

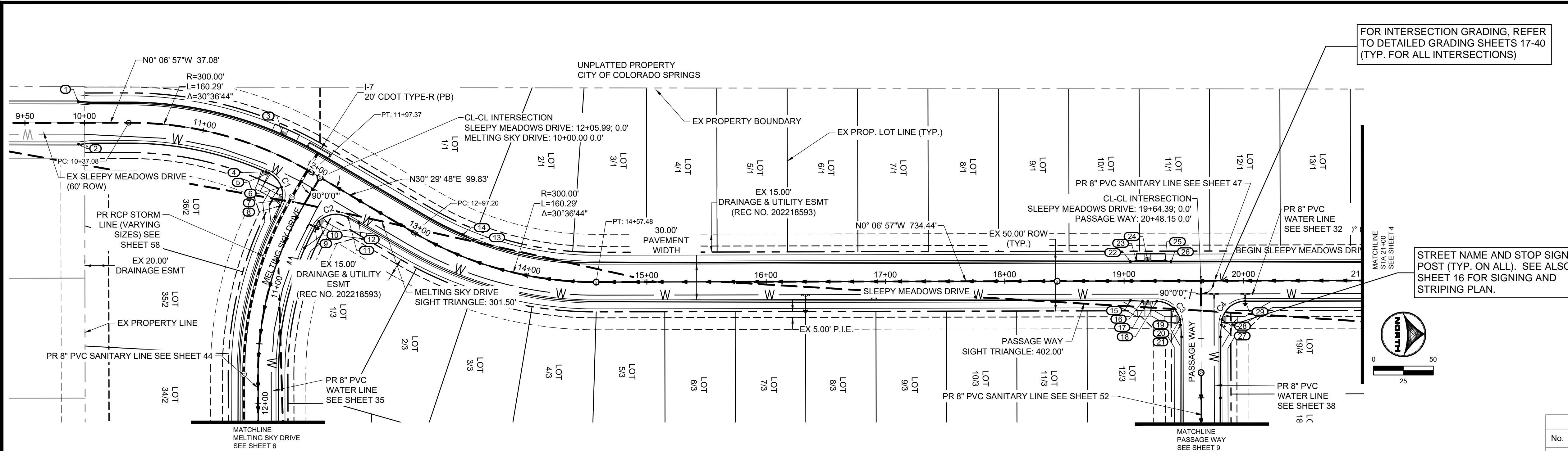
HR Green logo and contact information for HR Green - Colorado Springs, including address, phone, and fax.

Project title block: PEACEFUL RIDGE AT FOUNTAIN VALLEY, PEACEFUL RIDGE DEVELOPMENT COMPANY, EL PASO COUNTY, CO.

Project type: CONSTRUCTION DOCUMENTS, COVER.

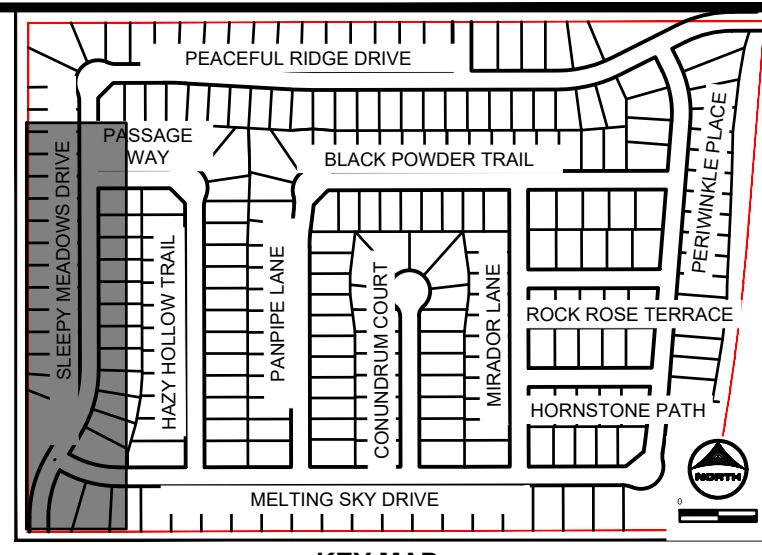
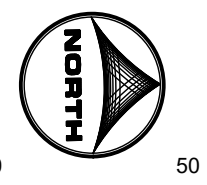
Sheet information: SHEET CV 1.

BULLARD, ABEY, 9/27/2023 2:57 PM



FOR INTERSECTION GRADING, REFER TO DETAILED GRADING SHEETS 17-40 (TYP. FOR ALL INTERSECTIONS)

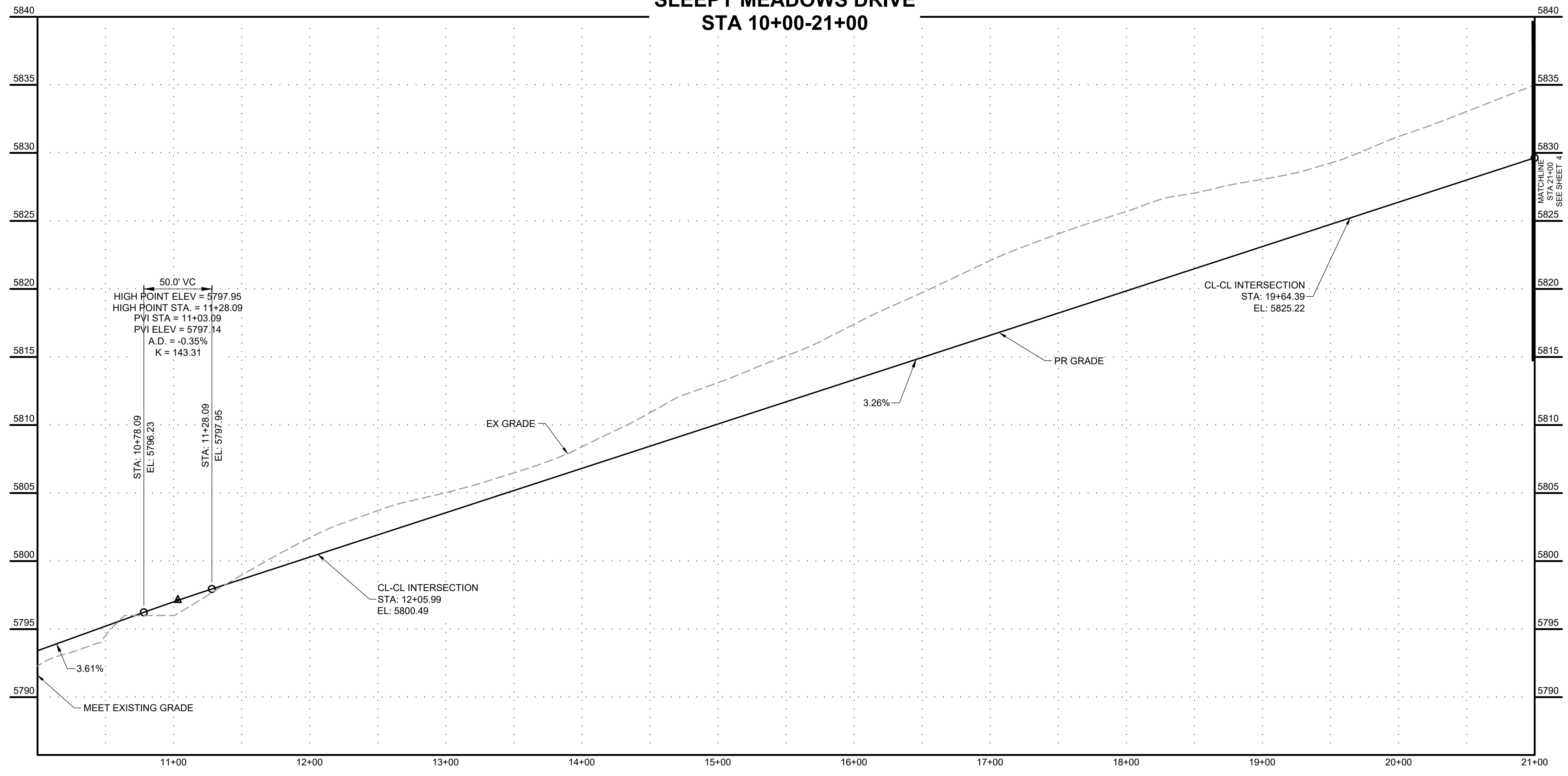
STREET NAME AND STOP SIGN POST (TYP. ON ALL). SEE ALSO SHEET 16 FOR SIGNING AND STRIPING PLAN.



GENERAL NOTES:

- ALL ON-SITE STORM SEWER, SANITARY SEWER AND WATER LINES AND APPURTENANCES ARE PROPOSED, UNLESS OTHERWISE NOTED.
- ALL TYPE C C&G SHALL BE CONSTRUCTED PER EL PASO COUNTY TYPE C OPTIONAL C&G. REFER TO DETAIL SD_2.20 ON SHEET 81.
- ALL ON-SITE ROADWAY ARE 'URBAN LOCAL' CLASSIFICATION WITH A 30' PAVED WIDTH WITH THE EXCEPTION OF BRIDGEGATE PLACE, BRIDGEGATE PLACE IS 'URBAN COLLECTOR' CLASSIFICATION WITH A 32' PAVED WIDTH. POSTED SPEED LIMIT FOR ALL ON-SITE ROADWAY WILL BE 25 MPH. SEE SIGNAGE AND STRIPING PLAN ON SHEET 16.
- ALL ON-SITE CURB RAMP SHALL HAVE NO GREATER THAN A 5% SLOPE THROUGH THE CURB AND GUTTER. FLOW-LINES SHALL TRANSITION FROM TYPICAL TO ADA COMPLIANT AS NOTED IN CURB RAMP SHEETS.
- SEE OVERLOT GRADING PLANS FOR EXISTING AND PROPOSED CONTOURS.

**SLEEPY MEADOWS DRIVE
STA 10+00-21+00**

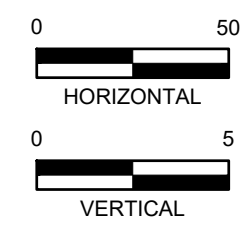


POINT TABLE 6. EDGE PROTECTION PER ECM 6.3.1 SHALL BE PROVIDED

No.	DESC.	ALIGNMENT	STATION & OFFSET	FL EL.
1	MATCH EX ±	Sleepy Meadows Drive	9+94.58 (-17.95' L)	MATCH EX
2	MATCH EX ±	Sleepy Meadows Drive	9+94.95 (18.01' R)	MATCH EX
3	HC RAMP MP	Sleepy Meadows Drive	11+62.87 (-17.00' L)	5798.68
4	HC RAMP MP	Sleepy Meadows Drive	11+62.54 (17.00' R)	5798.67
5	PCR	Sleepy Meadows Drive	11+65.22 (17.00' R)	5798.76
6	HIGH PT	Melting Sky Drive	10+23.49 (23.54' R)	5799.44
7	HC RAMP MP	Melting Sky Drive	10+32.35 (17.68' R)	5799.38
8	PCR/END TYPE A C&G	Melting Sky Drive	10+37.05 (17.00' R)	5799.35
9	PCR	Melting Sky Drive	10+38.68 (-17.00' L)	5799.45
10	HC RAMP MP	Melting Sky Drive	10+32.67 (-17.75' L)	5799.57
11	PCR/END TYPE A C&G	Sleepy Meadows Drive	12+43.24 (17.00' R)	5801.24
12	BEGIN TYPE C C&G	Sleepy Meadows Drive	12+53.24 (16.17' R)	5801.63
13	BEGIN TYPE C C&G	Sleepy Meadows Drive	13+46.09 (-16.17' L)	5804.66
14	END TYPE A C&G	Sleepy Meadows Drive	13+35.52 (-17.00' L)	5804.25
15	END TYPE C C&G	Sleepy Meadows Drive	19+05.39 (16.17' R)	5822.90
16	BEGIN TYPE A C&G	Sleepy Meadows Drive	19+15.39 (17.00' R)	5823.23
17	HC RAMP MP	Sleepy Meadows Drive	19+19.89 (17.00' R)	5823.37
18	PCR	Sleepy Meadows Drive	19+27.39 (17.00' R)	5823.61
19	HIGH PT	Sleepy Meadows Drive	19+41.53 (22.86' R)	5824.17
20	HC RAMP MP	Hazy Hollow Trail	20+15.65 (-17.51' L)	5824.10
21	PCR/BEGIN TYPE A C&G	Hazy Hollow Trail	20+11.15 (-17.00' L)	5824.08
22	END TYPE C C&G	Sleepy Meadows Drive	19+05.39 (-16.17' L)	5822.90
23	BEGIN TYPE A C&G	Sleepy Meadows Drive	19+10.39 (-17.00' L)	5823.06
24	HC RAMP MP	Sleepy Meadows Drive	19+19.89 (-17.00' L)	5823.37
25	END TYPE A C&G	Sleepy Meadows Drive	19+34.39 (-17.00' L)	5823.84
26	BEGIN TYPE C C&G	Sleepy Meadows Drive	19+39.39 (-16.17' L)	5824.01
27	PCR/BEGIN TYPE A C&G	Hazy Hollow Trail	20+11.15 (17.00' R)	5824.67
28	HC RAMP MP	Hazy Hollow Trail	20+15.65 (17.51' R)	5824.78
29	PCR	Sleepy Meadows Drive	20+01.39 (17.00' R)	5825.96

Curve Table

Curve #	Length	Radius	Delta	Centerline/Flowline
C1	32.77	20.00	93°52'52"	Flowline
C2	32.32	20.00	92°35'28"	Flowline
C3	31.42	20.00	90°00'00"	Flowline
C4	31.42	20.00	90°00'00"	Flowline



DRAWN BY: DLH JOB DATE: 9/15/2023
 APPROVED: KMH JOB NUMBER: 2302308
 CAD DATE: 9/27/2023
 CAD FILE: J:\2023\2302308\CAD\DWG\CID\CD\Street_PNP

NO.	DATE	BY	REVISION DESCRIPTION

HRGreen
 HR GREEN - COLORADO SPRINGS
 1975 RESEARCH PARKWAY SUITE 230
 COLORADO SPRINGS, CO 80920
 PHONE: 719.384.2440
 FAX: 713.965.0044

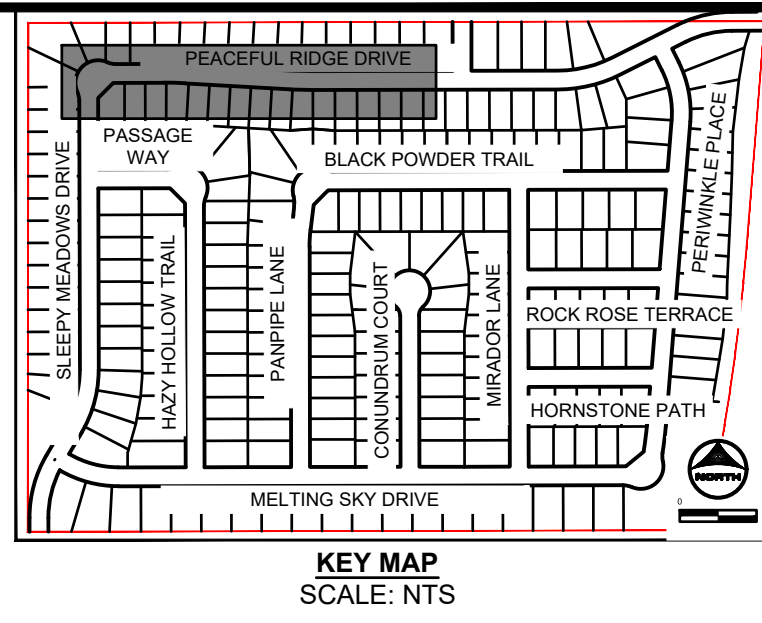
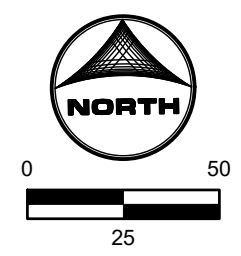
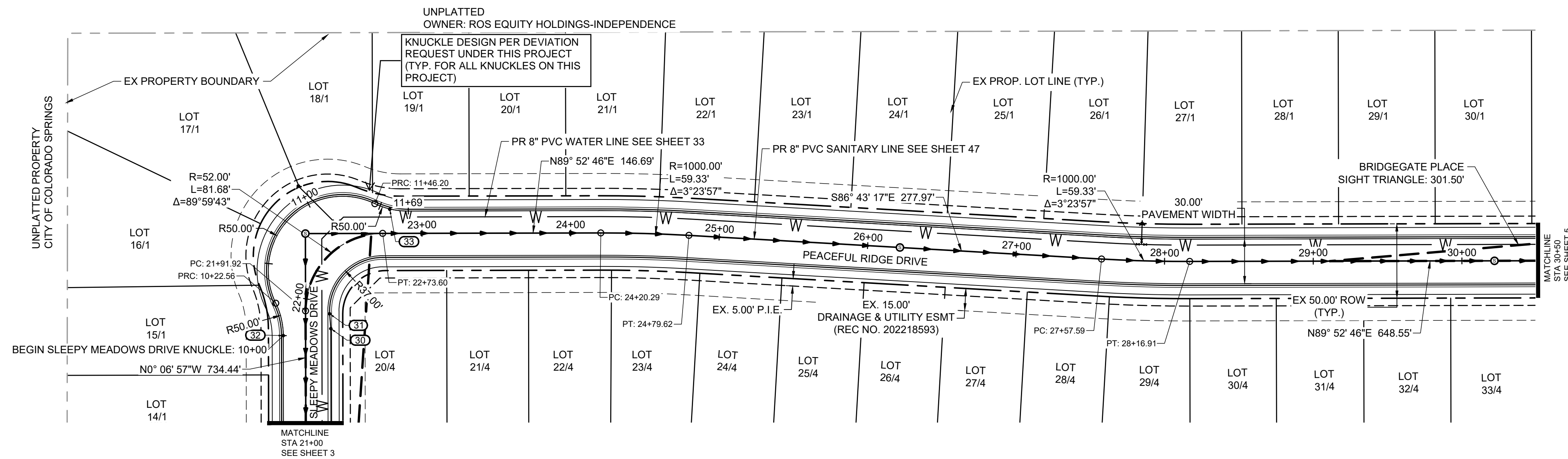
PEACEFUL RIDGE AT FOUNTAIN VALLEY
 PEACEFUL RIDGE DEVELOPMENT COMPANY
 EL PASO COUNTY, CO

STREET PLAN & PROFILE
 SLEEPY MEADOWS DRIVE

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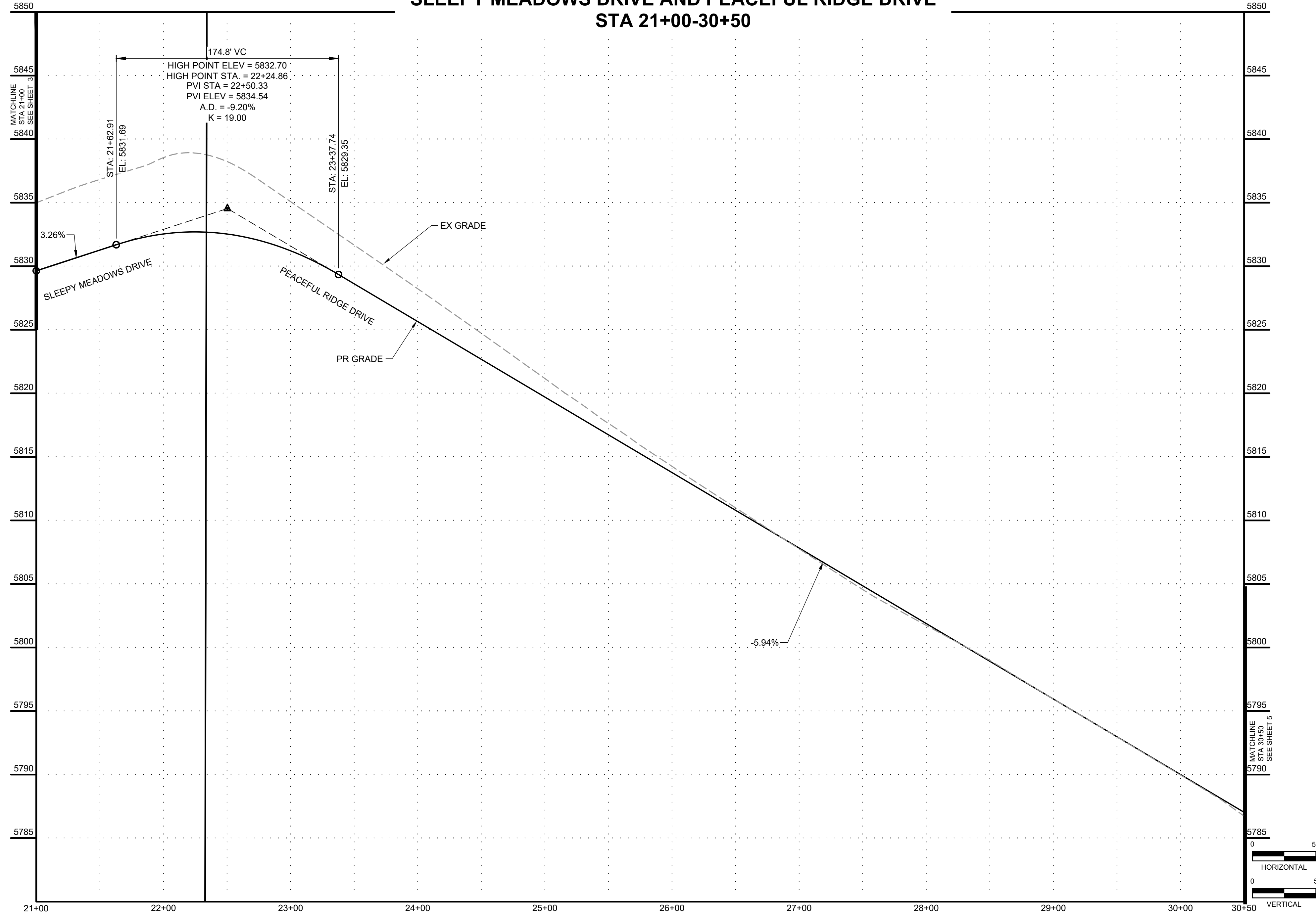


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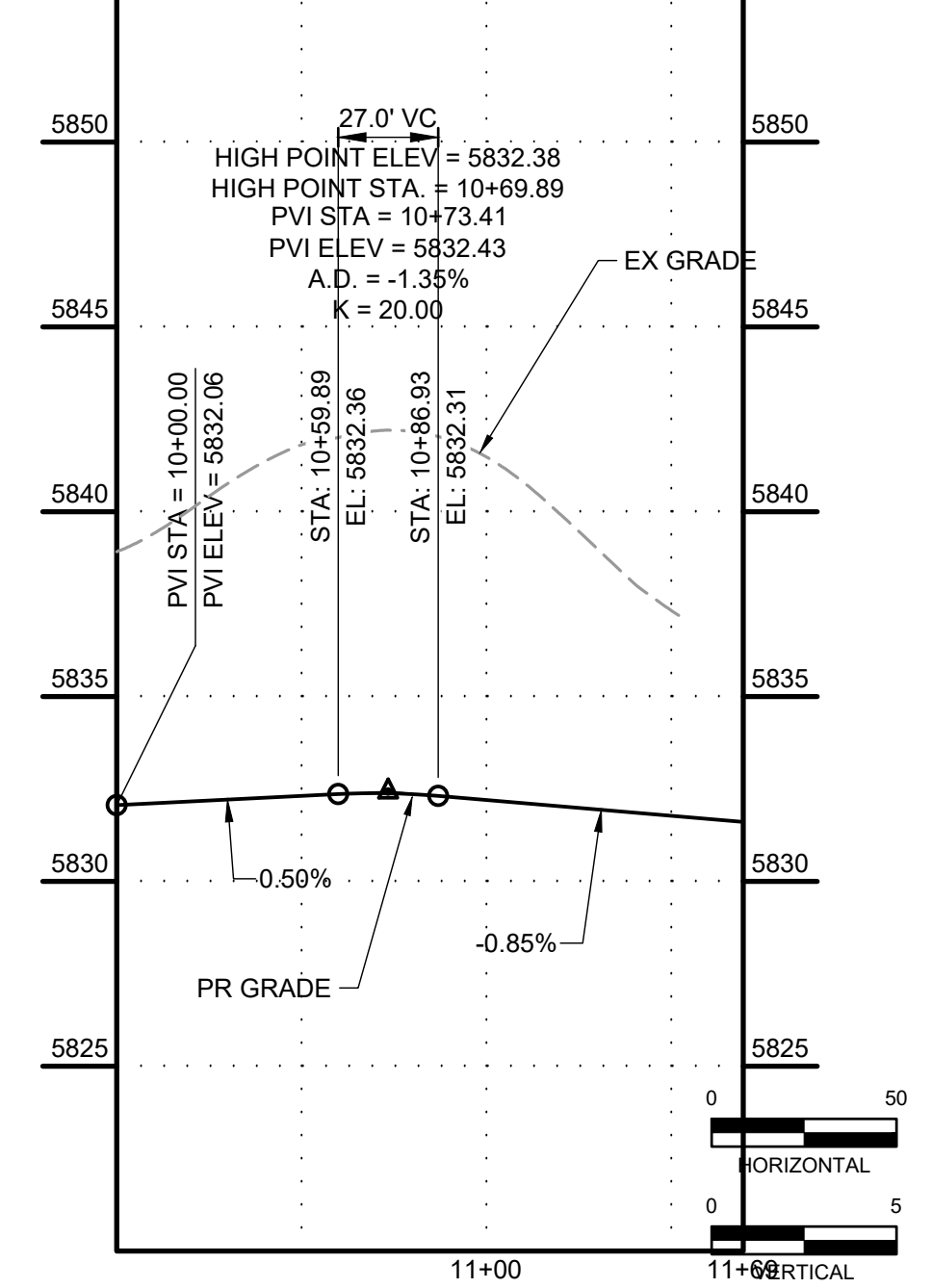


- GENERAL NOTES:**
- ALL ON-SITE STORM SEWER, SANITARY SEWER AND WATER LINES AND APPURTENANCES ARE PROPOSED, UNLESS OTHERWISE NOTED.
 - ALL TYPE C C&G SHALL BE CONSTRUCTED PER EL PASO COUNTY TYPE C OPTIONAL C&G. REFER TO DETAIL SD_2_20 ON SHEET 81.
 - ALL ON-SITE ROADWAY ARE 'URBAN LOCAL' CLASSIFICATION WITH A 30' PAVED WIDTH WITH THE EXCEPTION OF BRIDGEGATE PLACE. BRIDGEGATE PLACE IS 'URBAN COLLECTOR' CLASSIFICATION WITH A 32' PAVED WIDTH. POSTED SPEED LIMIT FOR ALL ON-SITE ROADWAY WILL BE 25 MPH. SEE SIGNAGE AND STRIPING PLAN ON SHEET 16.
 - ALL ON-SITE CURB RAMPS SHALL HAVE NO GREATER THAN A 5% SLOPE THROUGH THE CURB AND GUTTER. FLOW-LINES SHALL TRANSITION FROM TYPICAL TO ADA COMPLIANT AS NOTED IN CURB RAMP SHEETS.
 - SEE OVERLOT GRADING PLANS FOR EXISTING AND PROPOSED CONTOURS.
 - EDGE PROTECTION PER ECM 6.3.1 SHALL BE PROVIDED

SLEEPY MEADOWS DRIVE AND PEACEFUL RIDGE DRIVE STA 21+00-30+50



SLEEPY MEADOWS DRIVE KNUCKLE



No.	DESC.	ALIGNMENT	STATION & OFFSET	FL ELEV.
30	END TYPE A C&G	Sleepy Meadows Drive	21+79.92 (17.00' R)	5831.70
31	BEGIN TYPE C C&G	Sleepy Meadows Drive	21+89.92 (16.17' R)	5831.96
32	PCR	Sleepy Meadows Drive	21+75.33 (-15.00' L)	5831.76
33	PCR	Sleepy Meadows Drive	22+78.36 (-16.17' L)	5831.72

DRAWN BY: DLH JOB DATE: 9/15/2023
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 CAD DATE: 9/27/2023
 CAD FILE: J:\2023\2302308\CAD\DWG\CDCDS\Street_PNP

BAR IS ONE INCH ON OFFICIAL DRAWINGS.
 IF NOT ONE INCH, ADJUST SCALE ACCORDINGLY.

NO.	DATE	BY	REVISION DESCRIPTION

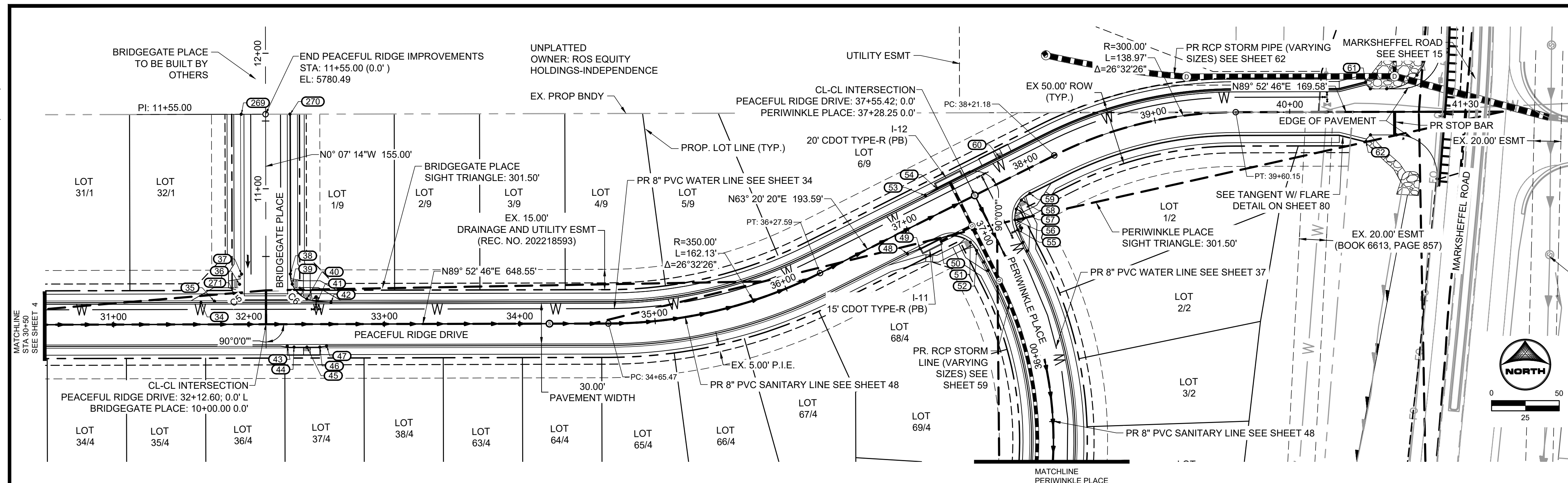
HRGreen HR GREEN - COLORADO SPRINGS
 1975 RESEARCH PARKWAY SUITE 230
 COLORADO SPRINGS, CO 80920
 PHONE: 713.964.2440
 FAX: 713.965.0044

PEACEFUL RIDGE AT FOUNTAIN VALLEY
 PEACEFUL RIDGE DEVELOPMENT COMPANY
 EL PASO COUNTY, CO

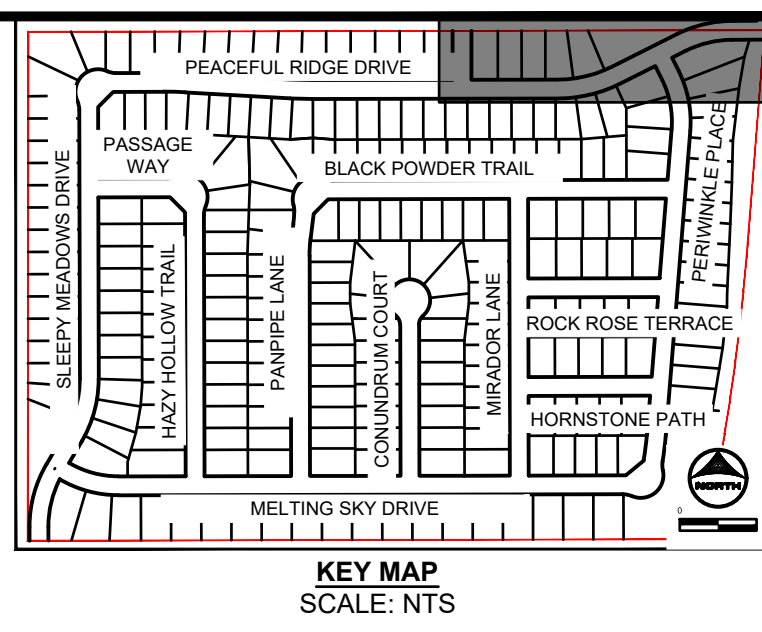
STREET PLAN & PROFILE
 SLEEPY MEADOWS DRIVE

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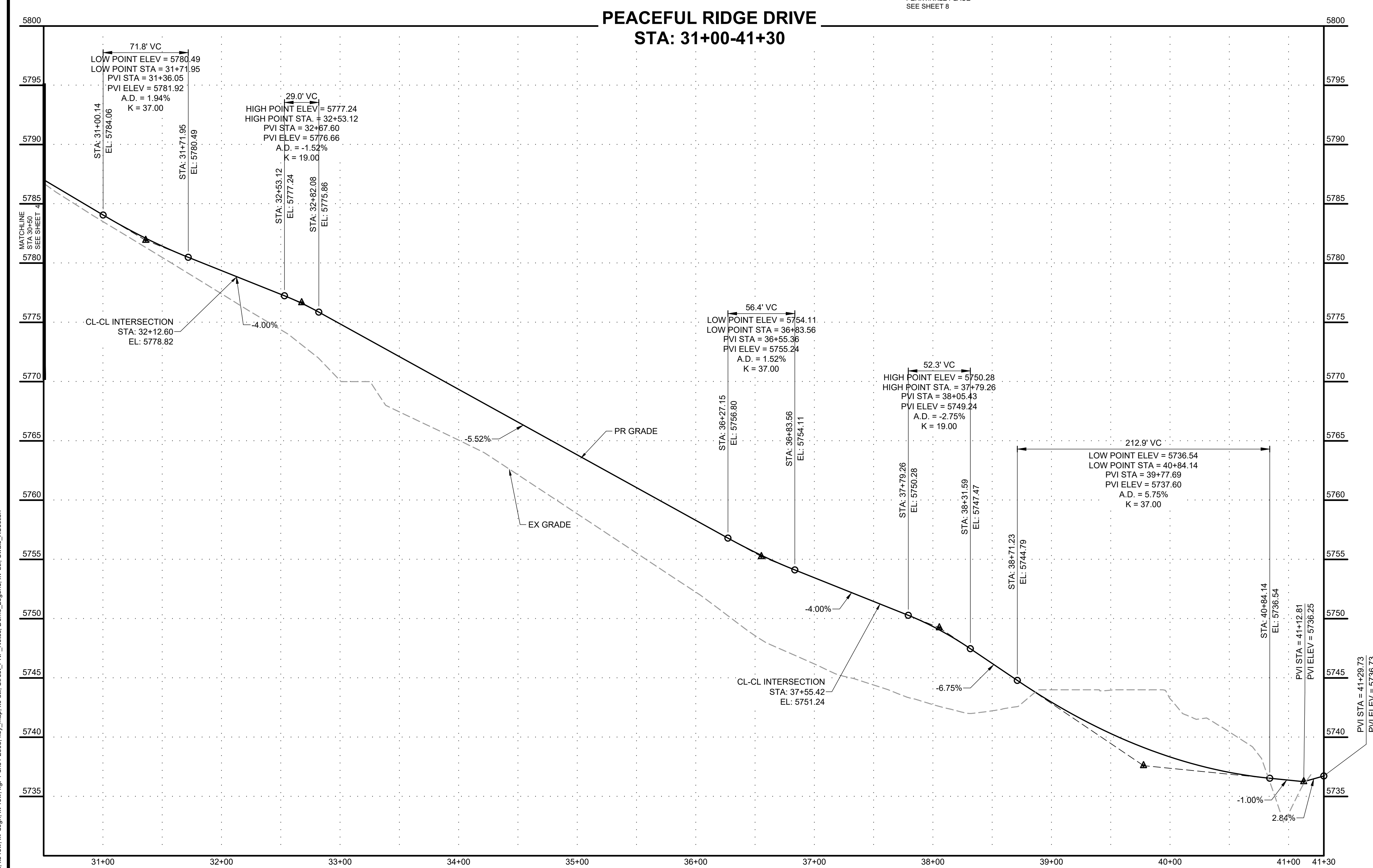




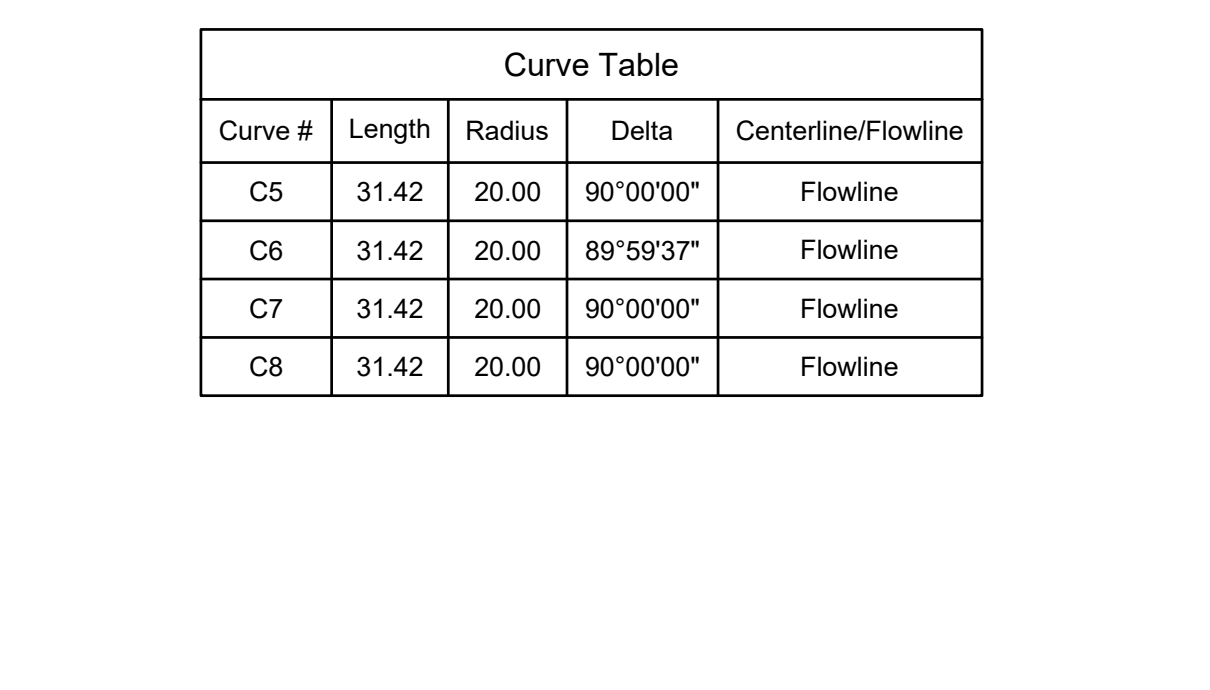
No.	DESC.	ALIGNMENT	STATION & OFFSET	FL EL.
34	END TYPE C C&G	Sleepy Meadows Drive	31+64.60 (-16.17' L)	5780.39
35	PCR/BEGIN TYPE A C&G	Sleepy Meadows Drive	31+74.60 (-17.00' L)	5779.91
36	HC RAMP MP	Bridgegate Place	10+29.50 (-19.46' L)	5779.12
37	PCR	Bridgegate Place	10+37.00 (-18.00' L)	5779.16
38	PCR	Bridgegate Place	10+37.00 (18.00' R)	5778.40
39	HC RAMP MP	Bridgegate Place	10+29.50 (19.46' R)	5778.19
40	HC RAMP MP	Sleepy Meadows Drive	32+42.78 (-18.59' L)	5777.32
41	PCR/BEGIN TYPE A C&G	Sleepy Meadows Drive	32+50.60 (-17.00' L)	5776.90
42	BEGIN TYPE C C&G	Sleepy Meadows Drive	32+60.60 (-16.17' L)	5776.53
43	END TYPE C C&G	Sleepy Meadows Drive	32+28.28 (16.17' R)	5777.87
44	BEGIN TYPE A C&G	Sleepy Meadows Drive	32+33.28 (17.00' R)	5777.63
45	HC RAMP MP	Sleepy Meadows Drive	32+42.78 (17.00' R)	5777.25
46	END TYPE A C&G	Sleepy Meadows Drive	32+52.28 (17.00' R)	5776.87
47	BEGIN TYPE C C&G	Sleepy Meadows Drive	32+57.28 (16.17' R)	5776.67
48	END TYPE C C&G	Sleepy Meadows Drive	36+91.72 (16.17' R)	5763.39
49	BEGIN TYPE A C&G	Sleepy Meadows Drive	37+01.69 (17.00' R)	5762.94
50	PCR	Sleepy Meadows Drive	37+18.42 (17.00' R)	5762.25
51	HC RAMP MP	Melting Sky Drive	36+98.75 (-18.46' L)	5760.51
52	PCR/END TYPE A C&G	Melting Sky Drive	36+91.25 (-17.00' L)	5760.25
53	END TYPE C C&G	Sleepy Meadows Drive	37+22.79 (-16.17' L)	5762.14
54	BEGIN TYPE A C&G	Sleepy Meadows Drive	37+32.75 (-17.00' L)	5761.68
55	PCR/END TYPE A C&G	Melting Sky Drive	36+91.25 (17.00' R)	5760.25
56	HC RAMP MP	Melting Sky Drive	36+98.75 (18.46' R)	5760.30
57	LOW PT	Melting Sky Drive	37+05.39 (22.86' R)	5760.33
58	HC RAMP MP	Sleepy Meadows Drive	37+84.60 (18.59' R)	5749.83
59	PCR	Sleepy Meadows Drive	37+92.42 (17.00' R)	5749.30
60	HC RAMP MP	Sleepy Meadows Drive	37+84.60 (-17.00' L)	5749.65
61	END TYPE A C&G	Sleepy Meadows Drive	40+56.12 (-21.94' L)	5736.52
62	END TYPE A C&G	Sleepy Meadows Drive	40+56.12 (21.94' R)	5736.39
269	END IMPROVEMENTS	Bridgegate Place	11+55.00 (-18.00' L)	5780.00
270	END IMPROVEMENTS	Bridgegate Place	11+55.00 (18.00' R)	5780.00
271	LOW PT	Bridgegate Place	10+22.86 (-23.86' L)	5779.08



- GENERAL NOTES:**
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 - ALL ON-SITE CURB RAMPS SHALL HAVE NO GREATER THAN A 5% SLOPE THROUGH THE CURB AND GUTTER. FLOW-LINES SHALL TRANSITION FROM TYPICAL TO ADA COMPLIANT AS NOTED IN CURB RAMP SHEETS.
 - SEE OVERLOT GRADING PLANS FOR EXISTING AND PROPOSED CONTOURS.
 - EDGE PROTECTION PER ECM 6.3.1 SHALL BE PROVIDED



Curve #	Length	Radius	Delta	Centerline/Flowline
C5	31.42	20.00	90°00'00"	Flowline
C6	31.42	20.00	89°59'37"	Flowline
C7	31.42	20.00	90°00'00"	Flowline
C8	31.42	20.00	90°00'00"	Flowline



DRAWN BY: DLH JOB DATE: 9/15/2023
 APPROVED: KMH JOB NUMBER: 2302308
 CAD DATE: 9/27/2023
 CAD FILE: J:\2023\2302308\CAD\DWG\CID\CD\Street_PNP

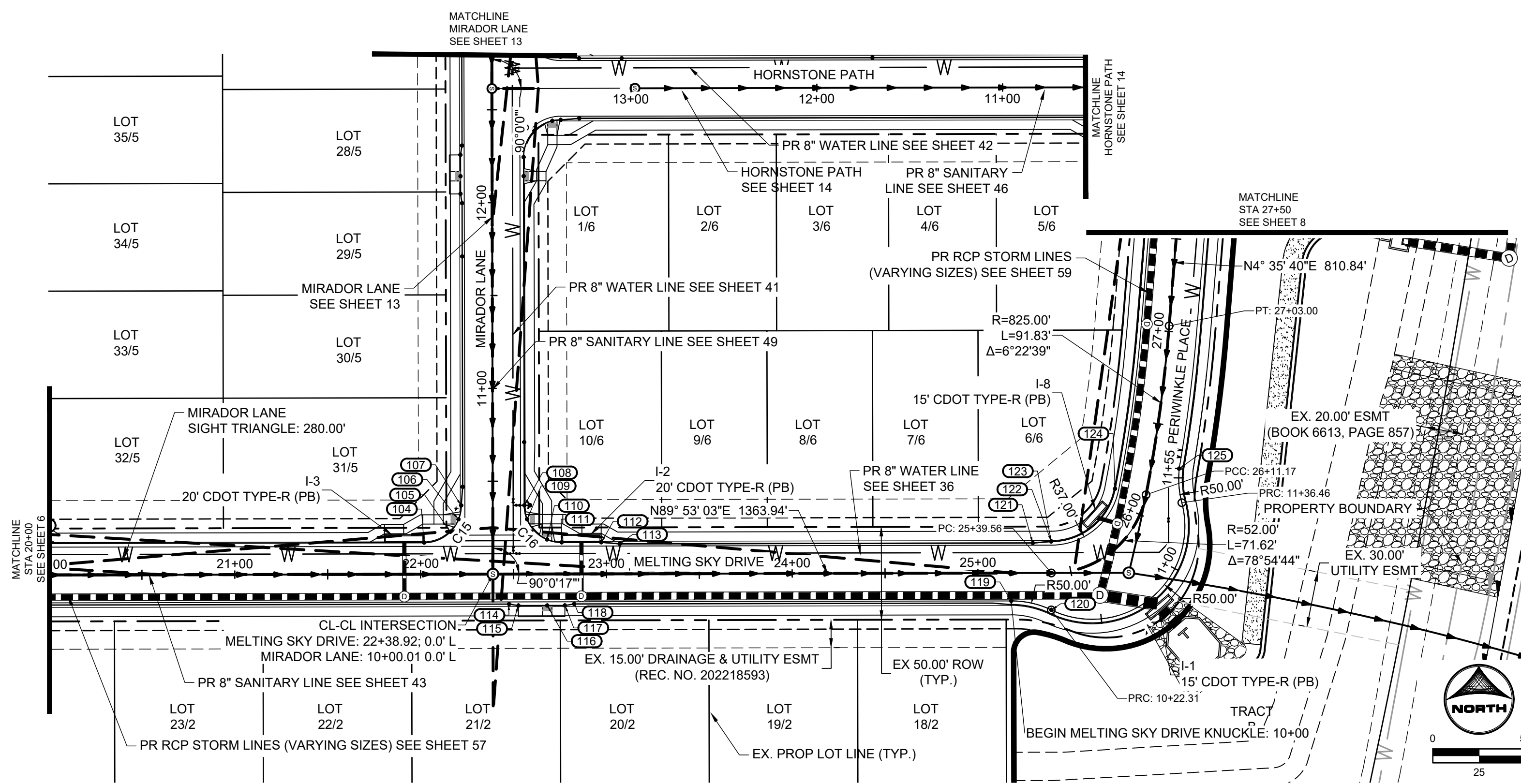
NO.	DATE	BY	REVISION DESCRIPTION

HRGreen
 HR GREEN - COLORADO SPRINGS
 1975 RESEARCH PARKWAY SUITE 230
 COLORADO SPRINGS, CO 80920
 PHONE: 719.384.2440
 FAX: 719.965.0044

PEACEFUL RIDGE AT FOUNTAIN VALLEY
 PEACEFUL RIDGE DEVELOPMENT COMPANY
 EL PASO COUNTY, CO

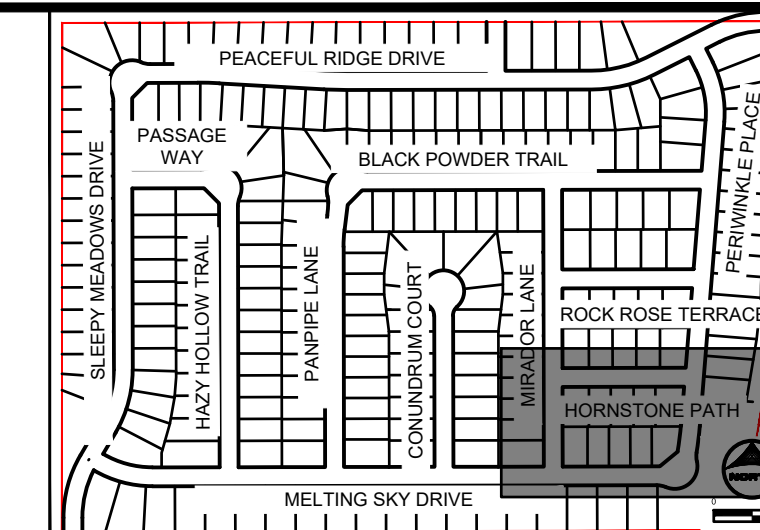
STREET PLAN & PROFILE
 PEACEFUL RIDGE DRIVE

SHEET
ST 5



No.	DESC.	ALIGNMENT	STATION & OFFSET	FL. EL.
104	PCR	Melting Sky Drive	22+01.92 (-17.00' L)	5749.44
105	LOW PT	Melting Sky Drive	22+16.06 (-22.86' L)	5748.60
106	HC RAMP MP	Mirador Lane	10+29.50 (-18.46' L)	5748.64
107	PCR/END TYPE A C&G	Mirador Lane	10+37.00 (-17.00' L)	5748.68
108	PCR	Mirador Lane	10+37.00 (17.00' R)	5747.67
109	HC RAMP MP	Mirador Lane	10+29.50 (18.46' R)	5747.60
110	HC RAMP MP	Melting Sky Drive	22+68.10 (-18.59' L)	5746.95
111	PCR	Melting Sky Drive	22+75.92 (-17.00' L)	5746.57
112	END TYPE A C&G	Melting Sky Drive	22+97.25 (-17.00' L)	5745.81
113	BEGIN TYPE C C&G	Melting Sky Drive	23+07.25 (-16.17' L)	5745.56
114	END TYPE C C&G	Melting Sky Drive	22+47.60 (16.17' R)	5747.68
115	BEGIN TYPE A C&G	Melting Sky Drive	22+52.60 (17.00' R)	5747.48
116	HC RAMP MP	Melting Sky Drive	22+68.10 (17.00' R)	5746.86
117	END TYPE A C&G	Melting Sky Drive	22+77.60 (17.00' R)	5746.52
118	BEGIN TYPE C C&G	Melting Sky Drive	22+82.60 (16.17' R)	5746.36
119	END TYPE C C&G	Melting Sky Drive	25+17.90 (15.00' R)	5739.56
120	PCR/BEGIN TYPE A C&G	Melting Sky Drive	25+39.43 (19.89' R)	5739.46
121	PCR	Melting Sky Drive	25+29.59 (-16.17' L)	5739.22
122	END TYPE C C&G	Melting Sky Drive	25+39.55 (-17.00' L)	5739.46
123	BEGIN TYPE A C&G	Melting Sky Drive	25+39.55 (-17.00' L)	5739.46
124	PCR	Melting Sky Drive	26+11.17 (-17.00' L)	5739.12
125	PCR	Melting Sky Drive	26+28.04 (15.00' R)	5739.74

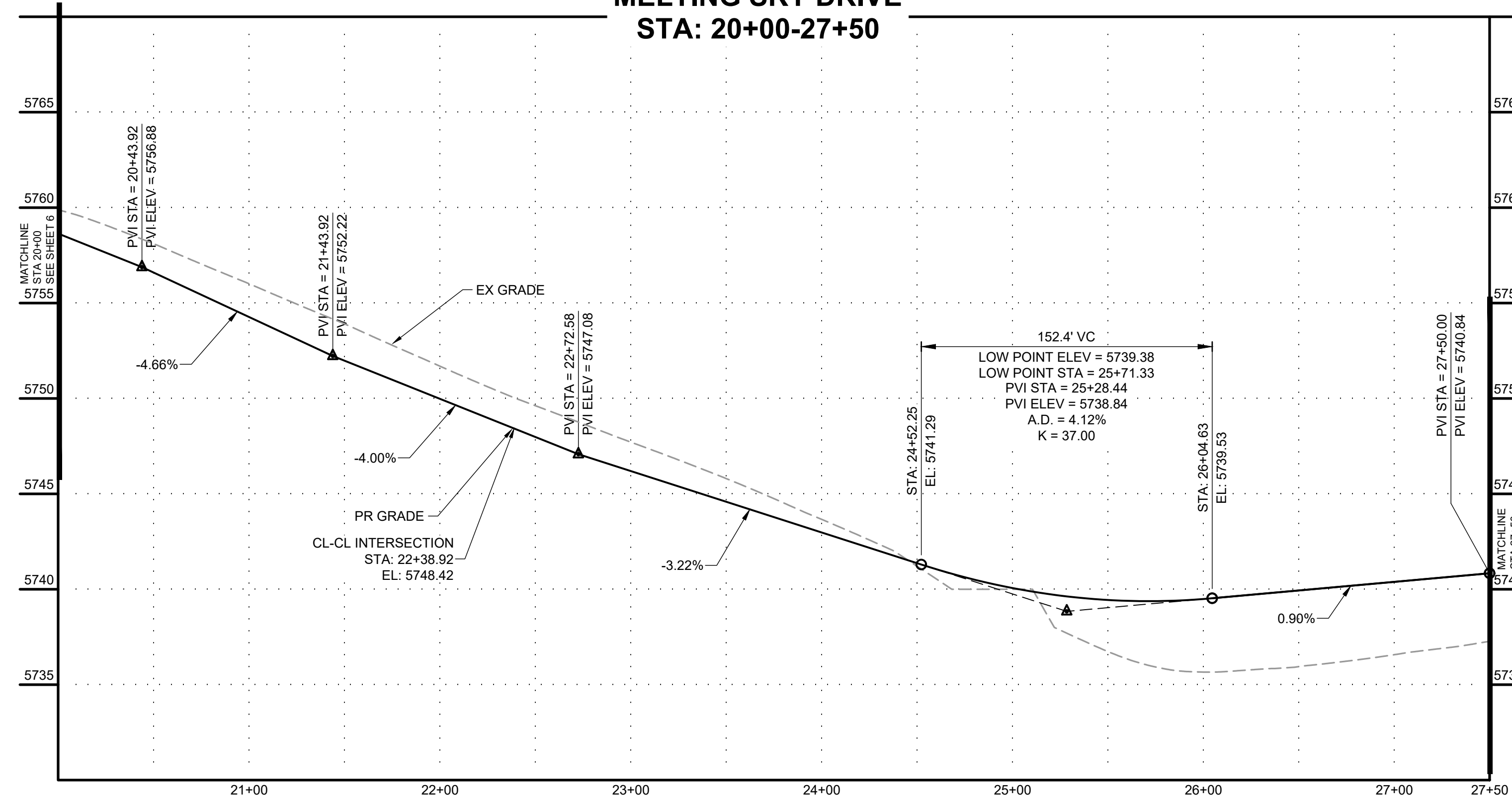
Curve Table				
Curve #	Length	Radius	Delta	Centerline/Flowline
C15	31.42	20.00	90°00'17"	Flowline
C16	31.41	20.00	89°59'43"	Flowline
C17	33.06	20.00	94°42'54"	Flowline



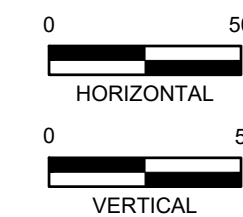
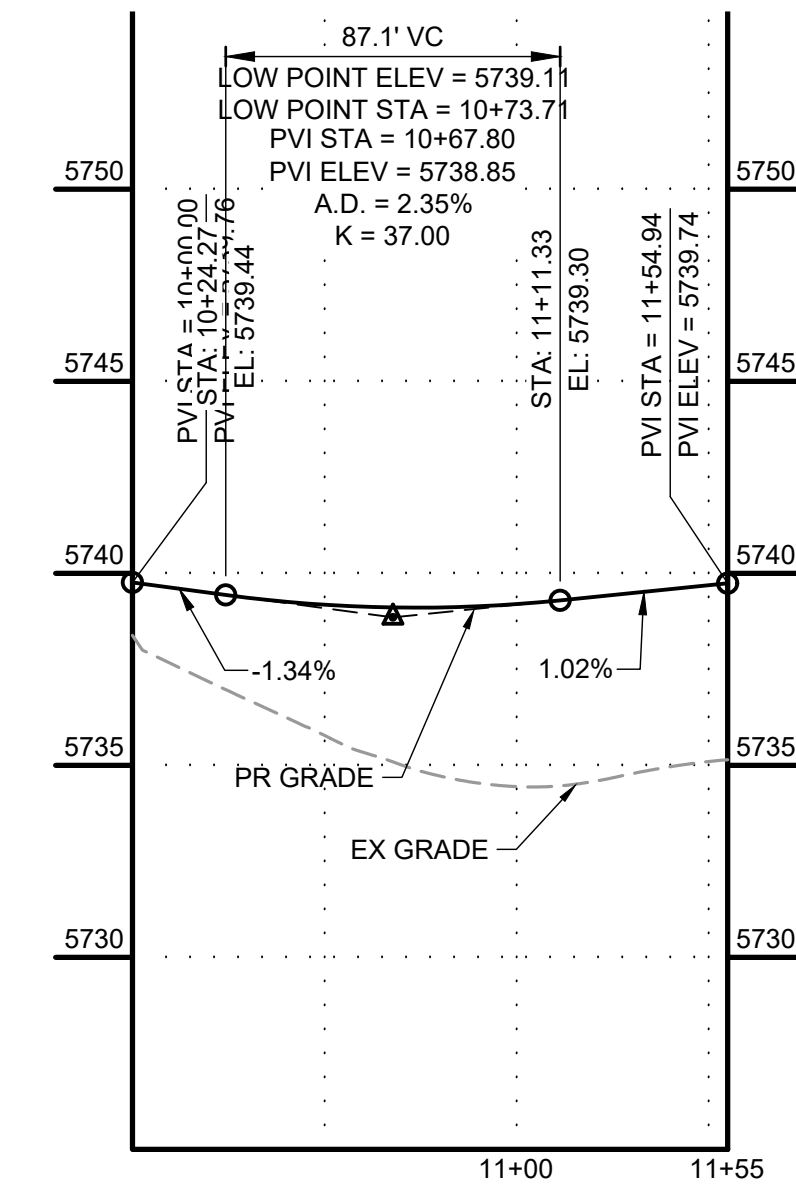
GENERAL NOTES:

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- ALL ON-SITE ROADWAY ARE 'URBAN LOCAL' CLASSIFICATION WITH A 30' PAVED WIDTH WITH THE EXCEPTION OF BRIDGEGATE PLACE. BRIDGEGATE PLACE IS 'URBAN COLLECTOR' CLASSIFICATION WITH A 32' PAVED WIDTH. POSTED SPEED LIMIT FOR ALL ON-SITE ROADWAY WILL BE 25 MPH. SEE SIGNAGE AND STRIPING PLAN ON SHEET 16.
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- SEE OVERLOT GRADING PLANS FOR EXISTING AND PROPOSED CONTOURS.
- EDGE PROTECTION PER ECM 6.3.1 SHALL BE PROVIDED

**MELTING SKY DRIVE
STA: 20+00-27+50**



MELTING SKY DRIVE KNUCKLE



NO.	DATE	BY	REVISION DESCRIPTION

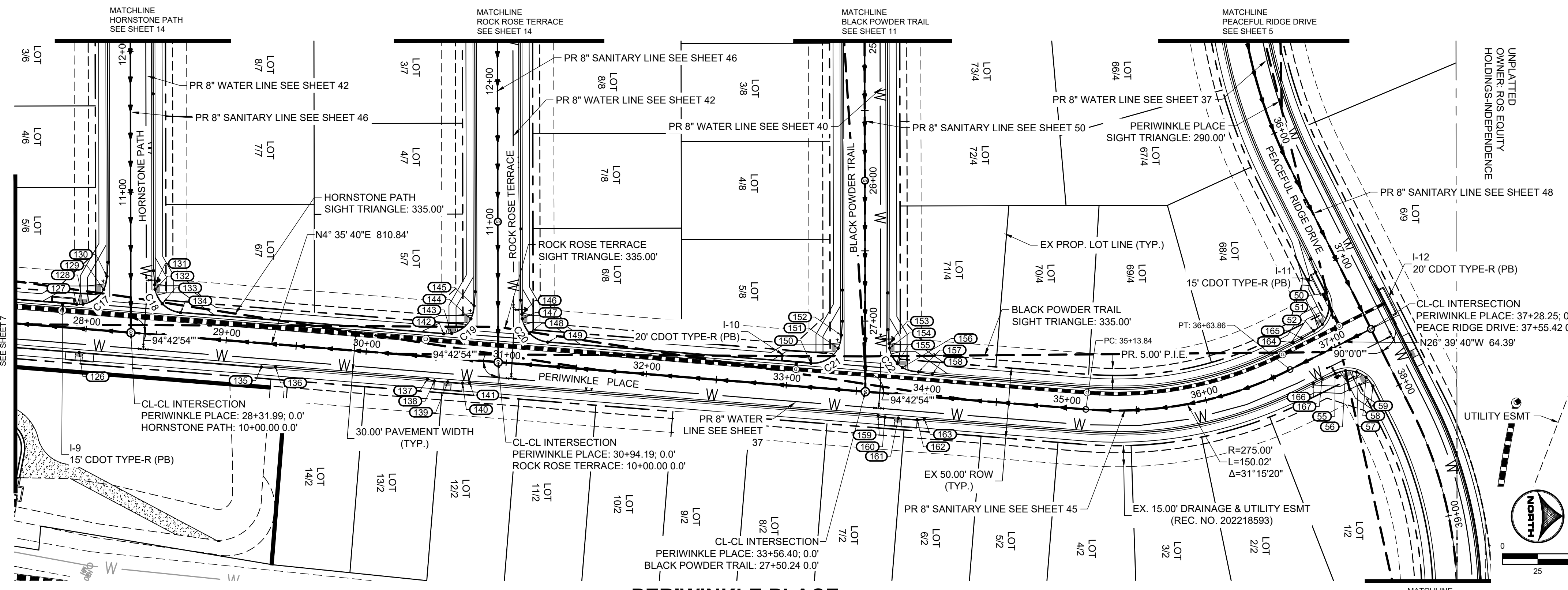
HRGreen
 HR GREEN - COLORADO SPRINGS
 1975 RESEARCH PARKWAY SUITE 230
 COLORADO SPRINGS, CO 80920
 PHONE: 719.384.2440
 FAX: 713.965.0044

PEACEFUL RIDGE AT FOUNTAIN VALLEY
 PEACEFUL RIDGE DEVELOPMENT COMPANY
 EL PASO COUNTY, CO

STREET PLAN & PROFILE
 MELTING SKY DRIVE

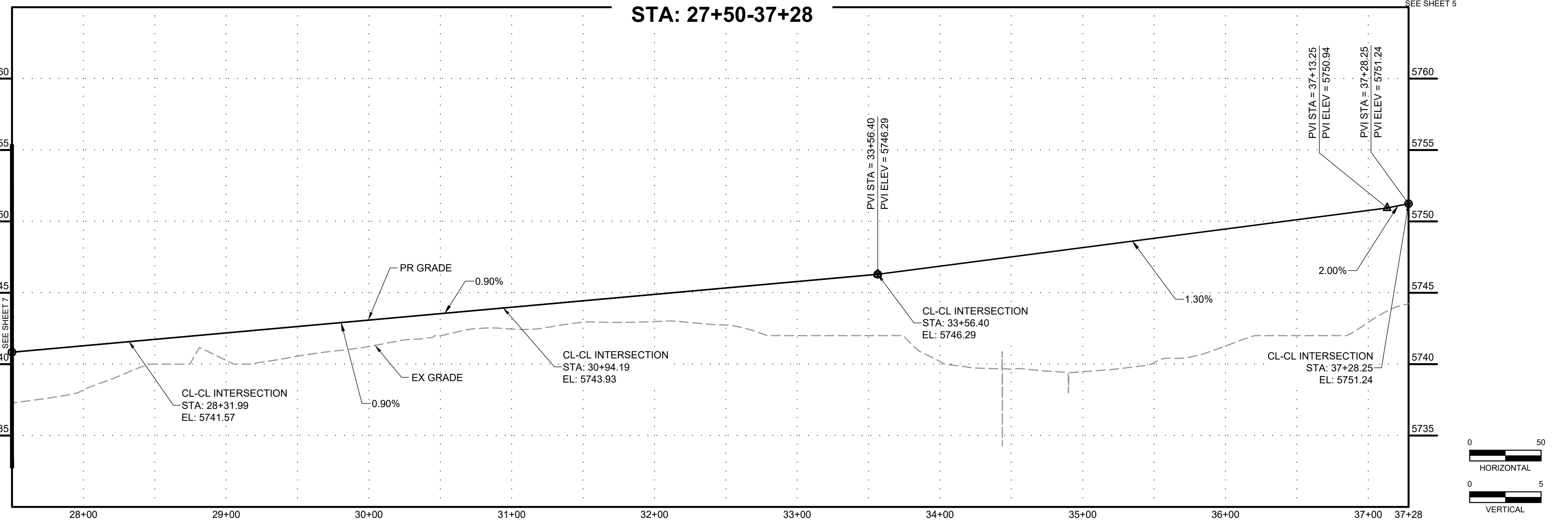
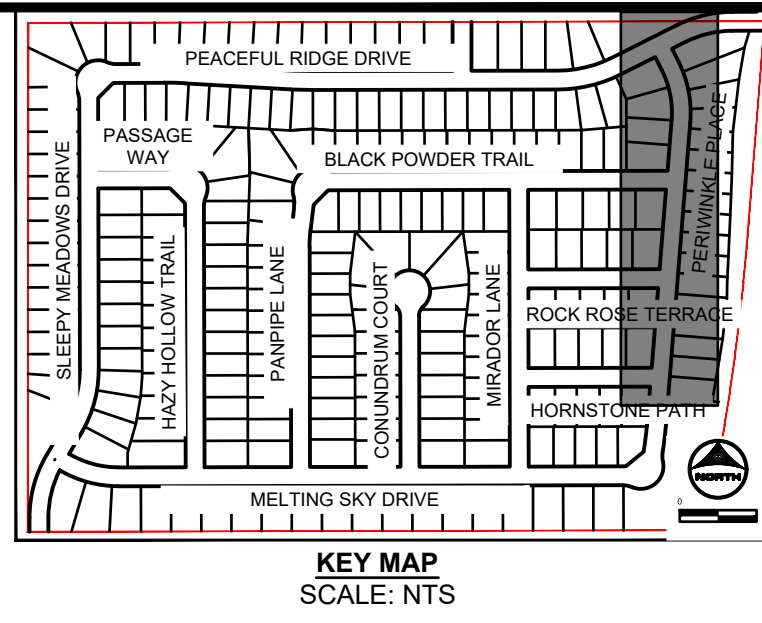
SHEET
ST 7





No.	DESC.	ALIGNMENT	STATION & OFFSET	FL. EL.
50	PCR	Sleepy Meadows Drive	37+18.42 (17.00' R)	5752.25
51	HC RAMP MP	Melting Sky Drive	36+98.75 (-18.46' L)	5750.51
52	PCR/END TYPE A C&G	Melting Sky Drive	36+91.25 (-17.00' L)	5750.25
55	PCR/END TYPE A C&G	Melting Sky Drive	36+91.25 (17.00' R)	5750.25
56	HC RAMP MP	Melting Sky Drive	36+98.75 (18.46' R)	5750.30
57	LOW PT	Melting Sky Drive	37+05.39 (22.86' R)	5750.33
58	HC RAMP MP	Sleepy Meadows Drive	37+84.60 (18.59' R)	5749.83
59	PCR	Sleepy Meadows Drive	37+92.42 (17.00' R)	5749.30
126	HC RAMP MP	Melting Sky Drive	27+96.38 (17.00' R)	5740.85
127	PCR	Melting Sky Drive	27+91.81 (-17.00' L)	5740.81
128	HC RAMP MP	Melting Sky Drive	27+96.38 (-17.53' L)	5740.84
129	HC RAMP MP	Hornstone Path	10+30.81 (-19.33' L)	5741.07
130	PCR/END TYPE A C&G	Hornstone Path	10+40.18 (-17.00' L)	5741.24
131	PCR/END TYPE A C&G	Hornstone Path	10+34.07 (17.00' R)	5741.44
132	HC RAMP MP	Hornstone Path	10+30.81 (17.27' R)	5741.40
133	LOW PT	Melting Sky Drive	28+52.51 (-22.29' L)	5741.27
134	PCR	Melting Sky Drive	28+66.06 (-17.00' L)	5741.41
135	END TYPE A C&G	Melting Sky Drive	29+26.52 (17.00' R)	5741.96
136	BEGIN TYPE C C&G	Melting Sky Drive	29+36.52 (16.17' R)	5742.12
137	END TYPE C C&G	Melting Sky Drive	30+45.08 (16.17' R)	5743.09
138	BEGIN TYPE A C&G	Melting Sky Drive	30+50.08 (17.00' R)	5743.14
139	HC RAMP MP	Melting Sky Drive	30+59.58 (17.00' R)	5743.22
140	END TYPE A C&G	Melting Sky Drive	30+70.08 (17.00' R)	5743.32
141	BEGIN TYPE C C&G	Melting Sky Drive	30+75.08 (16.17' R)	5743.36
142	PCR	Melting Sky Drive	30+54.02 (-17.00' L)	5743.11
143	HC RAMP MP	Melting Sky Drive	30+59.58 (-17.79' L)	5743.16
144	HC RAMP MP	Rock Rose Terrace	10+30.81 (-19.33' L)	5743.43
145	PCR/END TYPE A C&G	Rock Rose Terrace	10+40.18 (-17.00' L)	5743.61
146	PCR/END TYPE A C&G	Rock Rose Terrace	10+34.07 (17.00' R)	5743.94
147	HC RAMP MP	Rock Rose Terrace	10+30.81 (17.27' R)	5743.88
148	LOW PT	Melting Sky Drive	31+14.72 (-22.29' L)	5743.65
149	PCR	Melting Sky Drive	31+28.27 (-17.00' L)	5743.77
150	PCR	Melting Sky Drive	33+16.22 (-17.00' L)	5745.47
151	HC RAMP MP	Panpipe Lane	27+19.32 (19.27' R)	5745.87
152	PCR/BEGIN TYPE A C&G	Panpipe Lane	27+10.06 (17.00' R)	5746.04
153	PCR/BEGIN TYPE A C&G	Panpipe Lane	27+16.17 (-17.00' L)	5746.34
154	HC RAMP MP	Panpipe Lane	27+19.32 (-17.25' L)	5746.31
155	LOW PT	Melting Sky Drive	33+77.58 (-21.71' L)	5746.17
156	HC RAMP MP	Melting Sky Drive	33+81.30 (-19.23' L)	5746.21
157	PCR/END TYPE A C&G	Melting Sky Drive	33+93.02 (-17.00' L)	5746.30
158	BEGIN TYPE C C&G	Melting Sky Drive	34+03.02 (-16.17' L)	5746.50
159	END TYPE C C&G	Melting Sky Drive	33+66.80 (16.17' R)	5746.03
160	BEGIN TYPE A C&G	Melting Sky Drive	33+71.80 (17.00' R)	5746.09
161	HC RAMP MP	Melting Sky Drive	33+81.30 (17.00' R)	5746.22
162	END TYPE A C&G	Melting Sky Drive	33+94.80 (17.00' R)	5746.39
163	BEGIN TYPE C C&G	Melting Sky Drive	33+99.80 (16.17' R)	5746.46
164	END FL TRANSITION	Melting Sky Drive	36+74.35 (-16.17' L)	5750.04
165	END TYPE C C&G	Melting Sky Drive	36+81.25 (-16.17' L)	5750.13
166	END FL TRANSITION	Melting Sky Drive	36+74.13 (16.17' R)	5750.03
167	END TYPE C C&G	Melting Sky Drive	36+81.25 (16.17' R)	5750.12

- GENERAL NOTES:**
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Curve #	Length	Radius	Delta	Centerline/Flowline
C7	31.42	20.00	90°00'00"	Flowline
C8	31.42	20.00	90°00'00"	Flowline
C17	33.06	20.00	94°42'54"	Flowline
C18	29.77	20.00	85°17'06"	Flowline
C19	33.06	20.00	94°42'54"	Flowline
C20	29.77	20.00	85°17'06"	Flowline
C21	33.06	20.00	94°42'54"	Flowline
C22	29.77	20.00	85°17'06"	Flowline

DRAWN BY: DLH JOB DATE: 9/15/2023
 APPROVED: KMH JOB NUMBER: 2302308
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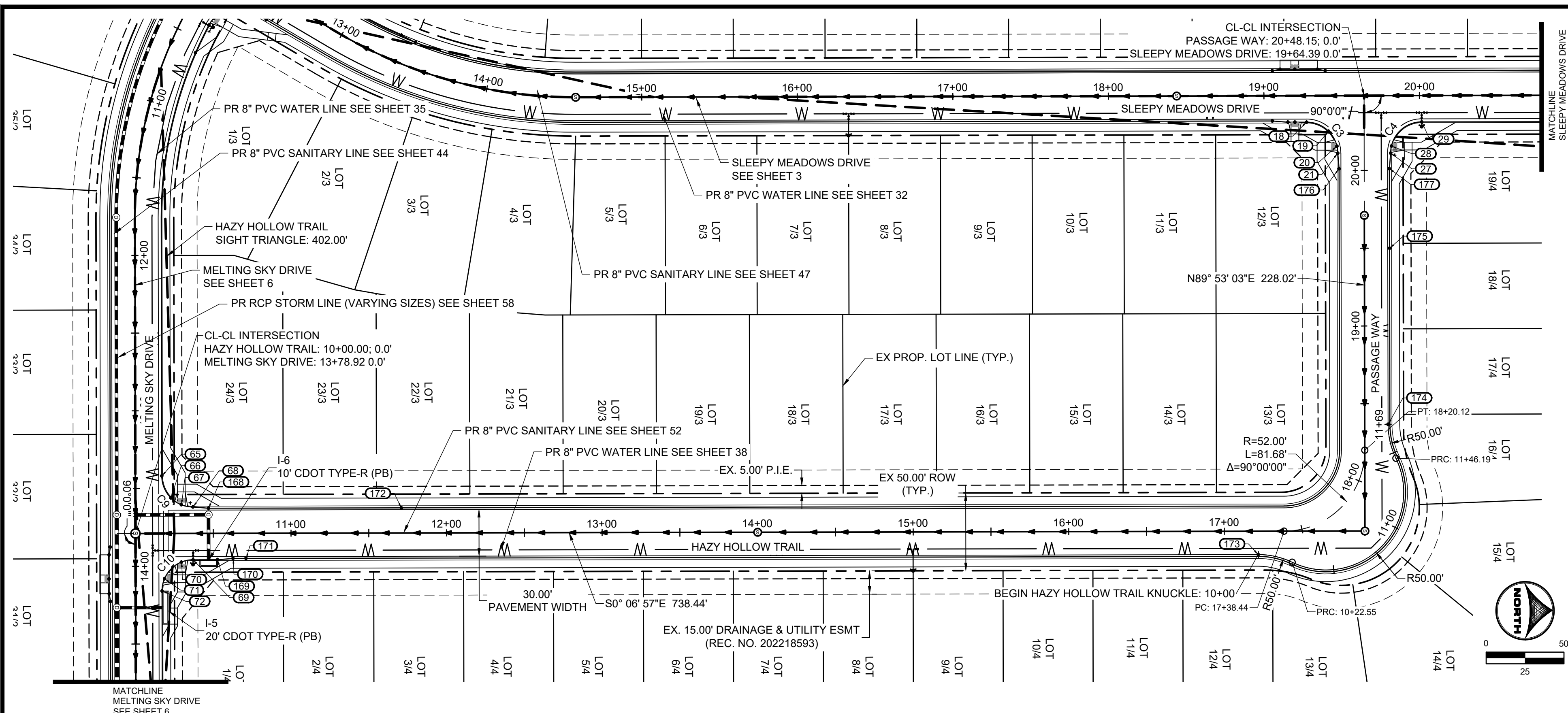
HRGreen
 HR GREEN - COLORADO SPRINGS
 1975 RESEARCH PARKWAY SUITE 230
 COLORADO SPRINGS, CO 80920
 PHONE: 719.394.2440
 FAX: 713.965.0044

PEACEFUL RIDGE AT FOUNTAIN VALLEY
 PEACEFUL RIDGE DEVELOPMENT COMPANY
 EL PASO COUNTY, CO

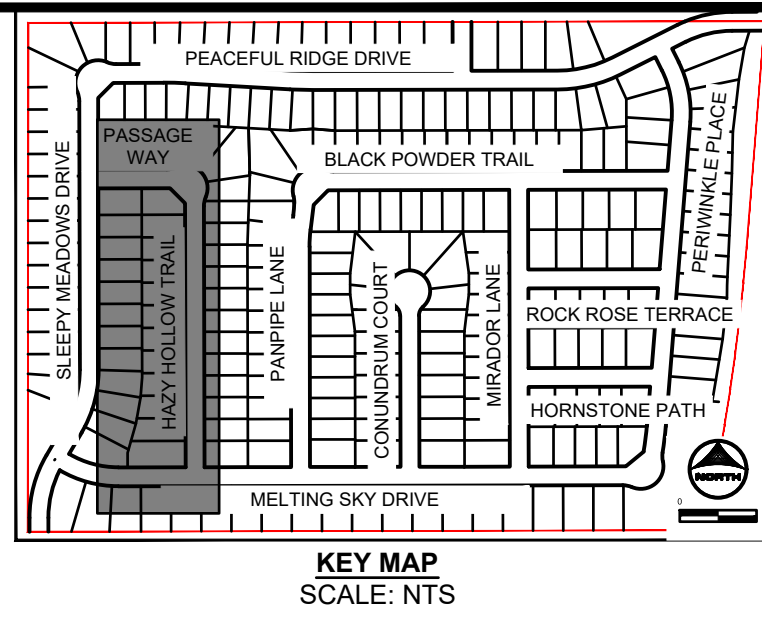
STREET PLAN & PROFILE
 PERIWINKLE PLACE

SHEET
ST
8



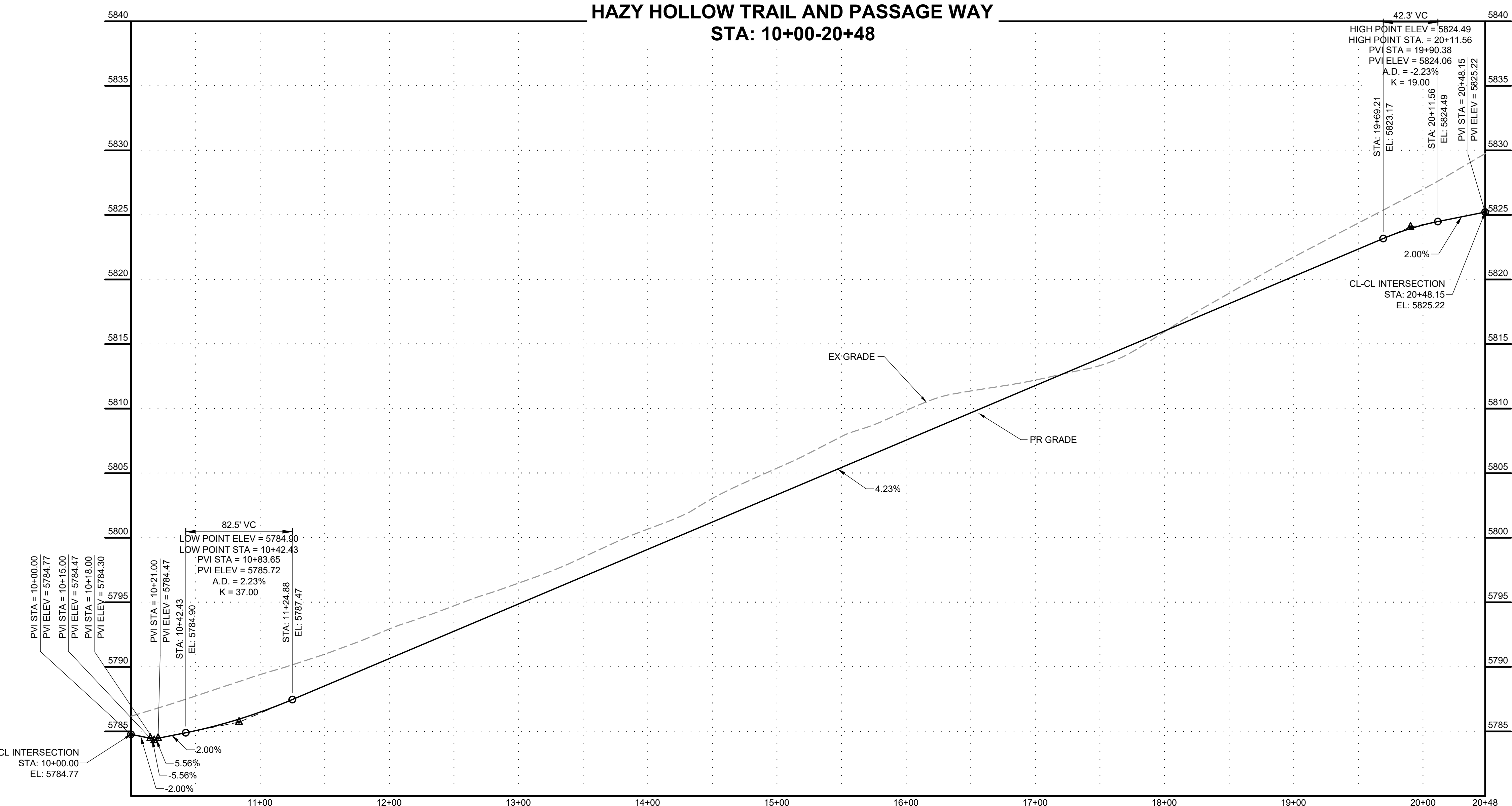


POINT TABLE				
No.	DESC.	ALIGNMENT	STATION & OFFSET	FL EL.
18	PCR	Sleepy Meadows Drive	19+27.39 (17.00' R)	5823.61
19	HIGH PT	Sleepy Meadows Drive	19+41.53 (22.86' R)	5824.17
20	HC RAMP MP	Hazy Hollow Trail	20+15.65 (-17.51' L)	5824.10
21	PCR/BEGIN TYPE A C&G	Hazy Hollow Trail	20+11.15 (-17.00' L)	5824.08
27	PCR/BEGIN TYPE A C&G	Hazy Hollow Trail	20+11.15 (17.00' R)	5824.67
28	HC RAMP MP	Hazy Hollow Trail	20+15.65 (17.51' R)	5824.78
29	PCR	Sleepy Meadows Drive	20+01.39 (17.00' R)	5825.96
65	PCR	Melting Sky Drive	13+41.92 (-17.00' L)	5785.79
66	LOW PT	Melting Sky Drive	13+56.06 (-22.86' L)	5785.09
67	HC RAMP MP	Hazy Hollow Trail	10+29.50 (-18.46' L)	5785.16
68	PCR/END TYPE A C&G	Hazy Hollow Trail	10+37.00 (-17.00' L)	5785.22
69	PCR	Hazy Hollow Trail	10+37.00 (17.00' R)	5784.02
70	HC RAMP MP	Hazy Hollow Trail	10+29.50 (18.46' R)	5783.87
71	HC RAMP MP	Melting Sky Drive	14+08.10 (-18.59' L)	5783.20
72	PCR	Melting Sky Drive	14+15.92 (-17.00' L)	5782.83
168	BEGIN TYPE C C&G	Hazy Hollow Trail	10+47.00 (-16.17' L)	5785.57
169	END TYPE A C&G	Hazy Hollow Trail	10+52.66 (17.00' R)	5784.52
170	BEGIN TYPE C C&G	Hazy Hollow Trail	10+62.66 (16.17' R)	5784.90
171	END FL TRANSITION	Hazy Hollow Trail	10+71.00 (16.17' R)	5785.18
172	END FL TRANSITION	Hazy Hollow Trail	11+71.00 (-16.17' L)	5789.02
173	PCR	Hazy Hollow Trail	17+21.85 (15.00' R)	5812.71
174	PCR	Hazy Hollow Trail	18+36.71 (15.00' R)	5817.27
175	BEGIN FL TRANSITION	Hazy Hollow Trail	19+50.00 (16.17' R)	5821.96
176	END TYPE C C&G	Hazy Hollow Trail	20+01.15 (-16.17' L)	5823.85
177	END TYPE C C&G	Hazy Hollow Trail	20+01.15 (16.17' R)	5824.27



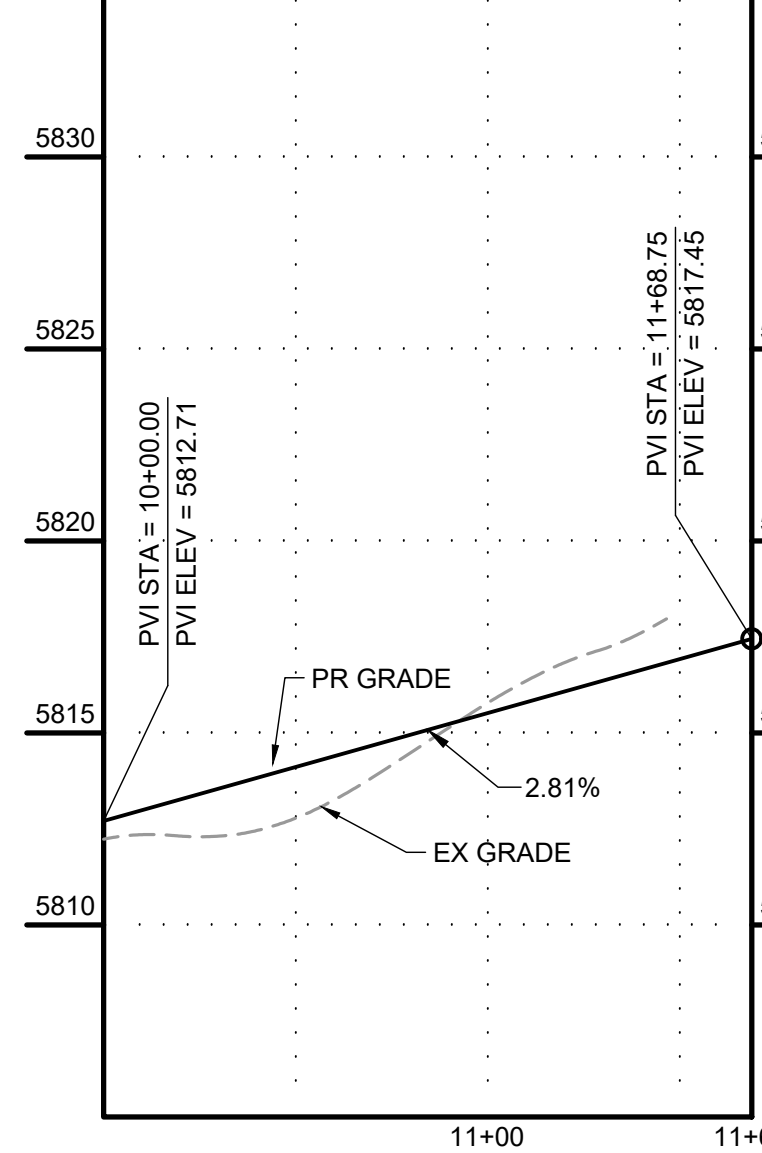
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**HAZY HOLLOW TRAIL AND PASSAGE WAY
STA: 10+00-20+48**



Curve Table				
Curve #	Length	Radius	Delta	Centerline/Flowline
C3	31.42	20.00	90°00'00"	Flowline
C4	31.42	20.00	90°00'00"	Flowline
C9	31.42	20.00	90°00'00"	Flowline
C10	31.42	20.00	90°00'00"	Flowline

HAZY HOLLOW KNUCKLE



HR GREEN Xrefs: xc-dgn; xc-cow; xv-dgn; xv-cow; xg-f-dbl; 2308; key_map; xc-dll; Street_PNP; Notes; Demo; Legend; xw-dll; Swale_XSection

DRAWN BY: DLH JOB DATE: 9/15/2023
 APPROVED: KMH JOB NUMBER: 2302308
 CAD DATE: 9/27/2023
 CAD FILE: J:\2023\2302308\CAD\DWG\CID\CD\Street_PNP

NO.	DATE	BY	REVISION DESCRIPTION

HRGreen
 HR GREEN - COLORADO SPRINGS
 1975 RESEARCH PARKWAY SUITE 230
 COLORADO SPRINGS, CO 80920
 PHONE: 719.384.2440
 FAX: 719.965.0044

PEACEFUL RIDGE AT FOUNTAIN VALLEY
 PEACEFUL RIDGE DEVELOPMENT COMPANY
 EL PASO COUNTY, CO

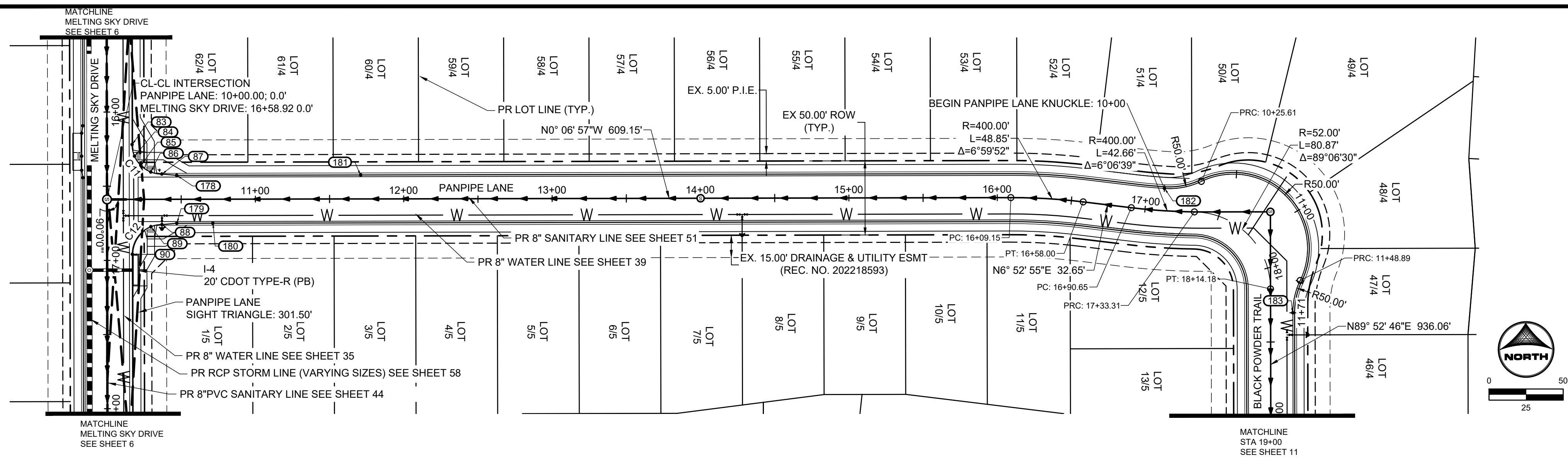
STREET PLAN & PROFILE
 HAZY HOLLOW TRAIL

SHEET
ST 9

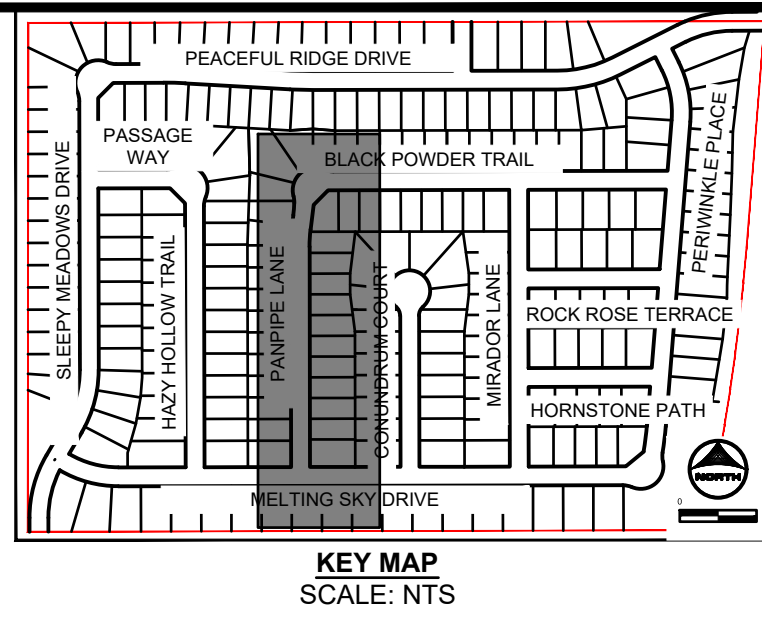


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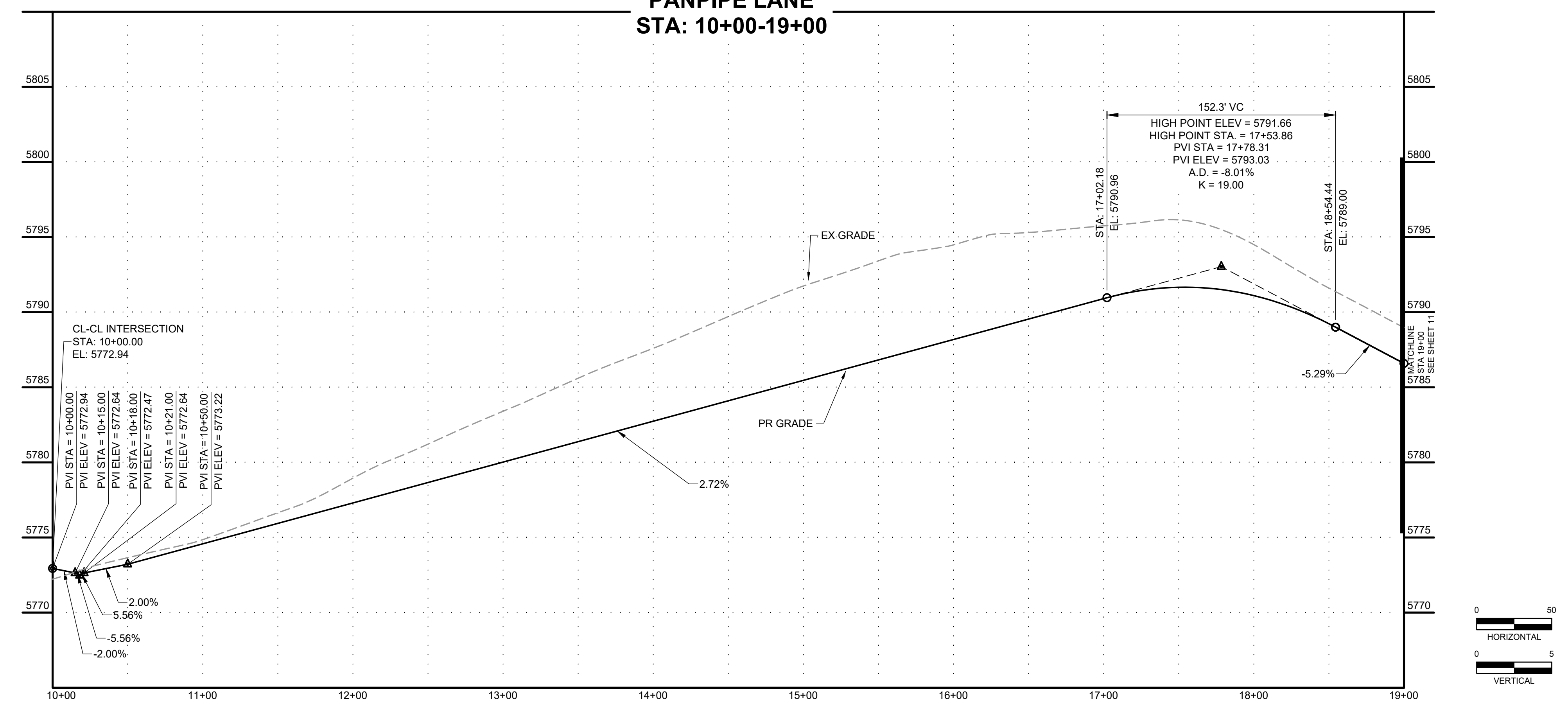


No.	DESC.	ALIGNMENT	STATION & OFFSET	FL. EL.
83	PCR	Melting Sky Drive	16+21.92 (-17.00' L)	5773.96
84	HC RAMP MP	Melting Sky Drive	16+29.74 (-18.59' L)	5773.56
85	LOW PT	Melting Sky Drive	16+36.06 (-22.86' L)	5773.17
86	HC RAMP MP	Panpipe Lane	10+29.50 (-18.46' L)	5773.21
87	PCR/END TYPE A C&G	Panpipe Lane	10+37.00 (-17.00' L)	5773.25
88	PCR/END TYPE A C&G	Panpipe Lane	10+37.00 (17.00' R)	5772.19
89	HC RAMP MP	Panpipe Lane	10+29.50 (18.46' R)	5772.07
90	PCR	Melting Sky Drive	16+95.92 (-17.00' L)	5771.00
178	BEGIN TYPE C C&G	Panpipe Lane	10+47.00 (-16.17' L)	5773.55
179	BEGIN TYPE C C&G	Panpipe Lane	10+47.00 (16.17' R)	5772.59
180	END FL TRANSITION	Panpipe Lane	10+71.29 (16.17' R)	5773.40
181	END FL TRANSITION	Panpipe Lane	11+71.00 (-16.17' L)	5776.11
182	PCR	Panpipe Lane	17+12.10 (-15.00' L)	5790.90
183	PCR	Panpipe Lane	18+30.36 (-15.00' L)	5790.12



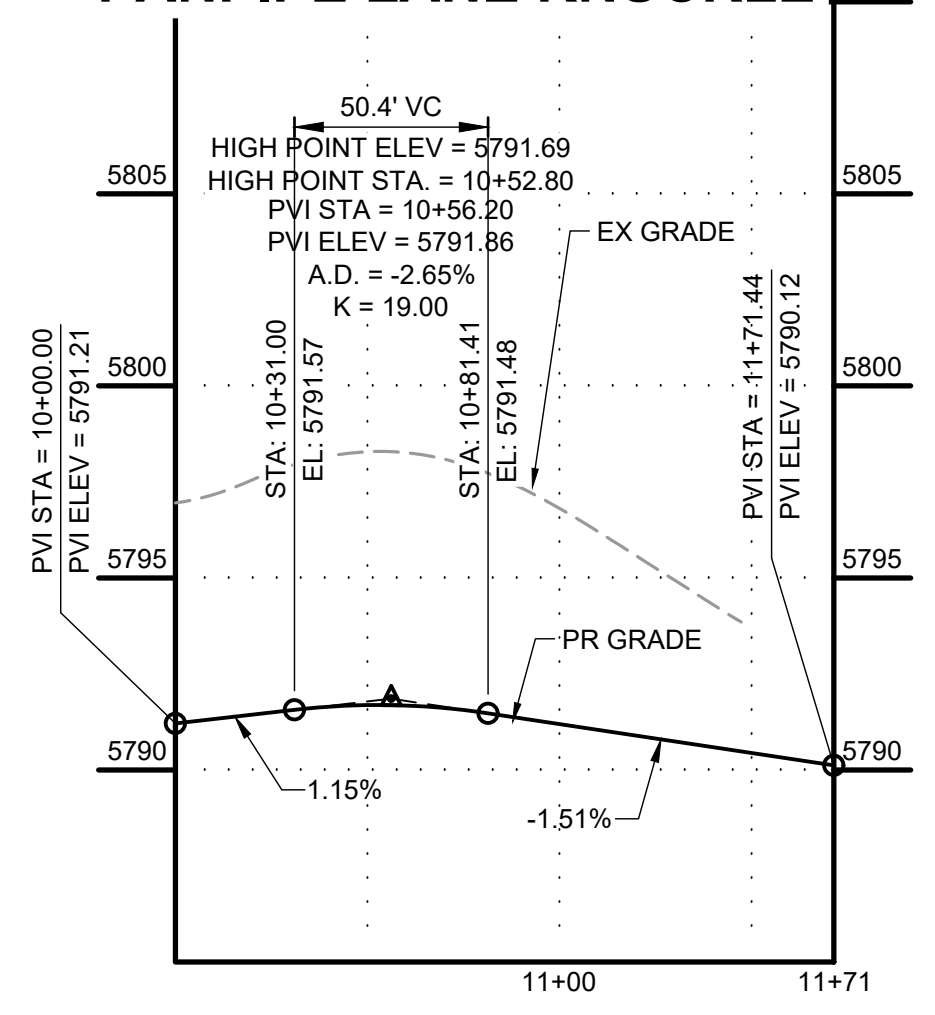
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**PANPIPE LANE
STA: 10+00-19+00**



Curve Table				
Curve #	Length	Radius	Delta	Centerline/Flowline
C11	31.42	20.00	90°00'00"	Flowline
C12	31.42	20.00	90°00'00"	Flowline

PANPIPE LANE KNUCKLE



HR GREEN Xrefs: xc-dgn; xc-cow; xv-dgn; xv-cow; vgl-dbf; ddb; key_map; xc-diff; Street_PNP_Noises; Demo; Legend; xv-diff; Swale_XSection

DRAWN BY: DLH JOB DATE: 9/15/2023
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 CAD DATE: 9/27/2023
 CAD FILE: J:\2023\2302308\CAD\DWG\CDS\Street_PNP

NO.	DATE	BY	REVISION DESCRIPTION

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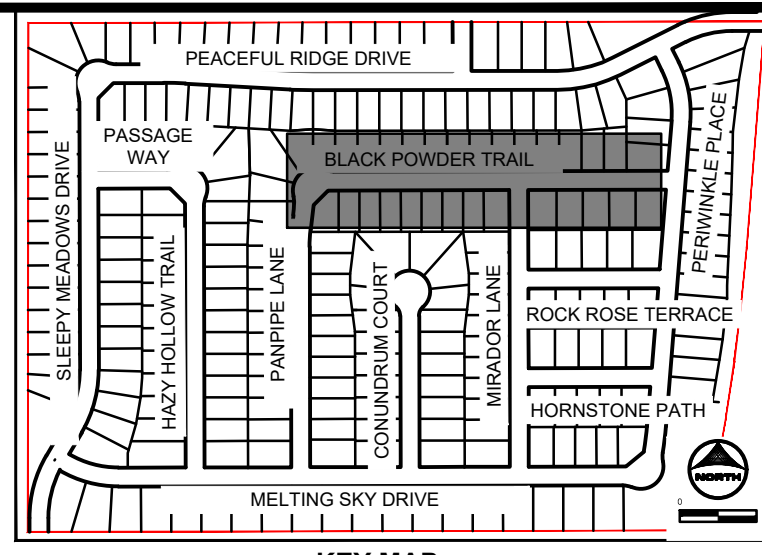
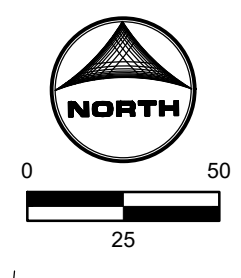
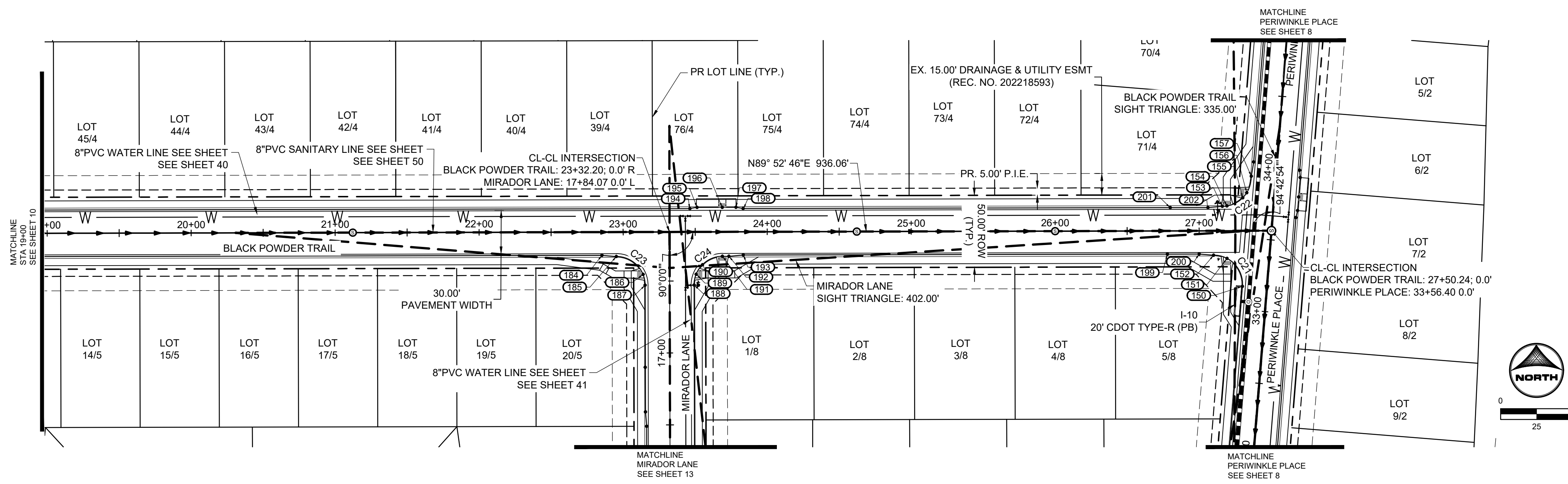
PEACEFUL RIDGE AT FOUNTAIN VALLEY
 PEACEFUL RIDGE DEVELOPMENT COMPANY
 EL PASO COUNTY, CO

STREET PLAN & PROFILE
 PANPIPE LANE

SHEET
ST 10



PCD FILE NO. CDR-22-015

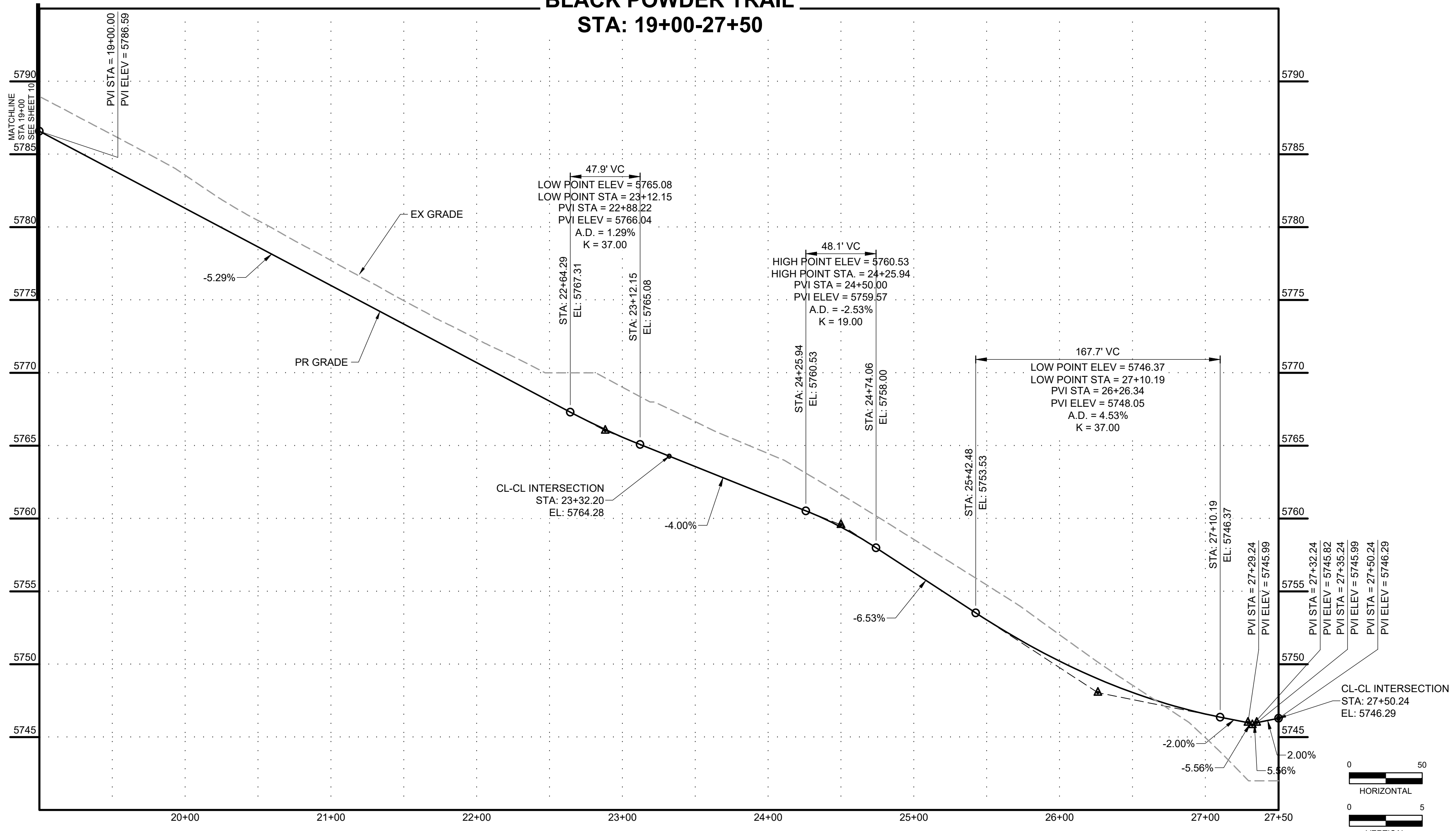


KEY MAP
SCALE: NTS

GENERAL NOTES:

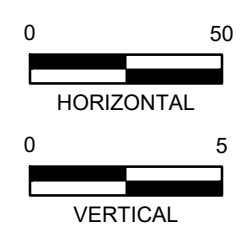
1. ALL ON-SITE STORM SEWER, SANITARY SEWER AND WATER LINES AND APPURTENANCES ARE PROPOSED, UNLESS OTHERWISE NOTED.
2. ALL TYPE C C&G SHALL BE CONSTRUCTED PER EL PASO COUNTY TYPE C OPTIONAL C&G. REFER TO DETAIL SD_2_20 ON SHEET 81.
3. ALL ON-SITE ROADWAY ARE 'URBAN LOCAL' CLASSIFICATION WITH A 30' PAVED WIDTH WITH THE EXCEPTION OF BRIDGEGATE PLACE. BRIDGEGATE PLACE IS 'URBAN COLLECTOR' CLASSIFICATION WITH A 32' PAVED WIDTH. POSTED SPEED LIMIT FOR ALL ON-SITE ROADWAY WILL BE 25 MPH. SEE SIGNAGE AND STRIPING PLAN ON SHEET 18.
4. ALL ON-SITE CURB RAMPS SHALL HAVE NO GREATER THAN A 5% SLOPE THROUGH THE CURB AND GUTTER. FLOW-LINES SHALL TRANSITION FROM TYPICAL TO ADA COMPLIANT AS NOTED IN CURB RAMP SHEETS.
5. SEE OVERLOT GRADING PLANS FOR EXISTING AND PROPOSED CONTOURS.
6. EDGE PROTECTION PER ECM 6.3.1 SHALL BE PROVIDED.

**BLACK POWDER TRAIL
STA: 19+00-27+50**



POINT TABLE				
No.	DESC.	ALIGNMENT	STATION & OFFSET	FL EL.
150	PCR	Melting Sky Drive	33+16.22 (-17.00' L)	5745.47
151	HC RAMP MP	Panpipe Lane	27+19.32 (19.27' R)	5745.87
152	PCR/BEGIN TYPE A C&G	Panpipe Lane	27+10.06 (17.00' R)	5746.04
153	PCR/BEGIN TYPE A C&G	Panpipe Lane	27+16.17 (-17.00' L)	5746.34
154	HC RAMP MP	Panpipe Lane	27+19.32 (-17.25' L)	5746.31
155	LOW PT	Melting Sky Drive	33+77.58 (-21.71' L)	5746.17
156	HC RAMP MP	Melting Sky Drive	33+81.30 (-19.23' L)	5746.21
157	PCR/END TYPE A C&G	Melting Sky Drive	33+93.02 (-17.00' L)	5746.30
184	END TYPE C C&G	Panpipe Lane	22+85.24 (16.17' R)	5765.86
185	PCR/BEGIN TYPE A C&G	Panpipe Lane	22+95.24 (17.00' R)	5765.33
186	HC RAMP MP	Mirador Lane	17+54.57 (-18.46' L)	5764.14
187	PCR	Mirador Lane	17+47.06 (-17.00' L)	5763.91
188	PCR	Mirador Lane	17+47.07 (17.00' R)	5763.07
189	HC RAMP MP	Mirador Lane	17+54.57 (18.46' R)	5763.18
190	HIGH PT	Mirador Lane	17+61.21 (22.86' R)	5763.01
191	HC RAMP MP	Panpipe Lane	23+68.92 (17.00' R)	5762.41
192	PCR/END TYPE A C&G	Panpipe Lane	23+73.42 (17.00' R)	5762.22
193	BEGIN TYPE C C&G	Panpipe Lane	23+83.39 (16.17' R)	5761.84
194	END TYPE C C&G	Panpipe Lane	23+46.42 (-16.17' L)	5763.32
195	BEGIN TYPE A C&G	Panpipe Lane	23+51.42 (-17.00' L)	5763.11
196	HC RAMP MP	Panpipe Lane	23+68.92 (-17.00' L)	5762.41
197	END TYPE A C&G	Panpipe Lane	23+78.42 (-17.00' L)	5762.03
198	BEGIN TYPE C C&G	Panpipe Lane	23+83.42 (-16.17' L)	5761.83
199	END FL TRANSITION	Panpipe Lane	26+77.93 (16.17' R)	5746.76
200	END TYPE C C&G	Panpipe Lane	27+00.06 (16.17' R)	5746.31
201	END FL TRANSITION	Panpipe Lane	26+80.00 (-16.17' L)	5746.70
202	END TYPE C C&G	Panpipe Lane	27+06.17 (-16.17' L)	5746.44

Curve Table				
Curve #	Length	Radius	Delta	Centerline/Flowline
C21	33.06	20.00	94°42'54"	Flowline
C22	29.77	20.00	85°17'06"	Flowline
C23	31.42	20.00	90°00'00"	Flowline
C24	31.42	20.00	90°00'00"	Flowline



HR GREEN Xrefs: xc-dgn; xc-cow; xv-dgn; xv-cow; wgt-dbf(1-2308); key_map; xc-dtl; Street_PNP_Notes; Demo; Legend; xv-dtl; Swale_XSection

DRAWN BY: DLH JOB DATE: 9/15/2023
 APPROVED: KMH JOB NUMBER: 2302308
 CAD DATE: 9/27/2023
 CAD FILE: J:\2023\2302308\CAD\DWG\CICDS\Street_PNP

NO.	DATE	BY	REVISION DESCRIPTION

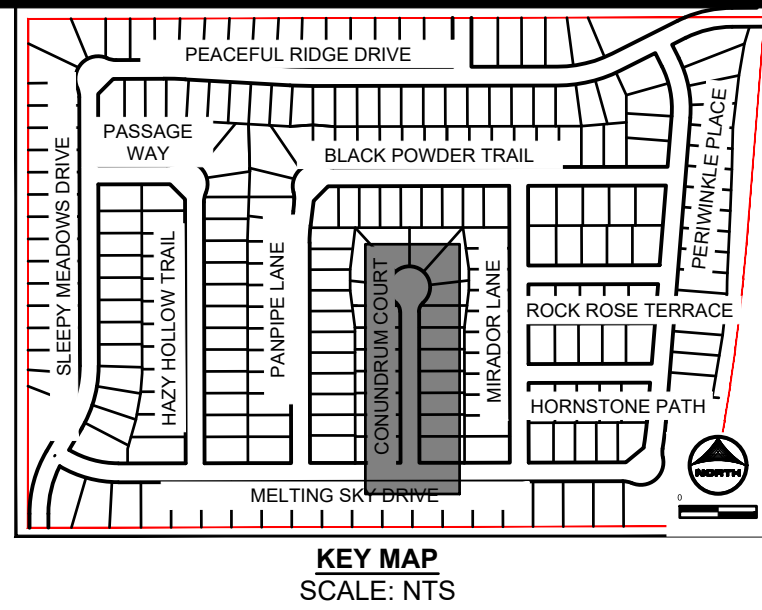
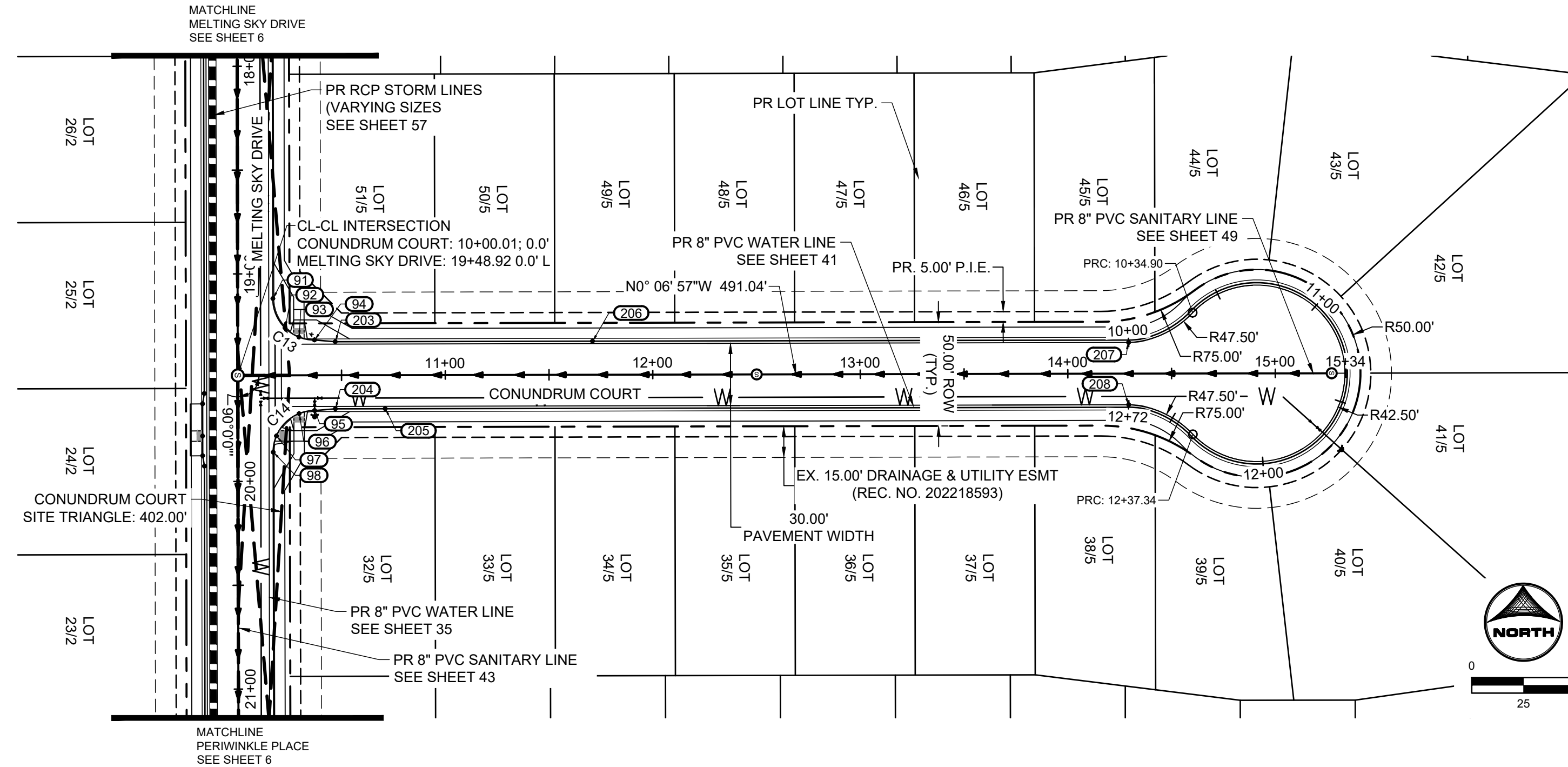
HRGreen
 HR GREEN - COLORADO SPRINGS
 1975 RESEARCH PARKWAY SUITE 230
 COLORADO SPRINGS, CO 80920
 PHONE: 719.384.2440
 FAX: 713.965.0044

PEACEFUL RIDGE AT FOUNTAIN VALLEY
 PEACEFUL RIDGE DEVELOPMENT COMPANY
 EL PASO COUNTY, CO

STREET PLAN & PROFILE
 BLACK POWDER TRAIL

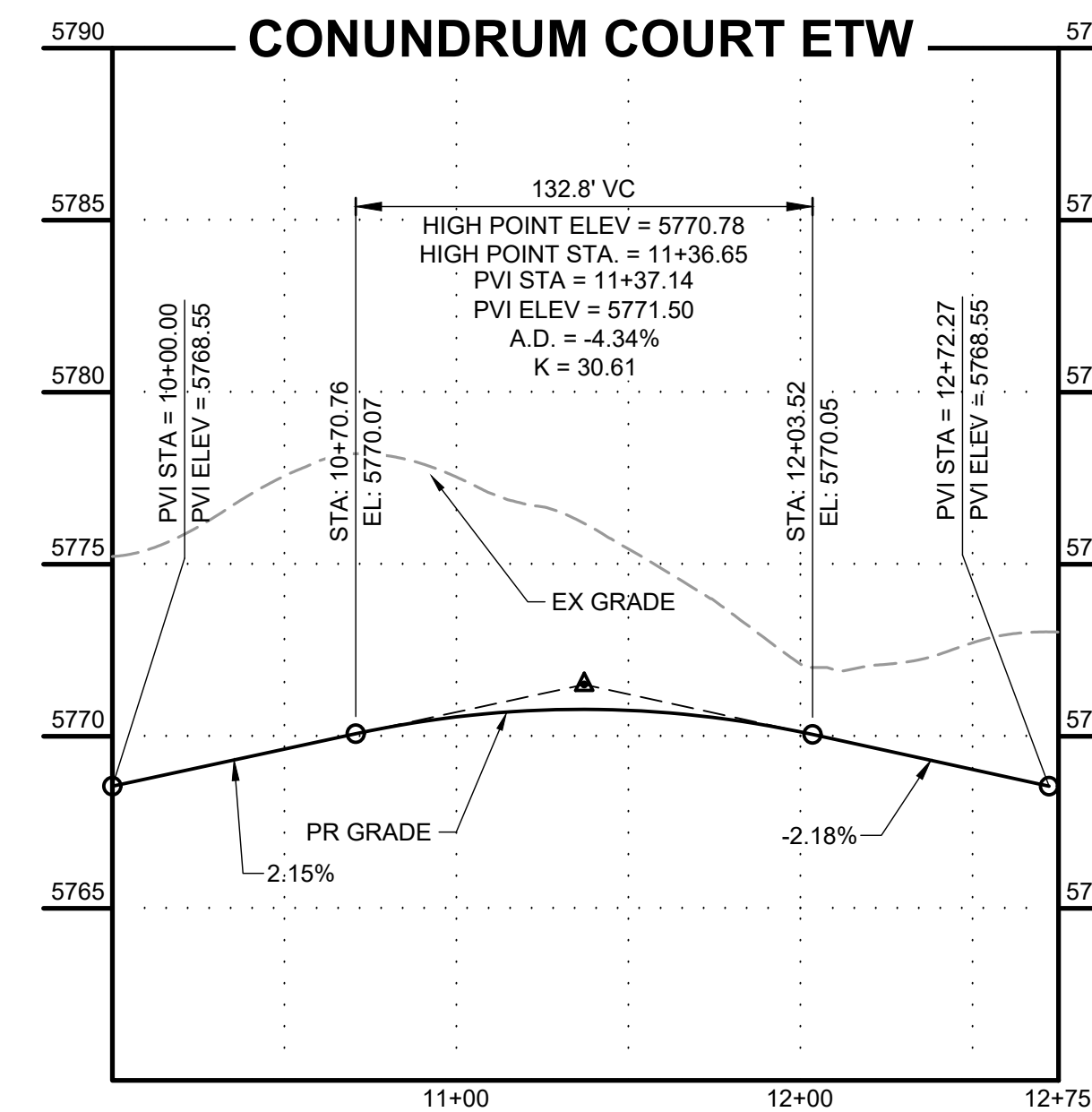
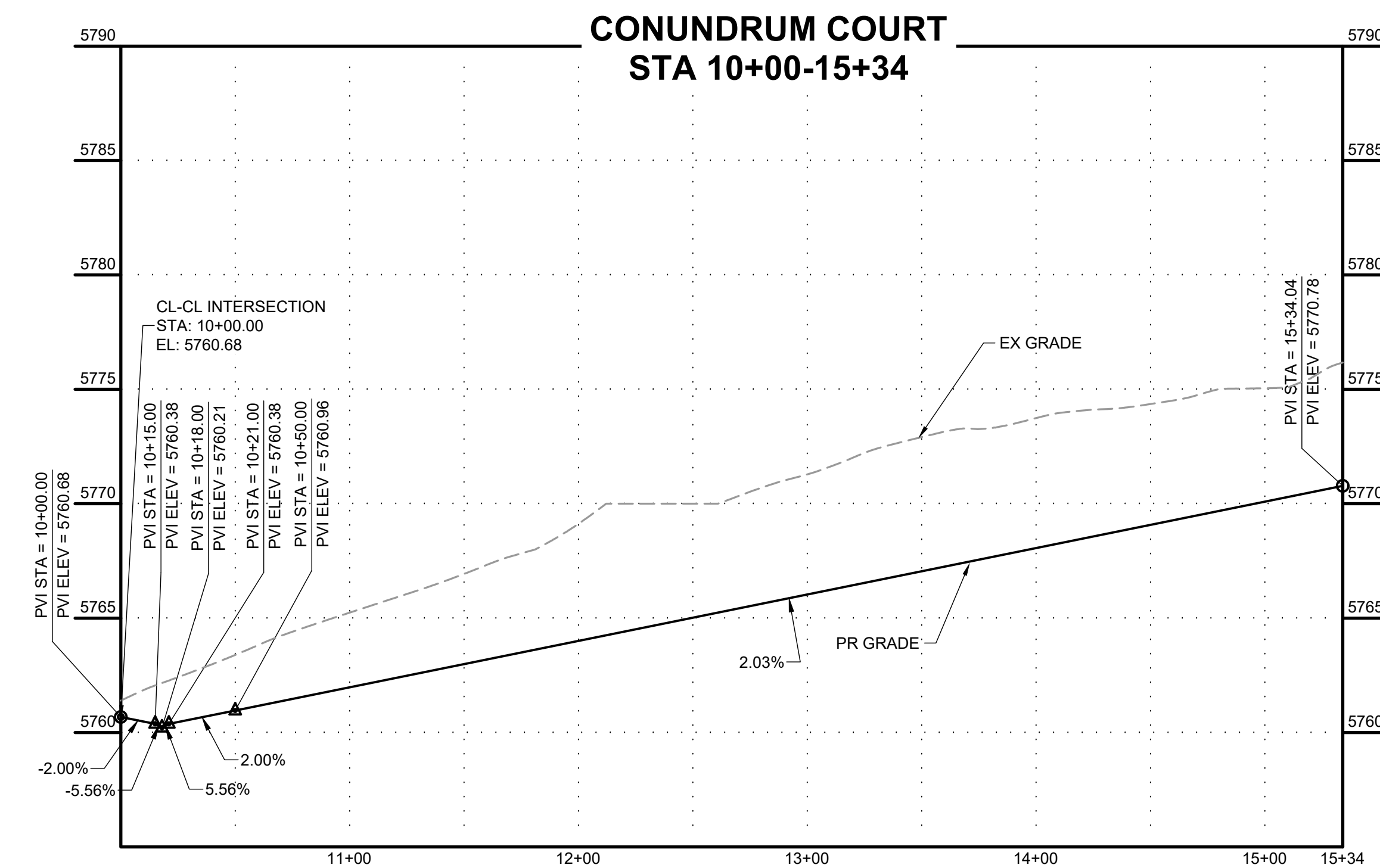
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GENERAL NOTES:

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POINT TABLE				
No.	DESC.	ALIGNMENT	STATION & OFFSET	FL EL.
91	PCR	Melting Sky Drive	19+11.92 (-17.00' L)	5761.70
92	LOW PT	Melting Sky Drive	19+26.06 (-22.86' L)	5760.86
93	HC RAMP MP	Conundrum Court	10+29.50 (-18.46' L)	5760.90
94	PCR/END TYPE A C&G	Conundrum Court	10+37.00 (-17.00' L)	5760.94
95	PCR/END TYPE A C&G	Conundrum Court	10+37.00 (17.00' R)	5759.93
96	HC RAMP MP	Conundrum Court	10+29.50 (18.46' R)	5759.78
97	HC RAMP MP	Melting Sky Drive	19+78.10 (-18.59' L)	5759.11
98	PCR	Melting Sky Drive	19+85.92 (-17.00' L)	5758.74
203	BEGIN TYPE C C&G	Conundrum Court	10+47.01 (-16.17' L)	5761.16
204	BEGIN TYPE C C&G	Conundrum Court	10+47.00 (16.17' R)	5760.29
205	END FL TRANSITION	Conundrum Court	10+71.00 (16.17' R)	5760.99
206	END FL TRANSITION	Conundrum Court	11+71.00 (-16.17' L)	5763.02
207	PCR	Conundrum Court	14+29.33 (-15.00' L)	5768.38
208	PCR	Conundrum Court	14+29.30 (15.00' R)	5768.36

Curve Table				
Curve #	Length	Radius	Delta	Centerline/Flowline
C13	31.42	20.00	90°00'00"	Flowline
C14	31.42	20.00	90°00'00"	Flowline

DRAWN BY: DLH JOB DATE: 9/15/2023
 APPROVED: KMH JOB NUMBER: 2302308
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NO.	DATE	BY	REVISION DESCRIPTION

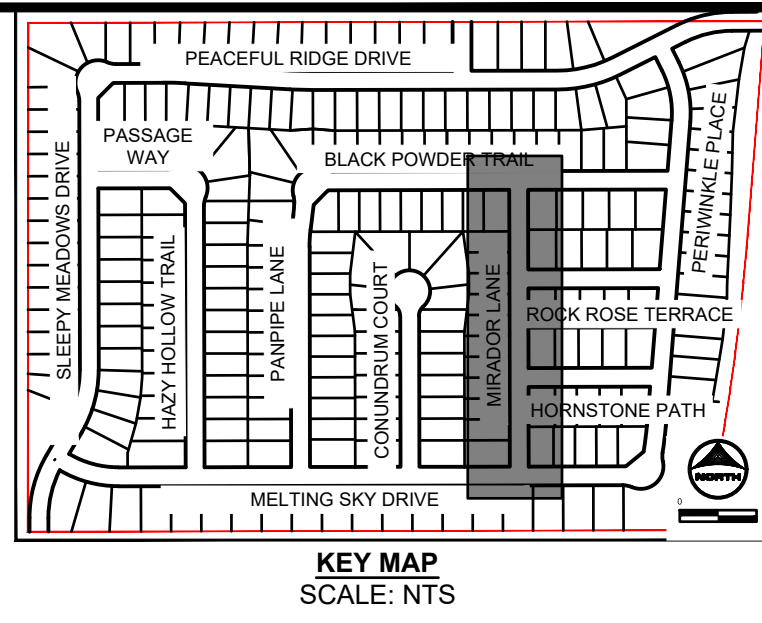
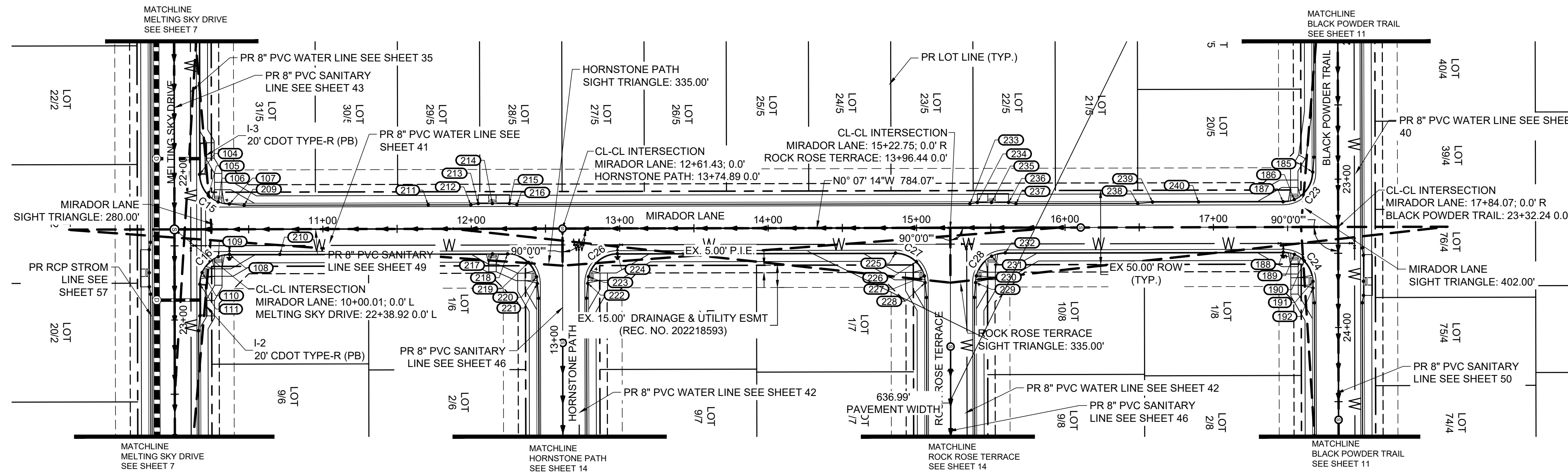
HRGreen
 HR GREEN - COLORADO SPRINGS
 1975 RESEARCH PARKWAY SUITE 230
 COLORADO SPRINGS, CO 80920
 PHONE: 719.384.2440
 FAX: 713.965.0044

PEACEFUL RIDGE AT FOUNTAIN VALLEY
 PEACEFUL RIDGE DEVELOPMENT COMPANY
 EL PASO COUNTY, CO

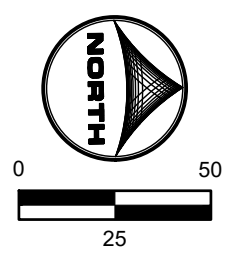
STREET PLAN & PROFILE
 CONUNDRUM COURT

SHEET
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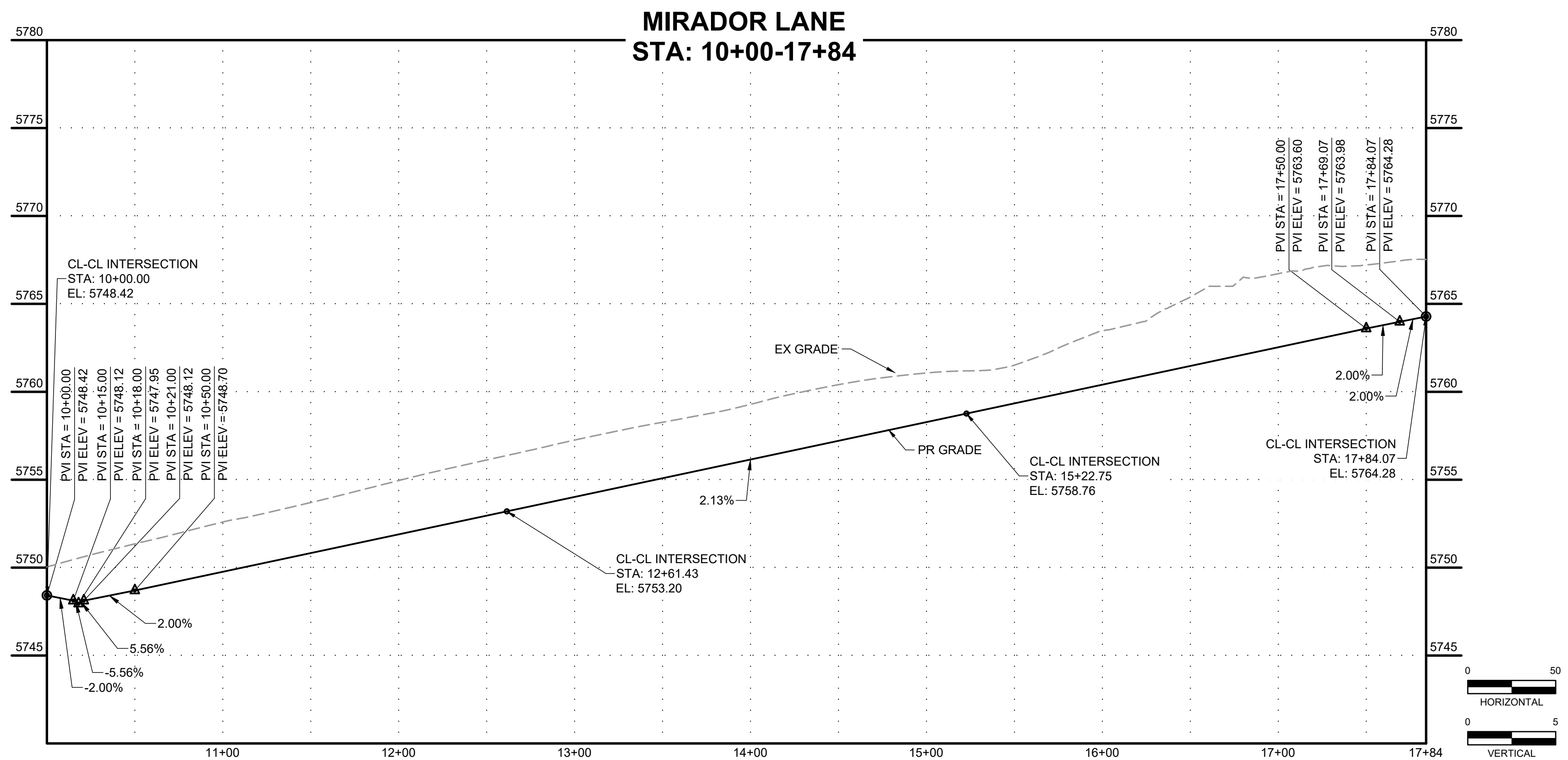


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No.	DESC.	ALIGNMENT	STATION & OFFSET	FL EL.
104	PCR	Melting Sky Drive	22+01.92 (-17.00' L)	5749.44
105	LOW PT	Melting Sky Drive	22+16.06 (-22.86' L)	5748.60
106	HC RAMP MP	Mirador Lane	10+29.50 (-18.46' L)	5748.64
107	PCR/END TYPE A C&G	Mirador Lane	10+37.00 (-17.00' L)	5748.68
108	PCR	Mirador Lane	10+37.00 (17.00' R)	5747.67
109	HC RAMP MP	Mirador Lane	10+29.50 (18.46' R)	5747.60
110	HC RAMP MP	Melting Sky Drive	22+68.10 (-18.59' L)	5746.95
111	PCR	Melting Sky Drive	22+75.92 (-17.00' L)	5746.57
185	PCR/BEGIN TYPE A C&G	Panpipe Lane	22+95.24 (17.00' R)	5765.33
186	HC RAMP MP	Mirador Lane	17+54.57 (-18.46' L)	5764.14
187	PCR	Mirador Lane	17+47.06 (-17.00' L)	5763.91
188	PCR	Mirador Lane	17+47.07 (17.00' R)	5763.07
189	HC RAMP MP	Mirador Lane	17+54.57 (18.46' R)	5763.18
190	HIGH PT	Mirador Lane	17+61.21 (22.86' R)	5763.01
191	HC RAMP MP	Panpipe Lane	23+68.92 (17.00' R)	5762.41
192	PCR/END TYPE A C&G	Panpipe Lane	23+73.42 (17.00' R)	5762.22
209	BEGIN TYPE C C&G	Mirador Lane	10+47.00 (-16.17' L)	5748.91
210	END FL TRANSITION	Mirador Lane	10+71.00 (17.00' R)	5748.68
211	END FL TRANSITION	Mirador Lane	11+71.03 (-16.17' L)	5750.88
212	END TYPE C C&G	Mirador Lane	11+99.73 (-16.17' L)	5751.49
213	BEGIN TYPE A C&G	Mirador Lane	12+04.73 (-17.00' L)	5751.59
214	HC RAMP MP	Mirador Lane	12+14.23 (-17.00' L)	5751.80
215	END TYPE A C&G	Mirador Lane	12+25.73 (-17.00' L)	5752.04
216	BEGIN TYPE C C&G	Mirador Lane	12+30.73 (-16.17' L)	5752.20

No.	DESC.	ALIGNMENT	STATION & OFFSET	FL EL.
217	HC RAMP MP	Mirador Lane	12+14.23 (17.00' R)	5751.80
218	PCR	Mirador Lane	12+24.43 (17.00' R)	5752.01
219	HIGH PT	Mirador Lane	12+38.57 (22.86' R)	5752.15
220	HC RAMP MP	Hornstone Path	13+42.39 (-17.51' L)	5752.09
221	PCR/BEGIN TYPE A C&G	Hornstone Path	13+37.89 (-17.00' L)	5752.06
222	PCR/BEGIN TYPE A C&G	Hornstone Path	13+37.89 (17.00' R)	5752.25
223	HC RAMP MP	Hornstone Path	13+42.39 (17.51' R)	5752.34
224	PCR	Mirador Lane	12+98.43 (17.00' R)	5753.52
225	PCR	Mirador Lane	14+85.75 (17.00' R)	5757.51
226	HIGH PT	Mirador Lane	14+99.89 (22.86' R)	5757.70
227	HC RAMP MP	Rock Rose Terrace	13+63.94 (-17.51' L)	5757.64
228	PCR/BEGIN TYPE A C&G	Rock Rose Terrace	13+59.44 (-17.00' L)	5757.62
229	PCR/BEGIN TYPE A C&G	Rock Rose Terrace	13+59.44 (17.00' R)	5758.13
230	HC RAMP MP	Rock Rose Terrace	13+63.94 (17.51' R)	5758.22
231	HC RAMP MP	Mirador Lane	15+50.51 (19.26' R)	5758.72
232	PCR	Mirador Lane	15+59.75 (17.00' R)	5759.08
233	END TYPE C C&G	Mirador Lane	15+36.01 (-16.17' L)	5758.65
234	BEGIN TYPE A C&G	Mirador Lane	15+41.01 (-17.00' L)	5758.75
235	HC RAMP MP	Mirador Lane	15+50.51 (-17.00' L)	5758.95
236	END TYPE A C&G	Mirador Lane	15+62.01 (-17.00' L)	5759.20
237	BEGIN TYPE C C&G	Mirador Lane	15+67.01 (-16.17' L)	5759.31
238	END TYPE C C&G	Mirador Lane	16+49.07 (-16.17' L)	5761.05
239	BEGIN TYPE A C&G	Mirador Lane	16+59.07 (-17.00' L)	5761.20
240	BEGIN FL TRANSITION	Mirador Lane	16+90.05 (-17.04' L)	5762.00



Curve #	Length	Radius	Delta	Centerline/Flowline
C15	31.42	20.00	90°00'17"	Flowline
C16	31.41	20.00	89°59'43"	Flowline
C23	31.42	20.00	90°00'00"	Flowline
C24	31.42	20.00	90°00'00"	Flowline
C25	31.42	20.00	90°00'00"	Flowline
C26	31.42	20.00	90°00'00"	Flowline
C27	31.42	20.00	90°00'00"	Flowline
C28	31.42	20.00	90°00'00"	Flowline

HR GREEN Xrefs: xc-dgn; xc-cow; xv-dgn; xv-cow; wgl-1-dbl; 2308; key_map; xc-dll; Street_PNP_Noises; Demo_Legend; xv-dll; Swale_XSection

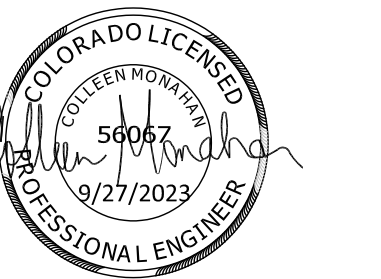
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 APPROVED: KMH JOB NUMBER: 2302308
 CAD DATE: 9/27/2023
 CAD FILE: J:\2023\2302308\CAD\DWG\CID\CD\Street_PNP

NO.	DATE	BY	REVISION DESCRIPTION

HRGreen
 HR GREEN - COLORADO SPRINGS
 1975 RESEARCH PARKWAY SUITE 230
 COLORADO SPRINGS, CO 80920
 PHONE: 719.384.2440
 FAX: 719.965.0044

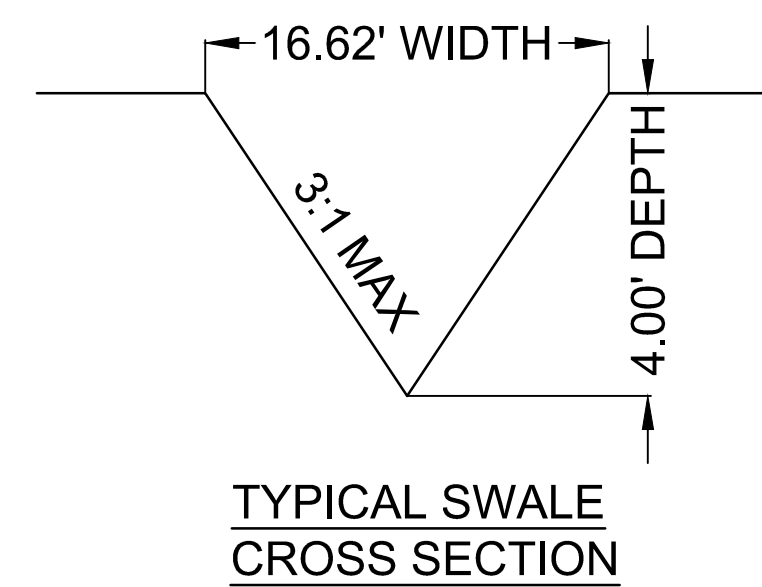
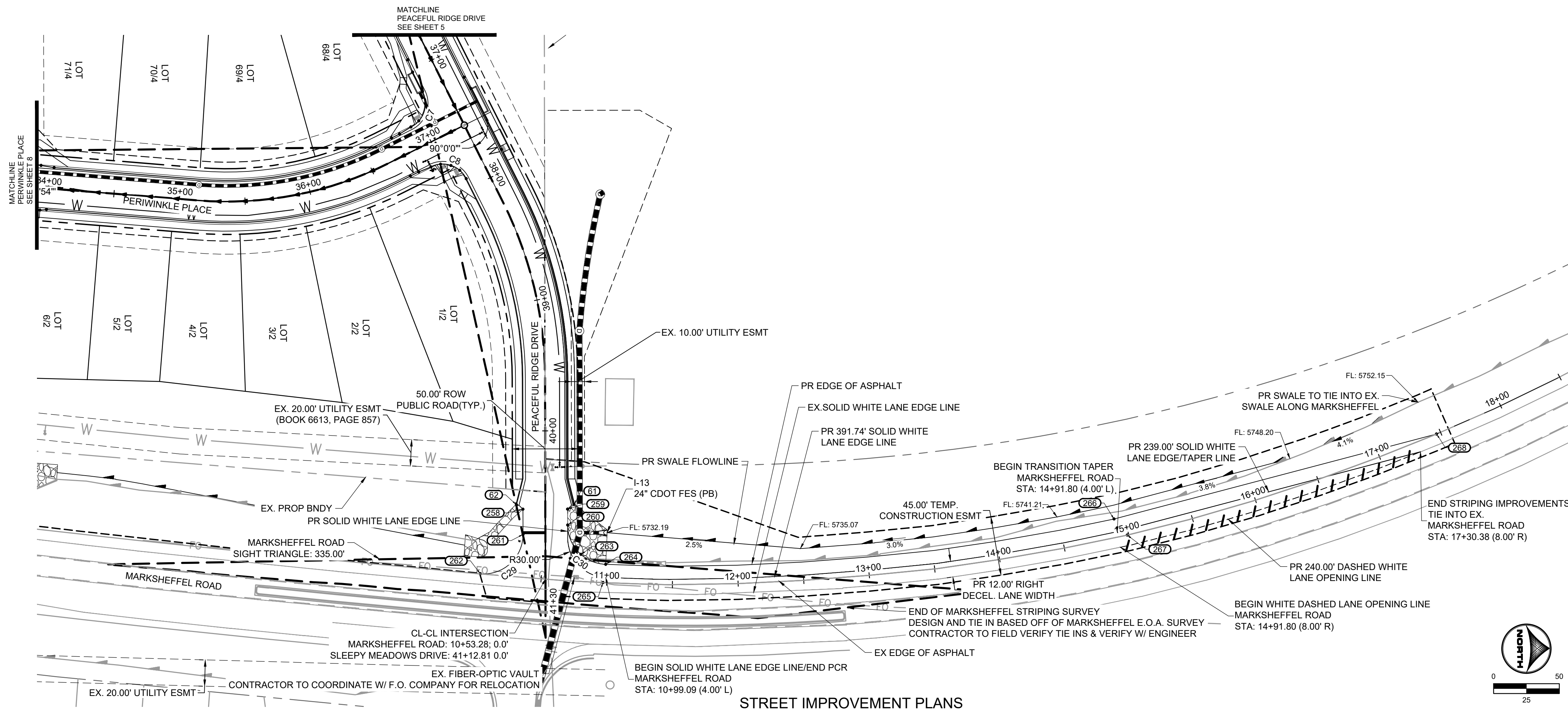
PEACEFUL RIDGE AT FOUNTAIN VALLEY
 PEACEFUL RIDGE DEVELOPMENT COMPANY
 EL PASO COUNTY, CO

STREET PLAN & PROFILE
 MIRADOR LANE

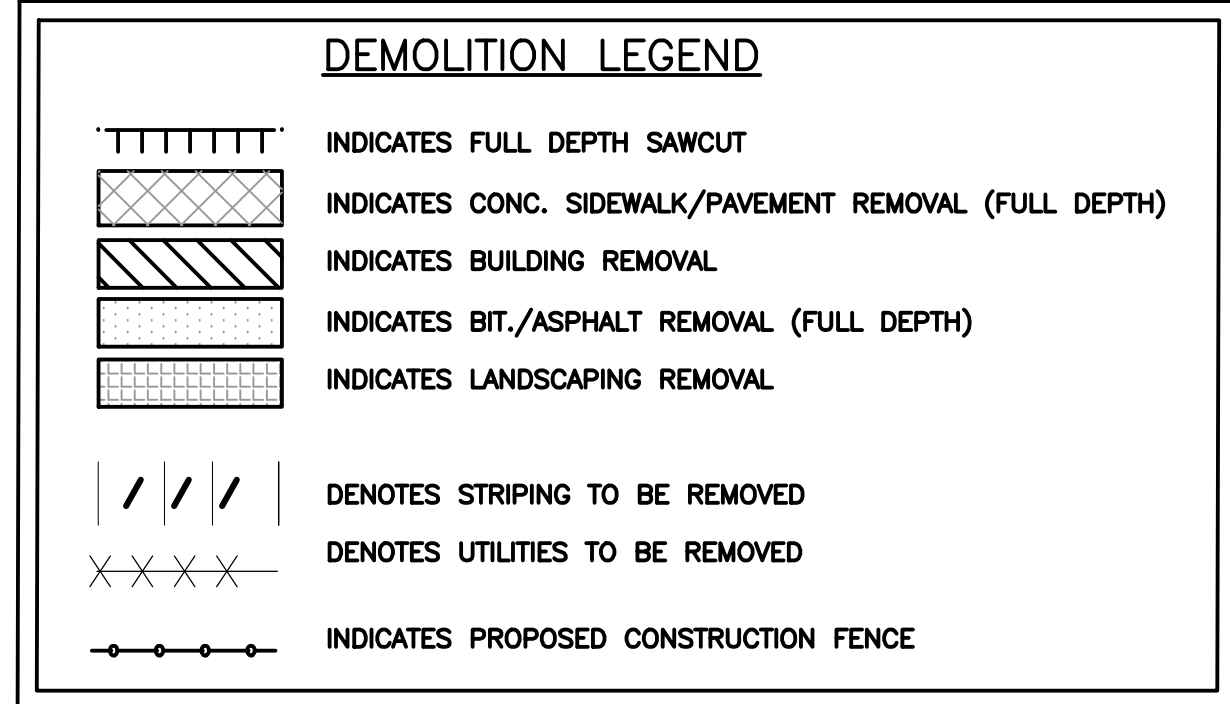


PCD FILE NO. CDR-22-015

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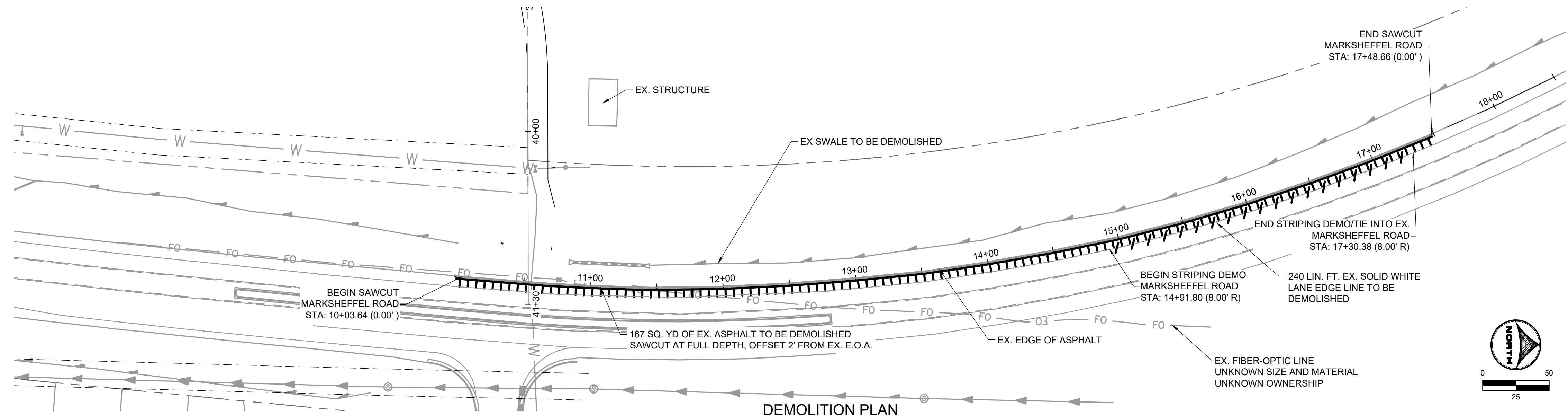


POINT TABLE

No.	DESC.	ALIGNMENT	STATION & OFFSET	FL EL.
61	END TYPE A C&G	Sleepy Meadows Drive	40+56.12 (-21.94' L)	5736.52
62	END TYPE A C&G	Sleepy Meadows Drive	40+56.12 (21.94' R)	5736.39
258	EDGE OF ASPHALT	Sleepy Meadows Drive	40+59.60 (17.00' R)	5736.54
259	EDGE OF ASPHALT	Sleepy Meadows Drive	40+59.60 (-17.00' L)	5736.54
260	PCR	Sleepy Meadows Drive	40+71.65 (-17.00' L)	5736.37
261	PCR	Sleepy Meadows Drive	40+78.82 (17.00' R)	5736.40
262	PCR	Sleepy Meadows Drive	41+08.72 (49.47' R)	5736.05
263	LOW PT	Sleepy Meadows Drive	40+94.05 (-27.05' L)	5736.13
264	PCR	Marksheffel Road	10+98.71 (-14.00' L)	5736.23
265	MATCH EX ±	Marksheffel Road	10+97.24 (0.00')	5736.49
266	EDGE OF ASPHALT	Marksheffel Road	14+91.52 (-14.00' L)	5746.94
267	MATCH EX ±	Marksheffel Road	14+98.86 (0.00')	5747.51
268	MATCH EX ±	Marksheffel Road	17+46.66 (0.00')	5756.47

Curve Table

Curve #	Length	Radius	Delta	Centerline/Flowline
C29	49.60	30.00	94°43'43"	Flowline
C30	45.99	30.00	87°50'13"	Flowline



DRAWN BY: DLH JOB DATE: 9/15/2023
 APPROVED: KMH JOB NUMBER: 2302308
 CAD DATE: 9/27/2023
 CAD FILE: J:\2023\2302308\CAD\DWG\CDS\Street_PNP

BAR IS ONE INCH ON OFFICIAL DRAWINGS.
 IF NOT ONE INCH, ADJUST SCALE ACCORDINGLY.

NO.	DATE	BY	REVISION DESCRIPTION

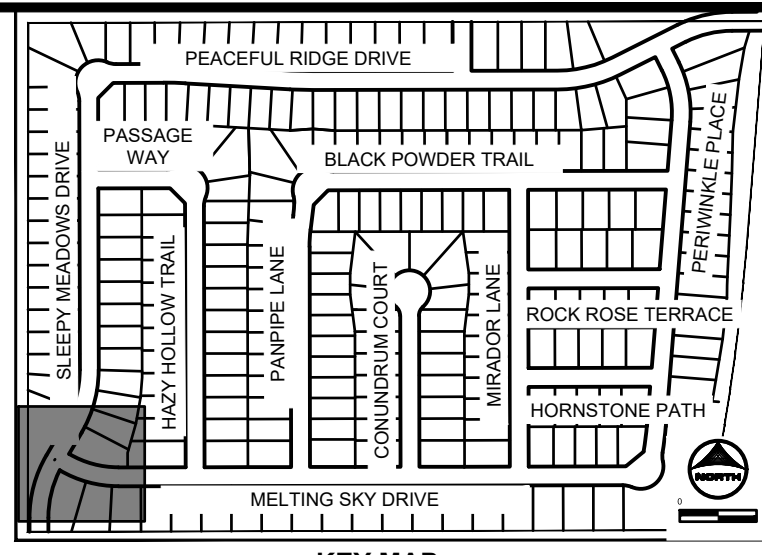
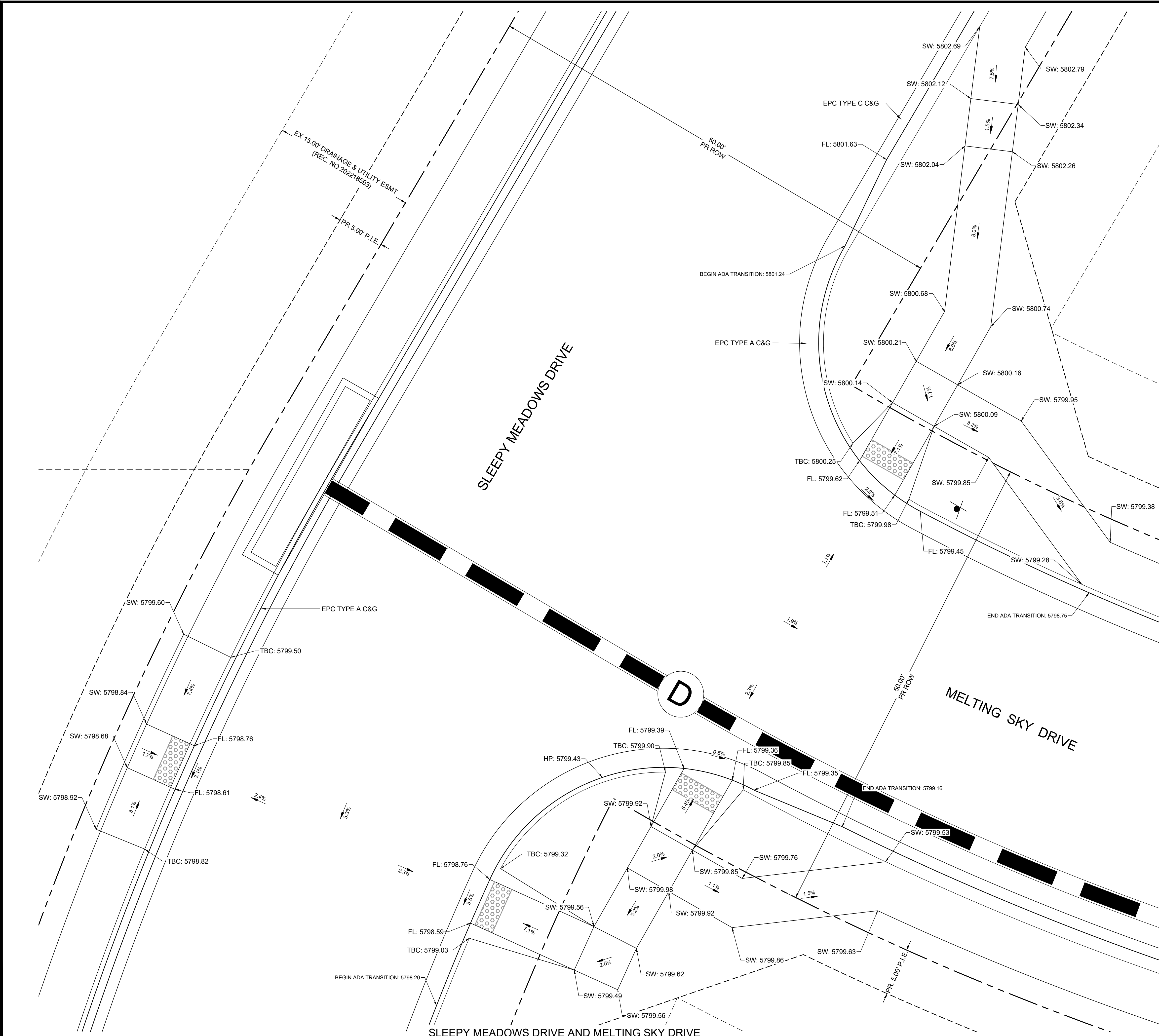
HRGreen
 HR GREEN - COLORADO SPRINGS
 1975 RESEARCH PARKWAY SUITE 230
 COLORADO SPRINGS, CO 80920
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PEACEFUL RIDGE AT FOUNTAIN VALLEY
 PEACEFUL RIDGE DEVELOPMENT COMPANY
 EL PASO COUNTY, CO

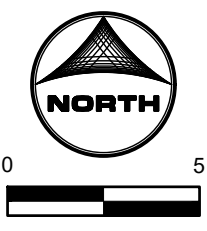
STREET PLAN & PROFILE
 MARKSHEFFEL ROAD IMPROVEMENTS

SHEET
ST 15





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 5. SEE OVERLOT GRADING PLANS FOR EXISTING AND PROPOSED CONTOURS.
 6. EDGE PROTECTION PER ECM 6.3.1 SHALL BE PROVIDED



PCD FILE NO. CDR-22-015

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APPROVED: KMH	JOB NUMBER: 2302308	0" = 11'
CAD DATE: 9/27/2023		IF NOT ONE INCH, ADJUST SCALE ACCORDINGLY.
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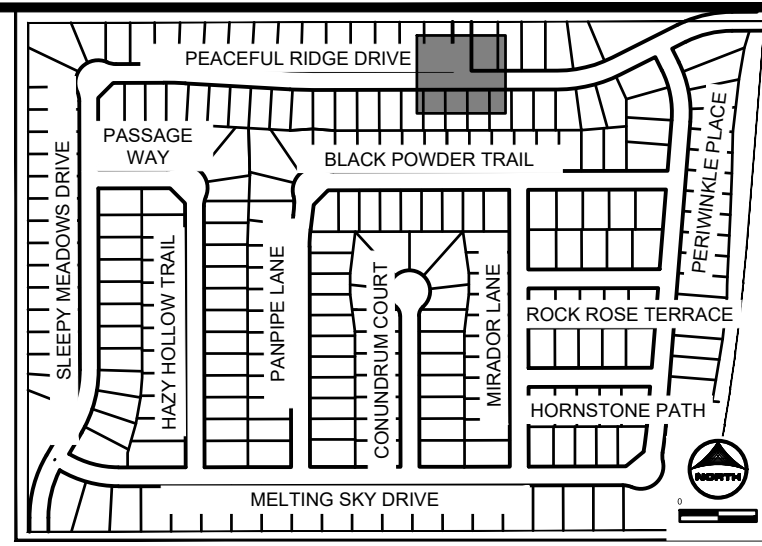
NO.	DATE	BY	REVISION DESCRIPTION

HRGreen
 HR GREEN - COLORADO SPRINGS
 1975 RESEARCH PARKWAY SUITE 230
 COLORADO SPRINGS, CO 80920
 PHONE: 719.384.2440
 FAX: 713.965.0044

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 PEACEFUL RIDGE DEVELOPMENT COMPANY
 EL PASO COUNTY, CO

CONSTRUCTION DOCUMENTS
 CURB RAMP GRADING PLAN

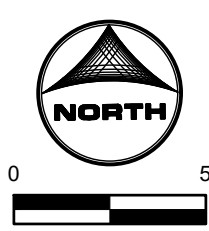
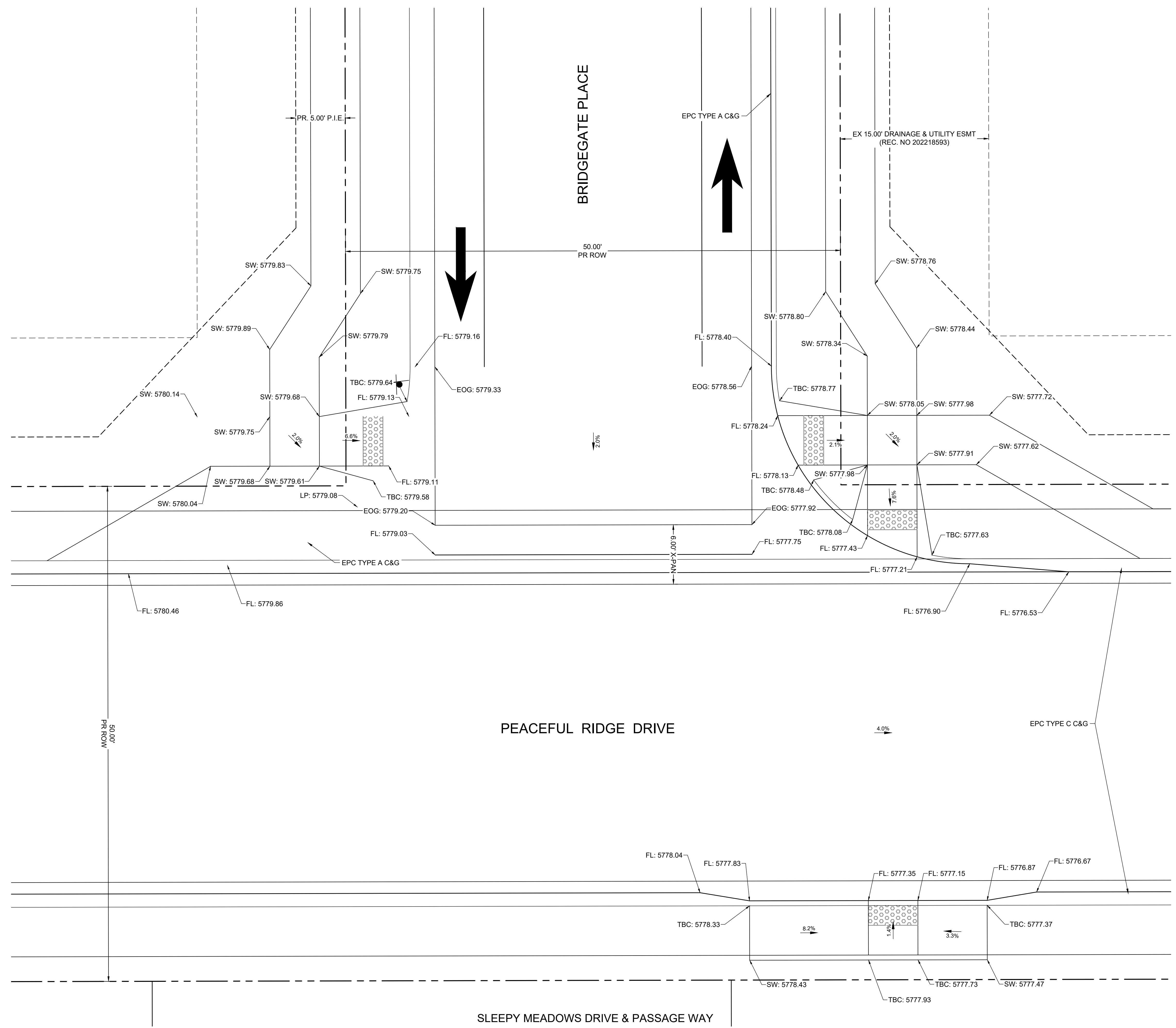
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KEY MAP
SCALE: NTS

GENERAL NOTES:

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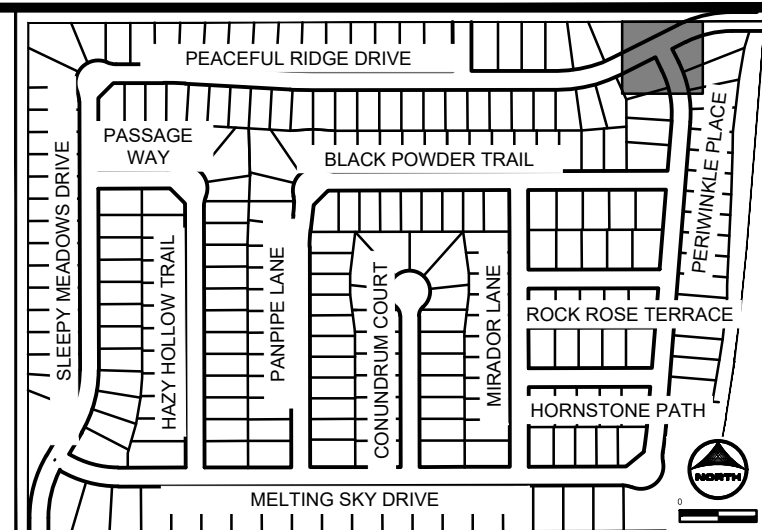
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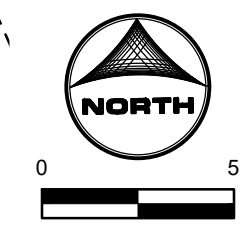
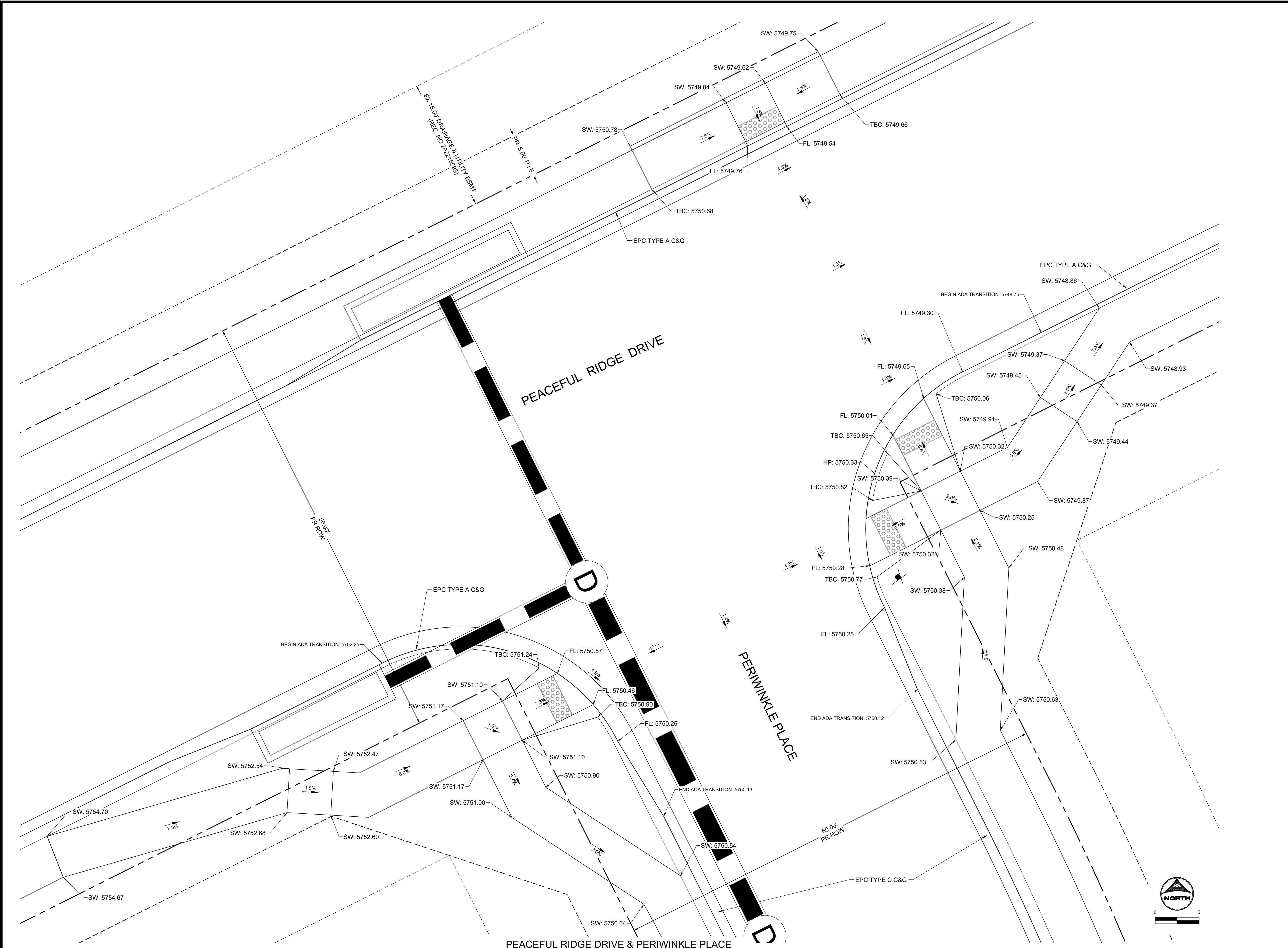
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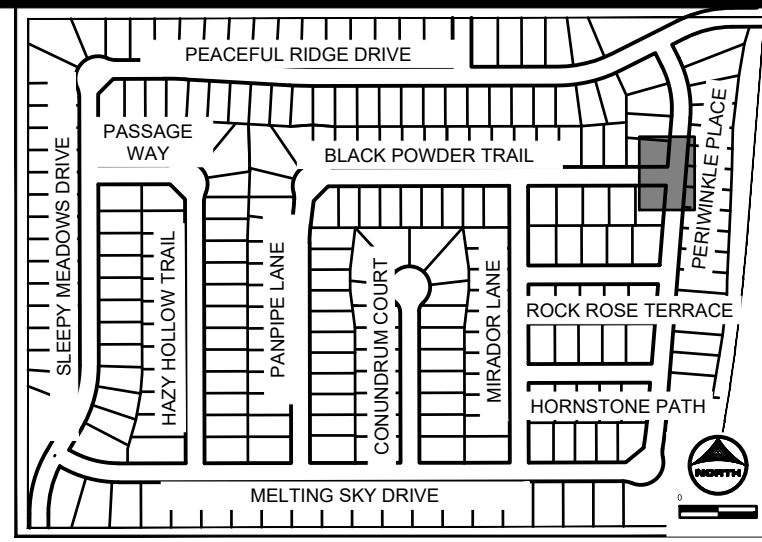
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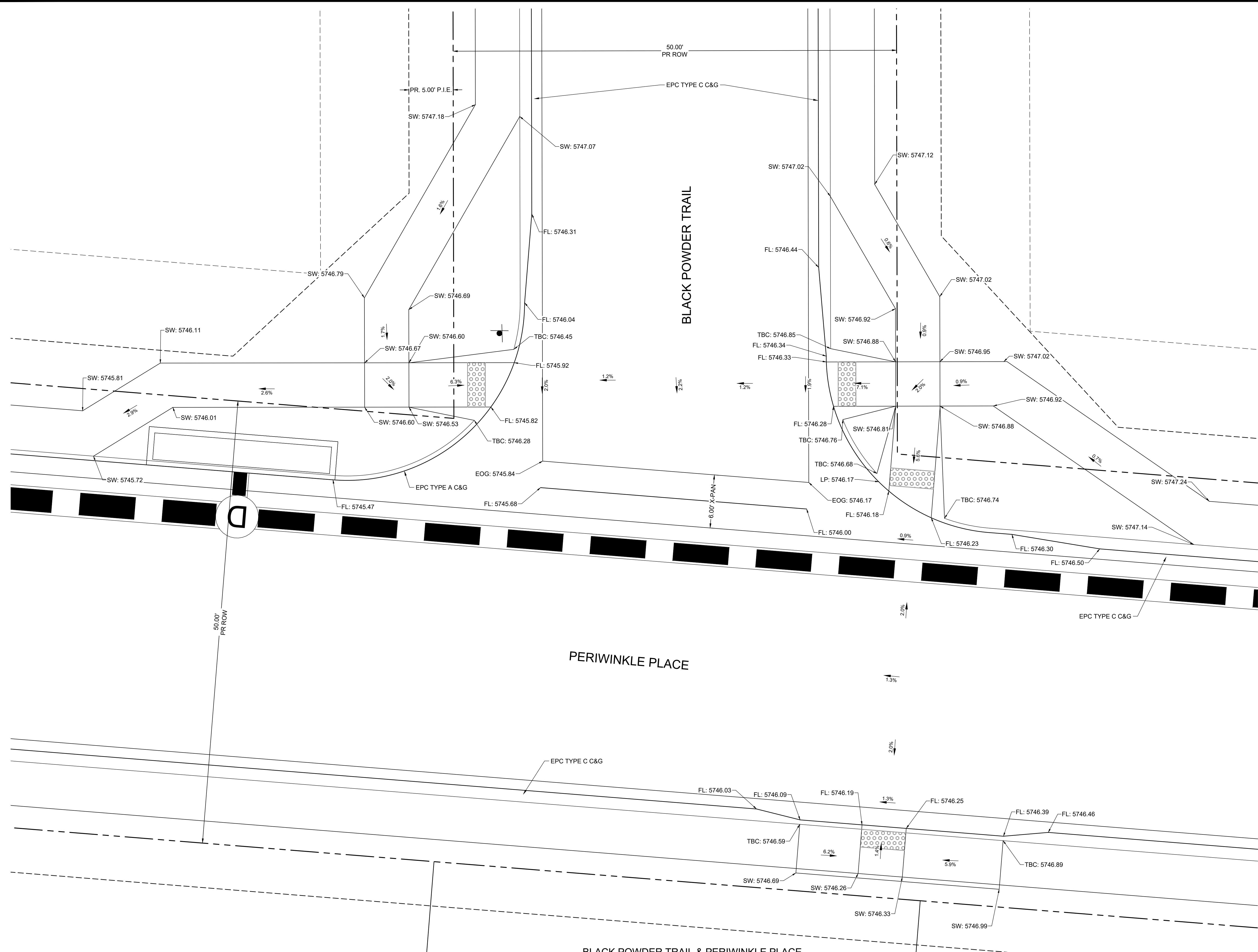
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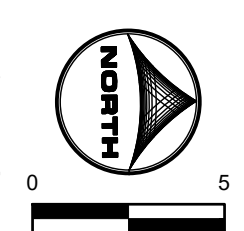
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HR GREEN Xref: xv-dgn; xv-row; xc-dgn; xc-row; wgl-1-dbl; 2308; key_map; Street_PNG_Notes



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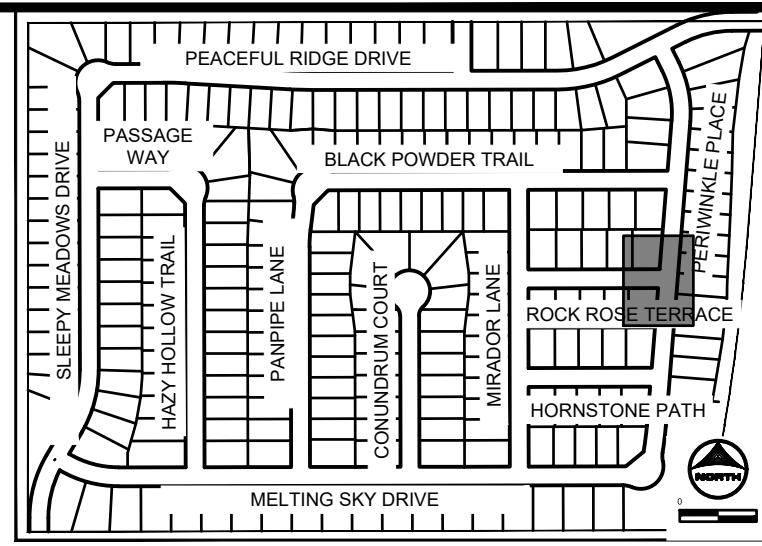
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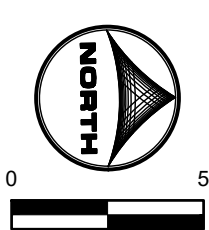
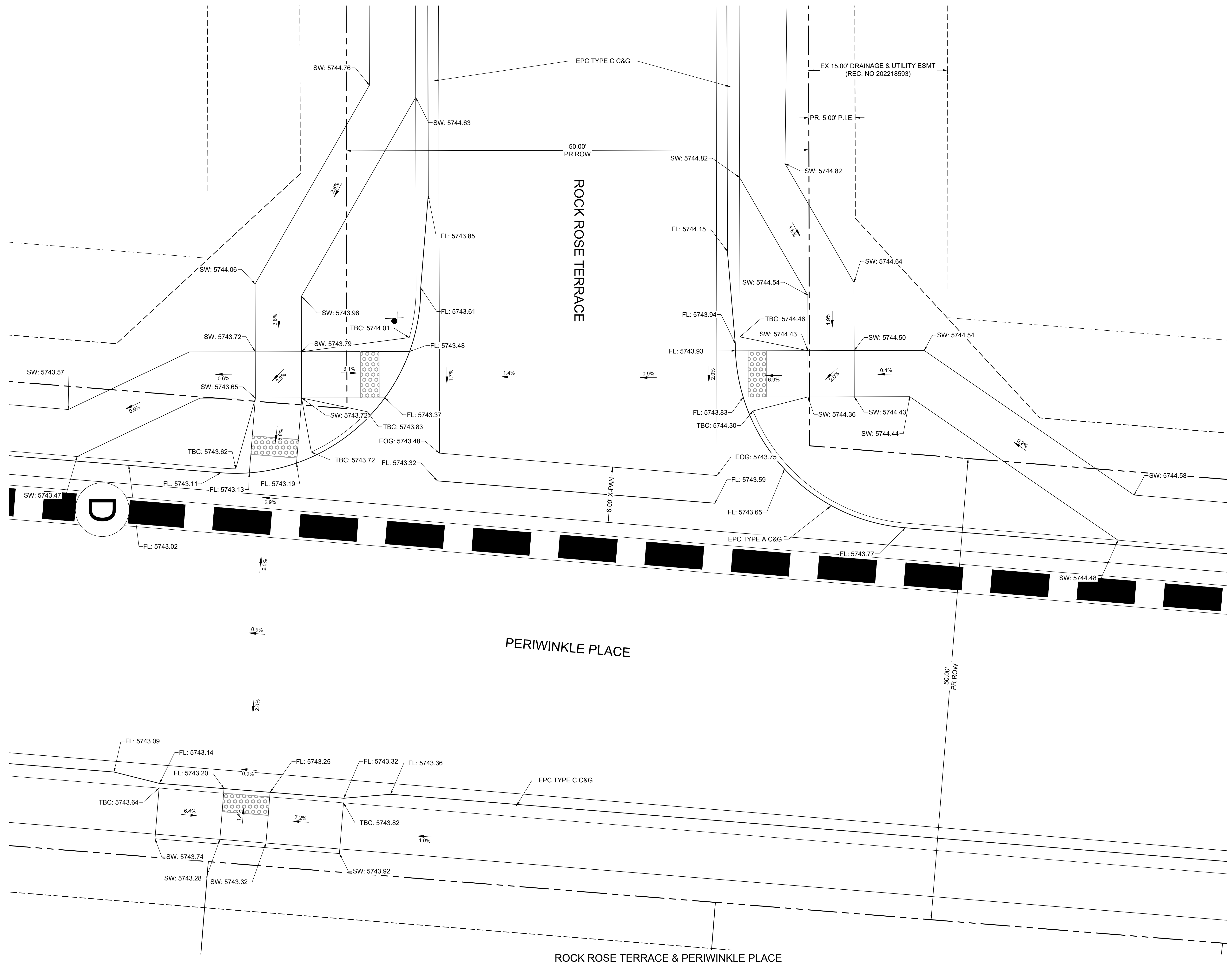
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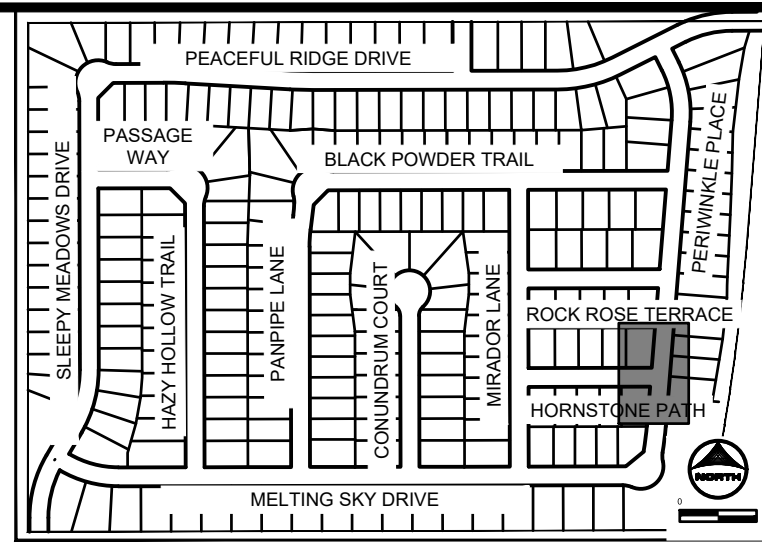
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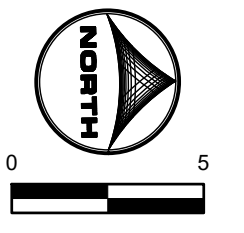
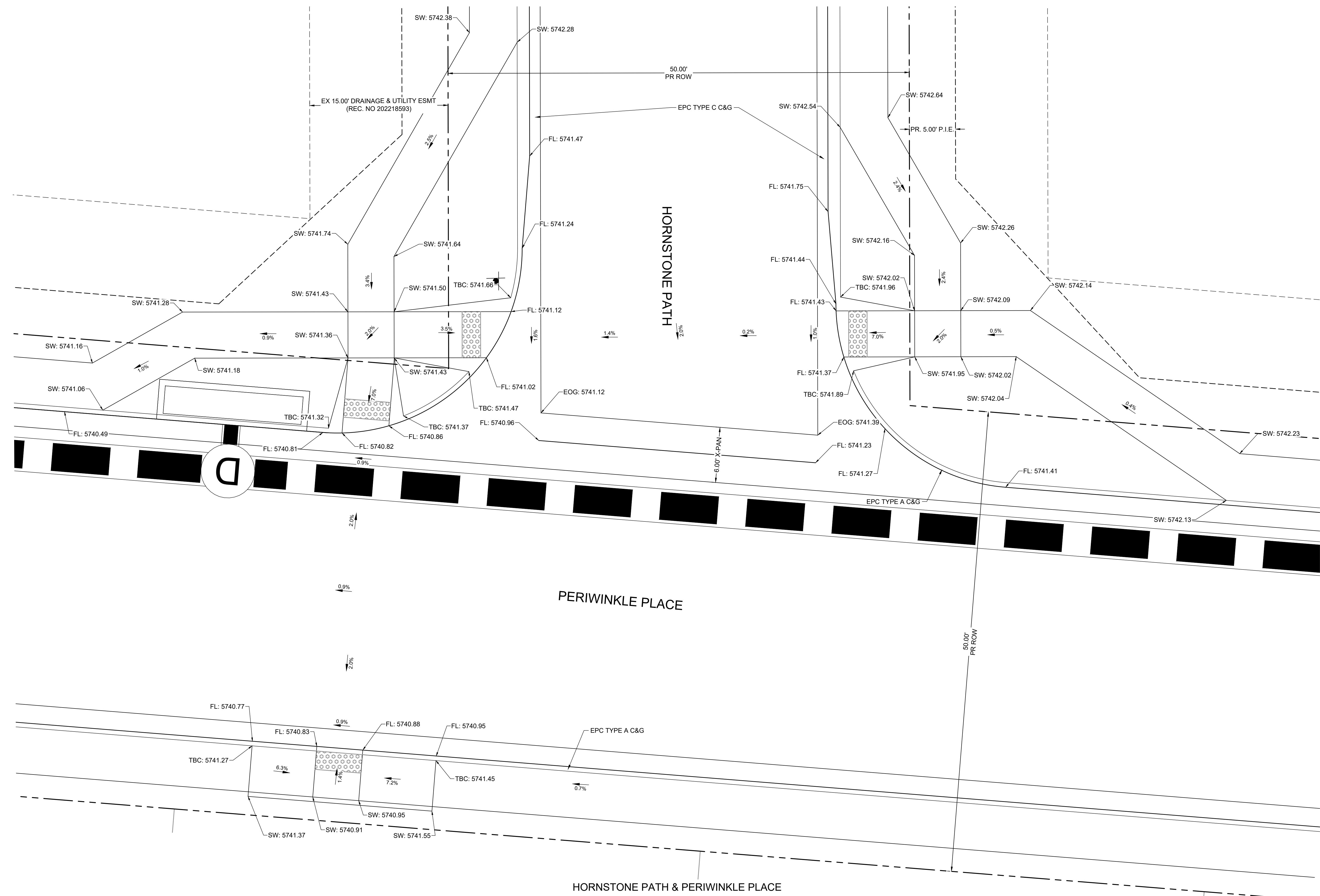
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HR GREEN Xref: xv-dgn; xv-row; xc-dgn; xc-row; wgl-1-dbl; 2308; key_map; Street_PNP_Notes

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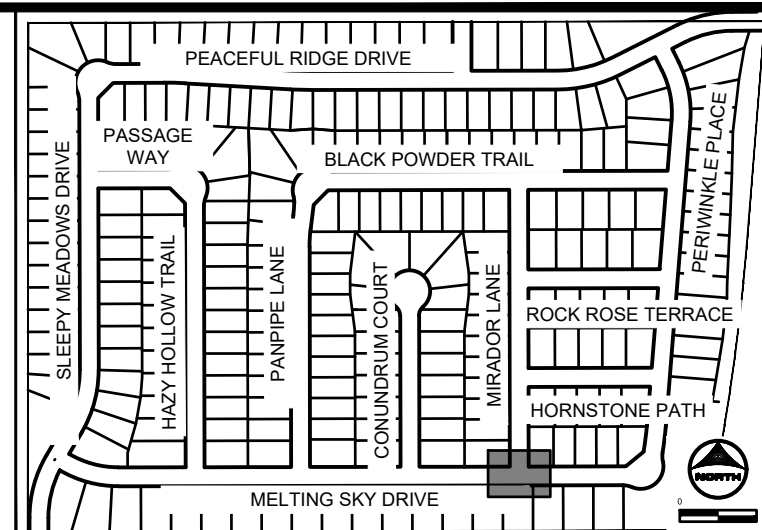
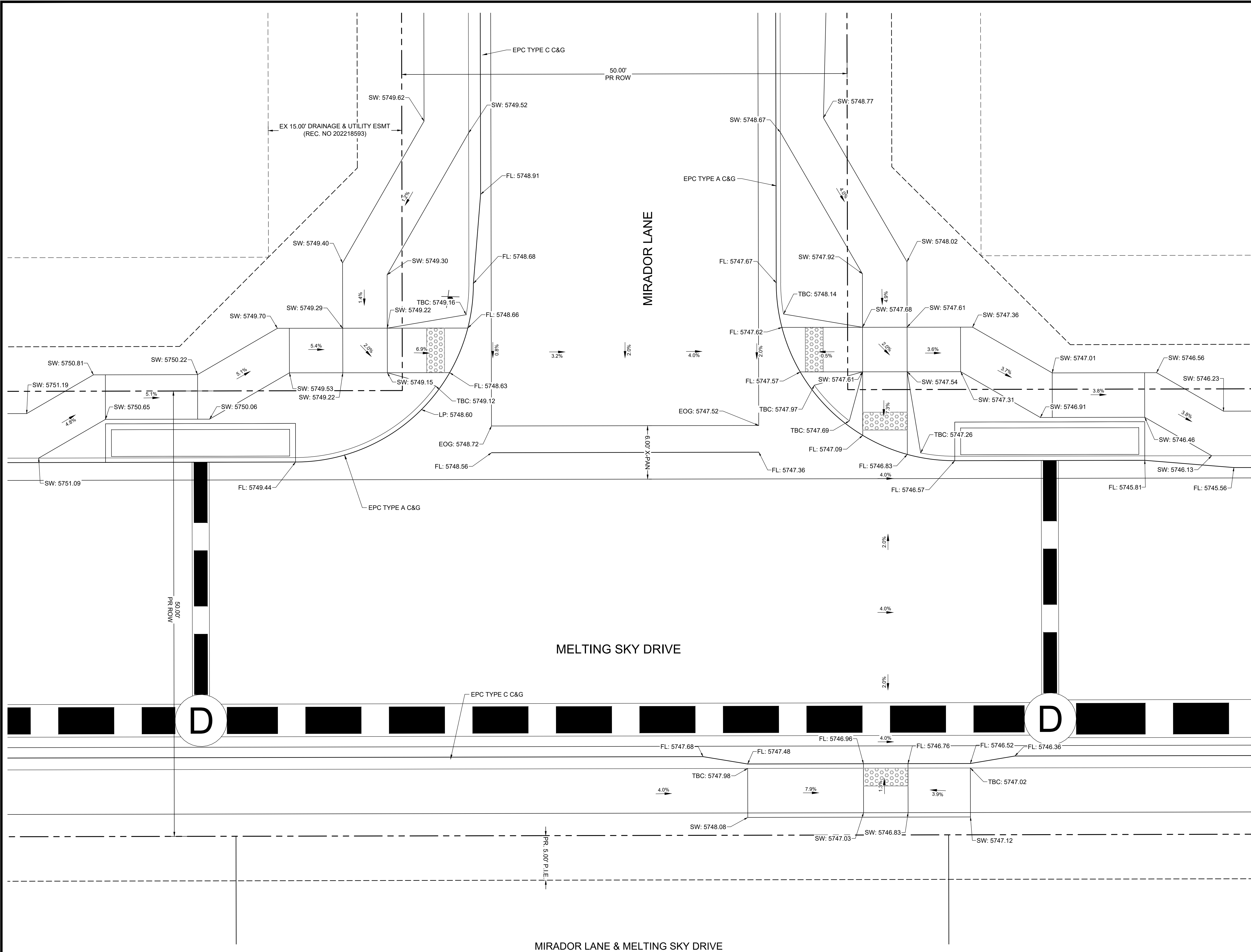
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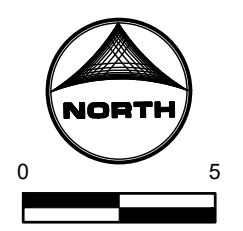
PEACEFUL RIDGE AT FOUNTAIN VALLEY
 PEACEFUL RIDGE DEVELOPMENT COMPANY
 EL PASO COUNTY, CO

CONSTRUCTION DOCUMENTS
 CURB RAMP GRADING PLAN

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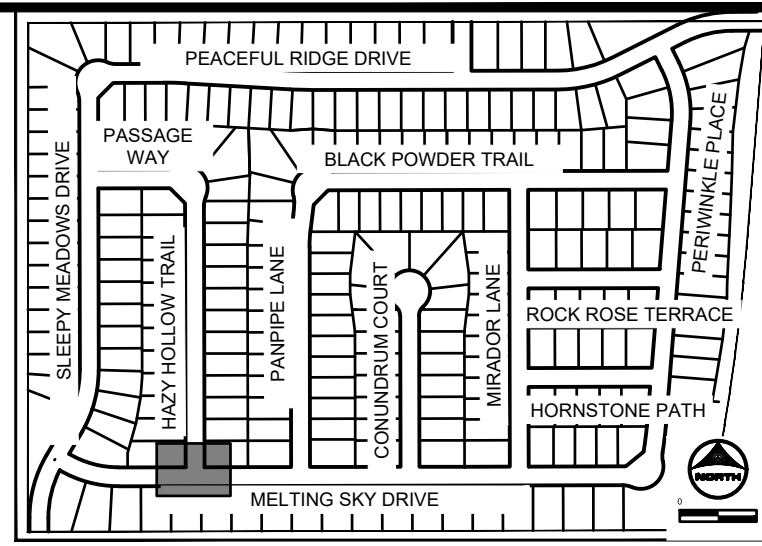
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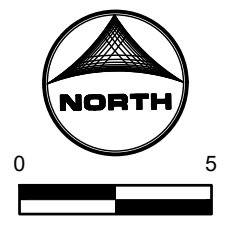
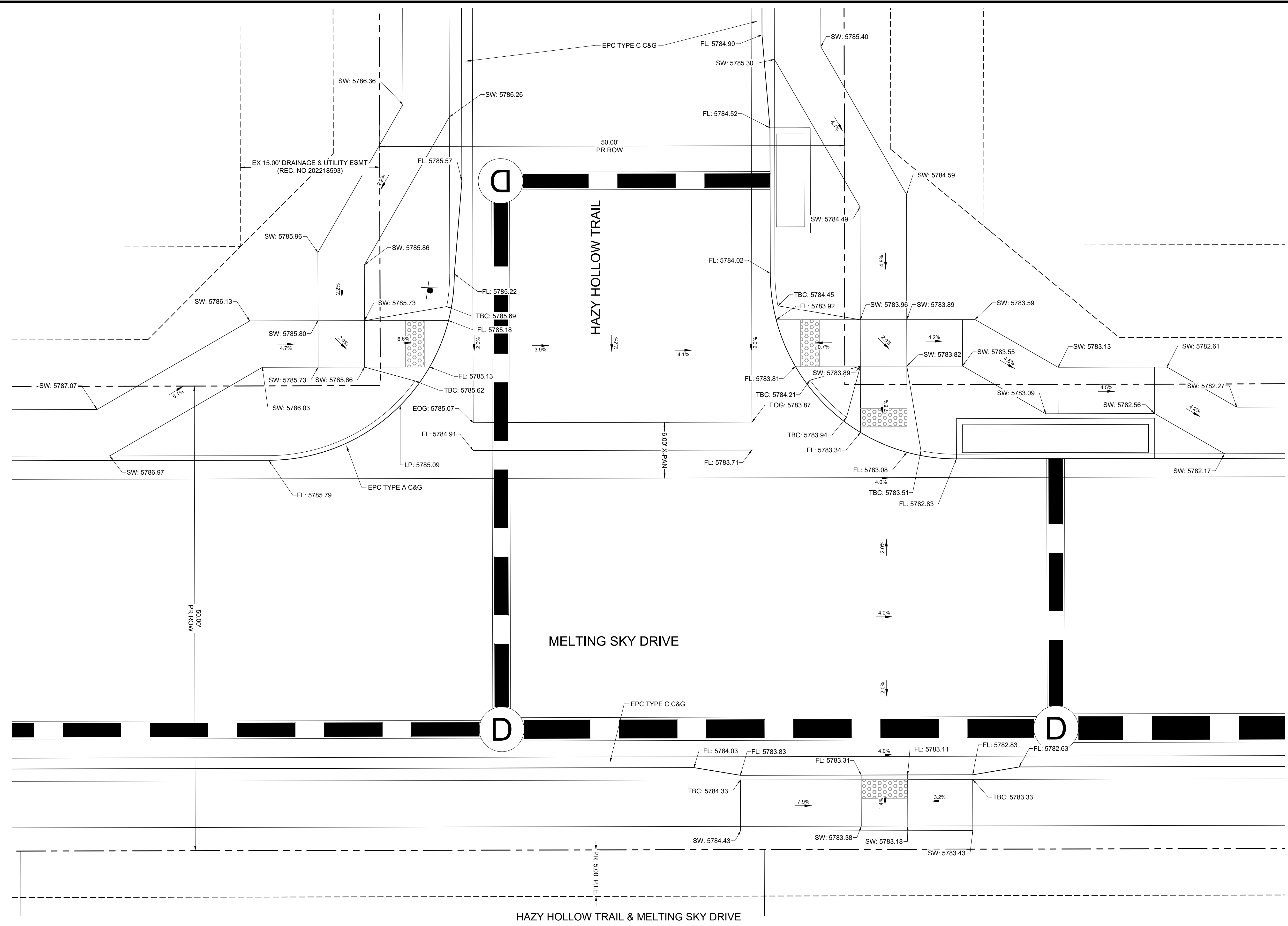
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KEY MAP
SCALE: NTS

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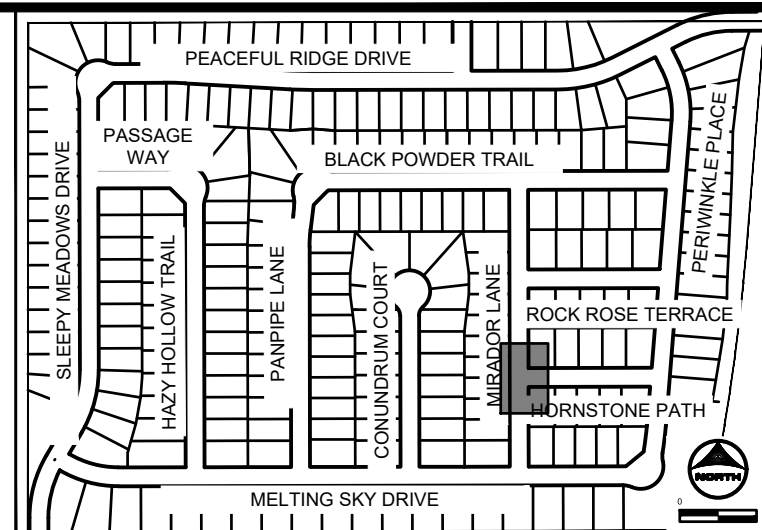
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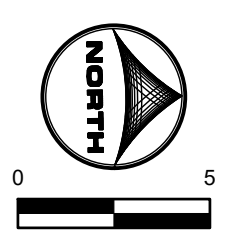
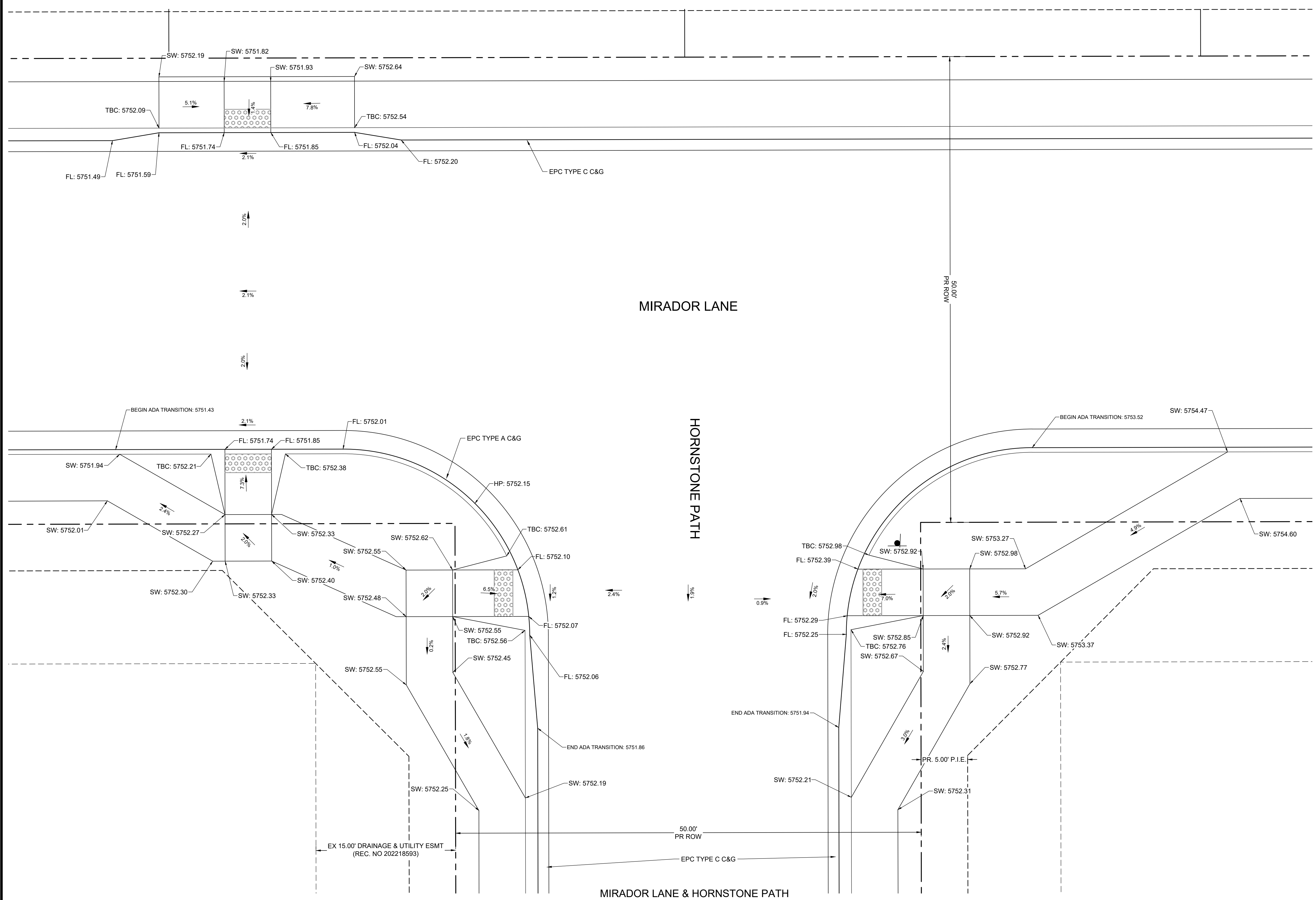
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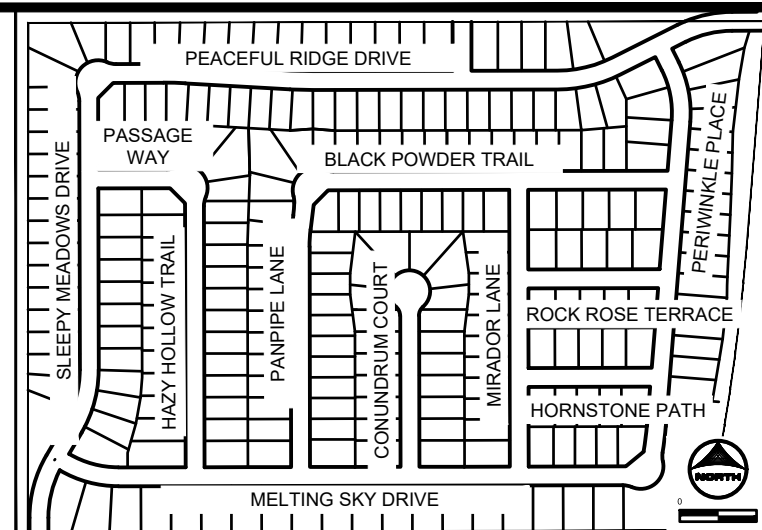
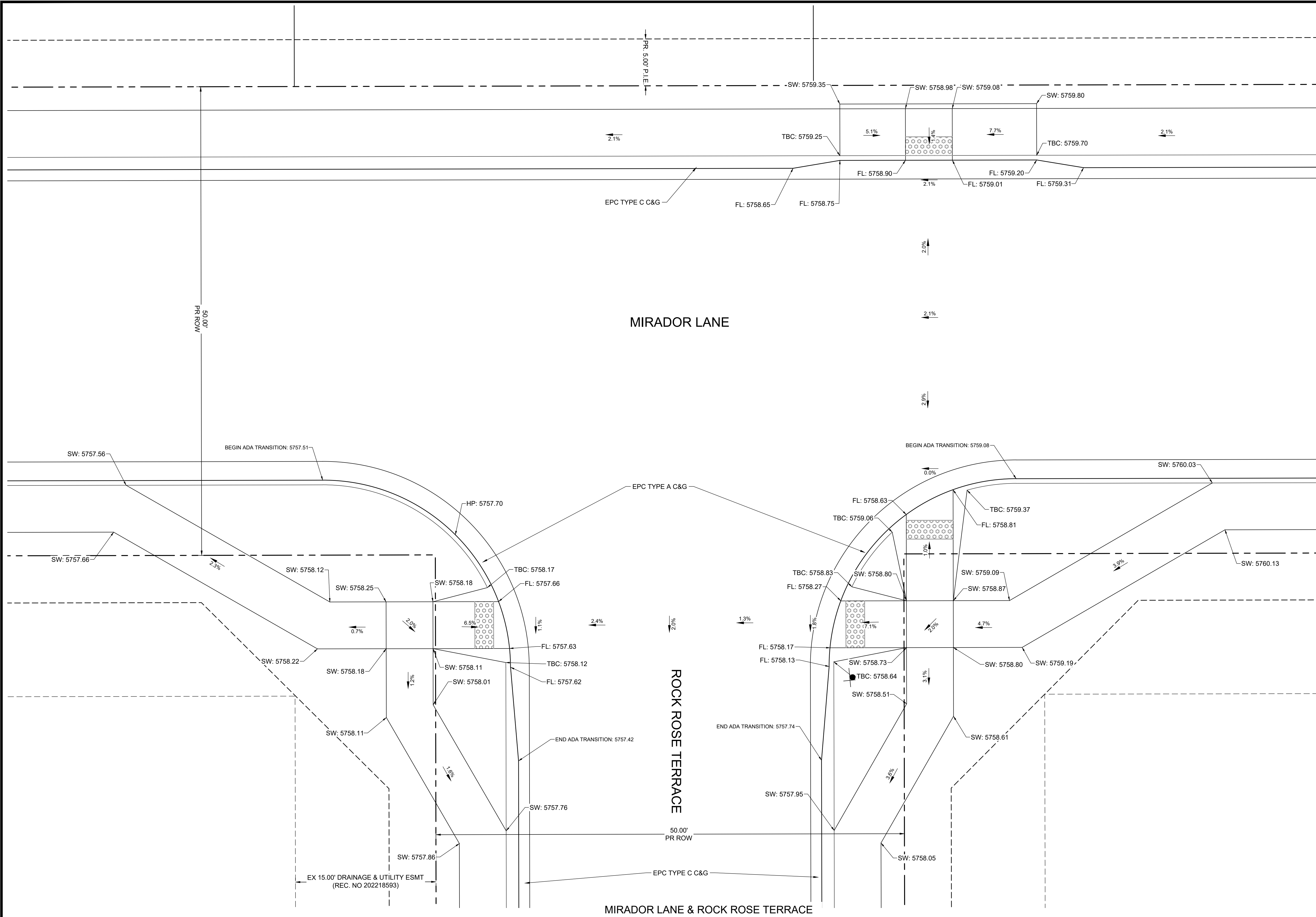
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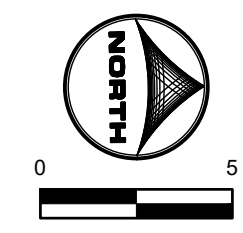
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APPROVED: KMH	JOB NUMBER: 2302308	0" = 1"
CAD DATE: 9/27/2023		IF NOT ONE INCH, ADJUST SCALE ACCORDINGLY.
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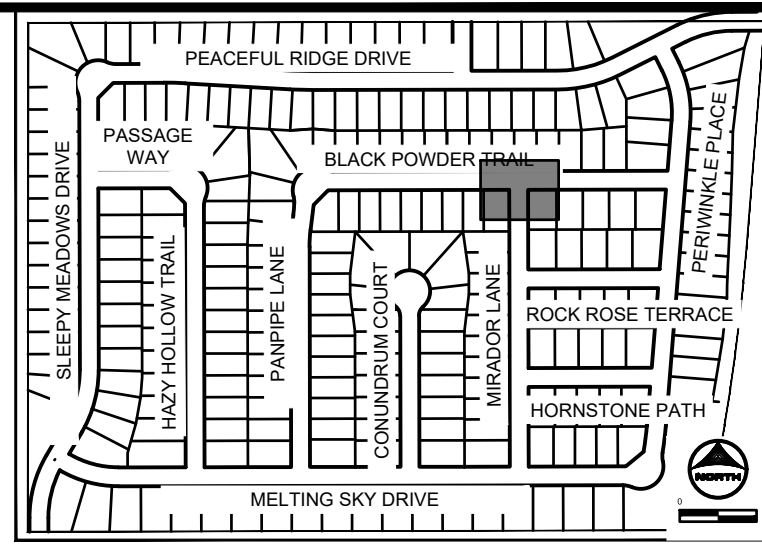
NO.	DATE	BY	REVISION DESCRIPTION

HRGreen
 HR GREEN - COLORADO SPRINGS
 1975 RESEARCH PARKWAY SUITE 230
 COLORADO SPRINGS, CO 80920
 PHONE: 719.384.2440
 FAX: 713.965.0044

PEACEFUL RIDGE AT FOUNTAIN VALLEY
 PEACEFUL RIDGE DEVELOPMENT COMPANY
 EL PASO COUNTY, CO

CONSTRUCTION DOCUMENTS
 CURB RAMP GRADING PLAN

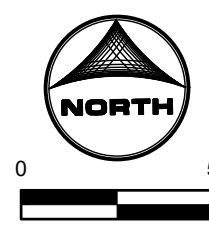
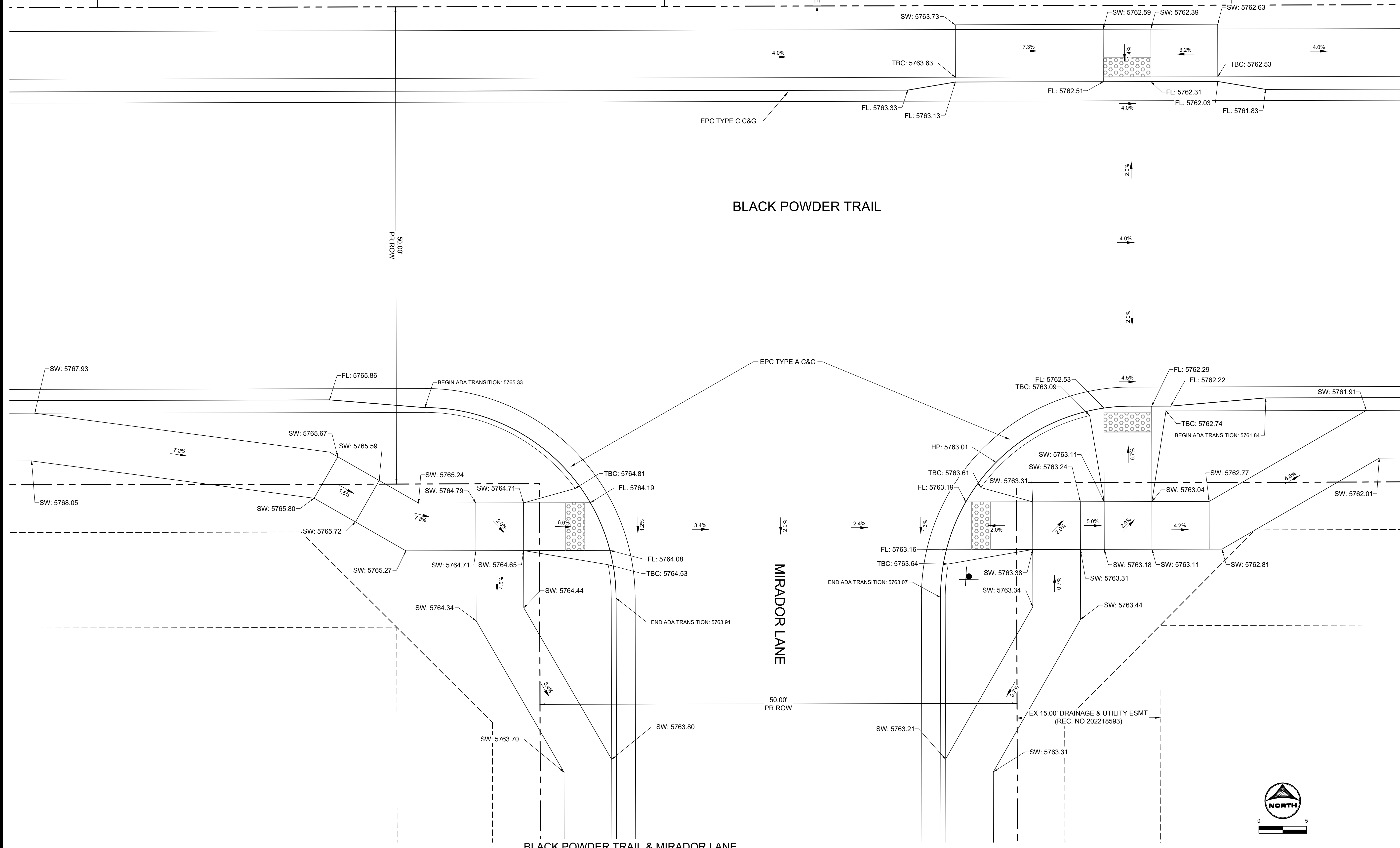
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 29



KEY MAP SCALE: NTS

GENERAL NOTES:

1. ALL ON-SITE STORM SEWER, SANITARY SEWER AND WATER LINES AND APPURTENANCES ARE PROPOSED, UNLESS OTHERWISE NOTED.
2. ALL TYPE C C&G SHALL BE CONSTRUCTED PER EL PASO COUNTY TYPE C OPTIONAL C&G. REFER TO DETAIL SD_2_20 ON SHEET 81.
3. ALL ON-SITE ROADWAY ARE 'URBAN LOCAL' CLASSIFICATION WITH A 30' PAVED WIDTH WITH THE EXCEPTION OF BRIDGEGATE PLACE, BRIDGEGATE PLACE IS 'URBAN COLLECTOR' CLASSIFICATION WITH A 32' PAVED WIDTH. POSTED SPEED LIMIT FOR ALL ON-SITE ROADWAY WILL BE 25 MPH. SEE SIGNAGE AND STRIPING PLAN ON SHEET 16.
4. ALL ON-SITE CURB RAMPS SHALL HAVE NO GREATER THAN A 5% SLOPE THROUGH THE CURB AND GUTTER. FLOW-LINES SHALL TRANSITION FROM TYPICAL TO ADA COMPLIANT AS NOTED IN CURB RAMP SHEETS.
5. SEE OVERLOT GRADING PLANS FOR EXISTING AND PROPOSED CONTOURS.
6. EDGE PROTECTION PER ECM 6.3.1 SHALL BE PROVIDED



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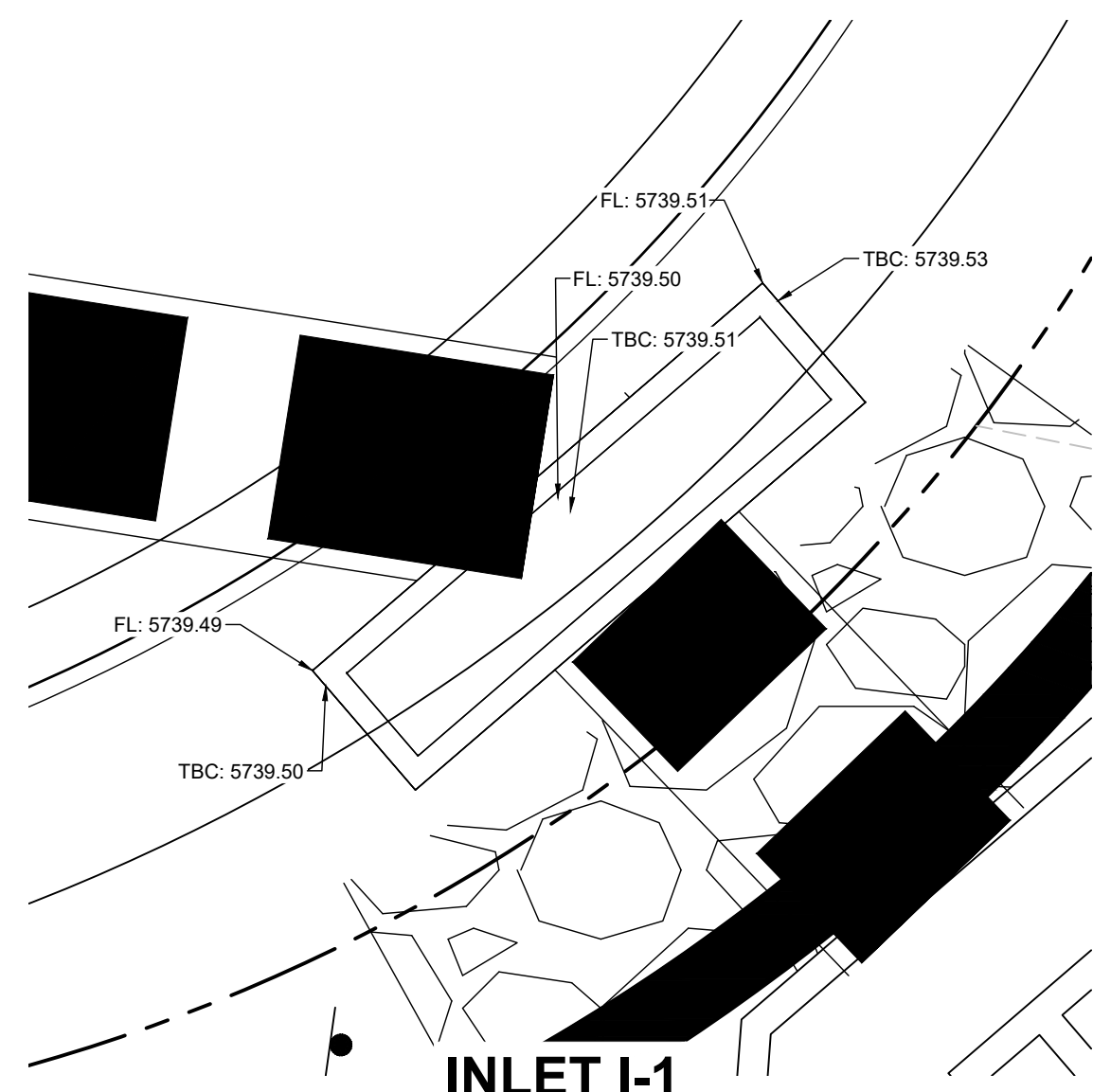
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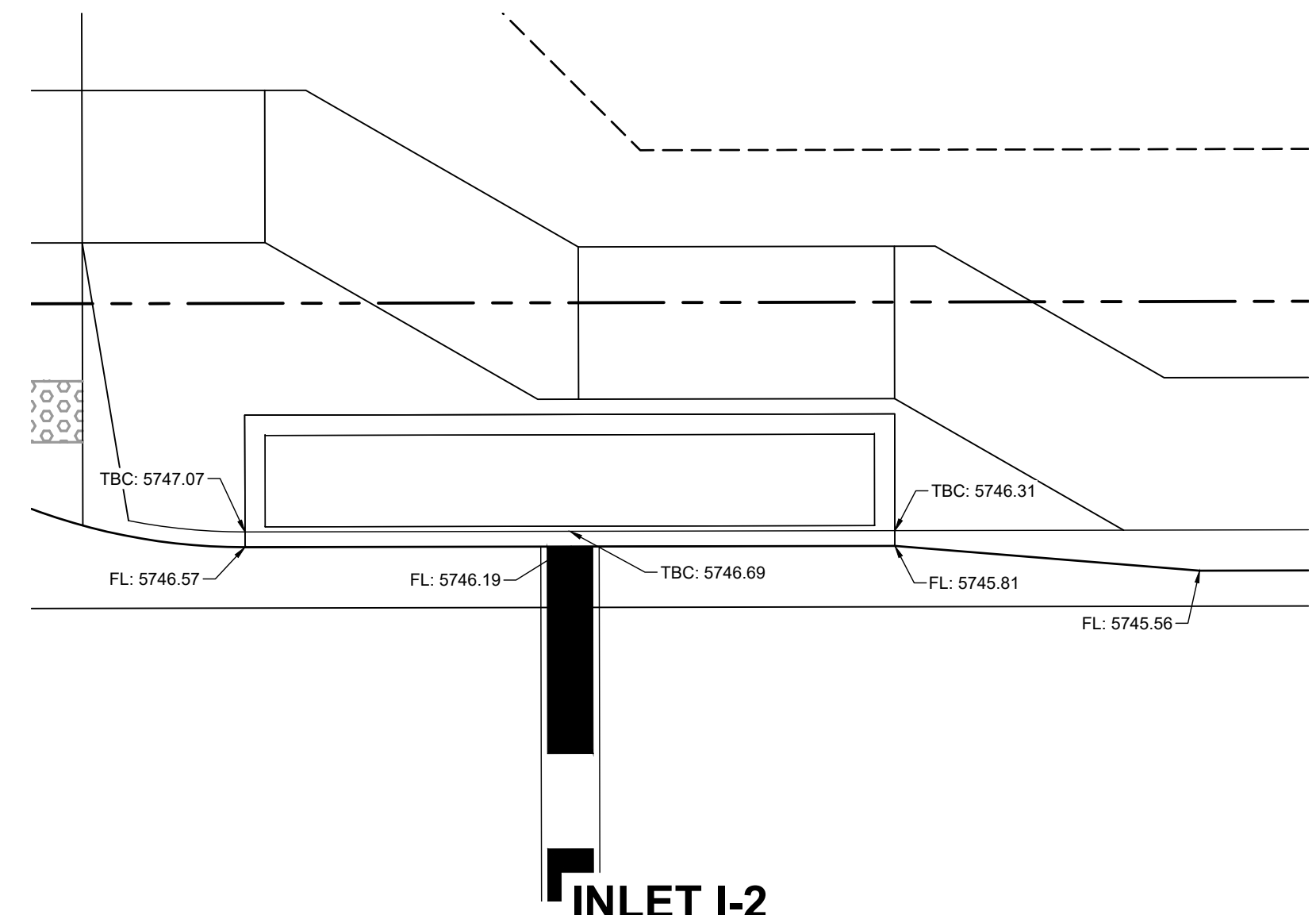
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 PEACEFUL RIDGE DEVELOPMENT COMPANY
 EL PASO COUNTY, CO

CONSTRUCTION DOCUMENTS
 CURB RAMP GRADING PLAN

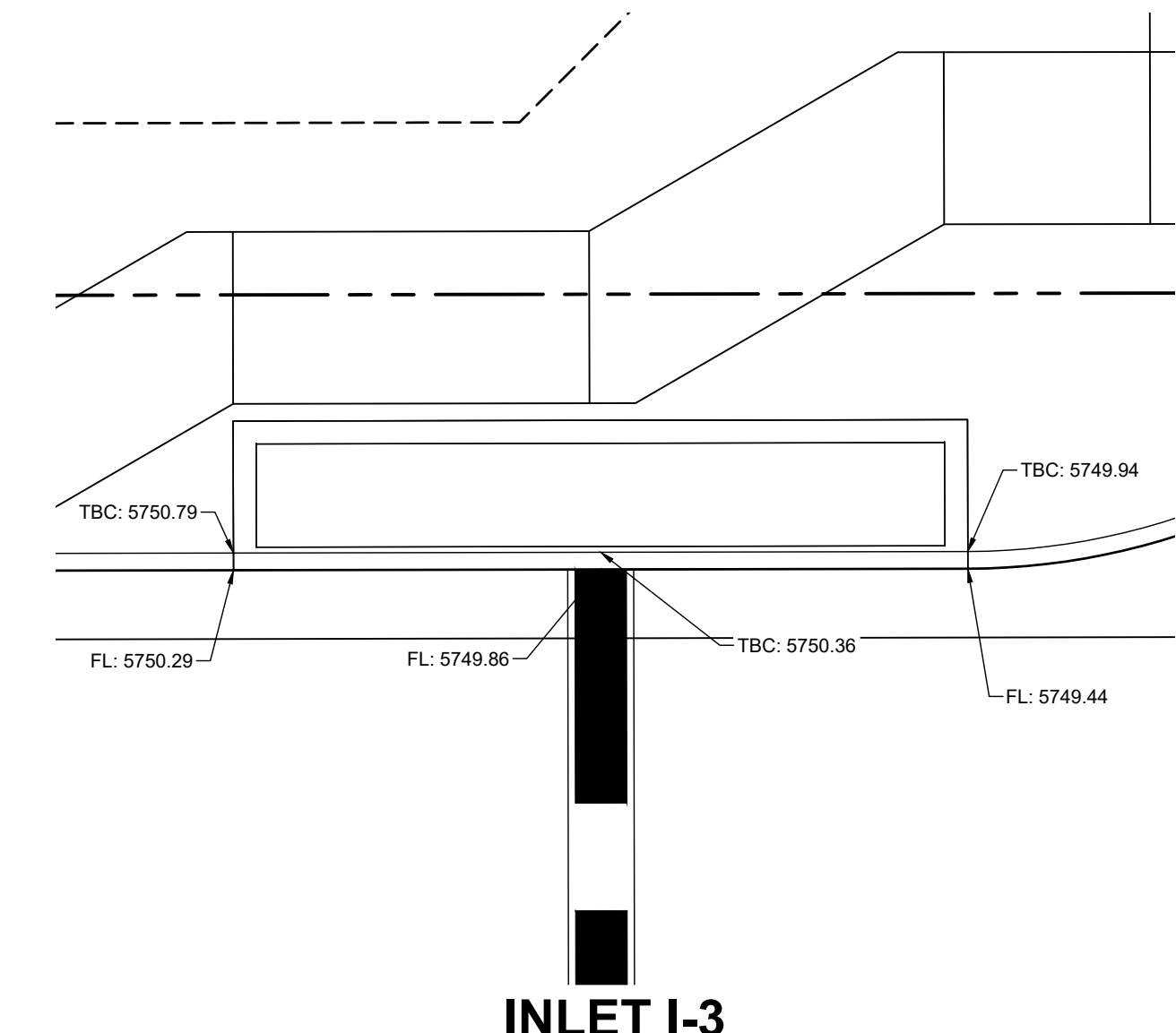
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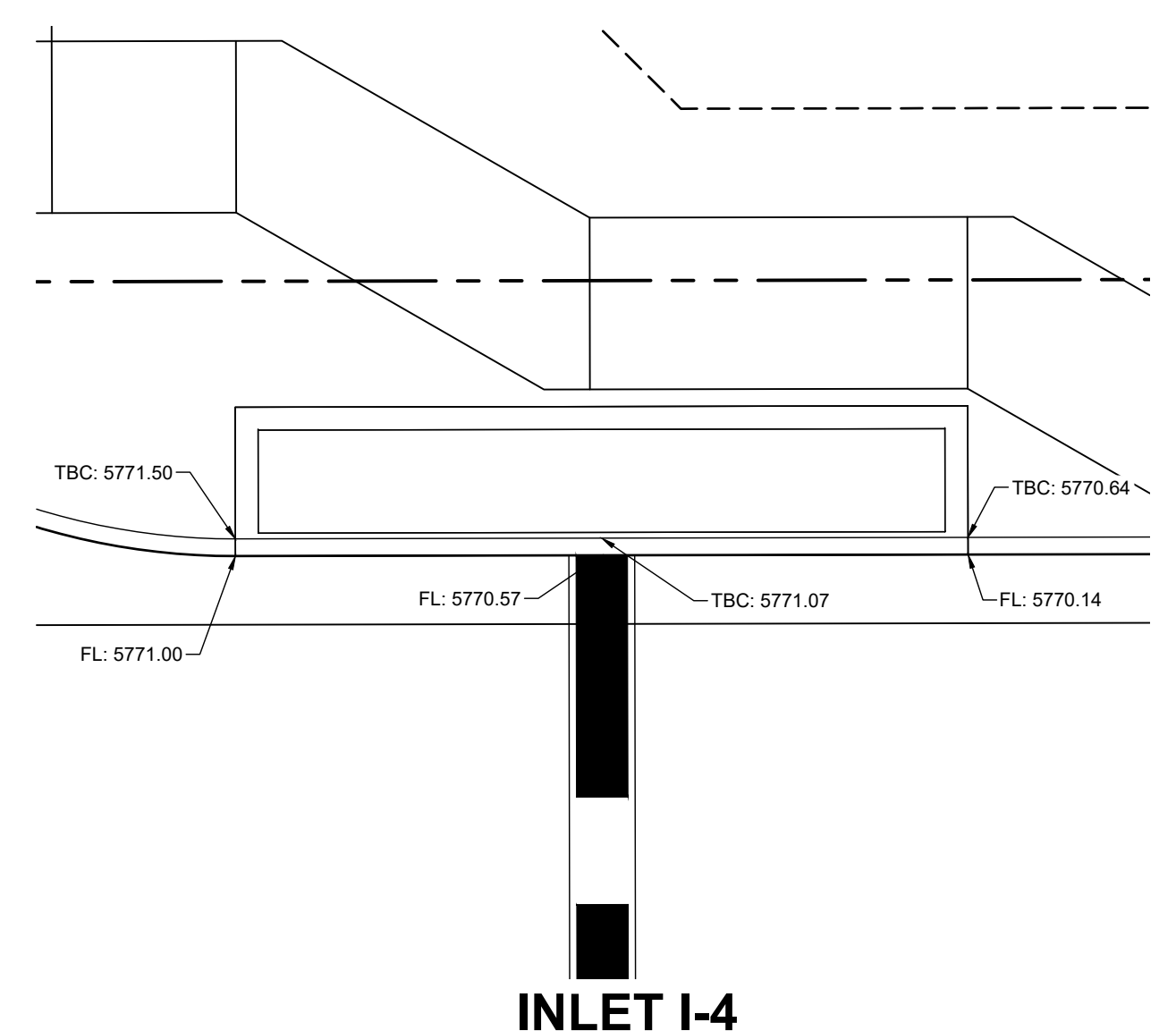
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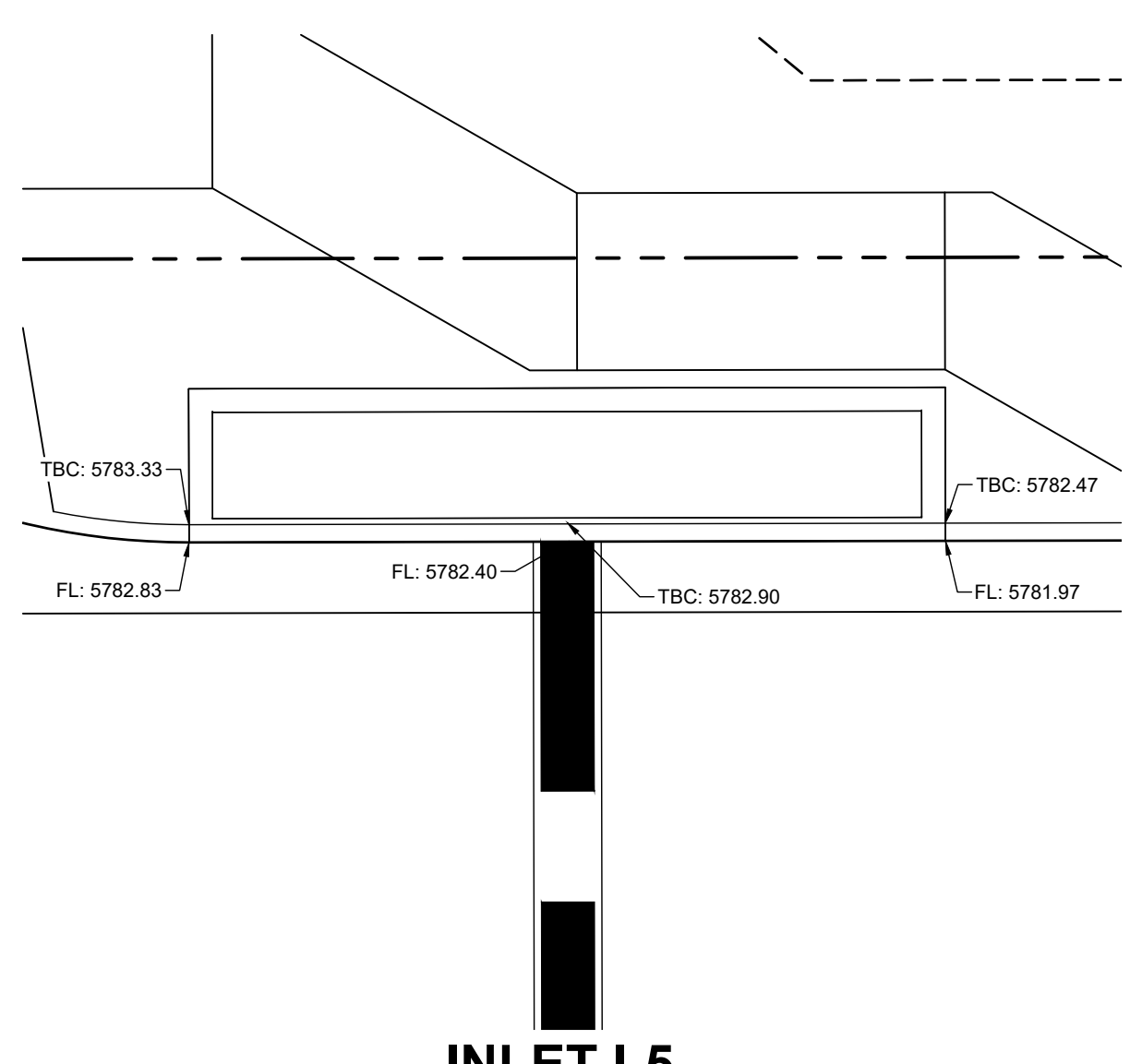
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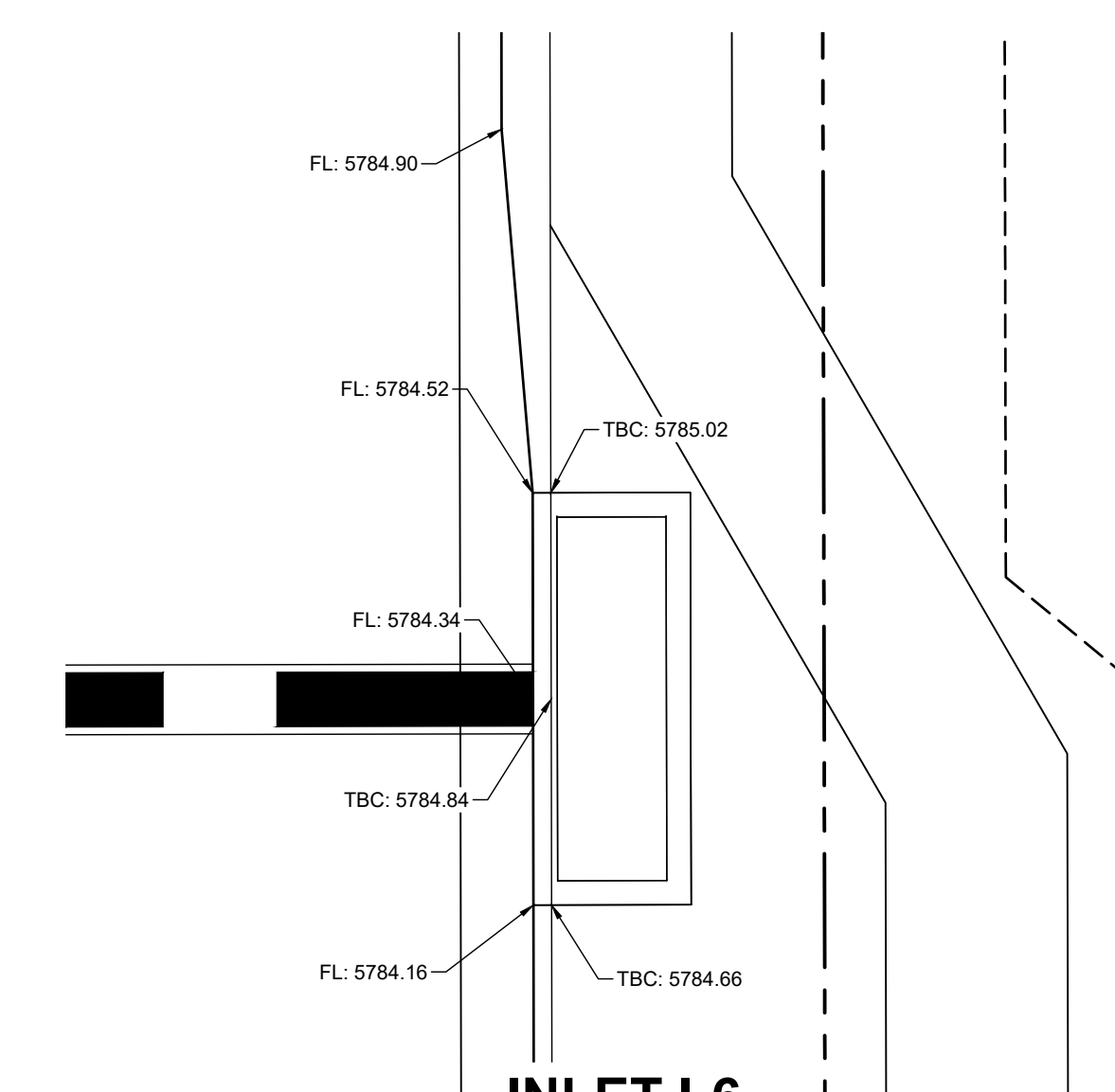
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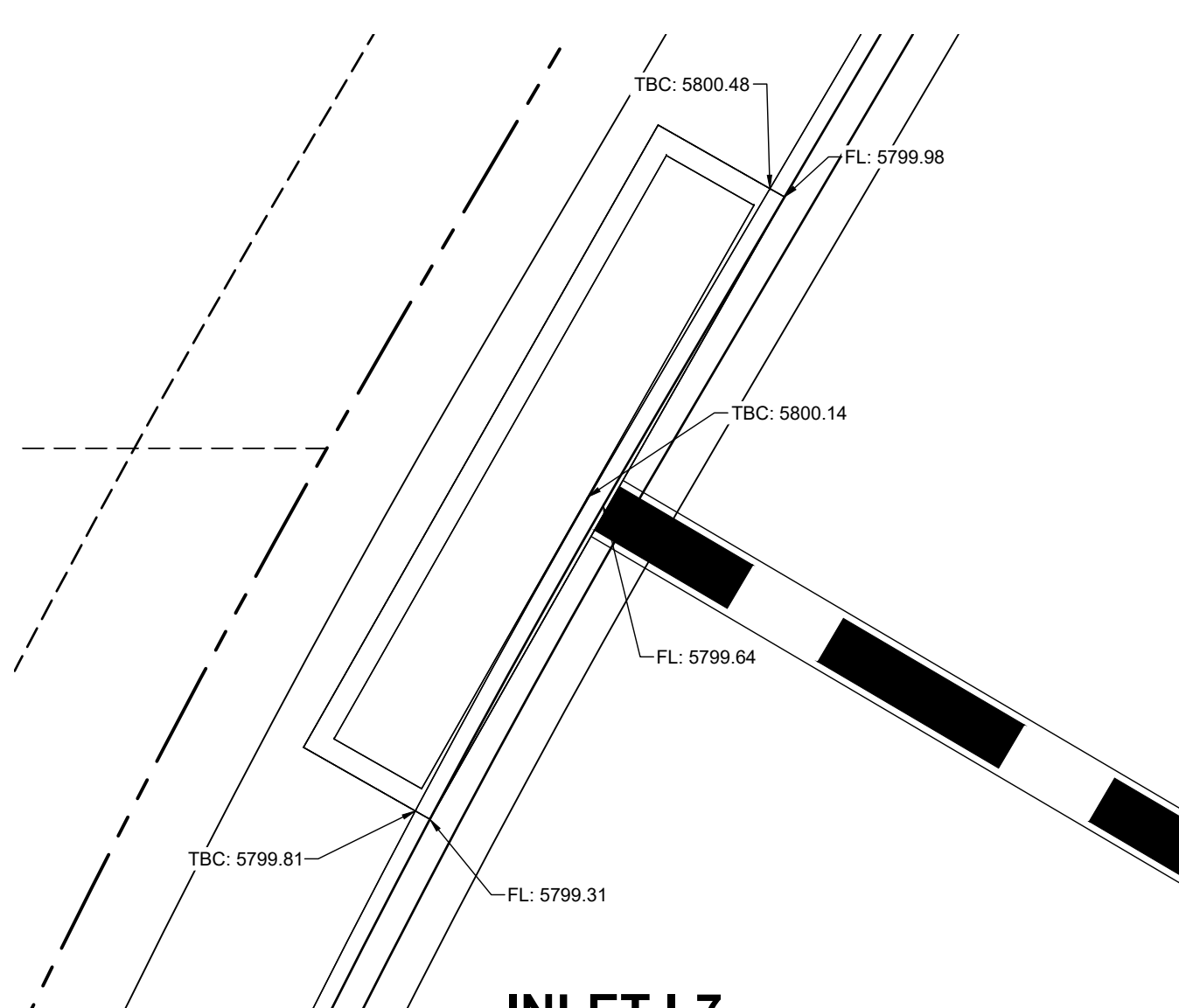
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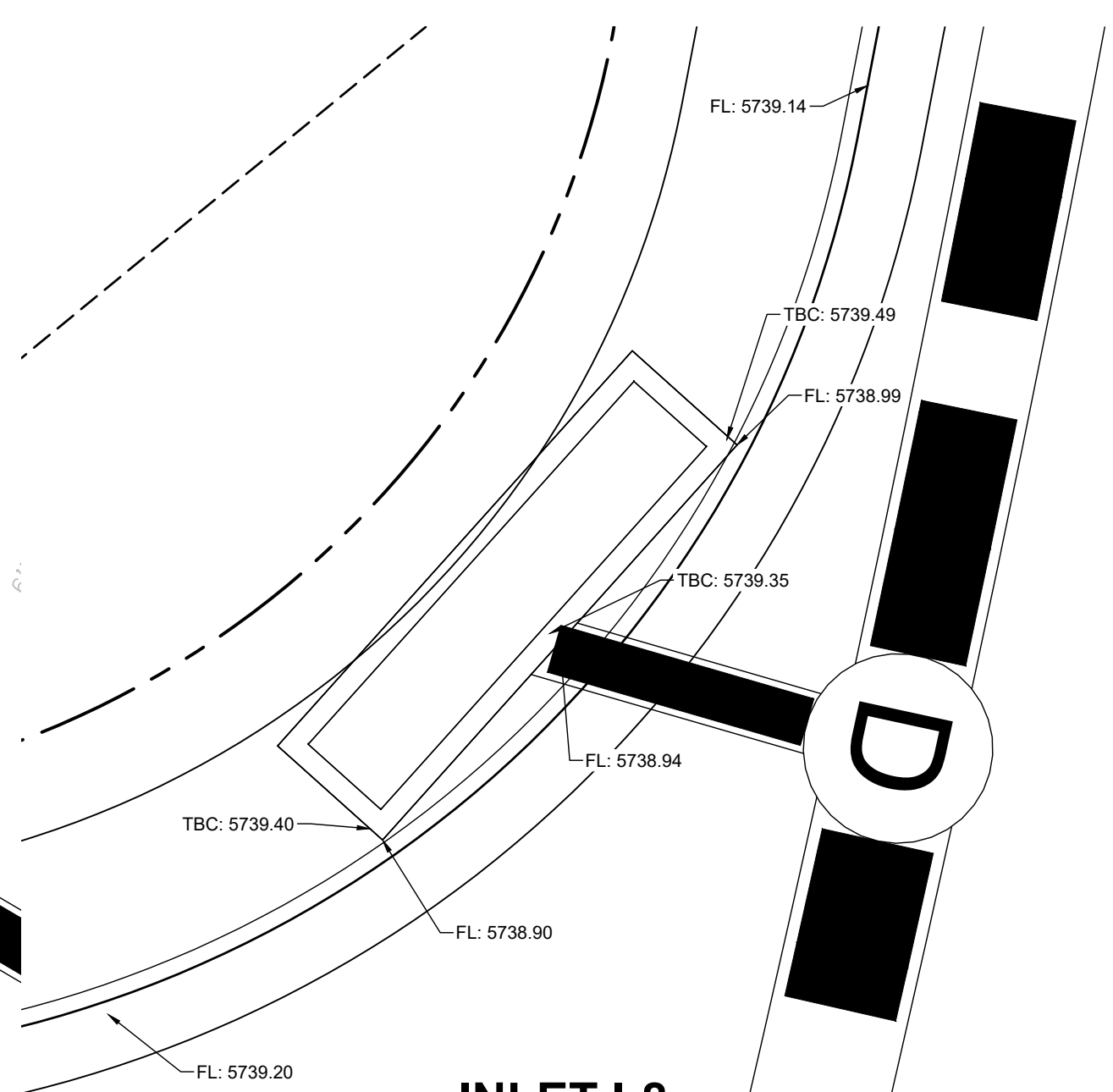
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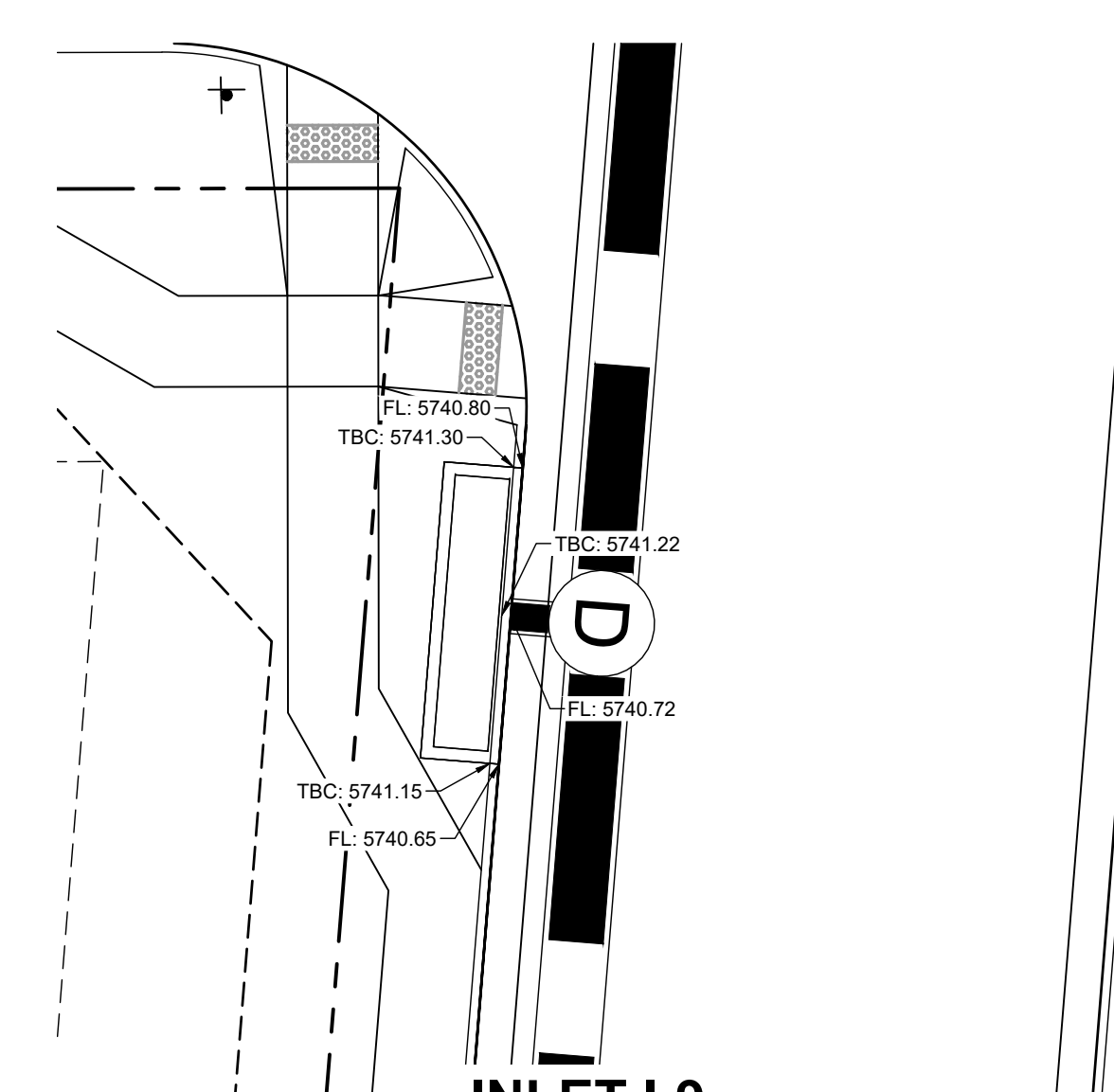
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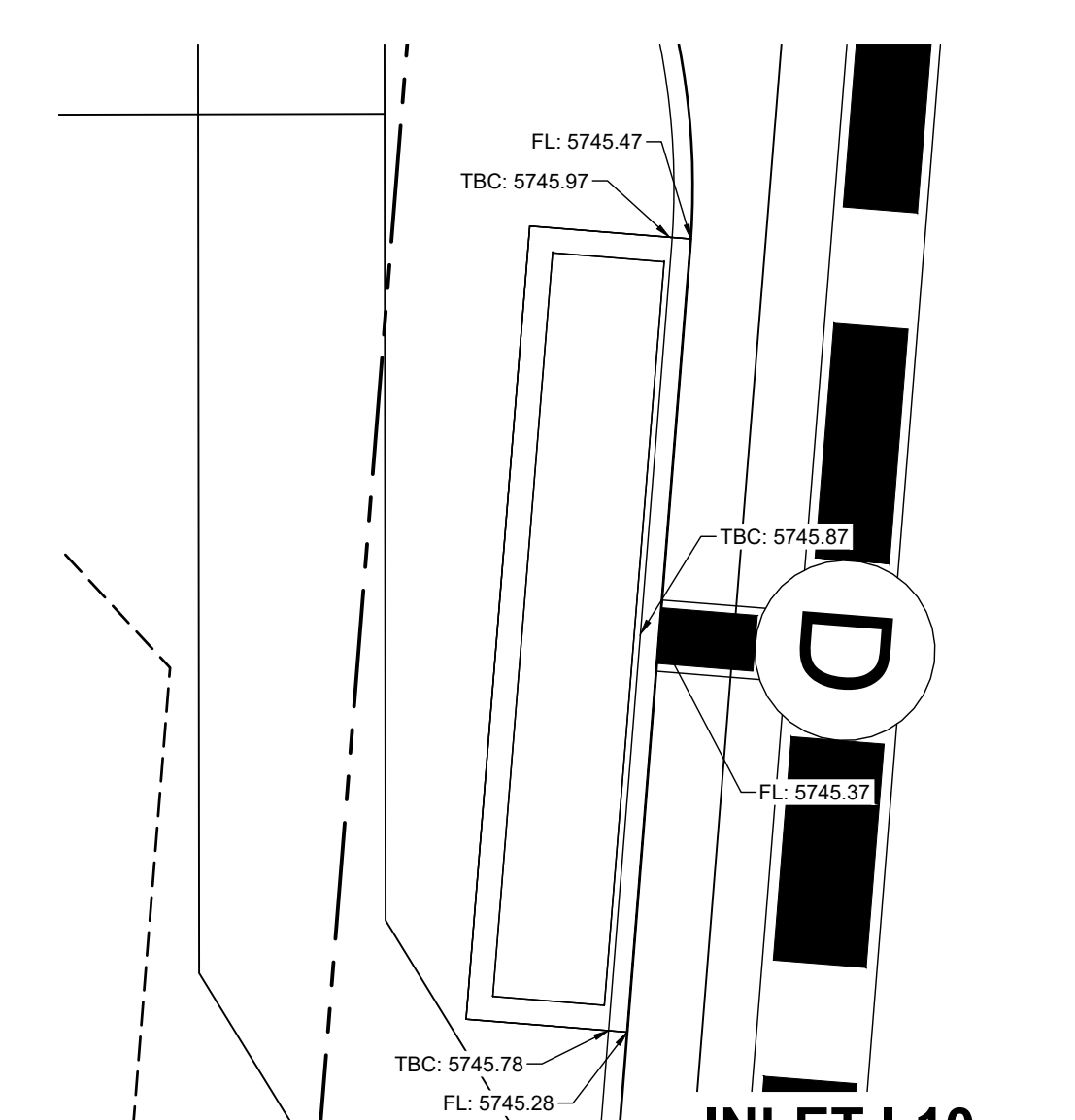
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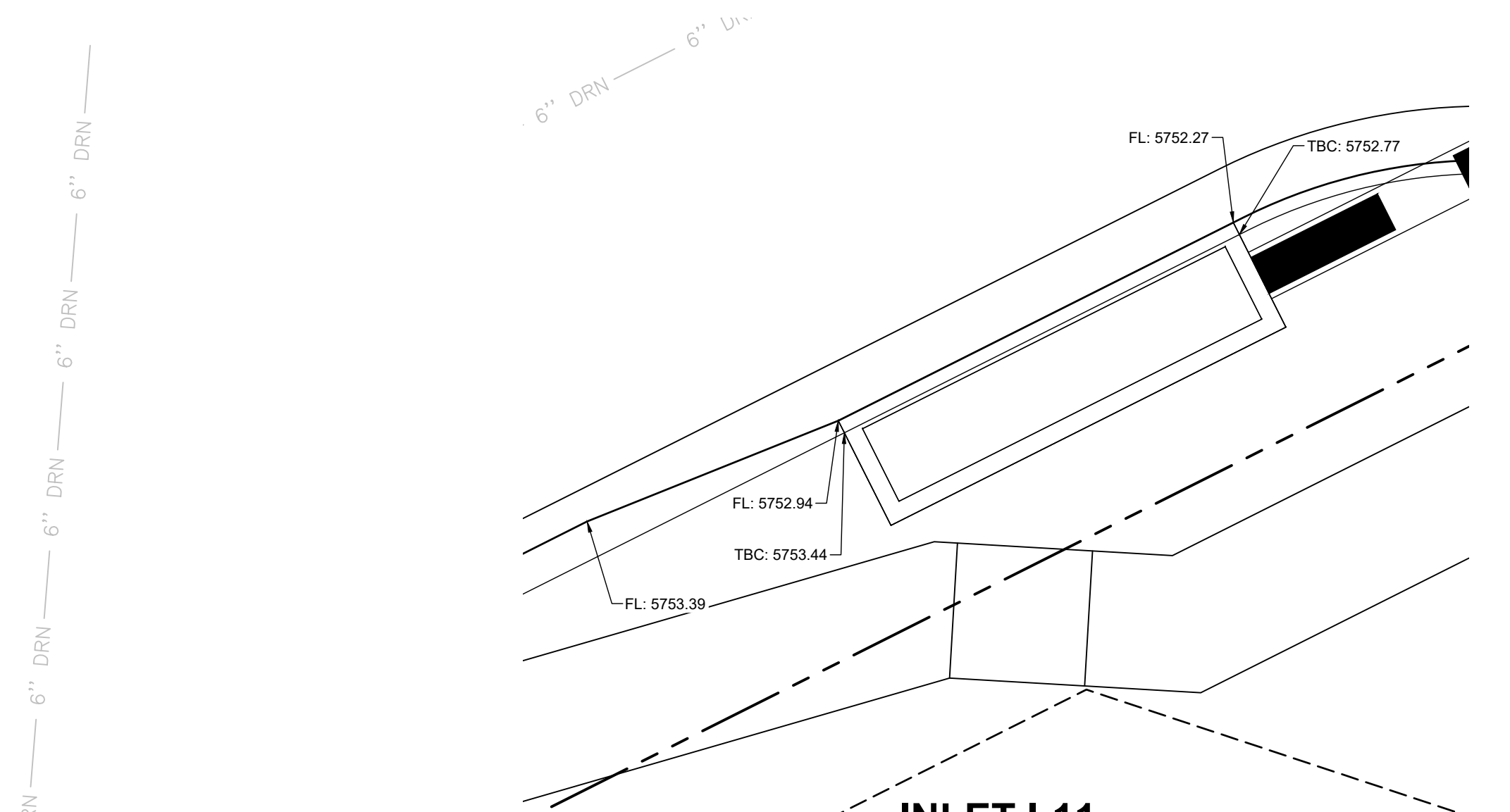
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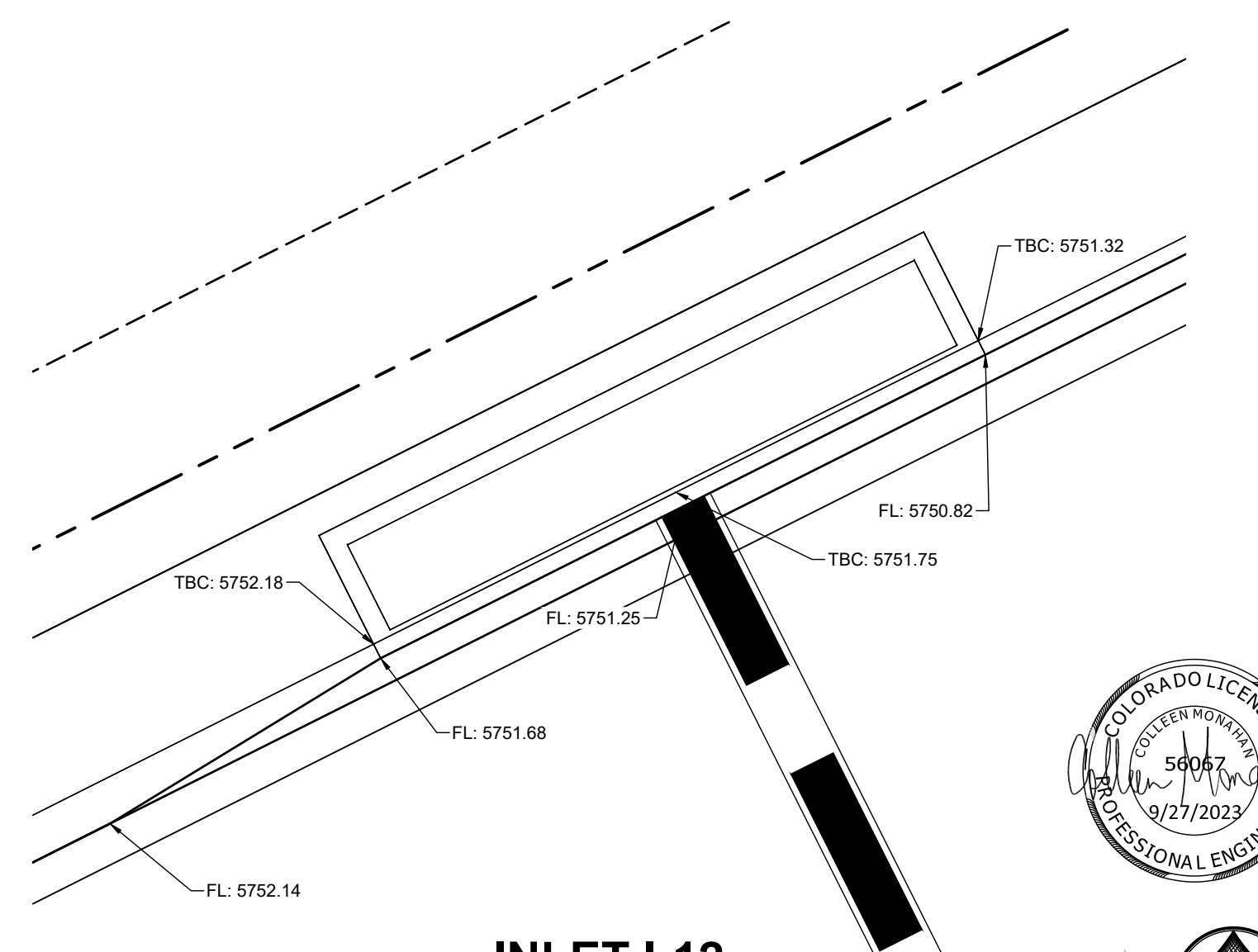
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INLET I-10



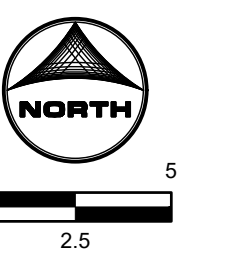
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INLET I-12

6" DRN — 6" DRN — 6" DRN — 6" DRN

6" DRN — 6" DRN



PCD FILE NO. CDR-22-015

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CAD DATE: 9/27/2023		IF NOT ONE INCH, ADJUST SCALE ACCORDINGLY.
CAD FILE: J:\2023\2302308\CAD\DWG\CDCs\Inlet_Elevations		

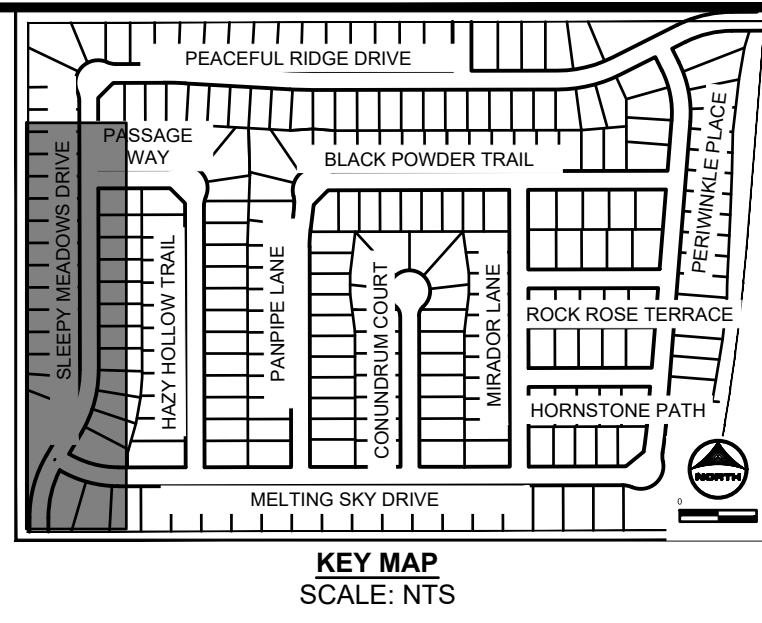
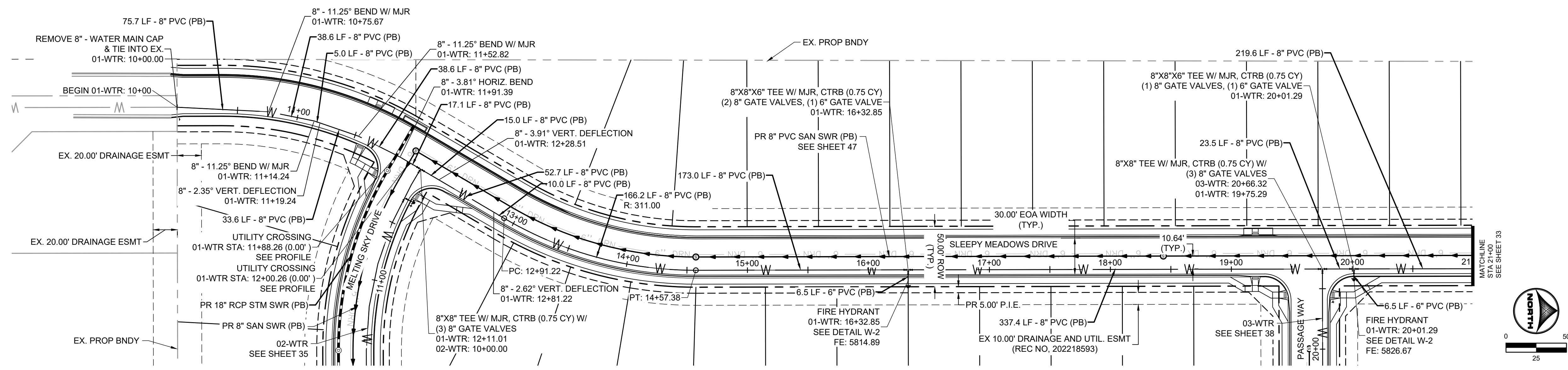
NO.	DATE	BY	REVISION DESCRIPTION

HRGreen
 HR GREEN - COLORADO SPRINGS
 1975 RESEARCH PARKWAY SUITE 230
 COLORADO SPRINGS, CO 80920
 PHONE: 719.394.2440
 FAX: 713.965.0044

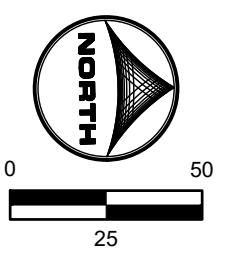
PEACEFUL RIDGE AT FOUNTAIN VALLEY
 PEACEFUL RIDGE DEVELOPMENT COMPANY
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CONSTRUCTION DOCUMENTS
 INLET ELEVATIONS

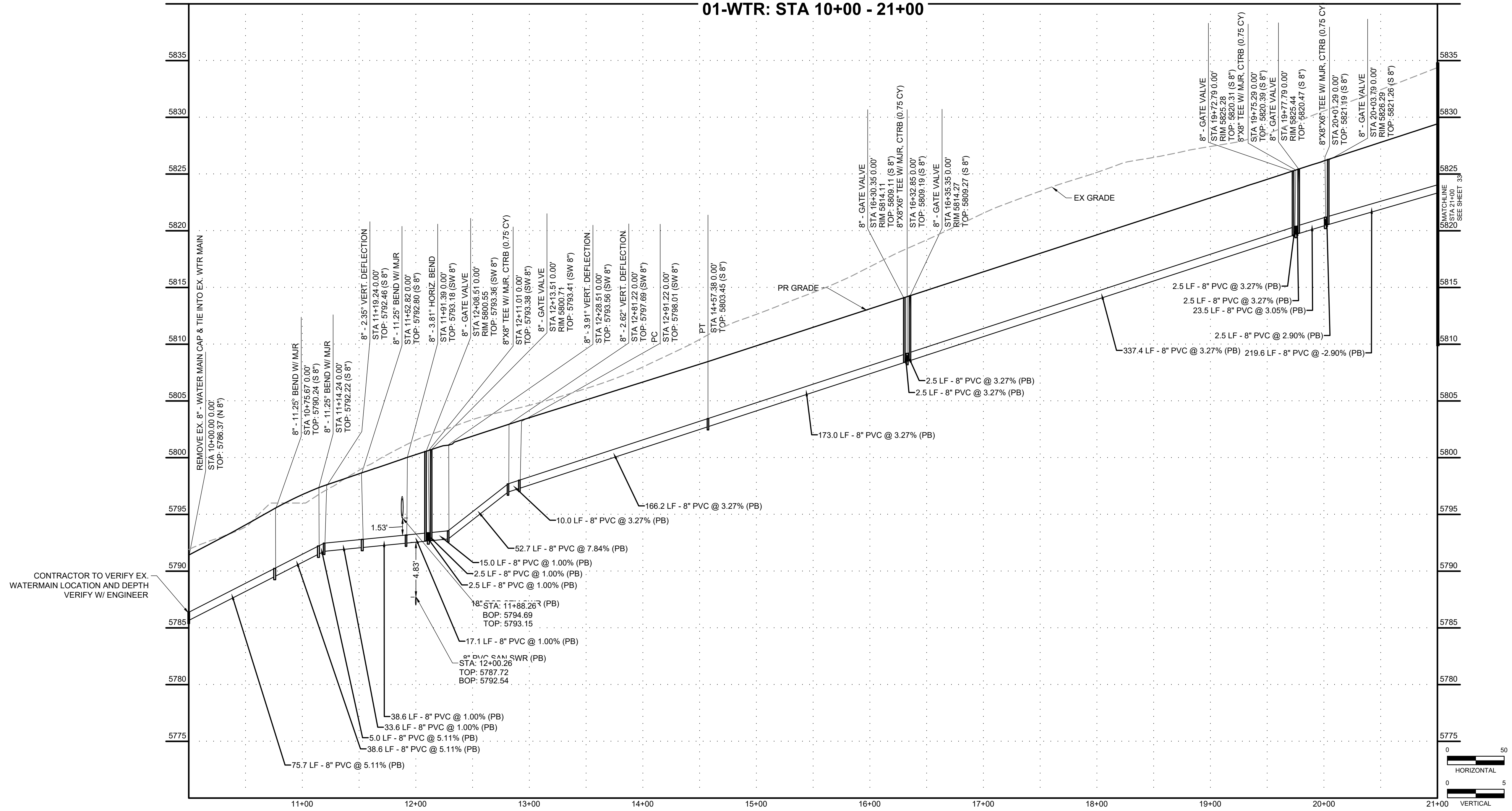
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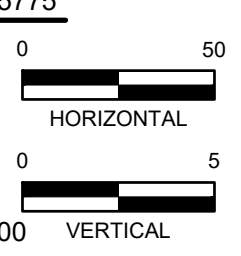
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 3. FOR WATER SERVICES, SEE SHEET 53 - 56.
 4. ALL PROFILE GRADE CALLOUTS ARE @ THE PROFILED PIPES CENTER-LINE.



01-WTR: STA 10+00 - 21+00



CONTRACTOR TO VERIFY EX. WATERMAIN LOCATION AND DEPTH VERIFY W/ ENGINEER



PCD FILE NO. CDR-22-015

DRAWN BY: DLH	JOB DATE: 5/4/2023	BAR IS ONE INCH ON OFFICIAL DRAWINGS.
APPROVED: KMH	JOB NUMBER: 2302308	0" = 1"
CAD DATE: 9/27/2023		IF NOT ONE INCH, ADJUST SCALE ACCORDINGLY.
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NO.	DATE	BY	REVISION DESCRIPTION

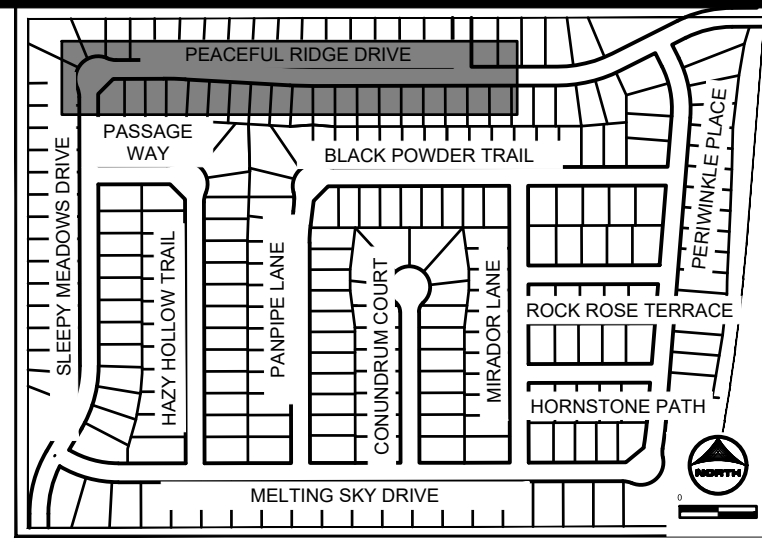


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COLORADO SPRINGS, CO 80920
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FAX: 719.965.0044

PEACEFUL RIDGE AT FOUNTAIN VALLEY
PEACEFUL RIDGE DEVELOPMENT COMPANY
EL PASO COUNTY, CO

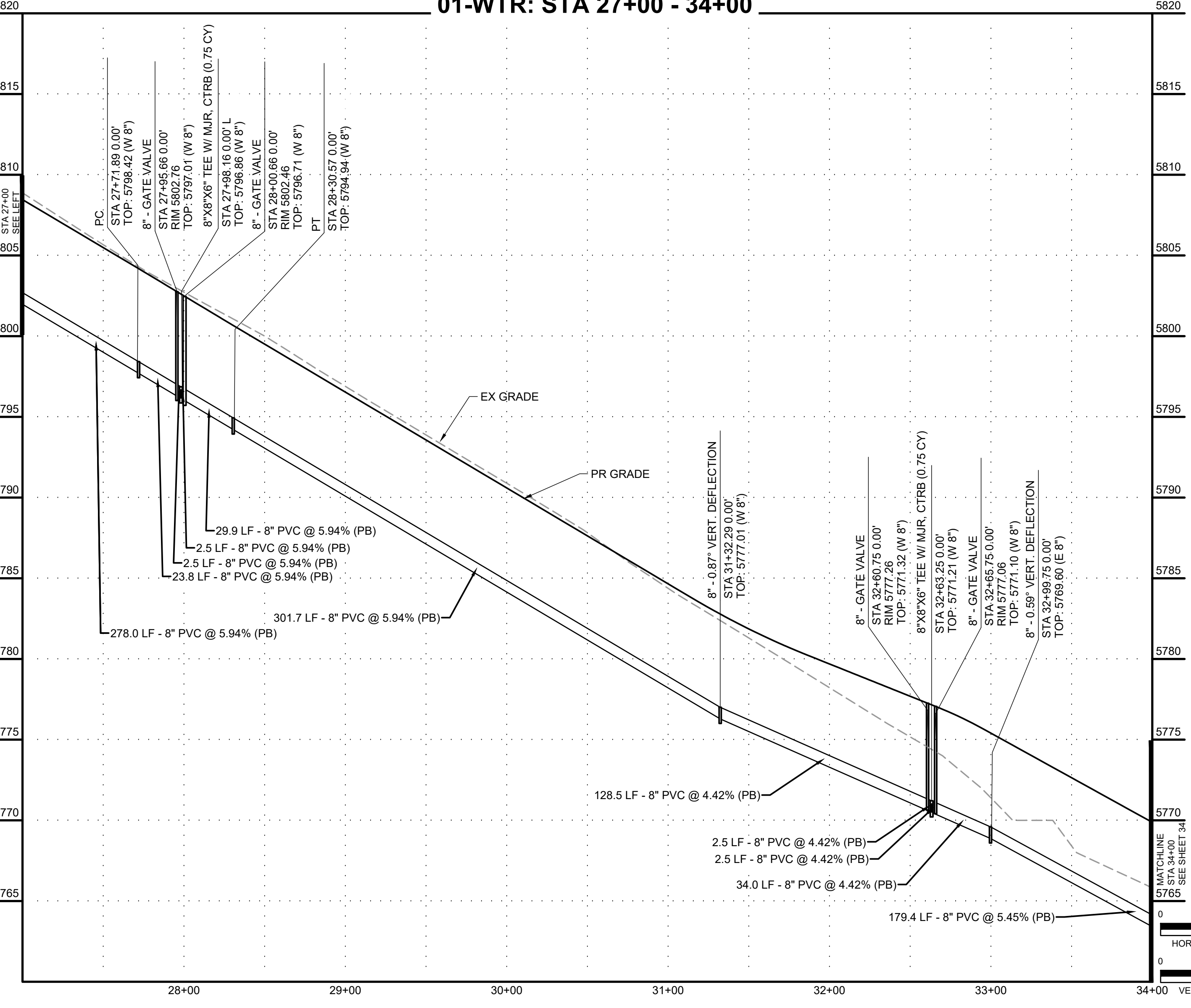
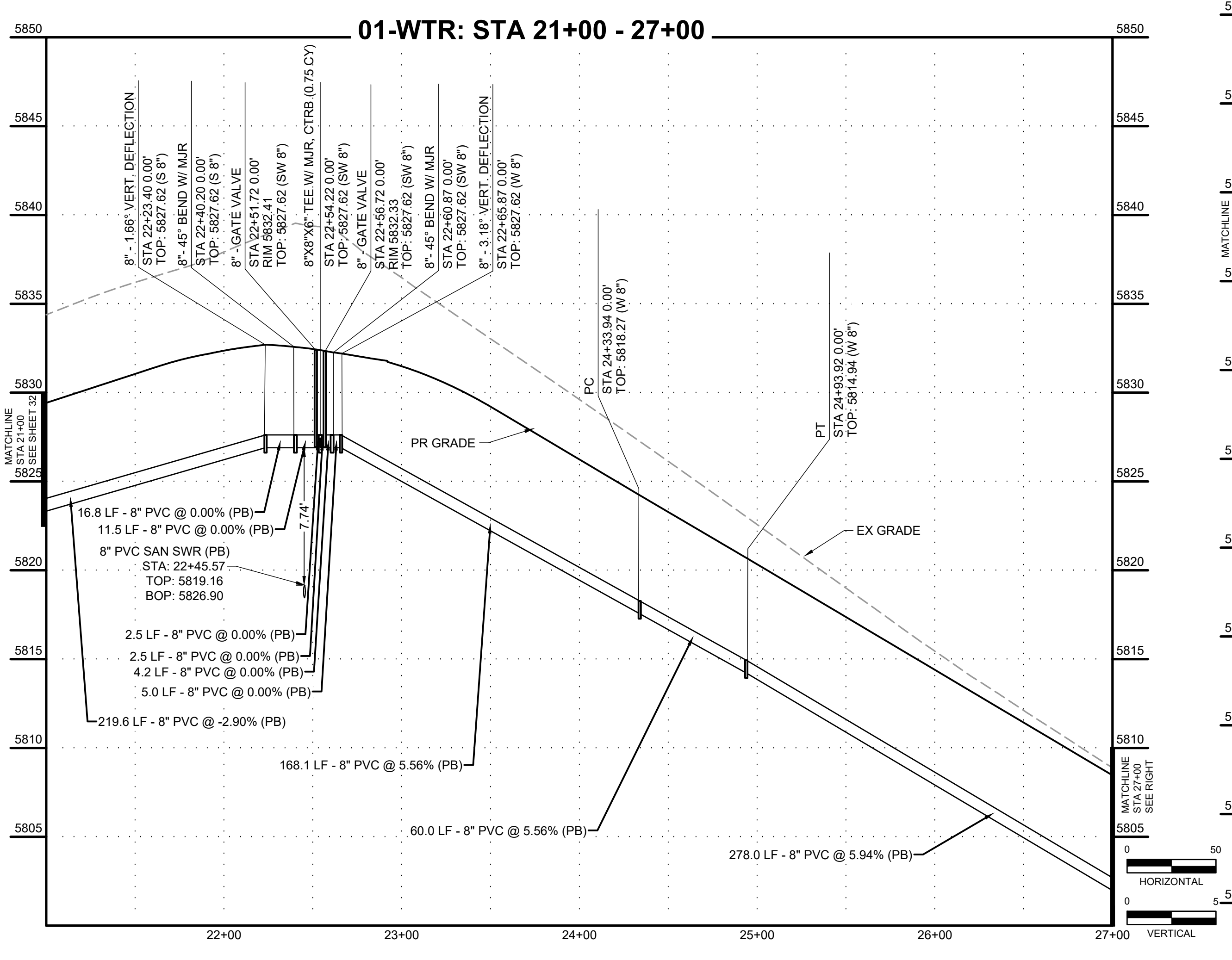
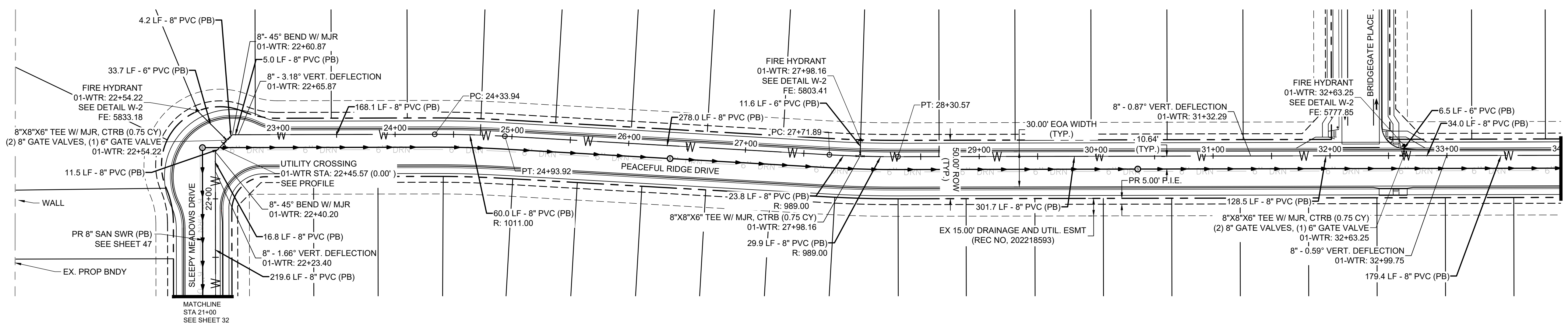
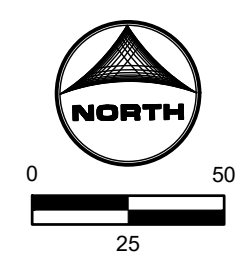
CONSTRUCTION DOCUMENTS
WATER PLAN & PROFILE

SHEET
WTR
32



KEY MAP
SCALE: NTS

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HR GREEN (xref, xc-dgn, xc-cow, xc-ctrl, xc-dgn, xc-cow, xc-ctrl, xpl-1, xpl-2, xpl-3, xpl-4, xpl-5, xpl-6, xpl-7, xpl-8, xpl-9, xpl-10, xpl-11, xpl-12, xpl-13, xpl-14, xpl-15, xpl-16, xpl-17, xpl-18, xpl-19, xpl-20, xpl-21, xpl-22, xpl-23, xpl-24, xpl-25, xpl-26, xpl-27, xpl-28, xpl-29, xpl-30, xpl-31, xpl-32, xpl-33, xpl-34, xpl-35, xpl-36, xpl-37, xpl-38, xpl-39, xpl-40, xpl-41, xpl-42, xpl-43, xpl-44, xpl-45, xpl-46, xpl-47, xpl-48, xpl-49, xpl-50, xpl-51, xpl-52, xpl-53, xpl-54, xpl-55, xpl-56, xpl-57, xpl-58, xpl-59, xpl-60, xpl-61, xpl-62, xpl-63, xpl-64, xpl-65, xpl-66, xpl-67, xpl-68, xpl-69, xpl-70, xpl-71, xpl-72, xpl-73, xpl-74, xpl-75, xpl-76, xpl-77, xpl-78, xpl-79, xpl-80, xpl-81, xpl-82, xpl-83, xpl-84, xpl-85, xpl-86, xpl-87, xpl-88, xpl-89, xpl-90, xpl-91, xpl-92, xpl-93, xpl-94, xpl-95, xpl-96, xpl-97, xpl-98, xpl-99, xpl-100)

DRAWN BY: DLH	JOB DATE: 5/4/2023	BAR IS ONE INCH ON OFFICIAL DRAWINGS.
APPROVED: KMH	JOB NUMBER: 2302308	0" = 1"
CAD DATE: 9/27/2023		IF NOT ONE INCH, ADJUST SCALE ACCORDINGLY.
CAD FILE: J:\2023\2302308\CAD\DWG\CIDSI\Water_Plan		

NO.	DATE	BY	REVISION DESCRIPTION

HRGreen
 HR GREEN - COLORADO SPRINGS
 1975 RESEARCH PARKWAY SUITE 230
 COLORADO SPRINGS, CO 80920
 PHONE: 719.384.2440
 FAX: 719.965.0044

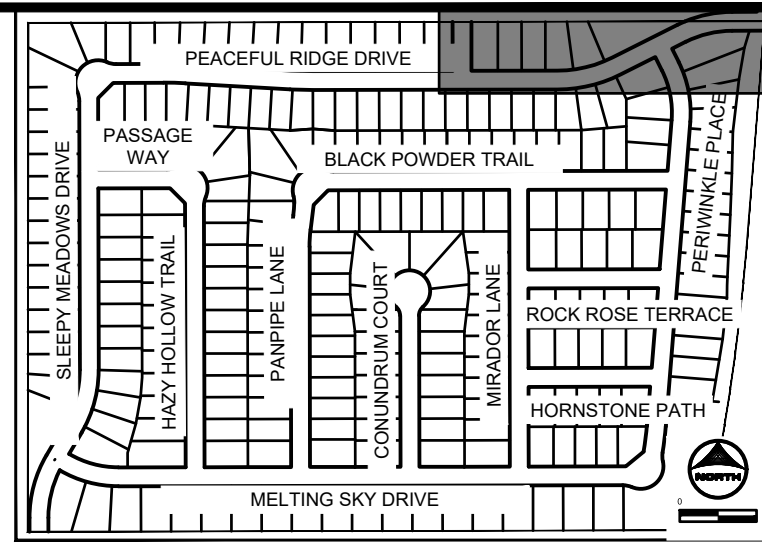
PEACEFUL RIDGE AT FOUNTAIN VALLEY
 PEACEFUL RIDGE DEVELOPMENT COMPANY
 EL PASO COUNTY, CO

CONSTRUCTION DOCUMENTS
 WATER PLAN & PROFILE

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33

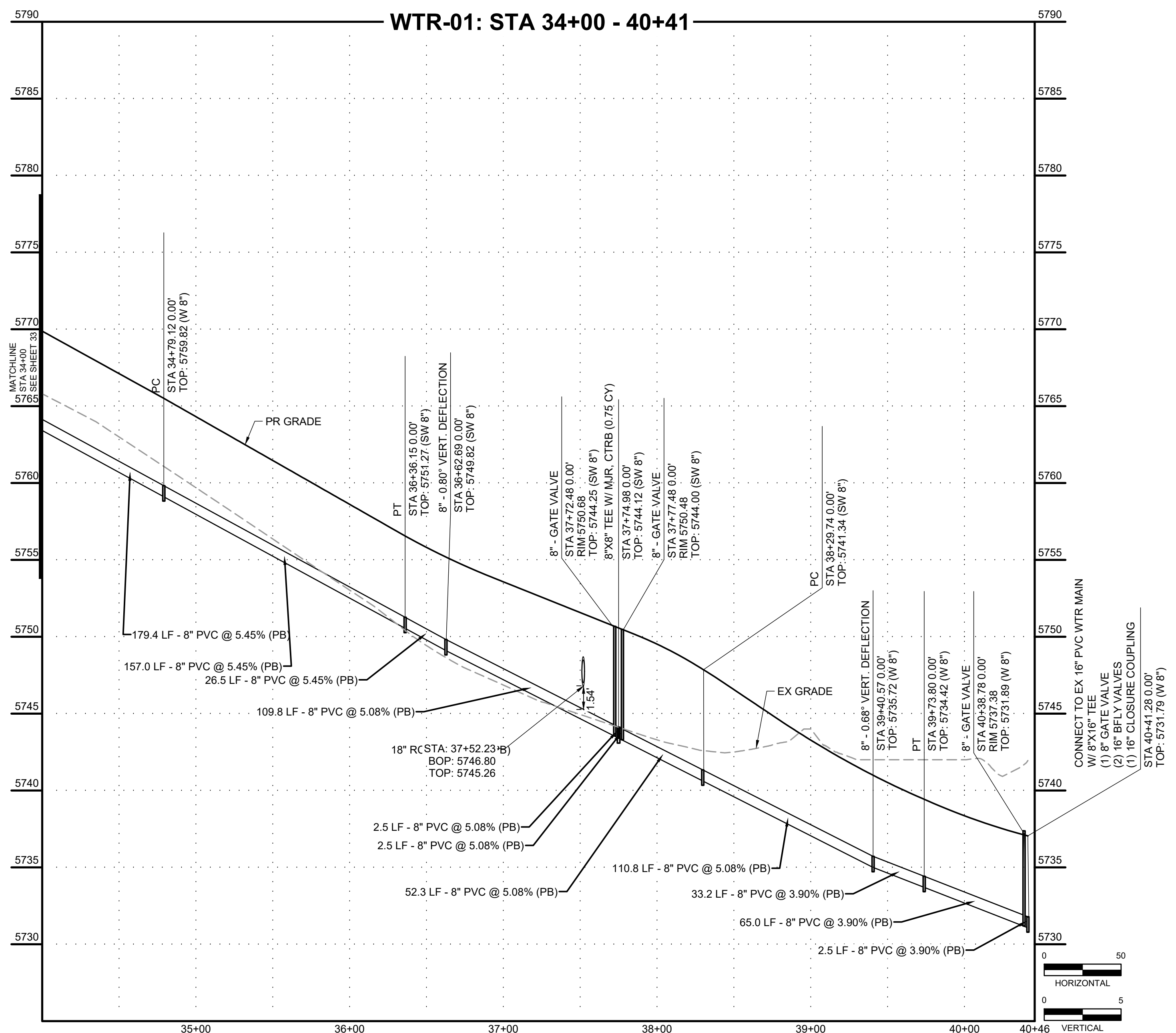
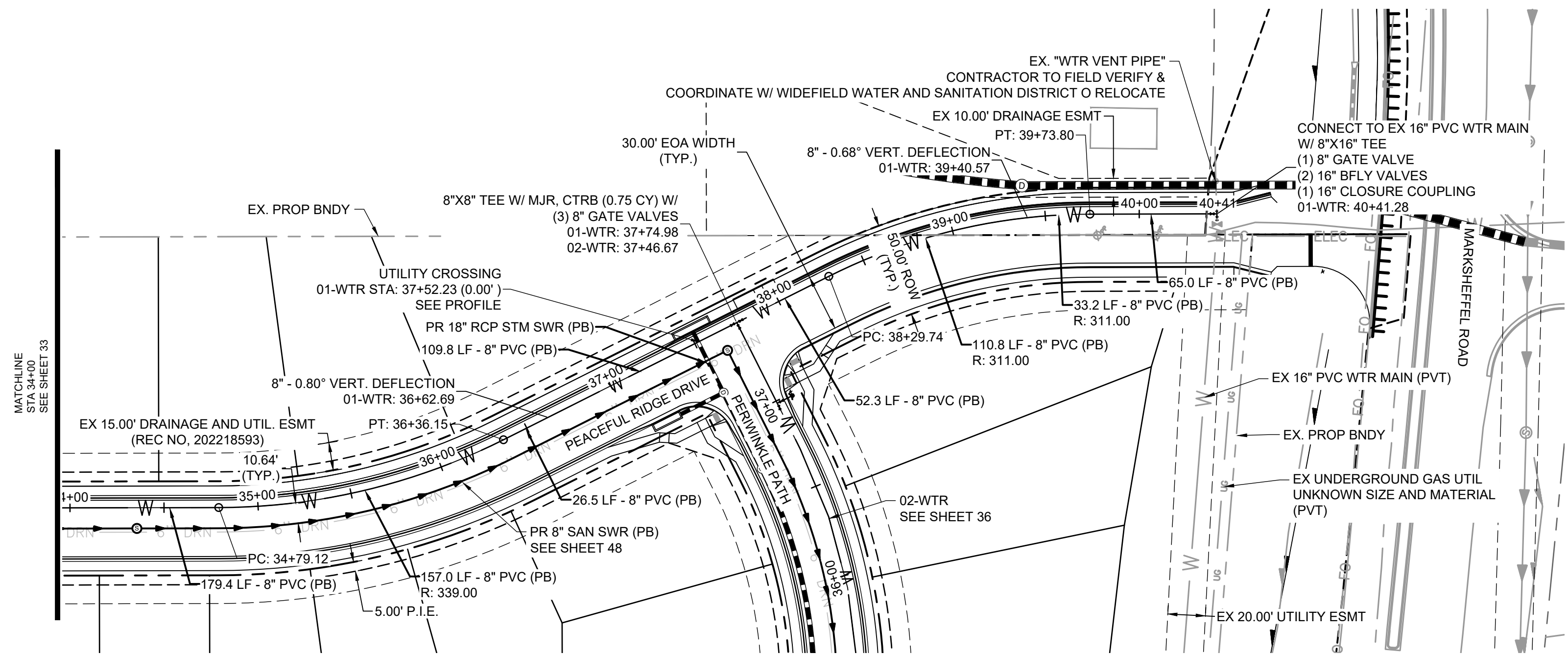


PCD FILE NO. CDR-22-015



KEY MAP
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HR GREEN Xrefs: xc-dgn; xc-cow; xc-til; xc-dgn; xc-cow; xc-til; xpl-1-d01-2308; key_map; Water_Notes

DRAWN BY: DLH JOB DATE: 5/4/2023
 APPROVED: KMH JOB NUMBER: 2302308
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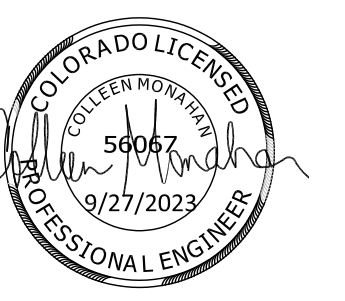
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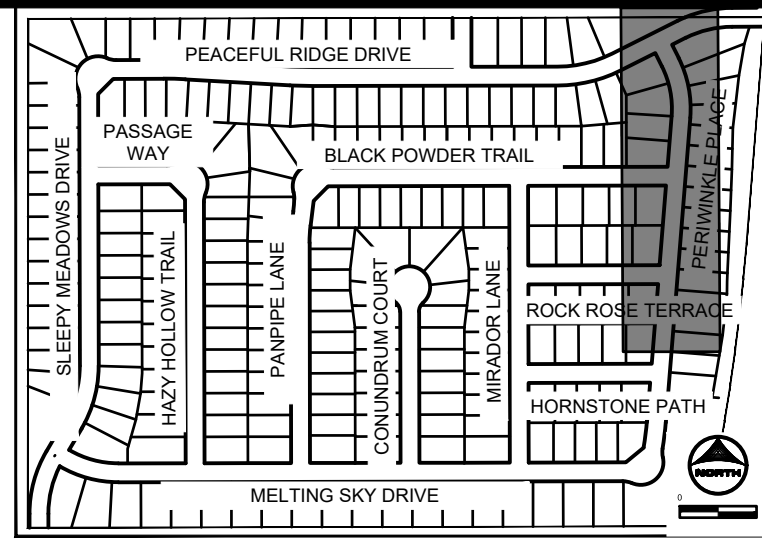
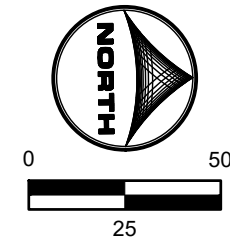
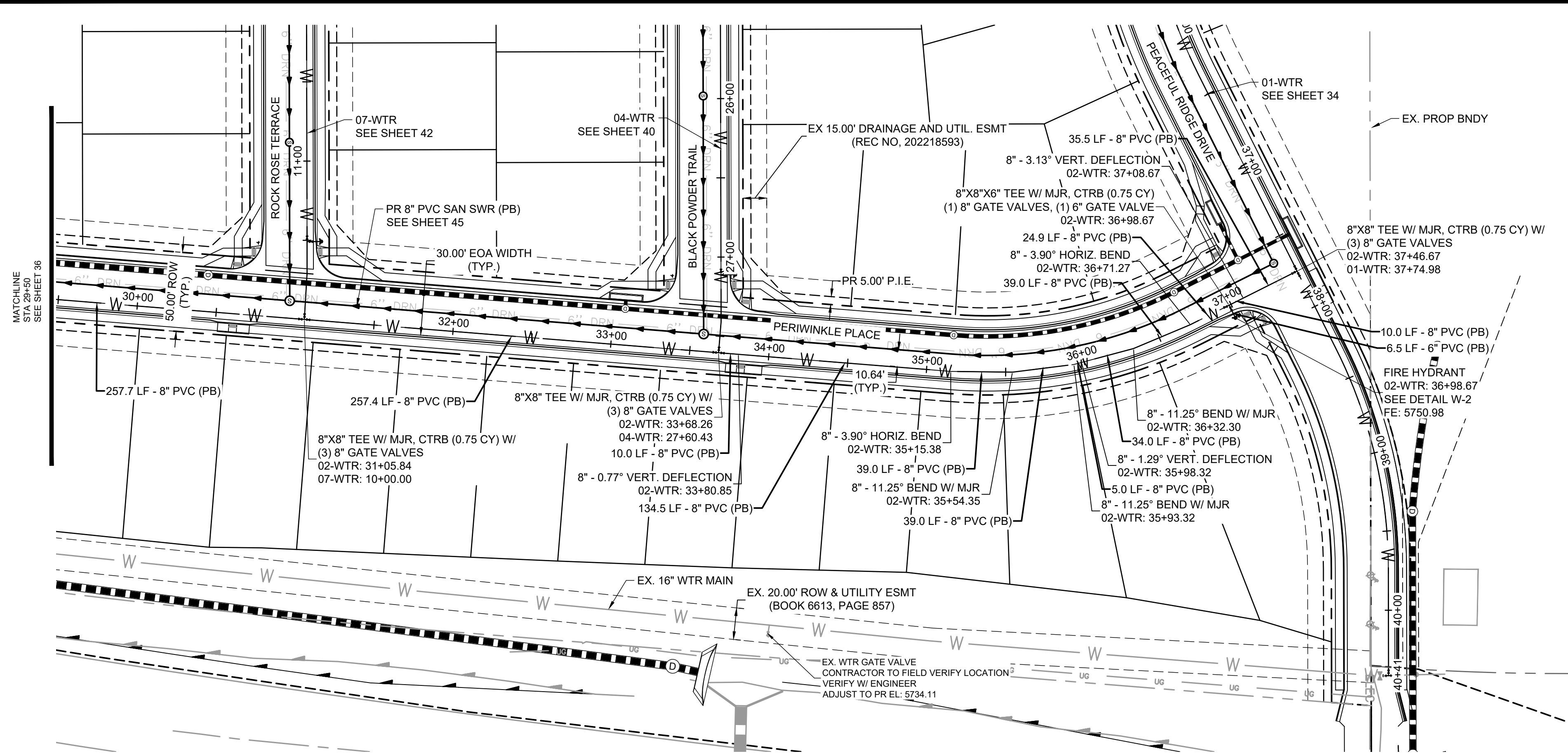
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 PEACEFUL RIDGE DEVELOPMENT COMPANY
 EL PASO COUNTY, CO

CONSTRUCTION DOCUMENTS
 WATER PLAN & PROFILE

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 34

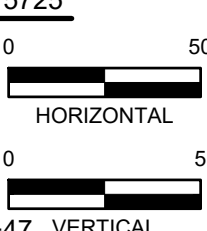
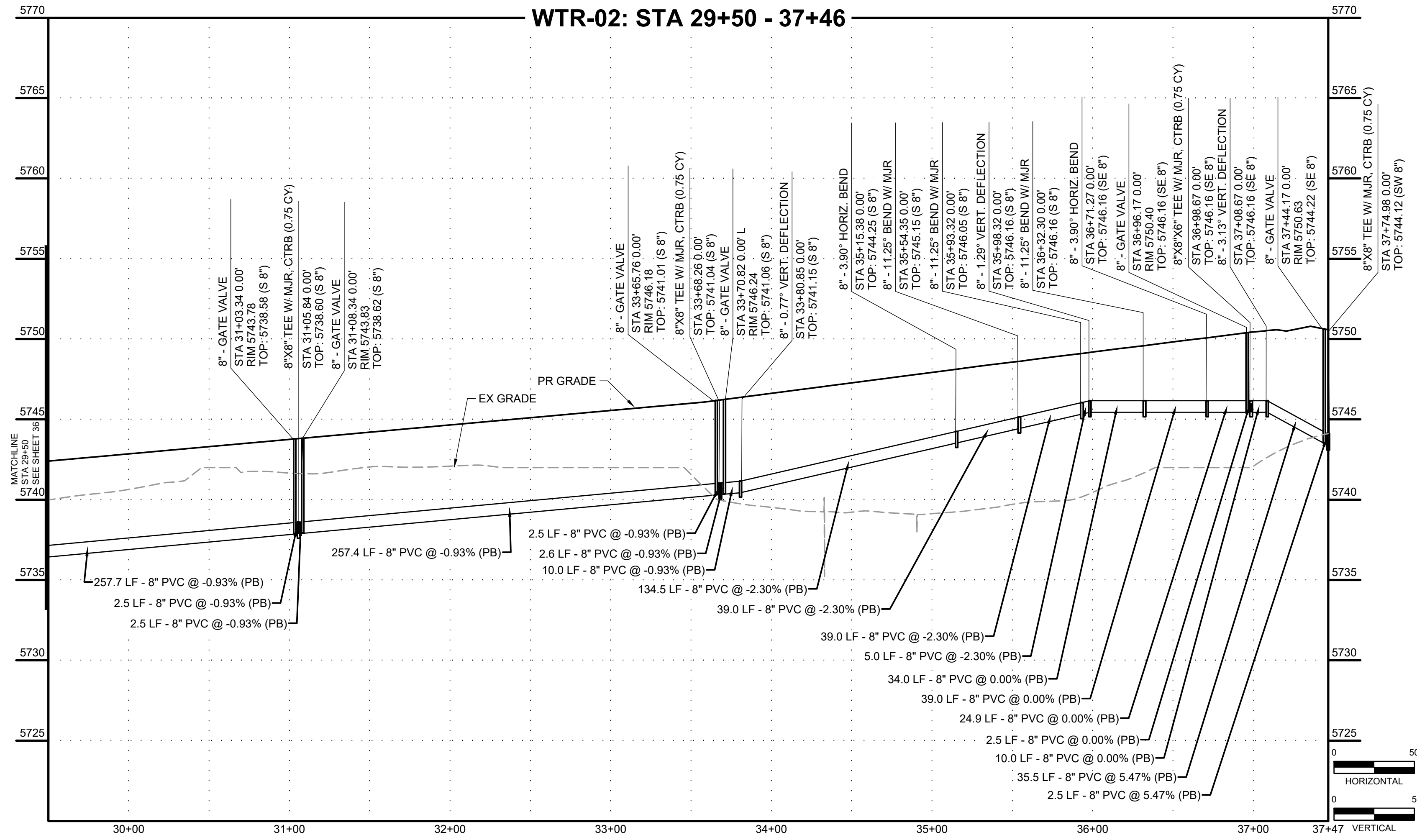
PCD FILE NO. CDR-22-015





KEY MAP
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 CAD DATE: 9/27/2023
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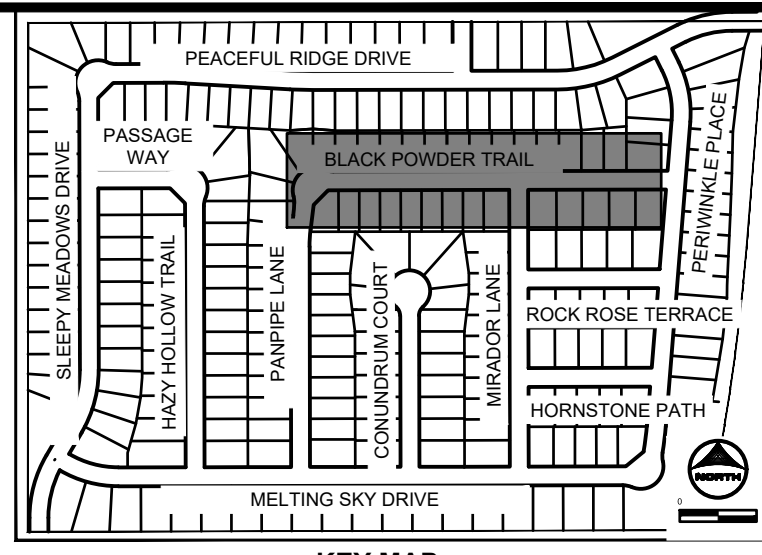
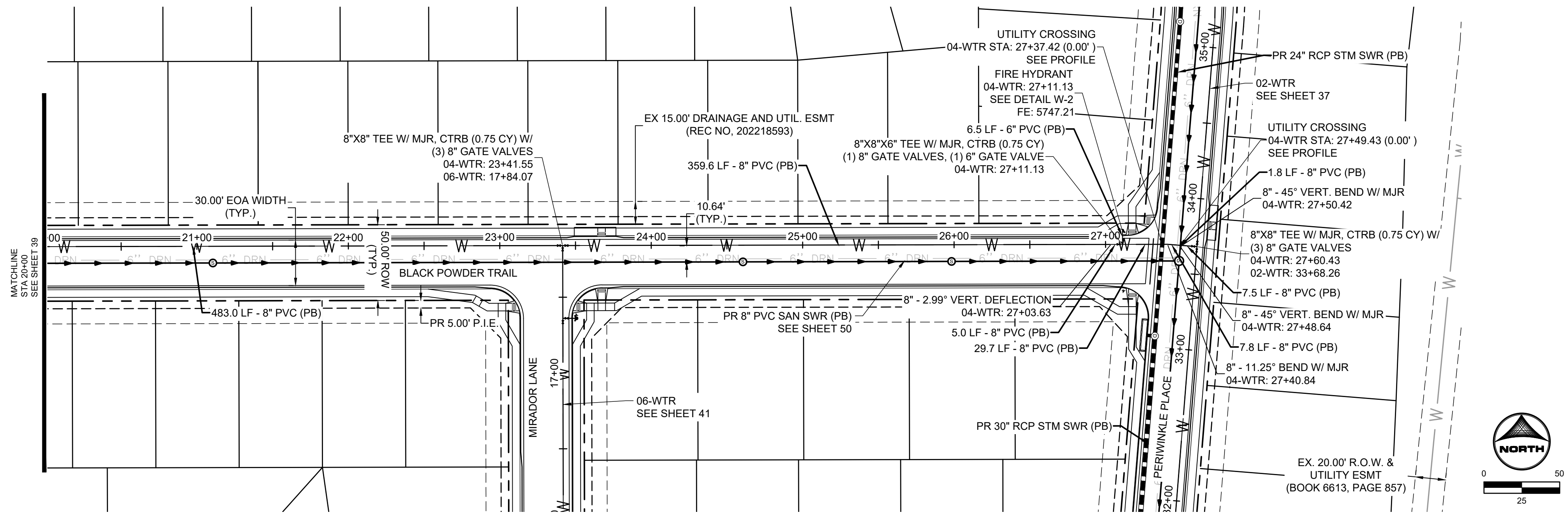
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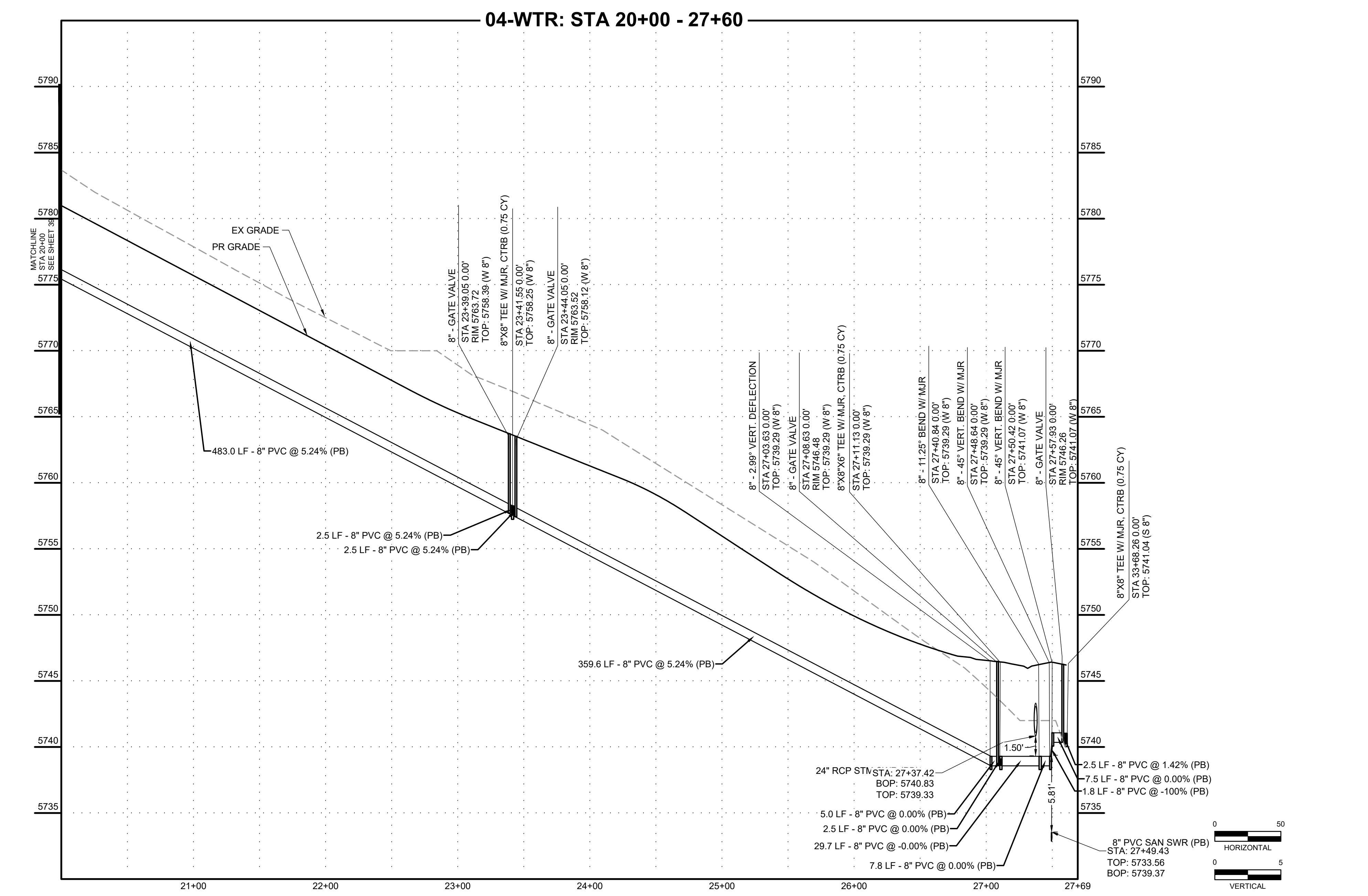
CONSTRUCTION DOCUMENTS
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HR GREEN Xref: xc-dgn: xc-cow: xc-ctrl: xc-dgn: xc-cow: xc-ctrl: xref-1-d01-2308: key_map: Water_Notes

DRAWN BY: DLH JOB DATE: 5/4/2023
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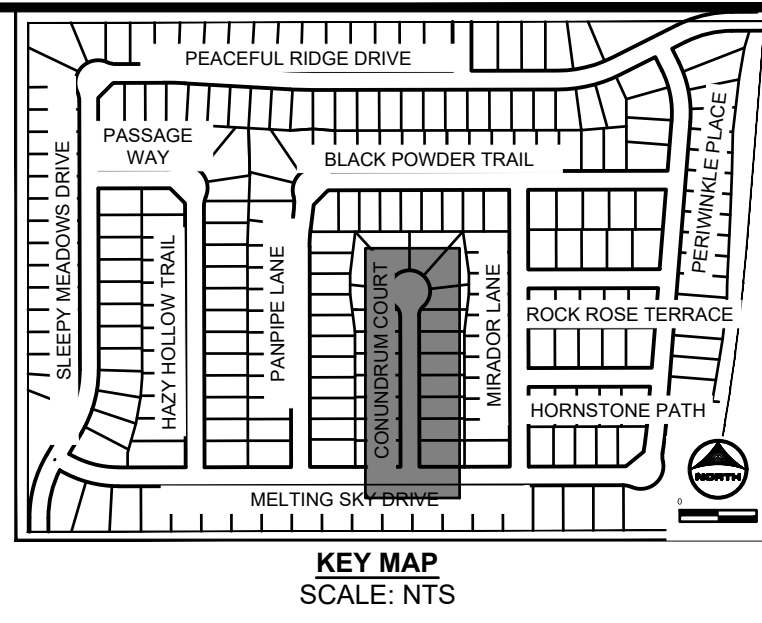
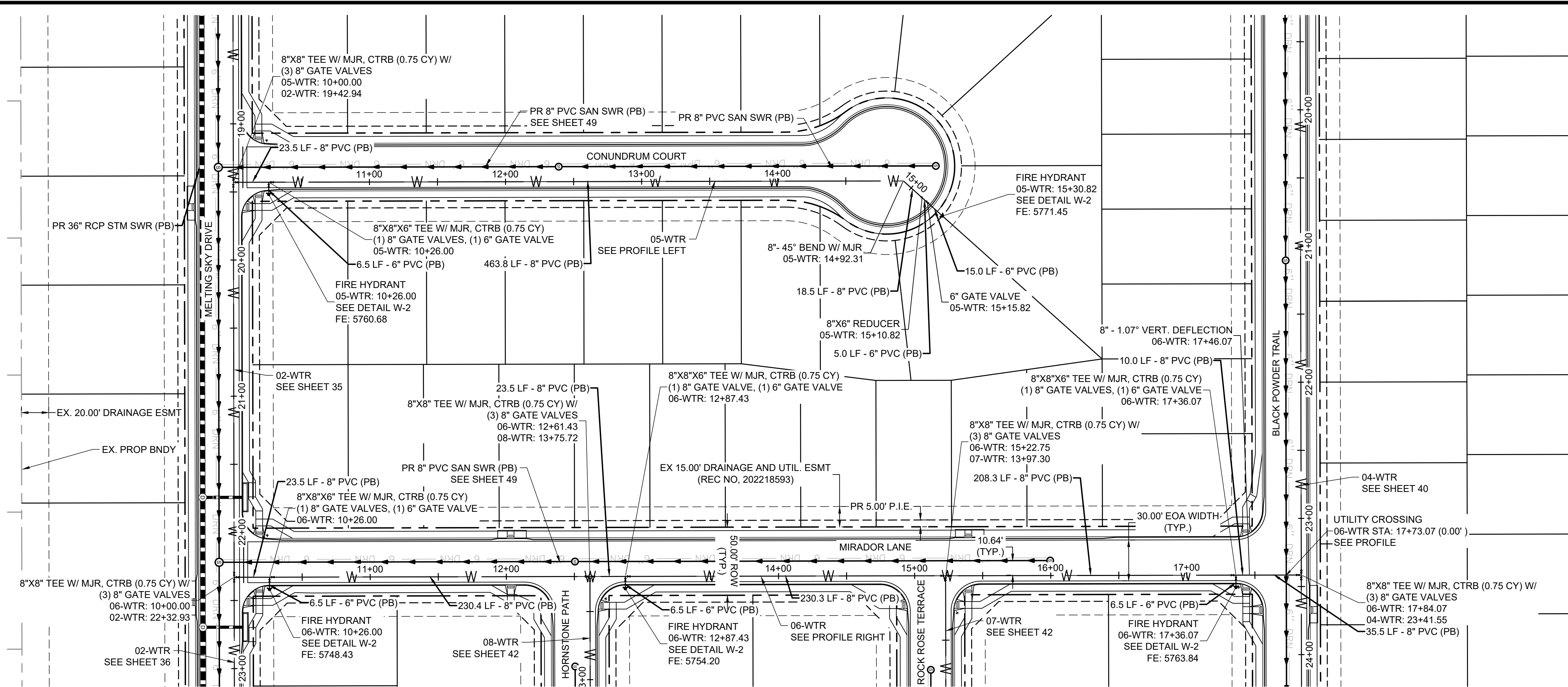
PEACEFUL RIDGE AT FOUNTAIN VALLEY
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 EL PASO COUNTY, CO

CONSTRUCTION DOCUMENTS
 WATER PLAN & PROFILE

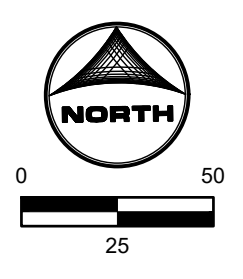
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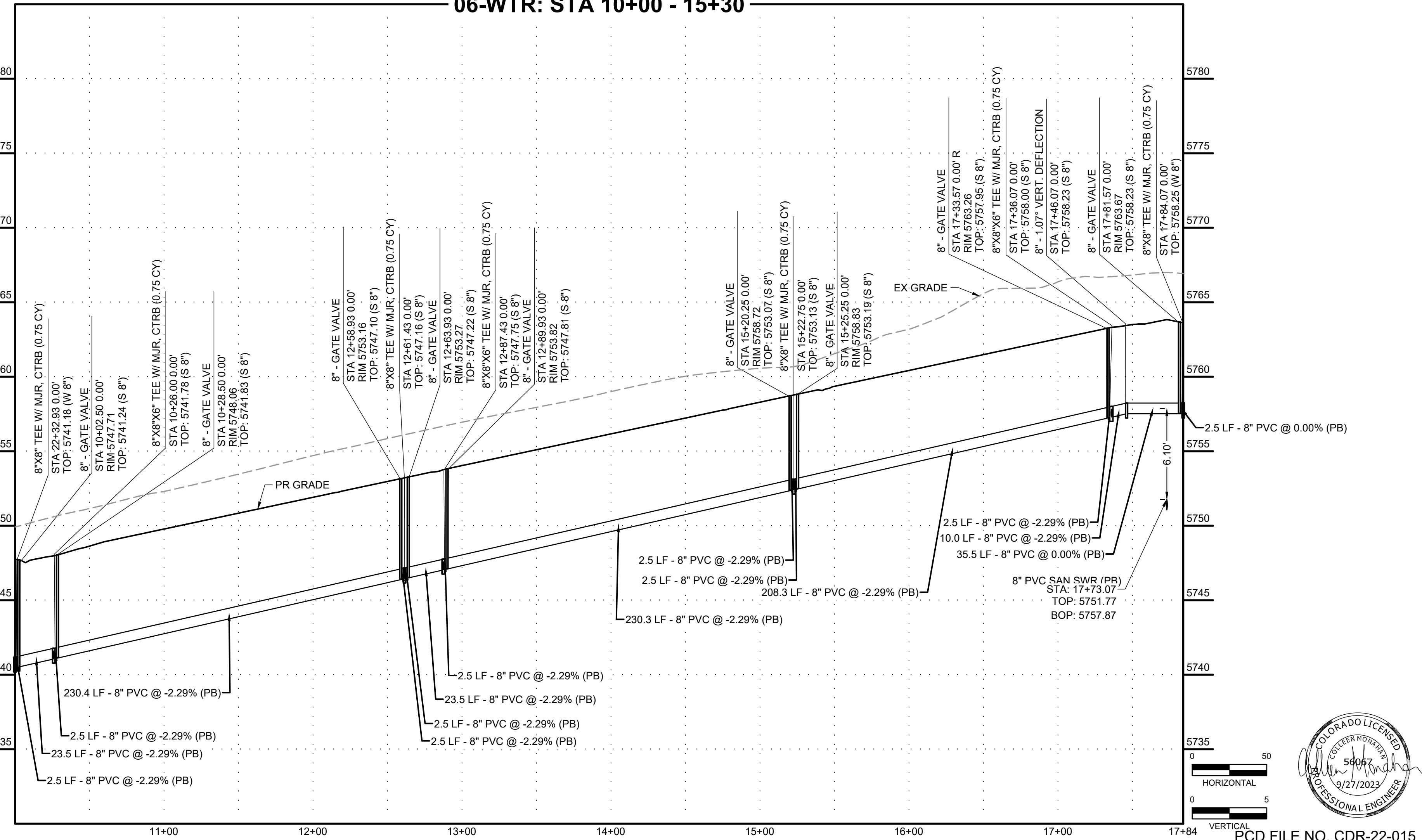




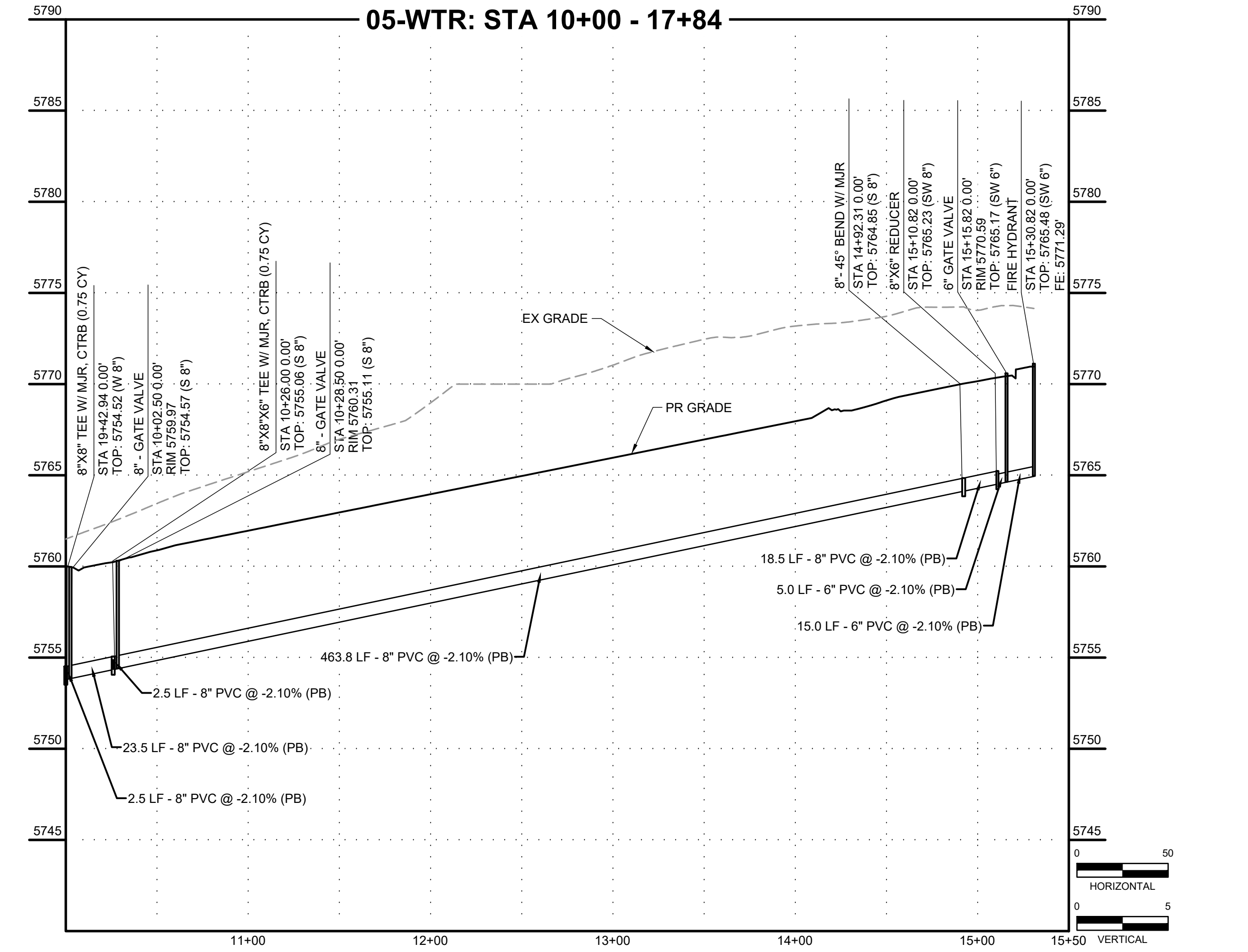
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06-WTR: STA 10+00 - 15+30



05-WTR: STA 10+00 - 17+84



HR GREEN Xref: xc-dgn: xc-cow: xc-utl: xc-dgn: xc-cow: xc-utl: xpl-1-df01-2308: key_map: Water_Notes

DRAWN BY: DLH	JOB DATE: 5/4/2023	BAR IS ONE INCH ON OFFICIAL DRAWINGS.
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CAD FILE: J:\2023\2302308\CAD\DWG\CDC\DWG\Water_Plan		

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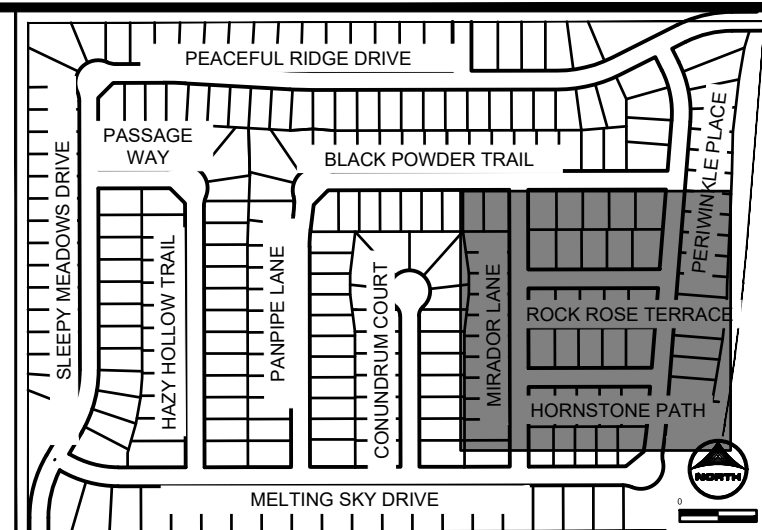
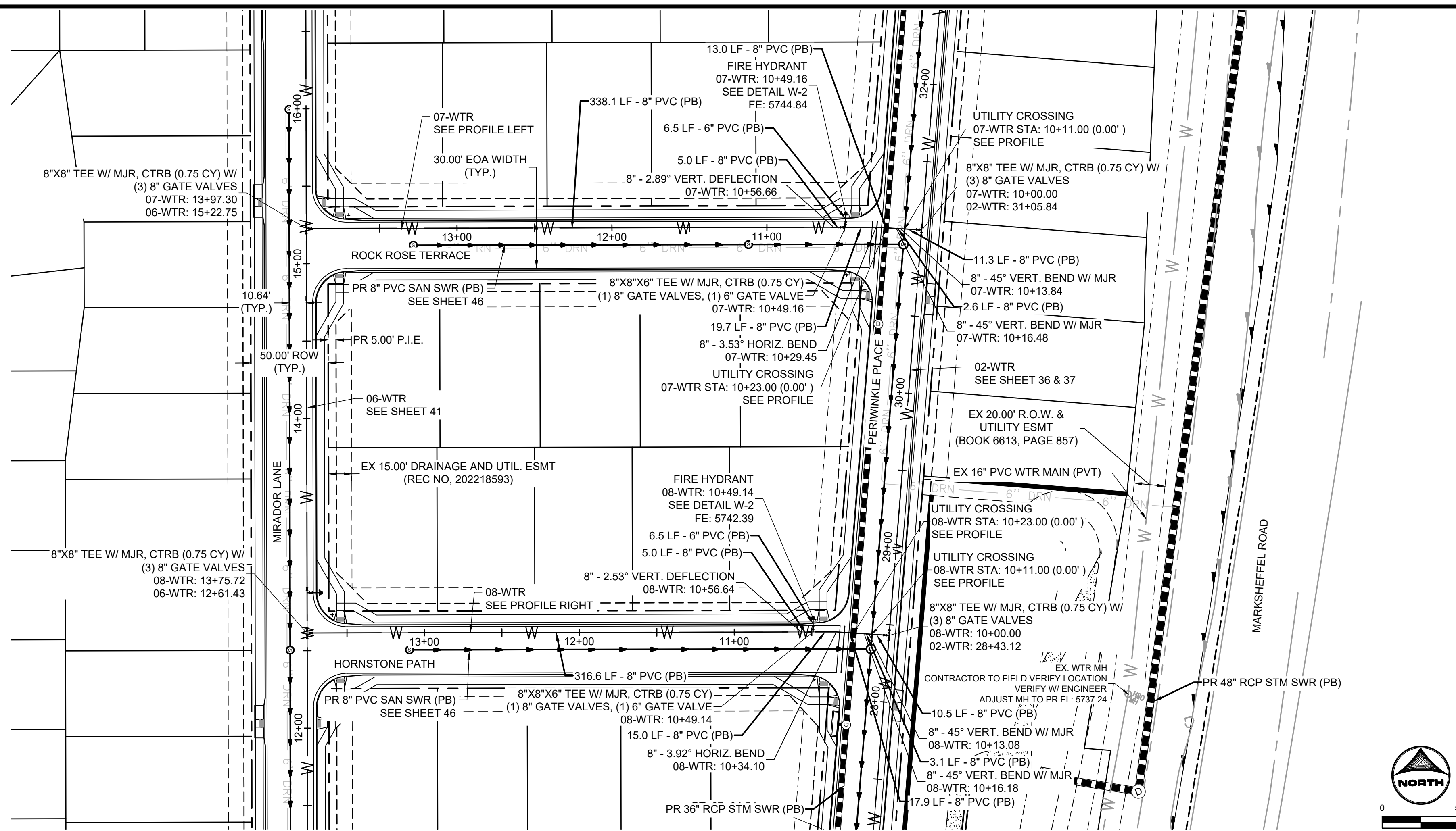
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 PEACEFUL RIDGE DEVELOPMENT COMPANY
 EL PASO COUNTY, CO

CONSTRUCTION DOCUMENTS
 WATER PLAN & PROFILE

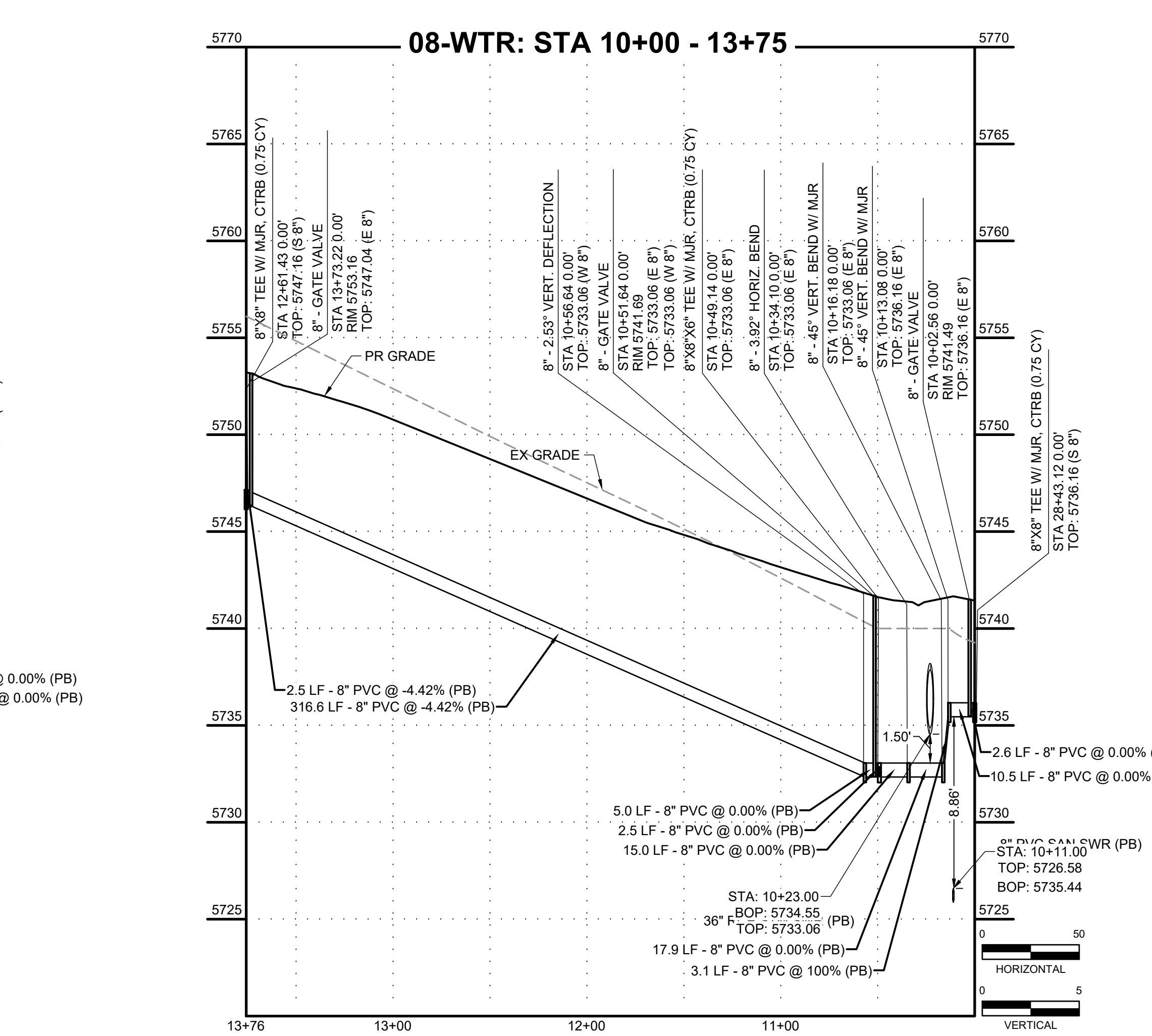
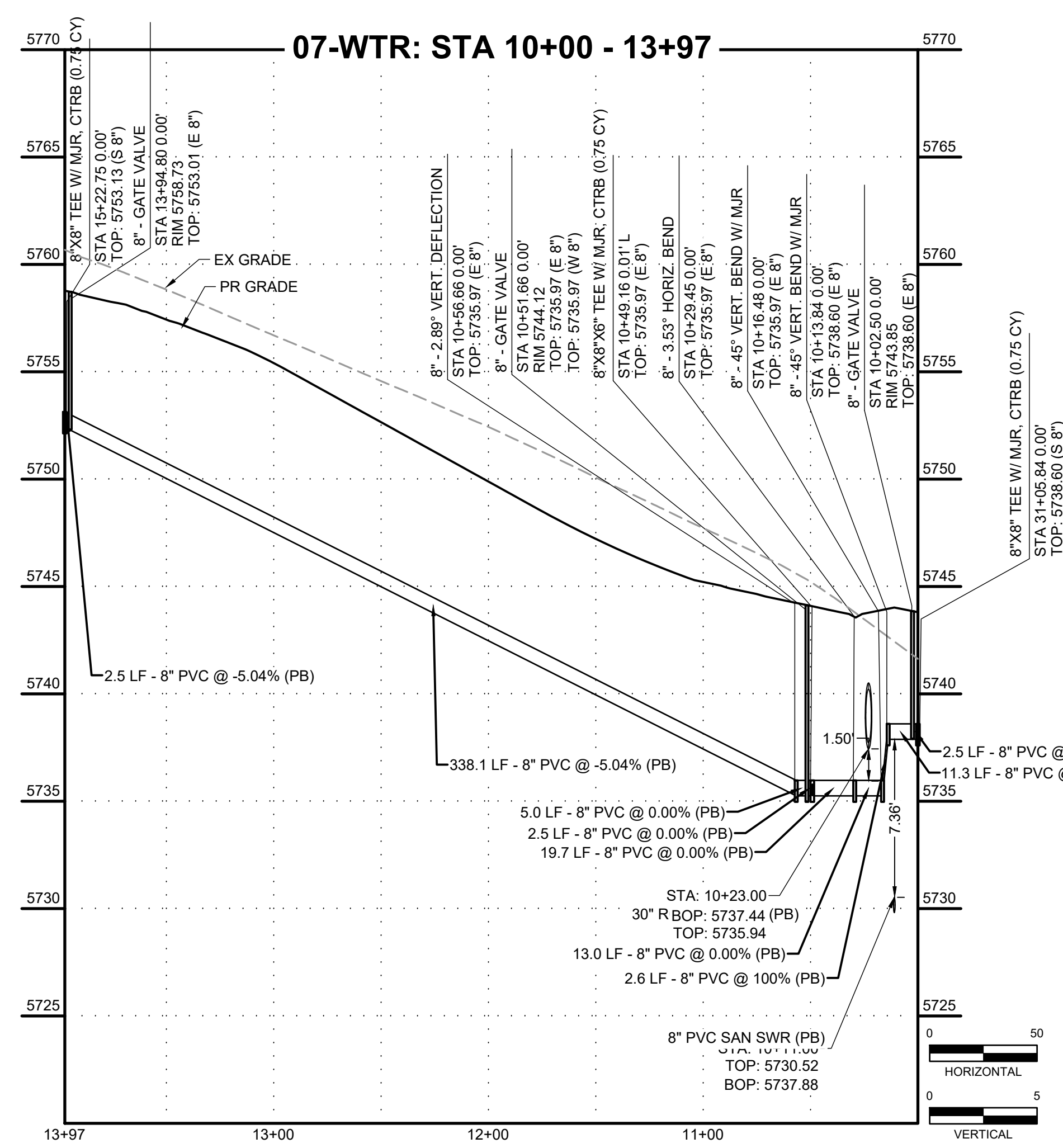
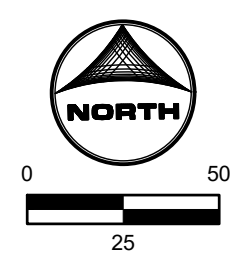
SHEET
WTR 41



PCD FILE NO. CDR-22-015



- NOTES:
1. ALL PROPOSED, ONSITE UTILITIES ARE PUBLIC UNLESS OTHERWISE NOTED.
 2. ALL SANITARY SEWER ON SITE IS ACCOMPANIED BY A 6" UNDER-DRAIN PIPE PER THE DETAIL SEEN ON SHEET 80.
 3. FOR WATER SERVICES, SEE SHEET 53 - 56.
 4. ALL PROFILE GRADE CALLOUTS ARE @ THE PROFILED PIPES CENTER-LINE.



HR GREEN - COLORADO SPRINGS 1975 RESEARCH PARKWAY SUITE 230 COLORADO SPRINGS, CO 80920 PHONE: 719.384.2440 FAX: 713.965.0044

DRAWN BY: DLH JOB DATE: 5/4/2023
 APPROVED: KMH JOB NUMBER: 2302308
 CAD DATE: 9/27/2023
 CAD FILE: J:\2023\2302308\CAD\DWG\IC\CD\Water_Plan

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 1975 RESEARCH PARKWAY SUITE 230
 COLORADO SPRINGS, CO 80920
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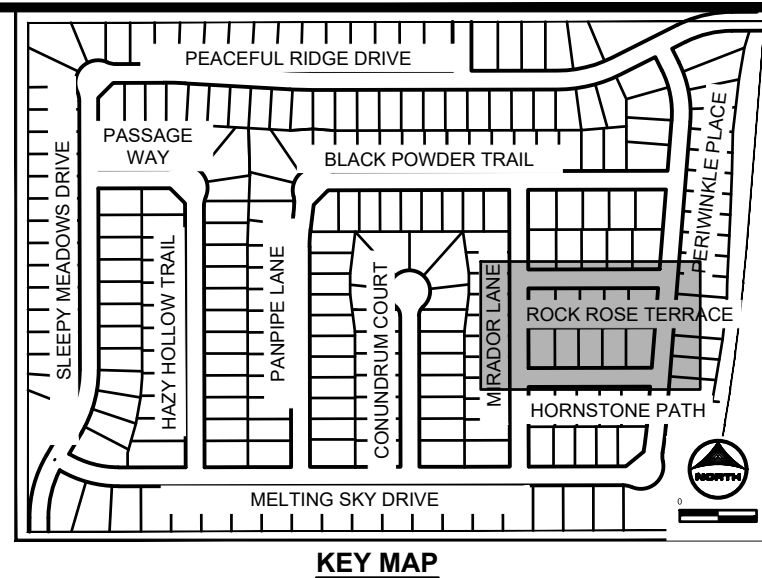
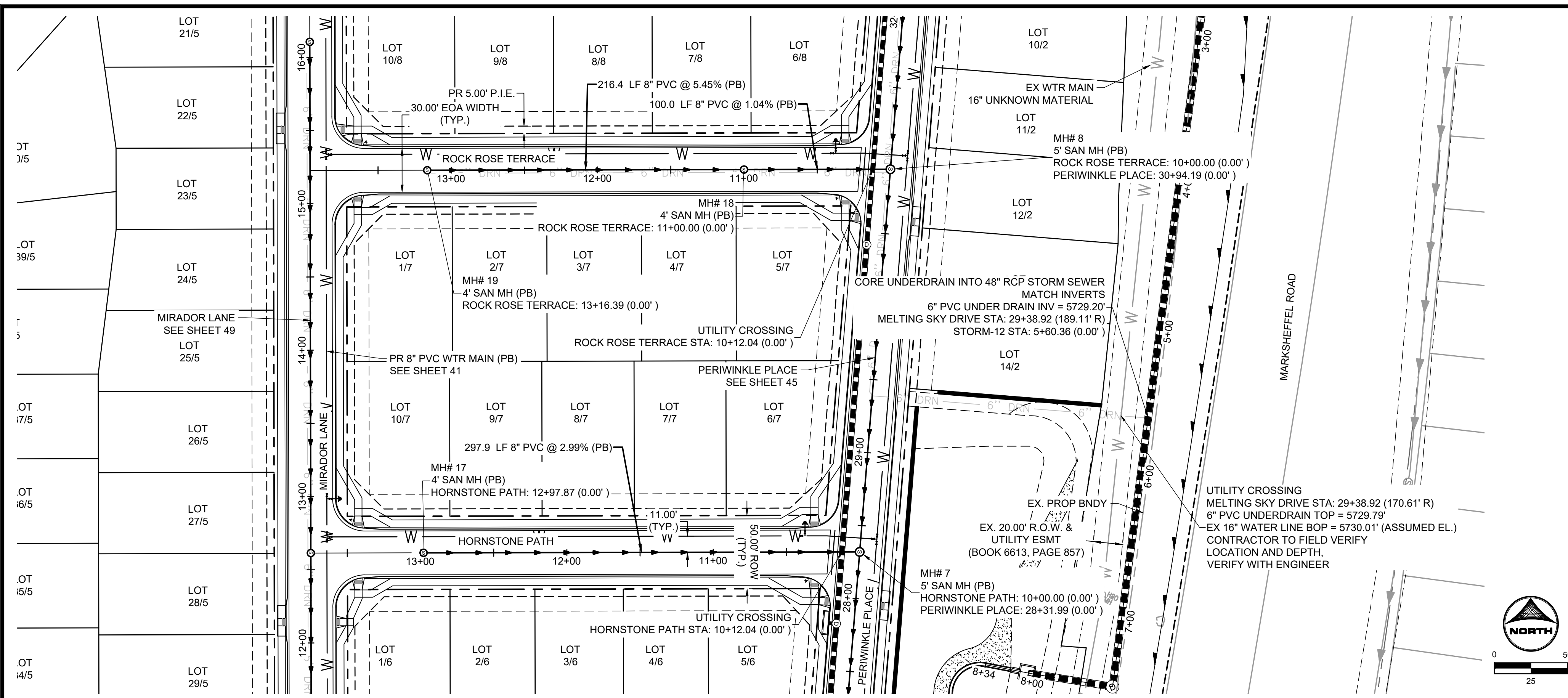
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 PEACEFUL RIDGE DEVELOPMENT COMPANY
 EL PASO COUNTY, CO

CONSTRUCTION DOCUMENTS
 WATER PLAN & PROFILE

PCD FILE NO. CDR-22-015
 SHEET
 WTR
 42

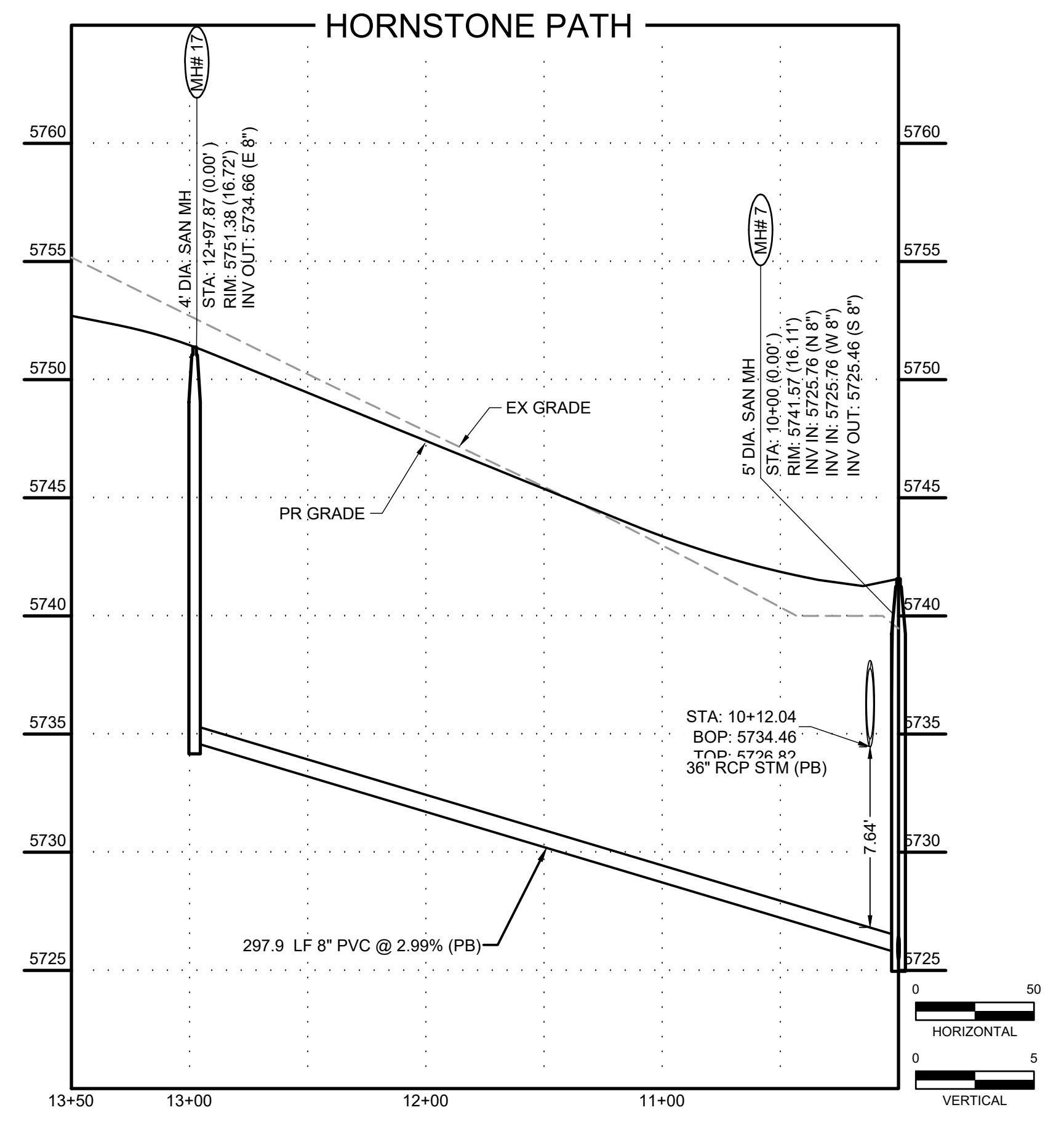
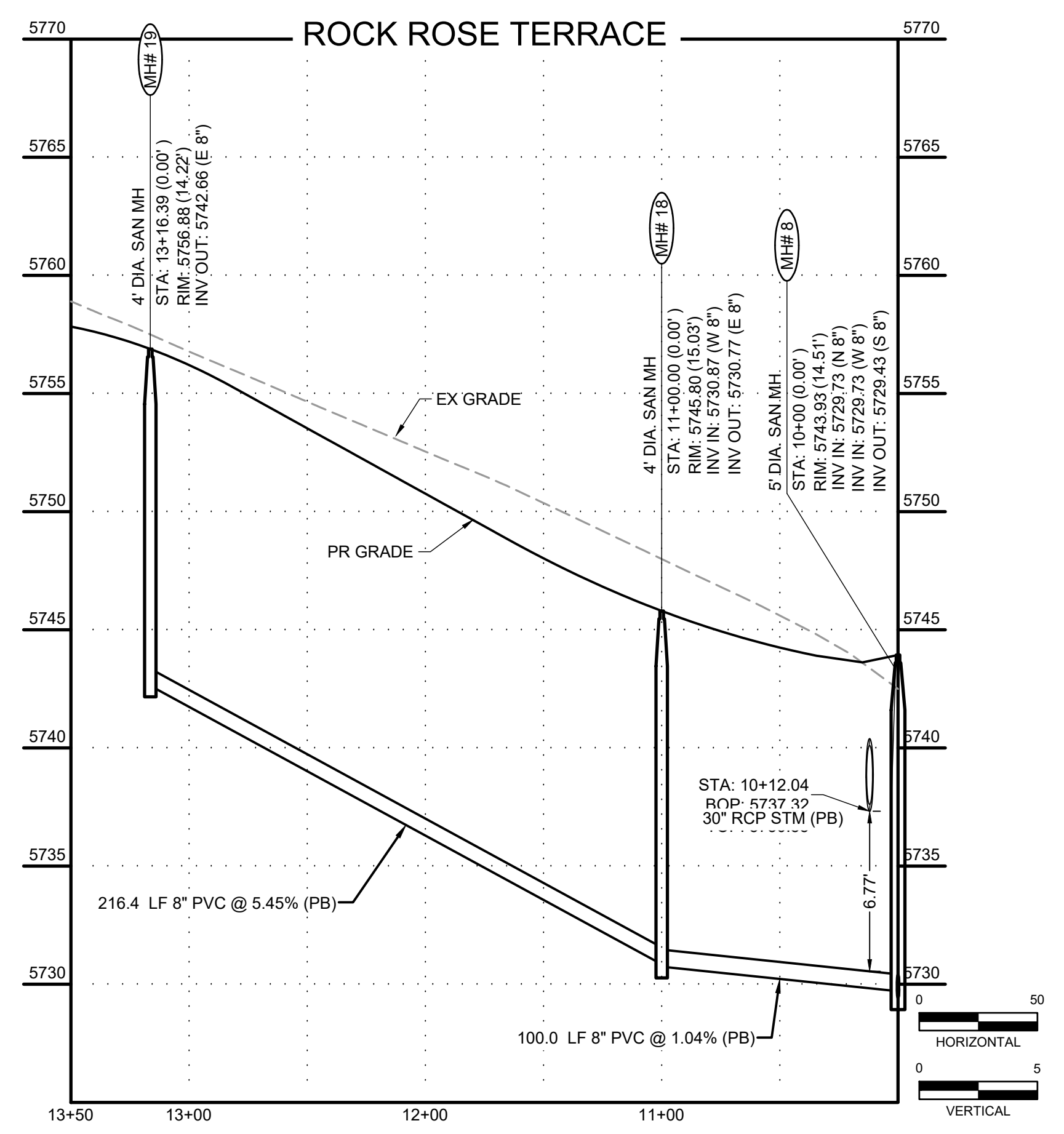
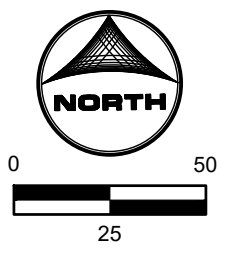


BULLARD, ABBEY, 9/27/2023 3:06 PM



SANITARY SEWER NOTES:

1. SANITARY SEWER TO BE CONSTRUCTED WITH UNDERDRAIN PER DETAILS ON SHEETS 79 - 80.
2. UNDERDRAIN LIMITS SHOWN IN PLANS ARE CONCEPTUAL IN NATURE. FINAL LIMITS TO BE DETERMINED AT TIME OF CONSTRUCTION BY GEOTECHNICAL ENGINEER.
3. ALL CHANGES TO UNDERDRAIN LIMITS TO BE CONFIRMED WITH ENGINEER OF RECORD PRIOR TO CONSTRUCTION.
4. BEGINNING OF UNDERDRAIN DAYLIGHT TO STORM SEWER IS DENOTED ON PLANS. UNDERDRAIN DAYLIGHT SLOPE = 0.50%.
5. ALL PROFILE GRADE CALLOUTS ARE @ THE PROFILED PIPES CENTER-LINE.



HR GREEN Xref: xv-dgn; xv-row; xc-dgn; xc-row; xc-dll; key_map; xpl-1-d01-2308; xv-dll; Sanitary_CD_Sheet_Notes

DRAWN BY: DLH JOB DATE: 5/4/2023
 APPROVED: KMH JOB NUMBER: 2302308
 CAD DATE: 9/27/2023
 CAD FILE: J:\2023\2302308\CAD\DWG\ICD\Sanitary_PNP

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 PEACEFUL RIDGE DEVELOPMENT COMPANY
 EL PASO COUNTY, CO

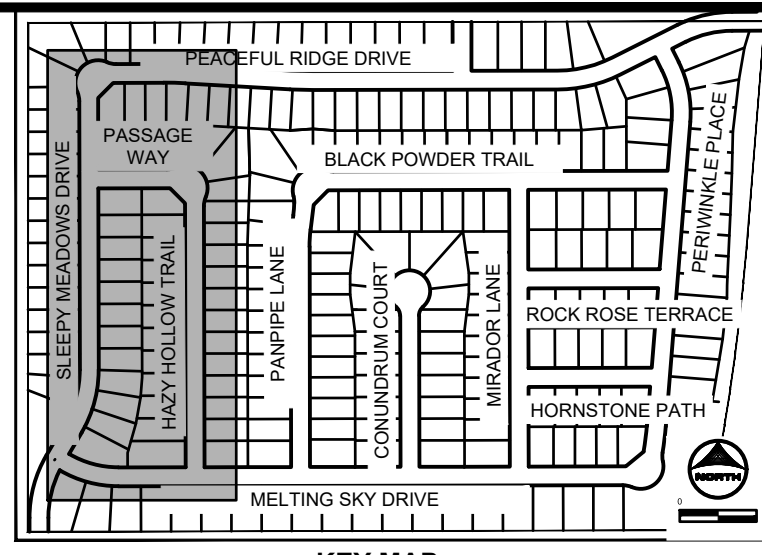
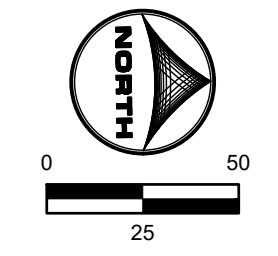
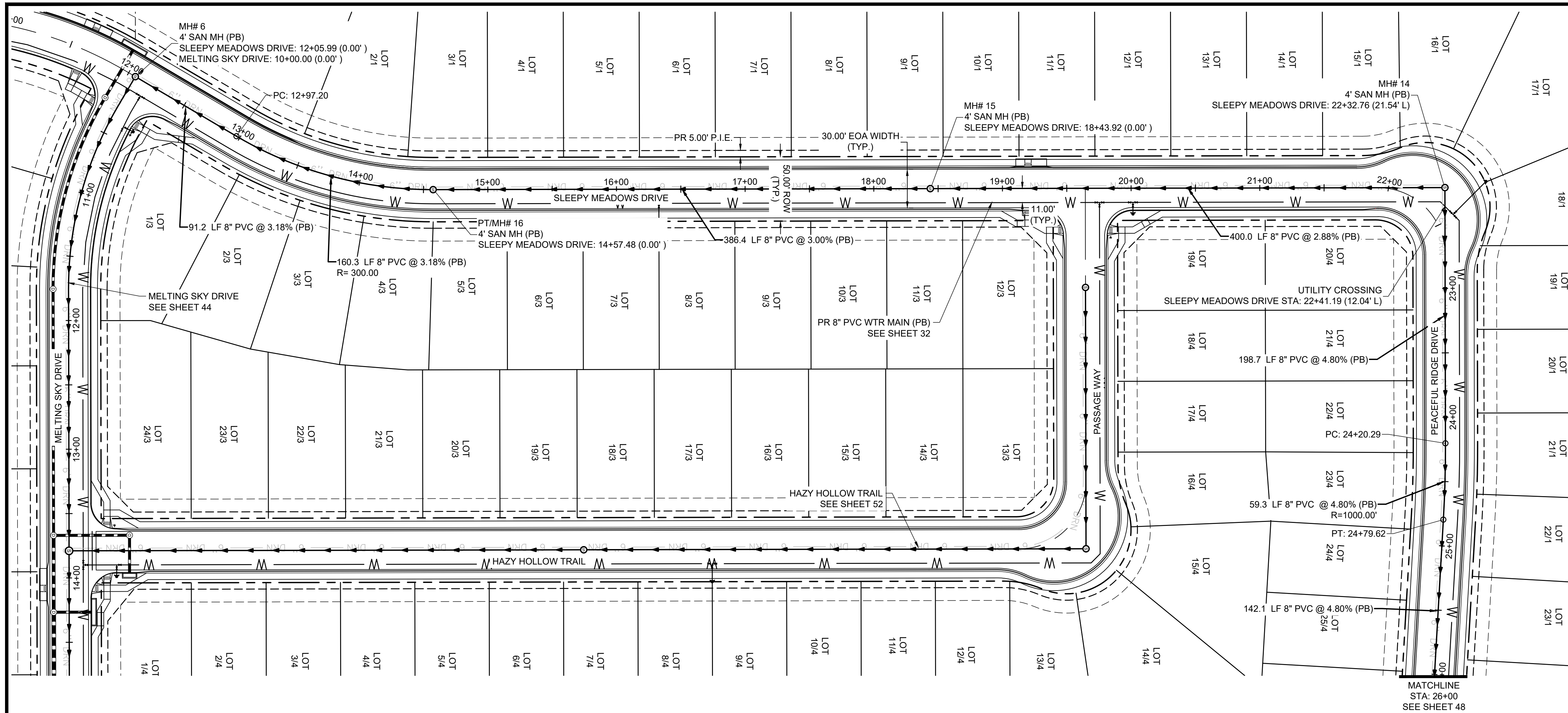
CONSTRUCTION DOCUMENTS
 SANITARY PLAN & PROFILE

SHEET
SAN 46



PCD FILE NO. CDR-22-015

BULLARD, ABBEY, 9/27/2023 3:06 PM



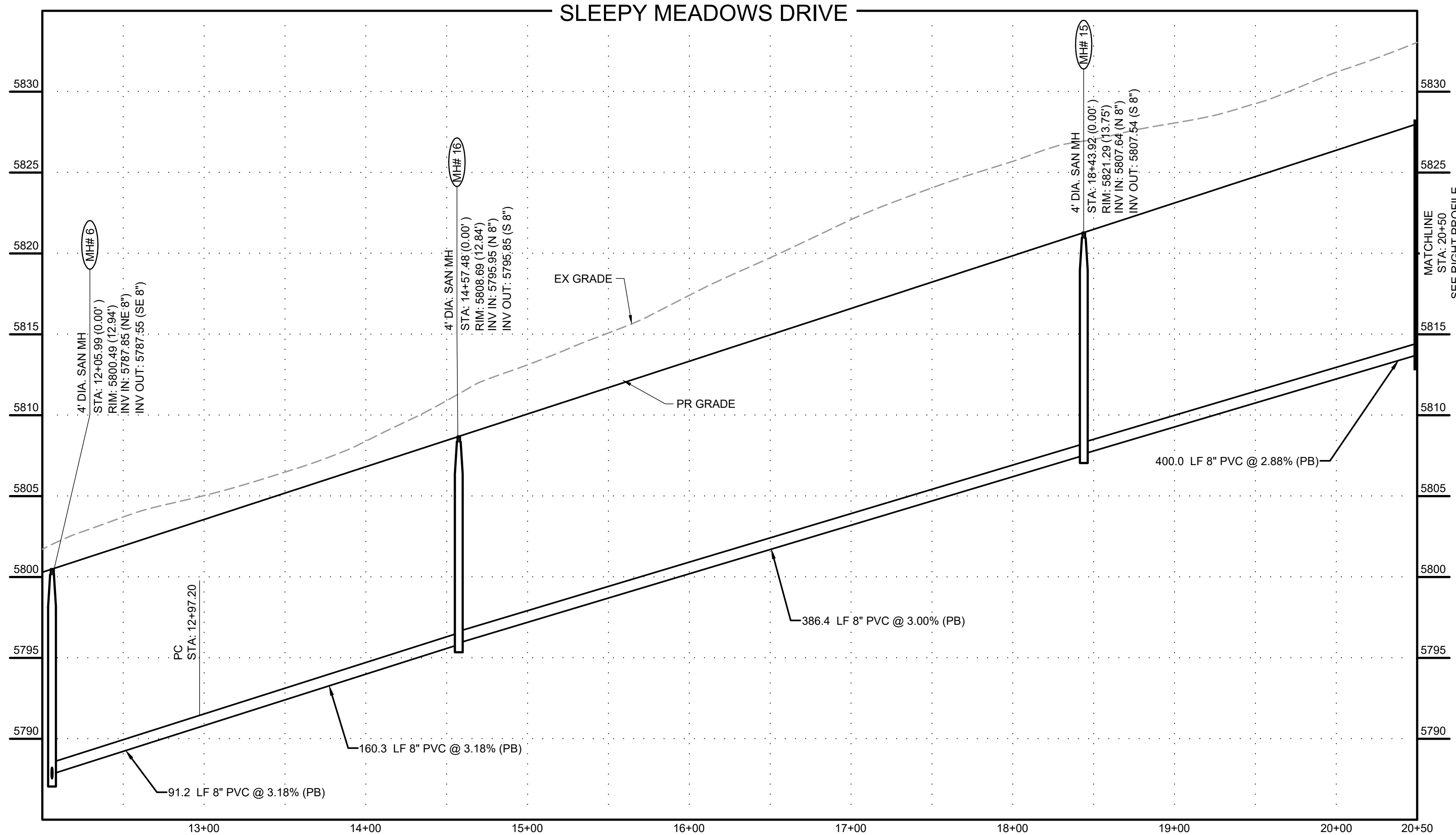
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SCALE: NTS

SANITARY SEWER NOTES:

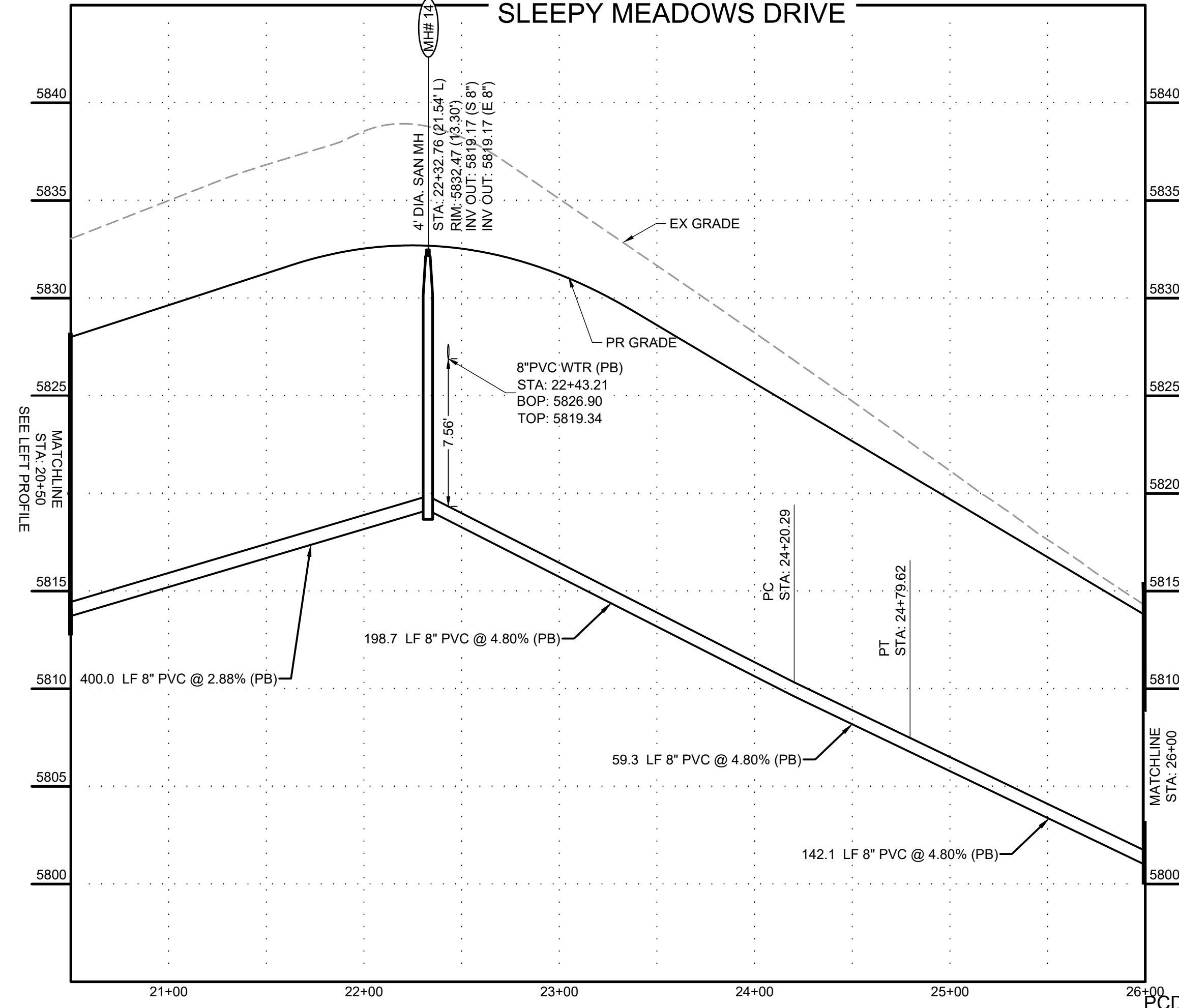
1. SANITARY SEWER TO BE CONSTRUCTED WITH UNDERDRAIN PER DETAILS ON SHEETS 79 - 80.
2. UNDERDRAIN LIMITS SHOWN IN PLANS ARE CONCEPTUAL IN NATURE. FINAL LIMITS TO BE DETERMINED AT TIME OF CONSTRUCTION BY GEOTECHNICAL ENGINEER.
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5. ALL PROFILE GRADE CALLOUTS ARE @ THE PROFILED PIPES CENTER-LINE.

MATCHLINE
STA: 26+00
SEE SHEET 48

SLEEPY MEADOWS DRIVE



SLEEPY MEADOWS DRIVE



PCD FILE NO. CDR-22-015

DRAWN BY: DLH JOB DATE: 5/4/2023
 APPROVED: KMH JOB NUMBER: 2302308
 CAD DATE: 9/27/2023
 CAD FILE: J:\2023\2302308\CAD\DWG\CDS\Sanitary_PNP

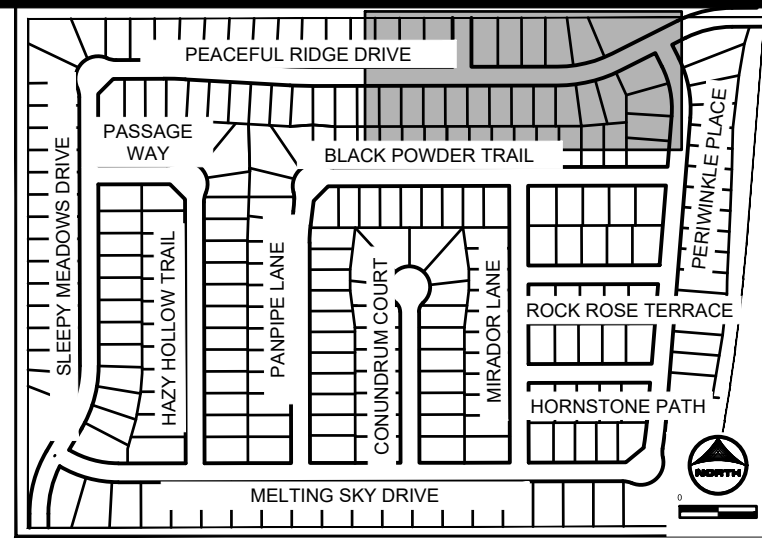
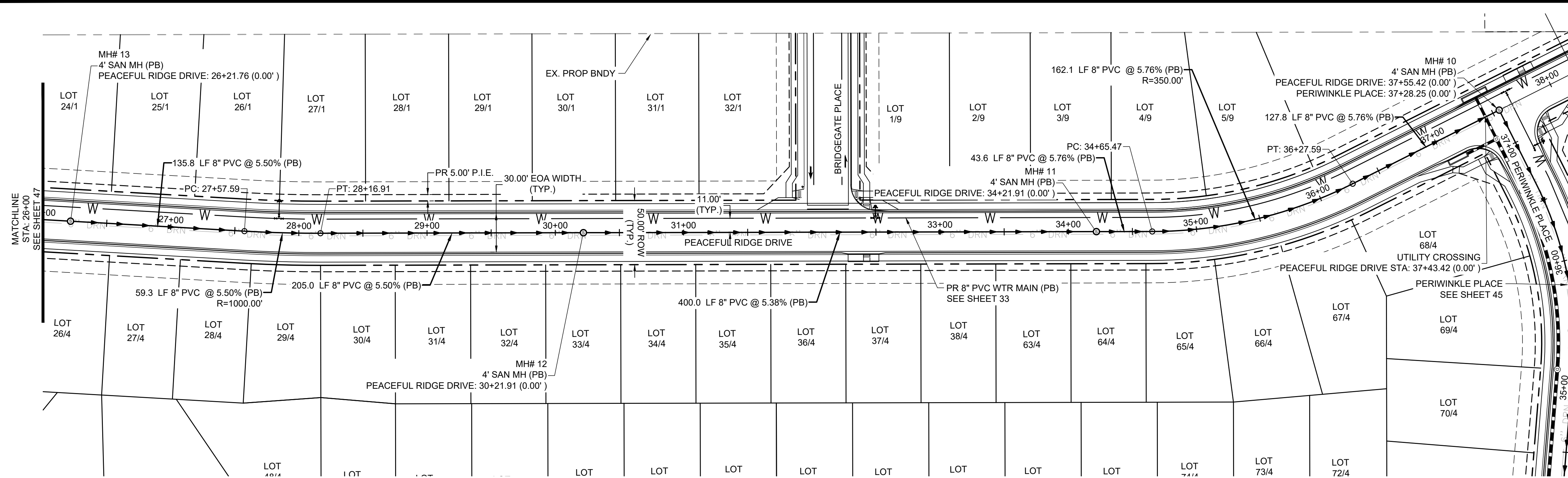
NO.	DATE	BY	REVISION DESCRIPTION

HRGreen
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 1975 RESEARCH PARKWAY SUITE 230
 COLORADO SPRINGS, CO 80920
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 PEACEFUL RIDGE DEVELOPMENT COMPANY
 EL PASO COUNTY, CO

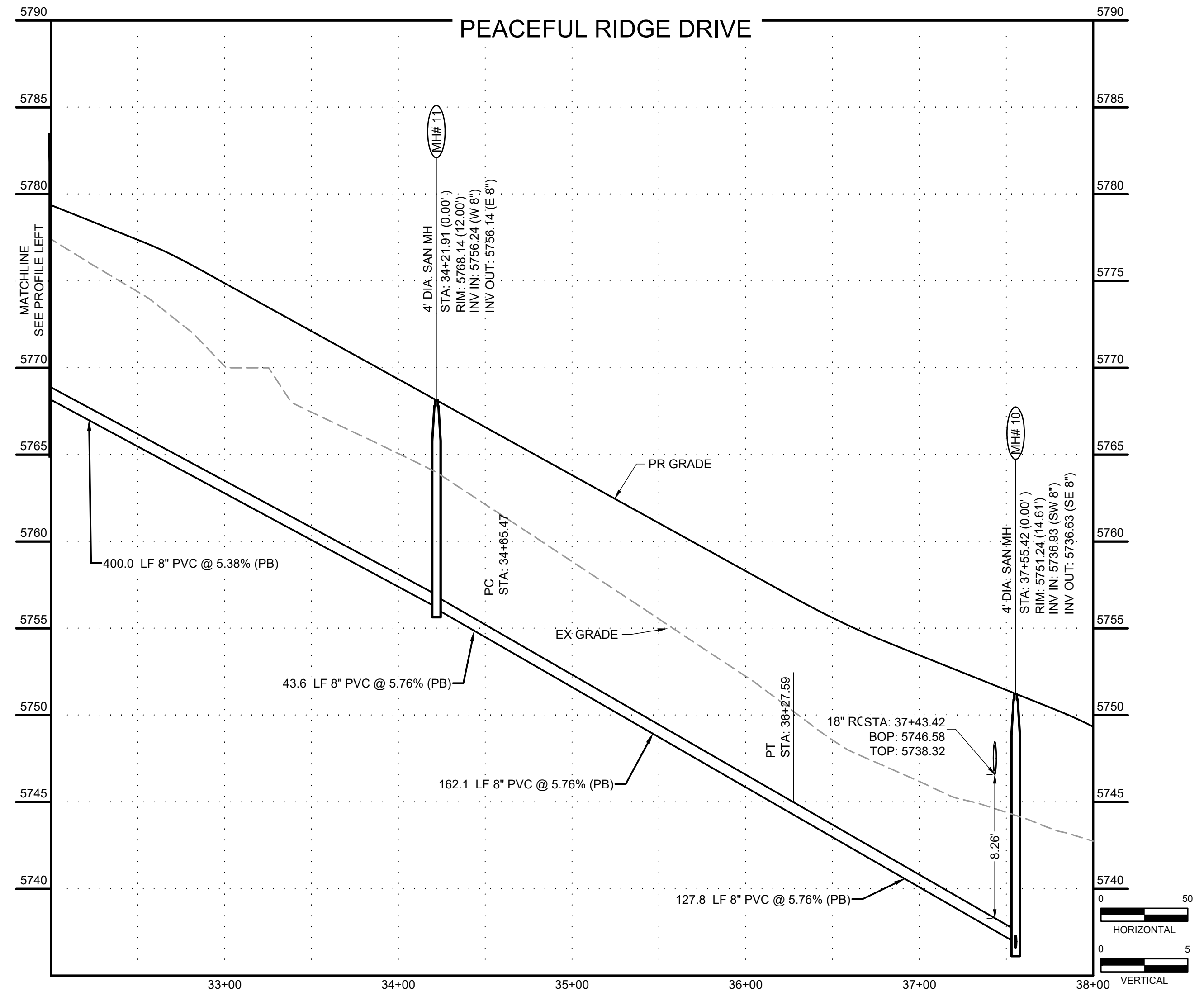
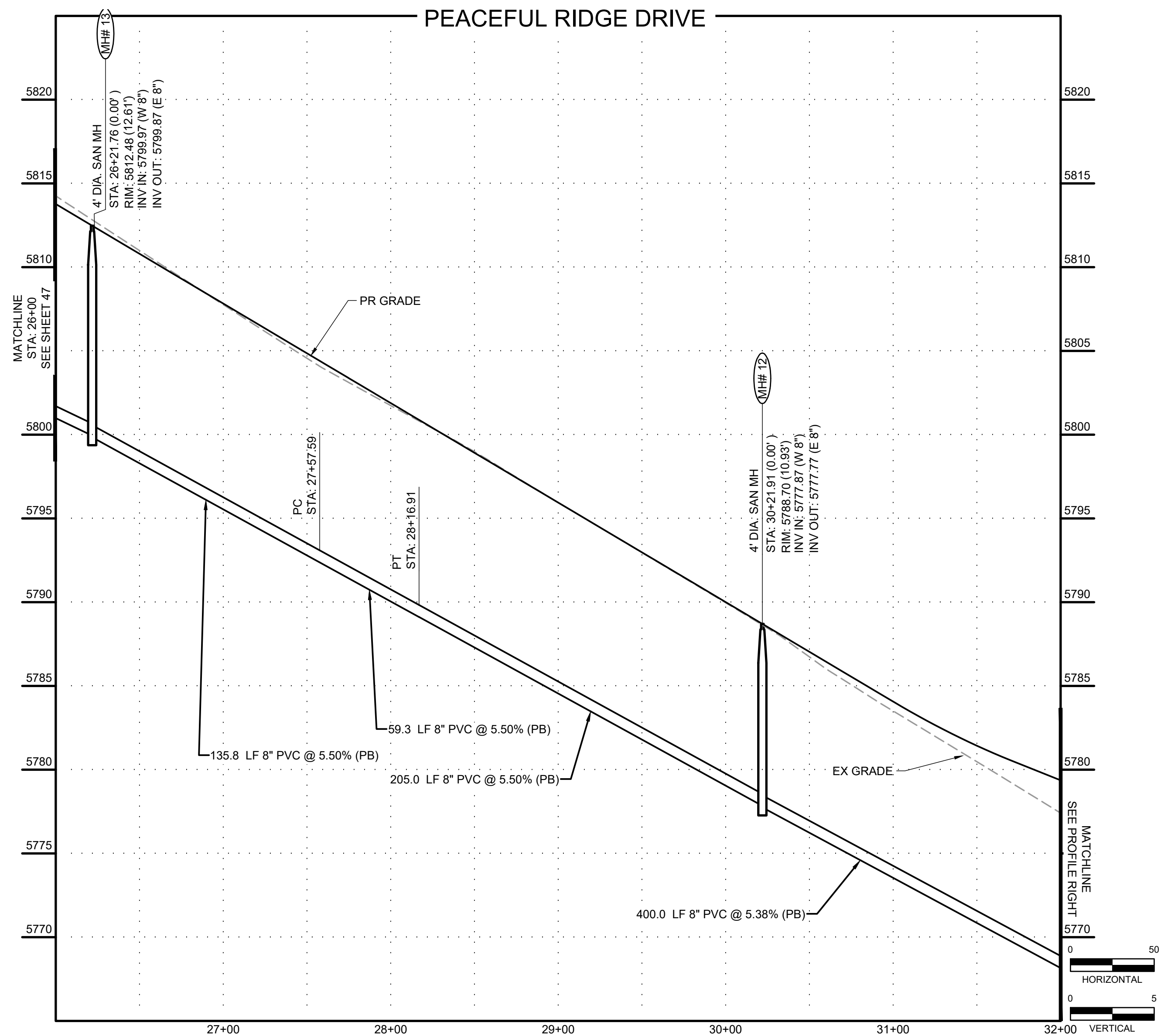
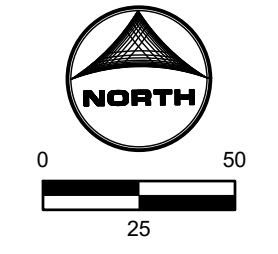
CONSTRUCTION DOCUMENTS
 SANITARY PLAN & PROFILE

SHEET
SAN
 47



SANITARY SEWER NOTES:

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HR GREEN Xref: xv-dgn; xv-cow; xc-dgn; xc-cow; xc-dgn; key_map; gpi-1-d01-2308; xv-dll; Sanitary_CD_Sheet_Notes

DRAWN BY: DLH JOB DATE: 5/4/2023
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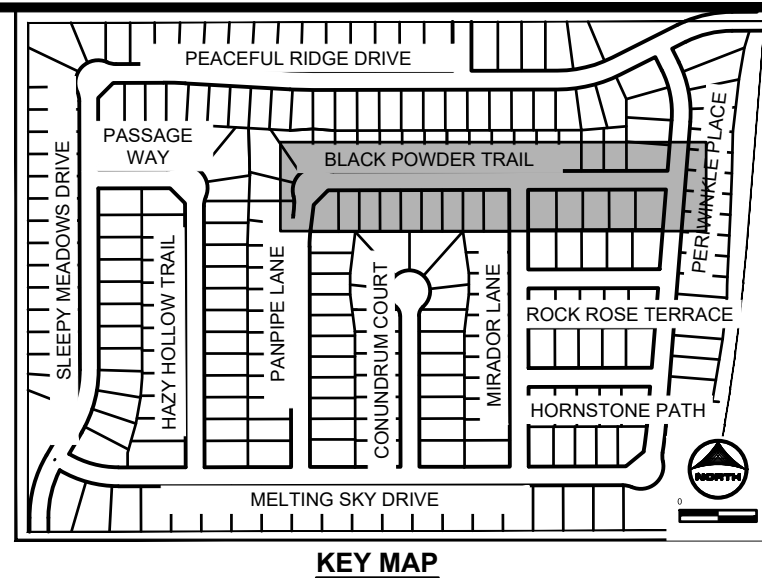
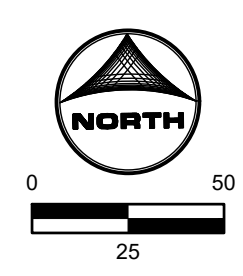
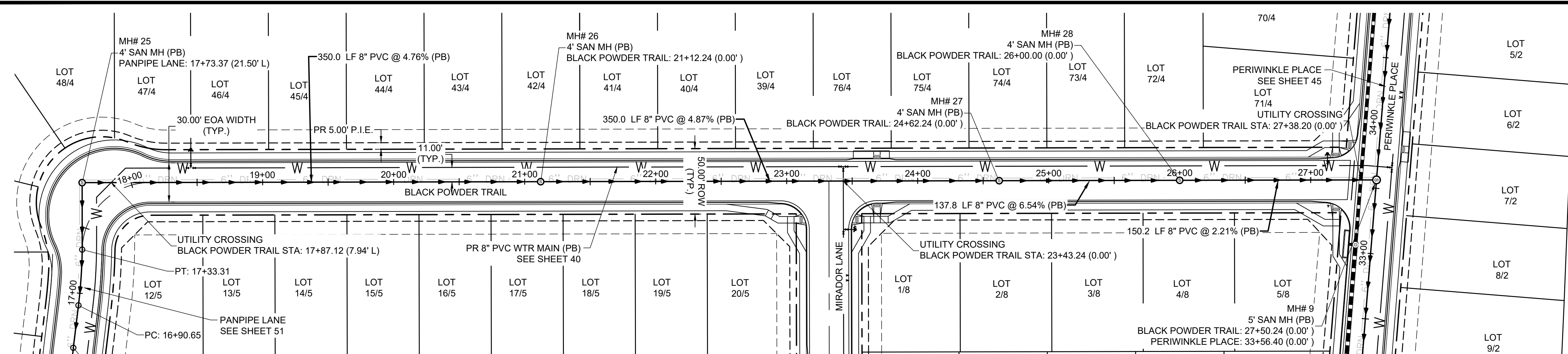
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 COLORADO SPRINGS, CO 80920
 PHONE: 719.384.2440
 FAX: 713.965.0044

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CONSTRUCTION DOCUMENTS
 SANITARY PLAN & PROFILE



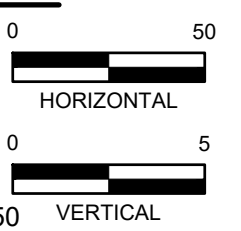
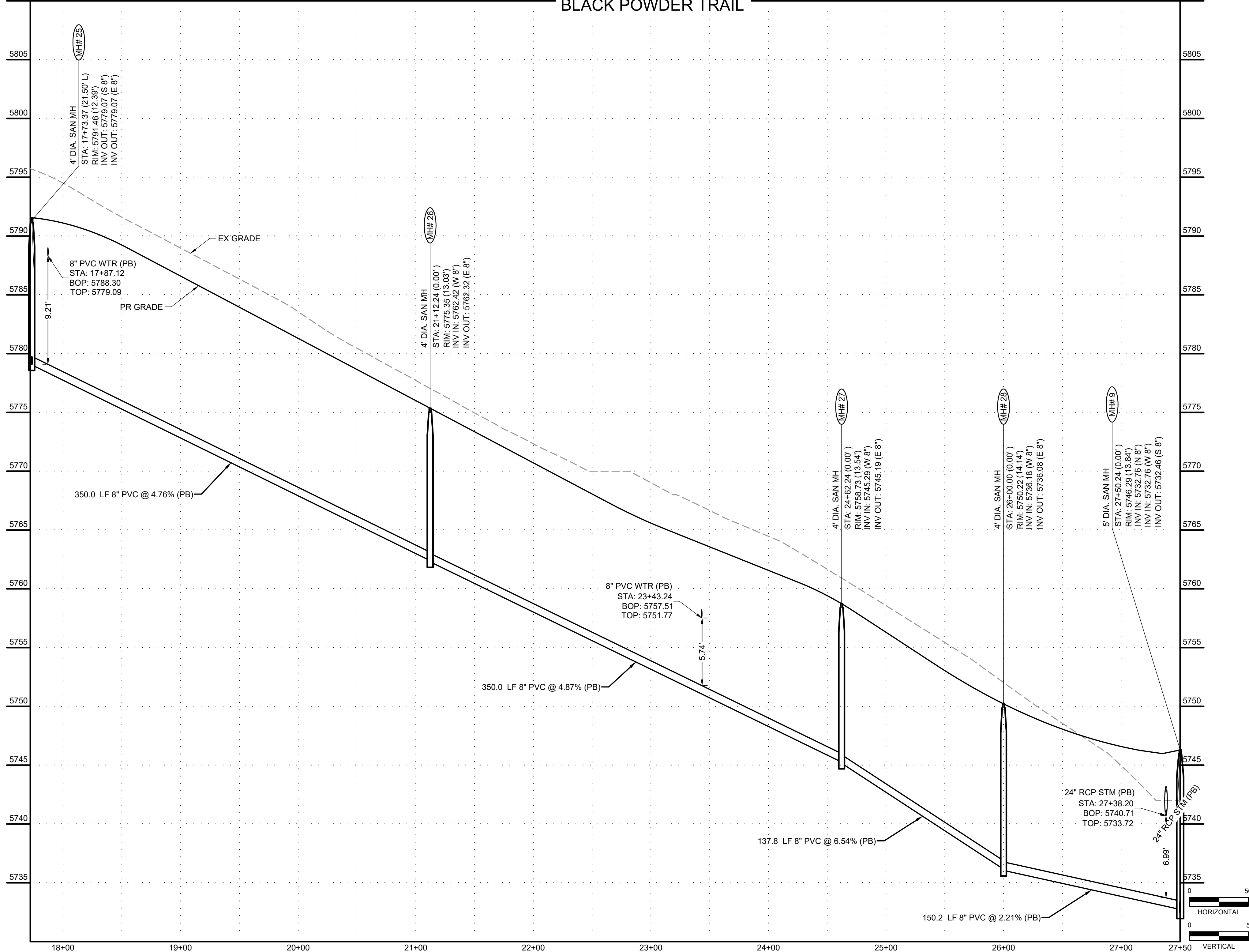
PCD FILE NO. CDR-22-015



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BLACK POWDER TRAIL



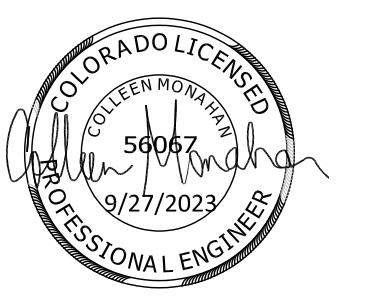
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APPROVED: KMH	JOB NUMBER: 2302308	0" = 1"
CAD DATE: 9/27/2023		IF NOT ONE INCH, ADJUST SCALE ACCORDINGLY.
CAD FILE: J:\2023\2302308\CAD\DWG\CD\Sanitary_PNP		

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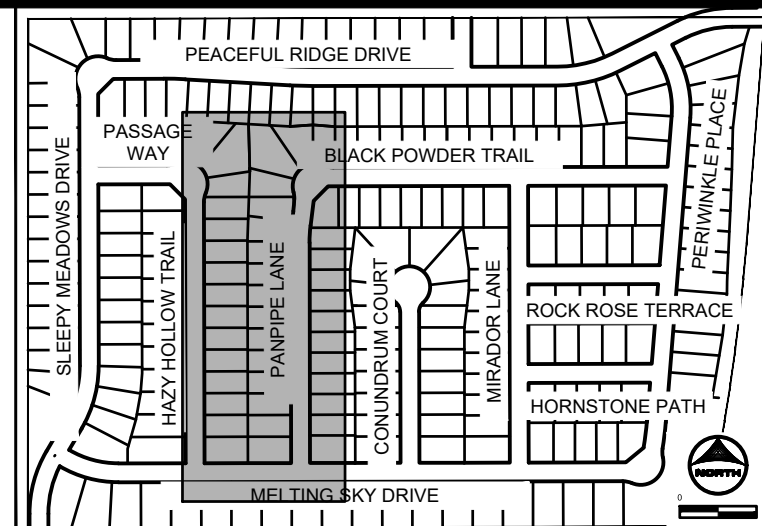
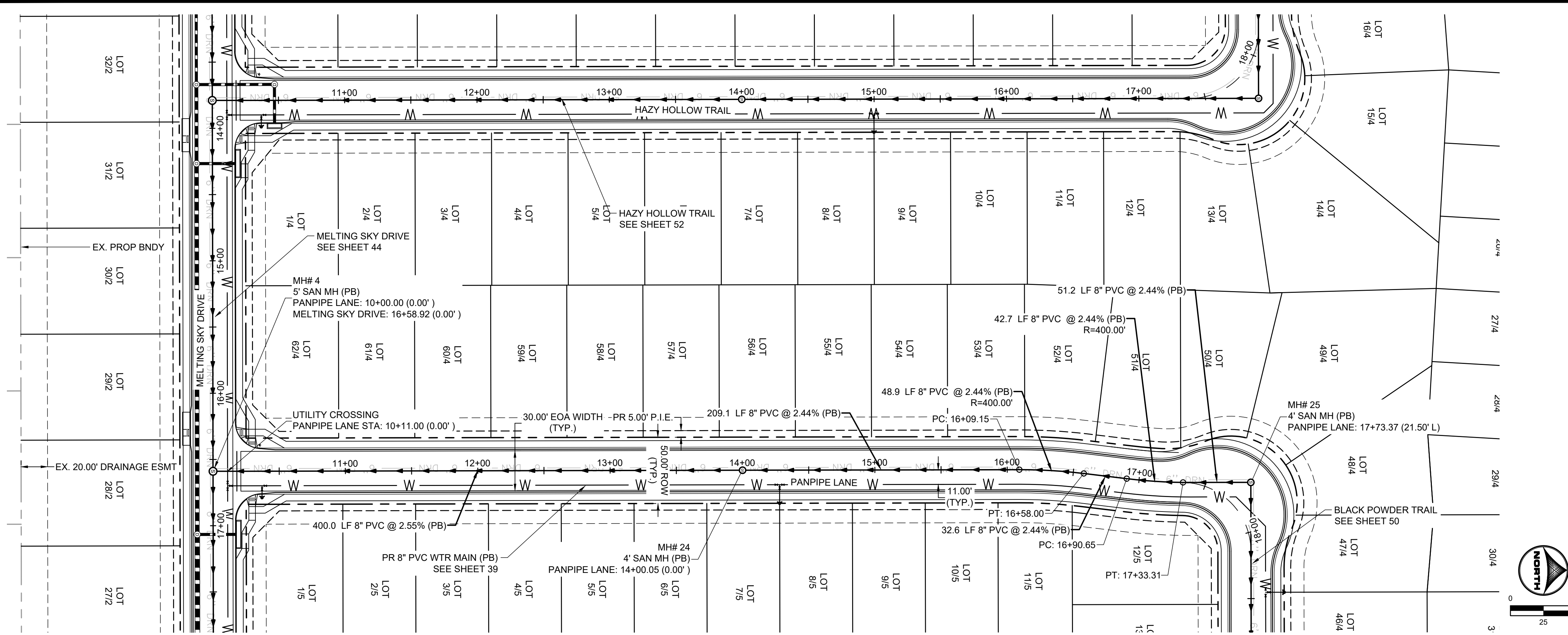
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 SANITARY PLAN & PROFILE

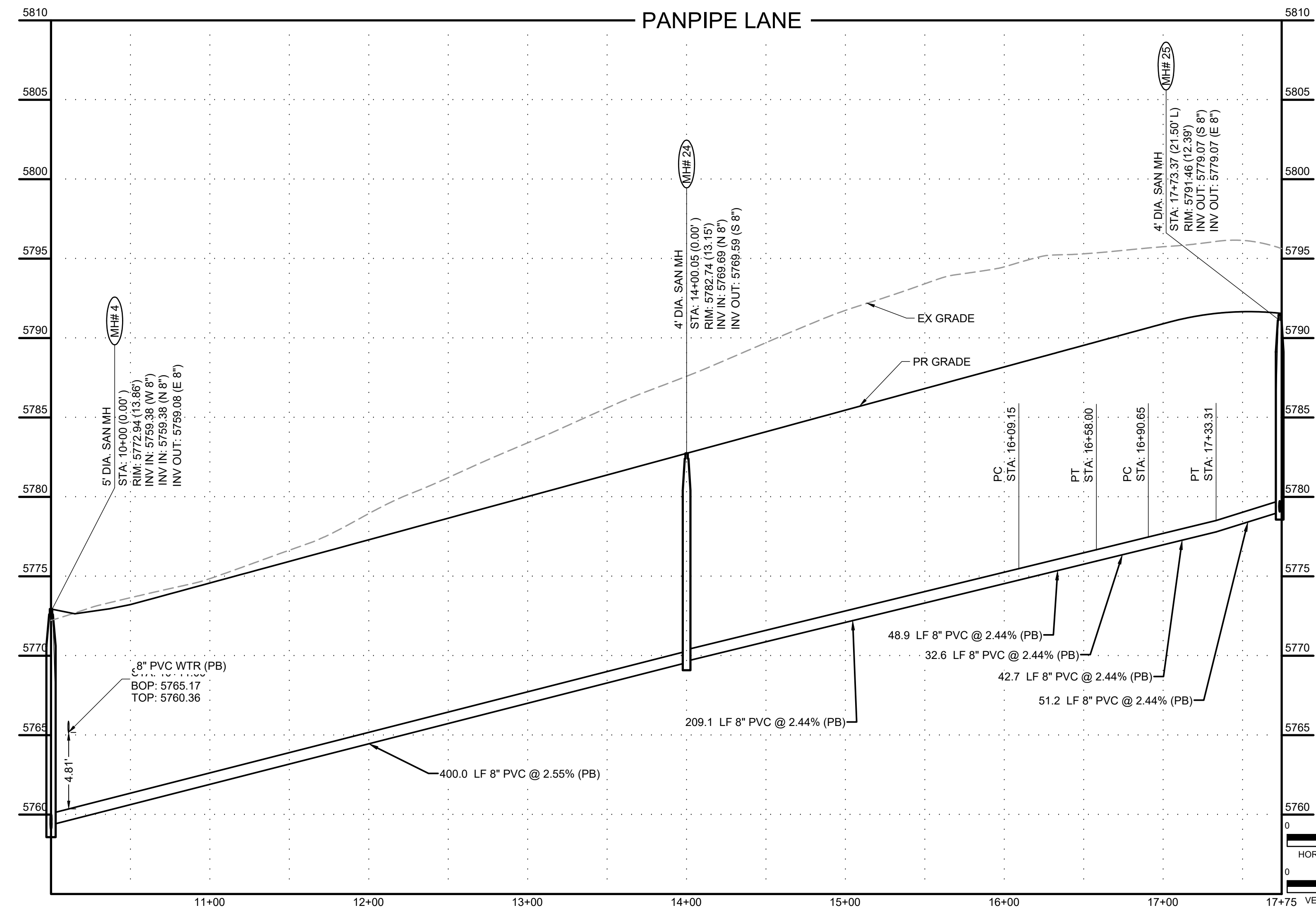


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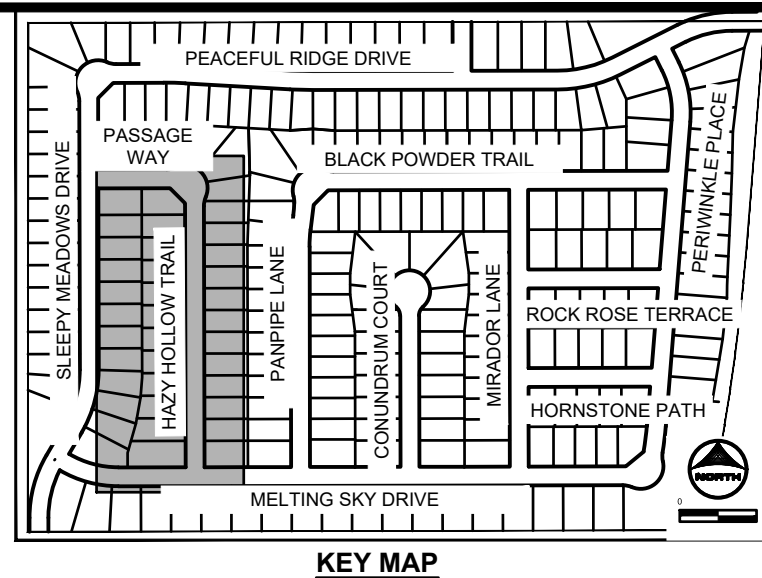
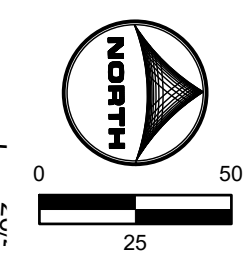
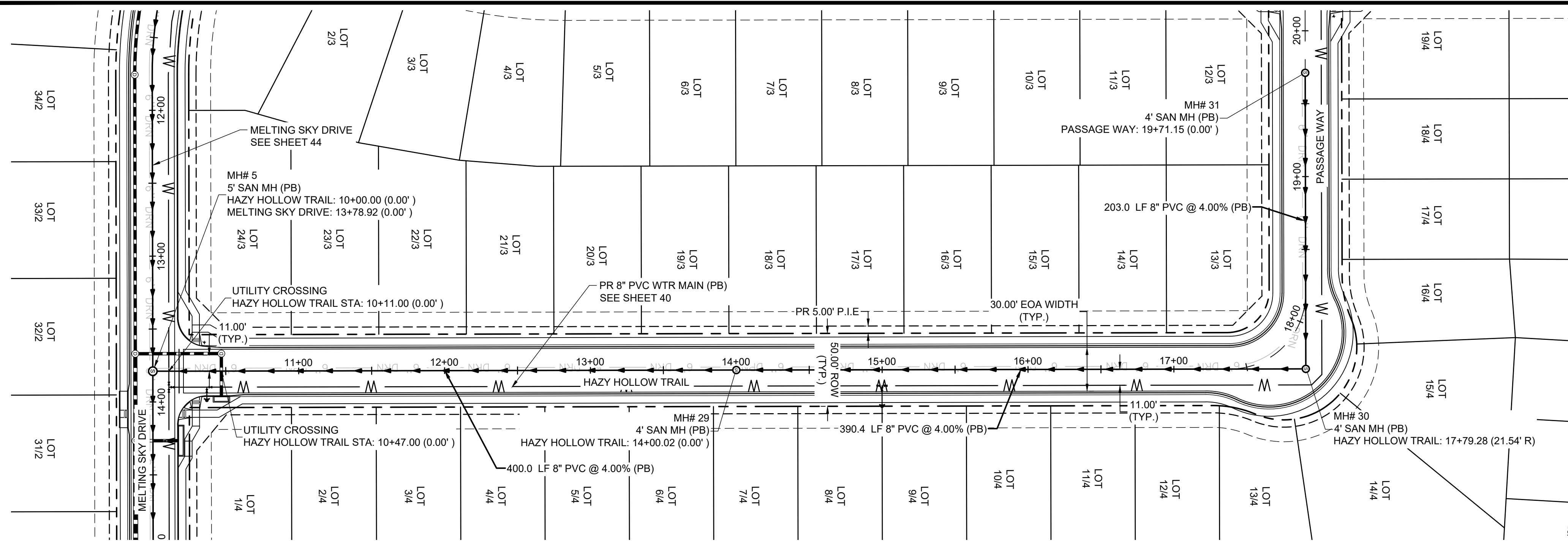
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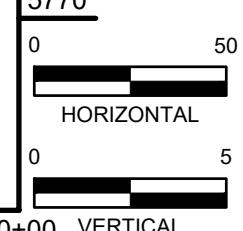
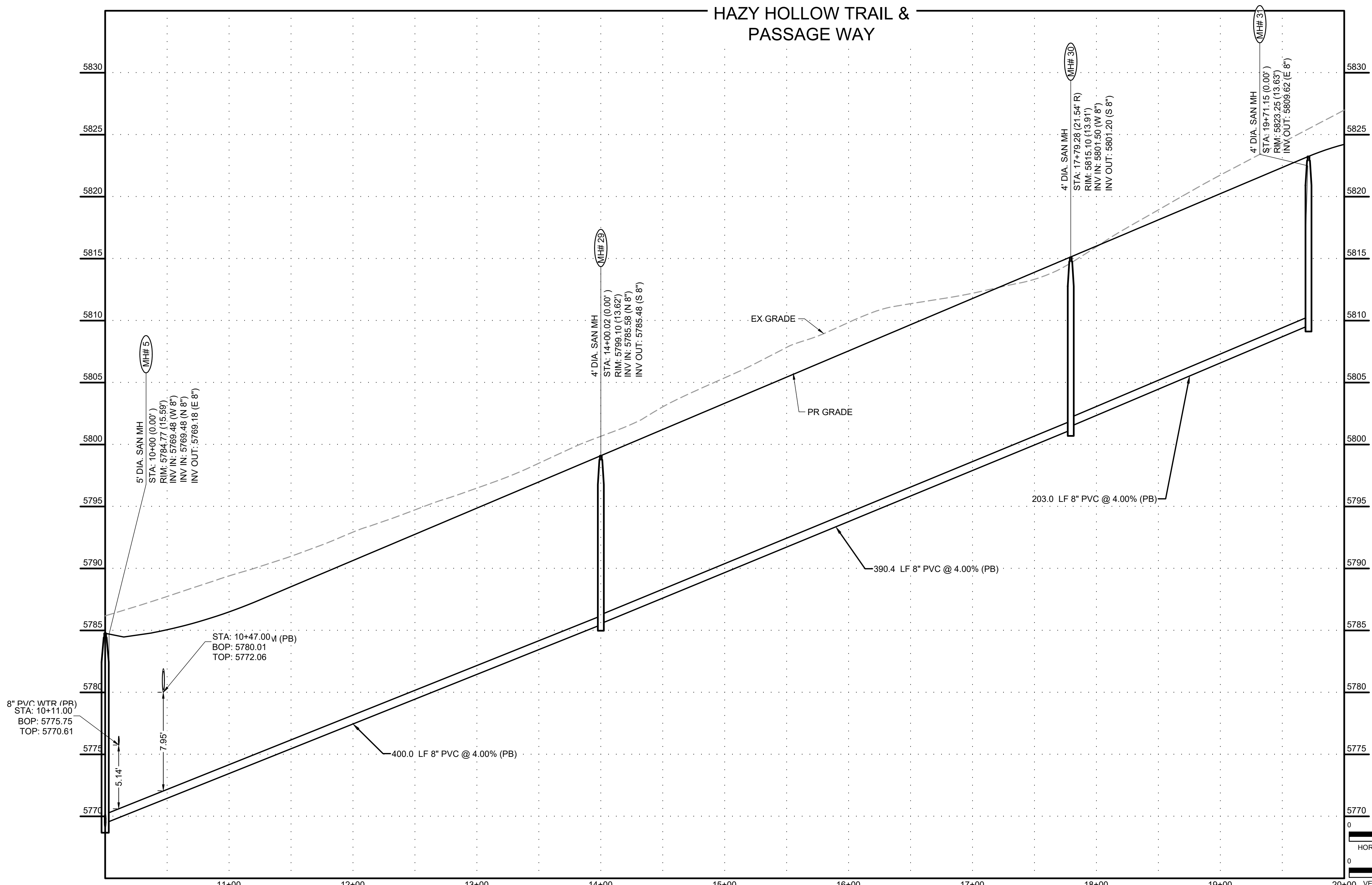
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HAZY HOLLOW TRAIL & PASSAGE WAY



HR GREEN Xref: xv-dgn; xv-cow; xc-dgn; xc-cow; xc-dll; key_map; xpl-1-d01-2308; xv-dll; Sanitary_CD_Sheet_Notes

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CONSTRUCTION DOCUMENTS
 SANITARY PLAN & PROFILE

SHEET
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 52



PCD FILE NO. CDR-22-015

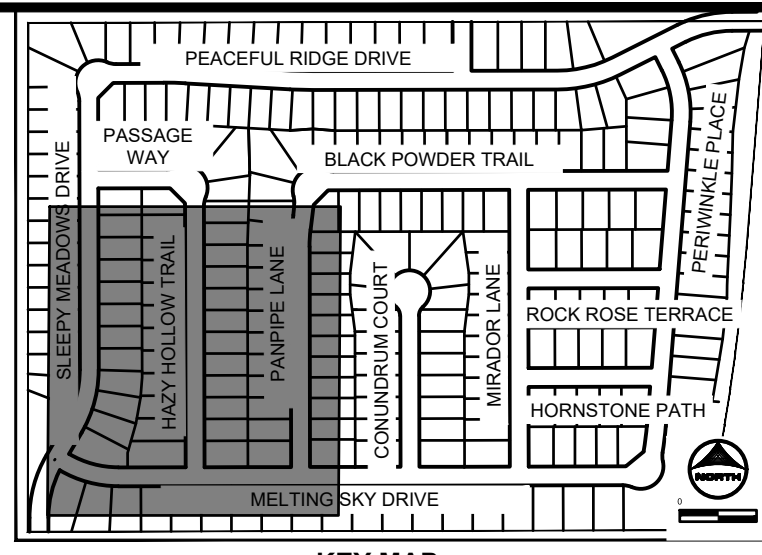
BLOCK/ LOT NO.	DESC.	ALIGNMENT	STATION
1/1	1" HDPE WTR SERVICE	01-WTR	12+18.89
1/2	1" HDPE WTR SERVICE	01-WTR	13+63.21
1/3	1" HDPE WTR SERVICE	01-WTR	14+57.38
1/4	1" HDPE WTR SERVICE	01-WTR	15+19.82
1/5	1" HDPE WTR SERVICE	01-WTR	15+78.82
1/6	1" HDPE WTR SERVICE	01-WTR	16+38.89
1/7	1" HDPE WTR SERVICE	01-WTR	16+96.82
1/8	1" HDPE WTR SERVICE	01-WTR	17+55.82
1/9	1" HDPE WTR SERVICE	01-WTR	18+14.82
1/10	1" HDPE WTR SERVICE	01-WTR	18+73.82
2/27	1" HDPE WTR SERVICE	02-WTR	17+58.16
2/28	1" HDPE WTR SERVICE	02-WTR	16+78.16
2/29	1" HDPE WTR SERVICE	02-WTR	15+98.16
2/30	1" HDPE WTR SERVICE	02-WTR	15+18.16
2/31	1" HDPE WTR SERVICE	02-WTR	14+38.16
2/32	1" HDPE WTR SERVICE	02-WTR	13+57.03
2/33	1" HDPE WTR SERVICE	02-WTR	12+78.16
2/34	1" HDPE WTR SERVICE	02-WTR	11+98.16
2/35	1" HDPE WTR SERVICE	02-WTR	11+30.63
2/36	1" HDPE WTR SERVICE	02-WTR	10+63.66
3/1	1" HDPE WTR SERVICE	01-WTR	12+60.18
3/2	1" HDPE WTR SERVICE	01-WTR	13+26.69
3/3	1" HDPE WTR SERVICE	01-WTR	13+75.73
3/4	1" HDPE WTR SERVICE	01-WTR	14+24.81
3/5	1" HDPE WTR SERVICE	01-WTR	14+77.39
3/6	1" HDPE WTR SERVICE	01-WTR	15+34.85
3/7	1" HDPE WTR SERVICE	01-WTR	15+93.85
3/8	1" HDPE WTR SERVICE	01-WTR	16+52.85
3/9	1" HDPE WTR SERVICE	01-WTR	17+11.85
3/10	1" HDPE WTR SERVICE	01-WTR	17+70.85
3/11	1" HDPE WTR SERVICE	01-WTR	18+29.85
3/12	1" HDPE WTR SERVICE	01-WTR	18+88.85
3/13	1" HDPE WTR SERVICE	03-WTR	17+04.00
3/14	1" HDPE WTR SERVICE	03-WTR	16+44.00
3/15	1" HDPE WTR SERVICE	03-WTR	15+84.00
3/16	1" HDPE WTR SERVICE	03-WTR	15+24.00
3/17	1" HDPE WTR SERVICE	03-WTR	14+64.00
3/18	1" HDPE WTR SERVICE	03-WTR	14+04.00
3/19	1" HDPE WTR SERVICE	03-WTR	13+44.00
3/20	1" HDPE WTR SERVICE	03-WTR	12+84.00
3/21	1" HDPE WTR SERVICE	03-WTR	12+24.00
3/22	1" HDPE WTR SERVICE	03-WTR	11+64.00
3/23	1" HDPE WTR SERVICE	03-WTR	11+09.34
3/24	1" HDPE WTR SERVICE	03-WTR	10+34.00
4/1	1" HDPE WTR SERVICE	03-WTR	10+49.00
4/2	1" HDPE WTR SERVICE	03-WTR	11+04.00
4/3	1" HDPE WTR SERVICE	03-WTR	11+62.10
4/4	1" HDPE WTR SERVICE	03-WTR	12+19.90
4/5	1" HDPE WTR SERVICE	03-WTR	12+77.70
4/6	1" HDPE WTR SERVICE	03-WTR	13+35.50
4/7	1" HDPE WTR SERVICE	03-WTR	13+93.30
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4/9	1" HDPE WTR SERVICE	03-WTR	15+08.90
4/10	1" HDPE WTR SERVICE	03-WTR	15+66.70
4/11	1" HDPE WTR SERVICE	03-WTR	16+24.50
4/12	1" HDPE WTR SERVICE	03-WTR	16+82.30
4/51	1" HDPE WTR SERVICE	04-WTR	16+71.37
4/52	1" HDPE WTR SERVICE	04-WTR	16+19.76
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4/55	1" HDPE WTR SERVICE	04-WTR	14+49.00
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4/59	1" HDPE WTR SERVICE	04-WTR	12+19.00
4/60	1" HDPE WTR SERVICE	04-WTR	11+57.28
4/61	1" HDPE WTR SERVICE	04-WTR	11+04.00
4/62	1" HDPE WTR SERVICE	04-WTR	10+46.00
5/1	1" HDPE WTR SERVICE	04-WTR	10+44.00



BLOCK/ LOT NO.	DESC.	ALIGNMENT	STATION
5/2	1" HDPE WTR SERVICE	04-WTR	11+07.00
5/3	1" HDPE WTR SERVICE	04-WTR	11+62.00
5/4	1" HDPE WTR SERVICE	04-WTR	12+17.00
5/6	1" HDPE WTR SERVICE	04-WTR	13+27.00
5/7	1" HDPE WTR SERVICE	04-WTR	13+82.00
5/8	1" HDPE WTR SERVICE	04-WTR	14+37.00
5/9	1" HDPE WTR SERVICE	04-WTR	14+92.00
5/10	1" HDPE WTR SERVICE	04-WTR	15+47.00
5/11	1" HDPE WTR SERVICE	04-WTR	16+02.25

BLOCK/ LOT NO.	DESC.	ALIGNMENT	STATION
1/1	4"PVC SWR SERVICE	SLEEPY MEADOWS DRIVE	12+14.87
1/2	4"PVC SWR SERVICE	SLEEPY MEADOWS DRIVE	13+56.99
1/3	4"PVC SWR SERVICE	SLEEPY MEADOWS DRIVE	14+34.36
1/4	4"PVC SWR SERVICE	SLEEPY MEADOWS DRIVE	15+09.92
1/5	4"PVC SWR SERVICE	SLEEPY MEADOWS DRIVE	15+68.92
1/6	4"PVC SWR SERVICE	SLEEPY MEADOWS DRIVE	16+27.92
1/7*	4"PVC SWR SERVICE	SLEEPY MEADOWS DRIVE	16+86.92
1/8	4"PVC SWR SERVICE	SLEEPY MEADOWS DRIVE	17+45.92
1/9	4"PVC SWR SERVICE	SLEEPY MEADOWS DRIVE	18+04.92
1/10	4"PVC SWR SERVICE	SLEEPY MEADOWS DRIVE	18+63.92
2/27	4"PVC SWR SERVICE	MELTING SKY DRIVE	17+85.14
2/28	4"PVC SWR SERVICE	MELTING SKY DRIVE	17+05.14
2/29	4"PVC SWR SERVICE	MELTING SKY DRIVE	16+25.14
2/30	4"PVC SWR SERVICE	MELTING SKY DRIVE	15+45.14
2/31	4"PVC SWR SERVICE	MELTING SKY DRIVE	14+65.14
2/32	4"PVC SWR SERVICE	MELTING SKY DRIVE	13+87.69
2/33	4"PVC SWR SERVICE	MELTING SKY DRIVE	13+05.14
2/34	4"PVC SWR SERVICE	MELTING SKY DRIVE	12+25.14
2/35	4"PVC SWR SERVICE	MELTING SKY DRIVE	11+50.67
2/36	4"PVC SWR SERVICE	MELTING SKY DRIVE	10+86.47
3/1	4"PVC SWR SERVICE	SLEEPY MEADOWS DRIVE	12+56.15
3/2	4"PVC SWR SERVICE	SLEEPY MEADOWS DRIVE	13+22.17
3/3	4"PVC SWR SERVICE	SLEEPY MEADOWS DRIVE	13+69.51
3/4	4"PVC SWR SERVICE	SLEEPY MEADOWS DRIVE	14+16.85
3/5	4"PVC SWR SERVICE	SLEEPY MEADOWS DRIVE	14+67.48
3/6	4"PVC SWR SERVICE	SLEEPY MEADOWS DRIVE	15+24.95
3/7	4"PVC SWR SERVICE	SLEEPY MEADOWS DRIVE	15+83.95
3/8	4"PVC SWR SERVICE	SLEEPY MEADOWS DRIVE	16+42.95
3/9	4"PVC SWR SERVICE	SLEEPY MEADOWS DRIVE	17+01.95
3/10	4"PVC SWR SERVICE	SLEEPY MEADOWS DRIVE	17+60.95
3/11	4"PVC SWR SERVICE	SLEEPY MEADOWS DRIVE	18+19.95
3/12	4"PVC SWR SERVICE	SLEEPY MEADOWS DRIVE	18+78.95
3/13	4"PVC SWR SERVICE	HAZY HOLLOW TRAIL	17+05.00
3/14	4"PVC SWR SERVICE	HAZY HOLLOW TRAIL	16+45.00
3/15	4"PVC SWR SERVICE	HAZY HOLLOW TRAIL	15+85.00
3/16	4"PVC SWR SERVICE	HAZY HOLLOW TRAIL	15+25.00
3/17	4"PVC SWR SERVICE	HAZY HOLLOW TRAIL	14+65.00
3/18	4"PVC SWR SERVICE	HAZY HOLLOW TRAIL	13+93.56
3/19	4"PVC SWR SERVICE	HAZY HOLLOW TRAIL	13+45.00
3/20	4"PVC SWR SERVICE	HAZY HOLLOW TRAIL	12+85.00
3/21	4"PVC SWR SERVICE	HAZY HOLLOW TRAIL	12+25.00
3/22	4"PVC SWR SERVICE	HAZY HOLLOW TRAIL	11+65.00
3/23	4"PVC SWR SERVICE	HAZY HOLLOW TRAIL	11+05.00
3/24	4"PVC SWR SERVICE	HAZY HOLLOW TRAIL	10+35.00
4/1	4"PVC SWR SERVICE	HAZY HOLLOW TRAIL	10+50.00
4/2	4"PVC SWR SERVICE	HAZY HOLLOW TRAIL	11+02.17
4/3	4"PVC SWR SERVICE	HAZY HOLLOW TRAIL	11+58.17
4/4	4"PVC SWR SERVICE	HAZY HOLLOW TRAIL	12+20.90
4/5	4"PVC SWR SERVICE	HAZY HOLLOW TRAIL	12+78.70
4/6	4"PVC SWR SERVICE	HAZY HOLLOW TRAIL	13+36.50
4/7	4"PVC SWR SERVICE	HAZY HOLLOW TRAIL	13+94.30
4/8	4"PVC SWR SERVICE	HAZY HOLLOW TRAIL	14+52.10
4/9	4"PVC SWR SERVICE	HAZY HOLLOW TRAIL	15+09.90
4/10	4"PVC SWR SERVICE	HAZY HOLLOW TRAIL	15+67.70
4/11	4"PVC SWR SERVICE	HAZY HOLLOW TRAIL	16+25.50
4/12	4"PVC SWR SERVICE	HAZY HOLLOW TRAIL	16+83.30
4/51	4"PVC SWR SERVICE	PANPIPE LANE	16+73.71
4/52	4"PVC SWR SERVICE	PANPIPE LANE	16+22.16
4/53	4"PVC SWR SERVICE	PANPIPE LANE	15+65.00
4/54	4"PVC SWR SERVICE	PANPIPE LANE	15+07.50
4/55	4"PVC SWR SERVICE	PANPIPE LANE	14+50.00
4/56	4"PVC SWR SERVICE	PANPIPE LANE	13+92.50
4/57	4"PVC SWR SERVICE	PANPIPE LANE	13+35.00

BLOCK/ LOT NO.	DESC.	ALIGNMENT	STATION
4/58	4"PVC SWR SERVICE	PANPIPE LANE	12+77.50
4/59	4"PVC SWR SERVICE	PANPIPE LANE	12+16.46
4/60	4"PVC SWR SERVICE	PANPIPE LANE	11+58.96
4/61	4"PVC SWR SERVICE	PANPIPE LANE	10+99.19
4/62	4"PVC SWR SERVICE	PANPIPE LANE	10+47.00
5/1	4"PVC SWR SERVICE	PANPIPE LANE	10+45.00
5/2	4"PVC SWR SERVICE	PANPIPE LANE	11+08.00
5/3	4"PVC SWR SERVICE	PANPIPE LANE	11+63.00
5/4	4"PVC SWR SERVICE	PANPIPE LANE	12+18.00
5/5	4"PVC SWR SERVICE	PANPIPE LANE	12+73.00
5/6	4"PVC SWR SERVICE	PANPIPE LANE	13+28.00
5/7	4"PVC SWR SERVICE	PANPIPE LANE	13+83.00
5/8	4"PVC SWR SERVICE	PANPIPE LANE	14+38.00
5/9	4"PVC SWR SERVICE	PANPIPE LANE	14+93.00
5/10	4"PVC SWR SERVICE	PANPIPE LANE	15+48.00
5/11	4"PVC SWR SERVICE	PANPIPE LANE	16+03.00



DRAWN BY: AXB JOB DATE: 5/4/2023
 APPROVED: CPM JOB NUMBER: 2302308
 CAD DATE: 9/27/2023
 CAD FILE: J:\2023\2302308\CAD\DWG\CDS\Util_serv

BAR IS ONE INCH ON OFFICIAL DRAWINGS.
 IF NOT ONE INCH, ADJUST SCALE ACCORDINGLY.

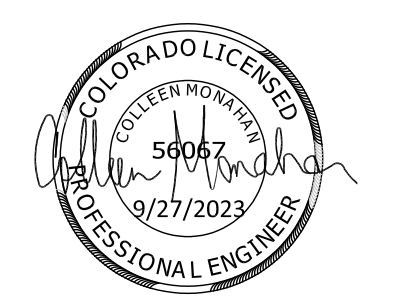
NO.	DATE	BY	REVISION DESCRIPTION

HR GREEN - COLORADO SPRINGS
 1975 RESEARCH PARKWAY SUITE 230
 COLORADO SPRINGS, CO 80920
 PHONE: 719.384.2440
 FAX: 713.965.0044

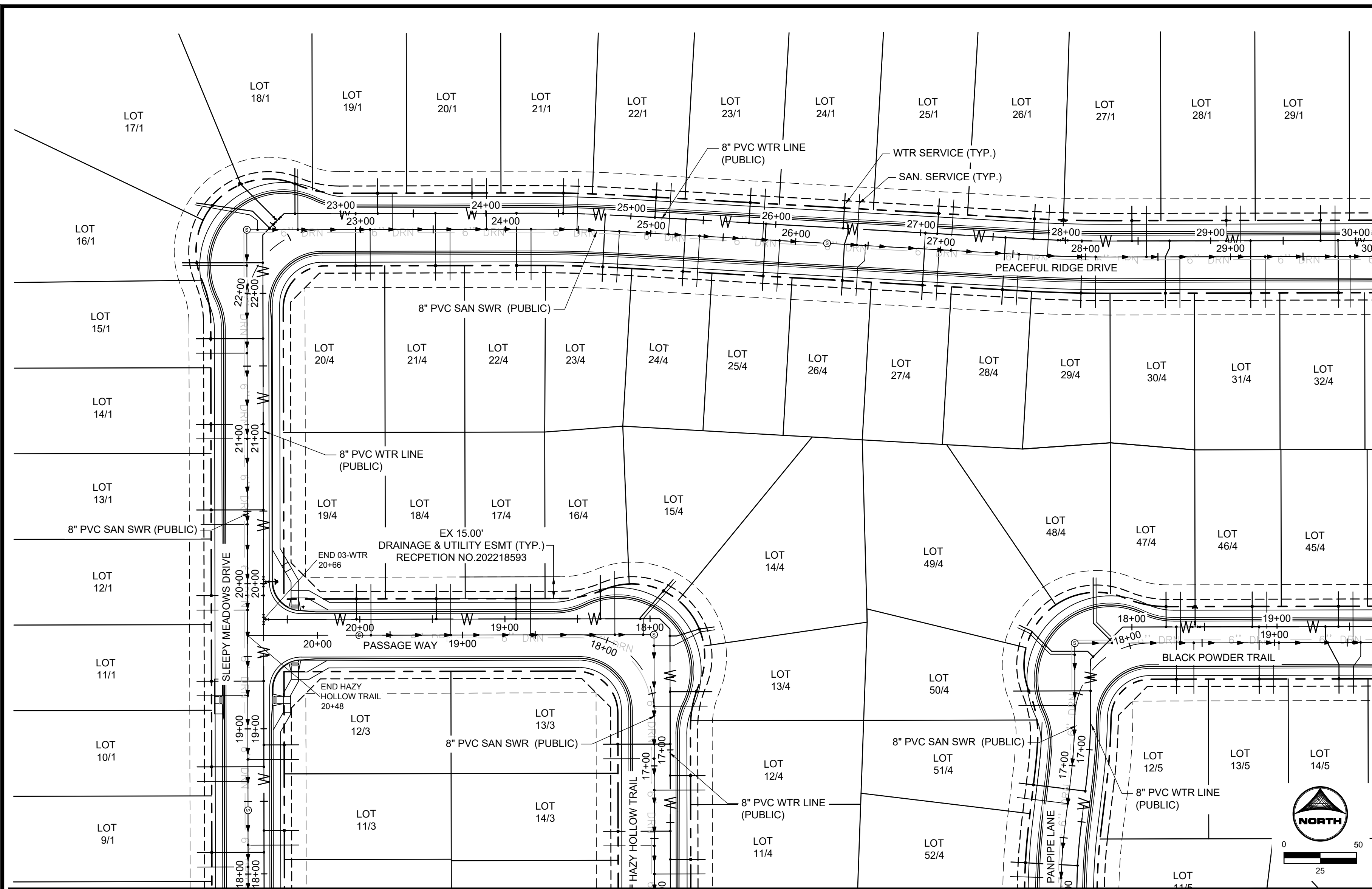
PEACEFUL RIDGE AT FOUNTAIN VALLEY
 PEACEFUL RIDGE DEVELOPMENT COMPANY
 EL PASO COUNTY, CO

CONSTRUCTION DOCUMENTS
 UTILITY SERVICE PLAN

SHEET USP 53



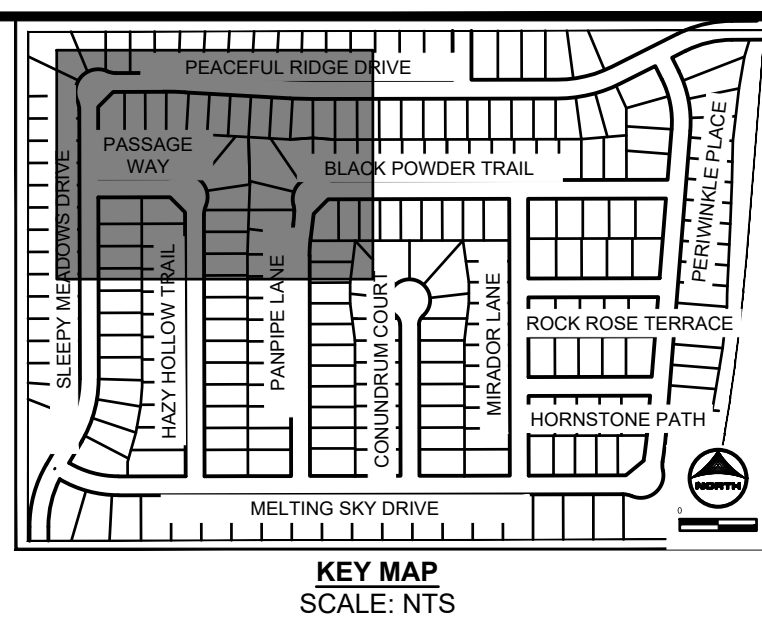
BULLARD, ABBEY, 9/27/2023 3:08 PM



SEE SHEETS 56

WATER SERVICE TABLE			
BLOCK/ LOT NO.	DESC.	ALIGNMENT	STATION
1/9	1" HDPE WTR SERVICE	01-WTR	18+14.82
1/10	1" HDPE WTR SERVICE	01-WTR	18+73.82
1/11	1" HDPE WTR SERVICE	01-WTR	19+32.82
1/12	1" HDPE WTR SERVICE	01-WTR	19+91.82
1/13	1" HDPE WTR SERVICE	01-WTR	20+50.82
1/14	1" HDPE WTR SERVICE	01-WTR	21+09.82
1/15	1" HDPE WTR SERVICE	01-WTR	21+68.82
1/16	1" HDPE WTR SERVICE	01-WTR	22+21.13
1/17	1" HDPE WTR SERVICE	01-WTR	22+46.83
1/18	1" HDPE WTR SERVICE	01-WTR	22+68.46
1/19	1" HDPE WTR SERVICE	01-WTR	23+25.46
1/21	1" HDPE WTR SERVICE	01-WTR	24+53.24
1/22	1" HDPE WTR SERVICE	01-WTR	25+16.60
1/23	1" HDPE WTR SERVICE	01-WTR	25+81.58
1/24	1" HDPE WTR SERVICE	01-WTR	26+46.57
1/25	1" HDPE WTR SERVICE	01-WTR	27+11.55
1/26	1" HDPE WTR SERVICE	01-WTR	27+77.88
1/27	1" HDPE WTR SERVICE	01-WTR	28+45.77
1/28	1" HDPE WTR SERVICE	01-WTR	29+10.77
1/29	1" HDPE WTR SERVICE	01-WTR	29+75.77
3/11	1" HDPE WTR SERVICE	01-WTR	18+29.85
3/12	1" HDPE WTR SERVICE	01-WTR	18+88.85
3/13	1" HDPE WTR SERVICE	03-WTR	17+04.00
3/14	1" HDPE WTR SERVICE	03-WTR	16+44.00
4/11	1" HDPE WTR SERVICE	03-WTR	16+24.50
4/12	1" HDPE WTR SERVICE	03-WTR	16+82.30
4/13	1" HDPE WTR SERVICE	03-WTR	17+40.10
4/14	1" HDPE WTR SERVICE	03-WTR	17+78.50
4/15	1" HDPE WTR SERVICE	03-WTR	18+06.71
4/16	1" HDPE WTR SERVICE	03-WTR	18+34.24
4/17	1" HDPE WTR SERVICE	03-WTR	18+92.32
4/18	1" HDPE WTR SERVICE	03-WTR	19+47.32
4/19	1" HDPE WTR SERVICE	03-WTR	20+02.32
4/20	1" HDPE WTR SERVICE	01-WTR	23+10.25
4/21	1" HDPE WTR SERVICE	01-WTR	23+65.25
4/22	1" HDPE WTR SERVICE	01-WTR	24+21.09
4/23	1" HDPE WTR SERVICE	01-WTR	24+82.31
4/24	1" HDPE WTR SERVICE	01-WTR	25+38.02
4/25	1" HDPE WTR SERVICE	01-WTR	25+93.32
4/26	1" HDPE WTR SERVICE	01-WTR	26+49.96
4/27	1" HDPE WTR SERVICE	01-WTR	27+03.31
4/28	1" HDPE WTR SERVICE	01-WTR	27+58.61
4/29	1" HDPE WTR SERVICE	01-WTR	28+11.27
4/30	1" HDPE WTR SERVICE	01-WTR	28+71.72
4/31	1" HDPE WTR SERVICE	01-WTR	29+27.57
4/32	1" HDPE WTR SERVICE	01-WTR	29+87.77
4/45	1" HDPE WTR SERVICE	04-WTR	19+42.35
4/46	1" HDPE WTR SERVICE	04-WTR	18+82.95
4/47	1" HDPE WTR SERVICE	04-WTR	18+23.55
4/48	1" HDPE WTR SERVICE	04-WTR	17+81.31
4/49	1" HDPE WTR SERVICE	04-WTR	17+64.74
4/50	1" HDPE WTR SERVICE	04-WTR	17+40.59
4/51	1" HDPE WTR SERVICE	04-WTR	16+71.37
4/52	1" HDPE WTR SERVICE	04-WTR	16+19.76
5/12	1" HDPE WTR SERVICE	04-WTR	18+30.62
5/13	1" HDPE WTR SERVICE	04-WTR	18+87.62
5/14	1" HDPE WTR SERVICE	04-WTR	19+33.36

SANITARY SERVICE TABLE			
BLOCK/ LOT NO.	DESC.	ALIGNMENT	STATION
1/9	4"PVC SWR SERVICE	SLEEPY MEADOWS DRIVE	18+04.92
1/10	4"PVC SWR SERVICE	SLEEPY MEADOWS DRIVE	18+63.92
1/11	4"PVC SWR SERVICE	SLEEPY MEADOWS DRIVE	19+22.92
1/12	4"PVC SWR SERVICE	SLEEPY MEADOWS DRIVE	19+81.92
1/13	4"PVC SWR SERVICE	SLEEPY MEADOWS DRIVE	20+40.92
1/14	4"PVC SWR SERVICE	SLEEPY MEADOWS DRIVE	20+99.92
1/15	4"PVC SWR SERVICE	SLEEPY MEADOWS DRIVE	21+58.92
1/16	4"PVC SWR SERVICE	SLEEPY MEADOWS DRIVE	22+17.07
1/17	4"PVC SWR SERVICE	SLEEPY MEADOWS DRIVE	22+36.75
1/18	4"PVC SWR SERVICE	SLEEPY MEADOWS DRIVE	22+57.35
1/19	4"PVC SWR SERVICE	SLEEPY MEADOWS DRIVE	23+21.80
1/20	4"PVC SWR SERVICE	SLEEPY MEADOWS DRIVE	23+86.80
1/21	4"PVC SWR SERVICE	SLEEPY MEADOWS DRIVE	24+49.13
1/22	4"PVC SWR SERVICE	SLEEPY MEADOWS DRIVE	25+12.29
1/23	4"PVC SWR SERVICE	SLEEPY MEADOWS DRIVE	25+77.28
1/24	4"PVC SWR SERVICE	SLEEPY MEADOWS DRIVE	26+42.26
1/25	4"PVC SWR SERVICE	SLEEPY MEADOWS DRIVE	27+07.25
1/26	4"PVC SWR SERVICE	SLEEPY MEADOWS DRIVE	27+73.89
1/27	4"PVC SWR SERVICE	SLEEPY MEADOWS DRIVE	28+42.11
1/28	4"PVC SWR SERVICE	SLEEPY MEADOWS DRIVE	29+07.11
1/29	4"PVC SWR SERVICE	SLEEPY MEADOWS DRIVE	29+72.11
3/11	4"PVC SWR SERVICE	SLEEPY MEADOWS DRIVE	18+19.95
3/12	4"PVC SWR SERVICE	SLEEPY MEADOWS DRIVE	18+78.95
3/13	4"PVC SWR SERVICE	HAZY HOLLOW TRAIL	17+05.00
3/14	4"PVC SWR SERVICE	HAZY HOLLOW TRAIL	16+45.00
4/11	4"PVC SWR SERVICE	HAZY HOLLOW TRAIL	16+25.50
4/12	4"PVC SWR SERVICE	HAZY HOLLOW TRAIL	16+83.30
4/13	4"PVC SWR SERVICE	HAZY HOLLOW TRAIL	17+41.10
4/14	4"PVC SWR SERVICE	HAZY HOLLOW TRAIL	17+75.16
4/15	4"PVC SWR SERVICE	HAZY HOLLOW TRAIL	17+83.27
4/16	4"PVC SWR SERVICE	HAZY HOLLOW TRAIL	17+96.78
4/17	4"PVC SWR SERVICE	HAZY HOLLOW TRAIL	18+53.15
4/18	4"PVC SWR SERVICE	HAZY HOLLOW TRAIL	19+08.15
4/19	4"PVC SWR SERVICE	HAZY HOLLOW TRAIL	19+63.15
4/20	4"PVC SWR SERVICE	SLEEPY MEADOWS DRIVE	23+06.60
4/21	4"PVC SWR SERVICE	SLEEPY MEADOWS DRIVE	23+61.60
4/22	4"PVC SWR SERVICE	SLEEPY MEADOWS DRIVE	24+17.43
4/23	4"PVC SWR SERVICE	SLEEPY MEADOWS DRIVE	24+78.38
4/24	4"PVC SWR SERVICE	SLEEPY MEADOWS DRIVE	25+33.71
4/25	4"PVC SWR SERVICE	SLEEPY MEADOWS DRIVE	25+89.01
4/26	4"PVC SWR SERVICE	SLEEPY MEADOWS DRIVE	26+48.27
4/27	4"PVC SWR SERVICE	SLEEPY MEADOWS DRIVE	26+99.00
4/28	4"PVC SWR SERVICE	SLEEPY MEADOWS DRIVE	27+54.30
4/29	4"PVC SWR SERVICE	SLEEPY MEADOWS DRIVE	28+07.16
4/30	4"PVC SWR SERVICE	SLEEPY MEADOWS DRIVE	28+65.09
4/31	4"PVC SWR SERVICE	SLEEPY MEADOWS DRIVE	29+23.91
4/32	4"PVC SWR SERVICE	SLEEPY MEADOWS DRIVE	29+82.41
4/45	4"PVC SWR SERVICE	PANPIPE LANE	19+54.04
4/46	4"PVC SWR SERVICE	PANPIPE LANE	18+94.64
4/47	4"PVC SWR SERVICE	PANPIPE LANE	18+35.24
4/48	4"PVC SWR SERVICE	PANPIPE LANE	17+89.96
4/49	4"PVC SWR SERVICE	PANPIPE LANE	17+69.04
4/50	4"PVC SWR SERVICE	PANPIPE LANE	17+41.46
4/51	4"PVC SWR SERVICE	PANPIPE LANE	16+73.71
4/52	4"PVC SWR SERVICE	PANPIPE LANE	16+22.16
5/12	4"PVC SWR SERVICE	PANPIPE LANE	18+44.30
5/13	4"PVC SWR SERVICE	PANPIPE LANE	19+02.98
5/14	4"PVC SWR SERVICE	PANPIPE LANE	19+59.33



SEE SHEET 53



DRAWN BY: AXB JOB DATE: 5/4/2023
 APPROVED: CPM JOB NUMBER: 2302308
 CAD DATE: 9/27/2023
 CAD FILE: J:\2023\2302308\CAD\DWG\CDCS\Util_serv

BAR IS ONE INCH ON OFFICIAL DRAWINGS.
 IF NOT ONE INCH, ADJUST SCALE ACCORDINGLY.

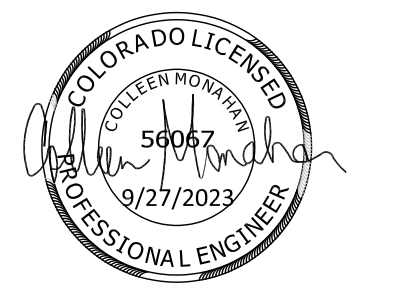
NO.	DATE	BY	REVISION DESCRIPTION

HRGreen HR GREEN - COLORADO SPRINGS
 1975 RESEARCH PARKWAY SUITE 230
 COLORADO SPRINGS, CO 80920
 PHONE: 719.384.2440
 FAX: 713.965.0044

PEACEFUL RIDGE AT FOUNTAIN VALLEY
PEACEFUL RIDGE DEVELOPMENT COMPANY
 EL PASO COUNTY, CO

CONSTRUCTION DOCUMENTS
 UTILITY SERVICE PLAN

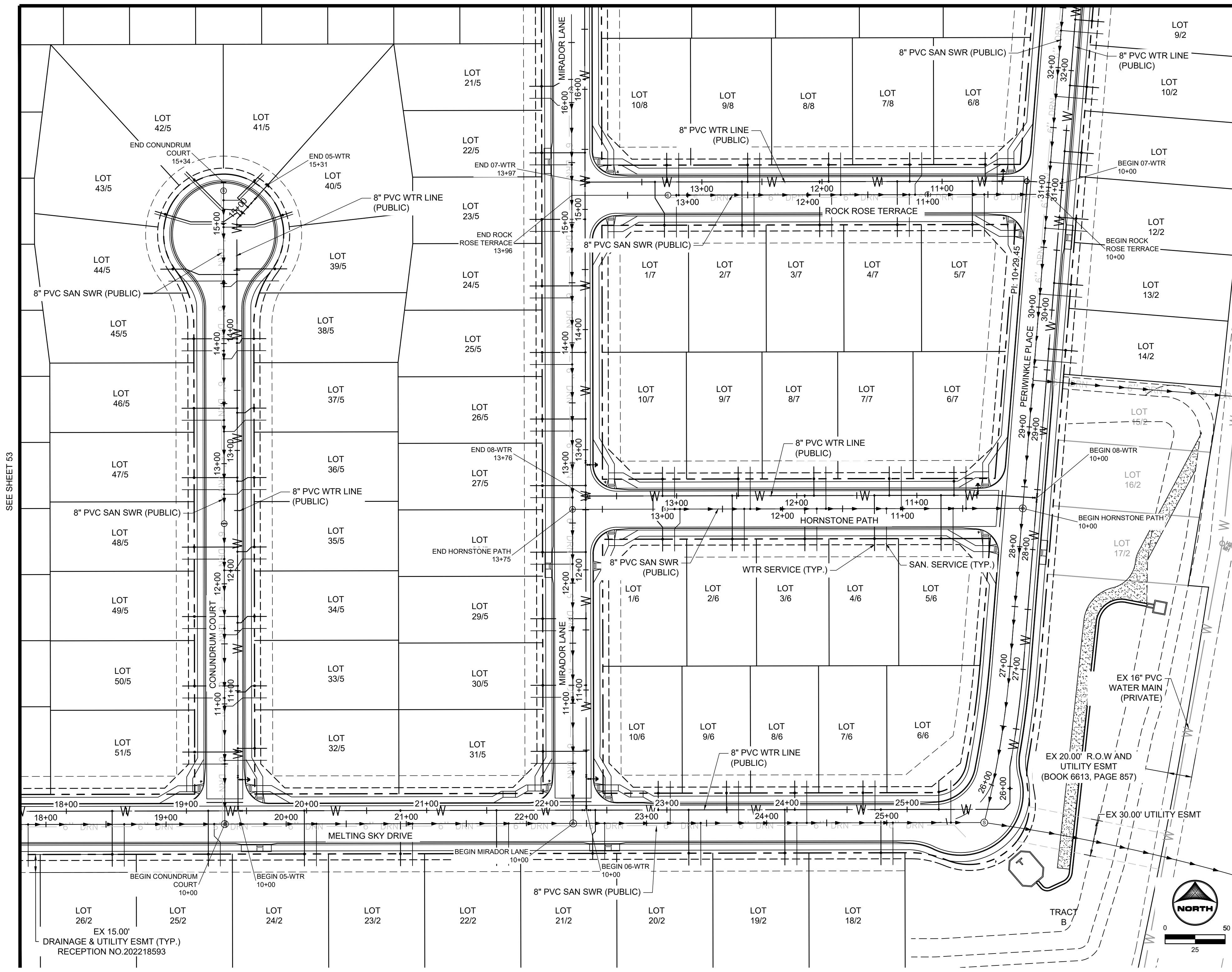
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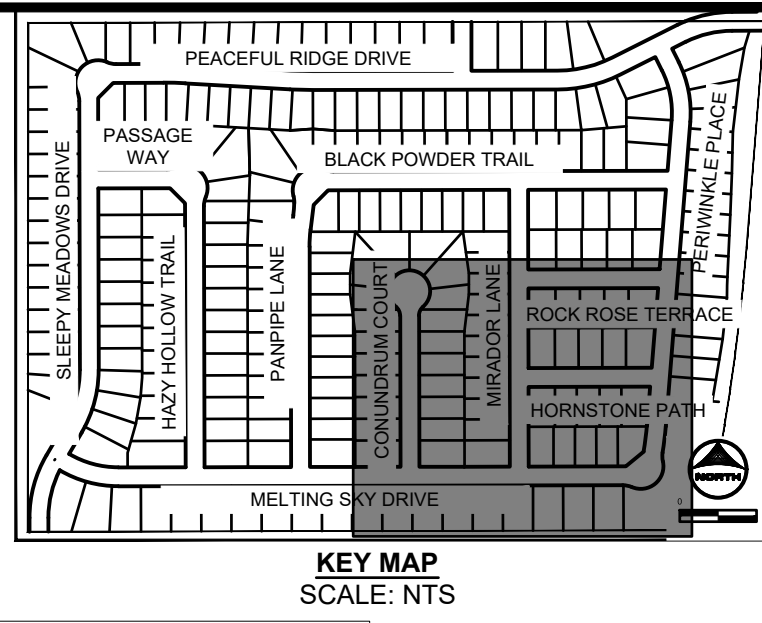


WATER SERVICE TABLE			
BLOCK/ LOT NO.	DESC.	ALIGNMENT	STATION
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SANITARY SERVICE TABLE			
BLOCK/ LOT NO.	DESC.	ALIGNMENT	STATION
2/9	4\"/>		

WATER SERVICE TABLE			
BLOCK/ LOT NO.	DESC.	ALIGNMENT	STATION
7/5	1\"/>		

SANITARY SERVICE TABLE			
BLOCK/ LOT NO.	DESC.	ALIGNMENT	STATION
7/3	4\"/>		



SEE SHEET 53

DRAWN BY: AXB JOB DATE: 5/4/2023
 APPROVED: CPM JOB NUMBER: 2302308
 CAD DATE: 9/27/2023
 CAD FILE: J:\2023\2302308\CAD\DWG\ICDS\Util_serv

NO.	DATE	BY	REVISION DESCRIPTION

HRGreen
 HR GREEN - COLORADO SPRINGS
 1975 RESEARCH PARKWAY SUITE 230
 COLORADO SPRINGS, CO 80920
 PHONE: 719.384.2440
 FAX: 719.965.0044

PEACEFUL RIDGE AT FOUNTAIN VALLEY
PEACEFUL RIDGE DEVELOPMENT COMPANY
 EL PASO COUNTY, CO

CONSTRUCTION DOCUMENTS
 UTILITY SERVICE PLAN

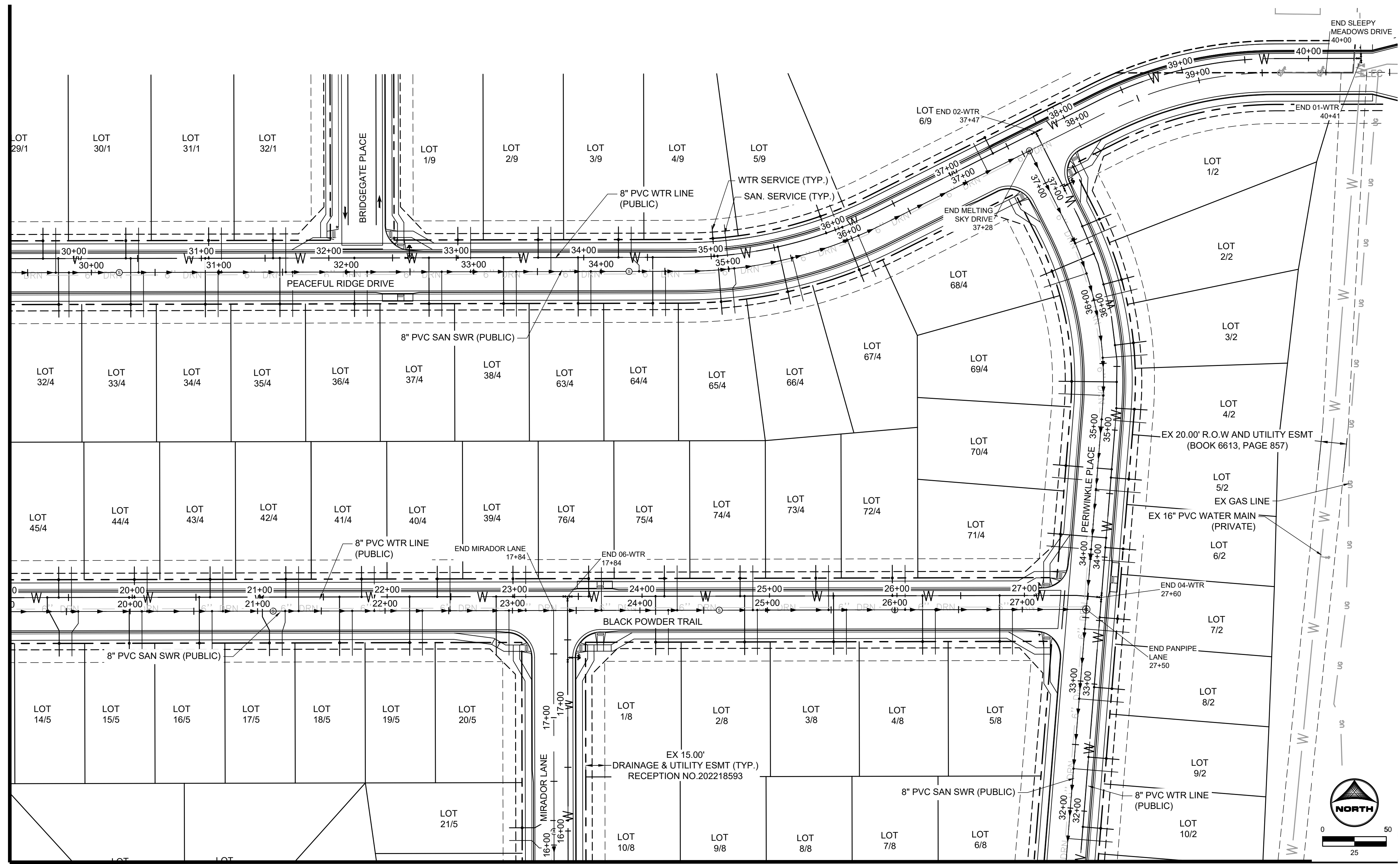
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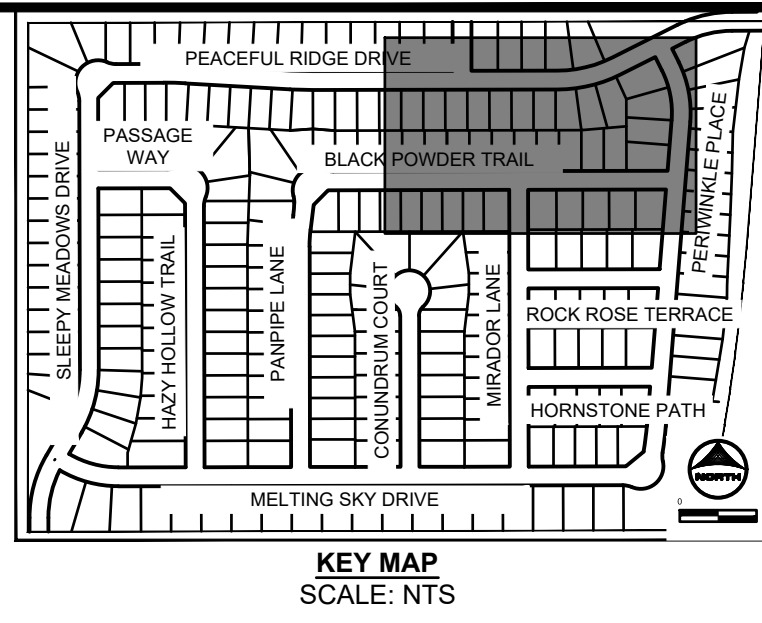
SEE SHEET 55

SEE SHEET 54



SANITARY SERVICE TABLE			
BLOCK/ LOT NO.	DESC.	ALIGNMENT	STATION
1/29	4\"/>PVC SWR SERVICE	SLEEPY MEADOWS DRIVE	29+72.11
1/30	4\"/>PVC SWR SERVICE	SLEEPY MEADOWS DRIVE	30+37.11
1/31	4\"/>PVC SWR SERVICE	SLEEPY MEADOWS DRIVE	31+02.11
1/32	4\"/>PVC SWR SERVICE	SLEEPY MEADOWS DRIVE	31+52.60
2/1	4\"/>PVC SWR SERVICE	MELTING SKY DRIVE	36+47.20
2/2	4\"/>PVC SWR SERVICE	MELTING SKY DRIVE	36+00.83
2/3	4\"/>PVC SWR SERVICE	MELTING SKY DRIVE	35+54.45
2/4	4\"/>PVC SWR SERVICE	MELTING SKY DRIVE	35+06.02
2/5	4\"/>PVC SWR SERVICE	MELTING SKY DRIVE	34+51.02
2/6	4\"/>PVC SWR SERVICE	MELTING SKY DRIVE	33+96.02
2/7	4\"/>PVC SWR SERVICE	MELTING SKY DRIVE	33+41.02
2/8	4\"/>PVC SWR SERVICE	MELTING SKY DRIVE	32+86.02
2/9	4\"/>PVC SWR SERVICE	MELTING SKY DRIVE	32+31.02
2/10	4\"/>PVC SWR SERVICE	MELTING SKY DRIVE	31+76.02
4/32	4\"/>PVC SWR SERVICE	SLEEPY MEADOWS DRIVE	29+82.41
4/33	4\"/>PVC SWR SERVICE	SLEEPY MEADOWS DRIVE	30+40.91
4/34	4\"/>PVC SWR SERVICE	SLEEPY MEADOWS DRIVE	30+99.41
4/35	4\"/>PVC SWR SERVICE	SLEEPY MEADOWS DRIVE	31+57.91
4/36	4\"/>PVC SWR SERVICE	SLEEPY MEADOWS DRIVE	32+16.41
4/37	4\"/>PVC SWR SERVICE	SLEEPY MEADOWS DRIVE	32+74.91
4/38	4\"/>PVC SWR SERVICE	SLEEPY MEADOWS DRIVE	33+33.41
4/39	4\"/>PVC SWR SERVICE	PANPIPE LANE	23+10.44
4/40	4\"/>PVC SWR SERVICE	PANPIPE LANE	22+51.04
4/41	4\"/>PVC SWR SERVICE	PANPIPE LANE	21+91.64
4/42	4\"/>PVC SWR SERVICE	PANPIPE LANE	21+32.24
4/43	4\"/>PVC SWR SERVICE	PANPIPE LANE	20+72.84
4/44	4\"/>PVC SWR SERVICE	PANPIPE LANE	20+13.44
4/45	4\"/>PVC SWR SERVICE	PANPIPE LANE	19+54.04
4/63	4\"/>PVC SWR SERVICE	SLEEPY MEADOWS DRIVE	33+91.91
4/64	4\"/>PVC SWR SERVICE	SLEEPY MEADOWS DRIVE	34+50.48
4/65	4\"/>PVC SWR SERVICE	SLEEPY MEADOWS DRIVE	35+04.50
4/66	4\"/>PVC SWR SERVICE	SLEEPY MEADOWS DRIVE	35+50.98
4/67	4\"/>PVC SWR SERVICE	SLEEPY MEADOWS DRIVE	36+05.70
4/68	4\"/>PVC SWR SERVICE	MELTING SKY DRIVE	36+21.92
4/69	4\"/>PVC SWR SERVICE	MELTING SKY DRIVE	35+24.84
4/70	4\"/>PVC SWR SERVICE	MELTING SKY DRIVE	34+57.60
4/71	4\"/>PVC SWR SERVICE	MELTING SKY DRIVE	34+03.63
4/72	4\"/>PVC SWR SERVICE	PANPIPE LANE	26+08.08
4/73	4\"/>PVC SWR SERVICE	PANPIPE LANE	25+48.04
4/74	4\"/>PVC SWR SERVICE	PANPIPE LANE	24+88.64
4/75	4\"/>PVC SWR SERVICE	PANPIPE LANE	24+29.24
4/76	4\"/>PVC SWR SERVICE	PANPIPE LANE	23+69.84
5/14	4\"/>PVC SWR SERVICE	PANPIPE LANE	19+59.33
5/15	4\"/>PVC SWR SERVICE	PANPIPE LANE	20+09.30
5/16	4\"/>PVC SWR SERVICE	PANPIPE LANE	20+64.30
5/17	4\"/>PVC SWR SERVICE	PANPIPE LANE	21+21.67
5/18	4\"/>PVC SWR SERVICE	PANPIPE LANE	21+74.30
5/19	4\"/>PVC SWR SERVICE	PANPIPE LANE	22+29.30
5/20	4\"/>PVC SWR SERVICE	PANPIPE LANE	22+97.24
5/21	4\"/>PVC SWR SERVICE	MIRADOR LANE	15+97.74
8/1	4\"/>PVC SWR SERVICE	PANPIPE LANE	24+22.29
8/2	4\"/>PVC SWR SERVICE	PANPIPE LANE	24+92.13
8/3	4\"/>PVC SWR SERVICE	PANPIPE LANE	25+61.94
8/4	4\"/>PVC SWR SERVICE	PANPIPE LANE	26+31.75
8/5	4\"/>PVC SWR SERVICE	PANPIPE LANE	26+92.23

WATER SERVICE TABLE			
BLOCK/ LOT NO.	DESC.	ALIGNMENT	STATION
1/29	1\"/> HDPE WTR SERVICE	01-WTR	29+75.77
1/30	1\"/> HDPE WTR SERVICE	01-WTR	30+40.77
1/31	1\"/> HDPE WTR SERVICE	01-WTR	31+05.77
1/32	1\"/> HDPE WTR SERVICE	01-WTR	31+56.25
2/1	1\"/> HDPE WTR SERVICE	02-WTR	36+64.07
2/2	1\"/> HDPE WTR SERVICE	02-WTR	36+15.44
2/3	1\"/> HDPE WTR SERVICE	02-WTR	35+66.78
2/4	1\"/> HDPE WTR SERVICE	02-WTR	35+17.21
2/5	1\"/> HDPE WTR SERVICE	02-WTR	34+62.56
2/6	1\"/> HDPE WTR SERVICE	02-WTR	34+07.56
2/7	1\"/> HDPE WTR SERVICE	02-WTR	33+52.56
2/8	1\"/> HDPE WTR SERVICE	02-WTR	32+97.56
2/9	1\"/> HDPE WTR SERVICE	02-WTR	32+42.56
2/10	1\"/> HDPE WTR SERVICE	02-WTR	31+87.56
4/32	1\"/> HDPE WTR SERVICE	01-WTR	29+87.77
4/33	1\"/> HDPE WTR SERVICE	01-WTR	30+44.57
4/34	1\"/> HDPE WTR SERVICE	01-WTR	31+03.07
4/35	1\"/> HDPE WTR SERVICE	01-WTR	31+61.57
4/36	1\"/> HDPE WTR SERVICE	01-WTR	32+20.07
4/37	1\"/> HDPE WTR SERVICE	01-WTR	32+78.57
4/38	1\"/> HDPE WTR SERVICE	01-WTR	33+37.07
4/39	1\"/> HDPE WTR SERVICE	04-WTR	22+98.75
4/40	1\"/> HDPE WTR SERVICE	04-WTR	22+39.35
4/41	1\"/> HDPE WTR SERVICE	04-WTR	21+79.95
4/42	1\"/> HDPE WTR SERVICE	04-WTR	21+20.55
4/43	1\"/> HDPE WTR SERVICE	04-WTR	20+61.15
4/44	1\"/> HDPE WTR SERVICE	04-WTR	20+01.75
4/45	1\"/> HDPE WTR SERVICE	04-WTR	19+42.35
4/63	1\"/> HDPE WTR SERVICE	01-WTR	33+95.57
4/64	1\"/> HDPE WTR SERVICE	01-WTR	34+54.13
4/65	1\"/> HDPE WTR SERVICE	01-WTR	35+05.04
4/66	1\"/> HDPE WTR SERVICE	01-WTR	35+52.92
4/67	1\"/> HDPE WTR SERVICE	01-WTR	36+05.92
4/68	1\"/> HDPE WTR SERVICE	02-WTR	36+40.74
4/69	1\"/> HDPE WTR SERVICE	02-WTR	35+37.80
4/70	1\"/> HDPE WTR SERVICE	02-WTR	34+69.13
4/71	1\"/> HDPE WTR SERVICE	02-WTR	34+15.17
4/72	1\"/> HDPE WTR SERVICE	04-WTR	25+96.39
4/73	1\"/> HDPE WTR SERVICE	04-WTR	25+36.35
4/74	1\"/> HDPE WTR SERVICE	04-WTR	24+76.95
4/75	1\"/> HDPE WTR SERVICE	04-WTR	24+17.55
4/76	1\"/> HDPE WTR SERVICE	04-WTR	23+58.15
5/14	1\"/> HDPE WTR SERVICE	04-WTR	19+33.36
5/15	1\"/> HDPE WTR SERVICE	04-WTR	19+97.62
5/16	1\"/> HDPE WTR SERVICE	04-WTR	20+52.62
5/17	1\"/> HDPE WTR SERVICE	04-WTR	21+02.11
5/18	1\"/> HDPE WTR SERVICE	04-WTR	21+62.62
5/19	1\"/> HDPE WTR SERVICE	04-WTR	22+17.62
5/20	1\"/> HDPE WTR SERVICE	04-WTR	22+85.55
5/21	1\"/> HDPE WTR SERVICE	06-WTR	16+08.24
8/1	1\"/> HDPE WTR SERVICE	04-WTR	24+10.60
8/2	1\"/> HDPE WTR SERVICE	04-WTR	24+80.44
8/3	1\"/> HDPE WTR SERVICE	04-WTR	25+50.25
8/4	1\"/> HDPE WTR SERVICE	04-WTR	26+20.06
8/5	1\"/> HDPE WTR SERVICE	04-WTR	26+80.54



WATER SERVICE TABLE			
BLOCK/ LOT NO.	DESC.	ALIGNMENT	STATION
9/1	1\"/> HDPE WTR SERVICE	01-WTR	33+01.25
9/2	1\"/> HDPE WTR SERVICE	01-WTR	33+64.25
9/3	1\"/> HDPE WTR SERVICE	01-WTR	34+27.25
9/4	1\"/> HDPE WTR SERVICE	01-WTR	35+02.35
9/5	1\"/> HDPE WTR SERVICE	01-WTR	35+92.39
9/6	1\"/> HDPE WTR SERVICE	01-WTR	37+37.39

SANITARY SERVICE TABLE			
BLOCK/ LOT NO.	DESC.	ALIGNMENT	STATION
9/1	4\"/>PVC SWR SERVICE	SLEEPY MEADOWS DRIVE	32+97.60
9/2	4\"/>PVC SWR SERVICE	SLEEPY MEADOWS DRIVE	33+60.60
9/3	4\"/>PVC SWR SERVICE	SLEEPY MEADOWS DRIVE	34+29.79
9/4	4\"/>PVC SWR SERVICE	SLEEPY MEADOWS DRIVE	35+00.23
9/5	4\"/>PVC SWR SERVICE	SLEEPY MEADOWS DRIVE	35+93.20
9/6	4\"/>PVC SWR SERVICE	SLEEPY MEADOWS DRIVE	37+18.83



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 APPROVED: CPM JOB NUMBER: 2302308
 CAD DATE: 9/27/2023
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BAR IS ONE INCH ON OFFICIAL DRAWINGS.
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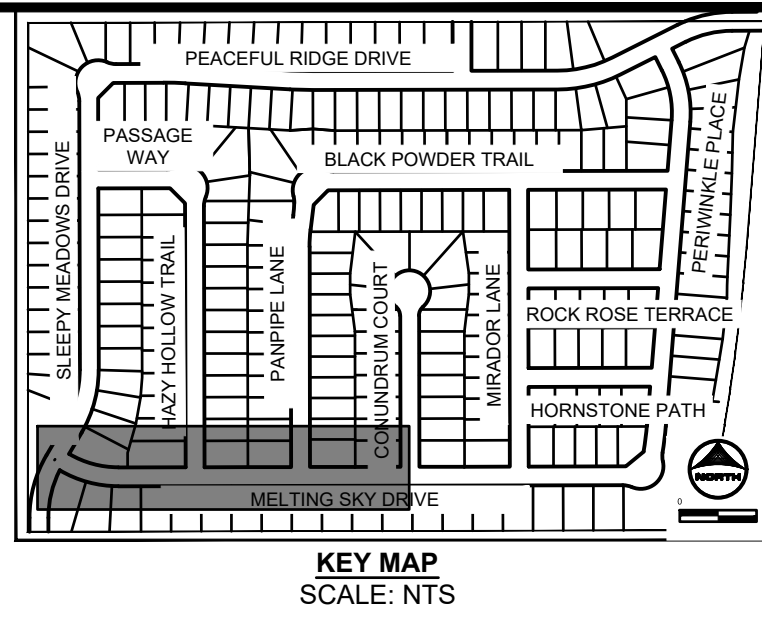
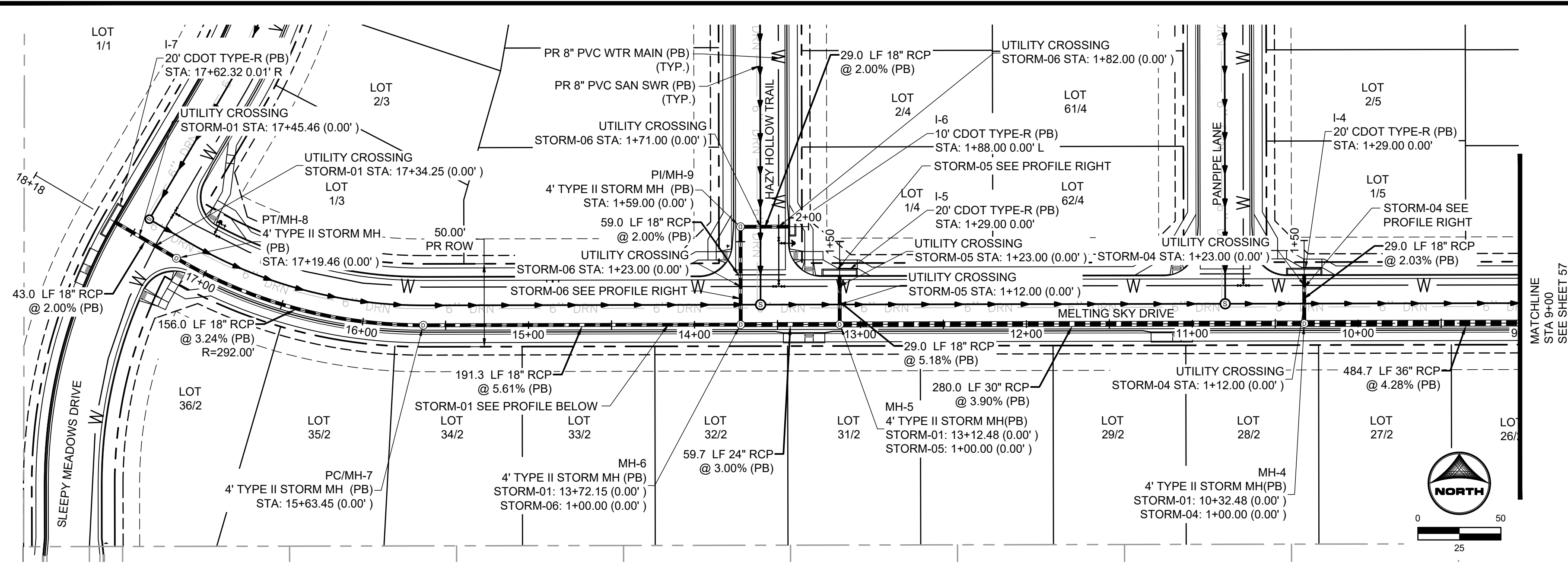
NO.	DATE	BY	REVISION DESCRIPTION

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 COLORADO SPRINGS, CO 80920
 PHONE: 719.394.2440
 FAX: 713.965.0044

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 EL PASO COUNTY, CO

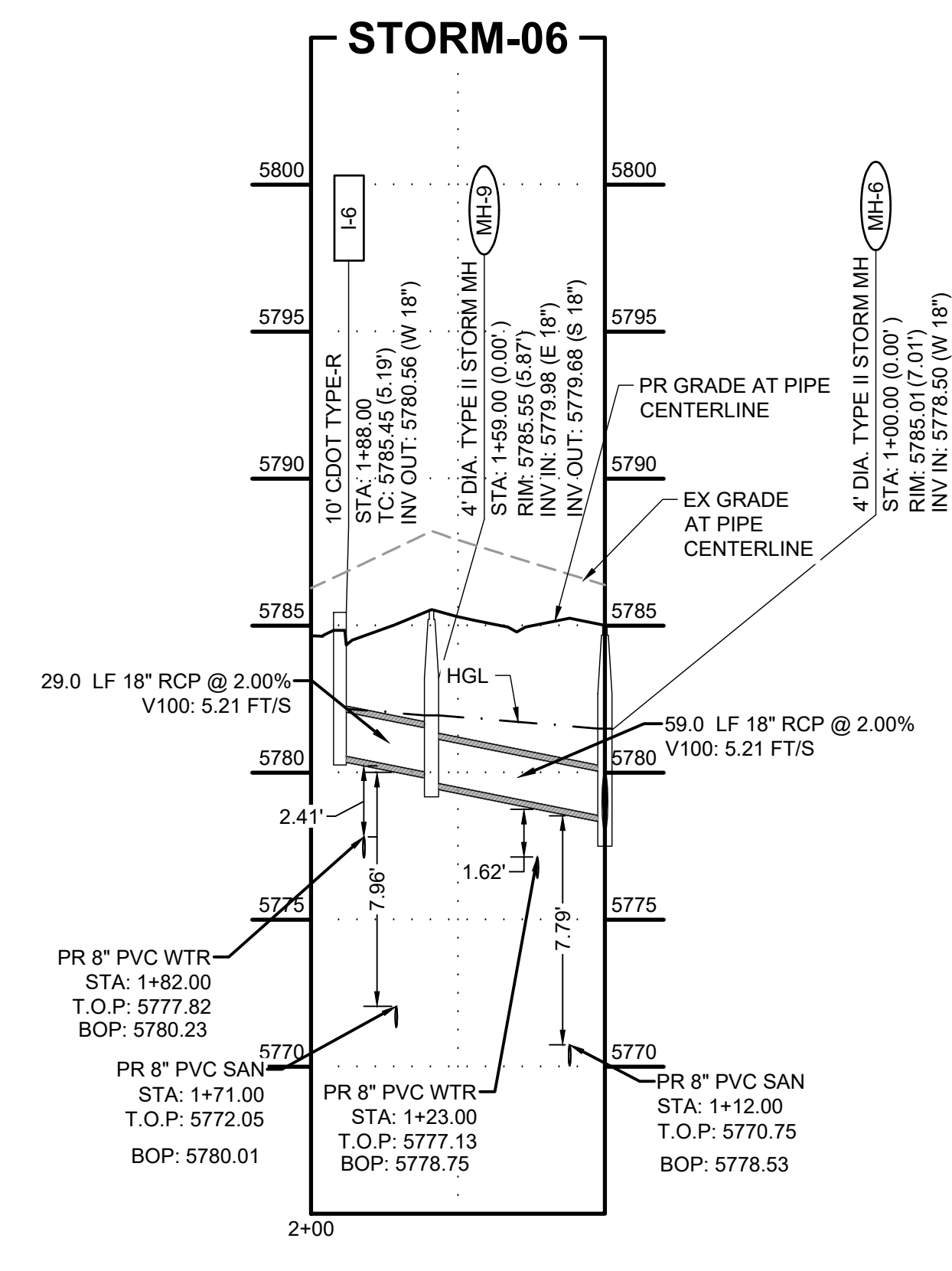
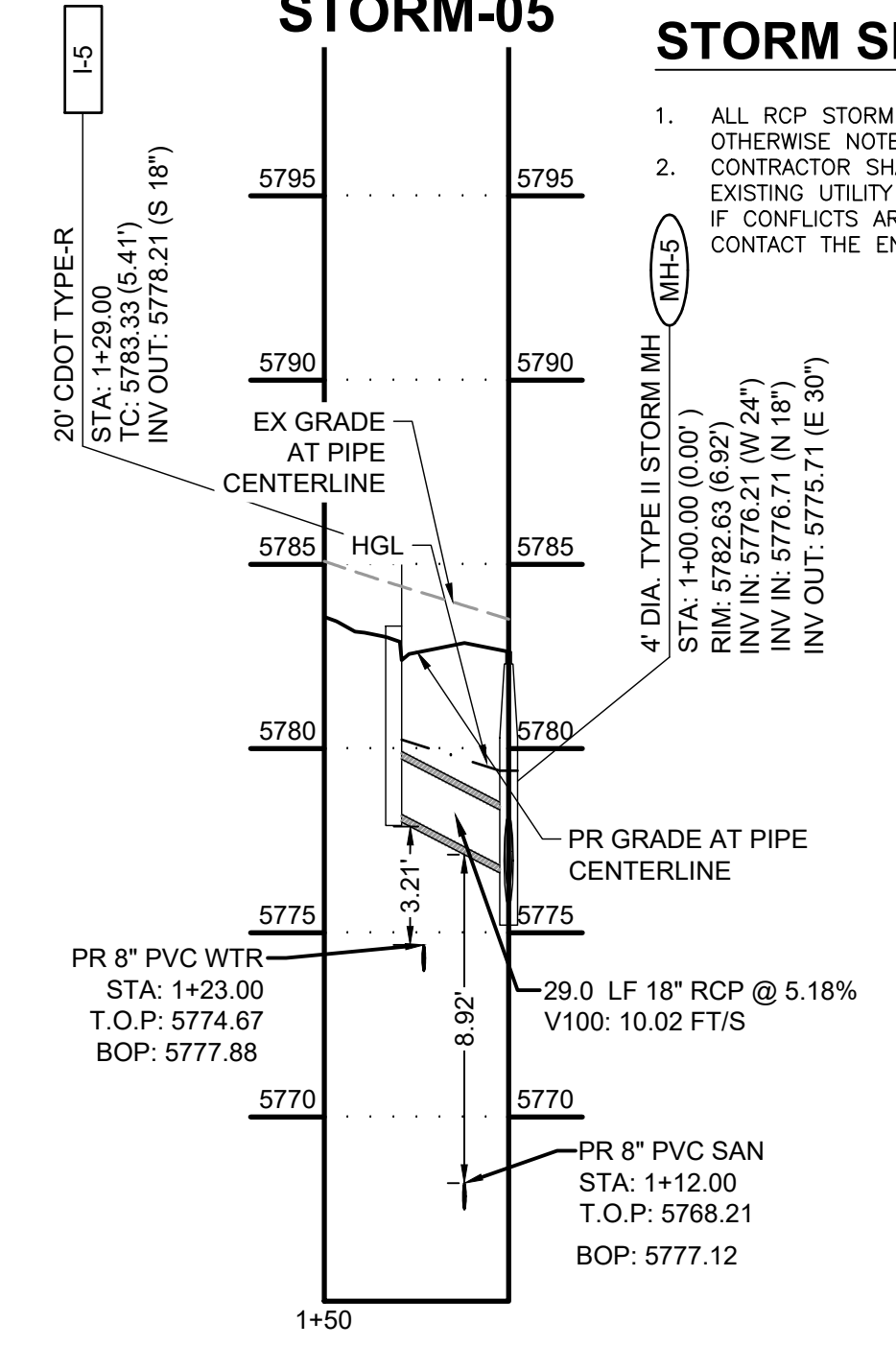
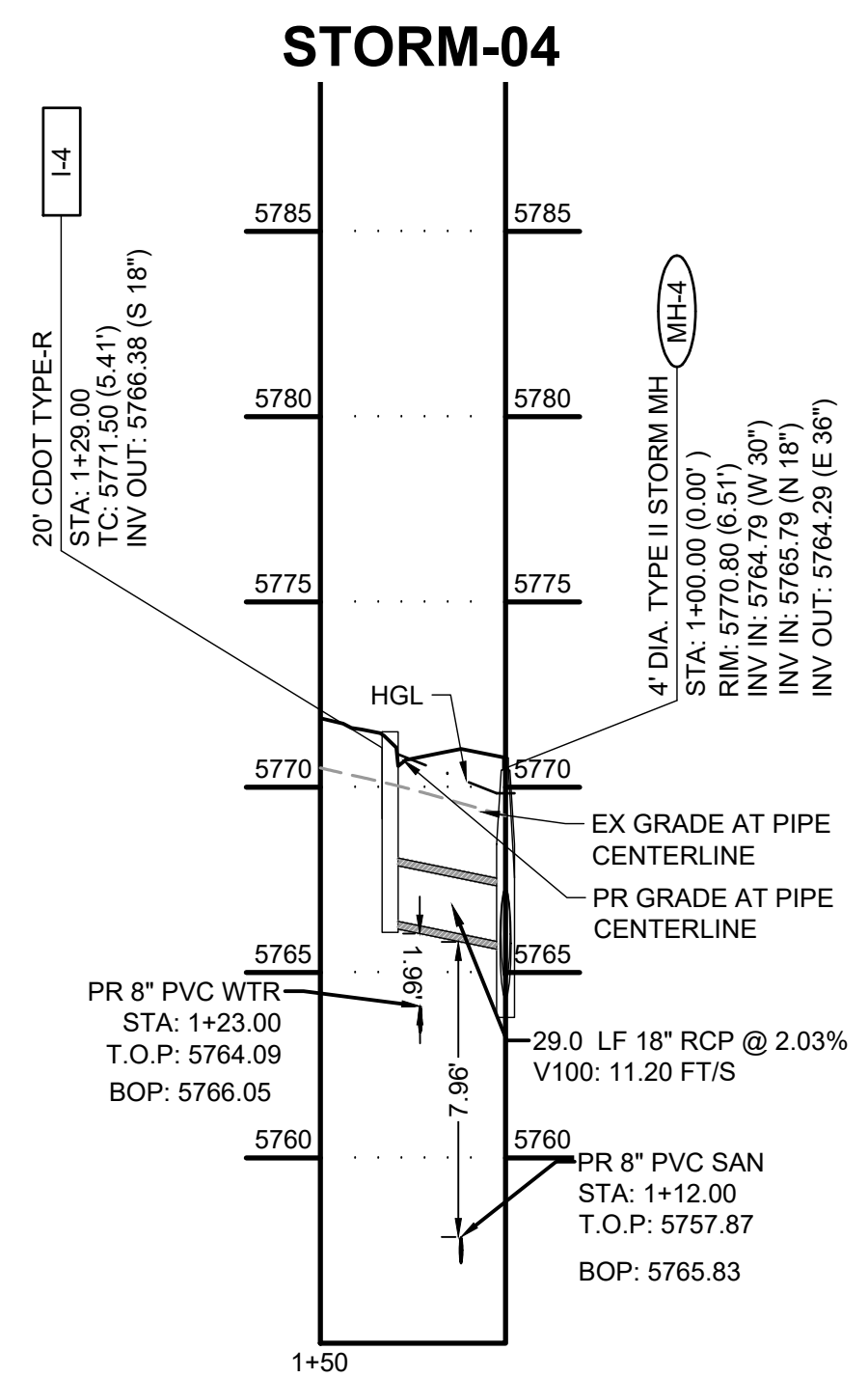
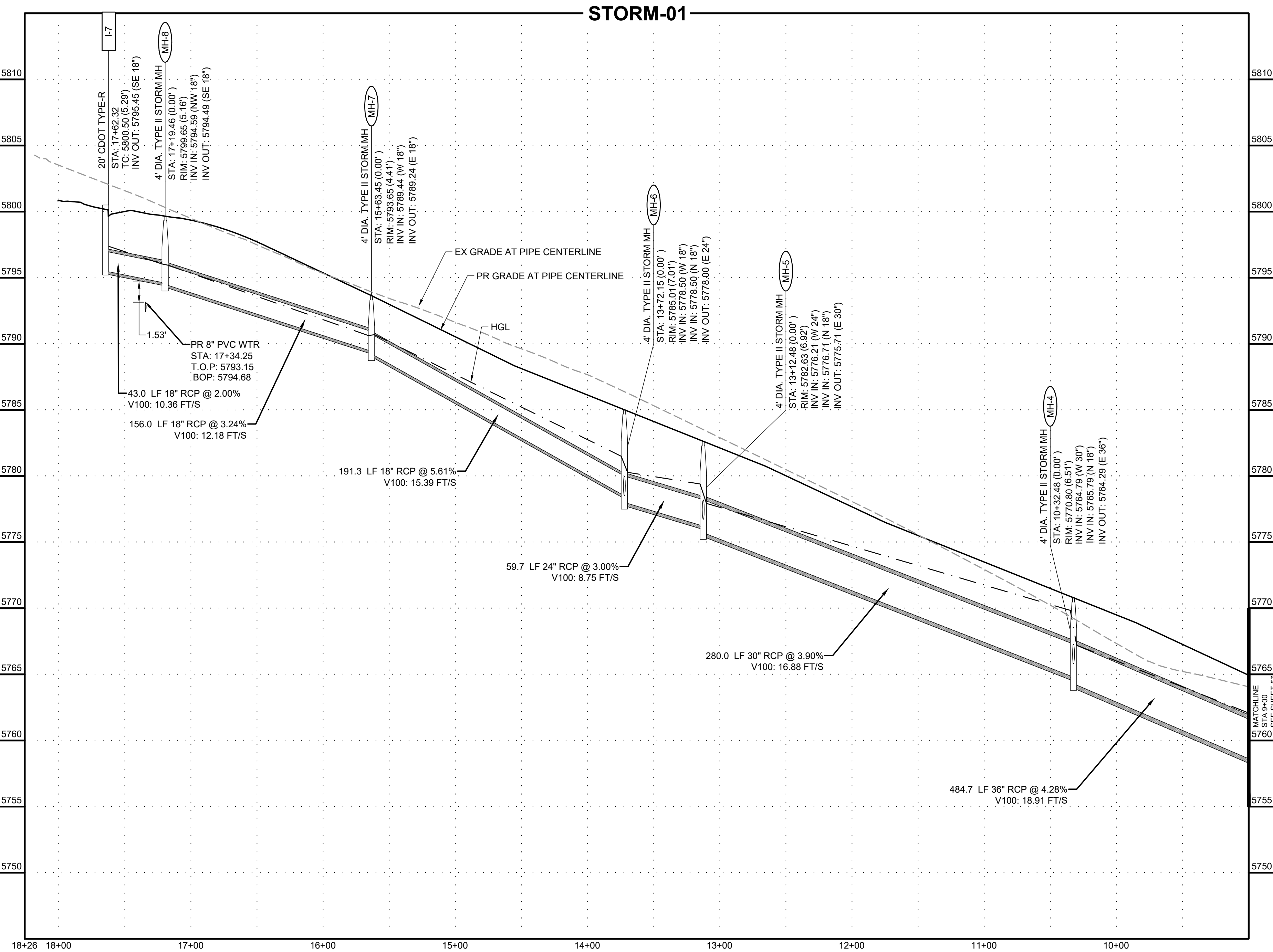
CONSTRUCTION DOCUMENTS
 UTILITY SERVICE PLAN

BULLARD, ABBEY, 9/27/2023 3:10 PM



STORM SEWER NOTES:

- ALL RCP STORM SEWER TO BE CLASS III UNLESS OTHERWISE NOTED
- CONTRACTOR SHALL POTHOLE AND VERIFY DEPTH OF EXISTING UTILITY PRIOR TO THE START OF CONSTRUCTION. IF CONFLICTS ARE IDENTIFIED THE CONTRACTOR SHALL CONTACT THE ENGINEER IMMEDIATELY



PCD FILE NO. CDR-22-015

DRAWN BY: AXB JOB DATE: 6/28/2023
 APPROVED: CPM JOB NUMBER: 2302308
 CAD DATE: 9/27/2023
 CAD FILE: J:\2023\2302308\CAD\DWG\IC\CD\Storm_PNP

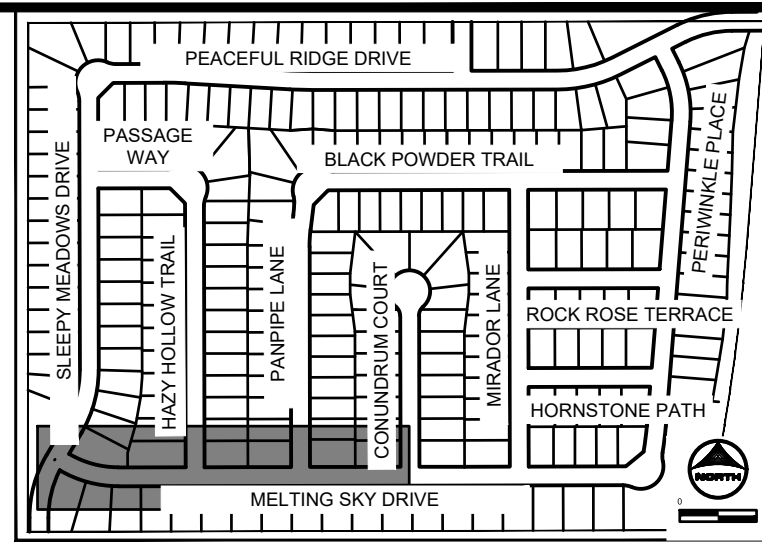
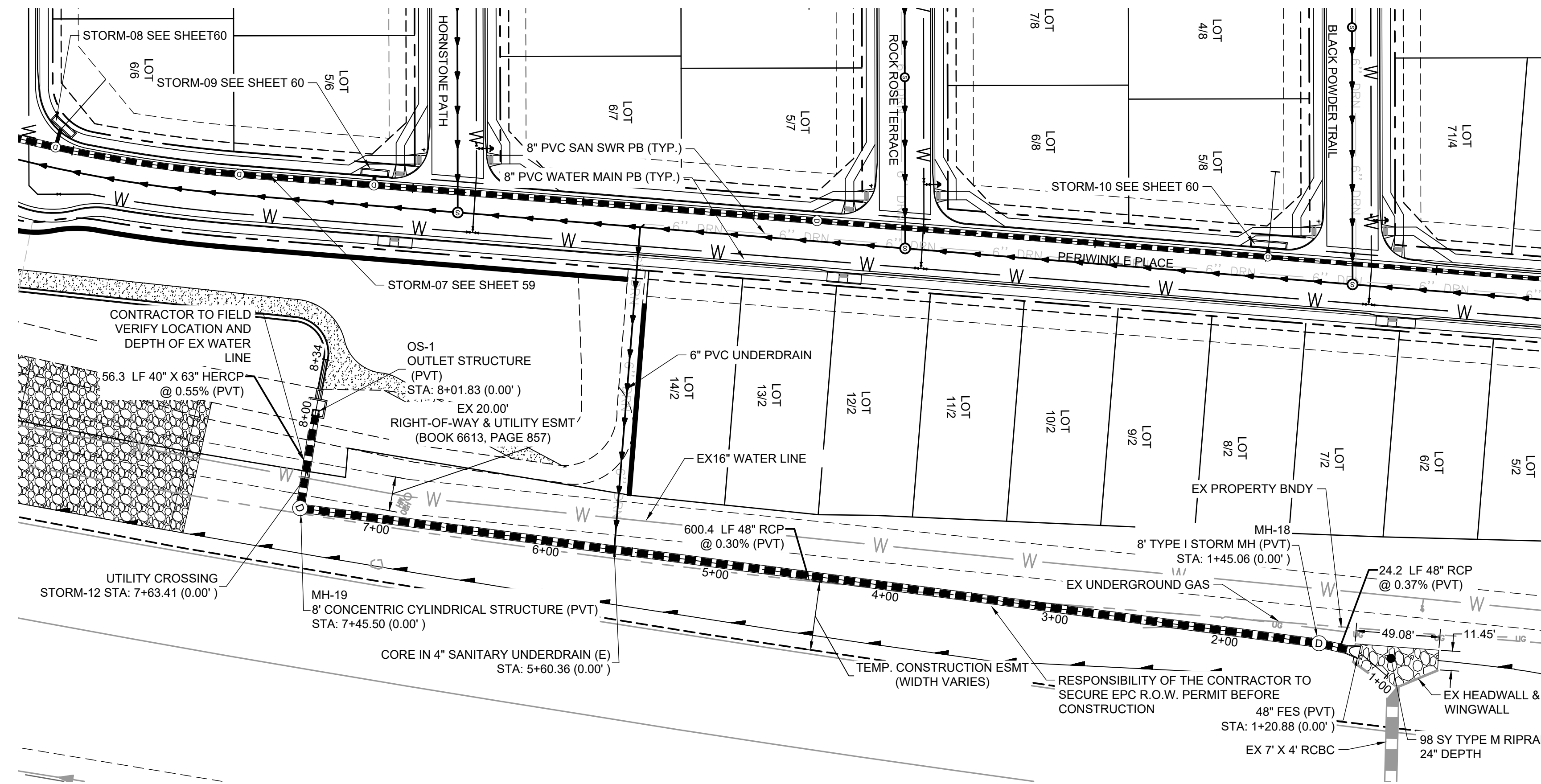
NO.	DATE	BY	REVISION DESCRIPTION

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CONSTRUCTION DOCUMENTS
 STORM PLAN & PROFILE

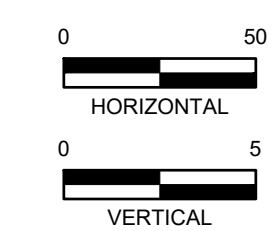
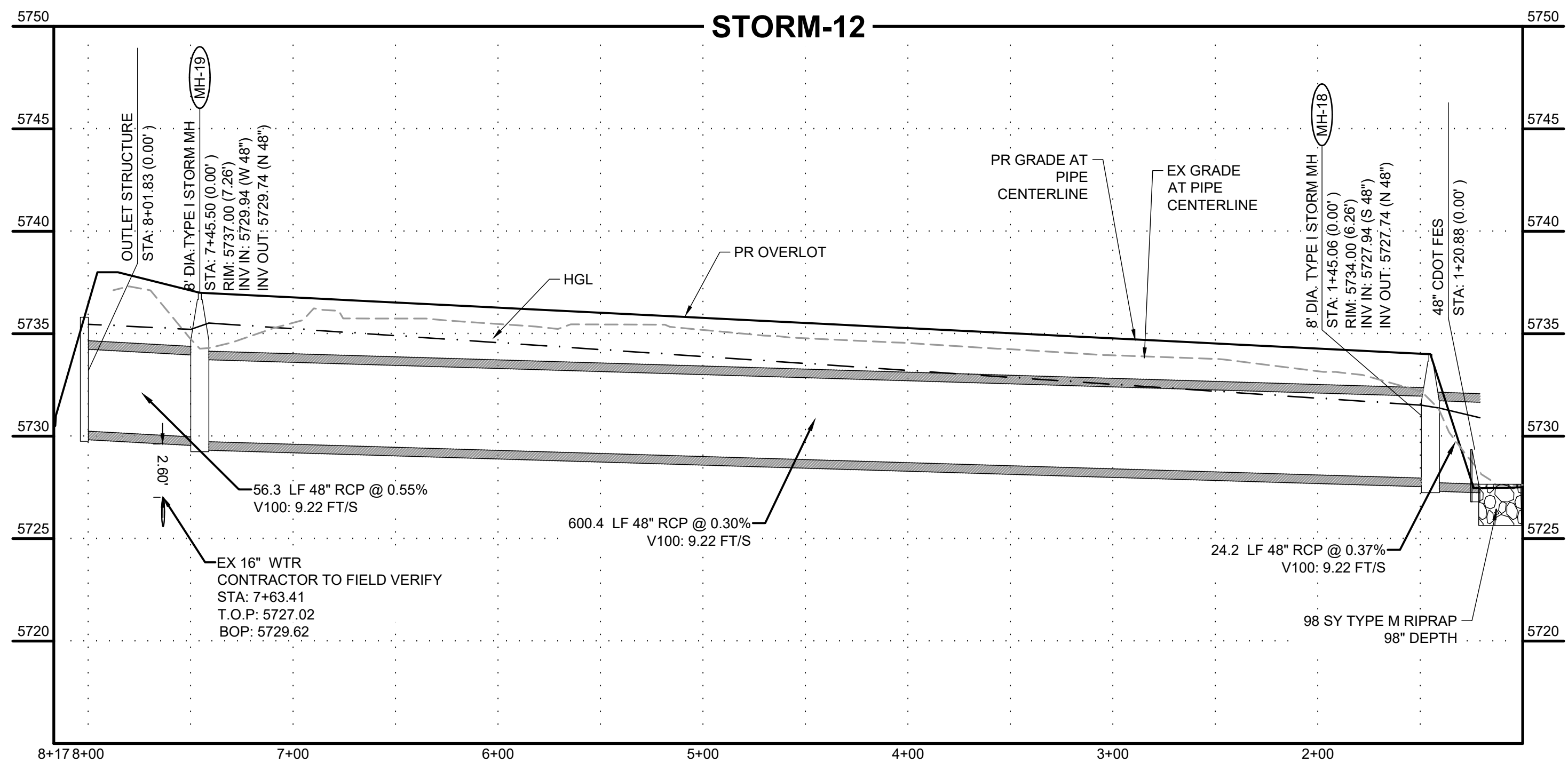
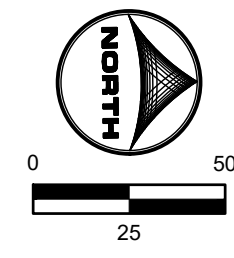
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KEY MAP
SCALE: NTS

STORM SEWER NOTES:

1. ALL RCP STORM SEWER TO BE CLASS III UNLESS OTHERWISE NOTED
2. CONTRACTOR SHALL POTHOLE AND VERIFY DEPTH OF EXISTING UTILITY PRIOR TO THE START OF CONSTRUCTION. IF CONFLICTS ARE IDENTIFIED THE CONTRACTOR SHALL CONTACT THE ENGINEER IMMEDIATELY



HR GREEN Xrefs: xc-dgn; xc-cow; xc-ctrl; xc-dgn; xc-cow; xc-ctrl; xref-1; xref-2; xref-3; key_map; ac-br-base; Storm_PNP_Notes

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APPROVED: CPM	JOB NUMBER: 2302308	0" = 1"
CAD DATE: 9/27/2023		IF NOT ONE INCH, ADJUST SCALE ACCORDINGLY.
CAD FILE: J:\2023\2302308\CAD\DWG\ICD\Storm_PNP		

NO.	DATE	BY	REVISION DESCRIPTION

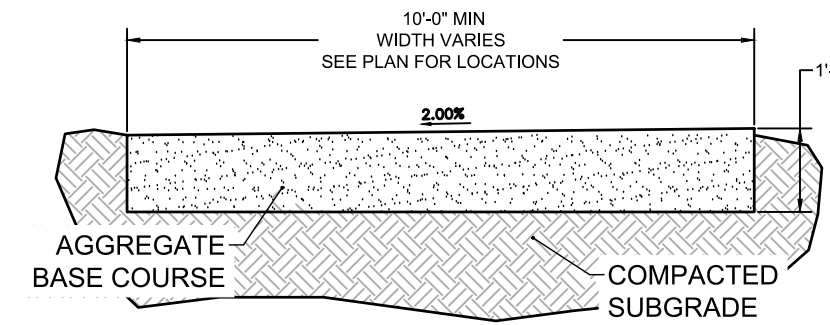
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 EL PASO COUNTY, CO

CONSTRUCTION DOCUMENTS
 STORM PLAN & PROFILE

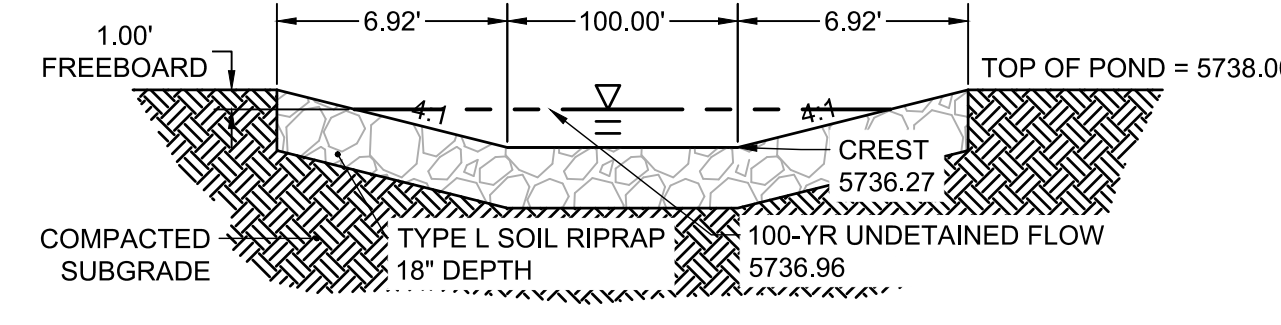
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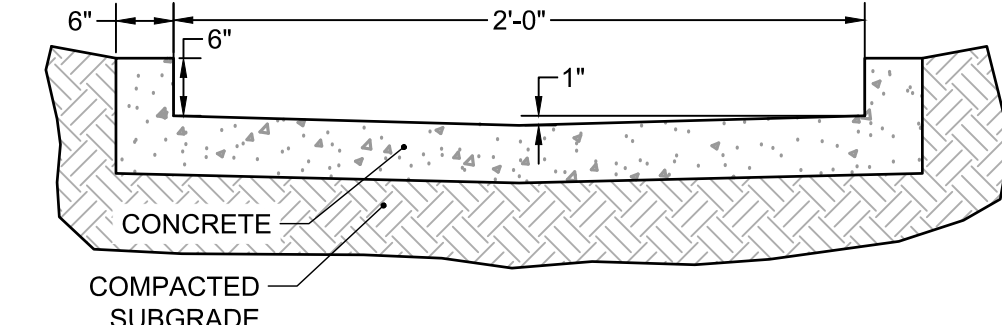
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SCALE: NTS



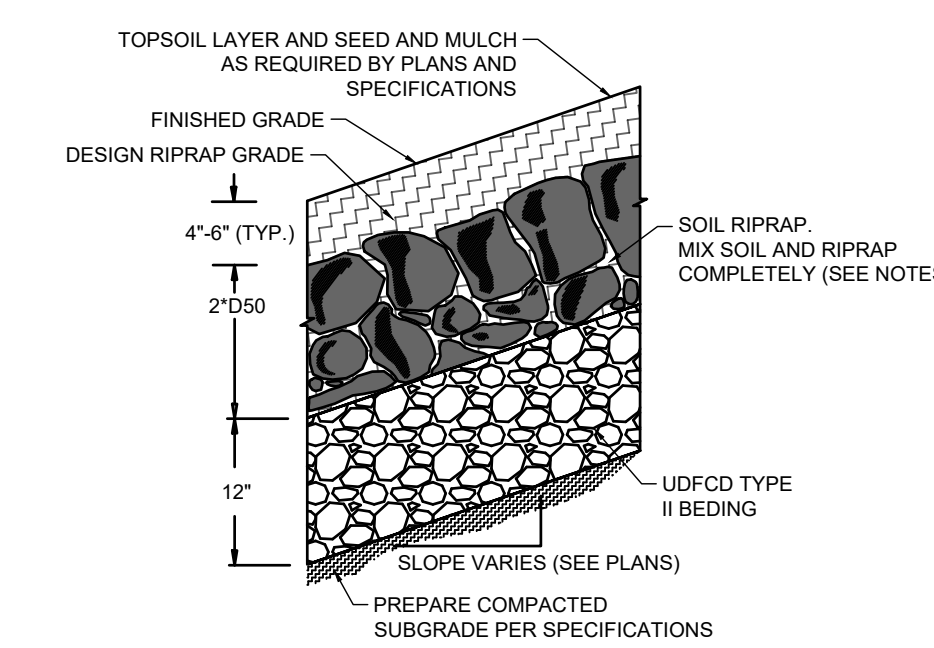
SECTION VIEW - EMERGENCY SPILLWAY

SCALE: NTS



TYPICAL DETAIL - 2.0' TRICKLE CHANNEL

SCALE: NTS



SOIL RIPRAP EMBANKMENT PROTECTION WITH BEDDING TYP. SECTION

N.T.S.

TYPE L RIPRAP	
INTERMEDIATE ROCK DIMENSION (IN.)	PERCENT PASSING (%)
15	70-100
12	50-70
9	35-50
3	2-10

*TYPE L RIPRAP D50=9": D50=MEAN PARTICLE SIZE (INTERMEDIATE DIMENSION) BY WEIGHT

TYPE VL RIPRAP	
INTERMEDIATE ROCK DIMENSION (IN.)	PERCENT PASSING (%)
12	70-100
9	50-70
6	35-50
2	2-10

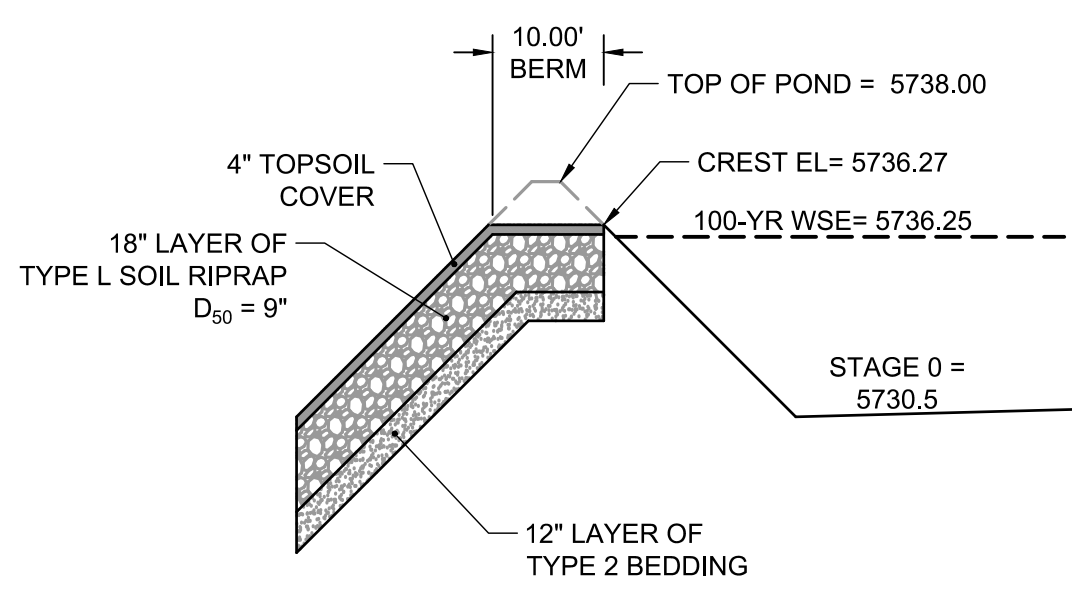
*TYPE L RIPRAP D50=9": D50=MEAN PARTICLE SIZE (INTERMEDIATE DIMENSION) BY WEIGHT

TYPE M RIPRAP	
INTERMEDIATE ROCK DIMENSION (IN.)	PERCENT PASSING (%)
21	70-100
18	50-70
12	35-50
4	2-10

*TYPE L RIPRAP D50=9": D50=MEAN PARTICLE SIZE (INTERMEDIATE DIMENSION) BY WEIGHT

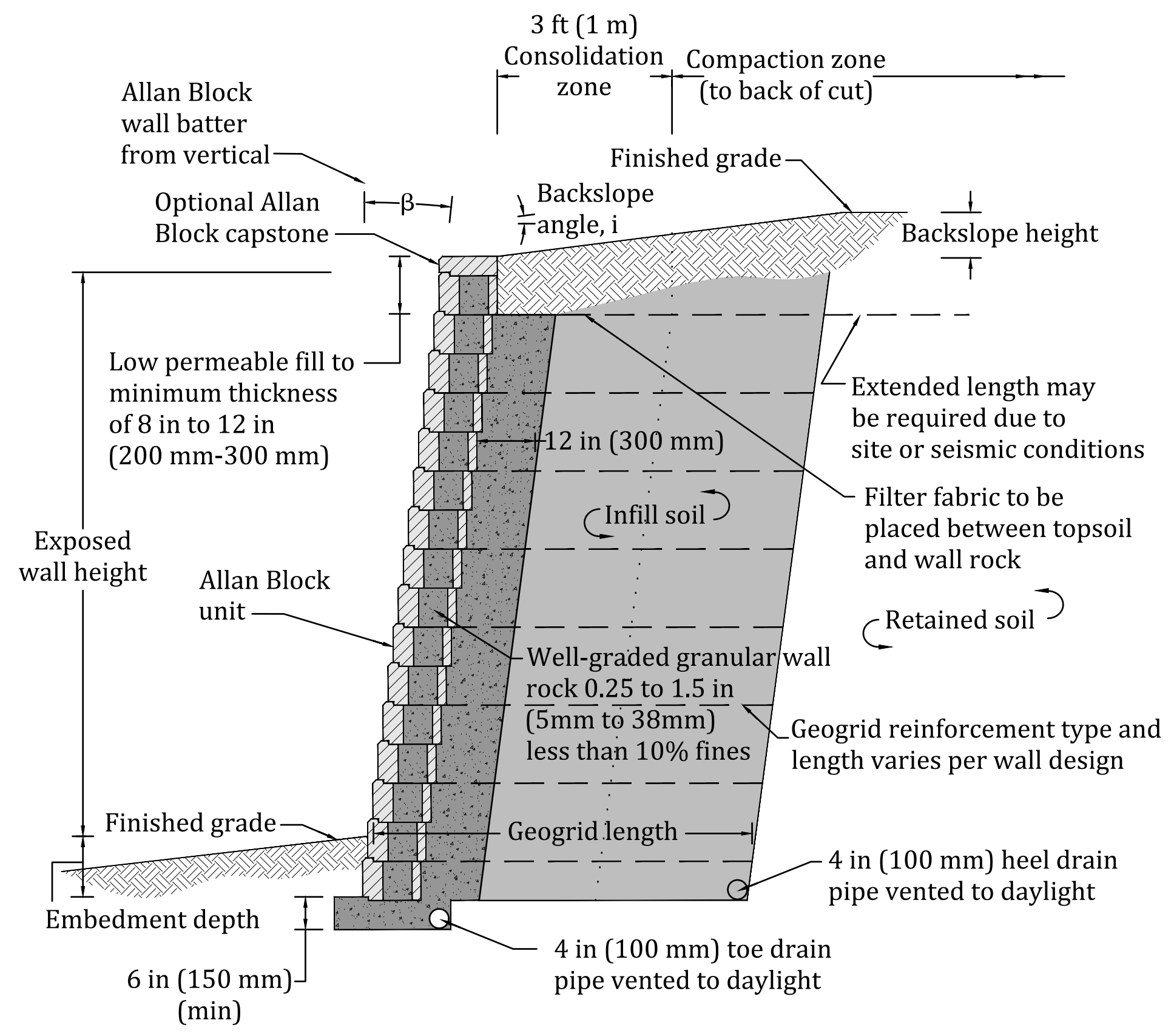
TYPE H RIPRAP	
INTERMEDIATE ROCK DIMENSION (IN.)	PERCENT PASSING (%)
30	70-100
24	50-70
18	35-50
6	2-10

*TYPE L RIPRAP D50=9": D50=MEAN PARTICLE SIZE (INTERMEDIATE DIMENSION) BY WEIGHT



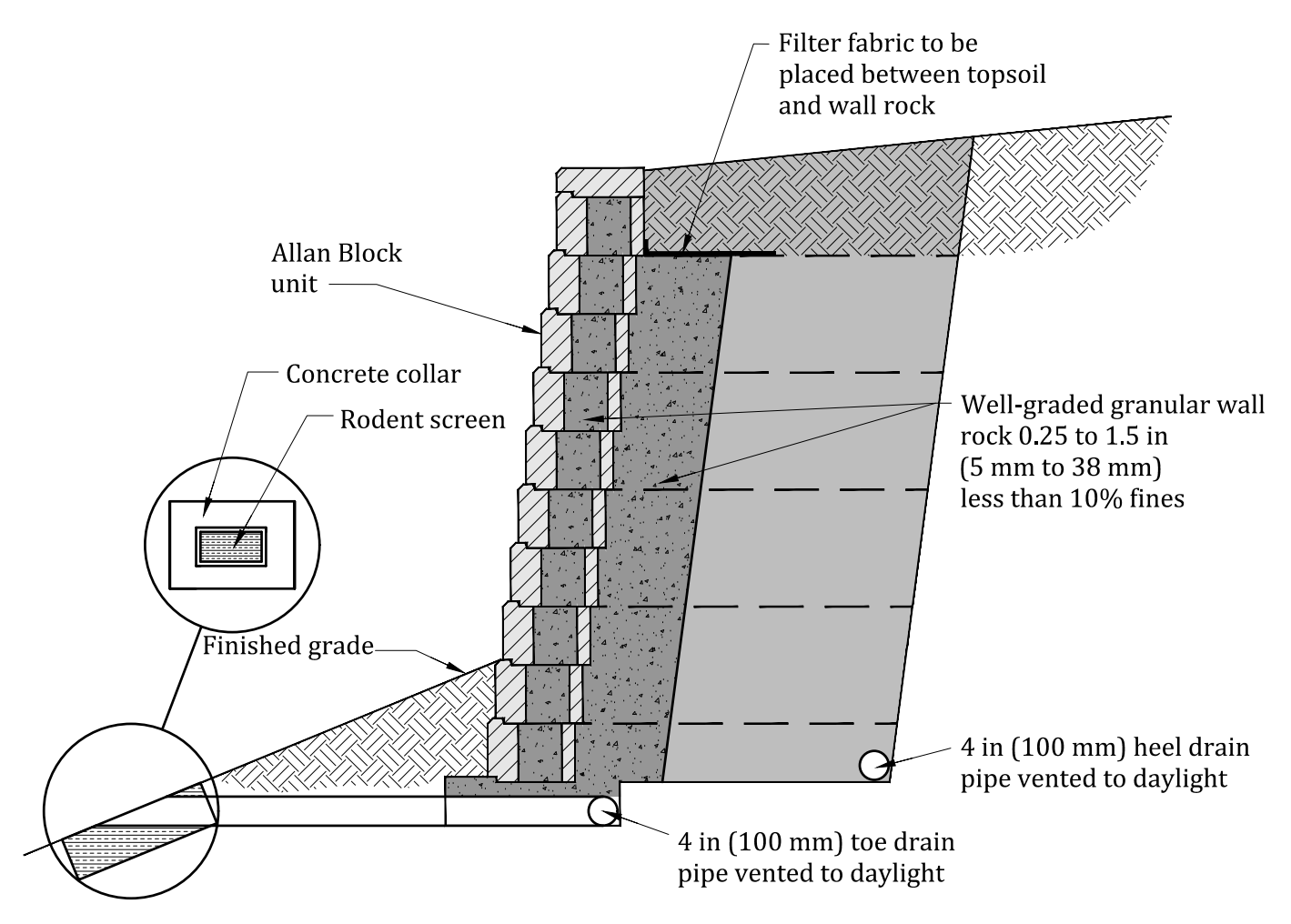
PROFILE VIEW - EMERGENCY OVERFLOW SPILLWAY

SCALE: NTS



SECTION VIEW TYPICAL RETAINING WALL W/ GEOGRID

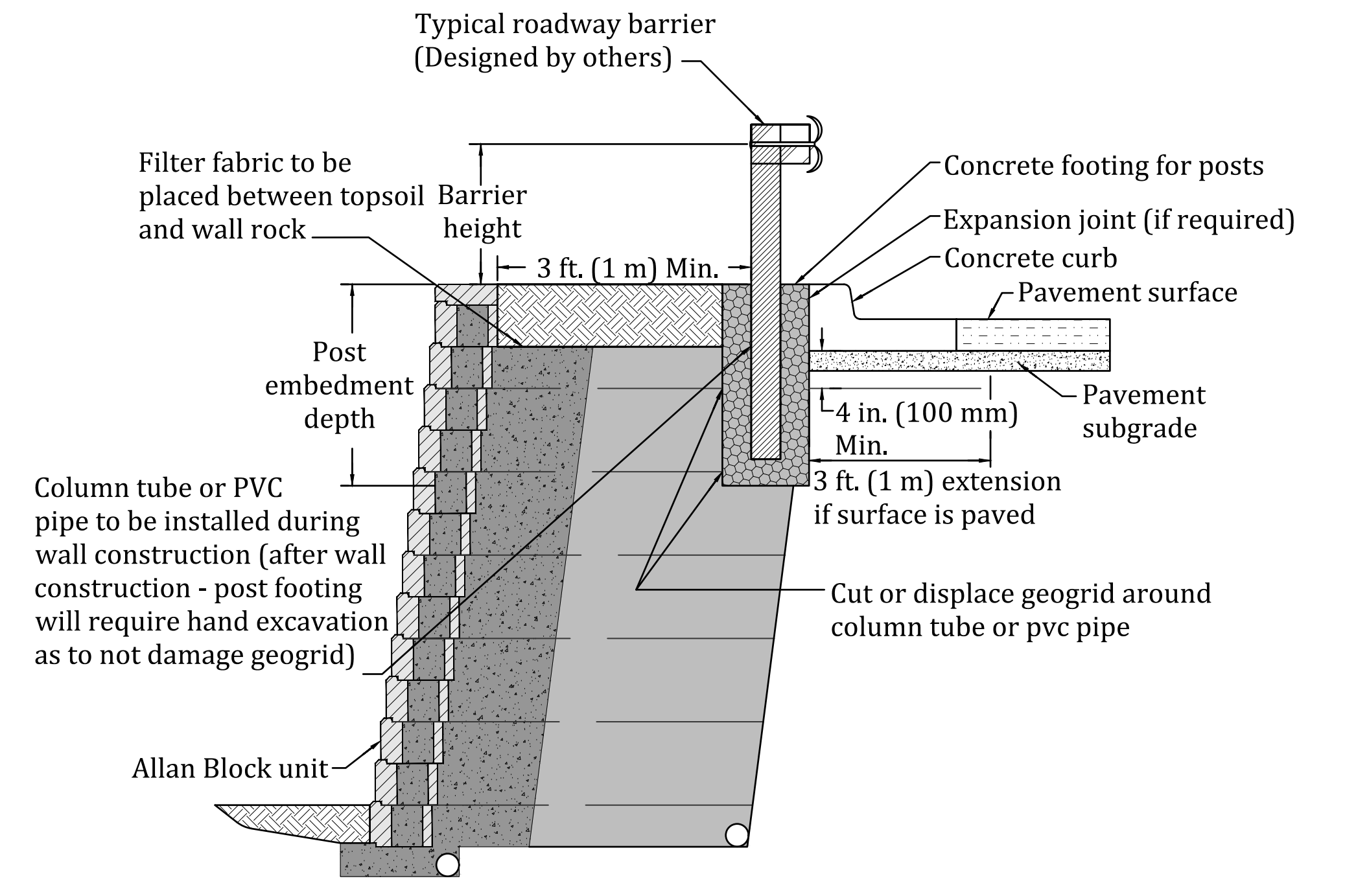
SCALE: NTS



SECTION VIEW TYPICAL RETAINING WALL W/ GUARD RAIL

SCALE: NTS

* Refer to design details: Allan Block typical reinforced wall application for all other notes, details and specifications.



SECTION VIEW TYPICAL RETAINING WALL DRAINAGE

SCALE: NTS



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APPROVED: CPM	JOB NUMBER: 2302308	0
CAD DATE: 9/27/2023		IF NOT ONE INCH, ADJUST SCALE ACCORDINGLY.
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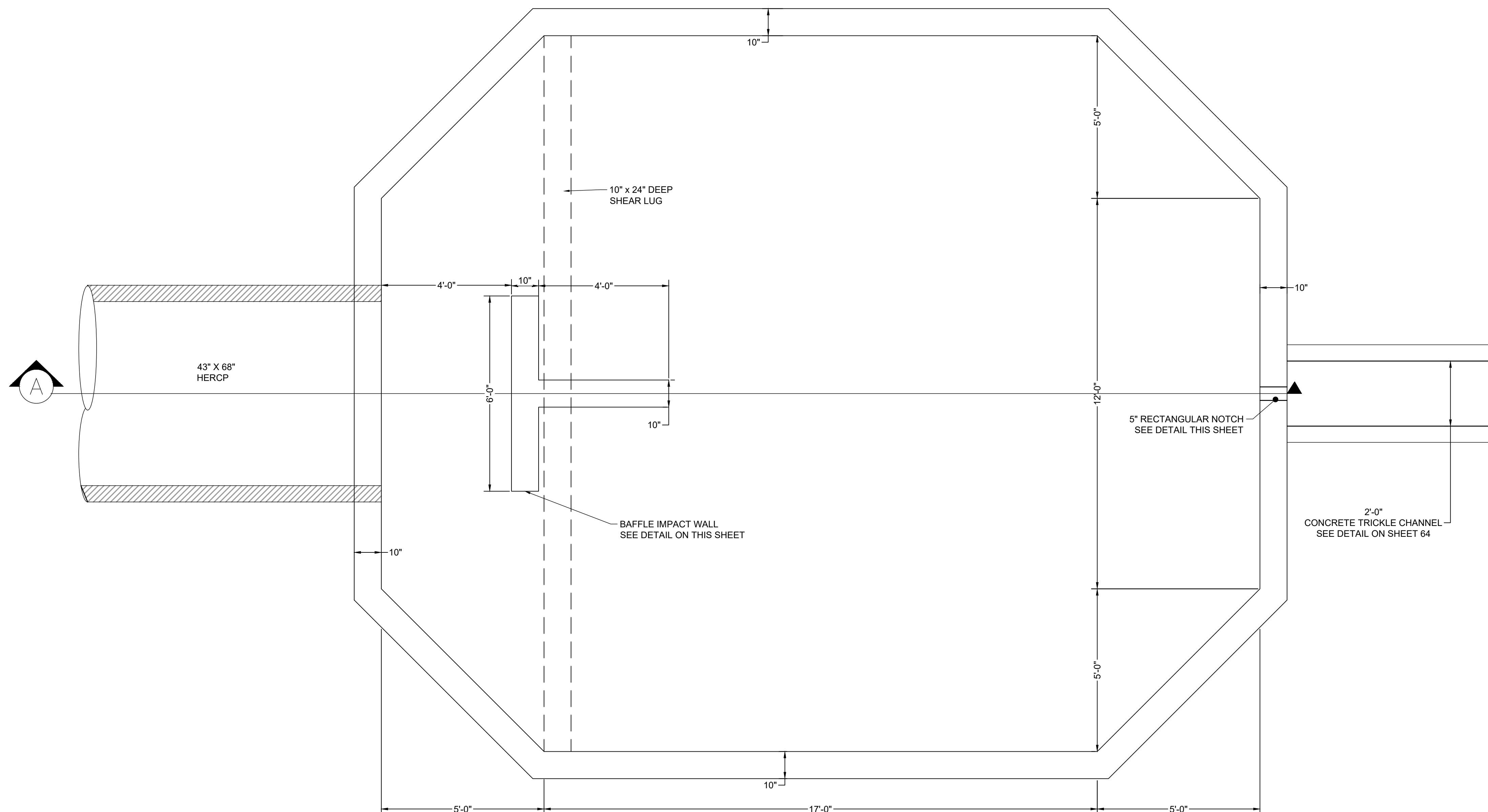
NO.	DATE	BY	REVISION DESCRIPTION

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 FAX: 713.965.0044

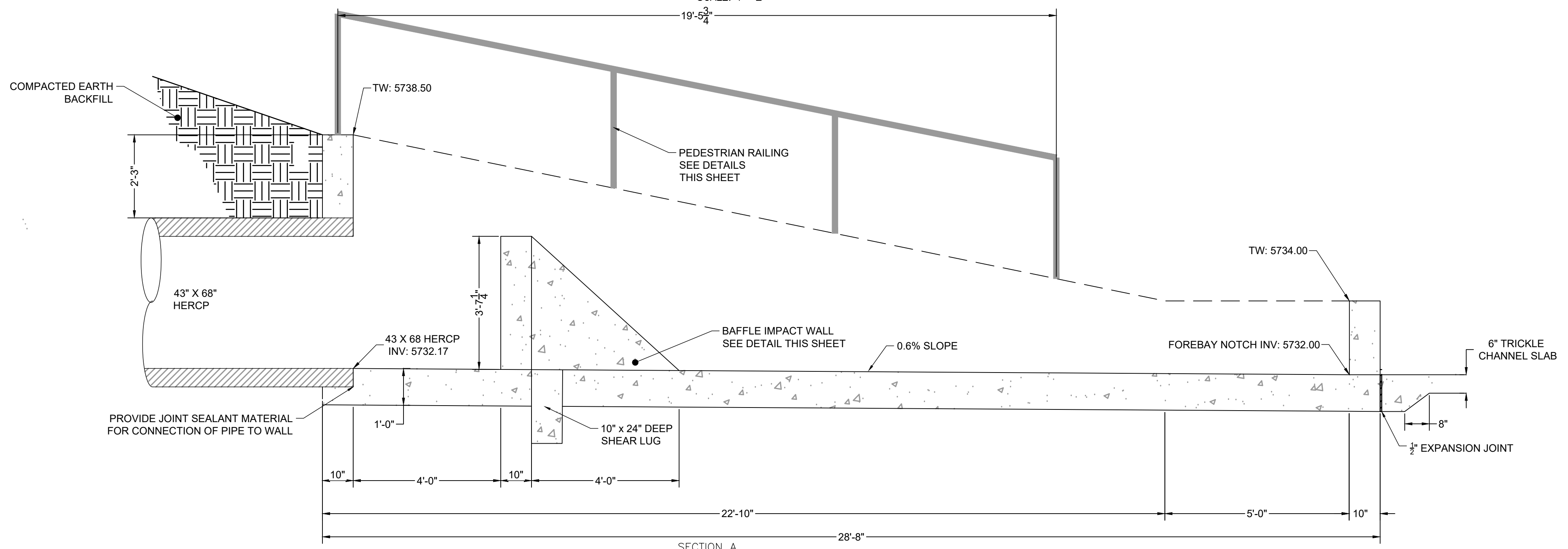
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 EL PASO COUNTY, CO

CONSTRUCTION DOCUMENTS
 POND DETAILS

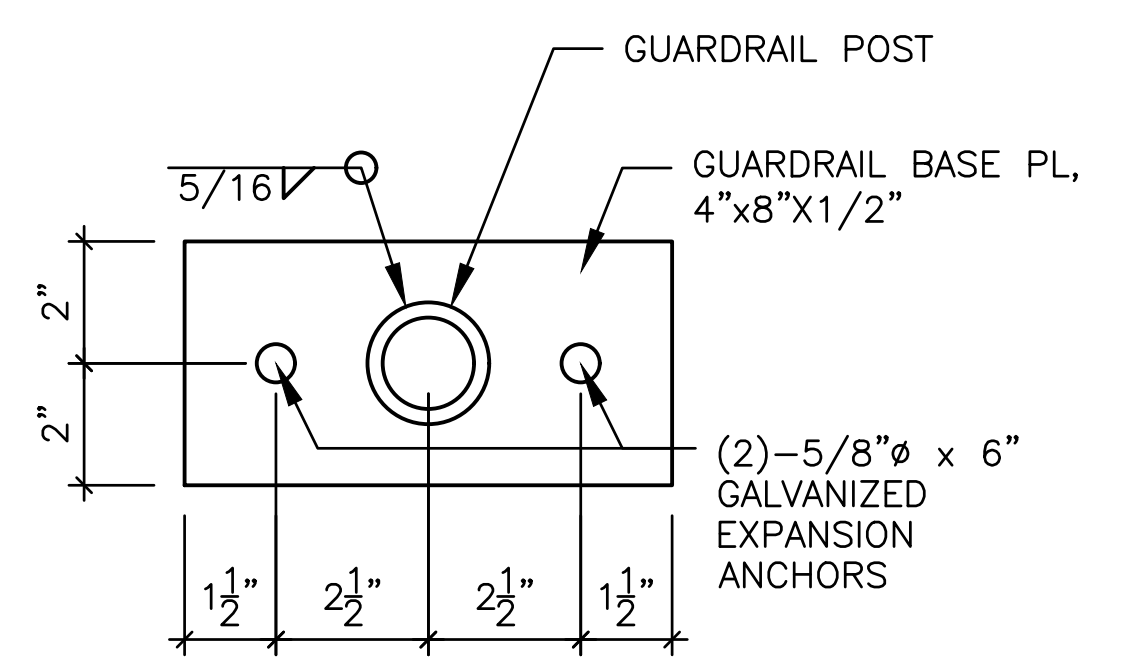
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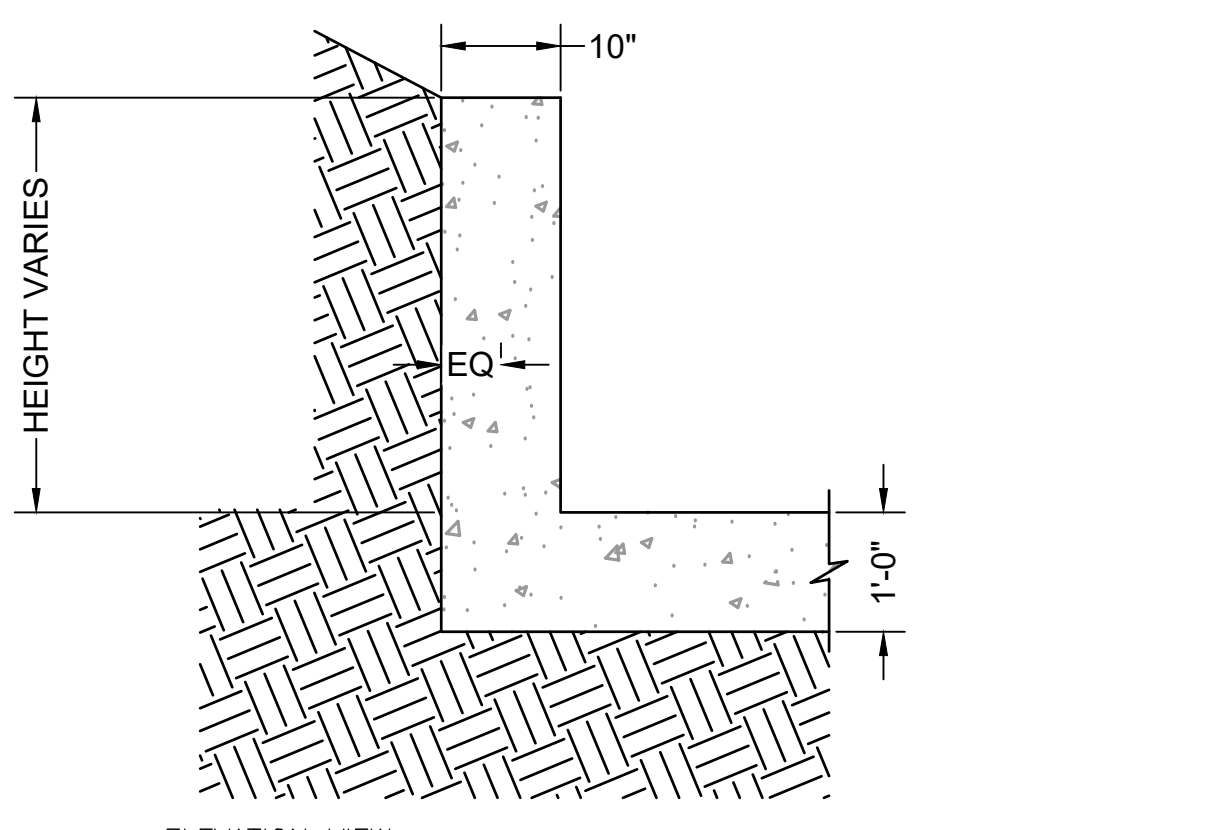
PLAN VIEW
FOREBAY #1
SCALE: 1"=2'



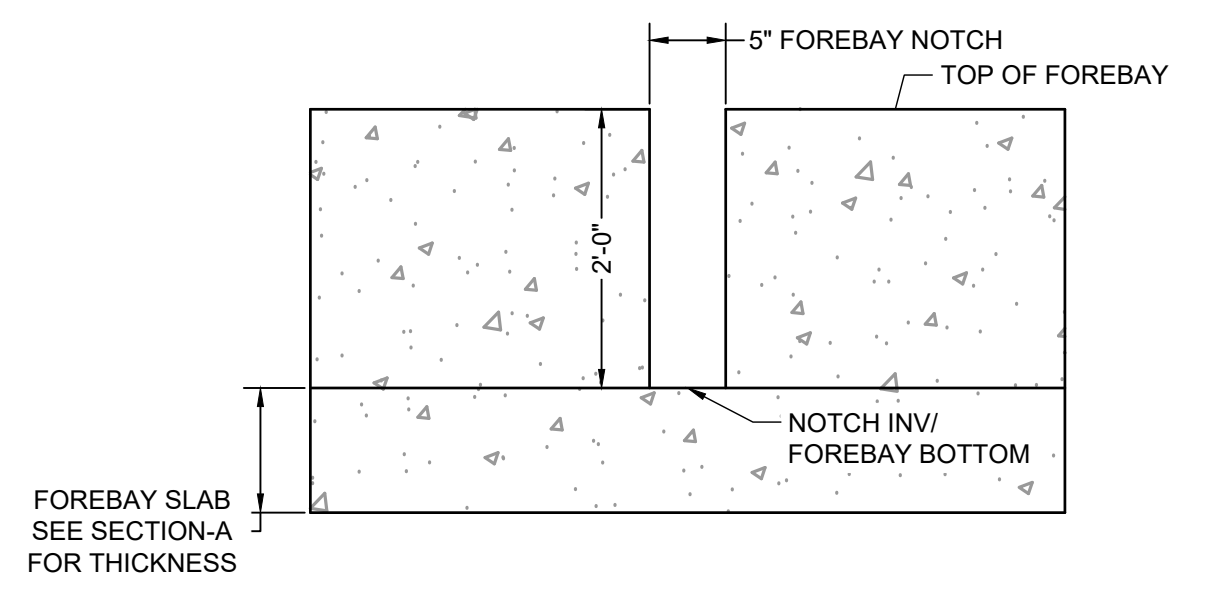
SECTION A
FOREBAY #1
SCALE: 1"=2'



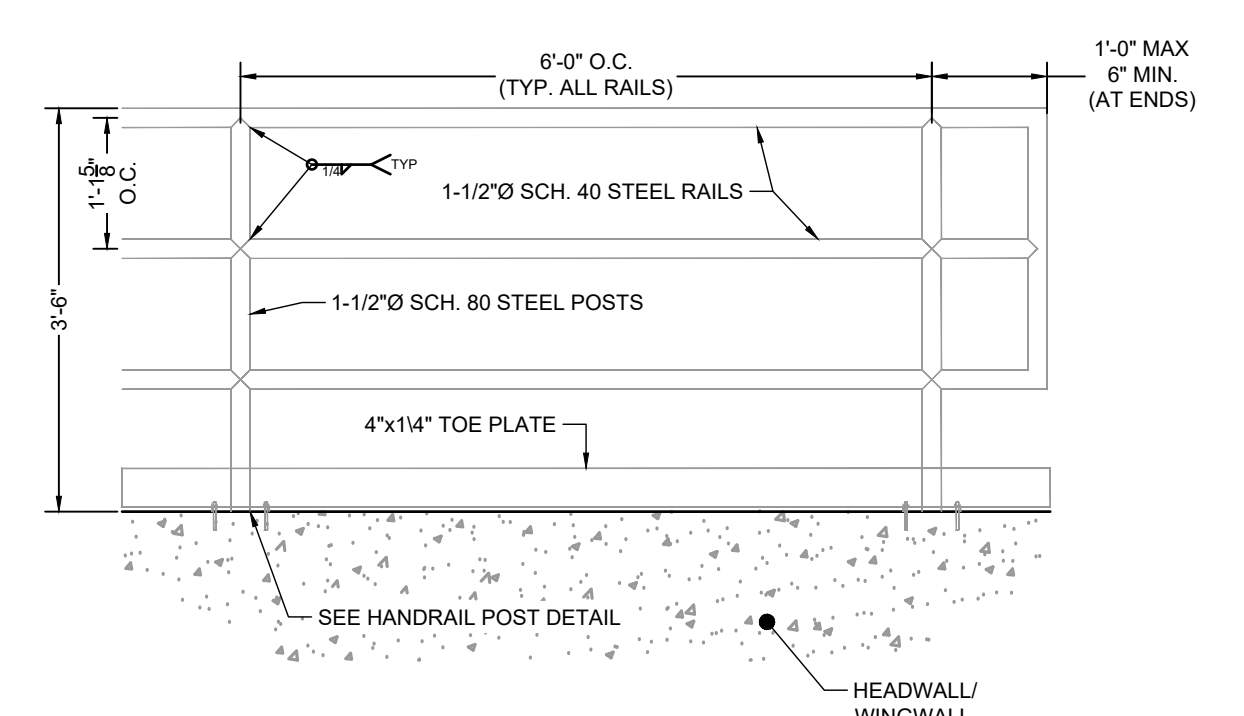
ELEVATION VIEW
HANDRAIL POST DETAIL
SCALE: NTS



ELEVATION VIEW
FOREBAY WINGWALL REINFORCEMENT DETAIL
SCALE: NTS



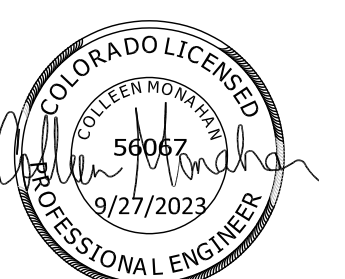
ELEVATION VIEW
FOREBAY NOTCH DETAIL
SCALE: NTS



ELEVATION VIEW
HANDRAIL POST DETAIL
SCALE: NTS

FOREBAY NOTES:

- SEE SHEET 65 FOR STRUCTURAL NOTES AND DETAILS.
- PEDESTRIAN RAILING IS NOT SHOWN IN PLAN VIEW DETAILS. SEE SECTION A FOR RAILING LOCATION.



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APPROVED: CPM	JOB NUMBER: 2302308	0
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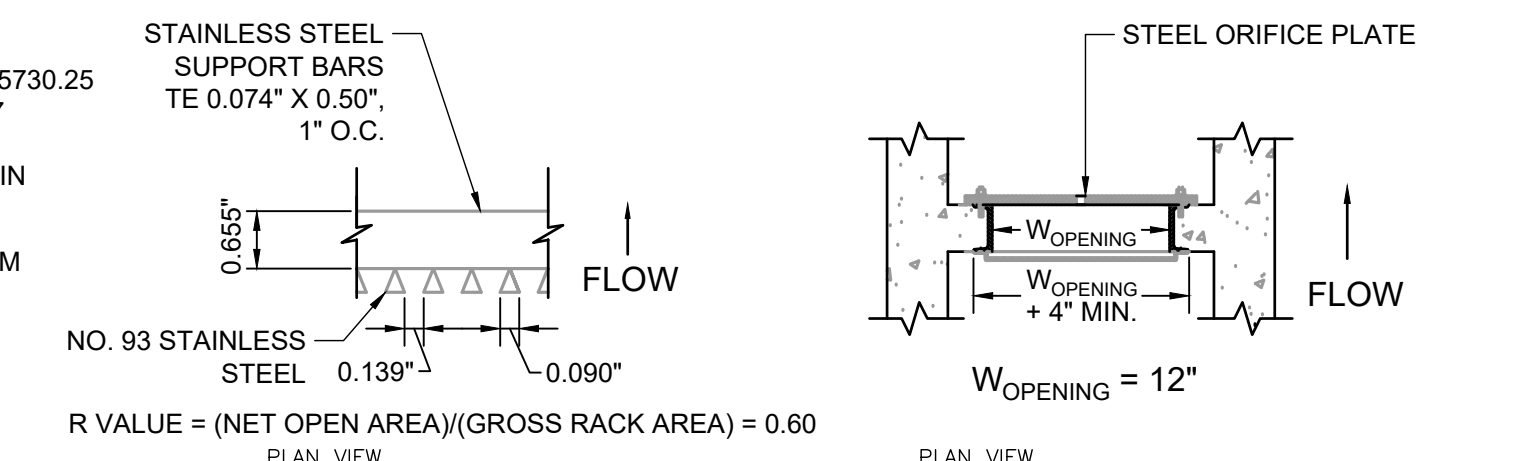
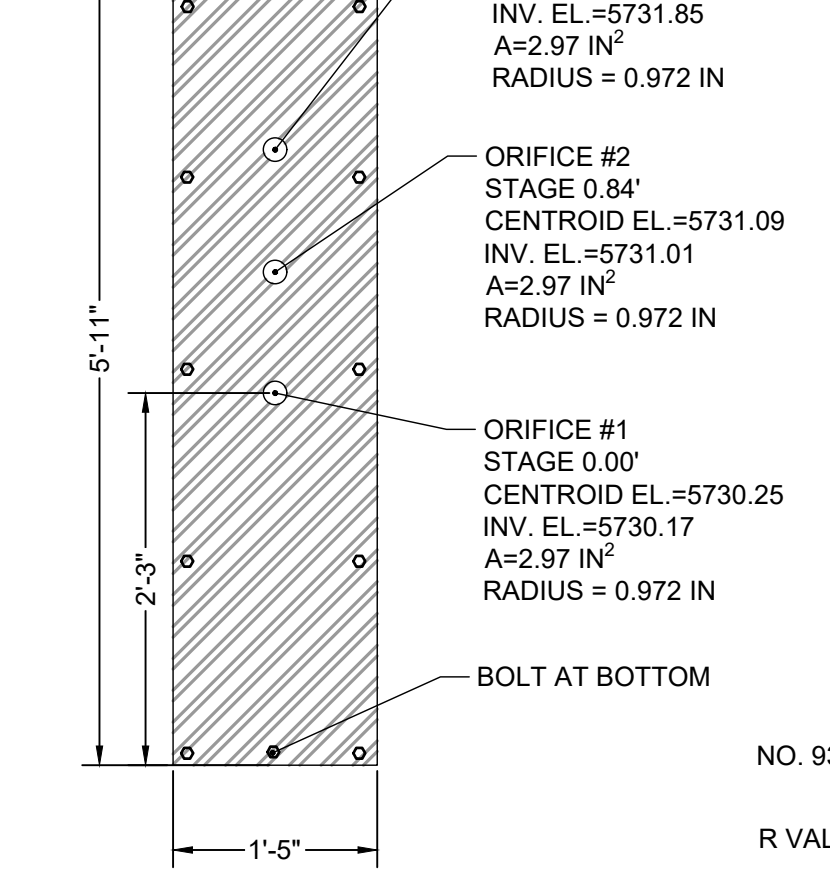
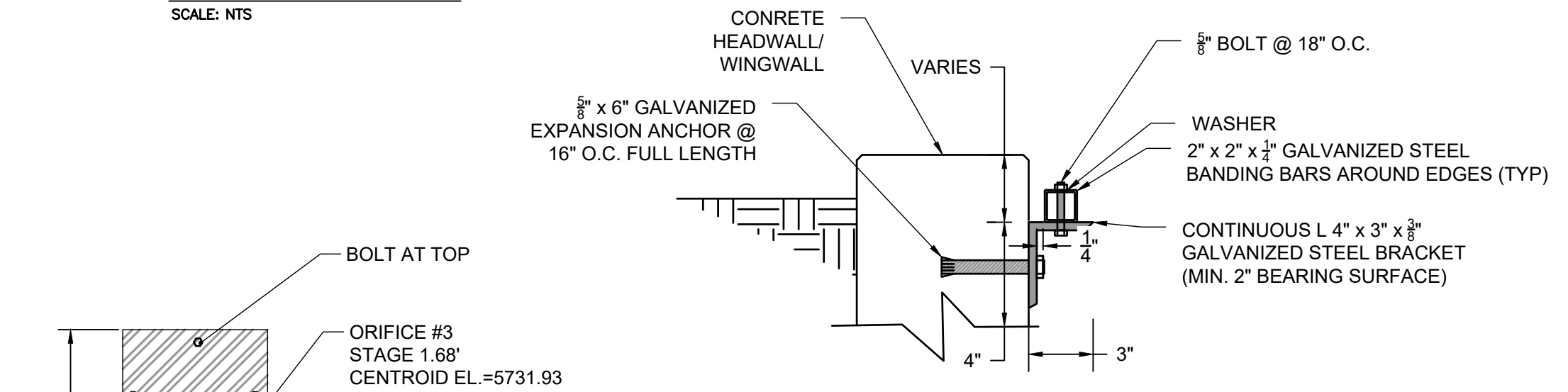
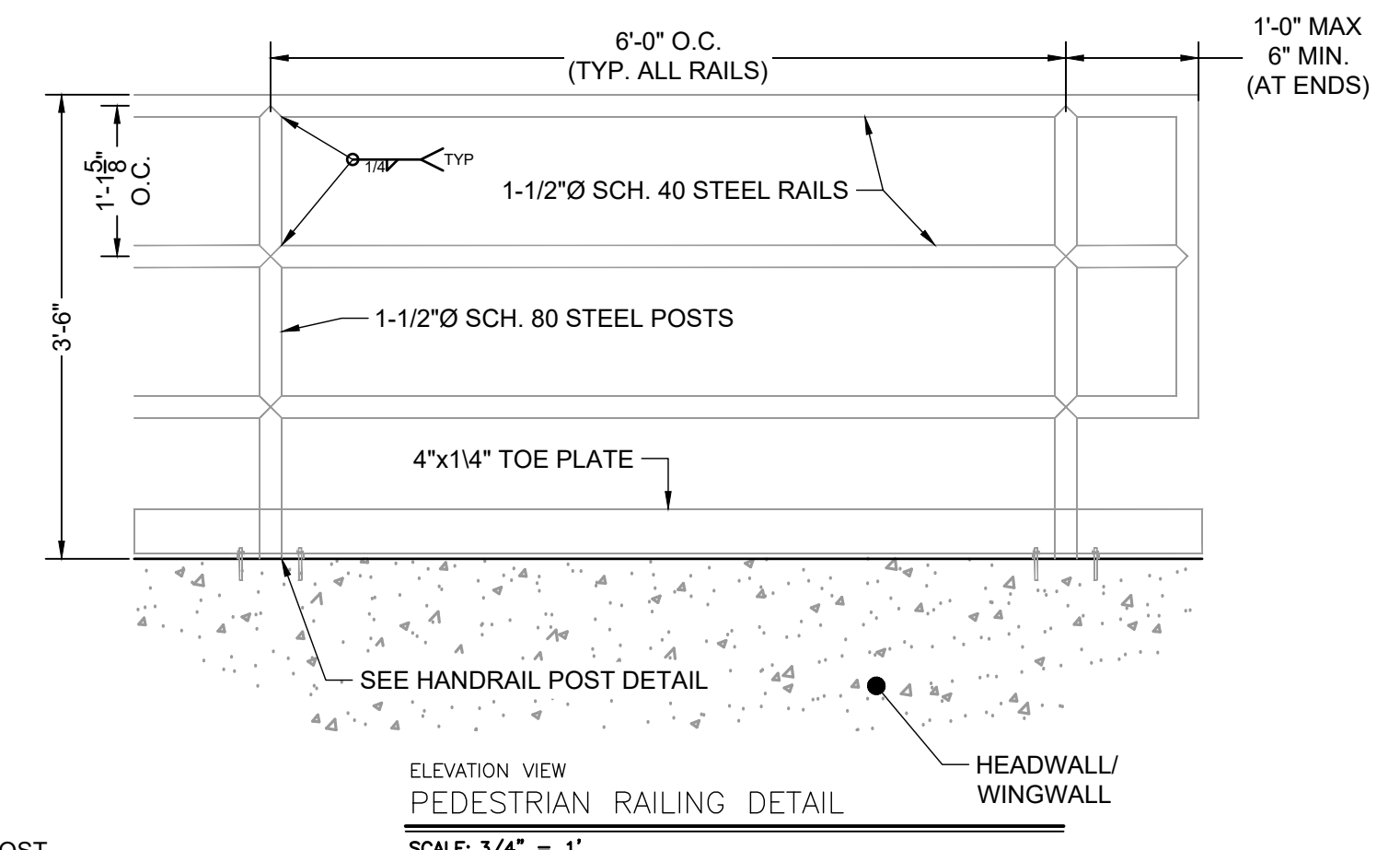
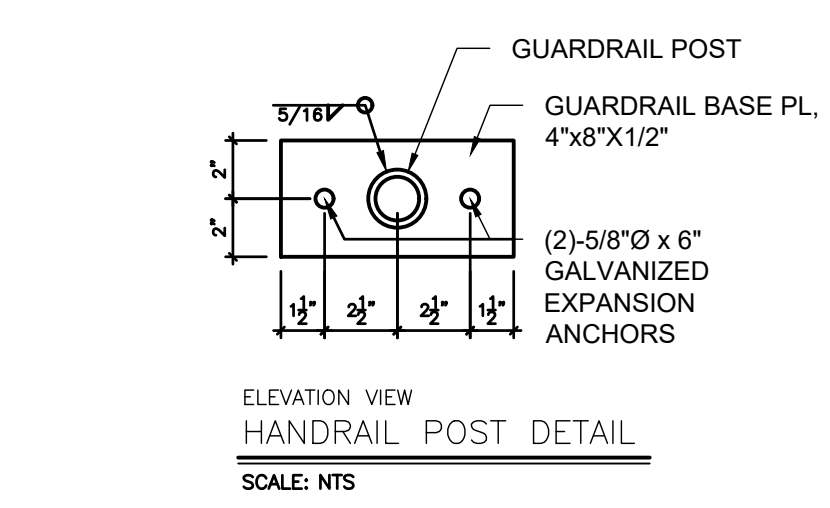
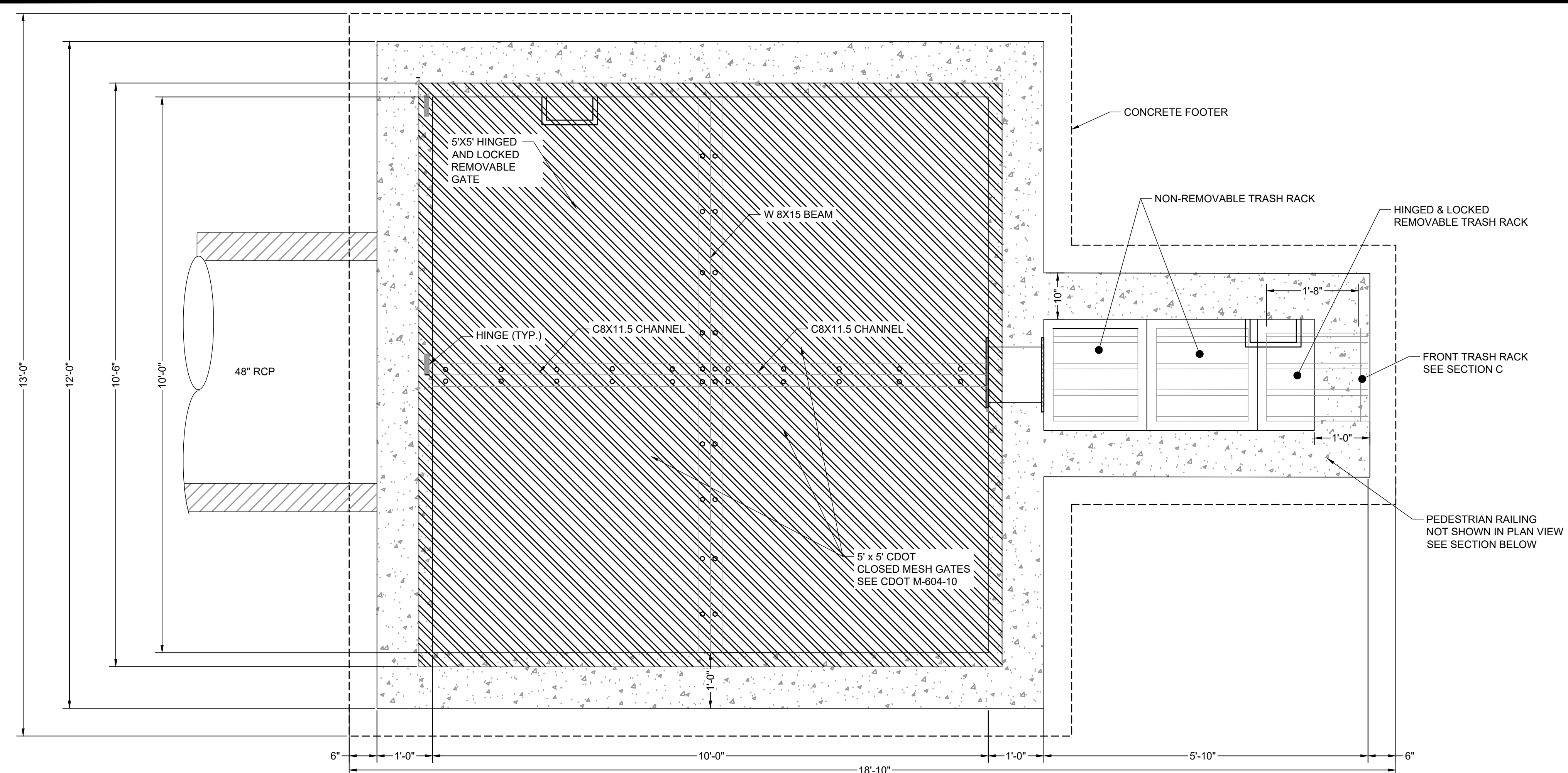
NO.	DATE	BY	REVISION DESCRIPTION

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 1975 RESEARCH PARKWAY SUITE 230
 COLORADO SPRINGS, CO 80920
 PHONE: 719.394.2440
 FAX: 713.965.0044

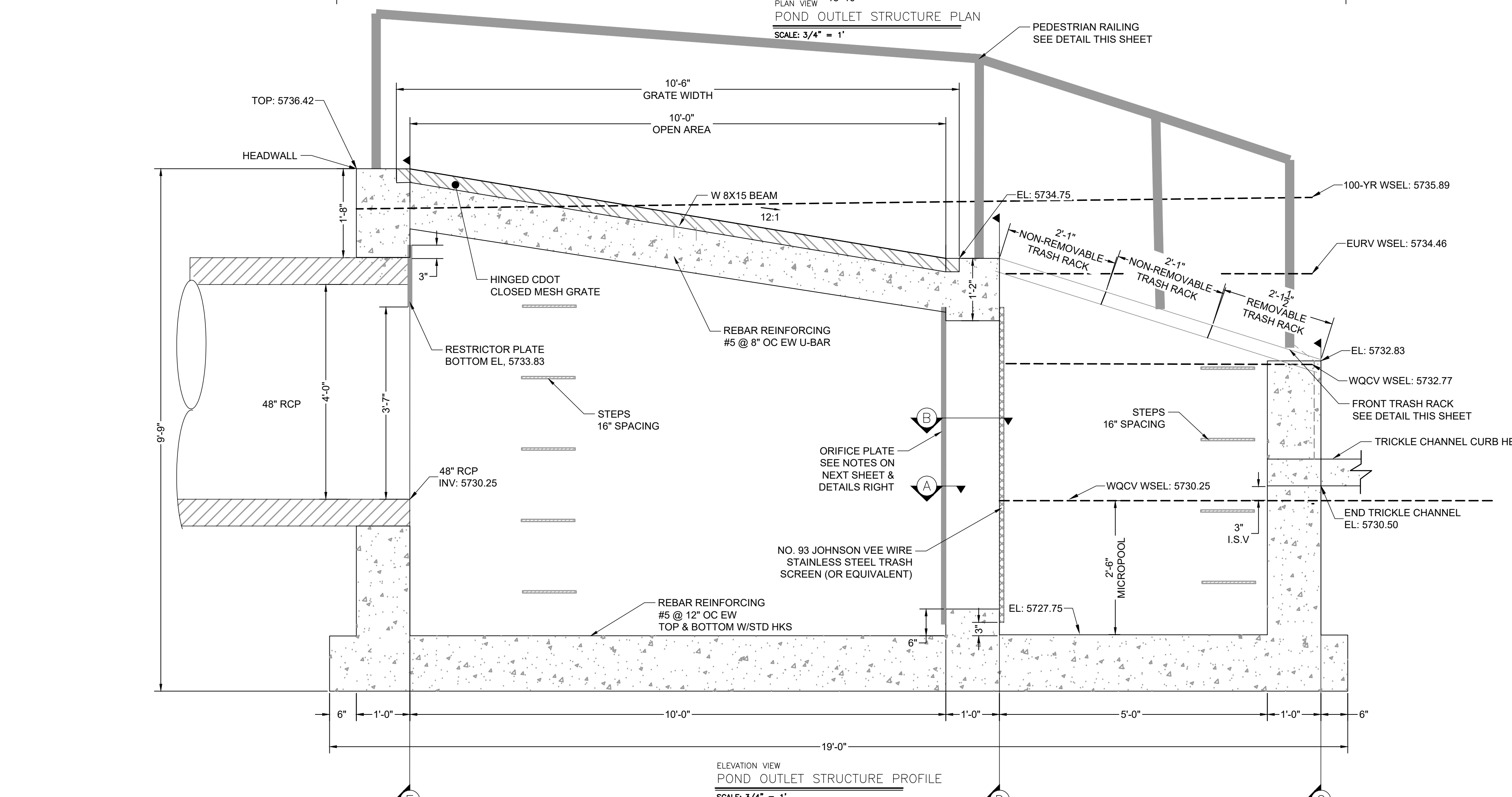
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 PEACEFUL RIDGE DEVELOPMENT COMPANY
 EL PASO COUNTY, CO

CONSTRUCTION DOCUMENTS
 FOREBAY DETAILS

SHEET
 DT
 65



- *REINFORCEMENT DESIGN WILL BE PROVIDED PRIOR TO APPROVAL BY CITY OF COLORADO SPRINGS
- ORIFICE PLATE NOTES:**
1. PLATE TO BE 3/8" THICK GALVANIZED STEEL.
 2. BOLT PLATE TO CONCRETE 16" O.C. MAX.
 3. PROVIDE CONTINUOUS NEOPRENE GASKET MATERIAL BETWEEN THE ORIFICE PLATE AND CONCRETE



WARNING
THIS AREA IS A STORMWATER FACILITY
AND IS SUBJECT TO PERIODIC FLOODING

POND WARNING SIGN
SCALE: NTS
MINIMUM SIGN AREA = 3 FT²
SIGNS SHALL BE FABRICATED OF DURABLE MATERIALS, SUCH AS METAL OR PLASTIC, USING RED LETTERING ON A WHITE BACKGROUND

TWO SIGNS, EACH WITH A MINIMUM AREA OF 3 SQUARE FEET, SHALL BE PROVIDED AROUND THE PERIMETER OF ALL DETENTION FACILITIES. THE SIGNS SHALL BE FABRICATED OF DURABLE MATERIALS, SUCH AS METAL OR PLASTIC, USING RED LETTERING ON A WHITE BACKGROUND WITH THE ABOVE MESSAGE



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APPROVED: CPM	JOB NUMBER: 2302308	0" = 1"
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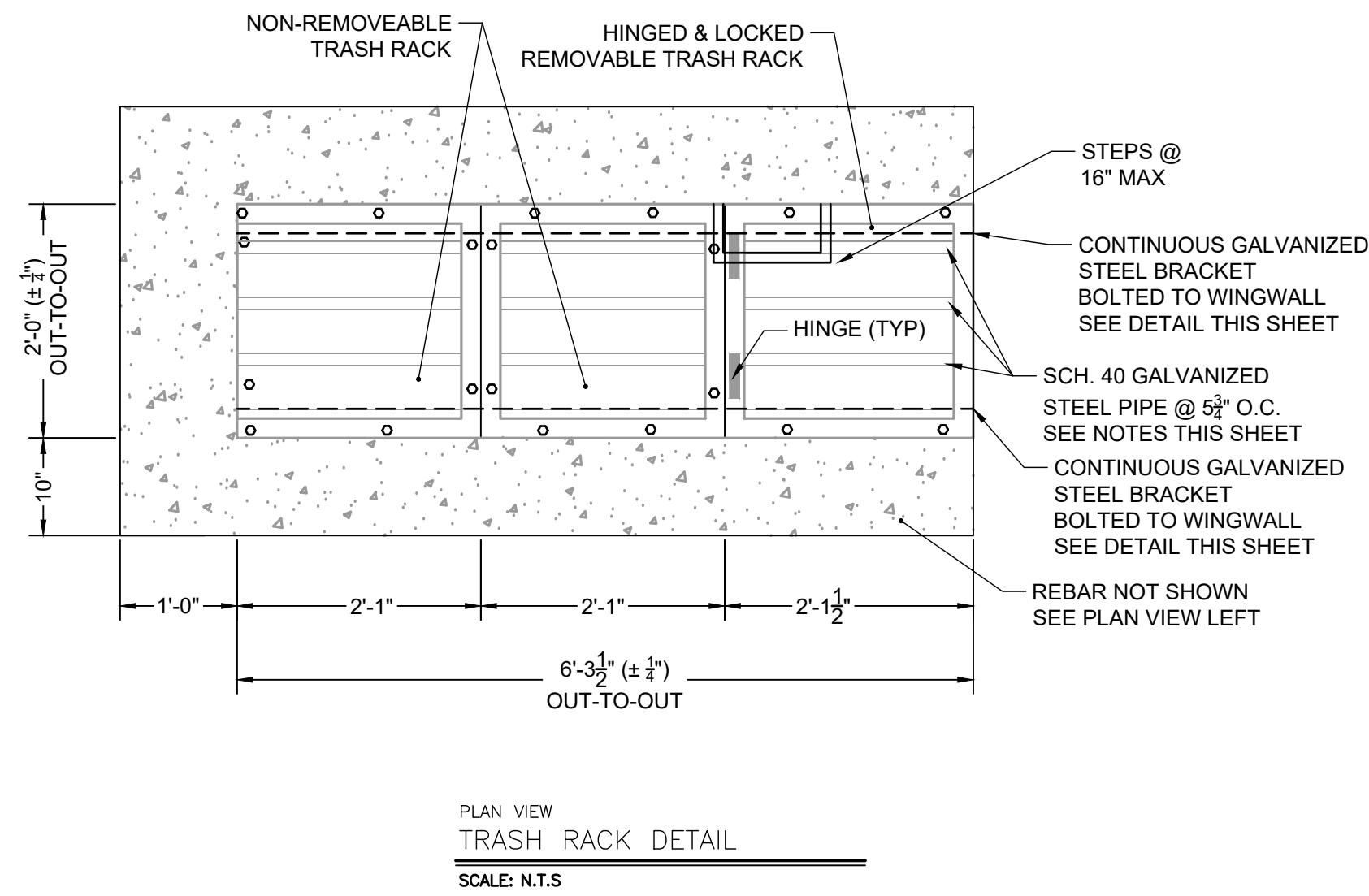
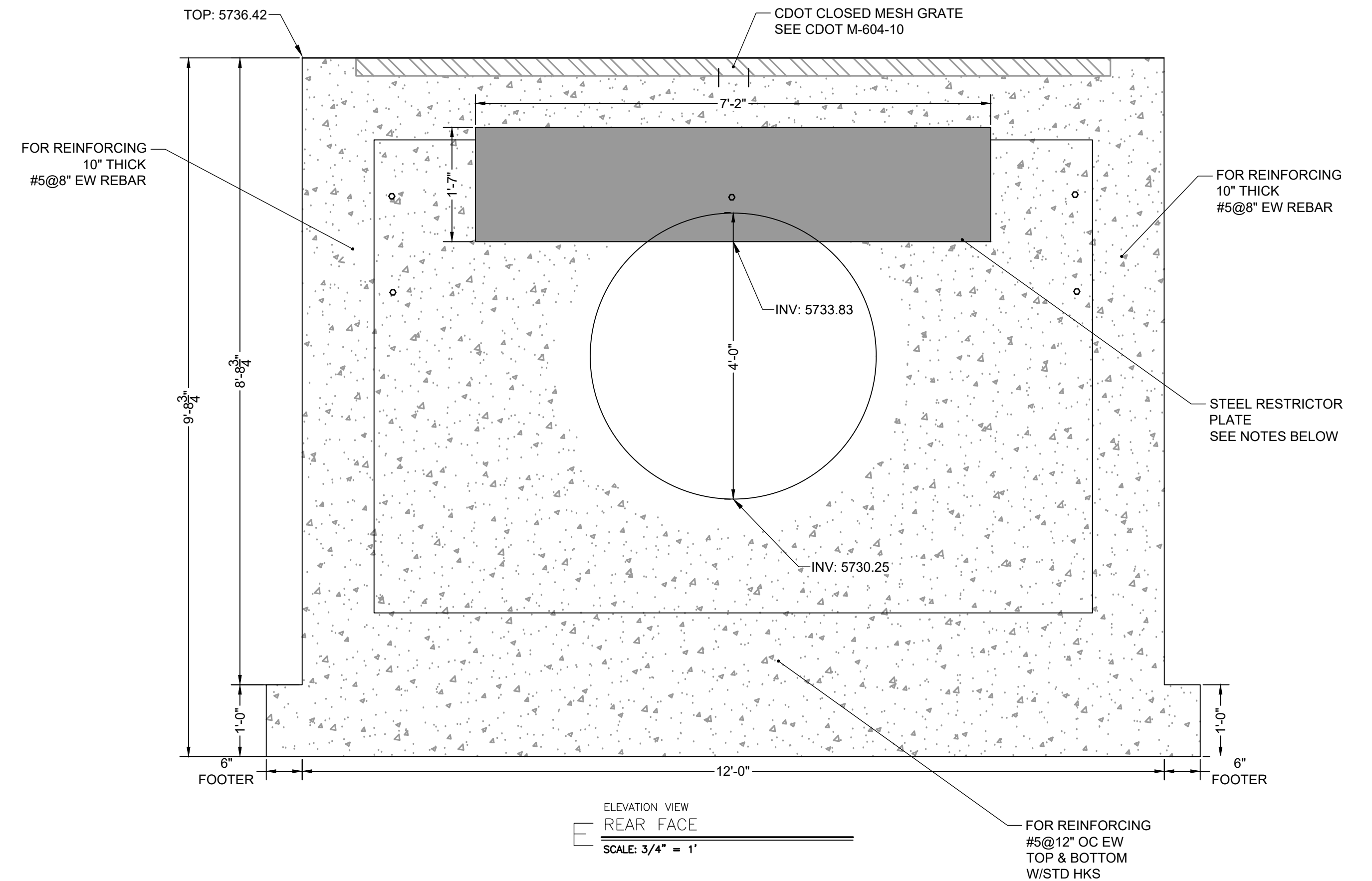
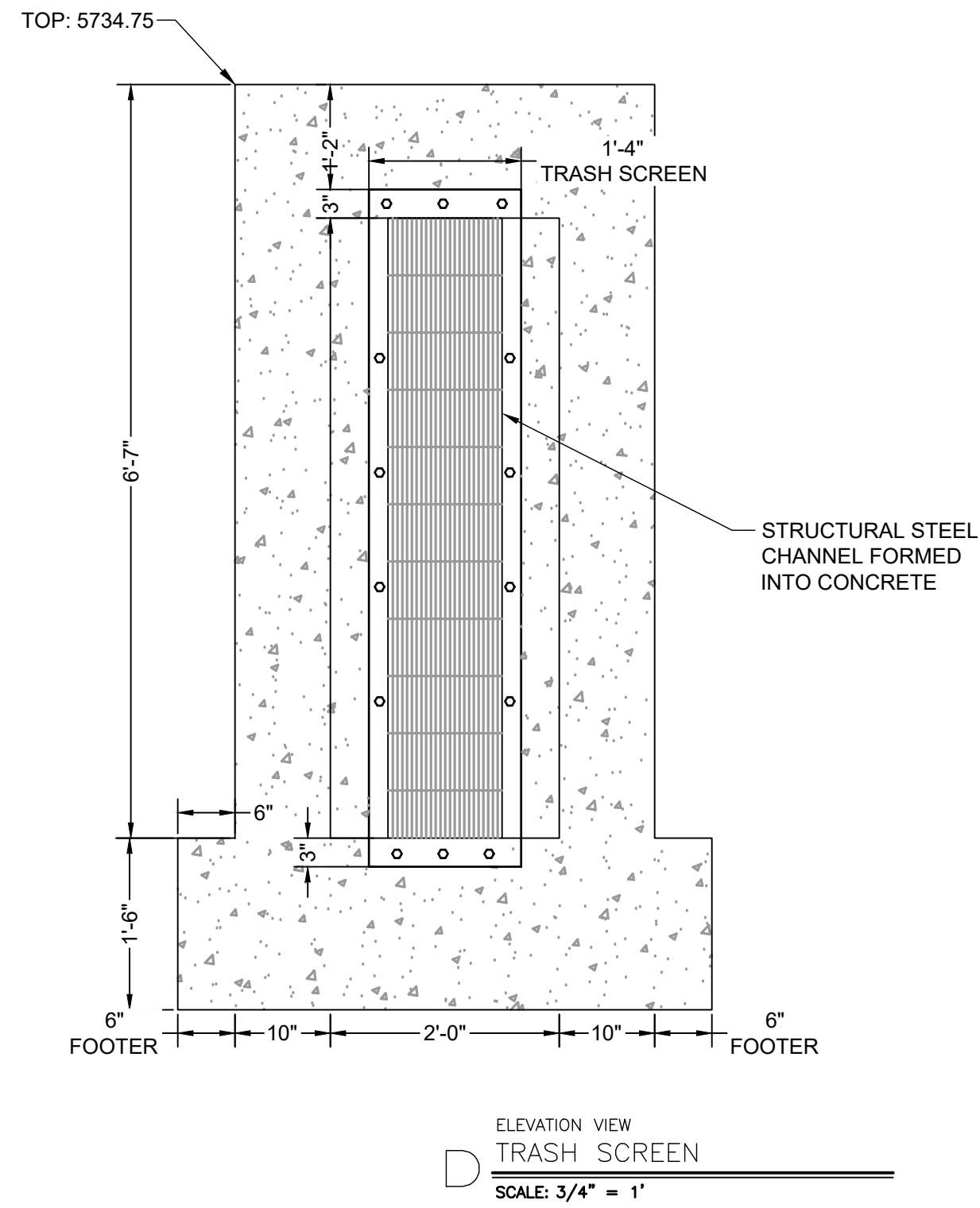
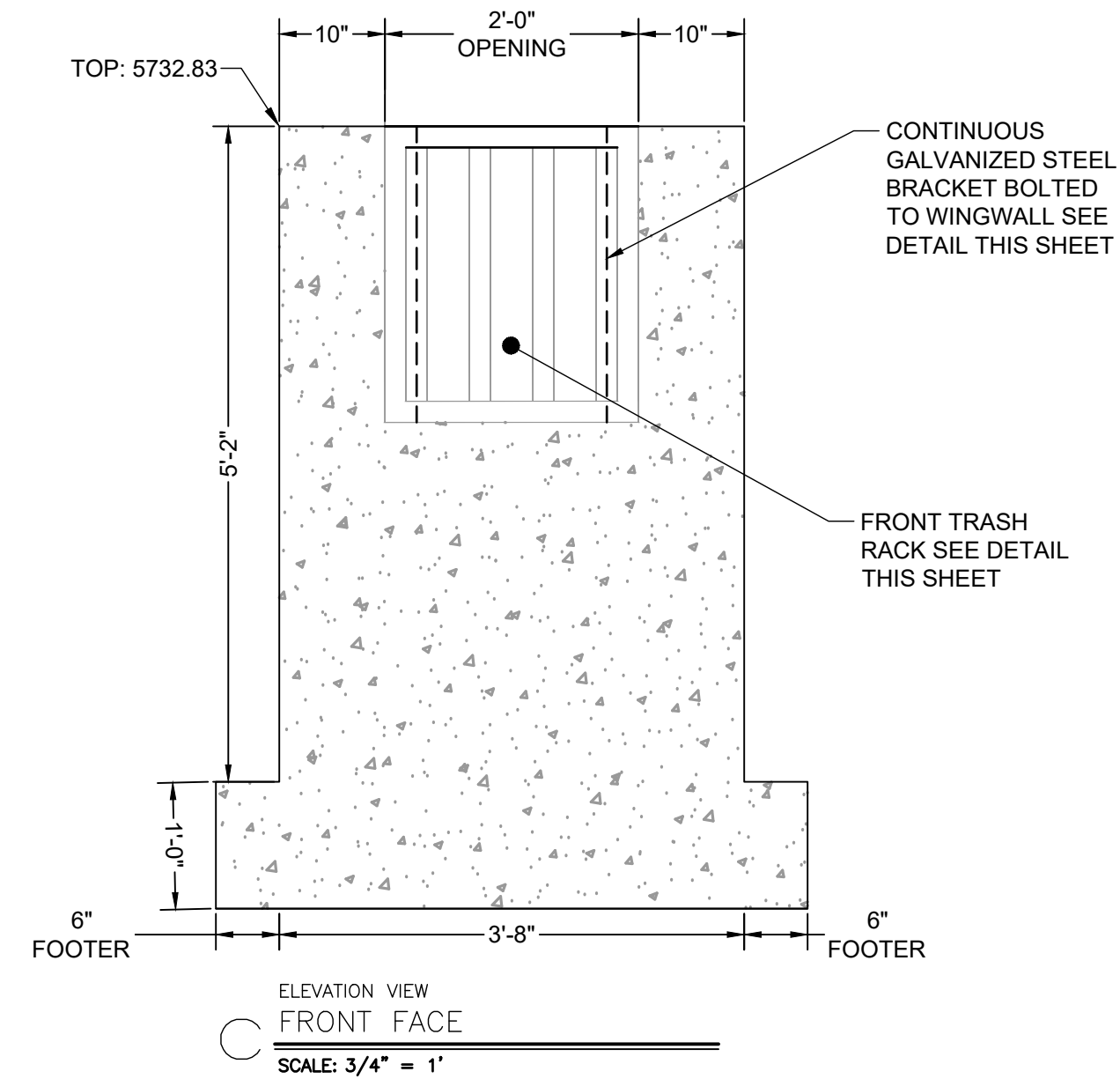
NO.	DATE	BY	REVISION DESCRIPTION

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COLORADO SPRINGS, CO 80920
PHONE: 719.384.2440
FAX: 719.965.0044

PEACEFUL RIDGE AT FOUNTAIN VALLEY
PEACEFUL RIDGE DEVELOPMENT COMPANY
EL PASO COUNTY, CO

CONSTRUCTION DOCUMENTS
OUTLET STRUCTURE DETAILS



TRASH SCREEN NOTES:

1. WELL-SCREEN TRASH RACKS SHALL BE STAINLESS STEEL AND SHALL BE ATTACHED BY INTERMITTENT WELDS ALONG THE EDGE OF THE MOUNTING FRAME.
2. BAR GATE TRASH RACKS SHALL BE ALUMINUM AND SHALL BE BOLTED USING STAINLESS STEEL HARDWARE.
3. TRASH RACK OPEN AREAS ARE FOR SPECIFIED TRASH RACK MATERIALS. TOTAL TRASH RACK SIZE MAY NEED TO BE ADJUSTED FOR MATERIALS HAVING DIFFERENT OPEN AREA/GROSS AREA RATIO (R VALUE).
4. STRUCTURAL DESIGN OF TRASH RACKS SHALL BE BASED ON FULL HYDROSTATIC HEAD WITH ZERO HEAD DOWNSTREAM OF THE RACK.

TRASH RACK NOTES:

1. TRASH RACKS SHALL BE 1 1/2\"/>

RESTRICTOR PLATE NOTES:

1. 3/8\"/>

DRAWN BY: AXB JOB DATE: 6/28/2023
 APPROVED: CPM JOB NUMBER: 2302308
 CAD DATE: 9/27/2023
 CAD FILE: J:\2023\2302308\CAD\DWG\CDCS\Outlet_Structure_Details

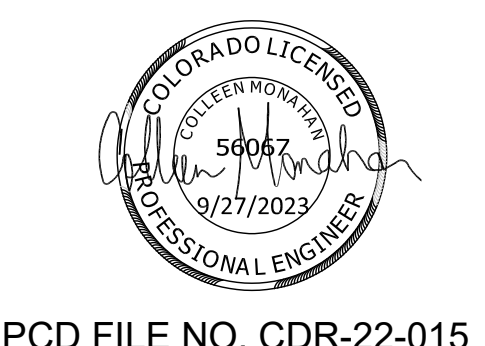
NO.	DATE	BY	REVISION DESCRIPTION

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 HR GREEN - COLORADO SPRINGS
 1975 RESEARCH PARKWAY SUITE 230
 COLORADO SPRINGS, CO 80920
 PHONE: 719.394.2440
 FAX: 713.965.0044

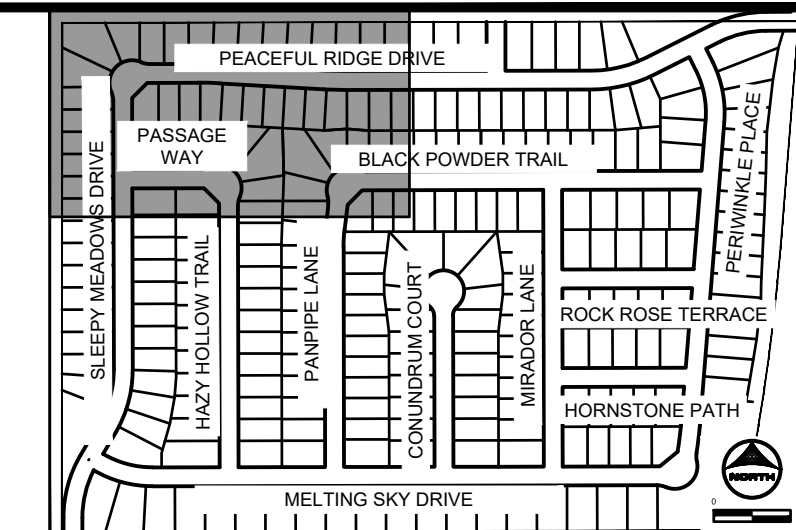
PEACEFUL RIDGE AT FOUNTAIN VALLEY
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CONSTRUCTION DOCUMENTS
 OUTLET STRUCTURE DETAILS

SHEET
 DT
 67

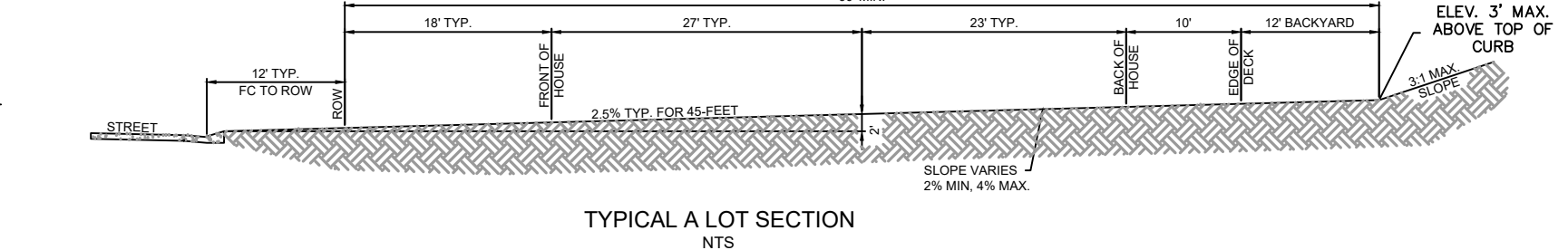
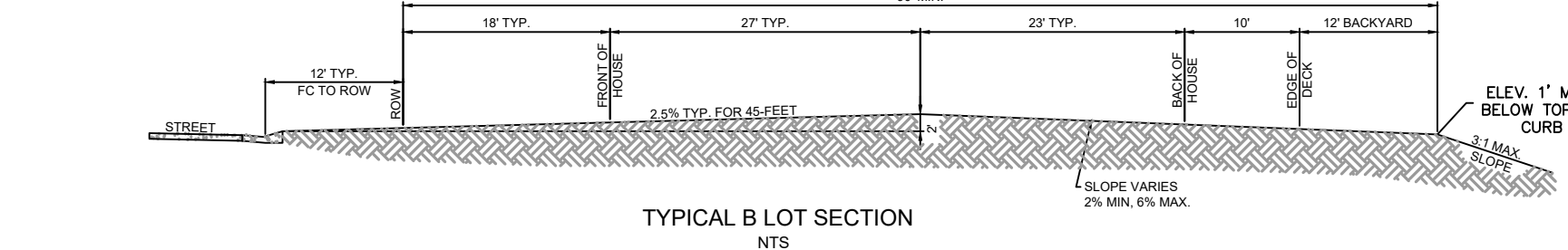
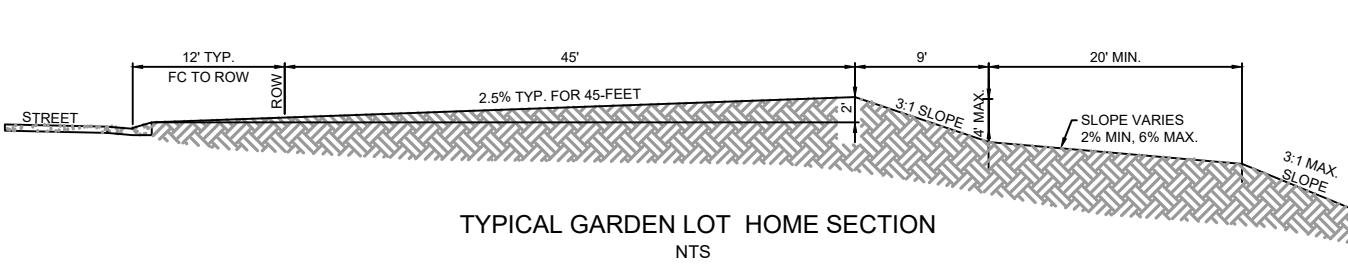
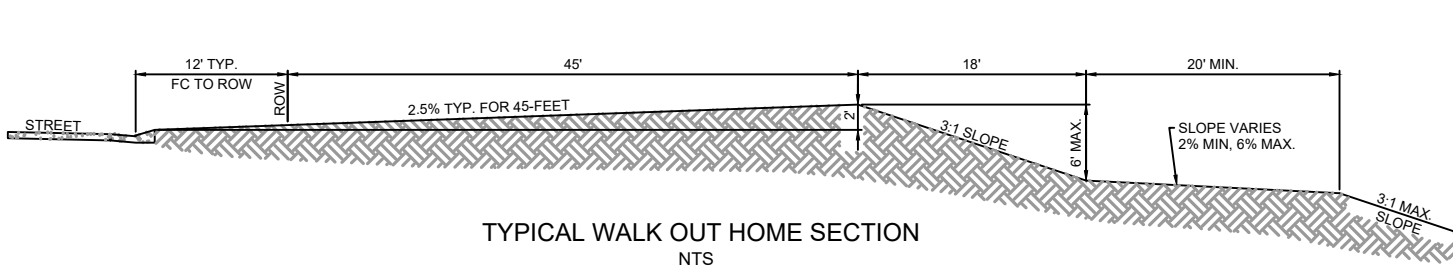


MONAHAN, COLLEEN, 7/24/2023 3:20 PM



MATCHLINE SEE SHEET 71

MATCHLINE SEE SHEET 69



DRAWN BY: NQJ JOB DATE: 7/24/2023 BAR IS ONE INCH ON OFFICIAL DRAWINGS.
APPROVED: CM JOB NUMBER: 2302308 0" = 11'
CAD DATE: 7/24/2023 IF NOT ONE INCH, ADJUST SCALE ACCORDINGLY.
CAD FILE: J:\2023\2302308\CAD\DWG\ICDS\Grading_Plan

NO.	DATE	BY	REVISION DESCRIPTION

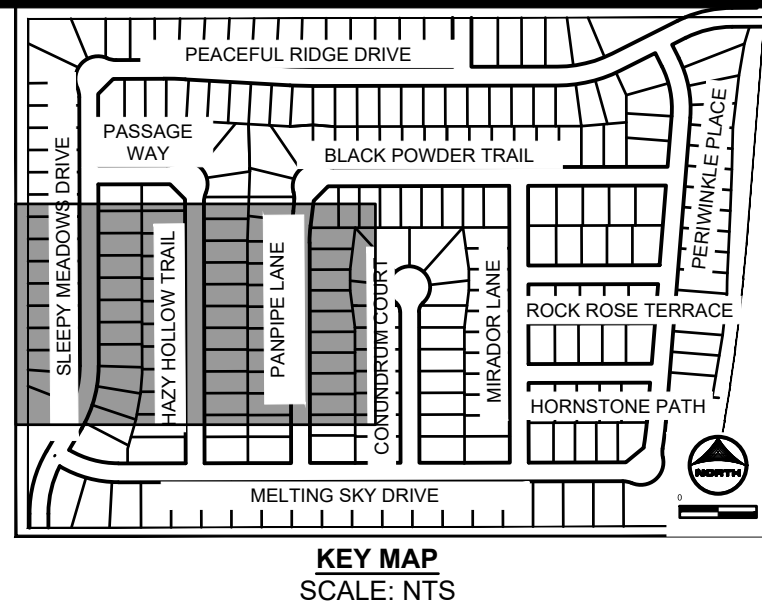
HRGreen
HR GREEN - COLORADO SPRINGS
1975 RESEARCH PARKWAY SUITE 230
COLORADO SPRINGS, CO 80920
PHONE: 719.384.2440
FAX: 713.965.0044

PEACEFUL RIDGE AT FOUNTAIN VALLEY
PEACEFUL RIDGE DEVELOPMENT COMPANY
EL PASO COUNTY, CO

PEACEFUL RIDGE AT FOUNTAIN VALLEY
OVERLOT GRADING PLAN

SHEET GP 68

PCD FILE NO. CDR-22-015



UNPLATTED
CITY OF COLORADO SPRINGS

EX PROP BNDY

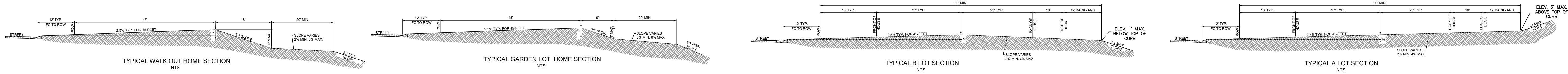
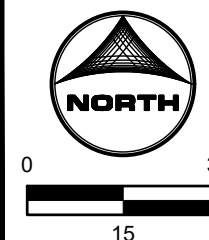
SLEEPY MEADOWS DRIVE

HAZY HOLLOW TRAIL

PANPIPE LANE

MATCHLINE
SEE SHEET 70

MATCHLINE
SEE SHEET 72



DRAWN BY: NQJ JOB DATE: 8/24/2023
APPROVED: CM JOB NUMBER: 2302308
CAD DATE: 9/27/2023
CAD FILE: J:\2023\2302308\CAD\DWG\CDS\Grading_Plan

NO.	DATE	BY	REVISION DESCRIPTION

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HR GREEN - COLORADO SPRINGS
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COLORADO SPRINGS, CO 80920
PHONE: 719.384.2440
FAX: 713.965.0044

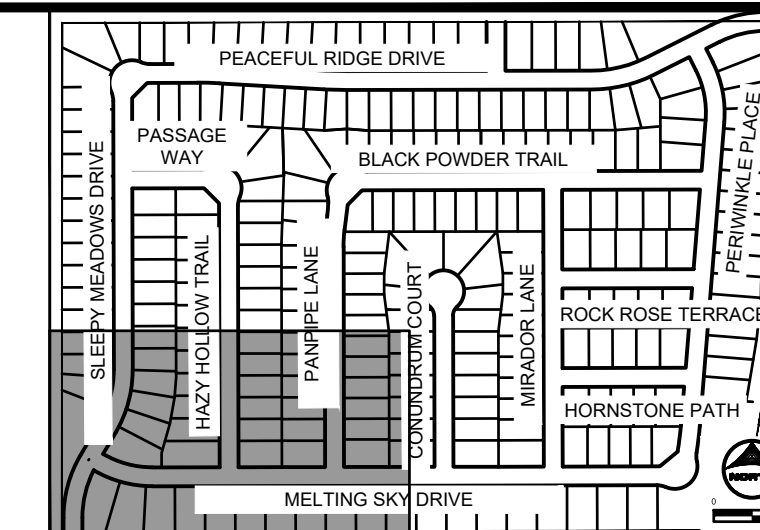
PEACEFUL RIDGE AT FOUNTAIN VALLEY
PEACEFUL RIDGE DEVELOPMENT COMPANY
EL PASO COUNTY, CO

PEACEFUL RIDGE AT FOUNTAIN VALLEY
OVERLOT GRADING PLAN

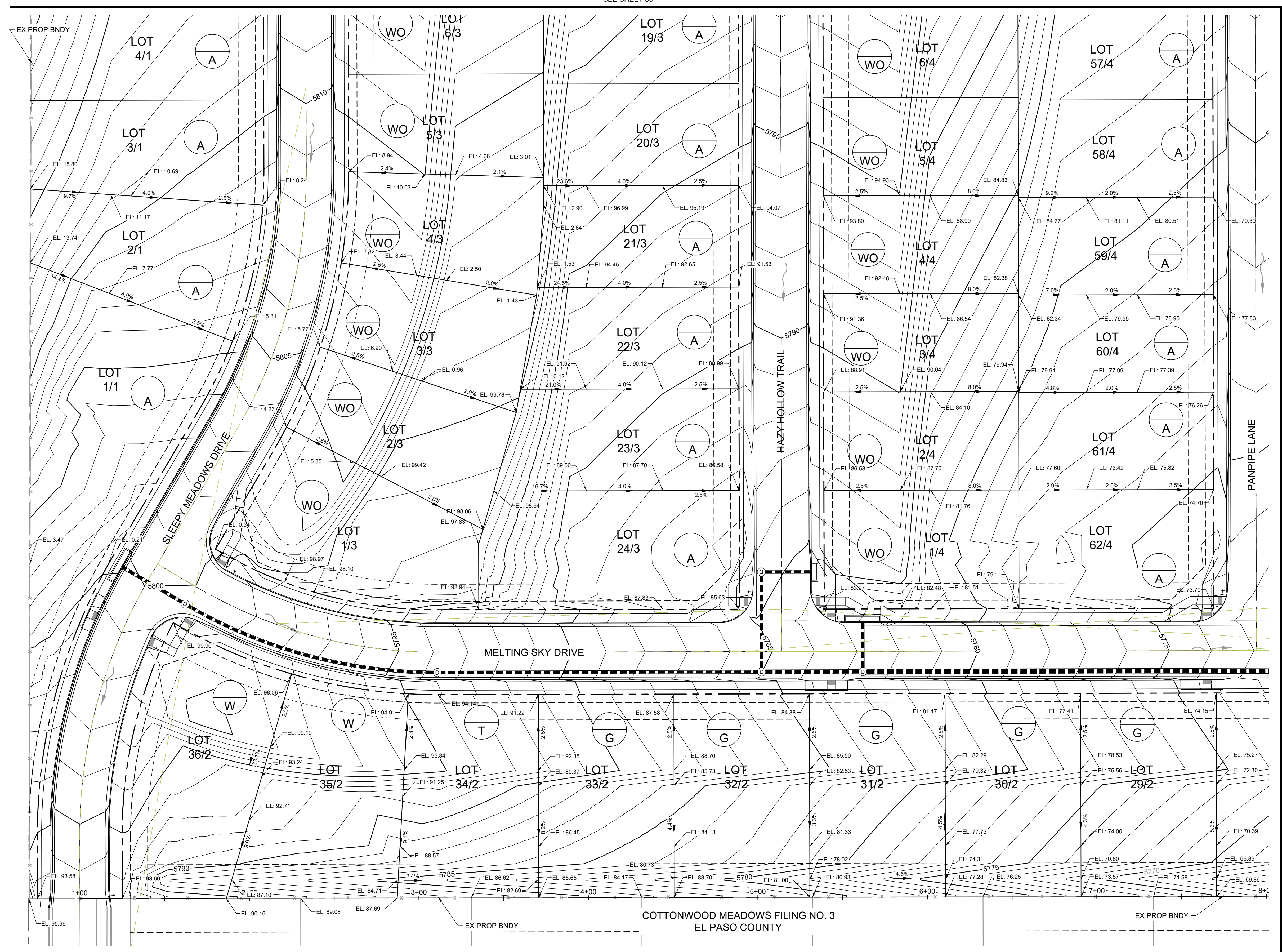
SHEET
GP
69

BULLARD, ABEY, 9/27/2023 4:27 PM

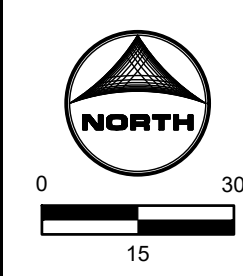
MATCHLINE
SEE SHEET 69



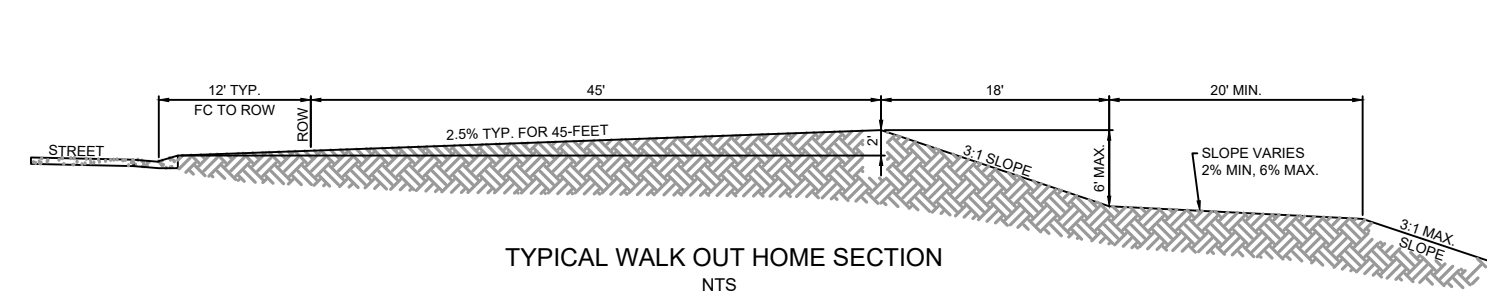
KEY MAP
SCALE: NTS



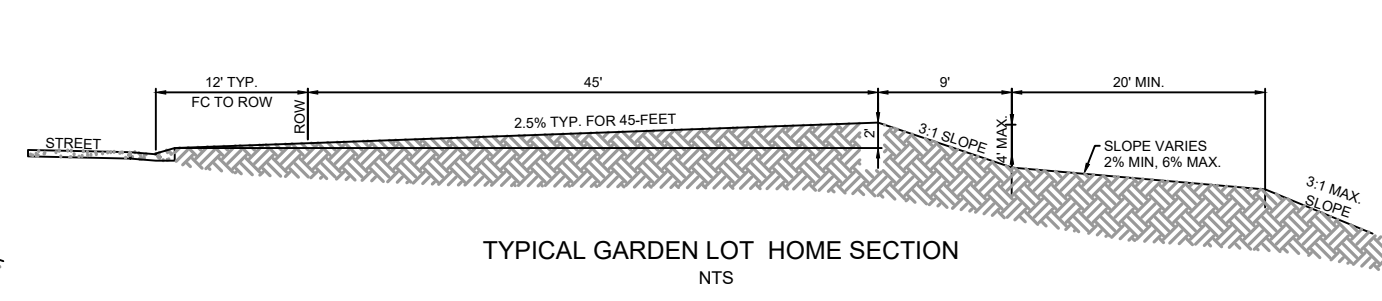
MATCHLINE
SEE SHEET 73



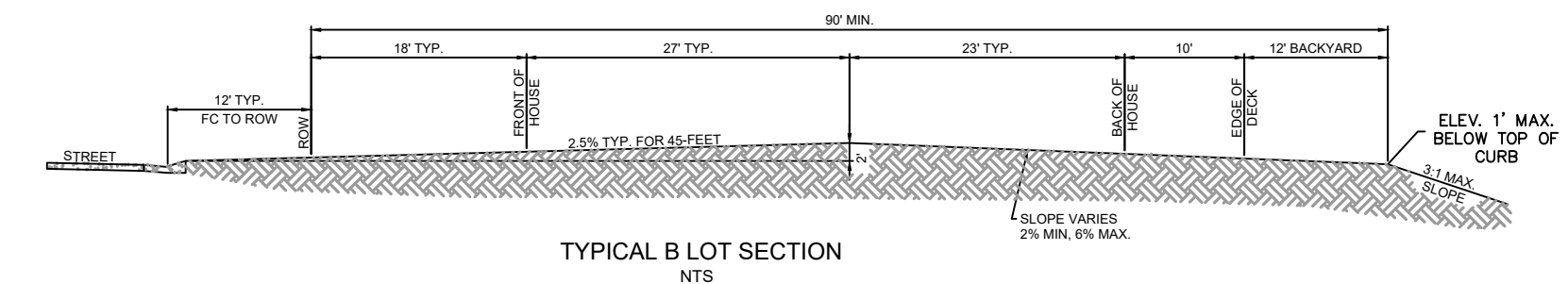
COTTONWOOD MEADOWS FILING NO. 3
EL PASO COUNTY



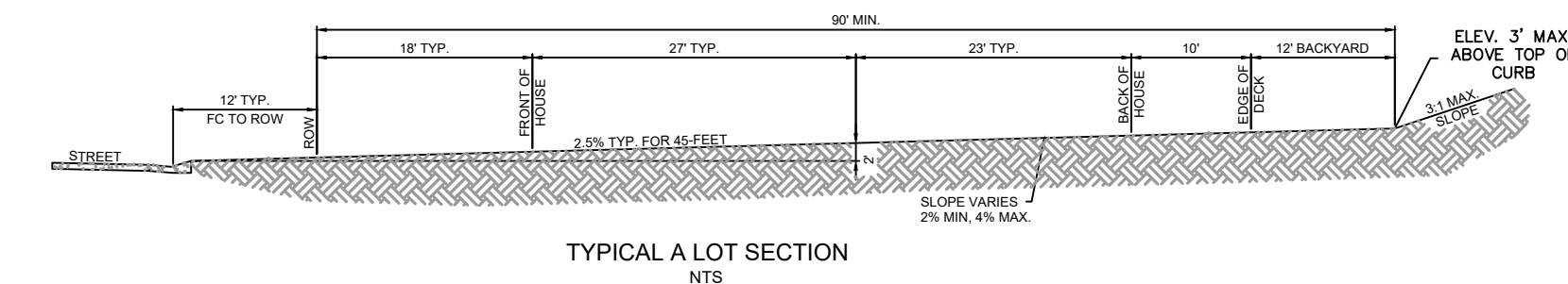
TYPICAL WALK OUT HOME SECTION
NTS



TYPICAL GARDEN LOT HOME SECTION
NTS



TYPICAL B LOT SECTION
NTS



TYPICAL A LOT SECTION
NTS

PCD FILE NO. CDR-22-015

DRAWN BY: NQJ JOB DATE: 8/24/2023
APPROVED: CM JOB NUMBER: 2302308
CAD DATE: 9/27/2023
CAD FILE: J:\2023\2302308\CAD\DWG\CDCS\Grading_Plan

NO.	DATE	BY	REVISION DESCRIPTION

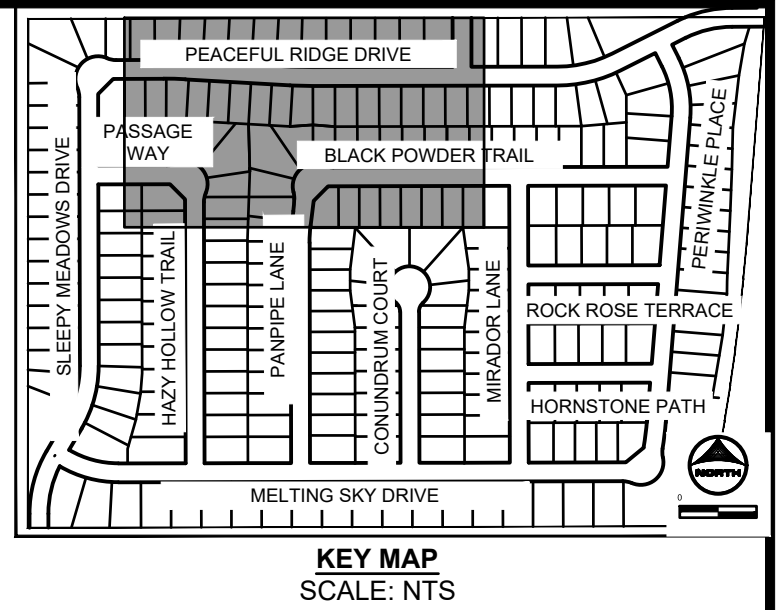
HRGreen
HR GREEN - COLORADO SPRINGS
1975 RESEARCH PARKWAY SUITE 230
COLORADO SPRINGS, CO 80920
PHONE: 719.384.2440
FAX: 713.965.0044

PEACEFUL RIDGE AT FOUNTAIN VALLEY
PEACEFUL RIDGE DEVELOPMENT COMPANY
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PEACEFUL RIDGE AT FOUNTAIN VALLEY
OVERLOT GRADING PLAN

SHEET
GP
70

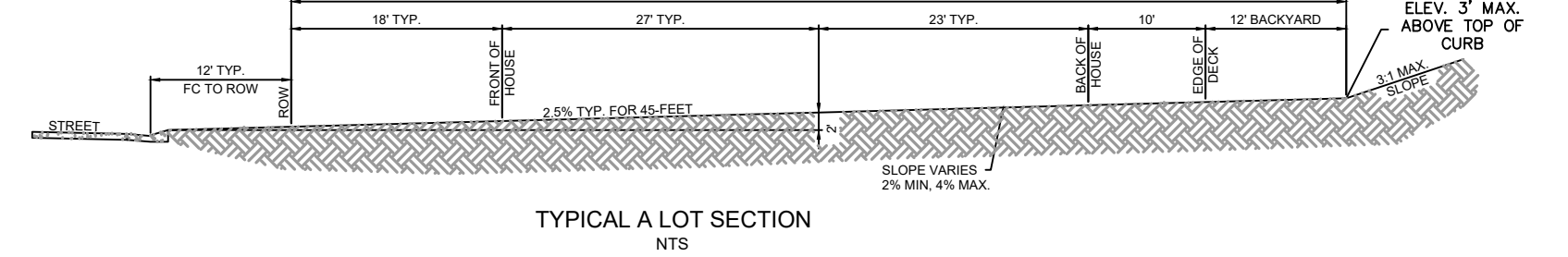
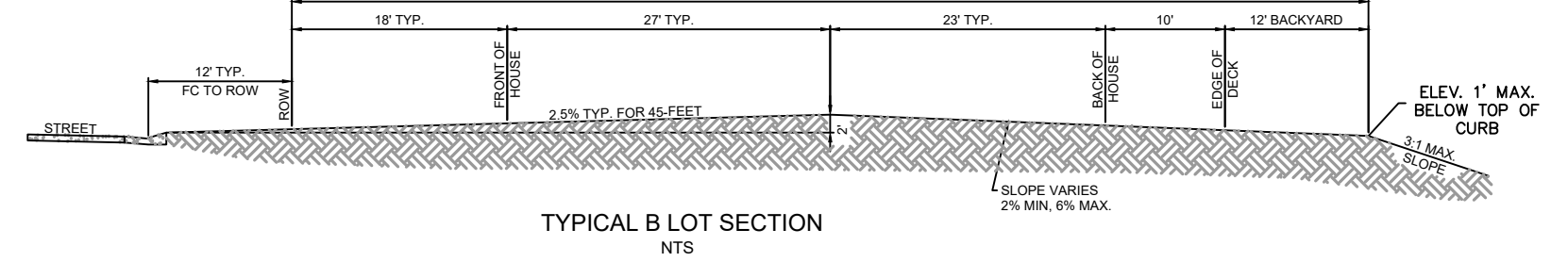
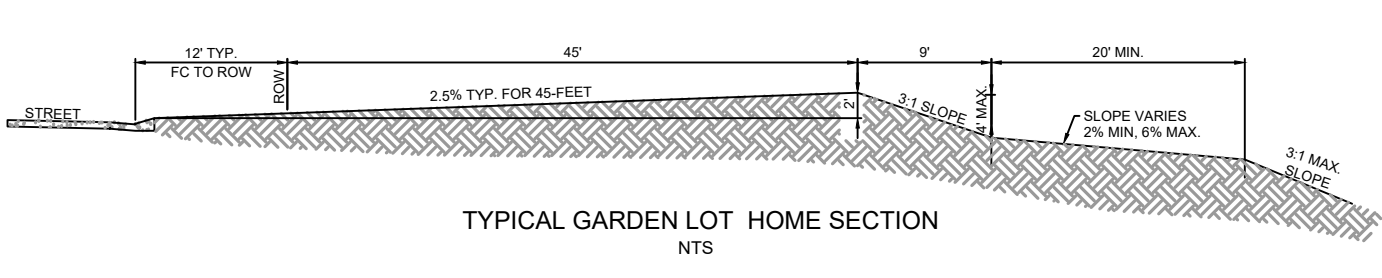
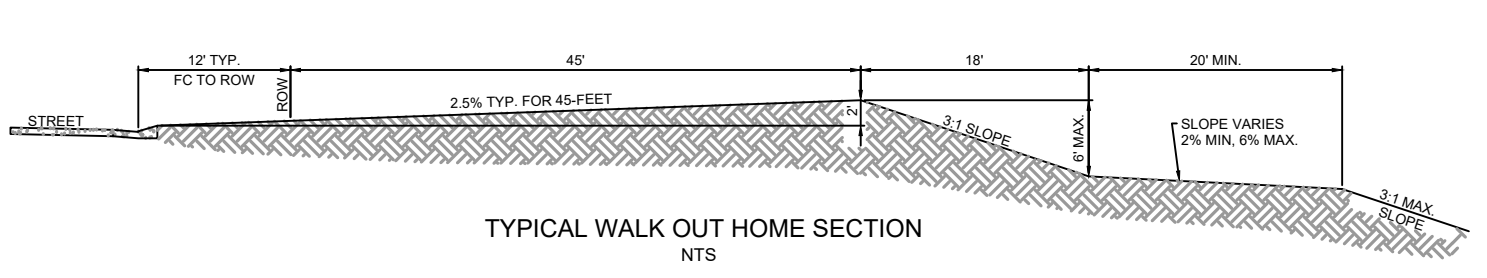
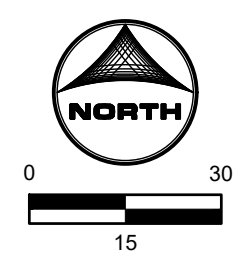
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MATCHLINE SEE SHEET 68

MATCHLINE SEE SHEET 74

MATCHLINE SEE SHEET 72



PCD FILE NO. CDR-22-015

DRAWN BY: NQJ JOB DATE: 8/24/2023
 APPROVED: CM JOB NUMBER: 2302308
 CAD DATE: 9/27/2023
 CAD FILE: J:\2023\2302308\CAD\DWG\IC\CD\Grading_Plan

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 0" = 1"
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 FAX: 713.965.0044

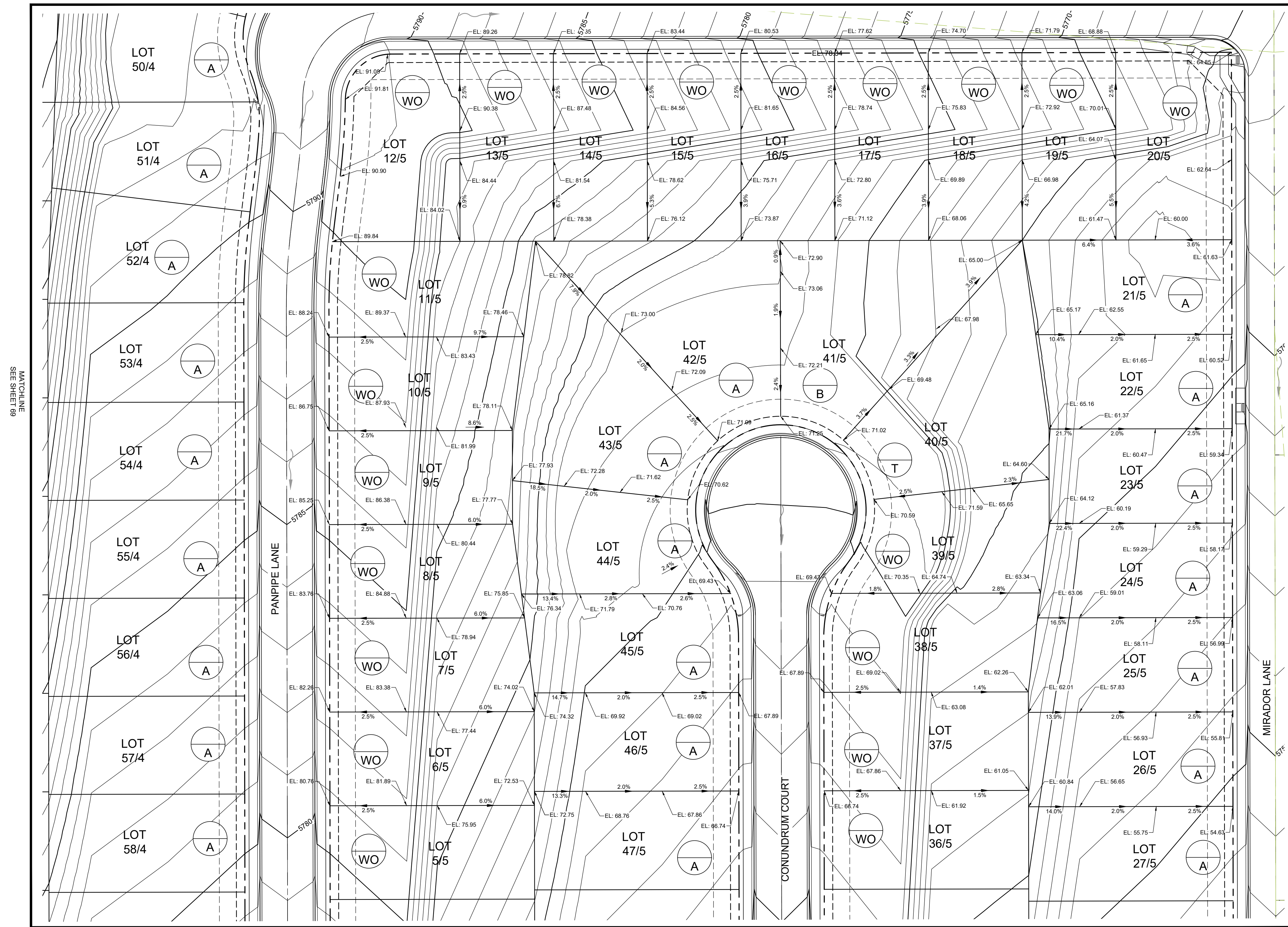
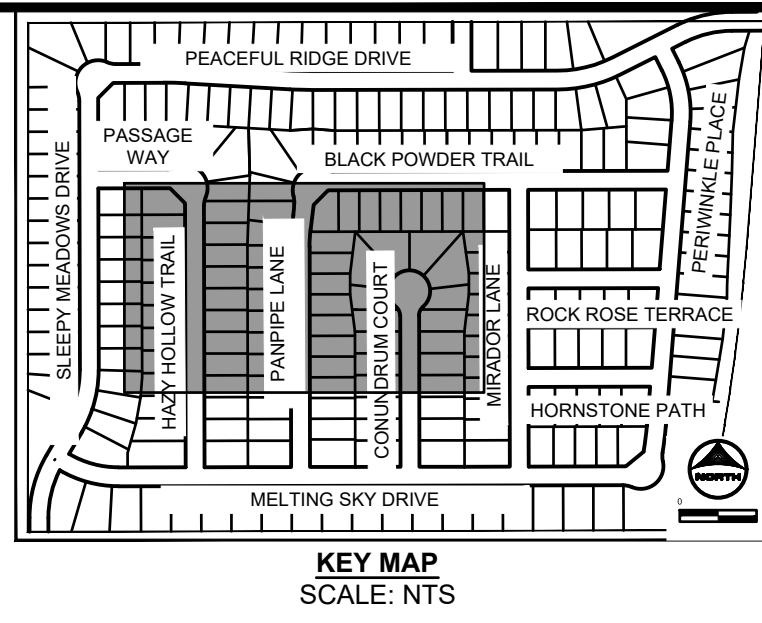
PEACEFUL RIDGE AT FOUNTAIN VALLEY
 PEACEFUL RIDGE DEVELOPMENT COMPANY
 EL PASO COUNTY, CO

PEACEFUL RIDGE AT FOUNTAIN VALLEY
 OVERLOT GRADING PLAN

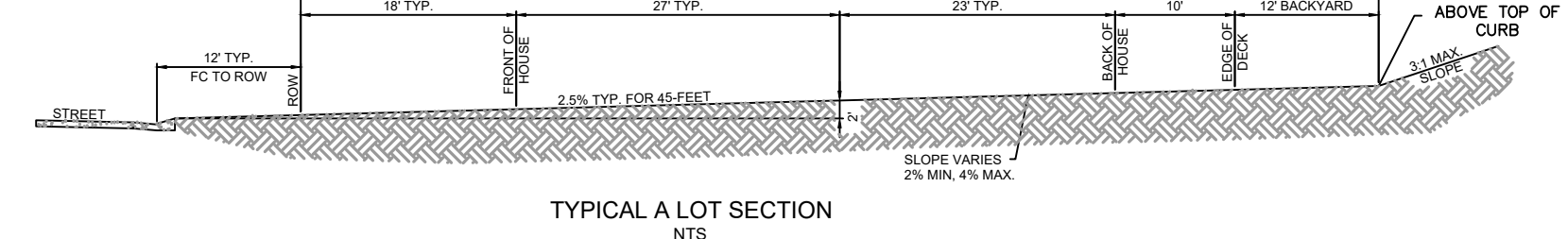
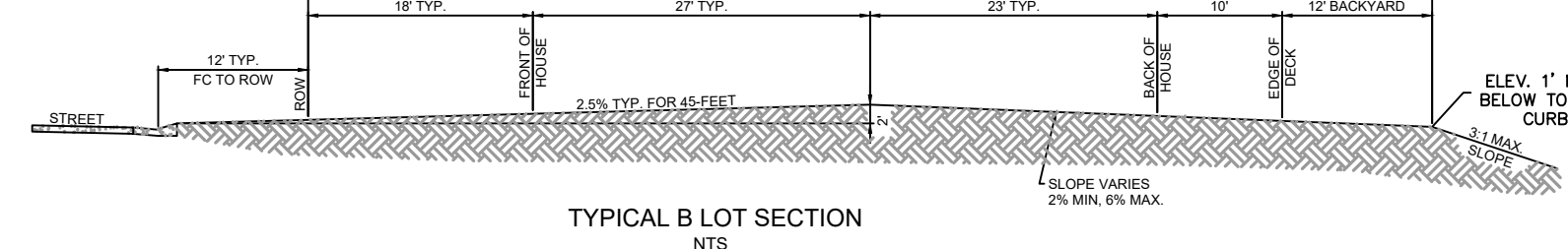
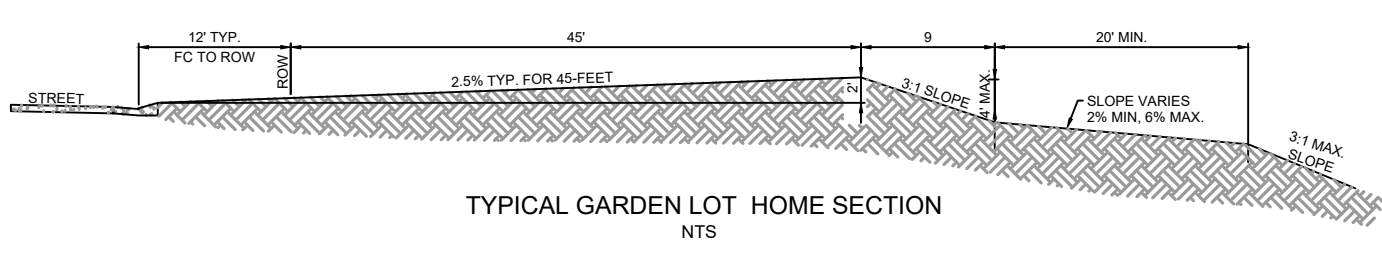
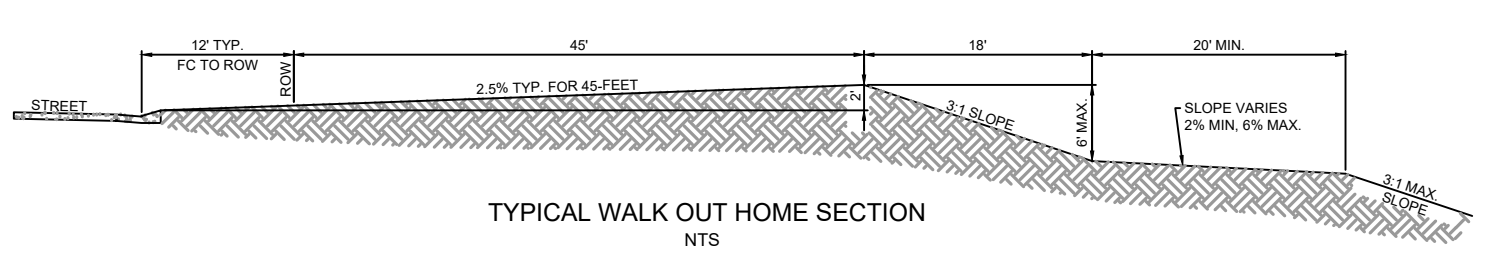
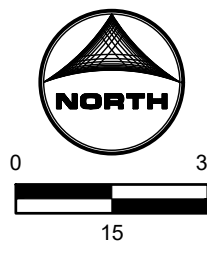
SHEET
GP
71

BULLARD, ABEY, 9/27/2023 4:27 PM

MATCHLINE
SEE SHEET 71



MATCHLINE
SEE SHEET 73



PCD FILE NO. CDR-22-015

DRAWN BY: NQJ JOB DATE: 8/24/2023 BAR IS ONE INCH ON OFFICIAL DRAWINGS.
 APPROVED: CM JOB NUMBER: 2302308 0" = 1"
 CAD DATE: 9/27/2023 IF NOT ONE INCH, ADJUST SCALE ACCORDINGLY.
 CAD FILE: J:\2023\2302308\CAD\DWG\ICDS\Grading_Plan

NO.	DATE	BY	REVISION DESCRIPTION

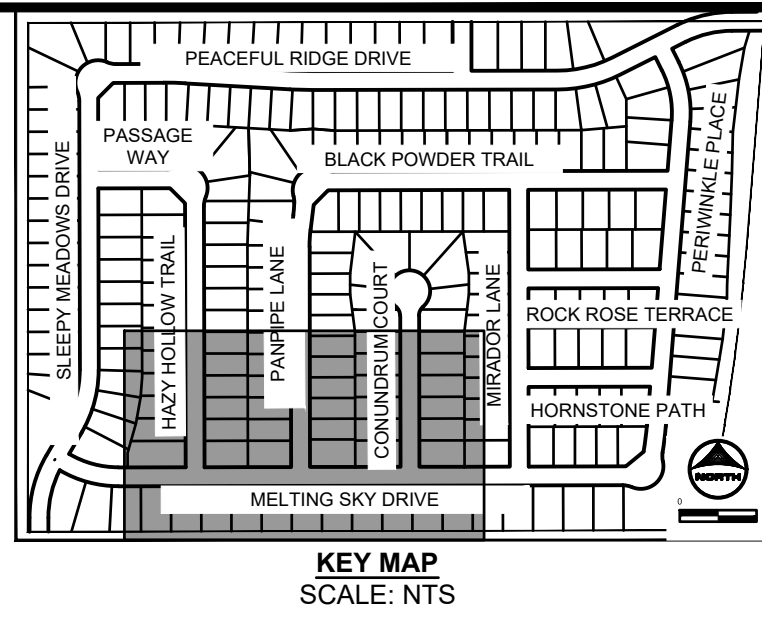


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 COLORADO SPRINGS, CO 80920
 PHONE: 719.384.2440
 FAX: 713.965.0044

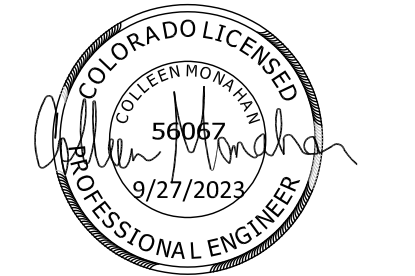
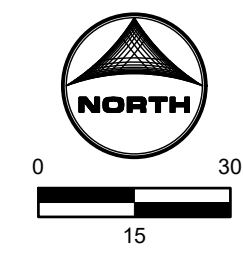
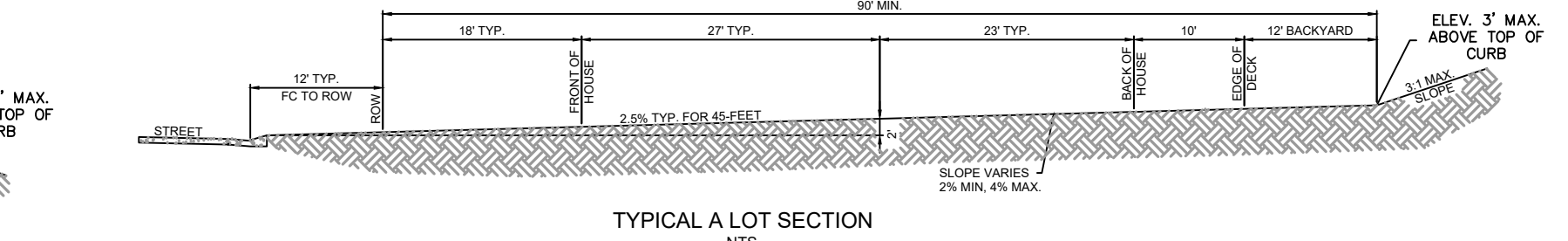
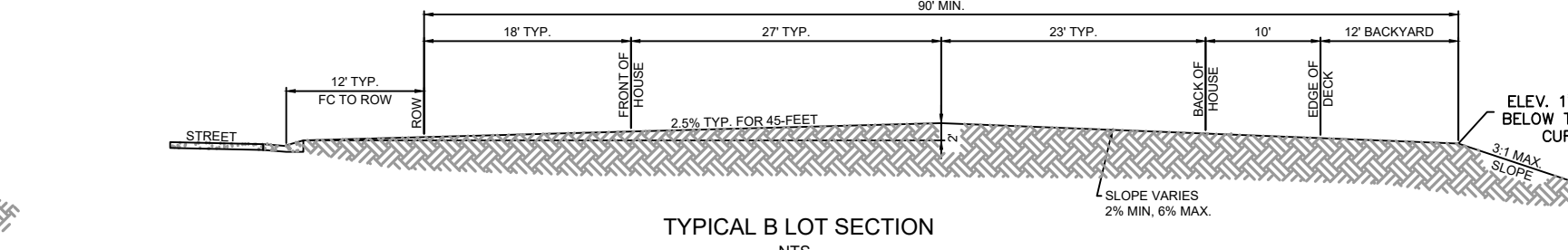
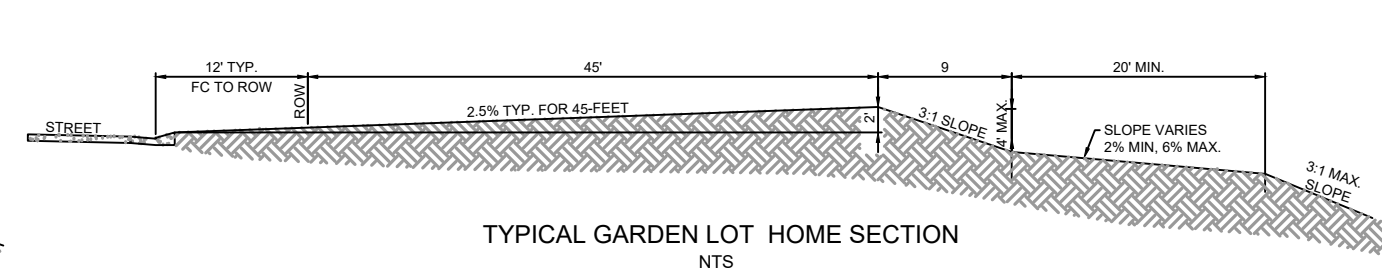
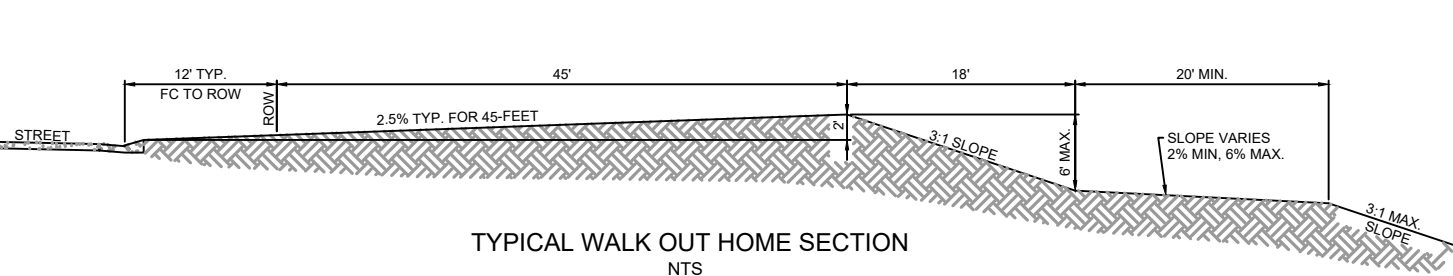
PEACEFUL RIDGE AT FOUNTAIN VALLEY
 PEACEFUL RIDGE DEVELOPMENT COMPANY
 EL PASO COUNTY, CO

PEACEFUL RIDGE AT FOUNTAIN VALLEY
 OVERLOT GRADING PLAN

SHEET
 GP 72



MATCHLINE
SEE SHEET 76



DRAWN BY: NQJ JOB DATE: 8/24/2023
APPROVED: CM JOB NUMBER: 2302308
CAD DATE: 9/27/2023
CAD FILE: J:\2023\2302308\CAD\DWG\CDS\Grading_Plan

NO.	DATE	BY	REVISION DESCRIPTION

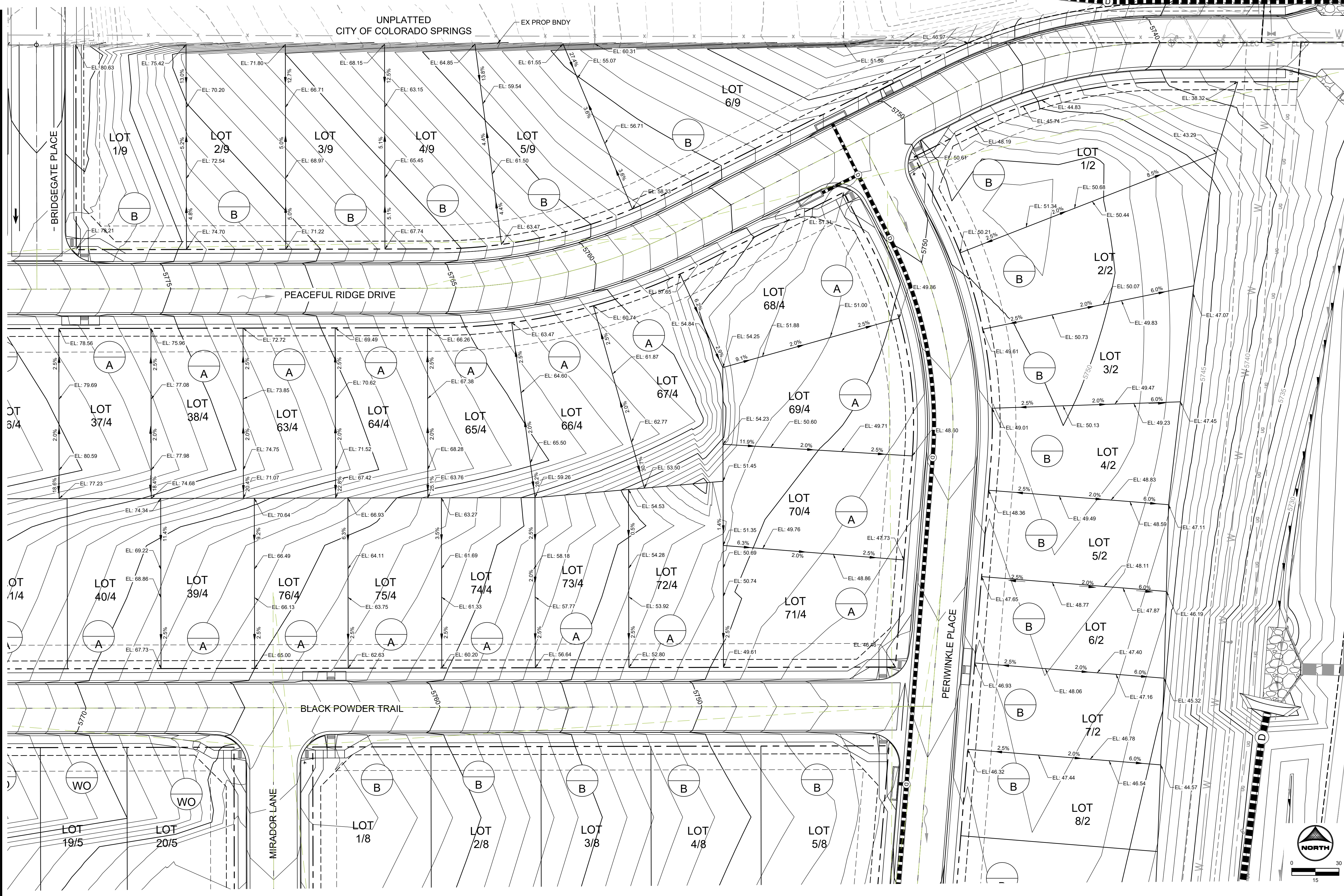
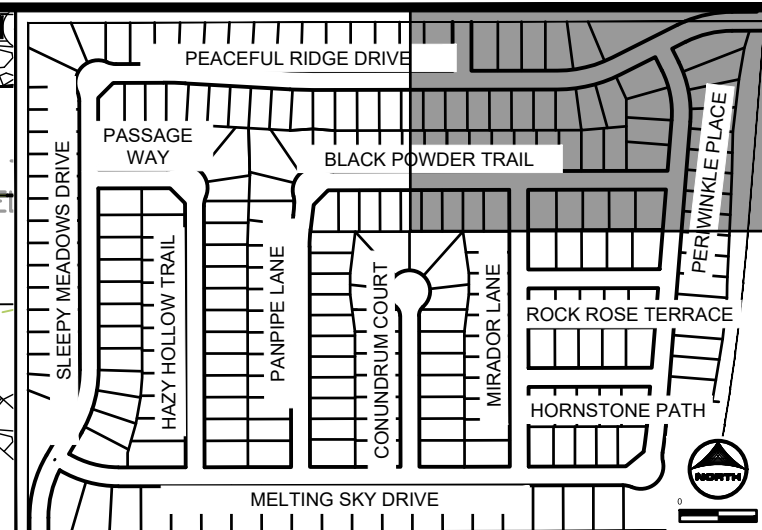
HRGreen
HR GREEN - COLORADO SPRINGS
1975 RESEARCH PARKWAY SUITE 230
COLORADO SPRINGS, CO 80920
PHONE: 719.394.2440
FAX: 719.965.0044

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PEACEFUL RIDGE DEVELOPMENT COMPANY
EL PASO COUNTY, CO

PEACEFUL RIDGE AT FOUNTAIN VALLEY
OVERLOT GRADING PLAN

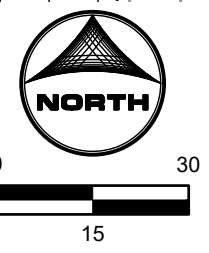
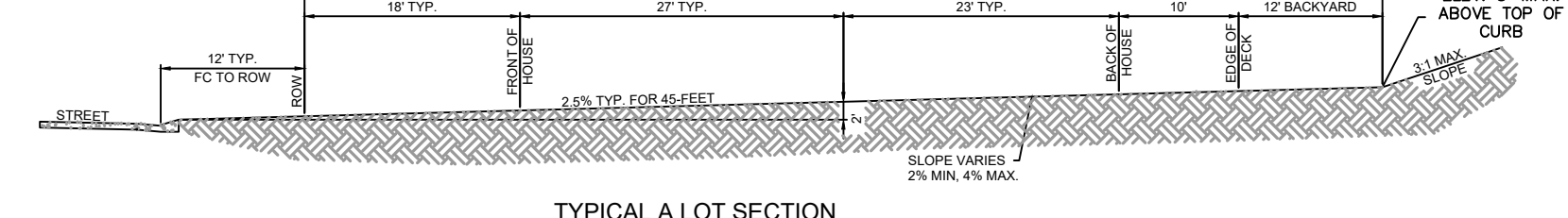
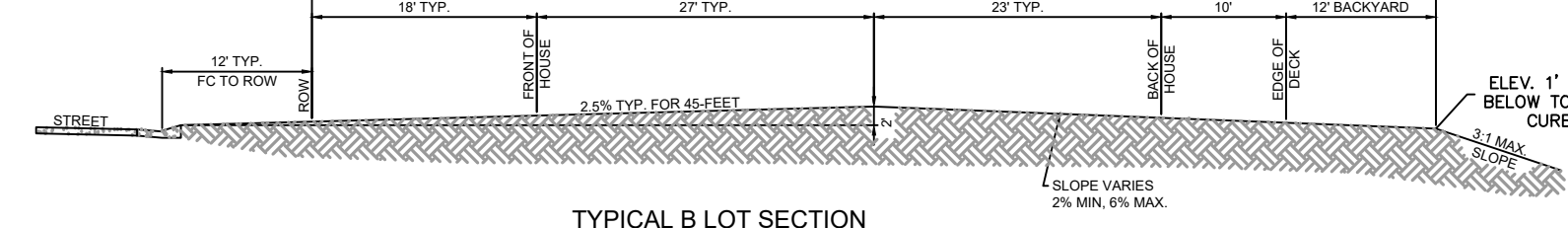
SHEET
GP
73

UNPLATTED CITY OF COLORADO SPRINGS



MATCHLINE SEE SHEET 71

MATCHLINE SEE SHEET 75



DRAWN BY: NQJ JOB DATE: 8/24/2023 BAR IS ONE INCH ON OFFICIAL DRAWINGS.
APPROVED: CM JOB NUMBER: 2302308 0" = 11"
CAD DATE: 9/27/2023 IF NOT ONE INCH, ADJUST SCALE ACCORDINGLY.
CAD FILE: J:\2023\2302308\CAD\DWG\ICD\Grading_Plan

NO.	DATE	BY	REVISION DESCRIPTION

HRGreen HR GREEN - COLORADO SPRINGS
1975 RESEARCH PARKWAY SUITE 230
COLORADO SPRINGS, CO 80920
PHONE: 719.384.2440
FAX: 719.965.0044

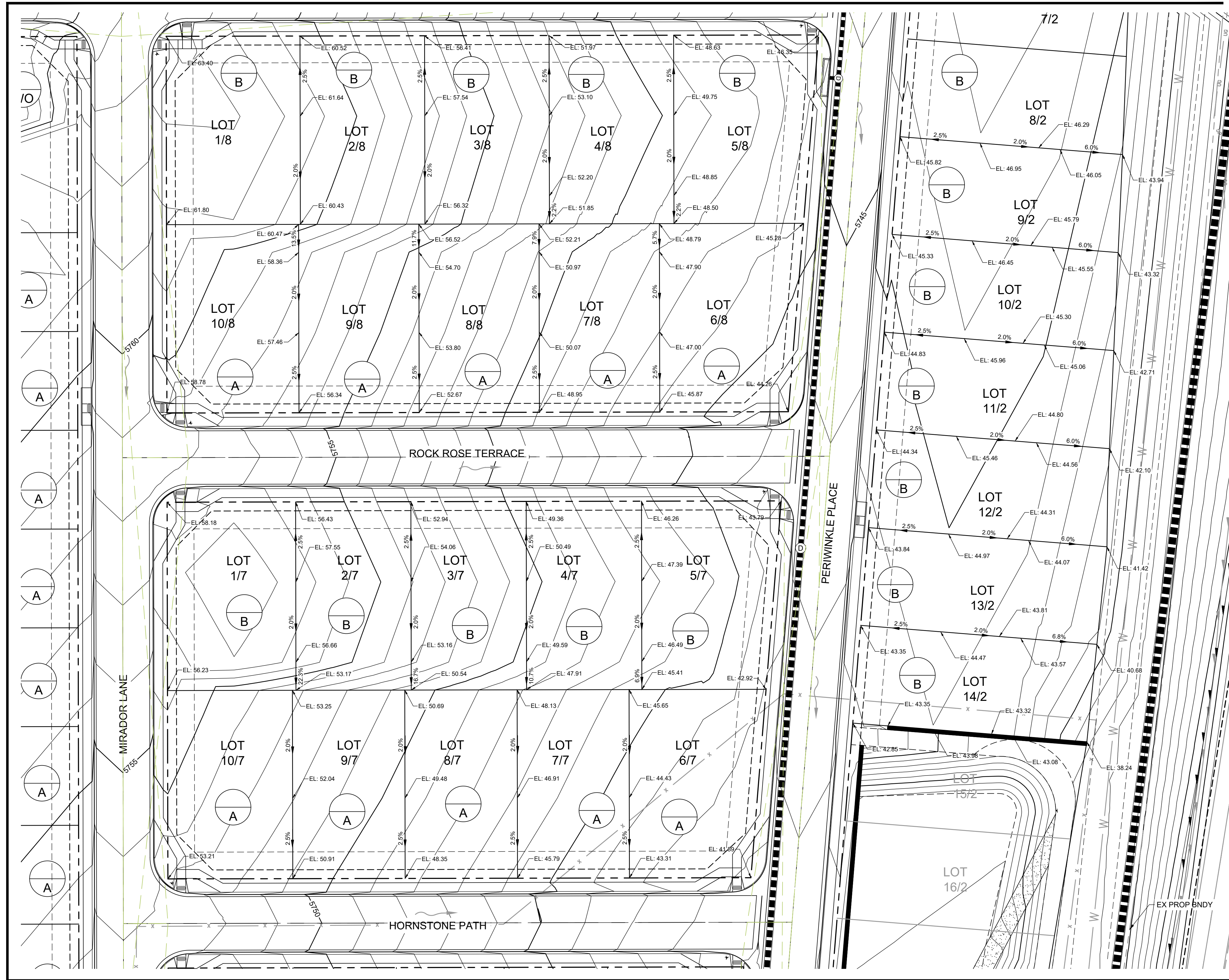
PEACEFUL RIDGE AT FOUNTAIN VALLEY
PEACEFUL RIDGE DEVELOPMENT COMPANY
EL PASO COUNTY, CO

PEACEFUL RIDGE AT FOUNTAIN VALLEY
OVERLOT GRADING PLAN

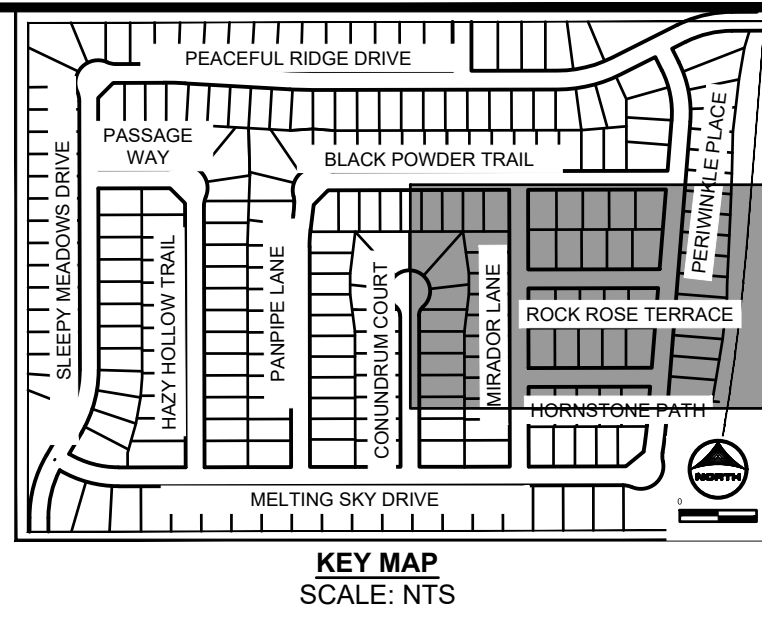
SHEET GP 74
PCD FILE NO. CDR-22-015

MATCHLINE
SEE SHEET 74

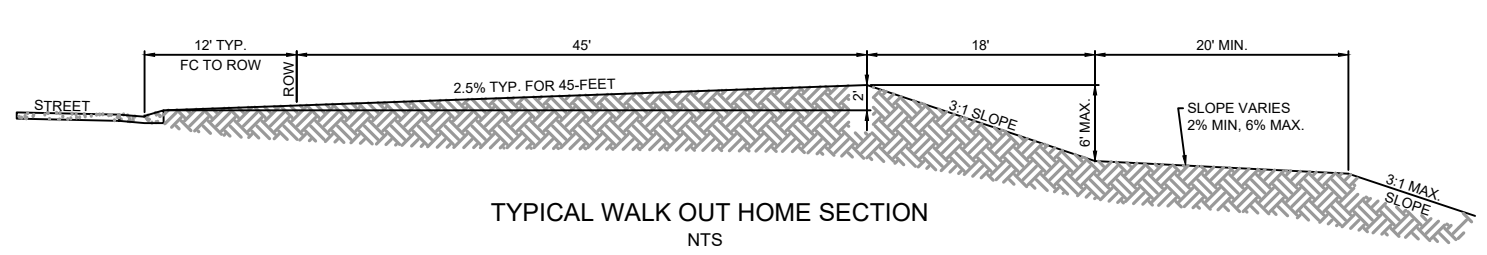
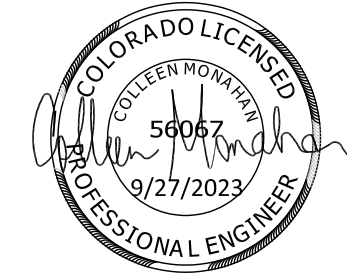
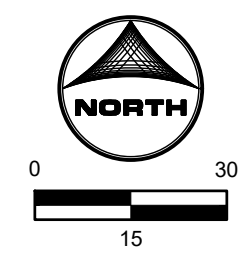
MATCHLINE
SEE SHEET 72



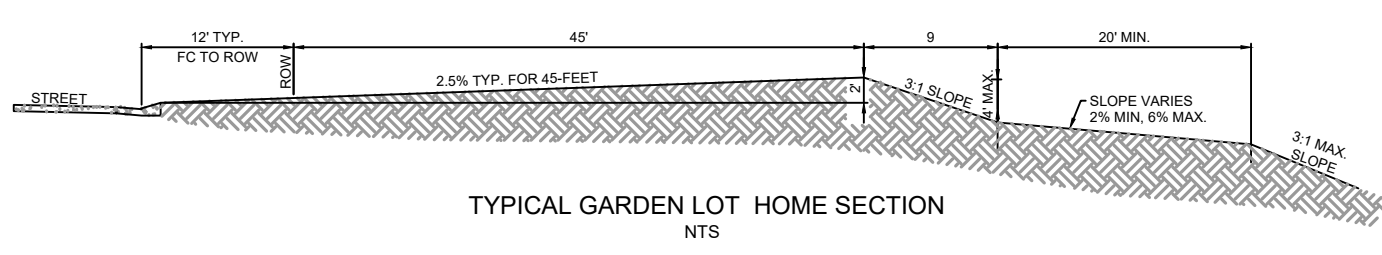
MATCHLINE
SEE SHEET 76



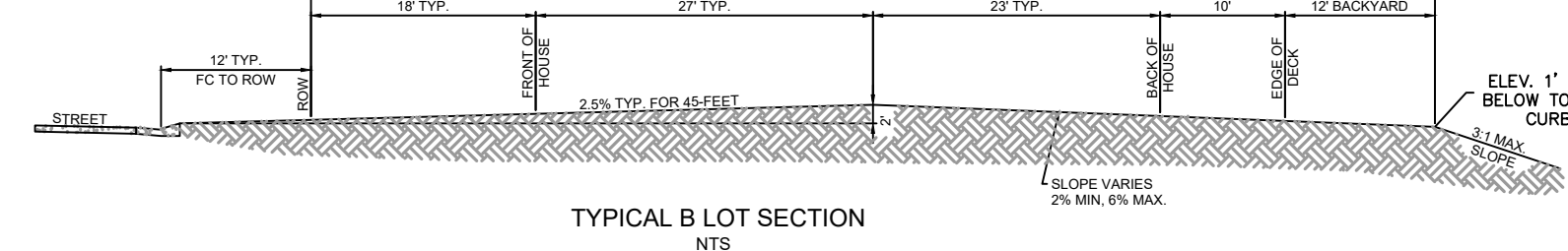
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SCALE: NTS



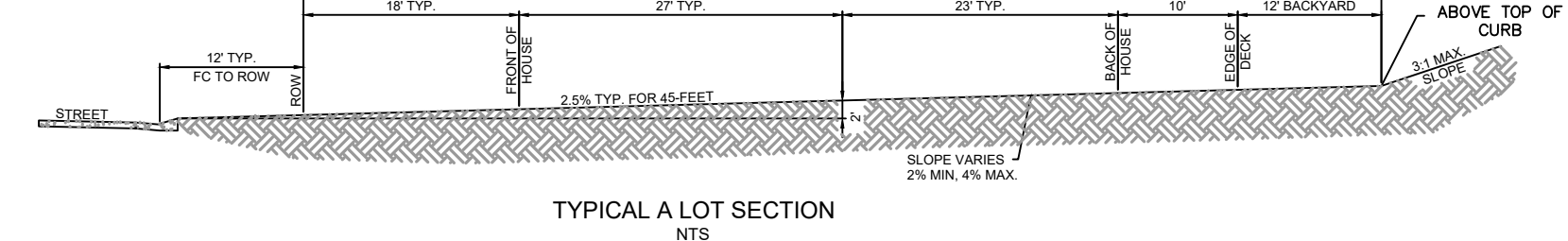
TYPICAL WALK OUT HOME SECTION
NTS



TYPICAL GARDEN LOT HOME SECTION
NTS



TYPICAL B LOT SECTION
NTS



TYPICAL A LOT SECTION
NTS

DRAWN BY: NQJ JOB DATE: 8/24/2023
 APPROVED: CM JOB NUMBER: 2302308
 CAD DATE: 9/27/2023
 CAD FILE: J:\2023\2302308\CAD\DWG\ICDS\Grading_Plan

NO.	DATE	BY	REVISION DESCRIPTION

HRGreen
 HR GREEN - COLORADO SPRINGS
 1975 RESEARCH PARKWAY SUITE 230
 COLORADO SPRINGS, CO 80920
 PHONE: 719.384.2440
 FAX: 719.965.0044

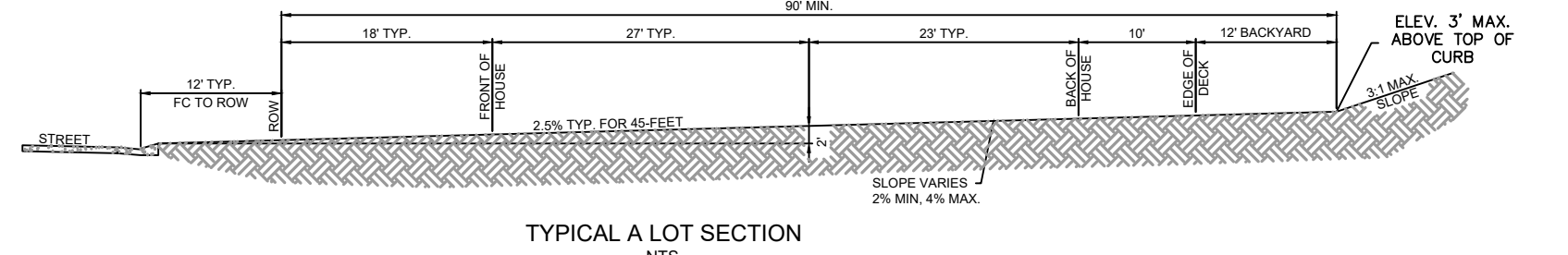
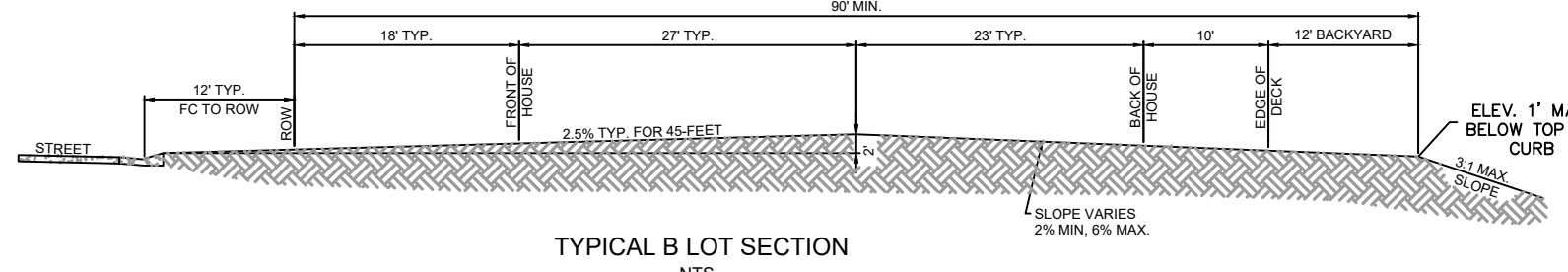
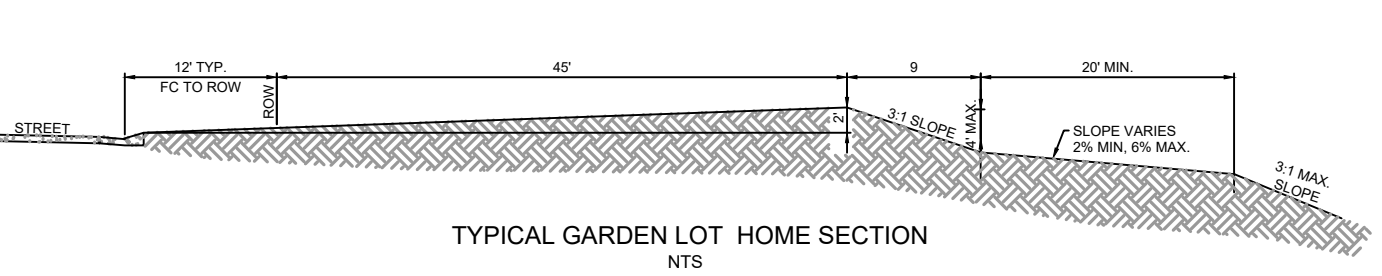
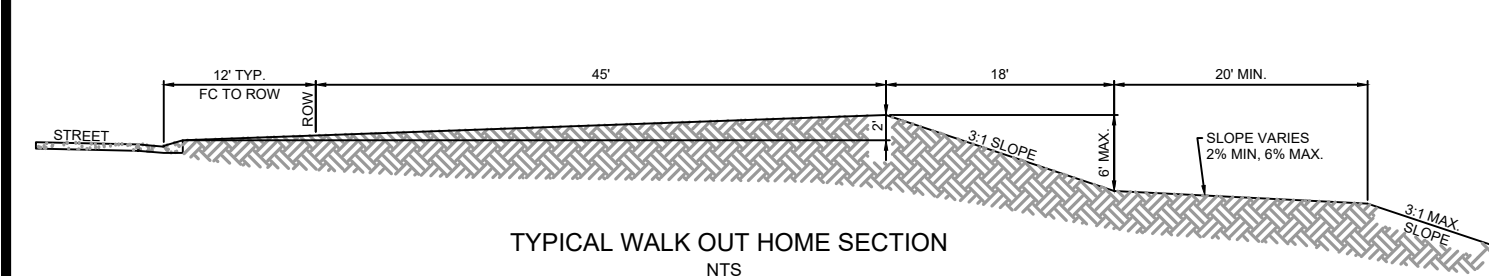
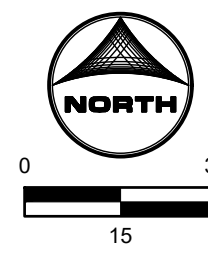
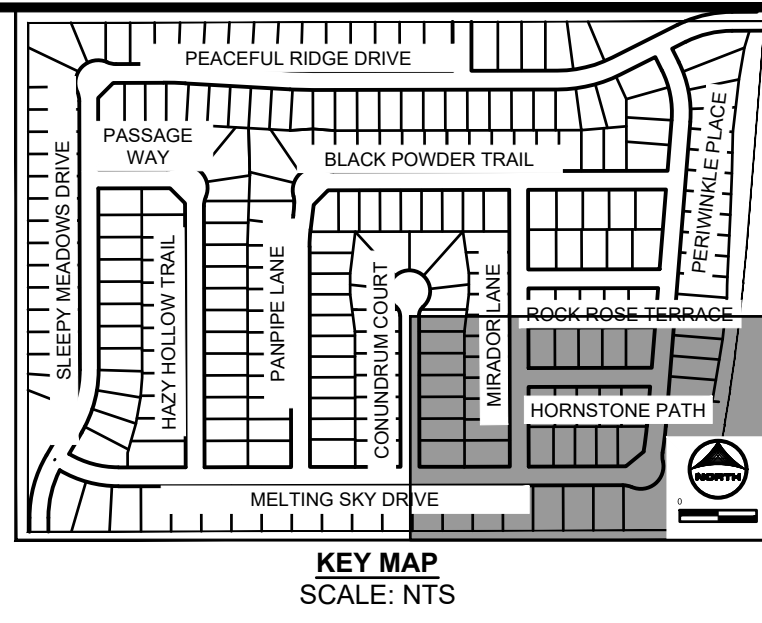
PEACEFUL RIDGE AT FOUNTAIN VALLEY
 PEACEFUL RIDGE DEVELOPMENT COMPANY
 EL PASO COUNTY, CO

PEACEFUL RIDGE AT FOUNTAIN VALLEY
 OVERLOT GRADING PLAN

SHEET
 GP 75

MATCHLINE
SEE SHEET 75

MATCHLINE
SEE SHEET 73



DRAWN BY: NQJ JOB DATE: 8/24/2023
 APPROVED: CM JOB NUMBER: 2302308
 CAD DATE: 9/27/2023
 CAD FILE: J:\2023\2302308\CAD\DWG\CIDSI\Grading_Plan

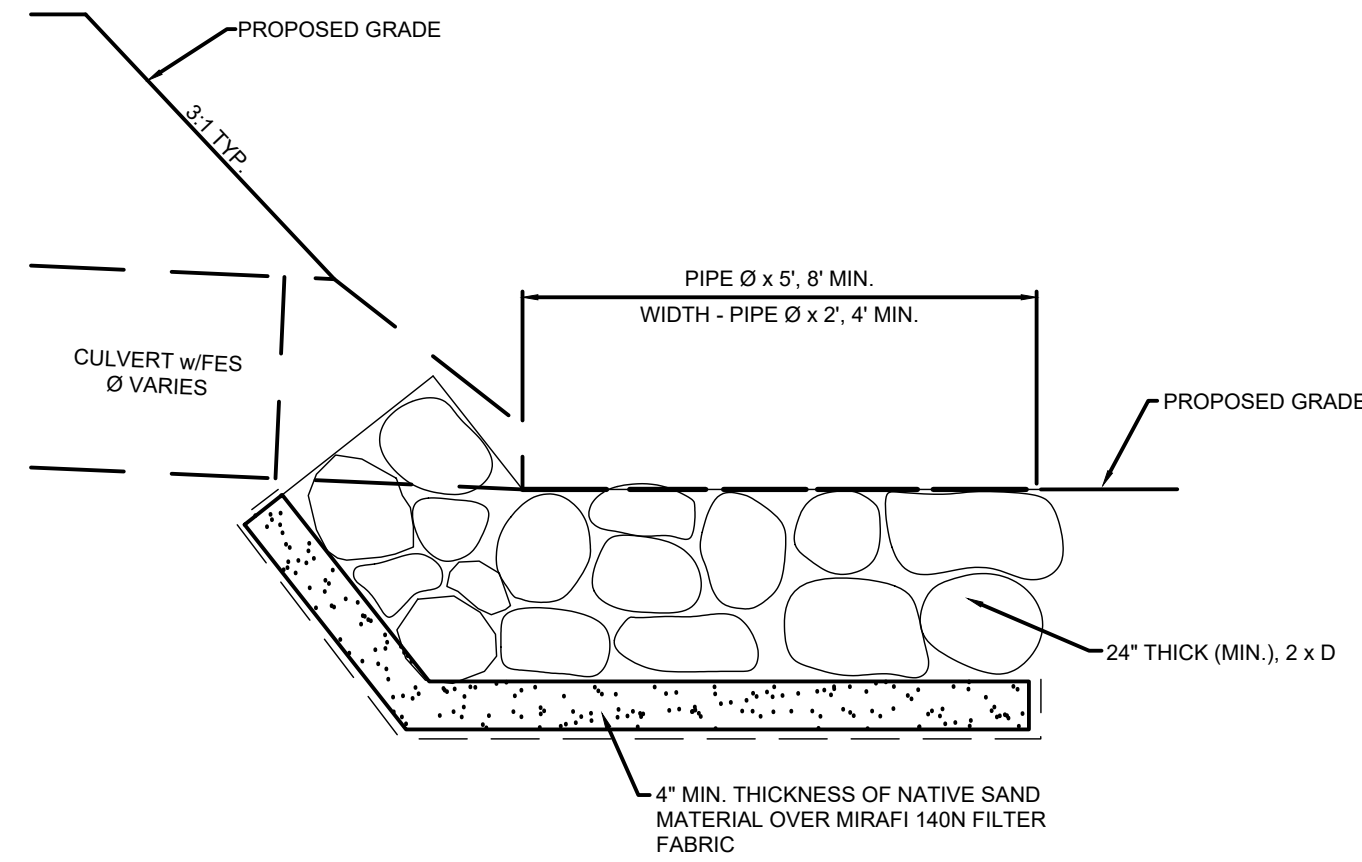
NO.	DATE	BY	REVISION DESCRIPTION

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 HR GREEN - COLORADO SPRINGS
 1975 RESEARCH PARKWAY SUITE 230
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 PHONE: 719.384.2440
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PEACEFUL RIDGE AT FOUNTAIN VALLEY
 PEACEFUL RIDGE DEVELOPMENT COMPANY
 EL PASO COUNTY, CO

PEACEFUL RIDGE AT FOUNTAIN VALLEY
 OVERLOT GRADING PLAN

SHEET
 GP
 76



TYPICAL CULVERT OUTLET PROTECTION
NO SCALE

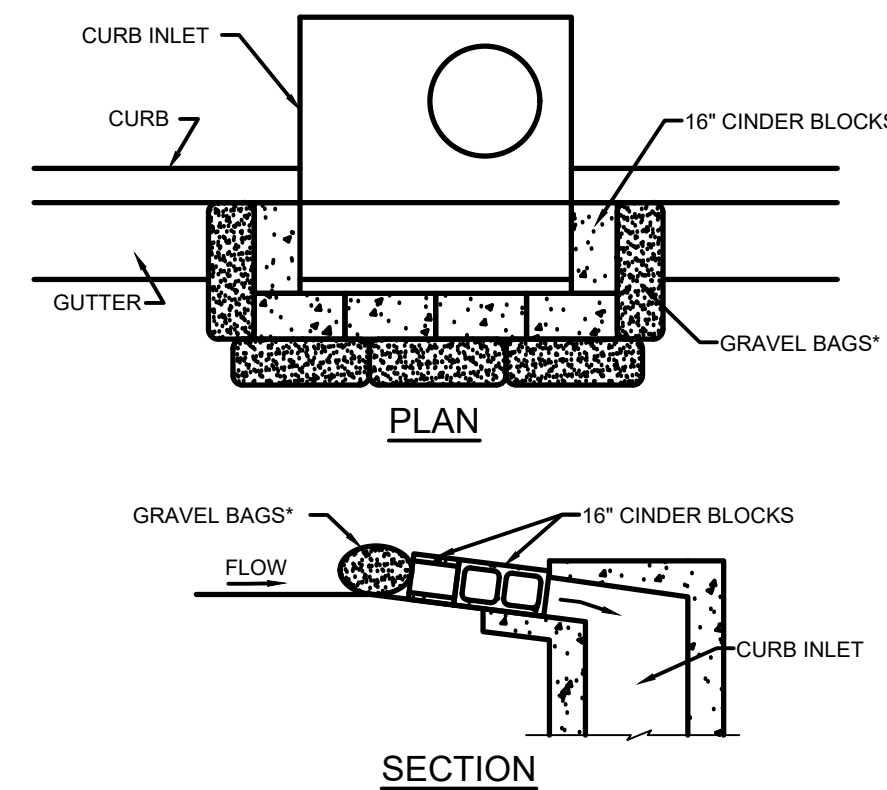
INSTALLATION REQUIREMENTS

1. INLET PROTECTION SHALL BE INSTALLED IMMEDIATELY AFTER CONSTRUCTION OF INLET.
2. CONCRETE BLOCKS ARE TO BE LAID AROUND THE INLET IN A SINGLE ROW ON THEIR SIDES, ABUTTING ONE ANOTHER WITH THE OPEN ENDS OF THE BLOCK FACING OUTWARD.
3. GRAVEL BAGS ARE TO BE PLACED AROUND THE CONCRETE BLOCKS CLOSELY ABUTTING ONE ANOTHER SO THERE ARE NO GAPS.
4. GRAVEL BAGS ARE TO CONTAIN WASHED SAND OR GRAVEL APPROXIMATELY 2" IN DIAMETER.
5. BAGS ARE TO BE MADE OF 2" WIRE MESH (USED WITH GRAVEL ONLY) OR GEOTEXTILE.

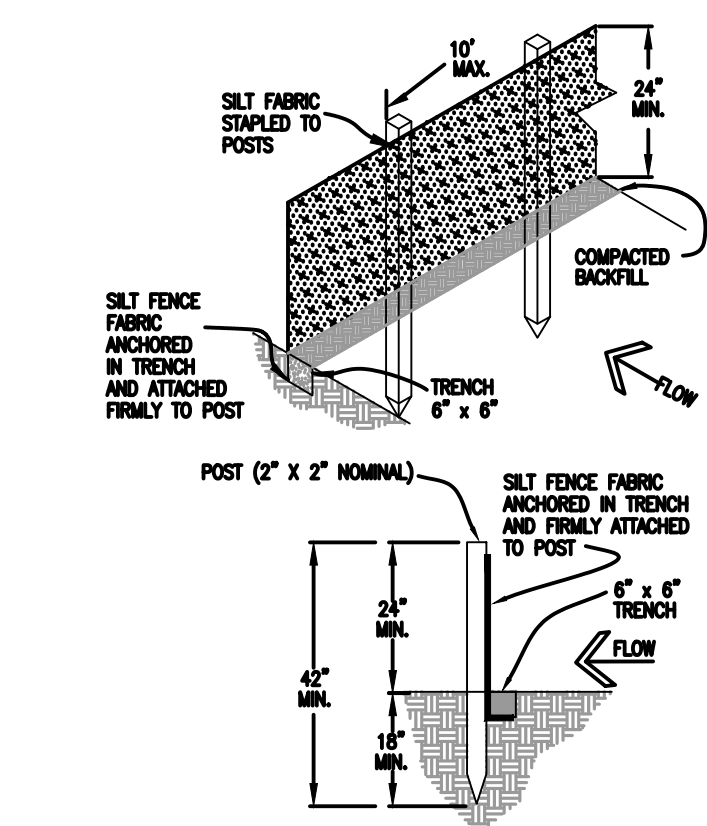
MAINTENANCE REQUIREMENTS

1. CONTRACTOR SHALL INSPECT INLET PROTECTION IMMEDIATELY AFTER EACH RAINFALL, AT LEAST DAILY DURING PROLONGED RAINFALL, AND WEEKLY DURING PERIODS OF NO RAINFALL.
2. DAMAGED OR INEFFECTIVE INLET PROTECTION SHALL PROMPTLY BE REPAIRED OR REPLACED.
3. SEDIMENT SHALL BE REMOVED WHEN SEDIMENT HAS ACCUMULATED TO APPROXIMATELY 1/2 THE DESIGN DEPTH OF THE TRAP.
4. INLET PROTECTION SHALL BE REMOVED WHEN ADEQUATE VEGETATIVE COVER IS ATTAINED WITHIN THE DRAINAGE AREA AS APPROVED BY THE CITY.

*NOTE: AN ALTERNATE 2" TO 1" GRAVEL FILTER OVER A WIRE SCREEN MAY BE USED IN PLACE OF GRAVEL BAGS. THE WIRE MESH SHALL EXTEND ABOVE THE TOP OF THE CONCRETE BLOCKS AND THE GRAVEL PLACED OVER THE WIRE SCREEN TO THE TOP OF THE CONCRETE BLOCKS.



BLOCK AND GRAVEL BAG INLET PROTECTION
NTS



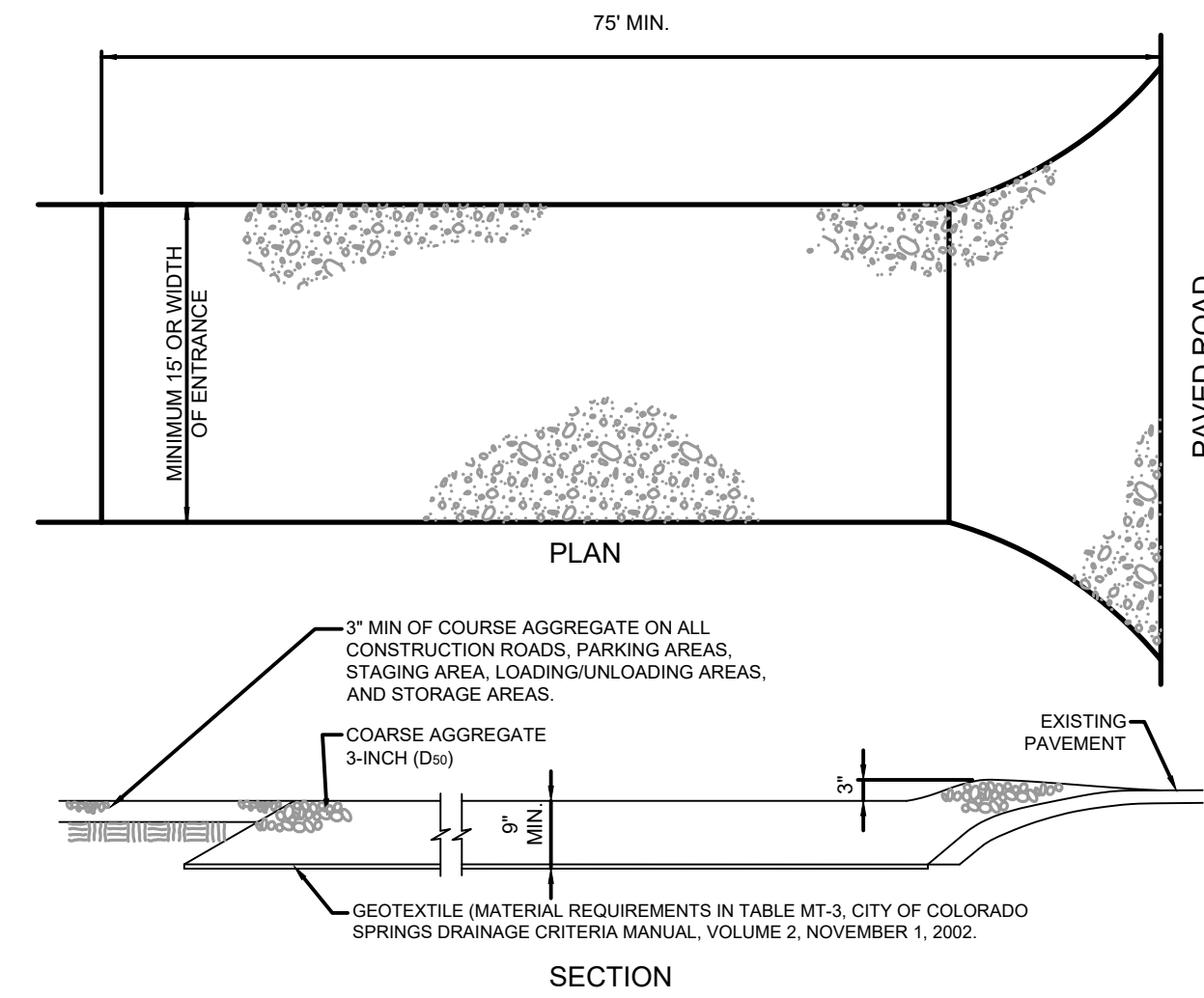
INSTALLATION REQUIREMENTS

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

MAINTENANCE REQUIREMENTS

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

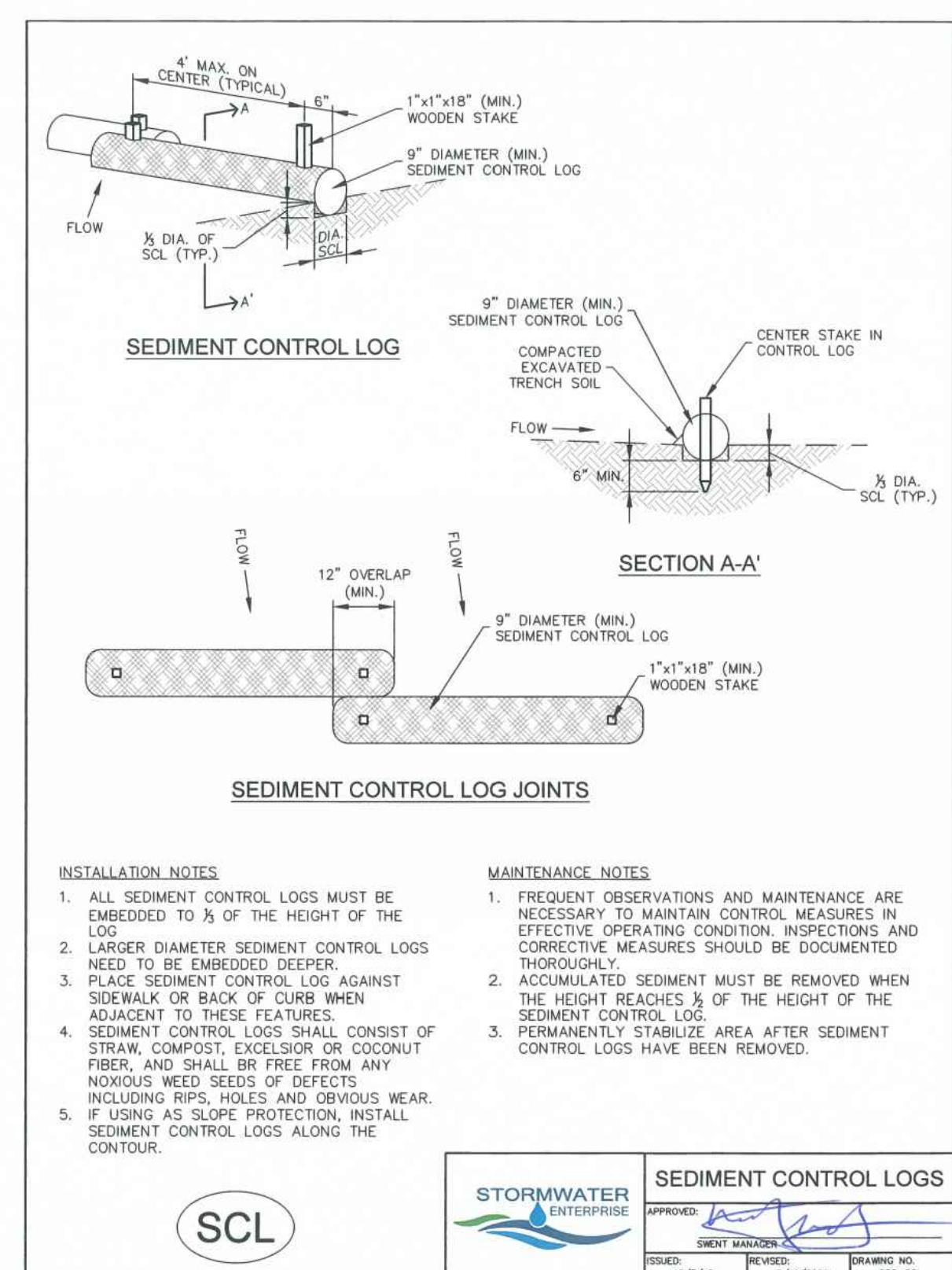
SILT FENCE DETAIL SF-2
NTS



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

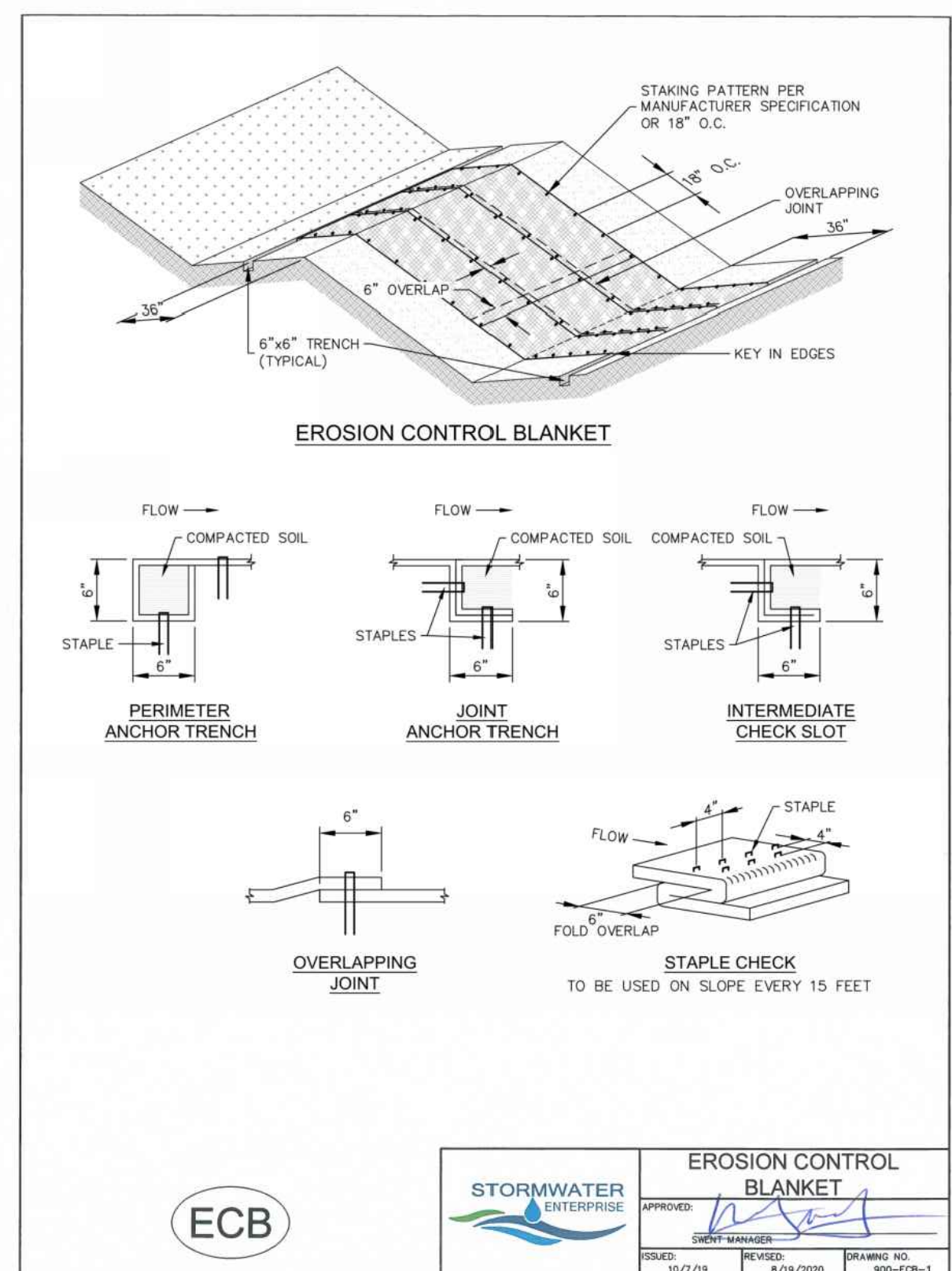
- MAINTENANCE REQUIREMENTS**
1. REGULAR INSPECTIONS ARE TO BE MADE OF ALL STABILIZED AREAS, ESPECIALLY AFTER STORM EVENTS.
 2. STONES ARE TO BE REPLACED PERIODICALLY AND WHEN REPAIR IS NECESSARY.
 3. SEDIMENT TRACKED ONTO PAVED ROADS IS TO BE REMOVED DAILY BY SHOVELING OR SWEEPING. SEDIMENT IS NOT TO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

VEHICLE TRACKING CONTROL



- INSTALLATION NOTES**
1. ALL SEDIMENT CONTROL LOGS MUST BE EMBEDDED TO 1/2 OF THE HEIGHT OF THE LOG.
 2. LARGER DIAMETER SEDIMENT CONTROL LOGS NEED TO BE EMBEDDED DEEPER.
 3. PLACE SEDIMENT CONTROL LOG AGAINST SIDEWALK OR BACK OF CURB WHEN ADJACENT TO THESE FEATURES.
 4. SEDIMENT CONTROL LOGS SHALL CONSIST OF STRAW, COMPOST, EXCELISOR OR COCONUT FIBER, AND SHALL BE FREE FROM ANY NOXIOUS WEED SEEDS OF DEFECTS INCLUDING RIPS, HOLES AND OBVIOUS WEAR.
 5. IF USING AS SLOPE PROTECTION, INSTALL SEDIMENT CONTROL LOGS ALONG THE CONTOUR.
- MAINTENANCE NOTES**
1. FREQUENT OBSERVATIONS AND MAINTENANCE ARE NECESSARY TO MAINTAIN CONTROL MEASURES IN EFFECTIVE OPERATING CONDITION. INSPECTIONS AND CORRECTIVE MEASURES SHOULD BE DOCUMENTED THOROUGHLY.
 2. ACCUMULATED SEDIMENT MUST BE REMOVED WHEN THE HEIGHT REACHES 1/2 OF THE HEIGHT OF THE SEDIMENT CONTROL LOG.
 3. PERMANENTLY STABILIZE AREA AFTER SEDIMENT CONTROL LOGS HAVE BEEN REMOVED.

STORMWATER ENTERPRISE
SEDIMENT CONTROL LOGS
ISSUED: 10/7/19
REVISED: 6/19/2020
DRAWING NO. 900-SCL



- INSTALLATION NOTES**
1. 100% NATURAL AND BIODEGRADABLE MATERIALS ARE REQUIRED FOR EROSION CONTROL BLANKETS. TRM PRODUCTS MAY BE USED WHERE APPROPRIATE AS DESIGNATED BY THE ENGINEER.
 2. IN AREAS WHERE EROSION CONTROL BLANKETS ARE SHOWN ON THE PLANS, THE PERMITTEE SHALL PLACE TOPSOIL AND PERFORM FINAL GRADING, SURFACE PREPARATION, AND SEEDING AND MULCHING. SUBGRADE SHALL BE SMOOTH AND MOIST PRIOR TO EROSION CONTROL BLANKET INSTALLATION, AND THE EROSION CONTROL BLANKET SHALL BE IN FULL CONTACT WITH THE SUBGRADE. NO GAPS OR VOIDS SHALL EXIST UNDER THE BLANKET.
 3. PERIMETER ANCHOR TRENCH SHALL BE USED ALONG THE OUTSIDE PERIMETER OF ALL BLANKET AREAS.
 4. JOINT ANCHOR TRENCH SHALL BE USED TO JOIN ROLLS OF EROSION CONTROL BLANKETS TOGETHER (LONGITUDINALLY AND TRANSVERSELY) FOR ALL EROSION CONTROL BLANKETS.
 5. INTERMEDIATE CHECK SLOT OR STAPLE CHECK SHALL BE INSTALLED EVERY 15' DOWN SLOPES. IN DRAINAGEWAYS, INSTALL CHECK SLOTS EVERY 25' PERPENDICULAR TO FLOW DIRECTION.
 6. OVERLAPPING JOINT DETAIL SHALL BE USED TO JOIN ROLLS OF EROSION CONTROL BLANKETS TOGETHER FOR EROSION CONTROL BLANKETS ON SLOPES.
 7. MATERIAL SPECIFICATIONS OF EROSION CONTROL BLANKETS SHALL CONFORM TO TABLE ECB-1.
 8. ANY AREAS OF SEEDING AND MULCHING DISTURBED IN THE PROCESS OF INSTALLING EROSION CONTROL BLANKETS SHALL BE RESEEDED AND MULCHED.
 9. STRAW EROSION CONTROL BLANKETS SHALL NOT BE USED WITHIN STREAMS AND DRAINAGE CHANNELS.
 10. COMPACT ALL TRENCHES.

STORMWATER ENTERPRISE
EROSION CONTROL BLANKET
ISSUED: 10/7/19
REVISED: 6/19/2020
DRAWING NO. 900-ECB-1

SEED MIX

AREAS DISTURBED BY THE EARTHWORK ACTIVITIES AND NOT RECEIVING OTHER TREATMENT SHALL BE PERMANENTLY REVEGETATED WITH THE FOLLOWING SEED MIX.

SPECIES	VARIETY	lbs/acre
SIDEOLATS GRAMA	<i>Et Reno</i>	3.0
WESTERN WHEAT GRASS	<i>Barton</i>	2.5
SLENDER WHEAT GRASS	<i>Native</i>	2.0
LITTLE BLUESTEM	<i>Pastura</i>	2.0
SAND DROPSIED	<i>Native</i>	0.5
SWITCH GRASS	<i>Nebraska 28</i>	3.0
WEEPING LOVE GRASS	<i>Morpha</i>	1.0
		14.0 lbs

SEEDING APPLICATION: DRILL SEED 1/4" TO 1/2" INTO TOPSOIL. IN AREAS INACCESSIBLE TO A DRILL, HAND BROADCAST AT DOUBLE THE RATE AND RAKE 1/4" TO 1/2" INTO THE TOPSOIL.
MULCHING APPLICATION: 1-1/2 TONS NATIVE HAY PER ACRE, MECHANICALLY GRIMPED INTO THE TOPSOIL.

- BMP PHASING**
- INITIAL: INITIAL BMP'S INSTALLED UNDER ALREADY APPROVED EARLY GRADING PLAN
1. INSTALL VTC
 2. INSTALL CWA
 3. ESTABLISH SSA
 4. INSTALL CONSTRUCTION MARKERS
 5. INSTALL SILT FENCE
 6. INSTALL SEDIMENT BASINS
 7. INSTALL DIVERSION DITCHES

- INTERIM:
1. LOCATE/INSTALL TEMP. STOCKPILE
 2. MAINTAIN ALL BMP'S
 3. INSTALL RBBS
 4. INSTALL INLET AND OUTLET PROTECTION
 5. INSTALL EROSION CONTROL BLANKETS

- FINAL:
1. INSTALL MULCH AND PERMANENT SEEDING IN ALL DISTURBED AREAS
 2. REMOVE SILT FENCE AFTER STABILIZED, INLET & OUTLET PROTECTION, RBBS, EROSION CONTROL BLANKETS, VTC, CWA, CONSTRUCTION MARKERS, SEDIMENTS BASINS, DIVERSION DITCHES, SSA, AND TEMP. STOCKPILES.

TABLE ECB-1, EROSION CONTROL BLANKET MATERIAL SPECIFICATIONS

TYPE	COCONUT CONTENT	STRAW CONTENT	EXCELISOR CONTENT	RECOMMENDED NETTING
STRAW	-	100%	-	DOUBLE/NATURAL
STRAW-COCONUT	30% MIN.	70% MAX.	-	DOUBLE/NATURAL
COCONUT	100%	-	-	DOUBLE/NATURAL
EXCELISOR	-	-	100%	DOUBLE/NATURAL

STORMWATER ENTERPRISE
EROSION CONTROL BLANKET
ISSUED: 10/7/19
REVISED: 6/19/2020
DRAWING NO. 900-ECB-1

DRAWN BY: DLH
APPROVED: KMH
CAD DATE: 9/27/2023
CAD FILE: J:\2023\2302308\CAD\DWG\CID\Details

JOB DATE: 5/4/2023
JOB NUMBER: 2302308

BAR IS ONE INCH ON OFFICIAL DRAWINGS.
0" = 1"
IF NOT ONE INCH, ADJUST SCALE ACCORDINGLY.

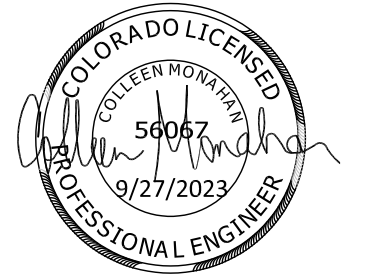
NO.	DATE	BY	REVISION DESCRIPTION

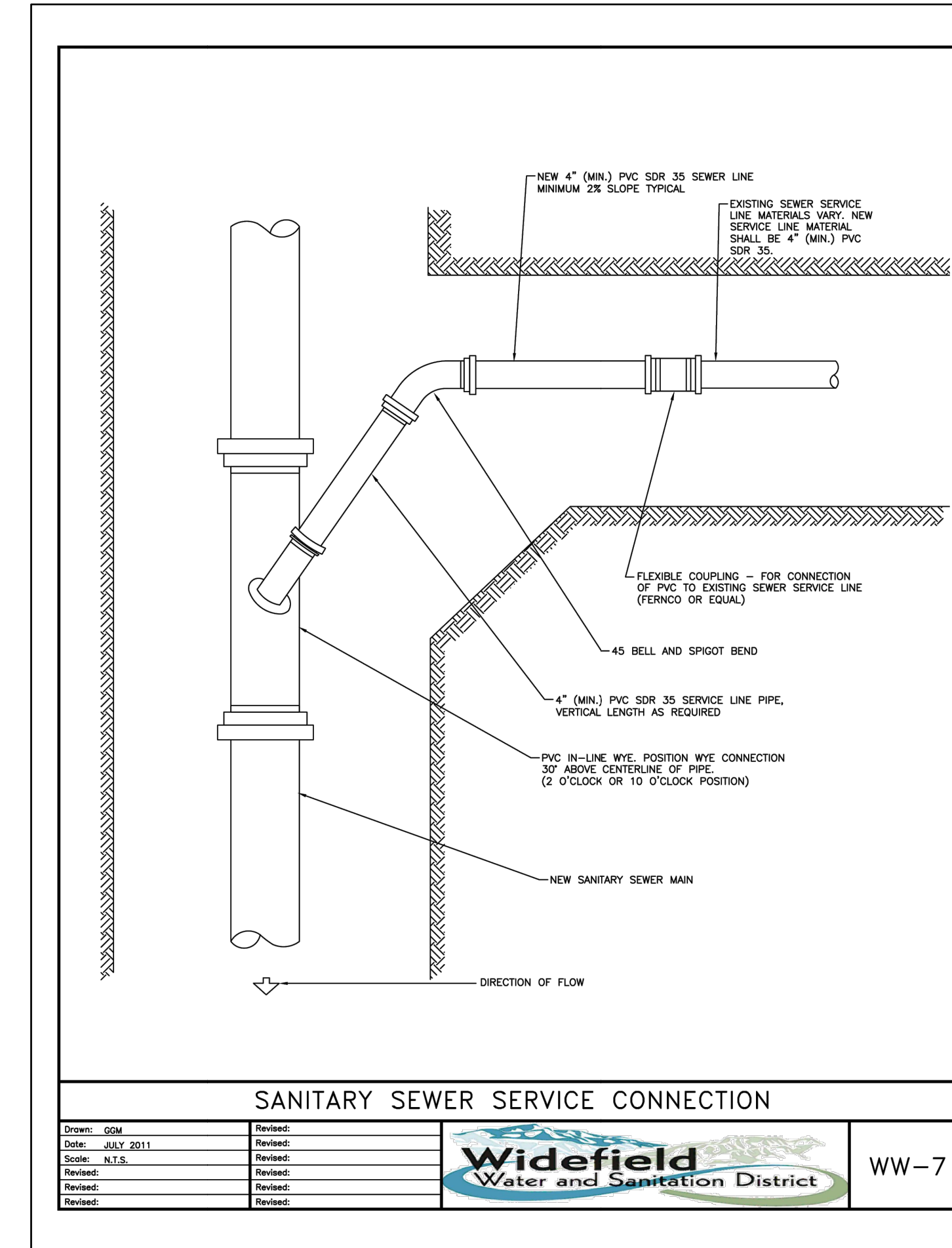
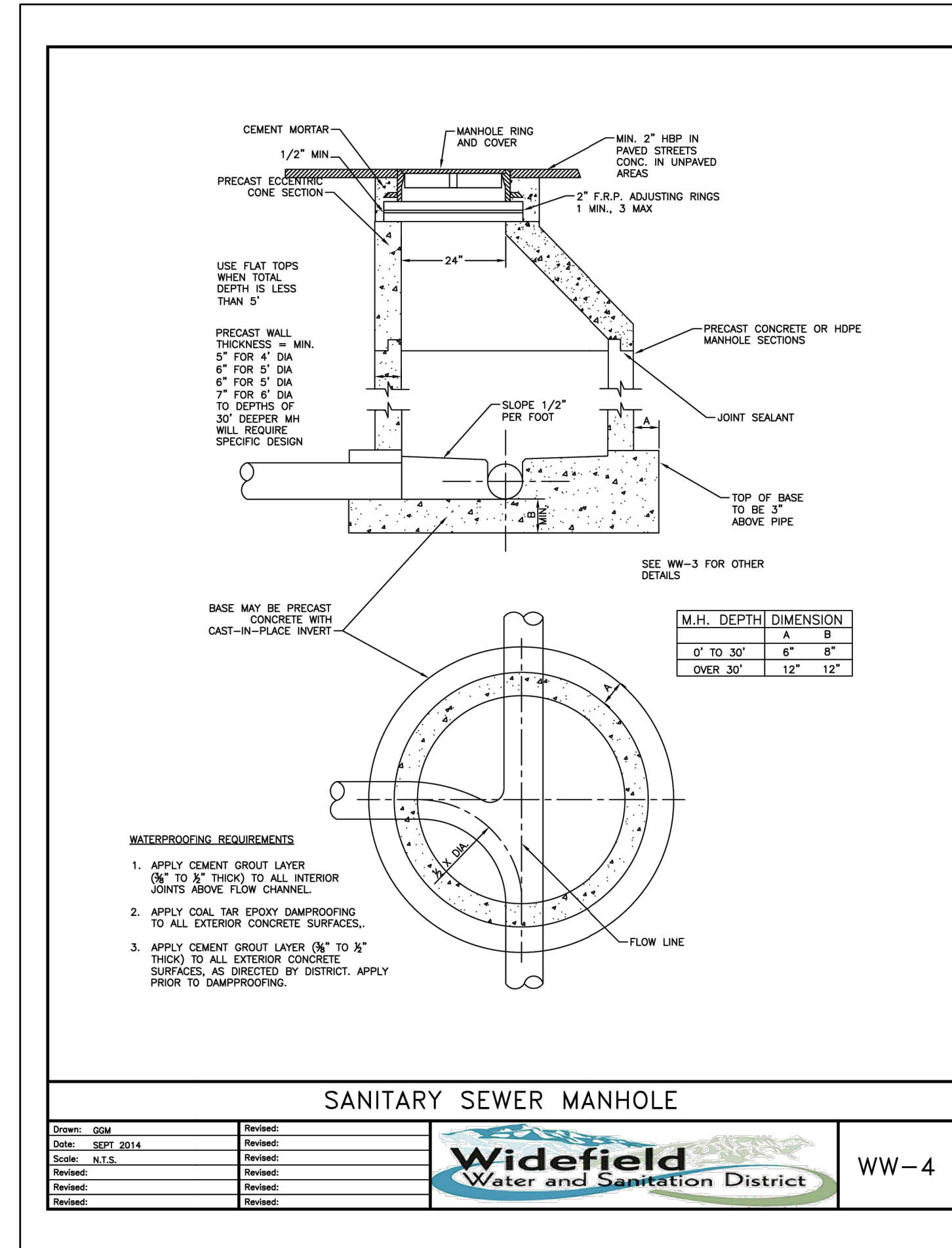
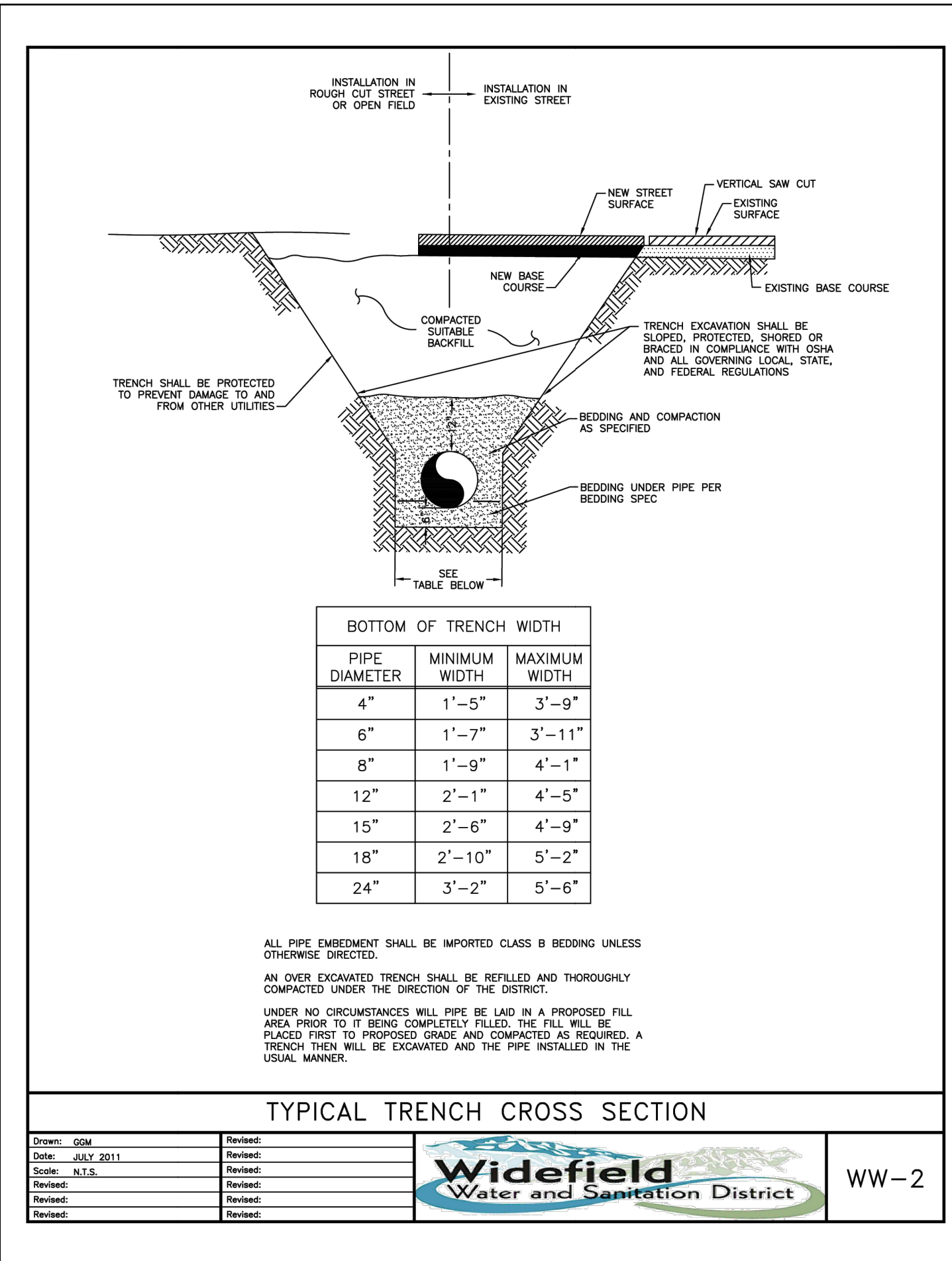
HRGreen
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COLORADO SPRINGS, CO 80920
PHONE: 719.384.2440
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PEACEFUL RIDGE AT FOUNTAIN VALLEY
PEACEFUL RIDGE DEVELOPMENT COMPANY
EL PASO COUNTY, CO

CONSTRUCTION DETAILS
GEC DETAILS

SHEET
DT
78

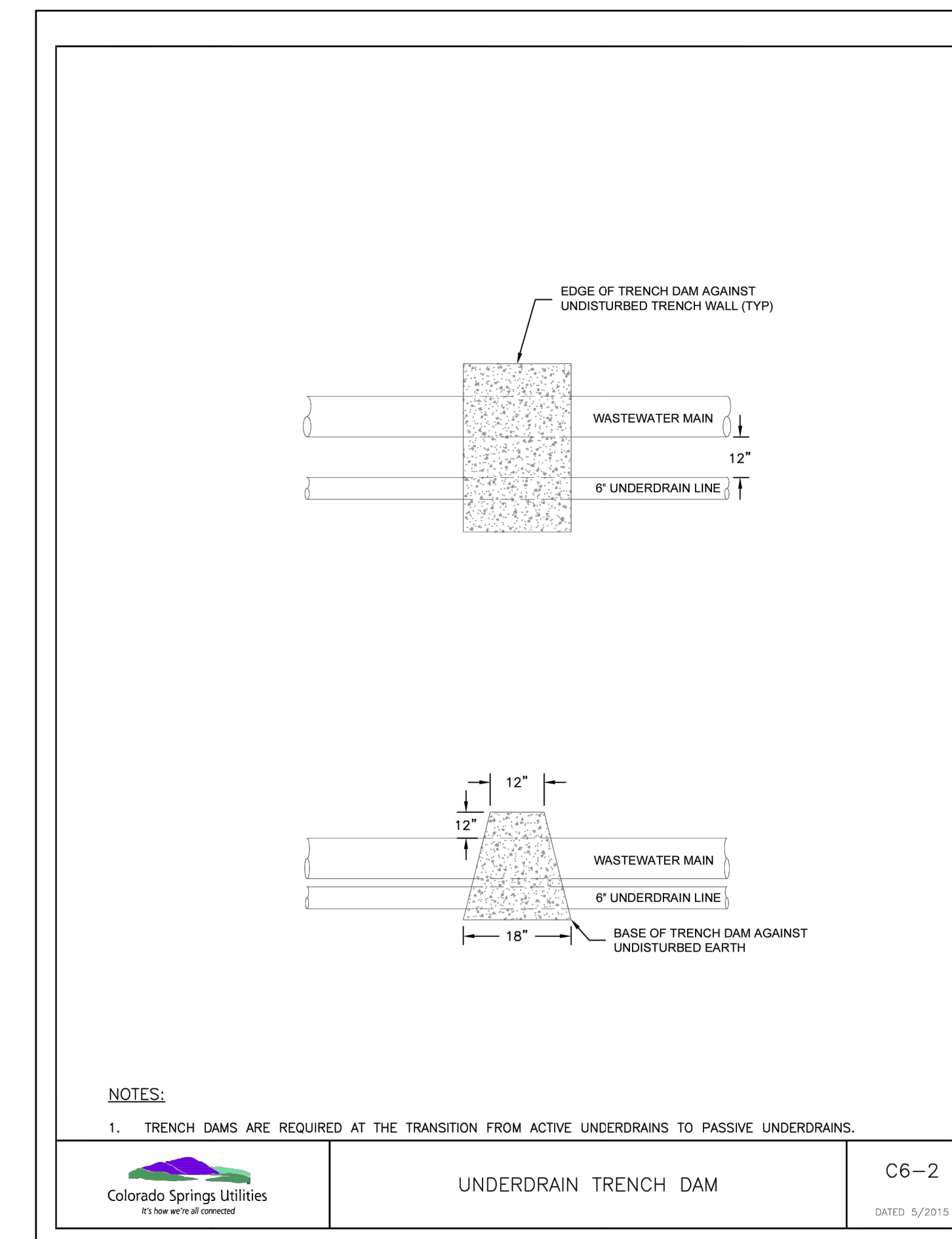
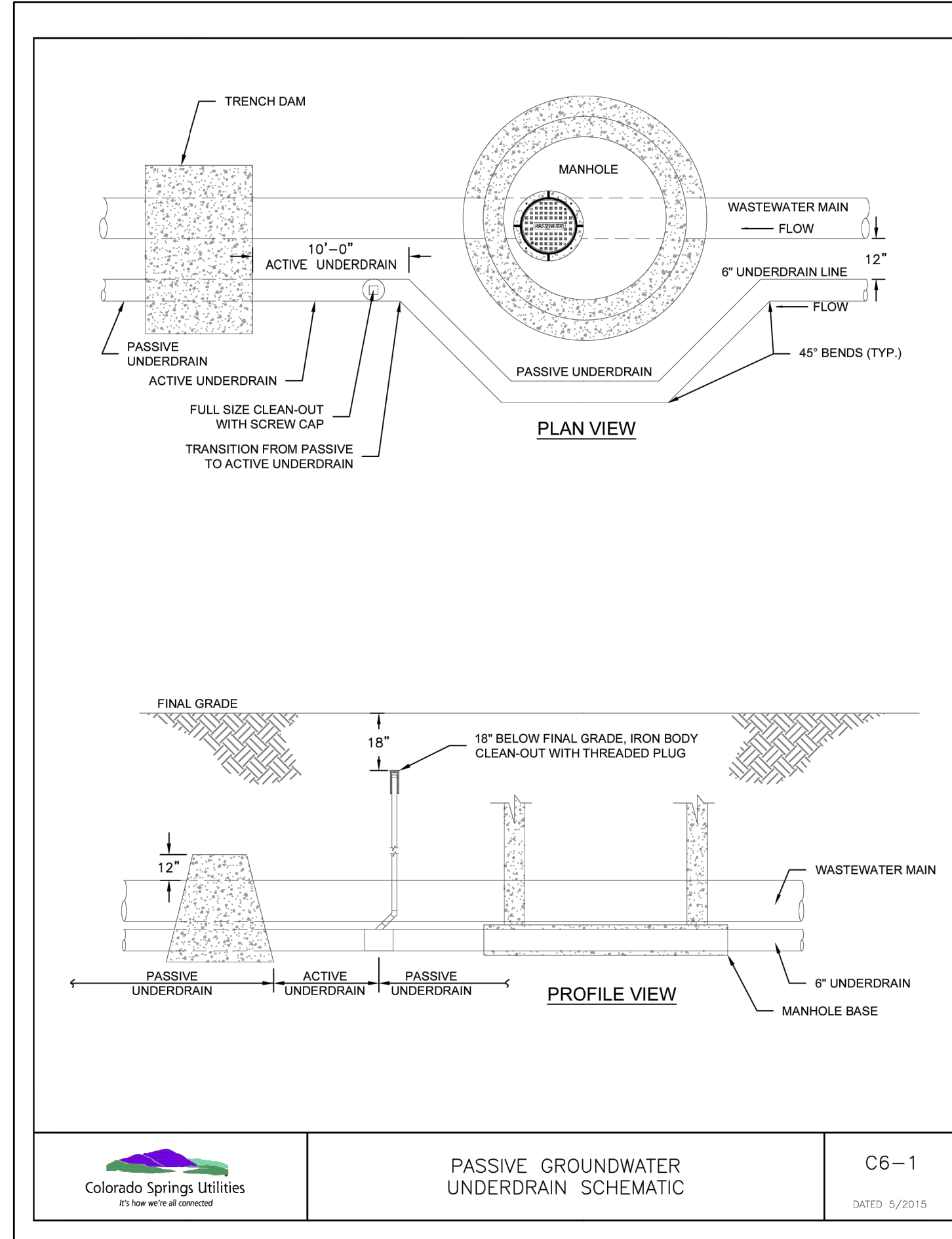
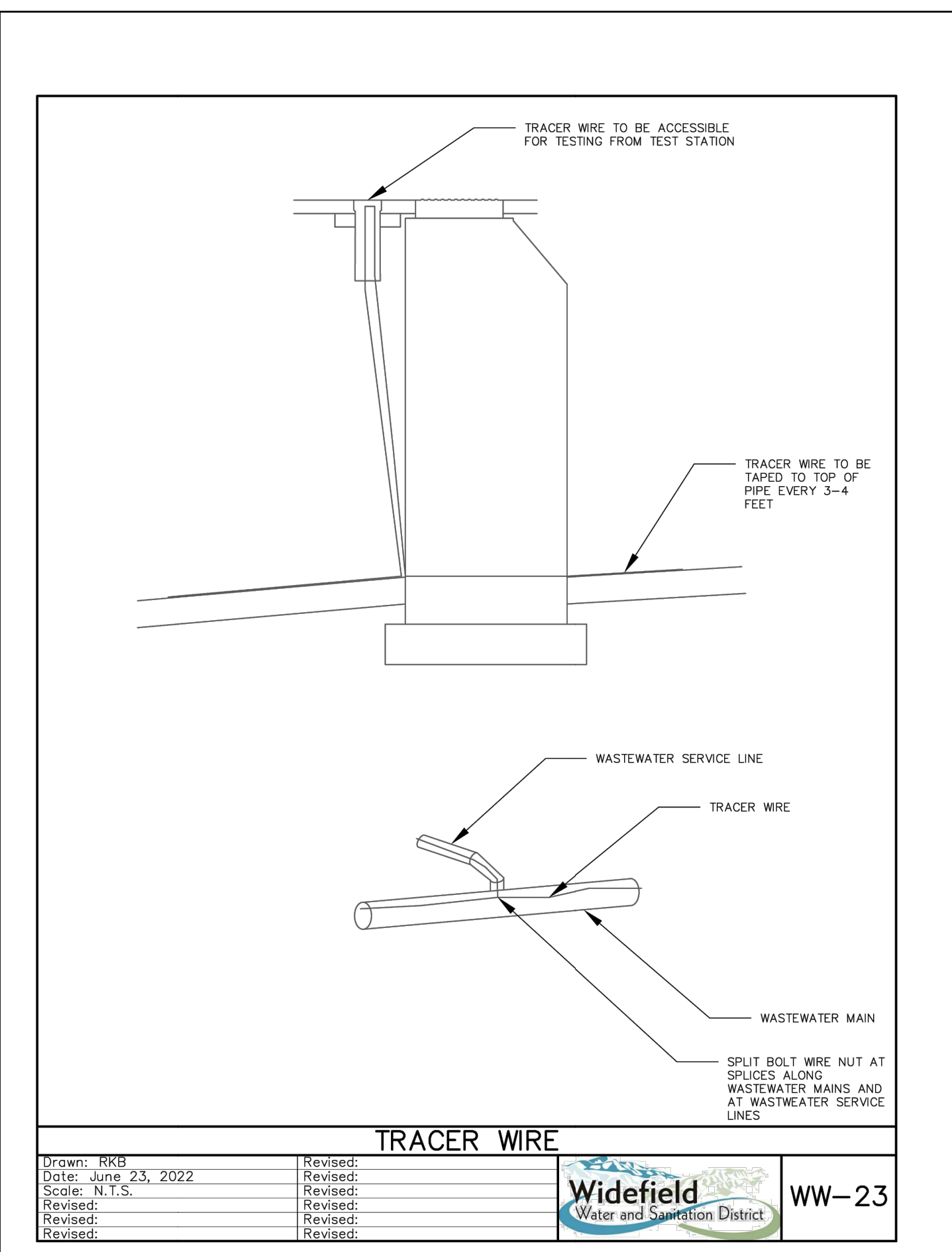




MAXIMUM PIPELINE DEFLECTION DATA

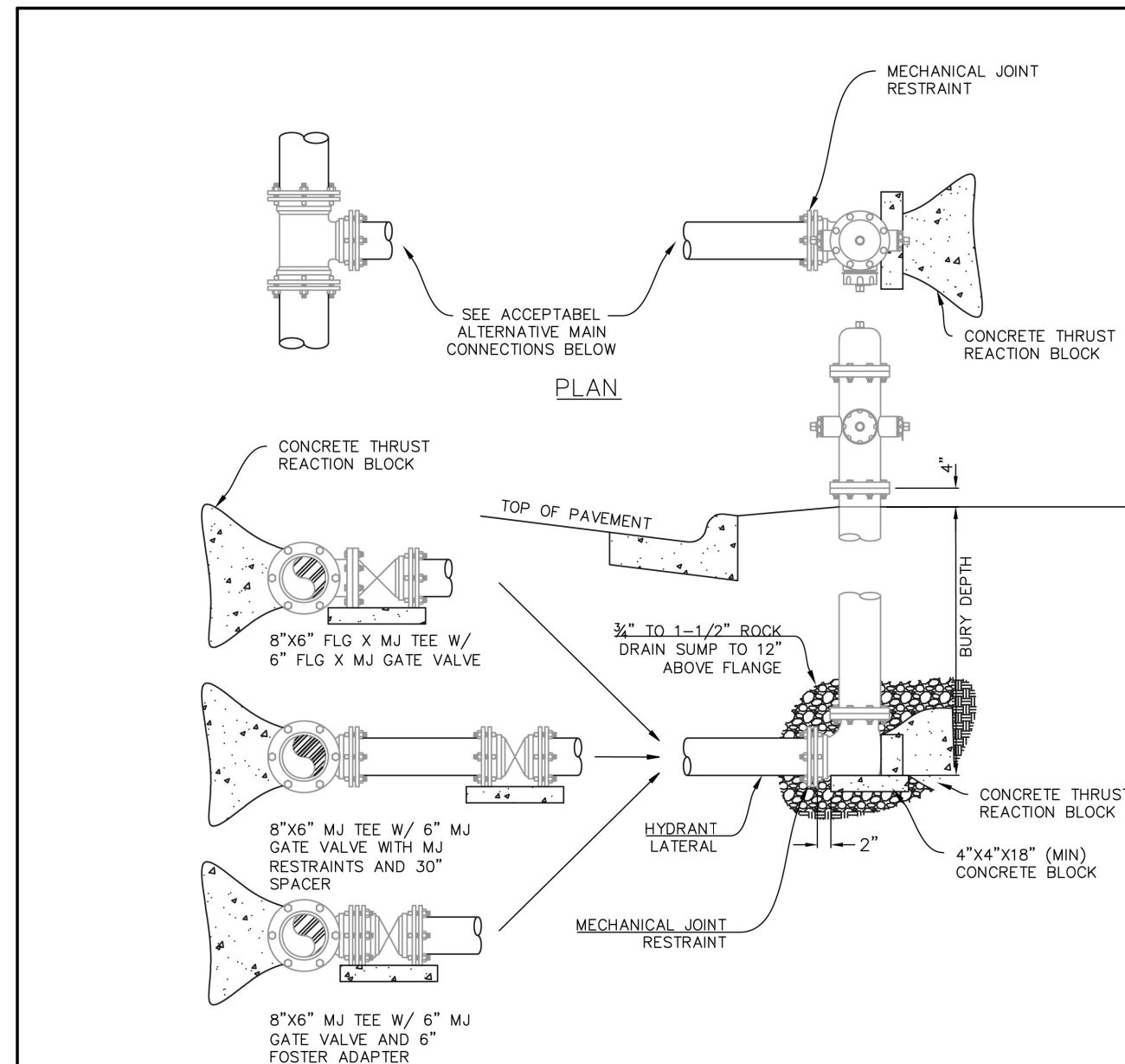
PIPE DIAMETER I.D. (IN)	O.D. (IN)	O.D. (FT)	MFRS. DEF.	DESIGN DEFLECTION (80% MAX.)		APPROX. RADIUS FOR DEFLECTING CURVES WITHOUT BENDS		
				MAX. DEFL. DIST.		20'L	18'L	
				(1)	(2)			
4"	4.80"	4.00'	5/100'00"	4/100'00"	16"	15"	286'	258'
6"	6.90"	5.75'	5/100'00"	4/100'00"	16"	15"	286'	258'
8"	9.05"	7.54'	5/100'00"	4/100'00"	16"	15"	286'	258'
10"	11.10"	9.25'	5/100'00"	4/100'00"	16"	15"	286'	258'
12"	13.30"	11.00'	5/100'00"	4/100'00"	16"	15"	286'	258'
14"	15.30"	12.75'	3/100'00"	2/24'00"	10"	9"	477'	430'
16"	17.40"	14.50'	3/100'00"	2/24'00"	10"	9"	477'	430'
18"	19.50"	16.25'	3/100'00"	2/24'00"	10"	9"	477'	430'
20"	21.60"	18.00'	3/100'00"	2/24'00"	10"	9"	477'	430'
24"	25.80"	21.50'	3/100'00"	2/24'00"	10"	9"	477'	430'
30"	32.00"	2.666'	2/100'00"	2/100'00"	8"	7"	573'	516'
36"	38.30"	3.192'	2/100'00"	1/136'00"	6"	6"	716'	645'
42"	44.50"	3.708'	2/100'00"	1/136'00"	6"	6"	716'	645'

(1) 20'L = NORMAL 20-FOOT JOINT LAYING LENGTH
(2) = NORMAL 18-FOOT JOINT LAYING LENGTH



NO.	DATE	BY	REVISION DESCRIPTION





NOTES:

- THE BACK RODS
MAX. ROD LENGTH=10'
MIN. ROD LENGTH=4'
- MECHANICAL JOINT RESTRAINTS SHALL BE USED WITH ANCHOR & THE RODS AND CONCRETE THRUST BLOCKS

FIRE HYDRANT INSTALLATION

Drawn: RKB	Revised:	Widefield Water and Sanitation District	W-2
Date: JUNE 4, 2020	Revised:		
Scale: N.T.S.	Revised:		
Revised:	Revised:		
Revised:	Revised:		
Revised:	Revised:		

L = MINIMUM RESTRAINED PIPE LENGTH (FEET)

PIPE DIAMETER	45° BEND		22-1/2° BEND		11-1/4° BEND		DEAD END VALVE OR FLANGE TO INCLUDE IN-PIPE VALVES (SEE NOTE 4)
	DUCTILE IRON AND PVC	DUCTILE IRON AND PVC	DUCTILE IRON AND PVC	DUCTILE IRON AND PVC	DUCTILE IRON AND PVC	DUCTILE IRON AND PVC	
6-INCH	9	12	5	6	3	3	73
8-INCH	12	16	6	8	3	4	94
12-INCH	17	23	8	11	4	5	133
16-INCH	22	29	11	14	5	7	
24-INCH	30	40	15	20	7	10	
30-INCH	36	48	18	24	8	12	
36-INCH	42	56	20	27	10	14	

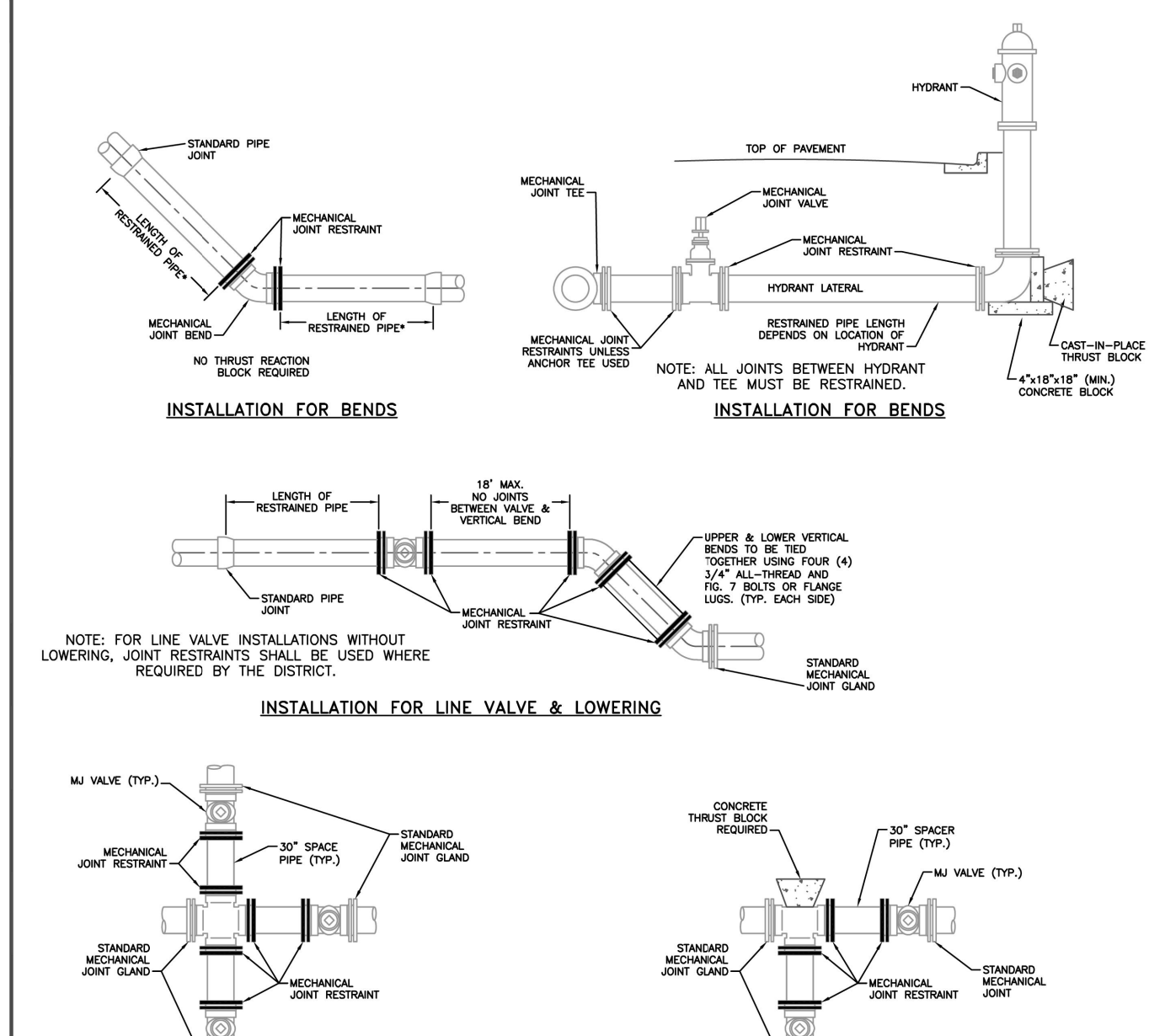
USE CONCRETE THRUST BLOCKS
USE CONCRETE THRUST BLOCKS

NOTES:

- PRESSURE GREATER THAN 200 PSI REQUIRE SPECIAL DESIGN APPROVED BY THE DISTRICT.
- LENGTH IS BASED ON MINIMUM 5 FEET OF GROUND COVER AND SOIL COMPACTED ACCORDING TO SECTION 3 OF THESE DESIGN STANDARDS. IF THE DEPTH IS LESS THAN 5 FEET, RESTRAINED LENGTH MUST BE DESIGNED BY THE DESIGN ENGINEER.
- APPROVED METHODS OF RESTRAINED PIPE BEYOND INITIAL FITTING SHALL BE IN ACCORDANCE WITH SECTION 4.
- RESTRAINED PIPE LENGTH APPLIES TO CONDITIONS WHERE NO CONCRETE THRUST REACTION BLOCK IS PRESENT. CALCULATIONS ARE BASED ON A POORLY GRADED SANDS, GRAVEL, AND GRAVEL-SAND MIXTURE, LITTLE TO NO FINES, TYPE 4 BEDDING CONDITIONS. PIPE BEDDED IN SAND, GRAVEL OR CRUSHED STONE TO A DEPTH OF 3/8" PIPE DIAMETER (4" MIN) AND A FACTOR OF SAFETY 2:1.
- FIGURES ARE BASED ON DIP WRAPPED IN POLYETHYLENE MATERIAL.
- MEASUREMENTS ARE IN FEET.
- USE CDA FOR DOWN TURNING BENDS.
- RESTRAINED LENGTH FOR DEAD END MAY BE USED AT THE DISCRETION OF THE DISTRICT.

RESTRAINED PIPE LENGTH (FT) W/ MECHANICAL JOINT RESTRAINTS

Drawn: TRB	Revised:	Widefield Water and Sanitation District	W-25
Date: MAY 6, 2020	Revised:		
Scale: N.T.S.	Revised:		
Revised:	Revised:		
Revised:	Revised:		
Revised:	Revised:		

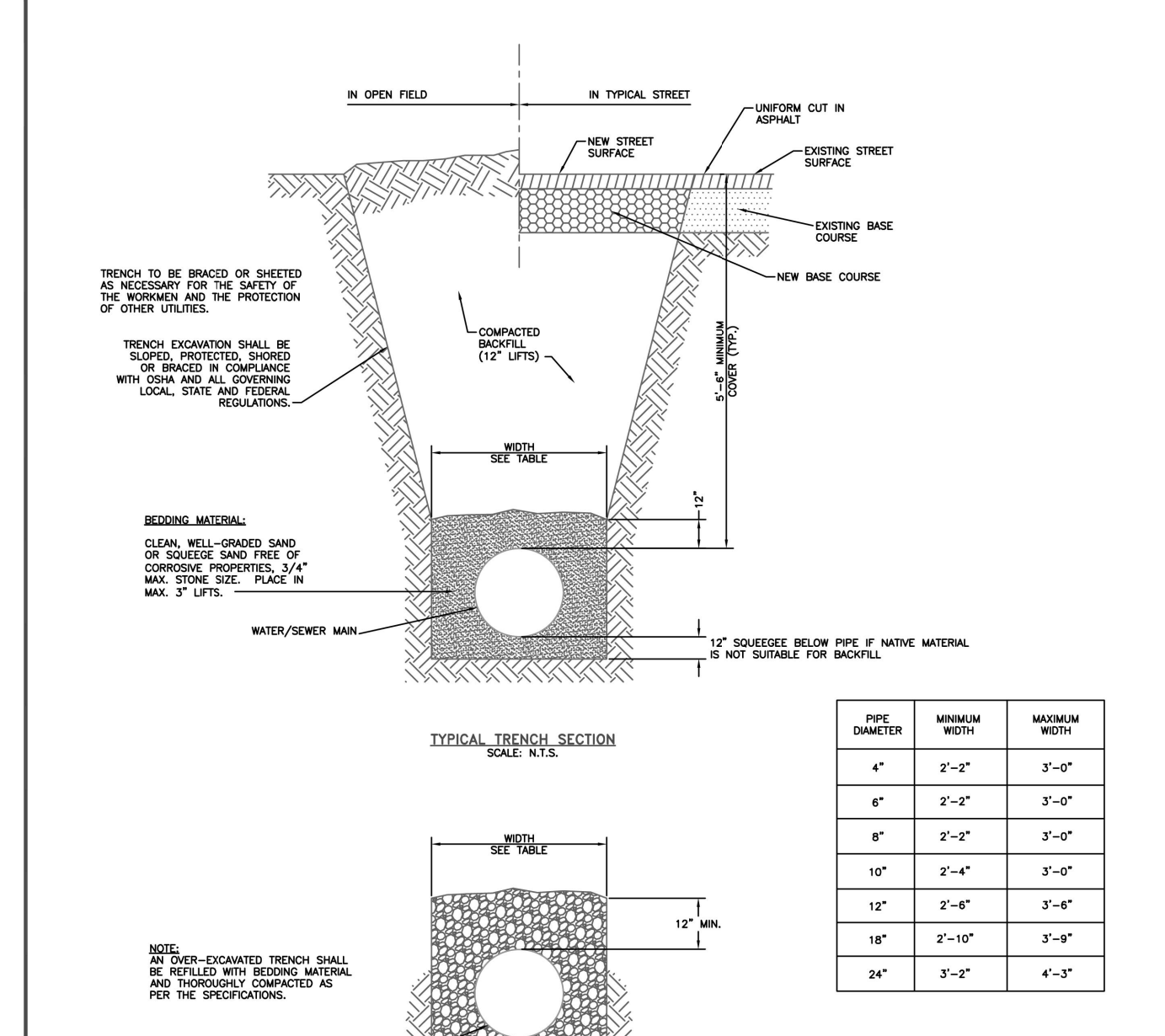


NOTES:

- MECHANICAL JOINTS SHALL BE APPROVED ACCORDING TO MATERIAL SPECIFICATION FOR DIP AND PVC PIPE.
- LENGTH OF PIPE REQUIRING JOINT RESTRAINT SHALL BE DETERMINED FROM CHART ON DRAWING W-25.
- RESTRAINED JOINT PVC PIPE SHALL NOT BE USED FOR LOWERINGS.

APPLICATIONS FOR MECHANICAL JOINT RESTRAINTS

Drawn: GJM	Revised:	Widefield Water and Sanitation District	W-24
Date: JULY 2011	Revised:		
Scale: N.T.S.	Revised:		
Revised:	Revised:		
Revised:	Revised:		
Revised:	Revised:		

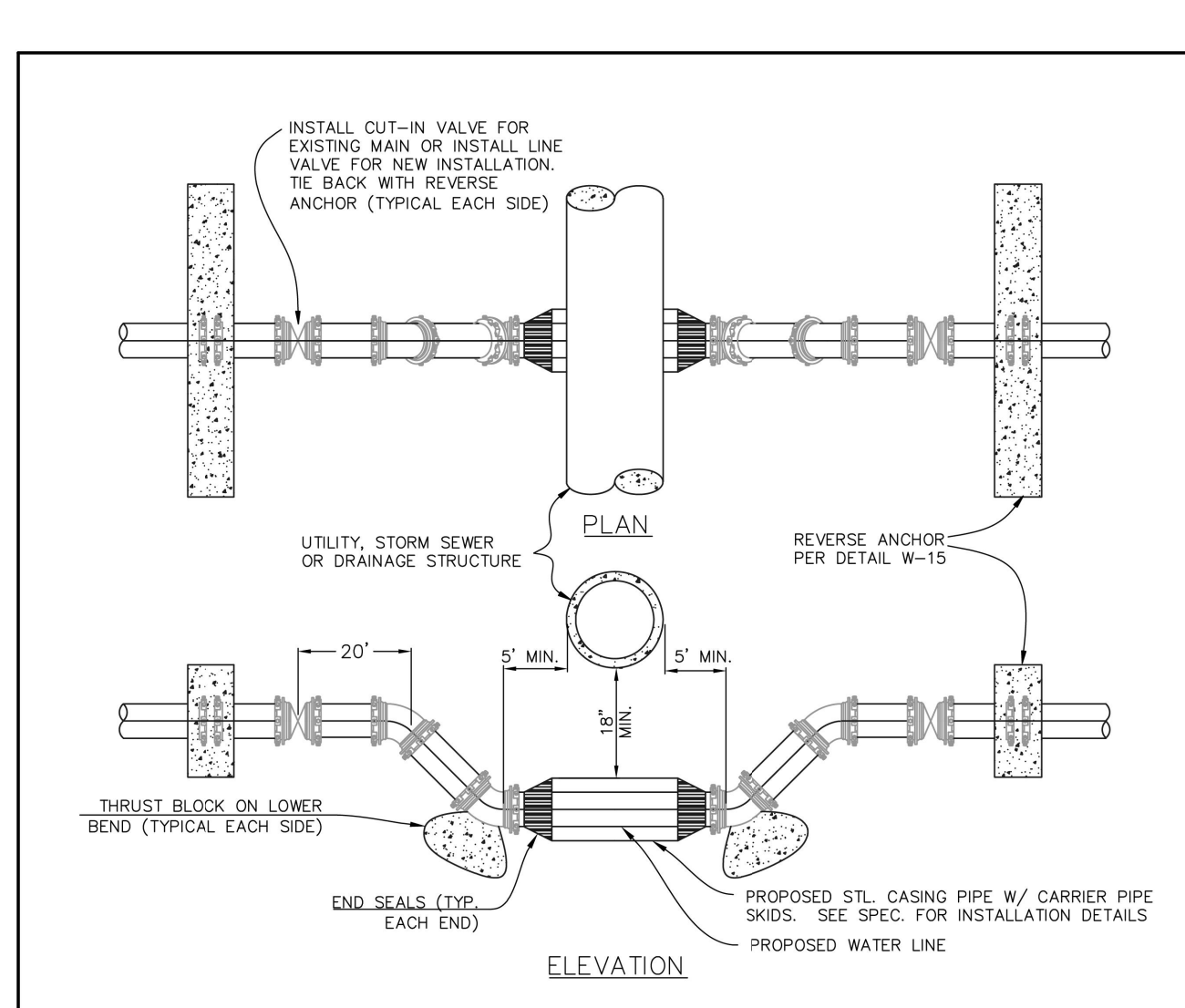


NOTES:

- TRENCH EXCAVATION SHALL BE BRACED OR SHIELDED AS NECESSARY FOR THE SAFETY OF THE WORKMAN AND THE PROTECTION OF OTHER UTILITIES.
- TRENCH EXCAVATION SHALL BE BRACED, PROTECTED, SHIELDED OR BRACED IN COMPLIANCE WITH CDA AND ALL APPLICABLE LOCAL, STATE AND FEDERAL REGULATIONS.
- CLEAN, WELL-GRADED SAND OR SLOTTED SAND FREE OF CORROSIVE PROPERTIES, 3/4" MAX. STONE SIZE. PLACE IN MAX. 3" LIFTS.
- 12" SQUARE BELOW PIPE IF NATIVE MATERIAL IS NOT SUITABLE FOR BACKFILL.
- STABILIZATION MATERIAL TO NEEDED DEPTH (1/4" ROCK OR APPROVED SUBSTITUTE).

TYPICAL TRENCH CROSS SECTION

Drawn: GJM	Revised:	Widefield Water and Sanitation District	W-12
Date: JULY 2011	Revised:		
Scale: N.T.S.	Revised:		
Revised:	Revised:		
Revised:	Revised:		
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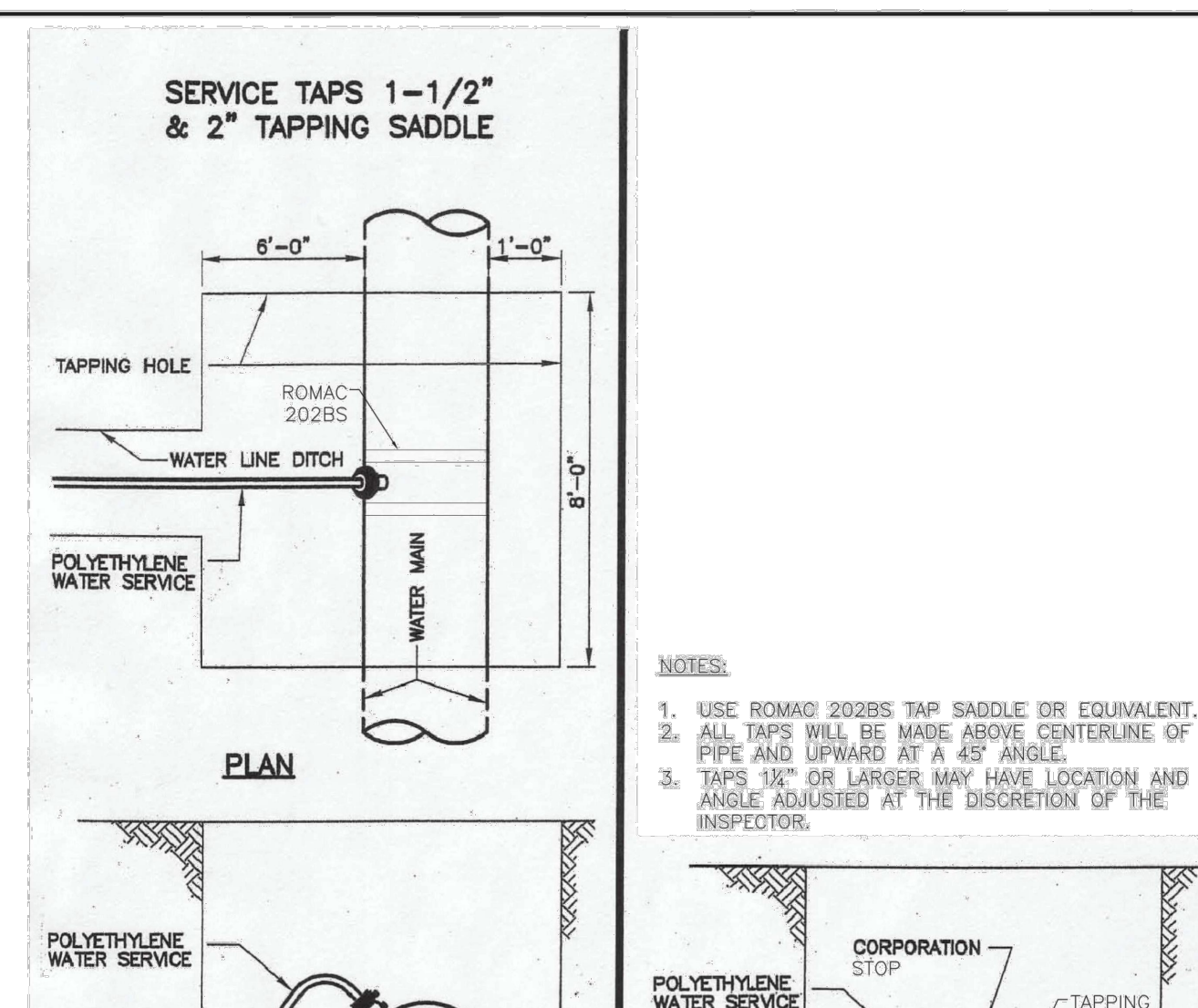


NOTES:

- LOWERING TO BE PROTECTED FROM CORROSION AS DIRECTED BY INSPECTOR.
- A CASING PIPE IS NOT REQUIRED WHEN THE DRAINAGE STRUCTURE IS 30 INCHES OR LESS OUTSIDE DIAMETER. MAINTAIN 18 INCHES CLEAR BETWEEN STRUCTURE AND PIPE.
- FURNISH AND INSTALL STEEL CASING PIPE WITH CARRIER PIPE SKIDS (PS) AND END SEALS WHERE THE DRAINAGE STRUCTURE IS MORE THAN 30 INCHES OUTSIDE DIAMETER. MAINTAIN 18 INCHES CLEAR BETWEEN STRUCTURE AND CASING PIPE.
- FURNISH AND INSTALL ONE-1/2" THICK MAGNESIUM ANODE PER 20-FOOT OR LESS OF CASING PIPE. ATTACH TO CASING PIPE NEAR END SEAL.
- FURNISH AND INSTALL JOINT BONDING, POLYETHYLENE TUBING/ENCASUREMENT, AND 1/2" THICK MAGNESIUM ANODE ON DIP IN LOWERING/ PROVIDE ONE ANODE PER 20-FOOT OR LESS OF DIP INSTALLED. REFER TO STANDARD SPECIFICATIONS.
- RESTRAIN ALL JOINTS AND FITTINGS BETWEEN ANCHOR WALLS WITH EBBA IRON 1660 (OR EQUAL) JOINT RESTRAINT AND MJ RESTRAINT.
- LOWERING MAY BE SUBJECT TO MODIFICATION ON A CASE BY CASE BASIS AS DETERMINE BY DISTRICT.
- WHERE LOWERING IS LESS THAN 5 VERTICAL FEET (LOWERING FROM CENTERLINE TO CENTERLINE), AND LESS THAN 18 HORIZONTAL FEET BOTTOM RUN, INSPECTOR MAY ALLOW LOWERING TO BE INSTALLED USING RESTRAINED FITTINGS WITHOUT THRUST BLOCKS IF:
 - EACH RUN MUST BE A CONTINUOUS PIPE WITH NO JOINTS OTHER THAN THE VERTICAL BENDS.
 - ALL MJ FITTINGS MUST BE RESTRAINED PER NOTE 7.

WATER LINE LOWERING DETAIL

Drawn: RKB	Revised:	Widefield Water and Sanitation District	W-16
Date: JUNE 4, 2020	Revised:		
Scale: N.T.S.	Revised:		
Revised:	Revised:		
Revised:	Revised:		
Revised:	Revised:		

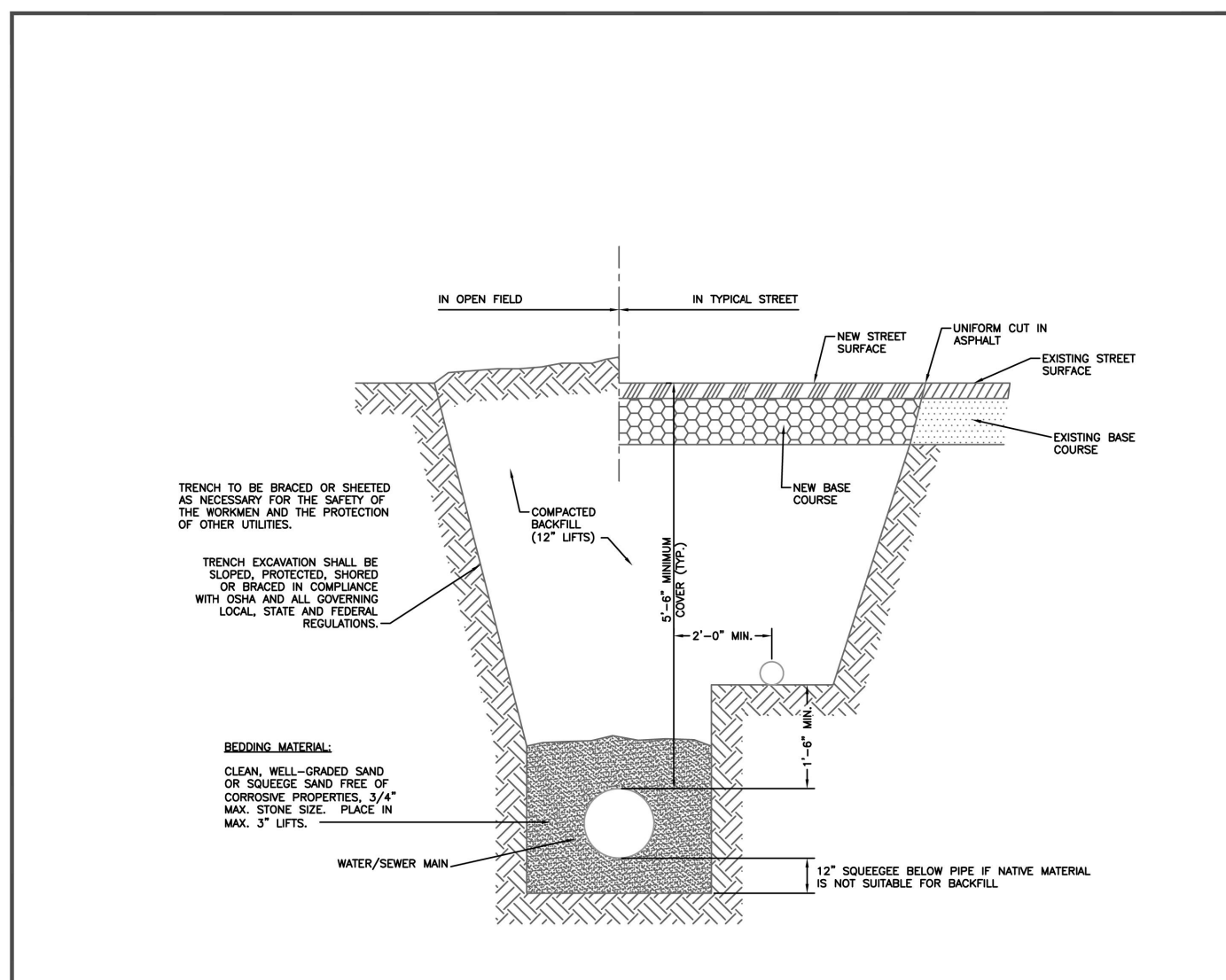


NOTES:

- USE ROMAC 202BS TAP SADDLE OR EQUIVALENT.
- ALL TAPS WILL BE MADE ABOVE CENTERLINE OF PIPE AND UPWARD AT A 45° ANGLE.
- TAPS 1/2" OR LARGER MAY HAVE LOCATION AND ANGLE ADJUSTED AT THE DISCRETION OF THE INSPECTOR.

TAPPING DETAIL - 3/4" THROUGH 2"

Drawn: GJM	Revised:	Widefield Water and Sanitation District	W-32
Date: SEPT 2014	Revised:		
Scale: N.T.S.	Revised:		
Revised:	Revised:		
Revised:	Revised:		
Revised:	Revised:		

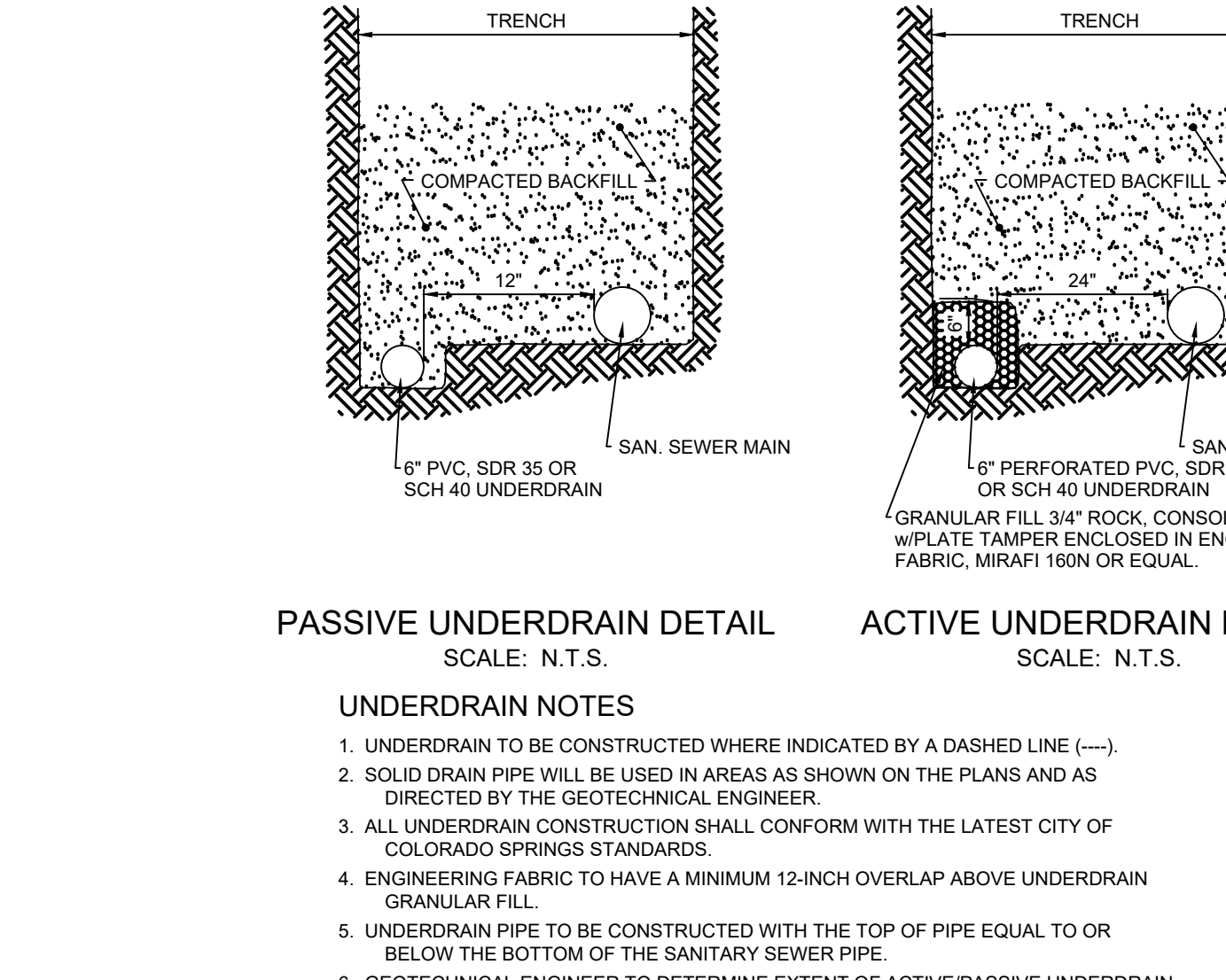


NOTES:

- SPECIFIC CASE-BY-CASE APPROVAL BY THE DISTRICT SHALL BE REQUIRED PRIOR TO INSTALLATION OF WATER AND SEWER SERVICES IN A COMMON TRENCH.
- USE OF COMMON TRENCH FOR WATER AND SEWER SERVICES SHALL NOT BE PERMITTED IN PUBLIC RIGHT-OF-WAY OR BETWEEN THE WATER CORPORATION STOP AND CURB STOP.
- ALL MATERIALS AND INSTALLATION SHALL BE IN ACCORDANCE WITH THE SPECIFICATIONS AND ANY OTHER APPLICABLE CODE OR REGULATION.

TYP. SERVICE LINE TRENCH - COMMON DITCH FOR WATER/SEWER

Drawn: GJM	Revised:	Widefield Water and Sanitation District	W-34
Date: JULY 2011	Revised:		
Scale: N.T.S.	Revised:		
Revised:	Revised:		
Revised:	Revised:		
Revised:	Revised:		

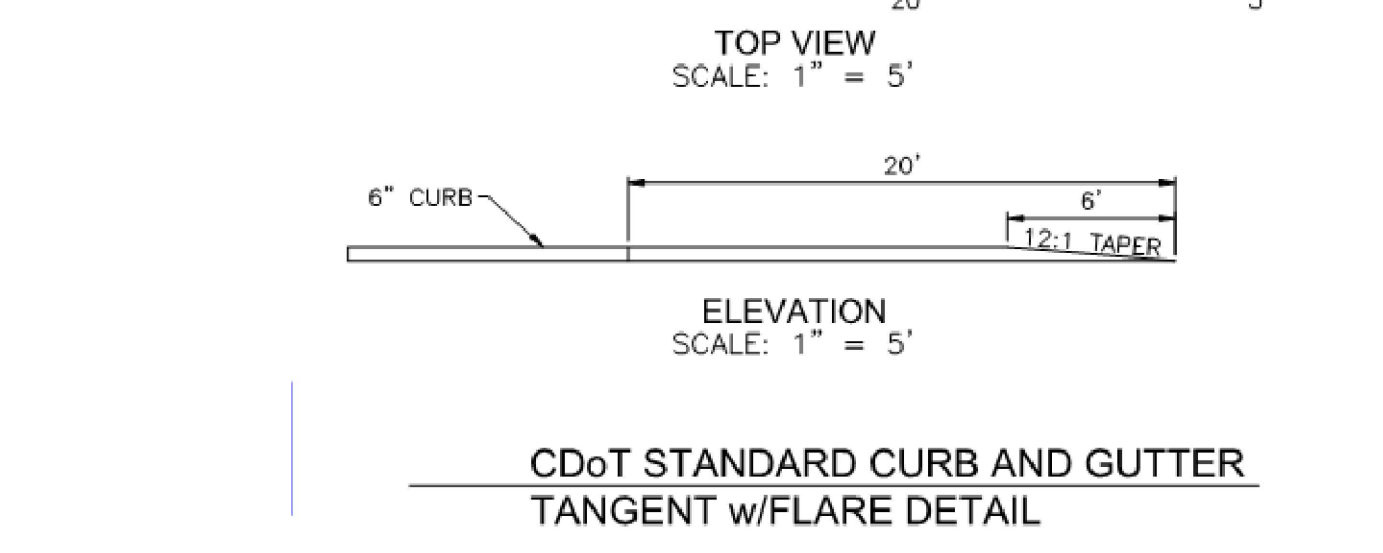


UNDERDRAIN NOTES

- UNDERDRAIN TO BE CONSTRUCTED WHERE INDICATED BY A DASHED LINE (---).
- SOLID DRAIN PIPE WILL BE USED IN AREAS AS SHOWN ON THE PLANS AND AS DIRECTED BY THE GEOTECHNICAL ENGINEER.
- ALL UNDERDRAIN CONSTRUCTION SHALL CONFORM WITH THE LATEST CITY OF COLORADO SPRINGS STANDARDS.
- ENGINEERING FABRIC TO HAVE A MINIMUM 12-INCH OVERLAP ABOVE UNDERDRAIN GRANULAR FILL.
- UNDERDRAIN PIPE TO BE CONSTRUCTED WITH THE TOP OF PIPE EQUAL TO OR BELOW THE BOTTOM OF THE SANITARY SEWER PIPE.
- GEOTECHNICAL ENGINEER TO DETERMINE EXTENT OF ACTIVE/PASSIVE UNDERDRAIN DEPENDING UPON CONDITIONS ENCOUNTERED DURING CONSTRUCTION.

PASSIVE UNDERDRAIN DETAIL
SCALE: N.T.S.

ACTIVE UNDERDRAIN DETAIL
SCALE: N.T.S.



CDOT STANDARD CURB AND GUTTER TANGENT W/FLARE DETAIL

Drawn: GJM	Revised:	Widefield Water and Sanitation District	W-34
Date: JULY 2011	Revised:		
Scale: N.T.S.	Revised:		
Revised:	Revised:		
Revised:	Revised:		
Revised:	Revised:		

DRAWN BY: DLH JOB DATE: 5/4/2023 BAR IS ONE INCH ON OFFICIAL DRAWINGS.
 APPROVED: KMH JOB NUMBER: 2302308 0" = 1"
 CAD DATE: 9/27/2023 IF NOT ONE INCH, ADJUST SCALE ACCORDINGLY.
 CAD FILE: J:\2023\2302308\CAD\DWG\IC\CDSDetails

NO.	DATE	BY	REVISION DESCRIPTION

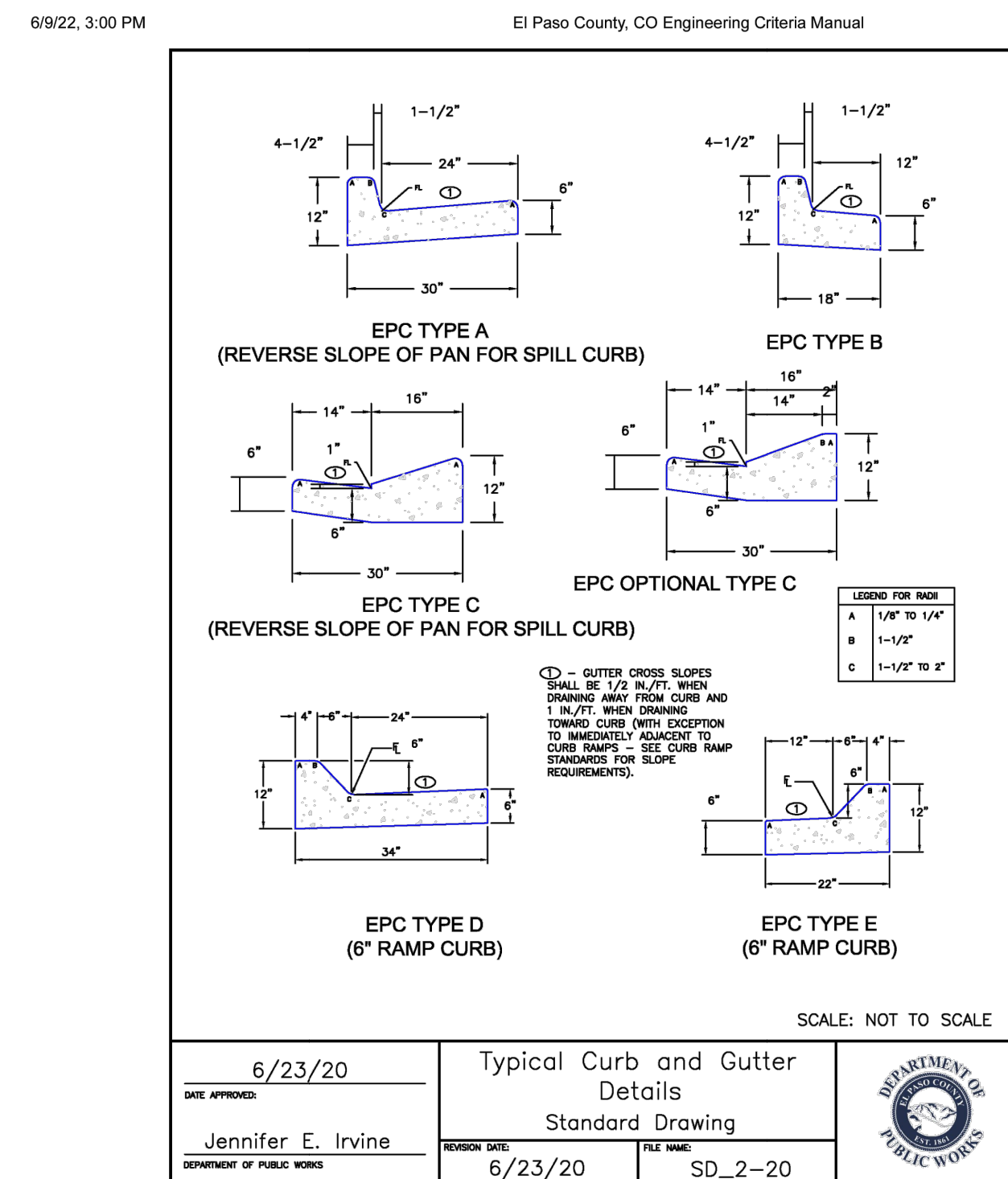
HRGreen
 HR GREEN - COLORADO SPRINGS
 1975 RESEARCH PARKWAY SUITE 230
 COLORADO SPRINGS, CO 80920
 PHONE: 719.384.2440
 FAX: 719.965.0044

PEACEFUL RIDGE AT FOUNTAIN VALLEY
PEACEFUL RIDGE DEVELOPMENT COMPANY
 EL PASO COUNTY, CO

CONSTRUCTION DETAILS
 WIDEFIELD WSD DETAILS (CONT.)

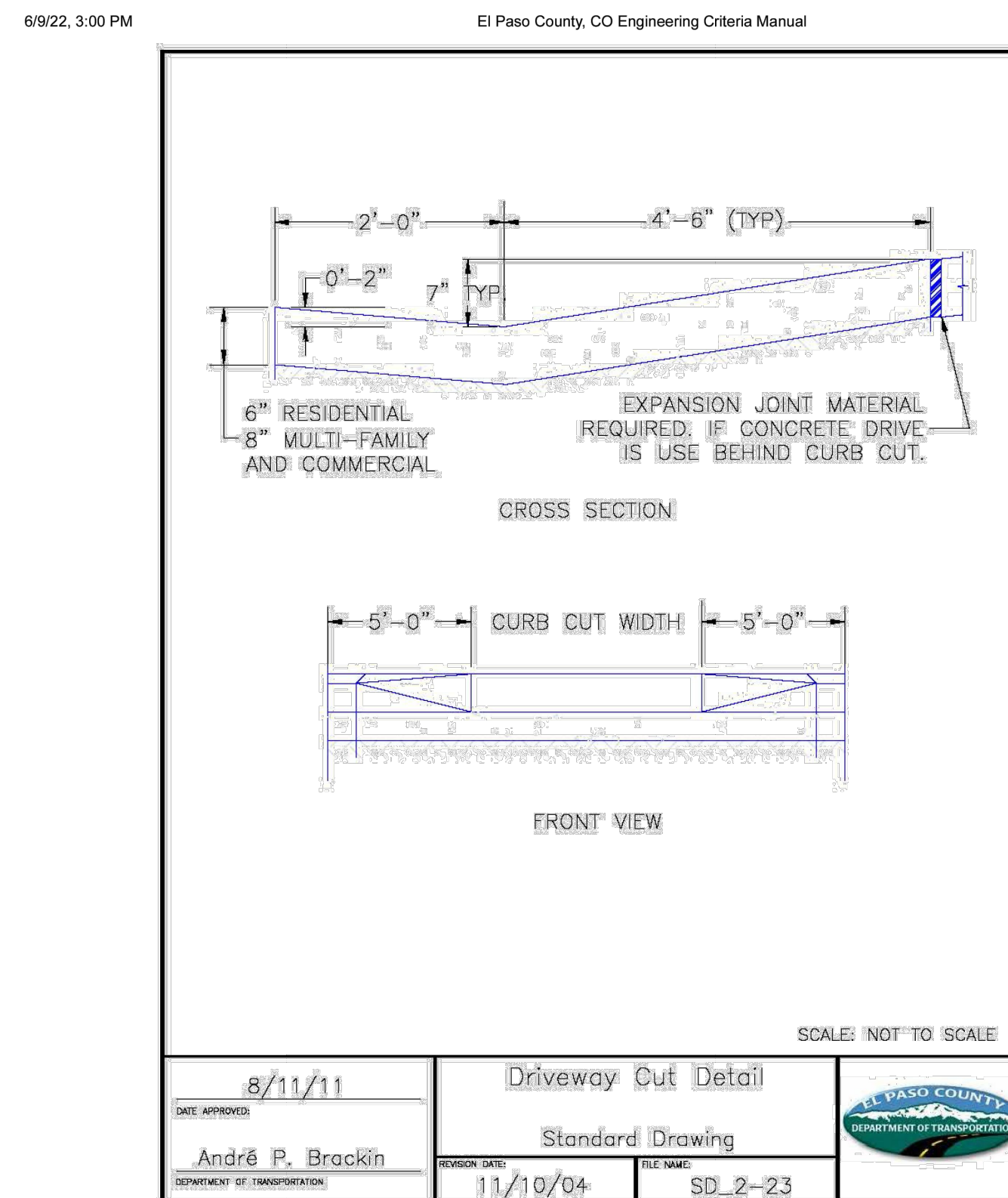
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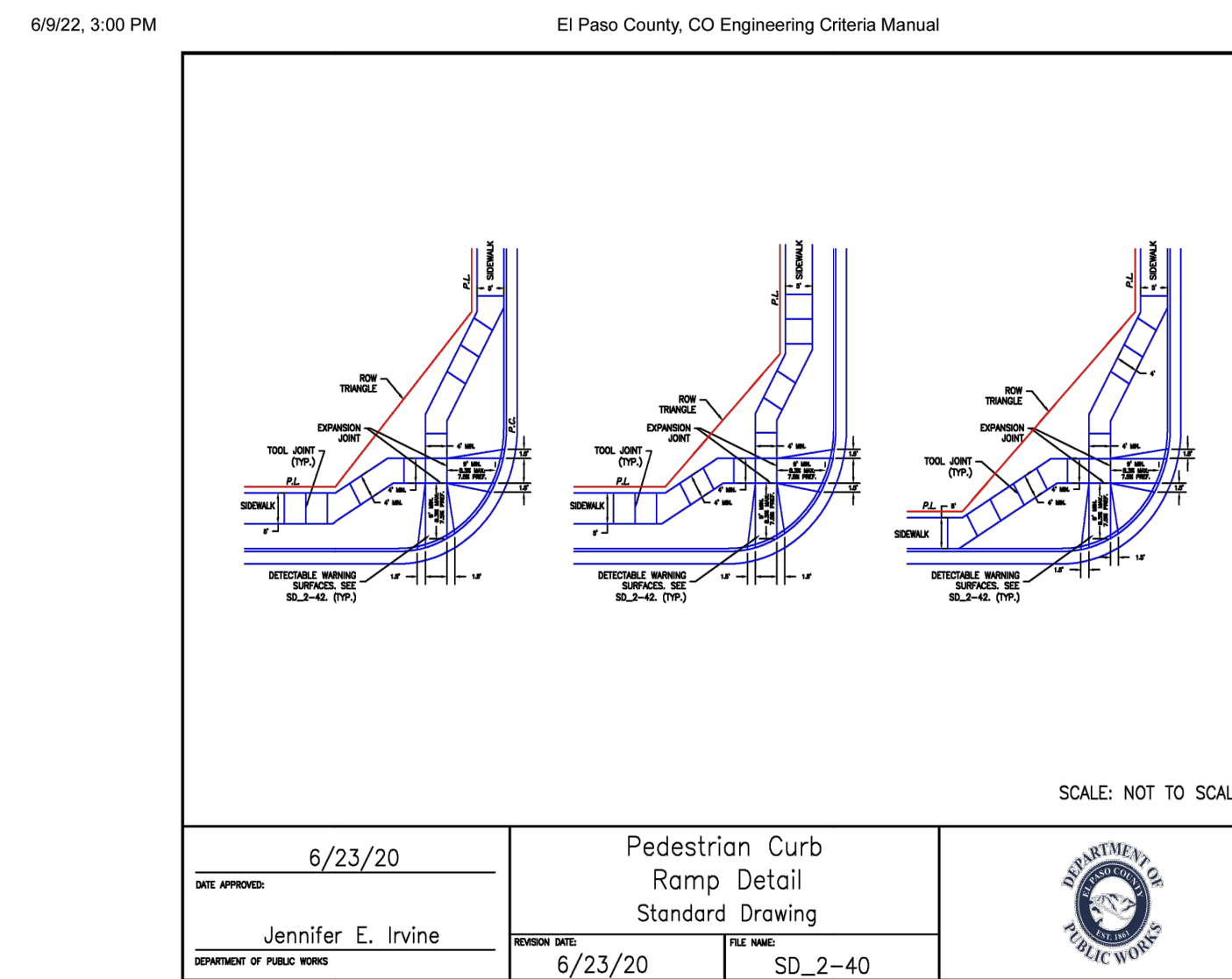


(Res. No. 20-222, 6-23-20)

25/124

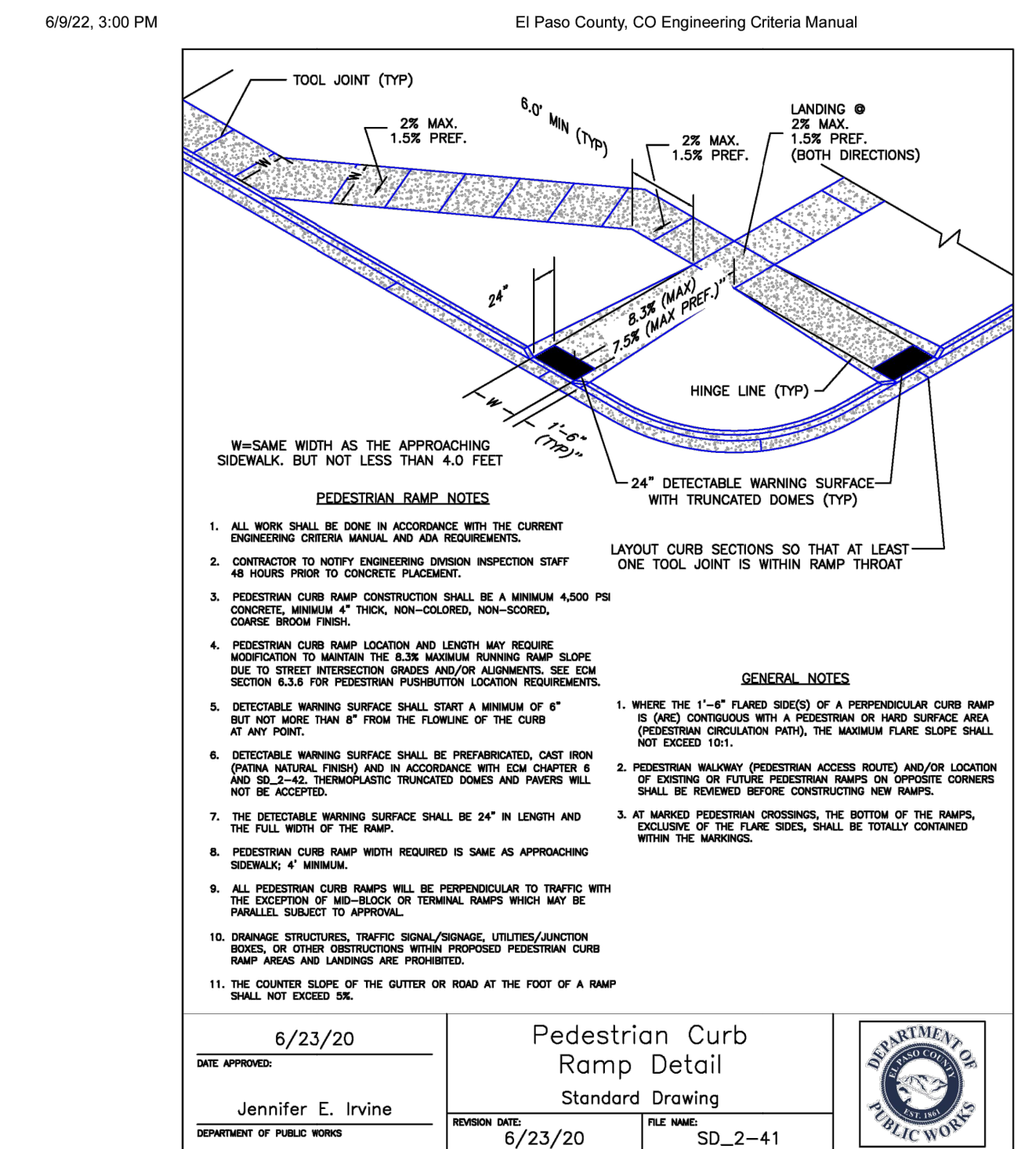


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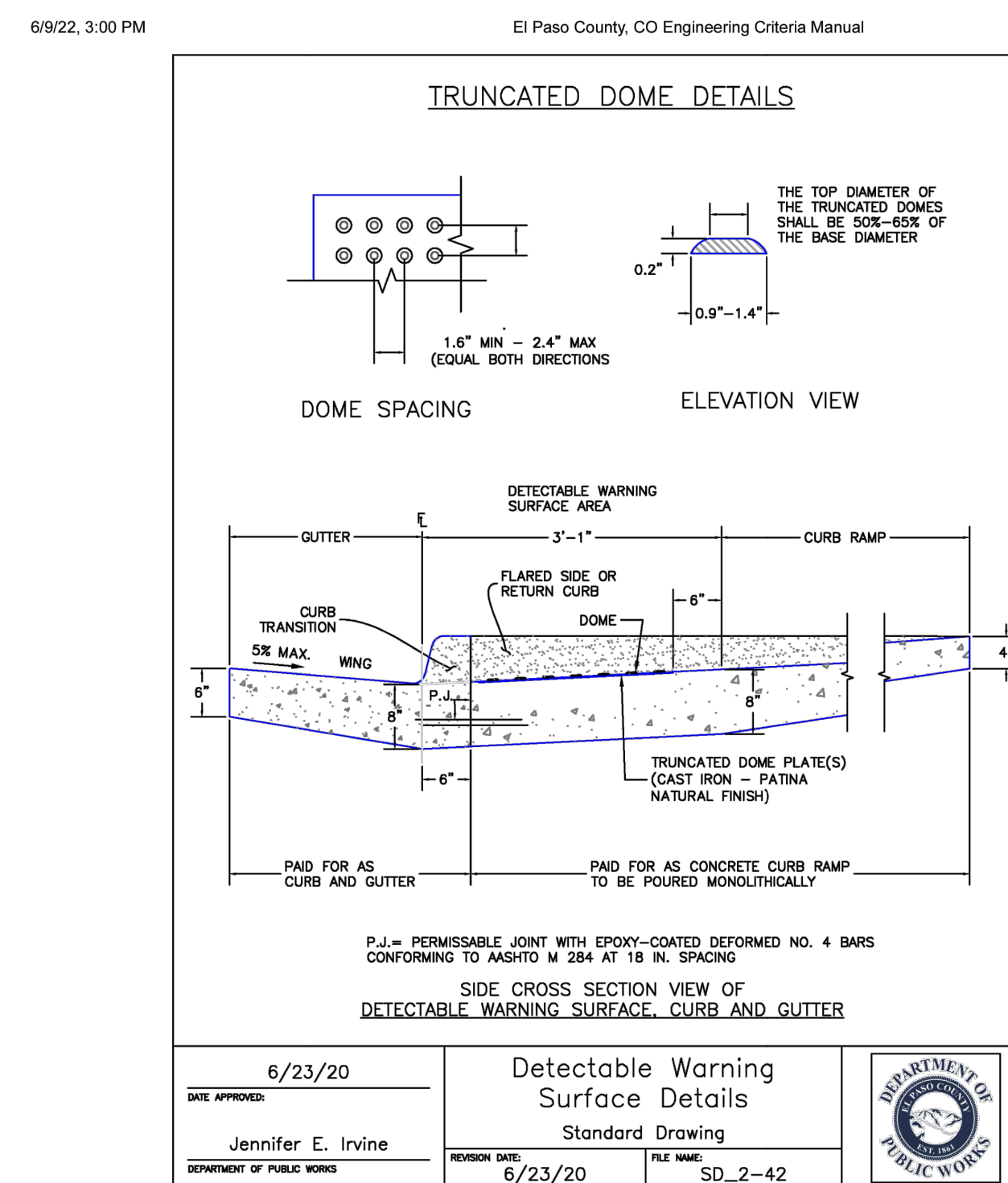
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32/124



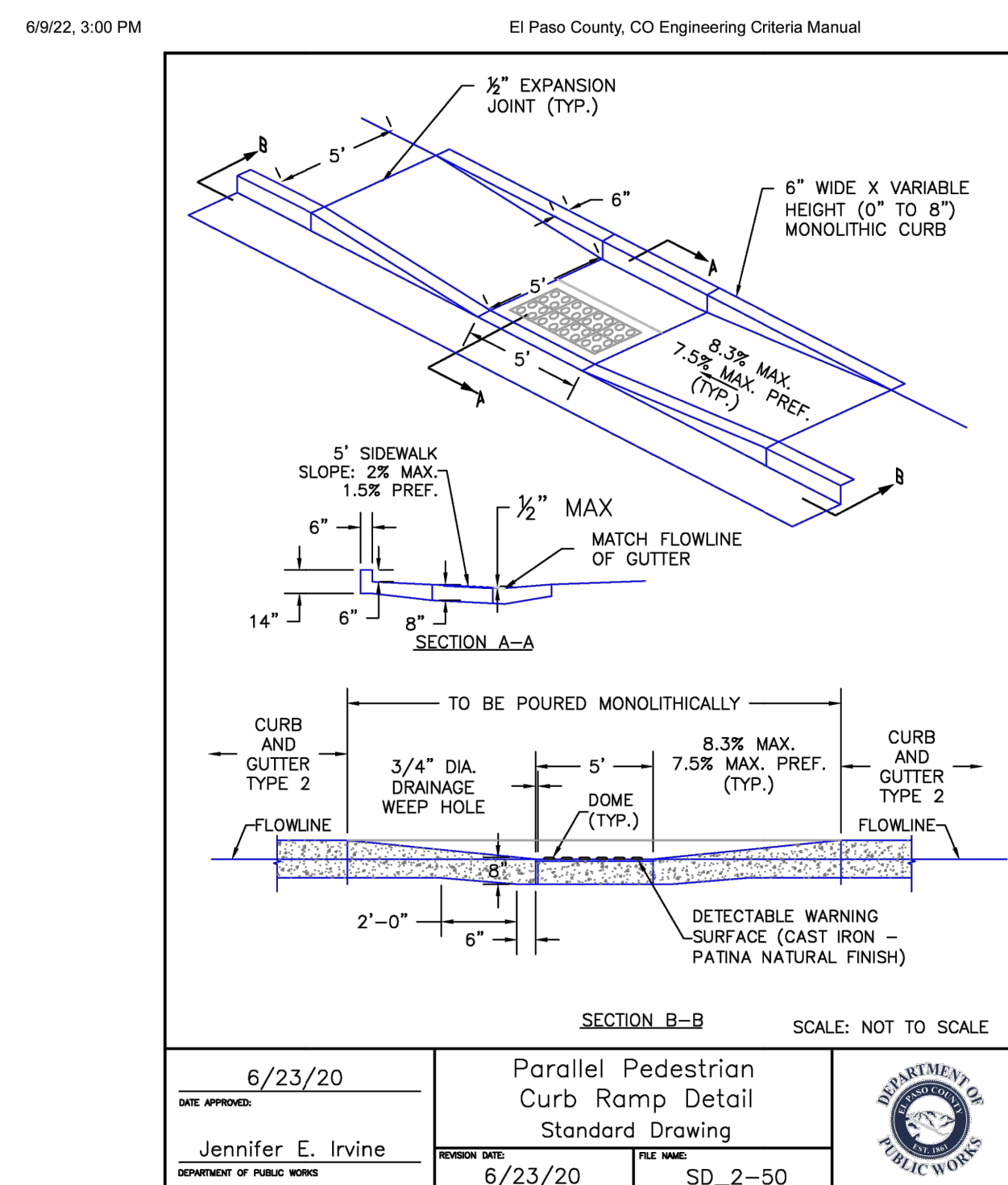
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33/124



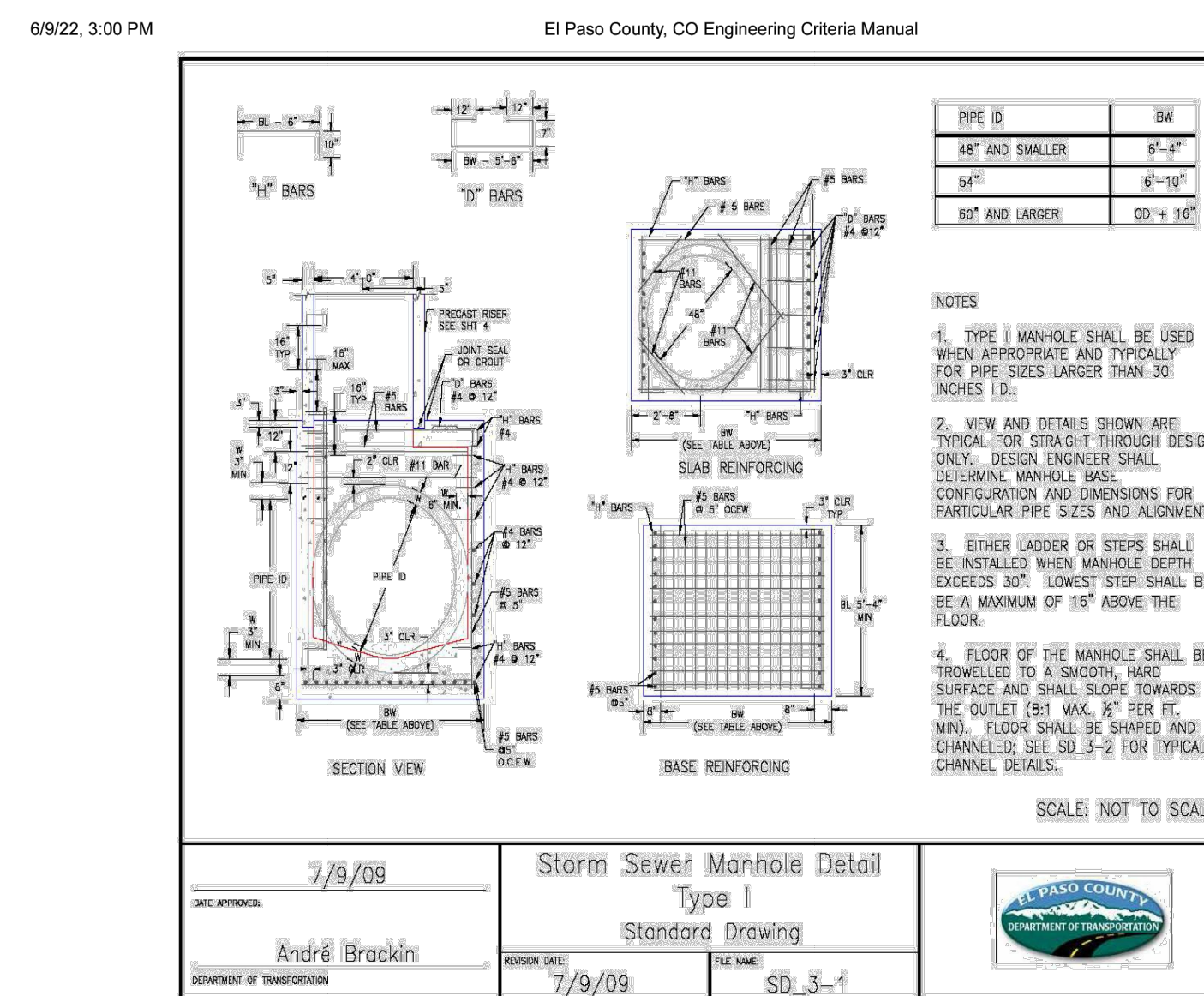
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34/124

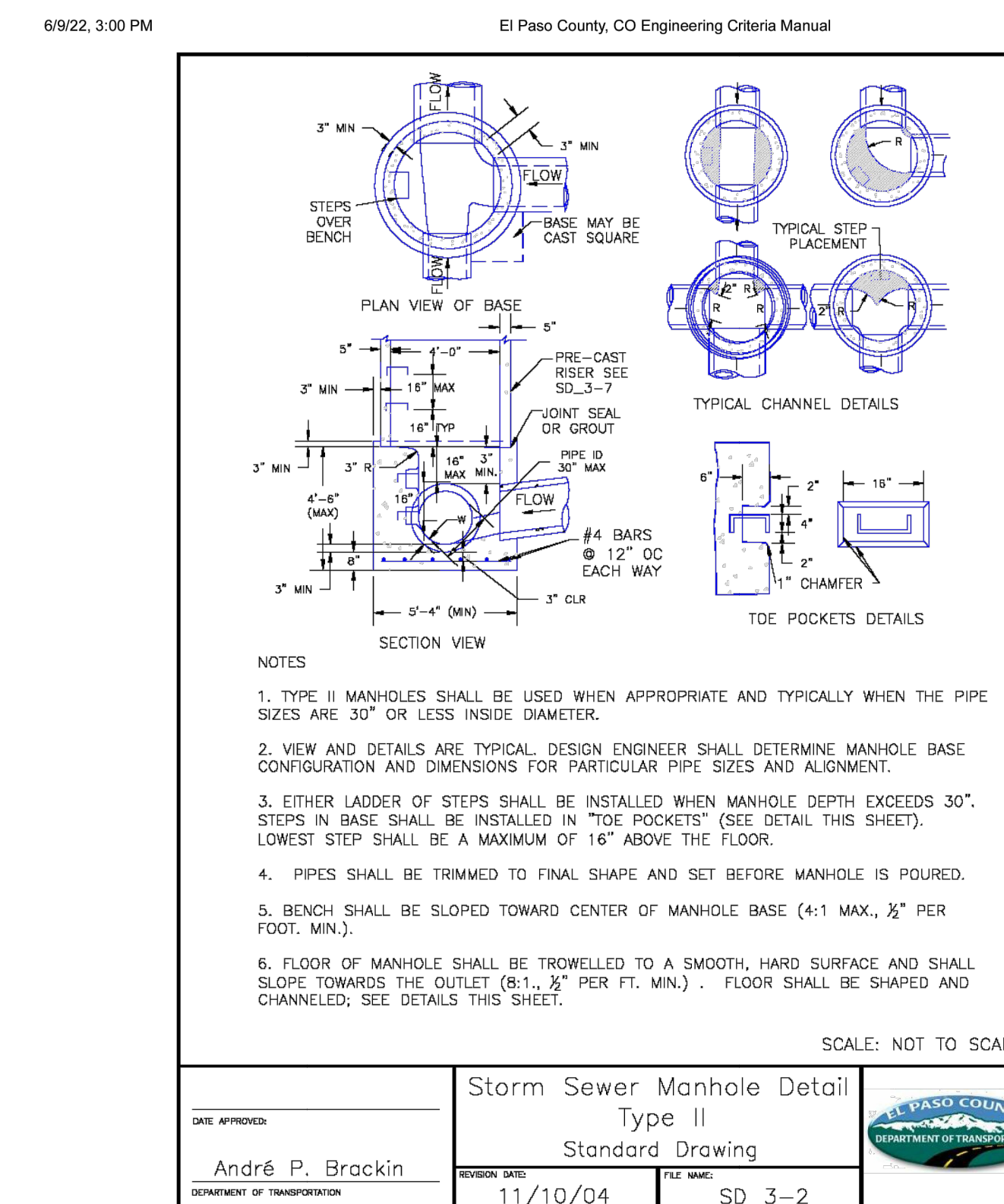


(Res. No. 20-222, 6-23-20)

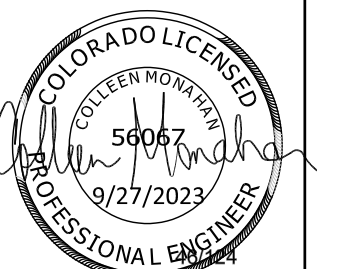
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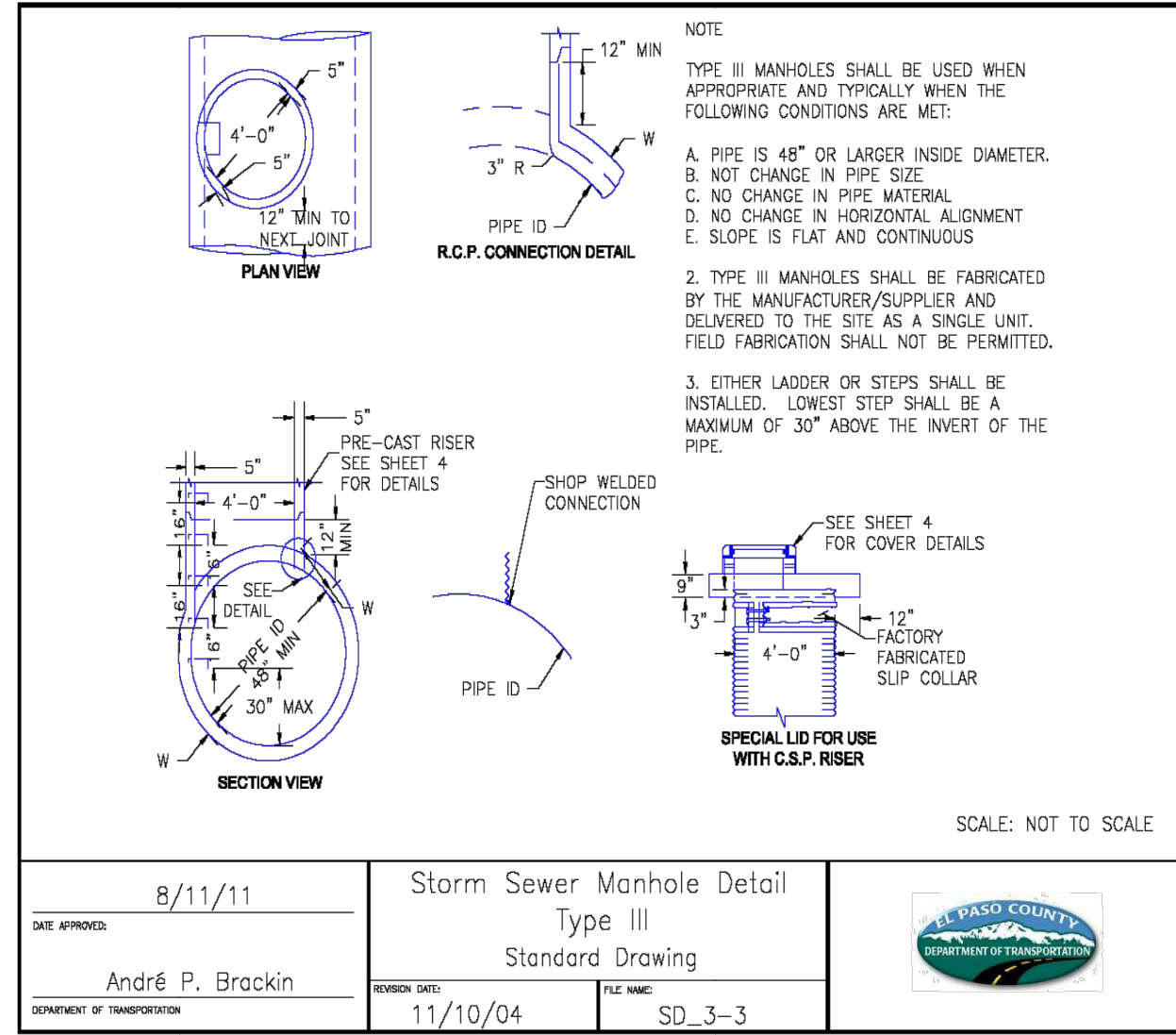


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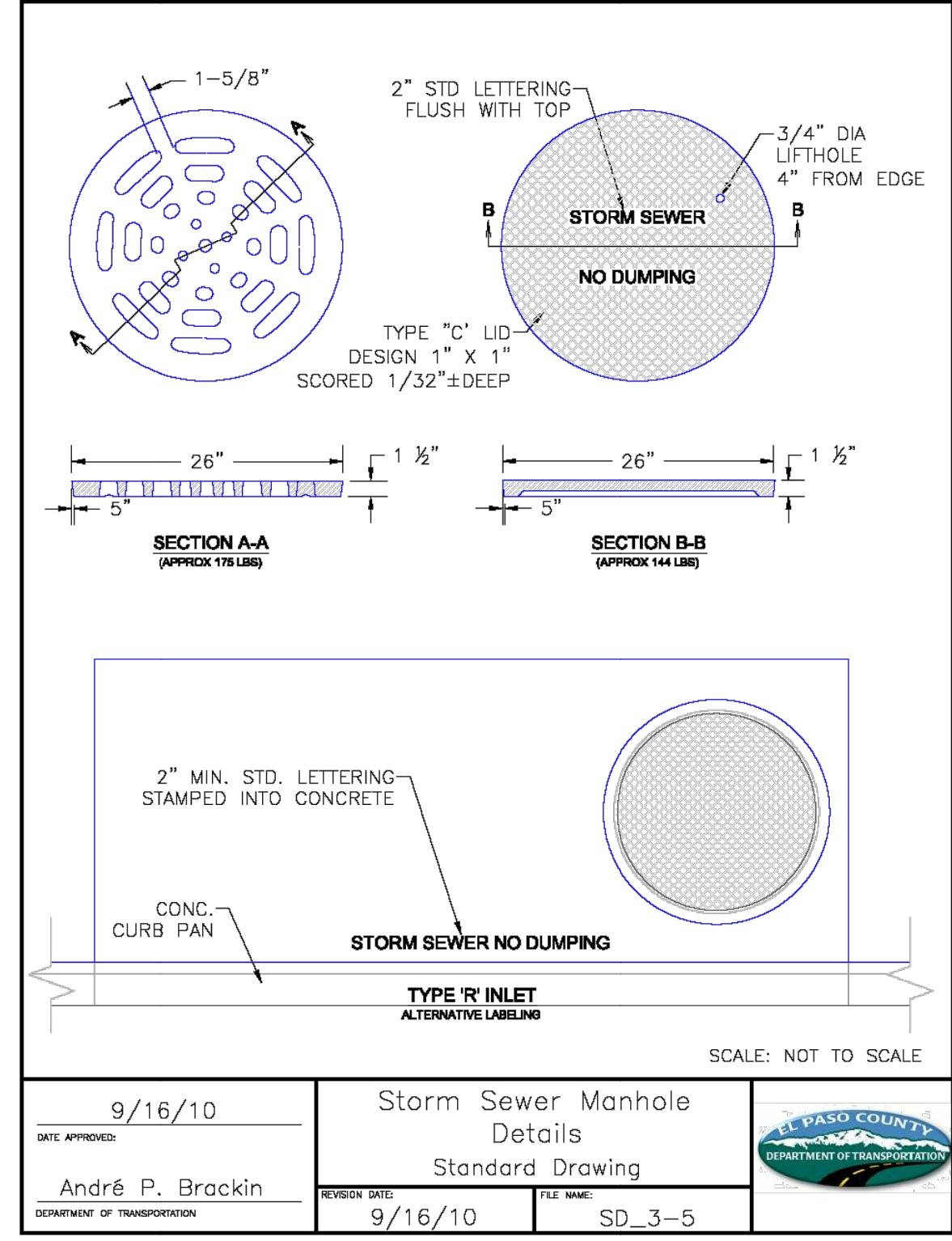


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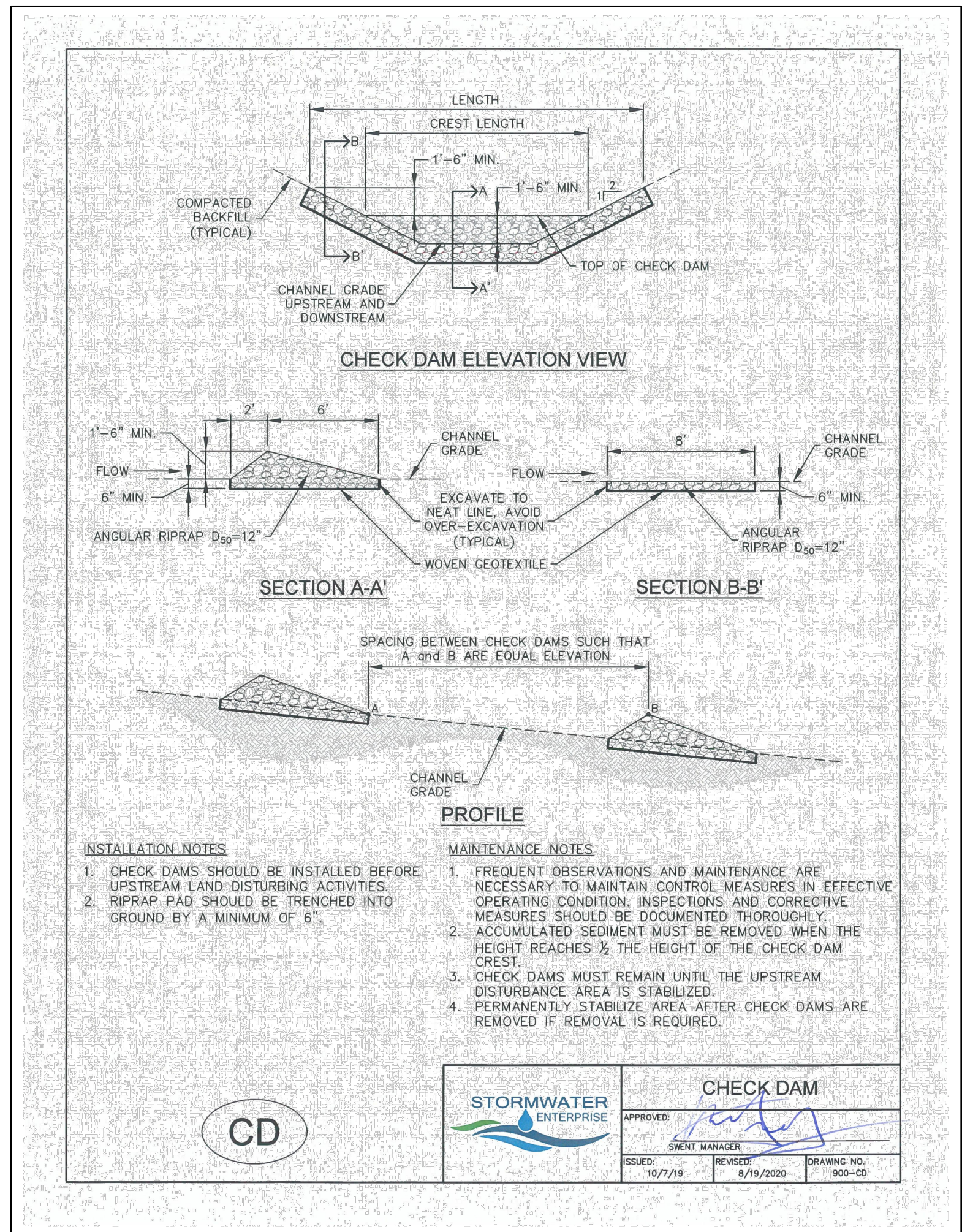




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DRAWN BY: DLH	JOB DATE: 5/4/2023	BAR IS ONE INCH ON OFFICIAL DRAWINGS.
APPROVED: KMH	JOB NUMBER: 2302308	0
CAD DATE: 9/27/2023		IF NOT ONE INCH, ADJUST SCALE ACCORDINGLY.
CAD FILE: J:\2023\2302308\CAD\DWG\IC\CDs\Details		

NO.	DATE	BY	REVISION DESCRIPTION

HRGreen
 HR GREEN - COLORADO SPRINGS
 1975 RESEARCH PARKWAY SUITE 230
 COLORADO SPRINGS, CO 80920
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 FAX: 713.965.0044

PEACEFUL RIDGE AT FOUNTAIN VALLEY
PEACEFUL RIDGE DEVELOPMENT COMPANY
 EL PASO COUNTY, CO

CONSTRUCTION DETAILS
 DETAILS - DETAILS-02 (3)

SHEET
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 82

