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

# PEACEFUL RIDGE AT FOUNTAIN VALLEY
# CONSTRUCTION DOCUMENTS

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


PROJECT CONTACTS

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FOUNTAIN VALLEY INVESTMENT PARTNERS
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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@WWSDONLINE.COM

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


## LEGAL DESCRIPTION

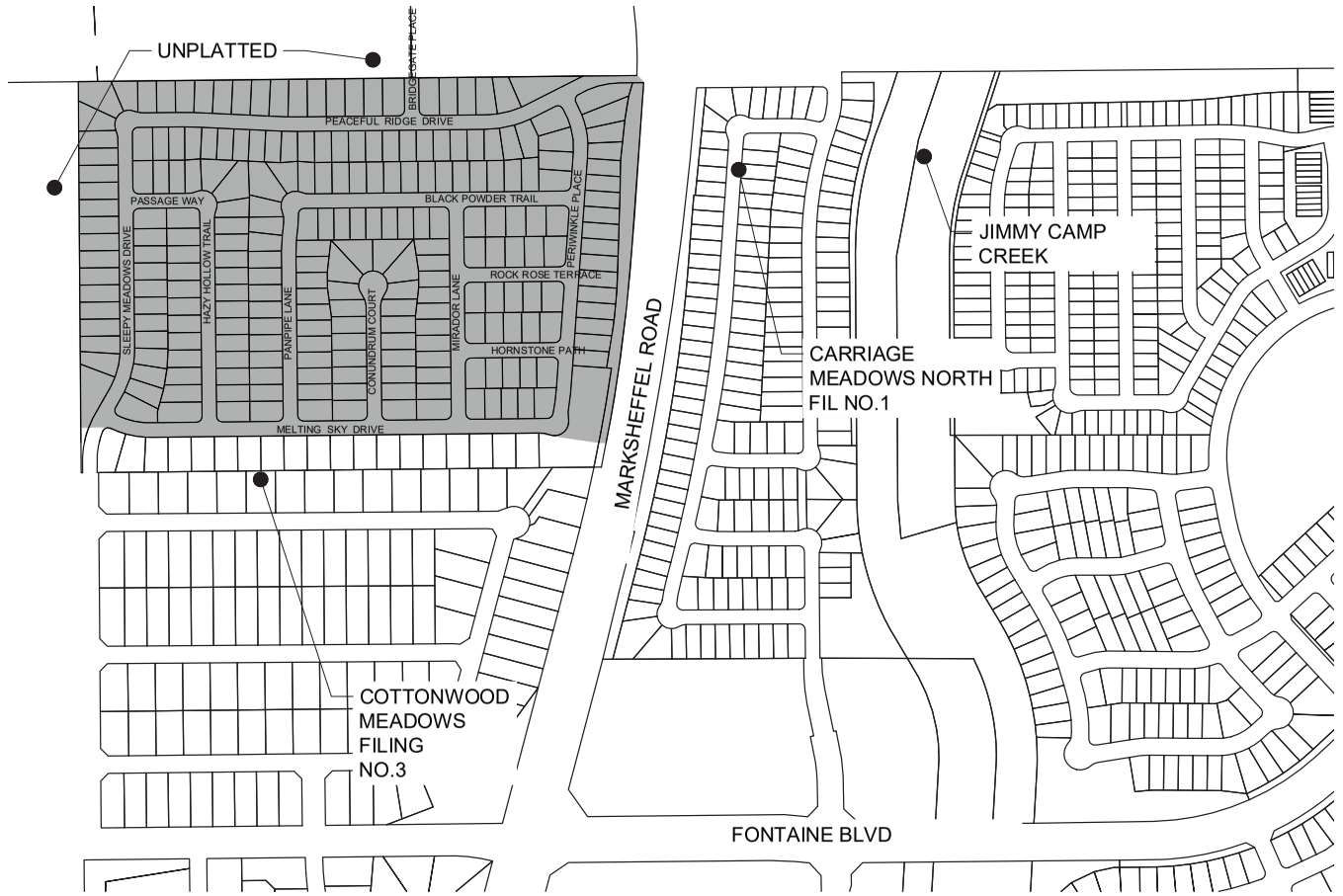
LOCATED WITHIN A PORTION OF SECTION 15, TOWNSHIP 15 SOUTH, RANGE 65 WEST OF THE 6TH P.M. CITY OF COLORADO SPRINGS, COUNTY OF EL PASO, STATE OF COLRADO

## BENCHMARK

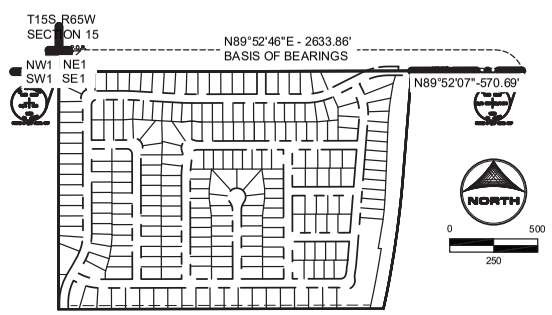
THE MONUMENT IS A 3 ¼ INCH ALUMINUM CAP (FIMS ID #231) LOCATED ON THE EAST SIDE OF MARKSHEFFEL ROAD ABOUT 1.1 MILES SOUTH OF BRADLEY ROAD. A FIMS REBAR WITH A PLASTIC CAP IS 15.1 FEET TO THE NORTHWEST, ANOTHER 12.0 FEET TO THE SOUTHEAST AND A SANITARY SEWER MANHOLE IS 28.2 FEET TO THE SOUTHWEST ELEVATION = 5745.118 FEET (NORTH AMERICAN DATUM 1983)

## BASIS OF BEARING

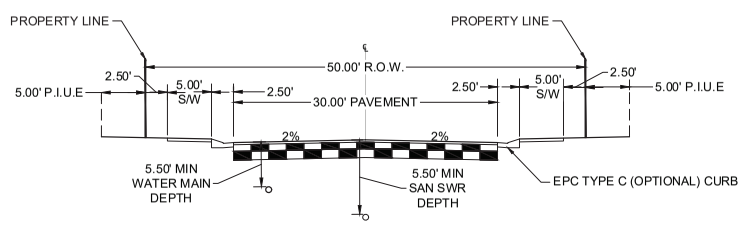
IS RELATIVE TO THE NORTH LINE OF THE SOUTHEAST ONE QUARTER SECTION 15, TOWNSHIP 15 SOUTH, RANGE 65 WEST OF THE SIXTH P.M SAID LINE BEING MONUMENTED BY TWO FOUND 3 ¼ INCH ALUMINUM CAPS L.S #10377. SAID LINE BEARS N89°52'46"E, A DISTANCE OF 2,633.86 FEET.




VICINITY MAP
1"=300'

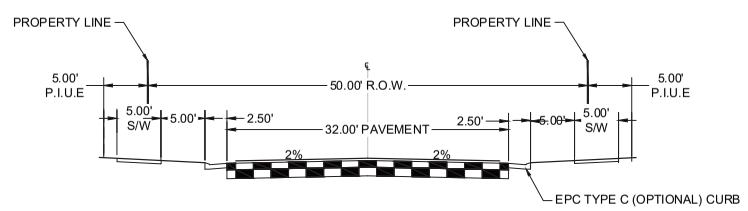



BASIS OF BEARINGS
1"=500'




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.
PLACE)
P.I.U.E = PUBLIC IMPROVEMENTS/UTILITY EASEMENT




URBAN, COLLECTOR (PUBLIC)

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

NORTH
0 300
150

**SHEET INDEX:**


1 - COVER
2 - LEGEND & TYP. SECTIONS
3 - 15 - STREET PLAN & PROFILE
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32 - 42 - WATER PLAN & PROFILE
43 - 52 - SANITARY PLAN & PROFILE
53 - 56 - UTILITY SERVICE PLAN
57 - 62 - STORM PLAN & PROFILE
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68 - 76 - OVERLOT GRADING PLAN
77 - INTERIM FINAL GEC PLAN
78 - 82 - CONSTRUCTION DETAILS


### 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: _____ DATE: _____
OWNER/DEVELOPER

PRINT NAME: _____

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: _____
FIRE PROTECTION DISTRICT

### 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

COLORADO LICENSED
COLLEEN MONAHAN
56067
PROFESSIONAL ENGINEER
9/27/2023

### 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.

9/27/2023
COLLEEN MONAHAN, CO P.E. NO. 0056067 DATE

### 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.

September 27th, 2023
J. RYAN WATSON DATE
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 ECM SECTION 1.12, THESE CONSTRUCTION DOCUMENTS WILL BE VALID FOR CONSTRUCTION FOR A PERIOD OF 2 YEARS FROM THE DATE SIGNED BY THE EL PASO COUNTY ENGINEER. IF CONSTRUCTION HAS NOT 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. DATE
COUNTY ENGINEER

PCD FILE NO. CDR-22-015

| | | | |
|---|---|---|---|
| DRAWN BY: AB | JOB DATE: 6/13/2023 | 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\Dwgs\C\CDs\LEGEND & GENERAL NOTES | | | |

| NO. | DATE | BY | REVISION DESCRIPTION |
|---|---|---|---|
| | | | |

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

CONSTRUCTION DOCUMENTS
COVER

SHEET CV | 1

HR GREEN Xrefs: xgl-1-ofs1-2308; vicinity_map; EPC_CD_Notes; EPC_CD_Approval; WWSD_water_approval_block; EPC_CD_Engr_Approval; EPC_CD_Owner_Approval; Legend; ndwy_typicals; EPC_GEC_Notes; EPC_Signing&Striping_Notes; Cover_contacts; Legal_Description_BnB; 0400740 BASIS OF BEARINGS; .sc-row; WWSD_General_Notes