

Reference the attached documents for El Paso County standard Grading and Erosion Control Plan Notes, Signing and Striping, and Construction Drawing Notes and add them to the title sheet.



PEACEFUL RIDGE AT FOUNTAIN VALLEY SUBDIVISION

RESIDENTIAL SUBDIVISION CONSTRUCTION DRAWINGS

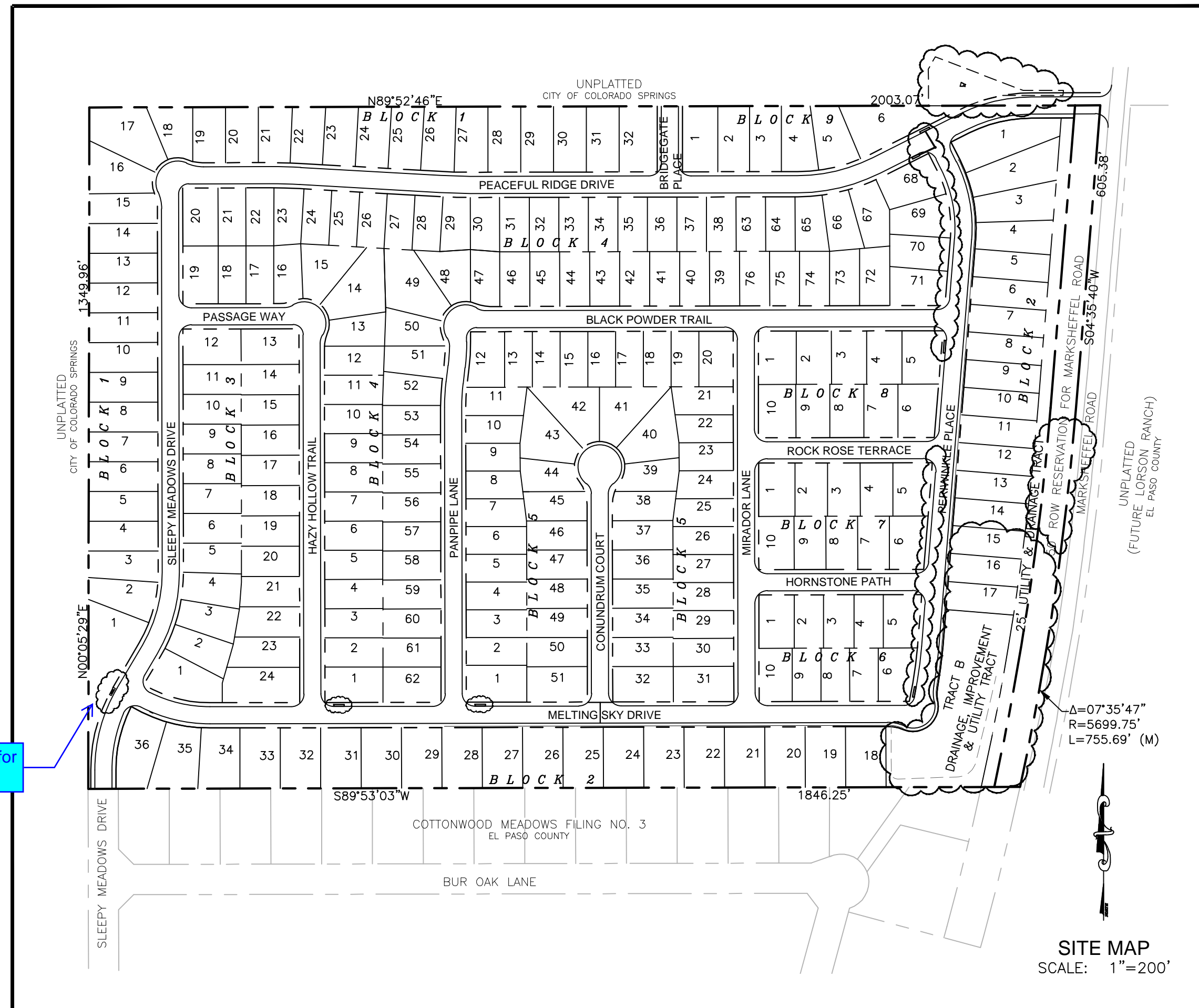
PREPARED FOR FOUNTAIN VALLEY INVESTMENT PARTNERS, LLC

EPC STORMWATER REVIEW COMMENTS ARE SHOWN IN ORANGE BOXES WITH BLACK TEXT

GENERAL NOTES

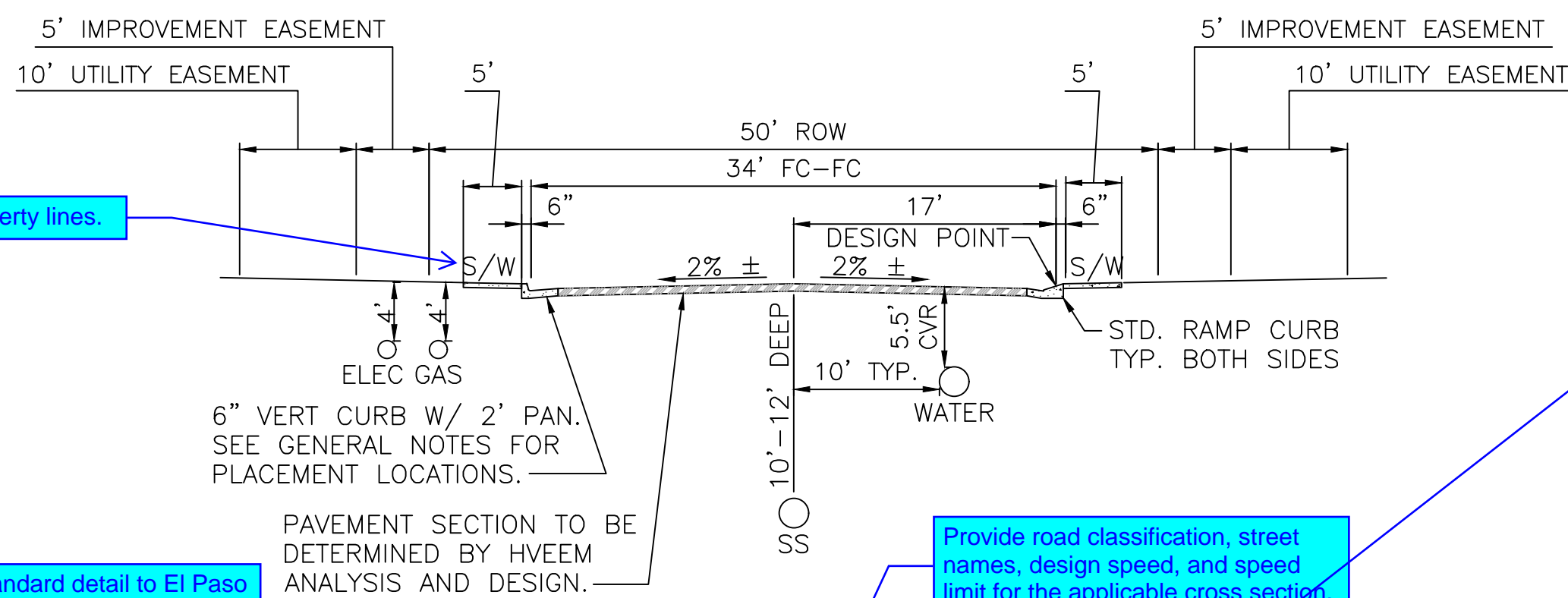
1. PROFILE DESIGN LINES ARE BASED ON CENTERLINE, AS SHOWN, UNLESS OTHERWISE NOTED.
 2. ALL NEW CONSTRUCTION TO CONFORM TO THE SPECIFICATIONS OF THE EL PASO COUNTY DEVELOPMENT SERVICES DEPARTMENT, WIDEFIELD WATER AND SANITATION DISTRICT, AND THE FOUNTAIN MUTUAL IRRIGATION COMPANY (FMIC). ANY ASPHALT REMOVED IS TO BE REPLACED TO MEET THE SPECIFICATIONS OF THE EL PASO COUNTY DEVELOPMENT SERVICES DEPARTMENT.
 3. FOR PAVEMENT DESIGN, CURB AND GUTTER, AND SIDEWALK SEE INDIVIDUAL PLAN AND PROFILE SHEETS. PAVEMENT DESIGN TO BE BASED ON RESISTANCE VALUE 'R' DERIVED FROM HVEEM TESTS AND ARE TO BE APPROVED BY THE ENGINEERING DIVISION OF THE EL PASO COUNTY DEVELOPMENT SERVICES DEPARTMENT PRIOR TO WORK ABOVE SUBGRADE.
 4. AT INTERSECTIONS, ALL CURB RETURNS WILL HAVE 25'-FOOT RADIUS' UNLESS OTHERWISE NOTED.
 5. ALL EXISTING UTILITIES HAVE BEEN SHOWN ACCORDING TO THE BEST AVAILABLE INFORMATION. THE CONTRACTOR IS RESPONSIBLE FOR FIELD LOCATION AND VERIFICATION PRIOR TO BEGINNING WORK. IF IT APPEARS THAT THERE COULD BE A CONFLICT WITH ANY UTILITIES, WHETHER INDICATED ON THE PLANS OR NOT, THE CONTRACTOR IS TO NOTIFY THE ENGINEER AND OWNER IMMEDIATELY. THE CONTRACTOR IS RESPONSIBLE FOR THE PROTECTION AND REPAIR (IF NECESSARY) OF ALL UTILITIES.
 6. A PRE-CONSTRUCTION MEETING SHALL BE HELD WITH THE EL PASO COUNTY DEVELOPMENT SERVICES DEPARTMENT AND WIDEFIELD WATER AND SANITATION DISTRICT PRIOR TO ANY CONSTRUCTION.
 7. APPROVED PLANS, COUNTY SUBDIVISION CRITERIA MANUAL, ETC. IS REQUIRED TO BE ON-SITE AT ALL TIMES.
 8. ALL NECESSARY PERMITS, SUCH AS SWMP, ESQCP, FUGITIVE DUST, ACCESS, C.O.E. 404, ETC. SHALL BE OBTAINED PRIOR TO CONSTRUCTION.
 9. ALL HANDICAP RAMPS TO BE PER EL PASO COUNTY ENGINEERING CRITERIA MANUAL (ECM).
 10. THE CONTRACTOR SHALL COORDINATE LOCATIONS AND LAYOUT WITH THE EL PASO COUNTY DEVELOPMENT SERVICES DEPARTMENT ON THE PLACEMENT OF ANY PEDESTRIAN RAMPS PRIOR TO CONSTRUCTION OF CURB.
 11. WHERE APPROPRIATE, NEATLY SAW CUT ALL EXISTING CONCRETE AND ASPHALT. REPAIR/REPLACE ALL DISTURBED EXISTING ITEMS WITH LIKE MATERIALS AND THICKNESSES.
 12. ALL DISTURBED AREAS SHALL BE REVEGETATED WITH NATIVE GRASSES WITHIN 21 DAYS OF EXCAVATION PER EROSION CONTROL PLAN.
 13. THE PREPARED EROSION/SEDIMENT CONTROL PLAN IS TO BE CONSIDERED A PART OF THESE PLANS AND ITS REQUIREMENTS ADHERED TO DURING THE CONSTRUCTION OF THIS PROJECT.
 14. ALL STORM AND SANITARY SEWER PIPE LENGTHS AND SLOPES ARE FIGURED FROM CENTER OF MANHOLE OR BEND. PIPE LENGTHS ARE GIVEN AS A HORIZONTAL LENGTH.
 15. ALL STORM SEWER BEDDING TO BE PER STANDARDS OF EL PASO COUNTY DEVELOPMENT SERVICES.
 16. ALL STORM SEWER PIPE SHALL BE CLASS III TYPE B UNLESS OTHERWISE SHOWN ON THE STORM SEWER PLAN AND PROFILE SHEETS.
 17. ALL WYES AND BENDS USED IN CONSTRUCTION OF STORM SEWER FACILITIES SHALL BE FACTORY FABRICATED, UNLESS APPROVED BY THE EL PASO COUNTY DEVELOPMENT SERVICES DEPARTMENT.
 18. CONSTRUCTION AND MATERIALS USED IN ALL STORM AND SANITARY SEWER MANHOLES SHALL BE PER SPECIFICATIONS. STORM SEWER RADIAL DEFLECTIONS TO BE GROUTED OR INSTALLED PER MANUFACTURERS RECOMMENDATIONS.
 19. STORM SEWER MANHOLE SIZES AS FOLLOWS UNLESS OTHERWISE SHOWN:
18" THRU 36" USE 48" I.D. MANHOLE
42" THRU 48" USE 60" I.D. MANHOLE
54" THRU 60" USE 72" I.D. MANHOLE
NOTE: MANHOLE SIZES TABULATED HERE SHALL BE INCREASED, IF NECESSARY, TO ACCOMMODATE INCOMING LATERALS.
 20. SANITARY SEWER MANHOLE SIZES AND FACILITIES PER WIDEFIELD WATER AND SANITATION DISTRICT SPECIFICATIONS. SANITARY SEWERS TO BE INSTALLED WITH CLASS 'C' BEDDING. SANITARY SEWERS DEEPER THAN 12'-FEET SHALL REQUIRE CLASS 'B' BEDDING. PIPE USED FOR CONSTRUCTION OF SANITARY SEWER SHALL BE SDR 35 UNLESS SHOWN OTHERWISE ON PLAN AND PROFILES.
 21. FOR ADDITIONAL UTILITY NOTES, SEE UTILITY PLAN AND/OR SERVICE PLAN.
 22. ALL HORIZONTAL STATIONING IS BASED ON THE 'FACE OF CURB', UNLESS OTHERWISE SHOWN.
 23. ALL VERTICAL DESIGN AND TOP OF CURB ARE BASED ON THE DESIGN POINT AS SHOWN IN THE TYPICAL CROSS SECTION.
 24. THE CURB LINE DESIGN POINT IS LOCATED AT THE INTERSECTION OF THE FACE AND TOP OF CURB FOR THE TYPE III STANDARD 6-INCH VERTICAL CURB. SEE TYPICAL STREET SECTION FOR DESIGN POINT LOCATIONS.
 25. WATER AND SANITARY SEWER SERVICE PROVIDED BY WIDEFIELD WATER AND SANITATION DISTRICT. TELEPHONE SERVICE PROVIDED BY US WEST COMMUNICATIONS. GAS SERVICE PROVIDED BY PEOPLES NATURAL GAS. ELECTRIC SERVICE PROVIDED BY MOUNTAIN VIEWELECTRIC.
 26. ALL UTILITY CONSTRUCTION TO BE CONDUCTED IN CONFORMANCE WITH THE CURRENT WIDEFIELD WATER AND SANITATION DISTRICT SPECIFICATIONS AND/OR EL PASO COUNTY SPECIFICATIONS, WHICHEVER IS GREATER.
 27. RAMP CURB IS TO BE USED THROUGHOUT THIS DEVELOPMENT EXCEPT AT CURB RETURNS & CURB INLETS. VERTICAL CURB TO BE USED BETWEEN CURB RETURNS AND AT CURB INLETS. TRANSITIONS FROM RAMP TO VERTICAL CURB AND 8-INCH VERT. CURB TO 6-INCH VERT. CURB SHALL BE 5'-FEET UNLESS OTHERWISE APPROVED BY THE EL PASO COUNTY DEVELOPMENT SERVICES DEPARTMENT.
 28. CROSS PANS TO BE EL PASO COUNTY ECM.
 29. CONTRACTOR RESPONSIBLE FOR MEETING ALL WIDEFIELD WATER AND SANITATION CRITERIA INCLUDING TESTING CRITERIA WHEN CONNECTING TO EXISTING STUBS.
 30. CURB RETURNS SHALL BE STRAIGHT GRADED FROM CR TO CR UNLESS OTHERWISE NOTED.
 31. INLETS ARE TYPE 'R' INLETS (CDOT STD M-604-12) UNLESS OTHERWISE NOTED.
- 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 IS 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 BEARINGS IS RELATIVE TO THE NORTH LINE OF THE SOUTHEAST ONE QUARTER OF 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.

Label reason for bubble.



Show property lines.

Revise standard detail to El Paso County SD 2-40 Pedestrian Curb Ramp Detail and add detail to drawing set.



Provide road classification, street names, design speed, and speed limit for the applicable cross section.

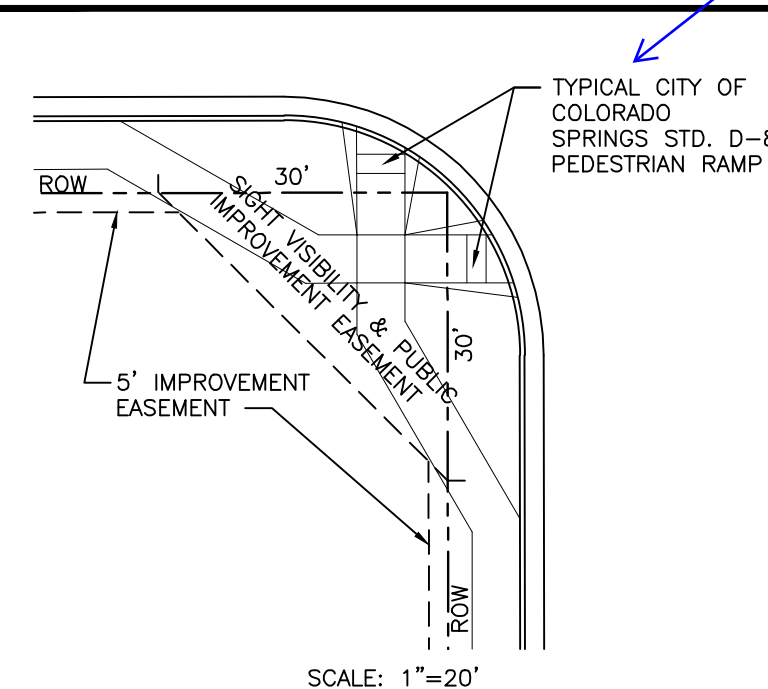
TYPICAL STREET SECTION

SCALE: NTS

ABBREVIATIONS

ASSY = ASSEMBLY	MIN. = MINIMUM
BNDY = BOUNDARY	NTS = NOT TO SCALE
BOP = BOTTOM OF PIPE	OD = OUTSIDE DIAMETER
CL = CENTERLINE	PC = POINT OF HORIZONTAL CURVATURE
CRA = CONCRETE REVERSE ANCHOR	PP = PROPOSED
CTRB = CONCRETE THRUST BLOCK	PT = POINT OF HORIZONTAL TANGENCY
CR = POINT OF CURB RETURN	PVC = POLY VINYL CHLORIDE PIPE
DIP = DUCTILE IRON PIPE	PVC = POINT OF VERTICAL CURVATURE
EL = ELEVATION	PVI = POINT OF VERTICAL INTERSECTION
ESMT = EASEMENT	PVT = POINT OF VERTICAL TANGENCY
EX = EXISTING	RCB = REINFORCED CONCRETE BOX
FC = FACE OF CURB	RCP = REINFORCED CONCRETE PIPE
FES = FLARED END SECTION	ROW = RIGHT OF WAY
FLG = FLANGE	RT = RIGHT
FL = FLOWLINE	SHT = SHEET
GB = GRADE BREAK	SS = SANITARY SEWER
HP = HIGH POINT	STA = STATION
HORIZ = HORIZONTAL	STD = STANDARD
HYD = HYDRANT	TA = TOP OF ASPHALT
I.D. = INSIDE DIAMETER	TC = TOP OF CURB
LT = LEFT	TOP = TOP OF PIPE
LF = LINEAR FEET	TYP = TYPICAL
LP = LOW POINT	VC = VERTICAL CURVE
MAX = MAXIMUM	VERT = VERTICAL
MH = MANHOLE	

TYPICAL PUBLIC IMPROVEMENT EASEMENT



LEGEND

---	STREET R.O.W.
---	STREET CENTER LINE
---	PROPOSED WATER
---	PROPOSED WATER HYD
---	PROPOSED SANITARY
---	PROPOSED SANITARY
---	PROPOSED STORM SE
---	PROPOSED STORM IN
---	PROPOSED STORM FE
---	PROPOSED BOXBASE

Revise El Paso County Signature Block to:

El Paso County:

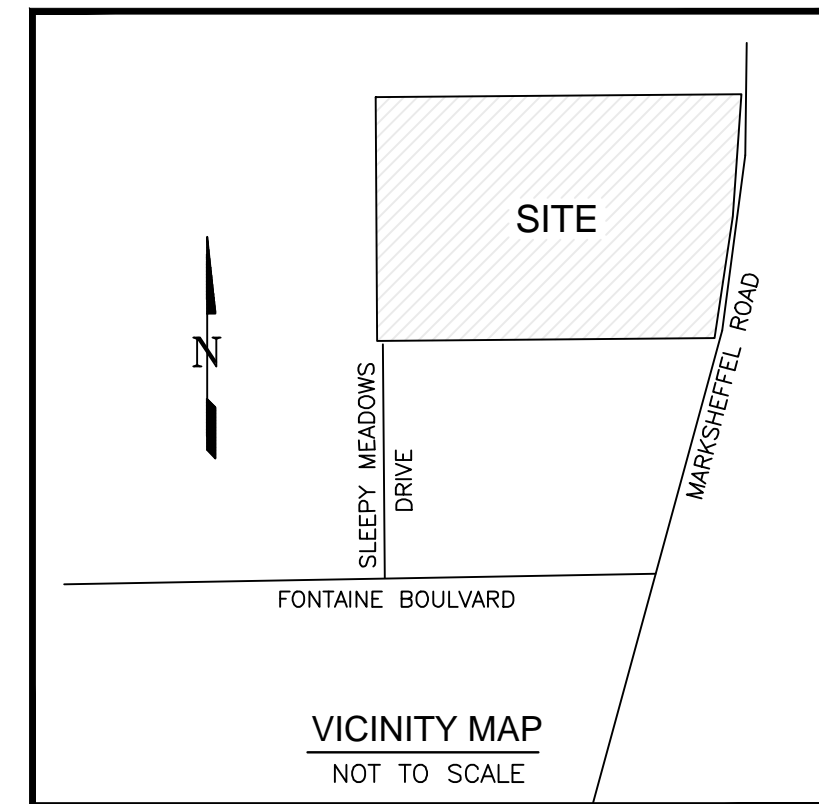
County plan review is provided only for general conformance with County Design Criteria. The County is not responsible for the accuracy and adequacy of the design, dimensions, and/or elevations which shall be confirmed at the job site. The County through the approval of this document assumes no responsibility 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.

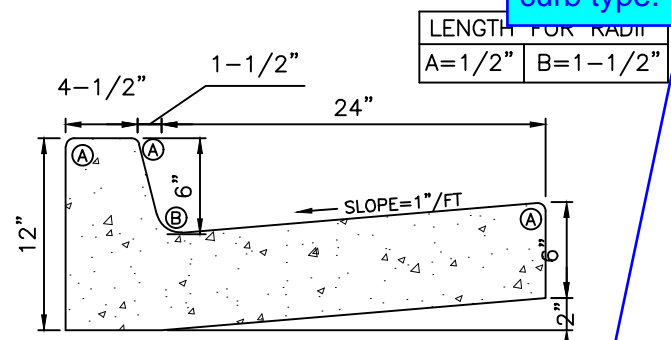
In accordance with ECM Section 1.12, these construction documents will be valid for construction for a period of 2 years from the date signed by the El Paso County Engineer. If construction has not started within those 2 years, the plans will need to be resubmitted for approval, including payment of review fees at the Planning and Community Development Directors discretion.

Joshua Palmer
County Engineer / ECM Administrator

Date

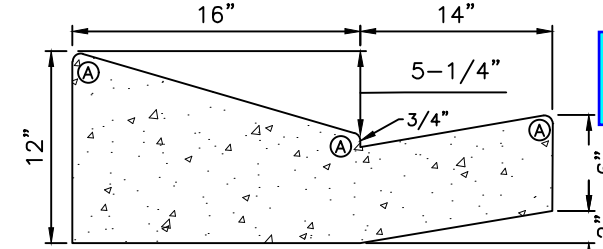


Revise to use County nomenclature for curb type.



TYPE III VERTICAL CURB AND GUTTER

NTS



6" RAMP CURB AND GUTTER

NTS

Reference the following document for construction drawing signature blocks and update developer and owner blocks.



Update all Signature Blocks. See GEC Checklist Items gg, ii, and jj

STATEMENTS

APPROVAL - 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.

JOHN A. McCARTY, P.E.
COUNTY ENGINEER/DIRECTOR

DATE

DETAILED DRAINAGE CONSTRUCTION PLANS & SPECIFICATIONS ENGINEER'S STATEMENT:

THESE DETAILED PLANS AND SPECIFICATIONS WERE PREPARED UNDER MY DIRECTION AND SUPERVISION. SAID DETAILED PLANS AND SPECIFICATIONS HAVE BEEN PREPARED ACCORDING TO THE CRITERIA ESTABLISHED BY THE COUNTY FOR DETAILED DRAINAGE PLANS AND SPECIFICATIONS, AND SAID DETAILED PLANS AND SPECIFICATIONS ARE IN CONFORMITY WITH THE MASTER PLAN OF THE DRAINAGE BASIN. SAID DETAILED DRAINAGE PLANS AND SPECIFICATIONS MEET THE PURPOSES FOR WHICH THE PARTICULAR DRAINAGE FACILITY(S) IS DESIGNED. I ACCEPT RESPONSIBILITY FOR LIABILITY CAUSED BY NEGLIGENT ACTS, ERRORS OR OMISSIONS ON MY PART IN PREPARATION OF THE DETAILED DRAINAGE PLANS AND SPECIFICATIONS.

ANDREW W. MCCORD P.E. #25057

DATE

OPER

DATE

PANY: FOUNTAIN VALLEY INVESTMENT PARTNERS, LLC
RESS: 3 WIDEFIELD BOULEVARD
COLORADO SPRINGS, CO 80911



OUNTAIN VALLEY INVESTMENT PARTNERS, LLC
3 WIDEFIELD BOULEVARD
COLORADO SPRINGS, CO 80911

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28	MISCELLANEOUS & SS UNDERDRAIN DETAILS

UTILITY APPROVALS

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 _____

Print Name _____

DBA: FOUNTAIN VALLEY INVESTMENT PARTNERS, LLC
Address: 3 Widefield Boulevard
Colorado Springs, CO 80911
(719) 392-0194

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. The Widefield Water and Sanitation District has limited its scope of review accordingly.

WIDEFIELD WATER AND SANITATION DISTRICT WASTEWATER DESIGN APPROVAL

Date: _____ By: _____

PROJECT NO. _____

In case of errors or omissions with the sewer design as shown on this document the standards as defined in the "Rules and Regulations for Installation of Sewer Mains and Services" shall rule. Approval expires 180 days from Design Approval.

WIDEFIELD WATER AND SANITATION DISTRICT WATER DESIGN APPROVAL

Date: _____ By: _____

PROJECT NO. _____

In case of errors or omissions with the sewer design as shown on this document the standards as defined in the "Rules and Regulations for Installation of Sewer Mains and Services" shall rule. Approval expires 180 days from Design Approval.

PREPARED BY:



1604 South 21st Street
Colorado Springs, Colorado 80904
(719) 630-7342

Add "PCD File No. CDR-22-015"

Identify all utility lines as existing or proposed.

Add and label plan matchlines

Label inlets

Label proposed lot numbers

Verify sidewalks are not in private property.

Recommend revising to a parallel curb ramp, and following ECM Chapter 6.3.3 criteria for all typical designs in the construction drawing set. If design is revised add Parallel Pedestrian Curb Ramp Detail Standard Drawing SD-2.50 to construction drawings and add callout.

Knuckle designs do not meet EPC SD-2.77, please submit deviation requests for knuckles for documentation.

Label utility line

Label as existing or proposed.

Remove highlighted pedestrian cross ramps.

Per El Paso County Standard Signing and Striping notes street name and regulatory stop signs shall be on the same post at intersections. Please move street sign to the same post as stop sign.

Label all manholes consistent with the drainage report naming (i.e. MH-1A, etc).

For all pedestrian street crossings, pedestrian curb ramps, and sidewalks show running slopes, cross slope, and elevation spot checks. See attached screenshot for reference. Review ECM Chapter 6 for design criteria.

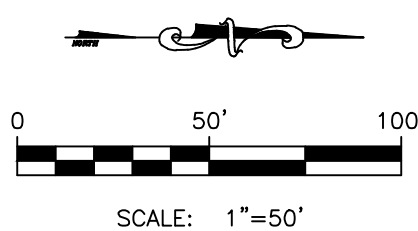
SLEEPY MEADOWS DRIVE PLAN VIEW

SLEEPY MEADOWS DRIVE PROFILE VIEW

Show match lines in the profile views.

provide vertical scale at all profile sheets

CURVE DATA			
②A	D=30°36'44"	②B	D=94°05'56"
②D	R=300.00'	②E	R=25.00'
②G	L=160.29'	②F	L=41.06'
②H	D=30°36'44"	②I	D=90°00'00"
②J	R=300.00'	②K	R=25.00'
②L	L=160.29'	②M	L=39.27'
②N	D=23°17'21"	②O	D=89°59'43"
②P	R=82.00'	②Q	D=138°30'04"
②R	L=34.76'	②S	R=43.00'
		②T	L=103.94'



PEACEFUL RIDGE AT FOUNTAIN VALLEY SLEEPY MEADOWS DRIVE PLAN AND PROFILE

EL PASO COUNTY, COLORADO

FOUNTAIN VALLEY INVESTMENT PARTNERS, LLC

Project No.: 21031
Date: Oct 9, 2021
Design: JGD
Drawn: MAK/MJK
Check: AWMc
Revisions:

SHEET

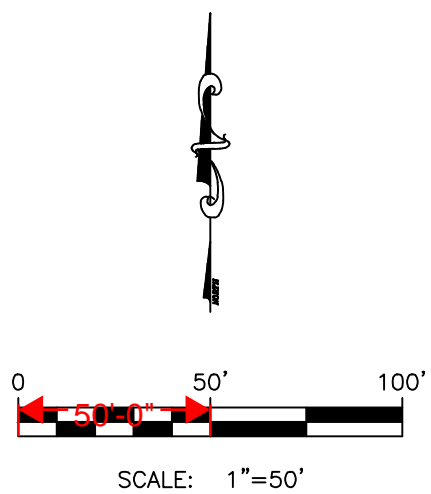
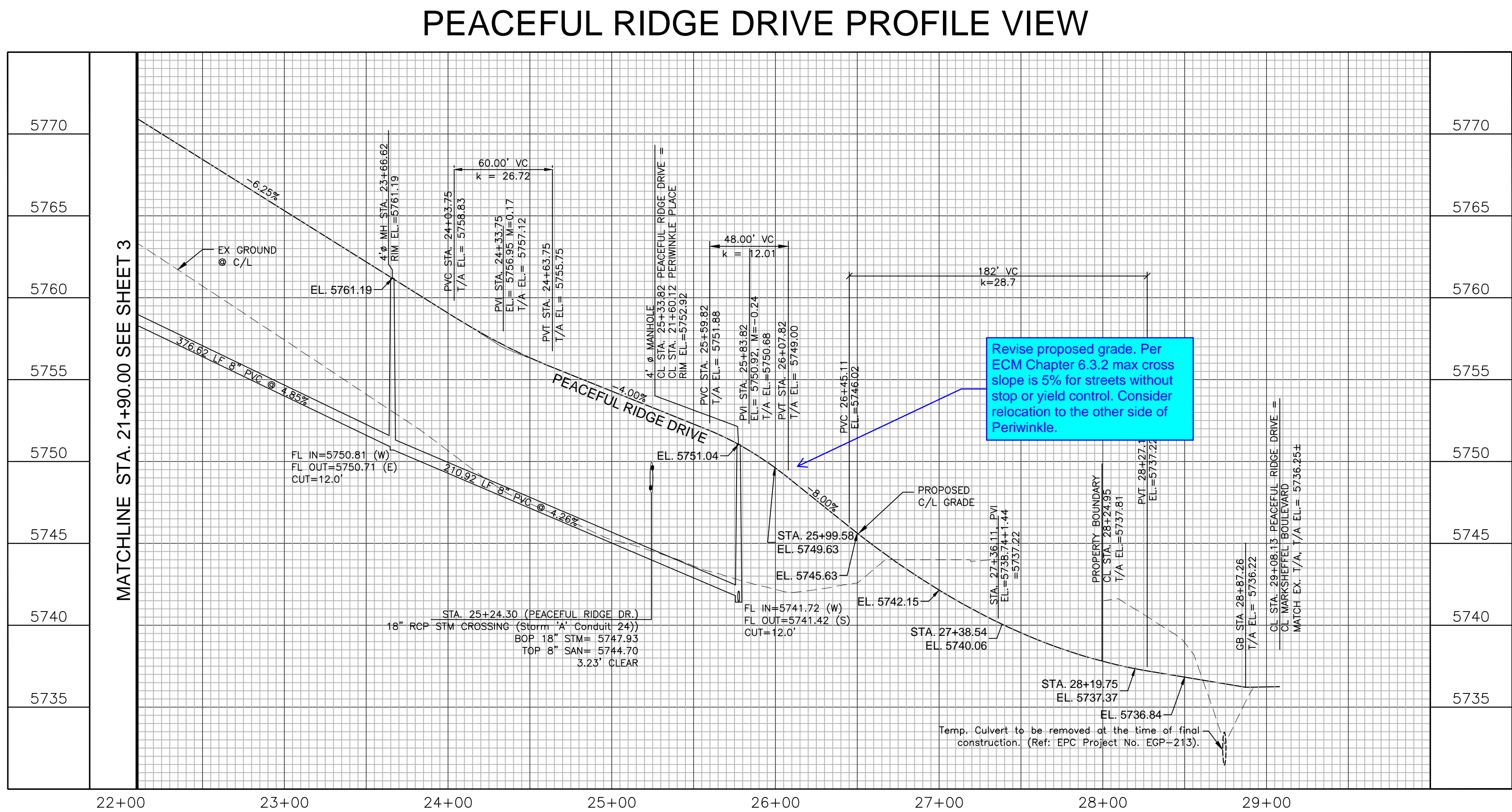
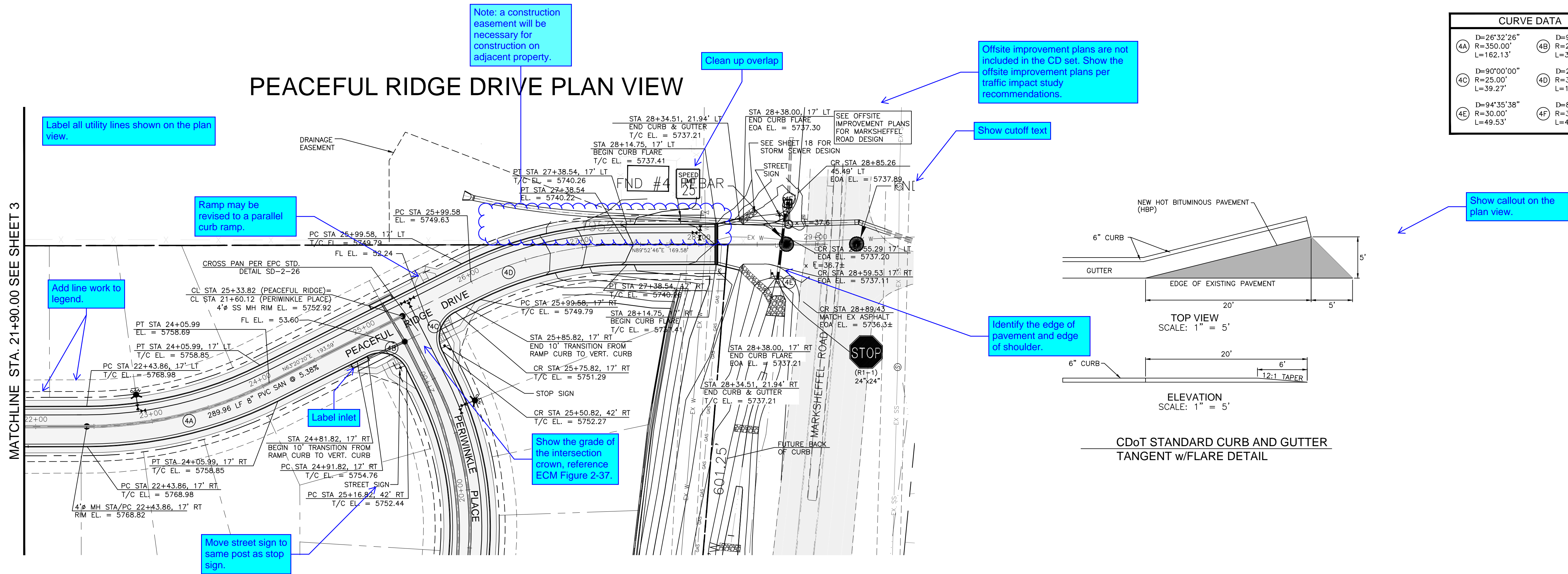
2

OF 30 SHEETS

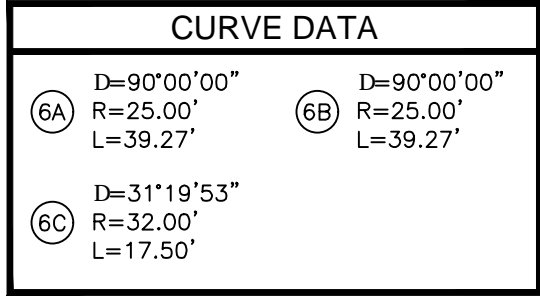
21031-02-15pp.dwg/Sep 06, 2022

Kiowa
Engineering Corporation
1604 South 21st Street
Colorado Springs, Colorado 80904
(719) 630-7342

W
WIDEFIELD
Investment Group

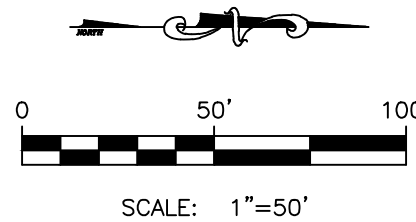


- Add matchlines to plan and profile
- Label lot numbers

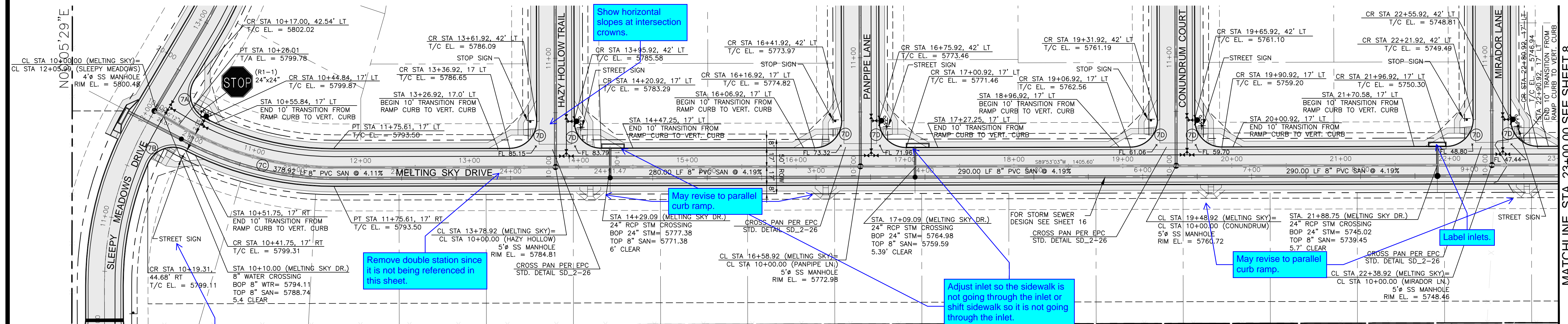


5D and 5E are not shown in the legend. A deviation request is required for the knuckle design not meeting ECM criteria.

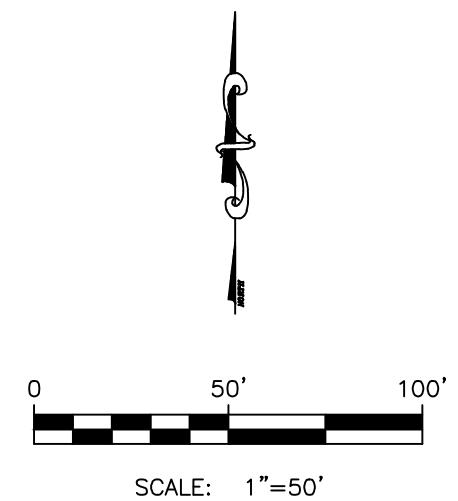
- Add matchlines to plan and profile
- Label lot numbers



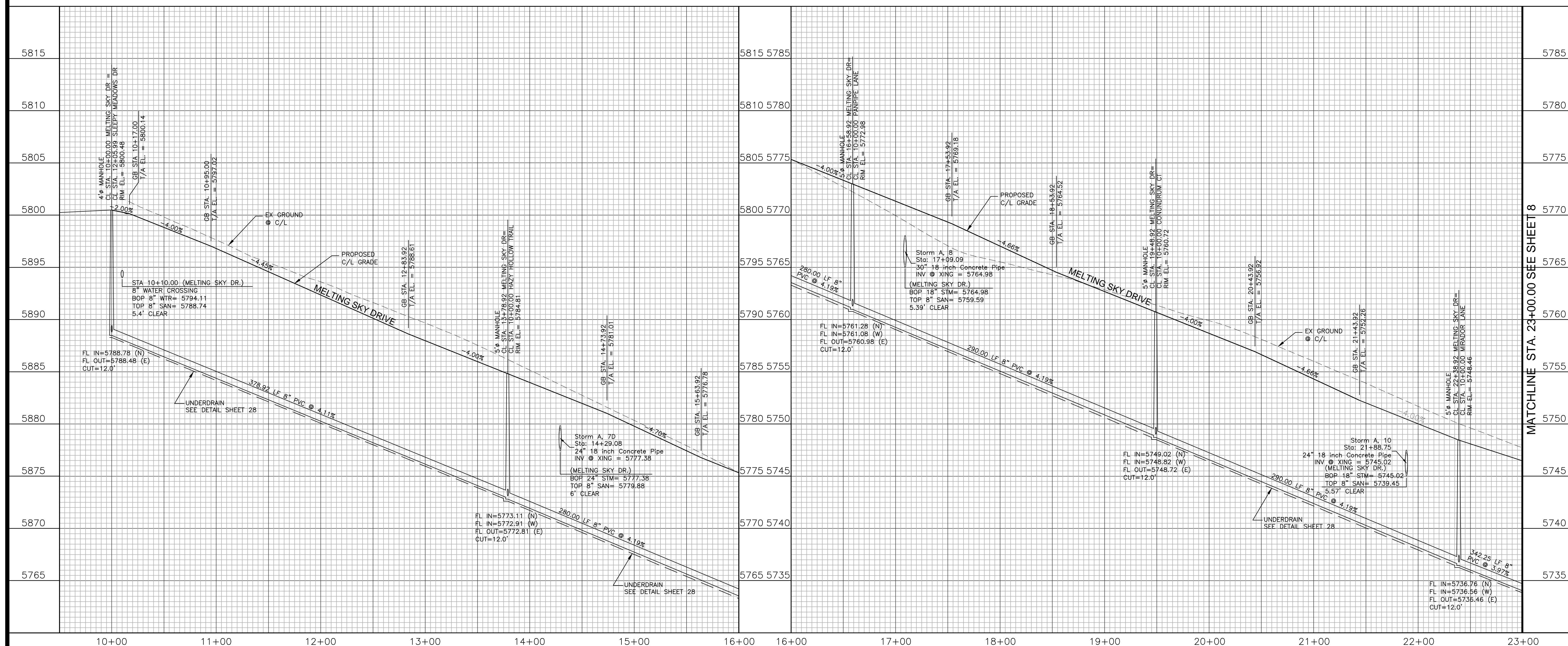
MELTING SKY DRIVE PROFILE VIEW



CURVE DATA	
<p>(7A) D=93°51'04"</p> <p>R=25.00'</p> <p>L=40.95'</p>	<p>(7B) D=94°05'56"</p> <p>R=25.00'</p> <p>L=41.06'</p>
<p>(7C) D=30°36'44"</p> <p>R=280.00'</p> <p>L=149.60'</p>	<p>(7D) D=90°00'00"</p> <p>R=25.00'</p> <p>L=39.27'</p>



MATCHLINE STA. 23+00.00 SEE SHEET 8



MATCHLINE STA. 23+00.00 SEE SHEET 8

PEACEFUL RIDGE AT FOUNTAIN VALLEY
MELTING SKY DRIVE
PLAN AND PROFILE
EL PASO COUNTY, COLORADO

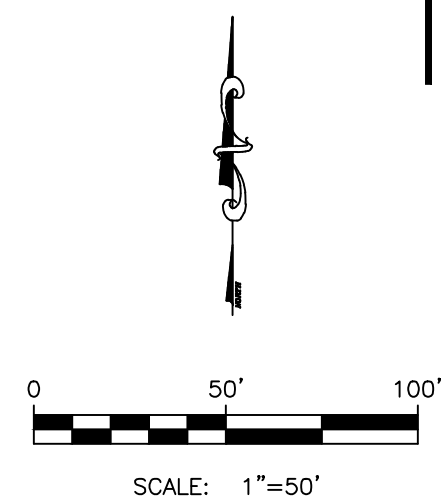
Project No.: 04092
Date: August 9, 2006
Design: JGD
Drawn: MAK
Check: AWMc
Revisions:

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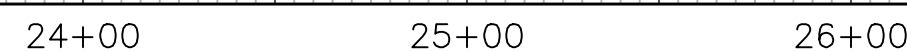
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OF 30 SHEETS

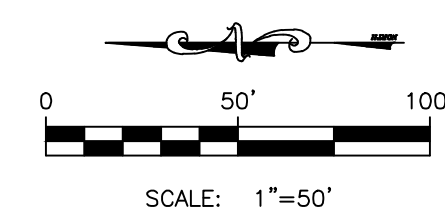
MELTING SKY DRIVE PLAN VIEW



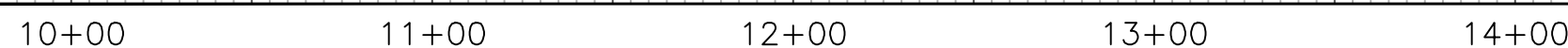
MELTING SKY DRIVE PROFILE VIEW



DETENTION POND & OFFSITE CONNECTION PLAN VIEW

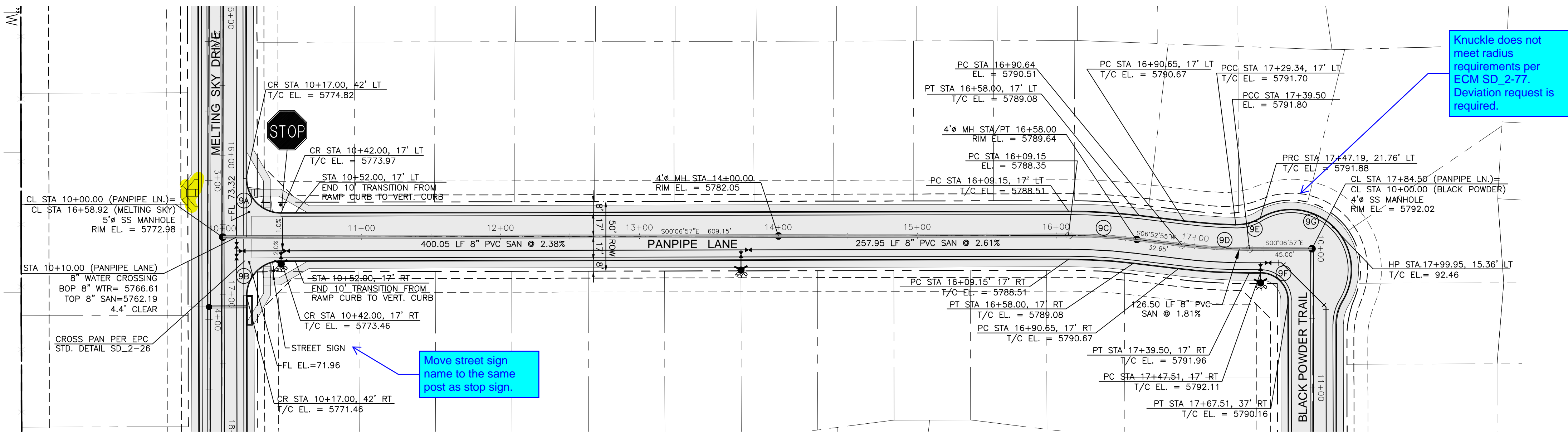


DETENTION POND & OFFSITE CONNECTION PROFILE VIEW



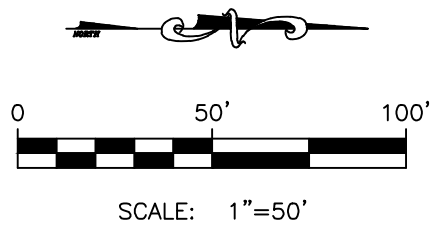
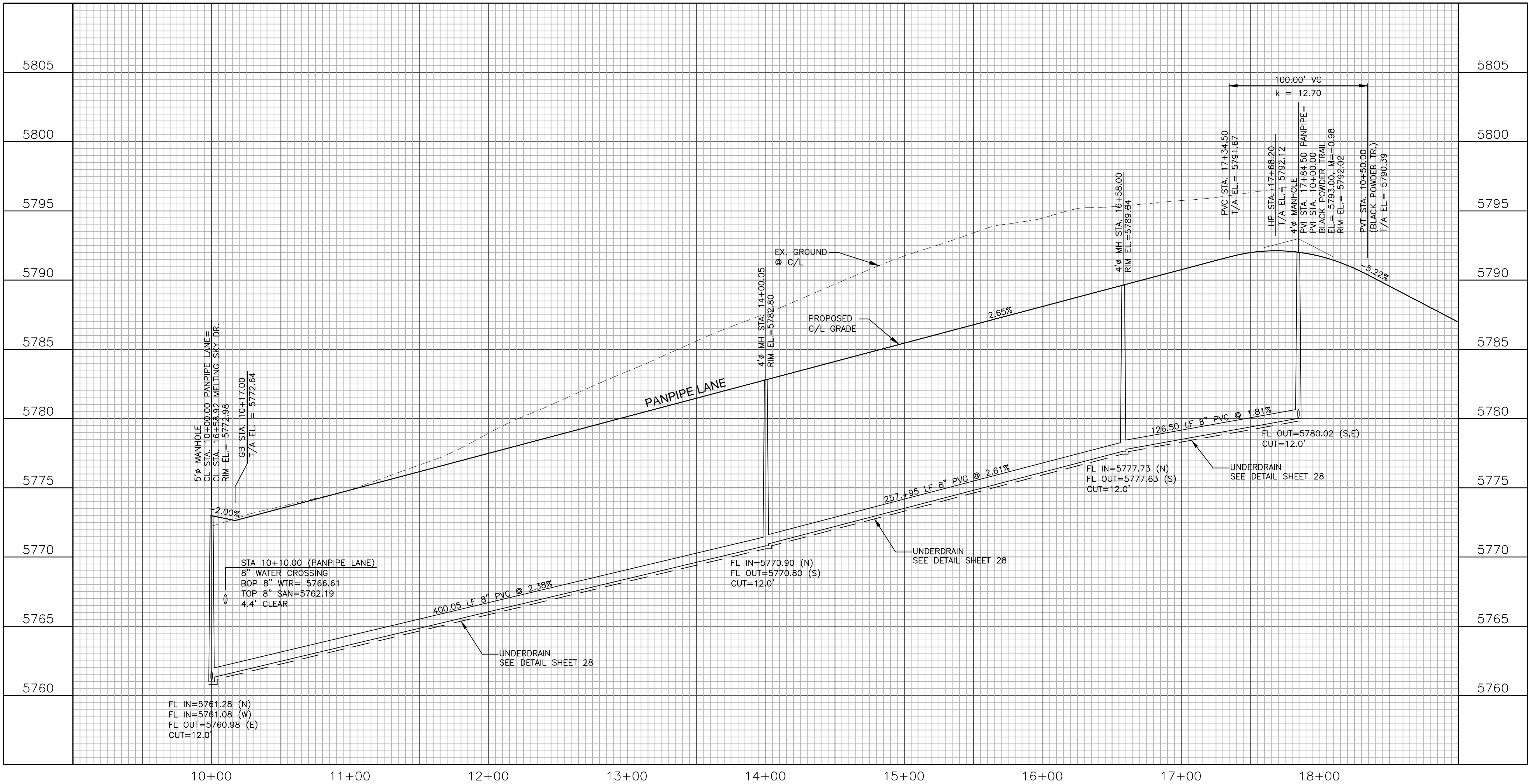
Add El Paso County standard details SD_2-40, SD_2-41, and SD_2-42 to the details page.

PANPIPE LANE PLAN VIEW



CURVE DATA			
9A	D=90°00'00"	D=90°00'00"	
	R=25.00'	R=25.00'	
	L=39.27'	L=39.27'	
9C	D=06°59'52"	D=06°59'52"	
	R=400.00'	R=400.00'	
	L=48.85'	L=48.85'	
9E	D=32°42'39"	D=89°59'48"	
	R=32.00'	R=20.00'	
	L=18.27'	L=31.41'	
9G	D=152°40'30"		
	R=43.00'		
	L=114.58'		

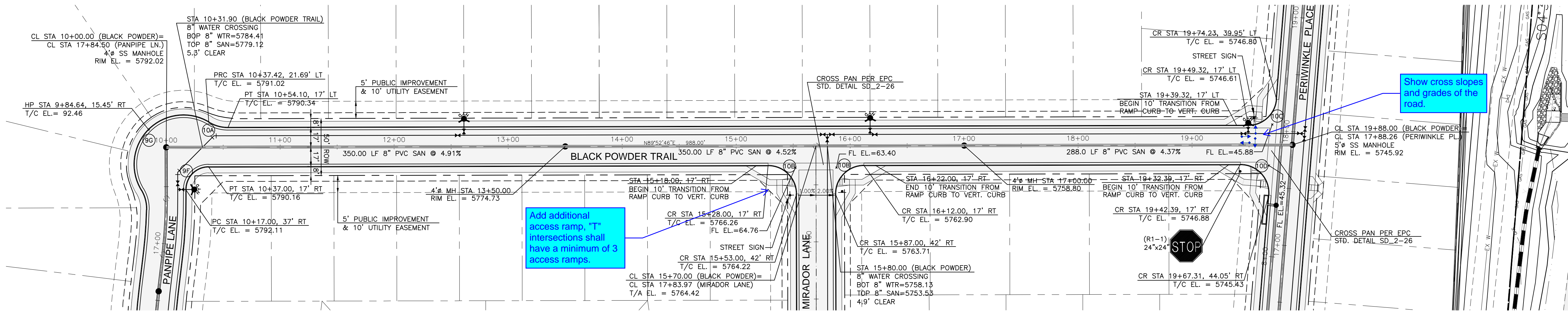
PANPIPE LANE PROFILE VIEW



Add matchlines to profile and plan views.
Add road classification and speed limit.

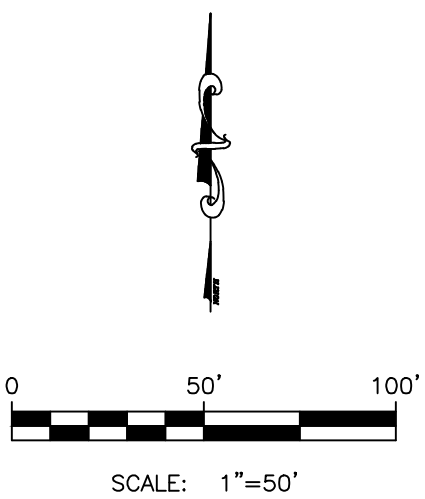
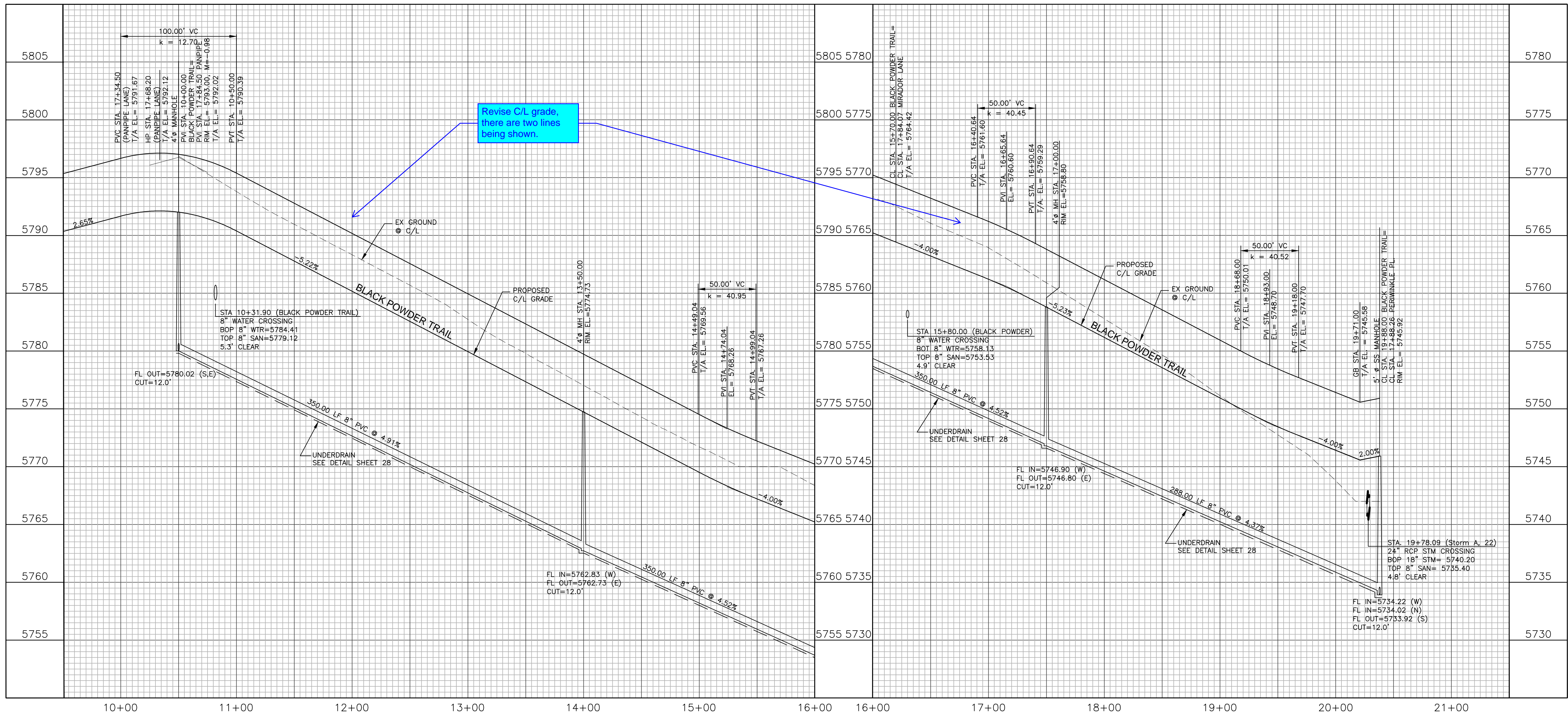
Move all street sign names to the same post as
stop signs.

BLACK POWDER TRAIL PLAN VIEW



CURVE DATA			
(10A)	D=31°25'26" R=32.00' L=17.55'	(10B)	D=90°00'00" R=25.00' L=39.27'
(10C)	D=85°17'06" R=25.00' L=37.21'	(10D)	D=94°42'54" R=25.00' L=41.33'

BLACK POWDER TRAIL PROFILE VIEW



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1604 South 21st Street
Colorado Springs, Colorado 80904
(719) 630-7342

W
WIDEFIELD
Investment Group

PEACEFUL RIDGE AT FOUNTAIN VALLEY
BLACK POWDER TRAIL
PLAN AND PROFILE
EL PASO COUNTY, COLORADO

FOUNTAIN VALLEY INVESTMENT PARTNERS, LLC

Project No.: 04092
Date: August 9, 2006
Design: JGD
Drawn: MAK
Check: AWMc
Revisions:

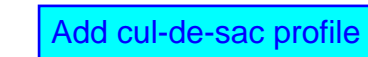
SHEET

10

OF 30 SHEETS

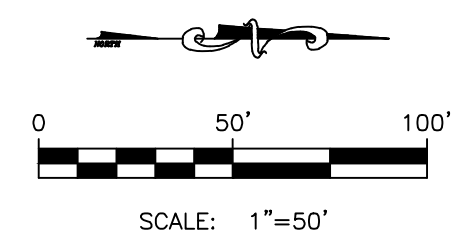
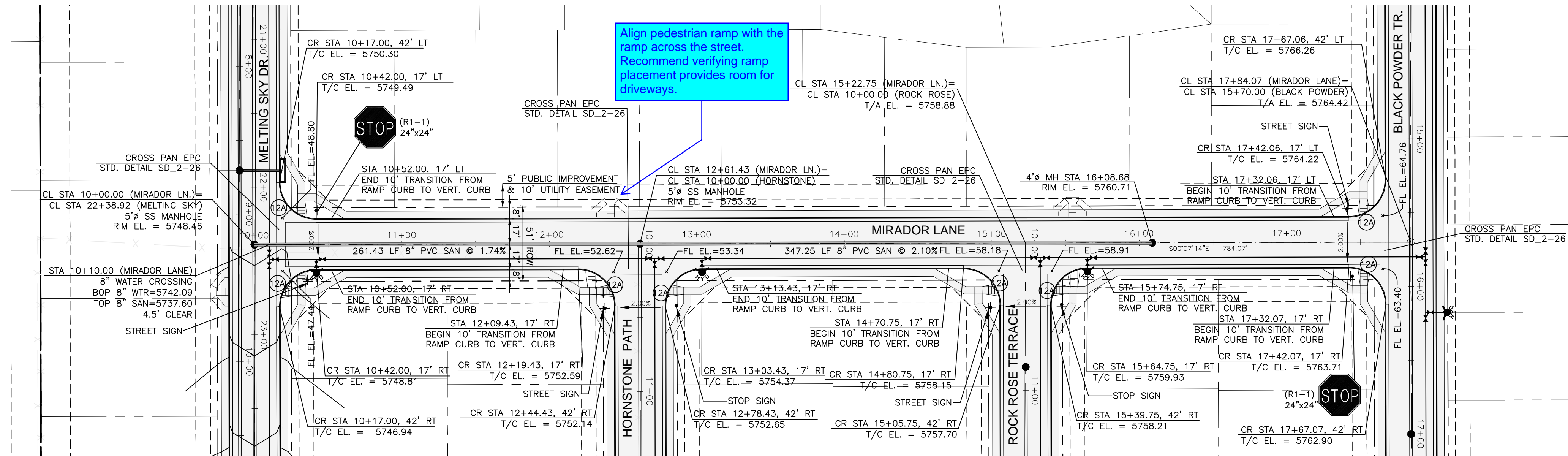
21031-02-15pp.dwg/Sep 06, 2022

CONUNDRUM COURT PLAN VIEW



CURVE DATA	
(12A)	D=90°00'00"
	R=25.00'
	L=39.27'

Align pedestrian ramp with the ramp across the street.
Recommend verifying ramp placement provides room for driveways.



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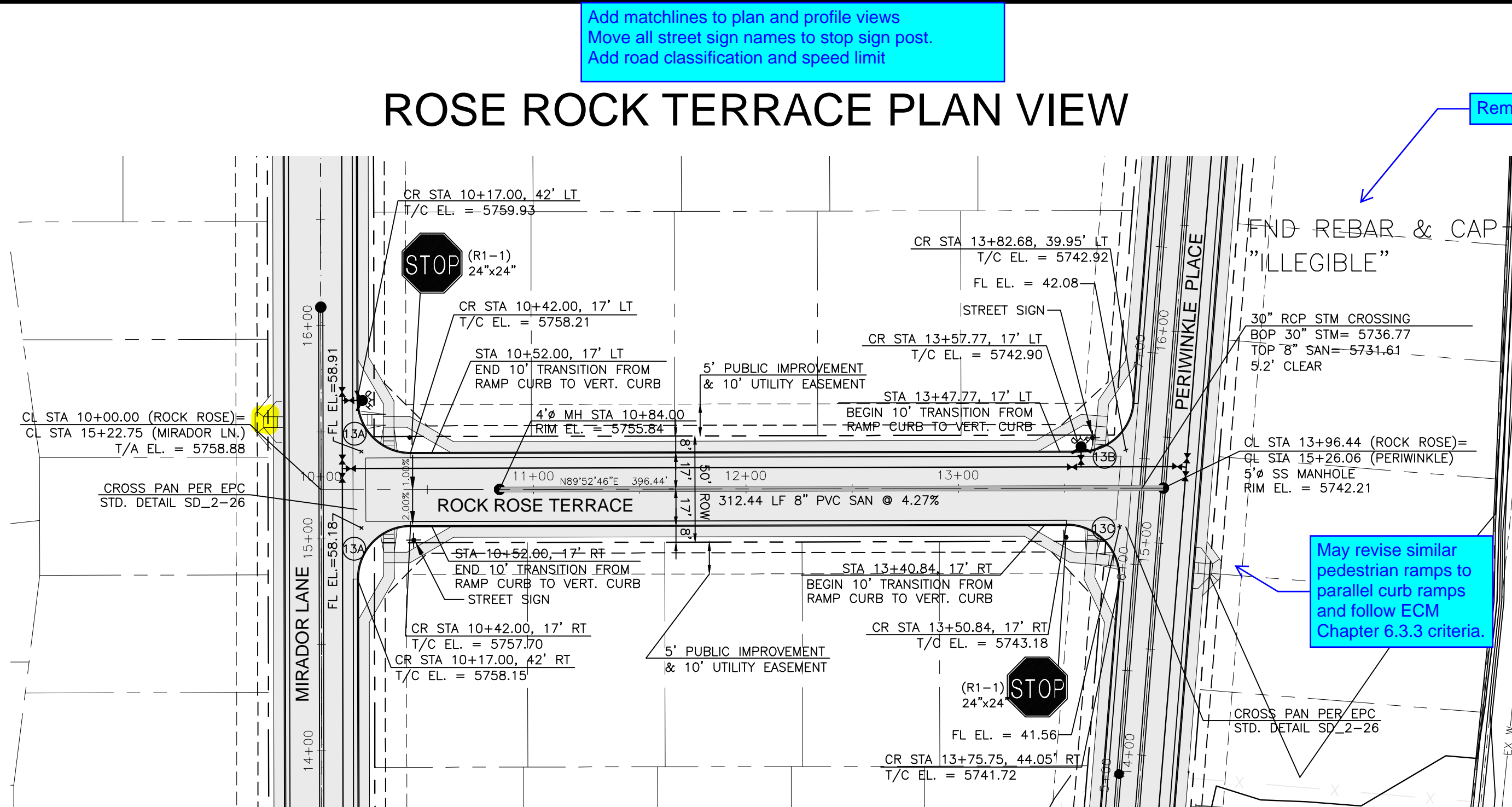
PEACEFUL RIDGE AT FOUNTAIN VALLEY
MIRADOR LANE
PLAN AND PROFILE
EL PASO COUNTY, COLORADO

Project No.: 04092
Date: August 9, 2006
Design: JGD
Drawn: MAK
Check: AWMc
Revisions:

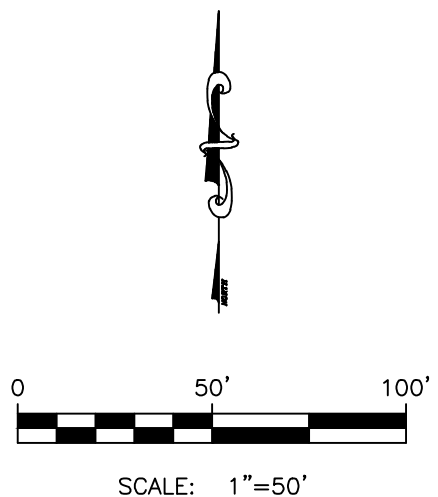
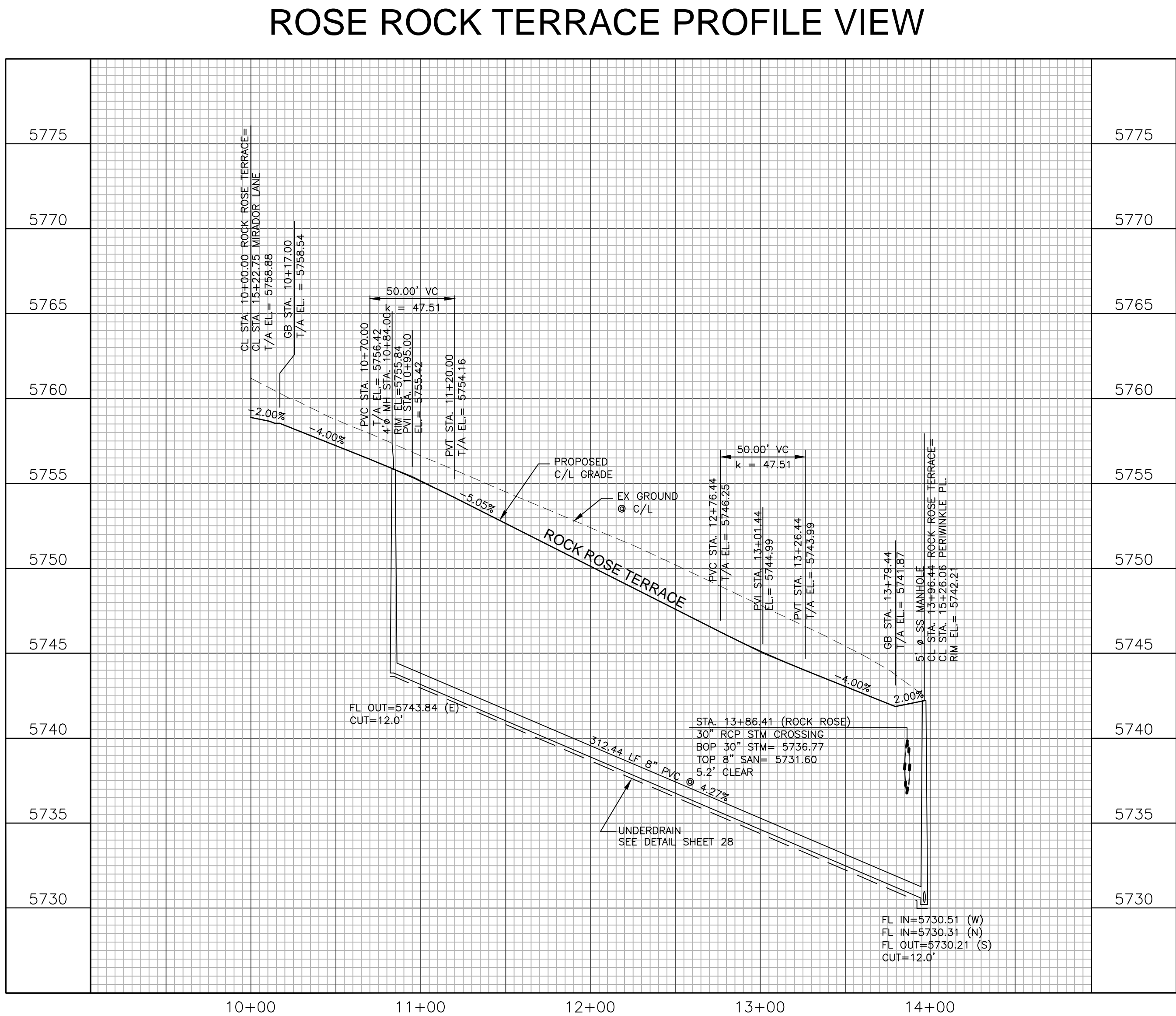
SHEET

12

F 30 SHEETS



CURVE DATA			
$\textcircled{13A}$	D=90°00'00"	$\textcircled{13B}$	D=85°17'06"
	R=25.00'		R=25.00'
	L=39.27'		L=32.21'
$\textcircled{13C}$	D=94°42'54"		
	R=25.00'		
	L=41.33'		



CURVE DATA	
<p>14A</p> <p>D=90°00'00"</p> <p>R=25.00'</p> <p>L=39.27'</p>	<p>14B</p> <p>D=85°17'06"</p> <p>R=25.00'</p> <p>L=32.21'</p>
<p>14C</p> <p>D=94°42'54"</p> <p>R=25.00'</p> <p>L=41.33'</p>	

5' x 5' MANHOLE
CL STA. 10+00.00 HORNSTONE PATH=
CL STA. 12481.43 MIRADOR LANE
R/W EL. = 5750.32
GB STA. 10+17.00
1/A EL. = 5752.98

GB STA. 10+95.00
1/A EL. = 5749.86

PROPOSED
C/L GRADE

EX-GROUND
@ C/L

HORNSTONE PATH

STA 10+10.00 (HORNSTONE PATH)
8" WATER CROSSING
BOP 8" WTR=5746.95
TOP 8" SAN=5741.92
5.0' CLEAR

FL IN=5741.42 (N)
FL OUT=5741.32 (S)
FL OUT=5741.65 (E)
CUT=12.0'

374.89 1/2" 8" PVC @ 3.96%

UNDERDRAIN
SEE DETAIL SHEET 28

STA 13+64.86 (Storm A, 14)
30' RCP STM CROSSING
BOP 30" STM= 5784.35
TOP 8" SAN= 5727.86
5.5' CLEAR

STA 13+36.21
ELEV=5739.81

STA 13+29.29
ELEV=5739.99

GB STA. 12+79.89
1/A EL. = 5741.28

GB STA. 14+57.89
1/A EL. = 5739.24

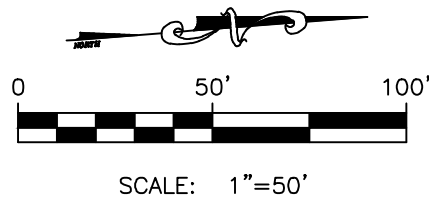
5' x 5' MANHOLE
CL STA. 14+00.00 HORNSTONE PATH=
CL STA. 12463.85 PERWINCKLE FL
R/W EL. = 5739.58

FL IN=5726.80 (W)
FL IN=5726.60 (N)
FL OUT=5726.50 (S)
CUT=12.0'

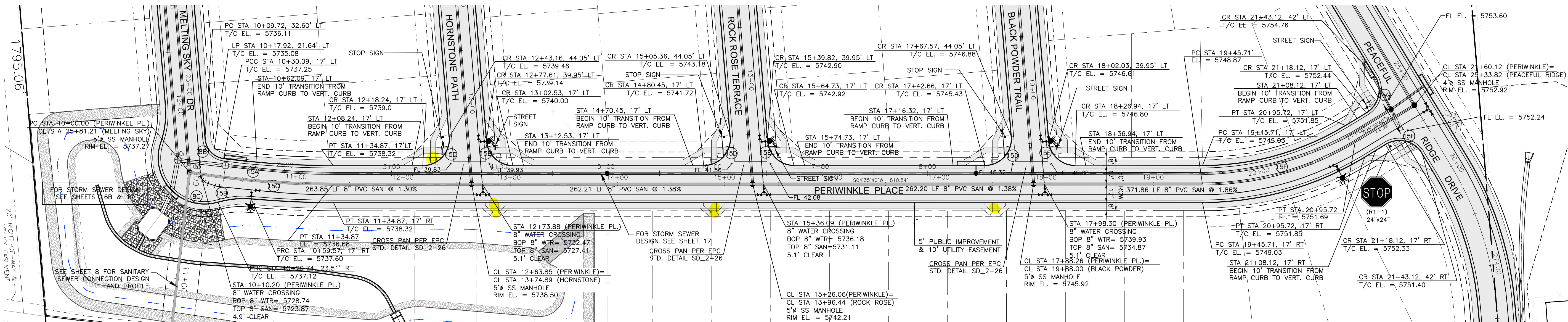
Max slope allowed at pedestrian access route intersections is 2%. Please revise.

Provide vertical curve data.

Add matchlines to plan and profile views.
Move all street sign names to stop sign post.
Add road classification and speed limit



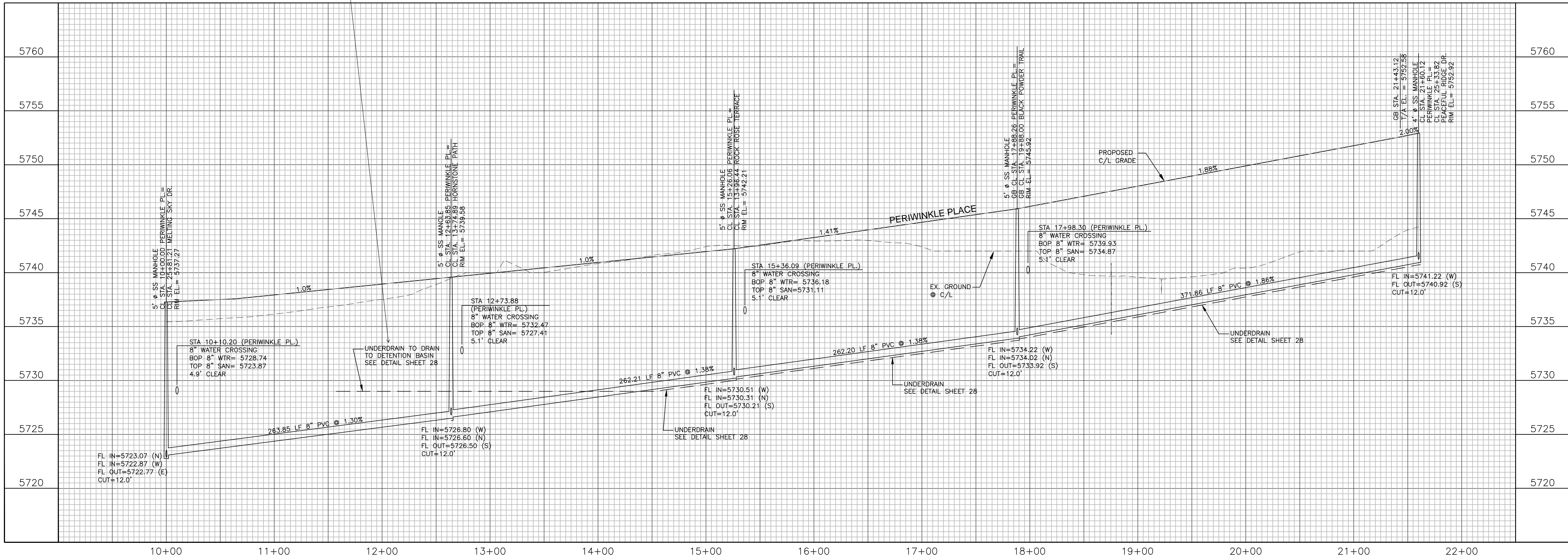
PERIWINKLE PLACE PLAN VIEW



what is the purpose of this underdrain (typ.) and do you plan on discharging into the EDB?

CURVE DATA			
(5A)	D=07°16'36"	(15B)	D=21°57'48"
	R=808.00'		R=82.00'
	L=102.62'		L=31.43'
(5C)	D=09°21'59"	(15D)	D=94°42'54"
	R=825.00'		R=25.00'
	L=134.87'		L=41.33'
(5E)	D=85°17'06"	(15F)	D=31°15'20"
	R=25.00'		R=275.00'
	L=37.21'		L=150.02'
(5G)	D=90°00'00"	(15H)	D=90°00'00"
	R=25.00'		R=25.00'
	L=39.27'		L=39.27'

PERIWINKLE PLACE PROFILE VIEW



PEACEFUL RIDGE AT FOUNTAIN VALLEY
PERIWINKLE PLACE
PLAN AND PROFILE
EL PASO COUNTY, COLORADO

Project No.: 04092
Date: August 9, 2006
Design: JGD
Drawn: MAK
Check: AWMc
Revisions:

SHEET

15

OF 30 SHEETS

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Engineering Corporation
1604 South 21st Street
Colorado Springs, Colorado 80904
(719) 630-7342

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Label right-of-way/property lines and easements.

STORM SEWER D PLAN VIEW - LATERAL 1

STORM SEWER CURVE DATA	
D=28'24"23"	
R=290.00'	
L=144.5'	

Label lot numbers

STORM LATERAL TO 1

INLET 1

STORM SEWER D - LATERALS 2 & 3

STORM SEWER D PROFILE VIEW

Label existing and finished grade centerlines.

Typical where all occurrences are present, a note stating water tight joints per ECM Chapter 3.3.1.D are provided will satisfy.

Add 100-year velocity (V100), label to pipe for public or private, and maximum and minimum cover checks. Verify all storm drain profiles have the information above.

PROFILE VIEW - LATERALS 2 & 3

STORM LATERAL TO 2

INLET 2

STORM LATERAL TO 3

INLET 3

PEACEFUL RIDGE AT FOUNTAIN VALLEY

STORM SEWER D

PLAN AND PROFILE

EL PASO COUNTY, COLORADO

FOUNTAIN VALLEY INVESTMENT PARTNERS, LLC

Project No.: 04092
Date: August 9, 2006
Design: JGD
Drawn: MAK
Check: AWMc
Revisions:
1. 11/21 Storm Revs

SHEET

16A

OF 30 SHEETS

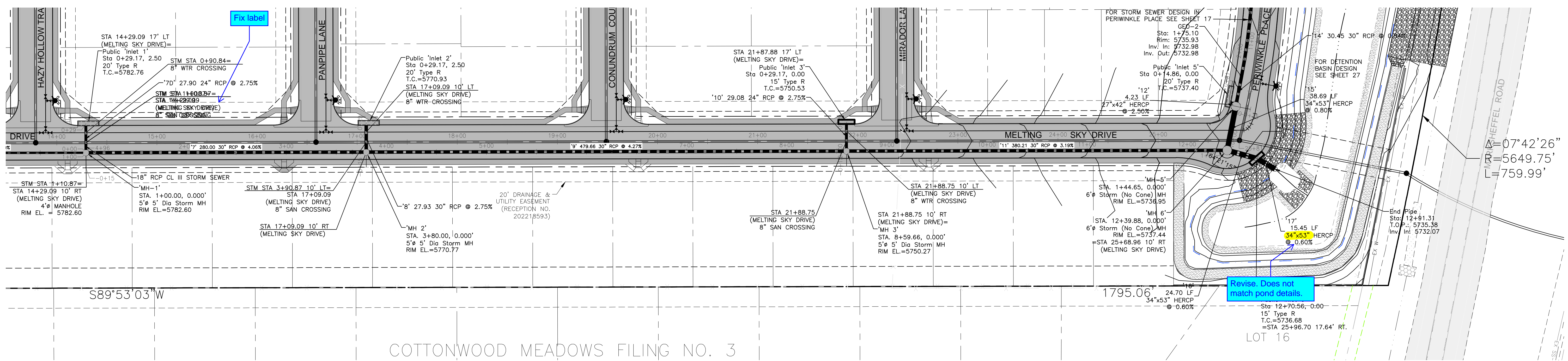
21031-16ASTM.dwg/SEP 06, 2022

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Engineering Corporation

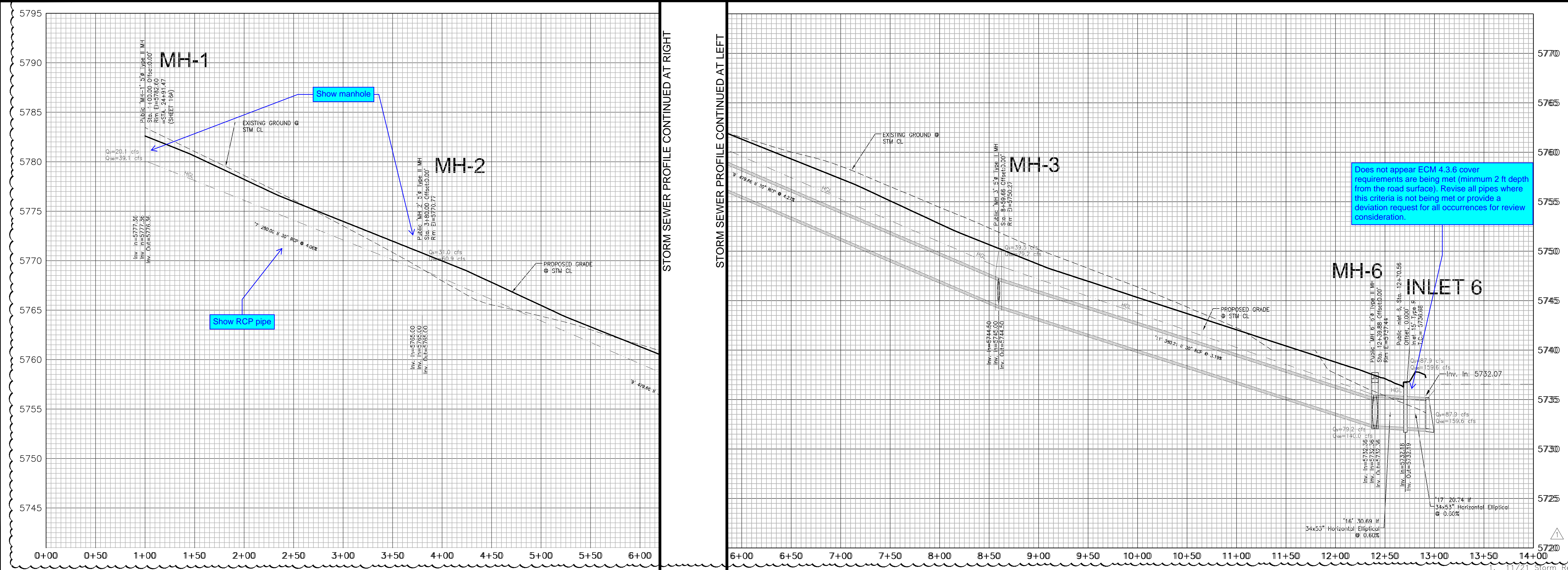
1604 South 21st Street
Colorado Springs, Colorado 80904
(719) 630-7342

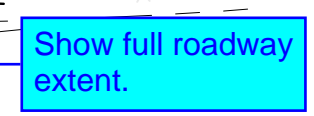
W
WIDEFIELD
Investment Group

STORM SEWER A PLAN VIEW

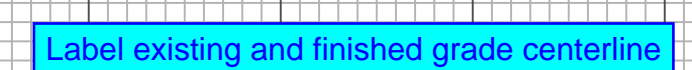


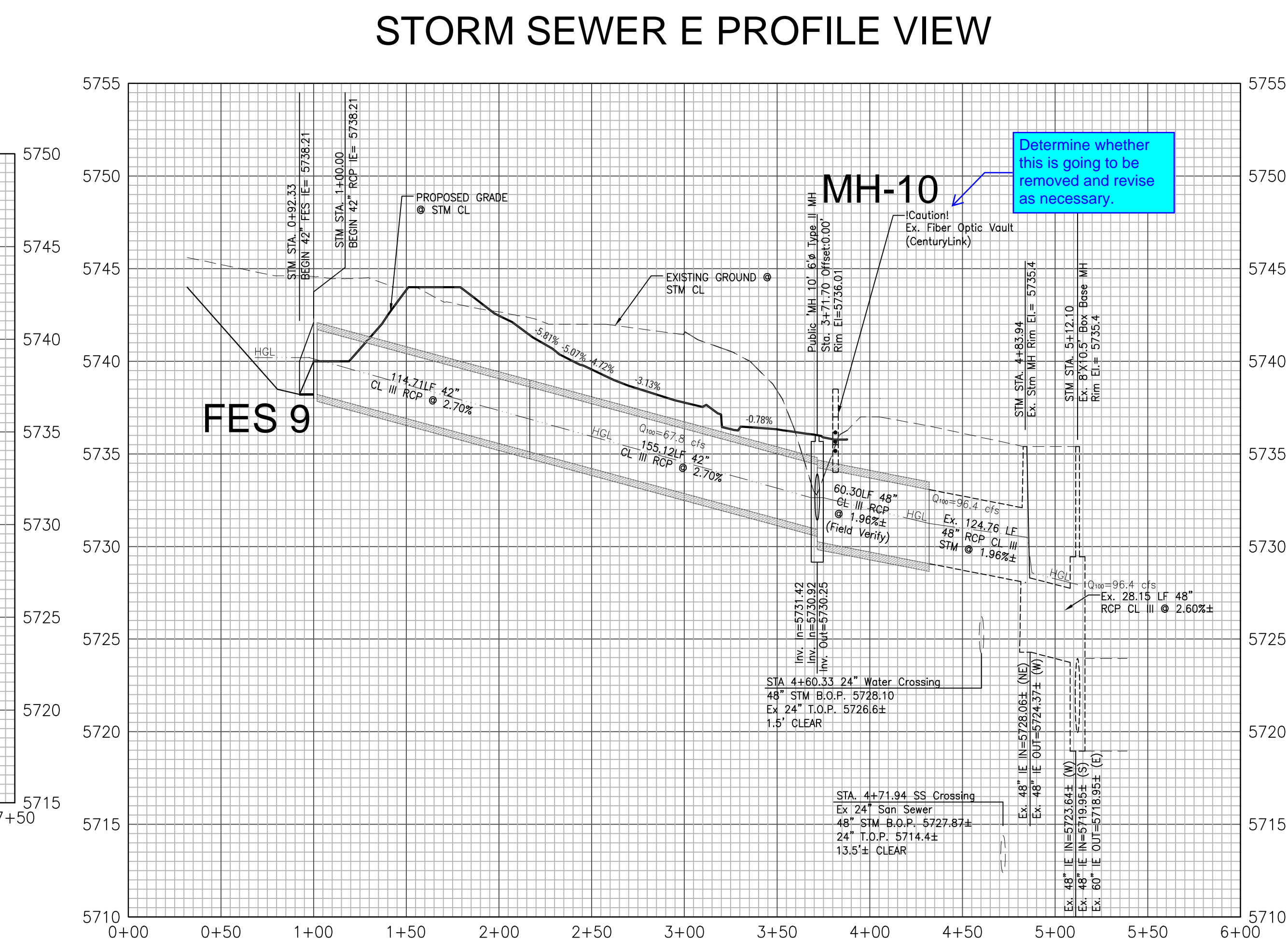
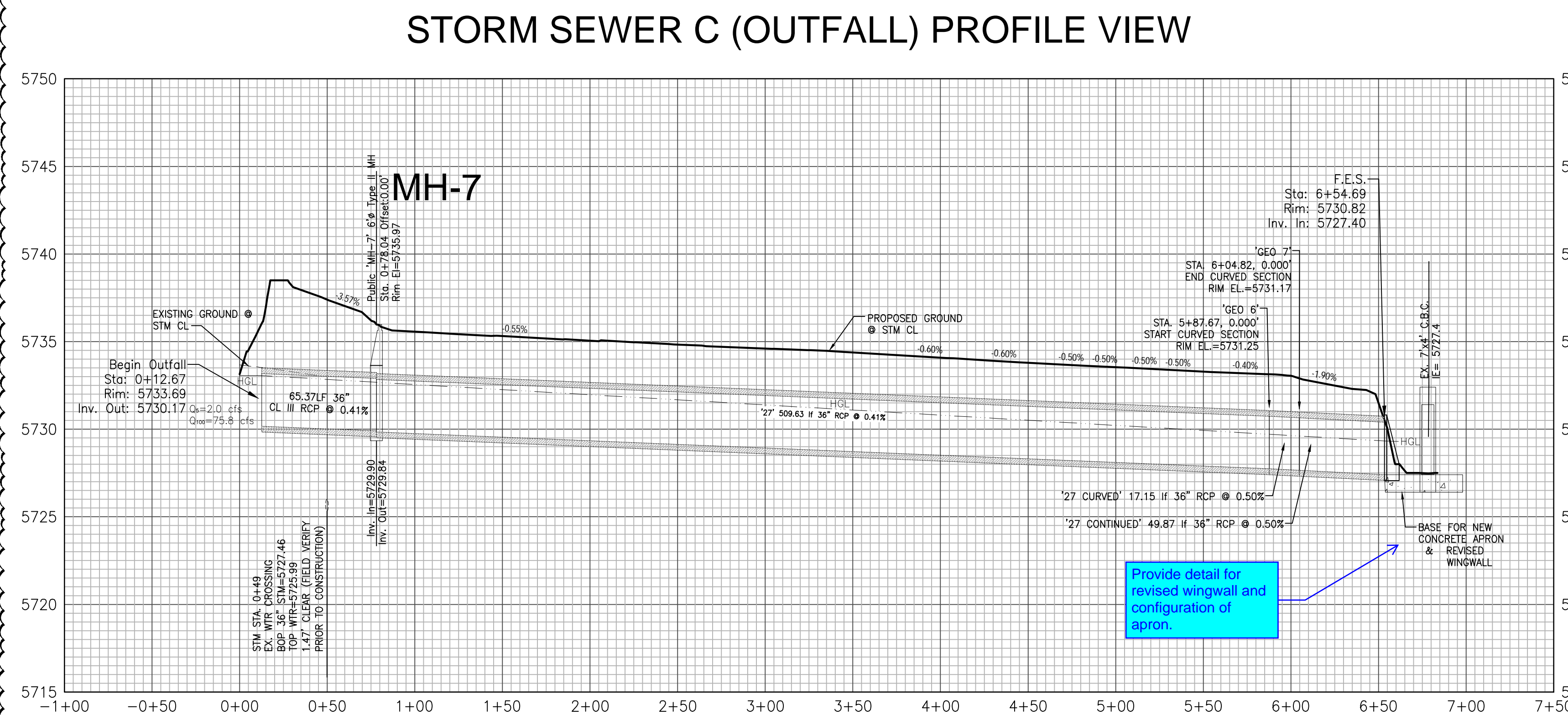
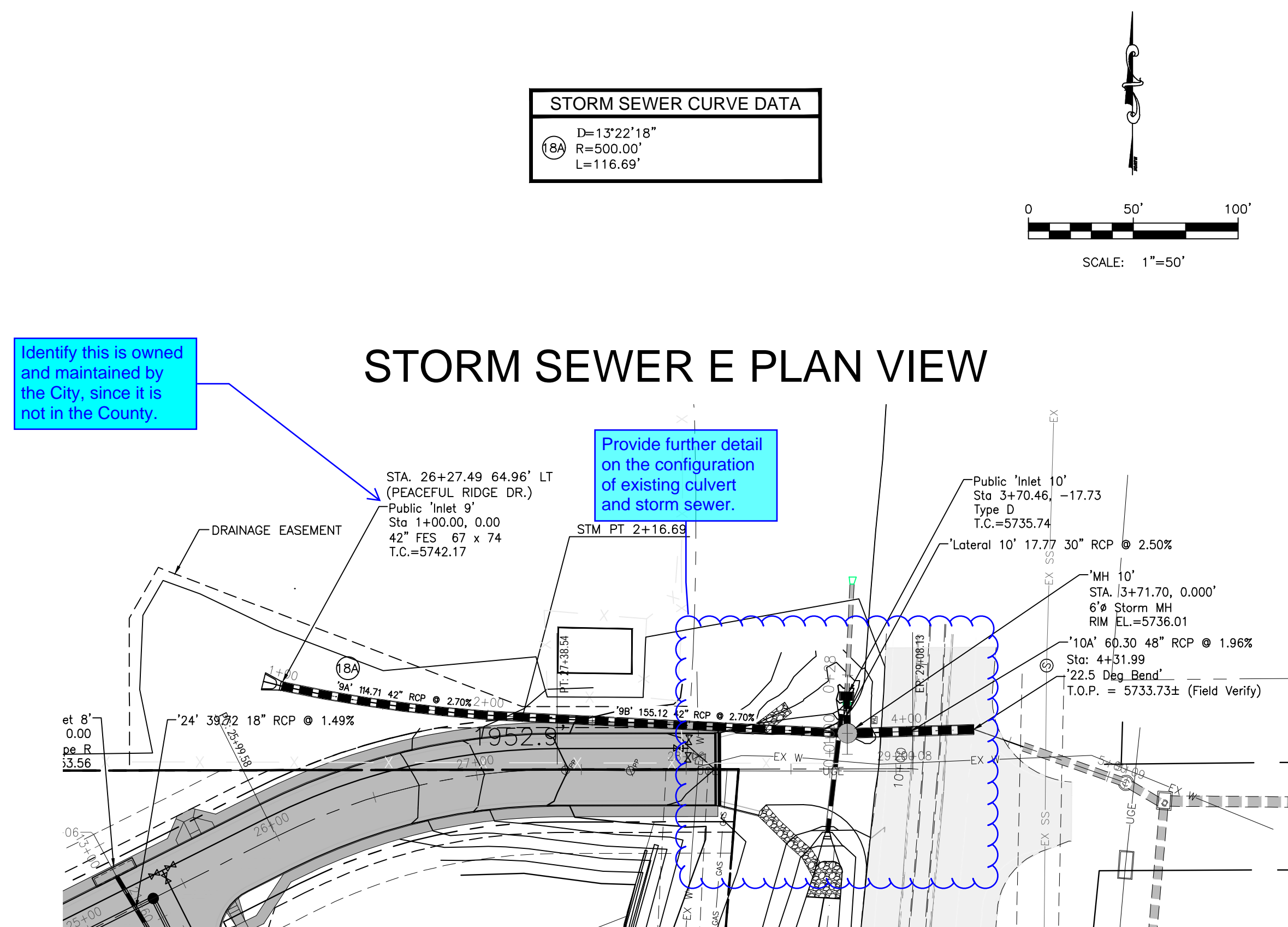
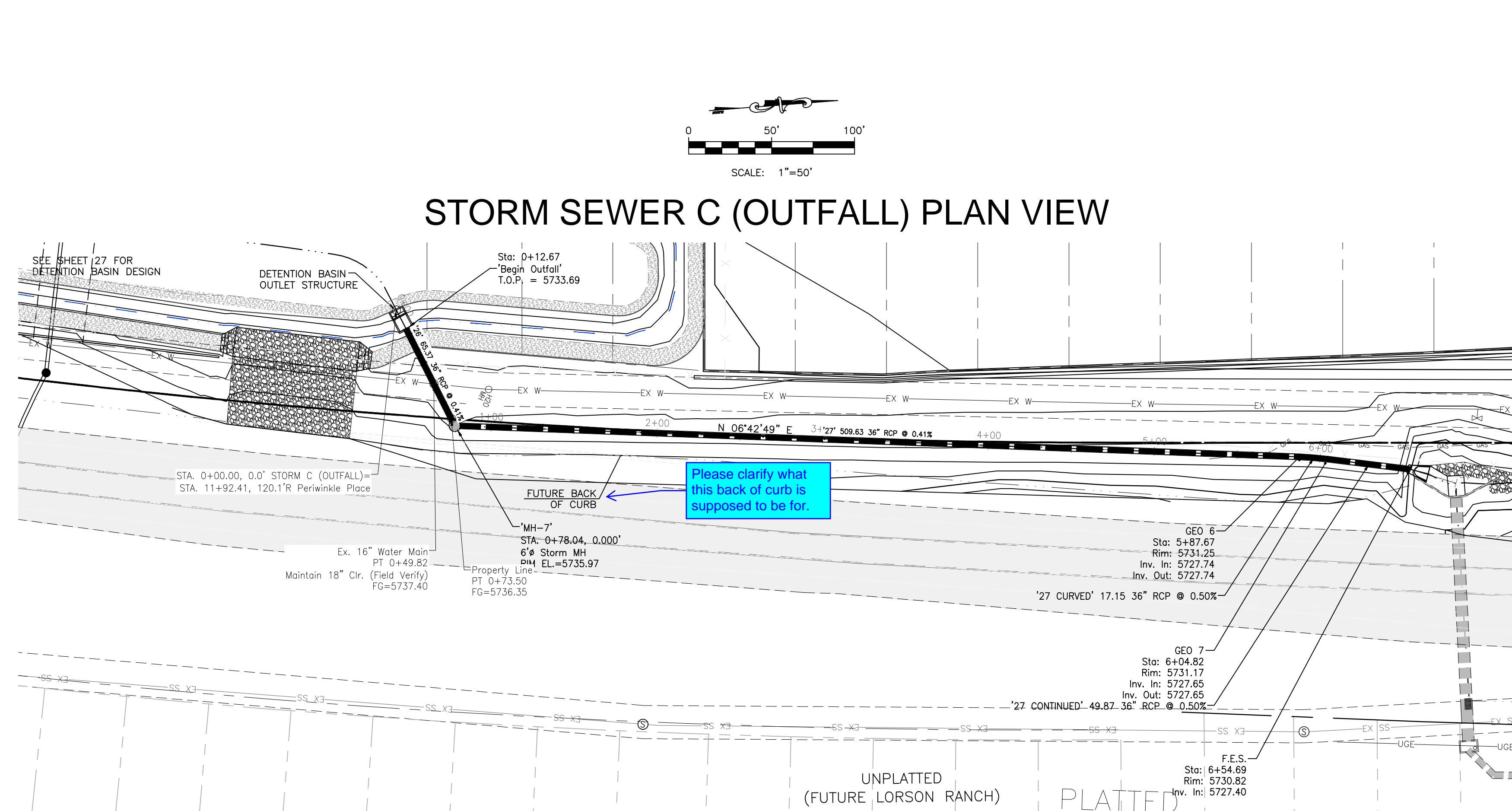
STORM SEWER A PROFILE VIEW





Provide radius at curve for the pipe for all typical occurrences.





PROJECT SPECIFIC GRADING AND EROSION CONTROL NOTES

- Stormwater discharges from construction sites shall not cause or threaten to cause pollution, contamination, or degradation of State Waters. All work and earth disturbance shall be done in a manner that minimizes pollution of any on-site or off-site waters, including wetlands.
- Notwithstanding anything depicted in these plans in words or graphic representation, all design and construction related to roads, storm drainage and erosion control shall conform to the standards and requirements of the most recent version of the relevant adopted El Paso County standards, including the Land Development Code, the Engineering Criteria Manual, the Drainage Criteria Manual, and the Drainage Criteria Manual Volume 2. Any deviations from regulations and standards must be requested, and approved, in writing.
- A separate Stormwater Management Plan (SWMP) for this project shall be completed and an Erosion and Stormwater Quality Control Permit (ESQCP) issued prior to commencing construction. Management of the SWMP during construction is the responsibility of the designated Qualified Stormwater Manager or Certified Erosion Control Inspector. The SWMP shall be located on site at all times during construction and shall be kept up to date with work progress and changes in the field.
- Once the ESQCP is approved and a "Notice to Proceed" has been issued, the contractor may install the initial stage erosion and sediment control measures as indicated on the approved GEC. A Preconstruction Meeting between the contractor, engineer, and El Paso County will be held prior to any construction. It is the responsibility of the applicant to coordinate the meeting time and place with County staff.
- Control measures must be installed prior to commencement of activities that could contribute pollutants to stormwater. Control measures for all slopes, channels, ditches, and disturbed land areas shall be installed immediately upon completion of the disturbance.
- Any temporary sediment and erosion control measures shall be maintained and remain in effective operating condition until control measures are permanently installed and final stabilization is established. All persons engaged in land disturbance activities shall assess the adequacy of control measures at the site and identify if changes to those control measures are needed to ensure the continued effective performance of the control measures. All changes to temporary sediment and erosion control measures must be incorporated into the Stormwater Management Plan.
- Temporary stabilization shall be implemented on disturbed areas and stockpiles where ground disturbing construction activity has permanently ceased or temporarily ceased for longer than 14 days.
- Final stabilization must be implemented at all applicable construction sites. Final stabilization is achieved when all ground disturbing activities are complete and all disturbed areas either have a uniform vegetative cover with individual plant density of 70 percent of pre-disturbance levels established on equivalent permanent stabilization method is implemented. All temporary sediment and erosion control measures shall be removed upon final stabilization and before permit closure.
- All permanent stormwater management facilities shall be installed as designed in the approved plans. Any proposed changes that affect the design or function of permanent stormwater management structures must be approved by the ECM Administrator prior to implementation.
- Earth disturbances shall be conducted in such a manner so as to effectively minimize accelerated soil erosion and timing sedimentation. All disturbances shall be designed, constructed, and completed so that the exposed area of any disturbed land shall be limited to the shortest practical period of time. Pre-existing vegetation shall be protected and maintained within 50 horizontal feet of a water of the state unless shown to be infeasible and specifically requested and approved.
- Compaction of soil must be prevented in areas designated for infiltration control measures or where final stabilization will be achieved by vegetative cover. Areas designated for infiltration control measures shall also be protected from sedimentation during construction until final stabilization is achieved. If compaction prevention is not feasible due to site constraints, all areas designated for infiltration and vegetation control measures must be loosened prior to installation of the control measure(s).
- Any temporary or permanent facility designed and constructed for the conveyance of stormwater around, through, or from the earth disturbance area shall be a stabilized conveyance designed to minimize erosion and the discharge of sediment off site.
- Concrete wash water shall be contained and disposed of in accordance with the SWMP. No wash water shall be discharged to or allowed to enter State Waters, including any surface or subsurface storm drainage system or facilities. Concrete washouts shall not be located in an area where shallow groundwater may be present, or within 50 feet of a surface water body, creek or stream.
- During dewatering operations of uncontaminated ground water may be discharged on site, but shall not leave the site in the form of surface runoff unless an approved State dewatering permit is in place.
- Erosion control blanketing or other protective covering shall be used on slopes steeper than 3:1.
- Contractor shall be responsible for the removal of all wastes from the construction site for disposal in accordance with local and state regulatory requirements. No construction debris, tree slash, building material wastes or unused building materials shall be buried, dumped, or discharged at the site.
- Waste materials shall not be temporarily placed or stored in the street, alley, or other public way, unless in accordance with an approved Traffic Control Plan. Control measures may be required by El Paso County Engineering if deemed necessary, based on specific conditions and circumstances.
- Tracking of soils and construction debris off-site shall be minimized. Materials tracked off-site shall be cleaned up and properly disposed of immediately.
- The owner/developer shall be responsible for the removal of all construction debris, dirt, trash, rock, sediment, soil, and sand that may accumulate in roads, storm drains and other drainage conveyance systems and stormwater appurtenances as a result of site development.
- The quantity of materials stored on the project site shall be limited, as much as practical, to that quantity required to perform the work in an orderly sequence. All materials stored on-site shall be stored in a neat, orderly manner, in their original containers, with original manufacturer's labels.
- No chemical(s) having the potential to be released in stormwater are to be stored or used onsite unless permission for the use of such chemical(s) is granted in writing by the ECM Administrator. In granting approval for the use of such chemical(s), special conditions and monitoring may be required.
- Bulk storage of allowed petroleum products or other allowed liquid chemicals in excess of 55 gallons shall require adequate secondary containment protection to contain all spills onsite and to prevent any spilled materials from entering State Waters, any surface or subsurface storm drainage system or other facilities.
- No person shall cause the impediment of stormwater flow in the curb and gutter or ditch except with approved sediment control measures.
- Owner/developer and their agents shall comply with the "Colorado Water Quality Control Act" (Title 25, Article 6, C.R.S.) and the "Clean Water Act" (33 USC 1344), in addition to the requirements of the Land Development Code, DCM Volume II and the ECM Appendix I. All appropriate permits must be obtained by the contractor prior to construction (1041, NPDES, Floodplain, 404, fugitive dust, etc.). In the event of conflicts between these requirements and other laws, rules, or regulations of other Federal, State, local, or County agencies, the most restrictive laws, rules, or regulations shall apply.
- All construction traffic must enter/exit the site only at approved construction access points.
- Prior to construction the permittee shall verify the location of existing utilities.
- A water source shall be available on site during earthwork operations and shall be utilized as required to minimize dust from earthwork equipment and wind.
- The soils report for this site has been prepared by Vivid Engineering Group (Dated: April 24, 2020) and shall be considered a part of these plans.
- At least ten (10) days prior to the anticipated start of construction, for projects that will disturb one (1) acre or more, the owner or operator of construction activity shall submit a permit application for stormwater discharge to the Colorado Department of Public Health and Environment, Water Quality Division. The application contains certification of completion of a stormwater management plan (SWMP), of which this Grading and Erosion Control Plan may be a part. For information or application materials contact: Colorado Department of Public Health and Environment Water Quality Control Division WCDD - Permits 4300 Cherry Creek Drive South Denver, CO 80246-1530 Attn: Permit Unit
- Base mapping was provided by Pinnacle Land Surveying. The date of the last survey update was March 2005.
- Proposed Construction Schedule:
Begin Construction: Spring 2022
End Construction: Autumn 2022
Total Site Area = 60.1 Acres
- Area to be disturbed = 57.7 Acres.
Existing 100-year runoff coefficient = 0.35
Proposed 100-year runoff coefficient = 0.61
Existing Hydrologic Soil Groups: B, C & D
(B-Nelson-Tassel line sandy loams; B-Stoneham sandy loam; C-Razor-Midway Complex)
- Site is currently undeveloped and covered with native grasses on moderate to steep slopes (3%-18%).
- Site is located in the West Fork Jimmy Camp Creek Drainage Basin.
- No Asphalt Batch Plants will be utilized at the site.

GRADE ROADSIDE DITCH ALONG NORTH SIDE OF FONTAINE BLVD. BETWEEN SLEEPY MEADOWS DRIVE AND FMIC CANAL. DITCH IS TO BE GRASSLINED WITH B=5', SS=3:1 AND d=2.0'. INSTALL TYPE 'L' RIPRAP CHASE TO ROUTE RUNOFF FROM SLEEPY MEADOWS TO ROADSIDE DITCH.

OPINION OF COST FOR EROSION CONTROL REQUIREMENTS				
ITEM	QUANTITY	UNIT	UNIT COST	AMOUNT
VEHICLE TRACKING CONTROL	2	EA	\$2,453.00	\$4,906.00
SILT FENCE	16,532	LF	\$2.60	\$42,983.00
INLET PROTECTION	13	EA	\$173.00	\$2,249.00
CONCRETE WASH OUT	2	EA	\$932.00	\$1,864.00
EROSION CONTROL BLANKET	17,875	SY	\$6.20	\$110,825.00
TEMPORARY SEEDING	1	EA	\$182.00	\$182.00
TEMPORARY SEEDING AND MULCH	45.2	AC	\$1605.00	\$72,546.00
MAINTENANCE (25% OF EROSION CONTROL)	1	LS	\$14,879.00	\$59,299.00
TOTAL				\$296,496.00

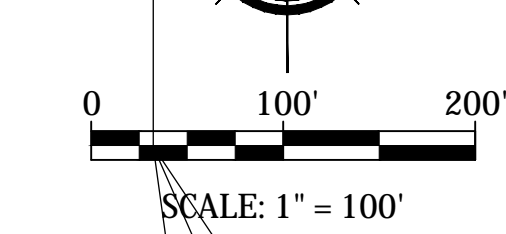
SEED MIX		
AREAS DISTURBED BY THE EARTHWORK ACTIVITIES AND NOT RECEIVING OTHER TREATMENT SHALL BE PERMANENTLY REVEGETATED WITH THE FOLLOWING SEED MIX.		
SPECIES	VARIETY	plz/acre
SIDCOATS GRAMA	El Reno	3.0
WESTERN WHEAT GRASS	Barton	2.5
SLENDER WHEAT GRASS	Native	2.0
LITTLE BLUESTEM	Pastura	2.0
SAND DROPSSEED	Native	0.5
SWITCH GRASS	Nebraska 28	3.0
WEEPING LOVE GRASS	Morpha	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 CRIMPED INTO THE TOPSOIL.

EROSION CONTROL INSPECTION AND MAINTENANCE

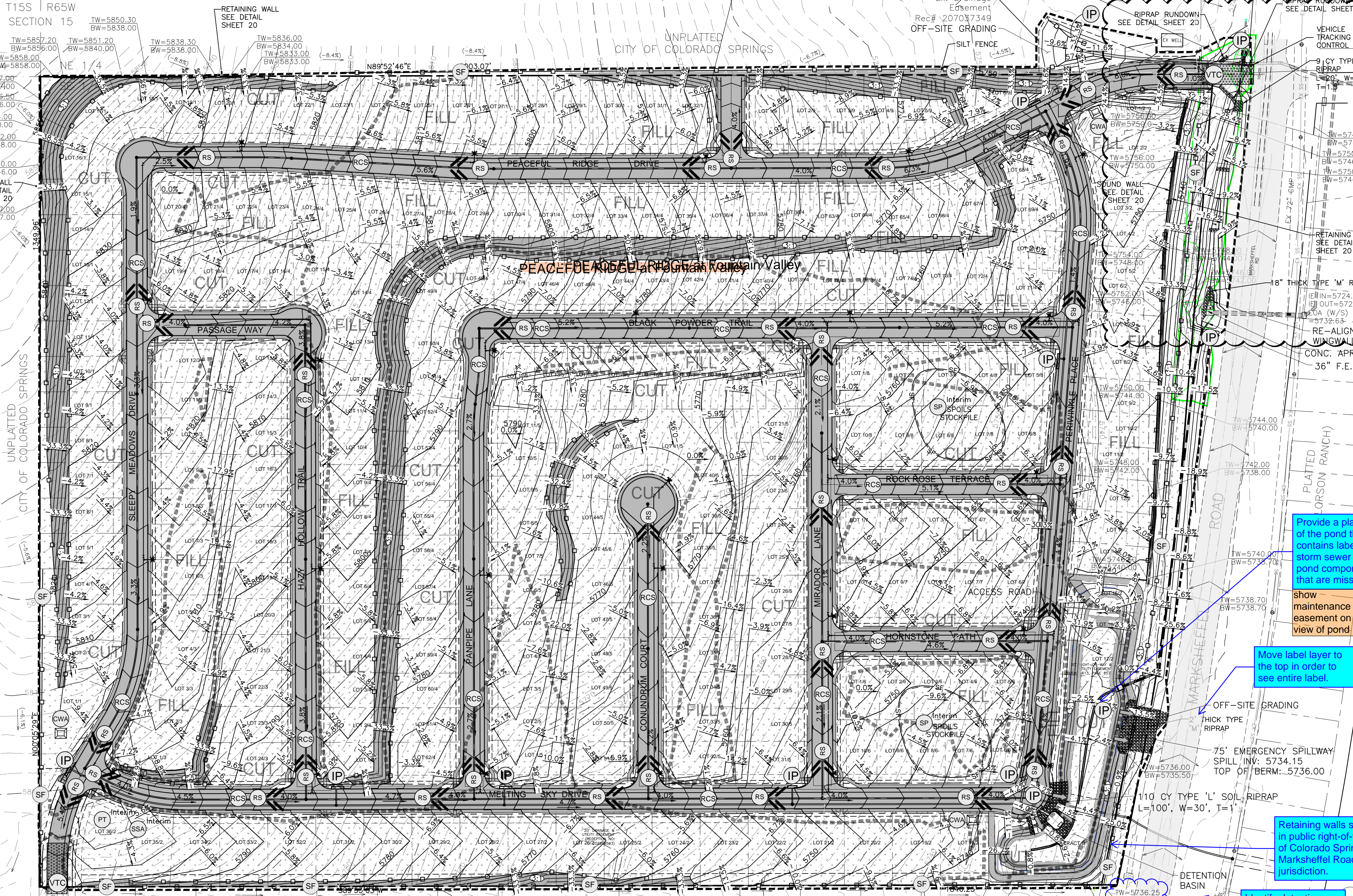
A Thorough Inspection of the Erosion Control Plan/Stormwater Management System shall be performed every 14 days as well as after any rain or snowmelt event that causes Surface Erosion:
• When Silt Fences have silted up to half their height, the silt shall be removed, final grade re-established and slopes re-seeded, if necessary. Any silt fence that has shifted or decayed shall be repaired or replaced.
• Any Accumulated Trash or debris shall be removed from outlets.
An inspection and maintenance log shall be kept.

removed since this is covered under the approved EGP. Any additional cut/fill work to be completed under the CDR can remain on this plan sheet.



LEGEND	
	Ex. Flow Direction Arrow And Slope
	New Flow Direction Arrow And Slope
	Cut/fill Delineation
	Stockpile With Double Silt Fence Perimeter
	Silt Fence Or Approved Alt.
	Vehicle Tracking Control
	Inlet Protection
	Erosion Control Blanket*
	Rough-cut Street Control Initial Condition Only
	Concrete Washout Area
	Rock Sock(s) (count)
	Stabilized Staging Area
	Portable Toilet
	Storm Pile Management
	Permanent Seeding And Landscaping
	Limits Of Soil Disturbance/ Limits Of Construction
	Property Line
	Existing Contour
	Proposed Contour
	Emergency Overflow Path
	Existing Storm
	Proposed Storm
	Existing Sanitary Sewer
	Proposed Sanitary Sewer
	Existing Water
	Proposed Water
	Existing Gas
	Channel Flowline

*Shaded area denotes permanent erosion blanket. Curlex heavy duty erosion control blanket by american excelsior or equal shall be used. SEE SHEET 20 FOR DETAILS



Provide a plan view of the pond that contains labels for storm sewer and pond components that are missing.

show maintenance easement on plan view of pond

Move label layer to the top in order to see entire label.

Retaining walls shall not be located in public right-of-way. Contact City of Colorado Springs since Marksheffel Road is under COS jurisdiction.

Identify detention basin as final.

A building permit from the Regional Building Department is required for walls greater than 4 feet.

Move grading and erosion control standard notes to the cover sheet of the construction drawings.

Remove GEC signature blocks since the GEC plan is being included in the construction drawing set.

El Paso County (standalone GEC Plan): 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 elevation 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 11.12, 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 Director's discretion.

County Engineer/ECM Administrator
JENNIFER IRVINE, P.E.

Engineer's Statement (for GEC Plan within Construction Drawing set):
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.

Engineer of Record Signature
ANDREW W. MCCORD P.E. 25057

Owner's Statement (for GEC Plan within Construction Drawing set):
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.

Owner Signature
J. Mark Watson, President

ADDRESS: GLEN DEVELOPMENT COMPANY
3 WIDEFIELD BOULEVARD
COLORADO SPRINGS, COLORADO 80911

Kiowa Engineering Corporation
1604 South 21st Street
Colorado Springs, Colorado 80904
(719) 630-7342

WIDEFIELD Investment Group

PEACEFUL RIDGE AT FOUNTAIN VALLEY
FINAL GRADING PLAN
INTERIM / FINAL GRADING AND EROSION CONTROL PLAN
EL PASO COUNTY, COLORADO
FOUNTAIN VALLEY INVESTMENT PARTNERS, LLC

Project No.: 04092/21031
Date: August 9, 2006
Design: JGD
Drawn: MJK
Reviewed: WMC
Checked: JGD
Early Grading

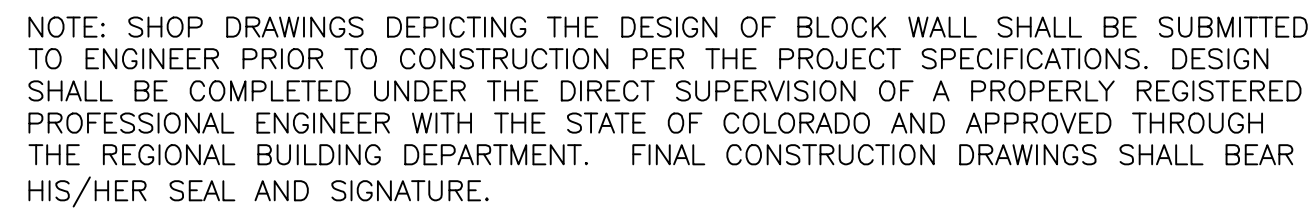


Diagram illustrating the cross-section of a gravity retaining wall. The wall is constructed from unmortared concrete blocks, with a minimum 1/4" setback per course. The wall face is labeled "FACE OF WALL". The base is a 6" granular compacted base (leveling course and drainage). The wall is supported by a 3 MAX. wide base, with a 1" dimension indicated. The wall is reinforced with Tensar UX1400 Geogrid (Typ) (or approved equal) layers. The wall height is labeled "HEIGHT VARIES". The wall is labeled "UNMORTARED CONCRETE BLOCK". The wall is labeled "TW = SEE PLAN". The wall is labeled "BW = SEE PLAN". The wall is labeled "6\" granular compacted base (leveling course and drainage)". The wall is labeled "TENSAR UX1400 GEOGRID (TYP) (OR APPROVED EQUAL)". The wall is labeled "FACE OF WALL". The wall is labeled "UNMORTARED CONCRETE BLOCK". The wall is labeled "MIN. 1/4\" SETBACK PER COURSE". The wall is labeled "HEIGHT VARIES". The wall is labeled "BW = SEE PLAN". The wall is labeled "TW = SEE PLAN". The wall is labeled "3 MAX.". The wall is labeled "1".

NOTE: SHOP DRAWINGS DEPICTING THE DESIGN OF BLOCK WALL SHALL BE SUBMITTED TO ENGINEER PRIOR TO CONSTRUCTION PER THE PROJECT SPECIFICATIONS. DESIGN SHALL BE COMPLETED UNDER THE DIRECT SUPERVISION OF A PROPERLY REGISTERED PROFESSIONAL ENGINEER WITH THE STATE OF COLORADO. FINAL CONSTRUCTION DRAWINGS SHALL BEAR HIS/HER SEAL AND SIGNATURE.

Diagram illustrating the cross-section of a culvert installation. The culvert is shown as a pipe with a diameter of $\phi \times 5', 8' \text{ MIN.}$. The width of the bedding is specified as $\text{WIDTH} = \text{PIPE } \phi \times 2', 4' \text{ MIN.}$. The bedding consists of a layer of 24" thick (min.) material, labeled as $24" \text{ THICK (MIN.), } 2 \times D_{50}$. Below the bedding is a layer of 4" min. thickness of native sand material over Mirafra 140N filter fabric. The top of the culvert is labeled "PROPOSED GRADE" with a 3:1 TYP. slope. The bottom of the culvert is labeled "CULVERT w/FES ϕ VARIES".

The diagram illustrates a cross-section of a check dam. Key dimensions and components are labeled as follows:

- LENGTH**: The total horizontal length of the dam structure.
- CREST LENGTH**: The horizontal length of the top crest of the dam.
- 1'-6" MIN.**: Two vertical dimension lines indicating the minimum height of the dam structure on either side of the crest.
- TOP OF CHECK DAM**: The upper boundary of the dam structure.
- CHANNEL GRADE UPSTREAM AND DOWNSTREAM**: The sloped boundaries of the channel on either side of the dam.
- COMPACTED BACKFILL (TYPICAL)**: The material filling the channel bed and sides.
- Points A, A', B, B'**: Specific points of interest on the dam structure and channel boundaries.
- 1/2**: A small dimension line indicating a specific width or offset.

A cross-sectional diagram of a ditch. The ditch has a flat bottom and sloped sides. The bottom is covered with a layer of riprap (represented by a pattern of small circles) and a layer of filter fabric (represented by a dashed line). The riprap layer is 24 inches thick. The filter fabric is 4 inches thick. The ditch is 6 feet wide at the bottom. The sides of the ditch are sloped at a 3:1 ratio. The top of the riprap layer is 1 foot above the invert. The diagram is labeled with 'SLOPE VARIES' at the top, '3:1' on the slopes, '6'' for the bottom width, '24" THICK TYPE M RIPRAP, PLACED TO A HEIGHT 1' ABOVE INVERT' for the riprap layer, and '4" MINIMUM THICK NATIVE SAND OVER MIRAFI 140N FILTER FABRIC' for the filter fabric layer.

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.
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 $3\frac{1}{2}$ " IN DIAMETER.
5. BAGS ARE TO BE MADE OF $\frac{1}{4}$ " WIRE MESH (USED WITH GRAVEL ONLY) OR GEOTEXTILE.

MAINTENANCE REQUIREMENTS

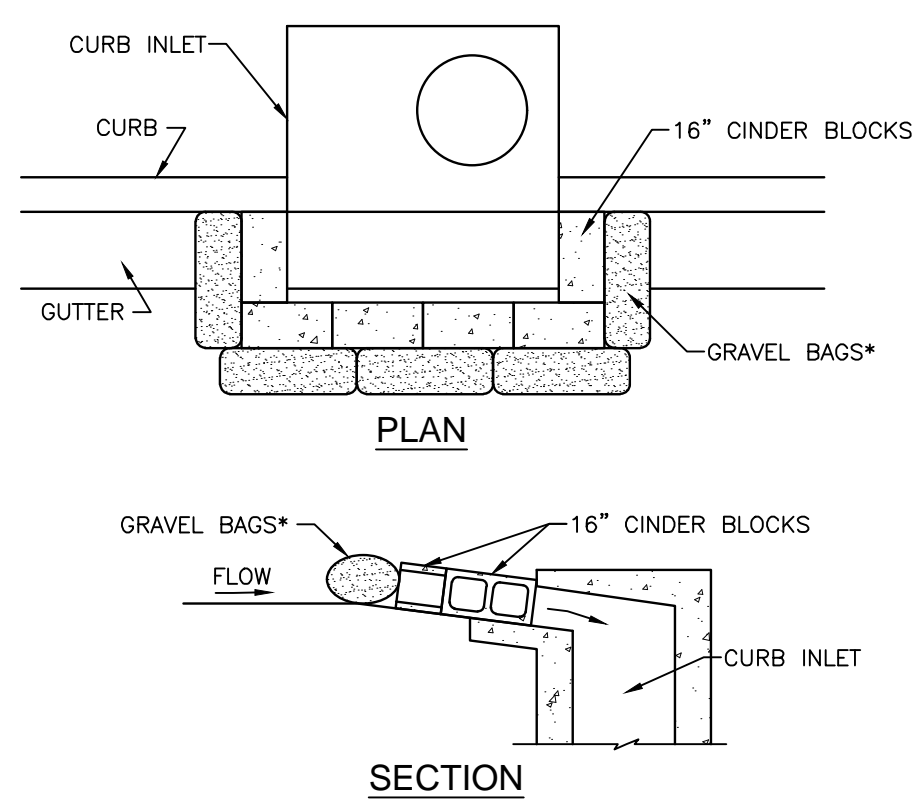
1. CONTRACTOR SHALL INSPECT INLET PROTECTION IMMEDIATELY AFTER EACH RAINFALL, AT LEAST DAILY DURING PROLONGED RAINFALL, AND WEEKLY DURING PERIODS OF NO RAINFALL.

2. DAMAGED OR INEFFECTIVE INLET PROTECTION SHALL PROMPTLY BE REPAIRED OR REPLACED.

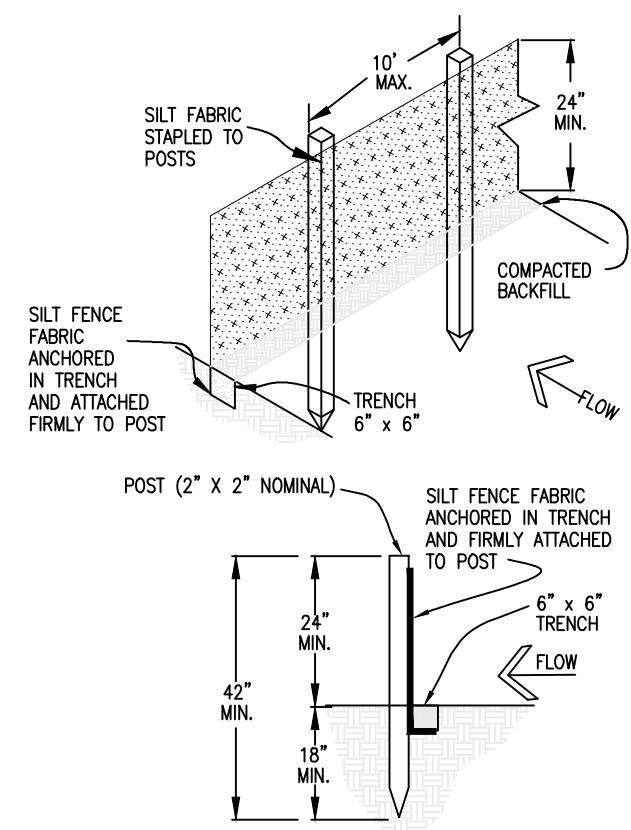
3. SEDIMENT SHALL BE REMOVED WHEN SEDIMENT HAS ACCUMULATED TO APPROXIMATELY 1/2 THE DESIGN DEPTH OF THE TRAP.

4. INLET PROTECTION SHALL BE REMOVED WHEN ADEQUATE VEGETATIVE COVER IS ATTAINED WITHIN THE DRAINAGE AREA AS APPROVED BY THE CITY.

*NOTE: AN ALTERNATE 3/4" 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.



IP-3



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.
4. WOOD POSTS SHALL HAVE A MINIMUM DIAMETER OR CROSS SECTION DIMENSION OF 2 INCHES.
5. 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 STRUCTURES.
6. 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 HOOK RINGS. THE WIRE SHALL EXTEND INTO THE TRENCH A MINIMUM OF 6" AND SHALL NOT EXTEND MORE THAN 3" ABOVE THE ORIGINAL GROUND SURFACE.
7. THE FENCE SHALL BE INSTALLED AT AN ANGLE TO THE 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.
8. 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.

75' MIN.

MINIMUM 15' OR. WIDTH OF ENTRANCE

PLAN

3' MIN. OF COURSE AGGREGATE ON ALL CONSTRUCTION ROADS, PARKING AREAS, STAGING AREA, LOADING/UNLOADING AREAS, AND STORAGE AREAS.

COARSE AGGREGATE 3-INCH (D50)

9' MIN.

EXISTING PAVEMENT

GEOTEXTILE (MATERIAL REQUIREMENTS IN TABLE MT-3, CITY OF COLORADO SPRINGS DRAINAGE CRITERIA MANUAL, VOLUME 2, NOVEMBER 1, 2002.)

SECTION

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 REAPPLIED 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

Kiowa
Engineering Corporation

1604 South 21st Street
Colorado Springs, Colorado 80904
(719) 630-7342



PEACEFUL RIDGE AT FOUNTAIN VALLEY

FINAL GRADING PLAN

EROSION CONTROL DETAILS

EL PASO COUNTY, COLORADO

FOUNTAIN VALLEY INVESTMENT PARTNERS, LLC

Project No.: 21031

Date: October 5, 2021

Design: JGD

Drawn: MAK

Check: AWMc

Revisions:

SHEET

20

OF 30 SHEETS

WIDEFIELD WATER AND SANITATION DISTRICT GENERAL NOTES

1. ALL UTILITY CONSTRUCTION TO BE CONDUCTED IN CONFORMANCE WITH THE CURRENT WIDEFIELD WATER AND SANITATION DISTRICT SPECIFICATIONS. COMPACTION REQUIREMENTS SHALL BE 95% MODIFIED PROCTOR AS DETERMINED BY ASTM D1557, UNLESS OTHERWISE APPROVED BY THE WIDEFIELD WATER AND SANITATION DISTRICT OR A HIGHER STANDARD IS IMPOSED BY ANOTHER AGENCY HAVING RIGHT-OF-WAY JURISDICTION.

2. THE WIDEFIELD WATER AND SANITATION DISTRICT DOES NOT GUARANTEE WATER TO THE SUBJECT AREA. ALLOCATION OF WATER TO SERVE THIS AREA WILL DEPEND ON THE SUPPLY AVAILABLE AT THE TIME OF APPLICATION. THE DISTRICT'S POLICY IS FIRST COME FIRST SERVED.

3. ALL MATERIALS AND WORKMANSHIP SHALL BE SUBJECT TO INSPECTION BY THE WIDEFIELD WATER AND SANITATION DISTRICT. THE WIDEFIELD WATER AND SANITATION DISTRICT RESERVES THE RIGHT TO ACCEPT OR REJECT ANY SUCH MATERIALS AND WORKMANSHIP THAT DOES NOT CONFORM TO ITS STANDARDS AND SPECIFICATIONS.

4. THE DEVELOPER OR HIS ENGINEER HAS LOCATED ALL FIRE HYDRANTS AND FUTURE SERVICE STUBS. ANY REQUIRED REALIGNMENT, EITHER HORIZONTAL OR VERTICAL, SHALL BE AT THE EXPENSE OF THE DEVELOPER.

5. ALL DUCTILE IRON PIPE, TO INCLUDE FITTINGS, VALVES AND FIRE HYDRANTS WILL BE WRAPPED WITH POLYETHYLENE TUBING, BONDED AT EACH JOINT AND ELECTRICALLY ISOLATED.

6. ALL DUCTILE IRON PIPE AND FITTINGS SHALL HAVE CATHODIC PROTECTION USING NO. 6 WIRE WITH 17 LB. MAGNESIUM ANODES EVERY 400 FEET AND 1 LB. MAGNESIUM ANODES AT EVERY FITTING.

7. PVC MAIN LINES SHALL BE INSTALLED WITH COATED NO. 12 TRACER WIRE.

8. THE CONTRACTOR IS REQUIRED TO NOTIFY THE WIDEFIELD WATER AND SANITATION DISTRICT (390-7111) A MINIMUM OF 48 HOURS AND A MAXIMUM OF 96 HOURS PRIOR TO THE START OF CONSTRUCTION. THE CONTRACTOR SHALL ALSO NOTIFY AFFECTED UTILITY COMPANIES 48 HOURS PRIOR TO CONSTRUCTION ADJACENT TO KNOWN UTILITY LINES.

9. THE LOCATION OF ALL UTILITIES AS SHOWN ON THESE DRAWINGS ARE APPROXIMATE ONLY. THE LOCATION OF ALL UTILITIES SHALL BE VERIFIED PRIOR TO CONSTRUCTION BY THE CONTRACTOR.

10. THE CONTRACTOR SHALL FIELD EXCAVATE AND VERIFY THE VERTICAL AND HORIZONTAL LOCATION OF ALL TIE-INS. CONTRACTOR SHALL NOTIFY THE WIDEFIELD WATER AND SANITATION DISTRICT AND THE ENGINEER OF THE FIELD VERIFIED INFORMATION PRIOR TO CONSTRUCTION.

11. ALL BENDS SHALL BE FIELD STAKED PRIOR TO CONSTRUCTION.

12. ANY MATERIAL REMOVED AND NOT REUSED SHALL BE RETURNED TO THE WIDEFIELD WATER AND SANITATION DISTRICT.

13. THE CONTRACTOR SHALL AT HIS EXPENSE SUPPORT AND PROTECT ALL UTILITY MAINS SO THAT THEY WILL FUNCTION CONTINUOUSLY DURING CONSTRUCTION. SHOULD A UTILITY MAIN FAIL AS A RESULT OF THE CONTRACTOR'S OPERATION, IT WILL BE REPLACED IMMEDIATELY BY EITHER THE CONTRACTOR OR THE WIDEFIELD WATER AND SANITATION DISTRICT AT FULL COST OF LABOR AND MATERIALS TO THE CONTRACTOR.

14. ANY PUMPING OR BYPASS OPERATIONS MUST BE REVIEWED AND APPROVED PRIOR TO EXECUTION BY BOTH THE WIDEFIELD WATER AND SANITATION DISTRICT AND THE ENGINEER.

15. CONTRACTOR MUST REPLACE OR REPAIR ANY DAMAGE TO ALL SURFACE IMPROVEMENTS, INCLUDING BUT NOT LIMITED TO FENCES, CURB AND GUTTER AND/OR ASPHALT THAT MAY BE CAUSED DURING CONSTRUCTION.

16. ALL WATER LINES 6-INCH AND LARGER, AND ALL SEWER LINES 8-INCH AND LARGER, SHALL HAVE "AS-BUILT" PLANS PREPARED AND APPROVED PRIOR TO FINAL ACCEPTANCE BY THE WIDEFIELD WATER AND SANITATION DISTRICT.

17. PRIOR TO CONSTRUCTION, A PRE-CONSTRUCTION CONFERENCE IS REQUIRED A MINIMUM OF 48 HOURS IN ADVANCE OF COMMENCEMENT OF WORK. A REPRESENTATIVE OF THE OWNER OR DEVELOPER, A REPRESENTATIVE OF THE CONTRACTOR AND DESIGN ENGINEER ARE REQUIRED TO ATTEND. TO SET THE PRE-CONSTRUCTION CONFERENCE, CONTACT RON SNODDY (390-7111) OF THE WIDEFIELD WATER AND SANITATION DISTRICT FOR A TIME. NO PRE-CONSTRUCTION CONFERENCE TIMES WILL BE SET UNTIL 4 SETS OF SIGNED DRAWINGS ARE RECEIVED BY THE WIDEFIELD WATER AND SANITATION DISTRICT.

18. THE UPPER EXPOSED SECTION OF THE HYDRANT ABOVE GROUND SHALL BE PAINTED RUSTOLEUM 659 YELLOW OR EQUAL. THE BURIED PORTION OF THE HYDRANT SHALL BE GIVEN A BITUMINOUS COATING IN ACCORDANCE WITH SECTION 10-8.1 OF AWWA STANDARD C110.

UTILITY CONTACTS:

SANITARY SEWER: WIDEFIELD W&S DISTRICT (WWSD)

WATER: WIDEFIELD W&S DISTRICT (WWSD)

ELECTRIC: MOUNTAIN VIEW ELECTRIC

GAS: AQUILA NATURAL GAS

PHONE: QWEST

390-7111

390-7111

495-2283

800-303-0752

636-4632

LEGEND

PROPOSED 8" PVC WATER MAIN (DR 18) WITH MJ FITTINGS (UNLESS OTHERWISE NOTED)

WIDEFIELD WATER & SANITATION DISTRICT STANDARD FIRE HYDRANT ASSEMBLY. INSTALL PER WIDEFIELD WATER AND SANITATION DISTRICT CONSTRUCTION SPECIFICATIONS

8" GATE VALVE (UNLESS OTHERWISE NOTED)

TEE w/CONCRETE THRUST BLOCK

MINIMUM RADIUS SHOWN FOR WATER MAIN = 290'

"A.G.A./A.P.W.A. STANDARD UTILITY MARKING COLOR CODE"

NATURAL GAS

ELECTRIC

WATER

WASTEWATER

YELLOW

RED

BLUE

GREEN

CALL BEFORE YOU DIG...

48 HOURS BEFORE YOU DIG, CALL UTILITY LOCATOR FOR LOCATING AND MARKING GAS, ELECTRIC, WATER AND WASTEWATER

1-800-922-1987

UTILITY APPROVALS

DISTRICT APPROVALS

The Widefield Water and Sanitation District recognizes the design engineer as having responsibility for the design. The Widefield Water and Sanitation District has limited its scope of review accordingly.

WIDEFIELD WATER AND SANITATION DISTRICT WASTEWATER DESIGN APPROVAL

Date: _____ By: _____

PROJECT NO. _____

In case of errors or omissions with the sewer design as shown on this document the standards as defined in the "Rules and Regulations for Installation of Sewer Mains and Services" shall rule. Approval expires 180 days from Design Approval.

WIDEFIELD WATER AND SANITATION DISTRICT WATER DESIGN APPROVAL

Date: _____ By: _____

PROJECT NO. _____

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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 _____

Print Name _____

DBA: FOUNTAIN VALLEY INVESTMENT PARTNERS, LLC

Address: 3 Widefield Boulevard

Colorado Springs, CO 80911

(719) 392-0194

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 Security Fire District.

Security Fire Protection District _____

Signed _____ Date _____

Security Fire Protection District

PEACEFUL RIDGE AT FOUNTAIN VALLEY
UTILITY PLAN
UTILITY SYSTEM PLAN
EL PASO COUNTY, COLORADO

Project No.: 04092
Date: August 9, 2006
Design: JGD
Drawn: MAK
Check: AWMc
Revisions:

SHEET
21
OF 30 SHEETS
21031-21-23UT.dwg/Sep 06, 2002

Kiowa

Engineering Corporation

1604 South 21st Street
Colorado Springs, Colorado 80904
(719) 630-7342

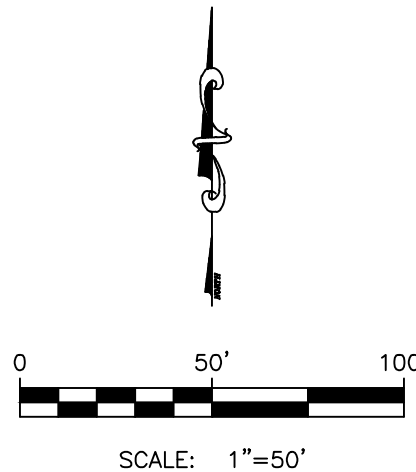
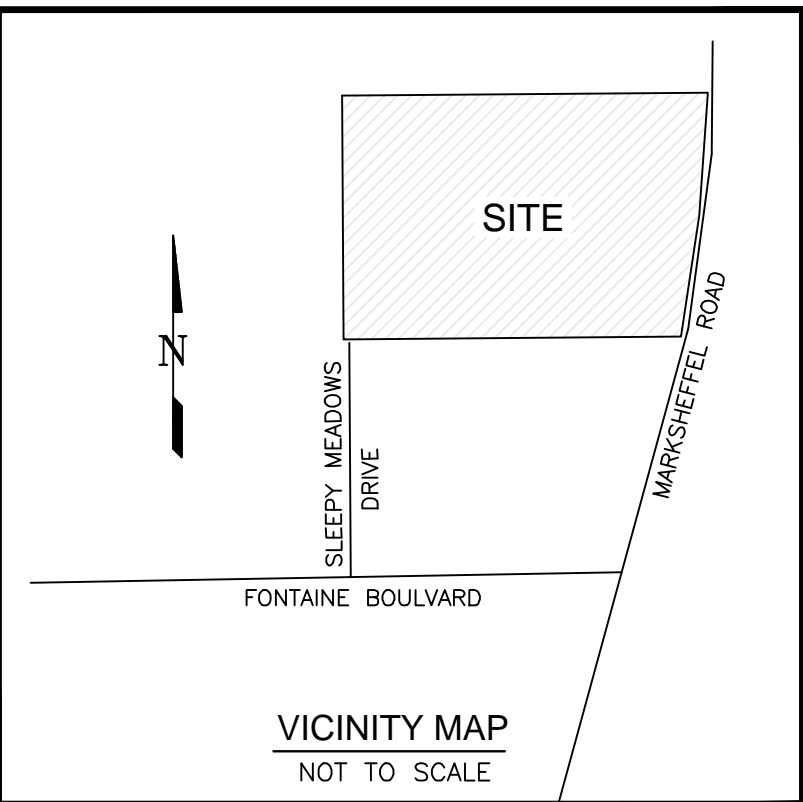
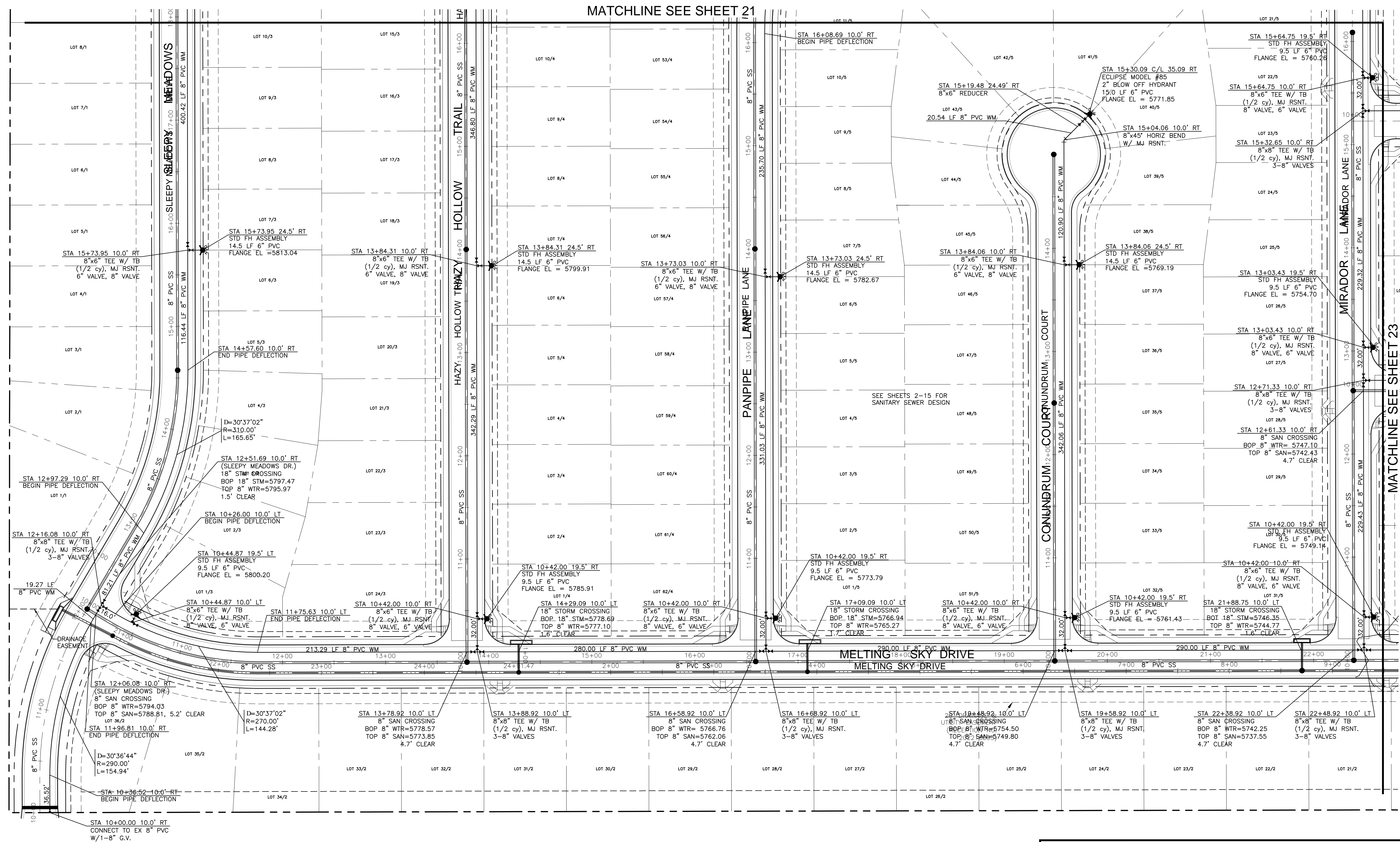
W

WIDEFIELD

Investment Group

FOUNTAIN VALLEY INVESTMENT PARTNERS, LLC

Fix road labels so they are not on top of each other.



PEACEFUL RIDGE AT FOUNTAIN VALLEY
UTILITY PLAN
UTILITY SYSTEM PLAN
EL PASO COUNTY, COLORADO

Project No.: 04092
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SHEET
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Kiowa Engineering Corporation
1604 South 21st Street
Colorado Springs, Colorado 80904
(719) 630-7342

WIDEFIELD Investment Group

FOUNTAIN VALLEY INVESTMENT PARTNERS, LLC

LEGEND

PROPOSED 8" PVC WATER MAIN (DR 18) WITH MJ FITTINGS (UNLESS OTHERWISE NOTED)

WIDEFIELD WATER & SANITATION DISTRICT STANDARD FIRE HYDRANT ASSEMBLY. INSTALL PER WIDEFIELD WATER AND SANITATION DISTRICT CONSTRUCTION SPECIFICATIONS

8" GATE VALVE (UNLESS OTHERWISE NOTED)

TEE w/ CONCRETE THRUST BLOCK

MINIMUM RADIUS SHOWN FOR WATER MAIN = 290'

A.G.A./A.P.W.A. STANDARD UTILITY MARKING COLOR CODE

NATURAL GAS	YELLOW
ELECTRIC	RED
WATER	BLUE
WASTEWATER	GREEN

CALL BEFORE YOU DIG...

48 HOURS BEFORE YOU DIG, CALL UTILITY LOCATORS FOR LOCATING AND MARKING GAS, ELECTRIC, WATER AND WASTEWATER

1-800-922-1987

UTILITY APPROVALS

DISTRICT APPROVALS

The Widefield Water and Sanitation District recognizes the design engineer as having responsibility for the design. The Widefield Water and Sanitation District has limited its scope of review accordingly.

WIDEFIELD WATER AND SANITATION DISTRICT
WASTEWATER DESIGN APPROVAL

Date: _____ By: _____

PROJECT NO. _____

In case of errors or omissions with the sewer design as shown on this document the standards as defined in the "Rules and Regulations for Installation of Sewer Mains and Services" shall rule.
Approval expires 180 days from Design Approval.

WIDEFIELD WATER AND SANITATION DISTRICT
WATER DESIGN APPROVAL

Date: _____ By: _____

PROJECT NO. _____

In case of errors or omissions with the sewer design as shown on this document the standards as defined in the "Rules and Regulations for Installation of Sewer Mains and Services" shall rule.
Approval expires 180 days from Design Approval.

WATER AND SEWER MAIN EXTENSIONS

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Signed _____ Date _____

Print Name _____

DBA: FOUNTAIN VALLEY INVESTMENT PARTNERS, LLC

Address: 3 Widefield Boulevard
Colorado Springs, CO 80911
(719) 392-0194

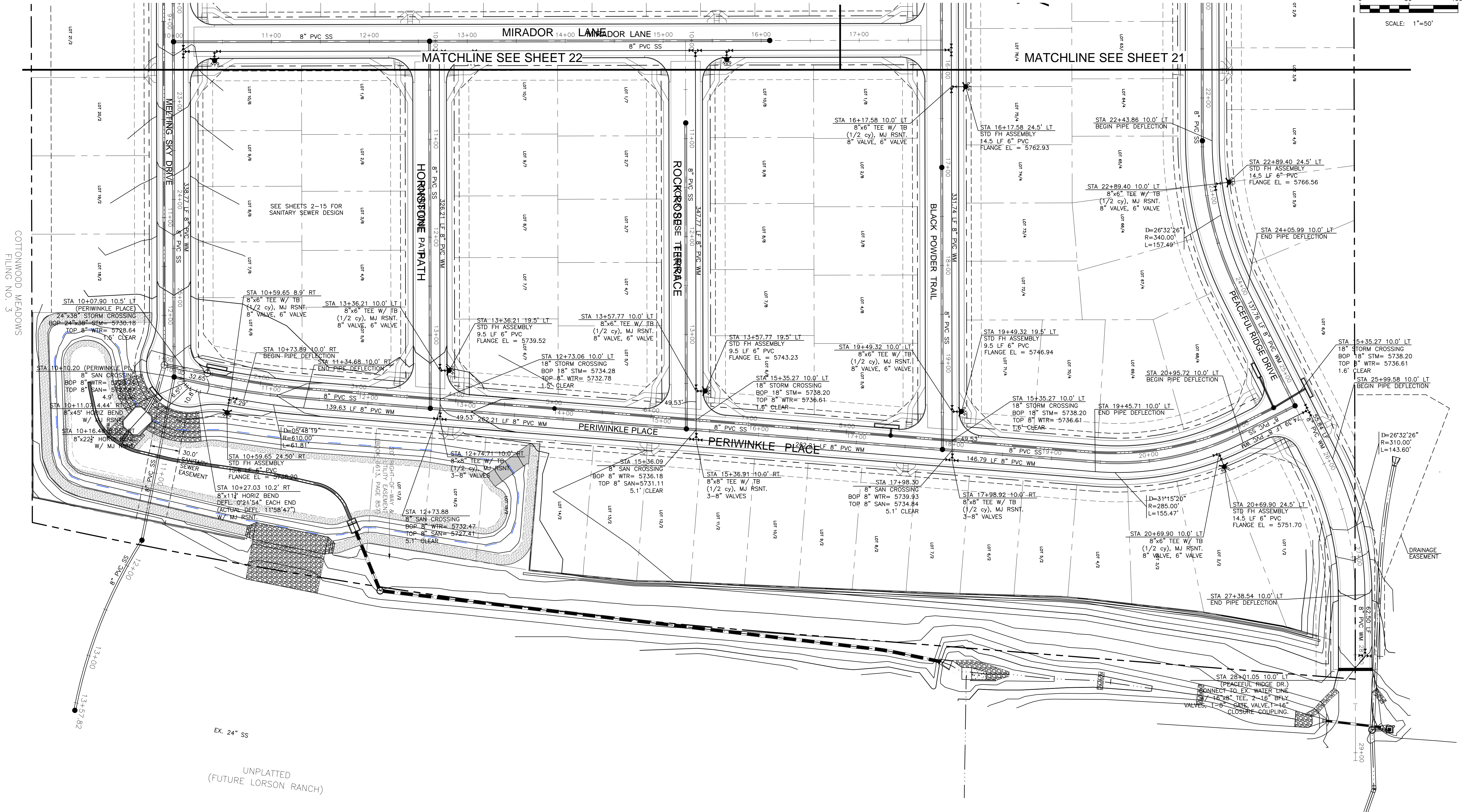
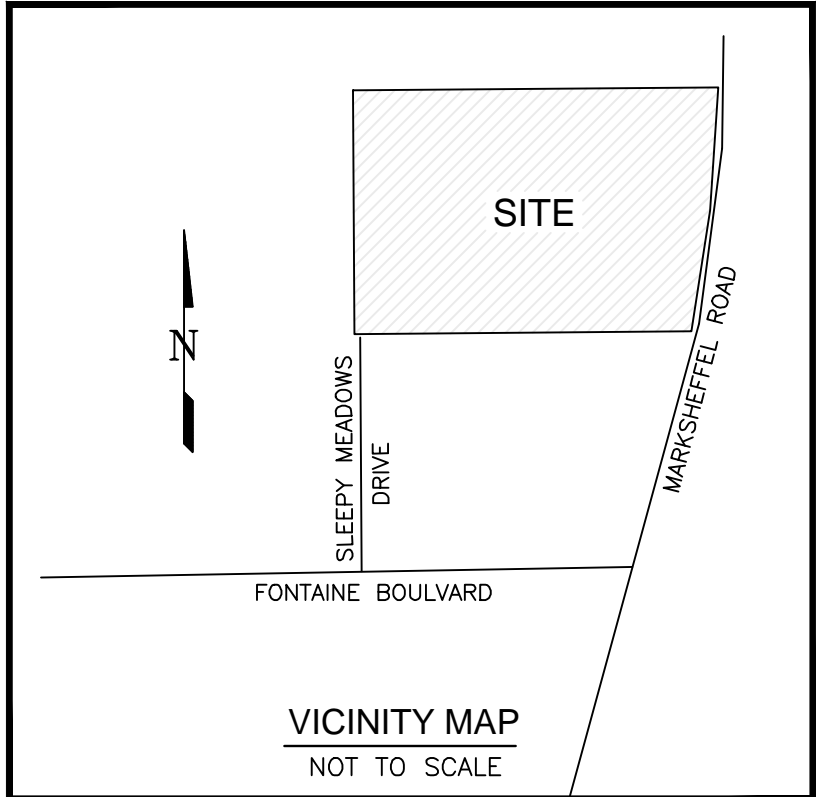
FIRE AUTHORITY APPROVAL

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 Security Fire District.

Security Fire Protection District _____

Signed _____ Date _____

Security Fire Protection District _____



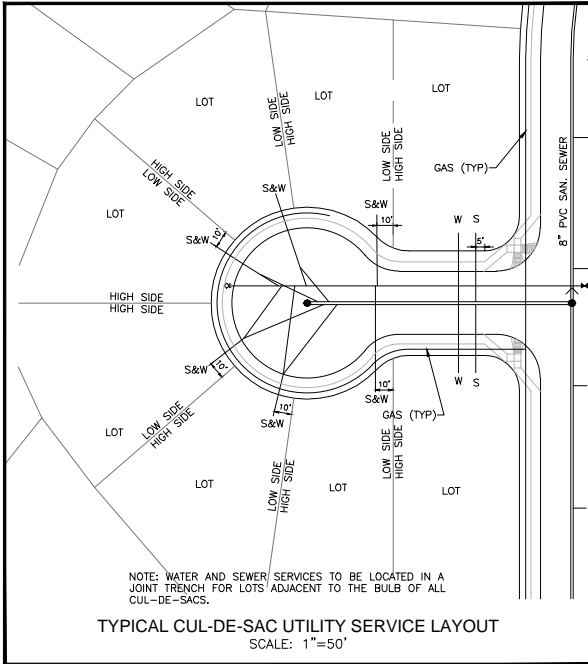
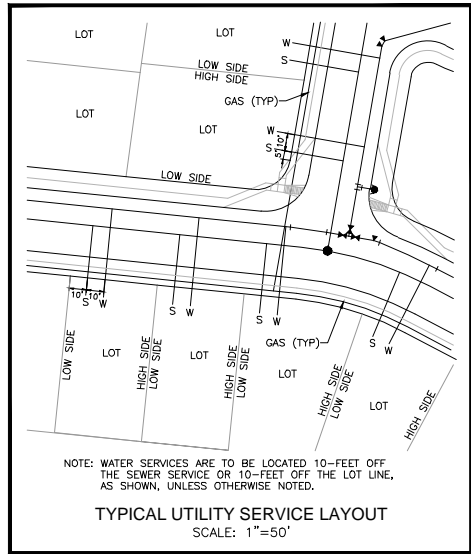
PEACEFUL RIDGE AT FOUNTAIN VALLEY
UTILITY PLAN
UTILITY SYSTEM PLAN
EL PASO COUNTY, COLORADO

Project No.: 04092
Date: August 9, 2006
Design: JGD
Drawn: MAK
Check: AWMc
Revisions:

FOUNTAIN VALLEY INVESTMENT PARTNERS, LLC

Kiowa
Engineering Corporation
1604 South 21st Street
Colorado Springs, Colorado 80904
(719) 630-7342

W
WIDEFIELD
Investment Group



UTILITY APPROVALS

DISTRICT APPROVALS
The Widefield Water and Sanitation District recognizes the design engineer as having responsibility for the design. The Widefield Water and Sanitation District has limited its scope of review accordingly.

**WIDEFIELD WATER AND SANITATION DISTRICT
WASTEWATER DESIGN APPROVAL**

Date: _____ By: _____
PROJECT NO. _____

In case of errors or omissions with the sewer design as shown on this document the standards as defined in the "Rules and Regulations for Installation of Sewer Mains and Services" shall rule. Approval expires 180 days from Design Approval.

**WIDEFIELD WATER AND SANITATION DISTRICT
WATER DESIGN APPROVAL**

Date: _____ By: _____
PROJECT NO. _____

In case of errors or omissions with the sewer design as shown on this document the standards as defined in the "Rules and Regulations for Installation of Sewer Mains and Services" shall rule. Approval expires 180 days from Design Approval.

ADDITIONAL UTILITY NOTES

GAS - ALL GAS MAINS AND SERVICES ARE TO BE INSTALLED PER ADUILA GAS.

ELECTRIC - ALL ELECTRIC SERVICES ARE TO BE INSTALLED PER MOUNTAIN VIEW ELECTRIC.

UTILITY CONTACTS
SEWER: WIDEFIELD WATER AND SANITATION DISTRICT (WWS) 390-7111
WATER: WIDEFIELD WATER AND SANITATION DISTRICT (WWS) 390-7111
ELECTRIC: MOUNTAIN VIEW ELECTRIC 495-2283
GAS: ADUILA NATURAL GAS 800-303-0752
PHONE: CREST 636-4632

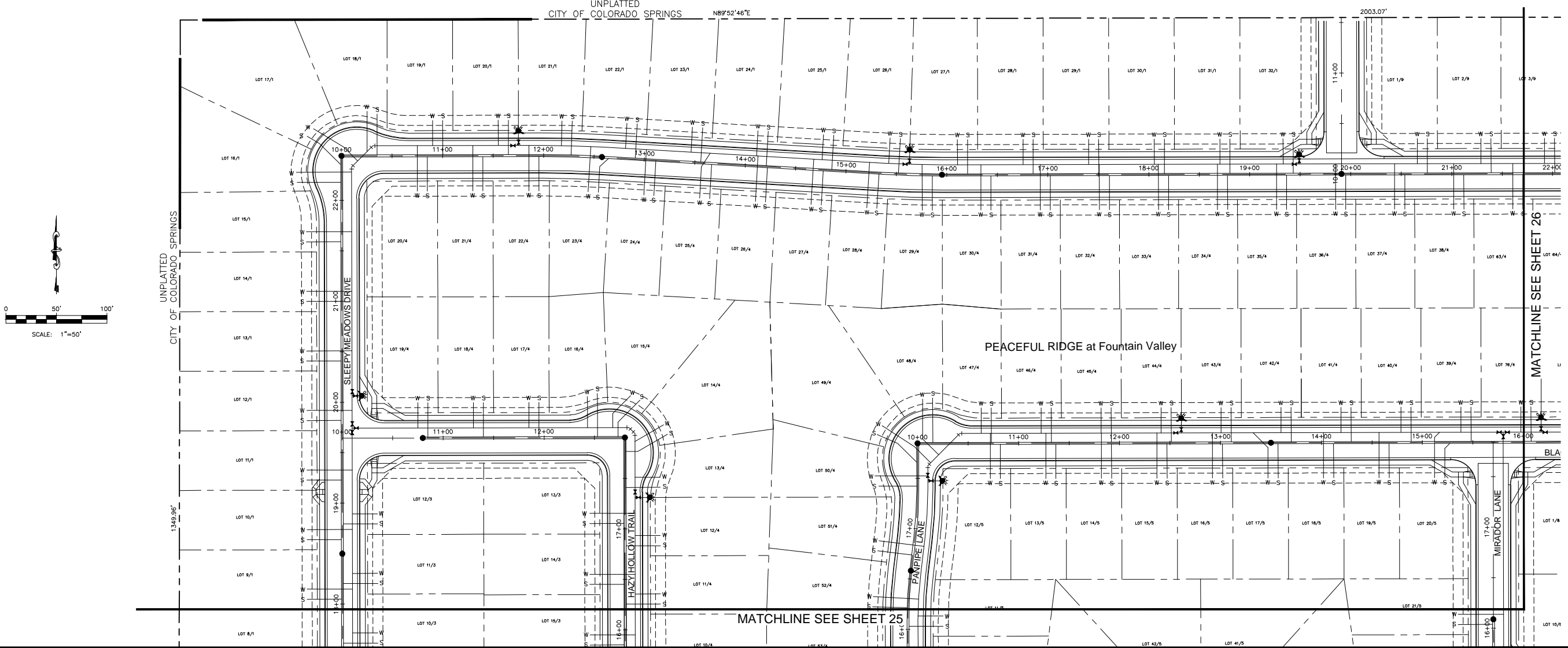
***A.G.A./A.P.W.A. STANDARD UTILITY MARKING COLOR CODE**

NATURAL GAS	YELLOW
ELECTRIC	RED
WATER	BLUE
WASTEWATER	GREEN

CALL BEFORE YOU DIG...

48 HOURS BEFORE YOU DIG, CALL UTILITY LOCATORS FOR LOCATING GAS, ELECTRIC, WATER AND WASTEWATER

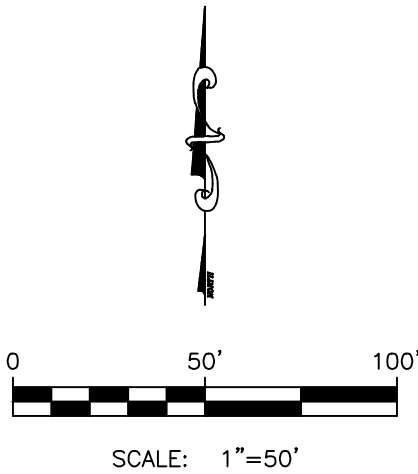
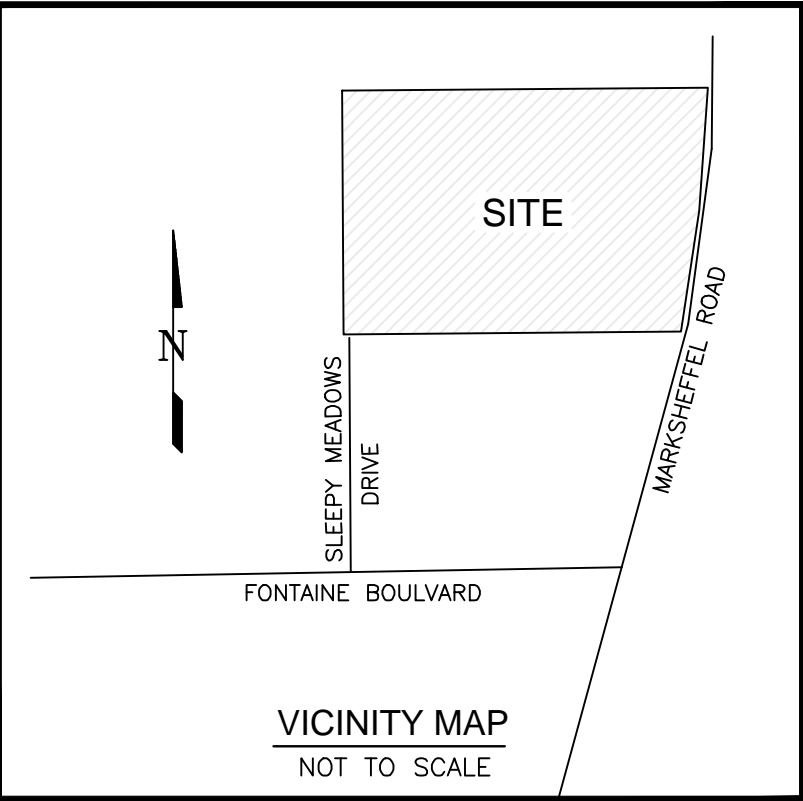
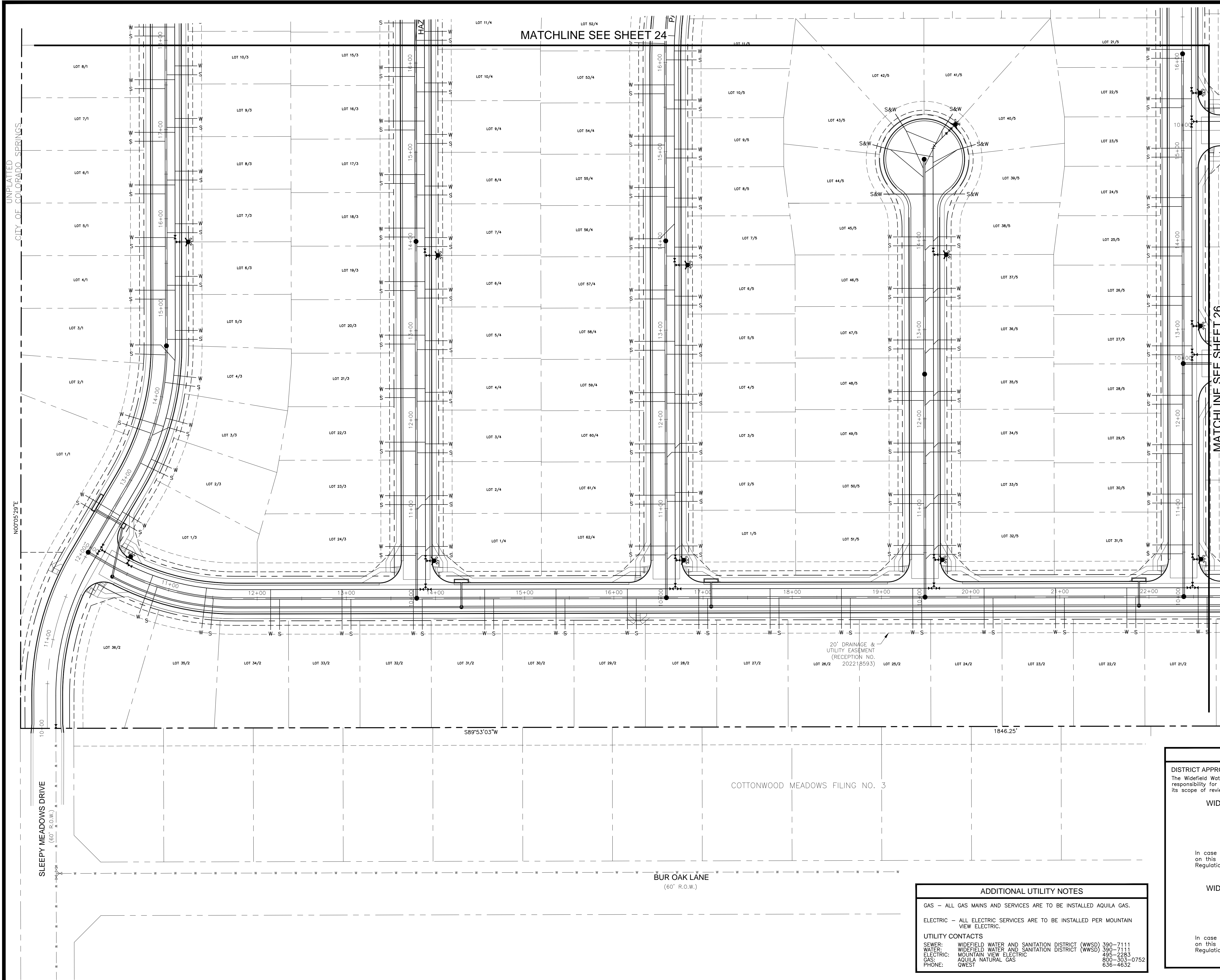
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**PEACEFUL RIDGE AT FOUNTAIN VALLEY
UTILITY PLAN
UTILITY SERVICE PLAN**

EL PASO COUNTY, COLORADO

Project No.: 04092
Date: August 9, 2006
Design: JGD
Drawn: MAK
Check: AWMc
Revisions:



"A.G.A./A.P.W.A. STANDARD UTILITY MARKING COLOR CODE"	
NATURAL GAS	YELLOW
ELECTRIC	RED
WATER	BLUE
WASTEWATER	GREEN

CALL BEFORE YOU DIG... 1-800-922-1987

48 HOURS BEFORE YOU DIG, CALL UTILITY FOR LOCATING AND MARKING GAS, ELECTRIC, WATER AND WASTEWATER

UTILITY APPROVALS	
DISTRICT APPROVALS The Widefield Water and Sanitation District recognizes the design engineer as having responsibility for the design. The Widefield Water and Sanitation District has limited its scope of review accordingly.	
WIDEFIELD WATER AND SANITATION DISTRICT WASTEWATER DESIGN APPROVAL	
Date: _____	By: _____
PROJECT NO. _____	
In case of errors or omissions with the sewer design as shown on this document the standards as defined in the "Rules and Regulations for Installation of Sewer Mains and Services" shall rule. Approval expires 180 days from Design Approval.	
WIDEFIELD WATER AND SANITATION DISTRICT WATER DESIGN APPROVAL	
Date: _____	By: _____
PROJECT NO. _____	
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ADDITIONAL UTILITY NOTES	
GAS - ALL GAS MAINS AND SERVICES ARE TO BE INSTALLED AQUILA GAS.	
ELECTRIC - ALL ELECTRIC SERVICES ARE TO BE INSTALLED PER MOUNTAIN VIEW ELECTRIC.	
UTILITY CONTACTS	
SEWER:	WIDEFIELD WATER AND SANITATION DISTRICT (WWSD) 390-7111
WATER:	WIDEFIELD WATER AND SANITATION DISTRICT (WWSD) 390-7111
ELECTRIC:	MOUNTAIN VIEW ELECTRIC 495-2283
GAS:	AQUILA NATURAL GAS 800-363-0752
PHONE:	QWEST 636-4632

Kiowa
Engineering Corporation
1604 South 21st Street
Colorado Springs, Colorado 80904
(719) 630-7342

W
WIDEFIELD
Investment Group

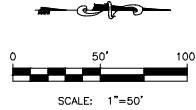
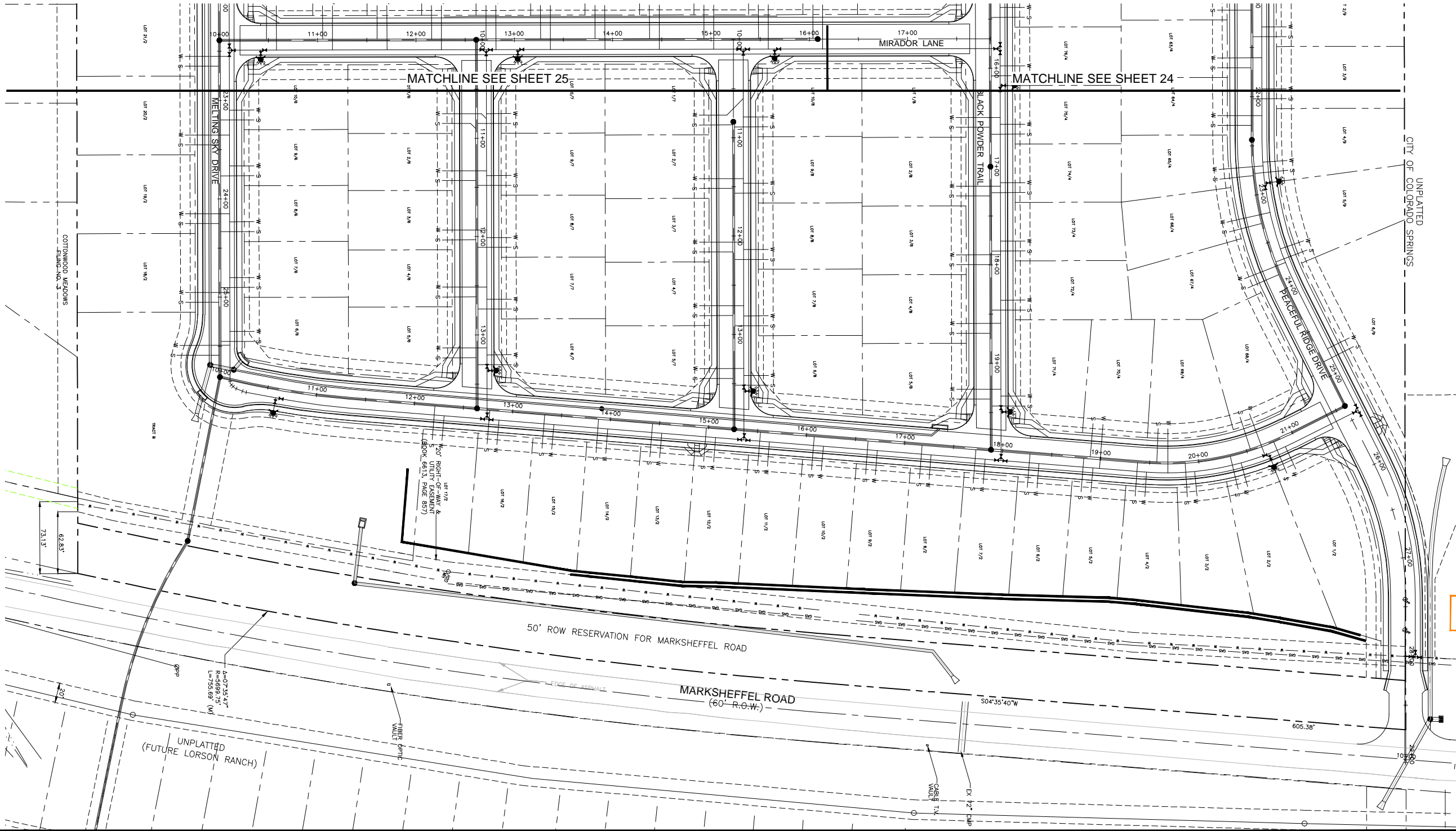
PEACEFUL RIDGE AT FOUNTAIN VALLEY
UTILITY PLAN
UTILITY SERVICE PLAN
EL PASO COUNTY, COLORADO

FOUNTAIN VALLEY INVESTMENT PARTNERS, LLC

Project No.: 04092
Date: August 9, 2006
Design: JGD
Drawn: MAK
Check: AWMc
Revisions:

SHEET
25
OF 30 SHEETS

21031-24-26SER.dwg/Sep 06, 2022



A.G.A./A.P.W.A. STANDARD UTILITY MARKING COLOR CODE

NATURAL GAS	YELLOW
ELECTRIC	RED
WATER	BLUE
WASTEWATER	GREEN

CALL BEFORE YOU DIG...

48 HOURS BEFORE YOU DIG, CALL 1-800-922-1987 FOR LOCATING AND MARKING GAS, ELECTRIC, WATER, AND WASTEWATER.

ADDITIONAL UTILITY NOTES

GAS - ALL GAS MAINS AND SERVICES ARE TO BE INSTALLED PER AQUILA GAS.

ELECTRIC - ALL ELECTRIC SERVICES ARE TO BE INSTALLED PER MOUNTAIN VIEW ELECTRIC.

UTILITY CONTACTS

SEWER:	WIDEFIELD W&S DISTRICT (WWS)	390-7111
WATER:	WIDEFIELD W&S DISTRICT (WWS)	390-7111
ELECTRIC:	MOUNTAIN VIEW ELECTRIC	495-2283
GAS:	AQUILA NATURAL GAS	800-303-0752
PHONE:	QWEST	636-4632

UTILITY APPROVALS

DISTRICT APPROVALS

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WIDEFIELD WATER AND SANITATION DISTRICT
WASTEWATER DESIGN APPROVAL

Date: _____ By: _____

PROJECT NO. _____

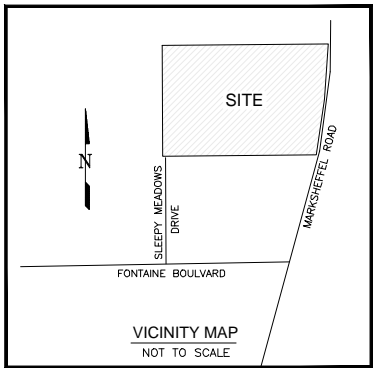
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WIDEFIELD WATER AND SANITATION DISTRICT
WATER DESIGN APPROVAL

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PEACEFUL RIDGE AT FOUNTAIN VALLEY
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UTILITY SERVICE PLAN
EL PASO COUNTY, COLORADO

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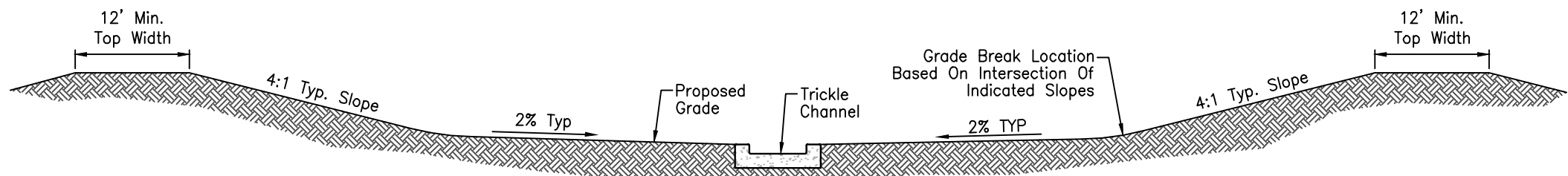
Kiowa
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W
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Investment Group

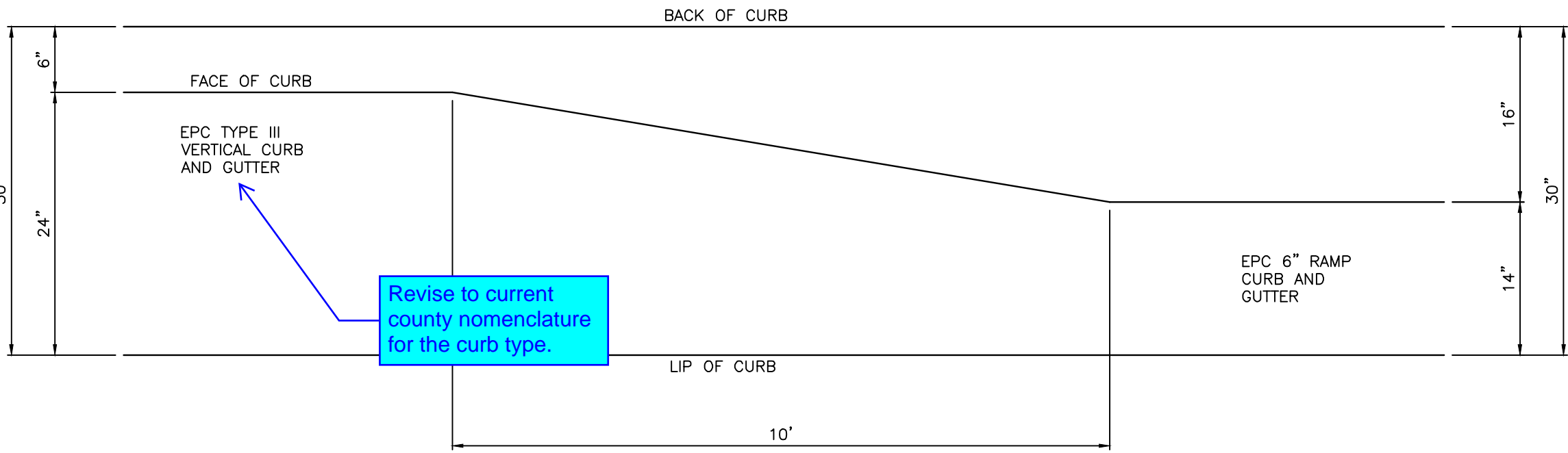
PEACEFUL RIDGE AT FOUNTAIN VALLEY
UTILITY PLAN
UTILITY SERVICE PLAN
EL PASO COUNTY, COLORADO

Structure Notes:			
1.	Prior To Construction, Contractor to provide shop drawings for all components of the outlet structure.		
2.	Grade 60 Reinforcing Steel required. See Table for the minimum lap splice length for reinforcing bars. All Reinforcing Steel shall have 2-inch Minimum Clearance from Edge Of Concrete and 3-inch Min Clearance to Edge Of Concrete placed against steel, unless otherwise noted.		
	Bar Size	#4	#5
	Min. Splice Length	1'-3"	1'-7"
			#6
			2'-0"
3.	Concrete for the outlet structure and forebay shall be CDOT Class D Concrete.		
4.	Expansion Joint Material shall meet ASHTO Specification M-213. Expansion Joint Material shall be 1/2" thick, shall extend the full depth of contact surface and the joint shall be sealed, Refer to Details.		
5.	All Exposed Concrete Corners shall have a 3/4-inch chamfer unless otherwise noted.		
6.	Backfilling against walls shall not commence until concrete has obtained its full seven-day strength.		
7.	Subgrade to be 12" thick clean fill compacted to 95% Standard Proctor Density per ASTM M698 under structures.		
8.	Outlet Structure steps shall conform to ASHTO M199.		
9.	Forebay construction joints shall be installed at 10' O.C. Maximum. The joints shall be sealed with joint sealant.		



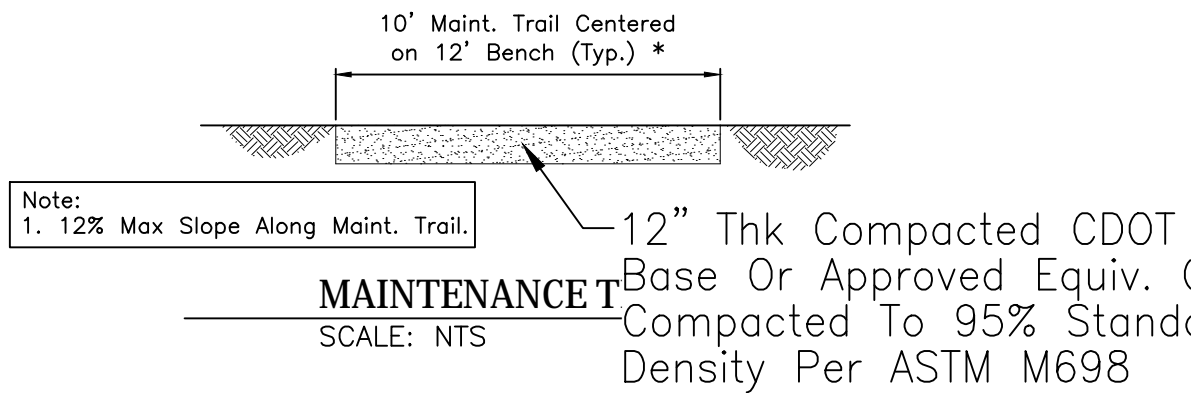


P 19 DETENTION BASIN TYPICAL CROSS SECTION
SCALE: NTS

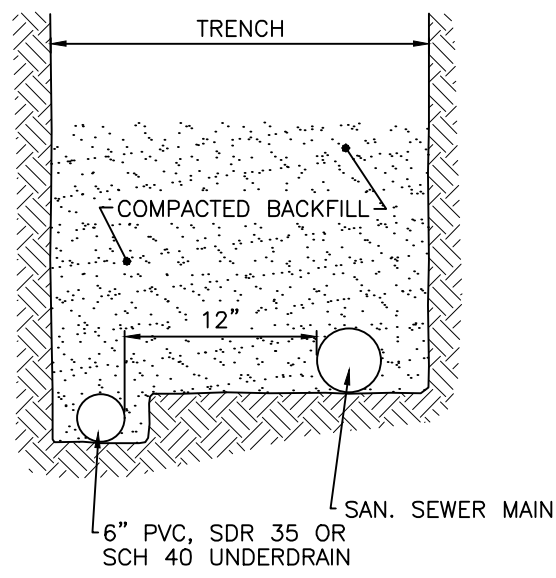


CURB TRANSITION DETAIL
NOT TO SCALE

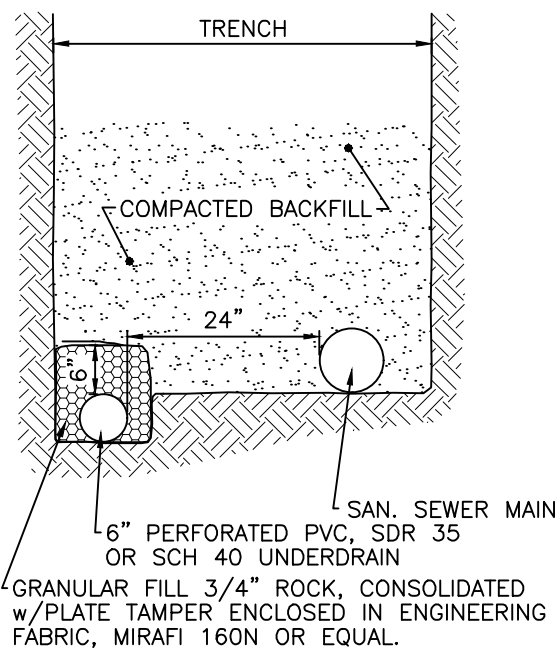
- Add missing El Paso County standard details:
- Urban Cul-de-Sac Details SD_2-75
 - Urban Local Knuckle SD_2-77
 - Storm Sewer Manhole Detail Type 1 SD_3-1
 - Storm Sewer Manhole Detail Type 2 SD_3-2
 - Storm Sewer Manhole Detail Type 3 SD_3-3
 - Storm Sewer Manhole Details SD_3-5
 - Urban Local Roadway Utility Placement Cross Section SD_4-1
 - Parallel Pedestrian Ramp Detail SD_2-50
 - Detectable Warning Surface Details SD_2-42
 - Pedestrian Curb Ramp SD_2-41
 - Driveway Cut Detail SD_2-23
 - Pedestrian Curb Ramp Detail SD_2-40



MAINTENANCE TRAIL
SCALE: NTS



PASSIVE UNDERDRAIN DETAIL
SCALE: N.T.S.



ACTIVE UNDERDRAIN DETAIL
SCALE: N.T.S.

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

Revise sheet count and update legend.

PEACEFUL RIDGE AT FOUNTAIN VALLEY
MISCELLANEOUS AND SANITARY SEWER
UNDERDRAIN STRUCTURE DETAILS
EL PASO COUNTY, COLORADO

FOUNTAIN VALLEY INVESTMENT PARTNERS, LLC

Project No.:	04092
Date:	August 9, 2006
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Revisions:	
1.	11/21 Storm Revs