BULLARD, ABBY, 6/28/2023 1:02 PM

HR GREEN Xrefs: xgl-1-dh01-2308; vicinity_map; EPC_CD_Notes; EPC_CD_Approval; WWSD_water_approval_block; EPC_CD_Engr_Approval; EPC_CD_Owner_Approval; Legend; rdwy_typicals; EPC_GEC_Notes; EPC_C_Signing&Striping_Notes; Cover_contacts; Legal_Description_BnB; 04007400 BASIS OF BEARINGS; xc-row; WWSD_General_Notes

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

OWNER
FOUNTAIN VALLEY INVESTMENT PARTNERS
WIDEFIELD BOULEVARD
COLORADO SPRINGS, CO 80911
TELE: (719) 392-0194
ATTN: RYAN WATSON
EMAIL: RYAN@WIDEFEILDINVESTMENTGROUP.COM

DEVELOPER
PEACEFUL RIDGE DEVELOPMENT COMPANY
WIDEFIELD BOULEVARD
COLORADO SPRINGS, CO 80911
TELE: (719) 392-0194
ATTN: RYAN WATSON
EMAIL: RYAN@WIDEFEILDINVESTMENTGROUP.COM

APPLICANT
HR GREEN
1975 RESEARCH PKWY SUITE 230
COLORADO SPRINGS, CO 80921
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ATTN: COLLEEN MONAHAN, P.E., LEED AP
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CIVIL ENGINEER
HR GREEN
1975 RESEARCH PKWY SUITE 230
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EMAIL: CMONAHAN@HRGREEN.COM

AGENCY
EL PASO COUNTY PCD ENGINEERING DIVSION
2880 INTERNATIONAL CIRCLE SUITE 110
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
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 COLRADO

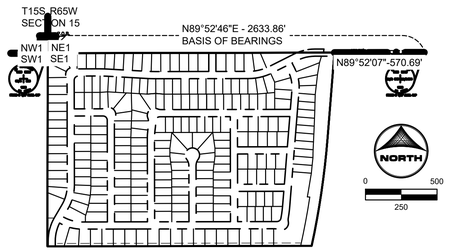
BENCHMARK

THE MONUMENT IS A 3 $\frac{1}{4}$ 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)

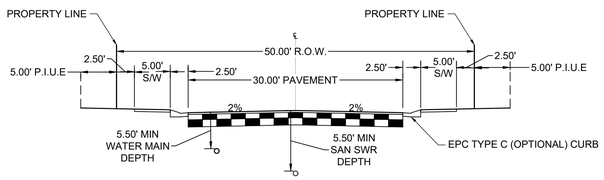
BASIS OF BEARING

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 $\frac{1}{2}$ INCH ALUMINUM CAPS L.S #10377. SAID LINE BEARS N89°52'46"E, A DISTANCE OF 2,633.86 FEET.

VICINITY MAP
1"=300'

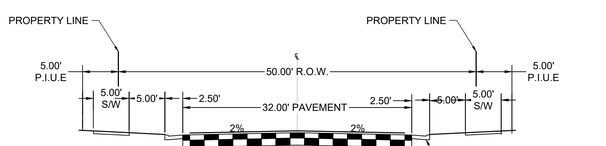


BASIS OF BEARINGS
1"=500'



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, BRIDGEGATE 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

SHEET INDEX:

1 - COVER
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31 - INLET ELEVATIONS
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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: 7/27/2023 BY: _____

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
6/28/2023
PROFESSIONAL ENGINEER

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.

Colleen Monahan 6/28/2023

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.

_____ June 29th, 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
APPROVED: CM JOB NUMBER: 2302308
CAD DATE: 6/28/2023
CAD FILE: J:\2023\2302308\CAD\Dwgs\C\CDs\LEGEND & GENERAL NOTES

BAR IS ONE INCH ON OFFICIAL DRAWINGS. 0 1"
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: 719.394.2440
FAX: 713.965.0044

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

CONSTRUCTION DOCUMENTS
COVER

SHEET CV 1

BULLARD, ABBY - 6/28/2023 1:03 PM

EL PASO COUNTY STANDARD GRADING AND EROSION CONTROL PLAN NOTES:

1. 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.

2. 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.

3. 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.

4. 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.

5. 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.

6. ALL TEMPORARY SEDIMENT AND EROSION CONTROL MEASURES SHALL BE MAINTAINED AND REMAIN IN EFFECTIVE OPERATING CONDITION UNTIL PERMANENT SOIL EROSION CONTROL MEASURES ARE IMPLEMENTED 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.

7. 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.

8. 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 OR EQUIVALENT PERMANENT ALTERNATIVE STABILIZATION METHOD IS IMPLEMENTED. ALL TEMPORARY SEDIMENT AND EROSION CONTROL MEASURES SHALL BE REMOVED UPON FINAL STABILIZATION AND BEFORE PERMIT CLOSURE.

9. 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.

10. EARTH DISTURBANCES SHALL BE CONDUCTED IN SUCH A MANNER SO AS TO EFFECTIVELY MINIMIZE ACCELERATED SOIL EROSION AND RESULTING 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 WATERS OF THE STATE UNLESS SHOWN TO BE INFEASIBLE AND SPECIFICALLY REQUESTED AND APPROVED.

11. 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).

12. 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.

13. 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.

14. 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.

15. EROSION CONTROL BLANKETING OR OTHER PROTECTIVE COVERING SHALL BE USED ON SLOPES STEEPER THAN 3:1.

16. 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.

17. 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.

18. TRACKING OF SOILS AND CONSTRUCTION DEBRIS OFF–SITE SHALL BE MINIMIZED. MATERIALS TRACKED OFF–SITE SHALL BE CLEANED UP AND PROPERLY DISPOSED OF IMMEDIATELY.

19. 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.

20. 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.

21. 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.

22. 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.

23. NO PERSON SHALL CAUSE THE IMPEDIMENT OF STORMWATER FLOW IN THE CURB AND GUTTER OR DITCH EXCEPT WITH APPROVED SEDIMENT CONTROL MEASURES.

24. OWNER/DEVELOPER AND THEIR AGENTS SHALL COMPLY WITH THE 'COLORADO WATER QUALITY CONTROL ACT' (TITLE 25, ARTICLE 8, CRS), 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.

25. ALL CONSTRUCTION TRAFFIC MUST ENTER/EXIT THE SITE ONLY AT APPROVED CONSTRUCTION ACCESS POINTS

26. PRIOR TO CONSTRUCTION THE PERMITTEE SHALL VERIFY THE LOCATION OF EXISTING UTILITIES.

27. 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.

28. 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
WQCD – PERMITS
4300 CHERRY CREEK DRIVE SOUTH
DENVER, CO 80246–1530
ATTN: PERMITS UNIT

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% STANDARD PROCTOR AS DETERMINED BY ASTM D698, 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. 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.
3. 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.
4. ALL DUCTILE IRON PIPE, TO INCLUDE FITTINGS, VALVES AND FIRE HYDRANTS WILL BE WRAPPED WITH POLYETHYLENE TUBING, AND ELECTRICALLY ISOLATED.
5. ALL DUCTILE IRON PIPE AND FITTINGS SHALL BE DOUBLE BONDED. SPECIFICATIONS FOR CATHODIC PROTECTION ON BOTH DIP MAINS AND PVC MAINS IS SPECIFIED IN THE STANDARDS AND SPECIFICATIONS.
6. PVC MAIN LINES SHALL BE INSTALLED WITH COATED NO. 12 TRACER WIRE.
7. 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 THE KNOWN UTILITY LINES.
8. 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.
9. 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.
10. ALL BENDS SHALL BE FIELD STAKED PRIOR TO CONSTRUCTION.
11. ANY WATER UTILITY MATERIAL REMOVED AND NOT REUSED SHALL BE RETURNED TO THE WIDEFIELD WATER AND SANITATION DISTRICT IF THE DISTRICT SO REQUESTS.
12. 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.
13. ANY PUMPING OR BYPASS OPERATIONS MUST BE REVIEWED AND APPROVED PRIOR TO EXECUTION BY BOTH THE WIDEFIELD WATER AND SANITATION DISTRICT AND THE ENGINEER.
14. 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.
15. ALL WATER LINES 6" AND LARGER, AND ALL SEWER LINES 8" AND LARGER, SHALL HAVE AS "AS–BUILT" PLANS PREPARED AND APPROVED PRIOR TO FINAL ACCEPTANCE BY THE WIDEFIELD WATER AND SANITATION DISTRICT.
16. PRIOR TO CONSTRUCTION, A PRE–CONSTRUCTION CONFERENCE IS REQUIRED A MINIMUM OF 72 HOURS IN ADVANCE OF COMMENCEMENT OF WORK. TO SET THE PRE–CONSTRUCTION CONFERENCE, CONTACT BRANDON BERNARD–WATER DIVISION MANAGER AND/OR JASON DREESSEN, WASTEWATER DIVISION MANAGER AT (719)955–0548 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 W & S DISTRICT. PRE–CONSTRUCTION DATE/INITIALS _____ .

EL PASO COUNTY SIGNAGE & STRIPING NOTES:

1. ALL SIGNS AND PAVEMENTS MARKINGS SHALL BE IN COMPLIANCE WITH THE CURRENT MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD).
2. REMOVAL OF EXISTING PAVEMENT MARKINGS SHALL BE ACCOMPLISHED BY A METHOD THAT DOES NOT MATERIALLY DAMAGE THE PAVEMENT. THE PAVEMENT MARKINGS SHALL BE REMOVED TO THE EXTENT THAT THEY WILL NOT BE VISIBLE UNDER DAY OR NIGHT CONDITIONS. AT NO TIME WILL IT BE ACCEPTABLE TO PAINT OVER EXISTING PAVEMENT MARKINGS.
3. ANY DEVIATION FORM THE STRIPING AND SIGNING PLAN SHALL BE APPROVED BY EL PASO COUNTY DEPARTMENT OF PUBLIC WORKS.
4. ALL SIGNS SHOWN ON THE SIGNING AND STRIPING PLAN SHALL BE NEW SIGNS. EXISTING SIGNS MAY REMAIN OR BE REUSED IF THEY MEET CURRENT EL PASO COUNTY AND MUTCD STANDARDS.
5. STREET NAME AND REGULATORY STOP SIGNS SHALL BE ON THE SAME POST AT INTERSECTIONS.
6. ALL REMOVED SIGNS SHALL BE DISPOSED OF IN A PROPER MANNER BY THE CONTRACTOR.
7. ALL STREET NAME SIGNS SHALL HAVE "D" SERIES LETTERS, WITH LOCAL ROADWAY SIGNS BEING 4" UPPER–LOWER CASE LETTERING ON 8" BLANK AND NON–LOCAL ROADWAY SIGNS BEING 6" LETTERING, UPPER–LOWER CASE ON 12" BLANK, WITH A WHITE BORDER THAT IS NO RECESSED. THE WIDTH OF THE NON–RECESSED WHITE BORDERS SHALL MATCH PAGE 255 OF THE 2012 MUTCD "STANDARD HIGHWAY SIGNS".
8. ALL TRAFFIC SIGNS SHALL HAVE A MINIMUM HIGH INTENSITY PRISMATIC GRADE SHEETING.
9. ALL LOCAL RESIDENTIAL STREET SIGNS SHALL BE MOUNTED ON A 1.75"X1.75" SQUARE TUBE SIGN POST AND STUB POST BASE. FOR OTHER APPLICATIONS, REFER TO THE CDOT STANDARD S–614–8 REGARDING USE OF THE P2 TUBULAR STEEL POST SLIPBASE DESIGN.
10. ALL SIGNS SHALL BE SINGLE SHEET ALUMINUM WITH 0.100" MINIMUM THICKNESS.
11. ALL LIMIT LINES/STOP LINES, CROSSWALK LINES, PAVEMENT LEGENDS, AND ARROWS SHALL BE A MINIMUM 125 MIL THICKNESS PREFORMED THERMOPLASTIC PAVEMENT MARKINGS WITH TAPERED LEADING EDGES PER CDOT STANDARD S–627–1. WORD AND SYMBOL MARKINGS SHALL BE THE NARROW TYPE. STOP BARS SHALL BE 24" IN WIDTH. CROSSWALK LINES SHALL BE 12" WIDE AND 8' LONG PER CDOT S–627–1.
12. ALL LONGITUDINAL LINES SHALL BE A MINIMUM 15 MIL THICKNESS EPOXY PAINT. ALL NON–LOCAL RESIDENTIAL ROADWAYS SHALL INCLUDE BOTH RIGHT AND LEFT EDGE LINE STRIPING AND ANY ADDITIONAL STRIPING AS REQUIRED BY CDOT S–627–1.
13. THE CONTRACTOR SHALL NOTIFY EL PASO COUNTY DEPARTMENT OF PUBLIC WORKS (719.520.6819) PRIOR TO AND UPON COMPLETION OF SIGNING AND STRIPING.
14. THE CONTRACTOR SHALL OBTAIN A WORK IN THE RIGHT OF WAY PERMIT FROM THE EL PASO COUNTY DEPARTMENT OF PUBLIC WORKS (DPW) PRIOR TO ANY SIGNAGE OR STRIPING WORK WITHIN AND EXISTING EL PASO COUNTY ROADWAY.

EL PASO COUNTY STANDARD CONSTRUCTION NOTES:

1. ALL DRAINAGE AND ROADWAY CONSTRUCTION SHALL MEET THE STANDARDS AND SPECIFICATIONS OF THE CITY OF COLORADO SPRINGS/EL PASO COUNTY DRAINAGE CRITERIA MANUAL, VOLUMES 1 AND 2, AND THE EL PASO COUNTY ENGINEERING CRITERIA MANUAL
2. CONTRACTOR SHALL BE RESPONSIBLE FOR THE NOTIFICATION AND FILED NOTIFICATION OF ALL EXISTING UTILITIES, WHETHER SHOWN ON THE PLANS OR NOT, BEFORE BEGINNING CONSTRUCTION. LOCATION OF EXISTING UTILITIES SHALL BE VERIFIED BY THE CONTRACTOR PRIOR TO CONSTRUCTION. CALL 811 TO CONTACT THE UTILITY NOTIFICATION CENTER OF COLORADO (UNCC)
3. CONTRACTOR SHALL KEEP A COPY OF THESE APPROVED PLANS, THE GRADING AND EROSION CONTROL PLAN, THE STORMWATER MANAGEMENT PLAN (SWMP), THE SOILS AND GEOTECHNICAL REPORT, AND THE APPROPRIATE DESIGN AND CONSTRUCTION STANDARDS AND SPECIFICATIONS AT THE JOB SITE AT ALL TIMES, INCLUDING THE FOLLOWING:
   A. EL PASO COUNTY ENGINEERING CRITERIA MANUAL (ECM)
   B. CITY OF COLORADO SPRINGS/EL PASO COUNTY DRAINAGE CRITERIA MANUAL, VOLUMES 1 AND 2
   C. COLORADO DEPARTMENT OF TRANSPORTATION (CDOT) STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION
   D. CDOT M & S STANDARDS
4. NOTWITHSTANDING ANYTHING DEPICTED IN THESE PLANS IN WORDS OR GRAPHIC REPRESENTATION, ALL DESIGN AND CONSTRUCTION RELATED TO ROADS, STORM DRAINAGE AND EROSION CONTROL SHALL CONFORM TO THE STANDARDS AND REQUIREMENTS OF THE MOST RECENT VERSION OF THE RELEVANT ADOPTED EL PASO COUNTY STANDARDS, INCLUDING THE LAND DEVELOPMENT CODE, THE ENGINEERING CRITERIA MANUAL, THE DRAINAGE CRITERIA MANUAL, AND THE DRAINAGE CRITERIA MANUAL VOLUME 2. ANY DEVIATIONS FROM REGULATIONS AND STANDARDS MUST BE REQUESTED, AND APPROVED, IN WRITING. ANY MODIFICATIONS NECESSARY TO MEET CRITERIA AFTER–THE–FACT WILL BE ENTIRELY THE DEVELOPER'S RESPONSIBILITY TO RECTIFY.
5. IT IS THE DESIGN ENGINEER'S RESPONSIBILITY TO ACCURATELY SHOW EXISTING CONDITIONS, BOTH ONSITE AND OFFSITE, ON THE CONSTRUCTION PLANS. ANY MODIFICATIONS NECESSARY DUE TO CONFLICTS, OMISSIONS, OR CHANGED CONDITIONS WILL BE ENTIRELY THE DEVELOPER'S RESPONSIBILITY TO RECTIFY.
6. CONTRACTOR SHALL SCHEDULE A PRE–CONSTRUCTION MEETING WITH EL PASO COUNTY DEPARTMENT OF PUBLIC WORKS (DPW)– INSPECTIONS, PRIOR TO STARTING CONSTRUCTION.
7. IT IS THE CONTRACTOR'S RESPONSIBILITY TO UNDERSTAND THE REQUIREMENTS OF ALL JURISDICTIONAL AGENCIES AND TO OBTAIN ALL REQUIRED PERMITS, INCLUDING BUT NOT LIMITED TO EL PASO COUNTY RIGHT–OF–WAY (ROW) PERMIT, EROSION AND STORMWATER QUALITY CONTROL PERMIT (ESQCP), REGIONAL BUILDING FLOODPLAIN DEVELOPMENT PERMIT, U.S. ARMY CORPS OF ENGINEERS–ISSUED 401 AND/OR 404 PERMITS, AND COUNTY AND STATE FUGITIVE DUST PERMITS.
8. CONTRACTOR SHALL NOT DEVIATE FROM THE PLANS WITHOUT FIRST OBTAINING WRITTEN APPROVAL FROM THE DESIGN ENGINEER AND PCD. CONTRACTOR SHALL NOTIFY THE DESIGN ENGINEER IMMEDIATELY UPON DISCOVERY OF ANY ERRORS OR INCONSISTENCIES.
9. ALL STORM DRAIN PIPE SHALL BE CLASS III RCP UNLESS OTHERWISE NOTED AND APPROVED BY DPW.
10. CONTRACTOR SHALL COORDINATE GEOTECHNICAL TESTING PER ECM STANDARDS. PAVEMENT DESIGN SHALL BE APPROVED BY EL PASO COUNTY PCD PRIOR TO PLACEMENT OF CURB AND GUTTER AND PAVEMENT.
11. ALL CONSTRUCTION TRAFFIC MUST ENTER/EXIT THE SITE AT APPROVED CONSTRUCTION ACCESS POINTS.
12. SIGHT VISIBILITY TRIANGLES AS IDENTIFIED IN THE PLANS SHALL BE PROVIDED AT ALL INTERSECTIONS. OBSTRUCTIONS GREATER THAN 18 INCHES ABOVE FLOWLINE ARE NOT ALLOWED WITHIN SIGHT TRIANGLES.
13. SIGNING AND STRIPING SHALL COMPLY WITH EL PASO COUNTY DEPARTMENT OF PUBLIC WORKS AND MUTCD CRITERIA. CONTRACTOR SHALL OBTAIN ANY PERMITS REQUIRED BY EL PASO COUNTY DPW, INCLUDING WORK WITHIN THE RIGHT–OF–WAY AND SPECIAL TRANSPORT PERMITS.
14. THE LIMITS OF CONSTRUCTION SHALL REMAIN WITHIN THE PROPERTY LINE UNLESS OTHERWISE NOTED. THE OWNER/DEVELOPER SHALL OBTAIN WRITTEN PERMISSION AND EASEMENTS, WHERE REQUIRED, FROM ADJOINING PROPERTY OWNER(S) PRIOR TO ANY OFF–SITE DISTURBANCE, GRADING, OR CONSTRUCTION.

LEGEND

	EXISTING	PROPOSED
MATCH LINE		
PHASE LINE		
SECTION LINE		
PROPERTY BOUNDARY		
PROPERTY LINE		
EASEMENT LINE		
RIGHT OF WAY		
CENTERLINE		
CHAIN LINK FENCE		
WOODEN FENCE		
ROD IRON FENCE		
GUARDRAIL		
CABLE TV	TV	TV
U.G. ELECTRIC	UE	UE
OVERHEAD ELECTRIC	OE	OE
FIBER OPTIC	FO	FO
GAS MAIN		
SANITARY SEWER	SS	
UNDERDRAIN		6" DRN
STORM DRAIN		
STORM DRAIN (BY OTHERS)		
TELEPHONE	UT	UT
WATER MAIN	W	W
SWALE		
TRAIL		
CURB & GUTTER		
DRAINAGE BASIN		
INDEX CONTOUR		
INTER. CONTOUR		
100-YR FLOODPLAIN		
FLOODWAY		
EDGE OF WETLANDS		

DRAINAGE

	EXISTING	PROPOSED
DRAINAGE BASIN		
BASIN TAG		I.D. AREA
DESIGN POINT		⚠

STORM SEWER

	EXISTING	PROPOSED
MANHOLE	ST	D
STORM INLET		
FLARED END SECTION		
RIPRAP		

SANITARY SEWER

	EXISTING	PROPOSED
CLEAN OUT		
MANHOLE	S	S
PLUG		

WATER

	EXISTING	PROPOSED
FIRE HYDRANT		
FIRE DEPT. CONNECTION	FDC	
GATE VALVE		
MANHOLE	W	W
METER	MW	
TEE		
REDUCER		

DRY UTILITIES

ELECTRIC METER	M
ELECTRIC PEDESTAL	E
ELECTRICAL CABINET	E
ELECTRIC VAULT	EV
FIBER OPTIC PULL BOX	F
FIBER OPTIC MANHOLE	FO
FIBER OPTIC PEDESTAL	F
FIBER OPTIC SIGN	FO
FIBER OPTIC VAULT	FV
GAS METER	M
GAS SIGN	
GAS VAULT	
TELEPHONE CABINET	T
TELEPHONE MANHOLE	TH
TELEPHONE SIGNAL/MAST	T
TELEPHONE SIGN	
TELEPHONE PEDESTAL	T
TRANSFORMER	
LIGHT POLE	
FIBER OPTIC VAULT	FV

MISCELLANEOUS

SIGN	
BOLLLARD	
ACCESSIBLE PARKING	

ABBREVIATIONS

Δ	DEFLECTION ANGLE
ø, DIA	DIAMETER
AASHTO	AMERICAN ASSOCIATION OF STATE HIGHWAY AND TRANSPORTATION OFFICIALS
ABC	ASPHALT BASE COURSE
ABD	ABANDONED
AC	ACRE
ADA	THE AMERICANS WITH DISABILITIES ACT
ASPH	ASPHALT
ASS'Y	ASSEMBLY
ASTM	AMERICAN SOCIETY FOR TESTING MATERIALS
BFE	BASE FLOOD ELEVATION
BLDG	BUILDING
BLVD	BOULEVARD
BM	BENCH MARK
BNDY	BOUNDARY
BOP	BOTTOM OF POND
BW	BOTTOM OF WALL
C&G	CURB AND GUTTER
CA	COARSE AGGREGATE
CATV	CABLE TELEVISION
CB	CHORD BEARING/CATCH BASIN
CFS	CUBIC FEET PER SECOND
CIP	CAST IRON PIPE
CL	CENTER LINE
CMP	CORRUGATED METAL PIPE
COMP	COMPOSITE
CONC	CONCRETE
CONST	CONSTRUCT OR CONSTRUCTION
CSP	CORRUGATED STEEL PIPE
CSU	COLORADO SPRINGS UTILITIES
CT	COURT
CTR	CENTER
CU	COPPER
CY	CUBIC YARD
DBL	DOUBLE
DEG	DEGREE
DET	DETAIL
DEPT	DEPARTMENT
DIM	DIMENSION
DIP	DUCTILE IRON PIPE
DOT	DEPARTMENT OF TRANSPORTATION
DWG	DRAWING
E	EAST/EASTING
EL	ELEVATION
ELEC	ELECTRIC
EOG	EDGE OF GUTTER
EOP	EDGE OF PAVEMENT
ESMT	EASEMENT
EW	ENDWALL
EX	EXISTING
FD	FRENCH DRAIN
FDC	FIRE DEPARTMENT CONNECTION
FE	FLANGE ELEVATION
FES	FLARED END SECTION
FF	FINISHED FLOOR
FG	FINISHED GRADE
FH	FIRE HYDRANT
FHWA	FEDERAL HIGHWAY ADMINISTRATION
FL	FLOW LINE
FOC	FIBER OPTICS CABLE
FT	FOOT OR FEET
GB	GRADE BREAK
GAL	GALLON
HDPE	HIGH DENSITY POLYETHYLENE
HC RAMP	HANDICAP RAMP
HW	HEADWALL
INV	INVERT
KM	KILOMETER
L	LENGTH
LF	LINEAR FEET
M	METER
MIN	MINIMUM
MISC	MISCELLANEOUS
MAINT	MAINTENANCE
MAX	MAXIMUM
MH	MANHOLE
MP	MIDPOINT
N	NORTH/NORTHING
NO	NUMBER
OC	ON CENTER
OH	OVERHEAD
PB	PUBLIC
PC	POINT OF CURVATURE
PCC	POINT OF COMPOUND CURVATURE
PCR	POINT OF CURB RETURN
PI	POINT OF INTERSECTION
PIE	PUBLIC IMPROVEMENT ESMT
PIUE	PUBLIC IMPROVEMENTS/UTILITY EASEMENT
PT	POINT OF TANGENCY
PRC	PROPOSED
PRC	POINT OF REVERSE CURVATURE
PRV	PRESSURE REDUCING VALVE
PVT	PRIVATE
PUAE	PUBLIC UTILITY AND ACCESS ESMT
PUADE	PUBLIC UTILITY, ACCESS AND DRAINAGE ESMT
PVC	POLYVINYL CHLORIDE
R	RADIUS
REC	RECEPTION
RCBC	REINFORC

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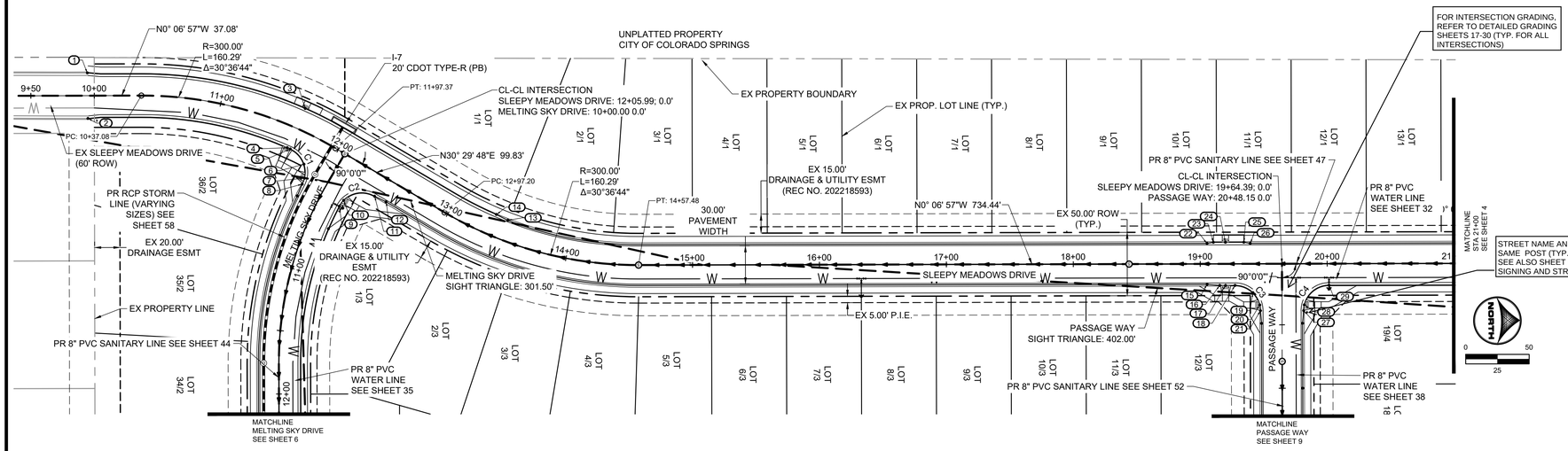

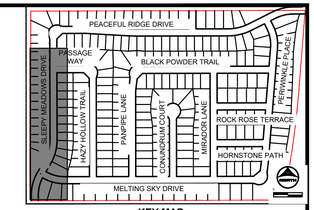

KEY MAP
SCALE: NTS

GENERAL NOTES:

1. ALL ON–SITE STORM SEWER, SANITARY SEWER AND WATER LINES AND APPURTENANCES ARE PROPOSED, UNLESS OTHERWISE NOTED.
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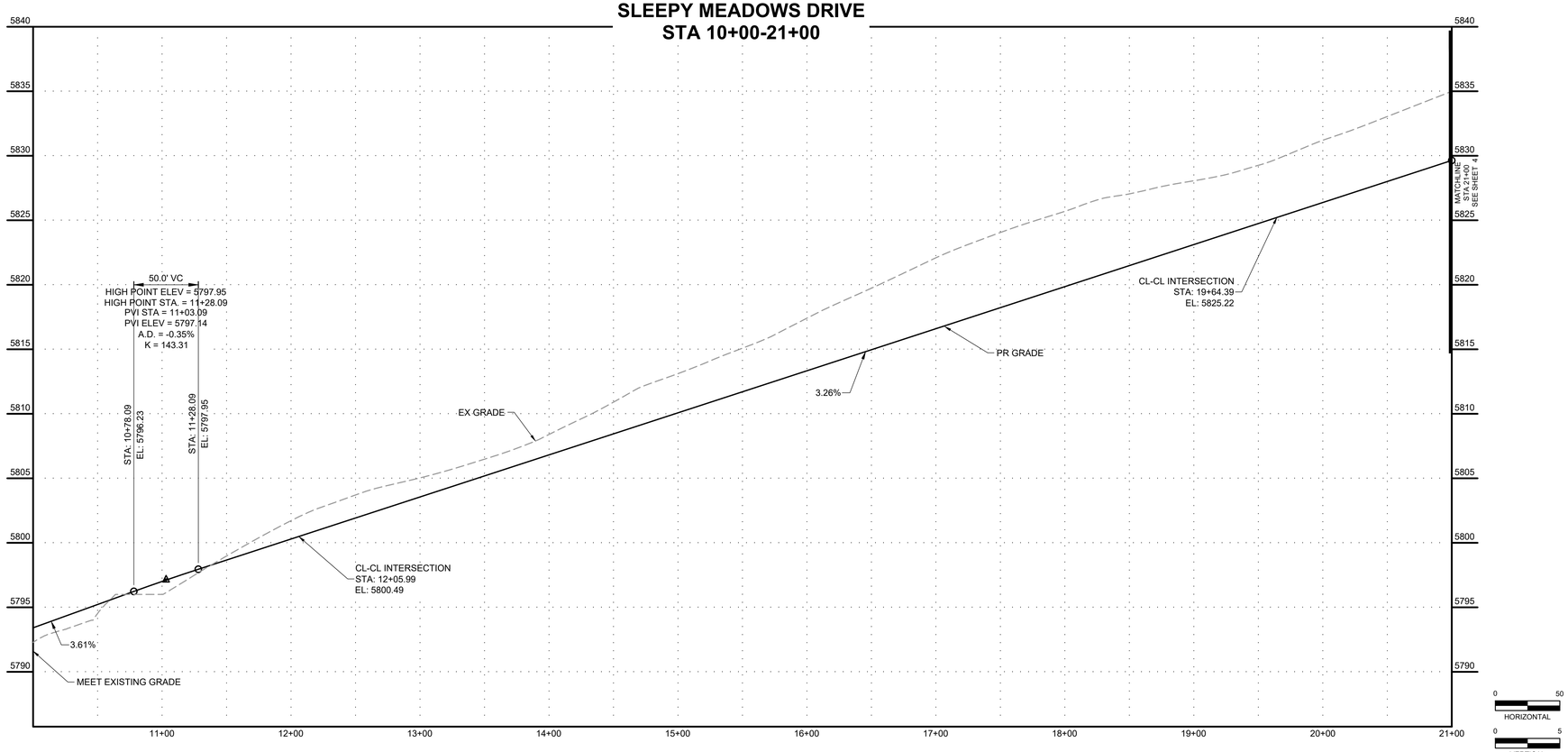
5. SEE OVERLOT GRADING PLANS FOR EXISTING AND PROPOSED CONTOURS.

SLEEPY MEADOWS DRIVE
STA 10+00-21+00



POINT TABLE				
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

COLORADO LICENSED
COLLEEN HOSKEN
56067
6/28/2023
PROFESSIONAL ENGINEER

PCD FILE NO. CDR-22-015

HR GREEN Xrefs: xc-dsgn, xc-row, xv-dsgn, xv-row, xgl-1-dt01-2308, key_map, xc-utl, Street_PNP_Notes, Demo_Legend, xv-utl, Swale_XSection

DRAWN BY: DLH JOB DATE: 6/13/2023
APPROVED: KMH JOB NUMBER: 2302308
CAD DATE: 6/28/2023
CAD FILE: J:\2023\2302308\CAD\Dwgs\C\CDs\Street_PNP

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

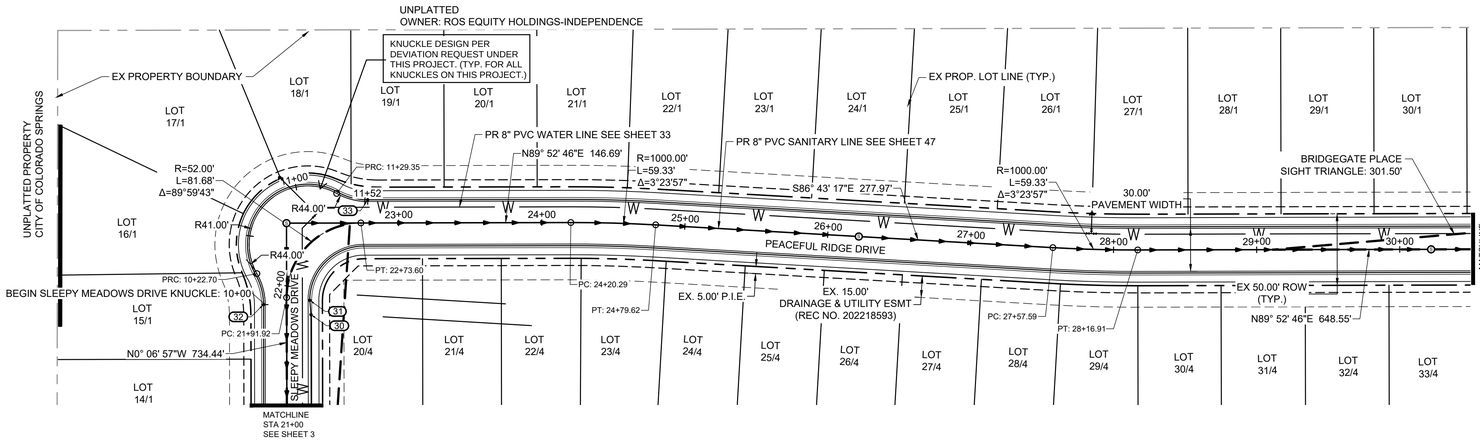
NO.	DATE	BY	REVISION DESCRIPTION

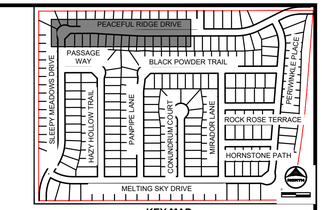
HRGreen
HR GREEN - COLORADO SPRINGS
1975 RESEARCH PARKWAY SUITE 230
COLORADO SPRINGS, CO 80920
PHONE: 719.394.2440
FAX: 713.965.0044

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

STREET PLAN & PROFILE
SLEEPY MEADOWS DRIVE

SHEET ST 3





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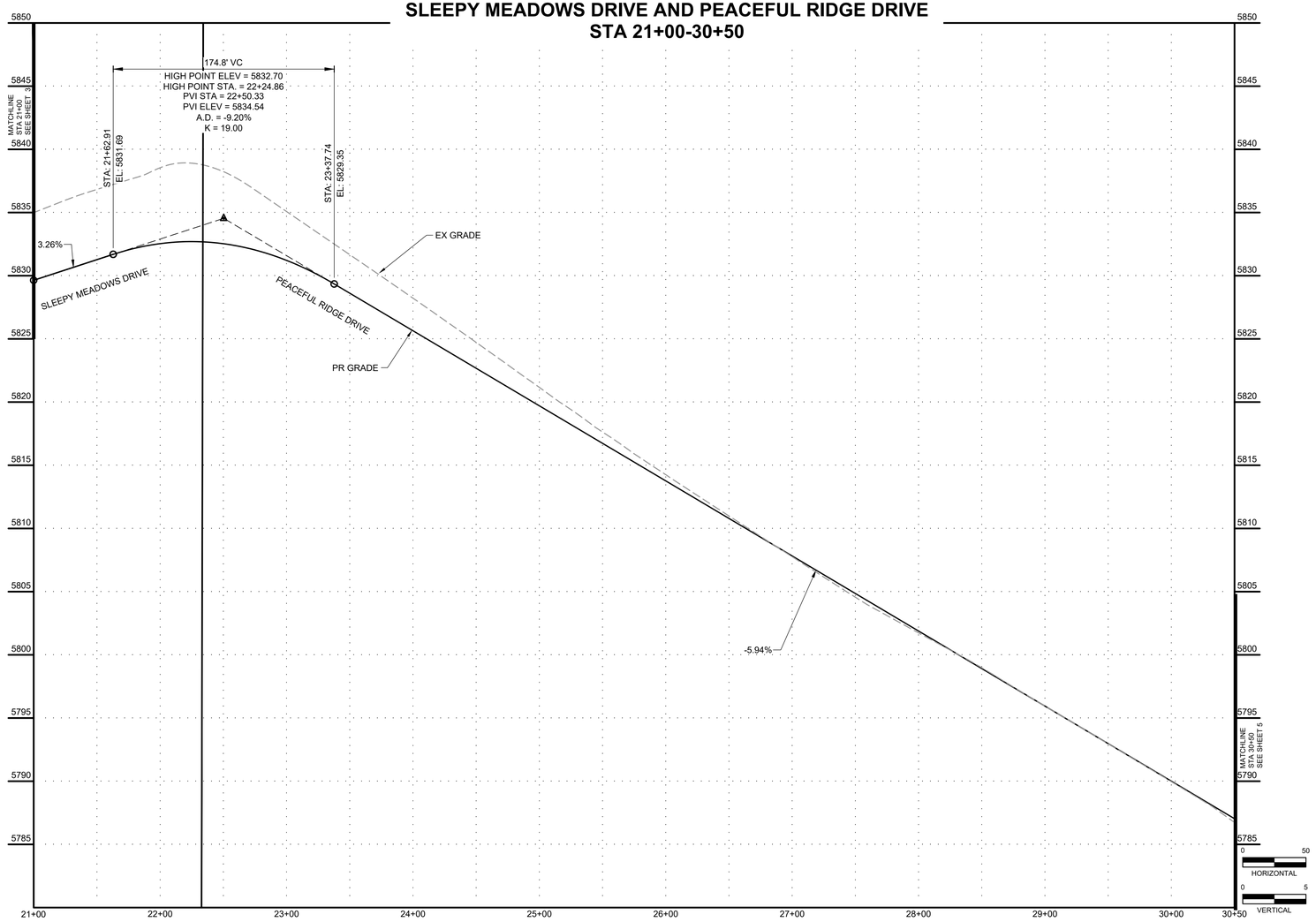
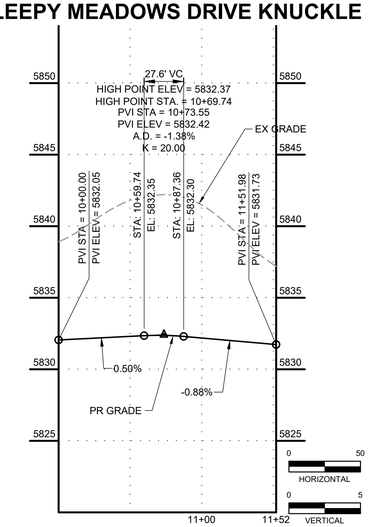
SLEEPY MEADOWS DRIVE AND PEACEFUL RIDGE DRIVE
STA 21+00-30+50



SLEEPY MEADOWS DRIVE KNUCKLE



POINT TABLE				
No.	DESC.	ALIGNMENT	STATION & OFFSET	FL EL.
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)	5831.98
32	PCR	Sleepy Meadows Drive	21+86.98 (-16.17' L)	5831.93
33	PCR	Sleepy Meadows Drive	22+78.36 (-16.17' L)	5831.63

PCD FILE NO. CDR-22-015

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COLORADO SPRINGS, CO 80920
PHONE: 719.394.2440
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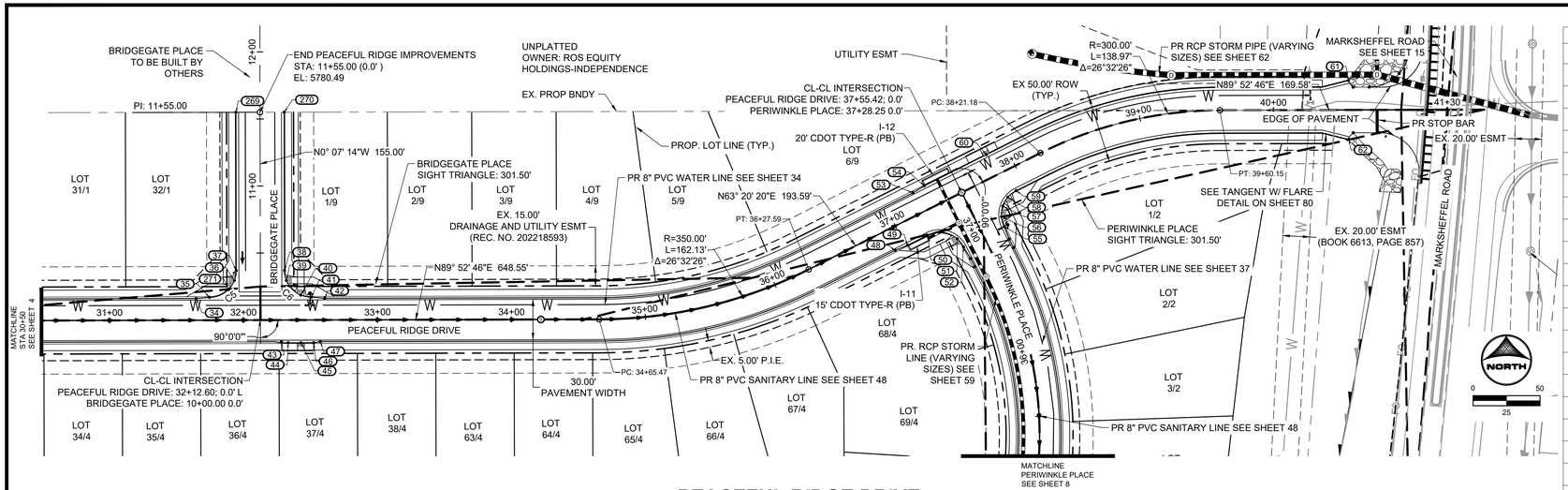
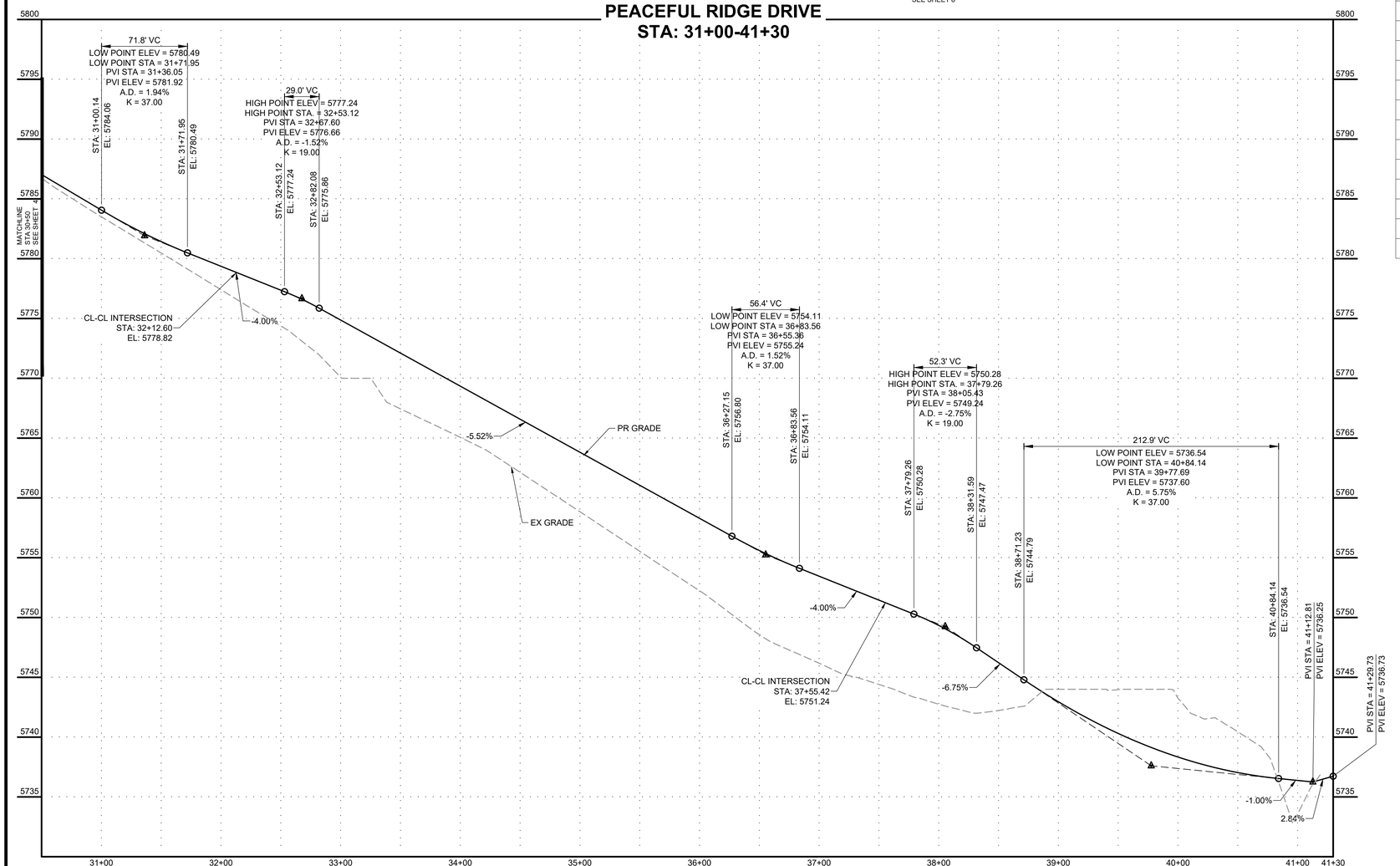
PEACEFUL RIDGE AT FOUNTAIN VALLEY
PEACEFUL RIDGE DEVELOPMENT COMPANY
EL PASO COUNTY, CO

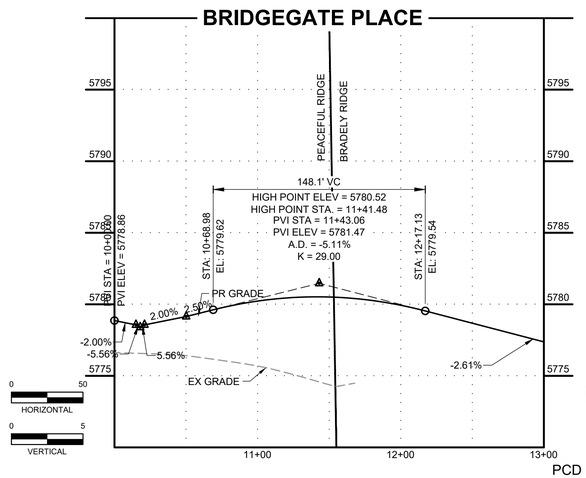
STREET PLAN & PROFILE
SLEEPY MEADOWS DRIVE

SHEET ST 4

BULLARD, ABBY, 6/28/2023 1:08 PM
HR GREEN Xrefs: xc-dsgn; xc-row; xv-dsgn; xv-row; xgl-1-dh01-2308; key_map; xc-util; Street_PNP_Notes_Demo_Legend; xv-util; Swale_XSection

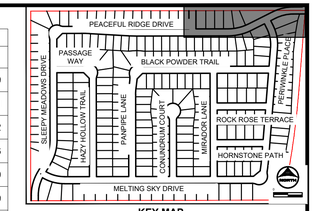






POINT TABLE				
No.	DESC.	ALIGNMENT	STATION & OFFSET	FL EL.
34	END TYPE C C&G	Sleepy Meadows Drive	31+64.60 (-16.17' L)	5780.39
35	PCR/BEGIN TYPE A C&G	Sleepy Meadows Drive	31+74.60 (-17.00' L)	5779.91
36	HC RAMP MP	Bridgegate Place	10+29.50 (-19.46' L)	5779.12
37	PCR	Bridgegate Place	10+37.00 (-18.00' 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)	5753.39
49	BEGIN TYPE A C&G	Sleepy Meadows Drive	37+01.69 (17.00' R)	5752.94
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
53	END TYPE C C&G	Sleepy Meadows Drive	37+22.79 (-16.17' L)	5752.14
54	BEGIN TYPE A C&G	Sleepy Meadows Drive	37+32.75 (-17.00' L)	5751.68
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
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

Curve Table				
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



KEY MAP
SCALE: NTS

GENERAL NOTES:

1. ALL ON-SITE STORM SEWER, SANITARY SEWER AND WATER LINES AND APPURTENANCES ARE PROPOSED, UNLESS OTHERWISE NOTED.
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5. SEE OVERLOT GRADING PLANS FOR EXISTING AND PROPOSED CONTOURS.

COLORADO LICENSED COLLEEN HOWARD 56067 PROFESSIONAL ENGINEER 6/28/2023

PCD FILE NO. CDR-22-015

DRAWN BY: DLH JOB DATE: 6/13/2023
APPROVED: KMH JOB NUMBER: 2302308
CAD DATE: 6/28/2023
CAD FILE: J:\2023\2302308\CAD\Dwgs\C\CDs\Street_PNP

BAR IS ONE INCH ON OFFICIAL DRAWINGS. 0 1" 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: 719.394.2440
FAX: 713.965.0044

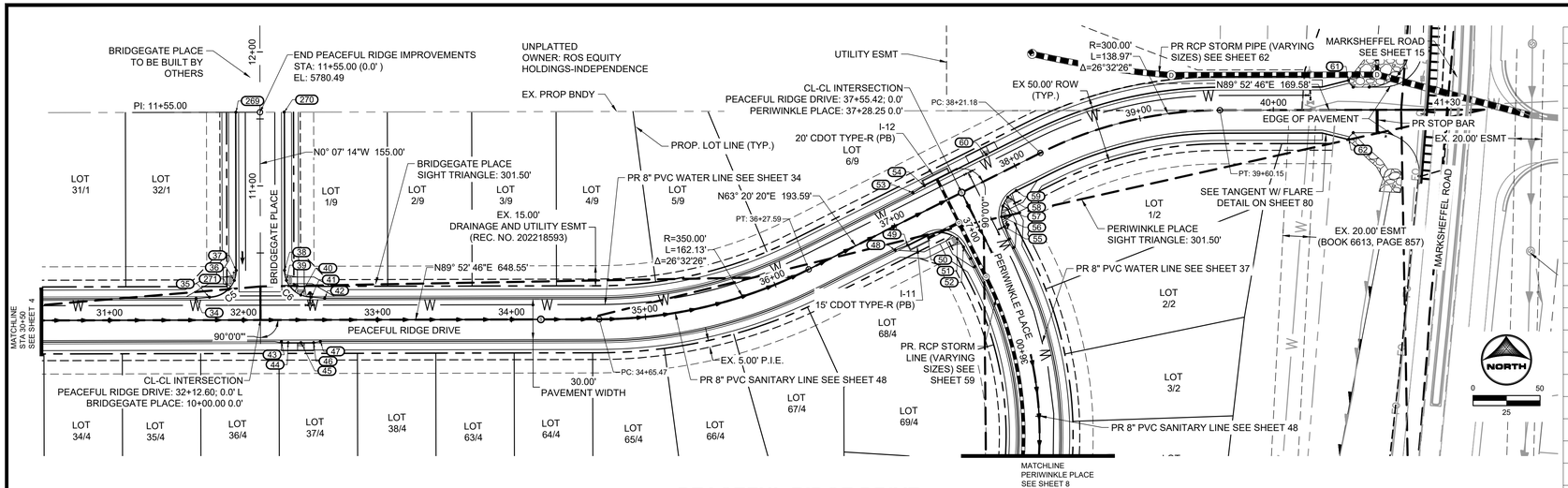
PEACEFUL RIDGE AT FOUNTAIN VALLEY
PEACEFUL RIDGE DEVELOPMENT COMPANY
EL PASO COUNTY, CO

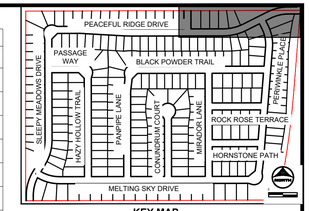
STREET PLAN & PROFILE
PEACEFUL RIDGE DRIVE

SHEET ST 5

BULLARD, ABBY; 6/28/2023 1:08 PM

HR GREEN Xrefs: xc-dsgn; xc-row; xv-dsgn; xv-row; xgr-1-dh01-2308; key_map; xc-utli; Street_PNP_Notes; Demo_Legend; xv-utli; Swale_XSection





KEY MAP
SCALE: NTS

POINT TABLE				
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)	5753.39
49	BEGIN TYPE A C&G	Sleepy Meadows Drive	37+01.69 (17.00' R)	5752.94
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
53	END TYPE C C&G	Sleepy Meadows Drive	37+22.79 (-16.17' L)	5752.14
54	BEGIN TYPE A C&G	Sleepy Meadows Drive	37+32.75 (-17.00' L)	5751.68
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
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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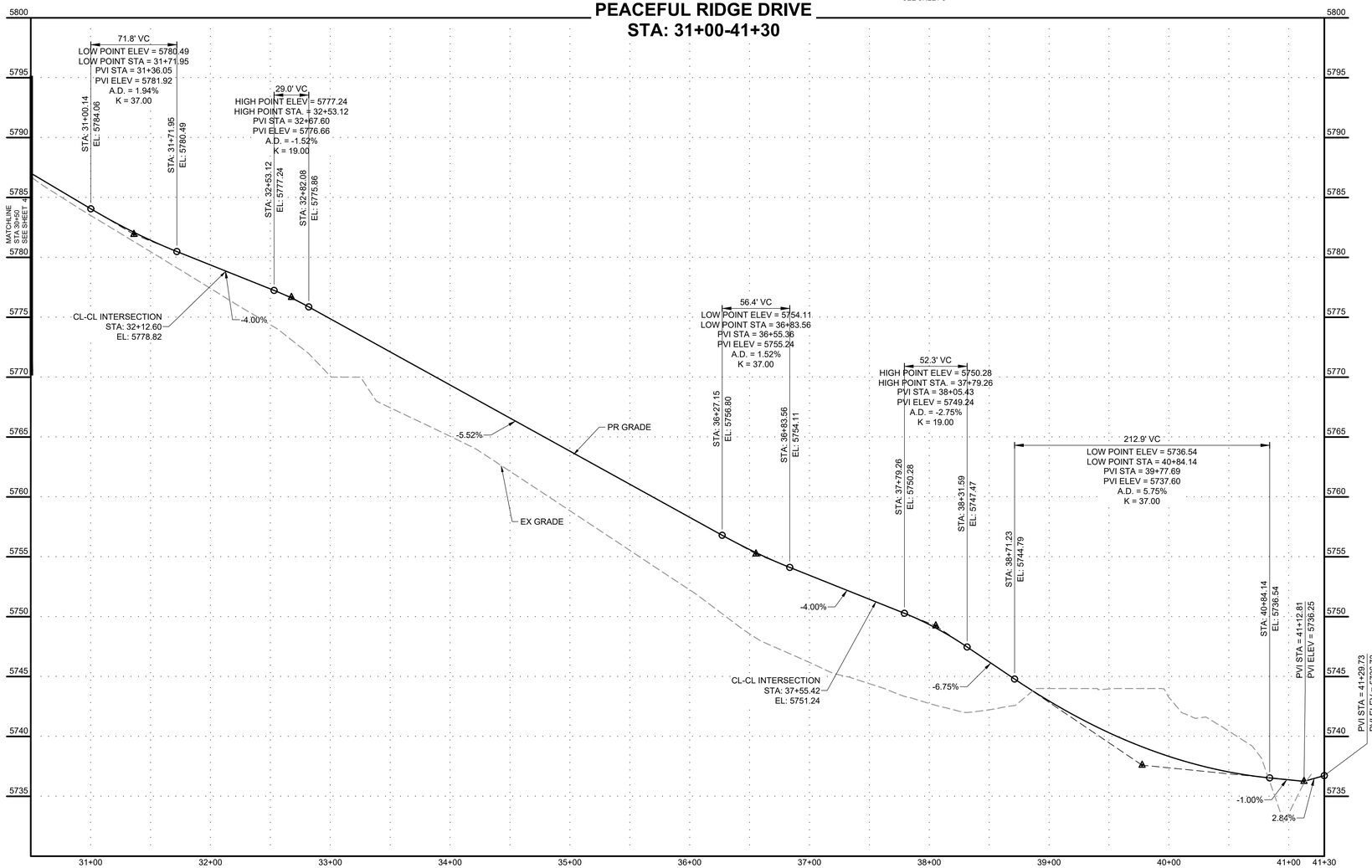
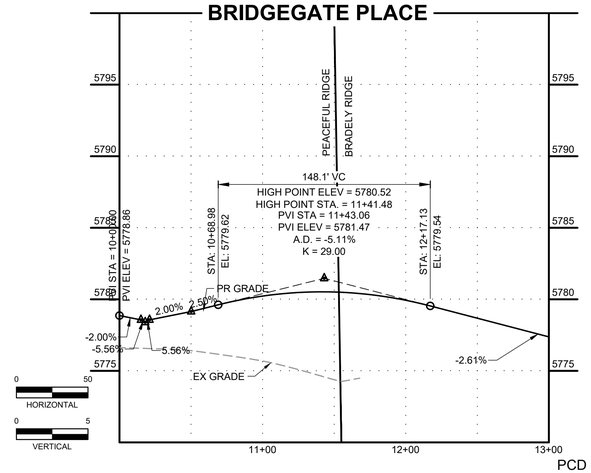
5. SEE OVERLOT GRADING PLANS FOR EXISTING AND PROPOSED CONTOURS.

PEACEFUL RIDGE DRIVE
STA: 31+00-41+30



Curve Table				
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

BRIDGEGATE PLACE



COLORADO LICENSED
COLLEEN HOEKMAN
56067
PROFESSIONAL ENGINEER
6/28/2023

PCD FILE NO. CDR-22-015

DRAWN BY: DLH JOB DATE: 6/13/2023
APPROVED: KMH JOB NUMBER: 2302308
CAD DATE: 6/28/2023
CAD FILE: J:\2023\2302308\CAD\Dwgs\C\CDs\Street_PNP
BAR IS ONE INCH ON OFFICIAL DRAWINGS. 0 1" IF NOT ONE INCH, ADJUST SCALE ACCORDINGLY.

NO.	DATE	BY	REVISION DESCRIPTION

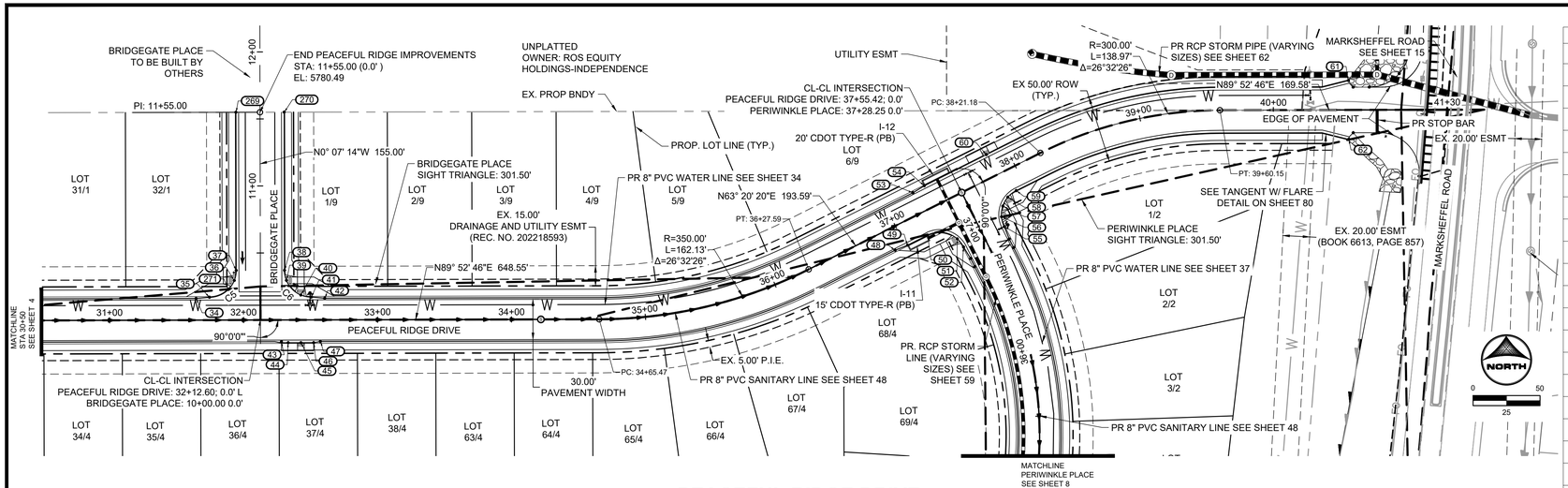
HR GREEN - COLORADO SPRINGS
1975 RESEARCH PARKWAY SUITE 230
COLORADO SPRINGS, CO 80920
PHONE: 719.394.2440
FAX: 713.965.0044

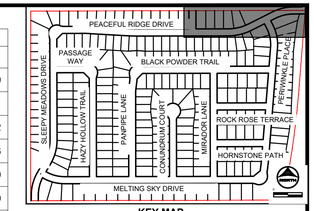
PEACEFUL RIDGE AT FOUNTAIN VALLEY
PEACEFUL RIDGE DEVELOPMENT COMPANY
EL PASO COUNTY, CO

STREET PLAN & PROFILE
PEACEFUL RIDGE DRIVE

SHEET ST 5

BULLARD, ABBY; 6/28/2023 1:08 PM
HR GREEN Xrefs: xc-dsgn; xc-row; xv-dsgn; xv-row; xg-1-dh01-2308; key_map; xc-util; Street_PNP_Notes; Demo_Legend; xv-util; Swale_XSection





KEY MAP
SCALE: NTS

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POINT TABLE				
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)	5753.39
49	BEGIN TYPE A C&G	Sleepy Meadows Drive	37+01.69 (17.00' R)	5752.94
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
53	END TYPE C C&G	Sleepy Meadows Drive	37+22.79 (-16.17' L)	5752.14
54	BEGIN TYPE A C&G	Sleepy Meadows Drive	37+32.75 (-17.00' L)	5751.68
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Curve Table				
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C5	31.42	20.00	90°00'00"	Flowline
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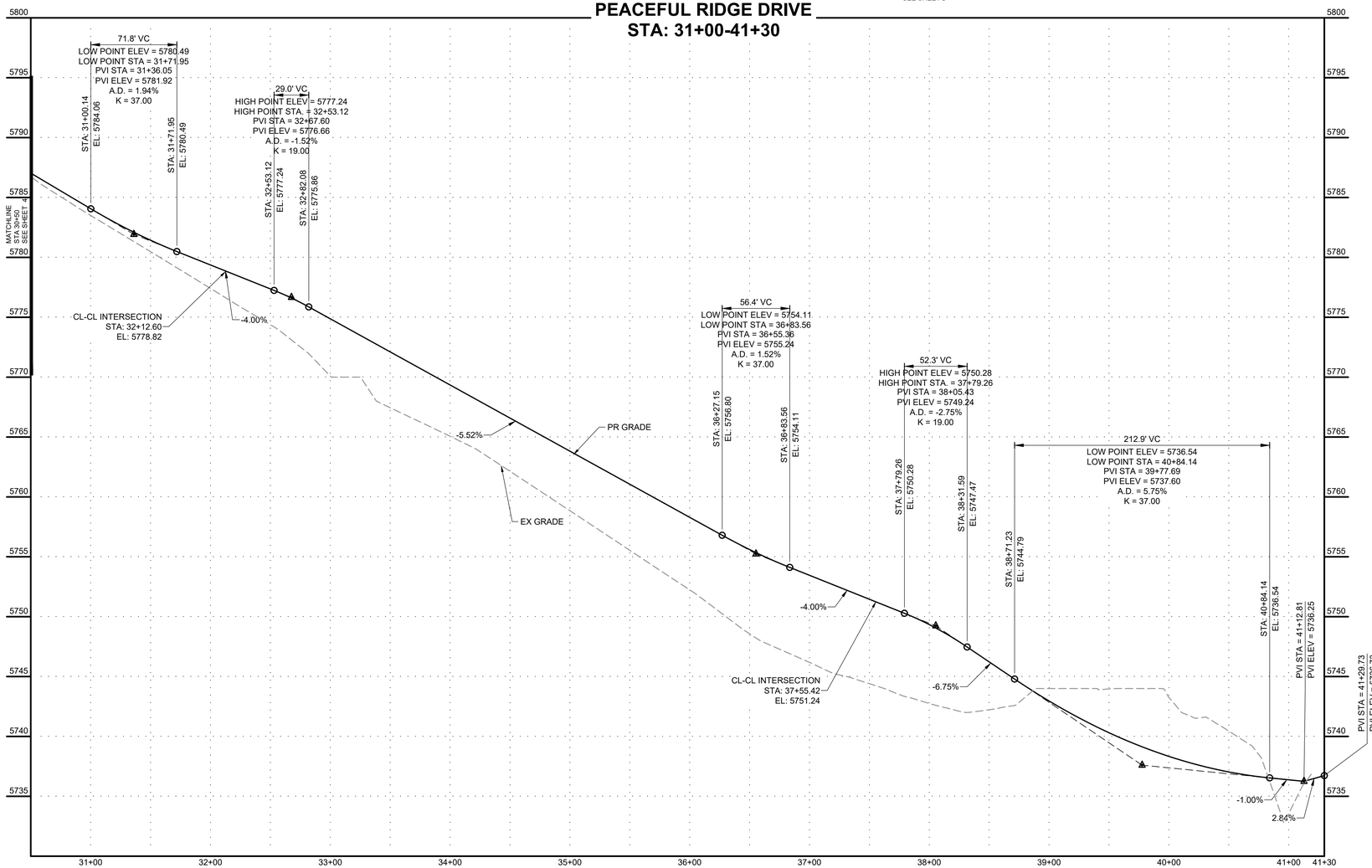
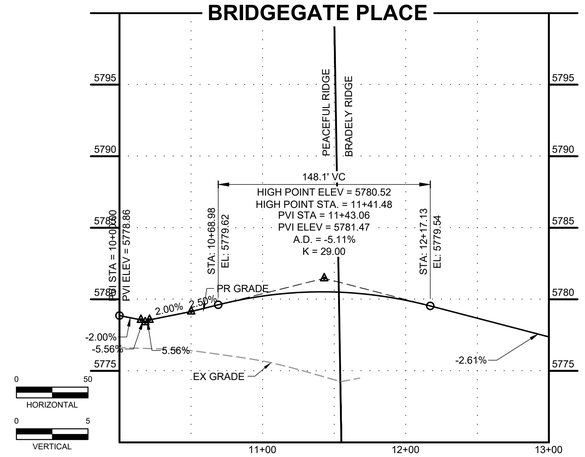
C8	31.42	20.00	90°00'00"	Flowline

PEACEFUL RIDGE DRIVE
STA: 31+00-41+30



BRIDGEGATE PLACE



COLORADO LICENSED
COLLEEN MONTERA
56067
6/28/2023
PROFESSIONAL ENGINEER

PCD FILE NO. CDR-22-015

DRAWN BY: DLH	JOB DATE: 6/13/2023	BAR IS ONE INCH ON OFFICIAL DRAWINGS.	
APPROVED: KMH	JOB NUMBER: 2302308	0 1"	
CAD DATE: 6/28/2023		IF NOT ONE INCH, ADJUST SCALE ACCORDINGLY.	
CAD FILE: J:\2023\2302308\CAD\Dwgs\C\CDs\Street_PNP			

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

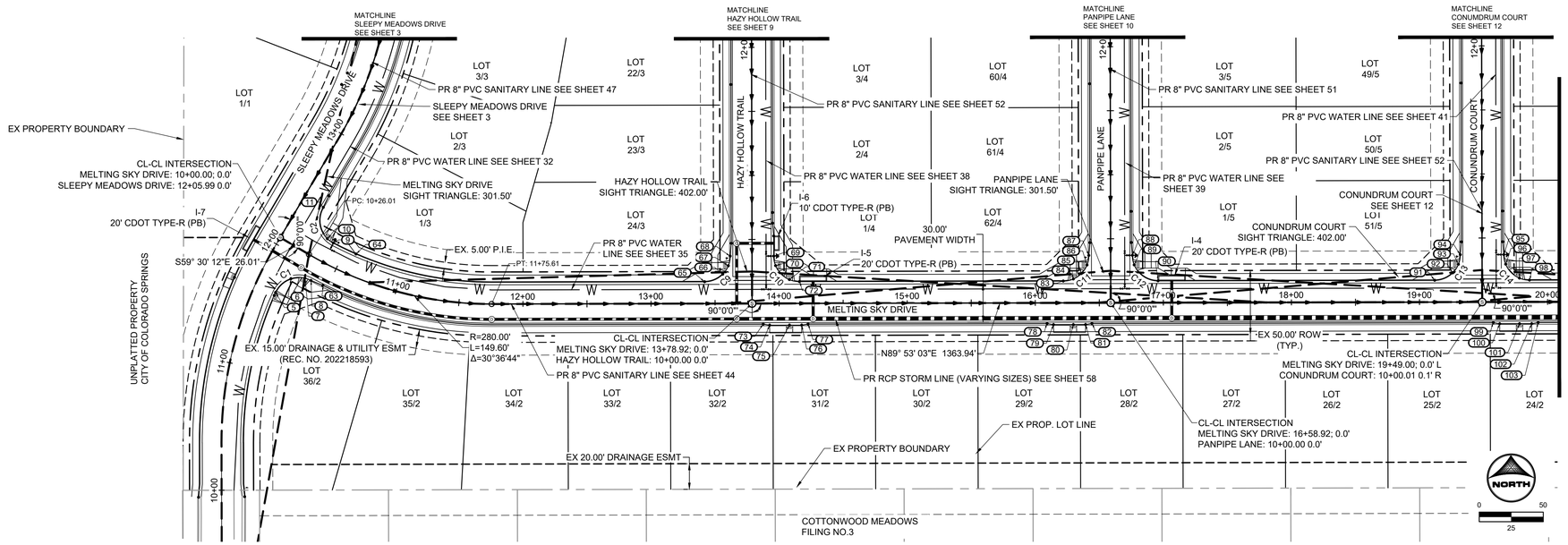
PEACEFUL RIDGE AT FOUNTAIN VALLEY
PEACEFUL RIDGE DEVELOPMENT COMPANY
EL PASO COUNTY, CO

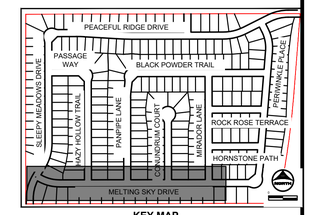
STREET PLAN & PROFILE
PEACEFUL RIDGE DRIVE

SHEET ST 5

BULLARD, ABBY; 6/28/2023 1:08 PM

HR GREEN Xrefs: xc-dsgn; xc-row; xv-dsgn; xv-row; xg-1-dh01-2308; key_map; xc-utli; Street_PNP_Notes; Demo_Legend; xv-utli; Swale_XSection





KEY MAP
SCALE: NTS

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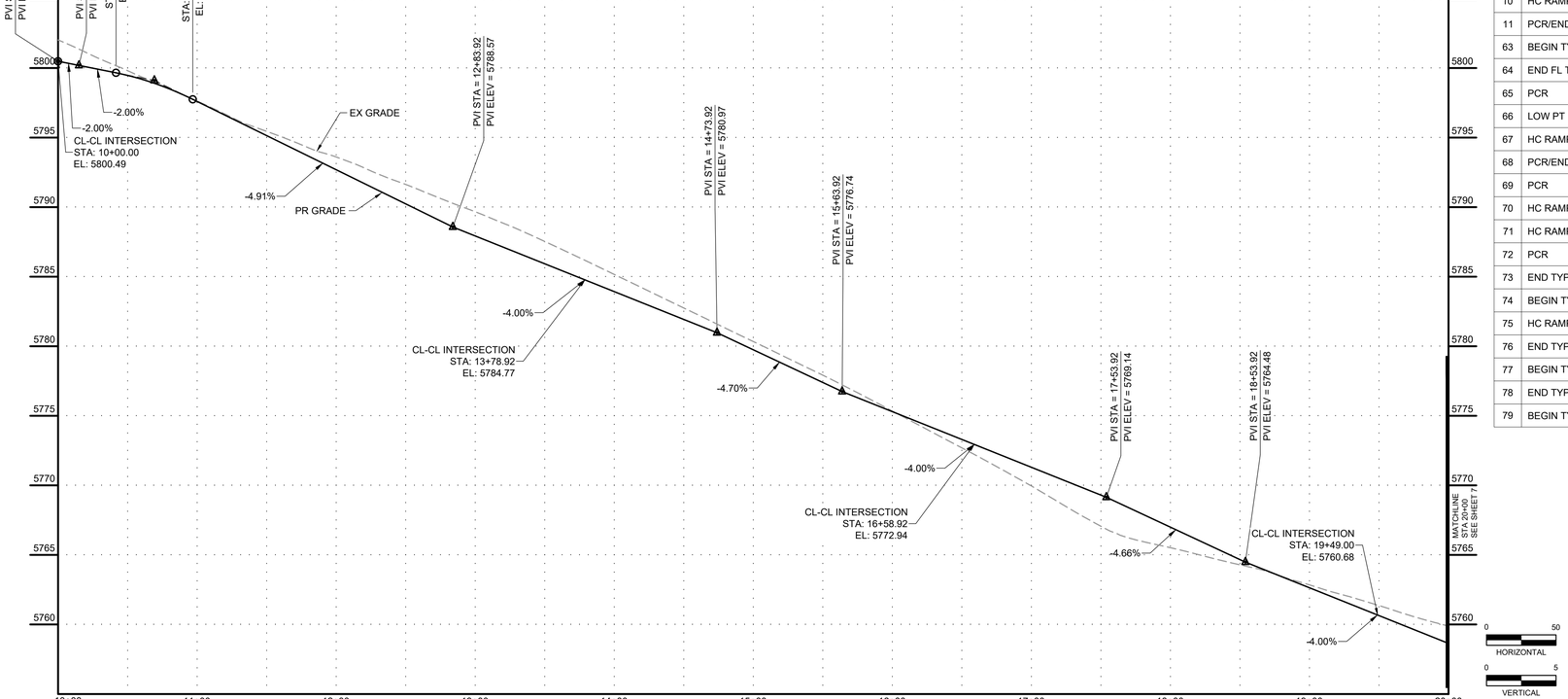
MELTING SKY DRIVE
STA: 10+00-20+00



POINT TABLE				
No.	DESC.	ALIGNMENT	STATION & OFFSET	FL EL.
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
63	BEGIN TYPE C C&G	Melting Sky Drive	10+46.48 (16.17' R)	5799.16
64	END FL TRANSITION	Melting Sky Drive	10+59.62 (-17.00' L)	5798.75
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
73	END TYPE C C&G	Melting Sky Drive	13+87.60 (16.17' R)	5784.03
74	BEGIN TYPE A C&G	Melting Sky Drive	13+92.60 (17.00' R)	5783.83
75	HC RAMP MP	Melting Sky Drive	14+08.10 (17.00' R)	5783.21
76	END TYPE A C&G	Melting Sky Drive	14+17.60 (17.00' R)	5782.83
77	BEGIN TYPE C C&G	Melting Sky Drive	14+22.60 (16.17' R)	5782.63
78	END TYPE C C&G	Melting Sky Drive	16+09.24 (16.17' R)	5774.53
79	BEGIN TYPE A C&G	Melting Sky Drive	16+14.24 (17.00' R)	5774.33

POINT TABLE				
No.	DESC.	ALIGNMENT	STATION & OFFSET	FL EL.
80	HC RAMP MP	Melting Sky Drive	16+29.74 (17.00' R)	5773.71
81	END TYPE A C&G	Melting Sky Drive	16+39.24 (17.00' R)	5773.33
82	BEGIN TYPE C C&G	Melting Sky Drive	16+44.24 (16.17' R)	5773.13
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
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
99	END TYPE C C&G	Melting Sky Drive	19+57.60 (16.17' R)	5759.94
100	BEGIN TYPE A C&G	Melting Sky Drive	19+62.60 (17.00' R)	5759.74
101	HC RAMP MP	Melting Sky Drive	19+78.10 (17.00' R)	5759.12
102	END TYPE A C&G	Melting Sky Drive	19+87.60 (17.00' R)	5758.74
103	BEGIN TYPE C C&G	Melting Sky Drive	19+92.60 (16.17' R)	5758.54

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
C9	31.42	20.00	90°00'00"	Flowline
C10	31.42	20.00	90°00'00"	Flowline
C11	31.42	20.00	90°00'00"	Flowline
C12	31.42	20.00	90°00'00"	Flowline
C13	31.42	20.00	90°00'00"	Flowline
C14	31.42	20.00	90°00'00"	Flowline

COLORADO LICENSED
COLLEEN MONTANA
56067
6/28/2023
PROFESSIONAL ENGINEER

PCD FILE NO. CDR-22-015

DRAWN BY: DLH JOB DATE: 6/13/2023
APPROVED: KMH JOB NUMBER: 2302308
CAD DATE: 6/28/2023
CAD FILE: J:\2023\2302308\CAD\Dwgs\C\CDs\Street_PNP

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

NO.	DATE	BY	REVISION DESCRIPTION

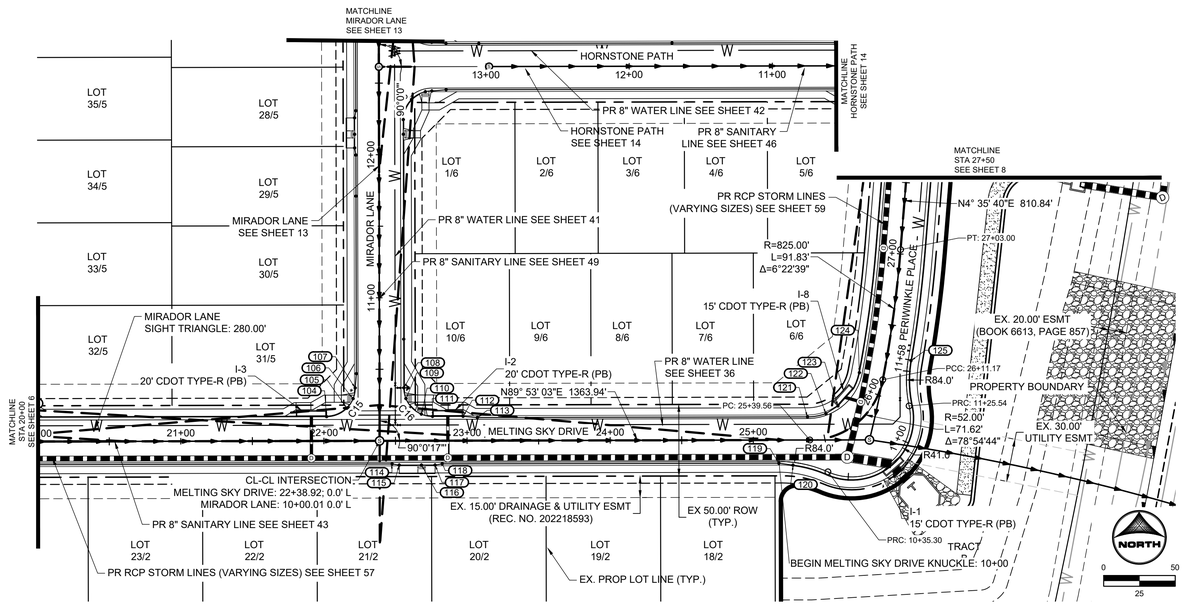
HR GREEN - COLORADO SPRINGS
1975 RESEARCH PARKWAY SUITE 230
COLORADO SPRINGS, CO 80920
PHONE: 719.394.2440
FAX: 713.965.0044

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

STREET PLAN & PROFILE
MELTING SKY DRIVE

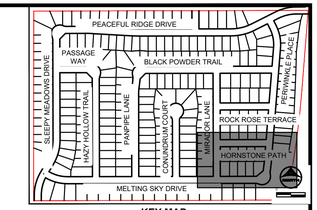
SHEET ST 6

BULLARD, ABBY, 6/28/2023 1:08 PM
HR GREEN Xrefs: xc-dsgn; xc-row; xv-dsgn; xv-row; xgl-1-dh01-2308; key_map; xc-util; Street_PNP_Notes; Demo_Legend; xv-util; Swale_XSection



POINT TABLE				
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+17.86 (16.17' R)	5739.37
120	PCR/BEGIN TYPE A C&G	Melting Sky Drive	25+27.74 (17.60' R)	5739.28
121	PCR	Melting Sky Drive	25+37.91 (-16.17' L)	5739.13
122	END TYPE C C&G	Melting Sky Drive	25+56.38 (-16.60' L)	5739.20
123	BEGIN TYPE A C&G	Melting Sky Drive	25+71.25 (-17.58' L)	5738.90
124	PCR	Melting Sky Drive	26+12.94 (-17.00' L)	5739.14
125	PCR	Melting Sky Drive	26+27.70 (17.00' R)	5739.27

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

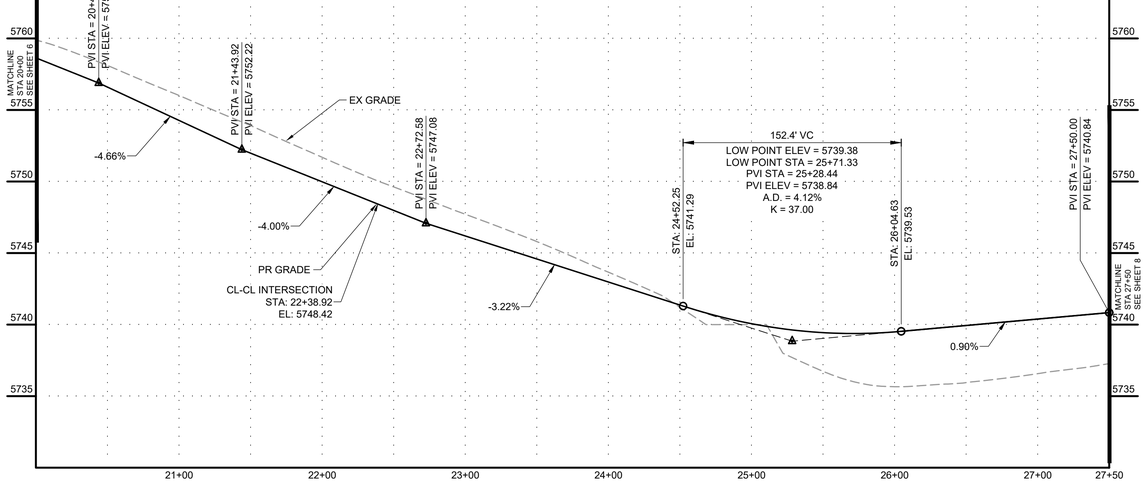


KEY MAP
SCALE: NTS

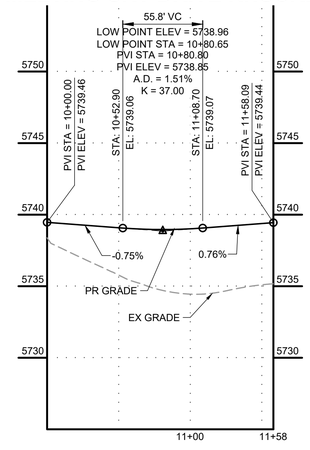
GENERAL NOTES:

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.

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



MELTING SKY DRIVE KNUCKLE



COLORADO LICENSED
COLLEEN MONTAGUE HAYES
50087
6/28/2023
PROFESSIONAL ENGINEER

PCD FILE NO. CDR-22-015

DRAWN BY: DLH JOB DATE: 6/13/2023
APPROVED: KMH JOB NUMBER: 2302308
CAD DATE: 6/28/2023
CAD FILE: J:\2023\2302308\CAD\Dwgs\C\CDs\Street_PNP

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

NO.	DATE	BY	REVISION DESCRIPTION

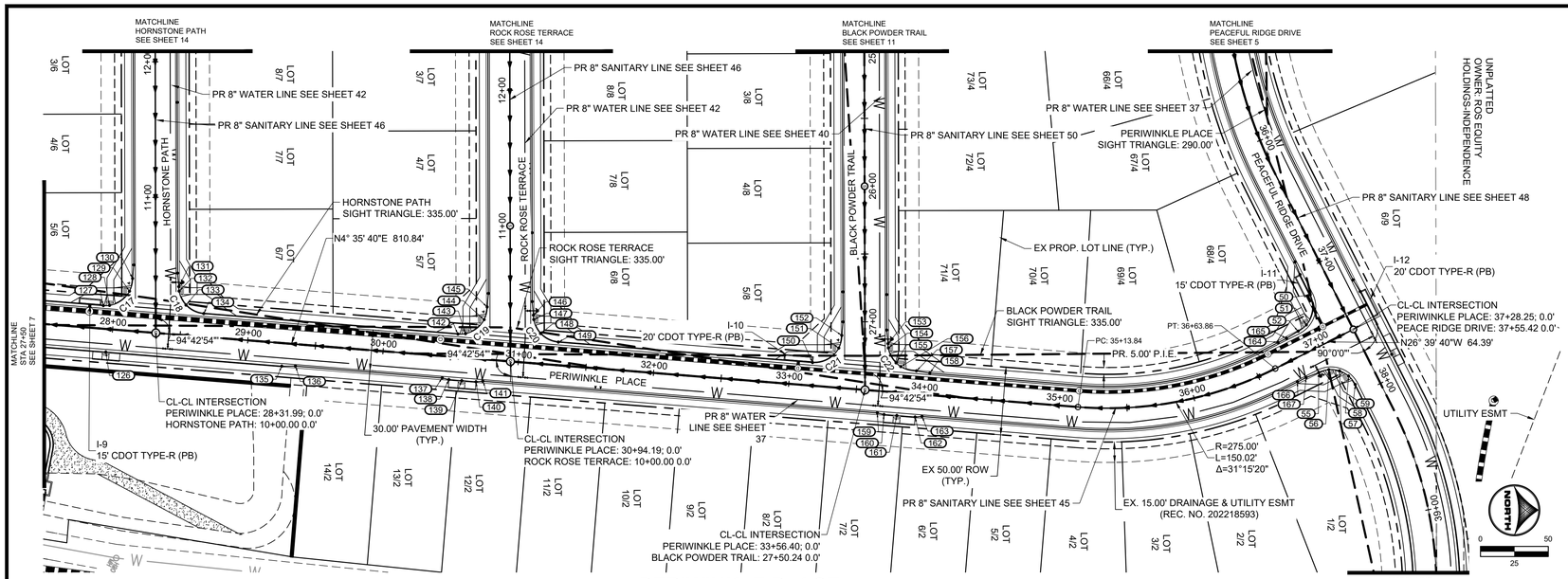
HR GREEN - COLORADO SPRINGS
1975 RESEARCH PARKWAY SUITE 230
COLORADO SPRINGS, CO 80920
PHONE: 719.394.2440
FAX: 713.965.0044

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

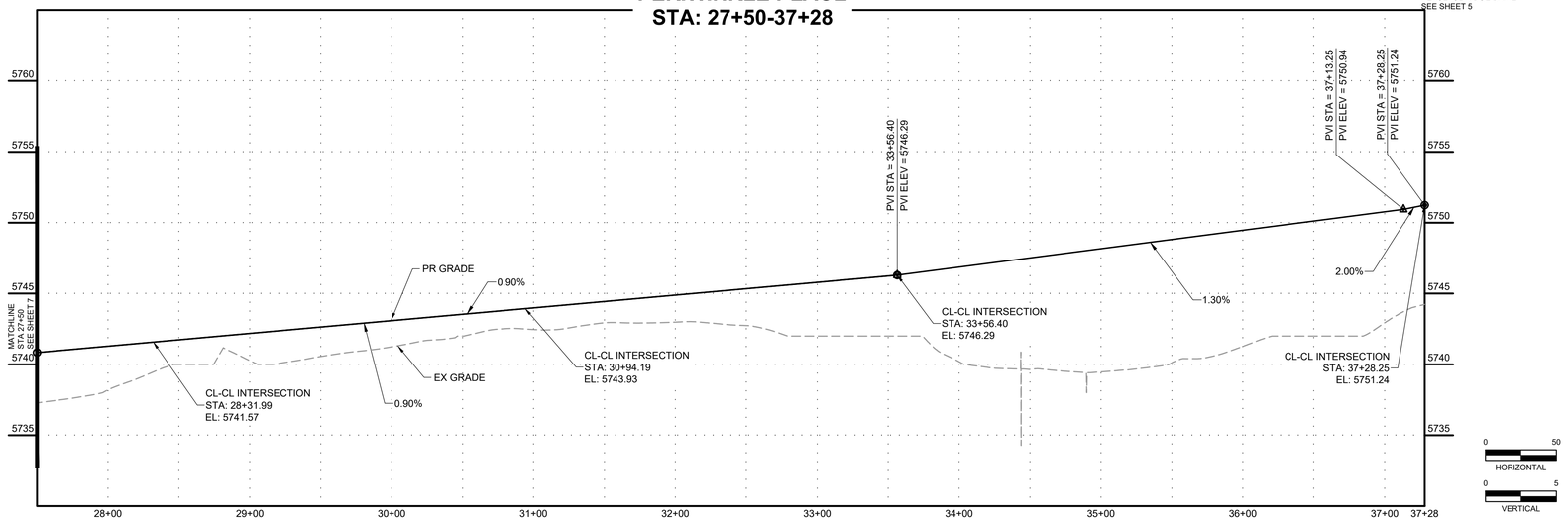
STREET PLAN & PROFILE
MELTING SKY DRIVE

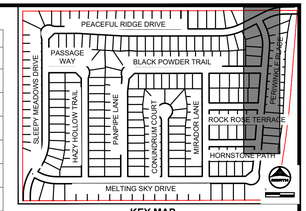
SHEET ST 7

BULLARD, ABBY, 6/28/2023 1:09 PM
HR GREEN Xrefs: xc-dsgn; xc-row; xv-dsgn; xv-row; xgl-1-dt01-2308; key_map; xc-utl; Street_PNP_Notes; Demo_Legend; xv-utl; Swale_XSection



PERIWINKLE PLACE
STA: 27+50-37+28





KEY MAP
SCALE: NTS

GENERAL NOTES:

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5. SEE OVERLOT GRADING PLANS FOR EXISTING AND PROPOSED CONTOURS.

POINT TABLE				
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

Curve Table				
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

COLORADO LICENSED
COLLEEN MONTANA
56067
6/28/2023
PROFESSIONAL ENGINEER

PCD FILE NO. CDR-22-015

DRAWN BY: DLH | JOB DATE: 6/13/2023
APPROVED: KMH | JOB NUMBER: 2302308
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NO.	DATE	BY	REVISION DESCRIPTION

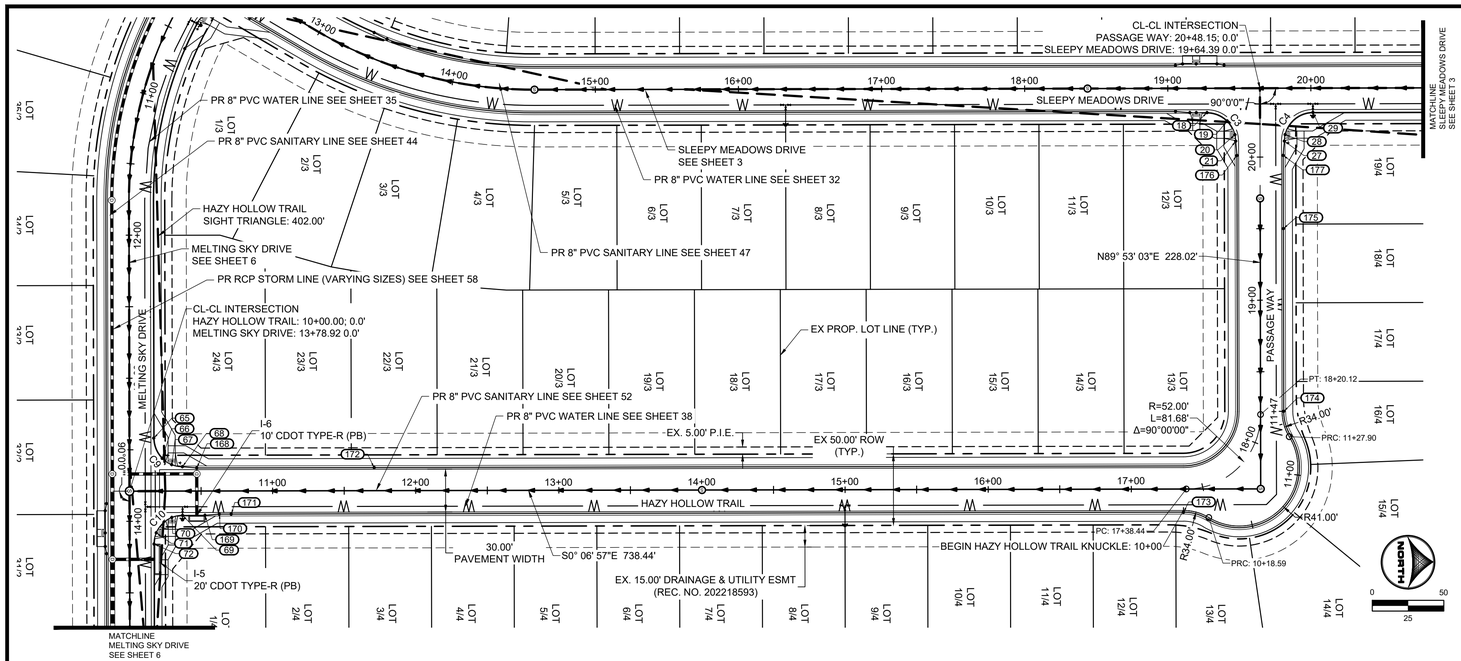
HR GREEN - COLORADO SPRINGS
1975 RESEARCH PARKWAY SUITE 230
COLORADO SPRINGS, CO 80920
PHONE: 719.394.2440
FAX: 713.965.0044

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

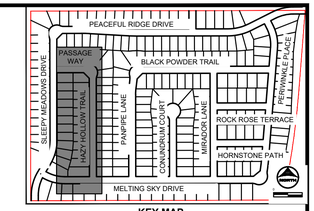
STREET PLAN & PROFILE
PERIWINKLE PLACE

SHEET ST 8

BULLARD, ABBY, 6/28/2023 1:09 PM
HR GREEN Xrefs: xc-dsgn; xc-row; xv-dsgn; xv-row; xg-l-dh01-2308, key_map; xv-util: Street_PNP_Notes; Demo_Legend; xv-util: Swale_XSection



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+36.44 (16.17' R)	5812.93
174	PCR	Hazy Hollow Trail	18+22.29 (16.17' R)	5816.56
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



KEY MAP
SCALE: NTS

GENERAL NOTES:

1. ALL ON-SITE STORM SEWER, SANITARY SEWER AND WATER LINES AND APPURTENANCES ARE PROPOSED, UNLESS OTHERWISE NOTED.
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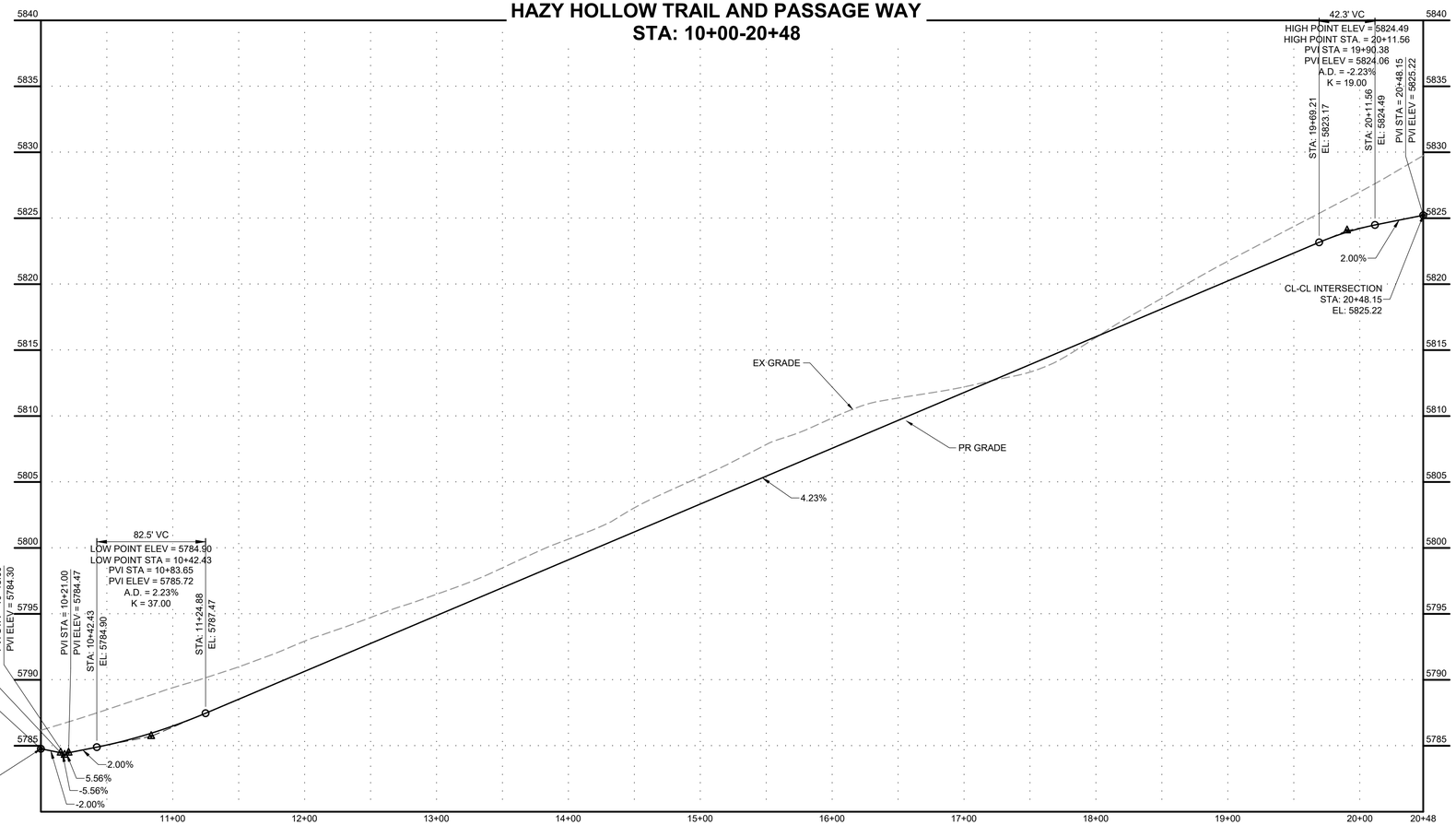
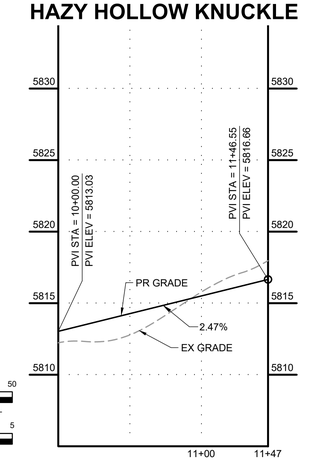
5. SEE OVERLOT GRADING PLANS FOR EXISTING AND PROPOSED CONTOURS.

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



COLORADO LICENSED
COLLEEN MONTERA
50067
6/28/2023
PROFESSIONAL ENGINEER

PCD FILE NO. CDR-22-015

DRAWN BY: DLH | JOB DATE: 6/13/2023
APPROVED: KMH | JOB NUMBER: 2302308
CAD DATE: 6/28/2023
CAD FILE: J:\2023\2302308\CAD\Dwgs\C\CDs\Street_PNP

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

NO.	DATE	BY	REVISION DESCRIPTION

HRGreen

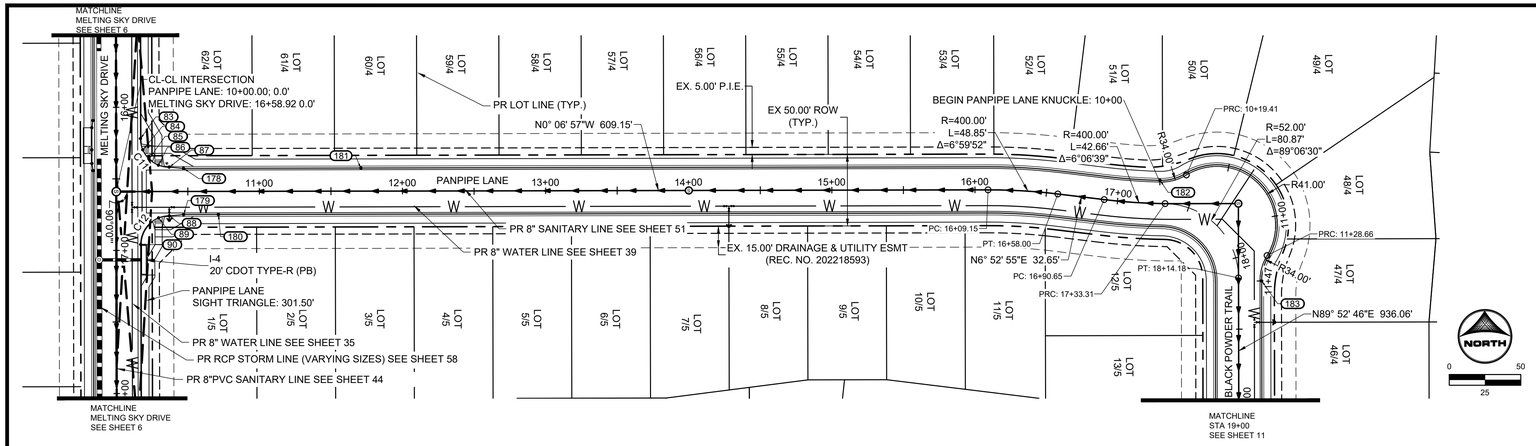
HR GREEN - COLORADO SPRINGS
1975 RESEARCH PARKWAY SUITE 230
COLORADO SPRINGS, CO 80920
PHONE: 719.394.2440
FAX: 713.965.0044

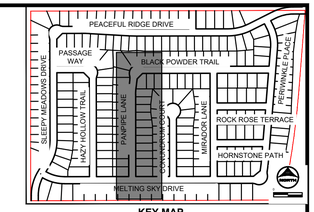
PEACEFUL RIDGE AT FOUNTAIN VALLEY
PEACEFUL RIDGE DEVELOPMENT COMPANY
EL PASO COUNTY, CO

STREET PLAN & PROFILE
HAZY HOLLOW TRAIL

SHEET ST | 9

HR GREEN Xrefs: xc-dsgn; xc-row; xv-dsgn; xv-row; xgl-1-dh01-2308; key_map; xc-util; Street_PNP_Notes; Demo_Legend; xv-util; Swale_XSection





KEY MAP
SCALE: NTS

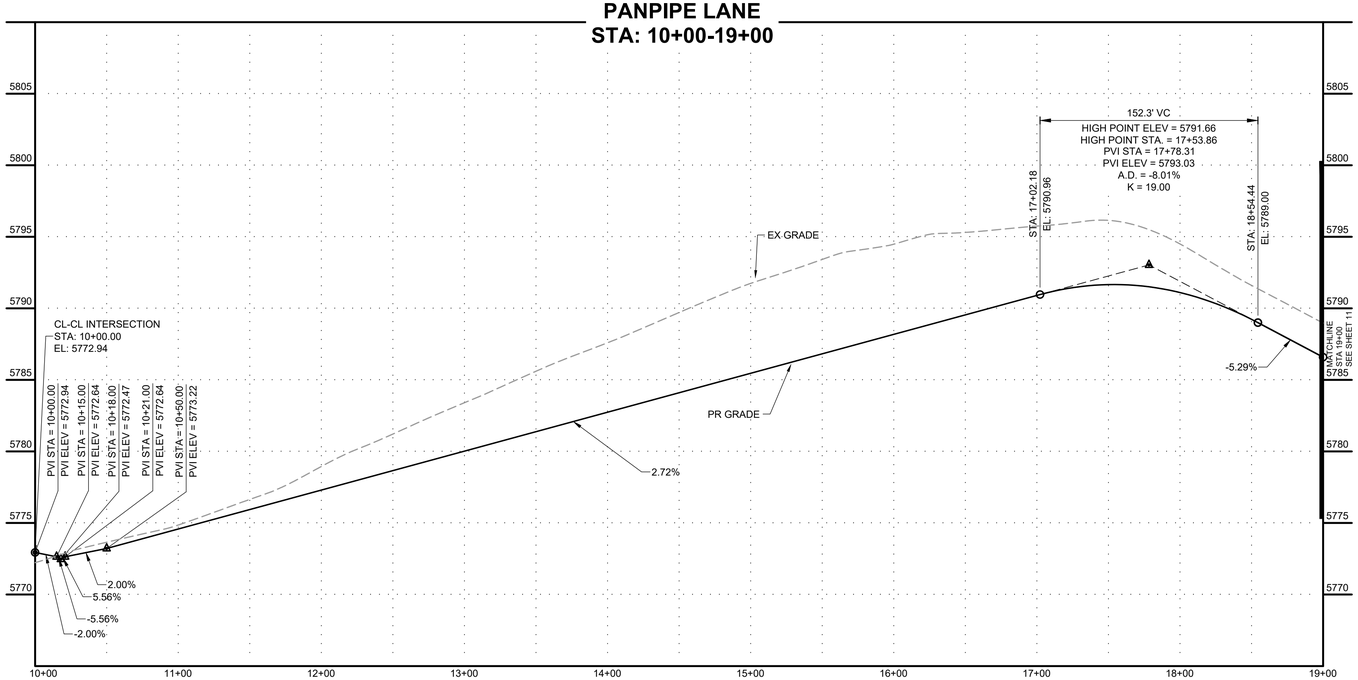
GENERAL NOTES:

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.

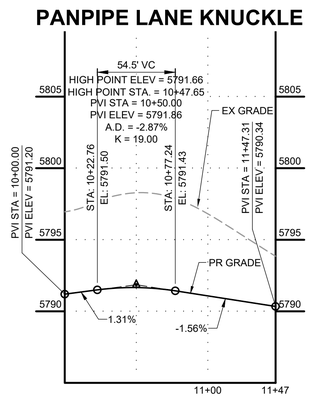
POINT TABLE				
No.	DESC.	ALIGNMENT	STATION & OFFSET	FL EL.
83	PCR	Melting Sky Drive	16+21.92 (-17.00' L)	5773.96
84	HC RAMP MP	Melting Sky Drive	16+29.74 (-18.59' L)	5773.56
85	LOW PT	Melting Sky Drive	16+36.06 (-22.86' L)	5773.17
86	HC RAMP MP	Panpipe Lane	10+29.50 (-18.46' L)	5773.21
87	PCR/END TYPE 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+29.34 (-16.17' L)	5791.11
183	PCR	Panpipe Lane	18+16.35 (-16.17' L)	5790.54

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
STA: 10+00-19+00



PANPIPE LANE KNUCKLE



COLORADO LICENSED
COLLEEN HONAKER
56067
6/28/2023
PROFESSIONAL ENGINEER

PCD FILE NO. CDR-22-015

DRAWN BY: DLH JOB DATE: 6/13/2023
APPROVED: KMH JOB NUMBER: 2302308
CAD DATE: 6/28/2023
CAD FILE: J:\2023\2302308\CAD\Dwgs\C\CDs\Street_PNP
BAR IS ONE INCH ON OFFICIAL DRAWINGS. 0 1"
IF NOT ONE INCH, ADJUST SCALE ACCORDINGLY.

NO.	DATE	BY	REVISION DESCRIPTION

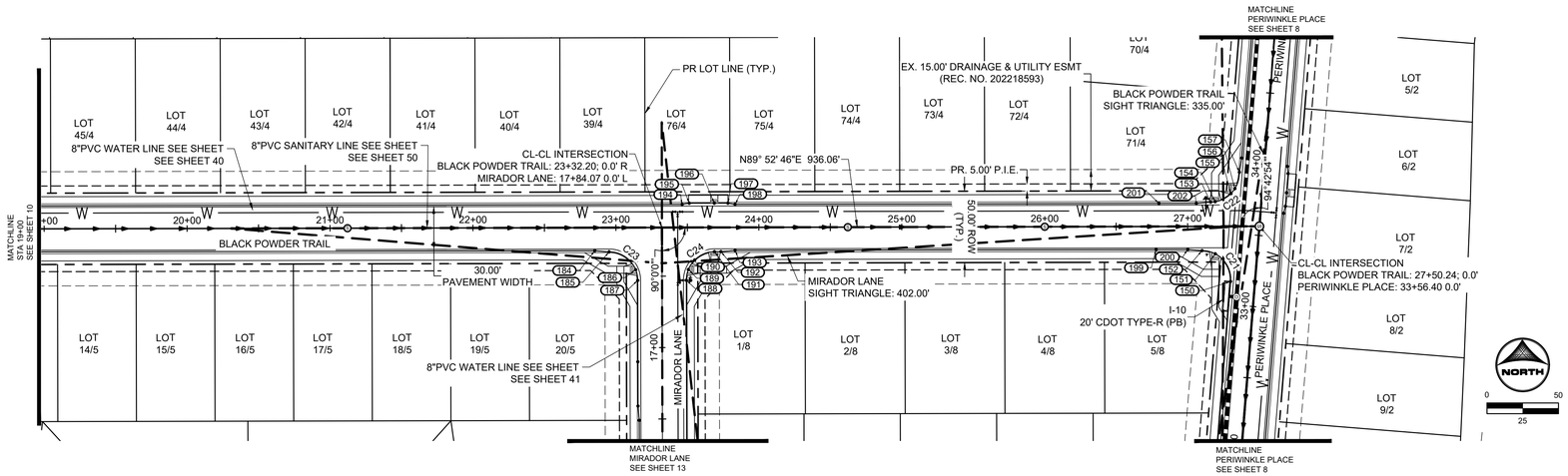
HR GREEN - COLORADO SPRINGS
1975 RESEARCH PARKWAY SUITE 230
COLORADO SPRINGS, CO 80920
PHONE: 719.394.2440
FAX: 713.965.0044

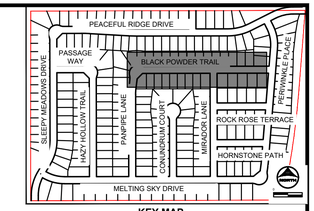
PEACEFUL RIDGE AT FOUNTAIN VALLEY
PEACEFUL RIDGE DEVELOPMENT COMPANY
EL PASO COUNTY, CO

STREET PLAN & PROFILE
PANPIPE LANE

SHEET ST 10

BULLARD, ABBY, 6/28/2023 1:10 PM
HR GREEN Xrefs: xc-dsgn; xc-row; xv-dsgn; xv-row; xgl-1-dh01-2308; key_map; xc-utl_Street_PNP_Notes; Demo_Legend; xv-utl_Swale_XSection





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.
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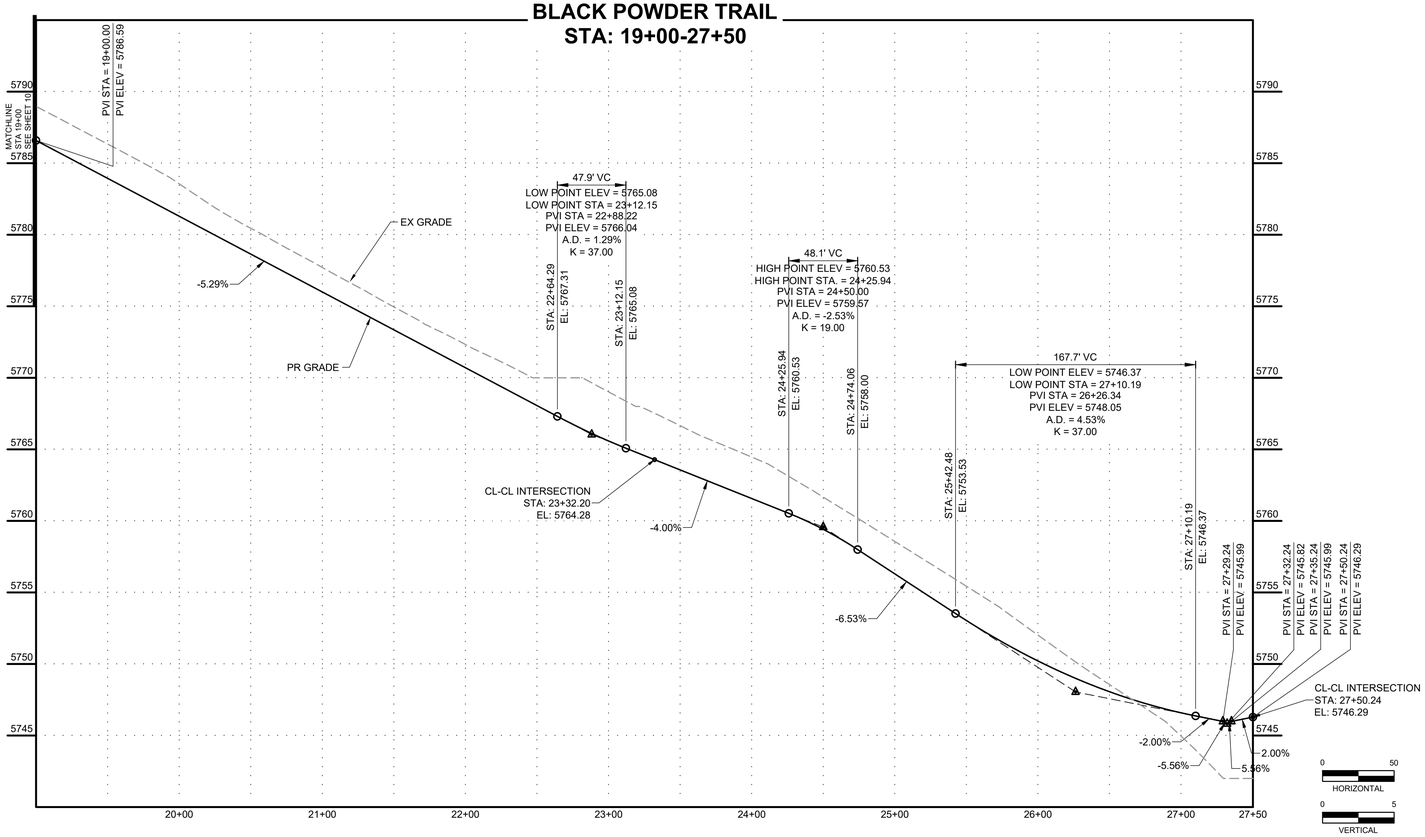
5. SEE OVERLOT GRADING PLANS FOR EXISTING AND PROPOSED CONTOURS.

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

COLORADO LICENSED
COLLEEN MORAVEK
56067
6/28/2023
PROFESSIONAL ENGINEER

PCD FILE NO. CDR-22-015

DRAWN BY: DLH JOB DATE: 6/13/2023
APPROVED: KMH JOB NUMBER: 2302308
CAD DATE: 6/28/2023
CAD FILE: J:\2023\2302308\CAD\Dwgs\C\CDs\Street_PNP

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NO.	DATE	BY	REVISION DESCRIPTION

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

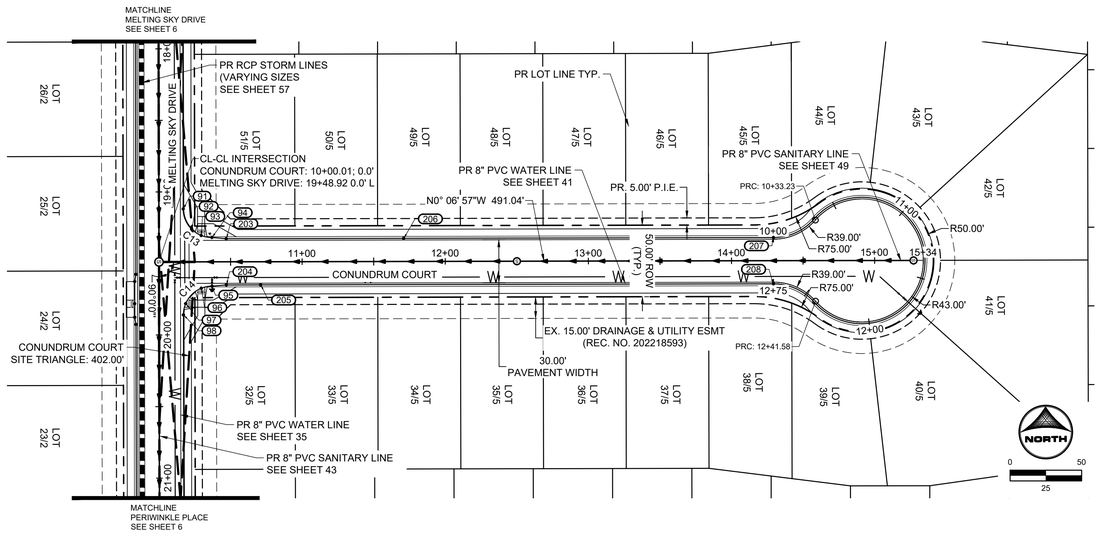
PEACEFUL RIDGE AT FOUNTAIN VALLEY
PEACEFUL RIDGE DEVELOPMENT COMPANY
EL PASO COUNTY, CO

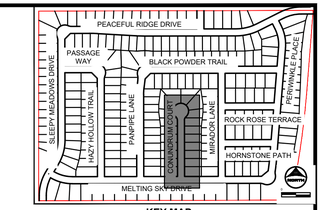
STREET PLAN & PROFILE
BLACK POWDER TRAIL

SHEET ST 11

BULLARD, ABBY, 6/28/2023 1:10 PM
HR GREEN Xrefs: xc-dsgn; xc-row; xv-dsgn; xv-row; xgl-1-dt01-2308; key_map; xc-utl; Street_PNP_Notes_Demo_Legend; xv-utl; Swale_XSection

BULLARD, ABBY, 6/28/2023 1:10 PM





KEY MAP
SCALE: NTS

GENERAL NOTES:

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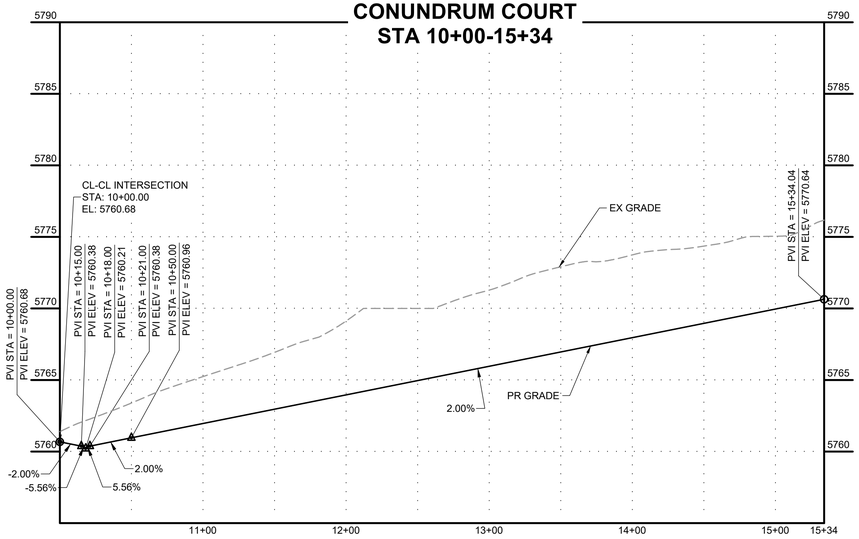
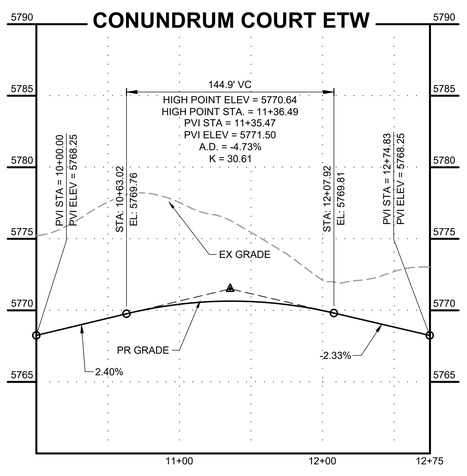
5. SEE OVERLOT GRADING PLANS FOR EXISTING AND PROPOSED CONTOURS.





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)	5760.98
206	END FL TRANSITION	Conundrum Court	11+71.00 (-16.17' L)	5762.98
207	PCR	Conundrum Court	14+29.33 (-16.17' L)	5768.15
208	PCR	Conundrum Court	14+29.31 (16.17' R)	5768.15

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

COLORADO LICENSED
COLLEEN MONAHAN
50067
6/28/2023
PROFESSIONAL ENGINEER

PCD FILE NO. CDR-22-015

DRAWN BY: DLH JOB DATE: 6/13/2023
APPROVED: KMH JOB NUMBER: 2302308
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0 1"
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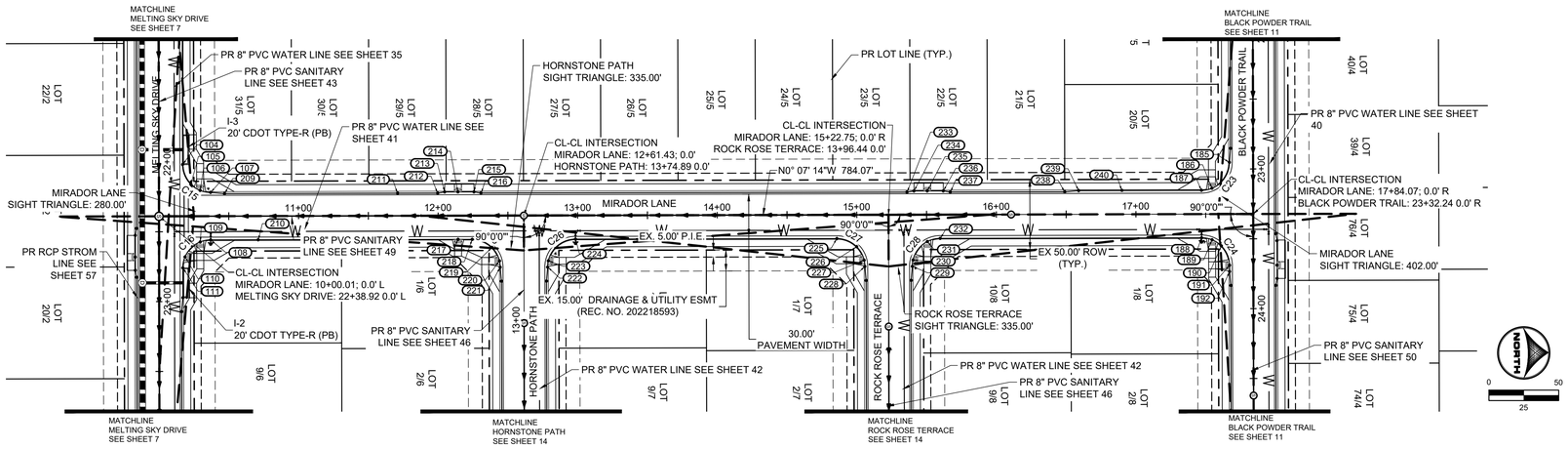
HRGreen
HR GREEN - COLORADO SPRINGS
1975 RESEARCH PARKWAY SUITE 230
COLORADO SPRINGS, CO 80920
PHONE: 719.394.2440
FAX: 713.965.0044

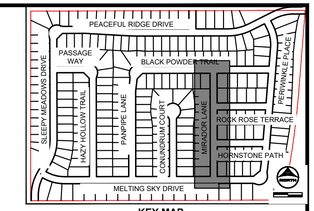
PEACEFUL RIDGE AT FOUNTAIN VALLEY
PEACEFUL RIDGE DEVELOPMENT COMPANY
EL PASO COUNTY, CO

STREET PLAN & PROFILE
CONUNDRUM COURT

SHEET ST 12

HR GREEN Xrefs: xc-dsgn; xc-row; xv-dsgn; xv-row; xgf-1-dh01-2308; key_map; xc-util; Street_PNP_Notes; Demo_Legend; xv-util; Swale_XSection





KEY MAP
SCALE: NTS

GENERAL NOTES:

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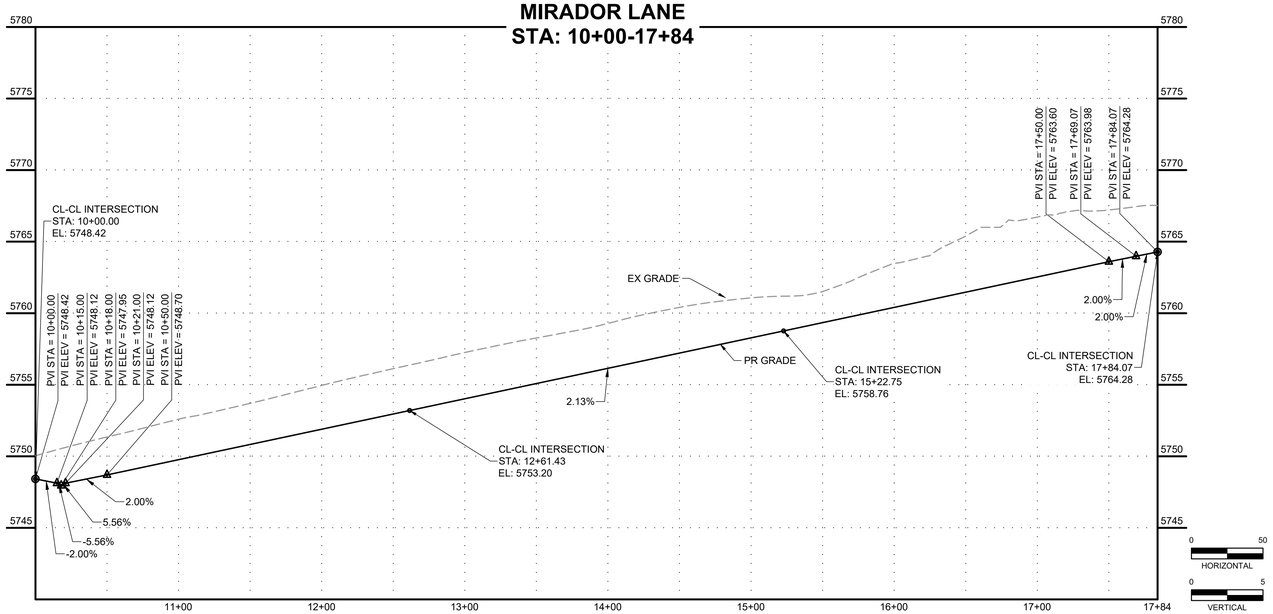
5. SEE OVERLOT GRADING PLANS FOR EXISTING AND PROPOSED CONTOURS.

MIRADOR LANE
STA: 10+00-17+84



POINT TABLE				
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

POINT TABLE				
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 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
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

COLORADO LICENSED
COLLEEN MORAN
56067
6/28/2023
PROFESSIONAL ENGINEER

PCD FILE NO. CDR-22-015

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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

STREET PLAN & PROFILE
MIRADOR LANE

SHEET ST 13

BULLARD, ABBY, 6/28/2023 1:10 PM
HR GREEN Xrefs: xc-dsgn; xc-row; xv-dsgn; xv-row; xg-I-dh01-2308_key_map; xv-util; Street_PNP_Notes; Demo_Legend; xv-util; Swale_XSection

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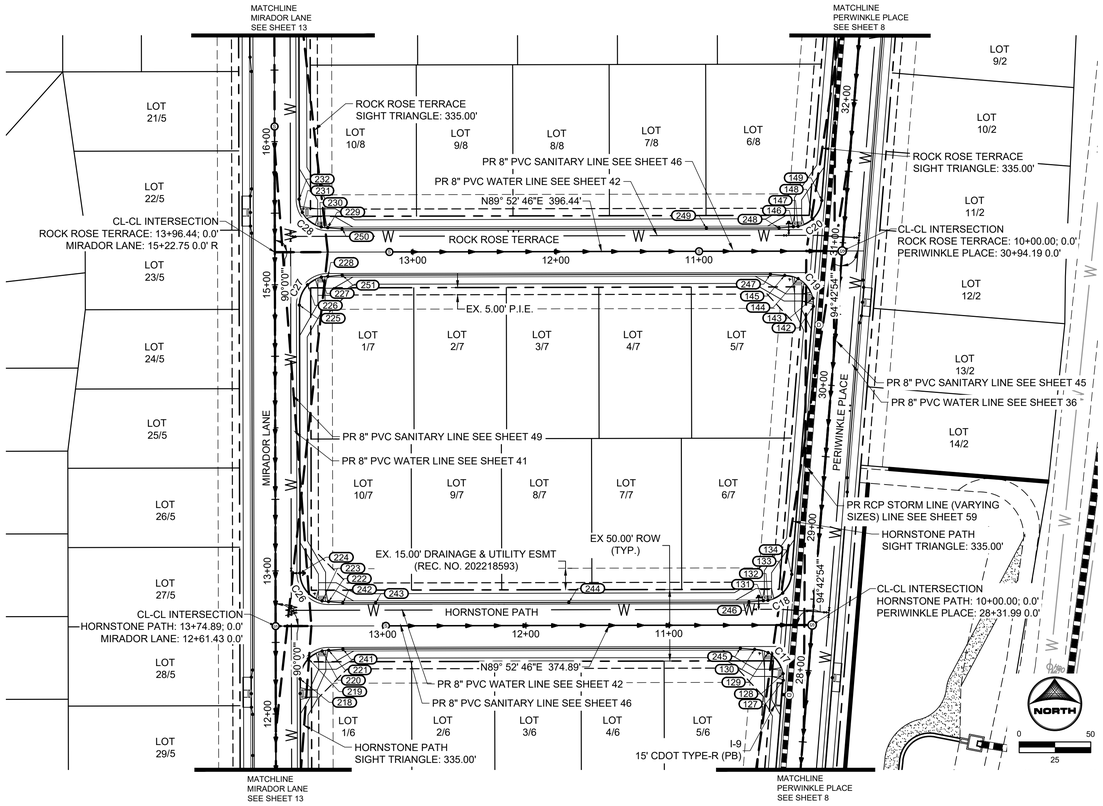
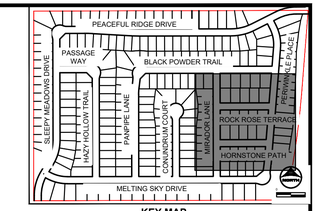


POINT TABLE				
No.	DESC.	ALIGNMENT	STATION & OFFSET	FL EL.
127	PCR	Melting Sky Drive	27+91.81 (-17.00' L)	5740.81
128	HC RAMP MP	Melting Sky Drive	27+96.38 (-17.53' L)	5740.84
129	HC RAMP MP	Hornstone Path	10+30.81 (-19.33' L)	5741.07
130	PCR/END TYPE A C&G	Hornstone Path	10+40.18 (-17.00' L)	5741.24
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
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
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



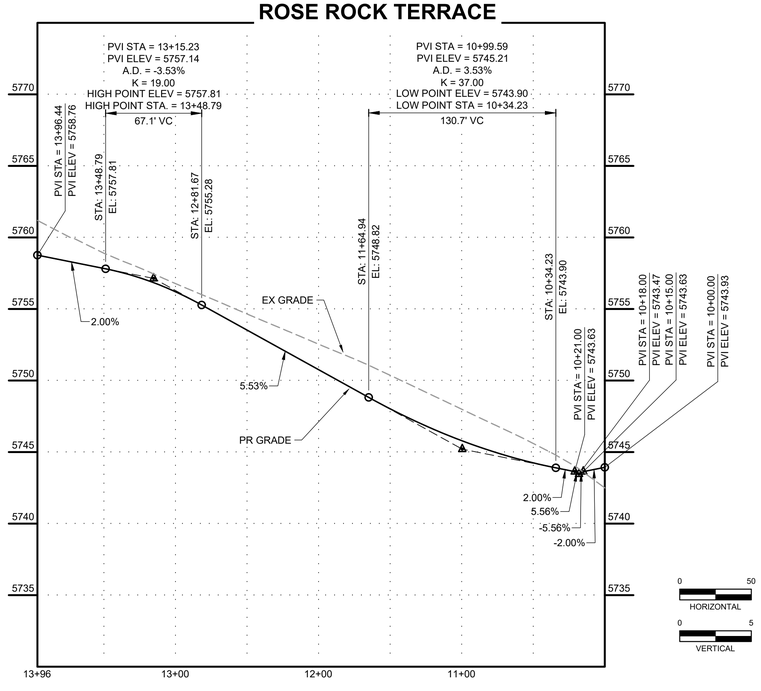
KEY MAP
SCALE: NTS

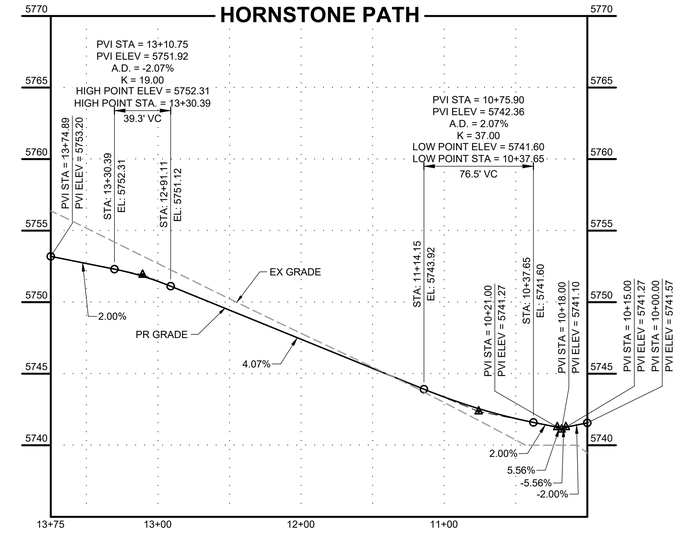
GENERAL NOTES:

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.

POINT TABLE				
No.	DESC.	ALIGNMENT	STATION & OFFSET	FL EL.
232	PCR	Mirador Lane	15+59.75 (17.00' R)	5759.08
241	END TYPE C C&G	Hornstone Path	13+27.89 (-16.17' L)	5751.86
242	END TYPE C C&G	Hornstone Path	13+27.89 (16.17' R)	5751.94
243	BEGIN FL TRANSITION	Hornstone Path	13+05.00 (16.17' R)	5751.23
244	END FL TRANSITION	Hornstone Path	11+70.00 (16.17' R)	5745.79
245	BEGIN TYPE C/END FL TRANSITION	Hornstone Path	10+50.18 (-16.17' L)	5741.47
246	BEGIN TYPE C C&G	Hornstone Path	10+44.07 (16.17' R)	5741.75
247	BEGIN TYPE C/END FL TRANSITION	Rock Rose Terrace	10+50.18 (-16.17' L)	5743.85
248	END TYPE C C&G	Rock Rose Terrace	10+44.07 (16.17' R)	5744.15
249	END FL TRANSITION	Rock Rose Terrace	10+94.83 (16.17' R)	5745.21
250	END TYPE C C&G	Rock Rose Terrace	13+49.44 (16.17' R)	5757.74
251	END TYPE C C&G	Rock Rose Terrace	13+49.44 (-16.17' L)	5757.42

ROSE ROCK TERRACE





HORIZONTAL 0 50
VERTICAL 0 5

Curve Table				
Curve #	Length	Radius	Delta	Centerline/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
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

COLORADO LICENSED
COLLEEN HONAKER
50067
6/28/2023
PROFESSIONAL ENGINEER

PCD FILE NO. CDR-22-015

DRAWN BY: DLH JOB DATE: 6/13/2023
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CAD DATE: 6/28/2023
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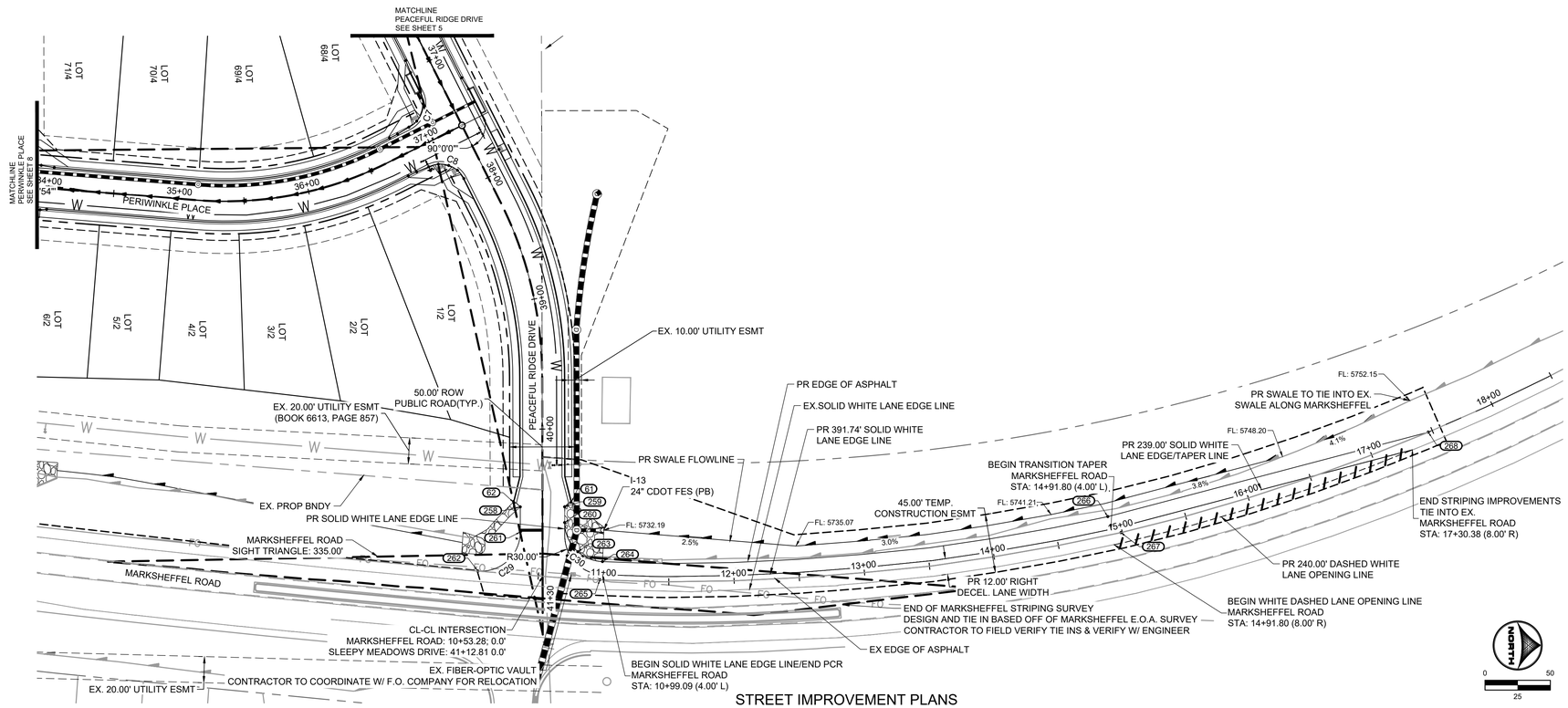
HRGreen
HR GREEN - COLORADO SPRINGS
1975 RESEARCH PARKWAY SUITE 230
COLORADO SPRINGS, CO 80920
PHONE: 719.394.2440
FAX: 713.965.0044

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

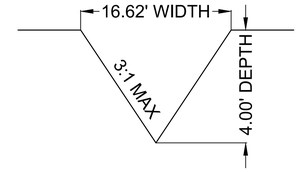
STREET PLAN & PROFILE
ROCK ROSE TERRACE

SHEET ST 14

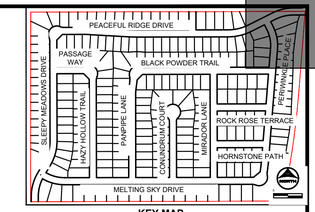
HR GREEN Xrefs: xc-dsgn, xc-row, xv-dsgn, xv-row, xgr-1-dh01-2308, key_map, xc-utl_Street_PNP_Notes, Demo_Legend, xv-utl_Swale_XSection



STREET IMPROVEMENT PLANS



TYPICAL SWALE
CROSS SECTION



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.
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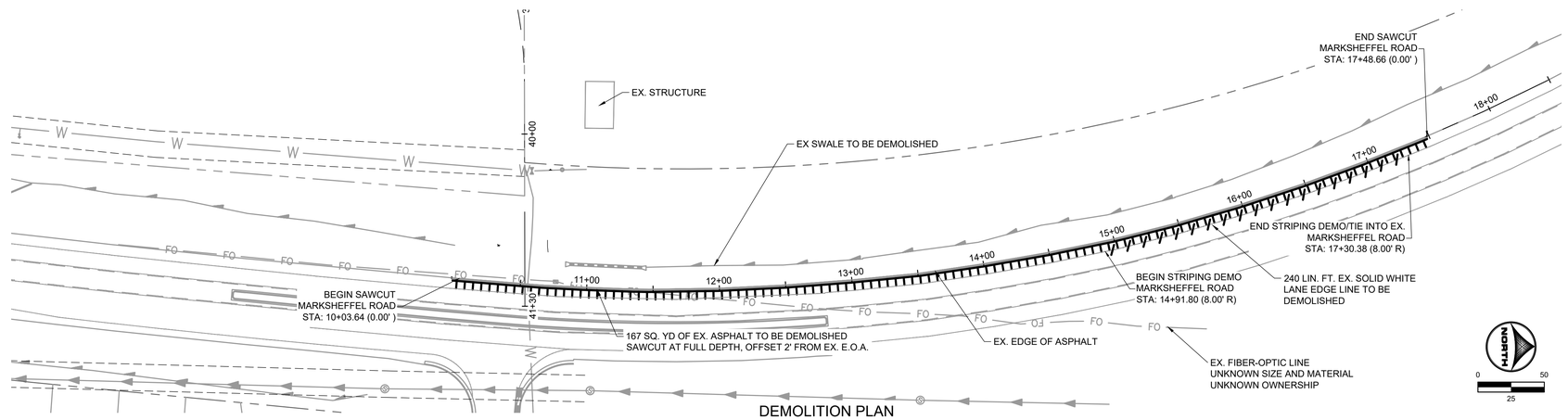
4. ALL ON-SITE CURB RAMPS SHALL HAVE NO GREATER THAN A 5% SLOPE THROUGH THE CURB AND GUTTER. FLOW-LINES SHALL TRANSITION FROM TYPICAL TO ADA COMPLIANT AS NOTED IN CURB RAMP SHEETS.
5. SEE OVERLOT GRADING PLANS FOR EXISTING AND PROPOSED CONTOURS.

DEMOLITION LEGEND

- INDICATES FULL DEPTH SAWCUT
- INDICATES CONC. SIDEWALK/PAVEMENT REMOVAL (FULL DEPTH)
- INDICATES BUILDING REMOVAL
- INDICATES BIT./ASPHALT REMOVAL (FULL DEPTH)
- INDICATES LANDSCAPING REMOVAL
- DENOTES STRIPING TO BE REMOVED
- DENOTES UTILITIES TO BE REMOVED
- INDICATES PROPOSED CONSTRUCTION FENCE

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



DEMOLITION PLAN

COLORADO LICENSED
COLLEEN HOWATT
50067
6/28/2023
PROFESSIONAL ENGINEER

PCD FILE NO. CDR-22-015

DRAWN BY:	DLH
JOB DATE:	6/13/2023
APPROVED:	KMH
JOB NUMBER:	2302308
CAD DATE:	6/28/2023
CAD FILE:	J:\2023\2302308\CAD\Dwgs\C\CDs\Street_PNP

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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

STREET PLAN & PROFILE
MARKSHEFFEL ROAD IMPROVEMENTS

SHEET
ST
15

BULLARD, ABBY, 6/28/2023 1:11 PM
HR GREEN Xrefs: xc-dsgn; xc-row; xv-dsgn; xv-row; xgl-1-dh01-2308; key_map; xc-util; Street_PNP_Notes; Demo_Legend; xv-util; Swale_XSection

BULLARD, ABBY, 6/28/2023 1:13 PM

SIGNAGE LEGEND:

1. R-1 — STOP — SINGLE LANE 30"X30"
2. R8-3 — NO FIRE LANE — 12"x18"
3A. R7-32(R) — NO PARKING FIRE LANE — 12"x18"
3B. R7-32(L) — NO PARKING FIRE LANE — 12"x18"
4. ROAD NAME — GREEN
5. ROAD NAME / NO OUTLET — GREEN W/ "NO OUTLET" PATCH
6. W2-4 — 30"x30"
7. W1-7 — 48"x24"
8. R7-9 — NO PARKING BIKE LANE — 12"x18"
9. R2-1 — SPEED LIMIT 25 — 24"x30"
10. R4-4 — BEGIN RIGHT TURN LANE YIELD TO BIKES — 30"x30"
11. R3-7l — LEFT LANE MUST TURN LEFT — 30"x30"
12. R3-7r — RIGHT LANE MUST TURN RIGHT — 30"x30"
13. STRAIGHT ARROW PAVEMENT MARKING (SOLID WHITE, 40" WIDE, 6')
14. TURN ARROW PAVEMENT MARKINGS (SOLID WHITE, 40" WIDE, 6')
15. SOLID WHITE STRIPE, 8" WIDE
16. SOLID WHITE STRIPE, 4" WIDE
17. STOP LINE (SOLID WHITE, 2'x8')
18. SOLID DOUBLE YELLOW CENTERLINE, 4" WIDE
19. STRIPED ISLAND SOLID DOUBLE YELLOW SURROUND
20. BROKEN WHITE LINES, 4" WIDE, 3' SEGMENTS WITH 12' GAPS
21. BIKE LANE SYMBOL (SOLID WHITE, 40" WIDE, 6')
22. TYPE III BARRICADE (TEMPORARY)

CONSTRUCTION NOTES:

1. WHERE CONSTRUCTION DETAILS AND SPECIFICATIONS ARE NOTED ON THESE PLANS USE EL PASO COUNTY STANDARD SPECIFICATIONS FOR DESIGN AND CONSTRUCTION.
2. ALL SIGNING AND PAVEMENT MARKINGS SHALL BE IN ACCORDANCE WITH THE FEDERAL HIGHWAY ADMINISTRATION MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD) LATEST EDITION.
3. PAVEMENT MARKING IS THERMOPLASTIC WITH COLOR DESIGNATED IN KEY NOTES.
4. ALL LETTERS, ARROWS AND SYMBOLS SHALL BE IN ACCORDANCE WITH "THE STANDARD ALPHABETS FOR HIGHWAY SIGNS AND PAVEMENT MARKINGS" ADOPTED BY THE FEDERAL HIGHWAY ADMINISTRATION.
5. STREET NAME SIGNS ARE 7" BLANK AND 4" FONT IF SPEED LIMIT IS 25 MPH, AND ARE 9" BLANK AND 6" FONT IF SPEED LIMIT IS 30 MPH AND ABOVE
6. SEE SHEET XX FOR MARKSHAFFEL IMPROVEMENTS STRIPING

COLORADO LICENSED — COLLEEN HONAKER — 55067 — 6/28/2023 — PROFESSIONAL ENGINEER

PCD FILE NO. CDR-22-015

DRAWN BY: AXB	JOB DATE: 5/4/2023	BAR IS ONE INCH ON OFFICIAL DRAWINGS. 0 — 1" IF NOT ONE INCH, ADJUST SCALE ACCORDINGLY.	
APPROVED: CPM	JOB NUMBER: 2302308		
CAD DATE: 6/28/2023			
CAD FILE: J:\2023\2302308\CAD\Dwgs\C\CDs\Sign_and_Striping_Plan			

NO.	DATE	BY	REVISION DESCRIPTION

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

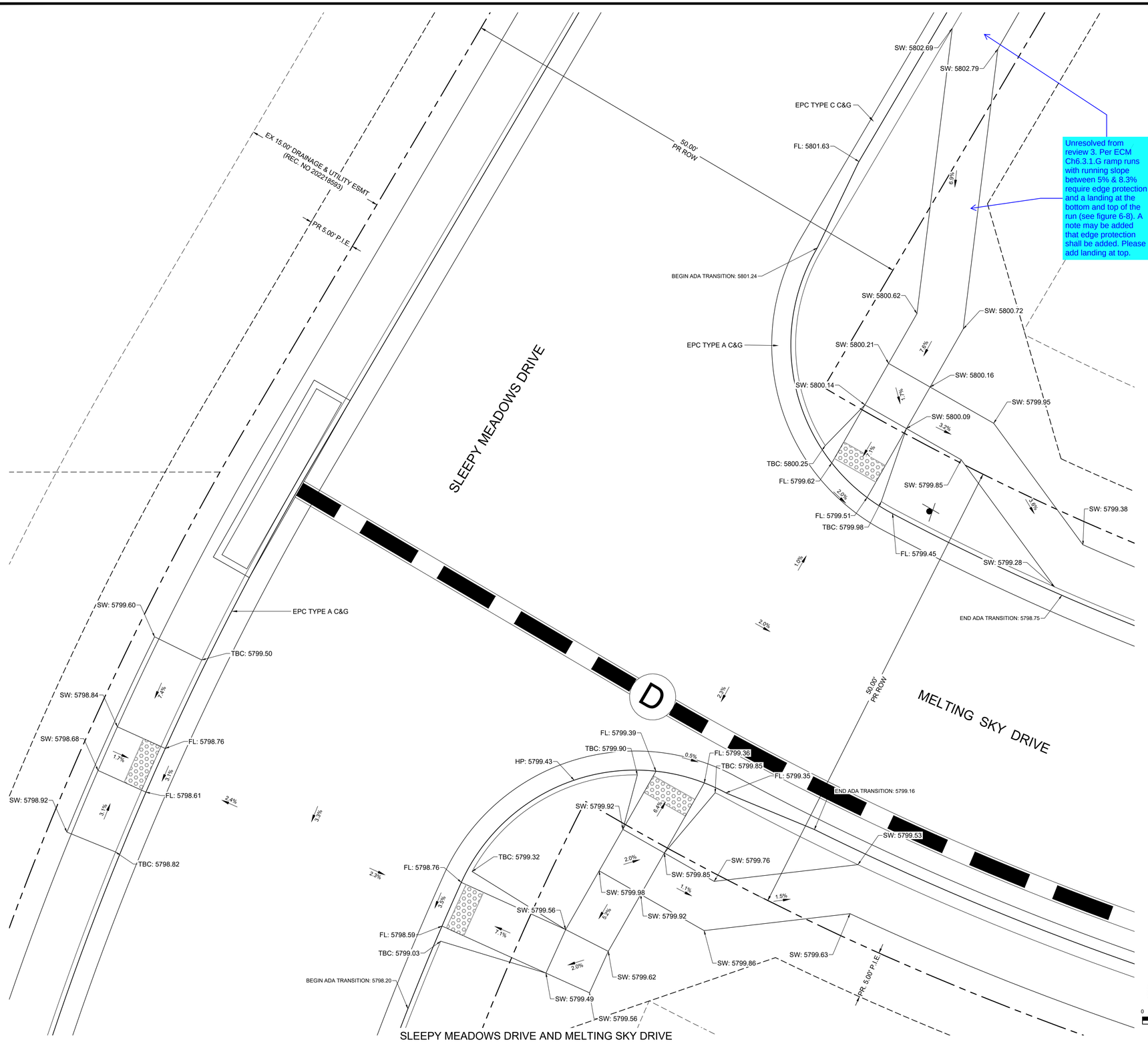
PEACEFUL RIDGE AT FOUNTAIN VALLEY
PEACEFUL RIDGE DEVELOPMENT COMPANY
EL PASO COUNTY, CO

CONSTRUCTION DOCUMENTS
SIGNAGE & STRIPING

SHEET SNS 16

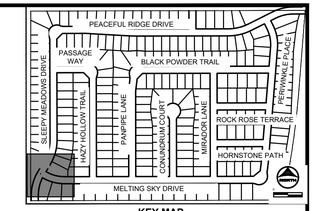
HR GREEN Xrefs: xv-row; xv-util; xc-dsgn; xc-row; xc-util; xv-dsgn; xgr1-dh01-2308; signage_legend; xc-BR-base

BULLARD, ABBY, 6/28/2023 1:16 PM



Unresolved from review 3. Per ECM Ch6.3.1.G ramp runs with running slope between 5% & 8.3% require edge protection and a landing at the bottom and top of the run (see figure 6-8). A note may be added that edge protection shall be added. Please add landing at top.

SLEEPY MEADOWS DRIVE AND MELTING SKY DRIVE



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.
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5. SEE OVERLOT GRADING PLANS FOR EXISTING AND PROPOSED CONTOURS.

COLORADO LICENSED
COLLEEN HOWATT
50057
6/28/2023
PROFESSIONAL ENGINEER

PCD FILE NO. CDR-22-015

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APPROVED: KMH	JOB NUMBER: 2302308		
CAD DATE: 6/28/2023			
CAD FILE: J:\2023\2302308\CAD\Dwgs\C\CDs\Curb_Ramps			

NO.	DATE	BY	REVISION DESCRIPTION

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

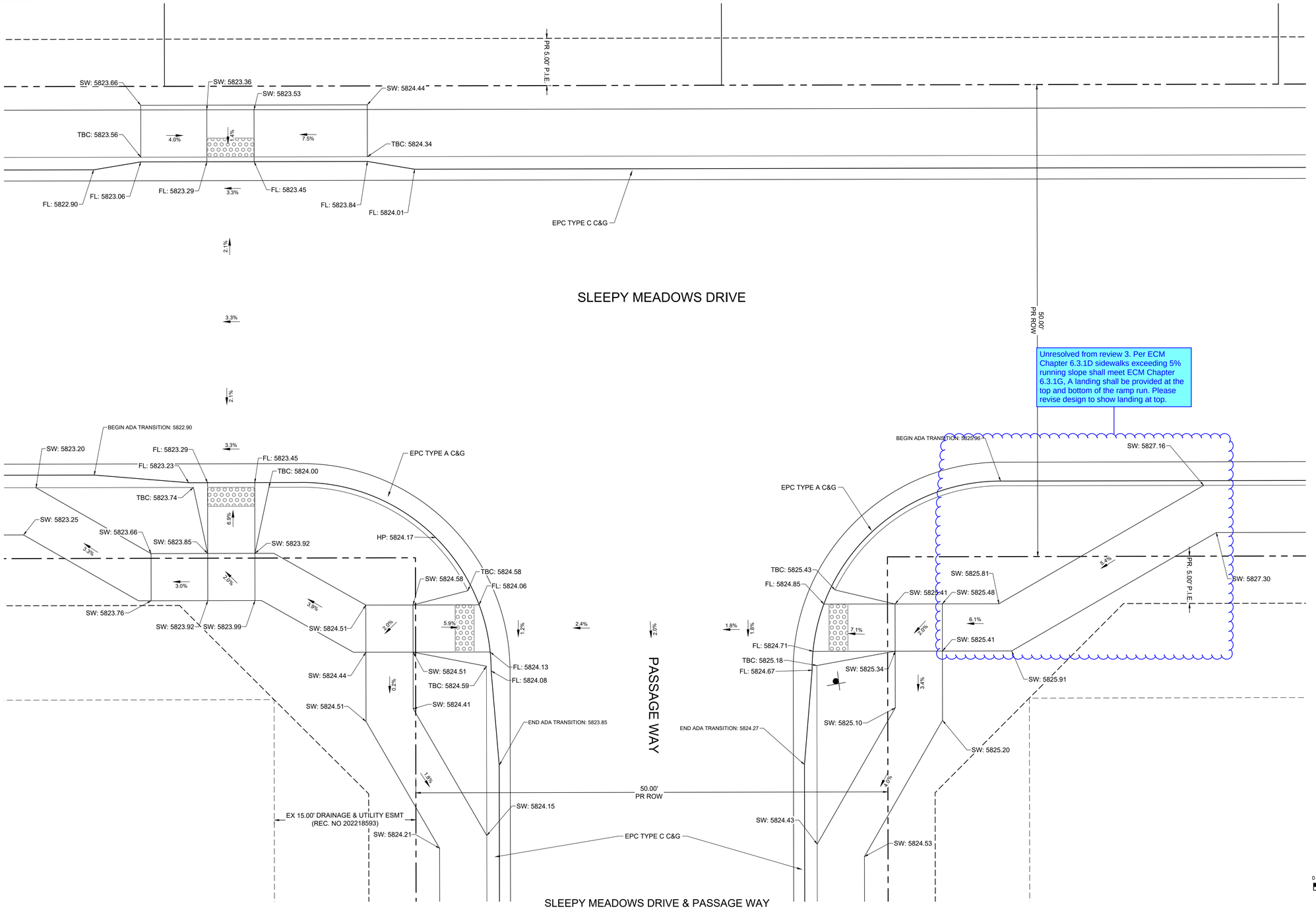
PEACEFUL RIDGE AT FOUNTAIN VALLEY
PEACEFUL RIDGE DEVELOPMENT COMPANY
EL PASO COUNTY, CO

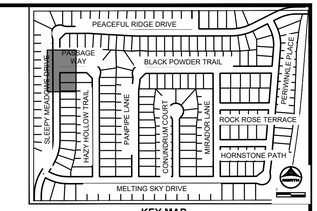
CONSTRUCTION DOCUMENTS
CURB RAMP GRADING PLAN

SHEET CR 17

HR GREEN Xrefs: xv-dsgn; xv-row; xc-dsgn; xc-row; xgfi-i-dh01-2308_key_map; Street_PNP_Notes

BULLARD, ABBY, 6/28/2023 1:16 PM





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.
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5. SEE OVERLOT GRADING PLANS FOR EXISTING AND PROPOSED CONTOURS.

COLORADO LICENSED
COLLEEN HORNUNG
56067
6/28/2023
PROFESSIONAL ENGINEER

PCD FILE NO. CDR-22-015

DRAWN BY: DLH	JOB DATE: 5/4/2023	BAR IS ONE INCH ON OFFICIAL DRAWINGS. 0 1" IF NOT ONE INCH, ADJUST SCALE ACCORDINGLY.	
APPROVED: KMH	JOB NUMBER: 2302308		
CAD DATE: 6/28/2023			
CAD FILE: J:\2023\2302308\CAD\Dwgs\C\CDs\Curb_Ramps			

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

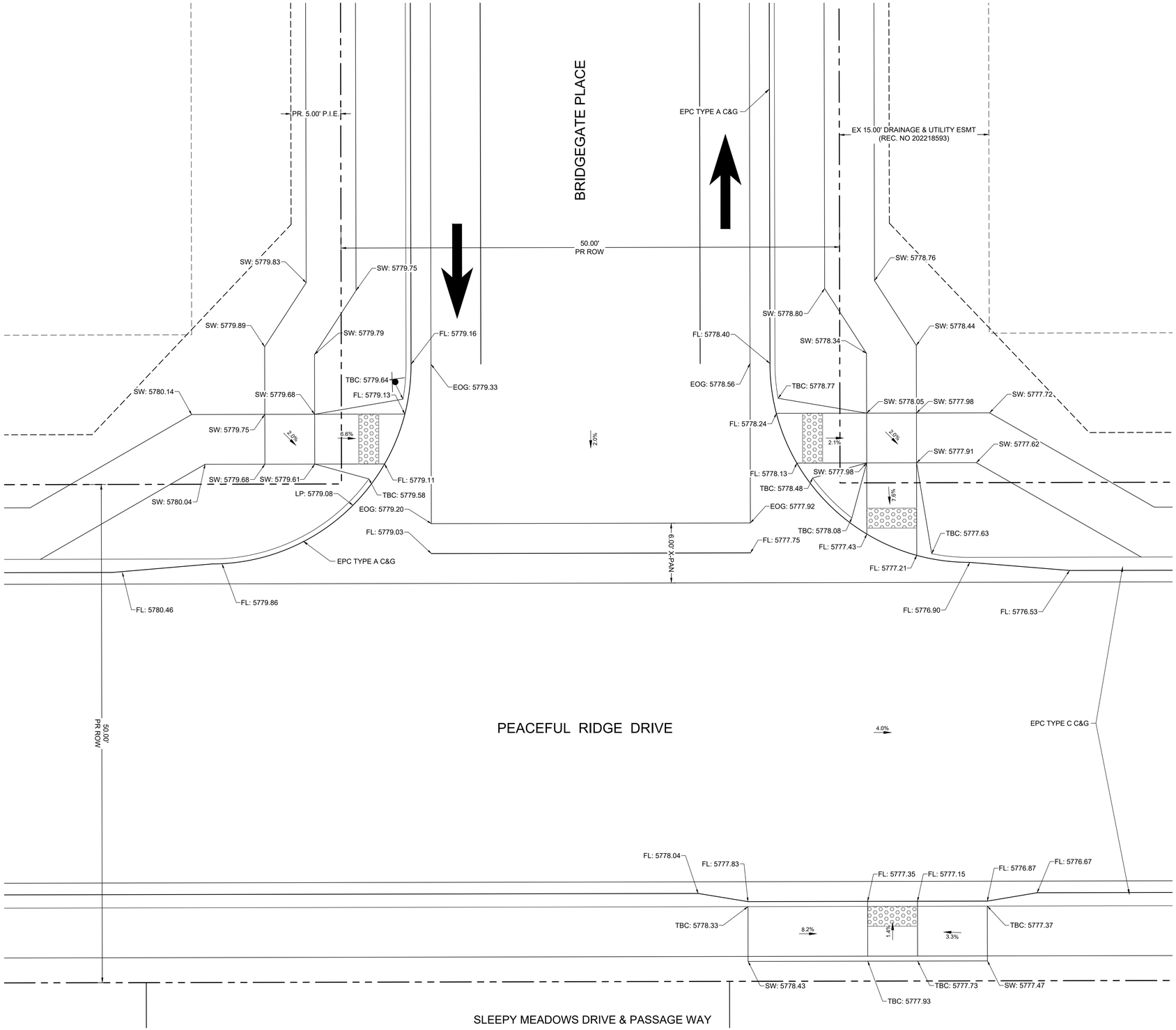
PEACEFUL RIDGE AT FOUNTAIN VALLEY
PEACEFUL RIDGE DEVELOPMENT COMPANY
EL PASO COUNTY, CO

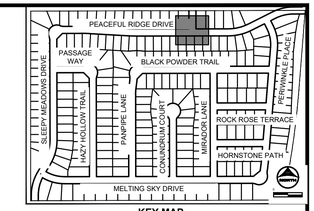
CONSTRUCTION DOCUMENTS
CURB RAMP GRADING PLAN

SHEET CR

HR GREEN Xrefs: xv-dsgn; xv-row; xc-dsgn; xc-row; xgk-1-dt01-2308; key_map; Street_PNP_Notes

BULLARD, ABBY; 6/28/2023 1:17 PM





KEY MAP
SCALE: NTS

GENERAL NOTES:

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5. SEE OVERLOT GRADING PLANS FOR EXISTING AND PROPOSED CONTOURS.

NORTH
0 5

COLORADO LICENSED
GLEN HONSTEIN
56067
6/28/2023
PROFESSIONAL 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: 6/28/2023		IF NOT ONE INCH, ADJUST SCALE ACCORDINGLY.	
CAD FILE: J:\2023\2302308\CAD\Dwgs\C\CDs\Curb_Ramps			

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

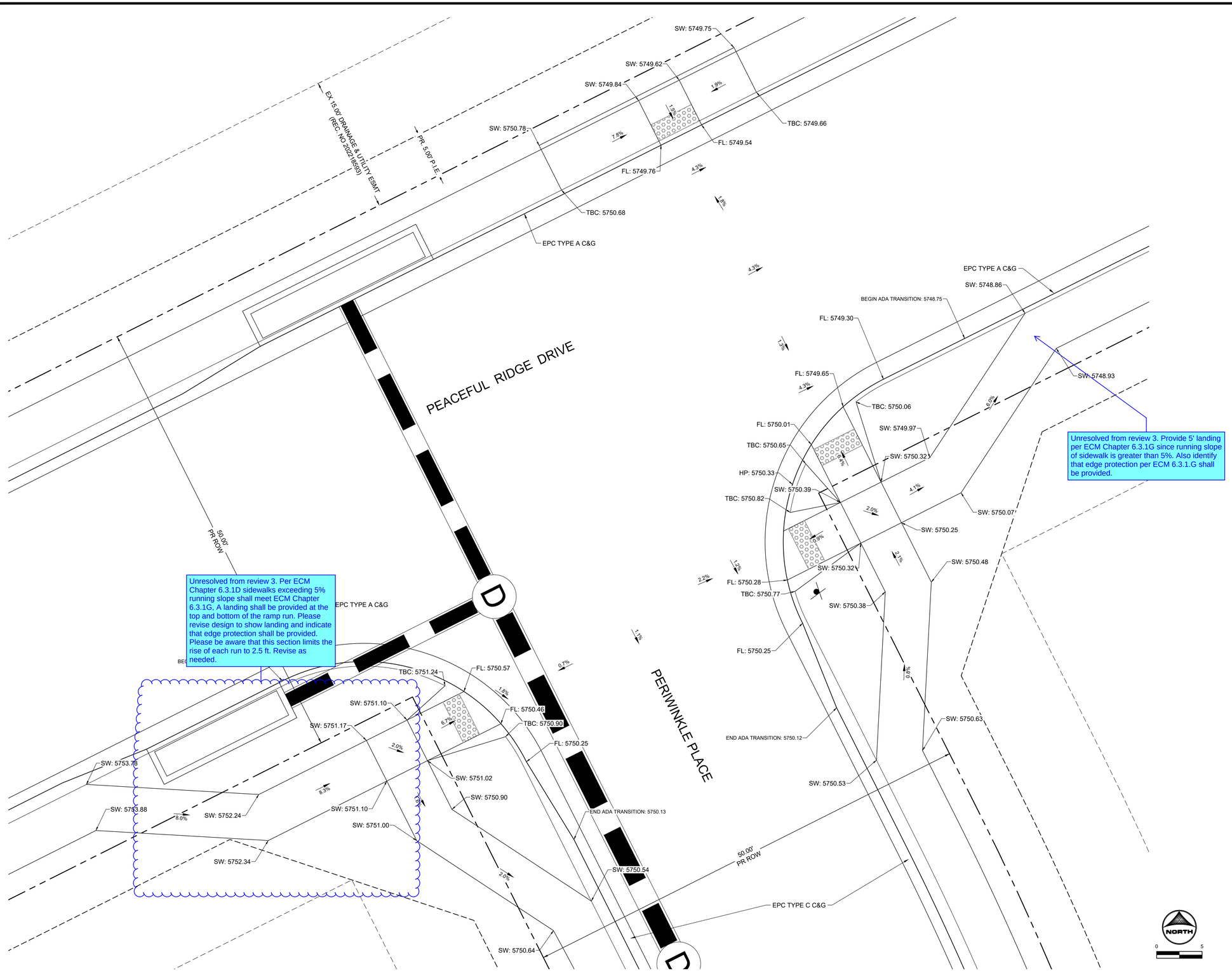
PEACEFUL RIDGE AT FOUNTAIN VALLEY
PEACEFUL RIDGE DEVELOPMENT COMPANY
EL PASO COUNTY, CO

CONSTRUCTION DOCUMENTS
CURB RAMP GRADING PLAN

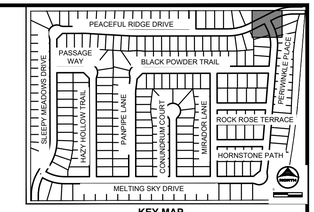
SHEET CR 19

HR GREEN Xrefs: xv-dsgn; xv-row; xc-dsgn; xc-row; xg-1-dh01-2308; key_map; Street_PNP_Notes

BULLARD, ABBY, 6/28/2023 1:17 PM



PEACEFUL RIDGE DRIVE & PERIWINKLE PLACE



KEY MAP
SCALE: NTS

GENERAL NOTES:

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5. SEE OVERLOT GRADING PLANS FOR EXISTING AND PROPOSED CONTOURS.

COLORADO LICENSED
COLLEEN HOWLETT
50067
6/28/2023
PROFESSIONAL ENGINEER

PCD FILE NO. CDR-22-015

DRAWN BY: DLH	JOB DATE: 5/4/2023	BAR IS ONE INCH ON OFFICIAL DRAWINGS. 0 1"	
APPROVED: KMH	JOB NUMBER: 2302308	IF NOT ONE INCH, ADJUST SCALE ACCORDINGLY.	
CAD DATE: 6/28/2023			
CAD FILE: J:\2023\2302308\CAD\Dwgs\C\CDs\Curb_Ramps			

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
EL PASO COUNTY, CO

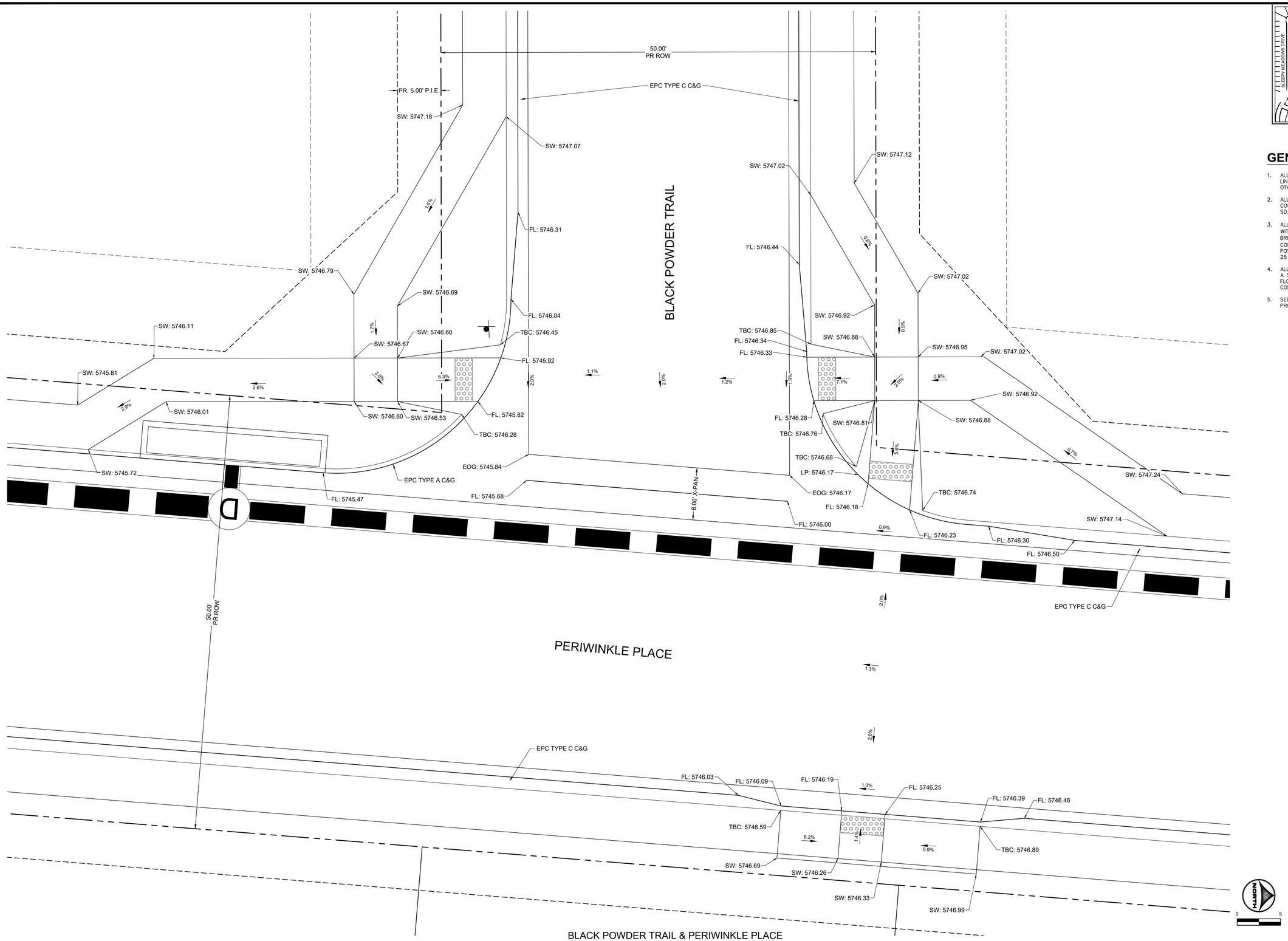
CONSTRUCTION DOCUMENTS
CURB RAMP GRADING PLAN

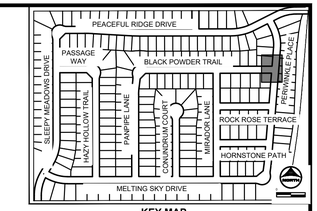
SHEET CR

20

HR GREEN Xrefs: xv-dsgn, xv-row, xc-dsgn, xc-row, xgf-1-dh01-2308, key_map, Street_PNP_Notes

BULLARD, ABBY, 6/28/2023 1:17 PM





KEY MAP
SCALE: NTS

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5. SEE OVERLOT GRADING PLANS FOR EXISTING AND PROPOSED CONTOURS.

COLORADO LICENSED
COLLEEN HOSKINSON
56067
6/28/2023
PROFESSIONAL ENGINEER

PCD FILE NO. CDR-22-015

DRAWN BY: DLH	JOB DATE: 5/4/2023	BAR IS ONE INCH ON OFFICIAL DRAWINGS. 0 1"	
APPROVED: KMH	JOB NUMBER: 2302308	IF NOT ONE INCH, ADJUST SCALE ACCORDINGLY.	
CAD DATE: 6/28/2023			
CAD FILE: J:\2023\2302308\CAD\Dwgs\C\CDs\Curb_Ramps			

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

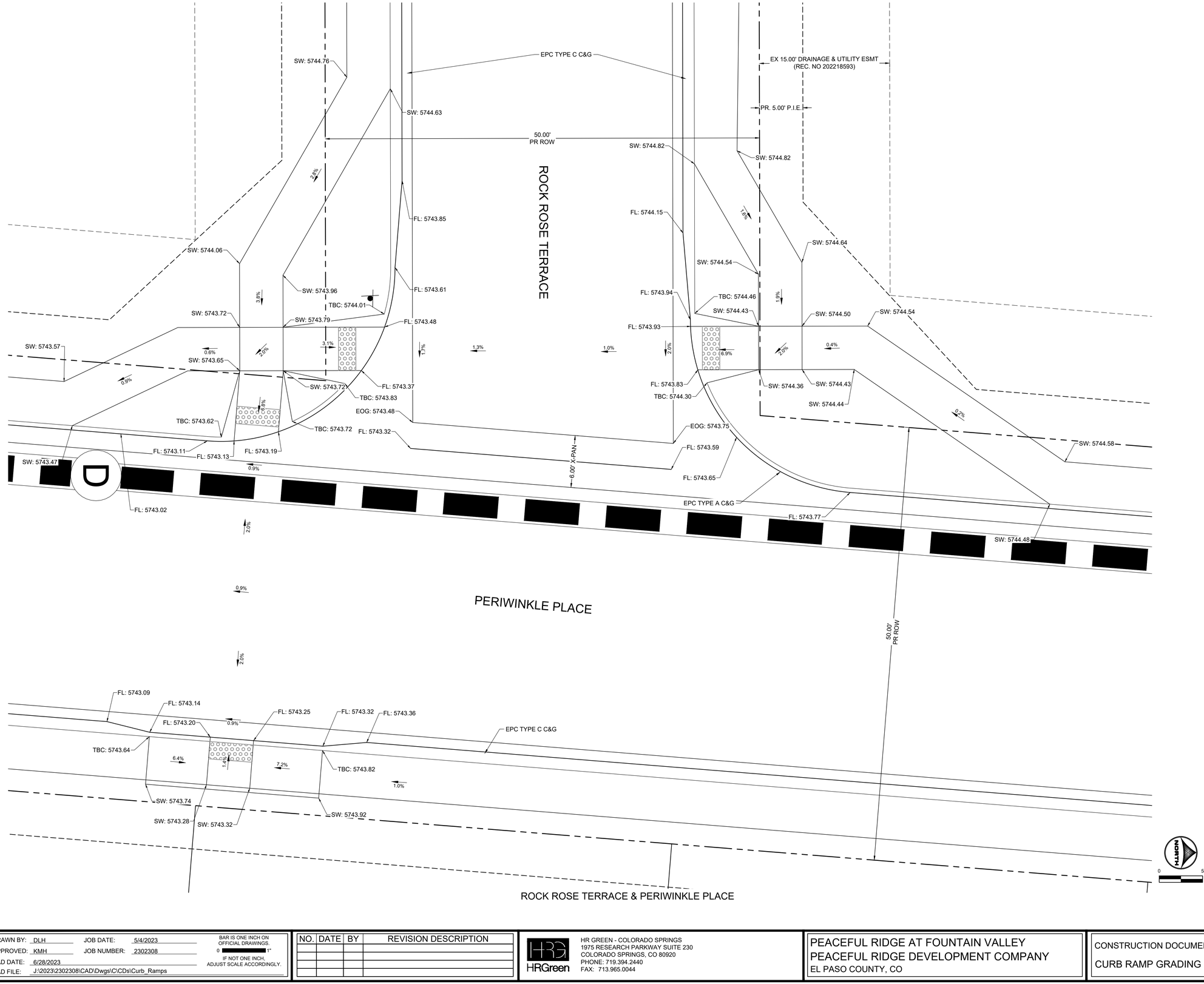
PEACEFUL RIDGE AT FOUNTAIN VALLEY
PEACEFUL RIDGE DEVELOPMENT COMPANY
EL PASO COUNTY, CO

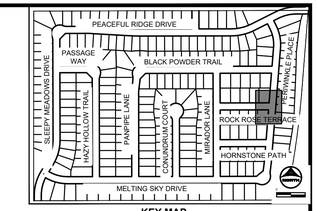
CONSTRUCTION DOCUMENTS
CURB RAMP GRADING PLAN

SHEET CR 21

HR GREEN Xrefs: xv-dsgn, xv-row, xc-dsgn, xc-row, xgf-1-dh01-2308, key_map, Street_PNP_Notes

BULLARD, ABBY, 6/28/2023 1:17 PM





KEY MAP
SCALE: NTS

GENERAL NOTES:

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5. SEE OVERLOT GRADING PLANS FOR EXISTING AND PROPOSED CONTOURS.

COLORADO LICENSED
COLLEEN HONAKER
50087
6/28/2023
PROFESSIONAL ENGINEER

PCD FILE NO. CDR-22-015

DRAWN BY: DLH	JOB DATE: 5/4/2023	BAR IS ONE INCH ON OFFICIAL DRAWINGS. 0 1"	
APPROVED: KMH	JOB NUMBER: 2302308		
CAD DATE: 6/28/2023		IF NOT ONE INCH, ADJUST SCALE ACCORDINGLY.	
CAD FILE: J:\2023\2302308\CAD\Dwgs\C\CDs\Curb_Ramps			

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

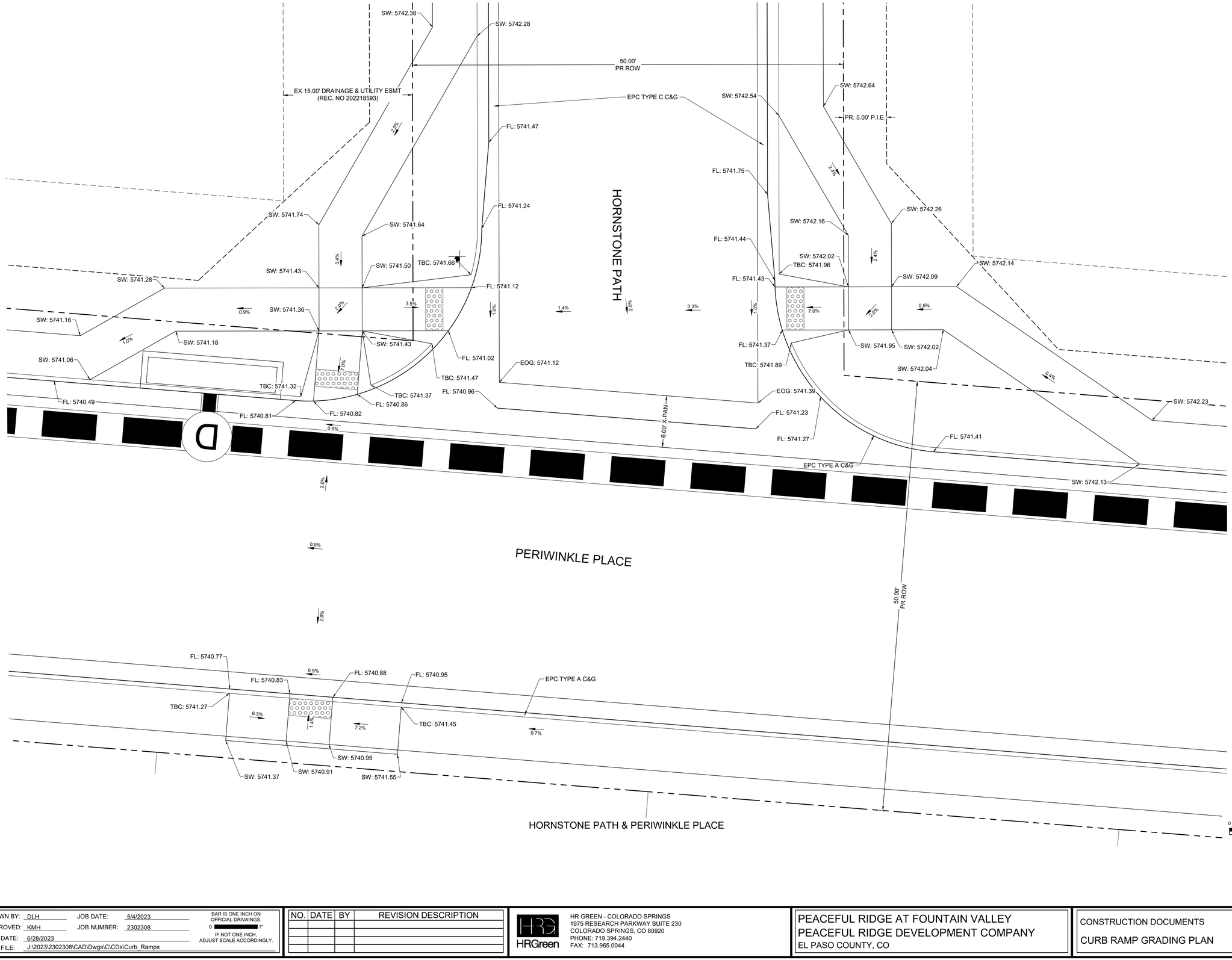
PEACEFUL RIDGE AT FOUNTAIN VALLEY
PEACEFUL RIDGE DEVELOPMENT COMPANY
EL PASO COUNTY, CO

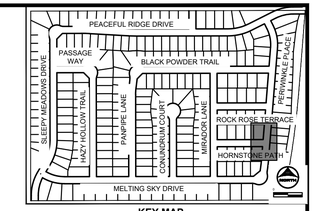
CONSTRUCTION DOCUMENTS
CURB RAMP GRADING PLAN

SHEET CR 22

HR GREEN Xrefs: xv-dsgn, xv-row, xc-dsgn, xc-row, xgr-1-dh01-2308, key_map, Street_PNP_Notes

BULLARD, ABBY, 6/28/2023 1:17 PM





KEY MAP
SCALE: NTS

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5. SEE OVERLOT GRADING PLANS FOR EXISTING AND PROPOSED CONTOURS.

COLORADO LICENSED
COLLEEN HONEYWELL
56067
6/28/2023
PROFESSIONAL ENGINEER

PCD FILE NO. CDR-22-015

DRAWN BY: DLH	JOB DATE: 5/4/2023	BAR IS ONE INCH ON OFFICIAL DRAWINGS. 0 1"	
APPROVED: KMH	JOB NUMBER: 2302308	IF NOT ONE INCH, ADJUST SCALE ACCORDINGLY.	
CAD DATE: 6/28/2023			
CAD FILE: J:\2023\2302308\CAD\Dwgs\C\CDs\Curb_Ramps			

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

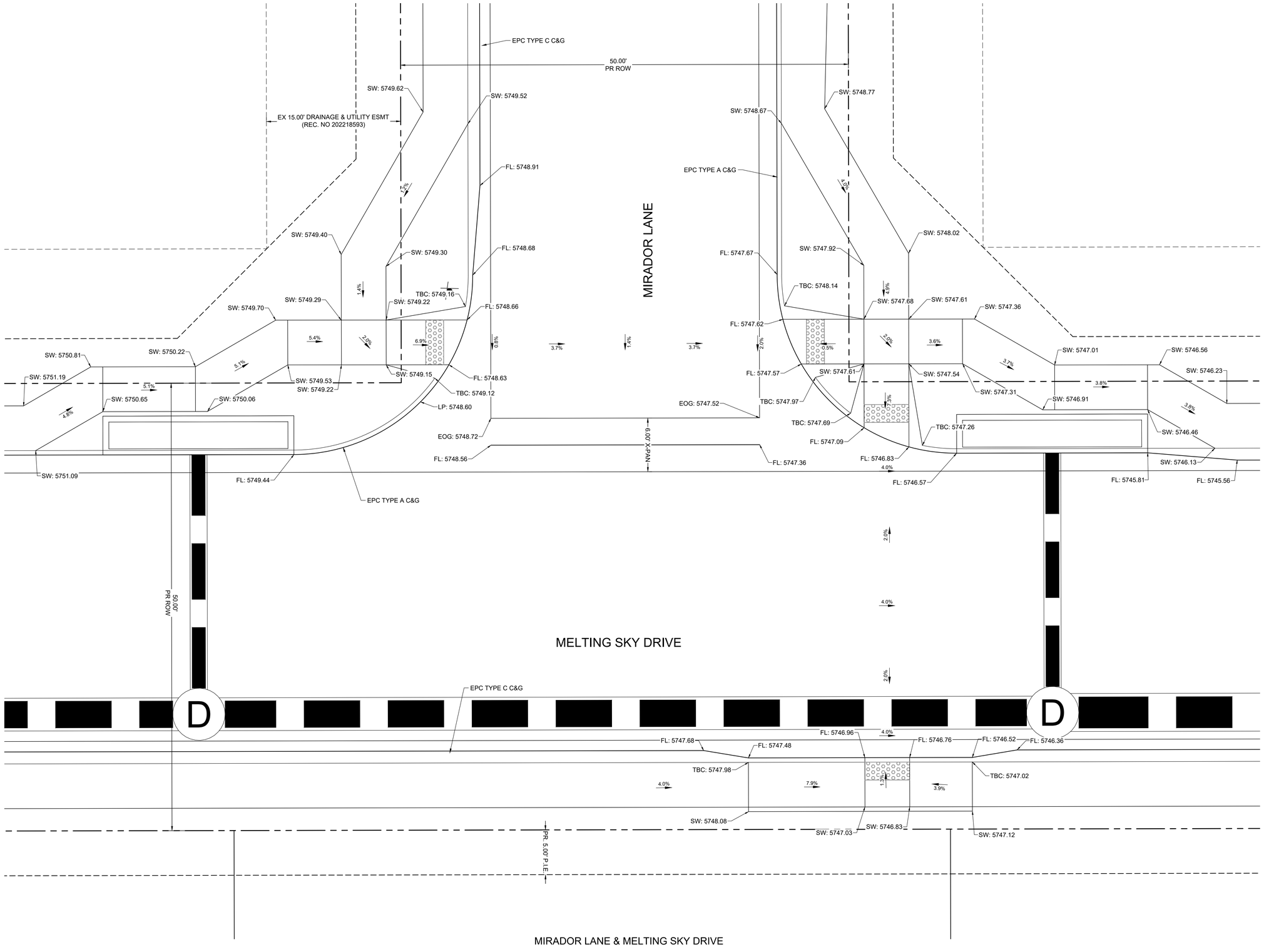
PEACEFUL RIDGE AT FOUNTAIN VALLEY
PEACEFUL RIDGE DEVELOPMENT COMPANY
EL PASO COUNTY, CO

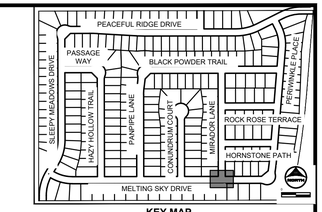
CONSTRUCTION DOCUMENTS
CURB RAMP GRADING PLAN

SHEET CR 23

HR GREEN Xrefs: xv-dsgn, xv-row, xc-dsgn, xc-row, xgl-1-dh01-2308, key_map, Street_PNP_Notes

BULLARD, ABBY, 6/28/2023 1:17 PM





KEY MAP
SCALE: NTS

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NORTH
0 5

COLORADO LICENSED
COLLEEN MONAHAN
56067
6/28/2023
PROFESSIONAL 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: 6/28/2023		IF NOT ONE INCH, ADJUST SCALE ACCORDINGLY.	
CAD FILE: J:\2023\2302308\CAD\Dwgs\C\CDs\Curb_Ramps			

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

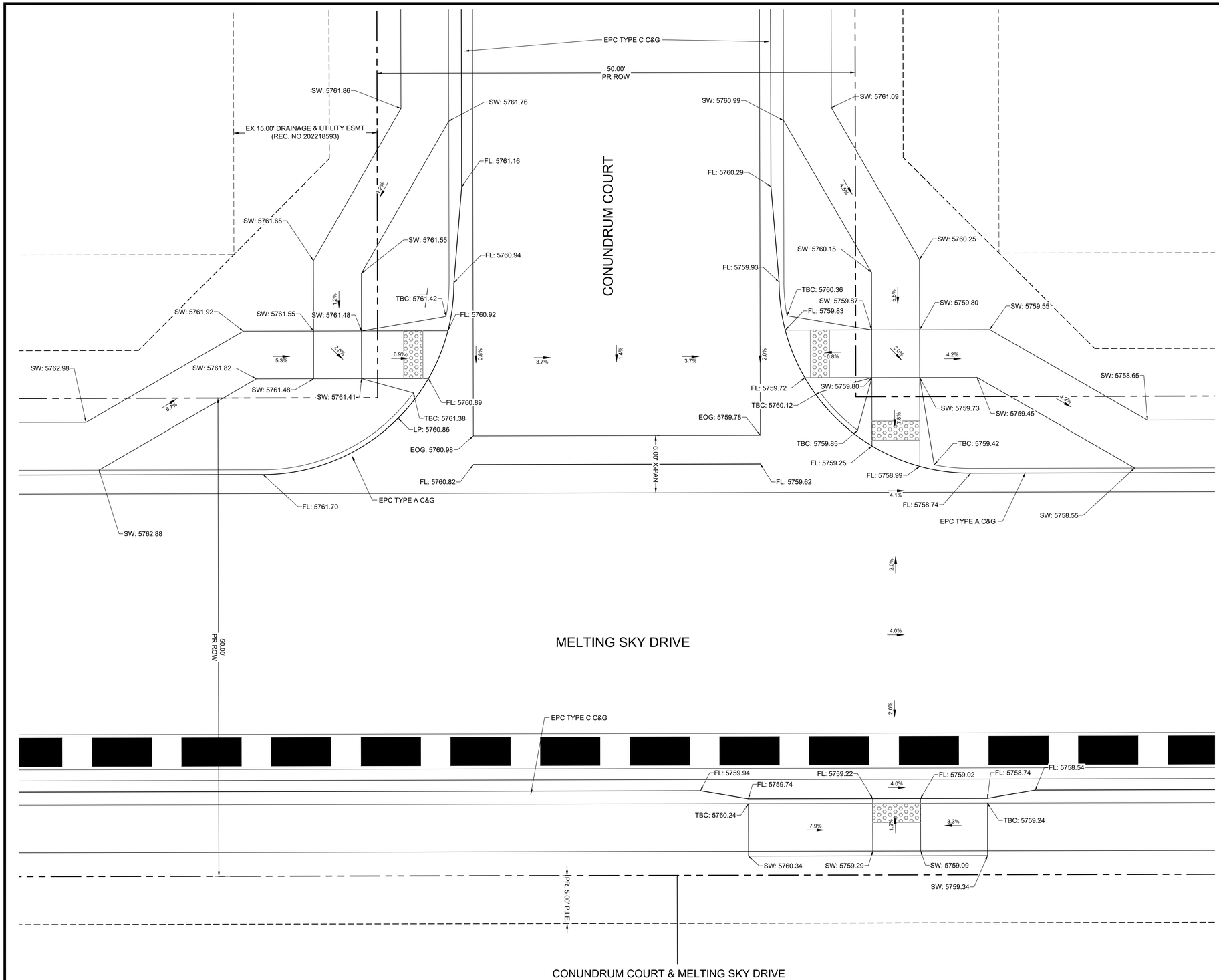
PEACEFUL RIDGE AT FOUNTAIN VALLEY
PEACEFUL RIDGE DEVELOPMENT COMPANY
EL PASO COUNTY, CO

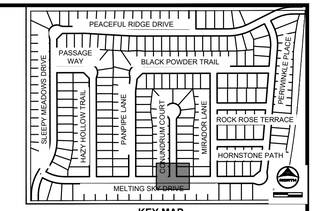
CONSTRUCTION DOCUMENTS
CURB RAMP GRADING PLAN

SHEET CR 24

HR GREEN Xrefs: xv-dsgn; xv-row; xc-dsgn; xc-row; xgf-1-dh01-2308; key_map; Street_PNP_Notes

BULLARD, ABBY, 6/28/2023 1:17 PM





KEY MAP
SCALE: NTS

GENERAL NOTES:

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COLORADO LICENSED
COLLEEN HOWERTON
56067
6/28/2023
PROFESSIONAL ENGINEER

PCD FILE NO. CDR-22-015

DRAWN BY: DLH	JOB DATE: 5/4/2023	BAR IS ONE INCH ON OFFICIAL DRAWINGS.	
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NO.	DATE	BY	REVISION DESCRIPTION

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

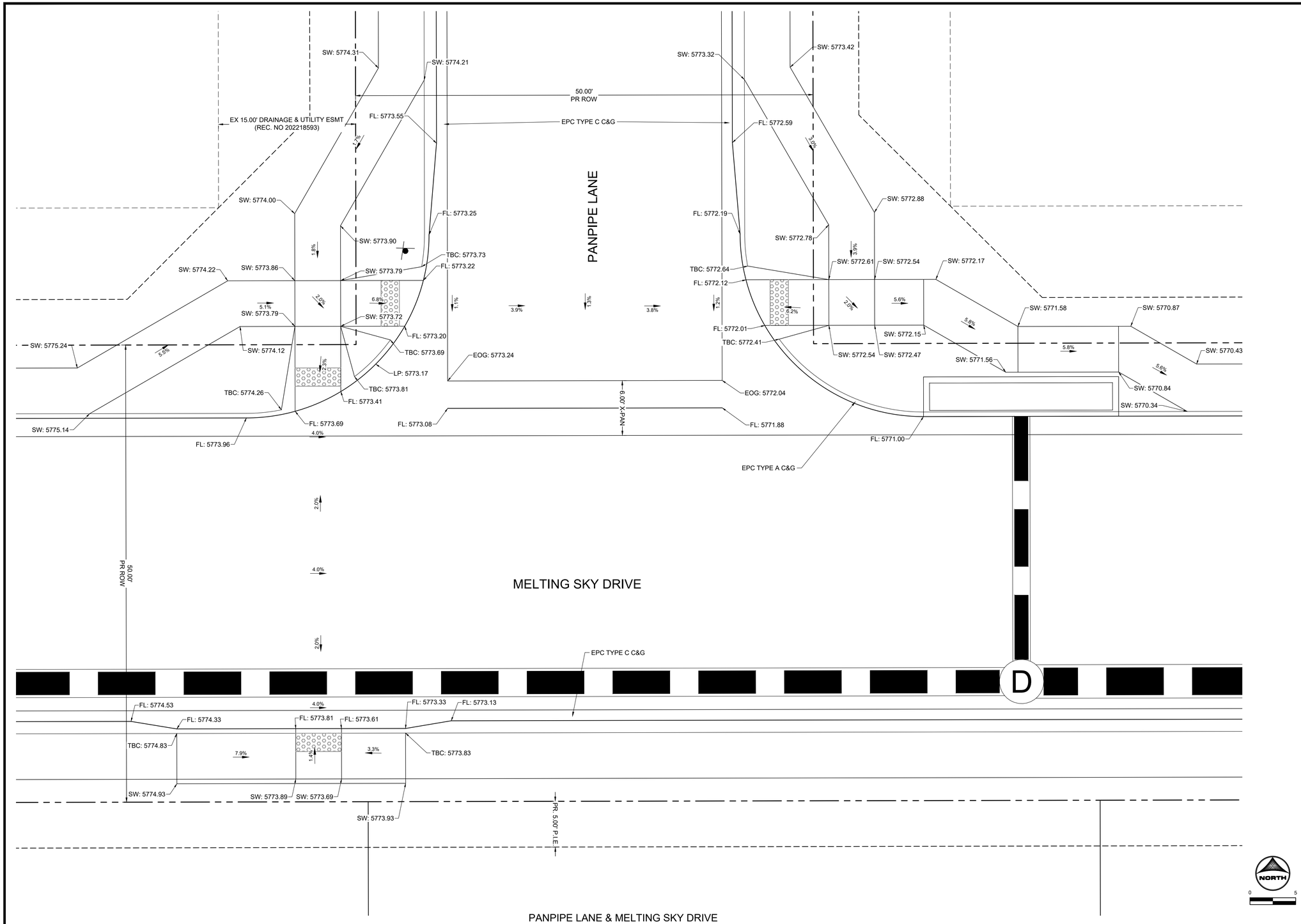
PEACEFUL RIDGE AT FOUNTAIN VALLEY
PEACEFUL RIDGE DEVELOPMENT COMPANY
EL PASO COUNTY, CO

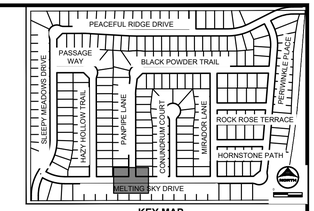
CONSTRUCTION DOCUMENTS
CURB RAMP GRADING PLAN

SHEET CR 25

HR GREEN Xrefs: xv-dsgn, xv-row, xc-dsgn, xc-row, xgr-1-dh01-2308, key_map, Street_PNP_Notes

BULLARD, ABBY, 6/28/2023 1:17 PM





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.

COLORADO LICENSED
COLLEEN HONEYMAN
50057
6/28/2023
PROFESSIONAL ENGINEER

PCD FILE NO. CDR-22-015

DRAWN BY: DLH JOB DATE: 5/4/2023
APPROVED: KMH JOB NUMBER: 2302308
CAD DATE: 6/28/2023
CAD FILE: J:\2023\2302308\CAD\Dwgs\C\CDs\Curb_Ramps

BAR IS ONE INCH ON OFFICIAL DRAWINGS. 0 1"
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: 719.394.2440
FAX: 713.965.0044

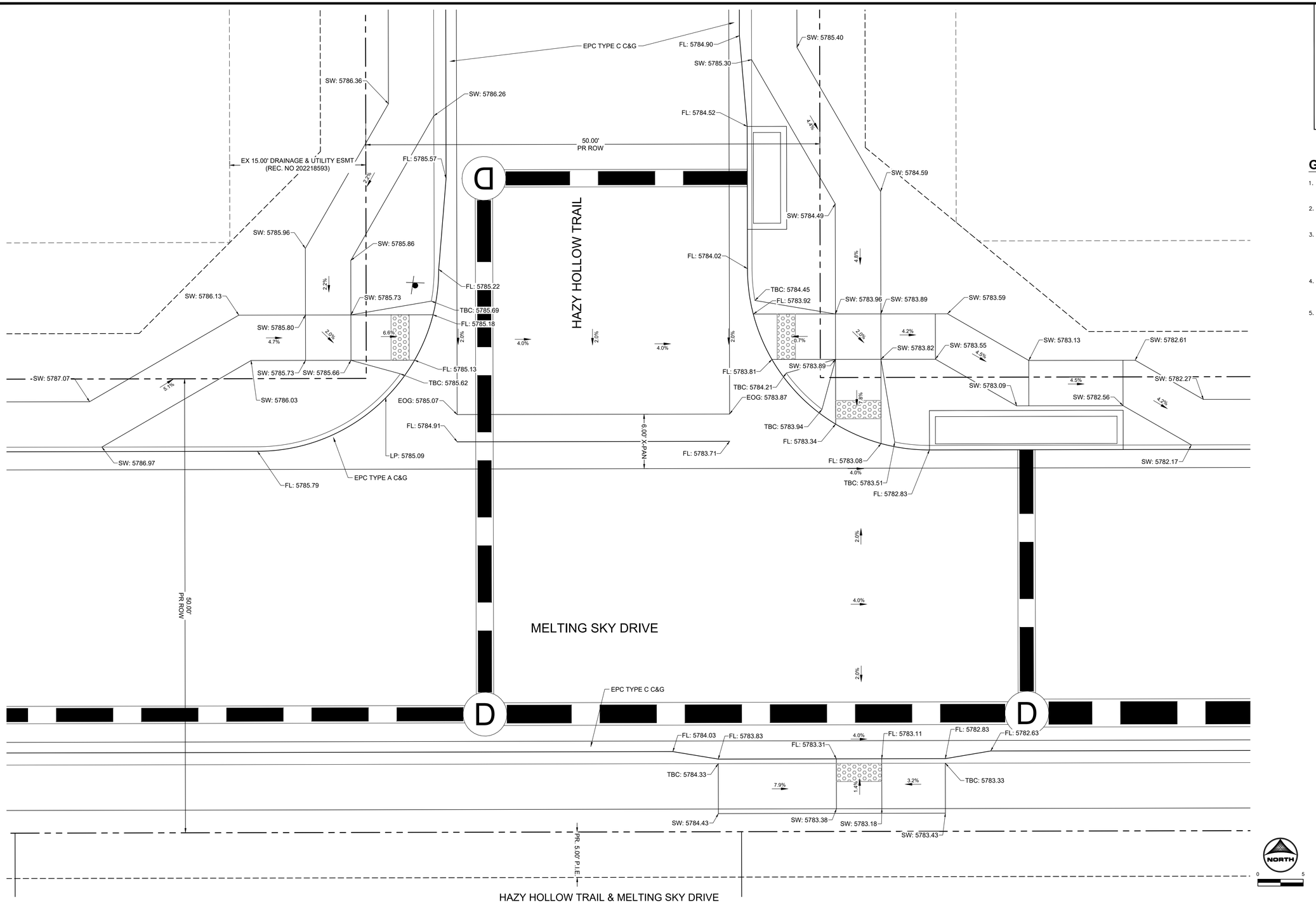
PEACEFUL RIDGE AT FOUNTAIN VALLEY
PEACEFUL RIDGE DEVELOPMENT COMPANY
EL PASO COUNTY, CO

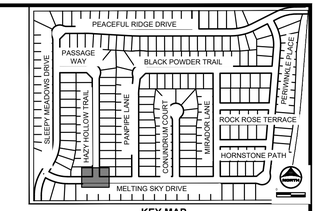
CONSTRUCTION DOCUMENTS
CURB RAMP GRADING PLAN

SHEET CR 26

HR GREEN Xrefs: xv-dsgn; xv-row; xc-dsgn; xc-row; xgl-1-dh01-2308_key_map; Street_PNP_Notes

BULLARD, ABBY, 6/28/2023 1:17 PM





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.
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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.

COLORADO LICENSED
COLLEEN MONAHAN
50067
6/28/2023
PROFESSIONAL ENGINEER

PCD FILE NO. CDR-22-015

DRAWN BY: DLH JOB DATE: 5/4/2023
APPROVED: KMH JOB NUMBER: 2302308
CAD DATE: 6/28/2023
CAD FILE: J:\2023\2302308\CAD\Dwgs\C\CDs\Curb_Ramps

BAR IS ONE INCH ON OFFICIAL DRAWINGS. 0 1" 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: 719.394.2440
FAX: 713.965.0044

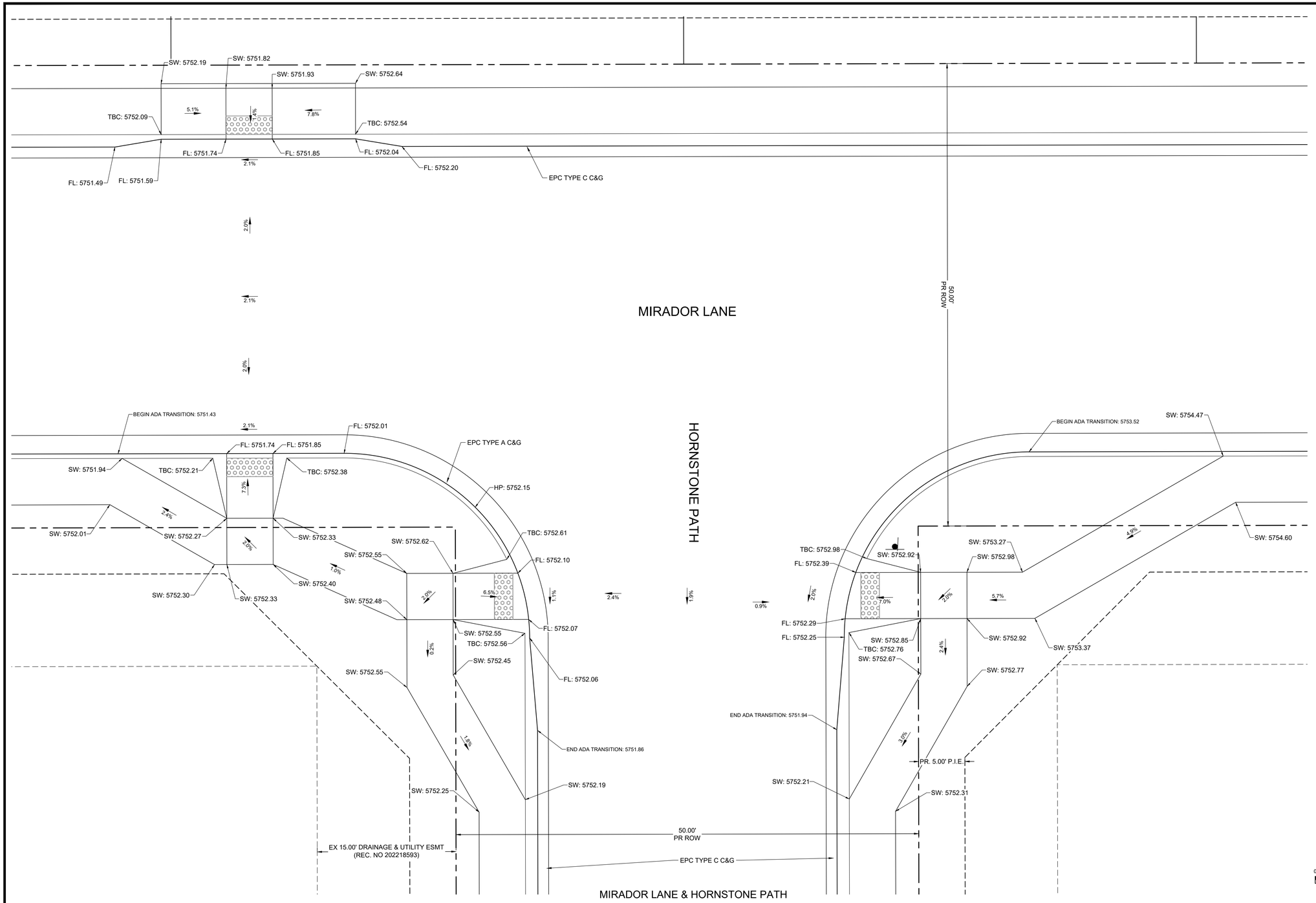
PEACEFUL RIDGE AT FOUNTAIN VALLEY
PEACEFUL RIDGE DEVELOPMENT COMPANY
EL PASO COUNTY, CO

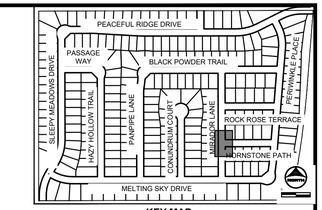
CONSTRUCTION DOCUMENTS
CURB RAMP GRADING PLAN

SHEET CR 27

HR GREEN Xrefs: xv-dsgn, xv-row, xc-dsgn, xc-row, xgf-1-dh01-2308, key_map, Street_PNP_Notes

BULLARD, ABBY, 6/28/2023 1:17 PM





KEY MAP
SCALE: NTS

GENERAL NOTES:

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5. SEE OVERLOT GRADING PLANS FOR EXISTING AND PROPOSED CONTOURS.

PCD FILE NO. CDR-22-015

HR GREEN Xrefs: xv-dsgn; xv-row; xc-dsgn; xc-row; xgl-1-d101-2308; key_map; Street_PNP_Notes

DRAWN BY: DLH JOB DATE: 5/4/2023
APPROVED: KMH JOB NUMBER: 2302308
CAD DATE: 6/28/2023
CAD FILE: J:\2023\2302308\CAD\Dwgs\C\CDs\Curb_Ramps

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

NO.	DATE	BY	REVISION DESCRIPTION

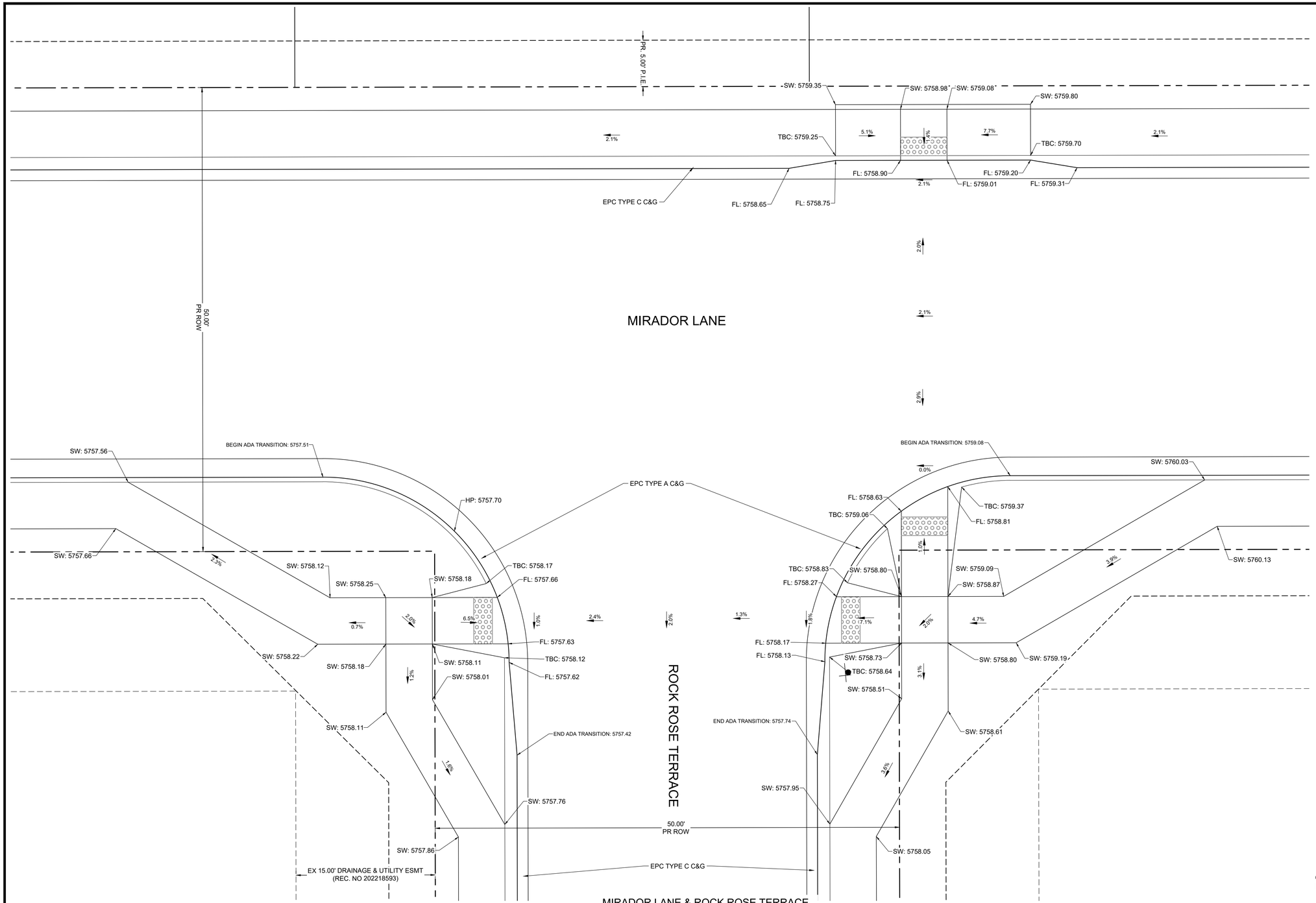
HR GREEN - COLORADO SPRINGS
1975 RESEARCH PARKWAY SUITE 230
COLORADO SPRINGS, CO 80920
PHONE: 719.394.2440
FAX: 713.965.0044

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

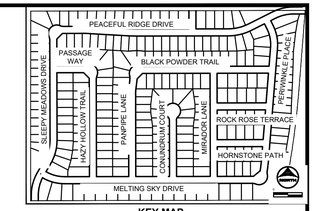
CONSTRUCTION DOCUMENTS
CURB RAMP GRADING PLAN

SHEET CR 28

BULLARD, ABBY, 6/28/2023 1:17 PM



MIRADOR LANE & ROCK ROSE TERRACE



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SCALE: NTS

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5. SEE OVERLOT GRADING PLANS FOR EXISTING AND PROPOSED CONTOURS.

NORTH
0 5

COLORADO LICENSED
COLLEEN MONAHAN
56067
6/28/2023
PROFESSIONAL ENGINEER

PCD FILE NO. CDR-22-015

DRAWN BY: DLH	JOB DATE: 5/4/2023	BAR IS ONE INCH ON OFFICIAL DRAWINGS. 0 1"	
APPROVED: KMH	JOB NUMBER: 2302308	IF NOT ONE INCH, ADJUST SCALE ACCORDINGLY.	
CAD DATE: 6/28/2023			
CAD FILE: J:\2023\2302308\CAD\Dwgs\C\CDs\Curb_Ramps			

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
EL PASO COUNTY, CO

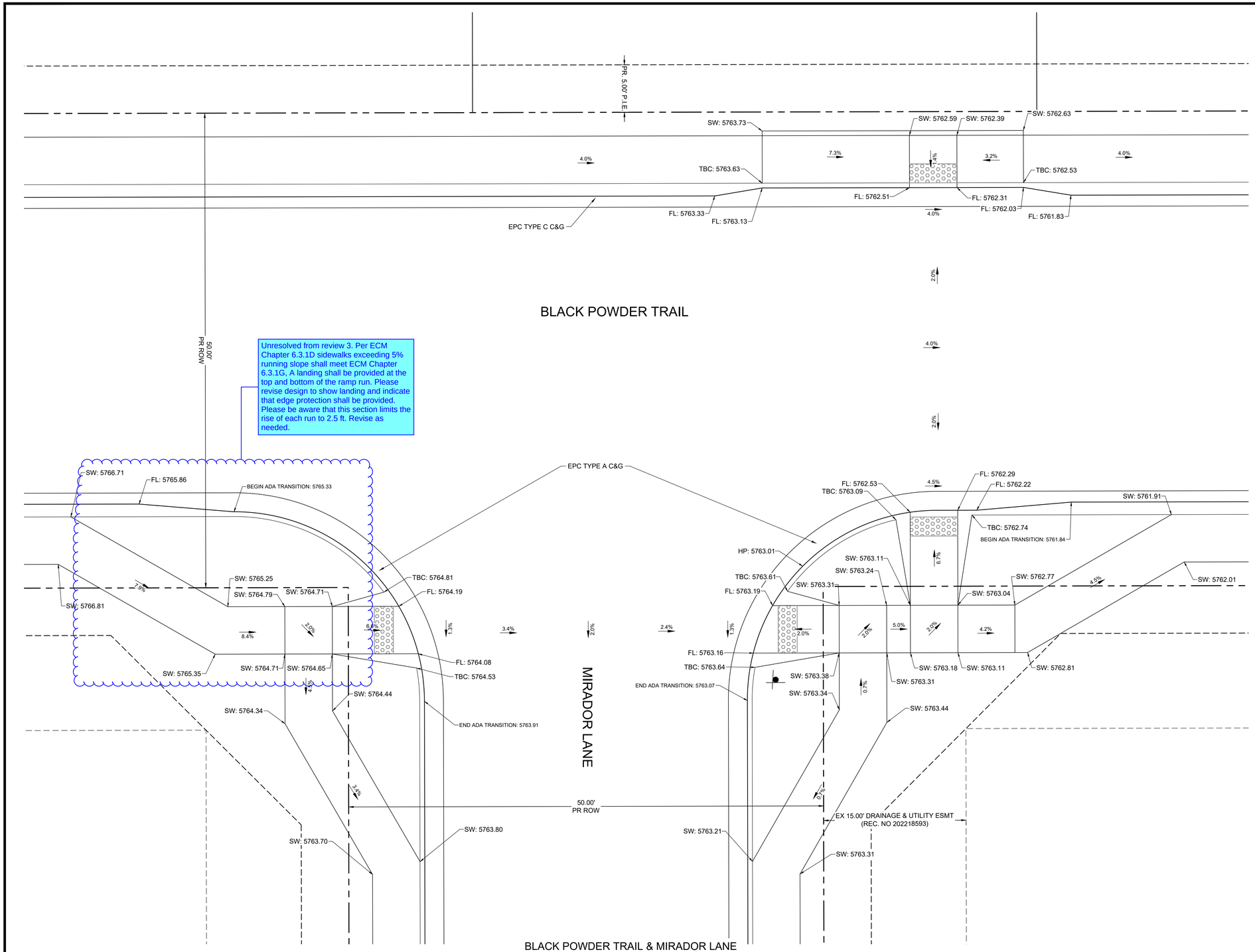
CONSTRUCTION DOCUMENTS
CURB RAMP GRADING PLAN

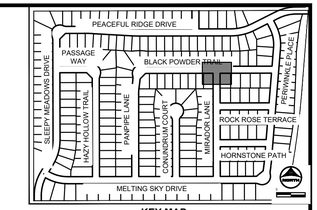
SHEET CR

29

HR GREEN Xrefs: xv-dsgn; xv-row; xc-dsgn; xc-row; xgk-1-d101-2308; key_map; Street_PNP_Notes

BULLARD, ABBY, 6/28/2023 1:17 PM





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COLORADO LICENSED
COLLEEN HOWATT
56057
6/28/2023
PROFESSIONAL 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: 6/28/2023		IF NOT ONE INCH, ADJUST SCALE ACCORDINGLY.	
CAD FILE: J:\2023\2302308\CAD\Dwgs\C\CDs\Curb_Ramps			

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

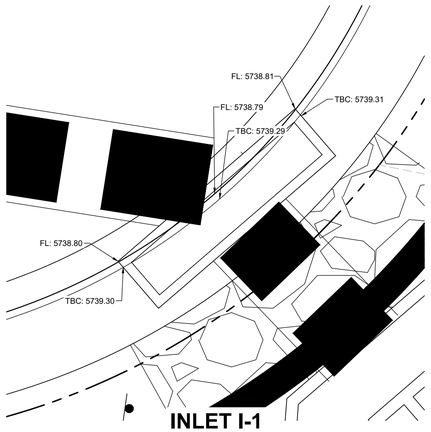
PEACEFUL RIDGE AT FOUNTAIN VALLEY
PEACEFUL RIDGE DEVELOPMENT COMPANY
EL PASO COUNTY, CO

CONSTRUCTION DOCUMENTS
CURB RAMP GRADING PLAN

SHEET CR 30

HR GREEN Xrefs: xv-dsgn, xv-row, xc-dsgn, xc-row, xgl-1-dt01-2308, key_map, Street_PNP_Notes

BULLARD, ABBY, 6/28/2023 1:19 PM



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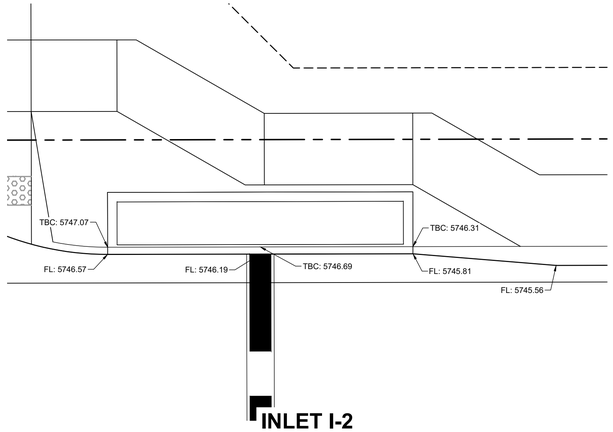

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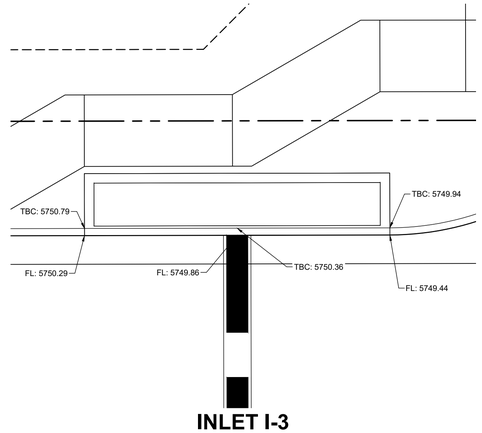

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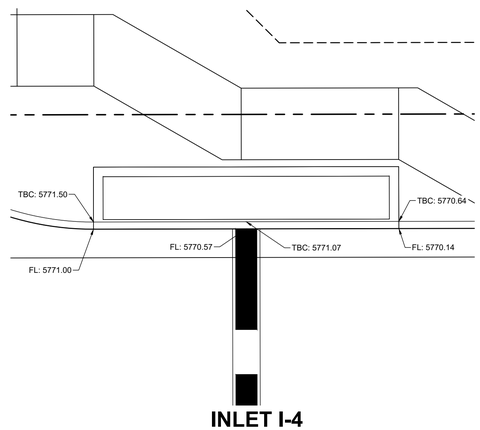

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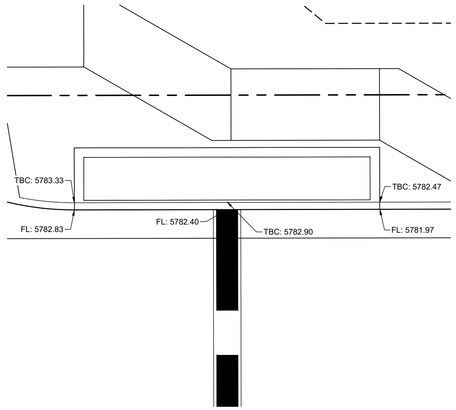

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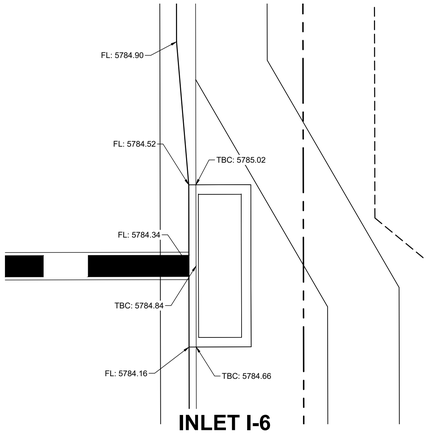

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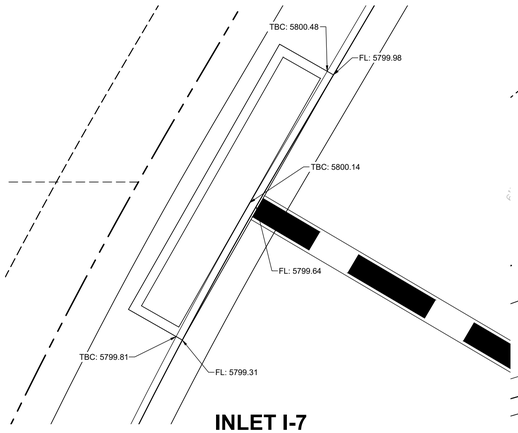

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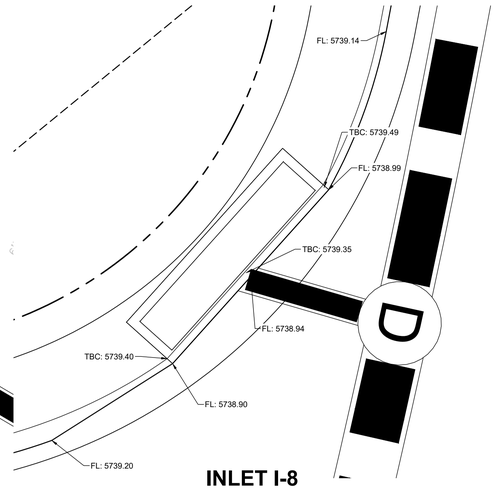

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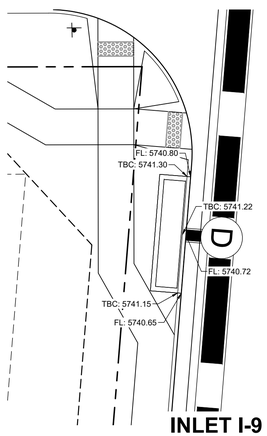

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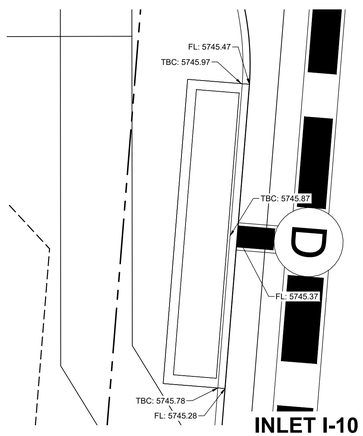

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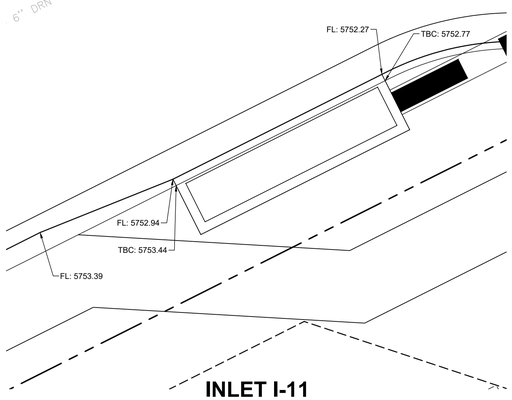

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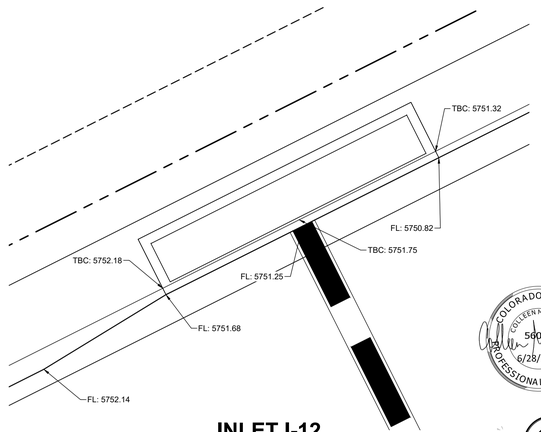


INLET I-12

COLORADO LICENSED
COLLEEN HOWATSON
50057
6/28/2023
PROFESSIONAL ENGINEER

NORTH
0 5
2.5

PCD FILE NO. CDR-22-015

DRAWN BY: AXB	JOB DATE: 5/1/2023	BAR IS ONE INCH ON OFFICIAL DRAWINGS.	
APPROVED: CPM	JOB NUMBER: 2302308	0 1"	
CAD DATE: 6/28/2023		IF NOT ONE INCH, ADJUST SCALE ACCORDINGLY.	
CAD FILE: J:\2023\2302308\CAD\Dwgs\C\CDs\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

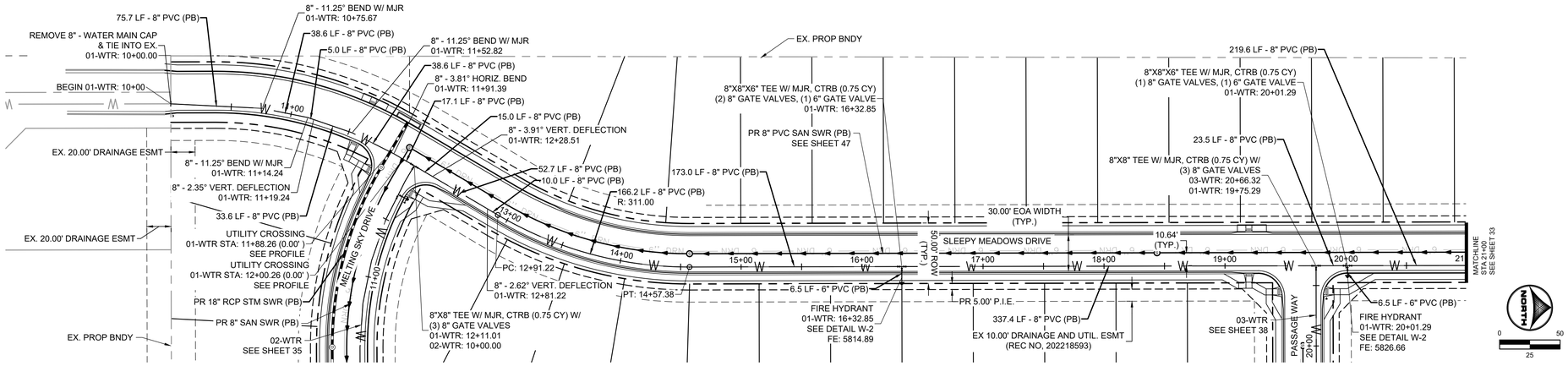
PEACEFUL RIDGE AT FOUNTAIN VALLEY
PEACEFUL RIDGE DEVELOPMENT COMPANY
EL PASO COUNTY, CO

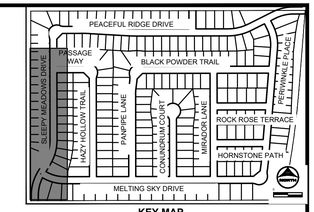
CONSTRUCTION DOCUMENTS
INLET ELEVATIONS

SHEET GR 31

HR GREEN Xrefs: xc-BR-base; xc-dsgn; xc-row; xv-dsgn; xv-row; xv-util; xg-t-dr01-2308

BULLARD, ABBY, 6/28/2023 1:21 PM

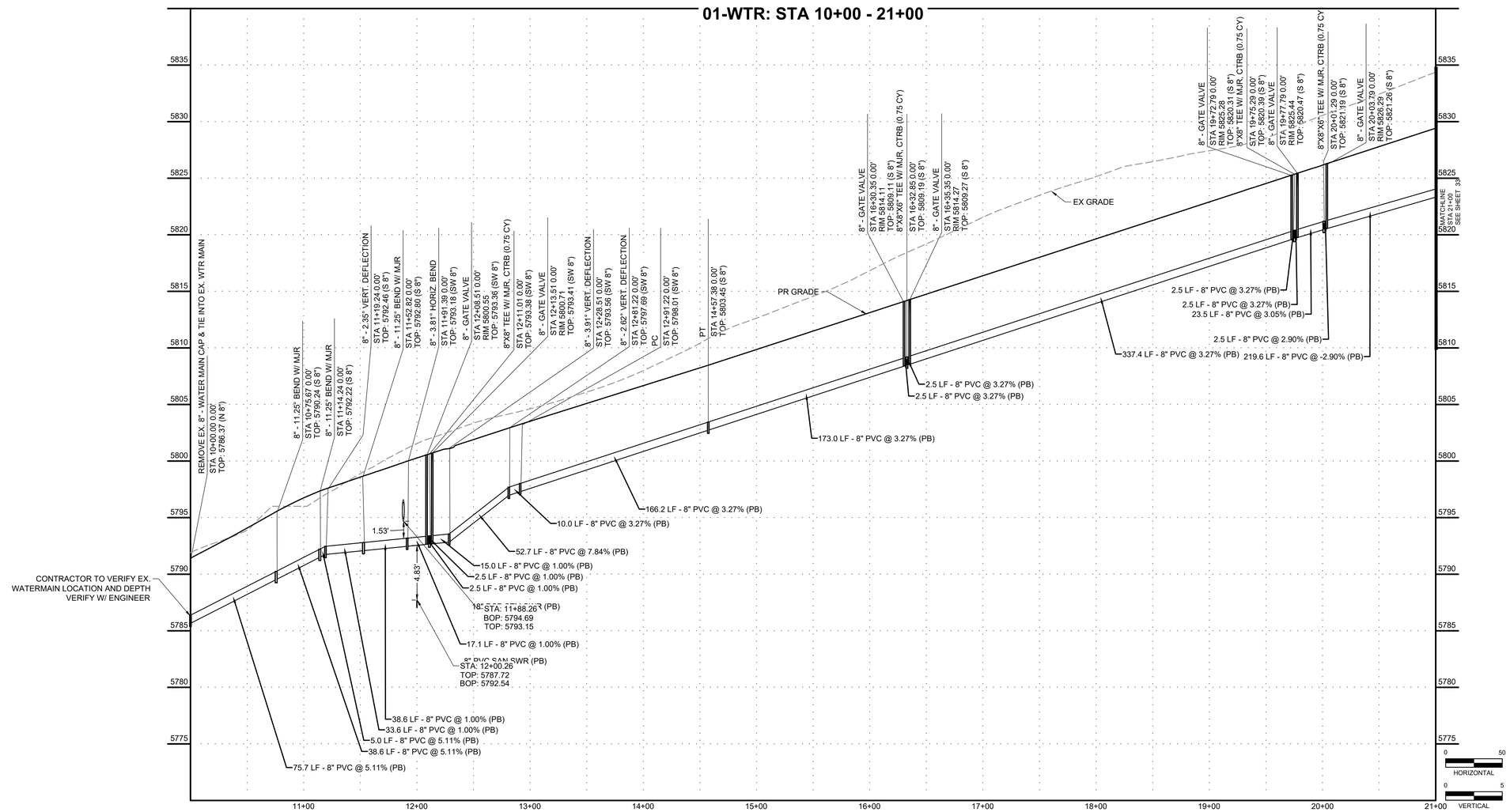




KEY MAP
SCALE: NTS

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.

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



COLORADO LICENSED
COLLEEN HOWARTH
56067
6/28/2023
PROFESSIONAL ENGINEER

PCD FILE NO. CDR-22-015

DRAWN BY:	DLH	JOB DATE:	5/4/2023
APPROVED:	KMH	JOB NUMBER:	2302308
CAD DATE:	6/28/2023		
CAD FILE:	J:\2023\2302308\CAD\Dwgs\C\CDs\Water_Plan		

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NO.	DATE	BY	REVISION DESCRIPTION

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

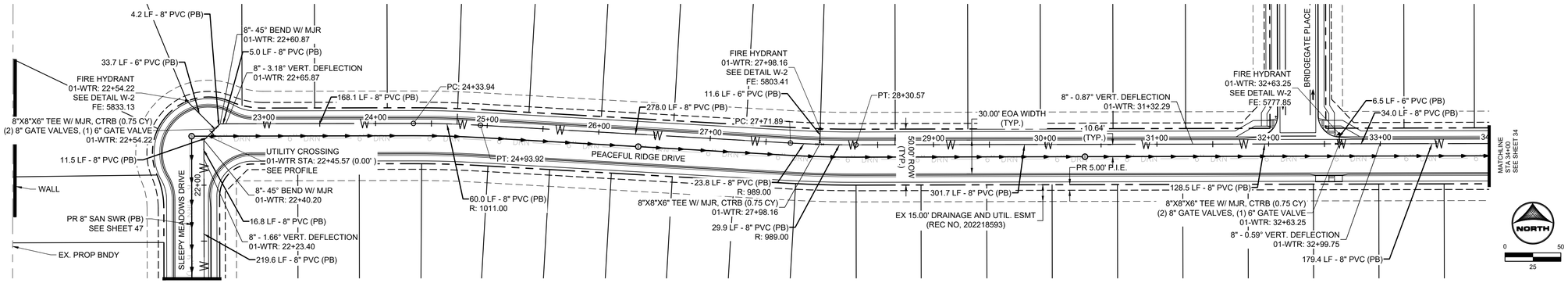
PEACEFUL RIDGE AT FOUNTAIN VALLEY
PEACEFUL RIDGE DEVELOPMENT COMPANY
EL PASO COUNTY, CO

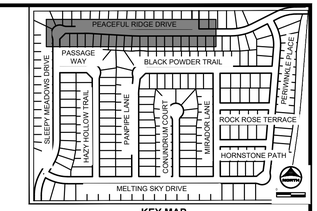
CONSTRUCTION DOCUMENTS
WATER PLAN & PROFILE

SHEET
WTR
32

HR GREEN Xrefs: xc-dsgn; xc-row; xc-util; xv-dsgn; xv-row; xv-util; xg-t-dh01-2308; key_map; Water_Notes

BULLARD, ABBY, 6/28/2023 1:21 PM





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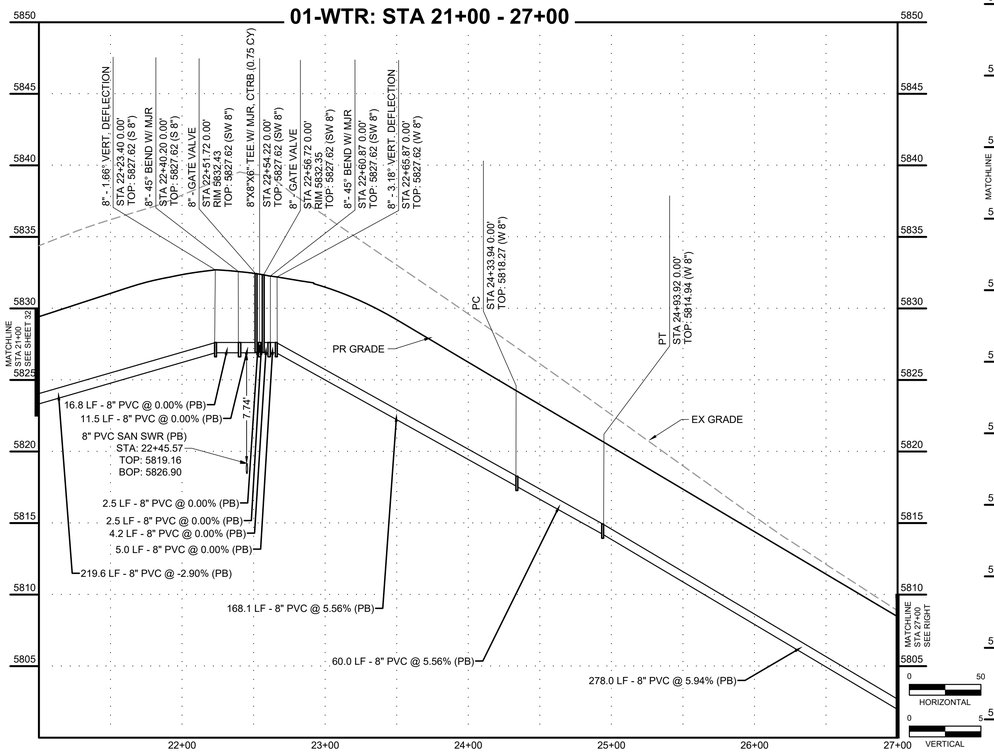
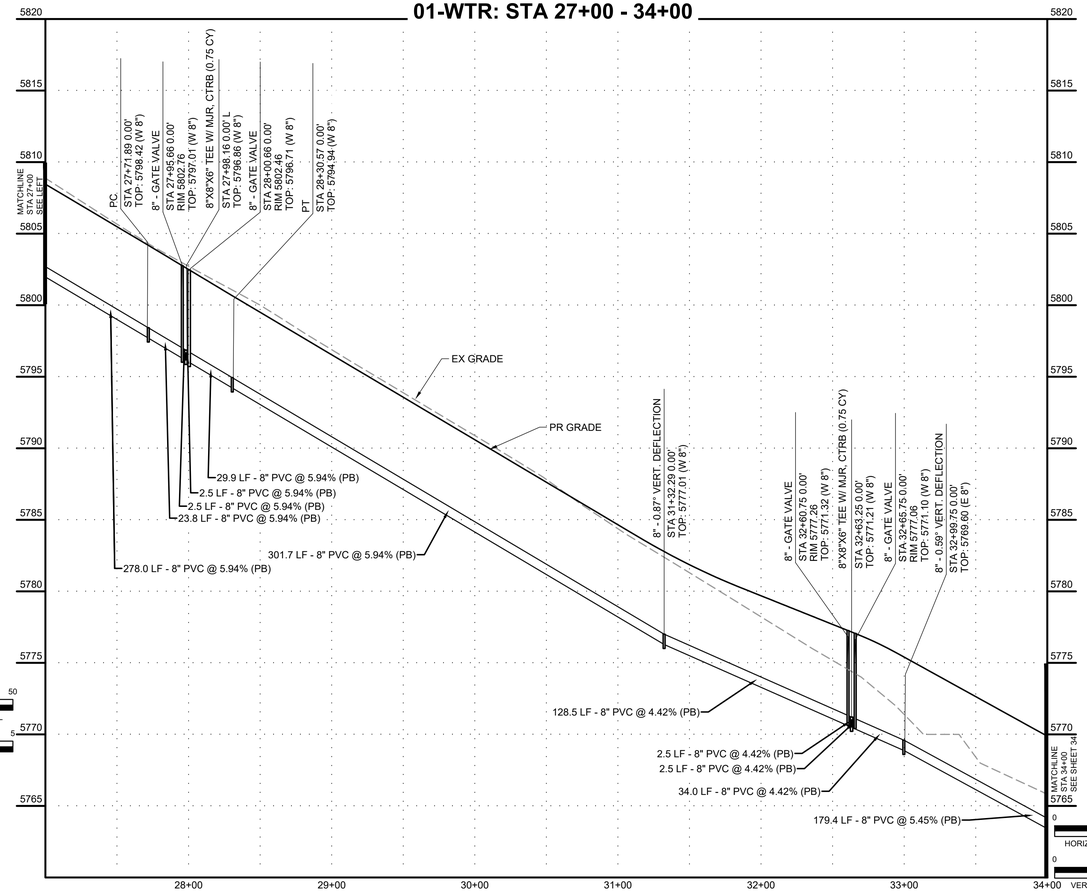
4. ALL PROFILE GRADE CALLOUTS ARE @ THE PROFILED PIPES CENTER-LINE.





COLORADO LICENSED
COLEEN HOSKEN
50067
6/28/2023
PROFESSIONAL ENGINEER

PCD FILE NO. CDR-22-015

DRAWN BY: DLH	JOB DATE: 5/4/2023	BAR IS ONE INCH ON OFFICIAL DRAWINGS. 0 1"	
APPROVED: KMH	JOB NUMBER: 2302308	IF NOT ONE INCH, ADJUST SCALE ACCORDINGLY.	
CAD DATE: 6/28/2023			
CAD FILE: J:\2023\2302308\CAD\Dwgs\C\CDs\Water_Plan			

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

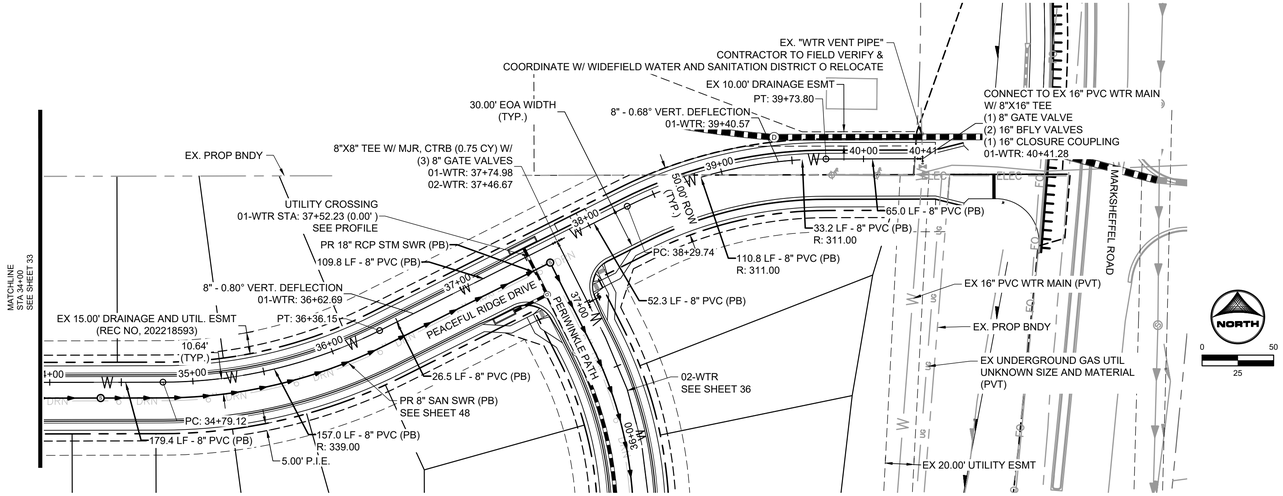
PEACEFUL RIDGE AT FOUNTAIN VALLEY
PEACEFUL RIDGE DEVELOPMENT COMPANY
EL PASO COUNTY, CO

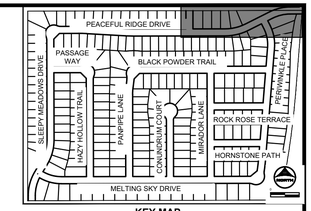
CONSTRUCTION DOCUMENTS
WATER PLAN & PROFILE

SHEET WTR 33

HR GREEN Xrefs: xc-dsgn; xc-row; xc-util; xv-dsgn; xv-row; xv-util; xgr-1-dh01-2308; key_map; Water_Notes

BULLARD, ABBY, 6/28/2023 1:21 PM

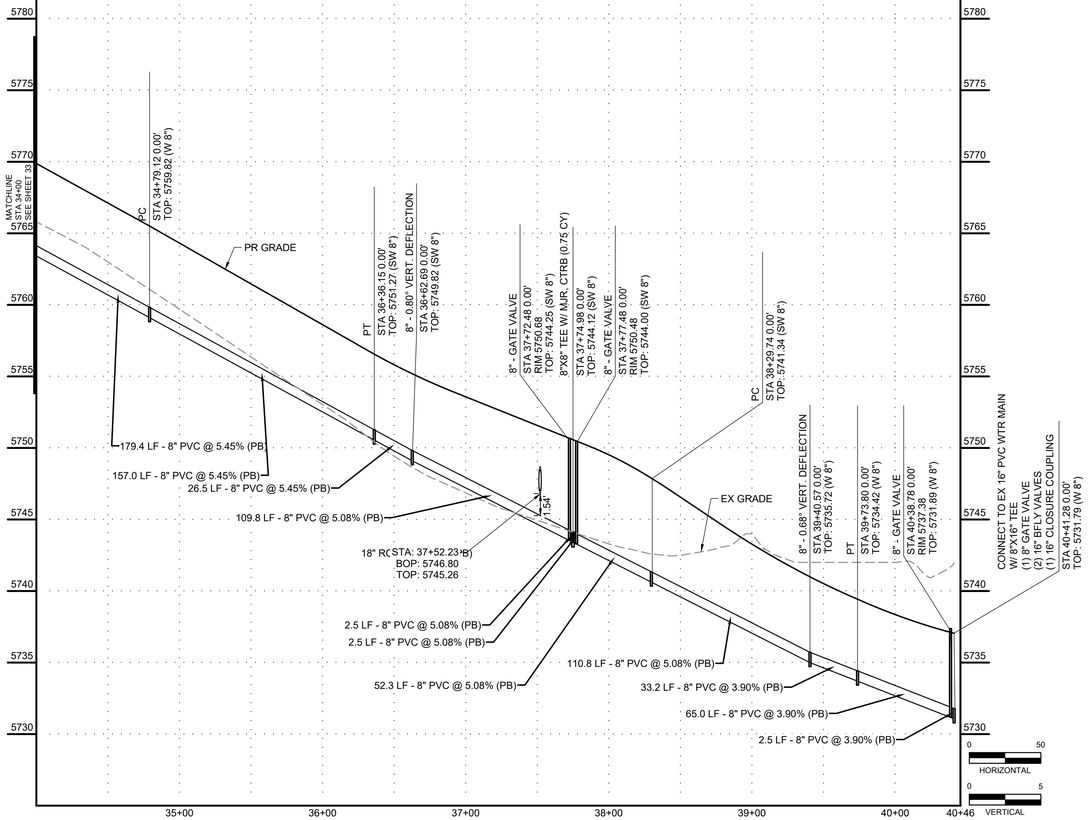




KEY MAP
SCALE: NTS

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.

WTR-01: STA 34+00 - 40+41



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: 6/28/2023		IF NOT ONE INCH, ADJUST SCALE ACCORDINGLY.	
CAD FILE: J:\2023\2302308\CAD\Dwgs\C\CDs\Water_Plan			

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

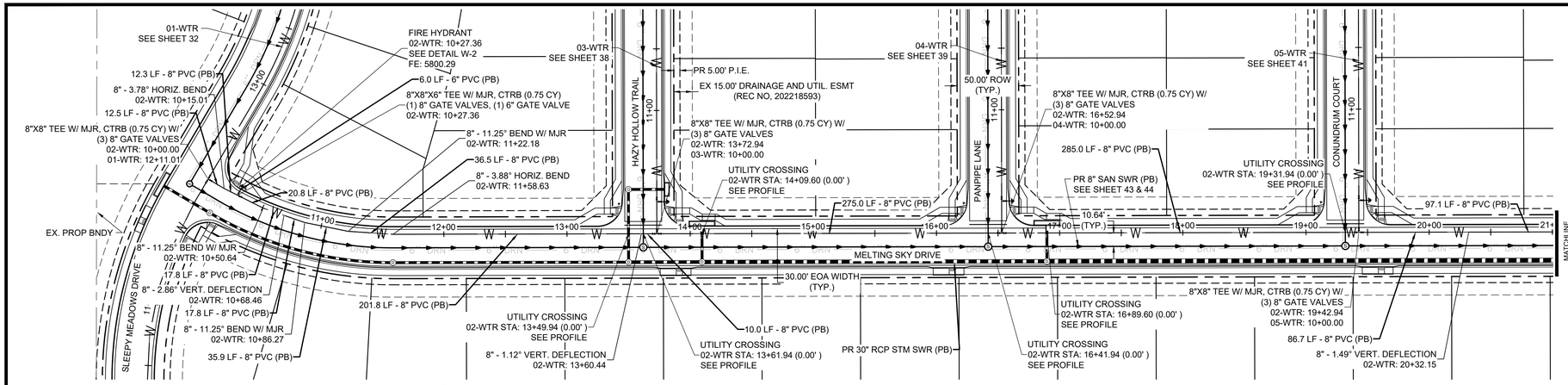
PEACEFUL RIDGE AT FOUNTAIN VALLEY
PEACEFUL RIDGE DEVELOPMENT COMPANY
EL PASO COUNTY, CO

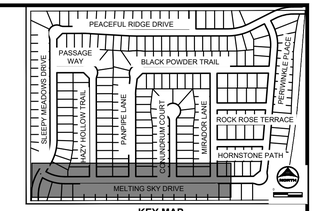
CONSTRUCTION DOCUMENTS
WATER PLAN & PROFILE

SHEET WTR 34

HR GREEN Xrefs: xc-dsgn; xc-row; xc-util; xv-dsgn; xv-row; xv-util; xg-t-dt01-2308; key_map; Water_Notes

BULLARD, ABBY, 6/28/2023 1:21 PM





KEY MAP
SCALE: NTS

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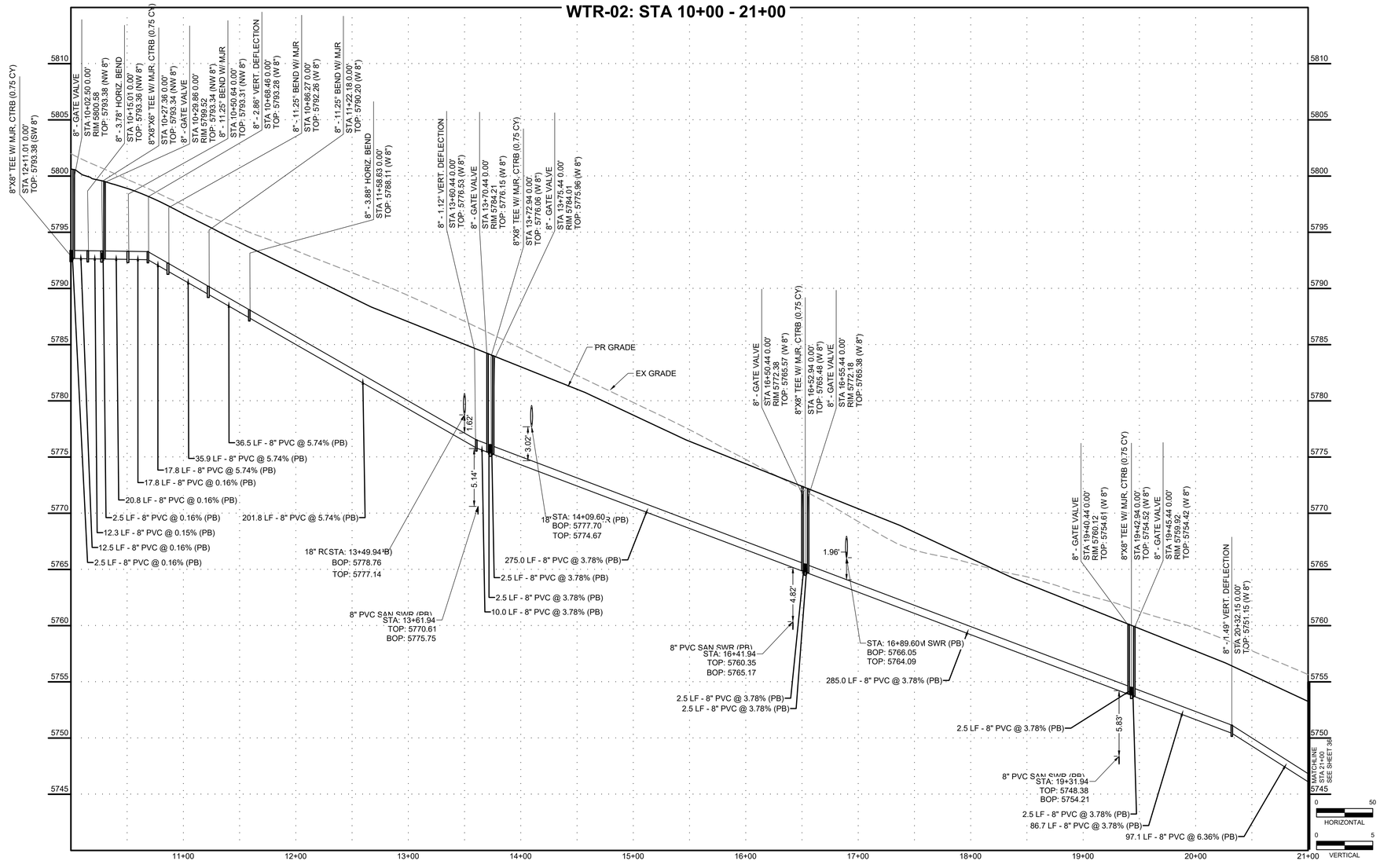
2. ALL SANITARY SEWER ON SITE IS ACCOMPANIED BY A 6" UNDER-DRAIN PIPE PER THE DETAIL SEEN ON SHEET 80.
3. FOR WATER SERVICES, SEE SHEET 53 - 56.
4. ALL PROFILE GRADE CALLOUTS ARE @ THE PROFILED PIPES CENTER-LINE.

WTR-02: STA 10+00 - 21+00



COLORADO LICENSED
COLLEEN MONTAGUE
50047
PROFESSIONAL ENGINEER
6/28/2023

PCD FILE NO. CDR-22-015

DRAWN BY:	DLH	JOB DATE:	5/4/2023
APPROVED:	KMH	JOB NUMBER:	2302308
CAD DATE:	6/28/2023		
CAD FILE:	J:\2023\2302308\CAD\Dwgs\C\CDs\Water_Plan		

BAR IS ONE INCH ON OFFICIAL DRAWINGS. 0 1"
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: 719.394.2440
FAX: 713.965.0044

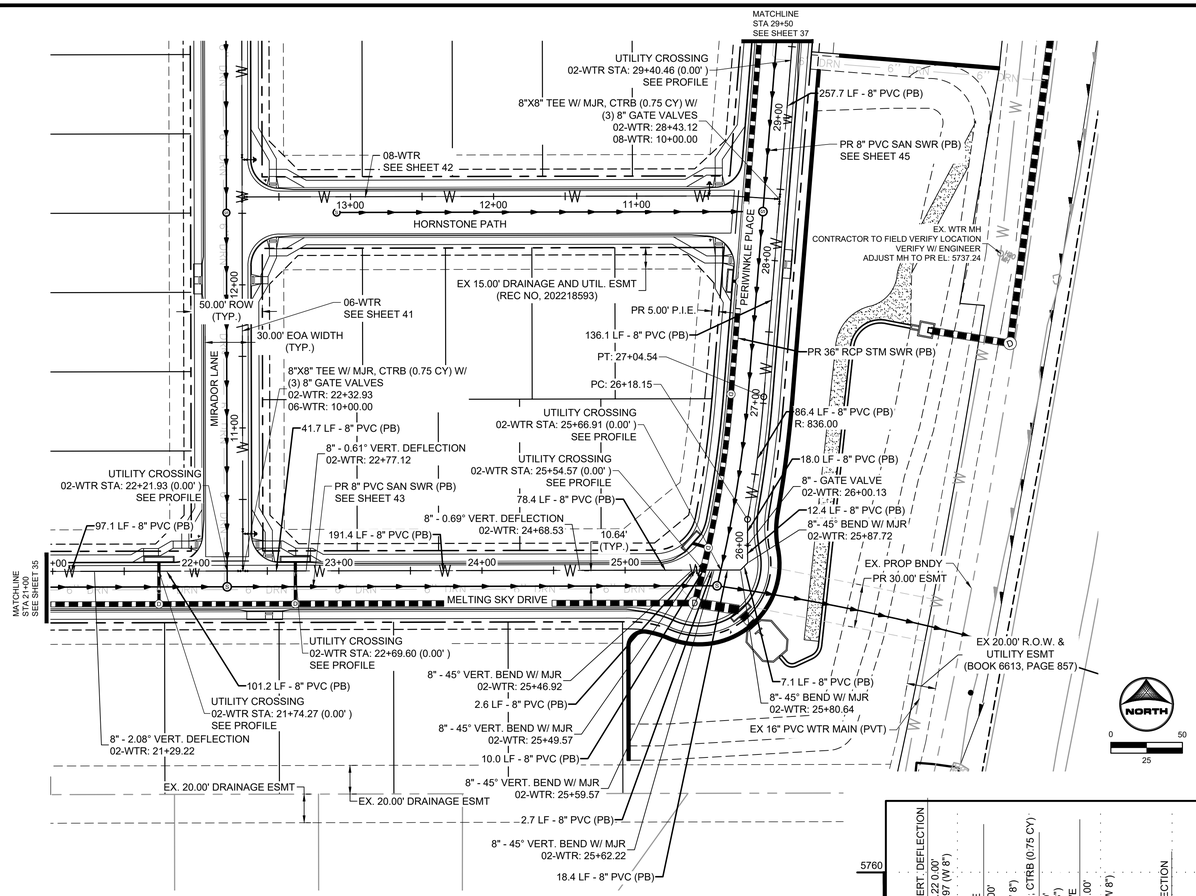
PEACEFUL RIDGE AT FOUNTAIN VALLEY
PEACEFUL RIDGE DEVELOPMENT COMPANY
EL PASO COUNTY, CO

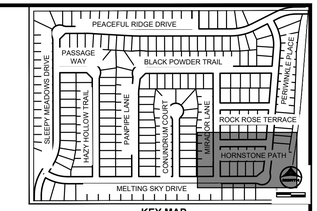
CONSTRUCTION DOCUMENTS
WATER PLAN & PROFILE

SHEET
WTR
35

HR GREEN Xrefs: xc-dsgn; xc-row; xc-util; xv-dsgn; xv-row; xv-util; xgr1-dh01-2308; key_map; Water_Notes

BULLARD, ABBY, 6/28/2023 1:22 PM

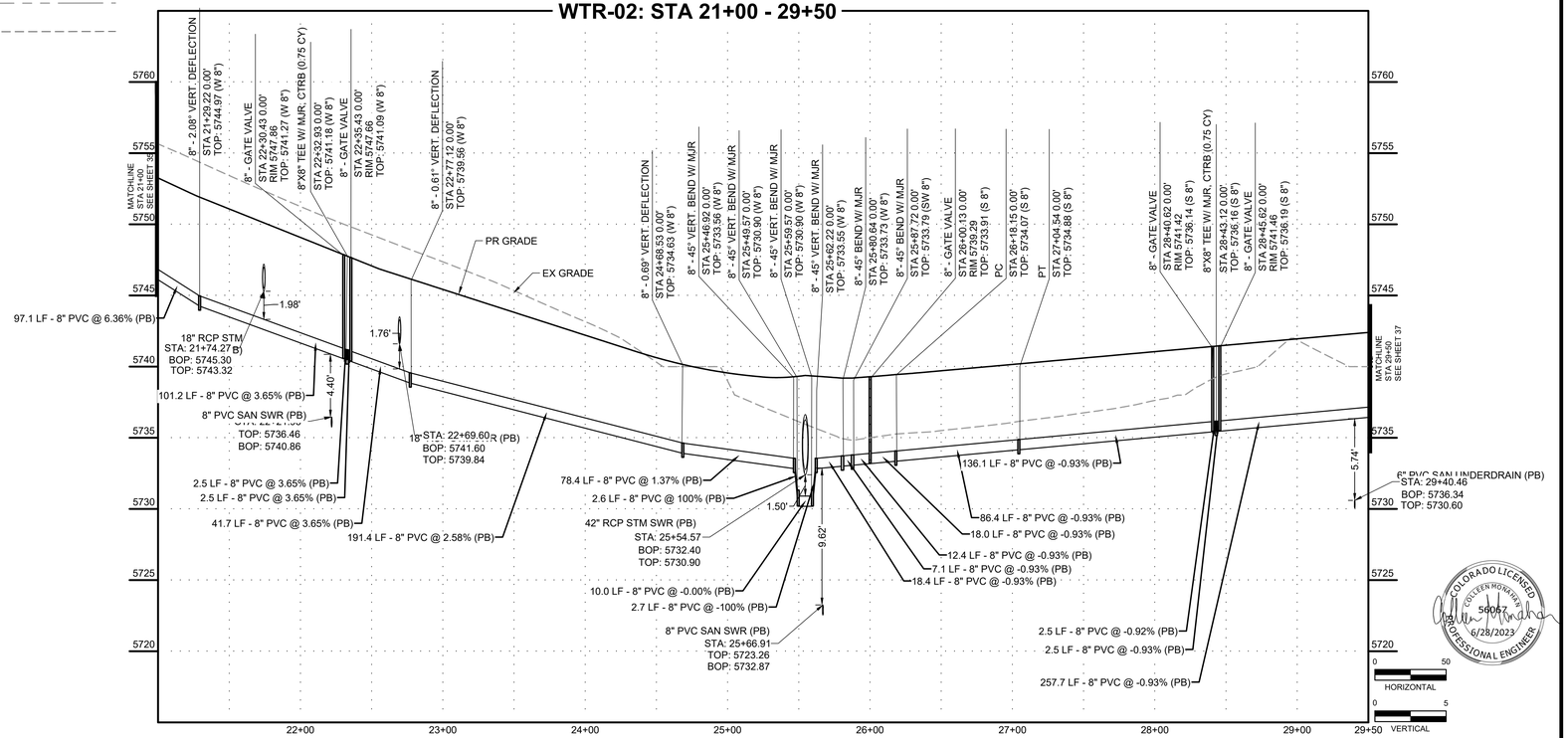




KEY MAP
SCALE: NTS

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.

WTR-02: STA 21+00 - 29+50



PCD FILE NO. CDR-22-015

COLORADO LICENSED
COLEEN MONTAGUE
56067
6/28/2023
PROFESSIONAL ENGINEER

DRAWN BY:	DLH	JOB DATE:	5/4/2023
APPROVED:	KMH	JOB NUMBER:	2302308
CAD DATE:	6/28/2023		
CAD FILE:	J:\2023\2302308\CAD\Dwgs\C\CDs\Water_Plan		

BAR IS ONE INCH ON OFFICIAL DRAWINGS.
0 1"
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: 719.394.2440
FAX: 713.965.0044

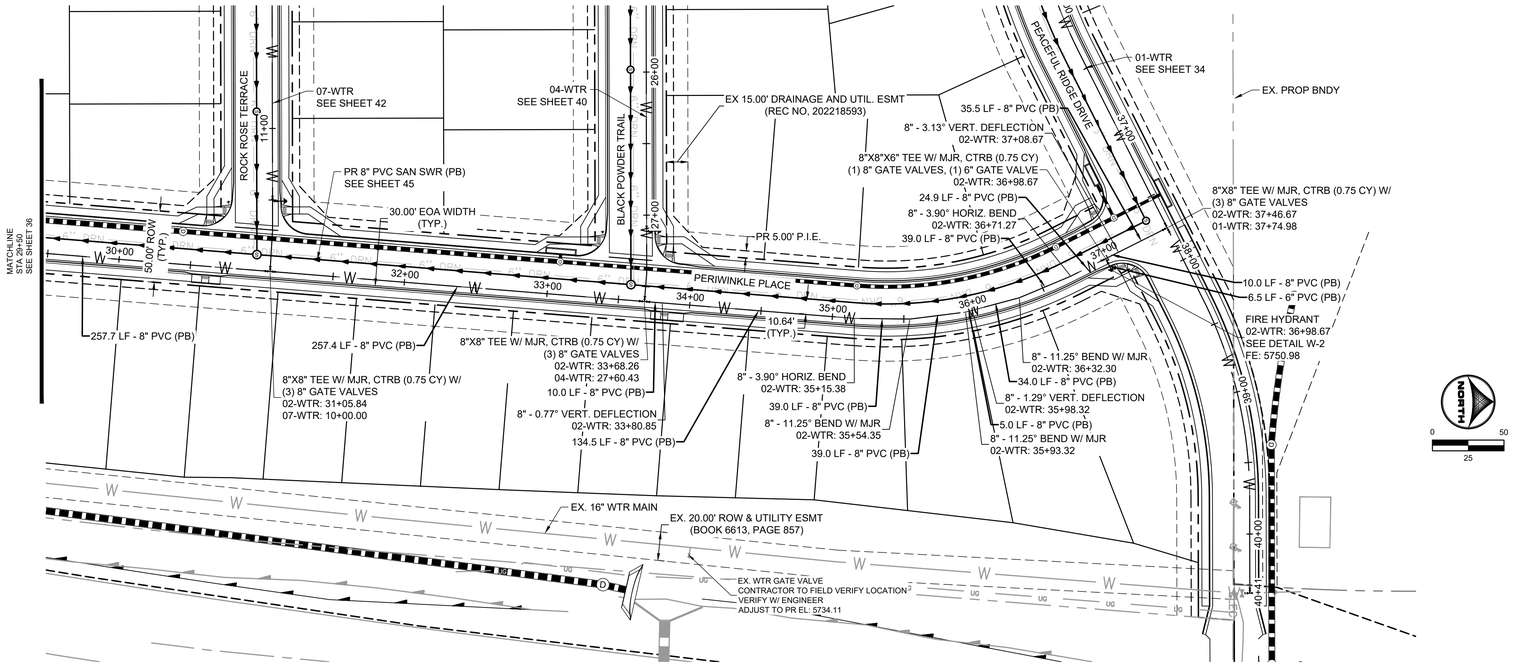
PEACEFUL RIDGE AT FOUNTAIN VALLEY
PEACEFUL RIDGE DEVELOPMENT COMPANY
EL PASO COUNTY, CO

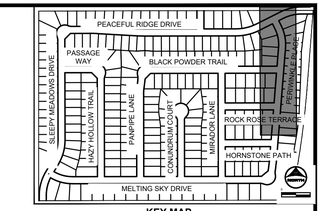
CONSTRUCTION DOCUMENTS
WATER PLAN & PROFILE

SHEET
WTR
36

HR GREEN Xrefs: xc-dsgn; xc-row; xc-util; xv-dsgn; xv-row; xv-util; xg-t-dt01-2308; key_map; Water_Notes

BULLARD, ABBY, 6/28/2023 1:22 PM

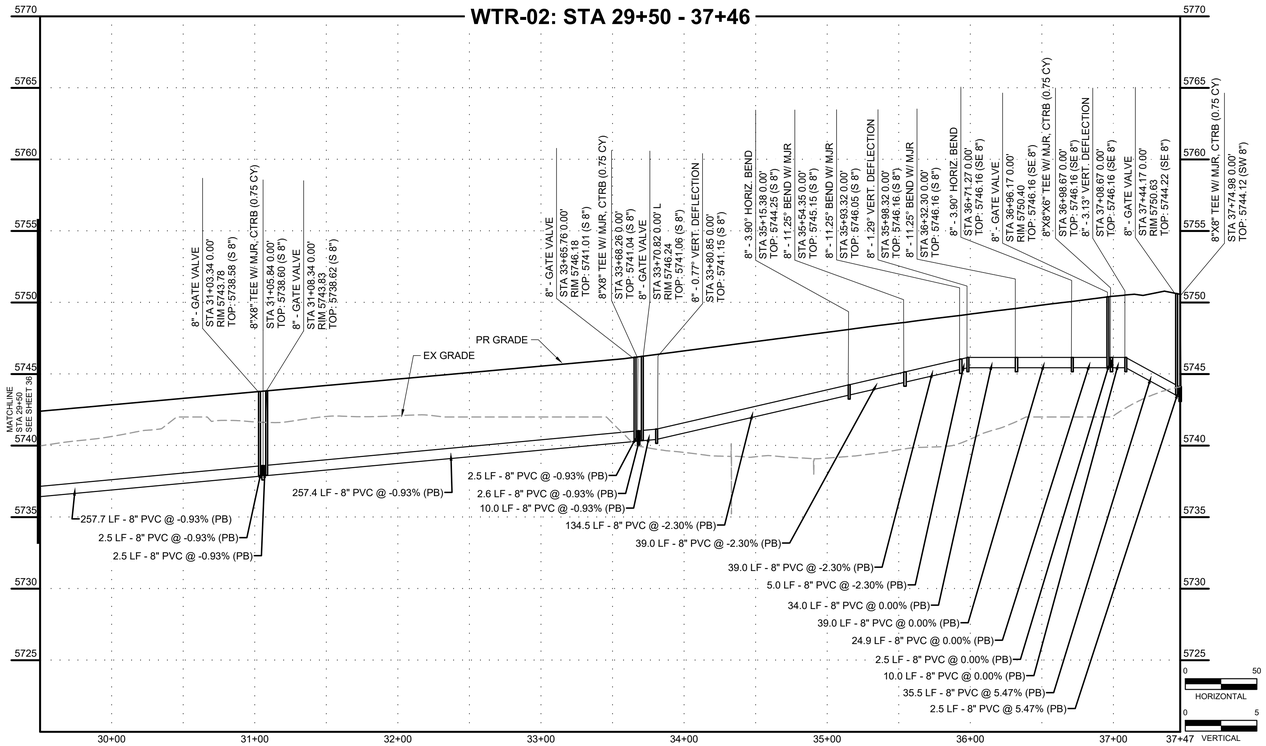




KEY MAP
SCALE: NTS

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.

WTR-02: STA 29+50 - 37+46



COLORADO LICENSED
COLLEEN HOWATT
50057
6/28/2023
PROFESSIONAL ENGINEER

PCD FILE NO. CDR-22-015

DRAWN BY:	DLH
APPROVED:	KMH
CAD DATE:	6/28/2023
CAD FILE:	J:\2023\2302308\CAD\Dwgs\C\CDs\Water_Plan
JOB DATE:	5/4/2023
JOB NUMBER:	2302308

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: 719.394.2440
FAX: 713.965.0044

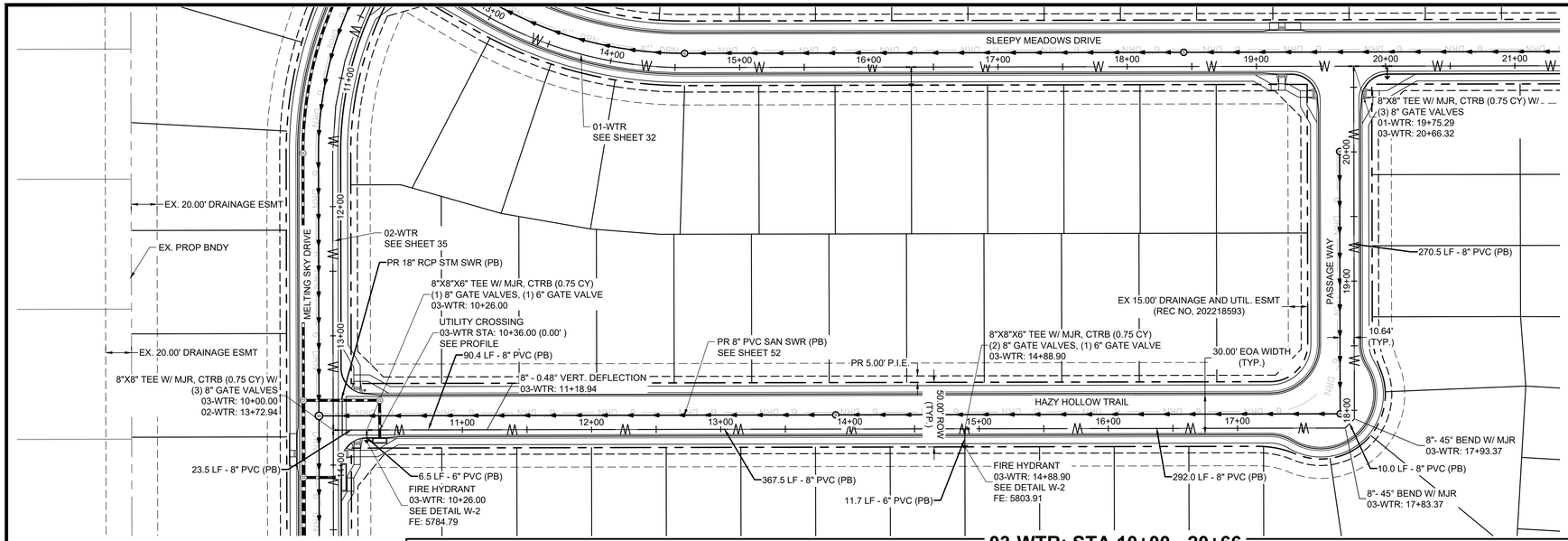
PEACEFUL RIDGE AT FOUNTAIN VALLEY
PEACEFUL RIDGE DEVELOPMENT COMPANY
EL PASO COUNTY, CO

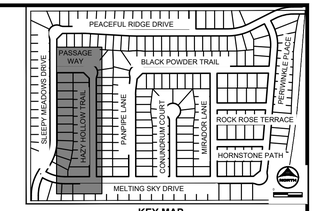
CONSTRUCTION DOCUMENTS
WATER PLAN & PROFILE

SHEET WTR 37

HR GREEN Xrefs: xc-dsgn; xc-row; xc-util; xv-dsgn; xv-row; xv-util; xgl-1-dt01-2308; key_map; Water_Notes

BULLARD, ABBY, 6/28/2023 1:22 PM

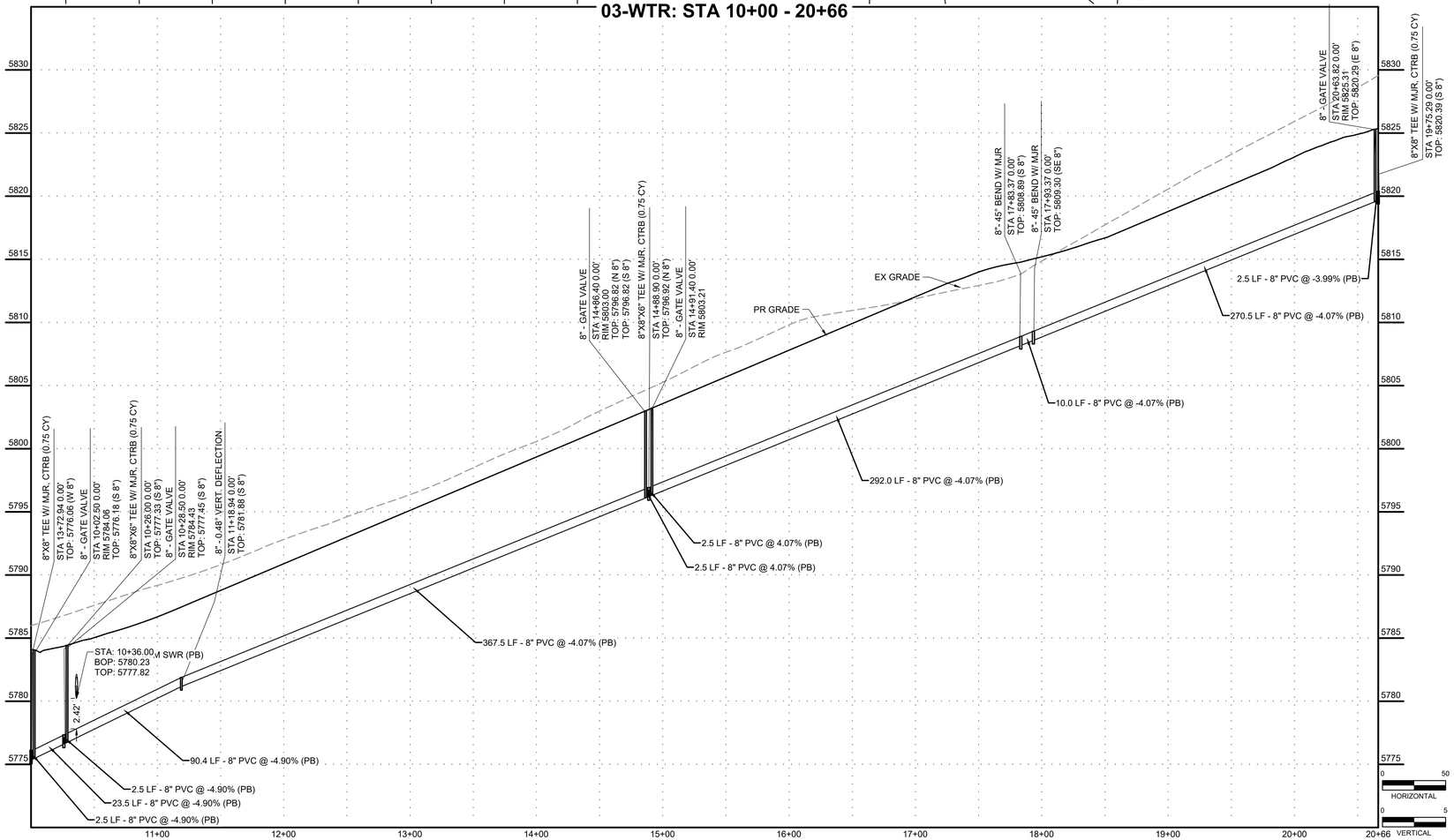




KEY MAP
SCALE: NTS

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.

03-WTR: STA 10+00 - 20+66



COLORADO LICENSED
COLLEEN HONEYMAN
56067
6/28/2023
PROFESSIONAL ENGINEER

PCD FILE NO. CDR-22-015

DRAWN BY: DLH	JOB DATE: 5/4/2023	BAR IS ONE INCH ON OFFICIAL DRAWINGS. 0 1" IF NOT ONE INCH, ADJUST SCALE ACCORDINGLY.	
APPROVED: KMH	JOB NUMBER: 2302308		
CAD DATE: 6/28/2023			
CAD FILE: J:\2023\2302308\CAD\Dwgs\C\CDs\Water_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: 713.965.0044

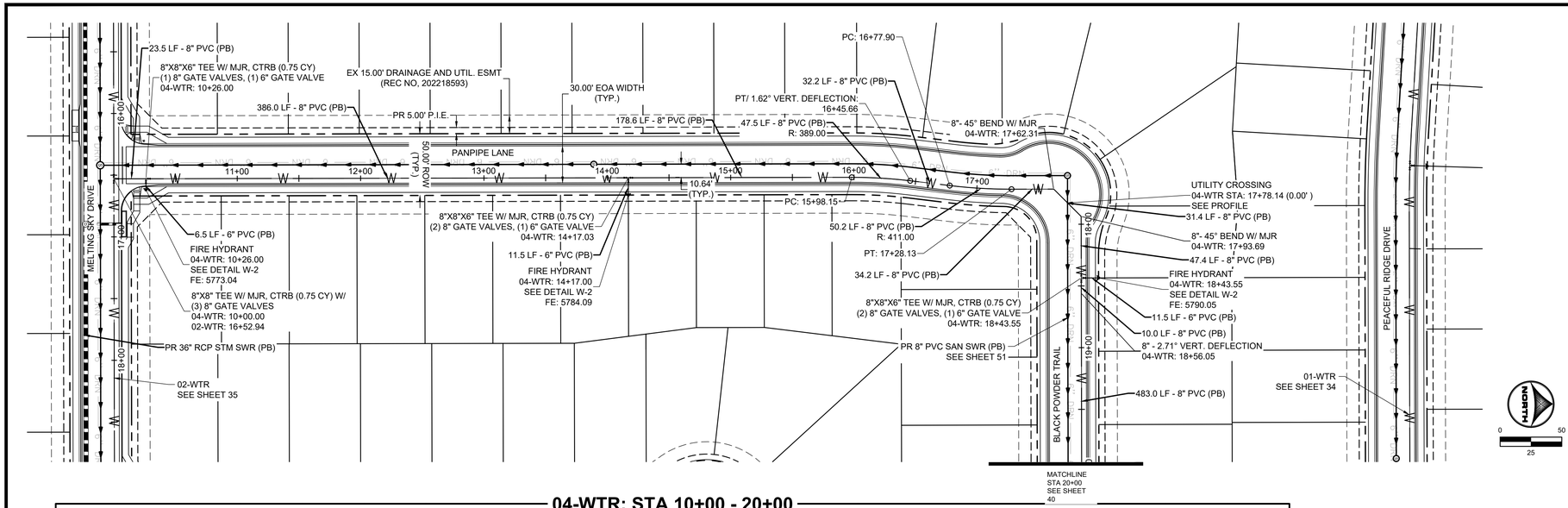
PEACEFUL RIDGE AT FOUNTAIN VALLEY
PEACEFUL RIDGE DEVELOPMENT COMPANY
EL PASO COUNTY, CO

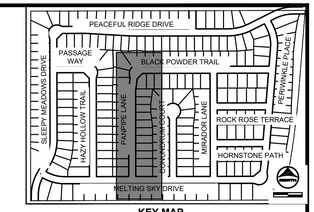
CONSTRUCTION DOCUMENTS
WATER PLAN & PROFILE

SHEET WTR 38

HR GREEN Xrefs: xc-dsgn, xc-row, xc-util; xv-dsgn, xv-row, xv-util; xg1-1-dh01-2308, key_map, Water_Notes

BULLARD, ABBY, 6/28/2023 1:22 PM

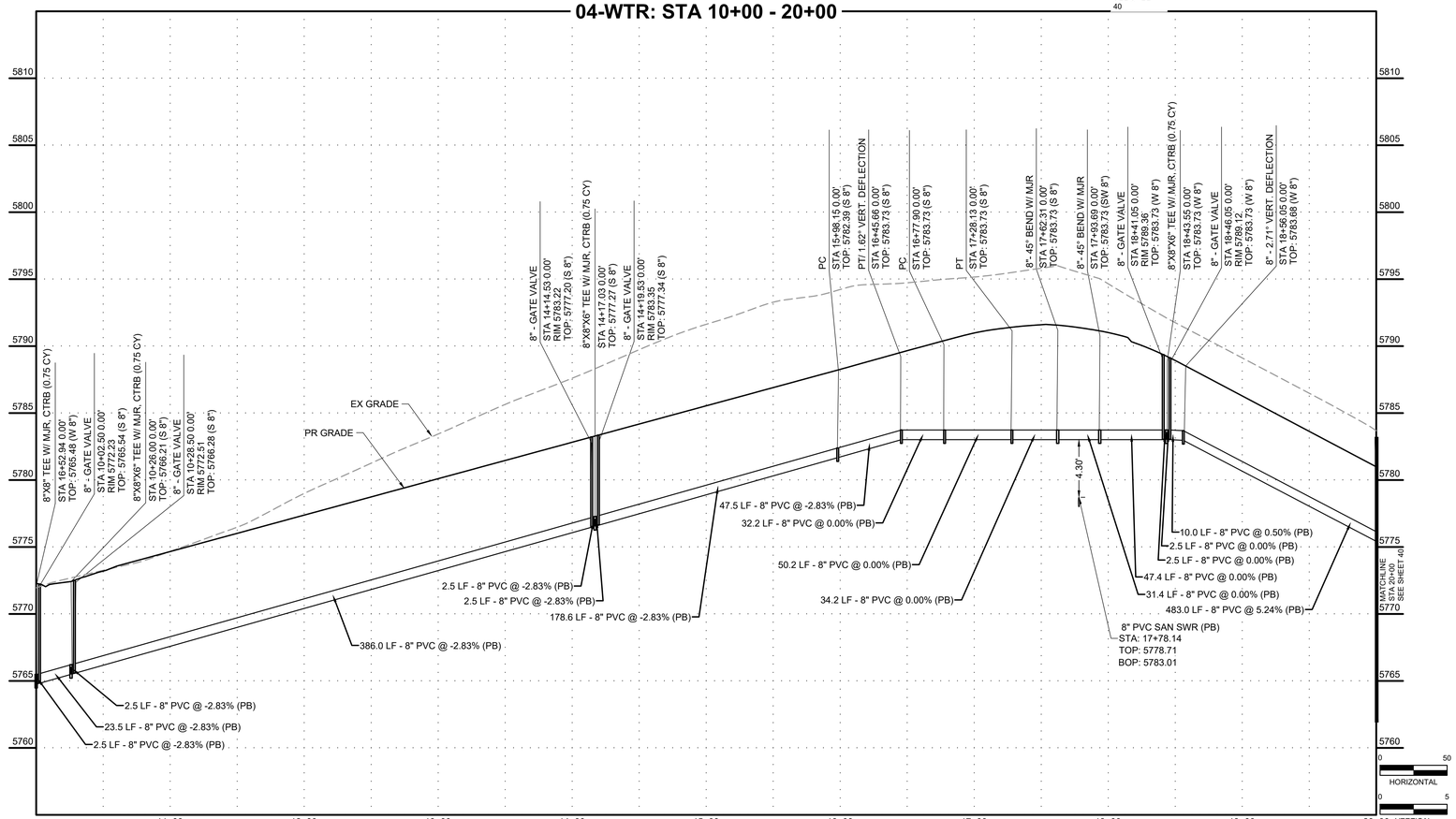




KEY MAP
SCALE: NTS

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.

04-WTR: STA 10+00 - 20+00



COLORADO LICENSED
COLLEEN MONAHAN
56067
6/28/2023
PROFESSIONAL ENGINEER

PCD FILE NO. CDR-22-015

DRAWN BY:	DLH
APPROVED:	KMH
CAD DATE:	6/28/2023
CAD FILE:	J:\2023\2302308\CAD\Dwgs\C\CDs\Water_Plan
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

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

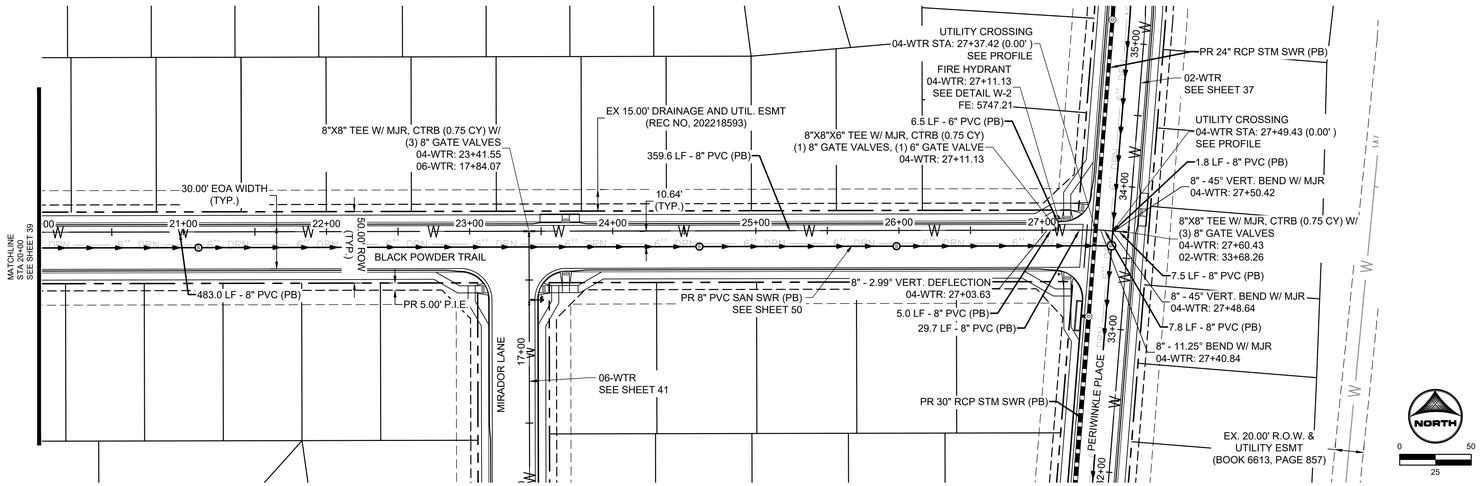
PEACEFUL RIDGE AT FOUNTAIN VALLEY
PEACEFUL RIDGE DEVELOPMENT COMPANY
EL PASO COUNTY, CO

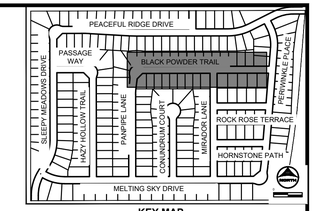
CONSTRUCTION DOCUMENTS
WATER PLAN & PROFILE

SHEET
WTR
39

HR GREEN Xrefs: xc-dsgn, xc-row; xc-util; xv-dsgn, xv-row; xv-util; xgt-1-dh01-2308; key_map; Water_Notes

BULLARD, ABBY, 6/28/2023 1:22 PM





KEY MAP
SCALE: NTS

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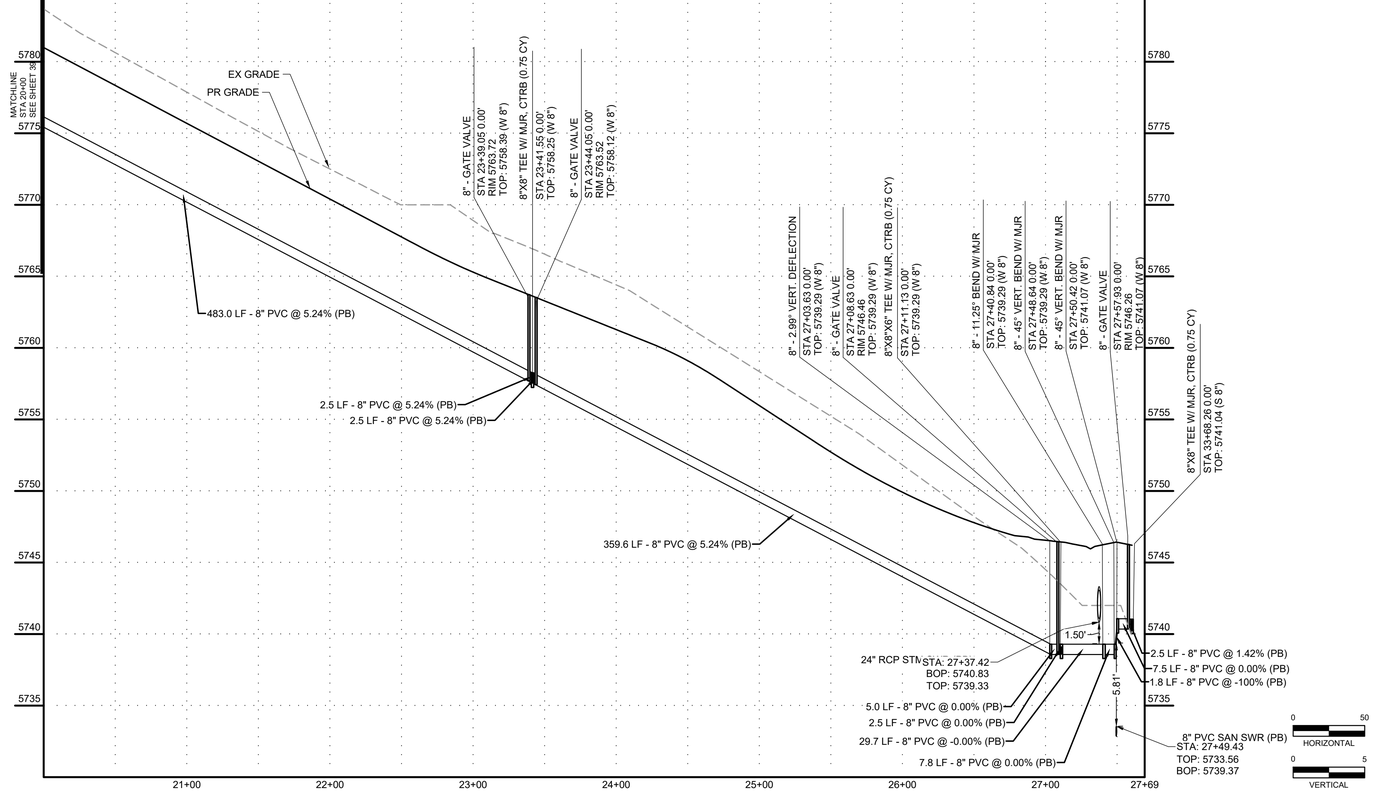
3. FOR WATER SERVICES, SEE SHEET 53 - 56.
4. ALL PROFILE GRADE CALLOUTS ARE @ THE PROFILED PIPES CENTER-LINE.

04-WTR: STA 20+00 - 27+60



COLORADO LICENSED
COLLEEN HORNUNG
56067
PROFESSIONAL ENGINEER
6/28/2023

PCD FILE NO. CDR-22-015

DRAWN BY: DLH	JOB DATE: 5/4/2023	BAR IS ONE INCH ON OFFICIAL DRAWINGS. 0 1"	
APPROVED: KMH	JOB NUMBER: 2302308	IF NOT ONE INCH, ADJUST SCALE ACCORDINGLY.	
CAD DATE: 6/28/2023			
CAD FILE: J:\2023\2302308\CAD\Dwgs\C\CDs\Water_Plan			

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

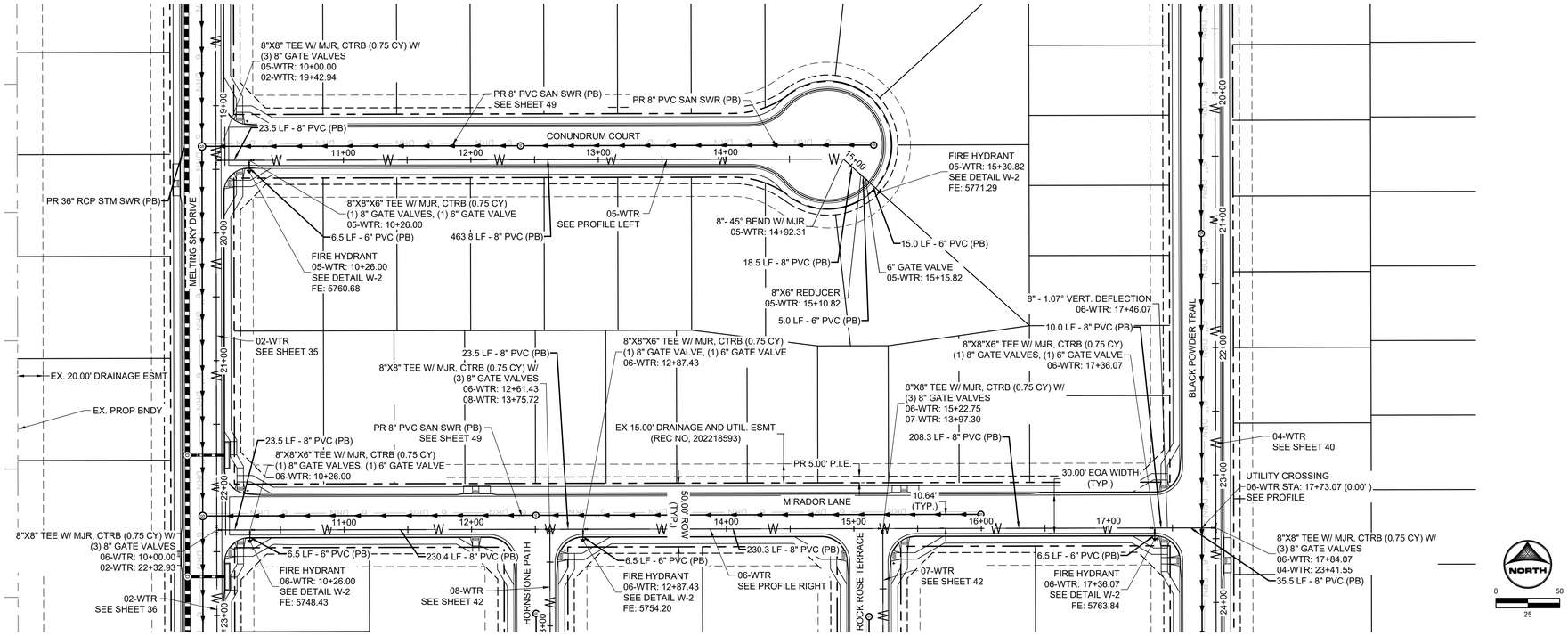
PEACEFUL RIDGE AT FOUNTAIN VALLEY
PEACEFUL RIDGE DEVELOPMENT COMPANY
EL PASO COUNTY, CO

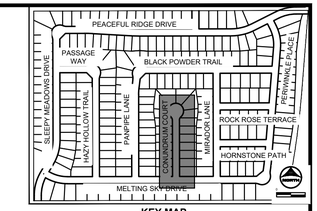
CONSTRUCTION DOCUMENTS
WATER PLAN & PROFILE

SHEET WTR 40

HR GREEN Xrefs: xc-dsgn, xc-row, xc-util; xv-dsgn, xv-row, xv-util; xgl-1-dr01-2308; key_map, Water_Notes

BULLARD, ABBY, 6/28/2023 1:22 PM





KEY MAP
SCALE: NTS

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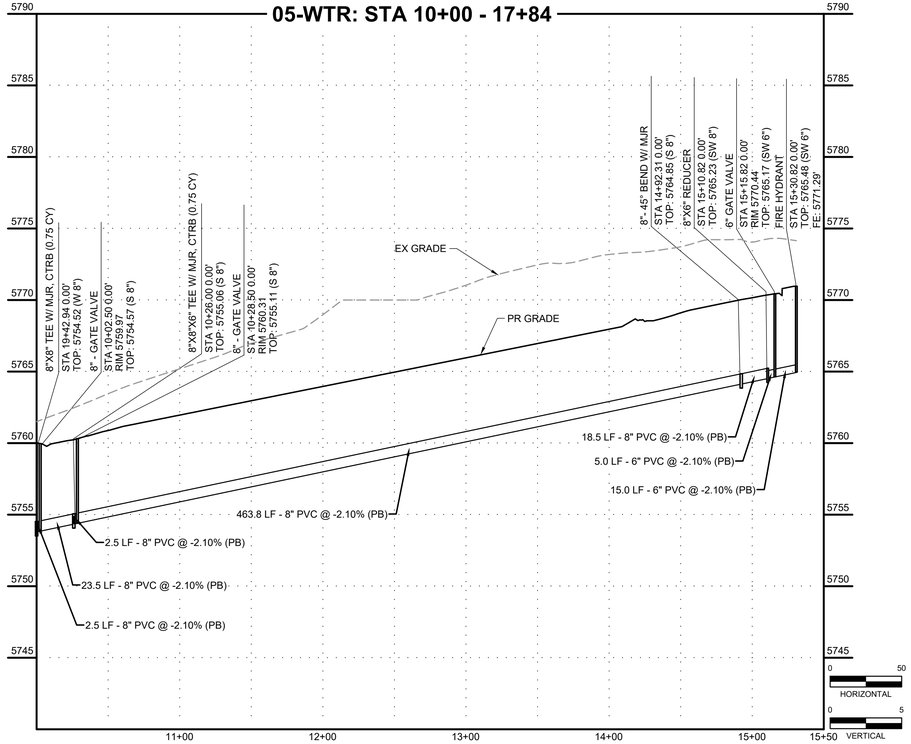
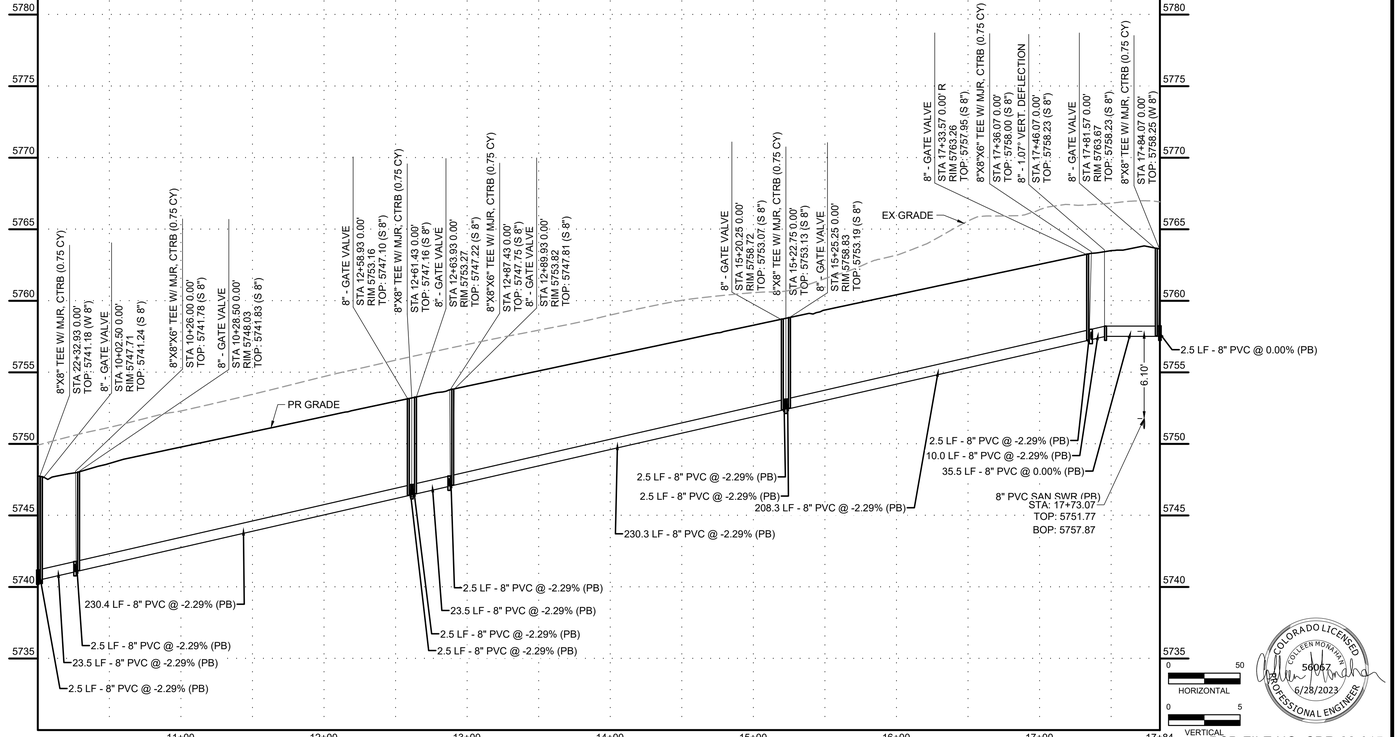
3. FOR WATER SERVICES, SEE SHEET 53 - 56.
4. ALL PROFILE GRADE CALLOUTS ARE @ THE PROFILED PIPES CENTER-LINE.

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



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



COLORADO LICENSED
COLLEEN HONAKER
50067
6/28/2023
PROFESSIONAL ENGINEER

PCD FILE NO. CDR-22-015

DRAWN BY:	DLH	JOB DATE:	5/4/2023
APPROVED:	KMH	JOB NUMBER:	2302308
CAD DATE:	6/28/2023		
CAD FILE:	J:\2023\2302308\CAD\Dwgs\C\CDs\Water_Plan		

BAR IS ONE INCH ON OFFICIAL DRAWINGS.
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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

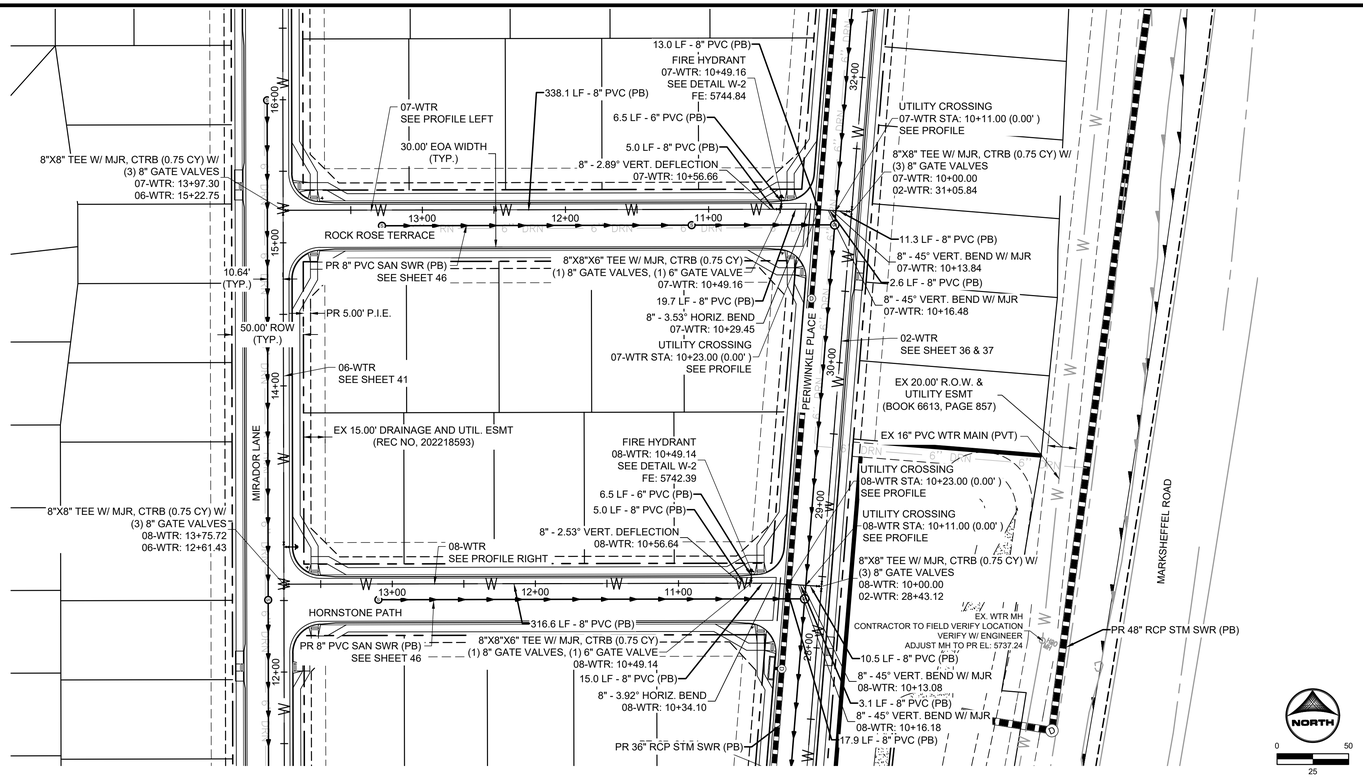
PEACEFUL RIDGE AT FOUNTAIN VALLEY
PEACEFUL RIDGE DEVELOPMENT COMPANY
EL PASO COUNTY, CO

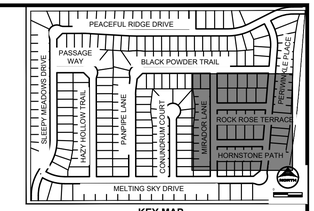
CONSTRUCTION DOCUMENTS
WATER PLAN & PROFILE

SHEET
WTR
41

HR GREEN Xrefs: xc-dsgn, xc-row, xc-util; xv-dsgn, xv-row, xv-util; xg-l-dr01-2308, key_map; Water_Notes

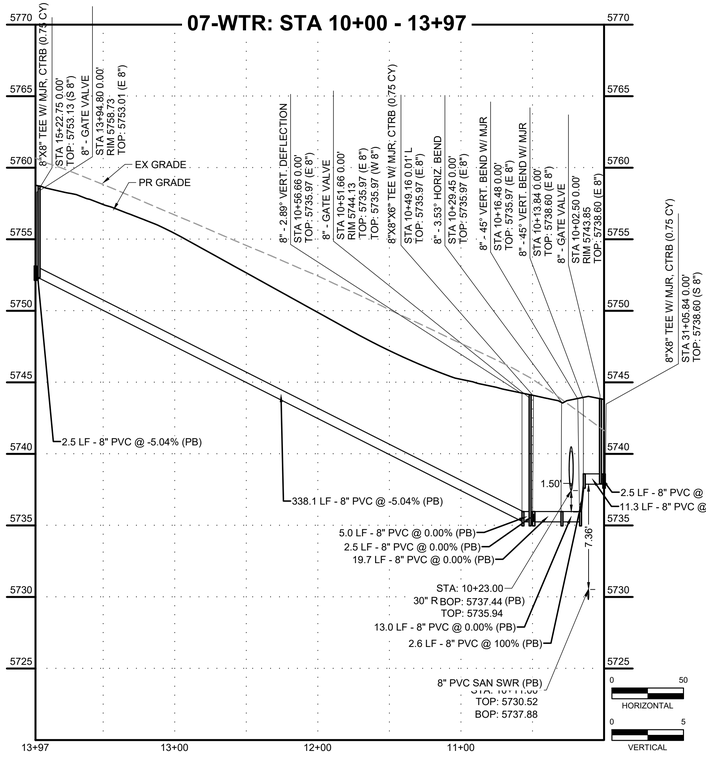
BULLARD, ABBY, 6/28/2023 1:23 PM

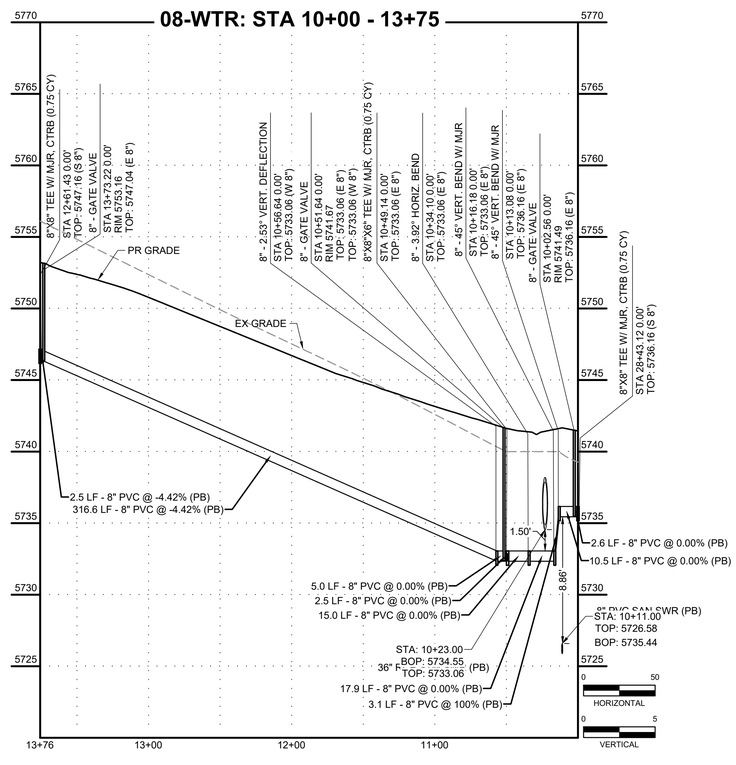




KEY MAP
SCALE: NTS

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.





COLORADO LICENSED
COLLEEN HONAKER
50067
6/28/2023
PROFESSIONAL ENGINEER

PCD FILE NO. CDR-22-015

DRAWN BY: DLH	JOB DATE: 5/4/2023	BAR IS ONE INCH ON OFFICIAL DRAWINGS. 0 1"	
APPROVED: KMH	JOB NUMBER: 2302308		
CAD DATE: 6/28/2023		IF NOT ONE INCH, ADJUST SCALE ACCORDINGLY.	
CAD FILE: J:\2023\2302308\CAD\Dwgs\C\CDs\Water_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: 713.965.0044

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

CONSTRUCTION DOCUMENTS
WATER PLAN & PROFILE

SHEET
WTR
42

HR GREEN Xrefs: xc-dsgn; xc-row; xc-util; xv-dsgn; xv-row; xv-util; xg-l1-dh01-2308; key_map; Water_Notes

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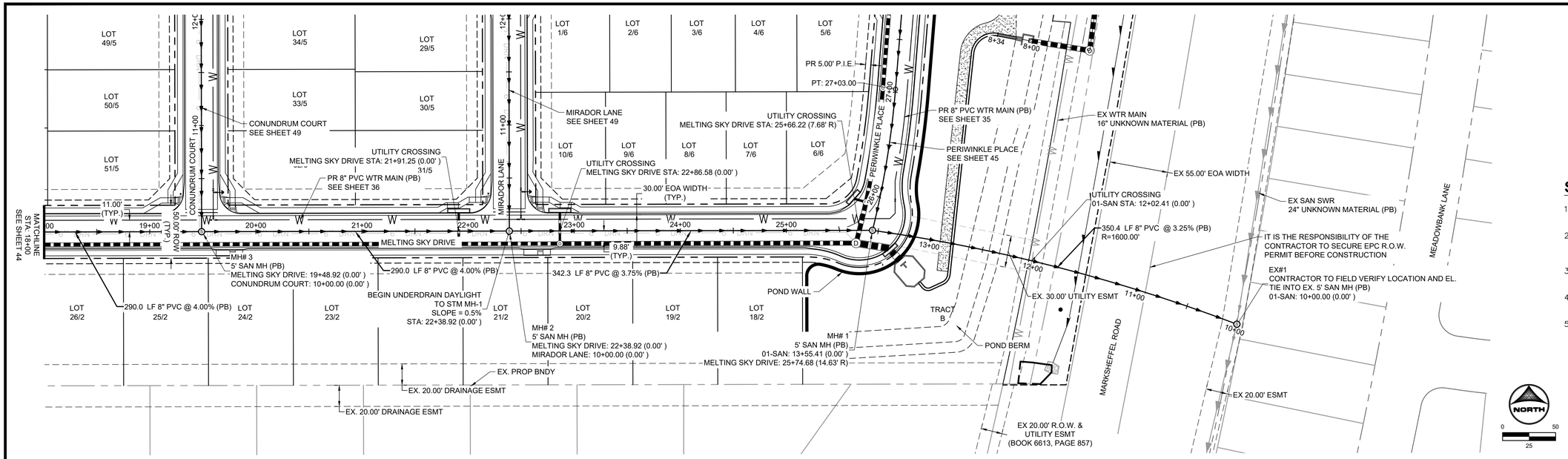
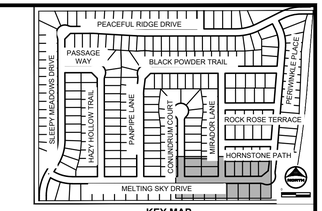
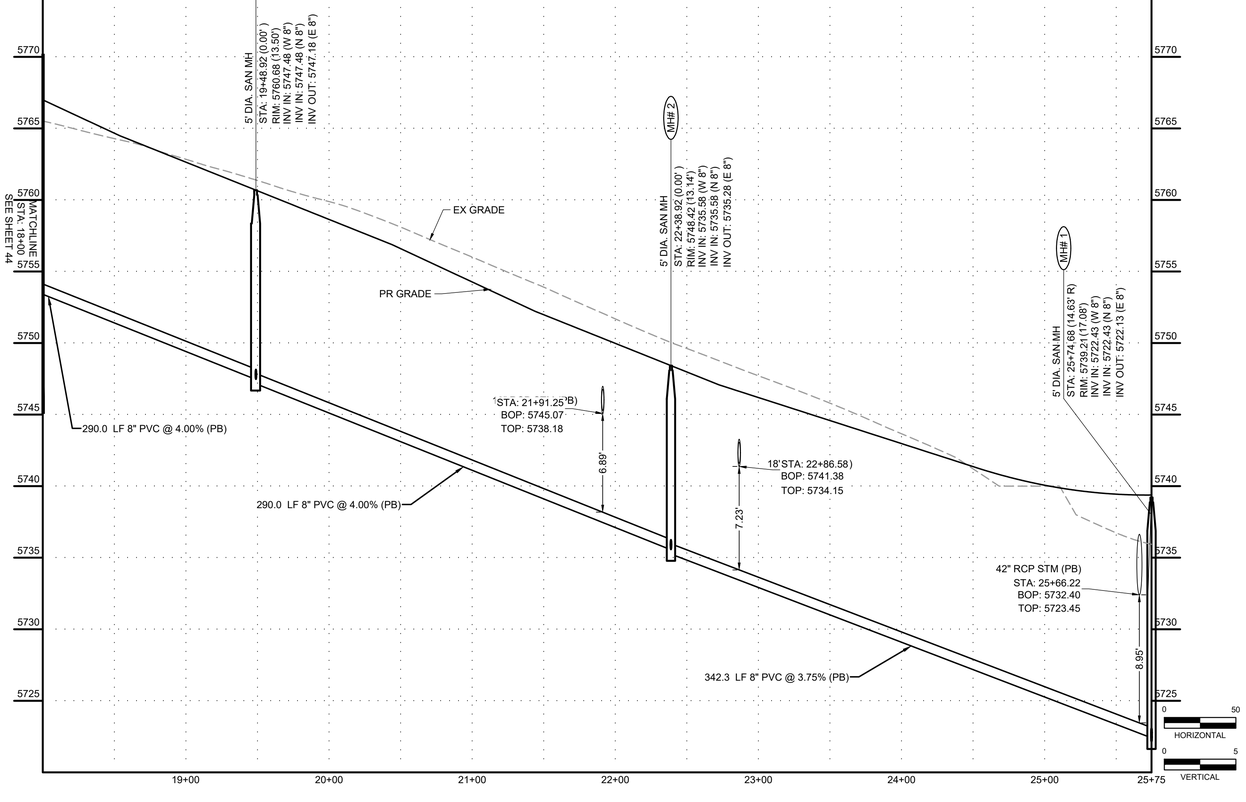


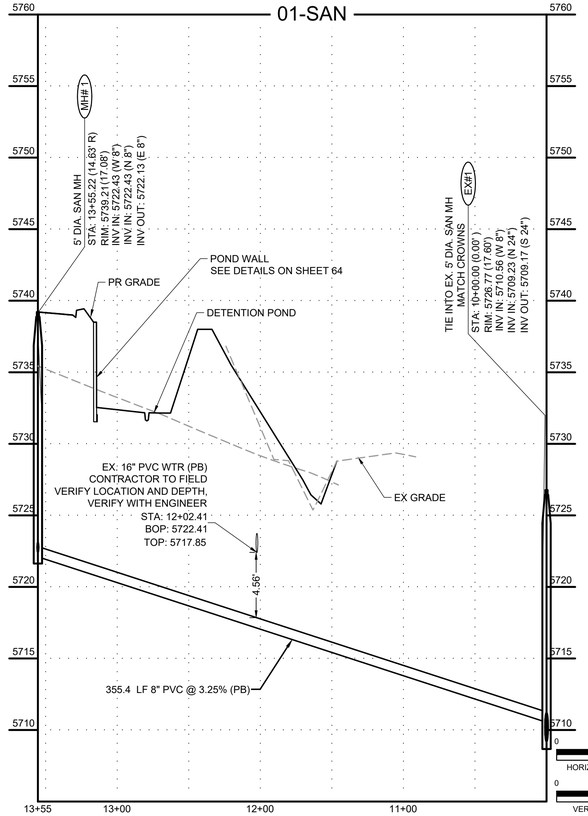


KEY MAP
SCALE: NTS

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.
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.





COLORADO LICENSED
COLLEEN HOWARD
56067
6/28/2023
PROFESSIONAL ENGINEER

PCD FILE NO. CDR-22-015

DRAWN BY: DLH	JOB DATE: 5/4/2023	BAR IS ONE INCH ON OFFICIAL DRAWINGS. 0 1"	
APPROVED: KMH	JOB NUMBER: 2302308		
CAD DATE: 6/28/2023		IF NOT ONE INCH, ADJUST SCALE ACCORDINGLY.	
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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

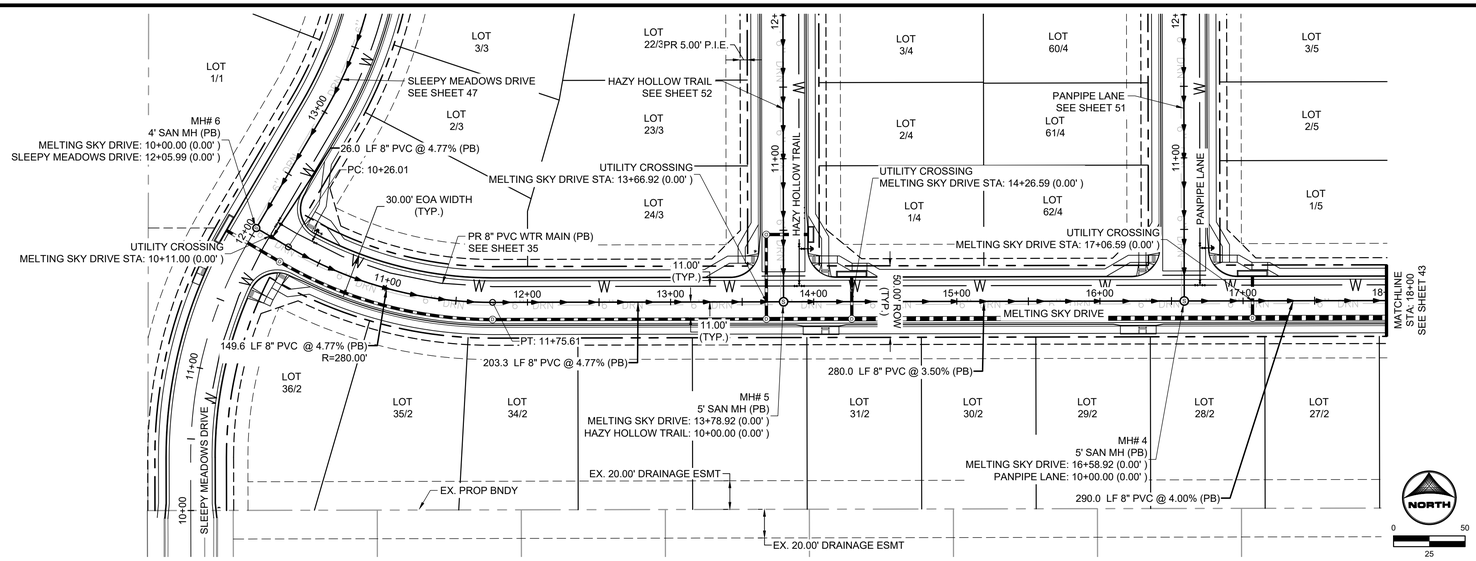
PEACEFUL RIDGE AT FOUNTAIN VALLEY
PEACEFUL RIDGE DEVELOPMENT COMPANY
EL PASO COUNTY, CO

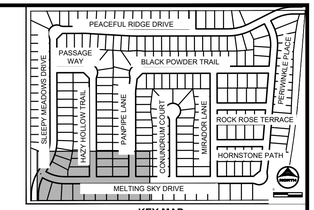
CONSTRUCTION DOCUMENTS
SANITARY PLAN & PROFILE

SHEET SAN 43

HR GREEN Xrefs: xv-dsgn; xv-row; xc-dsgn; xc-row; xc-utl; key_map; xg-l-dh01-2308; xv-utl; Sanitary_CD_Sheet_Notes

BULLARD, ABBY, 6/28/2023 1:25 PM





KEY MAP
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SANITARY SEWER NOTES:

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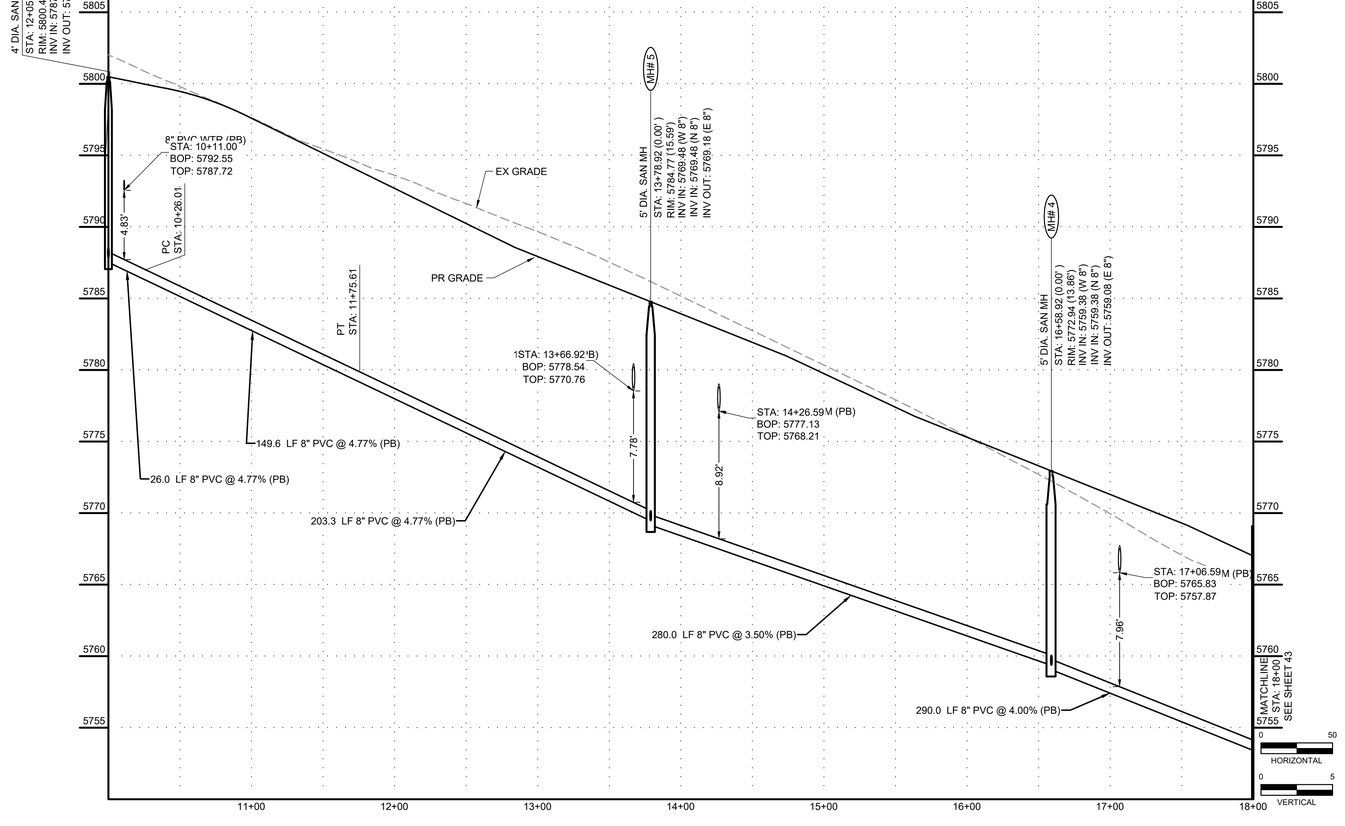

COLORADO LICENSED
COLLEEN HOWATT
50057
6/28/2023
PROFESSIONAL ENGINEER

PCD FILE NO. CDR-22-015

DRAWN BY: DLH	JOB DATE: 5/4/2023	BAR IS ONE INCH ON OFFICIAL DRAWINGS. 0 1" IF NOT ONE INCH, ADJUST SCALE ACCORDINGLY.	
APPROVED: KMH	JOB NUMBER: 2302308		
CAD DATE: 6/28/2023			
CAD FILE: J:\2023\2302308\CAD\Dwgs\C\CDs\Sanitary_PNP			

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
SANITARY PLAN & PROFILE

SHEET SAN 44

HR GREEN Xrefs: xv-dsgn; xv-row; xc-dsgn; xc-row; xc-util; key_map; xgt-1-dh01-2308; xv-util; Sanitary_CD_Sheet_Notes

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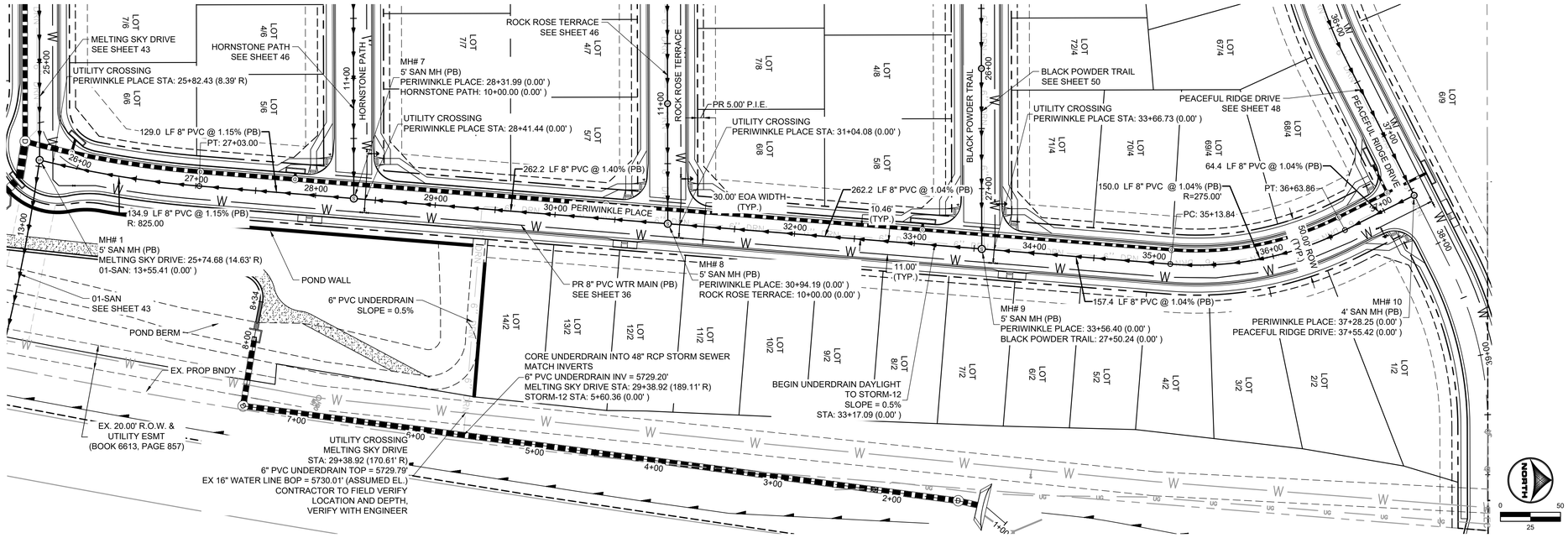

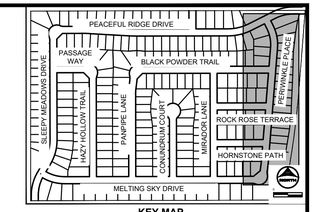

KEY MAP
SCALE: NTS

SANITARY SEWER NOTES:

1. SANITARY SEWER TO BE CONSTRUCTED WITH UNDERDRAIN PER DETAILS ON SHEETS 79 – 80.
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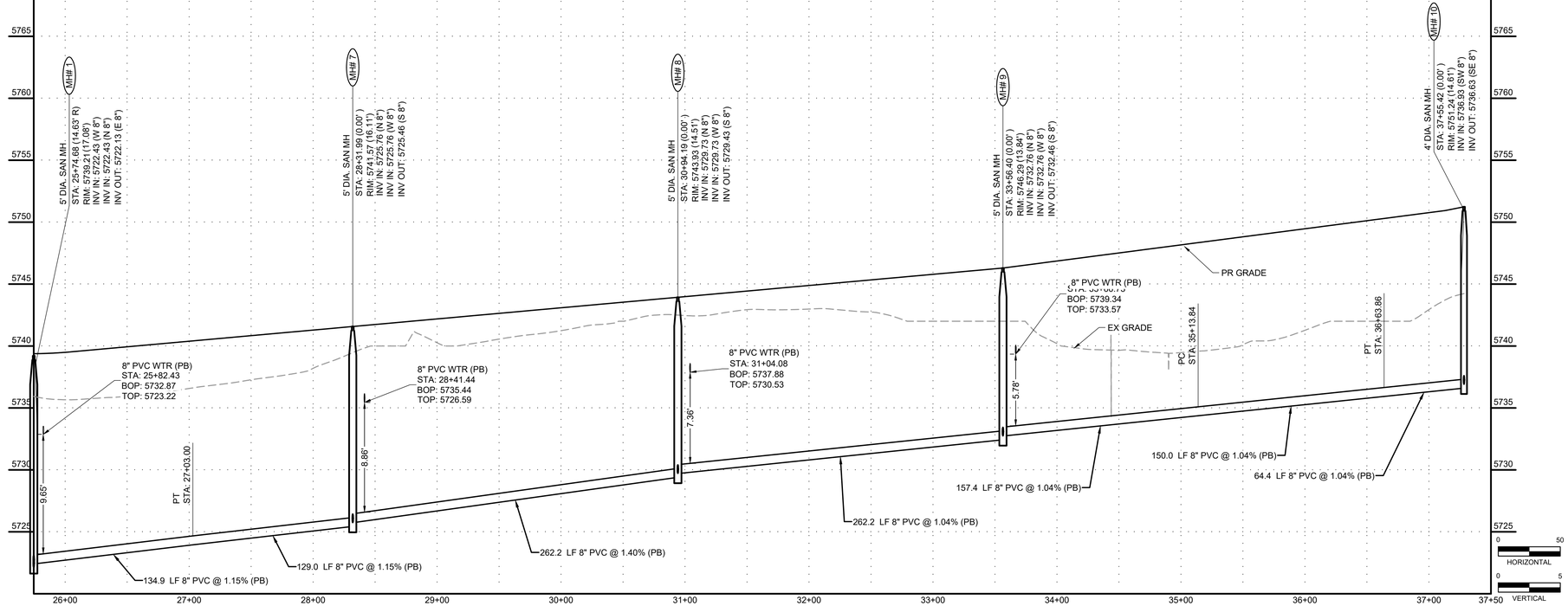


COLORADO LICENSED
COLLEEN HORNER
50067
PROFESSIONAL ENGINEER
6/28/2023

PCD FILE NO. CDR-22-015

DRAWN BY: DLH	JOB DATE: 5/4/2023	BAR IS ONE INCH ON OFFICIAL DRAWINGS. 0 1"	
APPROVED: KMH	JOB NUMBER: 2302308		
CAD DATE: 6/28/2023		IF NOT ONE INCH, ADJUST SCALE ACCORDINGLY.	
CAD FILE: J:\2023\2302308\CAD\Dwgs\C\CDs\Sanitary_PNP			

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

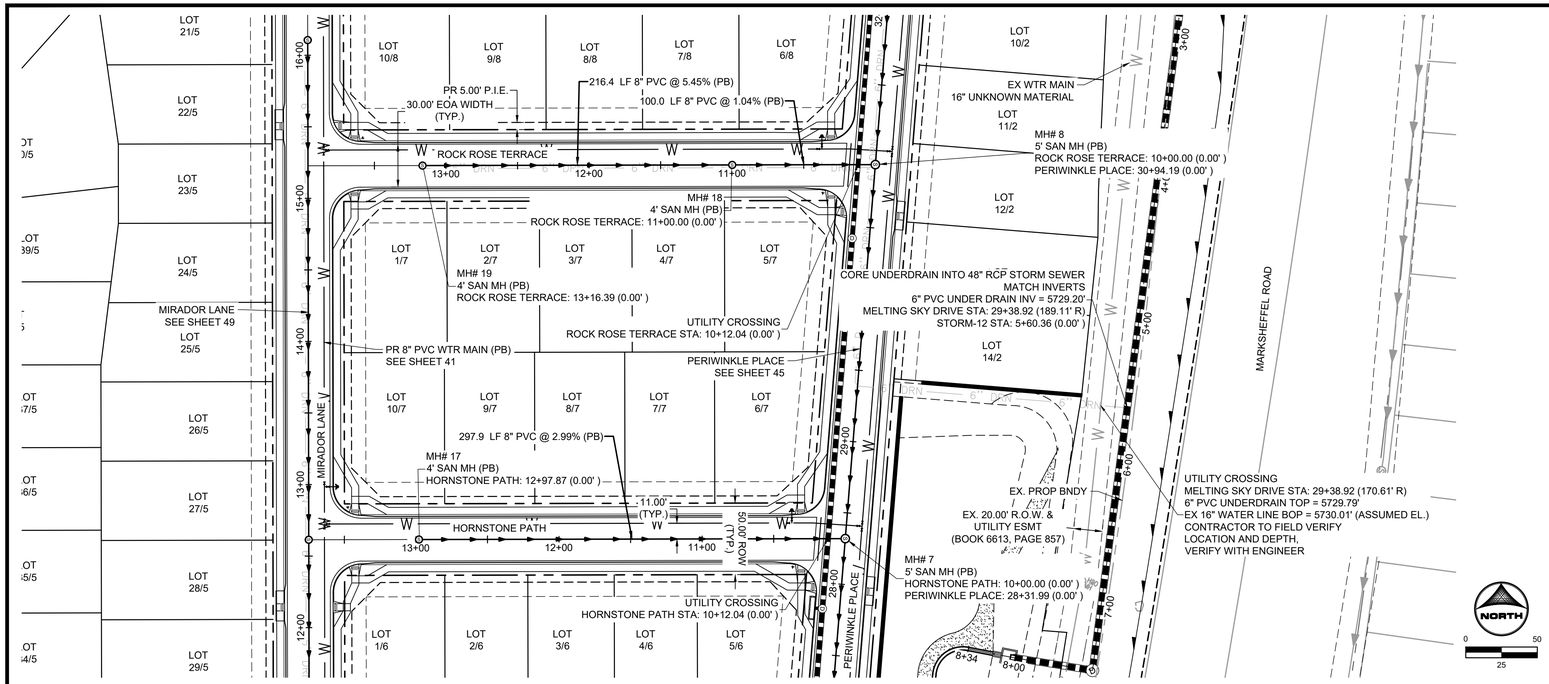
PEACEFUL RIDGE AT FOUNTAIN VALLEY
PEACEFUL RIDGE DEVELOPMENT COMPANY
EL PASO COUNTY, CO

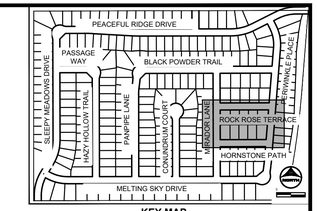
CONSTRUCTION DOCUMENTS
SANITARY PLAN & PROFILE

SHEET
SAN
45

HR GREEN Xrefs: xv-dsgn; xv-row; xc-dsgn; xc-row; xc-utli; key_map; xgl-1-dh01-2308; xv-utli; Sanitary_CD_Sheet_Notes

BULLARD, ABBY, 6/28/2023 1:25 PM





KEY MAP
SCALE: NTS

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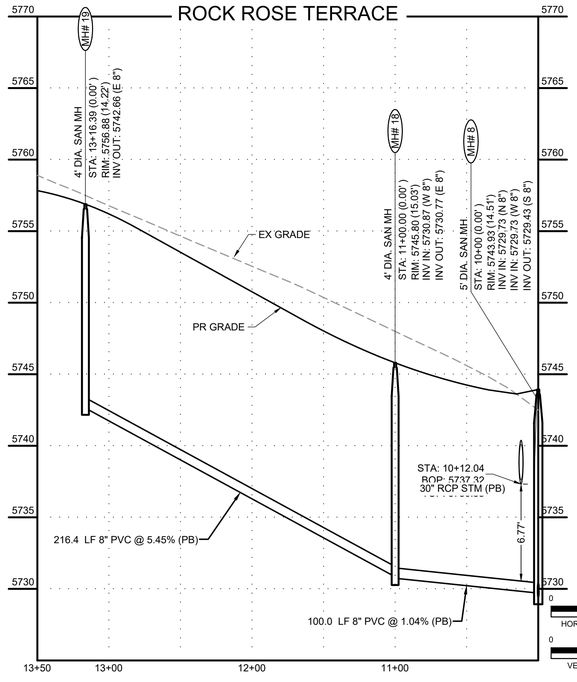

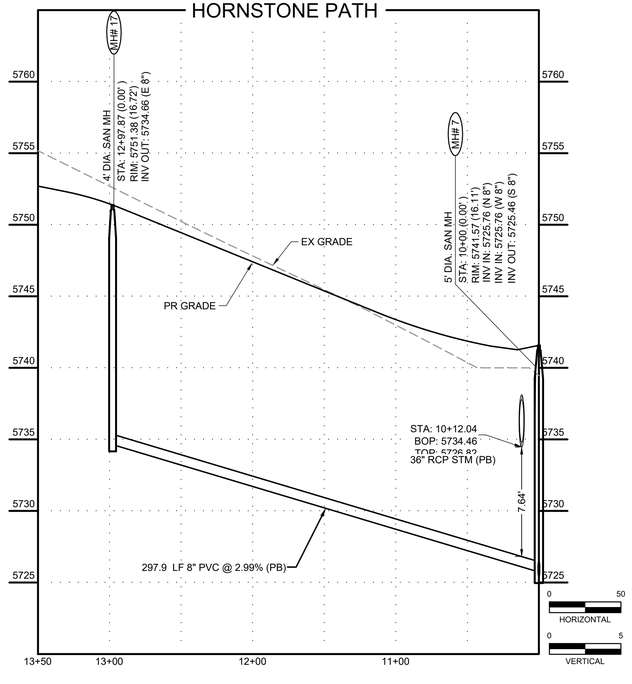

COLORADO LICENSED
COLLEEN MONTAGUE
50047
6/28/2023
PROFESSIONAL ENGINEER

PCD FILE NO. CDR-22-015

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APPROVED: KMH	JOB NUMBER: 2302308	0 1"	
CAD DATE: 6/28/2023		IF NOT ONE INCH, ADJUST SCALE ACCORDINGLY.	
CAD FILE: J:\2023\2302308\CAD\Dwgs\C\CDs\Sanitary_PNP			

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
EL PASO COUNTY, CO

CONSTRUCTION DOCUMENTS
SANITARY PLAN & PROFILE

SHEET
SAN
46

HR GREEN Xrefs: xv-dsgn; xv-row; xc-dsgn; xc-row; xc-util; key_map; xgl-1-dh01-2308; xv-util; Sanitary_CD_Sheet_Notes

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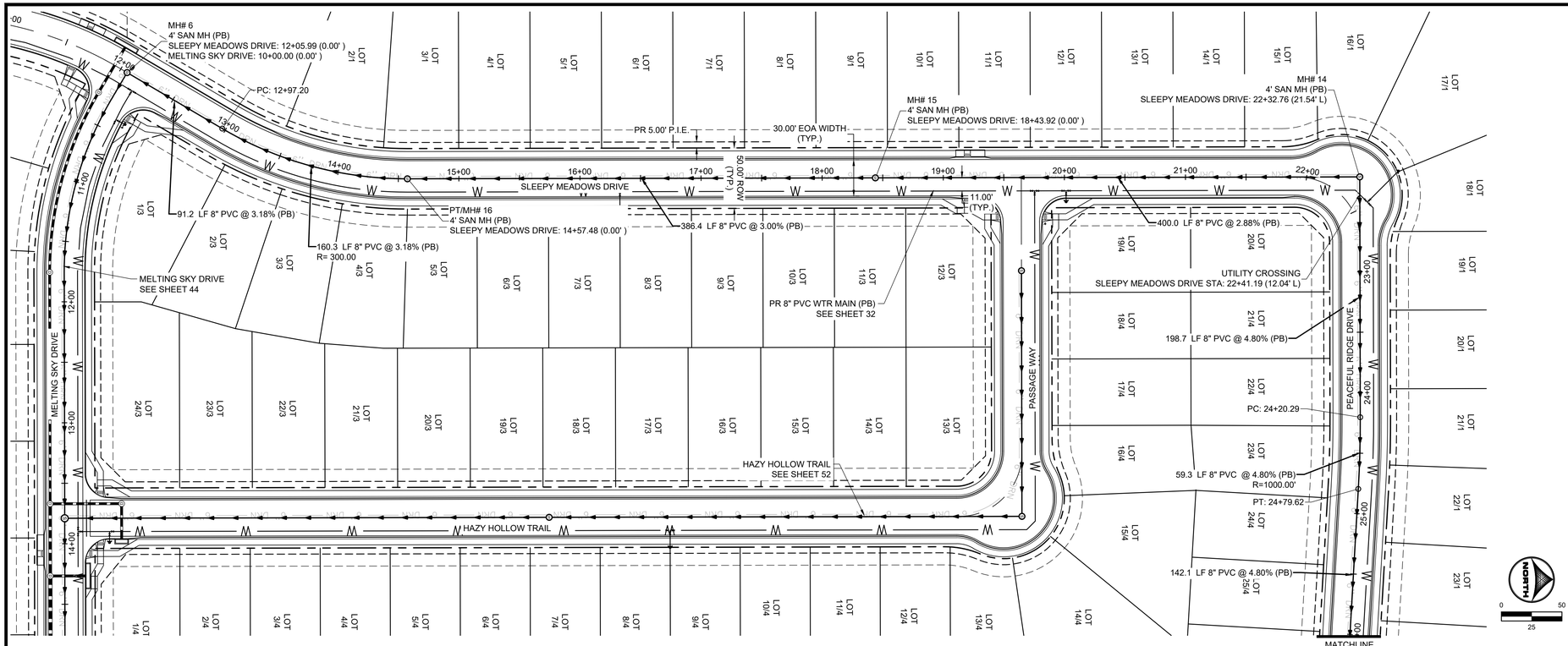

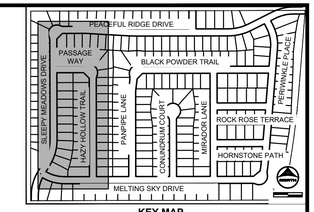

KEY MAP
SCALE: NTS

SANITARY SEWER NOTES:

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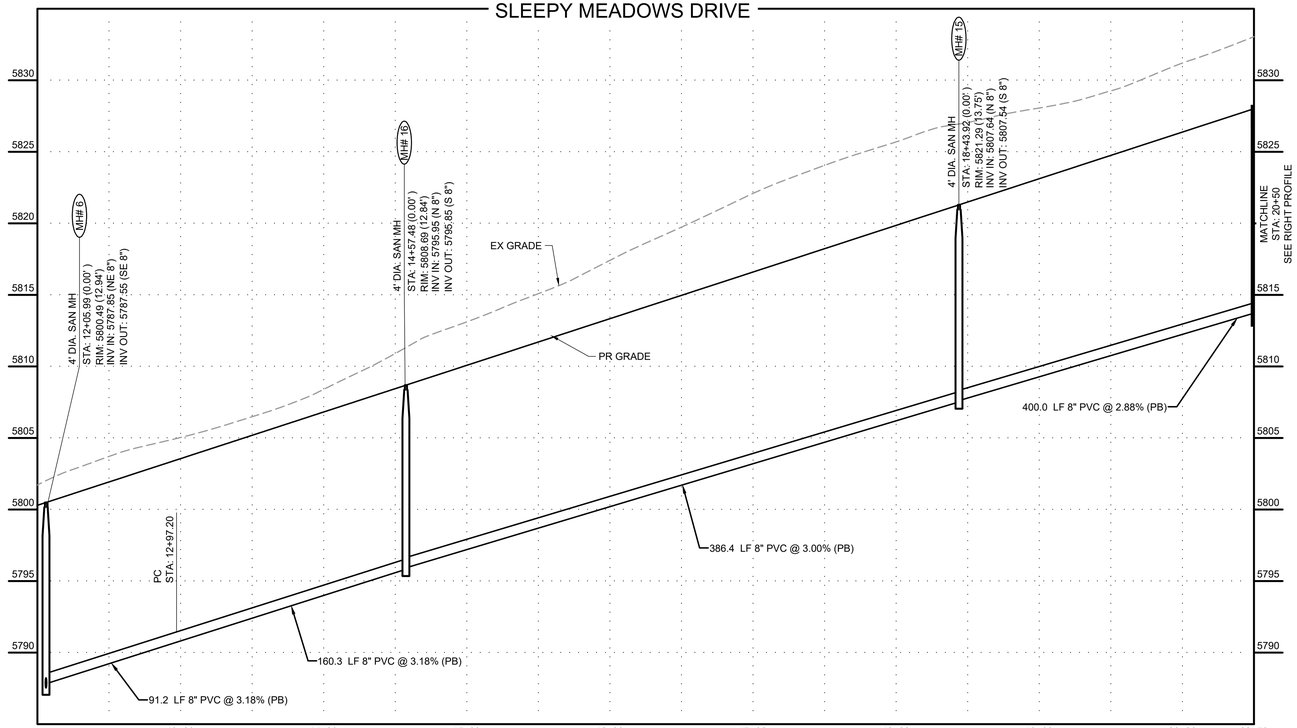
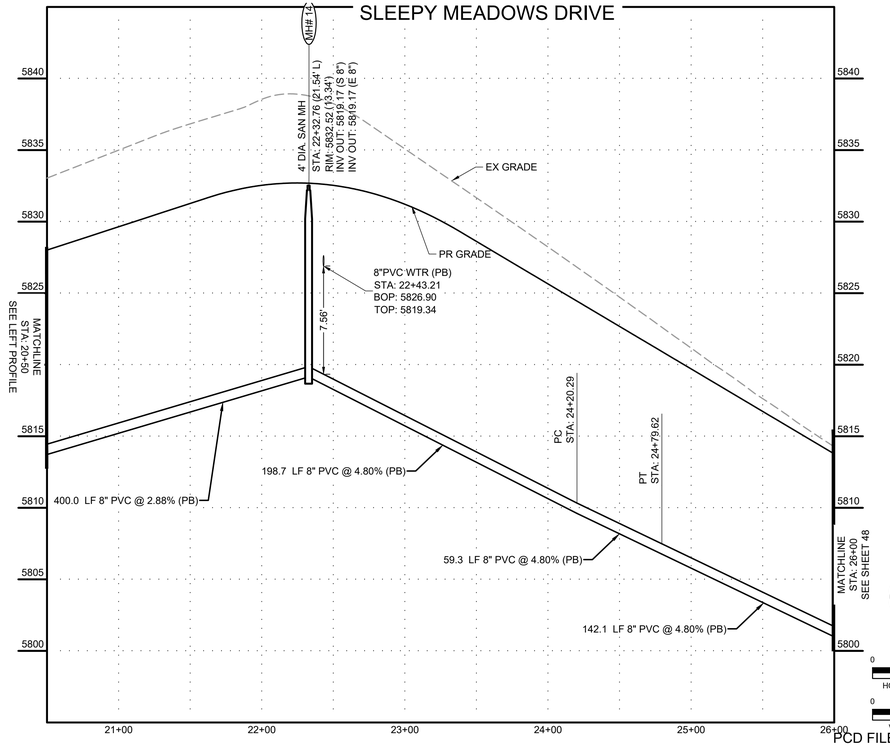




COLORADO LICENSED
COLEEN MORAN
56067
6/28/2023
PROFESSIONAL ENGINEER

0 50
HORIZONTAL
0 5
VERTICAL

PCD FILE NO. CDR-22-015

DRAWN BY:	DLH
APPROVED:	KMH
CAD DATE:	6/28/2023
CAD FILE:	J:\2023\2302308\CAD\Dwgs\C\CDs\Sanitary_PNP
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

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

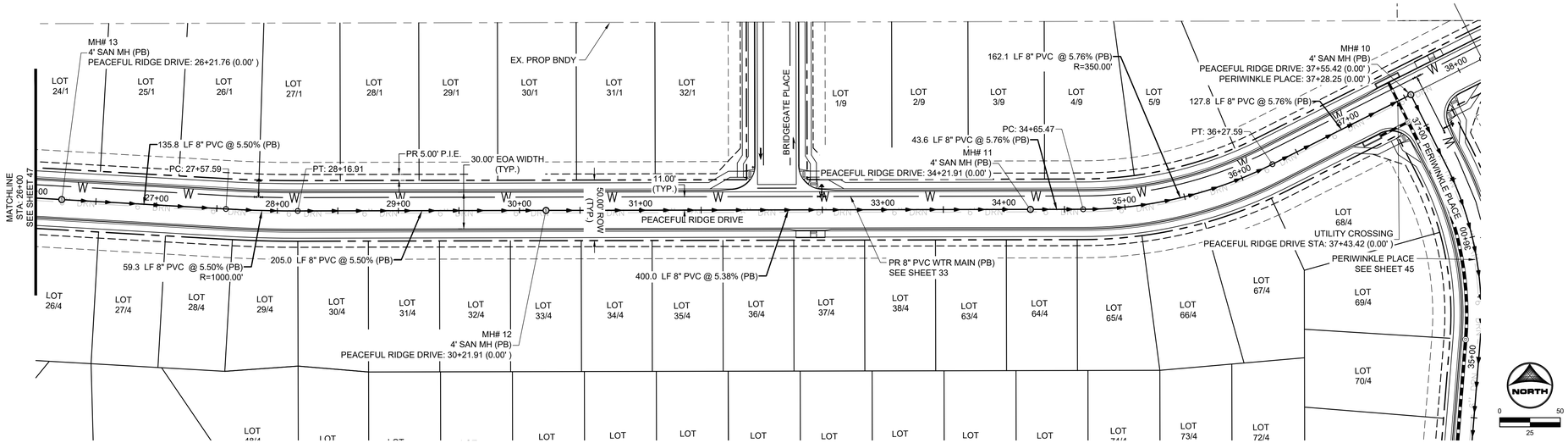
PEACEFUL RIDGE AT FOUNTAIN VALLEY
PEACEFUL RIDGE DEVELOPMENT COMPANY
EL PASO COUNTY, CO

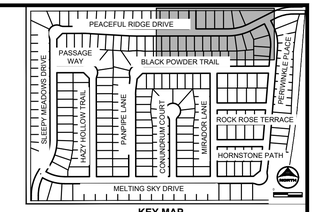
CONSTRUCTION DOCUMENTS
SANITARY PLAN & PROFILE

SHEET SAN 47

HR GREEN Xrefs: xv-dsgn; xv-row; xc-dsgn; xc-row; xc-util; key_map; xgl-1-dr01-2308; xv-util; Sanitary_CD_Sheet_Notes

BULLARD, ABBY, 6/28/2023 1:25 PM





KEY MAP
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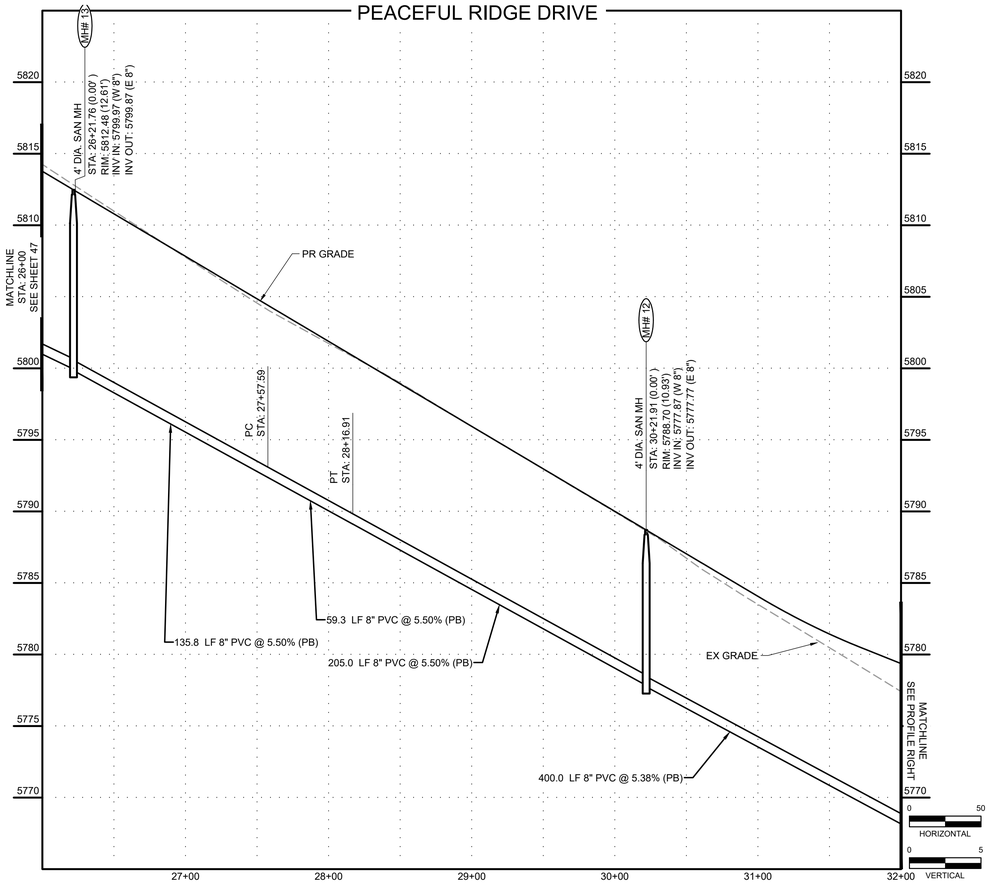
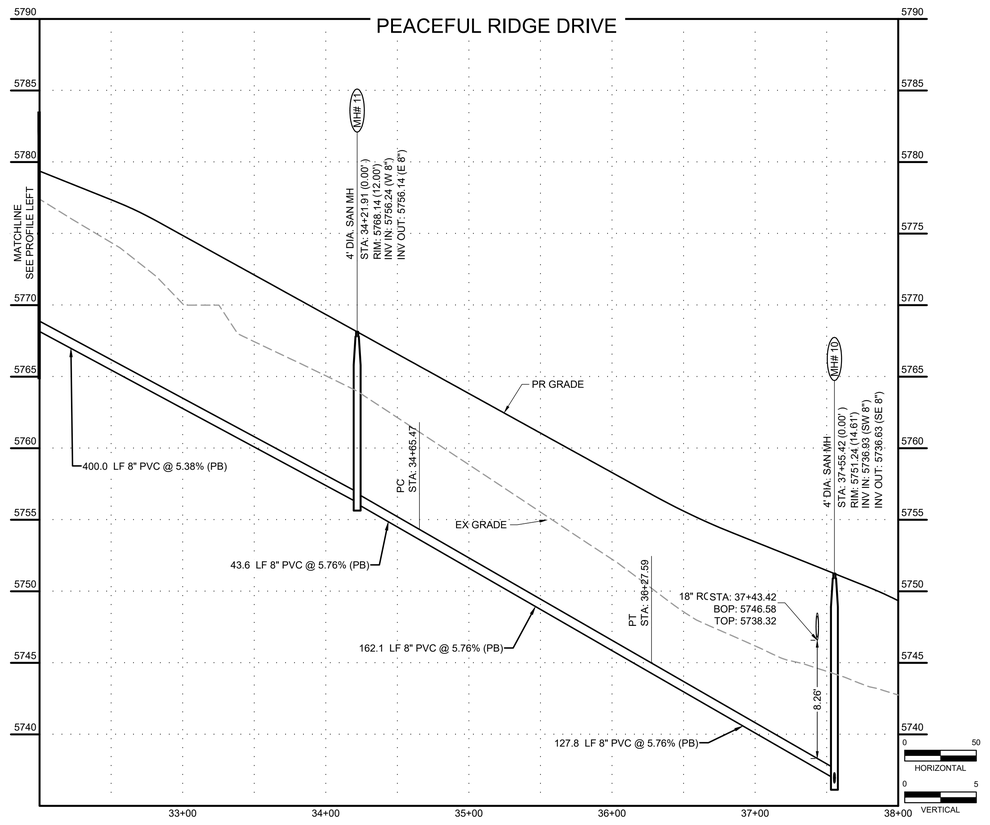




COLORADO LICENSED
COLLEEN HONEYCUTT
56067
6/28/2023
PROFESSIONAL ENGINEER

PCD FILE NO. CDR-22-015

DRAWN BY: DLH	JOB DATE: 5/4/2023	BAR IS ONE INCH ON OFFICIAL DRAWINGS. 0 1" IF NOT ONE INCH, ADJUST SCALE ACCORDINGLY.	
APPROVED: KMH	JOB NUMBER: 2302308		
CAD DATE: 6/28/2023			
CAD FILE: J:\2023\2302308\CAD\Dwgs\C\CDs\Sanitary_PNP			

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

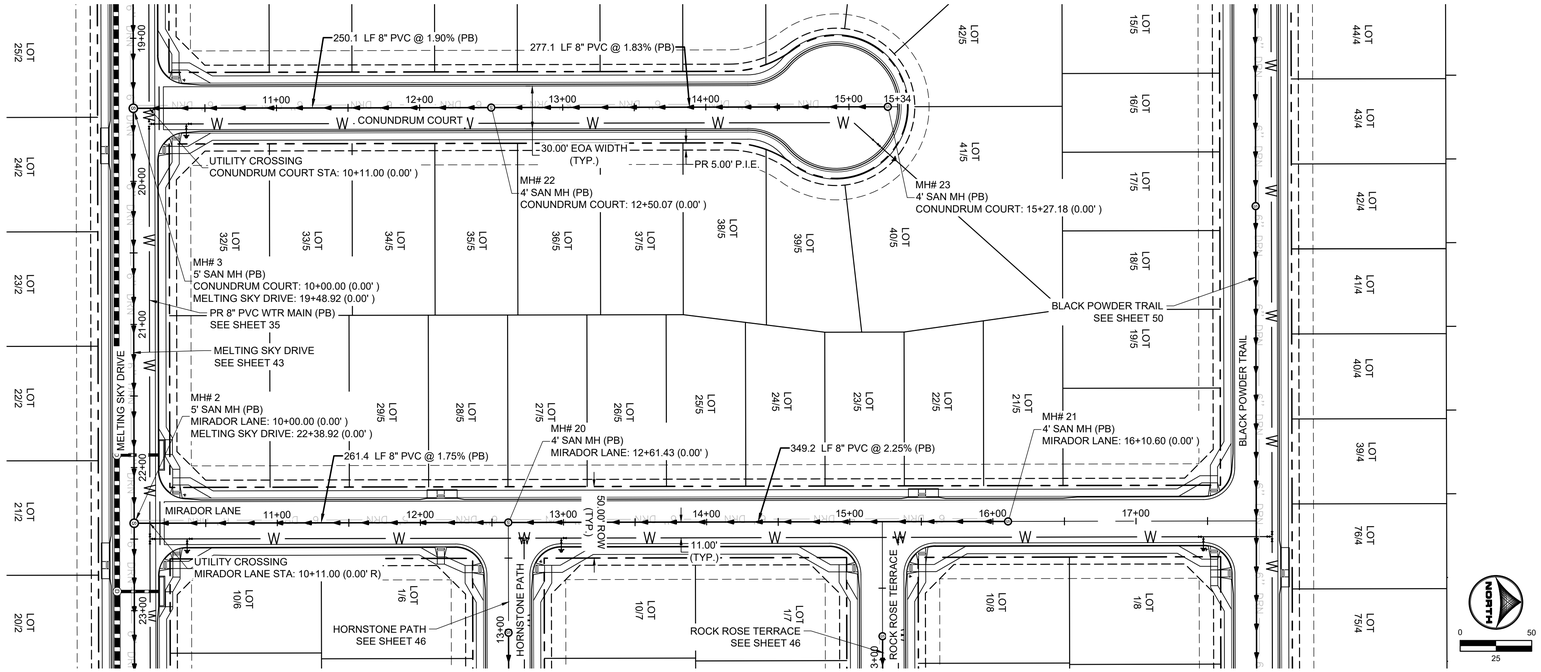
PEACEFUL RIDGE AT FOUNTAIN VALLEY
PEACEFUL RIDGE DEVELOPMENT COMPANY
EL PASO COUNTY, CO

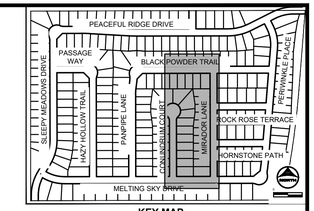
CONSTRUCTION DOCUMENTS
SANITARY PLAN & PROFILE

SHEET SAN 48

HR GREEN Xrefs: xv-dsgn, xv-row; xc-dsgn; xc-row; xc-util; key_map; xgi-1-dh01-2308; xv-util; Sanitary_CD_Sheet_Notes

BULLARD, ABBY, 6/28/2023 1:25 PM

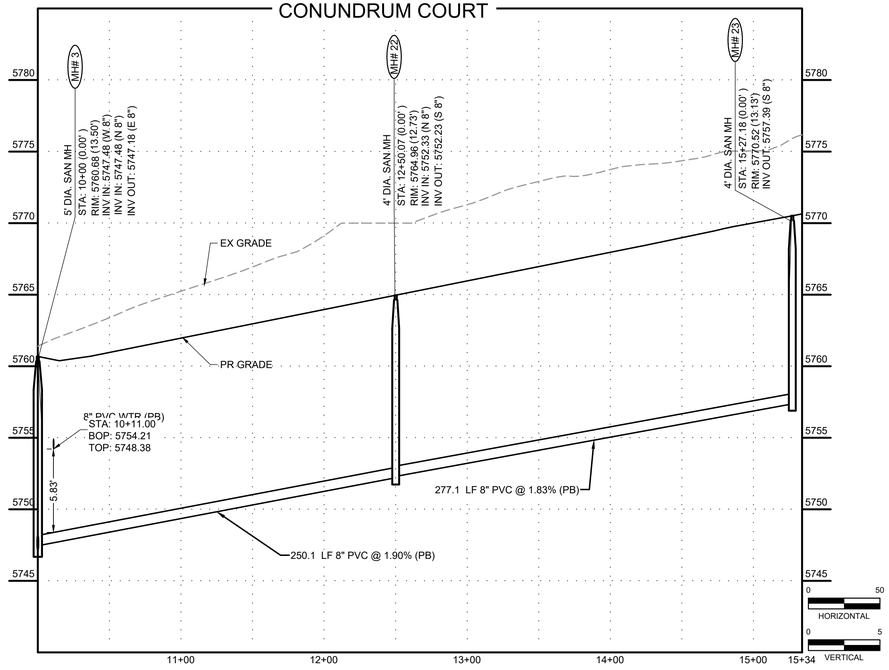


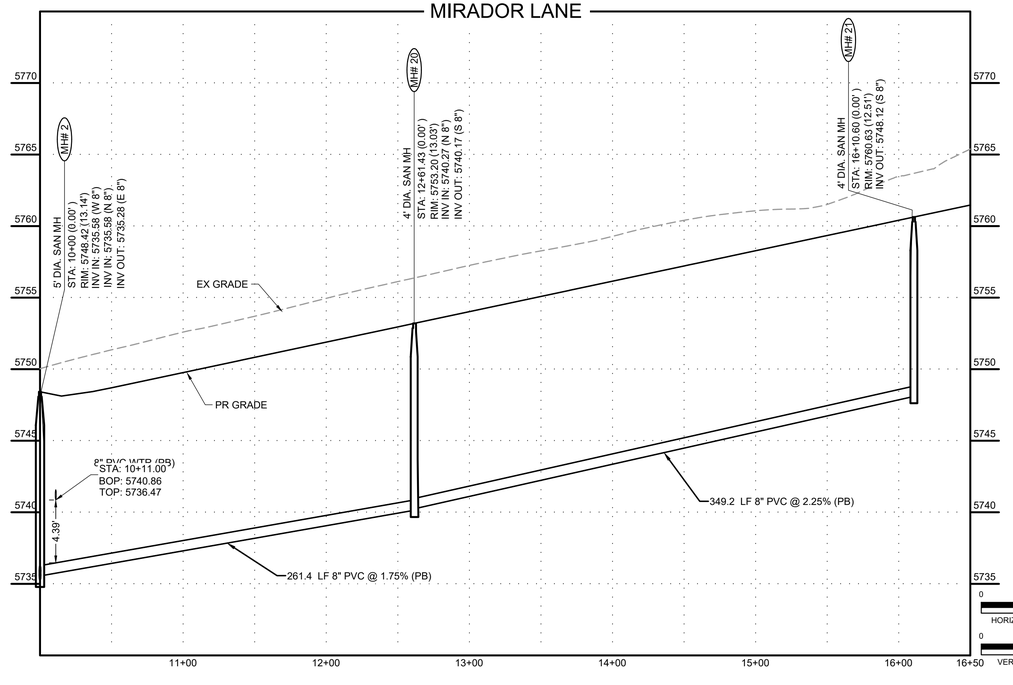


KEY MAP
SCALE: NTS

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.
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.





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: 6/28/2023		IF NOT ONE INCH, ADJUST SCALE ACCORDINGLY.	
CAD FILE: J:\2023\2302308\CAD\Dwgs\C\CDs\Sanitary_PNP			

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

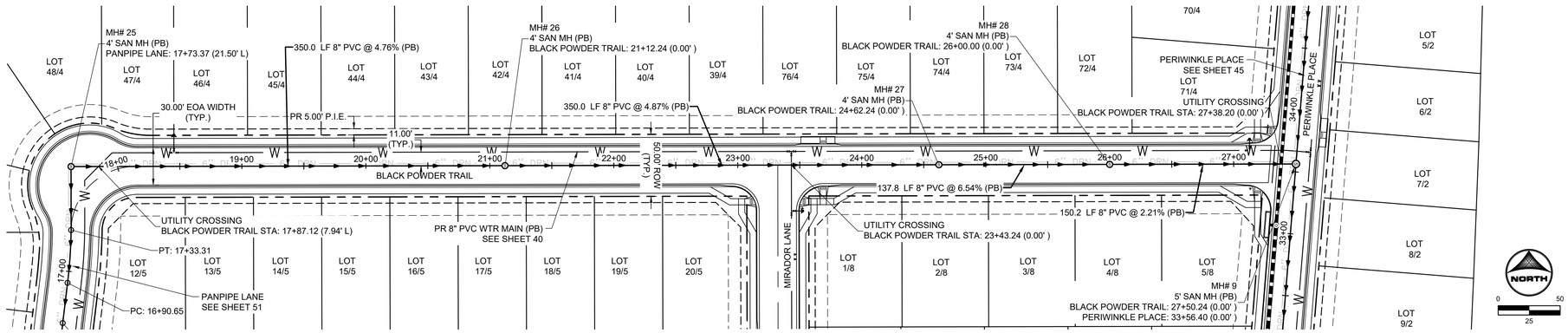
PEACEFUL RIDGE AT FOUNTAIN VALLEY
PEACEFUL RIDGE DEVELOPMENT COMPANY
EL PASO COUNTY, CO

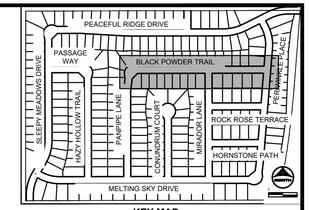
CONSTRUCTION DOCUMENTS
SANITARY PLAN & PROFILE

SHEET
SAN
49

HR GREEN Xrefs: xv-dsgn; xv-row; xc-dsgn; xc-row; xc-util; key_map; xgi-1-dh01-2308; xv-util; Sanitary_CD_Sheet_Notes

BULLARD, ABBY, 6/28/2023 1:26 PM





KEY MAP
SCALE: NTS

SANITARY SEWER NOTES:

1. SANITARY SEWER TO BE CONSTRUCTED WITH UNDERDRAIN PER DETAILS ON SHEETS 79 – 80.
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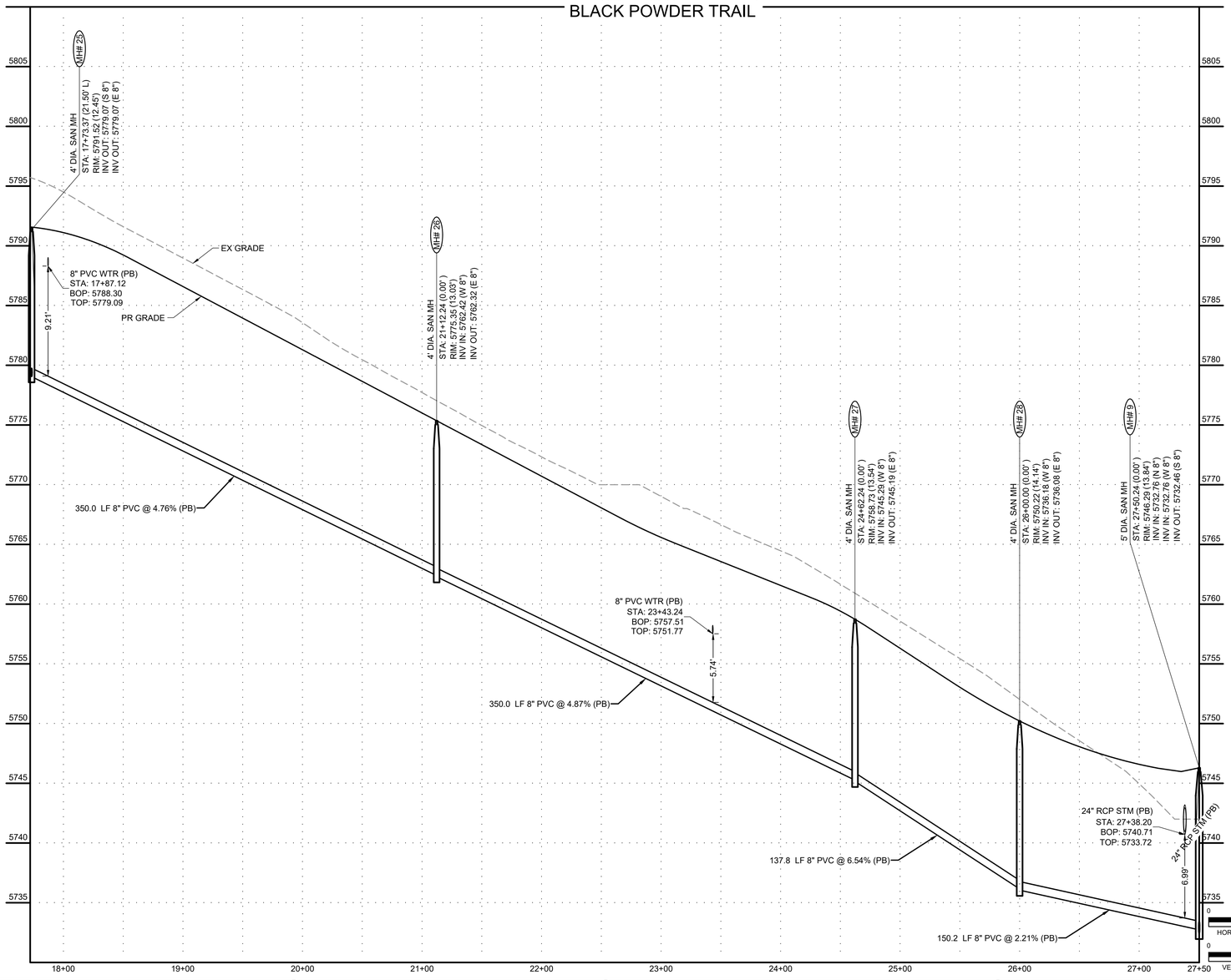


COLORADO LICENSED
COLLEEN HORNBAKER
56047
PROFESSIONAL ENGINEER
6/28/2023

PCD FILE NO. CDR-22-015

DRAWN BY:	DLH	JOB DATE:	5/4/2023
APPROVED:	KMH	JOB NUMBER:	2302308
CAD DATE:	6/28/2023		
CAD FILE:	J:\2023\2302308\CAD\Dwgs\C\CDs\Sanitary_PNP		

BAR IS ONE INCH ON OFFICIAL DRAWINGS. 0 1" 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: 719.394.2440
FAX: 713.965.0044

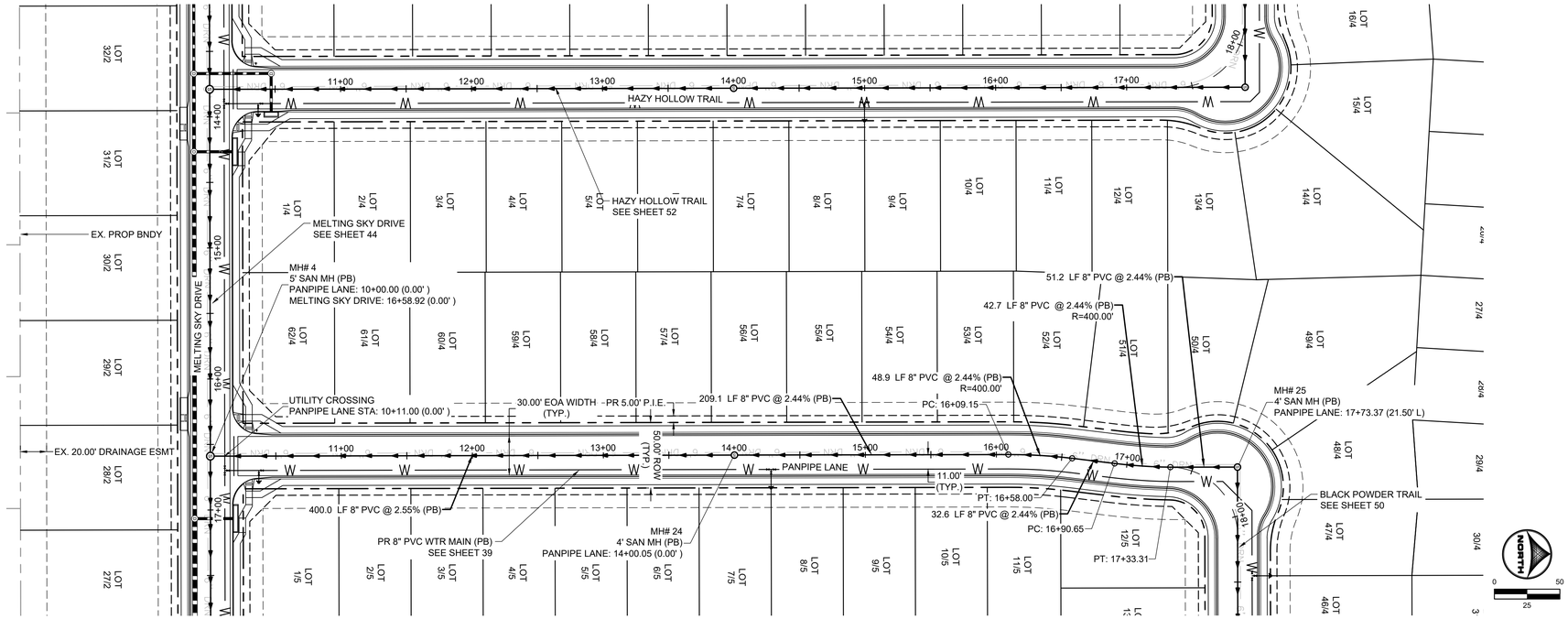
PEACEFUL RIDGE AT FOUNTAIN VALLEY
PEACEFUL RIDGE DEVELOPMENT COMPANY
EL PASO COUNTY, CO

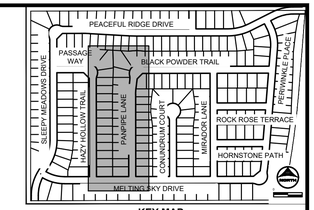
CONSTRUCTION DOCUMENTS
SANITARY PLAN & PROFILE

SHEET SAN 50

HR GREEN Xrefs: xv-dsgn; xv-row; xc-dsgn; xc-row; xc-util; key_map; xgr1-dh01-2308; xv-util; Sanitary_CD_Sheet_Notes

BULLARD, ABBY, 6/28/2023 1:26 PM





KEY MAP
SCALE: NTS

SANITARY SEWER NOTES:

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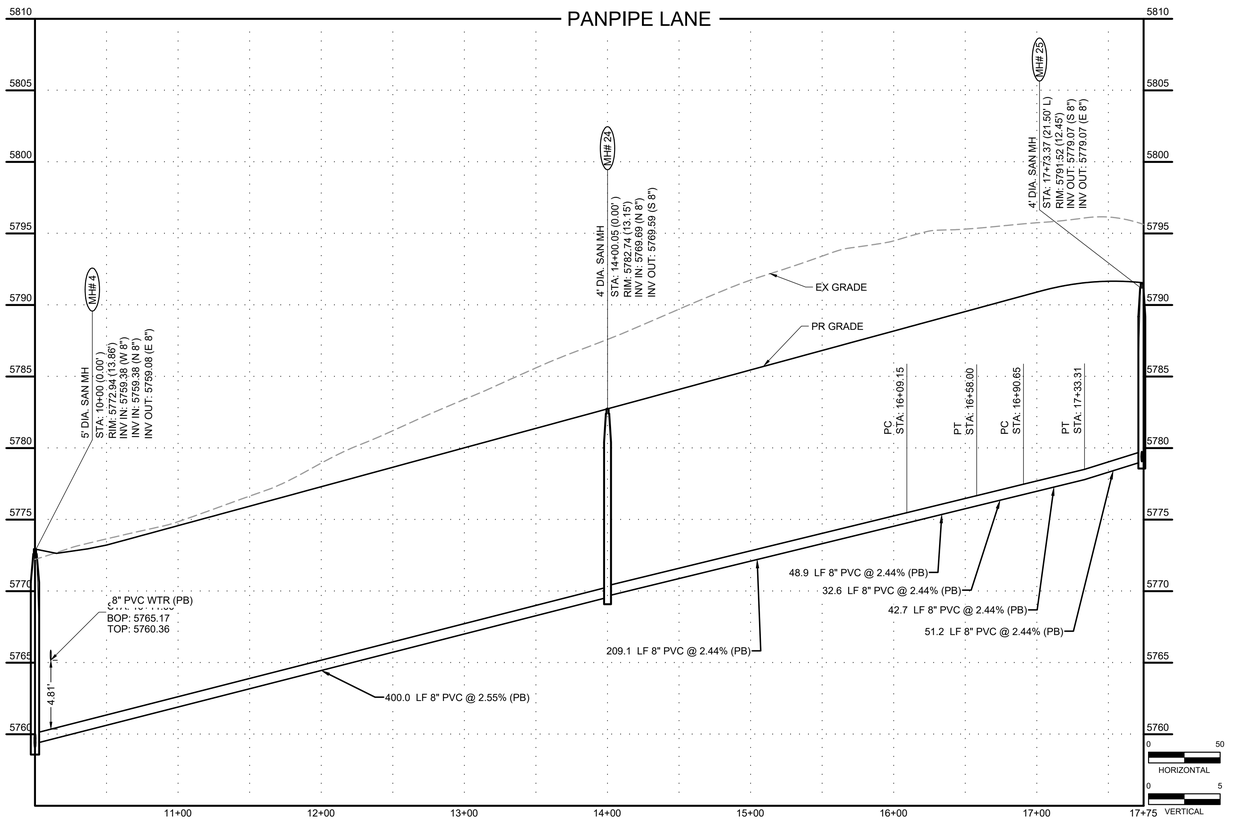


PCD FILE NO. CDR-22-015

DRAWN BY: DLH	JOB DATE: 5/4/2023	BAR IS ONE INCH ON OFFICIAL DRAWINGS.	
APPROVED: KMH	JOB NUMBER: 2302308	0 1"	
CAD DATE: 6/28/2023		IF NOT ONE INCH, ADJUST SCALE ACCORDINGLY.	
CAD FILE: J:\2023\2302308\CAD\Dwgs\C\CDs\Sanitary_PNP			

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

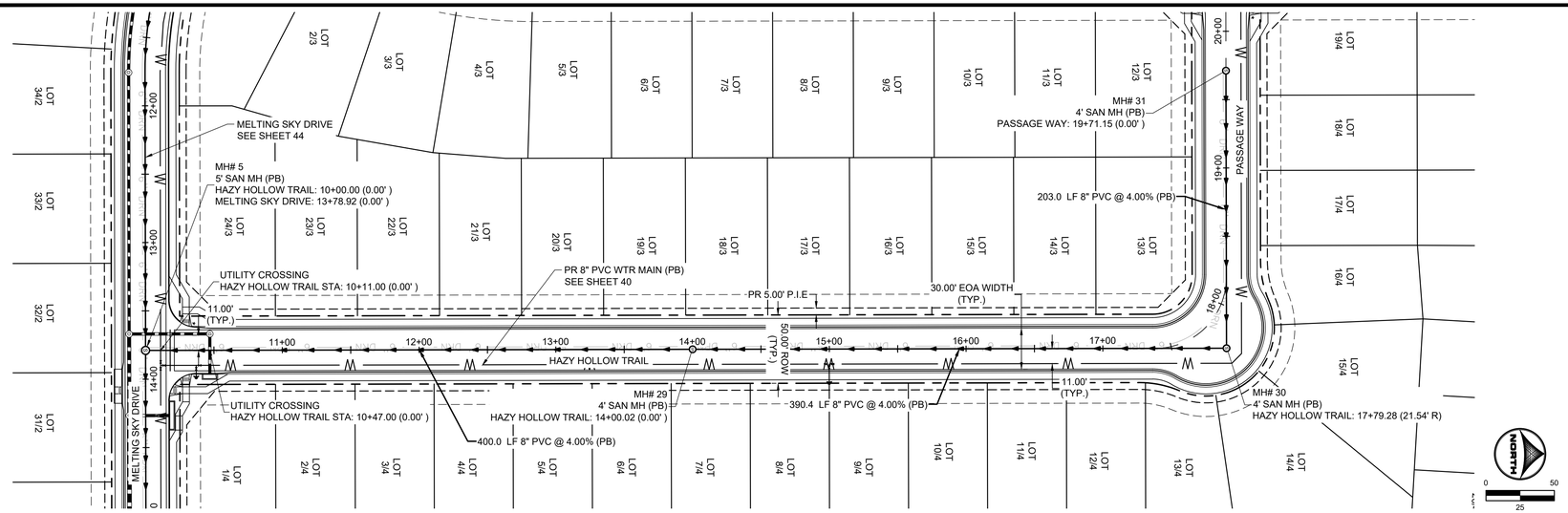
PEACEFUL RIDGE AT FOUNTAIN VALLEY
PEACEFUL RIDGE DEVELOPMENT COMPANY
EL PASO COUNTY, CO

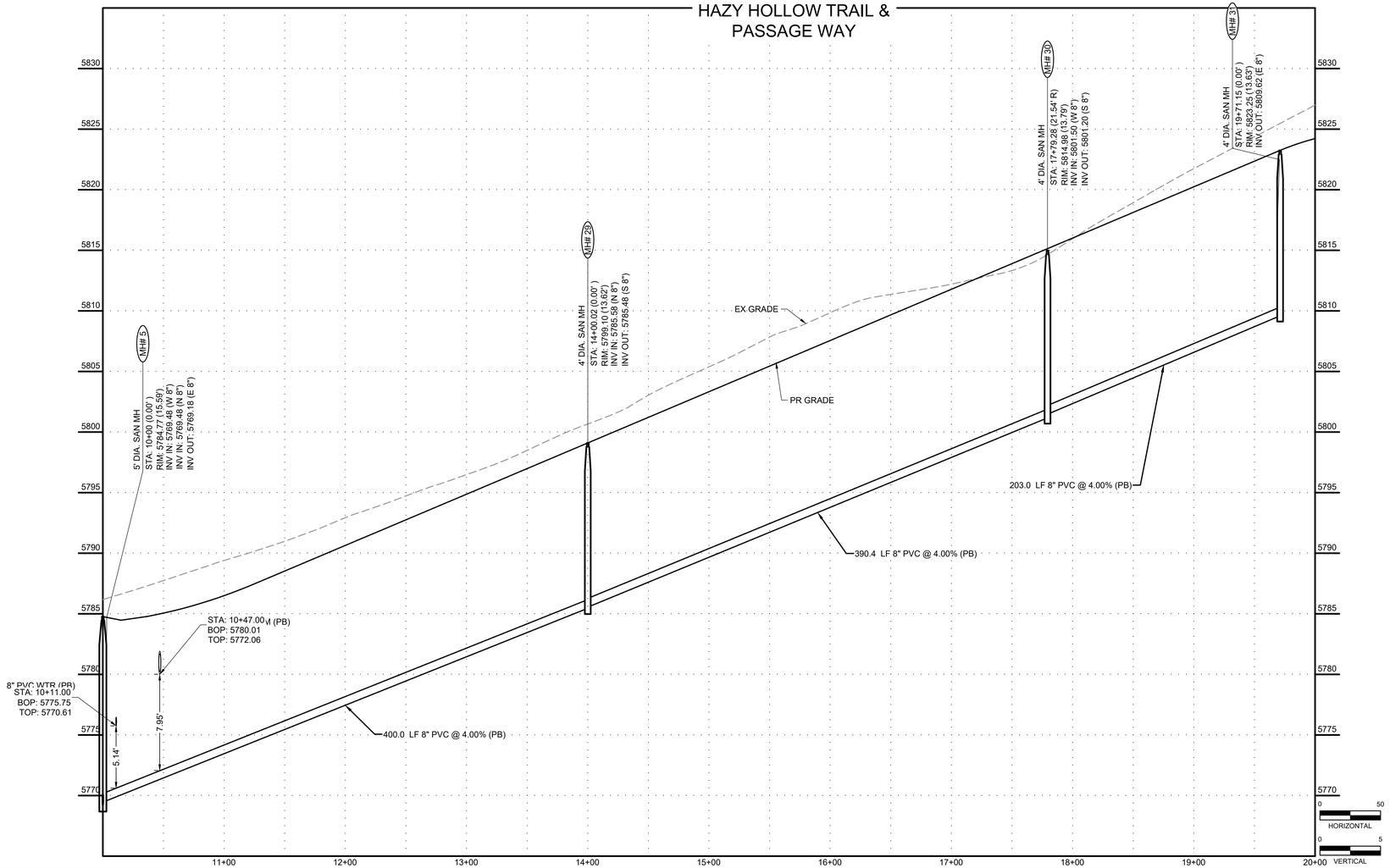
CONSTRUCTION DOCUMENTS
SANITARY PLAN & PROFILE

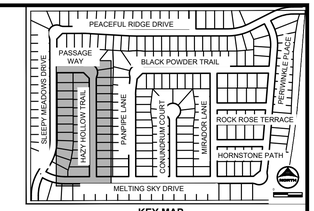
SHEET SAN 51

HR GREEN Xrefs: xv-dsgn; xv-row; xc-dsgn; xc-row; xc-util; key_map; xgr1-dh01-2308; xv-util; Sanitary_CD_Sheet_Notes

BULLARD, ABBY, 6/28/2023 1:26 PM







KEY MAP
SCALE: NTS

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COLORADO LICENSED
COLLEEN MORAVEC
58067
6/28/2023
PROFESSIONAL ENGINEER

PCD FILE NO. CDR-22-015

DRAWN BY: DLH	JOB DATE: 5/4/2023	BAR IS ONE INCH ON OFFICIAL DRAWINGS. 0 1" IF NOT ONE INCH, ADJUST SCALE ACCORDINGLY.	
APPROVED: KMH	JOB NUMBER: 2302308		
CAD DATE: 6/28/2023			
CAD FILE: J:\2023\2302308\CAD\Dwgs\C\CDs\Sanitary_PNP			

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
SANITARY PLAN & PROFILE

SHEET
SAN
52

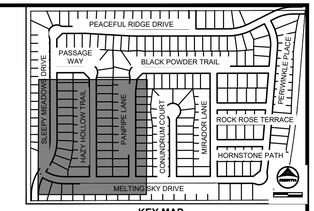
HR GREEN Xrefs: xr-dsgn; xr-row; xc-dsgn; xc-row; xo-util; key_map; xgt-1-afh1-2308; xv-util; Sanitary_CD_Sheet_Notes

BULLARD, ABBY, 6/28/2023 1:28 PM

WATER SERVICE TABLE			
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
4/8	1" HDPE WTR SERVICE	03-WTR	14+51.10
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
4/53	1" HDPE WTR SERVICE	04-WTR	15+64.00
4/54	1" HDPE WTR SERVICE	04-WTR	15+06.50
4/55	1" HDPE WTR SERVICE	04-WTR	14+49.00
4/56	1" HDPE WTR SERVICE	04-WTR	13+97.07
4/57	1" HDPE WTR SERVICE	04-WTR	13+34.00
4/58	1" HDPE WTR SERVICE	04-WTR	12+76.50
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

WATER SERVICE TABLE			
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

SANITARY SERVICE TABLE			
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+89.70
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



KEY MAP
SCALE: NTS

SANITARY SERVICE TABLE			
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

PCD FILE NO. CDR-22-015

HR GREEN Xrefs: xv-utli; xc-dsgn; xc-utli; xv-dsgn; xv-cnv; xc-cnv; xgr1-dh01-2308; key_map

DRAWN BY: AXB JOB DATE: 5/4/2023
APPROVED: CPM JOB NUMBER: 2302308
CAD DATE: 6/28/2023
CAD FILE: J:\2023\2302308\CAD\Dwgs\C\CDs\Util_serv

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

NO.	DATE	BY	REVISION DESCRIPTION

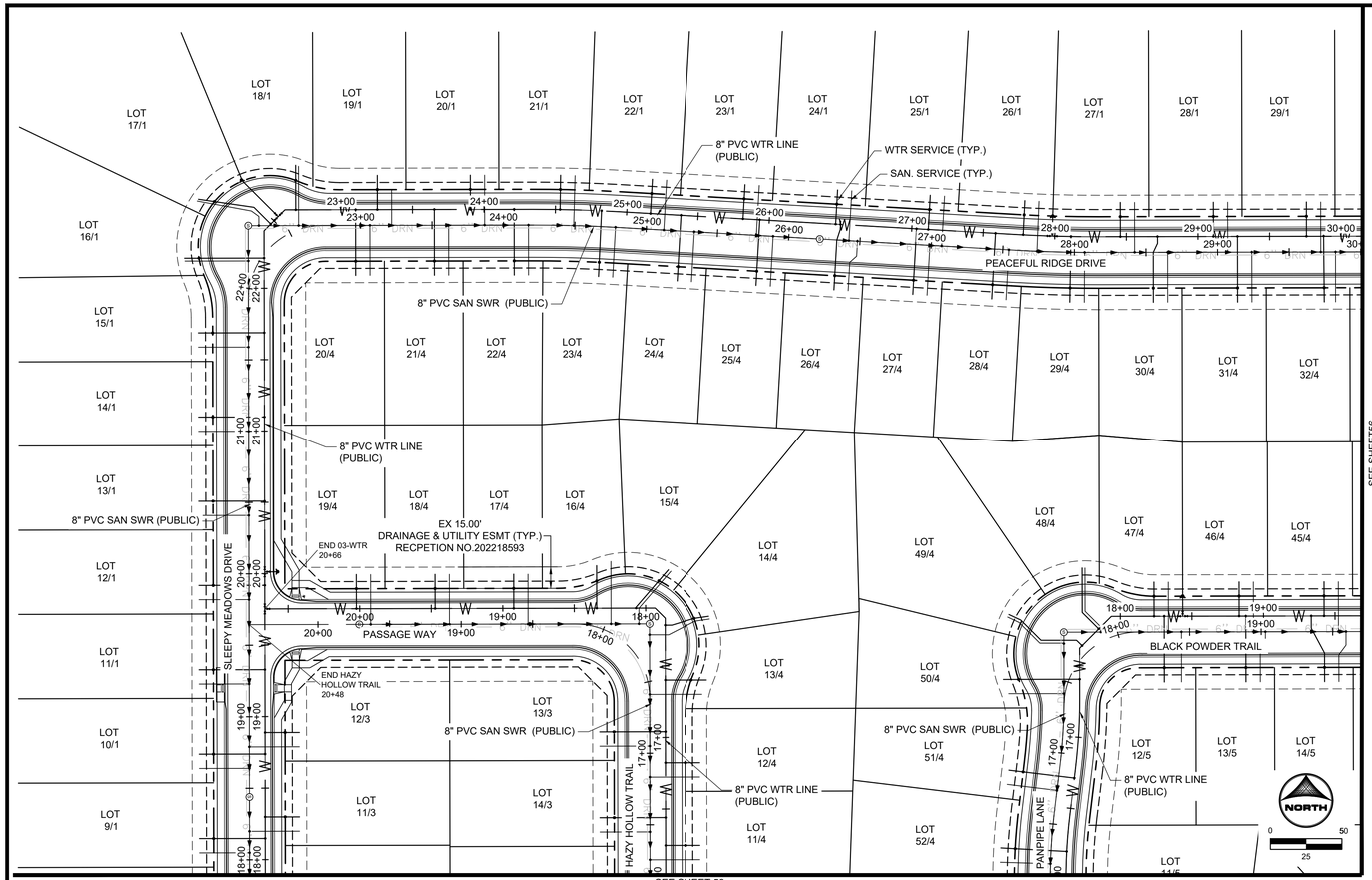
HRGreen
HR GREEN - COLORADO SPRINGS
1975 RESEARCH PARKWAY SUITE 230
COLORADO SPRINGS, CO 80920
PHONE: 719.394.2440
FAX: 713.965.0044

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

CONSTRUCTION DOCUMENTS
UTILTY SERIVICE PLAN

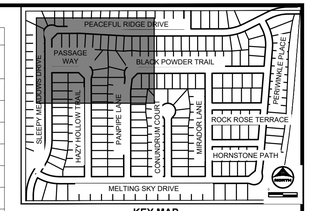
SHEET USP

BULLARD, ABBY, 6/28/2023 1:28 PM



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



KEY MAP
SCALE: NTS

COLORADO LICENSED
COLLEEN MONAHAN
50067
6/28/2023
PROFESSIONAL ENGINEER

PCD FILE NO. CDR-22-015

DRAWN BY: AXB JOB DATE: 5/4/2023
APPROVED: CPM JOB NUMBER: 2302308
CAD DATE: 6/28/2023
CAD FILE: J:\2023\2302308\CAD\Dwgs\C\CDs\Util_serv

BAR IS ONE INCH ON OFFICIAL DRAWINGS.
0 1"
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: 719.394.2440
FAX: 713.965.0044

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

CONSTRUCTION DOCUMENTS
UTILITY SERVICE PLAN

SHEET USP

54

HR GREEN Xrefs: xv-util; xc-dsgn; xc-util; xv-dsgn; xv-cnw; xc-cnw; xgr1-dfp1-2308; key_map

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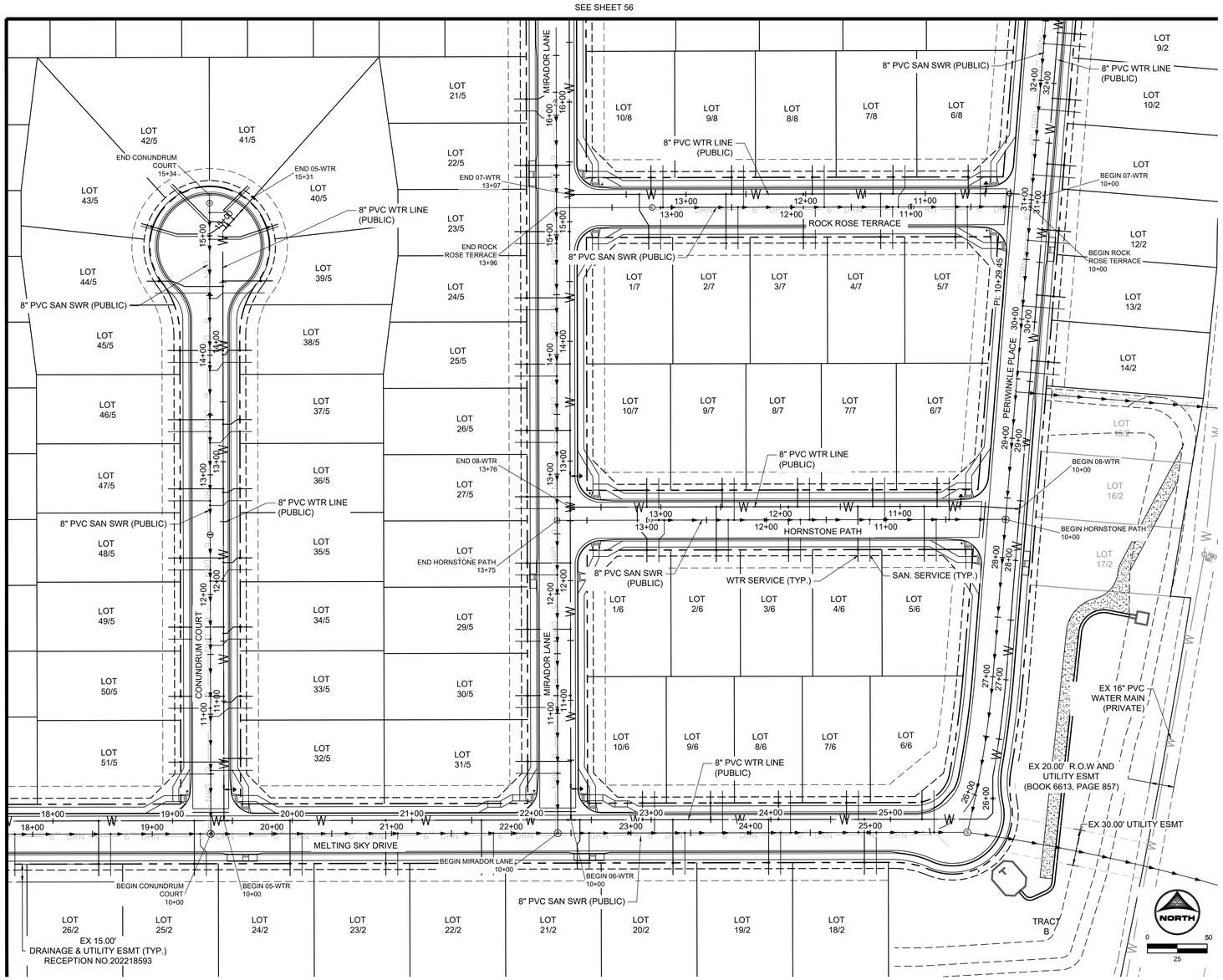

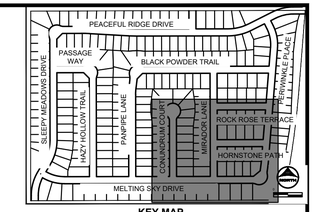

KEY MAP
SCALE: NTS

WATER SERVICE TABLE			
BLOCK/ LOT NO.	DESC.	ALIGNMENT	STATION
2/9	1" HDPE WTR SERVICE	02-WTR	32+42.56
2/10	1" HDPE WTR SERVICE	02-WTR	31+87.56
2/11	1" HDPE WTR SERVICE	02-WTR	31+32.56
2/12	1" HDPE WTR SERVICE	02-WTR	30+77.56
2/13	1" HDPE WTR SERVICE	02-WTR	30+22.56
2/14	1" HDPE WTR SERVICE	02-WTR	29+67.56
2/18	1" HDPE WTR SERVICE	02-WTR	24+78.16
2/19	1" HDPE WTR SERVICE	02-WTR	23+98.16
2/20	1" HDPE WTR SERVICE	02-WTR	23+18.16
2/21	1" HDPE WTR SERVICE	02-WTR	22+40.42
2/22	1" HDPE WTR SERVICE	02-WTR	21+58.16
2/23	1" HDPE WTR SERVICE	02-WTR	20+78.16
2/24	1" HDPE WTR SERVICE	02-WTR	19+98.16
2/25	1" HDPE WTR SERVICE	02-WTR	19+18.16
2/26	1" HDPE WTR SERVICE	02-WTR	18+38.16
5/21	1" HDPE WTR SERVICE	06-WTR	16+08.24
5/22	1" HDPE WTR SERVICE	06-WTR	15+47.20
5/23	1" HDPE WTR SERVICE	06-WTR	14+91.80
5/24	1" HDPE WTR SERVICE	06-WTR	14+36.40
5/25	1" HDPE WTR SERVICE	06-WTR	13+81.03
5/26	1" HDPE WTR SERVICE	06-WTR	13+25.60
5/27	1" HDPE WTR SERVICE	06-WTR	12+70.20
5/28	1" HDPE WTR SERVICE	06-WTR	12+14.80
5/29	1" HDPE WTR SERVICE	06-WTR	11+59.40
5/30	1" HDPE WTR SERVICE	06-WTR	11+04.00
5/31	1" HDPE WTR SERVICE	06-WTR	10+49.00
5/32	1" HDPE WTR SERVICE	05-WTR	10+52.00
5/33	1" HDPE WTR SERVICE	05-WTR	10+98.93
5/34	1" HDPE WTR SERVICE	05-WTR	11+56.55
5/35	1" HDPE WTR SERVICE	05-WTR	12+15.72
5/36	1" HDPE WTR SERVICE	05-WTR	12+74.40
5/37	1" HDPE WTR SERVICE	05-WTR	13+31.36
5/38	1" HDPE WTR SERVICE	05-WTR	13+89.40
5/39	1" HDPE WTR SERVICE	05-WTR	14+51.04
5/40	1" HDPE WTR SERVICE	05-WTR	14+87.89
5/41	1" HDPE WTR SERVICE	05-WTR	15+05.98
5/42	1" HDPE WTR SERVICE	05-WTR	14+99.20
5/43	1" HDPE WTR SERVICE	05-WTR	14+96.63
5/44	1" HDPE WTR SERVICE	05-WTR	14+46.47
5/45	1" HDPE WTR SERVICE	05-WTR	13+93.00
5/46	1" HDPE WTR SERVICE	05-WTR	13+35.20
5/47	1" HDPE WTR SERVICE	05-WTR	12+77.40
5/48	1" HDPE WTR SERVICE	05-WTR	12+19.60
5/49	1" HDPE WTR SERVICE	05-WTR	11+61.80
5/50	1" HDPE WTR SERVICE	05-WTR	11+04.00
5/51	1" HDPE WTR SERVICE	05-WTR	10+49.00
6/1	1" HDPE WTR SERVICE	08-WTR	13+19.66
6/2	1" HDPE WTR SERVICE	08-WTR	12+53.72
6/3	1" HDPE WTR SERVICE	08-WTR	11+93.33
6/4	1" HDPE WTR SERVICE	08-WTR	11+35.33
6/5	1" HDPE WTR SERVICE	08-WTR	10+79.89
6/6	1" HDPE WTR SERVICE	02-WTR	25+26.43
6/7	1" HDPE WTR SERVICE	02-WTR	24+63.29
6/8	1" HDPE WTR SERVICE	02-WTR	24+06.49
6/9	1" HDPE WTR SERVICE	02-WTR	23+49.69
6/10	1" HDPE WTR SERVICE	02-WTR	22+92.83
7/1	1" HDPE WTR SERVICE	07-WTR	13+39.04
7/2	1" HDPE WTR SERVICE	07-WTR	12+66.62
7/3	1" HDPE WTR SERVICE	07-WTR	12+01.98
7/4	1" HDPE WTR SERVICE	07-WTR	11+37.34

SANITARY SERVICE TABLE			
BLOCK/ LOT NO.	DESC.	ALIGNMENT	STATION
2/9	4"PVC SWR SERVICE	MELTING SKY DRIVE	32+31.02
2/10	4"PVC SWR SERVICE	MELTING SKY DRIVE	31+76.02
2/11	4"PVC SWR SERVICE	MELTING SKY DRIVE	31+21.02
2/12	4"PVC SWR SERVICE	MELTING SKY DRIVE	30+66.02
2/13	4"PVC SWR SERVICE	MELTING SKY DRIVE	30+11.02
2/14	4"PVC SWR SERVICE	MELTING SKY DRIVE	29+56.02
2/18	4"PVC SWR SERVICE	MELTING SKY DRIVE	25+05.14
2/19	4"PVC SWR SERVICE	MELTING SKY DRIVE	24+25.14
2/20	4"PVC SWR SERVICE	MELTING SKY DRIVE	23+45.14
2/21	4"PVC SWR SERVICE	MELTING SKY DRIVE	22+65.14
2/22	4"PVC SWR SERVICE	MELTING SKY DRIVE	21+85.14
2/23	4"PVC SWR SERVICE	MELTING SKY DRIVE	21+05.14
2/24	4"PVC SWR SERVICE	MELTING SKY DRIVE	20+25.14
2/25	4"PVC SWR SERVICE	MELTING SKY DRIVE	19+40.07
2/26	4"PVC SWR SERVICE	MELTING SKY DRIVE	18+65.14
5/21	4"PVC SWR SERVICE	MIRADOR LANE	15+97.74
5/22	4"PVC SWR SERVICE	MIRADOR LANE	15+48.20
5/23	4"PVC SWR SERVICE	MIRADOR LANE	14+92.80
5/24	4"PVC SWR SERVICE	MIRADOR LANE	14+37.40
5/25	4"PVC SWR SERVICE	MIRADOR LANE	13+82.00
5/26	4"PVC SWR SERVICE	MIRADOR LANE	13+26.60
5/27	4"PVC SWR SERVICE	MIRADOR LANE	12+71.20
5/28	4"PVC SWR SERVICE	MIRADOR LANE	12+15.80
5/29	4"PVC SWR SERVICE	MIRADOR LANE	11+60.40
5/30	4"PVC SWR SERVICE	MIRADOR LANE	11+05.00
5/31	4"PVC SWR SERVICE	MIRADOR LANE	10+50.00
5/32	4"PVC SWR SERVICE	CONUNDRUM COURT	10+53.00
5/33	4"PVC SWR SERVICE	CONUNDRUM COURT	10+98.19
5/34	4"PVC SWR SERVICE	CONUNDRUM COURT	11+57.55
5/35	4"PVC SWR SERVICE	CONUNDRUM COURT	12+11.23
5/36	4"PVC SWR SERVICE	CONUNDRUM COURT	12+74.52
5/37	4"PVC SWR SERVICE	CONUNDRUM COURT	13+26.78
5/38	4"PVC SWR SERVICE	CONUNDRUM COURT	13+87.28
5/39	4"PVC SWR SERVICE	CONUNDRUM COURT	14+47.40
5/40	4"PVC SWR SERVICE	CONUNDRUM COURT	14+96.89
5/41	4"PVC SWR SERVICE	CONUNDRUM COURT	15+19.26
5/42	4"PVC SWR SERVICE	CONUNDRUM COURT	15+10.80
5/43	4"PVC SWR SERVICE	CONUNDRUM COURT	14+99.34
5/44	4"PVC SWR SERVICE	CONUNDRUM COURT	14+52.04
5/45	4"PVC SWR SERVICE	CONUNDRUM COURT	13+94.00
5/46	4"PVC SWR SERVICE	CONUNDRUM COURT	13+36.20
5/47	4"PVC SWR SERVICE	CONUNDRUM COURT	12+78.40
5/48	4"PVC SWR SERVICE	CONUNDRUM COURT	12+20.60
5/49	4"PVC SWR SERVICE	CONUNDRUM COURT	11+62.80
5/50	4"PVC SWR SERVICE	CONUNDRUM COURT	11+05.00
5/51	4"PVC SWR SERVICE	CONUNDRUM COURT	10+50.00
6/1	4"PVC SWR SERVICE	HORNSTONE PATH	12+85.40
6/2	4"PVC SWR SERVICE	HORNSTONE PATH	12+31.89
6/3	4"PVC SWR SERVICE	HORNSTONE PATH	11+71.50
6/4	4"PVC SWR SERVICE	HORNSTONE PATH	11+13.50
6/5	4"PVC SWR SERVICE	HORNSTONE PATH	10+58.06
6/6	4"PVC SWR SERVICE	MELTING SKY DRIVE	25+53.10
6/7	4"PVC SWR SERVICE	MELTING SKY DRIVE	24+90.28
6/8	4"PVC SWR SERVICE	MELTING SKY DRIVE	24+33.48
6/9	4"PVC SWR SERVICE	MELTING SKY DRIVE	23+76.68
6/10	4"PVC SWR SERVICE	MELTING SKY DRIVE	23+19.82
7/1	4"PVC SWR SERVICE	ROCK ROSE TERRACE	13+09.41
7/2	4"PVC SWR SERVICE	ROCK ROSE TERRACE	12+44.76

WATER SERVICE TABLE			
BLOCK/ LOT NO.	DESC.	ALIGNMENT	STATION
7/5	1" HDPE WTR SERVICE	07-WTR	10+74.86
7/6	1" HDPE WTR SERVICE	08-WTR	10+69.06
7/7	1" HDPE WTR SERVICE	08-WTR	11+22.94
7/8	1" HDPE WTR SERVICE	08-WTR	11+85.70
7/9	1" HDPE WTR SERVICE	08-WTR	12+48.70
7/10	1" HDPE WTR SERVICE	08-WTR	13+11.70
8/6	1" HDPE WTR SERVICE	07-WTR	10+64.08
8/7	1" HDPE WTR SERVICE	07-WTR	11+26.97
8/8	1" HDPE WTR SERVICE	07-WTR	11+94.45
8/9	1" HDPE WTR SERVICE	07-WTR	12+61.85
8/10	1" HDPE WTR SERVICE	07-WTR	13+29.25

SANITARY SERVICE TABLE			
BLOCK/ LOT NO.	DESC.	ALIGNMENT	STATION
7/3	4"PVC SWR SERVICE	ROCK ROSE TERRACE	11+80.12
7/4	4"PVC SWR SERVICE	ROCK ROSE TERRACE	11+15.48
7/5	4"PVC SWR SERVICE	ROCK ROSE TERRACE	10+53.01
7/6	4"PVC SWR SERVICE	HORNSTONE PATH	10+47.23
7/7	4"PVC SWR SERVICE	HORNSTONE PATH	11+01.11
7/8	4"PVC SWR SERVICE	HORNSTONE PATH	11+63.87
7/9	4"PVC SWR SERVICE	HORNSTONE PATH	12+26.87
7/10	4"PVC SWR SERVICE	HORNSTONE PATH	12+89.87
8/6	4"PVC SWR SERVICE	ROCK ROSE TERRACE	10+42.23
8/7	4"PVC SWR SERVICE	ROCK ROSE TERRACE	11+10.64
8/8	4"PVC SWR SERVICE	ROCK ROSE TERRACE	11+72.59
8/9	4"PVC SWR SERVICE	ROCK ROSE TERRACE	12+39.99
8/10	4"PVC SWR SERVICE	ROCK ROSE TERRACE	13+07.39

COLORADO LICENSED
COLEEN MONETTE
56067
6/28/2023
PROFESSIONAL ENGINEER

PCD FILE NO. CDR-22-015

DRAWN BY: AXB JOB DATE: 5/4/2023
APPROVED: CPM JOB NUMBER: 2302308
CAD DATE: 6/28/2023
CAD FILE: J:\2023\2302308\CAD\Dwgs\C\CDs\Util_serv

BAR IS ONE INCH ON OFFICIAL DRAWINGS.
0 1"
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: 719.394.2440
FAX: 713.965.0044

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

CONSTRUCTION DOCUMENTS
UTILITY SERVICE PLAN

SHEET USP

55

HR GREEN Xrefs: xv-util, xc-dsgn; xc-util; xv-dsgn; xv-row; xc-row; xgl-1-dft01-2308; key_map

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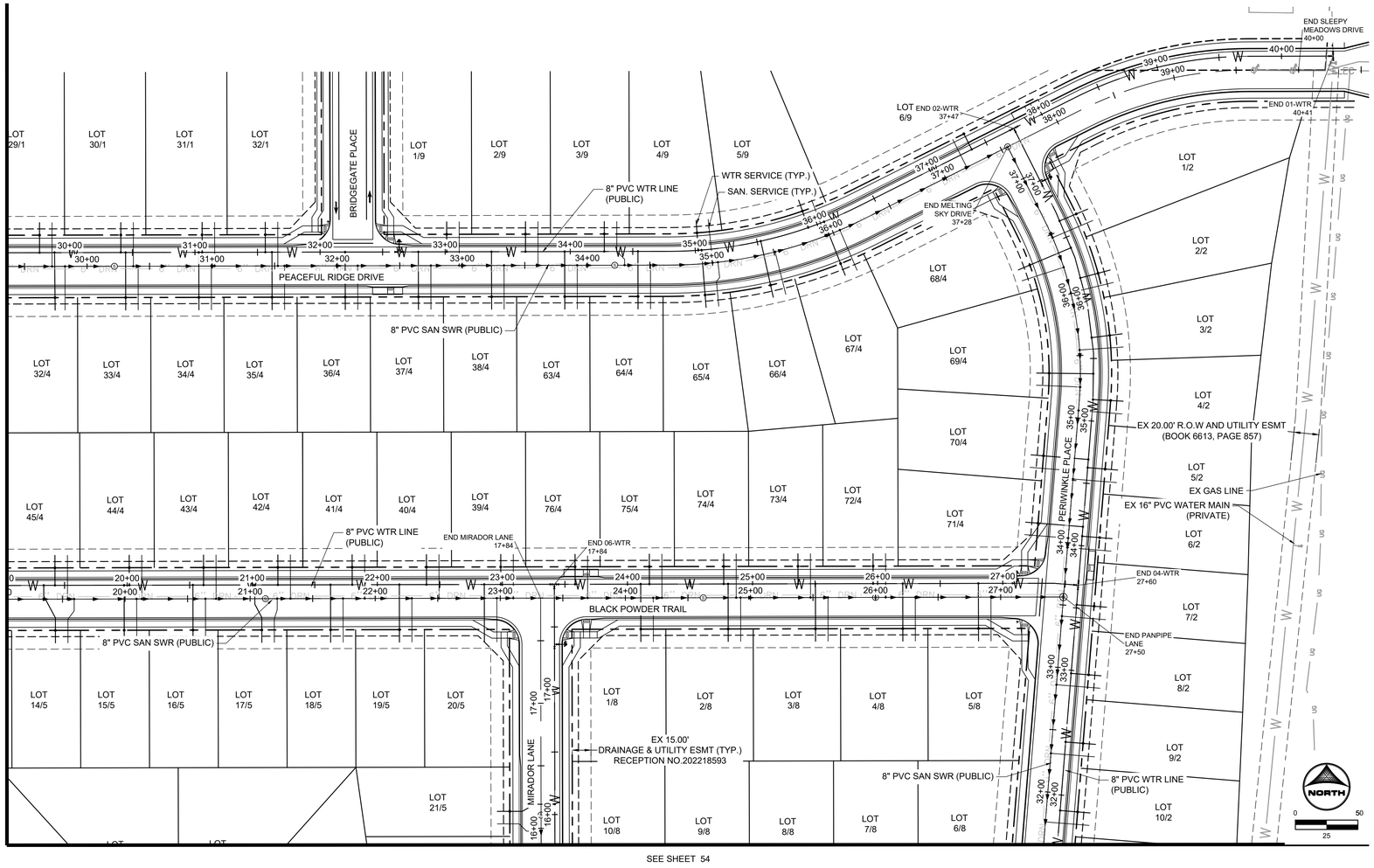
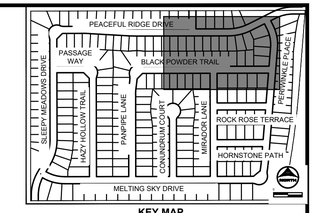


SEE SHEET 54



KEY MAP
SCALE: NTS

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

COLORADO LICENSED
COLLEEN MONAHAN
50057
6/28/2023
PROFESSIONAL ENGINEER

PCD FILE NO. CDR-22-015

DRAWN BY: AXB JOB DATE: 5/4/2023
APPROVED: CPM JOB NUMBER: 2302308
CAD DATE: 6/28/2023
CAD FILE: J:\2023\2302308\CAD\Dwgs\C\CDs\Util_serv

BAR IS ONE INCH ON OFFICIAL DRAWINGS. 0 1"
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: 719.394.2440
FAX: 713.965.0044

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

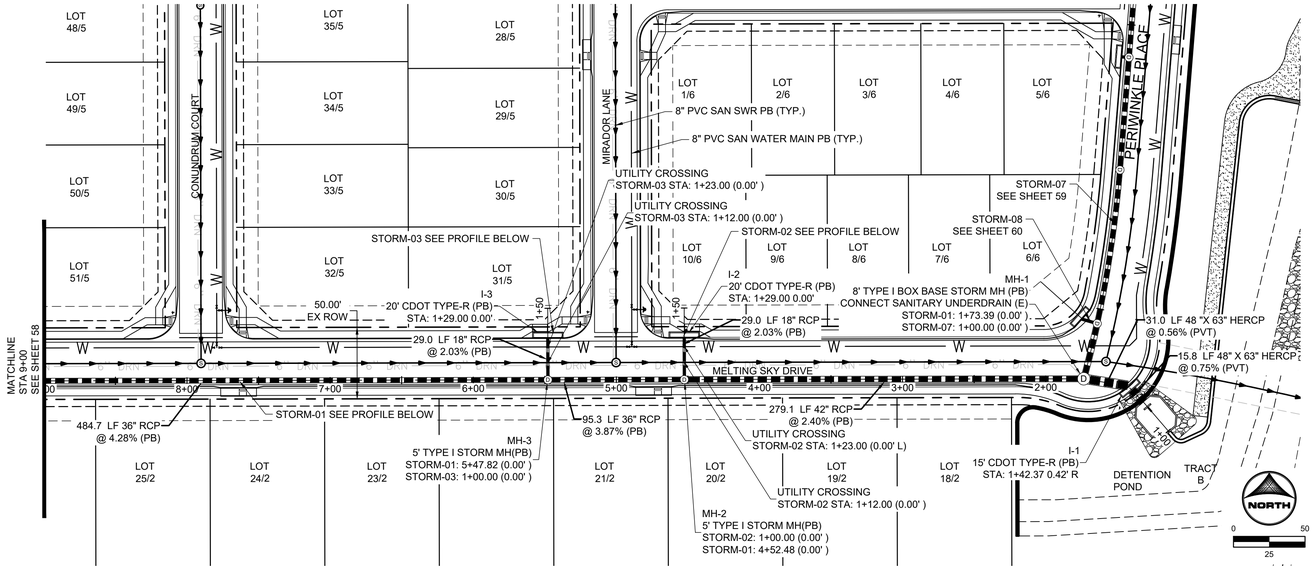
CONSTRUCTION DOCUMENTS
UTILITY SERVICE PLAN

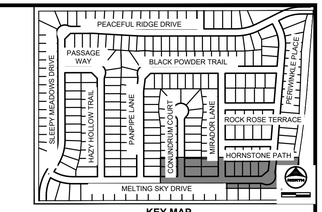
SHEET USP

56

HR GREEN Xrefs: xv-util, xc-dsgn; xc-util, xv-dsgn; xv-row, xc-row, xgl-1-dh01-2308, key_map

BULLARD, ABBY, 6/28/2023 3:44 PM

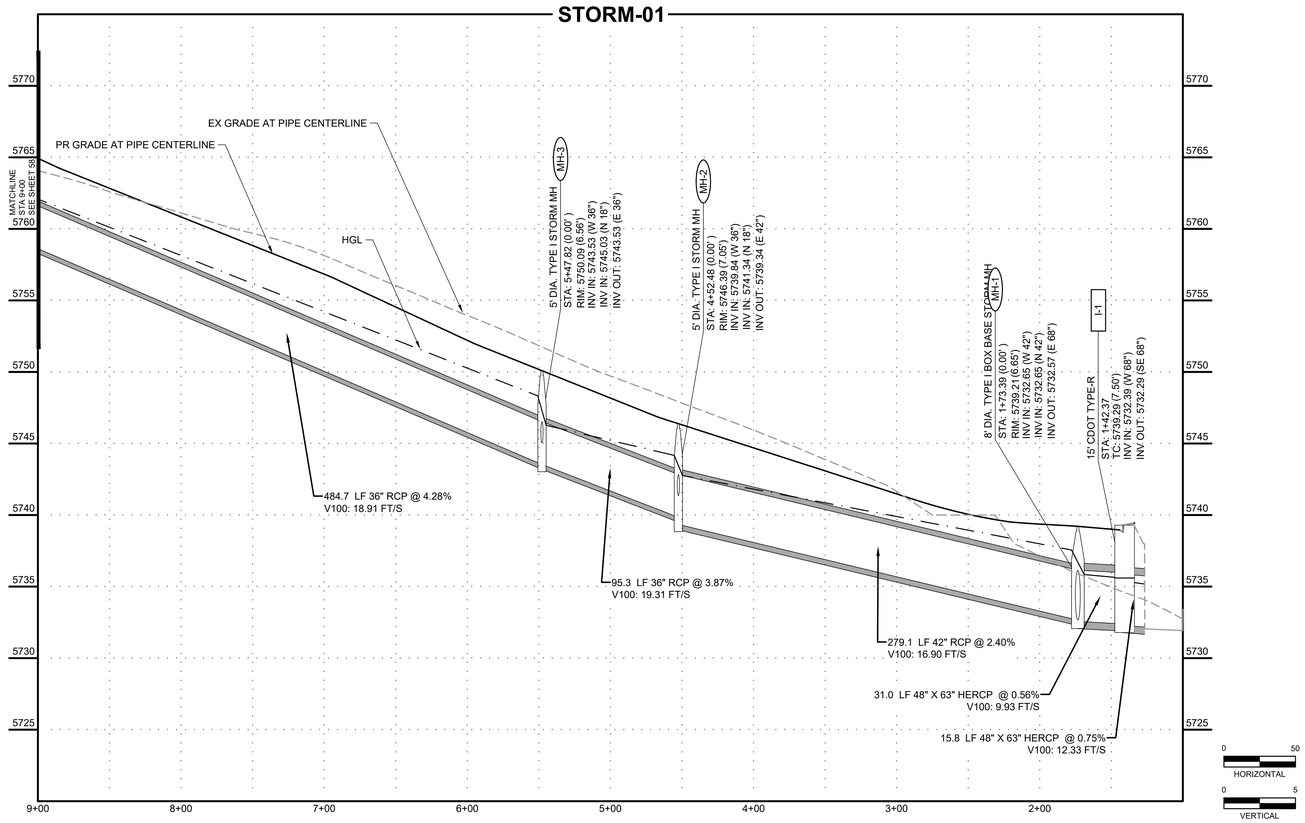


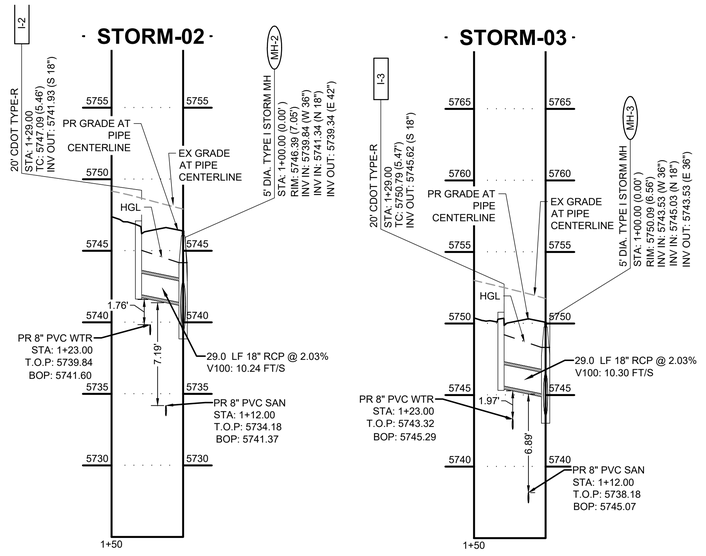


KEY MAP
SCALE: NTS

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





COLORADO LICENSED
COLLEEN HONAKER
56067
6/28/2023
PROFESSIONAL ENGINEER

PCD FILE NO. CDR-22-015

DRAWN BY: AXB	JOB DATE: 6/28/2023	BAR IS ONE INCH ON OFFICIAL DRAWINGS.	
APPROVED: CPM	JOB NUMBER: 2302308	0 1"	
CAD DATE: 6/28/2023		IF NOT ONE INCH, ADJUST SCALE ACCORDINGLY.	
CAD FILE: J:\2023\2302308\CAD\Dwgs\C\CDs\Storm_PNP			

NO.	DATE	BY	REVISION DESCRIPTION

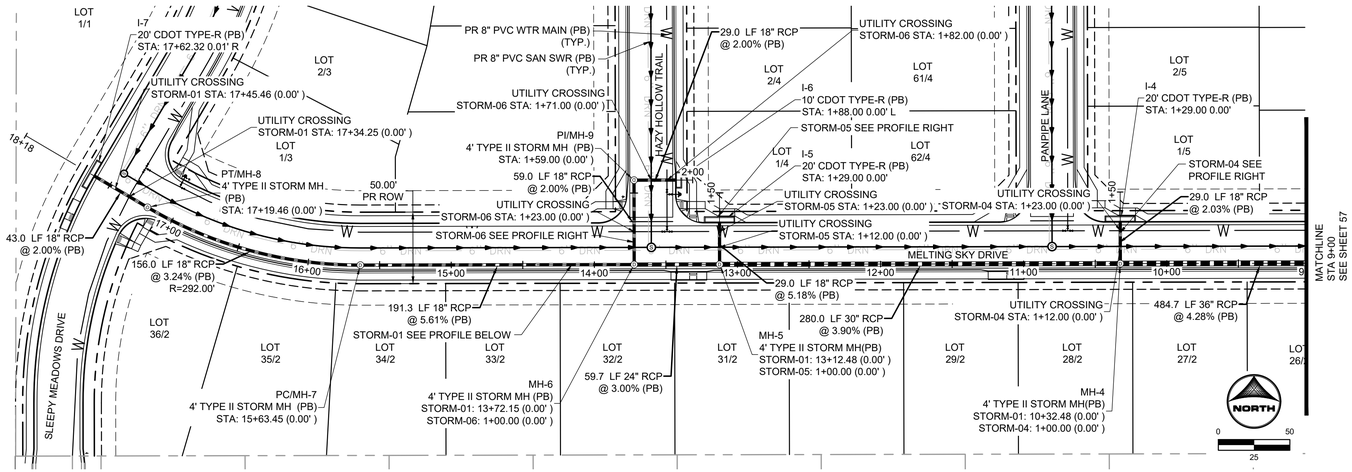
HRGreen
HR GREEN - COLORADO SPRINGS
1975 RESEARCH PARKWAY SUITE 230
COLORADO SPRINGS, CO 80920
PHONE: 719.394.2440
FAX: 713.965.0044

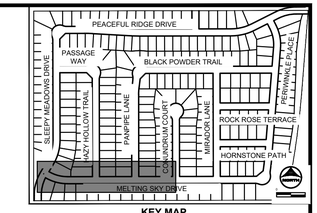
PEACEFUL RIDGE AT FOUNTAIN VALLEY
PEACEFUL RIDGE DEVELOPMENT COMPANY
EL PASO COUNTY, CO

CONSTRUCTION DOCUMENTS
STORM PLAN & PROFILE

SHEET
STM
57

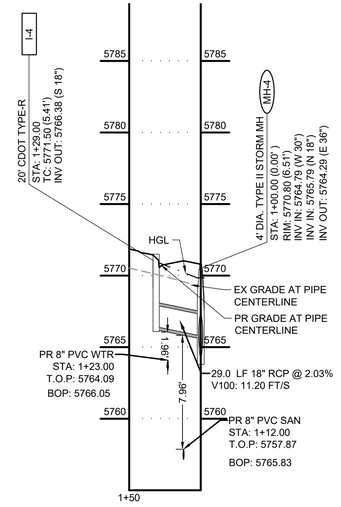
HR GREEN Xrefs: xc-dsgn; xc-row; xc-util; xv-dsgn; xv-row; xv-util; xg-l-dr01-2308; key_map; xc-BR-base; Storm_PNP_Notes



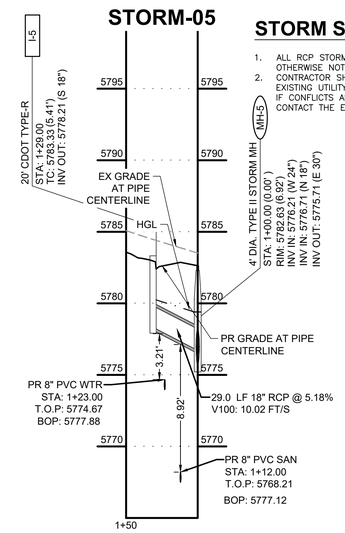


KEY MAP
SCALE: NTS

STORM-04



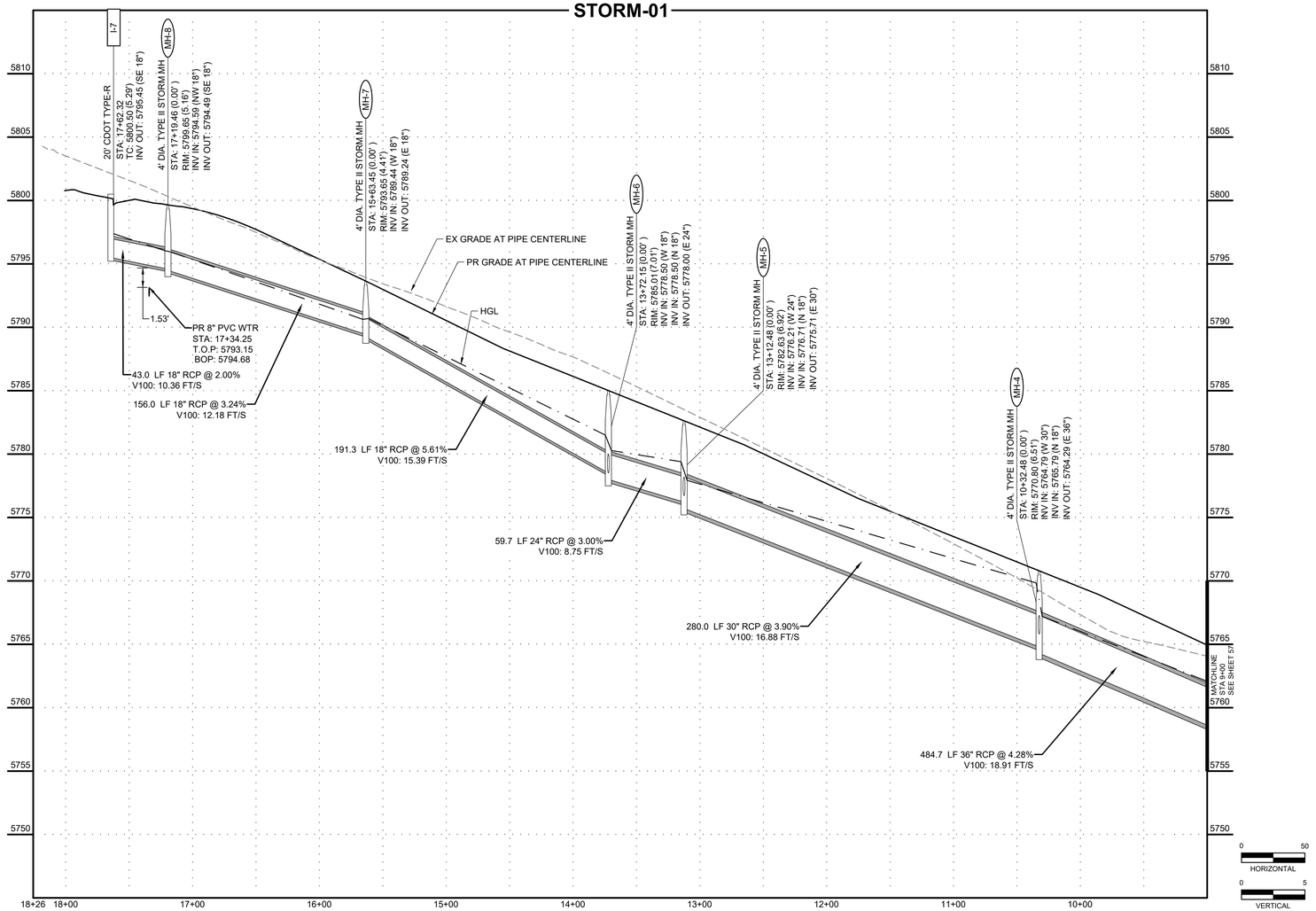
STORM-05



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

STORM-01



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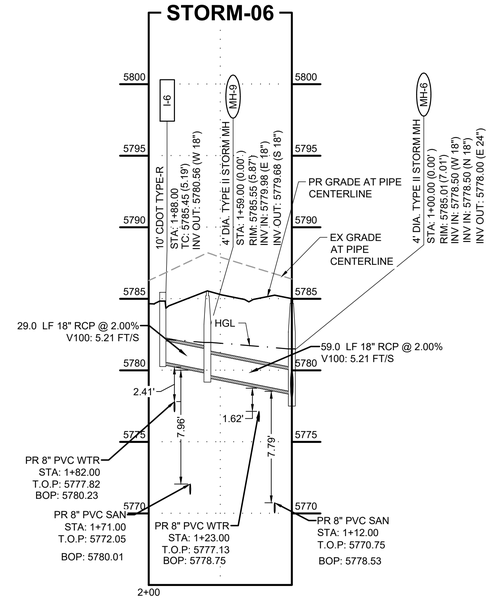


COLORADO LICENSED
COLLEEN HONEYCUTT
56067
PROFESSIONAL ENGINEER
6/28/2023

PCD FILE NO. CDR-22-015

DRAWN BY: AXB	JOB DATE: 6/28/2023	BAR IS ONE INCH ON OFFICIAL DRAWINGS. 0 1"	
APPROVED: CPM	JOB NUMBER: 2302308	IF NOT ONE INCH, ADJUST SCALE ACCORDINGLY.	
CAD DATE: 6/28/2023			
CAD FILE: J:\2023\2302308\CAD\Dwgs\C\CDs\Storm_PNP			

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

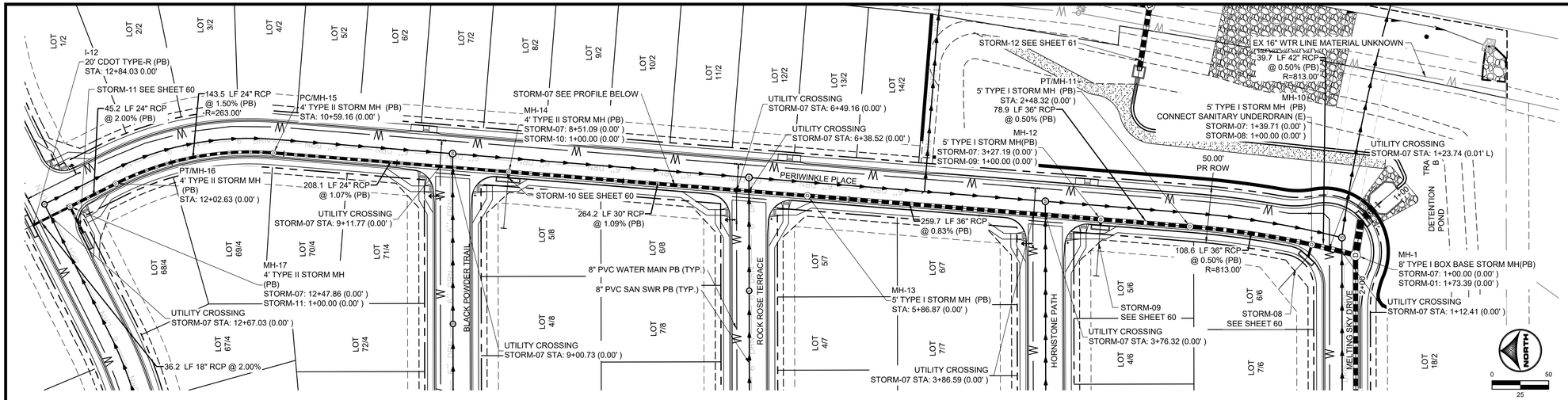
CONSTRUCTION DOCUMENTS
STORM PLAN & PROFILE

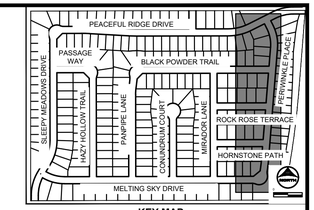
SHEET STM 58

BULLARD, ABBY; 6/28/2023 3:45 PM

HR GREEN Xrefs: xc-dsgn; xc-row; xc-util; xv-dsgn; xv-row; xv-util; xg-1-dh01-2308; key_map; xc-BR-base; Storm_PNP_Notes

BULLARD, ABBY, 6/28/2023 3:45 PM





KEY MAP
SCALE: NTS

STORM SEWER NOTES:

1. ALL RCP STORM SEWER TO BE CLASS III UNLESS OTHERWISE NOTED
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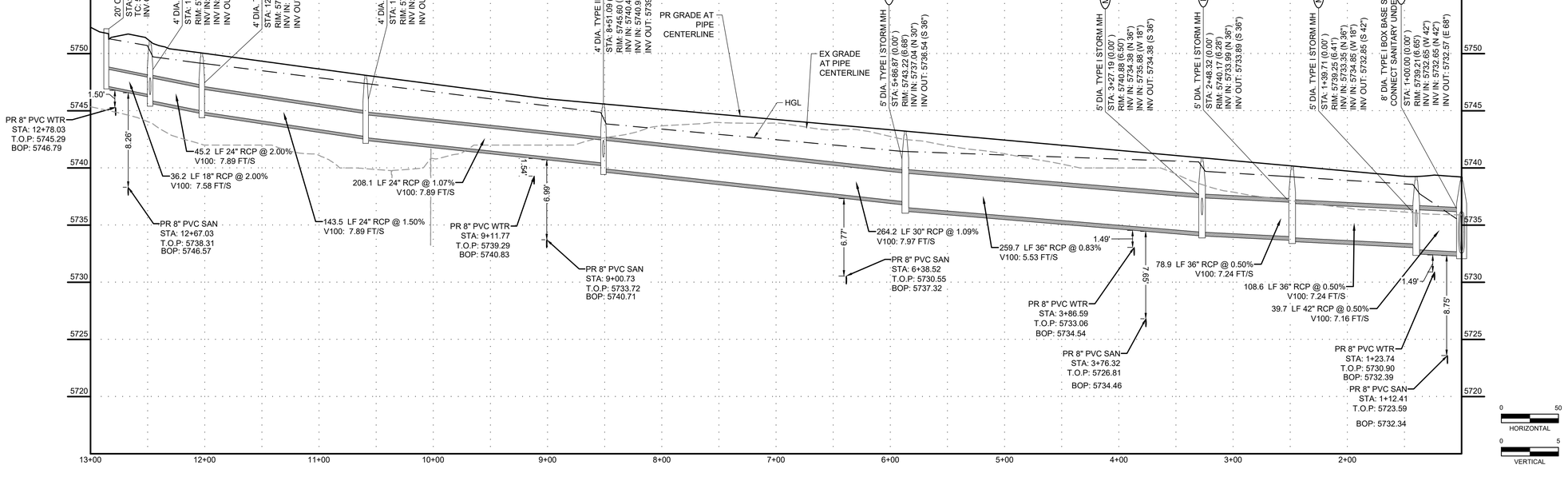
STORM-07



COLORADO LICENSED
COLLEEN HORAHAN
56067
6/28/2023
PROFESSIONAL ENGINEER

PCD FILE NO. CDR-22-015

HR GREEN Xrefs: xc-dsgn; xc-row; xc-util; xv-dsgn; xv-row; xv-util; xgr1-dh01-2308; key_map; xc-BR-base; Storm_PNP_Notes

DRAWN BY: AXB	JOB DATE: 6/28/2023	BAR IS ONE INCH ON OFFICIAL DRAWINGS. 0 1"	
APPROVED: CPM	JOB NUMBER: 2302308	IF NOT ONE INCH, ADJUST SCALE ACCORDINGLY.	
CAD DATE: 6/28/2023			
CAD FILE: J:\2023\2302308\CAD\Dwgs\C\CDs\Storm_PNP			

NO.	DATE	BY	REVISION DESCRIPTION

HRGreen
HR GREEN - COLORADO SPRINGS
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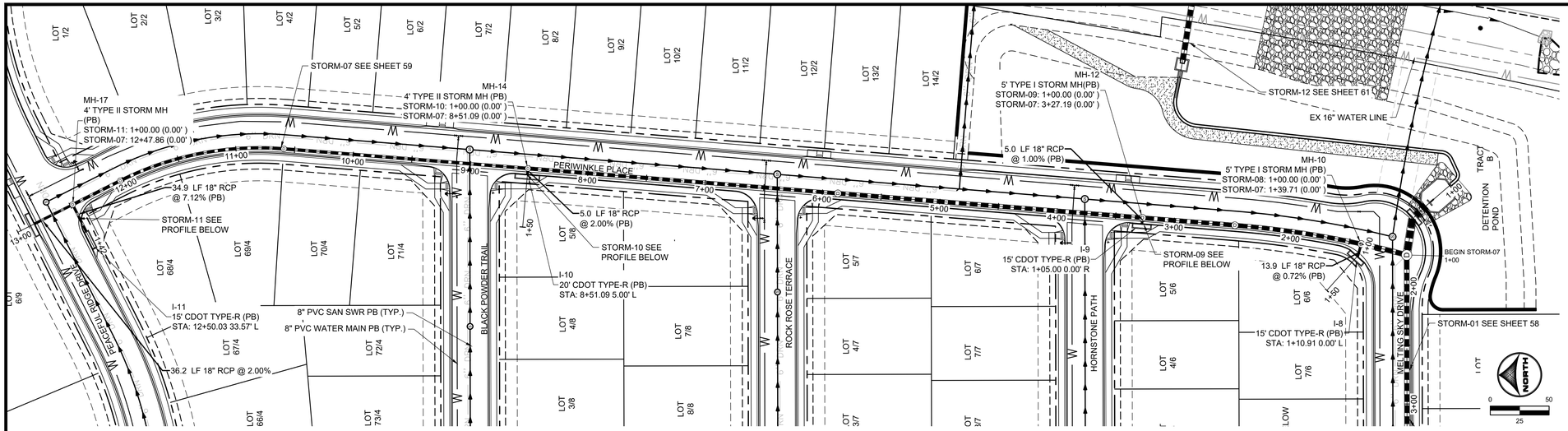
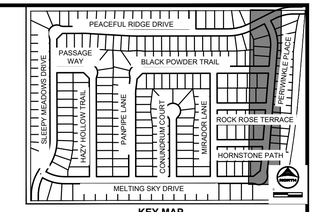
PEACEFUL RIDGE AT FOUNTAIN VALLEY
PEACEFUL RIDGE DEVELOPMENT COMPANY
EL PASO COUNTY, CO

CONSTRUCTION DOCUMENTS
STORM PLAN & PROFILE

SHEET
STM
59



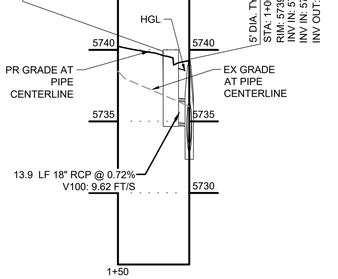


KEY MAP
SCALE: NTS

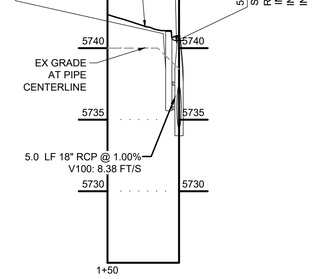
STORM SEWER NOTES:

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

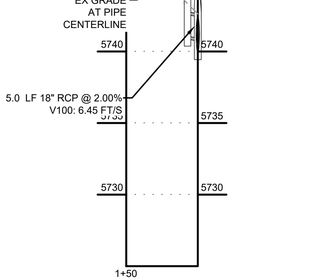
STORM-08



STORM-09



STORM-10



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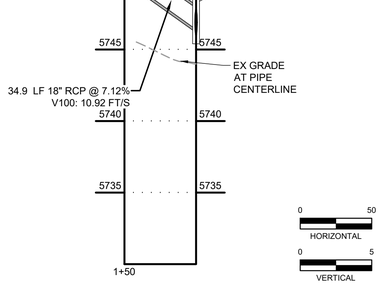

0 50
HORIZONTAL
0 5
VERTICAL

COLORADO LICENSED
COLLEEN HOWARD
50067
6/28/2023
PROFESSIONAL ENGINEER

PCD FILE NO. CDR-22-015

DRAWN BY: AXB	JOB DATE: 6/28/2023	BAR IS ONE INCH ON OFFICIAL DRAWINGS.	
APPROVED: CPM	JOB NUMBER: 2302308	0 1"	
CAD DATE: 6/28/2023		IF NOT ONE INCH ADJUST SCALE ACCORDINGLY.	
CAD FILE: J:\2023\2302308\CAD\Dwgs\C\CDs\Storm_PNP			

NO.	DATE	BY	REVISION DESCRIPTION

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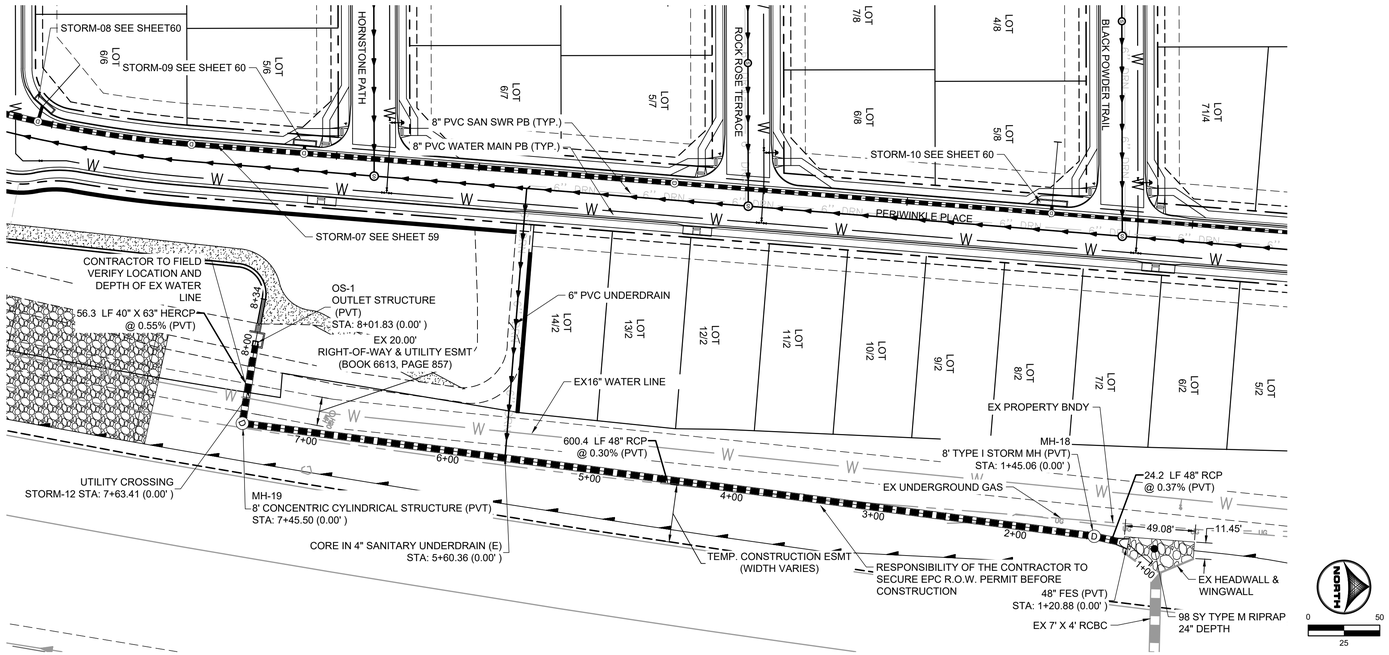
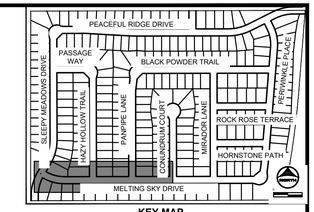
CONSTRUCTION DOCUMENTS
STORM PLAN & PROFILE

SHEET STM 60

BULLARD, ABBY, 6/28/2023 3:45 PM
HR GREEN Xrefs: xc-dsgn; xc-row; xc-util; xv-dsgn; xv-row; xv-util; xg-1-dh01-2308; key_map; xc-BR-base; Storm_PNP_Notes





KEY MAP
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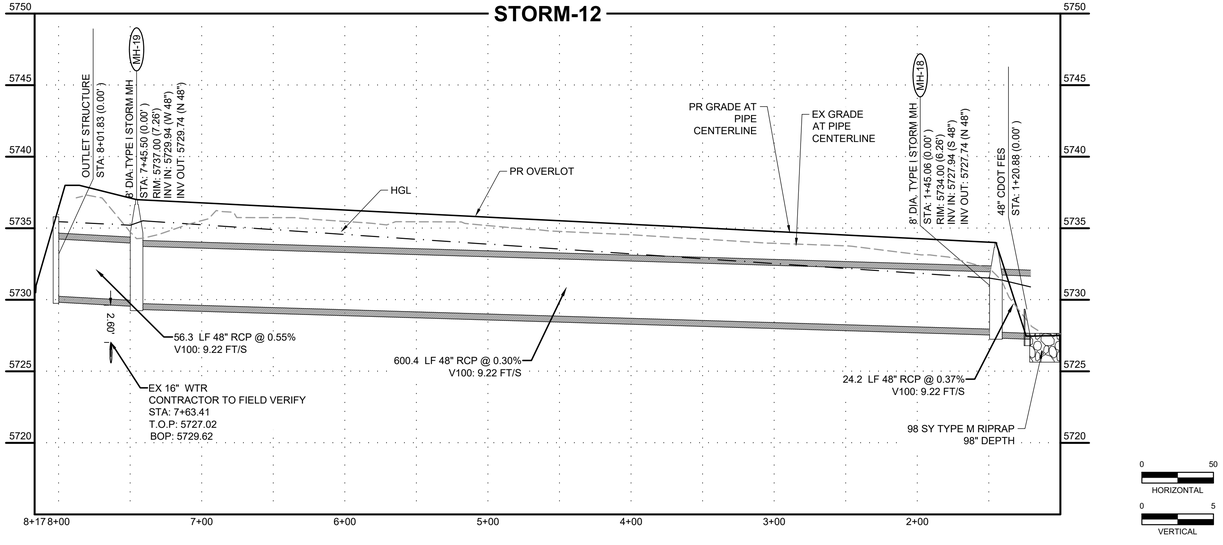

PCD FILE NO. CDR-22-015

DRAWN BY: AXB	JOB DATE: 6/28/2023	BAR IS ONE INCH ON OFFICIAL DRAWINGS.	
APPROVED: CPM	JOB NUMBER: 2302308	0 1"	
CAD DATE: 6/28/2023		IF NOT ONE INCH, ADJUST SCALE ACCORDINGLY.	
CAD FILE: J:\2023\2302308\CAD\Dwgs\C\CDs\Storm_PNP			

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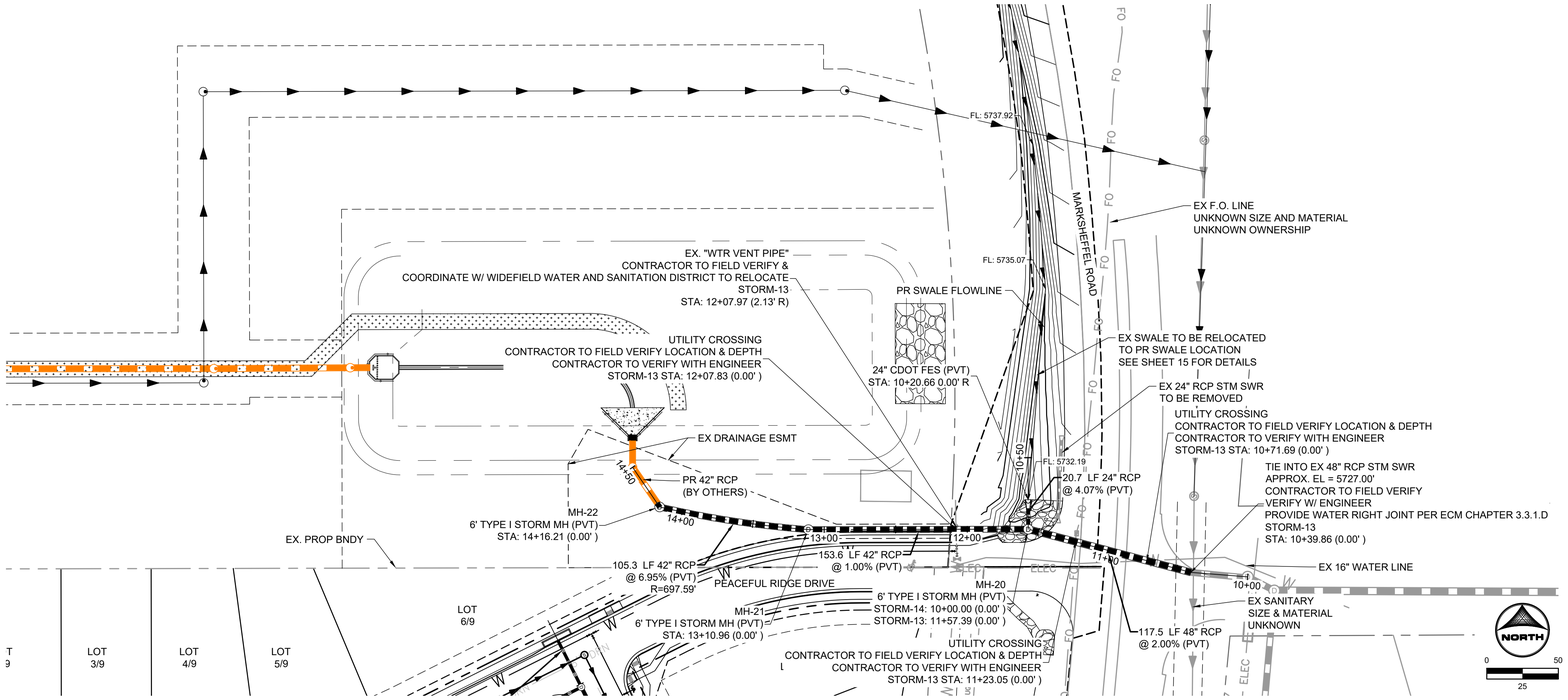
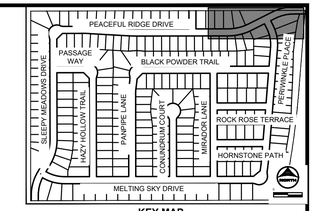
CONSTRUCTION DOCUMENTS
STORM PLAN & PROFILE

SHEET STM 61

BULLARD, ABBY, 6/28/2023 3:45 PM
HR GREEN Xrefs: xc-dsgn; xc-row; xc-util; xv-dsgn; xv-row; xv-util; xg1-1-dh01-2308; key_map; xc-BR-base; Storm_PNP_Notes

BULLARD, ABBY, 6/28/2023 3:45 PM





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SCALE: NTS

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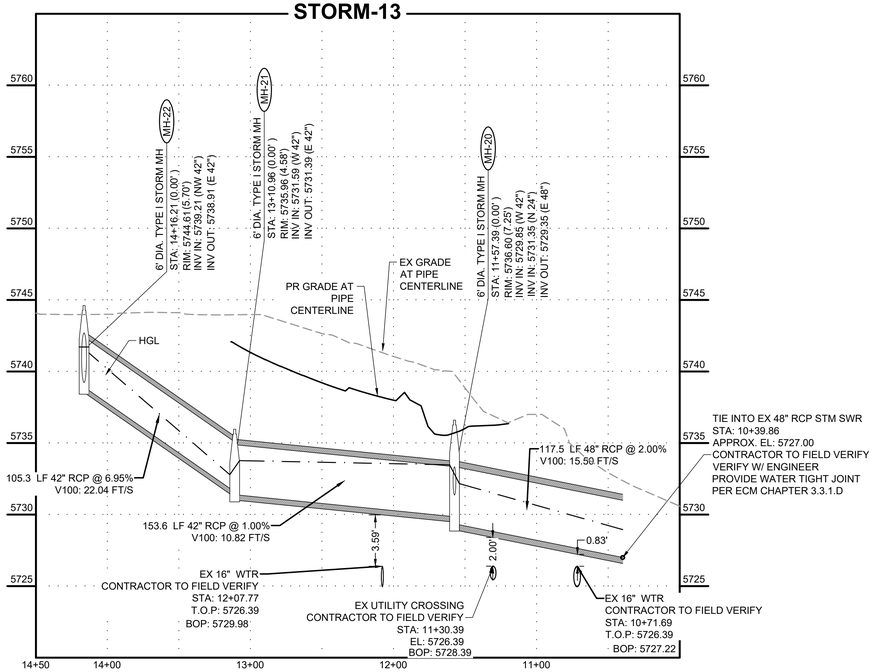

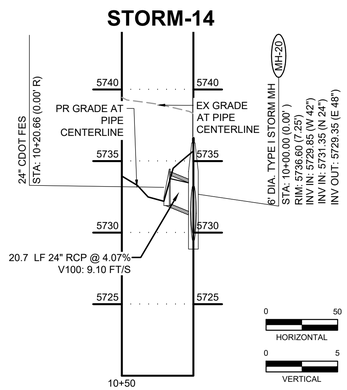

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DRAWN BY: AXB	JOB DATE: 6/28/2023	BAR IS ONE INCH ON OFFICIAL DRAWINGS. 0 1"	
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CAD DATE: 6/28/2023			
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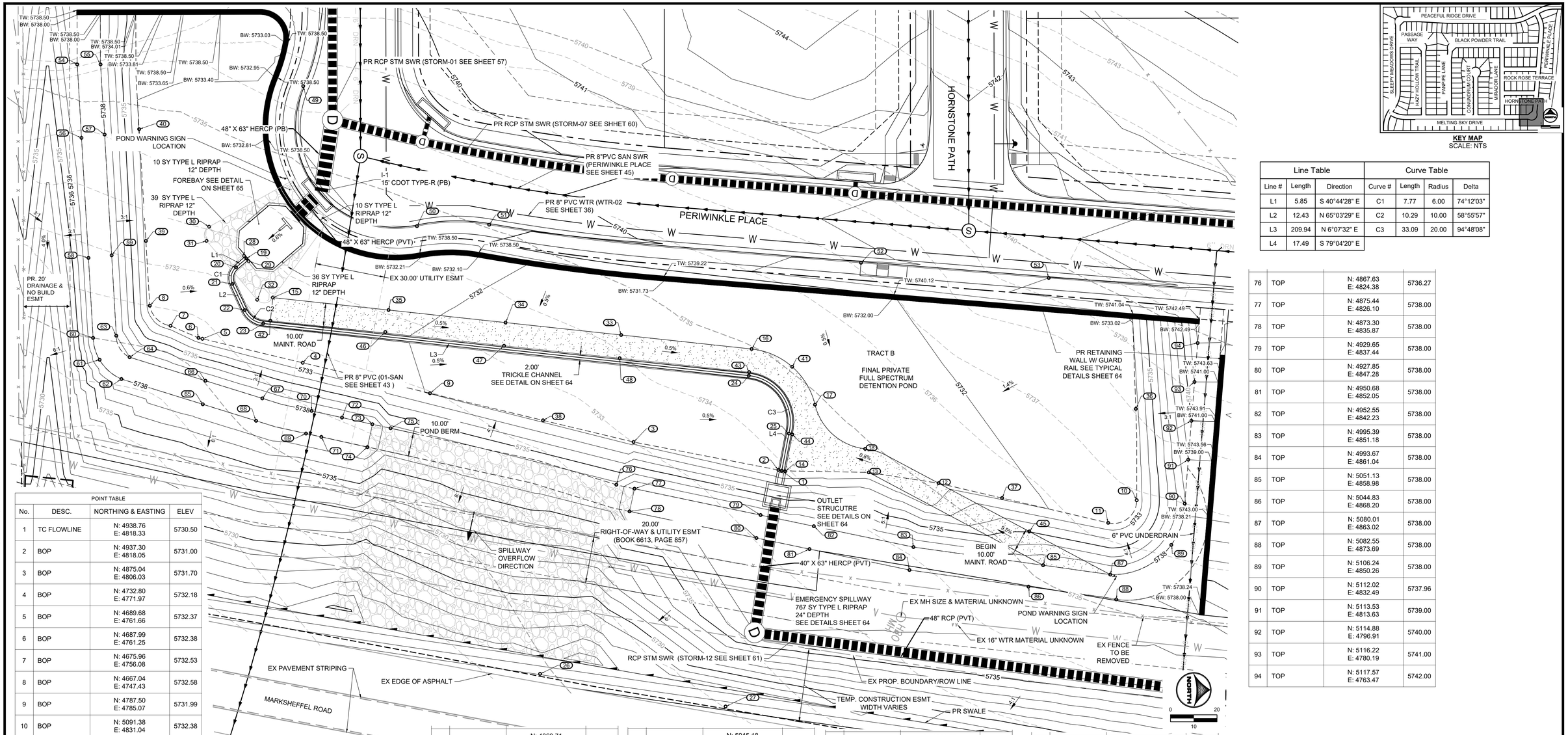
CONSTRUCTION DOCUMENTS
STORM PLAN & PROFILE

SHEET STM 62

HR GREEN Xrefs: xc-dsgn, xc-row, xc-util; xv-dsgn, xv-row, xv-util; xg-l-dr01-2308, key_map; xc-BR-base, Storm_PNP_Notes

BULLARD, ABBY; 6/28/2023 1:32 PM



KEY MAP
SCALE: NTS

Line Table			Curve Table			
Line #	Length	Direction	Curve #	Length	Radius	Delta
L1	5.85	S 40°44'28" E	C1	7.77	6.00	74°12'03"
L2	12.43	N 6°03'29" E	C2	10.29	10.00	58°55'57"
L3	209.94	N 6°07'32" E	C3	33.09	20.00	94°48'08"
L4	17.49	S 79°04'20" E				

POINT TABLE			
No.	DESC.	NORTHING & EASTING	ELEV
1	TC FLOWLINE	N: 4938.76 E: 4818.33	5730.50
2	BOP	N: 4937.30 E: 4818.05	5731.00
3	BOP	N: 4875.04 E: 4806.03	5731.70
4	BOP	N: 4732.80 E: 4771.97	5732.18
5	BOP	N: 4689.68 E: 4761.66	5732.37
6	BOP	N: 4687.99 E: 4761.25	5732.38
7	BOP	N: 4675.96 E: 4756.08	5732.53
8	BOP	N: 4667.04 E: 4747.43	5732.58
9	BOP	N: 4787.50 E: 4785.07	5731.99
10	BOP	N: 5091.38 E: 4831.04	5732.38
11	BOP	N: 5079.10 E: 4840.78	5732.23
12	MAINT.RD/TBC	N: 5006.19 E: 4823.74	5731.58
13	MAINT.RD/TBC	N: 4976.17 E: 4819.09	5731.32
14	MAINT.RD/TBC	N: 4940.22 E: 4818.61	5731.00
15	MAINT.RD/TBC	N: 4719.96 E: 4743.95	5732.42
16	MAINT.RD/TBC	N: 4925.80 E: 4766.04	5731.35
17	MAINT.RD/TBC	N: 4953.06 E: 4789.97	5731.27
18	MAINT.RD/TBC	N: 4974.63 E: 4808.96	5731.38
19	TC FLOWLINE	N: 4708.54 E: 4727.18	5734.00
20	TC FLOWLINE	N: 4704.11 E: 4731.00	5731.89
21	TC FLOWLINE	N: 4702.59 E: 4738.08	5731.85
22	TC FLOWLINE	N: 4707.83 E: 4749.35	5731.79
23	TC FLOWLINE	N: 4715.83 E: 4755.08	5731.74
24	TC FLOWLINE	N: 4924.61 E: 4777.48	5730.74
25	TC FLOWLINE	N: 4941.83 E: 4802.42	5730.58
26	RIPRAP	N: 4834.83 E: 4905.69	5728.92
27	RIPRAP	N: 4914.61 E: 4919.71	5729.58
28	TBC	N: 4707.56 E: 4726.05	5734.00
29	TBC	N: 4709.52 E: 4728.32	5734.00
30	RIPRAP	N: 4692.54 E: 4713.49	5732.62
31	RIPRAP	N: 4691.45 E: 4719.60	5732.60
32	RIPRAP	N: 4713.22 E: 4744.87	5732.42
33	MAINT.RD/TBC	N: 4869.71 E: 4760.02	5731.62
34	MAINT.RD/TBC	N: 4820.00 E: 4754.69	5731.86
35	MAINT.RD/TBC	N: 4769.70 E: 4749.29	5732.15
36	BOP	N: 5090.97 E: 4791.79	5732.70
37	BOP	N: 5033.48 E: 4830.11	5731.82
38	BOP	N: 4836.13 E: 4796.71	5731.83
39	BOP	N: 4665.36 E: 4719.60	5732.71
40	BOP	N: 4662.47 E: 4671.55	5732.94
41	MAINT .RD/TBC	N: 4943.22 E: 4773.69	5731.32
42	MAINT.RD/TBC	N: 4718.90 E: 4753.90	5732.30
43	MAINT.RD/TBC	N: 4924.73 E: 4775.99	5731.27
44	MAINT.RD/TBC	N: 4943.28 E: 4802.79	5731.09
45	MAINT.RD/TBC	N: 5045.18 E: 4844.49	5734.97
46	MAINT.RD/TBC	N: 4768.31 E: 4758.75	5732.06
47	MAINT.RD/TBC	N: 4819.35 E: 4764.68	5731.80
48	MAINT.RD/TBC	N: 4869.07 E: 4770.01	5731.55
49	TBC	N: 4733.01 E: 4653.07	5739.53
50	TBC	N: 4781.91 E: 4713.26	5739.52
51	TBC	N: 4812.95 E: 4712.64	5739.77
52	TBC	N: 4972.82 E: 4729.00	5741.27
53	TBC	N: 5053.55 E: 4735.49	5742.00
54	TOP	N: 4635.86 E: 4643.75	5738.00
55	TOP	N: 4645.88 E: 4643.74	5738.00
56	TOP	N: 4637.69 E: 4675.31	5738.00
57	TOP	N: 4647.63 E: 4673.87	5738.00
58	TOP	N: 4640.67 E: 4726.89	5738.00
59	TOP	N: 4650.64 E: 4725.77	5738.00
60	TOP	N: 4642.66 E: 4761.28	5738.00
61	TOP	N: 4645.47 E: 4770.67	5738.00
62	TOP	N: 4654.85 E: 4778.96	5738.00
63	TOP	N: 4652.65 E: 4760.37	5738.00
64	TOP	N: 4658.38 E: 4769.59	5738.00
65	TOP	N: 4689.84 E: 4789.81	5738.00
66	TOP	N: 4690.97 E: 4779.69	5738.00
67	TOP	N: 4715.42 E: 4787.27	5738.00
68	TOP	N: 4712.74 E: 4796.91	5738.00
69	TOP	N: 4734.21 E: 4802.39	5738.00
70	TOP	N: 4736.63 E: 4792.66	5738.00
71	TOP	N: 4740.81 E: 4803.85	5738.00
72	TOP	N: 4749.70 E: 4795.53	5738.00
73	TOP	N: 4762.76 E: 4798.39	5738.00
74	TOP	N: 4760.61 E: 4808.23	5738.00
75	TOP	N: 4770.58 E: 4800.11	5736.27
76	TOP	N: 4867.63 E: 4824.38	5736.27
77	TOP	N: 4875.44 E: 4826.10	5738.00
78	TOP	N: 4873.30 E: 4835.87	5738.00
79	TOP	N: 4929.65 E: 4837.44	5738.00
80	TOP	N: 4927.85 E: 4847.28	5738.00
81	TOP	N: 4950.68 E: 4852.05	5738.00
82	TOP	N: 4952.55 E: 4842.23	5738.00
83	TOP	N: 4995.39 E: 4851.18	5738.00
84	TOP	N: 4993.67 E: 4861.04	5738.00
85	TOP	N: 5051.13 E: 4858.98	5738.00
86	TOP	N: 5044.83 E: 4868.20	5738.00
87	TOP	N: 5080.01 E: 4863.02	5738.00
88	TOP	N: 5082.55 E: 4873.69	5738.00
89	TOP	N: 5106.24 E: 4850.26	5738.00
90	TOP	N: 5112.02 E: 4832.49	5737.96
91	TOP	N: 5113.53 E: 4813.63	5739.00
92	TOP	N: 5114.88 E: 4796.91	5740.00
93	TOP	N: 5116.22 E: 4780.19	5741.00
94	TOP	N: 5117.57 E: 4763.47	5742.00

POND GRADING NOTES:

1. TWO SIGNS OF MINIMUM 3 SQ. FT. AREA, SHALL BE INSTALLED AROUND THE POND PERIMETER. THE SIGNS WILL BE CONSTRUCTED OF A DURABLE MATERIAL SUCH AS METAL OR PLASTIC AND HAVE RED LETTERING ON A WHITE BACKGROUND STATING, "WARNING- THIS AREA IS A STORMWATER FACILITY AND IS SUBJECT TO PERIODIC FLOODING.
2. SEE LANDSCAPE PLAN FOR RE-SEEDING AREAS ASSOCIATED WITH PERMANENT CONTROL MEASURE IMPROVEMENTS.
3. SEE GRADING & EROSION CONTROL PLANS FOR ANY EXISTING VEGETATION IN THE AREA. CLEARING AND GRUBBING WILL OCCUR PRIOR TO POND CONSTRUCTION AND THEREFORE, NO EXISTING VEGETATION WILL BE PRESENT.
4. ALL RIPRAP MUST BE INSTALLED PER DETAIL ON NEXT PAGE.

ABBREVIATIONS:

B.O.P ~ BOTTOM OF POND
T.O.P. ~ TOP OF POND
T.C. ~TRICKLE CHANNEL
T.B.C~ TOP BACK OF CURB
C.L.~ CENTERLINE
E.O.G~ EDGE OF GRADING
S.W ~ SPILLWAY

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COLLEEN HORNUNG
50067
6/28/2023
PROFESSIONAL ENGINEER

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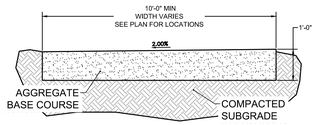
CONSTRUCTION DOCUMENTS
POND GRADING

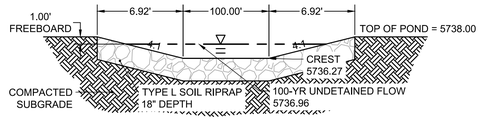
SHEET PND 63

HR GREEN Xrefs: xg-1-ch01-2308; xc-dsgn; xc-row; xc-utl; xv-dsgn; xv-row; xv-utl; pond_grading_notes; key_map; 2.0_Trickle_Channel; Maintenace_Road; Spillway_Profile; Spillway_Section; Riprap_Detail; AB-34-Impact-Railing; AB-02-Geogrid-Typical; AB-11-Slope-Grade-Drain



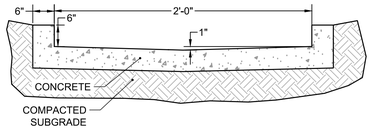
TYPICAL SECTION – MAINTENANCE ROAD

SCALE: NTS



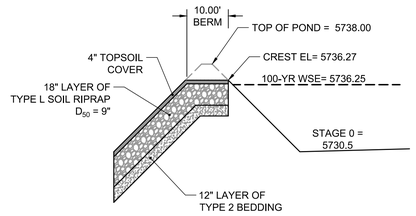
SECTION VIEW – EMERGENCY SPILLWAY

SCALE: NTS



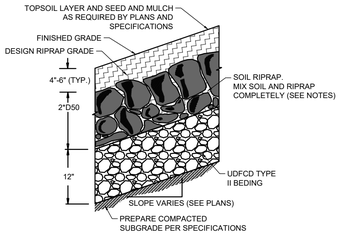
TYPICAL DETAIL – 2.0' TRICKLE CHANNEL

SCALE: NTS



PROFILE VIEW – EMERGENCY OVERFLOW SPILLWAY

SCALE: NTS



SOIL RIPRAP EMBANKMENT PROTECTION
WITH BEDDING TYP. SECTION

N.T.S

RIPRAP NOTES.

1. SOIL RIPRAP DETAILS ARE APPLICABLE TO SLOPED AREAS REFER TO THE SITE PLAN ACTUAL LOCATION AND LIMITS.
2. MIX UNIFORMLY 65% RIPRAP BY VOLUME WITH 35% OF APPROVED SOIL BY VOLUME PRIOR TO PLACEMENT.
3. PLACE STONE–SOIL MIX TO RESULT IN SECURELY INTERLOCKED ROCK AT THE DESIGN THICKNESS AND GRADE. COMPACT AND LEVEL TO ELIMINATE ALL VOIDS AND ROCKS PROJECTING ABOVE DESIGN RIPRAP TOP GRADE.
4. CRIMP OR TACKIFY MULCH OR USE APPROVED HYDROMULCH AS CALLED FOR IN THE PLANS AND SPECIFICATIONS.
5. ROCK SHALL BE HARD, DURABLE, ANGULAR IN SHAPE, AND FREE FROM CRACKS, OVERBURDEN, SHALE, AND ORGANIC MATTER.
6. NEITHER BREADTH NOR THICKNESS OF A SINGLE STONE SHOULD BE LESS THAN ONE–THIRD ITS LENGTH, AND ROUNDED STONE SHOULD BE AVOIDED.
7. THE ROCK SHOULD SUSTAIN A LOSS OF NOT MORE THAN 40% AFTER 500 REVOLUTIONS IN AN ABRASION TEST (LOS ANGELES MACHINEASTM C–535–69) AND SHOULD SUSTAIN A LOSS OF NOT MORE THAN 10% AFTER 12 CYCLES OF FREEZING AND THAWING (AASHTO TEST 103 FOR LEDGE ROCK PROCEDURE A).
8. ROCK HAVING A MINIMUM SPECIFIC GRAVITY OF 2.65 IS PREFERRED; HOWEVER, IN NO CASE SHOULD ROCK HAVE A SPECIFIC GRAVITY LESS THAN 2.50.

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

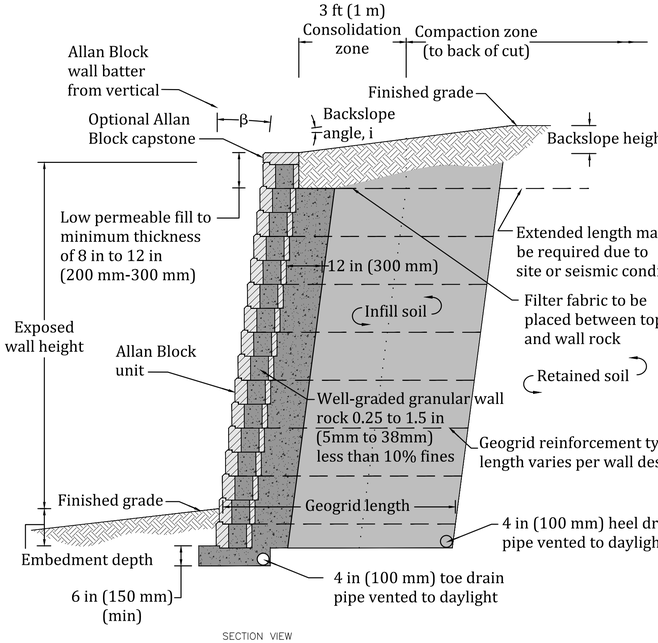
INTERMEDIATE ROCK DIMENSION (IN .)	PERCENT PASSING (%)
21	70-100
18	50-70
12	35-50
4	2-10

*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

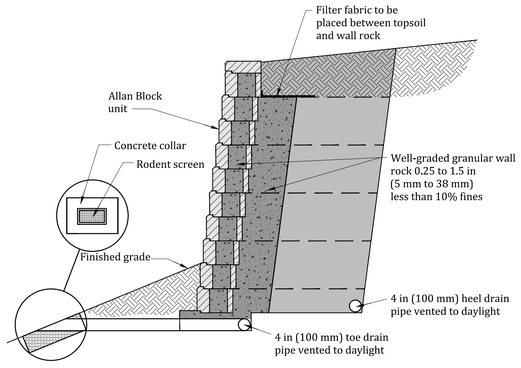
*TYPE L RIPRAP D50=9":
D50=MEAN PARTICLE SIZE
(INTERMEDIATE DIMENSION) BY WEIGHT



SECTION VIEW

TYPICAL RETAINING WALL W/ GEOGRID

SCALE: NTS

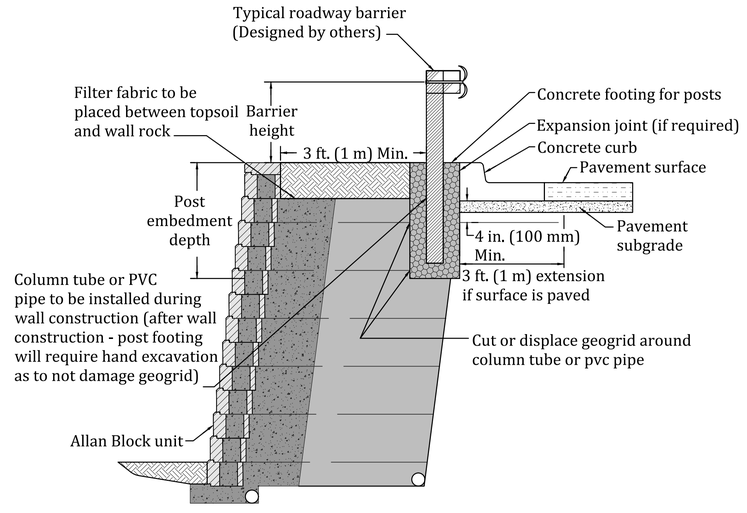


SECTION VIEW

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

COLORADO LICENSED
COLLEEN MONTAGUE
50067
6/28/2023
PROFESSIONAL ENGINEER

PCD FILE NO. CDR-22-015

DRAWN BY: AXB JOB DATE: 6/27/2023
APPROVED: CPM JOB NUMBER: 2302308
CAD DATE: 6/28/2023
CAD FILE: J:\2023\2302308\CAD\Dwgs\C\CDs\Pond

BAR IS ONE INCH ON OFFICIAL DRAWINGS. 0 1"
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: 719.394.2440
FAX: 713.965.0044

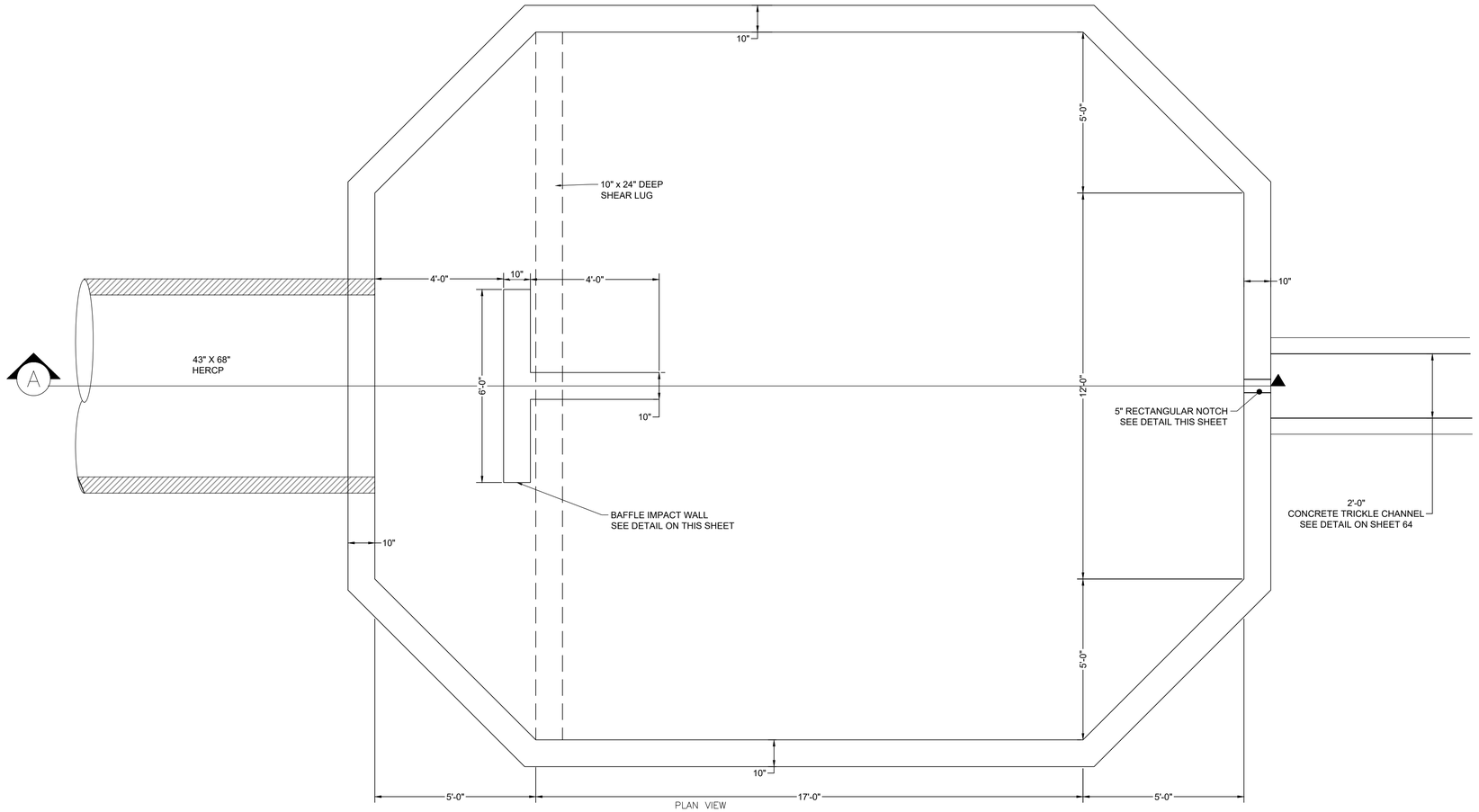
PEACEFUL RIDGE AT FOUNTAIN VALLEY
PEACEFUL RIDGE DEVELOPMENT COMPANY
EL PASO COUNTY, CO

CONSTRUCTION DOCUMENTS
POND DETAILS

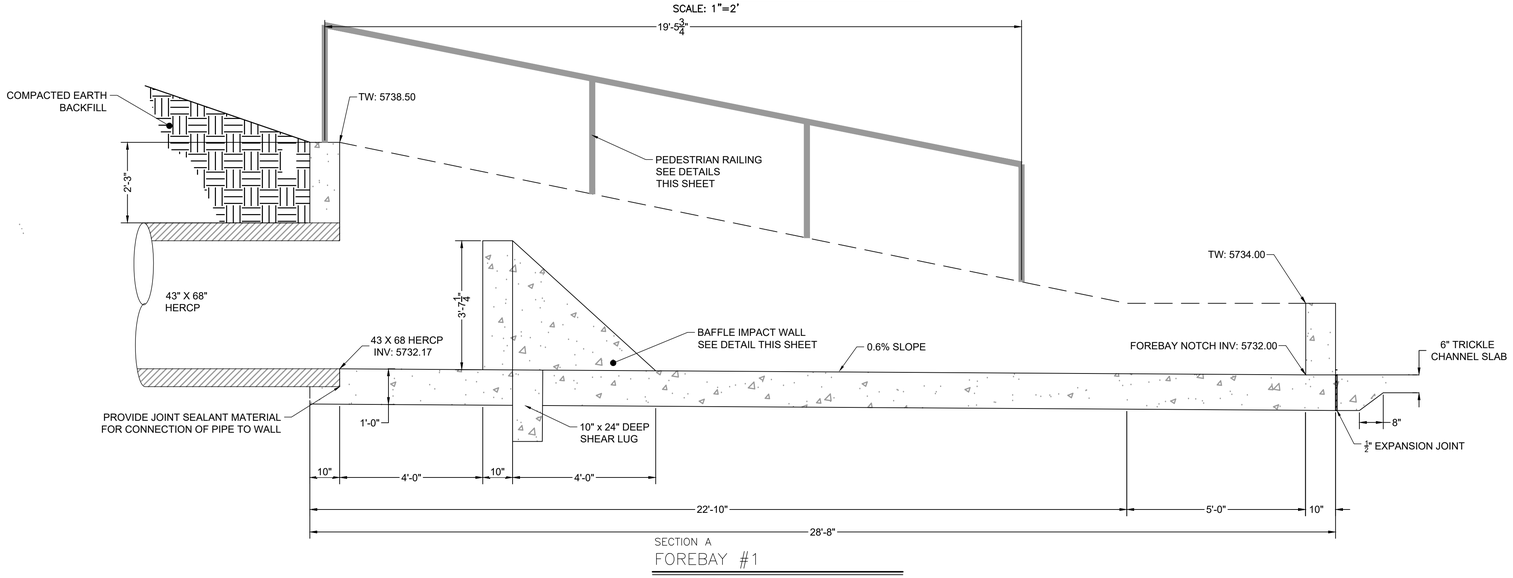
SHEET DT 64

BULLARD, ABBY, 6/28/2023 1:33 PM
HR GREEN Xrefs: xgl1-dh01-2308; xc-dsgn; xc-row; xc-utl; xv-dsgn; xv-row; xv-utl; pond_grading_notes; key_map; 2.0_Trickle_Channel; Maintenace_Road; Spillway_Profile; Spillway_Section; Riprap_Detail; AB-34-Impact-Railing; AB-02-Geogrid-Typical; AB-11-Slope-Grade-Drain

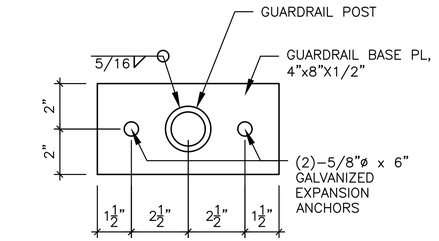
BULLARD, ABBY, 6/28/2023 1:33 PM



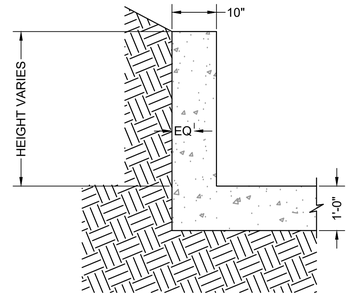
PLAN VIEW
FOREBAY #1
SCALE: 1"=2'



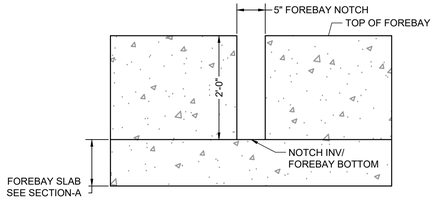
SECTION A
FOREBAY #1
SCALE: 1"=2'



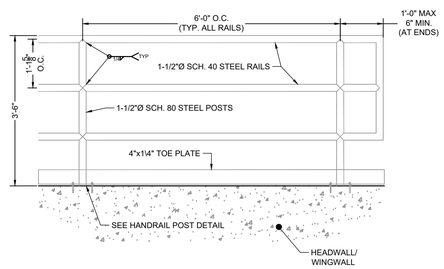
ELEVATION VIEW
HANDRAIL POST DETAIL
SCALE: NTS



ELEVATION VIEW
FOREBAY WINGWALL REINFORCEMENT DETAIL
SCALE: NTS



ELEVATION VIEW
FOREBAY NOTCH DETAIL
SCALE: NTS



ELEVATION VIEW
HANDRAIL POST DETAIL
SCALE: NTS

FOREBAY NOTES:

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

COLORADO LICENSED
COLLEEN HONSTEIN
56067
6/28/2023
PROFESSIONAL ENGINEER

PCD FILE NO. CDR-22-015

DRAWN BY: AXB JOB DATE: 5/1/2023
APPROVED: CPM JOB NUMBER: 2302308
CAD DATE: 6/28/2023
CAD FILE: J:\2023\2302308\CAD\Dwgs\C\CDs\Forebay_Details

BAR IS ONE INCH ON OFFICIAL DRAWINGS. 0 1"
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: 719.394.2440
FAX: 713.965.0044

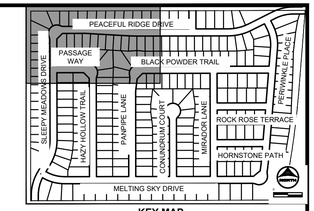
PEACEFUL RIDGE AT FOUNTAIN VALLEY
PEACEFUL RIDGE DEVELOPMENT COMPANY
EL PASO COUNTY, CO

CONSTRUCTION DOCUMENTS
FOREBAY DETAILS

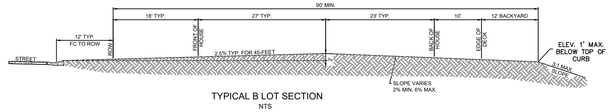
SHEET DT 65

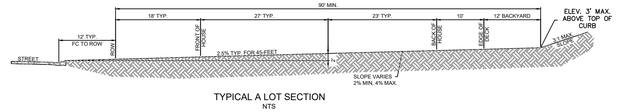
HR GREEN Xrefs: forebay_notes, xgb-l-dh01-2308, forebay_notch_1

MONAHAN, COLLEEN, 7/28/2023 12:09 PM



KEY MAP
SCALE: NTS





COLORADO LICENSED
COLLEEN HOWARD
50067
6/28/2023
PROFESSIONAL ENGINEER

PCD FILE NO. CDR-22-015

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APPROVED: CM	JOB NUMBER: 2302308	0 1"	
CAD DATE: 7/28/2023		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: 719.394.2440
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

HR GREEN Xrefs: xc-BR-base; xc-dsgn; xc-row; xv-dsgn; xv-row; xv-util; xgi-1-dr01-2308; key_map

MONAHAN, COLLEEN, 7/28/2023 12:09 PM

MATCHLINE
SEE SHEET 68

UNPLATTED
CITY OF COLORADO SPRINGS

EX PROP BNDY

LOT 10/1 · LOT 9/1 · LOT 8/1 · LOT 7/1 · LOT 6/1 · LOT 5/1 · LOT 4/1 · LOT 3/1 · LOT 2/1 · LOT

LOT 11/3 · LOT 10/3 · LOT 9/3 · LOT 8/3 · LOT 7/3 · LOT 6/3 · LOT 5/3 · LOT 4/3 · LOT 3/3

LOT 14/3 · LOT 15/3 · LOT 16/3 · LOT 17/3 · LOT 18/3 · LOT 19/3 · LOT 20/3 · LOT 21/3 · LOT 22/3

LOT 12/4 · LOT 11/4 · LOT 10/4 · LOT 9/4 · LOT 8/4 · LOT 7/4 · LOT 6/4 · LOT 5/4 · LOT 4/4 · LOT 3/4

LOT 51/4 · LOT 52/4 · LOT 53/4 · LOT 54/4 · LOT 55/4 · LOT 56/4 · LOT 57/4 · LOT 58/4 · LOT 59/4 · LOT 60/4

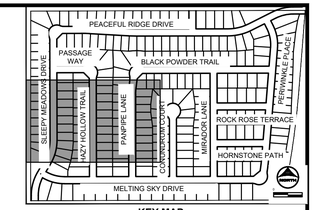
SLEEPY MEADOWS DRIVE

HAZY HOLLOW TRAIL

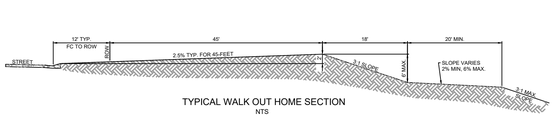
PANPIPE LANE

MATCHLINE
SEE SHEET 72

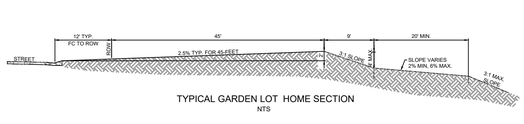
MATCHLINE
SEE SHEET 70



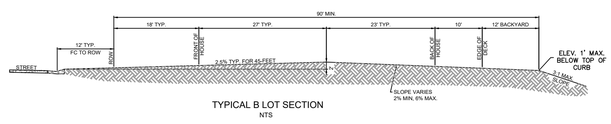
KEY MAP
SCALE: NTS



TYPICAL WALK OUT HOME SECTION
NTS



TYPICAL GARDEN LOT HOME SECTION
NTS



TYPICAL B LOT SECTION
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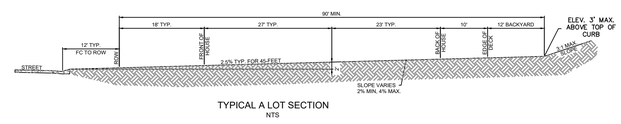


TYPICAL A LOT SECTION
NTS

NORTH
0 30
15

COLORADO LICENSED
COLLEEN HONSTEIN
56067
6/28/2023
PROFESSIONAL ENGINEER

PCD FILE NO. CDR-22-015

DRAWN BY: NQJ	JOB DATE: 7/28/2023	BAR IS ONE INCH ON OFFICIAL DRAWINGS.	
APPROVED: CM	JOB NUMBER: 2302308	0 1"	
CAD DATE: 7/28/2023		IF NOT ONE INCH, ADJUST SCALE ACCORDINGLY.	
CAD FILE: J:\2023\2302308\CAD\Dwgs\C\CDs\Grading_Plan			

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

PEACEFUL RIDGE AT FOUNTAIN VALLEY
OVERLOT GRADING PLAN

SHEET GP

69

HR GREEN Xrefs: xc-BR-base, xc-dsgn, xc-row, xv-dsgn, xv-row, xv-util, xgt-1-dh01-2308, key_map

MONAHAN, COLLEEN, 7/28/2023 12:09 PM

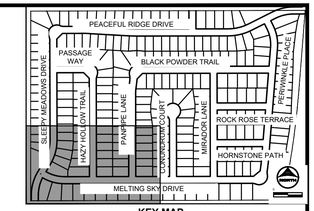
MATCHLINE
SEE SHEET 69

EX PROP BNDY

LOT 4/1 · LOT 3/1 · LOT 2/1 · LOT 1/1 · LOT 1/3 · LOT 2/3 · LOT 3/3 · LOT 4/3 · LOT 5/3 · LOT 6/3 · LOT 19/3 · LOT 20/3 · LOT 21/3 · LOT 22/3 · LOT 23/3 · LOT 24/3 · LOT 6/4 · LOT 5/4 · LOT 4/4 · LOT 3/4 · LOT 2/4 · LOT 1/4 · LOT 57/4 · LOT 58/4 · LOT 59/4 · LOT 60/4 · LOT 61/4 · LOT 62/4 · LOT 36/2 · LOT 35/2 · LOT 34/2 · LOT 33/2 · LOT 32/2 · LOT 31/2 · LOT 30/2 · LOT 29/2

SLEEPY MEADOWS DRIVE · HAZY HOLLOW TRAIL · PANPIPE LANE · MELTING SKY DRIVE

MATCHLINE
SEE SHEET 73

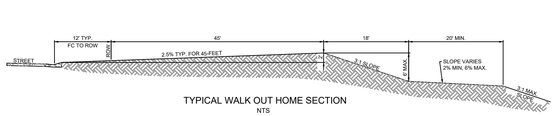


KEY MAP
SCALE: NTS

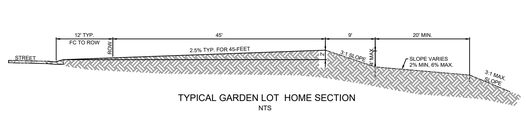
COTTONWOOD MEADOWS FILING NO. 3
EL PASO COUNTY

NORTH
0 30
15

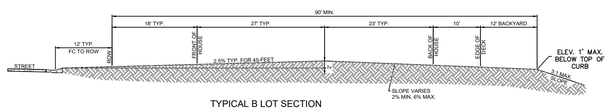
COLORADO LICENSED
COLLEEN MONAHAN
50067
6/28/2023
PROFESSIONAL ENGINEER



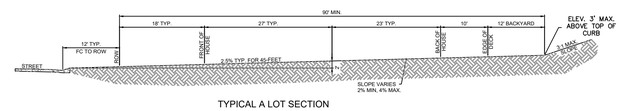
TYPICAL WALK OUT HOME SECTION
NTS



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: 7/28/2023	BAR IS ONE INCH ON OFFICIAL DRAWINGS. 0 1"	
APPROVED: CM	JOB NUMBER: 2302308	IF NOT ONE INCH, ADJUST SCALE ACCORDINGLY.	
CAD DATE: 7/28/2023			
CAD FILE: J:\2023\2302308\CAD\Dwgs\C\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: 713.965.0044

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

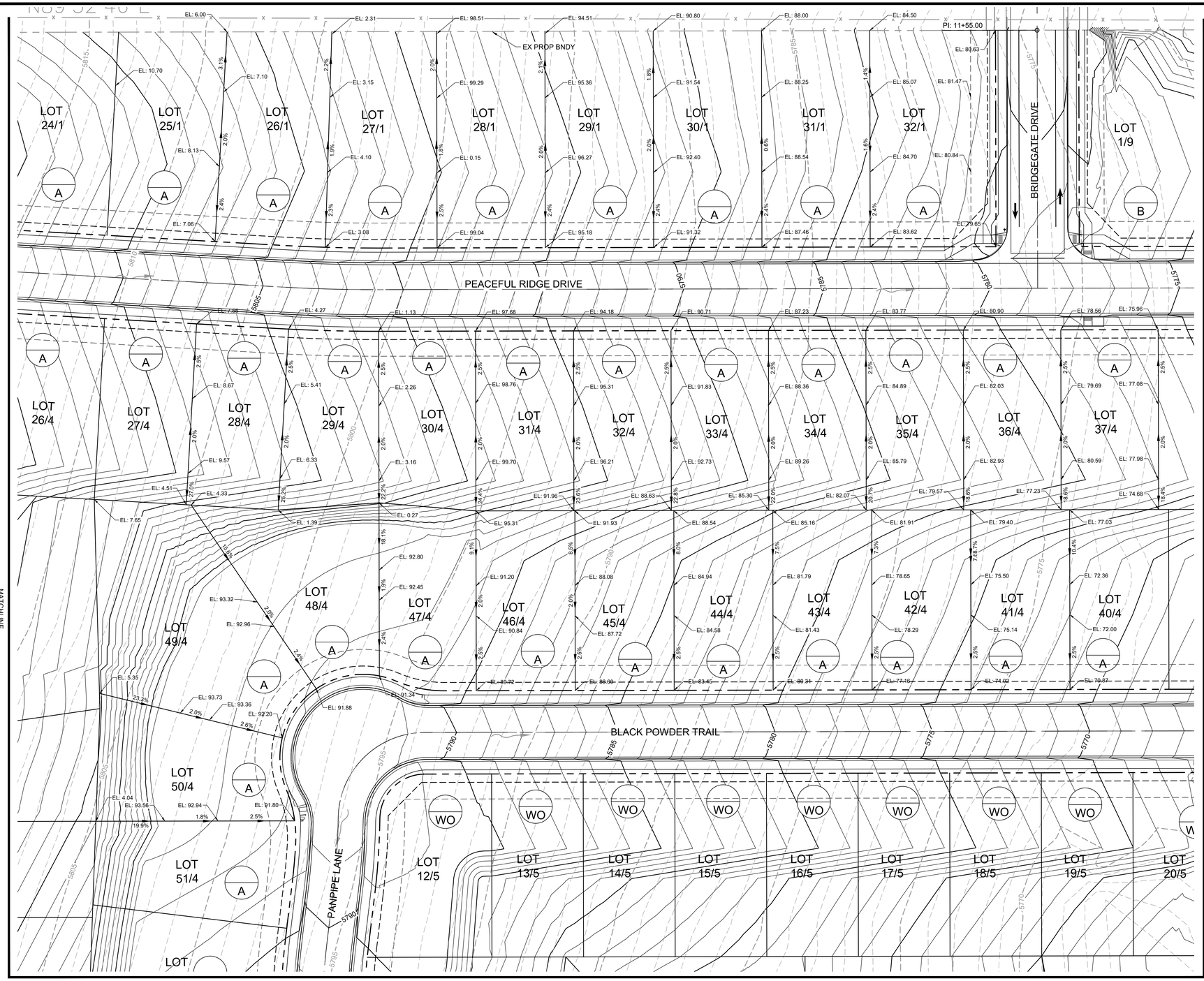
PEACEFUL RIDGE AT FOUNTAIN VALLEY
OVERLOT GRADING PLAN

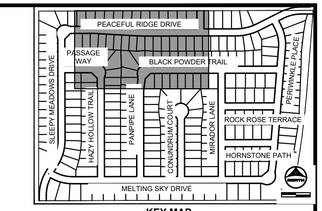
SHEET GP

70

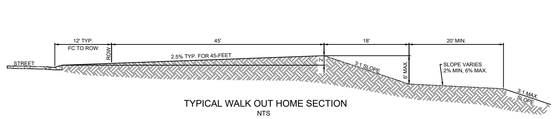
HR GREEN Xrefs: xc-BR-base; xc-dsgn; xc-row; xv-dsgn; xv-row; xv-util; xg1-1-dh01-2308; key_map

MONAHAN, COLLEEN, 7/28/2023 12:09 PM

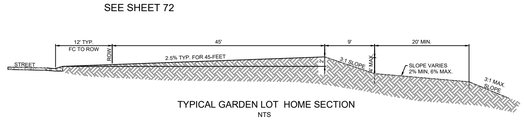




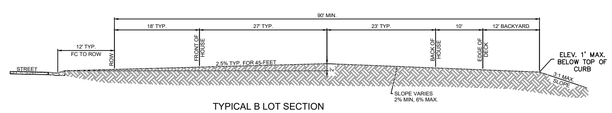
KEY MAP
SCALE: NTS



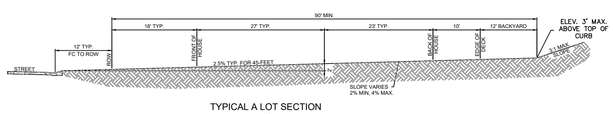
TYPICAL WALK OUT HOME SECTION
NTS



TYPICAL GARDEN LOT HOME SECTION
NTS



TYPICAL B LOT SECTION
NTS



TYPICAL A LOT SECTION
NTS

NORTH
0 30
15

COLORADO LICENSED
COLLEEN HOWARD
56067
6/28/2023
PROFESSIONAL ENGINEER

PCD FILE NO. CDR-22-015

DRAWN BY:	NQJ	JOB DATE:	7/28/2023
APPROVED:	CM	JOB NUMBER:	2302308
CAD DATE:	7/28/2023		
CAD FILE:	J:\2023\2302308\CAD\Dwgs\C\CDs\Grading_Plan		

BAR IS ONE INCH ON OFFICIAL DRAWINGS.
0 1"
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: 719.394.2440
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

71

HR GREEN Xrefs: xc-BR-base; xc-dsgn; xc-row; xv-dsgn; xv-row; xv-util; xgr1-ehl1-2308; key_map

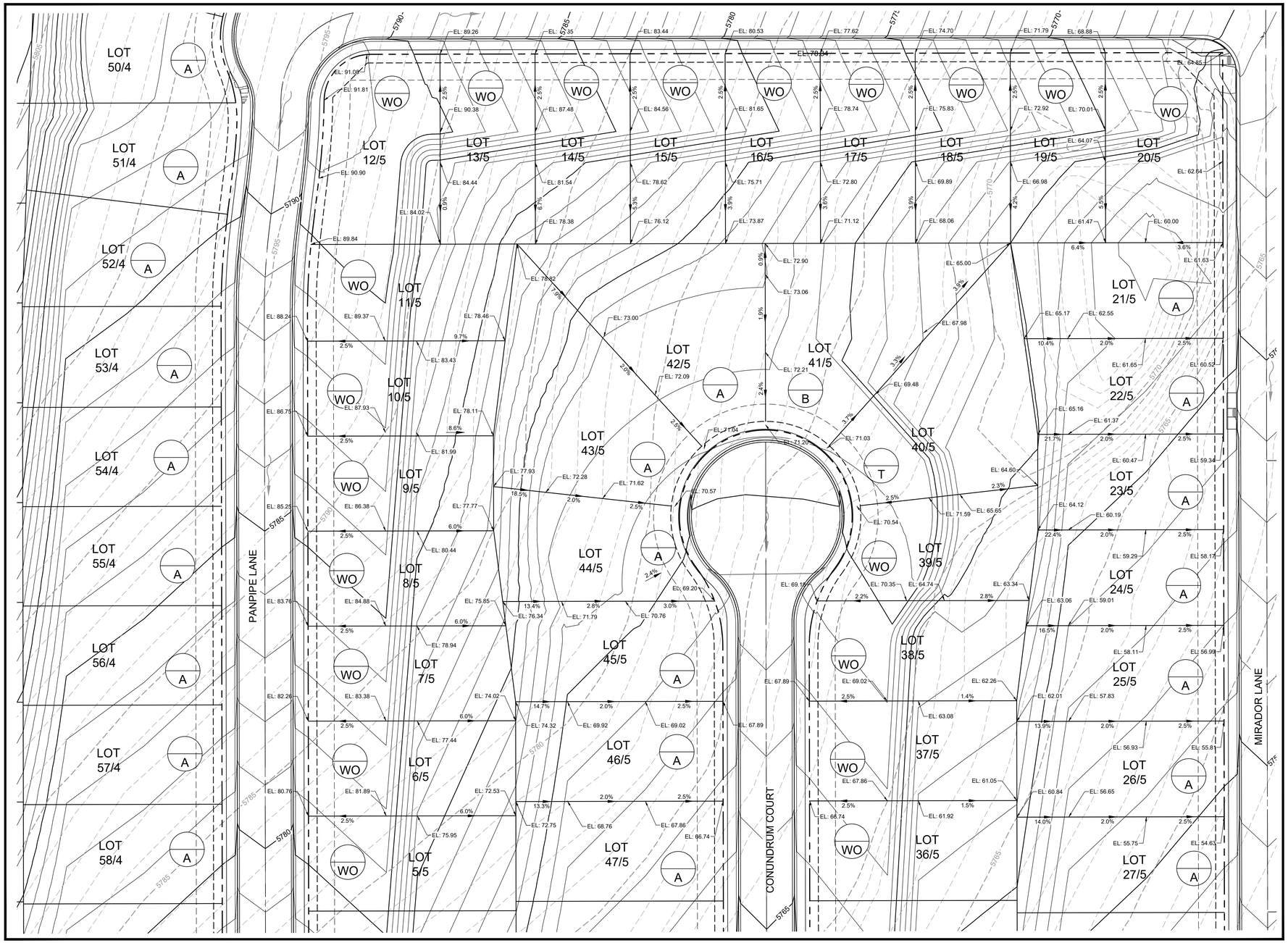
MONAHAN, COLLEEN, 7/28/2023 12:09 PM

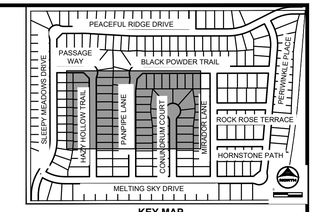
MATCHLINE
SEE SHEET 71

MATCHLINE
SEE SHEET 69

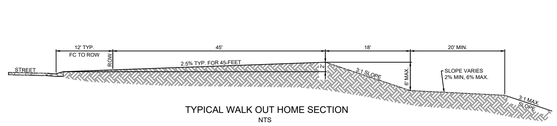
MATCHLINE
SEE SHEET 75

MATCHLINE
SEE SHEET 73

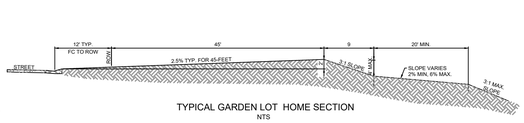




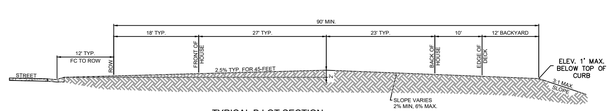
KEY MAP
SCALE: NTS



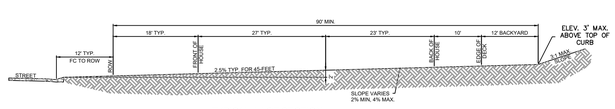
TYPICAL WALK OUT HOME SECTION
NTS



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: 7/28/2023	BAR IS ONE INCH ON OFFICIAL DRAWINGS.	
APPROVED: CM	JOB NUMBER: 2302308	0 1"	
CAD DATE: 7/28/2023		IF NOT ONE INCH, ADJUST SCALE ACCORDINGLY.	
CAD FILE: J:\2023\2302308\CAD\Dwgs\C\CDs\Grading_Plan			

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

PEACEFUL RIDGE AT FOUNTAIN VALLEY
OVERLOT GRADING PLAN

SHEET GP

72

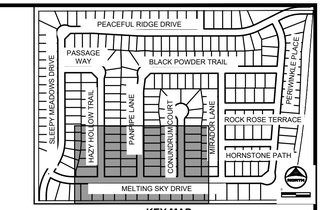
HR GREEN Xrefs: xc-BR-base; xc-dsgn; xc-row; xv-dsgn; xv-row; xv-utl; xg-t-dh01-2308; key_map

MONAHAN, COLLEEN, 7/28/2023 12:09 PM

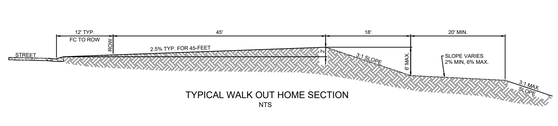
MATCHLINE
SEE SHEET 72

MATCHLINE
SEE SHEET 70

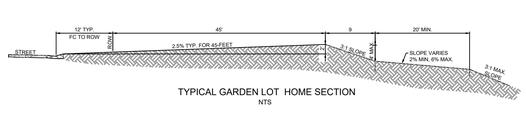
MATCHLINE
SEE SHEET 76



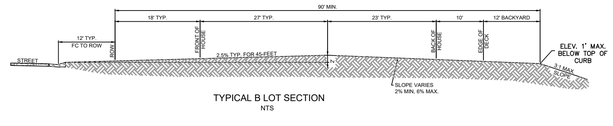
KEY MAP
SCALE: NTS



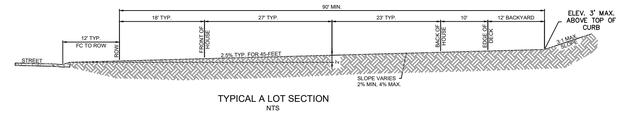
TYPICAL WALK OUT HOME SECTION
NTS



TYPICAL GARDEN LOT HOME SECTION
NTS



TYPICAL B LOT SECTION
NTS



TYPICAL A LOT SECTION
NTS

NORTH
0 30
15

COLORADO LICENSED
COLLEEN MONAHAN
56047
6/28/2023
PROFESSIONAL ENGINEER

PCD FILE NO. CDR-22-015

DRAWN BY: NQJ JOB DATE: 7/28/2023
APPROVED: CM JOB NUMBER: 2302308
CAD DATE: 7/28/2023
CAD FILE: J:\2023\2302308\CAD\Dwgs\C\CDs\Grading_Plan

BAR IS ONE INCH ON OFFICIAL DRAWINGS.
0 1"
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NO.	DATE	BY	REVISION DESCRIPTION

HRGreen
HR GREEN - COLORADO SPRINGS
1975 RESEARCH PARKWAY SUITE 230
COLORADO SPRINGS, CO 80920
PHONE: 719.394.2440
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 73

HR GREEN Xrefs: xc-BR-base; xc-dsgn; xc-row; xv-dsgn; xv-row; xv-util; xgl-1-ds01-2308; key_map

MONAHAN, COLLEEN, 7/28/2023 12:09 PM

UNPLATTED
CITY OF COLORADO SPRINGS

EX PROP BNDY

BRIDGEGATE PLACE

PEACEFUL RIDGE DRIVE

BLACK POWDER TRAIL

PERIWINKLE PLACE

MIRADOR LANE

LOT 1/9 | LOT 2/9 | LOT 3/9 | LOT 4/9 | LOT 5/9 | LOT 6/9

LOT 1/2 | LOT 2/2 | LOT 3/2 | LOT 4/2 | LOT 5/2 | LOT 6/2 | LOT 7/2 | LOT 8/2

LOT 68/4 | LOT 67/4 | LOT 69/4 | LOT 70/4 | LOT 71/4

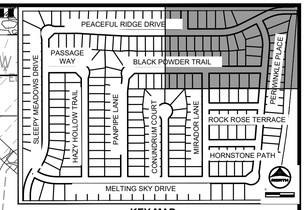
LOT 37/4 | LOT 38/4 | LOT 63/4 | LOT 64/4 | LOT 65/4 | LOT 66/4

LOT 40/4 | LOT 39/4 | LOT 76/4 | LOT 75/4 | LOT 74/4 | LOT 73/4 | LOT 72/4

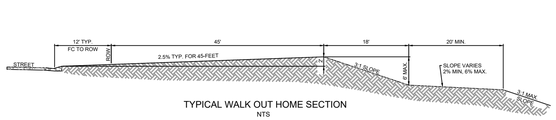
LOT 19/5 | LOT 20/5 | LOT 1/8 | LOT 2/8 | LOT 3/8 | LOT 4/8 | LOT 5/8

MATCHLINE
SEE SHEET 71

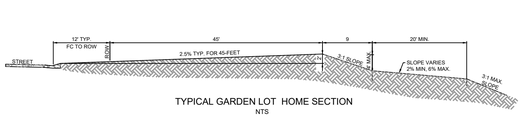
MATCHLINE
SEE SHEET 75



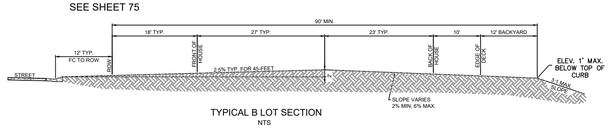
KEY MAP
SCALE: NTS



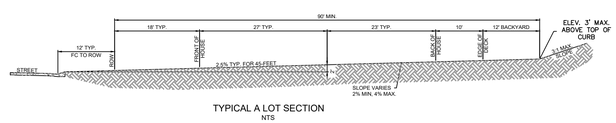
TYPICAL WALK OUT HOME SECTION
NTS



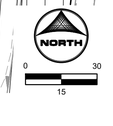
TYPICAL GARDEN LOT HOME SECTION
NTS



TYPICAL B LOT SECTION
NTS



TYPICAL A LOT SECTION
NTS



PCD FILE NO. CDR-22-015

DRAWN BY:	NQJ	JOB DATE:	7/28/2023
APPROVED:	CM	JOB NUMBER:	2302308
CAD DATE:	7/28/2023		
CAD FILE:	J:\2023\2302308\CAD\Dwgs\C\CDs\Grading_Plan		

BAR IS ONE INCH ON OFFICIAL DRAWINGS.
0 1"
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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

PEACEFUL RIDGE AT FOUNTAIN VALLEY
OVERLOT GRADING PLAN

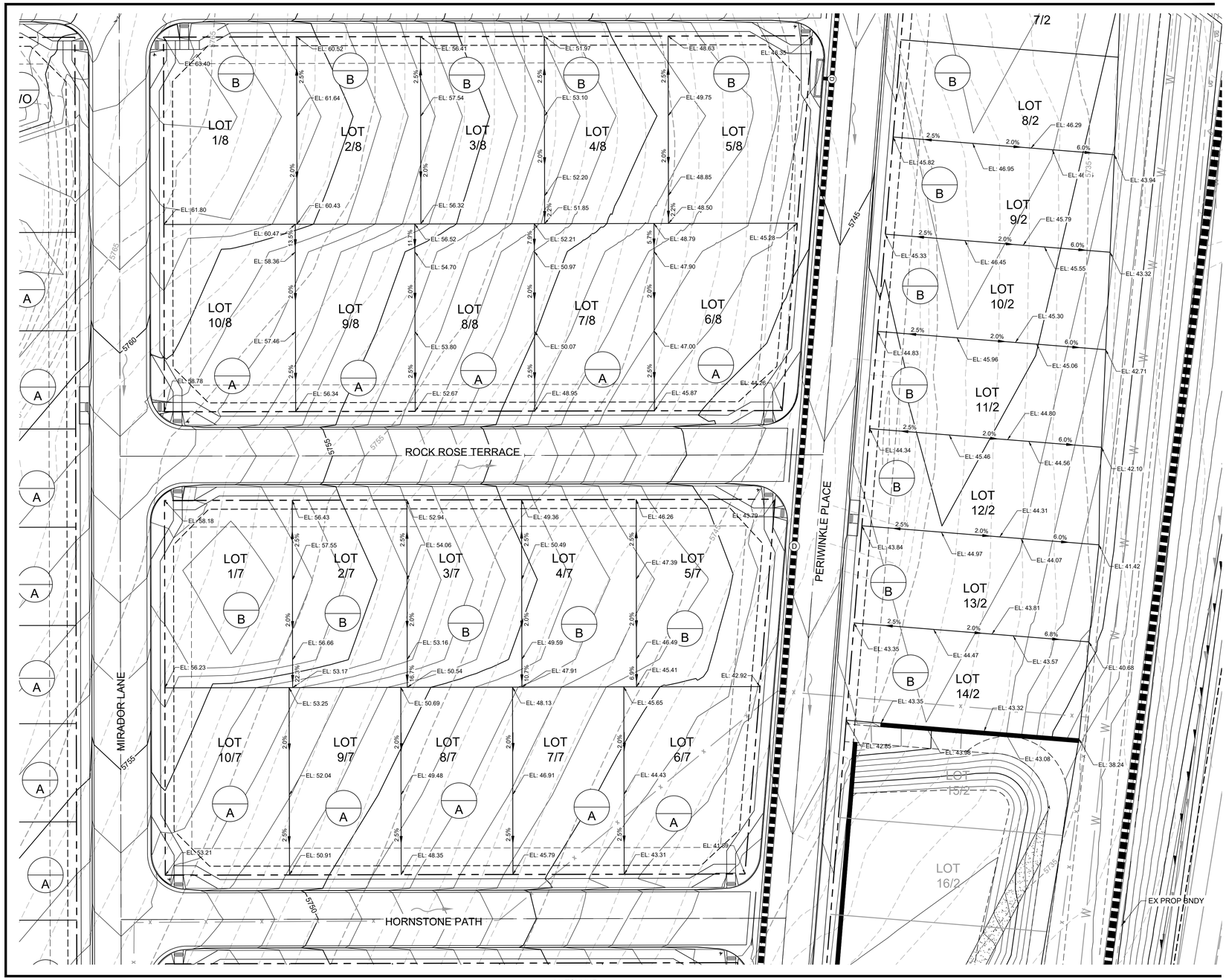
SHEET GP | 74

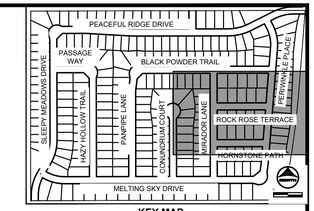
HR GREEN Xrefs, xc-BR-base, xc-dsgn, xc-row, xv-dsgn, xv-row, xv-util, xgt-1-d01-2308, key_map

MONAHAN, COLLEEN, 7/28/2023 12:10 PM

MATCHLINE
SEE SHEET 74

MATCHLINE
SEE SHEET 72

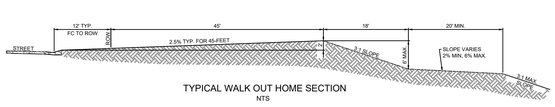




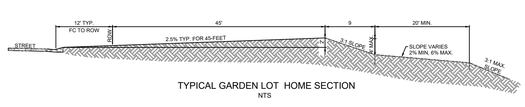
KEY MAP
SCALE: NTS

NORTH
0 30
15

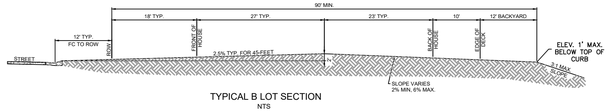
COLORADO LICENSED
COLLEEN MONAHAN
56067
6/28/2023
PROFESSIONAL ENGINEER



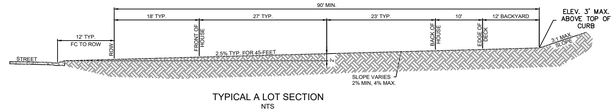
TYPICAL WALK OUT HOME SECTION
NTS



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: 7/28/2023	BAR IS ONE INCH ON OFFICIAL DRAWINGS.	
APPROVED: CM	JOB NUMBER: 2302308	0 1"	
CAD DATE: 7/28/2023		IF NOT ONE INCH, ADJUST SCALE ACCORDINGLY.	
CAD FILE: J:\2023\2302308\CAD\Dwgs\C\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: 713.965.0044

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

PEACEFUL RIDGE AT FOUNTAIN VALLEY
OVERLOT GRADING PLAN

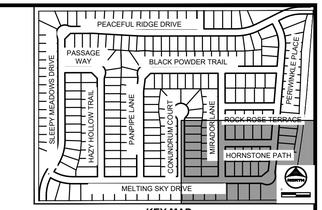
SHEET GP 75

HR GREEN Xrefs: xc-BR-base; xc-dsgn; xc-row; xv-dsgn; xv-row; xv-util; xg1-1-dh01-2308; key_map

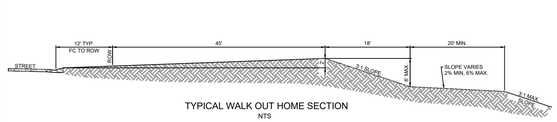
MONAHAN, COLLEEN, 7/28/2023 12:10 PM

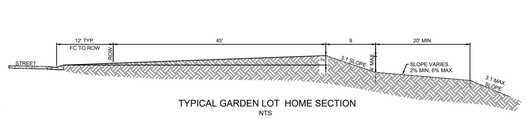
MATCHLINE
SEE SHEET 75

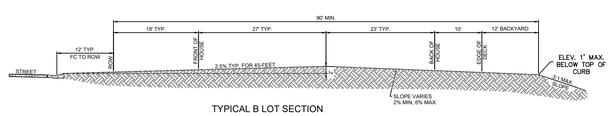
MATCHLINE
SEE SHEET 73

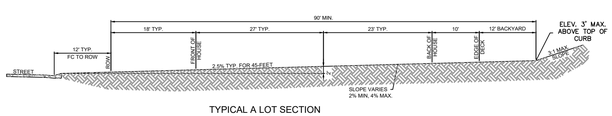


KEY MAP
SCALE: NTS









PCD FILE NO. CDR-22-015

DRAWN BY: NQJ	JOB DATE: 7/28/2023	BAR IS ONE INCH ON OFFICIAL DRAWINGS.	
APPROVED: CM	JOB NUMBER: 2302308	0 1"	
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CAD FILE: J:\2023\2302308\CAD\Dwgs\C\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: 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 | 76

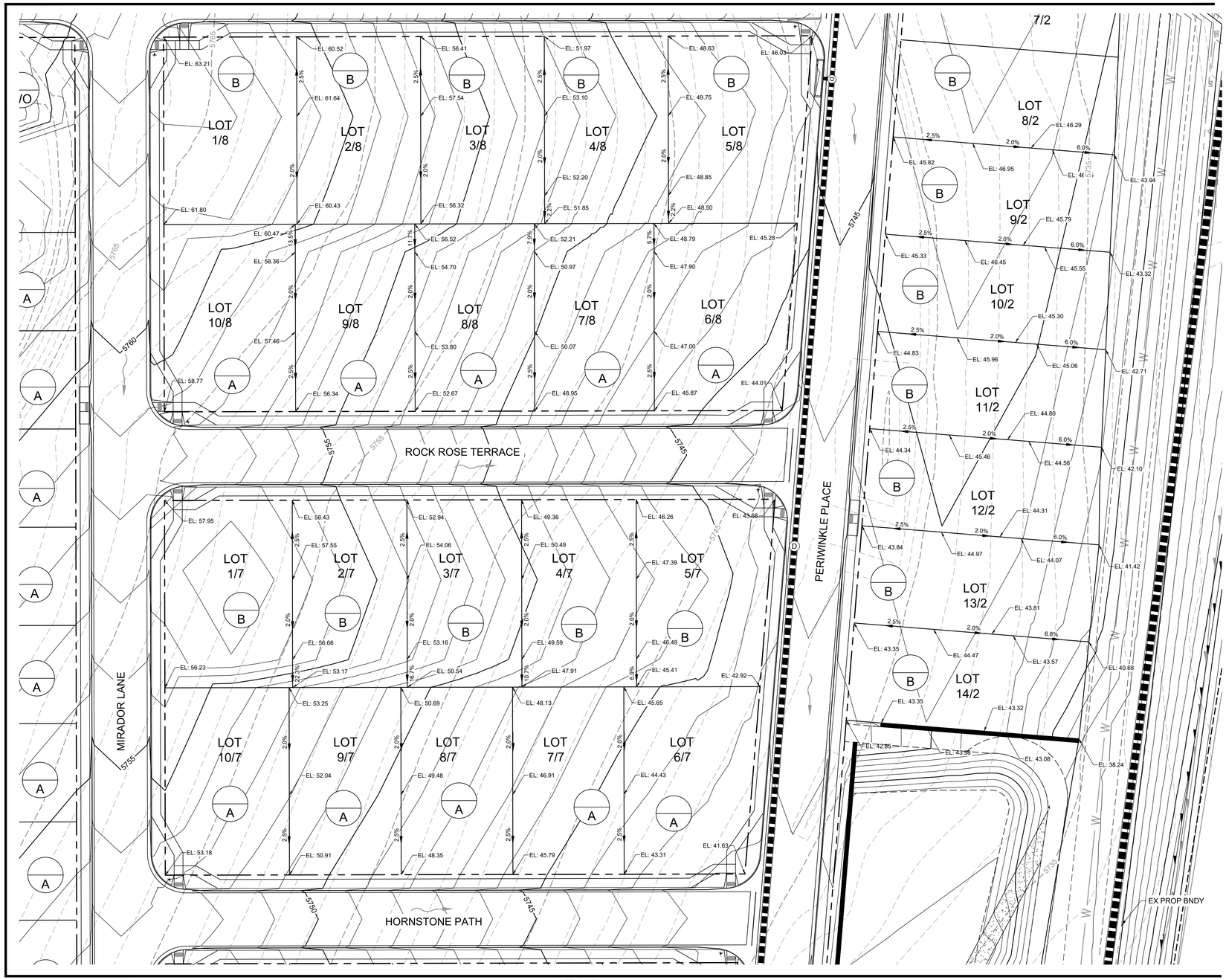
COLORADO LICENSED
COLLEEN M. MONAHAN
56067
6/28/2023
PROFESSIONAL ENGINEER

HR GREEN Xrefs, xc-BR-base, xc-disgn, xc-row, xv-disgn, xv-row, xv-util, xgl-1-dh01-2308, key_map

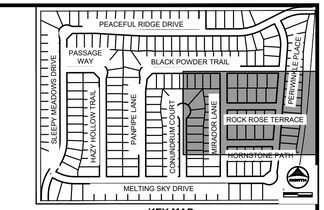
BULLARD, ABBY, 6/28/2023 1:35 PM

MATCHLINE
SEE SHEET 74

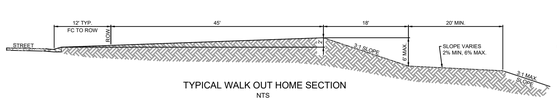
MATCHLINE
SEE SHEET 72



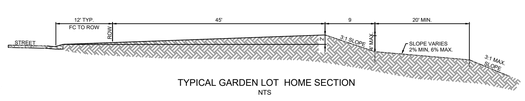
MATCHLINE
SEE SHEET 76



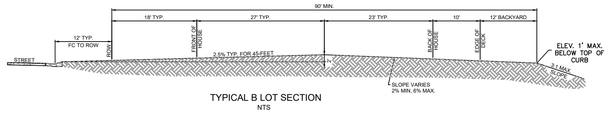
KEY MAP
SCALE: NTS



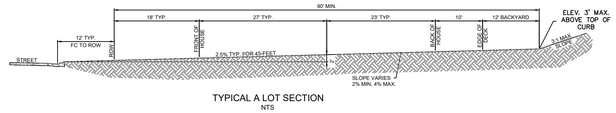
TYPICAL WALK OUT HOME SECTION
NTS



TYPICAL GARDEN LOT HOME SECTION
NTS



TYPICAL B LOT SECTION
NTS



TYPICAL A LOT SECTION
NTS

COLORADO LICENSED
COLEEN HONAKER
50067
6/28/2023
PROFESSIONAL ENGINEER

PCD FILE NO. CDR-22-015

DRAWN BY: NQJ	JOB DATE: 6/27/2023	BAR IS ONE INCH ON OFFICIAL DRAWINGS.	
APPROVED: CM	JOB NUMBER: 2302308	0 1"	
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CAD FILE: J:\2023\2302308\CAD\Dwgs\C\CDs\Grading Plan			

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

PEACEFUL RIDGE AT FOUNTAIN VALLEY
OVERLOT GRADING PLAN

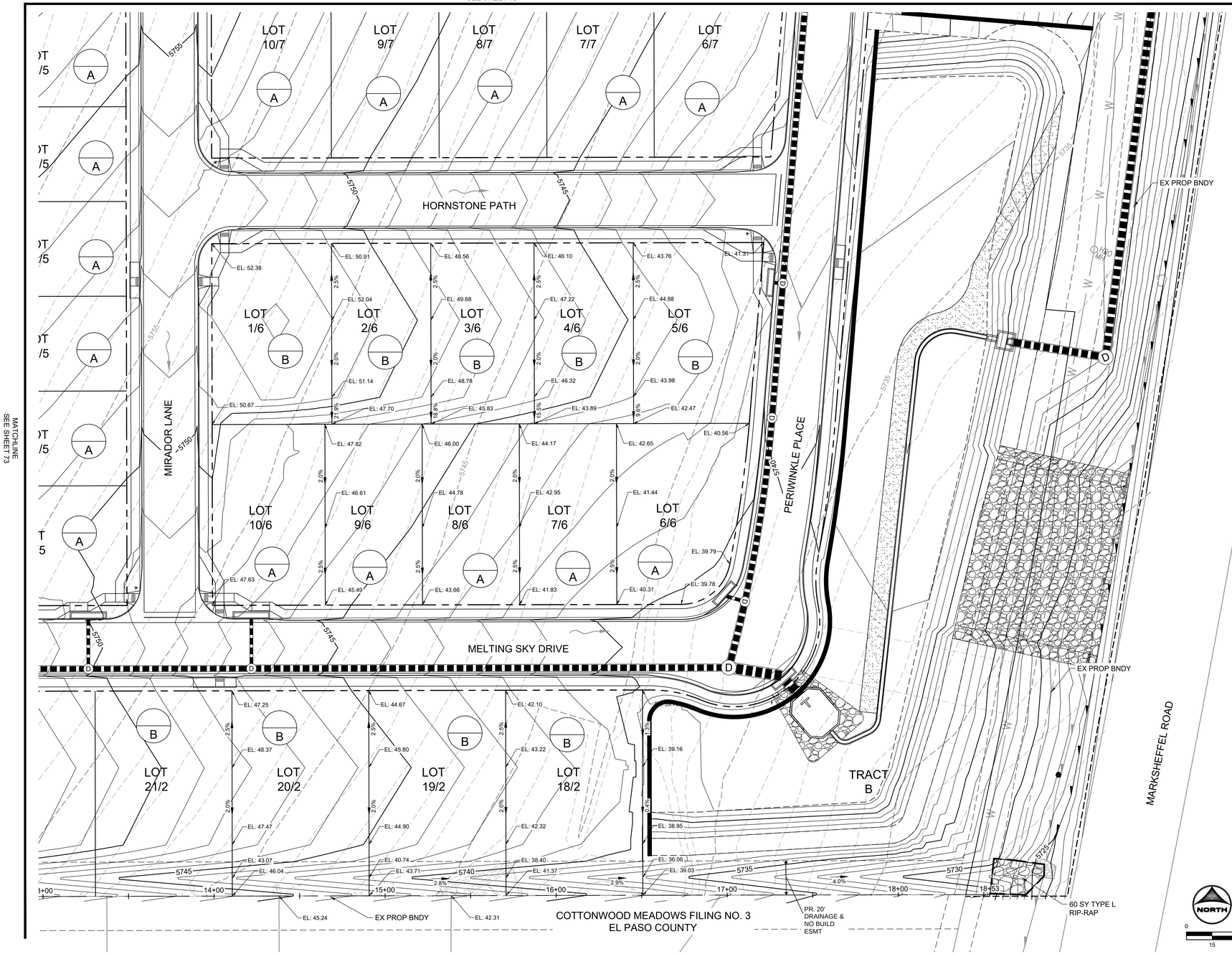
SHEET GP 75

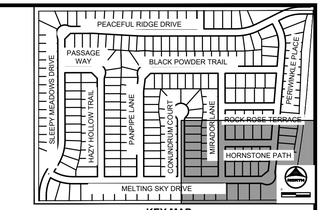
HR GREEN Xrefs: xc-BR-base; xc-dsgn; xc-row; xv-dsgn; xv-row; xv-util; xgl-1-dh01-2308; key_map

BULLARD, ABBY, 6/28/2023 1:35 PM

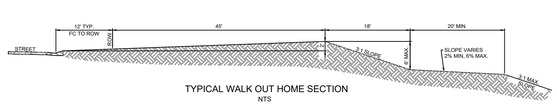
MATCHLINE
SEE SHEET 75

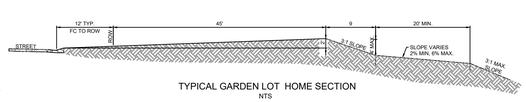
MATCHLINE
SEE SHEET 73

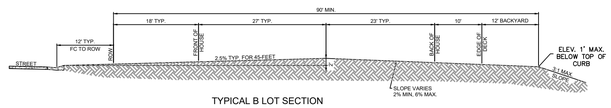


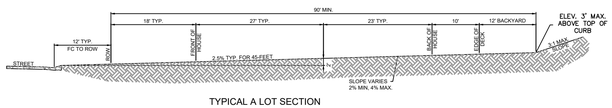


KEY MAP
SCALE: NTS









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CAD DATE: 6/28/2023		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: 719.394.2440
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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

COLORADO LICENSED
COLLEEN MONAHAN
50067
6/28/2023
PROFESSIONAL ENGINEER

HR GREEN Xrefs, xc-BR-base, xc-dsgn, xv-row, xv-dsgn, xv-row, xv-util, xg-1-dh01-2308, key_map

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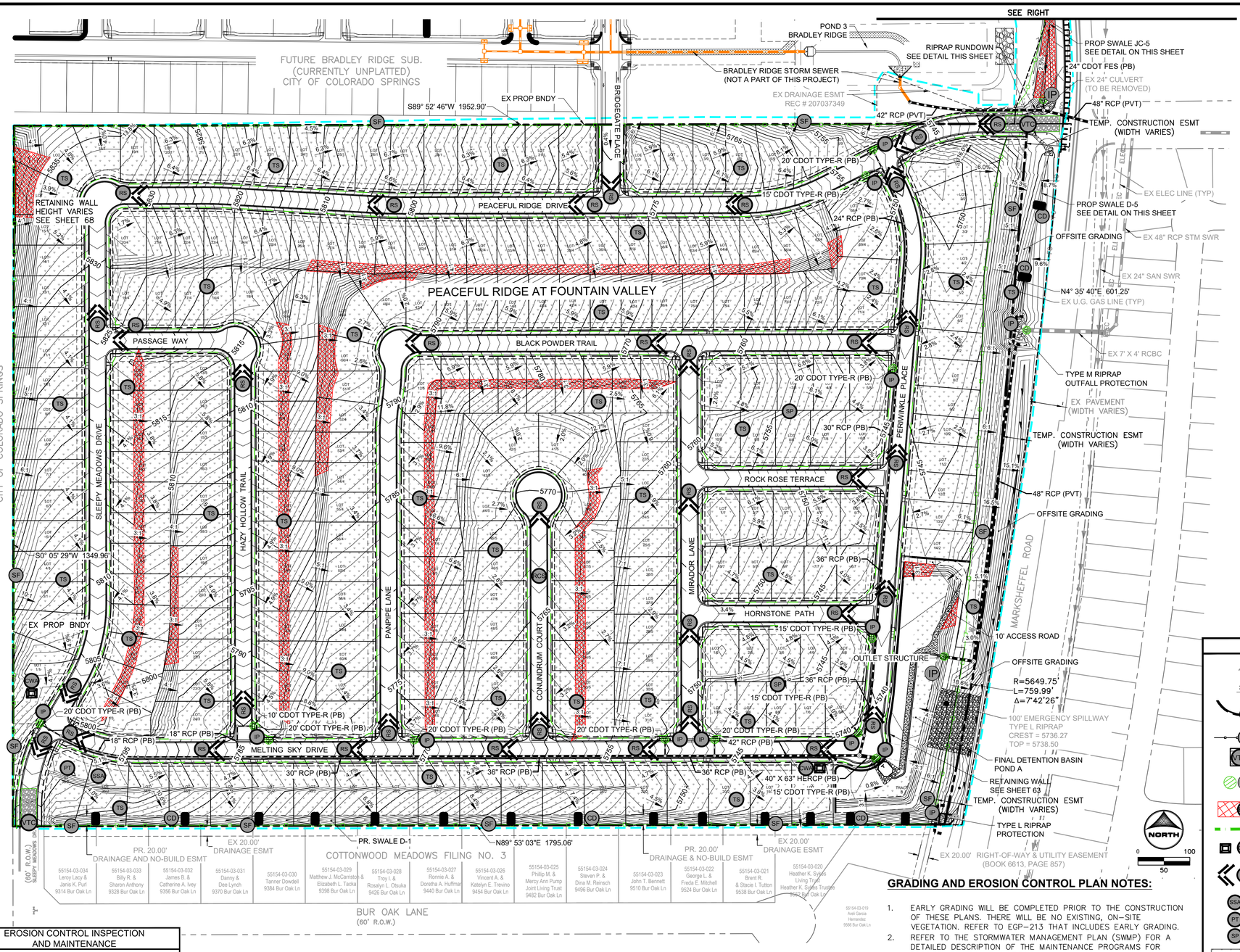
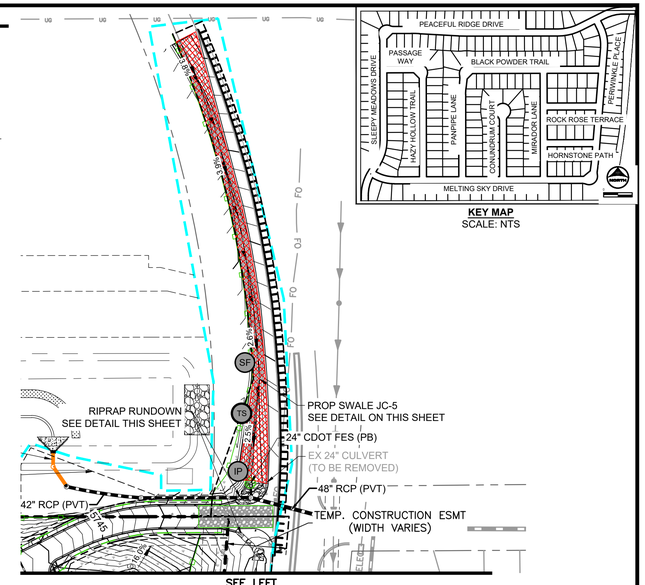
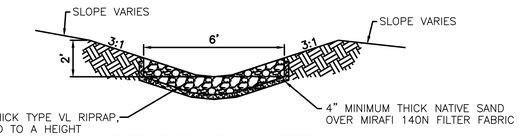


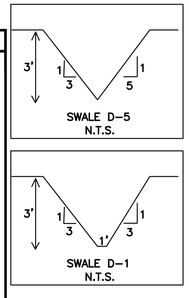


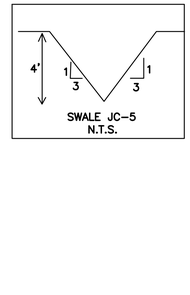


RIPRAP RUNDOWN DETAIL
SCALE: NTS

LEGEND

- Ex. Flow Direction Arrow And Slope
- 3.4% New Flow Direction Arrow And Slope
- SP Stockpile With Double Silt Fence Perimeter
- SF Initial Interim — Silt Fence Or Approved Alt.
- VTC Initial Interim — Vehicle Tracking Control
- IP Initial Interim — Inlet Protection
- ECB Final — Erosion Control Blanket
- Sediment Control Log
- SWA Interim — Concrete Washout Area
- RS Interim — Rock Sock(s) (count)
- SSA Interim — Stabilized Staging Area
- PT Interim — Portable Toilet
- SP Interim — Stock Pile Management
- TS Interim — Temporary Seeding And Mulching
- CD Interim — Rock Check Dam
- Limits Of Soil Disturbance/ Limits Of Construction





GRADING AND EROSION CONTROL PLAN NOTES:

1. EARLY GRADING WILL BE COMPLETED PRIOR TO THE CONSTRUCTION OF THESE PLANS. THERE WILL BE NO EXISTING, ON-SITE VEGETATION. REFER TO EGP-213 THAT INCLUDES EARLY GRADING.
2. REFER TO THE STORMWATER MANAGEMENT PLAN (SWMP) FOR A DETAILED DESCRIPTION OF THE MAINTENANCE PROGRAMS FOR EROSION CONTROL FACILITIES.
3. NO BATCH PLANTS WILL BE UTILIZED ON SITE.
4. DETENTION POND DETAILS ARE PROVIDED IN THE CONSTRUCTION DRAWINGS.
5. SILT FENCES THAT ARE NOT PARALLEL TO CONTROURS MUST BE INSTALLED WITH J-HOOK.
6. REFER TO EARLY GRADING PLANS FOR EARTHWORK SUMMARY TABLE AND CUT/FILL AREAS.
7. THERE IS NO FEMA 100-YR FLOODPLAN ON PROJECT SITE.
8. SEEDING MIX NOTES & BMP PHASING NOTES CAN BE SEEN ON SHEET 78.

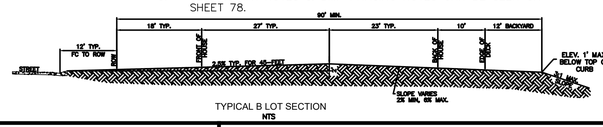
EROSION CONTROL INSPECTION AND MAINTENANCE

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.**

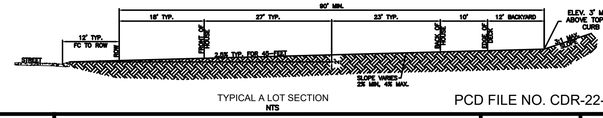
An inspection and maintenance log shall be kept.

TYPICAL WALK OUT HOME SECTION
NTS

TYPICAL GARDEN LOT HOME SECTION
NTS



TYPICAL B LOT SECTION
NTS



TYPICAL A LOT SECTION
NTS

COLORADO LICENSED
COLLEEN MONAHAN
50057
PROFESSIONAL ENGINEER
6/28/2023

PCD FILE NO. CDR-22-015

DRAWN BY:	NQJ	JOB DATE:	6/28/2023
APPROVED:	CM	JOB NUMBER:	2302308
CAD DATE:	6/28/2023		
CAD FILE:	J:\2023\2302308\CAD\Dwgs\C\GEC\Interim Final GEC		

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

NO.	DATE	BY	REVISION DESCRIPTION

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

CONSTRUCTION DOCUMENTS
INTERIM FINAL GEC PLAN

SHEET GEC 77

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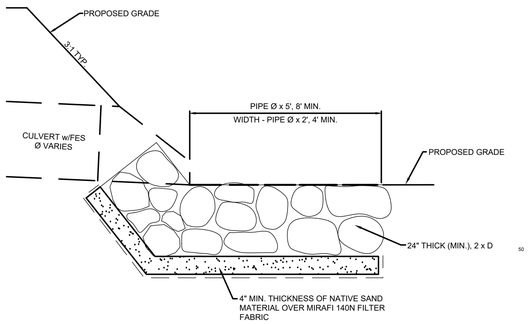
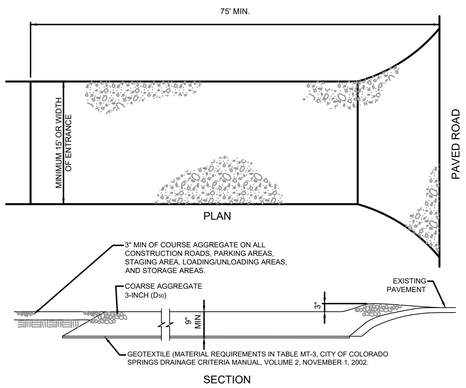


TYPICAL CULVERT OUTLET PROTECTION

NO SCALE



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.

SEED MIX

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

SPECIES	VARIETY	pls/acre
SIDEOATS GRAMA	*El Reno*	3.0
WESTERN WHEAT GRASS	*Barton*	2.5
SLENDER WHEAT GRASS	*Native*	2.0
LITTLE BLUESTEM	*Pastura*	2.0
SAND DROPSEED	*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.

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

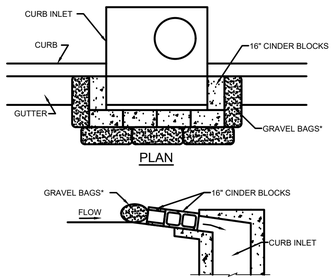
INTERIM:
1. LOCATE/INSTALL TEMP. STOCKPILE
2. MAINTAIN ALL BMPS
3. INSTALL RRBS
4. INSTALL INLET AND OUTLET PROTECTION
5. INSTALL EROSION CONTROL BLANKETS

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

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 ½" IN DIAMETER.
5. BAGS ARE TO BE MADE OF ½" 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 ½" 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.

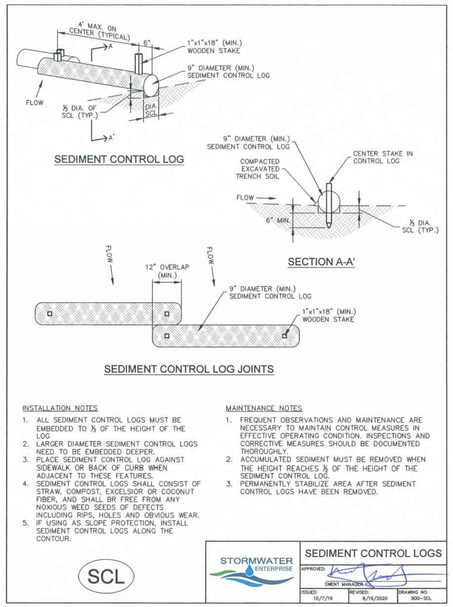


BLOCK AND GRAVEL BAG INLET PROTECTION

IP-3

NTS

VEHICLE TRACKING CONTROL

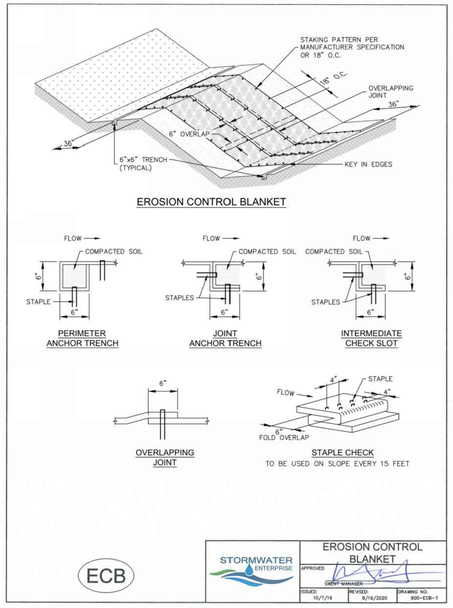


INSTALLATION NOTES
1. ALL SEDIMENT CONTROL LOGS MUST BE EMBEDDED TO ½ OF THE HEIGHT OF THE LOG.
2. LARGER DIAMETER SEDIMENT CONTROL LOGS NEED TO BE EMBEDDED DEEPER.
3. PLACE SEDIMENT CONTROL LOG AGAINST SIDEWALK OR BACK OF CURB WHEN ADJACENT TO THESE FEATURES.
4. SEDIMENT CONTROL LOGS SHALL CONSIST OF STRAW, COMPOST, EXCELSIOR 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 ½ OF THE HEIGHT OF THE SEDIMENT CONTROL LOG.
3. PERMANENTLY STABLIZE AREA AFTER SEDIMENT CONTROL LOGS HAVE BEEN REMOVED.

SCL

STORMWATER ENTERPRISE — SEDIMENT CONTROL LOGS
APPROVED: CHIEF MANAGER
ISSUED: 10/7/19 | REVISED: 8/19/2020 | DRAWING NO.: 900-SCL



ECB

STORMWATER ENTERPRISE — EROSION CONTROL BLANKET
APPROVED: CHIEF MANAGER
ISSUED: 10/7/19 | REVISED: 8/19/2020 | DRAWING NO.: 900-ECB-1

INSTALLATION NOTES
1. 100% NATURAL AND BIODEGRADABLE MATERIALS ARE REQUIRED FOR EROSION CONTROL BLANKETS. TRM PRODUCTS MAY ME 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.

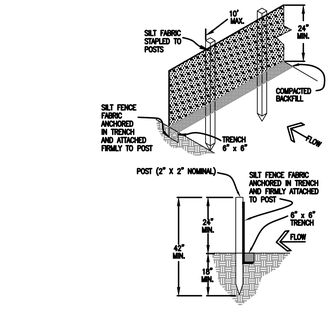
MAINTENANCE NOTES
1. FREQUENT OBSERVATIONS AND MAINTENANCE ARE NECESSARY TO MAINTAIN CONTROL MEASURES IN EFFECTIVE OPERATING CONDITION. INSPECTIONS AND CORRECTIVE MEASURES SHOULD BE DOCUMENTED THOROUGHLY.
2. EROSION CONTROL BLANKETS SHALL BE LEFT IN PLACE TO EVENTUALLY BIODEGRADE. TRM MUST BE REMOVED AT THE DISCRETION OF THE GEC INSPECTOR.
3. ANY EROSION CONTROL BLANKET PULLED OUT, TORN, OR OTHERWISE DAMAGED SHALL BE REPAIRED OR REINSTALLED. ANY SUBGRADE AREAS BELOW GEOTEXTILE THAT HAVE ERODED TO CREATE A VOID UNDER THE BLANKET, OR THAT REMAIN DEVOID OF GRASS SHALL BE REPAIRED, RESEEDED AND MULCHED AND THE EROSION CONTROL BLANKET REINSTALLED.

TABLE ECB-1, EROSION CONTROL BLANKET MATERIAL SPECIFICATIONS

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

ECB

STORMWATER ENTERPRISE — EROSION CONTROL BLANKET
APPROVED: CHIEF MANAGER
ISSUED: 10/7/19 | REVISED: 8/19/2020 | DRAWING NO.: 900-ECB-2



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 ½" LONG, TIE WIRES OR HOG RINGS. THE WIRE SHALL EXTEND INTO THE TRENCH A MINIMUM OF 6" AND SHALL NOT EXTEND MORE THAN 2' 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

COLORADO LICENSED — COLLEEN MORGAN — 56067 — 6/28/2023 — PROFESSIONAL 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: 6/28/2023		IF NOT ONE INCH, ADJUST SCALE ACCORDINGLY.	
CAD FILE: J:\2023\2302308\CAD\Dwgs\C\CDs\Details			

NO.	DATE	BY	REVISION DESCRIPTION

HRGreen
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1975 RESEARCH PARKWAY SUITE 230
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PHONE: 719.394.2440
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PEACEFUL RIDGE AT FOUNTAIN VALLEY
PEACEFUL RIDGE DEVELOPMENT COMPANY
EL PASO COUNTY, CO

CONSTRUCTION DETAILS
GEC DETAILS

SHEET DT | 78

HR GREEN Xrefs: xgl-1-dh01-2308; BMP_Phasing; EPC_CD_Engr_Approval

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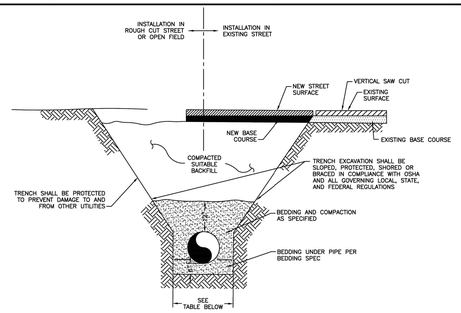


BOTTOM OF TRENCH WIDTH		
PIPE DIAMETER	MINIMUM WIDTH	MAXIMUM WIDTH
4"	1'-5"	3'-9"
6"	1'-7"	3'-11"
8"	1'-9"	4'-1"
12"	2'-1"	4'-5"
15"	2'-6"	4'-9"
18"	2'-10"	5'-2"
24"	3'-2"	5'-6"

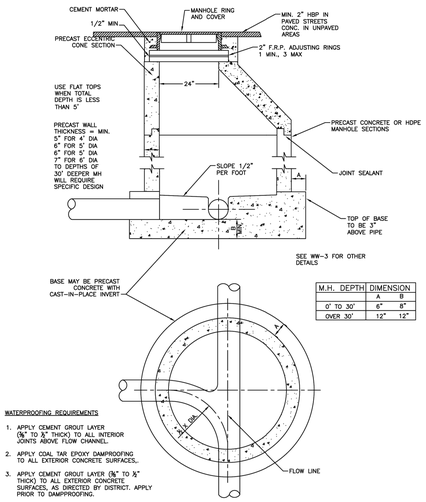
ALL PIPE EMBEDMENT SHALL BE IMPORTED CLASS B BEDDING UNLESS OTHERWISE DIRECTED.

AN OVER EXCAVATED TRENCH SHALL BE REFILLED AND THOROUGHLY COMPACTED UNDER THE DIRECTION OF THE DISTRICT.

UNDER NO CIRCUMSTANCES WILL PIPE BE LAID IN A PROPOSED FILL AREA PRIOR TO IT BEING COMPLETELY FILLED. THE FILL WILL BE PLACED FIRST TO PROPOSED GRADE AND COMPACTED AS REQUIRED. A TRENCH THEN WILL BE EXCAVATED AND THE PIPE INSTALLED IN THE USUAL MANNER.

TYPICAL TRENCH CROSS SECTION

Drawn: GGM Date: JULY 2011 Scale: N.T.S. Revised: Revised: Revised:	Revised: Revised: Revised: Revised: Revised: Revised:	Widefield Water and Sanitation District	WW–2



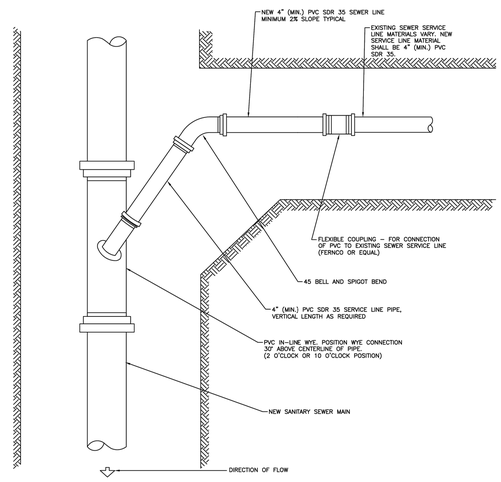
M.H. DEPTH	DIMENSION A	DIMENSION B
0' TO 30'	6"	8"
OVER 30'	12"	12"

WATERPROOFING REQUIREMENTS

1. APPLY CEMENT GROUT LAYER (⅜" TO ½" THICK) TO ALL INTERIOR JOINTS ABOVE FLOW CHANNEL.
2. APPLY COAL TAR EPOXY DAMPROOFING TO ALL EXTERIOR CONCRETE SURFACES.
3. APPLY CEMENT GROUT LAYER (⅜" TO ½" THICK) TO ALL EXTERIOR CONCRETE SURFACES, AS DIRECTED BY DISTRICT. APPLY PRIOR TO DAMPPROOFING.

SANITARY SEWER MANHOLE

Drawn: GGM Date: SEPT 2014 Scale: N.T.S. Revised: Revised: Revised:	Revised: Revised: Revised: Revised: Revised: Revised:	Widefield Water and Sanitation District	WW–4



SANITARY SEWER SERVICE CONNECTION

Drawn: GGM Date: JULY 2011 Scale: N.T.S. Revised: Revised: Revised:	Revised: Revised: Revised: Revised: Revised: Revised:	Widefield Water and Sanitation District	WW–7

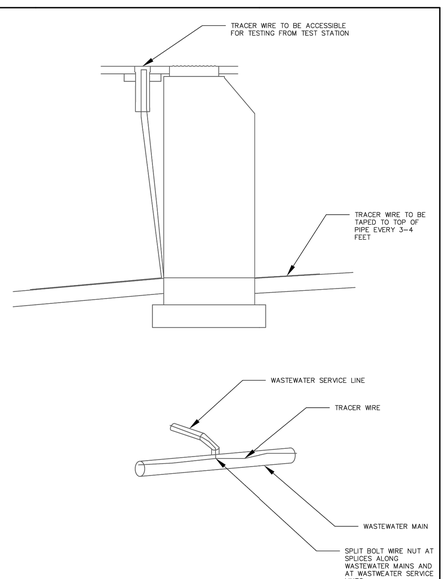
MAXIMUM DEFLECTION
PER SLIP JOINT OF D.I.P.

PIPE DIAMETER I.D. (IN)	PIPE DIAMETER O.D. (IN)	PIPE DIAMETER O.D. (FT)	MFRS. DEFL.	DESIGN DEFLECTION (80% MAX.) MAX. DEFL. DIST. (1)	(2)	APPROX. RADIUS FOR DEFLECTING CURVES WITHOUT BENDS 20'L	18'L
4"	4.80"	.400'	5°00'00"	4°00'00"	16"	15"	286'	258'
6"	6.90"	.575'	5°00'00"	4°00'00"	16"	15"	286'	258'
8"	9.05"	.754'	5°00'00"	4°00'00"	16"	15"	286'	258'
10"	11.10"	.925'	5°00'00"	4°00'00"	16"	15"	286'	258'
12"	13.20"	1.100'	5°00'00"	4°00'00"	16"	15"	286'	258'
14"	15.30"	1.275'	3°00'00"	2°24'00"	10"	9"	477'	430'
16"	17.40"	1.450'	3°00'00"	2°24'00"	10"	9"	477'	430'
18"	19.50"	1.625'	3°00'00"	2°24'00"	10"	9"	477'	430'
20"	21.60"	1.800'	3°00'00"	2°24'00"	10"	9"	477'	430'
24"	25.80"	2.150'	3°00'00"	2°24'00"	10"	9"	477'	430'
30"	32.00"	2.666'	2°30'00"	2°00'00"	8"	7"	573'	516'
36"	38.30"	3.192'	2°00'00"	1°36'00"	6"	6"	716'	645'
42"	44.50"	3.708'	2°00'00"	1°36'00"	6"	6"	716'	645'

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

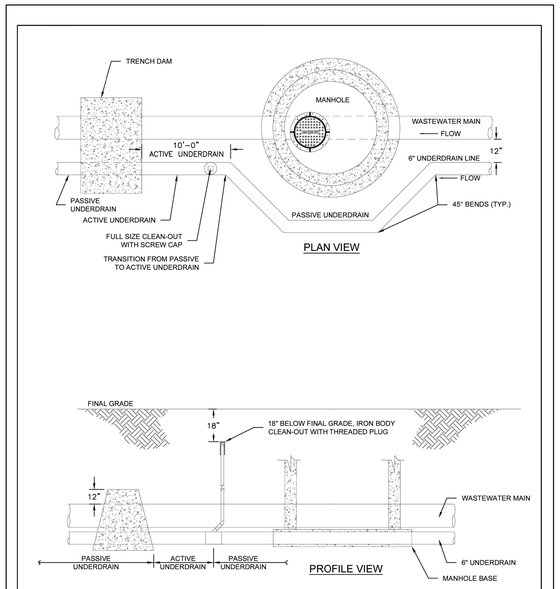
MAXIMUM PIPELINE DEFLECTION DATA

Drawn: GGM Date: JULY 2011 Scale: N.T.S. Revised: Revised: Revised:	Revised: Revised: Revised: Revised: Revised: Revised:	Widefield Water and Sanitation District	WW–14

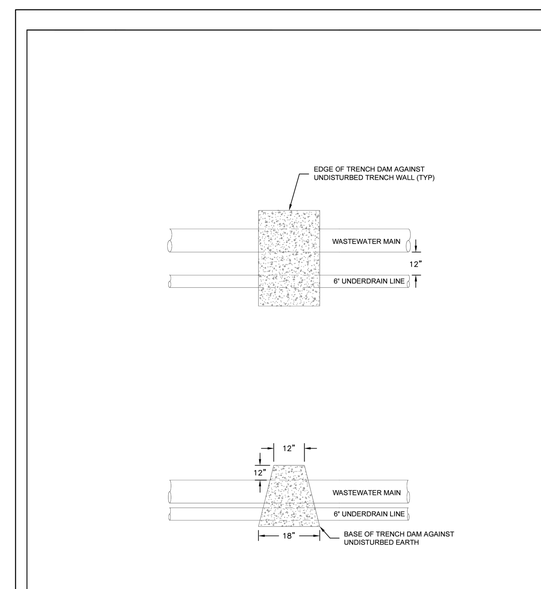


TRACER WIRE

Drawn: RKB Date: June 23, 2022 Scale: N.T.S. Revised: Revised: Revised:	Revised: Revised: Revised: Revised: Revised: Revised:	Widefield Water and Sanitation District	WW–23



Colorado Springs Utilities It's how we're all connected	PASSIVE GROUNDWATER UNDERDRAIN SCHEMATIC	C6–1 DATED 5/2015



NOTES:

1. TRENCH DAMS ARE REQUIRED AT THE TRANSITION FROM ACTIVE UNDERDRAINS TO PASSIVE UNDERDRAINS.

Colorado Springs Utilities It's how we're all connected	UNDERDRAIN TRENCH DAM	C6–2 DATED 5/2015

COLORADO LICENSED
COLLEEN MORATH
56067
6/28/2023
PROFESSIONAL ENGINEER

PCD FILE NO. CDR-22-015

DRAWN BY: DLH APPROVED: KMH CAD DATE: 6/28/2023 CAD FILE: J:\2023\2302308\CAD\Dwgs\C\CDs\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	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 DETAILS
WIDEFIELD WSD DETAILS

SHEET DT 79

HR GREEN Xrefs: xgr-1-dh01-2308; BMP_Phasing; EPC_CD_Engr_Approval

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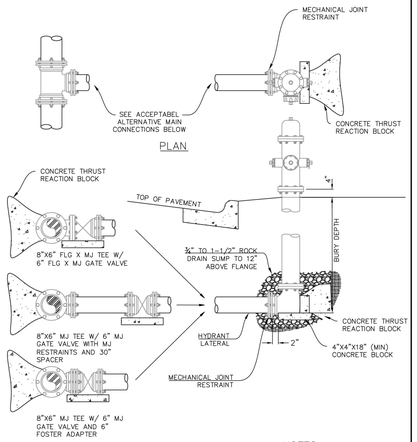


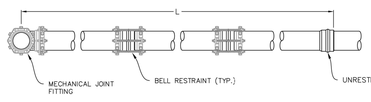
NOTES:

1. TIE BACK RODS
   MAX. ROD LENGTH=10'
   MIN. ROD LENGTH=4'
2. MECHANICAL JOINT RESTRAINTS SHALL BE USED WITH ANCHOR & TIE 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:		

PIPE DIAMETER		L = MINIMUM RESTRAINED PIPE LENGTH (FEET) 45° BEND		22-1/2° BEND		11-1/4° BEND		DEAD END VALVE OR PLUG TO INCLUDE IN-LINE VALVES (SEE NOTE 9)	
MAX. STATIC PRESSURE (PSI)		150	200	150	200	150	200	150	200
6-INCH	DUCTILE IRON AND PVC	9	12	5	6	3	3	73	97
8-INCH	DUCTILE IRON AND PVC	12	16	6	8	3	4	94	125
12-INCH	DUCTILE IRON AND PVC	17	23	8	11	4	6	133	177
16-INCH	DUCTILE IRON AND PVC	22	29	11	14	5	7	USE CONCRETE THRUST BLOCKING	USE CONCRETE THRUST BLOCKING
24-INCH	DUCTILE IRON AND PVC	30	40	15	20	7	10		
30-INCH	DUCTILE IRON AND PVC	36	48	18	24	8	12		
36-INCH	DUCTILE IRON AND PVC	42	56	20	27	10	14		

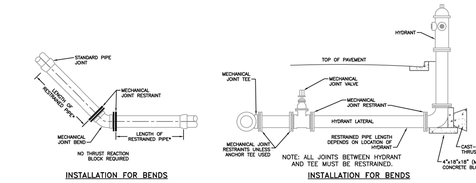


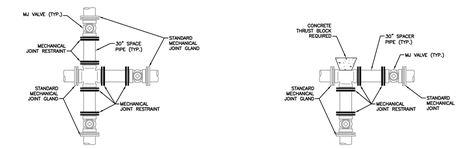
NOTES:

1. PRESSURE GREATER THAN 200 PSI REQUIRE SPECIAL DESING APPROVED BY THE DISTRICT.
2. 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.
3. APPROVED METHODS OF RESTRAINED PIPE BEYOND INITIAL FITTING SHALL BE IN ACCORDANCE WITH SECTION 4.
4. RESTRAINED PIPE LENGTH APPLIES TO CONDITIONS WHERE NO CONCRETE THRUST REACTION BLOCK IS PRESENT.
5. 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 ⅛ PIE DIAMETER (4" MIN) AND A FACTOR OF SAFETY 2:1
6. FIGURES ARE BASED ON DIP WRAPPED IN POLYETHYLENE MATERIAL.
7. MEASUREMENTS ARE IN FEET.
8. USE CRA FOR DOWN TURNING BENDS.
9. RESTRAINED LENGTH FOR DEAD END MAY BE USED AT THE DITCRETION OF THE DISTRICT.

RESTRAINED PIPE LENGTH (FT) W/ MECHANICAL JOINT RESTRAINTS

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



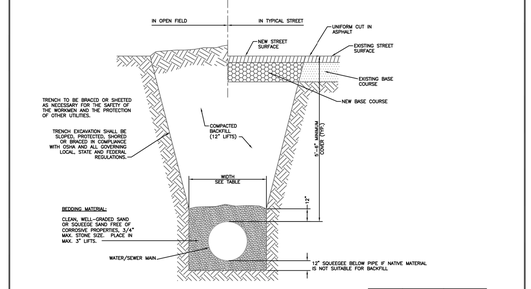


NOTES:

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

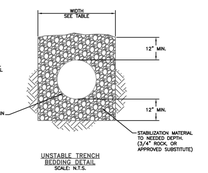
APPLICATIONS FOR MECHANICAL JOINT RESTRAINTS

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



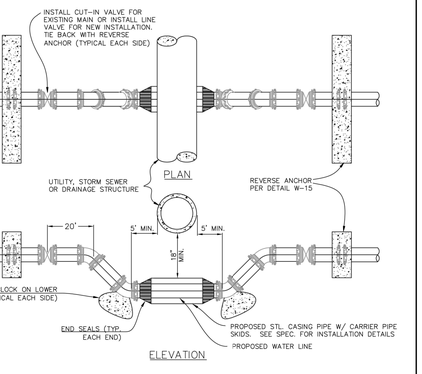
TYPICAL TRENCH SECTION
SCALE: N.T.S.

PIPE DIAMETER	MINIMUM WIDTH	MAXIMUM WIDTH
4"	2'-2"	3'-0"
6"	2'-2"	3'-0"
8"	2'-2"	3'-0"
10"	2'-4"	3'-0"
12"	2'-6"	3'-6"
18"	3'-10"	3'-9"
24"	3'-2"	4'-3"



TYPICAL TRENCH CROSS SECTION

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

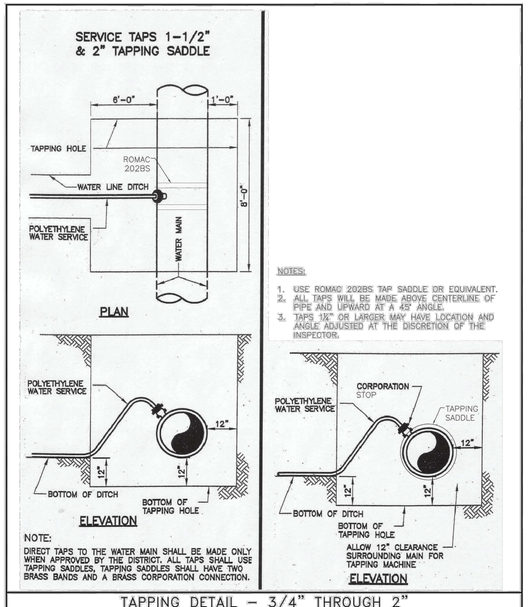


NOTES:

1. LOWERING TO BE PROTECTED FROM CORROSION AS DIRECTED BY INSPECTOR
2. 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.
3. FURNISH AND INSTALL STEEL CASING PIPE WITH CARRIER PIPE SKIDS (PSI) AND END SEALS WHERE THE DRAINAGE STRUCTURE IS MORE THAN 30 INCHES OUTSIDE DIAMETER. MAINTAIN 18 INCHES CLEAR BETWEEN STRUCTURE AND CASING PIPE.
4. FURNISH AND INSTALL ONE-17LB. MAGNESIUM ANODE PER 20-FOOT OR LESS OF CASING PIPE. ATTACH TO CASING PIPE NEAR END SEAL.
5. FURNISH AND INSTALL JOINT BONDING, POLYETHYLENE TUBING/ENCASEMENT AND 17LB. MAGNESIUM ANODE ON DIP IN LOWERING/ PROVIDE ONE ANODE PER 20-FOOT OR LESS OF DIP INSTALLED. REFER TO STANDARD SPECIFICATIONS.
6. RESTRAIN ALL JOINTS AND FITTINGS BETWEEN ANCHOR WALLS WITH EBBA IRON 1660 (OR EQUAL) JOINT RESTRAINT AND MJ RESTRAINT.
7. LOWERING MAY BE SUBJECT TO MODIFICATION ON A CASE BY CASE BASIS AS DETERMINE BY DISTRICT.
8. WHERE LOWERING IS LESS THAT 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.

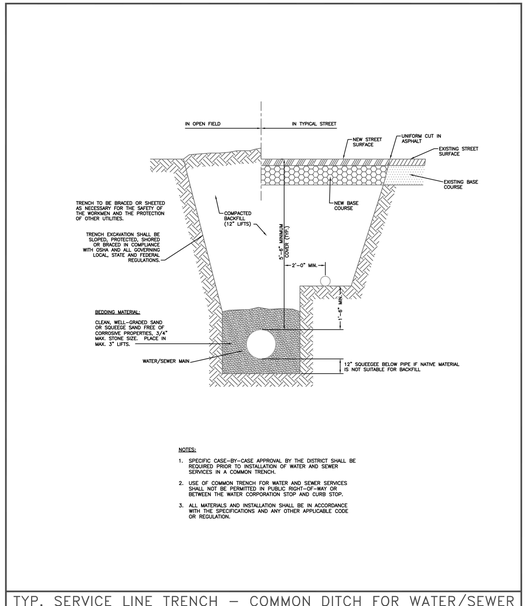
WATER LINE LOWERING DETAIL

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:		



TAPPING DETAIL - 3/4" THROUGH 2"

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

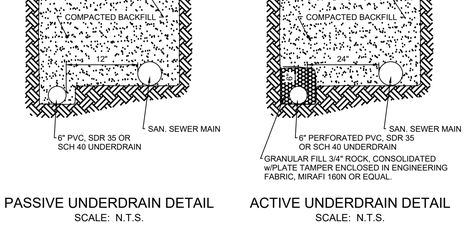


NOTES:

1. SPECIFIC CASE-BY-CASE APPROVAL BY THE DISTRICT SHALL BE REQUIRED PRIOR TO INSTALLATION OF WATER AND SEWER SERVICES IN A COMMON TRENCH.
2. 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.
3. 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: DGM	Revised:	Widefield Water and Sanitation District	W-34
Date: JULY 2011	Revised:		
Scale: N.T.S.	Revised:		
Revised:	Revised:		
Revised:	Revised:		

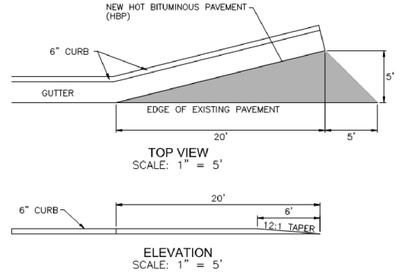


PASSIVE UNDERDRAIN DETAIL
SCALE: N.T.S.

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.



CDoT STANDARD CURB AND GUTTER TANGENT w/FLARE DETAIL

COLORADO LICENSED COLLEEN MONTOYA 56067 6/28/2023 PROFESSIONAL ENGINEER

PCD FILE NO. CDR-22-015

DRAWN BY: DLH	JOB DATE: 5/4/2023	BAR IS ONE INCH ON OFFICIAL DRAWINGS. 0 1" IF NOT ONE INCH, ADJUST SCALE ACCORDINGLY.	NO.	DATE	BY / REVISION DESCRIPTION
APPROVED: KMH	JOB NUMBER: 2302308				
CAD DATE: 6/28/2023					
CAD FILE: J:\2023\2302308\CAD\Dwgs\C\CDs\Details					

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

CONSTRUCTION DETAILS
WIDEFIELD WSD DETAILS (CONT.)

SHEET DT 80

HR GREEN Xrefs: xg=1-dh01-2308; BMP_Phasing; EPC_CD_Engr_Approval

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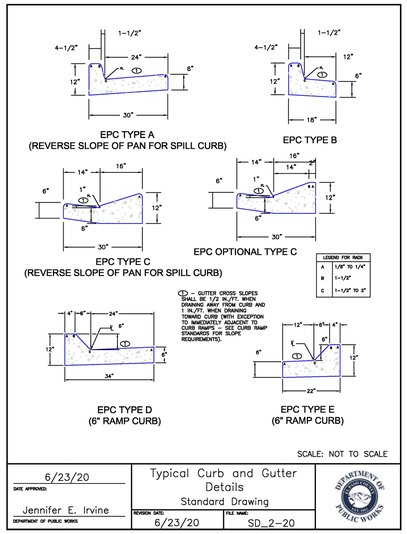
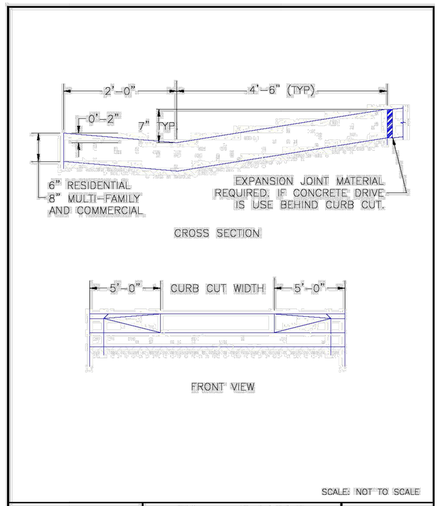
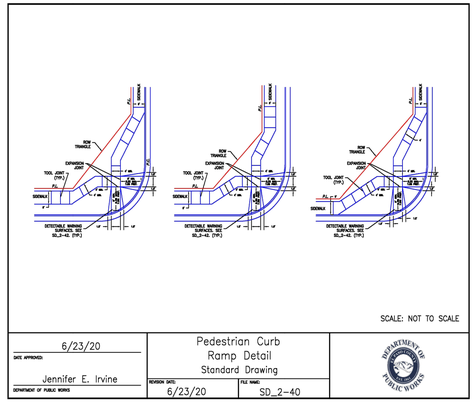


6/23/20	Typical Curb and Gutter Details	
DATE APPROVED:	Standard Drawing	
Jennifer E. Irvine	REVISION DATE: 6/23/20	FILE NAME: SD_2-20
DEPARTMENT OF PUBLIC WORKS		DEPARTMENT OF PUBLIC WORKS

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

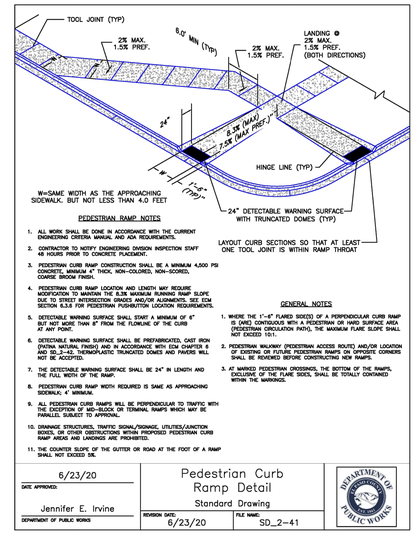


8/11/11	Driveway Cut Detail	
DATE APPROVED:	Standard Drawing	
André P. Brackin	REVISION DATE: 11/10/04	FILE NAME: SD_2-23
DEPARTMENT OF TRANSPORTATION		EL PASO COUNTY DEPARTMENT OF TRANSPORTATION



6/23/20	Pedestrian Curb Ramp Detail	
DATE APPROVED:	Standard Drawing	
Jennifer E. Irvine	REVISION DATE: 6/23/20	FILE NAME: SD_2-40
DEPARTMENT OF PUBLIC WORKS		DEPARTMENT OF PUBLIC WORKS

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



PEDESTRIAN RAMP NOTES

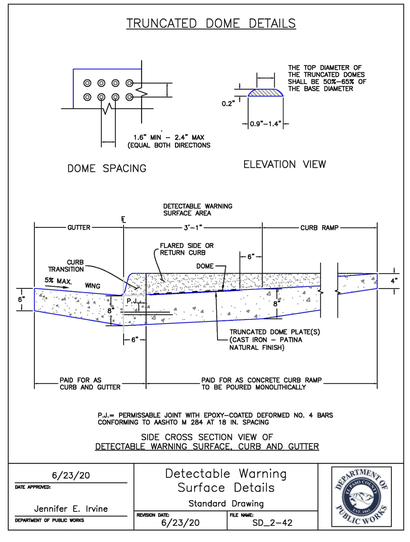
1. ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE CURRENT ENGINEERING CRITERIA MANUAL AND ADA REQUIREMENTS.
2. CONTRACTOR TO NOTIFY ENGINEERING DIVISION INSPECTION STAFF 48 HOURS PRIOR TO CONCRETE PLACEMENT.
3. PEDESTRIAN CURB RAMP CONSTRUCTION SHALL BE A MINIMUM 4,500 PSI CONCRETE, MINIMUM 4" THICK, NON-COLORED, NON-SCORED, COARSE BROOM FINISH.
4. PEDESTRIAN CURB RAMP LOCATION AND LENGTH MAY REQUIRE MODIFICATION TO MAINTAIN THE 6.3% MAXIMUM RUNNING RAMP SLOPE DUE TO STREET INTERSECTION GRADES AND/OR ALIGNMENTS. SEE ECM SECTION 6.3.5 FOR PEDESTRIAN PUSHBUTTON LOCATION REQUIREMENTS.
5. DETECTABLE WARNING SURFACE SHALL START A MINIMUM OF 6" BUT NOT MORE THAN 8" FROM THE FLOWLINE OF THE CURB AT ANY POINT.
6. DETECTABLE WARNING SURFACE SHALL BE PREFABRICATED, CAST IRON (PATINA NATURAL FINISH) AND IN ACCORDANCE WITH ECM CHAPTER 6 AND SD_2-42. THERMOPLASTIC TRUNCATED DOMES AND PAVERS WILL NOT BE ACCEPTED.
7. THE DETECTABLE WARNING SURFACE SHALL BE 24" IN LENGTH AND THE FULL WIDTH OF THE RAMP.
8. PEDESTRIAN CURB RAMP WIDTH REQUIRED IS SAME AS APPROACHING SIDEWALK, 4' MINIMUM.
9. ALL PEDESTRIAN CURB RAMPS WILL BE PERPENDICULAR TO TRAFFIC WITH THE EXCEPTION OF MID-BLOCK OR TERMINAL RAMPS WHICH MAY BE PARALLEL SUBJECT TO APPROVAL.
10. DRAINAGE STRUCTURES, TRAFFIC SIGNAL/SIGNAGE, UTILITIES/JUNCTION BOXES, OR OTHER OBSTRUCTIONS WITHIN PROPOSED PEDESTRIAN CURB RAMP AREAS AND LANDINGS ARE PROHIBITED.
11. THE COUNTER SLOPE OF THE GUTTER OR ROAD AT THE FOOT OF A RAMP SHALL NOT EXCEED 5%.

GENERAL NOTES

1. WHERE THE 1'-6" FLARED SIDE(S) OF A PERPENDICULAR CURB RAMP IS (ARE) CONTIGUOUS WITH A PEDESTRIAN OR HARD SURFACE AREA (PEDESTRIAN CIRCULATION PATH), THE MAXIMUM FLARE SLOPE SHALL NOT EXCEED 10:1.
2. PEDESTRIAN WALKWAY (PEDESTRIAN ACCESS ROUTE) AND/OR LOCATION OF EXISTING OR FUTURE PEDESTRIAN RAMPS ON OPPOSITE CORNERS SHALL BE REVIEWED BEFORE CONSTRUCTING NEW RAMPS.
3. AT MARKED PEDESTRIAN CROSSINGS, THE BOTTOM OF THE RAMPS, EXCLUSIVE OF THE FLARE SIDES, SHALL BE TOTALLY CONTAINED WITHIN THE MARKINGS.

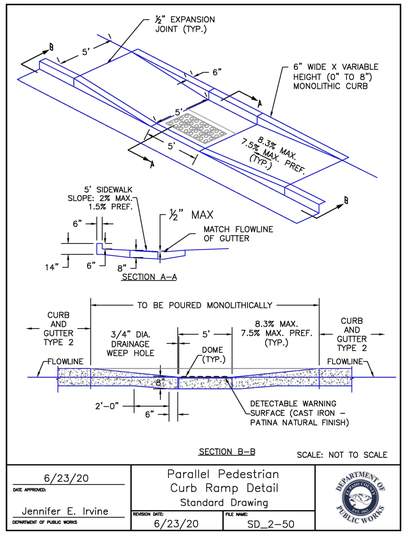
6/23/20	Pedestrian Curb Ramp Detail	
DATE APPROVED:	Standard Drawing	
Jennifer E. Irvine	REVISION DATE: 6/23/20	FILE NAME: SD_2-41
DEPARTMENT OF PUBLIC WORKS		DEPARTMENT OF PUBLIC WORKS

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



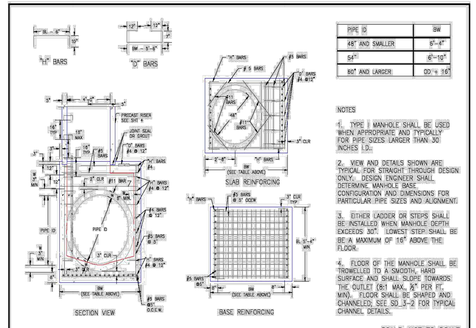
6/23/20	Detectable Warning Surface Details	
DATE APPROVED:	Standard Drawing	
Jennifer E. Irvine	REVISION DATE: 6/23/20	FILE NAME: SD_2-42
DEPARTMENT OF PUBLIC WORKS		DEPARTMENT OF PUBLIC WORKS

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

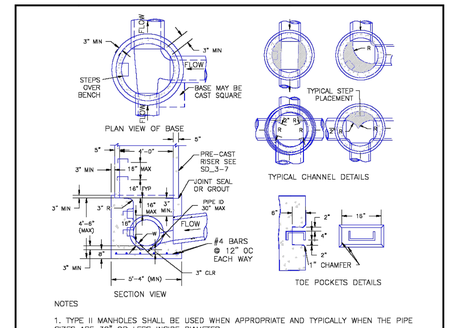


6/23/20	Parallel Pedestrian Curb Ramp Detail	
DATE APPROVED:	Standard Drawing	
Jennifer E. Irvine	REVISION DATE: 6/23/20	FILE NAME: SD_2-50
DEPARTMENT OF PUBLIC WORKS		DEPARTMENT OF PUBLIC WORKS

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



7/9/09	Storm Sewer Manhole Detail Type I	
DATE APPROVED:	Standard Drawing	
André Brackin	REVISION DATE: 7/9/09	FILE NAME: SD_3-1
DEPARTMENT OF TRANSPORTATION		EL PASO COUNTY DEPARTMENT OF TRANSPORTATION



NOTES

1. TYPE II MANHOLES SHALL BE USED WHEN APPROPRIATE AND TYPICALLY WHEN THE PIPE SIZES ARE 30" OR LESS INSIDE DIAMETER.
2. VIEW AND DETAILS ARE TYPICAL. DESIGN ENGINEER SHALL DETERMINE MANHOLE BASE CONFIGURATION AND DIMENSIONS FOR PARTICULAR PIPE SIZES AND ALIGNMENT.
3. EITHER LADDER OF STEPS SHALL BE INSTALLED WHEN MANHOLE DEPTH EXCEEDS 30". STEPS IN BASE SHALL BE INSTALLED IN "TOE POCKETS" (SEE DETAIL THIS SHEET). LOWEST STEP SHALL BE A MAXIMUM OF 16" ABOVE THE FLOOR.
4. PIPES SHALL BE TRIMMED TO FINAL SHAPE AND SET BEFORE MANHOLE IS POURED.
5. BENCH SHALL BE SLOPED TOWARD CENTER OF MANHOLE BASE (4:1 MAX., ½" PER FOOT. MIN.).
6. FLOOR OF MANHOLE SHALL BE TROWELLED TO A SMOOTH, HARD SURFACE AND SHALL SLOPE TOWARDS THE OUTLET (8:1., ½" PER FT. MIN.) . FLOOR SHALL BE SHAPED AND CHANNELED, SEE DETAILS THIS SHEET.

SCALE: NOT TO SCALE

	Storm Sewer Manhole Detail Type II	
DATE APPROVED:	Standard Drawing	
André P. Brackin	REVISION DATE: 11/10/04	FILE NAME: SD_3-2
DEPARTMENT OF TRANSPORTATION		EL PASO COUNTY DEPARTMENT OF TRANSPORTATION

COLORADO LICENSED COLLEEN HONEYCUTT 56067 6/28/2023 PROFESSIONAL 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: 6/28/2023		IF NOT ONE INCH, ADJUST SCALE ACCORDINGLY.	
CAD FILE: J:\2023\2302308\CAD\Dwgs\C\CDs\Details			

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
EL PASO COUNTY, CO

CONSTRUCTION DETAILS
DETAILS - DETAILS-02 (2)

SHEET DT 81

HR GREEN Xrefs: xg-l-dh01-2308, BMP, Phasing, EPC_CD_Engr_Approval

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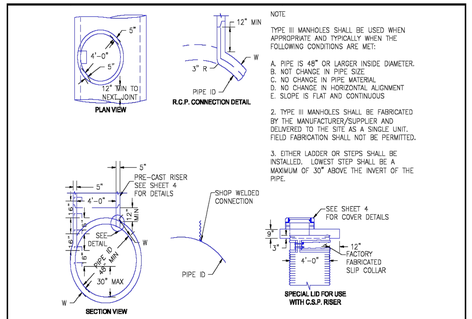


NOTE

TYPE III MANHOLES SHALL BE USED WHEN APPROPRIATE AND TYPICALLY WHEN THE FOLLOWING CONDITIONS ARE MET:

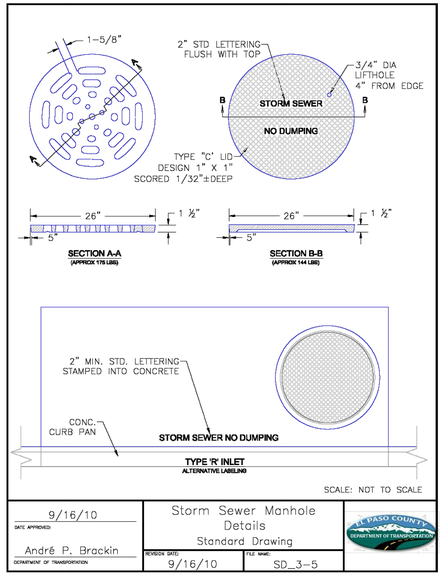
A. PIPE IS 48" OR LARGER INSIDE DIAMETER.
B. NOT CHANGE IN PIPE SIZE.
C. NO CHANGE IN PIPE MATERIAL.
D. NO CHANGE IN HORIZONTAL ALIGNMENT.
E. SLOPE IS FLAT AND CONTINUOUS.

2. TYPE III MANHOLES SHALL BE FABRICATED BY THE MANUFACTURER/SUPPLIER AND DELIVERED TO THE SITE AS A SINGLE UNIT. FIELD FABRICATION SHALL NOT BE PERMITTED.

3. EITHER LADDER OR STEPS SHALL BE INSTALLED. LOWEST STEP SHALL BE A MAXIMUM OF 30" ABOVE THE INVERT OF THE PIPE.

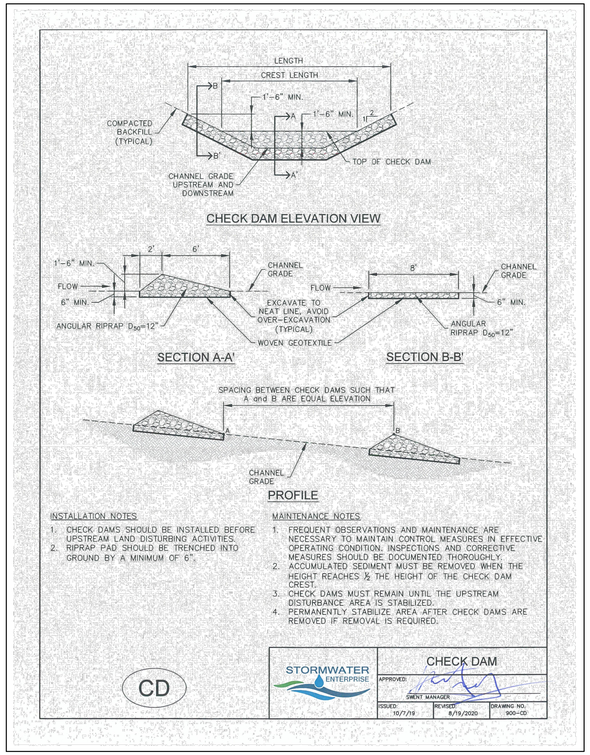
SCALE: NOT TO SCALE

8/11/11 DATE APPROVED: André P. Brackin DEPARTMENT OF TRANSPORTATION	Storm Sewer Manhole Detail Type III Standard Drawing	EL PASO COUNTY DEPARTMENT OF TRANSPORTATION
	REVISION DATE: 11/10/04	FILE NAME: SD_3-3



SCALE: NOT TO SCALE

9/16/10 DATE APPROVED: André P. Brackin DEPARTMENT OF TRANSPORTATION	Storm Sewer Manhole Details Standard Drawing	EL PASO COUNTY DEPARTMENT OF TRANSPORTATION
	REVISION DATE: 9/16/10	FILE NAME: SD_3-5



INSTALLATION NOTES

1. CHECK DAMS SHOULD BE INSTALLED BEFORE UPSTREAM LAND DISTURBING ACTIVITIES.
2. RIPRAP PAD SHOULD BE TRENCHED INTO GROUND BY A MINIMUM OF 6".

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 ½ THE HEIGHT OF THE CHECK DAM CREST.
3. CHECK DAMS MUST REMAIN UNTIL THE UPSTREAM DISTURBANCE AREA IS STABILIZED.
4. PERMANENTLY STABILIZE AREA AFTER CHECK DAMS ARE REMOVED IF REMOVAL IS REQUIRED.

CD

STORMWATER ENTERPRISE	CHECK DAM		
	APPROVED: CMENT MANAGER		
	ISSUED: 10/7/19	REVISED: 8/19/2020	DRAWING NO. 900-02

HR GREEN Xrefs: xgr-1-dh01-2308; BMP_Phasing; EPC_CD_Engr_Approval

DRAWN BY: DLH JOB DATE: 5/4/2023
APPROVED: KMH JOB NUMBER: 2302308
CAD DATE: 6/28/2023
CAD FILE: J:\2023\2302308\CAD\Dwgs\C\CDs\Details

BAR IS ONE INCH ON OFFICIAL DRAWINGS.
0 1"
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: 719.394.2440
FAX: 713.965.0044

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

CONSTRUCTION DETAILS
DETAILS - DETAILS-02 (3)

SHEET DT

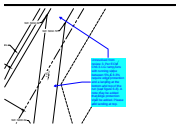
82

COLORADO LICENSED
COLLEEN HOWATT
50067
6/28/2023
PROFESSIONAL ENGINEER

PCD FILE NO. CDR-22-015

V4_CDs Redlines.pdf Markup Summary 10-18-2023

lpackman (5)



Author: lpackman
Subject: Text Box
Page Label: [1] 17 CURB RAMP GRADING PLAN
Date: 10/18/2023 7:54:48 AM
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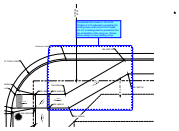
Unresolved from review 3. Per ECM Ch6.3.1.G ramp runs with running slope between 5% & 8.3% require edge protection and a landing at the bottom and top of the run (see figure 6-8). A note may be added that edge protection shall be added. Please add landing at top.



Author: lpackman
Subject: Cloud+
Page Label: [2] 18 CURB RAMP GRADING PLAN
Date: 10/18/2023 7:55:33 AM
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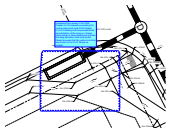
Unresolved from review 3. Per ECM Chapter 6.3.1D sidewalks exceeding 5% running slope shall meet ECM Chapter 6.3.1G, A landing shall be provided at the top and bottom of the ramp run. Please revise design to show landing at top.



Author: lpackman
Subject: Cloud+
Page Label: [4] 20 CURB RAMP GRADING PLAN
Date: 10/18/2023 7:56:46 AM
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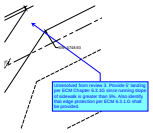
Unresolved from review 3. Per ECM Chapter 6.3.1D sidewalks exceeding 5% running slope shall meet ECM Chapter 6.3.1G, A landing shall be provided at the top and bottom of the ramp run. Please revise design to show landing and indicate that edge protection shall be provided. Please be aware that this section limits the rise of each run to 2.5 ft. Revise as needed.



Author: lpackman
Subject: Callout
Page Label: [4] 20 CURB RAMP GRADING PLAN
Date: 10/18/2023 7:57:43 AM
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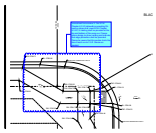
Unresolved from review 3. Provide 5' landing per ECM Chapter 6.3.1G since running slope of sidewalk is greater than 5%. Also identify that edge protection per ECM 6.3.1.G shall be provided.



Author: lpackman
Subject: Cloud+
Page Label: [14] 30 CURB RAMP GRADING PLAN
Date: 10/18/2023 8:08:40 AM
Status:
Color:
Layer:
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Unresolved from review 3. Per ECM Chapter 6.3.1D sidewalks exceeding 5% running slope shall meet ECM Chapter 6.3.1G, A landing shall be provided at the top and bottom of the ramp run. Please revise design to show landing and indicate that edge protection shall be provided. Please be aware that this section limits the rise of each run to 2.5 ft. Revise as needed.