

A PORTION OF THE SOUTHEAST ONE-QUARTER (SE₄) OF SECTION 15
TOWNSHIP SOUTH (T15S), RANGE 65 WEST (R65W) OF THE 6TH P.M.
COUNTY OF EL PASO, STATE OF COLORADO

PROJECT CONTACTS

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UTILITY
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8495 FONTAINE BLVD
COLORADO SPRINGS, CO 80925
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EMAIL: INFO@WWSDONLINE.COM

SURVEYOR
GOULD LAND SURVEYING
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WOODLAND PARK, COLORADO 80863
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LEGAL DESCRIPTION

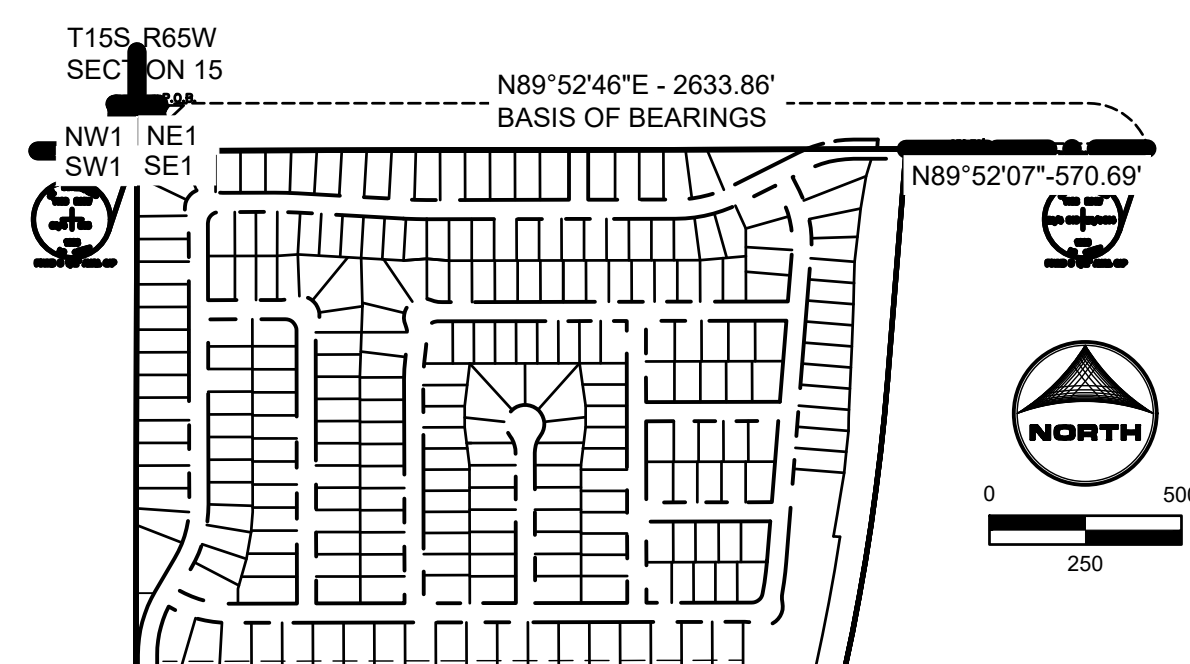
LOCATED WITHIN A PORTION OF SECTION 15, TOWNSHIP 15 SOUTH, RANGE 65 WEST
OF THE 6TH P.M. CITY OF COLORADO SPRINGS, COUNTY OF EL PASO, STATE OF
COLORADO

BENCHMARK

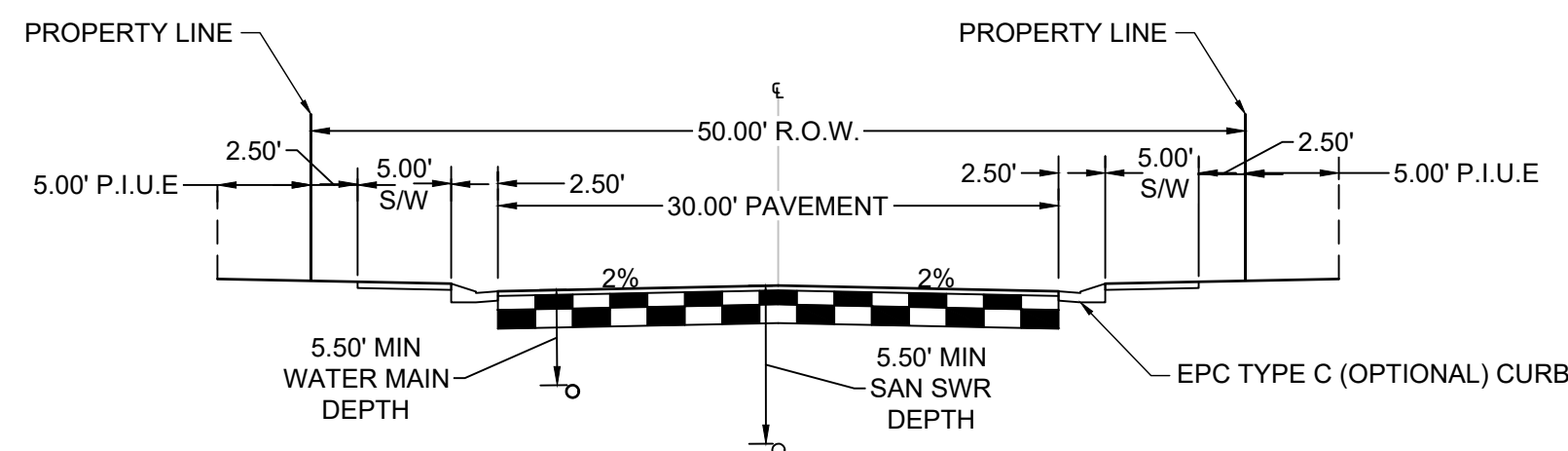
THE MONUMENT IS A 3 1/2 INCH ALUMINUM CAP (FIMS ID #231) LOCATED ON THE EAST SIDE OF MARKSHEFFEL ROAD ABOUT 1.1 MILES SOUTH OF BRADLEY ROAD. A FIMS REBAR WITH A PLASTIC CAP IS 15.1 FEET TO THE NORTHWEST, ANOTHER 12.0 FEET TO THE SOUTHEAST AND A SANITARY SEWER MANHOLE IS 28.2 FEET TO THE SOUTHWEST ELEVATION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

BASIS OF BEARING

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



BASIS OF BEARINGS
1"=500'

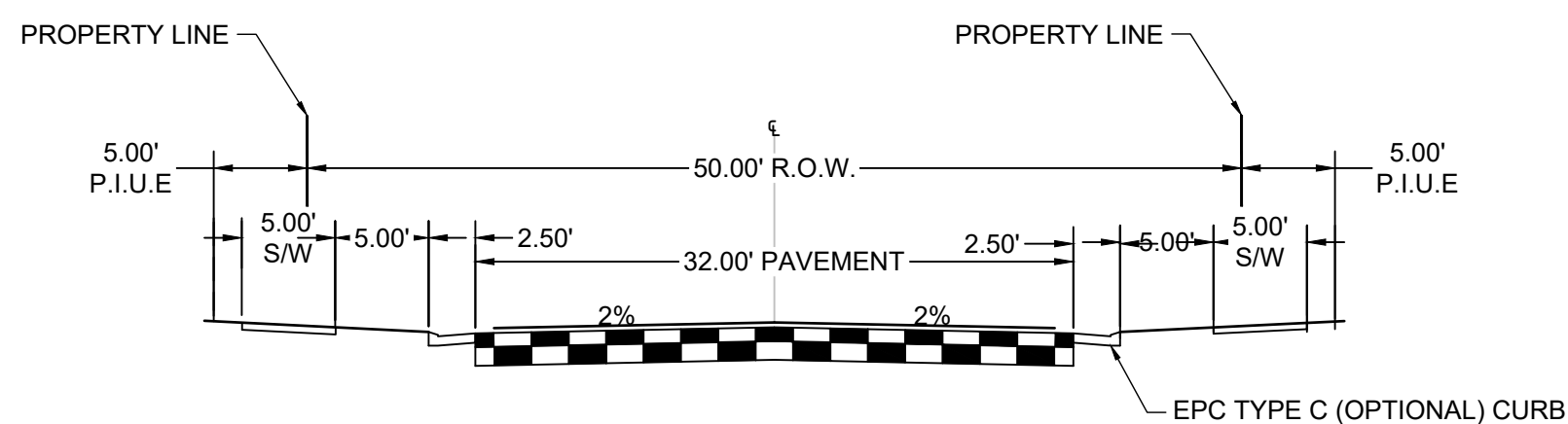


URBAN, LOCAL (PUBLIC) W/ WATER, & SANITARY

SCALE: 1"=10'
DESIGN SPEED: 30MPH
SPEED LIMIT: 35MPH

(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

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

NO.	DATE	BY	REVISION DESCRIPTION



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

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

CONSTRUCTION DOCUMENTS
COVER

SHEET
CV

1

SHEET INDEX:

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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 BOARD OF SUPERVISORS. DURING THE PREPARATION OF SAID PLANS AND SPECIFICATIONS, I HAVE BEEN DETERMINED THAT THE DESIGN, POSITION, 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 HAVE BEEN MEET THE REQUIREMENTS OF THE MASTER 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, 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.

J. RYAN WATSON
PEACEFUL RIDGE DEVELOPMENT COMPANY

EL PASO COUNTY

COUNTY PLAN REVIEW IS PROVIDED ONLY FOR GENERAL CONFORMANCE WITH COUNTY DESIGN CRITERIA. THE COUNTY IS NOT RESPONSIBLE FOR THE ACCURACY AND ADEQUACY OF THE DESIGN, DIMENSIONS, AND/ OR ELEVATIONS WHICH SHALL BE CONFIRMED AT THE JOB SITE. THE COUNTY THROUGH THE APPROVAL OF THIS DOCUMENT ASSUMES NO RESPONSIBILITY FOR COMPLETENESS AND/ OR ACCURACY OF THIS DOCUMENT.

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

IN ACCORDANCE WITH 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. COUNTY ENGINEER	DATE
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PCD FILE NO. CDR-22-015

BUILLARD, ABBY, 5/4/2023 5:40 PM
HR GREEN Xrefs: xref-1-dfcd1-2308; vcnality; map; EPC_CD_Notes; EPC_CD_Approval; WWSID; water; approval; block; EPC_CD; Owner; Approval; Legend; rdwy; typicals; EPC_GEC_Notes; EPC_Signing&Shipping_Notes; Cover; contacts; Legal; Description; Bids; 04070400; BASIS OF BEARINGS; Acrow; WWSID; General Notes

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 EROSION AND STORMWATER QUALITY CONTROL PERMIT (E) MANAGEMENT OF THE SWMP DURING CONSTRUCTION IS THE STORMWATER MANAGER OR CERTIFIED EROSION CONTROL ALL TIMES DURING CONSTRUCTION AND SHALL BE KEPT AT THE FIELD.
4. ONCE THE ESOPC 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 EGM 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 LOOSENEED 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 OR 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.

Revise to add note 25 which is the following:
"25 All construction traffic must enter/exit the site only at approved construction access points."

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 ON-SITE UNLESS PERMISSION FOR THE USE OF SUCH CHEMICAL(S) IS GRANTED IN WRITING BY THE EGM 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 ON-SITE 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 EGM 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. PRIOR TO CONSTRUCTION THE PERMITTEE SHALL VERIFY THE LOCATION OF EXISTING UTILITIES.
26. 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.
27. 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
WOOD - 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-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 FROM 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-B REGARDING USE OF THE P2 TUBULAR SIGN POST SUBBASE 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.

LEGEND

	EXISTING	PROPOSED		
MATCH LINE			STORM SEWER	
PHASE LINE			MANHOLE	EXISTING
SECTION LINE			STORM INLET	PROPOSED
PROPERTY BOUNDARY			FLARED END SECTION	
PROPERTY LINE			RIPRAP	
EASEMENT LINE				
RIGHT OF WAY			SANITARY SEWER	
CENTERLINE			CLEAN OUT	
CHAIN LINK FENCE			MANHOLE	
WOODEN FENCE			PLUG	
ROD IRON FENCE				
GUARDRAIL			WATER	
CABLE TV			FIRE HYDRANT	
U.G. ELECTRIC			FIRE DEPT. CONNECTION	
OVERHEAD ELECTRIC			GATE VALVE	
FIBER OPTIC			MANHOLE	
GAS MAIN			METER	
SANITARY SEWER			TEE	
UNDERDRAIN			REDUCER	
STORM DRAIN				
STORM DRAIN (BY OTHERS)				
TELEPHONE				
WATER MAIN				
SWALE				
TRAIL				
CURB & GUTTER				
DRAINAGE BASIN				
INDEX CONTOUR				
INTER. CONTOUR				
100-YR FLOODPLAIN				
FLOODWAY				
EDGE OF WETLANDS				
DRAINAGE				
DRAINAGE BASIN				
Basin Tag				
DESIGN POINT				

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 ON-SITE AND OFF-SITE, ON THE CONSTRUCTION PLANS. ANY MODIFICATIONS NECESSARY DUE TO CONFLICTS, OMISSIONS, OR CHANGED CONDITIONS WILL BE ENTIRELY THE DEVELOPER'S RESPONSIBILITY TO RECTIFY.
6. CONTRACTOR SHALL SCHEDULE A PRE-CONSTRUCTION MEETING WITH EL PASO COUNTY 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 CONTROL PERMIT (ESOPC), 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.

ABBREVIATIONS

Δ - DEFLECTION ANGLE	DET	DETAIL	MAX	MAXIMUM
Ø, DIA - DIAMETER	DEPT	DEPARTMENT	MH	MANHOLE
AASHTO - AMERICAN ASSOCIATION OF STATE HIGHWAY AND TRANSPORTATION OFFICIALS	DIM	DIMENSION	MP	MIDPOINT
ABC	DIP	DUCTILE IRON PIPE	N	NORTH/NORTHING
ABD	DOT	DEPARTMENT OF TRANSPORTATION	NO	NUMBER
AC	DWG	DRAWING	OC	ON CENTER
ADA	E	EAST/EASTING	OH	OVERHEAD
ASPH	EL	ELEVATION	OB	PUBLIC
ASS'Y	ELEC	ELECTRIC	PC	POINT OF CURVATURE
ASTM	EOG	EDGE OF GUTTER	PCC	POINT OF COMPOUND CURVATURE
BFE	EOP	EDGE OF PAVEMENT	PCR	POINT OF CURB RETURN
BLDG	ESMT	EASEMENT	PI	POINT OF INTERSECTION
BLVD	EW	ENDWALL	PIE	PUBLIC IMPROVEMENT ESMT
BM	EX	EXISTING	PIUE	PUBLIC IMPROVEMENTS/UTILITY EASEMENT
BNDY	FD	FRENCH DRAIN	PT	POINT OF TANGENCY
BOP	FDC	FIRE DEPARTMENT CONNECTION	PRC	PROPOSED
BW	FE	FLANGE ELEVATION	PRC	POINT OF REVERSE CURVATURE
C&G	FES	FLARED END SECTION	PRV	PRESSURE REDUCING VALVE
CA	FF	FINISHED FLOOR	PVT	PRIVATE
CATV	FG	FINISHED GRADE	PUAE	PUBLIC UTILITY AND ACCESS ESMT
CB	FH	FIRE HYDRANT	PUADE	PUBLIC UTILITY, ACCESS AND DRAINAGE ESMT
CFS	FWHA	FEDERAL HIGHWAY ADMINISTRATION	PVC	POLYVINYL CHLORIDE
CL	FL	LOW LINE	R	RADIUS
CIP			REC	RECEPTION
CL			RCBC	REINFORCED CONCRETE BOX CULVERT
CMP			S	SOUTH
COMP	FOC	FIBER OPTICS CABLE	SHT	SHEET
CONC	FT	FOOT OR FEET	SQ	SQUARE
CONST	GB	GRADE BREAK	SW	SPILLWAY
CSP	GAL	GALLON	TBC	TOP BACK OF CURB
CSU	HDPE	HIGH DENSITY POLYETHYLENE	TC	TRICKLE CHANNEL
CT	HC RAMP	HANDICAP RAMP	TOP	TOP OF POND
CTR	HW	HEADWALL	TW	TOP OF WALL
CY	INV	INVERT	TYP	TYPICAL
DBL	KM	KILOMETER	UG	UNDERGROUND
DEG	L	LENGTH	VERT	VERTICAL
	LF	LINEAR FEET	W	WEST
	M	METER	WW	WASTEWATER
	MIN	MINIMUM	WWF	WELDED WIRE FABRIC
	MISC	MISCELLANEOUS	W/	WITH
	MAINT	MAINTENANCE	W/O	WITHOUT
			YD	YARD

PCD FILE NO. CDR-22-015

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CAD DATE: 5/4/2023		IF NOT ONE INCH, ADJUST SCALE ACCORDINGLY.
CAD FILE: J:\2023\2302308\CAD\Drawings\CICDS\LEGEND & GENERAL NOTES		

NO.	DATE	BY	REVISION DESCRIPTION



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

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

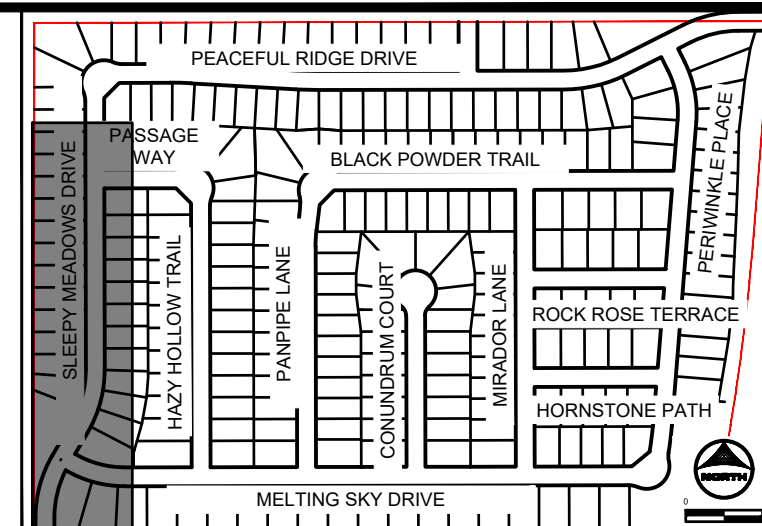
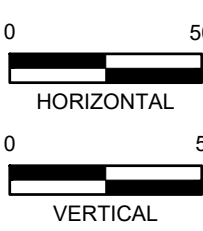
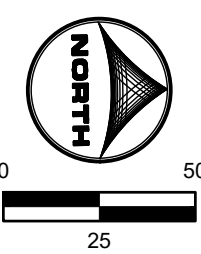
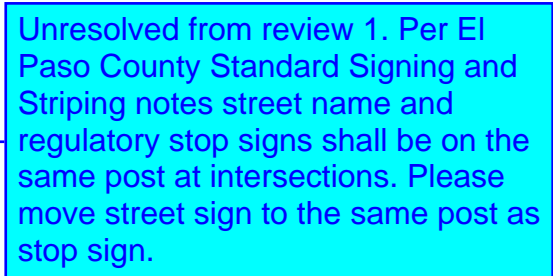
COVER & LEGEND

LEGEND & GENERAL NOTES

SHEET

LG

2



KEY MAP
SCALE: NTS

GENERAL NOTES:

1. ALL ON-SITE STORM SEWER, SANITARY SEWER AND WATER LINES SHALL BE CONSTRUCTED PER THE SPECIFICATIONS AND PERMITS. ANY VARIANCES ARE PROPOSED, UNLESS OTHERWISE NOTED.
2. ALL TYPE C & G&G SHALL BE CONSTRUCTED PER EL PASO COUNTY TYPE C OPTIONAL & G&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 BRIDGEFACE PLACE. BRIDGEFACE 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. ANY VARIANCES SHALL BE NOTED FROM THIS TO ADO COMPLIANT AS NOTED IN CURB RAMP SHEETS.
5. SEE OVERLAP GRADING PLANS FOR EXISTING AND PROPOSED CONTOURS.

		POINT TABLE	PROPOSED CONTOURS.	
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

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CAD DATE: 5/5/2023 IF NOT ONE INCH,
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NO.	DATE	BY	REVISION DESCRIPTION



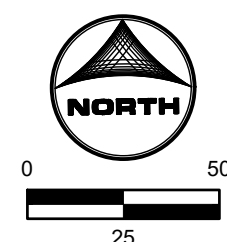
HR GREEN - COLORADO SPRINGS
1975 RESEARCH PARKWAY SUITE 230
COLORADO SPRINGS, CO 80920
PHONE: 719.394.2440
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PEACEFUL RIDGE AT FOUNTAIN VALLEY
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EL PASO COUNTY, CO

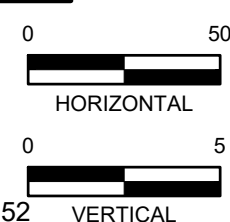
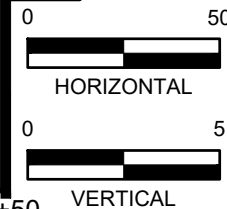
STREET PLAN & PROFILE
SLEEPY MEADOWS DRIVE

SHEET
ST

3

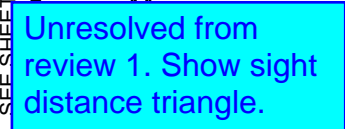


1. ALL ON-SITE STORM SEWER, SANITARY SEWER AND WATER LINES AND APPURTENANCES ARE PROPOSED, UNLESS OTHERWISE NOTED.
2. ALL TYPE C C&G SHALL BE CONSTRUCTED PER EL PASO COUNTY TYPE C OPTIONAL C&G. REFER TO DETAIL SD_2.20 ON SHEET 81.
3. ALL ON-SITE ROADWAY ARE 'URBAN LOCAL' CLASSIFICATION WITH A PAVED WIDTH WITH THE EXCEPTION OF BRIDGEGRATE PLACE. BRIDGEGRATE 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 OVERLAP GRADING PLANS FOR EXISTING AND PROPOSED CONTOURS.



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

HR GREEN Xrefs: xc-dsgn; xc-row; xg-1-dh01-2308; key_map; xc-ull; Street PNP Notes: Demo Legend: xv-ull; Swale XSection



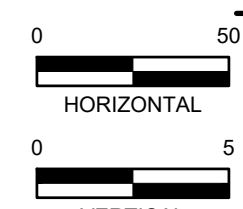
Unresolved from review 1. Show the grade of the intersection crown, reference ECM Figure 2-37.

LOT

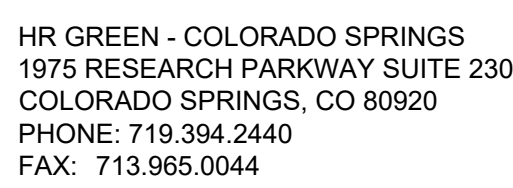
Unresolved from review 1. Move street sign to same post as stop sign.

Show existing or proposed pipe and end treatment.

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

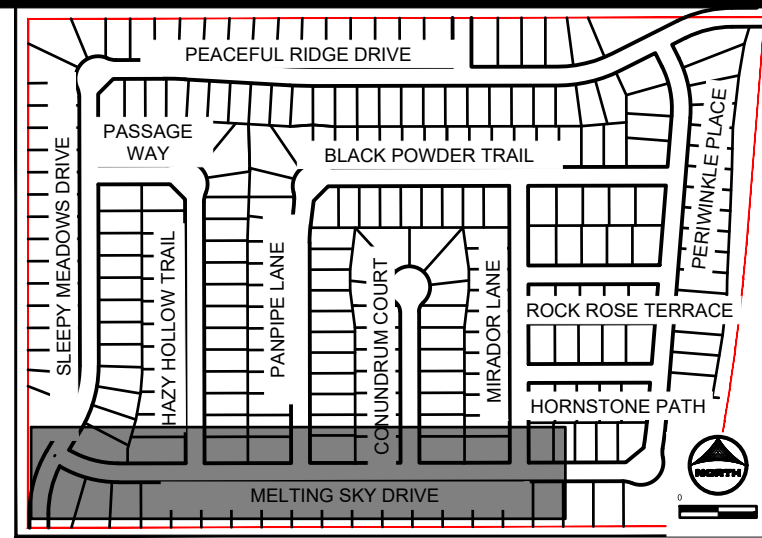


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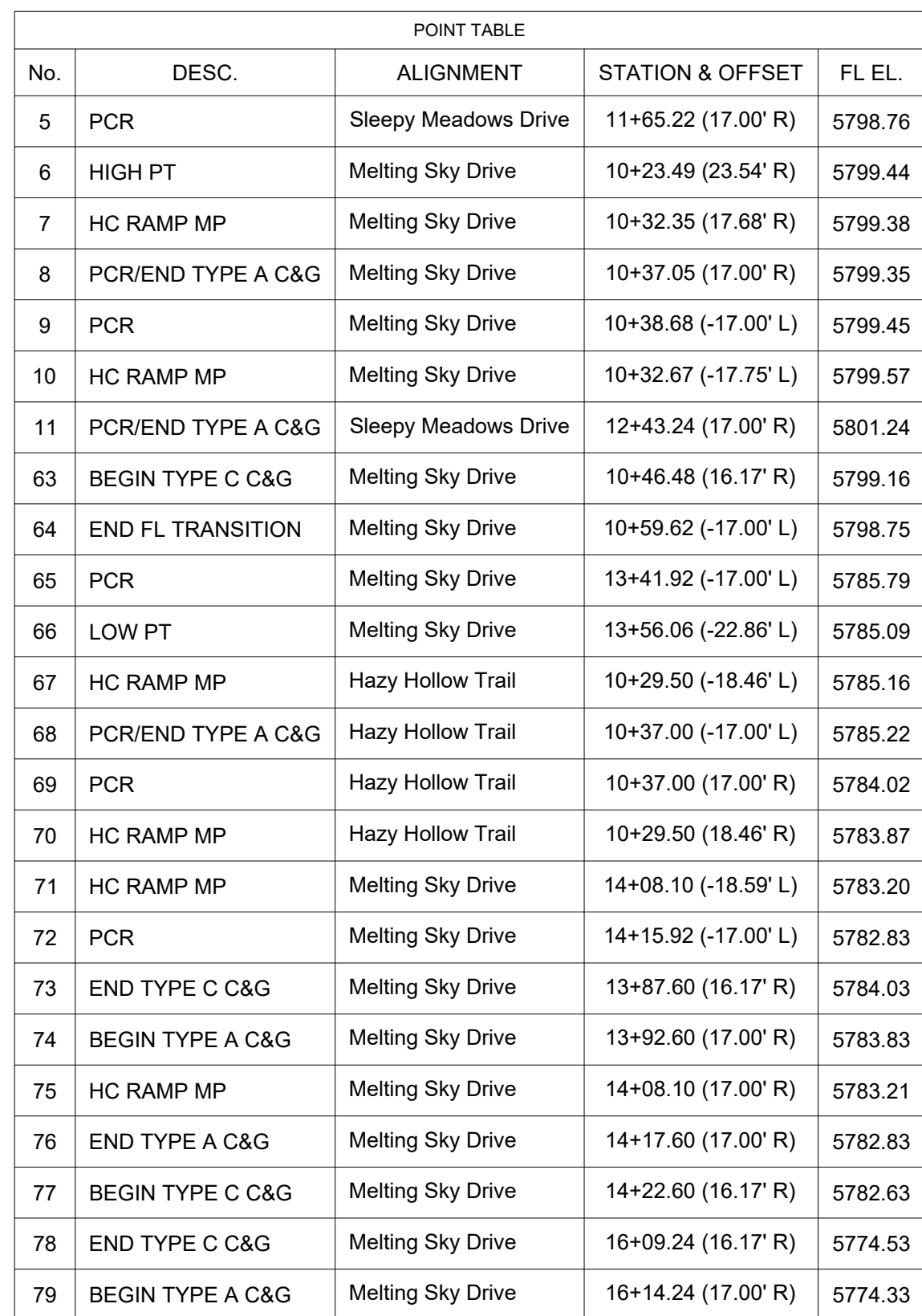
STREET PLAN & PROFILE
PEACEFUL RIDGE DRIVE

5



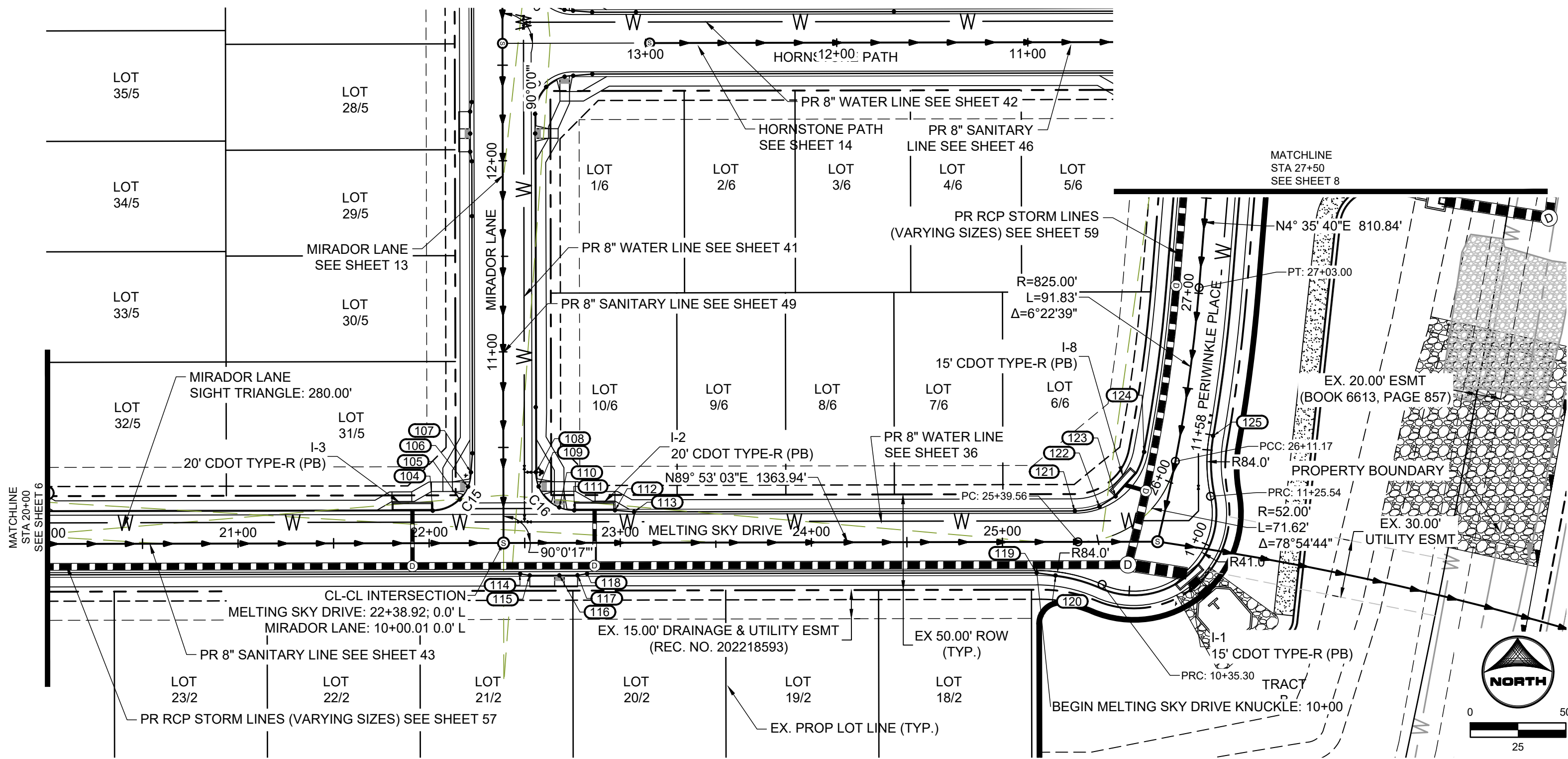
KEY MAP
SCALE: NTS

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.



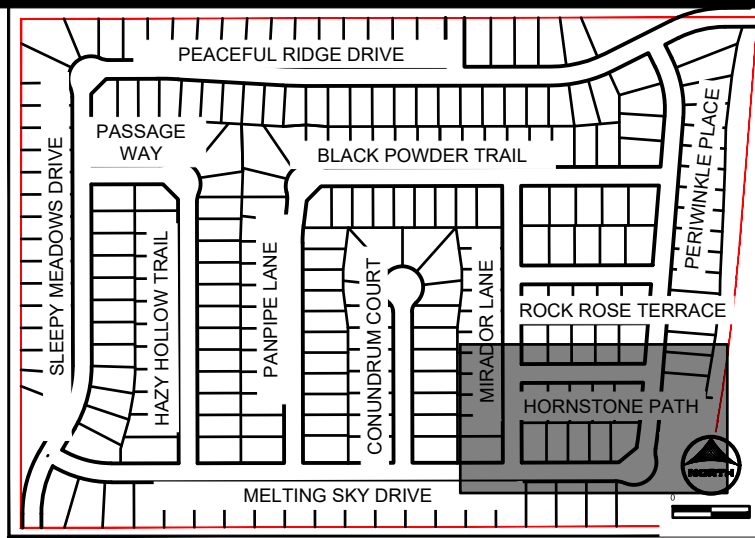
POINT TABLE				
No.	DESC.	ALIGNMENT	STATION & OFFSET	FL EL.
80	HC RAMP MP	Melting Sky Drive	16+29.74 (17.00' R)	5773.71
81	END TYPE A C&G	Melting Sky Drive	16+39.24 (17.00' R)	5773.33
82	BEGIN TYPE C C&G	Melting Sky Drive	16+44.24 (16.17' R)	5773.13
83	PCR	Melting Sky Drive	16+21.92 (-17.00' L)	5773.96
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 (-22.00' 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



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

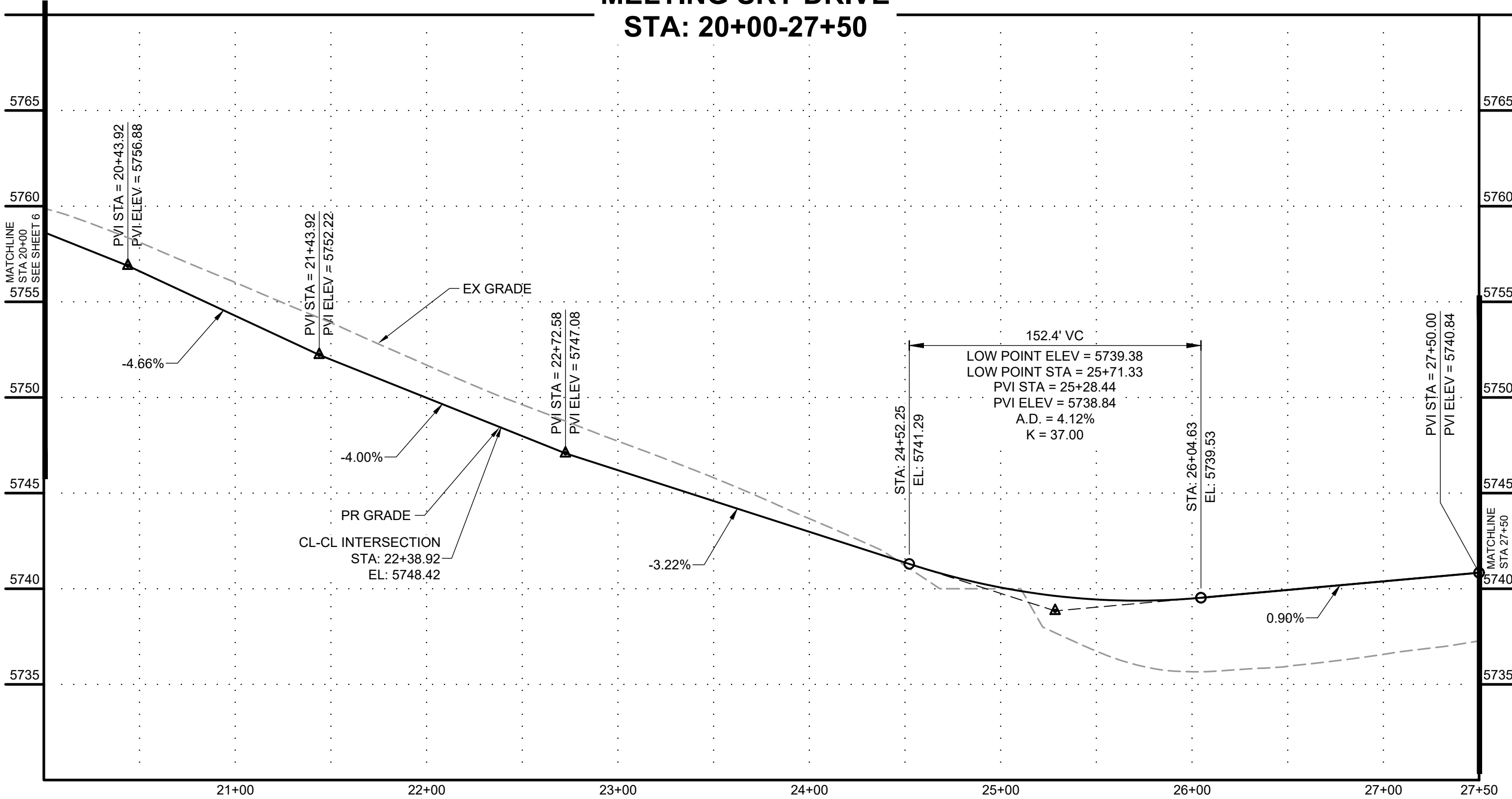


KEY MAP
SCALE: NTS

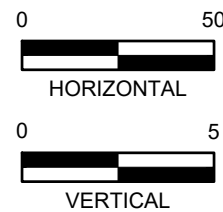
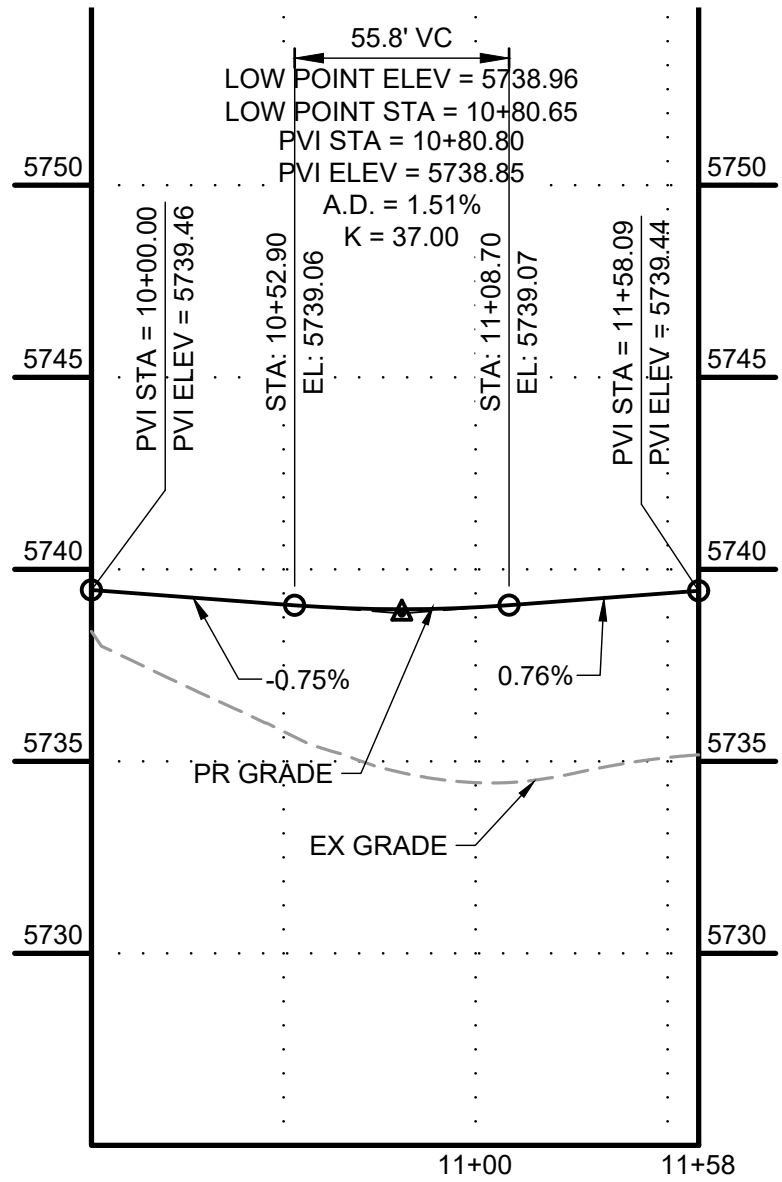
GENERAL NOTES:

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

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



MELTING SKY DRIVE KNUCKLE



NO.	DATE	BY	REVISION DESCRIPTION



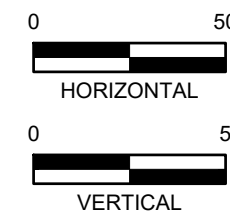
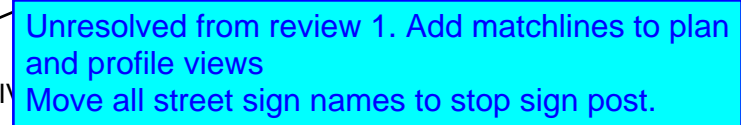
HR GREEN - COLORADO SPRINGS
1975 RESEARCH PARKWAY SUITE 230
COLORADO SPRINGS, CO 80920
PHONE: 719.384.2440
FAX: 713.965.0044

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

STREET PLAN & PROFILE
MELTING SKY DRIVE

SHEET
ST

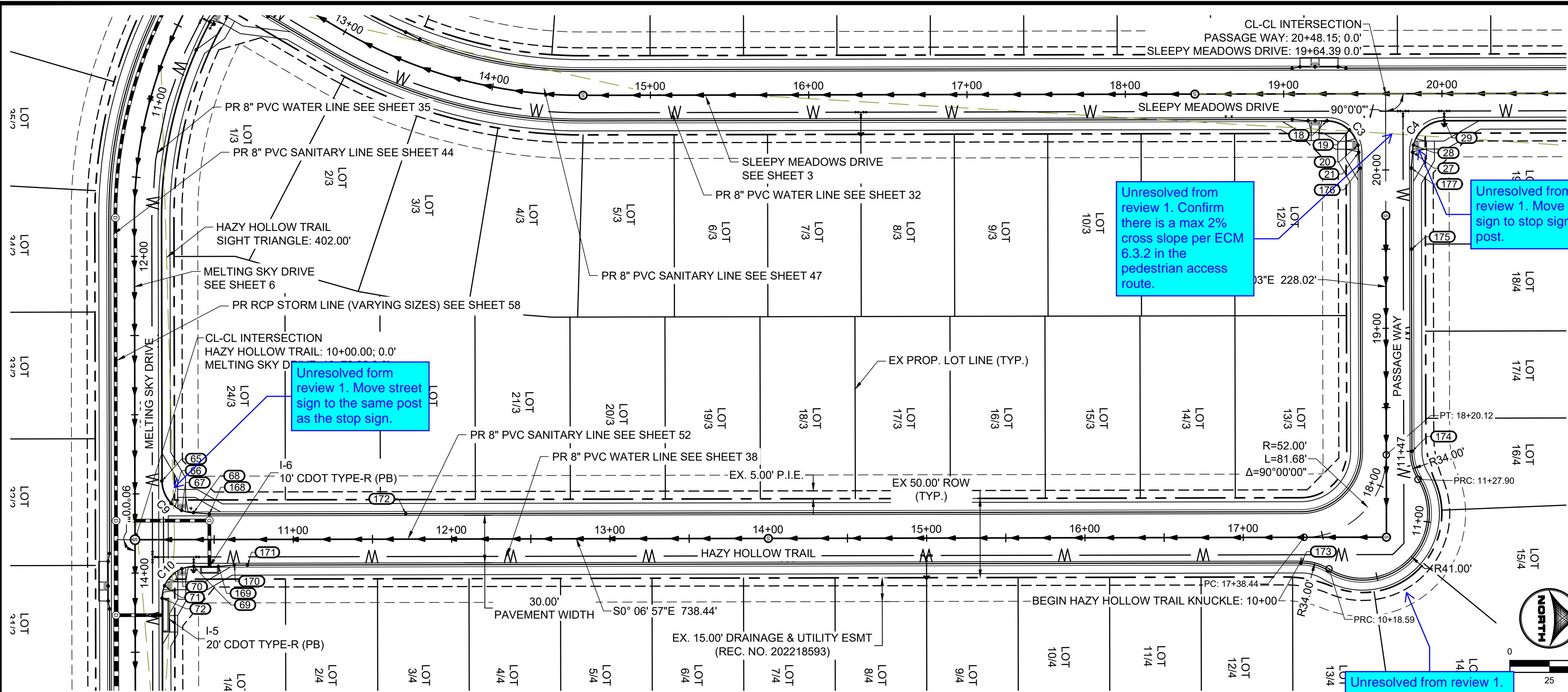
7



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



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



Unresolved from review 1. Confirm there is a max 2% cross slope per ECM 6.3.2 in the pedestrian access route.

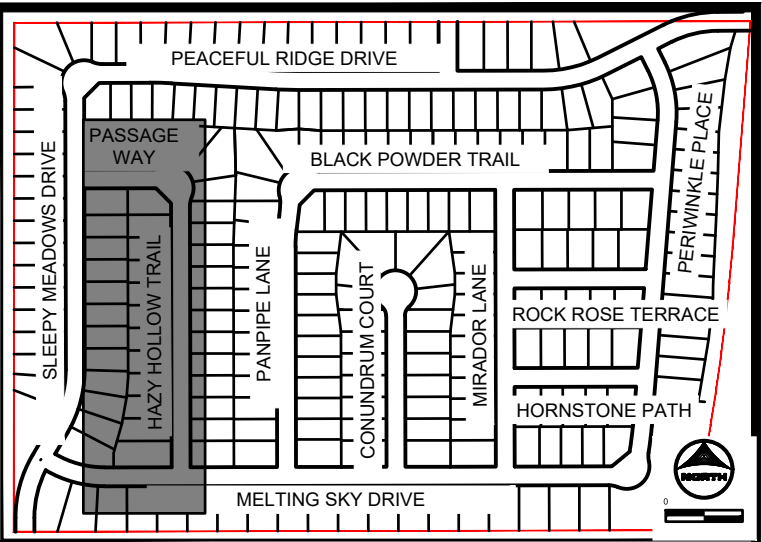
Unresolved from review 1. Move street sign to stop sign post.

Unresolved from review 1. Move street sign to the same post as the stop sign.

Unresolved from review 1. Radius of knuckle does not meet ECM criteria. A deviation request will be required.

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

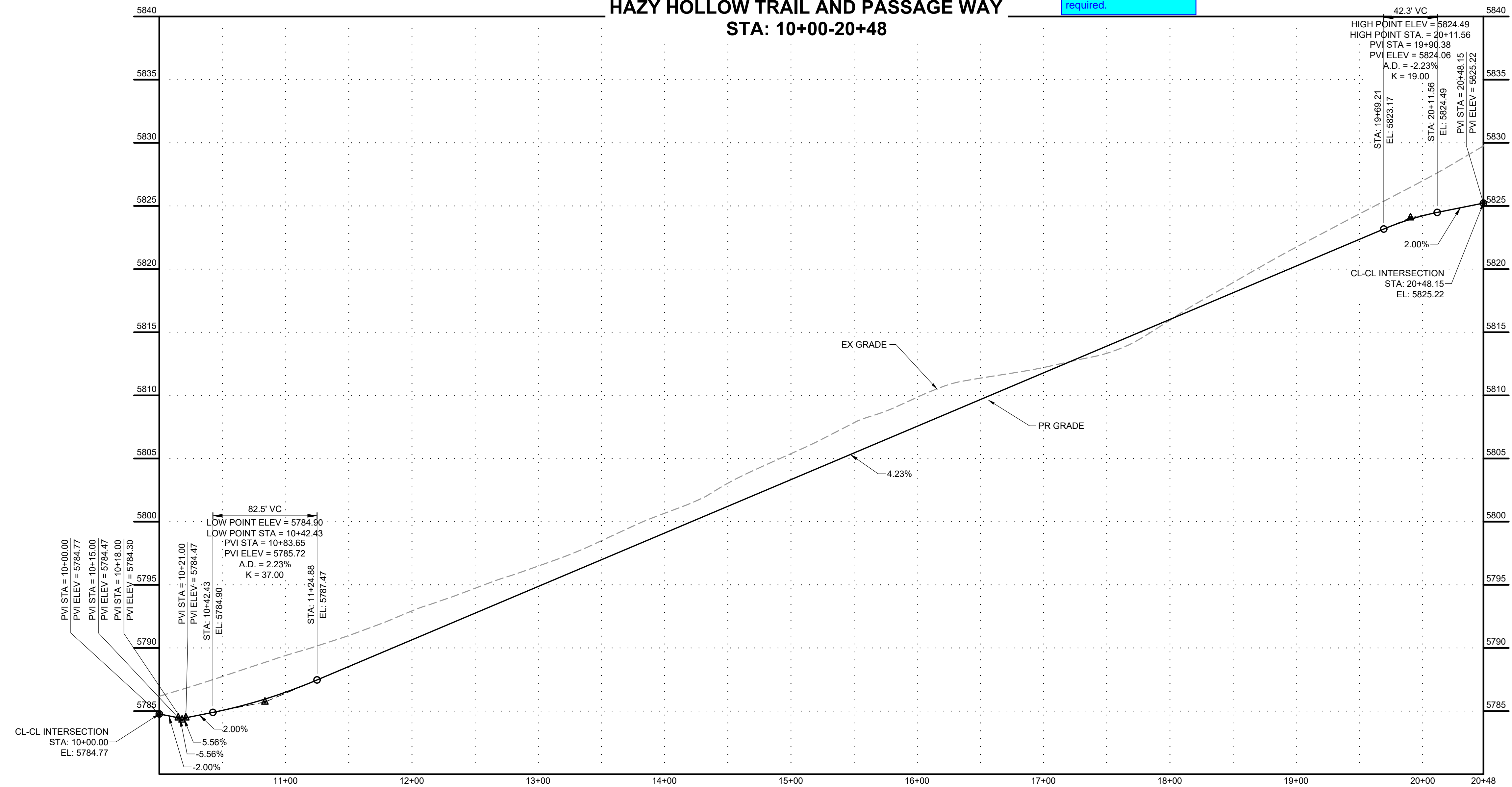
POINT TABLE				
No.	DESC.	ALIGNMENT	STATION & OFFSET	FL EL.
18	PCR	Sleepy Meadows Drive	19+27.39 (17.00' R)	5823.61
19	HIGH PT	Sleepy Meadows Drive	19+41.53 (22.86' R)	5824.17
20	HC RAMP MP	Hazy Hollow Trail	20+15.65 (-17.51' L)	5824.10
21	PCR/BEGIN TYPE A C&G	Hazy Hollow Trail	20+11.15 (-17.00' L)	5824.08
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



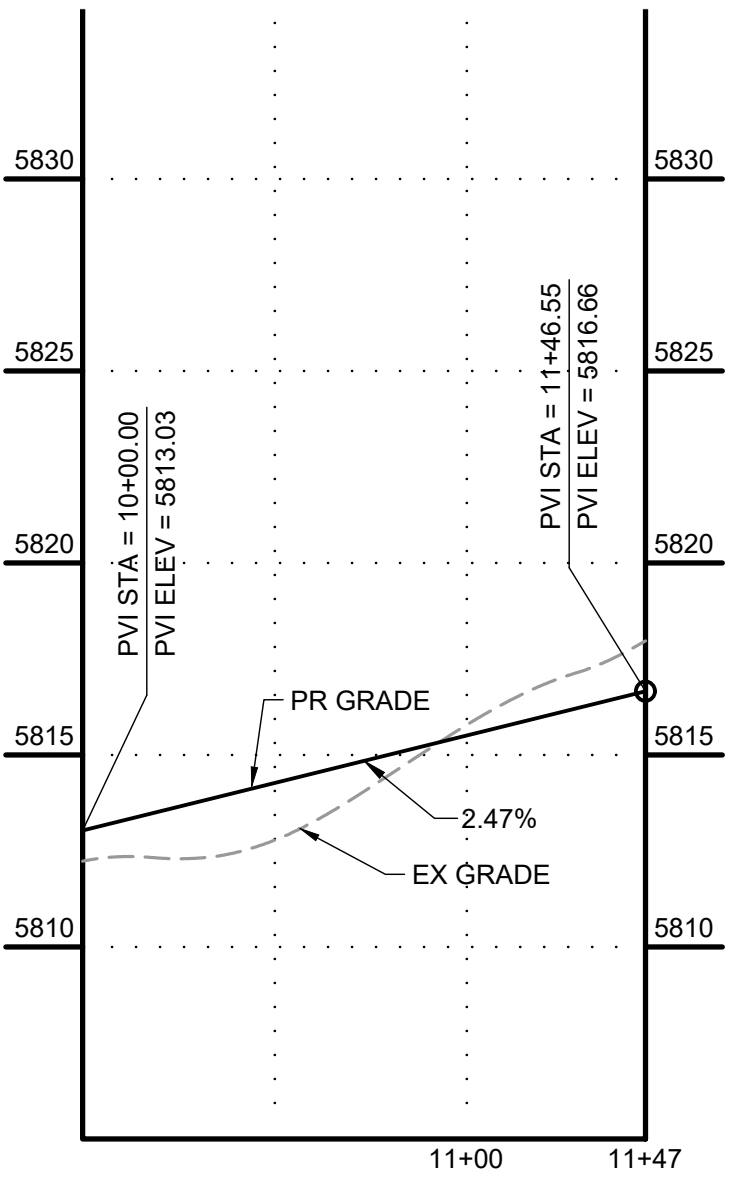
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- SEE OVERLOT GRADING PLANS FOR EXISTING AND PROPOSED CONTOURS.

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



DRAWN BY: DLH JOB DATE: 5/4/2023
APPROVED: KMH JOB NUMBER: 2302308
CAD DATE: 5/5/2023
CAD FILE: J:\2023\2302308\CAD\DWG\IC\CDs\Street_PNP

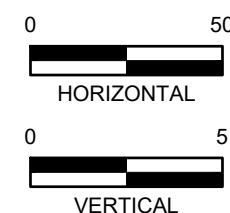
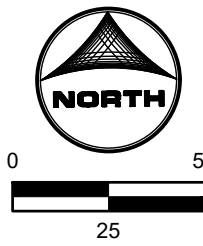
NO.	DATE	BY	REVISION DESCRIPTION

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

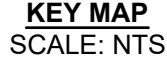
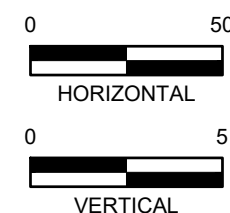
PEACEFUL RIDGE AT FOUNTAIN VALLEY
PEACEFUL RIDGE DEVELOPMENT COMPANY
EL PASO COUNTY, CO

STREET PLAN & PROFILE
HAZY HOLLOW TRAIL

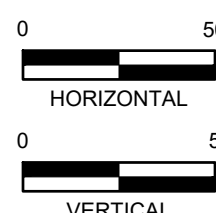
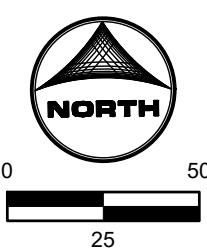
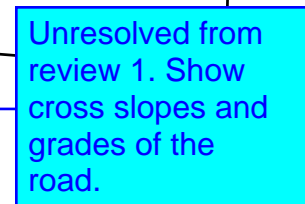
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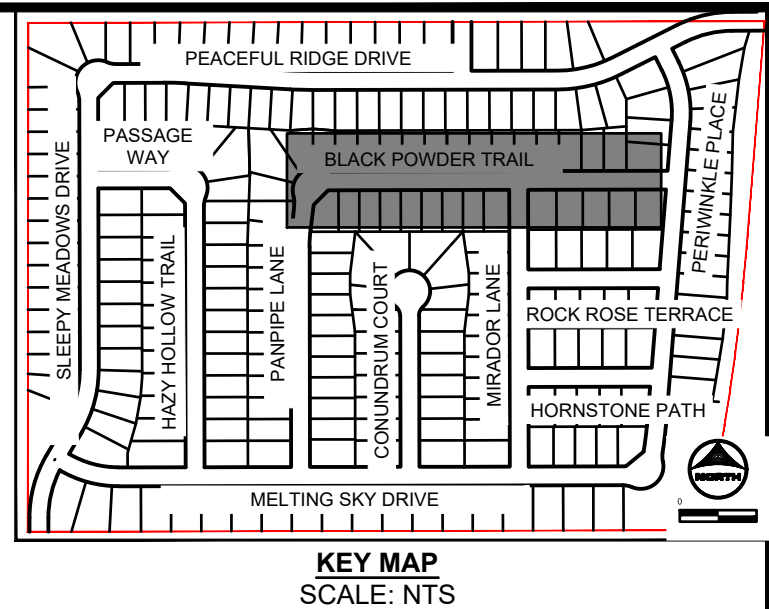
Curve Table				
Curve #	Length	Radius	Delta	Centerline/Flowline
C11	31.42	20.00	90°00'00"	Flowline
C12	31.42	20.00	90°00'00"	Flowline



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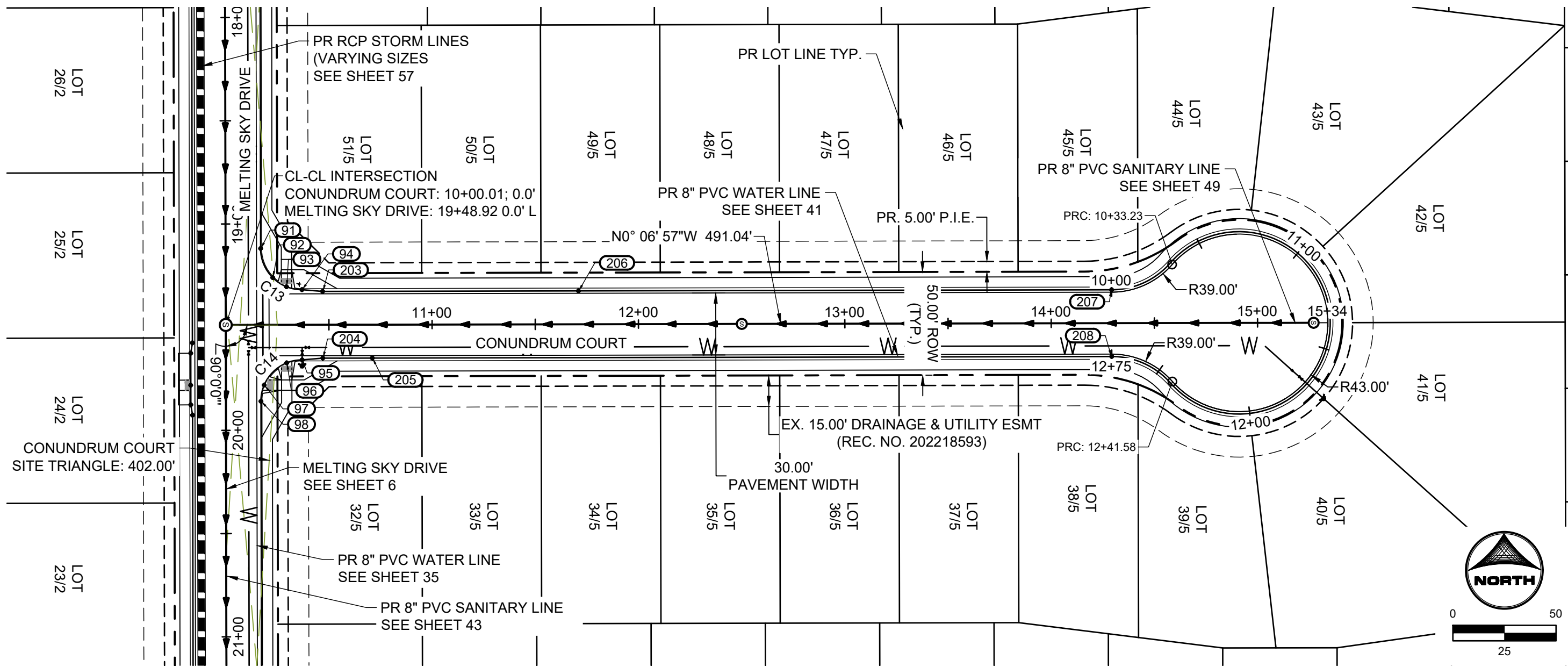


Curve Table				
Curve #	Length	Radius	Delta	Centerline/Flowline
C21	33.06	20.00	94°42'54"	Flowline
C22	29.77	20.00	85°17'06"	Flowline
C23	31.42	20.00	90°00'00"	Flowline
C24	31.42	20.00	90°00'00"	Flowline

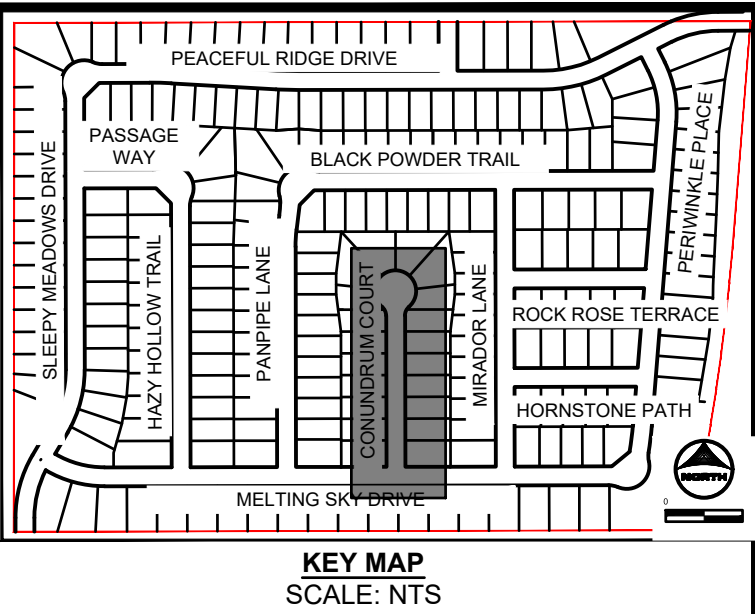


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Unresolved from review 1. Add matchlines to plan and profile views
Move all street sign names to stop sign post.

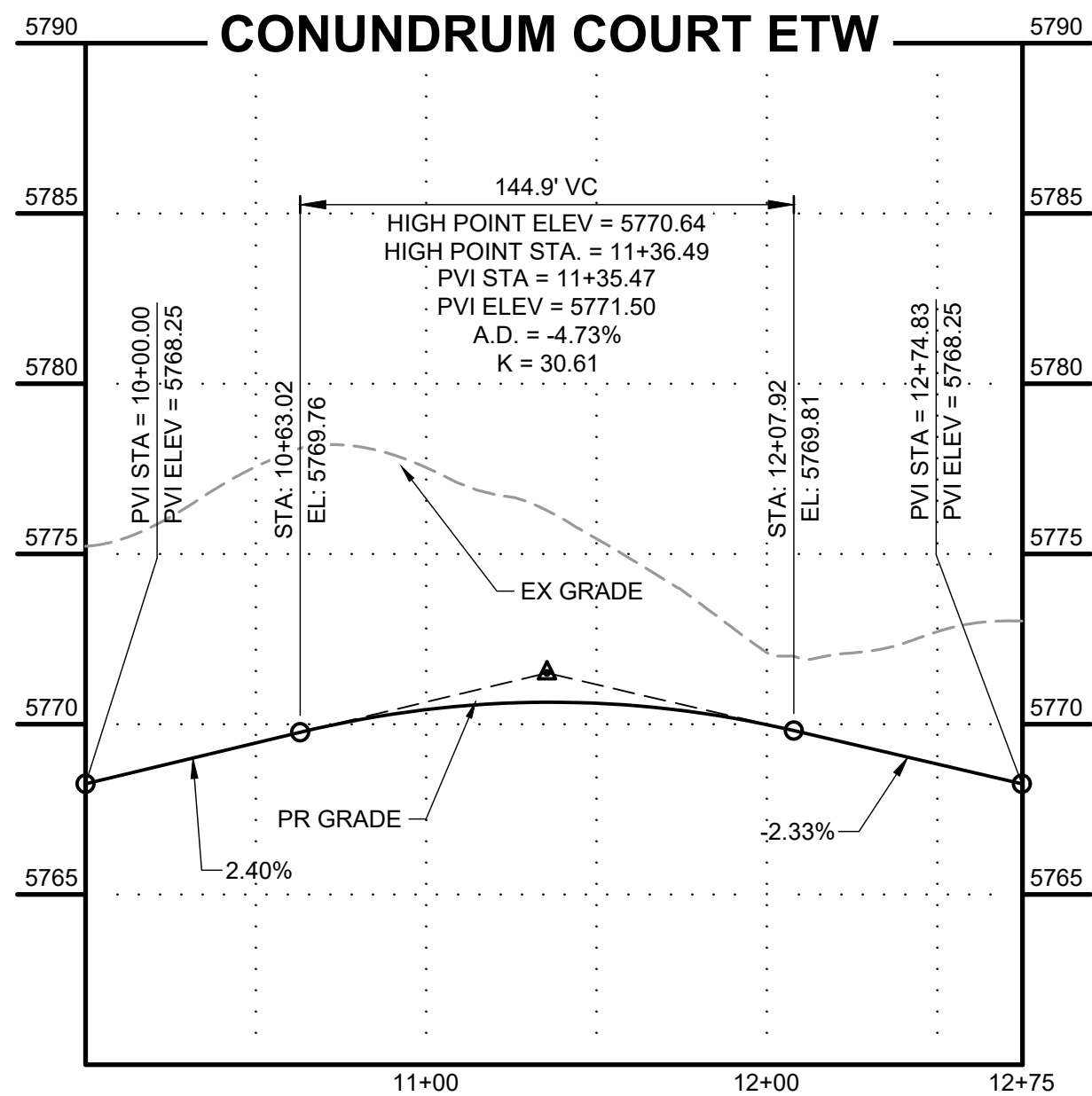
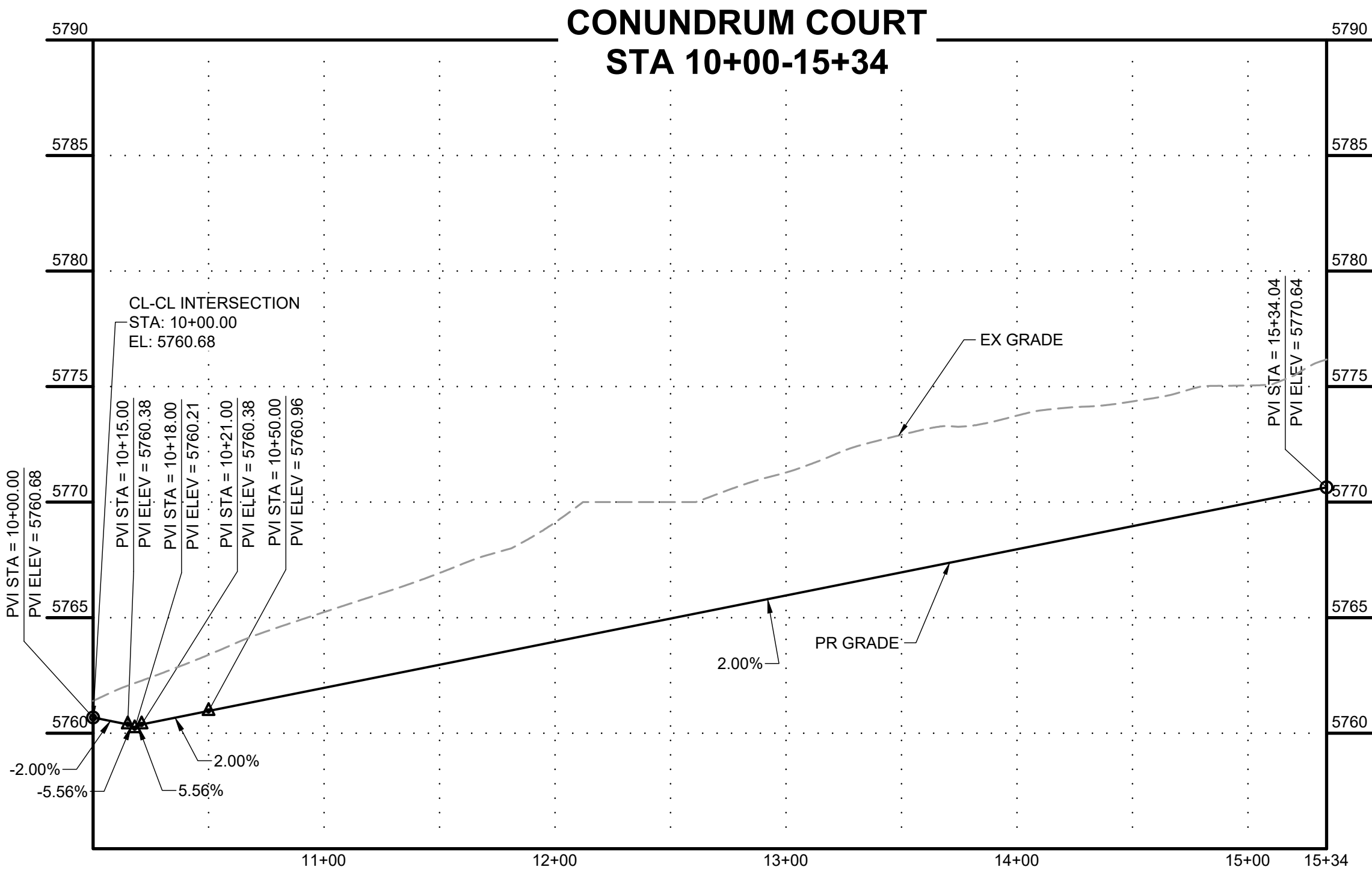


Label all radii identified in detail
SD_2-77.



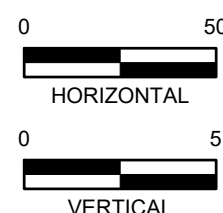
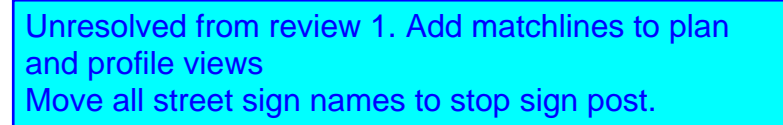
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POINT TABLE				
No.	DESC.	ALIGNMENT	STATION & OFFSET	FL EL.
91	PCR	Melting Sky Drive	19+11.92 (-17.00' L)	5761.70
92	LOW PT	Melting Sky Drive	19+26.06 (-22.86' L)	5760.86
93	HC RAMP MP	Conundrum Court	10+29.50 (-18.46' L)	5760.90
94	PCR/END TYPE A C&G	Conundrum Court	10+37.00 (-17.00' L)	5760.94
95	PCR/END TYPE A C&G	Conundrum Court	10+37.00 (17.00' R)	5759.93
96	HC RAMP MP	Conundrum Court	10+29.50 (18.46' R)	5759.78
97	HC RAMP MP	Melting Sky Drive	19+78.10 (-18.59' L)	5759.11
98	PCR	Melting Sky Drive	19+85.92 (-17.00' L)	5758.74
203	BEGIN TYPE C C&G	Conundrum Court	10+47.01 (-16.17' L)	5761.16
204	BEGIN TYPE C C&G	Conundrum Court	10+47.00 (16.17' R)	5760.29
205	END FL TRANSITION	Conundrum Court	10+71.00 (16.17' R)	5760.98
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



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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

PEACEFUL RIDGE DRIVE

SLEEPY MEADOWS DRIVE

PASSAGE WAY

LAST HOLLOW TRAIL

BLACK POWDER TRAIL

CONQUEROR COURT

MENDER LANE

ROCK ROSE TERRACE

HORNSTONE PATH

MELTING SKY DRIVE

PEACEFUL RIDGE

North arrow pointing up.

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ROSE ROCK TERRACE

Vertical Alignment Data:

- Left Side:**
 - PVI STA = 13+96.44
 - PVI ELEV = 5758.76
 - A.D. = -3.53%
 - K = 19.00
 - HIGH POINT STA = 5757.81
 - HIGH POINT STA = 13+48.79
 - 67.1' VC
 - STA: 13+48.79
 - EL: 5757.81
 - STA: 12+81.67
 - EL: 5755.28
- Right Side:**
 - PVI STA = 10+99.59
 - PVI ELEV = 5745.21
 - A.D. = 3.53%
 - K = 37.00
 - LOW POINT STA = 5743.90
 - LOW POINT STA = 10+34.23
 - 130.7' VC
 - STA: 10+34.23
 - EL: 5743.90
 - PVI STA = 10+21.00
 - PVI ELEV = 5743.63
 - STA: 10+18.00
 - PVI ELEV = 5743.47
 - PVI STA = 10+15.00
 - PVI ELEV = 5743.63
 - PVI STA = 10+00.00
 - PVI ELEV = 5743.93

Grades and Slopes:

- 2.00%
- 5.53%
- 5.56%
- 5.56%
- 2.00%
- 2.00%

Labels:

- EX GRADE
- PR GRADE

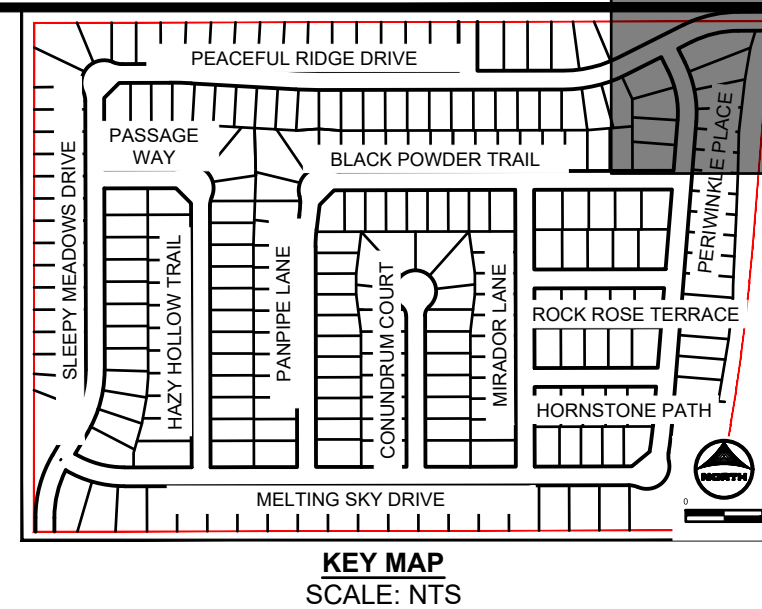
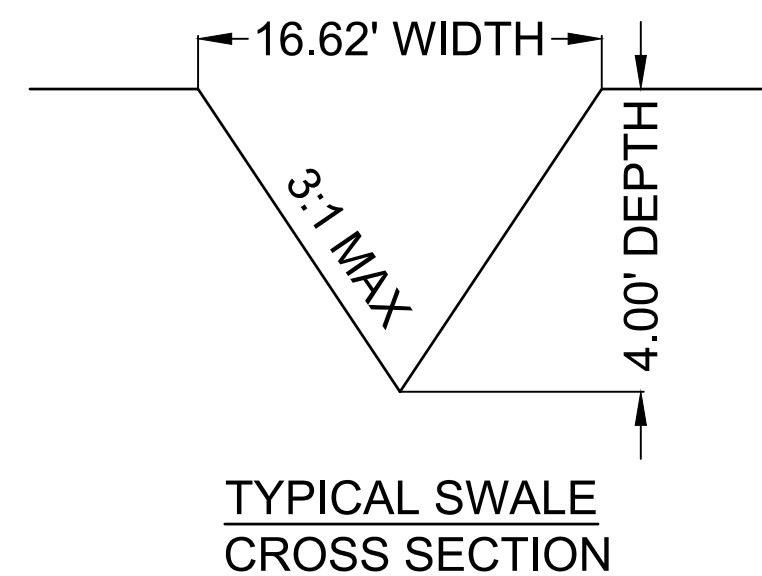
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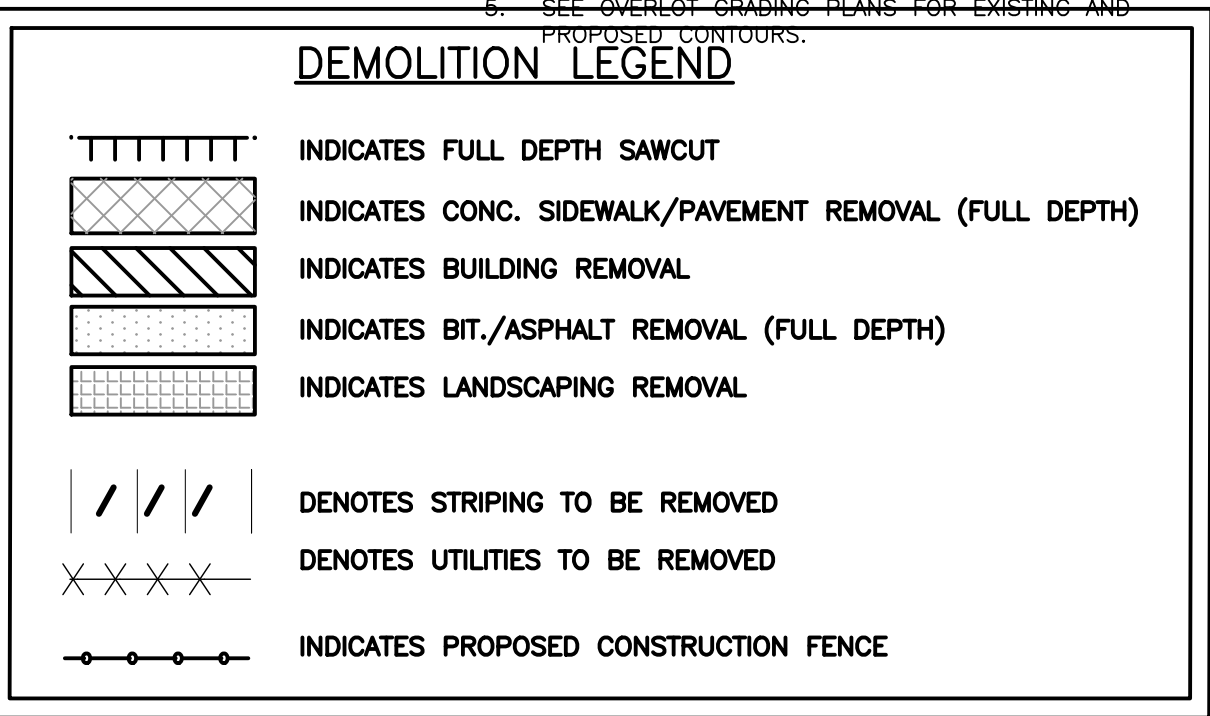
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- HORIZONTAL
- VERTICAL

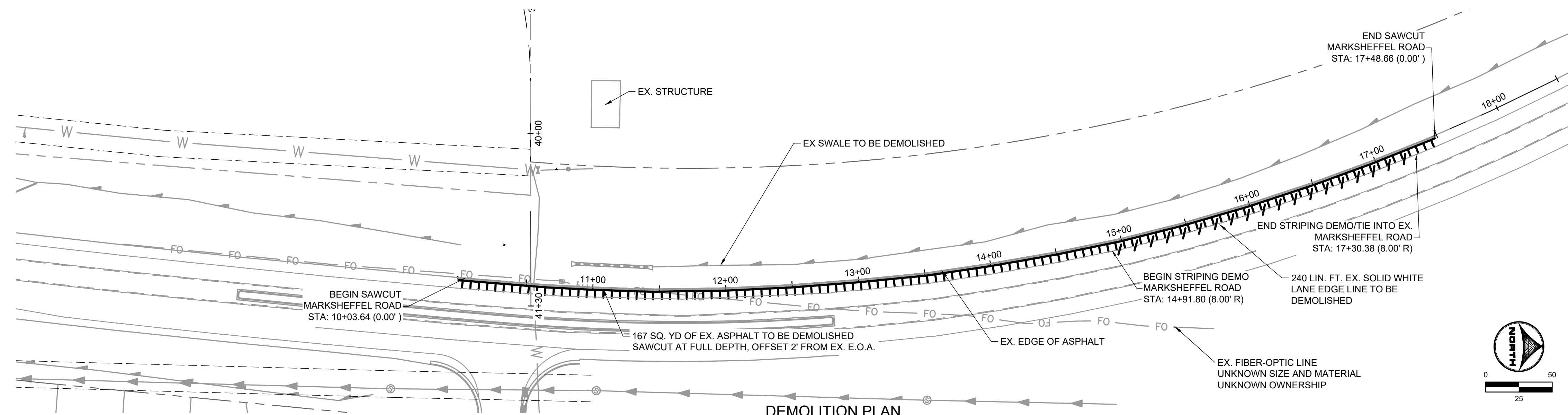
Curve Table				
Curve #	Length	Radius	Delta	Centerline/Flowline
C17	33.06	20.00	94°42'54"	Flowline
C18	29.77	20.00	85°17'06"	Flowline
C19	33.06	20.00	94°42'54"	Flowline
C20	29.77	20.00	85°17'06"	Flowline
C25	31.42	20.00	90°0'00"	Flowline
C26	31.42	20.00	90°0'00"	Flowline
C27	31.42	20.00	90°0'00"	Flowline
C28	31.42	20.00	90°0'00"	Flowline



1. ALL ON-SITE STORM SEWER, SANITARY SEWER AND WATER LINES AND APPURTENANCES ARE PROPOSED, UNLESS OTHERWISE NOTED.
2. ALL TYPE C & G SHALL BE CONSTRUCTED PER EL PASO COUNTY CDD & CDD OPTIONAL C&G. REFER TO DETAIL SD-12-20 ON SHEET 81.
3. ALL ON-SITE ROADWAY ARE 'URBAN LOCAL' CLASSIFICATION WITH 30' PAVED WIDTH WITH THE EXCEPTION OF BRIDGE/PAGE PLACE. BRIDGE/PAGE 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.
5. ALL CURB RAMPS SHALL BE CONSTRUCTED TO ADD COMPLIANT AS NOTED IN CURB RAMP SHEETS.



STREET IMPROVEMENT PLANS



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

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

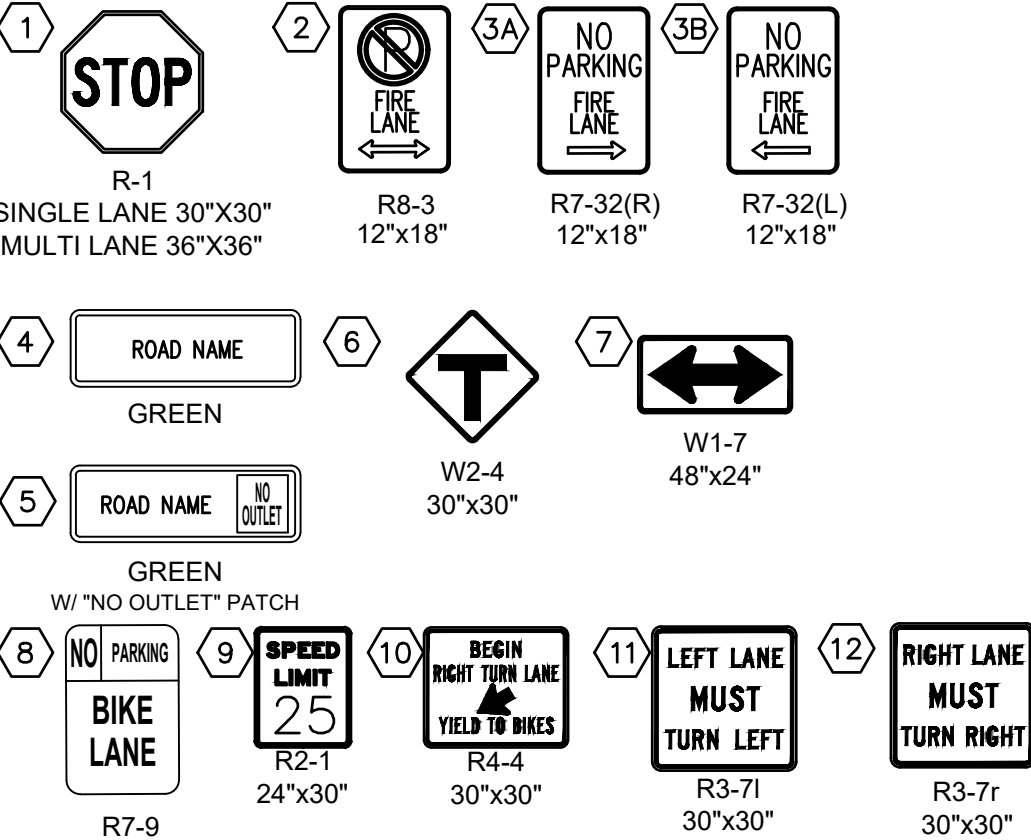
MARKSHEFFEL ROAD IMPROVEMENTS

SHEET
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15



SIGNAGE LEGEND:



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

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CAD DATE: 5/4/2023		IF NOT ONE INCH, ADJUST SCALE ACCORDINGLY.
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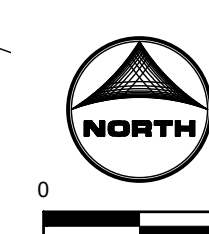
HR GREEN - COLORADO SPRINGS
1975 RESEARCH PARKWAY SUITE 230
COLORADO SPRINGS, CO 80920
PHONE: 719.384.2440
FAX: 713.965.0044

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

CONSTRUCTION DOCUMENTS
SIGNAGE & STRIPING

SHEET
SNS

16



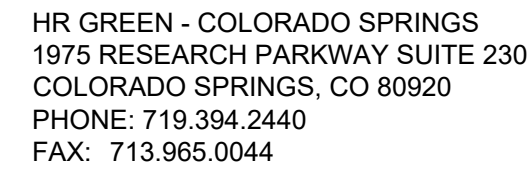
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2. ALL TYPE C & G SHALL BE CONSTRUCTED PER EL PASO COUNTY TYPE C OPTIONAL C&G. REFER TO DETAIL SD_2.20 ON SHEET 81.

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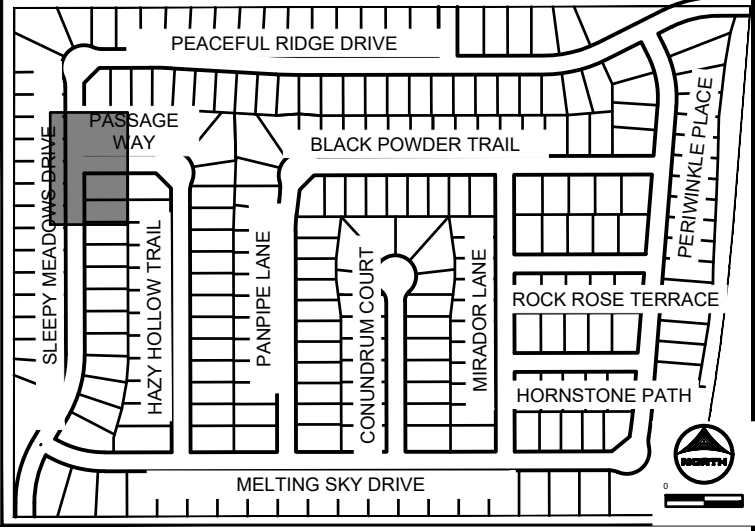
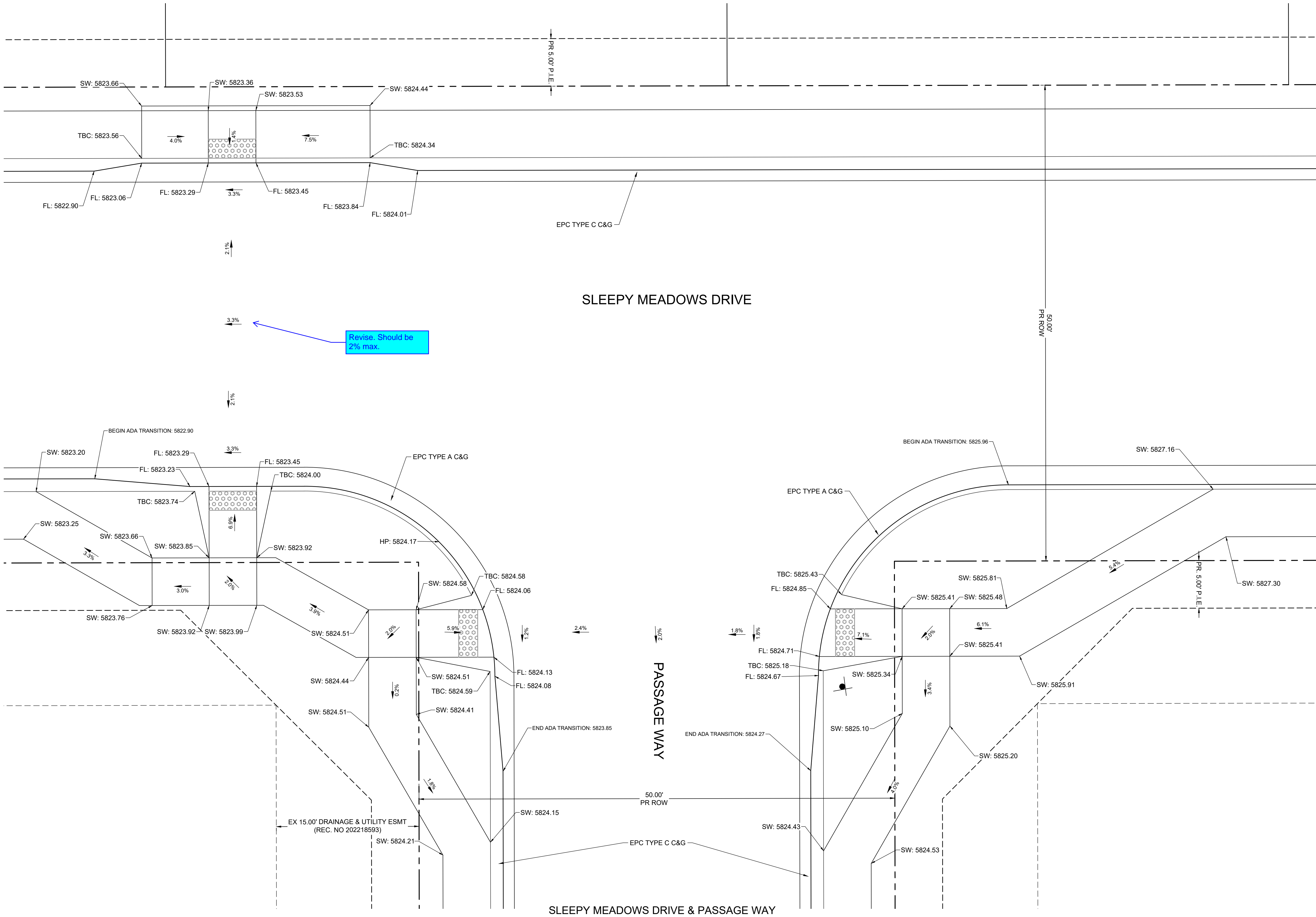
4. ALL ON-SITE CURB RAMPS SHALL HAVE NO GREATER THAN A 5% SLOPE THROUGH THE CURB AND GUTTER. FLOW-LINES SHALL TRANSITION FROM TYPICAL TO ADA COMPLIANT AS NOTED IN CURB RAMP SHEETS.

NO.	DATE	BY	REVISION DESCRIPTION



CONSTRUCTION DOCUMENTS
CURB RAMP GRADING PLAN

17




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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4. ALL ON-SITE CURB RAMP SHALL HAVE NO GREATER THAN A 5% SLOPE THROUGH THE CURB AND GUTTER. FLOW-LINES SHALL TRANSITION FROM TYPICAL TO ADA COMPLIANT AS NOTED IN CURB RAMP SHEETS.

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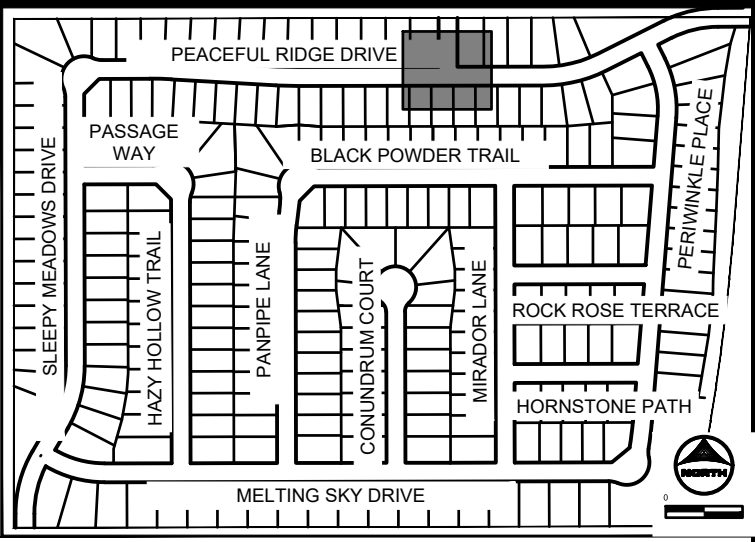
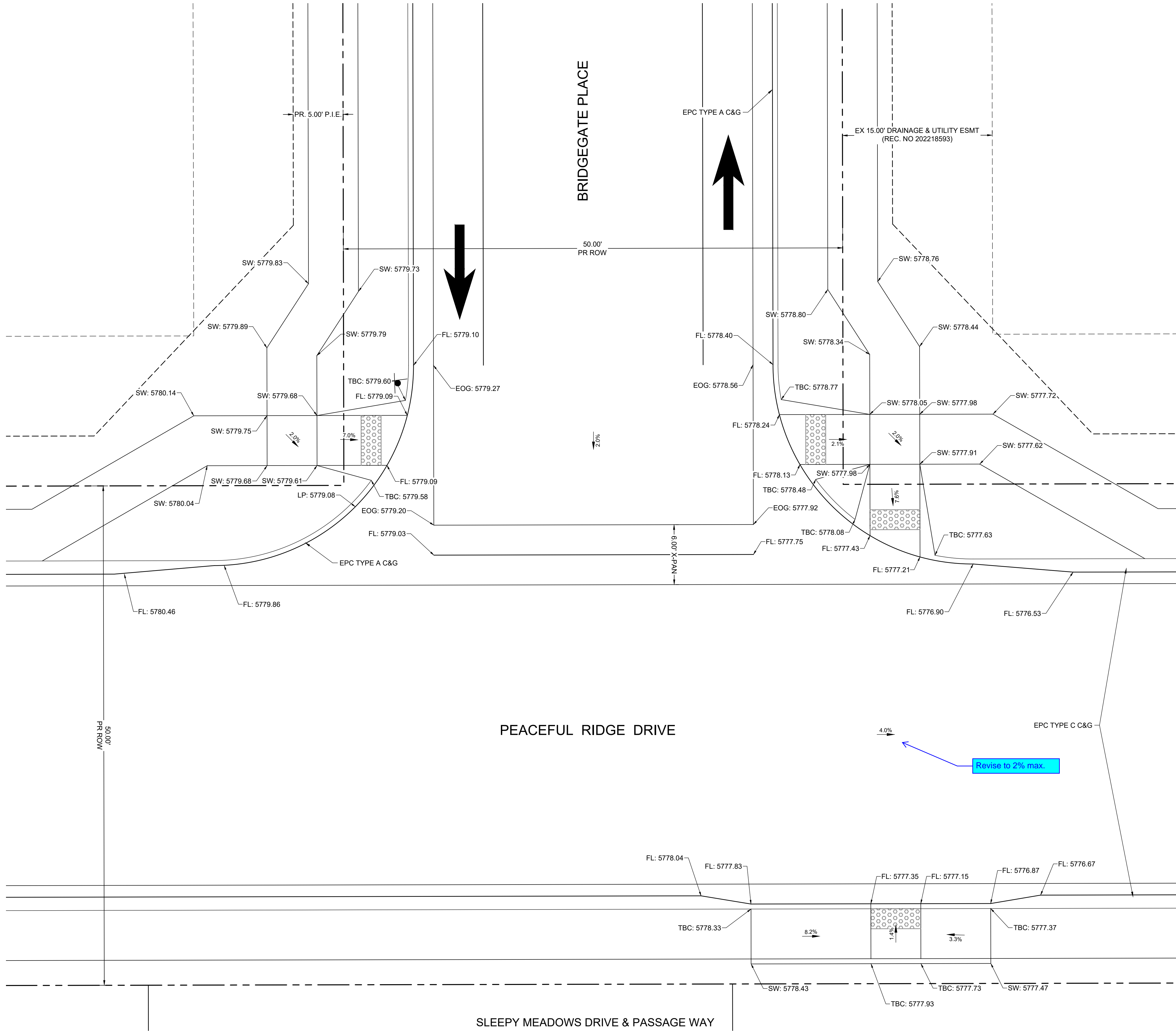
NO.	DATE	BY	REVISION DESCRIPTION



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

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

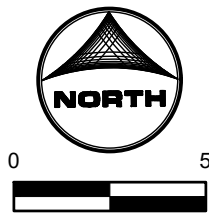
CONSTRUCTION DOCUMENTS
CURB RAMP GRADING PLAN



KEY MAP
SCALE: NTS

GENERAL NOTES:


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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.



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CAD DATE: 5/5/2023	
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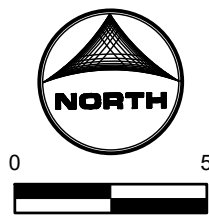
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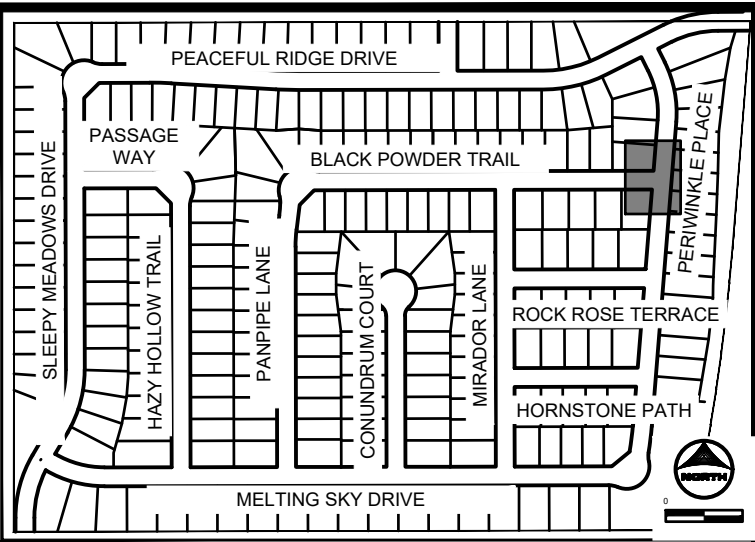
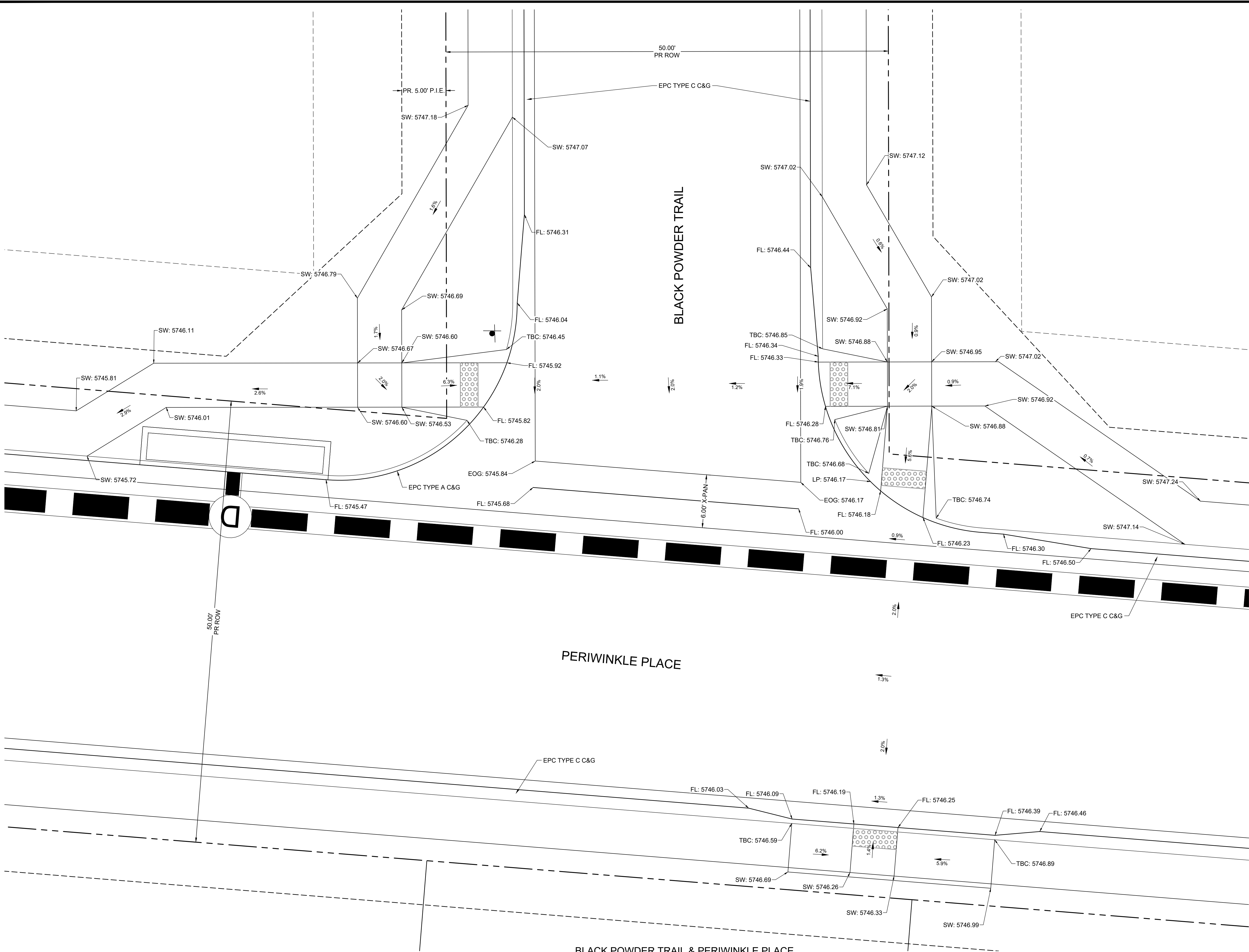
HR GREEN - COLORADO SPRINGS
1975 RESEARCH PARKWAY SUITE 230
COLORADO SPRINGS, CO 80920
PHONE: 719.394.2440
FAX: 713.965.0044

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

CONSTRUCTION DOCUMENTS
CURB RAMP GRADING PLAN



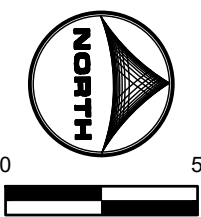
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4. ALL ON-SITE CURB RAMPS SHALL HAVE NO GREATER THAN 4% SLOPE THROUGH THE CURB BUTTER.
5. FLOW LINES SHALL TRANSMIT FROM TYPICAL TO ADA COMPLIANT AS NOTED IN CURB RAMPS DETAIL.



KEY MAP
SCALE: NTS


GENERAL NOTES:

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4. ALL ON-SITE CURB RAMP SHALL HAVE NO GREATER THAN A 5% SLOPE THROUGH THE CURB AND GUTTER. FLOW-LINES SHALL TRANSITION FROM TYPICAL TO ADA COMPLIANT AS NOTED IN CURB RAMP SHEETS.



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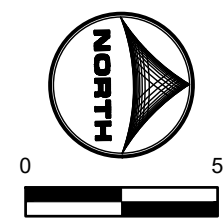
PEACEFUL RIDGE AT FOUNTAIN VALLEY
PEACEFUL RIDGE DEVELOPMENT COMPANY
EL PASO COUNTY, CO

CONSTRUCTION DOCUMENTS
CURB RAMP GRADING PLAN

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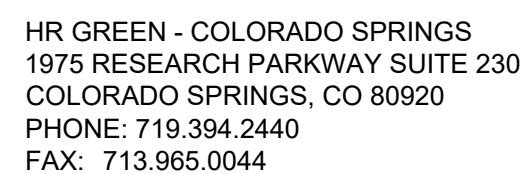


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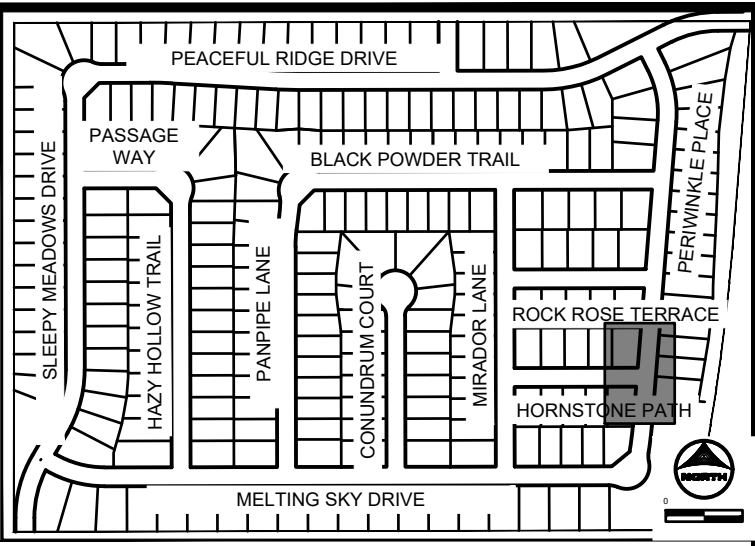
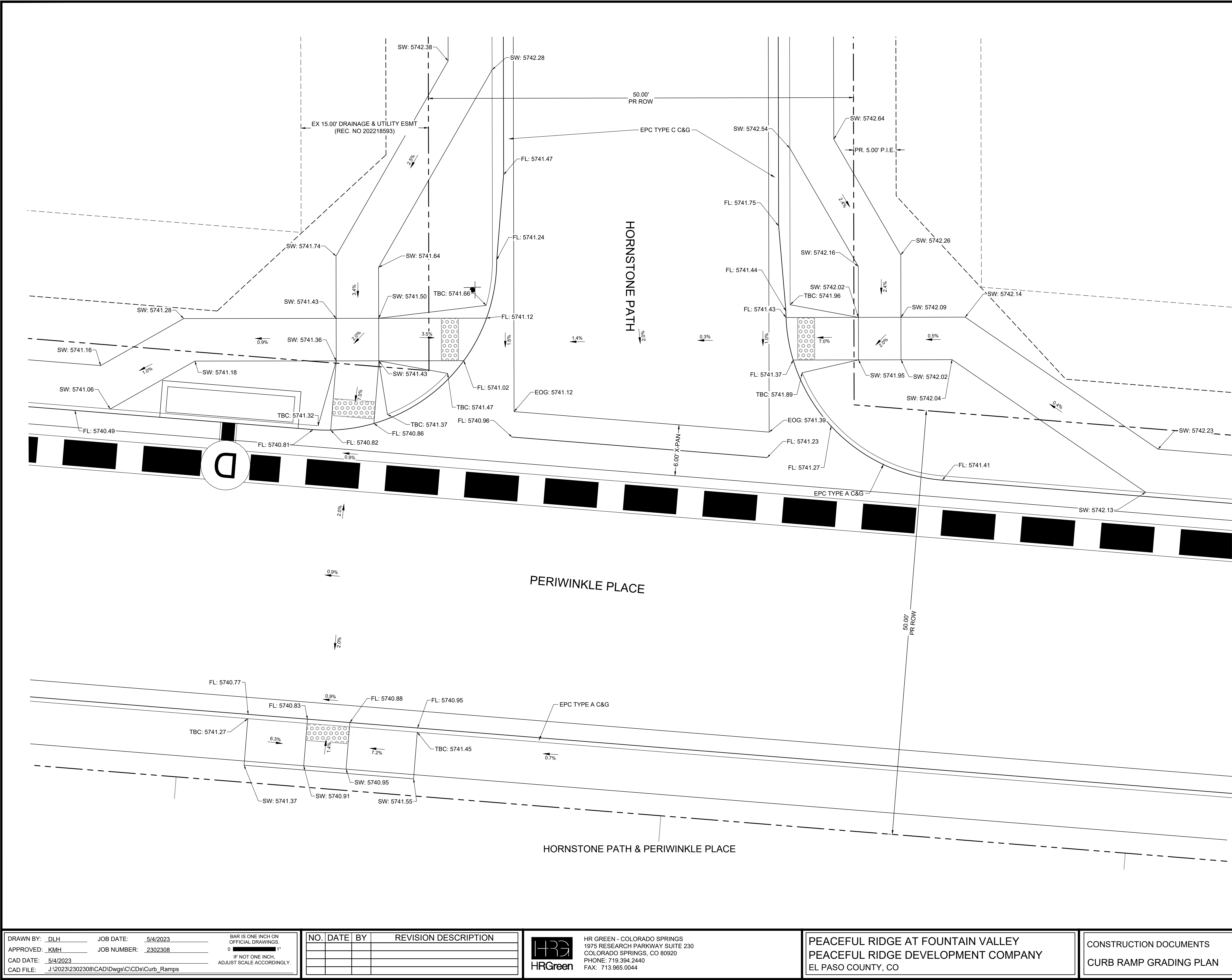
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NO.	DATE	BY	REVISION DESCRIPTION



CONSTRUCTION DOCUMENTS
CURB RAMP GRADING PLAN

22




KEY MAP
SCALE: NTS

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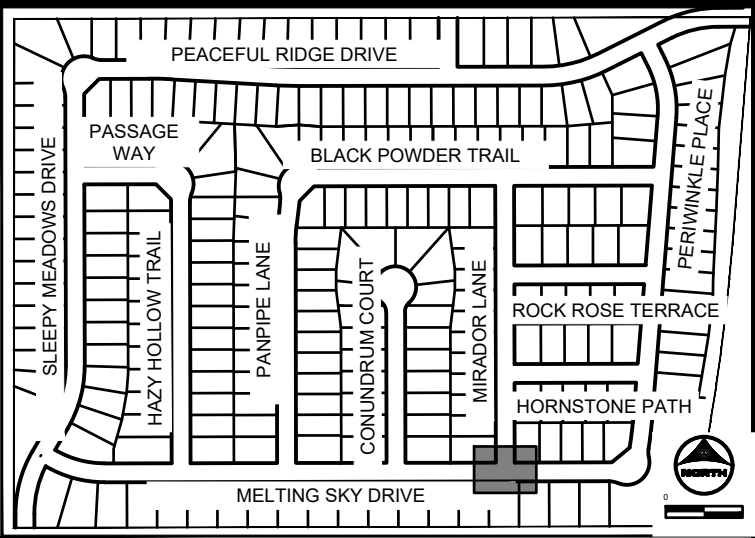
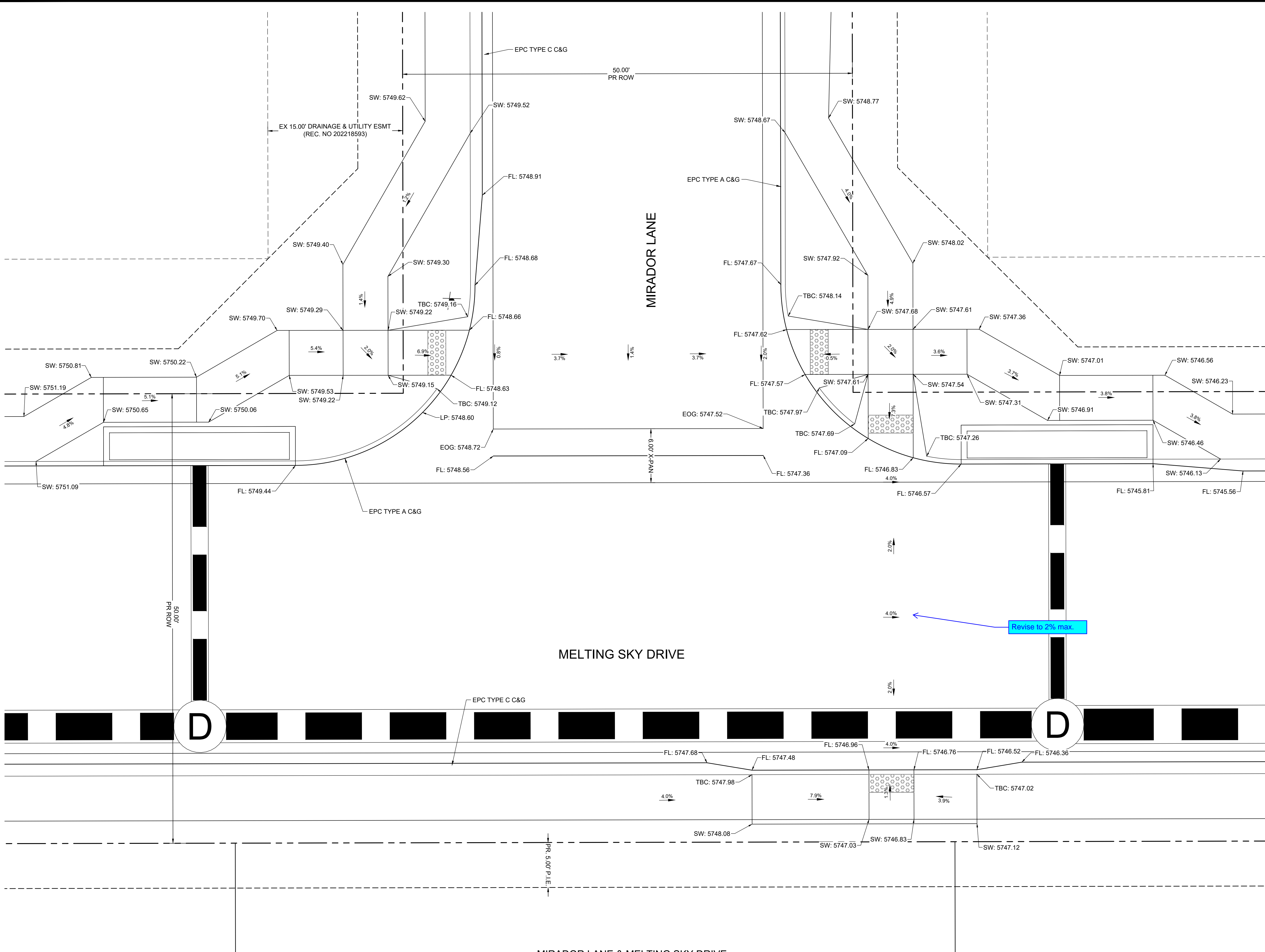
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HR GREEN - COLORADO SPRINGS
1975 RESEARCH PARKWAY SUITE 230
COLORADO SPRINGS, CO 80920
PHONE: 719.394.2440
FAX: 713.965.0044

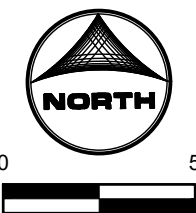
PEACEFUL RIDGE AT FOUNTAIN VALLEY
PEACEFUL RIDGE DEVELOPMENT COMPANY
EL PASO COUNTY, CO

CONSTRUCTION DOCUMENTS
CURB RAMP GRADING PLAN




GENERAL NOTES:

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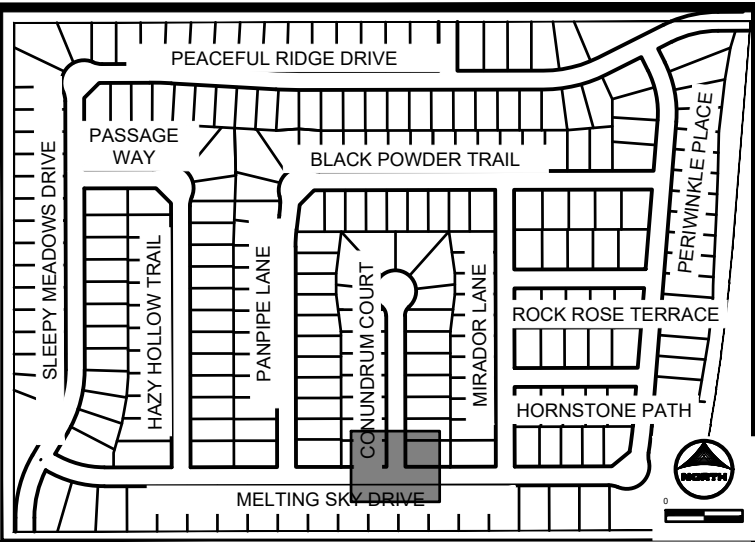
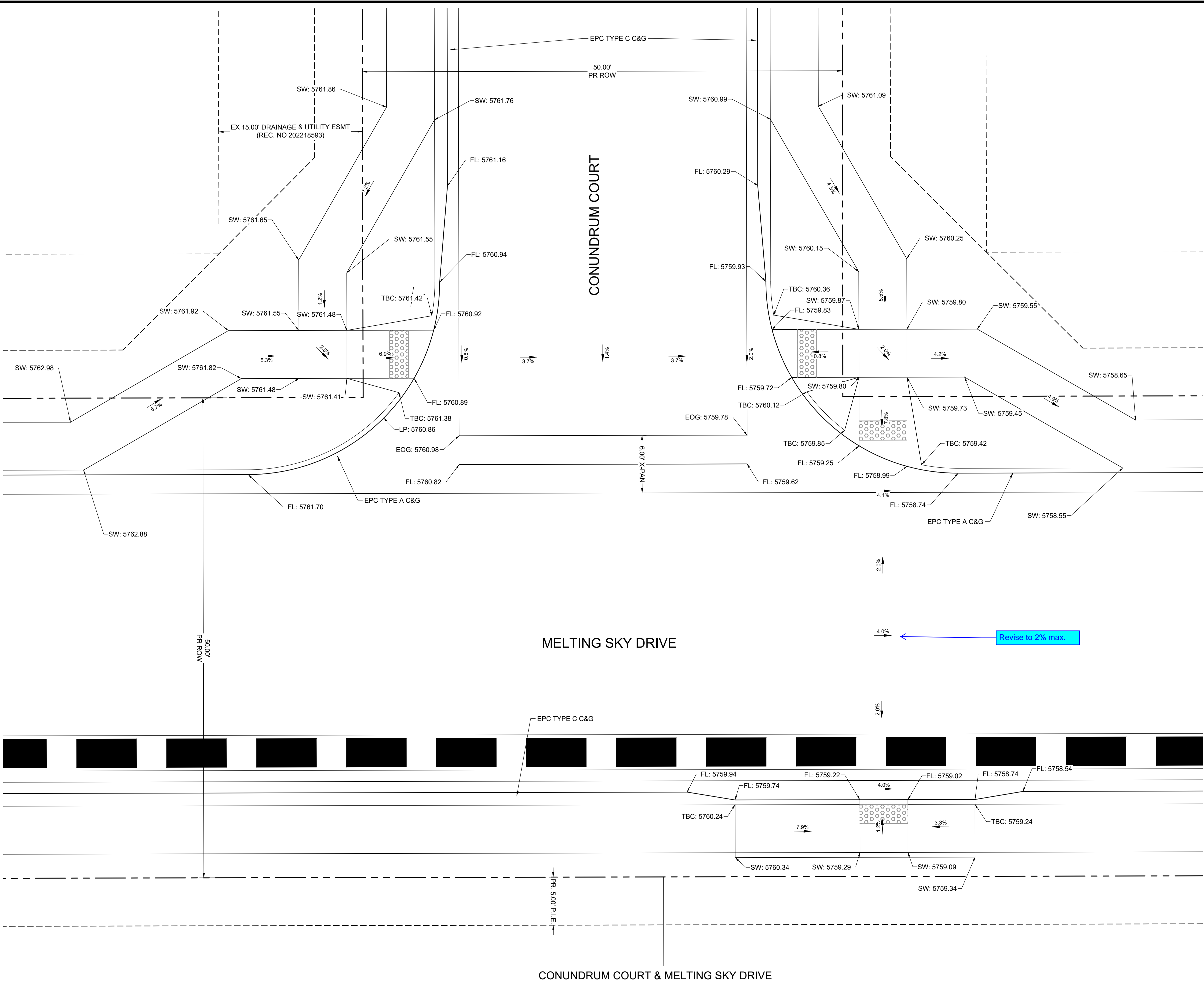
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PEACEFUL RIDGE AT FOUNTAIN VALLEY
PEACEFUL RIDGE DEVELOPMENT COMPANY
EL PASO COUNTY, CO

CONSTRUCTION DOCUMENTS
CURB RAMP GRADING PLAN

SHEET
CR

24



KEY MAP
SCALE: NTS

GENERAL NOTES:

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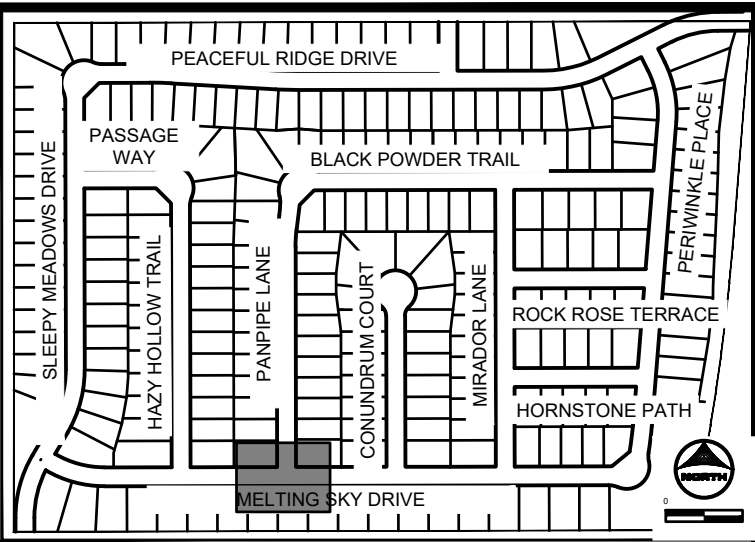
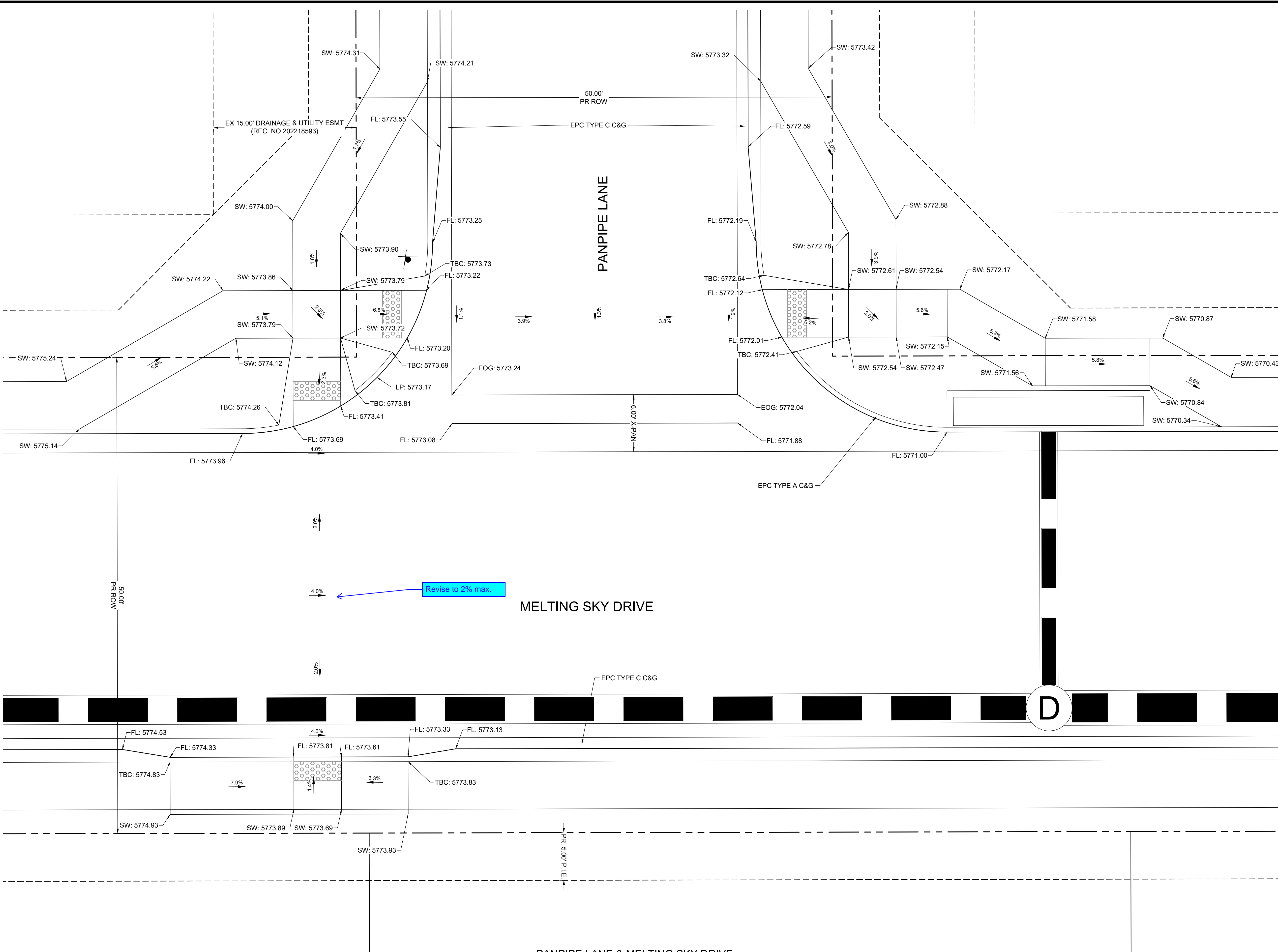
IF NOT ONE INCH, ADJUST SCALE ACCORDINGLY.

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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



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.


DRAWN BY: DLH	JOB DATE: 5/4/2023
APPROVED: KMH	JOB NUMBER: 2302308
CAD DATE: 5/4/2023	
CAD FILE: J:\2023\2302308\CAD\Drawings\ICDs\Curb_Ramps	

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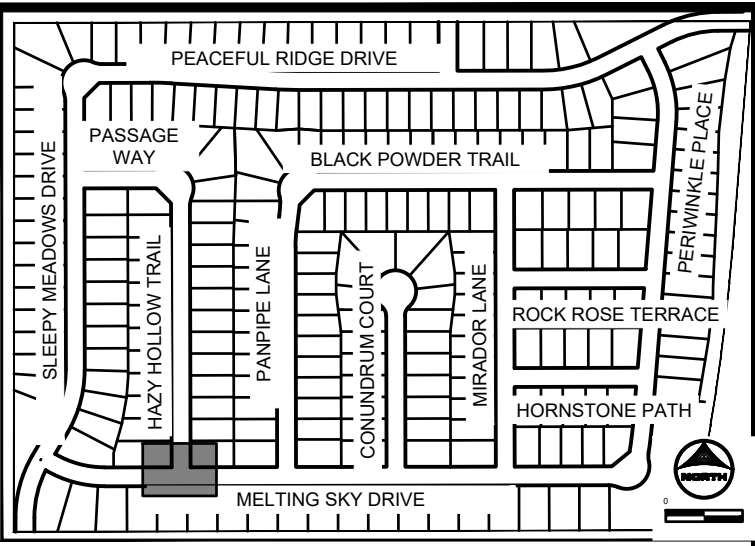
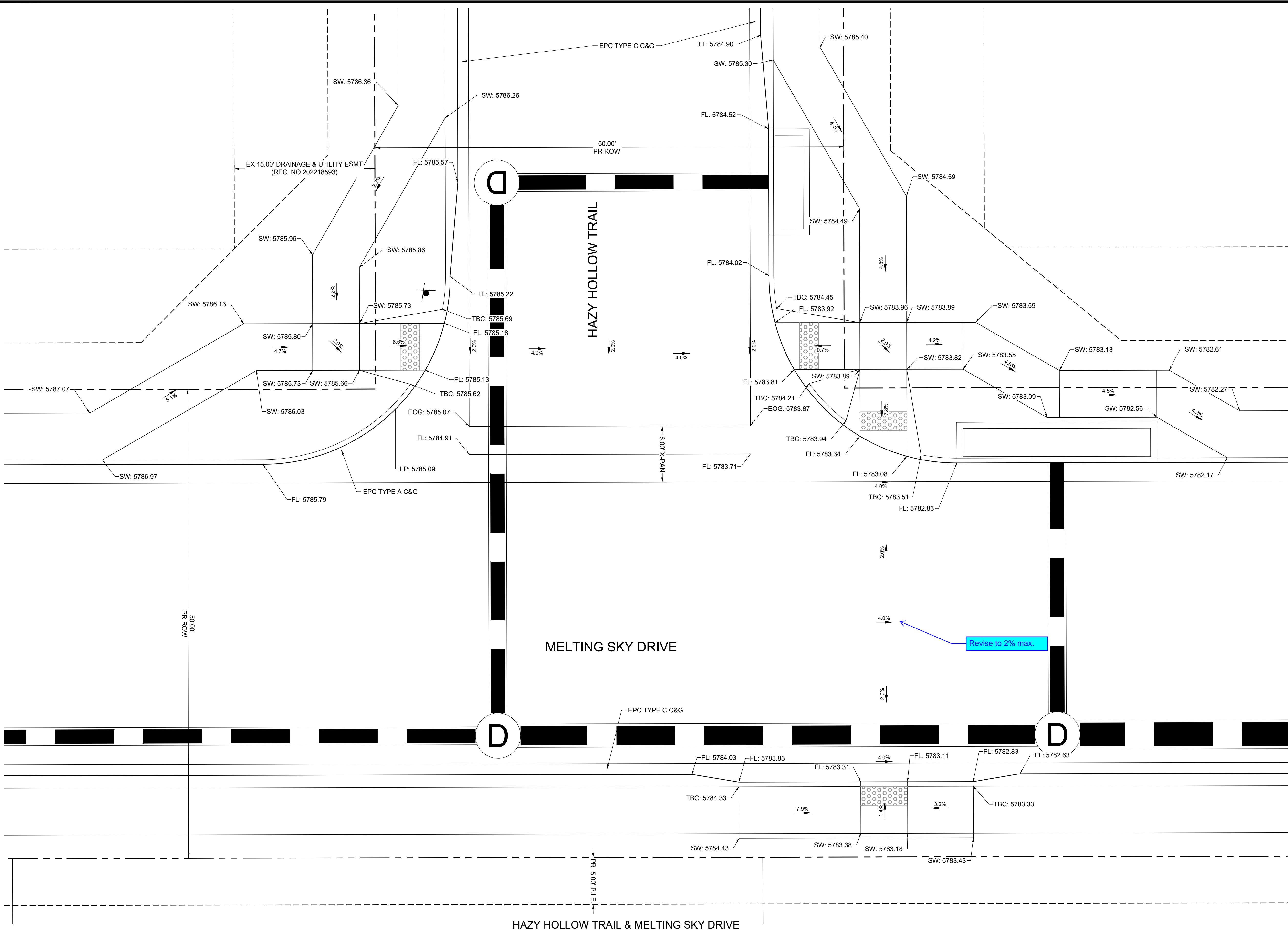
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CONSTRUCTION DOCUMENTS
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APPROVED: KMH	JOB NUMBER: 2302308	
CAD DATE: 5/4/2023		
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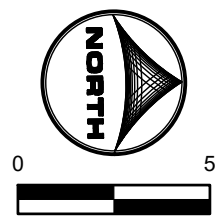
NO.	DATE	BY	REVISION DESCRIPTION

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1975 RESEARCH PARKWAY SUITE 230
COLORADO SPRINGS, CO 80920
PHONE: 719.384.2440
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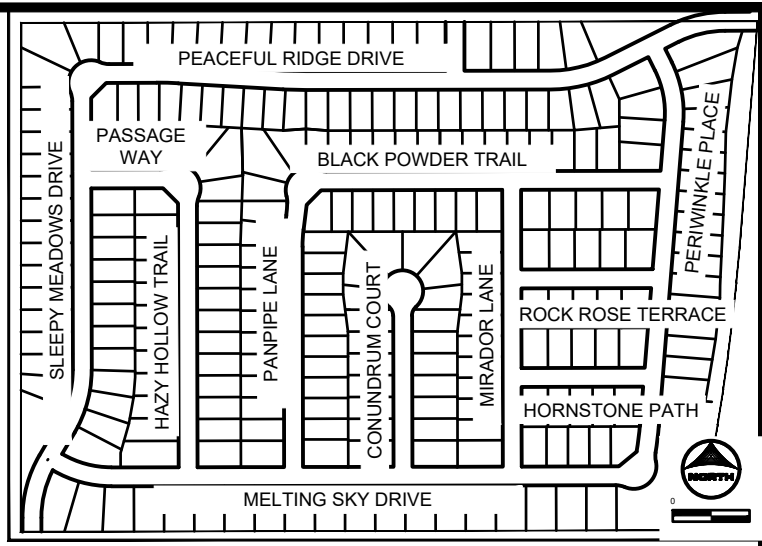
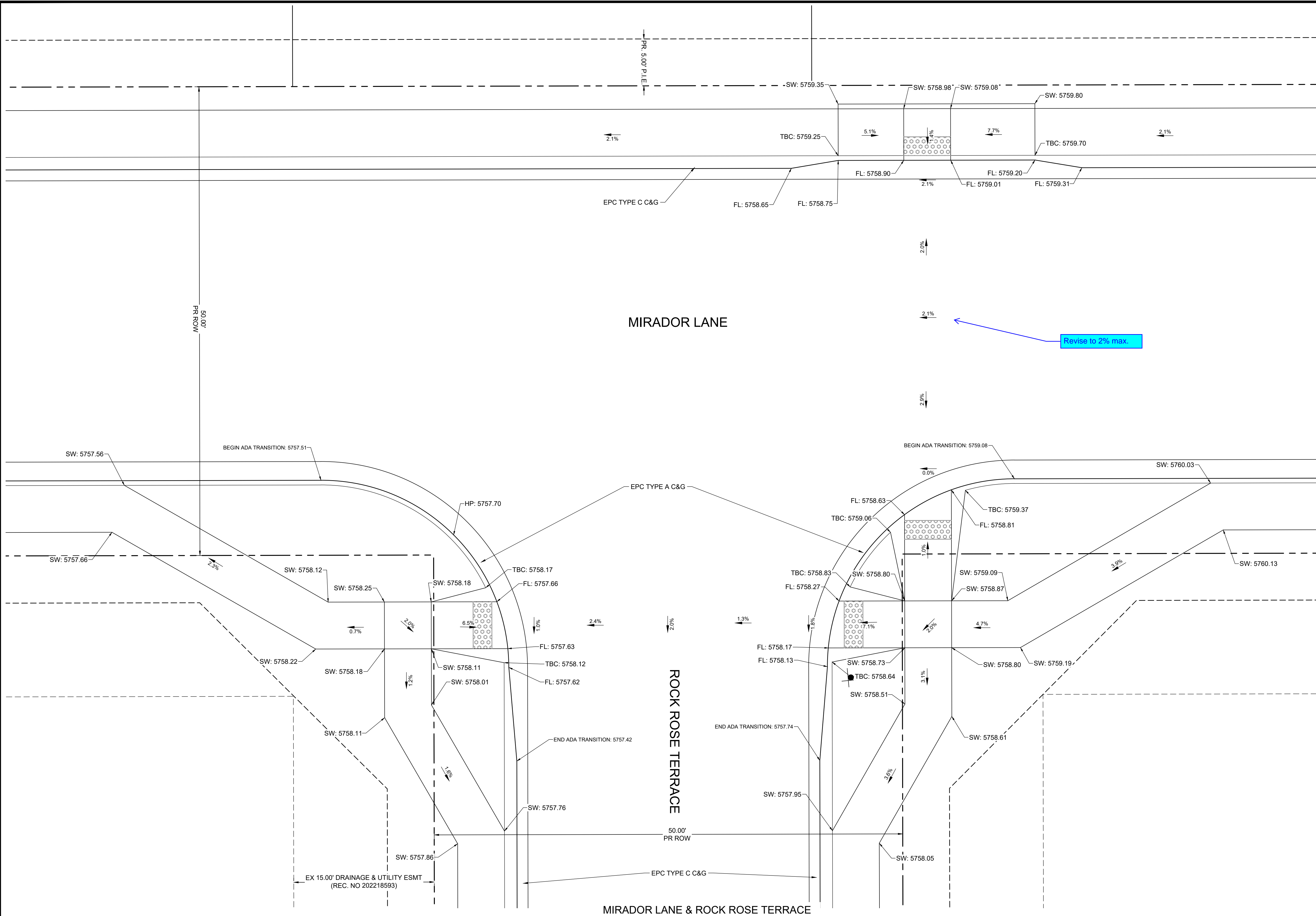
PEACEFUL RIDGE AT FOUNTAIN VALLEY
PEACEFUL RIDGE DEVELOPMENT COMPANY
EL PASO COUNTY, CO

CONSTRUCTION DOCUMENTS
CURB RAMP GRADING PLAN

SHEET
CR
27



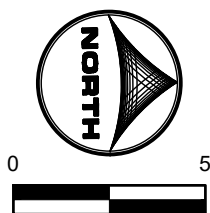
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APPROVED: KMH	JOB NUMBER: 2302308	0" 1"
CAD DATE: 5/4/2023		IF NOT ONE INCH, ADJUST SCALE ACCORDINGLY.
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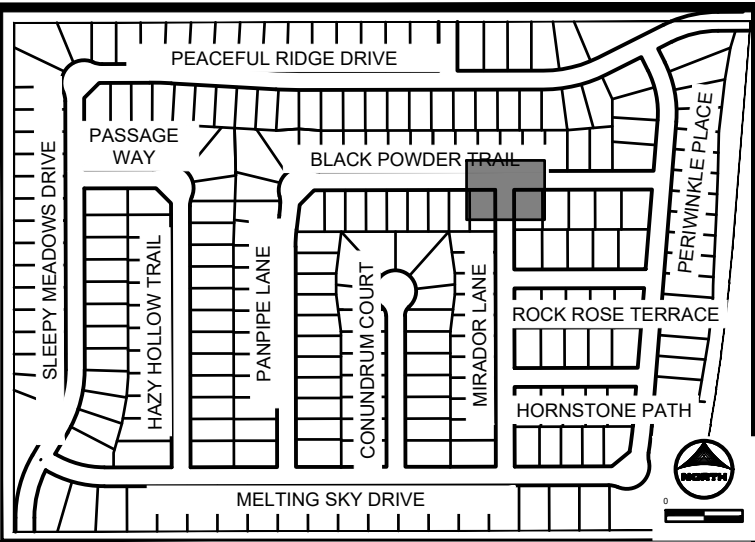
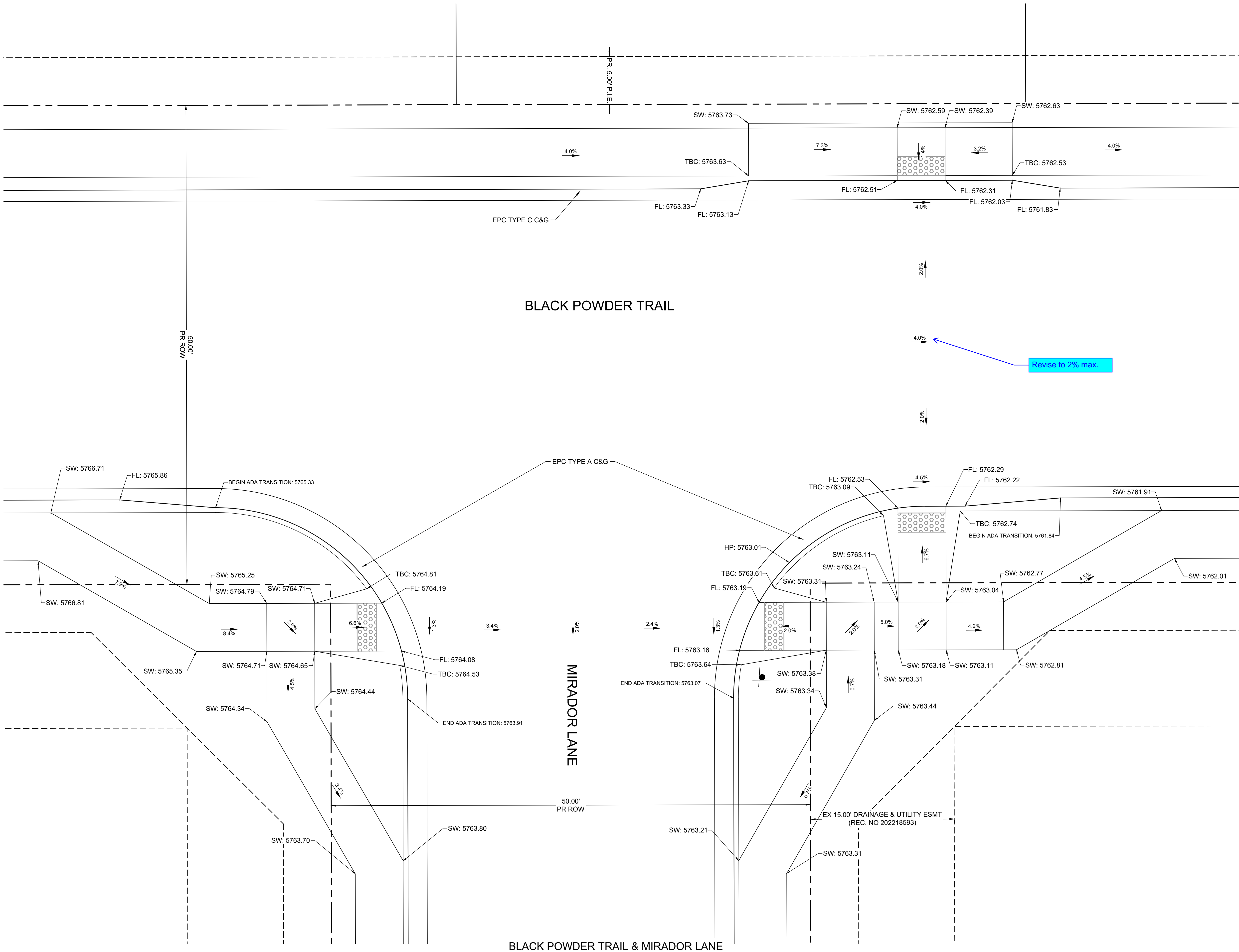
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PEACEFUL RIDGE AT FOUNTAIN VALLEY
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CONSTRUCTION DOCUMENTS
CURB RAMP GRADING PLAN



KEY MAP
SCALE: NTS


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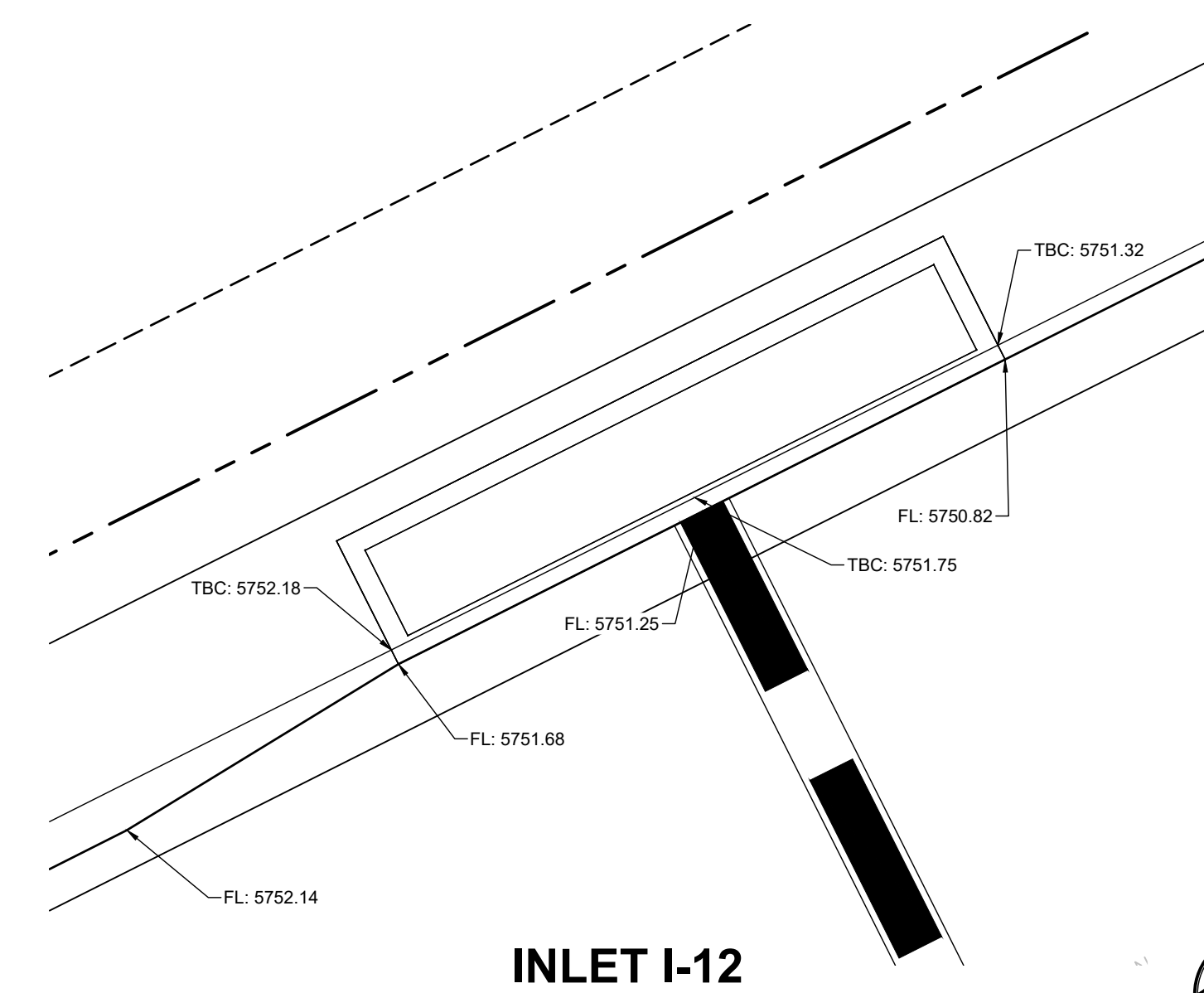
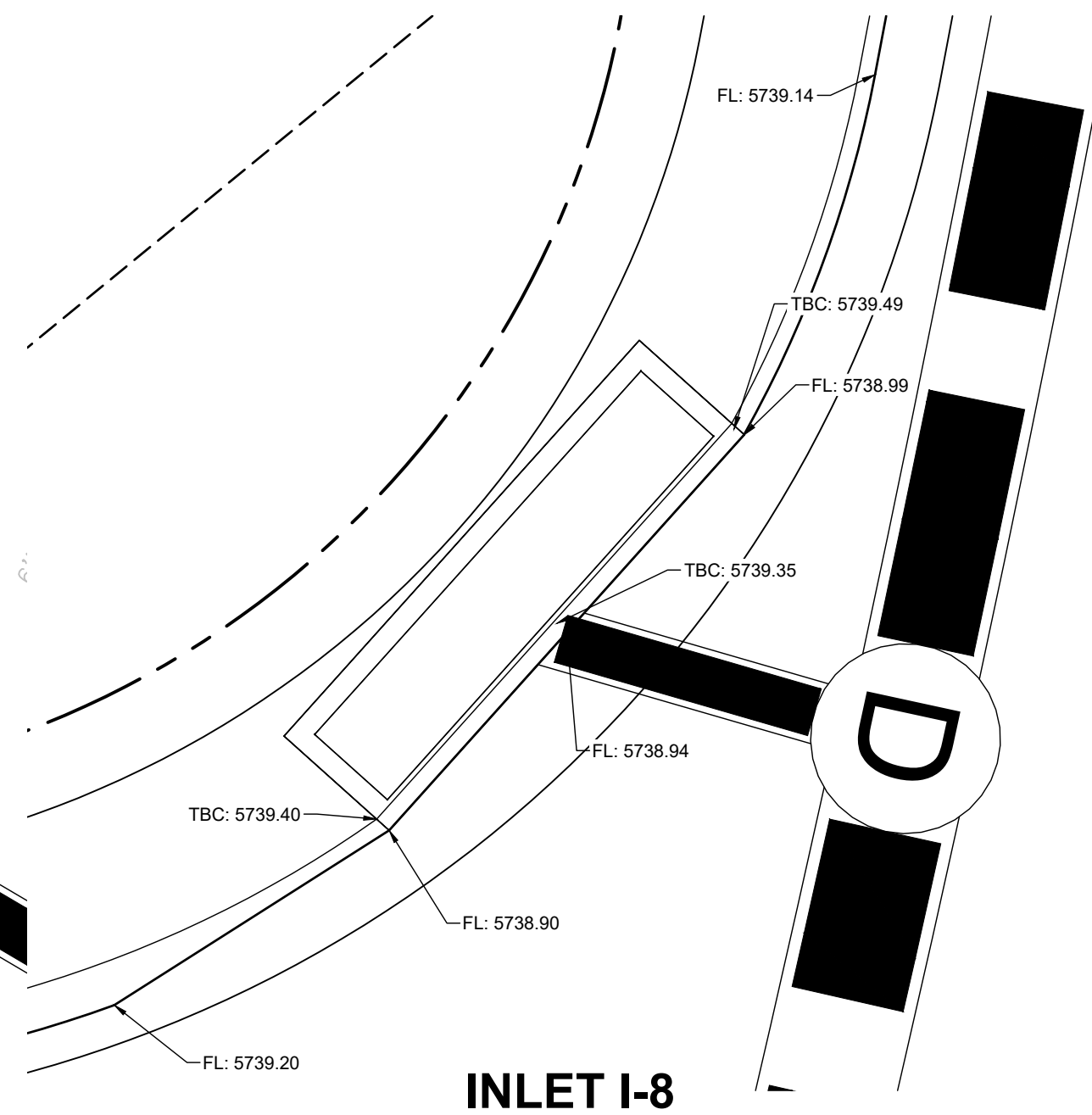
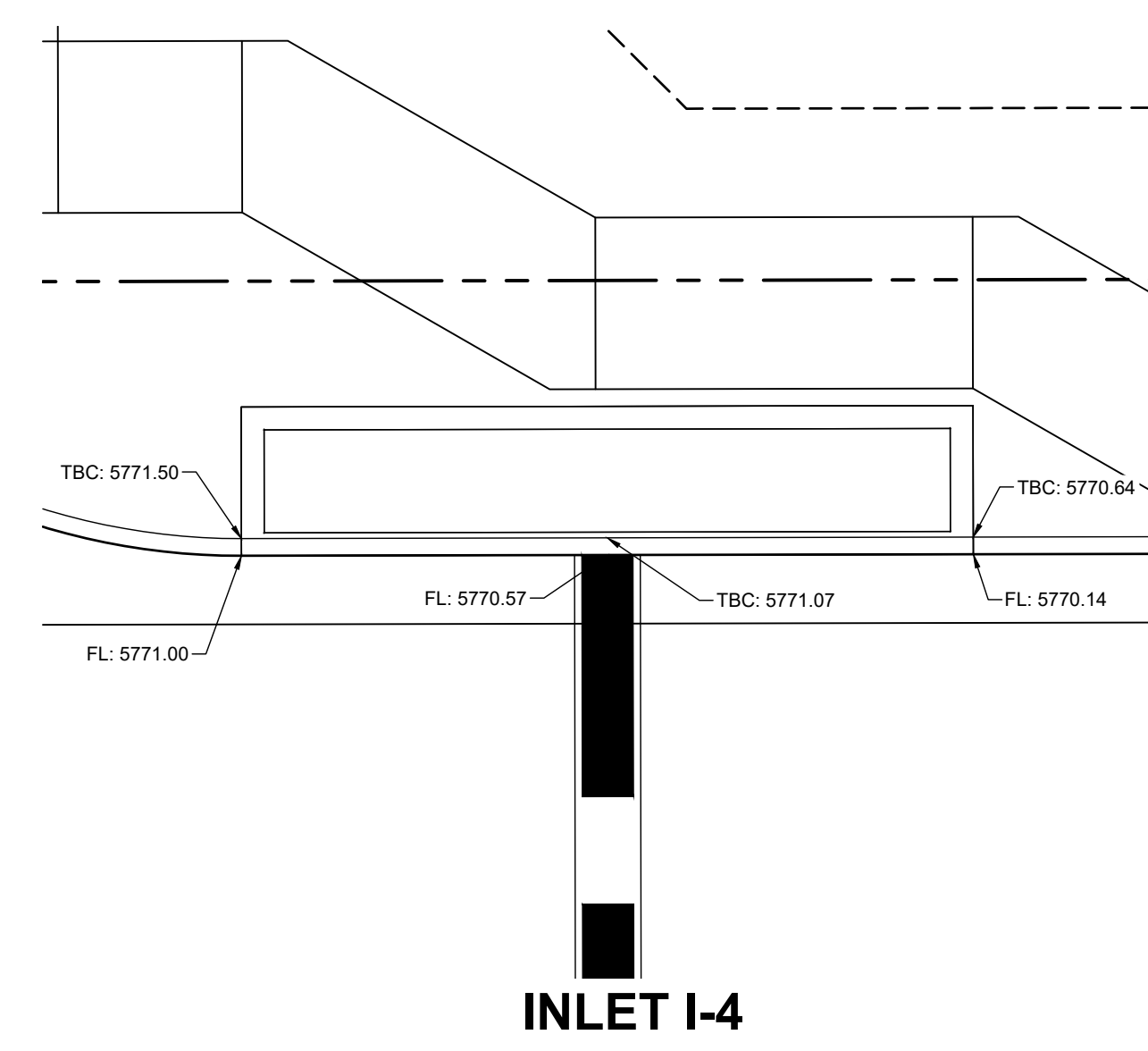
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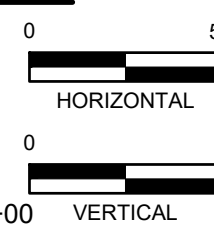
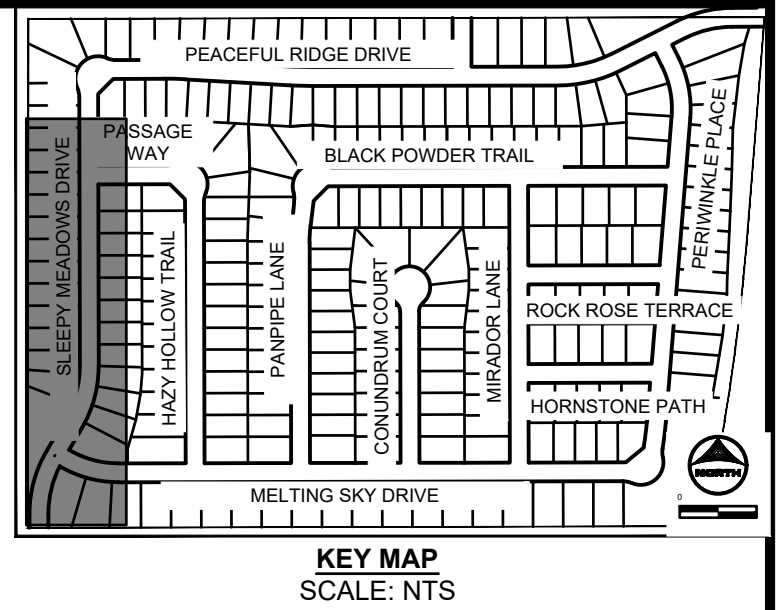


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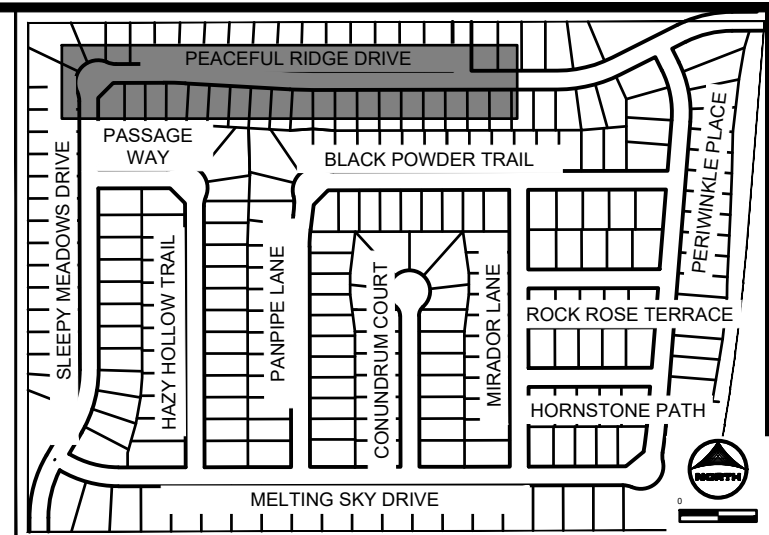
PEACEFUL RIDGE AT FOUNTAIN VALLEY
PEACEFUL RIDGE DEVELOPMENT COMPANY
EL PASO COUNTY, CO

CONSTRUCTION DOCUMENTS
CURB RAMP GRADING PLAN



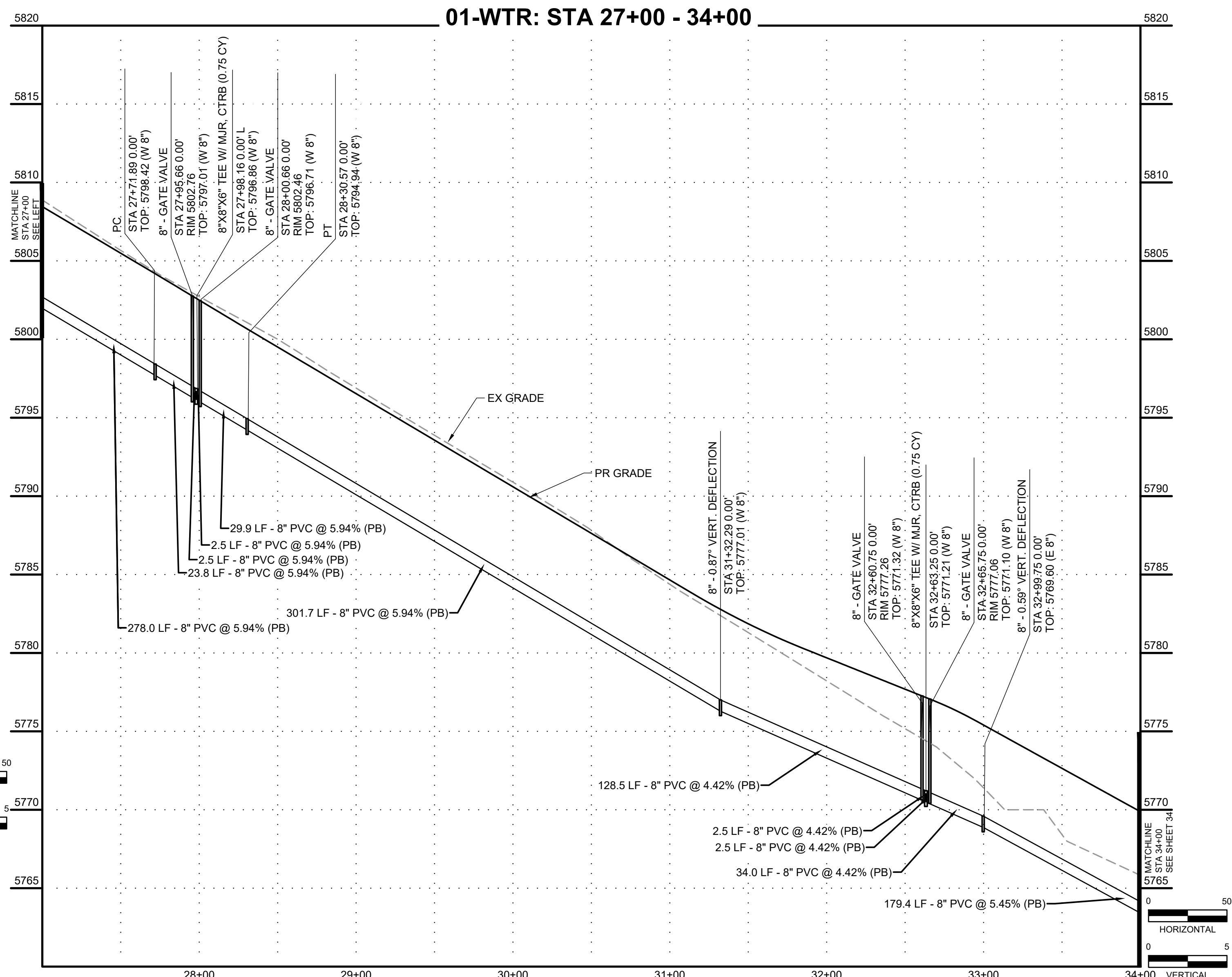


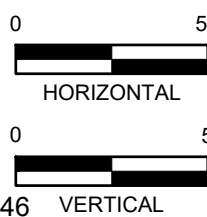
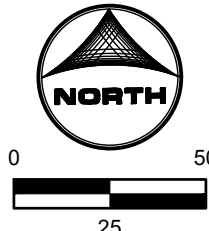
SHEET WTR	32
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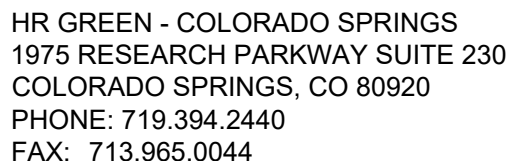
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3. FOR WATER SERVICES, SEE SHEET 53 - 56.
4. ALL PROFILE GRADE CALLOUTS ARE @ THE PROFILED PIPES CENTER-LINE.





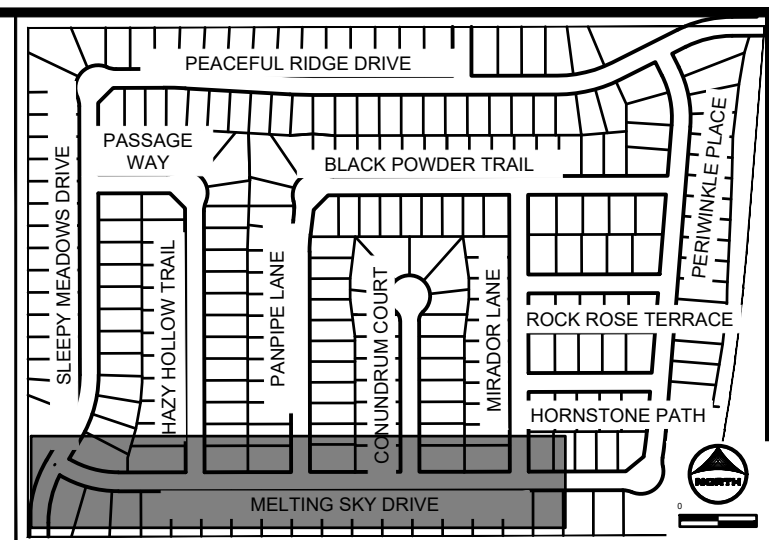
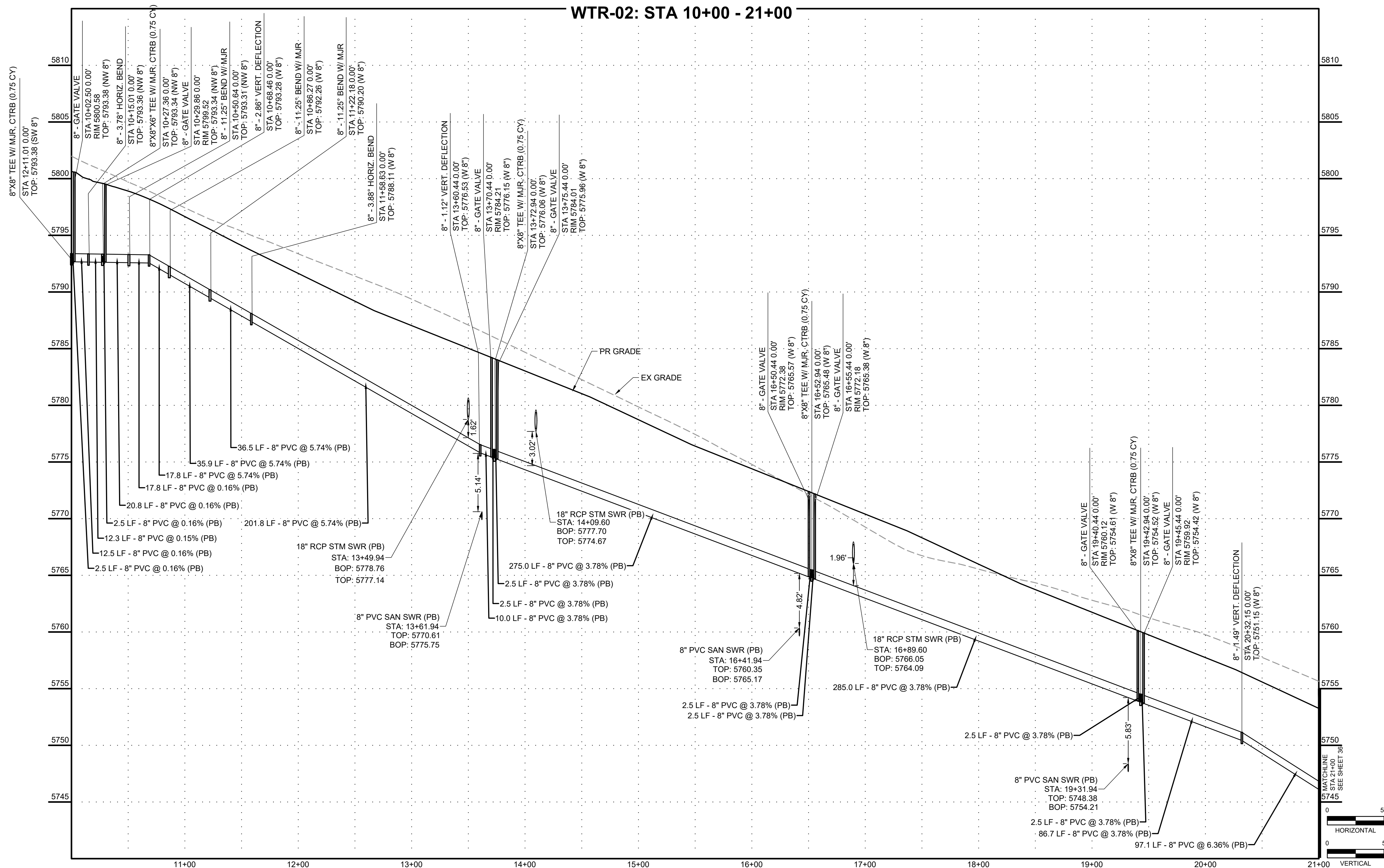
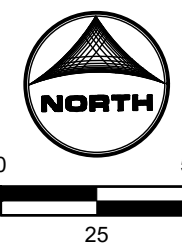
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CONSTRUCTION DOCUMENTS
WATER PLAN & PROFILE

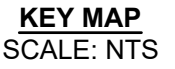
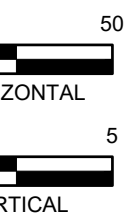
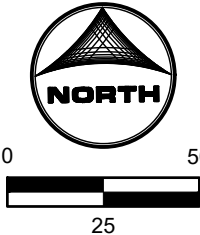
SHEET WTR	34
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KEY MAP
SCALE: NTS

- NOTES:
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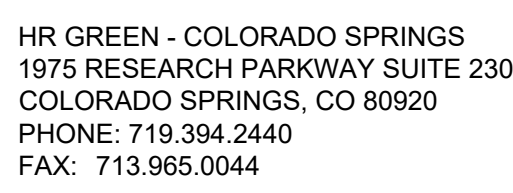


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BAR IS ONE INCH ON
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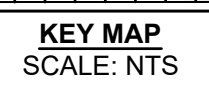
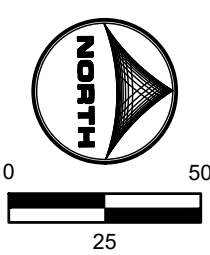
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PEACEFUL RIDGE DEVELOPMENT COMPANY
EL PASO COUNTY, CO

CONSTRUCTION DOCUMENTS WATER PLAN & PROFILE

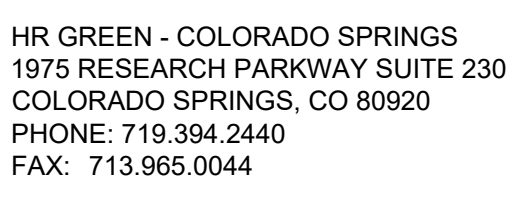
SHEET
WTR 36



KEY MAP
SCALE: NTS

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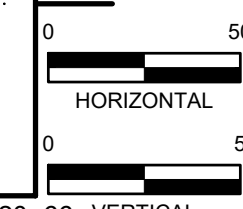
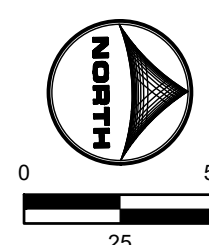
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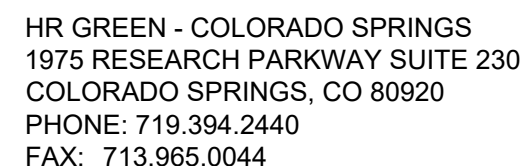
CONSTRUCTION DOCUMENTS WATER PLAN & PROFILE

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WTR 37



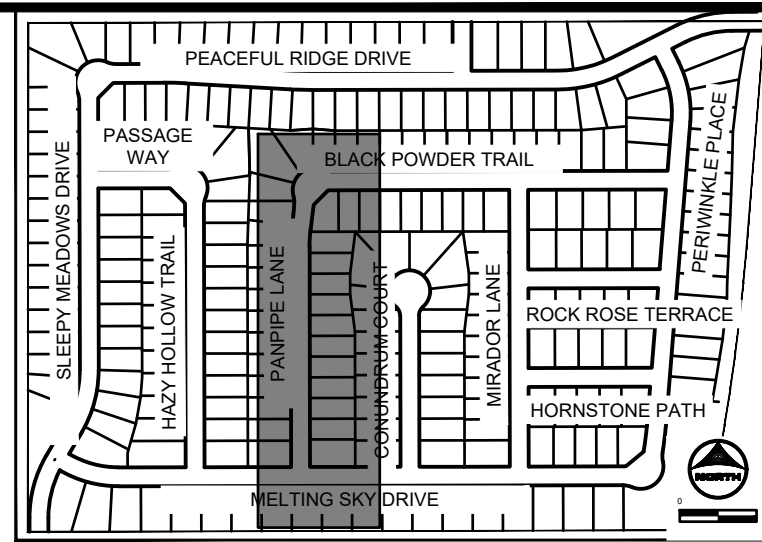
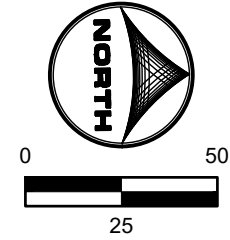
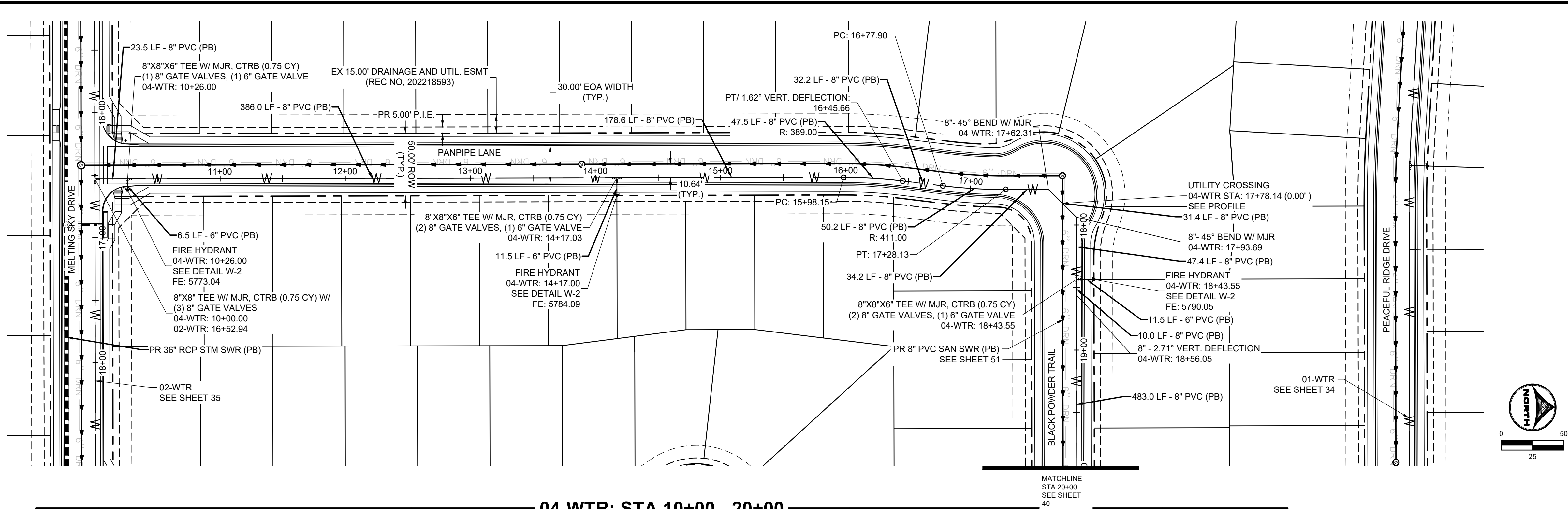
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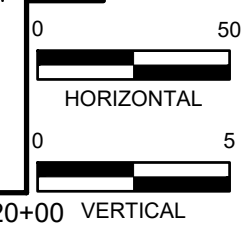
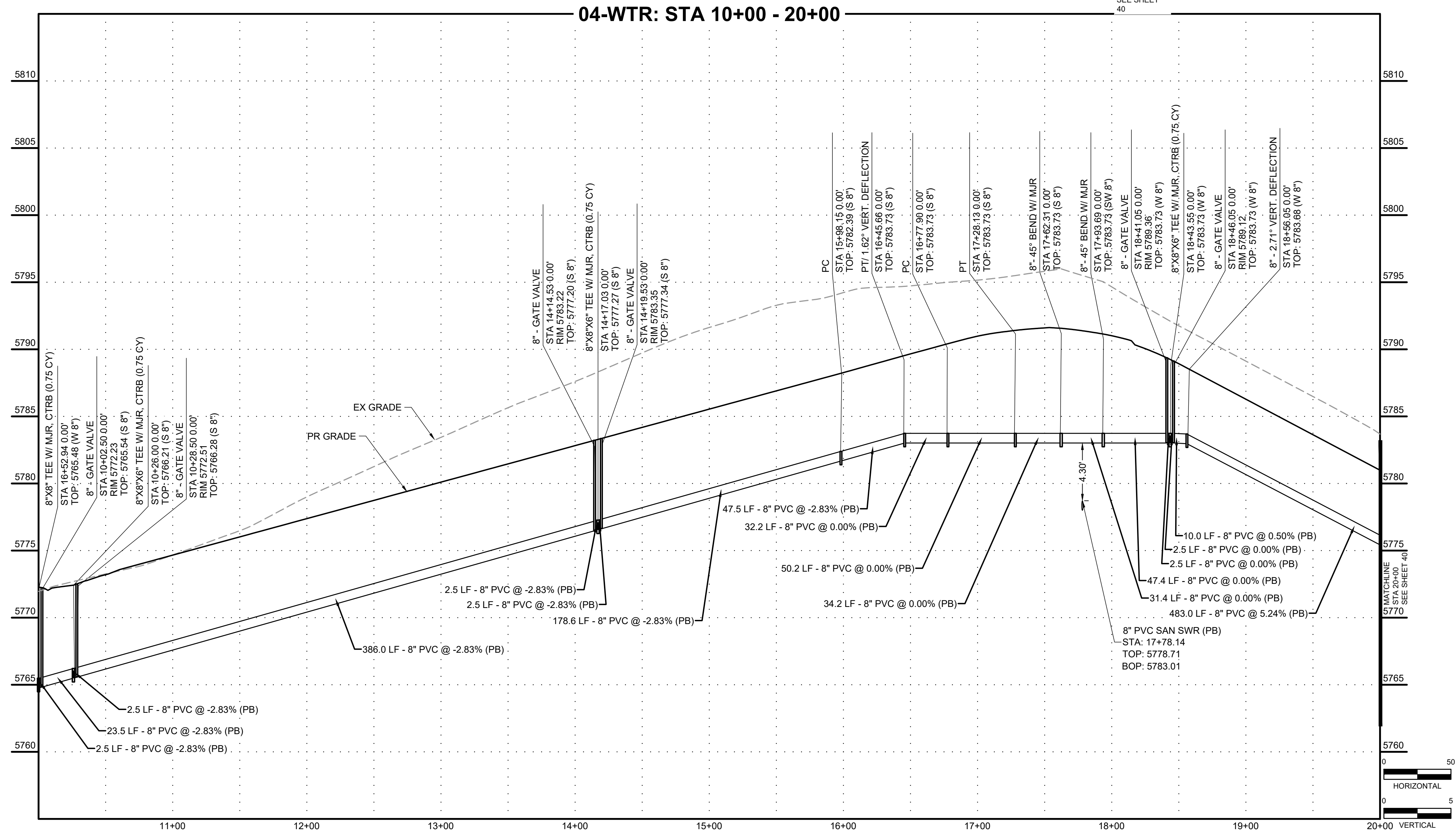
CONSTRUCTION DOCUMENTS
WATER PLAN & PROFILE

38



KEY MAP
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DRAWN BY: DLH
JOB DATE: 5/4/2023
APPROVED: KMH
JOB NUMBER: 2302308
CAD DATE: 5/4/2023
CAD FILE: J:\2023\2302308\CAD\DWG\IC\CDs\Water_Plan

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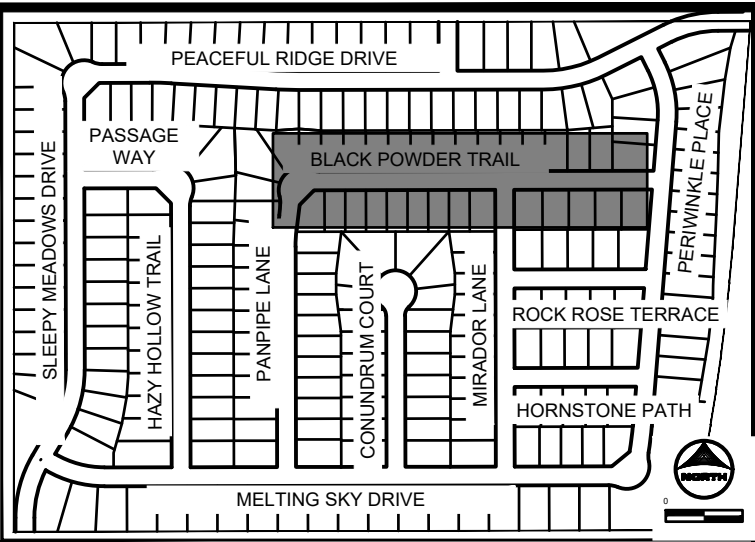
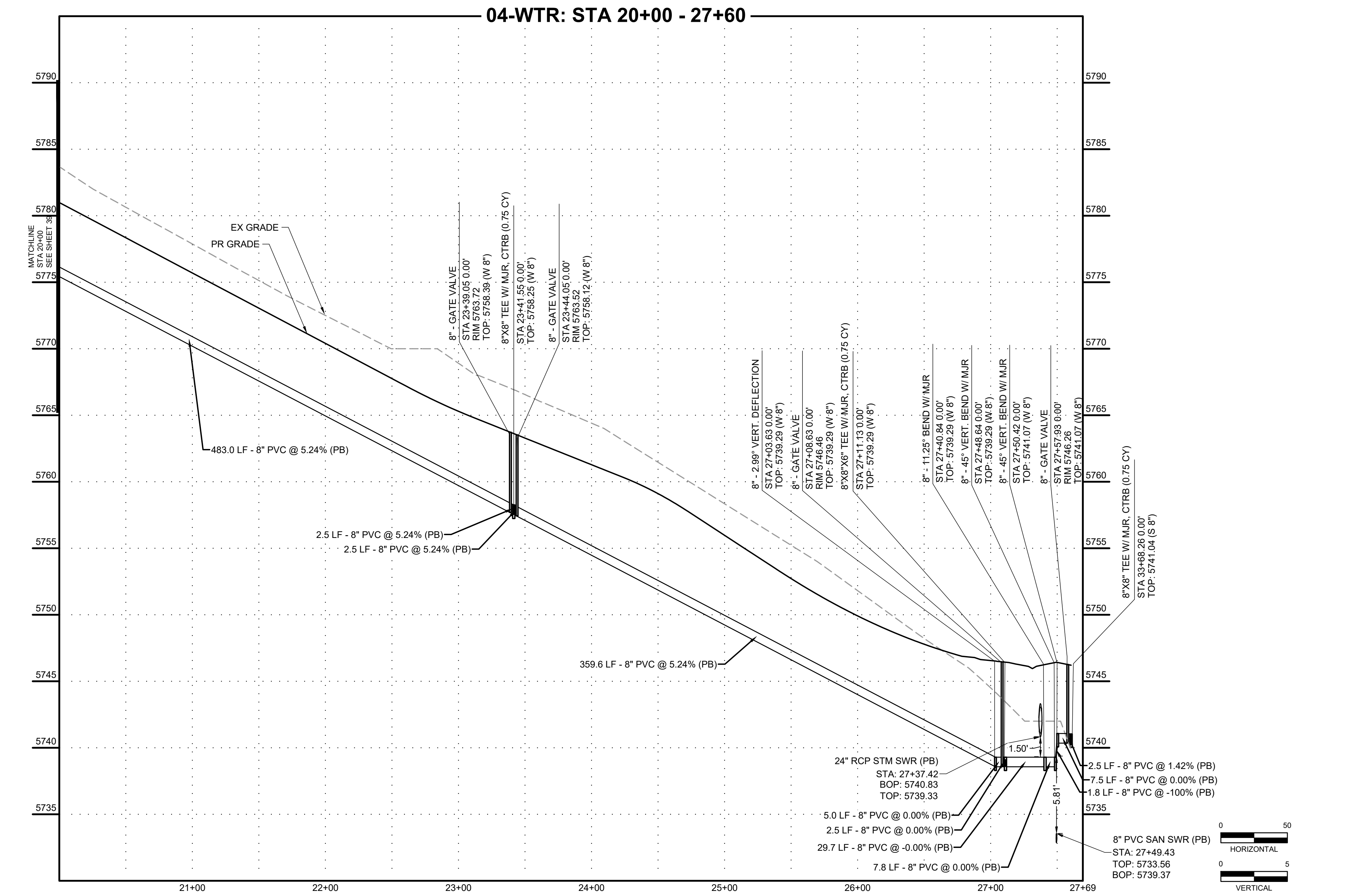
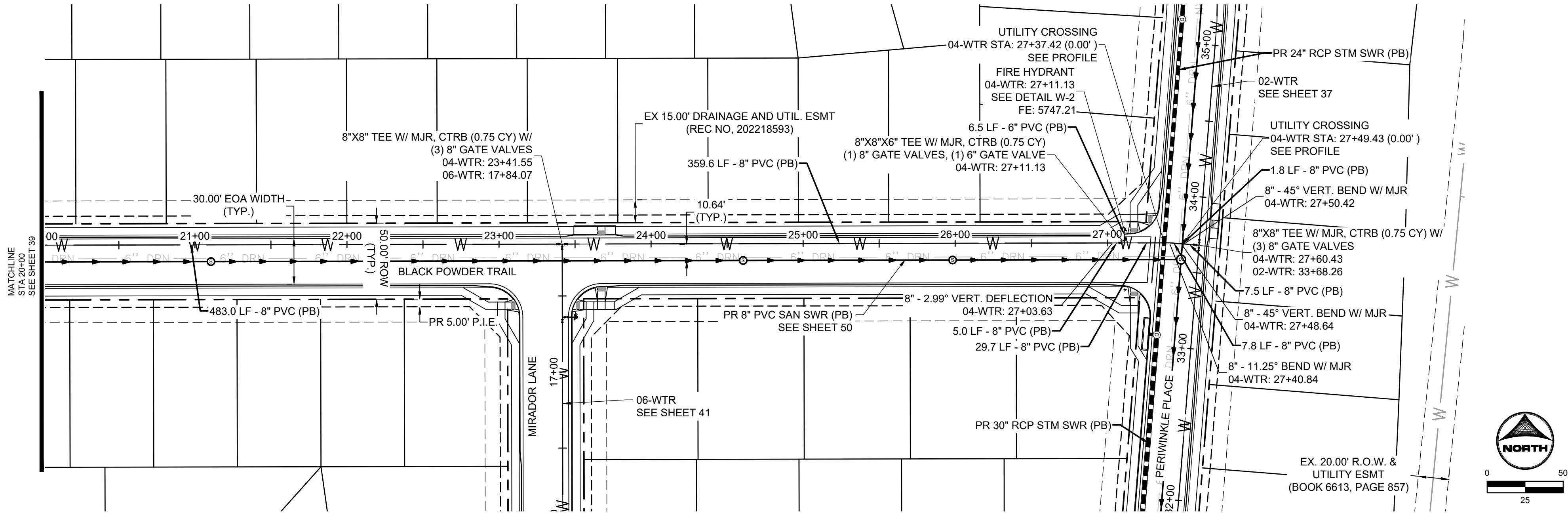
HR GREEN - COLORADO SPRINGS
1975 RESEARCH PARKWAY SUITE 230
COLORADO SPRINGS, CO 80920
PHONE: 719.384.2440
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PEACEFUL RIDGE AT FOUNTAIN VALLEY
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WATER PLAN & PROFILE

SHEET
WTR

39



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DRAWN BY: DLH JOB DATE: 5/4/2023
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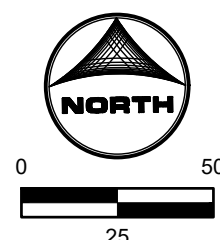
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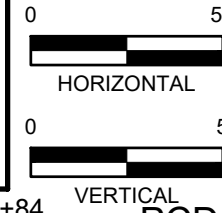
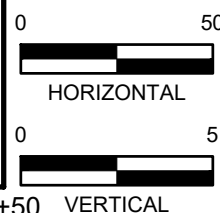
CONSTRUCTION DOCUMENTS
WATER PLAN & PROFILE

SHEET
WTR


40



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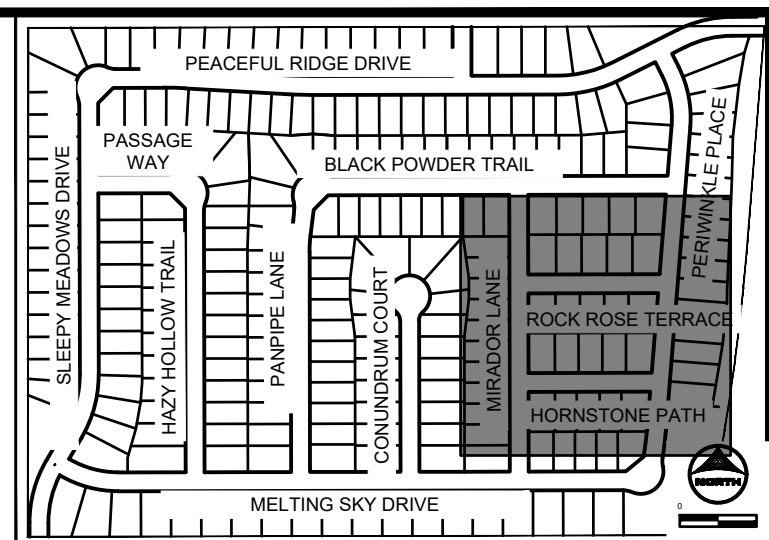
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WATER PLAN & PROFILE

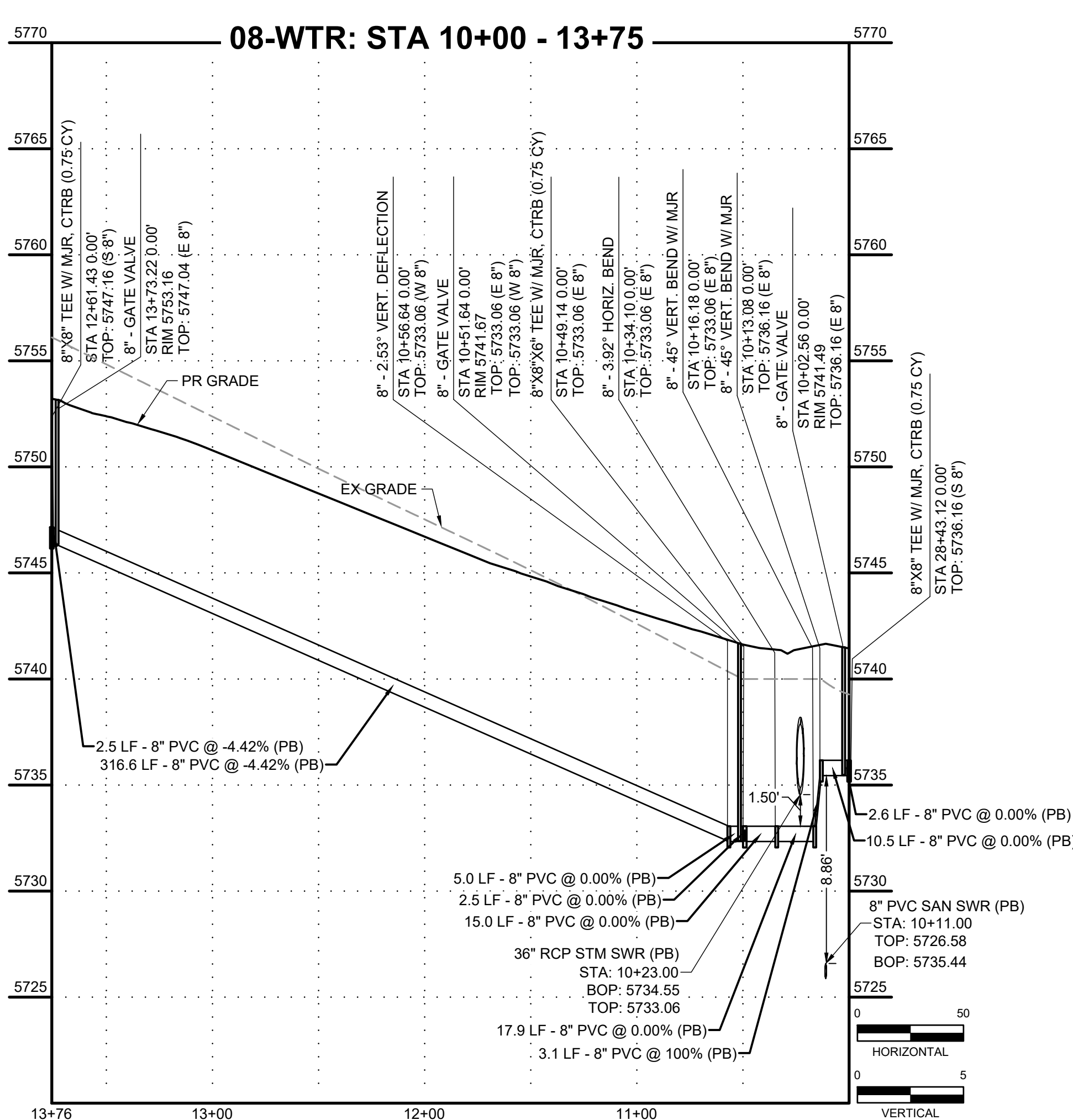
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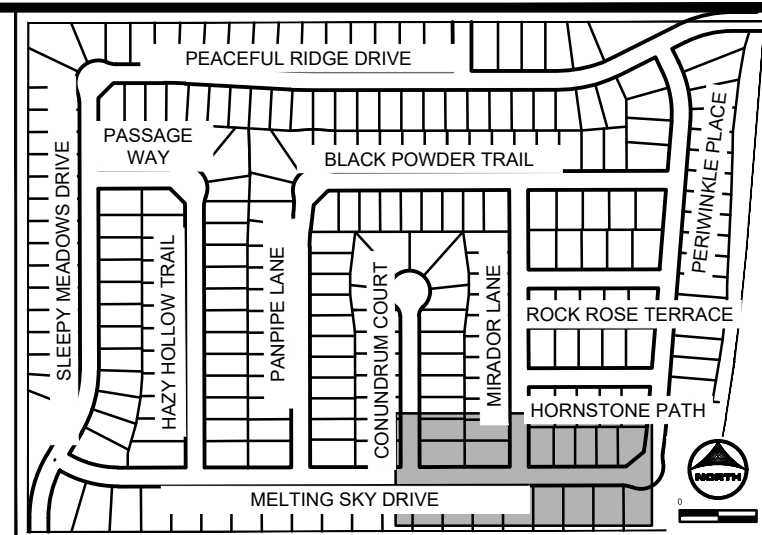
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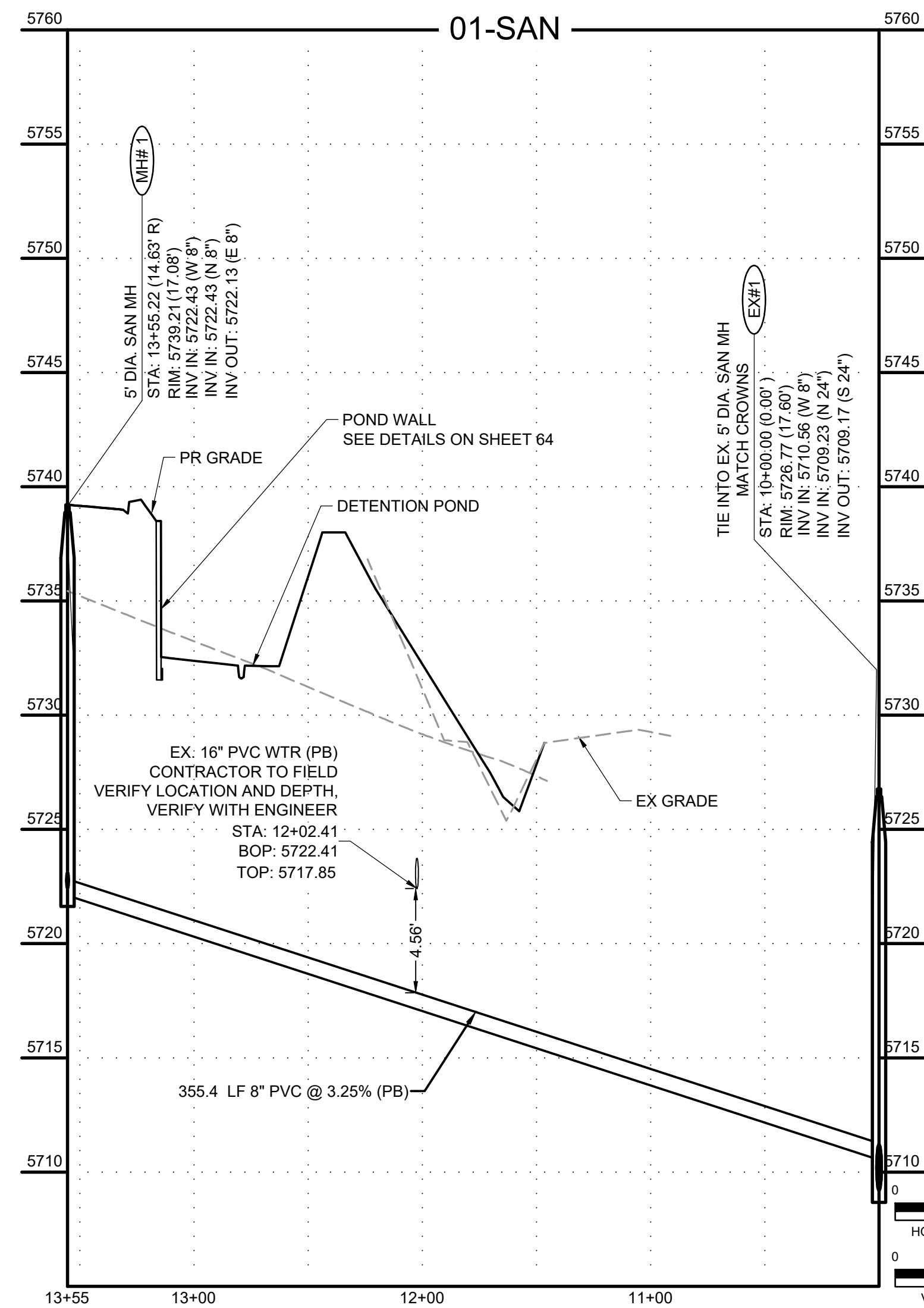
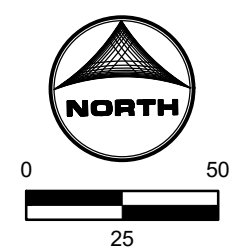
1. ALL PROPOSED, ONSITE UTILITIES ARE PUBLIC UNLESS OTHERWISE NOTED.
2. ALL SANITARY SEWER ON SITE IS ACCOMPANIED BY A 6" UNDER-DRAIN PIPE PER THE DETAIL SEEN ON SHEET 80.
3. FOR WATER SERVICES, SEE SHEET 53 - 56.
4. ALL PROFILE GRADE CALLOUTS ARE @ THE PROFILE PIPES CENTERLINE





KEY MAP
SCALE: NTS

1. SANITARY SEWER TO BE CONSTRUCTED WITH UNDERDRAIN PER DETAILS ON SHEETS 79 - 80.
2. UNDERDRAIN LIMITS SHOWN IN PLANS ARE CONCEPTUAL IN NATURE. FINAL LIMITS TO BE DETERMINED AT TIME OF CONSTRUCTION BY GEOTECHNICAL ENGINEER.
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PCD FILE NO. CDR-22-015

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APPROVED: KMH JOB NUMBER: 2302308 0 XXXXXXXXXX 1"
CAD DATE: 5/4/2023 IF NOT ONE INCH.
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NO.	DATE	BY	REVISION DESCRIPTION



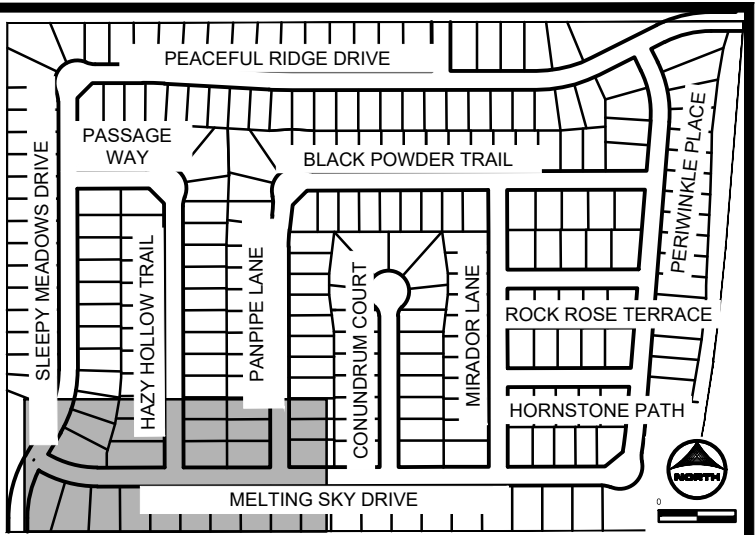
HR GREEN - COLORADO SPRINGS
1975 RESEARCH PARKWAY SUITE 230
COLORADO SPRINGS, CO 80920
PHONE: 719.394.2440
FAX: 713.965.0044

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

CONSTRUCTION DOCUMENTS
SANITARY PLAN & PROFILE

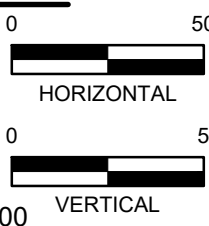
SHEET
SAN


43



KEY MAP
SCALE: NTS

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APPROVED: KMH JOB NUMBER: 2302308 OFFICIAL DRAWINGS.
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CAD DATE: 5/4/2023 IF NOT ONE INCH,
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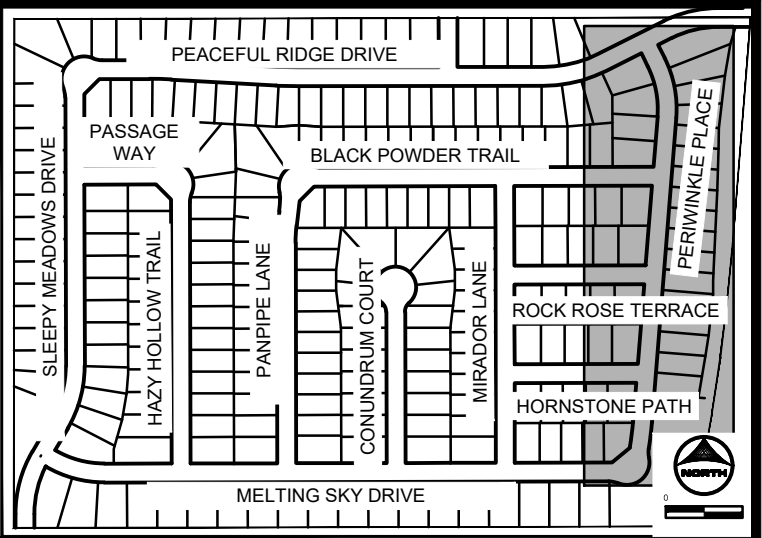
HR GREEN - COLORADO SPRINGS
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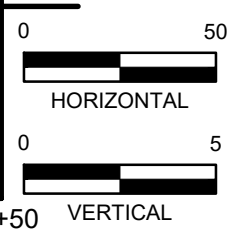
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SANITARY PLAN & PROFILE

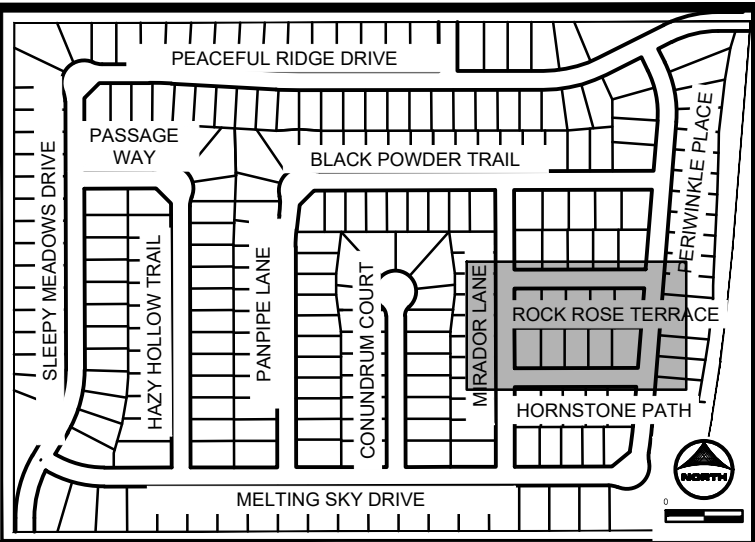
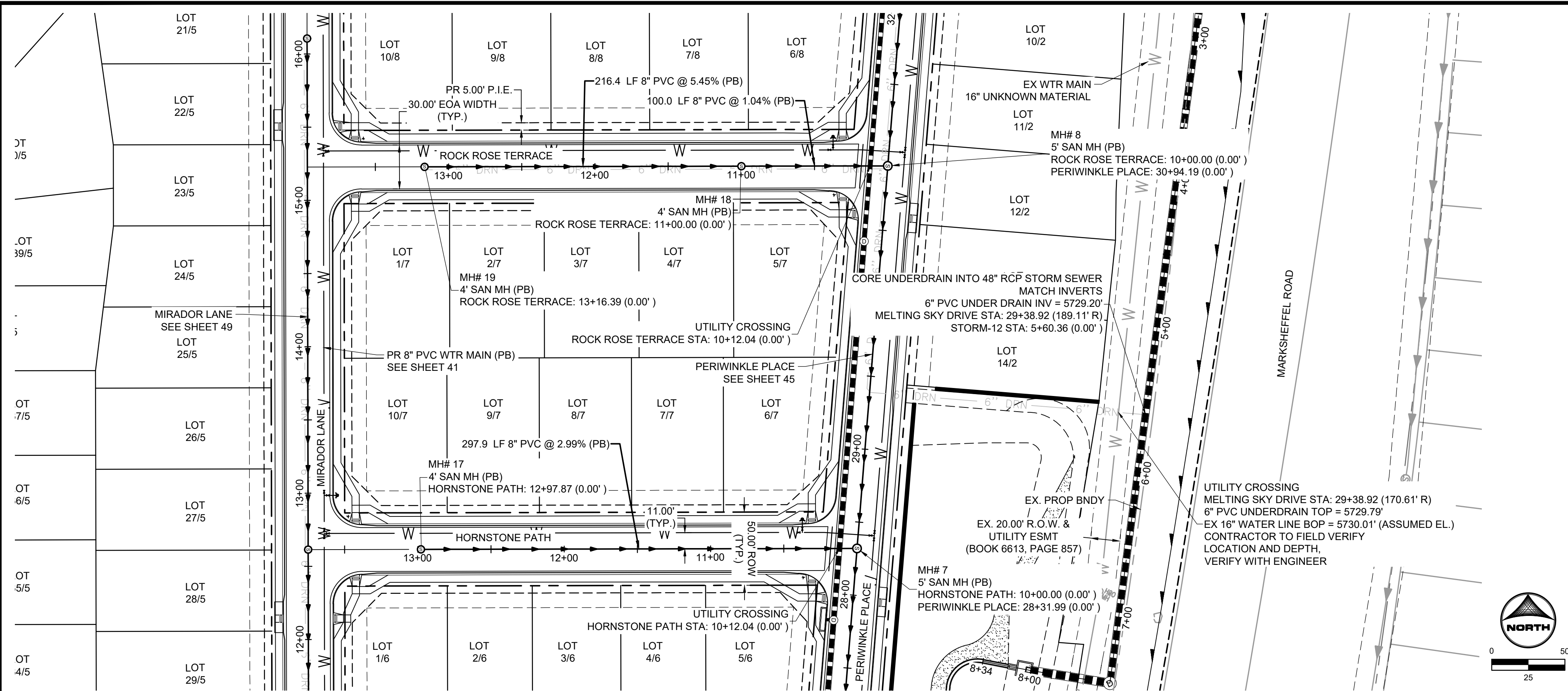
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44



1. SANITARY SEWER TO BE CONSTRUCTED WITH UNDERDRAIN PER DETAILS ON SHEETS 79 - 80.
UNDERDRAIN LIMITS SHOWN IN PLANS ARE CONCEPTUAL IN NATURE. FINAL LIMITS TO BE DETERMINED AT TIME OF CONSTRUCTION BY GEOTECHNICAL ENGINEER.
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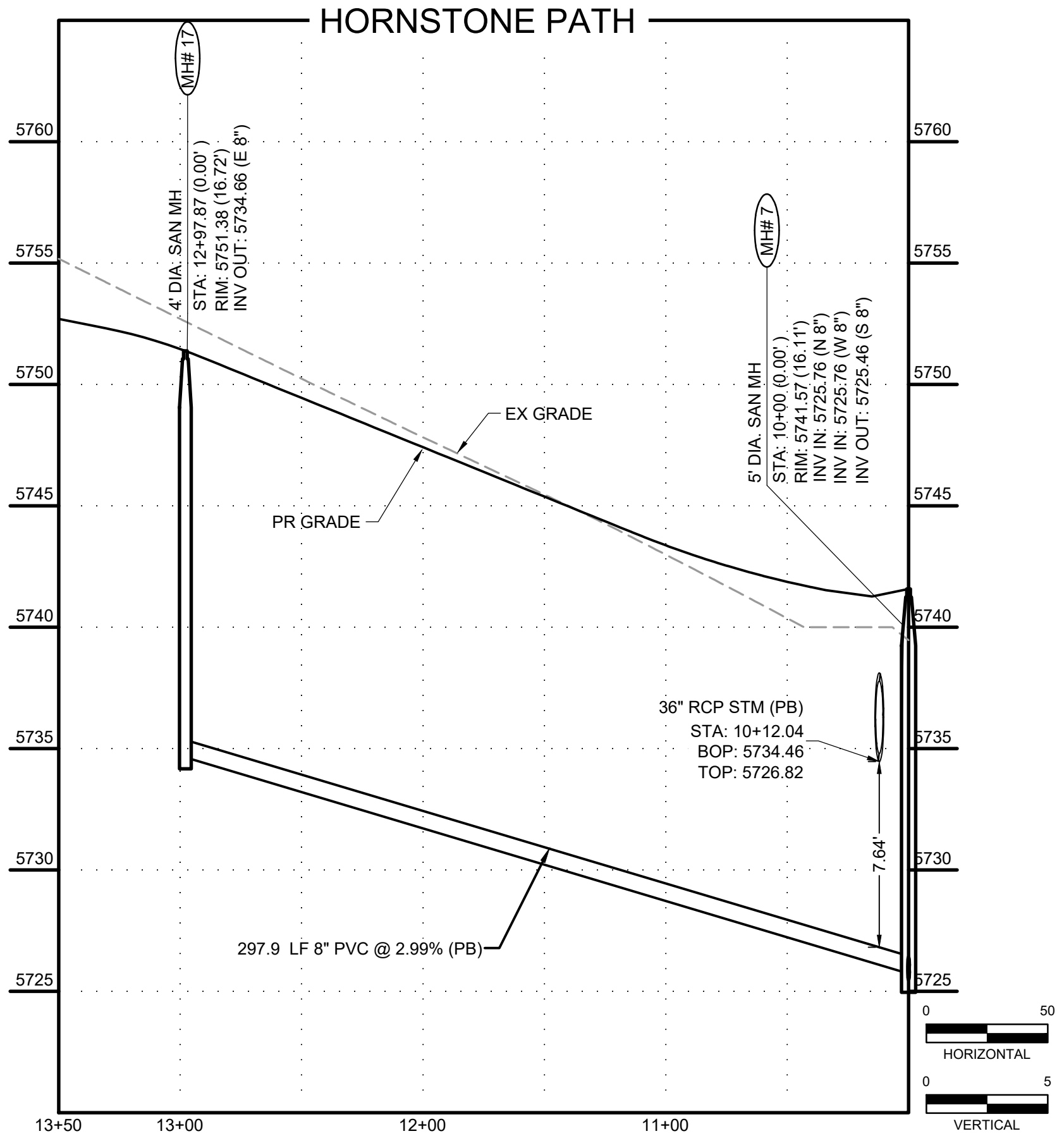
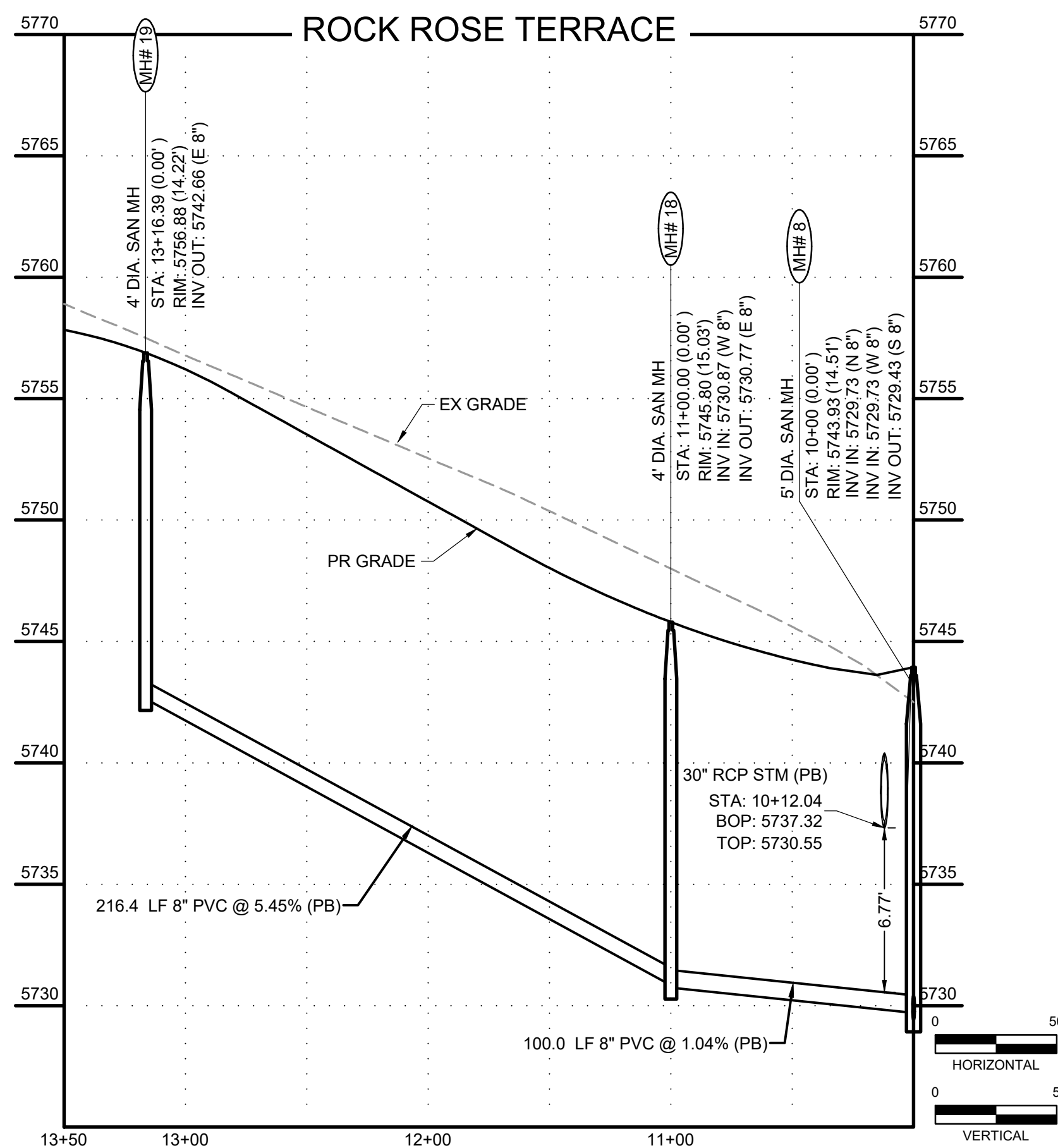




KEY MAP
SCALE: NTS

SANITARY SEWER NOTES:

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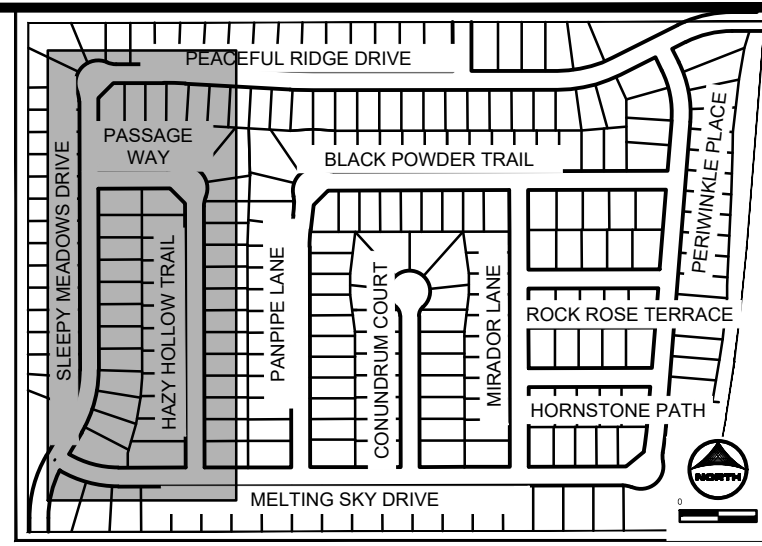
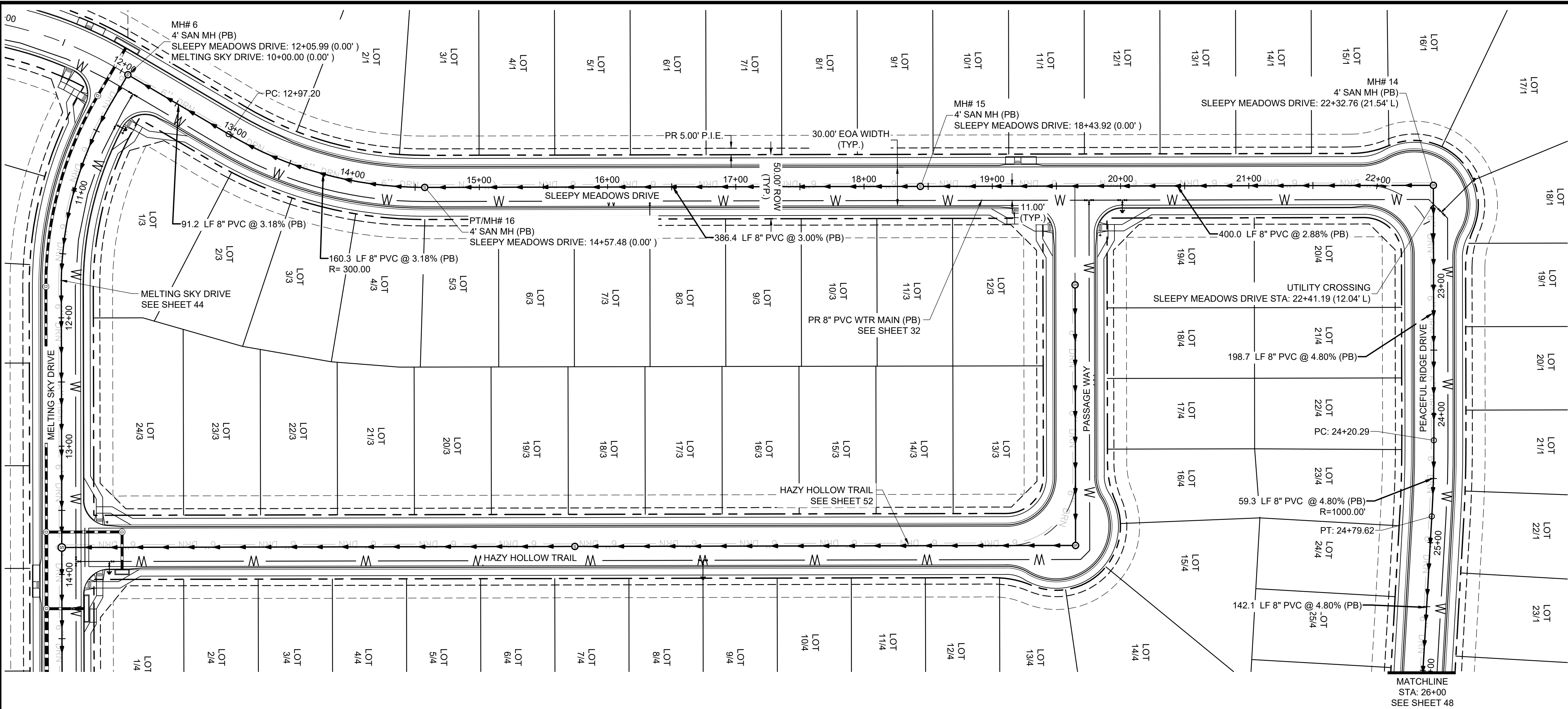
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APPROVED: KMH	JOB NUMBER: 2302308	0" = 1"
CAD DATE: 5/4/2023		IF NOT ONE INCH, ADJUST SCALE ACCORDINGLY.
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PEACEFUL RIDGE DEVELOPMENT COMPANY
EL PASO COUNTY, CO

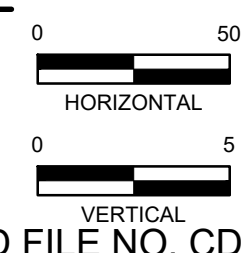
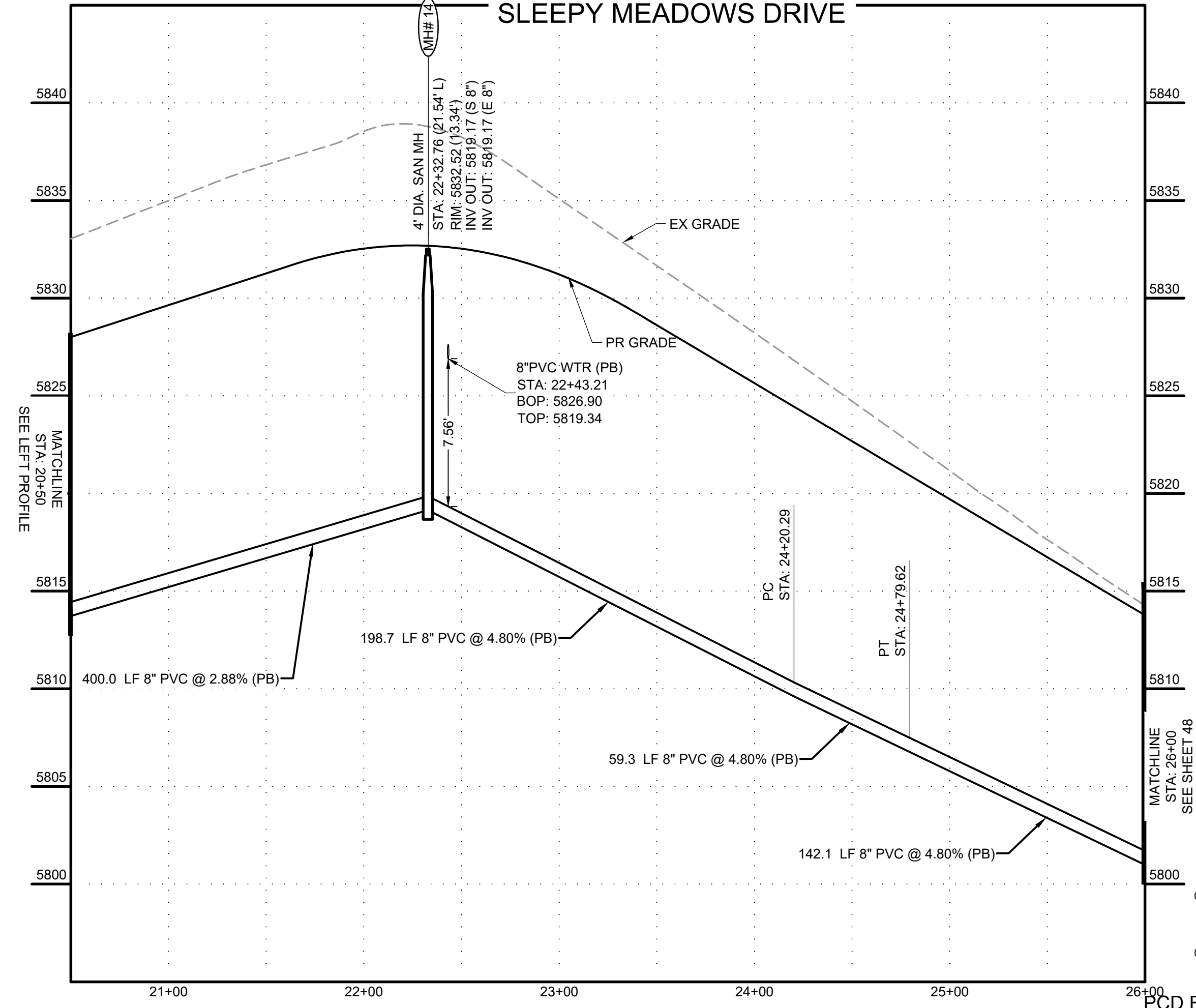
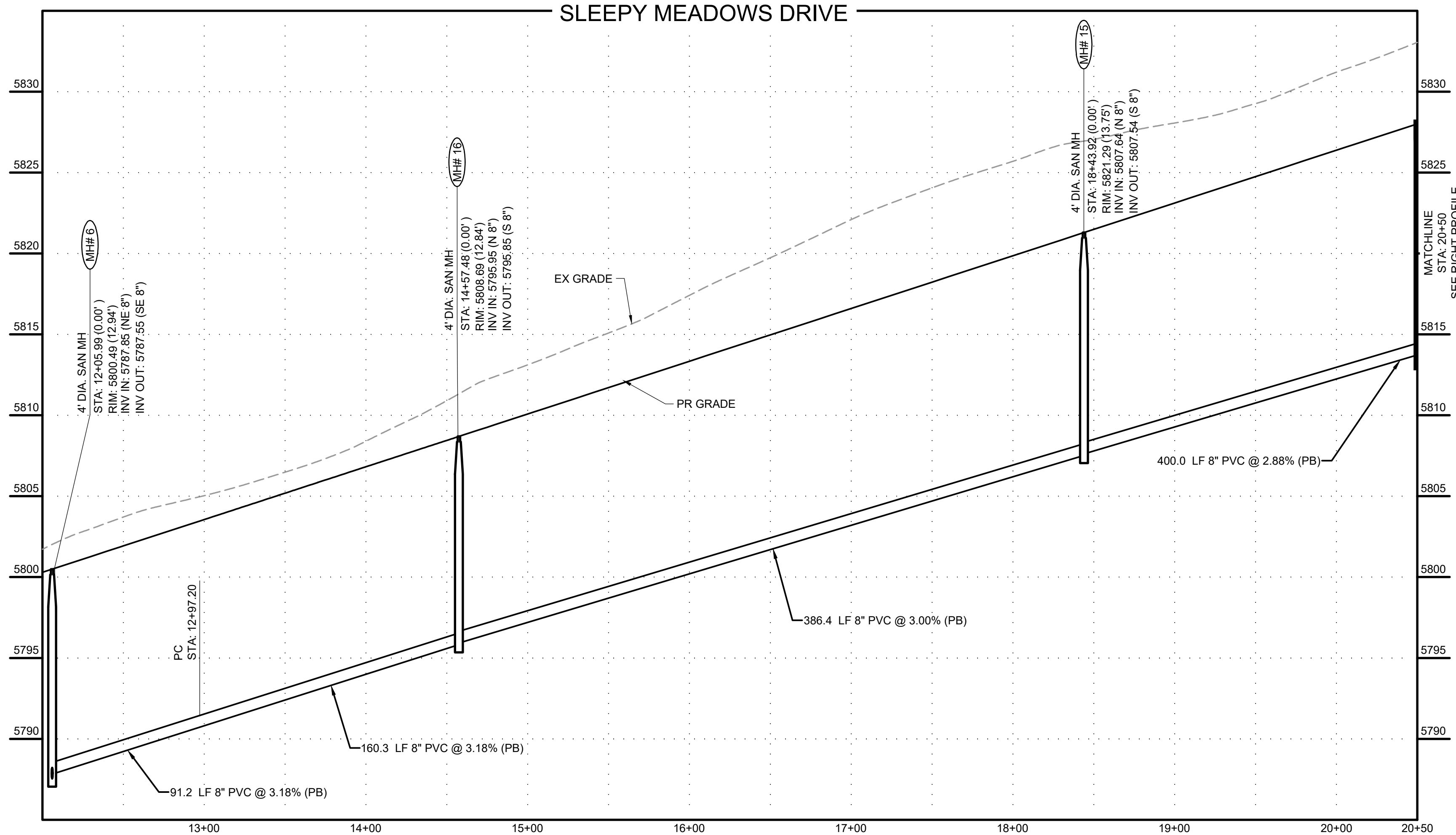
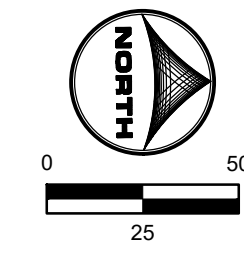
CONSTRUCTION DOCUMENTS
SANITARY PLAN & PROFILE



KEY MAP
SCALE: NTS

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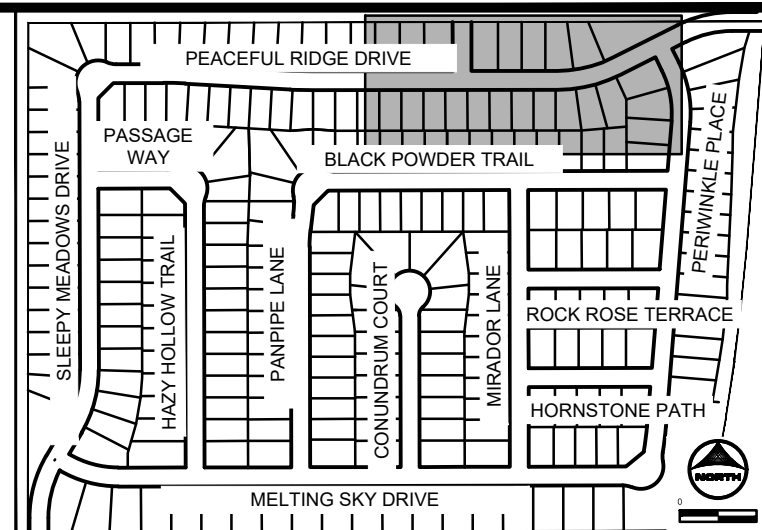
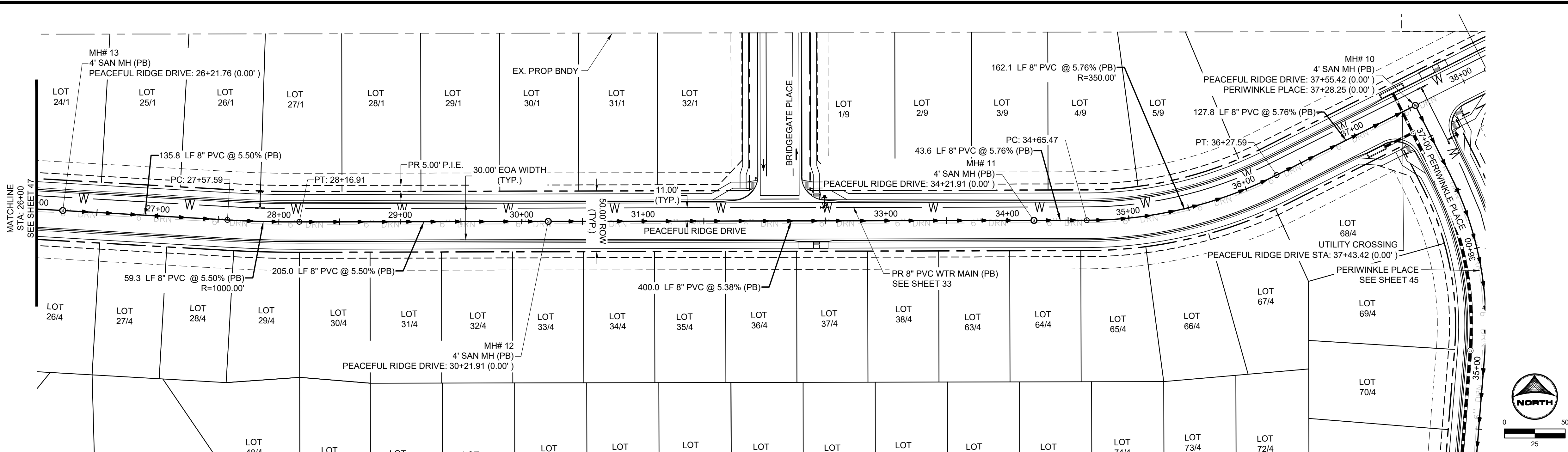
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HRGreen
HR GREEN - COLORADO SPRINGS
1975 RESEARCH PARKWAY SUITE 230
COLORADO SPRINGS, CO 80920
PHONE: 719.384.2440
FAX: 713.965.0044

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PEACEFUL RIDGE DEVELOPMENT COMPANY
EL PASO COUNTY, CO

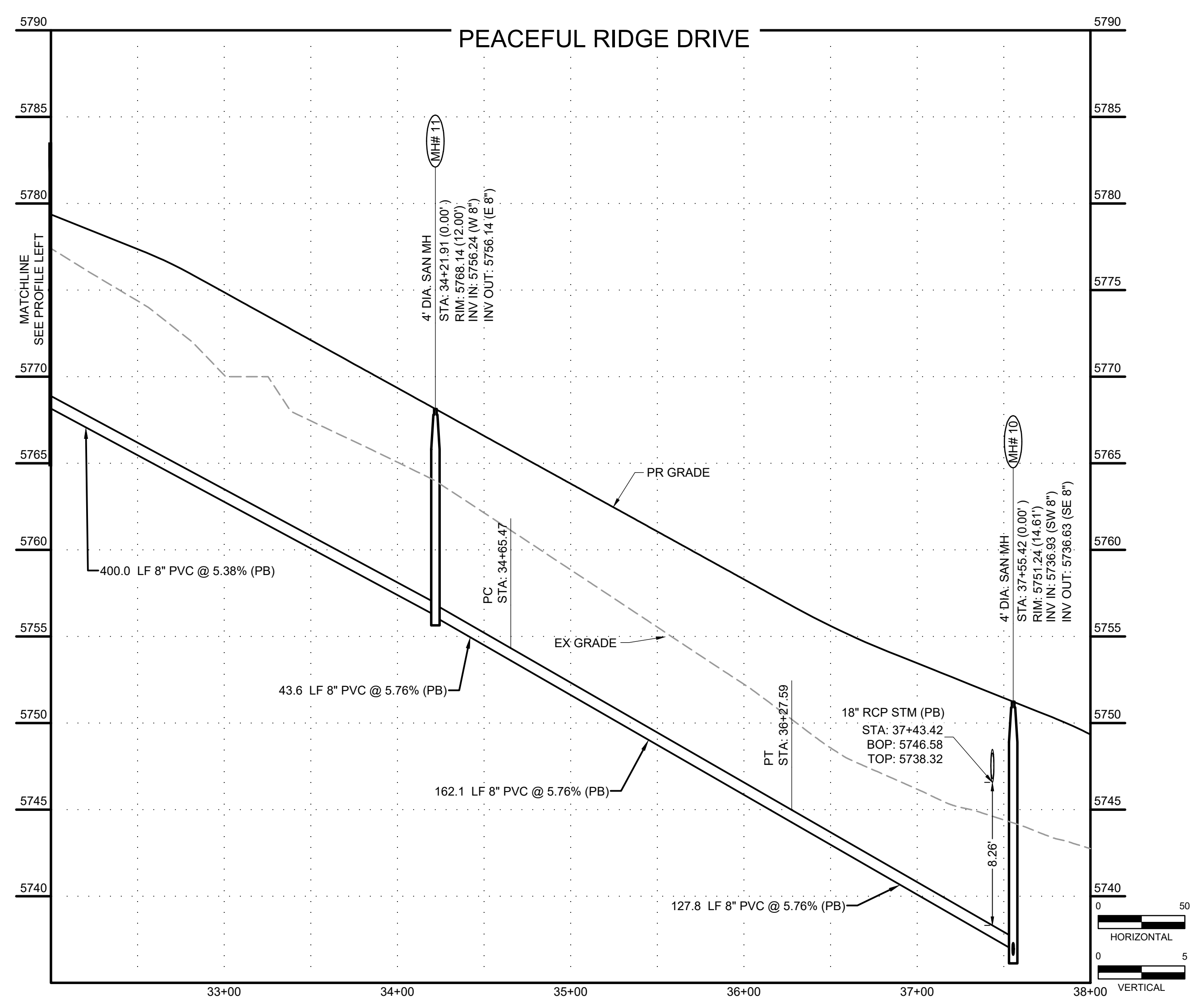
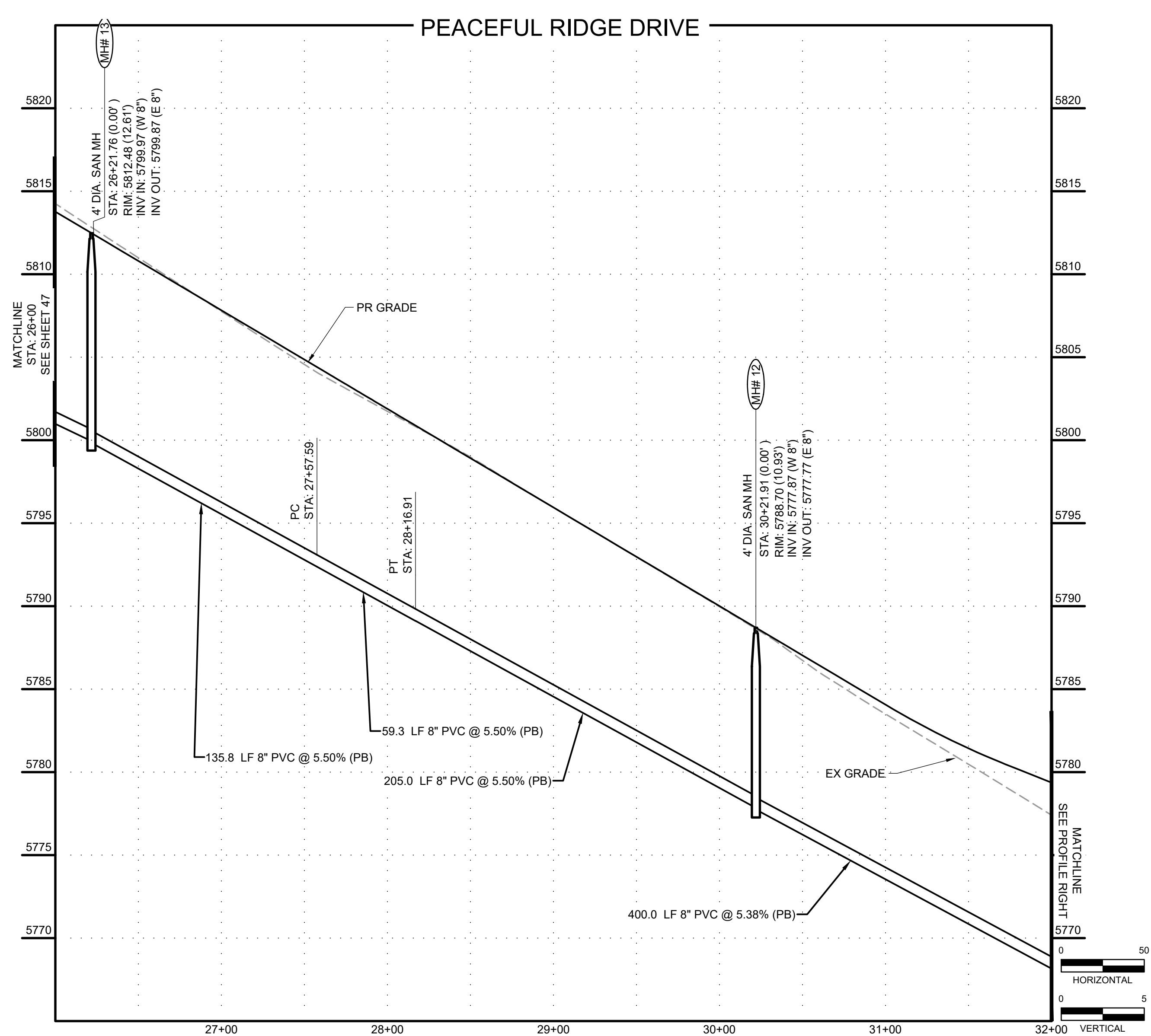
CONSTRUCTION DOCUMENTS
SANITARY PLAN & PROFILE

SHEET
SAN
47




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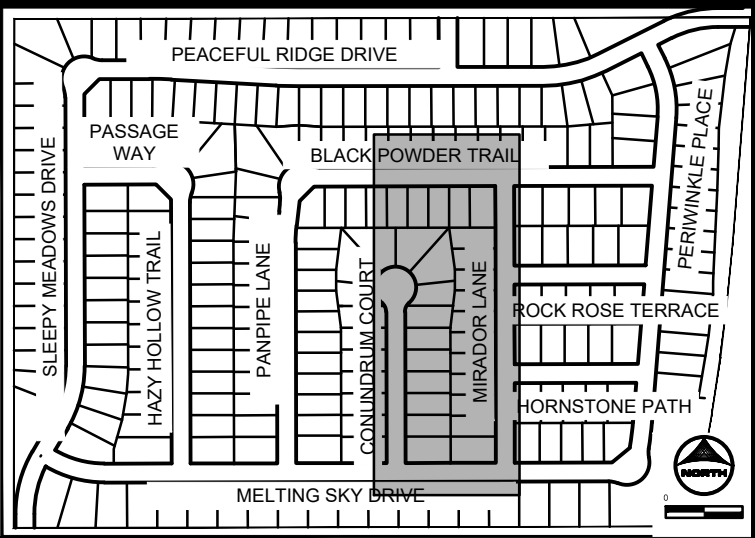
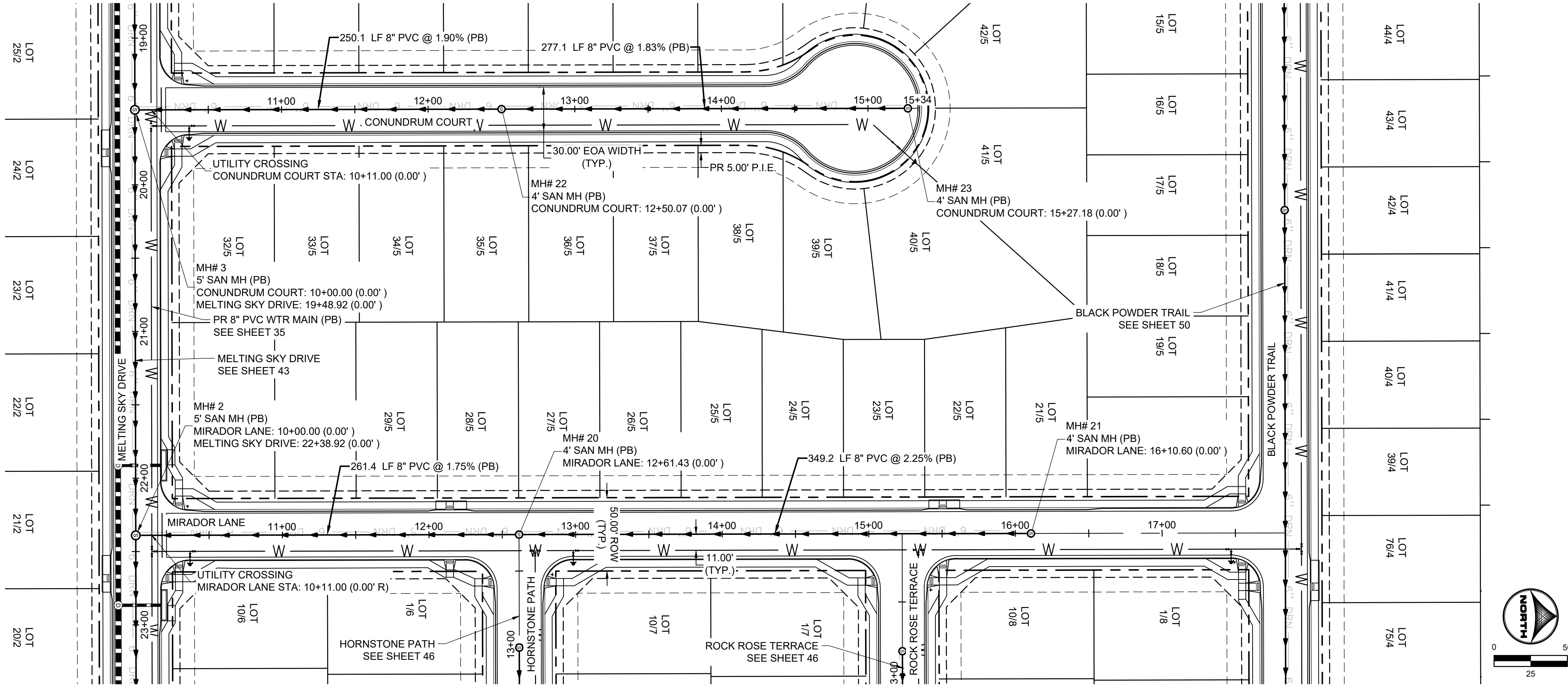
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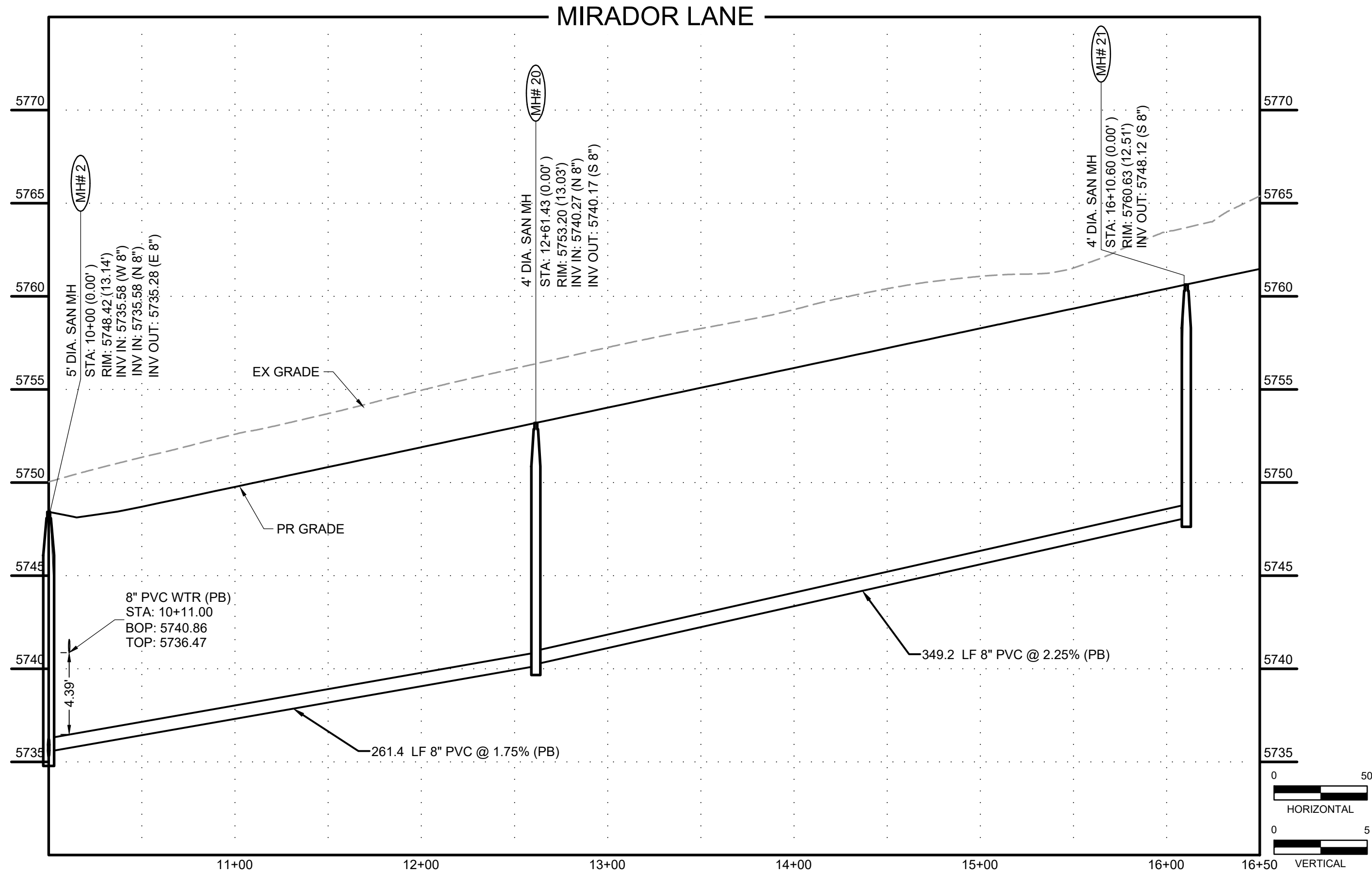
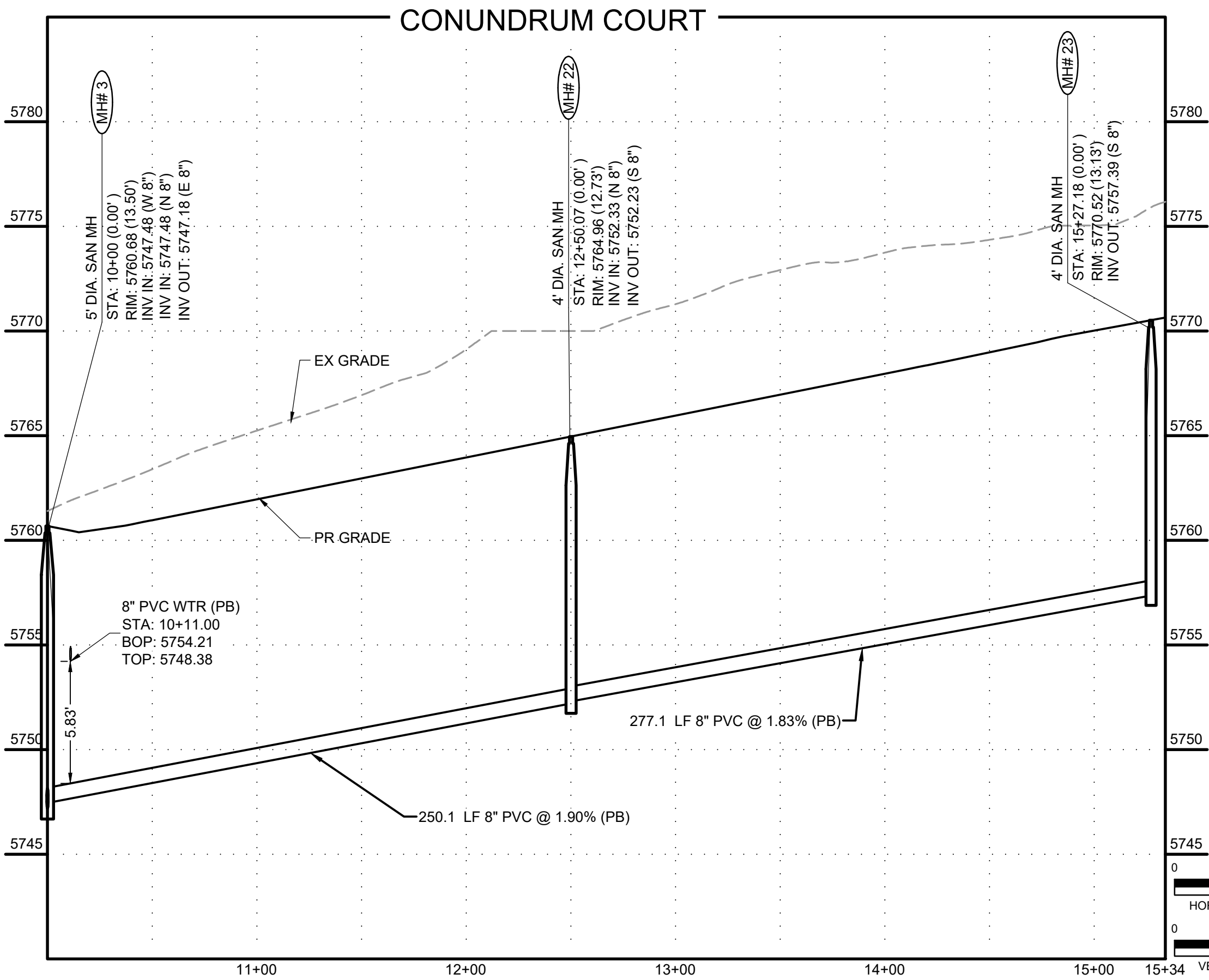
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KEY MAP
SCALE: NTS

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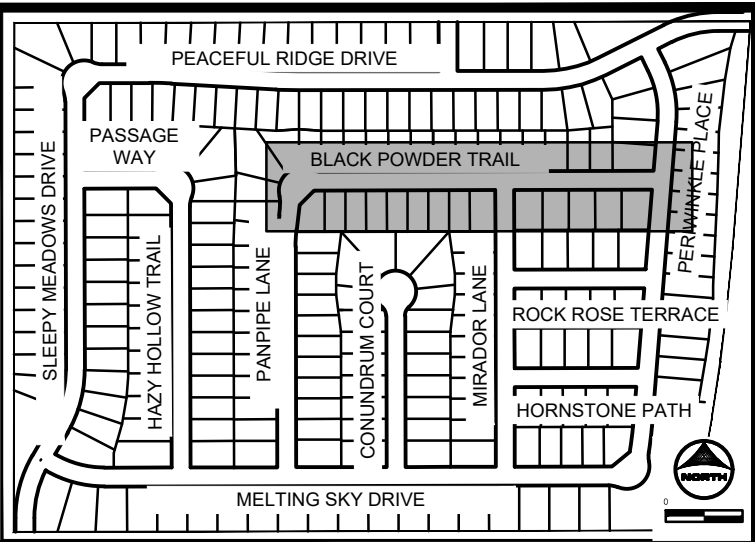
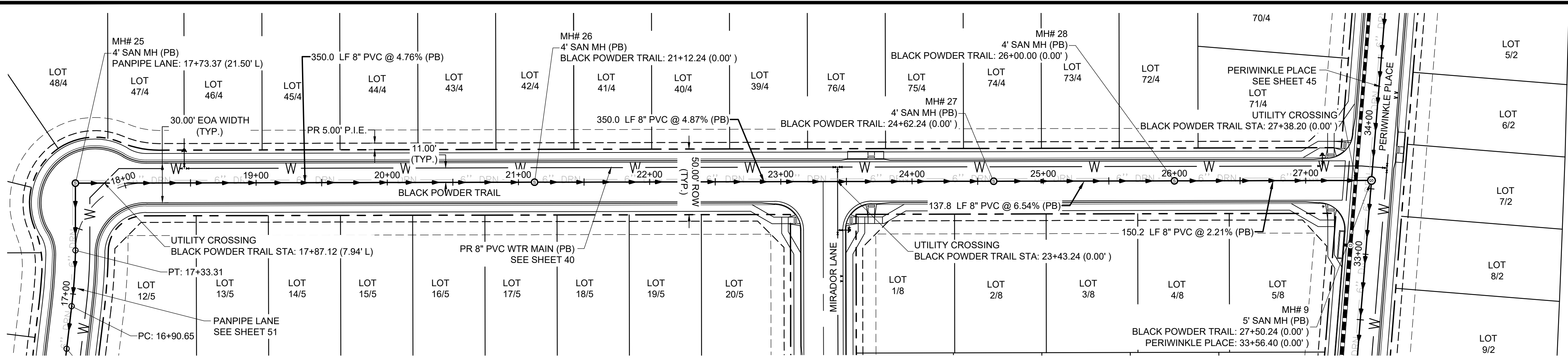


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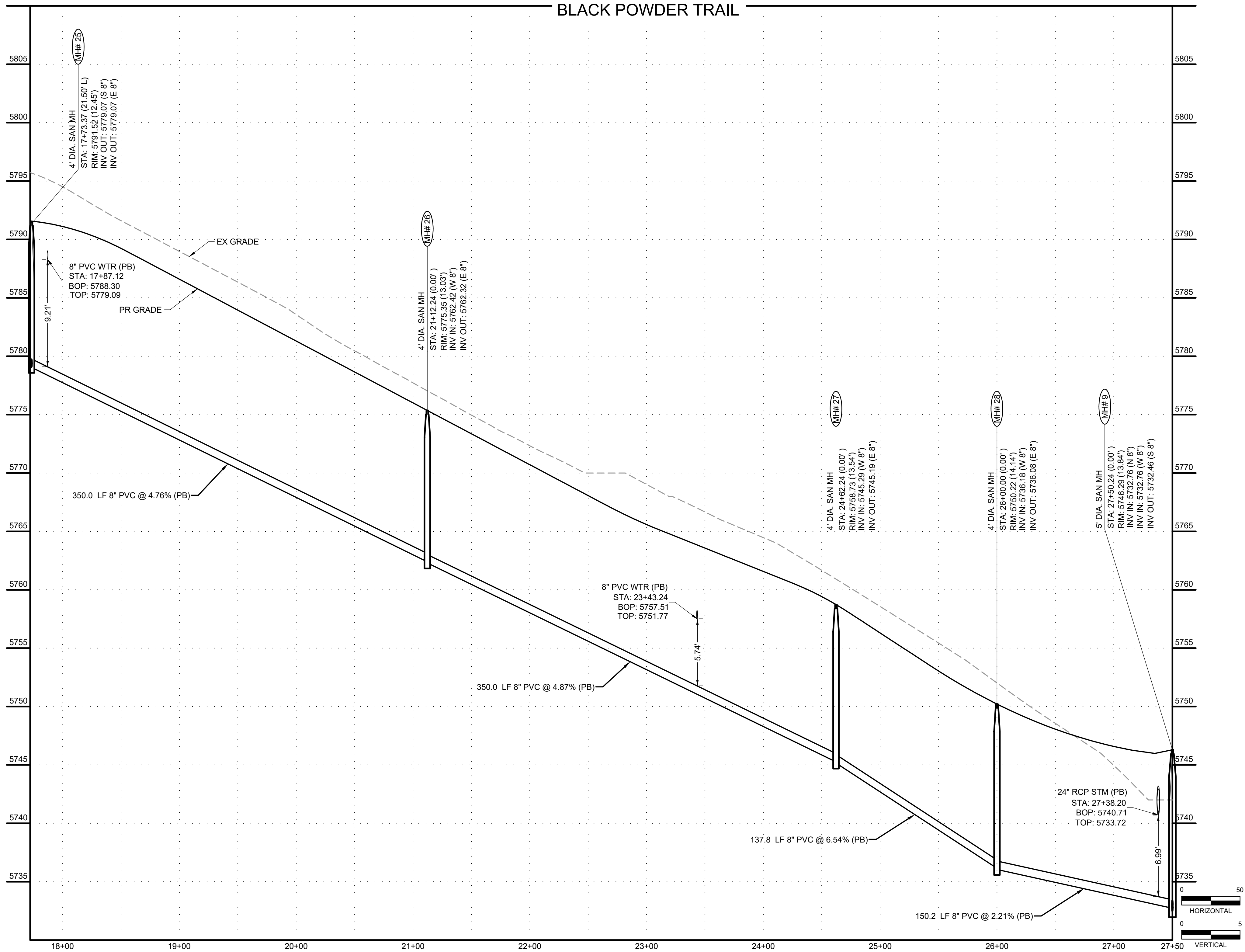
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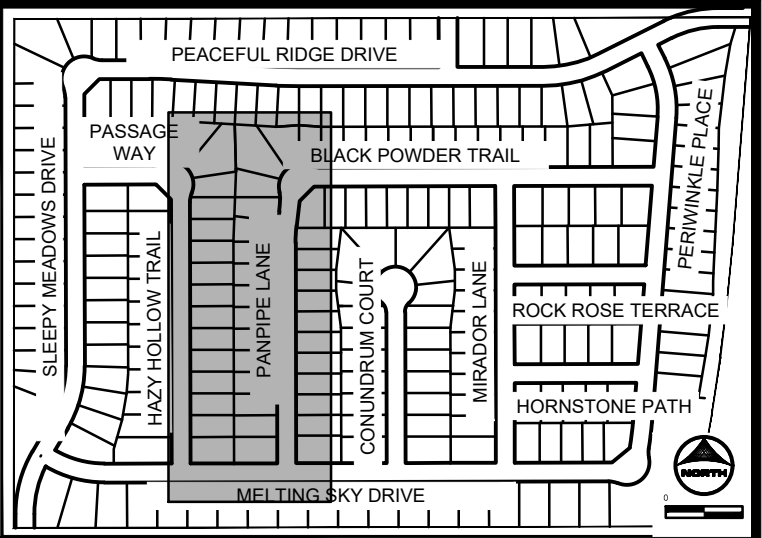
PEACEFUL RIDGE AT FOUNTAIN VALLEY
PEACEFUL RIDGE DEVELOPMENT COMPANY
EL PASO COUNTY, CO

CONSTRUCTION DOCUMENTS
SANITARY PLAN & PROFILE

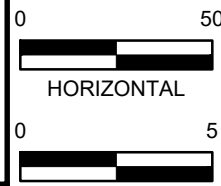
SHEET
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50

PCD FILE NO. CDR-22-015

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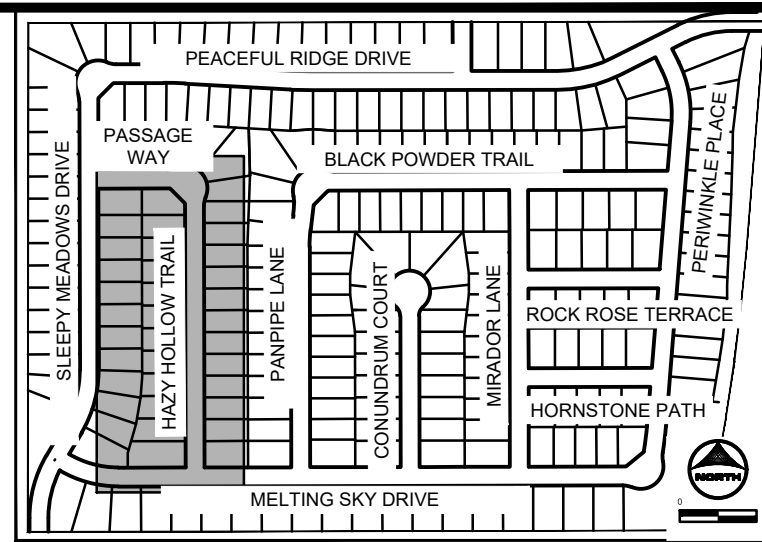
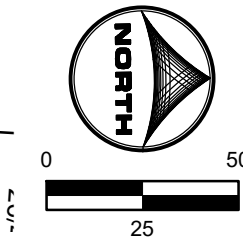
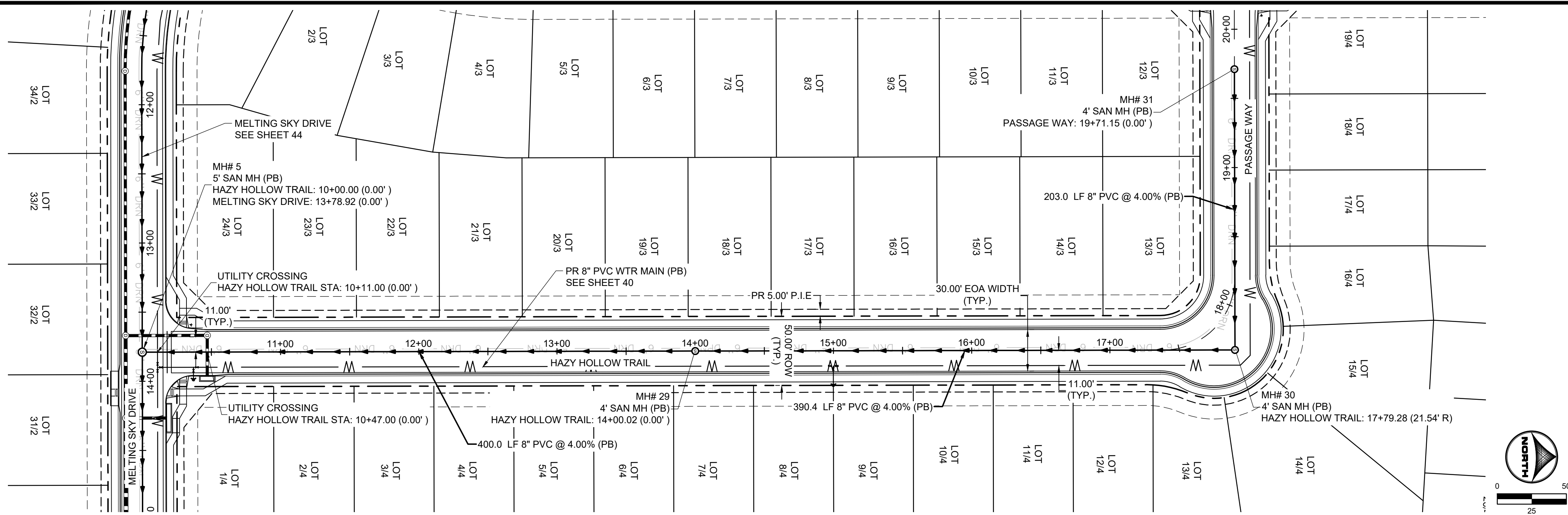
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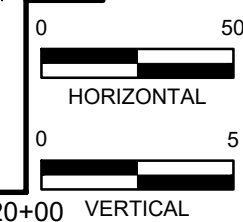
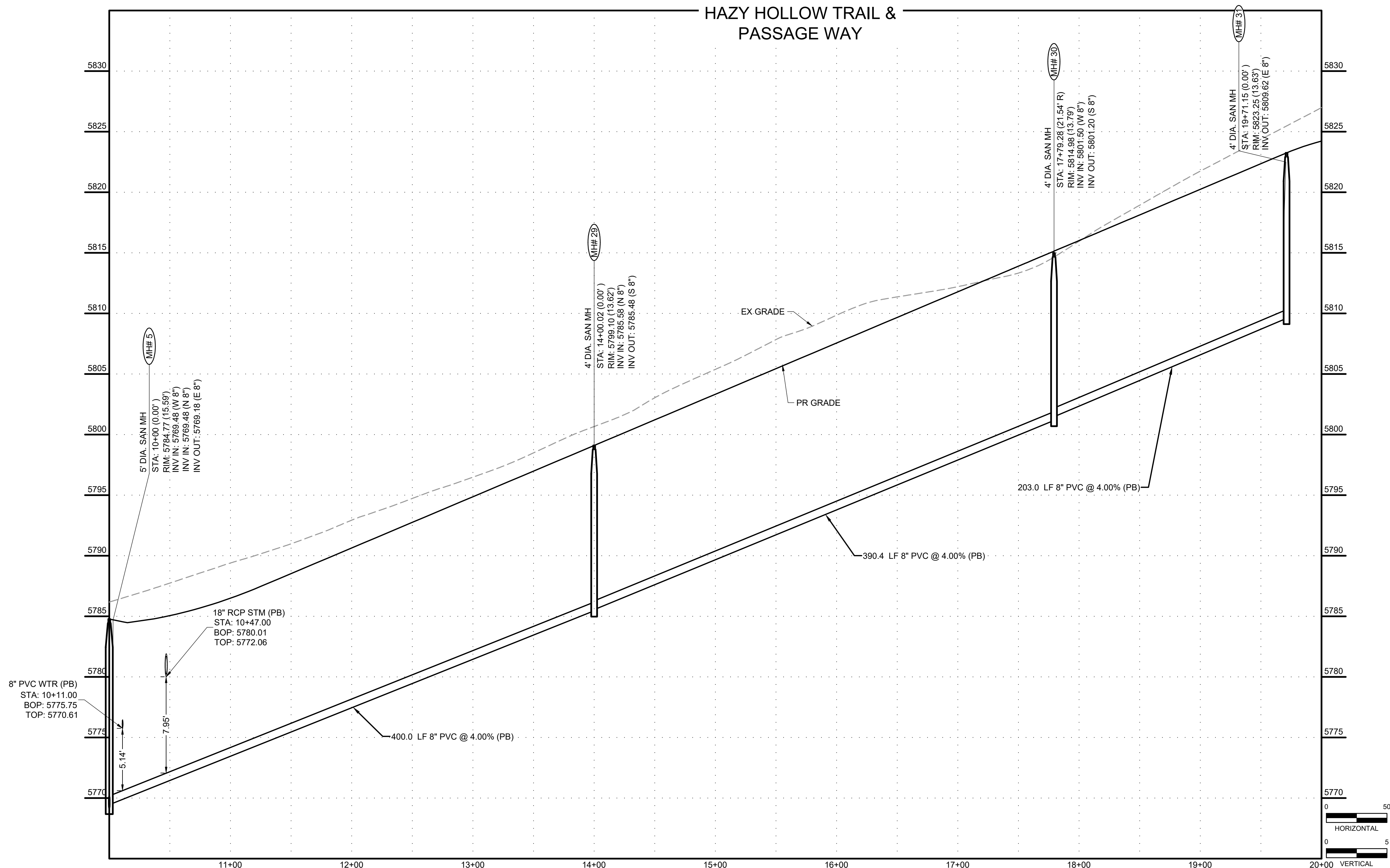
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KEY MAP
SCALE: NTS

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EL PASO COUNTY, CO

CONSTRUCTION DOCUMENTS
SANITARY PLAN & PROFILE

SHEET
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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

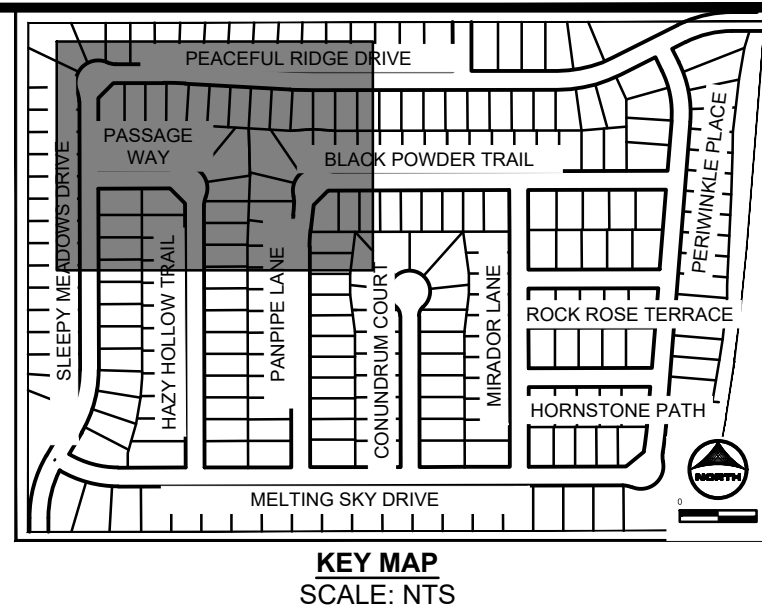


SANITARY SERVICE TABLE			
BLOCK/ LOT NO.	DESC.	ALIGNMENT	STATION
4/58	4"PVC SWR SERVICE	PANPIPE LANE	12+77.50
4/59	4"PVC SWR SERVICE	PANPIPE LANE	12+16.46
4/60	4"PVC SWR SERVICE	PANPIPE LANE	11+58.96
4/61	4"PVC SWR SERVICE	PANPIPE LANE	10+99.19
4/62	4"PVC SWR SERVICE	PANPIPE LANE	10+47.00
5/1	4"PVC SWR 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

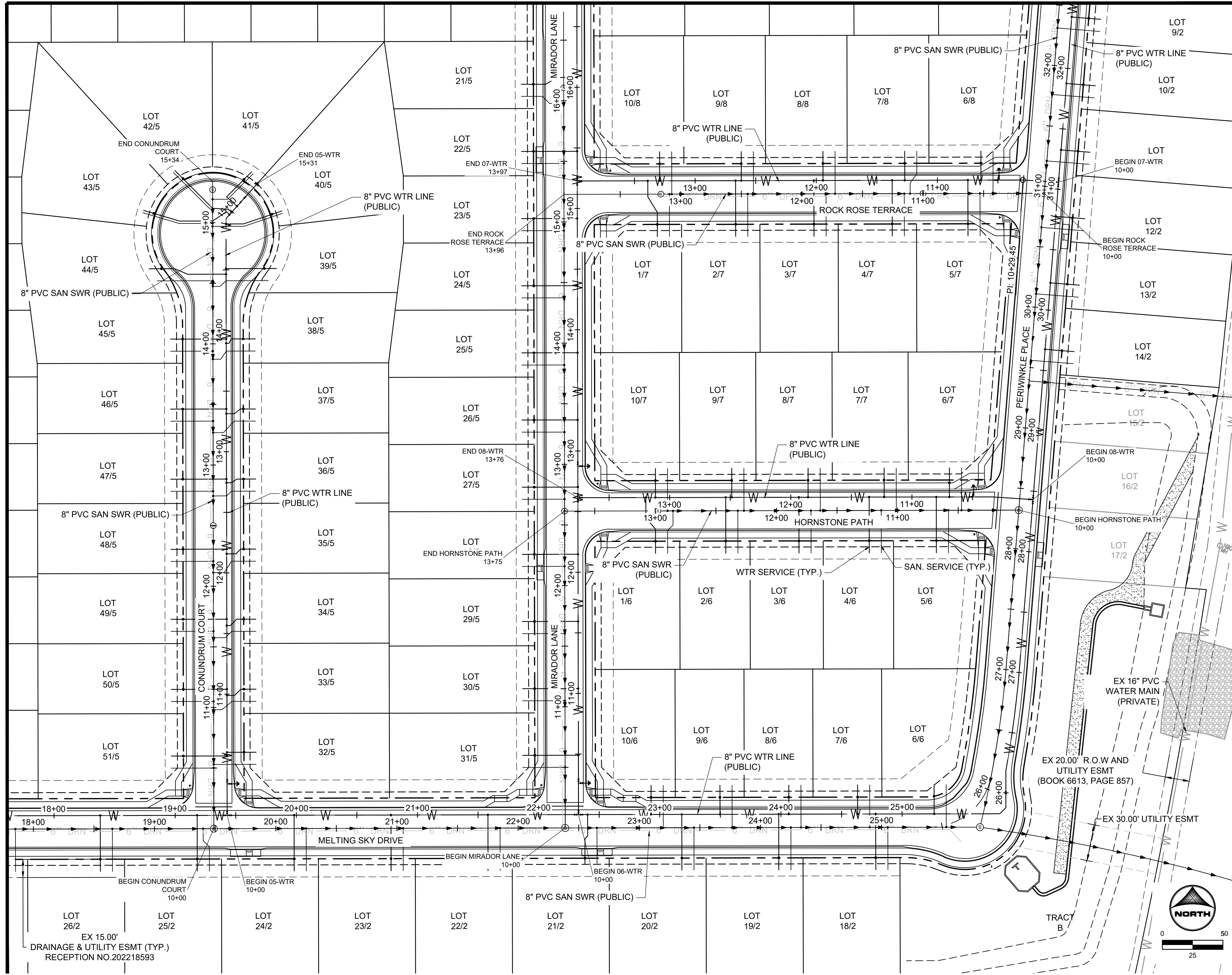




SANITARY SERVICE TABLE			
BLOCK/ LOT NO.	DESC.	ALIGNMENT	STATION
1/9	4"PVC SWR SERVICE	SLEEPY MEADOWS DRIVE	18+04.92
1/10	4"PVC SWR SERVICE	SLEEPY MEADOWS DRIVE	18+63.92
1/11	4"PVC SWR SERVICE	SLEEPY MEADOWS DRIVE	19+22.92
1/12	4"PVC SWR SERVICE	SLEEPY MEADOWS DRIVE	19+81.92
1/13	4"PVC SWR SERVICE	SLEEPY 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+17.00
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+59.38



SEE SHEET S3



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

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

PCD FILE NO. CDR-22-015

DRAWN BY: AXB

JOB DATE: 5/4/2023

APPROVED: CPM

JOB NUMBER: 2302308

CAD DATE: 5/4/2023


CAD FILE: J:\2023\2302308\CAD\DWG\CD\CDs\UTIL_serv

BAR IS ONE INCH ON
OFFICIAL DRAWINGS.

0" 1"

IF NOT ONE INCH,
ADJUST SCALE ACCORDINGLY.

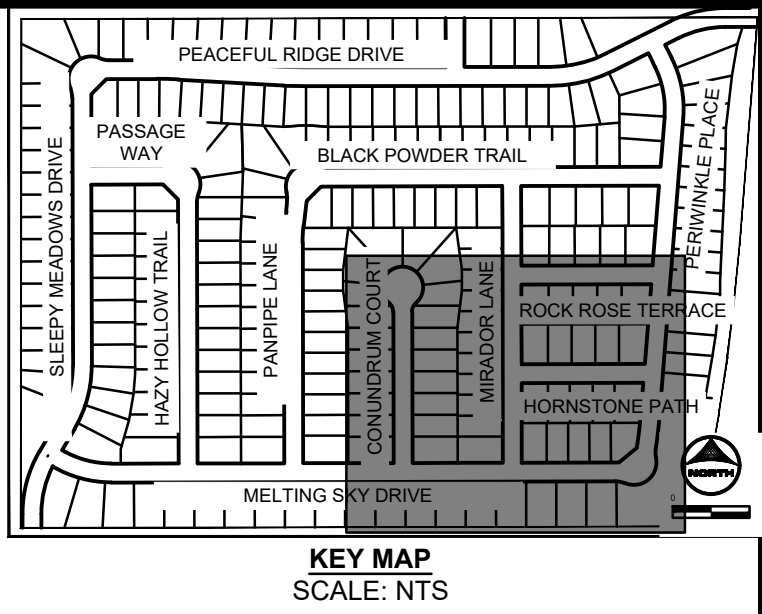
NO.	DATE	BY	REVISION DESCRIPTION

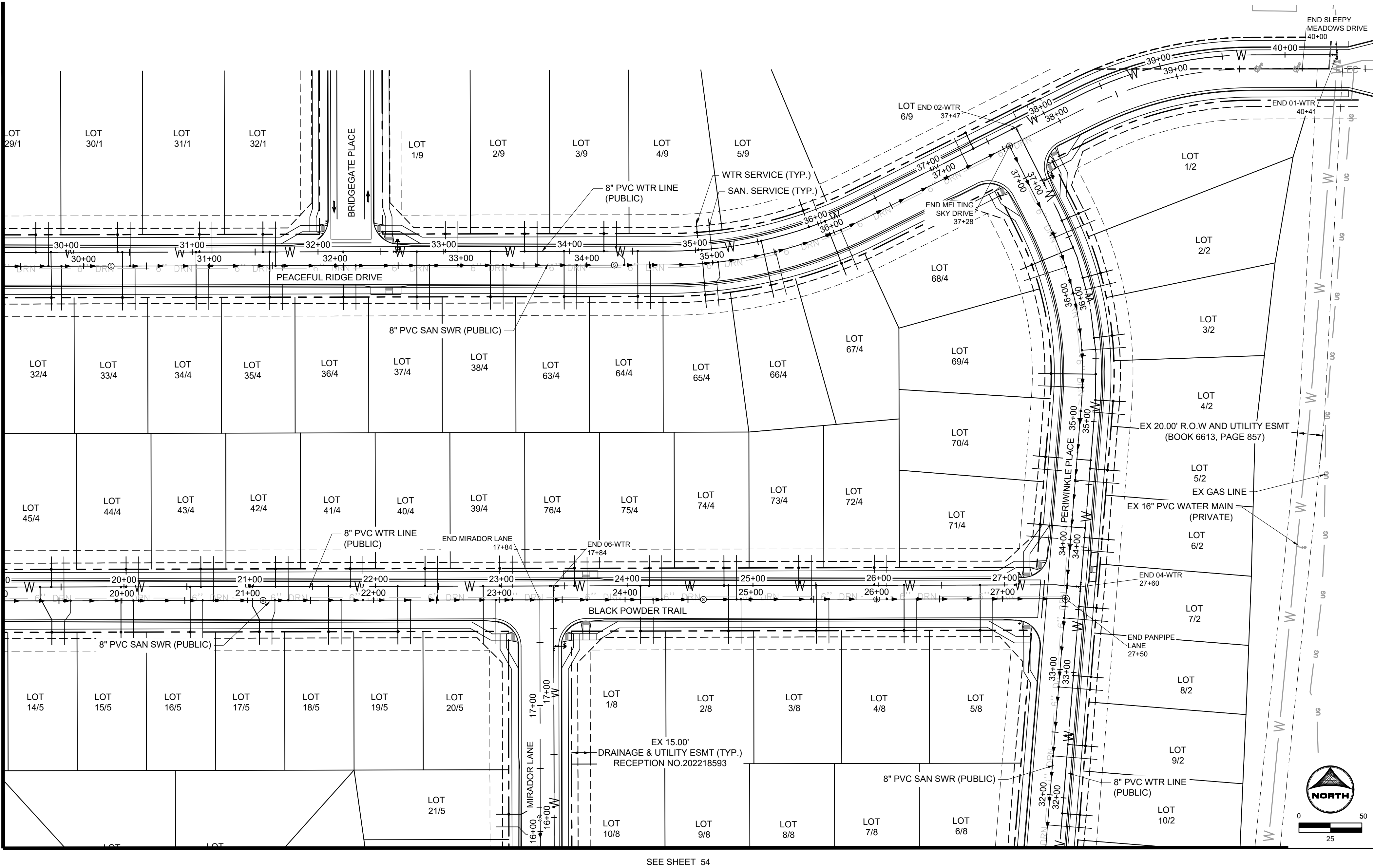


HR GREEN - COLORADO SPRINGS
1975 RESEARCH PARKWAY SUITE 230
COLORADO SPRINGS, CO 80920
PHONE: 719.384.2440
FAX: 713.965.0044

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

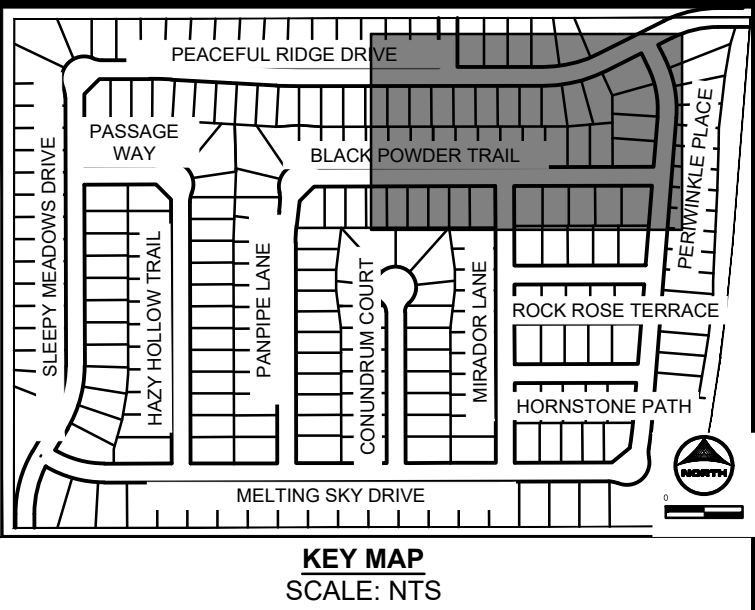
CONSTRUCTION DOCUMENTS
UTILITY SERVICE PLAN





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



DRAWN BY: AXB

JOB DATE: 5/4/2023

APPROVED: CPM

JOB NUMBER: 2302308

CAD DATE: 5/4/2023

CAD FILE: J:\2023\2302308\CAD\DWG\IC\CDs\Util_serv

BAR IS ONE INCH ON
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0" = 1"

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ADJUST SCALE ACCORDINGLY.

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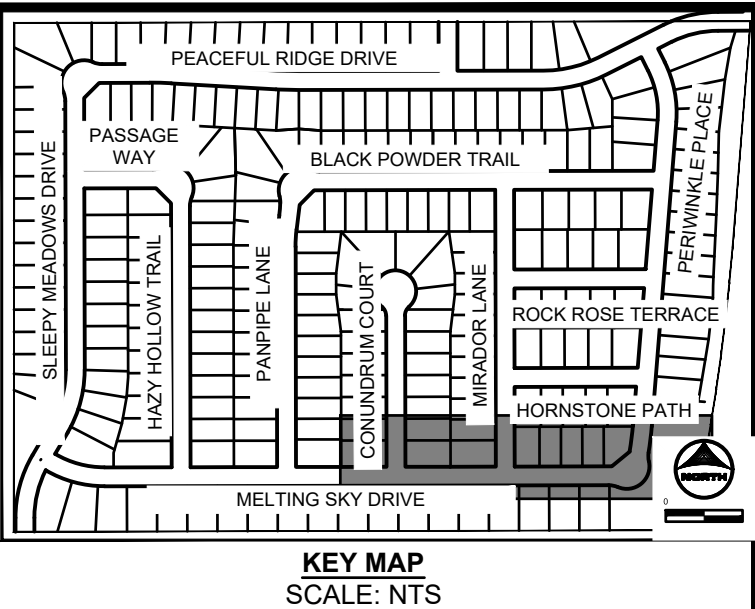
COLORADO SPRINGS, CO 80920

PHONE: 719.384.2440

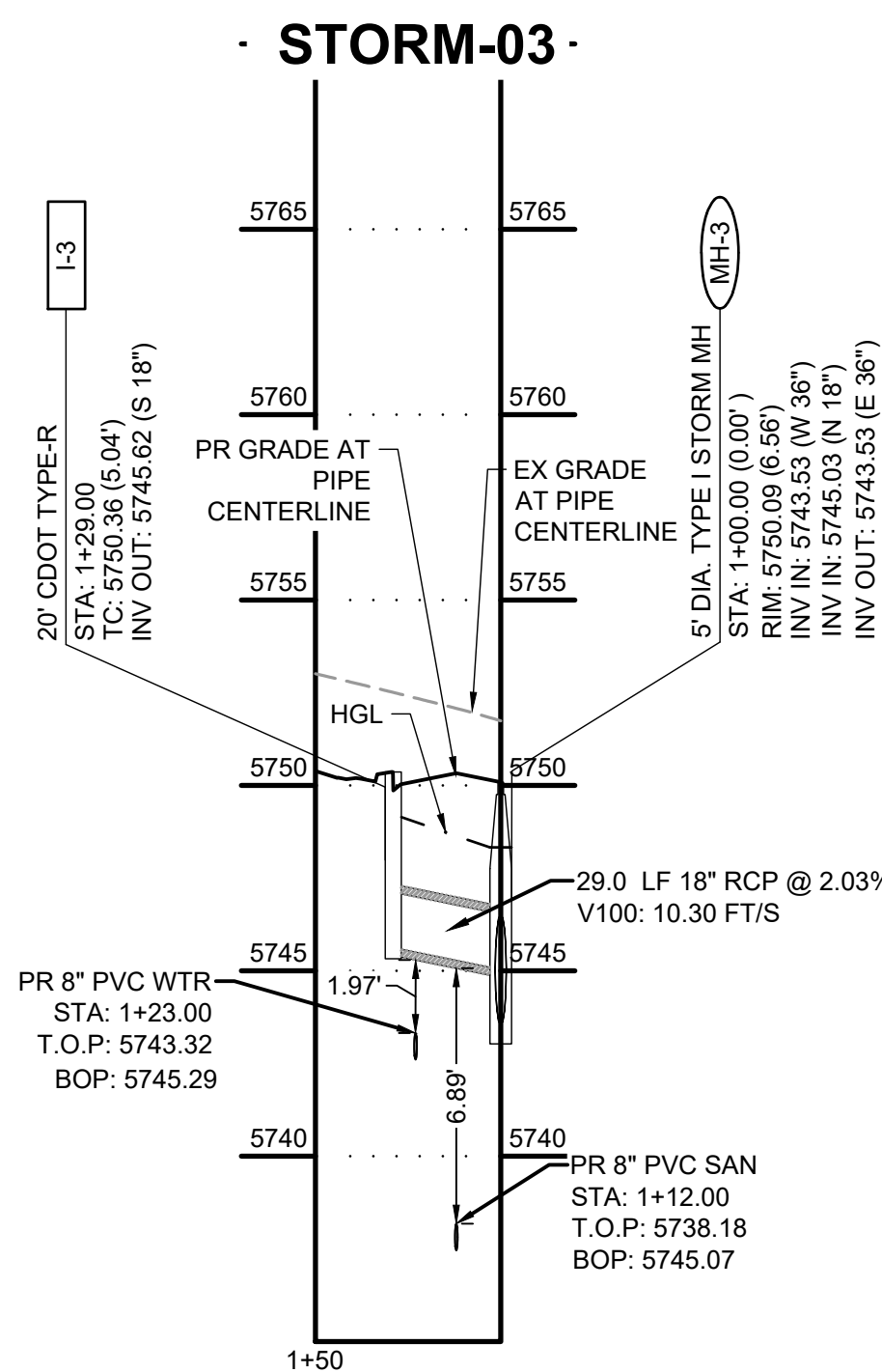
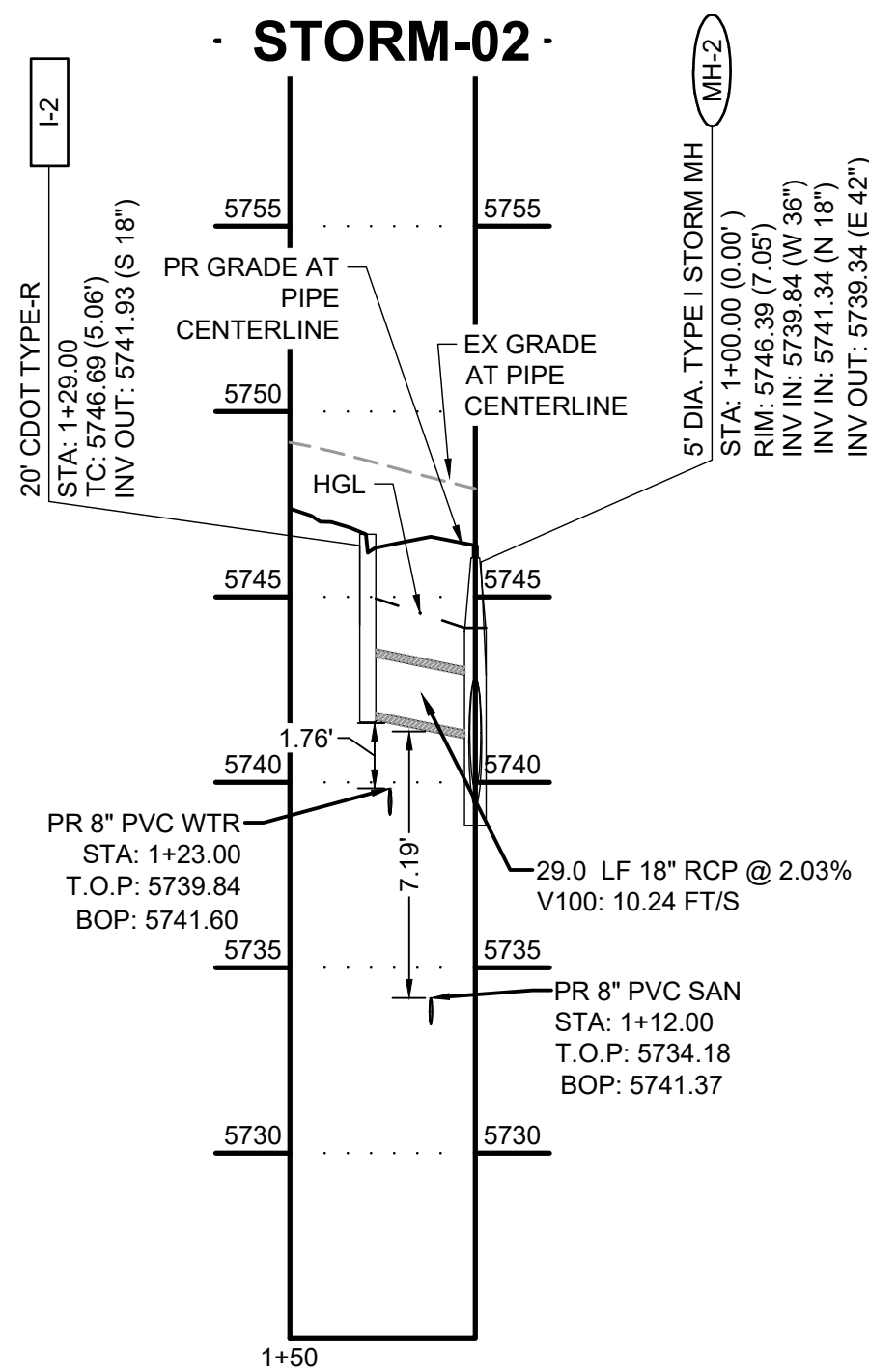
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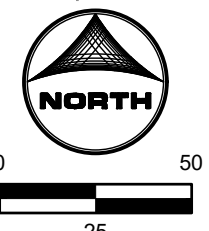
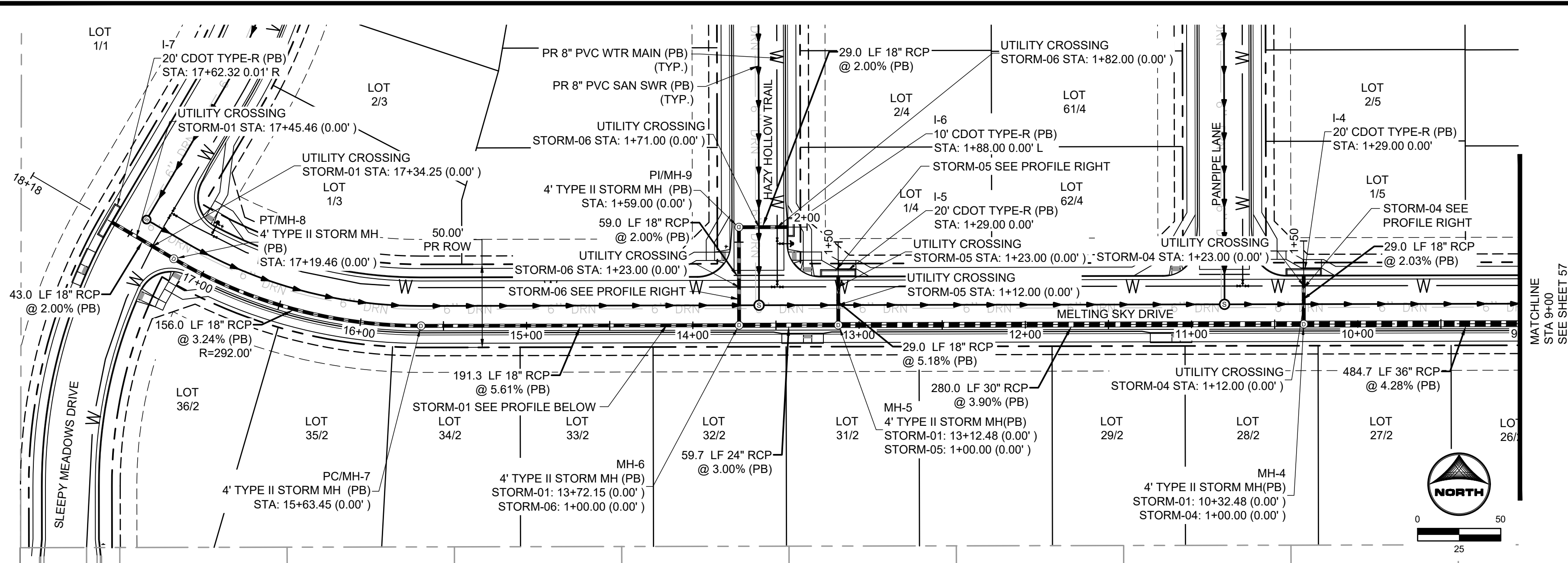
PEACEFUL RIDGE AT FOUNTAIN VALLEY
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EL PASO COUNTY, CO

CONSTRUCTION DOCUMENTS
UTILITY SERVICE PLAN

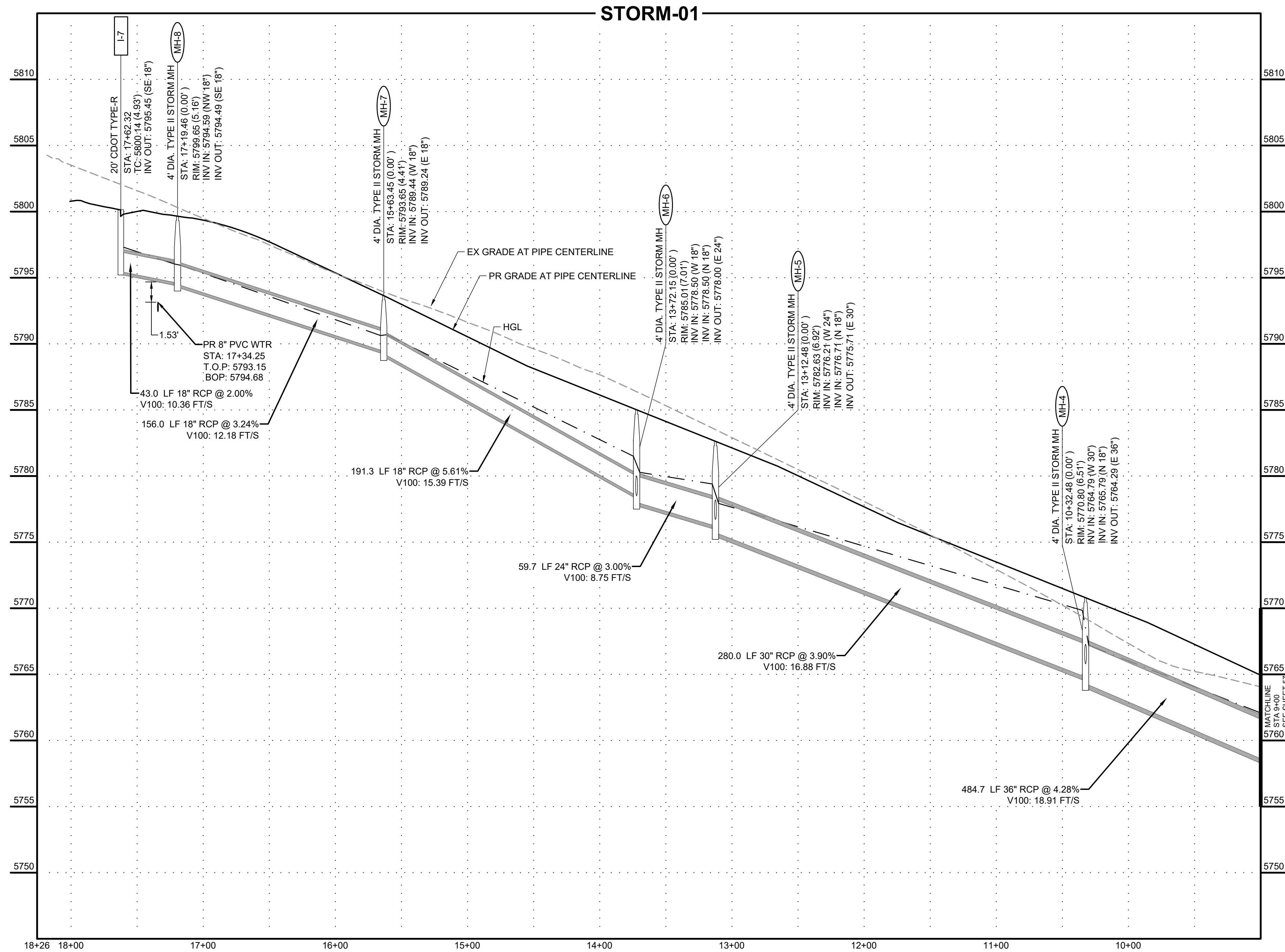
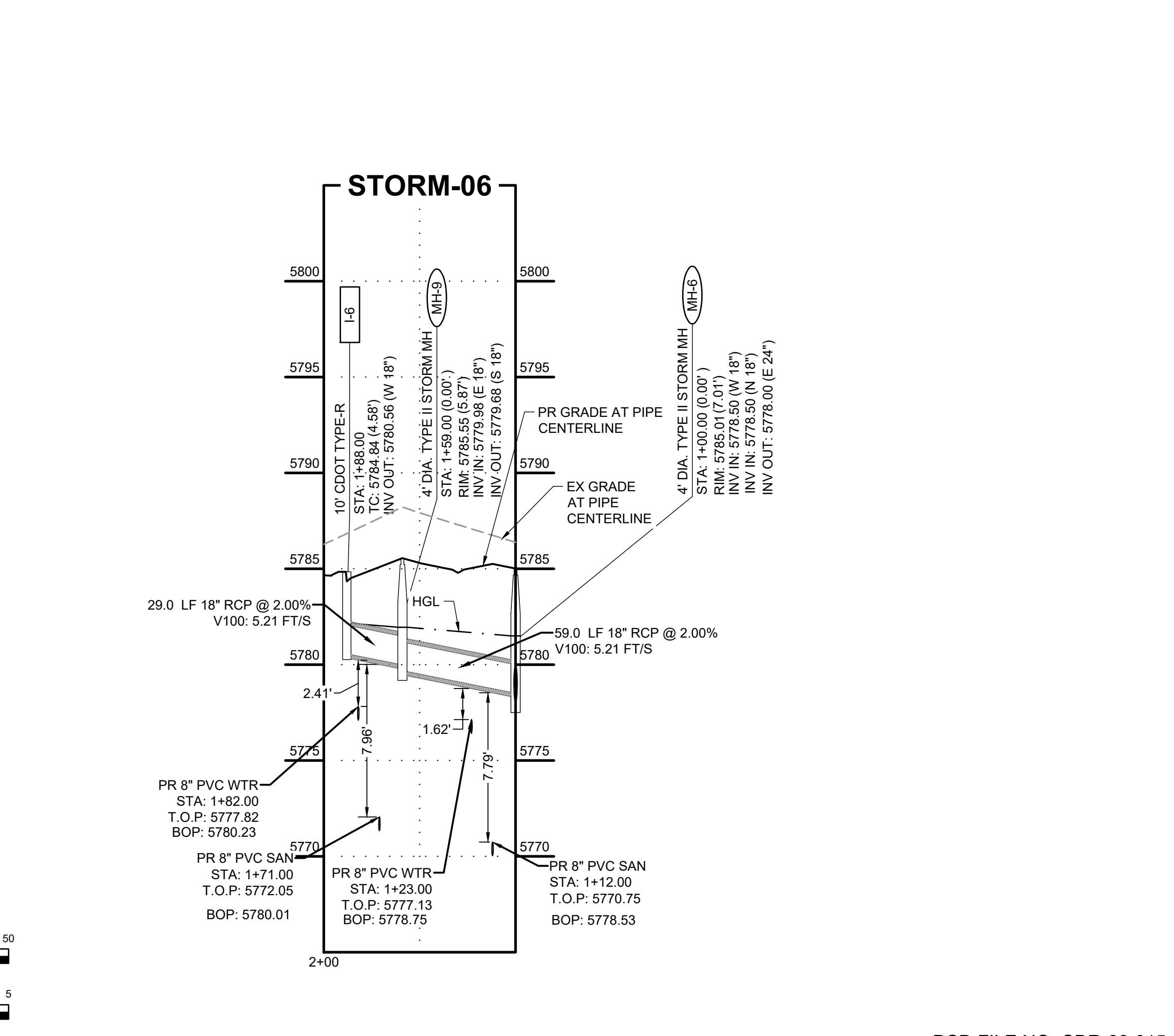
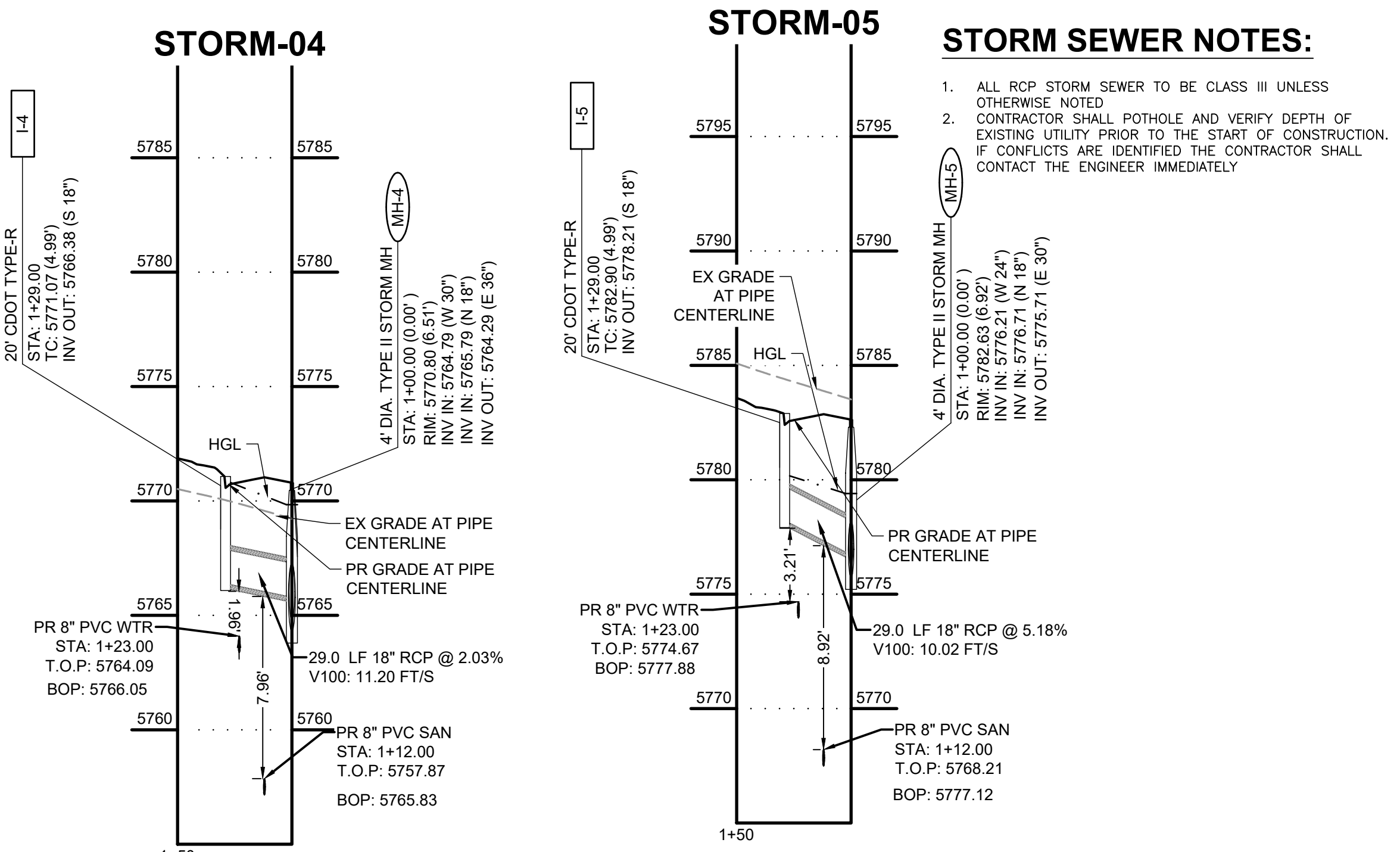
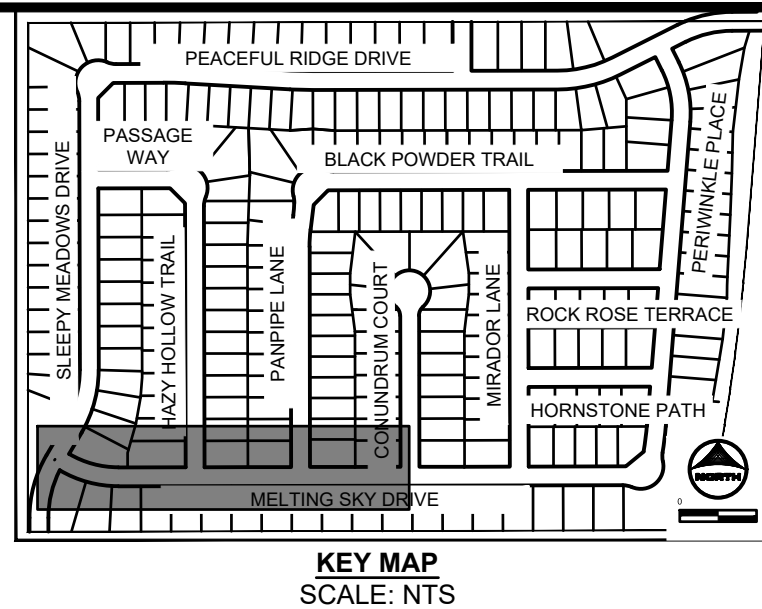


1. ALL RCP STORM SEWER TO BE CLASS III UNLESS OTHERWISE NOTED
2. CONTRACTOR SHALL POTHOLE AND VERIFY DEPTH OF EXISTING UTILITY PRIOR TO THE START OF CONSTRUCTION. IF CONFLICTS ARE IDENTIFIED THE CONTRACTOR SHALL CONTACT THE ENGINEER IMMEDIATELY





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



DRAWN BY: AXB JOB DATE: 5/4/2023
APPROVED: CPM JOB NUMBER: 2302308
CAD DATE: 5/4/2023
CAD FILE: J:\2023\2302308\CAD\DWG\IC\CDs\Storm_PNP

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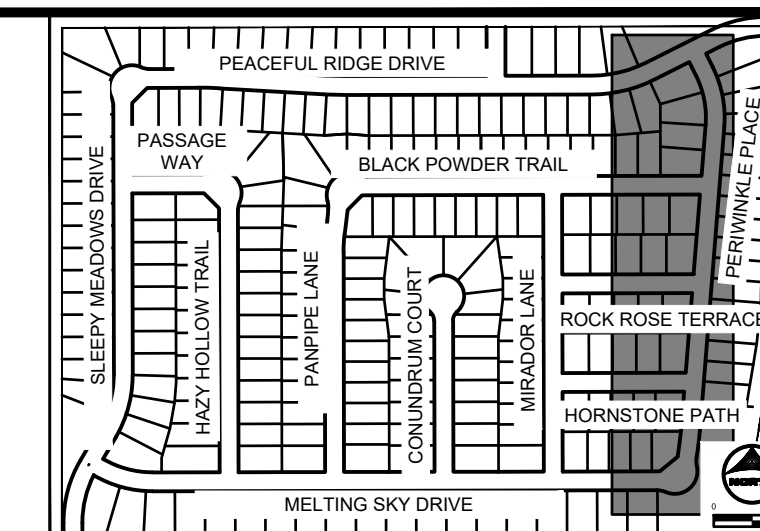
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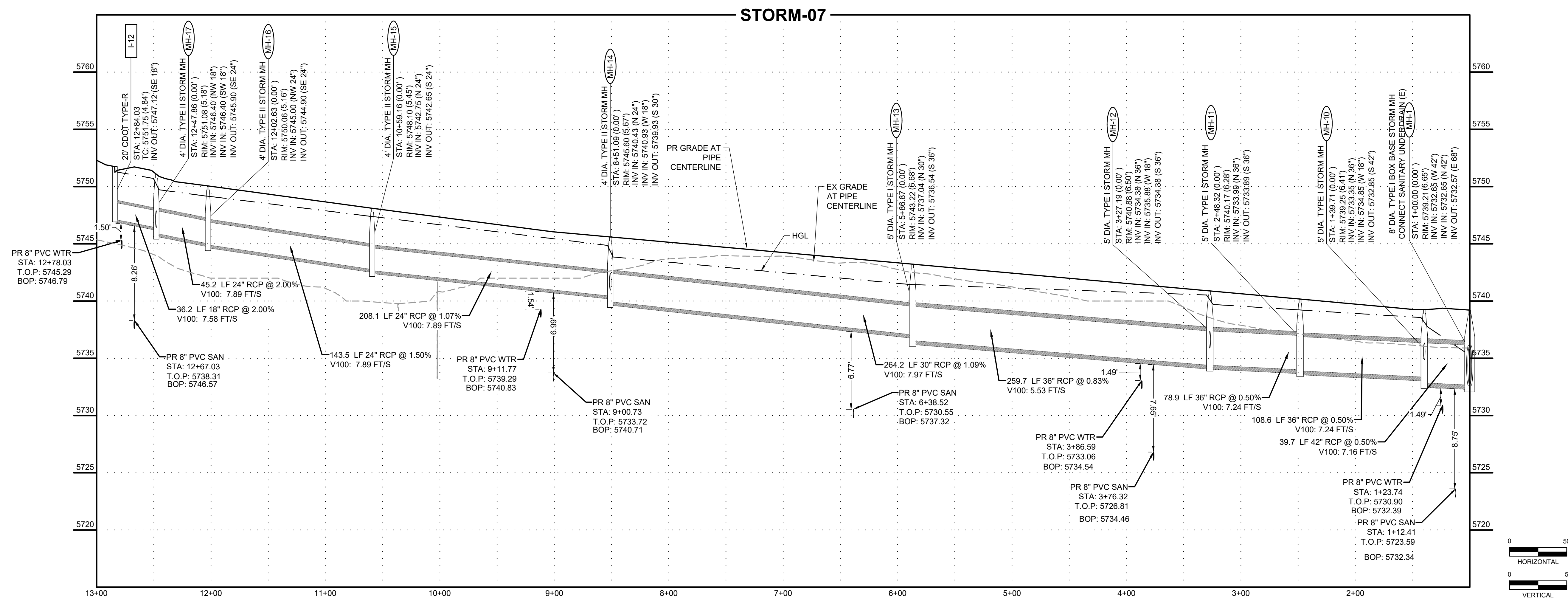
CONSTRUCTION DOCUMENTS
STORM PLAN & PROFILE

SHEET
STM
58



KEY MAP
SCALE: NTS

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.



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CAD DATE: 5/4/2023 0 1"
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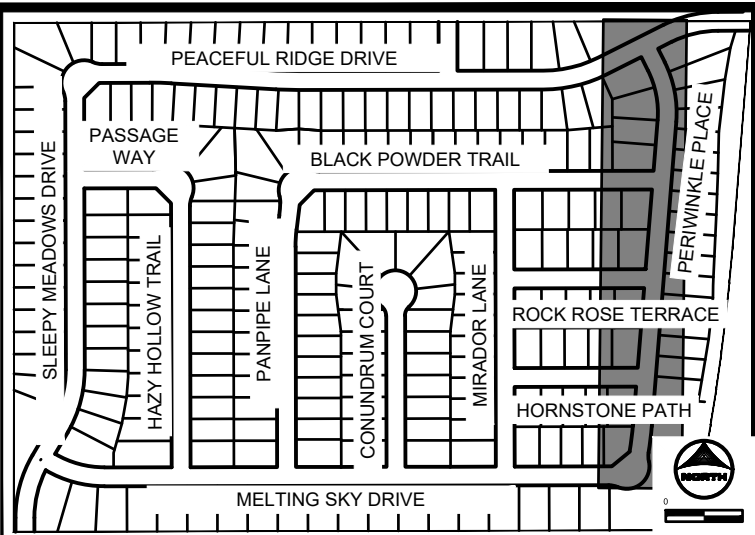
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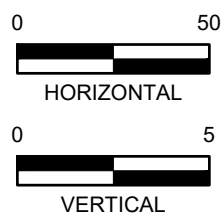
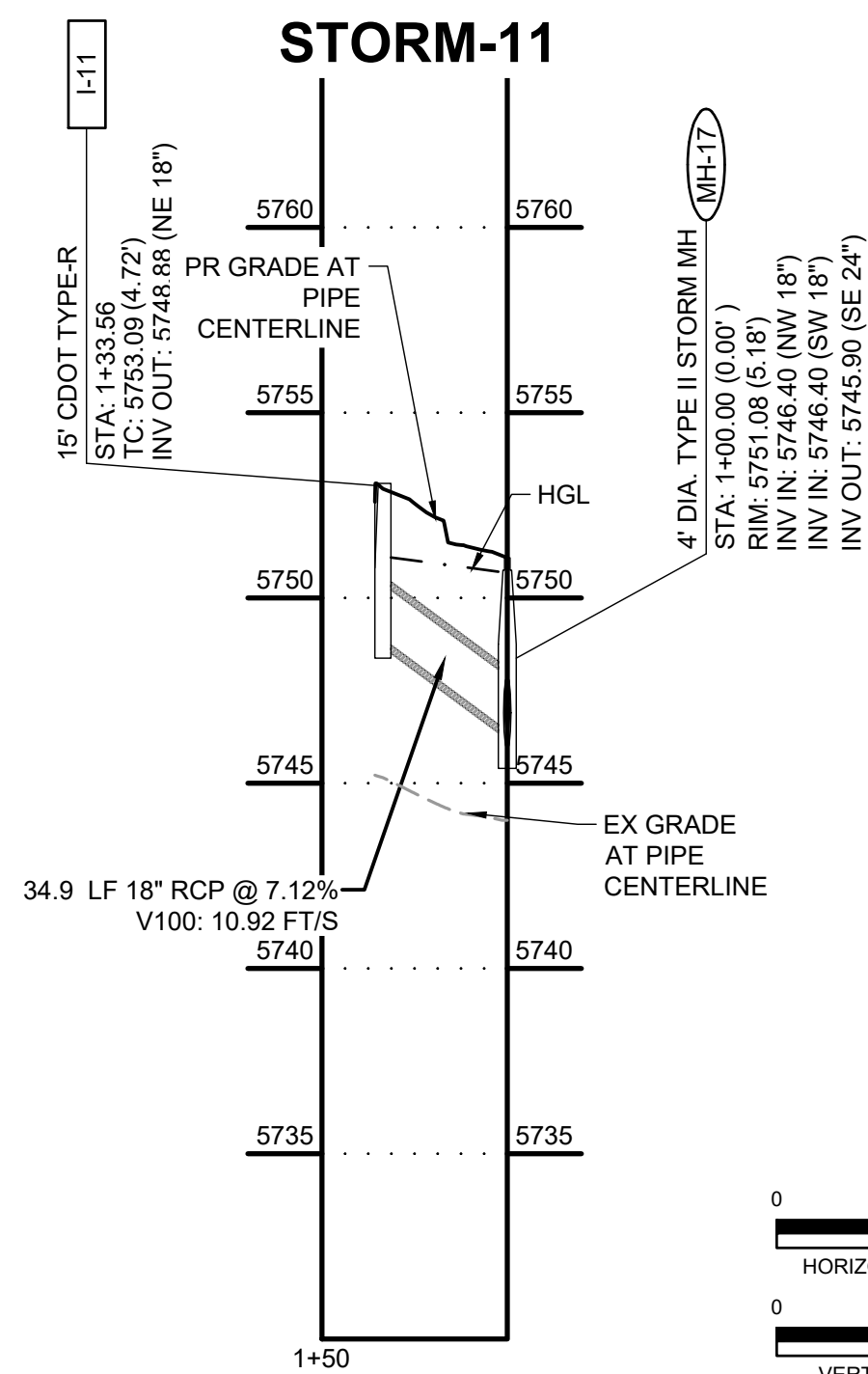
SHEET
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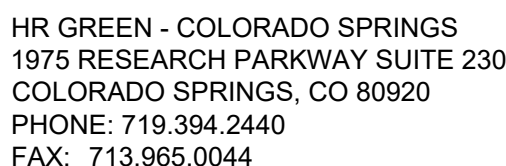


STORM SEWER NOTES:

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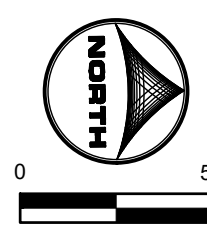
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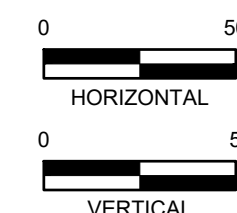
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STORM PLAN & PROFILE

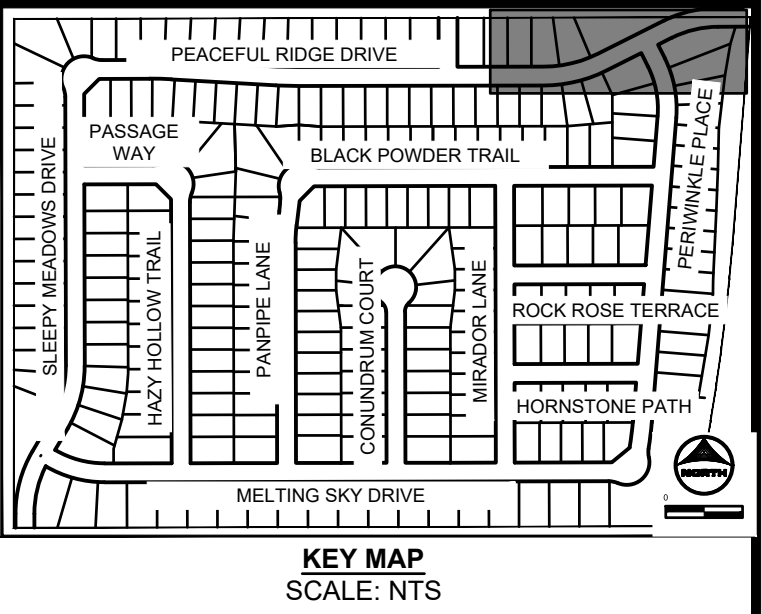
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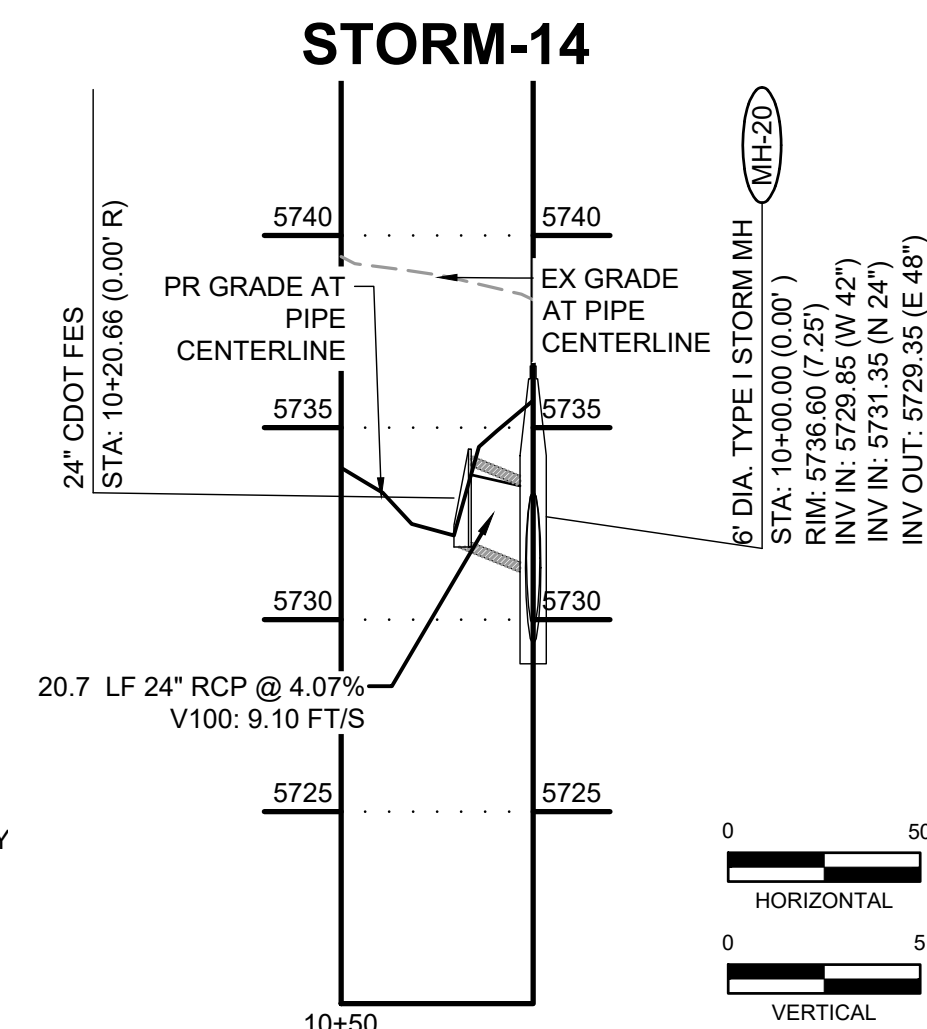


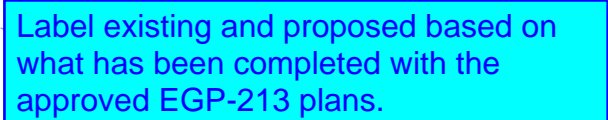
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Line Table			Curve Table			
Line #	Length	Direction	Curve #	Length	Radius	Delta
L1	5.85	S 40°44'28" E	C1	7.77	6.00	74°12'03"
L2	12.43	N 65°03'29" E	C2	10.29	10.00	58°55'57"
L3	209.94	N 6°07'32" E	C3	33.09	20.00	94°48'08"
L4	17.49	S 79°04'20" E				

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
95	TOP	N: 4618.29 E: 4789.57	5730.00
96	TOP	N: 4634.51 E: 4807.98	5731.00
97	TOP	N: 4675.06 E: 4817.77	5732.93
98	TOP	N: 4715.30 E: 4830.55	5732.90
99	TOP	N: 4748.35 E: 4834.08	5732.79
100	TOP	N: 4798.66 E: 4900.76	5729.00

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 MEASURES IMPLEMENTATIONS.
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

PCD FILE NO. CDR-22-015

NO.	DATE	BY	REVISION DESCRIPTION

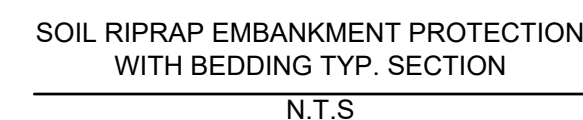


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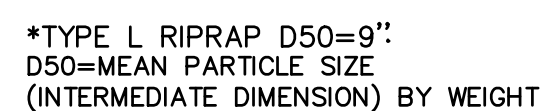
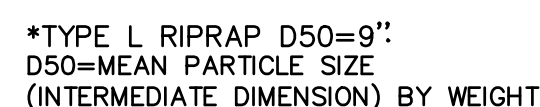
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CONSTRUCTION DOCUMENTS
POND GRADING

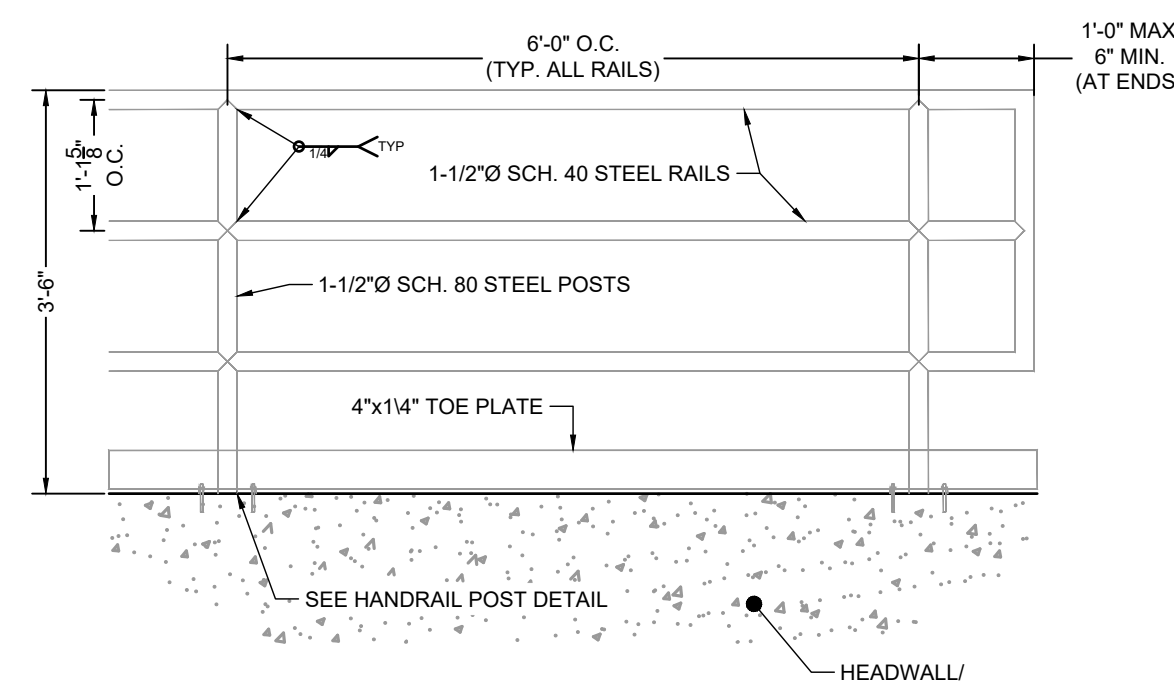
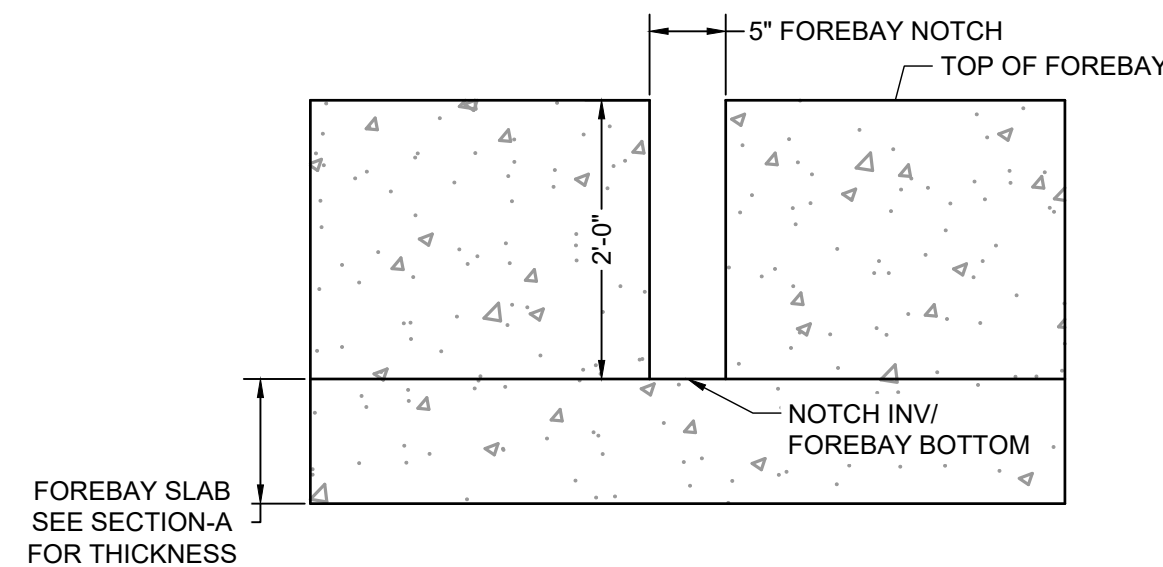
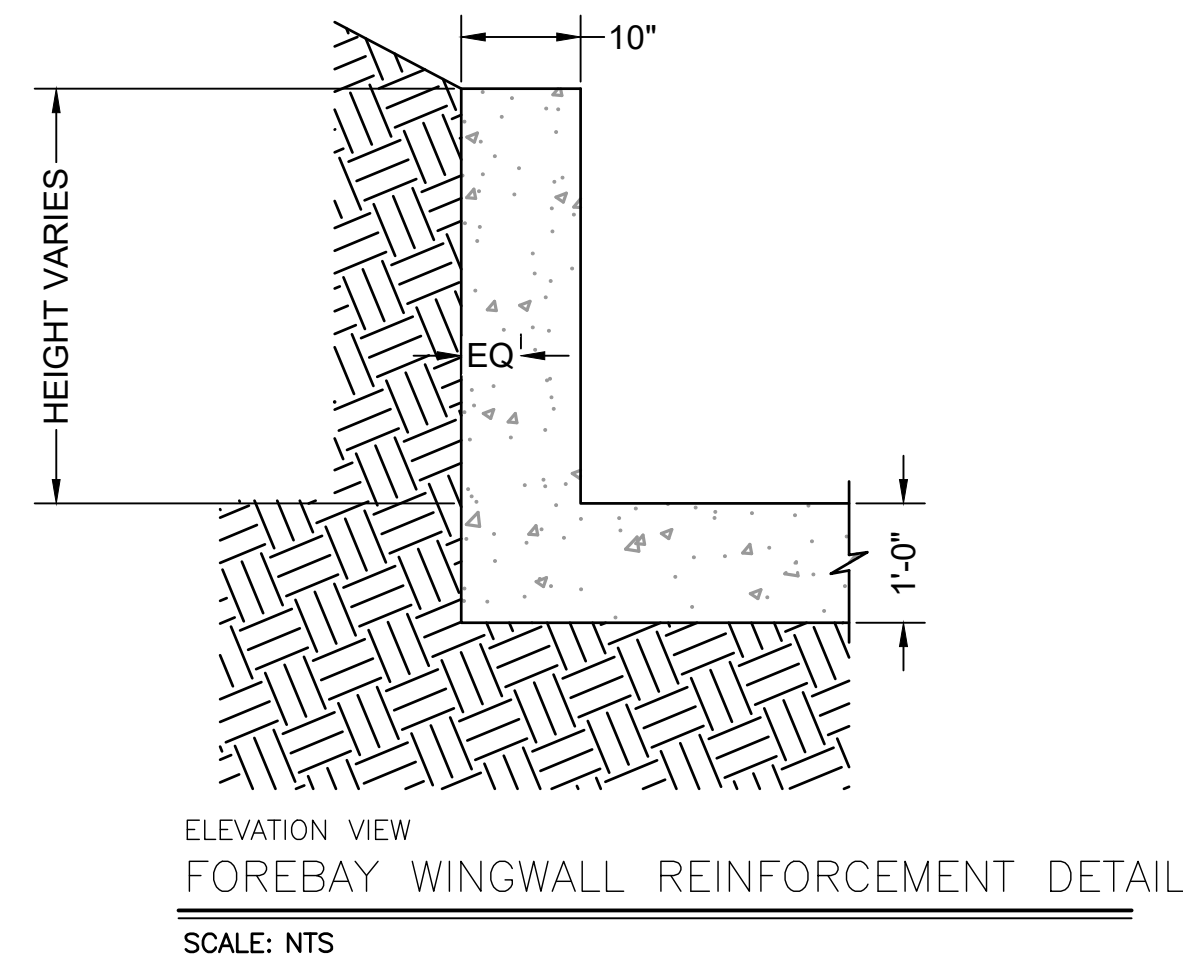
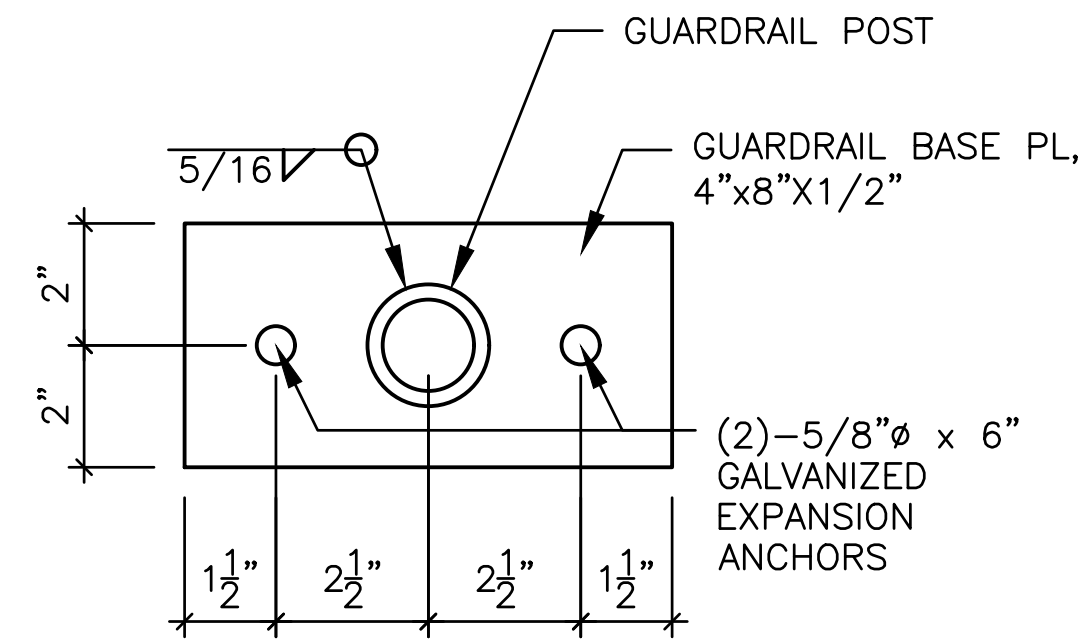
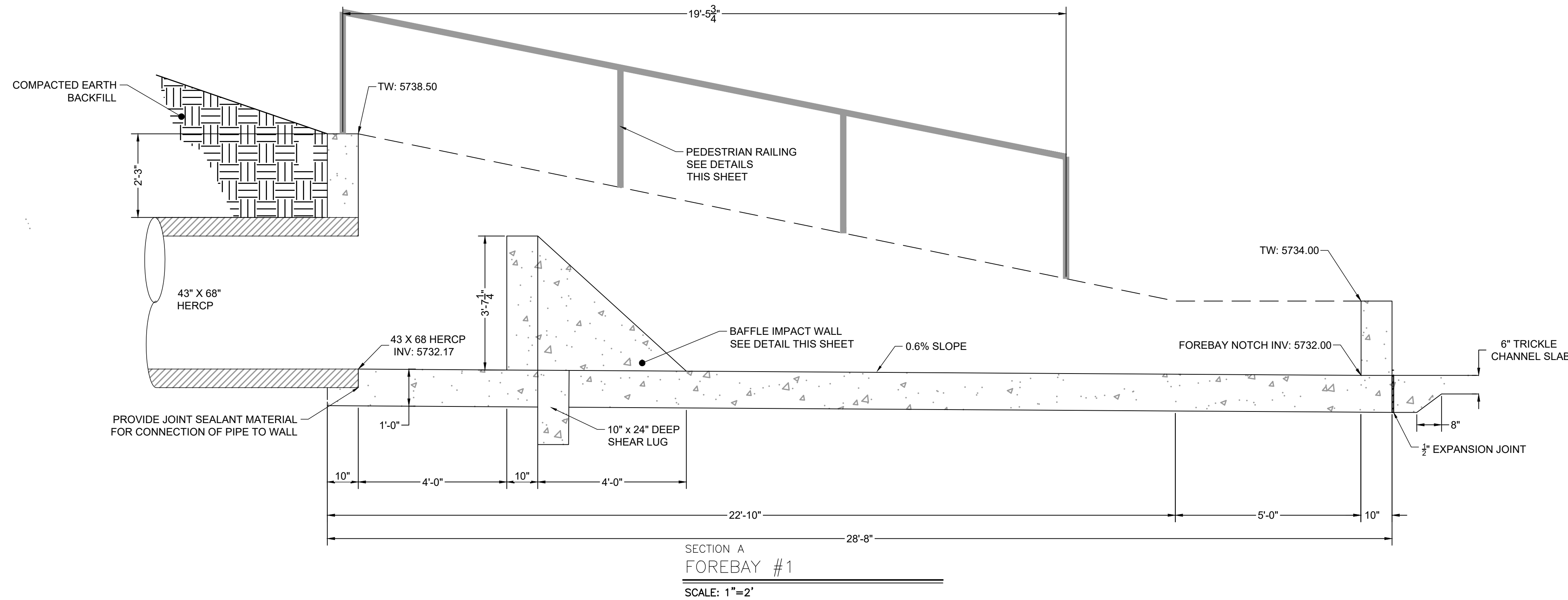
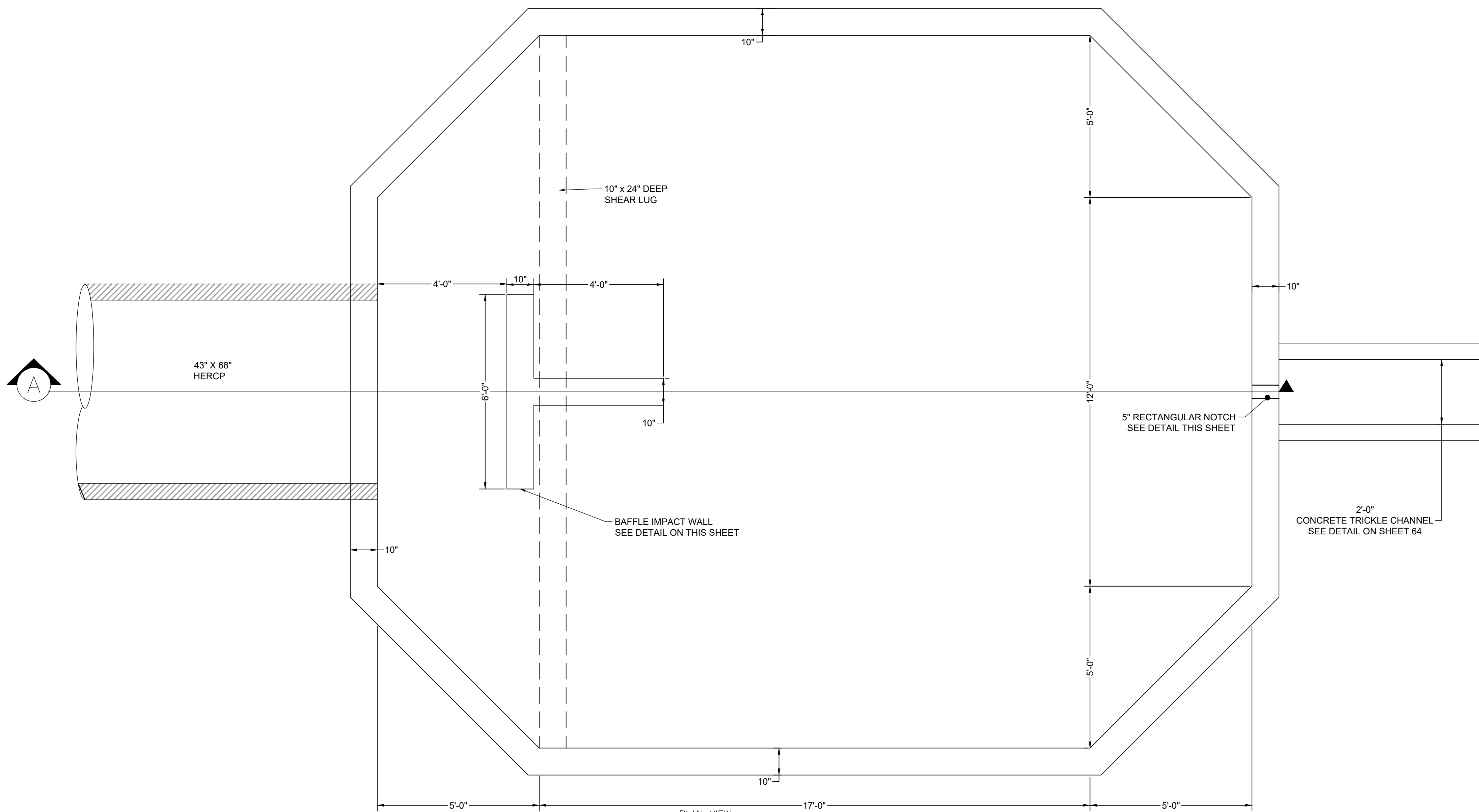
SHEET
PND



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. COVER OR TACKIFY MUGH OR USE APPROVED HYDROMULCH AS CALLED OUT 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 MACHINE/ASTM C 136-59). ROCK 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.

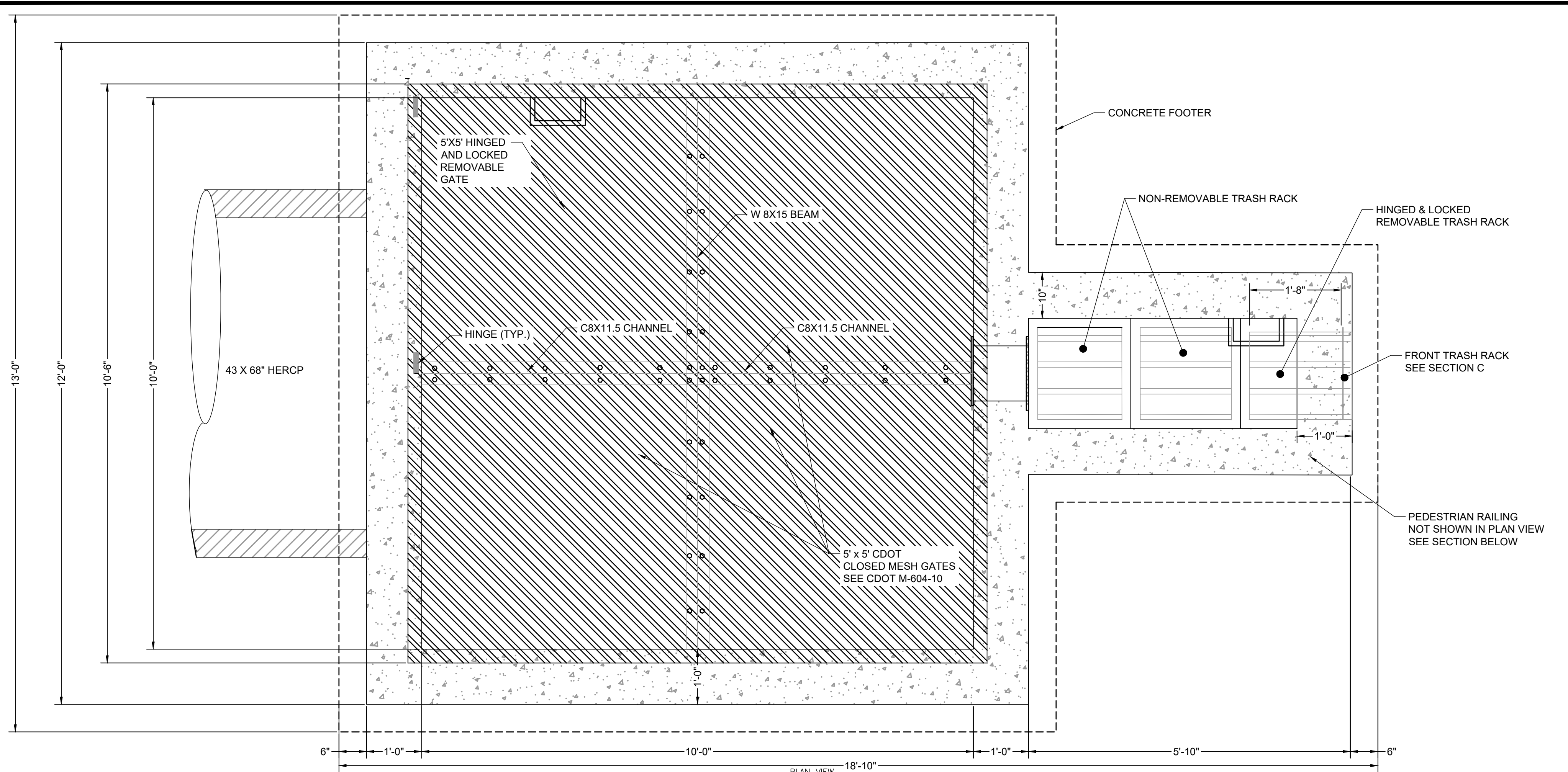


* Refer to design details: Allan Block typical reinforced wall application for all other notes, details and specifications.

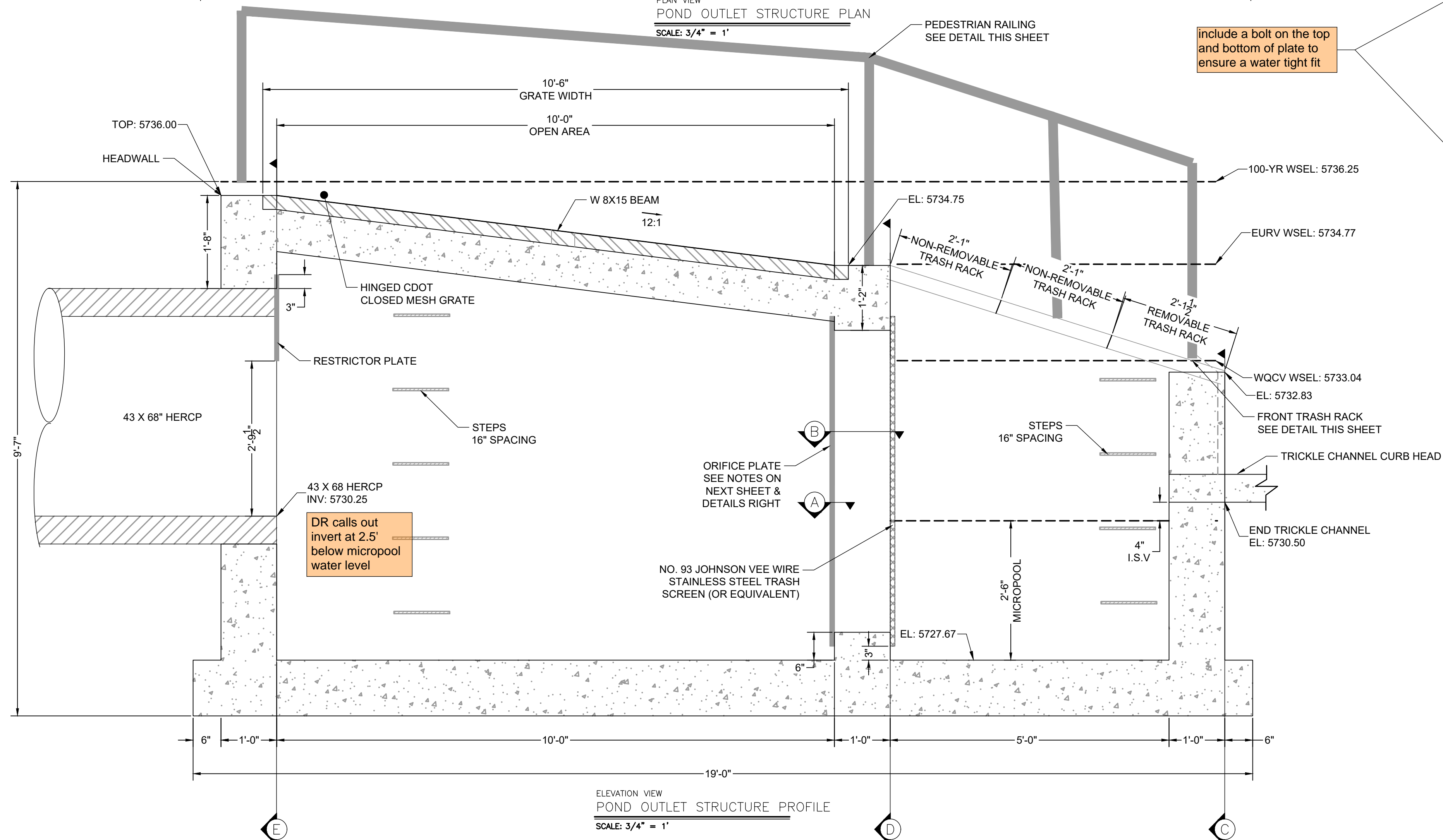


- FOREBAY NOTES:**
- SEE SHEET 65 FOR STRUCTURAL NOTES AND DETAILS.
 - PEDESTRIAN RAILING IS NOT SHOWN IN PLAN VIEW DETAILS, SEE SECTION A FOR RAILING LOCATION.

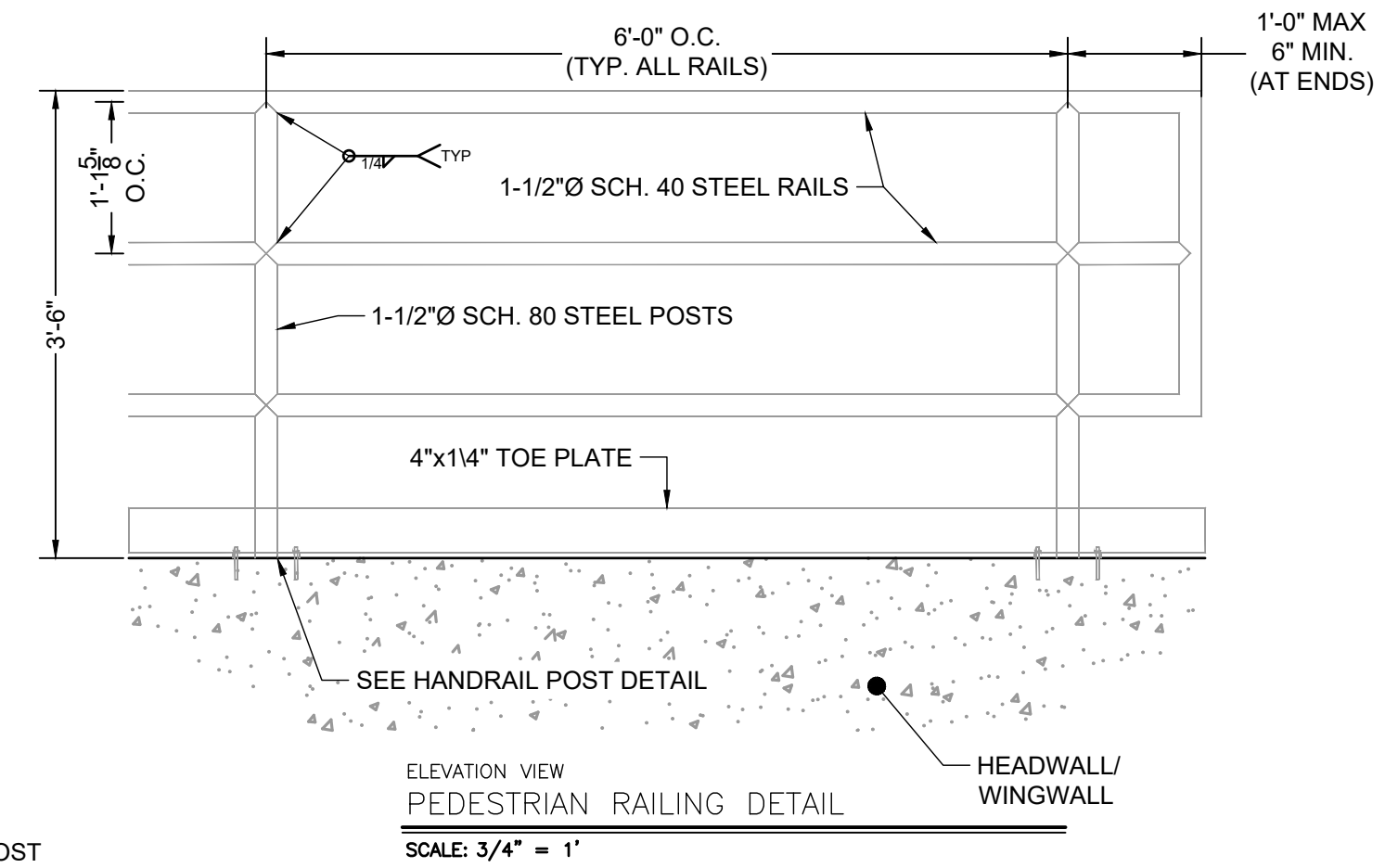
NO.	DATE	BY	REVISION DESCRIPTION



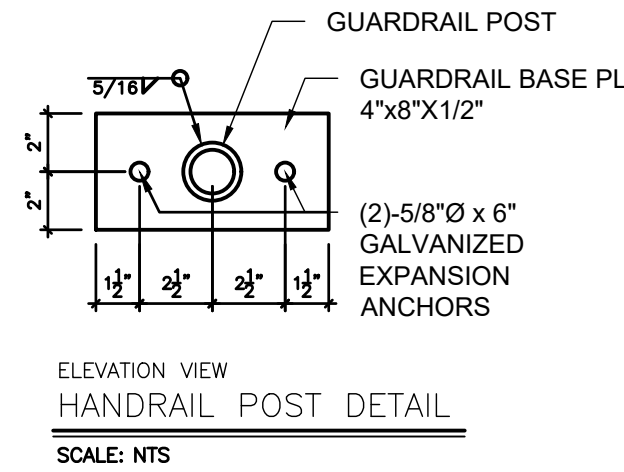
PLAN VIEW
POND OUTLET STRUCTURE PLAN
SCALE: 3/4" = 1'



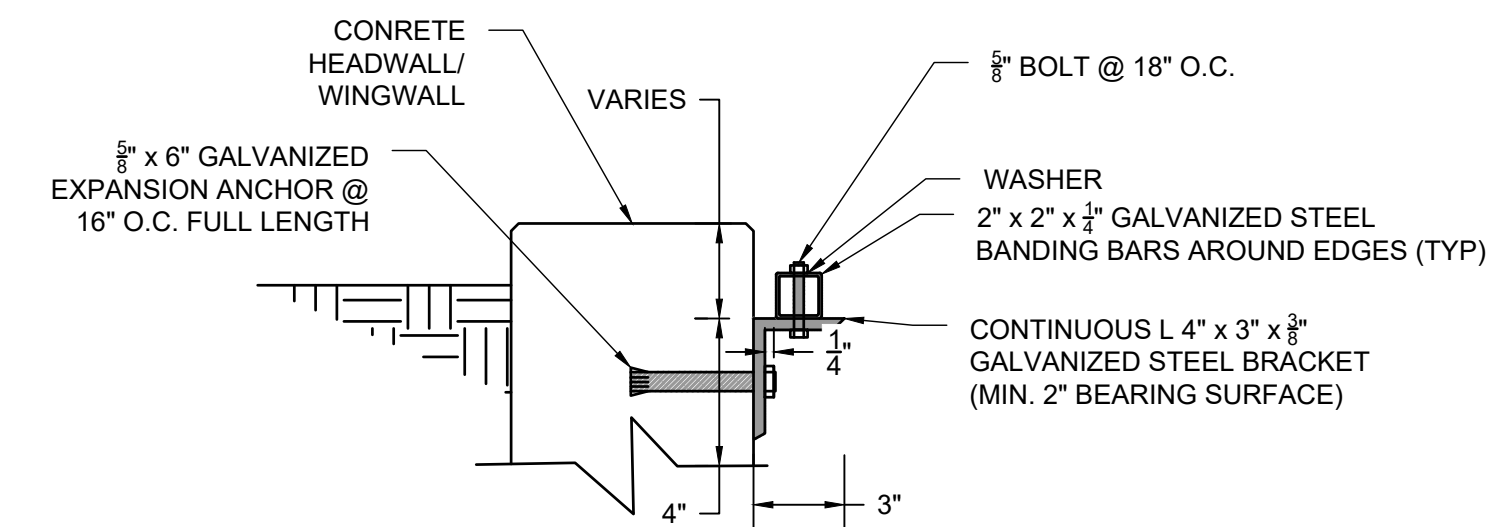
ELEVATION VIEW
POND OUTLET STRUCTURE PROFILE
SCALE: 3/4" = 1'



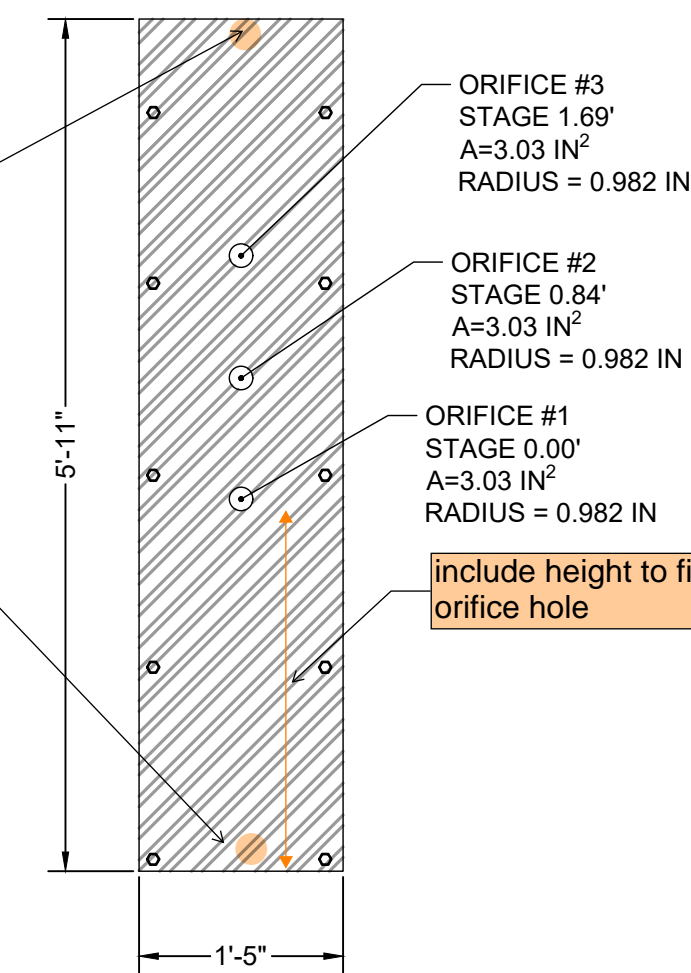
ELEVATION VIEW
PEDESTRIAN RAILING DETAIL
SCALE: 3/4" = 1'



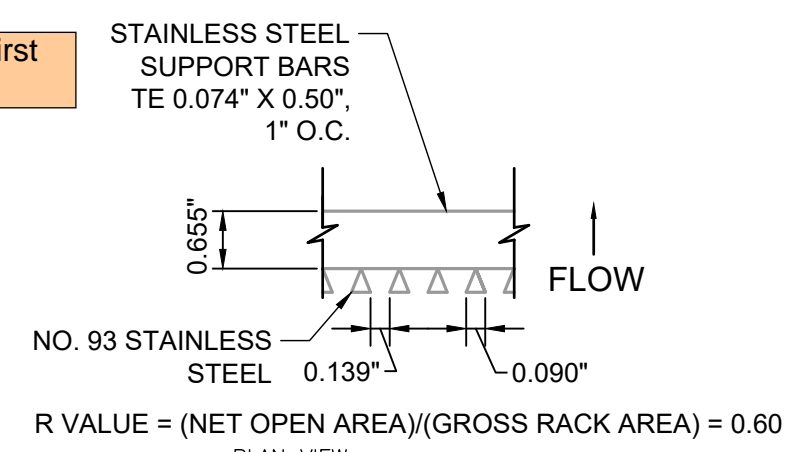
ELEVATION VIEW
HANDRAIL POST DETAIL
SCALE: NTS



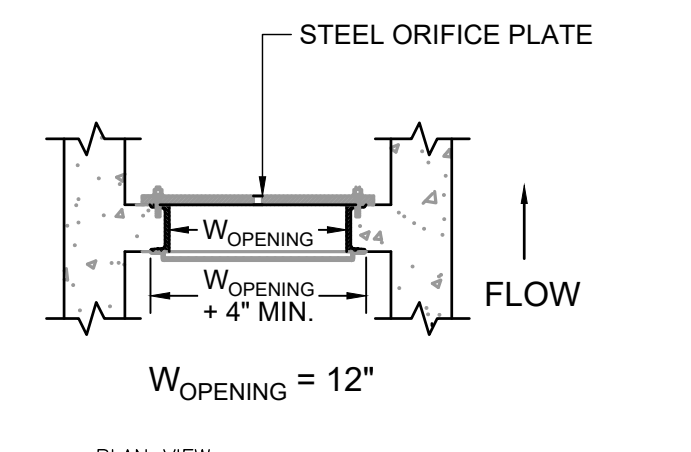
DETAIL VIEW
TRASH RACK CONNECTION TO WALLS
SCALE: NTS



ELEVATION VIEW
ORIFICE PLATE DETAIL
SCALE: 3/4" = 1'



PLAN VIEW
TRASH SCREEN DETAIL
SCALE: 3/4" = 1'



PLAN VIEW
TRASH SCREEN AND PLATE DETAIL
SCALE: 3/4" = 1'

ORIFICE PLATE NOTES:

1. PLATE TO BE 3/8" THICK GALVANIZED STEEL.
2. BOLT PLATE TO CONCRETE 16" O.C. MAX.
3. PROVIDE CONTINUOUS NEOPRENE GASKET MATERIAL BETWEEN THE ORIFICE PLATE AND CONCRETE

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

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

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

PCD FILE NO. CDR-22-015

DRAWN BY: AXB JOB DATE: 5/1/2023
APPROVED: CPM JOB NUMBER: 2302308
CAD DATE: 5/4/2023
CAD FILE: J:\2023\2302308\CAD\Drawings\ICDs\Outlet_Structure_Details

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

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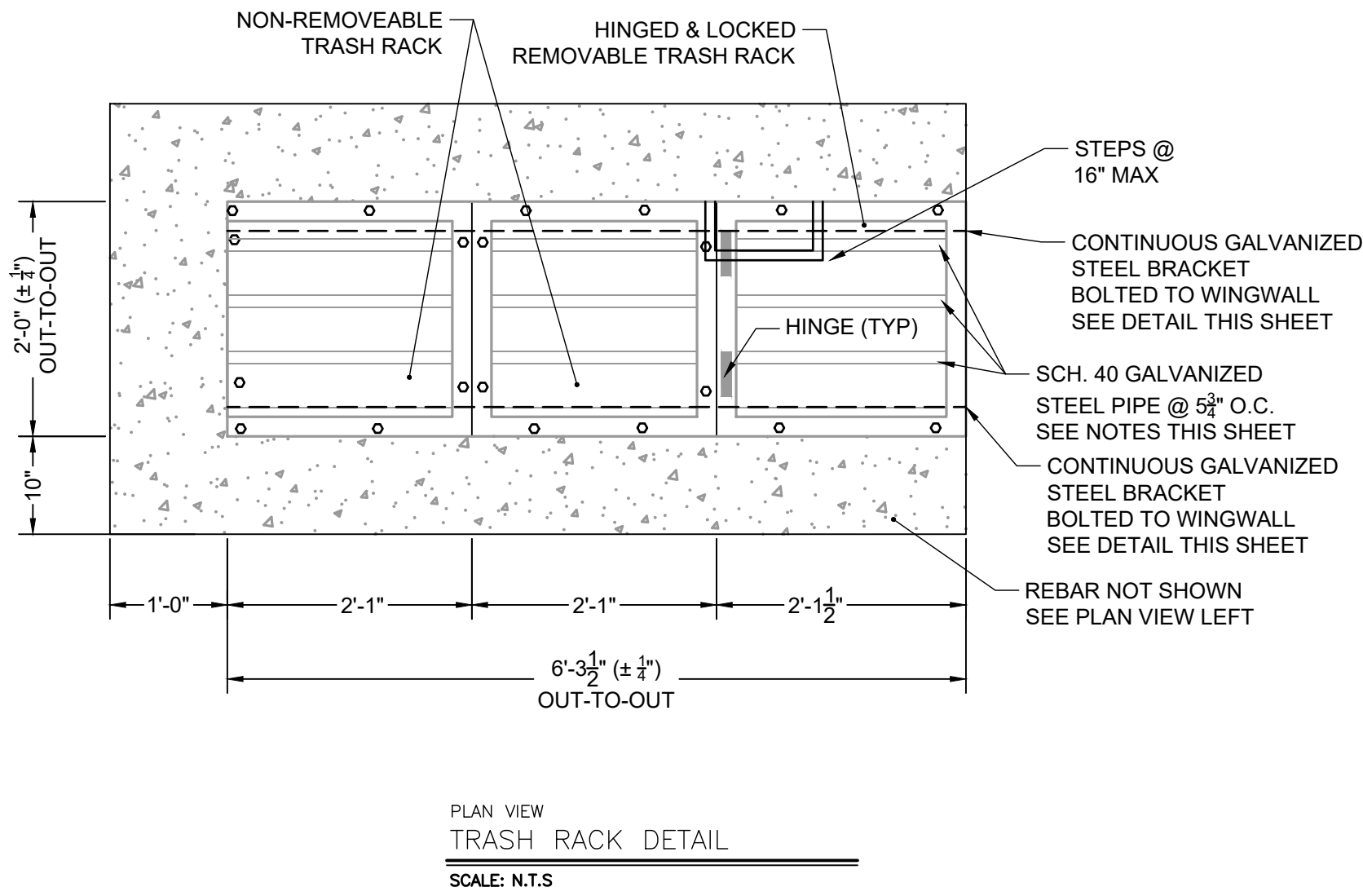
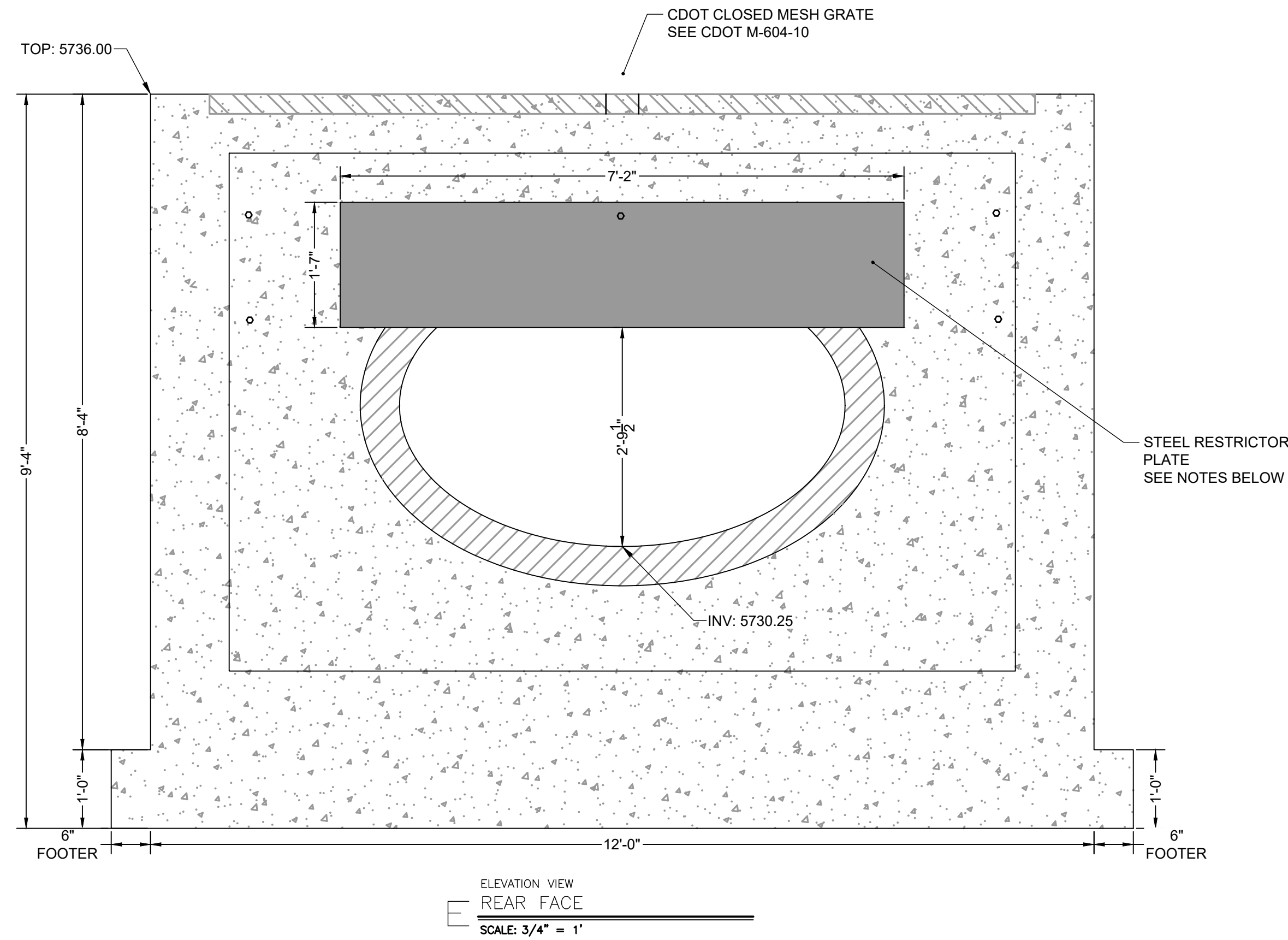
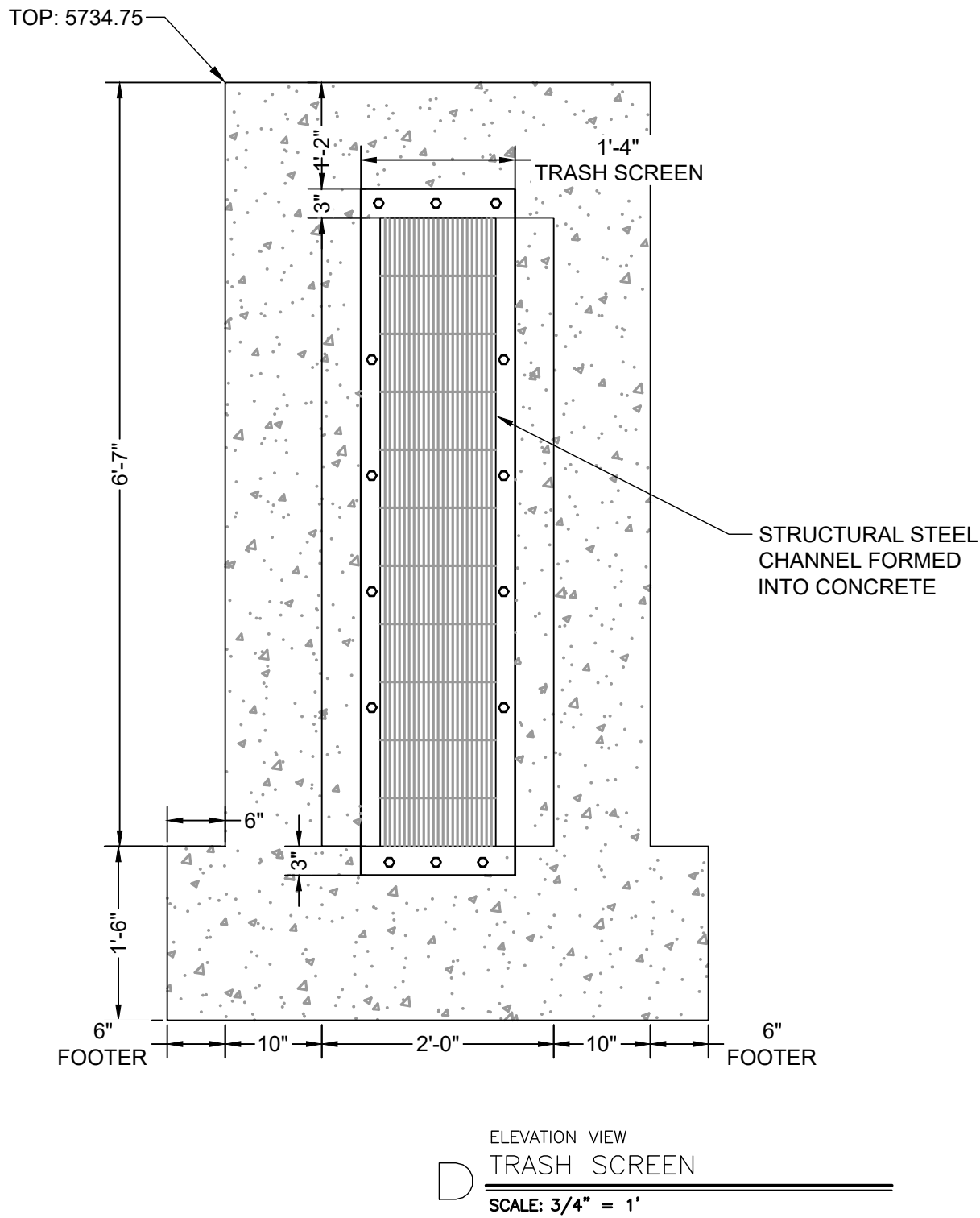
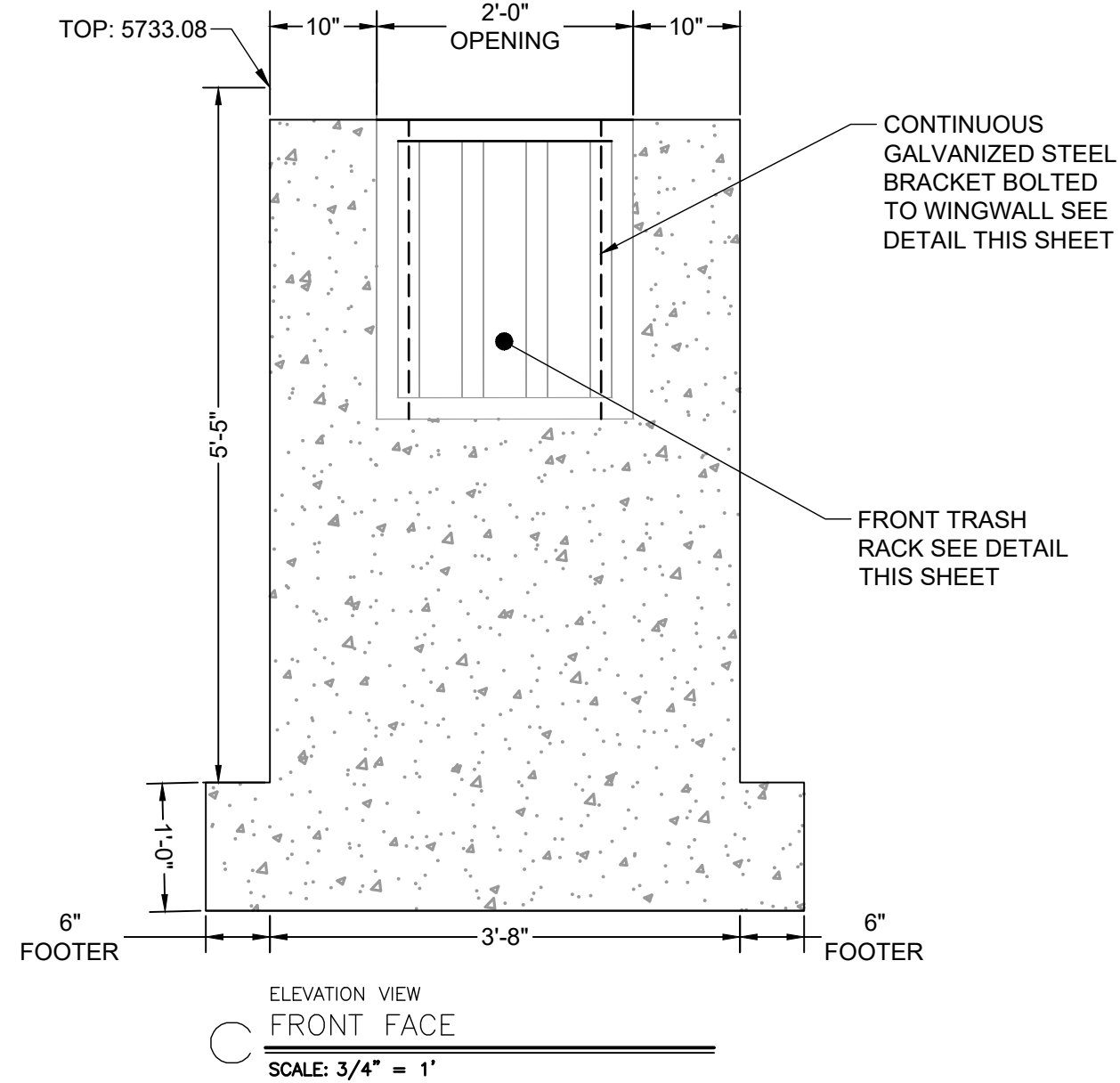


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EL PASO COUNTY, CO

CONSTRUCTION DOCUMENTS
OUTLET STRUCTURE DETAILS

SHEET
DT
66



TRASH SCREEN NOTES:

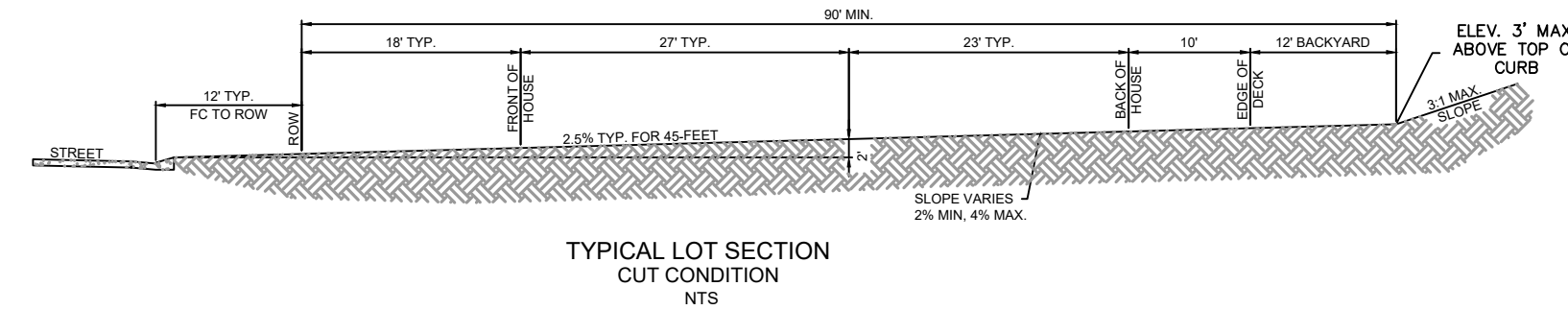
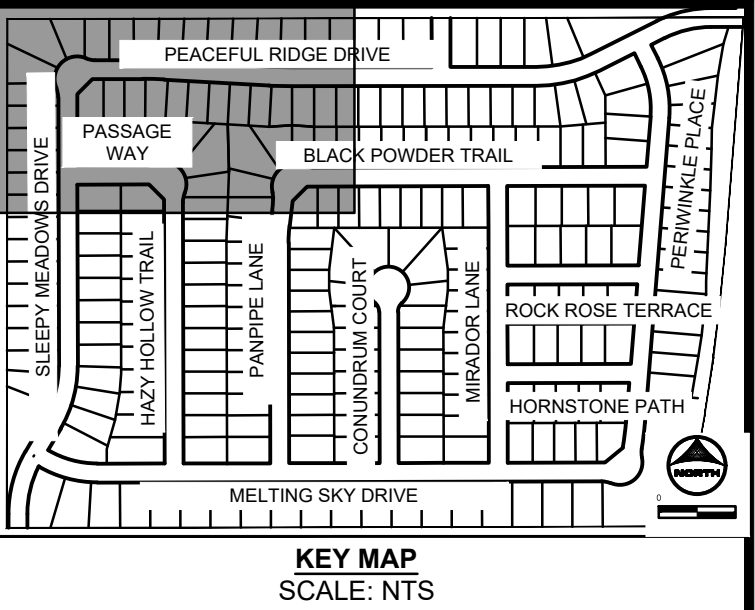
1. WELL-SCREEN TRASH RACKS SHALL BE STAINLESS STEEL AND SHALL BE ATTACHED BY INTERMITTENT WELDS ALONG THE EDGE OF THE MOUNTING FRAME.
2. BAR GATE TRASH RACKS SHALL BE ALUMINUM AND SHALL BE BOLTED USING STAINLESS STEEL HARDWARE.
3. TRASH RACK OPEN AREAS ARE FOR SPECIFIED TRASH RACK MATERIALS. TOTAL TRASH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

TRASH RACK NOTES:

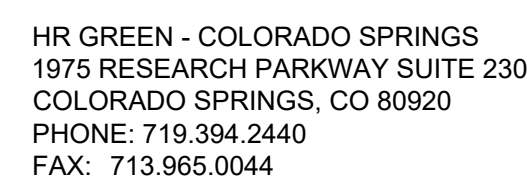
1. TRASH RACKS SHALL BE 1 1/2" SCH. 40 STEEL PIPE, GALVANIZED, @ 6" CENTERS. SUPPORT BARS SHALL BE 1/2" x 2" STEEL RECTANGULAR BARS, GALVANIZED @ 36". ALL TRASH RACKS SHALL BE MOUNTED USING STAINLESS STEEL HARDWARE.
2. REMOVABLE TRASH RACK SECTIONS SHALL BE MOUNTED USING STAINLESS STEEL HARDWARE AND PROVIDED WITH HINGED & LOCKABLE OR BOLTABLE ACCESS PANELS AS SHOWN ON THE PLANS.
3. STEEL TRASH RACKS SHALL BE HOT DIP GALVANIZED AND MAY BE HOT POWDER COATED AFTER GALVANIZING.
4. STRUCTURAL STEEL FOR GRATES, ORIFICE PLATES, AND BARS SHALL BE GALVANIZED AND SHALL BE IN ACCORDANCE WITH CDOT STANDARD SPECIFICATIONS, SUBSECTION 712.06.
5. CONTRACTOR SHALL SUBMIT SHOP DRAWINGS FOR ALL PLATES AND GRATING FOR ENGINEER'S APPROVAL PRIOR TO CONSTRUCTION.

RESTRICTOR PLATE NOTES:

1. 3/8" THICK RESTRICTOR PLATE, GALVANIZED STEEL.
2. BOLT PLATE TO CONCRETE @ 12" O.C. MAX
3. PROVIDE CONTINUOUS NEOPRENE GASKET MATERIAL BETWEEN PLATE AND CONCRETE

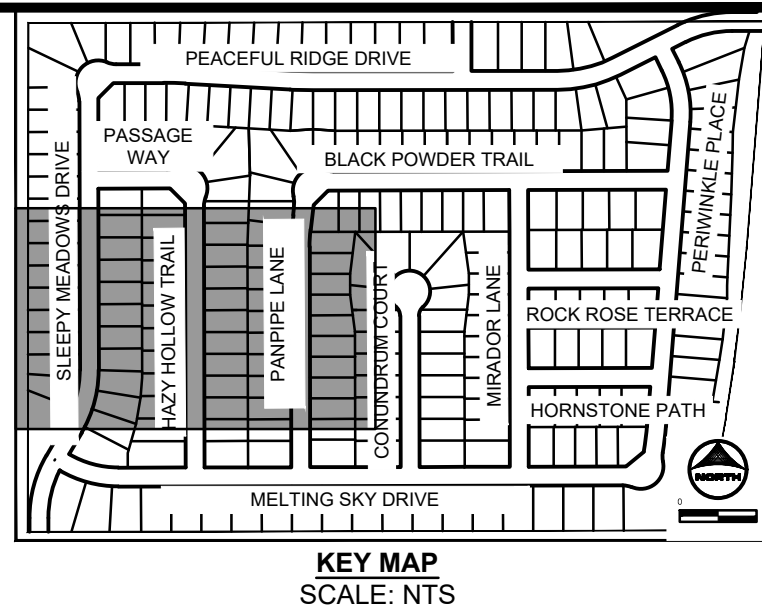
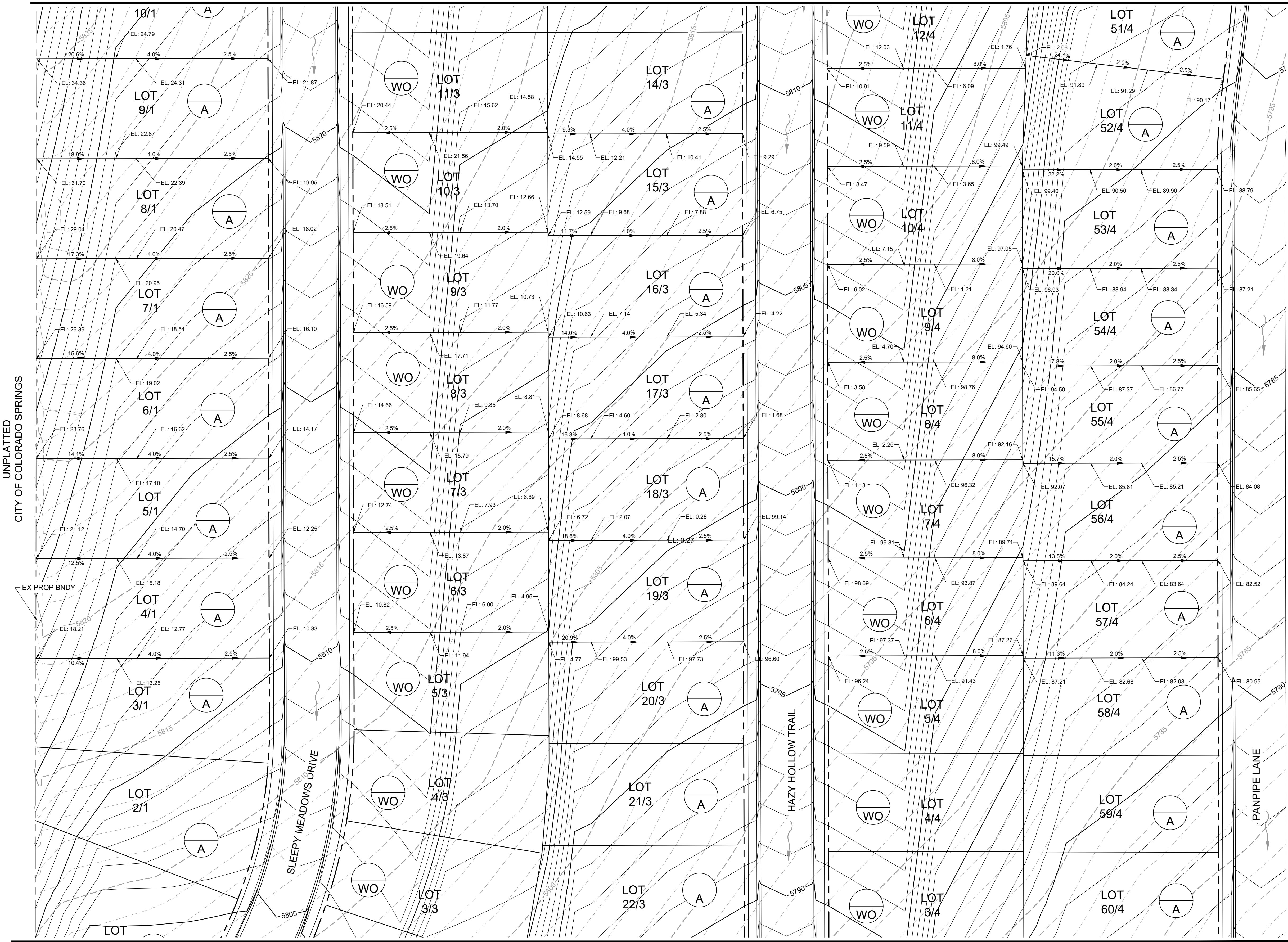


NO.	DATE	BY	REVISION DESCRIPTION

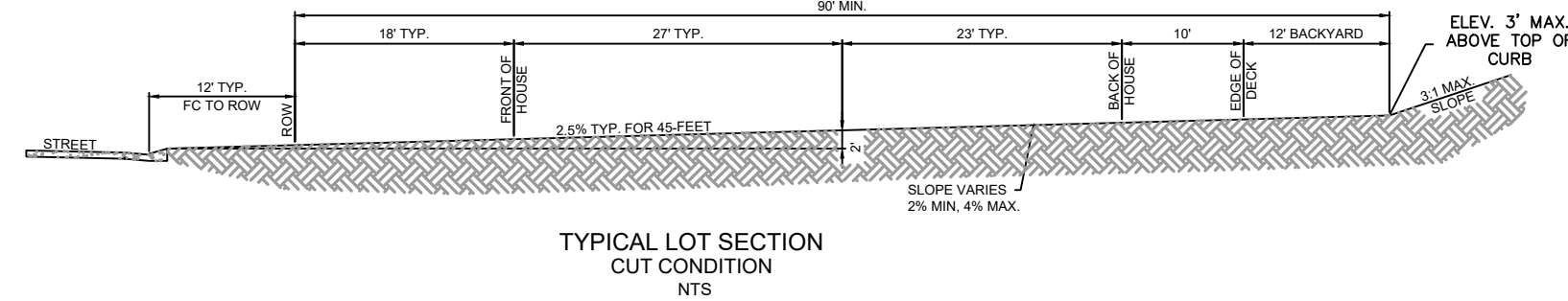
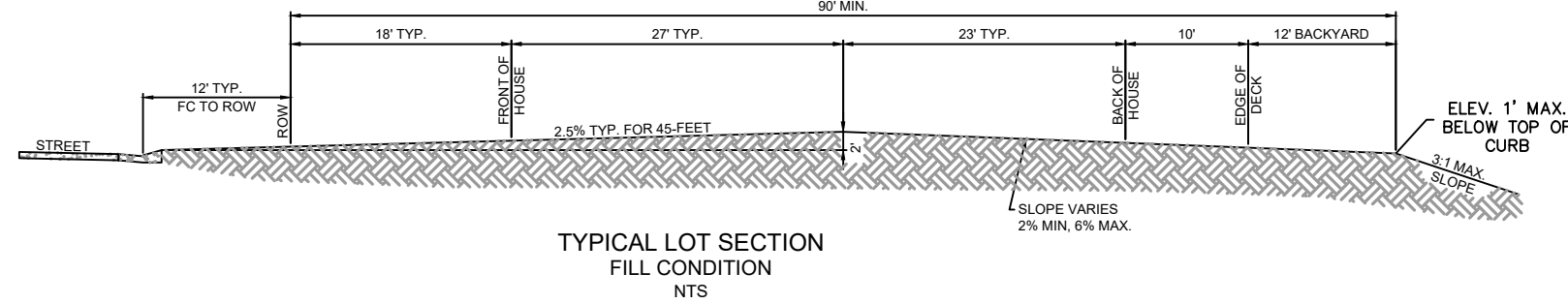
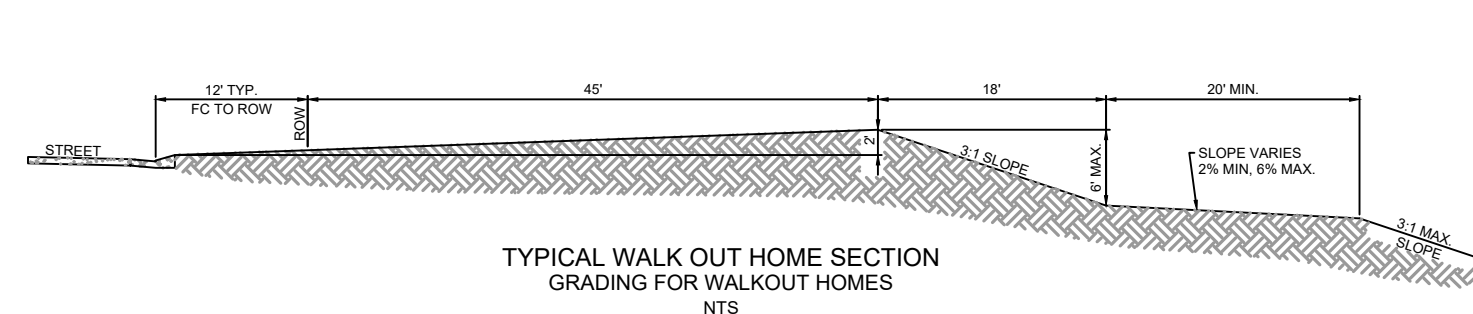
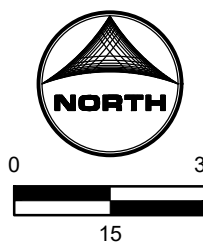


PEACEFUL RIDGE AT FOUNTAIN VALLEY OVERLOT GRADING PLAN

MATCHLINE
SEE SHEET 68



MATCHLINE
SEE SHEET 72



PCD FILE NO. CDR-22-015

DRAWN BY: NJQ JOB DATE: 5/4/2023
APPROVED: CM JOB NUMBER: 2302308
CAD DATE: 5/4/2023
CAD FILE: J:\2023\2302308\CAD\DWG\IC\CDs\Grading Plan

BAR IS ONE INCH ON
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COLORADO SPRINGS, CO 80920
PHONE: 719.384.2440
FAX: 713.965.0044

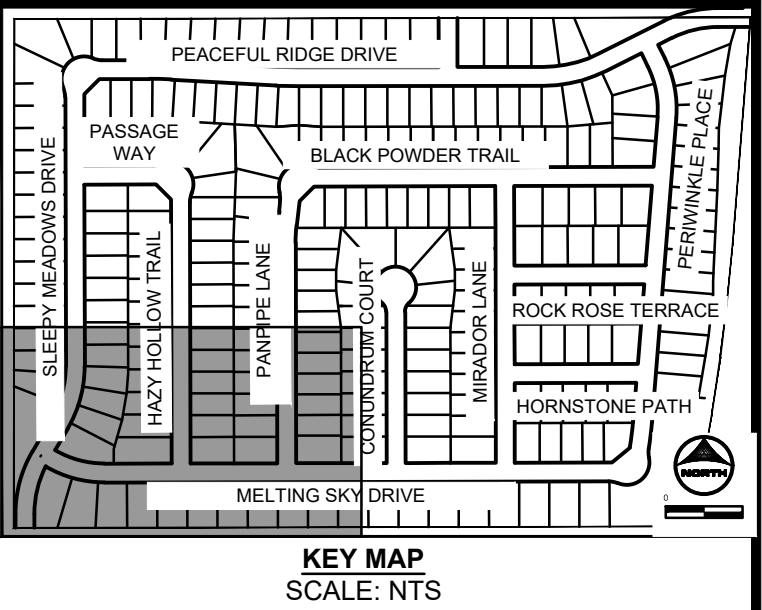
PEACEFUL RIDGE AT FOUNTAIN VALLEY
PEACEFUL RIDGE DEVELOPMENT COMPANY
EL PASO COUNTY, CO

PEACEFUL RIDGE AT FOUNTAIN VALLEY
OVERLOT GRADING PLAN

SHEET
GP

69

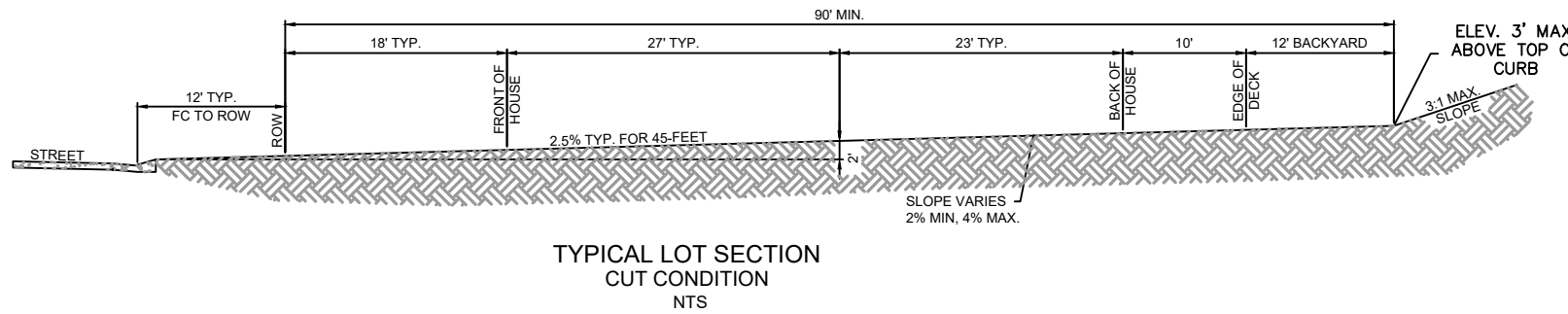
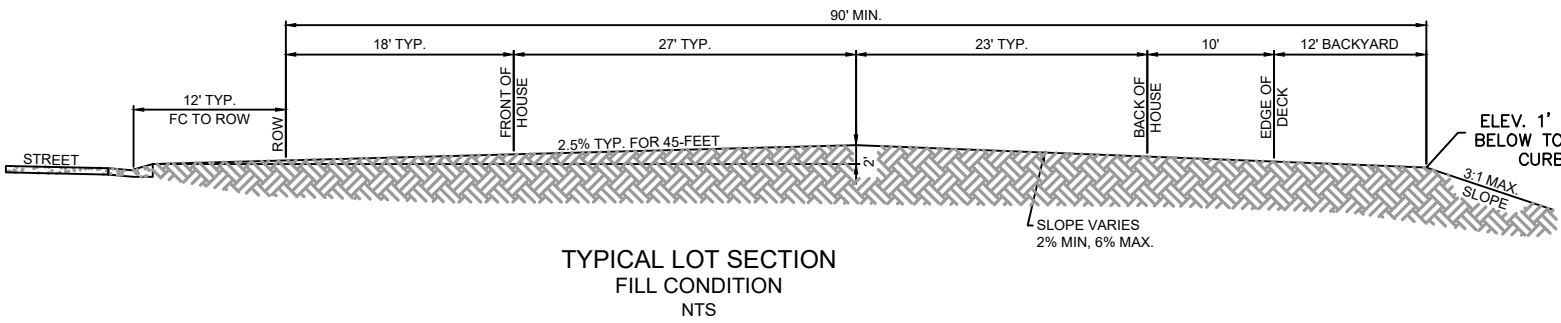
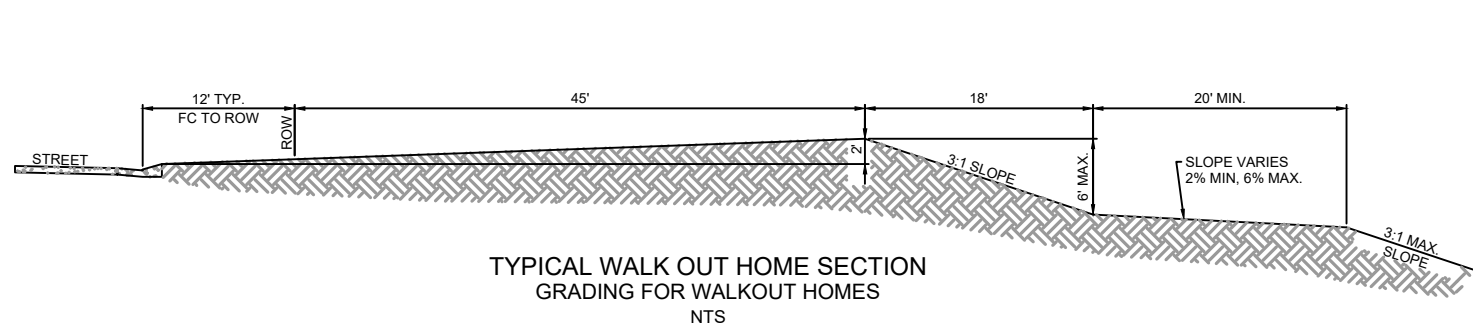
MATCHLINE
SEE SHEET 69



MATCHLINE
SEE SHEET 73



0 15 30
15



COTTONWOOD MEADOWS FILING NO. 3
EL PASO COUNTY

DRAWN BY: NQJ JOB DATE: 5/4/2023
APPROVED: CM JOB NUMBER: 2302308
CAD DATE: 5/4/2023
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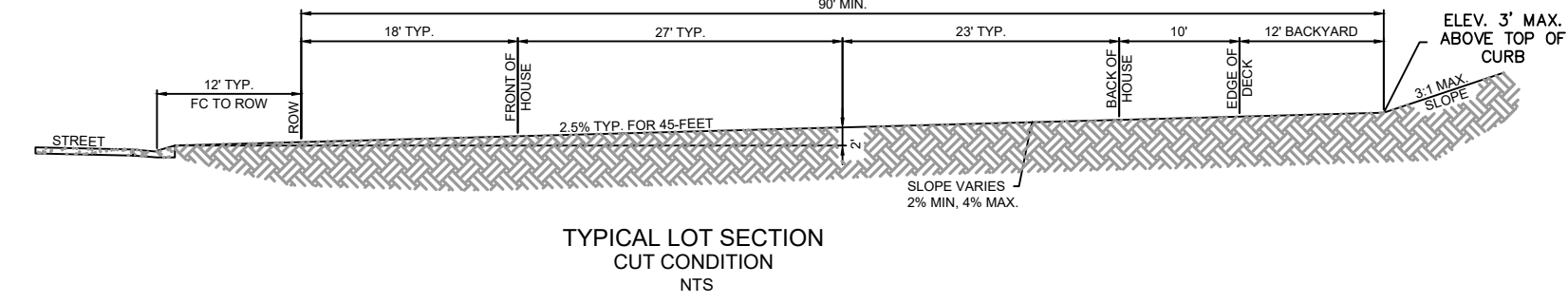
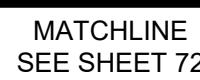
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HR GREEN - COLORADO SPRINGS
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PEACEFUL RIDGE DEVELOPMENT COMPANY
EL PASO COUNTY, CO

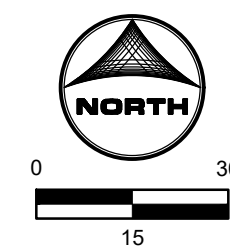
PEACEFUL RIDGE AT FOUNTAIN VALLEY
OVERLOT GRADING PLAN


SHEET
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70

PCD FILE NO. CDR-22-015

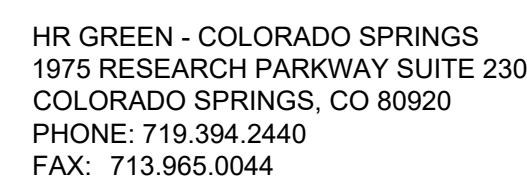


MATCHLINE
SEE SHEET 74



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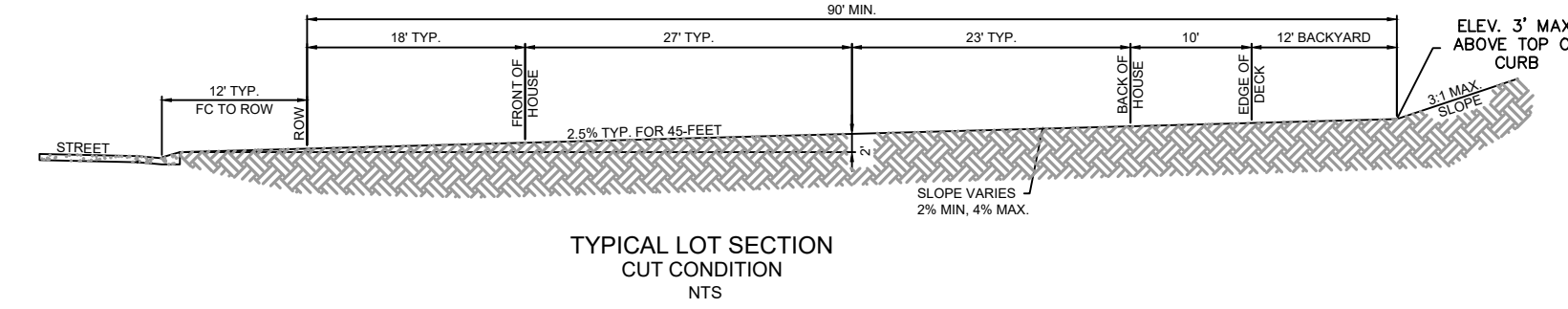
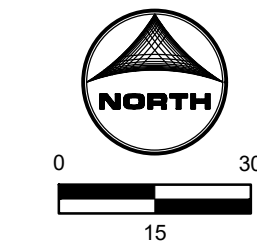
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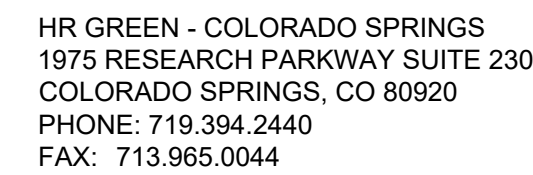
PEACEFUL RIDGE AT FOUNTAIN VALLEY
OVERLOT GRADING PLAN

71

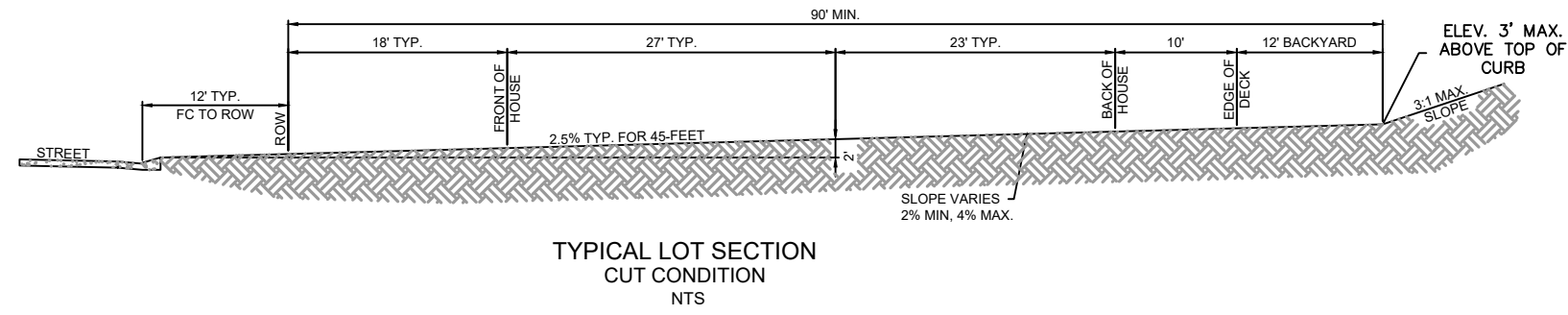
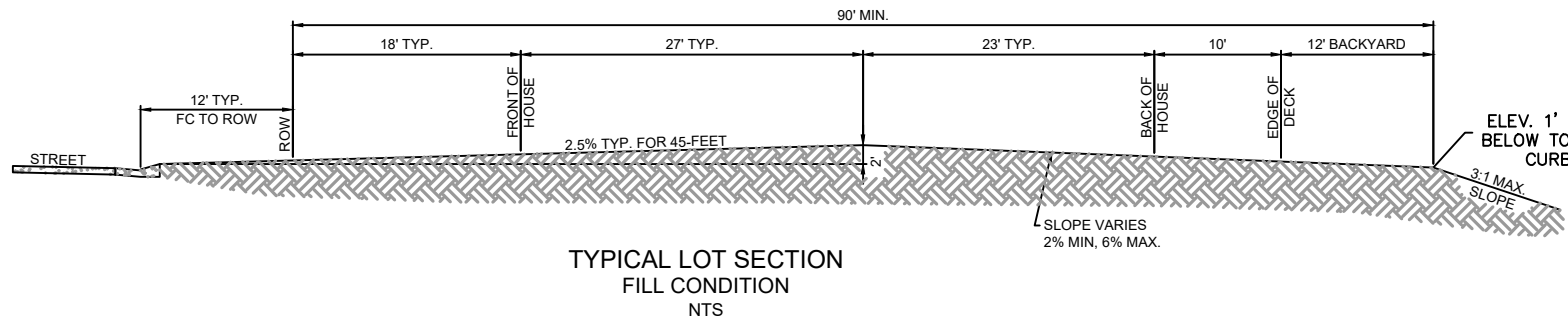
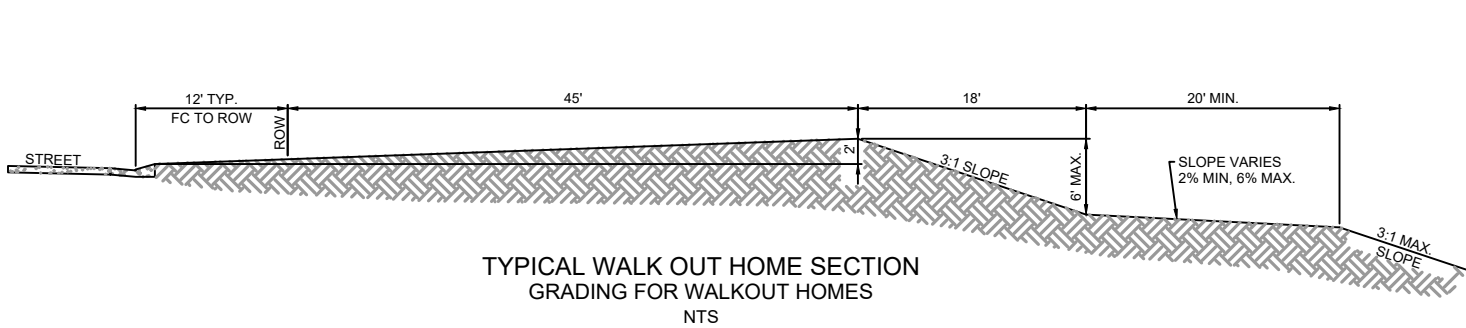
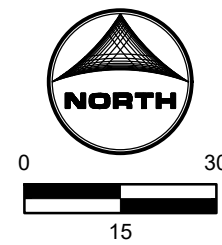
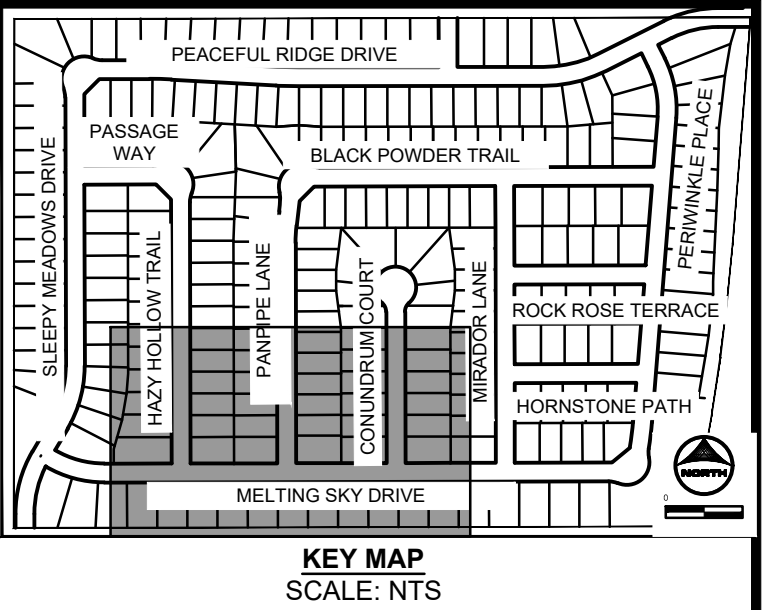
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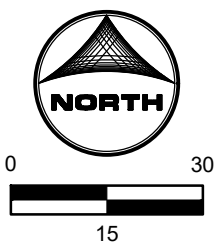
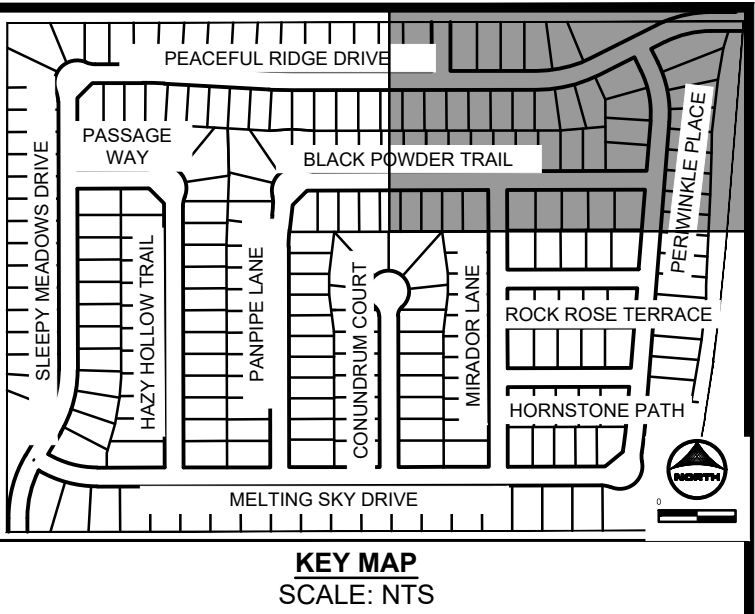
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GP 72



NO.	DATE	BY	REVISION DESCRIPTION

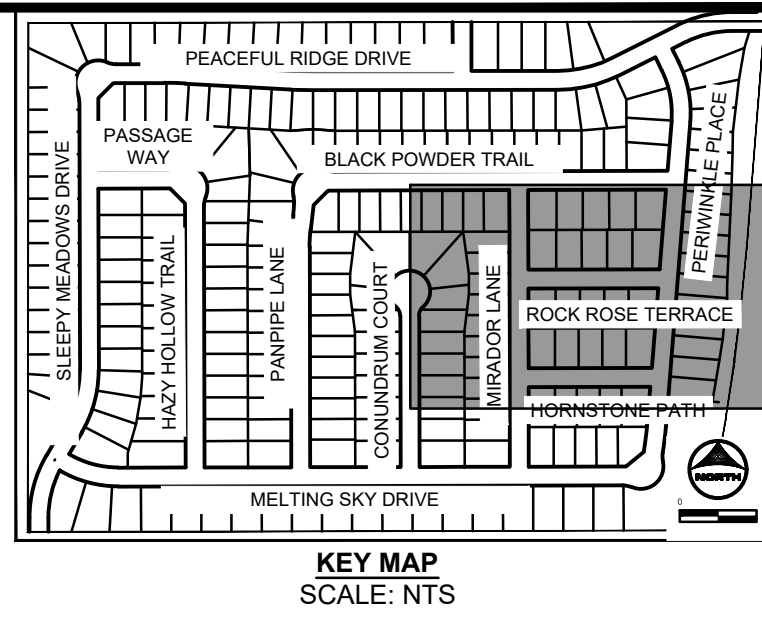
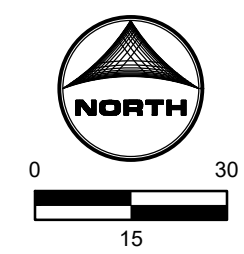
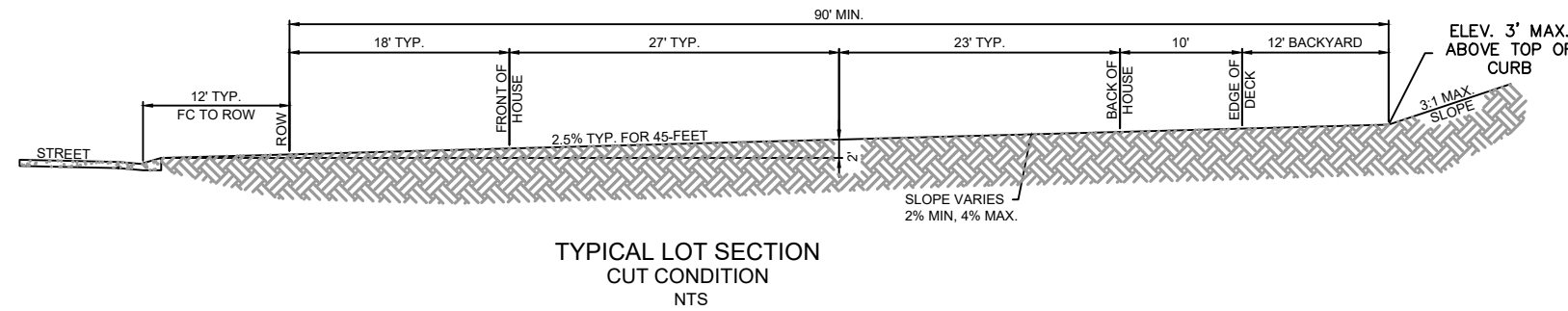
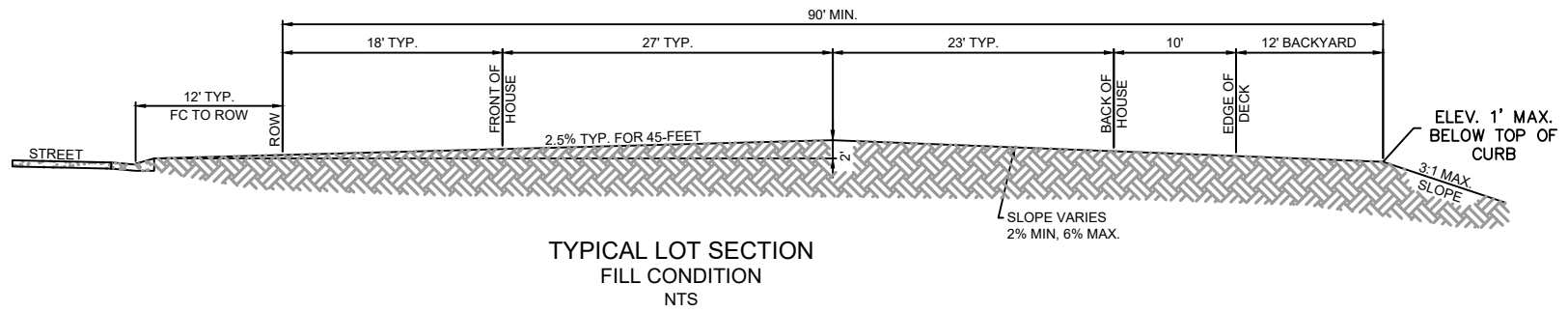
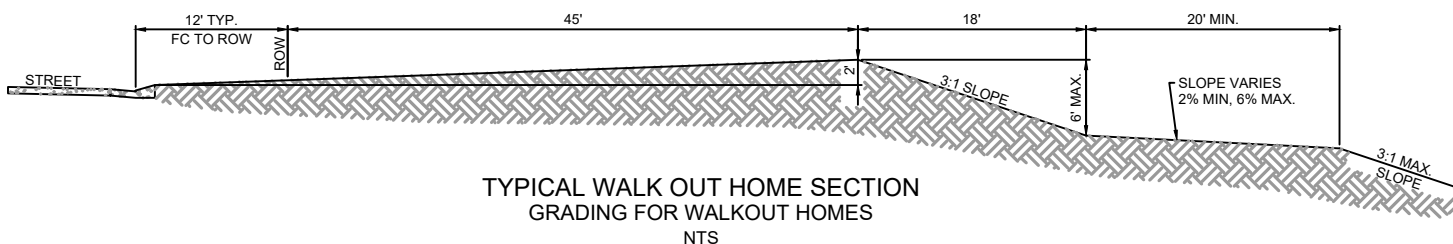


SHEET
GP 74

MATCHLINE
SEE SHEET 74



MATCHLINE
SEE SHEET 76



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DRAWN BY: NQJ JOB DATE: 5/4/2023
APPROVED: CM JOB NUMBER: 2302308
CAD DATE: 5/4/2023
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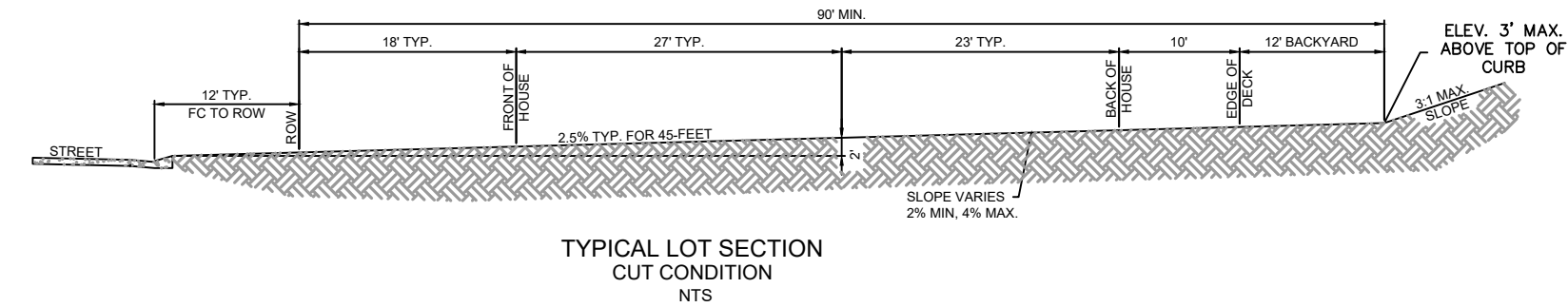
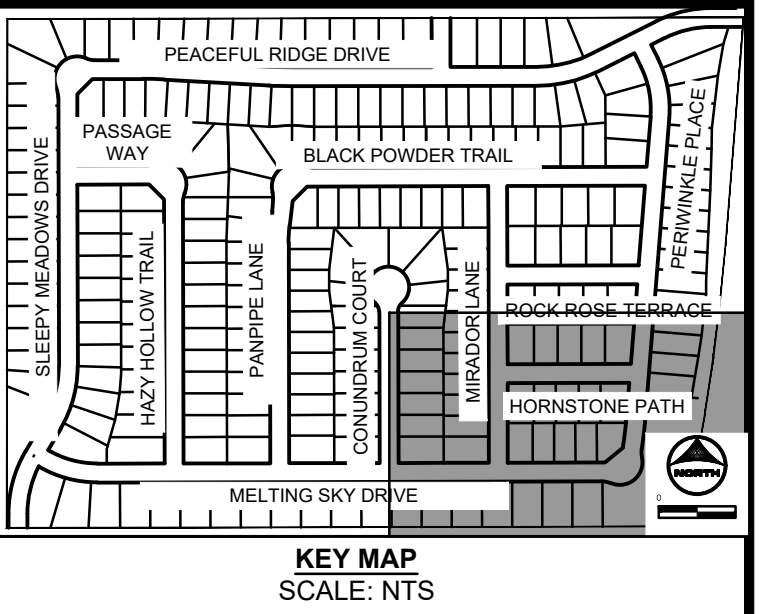
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PHONE: 719.384.2440
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PEACEFUL RIDGE DEVELOPMENT COMPANY
EL PASO COUNTY, CO

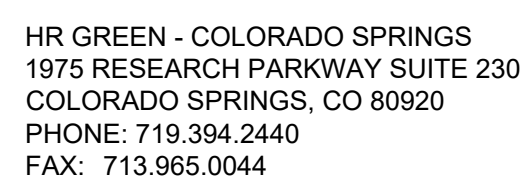
PEACEFUL RIDGE AT FOUNTAIN VALLEY
OVERLOT GRADING PLAN

SHEET
GP
75

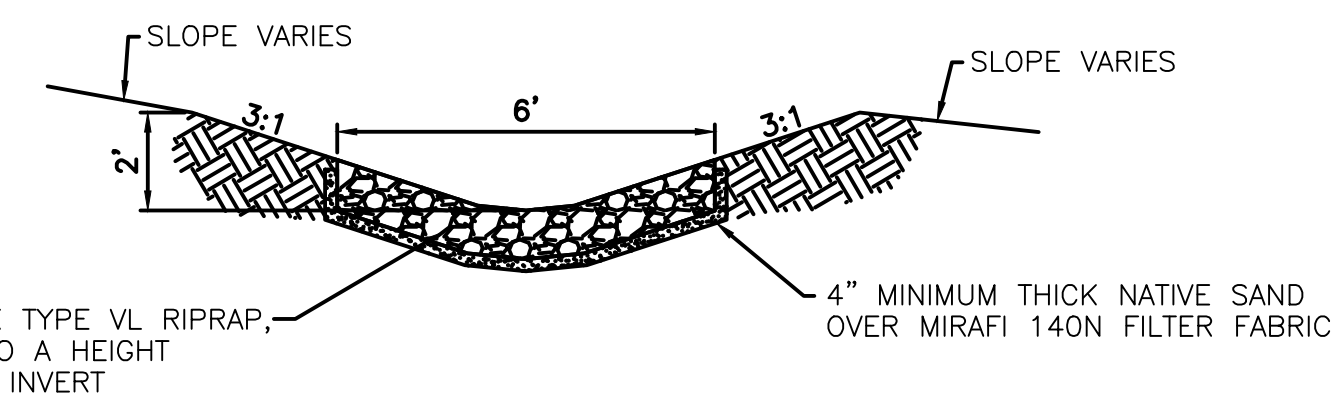
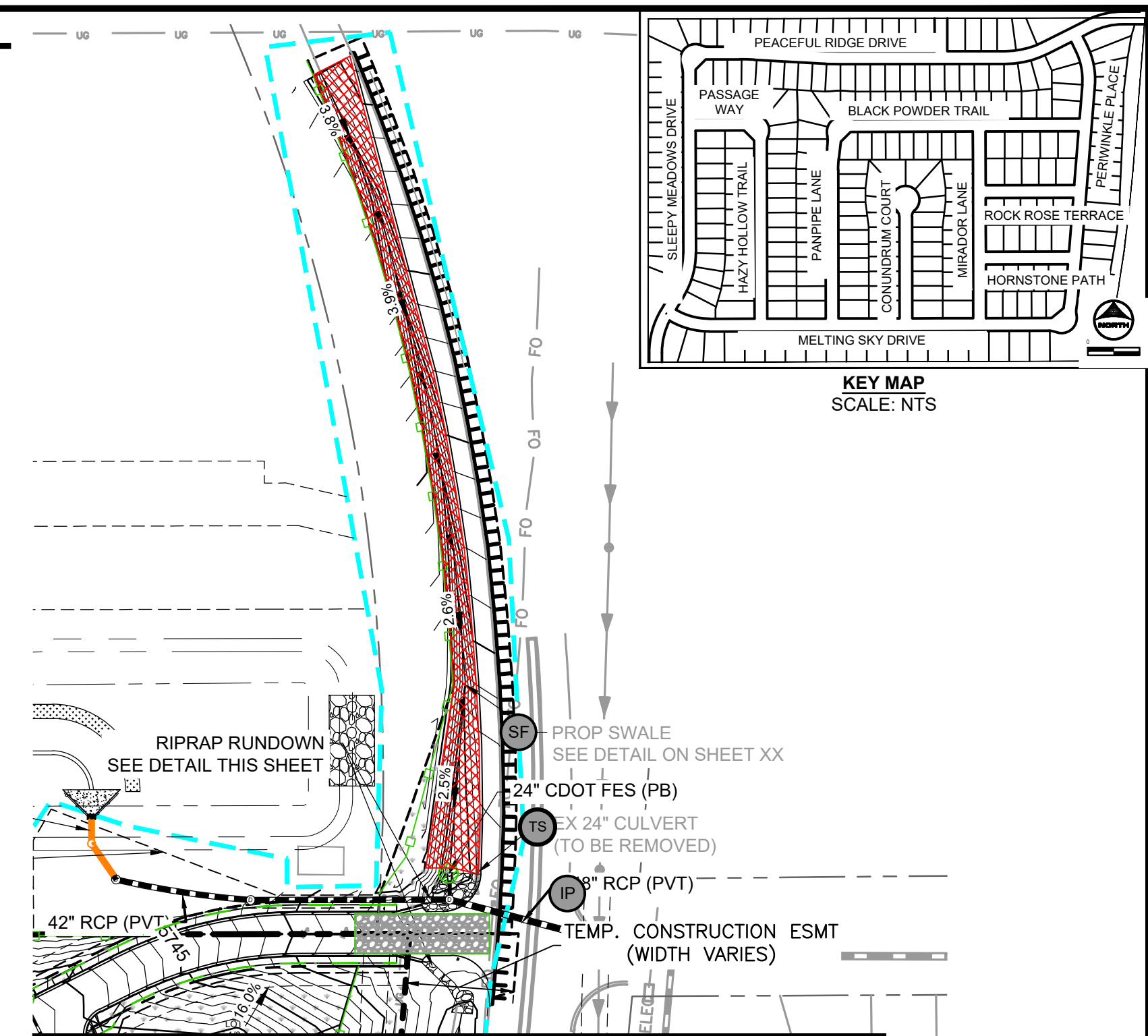
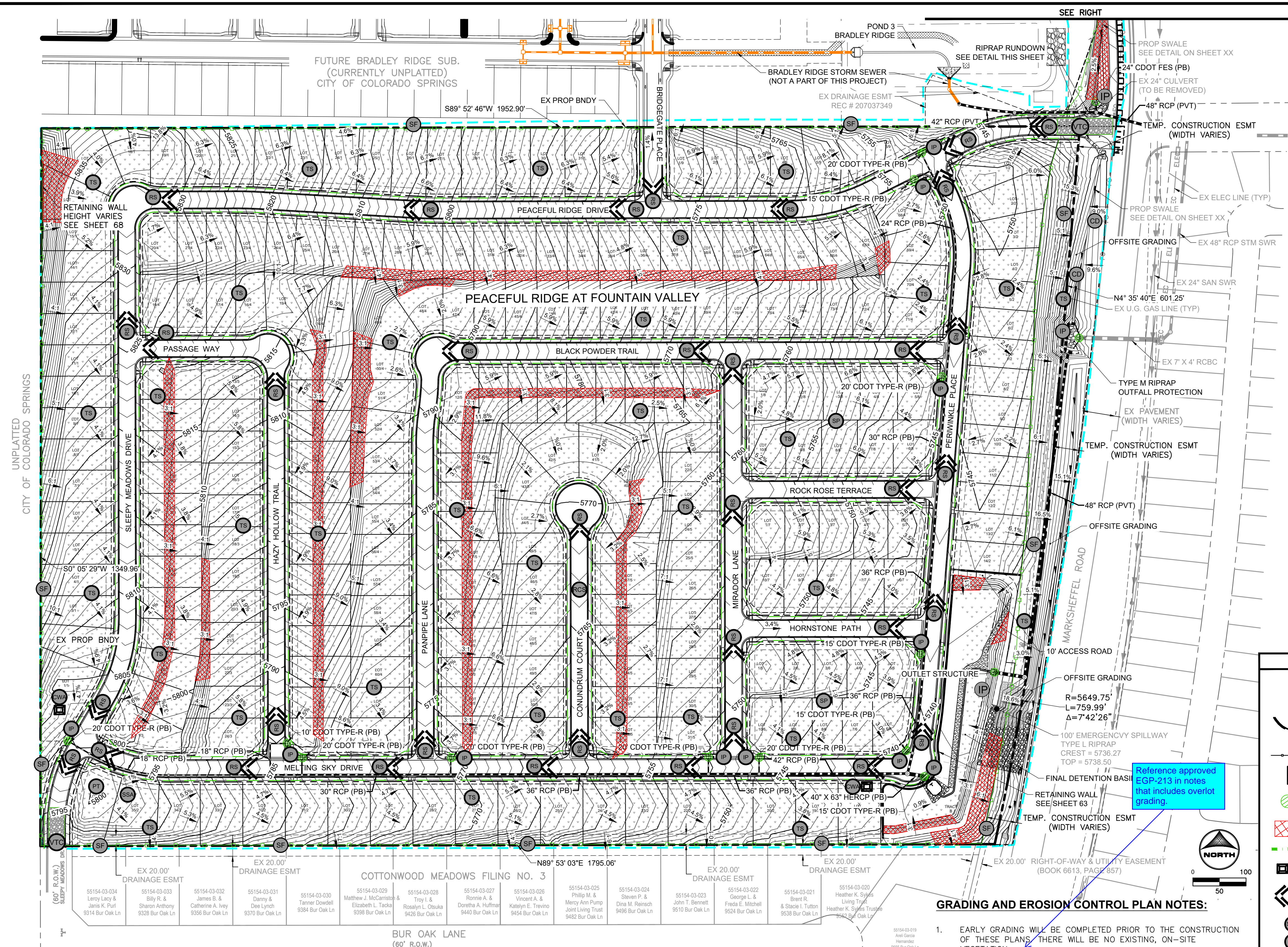
PCD FILE NO. CDR-22-015



NO.	DATE	BY	REVISION DESCRIPTION



PEACEFUL RIDGE AT FOUNTAIN VALLEY OVERLOT GRADING PLAN



RIPRAP RUNDOWN DETAIL
SCALE: NTS

LEGEND

Ex. Flow Direction Arrow And Slope

New Flow Direction Arrow And Slope

	Stockpile with Double Silt Fence Perimeter
	Silt Fence Or Approved Alt.
	Vehicle Tracking Control
	Inlet Protection
	Erosion Control Blanket
	Sediment Control Log
	Concrete Washout Area
	Rock Sock(s) (count)
	Stabilized Staging Area
	Portable Toilet
	Stock Pile Management
	Temporary Seeding And Mulching
	Rock Check Dam
	Limits Of Soil Disturbance/ Limits Of Construction

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 BOARD OF SUPERVISORS. SAID DETAILED PLANS AND SPECIFICATIONS COVER 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 REQUIREMENTS OF THE BOARD OF SUPERVISORS. THE 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 OF MY PART IN PREPARATION OF THESE DETAILED PLANS AND SPECIFICATIONS.

COLLEEN MONAHAN, CO P.E. NO. 0056067	DATE
--------------------------------------	------

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

OWNER/DEVELOPER'S STATEMENT

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.

J. RYAN WATSON

J. RYAN WATSON
PEACEFUL RIDGE DEVELOPMENT COMPANY

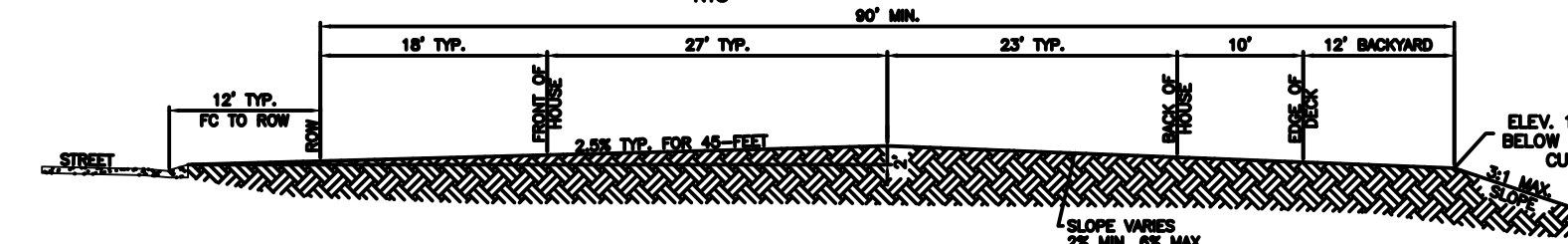
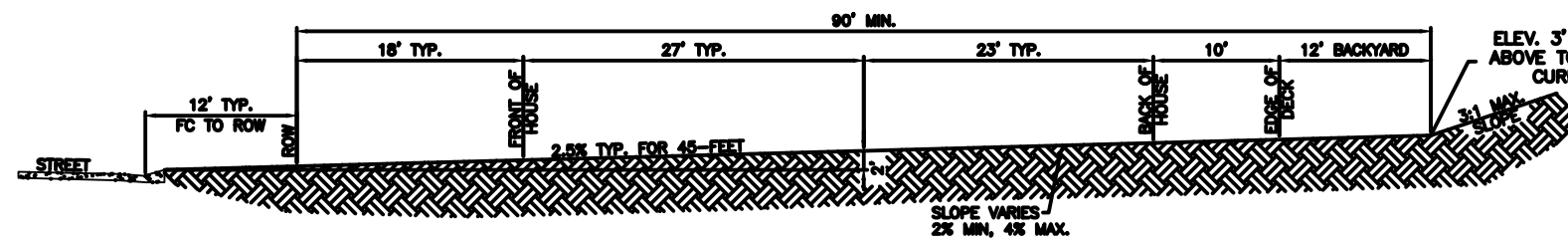
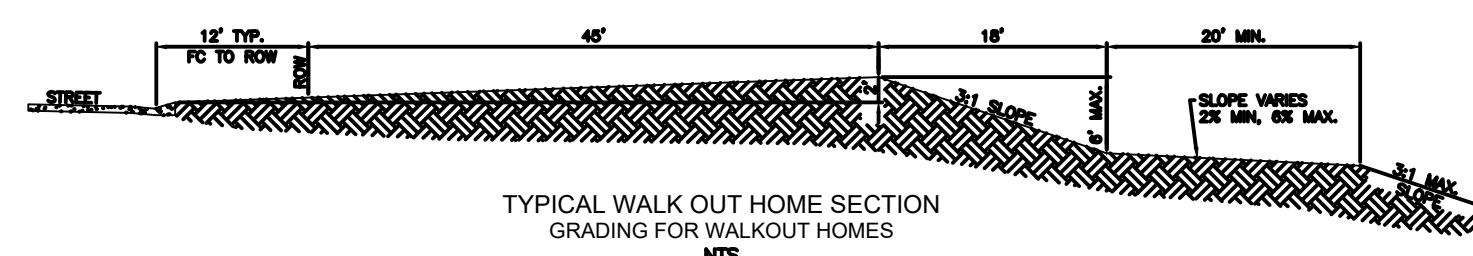
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EROSION CONTROL INSPECTION AND MAINTENANCE

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, and 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.



GRADING AND EROSION CONTROL PLAN NOTES:

1. EARLY GRADING ~~WILL~~ BE COMPLETED PRIOR TO THE CONSTRUCTION OF THESE PLANTS. THERE WILL BE NO EXISTING, ON-SITE VEGETATION.
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 CONTOURS 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 FLOODPLAIN ON PROJECT SITE.
8. SEEDING MIX NOTES & BMP PHASING NOTES CAN BE SEEN ON SHEET 78.

NO.	DATE	BY	REVISION DESCRIPTION

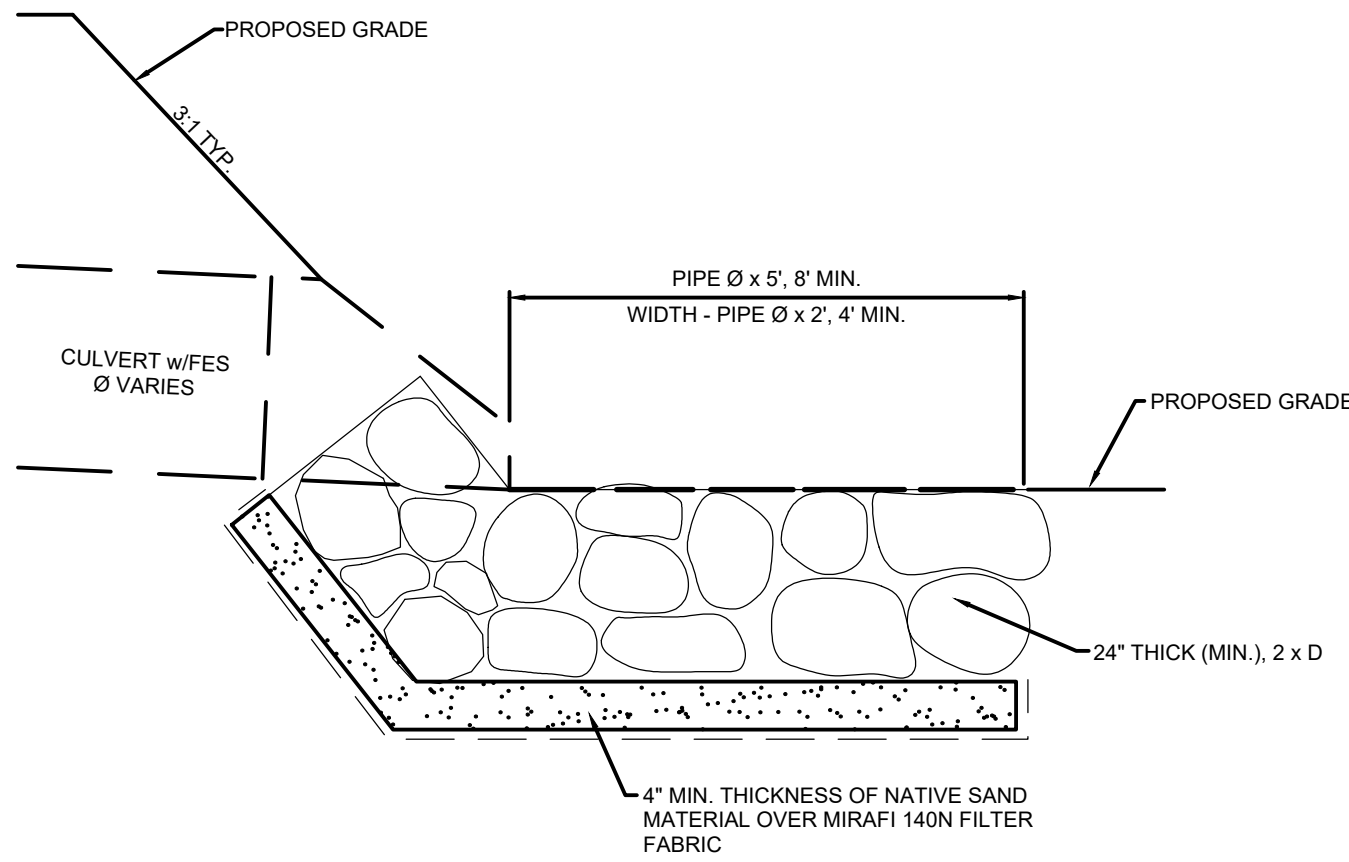


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PEACEFUL RIDGE AT FOUNTAIN VALLEY
PEACEFUL RIDGE DEVELOPMENT COMPANY
EL PASO COUNTY, CO

CONSTRUCTION DOCUMENTS
INTERIM FINAL GEC PLAN

SHEET GEC	77
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TYPICAL CULVERT OUTLET PROTECTION
NO SCALE

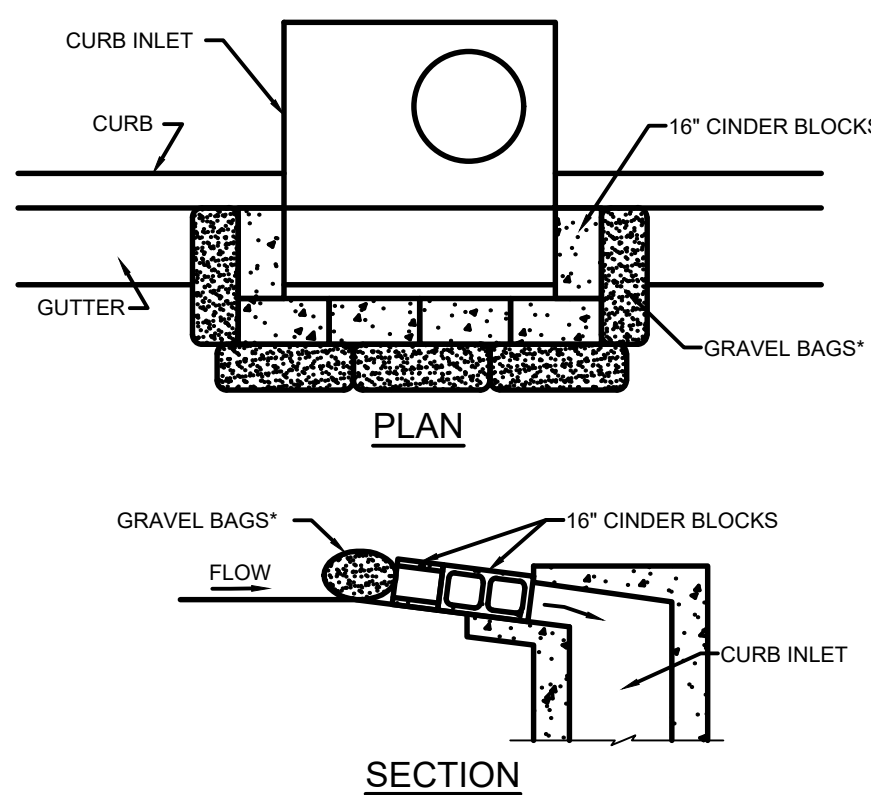
INSTALLATION REQUIREMENTS

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

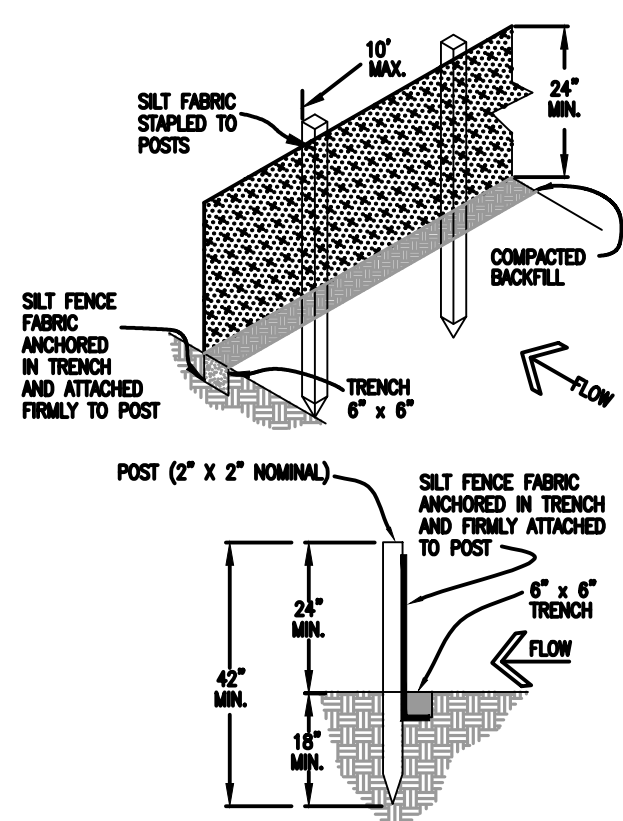
MAINTENANCE REQUIREMENTS

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

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



BLOCK AND GRAVEL BAG INLET PROTECTION
NTS



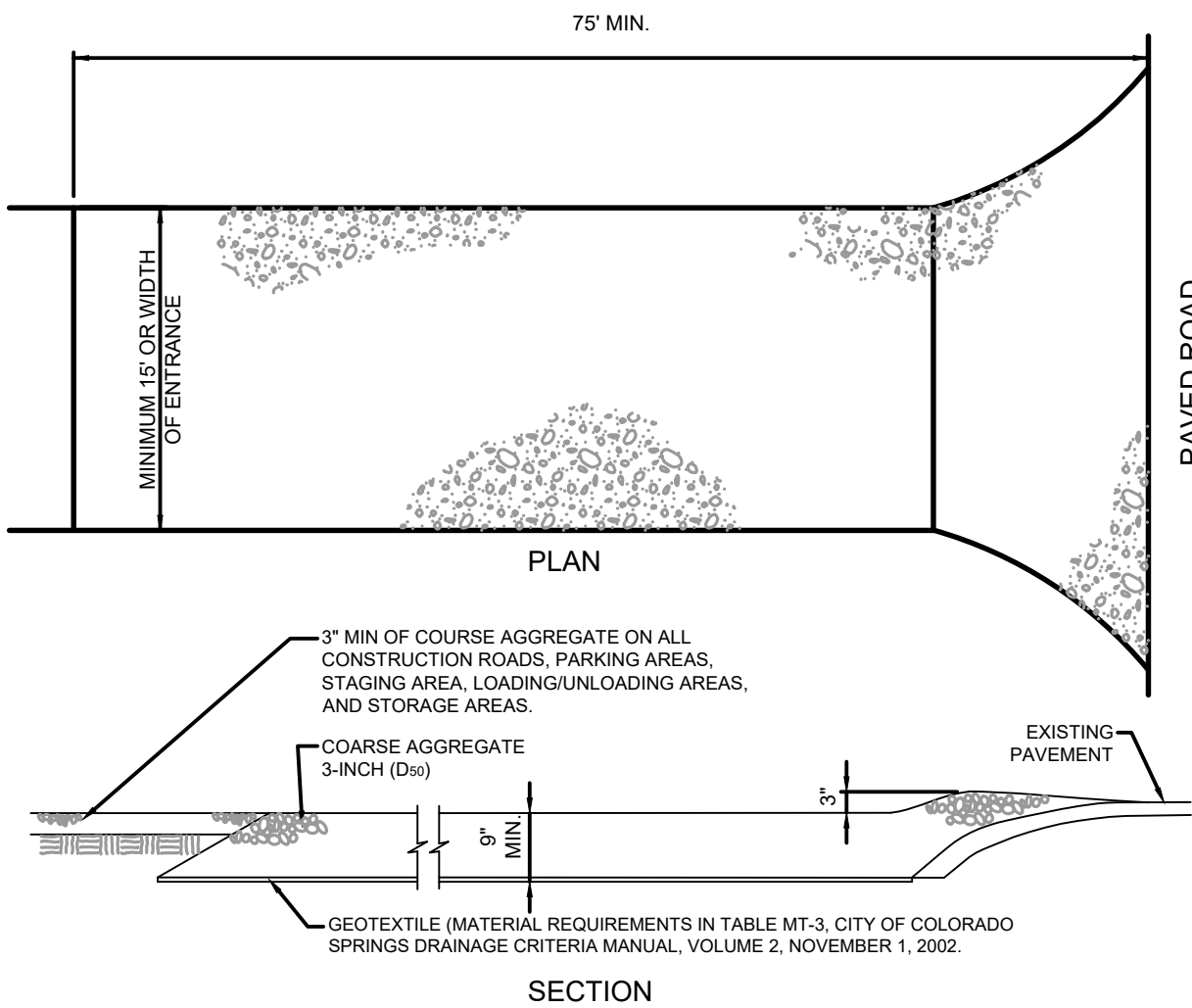
INSTALLATION REQUIREMENTS

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

MAINTENANCE REQUIREMENTS

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

SILT FENCE DETAIL
NTS



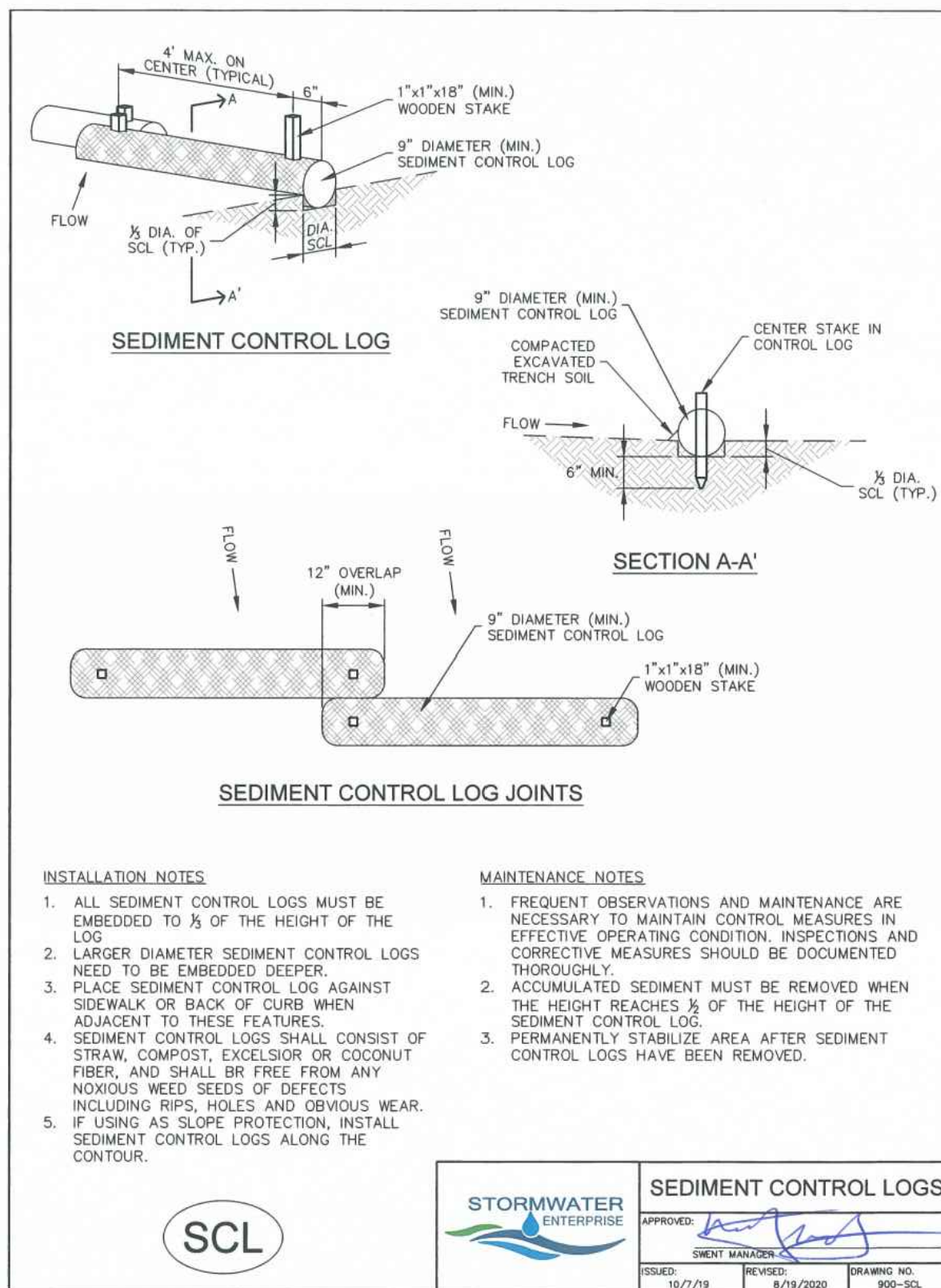
INSTALLATION REQUIREMENTS

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

MAINTENANCE REQUIREMENTS

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

VEHICLE TRACKING CONTROL

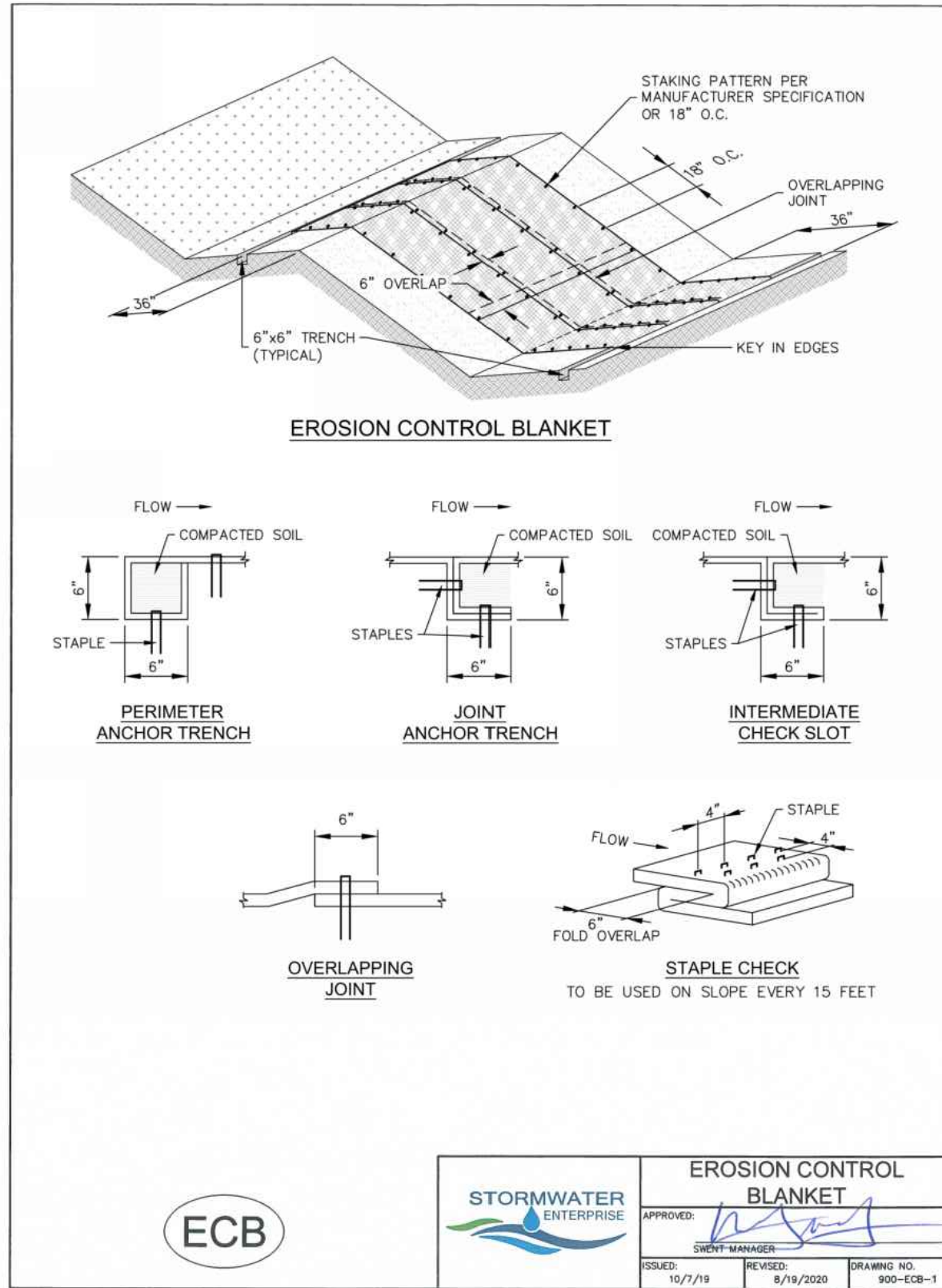


INSTALLATION NOTES

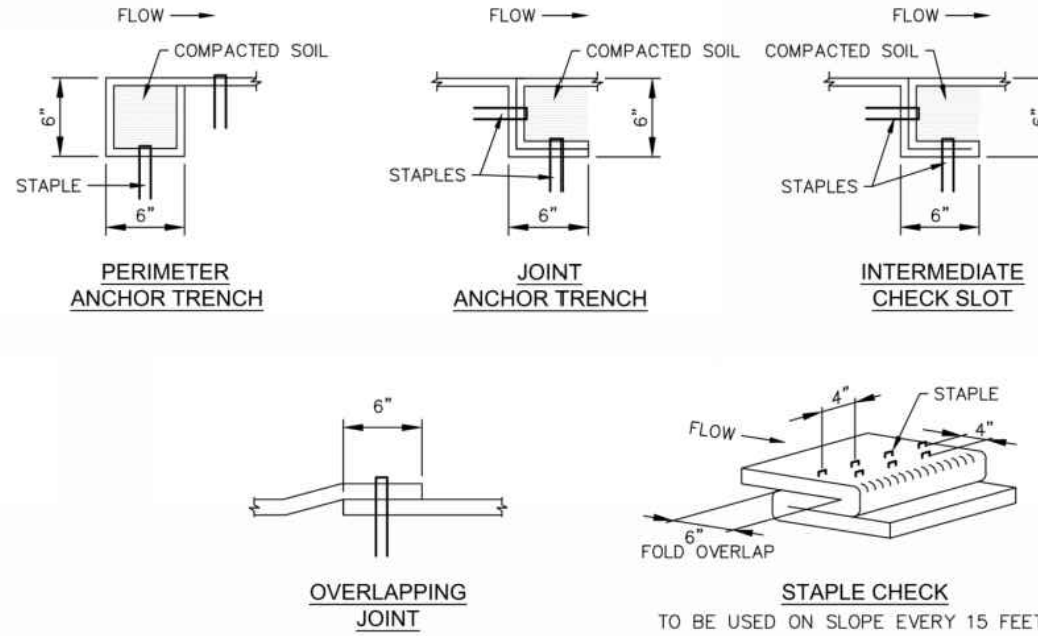
1. ALL SEDIMENT CONTROL LOGS MUST BE EMBEDDED TO 1/2 OF THE HEIGHT OF THE LOG.
2. LARGER DIAMETER SEDIMENT CONTROL LOGS NEED TO BE EMBEDDED DEEPER.
3. PLACE SEDIMENT CONTROL LOG AGAINST SIDEWALK OR BACK OF CURB WHEN ADJACENT TO THESE FEATURES.
4. SEDIMENT CONTROL LOGS SHALL CONSIST OF STRAW, COMPOST,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



EROSION CONTROL BLANKET



INSTALLATION NOTES

1. 100% NATURAL AND BIODEGRADABLE MATERIALS ARE REQUIRED FOR EROSION CONTROL BLANKETS. TRM PRODUCTS MAY BE USED WHERE APPROPRIATE AS DESIGNATED BY THE ENGINEER.
2. IN AREAS WHERE EROSION CONTROL BLANKETS ARE SHOWN ON THE PLANS, THE PERMITTEE SHALL PLACE TOPSOIL AND PERFORM FINAL GRADING, SURFACE PREPARATION, AND SEEDING AND MULCHING. SUBGRADE SHALL BE SMOOTH AND MOIST PRIOR TO EROSION CONTROL BLANKET INSTALLATION, AND THE EROSION CONTROL BLANKET SHALL BE IN FULL CONTACT WITH THE SUBGRADE. NO GAPS OR VOIDS SHALL EXIST UNDER THE BLANKET.
3. PERMITTEE 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 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



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, CO P.E. NO. 0056067 DATE

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
CAD DATE: 5/4/2023		IF NOT ONE INCH, ADJUST SCALE ACCORDINGLY.
CAD FILE: J:\2023\2302308\CAD\DWG\IC\CDs\Details		

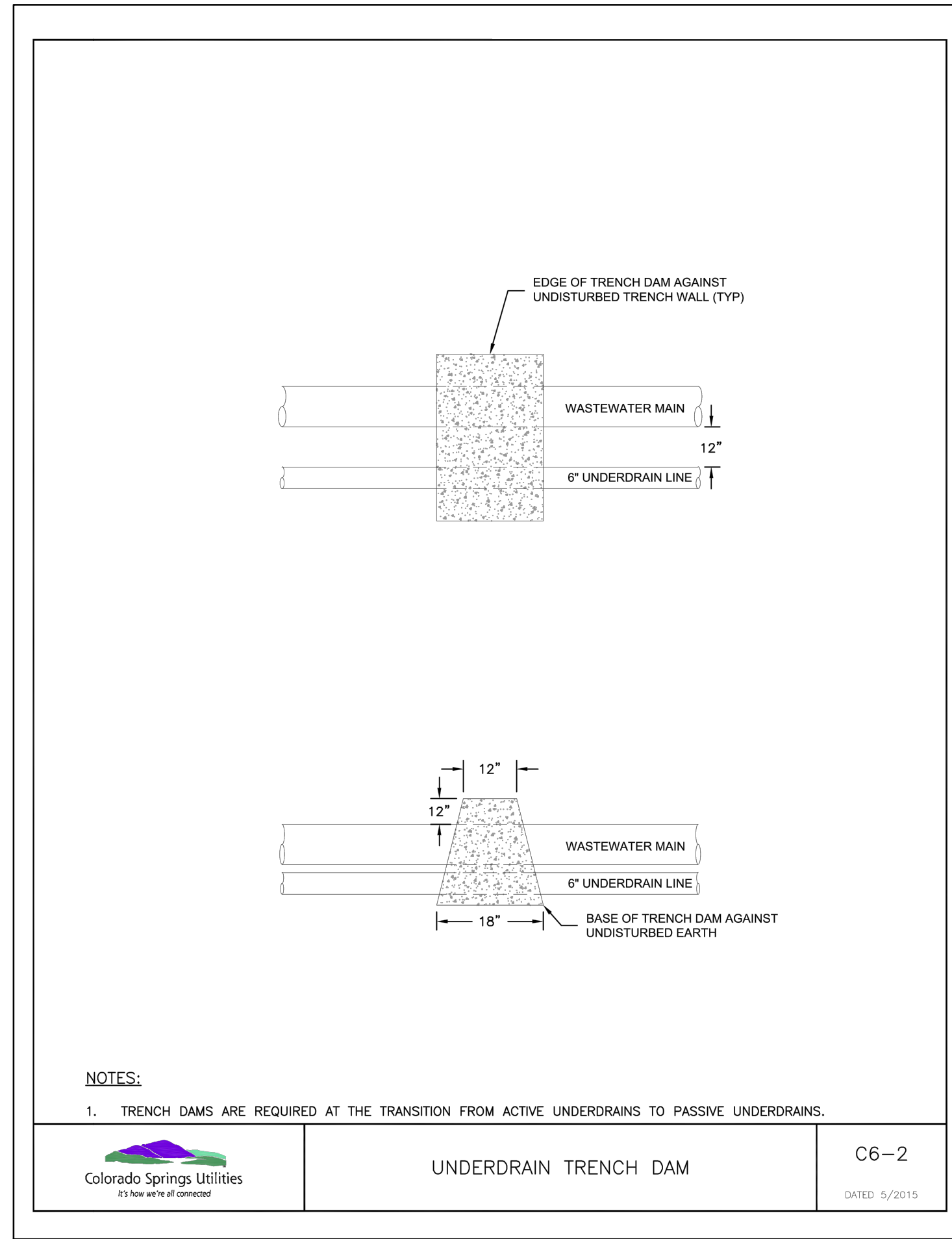
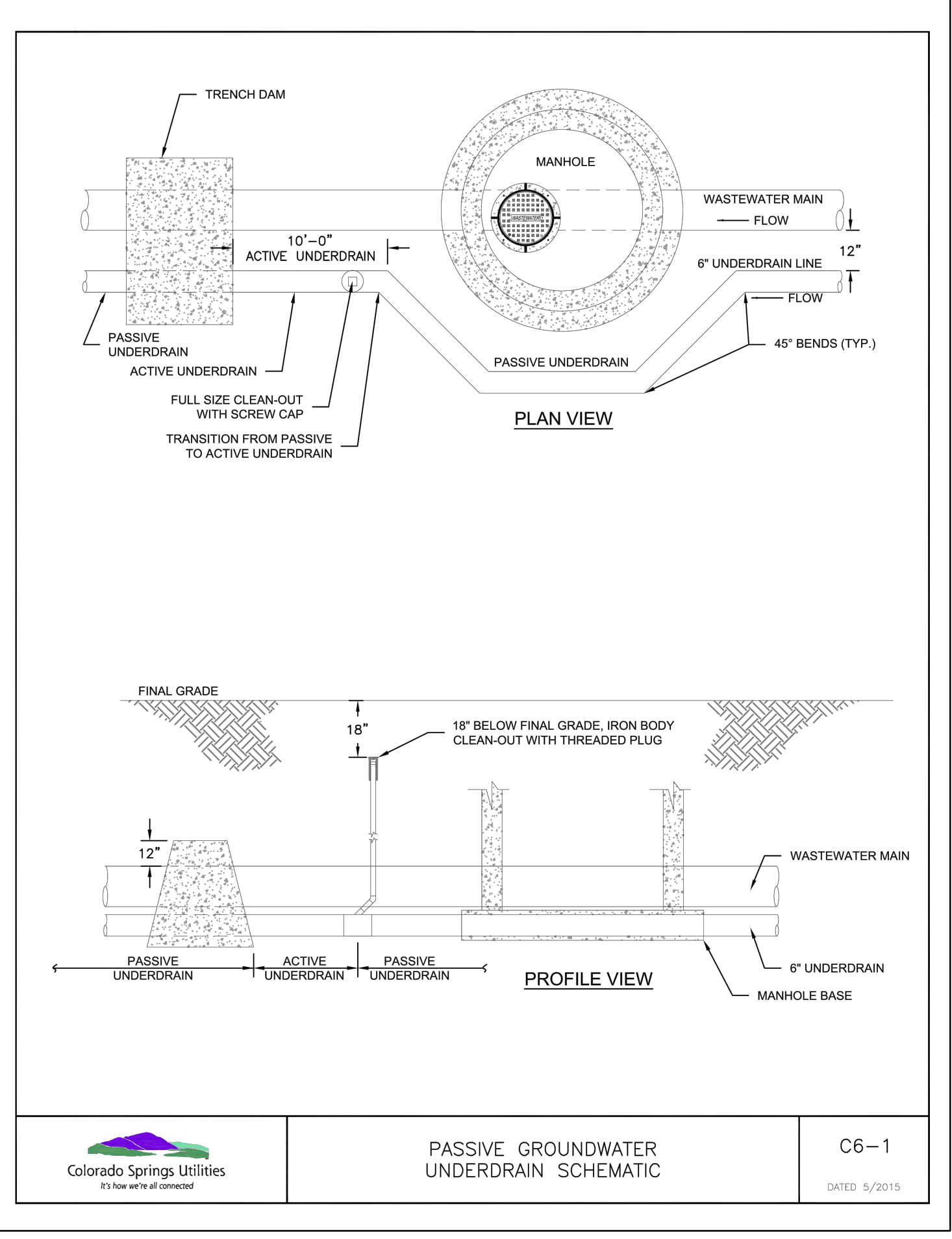
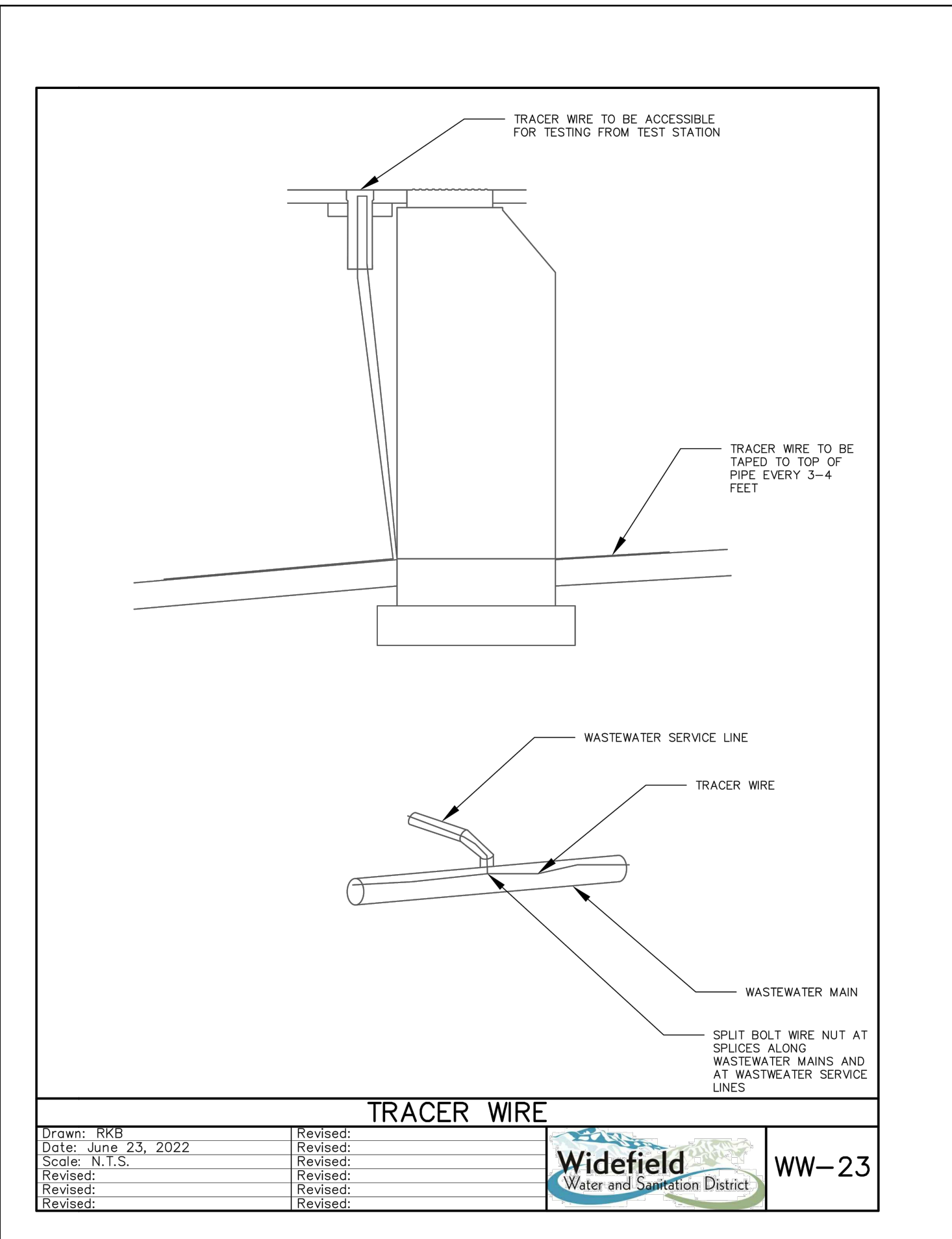
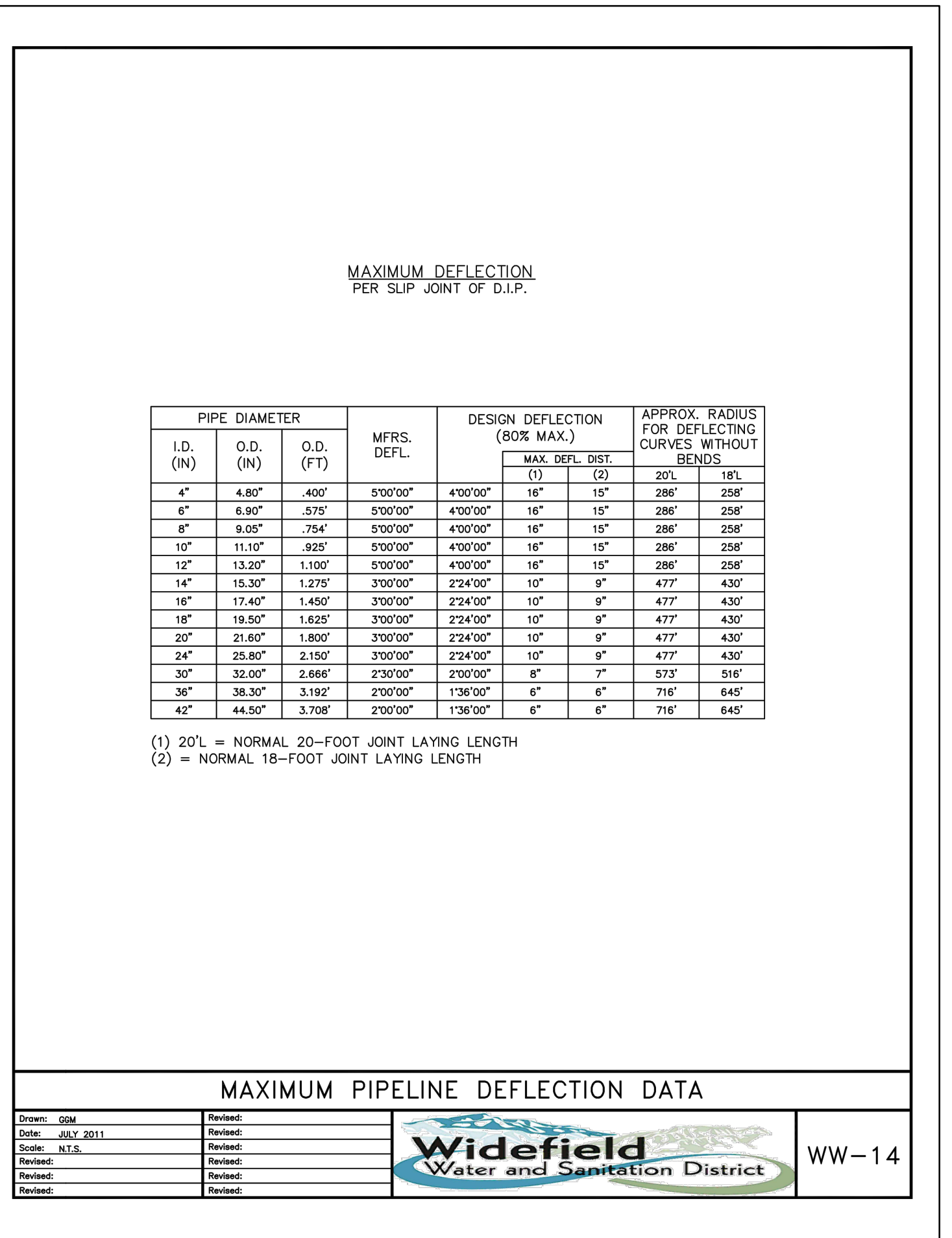
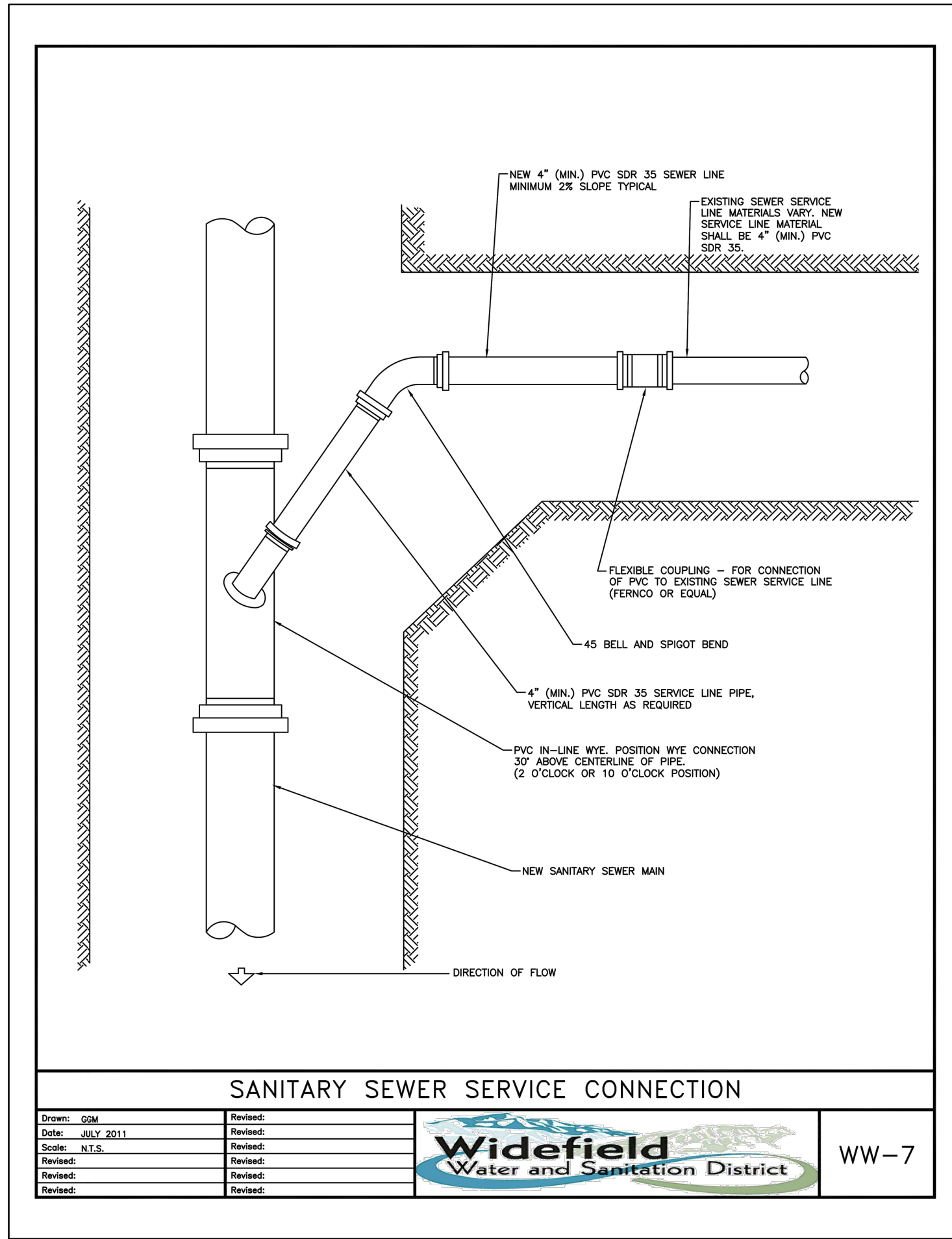
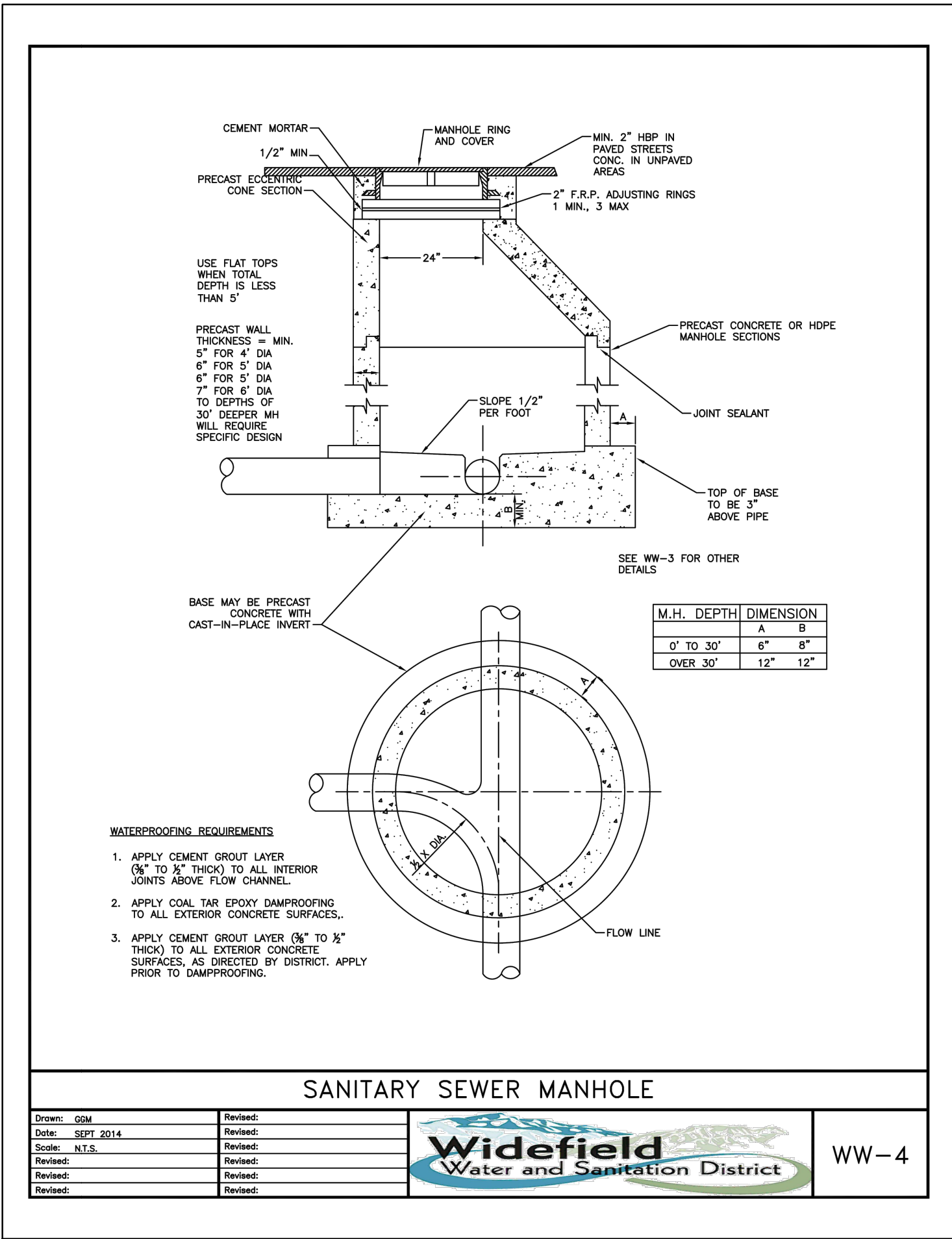
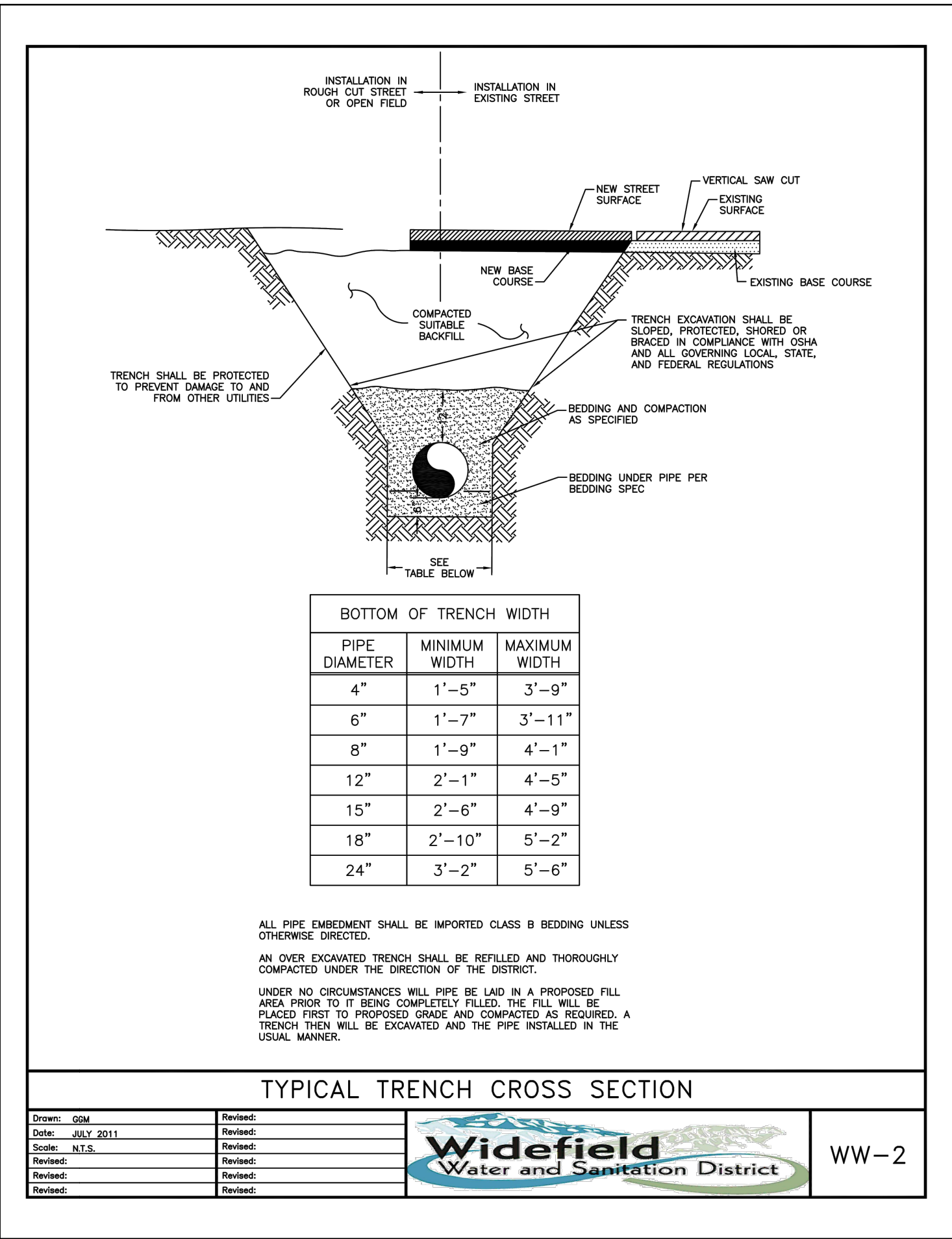
NO.	DATE	BY	REVISION DESCRIPTION

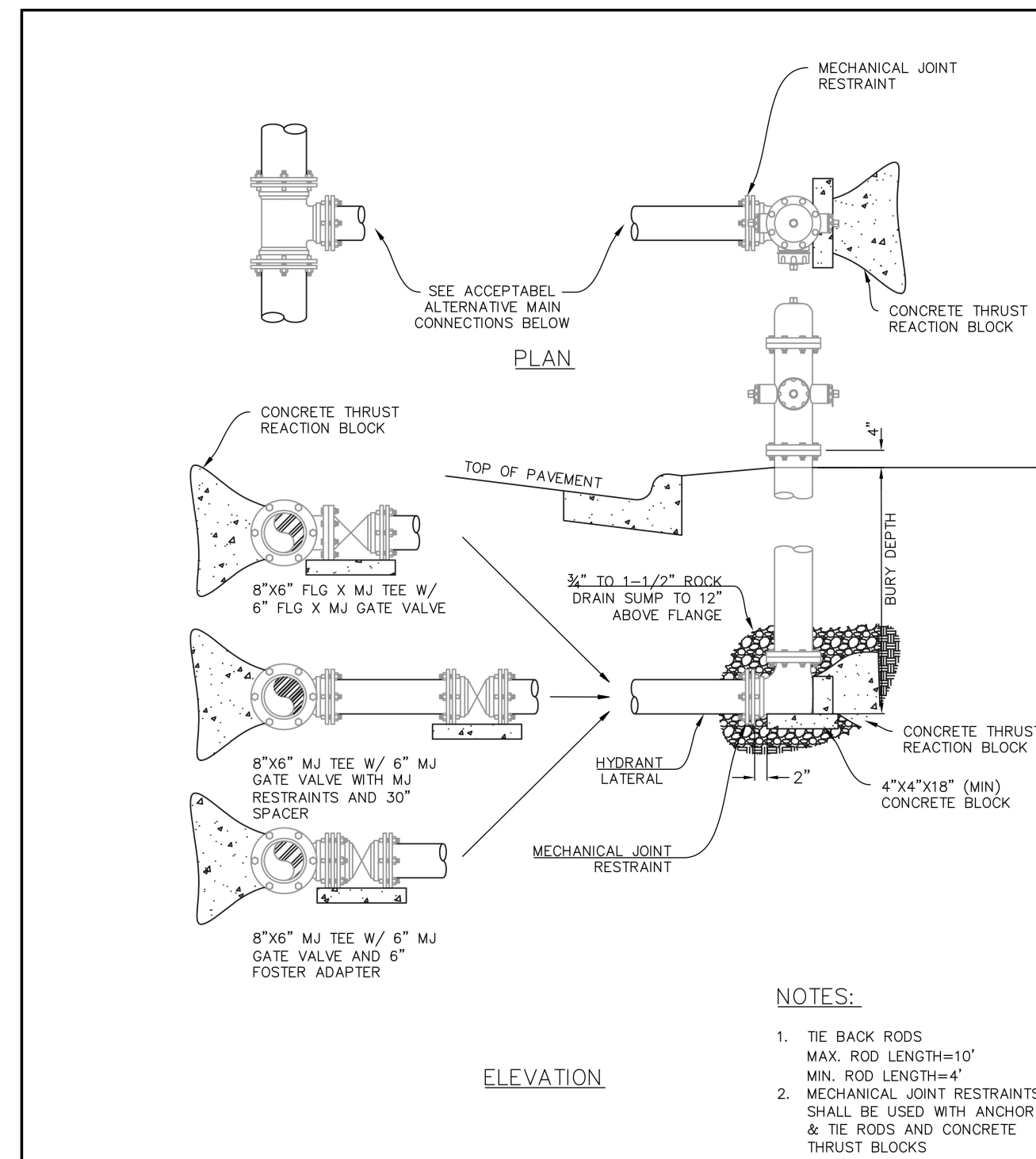
HRGreen
HR GREEN - COLORADO SPRINGS
1975 RESEARCH PARKWAY SUITE 230
COLORADO SPRINGS, CO 80920
PHONE: 719.384.2440
FAX: 713.965.0044

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

CONSTRUCTION DETAILS
GEC DETAILS

SHEET
DT
78

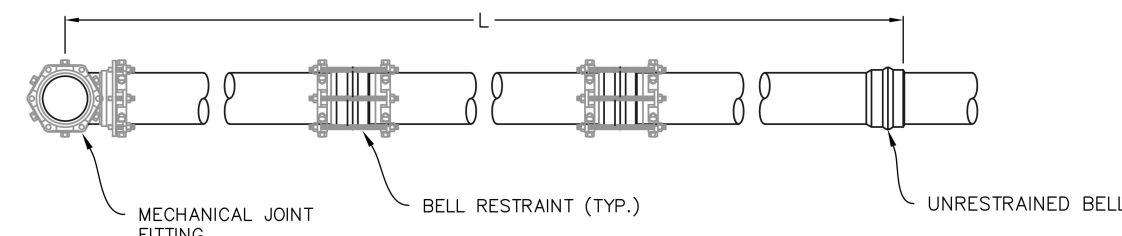




FIRE HYDRANT INSTALLATION

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

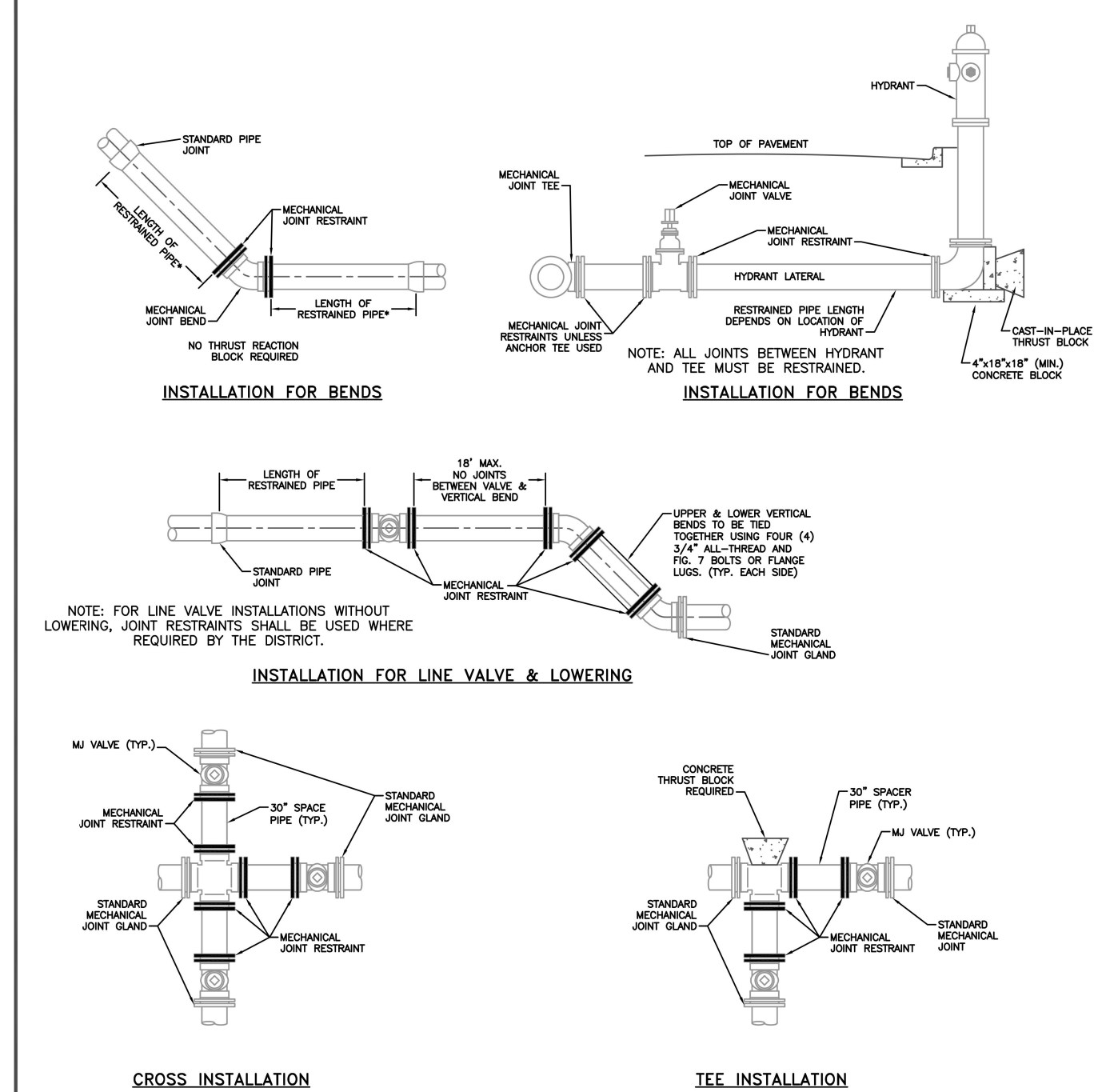
		L = MINIMUM RESTRAINED PIPE LENGTH (FEET)							
PIPE DIAMETER		45° BEND		22-1/2° BEND		11-1/4° BEND		SEAL END VALVE OR PLUS TO INCLUDE N-LINE VALVES (SEE NOTE 9)	
MAX. STATIC PRESSURE (PSI)		150	200	150	200	150	200	150	200
6-INCH	DUCTILE IRON AND PVC	9	12	5	6	3	3	73	97
8-INCH	DUCTILE IRON AND PVC	12	16	6	8	3	4	94	125
12-INCH	DUCTILE IRON AND PVC	17	23	8	11	4	5	133	177
16-INCH	DUCTILE IRON AND PVC	22	29	11	14	5	7		
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 PS REQUIRE SPECIAL DESIGN 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 1/4 PIPE 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 DISCRETION OF THE DISTRICT.

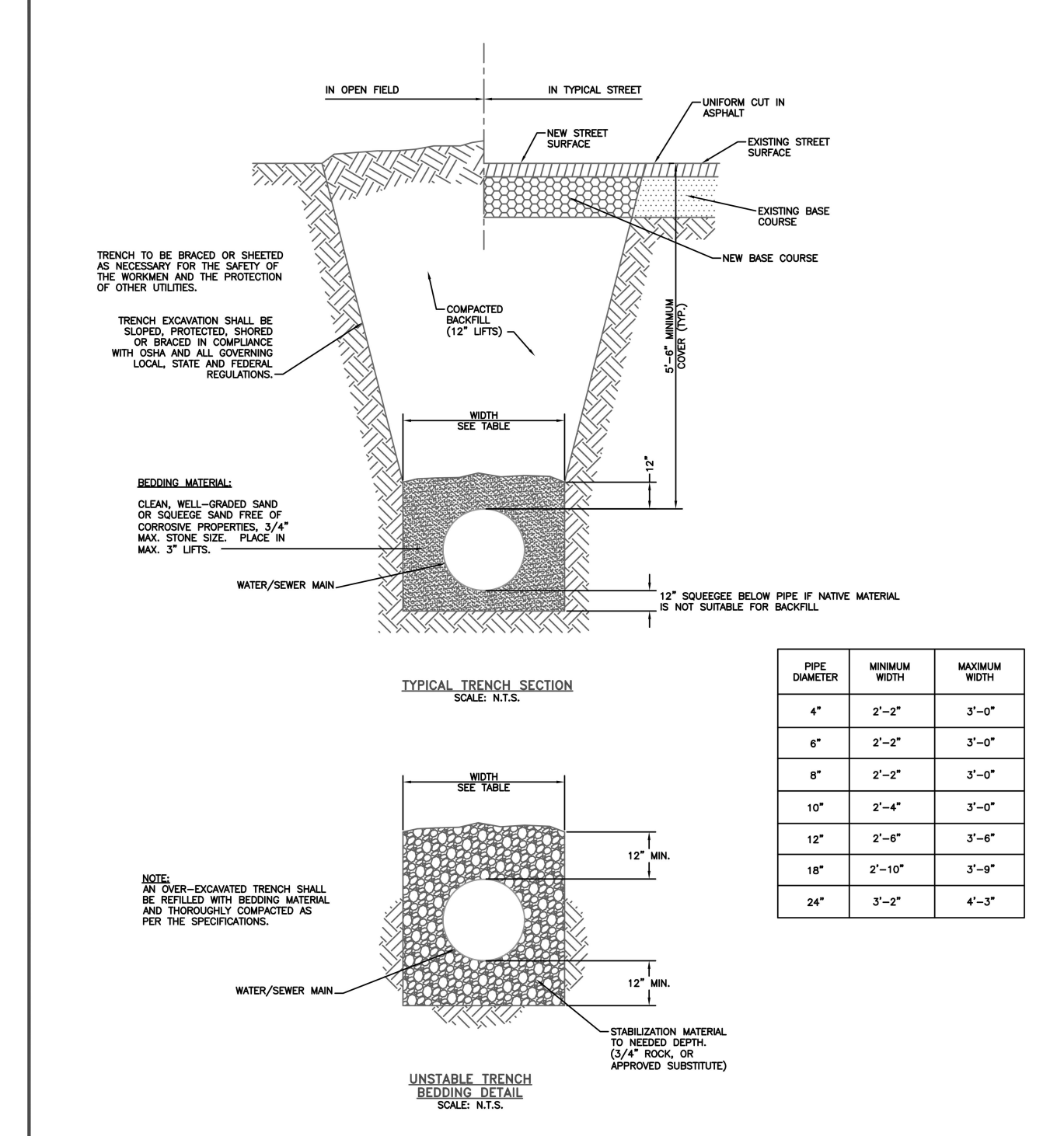
RESTRAINED PIPE LENGTH (FT) W/ MECHANICAL JOINT RESTRAINTS

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



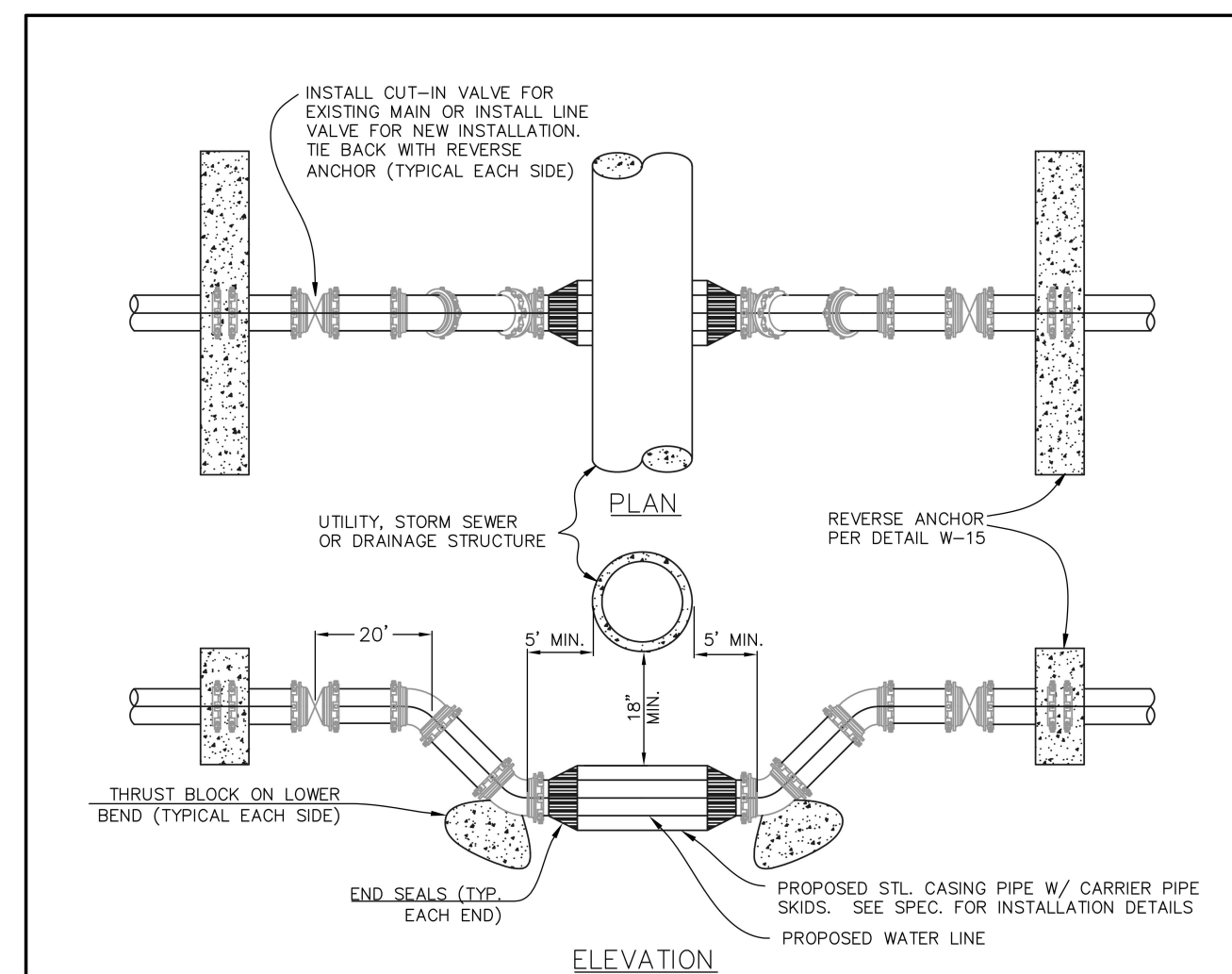
APPLICATIONS FOR MECHANICAL JOINT RESTRAINTS

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



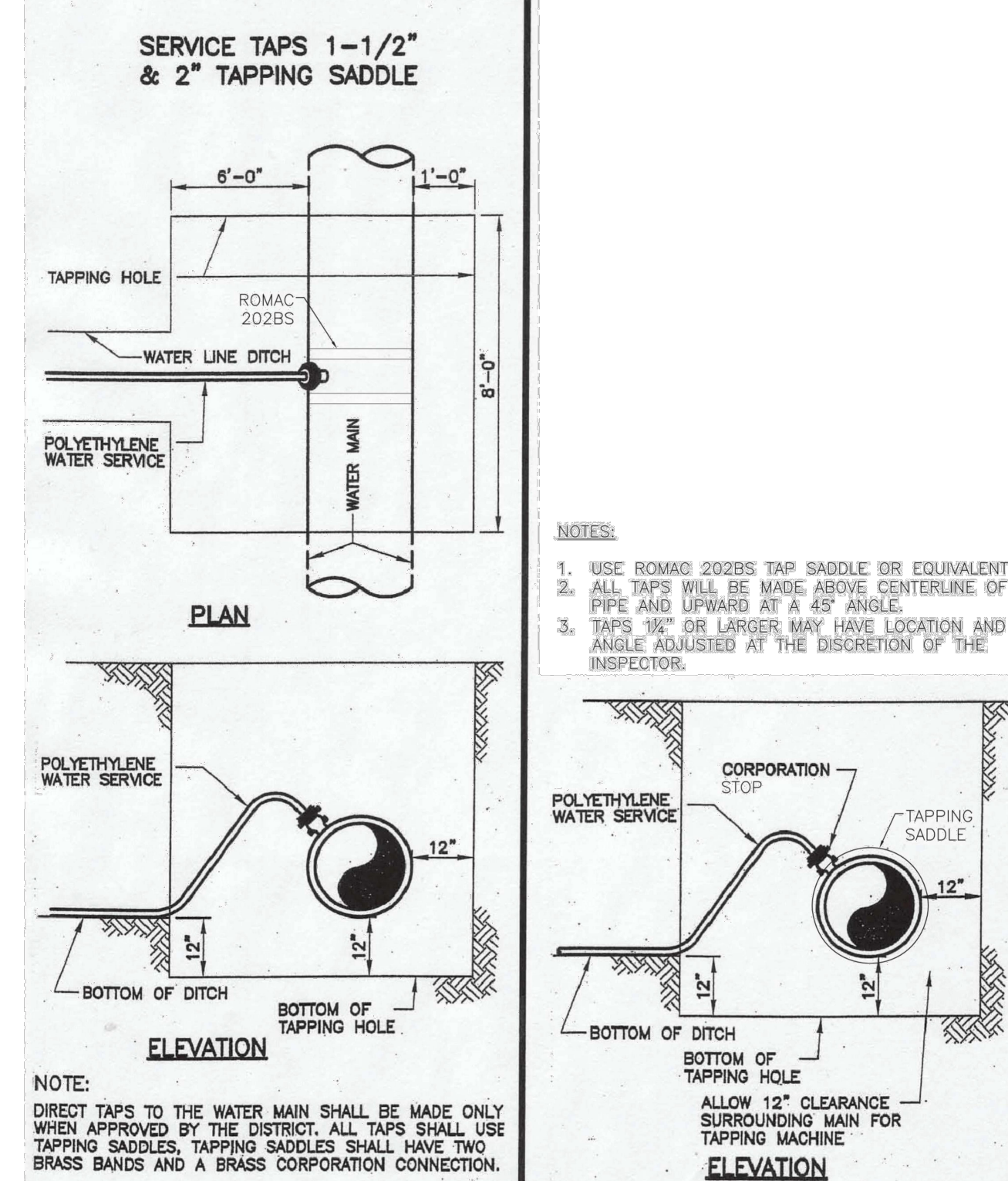
TYPICAL TRENCH CROSS SECTION

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



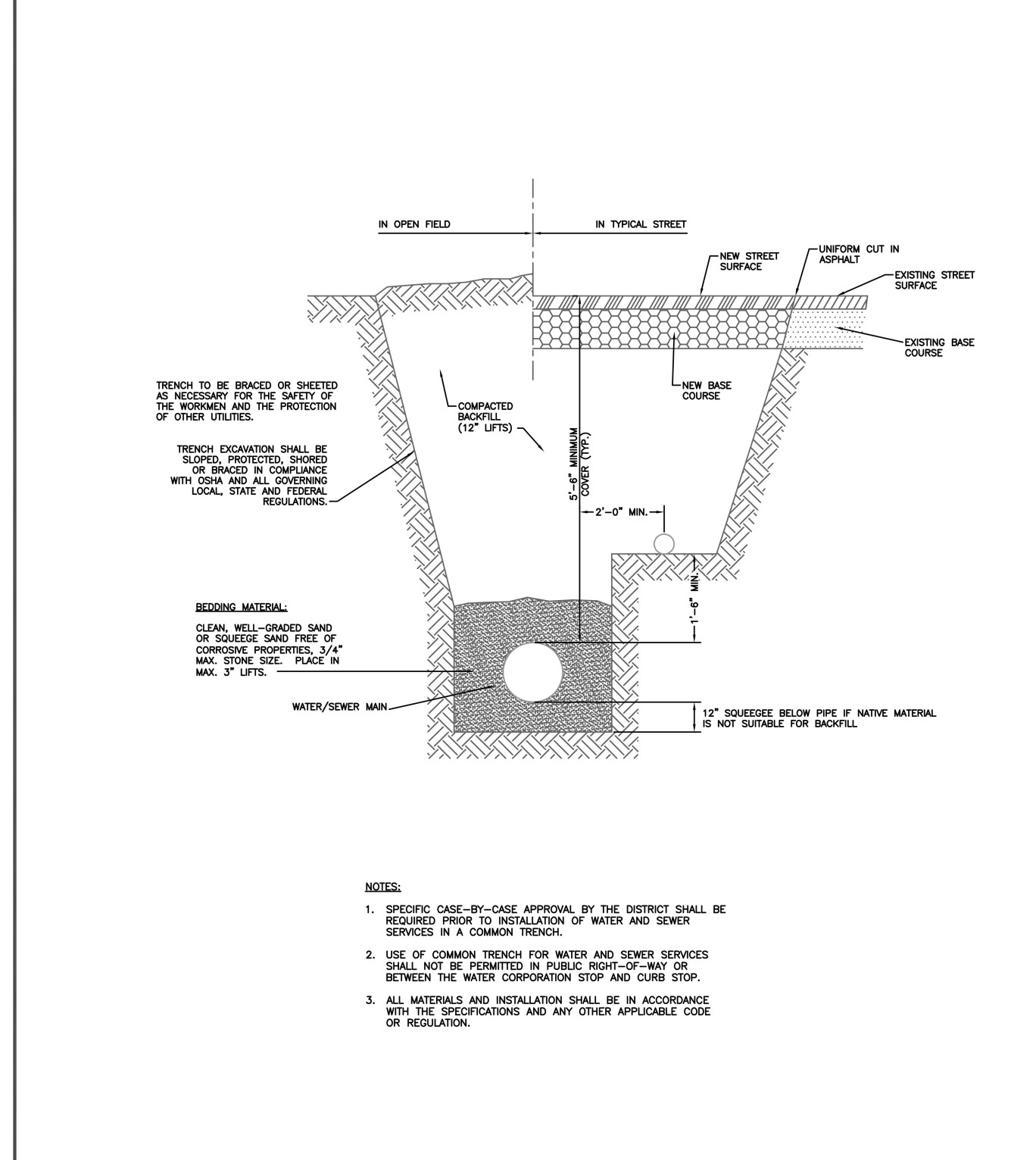
WATER LINE LOWERING DETAIL

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



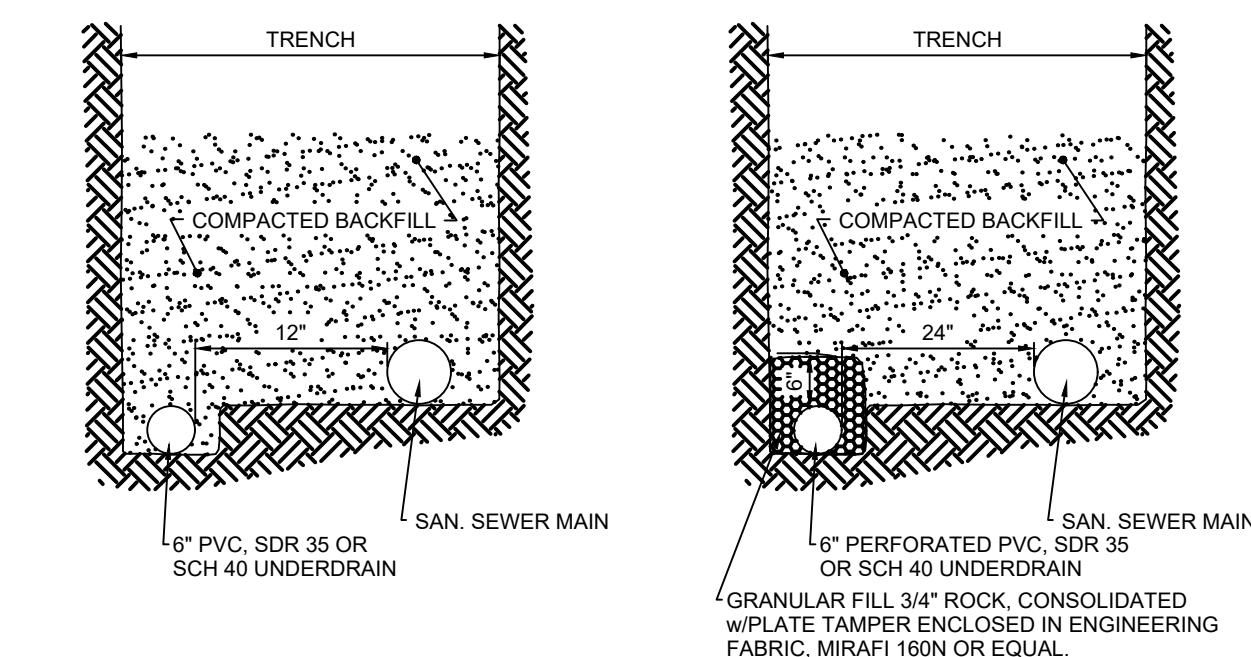
TAPPING DETAIL - 3/4" THROUGH 2"

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

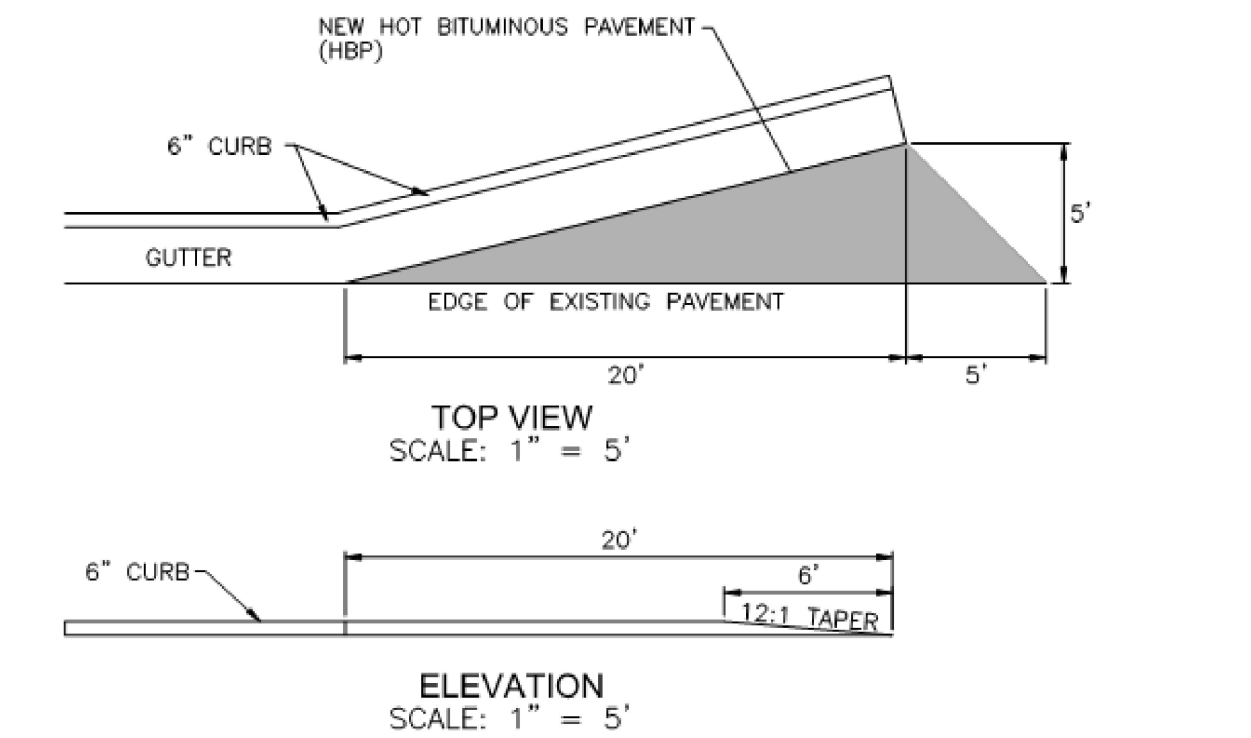


TYP. SERVICE LINE TRENCH - COMMON DITCH FOR WATER/SEWER

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

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: 23022308	0
CAD DATE: 5/4/2023		IF NOT ONE INCH, ADJUST SCALE ACCORDINGLY.
CAD FILE: J:\2023\23022308\CAD\DWG\CICDs\Details		

NO.	DATE	BY	REVISION DESCRIPTION



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

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

CONSTRUCTION DETAILS
WIDEFIELD WSD DETAILS (CONT.)

SHEET
DT
80

6/9/22, 3:00 PM

El Paso County, CO Engineering Criteria Manual

**EPC TYPE A
(REVERSE SLOPE OF PAN FOR SPILL CURB)**

EPC TYPE B

**EPC TYPE C
(REVERSE SLOPE OF PAN FOR SPILL CURB)**

EPC OPTIONAL TYPE C

**EPC TYPE D
(6" RAMP CURB)**

**EPC TYPE E
(6" RAMP CURB)**

LEGEND FOR RISE

A	1/8" TO 1/4"
B	1-1/2"
C	1-1/2" TO 2"

NOTES:

① = GUTTER CROSS SLOPES SHALL BE 1/2 IN/FT. WHEN DRAINING AWAY FROM CURB AND 1/4 IN/FT. WHEN DRAINING TOWARD CURB WITH EXCEPTION TO IMMEDIATELY ADJACENT TO DRIVE RAMP - SEE CURB RAMP STANDARDS FOR SLOPE REQUIREMENTS.

SCALE: NOT TO SCALE

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

6/9/22, 3:00 PM

El Paso County, CO Engineering Criteria Manual

2'-0"

4'-6" (TYP)

6" RESIDENTIAL

8" MULTI-FAMILY AND COMMERCIAL

7" TYP

EXPANSION JOINT MATERIAL REQUIRED IF CONCRETE DRIVE IS USE BEHIND CURB CUT.

CROSS SECTION

5'-0"

CURB CUT WIDTH

5'-0"

FRONT VIEW

SCALE: NOT TO SCALE

6/11/11

DATE APPROVED:

Andre P. Brackin

DEPARTMENT OF TRANSPORTATION

Driveway Cut Detail

Standard Drawing

REVISION (DATE)

11/10/04

FILE NAME

SD_2-23

28/124

6/9/22, 3:00 PM El Paso County, CO Engineering Criteria Manual	
SCALE: NOT TO SCALE	
6/23/20 DATE APPROVED: Jennifer E. Irvine DEPARTMENT OF PUBLIC WORKS	Pedestrian Curb Ramp Detail Standard Drawing
DESIGN DATE 6/23/20	FILE NO. SD_2-40

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

6/9/22, 3:00 PM

El Paso County, CO Engineering Criteria Manual

Cross-Section View:

- TOOL JOINT (TYP)**
- 2% MAX. 1.5% PREF.**
- 6.0" MIN (TYP)**
- 2% MAX. 1.5% PREF.**
- 2% MAX. 1.5% PREF. (BOTH DIRECTIONS)**
- 24" DETECTABLE WARNING SURFACE WITH TRUNCATED DOMES (TYP)**
- HINGE LINE (TYP)**
- 7.5" MAX (PREF.)**
- 7.5" (MAX. PREF.)**
- 1.5" (TYP)**
- 24"**

W/SAME WIDTH AS THE APPROACHING SIDEWALK, BUT NOT LESS THAN 4.0 FEET

PEDESTRIAN RAMP NOTES

- ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE CURRENT ENGINEERING CRITERIA MANUAL AND ACH REQUIREMENTS.
- CONTRACTOR TO NOTIFY ENGINEERING PERSONNEL INSPECTOR STAFF 48 HOURS PRIOR TO CONCRETE PLACEMENT.
- PEDESTRIAN CURB RAMP CONSTRUCTION SHALL BE A MINIMUM 4,000 PSI CONCRETE, MINIMUM 4" THICK, NON-COLORED, NON-SHORED, CORNER BROADCAST FINISH.
- PEDESTRIAN CURB RAMP LOCATION AND LENGTH MAY REQUIRE MODIFICATION TO MAINTAIN THE 6.0% MAXIMUM RUNNING RAMP SLOPE DUE TO STREET INTERSECTION GRADIES AND/OR ALIGNMENTS. SEE CHART 6.3.1 FOR PEDESTRIAN PUSHBUTTON LOCATION REQUIREMENTS.
- DETECTABLE WARNING SURFACE SHALL START A MINIMUM OF 6" BUT NOT MORE THAN 6" FROM THE FORWARD OF THE CURB.
- DETECTABLE WARNING SURFACE SHALL BE PREFABRICATED, CAST IRON (PITTA NATURAL FINISH) AND IN ACCORDANCE WITH ENA CHAPTER 6 AND SD-4-45. THERMOPLASTIC TRUNCATED CONES AND PLAQUES WILL NOT BE ACCEPTED.
- THE DETECTABLE WARNING SURFACE SHALL BE 24" IN LENGTH AND THE FULL WIDTH OF THE RAMP.
- PEDESTRIAN CURB RAMP WIDTH SHALL BE 24" AS APPROXIMATING SIDEWALK 4" MINIMUM.
- 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.
- DRAINAGE STRUCTURES, TRAFFIC SIGNAL/SIGNALING, UTILITIES/JUNCTION BOXES, OR OTHER OBSTRUCTIONS WITHIN PROPOSED PEDESTRIAN CURB RAMP AREAS AND LANDINGS ARE PROHIBITED.
- THE COUNTER SLOPE OF THE GUTTER OR ROAD AT THE FOOT OF A RAMP SHALL NOT EXCEED 5%.

LAYOUT CURB SECTIONS SO THAT AT LEAST ONE TOOL JOINT IS WITHIN RAMP THREAT

GENERAL NOTES

- WHERE THE 1'-4" FLARED SIDING OF A PEDESTRIAN CURB RAMP IS (ARE) CONTIGUOUS WITH A PEDESTRIAN OR HARD SURFACE AREA (PARKING, CIRCULATION PATH), THE MAXIMUM FLOE SLOPE SHALL NOT EXCEED 10:1.
- PEDESTRIAN WALKWAY (PEDESTRIAN ACCESS ROUTE) AND/OR LOCATION OF EXISTING OR FUTURE PEDESTRIAN RAMPS ON OPPOSITE CORNERS SHALL BE REVIEWED BEFORE CONSTRUCTING NEW RAMPS.
- AT LANDING/PEDESTRIAN CROSSINGS, THE BOTTOM OF THE RAMPS, EXCLUSIVES OF THE FLARE SHEET, SHALL BE TOTALLY CONTAINED WITHIN THE WALKWAY.

DATE APPROVED

6/23/20

Jennifer E. Irvine
DEPARTMENT OF PUBLIC WORKS

Pedestrian Curb Ramp Detail Standard Drawing

REVISION DATE

6/23/20

FILE NUMBER

SD-2-41

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

6/9/22, 3:00 PM

El Paso County, CO Engineering Criteria Manual

TRUNCATED DOME DETAILS

DOME SPACING

ELEVATION VIEW

P.J. = PERMISSIBLE JOINT WITH EPOXY-COATED DEFORMED NO. 4 BARS
CONFORMING TO AASHTO M 254 AT 18 IN. SPACING

SIDE CROSS SECTION VIEW OF
DETECTABLE WARNING SURFACE, CURB AND GUTTER

6/23/20

DATE APPROVED:

Jennifer E. Irvine

DEPARTMENT OF PUBLIC WORKS

Detectable Warning
Surface Details
Standard Drawing

REVISION DATE:

6/23/20

FILE NAME:

SD_2-42

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

6/9/22, 3:00 PM

El Paso County, CO Engineering Criteria Manual

SECTION A-A

1/2" EXPANSION JOINT (TYP.)

6" WIDE X VARIABLE HEIGHT (0" TO 8") MONOLITHIC CURB

8.3% MAX. (TYP.)

7.5% MAX. PREF.

5" SIDEWALK SLOPE: 2% MAX., 1.5% PREF.

1/2" MAX

MATCH FLOWLINE OF GUTTER

14" 6" 8"

SECTION B-B

TO BE POURED MONOLITHICALLY

CURB AND GUTTER TYPE 2

3/4" DIA. DRAINAGE WEEP HOLE

5'

8.3% MAX. (TYP.)

7.5% MAX. PREF. (TYP.)

CURB AND GUTTER TYPE 2

FLOWLINE

2'-0" 6"

8.3% MAX. (TYP.)

7.5% MAX. PREF. (TYP.)

DETECTABLE WARNING SURFACE (CAST IRON - PATINA NATURAL FINISH)

SECTION B-B

SCALE: NOT TO SCALE

6/23/20

USE APPROVED:

Jennifer E. Irvine

DEPARTMENT OF PUBLIC WORKS

Parallel Pedestrian
Curb Ramp Detail
Standard Drawing

DESIGN DATE:

6/23/20

FILE NAME:

SD_2-50

SCALE: NOT TO SCALE

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

6/9/22, 3:00 PM El Paso County, CO Engineering Criteria Manual

PIPE ID	DIM
48" AND SMALLER	8'-4"
60"	8'-10"
84" AND LARGER	10' ± 10"

NOTES

1. TYPE 1 MANHOLE SHALL BE USED WHEN APPROPRIATE AND TYPICALLY FOR PIPE SIZES LARGER THAN 30 INCHES I.D.
2. VIEW AND DETAILS SHOWN ARE FOR STRAIGHT THROUGH DESIGN ONLY. DESIGN ENGINEER SHALL DETERMINE MANHOLE BASE CONFIGURATION AND DIMENSIONS FOR PARTICULAR PIPE SIZES AND ALIGNMENT
3. EITHER LADDER OR STEPS SHALL BE INSTALLED WHEN MANHOLE DEPTH EXCEEDS 30" LOWEST STEP SHALL BE A MAXIMUM OF 18" ABOVE THE FLOOR.
4. FLOOR OF THE MANHOLE SHALL BE TROWELED TO A SMOOTH, HARD SURFACE AND SHALL SLOPE TOWARDS THE OUTLET (84 MAX. 4% PER FT. WIND). FLOOR SHALL BE SHARPED AND CHANNELLED. SEE SD 3-2 FOR TYPICAL CHANNEL DETAILS.
5. SEE THIS MANUAL

SECTION VIEW

BASE REINFORCEMENT

SD 3-1

STORM SEWER MANHOLE DETAIL

Type I

Standard Drawing

DATE APPROVED: 7/9/09

DESIGNED BY: André Brackin

DATE: 7/9/09

DESIGNED BY: 7/9/09

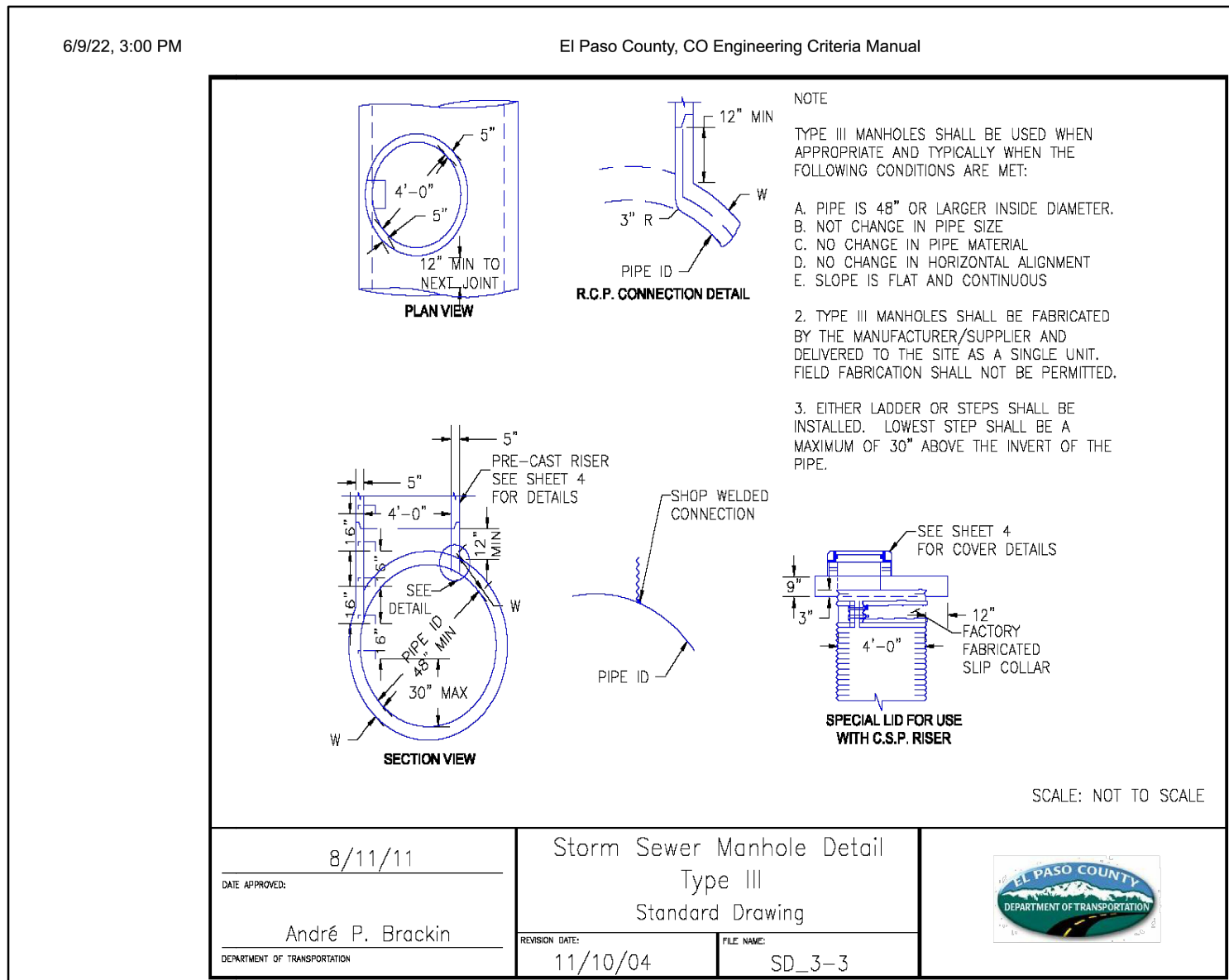
DATE: 7/9/09

EL PASO COUNTY
UNIVERSITY OF TEXAS

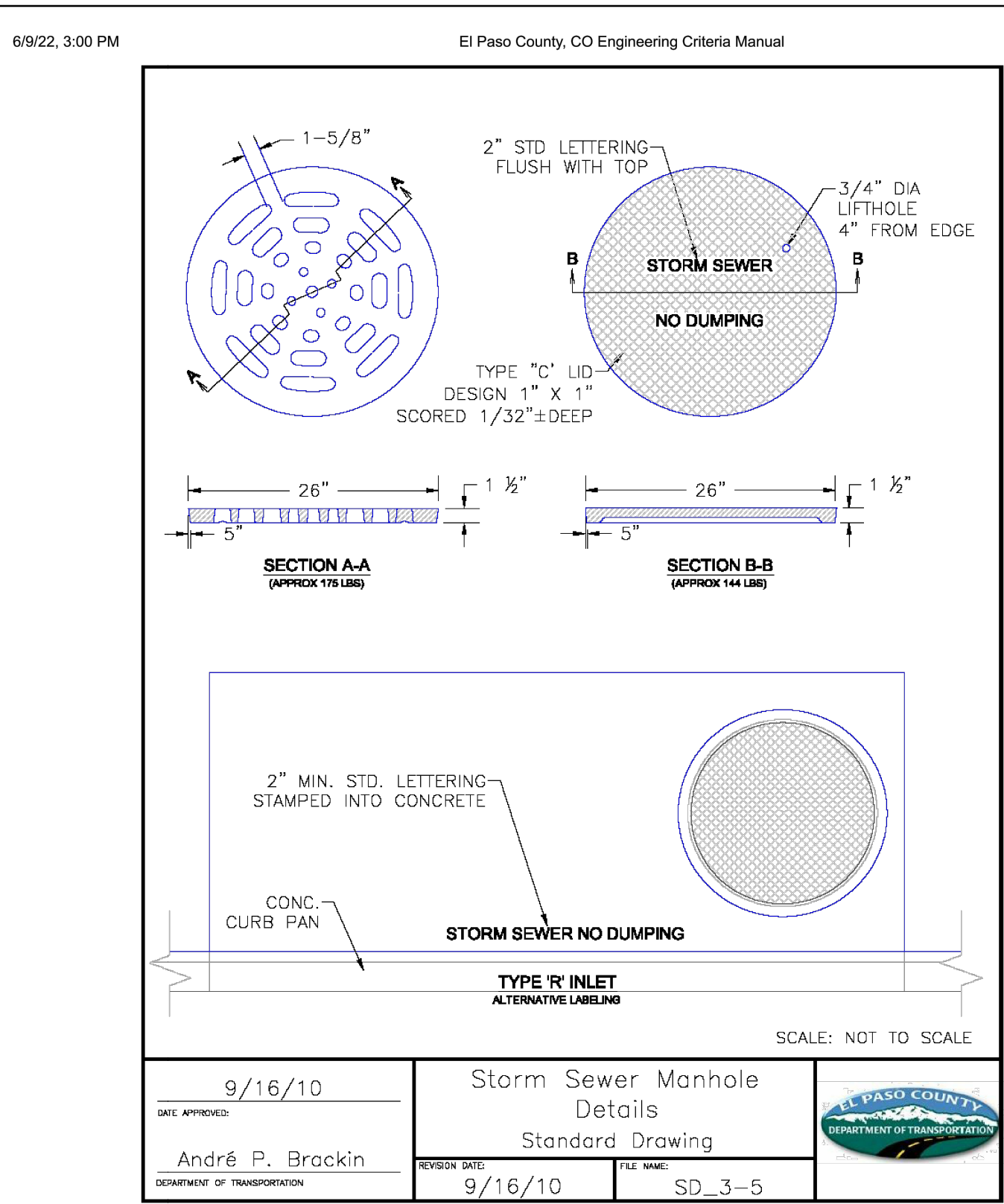
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