

GENERAL NOTES

- 1. THE LOCATION OF EXISTING UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY AND MAY NOT INCLUDE ALL UTILITIES. THE EXCAVATION CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK. THE CONTRACTOR AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY HIS FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UTILITIES.
2. BEFORE COMMENCING ANY EXCAVATION, CALL 1-800-922-1987 FOR EXISTING UTILITY LOCATIONS.
3. THE CONTRACTOR WILL TAKE THE NECESSARY PRECAUTIONS TO PROTECT EXISTING UTILITIES FROM DAMAGE DUE TO THIS OPERATION. ANY DAMAGE TO THE UTILITIES WILL BE REPAIRED AT THE CONTRACTOR'S EXPENSE, AND ANY SERVICE DISRUPTION WILL BE SETTLED BY THE CONTRACTOR.
4. ALL BACKFILL, SUB-BASE AND/OR BASE COURSE (CLASS 6) MATERIAL SHALL BE COMPACTED TO THE SOILS ENGINEER'S RECOMMENDATIONS, AND APPROVED BY EL PASO COUNTY PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT (PCD).
5. ALL STATIONING IS CENTERLINE UNLESS OTHERWISE INDICATED. ALL ELEVATIONS ARE CENTERLINE UNLESS OTHERWISE INDICATED.
6. THE CONTRACTOR SHALL REVEGETATE ALL DISTURBED AREAS AS SOON AS POSSIBLE AND EROSION CONTROL SHALL BE INSTALLED AND MAINTAINED IN A FUNCTIONAL MANNER AT ALL TIMES. DEVELOPER RESPONSIBLE FOR MAINTAINING DISTURBED AREAS UNTIL REVEGETATION IS COMPLETE.
7. ALL DISTURBED PAVEMENT EDGES SHALL BE CUT TO NEAT LINES. REPAIR SHALL CONFORM TO THE EPC EOM APPENDIX K-1.2C.
8. ADDITIONAL EROSION CONTROL STRUCTURES MAY BE REQUIRED AT THE TIME OF CONSTRUCTION.
9. BUILDING CONTRACTORS WILL BE RESPONSIBLE FOR CONSTRUCTING POSITIVE DRAINAGE AWAY FROM ALL STRUCTURES.
10. ASPHALT THICKNESS AND BASE COURSE THICKNESS (NONCOMPACTED) FOR ROADS SHALL BE PER DESIGN REPORT BY OWNER'S GEOTECHNICAL ENGINEER. OWNER'S GEOTECHNICAL ENGINEER TO BE ON SITE AT TIME OF ROAD CONSTRUCTION TO EVALUATE SOIL CONDITIONS AND DETERMINE IF ADDITIONAL MEASURES ARE NECESSARY TO ASSURE STABILITY OF THE NEW ROADS. PAVEMENT DESIGN SHALL BE APPROVED BY PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT PRIOR TO CONSTRUCTION.
11. THE CONTRACTOR SHALL REVEGETATE ALL DISTURBED AREAS WITHIN 21 DAYS OF SUBSTANTIAL GRADING COMPLETION. EROSION CONTROL SHALL BE INSTALLED AND MAINTAINED IN A FUNCTIONAL MANNER AT ALL TIMES. DEVELOPER IS RESPONSIBLE FOR MAINTAINING DISTURBED AREAS UNTIL REVEGETATION IS COMPLETE.
12. TYPE M RIP-RAP WITH 4" OF TYPE II GRANULAR BEDDING AND MIRIF 180N OR EQUAL MAY BE SUBSTITUTED WHERE TYPE L RIP-RAP WITH MIRIF FW 700 OR EQUAL IS SPECIFIED.
13. ALL MATERIALS AND INSTALLATION PROCEDURES SHALL BE IN COMPLIANCE WITH ANY AND ALL APPLICABLE EL PASO COUNTY STANDARDS AND WITH PAINT BRUSH HILLS METRO DISTRICT CONSULTING ENGINEER APPROVAL.
14. ALL WATER MAINS SHALL BE AWWA C900-SDR18 PVC WITH PUSH-ON SINGLE GASKET TYPE JOINTS.
15. ALL WATER MAIN FITTINGS SHALL BE MADE FROM GRAY-IRON OR DUCTILE IRON AND FURNISHED WITH MECHANICAL JOINT ENDS. ALL FITTINGS SHALL HAVE A PRESSURE RATING OF 250 PSI.
16. ALL WATER LINE BENDS, TEES, BLOW-OFFS AND PLUGS AT DEAD-END MAINS SHALL BE PROTECTED FROM THRUST BY USING CONCRETE THRUST BLOCKS AND/OR RODDING AND RESTRAINED PIPE PER THE PAINT BRUSH HILLS METRO DISTRICT CONSULTING ENGINEER APPROVAL.
17. MAXIMUM DEFLECTION OF 8" & 12" PVC WATER MAIN JOINTS IS 4 DEGREES. CORRESPONDING MINIMUM CURVE RADIUS IS 286'. ADDITIONAL 11.25" OR 22.5" BENDS MAY BE REQUIRED FOR PROPER ALIGNMENT.
18. CONTRACTOR IS RESPONSIBLE FOR PROVIDING DETAILED AS-BUILTS OF ALL WATER MAIN, STORM SEW AND SAN. SEW. MAIN INSTALLATIONS, INCLUDING ACCURATE DISTANCES OF MAIN LINES, VALVES, FITTINGS, MANHOLES AND LOCATIONS OF WATER AND SEWER SERVICES.
19. SANITARY SEWER PIPE AND FITTINGS: PVC 4"-8" ASTM D3034, TYPE PSM, SDR 35; PUSH-ON JOINTS AND MOLDED RUBBER GASKETS MAXIMUM HORIZONTAL DEFLECTION, AFTER INSTALLATION AND BACK FILLING SHALL NOT EXCEED 3% OF THE PIPE DIAMETER. (MINIMUM CURVE RADIUS IS 100' FOR 8" PVC SAN. SEW. MAIN.

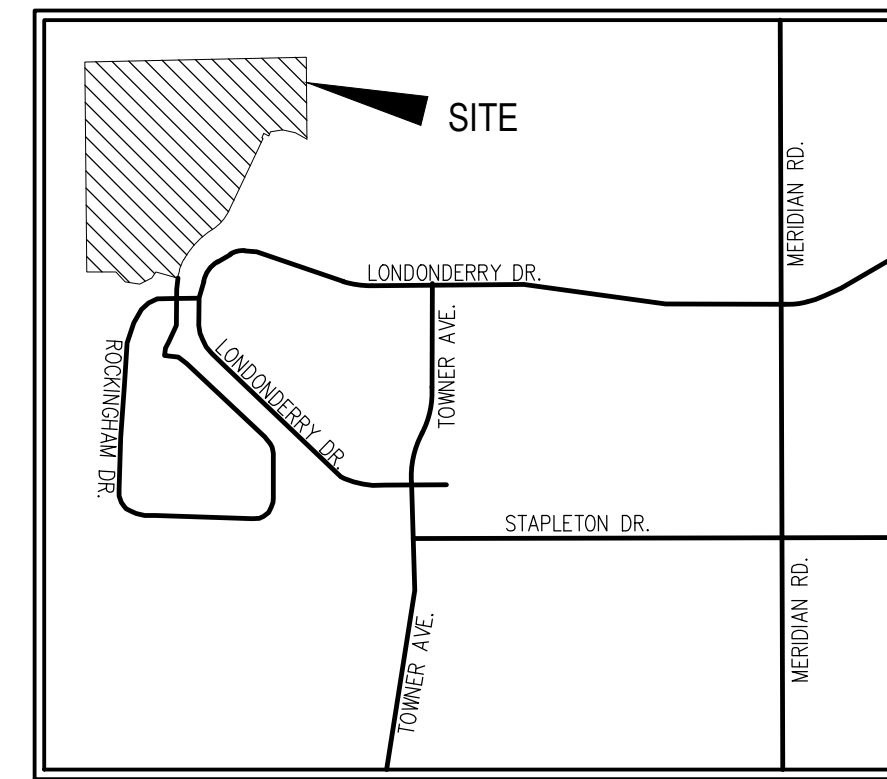
STANDARD NOTES FOR EL PASO COUNTY CONSTRUCTION PLANS

- 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 FIELD 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 PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT - 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 EROSION AND STORMWATER QUALITY CONTROL PERMIT (ESQCP), REGIONAL BUILDING FLOODPLAIN DEVELOPMENT PERMIT, U.S. ARMY CORPS OF ENGINEERS-ISSUED 401 AND/OR 404 PERMITS, AND COUNTY AND STATE FUGITIVE DUST PERMITS.
8. CONTRACTOR SHALL NOT DEVIATE FROM THE PLANS WITHOUT FIRST OBTAINING WRITTEN APPROVAL FROM THE DESIGN ENGINEER AND PCD. CONTRACTOR SHALL NOTIFY THE DESIGN ENGINEER IMMEDIATELY UPON DISCOVERY OF ANY ERRORS OR INCONSISTENCIES.
9. ALL STORM DRAIN PIPE SHALL BE CLASS III RCP UNLESS OTHERWISE NOTED AND APPROVED BY PCD.
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.
14. CONTRACTOR SHALL OBTAIN ANY PERMITS REQUIRED BY EL PASO COUNTY DEPARTMENT OF PUBLIC WORKS, INCLUDING WORK WITHIN THE RIGHT-OF-WAY AND SPECIAL TRANSPORT PERMITS.
15. THE LIMITS OF CONSTRUCTION SHALL REMAIN WITHIN THE PROPERTY LINE UNLESS 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.

SIGNING AND STRIPING NOTES:

- 1. ALL SIGNS AND PAVEMENT 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 PLANNING AND COMMUNITY DEVELOPMENT.
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 NOT RECESSED. MULTI-LANE ROADWAYS WITH SPEED LIMITS OF 40 MPH OR HIGHER SHALL HAVE 8" UPPER-LOWER CASE LETTERING ON 18" BLANK WITH A WHITE BORDER THAT IS NOT 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" X 1.75" 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 STEEL 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 PERFORMED 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. CROSSWALKS LINES SHALL BE 12" WIDE AND 8' LONG PER CDOT S-627-1.
12. ALL LONGITUDINAL LINES SHALL BE A MINIMUM 15MIL 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 PLANNING AND COMMUNITY DEVELOPMENT (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 AN EXISTING EL PASO COUNTY ROADWAY.

PAINT BRUSH HILLS FILING NO. 14
COUNTY OF EL PASO, STATE OF COLORADO
CONSTRUCTION PLANS
MARCH 2021



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AGENCIES

- OWNER/DEVELOPER: THE LANDHUIS COMPANY
212 N. WAHSATCH AVE, SUITE 301
COLORADO SPRINGS, CO 80903
JEFF MARK (719) 635-3200
CIVIL ENGINEER: M & S CIVIL CONSULTANTS, INC.
20 BOULDER CRESCENT, SUITE 110
COLORADO SPRINGS, CO 80903
VIRGIL A. SANCHEZ P.E. (719) 955-5485
COUNTY ENGINEERING: EL PASO COUNTY PLANNING AND COMMUNITY DEVELOPMENT
2880 INTERNATIONAL CIRCLE, SUITE 110
COLORADO SPRINGS, CO 80910
MR. GILBERT LAFORCE (719) 520-7945
METRO DISTRICT: PAINT BRUSH HILLS METRO DISTRICT
9830 LIBERTY GROVE DR.
FALCON, CO 80831
MR. LEON GOMES (719) 495-8188
FIRE DEPARTMENT: FALCON FIRE PROTECTION DISTRICT
7030 N. MERIDIAN RD.
FALCON, CO 80831
CHIEF HARTWIG (719) 495-4050
GAS DEPARTMENT: BLACKHILLS ENERGY
37 WIDEFIELD BOULEVARD,
WIDEFIELD, COLORADO 80911
MR GEORGE M. PETERSON (719) 392-3491
ELECTRIC DEPARTMENT: MOUNTAIN VIEW ELECTRIC
P.O. BOX 1600
LIMON, CO 80828
MR. LES ULFERS, (719) 495-2283
TELEPHONE COMPANY: CENTURY LINK
(LOCATORS) 811
A&T
(LOCATORS) 811

APPROVALS:

ENGINEER'S STATEMENT:

DETAILED CONSTRUCTION PLANS AND SPECIFICATIONS ENGINEER'S STATEMENT: THESE DETAILED PLANS AND SPECIFICATIONS WERE PREPARED UNDER MY DIRECTION AND SUPERVISION. SAID DETAILED PLANS AND SPECIFICATIONS HAVE BEEN PREPARED ACCORDING TO THE CRITERIA ESTABLISHED BY THE COUNTY FOR DETAILED ROADWAY, DRAINAGE, GRADING AND EROSION CONTROL PLANS AND SPECIFICATIONS, AND SAID PLANS AND SPECIFICATIONS ARE IN CONFORMITY WITH THE APPLICABLE MASTER DRAINAGE PLANS AND MASTER TRANSPORTATION PLANS. SAID PLANS AND SPECIFICATIONS MEET THE PURPOSES FOR WHICH THE PARTICULAR ROADWAY AND DRAINAGE FACILITY(S) 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 THE DETAILED PLANS AND SPECIFICATIONS.



VIRGIL A. SANCHEZ, COLORADO P.E. NO. 37160
FOR AND ON BEHALF OF M&S CIVIL CONSULTANTS, INC.
3-22-21
DATE

OWNER/DEVELOPER STATEMENT:

I, THE OWNER/DEVELOPER HAVE READ AND WILL COMPLY WITH THE REQUIREMENTS SPECIFIED IN THESE DETAILED PLANS AND SPECIFICATIONS

MR. JEFF MARK
THE LANDHUIS COMPANY, PRESIDENT
3-22-21
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 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, AND ENGINEERING CRITERIA MANUAL AS AMENDED.

IN ACCORDANCE WITH THE 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 YET STARTED WITHIN THOSE 2 YEARS, THE PLANS WILL NEED TO BE RESUBMITTED FOR APPROVAL, INCLUDING PAYMENT OF REVIEW FEES AT THE PLANNING AND COMMUNITY DEVELOPMENT DIRECTOR'S DISCRETION.

APPROVED
Engineering Department
09/21/2021 6:32:43 PM
JENNIFER IRVINE, P.E.
COUNTY ENGINEER / ECM ADMINISTRATOR
DATE

BENCHMARKS

- 1. SOUTH 1/4 CORNER OF SECTION 26, TOP OF 2 1/2" ALUMINUM CAP.
ELEV. = 7140.91
VERTICAL DATUM = NGVD 1929
2. SOUTHWEST CORNER OF SECTION 25, TOP OF 3 1/2" ALUMINUM CAP.
ELEV. = 7136.34
VERTICAL DATUM = NGVD 1929

BASIS OF BEARINGS:

THE NORTH LINE OF SAID TRACT E, SAID LINE ALSO BEING THE NORTH LINE OF THE NORTHEAST QUARTER OF SECTION 26, TOWNSHIP 12 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN, EL PASO COUNTY, COLORADO, BEING MONUMENTED AT THE NORTHWEST CORNER WITH A 2-1/2" ALUMINUM CAP STAMPED "PLS 4842" AND AT THE NORTHEAST CORNER WITH A 2-1/2" ALUMINUM CAP STAMPED "PLS 4842". SAID LINE IS ASSUMED TO BEAR N88°44'51"E A DISTANCE OF 2640.24 FEET. THE UNIT OF MEASUREMENT IS U.S. SURVEY FEET.



FOR LOCATING & MARKING GAS, ELECTRIC, WATER & TELEPHONE LINES
FOR BURIED UTILITY INFORMATION
48 HRS BEFORE YOU DIG
CALL 1-800-922-1987

PAINT BRUSH HILLS FILING NO. 14
CONSTRUCTION PLANS
PROJECT NO. 10-014
DATE: 03/19/2021
SCALE: HORIZONTAL: N/A VERTICAL: N/A
DESIGNED BY: SM
DRAWN BY: SM
CHECKED BY: GW
SHEET 1 OF 31
S101

212 N. WAHSATCH AVE., STE 303
COLORADO SPRINGS, CO 80903
PHONE: 719.955.5485

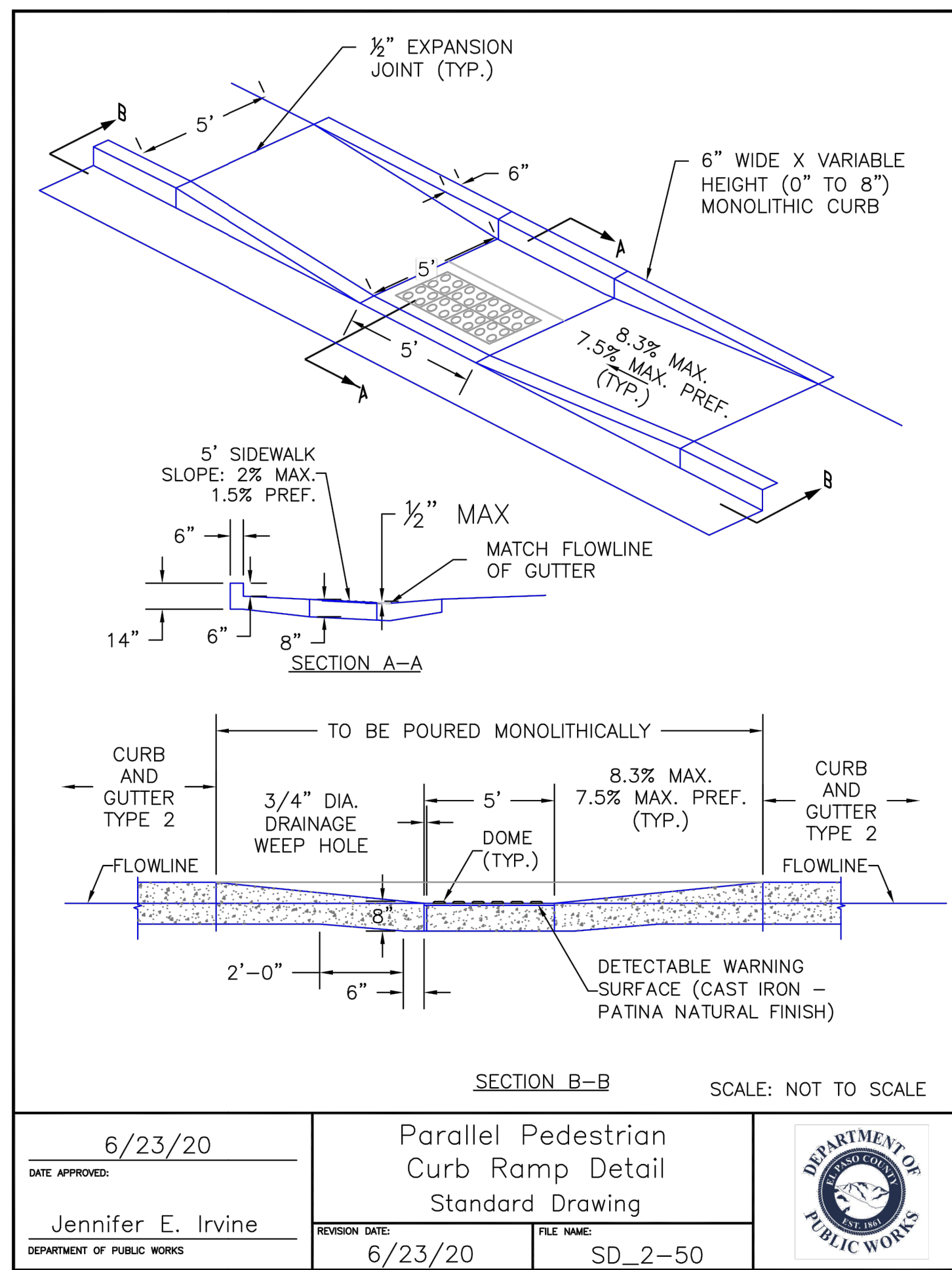


FOR AND ON BEHALF OF M&S CIVIL CONSULTANTS, INC.
Professional Engineer Seal for Virgil A. Sanchez, Colorado P.E. No. 37160

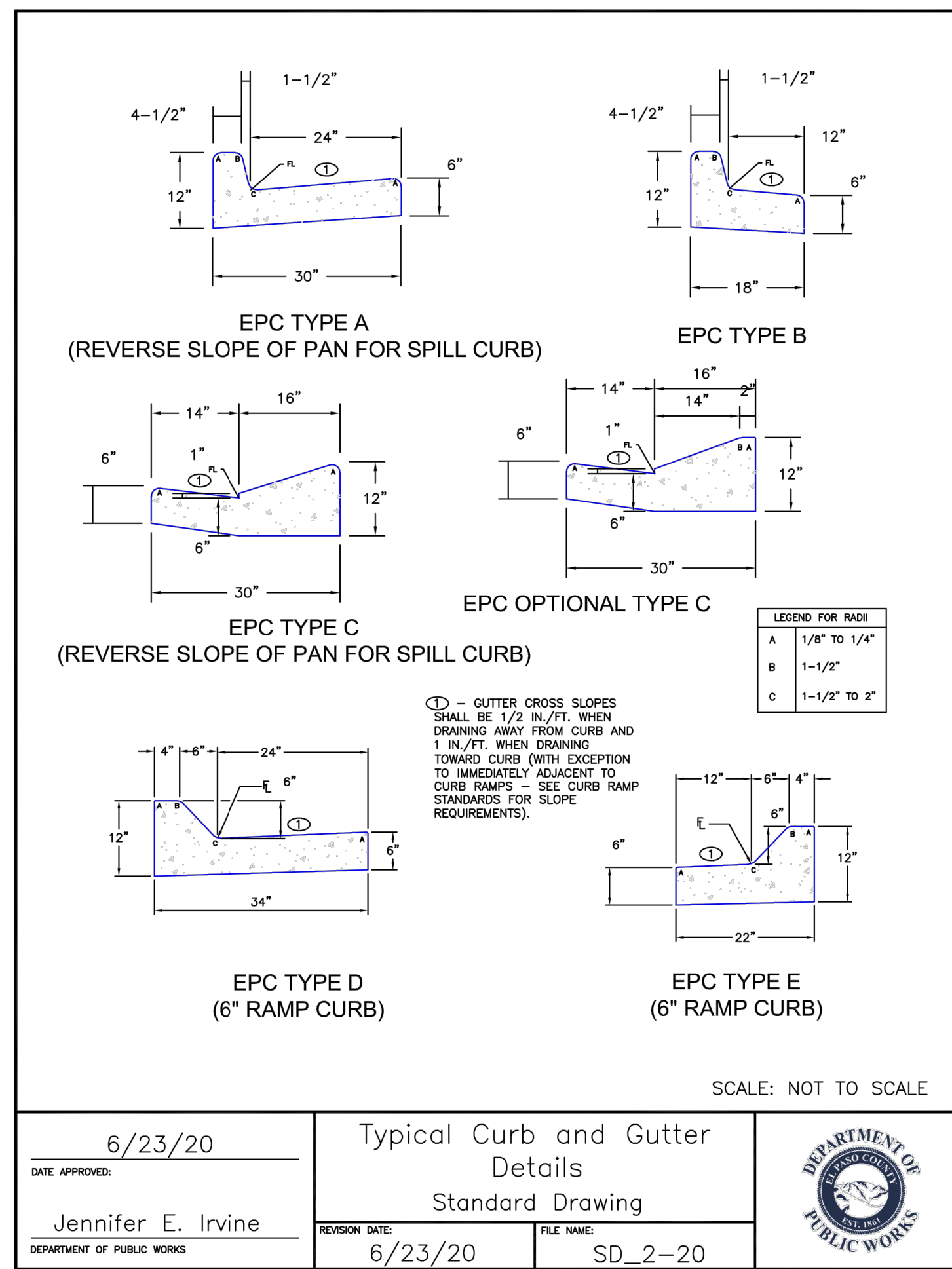
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AS-BUILT 10/21/2024 PCD PROJECT NO. SF-2024

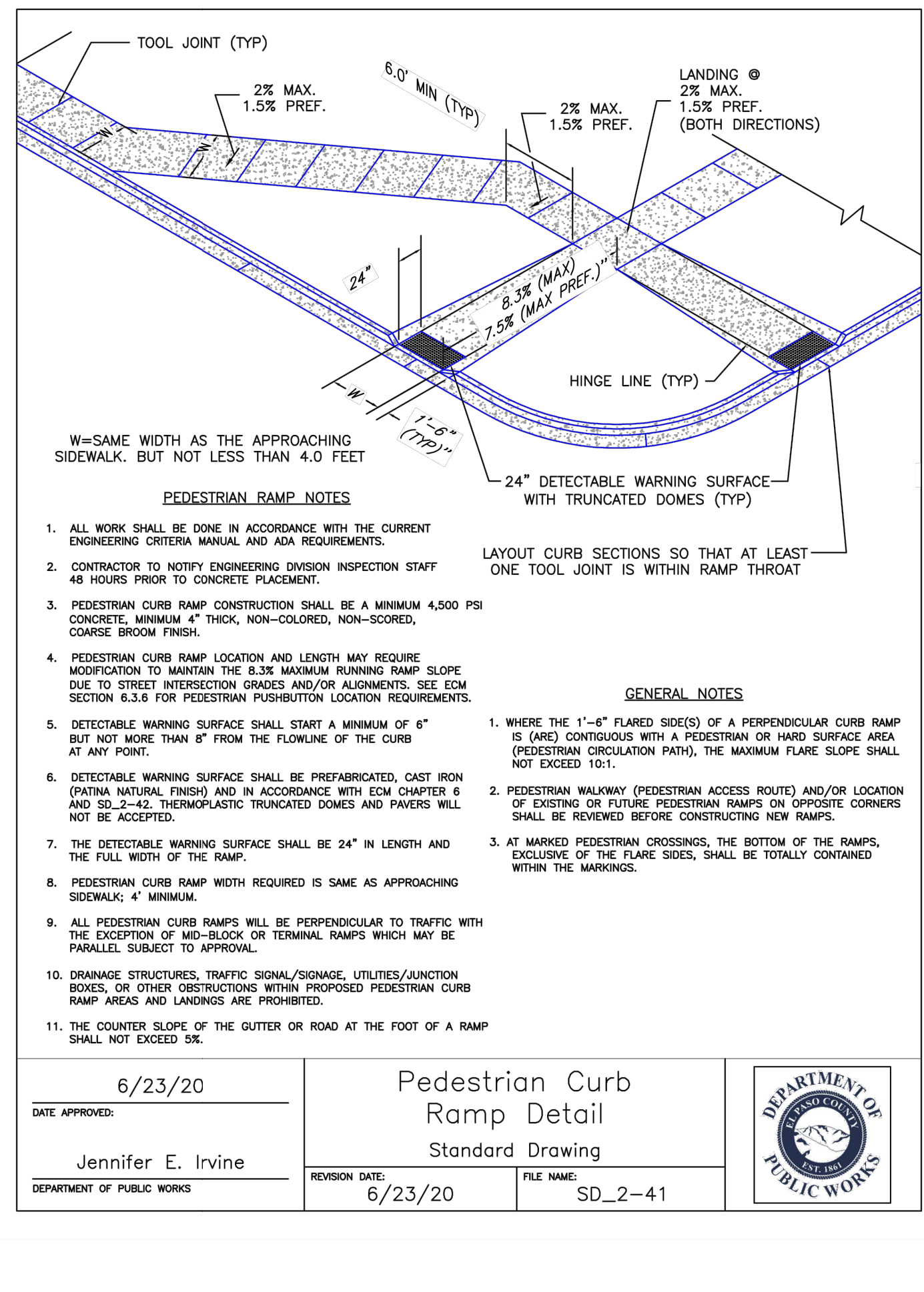
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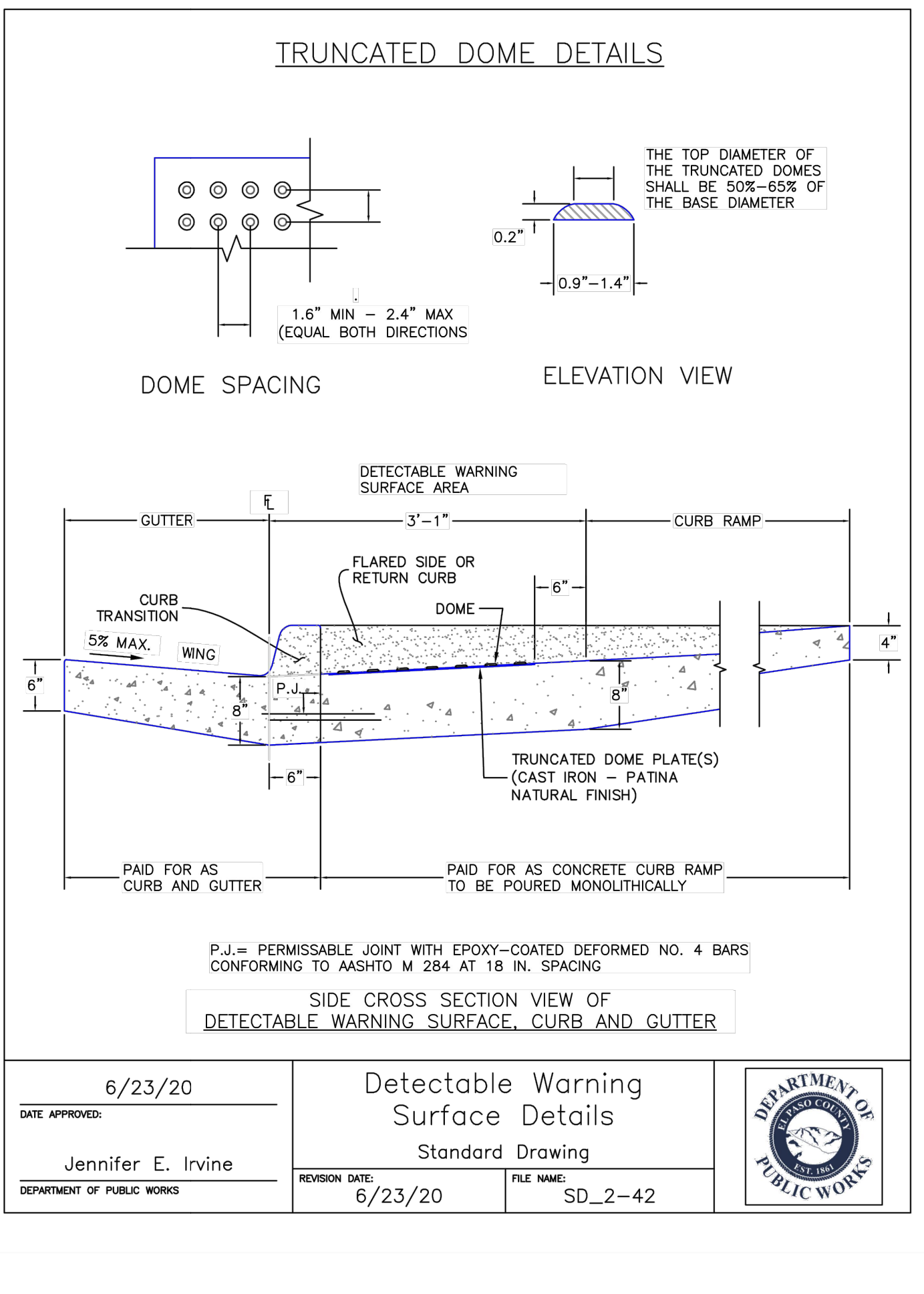
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DEPARTMENT OF PUBLIC WORKS		



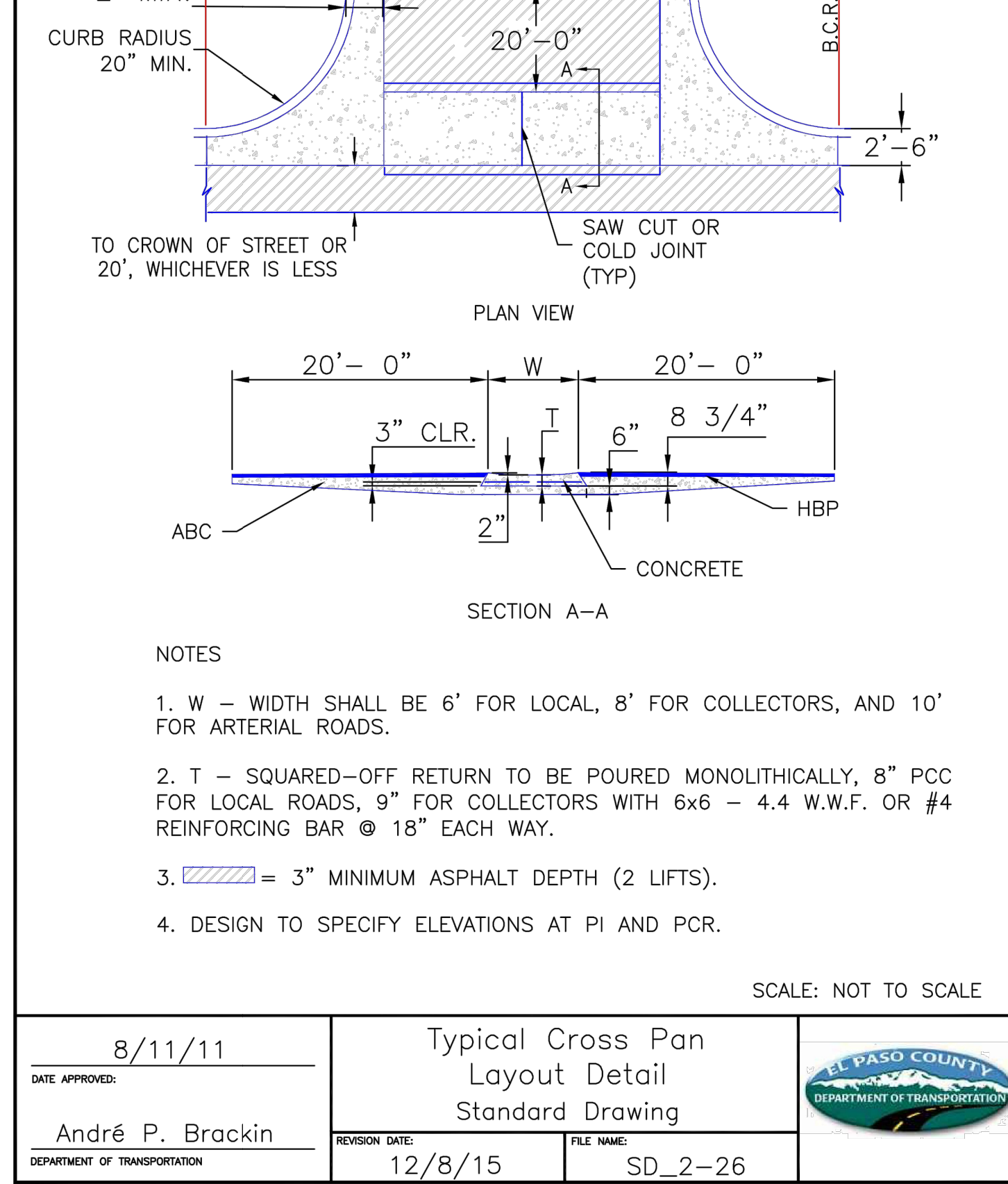
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Jennifer E. Irvine		
DEPARTMENT OF PUBLIC WORKS		



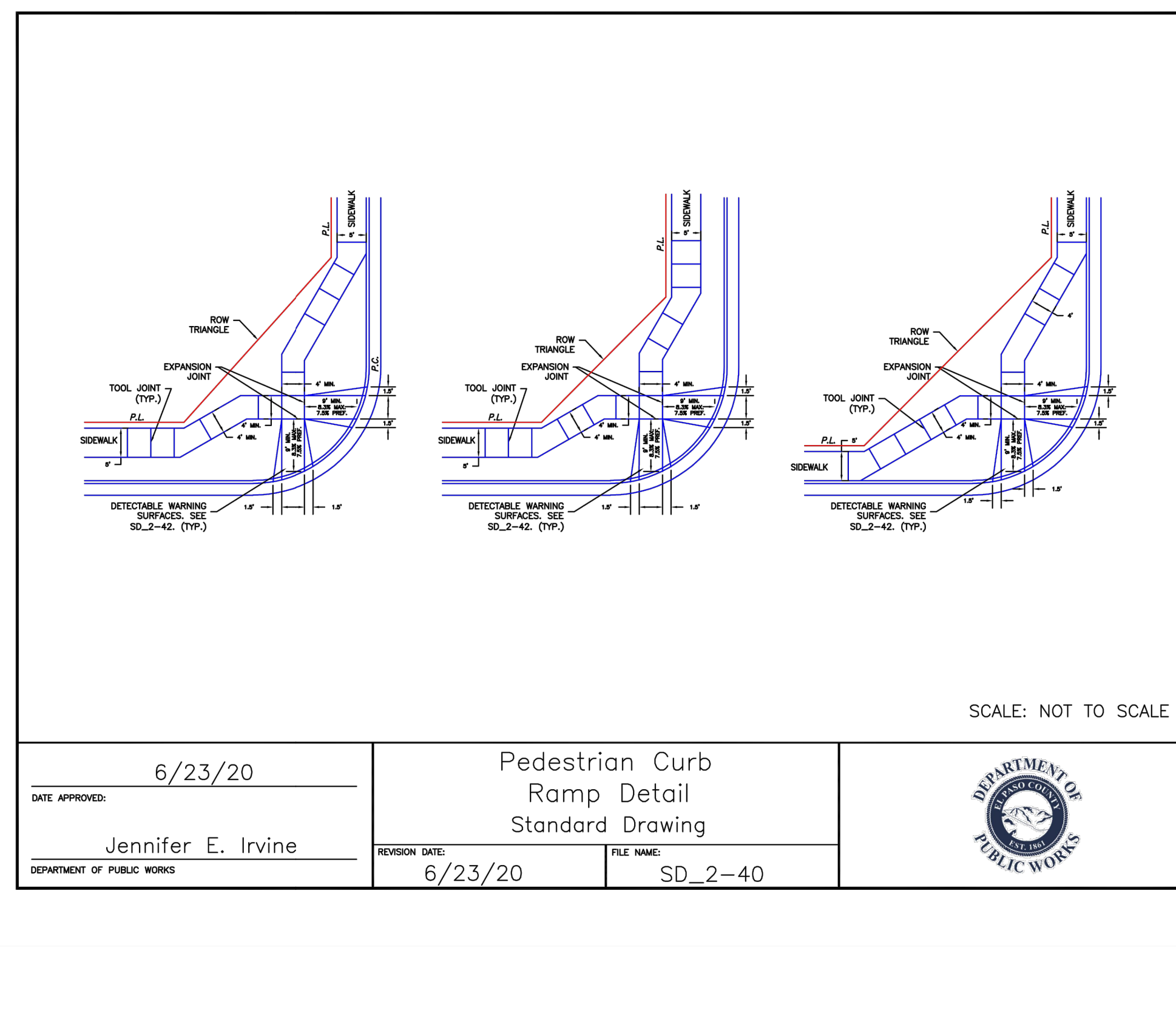
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DEPARTMENT OF PUBLIC WORKS		



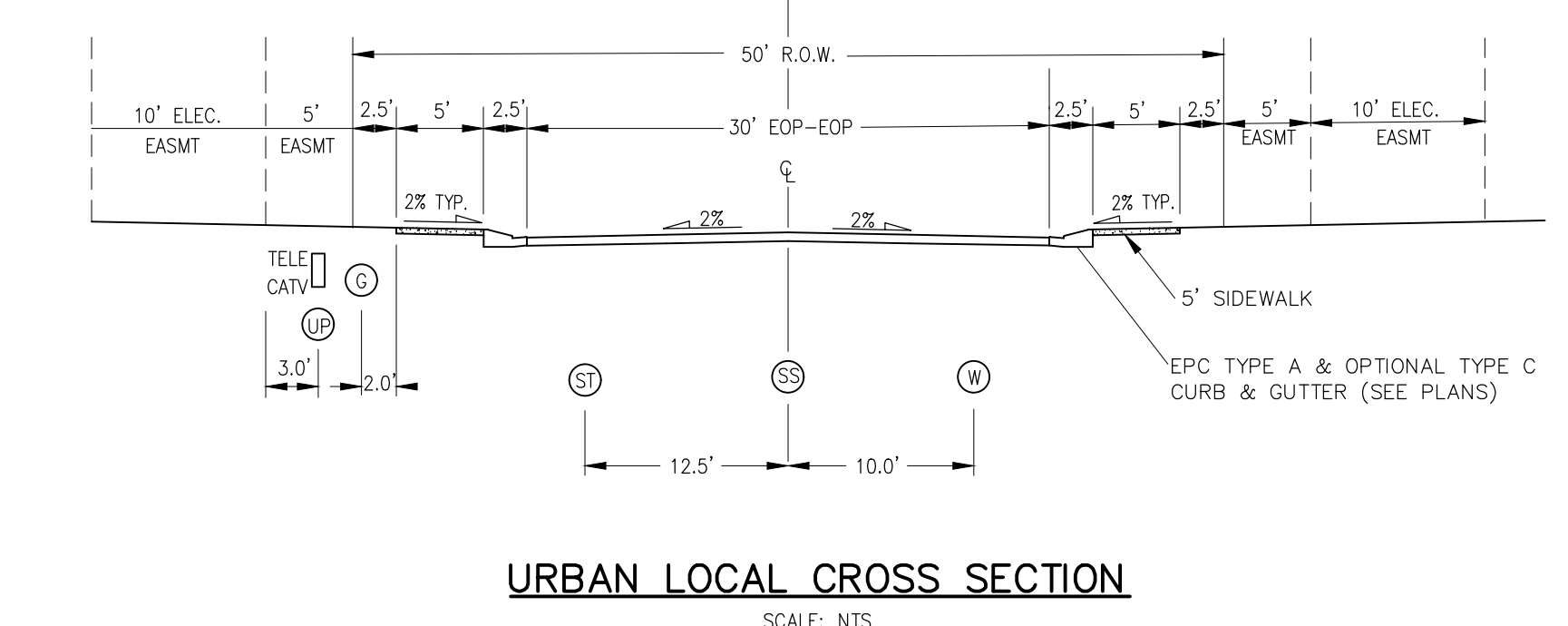
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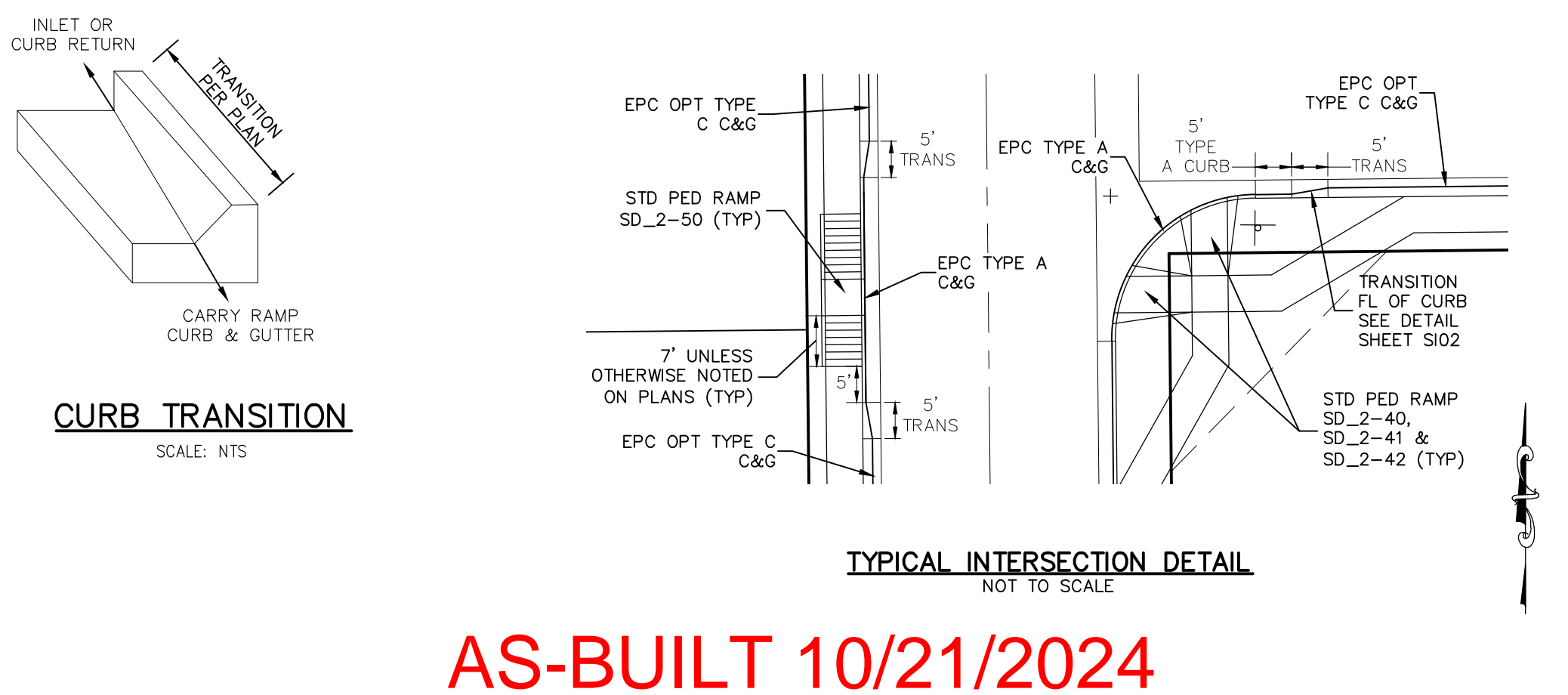
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André P. Brackin		
DEPARTMENT OF TRANSPORTATION		



DATE APPROVED: 6/23/20	REVISION DATE: 6/23/20	FILE NAME: SD_2-40
Jennifer E. Irvine		
DEPARTMENT OF PUBLIC WORKS		



URBAN LOCAL CROSS SECTION
SCALE: NTS



TYPICAL INTERSECTION DETAIL
NOT TO SCALE

AS-BUILT 10/21/2024

STATEMENT:
THE CITY OF COLORADO SPRINGS RECOGNIZES THE DESIGN ENGINEER AS HAVING RESPONSIBILITY FOR THE DESIGN; THE CITY HAS LIMITED ITS SCOPE OF REVIEW ACCORDINGLY. RESUBMITTAL REQUIRED IF CONSTRUCTION HAS NOT COMMENCED WITHIN 180 DAYS AFTER APPROVAL DATE.

FOR LOCATING & MARKING GAS, ELECTRIC, WATER & TELEPHONE LINES
FOR BURIED UTILITY INFORMATION 48 HRS BEFORE YOU DIG CALL 1-800-922-1987

STREET DESIGN: TRAFFIC ENGINEERING: _____ DATE: _____ CURB & GUTTER: _____ DATE: _____ FINAL REVIEW: _____ DATE: _____	DESIGN DATA: SIDEWALKS: WIDTH 5' ASPHALT THICKNESS: _____ LOCATION: Attached <input type="checkbox"/> AC Surface _____ Detached <input type="checkbox"/> CENTERED IN 5' EASEMENT AB Base _____ CURB TYPE: A <input type="checkbox"/> AGG. BASE THICKNESS: _____ C <input type="checkbox"/> Class 6 _____ ROW WIDTH: 50' EOP-EOP 30' Class 5 _____ STREET TYPE: URBAN LOCAL HVLEM Class 2 _____ DESIGN SPEED: 25 MPH
--	--

PAINT BRUSH HILLS FILING NO. 14

STREET SECTION AND DETAILS

PROJECT NO. 10-014
SCALE: N/A
DATE: 03/19/2021
DESIGNED BY: JWP
DRAWN BY: JWP
CHECKED BY: GW

212 N. WABATCH AVE., STE 303
COLORADO SPRINGS, CO 80903
PHONE: 719.555.5485

CIVIL CONSULTANTS, INC.

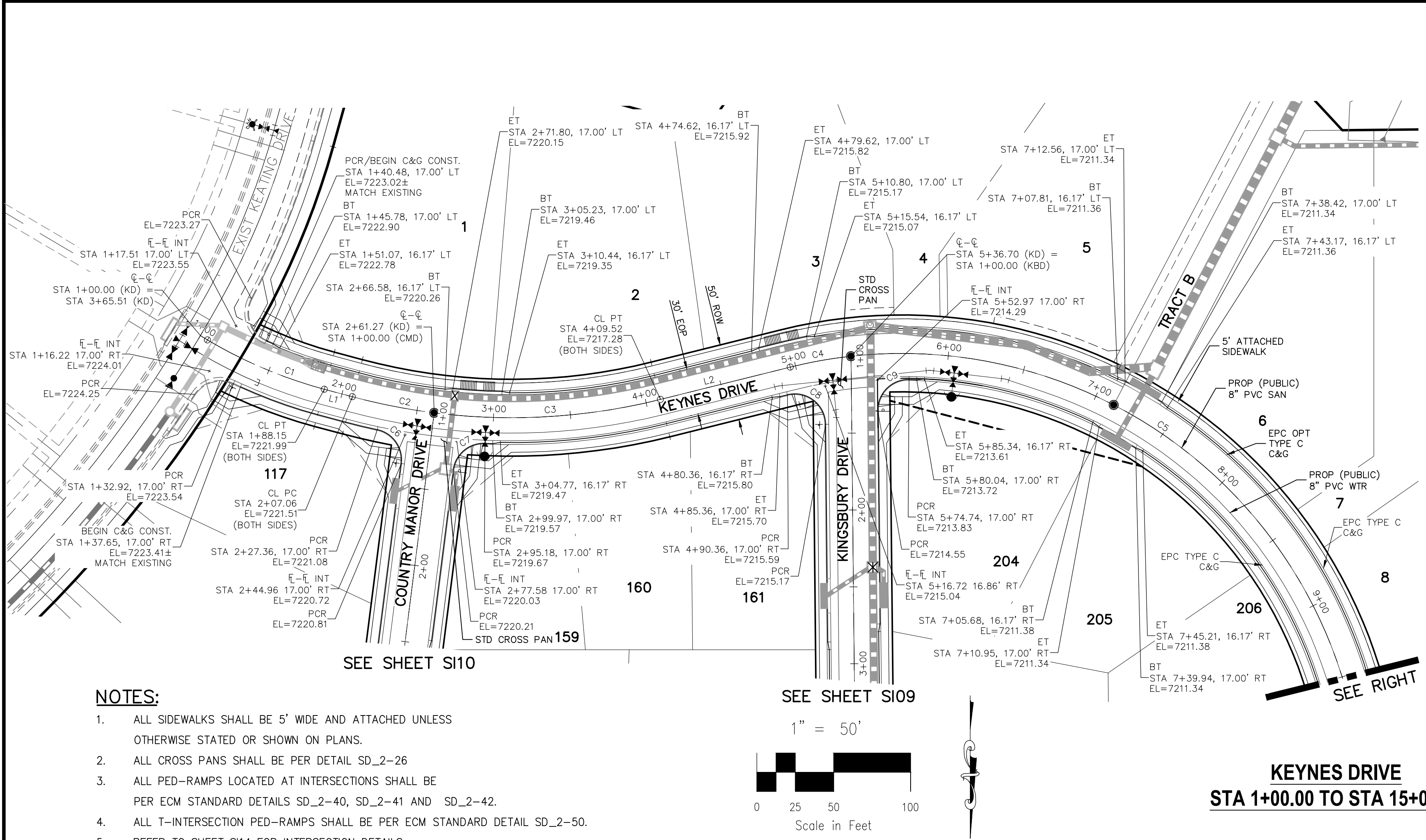
FOR AND ON BEHALF OF M&S CIVIL CONSULTANTS, INC.

PROFESSIONAL ENGINEER
NO. 37160
3-22-21

REVISIONS:
NO. DATE: BY: DESCRIPTION:

THE ENGINEER PREPARING THESE PLANS WILL NOT BE RESPONSIBLE OR LIABLE FOR UNAUTHORIZED CHANGES TO OR USES OF THESE PLANS. ALL CHANGES TO THE PLANS MUST BE IN WRITING AND MUST BE APPROVED BY THE PREPARER OF THESE PLANS.

CAUTION



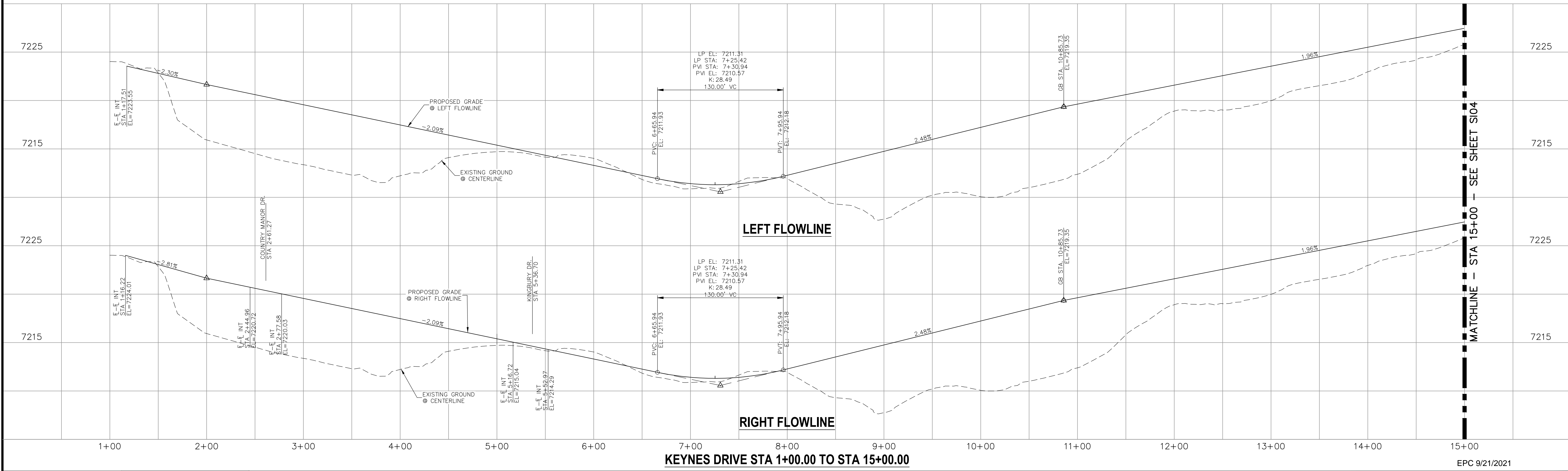
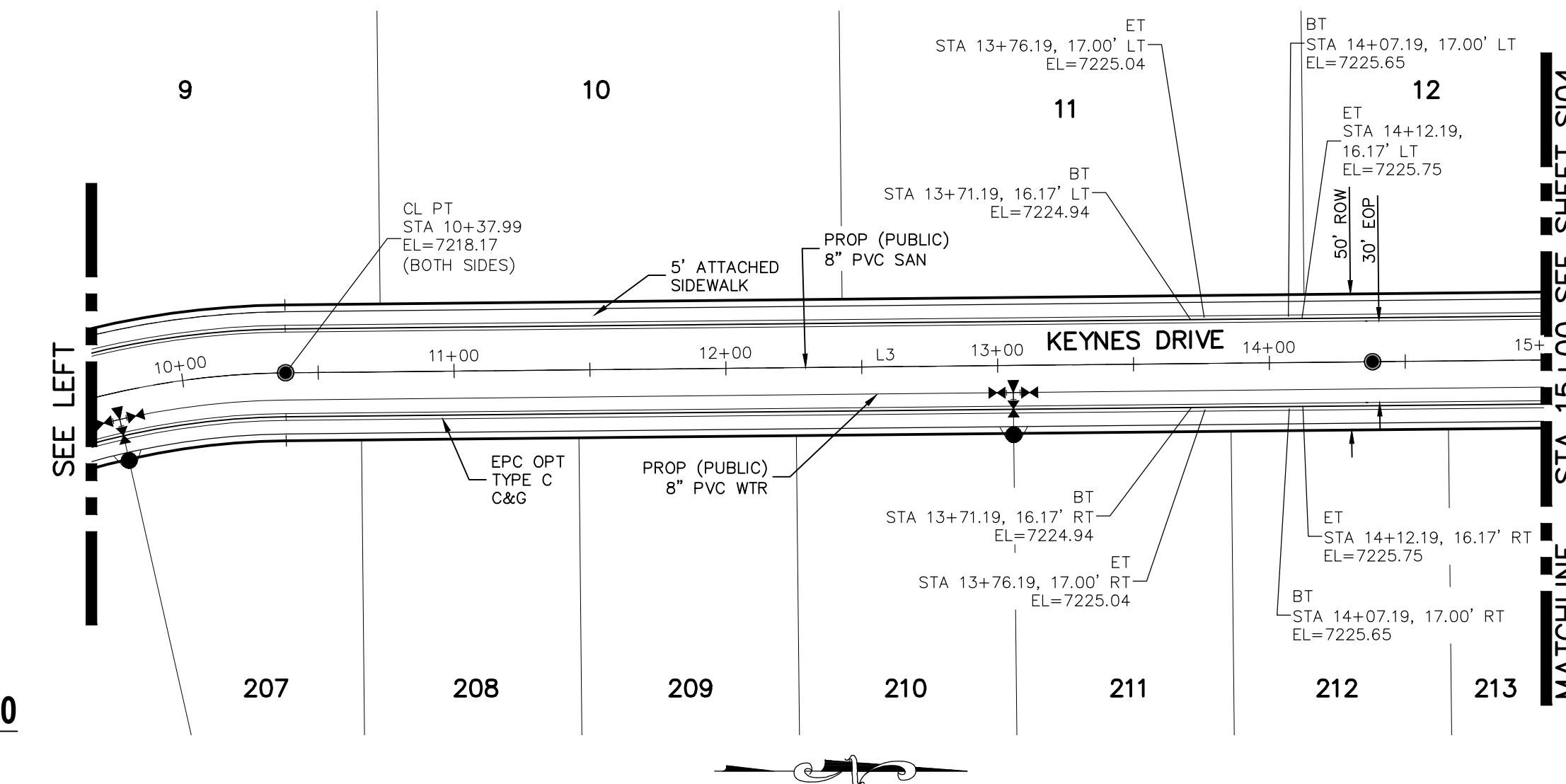
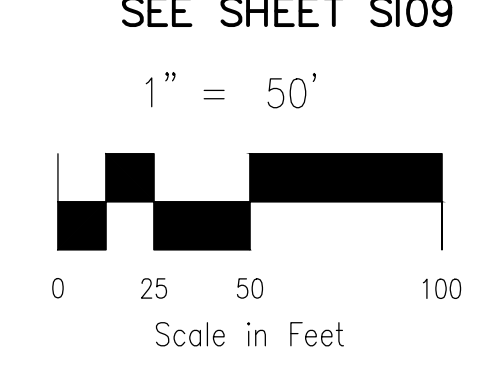
CENTERLINE CURVE TABLE				CENTERLINE LINE TABLE		
CURVE	RADIUS	LENGTH	DELTA	LINE	LENGTH	DIRECTION
C1	300.00'	82.73'	15°48'00"	L1	18.91'	N75°00'00"W
C2	400.00'	54.21'	7°45'52"	L2	86.98'	S76°00'00"W
C3	400.00'	148.25'	21°14'08"	L3	1422.70'	N0°35'00"W
C4	300.00'	40.20'	7°40'39"			
C5	300.00'	501.29'	95°44'21"			

PCR CURVE TABLE			
CURVE	RADIUS	LENGTH	DELTA
C6	20.00'	29.72'	85.14
C7	20.00'	29.72'	85.14
C8	20.00'	36.10'	103.42
C9	20.00'	31.95'	91.53

ABBREVIATION LEGEND

CL	CENTERLINE INTERSECTION	LT	LEFT
FL-FL	FLOWLINE INTERSECTION	RT	RIGHT
BT	BEGIN TRANSITION	FL	FLOWLINE
ET	END TRANSITION	TBC	TOP BACK OF CURB
PC	POINT OF CURVE	XPAN	CROSSPAN
PCC	POINT OF COMPOUND CURVE	STD	STANDARD
PCR	POINT OF CURVE RETURN	SHT	SHEET
PRC	POINT OF REVERSE CURVE	P&P	PLAN AND PROFILE
PT	POINT OF TANGENT	C&G	CURB AND GUTTER
E	ELEVATION	W	WEST
CUL-DE-SAC	CUL-DE-SAC	E	EAST
KN	KNUCKLE	R/W	RIGHT OF WAY
LP	LOOP	EOP	EDGE OF PAVEMENT
N	NORTH	WTR	WATER
S	SOUTH	SAN	SANITARY SEWER
KEYNES DRIVE	KEYNES DRIVE	PROP	PROPOSED
HARTWOOD DRIVE	HARTWOOD DRIVE	COLL	COLLECTOR
COUNTRY MANOR DRIVE	COUNTRY MANOR DRIVE	LPT	LOW POINT
KINGSBURY DRIVE	KINGSBURY DRIVE	RES	RESIDENTIAL
WATERLOO DRIVE	WATERLOO DRIVE		
FINSBURY COURT	FINSBURY COURT		
DEVONCOVE DRIVE	DEVONCOVE DRIVE		
HIGH POINT	HIGH POINT		

- NOTES:**
- ALL SIDEWALKS SHALL BE 5' WIDE AND ATTACHED UNLESS OTHERWISE STATED OR SHOWN ON PLANS.
 - ALL CROSS PANS SHALL BE PER DETAIL SD_2-26
 - ALL PED-RAMPS LOCATED AT INTERSECTIONS SHALL BE PER ECM STANDARD DETAILS SD_2-40, SD_2-41 AND SD_2-42.
 - ALL T-INTERSECTION PED-RAMPS SHALL BE PER ECM STANDARD DETAIL SD_2-50.
 - REFER TO SHEET S114 FOR INTERSECTION DETAILS.



<p>STATEMENT:</p> <p>THE CITY OF COLORADO SPRINGS RECOGNIZES THE DESIGN ENGINEER AS HAVING RESPONSIBILITY FOR THE DESIGN; THE CITY HAS LIMITED ITS SCOPE OF REVIEW ACCORDINGLY. RESUBMITTAL REQUIRED IF CONSTRUCTION HAS NOT COMMENCED WITHIN 180 DAYS AFTER APPROVAL DATE.</p>	<p>FOR LOCATING & MARKING GAS, ELECTRIC, WATER & TELEPHONE LINES</p> <p>FOR BURIED UTILITY INFORMATION 48 HRS BEFORE YOU DIG CALL 1-800-922-1987</p>	<p>STREET DESIGN:</p> <p>TRAFFIC ENGINEERING: _____ DATE: _____</p> <p>CURB & GUTTER: _____ DATE: _____</p> <p>FINAL REVIEW: _____ DATE: _____</p> <p>DRAINAGE DESIGN:</p> <p>DRAINAGE REVIEW: _____ DATE: _____</p> <p>FILED IN ACCORDANCE WITH SECTION 7-7-906 OF COLORADO SPRINGS CODE 2001, AS AMENDED.</p>	<p>DESIGN DATA:</p> <p>SIDEWALKS: WIDTH 5' ASPHALT THICKNESS: _____</p> <p>LOCATION: Attached <input checked="" type="checkbox"/> AC Surface _____</p> <p>Detached <input type="checkbox"/> CENTERED-IN-5'-EASEMENT AB Base _____</p> <p>CURB TYPE A <input checked="" type="checkbox"/> AGG. BASE THICKNESS: _____</p> <p>CURB TYPE C <input type="checkbox"/> Class 6 _____</p> <p>ROW WIDTH 50' EOP-EOP 30' Class 5 _____</p> <p>STREET TYPE RESIDENTIAL HVEEM Class 2 _____</p> <p>DESIGN SPEED 25 MPH _____</p>
		<p>AS-BUILT 10/21/2024</p>	

PAIN'T BRUSH HILLS FILING NO. 14

STREET IMPROVEMENT PLANS

PROJECT NO. 10-014 DATE: 03/19/2021

DESIGNED BY: JWP SCALE: HORIZONTAL: 1"=50' VERTICAL: 1"=5'

DRAWN BY: JWP SHEET 3 OF 31

CHECKED BY: GW

212 N. WARSATCH AVE., STE 303
 COLORADO SPRINGS, CO 80903
 PHONE: 719.555.5485

CIVIL CONSULTANTS, INC.

FOR AND ON BEHALF OF M&S CIVIL CONSULTANTS, INC.

PROFESSIONAL SEAL: VIRGIL A. SANCHEZ, COLORADO P.E. NO. 37160

DATE: _____

BY: _____

FOR AND ON BEHALF OF M&S CIVIL CONSULTANTS, INC.

THE ENGINEER PREPARING THESE PLANS WILL NOT BE RESPONSIBLE OR LIABLE FOR UNAUTHORIZED CHANGES TO OR USES OF THESE PLANS. ALL CHANGES TO THE PLANS MUST BE IN WRITING AND MUST BE APPROVED BY THE PREPARER OF THESE PLANS.

CAUTION

File: C:\Users\jlopez\Documents\100144-PBH 14\Draw\Corral Draw\STREET\S103.dwg Plotstamp: 3/22/2021 9:00 AM

ABBREVIATION LEGEND

CL	CENTERLINE INTERSECTION	LT	LEFT FLOWLINE
FL-FL	FLOWLINE INTERSECTION	RT	RIGHT FLOWLINE
BT	BEGIN TRANSITION	TBC	TOP BACK OF CURB
ET	END TRANSITION	XPN	CROSSSPAN
PC	POINT OF CURVE	STD	STANDARD
PCC	POINT OF COMPOUND CURVE	SHT	SHEET
PCR	POINT OF CURB RETURN	P&P	PLAN AND PROFILE
PRC	POINT OF REVERSE CURVE	C&G	CURB AND GUTTER
PT	POINT OF TANGENT	W	WEST
EL	ELEVATION	E	EAST
CDS	CUL-DE-SAC	ROW	RIGHT OF WAY
KN	KNUCKLE	EOP	EDGE OF PAVEMENT
LP	LOOP	WTR	WATER
N	NORTH	SAN	SANITARY SEWER
S	SOUTH	PROP	PROPOSED
HD	KEYNES DRIVE	COLL	COLLECTOR
GMD	HARTWOOD DRIVE	LPT	LOW POINT
CMD	COUNTRY MANOR DRIVE	RES	RESIDENTIAL
KBD	KINGSBURY DRIVE		
WD	WATERLOO DRIVE		
FC	FINSBURY COURT		
DD	DEVONCOVE DRIVE		
HP	HIGH POINT		

CENTERLINE LINE TABLE

LINE	LENGTH	DIRECTION
L1	1422.70'	N0°35'00"W
L2	100.43'	N0°35'00"W
L3	5.02'	S5°43'41"W

CDS CURVE TABLE

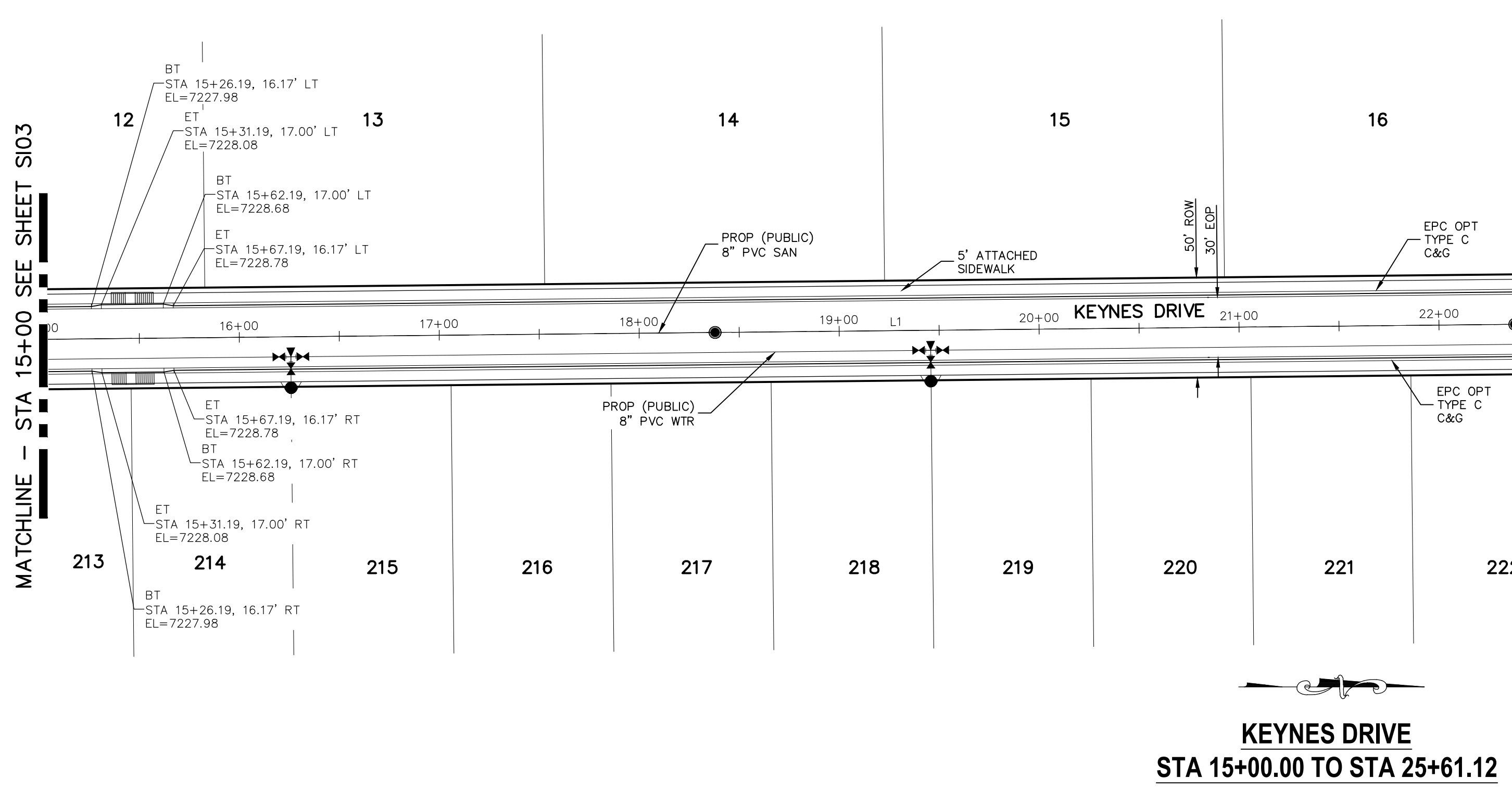
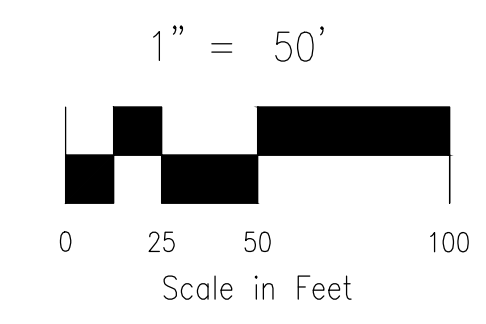
CURVE	RADIUS	LENGTH	DELTA
C2	45.00	113.94	145.08
C5	45.00	63.13	80.38
C6	45.83	28.93	36.17

CENTERLINE CURVE TABLE

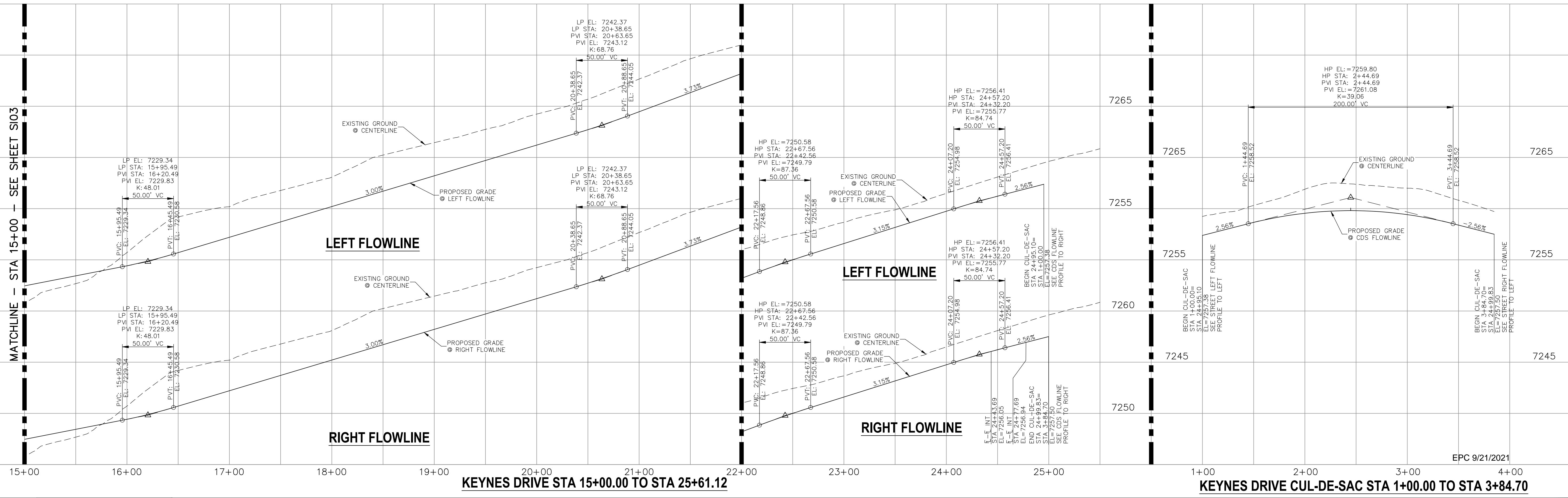
CURVE	RADIUS	LENGTH	DELTA
C1	45.00'	37.06'	47°10'57"
C3	45.00'	22.14'	28°11'11"
C4	44.17'	5.00'	6°29'09"

PCR CURVE TABLE

CURVE	RADIUS	LENGTH	DELTA
C7	20.00	31.42	90.00
C8	20.00	33.56	96.14



- NOTES:**
- ALL SIDEWALKS SHALL BE 5' WIDE AND ATTACHED UNLESS OTHERWISE STATED OR SHOWN ON PLANS.
 - ALL CROSS PANS SHALL BE PER DETAIL SD_2-26
 - ALL PED-RAMPS LOCATED AT INTERSECTIONS SHALL BE PER ECM STANDARD DETAILS SD_2-40, SD_2-41 AND SD_2-42.
 - ALL T-INTERSECTION PED-RAMPS SHALL BE PER ECM STANDARD DETAIL SD_2-50.
 - REFER TO SHEET SI14 FOR INTERSECTION DETAILS.



<p>STATEMENT:</p> <p>THE CITY OF COLORADO SPRINGS RECOGNIZES THE DESIGN ENGINEER AS HAVING RESPONSIBILITY FOR THE DESIGN; THE CITY HAS LIMITED ITS SCOPE OF REVIEW ACCORDINGLY. RESUBMITTAL REQUIRED IF CONSTRUCTION HAS NOT COMMENCED WITHIN 180 DAYS AFTER APPROVAL DATE.</p>	<p>FOR BURIED UTILITY INFORMATION 48 HRS BEFORE YOU DIG CALL 1-800-922-1987</p>	<p>STREET DESIGN:</p> <p>TRAFFIC ENGINEERING: _____ DATE: _____</p> <p>CURB & GUTTER: _____ DATE: _____</p> <p>FINAL REVIEW: _____ DATE: _____</p> <p>DRAINAGE DESIGN:</p> <p>DRAINAGE REVIEW: _____ DATE: _____</p> <p>FILED IN ACCORDANCE WITH SECTION 7-7-906 OF COLORADO SPRINGS CODE 2001, AS AMENDED.</p>	<p>DESIGN DATA:</p> <p>SIDEWALKS: WIDTH 5' ASPHALT THICKNESS: _____</p> <p>LOCATION: Attached <input checked="" type="checkbox"/> AC Surface _____</p> <p>Detached <input type="checkbox"/> CENTERED IN 5' EASEMENT AB Base _____</p> <p>CURB TYPE: A <input checked="" type="checkbox"/> AGG. BASE THICKNESS: _____</p> <p>CURB TYPE: C <input type="checkbox"/> Class 6 _____</p> <p>ROW WIDTH: 50' EOP-EOP 30' Class 5 _____</p> <p>STREET TYPE: RESIDENTIAL HVEEM Class 2 _____</p> <p>DESIGN SPEED: 25 MPH _____</p>						
				<p>AS-BUILT 10/21/2024</p>	<p>REVISIONS:</p> <table border="1"> <thead> <tr> <th>NO.</th> <th>DATE:</th> <th>BY:</th> <th>DESCRIPTION:</th> </tr> </thead> <tbody> <tr> <td> </td> <td> </td> <td> </td> <td> </td> </tr> </tbody> </table>	NO.	DATE:	BY:	DESCRIPTION:
NO.	DATE:	BY:	DESCRIPTION:						

PROJECT NO. 10-014
 DATE: 03/19/2021
 SCALE: HORIZONTAL: 1"=50' VERTICAL: 1"=5'
 DESIGNED BY: JWP
 DRAWN BY: JWP
 CHECKED BY: GW
 SHEET 4 OF 31
 S104

212 N. WASHCATCH AVE., STE 305
 COLORADO SPRINGS, CO 80903
 PHONE: 719.555.5485

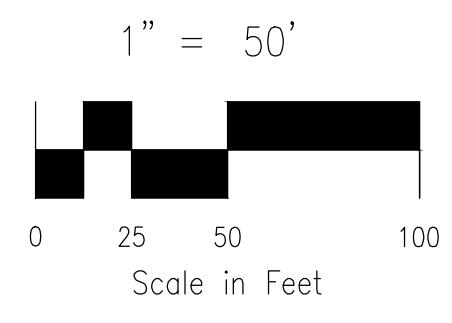
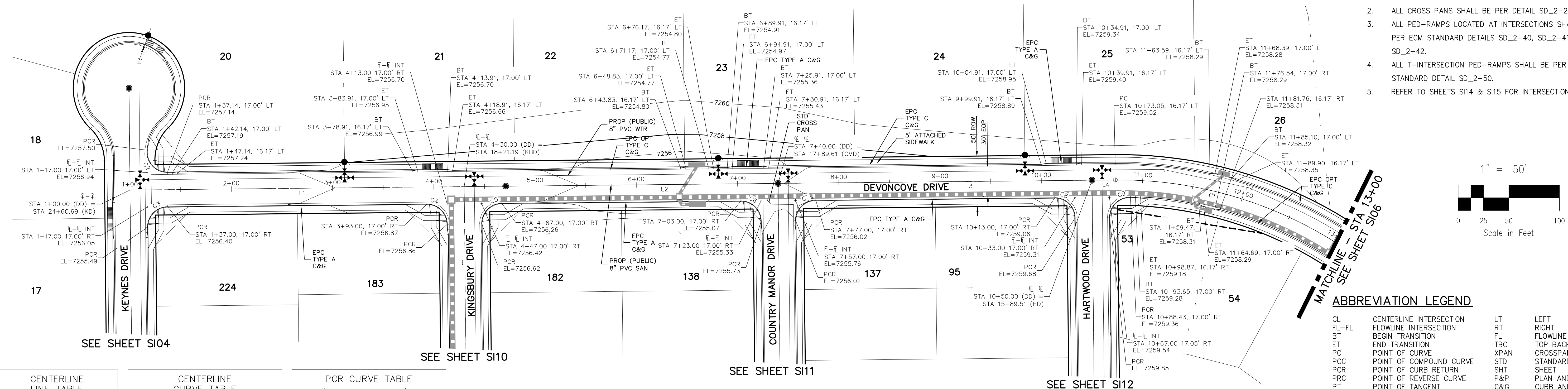
FOR AND ON BEHALF OF M&S CIVIL CONSULTANTS, INC.

VIRGIL A. SANCHEZ, COLORADO P.E. NO. 37160

THE DESIGNER PREPARING THESE PLANS WILL NOT BE RESPONSIBLE OR LIABLE FOR UNAUTHORIZED CHANGES TO OR USES OF THESE PLANS. ALL CHANGES TO THE PLANS MUST BE IN WRITING AND MUST BE APPROVED BY THE PREPARER OF THESE PLANS.

CAUTION

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 - ALL T-INTERSECTION PED-RAMPS SHALL BE PER ECM STANDARD DETAIL SD_2-50.
 - REFER TO SHEETS S114 & S115 FOR INTERSECTION DETAILS.



ABBREVIATION LEGEND

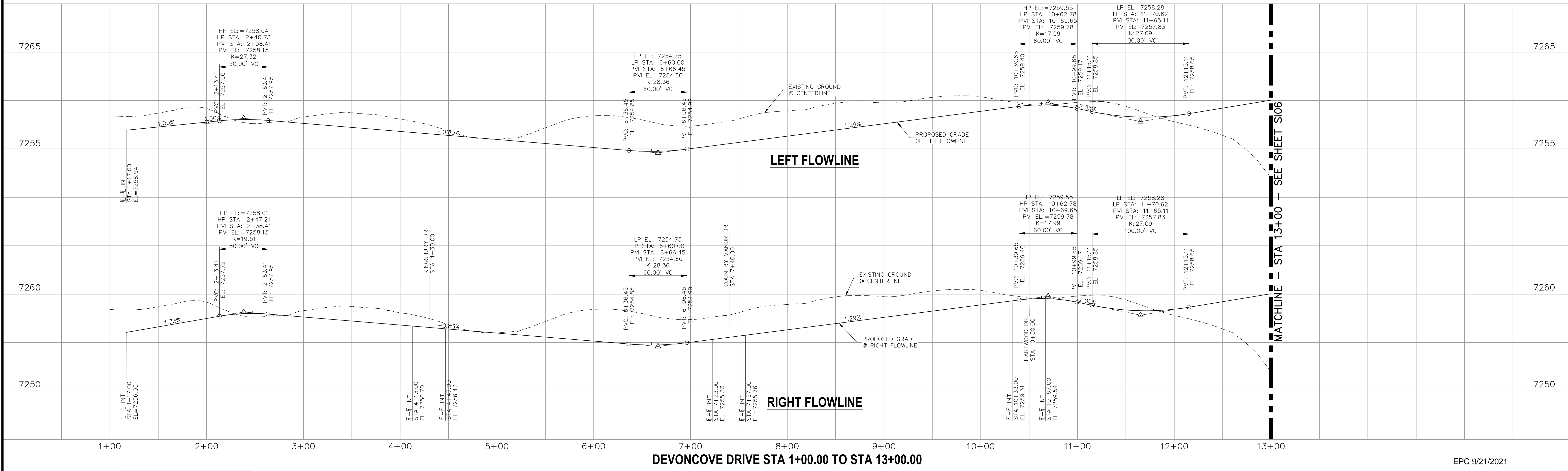
CL	CENTERLINE INTERSECTION	LT	LEFT FLOWLINE
FL-FL	FLOWLINE INTERSECTION	RT	RIGHT FLOWLINE
BT	BEGIN TRANSITION	TBC	TOP BACK OF CURB
ET	END TRANSITION	XPAN	CROSSSPAN
PC	POINT OF CURVE	STD	STANDARD SHEET
PCC	POINT OF COMPOUND CURVE	SHT	PLAN AND PROFILE
PCR	POINT OF CURB RETURN	P&P	CURB AND GUTTER
PRC	POINT OF REVERSE CURVE	C&G	WEST
PT	POINT OF TANGENT	W	EAST
EL	ELEVATION	E	EDGE OF PAVEMENT
CDS	CUL-DE-SAC	ROW	RIGHT OF WAY
KN	KNUCKLE	EOP	EDGE OF PAVEMENT
LP	LOOP	WTR	WATER
N	NORTH	SAN	SANITARY SEWER
S	SOUTH	PROP	PROPOSED
KD	KEYNES DRIVE	COLL	COLLECTOR
HD	HARTWOOD DRIVE	LFT	LOW POINT
GMD	GRACE MANOR DRIVE	RES	RESIDENTIAL
CMD	COUNTRY MANOR DRIVE		
KBD	KINGSBURY DRIVE		
WD	WATERLOO DRIVE		
FC	FINSBURY COURT		
DD	DEVONCOVE DRIVE		
HP	HIGH POINT		

LINE	LENGTH	DIRECTION
L1	330.00'	N89°25'00"E
L2	310.00'	N89°25'00"E
L3	310.00'	N89°25'00"E
L4	23.05'	N89°25'00"E

CURVE	RADIUS	LENGTH	DELTA
C1	400.00'	328.70'	47°05'00"

CURVE	RADIUS	LENGTH	DELTA
C2	20.00	33.56	96.14
C3	20.00	31.42	90.00
C4	20.00	31.42	90.00
C5	20.00	31.42	90.00
C6	20.00	31.42	90.00
C7	20.00	31.42	90.00
C8	20.00	31.42	90.00
C9	20.00	32.18	92.20

DEVONCOVE DRIVE
STA 1+00.00 TO STA 13+00.00



DEVONCOVE DRIVE STA 1+00.00 TO STA 13+00.00

EPC 9/21/2021

STATEMENT:
 THE CITY OF COLORADO SPRINGS RECOGNIZES THE DESIGN ENGINEER AS HAVING RESPONSIBILITY FOR THE DESIGN; THE CITY HAS LIMITED ITS SCOPE OF REVIEW ACCORDINGLY. RESUBMITTAL REQUIRED IF CONSTRUCTION HAS NOT COMMENCED WITHIN 180 DAYS AFTER APPROVAL DATE.



STREET DESIGN:
 REVIEW: _____ DATE: _____
 TRAFFIC ENGINEERING: _____ DATE: _____
 CURB & GUTTER: _____ DATE: _____
 FINAL REVIEW: _____ DATE: _____
DRAINAGE DESIGN:
 DRAINAGE REVIEW: _____ DATE: _____
 FILED IN ACCORDANCE WITH SECTION 7-7-906 OF COLORADO SPRINGS CODE 2001, AS AMENDED.

DESIGN DATA:
 SIDEWALKS: WIDTH 5' ASPHALT THICKNESS: _____
 LOCATION: Attached AC Surface _____
 Detached CENTERED IN 5' EASEMENT AB Base _____
 CURB TYPE: A AGG. BASE THICKNESS: _____
 CURB TYPE: C Class 6 _____
 ROW WIDTH: 50' EOP-EOP 30' Class 5 _____
 STREET TYPE: RESIDENTIAL HVEEM Class 2 _____
 DESIGN SPEED: 25 MPH

AS-BUILT 10/21/2024

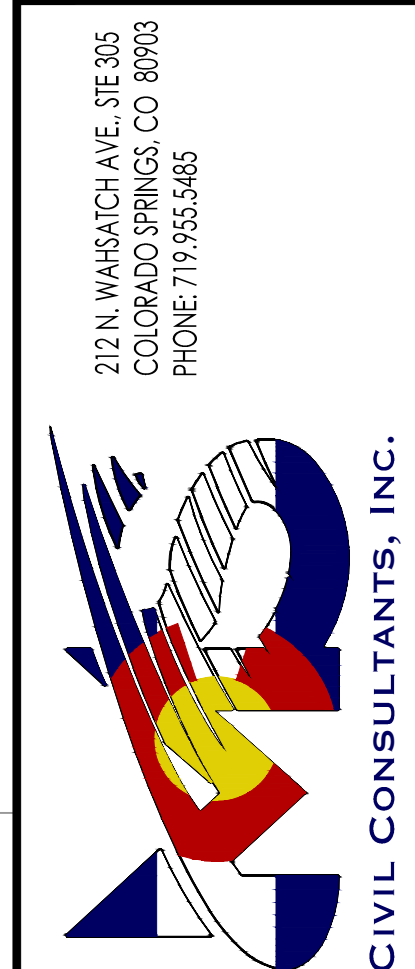
FOR AND ON BEHALF OF M&S CIVIL CONSULTANTS, INC.

 VIRGIL A. SANCHEZ, COLORADO P.E. NO. 37160

NO.	DATE	BY	DESCRIPTION

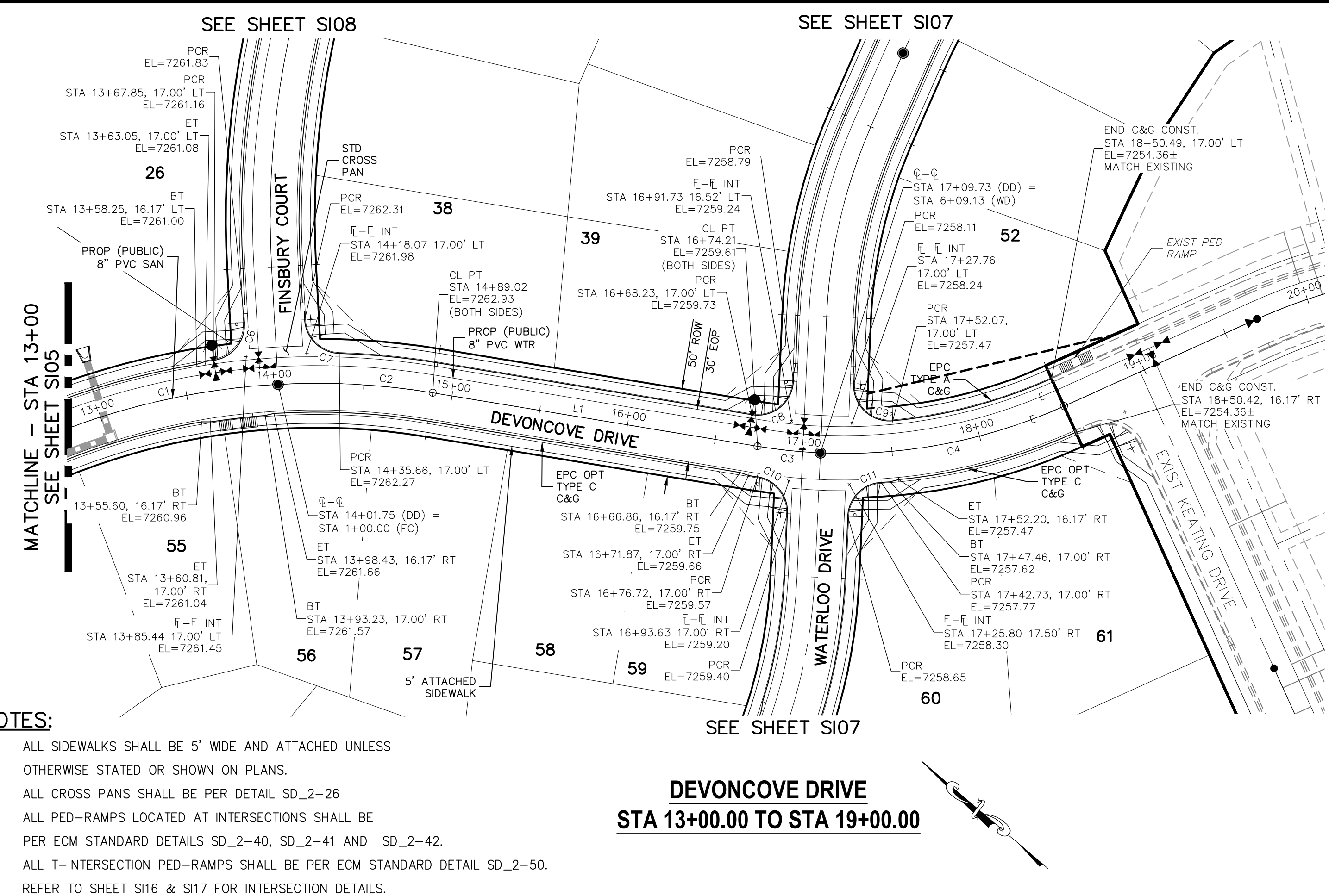
CAUTION

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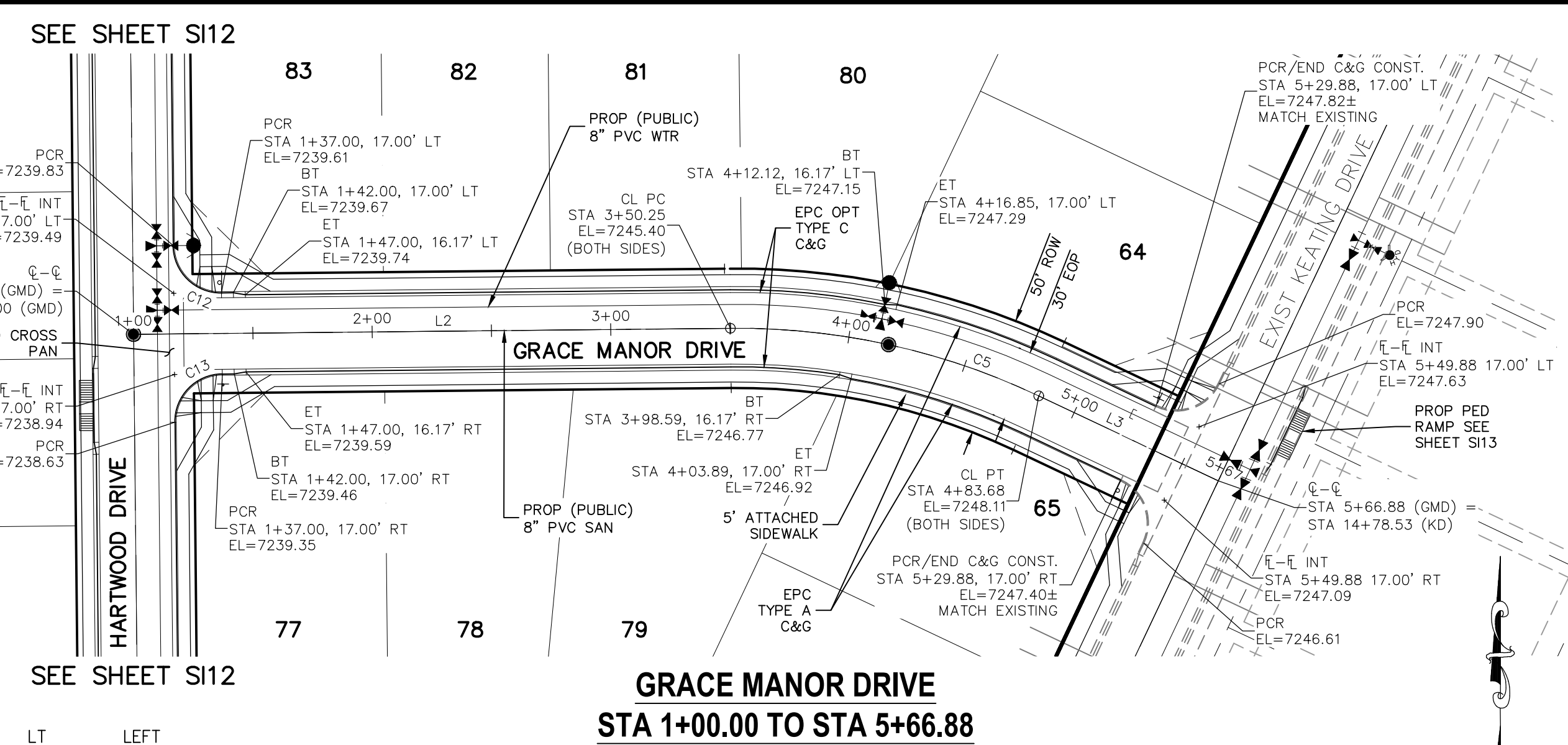
FOR AND ON BEHALF OF M&S CIVIL CONSULTANTS, INC.
 VIRGIL A. SANCHEZ, COLORADO P.E. NO. 37160
 REGISTERED PROFESSIONAL ENGINEER
 37160
 3-22-21

NO.	DATE	BY	DESCRIPTION



ABBREVIATION LEGEND

CL	CENTERLINE INTERSECTION	LT	LEFT RIGHT FLOWLINE
FL-FL	FLOWLINE INTERSECTION	RT	RIGHT FLOWLINE
BT	BEGIN TRANSITION	TBC	TOP BACK OF CURB
ET	END TRANSITION	XPCAN	CROSSSPAN
PC	POINT OF CURVE	STD	STANDARD
PCC	POINT OF COMPOUND CURVE	SHT	SHEET
PCR	POINT OF CURB RETURN	P&P	PLAN AND PROFILE
PRC	POINT OF REVERSE CURVE	C&G	CURB AND GUTTER
PT	POINT OF TANGENT	W	WEST
EL	ELEVATION	E	EAST
CDS	CUL-DE-SAC	R	RIGHT OF WAY
KN	KNUCKLE	EOP	EDGE OF PAVEMENT
LP	LOOP	WTR	WATER
N	NORTH	SAN	SANITARY SEWER
S	SOUTH	PROP	PROPOSED
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KBD	KINGSBURY DRIVE		
WDR	WATERLOO DRIVE		
FC	FINSBURY COURT		
DD	DEVONCOVE DRIVE		
HP	HIGH POINT		



CENTERLINE LINE TABLE

LINE	LENGTH	DIRECTION
L1	185.19'	S31°00'00"E
L2	250.25'	N89°25'00"E
L3	83.19'	S64°40'00"E

CENTERLINE CURVE TABLE

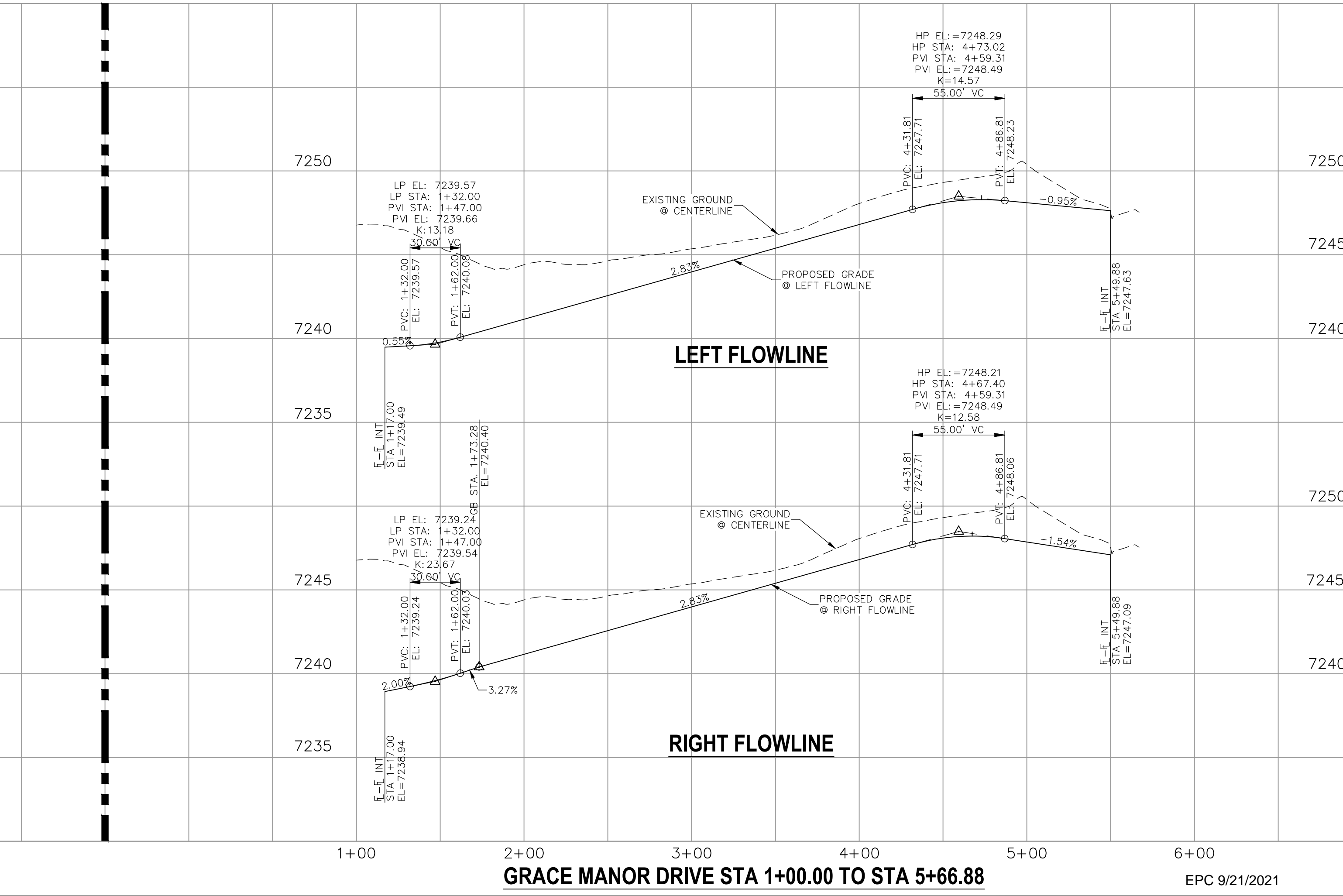
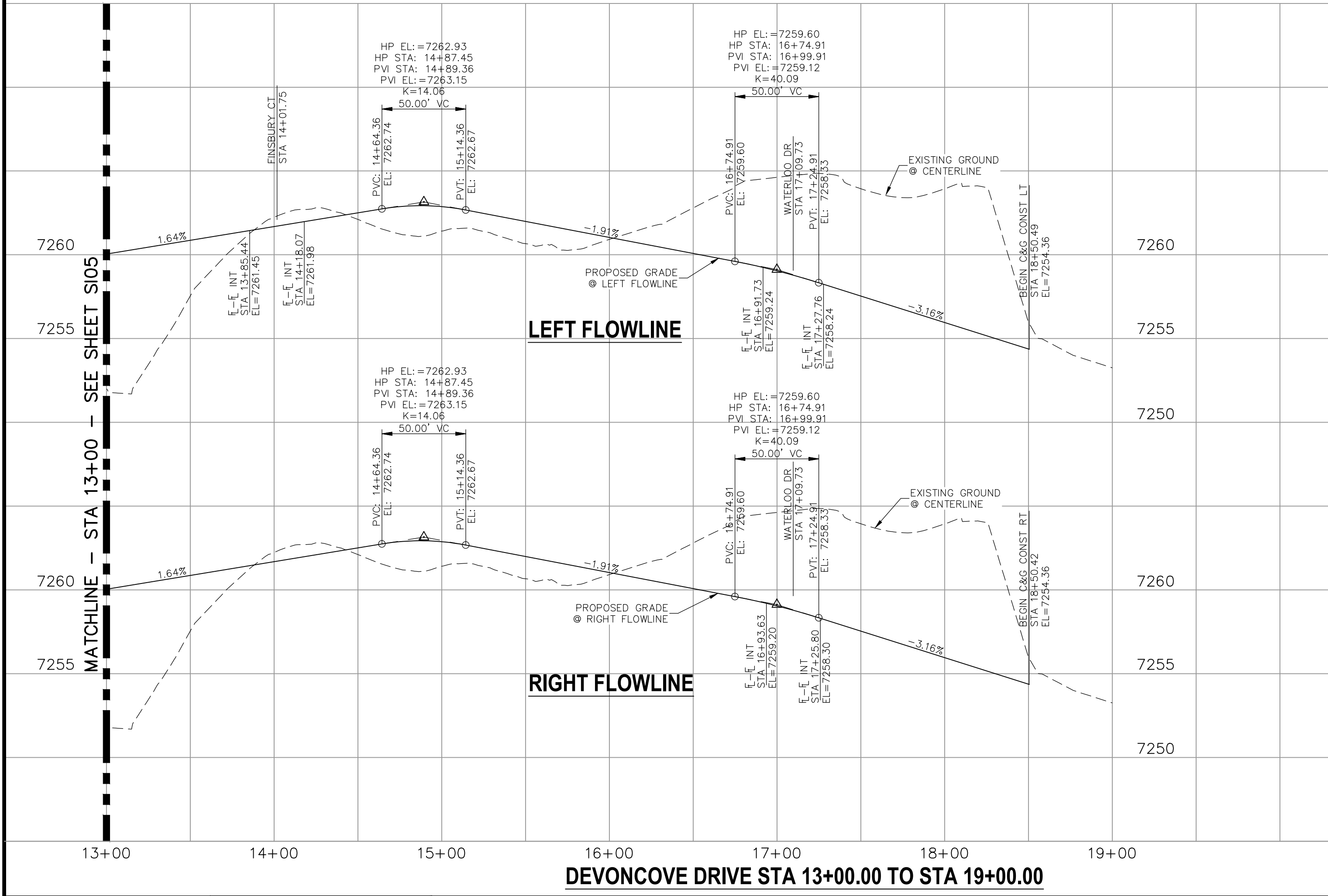
CURVE	RADIUS	LENGTH	DELTA
C1	400.00'	328.70'	47°05'00"
C2	400.00'	87.27'	12°30'00"
C3	300.00'	35.51'	6°46'58"
C4	300.00'	140.76'	26°53'02"
C5	295.00'	133.44'	25°55'00"

PCR CURVE TABLE

CURVE	RADIUS	LENGTH	DELTA
C6	19.80	29.41	85.11
C7	19.50	28.98	85.14
C8	20.00	33.78	96.78
C9	20.00	34.24	98.09
C10	20.00	29.22	83.70
C11	20.00	29.22	83.70
C12	20.00	31.42	90.00
C13	20.00	31.42	90.00

1" = 50'
 Scale in Feet

- NOTES:**
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STREET DESIGN:

REVIEW:

TRAFFIC ENGINEERING: _____ DATE: _____

CURB & GUTTER: _____ DATE: _____

FINAL REVIEW: _____ DATE: _____

DRAINAGE DESIGN:

DRAINAGE REVIEW: _____ DATE: _____

FILED IN ACCORDANCE WITH SECTION 7-7-906 OF COLORADO SPRINGS CODE 2001, AS AMENDED.

DESIGN DATA:

SIDEWALKS: WIDTH 5' ASPHALT THICKNESS: _____

LOCATION: Attached AC Surface _____

Detached CENTERED IN 5' EASEMENT AB Base _____

CURB TYPE A AGG. BASE THICKNESS: _____

CURB TYPE C Class 6 _____

ROW WIDTH 50' EOP-EOP 30' Class 5 _____

STREET TYPE RESIDENTIAL HVEEM Class 2 _____

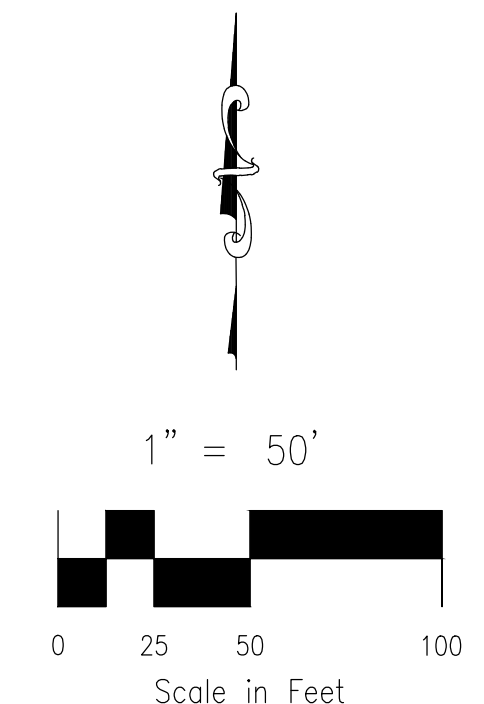
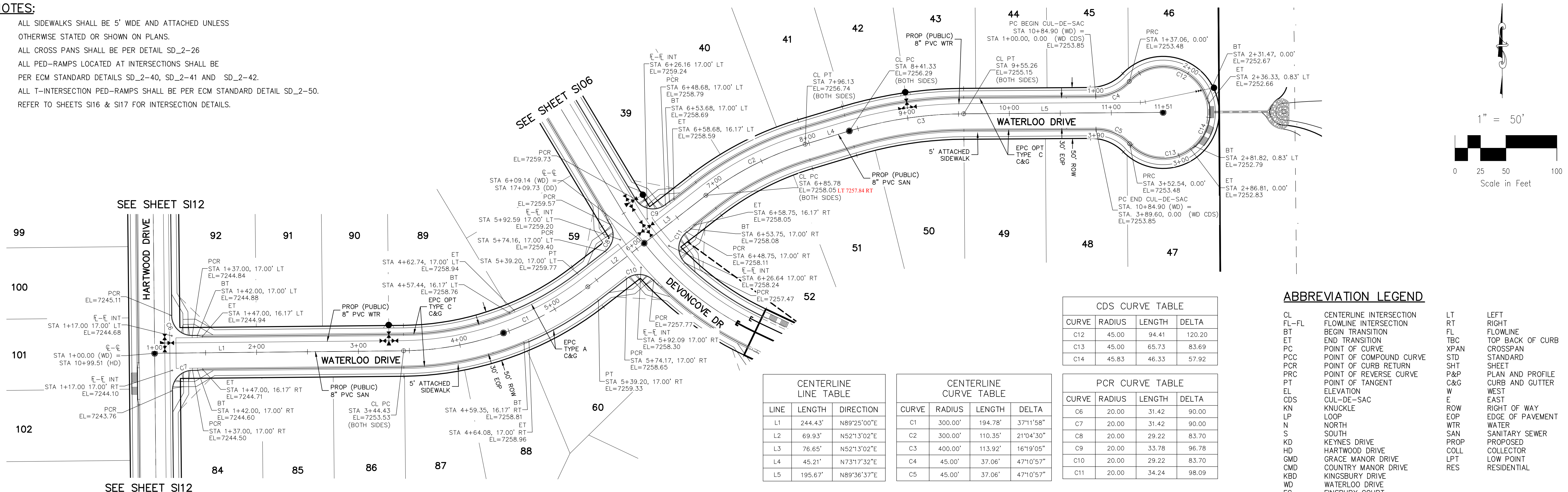
DESIGN SPEED 25 MPH _____

AS-BUILT 10/21/2024

CAUTION

NOTES:

1. ALL SIDEWALKS SHALL BE 5' WIDE AND ATTACHED UNLESS OTHERWISE STATED OR SHOWN ON PLANS.
2. ALL CROSS PANS SHALL BE PER DETAIL SD_2-26
3. ALL PED-RAMPS LOCATED AT INTERSECTIONS SHALL BE PER ECM STANDARD DETAILS SD_2-40, SD_2-41 AND SD_2-42.
4. ALL T-INTERSECTION PED-RAMPS SHALL BE PER ECM STANDARD DETAIL SD_2-50.
5. REFER TO SHEETS SI16 & SI17 FOR INTERSECTION DETAILS.



CDS CURVE TABLE

CURVE	RADIUS	LENGTH	DELTA
C12	45.00	94.41	120.20
C13	45.00	65.73	83.69
C14	45.83	46.33	57.92

CENTERLINE LINE TABLE

LINE	LENGTH	DIRECTION
L1	244.43'	N89°25'00"E
L2	69.93'	N52°13'02"E
L3	76.65'	N52°13'02"E
L4	45.21'	N73°17'32"E
L5	195.67'	N89°36'37"E

CENTERLINE CURVE TABLE

CURVE	RADIUS	LENGTH	DELTA
C1	300.00'	194.78'	37°11'58"
C2	300.00'	110.35'	21°04'30"
C3	400.00'	113.92'	16°19'05"
C4	45.00'	37.06'	47°10'57"
C5	45.00'	37.06'	47°10'57"

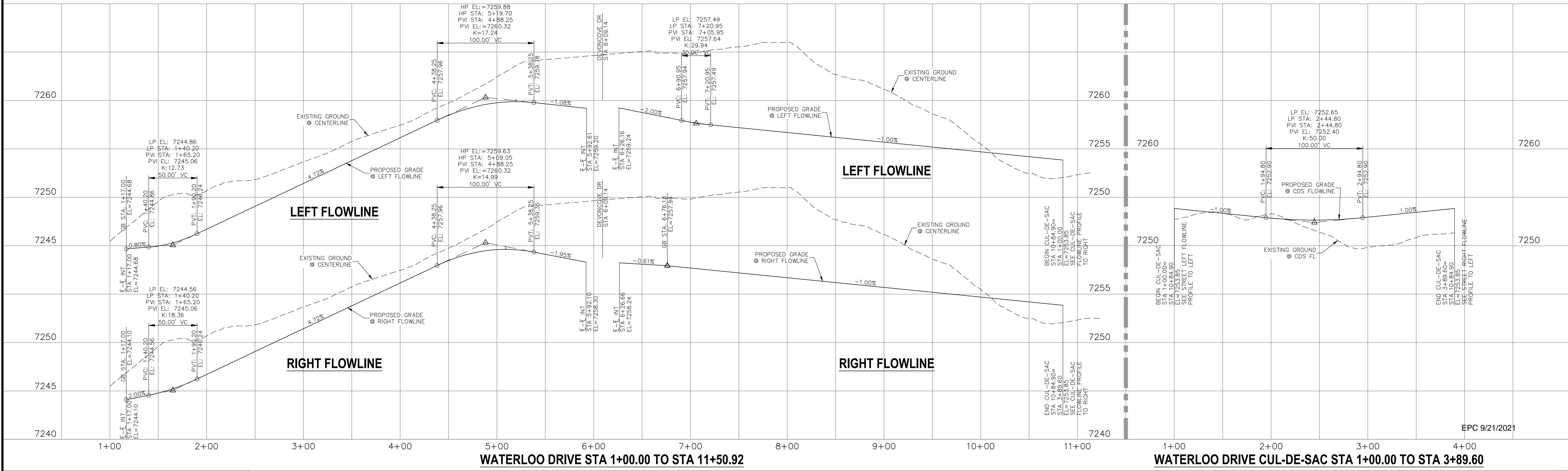
PCR CURVE TABLE

CURVE	RADIUS	LENGTH	DELTA
C6	20.00'	31.42'	90.00
C7	20.00'	31.42'	90.00
C8	20.00'	29.22'	83.70
C9	20.00'	33.78'	96.78
C10	20.00'	29.22'	83.70
C11	20.00'	34.24'	98.09

ABBREVIATION LEGEND

CL	CENTERLINE INTERSECTION	LT	LEFT
FL-FL	FLOWLINE INTERSECTION	RT	RIGHT
BT	BEGIN TRANSITION	FL	FLOWLINE
ET	END TRANSITION	TBC	TOP BACK OF CURB
PC	POINT OF CURVE	XPAN	CROSSSPAN
PCC	POINT OF COMPOUND CURVE	STD	STANDARD
PCR	POINT OF CURB RETURN	SHT	SHEET
PRC	POINT OF REVERSE CURVE	P&P	PLAN AND PROFILE
PT	POINT OF TANGENT ELEVATION	C&G	CURB AND GUTTER
EL	CUL-DE-SAC	W	WEST
CDS	CUL-DE-SAC	E	EAST
KN	KNUCKLE	ROW	RIGHT OF WAY
LP	LOOP	EOP	EDGE OF PAVEMENT
N	NORTH	WTR	WATER
S	SOUTH	SAN	SANITARY SEWER
KD	KEYNES DRIVE	PROP	PROPOSED
HD	HARTWOOD DRIVE	COLL	COLLECTOR
GMD	GRACE MANOR DRIVE	LPT	LOW POINT
CMD	COUNTRY MANOR DRIVE	RES	RESIDENTIAL
KBD	KINGSBURY DRIVE		
WD	WATERLOO DRIVE		
FC	FINSBURY COURT		
DD	DEVONCOVE DRIVE		
HP	HIGH POINT		

**WATERLOO DRIVE
STA 1+00.00 TO STA 11+50.92**



<p>STATEMENT:</p> <p>THE CITY OF COLORADO SPRINGS RECOGNIZES THE DESIGN ENGINEER AS HAVING RESPONSIBILITY FOR THE DESIGN; THE CITY HAS LIMITED ITS SCOPE OF REVIEW ACCORDINGLY. RESUBMITTAL REQUIRED IF CONSTRUCTION HAS NOT COMMENCED WITHIN 180 DAYS AFTER APPROVAL DATE.</p>	<p>FOR LOCATING & MARKING GAS, ELECTRIC, WATER & TELEPHONE LINES</p> <p>FOR BURIED UTILITY INFORMATION 48 HRS BEFORE YOU DIG CALL 1-800-922-1987</p>	<p>STREET DESIGN:</p> <p>TRAFFIC ENGINEERING: _____ DATE: _____</p> <p>CURB & GUTTER: _____ DATE: _____</p> <p>FINAL REVIEW: _____ DATE: _____</p> <p>DRAINAGE DESIGN:</p> <p>DRAINAGE REVIEW: _____ DATE: _____</p> <p>FILED IN ACCORDANCE WITH SECTION 7-7-906 OF COLORADO SPRINGS CODE 2001, AS AMENDED.</p>	<p>DESIGN DATA:</p> <p>SIDEWALKS: WIDTH 5' ASPHALT THICKNESS: _____</p> <p>LOCATION: Attached <input checked="" type="checkbox"/> AC Surface _____</p> <p>Detached <input type="checkbox"/> CENTERED IN 5' EASEMENT AB Base _____</p> <p>CURB TYPE A <input checked="" type="checkbox"/> AGG. BASE THICKNESS: _____</p> <p>CURB TYPE C <input type="checkbox"/> Class 6 _____</p> <p>ROW WIDTH 50' EOP-EOP 30' Class 5 _____</p> <p>STREET TYPE RESIDENTIAL HVECM Class 2 _____</p> <p>DESIGN SPEED 25 MPH _____</p>					
				<p>REVISIONS:</p> <table border="1"> <thead> <tr> <th>NO.</th> <th>DATE:</th> <th>BY:</th> <th>DESCRIPTION:</th> </tr> </thead> <tbody> <tr> <td> </td> <td> </td> <td> </td> <td> </td> </tr> </tbody> </table>	NO.	DATE:	BY:	DESCRIPTION:
NO.	DATE:	BY:	DESCRIPTION:					

AS-BUILT 10/21/2024

PAINT BRUSH HILLS FILING NO. 14

STREET IMPROVEMENT PLANS

PROJECT NO. 10-014
DATE: 03/19/2021
SCALE: HORIZONTAL: 1"=50' VERTICAL: 1"=5'
DESIGNED BY: JWP
DRAWN BY: JWP
CHECKED BY: GW

212 N. WARSATCH AVE., STE 303
COLORADO SPRINGS, CO 80903
PHONE: 719.555.5485

CIVIL CONSULTANTS, INC.

FOR AND ON BEHALF OF M&S CIVIL CONSULTANTS, INC.

Virgil A. Sanchez, Colorado P.E. No. 37160

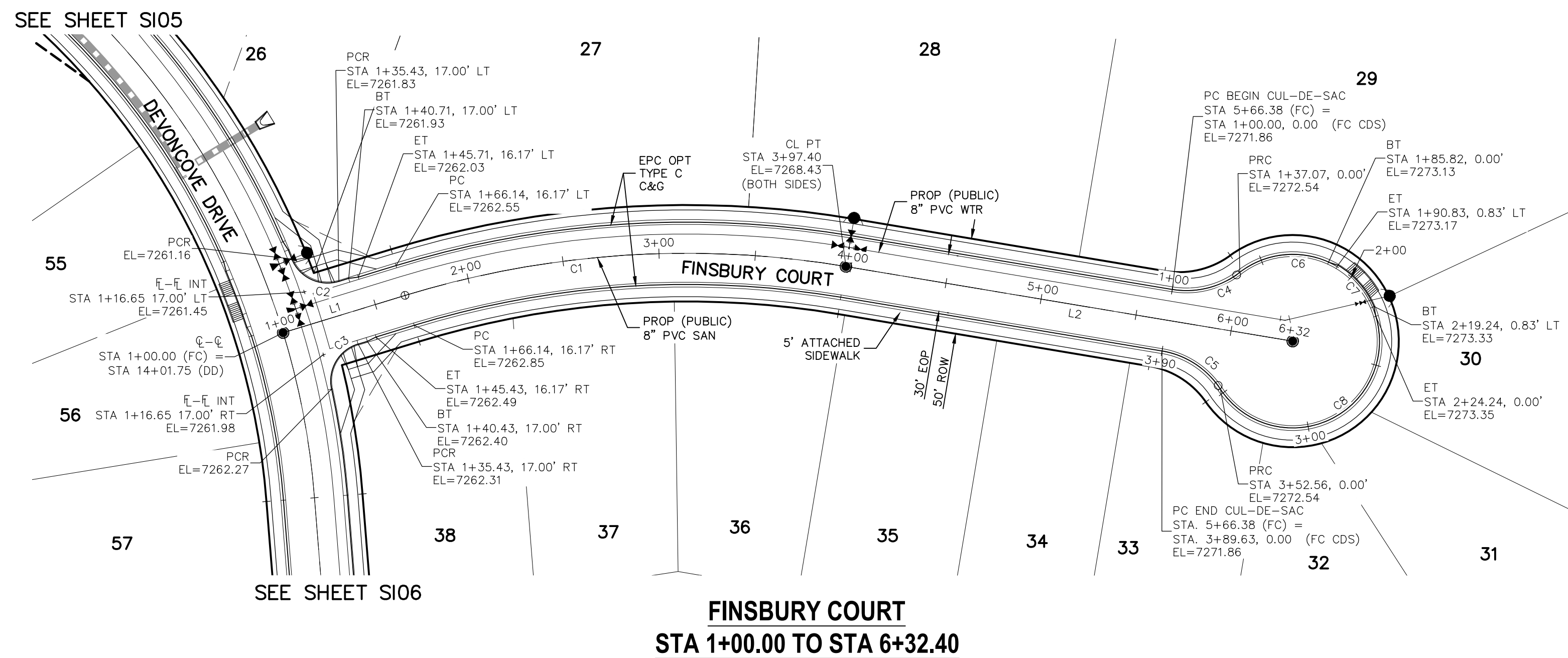
APPROVED BY: _____ DATE: _____

THE DESIGNER PREPARING THESE PLANS WILL NOT BE RESPONSIBLE OR LIABLE FOR UNAUTHORIZED CHANGES TO OR USES OF THESE PLANS. ALL CHANGES TO THE PLANS MUST BE IN WRITING AND MUST BE APPROVED BY THE PREPARER OF THESE PLANS.

CAUTION

NOTES:

- ALL SIDEWALKS SHALL BE 5' WIDE AND ATTACHED UNLESS OTHERWISE STATED OR SHOWN ON PLANS.
- ALL CROSS PANS SHALL BE PER DETAIL SD_2-26
- ALL PED-RAMPS LOCATED AT INTERSECTIONS SHALL BE PER ECM STANDARD DETAILS SD_2-40, SD_2-41 AND SD_2-42.
- ALL T-INTERSECTION PED-RAMPS SHALL BE PER ECM STANDARD DETAIL SD_2-50.
- REFER TO SHEET SI17 FOR INTERSECTION DETAILS.



ABBREVIATION LEGEND

CL	CENTERLINE INTERSECTION	LT	LEFT FLOWLINE
FL-FL	FLOWLINE INTERSECTION	RT	RIGHT FLOWLINE
BT	BEGIN TRANSITION	FL	CROSSSPAN
ET	END TRANSITION	TBC	TOP BACK OF CURB
PC	POINT OF CURVE	XPN	STANDARD SHEET
PCC	POINT OF COMPOUND CURVE	STD	STANDARD SHEET
PCR	POINT OF CURB RETURN	SHT	PLAN AND PROFILE
PRC	POINT OF REVERSE CURVE	P&P	CURB AND GUTTER
PT	POINT OF TANGENT	C&G	PLAN AND PROFILE
EL	ELEVATION	W	WEST
CDS	CUL-DE-SAC	E	EAST
KN	KNUCKLE	R	RIGHT OF WAY
LP	LOOP	EOP	EDGE OF PAVEMENT
N	NORTH	WTR	WATER
S	SOUTH	SAN	SANITARY SEWER
KD	KEYNES DRIVE	PROP	PROPOSED
HD	HARTWOOD DRIVE	COLL	COLLECTOR
GMD	GRACE MANOR DRIVE	LPT	LOW POINT
CMD	COUNTRY MANOR DRIVE	RES	RESIDENTIAL
KBD	KINGSBURY DRIVE		
WD	WATERLOOVILLE DRIVE		
FC	FINSBURY COURT		
DD	DEVONCOVE DRIVE		
HP	HIGH POINT		

PAINT BRUSH HILLS FILING NO. 14

STREET IMPROVEMENT PLANS

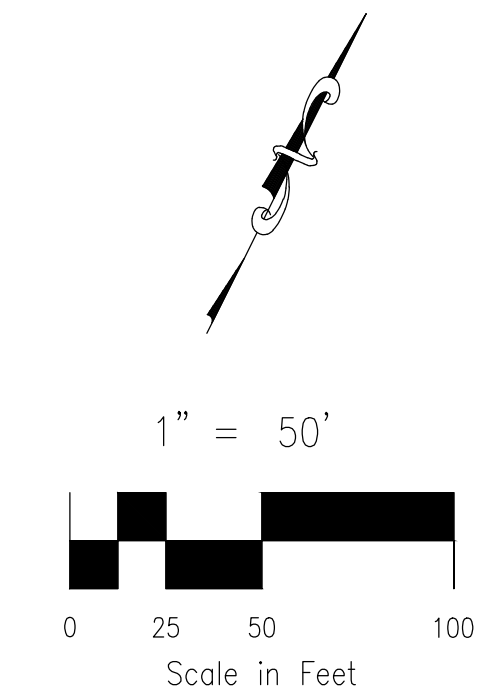
PROJECT NO. 10-014
 DATE: 03/19/2021
 SCALE: HORIZONTAL: 1"=50'
 VERTICAL: 1"=5'

DESIGNED BY: JWP
 DRAWN BY: JWP
 CHECKED BY: GW

SHEET 8 OF 31
 S108

212 N. WASHATCH AVE., STE 203
 COLORADO SPRINGS, CO 80903
 PHONE: 719.555.5485

CIVIL CONSULTANTS, INC.



CENTERLINE LINE TABLE

LINE	LENGTH	DIRECTION
L1	66.14'	N46°30'00"E
L2	235.00'	N73°00'00"E

CENTERLINE CURVE TABLE

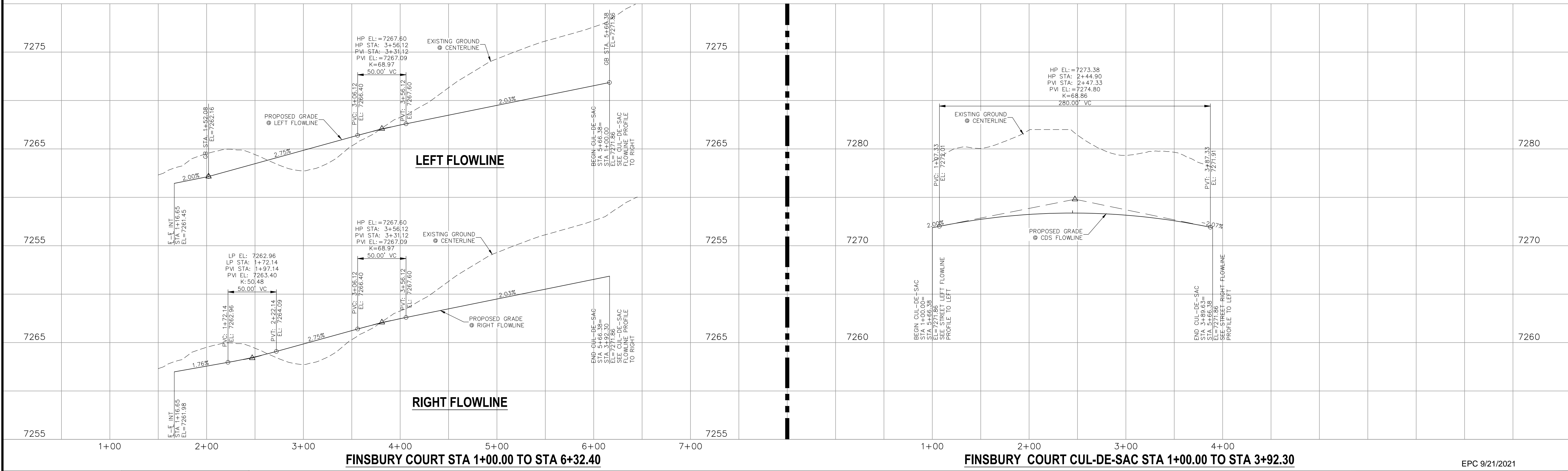
CURVE	RADIUS	LENGTH	DELTA
C1	500.00'	231.26'	26°30'00"

PCR CURVE TABLE

CURVE	RADIUS	LENGTH	DELTA
C2	20.00	29.72	85.14
C3	20.00	29.72	85.14
C4	45.00	37.06	47.18
C5	46.17	38.02	47.18

CDS CURVE TABLE

CURVE	RADIUS	LENGTH	DELTA
C6	45.00	48.75	62.07
C7	45.83	28.93	36.17
C8	45.00	128.32	163.38



STATEMENT:
 THE CITY OF COLORADO SPRINGS RECOGNIZES THE DESIGN ENGINEER AS HAVING RESPONSIBILITY FOR THE DESIGN; THE CITY HAS LIMITED ITS SCOPE OF REVIEW ACCORDINGLY. RESUBMITTAL REQUIRED IF CONSTRUCTION HAS NOT COMMENCED WITHIN 180 DAYS AFTER APPROVAL DATE.

FOR LOCATING & MARKING GAS, ELECTRIC, WATER & TELEPHONE LINES

FOR BURIED UTILITY INFORMATION 48 HRS BEFORE YOU DIG CALL 1-800-922-1987

STREET DESIGN:
 REVIEW: _____ DATE: _____
 TRAFFIC ENGINEERING: _____ DATE: _____
 CURB & GUTTER: _____ DATE: _____
 FINAL REVIEW: _____ DATE: _____

DRAINAGE DESIGN:
 DRAINAGE REVIEW: _____ DATE: _____
 FILED IN ACCORDANCE WITH SECTION 7-7-906 OF COLORADO SPRINGS CODE 2001, AS AMENDED.

DESIGN DATA:
 SIDEWALKS: WIDTH 5' ASPHALT THICKNESS: _____
 LOCATION: Attached CENTERED IN 5' EASEMENT AC Surface _____
 Detached CENTERED IN 5' EASEMENT AB Base _____
 CURB TYPE: A B C AGG. BASE THICKNESS: _____
 CURB TYPE: C B Class 6 _____
 ROW WIDTH: 50' EOP-EOP 30' Class 5 _____
 STREET TYPE: RESIDENTIAL HVEEM Class 2 _____
 DESIGN SPEED: 25 MPH _____

REVISIONS:

NO.	DATE:	BY:	DESCRIPTION:

APPROVED BY: _____ DATE: _____
 EPC 9/21/2021

AS-BUILT 10/21/2024

THE ENGINEER PREPARING THESE PLANS WILL NOT BE RESPONSIBLE OR LIABLE FOR UNAUTHORIZED CHANGES TO OR USES OF THESE PLANS. ALL CHANGES TO THE PLANS MUST BE IN WRITING AND MUST BE APPROVED BY THE PREPARER OF THESE PLANS.

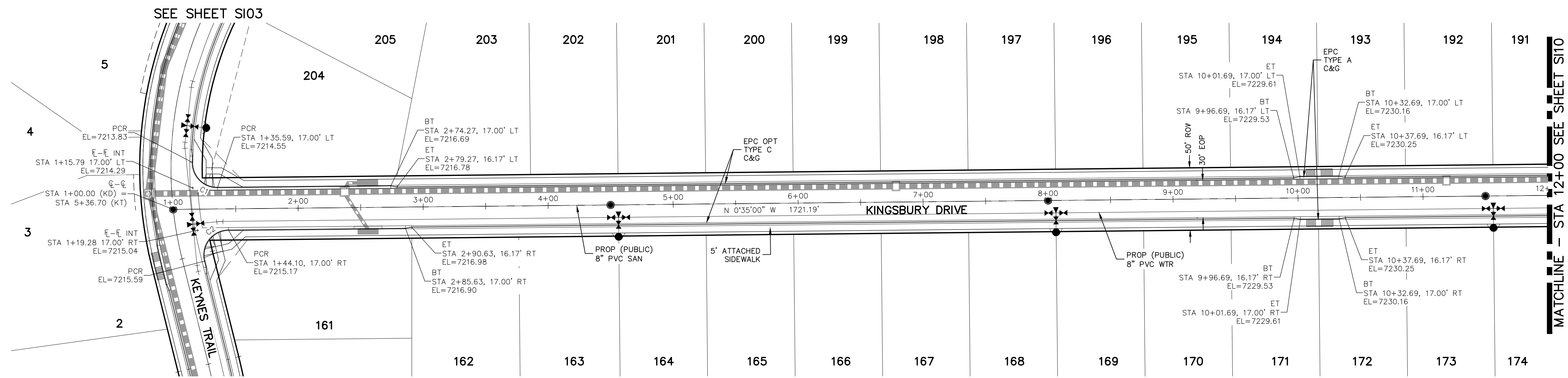
CAUTION

FOR AND ON BEHALF OF M&S CIVIL CONSULTANTS, INC.

Virgil A. Sanchez, Colorado P.E. No. 37160

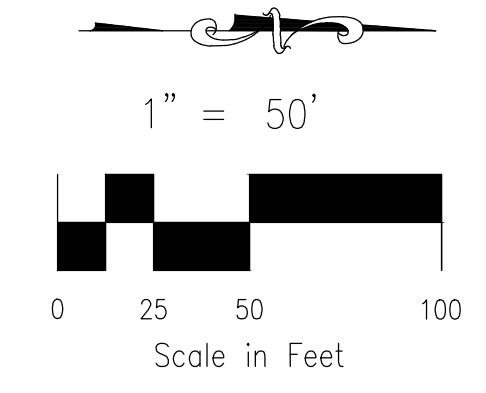
REVISIONS:

NO.	DATE:	BY:	DESCRIPTION:



PCR CURVE TABLE

CURVE	RADIUS	LENGTH	DELTA
C1	20.00	31.95	91.53
C2	20.00	36.10	103.42



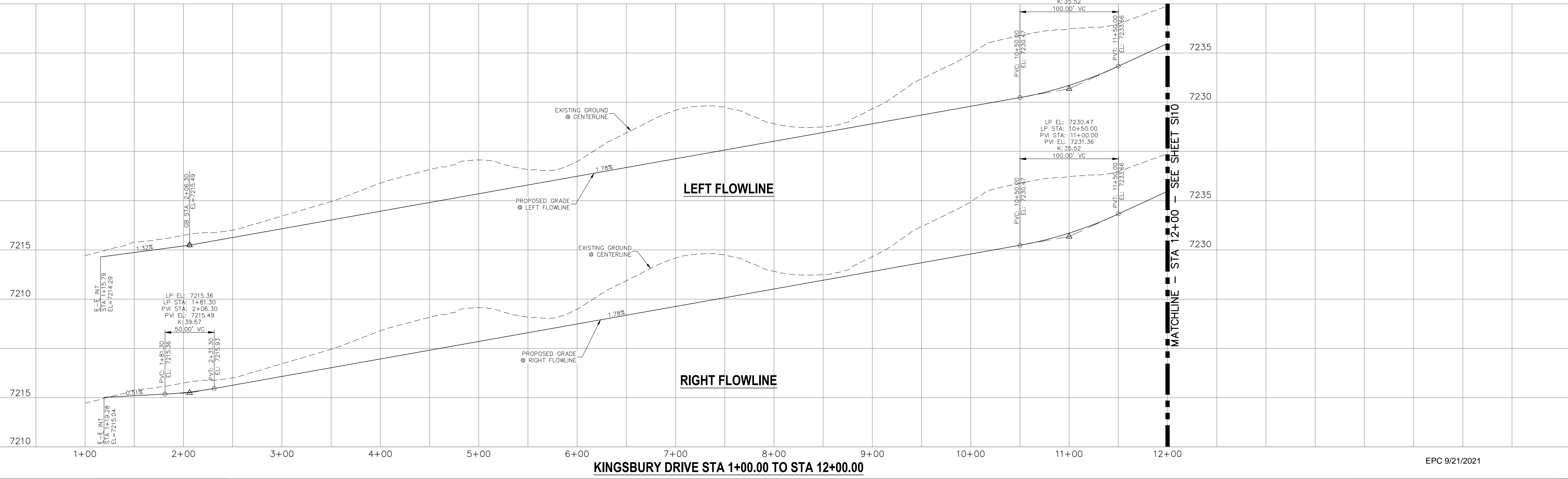
**KINGSBURY DRIVE
STA 1+00.00 TO STA 12+00.00**

NOTES:

- ALL SIDEWALKS SHALL BE 5' WIDE AND ATTACHED UNLESS OTHERWISE STATED OR SHOWN ON PLANS.
- ALL CROSS PANS SHALL BE PER DETAIL SD_2-26
- ALL PED-RAMPS LOCATED AT INTERSECTIONS SHALL BE PER ECM STANDARD DETAILS SD_2-40, SD_2-41 AND SD_2-42.
- ALL T-INTERSECTION PED-RAMPS SHALL BE PER ECM STANDARD DETAIL SD_2-50.
- REFER TO SHEET SI14 FOR INTERSECTION DETAILS.

ABBREVIATION LEGEND

CL	CENTERLINE INTERSECTION	LT	LEFT FLOWLINE
FL-FL	FLOWLINE INTERSECTION	RT	RIGHT FLOWLINE
BT	BEGIN TRANSITION	FL	FLOWLINE
ET	END TRANSITION	TBC	TOP BACK OF CURB
PC	POINT OF CURVE	XPAN	CROSSSPAN
PCC	POINT OF COMPOUND CURVE	STD	STANDARD
PCR	POINT OF CURB RETURN	SHT	SHEET
PRC	POINT OF REVERSE CURVE	P&P	PLAN AND PROFILE
PT	POINT OF TANGENT	C&G	CURB AND GUTTER
EL	ELEVATION	W	WEST
CDS	CUL-DE-SAC	E	EAST
KN	KNUCKLE	ROW	RIGHT OF WAY
LP	LOOP	EOP	EDGE OF PAVEMENT
N	NORTH	WTR	WATER
S	SOUTH	SAN	SANITARY SEWER
KD	KEYNES DRIVE	PROP	PROPOSED
HD	HARTWOOD DRIVE	COLL	COLLECTOR
GMD	GRACE MANOR DRIVE	LPT	LOW POINT
CMD	COUNTRY MANOR DRIVE	RES	RESIDENTIAL
KBD	KINGSBURY DRIVE		
WD	WATERLOO DRIVE		
FC	FINSBURY COURT		
DD	DEVONCOVE DRIVE		
HP	HIGH POINT		



KINGSBURY DRIVE STA 1+00.00 TO STA 12+00.00

EPC 9/21/2021

STATEMENT:
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FOR LOCATING & MARKING GAS, ELECTRIC, WATER & TELEPHONE LINES

**FOR BURIED UTILITY INFORMATION
48 HRS BEFORE YOU DIG
CALL 1-800-922-1987**

STREET DESIGN:
TRAFFIC ENGINEERING: _____ DATE: _____
CURB & GUTTER: _____ DATE: _____
FINAL REVIEW: _____ DATE: _____

DRAINAGE DESIGN:
DRAINAGE REVIEW: _____ DATE: _____
FILED IN ACCORDANCE WITH SECTION 7-7-906 OF COLORADO SPRINGS CODE 2001, AS AMENDED.

DESIGN DATA:
SIDEWALKS: WIDTH 5' ASPHALT THICKNESS: _____
LOCATION: Attached AC Surface _____
CURB TYPE: C AB Base _____
CURB TYPE: A AGG. BASE THICKNESS: _____
CURB TYPE: B _____ Class 6 _____
ROW WIDTH: 50' EOP-EOP 30' Class 5 _____
STREET TYPE: RESIDENTIAL HVEEM _____ Class 2 _____
DESIGN SPEED: 25 MPH

AS-BUILT 10/21/2024

PAINT BRUSH HILLS FILING NO. 14

STREET IMPROVEMENT PLANS

PROJECT NO. 10-014 DATE: 03/19/2021
DESIGNED BY: JWP SCALE: HORIZONTAL: 1"=50'
DRAWN BY: JWP VERTICAL: 1"=5'
CHECKED BY: GW

212 N. WABATCH AVE., STE 303
COLORADO SPRINGS, CO 80903
PHONE: 719.555.5485

CIVIL CONSULTANTS, INC.

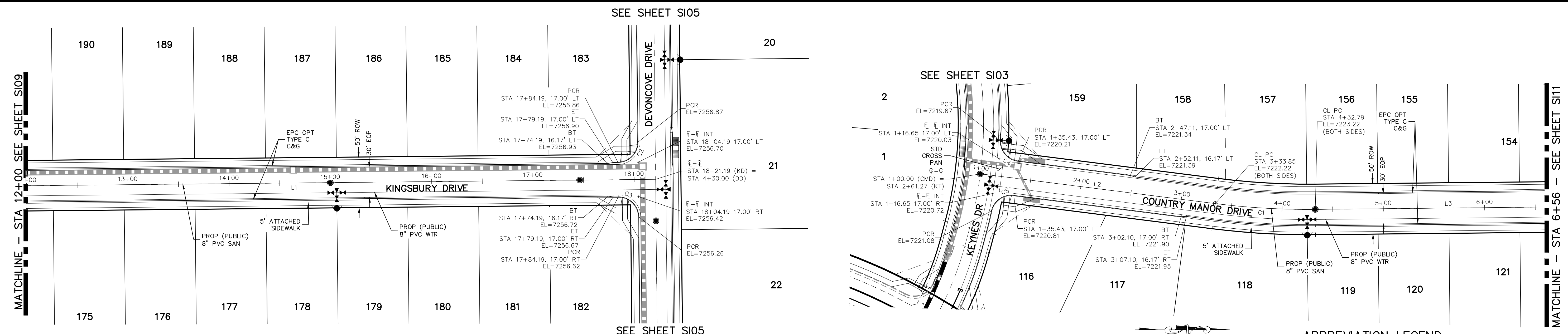
FOR AND ON BEHALF OF M&S CIVIL CONSULTANTS, INC.

REGISTERED PROFESSIONAL ENGINEER
NO. 37160
EXPIRES 3-22-21

REVISIONS: _____
NO. DATE: _____ BY: DESCRIPTION: _____

THE ENGINEER PREPARING THESE PLANS WILL NOT BE RESPONSIBLE OR LIABLE FOR UNAUTHORIZED CHANGES TO OR USES OF THESE PLANS. ALL CHANGES TO THE PLANS MUST BE IN WRITING AND MUST BE APPROVED BY THE PREPARER OF THESE PLANS.

CAUTION



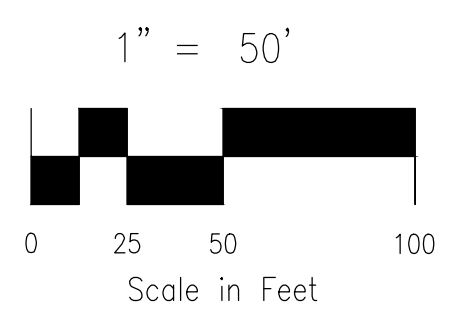
**KINGSBURY DRIVE
STA 12+00.00 TO STA 18+21.19**

**COUNTRY MANOR DRIVE
STA 1+00.00 TO STA 6+56.00**

ABBREVIATION LEGEND

CL	CENTERLINE INTERSECTION	LT	LEFT
FL-FL	FLOWLINE INTERSECTION	RT	RIGHT
BT	BEGIN TRANSITION	FL	FLOWLINE
ET	END TRANSITION	TBC	TOP BACK OF CURB
PC	POINT OF CURVE	XPAN	CROSSSPAN
PCC	POINT OF COMPOUND CURVE	STD	STANDARD
PCR	POINT OF CURB RETURN	SHT	SHEET
PRC	POINT OF REVERSE CURVE	P&P	PLAN AND PROFILE
PT	POINT OF TANGENT	C&G	CURB AND GUTTER
ELEVATION	ELEVATION	W	WEST
CUL-DE-SAC	CUL-DE-SAC	E	EAST
KN	KNUCKLE	ROW	RIGHT OF WAY
LP	LOOP	EOP	EDGE OF PAVEMENT
N	NORTH	WTR	WATER
S	SOUTH	SAN	SANITARY SEWER
KD	KEYNES DRIVE	PROP	PROPOSED
HD	HARTWOOD DRIVE	COLL	COLLECTOR
GMD	GRACE MANOR DRIVE	LPT	LOW POINT
CMD	COUNTRY MANOR DRIVE	RES	RESIDENTIAL
KBD	KINGSBURY DRIVE		
WD	WATERLOO DRIVE		
FC	FINSBURY COURT		
DD	DEVONCOVE DRIVE		
HP	HIGH POINT		

- NOTES:**
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 - ALL CROSS PANS SHALL BE PER DETAIL SD_2-26
 - ALL PED-RAMPS LOCATED AT INTERSECTIONS SHALL BE PER ECM STANDARD DETAILS SD_2-40, SD_2-41 AND SD_2-42.
 - ALL T-INTERSECTION PED-RAMPS SHALL BE PER ECM STANDARD DETAIL SD_2-50.
 - REFER TO SHEETS S14-S15 FOR INTERSECTION DETAILS.



CENTERLINE LINE TABLE

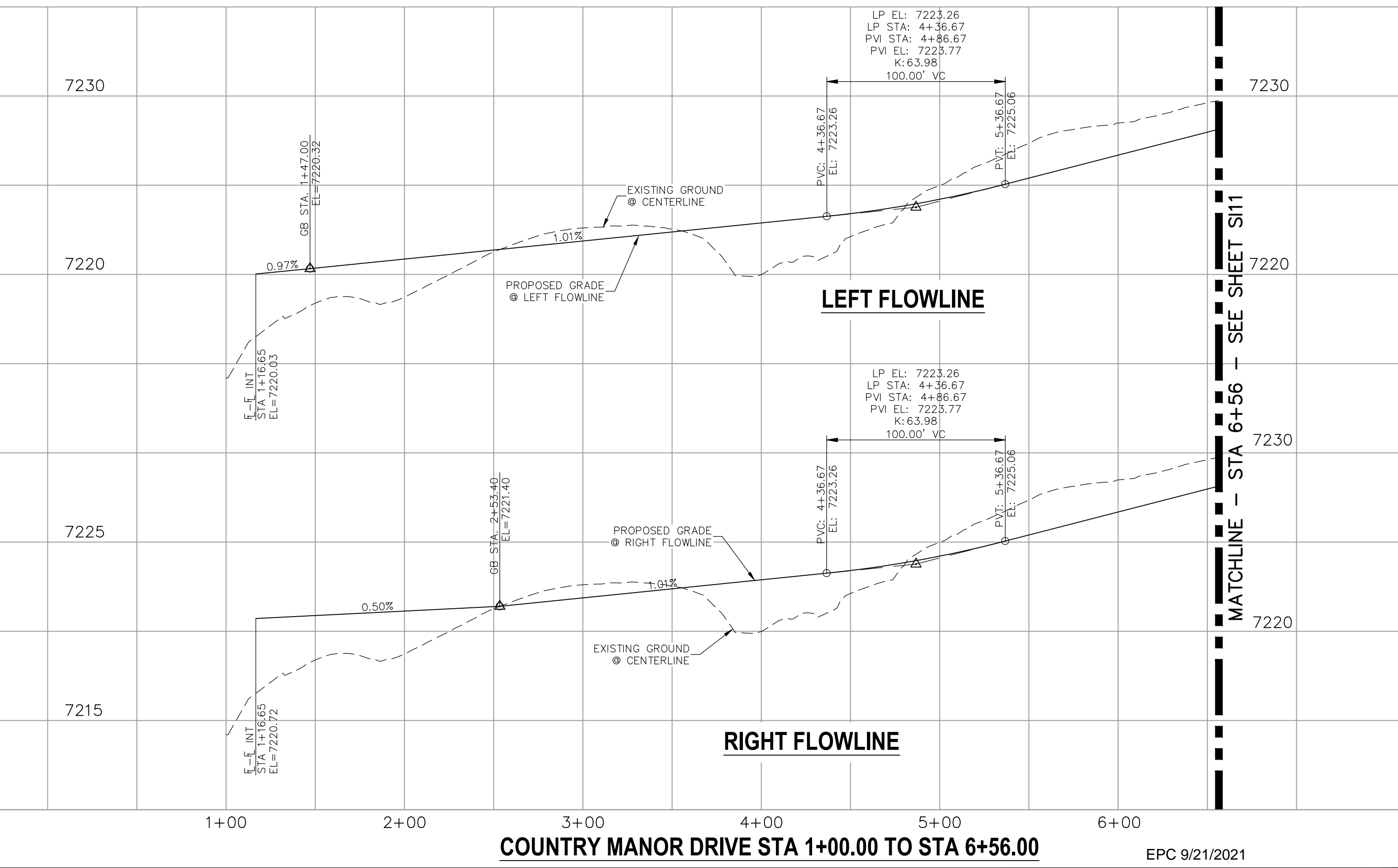
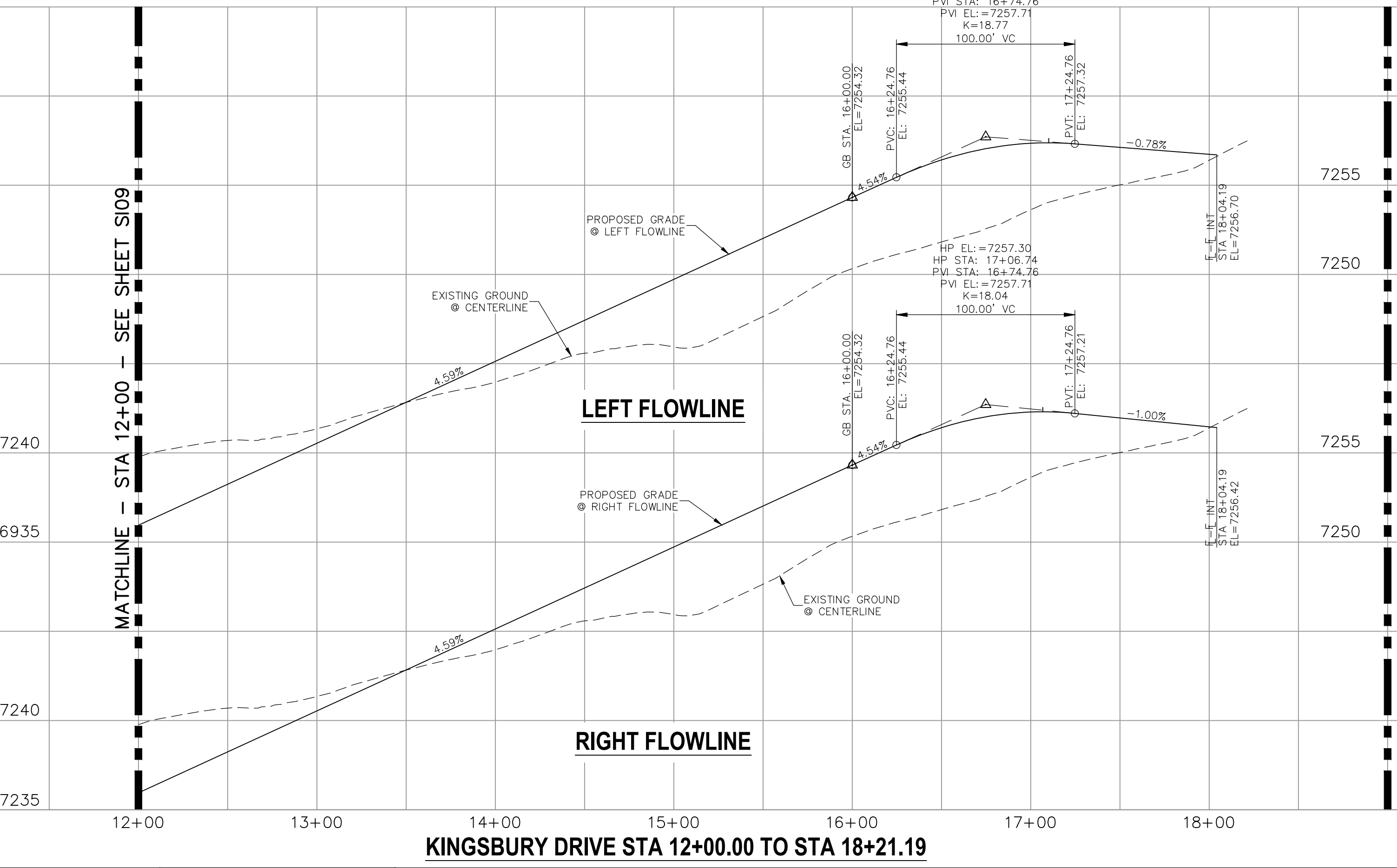
LINE	LENGTH	DIRECTION
L1	1721.19'	N0°35'00"W
L2	233.85'	N71°4'09"E
L3	1356.82'	N0°35'00"W

CENTERLINE CURVE TABLE

CURVE	RADIUS	LENGTH	DELTA
C1	725.00'	98.94'	7°49'08"

PCR CURVE TABLE

CURVE	RADIUS	LENGTH	DELTA
C2	20.00'	31.42'	90.00°
C3	20.00'	31.42'	90.00°
C4	20.00'	29.72'	85.14°
C5	20.00'	29.72'	85.14°



STATEMENT:
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STREET DESIGN:
TRAFFIC ENGINEERING: _____ DATE: _____
CURB & GUTTER: _____ DATE: _____
FINAL REVIEW: _____ DATE: _____

DRAINAGE DESIGN:
DRAINAGE REVIEW: _____ DATE: _____
FILED IN ACCORDANCE WITH SECTION 7-7-906 OF COLORADO SPRINGS CODE 2001, AS AMENDED.

DESIGN DATA:
SIDEWALKS: WIDTH 5' ASPHALT THICKNESS: _____
LOCATION: Attached AC Surface _____
Detached CENTERED IN 5' EASEMENT AB Base _____
CURB TYPE: A AGG. BASE THICKNESS: _____
CURB TYPE: C Class 6 _____
ROW WIDTH: 50' EOP-EOP 30' Class 5 _____
STREET TYPE: RESIDENTIAL HVEEM _____ Class 2 _____
DESIGN SPEED: 25 MPH _____

AS-BUILT 10/21/2024

PAINT BRUSH HILLS FILING NO. 14

STREET IMPROVEMENT PLANS

PROJECT NO. 10-014 DATE: 03/19/2021 SHEET 10 OF 31 S110

DESIGNED BY: JWP HORIZONTAL: 1"=50'
DRAWN BY: JWP VERTICAL: 1"=5'
CHECKED BY: GW

212 N. WARSATCH AVE., STE 303
COLORADO SPRINGS, CO 80903
PHONE: 719.555.5485

CIVIL CONSULTANTS, INC.

FOR AND ON BEHALF OF M&S CIVIL CONSULTANTS, INC.

MIRCIU A. SANCHEZ, COLORADO P.E. NO. 37160

37160 3-22-21

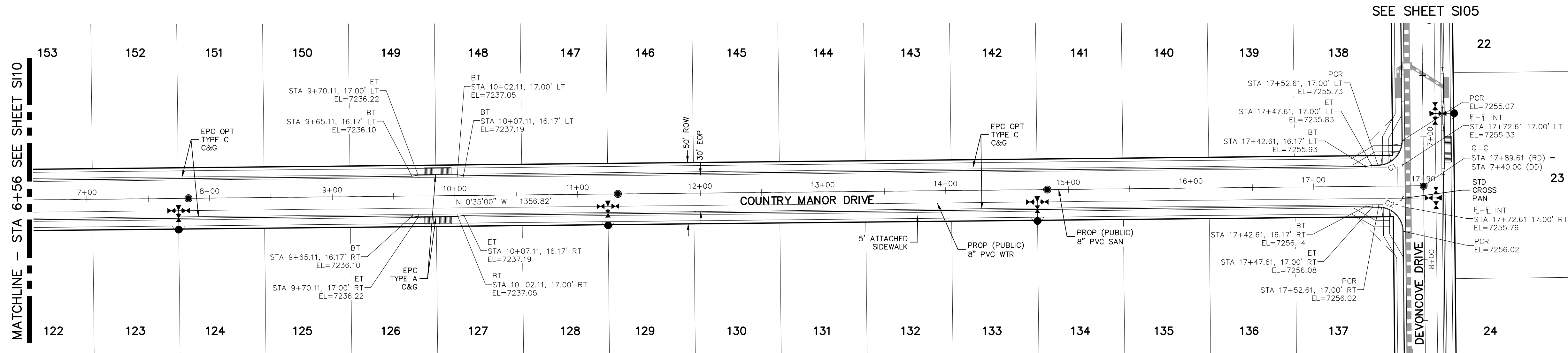
REVISIONS:

NO.	DATE	BY	DESCRIPTION

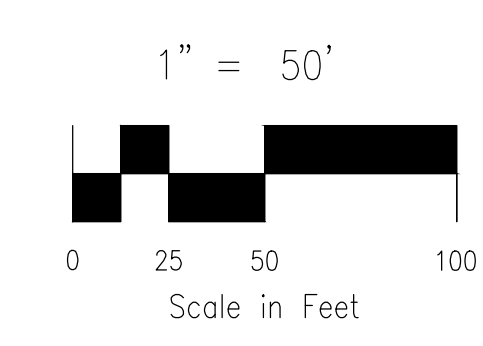
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CAUTION

File: C:\Users\jlopez\Documents\100144-PBH 14\Draw\Corra Draw\STREET S110.dwg Plotstamp: 3/19/2021 10:27 AM



PCR CURVE TABLE			
CURVE	RADIUS	LENGTH	DELTA
C1	20.00	31.42	90.00
C2	20.00	31.42	90.00

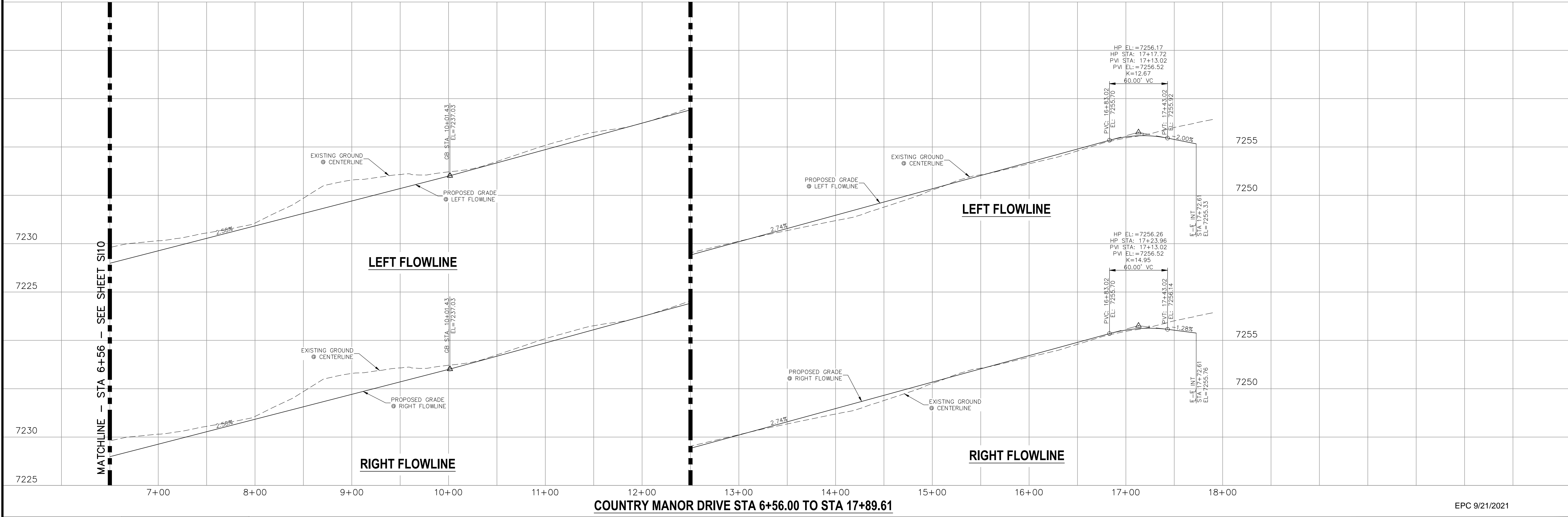


ABBREVIATION LEGEND

CL	CENTERLINE INTERSECTION	LT	LEFT FLOWLINE
FL-FL	FLOWLINE INTERSECTION	RT	RIGHT FLOWLINE
BT	BEGIN TRANSITION	FL	FLOWLINE
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HP	HIGH POINT		

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**COUNTRY MANOR DRIVE
STA 6+56.00 TO STA 17+89.61**



STATEMENT:
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STREET DESIGN:
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CURB & GUTTER: _____ DATE: _____
FINAL REVIEW: _____ DATE: _____

DRAINAGE DESIGN:
DRAINAGE REVIEW: _____ DATE: _____
FILED IN ACCORDANCE WITH SECTION 7-7-906 OF COLORADO SPRINGS CODE 2001, AS AMENDED.

DESIGN DATA:
SIDEWALKS: WIDTH 5' ASPHALT THICKNESS: _____
LOCATION: Attached AC Surface _____
Detached CENTERED IN 5' EASEMENT AB Base _____
CURB TYPE: A AGG. BASE THICKNESS: _____
CURB TYPE: C Class 6 _____
ROW WIDTH: 50' EOP-EOP 30' Class 5 _____
STREET TYPE: RESIDENTIAL HVEEM Class 2 _____
DESIGN SPEED: 25 MPH

AS-BUILT 10/21/2024

PAINT BRUSH HILLS FILING NO. 14

STREET IMPROVEMENT PLANS

PROJECT NO. 10-014 DATE: 03/19/2021
DESIGNED BY: JWP SCALE: HORIZONTAL: 1"=50' VERTICAL: 1"=5'
DRAWN BY: JWP SHEET 11 OF 31
CHECKED BY: GW

212 N. WABATCH AVE., STE 305
COLORADO SPRINGS, CO 80903
PHONE: 719.555.5485

FOR AND ON BEHALF OF M&S CIVIL CONSULTANTS, INC.

MIRCEL A. SANCHEZ, COLORADO P.E. NO. 37160

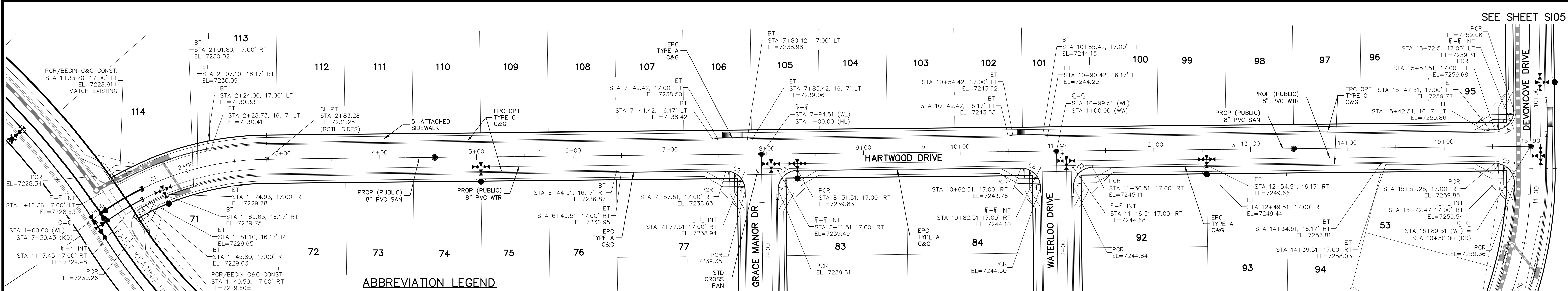
PROFESSIONAL ENGINEER
37160
3-22-21

REVISIONS:

NO.	DATE:	BY:	DESCRIPTION:

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ABBREVIATION LEGEND

CL	CENTERLINE INTERSECTION	LT	LEFT
FL-FL	FLOWLINE INTERSECTION	RT	RIGHT
BT	BEGIN TRANSITION	FL	FLOWLINE
ET	END TRANSITION	TBC	TOP BACK OF CURB
PC	POINT OF CURVE	XPCAN	CROSSSPAN
PCC	POINT OF COMPOUND CURVE	STD	STANDARD
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PT	POINT OF TANGENT	C&G	CURB AND GUTTER
E	ELEVATION	W	WEST
CDS	CUL-DE-SAC	E	EAST
KN	KNICKLE	ROW	RIGHT OF WAY
LP	LOOP	EOP	EDGE OF PAVEMENT
N	NORTH	WTR	WATER
S	SOUTH	SAN	SANITARY SEWER
KD	KEYNES DRIVE	PROP	PROPOSED
HD	HARTWOOD DRIVE	COLL	COLLECTOR
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CMD	COUNTRY MANOR DRIVE	RES	RESIDENTIAL
KBD	KINGSBURY DRIVE		
WD	WATERLOO DRIVE		
FC	FINSBURY COURT		
DD	DEVONCOVE DRIVE		
HP	HIGH POINT		

**HARTWOOD DRIVE
STA 1+00.00 TO STA 15+89.51**

CENTERLINE LINE TABLE

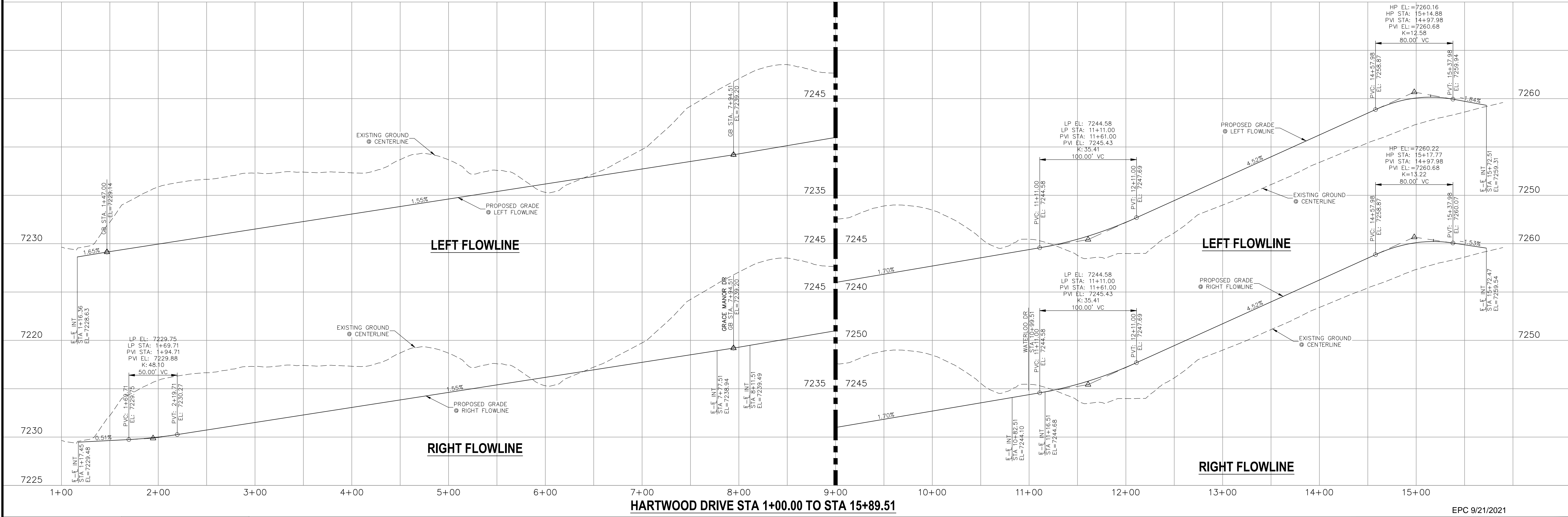
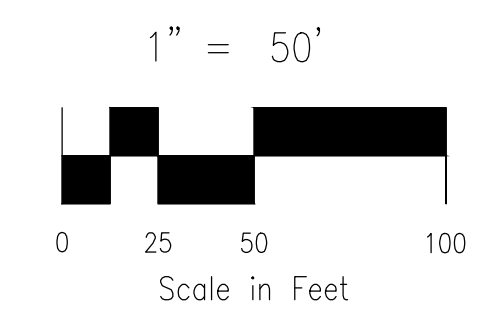
LINE	LENGTH	DIRECTION
L1	511.23'	N0°35'00"W
L2	305.00'	N0°35'00"W
L3	490.00'	N0°35'00"W

CENTERLINE CURVE TABLE

CURVE	RADIUS	LENGTH	DELTA
C1	300.00'	183.28'	35°00'16"

PCR CURVE TABLE

CURVE	RADIUS	LENGTH	DELTA
C2	20.00	31.42	90.00
C3	20.00	31.42	90.00
C4	20.00	31.42	90.00
C5	20.00	31.42	90.00
C6	20.00	31.42	90.00
C7	20.00	32.18	92.20



STATEMENT:
THE CITY OF COLORADO SPRINGS RECOGNIZES THE DESIGN ENGINEER AS HAVING RESPONSIBILITY FOR THE DESIGN; THE CITY HAS LIMITED ITS SCOPE OF REVIEW ACCORDINGLY. RESUBMITTAL REQUIRED IF CONSTRUCTION HAS NOT COMMENCED WITHIN 180 DAYS AFTER APPROVAL DATE.

FOR LOCATING & MARKING GAS, ELECTRIC, WATER & TELEPHONE LINES

FOR BURIED UTILITY INFORMATION 48 HRS BEFORE YOU DIG CALL 1-800-922-1987

STREET DESIGN:
TRAFFIC ENGINEERING: _____ DATE: _____
CURB & GUTTER: _____ DATE: _____
FINAL REVIEW: _____ DATE: _____

DRAINAGE DESIGN:
DRAINAGE REVIEW: _____ DATE: _____
FILED IN ACCORDANCE WITH SECTION 7-7-906 OF COLORADO SPRINGS CODE 2001, AS AMENDED.

DESIGN DATA:
SIDEWALKS: WIDTH 5' ASPHALT THICKNESS: _____
LOCATION: Attached AC Surface _____
CURB TYPE: Detached CENTERED IN 5' EASEMENT AB Base _____
CURB TYPE: A AGG. BASE THICKNESS: _____
CURB TYPE: C Class 6 _____
ROW WIDTH: 50' EOP-EOP 30' Class 5 _____
STREET TYPE: RESIDENTIAL HVEEM Class 2 _____
DESIGN SPEED: 25 MPH _____

AS-BUILT 10/21/2024

PAINT BRUSH HILLS FILING NO. 14

STREET IMPROVEMENT PLANS

PROJECT NO. 10-014 DATE: 03/19/2021
DESIGNED BY: JWP SCALE: HORIZONTAL: 1"=50' VERTICAL: 1"=5'
DRAWN BY: JWP SHEET 12 OF 31
CHECKED BY: GW

212 N. WABATCH AVE., STE 303
COLORADO SPRINGS, CO 80903
PHONE: 719.555.5485

CIVIL CONSULTANTS, INC.

FOR AND ON BEHALF OF M&S CIVIL CONSULTANTS, INC.

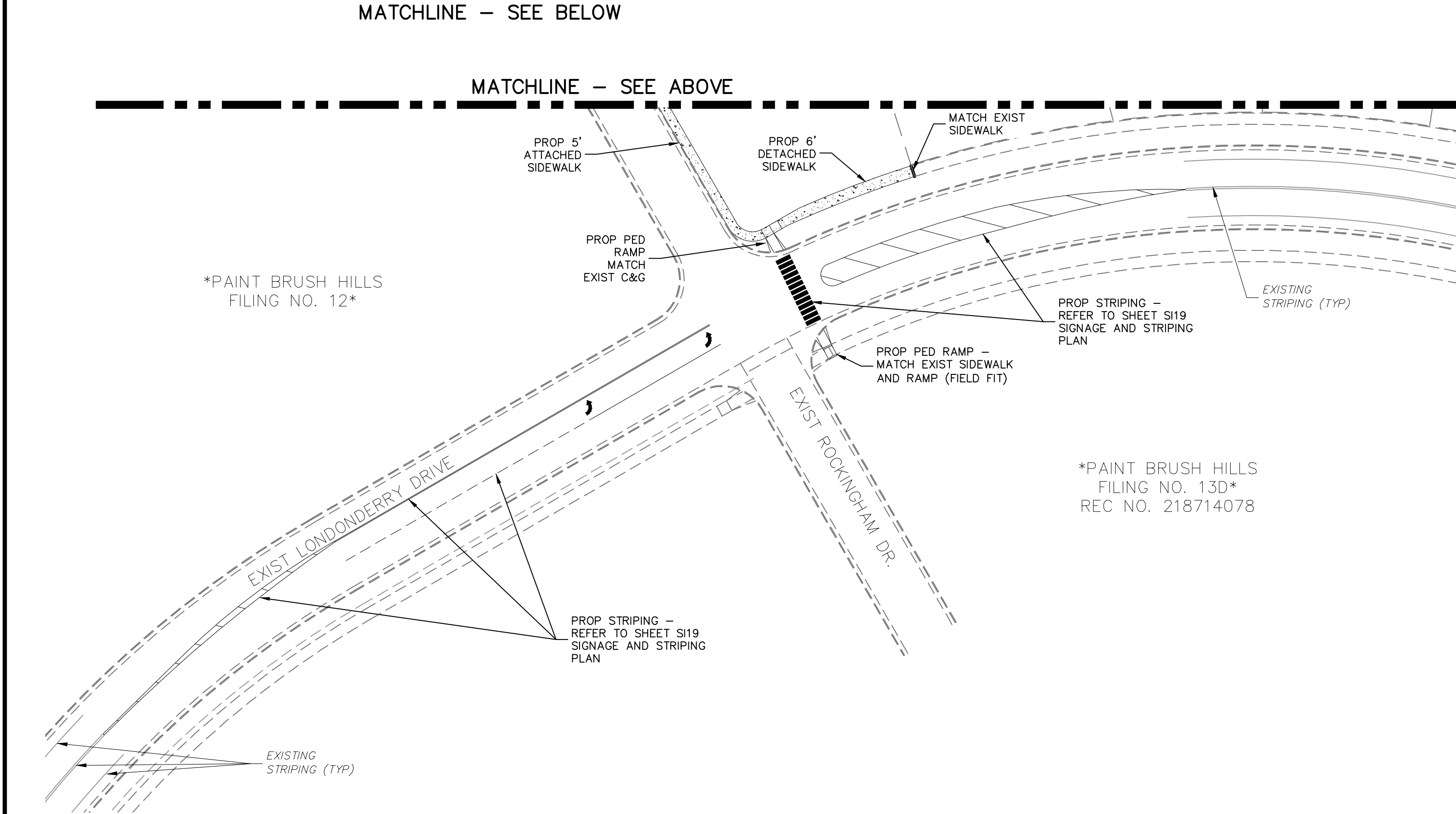
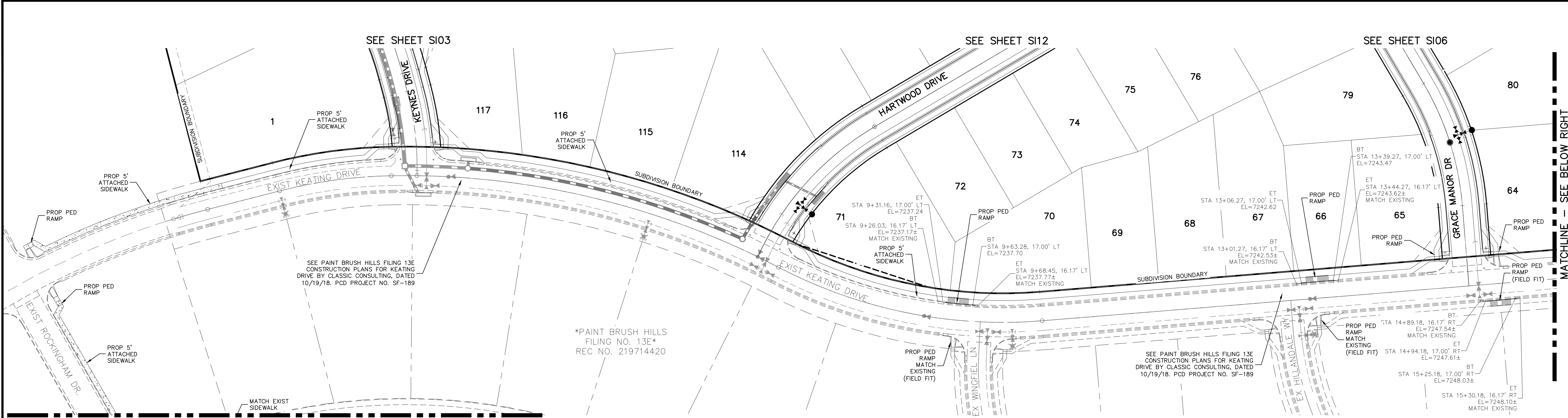
PROFESSIONAL ENGINEER
VIRGIL A. SANCHEZ, COLORADO P.E. NO. 37160
37160
9-22-21

APPROVED BY: _____ DATE: _____
BY: _____ DATE: _____

THE ENGINEER PREPARING THESE PLANS WILL NOT BE RESPONSIBLE OR LIABLE FOR UNAUTHORIZED CHANGES TO OR USES OF THESE PLANS. ALL CHANGES TO THE PLANS MUST BE IN WRITING AND MUST BE APPROVED BY THE PREPARER OF THESE PLANS.

CAUTION

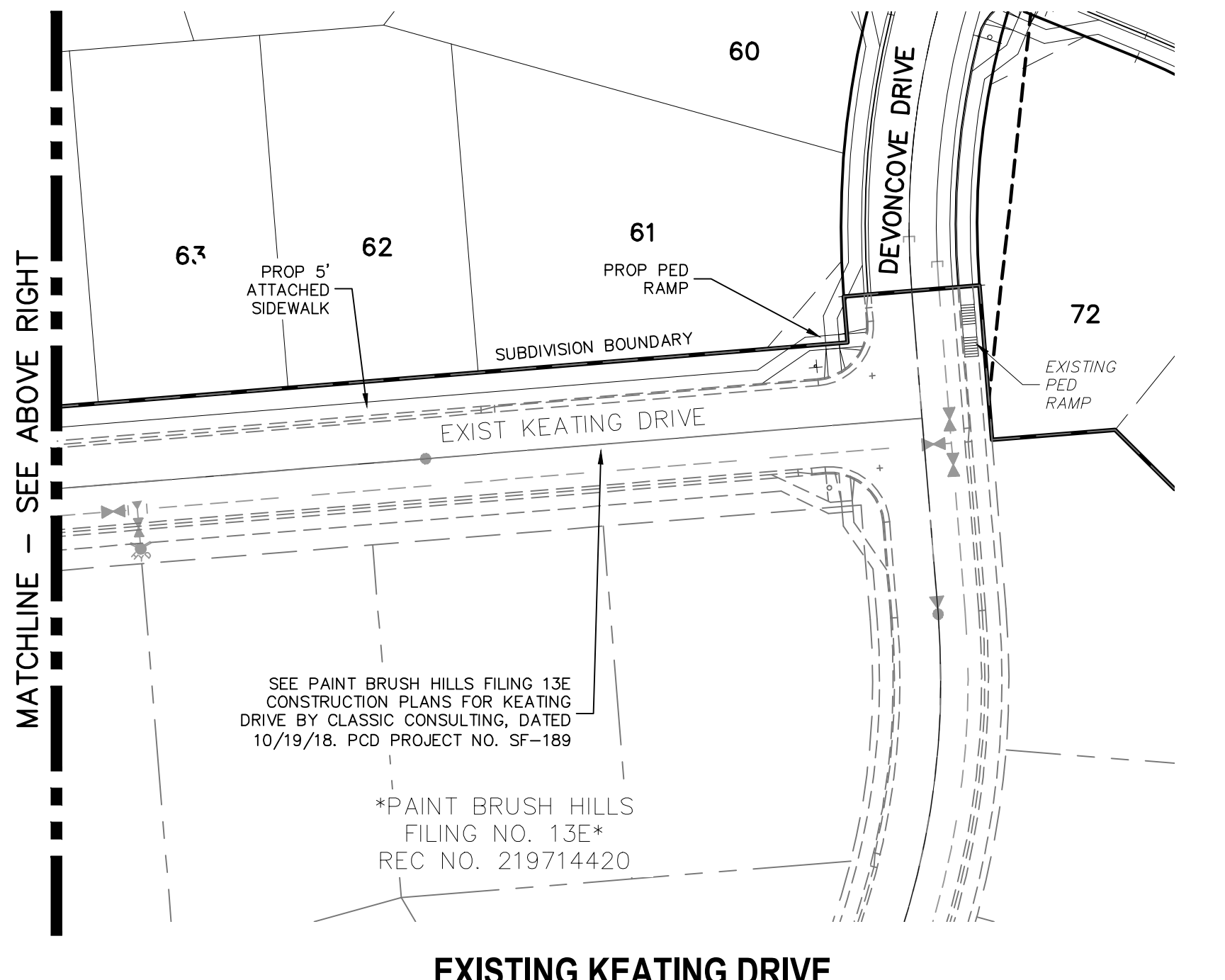
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EXISTING KEATING DRIVE

ABBREVIATION LEGEND

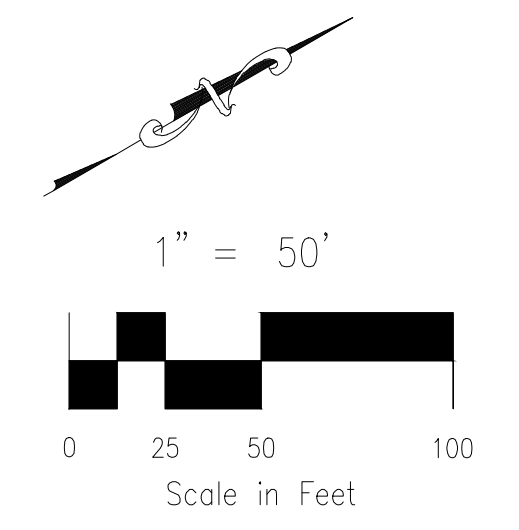
CL	CENTERLINE INTERSECTION	LT	LEFT FLOWLINE
FL-FL	FLOWLINE INTERSECTION	RT	RIGHT FLOWLINE
BT	BEGIN TRANSITION	FL	TOP BACK OF CURB
ET	END TRANSITION	TBC	CROSSSPAN
PC	POINT OF CURVE	STD	STANDARD SHEET
PCC	POINT OF COMPOUND CURVE	SHT	PLAN AND PROFILE
PCR	POINT OF CURB RETURN	P&P	CURB AND GUTTER
PRC	POINT OF REVERSE CURVE	C&G	WEST
PT	POINT OF TANGENT	W	EAST
EL	ELEVATION	E	RIGHT OF WAY
CDS	CUL-DE-SAC	EOP	EDGE OF PAVEMENT
KN	KNUCKLE	WTR	WATER
LP	LOOP	SAN	SANITARY SEWER
N	NORTH	PROP	PROPOSED
S	SOUTH	COLL	COLLECTOR
KD	KEYNES DRIVE	LPT	LOW POINT
HD	HARTWOOD DRIVE	RES	RESIDENTIAL
GMD	GRACE MANOR DRIVE		
CMD	COUNTRY MANOR DRIVE		
KBD	KINGSBURY DRIVE		
WD	WATERLOO DRIVE		
FC	FINSBURY COURT		
DD	DEVONCOVE DRIVE		
HP	HIGH POINT		



EXISTING KEATING DRIVE

**OFFSITE IMPROVEMENTS
EXISTING LONDONDERRY DRIVE**

- NOTES:**
- INSTALL 5' WIDE ATTACHED SIDEWALK AND PEDESTRIAN RAMPS ALONG EXISTING KEATING DRIVE, ROCKINGHAM DRIVE AND LONDONDERRY DRIVE ONLY WHERE SHOWN ON THESE PLANS.
 - ALL PED-RAMPS LOCATED AT INTERSECTIONS SHALL BE PER ECM STANDARD DETAILS SD_2-40, SD_2-41 AND SD_2-42.
 - ALL T-INTERSECTION PED-RAMPS SHALL BE PER ECM STANDARD DETAIL SD_2-50.
 - REFER TO SHEETS S114, S116 & S117 FOR INTERSECTION DETAILS.



PAINT BRUSH HILLS FILING NO. 14
STREET IMPROVEMENT PLANS

PROJECT NO. 10-014
DATE: 04/06/2021
SCALE: HORIZONTAL: 1"=50'
VERTICAL: 1"=5'

DESIGNED BY: JWP
DRAWN BY: JWP
CHECKED BY: GW

212 N. WABATCH AVE., STE 203
COLORADO SPRINGS, CO 80903
PHONE: 719.555.5485

CIVIL CONSULTANTS, INC.

FOR AND ON BEHALF OF M&S CIVIL CONSULTANTS, INC.

Virgil A. Sanchez, Colorado P.E. No. 37160

APPROVED BY: _____ DATE: _____

REVISIONS:

NO.	DATE	DESCRIPTION

THE ENGINEER PREPARING THESE PLANS WILL NOT BE RESPONSIBLE OR LIABLE FOR UNAUTHORIZED CHANGES TO OR USES OF THESE PLANS. ALL CHANGES TO THE PLANS MUST BE IN WRITING AND MUST BE APPROVED BY THE PREPARER OF THESE PLANS.

CAUTION

STATEMENT:

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FOR LOCATING & MARKING GAS, ELECTRIC, WATER & TELEPHONE LINES

FOR BURIED UTILITY INFORMATION
48 HRS BEFORE YOU DIG
CALL 1-800-922-1987

STREET DESIGN:

TRAFFIC ENGINEERING: _____ DATE: _____

CURB & GUTTER: _____ DATE: _____

FINAL REVIEW: _____ DATE: _____

DRAINAGE DESIGN:

DRAINAGE REVIEW: _____ DATE: _____

FILED IN ACCORDANCE WITH SECTION 7-7-906 OF COLORADO SPRINGS CODE 2001, AS AMENDED.

DESIGN DATA:

SIDEWALKS: WIDTH 5' ASPHALT THICKNESS: _____

LOCATION: Attached AC Surface _____
Detached CENTERED IN 5' EASEMENT AB Base _____

CURB TYPE A 88 AGG. BASE THICKNESS: _____

CURB TYPE C 88 Class 6 _____

ROW WIDTH 50' EOP-EOP 30' Class 5 _____

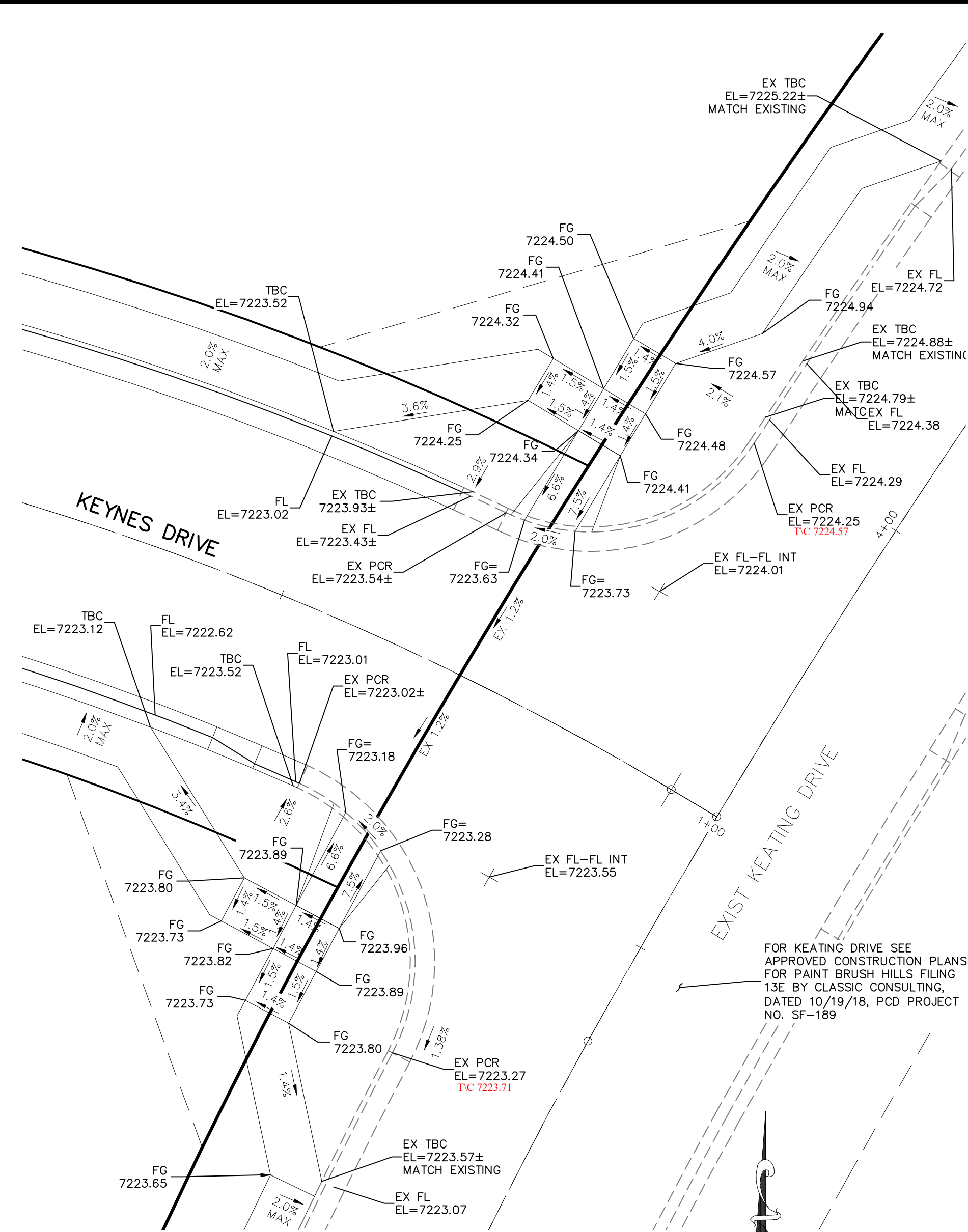
STREET TYPE RESIDENTIAL HVEEM Class 2 _____

DESIGN SPEED 25 MPH

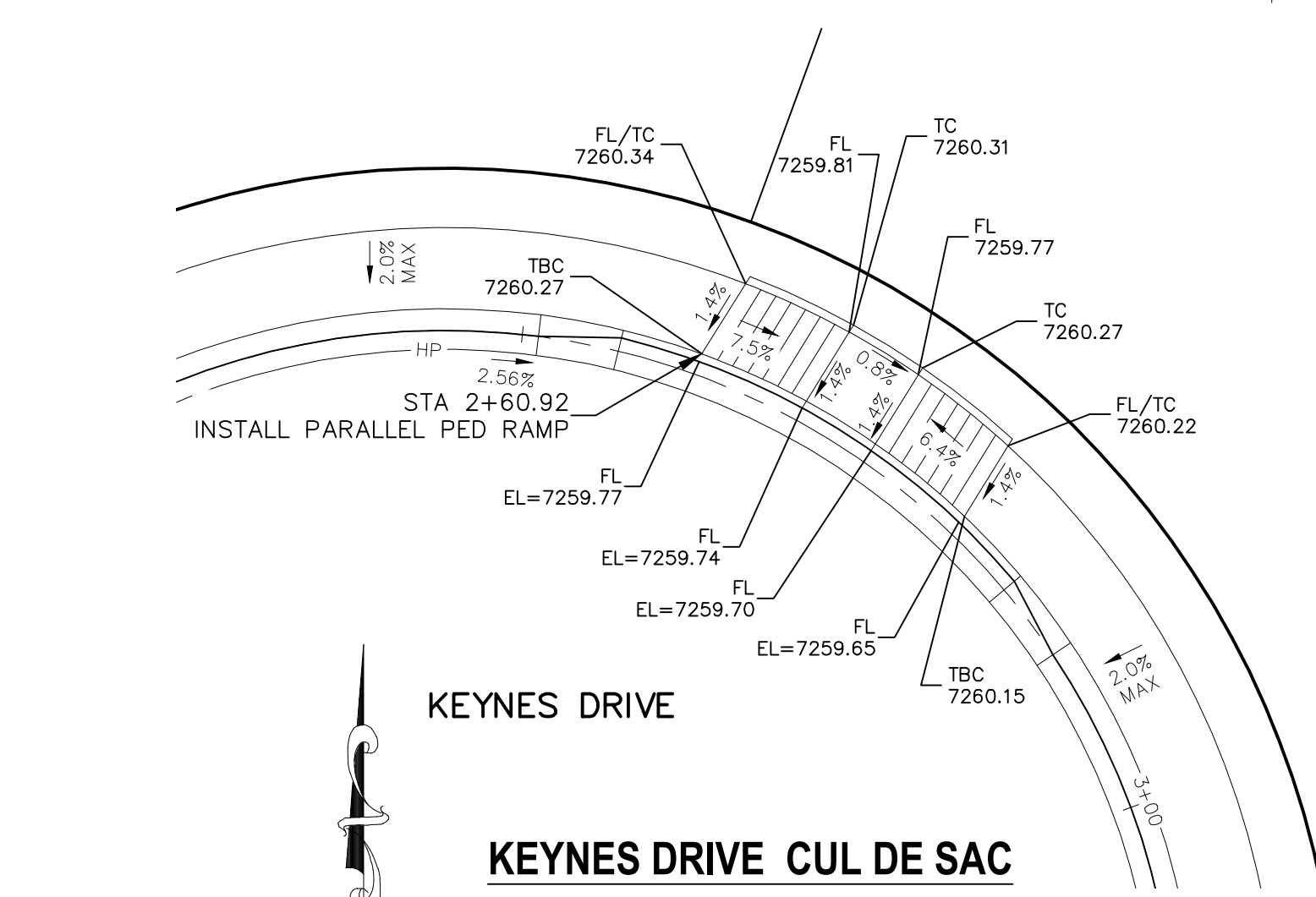
AS-BUILT 10/21/2024

EPC 9/21/2021

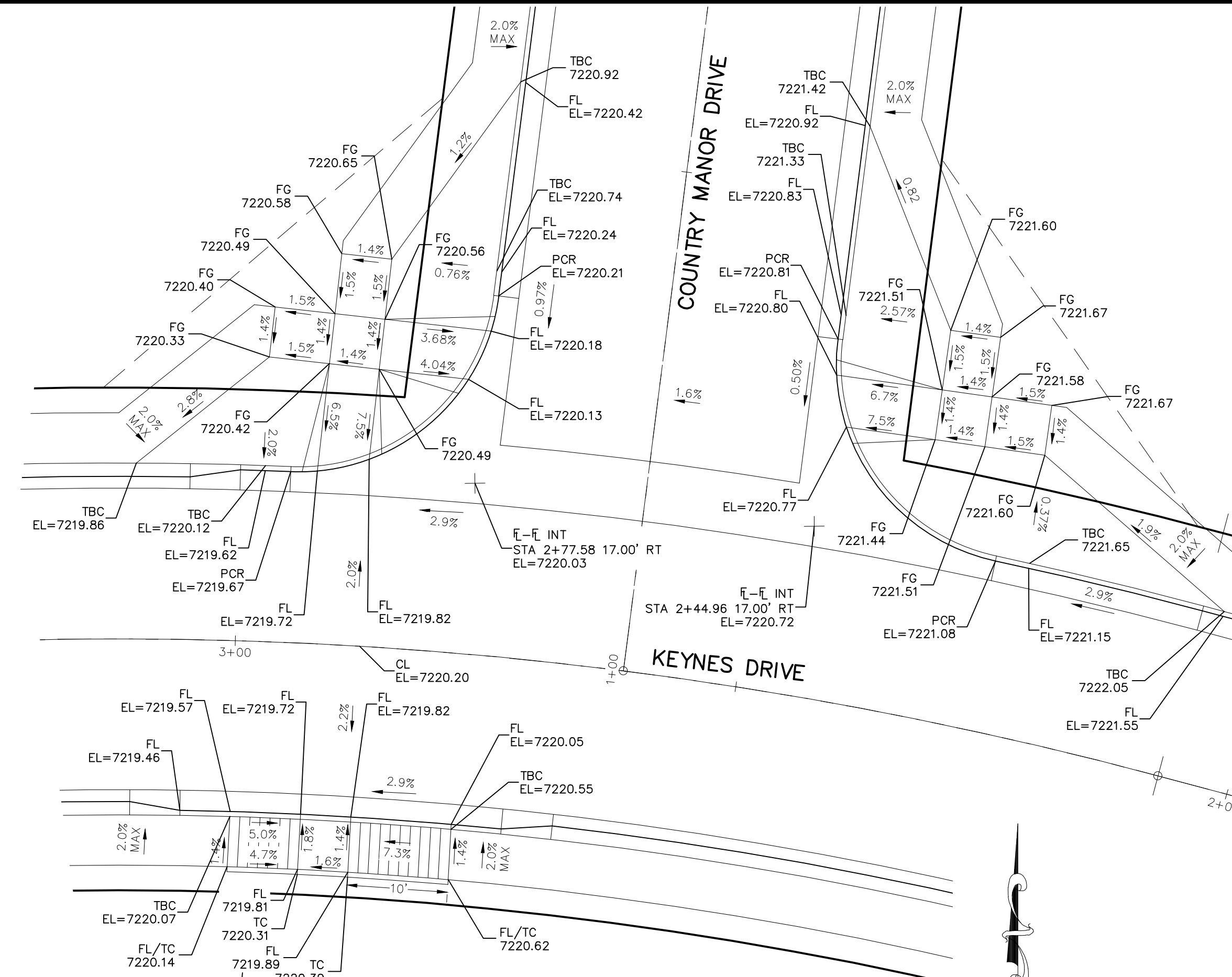
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KEYNES DRIVE & EX. KEATING DRIVE



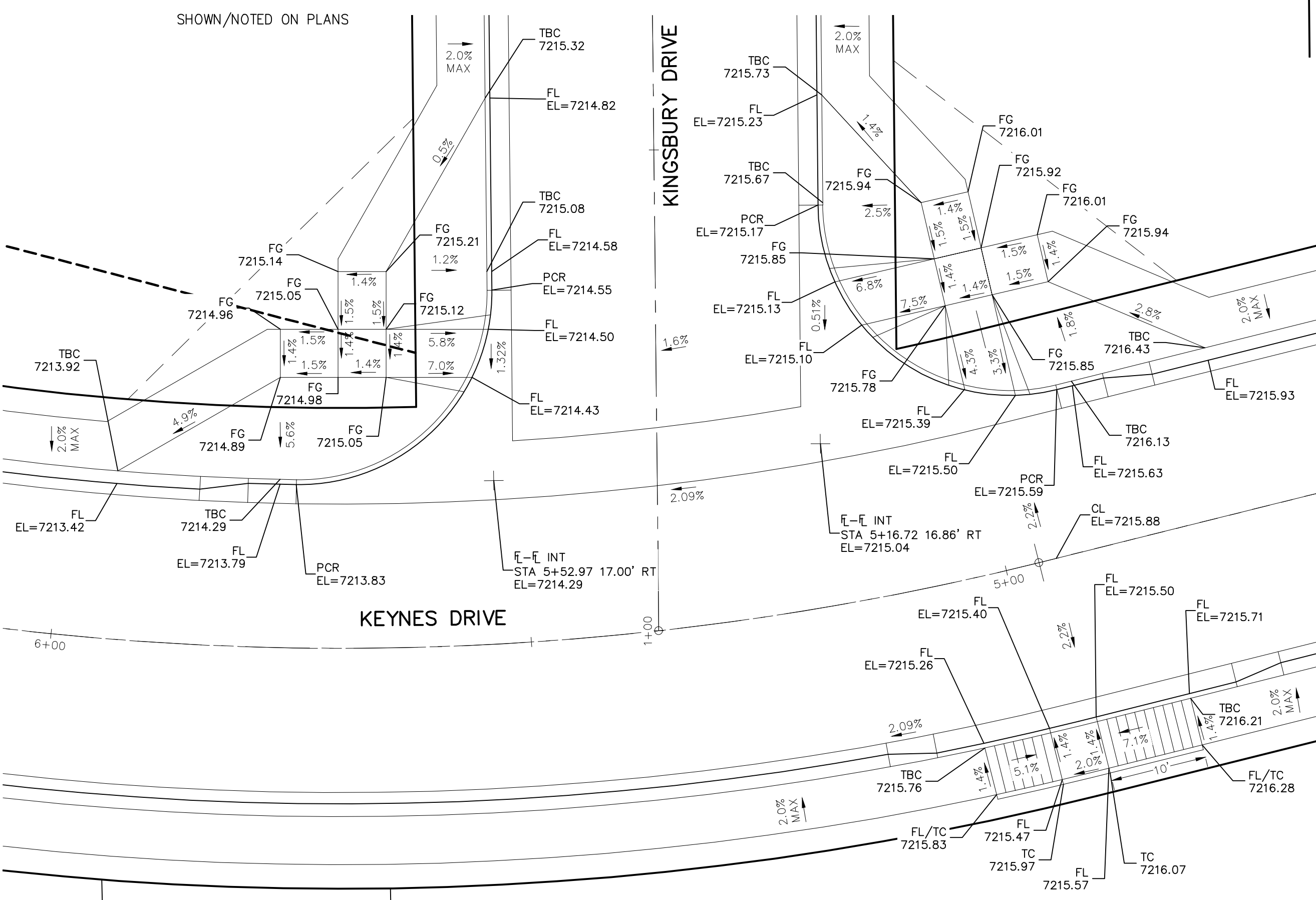
KEYNES DRIVE CUL DE SAC



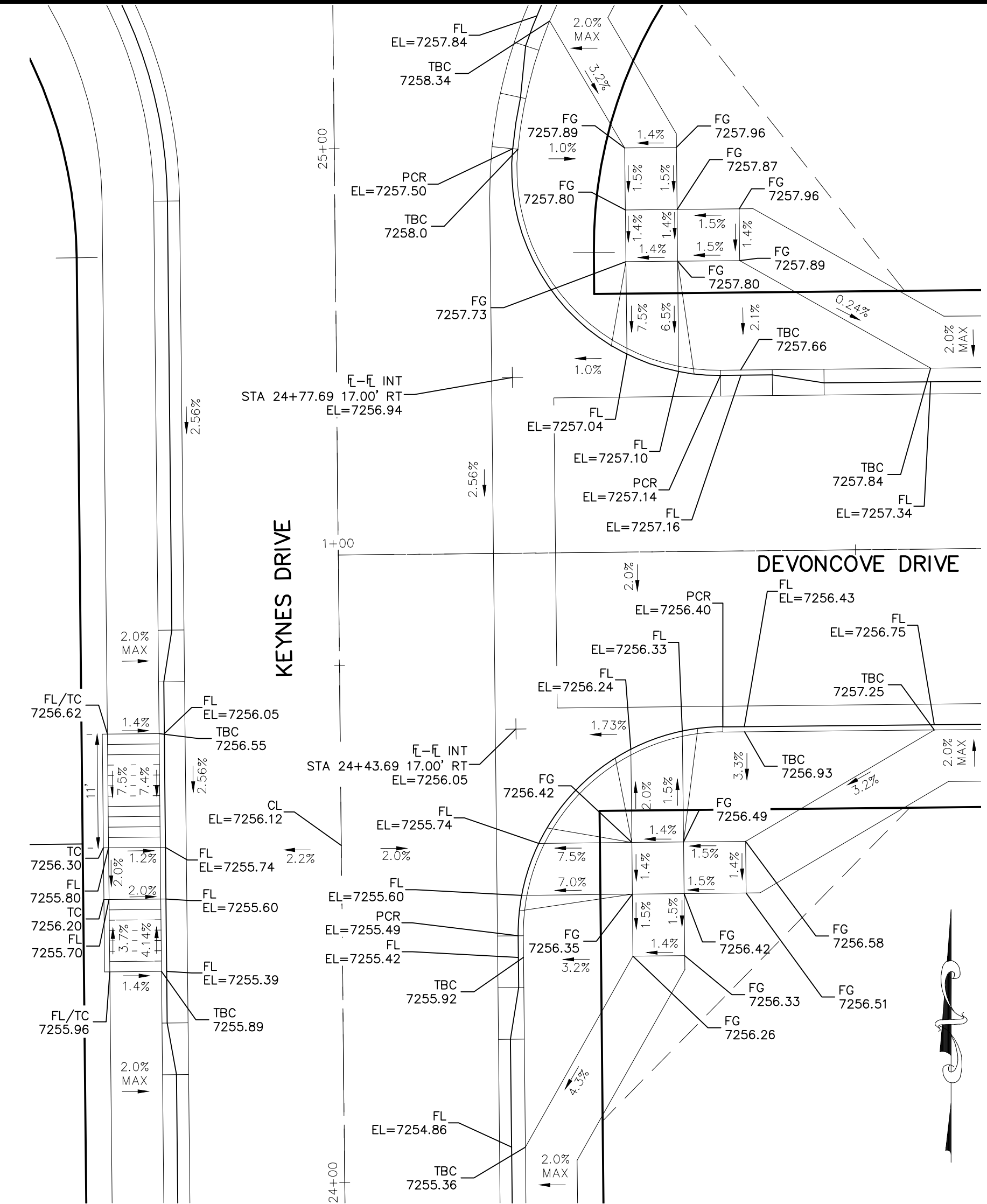
KEYNES DRIVE & COUNTRY MANOR DRIVE

NOTES:

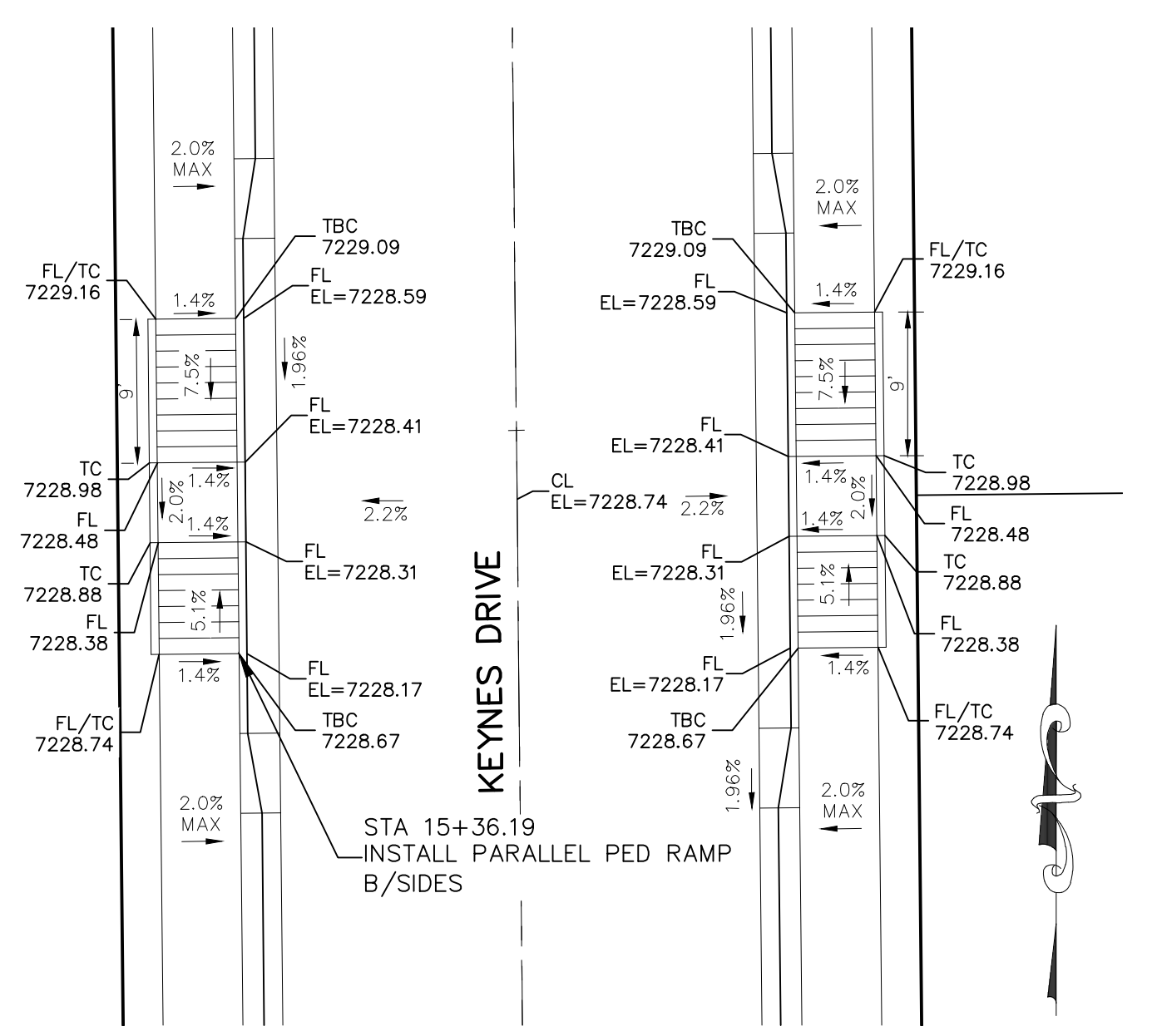
- 1. ALL PARALLEL RAMPS ARE 7' IN LENGTH UNLESS OTHERWISE SHOWN/NOTED ON PLANS



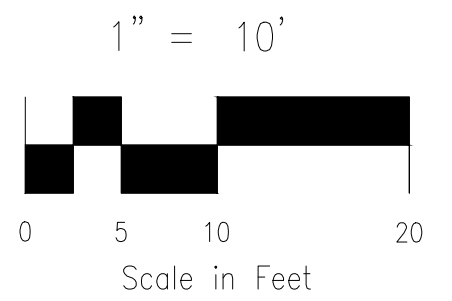
KEYNES DRIVE & KINGSBURY DRIVE



KEYNES DRIVE & DEVONCOVE DRIVE



KEYNES DRIVE STA 15+36.19



EPC 9/21/2021

STATEMENT: THE CITY OF COLORADO SPRINGS RECOGNIZES THE DESIGN ENGINEER AS HAVING RESPONSIBILITY FOR THE DESIGN...

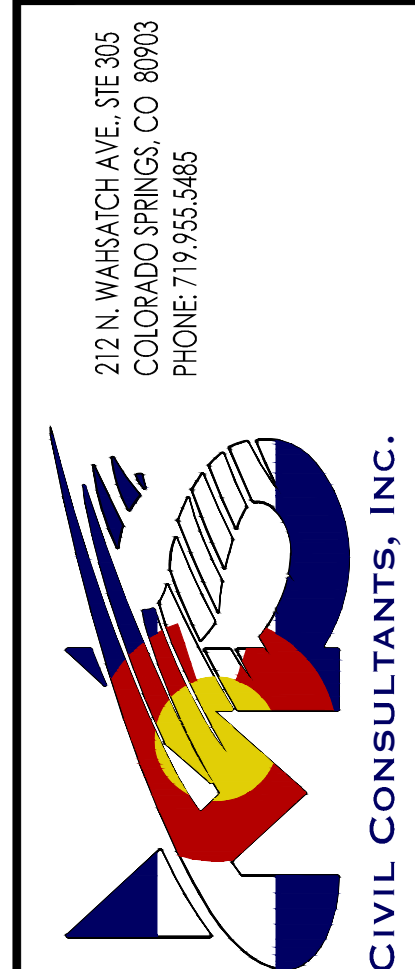


FOR LOCATING & MARKING GAS, ELECTRIC, WATER & TELEPHONE LINES

STREET DESIGN: REVIEW: TRAFFIC ENGINEERING: CURB & GUTTER: DRAINAGE DESIGN: FILED IN ACCORDANCE WITH SECTION 7-7-906 OF COLORADO SPRINGS CODE 2001, AS AMENDED.

DESIGN DATA: SIDEWALKS: WIDTH 5' LOCATION: Attached Curb Type 5' ROW WIDTH 50' STREET TYPE RESIDENTIAL HVLEM DESIGN SPEED 25 MPH

PAINT BRUSH HILLS FILING NO. 14 INTERSECTION DETAILS PROJECT NO. 10-014 DATE: 04/06/2021 SCALE: HORIZONTAL: 1"=50' VERTICAL: 1"=5' DESIGNED BY: JWP DRAWN BY: JWP CHECKED BY: GW SHEET 14 OF 31 S114 212 N WABATCH AVE., STE 303 COLORADO SPRINGS, CO 80903 PHONE: 719.555.5485 CIVIL CONSULTANTS, INC. FOR AND ON BEHALF OF M&S CIVIL CONSULTANTS, INC. ARCHIL A. SANCHEZ, COLORADO P.E. NO. 371160

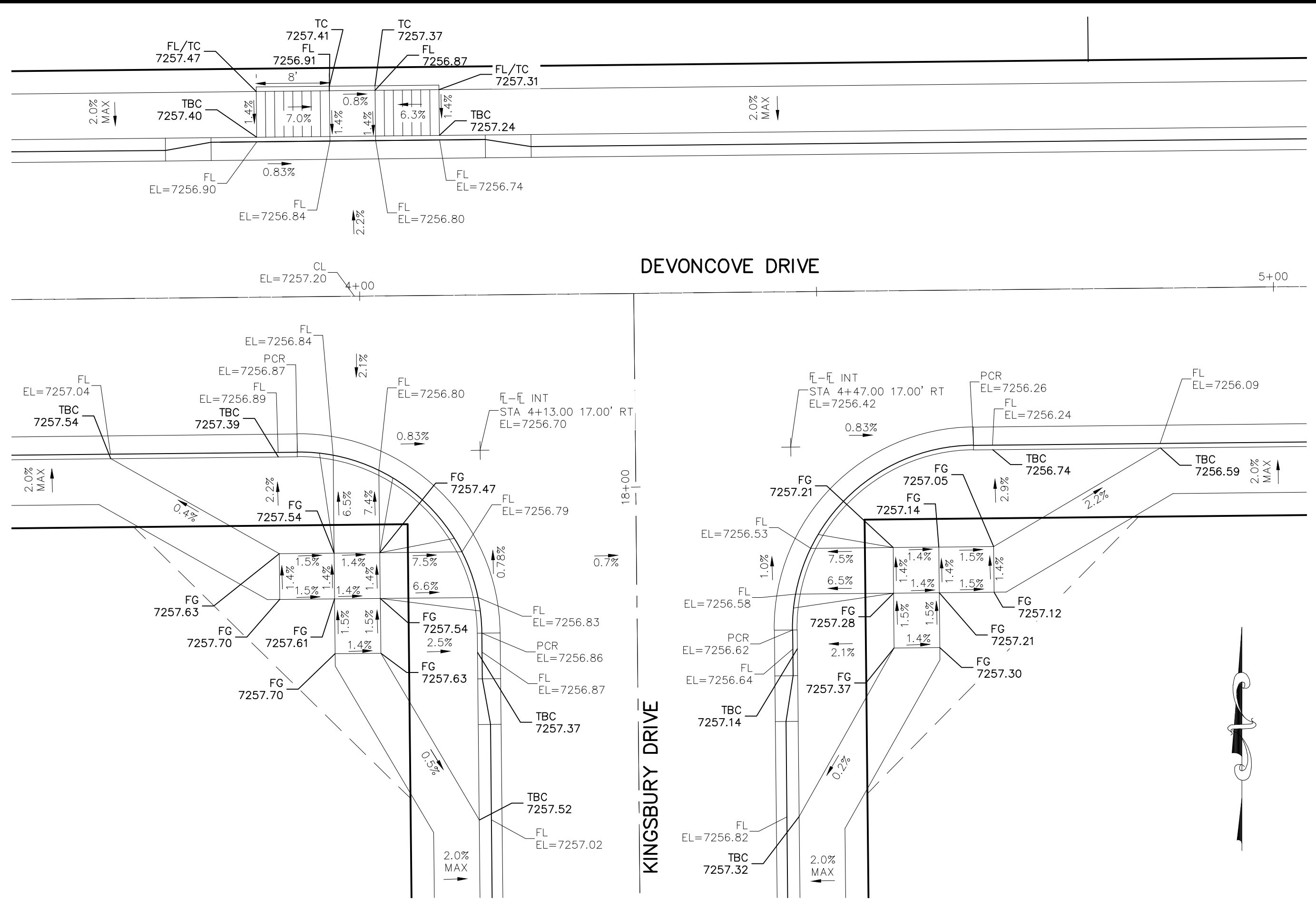


FOR AND ON BEHALF OF M&S CIVIL CONSULTANTS, INC.

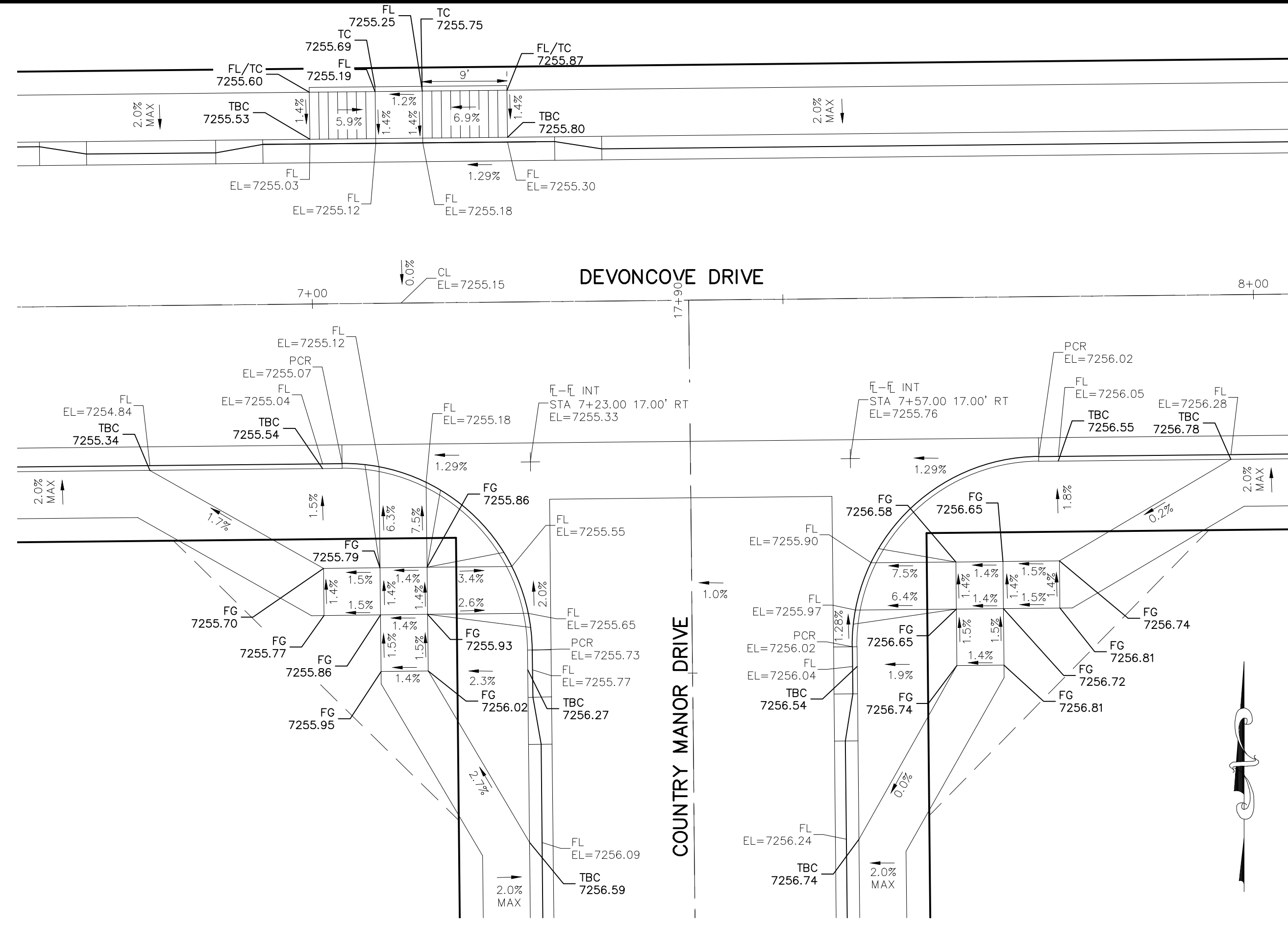
MARCELO A. SANCHEZ, COLORADO P.E. NO. 37160

REGISTERED PROFESSIONAL ENGINEER
 31160
 5-6-21

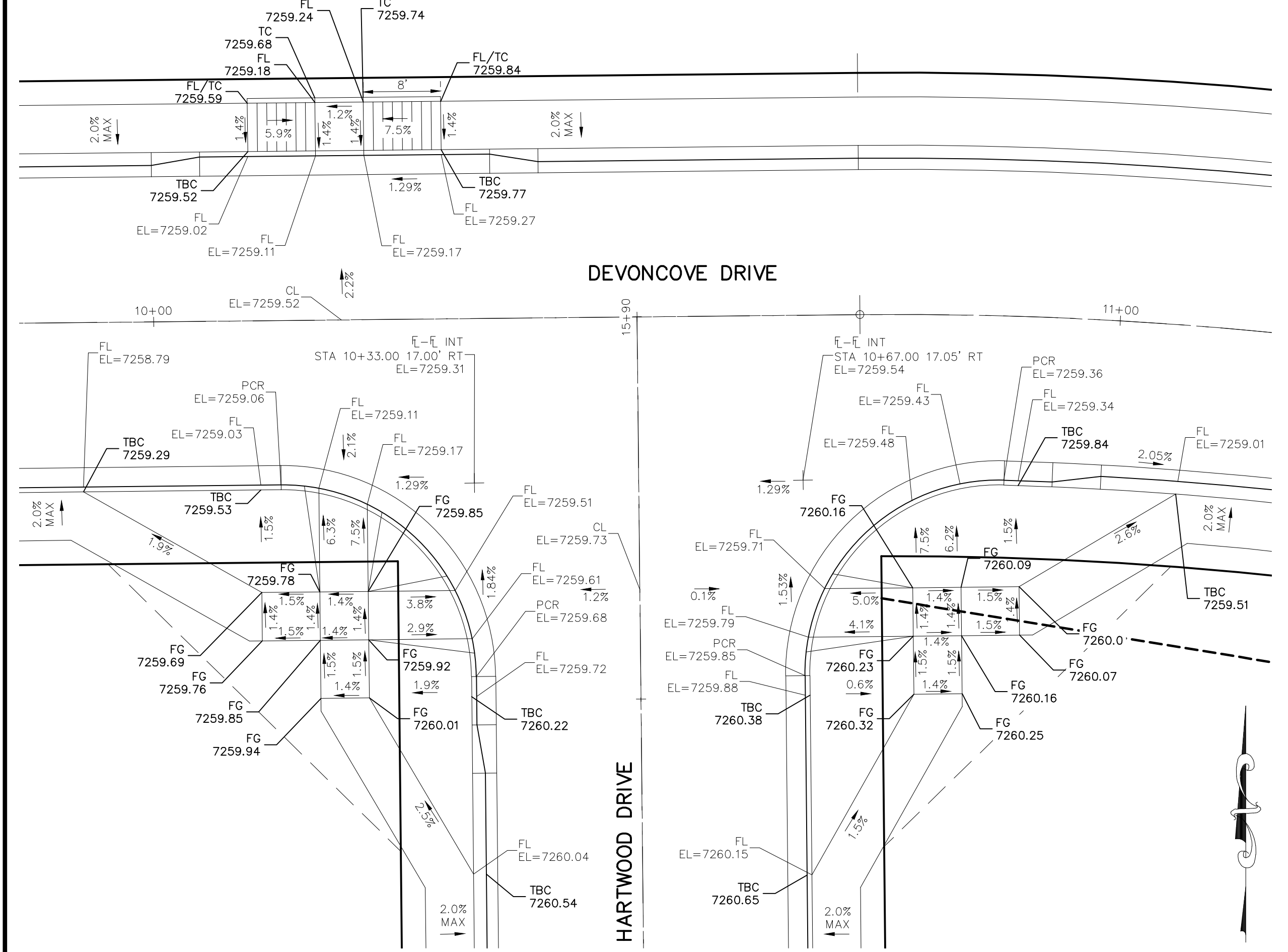
NO.	DATE	BY	DESCRIPTION



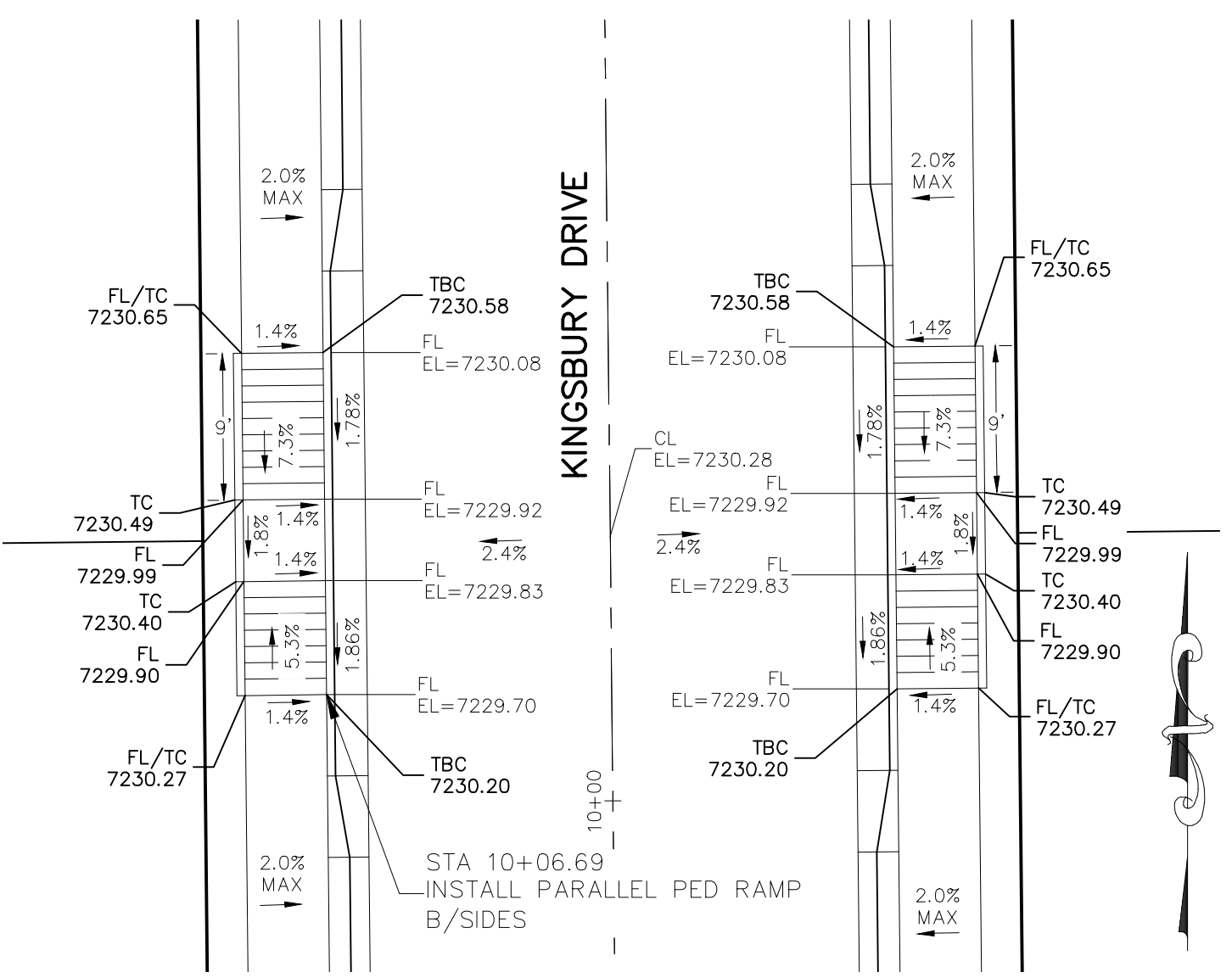
DEVONCOVE DRIVE & KINGSBURY DRIVE



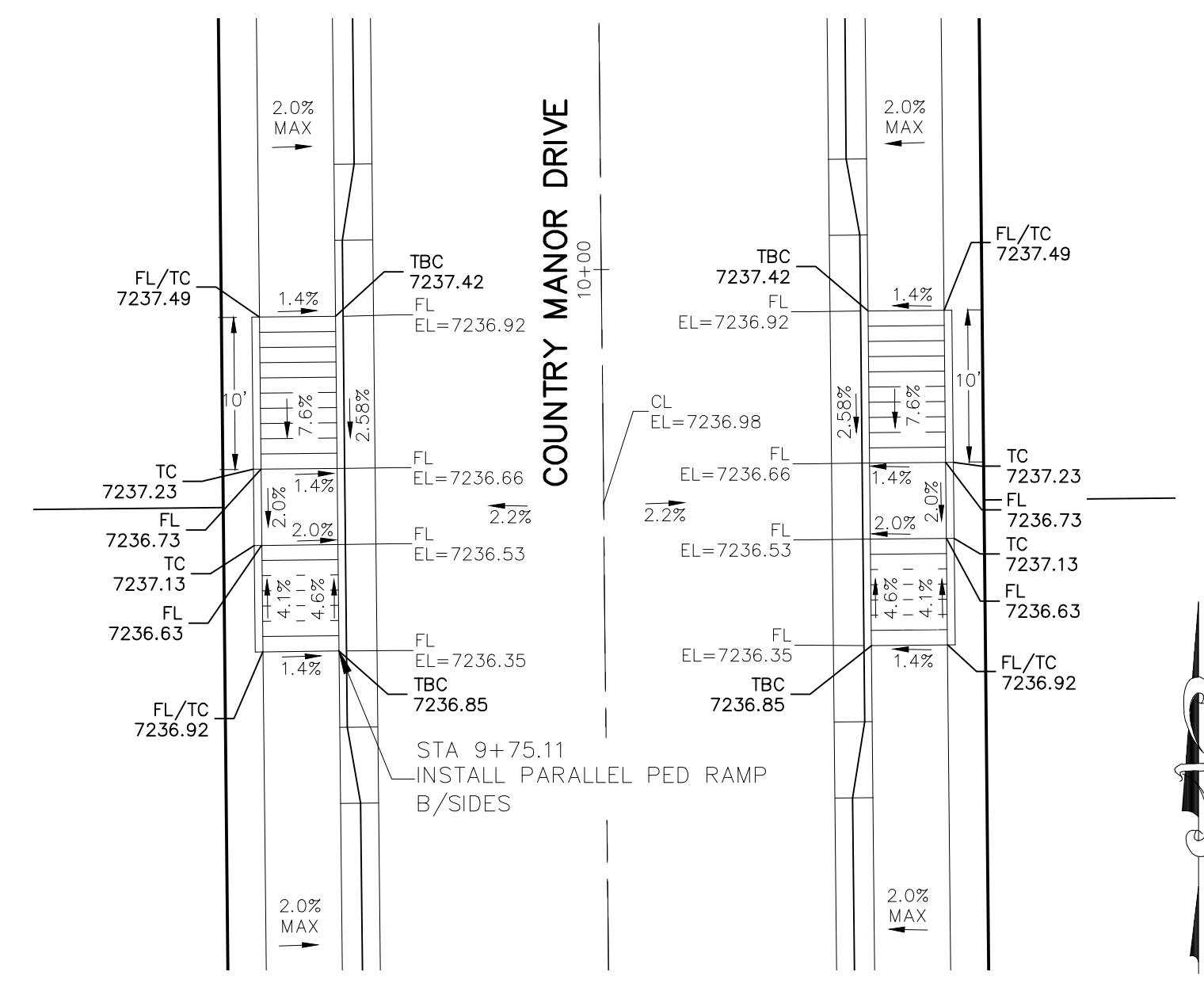
DEVONCOVE DRIVE & COUNTRY MANOR DRIVE



DEVONCOVE DRIVE & HARTWOOD DRIVE



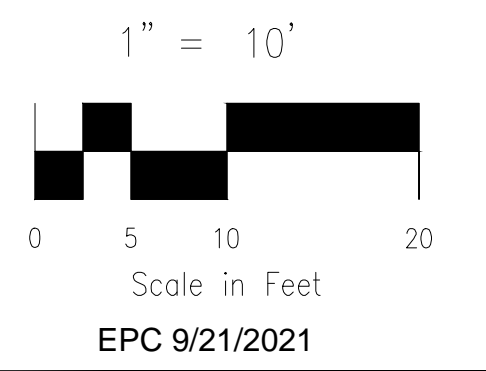
**KINGSBURY DRIVE
STA 10+06.69**



**COUNTRY MANOR DRIVE
STA 9+75.11**

NOTES:

- ALL PARALLEL RAMPS ARE 7' IN LENGTH UNLESS OTHERWISE SHOWN/NOTED ON PLANS



STATEMENT:
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FOR LOCATING & MARKING GAS, ELECTRIC, WATER & TELEPHONE LINES

FOR BURIED UTILITY INFORMATION CALL 1-800-922-1987

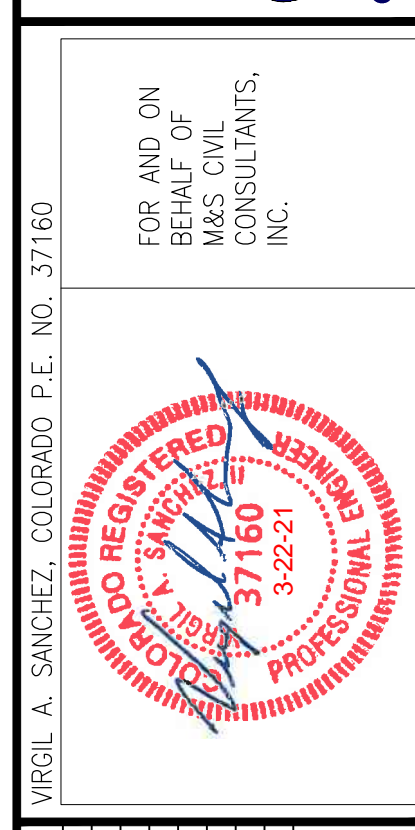
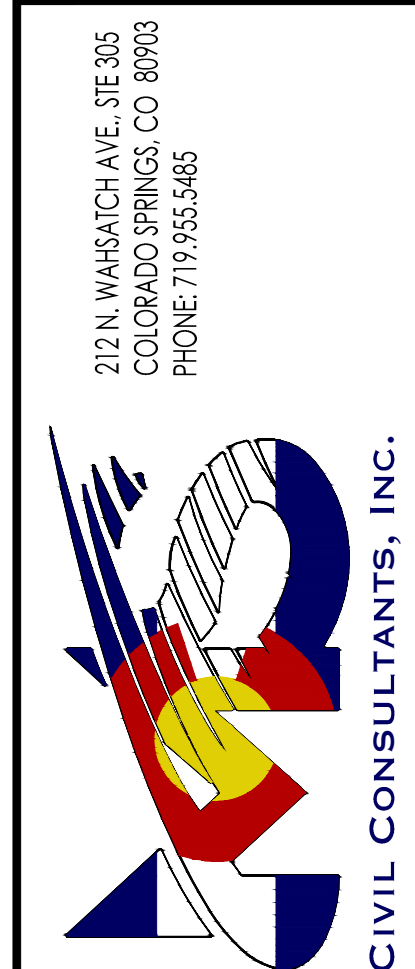
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 REVIEW: _____ DATE: _____
 TRAFFIC ENGINEERING: _____ DATE: _____
 CURB & GUTTER: _____ DATE: _____
 FINAL REVIEW: _____ DATE: _____

DRAINAGE DESIGN:
 DRAINAGE REVIEW: _____ DATE: _____
 FILED IN ACCORDANCE WITH SECTION 7-7-906 OF COLORADO SPRINGS CODE 2001, AS AMENDED.

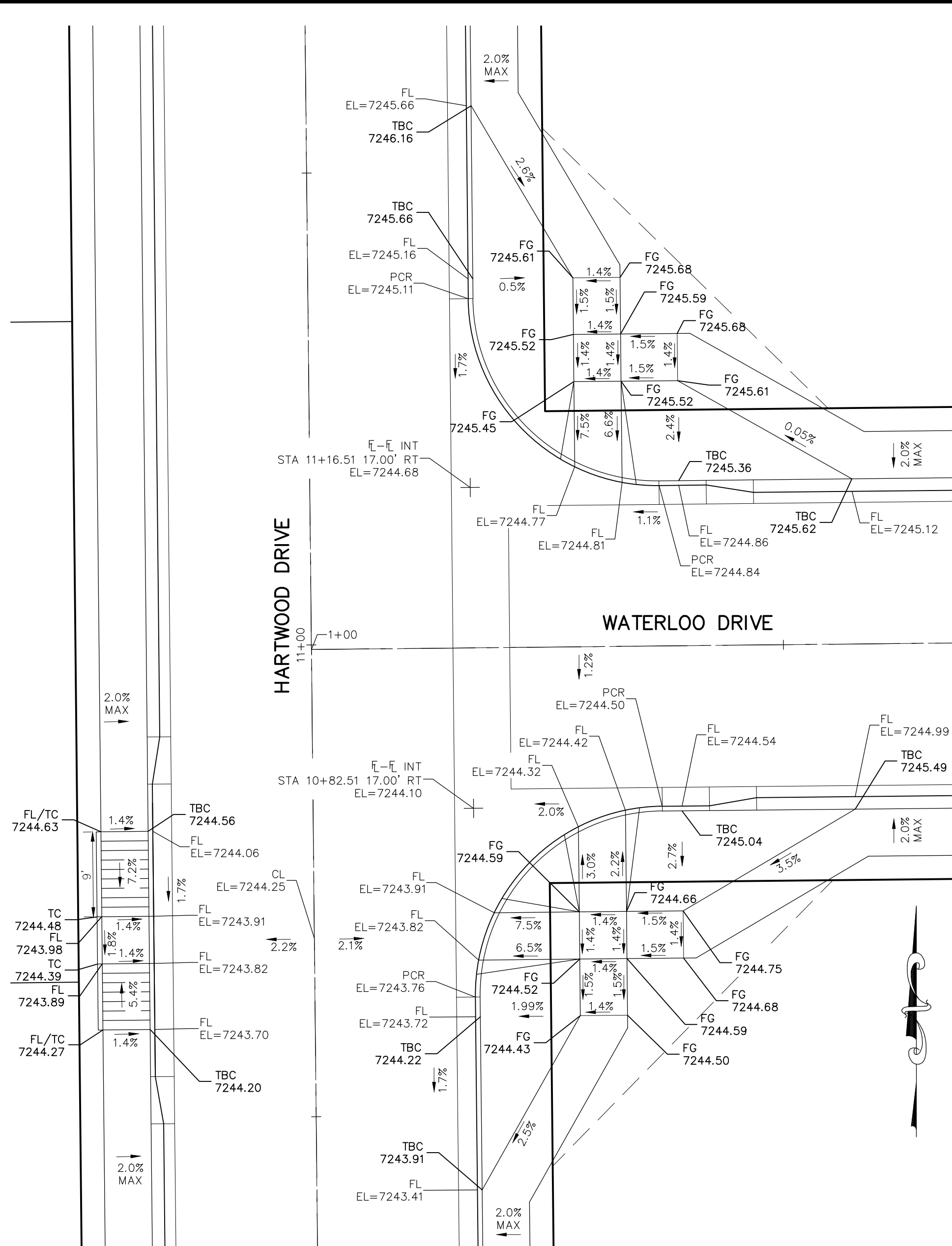
DESIGN DATA:

SIDEWALKS: WIDTH 5'	ASPHALT THICKNESS: _____
LOCATION: Attached <input type="checkbox"/>	AC Surface _____
Detached <input type="checkbox"/> CENTERED IN 5' EASEMENT	AB Base _____
CURB TYPE 1 <input type="checkbox"/>	AGG. BASE THICKNESS: _____
CURB TYPE 5 <input type="checkbox"/>	Class 6 _____
ROW WIDTH 50'	EOP-EOP 30'
STREET TYPE RESIDENTIAL HVEM	Class 5 _____
DESIGN SPEED 25 MPH	Class 2 _____

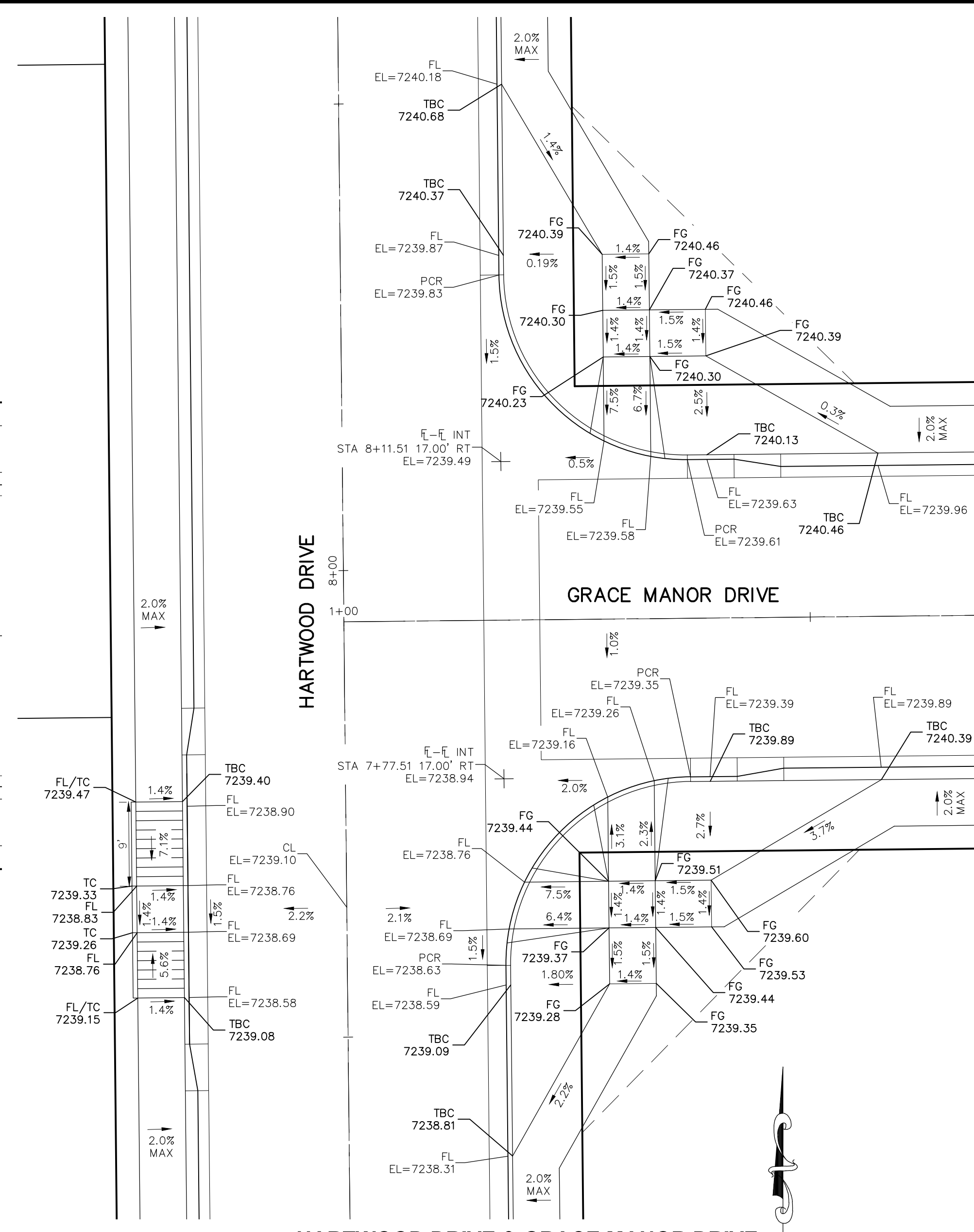
CAUTION



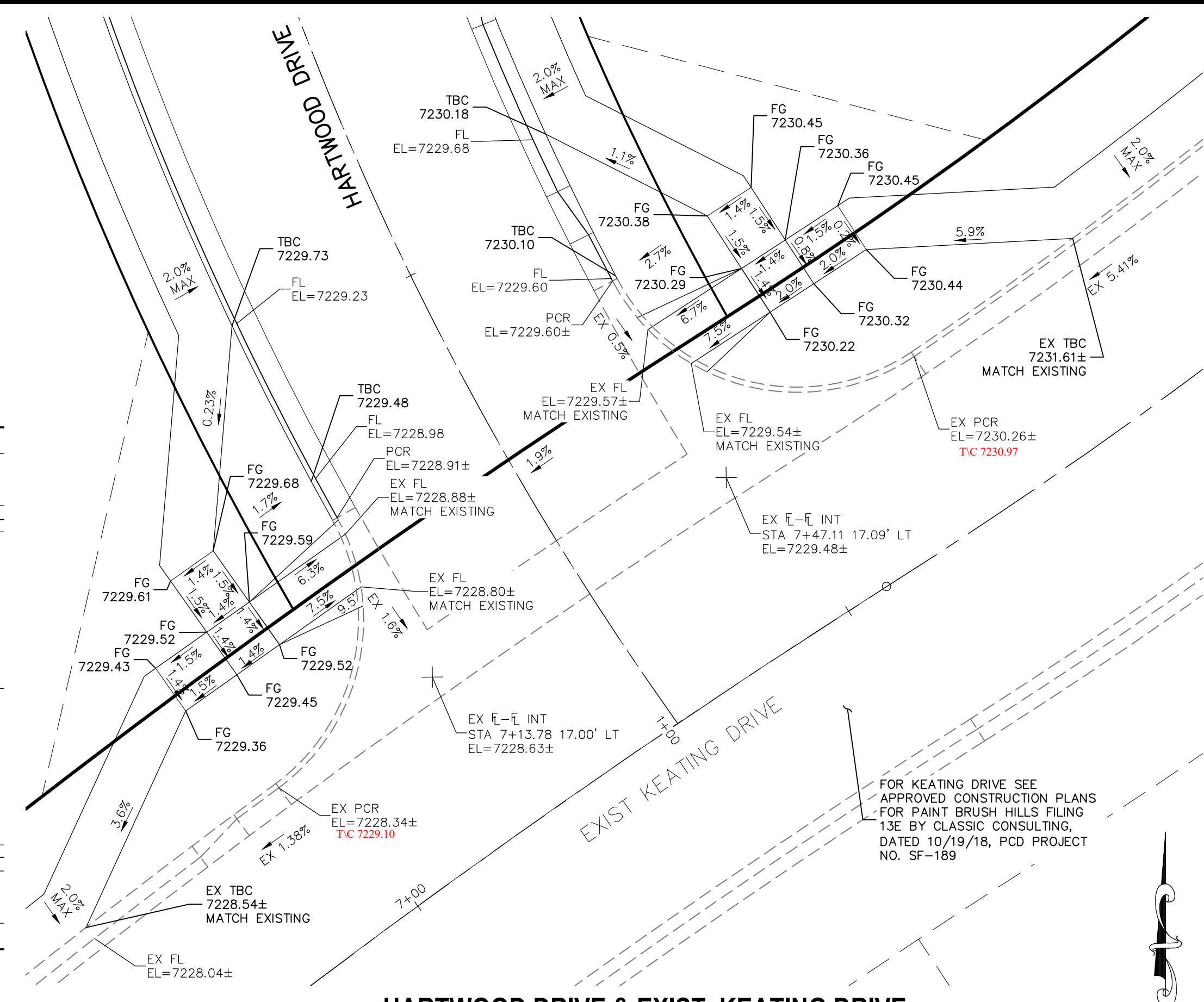
REVISIONS:	NO.	DATE:	DESCRIPTION:



HARTWOOD DRIVE & WATERLOO DRIVE

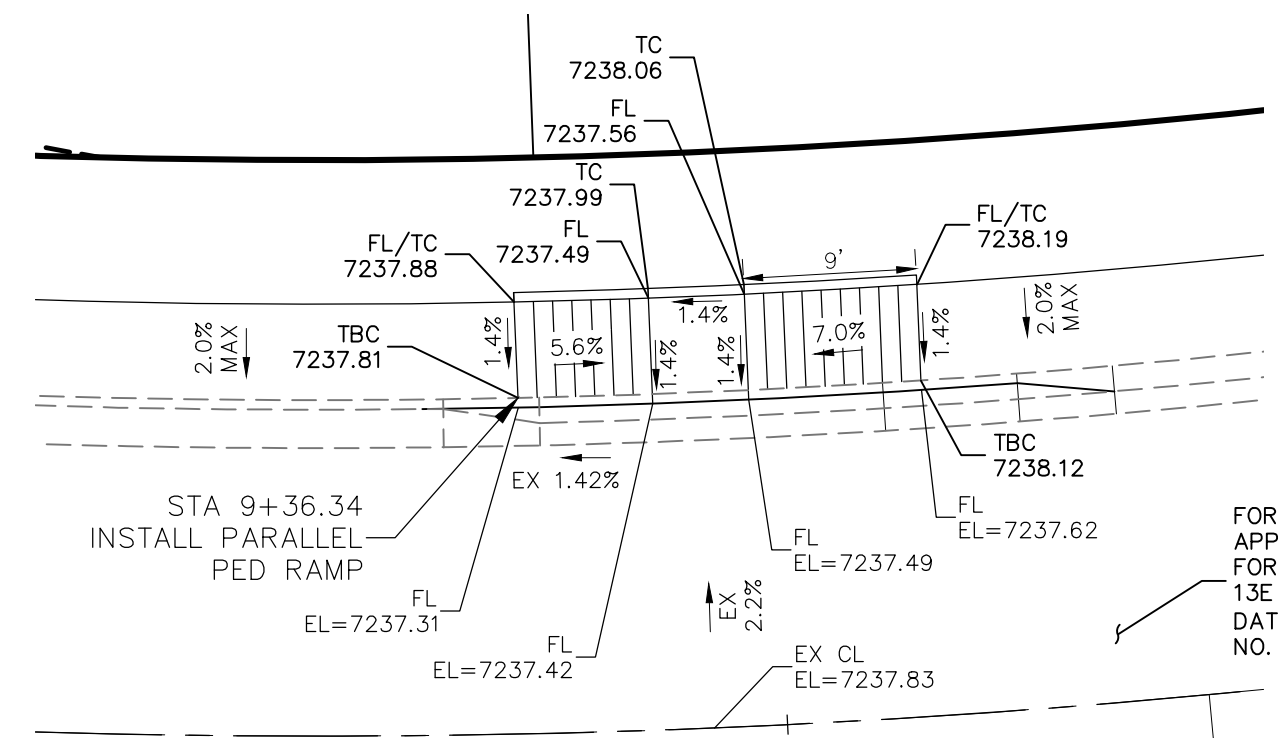


HARTWOOD DRIVE & GRACE MANOR DRIVE

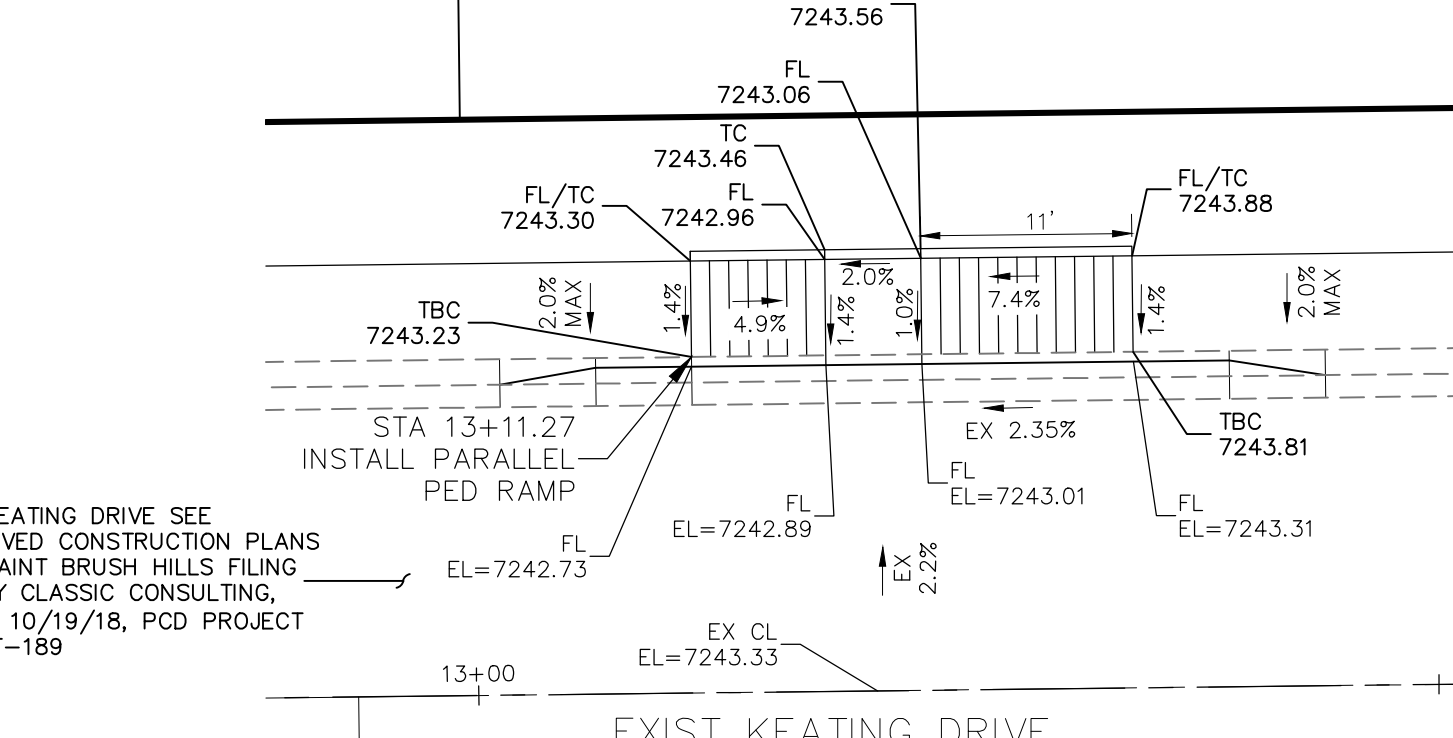


HARTWOOD DRIVE & EXIST KEATING DRIVE

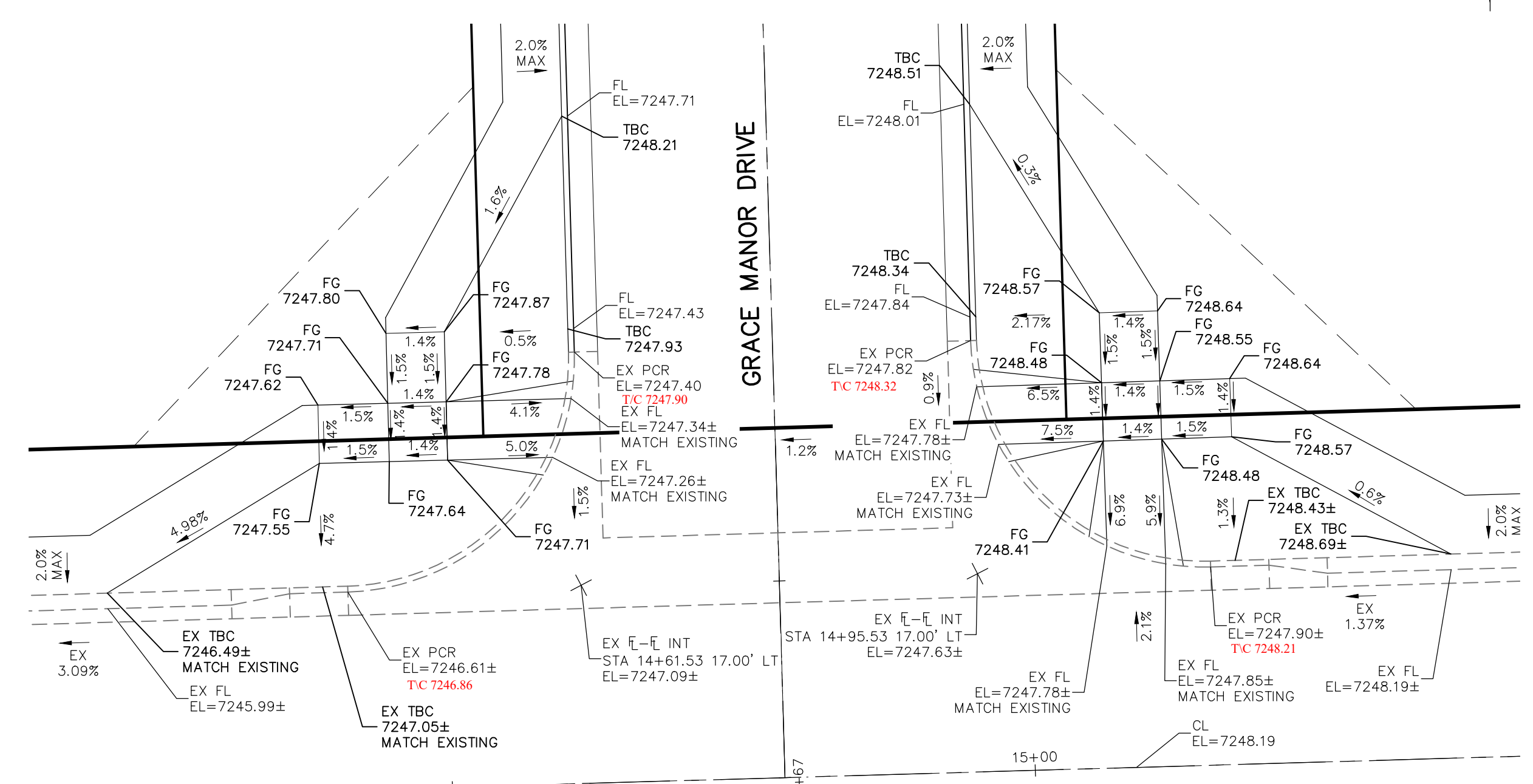
- NOTES:**
- ALL PARALLEL RAMPS ARE 7' IN LENGTH UNLESS OTHERWISE SHOWN/NOTED ON PLANS



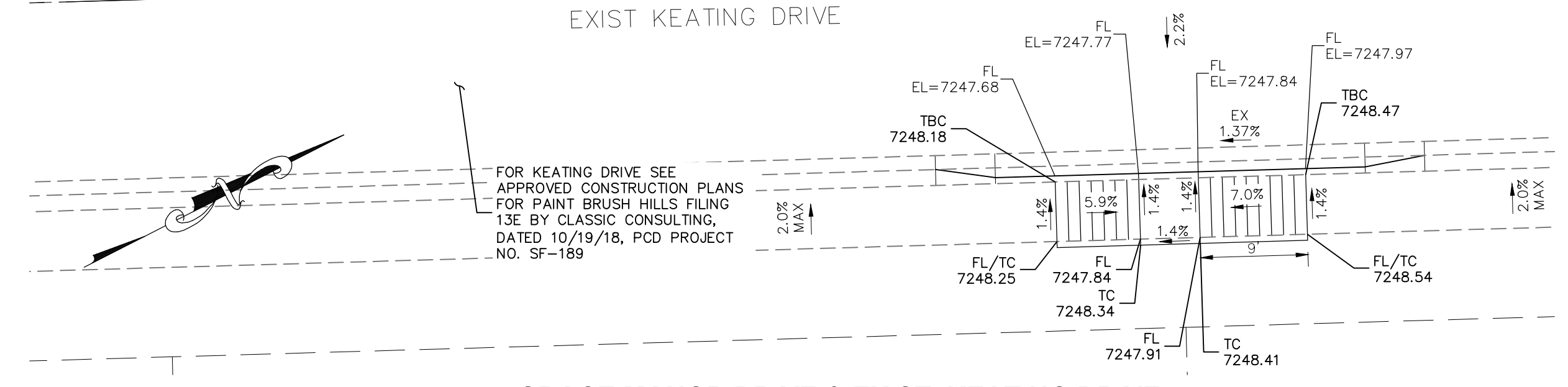
EXISTING KEATING DRIVE STA 9+36.34



EXISTING KEATING DRIVE STA 13+11.27



EXISTING KEATING DRIVE STA 14+61.53



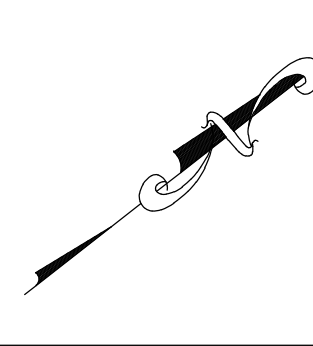
GRACE MANOR DRIVE & EXIST KEATING DRIVE

EPC 9/21/2021

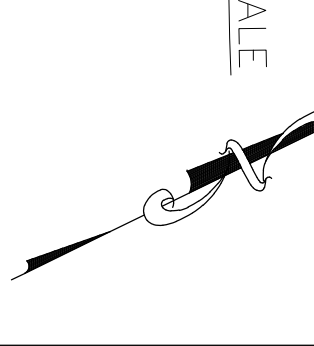
STATEMENT:
 THE CITY OF COLORADO SPRINGS RECOGNIZES THE DESIGN ENGINEER AS HAVING RESPONSIBILITY FOR THE DESIGN; THE CITY HAS LIMITED ITS SCOPE OF REVIEW ACCORDINGLY. RESUBMITTAL REQUIRED IF CONSTRUCTION HAS NOT COMMENCED WITHIN 180 DAYS AFTER APPROVAL DATE.

FOR LOCATING & MARKING GAS, ELECTRIC, WATER & TELEPHONE LINES

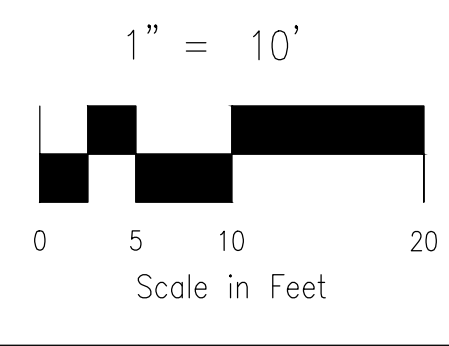
FOR BURIED UTILITY INFORMATION 48 HRS BEFORE YOU DIG CALL 1-800-922-1987



EXISTING KEATING DRIVE STA 9+36.34



EXISTING KEATING DRIVE STA 13+11.27



STREET DESIGN:
 REVIEW: _____ DATE: _____
 TRAFFIC ENGINEERING: _____ DATE: _____
 CURB & GUTTER: _____ DATE: _____
 FINAL REVIEW: _____ DATE: _____

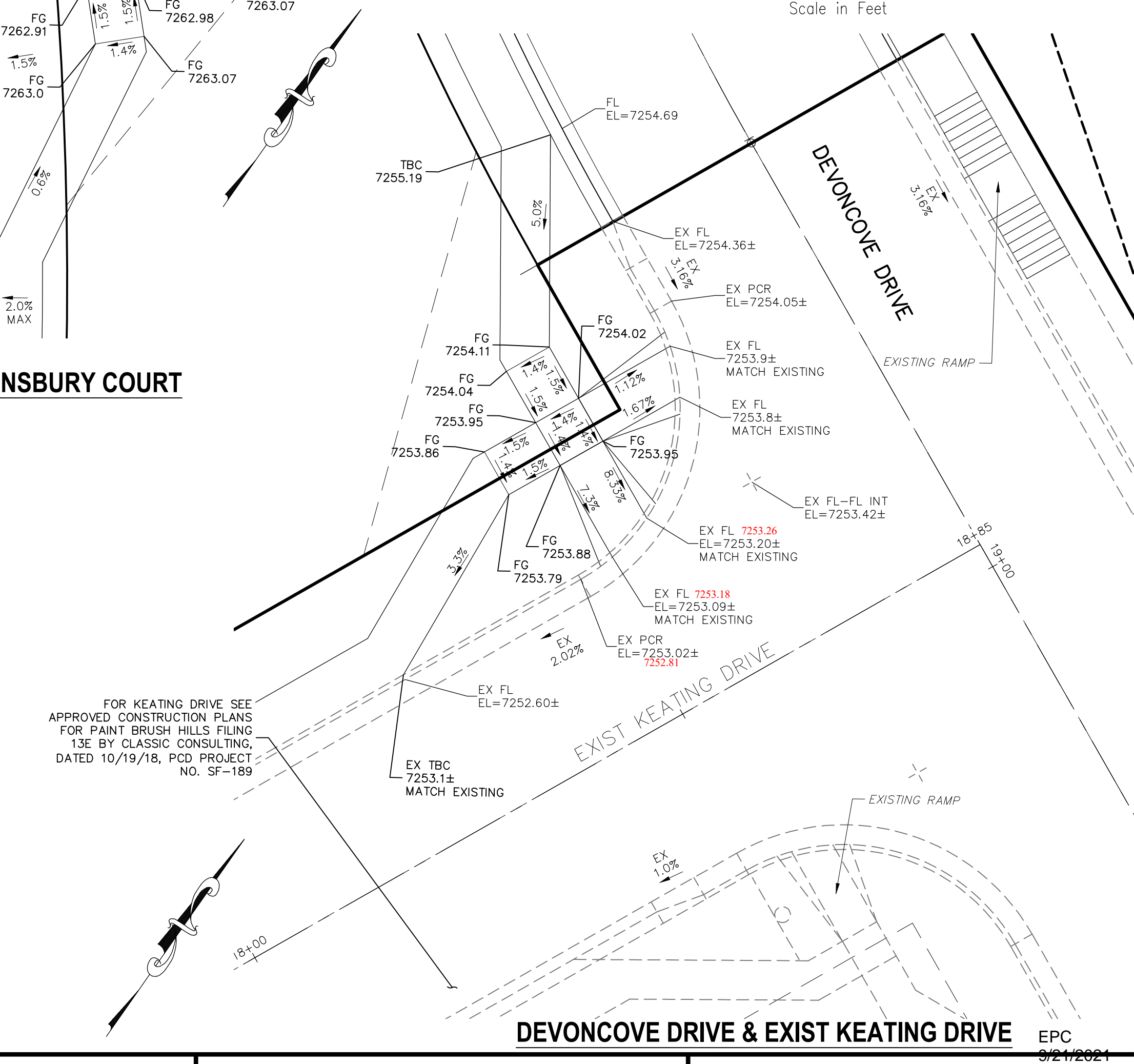
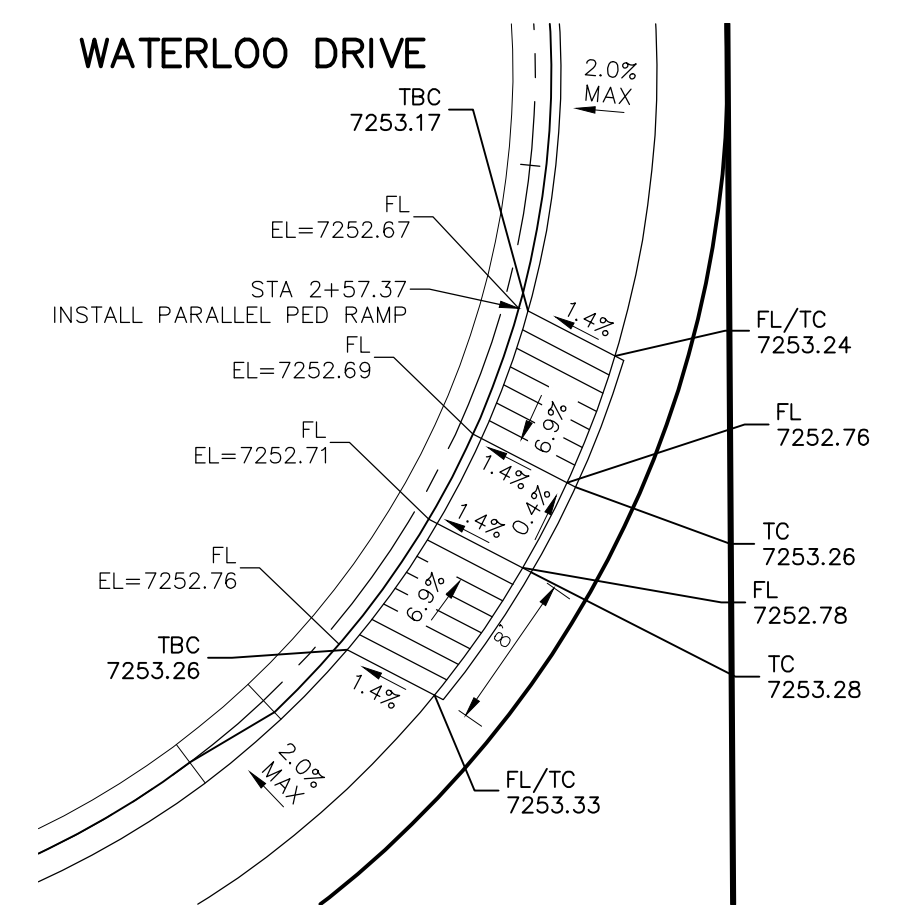
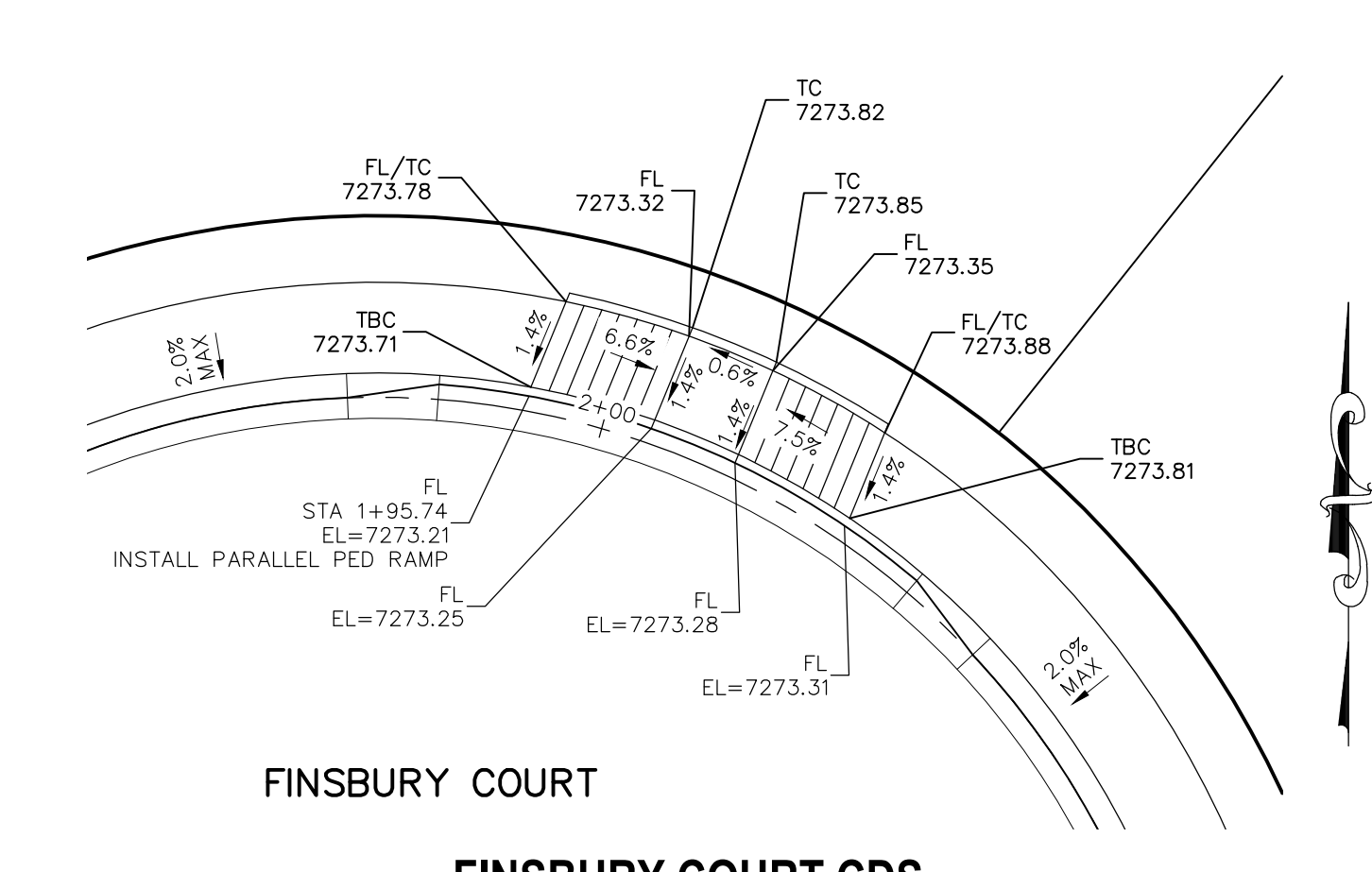
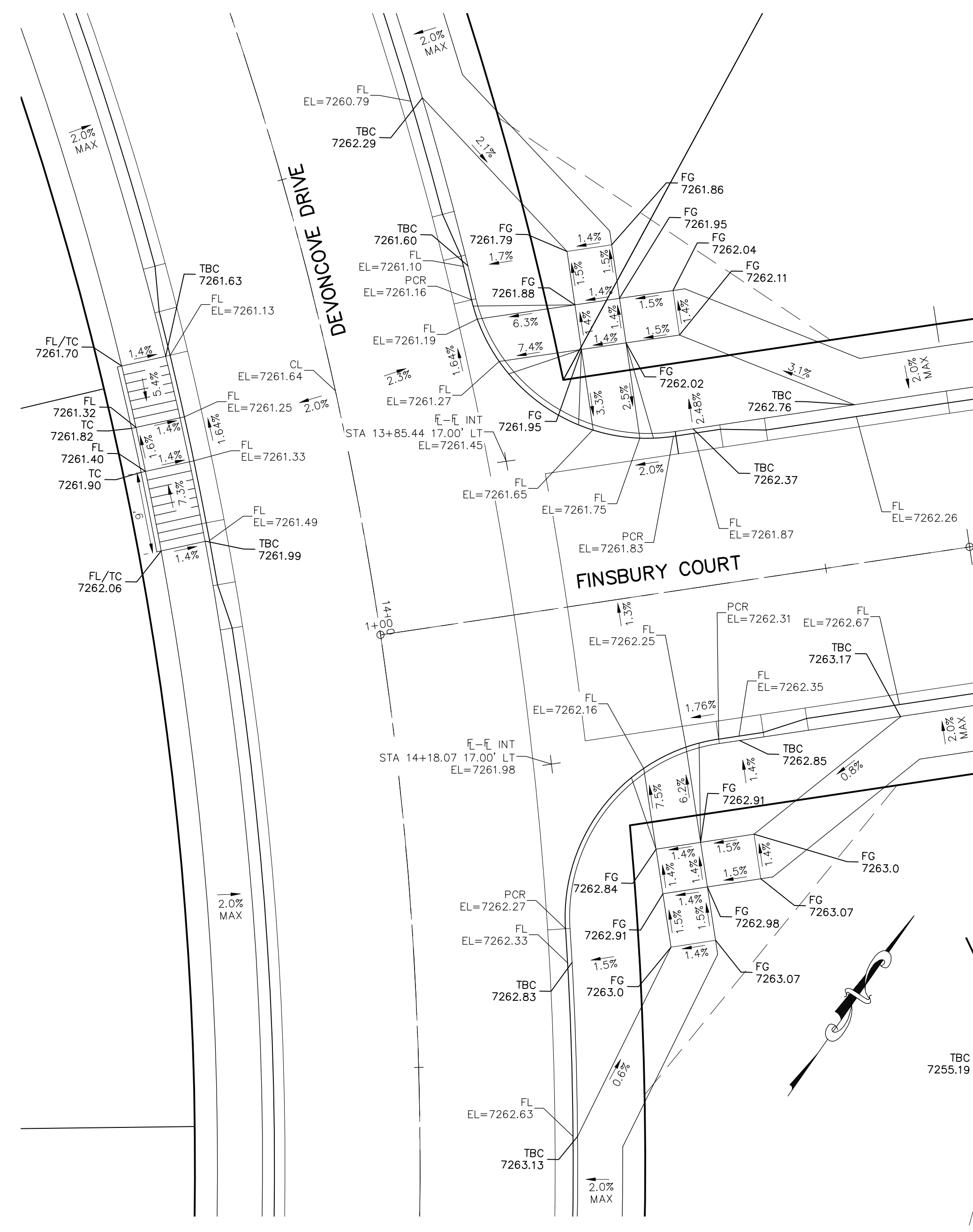
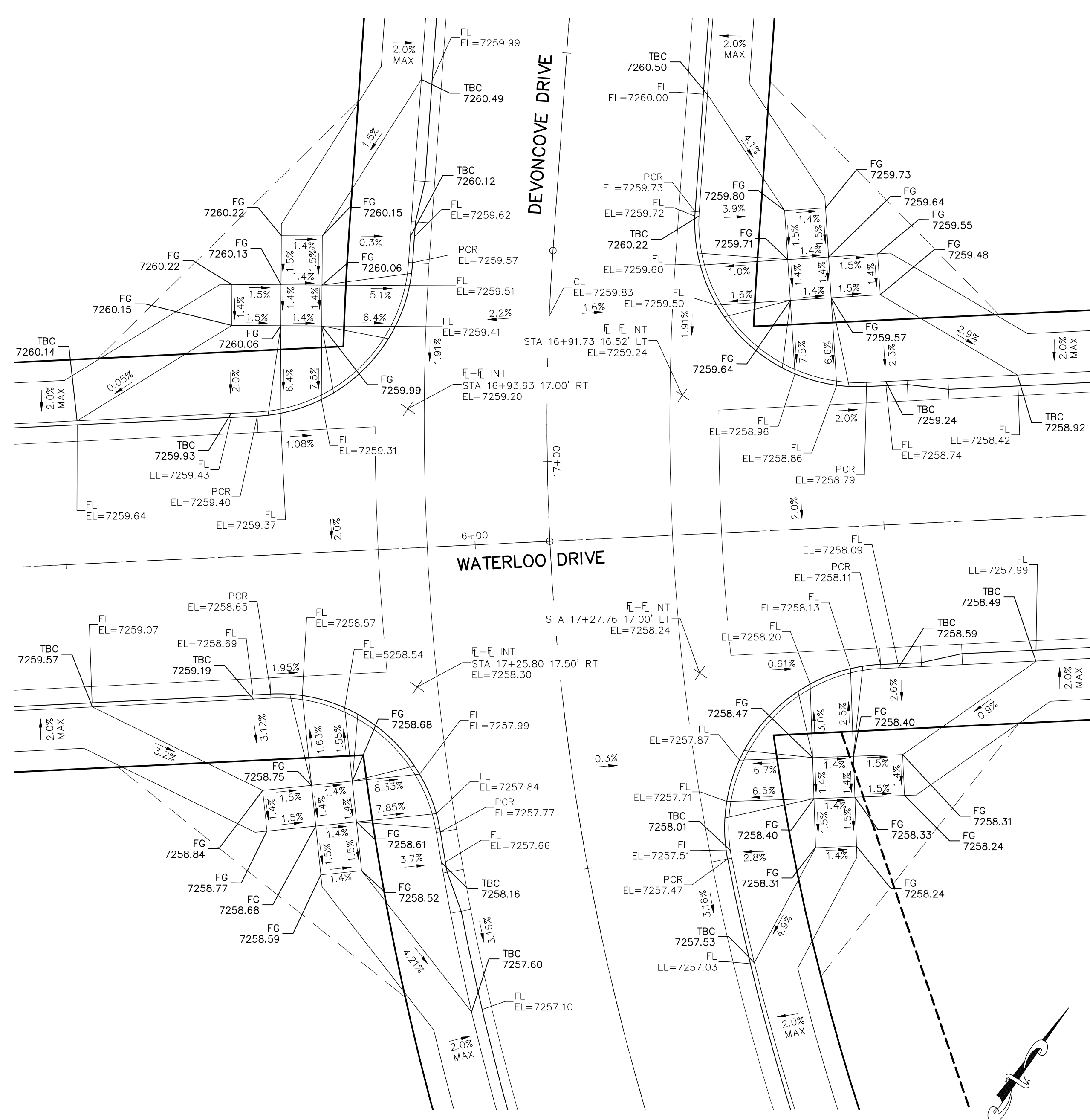
DRAINAGE DESIGN:
 DRAINAGE REVIEW: _____ DATE: _____
 FILED IN ACCORDANCE WITH SECTION 7-7-906 OF COLORADO STATUTES CODE 2001, AS AMENDED.

DESIGN DATA:

SIDEWALKS: WIDTH 5'	ASPHALT THICKNESS: _____
LOCATION: Attached <input type="checkbox"/> Detached <input type="checkbox"/>	AC Surface <input type="checkbox"/> AB Base <input type="checkbox"/>
CURB TYPE 1 <input type="checkbox"/> 5 <input type="checkbox"/>	AGG. BASE THICKNESS: _____
CURB TYPE 5 <input type="checkbox"/> D <input type="checkbox"/>	Class 6 <input type="checkbox"/> Class 5 <input type="checkbox"/>
ROW WIDTH 50' EOP-EOP 30'	Class 2 <input type="checkbox"/>
STREET TYPE RESIDENTIAL HVEEM	
DESIGN SPEED 25 MPH	

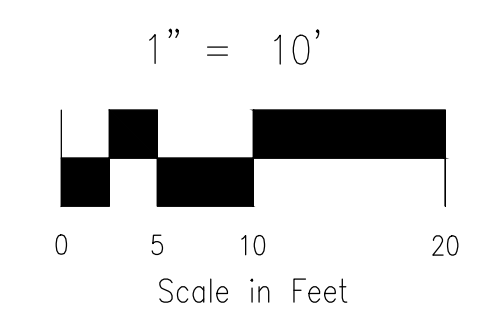
CAUTION

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NOTES:

- ALL PARALLEL RAMPS ARE 7' IN LENGTH UNLESS OTHERWISE SHOWN/NOTED ON PLANS



PAINT BRUSH HILLS FILING NO. 14

INTERSECTION DETAILS

PROJECT NO. 10-014
DATE: 03/19/2021
DESIGNED BY: JWP
DRAWN BY: JWP
CHECKED BY: GW

HORIZONTAL: 1"=50'
VERTICAL: 1"=5'

SHEET 17 OF 31
S117

212 N. WABATCH AVE., STE 303
COLORADO SPRINGS, CO 80903
PHONE: 719.555.5485

CIVIL CONSULTANTS, INC.

FOR AND ON BEHALF OF M&S CIVIL CONSULTANTS, INC.

MARCIL A. SANCHEZ, COLORADO P.E. NO. 37160

NO.	REVISIONS:	DATE:	DESCRIPTION:

APPROVED BY: _____ DATE: _____

DATE: _____

STATEMENT:

THE CITY OF COLORADO SPRINGS RECOGNIZES THE DESIGN ENGINEER AS HAVING RESPONSIBILITY FOR THE DESIGN; THE CITY HAS LIMITED ITS SCOPE OF REVIEW ACCORDINGLY. RESUBMITTAL REQUIRED IF CONSTRUCTION HAS NOT COMMENCED WITHIN 180 DAYS AFTER APPROVAL DATE.

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48 HRS BEFORE YOU DIG
CALL 1-800-922-1987

STREET DESIGN:

TRAFFIC ENGINEERING: _____ DATE: _____

CURB & GUTTER: _____ DATE: _____

FINAL REVIEW: _____ DATE: _____

DRAINAGE DESIGN:

DRAINAGE REVIEW: _____ DATE: _____

FILED IN ACCORDANCE WITH SECTION 7-7-906 OF COLORADO SPRINGS CODE 2001, AS AMENDED.

DESIGN DATA:

SIDEWALKS: WIDTH 5' ASPHALT THICKNESS: _____

LOCATION: Attached AC Surface _____
Detached CENTERED IN 5' EASEMENT AB Base _____

CURB TYPE 1 AGG. BASE THICKNESS: _____
CURB TYPE 5 Class 6 _____

ROW WIDTH 50' EOP-EOP 30' Class 5 _____

STREET TYPE RESIDENTIAL HVEEM Class 2 _____


DESIGN SPEED 25 MPH


EPC 3/21/2021

CAUTION

FOR LOCATING & MARKING GAS, ELECTRIC, WATER & TELEPHONE LINES
 FOR BURIED UTILITY INFORMATION
 48 HRS BEFORE YOU DIG
 CALL 1-800-922-1987

PAINT BRUSH HILLS FILING NO. 14
SIGNAGE AND STRIPING PLAN
 PROJECT NO. 10-014 FILE: \eng\Const Dwg\Street & Storm Plans\S18-19.dwg
 DATE: 03/19/2021
 SCALE: N/A
 DESIGNED BY: JWP
 DRAWN BY: JWP
 CHECKED BY: GW
 SHEET 18 OF 31
S18

212 N. WAHATCH AVE., STE 305
 COLORADO SPRINGS, CO 80903
 PHONE: 719.555.5485

M&S CIVIL CONSULTANTS, INC.

FOR AND ON BEHALF OF
 M&S CIVIL CONSULTANTS, INC.

 MARGIE A. SANCHEZ, COLORADO P.E. NO. 37160

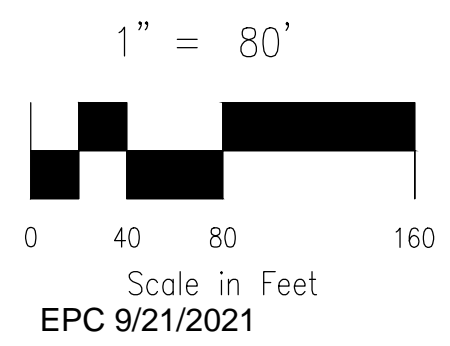
NO.	DATE	BY	DESCRIPTION	APPROV. BY	DATE

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CAUTION



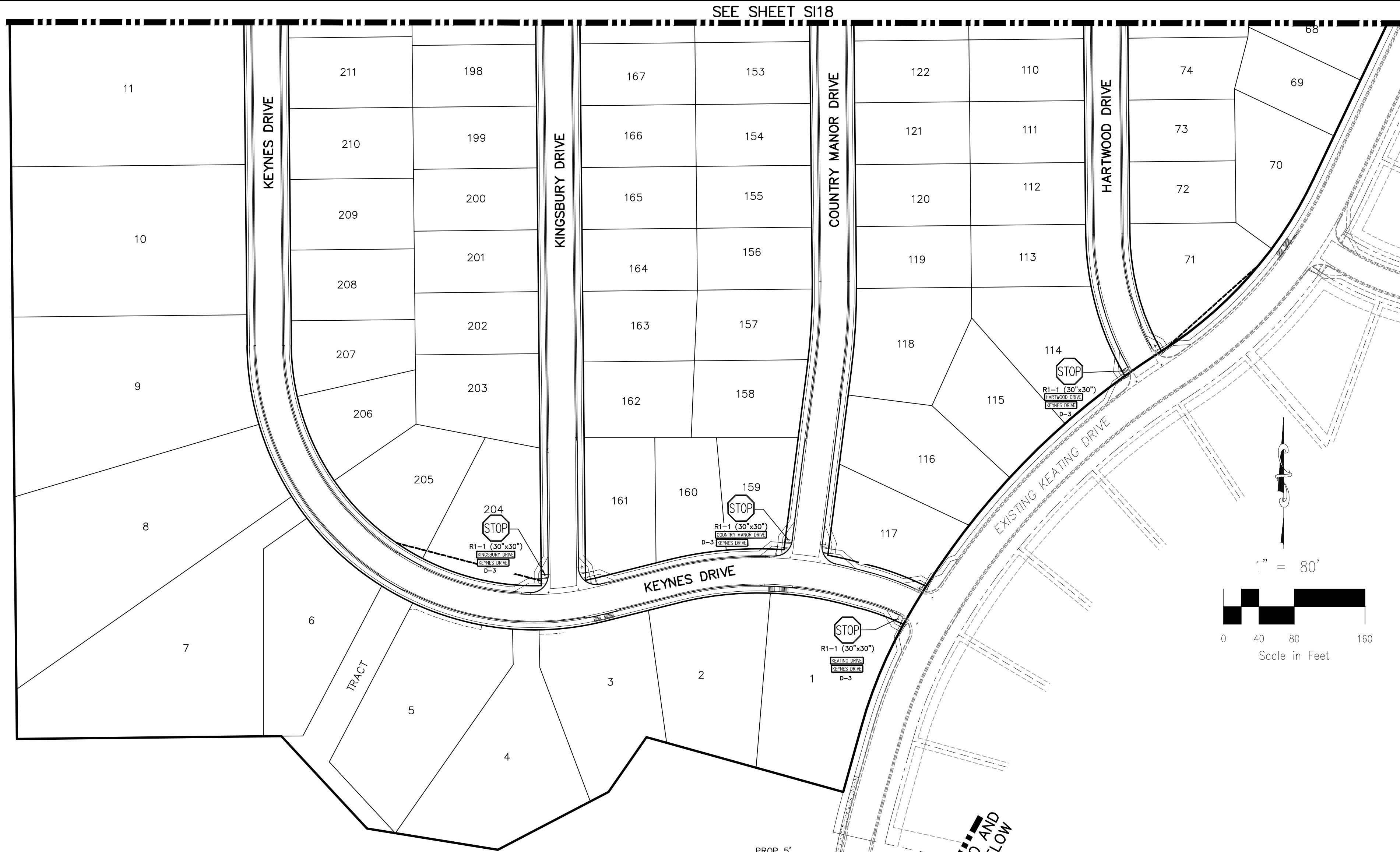
SEE SHEET S119



AS-BUILT 10/21/2024

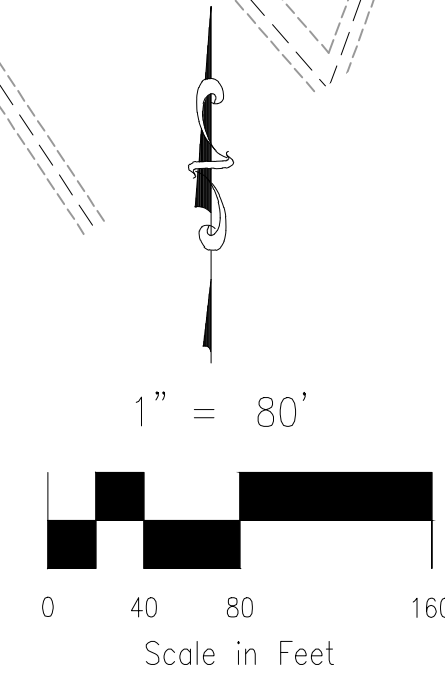
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PAINT BRUSH HILLS FILING NO. 14
SIGNAGE AND STRIPING PLAN
 PROJECT NO. 10-014 FILE: \Lang\Const\Draw\Street & Storm Plans\SI18-19.dwg DATE: 04/06/2021
 DESIGNED BY: JWP SCALE: N/A
 DRAWN BY: JWP HORIZ: 1"=50'
 CHECKED BY: GW VERT: N/A SHEET 19 OF 31 **SI19**



STRIPE	PAVEMENT MARKINGS	MARKING DESCRIPTION
①	2-WAY LEFT TURN LANE MARKINGS (EPOXY)	OUTSIDE: SOLID YELLOW, 4" WIDE, INSIDE: BROKEN YELLOW, 4" WIDE, 10' SEGMENTS WITH 30" GAPS
②	2-WAY CENTERLINE LANE MARKINGS (EPOXY)	PARALLEL SOLID YELLOW, 4" WIDE, 4" APART
③	LANE LINES (EPOXY)	BROKEN WHITE, 8" WIDE, 10' SEGMENTS WITH 12" GAPS
④	BROKEN EDGE/BIKE LANE LINES (EPOXY)	BROKEN WHITE, 4" WIDE, 5' SEGMENTS WITH 15" GAPS
⑤	EDGE/BIKE LANE LINES (EPOXY)	SOLID WHITE, 6" WIDE
⑥	CHANNELIZING LINES (EPOXY)	SOLID YELLOW, 4" WIDE
⑦	STOP LINES (THERMO PLASTIC)	SOLID WHITE, 24" WIDE
⑧	CHEVRON/DIAGONAL CROSSHATCH	SOLID YELLOW, 8" WIDE

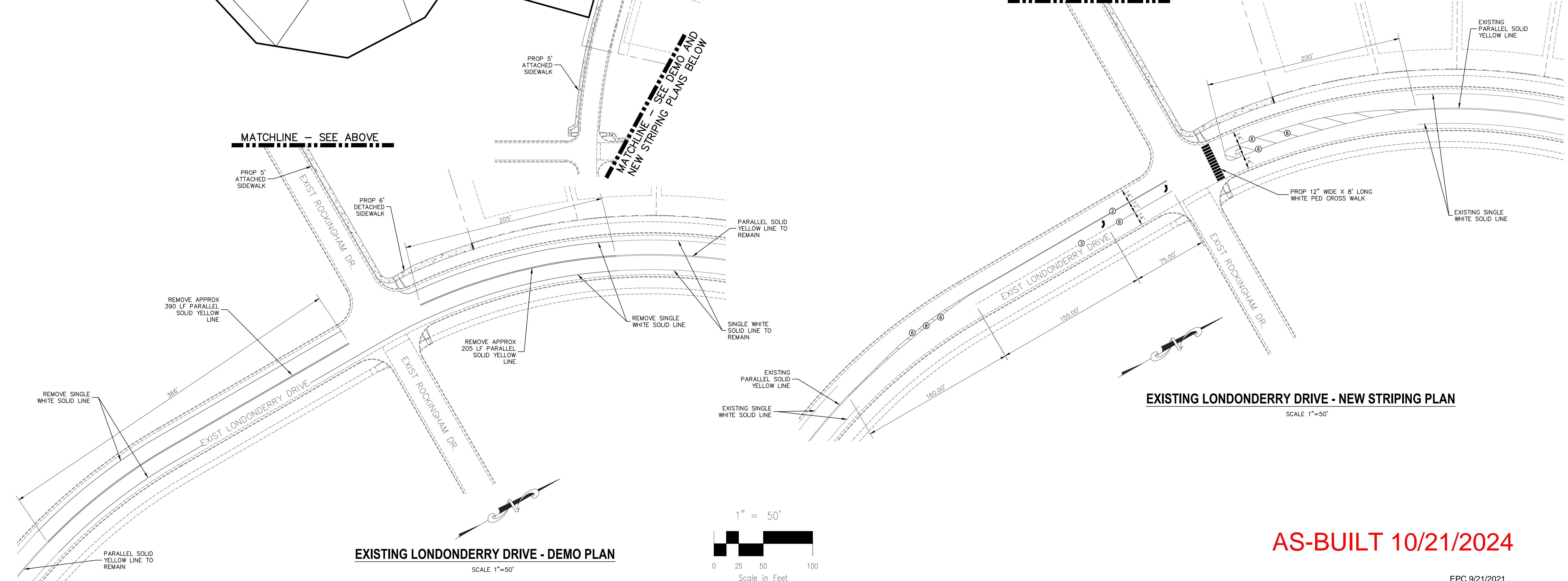
NOTE: ALL STRIPING INSTALLATION SHALL BE PER COLORADO DEPARTMENT OF TRANSPORTATION (CDOT) "M&S STANDARDS" STANDARD PLAN NO. S-627-1.



MATCHLINE - SEE ABOVE

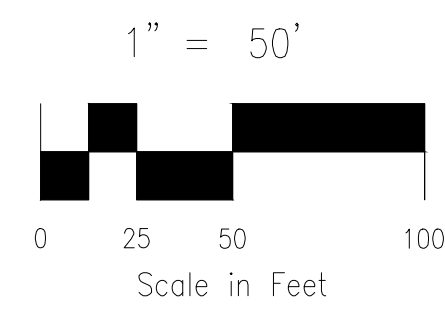
MATCHLINE - SEE ABOVE

MATCHLINE - SEE DEMO AND NEW STRIPING PLANS BELOW



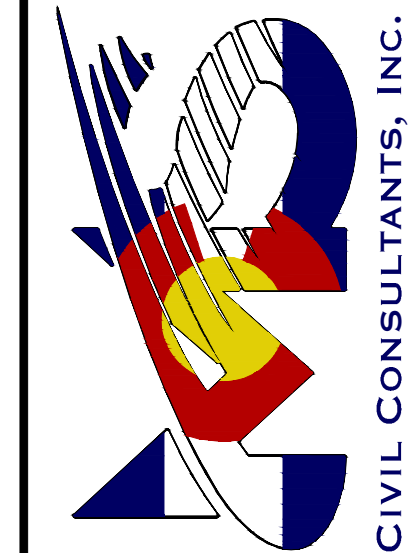
EXISTING LONDONDERRY DRIVE - DEMO PLAN

EXISTING LONDONDERRY DRIVE - NEW STRIPING PLAN



AS-BUILT 10/21/2024

212 N. WASHATCH AVE., STE 203
 COLORADO SPRINGS, CO 80903
 PHONE: 719.555.5485



FOR AND ON BEHALF OF
 M&S CIVIL CONSULTANTS, INC.

MARCIL A. SANCHEZ, COLORADO P.E. NO. 37160

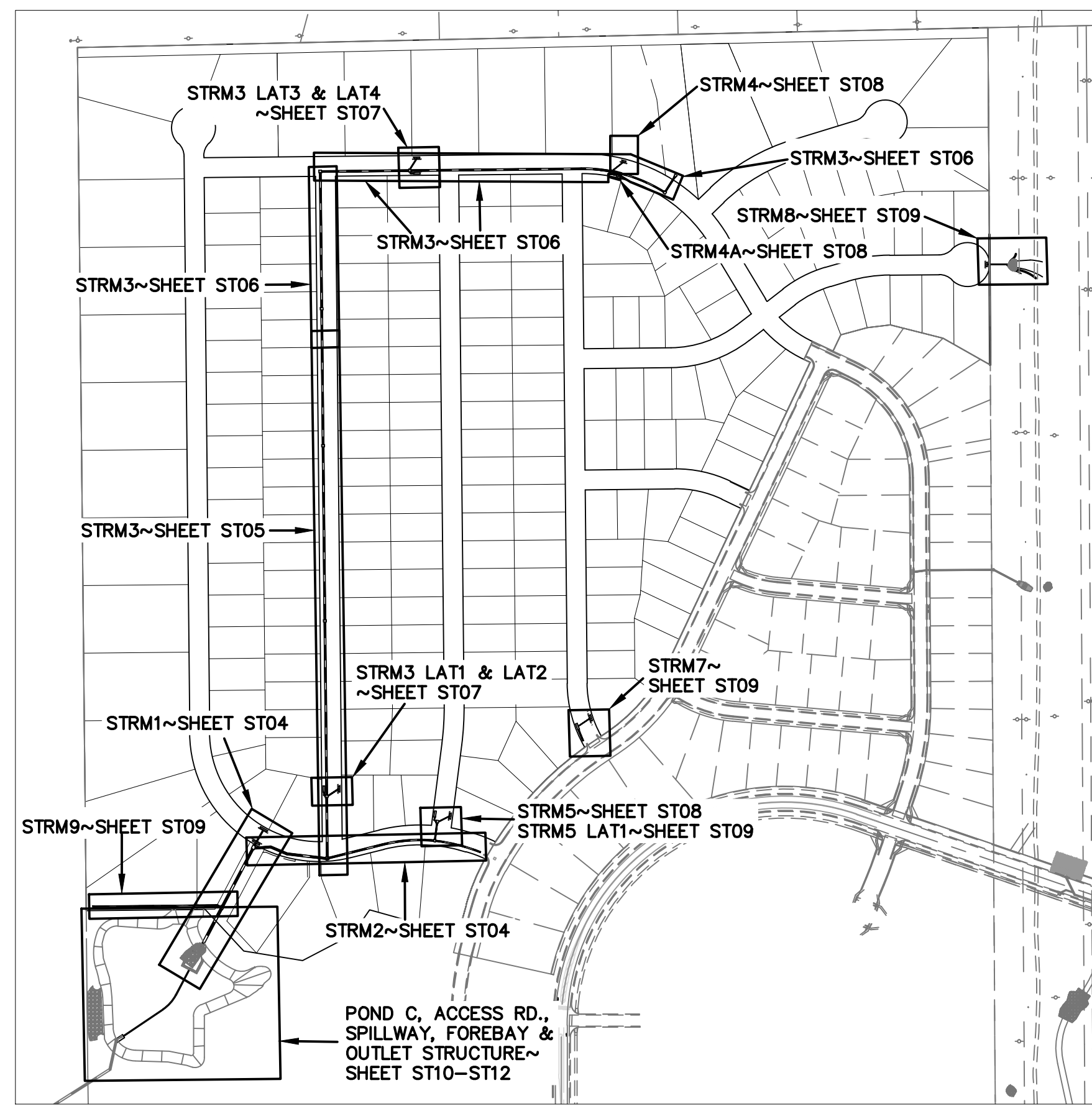


REVISIONS:	NO.	DATE:	BY:	DESCRIPTION:	APPROVED BY:	DATE:

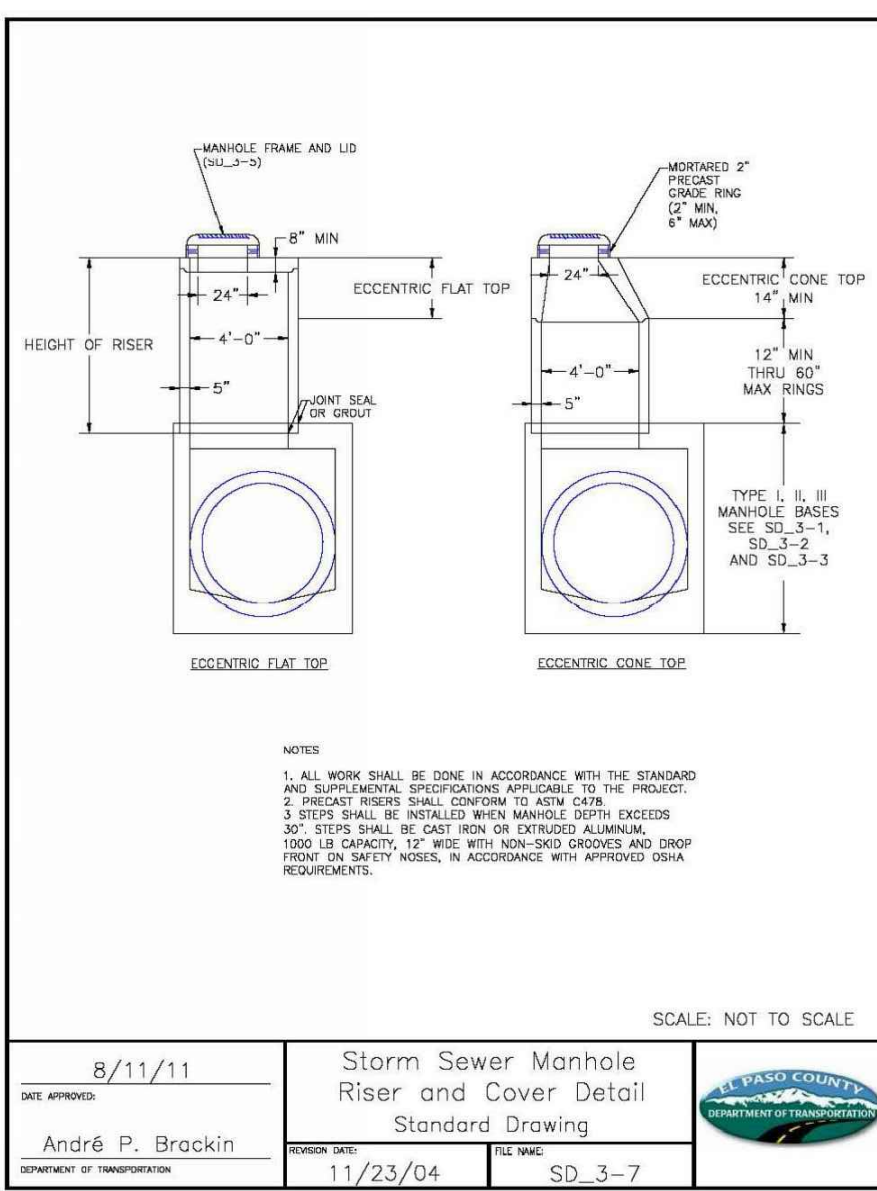
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CAUTION

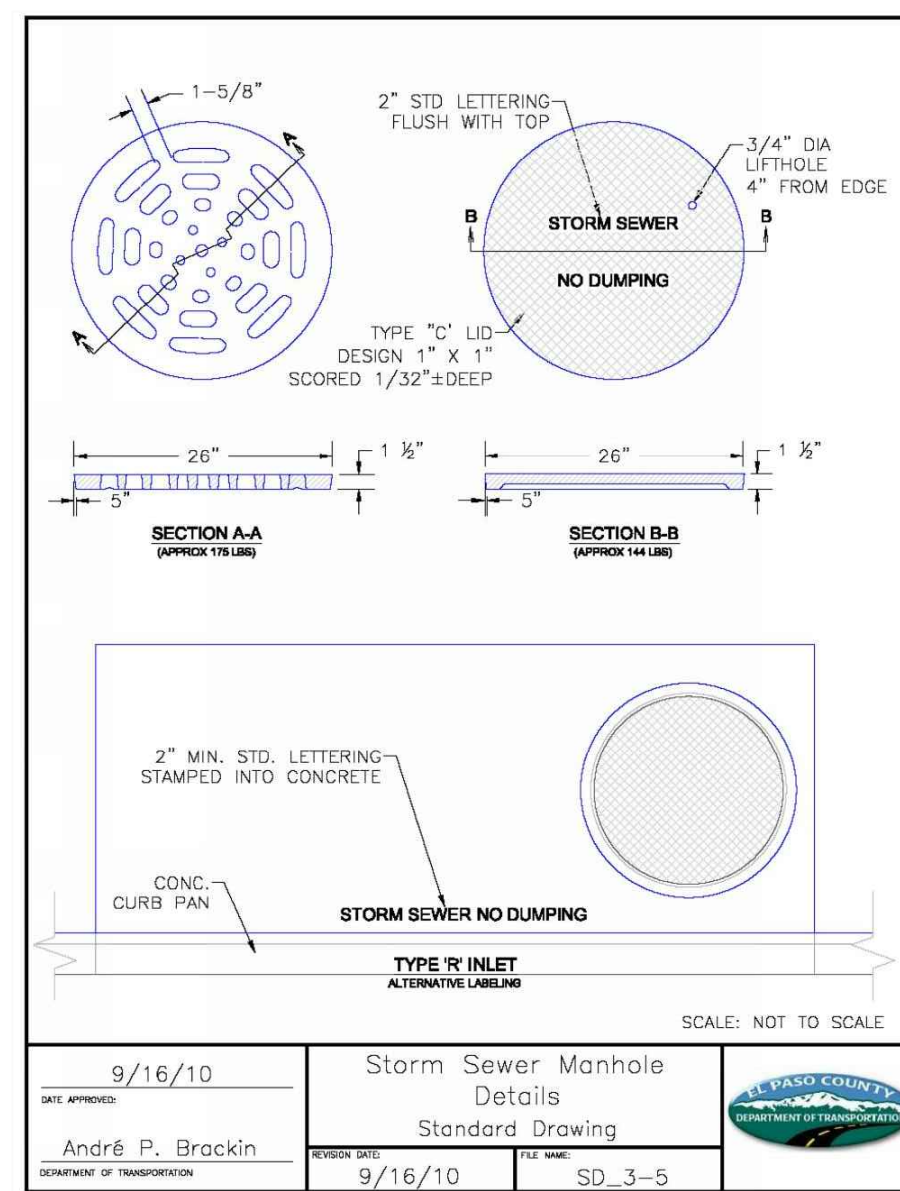
EPC 9/21/2021



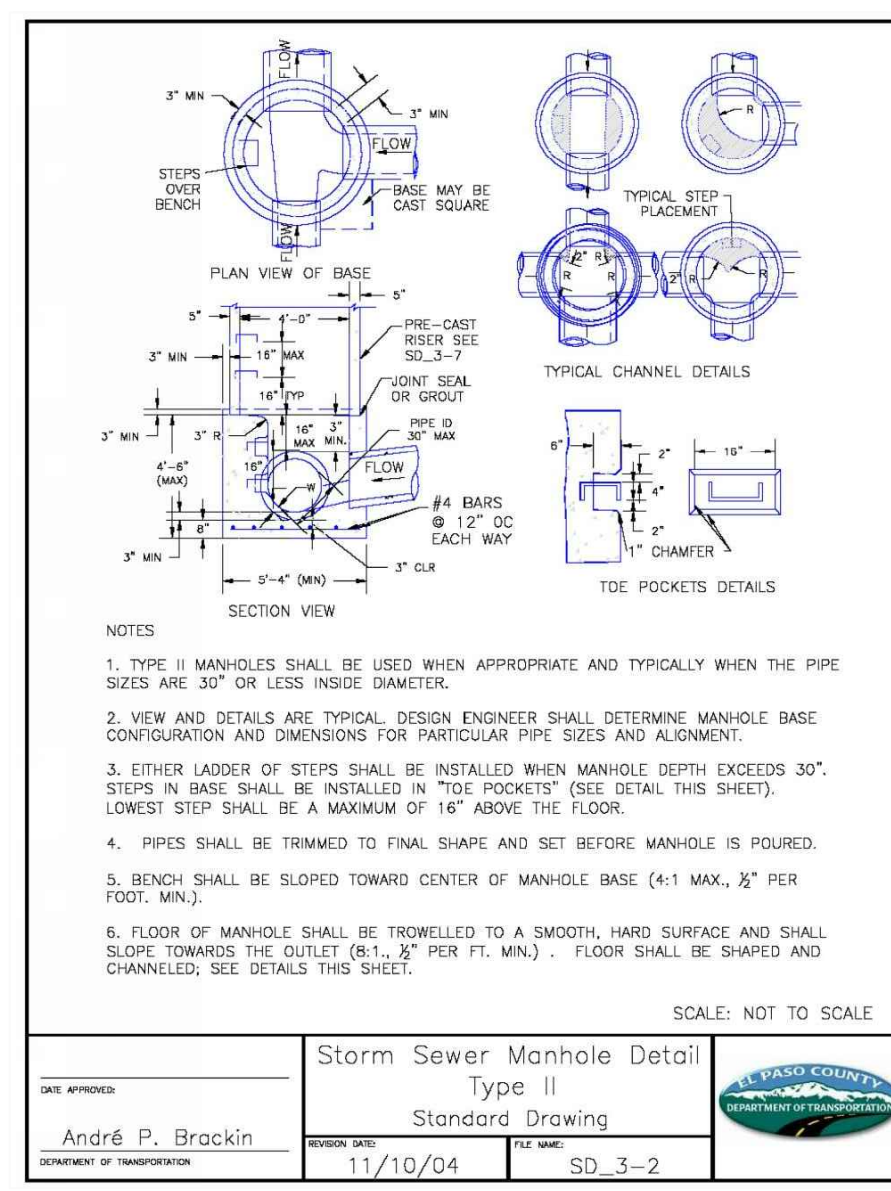
SHEET KEY MAP
N.T.S.



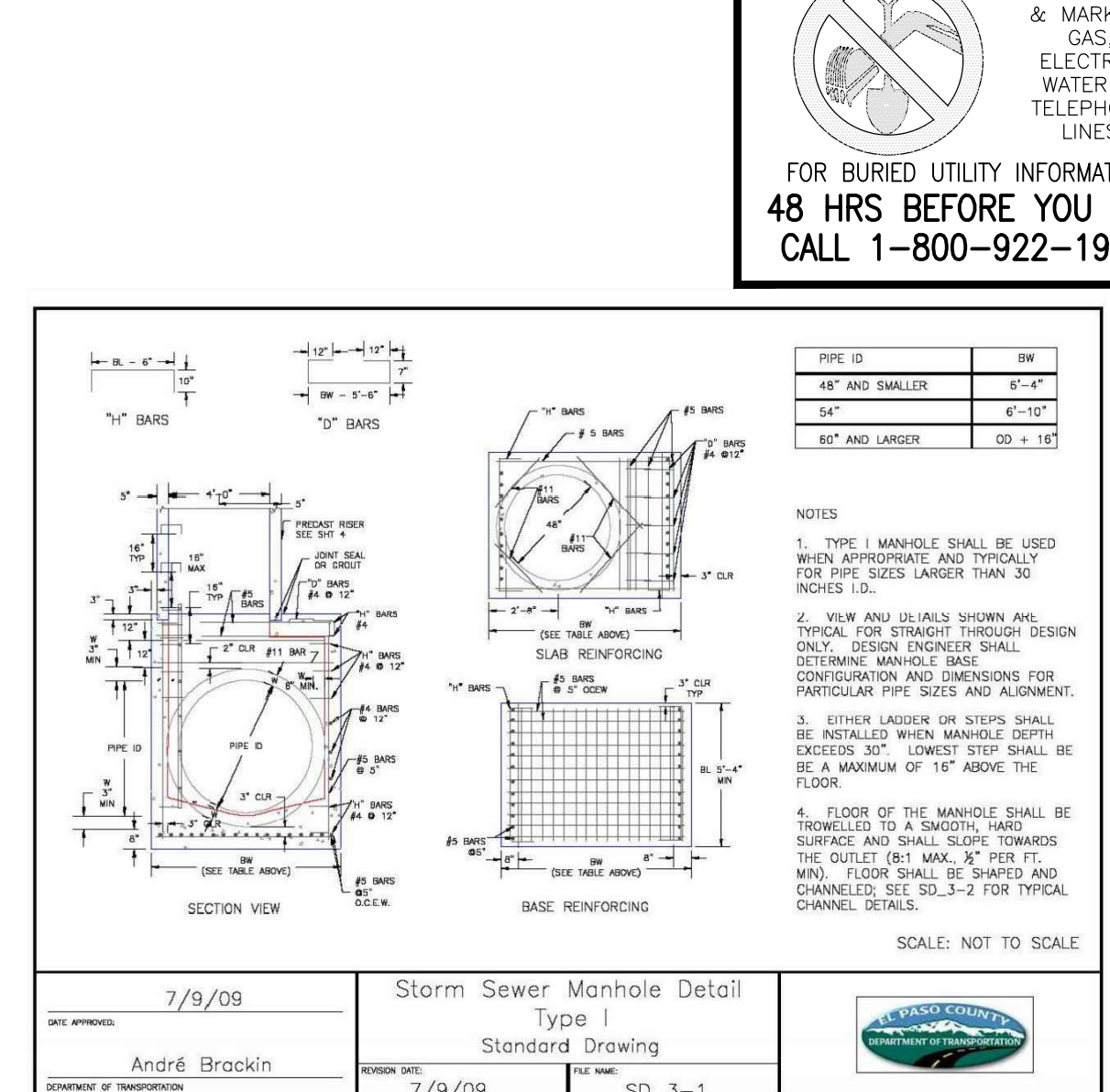
STORM SEWER MANHOLE
RISER AND COVER DETAIL
TYPE SD 3-7



STORM SEWER MANHOLE
LID DETAILS SD 3-5



STORM SEWER MANHOLE DETAIL
TYPE II SD 3-2



STORM SEWER MANHOLE DETAIL
TYPE I SD 3-1

STEEL GRATE QUANTITIES

NO.	DESCRIPTION	LENGTH (PER FT. INCH)	WEIGHT (LBS.)
1	5/8" x 7/8" BEAM	40"	7.70
2	3/4" x 1/2" FLAT	26 1/2"	2.98
3	3/4" x 1/2" FLAT	26 1/2"	2.55
TOTAL			13.23

QUANTITIES FOR ONE INLET

H	CONCRETE (CU. YDS.)	STEEL (LBS.)	NO. REIN.
2'-0"	0.9	75	0
3'-0"	1.0	86	0
3'-6"	1.2	96	0
4'-0"	1.3	101	1
4'-6"	1.4	106	2
5'-0"	1.5	112	3
5'-6"	1.7	117	2
6'-0"	1.8	142	3
6'-6"	1.9	158	3
7'-0"	2.0	163	3
7'-6"	2.2	179	4
8'-0"	2.3	184	4
8'-6"	2.4	199	4
9'-0"	2.5	205	5
9'-6"	2.7	220	5
10'-0"	3.0	235	6
10'-6"	3.4	251	6

GENERAL NOTES

- INLET TYPE C IS NOT HO-20 RATED AND SHALL NOT BE PLACED IN PAVED ROADWAYS. THIS INLET SHALL BE USED ONLY OUTSIDE PAVED ROADWAYS.
- CONCRETE SHALL BE CLASS B. INLET MAY BE CAST-IN-PLACE OR PRECAST.
- REINFORCING BARS SHALL BE EPOXY COATED AND DEFORMED #4, AND SHALL HAVE A MINIMUM 2" IN CLEARANCE OUT OR BEND AROUND PIPES AS REQUIRED.
- CONCRETE SLOPE AND DITCH PAVING SHALL BE IN ACCORDANCE WITH SECTION 507. REINFORCEMENT FOR CONCRETE SLOPE PAVING SHALL BE 6" x 6" W4 x W4 OR 8" x 8" W4.1 WELLS.
- STRUCTURAL STEEL FOR GRATES AND GRATE INSTALLATION HARDWARE SHALL BE GALVANIZED, AND SHALL BE IN ACCORDANCE WITH SUBSECTION 712.6.
- THE STANDARD INLET GRATES SHALL BE USED ON ALL TYPE C INLETS UNLESS CLOSE MESH GRATES ARE SPECIFIED ON THE PLANS.
- CLOSE MESH GRATES ARE RECOMMENDED WHERE FOOT TRAFFIC OR BICYCLE ROUTES ARE IN CLOSE PROXIMITY TO GRATE. THIS GRATE IS NOT ADA COMPLIANT OR BICYCLE FRIENDLY AND SHALL NOT BE PLACED DIRECTLY IN SIDEWALKS, CROSSWALKS OR BIKE PATHS.
- STEPS SHALL BE PROVIDED WHEN INLET DIMENSION "H" IS EQUAL TO OR GREATER THAN 3 FT. - 6 IN. AND SHALL CONFORM TO ASHRAE M 199.
- SEE STANDARD PLAN M-604-11 FOR REINFORCEMENT AROUND THE PIPE OPENING.
- ALL INLETS SHALL HAVE A 4 IN. DIA. METAL MEDALLION WITH A "NO DUMPING DRUGS TO STREAM" MESSAGE ON IT. THE MEDALLION SHALL HAVE A FISH SYMBOL WITH A BLUE BACKGROUND. IT SHALL BE FIRMLY ATTACHED TO THE TOP OF THE INLET WITH A PERMANENT FASTENER.

BAR LIST FOR H=2 FT.-6 IN. AND BENDING DIAGRAM

MARK	NO.	NO. REIN.	HEIGHT	LENGTH
401	2	2	2'-0"	7'-0"
401	6	2	2'-0"	8'-0"
402	3	1	15'-0"	15'-0"

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PAINT BRUSH HILLS FILING NO. 14
GENERAL NOTES AND DETAILS
PROJECT NO. 10-014 FILE: Yang\Const\Eng\Storm - District\ST02.dwg
DESIGNED BY: SCALE: DATE: 03/19/21
DRAWN BY: CT: N/A
CHECKED BY: VAS: N/A

FOR AND ON BEHALF OF M&S CIVIL CONSULTANTS, INC.
MIRCELA A. SANCHEZ, COLORADO P.E. NO. 37160
REGISTERED PROFESSIONAL ENGINEER
31160
3-22-21

REVISIONS: NO. DATE: BY: DESCRIPTION:
APPROVED BY: DATE:
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CAUTION

CDOT TYPE C INLET DETAIL
STD. NO. M-604-10

CDOT WINGWALL DETAIL
STD. NO. M-601-20

GENERAL NOTES:
 1. FOR LENGTH (L) 10 FT. OR MORE, PROVIDE MAINTENANCE ACCESS AT BOTH ENDS WITH AN ADDITIONAL MANHOLE RING AND COVER. CUT REINFORCEMENT BAR ACCORDINGLY.
 2. STATION POINT AT MIDPOINT OF INLET ALONG FLOWLINE.
 3. MEET SHAPE OF NORMAL BARRIER CURB AND GUTTER HERE.
 4. SEE CHANNEL LAYOUT ON SHEET 2.
 5. WHEN A TYPE R INLET IS USED WITH MOUNTABLE CURB AND GUTTER, 2 FT. TRANSITION SHALL BE CONSTRUCTED. TRANSITION SHALL BE PAID FOR AS CURB AND GUTTER.
 6. A 2 IN. DIAMETER TEMPORARY HOLE FOR DRAINAGE SHALL BE PLACED AT SUBGRADE ELEVATION OR A MINIMUM THREE INCHES BELOW ROAD BASE. THE HOLE SHALL BE PLUGGED WITH CONCRETE BEFORE ACCEPTANCE OF THE INLET.
 7. NOTE: MANHOLE RING AND COVER, STATION POINT AND OUTFLOW PIPE SHALL BE LOCATED AT THE SAME END OF THE INLET.

Computer File Information
 Creation Date: 07/04/12 Initials: DD
 Last Modification Date: 07/04/12 Initials: LTA
 Full Path: www.colorado.gov/info/business/designsupport
 Drawing File Name: 60401202.dgn
 CAD Ver.: MicroStation V8 Scale: Not to Scale Units: English

Sheet Revisions
 Date: Comments

Colorado Department of Transportation
 4201 East Arkansas Avenue
 Denver, Colorado 80222
 Phone: (303) 757-9083
 Fax: (303) 757-9820
 Project Development Branch DD/LTA

STANDARD PLAN NO.
 M-604-12
 Sheet No. 1 of 2

GENERAL NOTES:
 1. INLET TYPE D IS NOT HS-20 RATED AND SHALL NOT BE PLACED IN PAVED ROADWAYS. THIS INLET SHALL BE USED ONLY OUTSIDE PAVED ROADWAYS.
 2. CONCRETE SHALL BE CLASS B INLET MAY BE CAST-IN-PLACE OR PRECAST.
 3. SEE PLANS FOR SIZE AND LOCATION OF PIPE.
 4. STRUCTURAL STEEL FOR GRATES AND GRATE INSTALLATION HARDWARE SHALL BE GALVANIZED AND SHALL BE IN ACCORDANCE WITH SUBSECTION 712.06.
 5. STANDARD INLET GRATES SHALL BE USED ON ALL TYPE D INLETS UNLESS CLOSE MESH GRATES ARE SPECIFIED ON THE PLANS.
 6. CLOSE MESH GRATES ARE RECOMMENDED WHERE FOOT TRAFFIC OR BICYCLE ROUTES ARE IN CLOSE PROXIMITY TO GRATE. THIS GRATE IS NOT A COMPLIANT OR BICYCLE FRIENDLY AND SHALL NOT BE PLACED DIRECTLY IN SIDEWALKS, CROSSWALKS OR BIKE PATHS.
 7. STEPS SHALL BE PROVIDED WHEN INLET DIMENSION "H" IS EQUAL TO OR GREATER THAN 3 FT.-6 IN. AND SHALL CONFORM WITH AASHTO M 199.
 8. REINFORCING BARS SHALL BE EPOXY COATED AND DEFORMED #4, AND SHALL HAVE A 2 IN. MINIMUM CLEARANCE CUT OR BEND BARS AROUND PIPE AS REQUIRED.
 9. ALL INLETS SHALL HAVE A 4 IN. DIA. METAL MEDALLION WITH A "NO DUMPING DRAINS TO STREAM" MESSAGE ON IT. THE MEDALLION SHALL HAVE A FISH SYMBOL WITH A BLUE BACKGROUND. IT SHALL BE FIRMLY ATTACHED TO THE INLET'S SURFACE WITH A PERMANENT FASTENER.

Computer File Information
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 Last Modification Date: 07/04/12 Initials: LTA
 Full Path: www.colorado.gov/info/business/designsupport
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 CAD Ver.: MicroStation V8 Scale: Not to Scale Units: English

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 Fax: (303) 757-9820
 Project Development Branch DD/LTA

STANDARD PLAN NO.
 M-604-11
 Sheet No. 1 of 1

GENERAL NOTES:
 1. CONCRETE SHALL BE CLASS B INLET MAY BE CAST-IN-PLACE OR PRECAST.
 2. CONCRETE WALLS SHALL BE FORMED ON BOTH SIDES AND SHALL BE 8 IN. THICK.
 3. INLET STEPS SHALL BE IN CONFORMANCE WITH AASHTO M 199.
 4. CURB FACE ASSEMBLY SHALL BE GALVANIZED AFTER WELDING.
 5. EXPOSED CONCRETE CORNERS SHALL BE CHAMFERED 3/4 IN. CURB AND GUTTER CORNERS SHALL BE FINISHED TO MATCH THE EXISTING CURB AND GUTTER BEYOND THE TRANSITION GUTTER.
 6. REINFORCING BARS SHALL BE DEFORMED AND SHALL HAVE A 2 IN. MINIMUM CLEARANCE. ALL REINFORCING BARS SHALL BE EPOXY COATED.
 7. DIMENSIONS AND WEIGHTS OF TYPICAL MANHOLE RING AND COVER ARE NOMINAL.
 8. MATERIAL FOR MANHOLE RINGS AND COVERS SHALL BE GRAY DUCTILE CAST IRON IN ACCORDANCE WITH SUBSECTION 712.06.
 9. SINCE PIPE ENTRIES INTO THE INLET ARE VARIABLE, THE DIMENSIONS SHOWN ARE TYPICAL. ACTUAL DIMENSIONS AND QUANTITIES FOR CONCRETE AND REINFORCEMENT SHALL BE AS REQUIRED IN THE WORK. QUANTITIES INCLUDE VOLUMES OCCUPIED BY PIPES.
 10. STRUCTURAL STEEL SHALL BE GALVANIZED AND SHALL BE IN ACCORDANCE WITH SUBSECTION 712.06.
 11. ALL MANHOLE COVERS SHALL BE CAST WITH A "NO DUMPING DRAINS TO STREAM" MESSAGE AND A FISH SYMBOL. THE SURFACE OF THE MANHOLE COVER SHALL HAVE A NON-SLIP PATTERN.

Computer File Information
 Creation Date: 07/04/12 Initials: DD
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 Full Path: www.colorado.gov/info/business/designsupport
 Drawing File Name: 60401202.dgn
 CAD Ver.: MicroStation V8 Scale: Not to Scale Units: English

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 Date: Comments

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 Fax: (303) 757-9820
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STANDARD PLAN NO.
 M-604-12
 Sheet No. 2 of 2

Rinker Materials-Denver Pipe Plant Curved Alignment Guide - Gasketed RCP

Diameter	Joint Gap	Wall Thickness	O.D.	Angle	Allowable Pull	Min. Radius
(in)	(in)	(in)	(in)	(degree)	(in)	(feet)
12	0.5	2	16	1.8	3.0	128
15	0.5	2.25	19.5	1.5	2.5	156
18	0.5	2.5	23	1.2	2.1	184
24	0.5	2.75	29.5	1.0	1.6	236
30	0.563	3.5	37	0.9	1.5	283
36	0.625	4	44	0.8	1.4	282
42	0.688	4.5	51	0.8	1.3	297
48	0.75	5	58	0.7	1.2	309
54	0.75	6.25	66.5	0.6	1.1	355
60	0.75	6.75	73.5	0.6	1.0	392
66	0.75	7.25	80.5	0.5	0.9	429
72	0.75	7.75	87.5	0.5	0.8	467
84	0.75	8.75	101.5	0.4	0.7	541
90	0.75	9.25	108.5	0.4	0.7	579
96	0.75	9.75	115.5	0.4	0.6	616

Figure 9-37. Low tailwater riprap basin

Urban Drainage and Flood Control District
 Urban Storm Drainage Criteria Manual Volume 2
 September 2017

PAINT BRUSH HILLS FILING NO. 14

GENERAL NOTES AND DETAILS

PROJECT NO. 10-014 FILE: Yang/Const/Eng/Storm - District/ST03.dwg
 DESIGNED BY: GT SCALE: N/A
 DRAWN BY: CMM HORIZ.: N/A
 CHECKED BY: VAS VERT.: N/A

DATE: 03/19/21

SHEET 21 OF 31

ST03

212 N. WABATCH AVE., STE 303
 COLORADO SPRINGS, CO 80903
 PHONE: 719.555.5485

CIVIL CONSULTANTS, INC.

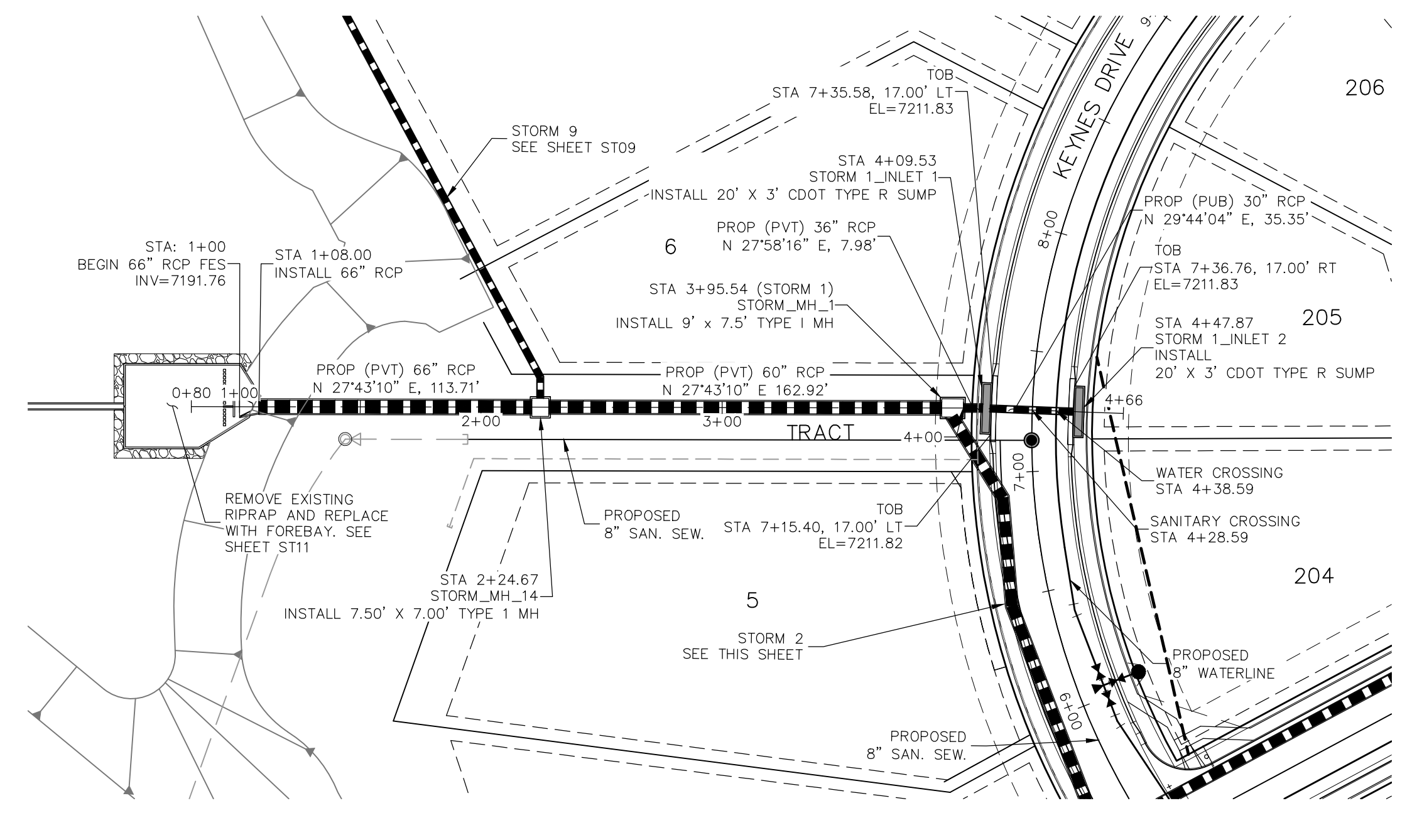
FOR AND ON BEHALF OF
 M&S CIVIL CONSULTANTS, INC.

REGISTERED PROFESSIONAL ENGINEER
 NO. 37160
 EXPIRES 3-22-21

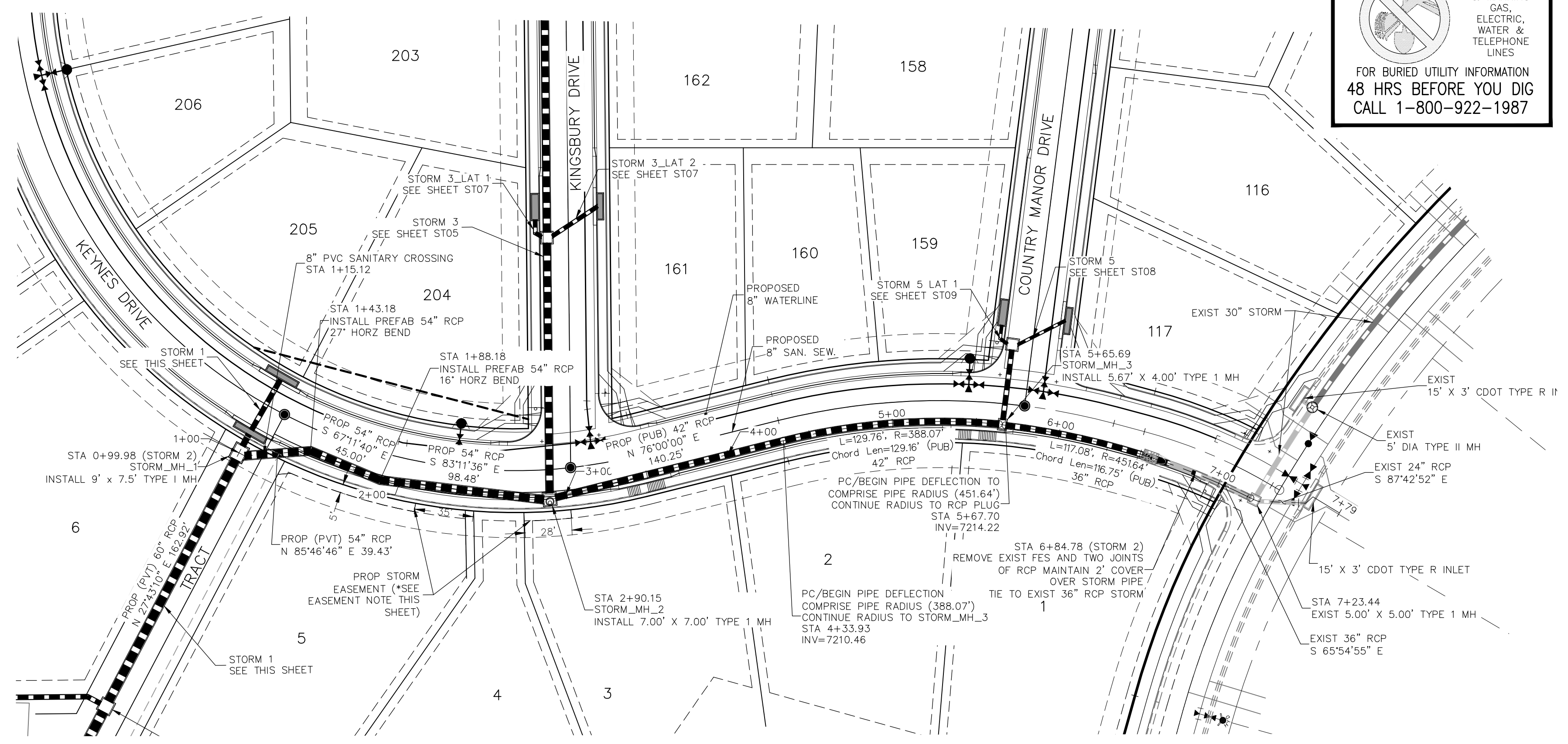
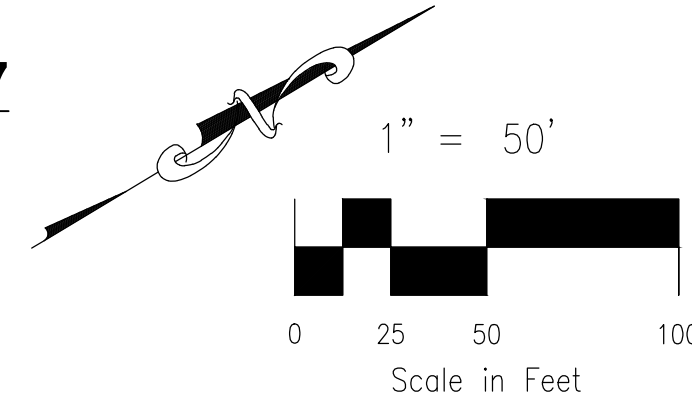
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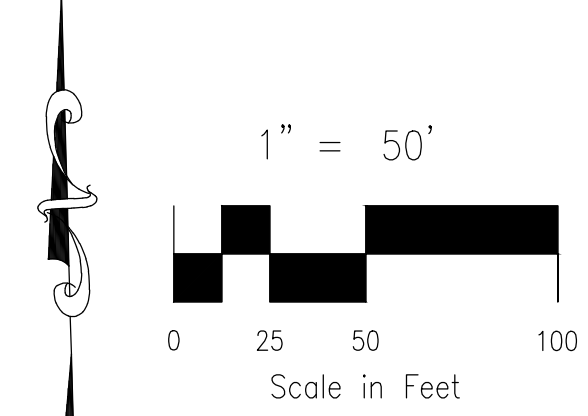
CAUTION



STORM 1
STA 1+00.00 TO STA 4+47.87

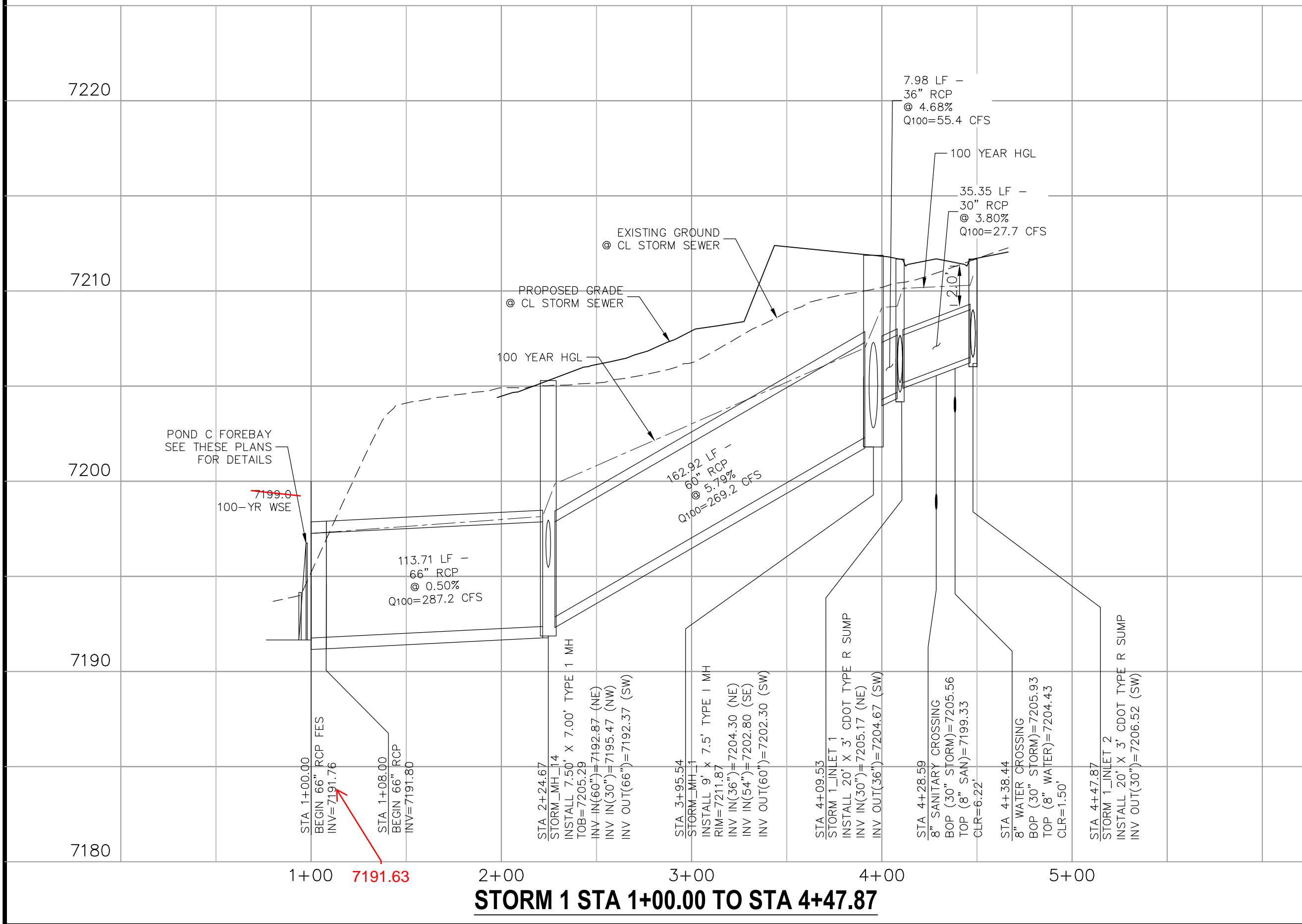


STORM 2
STA 0+99.98 TO STA 7+23.44

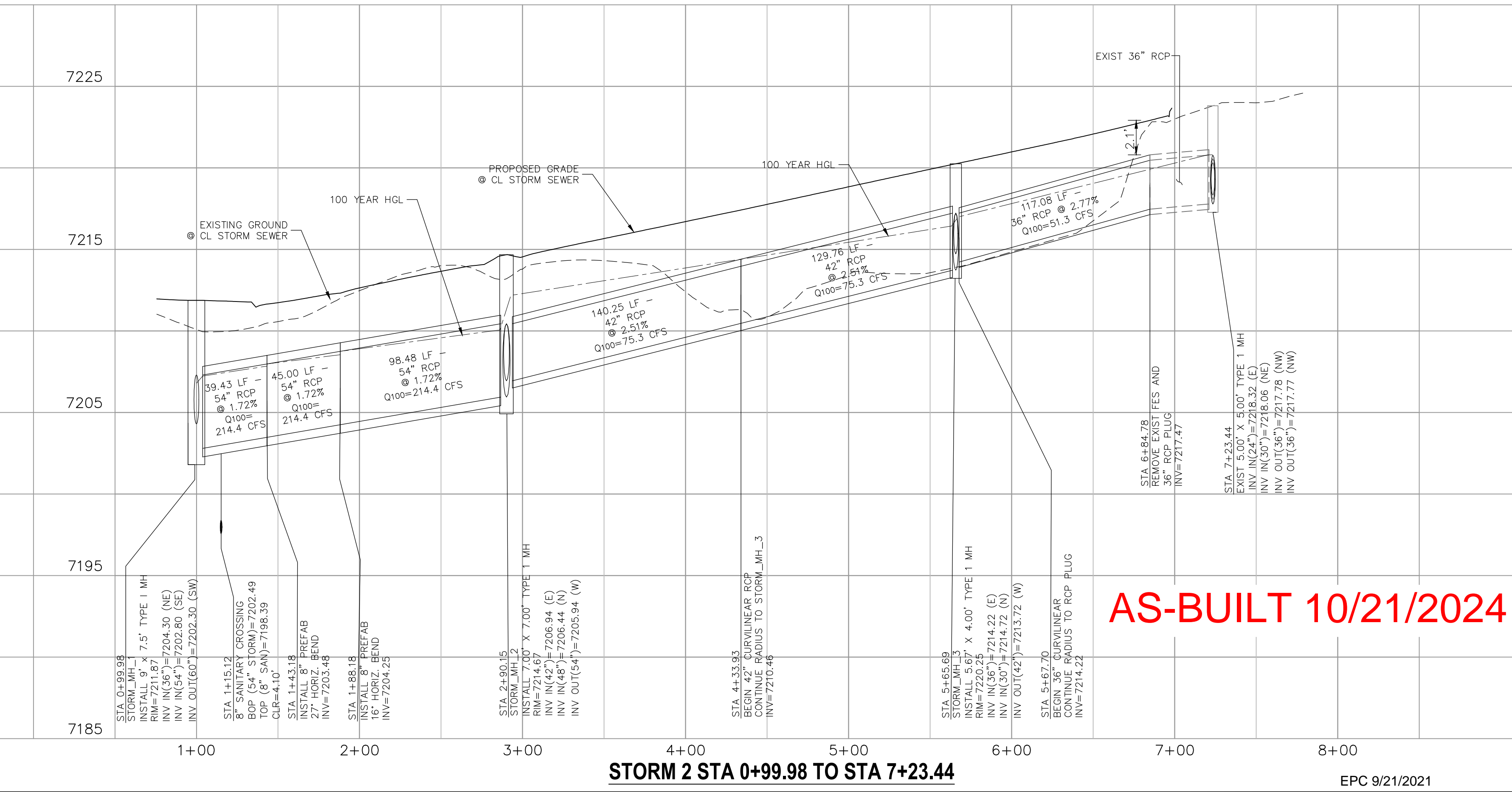


***LOT 5 & LOT 3 STORM SEWER EASEMENT NOTE:**
 NO FENCING OR DRIVEWAY SHALL BE PLACED WITHIN THE STORM SEWER EASEMENT

- NOTE:**
- SEE SHEET ST03 FOR MANUFACTURERS MINIMUM PIPE RADII. PRIOR TO INSTALLATION, CONTRACTOR MUST CONTACT DESIGN ENGINEER IF PIPE MANUFACTURERS MINIMUM RADII IS NOT MET.
 - WHEN STORM SEWERS ARE DESIGNED TO OPERATE UNDER PRESSURIZED CONDITIONS, THEY SHALL HAVE GASKETED, WATERTIGHT JOINTS, PER ASTM STANDARD C 443. ADHERE TO MANUFACTURER'S SPECIFICATIONS FOR MAXIMUM ALLOWABLE JOINT GAPS TO FORM A WATERTIGHT SEAL.
 - MAINTAIN MANHOLE RING AND COVER OUT OF CURB AND GUTTER AREA.



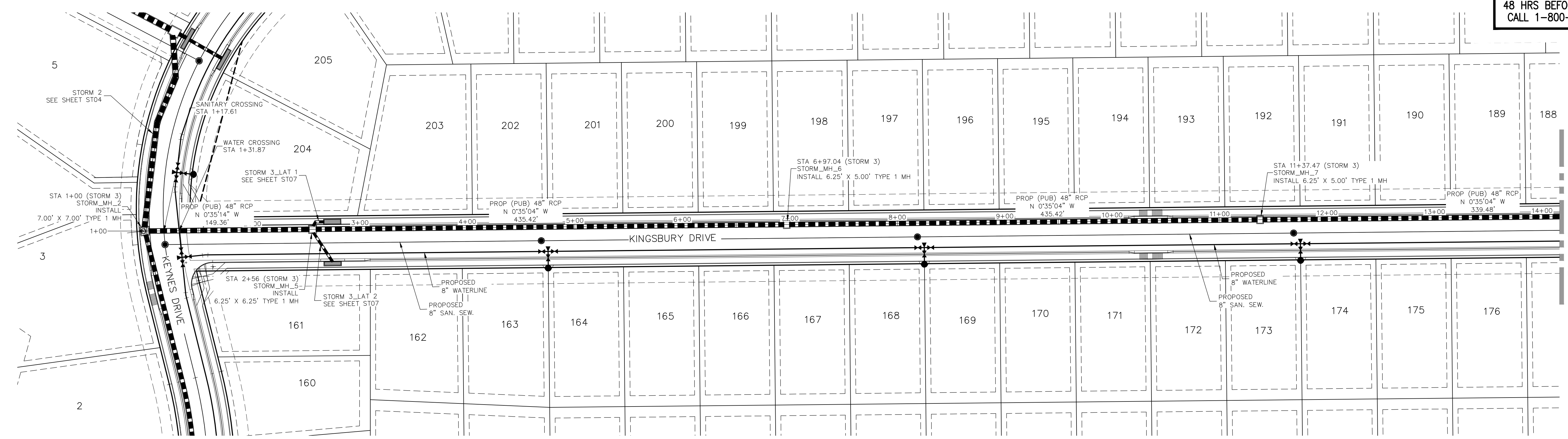
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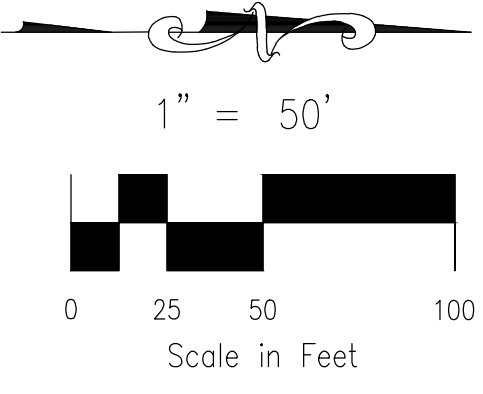
STORM 2 STA 0+99.98 TO STA 7+23.44

AS-BUILT 10/21/2024

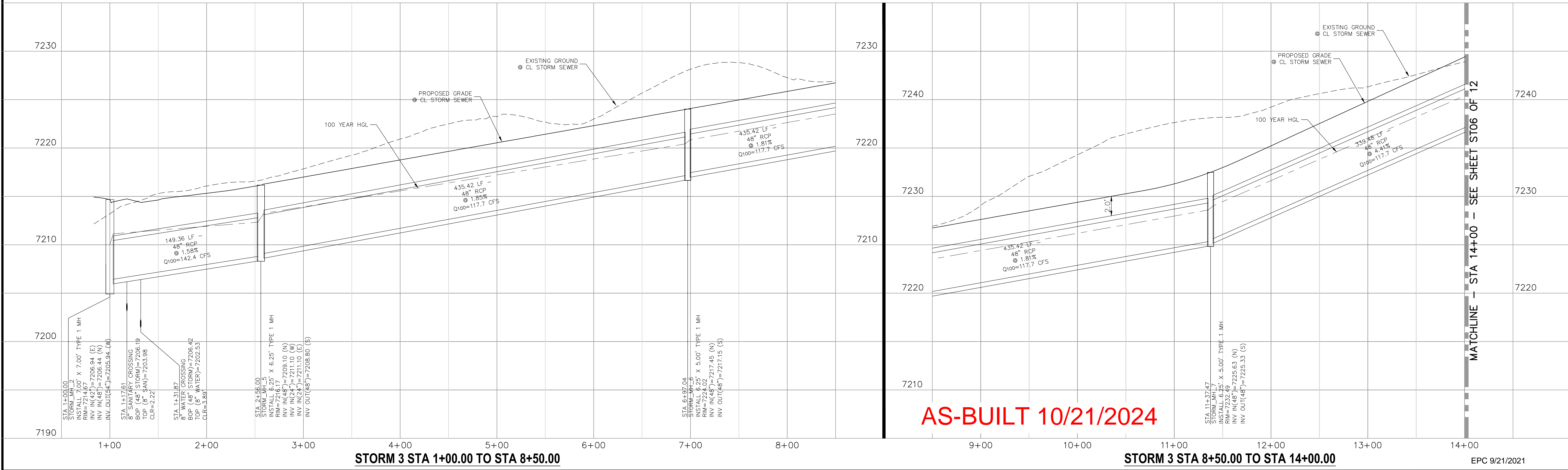
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**STORM 3
 STA 1+00.00 TO STA 14+00.00**



NOTE:
 1. WHEN STORM SEWERS ARE DESIGNED TO OPERATE UNDER PRESSURIZED CONDITIONS, THEY SHALL HAVE GASKETED, WATERTIGHT JOINTS, PER ASTM STANDARD C 443. ADHERE TO MANUFACTURER'S SPECIFICATIONS FOR MAXIMUM ALLOWABLE JOINT GAPS TO FORM A WATERTIGHT SEAL.
 2. MAINTAIN MANHOLE RING AND COVER OUT OF CURB AND GUTTER AREA.



AS-BUILT 10/21/2024

PROJECT NO. 10-014		DATE: 03/19/21	SHEET 23 OF 31	ST05
DESIGNED BY: GT		CHECKED BY: VAS		
DRAWN BY: CMN		SCALE: HORIZONTAL: 1"=50' VERTICAL: 1"=5'		

212 N. WABATCH AVE., STE 303
 COLORADO SPRINGS, CO 80903
 PHONE: 719.555.5485

CIVIL CONSULTANTS, INC.

FOR AND ON BEHALF OF
 M&S CIVIL CONSULTANTS, INC.

Virgil A. Sanchez, Colorado P.E. No. 37160

NO.	DATE	BY	DESCRIPTION

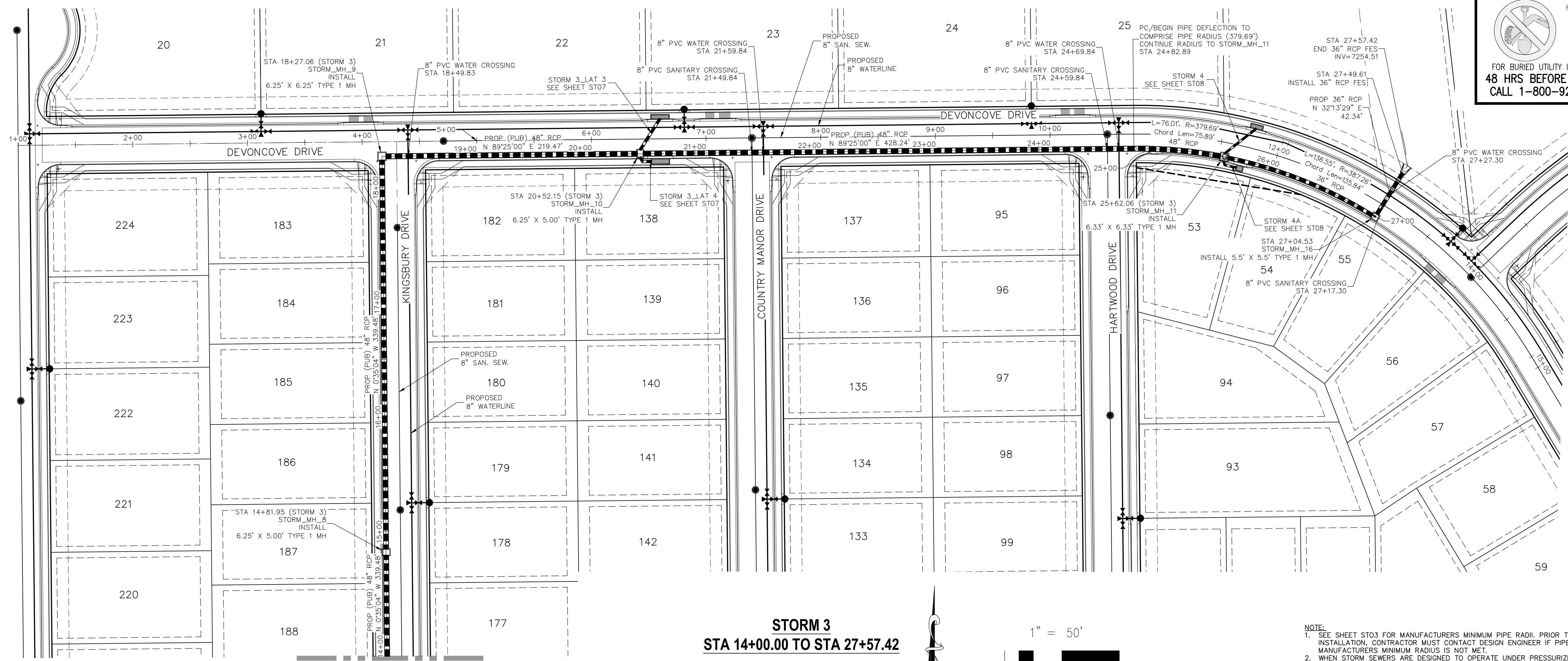
APPROVED BY: _____ DATE: _____

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CAUTION

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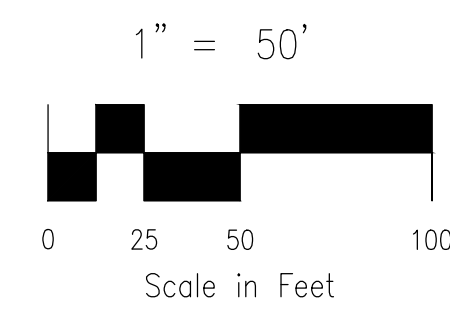
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STORM PLAN & PROFILE
PROJECT NO. 10-014
DATE: 03/19/21
SCALE: HORIZONTAL: 1"=50' VERTICAL: 1"=5'
DESIGNED BY: GT
DRAWN BY: CMN
CHECKED BY: VAS

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COLORADO SPRINGS, CO 80903
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FOR AND ON BEHALF OF M&S CIVIL CONSULTANTS, INC.
MARCIL A. SANCHEZ, COLORADO P.E. NO. 37160
REGISTERED PROFESSIONAL ENGINEER
3-22-21

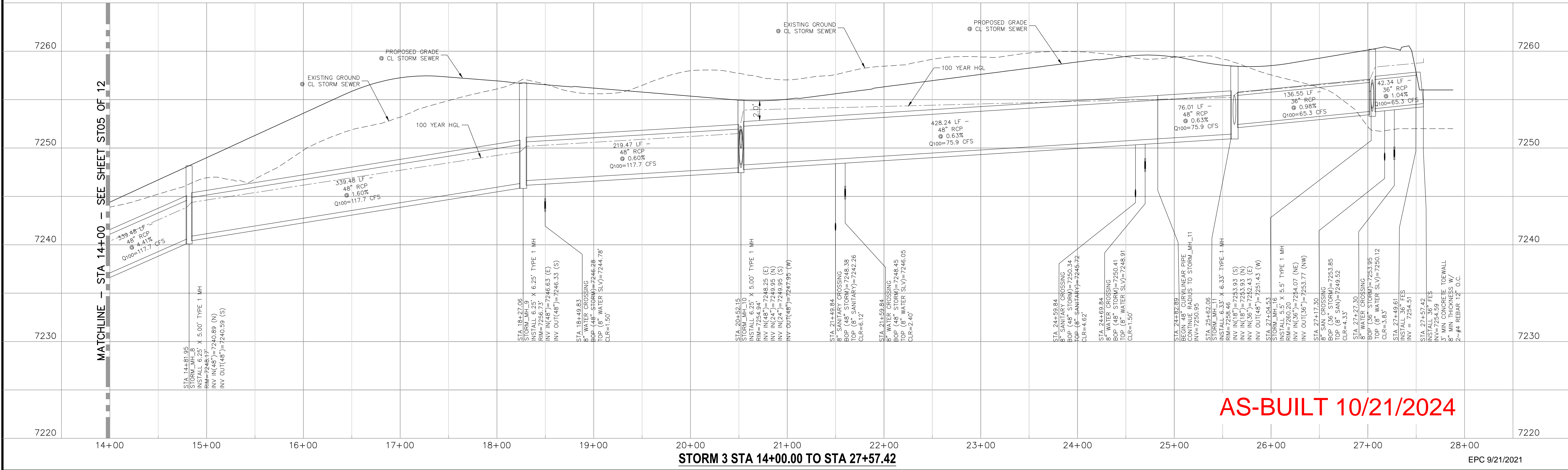
**STORM 3
STA 14+00.00 TO STA 27+57.42**



- NOTE:
- SEE SHEET ST03 FOR MANUFACTURERS MINIMUM PIPE RADII. PRIOR TO INSTALLATION, CONTRACTOR MUST CONTACT DESIGN ENGINEER IF PIPE MANUFACTURERS MINIMUM RADIUS IS NOT MET.
 - WHEN STORM SEWERS ARE DESIGNED TO OPERATE UNDER PRESSURIZED CONDITIONS, THEY SHALL HAVE GASKETED, WATERTIGHT JOINTS, PER ASTM STANDARD C 443. ADHERE TO MANUFACTURER'S SPECIFICATIONS FOR MAXIMUM ALLOWABLE JOINT GAPS TO FORM A WATERTIGHT SEAL.
 - MAINTAIN MANHOLE RING AND COVER OUT OF CURB AND GUTTER AREA.

MATCHLINE - STA 14+00
SEE SHEET ST05 OF 12

MATCHLINE - STA 14+00 - SEE SHEET ST05 OF 12



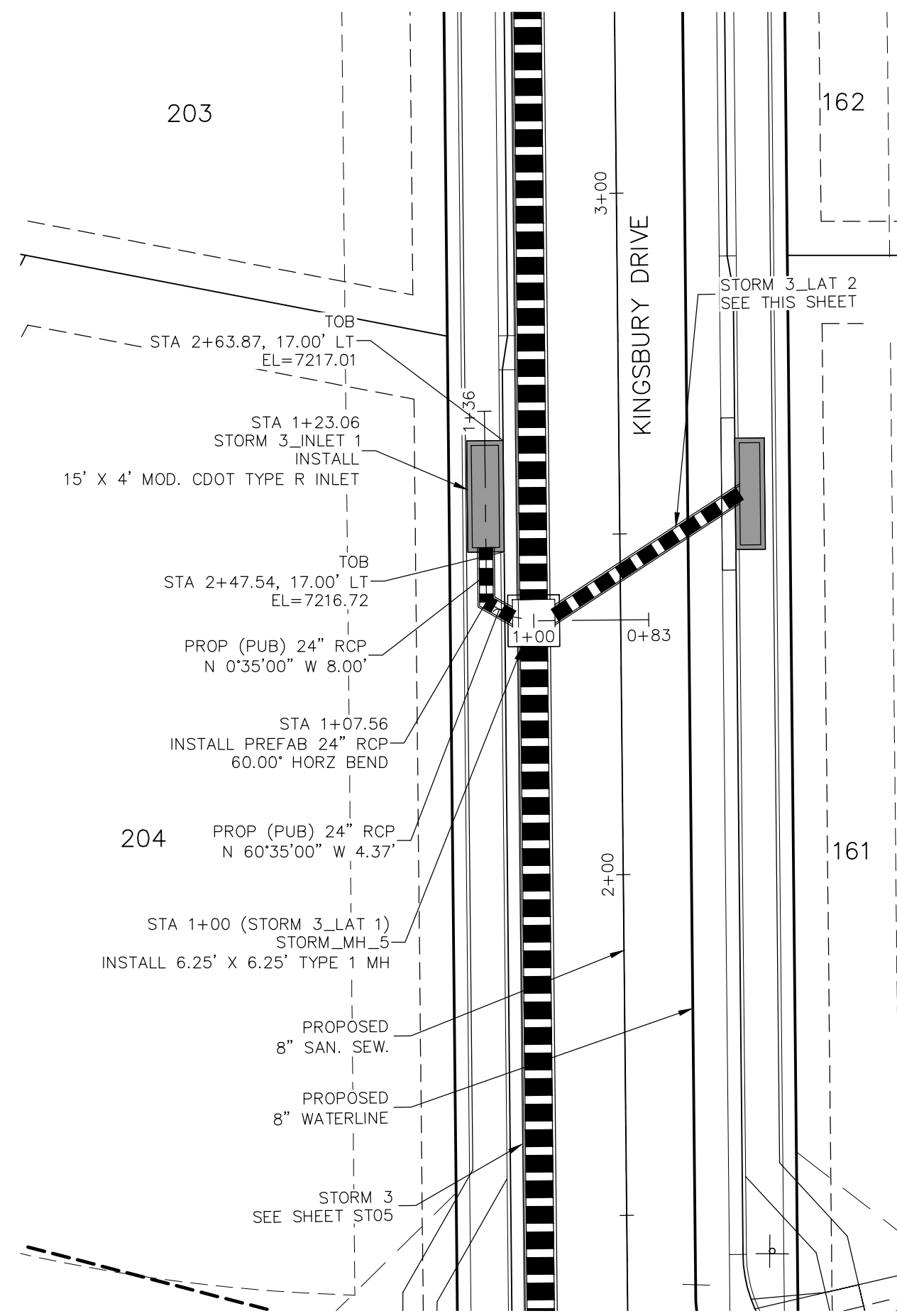
AS-BUILT 10/21/2024

STORM 3 STA 14+00.00 TO STA 27+57.42

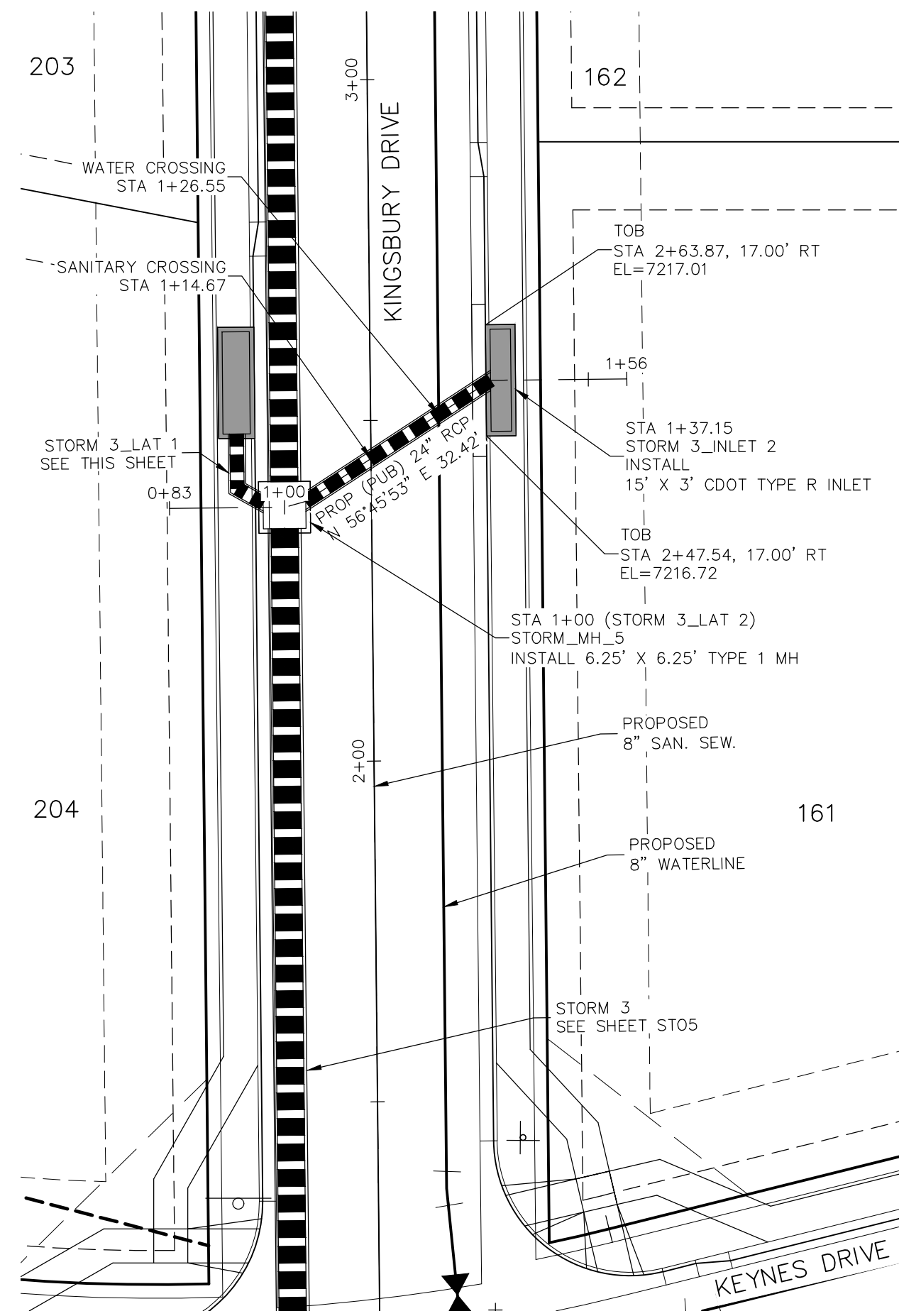
EPC 9/21/2021

NO.	DATE:	BY:	DESCRIPTION:	APPROVED BY:	DATE:

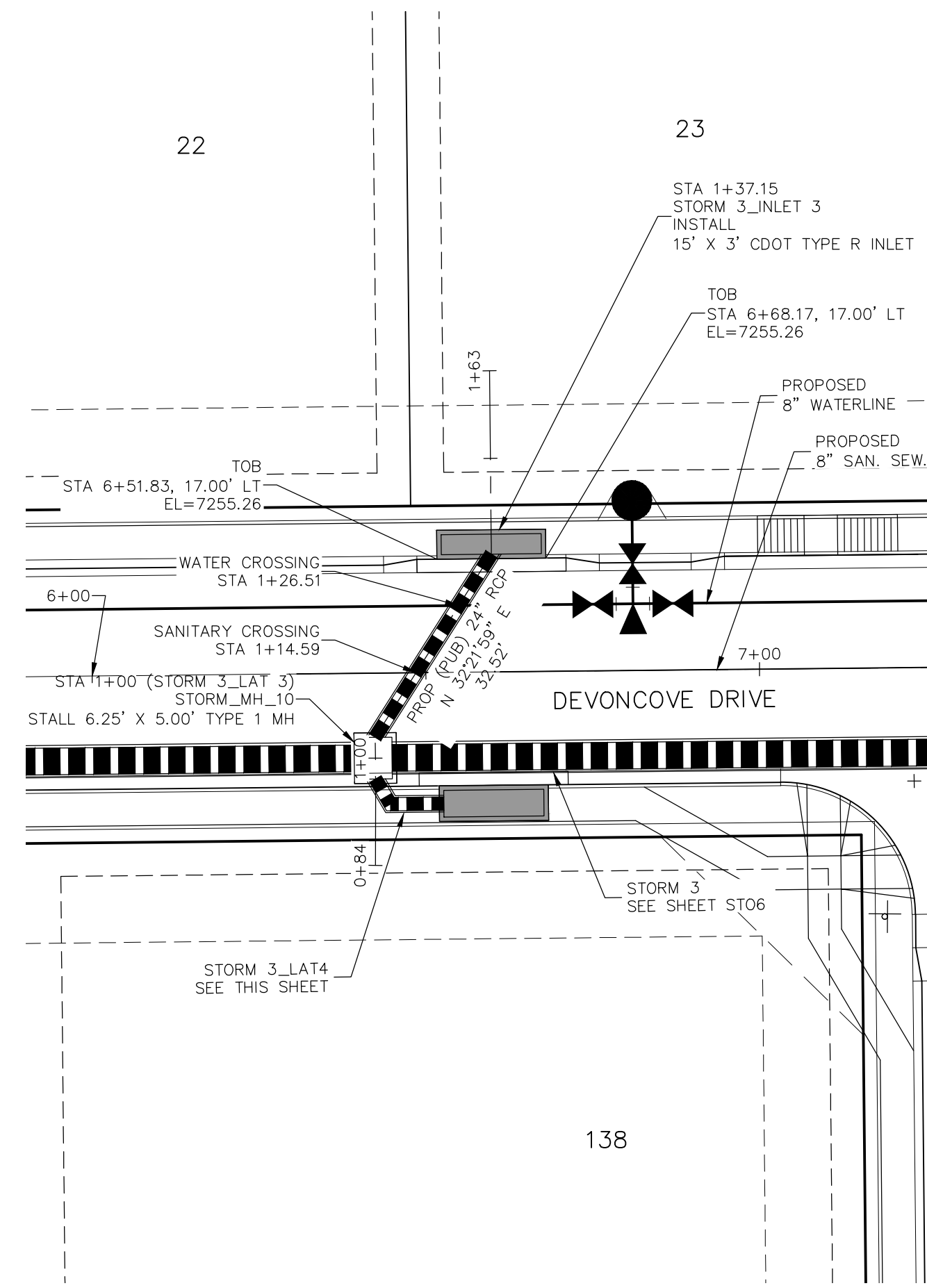
THE ENGINEER PREPARING THESE PLANS WILL NOT BE RESPONSIBLE OR LIABLE FOR UNAUTHORIZED CHANGES TO OR USES OF THESE PLANS. ALL CHANGES TO THESE PLANS MUST BE IN WRITING AND MUST BE APPROVED BY THE PREPARER OF THESE PLANS.
CAUTION



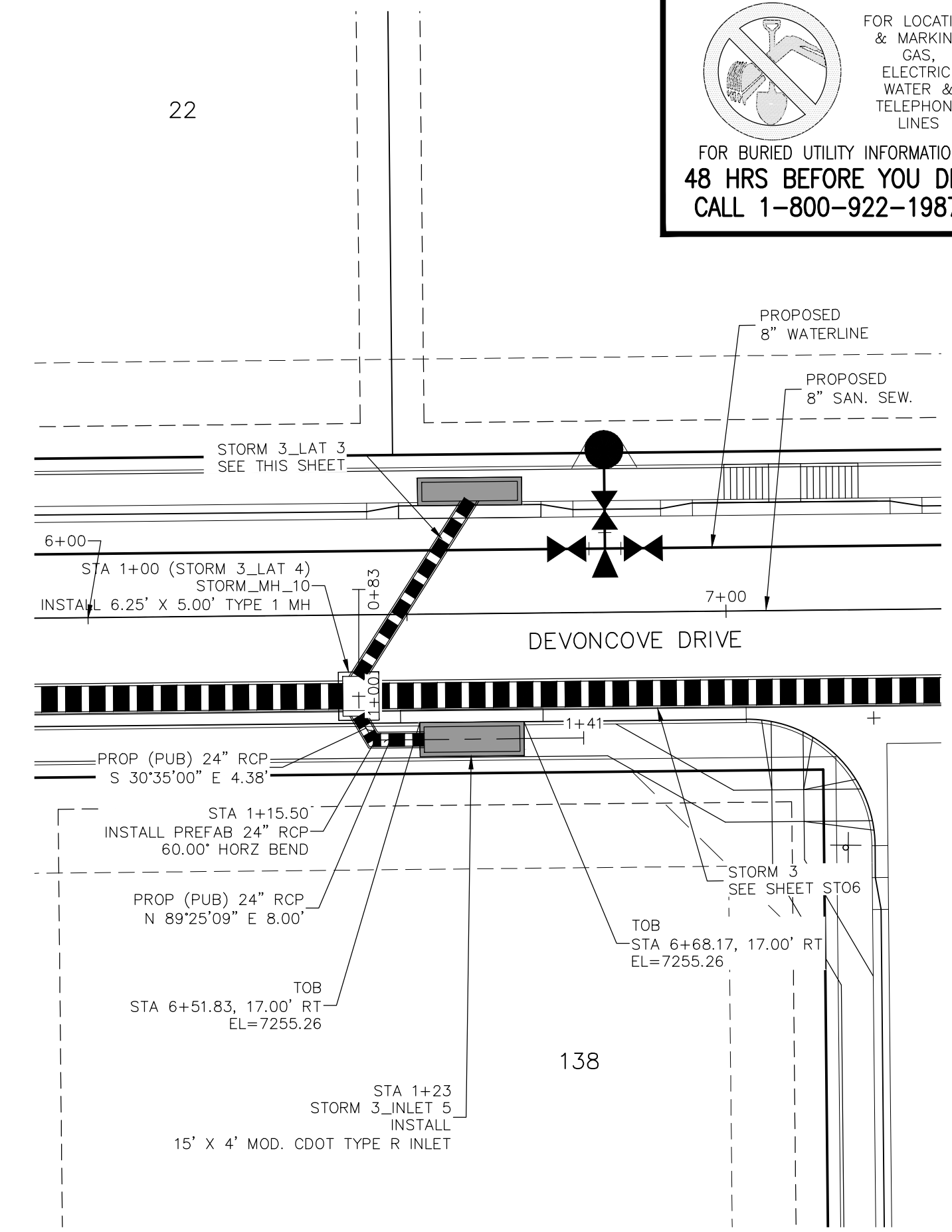
STORM 3 LAT 1
STA 1+00.00 TO STA 1+23.06



STORM 3 LAT 2
STA 1+00.00 TO STA 1+37.15

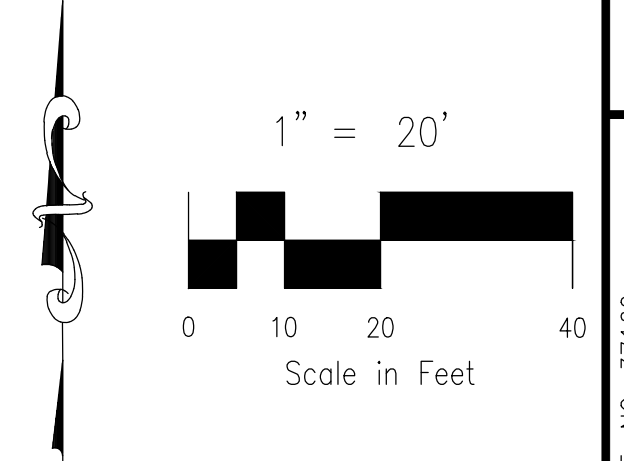


STORM 3 LAT 3
STA 1+00.00 TO STA 1+37.15



STORM 3 LAT 4
STA 1+00.00 TO STA 1+23.00

- NOTE:**
1. WHEN STORM SEWERS ARE DESIGNED TO OPERATE UNDER PRESSURIZED CONDITIONS, THEY SHALL HAVE GASKETED, WATERTIGHT JOINTS, PER ASTM STANDARD C 443. ADHERE TO MANUFACTURER'S SPECIFICATIONS FOR MAXIMUM ALLOWABLE JOINT GAPS TO FORM A WATERTIGHT SEAL.
 2. MAINTAIN MANHOLE RING AND COVER OUT OF CURB AND GUTTER AREA.



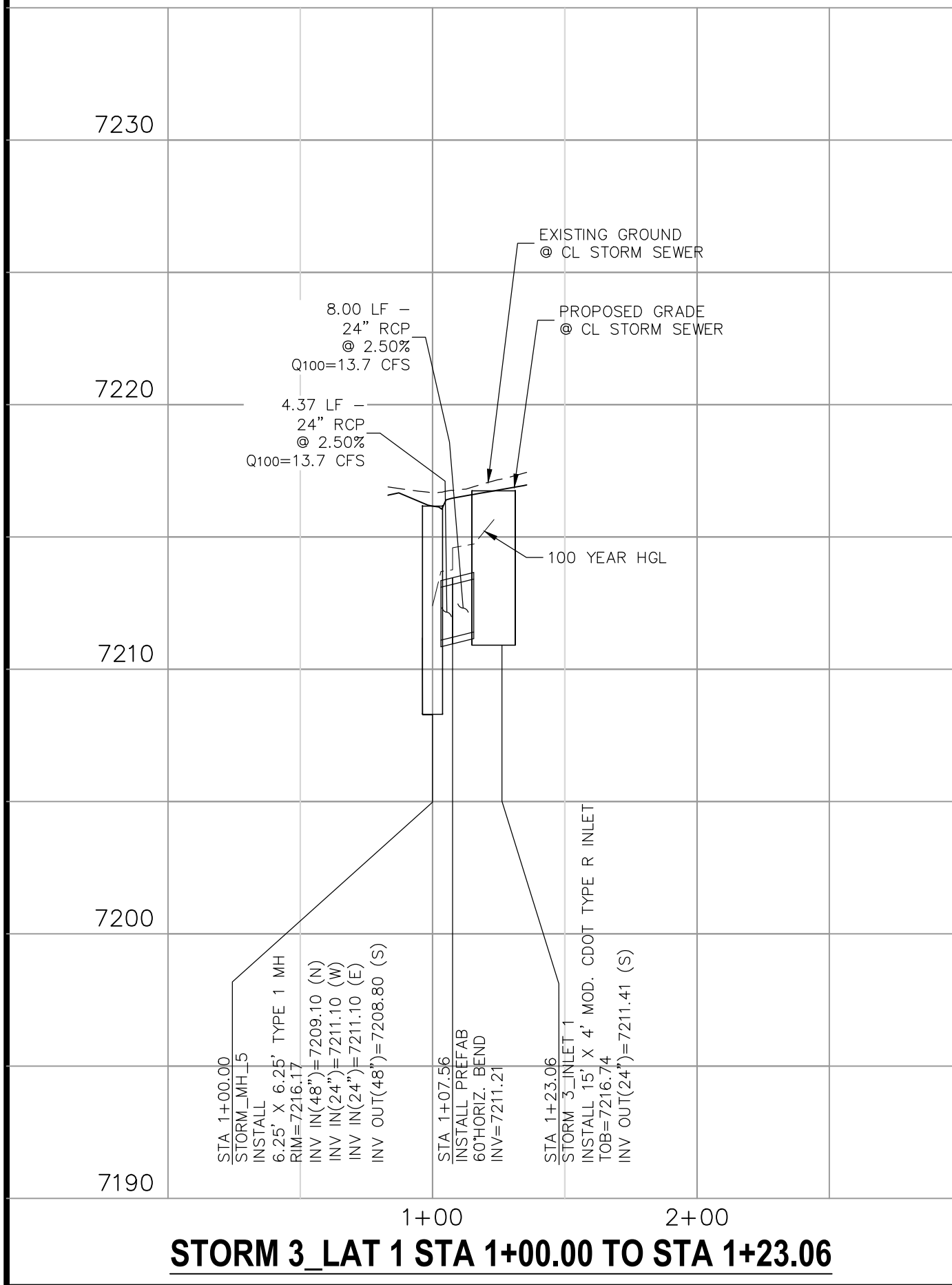
FOR LOCATING & MARKING GAS, ELECTRIC, WATER & TELEPHONE LINES
FOR BURIED UTILITY INFORMATION
48 HRS BEFORE YOU DIG
CALL 1-800-922-1987

PAINT BRUSH HILLS FILING NO. 14
STORM PLAN & PROFILE
PROJECT NO. 10-014
DATE: 03/19/21
SCALE: HORIZONTAL: 1"=50' VERTICAL: 1"=5'
DESIGNED BY: GT
DRAWN BY: CMN
CHECKED BY: VAS

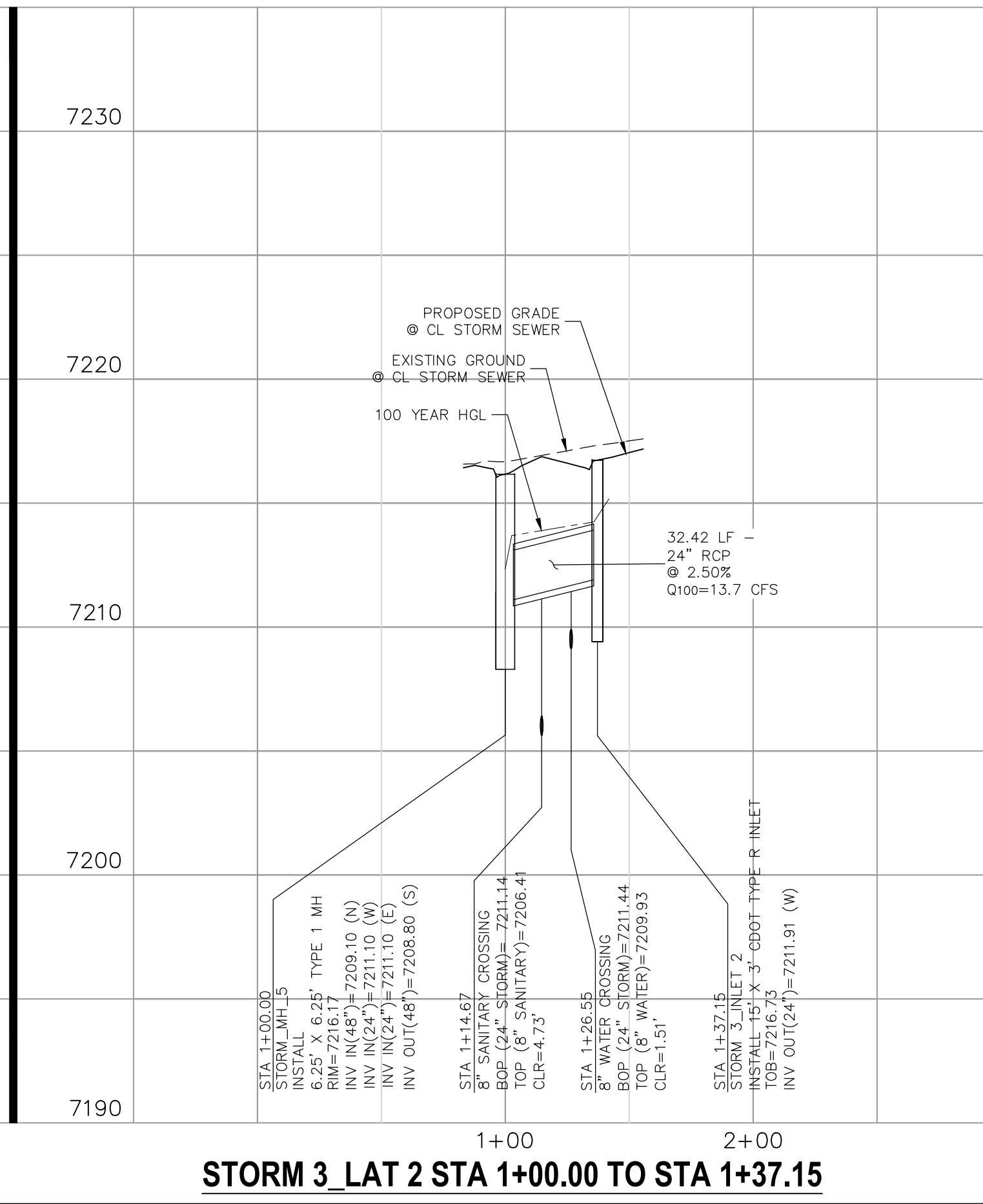
212 N. WASHCATCH AVE. STE 303
COLORADO SPRINGS, CO 80903
PHONE: 719.555.5485
CIVIL CONSULTANTS, INC.

FOR AND ON BEHALF OF
M&S CIVIL CONSULTANTS, INC.
MARCIL A. SANCHEZ, COLORADO P.E. NO. 37160
REGISTERED PROFESSIONAL ENGINEER
3-22-21

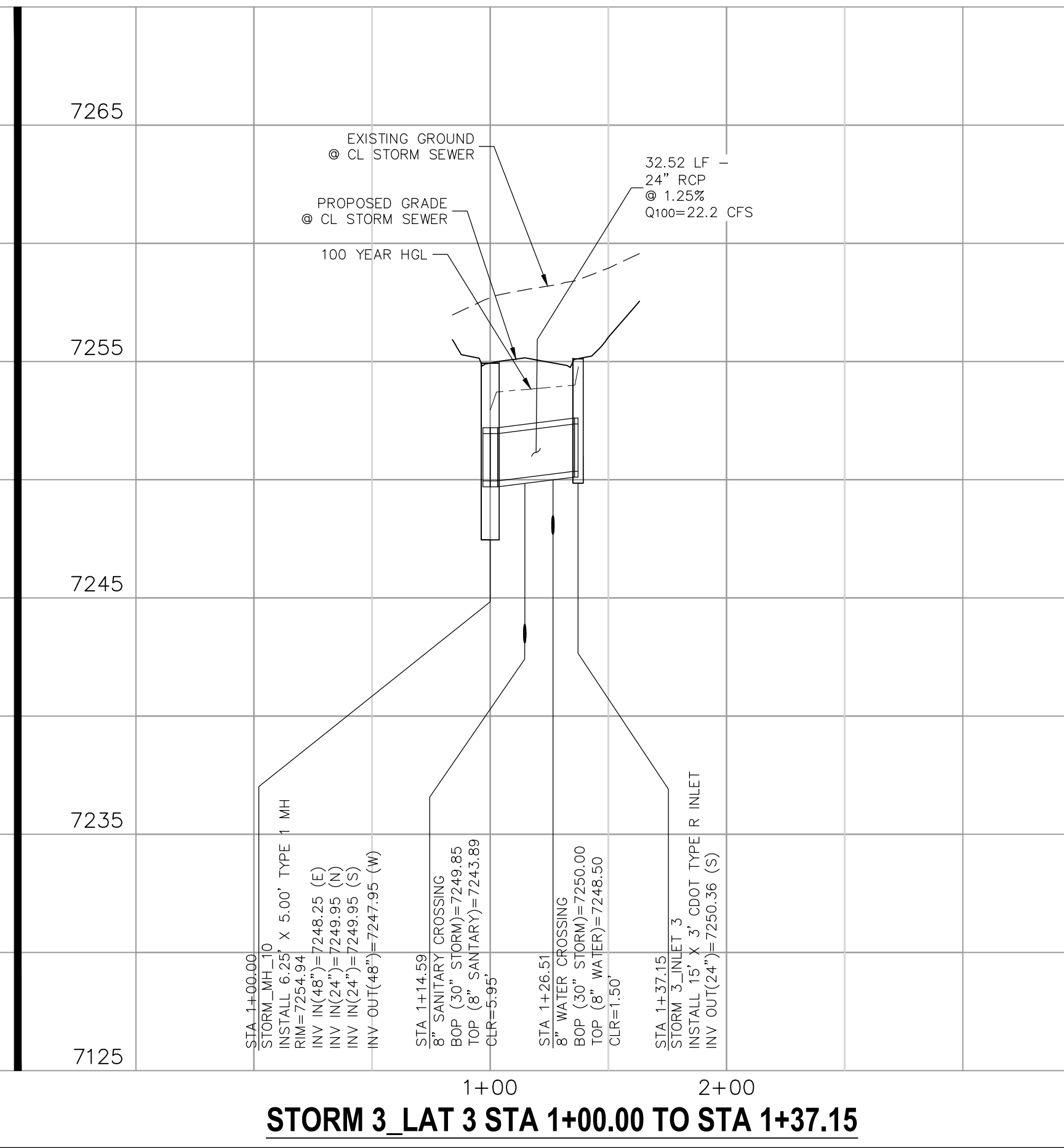
AS-BUILT 10/21/2024



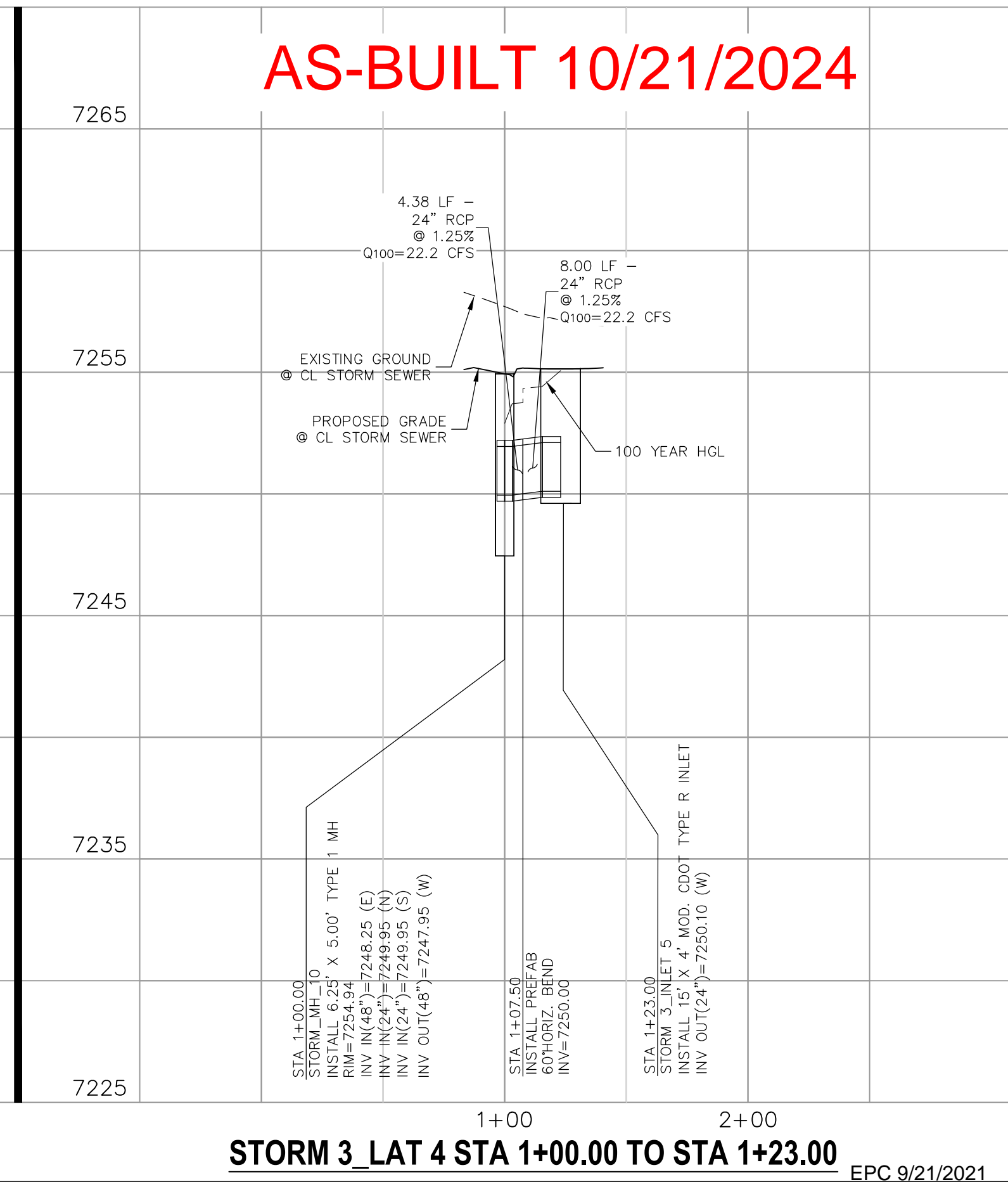
STORM 3 LAT 1 STA 1+00.00 TO STA 1+23.06



STORM 3 LAT 2 STA 1+00.00 TO STA 1+37.15



STORM 3 LAT 3 STA 1+00.00 TO STA 1+37.15



STORM 3 LAT 4 STA 1+00.00 TO STA 1+23.00

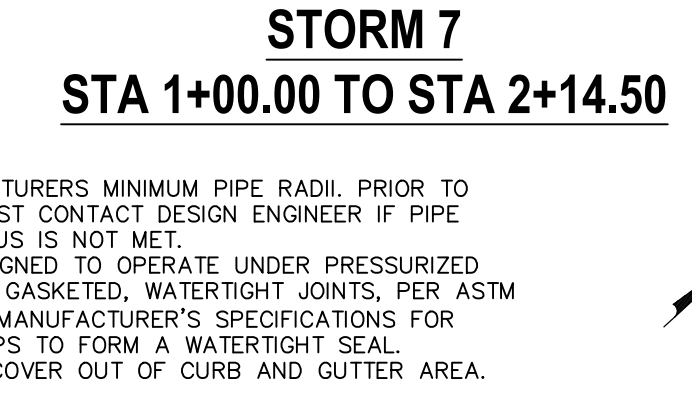
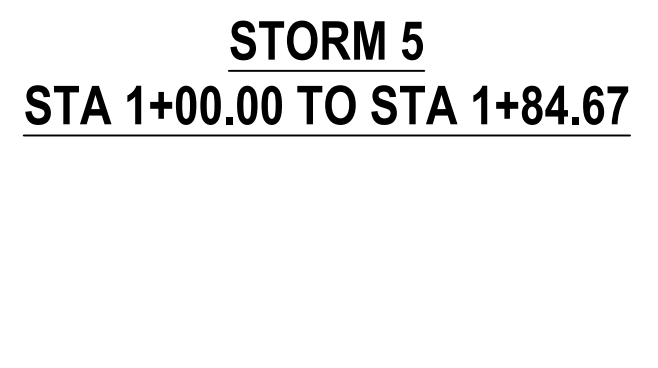
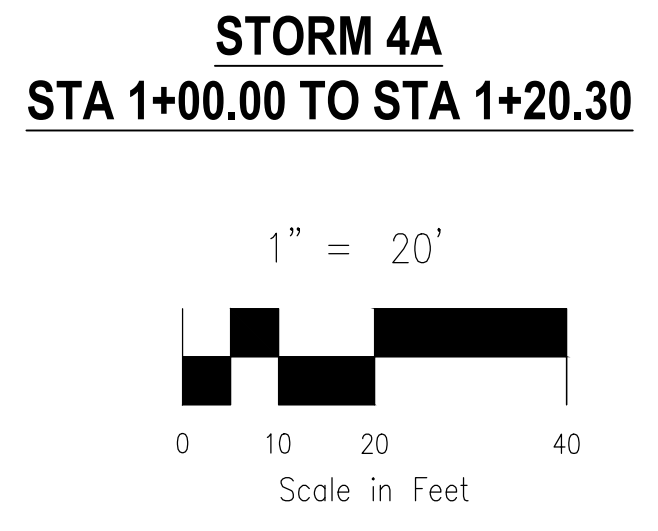
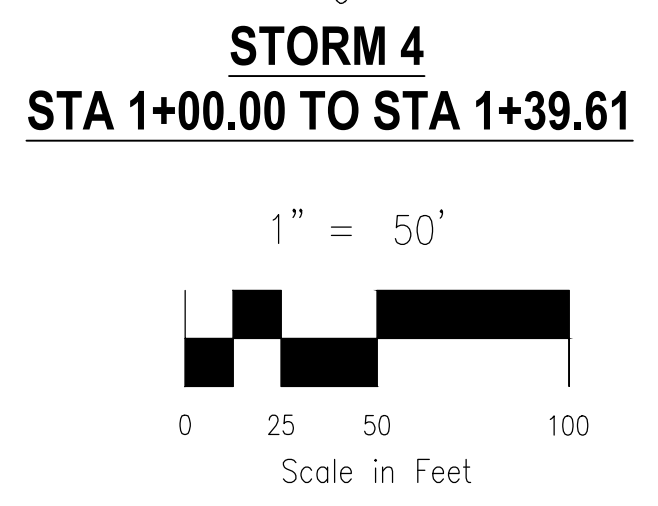
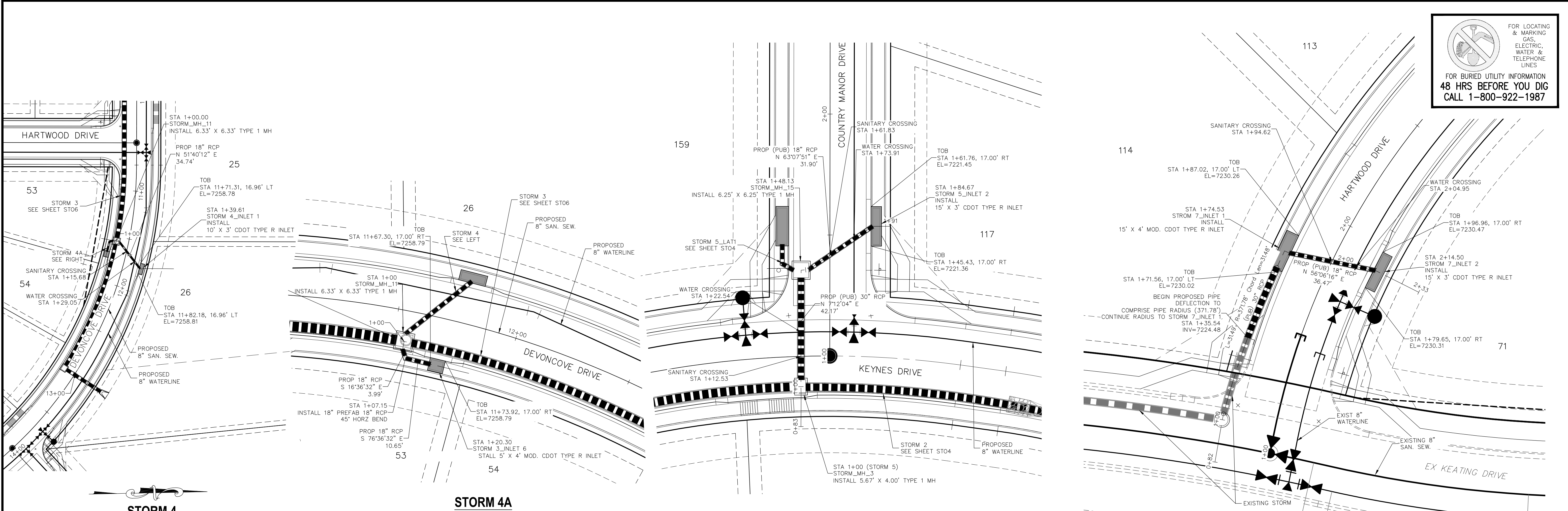
NO.	DATE	BY	DESCRIPTION	APPROVED BY	DATE

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CAUTION

File: C:\Users\lprince\Documents\100144-PBH 14\Draw\Contal Draw\System\ST07.dwg PlotStamp: 3/19/2021 1:46 PM

FOR LOCATING & MARKING GAS, ELECTRIC, WATER & TELEPHONE LINES
 FOR BURIED UTILITY INFORMATION
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- NOTES:
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 - MAINTAIN MANHOLE RING AND COVER OUT OF CURB AND GUTTER AREA.

7270	7270	7230	7230	7240	7240
7260	7260	7220	7220	7230	7230
7250	7250	7210	7210	7220	7220
7240	7240	7200	7200	7210	7210
7230	7230	7190	7200	7200	7210

STORM 4 STA 1+00.00 TO STA 1+39.61

STORM 4A STA 1+00.00 TO STA 1+20.30

STORM 5 STA 1+00.00 TO STA 1+84.67

STORM 7 STA 1+00.00 TO STA 2+14.50

EPC 9/21/2021

PAINT BRUSH HILLS FILING NO. 14

STORM PLAN & PROFILE

PROJECT NO. 10-014 DATE: 03/19/21
 SCALE: HORIZONTAL: 1"=50' VERTICAL: 1"=5'
 DESIGNED BY: GT
 DRAWN BY: CMN
 CHECKED BY: VAS

212 N. WARSATCH AVE., STE 303
 COLORADO SPRINGS, CO 80903
 PHONE: 719.555.5485

M&S CIVIL CONSULTANTS, INC.

FOR AND ON BEHALF OF M&S CIVIL CONSULTANTS, INC.

MIRCEL A. SANCHEZ, COLORADO P.E. NO. 37160

REVISIONS:

NO.	DATE	BY	DESCRIPTION

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CAUTION

AS-BUILT 10/21/2024

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PAINT BRUSH HILLS FILING NO. 14

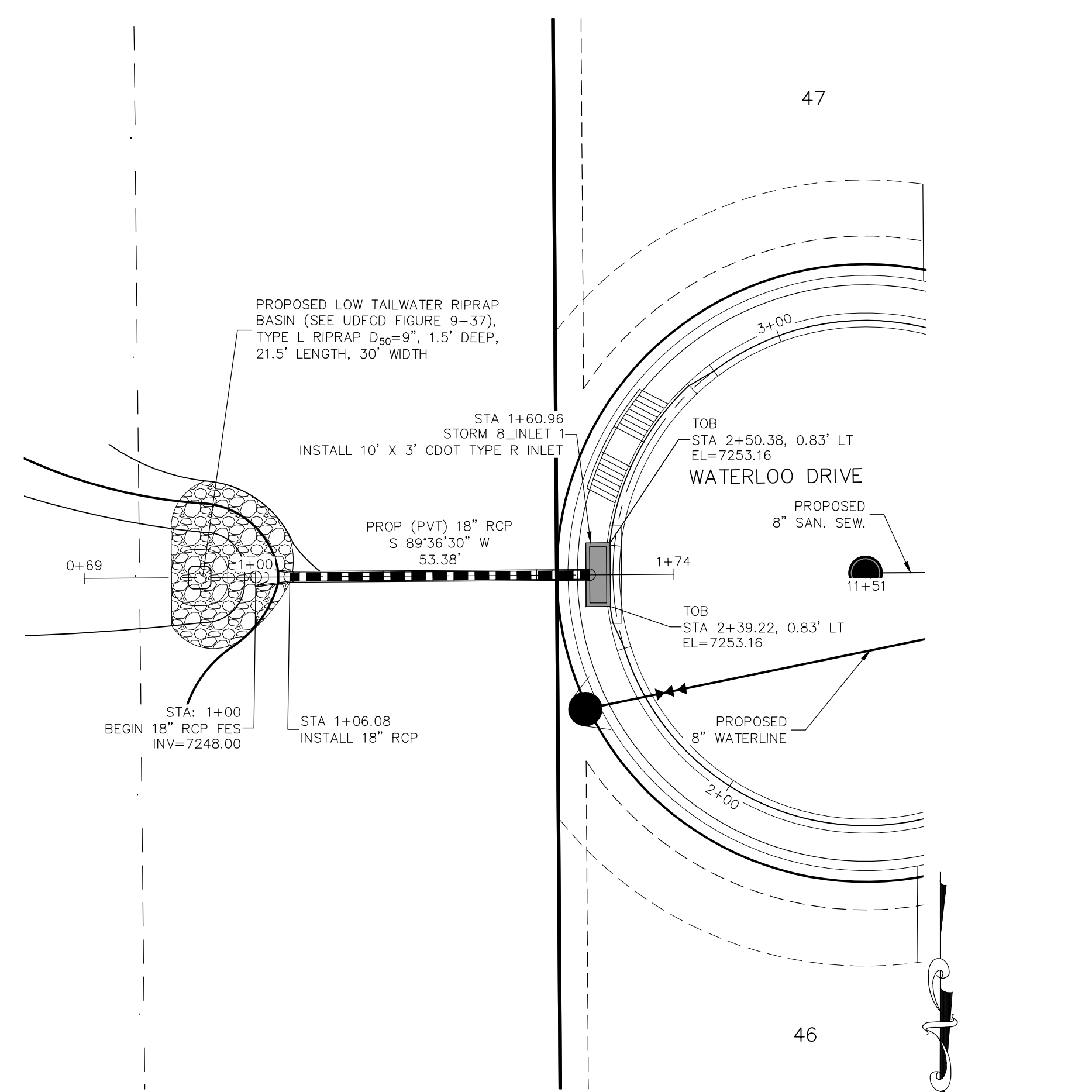
STORM PLAN & PROFILE

PROJECT NO. 10-014
 DATE: 03/19/21
 SCALE: HORIZONTAL: 1"=20'
 VERTICAL: 1"=5'

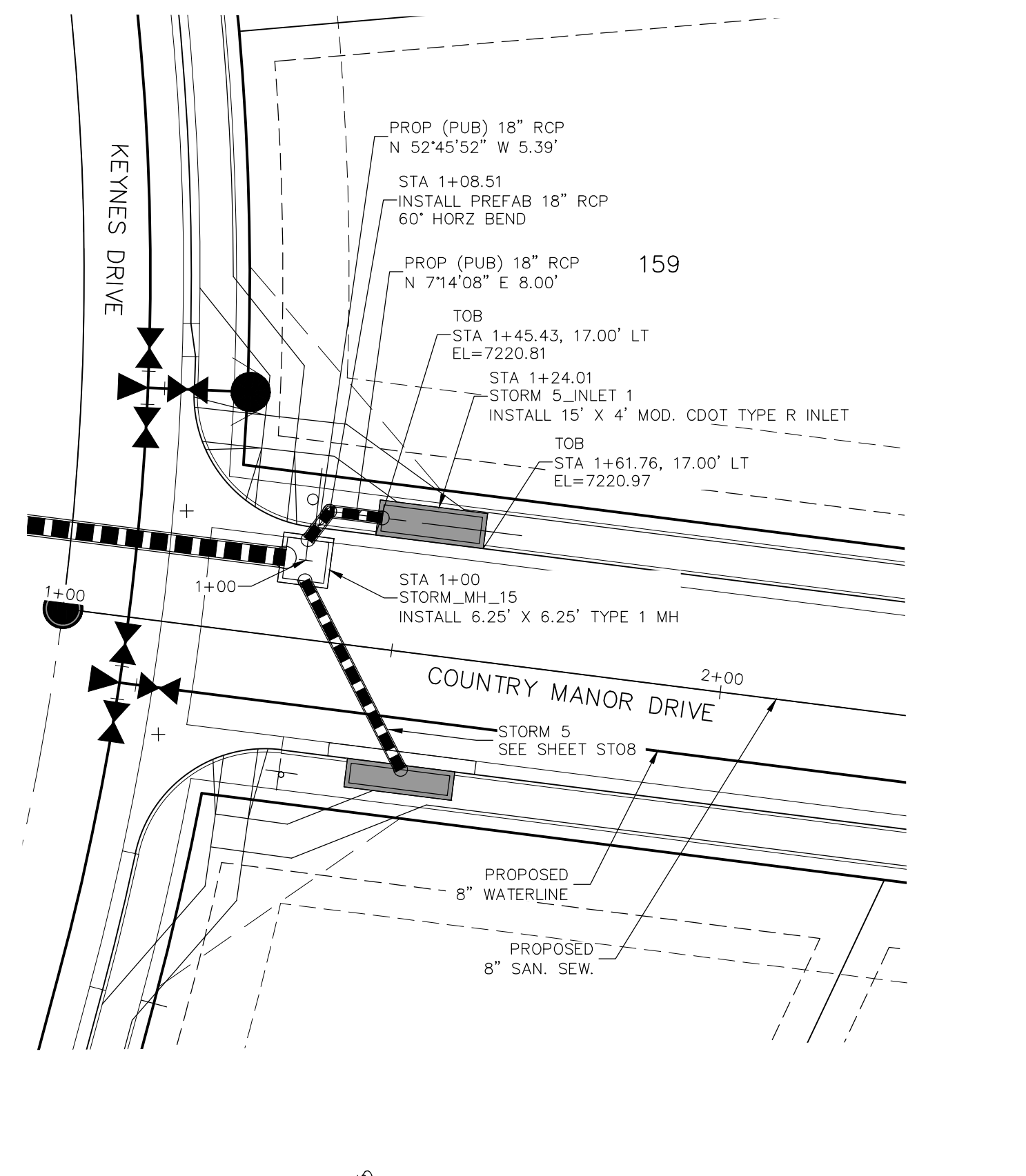
DESIGNED BY: GT
 DRAWN BY: CMN
 CHECKED BY: VAS

ST09

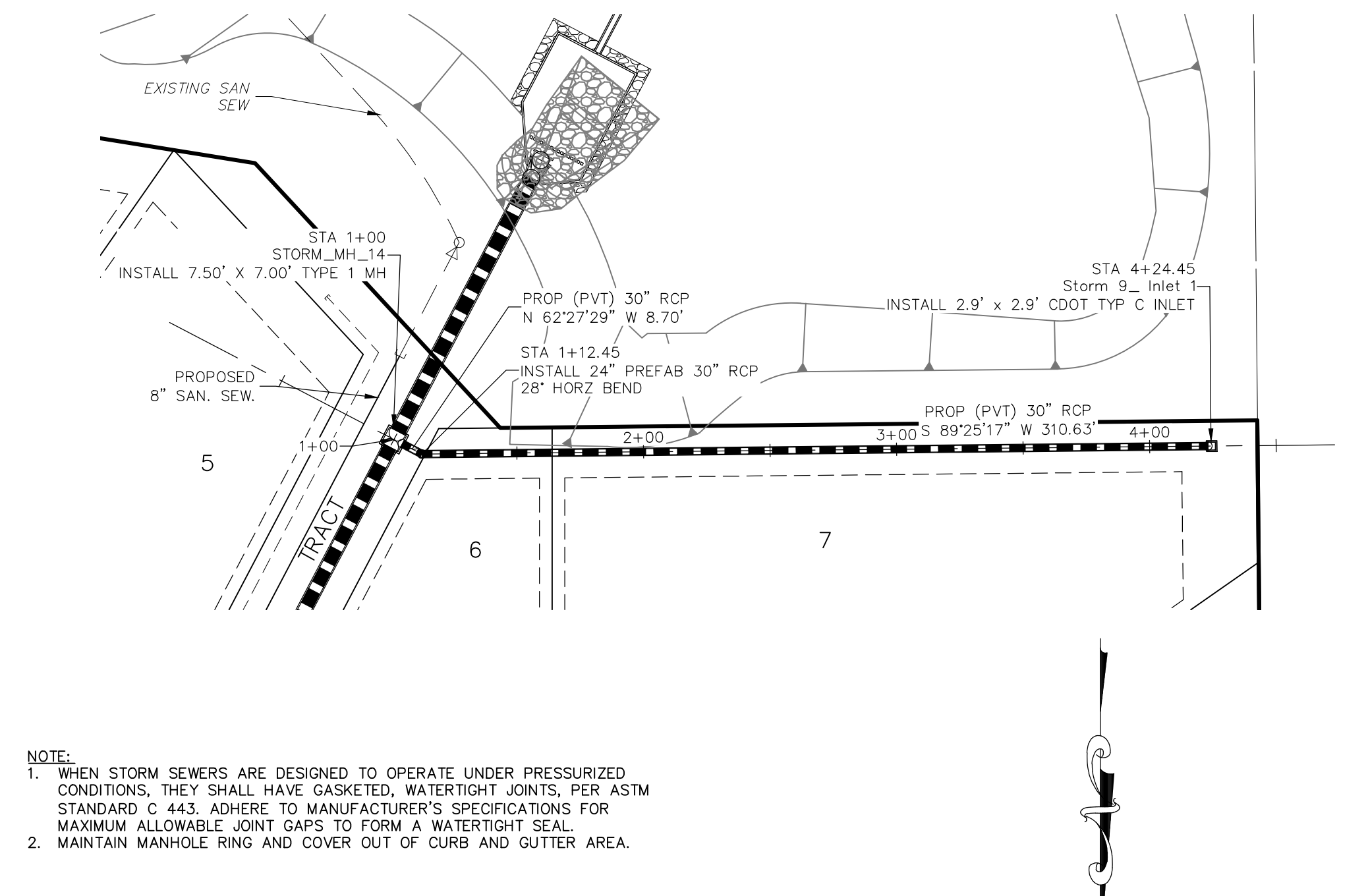
SHEET 27 OF 31



STORM 8
STA 1+00.00 TO STA 1+60.96



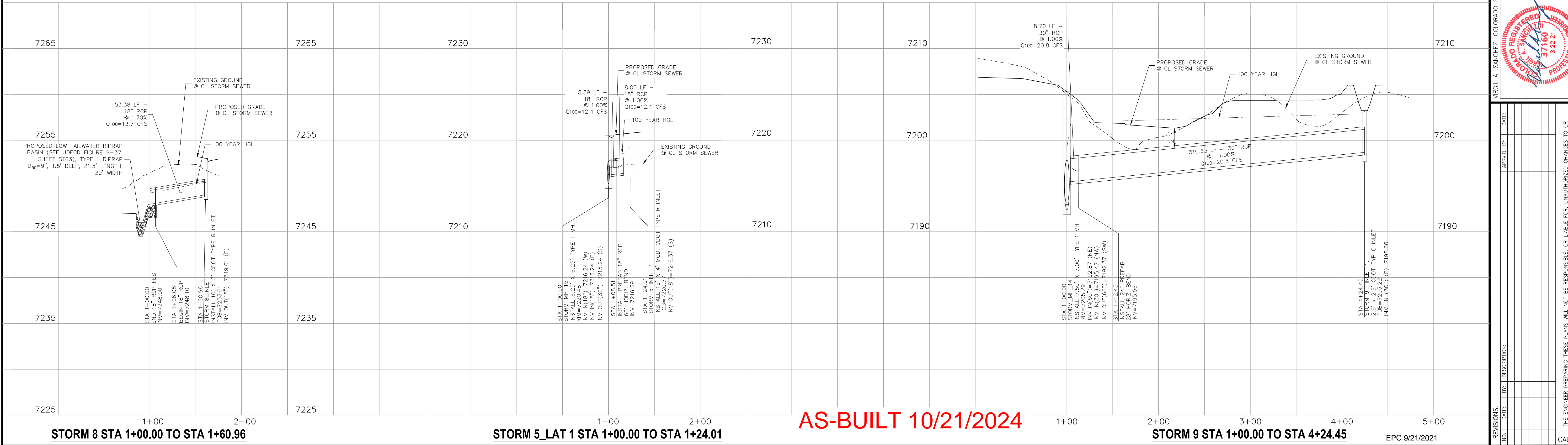
STORM 5 LAT 1
STA 1+00.00 TO STA 1+24.01



STORM 9
STA 1+00.00 TO STA 4+24.45

NOTE:

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212 N WARATCH AVE. STE 303
 COLORADO SPRINGS, CO 80903
 PHONE: 719.555.5485

CIVIL CONSULTANTS, INC.

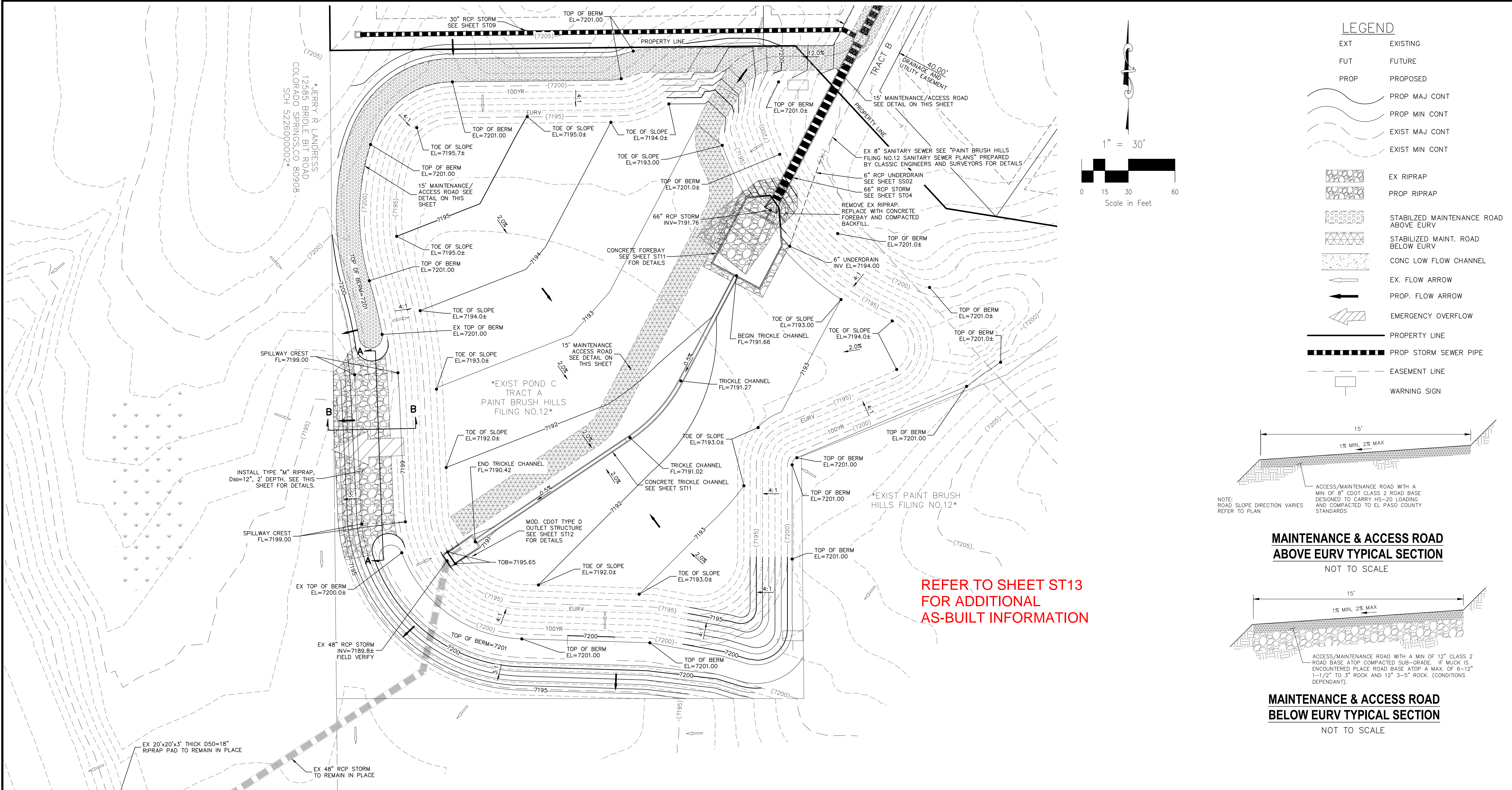
FOR AND ON BEHALF OF
 M&S CIVIL CONSULTANTS, INC.

MARCELO A. SANCHEZ, COLORADO P.E. NO. 37160

NO.	DATE	BY	DESCRIPTION

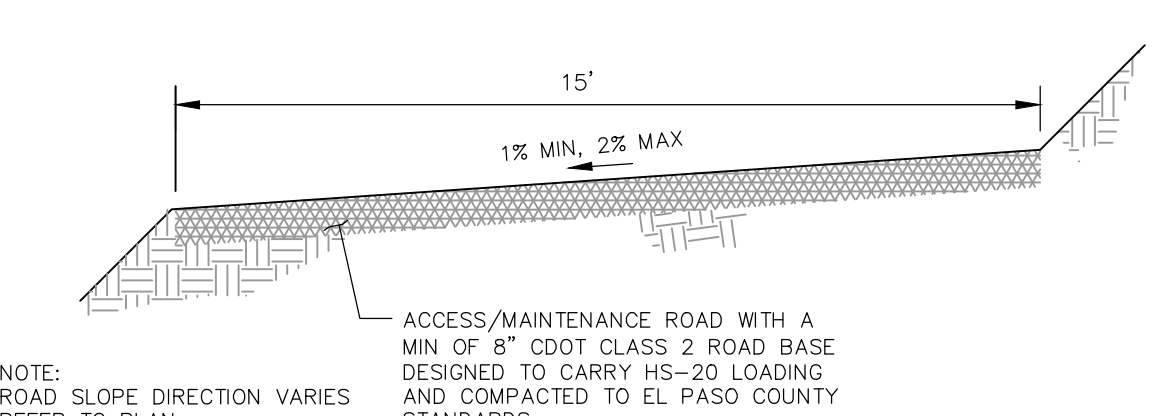
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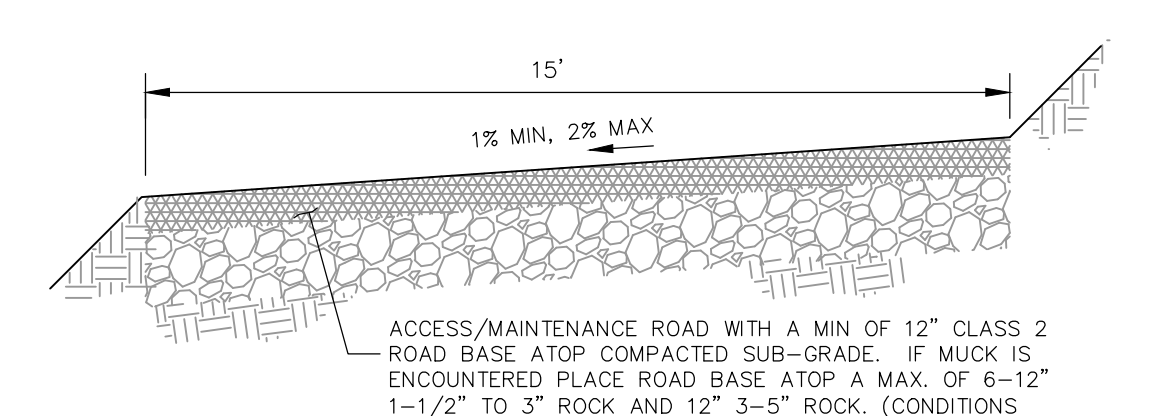


LEGEND

EXT	EXISTING
FUT	FUTURE
PROP	PROPOSED
(Wavy line)	PROP MAJ CONT
(Dashed wavy line)	PROP MIN CONT
(Solid wavy line)	EXIST MAJ CONT
(Dashed solid wavy line)	EXIST MIN CONT
(Stippled pattern)	EX RIPRAP
(Cross-hatched pattern)	PROP RIPRAP
(Stippled pattern with lines)	STABILIZED MAINTENANCE ROAD ABOVE EURV
(Stippled pattern with lines)	STABILIZED MAINT. ROAD BELOW EURV
(Dotted pattern)	CONC LOW FLOW CHANNEL
(Arrow)	EX. FLOW ARROW
(Arrow)	PROP. FLOW ARROW
(Zigzag line)	EMERGENCY OVERTFLOW
(Dashed line)	PROPERTY LINE
(Thick dashed line)	PROP STORM SEWER PIPE
(Thin dashed line)	EASEMENT LINE
(Square with X)	WARNING SIGN



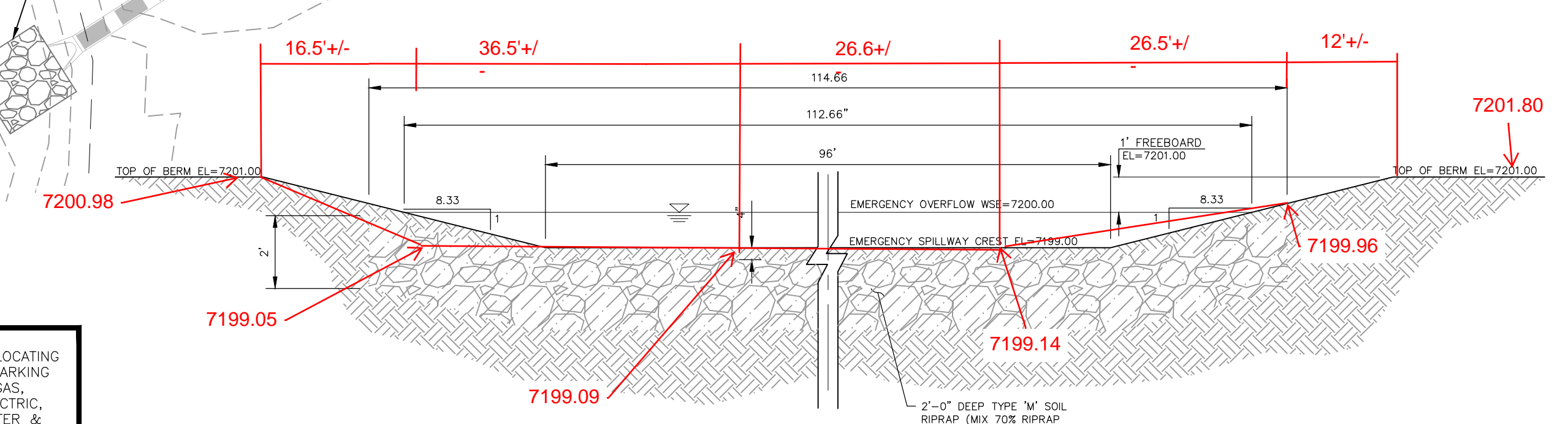
MAINTENANCE & ACCESS ROAD ABOVE EURV TYPICAL SECTION
NOT TO SCALE



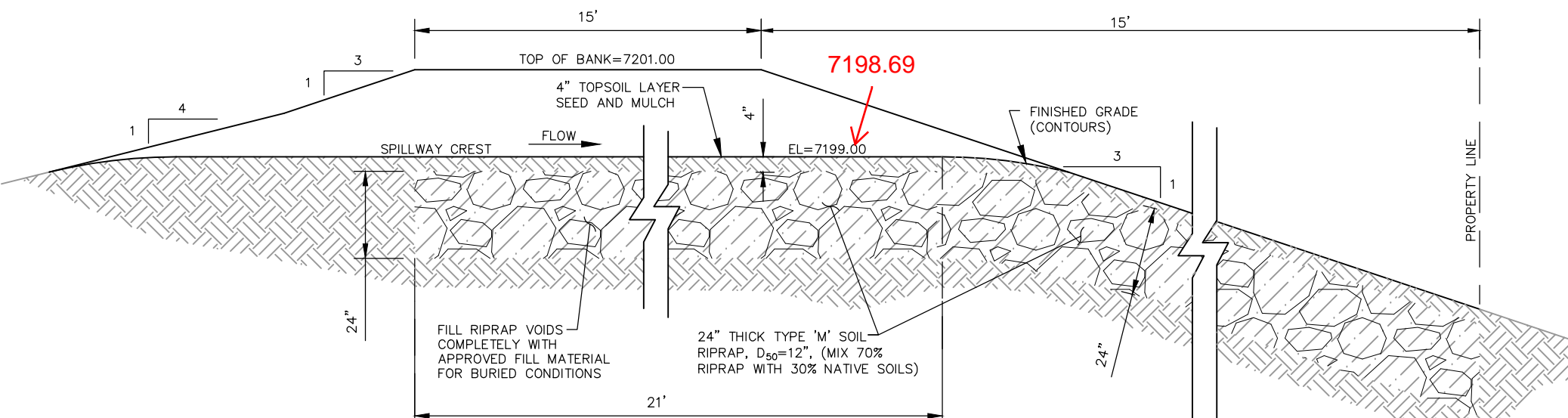
MAINTENANCE & ACCESS ROAD BELOW EURV TYPICAL SECTION
NOT TO SCALE

REFER TO SHEET ST13 FOR ADDITIONAL AS-BUILT INFORMATION

EXTENDED DETENTION BASIN POND C
SCALE 1"=30'

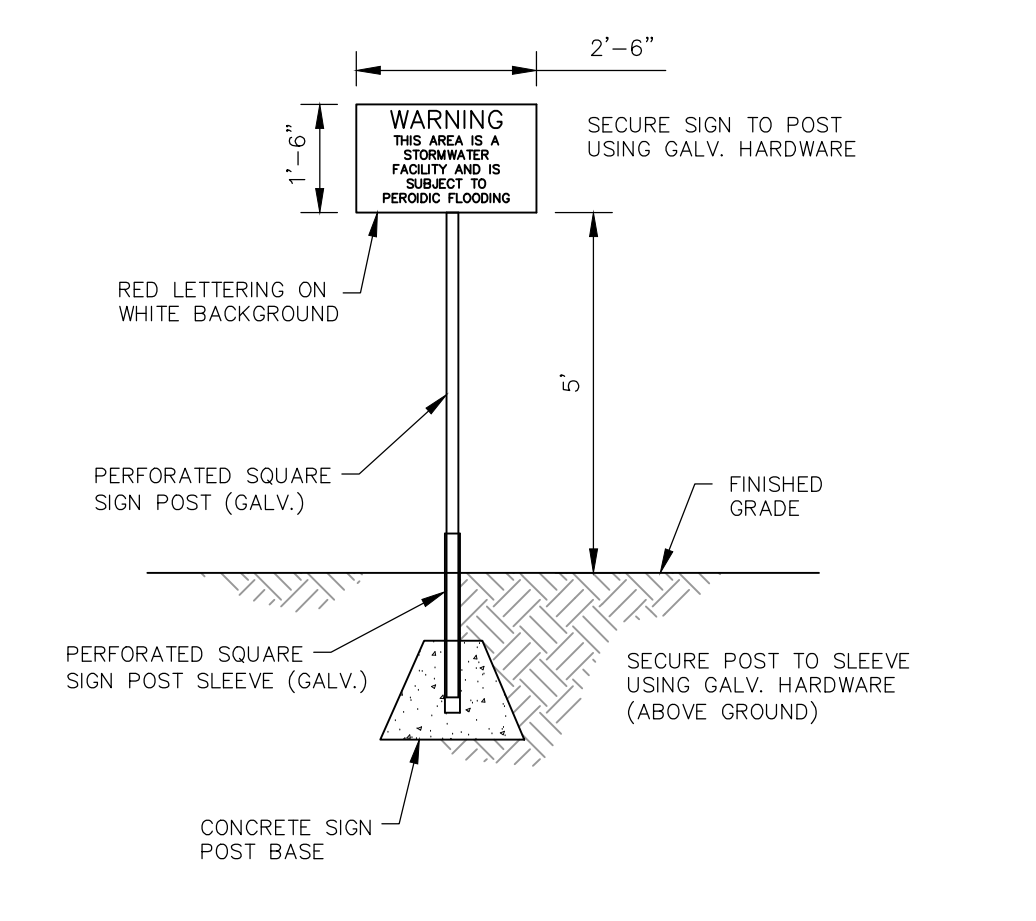


SECTION A-A



SECTION B-B

POND C EMERGENCY SPILLWAY
NOT TO SCALE



POND WARNING SIGN
NOT TO SCALE

AS-BUILT 10/21/2024

EPC 9/21/2021

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 FOR BURIED UTILITY INFORMATION 48 HRS BEFORE YOU DIG CALL 1-800-922-1987

PAINT BRUSH HILLS FILING NO. 14
EXTENDED DETENTION POND C

PROJECT NO. 10-014 SCALE: DATE: 03/19/21
 DESIGNED BY: GT HORIZONTAL: 1"=50'
 DRAWN BY: CMN VERTICAL: NA
 CHECKED BY: VAS

212 N. WASHATCH AVE., STE 303
 COLORADO SPRINGS, CO 80903
 PHONE: 719.555.5485

CIVIL CONSULTANTS, INC.

FOR AND ON BEHALF OF M&S CIVIL CONSULTANTS, INC.

MIRCIU A. SANCHEZ, COLORADO P.E. NO. 37160

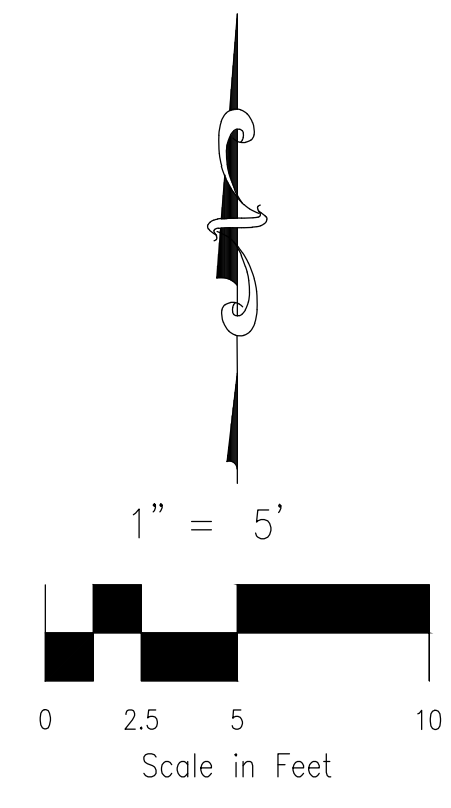
REVISIONS:

NO.	DATE	BY	DESCRIPTION

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CAUTION

15' ACCESS ROAD. SEE SHEET ST10 FOR DETAILS.



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PAIN BRUSH HILLS FILING NO. 14
EXTENDED DET. POND C FOREBAY DETAILS
 PROJECT NO. 10-014
 DATE: 03/19/21
 SCALE: NA
 HORIZONTAL: NA
 VERTICAL: NA
 DESIGNED BY: GT
 DRAWN BY: CMN
 CHECKED BY: VAS
ST11
 SHEET 29 OF 31

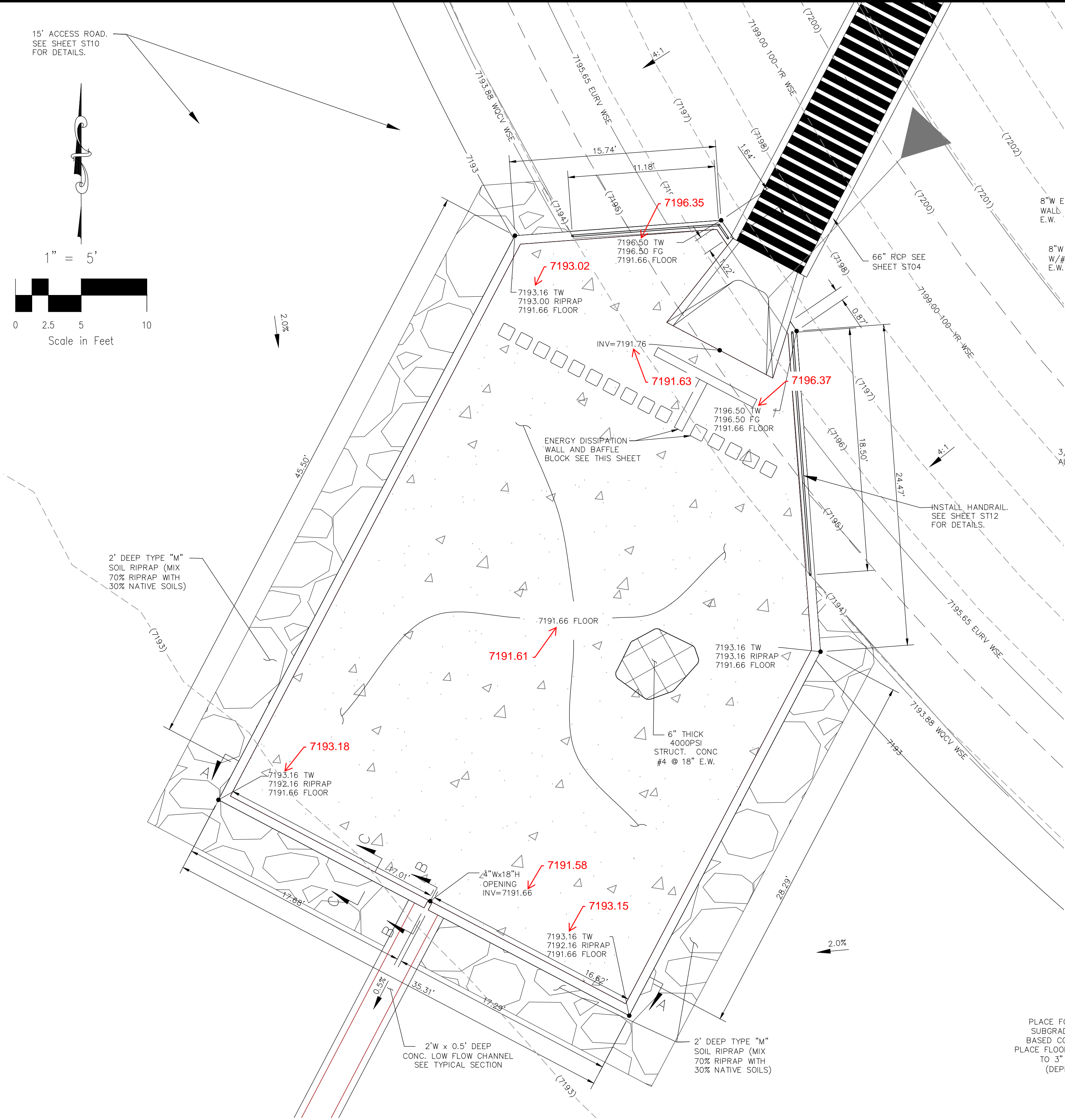
212 N. WASHATCH AVE., STE 303
 COLORADO SPRINGS, CO 80903
 PHONE: 719.555.5485

CIVIL CONSULTANTS, INC.

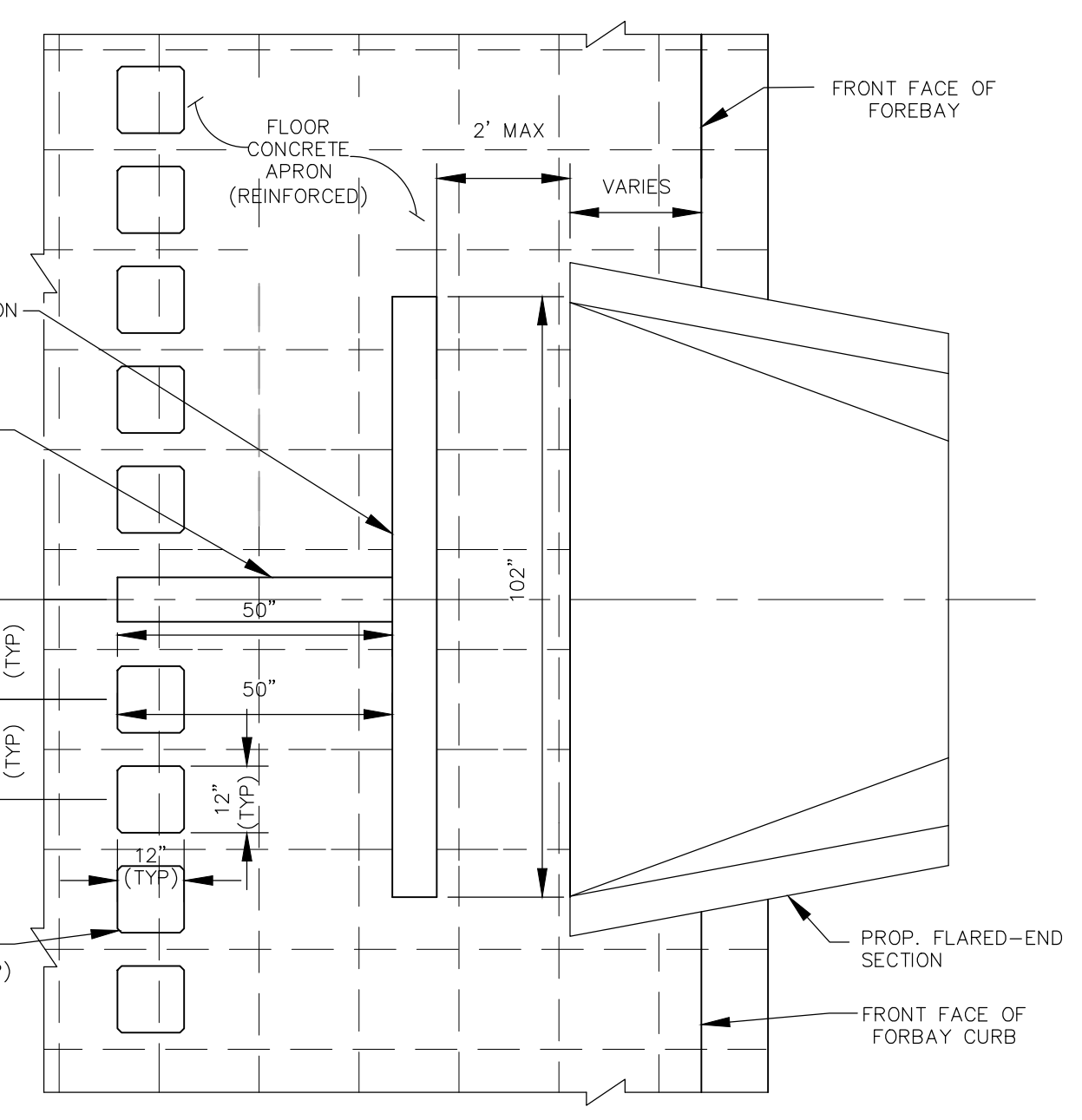
FOR AND ON BEHALF OF M&S CIVIL CONSULTANTS, INC.

 VIRGIL A. SANCHEZ, COLORADO P.E. NO. 37160

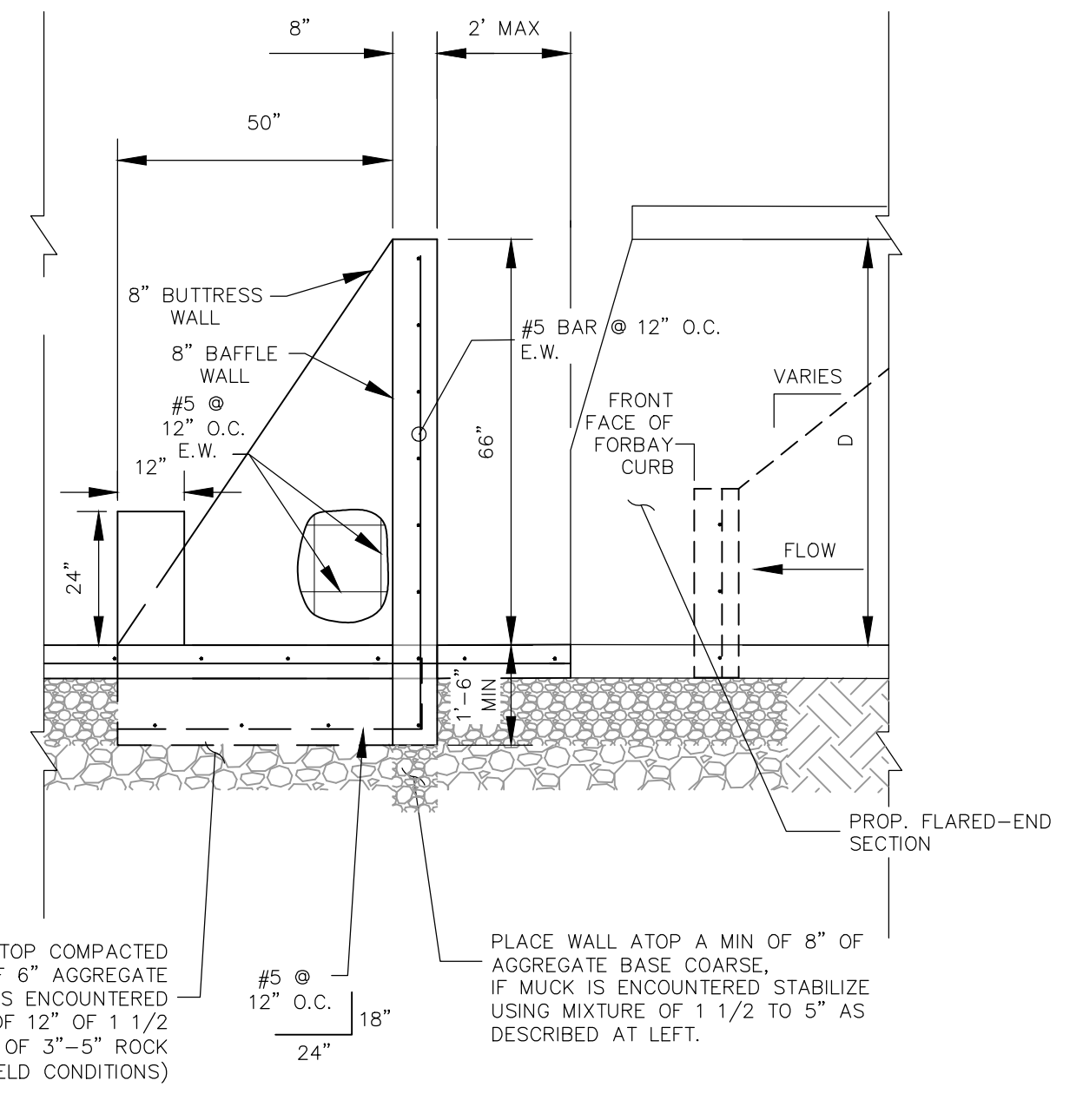
NO.	DATE	BY	DESCRIPTION



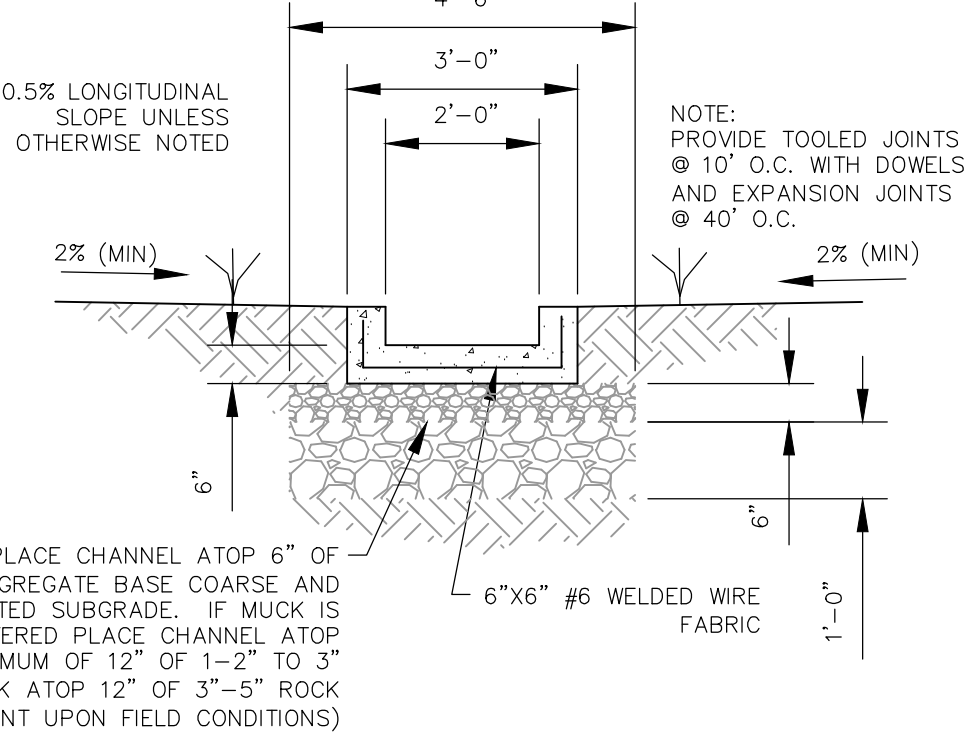
EXTENDED DETENTION BASIN POND C FOREBAY
 NOT TO SCALE



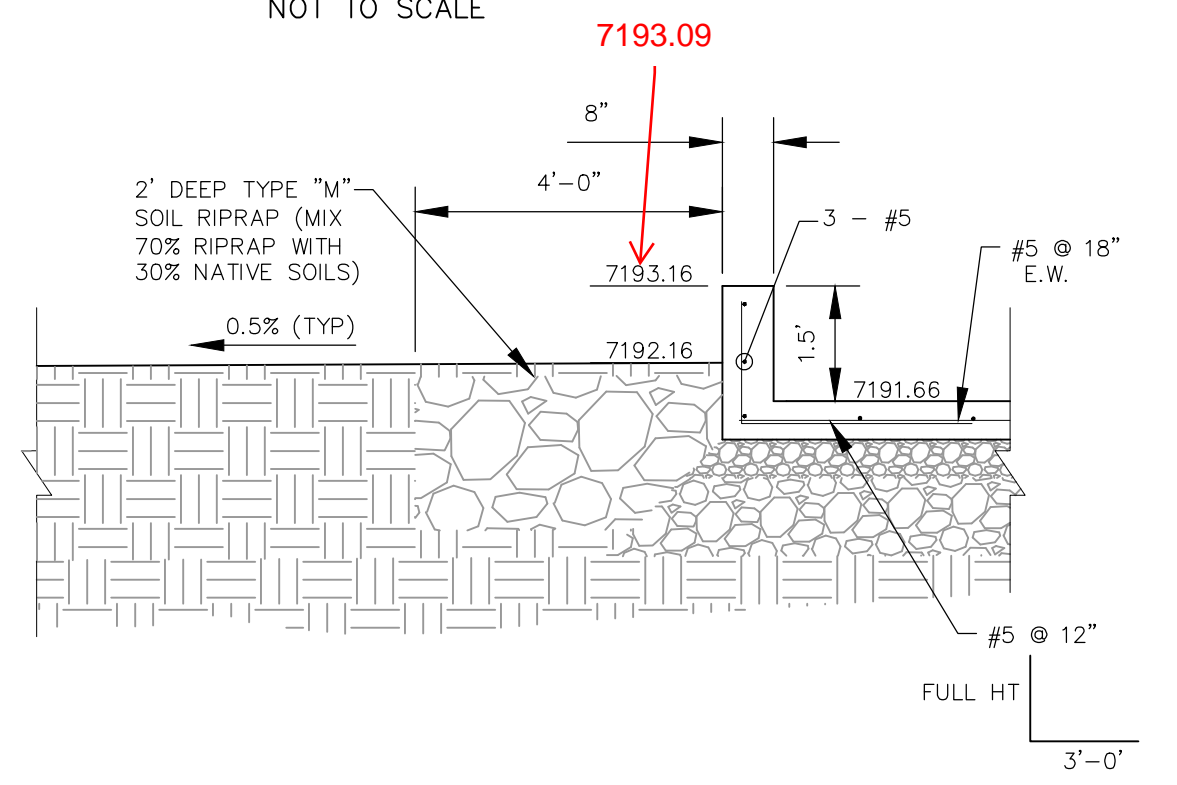
ENERGY DISSIPATION DETAILS
 NOT TO SCALE



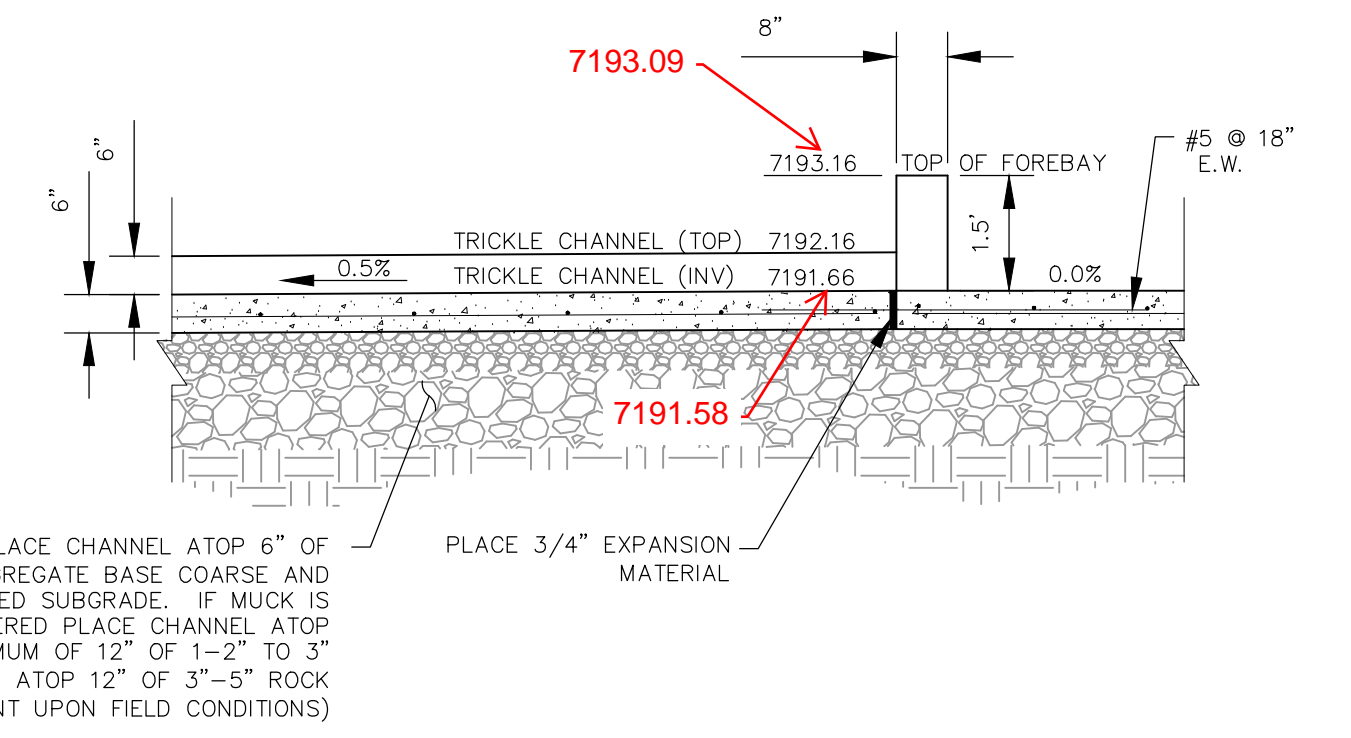
ENERGY DISSIPATION DETAILS
 NOT TO SCALE



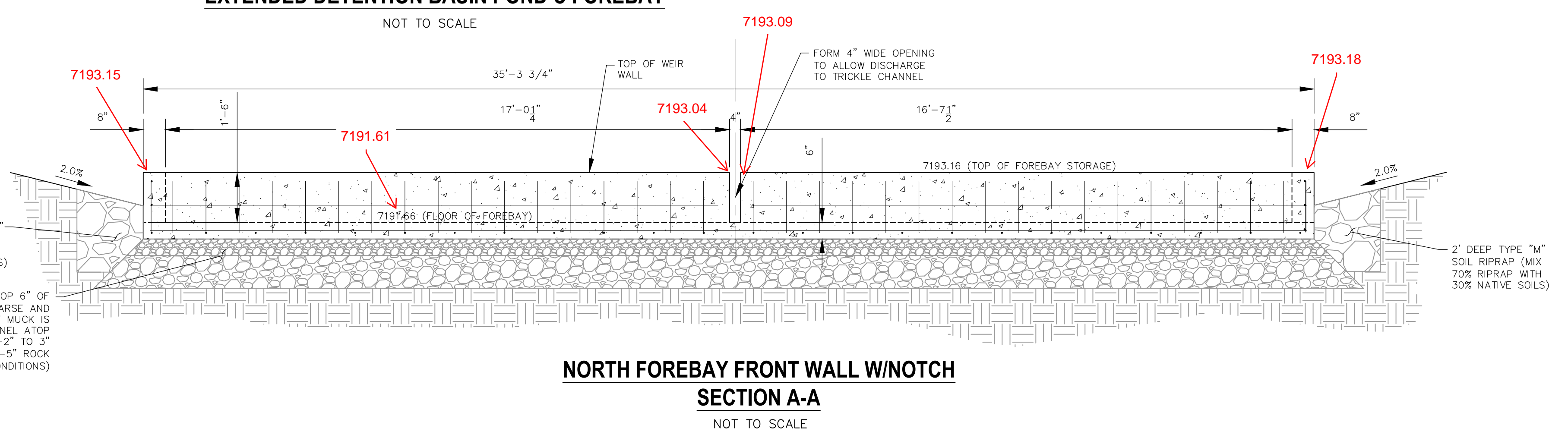
LOW FLOW CHANNEL TYPICAL SECTION
 NOT TO SCALE



RIPRAP GRADING BELOW POND C FOREBAY SECTION C-C
 NOT TO SCALE



LOW FLOW CHANNEL POND C SECTION B-B
 NOT TO SCALE



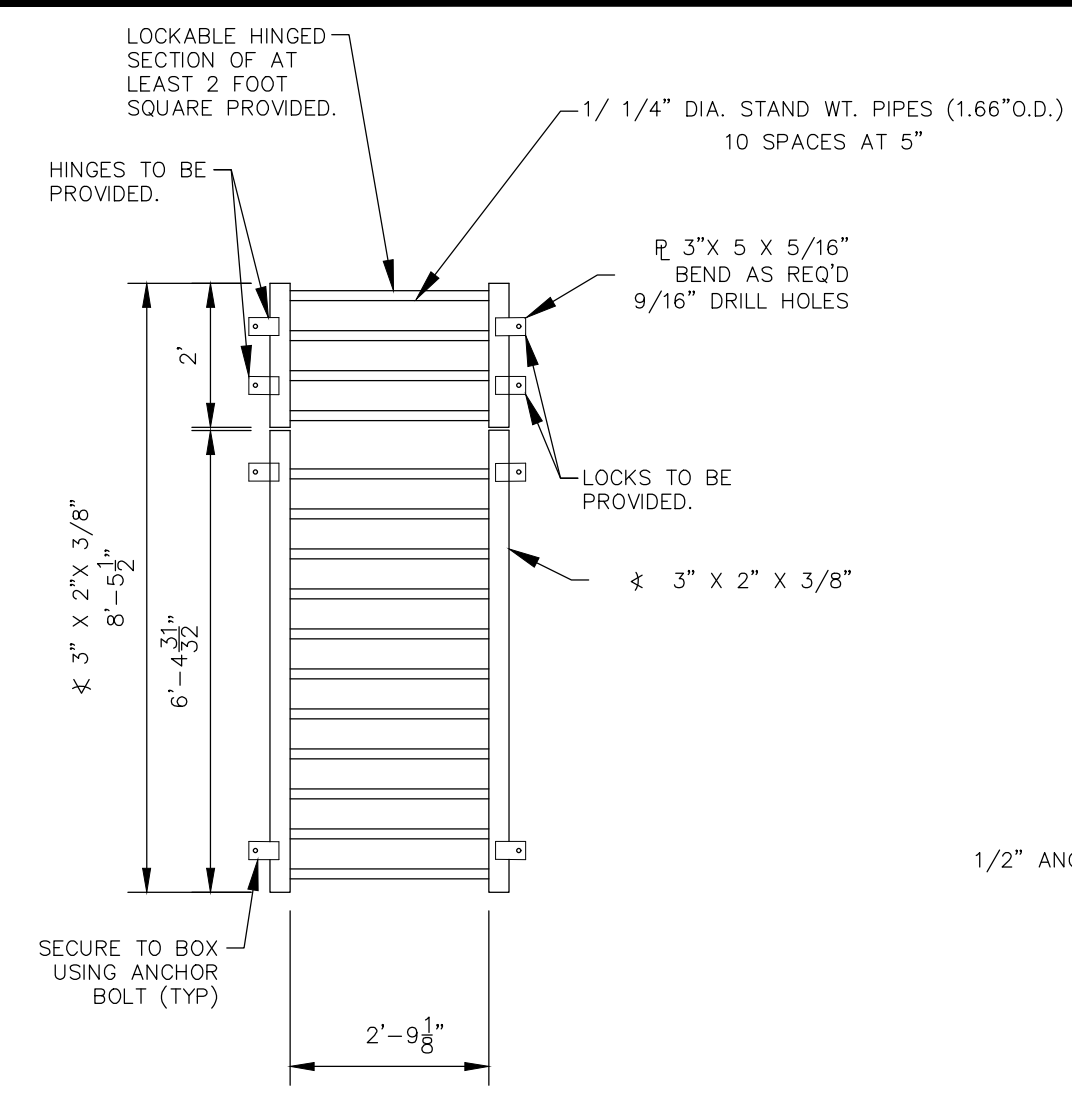
NORTH FOREBAY FRONT WALL W/NOTCH SECTION A-A
 NOT TO SCALE

AS-BUILT 10/21/2024

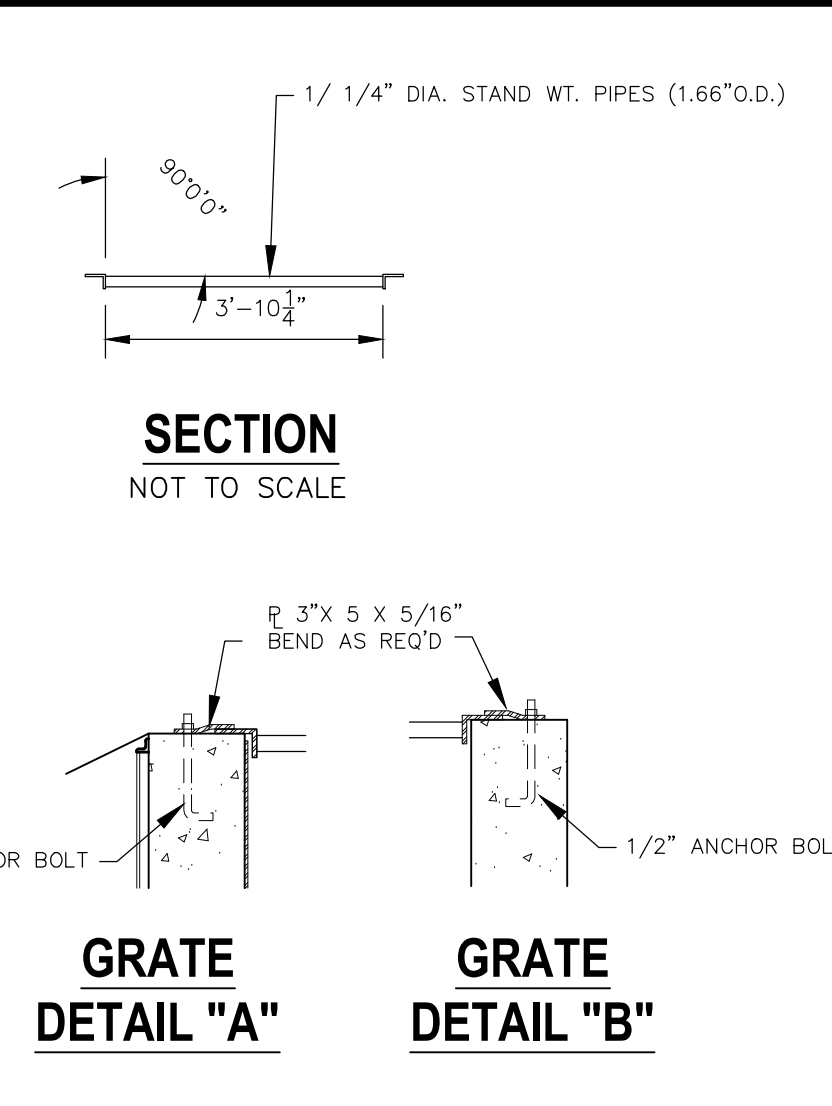
EPC 9/21/2021

CAUTION

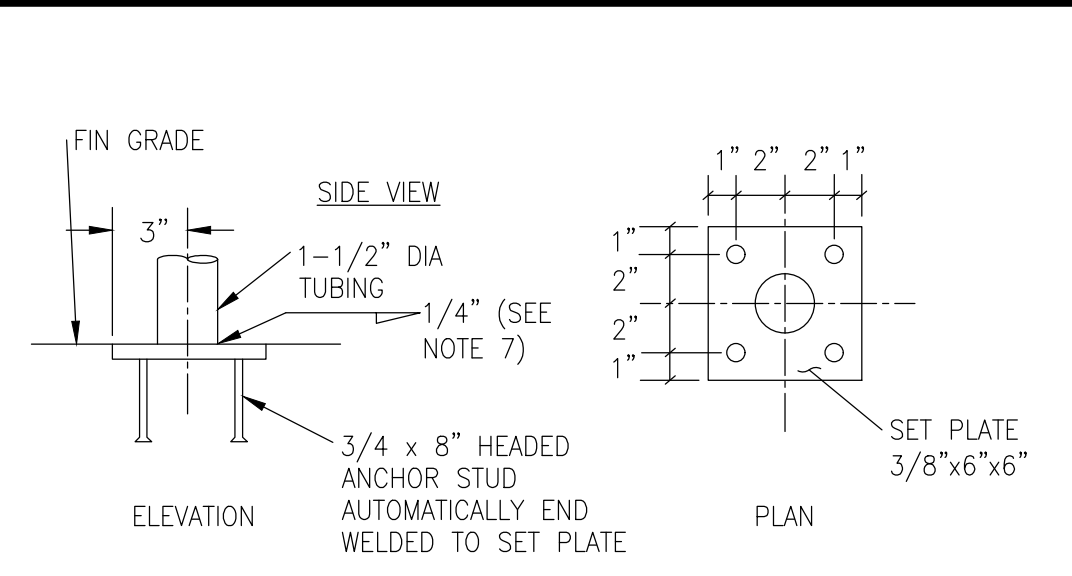
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GRATE PLAN
NOT TO SCALE

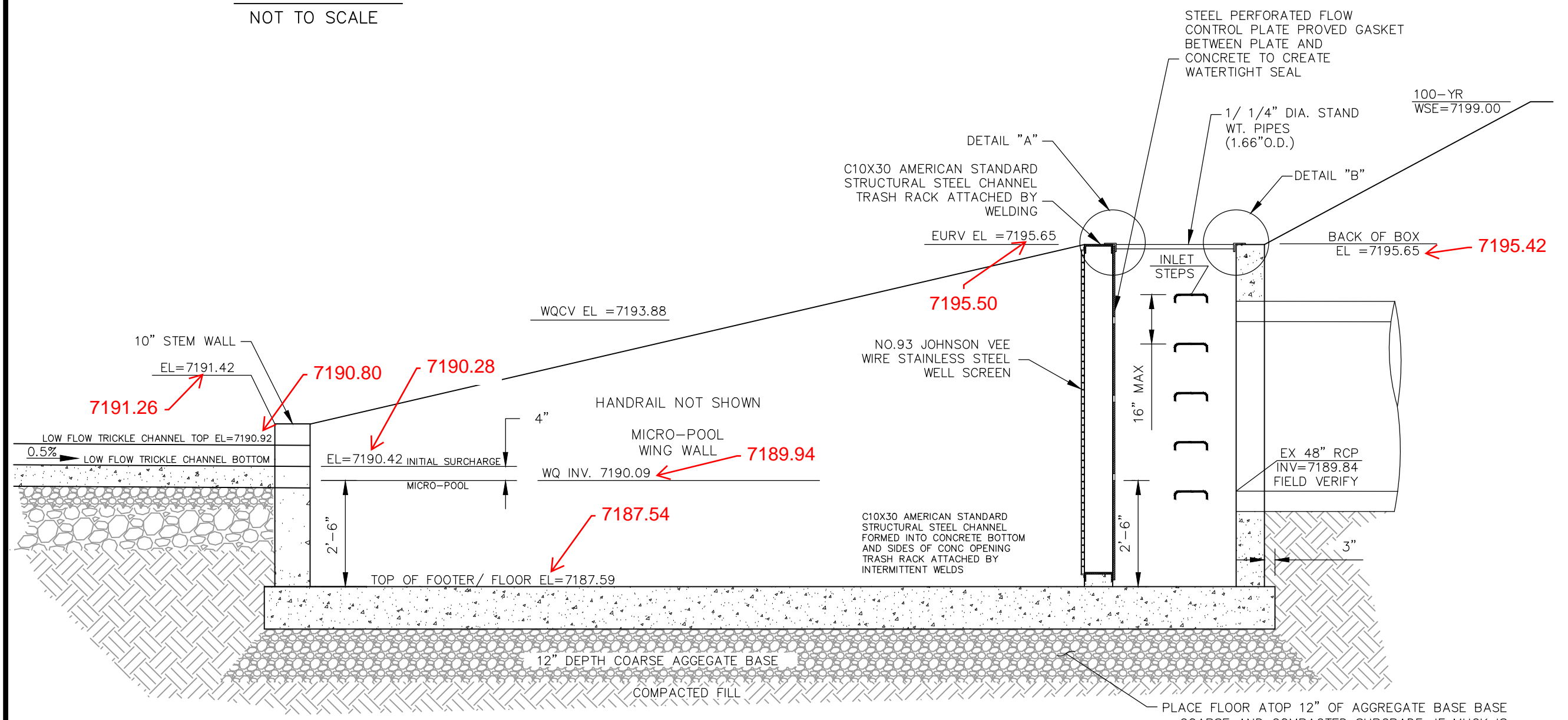
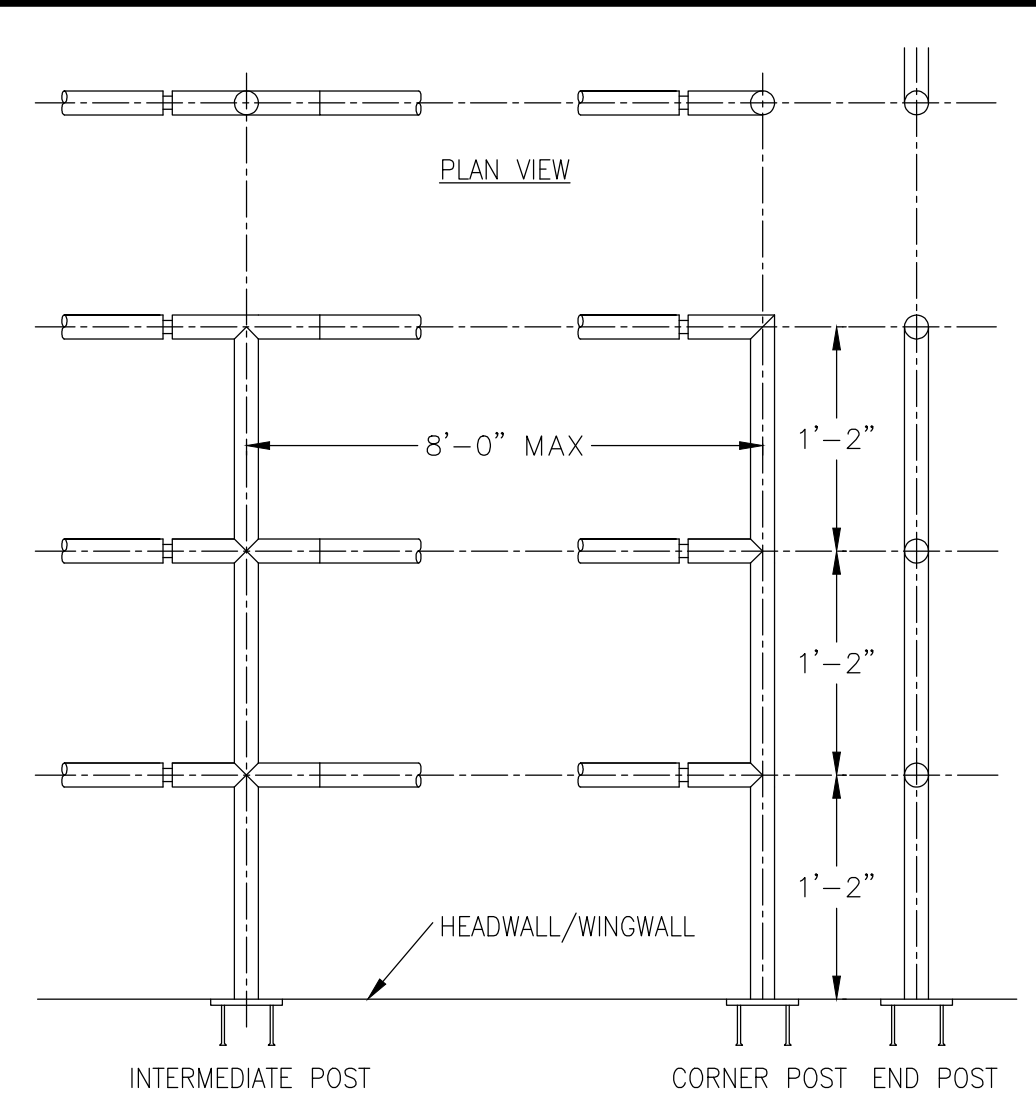
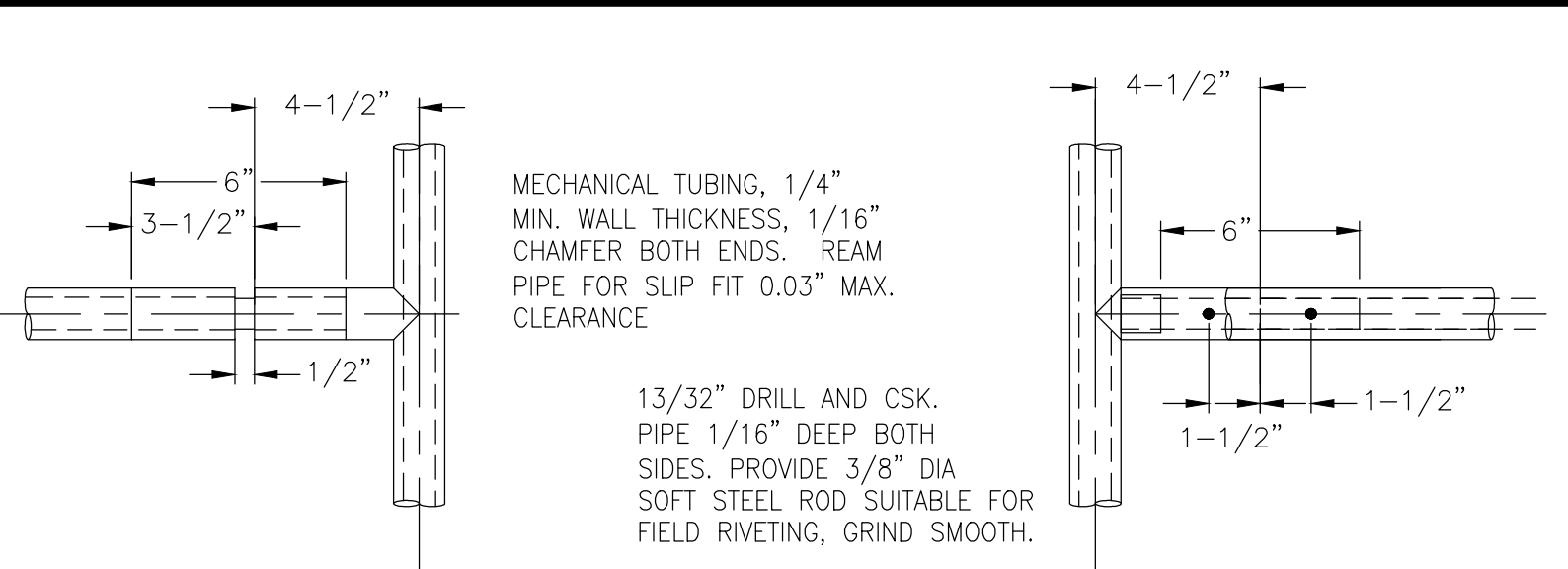


GRATE DETAIL "A"
GRATE DETAIL "B"

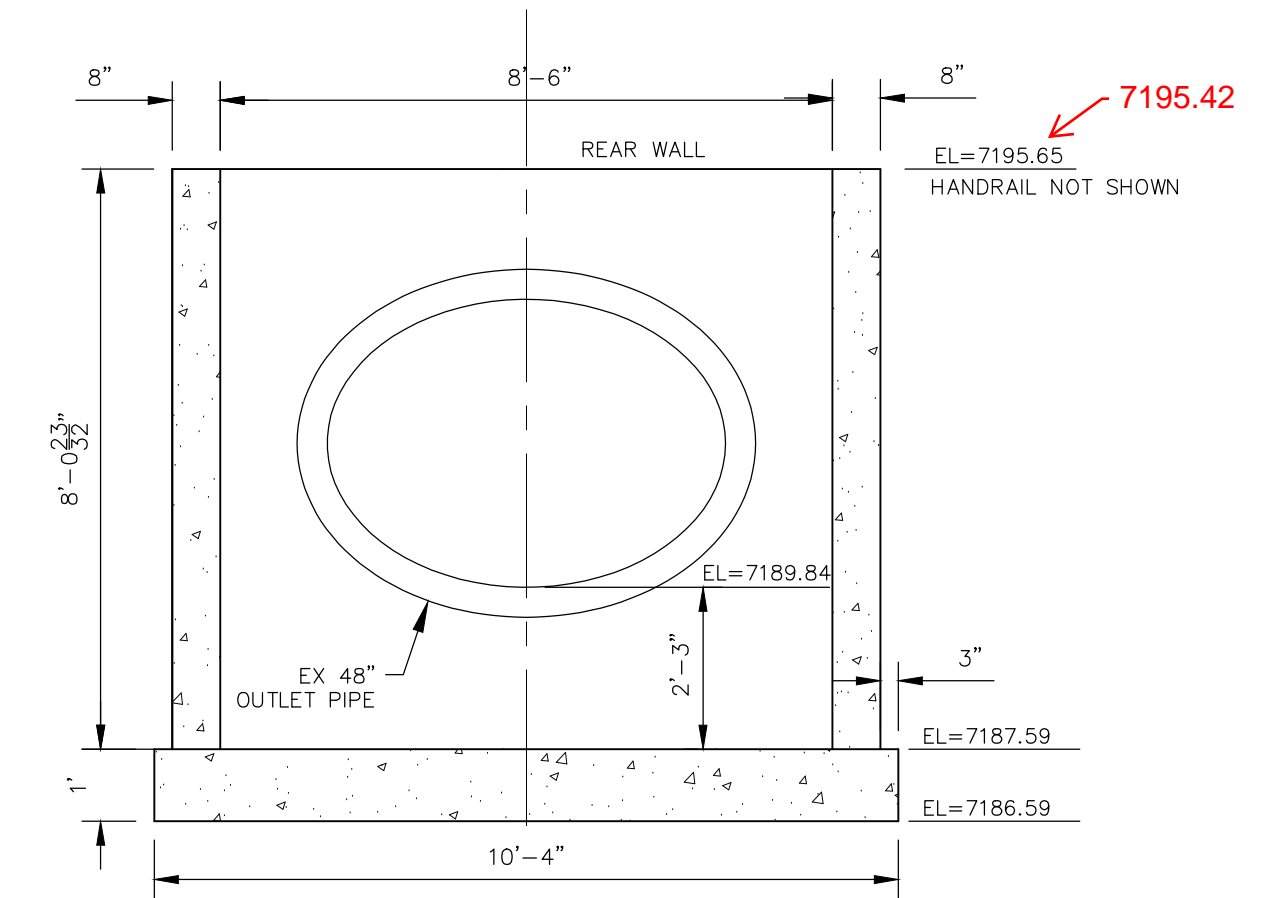


HANDRAIL ASSEMBLY DETAILS
NOT TO SCALE

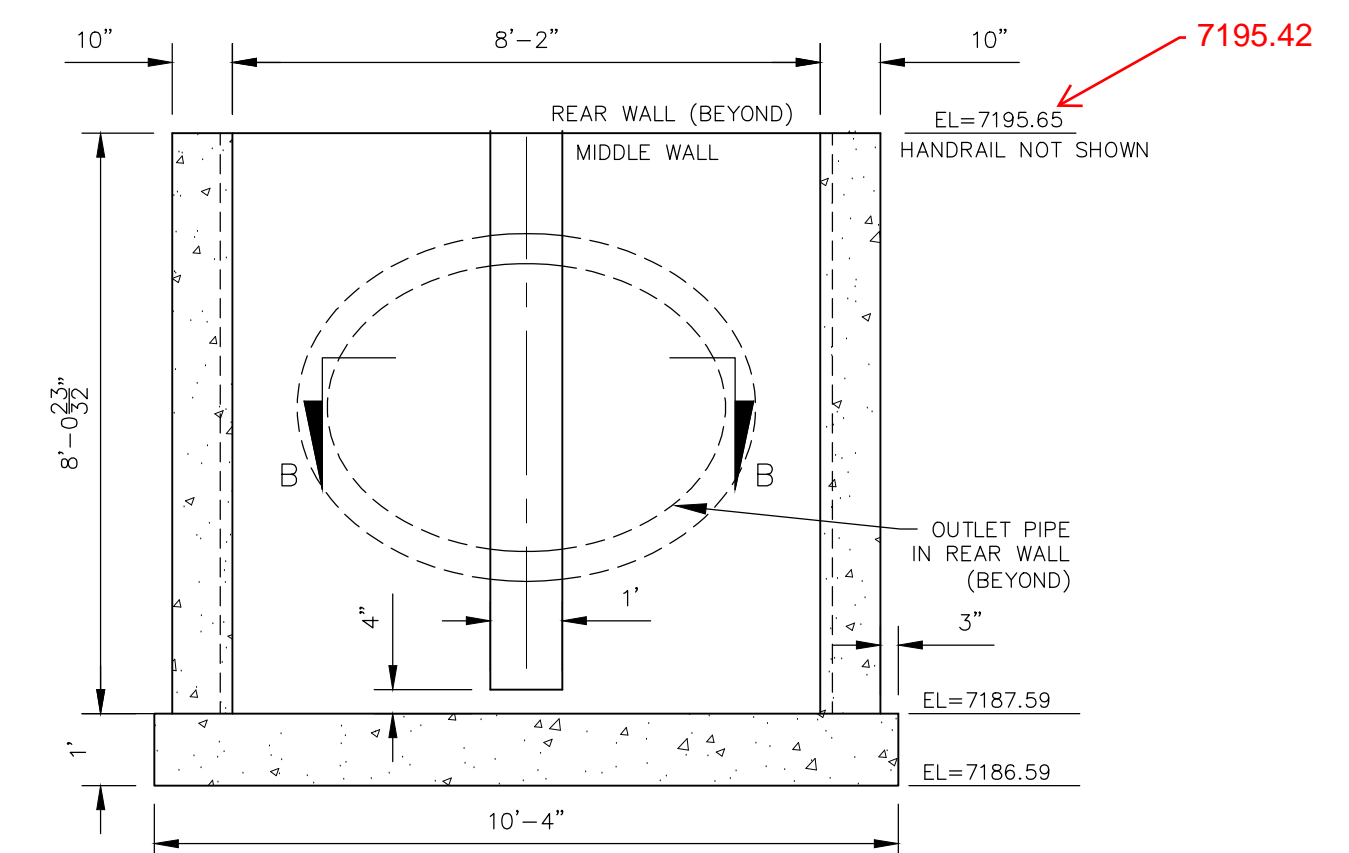
- SET PLATE ANCHOR DETAILS (NTS)
- 1) WELD PLATES MAY BE SUBSTITUTED FOR PIPE EMBEDMENT. CONTRACTOR TO SUBMIT SHOP DRAWINGS TO ENGINEER OF RECORD FOR APPROVAL PRIOR TO FABRICATION.
 - 2) DESIGN CRITERIA SHALL BE IN ACCORDANCE WITH AASHTO STANDARDS.
 - 3) HANDRAIL DESIGN SHALL BE COMPATIBLE WITH THE DESIGN OF THE WINGWALLS AND HEADWALLS.
 - 4) RAILING POSTS SHALL BE SET TO NORMAL TO GRADE. RAILS SHALL RUN PARALLEL TO THE SLOPES OF THEE TOP OF WALLS.
 - 5) ALL RAILS SHALL BE FREE OF ANY SHARP EDGES OR CORNERS.



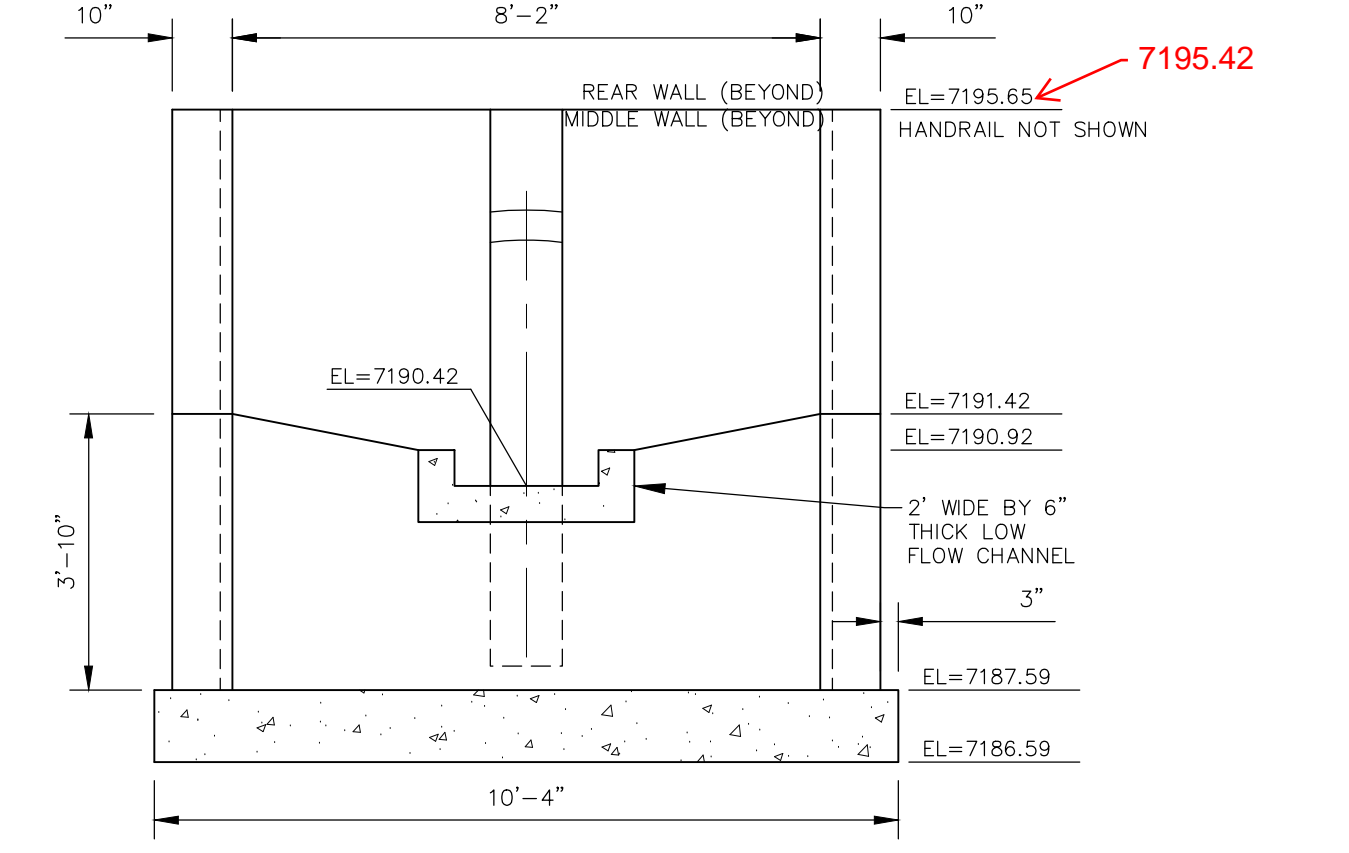
SECTION A-A
NOT TO SCALE



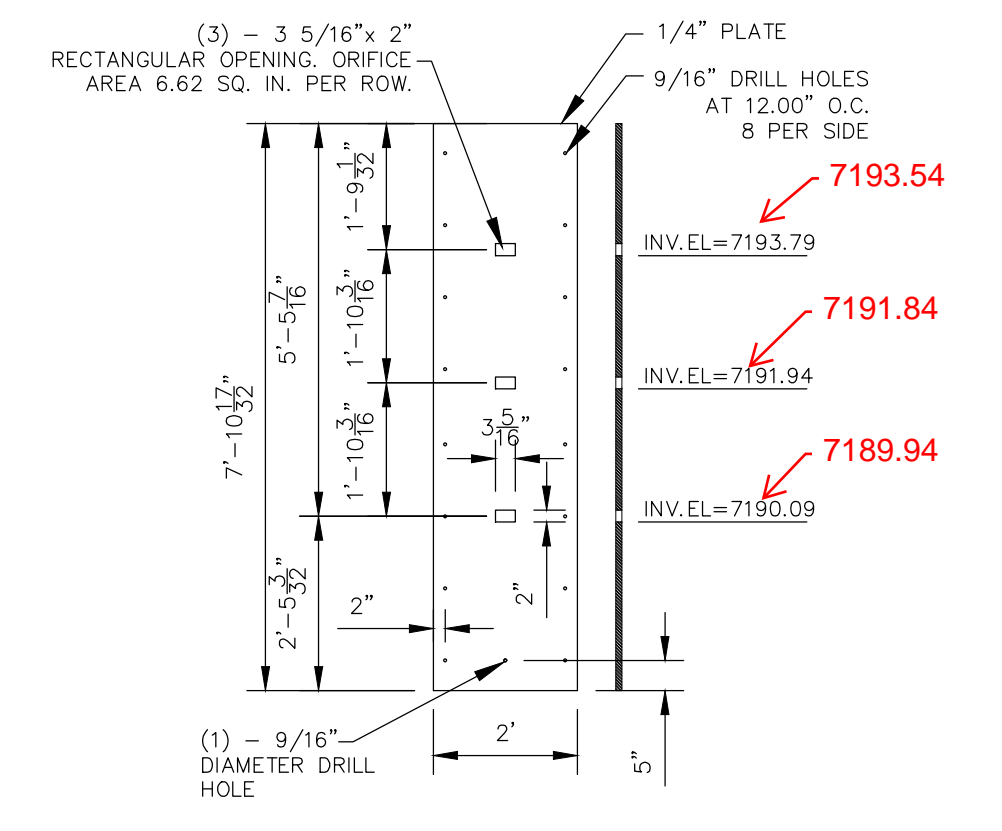
REAR WALL
NOT TO SCALE



MIDDLE WALL
NOT TO SCALE

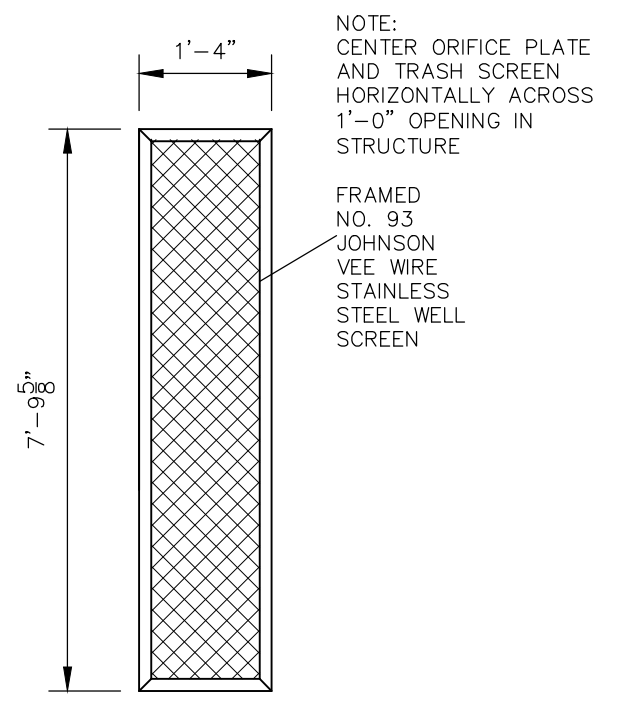


FRONT/STEM WALL
NOT TO SCALE

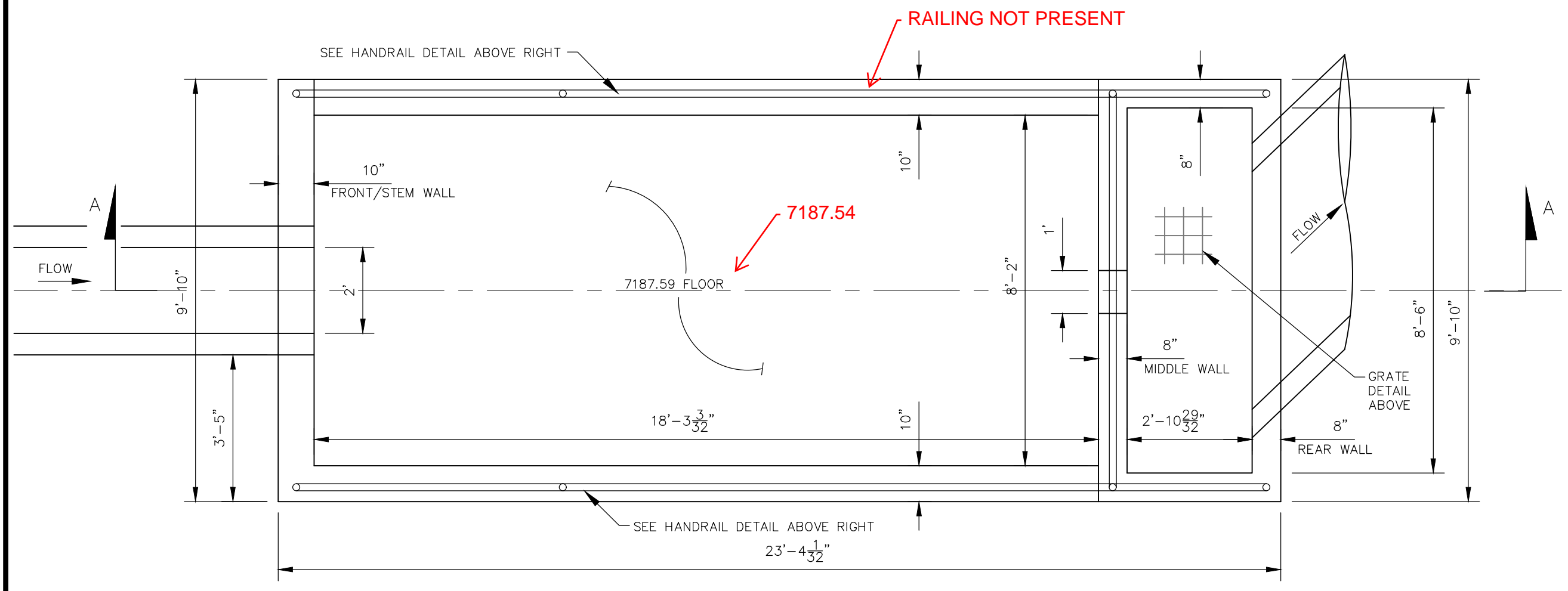


ORIFICE PLATE
NOT TO SCALE

NOTE:
ALL GRATES, SCREENS, IMBEDS AND FASTENERS SHALL BE FABRICATED USING GALVANIZED STEEL, UNLESS OTHERWISE NOTED.
ALL GRATE DIMENSIONS TO BE FIELD VERIFIED PRIOR TO FABRICATION. ALL GRATE MATERIAL SHALL BE GALVANIZED.

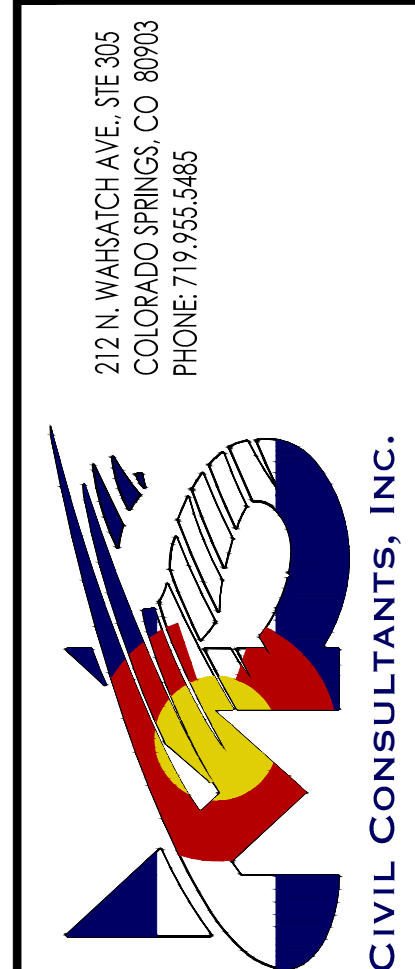


TRASH SCREEN DETAIL
NOT TO SCALE



POND 1 WATER QUALITY OUTLET STRUCTURE
NOT TO SCALE

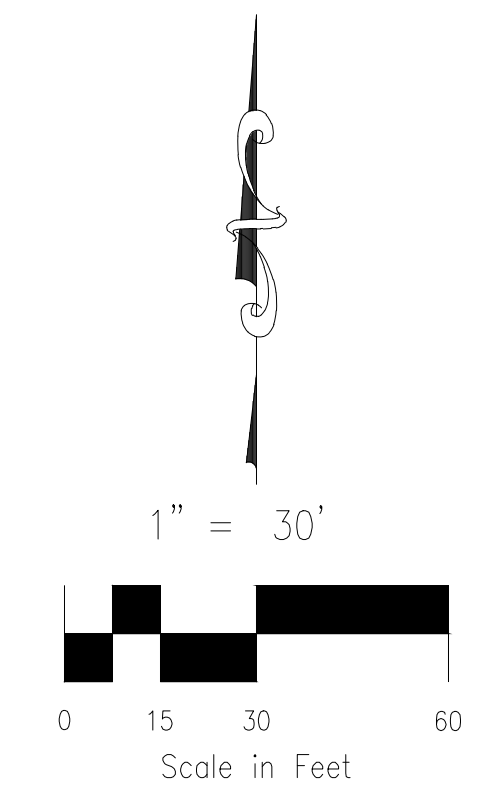
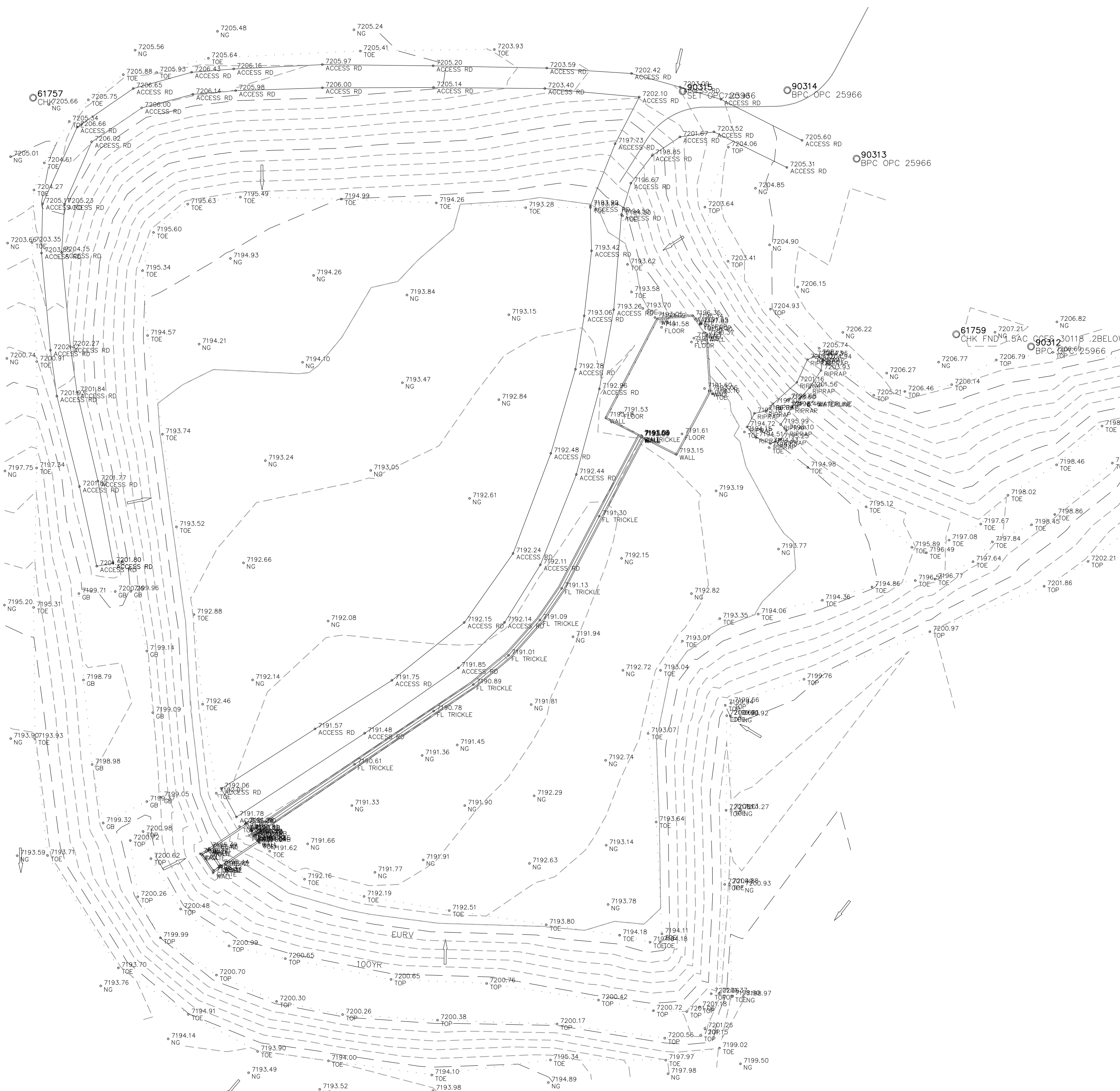
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FOR BURIED UTILITY INFORMATION 48 HRS BEFORE YOU DIG CALL 1-800-922-1987



FOR AND ON BEHALF OF M&S CIVIL CONSULTANTS, INC.
VIRGIL A. SANCHEZ, COLORADO P.E. NO. 37160
REGISTERED PROFESSIONAL ENGINEER
3-22-21

NO.	DATE	BY	DESCRIPTION

AS-BUILT 10/21/2024



- LEGEND**
- EXT EXISTING
 - FUT FUTURE
 - PROP PROPOSED
 - PROP MAJ CONT
 - PROP MIN CONT
 - EXIST MAJ CONT
 - EXIST MIN CONT
 - EX RIPRAP
 - PROP RIPRAP
 - STABILIZED MAINTENANCE ROAD ABOVE EURV
 - STABILIZED MAINT. ROAD BELOW EURV
 - CONC LOW FLOW CHANNEL
 - EX. FLOW ARROW
 - PROP. FLOW ARROW
 - EMERGENCY OVERTFLOW
 - PROPERTY LINE
 - PROP STORM SEWER PIPE
 - EASEMENT LINE
 - WARNING SIGN

FOR LOCATING & MARKING GAS, ELECTRIC, WATER & TELEPHONE LINES
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PAINT BRUSH HILLS FILING NO. 14	
EXTENDED DETENTION POND CAS-BUILT SURVEY EXHIBIT	
PROJECT NO. 10-014	DATE: 04/06/21
DESIGNED BY: GT	HORIZONTAL: 1"=50'
DRAWN BY: CWN	VERTICAL: N/A
CHECKED BY: VAS	SHEET 28 OF 30
	ST31

212 N. WABATCH AVE. STE 305
 COLORADO SPRINGS, CO 80903
 PHONE: 719.555.5485

CIVIL CONSULTANTS, INC.

FOR AND ON BEHALF OF
 M&S CIVIL CONSULTANTS, INC.

NO.	DATE	BY	DESCRIPTION	APPROV. BY	DATE

POND CERTIFICATION

FOREBAY INLETS
 DESIGNED INVERT 30" IN (NE) = 7207.25', SURVEY INVERT 30" IN (NE) = 7207.14'

OUTLET STRUCTURE
 DESIGNED LF CHANNEL INVERT IN = 7190.42', SURVEY INVERT IN = 7190.281'
 DESIGNED 48" INVERT OUT (S) = 7189.84', SURVEY 36" INVERT OUT (S) = 7189.84'
 DESIGNED TOP CONC. BOX/GRADE = 7195.65', SURVEY TOP CONC. GRADE = 7195.42'

SPILLWAY (EDB)
 DESIGNED SPILLWAY ELEVATION = 7199.00', SURVEY SPILLWAY ELEVATION = 7199.05'

VOLUME
 DESIGNED VOLUME = 11.583 ACRE FEET @ 7209.05' (100 YR SURFACE)
 PROVIDED VOLUME = 11.231 ACRE FEET @ 7199.03' (100 YR SURFACE)

CAUTION