

THESE PLANS ACCEPTED FOR USE IN CONSTRUCTION OF THE PUBLIC UTILITY INFRASTRUCTURE AND SERVICE LINES SHOWN ON THESE DOCUMENTS.

WIDEFIELD WATER AND SANITATION DISTRICT

THESE PLANS ACCEPTED FOR USE IN CONSTRUCTION OF THE PUBLIC UTILITY INFRASTRUCTURE AND SERVICE LINES SHOWN ON THESE DOCUMENTS.

FIRE DEPARTMENT APPROVAL:

ALL FIRE HYDRANTS SHALL BE INSTALLED ACCORDING TO SWD SPECIFICATIONS. THE NUMBER OF FIRE HYDRANTS AND HYDRANT LOCATIONS AS SHOWN ON THIS WATER INSTALLATION PLAN ARE CORRECT AND ADEQUATE TO SATISFY THE FIRE PROTECTION REQUIREMENTS AS SPECIFIED BY THE SECURITY FIRE DEPARTMENT OR FOUNTAIN FIRE DEPARTMENT; WHOMEVER HAS JURISDICTION.

LEGAL DESCRIPTION:

A TRACT OF LAND LOCATED IN A PORTION OF THE WEST 1/2 OF SECTION 9, TOWNSHIP 15 SOUTH, RANGE 65 WEST OF THE 6TH P.M., EL PASO COUNTY, COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

- 1) THENCE S89°33'55"W ON THE SOUTH LINE OF THE SW 1/4 OF SAID SECTION 9, A DISTANCE OF 2,495.44 FEET, A DISTANCE OF 10.00 FEET ON THE EASTERLY RIGHT-OF-WAY LINE OF HIGHWAY 21, AS RECORDED IN BOOK 5307 AT PAGE 1472 OF THE RECORDS OF SAID EL PASO COUNTY;
- 2) THENCE N00°21'00"W ON SAID EASTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 222.83 FEET;
- 3) THENCE N89°30'50"E A DISTANCE OF 224.98 FEET;
- 4) THENCE S00°29'10"E A DISTANCE OF 20.98 FEET TO A POINT OF CURVE TO THE LEFT;
- 5) THENCE ON THE ARC OF SAID CURVE, HAVING A RADIUS OF 27.00 FEET, A DELTA ANGLE OF 89°57'15", AN ARC LENGTH OF 42.39 FEET, WHOSE LONG CHORD BEARS S45°27'48"E A DISTANCE OF 38.17 FEET;
- 6) THENCE N89°33'35"E A DISTANCE OF 358.00 FEET TO A POINT OF CURVE TO THE LEFT;
- 7) THENCE ON THE ARC OF SAID CURVE, HAVING A RADIUS OF 20.00 FEET, A DELTA ANGLE OF 90°00'00", AN ARC LENGTH OF 31.42 FEET, WHOSE LONG CHORD BEARS N44°33'35"E A DISTANCE OF 28.28 FEET;
- 8) THENCE N00°26'25"W A DISTANCE OF 55.00 FEET;
- 9) THENCE N89°33'35"E A DISTANCE OF 160.00 FEET;
- 10) THENCE S00°26'25"E A DISTANCE OF 12.59 FEET;
- 11) THENCE N89°33'35"E A DISTANCE OF 110.00 FEET;
- 12) THENCE N00°00'00"E A DISTANCE OF 13.82 FEET;
- 13) THENCE N90°00'00"E A DISTANCE OF 159.90 FEET;
- 14) THENCE N00°26'25"W A DISTANCE OF 193.86 FEET;
- 15) THENCE N14°55'16"E A DISTANCE OF 66.77 FEET;
- 16) THENCE N32°43'04"E A DISTANCE OF 66.86 FEET;
- 17) THENCE N36°30'56"E A DISTANCE OF 65.58 FEET;
- 18) THENCE N36°30'56"E A DISTANCE OF 51.07 FEET;
- 19) THENCE N35°26'44"E A DISTANCE OF 49.01 FEET;
- 20) THENCE N29°42'04"E A DISTANCE OF 49.02 FEET;
- 21) THENCE N27°14'20"E A DISTANCE OF 22.28 FEET;
- 22) THENCE N25°12'20"E A DISTANCE OF 44.55 FEET;
- 23) THENCE N22°29'47"E A DISTANCE OF 44.55 FEET;
- 24) THENCE N19°47'14"E A DISTANCE OF 44.56 FEET;
- 25) THENCE N17°04'35"E A DISTANCE OF 44.59 FEET;
- 26) THENCE N13°41'29"E A DISTANCE OF 44.57 FEET;
- 27) THENCE N10°58'49"E A DISTANCE OF 44.56 FEET;
- 28) THENCE N08°16'16"E A DISTANCE OF 44.55 FEET;
- 29) THENCE N05°32'45"E A DISTANCE OF 44.55 FEET;
- 30) THENCE N02°52'08"E A DISTANCE OF 44.56 FEET;
- 31) THENCE N00°08'37"E A DISTANCE OF 44.57 FEET;
- 32) THENCE N88°27'00"E A DISTANCE OF 160.00 FEET;
- 33) THENCE S01°25'17"E A DISTANCE OF 7.87 FEET;
- 34) THENCE N88°42'27"E A DISTANCE OF 110.10 FEET;
- 35) THENCE N00°00'00"E A DISTANCE OF 214.74 FEET TO A NON-TANGENT CURVE TO THE LEFT;
- 36) THENCE ON THE ARC OF SAID CURVE, HAVING A RADIUS OF 965.00 FEET, A DELTA ANGLE OF 06°15'56", AN ARC LENGTH OF 105.53 FEET, WHOSE LONG CHORD BEARS S70°51'04"E A DISTANCE OF 105.47 FEET;
- 37) THENCE N15°37'58"E A DISTANCE OF 50.00 FEET;
- 38) THENCE S74°09'06"E A DISTANCE OF 5.45 FEET TO A POINT OF CURVE TO THE LEFT;
- 39) THENCE ON THE ARC OF SAID CURVE, HAVING A RADIUS OF 20.00 FEET, A DELTA ANGLE OF 92°53'07", AN ARC LENGTH OF 32.42 FEET, WHOSE LONG CHORD BEARS N59°14'06"E A DISTANCE OF 28.99 FEET;
- 40) THENCE N12°14'24"E A DISTANCE OF 80.40 FEET;
- 41) THENCE N30°26'45"W A DISTANCE OF 5.46 FEET TO A NON-TANGENT CURVE TO THE RIGHT;
- 42) THENCE ON THE ARC OF SAID CURVE, HAVING A RADIUS OF 810.00 FEET, A DELTA ANGLE OF 59°31'04", AN ARC LENGTH OF 841.41 FEET, WHOSE LONG CHORD BEARS N45°24'44"W A DISTANCE OF 804.09 FEET;
- 43) THENCE N15°39'12"W A DISTANCE OF 679.59 FEET TO A POINT OF CURVE TO THE LEFT;
- 44) THENCE ON THE ARC OF SAID CURVE, HAVING A RADIUS OF 110.00 FEET, A DELTA ANGLE OF 79°43'24", AN ARC LENGTH OF 153.06 FEET, WHOSE LONG CHORD BEARS S89°23'18"W A DISTANCE OF 141.01 FEET TO A POINT OF A COMPOUND CURVE;
- 45) THENCE ON THE ARC OF SAID CURVE, HAVING A RADIUS OF 370.00 FEET, A DELTA ANGLE OF 27°29'45", AN ARC LENGTH OF 177.56 FEET, WHOSE LONG CHORD BEARS S35°46'43"W A DISTANCE OF 175.86 FEET;
- 46) THENCE N67°58'24"W A DISTANCE OF 80.00 FEET TO A NON-TANGENT CURVE TO THE RIGHT;
- 47) THENCE ON THE ARC OF SAID CURVE, HAVING A RADIUS OF 450.00 FEET, A DELTA ANGLE OF 35°44'30", AN ARC LENGTH OF 280.72 FEET, WHOSE LONG CHORD BEARS N39°54'03"E A DISTANCE OF 276.19 FEET;
- 48) THENCE N15°39'12"E A DISTANCE OF 128.47 FEET TO A POINT OF CURVE TO THE LEFT;
- 49) THENCE ON THE ARC OF SAID CURVE, HAVING A RADIUS OF 75.00 FEET, A DELTA ANGLE OF 43°29'55", AN ARC LENGTH OF 56.94 FEET, WHOSE LONG CHORD BEARS N36°01'21"E A DISTANCE OF 55.58 FEET TO A NON-TANGENT LINE SEGMENT;
- 50) THENCE N15°39'12"W A DISTANCE OF 394.68 FEET TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY LINE OF BRADLEY ROAD AS RECORDED IN BOOK 5307 AT PAGE 1472 OF THE RECORDS OF SAID EL PASO COUNTY;
- 51) THENCE N74°20'48"E ON SAID RIGHT-OF-WAY, A DISTANCE OF 120.00 FEET;
- 52) THENCE S15°39'12"E A DISTANCE OF 392.40 FEET TO A NON-TANGENT CURVE TO THE LEFT;
- 53) THENCE ON THE ARC OF SAID CURVE, HAVING A RADIUS OF 75.00 FEET, A DELTA ANGLE OF 60°04'25", AN ARC LENGTH OF 78.64 FEET, WHOSE LONG CHORD BEARS S75°37'00"E A DISTANCE OF 75.08 FEET;
- 54) THENCE N74°20'48"E A DISTANCE OF 190.80 FEET;
- 55) THENCE S15°39'12"E A DISTANCE OF 88.00 FEET;
- 56) THENCE S74°20'48"W A DISTANCE OF 149.80 FEET TO A POINT OF CURVE TO THE LEFT;
- 57) THENCE ON THE ARC OF SAID CURVE, HAVING A RADIUS OF 135.00 FEET, A DELTA ANGLE OF 58°24'49", AN ARC LENGTH OF 137.63 FEET, WHOSE LONG CHORD BEARS S45°08'23"W A DISTANCE OF 131.75 FEET TO A NON-TANGENT LINE SEGMENT;
- 58) THENCE S15°39'12"E A DISTANCE OF 686.07 FEET TO A NON-TANGENT LINE SEGMENT;
- 59) THENCE ON THE ARC OF SAID CURVE, HAVING A RADIUS OF 690.00 FEET, A DELTA ANGLE OF 74°20'48", AN ARC LENGTH OF 895.34 FEET, WHOSE LONG CHORD BEARS S52°49'36"E A DISTANCE OF 833.84 FEET;
- 60) THENCE N90°00'00"E A DISTANCE OF 511.94 FEET TO THE NORTH-SOUTH 1/4 LINE OF SAID SECTION 9;
- 61) THENCE S00°13'32"E ON SAID LINE, A DISTANCE OF 1,600.02 FEET TO THE POINT OF BEGINNING.

THE ABOVE TRACT OF LAND CONTAINS 2,431,522 SQUARE FEET OR 55.820 ACRES, MORE OR LESS.

1. TITLE SHEET
2. NOTES AND INDEX SHEET 1
3. NOTES AND INDEX SHEET 2
4. DETAILS SHEET 1
5. DETAILS SHEET 2
6. SITE PLAN 1
7. SITE PLAN 2
8. PLAN & PROFILE BUFFALO HORN DRIVE
9. PLAN & PROFILE BUFFALO HORN DRIVE
10. PLAN & PROFILE SUNDAY GULCH DRIVE
11. PLAN & PROFILE SUNDAY GULCH DRIVE
12. PLAN & PROFILE SUNDAY GULCH DRIVE
13. PLAN & PROFILE WINDY PASS COURT &  
STORM CASTLE COURT
14. PLAN & PROFILE WAGON HAMMER DRIVE
15. PLAN & PROFILE WAGON HAMMER DRIVE
16. PLAN & PROFILE LAZY RIDGE DRIVE,  
SIDEWINDER DR., & TRIPLE TREE LOOP
17. PLAN & PROFILE LOOKOUT COURT
18. PLAN & PROFILE FALLING ROCK DRIVE
19. PLAN & PROFILE BIG JOHNSON DRIVE
20. PLAN & PROFILE LEGACY DRIVE
21. PLAN & PROFILE LEGACY DRIVE
22. PLAN & PROFILE LEGACY DRIVE
23. PLAN & PROFILE FRONTSIDE DRIVE
24. SEWER PLAN AND PROFILE FALLING ROCK  
DRIVE & BUFFALO HORN DRIVE
25. EAST DETENTION POND PLAN
26. EAST DETENTION POND DETAILS
27. GRADING AND EROSION CONTROL PLAN 1
28. GRADING AND EROSION CONTROL PLAN 2
29. GRADING AND EROSION CONTROL PLAN 3
30. GRADING AND EROSION CONTROL DETAILS 1
31. GRADING AND EROSION CONTROL DETAILS 2
32. MASTER UTILITY PLAN 1
33. MASTER UTILITY PLAN 2
34. SIGNING AND STRIPING 1
35. SIGNING AND STRIPING 2
36. ROUNDABOUT PROFILES 1
37. ROUNDABOUT PROFILES 2
38. ROUNDABOUT PROFILES 3
39. ROUNDABOUT SIGHT DISTANCE
40. ROUNDABOUT PATHS

SCALE: 1"=500'

STANDARD NOTES:

SEE SHEET 2

**OWNER / DEVELOPER:**  
COLA, LLC  
555 MIDDLE CREEK PARKWAY, SUITE 380  
COLORADO SPRINGS, CO 80921

STANTEC CONSULTING INC.  
5725 MARK DABLING BLVD, SUITE 1901  
COLORADO SPRINGS, CO 80919

WIDEFIELD WATER AND SANITATION DISTRICT  
MR. ROBERT BANNISTER  
8495 FONTAINE BLVD.  
COLORADO SPRINGS, CO 80925  
PHONE: (719) 390-7111

PHONE: (719) 520-6460  
DATE OF PREPARATION:  
 DECEMBER 2018

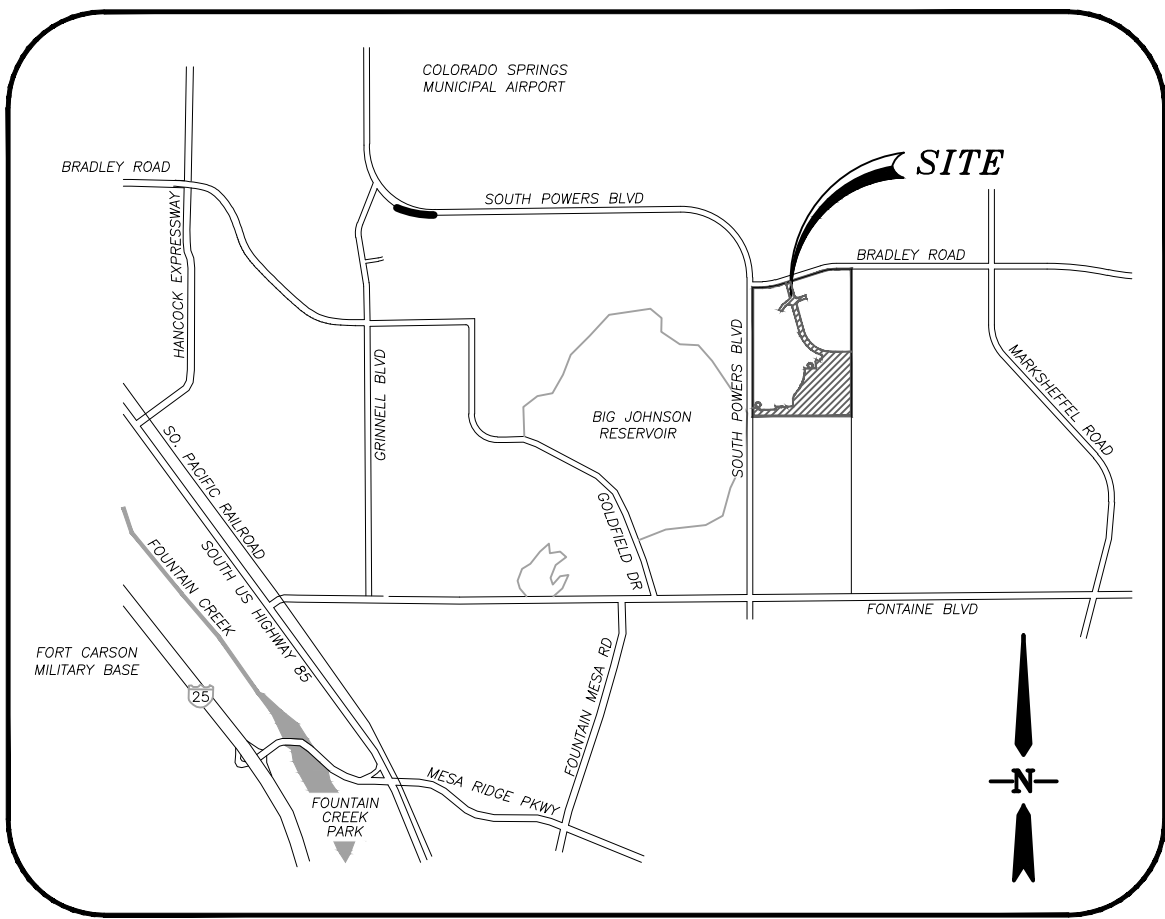
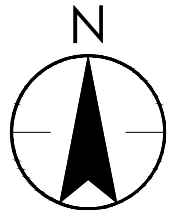
MOUNTAINVIEW ELECTRIC ASSOCIATION  
PHONE: (719) 495-2283

COLORADO SPRINGS UTILITIES  
PHONE: (719) 448-4800

EL PASO COUNTY PUBLIC SERVICES  
DEPARTMENT  
PHONE: (719) 520-6460

EL PASO COUNTY PUBLIC SERVICES  
DEPARTMENT  
PHONE: (719) 520-6460

DATE OF PREPARATION:  
DECEMBER 2018



*N.T.S.*

WATER STATEMENT:

THE UNDERSIGNED OWNER/DEVELOPER AGREES THAT THE INSTALLATION OF THE PROPOSED WATER FACILITIES WILL BE MADE IN ACCORDANCE WITH WIDEFIELD WATER AND SANITATION DISTRICT (WWSO) SPECIFICATIONS. ALL PIPELINES SHALL BE INSTALLED TO A DEPTH OF COVER OF FIVE (5) FEET TO FLOW LINE FOR WATER MAINS UP TO TWELVE (12) INCH DIAMETER AND A MINIMUM COVER OF FOUR (4) FEET FOR LARGER DIAMETER MAINS AT FINAL GRADE. ANY CHANGES REQUIRED TO MEET THE ABOVE SPECIFICATIONS SHALL BE AT THE EXPENSE OF THE OWNER/DEVELOPER. COVER IN EXCESS OF 5'-6" SHALL BE SUPPORTED BY PLAN AND PROFILE DRAWINGS APPROVED BY THE WWSO. ANY WATER MAIN, SERVICE LINE OR APPURTENANCE THAT IS TO BE RELOCATED OR ADJUSTED BY THE CONTRACTOR OR DEVELOPMENT SHALL BE ACCOMPLISHED BY THE DEVELOPER, BUILDER, CONTRACTOR OR PERSON OR PERSONS REQUIRING THE MOVEMENT, RELOCATION OR ADJUSTMENT AT NO EXPENSE TO THE WWSO.

SIGNED: \_\_\_\_\_ DATE: \_\_\_\_\_  
OWNER/DEVELOPER: KEVIN HOWARD, AUTHORIZED AGENT

DBA: COLA LLC

ADDRESS: 555 MIDDLE CREEK PARKWAY, SUITE 380  
COLORADO SPRINGS, CO 80921

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

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

JENNIFER IRVINE, P.E. DATE  
COUNTY ENGINEER/ECM ADMINISTRATOR

ANY PROPOSED MODIFICATION TO THE APPROVED GRADING AND EROSION CONTROL PLAN MUST BE SUBMITTED, ALONG WITH SUPPORTING DOCUMENTS, TO THE COUNTY ENGINEER FOR APPROVAL PRIOR TO ANY WORK RELATED TO THE PROPOSED MODIFICATION TAKING PLACE. APPROVAL FROM THE COUNTY ENGINEER SHALL BE ISSUED IF THE APPLICANT DEMONSTRATES THAT THE MODIFICATION WILL PROVIDE SOIL EROSION CONTROLS EQUIVALENT TO OR EXCEEDING THOSE OF THE PREVIOUSLY APPROVED GRADING AND EROSION CONTROL PLAN.

THE DEVELOPER AGREES TO COMPLY WITH THE REQUIREMENTS OF THE GRADING AND EROSION CONTROL PLAN.

SIGNED: \_\_\_\_\_ DATE \_\_\_\_\_  
DEVELOPER: KEVIN HOWARD, AUTHORIZED AGENT

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

THESE PLANS WERE PREPARED FOR OR ON BEHALF OF STANTEC CONSULTIN SERVICES UNDER THE SUPERVISION OF:

CHARLENE M. DURHAM, P.E. 36727

DATE \_\_\_\_\_

[illegible]



WIDEFIELD WATER AND SANITATION DISTRICT (WWSD)  
GENERAL NOTES FOR WASTE WATER COLLECTION SYSTEM CONSTRUCTION

GENERAL

- ALL WORK SHALL BE IN ACCORDANCE WITH THE WIDEFIELD WATER AND SANITATION DISTRICT (WWSD) SEWER USE REGULATIONS (SUR), THE WIDEFIELD WATER AND SANITATION DISTRICT DESIGN CRITERIA AND STANDARD SPECIFICATIONS AND THE WWSD POLICIES, PROCEDURES AND AGREEMENTS PERTAINING TO THIS PROJECT.
- THE CONTRACTOR SHALL COORDINATE AND PROVIDE FOR DETERMINING THE LOCATION AND PROVIDING FOR PROTECTION OF EXISTING UTILITIES AND DRAINAGE STRUCTURES. THE UTILITY NOTIFICATION CENTER OF COLORADO SHALL BE CONTACTED BY DIALING 811 OR 1-800-922-1987.
- SUFFICIENT CLEARANCE SHALL BE MAINTAINED BETWEEN THE EXCAVATION FOR THE NEW WASTEWATER FACILITIES AND ANY POWER OR TELEPHONE POLE OR GUY WIRE. IN CASES WHERE FAILURE OF A POLE IS POSSIBLE, THE CONTRACTOR SHALL CONTACT THE APPROPRIATE UTILITY FOR ASSISTANCE TO TEMPORARILY BRACE OR SUPPORT THE POLE AS REQUIRED. IN THE CASE WHERE A GUY WIRE OR ITS ANCHOR IS IN DIRECT CONFLICT WITH THE WORK PROPOSED, THE CONTRACTOR SHALL COORDINATE WITH THE APPROPRIATE UTILITY FOR THE REMOVAL AND REINSTALLATION OF THE CONFLICTING GUY WIRE OR ANCHOR AS REQUIRED.
- NO EXCAVATED MATERIAL SHALL BE PLACED UNDER OVERHEAD ELECTRIC CONDUCTORS OR AROUND POLES OR TEMPORARILY STORED UNDER LINES WITHOUT FIRST CONSULTING WITH THE ELECTRIC UTILITY TO DETERMINE IF ADEQUATE CLEARANCES WILL BE MAINTAINED. NO PERSON, TOOL OR EQUIPMENT SHALL OPERATE CLOSER THAN 10 FEET TO ANY PORTION OF ANY ENERGIZED LINE WITHOUT FIRST COMPLYING WITH THE PROVISIONS OF COLORADO REVISED STATUTES 1973, SECTION 1, TITLE 9, ARTICLE 2.5, 102 AND 103.
- THE CONTRACTOR SHALL NOT DISTURB ANY EXISTING UTILITIES UNLESS OTHERWISE NOTED ON THE DRAWINGS. ALL UTILITIES SHALL REMAIN IN SERVICE AT ALL TIMES DURING CONSTRUCTION UNLESS OTHER ARRANGEMENTS, ACCEPTABLE TO THE UTILITY OWNER, ARE MADE BETWEEN THE CONTRACTOR, THE RESPECTIVE UTILITY DEPARTMENT AND WHERE APPROPRIATE, THE PRIVATE PROPERTY OWNER(S).
- THE CONTRACTOR IS RESPONSIBLE TO INSURE THAT ALL WORK IS PERFORMED IN ACCORDANCE WITH APPLICABLE STANDARDS AND REGULATIONS AS SET FORTH BY THE OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION (OSHA).

EARTHWORK

- ALL EXCAVATION, PIPE EMBEDMENT AND TRENCH BACKFILL SHALL BE IN ACCORDANCE WITH THE WIDEFIELD WATER AND SANITATION DISTRICT SEWER USE REGULATIONS AND THE DISTRICT DESIGN CRITERIA AND STANDARD SPECIFICATIONS AND SHALL CONFORM TO THE REQUIREMENTS OF THE LOCAL AUTHORITY GOVERNING WORK IN AND USE OF PUBLIC RIGHT-OF-WAYS.
- IN THOSE AREAS WHERE CONSTRUCTION ACTIVITY ALTERS EXISTING DRAINAGE CONFIGURATIONS, DRAINAGE PATTERNS SHALL BE RESTORED TO AS GOOD AS OR BETTER CONDITIONS THAN THOSE THAT EXISTED PRIOR TO THE CONSTRUCTION ACTIVITY.
- COMPACTION SHALL BE IN COMPLIANCE WITH THE WIDEFIELD WATER AND SANITATION DISTRICT SEWER USE REGULATIONS. IN THOSE AREAS WHERE CUT PERMITS ARE ISSUED BY AN OUTSIDE AUTHORITY OR IN CASE OF CONFLICT IN THE REFERENCED STANDARDS, COMPLY WITH THE MORE STRINGENT SPECIFICATION.
- ANY MATERIAL NOT SUITABLE FOR INCORPORATION INTO TRENCH BACKFILL OR STREET SUBGRADE SHALL BE REMOVED FROM THE SITE.
- ANY SOIL THAT IS DISTURBED BELOW THE DESIGNATED SUBGRADE ELEVATIONS BY CONSTRUCTION ACTIVITIES SHALL BE REPLACED IN ACCORDANCE WITH THE WIDEFIELD WATER AND SANITATION DISTRICT DESIGN CRITERIA AND STANDARD SPECIFICATIONS.

TRAFFIC CONTROL AND STREET SURFACE RESTORATION

- ALL STREET SURFACE RESTORATION SHALL BE IN ACCORDANCE WITH THE REQUIREMENTS OF THE APPLICABLE AGENCY HAVING JURISDICTION OVER THE ROADWAY, SUBJECT TO THE ACCEPTANCE BY THE WIDEFIELD WATER AND SANITATION DISTRICT.

SANITARY SEWER SERVICE LINES

- SANITARY SEWER SERVICE LINES MUST BE INSTALLED IN ACCORDANCE WITH THE REQUIREMENTS OF THE WIDEFIELD WATER AND SANITATION DISTRICT SEWER USE REGULATIONS AND THE WIDEFIELD WATER AND SANITATION DISTRICT DESIGN CRITERIA AND STANDARD SPECIFICATIONS.
- SANITARY SEWER SERVICE CONNECTIONS USING IN-LINE TEES OR SADDLE TAP TEES SHALL BE INSTALLED NO LESS THAN 5- FEET FROM ANY MANHOLE AND NO LESS THAN 3- FEET FROM AN ADJACENT SEWER SERVICE CONNECTION OR TAP.
- THE CONTRACTOR SHALL NOTIFY THE WIDEFIELD WATER AND SANITATION DISTRICT 48-HOURS PRIOR TO COMMENCING EXCAVATION FOR A SANITARY SEWER SERVICE LINE AND COORDINATE THE REQUIRED INSPECTIONS.
- CLEANOUTS SHALL BE INSTALLED WHERE HORIZONTAL DEFLECTIONS IN ALIGNMENT OCCUR IN ACCORDANCE WITH THE WIDEFIELD WATER AND SANITATION DISTRICT DESIGN CRITERIA AND STANDARD SPECIFICATIONS.
- ALL SERVICE LINE INSTALLATIONS SHALL BE INSPECTED BY THE WIDEFIELD WATER AND SANITATION DISTRICT PRIOR TO BACKFILLING.
- SANITARY SEWER SERVICE LINES SHALL BE INSTALLED WITH AN ABSOLUTE MINIMUM SLOPE OF 2% UNLESS SPECIFICALLY AUTHORIZED BY THE WIDEFIELD WATER AND SANITATION DISTRICT IN WRITING.

GENERAL CONSTRUCTION NOTES

- SHOP DRAWING SUBMITTALS SHALL BE MADE TO THE WIDEFIELD WATER AND SANITATION DISTRICT FOR ALL MATERIALS TO BE INCORPORATED INTO THIS PROJECT.
- ALL SEWER MAIN AND SERVICE LINE WORK SHALL BE UNDERTAKEN UTILIZING CLASS "B" BEDDING. REFER TO THE WIDEFIELD WATER AND SANITATION DISTRICT DESIGN CRITERIA AND STANDARD SPECIFICATIONS FOR THE REQUIRED PIPELINE EMBEDMENT.
- ANY SIGNS, DELINEATOR POSTS, MAILBOXES, NEWSPAPER BOXES AND OTHER APPURTENANCES REMOVED DURING CONSTRUCTION SHALL BE REINSTALLED IN THE SAME LOCATION AND IN AN ACCEPTABLE CONDITION.
- IN THOSE AREAS WHERE NEW PIPELINE CONSTRUCTION IMPACTS EXISTING FENCING, THE CONTRACTOR SHALL REMOVE

THE FENCING AS NECESSARY. ALL FENCING REMOVED DURING CONSTRUCTION SHALL BE REINSTALLED IN A CONDITION AS GOOD AS OR BETTER THAN ORIGINALLY FOUND.

- EXISTING PROPERTY CORNERS AND SECTION MONUMENTATION SHALL NOT BE DISTURBED. IN THE EVENT ANY EXISTING PROPERTY MONUMENTATION IS DISTURBED DURING THE COURSE OF CONSTRUCTION, IT SHALL BE REPLACED BY A SURVEYOR LICENSED IN THE STATE OF COLORADO.
- THE CONTRACTOR SHALL SET ALL MANHOLE RINGS AND COVERS OUTSIDE OF PAVED ROADWAYS OR HARDSCAPED AREAS 2-INCHES ABOVE THE FINISH GRADE AND INSTALL A CARSONITE MARKER POST AT EACH MANHOLE. THE CONTRACTOR SHALL COORDINATE WITH THE WIDEFIELD WATER AND SANITATION DISTRICT FOR THE PLACEMENT OF THE CARSONITE MARKERS AT ALL OFF-ROAD MANHOLE LOCATIONS.
- IN PAVED ROADS OR HARDSCAPED SURFACES, MANHOLE RINGS SHALL BE SET ¼-INCH BELOW FINISH GRADE. CARE SHALL BE TAKEN IN FINAL GRADING TO PRECLUDE PONDING OF SURFACE WATER OVER MANHOLE RINGS AND COVERS.
- THE CONTRACTOR SHALL REVIEW THE DETAILS IN THE WIDEFIELD WATER AND SANITATION DISTRICT SEWER USE REGULATIONS AND STANDARD DRAWINGS FOR MANHOLE WALL THICKNESS, BASE DIAMETER AND THICKNESS, STEEL REQUIREMENTS AND WATERPROOFING REQUIREMENTS. MANHOLE BASES SHALL BE PRECAST UNITS UNLESS APPROVED IN ADVANCE BY THE WIDEFIELD WATER AND SANITATION DISTRICT.
- THE CONTRACTOR SHALL COORDINATE THE INSTALLATION OF CONCRETE/GROUT FILLETS IN THE MANHOLES WITH THE WIDEFIELD WATER AND SANITATION DISTRICT TO ENSURE PROPER PERFORMANCE AND ACHIEVEMENT OF DESIGN INTENT. FULL DEPTH, EQUAL TO THE PIPE DIAMETER, FLOW CHANNELS ARE REQUIRED.
- THE CONTRACTOR IS TO UNDERTAKE HIS WORK IN ACCORDANCE WITH OSHA'S CONFINED SPACE ENTRY REQUIREMENTS.
- NEW MATERIALS SHALL BE USED FOR ALL WORK UNLESS NOTED OTHERWISE ON THE DRAWINGS.
- POSITIVE DRAINAGE SHALL BE PROVIDED AWAY FROM ALL STRUCTURES. FINAL GRADING IS SUBJECT TO REVIEW AND APPROVAL.
- THE SUBGRADE UNDERNEATH ALL STRUCTURES SHALL BE ADEQUATELY STABILIZED IN ACCORDANCE WITH THE WIDEFIELD WATER AND SANITATION DISTRICT SEWER USE REGULATIONS.
- ALL SANITARY SEWER COLLECTION SYSTEM COMPONENTS ARE SUBJECT TO PRESSURE TESTING IN ACCORDANCE WITH THE WIDEFIELD WATER AND SANITATION DISTRICT DESIGN CRITERIA AND STANDARD SPECIFICATIONS. PRIOR TO FINAL ACCEPTANCE BY THE DISTRICT, ALL SANITARY SEWER LINES SHALL BE PROFESSIONALLY CLEANED, INSPECTED BY INTERNAL VIDEO CAMERA AND WRITTEN RECORDS AND DIGITAL VIDEO DISK (DVD) RECORDINGS FURNISHED TO THE WIDEFIELD WATER AND SANITATION DISTRICT FOR REVIEW AND APPROVAL.
- THE PIPELINE INSTALLATION SHALL GENERALLY BE ACCOMPLISHED FROM THE LOWEST PORTION OF THE PROJECT PROCEEDING UPHILL.
- FLAT TOP LIDS ON PRECAST CONCRETE MANHOLES ARE REQUIRED FOR ALL MANHOLES 5.0 FEET AND LESS IN DEPTH. ECCENTRIC CONES ARE TO BE INSTALLED ON ALL MANHOLES WITH DEPTHS GREATER THAN 5.0 FEET.
- THE CONTRACTOR SHALL THICKEN FILLETS IN MANHOLES AT THE DIRECTION OF THE WIDEFIELD WATER AND SANITATION DISTRICT WHERE THE UPSTREAM LINES HAVE EXCESSIVE GRADES.
- ALL POLYVINYLCHLORIDE (PVC) PIPE SHALL BE IN CONFORMANCE WITH ASTM D3034 (GREEN IN COLOR) AND INSTALLED PER ASTM D2321. PIPE STANDARD DIMENSION RATIO (SDR) OR PIPE STIFFNESS (PS) MAY VARY AND SHALL BE SHOWN ON THE CONSTRUCTION DRAWINGS.
- WHERE THE NEW SANITARY SEWER MAIN IS LESS THAN 18 VERTICAL INCHES UNDER A WATER MAIN, THE CONTRACTOR SHALL INSTALL A 20-FOOT LONG SEGMENT OF DUCTILE IRON PIPE (DIP) IN THE SANITARY SEWER MAIN CENTERED ON THE WATER MAIN CROSSING. THE DIP SHALL BE CONNECTED TO THE PVC SANITARY SEWER MAIN WITH WATERTIGHT FERNCO TYPE COUPLINGS ENCASED IN REINFORCED CONCRETE 12-INCHES LONG, 6-INCHES THICK. MATCH INVERTS OF THE DIP AND PVC PIPE.
- ALL DUCTILE IRON PIPING UTILIZED WITHIN THE WIDEFIELD WATER AND SANITATION DISTRICT SHALL HAVE AN INTERIOR COATING OR LINING IN ACCORDANCE WITH THE REQUIREMENTS OF THE WIDEFIELD WATER AND SANITATION DISTRICT DESIGN CRITERIA AND STANDARD SPECIFICATIONS SPECIFICALLY DESIGN, APPLIED AND INSTALLED FOR CORROSION CONTROL.
- THE SANITARY SEWER PIPELINE SHALL BE INSTALLED IN STRAIGHT ALIGNMENTS BETWEEN MANHOLES UNLESS OTHERWISE APPROVED BY THE WIDEFIELD WATER AND SANITATION DISTRICT.
- THE CONTRACTOR IS RESPONSIBLE FOR ANY DAMAGE TO THE EXISTING WASTEWATER PIPELINES OR MANHOLES AS A RESULT OF THEIR CONSTRUCTION ACTIVITY.
- ALL PIPELINES SHALL BE "AS BUILT" SURVEYED AND "AS BUILT" DRAWINGS SUBMITTED TO THE WIDEFIELD WATER AND SANITATION DISTRICT FOR REVIEW AND ACCEPTANCE. PAPER OR "HARD COPY" DRAWINGS AND ELECTRONIC AUTOCAD FILES ARE REQUIRED. REFER TO THE WIDEFIELD WATER AND SANITATION DISTRICT DESIGN CRITERIA AND STANDARD SPECIFICATIONS FOR THE REQUIRED ELECTRONIC FILE FORMAT, HORIZONTAL COORDINATE SYSTEM AND VERTICAL DATUM.
- THE CONTRACTOR SHALL PROCURE AND FAMILIARIZE HIMSELF WITH THE WIDEFIELD WATER AND SANITATION DISTRICT (WWSD) SEWER USE REGULATIONS (SURS), THE WIDEFIELD WATER AND SANITATION DISTRICT DESIGN CRITERIA AND STANDARD SPECIFICATIONS AND THE SSD POLICIES, PROCEDURES AND AGREEMENTS PERTAINING TO THIS PROJECT PRIOR TO COMMENCING CONSTRUCTION. A COPY OF THE DISTRICT'S SEWER USE REGULATIONS AND DESIGN CRITERIA AND STANDARD SPECIFICATIONS SHALL BE ON-SITE ANY TIME CONSTRUCTION IS BEING ACCOMPLISHED.
- MANHOLE ENTRY PERMIT: THE WIDEFIELD WATER AND SANITATION DISTRICT WILL AUTHORIZE THE CONTRACTOR TO ENTER DISTRICT-OWNED MANHOLES; HOWEVER, THE DISTRICT WILL NOT ISSUE AN "ENTRY PERMIT" TO THE CONTRACTOR FOR ANY CONFINED SPACE. PRIOR TO ANY ENTRY, THE CONTRACTOR SHALL PROVIDE HIS OWN PERSONNEL CAPABLE AND QUALIFIED TO ISSUE AN ENTRY PERMIT AND SHALL BE EQUIPPED FOR ENTRY INTO CONFINED SPACES. THE WIDEFIELD WATER AND SANITATION DISTRICT WILL ASSUME NO RESPONSIBILITY FOR THE CONTRACTOR'S ENTRY INTO DISTRICT-OWNED MANHOLES.
- ALL MANHOLES SHALL HAVE A FOUR (4) FOOT INSIDE DIAMETER UNLESS OTHERWISE SHOWN ON THE CONSTRUCTION DRAWINGS.
- THE WARRANTY FOR COMPLETED WORK SHALL EXTEND FOR A TWO-YEAR PERIOD FROM THE DATE OF ACCEPTANCE OF THE PROJECT BY THE DISTRICT.

WIDEFIELD WATER AND SANITATION DISTRICT (WWSD)  
GENERAL NOTES FOR WATER DISTRIBUTION SYSTEM CONSTRUCTION

GENERAL

- "DISTRICT MAINS" AS DEFINED IN SECTION 2.01 (A) OF THE WIDEFIELD WATER AND SANITATION DISTRICT (WWSD) STANDARD SPECIFICATIONS WILL BE LOCATED WITHIN PUBLIC RIGHT-OF-WAY AND OR EASEMENTS AS DETERMINED BY THE WATER DISTRICT. PUBLIC RIGHT-OF-WAYS MUST BE APPROVED BY THE LOCAL LAND USE AUTHORITY IN THE SUBDIVISION PLAT OR OTHERWISE BY DEDICATION AND ACCEPTANCE.
- THE WATER DISTRICT MUST RECEIVE SIGNED AND RECORDED COPIES OF ALL EASEMENT AGREEMENTS PRIOR TO THE START OF CONSTRUCTION.


WATER MAINS & APPURTENANCES

- POTHOLING OR EXCAVATION FOR WATER MAINS CROSSING EXISTING UTILITIES OR OBSTRUCTIONS SHALL BE PERFORMED IN THE DESIGN STAGE OF THE PLAN PREPARATION. THE LOCATION OF CONNECTION OF NEW WATER MAINS TO THE EXISTING DISTRIBUTION SYSTEM FACILITIES SHALL BE EXCAVATED AND HORIZONTAL AND VERTICAL LOCATION OF EXISTING FACILITIES DETERMINED BY PRECISE SURVEY. THE POTHOLE AND SURVEY DATA SHALL BE SHOWN ON THE FINAL APPROVED WATER MAIN PLANS AND/ OR DRAWINGS.
- THE CONTRACTOR IS REQUIRED TO NOTIFY THE WIDEFIELD WATER AND SANITATION DISTRICT INSPECTOR OFFICE TWO WORKING DAYS PRIOR TO BEGINNING CONSTRUCTION. THE DISTRICT WILL BE NOTIFIED FIVE WORKING DAYS PRIOR TO ANY SHUT DOWN OF EXISTING SERVICE DUE TO CONSTRUCTION.
- REUSE OF ANY MATERIALS OR REJECTION OF ANY NEW MATERIALS SHALL BE AT THE SOLE DISCRETION OF THE WIDEFIELD WATER AND SANITATION DISTRICTS INSPECTOR. THE DISTRICT'S DECISION SHALL BE FINAL.
- ALL STREET VALVE BOXES SHALL BE TYLER/UNION SLIP TYPE (664-A, 26T+36B IS REFERENCE TO LEVEL ONE ASSEMBLY, LESS LID WHICH IS A 5/4 DROP LID MARKED "WATER"). STREET VALVE BOXES SHALL BE SET 0"- 1/4" BELOW FINAL PAVEMENT SURFACE ELEVATION. FINAL SURFACE ELEVATION SHALL BE CONSTRUCTED AS ASSEMBLY IS DESIGNED (TOP SECTION FLANGE WILL BEAR APPLIED LOADING. DROP-IN RISERS SHALL NOT BE USED.
- ALL WATER MAINS AND APPURTENANCES DELIVERED TO THE SITE FOR INSTALLATION SHALL BE KEPT CLEAN. THE ENDS OF PIPES AND FITTINGS SHALL BE COVERED AT THE TIME OF DELIVERY TO PROTECT THE INNER SURFACES FROM COMING INTO CONTACT WITH MOISTURE, DIRT, DUST, DEBRIS AND ANIMALS AND REMAIN PROTECTED UNTIL INSTALLATION IS COMPLETE.

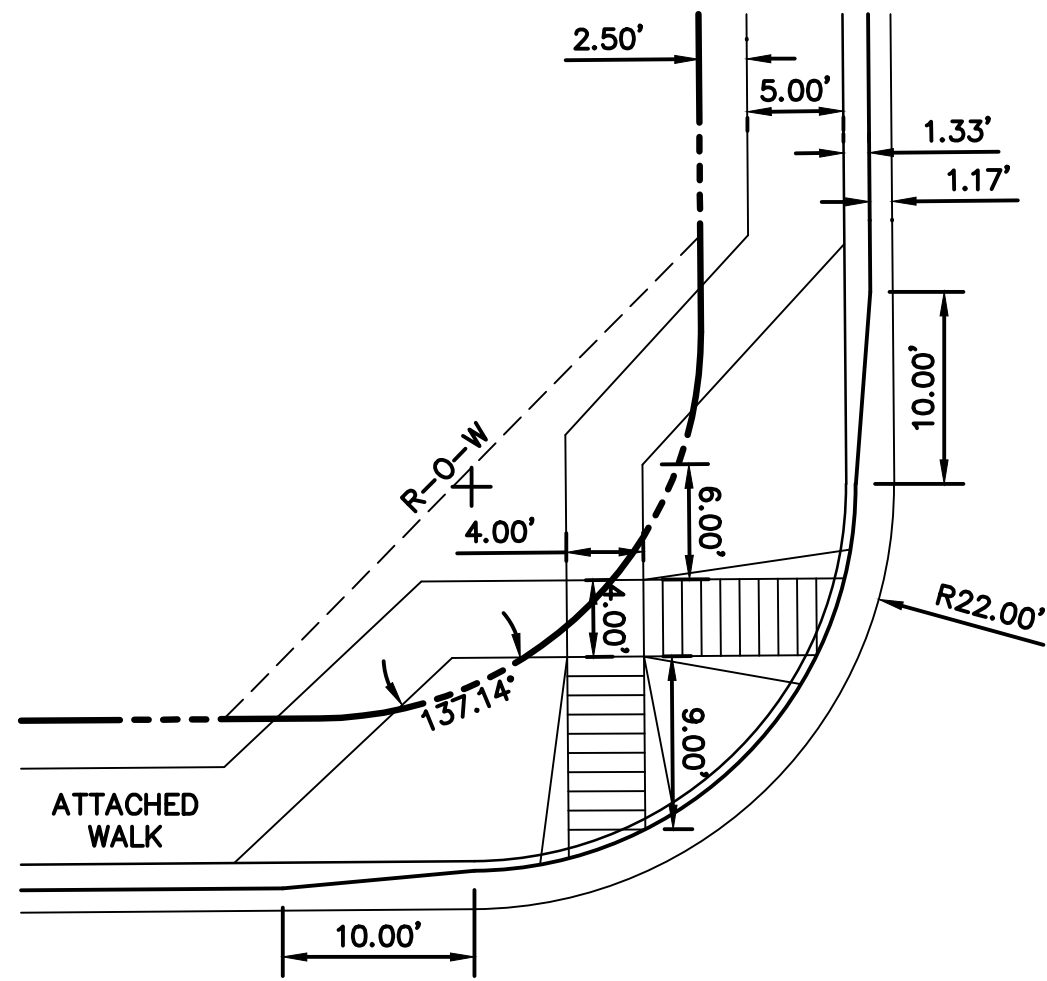
WATER SERVICE LINES

- SERVICE LINES SHALL BE INSTALLED WITH WET TAPS FOR CORPORATION STOPS. LINES ONE (1) INCH AND SMALLER DIAMETER SHALL BE DIRECT TAPPED (CC THREADED). TAPS ONE AND A HALF (1 ½) INCH AND LARGER REQUIRE A TWELVE (12) INCH LONG, CC THREADED, FUSION EPOXY COATED, STEEL TAPPING SLEEVE OR CUT IN TEE.
- EACH BUSINESS, EACH RESIDENCE, AND EACH UNIT OF A DUPLEX HAVING SEPARATE WATER FACILITIES SHALL HAVE A SEPARATE METER AND WATER SERVICE LINE FROM THE MAIN TO THE METER ASSEMBLY.
- EXISTING BUSINESSES OR RESIDENCES THAT MODIFY, EXPAND OR SPLIT SPACE THAT NOW HAVE ONE SERVICE LINE, SHALL INSTALL A NEW SERVICE LINE AND METER ASSEMBLY ALL THE WAY TO THE MAIN IF THERE IS TO BE A SEPARATE BUSINESS OR RESIDENCE.
- TAPPING PERMITS MUST BE APPLIED FOR AT THE WIDEFIELD WATER AND SANITATION DISTRICT OFFICE LOCATED AT 8495 FONTAINE BLVD. COLORADO SPRINGS, CO 80925. PHONE 719-390-7111, AND PAID FOR AT LEAST 24 HOURS PRIOR TO TAPPING.
- ALL SERVICE TAPS ON WATER MAINS WITHIN THE SWD DISTRIBUTION SYSTEM SHALL BE ACCOMPLISHED BY THE CONTRACTOR, WHO SHALL NOTIFY THE DISTRICT 24 HOURS PRIOR TO TAPPING. PROPERTY CORNERS SHALL BE CLEARLY MARKED BY CONTRACTOR OR OWNER PRIOR TO TAPPING.
- SERVICE LINE MATERIAL SHALL BE DriscoPlex®5100 Ultra-Line®POLYETHYLENE (PE) PIPING, SIDR--7, (OR WWSD APPROVED) ACCOMPANIED BY A #6 BARE COPPER LOCATION WIRE. CURB STOPS AND CORPORATION STOPS SHALL BE FORD BRASS. CURB STOP BOXES SHALL BE TYLER, BOTTOM SLIP JOINT AND TOP SCREW JOINT.
- SERVICE LINES SHALL ENTER THE LOT AS CLOSE AS POSSIBLE TO 90-DEGREES TO THE FRONT PROPERTY LINE. SERVICE LINES SHALL HAVE NO LESS THAN 10- FEET OF SEPARATION FROM SEWER SERVICES AND NO LESS THAN 6- FEET OF SEPARATION FROM ALL OTHER UTILITIES. BENCHING OF WATER SERVICE LINES ABOVE SEWER SERVICES IN A COMMON DITCH IS NOT PERMITTED. CURB STOPS SHALL BE SET AT A DEPTH OF 4- FEET TO FINAL GRADE OR AT SIDEWALK ELEVATION. CURB STOPS SHALL NOT BE LOCATED IN SIDEWALKS OR DRIVEWAYS.
- DRAWINGS FOR NON-RESIDENTIAL SERVICE INSTALLATIONS SHALL HAVE A DETAIL OF THE UTILITY ROOM SHOWING METER(S), PRV, BACKFLOW DEVICE, ISOLATION VALVES, FLOOR DRAINS, AND OTHER REQUIRED APPURTENANCES. BACKFLOW DEVICES SHALL BE TESTED BY A CERTIFIED BACKFLOW TECHNICIAN PRIOR TO INITIAL ACCEPTANCE BY THE DISTRICT. THE DISTRICT SHALL RECEIVE COPIES OF TEST RESULTS ON DISTRICT TEST FORMS AVAILABLE AT THE DISTRICT OFFICE.

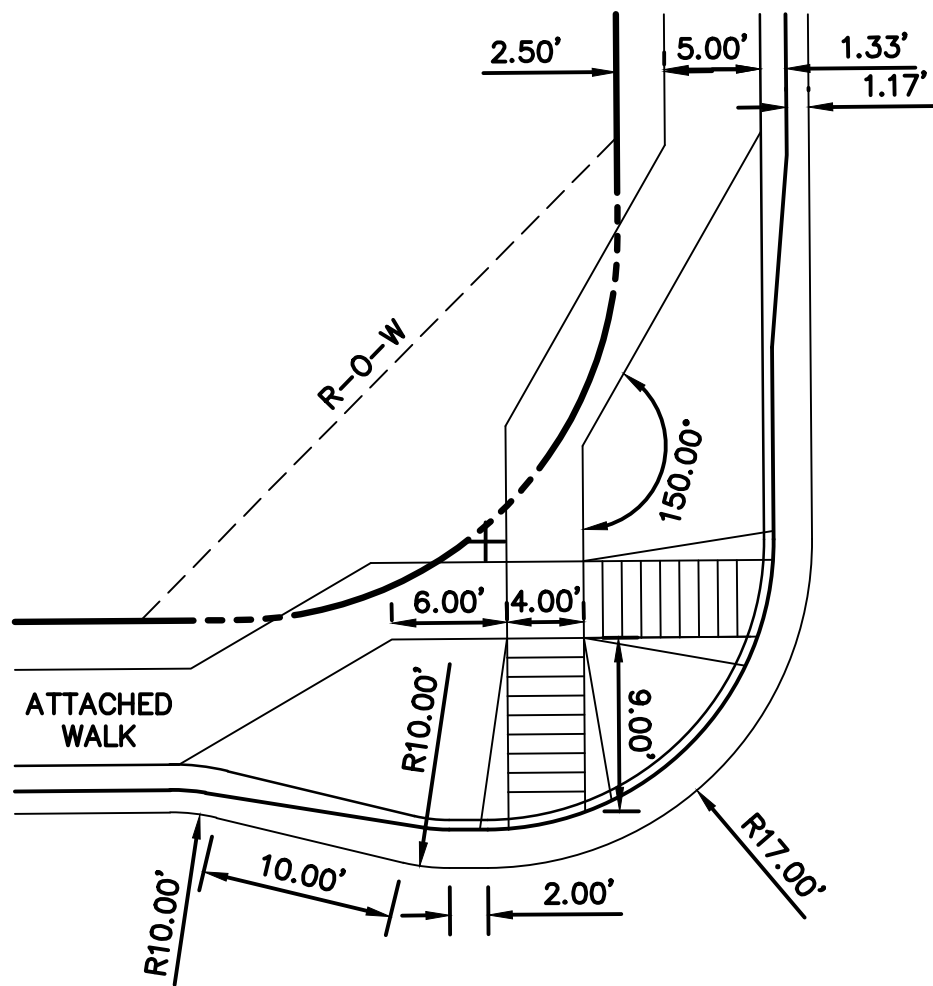
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Revision				By	Appd.	YY.MM.DD	Issued				By	Appd.	YY.MM.DD	Project No. 181710415				Scale SCALE													
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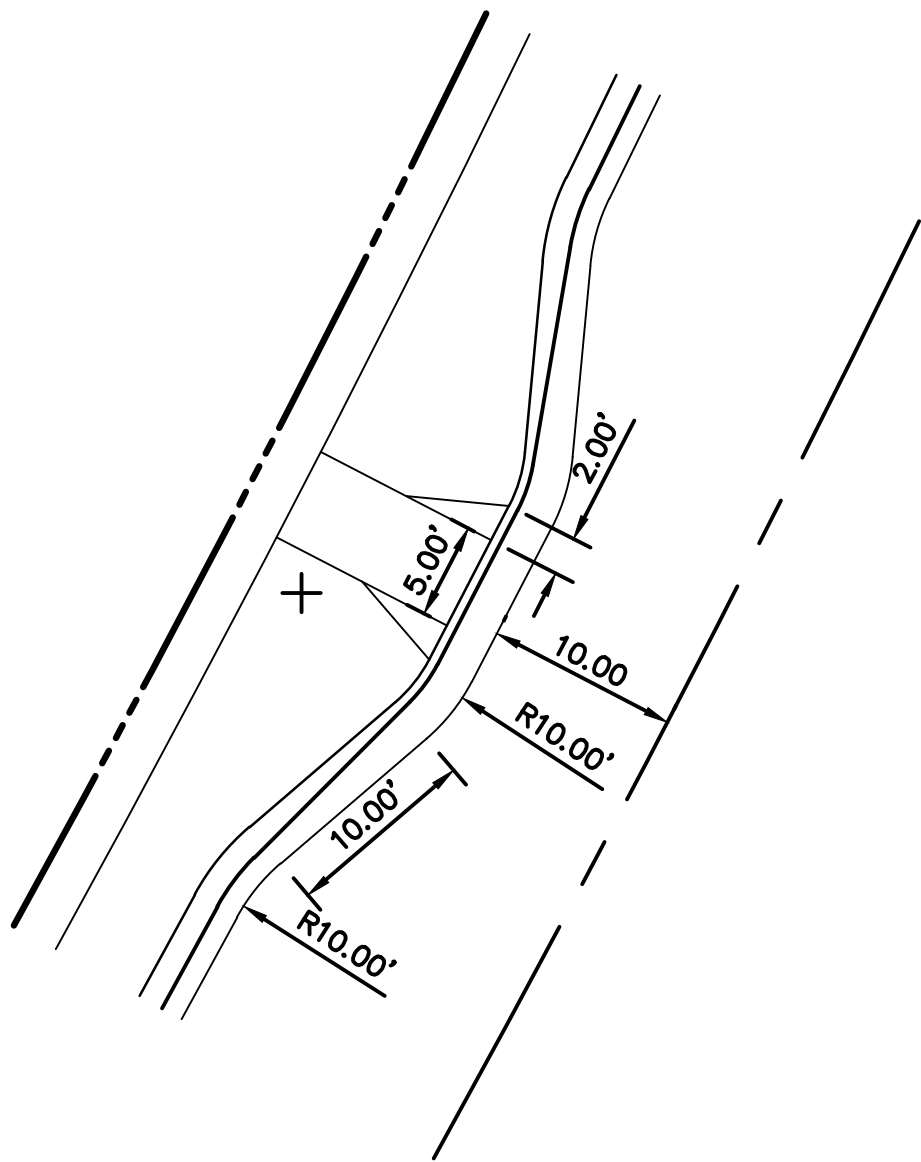
EL PASO COUNTY CONSTRUCTION PLANS STANDARD NOTES	
1.	ALL DRAINAGE AND ROADWAY CONSTRUCTION SHALL MEET THE STANDARDS AND SPECIFICATIONS OF THE CITY OF COLORADO SPRINGS/EL PASO COUNTY DRAINAGE CRITERIA MANUAL, VOLUMES 1 AND 2, AND THE EL PASO COUNTY ENGINEERING CRITERIA MANUAL.
2.	CONTRACTOR SHALL BE RESPONSIBLE FOR THE NOTIFICATION AND FIELD LOCATIONS 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 EL PASO COUNTY STANDARDS, INCLUDING THE LAND DEVELOPMENT CODE, THE ENGINEERING CRITERIA MANUAL, THE DRAINAGE CRITERIA MANUAL, AND THE DRAINAGE CRITERIA MANUAL VOLUME 2. ANY DEVIATIONS FROM REGULATIONS AND STANDARDS MUST BE REQUESTED, AND APPROVED, IN WRITING. ANY MODIFICATIONS NECESSARY TO MEET CRITERIA AFTER-THE-FACT WILL BE ENTIRELY THE DEVELOPER'S RESPONSIBILITY TO RECTIFY.
5.	IT IS THE DESIGN ENGINEER'S RESPONSIBILITY TO ACCURATELY SHOW EXISTING CONDITIONS, BOTH ONSITE AND OFFSITE, ON THE CONSTRUCTION PLANS. ANY MODIFICATIONS NECESSARY DUE TO CONFLICTS, OMISSIONS, OR CHANGED CONDITIONS WILL BE ENTIRELY THE DEVELOPER'S RESPONSIBILITY TO RECTIFY.
6.	CONTRACTOR SHALL SCHEDULE A PRE-CONSTRUCTION MEETING WITH EL PASO COUNTY DEVELOPMENT SERVICES DEPARTMENT (DSD) – 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 DSD. 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 DSD.
10.	CONTRACTOR SHALL COORDINATE GEOTECHNICAL TESTING PER ECM STANDARDS. PAVEMENT DESIGN SHALL BE APPROVED BY EL PASO COUNTY DSD 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 DOT AND MUTCD CRITERIA. [IF APPLICABLE, ADDITIONAL SIGNING AND STRIPING NOTES WILL BE PROVIDED.]
14.	CONTRACTOR SHALL OBTAIN ANY PERMITS REQUIRED BY EL PASO COUNTY PUBLIC SERVICES DEPARTMENT, INCLUDING WORK WITHIN THE RIGHT-OF-WAY AND SPECIAL TRANSPORT PERMITS.
15.	THE LIMITS OF CONSTRUCTION SHALL REMAIN WITHIN THE PROPERTY LINE UNLESS OTHERWISE NOTED. THE OWNER/DEVELOPER SHALL OBTAIN WRITTEN PERMISSION AND EASEMENTS, WHERE REQUIRED, FROM ADJOINING PROPERTY OWNER(S) PRIOR TO ANY OFF-SITE DISTURBANCE, GRADING, OR CONSTRUCTION.



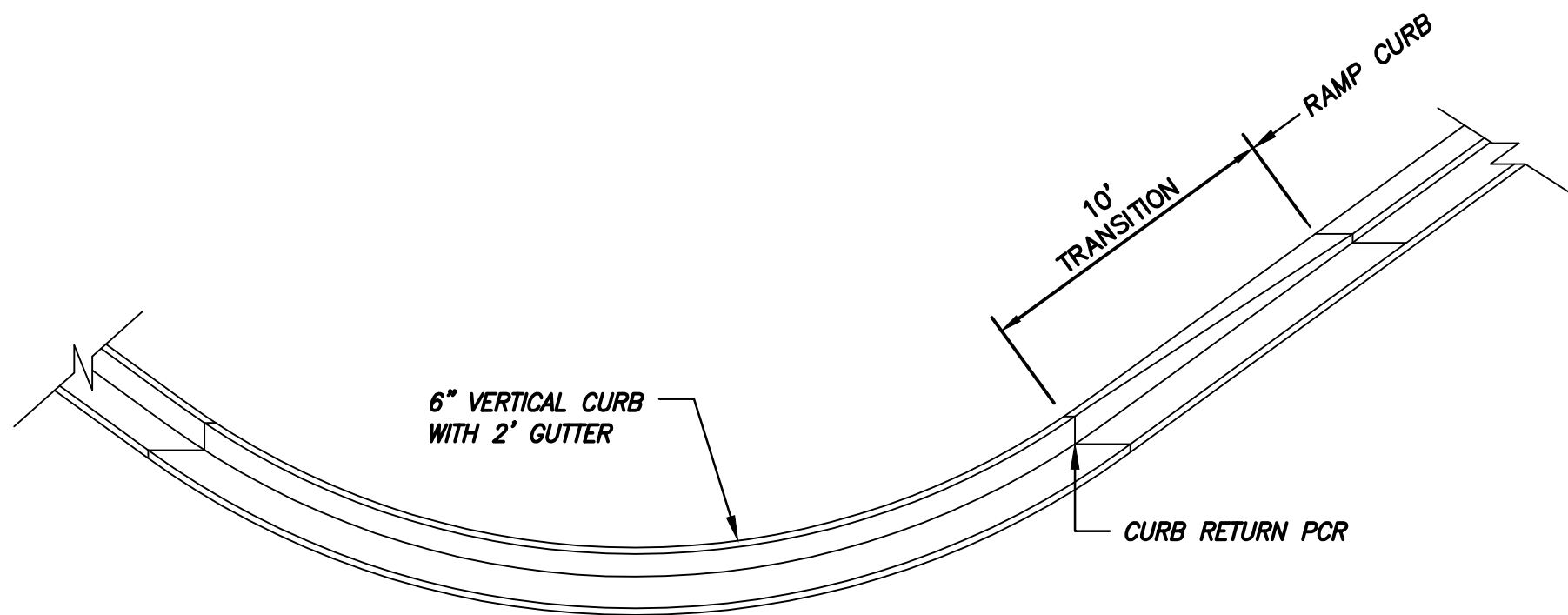
**PEDESTRIAN RAMPS  
AT INTERSECTION DETAIL**  
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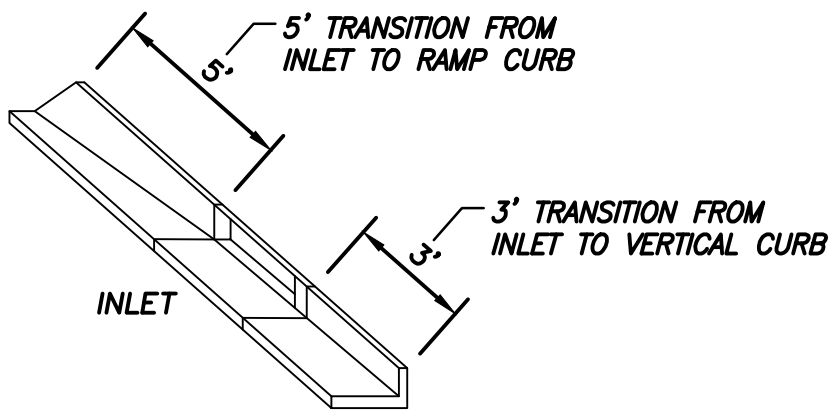
**BUMP OUT DETAIL**  
SCALE : N.T.S.



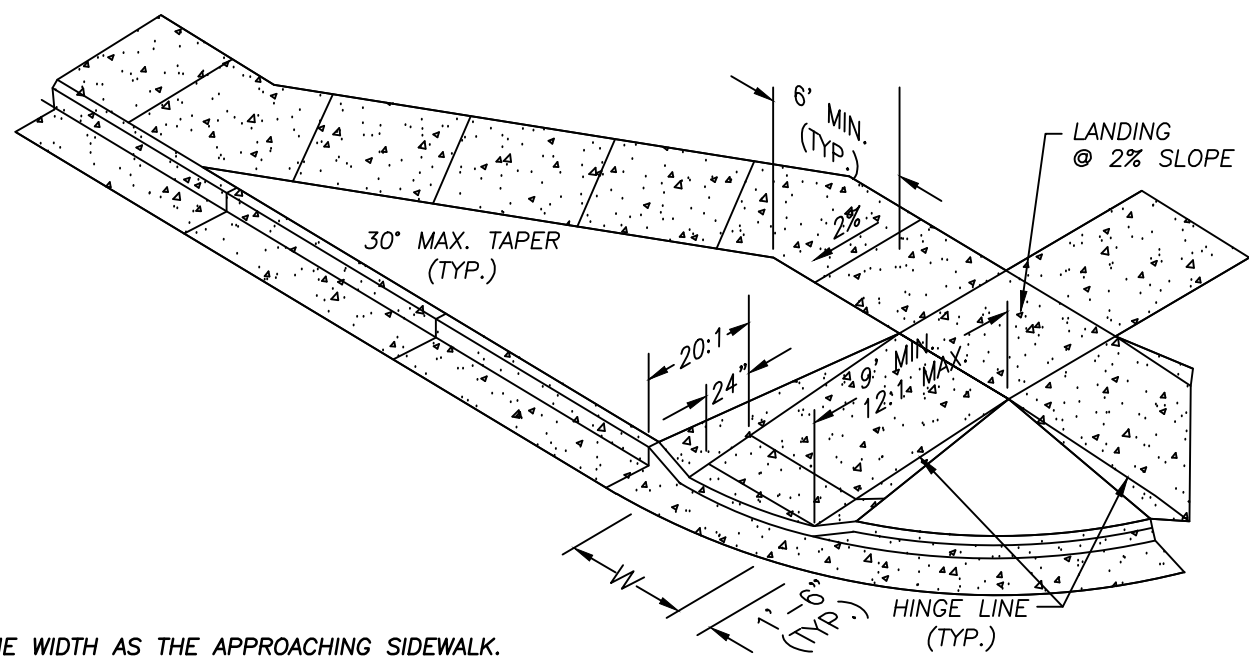
**MID-RAMP BUMP OUT DETAIL**  
SCALE : N.T.S.



**CURB TRANSITION DETAIL**  
SCALE : N.T.S.

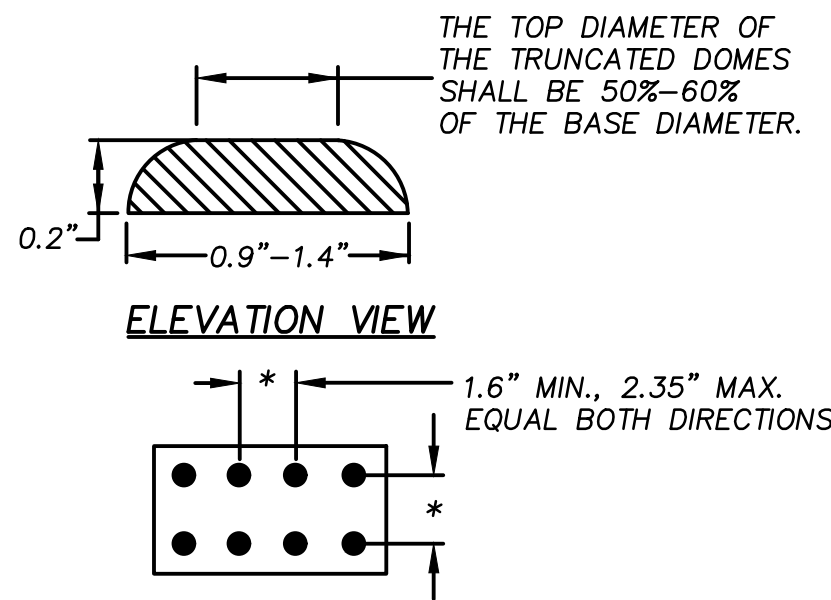


**CURB INLET DETAIL**  
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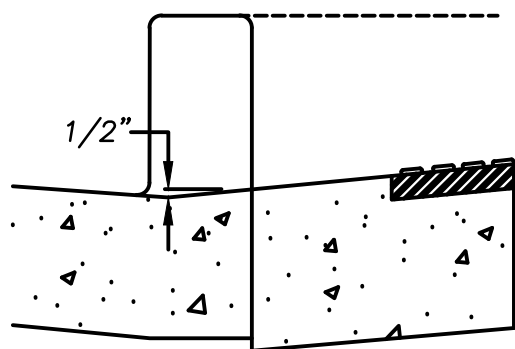


W = SAME WIDTH AS THE APPROACHING SIDEWALK,  
BUT NOT LESS THAN 4.0 FEET

**PEDESTRIAN RAMP DETAILS**  
N.T.S.



**DOMES SPACING**  
**TRUNCATED DOME DETAILS**  
N.T.S.



**FLOWLINE TO RAMP RISE**  
N.T.S.

NOTE: SPACING & DIMENTIONING PER EL PASO COUNTY  
STANDARD RAMP DETAIL SD\_2-40

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Client/Project  
COLA, LLC

THE TRAILS AT ASPEN RIDGE  
FILING NO. 1  
EL PASO COUNTY, CO

Title

DETAILS SHEET 1

Project No.  
181710415

Scale  
SCALE

Drawing No.

Sheet

Revision

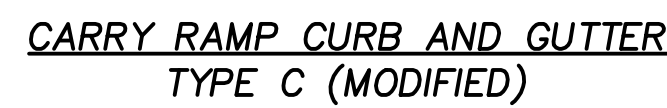
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4 of 40

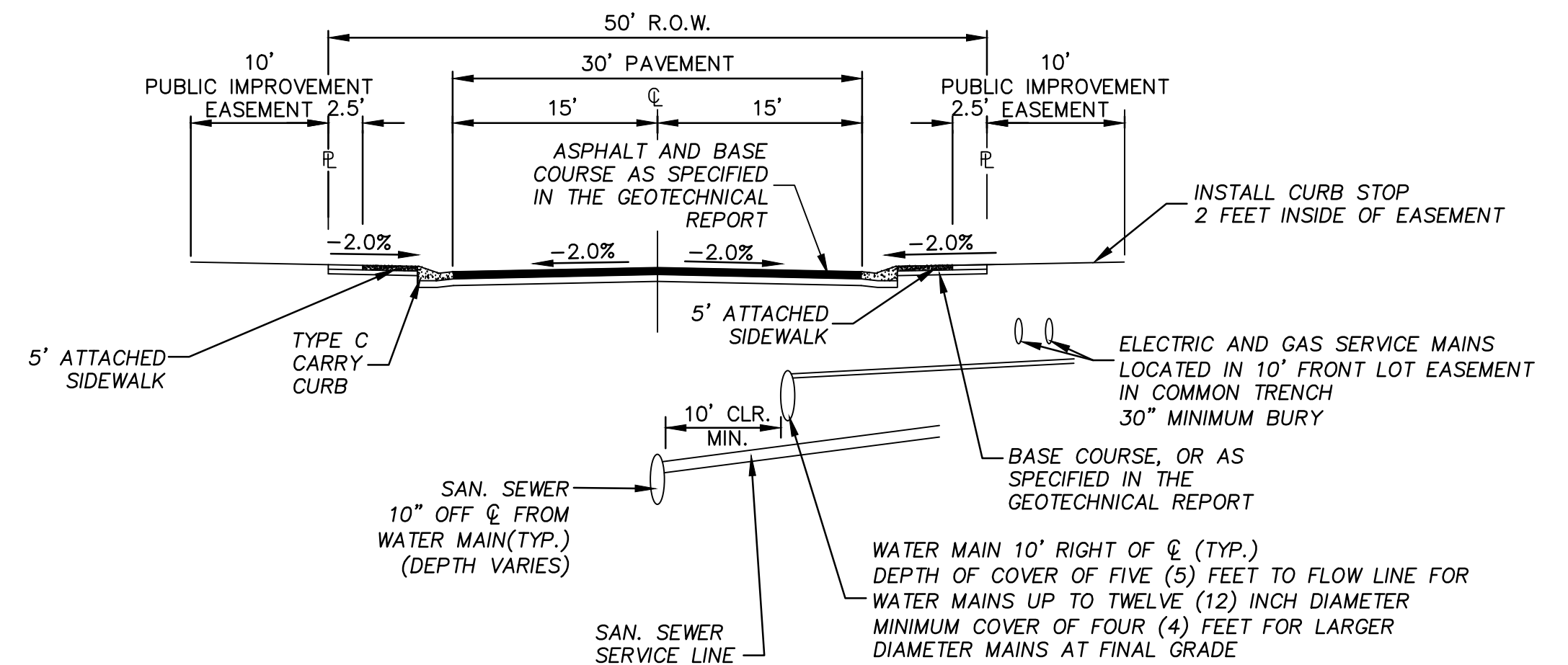
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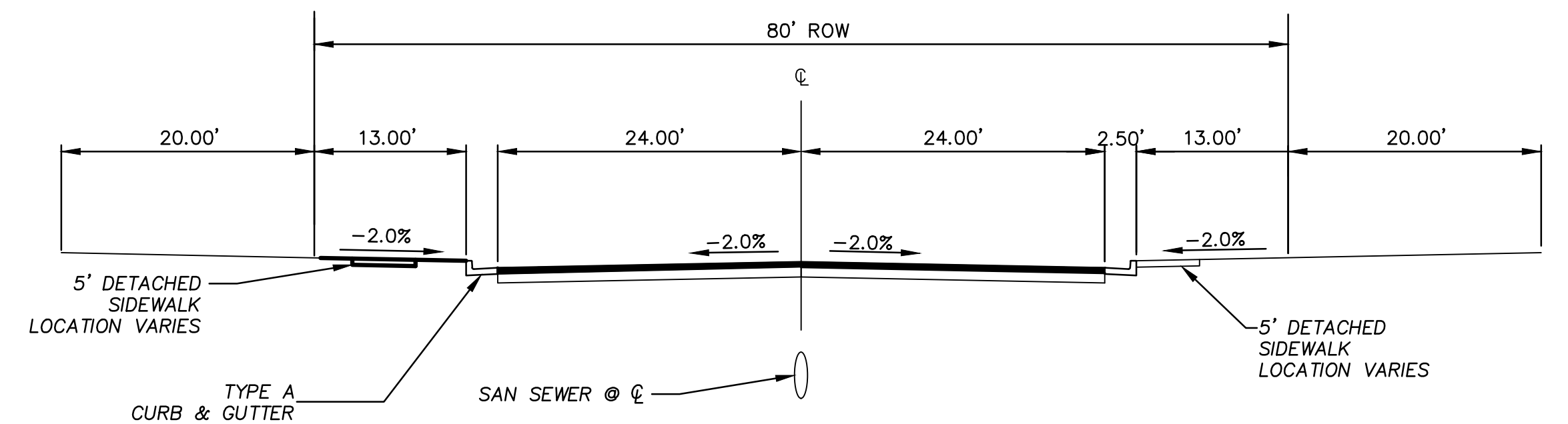
1. ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE CURRENT ENGINEERING CRITERIA MANUAL AND ADA REQUIREMENTS.
2. CONTRACTOR TO NOTIFY ENGINEERING DIVISION INSPECTION STAFF 48 HOURS PRIOR TO CONCRETE PLACEMENT.
3. PEDESTRIAN RAMP CONSTRUCTION SHALL BE A MINIMUM 3000 PSI CONCRETE, MINIMUM 4" THICK, NON-COLORED, NON-SCORED, COARSE BROOM FINISH.
4. RAMP LOCATION AND LENGTH MAY REQUIRE MODIFICATION TO MAINTAIN THE 12:1 MAXIMUM RUNNING RAMP SLOPE AND 20:1 DETECTABLE WARNING AREA DUE TO STREET INTERSECTION GRADES AND/ OR ALIGNMENT.
5. DETECTABLE WARNING AREA SHALL START A MINIMUM OF 6" BUT NOT MORE THAN 8" FROM THE FLOW LINE OF THE CURB AT ANY POINT.
6. DETECTABLE WARNING AREA SHALL BE PREFABRICATED REDDISH INTEGRALLY COLORED TRUNCATED-DOME SURFACED THERMOPLASTIC.
7. THE DETECTABLE WARNING AREA SHALL BE 24" IN LENGTH AND THE FULL WIDTH OF THE RAMP.
8. RAMP WIDTH REQUIRED IS SAME AS APPROACHING SIDEWALK; 4' MINIMUM.
9. MID-BLOCK OR TERMINAL RAMPS WHICH MAY BE PARALLEL SUBJECT TO APPROVAL.
10. AVOID PLACING DRAINAGE STRUCTURES, TRAFFIC SIGNAL/SIGNAGE, UTILITIES/JUNCTION BOXES, OR OTHER OBSTRUCTIONS WITHIN PROPOSED RAMP AREAS.
11. RAMP LOCATION AND LENGTH MAY REQUIRE MODIFICATION TO MAINTAIN THE 20:1 DETECTABLE WARNING AND 12:1 MAXIMUM RUNNING SLOPE DUE TO INTERSECTION STREET GRADES AND /OR ALIGNMENT.
12. WHERE THE 1'-6" FLARED SIDE(S) OF A PERPENDICULAR CURB RAMP IS (ARE) CONTIGUOUS WITH A PEDESTRIAN OR HARD SURFACE AREA, THE FLARE WIDTH SHALL BE INCREASED TO 8' MINIMUM AND THE MAXIMUM FLARE SLOPE SHALL NOT EXCEED 10:1.
13. PEDESTRIAN WALKWAY AND/OR LOCATION OF EXISTING OR FUTURE PEDESTRIAN RAMPS ON OPPOSITE CORNERS SHALL BE REVIEWED BEFORE CONSTRUCTING OF NEW RAMPS. NEW RAMPS SHALL ALIGN WITH EXISTING RAMPS AND PEDESTRIAN WALKWAY.
14. AT MARKED PEDESTRIAN CROSSINGS, THE BOTTOM OF THE RAMPS, EXCLUSIVE OF THE FLARE SIDE, SHALL BE TOTALLY CONTAINED WITHIN THE MARKINGS.



**PROPOSED CURB & GUTTER**  
**N.T.S.**

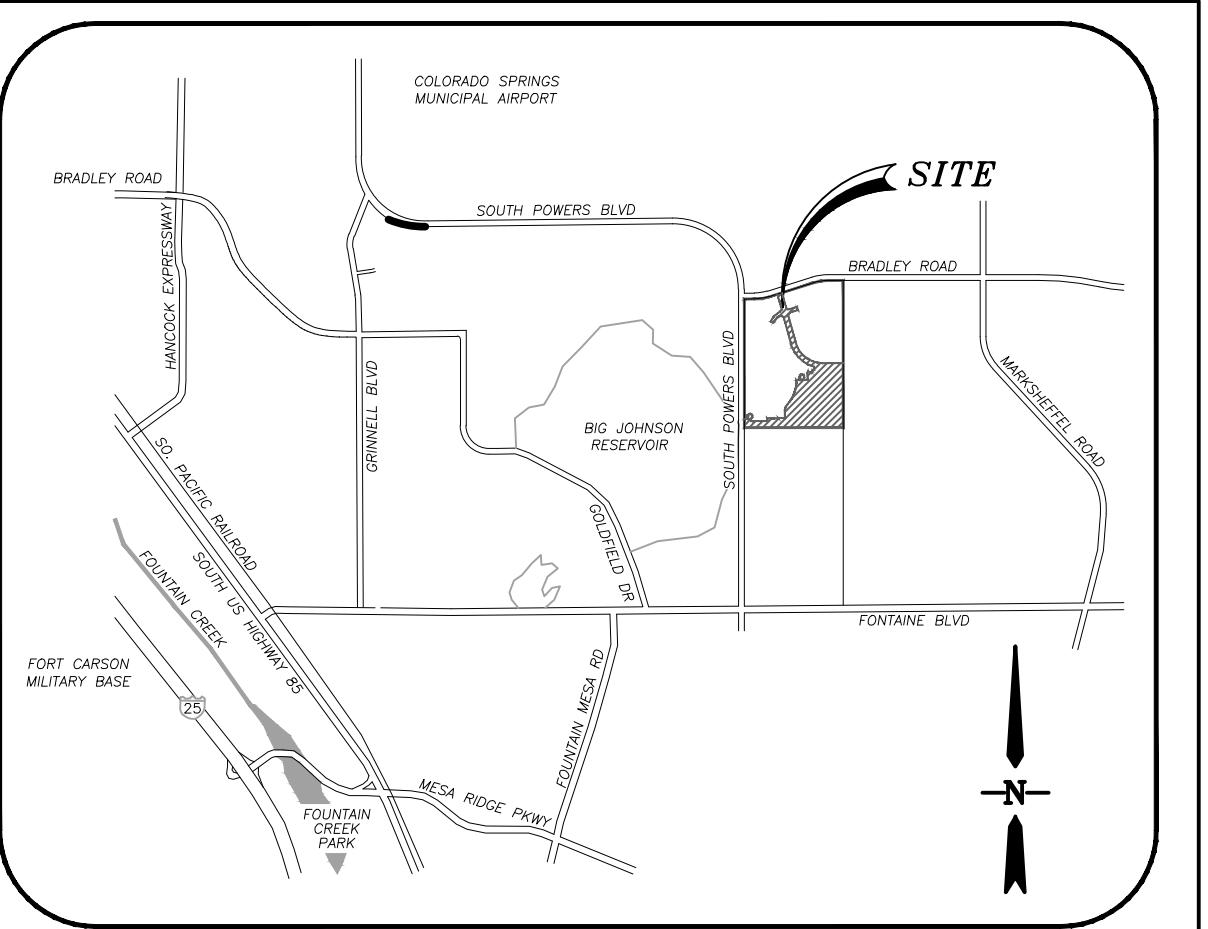
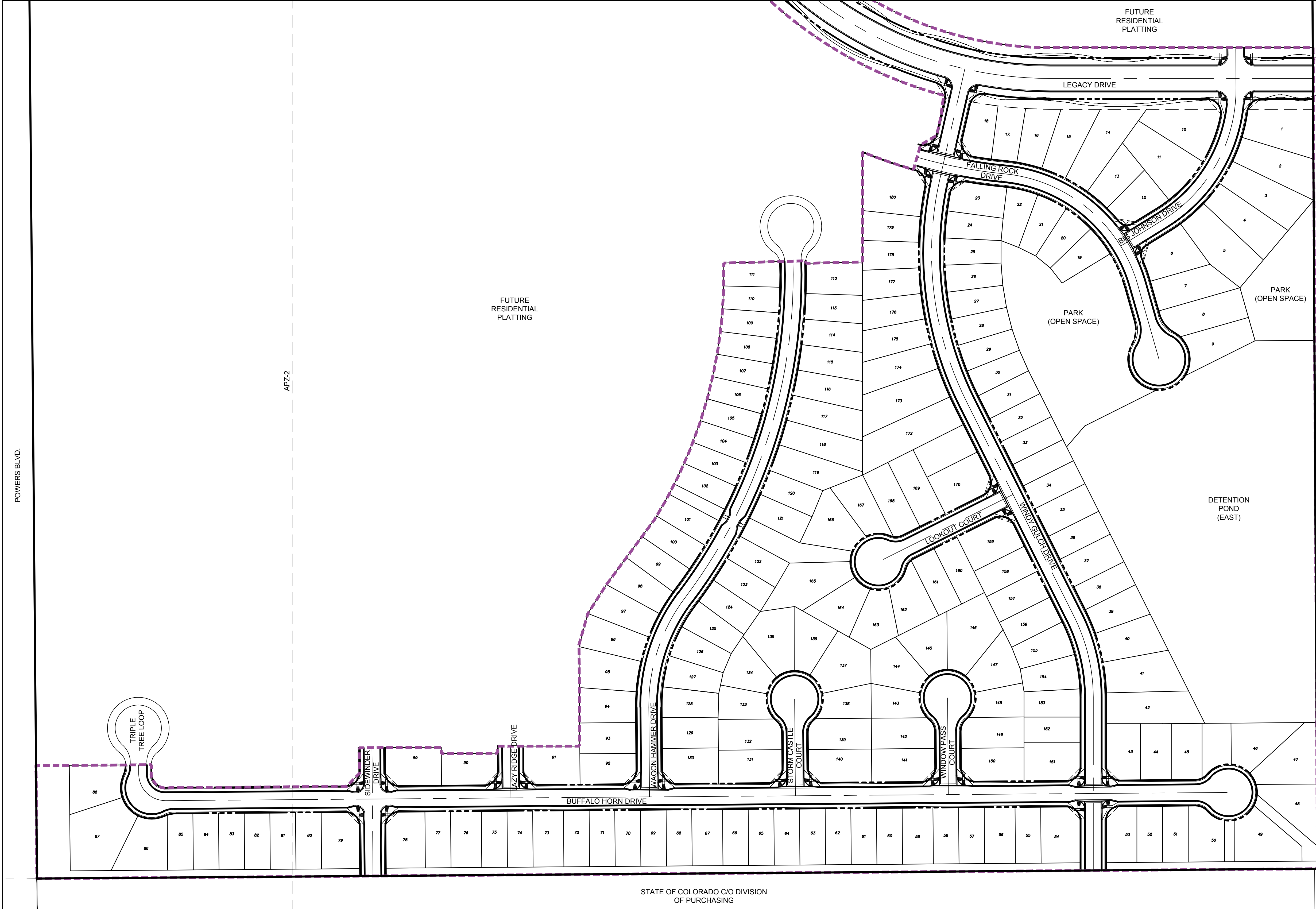


**50' TYPICAL URBAN LOCAL RESIDENTIAL**  
**DESIGN SPEED = 25 MPH** **N.T.S.**

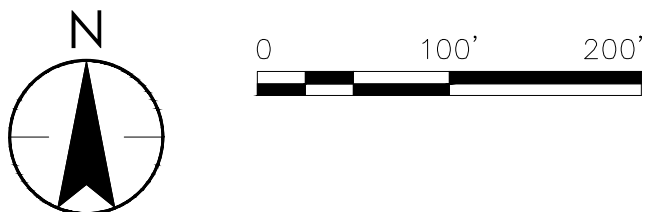


**80' TYPICAL URBAN NON RESIDENTIAL COLLECTOR**  
**DESIGN SPEED = 40 MPH**  
**SCALE : N.T.S.**

[illegible]



VICINITY MAP  
N.T.S.



Revision	By	Appd.	YY.MM.DD

Issued	By	Appd.	YY.MM.DD

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COLA, LLC

THE TRAILS AT ASPEN RIDGE  
FILING NO. 1  
EL PASO COUNTY, CO

File Name: 004-site plan.dwg TDO JWW TDO 18.10.16  
Dwn. Chkd. Dsgn. YY.MM.DD

Title  
SITE PLAN 1

Project No.  
181710415

Drawing No.

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Scale  
1" = 100'

Sheet

6 of 40

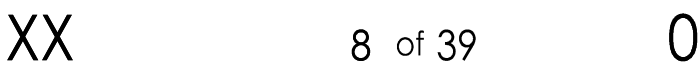
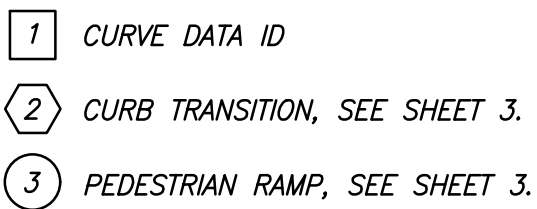
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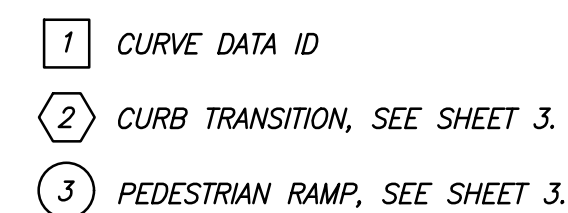




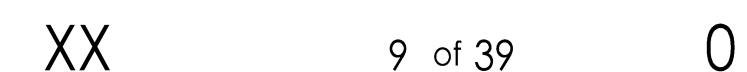






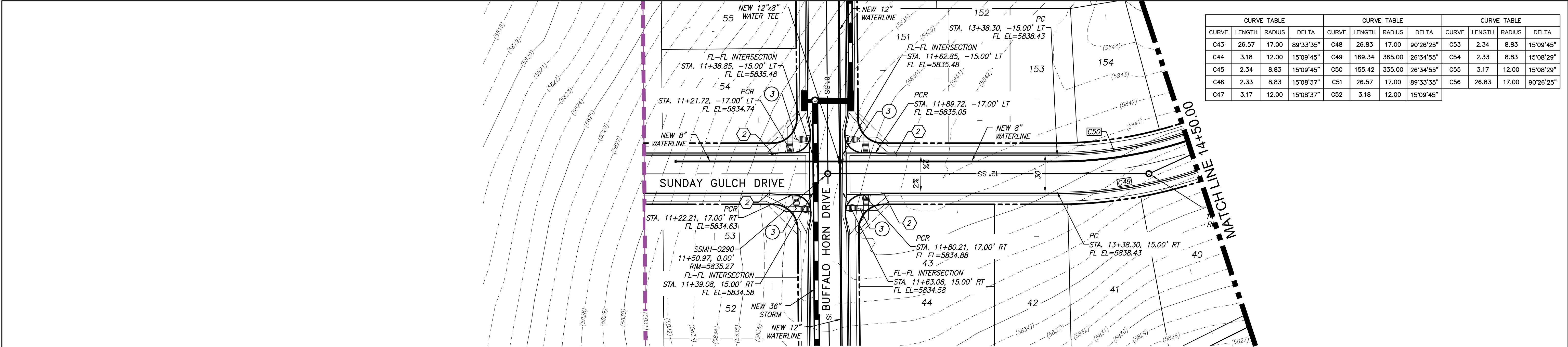


CURVE TABLE			
CURVE	LENGTH	RADIUS	DELTA
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C40	34.56	22.00	90°00'00"
C41	31.42	20.00	90°00'00"
C42	31.42	20.00	90°00'00"



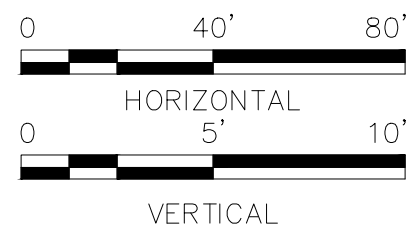
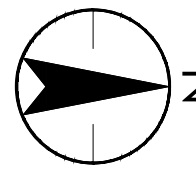


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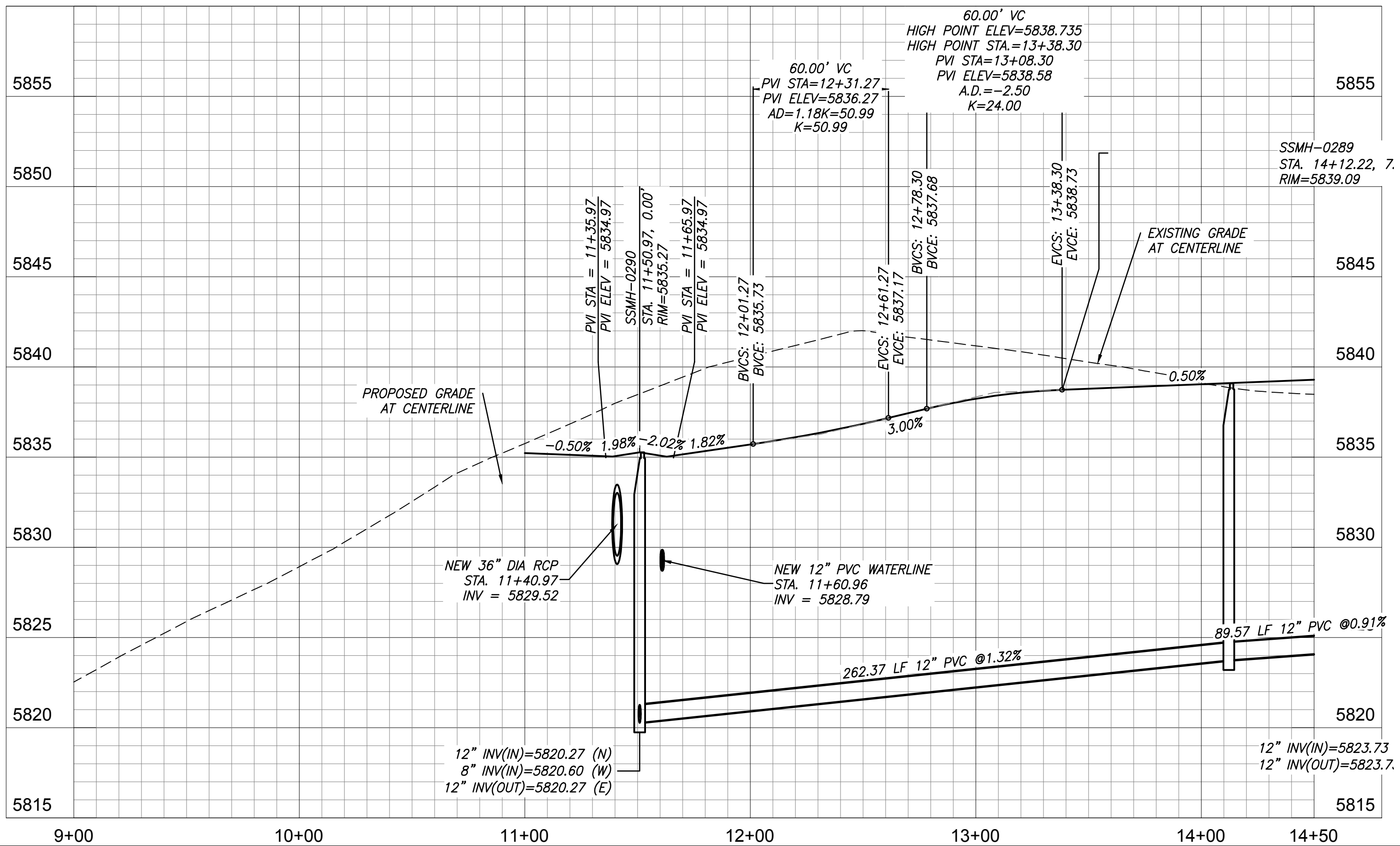


- NOTES
1. ALL SPOT ELEVATIONS ARE FLOW LINE UNLESS OTHERWISE NOTED.
  2. SEE FINAL GRADING PLAN FOR GRADING INFORMATION.
  3. ALL MANHOLES SHALL BE TYPE 1 UNLESS OTHERWISE NOTED.

SUNDAY GULCH DRIVE  
URBAN LOCAL RESIDENTIAL  
DESIGN SPEED = 25 MPH

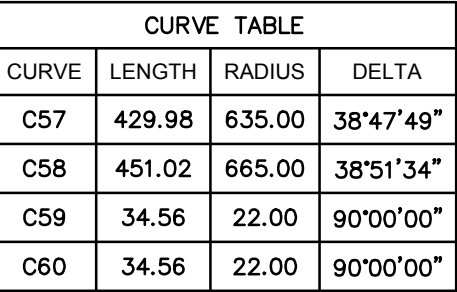


- 1 CURVE DATA ID  
2 CURB TRANSITION, SEE SHEET 3.  
3 PEDESTRIAN RAMP, SEE SHEET 3.

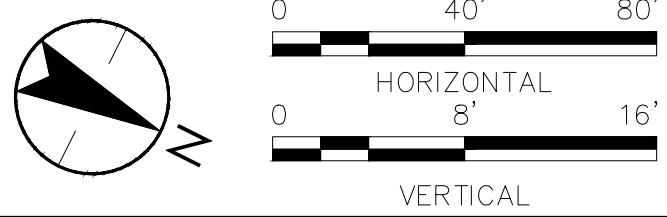


								<div>Permit-Seal</div>	<div>Consultants</div>	<div><div><div><div></div></div><div>Stantec</div></div><div>5725 Mark Dabbling Boulevard, Suite 190 Colorado Springs, CO 80919 www.stantec.com</div><div>The Contractor shall verify and be responsible for all dimensions. DO NOT scale the drawing - any errors or omissions shall be reported to Stantec without delay. The Copyrights to all designs and drawings are the property of Stantec. Reproduction or use for any purpose other than that authorized by Stantec is forbidden.</div></div>	<div>Client/Project</div> <div>COLA, LLC</div> <div>THE TRAILS AT ASPEN RIDGE FILING NO. 1</div> <div>EL PASO COUNTY, CO</div>		<div><div>Title</div><div>PLAN &amp; PROFILE SUNDAY GULCH DRIVE</div></div> <div><div>Project No.</div><div>181710415</div></div> <div><div>Scale</div><div>SCALE</div></div> <div><div>Drawing No.</div><div>XX</div></div> <div><div>Sheet</div><div>10 of 39</div></div> <div><div>Revision</div><div>0</div></div>			





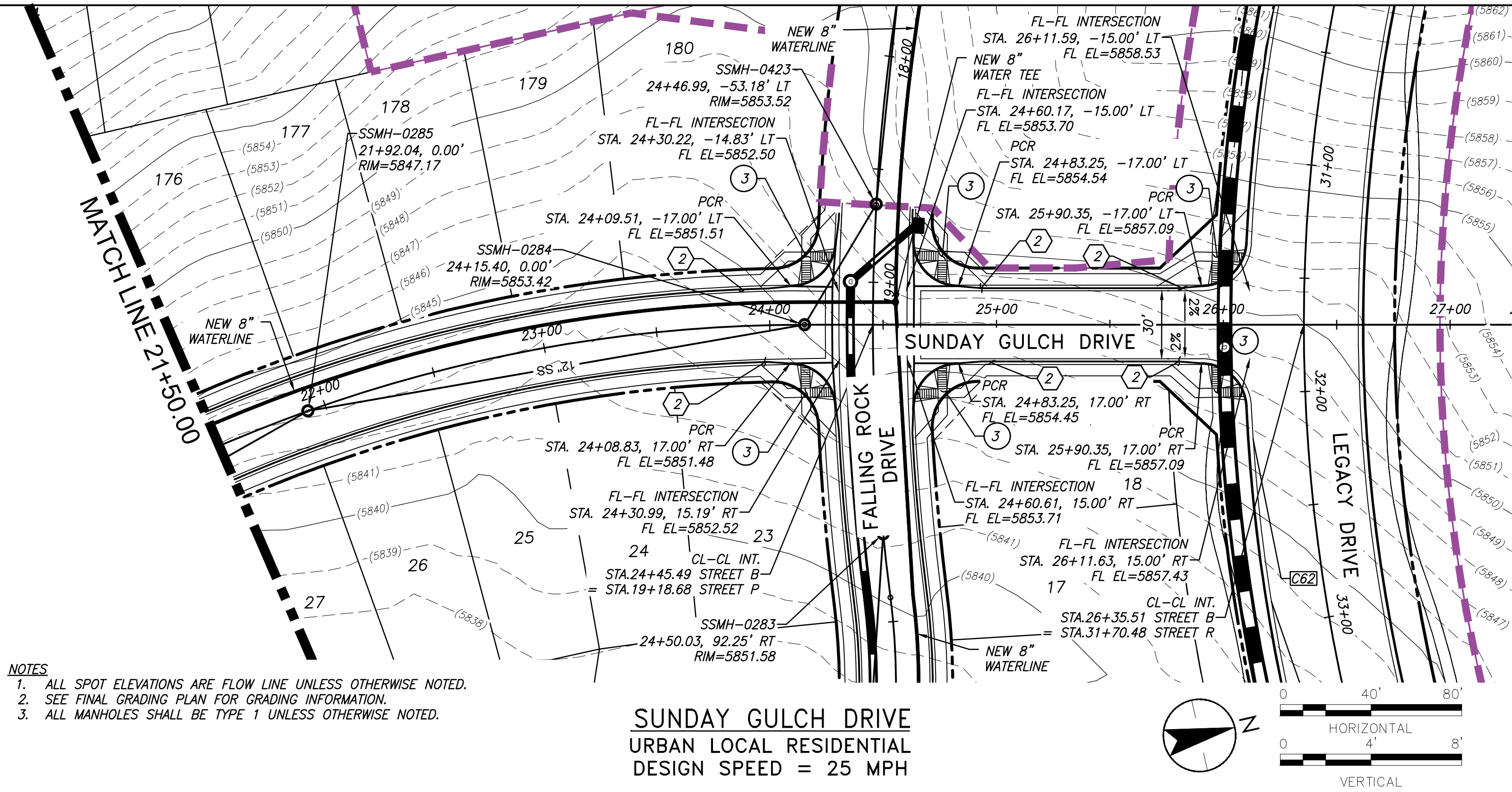
SUNDAY GULCH DRIVE  
URBAN LOCAL RESIDENTIAL  
DESIGN SPEED = 25 MPH



- 1 CURVE DATA ID  
2 CURB TRANSITION, SEE SHEET 3.  
3 PEDESTRIAN RAMP, SEE SHEET 3.



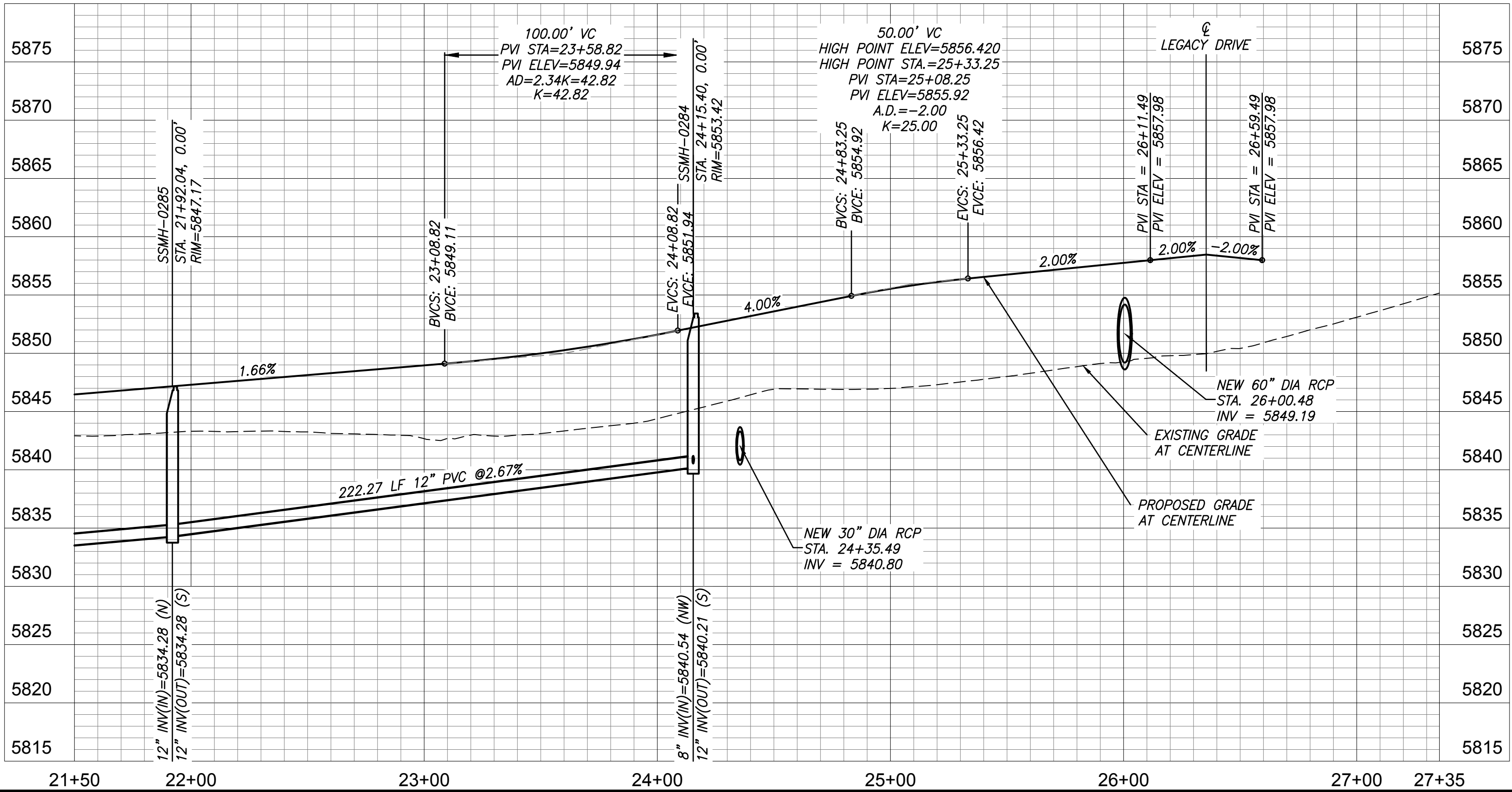
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CURVE TABLE			
CURVE	LENGTH	RADIUS	DELTA
C61	33.95	22.00	88°24'30"
C62	35.46	22.00	92°20'54"
C63	35.46	22.00	92°20'54"
C64	33.53	22.00	87°20'09"
C65	33.53	22.00	87°20'09"
C66	35.46	22.00	92°20'54"
C67	33.53	22.00	87°18'47"

- NOTES
1. ALL SPOT ELEVATIONS ARE FLOW LINE UNLESS OTHERWISE NOTED.
  2. SEE FINAL GRADING PLAN FOR GRADING INFORMATION.
  3. ALL MANHOLES SHALL BE TYPE 1 UNLESS OTHERWISE NOTED.

- 1 CURVE DATA ID  
2 CURB TRANSITION, SEE SHEET 3.  
3 PEDESTRIAN RAMP, SEE SHEET 3.

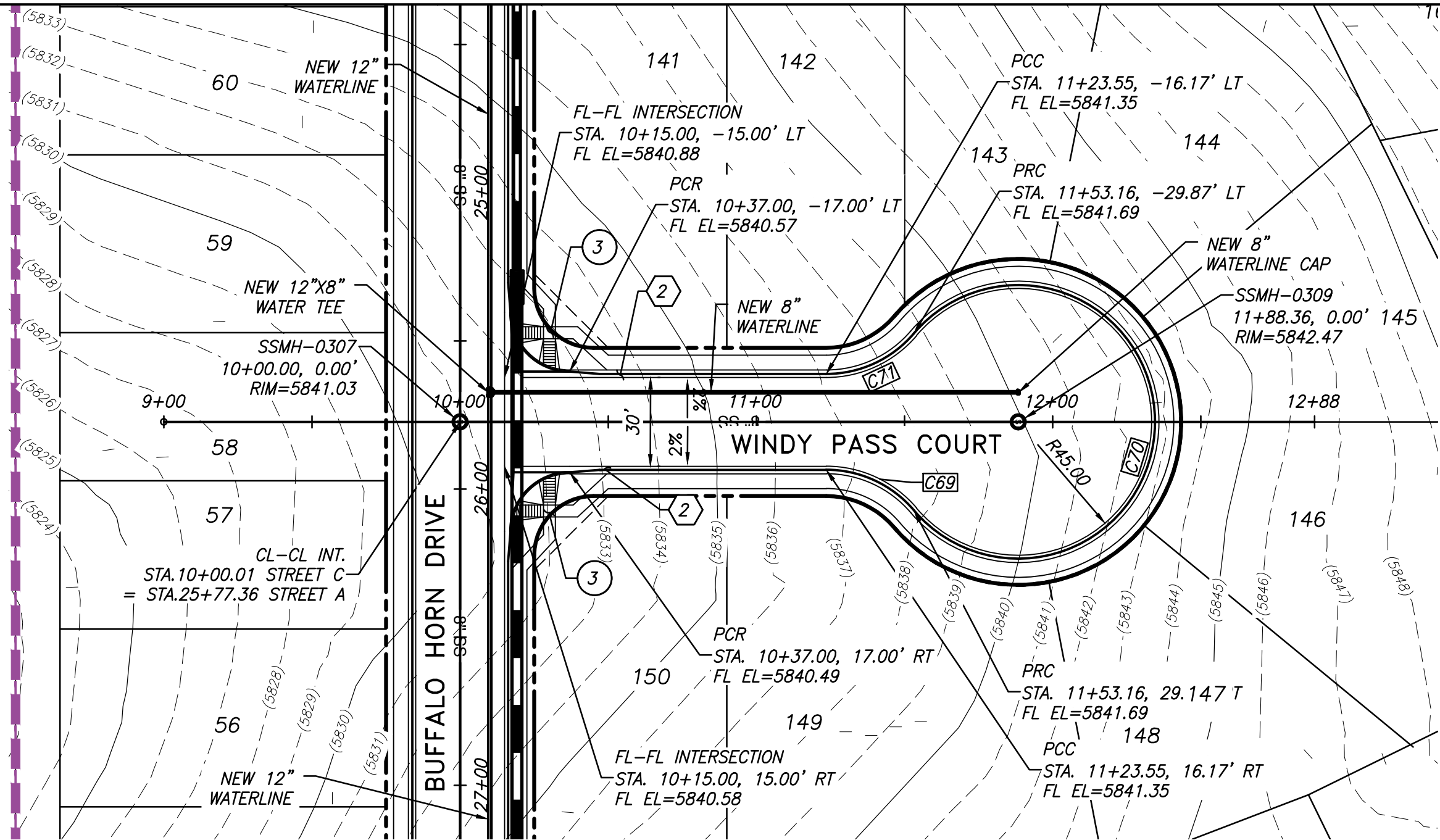


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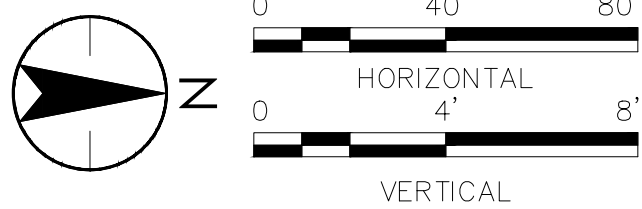
Revision				By				Appd.				YY.MM.DD			
Issued				By				Appd.				YY.MM.DD			
Permit-Seal				By				Appd.				YY.MM.DD			
Consultants				By				Appd.				YY.MM.DD			
Stantec				By				Appd.				YY.MM.DD			
Client/Project				By				Appd.				YY.MM.DD			
COLA, LLC				By				Appd.				YY.MM.DD			
THE TRAILS AT ASPEN RIDGE				By				Appd.				YY.MM.DD			
FILING NO. 1				By				Appd.				YY.MM.DD			
EL PASO COUNTY, CO				By				Appd.				YY.MM.DD			
Title				By				Appd.				YY.MM.DD			
PLAN & PROFILE SUNDAY GULCH DRIVE				By				Appd.				YY.MM.DD			
Project No.				By				Appd.				YY.MM.DD			
181710415				By				Appd.				YY.MM.DD			
Drawing No.				By				Appd.				YY.MM.DD			
XX				By				Appd.				YY.MM.DD			
Scale				By				Appd.				YY.MM.DD			
SCALE				By				Appd.				YY.MM.DD			
Sheet				By				Appd.				YY.MM.DD			
12 of 39				By				Appd.				YY.MM.DD			
Revision				By				Appd.				YY.MM.DD			
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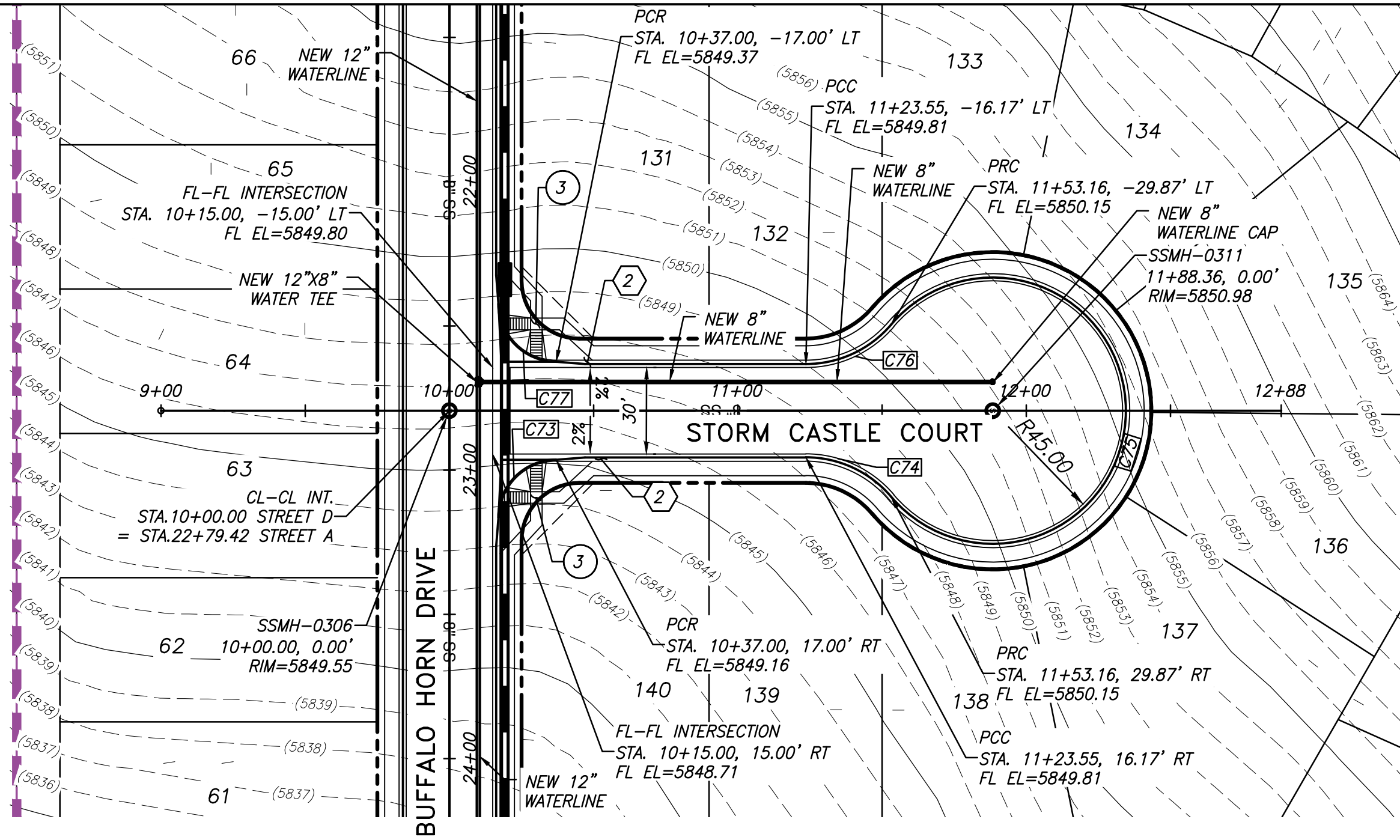
CURVE TABLE				
CURVE	LENGTH	RADIUS	DELTA	
C68	34.56	22.00	90°00'00"	
C69	34.68	40.00	49°40'47"	
C70	219.41	45.00	279°21'34"	
C71	34.68	40.00	49°40'47"	
C72	34.56	22.00	90°00'00"	



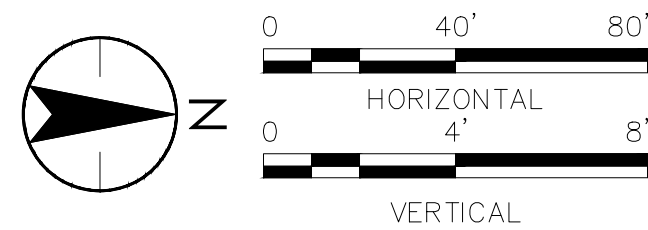
WINDY PASS COURT  
URBAN LOCAL RESIDENTIAL  
DESIGN SPEED = 25 MPH



- NOTES
1. ALL SPOT ELEVATIONS ARE FLOW LINE UNLESS OTHERWISE NOTED.
  2. SEE FINAL GRADING PLAN FOR GRADING INFORMATION.
  3. ALL MANHOLES SHALL BE TYPE 1 UNLESS OTHERWISE NOTED.

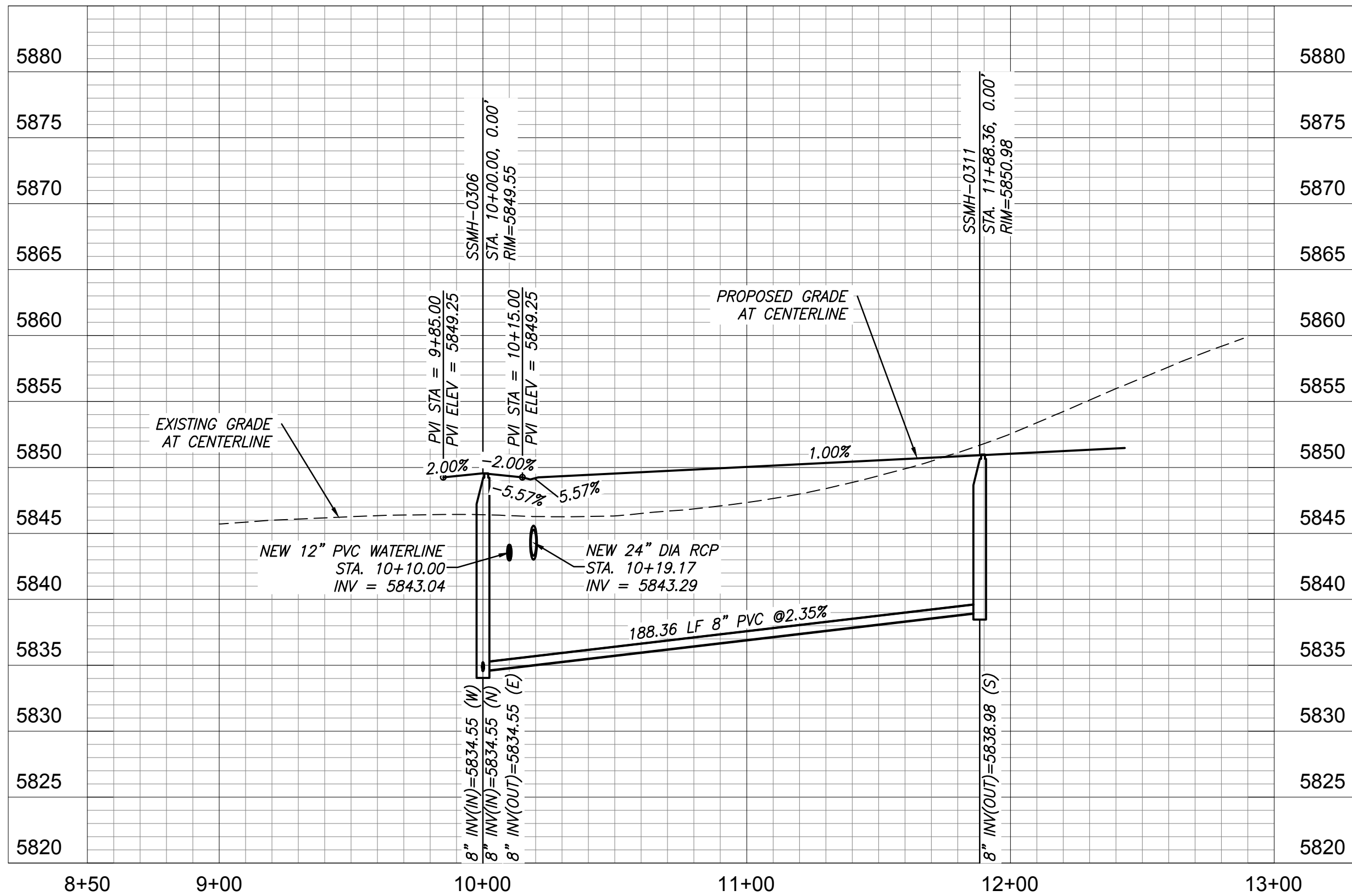
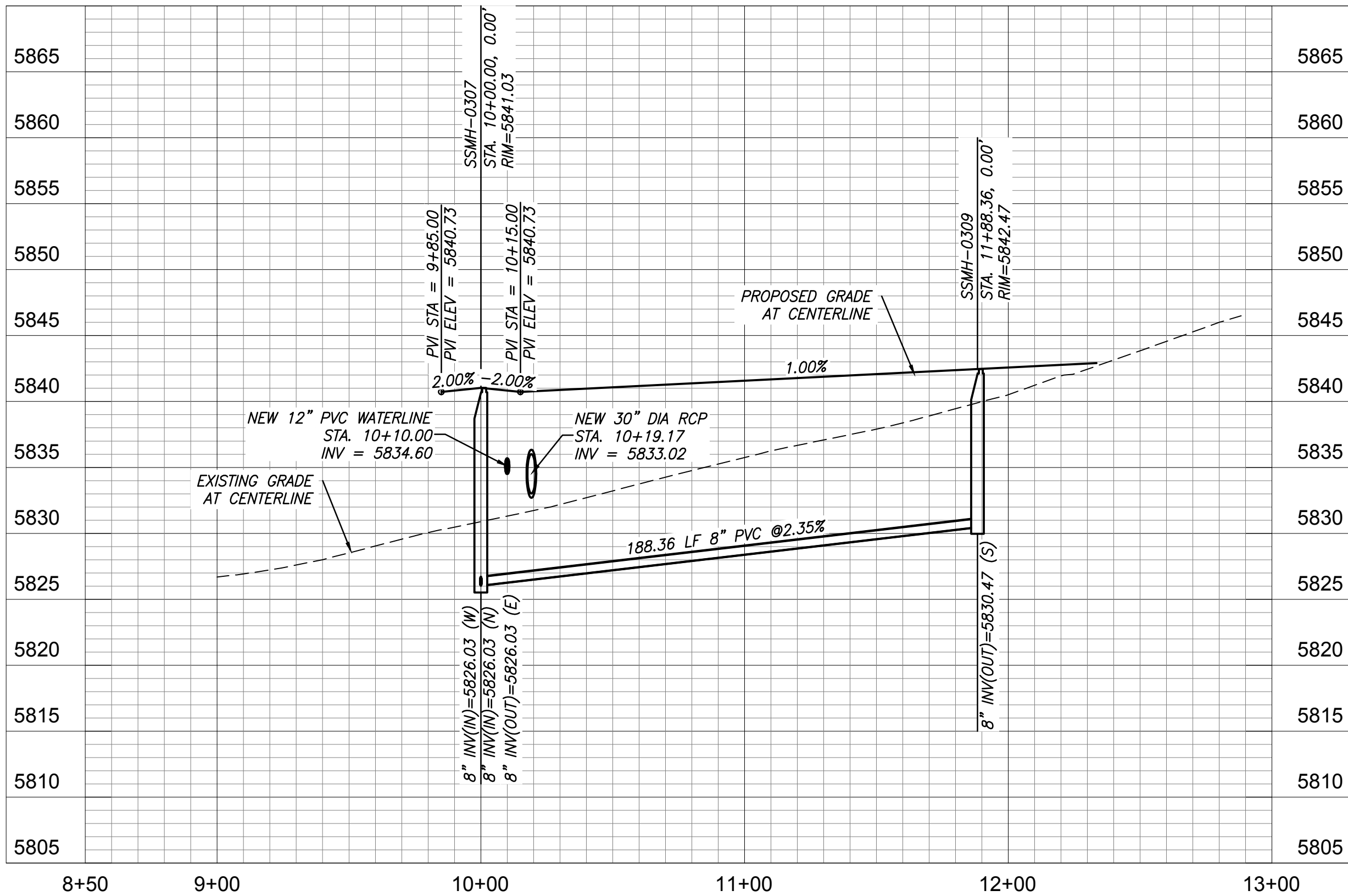


STORM CASTLE COURT  
URBAN LOCAL RESIDENTIAL  
DESIGN SPEED = 25 MPH



CURVE TABLE				
CURVE	LENGTH	RADIUS	DELTA	
C73	31.42	20.00	90°00'00"	
C74	34.68	40.00	49°40'47"	
C75	219.41	45.00	279°21'34"	
C76	34.68	40.00	49°40'47"	
C77	31.42	20.00	90°00'00"	

- 1 CURVE DATA ID  
2 CURB TRANSITION, SEE SHEET 3.  
3 PEDESTRIAN RAMP, SEE SHEET 3.



Permit-Seal

Consultants



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Client/Project  
COLA, LLC

THE TRAILS AT ASPEN RIDGE  
FILING NO. 1  
EL PASO COUNTY, CO

Title

PLAN & PROFILE WINDY PASS COURT &  
STORM CASTLE COURT

Project No.  
181710415

Scale  
SCALE

Drawing No.

Sheet

Revision

XX

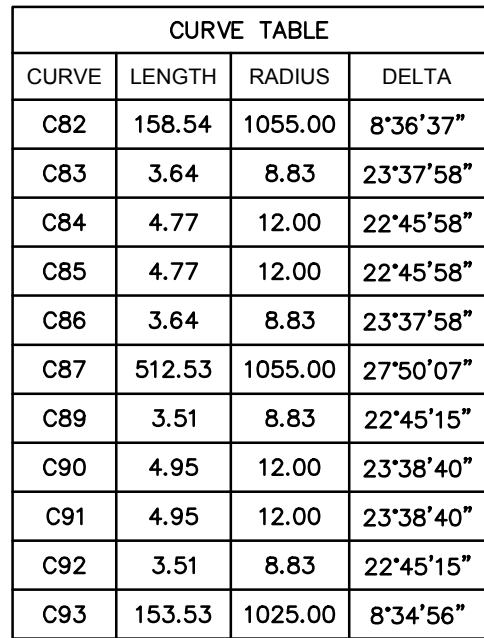
13 of 39

0

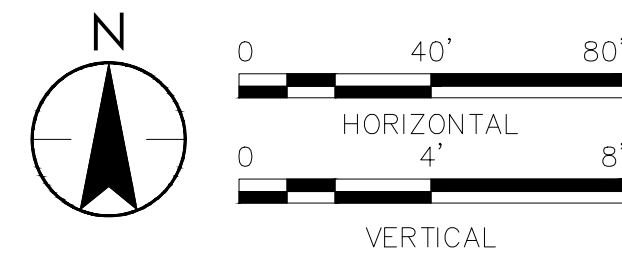








WAGON HAMMER DRIVE  
URBAN LOCAL RESIDENTIAL  
DESIGN SPEED = 25 MPH



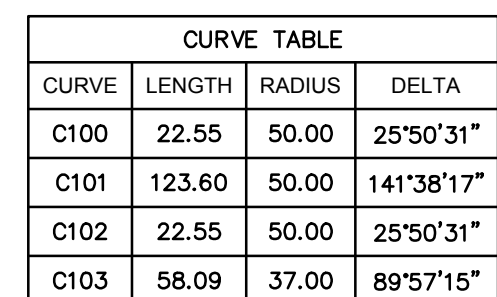
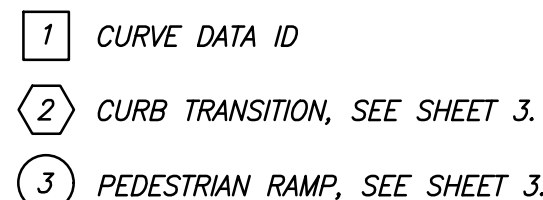
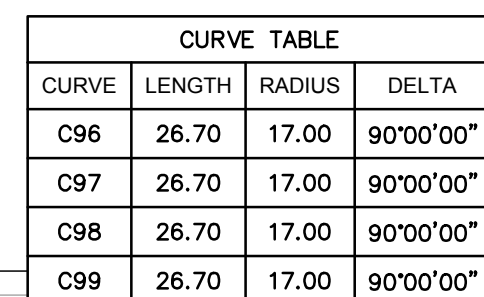
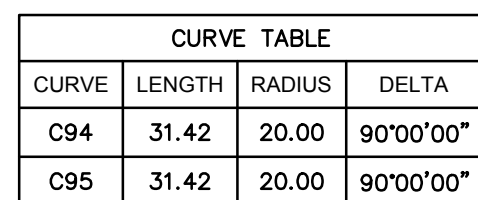
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2 CURB TRANSITION, SEE SHEET 3.

3 PEDESTRIAN RAMP, SEE SHEET 3.

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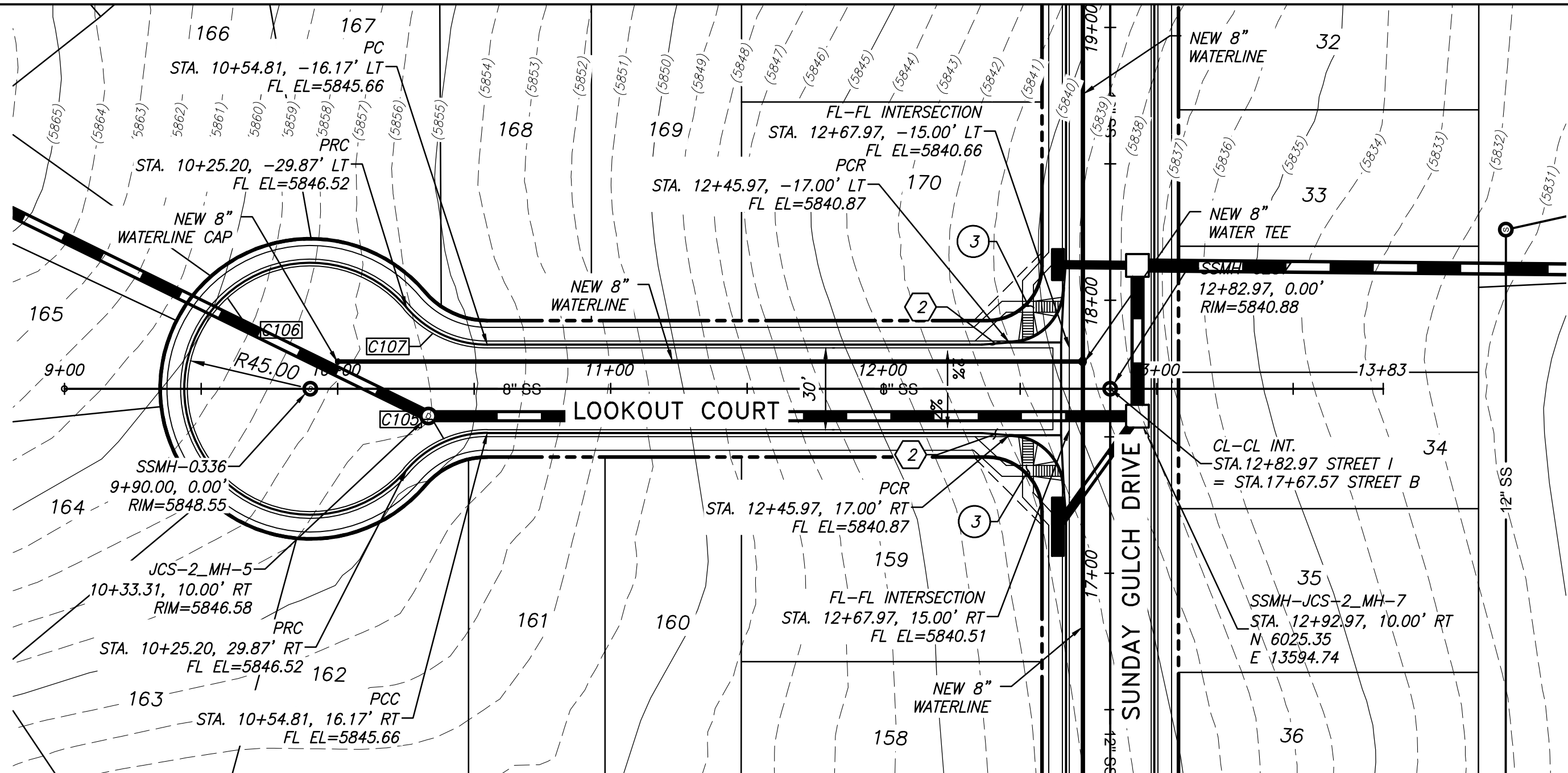




CURVE TABLE			
CURVE	LENGTH	RADIUS	DELTA
C100	22.55	50.00	25°50'31"
C101	123.60	50.00	141°38'17"
C102	22.55	50.00	25°50'31"
C103	58.09	37.00	89°57'15"

CURVE TABLE			
CURVE	LENGTH	RADIUS	DELTA
C100	22.55	50.00	25°50'31"
C101	123.60	50.00	141°38'17"
C102	22.55	50.00	25°50'31"
C103	58.09	37.00	89°57'15"

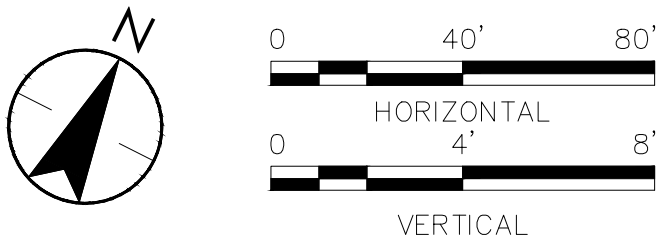




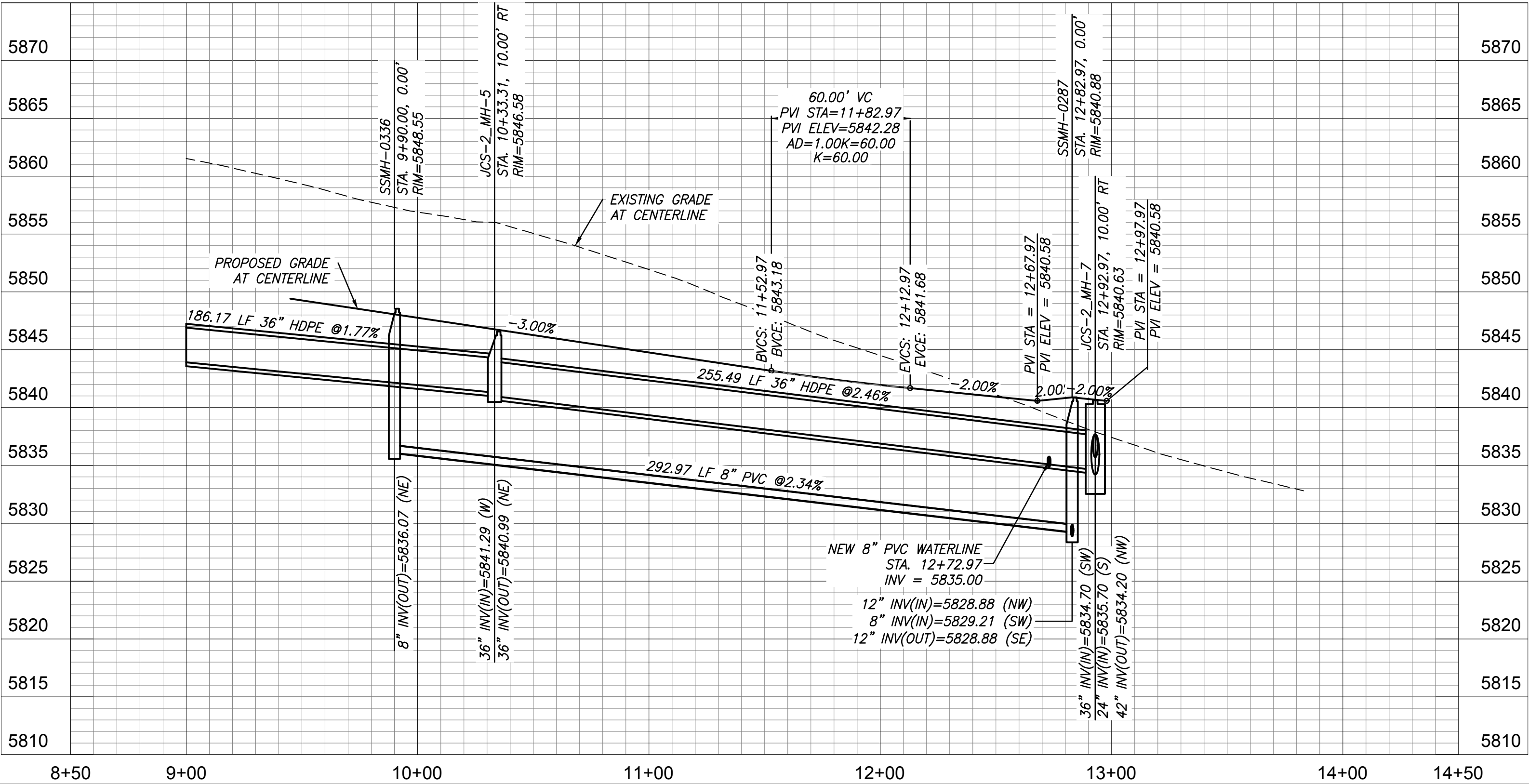
CURVE TABLE			
CURVE	LENGTH	RADIUS	DELTA
C104	34.56	22.00	90°00'00"
C105	34.68	40.00	49°40'47"
C106	219.41	45.00	279°21'34"
C107	34.68	40.00	49°40'47"
C108	34.56	22.00	90°00'00"

NOTES  
1. ALL SPOT ELEVATIONS ARE FLOW LINE UNLESS OTHERWISE NOTED.  
2. SEE FINAL GRADING PLAN FOR GRADING INFORMATION.  
3. ALL MANHOLES SHALL BE TYPE 1 UNLESS OTHERWISE NOTED.

LOOKOUT COURT  
URBAN LOCAL RESIDENTIAL  
DESIGN SPEED = 25 MPH



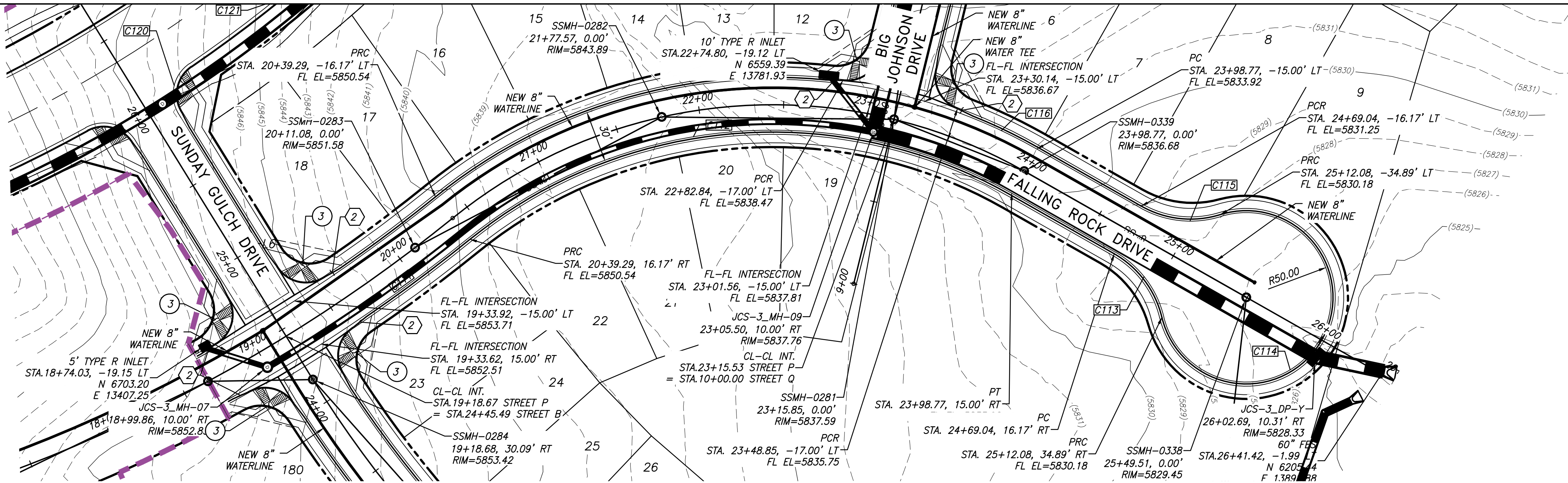
- 1 CURVE DATA ID
- 2 CURB TRANSITION, SEE SHEET 3.
- 3 PEDESTRIAN RAMP, SEE SHEET 3.



\\1271615\Drawings\res\18171041\PLAN AND PROFILE 10.dwg  
2019/10/10 1:55:59 PM C:\Users\m...

<div>Revision</div> <div>By</div> <div>Appd.</div> <div>YY.MM.DD</div>				<div>Permit-Seal</div> <div>Issued</div> <div>By</div> <div>Appd.</div> <div>YY.MM.DD</div>				<div>Consultants</div>				<div>Stantec</div> <div>5725 Mark Dabbling Boulevard, Suite 190 Colorado Springs, CO 80919 www.stantec.com</div> <div>The Contractor shall verify and be responsible for all dimensions. DO NOT scale the drawing - any errors or omissions shall be reported to Stantec without delay. The Copyrights to all designs and drawings are the property of Stantec. Reproduction or use for any purpose other than that authorized by Stantec is forbidden.</div>				<div>Client/Project</div> <div>COLA, LLC</div> <div>THE TRAILS AT ASPEN RIDGE FILING NO. 1 EL PASO COUNTY, CO</div> <div>File Name: 014-plan and profile 10.dwg</div> <div>TDO Dwn.</div> <div>JWW Chkd.</div> <div>TDO Dsgn.</div> <div>18.10.16 YY.MM.DD</div>				<div>Title</div> <div>PLAN &amp; PROFILE LOOKOUT COURT</div> <div>Project No. 181710415</div> <div>Drawing No.</div> <div>XX</div> <div>Scale SCALE</div> <div>Sheet 17 of 39</div> <div>Revision 0</div>			
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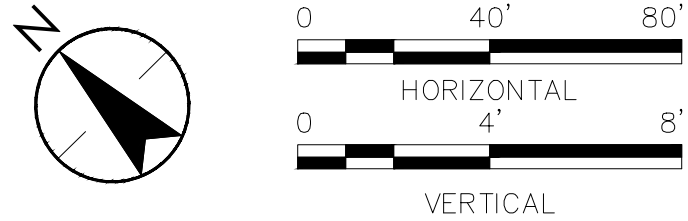




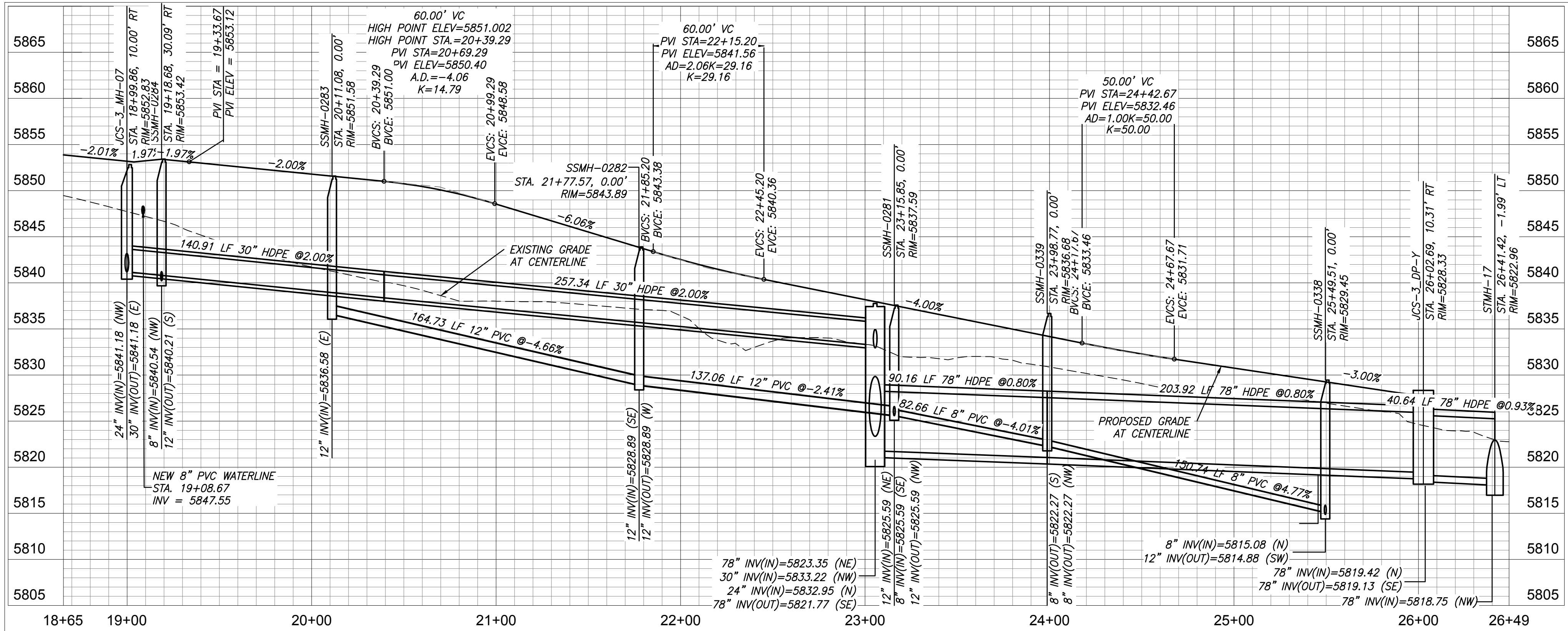
CURVE TABLE			
CURVE	LENGTH	RADIUS	DELTA
C109	33.53	22.00	87°18'47"
C110	33.95	22.00	88°24'30"
C111	86.33	955.00	5°10'45"
C112	341.51	285.00	68°39'23"
C113	49.23	60.00	47°00'51"
C114	239.13	50.00	274°01'42"
C115	49.23	60.00	47°00'51"
C116	52.41	315.00	9°32'01"
C117	32.14	22.00	83°41'48"
C118	32.14	22.00	83°41'48"
C119	255.74	315.00	46°30'58"
C120	80.77	925.00	5°00'11"
C121	35.46	22.00	92°20'54"
C122	35.46	22.00	92°20'54"

- NOTES
1. ALL SPOT ELEVATIONS ARE FLOW LINE UNLESS OTHERWISE NOTED.
  2. SEE FINAL GRADING PLAN FOR GRADING INFORMATION.
  3. ALL MANHOLES SHALL BE TYPE 1 UNLESS OTHERWISE NOTED.

FALLING ROCK DRIVE  
URBAN LOCAL RESIDENTIAL  
DESIGN SPEED = 25 MPH



- 1 CURVE DATA ID  
2 CURB TRANSITION, SEE SHEET 3.  
3 PEDESTRIAN RAMP, SEE SHEET 3.



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Consultants



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Client/Project  
COLA, LLC

THE TRAILS AT ASPEN RIDGE  
FILING NO. 1  
EL PASO COUNTY, CO

Title

PLAN & PROFILE FALLING ROCK DRIVE

Project No.  
181710415

Scale  
SCALE

Drawing No.

Sheet

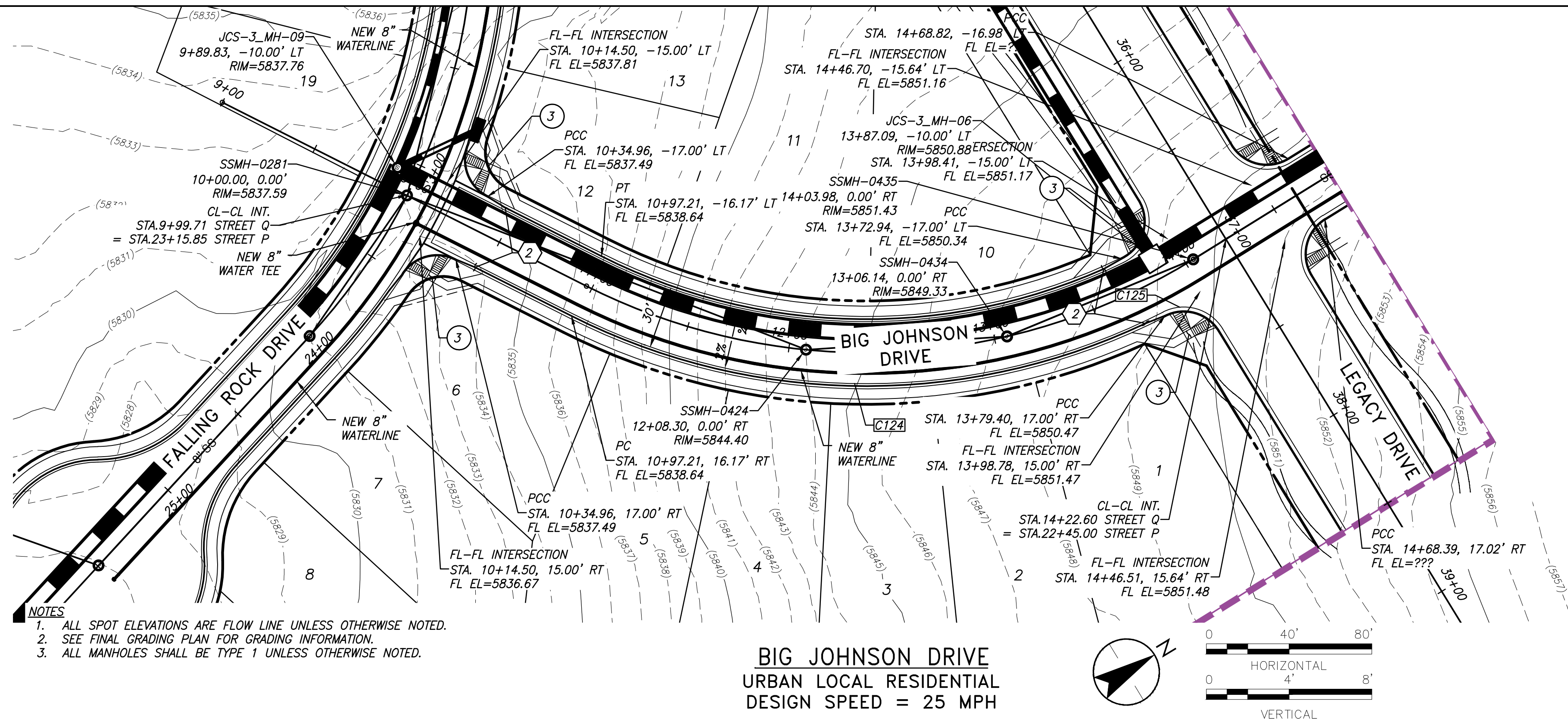
Revision

XX

18 of 39

0

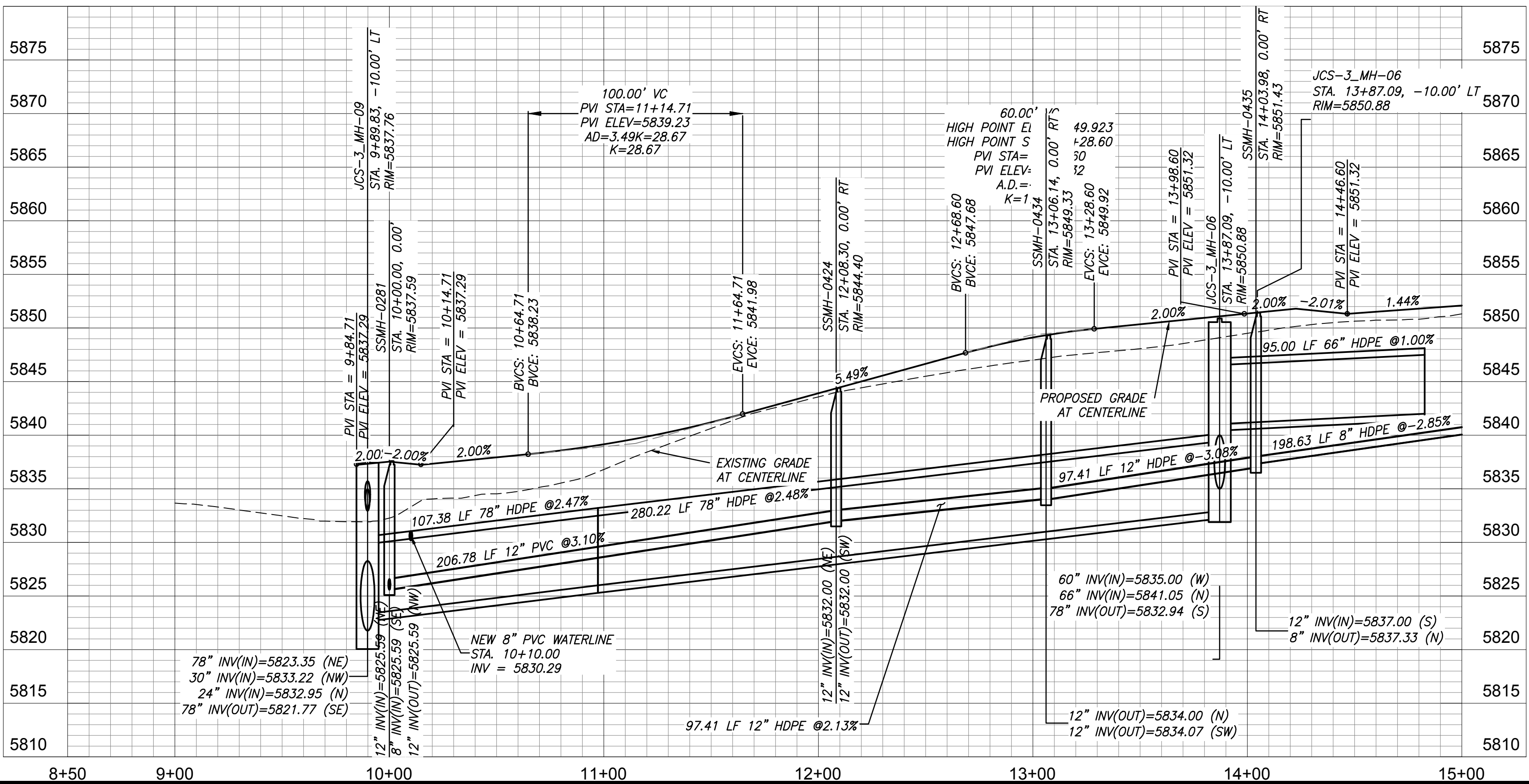




CURVE TABLE			
CURVE	LENGTH	RADIUS	DELTA
C123	32.14	22.00	83°41'48"
C124	296.30	315.00	53°53'41"
C125	32.88	22.00	85°37'52"
C126	36.71	22.00	95°36'06"
C127	261.95	285.00	52°39'44"
C128	32.14	22.00	83°41'48"

- 1 CURVE DATA ID  
2 CURB TRANSITION, SEE SHEET 3.  
3 PEDESTRIAN RAMP, SEE SHEET 3.

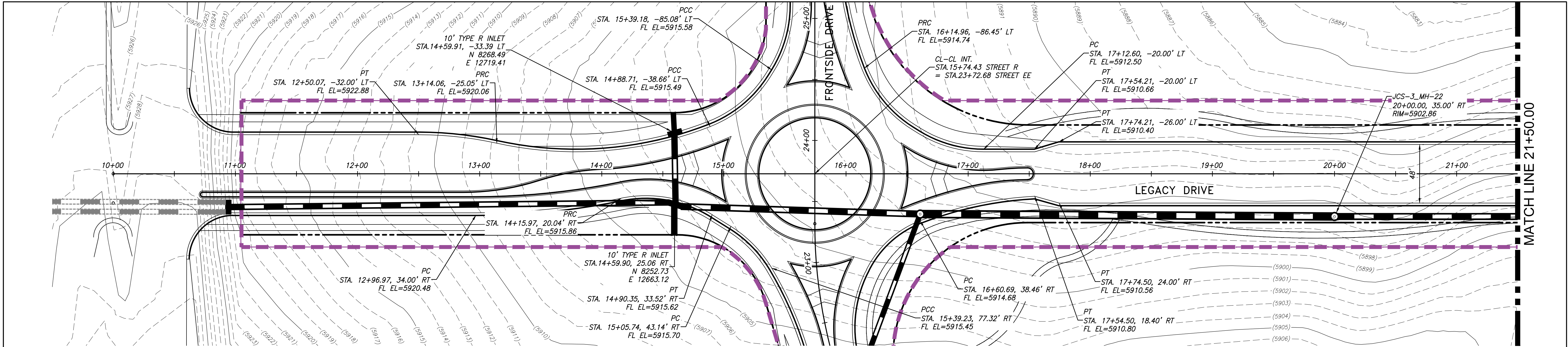
BIG JOHNSON DRIVE  
URBAN LOCAL RESIDENTIAL  
DESIGN SPEED = 25 MPH



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20/07/2015 11:12 AM JY Chen

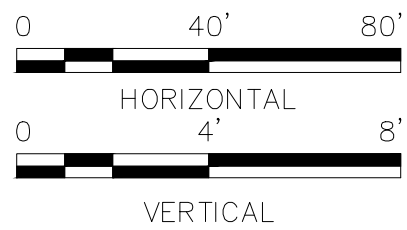
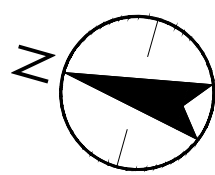
Revision		By	Appd.	YY.MM.DD	Issued		By	Appd.	YY.MM.DD	Permit-Seal	Consultants	 5725 Mark Dabbling Boulevard, Suite 190 Colorado Springs, CO 80919 www.stantec.com <small>The Contractor shall verify and be responsible for all dimensions. DO NOT scale the drawing - any errors or omissions shall be reported to Stantec without delay. The Copyrights to all designs and drawings are the property of Stantec. Reproduction or use for any purpose other than that authorized by Stantec is forbidden.</small>	Client/Project COLA, LLC  THE TRAILS AT ASPEN RIDGE FILING NO. 1 EL PASO COUNTY, CO	Title PLAN & PROFILE BIG JOHNSON DRIVE	
XX		19		of 39	0		XX		XX		XX		XX		



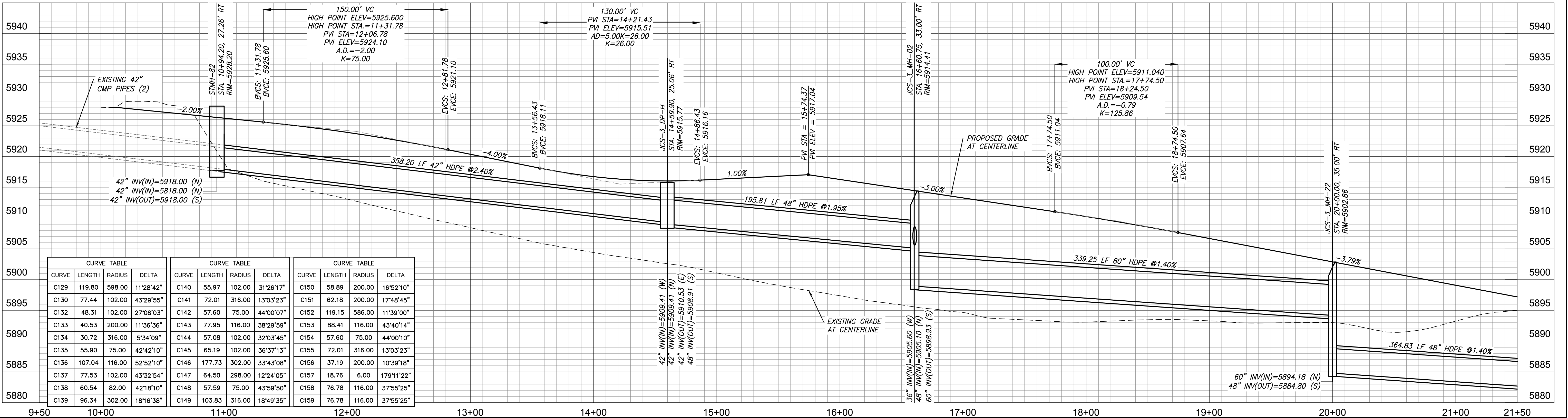


- NOTES
1. ALL SPOT ELEVATIONS ARE FLOW LINE UNLESS OTHERWISE NOTED.
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  3. ALL MANHOLES SHALL BE TYPE 1 UNLESS OTHERWISE NOTED.

LEGACY DRIVE  
URBAN LOCAL RESIDENTIAL  
DESIGN SPEED = 25 MPH



1 CURVE DATA ID



CURVE TABLE				CURVE TABLE				CURVE TABLE			
CURVE	LENGTH	RADIUS	DELTA	CURVE	LENGTH	RADIUS	DELTA	CURVE	LENGTH	RADIUS	DELTA
C129	119.80	598.00	11°28'42"	C140	55.97	102.00	31°26'17"	C150	58.89	200.00	16°52'10"
C130	77.44	102.00	43°29'55"	C141	72.01	316.00	13°03'23"	C151	62.18	200.00	17°48'45"
C132	48.31	102.00	27°08'03"	C142	57.60	75.00	44°00'07"	C152	119.15	586.00	11°39'00"
C133	40.53	200.00	11°36'36"	C143	77.95	116.00	38°29'59"	C153	88.41	116.00	43°40'14"
C134	30.72	316.00	5°34'09"	C144	57.08	102.00	32°03'45"	C154	57.60	75.00	44°00'10"
C135	55.90	75.00	42°42'10"	C145	65.19	102.00	36°37'13"	C155	72.01	316.00	13°03'23"
C136	107.04	116.00	52°52'10"	C146	177.73	302.00	33°43'08"	C156	37.19	200.00	10°39'18"
C137	77.53	102.00	43°32'54"	C147	64.50	298.00	12°24'05"	C157	18.76	6.00	179°11'22"
C138	60.54	82.00	42°18'10"	C148	57.59	75.00	43°59'50"	C158	76.78	116.00	37°55'25"
C139	96.34	302.00	18°16'38"	C149	103.83	316.00	18°49'35"	C159	76.78	116.00	37°55'25"

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Consultants



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Client/Project  
COLA, LLC

THE TRAILS AT ASPEN RIDGE  
FILING NO. 1  
EL PASO COUNTY, CO

File Name: 019-plan and profile 17.dwg  
TDO JWW TDO 18.10.16  
Dwn. Chkd. Dsgn. YY.MM.DD

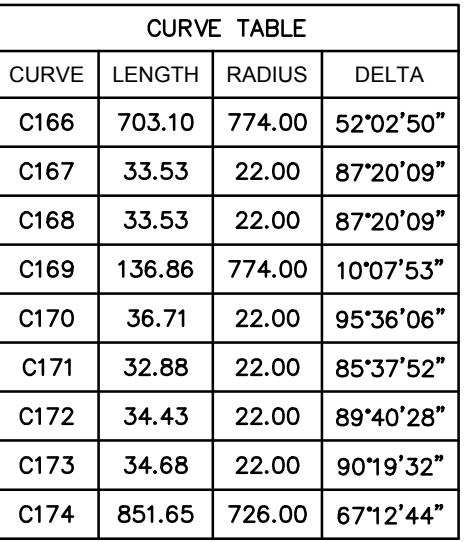
Title  
PLAN AND PROFILE LEGACY DRIVE

Project No. 181710415  
Drawing No. XX  
Scale SCALE  
Sheet 20 of 39  
Revision 0

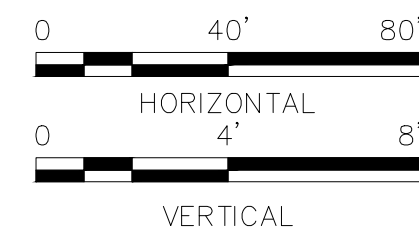




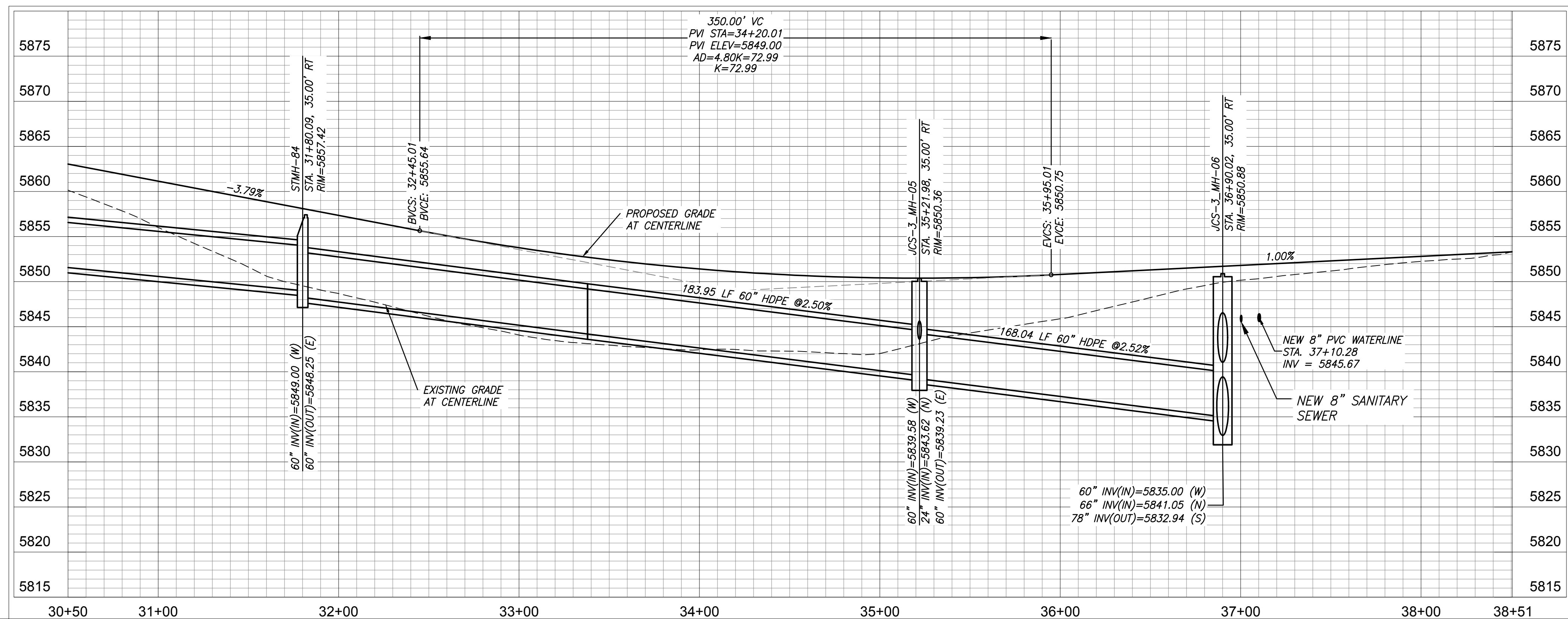




LEGACY DRIVE  
URBAN LOCAL RESIDENTIAL  
DESIGN SPEED = 25 MPH



- 1 CURVE DATA ID
- 2 CURB TRANSITION, SEE SHEET 3.
- 3 PEDESTRIAN RAMP, SEE SHEET 3.

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Issued _____	By _____	Appd. _____	YY.MM.DD _____
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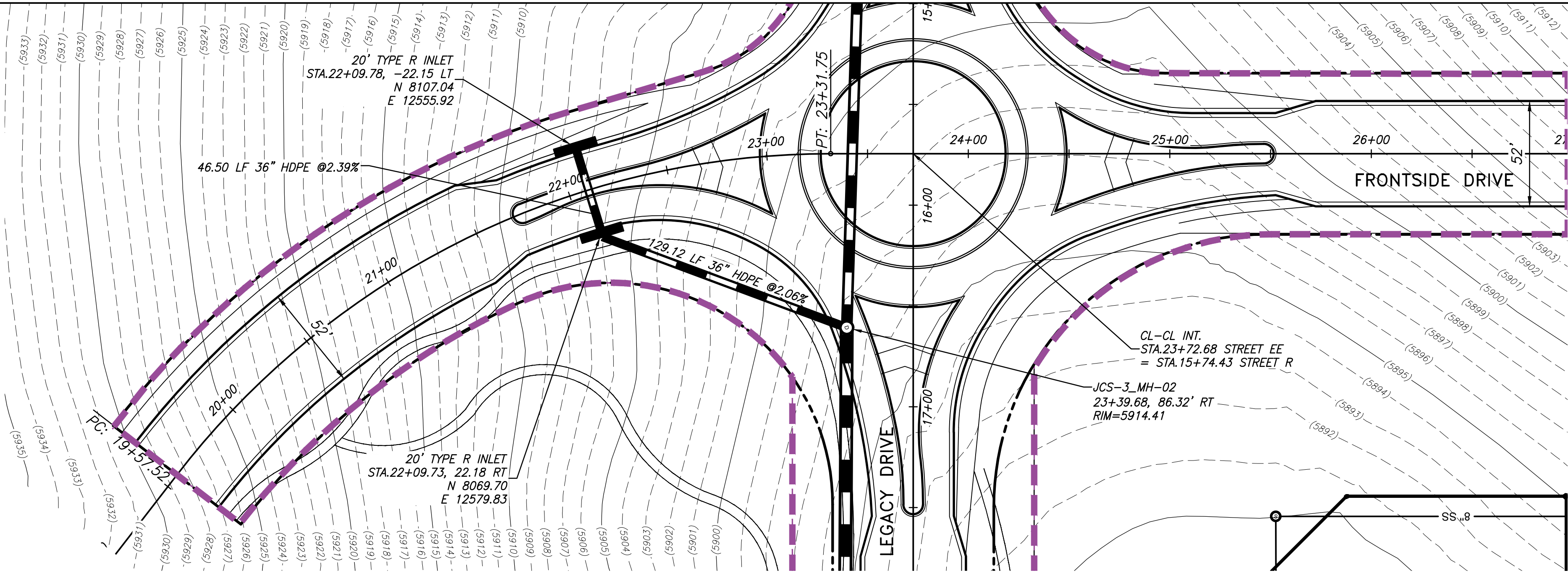
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TDO	JWW	TDO	18.10.16
Dwn.	Chkd.	Dsgn.	YY.MM.DD

Revision

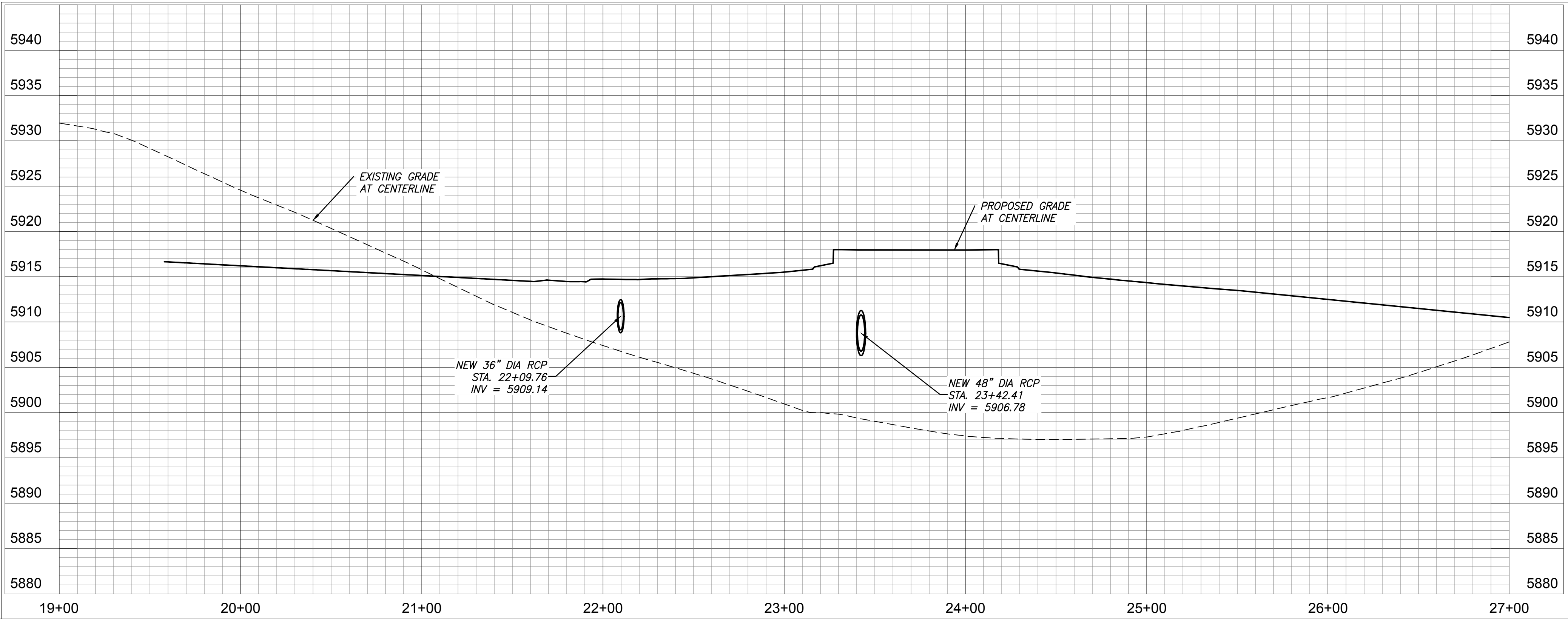
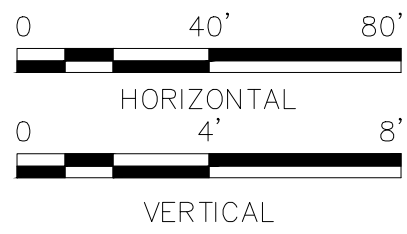
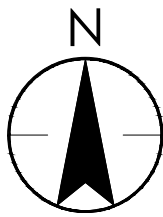
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- NOTES
1. ALL SPOT ELEVATIONS ARE FLOW LINE UNLESS OTHERWISE NOTED.
  2. SEE FINAL GRADING PLAN FOR GRADING INFORMATION.
  3. ALL MANHOLES SHALL BE TYPE 1 UNLESS OTHERWISE NOTED.

FRONTSIDE DRIVE  
URBAN LOCAL RESIDENTIAL  
DESIGN SPEED = 25 MPH



Permit-Seal

Consultants



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Colorado Springs, CO 80919  
www.stantec.com

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Client/Project  
COLA, LLC

THE TRAILS AT ASPEN RIDGE  
FILING NO. 1  
EL PASO COUNTY, CO

File Name: 019-plan and profile 20.dwg  
TDO JWW TDO 18.10.16  
Dwn. Chkd. Dsgn. YY.MM.DD

Title

PLAN AND PROFILE FRONTSIDE DRIVE

Project No.  
181710415

Scale  
SCALE

Drawing No.

Sheet

Revision

XX

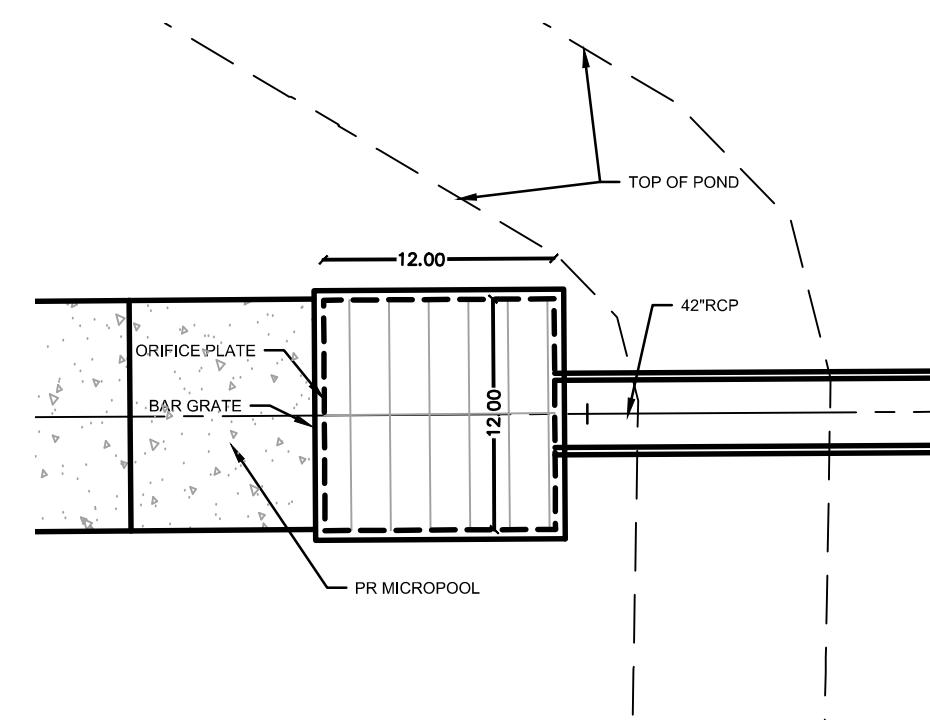
23 of 39

0

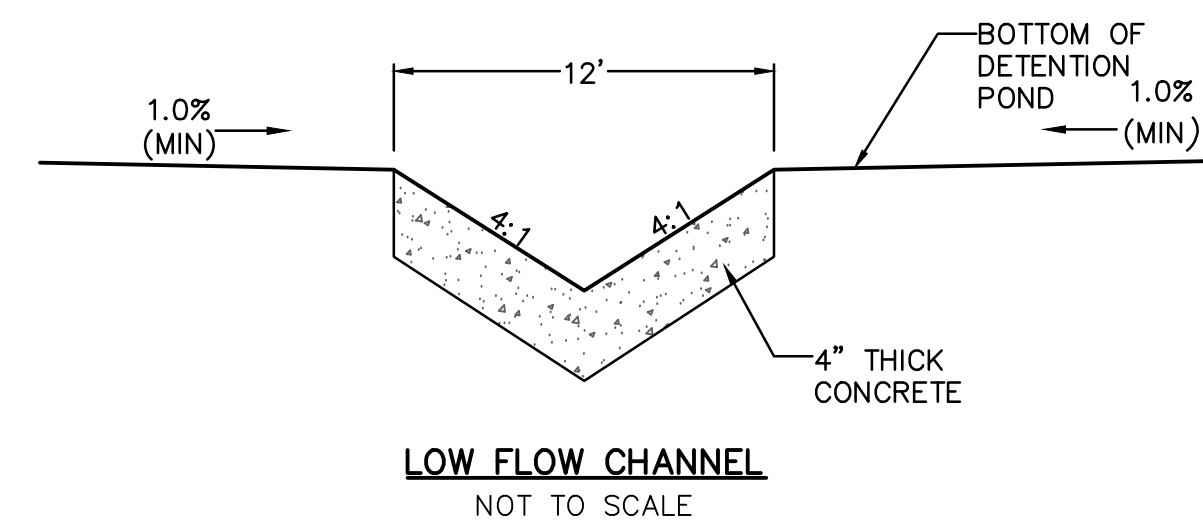
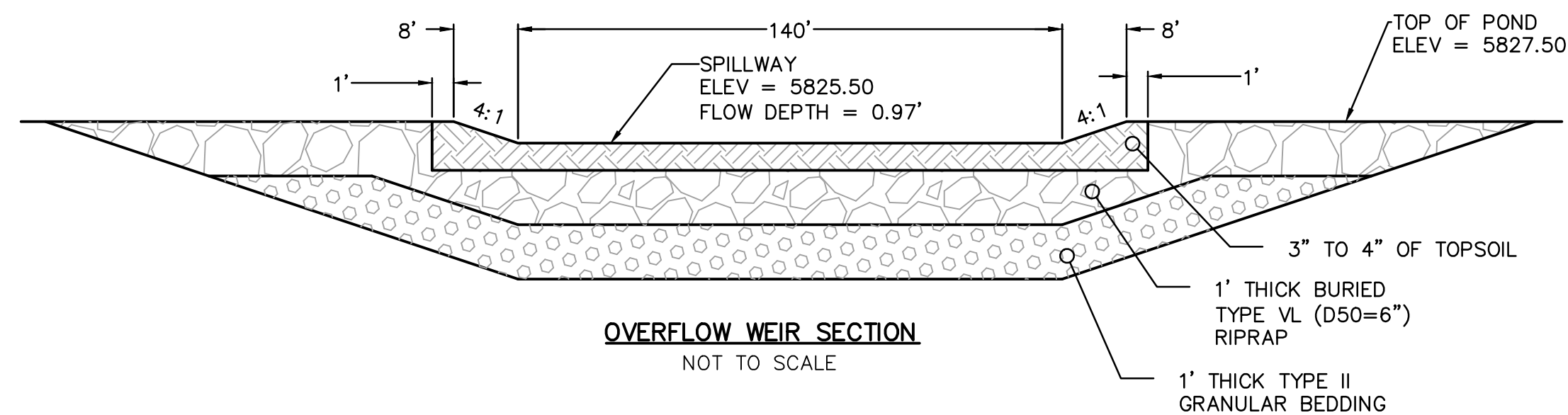
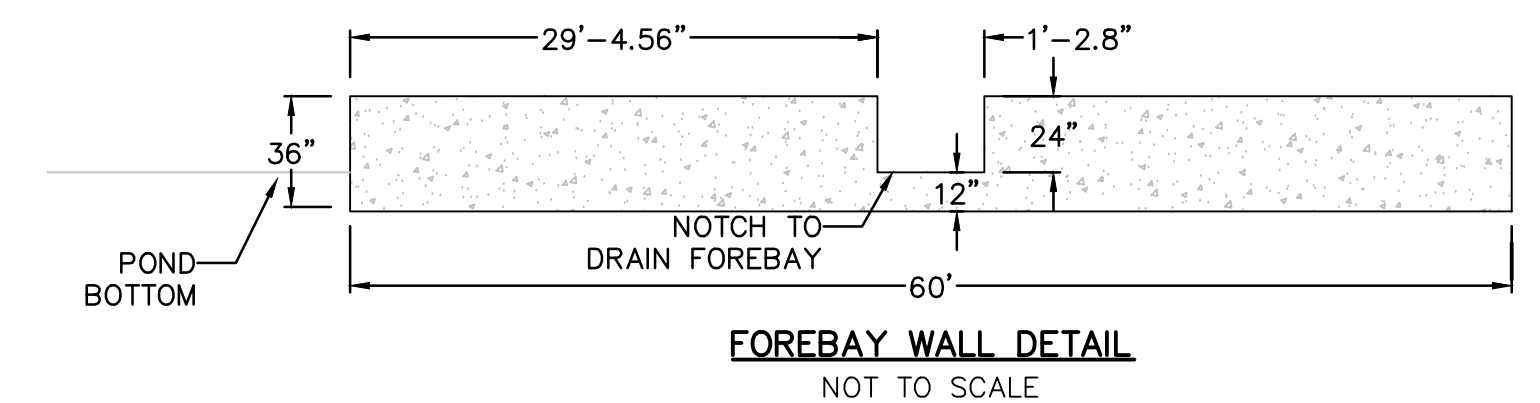
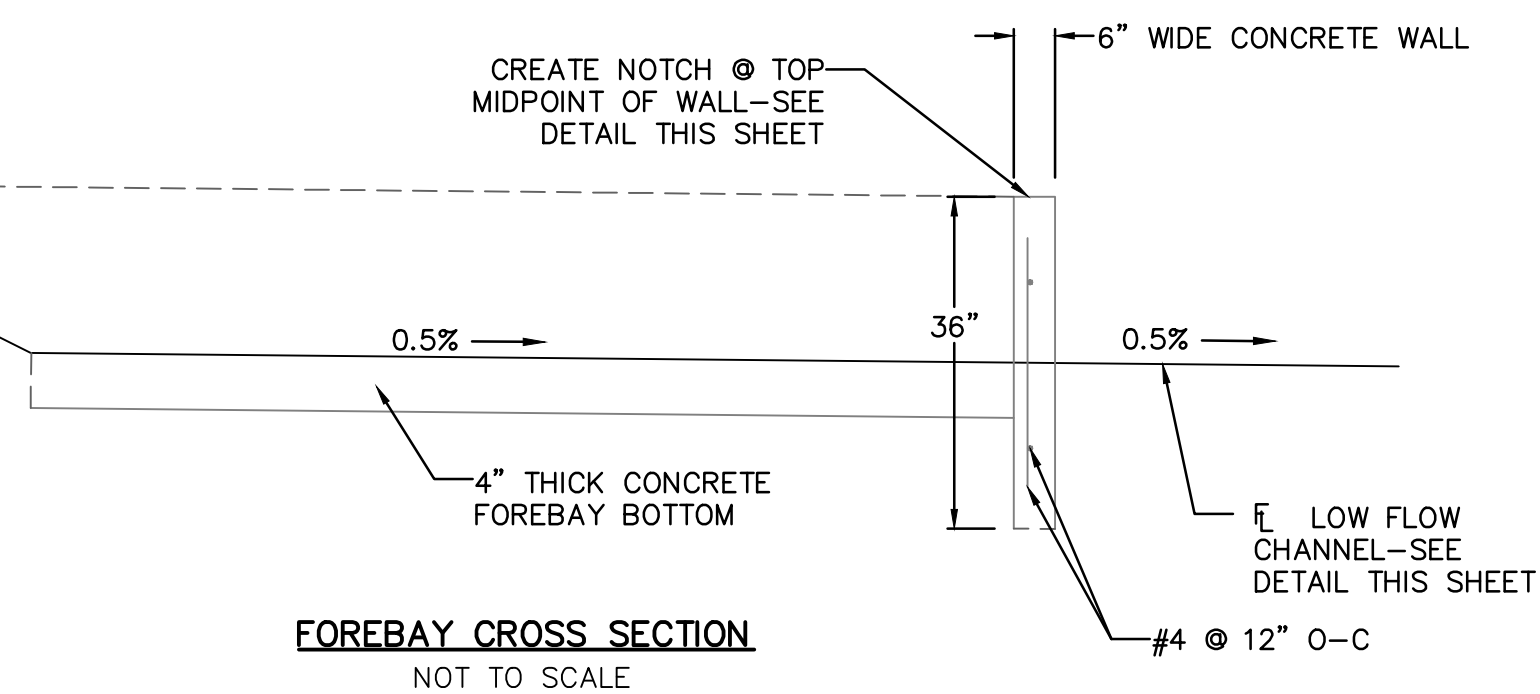








- WQCY TRASH RACKS:**
1. WELL--SCREEN TRASH RACKS SHALL BE STAINLESS STEEL AND SHALL BE ATTACHED BY INTERMITTANT WELDS ALONG THE EDGE OF THE MOUNTAIN FRAME.
  2. BAR GATE TRASH RACKS SHALL BE ALUMINUM AND SHALL BE BOLTED USING STAINLESS STEEL HARDWARE.
  3. TRASH RACK WIDTHS ARE FOR SPECIFIED TRASH RACK MATERIAL. FINER WELL--SCREEN OR MESH SIZE THAN SPECIFIED IS ACCEPTABLE, HOWEVER, TRASH RACK DIMENSIONS NEED TO BE ADJUSTED FOR MATERIALS HAVING A DIFFERENT OPEN AREA/GROSS AREA RATION (R VALUE).
- OVERFLOW TRASH RACKS:**
1. ALL TRASH RACKS SHALL BE MOUNTED USING STAINLESS STEEL HARDWARE AND BE PROVIDED WITH HINGED AND BOLTABLE ACCESS PANELS.
  2. TRASH RACKS SHALL BE STAINLESS STEEL, ALUMINUM, OR STEEL. STEEL TRASH RACKS SHALL BE HOT DIP GALVANIZED AND MAY BE HOT POWDER PAINTED AFTER GALVANIZING.
- ORIFICE PLATES:**
1. STEEL ORIFICE PLATES SHALL BE HOT DIP GALVANIZED AND MAY BE HOT POWDER PAINTED AFTER GALVANIZING.
- STANDARD INLET GRATE:**
1. STRUCTURAL STEEL GRATE FOR GRATES & GRATE INSTALLATION HARDWARE SHALL BE GALVANIZED & SHALL BE IN ACCORDANCE WITH 712.06.
- GENERAL NOTES:**
1. STEPS SHALL BE PROVIDED WHEN DIMENSION "H" EXCEEDS 3 FT-6 IN. AND SHALL BE IN ACCORDANCE WITH AASHTO M 199.



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THE DEVELOPER AGREES TO COMPLY WITH THE REQUIREMENTS OF THE GRADING AND EROSION CONTROL PLAN.

SIGNED: \_\_\_\_\_ DATE \_\_\_\_\_  
DEVELOPER: KEVIN HOWARD, AUTHORIZED AGENT

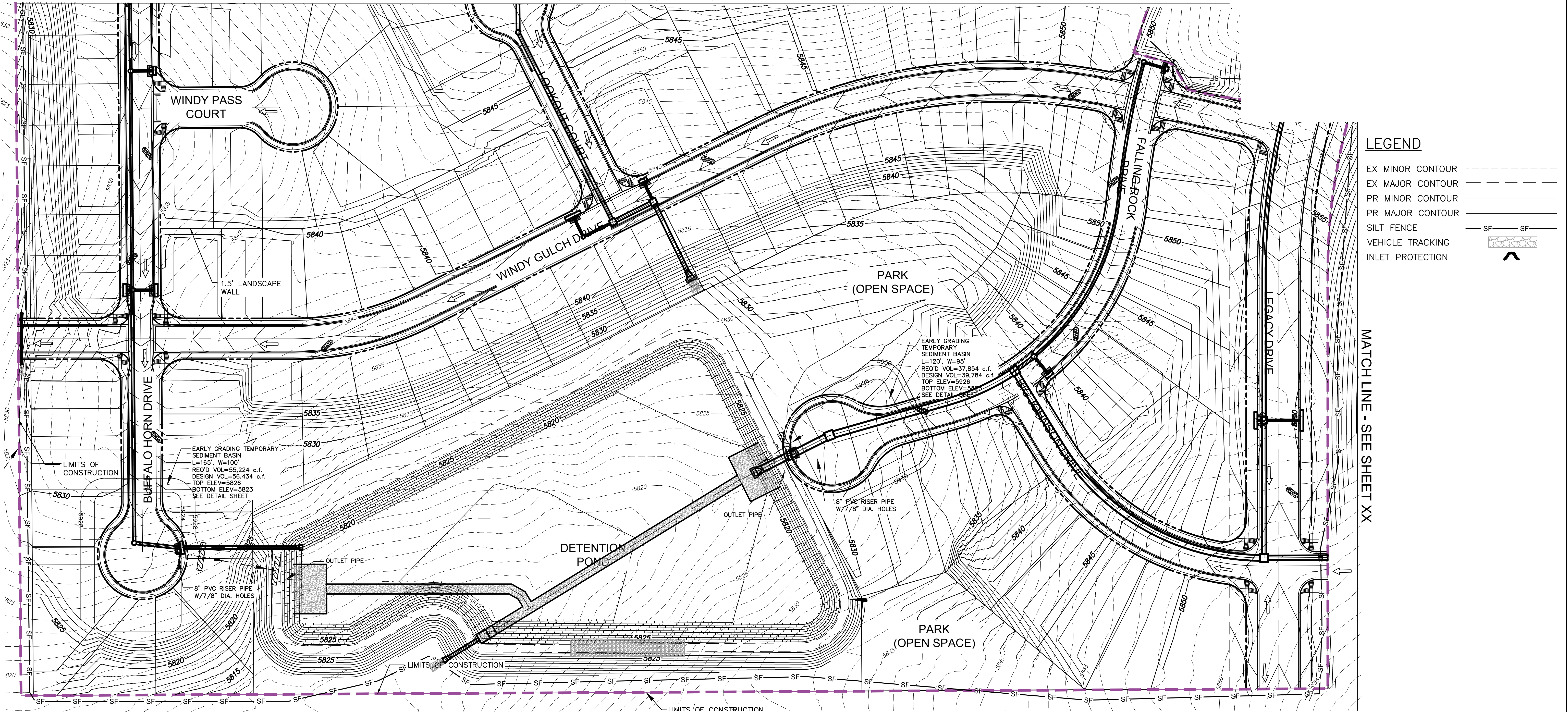
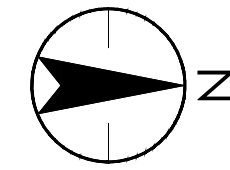
FILED IN ACCORDANCE WITH THE REQUIREMENTS OF THE EL PASO COUNTY LAND DEVELOPMENT CODE, DRAINAGE CRITERIA, AND ENGINEERING CRITERIA MANUAL AS AMENDED.

CHARLENE M. DURHAM, P.E. 36727 DATE



JENNIFER IRVINE, P.E. DATE  
COUNTY ENGINEER/ECM ADMINISTRATOR

ANY PROPOSED MODIFICATION TO THE APPROVED GRADING AND EROSION CONTROL PLAN MUST BE SUBMITTED, ALONG WITH SUPPORTING DOCUMENTS, TO THE COUNTY ENGINEER FOR APPROVAL PRIOR TO ANY WORK RELATED TO THE PROPOSED MODIFICATION TAKING PLACE. APPROVAL FROM THE COUNTY ENGINEER SHALL BE ISSUED IF THE APPLICANT DEMONSTRATES THAT THE MODIFICATION WILL PROVIDE SOIL EROSION CONTROLS EQUIVALENT TO OR EXCEEDING THOSE OF THE PREVIOUSLY APPROVED GRADING AND EROSION CONTROL PLAN.

MATCH LINE - SEE SHEET 28



LEGEND

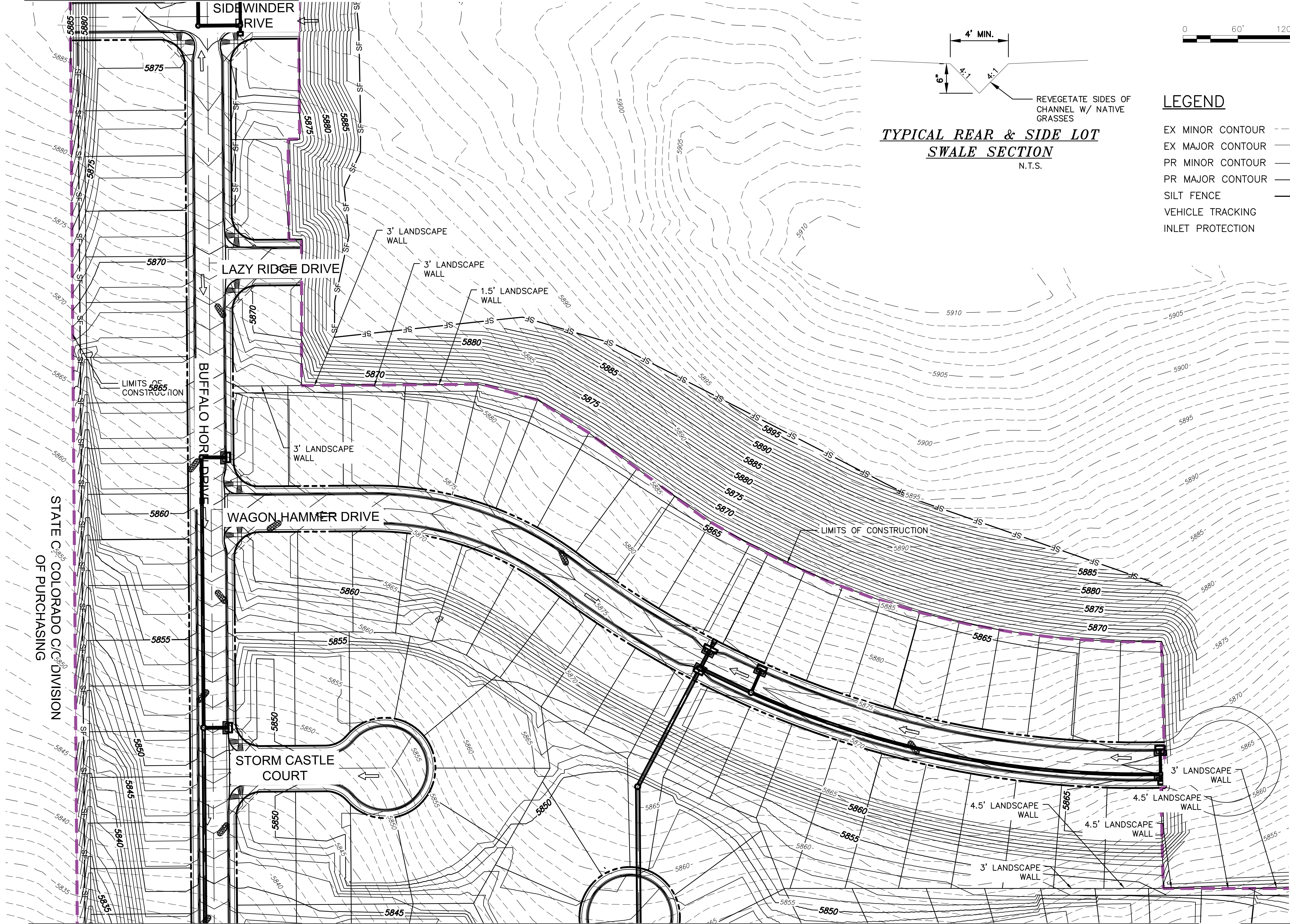
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INLET PROTECTION	

MATCH LINE - SEE SHEET XX

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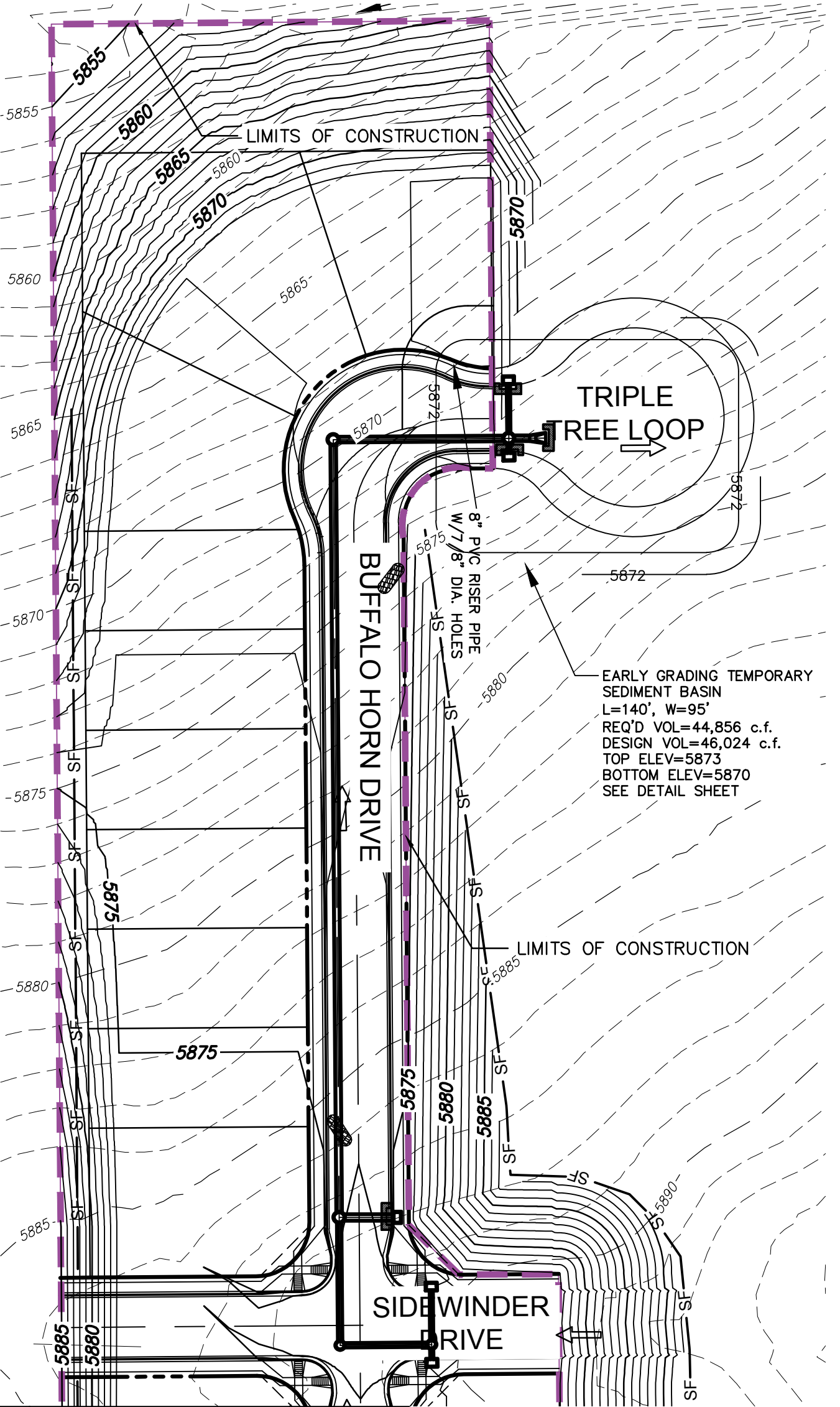
MATCH LINE - SEE THIS SHEET



**TYPICAL REAR & SIDE LOT  
SWALE SECTION**  
N.T.S.

**LEGEND**

- EX MINOR CONTOUR
- EX MAJOR CONTOUR
- PR MINOR CONTOUR
- PR MAJOR CONTOUR
- SILT FENCE
- VEHICLE TRACKING
- INLET PROTECTION



MATCH LINE - SEE THIS SHEET

MATCH LINE - SEE SHEET 27

Permit-Seal

Consultants



5725 Mark Dabbling Boulevard, Suite 190  
Colorado Springs, CO 80919  
www.stantec.com

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Client/Project  
COLA, LLC

THE TRAILS AT ASPEN RIDGE  
FILING NO. 1  
EL PASO COUNTY, CO

Title

GRADING AND EROSION CONTROL 2  
PLAN

Project No.  
181710415

Scale  
SCALE

Drawing No.

Sheet

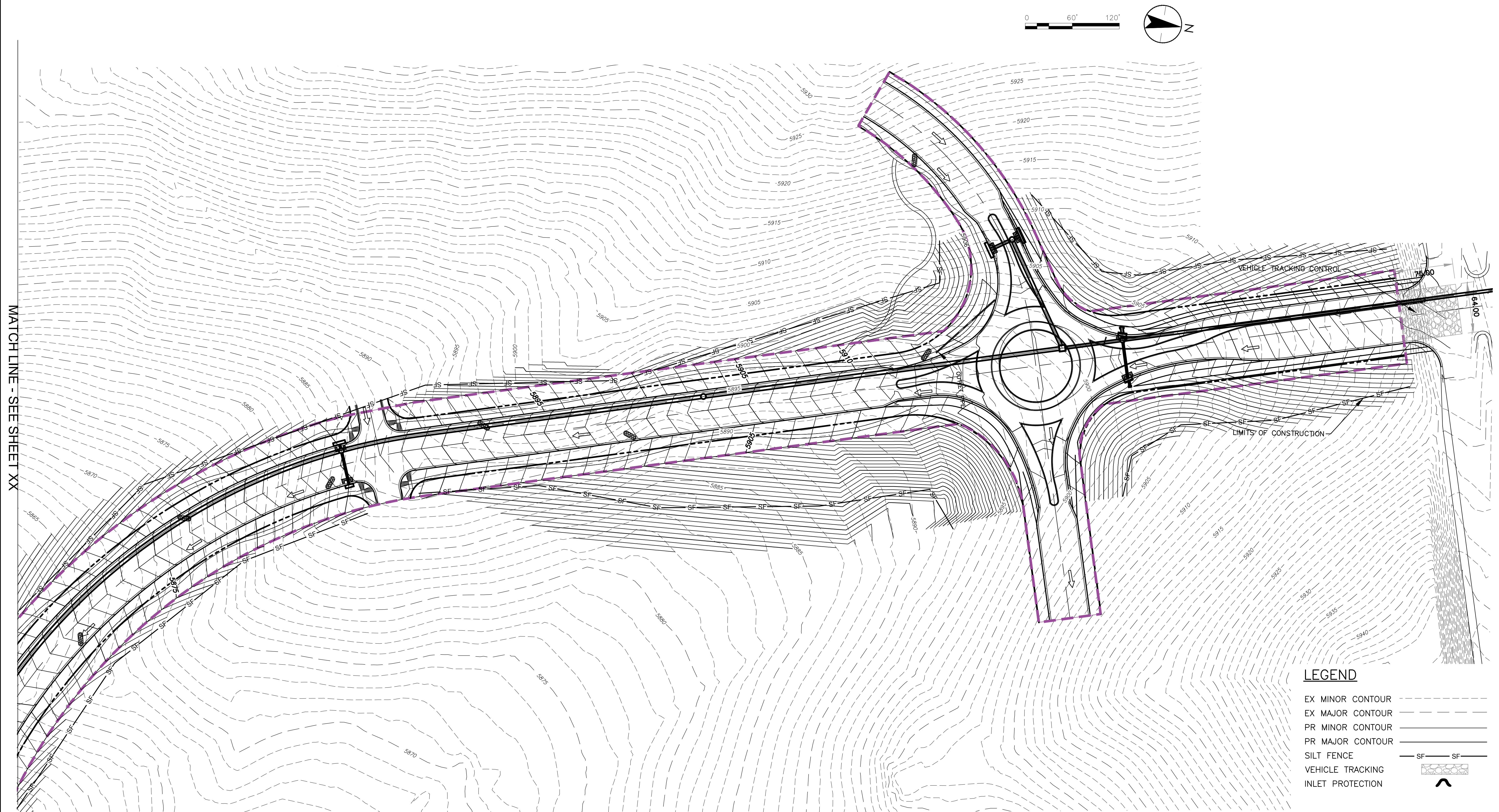
Revision

XX

28 of 40

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MATCH LINE - SEE SHEET XX

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STANDARD NOTES FOR EL PASO COUNTY  
GRADING AND EROSION CONTROL PLANS

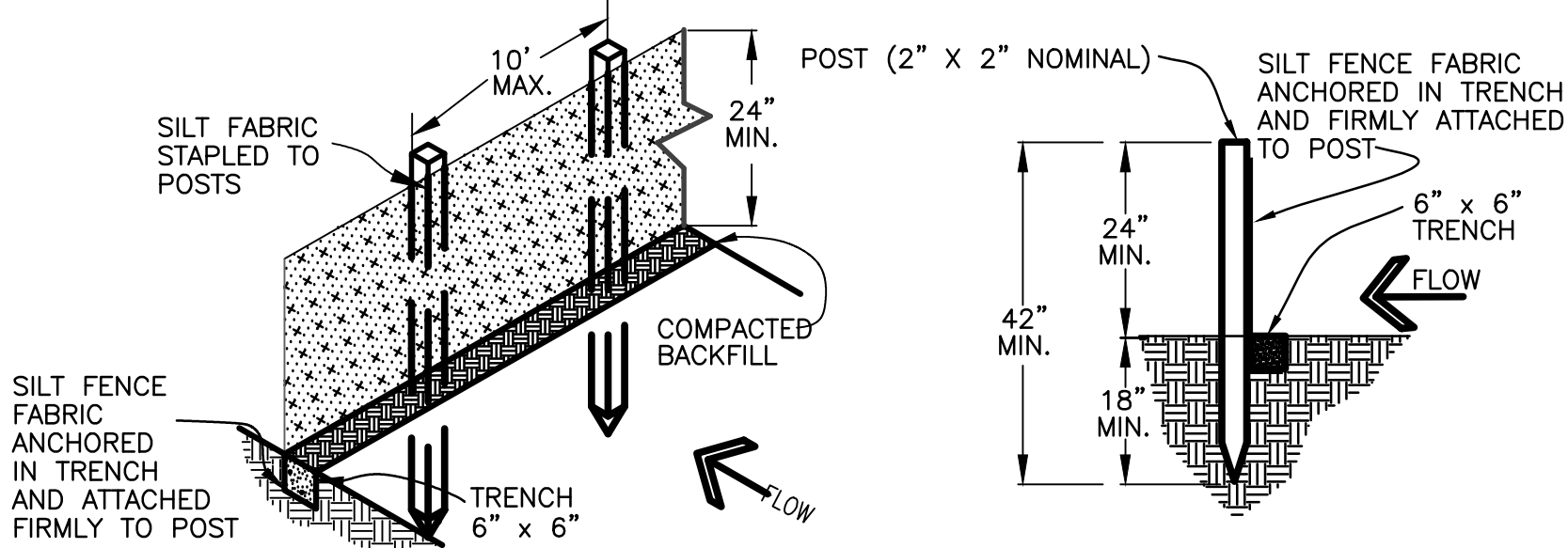
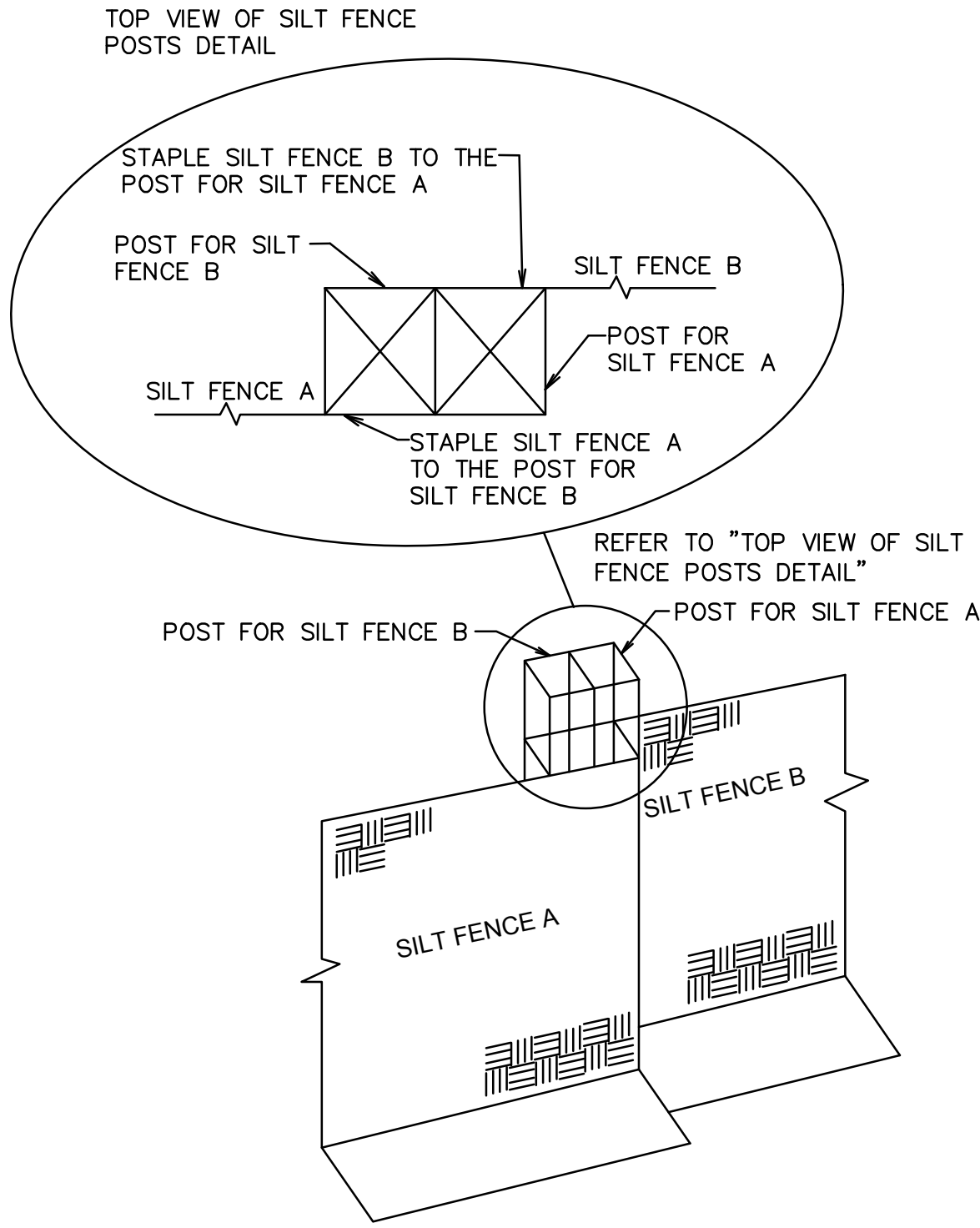
REVISED 7/07/10

1. CONSTRUCTION MAY NOT COMMENCE UNTIL A CONSTRUCTION PERMIT IS OBTAINED FROM DEVELOPMENT SERVICES AND A PRECONSTRUCTION CONFERENCE IS HELD WITH DEVELOPMENT SERVICES INSPECTIONS.
2. STORMWATER DISCHARGES FROM CONSTRUCTION SITES SHALL NOT CAUSE OR THREATEN TO CAUSE POLLUTION, CONTAMINATION, OR DEGRADATION OF STATE WATERS. ALL WORK AND EARTH DISTURBANCE SHALL BE DONE IN A MANNER THAT MINIMIZES POLLUTION OF ANY ON-SITE OR OFF SITE WATERS, INCLUDING WETLANDS.
3. 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 TO REGULATIONS AND STANDARDS MUST BE REQUESTED, AND APPROVED, IN WRITING.
4. A SEPARATE STORMWATER MANAGEMENT PLAN (SWMP) FOR THIS PROJECT SHALL BE COMPLETED AND AN EROSION AND STORMWATER QUALITY CONTROL PERMIT (ESQCP) ISSUED PRIOR TO COMMENCING CONSTRUCTION. DURING CONSTRUCTION THE SWMP IS THE RESPONSIBILITY OF THE DESIGNATED STORMWATER MANAGER, SHALL BE LOCATED ON SITE AT ALL TIMES AND SHALL BE KEPT UP TO DATE WITH WORK PROGRESS AND CHANGES IN THE FIELD.
5. ONCE THE ESQCP HAS BEEN ISSUED, THE CONTRACTOR MAY INSTALL THE INITIAL STAGE EROSION AND SEDIMENT CONTROL BMPs AS INDICATED ON THE GEC. A PRECONSTRUCTION MEETING BETWEEN THE CONTRACTOR, ENGINEER, AND EL PASO COUNTY WILL BE HELD PRIOR TO ANY CONSTRUCTION. IT IS THE RESPONSIBILITY OF THE APPLICANT TO COORDINATE THE MEETING TIME AND PLACE WITH COUNTY DSD INSPECTIONS STAFF.
6. SOIL EROSION CONTROL MEASURES FOR ALL SLOPES, CHANNELS, DITCHES, OR ANY DISTURBED LAND AREA SHALL BE COMPLETED WITHIN 21 CALENDAR DAYS AFTER FINAL GRADING, OR FINAL EARTH DISTURBANCE, HAS BEEN COMPLETED. DISTURBED AREAS AND STOCKPILES WHICH ARE NOT AT FINAL GRADE BUT WILL REMAIN DORMANT FOR LONGER THAN 30 DAYS SHALL ALSO BE MULCHED WITHIN 21 DAYS AFTER INTERIM GRADING. AN AREA THAT IS GOING TO REMAIN IN AN INTERIM STATE FOR MORE THAN 60 DAYS SHALL ALSO BE SEEDED. ALL TEMPORARY SOIL EROSION CONTROL MEASURES AND BMPs SHALL BE MAINTAINED UNTIL PERMANENT SOIL EROSION CONTROL MEASURES ARE IMPLEMENTED AND ESTABLISHED.
7. TEMPORARY SOIL EROSION CONTROL FACILITIES SHALL BE REMOVED AND EARTH DISTURBANCE AREAS GRADED AND STABILIZED WITH PERMANENT SOIL EROSION CONTROL MEASURES PURSUANT TO STANDARDS AND SPECIFICATION PRESCRIBED IN THE DCM VOLUME II AND THE ENGINEERING CRITERIA MANUAL (ECM) APPENDIX I.
8. ALL PERSONS ENGAGED IN EARTH DISTURBANCE SHALL IMPLEMENT AND MAINTAIN ACCEPTABLE SOIL EROSION AND SEDIMENT CONTROL MEASURES INCLUDING BMPs IN CONFORMANCE WITH THE EROSION CONTROL TECHNICAL STANDARDS OF THE DRAINAGE CRITERIA MANUAL (DCM) VOLUME II AND IN ACCORDANCE WITH THE STORMWATER MANAGEMENT PLAN (SWMP).
9. ALL TEMPORARY EROSION CONTROL FACILITIES INCLUDING BMPs AND ALL PERMANENT FACILITIES INTENDED TO CONTROL EROSION OF ANY EARTH DISTURBANCE OPERATIONS, SHALL BE INSTALLED AS DEFINED IN THE APPROVED PLANS, THE SWMP AND THE DCM VOLUME II AND MAINTAINED THROUGHOUT THE DURATION OF THE EARTH DISTURBANCE OPERATION.
10. ANY EARTH DISTURBANCE SHALL BE CONDUCTED IN SUCH A MANNER SO AS TO EFFECTIVELY REDUCE ACCELERATED SOIL EROSION AND RESULTING SEDIMENTATION. ALL DISTURBANCES SHALL BE DESIGNED, CONSTRUCTED, AND COMPLETED SO THAT THE EXPOSED AREA OF ANY DISTURBED LAND SHALL BE LIMITED TO THE SHORTEST PRACTICAL PERIOD OF TIME.
11. ANY TEMPORARY OR PERMANENT FACILITY DESIGNED AND CONSTRUCTED FOR THE CONVEYANCE OF STORMWATER AROUND, THROUGH, OR FROM THE EARTH DISTURBANCE AREA SHALL BE DESIGNED TO LIMIT THE DISCHARGE TO A NON-EROSIVE VELOCITY.
12. CONCRETE WASH WATER SHALL BE CONTAINED AND DISPOSED OF IN ACCORDANCE WITH THE SWMP. NO WASH WATER SHALL BE DISCHARGED TO OR ALLOWED TO RUNOFF TO STATE WATERS, INCLUDING ANY SURFACE OR SUBSURFACE STORM DRAINAGE SYSTEM OR FACILITIES.
13. EROSION CONTROL BLANKETING IS TO BE USED ON SLOPES STEEPER THAN 3:1.
14. BUILDING, CONSTRUCTION, EXCAVATION, OR OTHER WASTE MATERIALS SHALL NOT BE TEMPORARILY PLACED OR STORED IN THE STREET, ALLEY, OR OTHER PUBLIC WAY, UNLESS IN ACCORDANCE WITH AN APPROVED TRAFFIC CONTROL PLAN. BMP'S MAY BE

REQUIRED BY EL PASO COUNTY ENGINEERING IF DEEMED NECESSARY, BASED ON SPECIFIC CONDITIONS AND CIRCUMSTANCES.

15. VEHICLE TRACKING OF SOILS AND CONSTRUCTION DEBRIS OFF-SITE SHALL BE MINIMIZED. MATERIALS TRACKED OFFSITE SHALL BE CLEANED UP AND PROPERLY DISPOSED OF IMMEDIATELY.
16. CONTRACTOR SHALL BE RESPONSIBLE FOR THE REMOVAL OF ALL WASTES FROM THE CONSTRUCTION SITE FOR DISPOSAL IN ACCORDANCE WITH LOCAL AND STATE REGULATORY REQUIREMENTS. NO CONSTRUCTION DEBRIS, TREE SLASH, BUILDING MATERIAL WASTES OR UNUSED BUILDING MATERIALS SHALL BE BURIED, DUMPED, OR DISCHARGED AT THE SITE.
17. THE OWNER, SITE DEVELOPER, CONTRACTOR, AND/OR THEIR AUTHORIZED AGENTS SHALL BE RESPONSIBLE FOR THE REMOVAL OF ALL CONSTRUCTION DEBRIS, DIRT, TRASH, ROCK, SEDIMENT, AND SAND THAT MAY ACCUMULATE IN THE STORM SEWER OR OTHER DRAINAGE CONVEYANCE SYSTEM AND STORMWATER APPURTENANCES AS A RESULT OF SITE DEVELOPMENT.
18. THE QUANTITY OF MATERIALS STORED ON THE PROJECT SITE SHALL BE LIMITED, AS MUCH AS PRACTICAL, TO THAT QUANTITY REQUIRED TO PERFORM THE WORK IN AN ORDERLY SEQUENCE. ALL MATERIALS STORED ON-SITE SHALL BE STORED IN A NEAT, ORDERLY MANNER, IN THEIR ORIGINAL CONTAINERS, WITH ORIGINAL MANUFACTURER'S LABELS.
19. NO CHEMICALS ARE TO BE USED BY THE CONTRACTOR, WHICH HAVE THE POTENTIAL TO BE RELEASED IN STORMWATER UNLESS PERMISSION FOR THE USE OF A SPECIFIC CHEMICAL IS GRANTED IN WRITING BY THE ECM ADMINISTRATOR. IN GRANTING THE USE OF SUCH CHEMICALS, SPECIAL CONDITIONS AND MONITORING MAY BE REQUIRED.
20. BULK STORAGE STRUCTURES FOR PETROLEUM PRODUCTS AND OTHER CHEMICALS SHALL HAVE ADEQUATE PROTECTION SO AS TO CONTAIN ALL SPILLS AND PREVENT ANY SPILLED MATERIAL FROM ENTERING STATE WATERS, INCLUDING ANY SURFACE OR SUBSURFACE STORM DRAINAGE SYSTEM OR FACILITIES.
21. NO PERSON SHALL CAUSE THE IMPEDIMENT OF STORMWATER FLOW IN THE FLOW LINE OF THE CURB AND GUTTER OR IN THE DITCHLINE.
22. INDIVIDUALS SHALL COMPLY WITH THE 'COLORADO WATER QUALITY CONTROL ACT' (TITLE 25, ARTICLE 8, CRS), AND THE 'CLEAN WATER ACT' (33 USC 1344), IN ADDITION TO THE REQUIREMENTS INCLUDED IN THE DCM VOLUME II AND THE ECM APPENDIX I. ALL APPROPRIATE PERMITS MUST BE OBTAINED BY THE CONTRACTOR PRIOR TO CONSTRUCTION (NPDES, FLOODPLAIN, 404, FUGITIVE DUST, ETC.). IN THE EVENT OF CONFLICTS BETWEEN THESE REQUIREMENTS AND LAWS, RULES, OR REGULATIONS OF OTHER FEDERAL, STATE, OR COUNTY AGENCIES, THE MORE RESTRICTIVE LAWS, RULES, OR REGULATIONS SHALL APPLY.
23. ALL CONSTRUCTION TRAFFIC MUST ENTER/EXIT THE SITE AT APPROVED CONSTRUCTION ACCESS POINTS.
24. PRIOR TO ACTUAL CONSTRUCTION THE PERMITEE SHALL VERIFY THE LOCATION OF EXISTING UTILITIES.
25. A WATER SOURCE SHALL BE AVAILABLE ON SITE DURING EARTHWORK OPERATIONS AND UTILIZED AS REQUIRED TO MINIMIZE DUST FROM EARTHWORK EQUIPMENT AND WIND.
26. THE SOILS REPORT FOR THIS SITE HAS BEEN PREPARED BY KUMAR AND ASSOCIATES AND SHALL BE CONSIDERED A PART OF THESE PLANS.
27. AT LEAST TEN DAYS PRIOR TO THE ANTICIPATED START OF CONSTRUCTION, FOR PROJECTS THAT WILL DISTURB 1 ACRE OR MORE, THE OWNER OR OPERATOR OF CONSTRUCTION ACTIVITY SHALL SUBMIT A PERMIT APPLICATION FOR STORMWATER DISCHARGE TO THE COLORADO DEPARTMENT OF PUBLIC HEALTH AND ENVIRONMENT, WATER QUALITY DIVISION. THE APPLICATION CONTAINS CERTIFICATION OF COMPLETION OF A STORMWATER MANAGEMENT PLAN (SWMP), OF WHICH THIS GRADING AND EROSION CONTROL PLAN MAY BE A PART. FOR INFORMATION OR APPLICATION MATERIALS CONTACT:

COLORADO DEPARTMENT OF PUBLIC HEALTH AND ENVIRONMENT  
WATER QUALITY CONTROL DIVISION  
WOOD PERMITS  
4300 CHERRY CREEK DRIVE SOUTH  
DENVER, CO 80246-1530  
ATTN: PERMITS UNIT



SILT FENCE

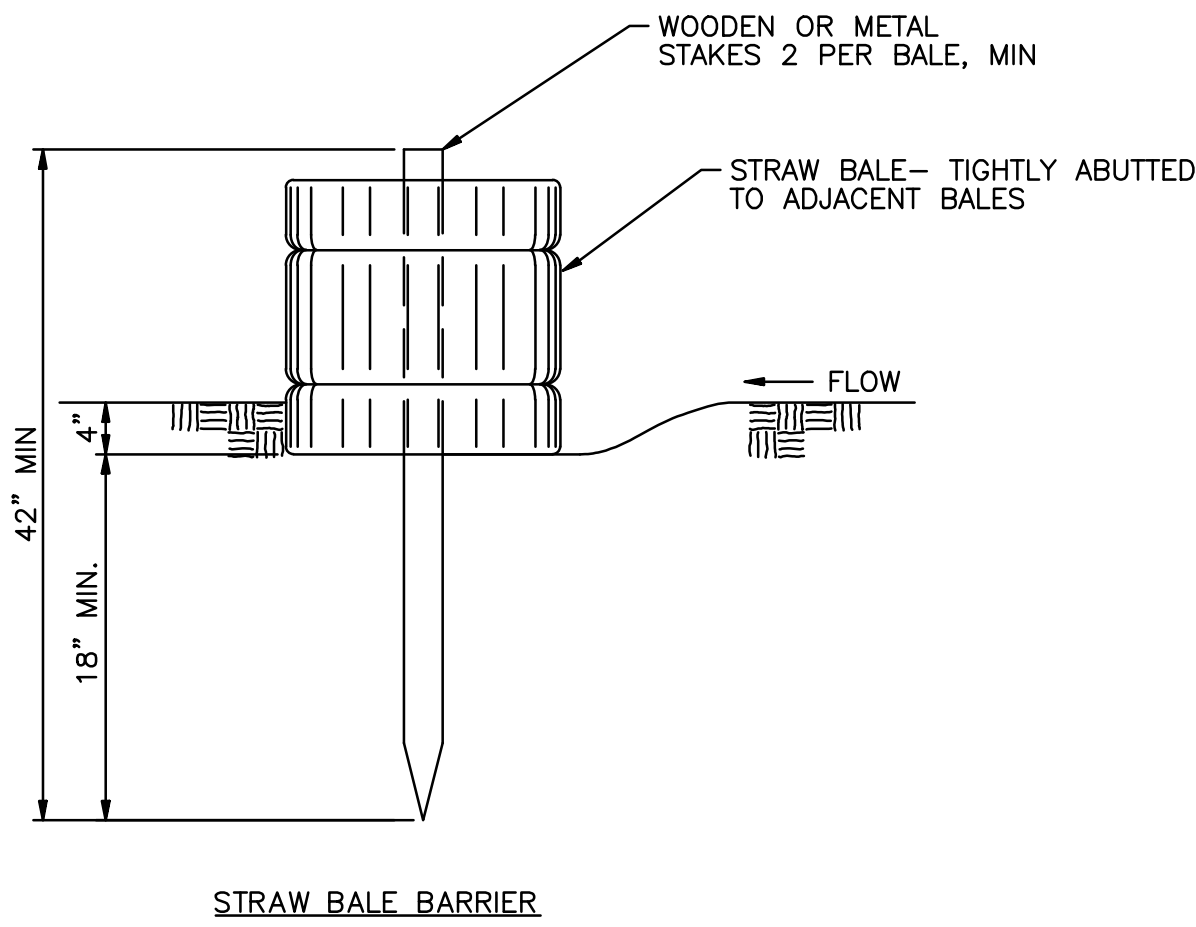
SILT FENCE NOTES

INSTALLATION REQUIREMENTS

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

MAINTENANCE REQUIREMENTS

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



STRAW BALE BARRIER

STRAW BALE BARRIER NOTES

INSTALLATION REQUIREMENTS

1. STRAW BALE BARRIERS SHALL BE INSTALLED PRIOR TO ANY LAND DISTURBING ACTIVITIES.
2. BALES SHALL CONSIST OF APPROXIMATELY 5 CUBIC FEET OF CERTIFIED WEED FREE HAY OR STRAW AND WEIGH NOT LESS THAN 35 POUNDS
3. BALES ARE TO BE PLACED IN A SINGLE ROW WITH THE END OF THE BALES TIGHTLY ABUTTING ONE ANOTHER
4. EACH BALE IS TO BE SECURELY ANCHORED WITH AT LEAST TWO STAKES AND THE FIRST STAKE IS TO BE DRIVEN TOWARD THE PREVIOUSLY LAID BALE TO FORCE THE BALES TOGETHER
5. STAKES ARE TO BE A MINUM OF 42 INCHES LONG. METAL STAKES SHALL BE STANDARD "I" OR "U" TYPE WITH MINIMUM WEIGHT OF 1.33 POUNDS PER LINEAR FOOT. WOOD STAKES SHALL HAVE A MINIMUM DIAMETER OR CROSS SECTION DIMENSION OF 2 INCHES.
6. BALES ARE TO BE BOUND WITH EITHER WIRE OR STRING AND ORIENTED SUCH THAT THE BINDINGS ARE AROUND THE SIDES AND NOT ALONG THE TOPS AND BOTTOMS OF THE BALE.
7. GAPS BETWEEN BALES ARE TO BE CHINKED (FILLED BY WEDGING) WITH STRAW OR THE SAME MATERIAL OF THE BALE.
8. END BALES AR TO EXTEND UPSLOPE SO THE TRAPPED RUNOFF CANNOT FLOW AROUND THE ENDS OF THE BARRIER.

MAINTENANCE REQUIREMENTS

1. CONTRACTOR SHALL INSPECT STRAW BALE BARRIERS IMMEDIATELY AFTER EACH RAINFALL, AT LEAST DAILY DURING PROLONGED RAINFALL, AND WEEKLY DURING PERIODS NO RAINFALL.
2. DAMAGED OR INEFFECTIVE BARRIERS SHALL PROMPTLY BE REPAIRED, REPLACING BALES IF NECESSARY, AND UNENTRENCHED BALES NEED TO BE REPAIRED WITH COMPACTED BACKFILL MATERIAL.
3. SEDIMENT SHALL BE REMOVED FROM BEHIND STRAW BALE BARRIERS WHEN IT ACCUMULATES TO APPROXIMATELY 1/2 THE HEIGHT OF THE BARRIER.
4. STRAW BALE BARRIERS SHALL BE REMOVED WHEN ADEQUATE VEGETATIVE COVER IS ATTAINED AS APPROVED BY THE CITY.

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Client/Project

COLA, LLC

THE TRAILS AT ASPEN RIDGE  
FILING NO. 1

EL PASO COUNTY, CO

Title

GRADING AND EROSION CONTROL  
DETAILS AND NOTES 1

Project No.

181710415

Scale

SCALE

Drawing No.

Sheet

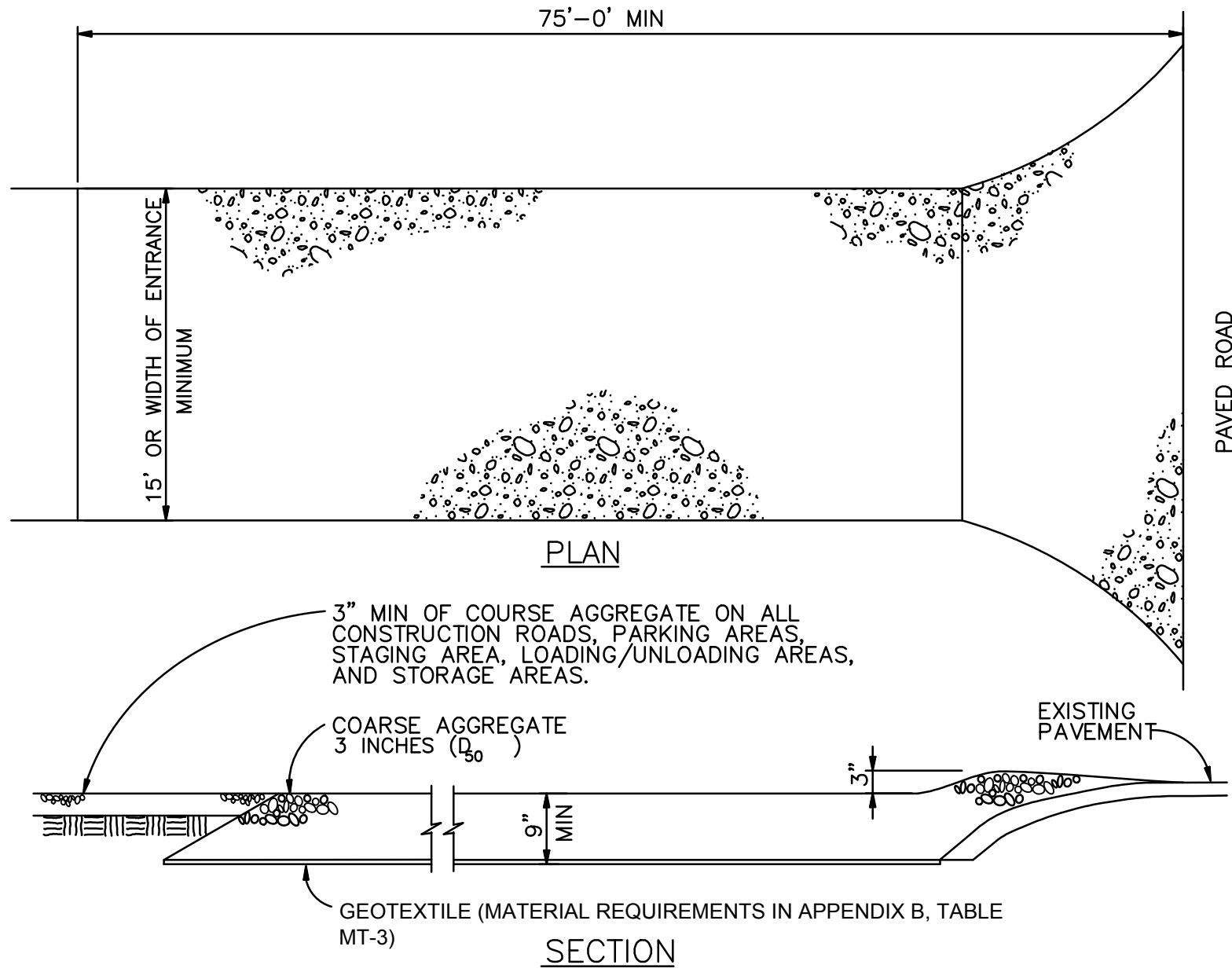
Revision

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30 of 40

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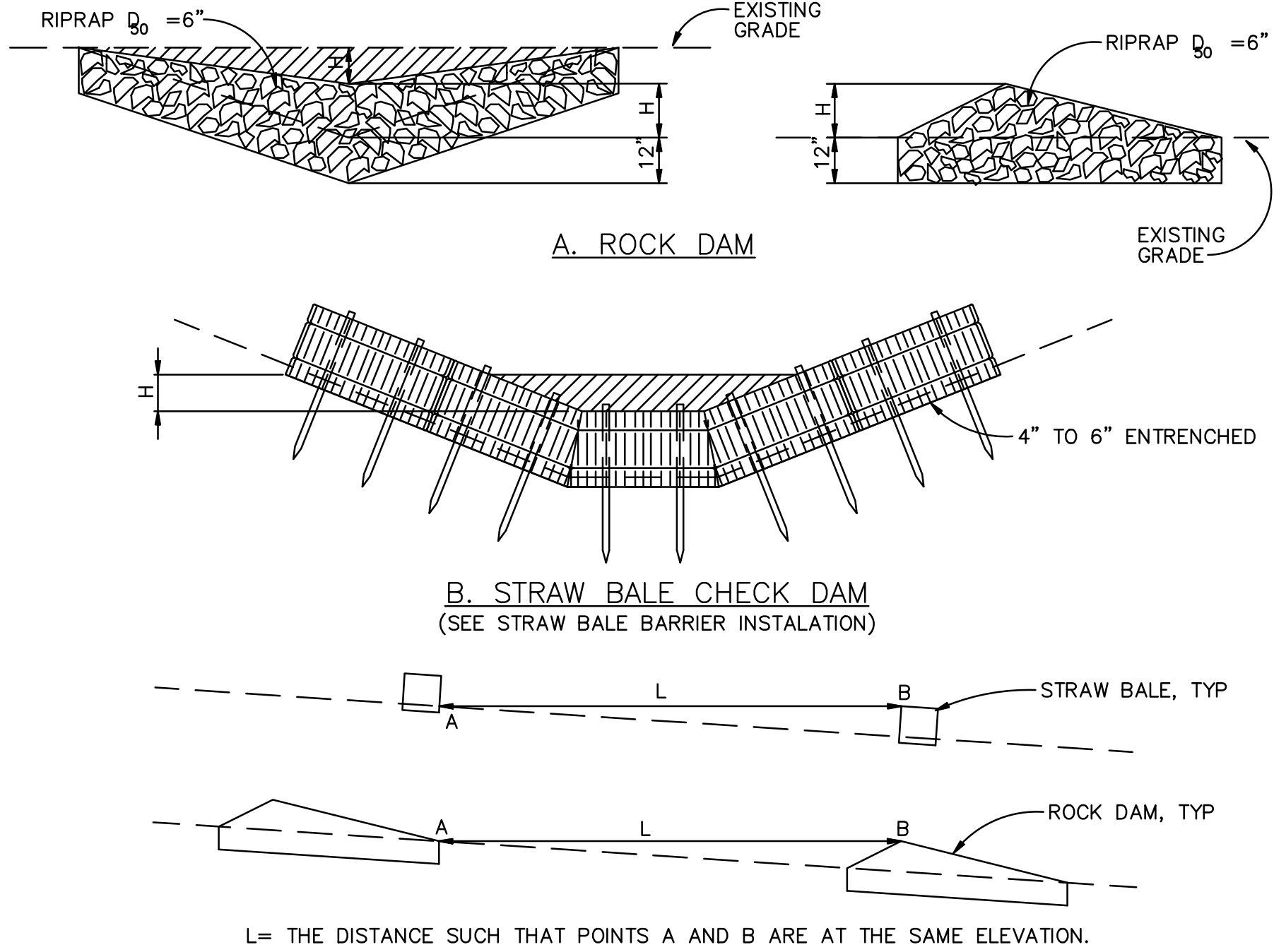
**VEHICLE TRACKING**  
N.T.S.

**INSTALLATION REQUIREMENTS**

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

**MAINTENANCE REQUIREMENTS**

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



**C. SPACING CHECK DAMS**  
**CHECK DAM**  
N.T.S.

**CHECK DAM NOTES**

**INSTALLATION REQUIREMENTS**

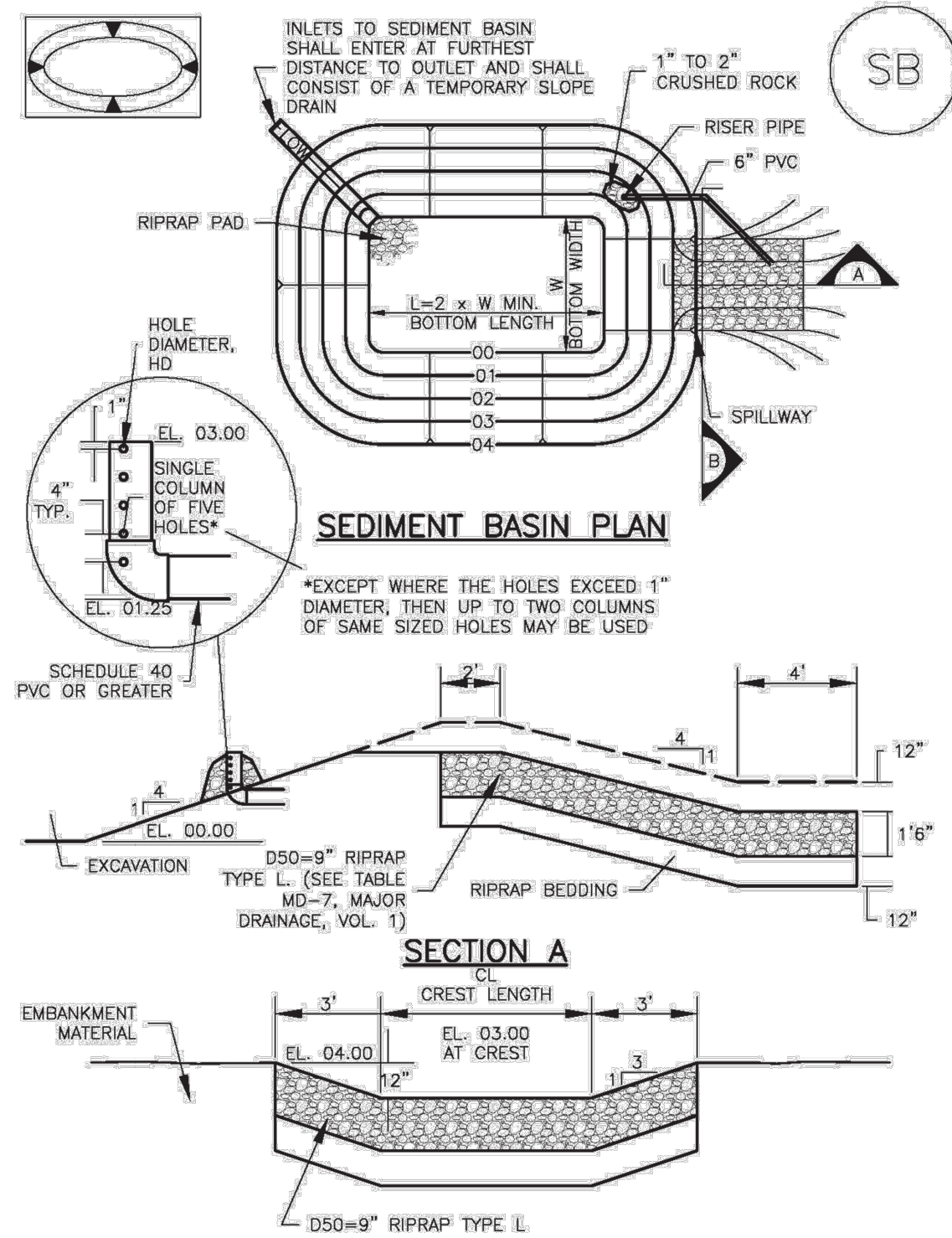
1. STRAW BALES USED AS CHECK DAMS ARE TO MEET THE REQUIREMENTS STATED IN FIGURE SBB-2.
2. THE "H" DIMENSION SHALL BE SELECTED TO PROVIDE WEIR FLOW CONVEYANCE FOR 2-YEAR FLOW OR GREATER.

**MAINTENANCE REQUIREMENTS**

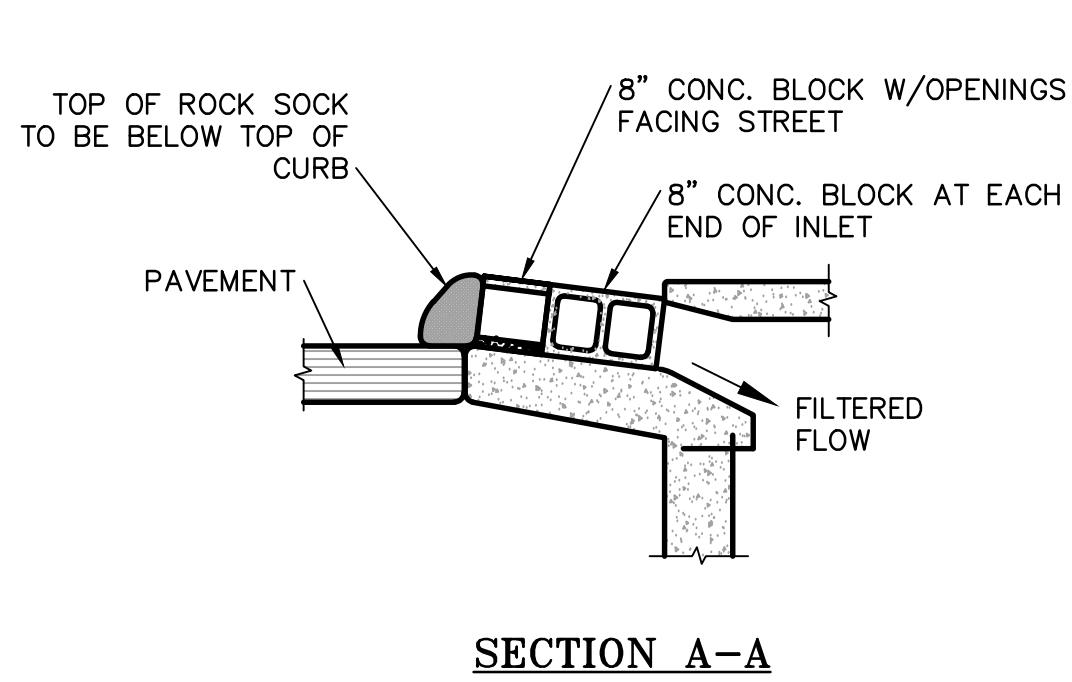
1. REGULAR INSPECTIONS ARE TO BE MADE OF ALL CHECK DAMS, ESPECIALLY AFTER STORM EVENTS.
2. REPLACE STONE AS NECESSARY TO MAINTAIN THE CORRECT HEIGHT OF THE DAM.
3. ACCUMULATED SEDIMENT AND DEBRIS IS TO BE REMOVED FROM BEHIND THE DAMS AFTER EACH STORM OR WHEN 1/2 OF THE ORIGINAL HEIGHT OF THE DAM IS REACHED. OPERATIONAL UNTIL THE DRAINAGE AREA AND CHANNEL ARE PERMANENTLY STABILIZED.
4. WHEN CHECK DAMS ARE REMOVED THE CHANNEL LINING OR VEGETATION IS TO BE RESTORED.

**Sediment Basin (SB)**

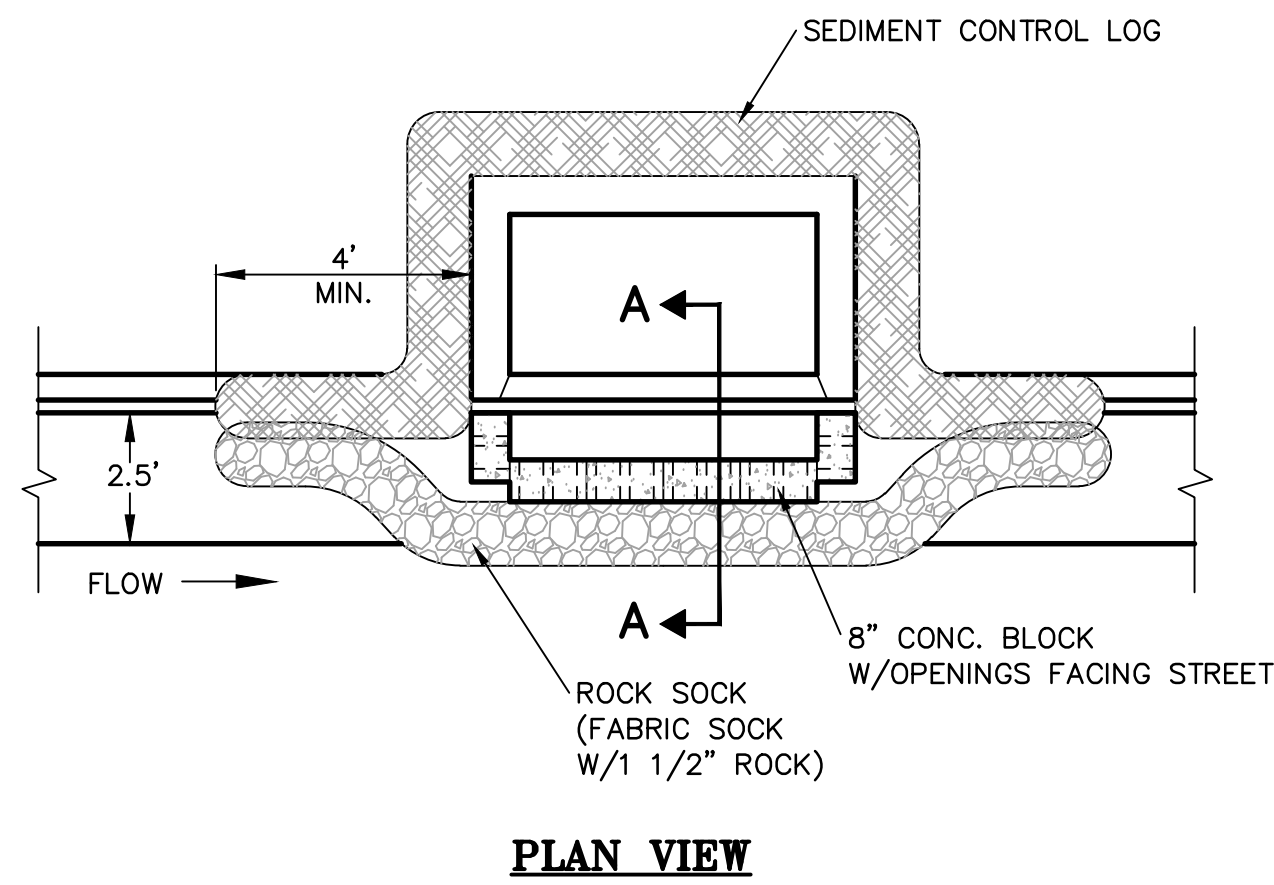
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August 2013 Urban Drainage and Flood Control District Urban Storm Drainage Criteria Manual Volume 3 SB-5



**TYPE R INLET**  
**INLET PROTECTION**



**PLAN VIEW**

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Client/Project  
COLA, LLC

THE TRAILS AT ASPEN RIDGE  
FILING NO. 1  
EL PASO COUNTY, CO

Title

GRADING AND EROSION CONTROL  
DETAILS AND NOTES 2

Project No.  
181710415

Scale  
SCALE

Drawing No.

Sheet

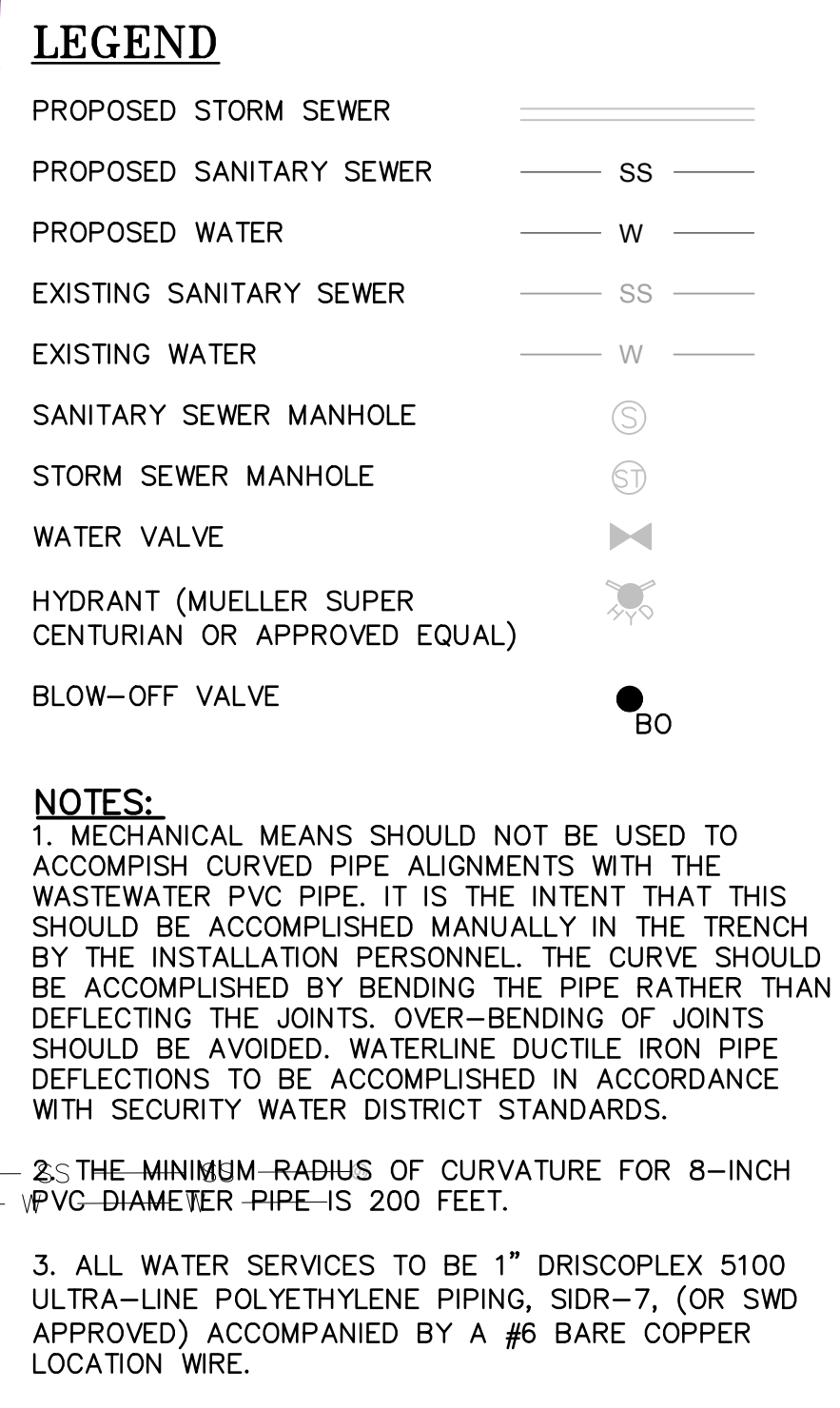
Revision

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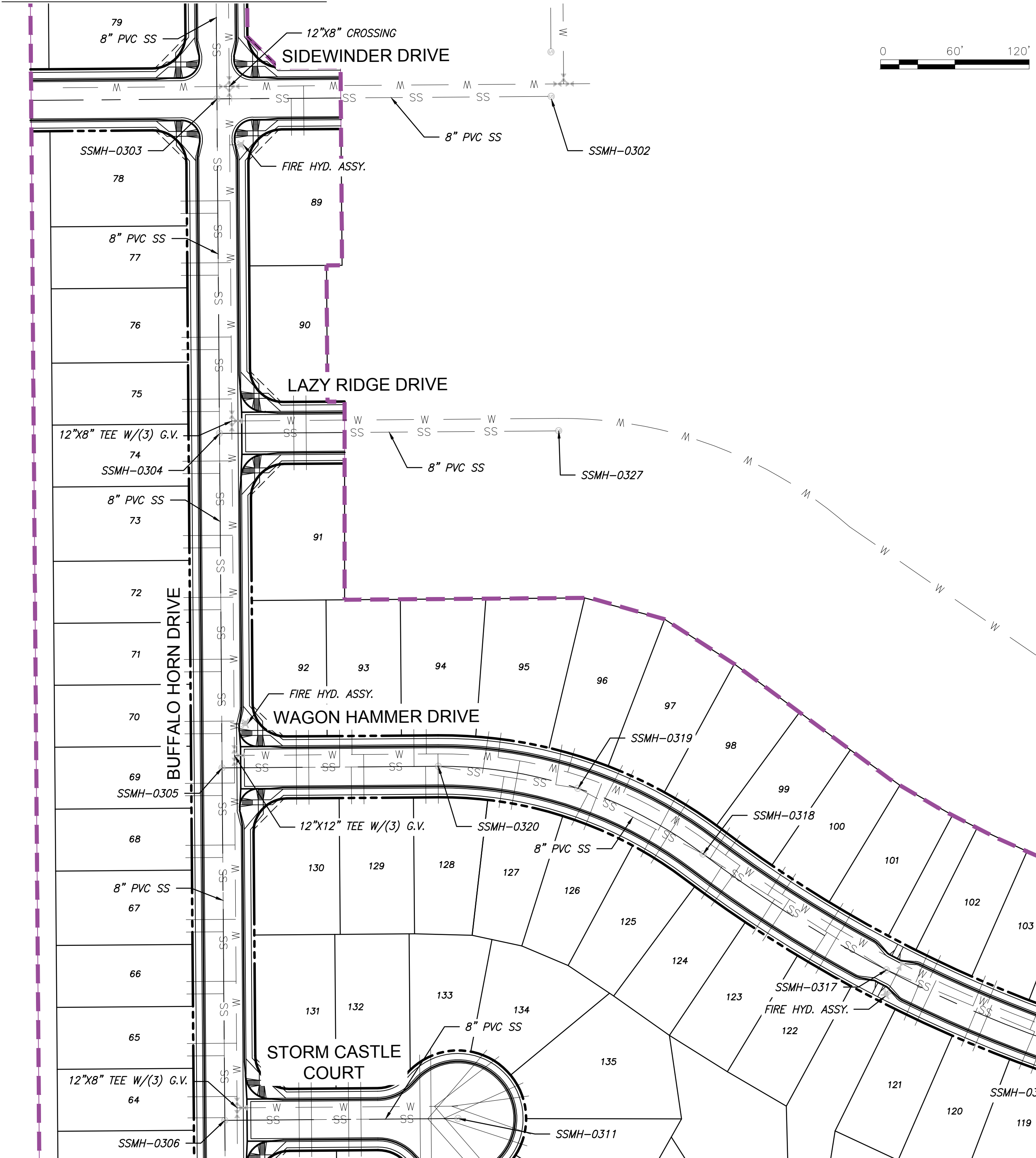
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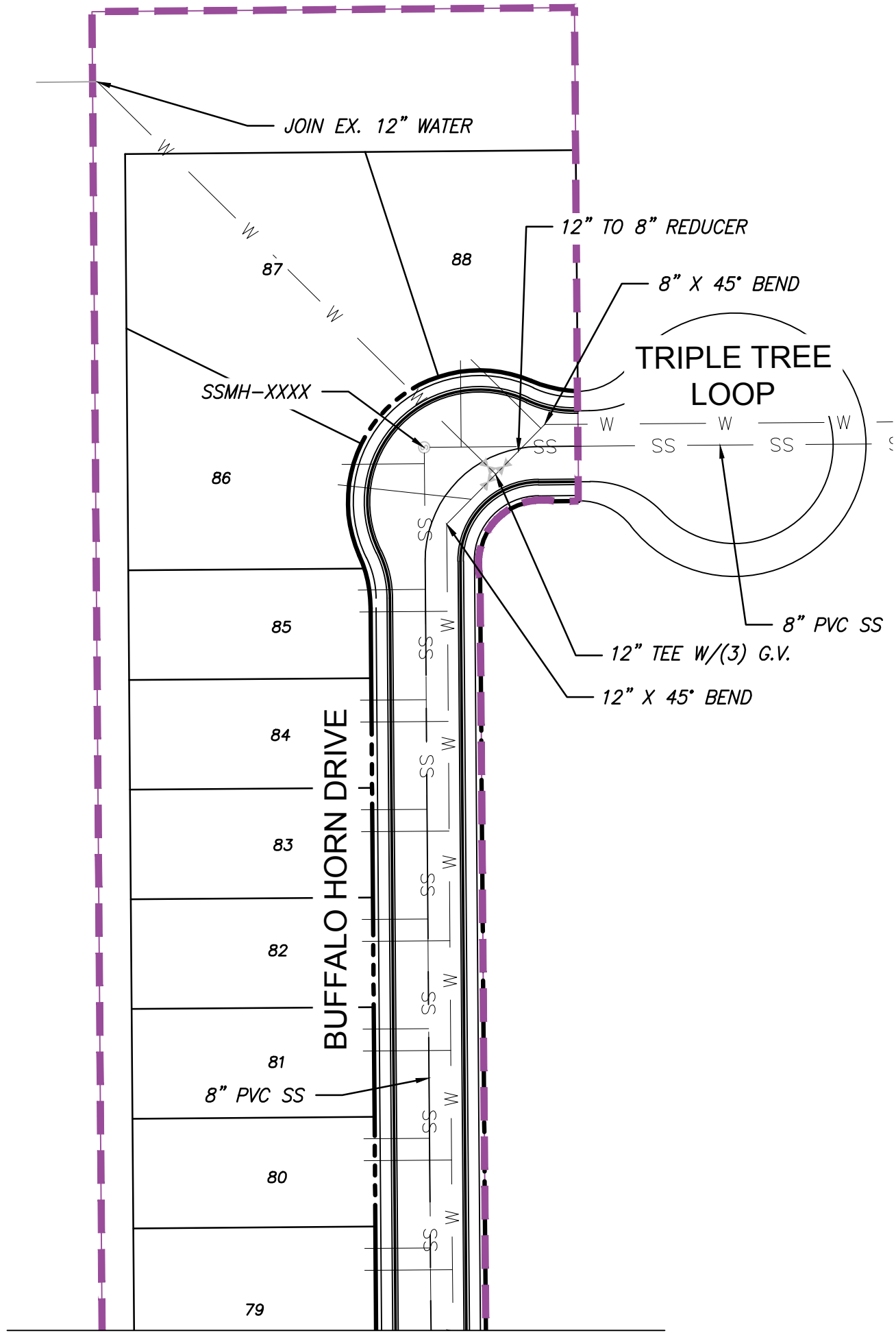
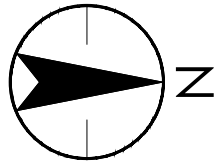
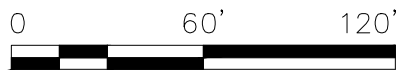
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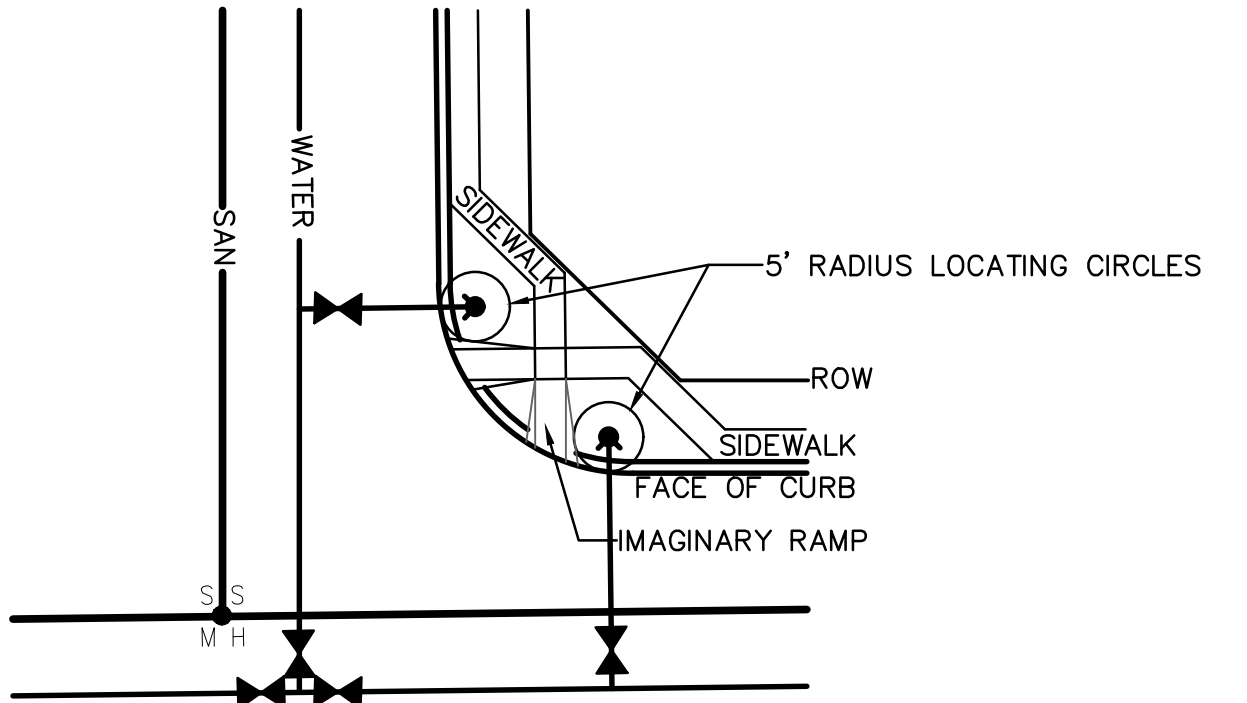
MATCH LINE - SEE THIS SHEET



MATCH LINE - SEE SHEET 32

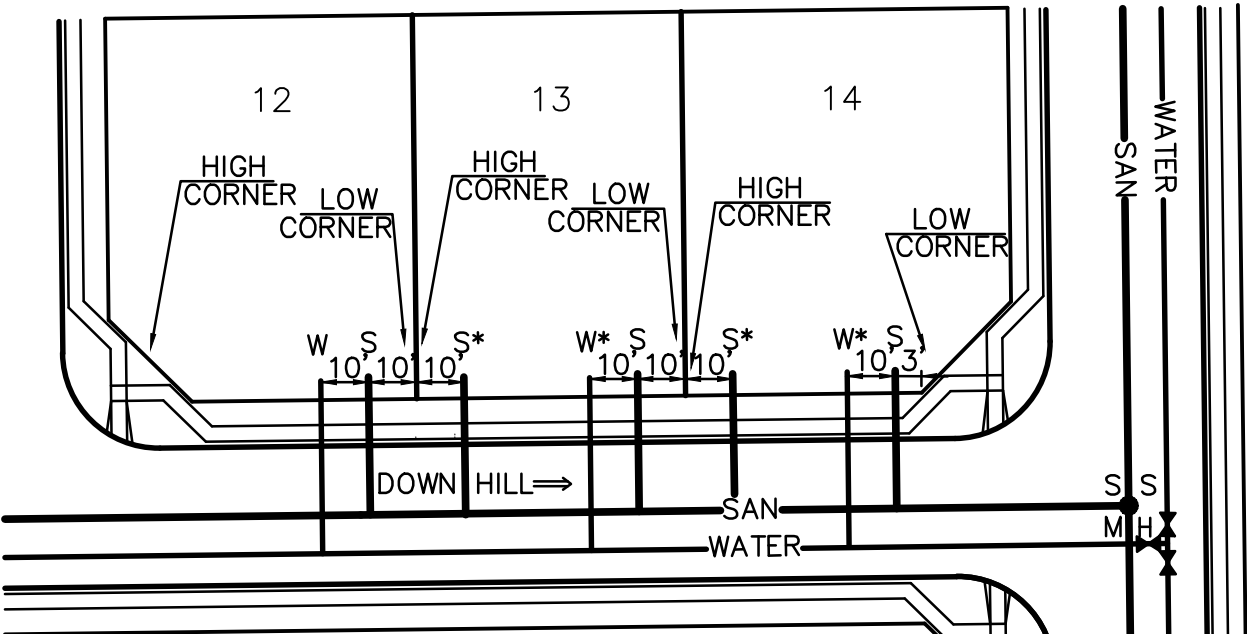


MATCH LINE - SEE THIS SHEET



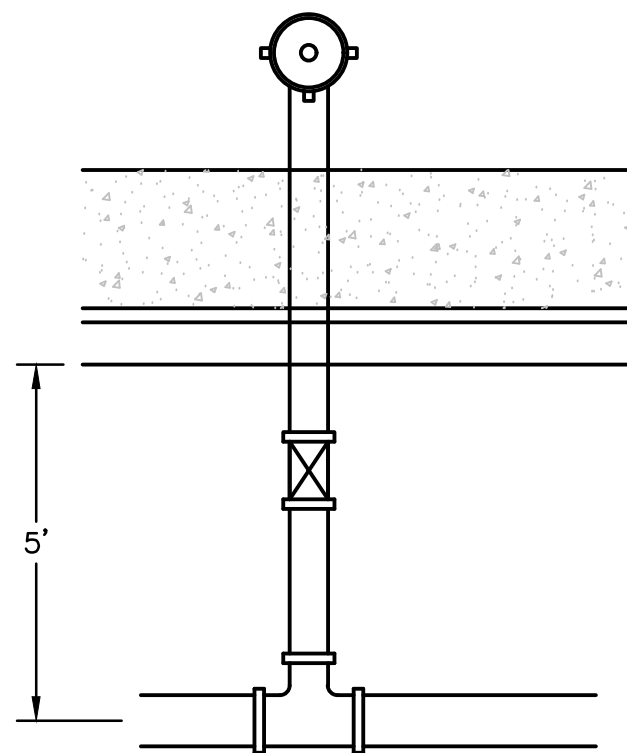
FIRE HYDRANT LOCATIONS

INSTALL FIRE HYDRANTS 2.5' FROM FACE OF CURB AND 5' FROM EDGE OF HANDICAP RAMP (SEE 5')



TYPICAL UTILITY SERVICE LAYOUT

DEVELOPER TO COORDINATE LOCATION OF ELECTRIC, PHONE AND CABLE.



FIRE HYDRANT CONFIGURATION

SCALE : N.T.S.

LEGEND

- PROPOSED STORM SEWER
- PROPOSED SANITARY SEWER
- PROPOSED WATER
- EXISTING SANITARY SEWER
- EXISTING WATER
- SANITARY SEWER MANHOLE
- STORM SEWER MANHOLE
- WATER VALVE
- HYDRANT (MUELLER SUPER CENTURIAN OR APPROVED EQUAL)
- BLOW-OFF VALVE

NOTES:

- MECHANICAL MEANS SHOULD NOT BE USED TO ACCOMPLISH CURVED PIPE ALIGNMENTS WITH THE WASTEWATER PVC PIPE. IT IS THE INTENT THAT THIS SHOULD BE ACCOMPLISHED MANUALLY IN THE TRENCH BY THE INSTALLATION PERSONNEL. THE CURVE SHOULD BE ACCOMPLISHED BY BENDING THE PIPE RATHER THAN DEFLECTING THE JOINTS. OVER-BENDING OF JOINTS SHOULD BE AVOIDED. WATERLINE DUCTILE IRON PIPE DEFLECTIONS TO BE ACCOMPLISHED IN ACCORDANCE WITH SECURITY WATER DISTRICT STANDARDS.
- THE MINIMUM RADIUS OF CURVATURE FOR 8-INCH PVC DIAMETER PIPE IS 200 FEET.
- ALL WATER SERVICES TO BE 1" DRISCOPEX 5100 ULTRA-LINE POLYETHYLENE PIPING, SDR-7, (OR SWD APPROVED) ACCOMPANIED BY A #6 BARE COPPER LOCATION WIRE.

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Revision				Issued			
	By	Appd.	YY.MM.DD		By	Appd.	YY.MM.DD

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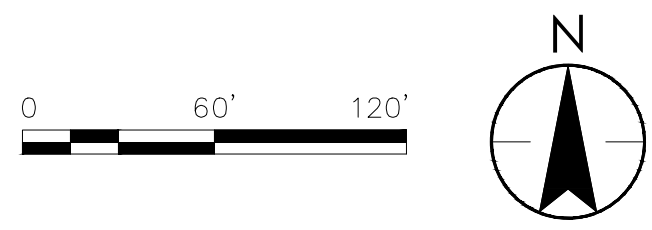
Client/Project  
COLA, LLC  
  
THE TRAILS AT ASPEN RIDGE  
FILING NO. 1  
EL PASO COUNTY, CO

File Name:	020-master utility plan.dwg	TDO	JWW	TDO	18.10.16
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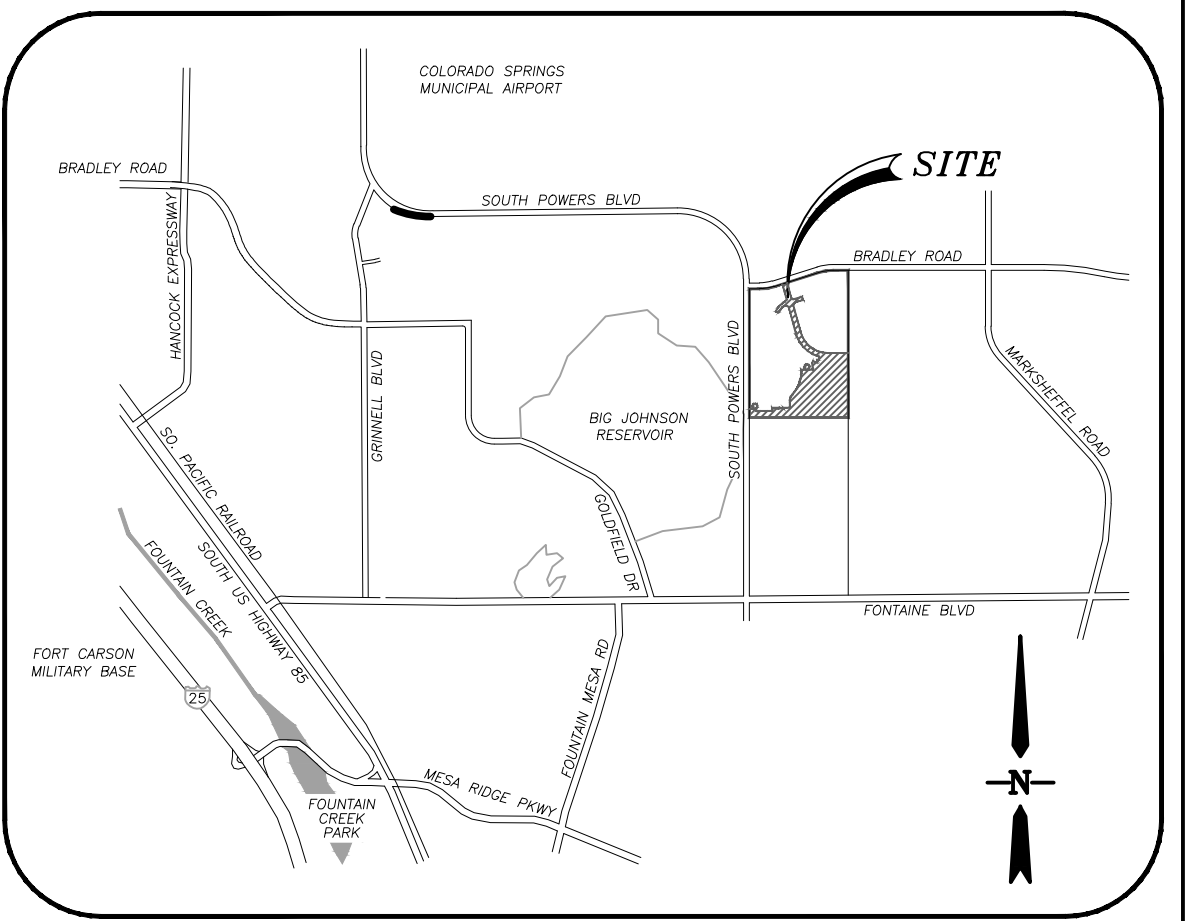
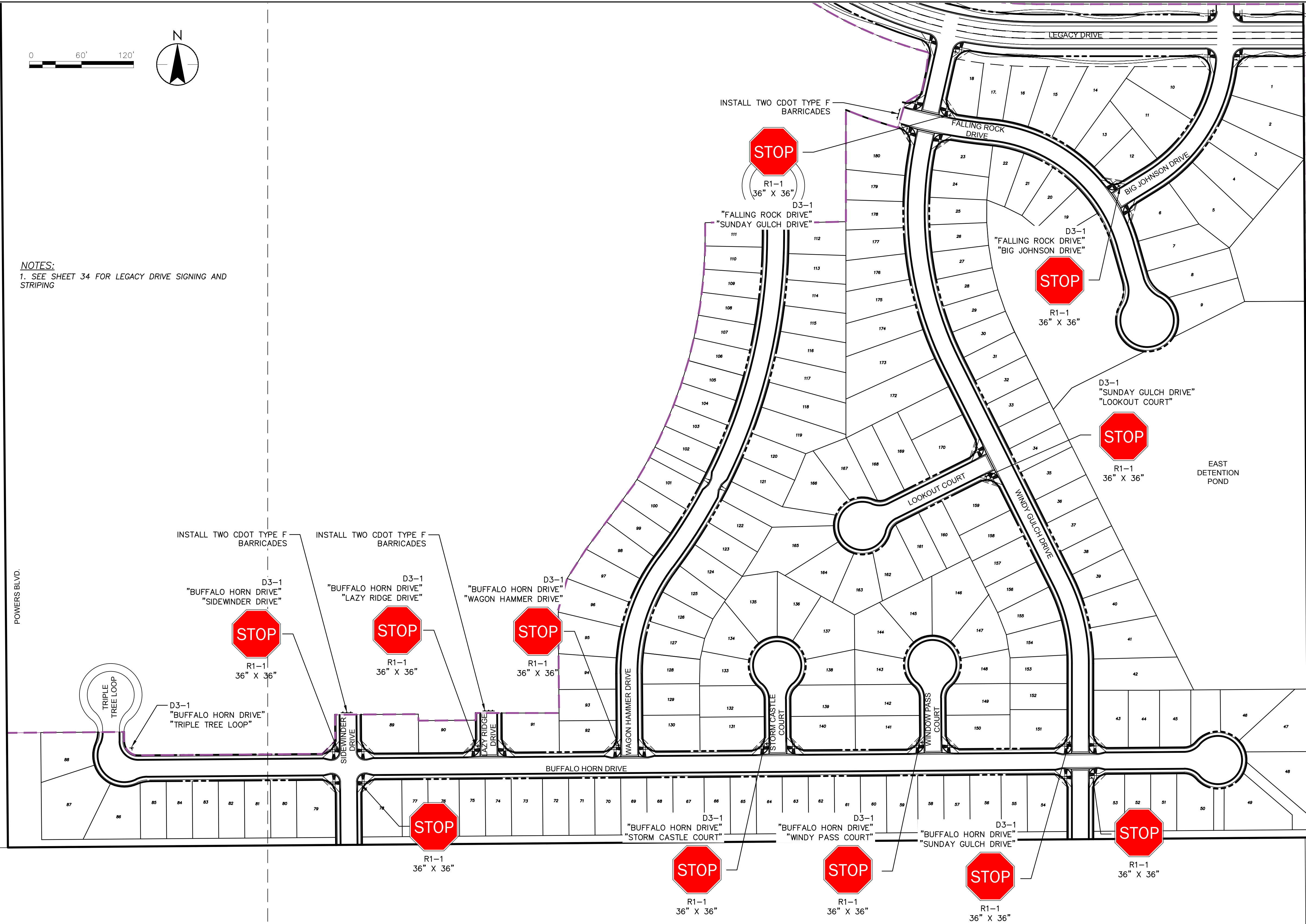
Title  
MASTER UTILITY PLAN 2

Project No. 18170415	Scale SCALE	Revision 0
Drawing No. XX	Sheet 33 of 40	





NOTES:  
1. SEE SHEET 34 FOR LEGACY DRIVE SIGNING AND STRIPING



VICINITY MAP  
N.T.S.

- LEGEND:
- (A) 4" WHITE EDGE LINE
  - (B) 4" YELLOW EDGE LINE
  - (C) 4" WHITE DASHED LANE LINE
  - (D) 4" YELLOW DASHED CENTERLINE
  - (E) 4" YELLOW SOLID & YELLOW DASHED LANE LINE
  - (F) 4" YELLOW NO-PASSING LINE
  - (G) 8" WHITE CHANNELIZING LINE
  - (H) 8" WHITE DOTTED LANE LINE
  - (I) 24" WHITE CROSSWALK
  - (J) PREFORMED PLASTIC WHITE SYMBOL
  - (K) TEMPORARY BARRICADE (CDOT TYPE 3)

- STRIPING AND SIGNAGE GENERAL NOTES:
- ALL SIGNS AND PAVEMENT MARKINGS SHALL BE IN COMPLIANCE WITH THE CURRENT MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD).
  - 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.
  - ANY DEVIATION FROM THE STRIPING AND SIGNING PLAN SHALL BE APPROVED BY EL PASO COUNTY DEVELOPMENT SERVICES.
  - 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.
  - STREET NAME AND REGULATORY STOP SIGNS SHALL BE ON THE SAME POST AT INTERSECTIONS.
  - ALL REMOVED SIGNS SHALL BE DISPOSED OF IN A PROPER MANNER BY THE CONTRACTOR.
  - ALL STREET NAME SIGNS SHALL HAVE "C" SERIES LETTERS, WITH LOCAL ROADWAY SIGNS BEING 4" UPPER-LOWER CASE LETTERING ON 8" BLANK AND COLLECTOR ROADWAY SIGNS BEING 6" LETTERING, UPPER-LOWER CASE ON 12" BLANK, WITH 1/2" WHITE BORDER THAT IS NOT RECESSED.
  - ALL TRAFFIC SIGNS SHALL HAVE A MINIMUM HIGH INTENSITY PRISMATIC GRADE SHEETING.
  - 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-614-8 REGARDING USE OF THE P2 TUBULAR STEEL POST SLIPBASE DESIGN.
  - ALL SIGNS SHALL BE SINGLE SHEET ALUMINUM WITH 0.100" MINIMUM THICKNESS.
  - ALL LIMIT LINES/STOP LINES, CROSSWALK LINES, PAVEMENT LEGENDS, AND ARROWS SHALL BE A MINIMUM 125 MIL THICKNESS PREFORMED THERMOPLASTIC PAVEMENT MARKINGS WITH TAPERED LEADING EDGES PER CDOT STANDARD S-627-1. WORD AND SYMBOL MARKINGS SHALL BE THE NARROW TYPE. STOP BARS SHALL BE 24" IN WIDTH. CROSSWALKS LINES SHALL BE 12" WIDE AND 8' LONG PER CDOT S-627-1.
  - 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.
  - THE CONTRACTOR SHALL NOTIFY EL PASO COUNTY DEVELOPMENT SERVICES (719) 520-6819 PRIOR TO AND UPON COMPLETION OF SIGNING AND STRIPING.
  - THE CONTRACTOR SHALL OBTAIN A WORK IN THE RIGHT OF WAY PERMIT FROM THE EL PASO COUNTY DEPARTMENT OF TRANSPORTATION PRIOR TO ANY SIGNAGE OR STRIPING WORK WITHIN AN EXISTING EL PASO COUNTY ROADWAY.

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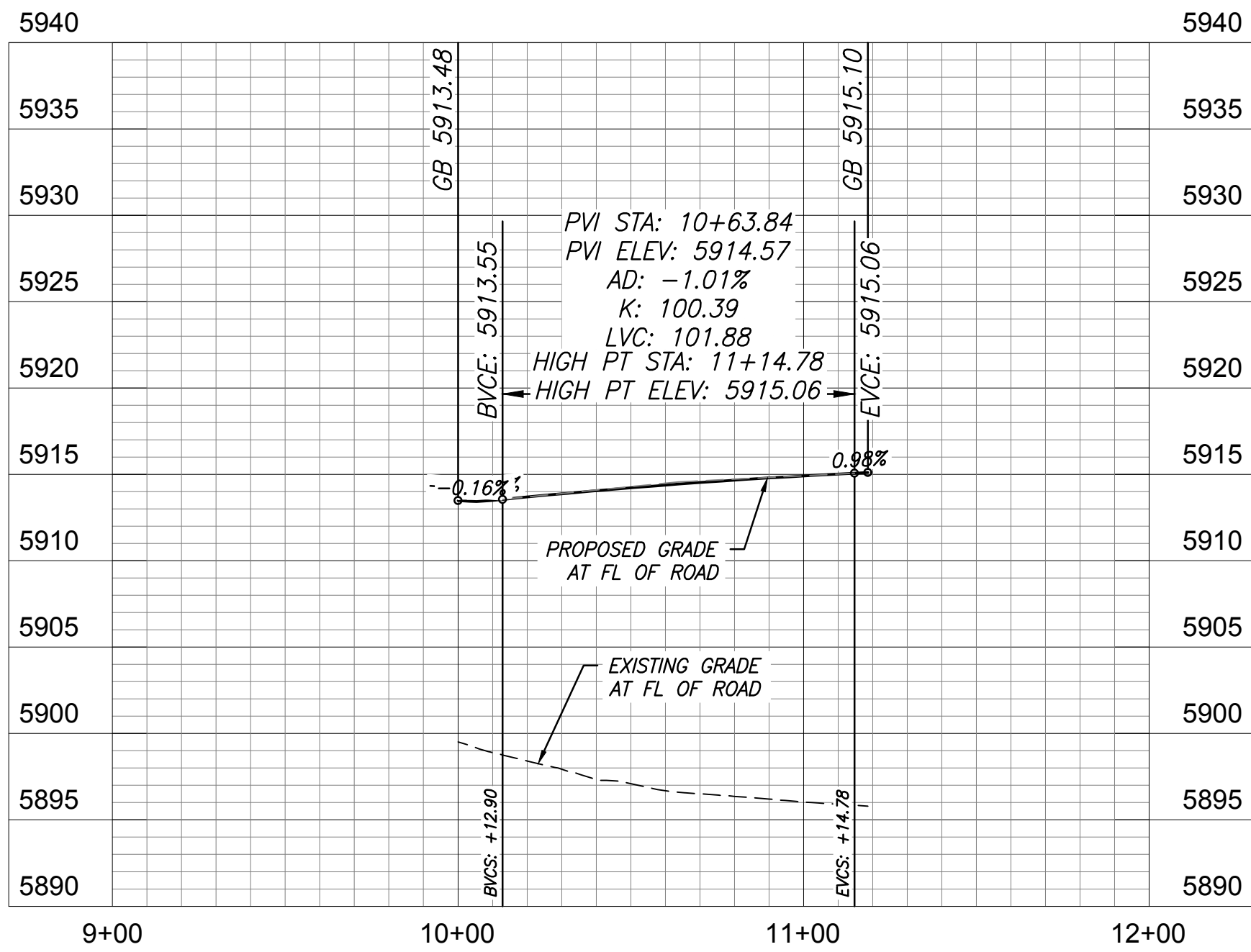




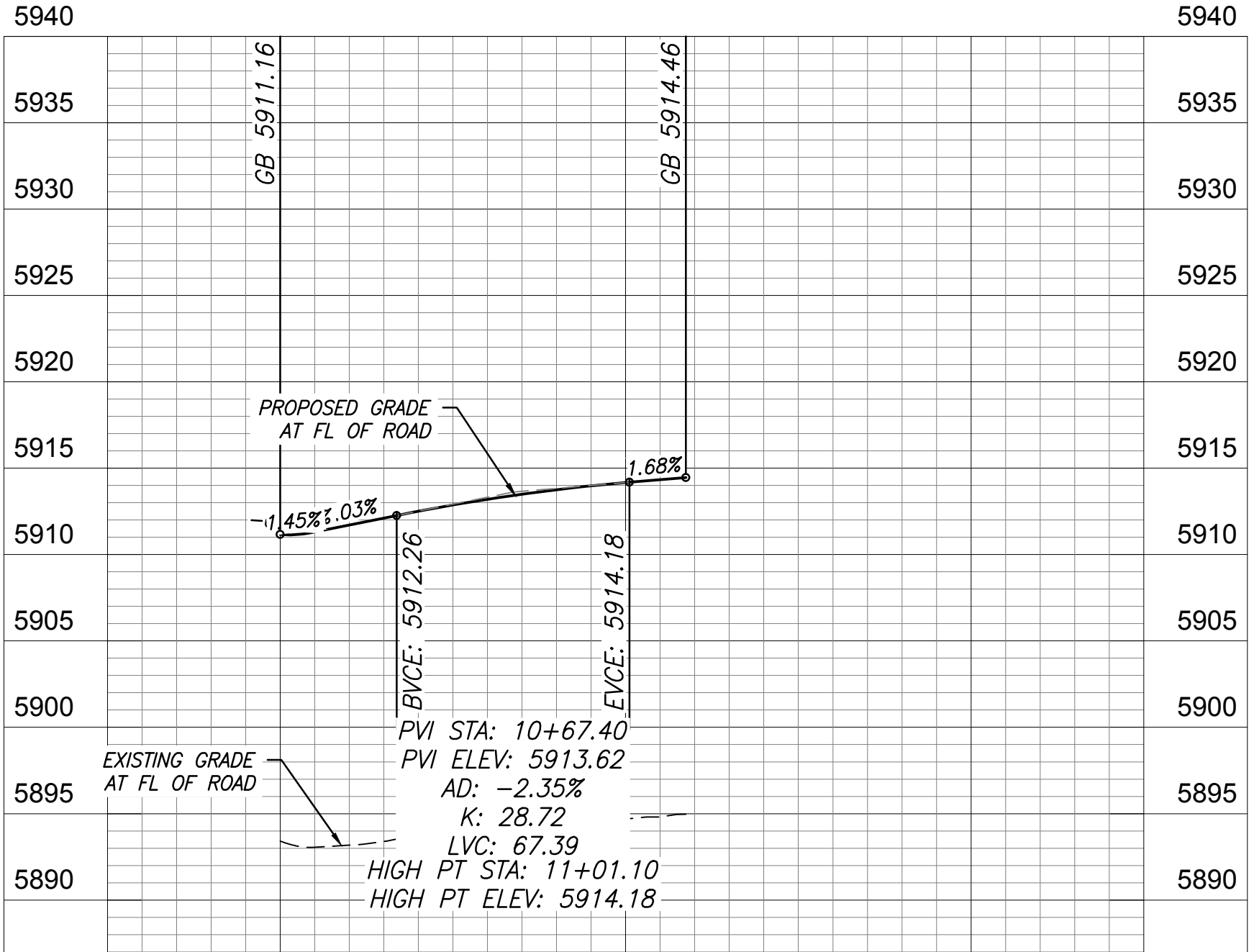
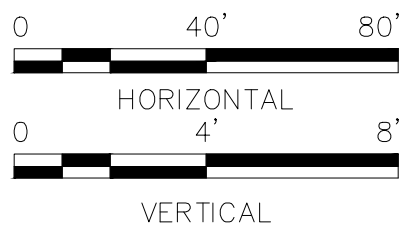




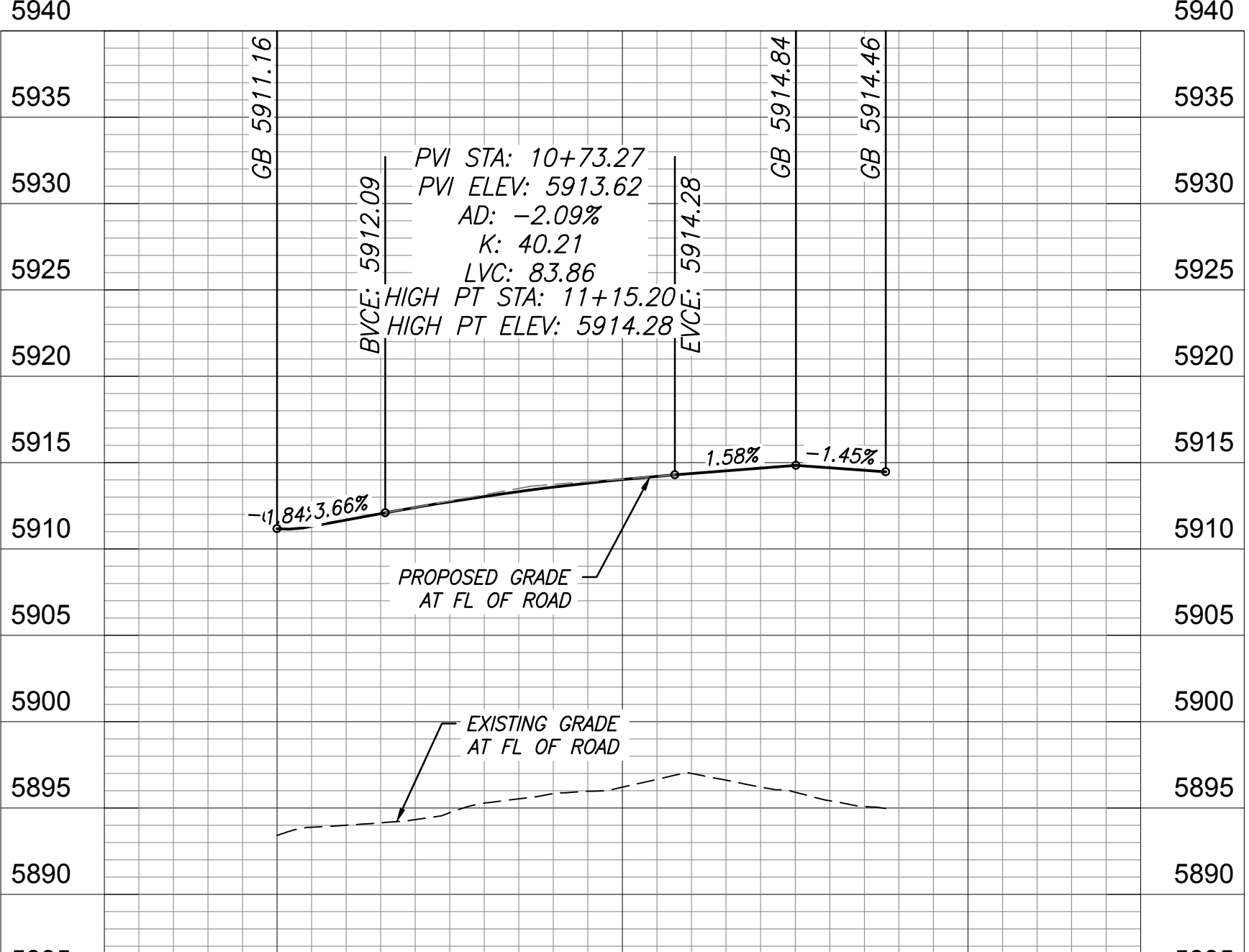
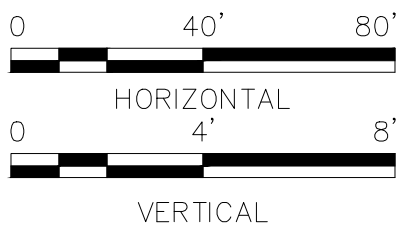




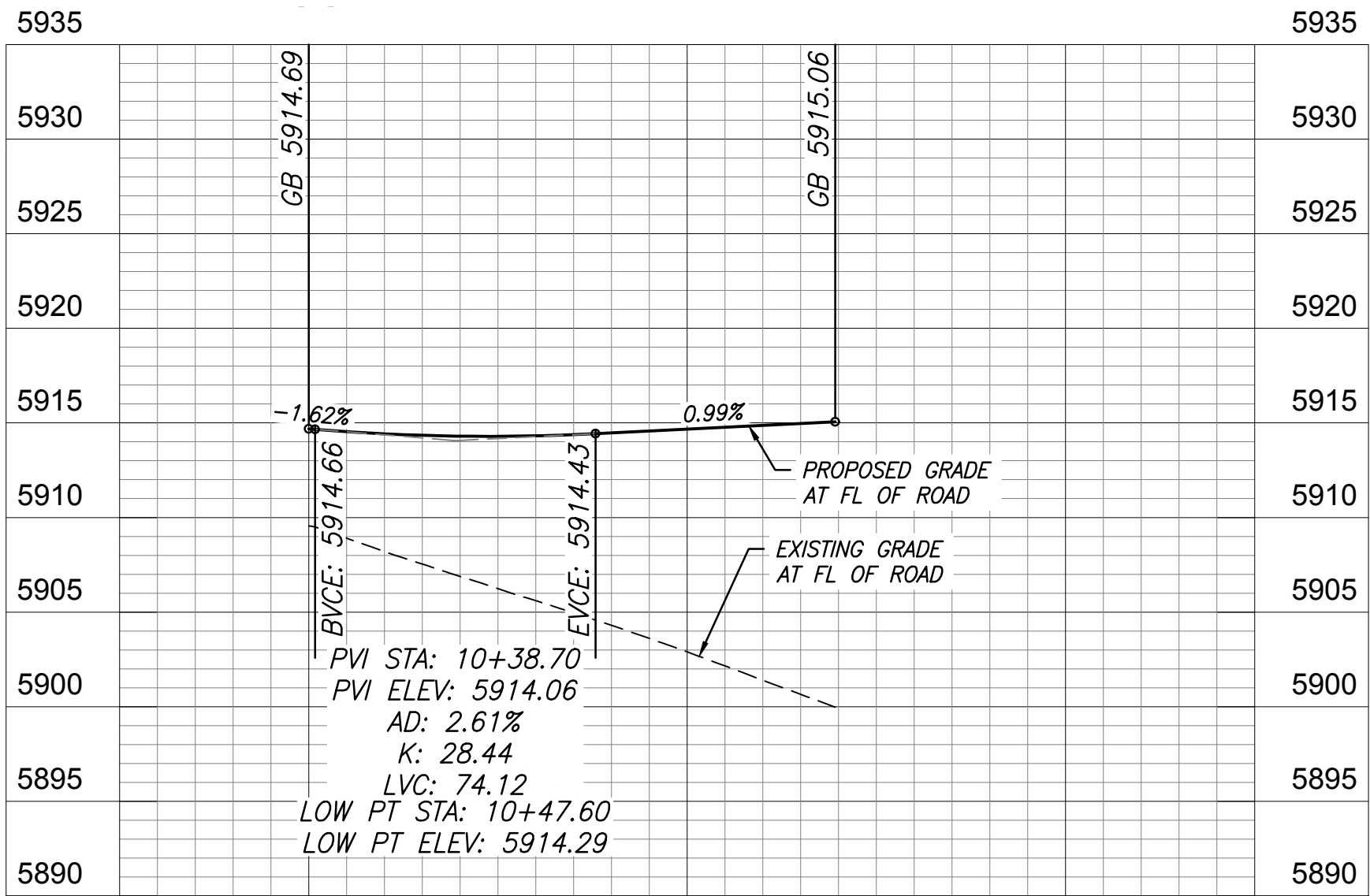
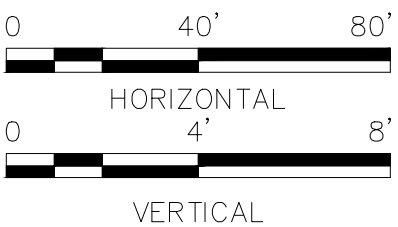
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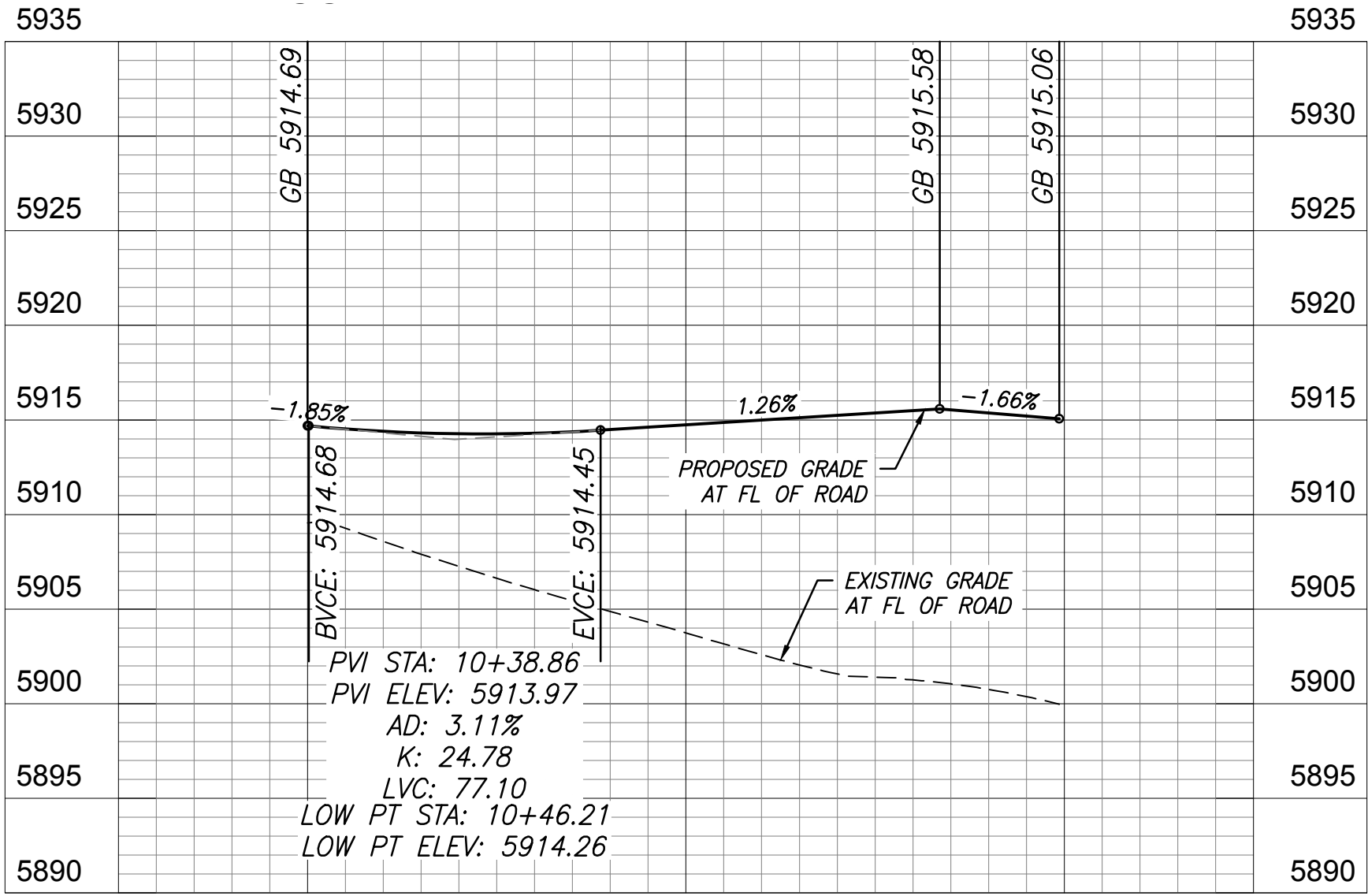
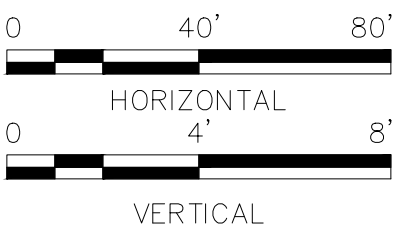
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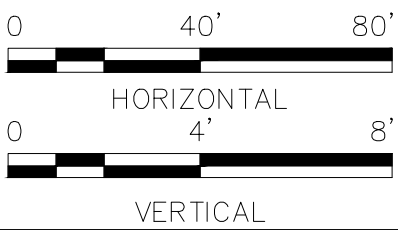
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WEST ARM SOUTH MEDIAN FL PROFILE




WEST ARM NORTH MEDIAN FL PROFILE



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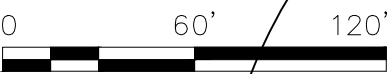
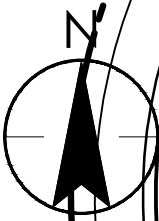
Permit-Seal	Consultants	<div><div>Stantec</div></div> <div>5725 Mark Dabbling Boulevard, Suite 190 Colorado Springs, CO 80919 www.stantec.com</div> <div>The Contractor shall verify and be responsible for all dimensions. DO NOT scale the drawing - any errors or omissions shall be reported to Stantec without delay. The Copyrights to all designs and drawings are the property of Stantec. Reproduction or use for any purpose other than that authorized by Stantec is forbidden.</div>	<div>Client/Project COLA, LLC</div> <div>THE TRAILS AT ASPEN RIDGE FILING NO. 1 EL PASO COUNTY, CO</div> <div><div>File Name: 024-roundabout profiles.dwg</div><div><div>TDO Dwn.</div><div>JWW Chkd.</div><div>TDO Dsgn.</div><div>18.10.16 YY.MM.DD</div></div></div>	<div>Title ROUNDABOUT PROFILES - 3</div> <div><div>Project No. 181710415</div><div>Scale SCALE</div></div> <div><div>Drawing No. XX</div><div>Sheet 38 of 40</div><div>Revision 0</div></div>
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FASTEST PATHS (ALL DIRECTIONS OF ENTRY)							
	NORTH BOUND	SOUTH BOUND	EAST BOUND	WEST BOUND	F VALUE	E VALUE	
R1	110' / 19 MPH	108' / 19 MPH	108' / 19 MPH	108' / 19 MPH	0.19	-0.02	
R2	108' / 19 MPH	108' / 19 MPH	88' / 17 MPH	108' / 19 MPH	0.19	-0.02	
R3	110' / 19 MPH	90' / 17 MPH	110' / 19 MPH	95' / 18 MPH	0.19	-0.02	
R4	108' / 19 MPH	308' / 25 MPH	108' / 19 MPH	108' / 19 MPH	0.19	-0.02	
R5	308' / 25 MPH	63' / 14 MPH	308' / 25 MPH	308' / 25 MPH	0.19	-0.02	
R6	63' / 14 MPH	NO USED	63' / 14 MPH	63' / 14 MPH	0.19	-0.02	



LEGACY DRIVE & FRONTSIDE DRIVE  
COLLECTOR-45 MPH DESIGN SPEED

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Permit-Seal

Consultants



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Client/Project  
COLA, LLC

THE TRAILS AT ASPEN RIDGE  
FILING NO. 1  
EL PASO COUNTY, CO

File Name:	025-roundabout fastest paths.dwg	TDO	JWW	TDO	18.10.16
		Dwn.	Chkd.	Dsgn.	YY.MM.DD

Title  
ROUNABOUT PATHS

Project No. 181710415	Scale SCALE	Revision
Drawing No. XX	Sheet 40 of 40	Revision 0