

NORTH BAY AT LAKE WOODMOOR
CONSTRUCTION DOCUMENTS

LOCATED WITHIN THE SOUTHEAST QUARTER OF SECTION 11, TOWNSHIP 11 SOUTH,
RANGE 67 WEST OF THE 6TH P.M. COUNTY OF EL PASO, STATE OF COLORADO
JULY 2026

LEGAL DESCRIPTION:

NORTHBAY AT LAKE WOODMOOR

THOSE PORTIONS OF THE COVE AT WOODMOOR RECORDED JUNE 20, 1972 IN PLAT BOOK V2 AT PAGE 59 AND OF THE SOUTHEAST QUARTER OF SECTION 11, TOWNSHIP 11 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN, EL PASO COUNTY COLORADO, DESCRIBED AS FOLLOWS:

BASIS OF BEARINGS: THE EAST LINE OF THE FOLLOWING DESCRIBED PROPERTY, MONUMENTED AT ITS NORTHERLY END WITH A REBAR & CAP, PLS 2682 AND AT ITS SOUTH END WITH A #4 REBAR. SAID LINE BEARS SOUTH 04 DEGREES 31 MINUTES 13 SECONDS EAST.

BEGINNING AT THE NORTHWEST CORNER OF LAKE WOODMOOR RECORDED NOVEMBER 22, 1968 IN PLAT BOOK K2 AT PAGE 83; THENCE SOUTH 04 DEGREES 31 MINUTES 13 SECONDS EAST ALONG THE WESTERLY LINE OF SAID SUBDIVISION 805.58 FEET TO AN ANGLE POINT IN SAID LINE;

THENCE SOUTH 76 DEGREES 52 MINUTES 00 SECONDS WEST CONTINUING ALONG SAID LINE 270.50 FEET TO AN ANGLE POINT IN THE EASTERLY LINE OF THE PARCEL DESCRIBED IN WARRANTY DEED RECORDED JUNE 26, 2001 AT RECEPTION NO. 201088802;

THENCE NORTH 33 DEGREES 16 MINUTES 26 SECONDS EAST ALONG SAID EASTERLY LINE 198.00 FEET TO THE SOUTHEAST CORNER OF SAID COVE AT WOODMOOR;

THENCE SOUTH 78 DEGREES 28 MINUTES 37 SECONDS WEST ALONG THE SOUTH LINE OF SAID COVE AT WOODMOOR AND ALONG THE NORTHERLY LINE OF SAID PARCEL DESCRIBED IN WARRANTY DEED RECORDED JUNE 26, 2001 AT RECEPTION NO. 201088802 A DISTANCE OF 381.79 FEET TO THE SOUTHEAST CORNER OF THE COVE AT WOODMOOR CONDOMINIUMS RECORDED DECEMBER 19, 1974 IN PLAT BOOK 1 AT PAGE 79 (THE FOLLOWING FOUR COURSES ARE ALONG THE EASTERLY LINE OF SAID COVE AT WOODMOOR CONDOMINIUMS);

- 1) NORTH 09 DEGREES 11 MINUTES 13 SECONDS WEST, 201.02 FEET;
- 2) NORTH 00 DEGREES 23 MINUTES 42 SECONDS EAST, 50.00 FEET;
- 3) NORTH 89 DEGREES 36 MINUTES 18 SECONDS WEST, 8.32 FEET;
- 4) NORTH 07 DEGREES 40 MINUTES 16 SECONDS WEST, 133.33 FEET TO THE SOUTHERLY LINE OF DEER CREEK ROAD, THE SAME BEING THE NORTHERLY LINE OF SAID THE COVE AT WOODMOOR;

THENCE NORTHEASTERLY ALONG SAID NORTHERLY LINE, ALONG A NON-TANGENTIAL CURVE CONCAVE TO THE NORTHWEST, SAID CURVE HAVING A CENTRAL ANGLE OF 29 DEGREES 10 MINUTES 40 SECONDS, A RADIUS OF 742.00 FEET, FOR AN ARC LENGTH OF 377.86 FEET (THE CENTER OF SAID CURVE BEARS NORTH 23 DEGREES 04 MINUTES 14 SECONDS WEST) TO A POINT OF REVERSE CURVE;

THENCE NORTHEASTERLY ALONG A TANGENTIAL CURVE CONCAVE TO THE SOUTHEAST, SAID CURVE HAVING A CENTRAL ANGLE OF 35 DEGREES 08 MINUTES 38 SECONDS, A RADIUS OF 508.69 FEET, FOR AN ARC LENGTH OF 285.38 FEET TO THE POINT OF BEGINNING.

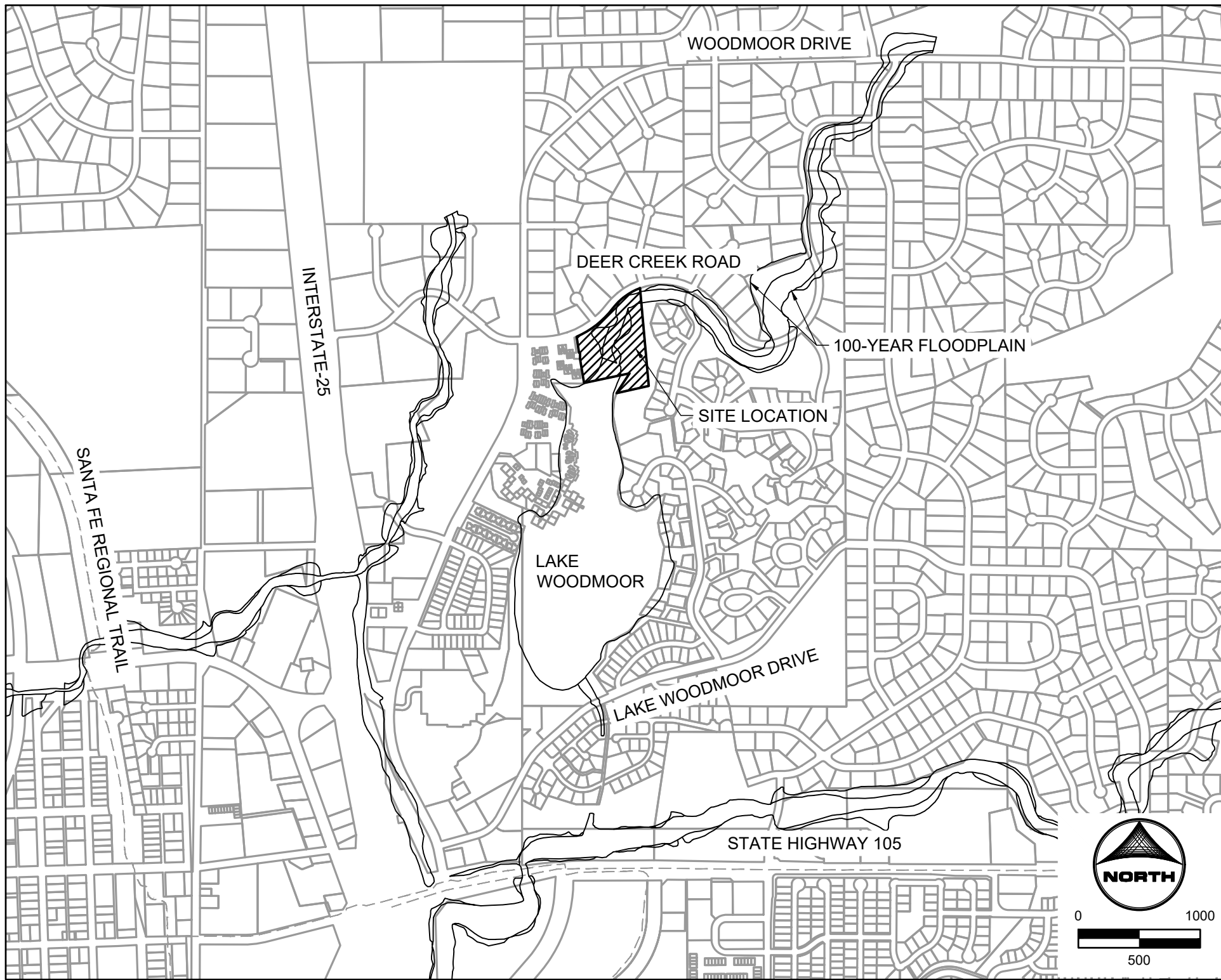
SAID PARCEL CONTAINS 7.23 ACRES OF LAND, MORE OR LESS.

BASIS OF BEARINGS

ALL BEARINGS USED HEREIN ARE BASED UPON AN ASSUMED BEARING OF S04°31'13". A DISTANCE OF 805.55 FEET (805.58 FEET DEED) BETWEEN THE NORTHEASTERLY CORNER OF PARCEL E, AS DESCRIBED IN THE SPECIAL WARRANTY DEED, AS RECORDED UNDER RECEPTION NO. 213017868 OF THE RECORDS OF THE EL PASO COUNTY CLERK AND RECORDER, AS MONUMENTED BY A REBAR AND YELLOW CAP STAMPED "PLS 2682" AND THE SOUTH EASTERLY CORNER OF SAID PARCEL E. AS MONUMENTED BY A #4 REBAR.

BENCHMARKS

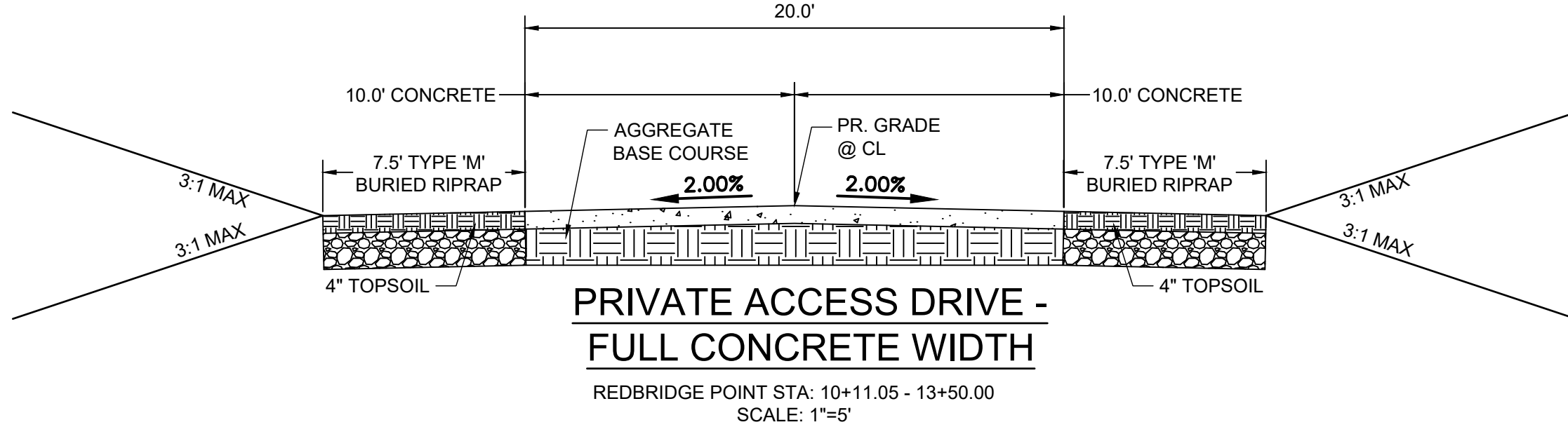
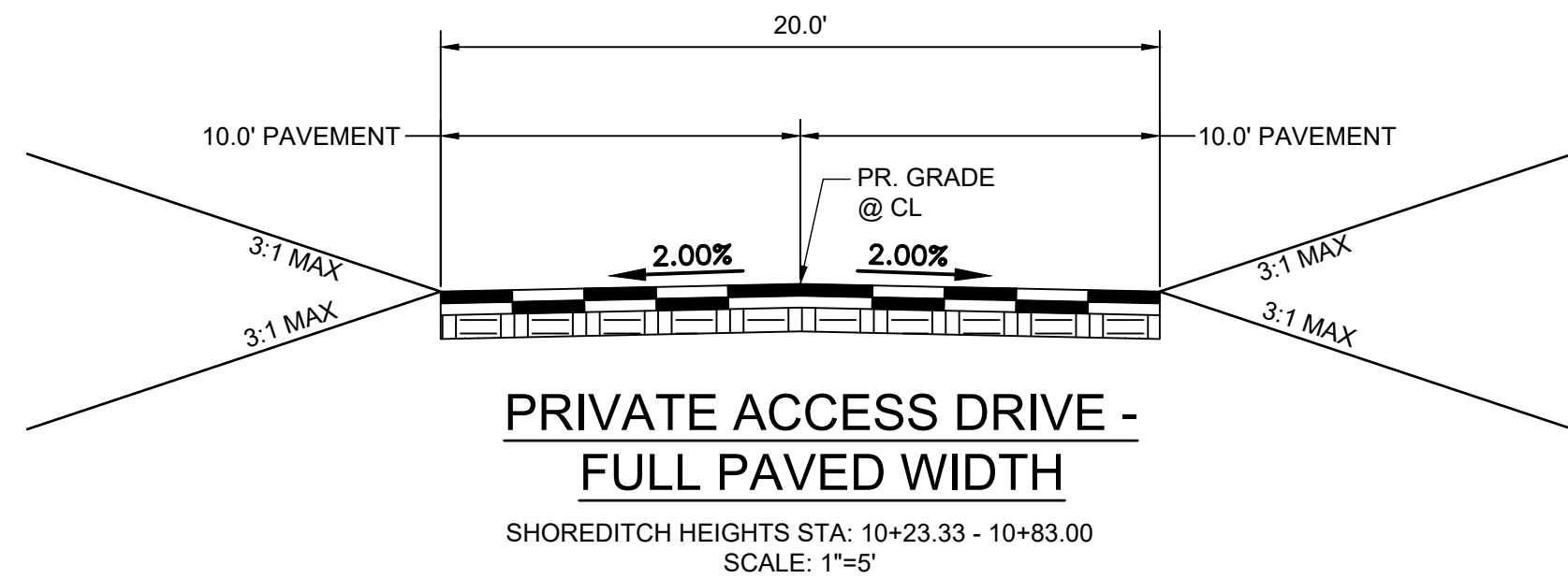
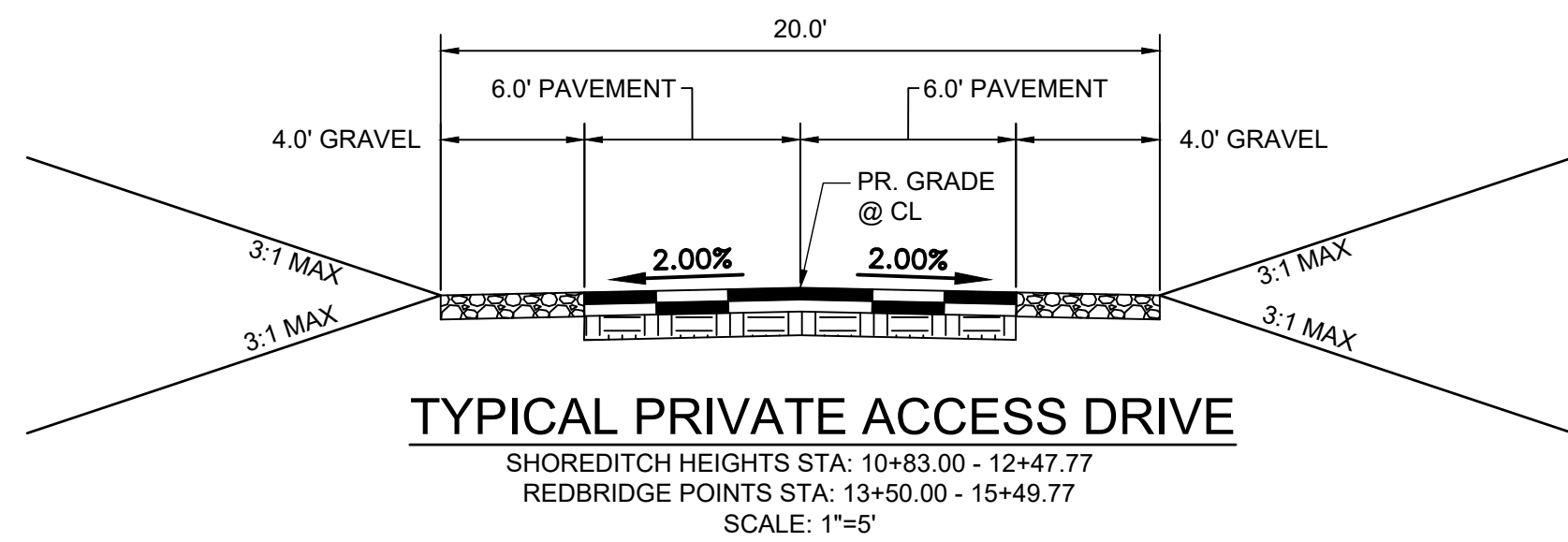
NGS BENCHMARK "T 395" -- ELEVATION 7111.32 (NAVD 1988)
TBM#1 NORTHWEST PROPERTY CORNER (N22,611.42, E49,719.36) ELEVATION=7133.64
TBM#2 NORTHEAST PROPERTY CORNER (N23,006.10, E50,252.56) ELEVATION=7134.40



VICINITY MAP

1" = 1000'

SHEET INDEX		
SHEET NUMBER	SHEET DESCRIPTION	SHEET TITLE
1	C.01	COVER
2	C.02	NOTES & LEGEND
3	C.03	EXISTING CONDITIONS & DEMOLITION PLAN
4	C.04	SITE PLAN & HORIZONTAL CONTROL PLAN
5	C.05	PRIVATE ACCESS DRIVE PLAN & PROFILE A
6	C.06	PRIVATE ACCESS DRIVE PLAN & PROFILE B
7	C.07	GRADING DETAILS
8	C.08	SIGNAGE & STRIPING PLAN
9	C.09	STORM PLAN & PROFILE



PROJECT TEAM & AGENCIES:

OWNER:	LAKE WOODMOOR HOLDINGS, LLC 9540 FEDERAL DRIVE, SUITE 200 COLORADO SPRINGS, CO 80921 TEL: (719) 314-7737 CONTACT: MIKE RUEBENSON	ELECTRIC SERVICE PROVIDER:	MOUNTAIN VIEW ELECTRIC ASSOCIATION, INC. 11140 EAST WOODMEN ROAD FALCON, CO 80831-8127 TEL: (719) 495-2283
DEVELOPER:	ONE LAPLATA 9540 FEDERAL DRIVE, SUITE 200 COLORADO SPRINGS, CO 80920 TEL: (719) 260-7477 CONTACT: ERIC SMITH, P.E.	GAS SERVICE PROVIDER:	BLACK HILLS ENERGY P.O. BOX 6006 RAPID CITY, SD 57709 TEL: (888) 890-5554
CIVIL ENGINEER / PLANNING LANDSCAPE ARCHITECTURE:	HR GREEN DEVELOPMENT, LLC 1975 RESEARCH PKWY, SUITE 160 COLORADO SPRINGS, CO 80920 TEL: (719) 394-2433 CONTACT: COLLEEN MONAHAN, P.E., LEED AP	FIRE DEPARTMENT:	MONUMENT FIRE DISTRICT 16055 OLD FOREST POINT, SUITE 102 MONUMENT, CO 80132 TEL: (719) 484-0911
WATER & SANITATION DISTRICT:	WOODMOOR WATER & SANITATION DISTRICT NO.1 1845 WOODMOOR DRIVE MONUMENT, CO 80132 TEL: (719) 488-2525 EXT. 10		

EL PASO COUNTY

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

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

IN ACCORDANCE WITH EGM SECTION 1.12, THESE CONSTRUCTION DOCUMENTS WILL BE VALID FOR CONSTRUCTION FOR A PERIOD OF 2 YEARS FROM THE DATE SIGNED BY THE EL PASO COUNTY ENGINEER. IF CONSTRUCTION HAS NOT STARTED WITHIN THOSE 2 YEARS, THE PLANS WILL NEED TO BE RESUBMITTED FOR APPROVAL, INCLUDING PAYMENT OF REVIEW FEES AT THE PLANNING AND COMMUNITY DEVELOPMENT DIRECTORS DISCRETION.

JOSHUA J. PALMER, P.E.
COUNTY ENGINEER

ENGINEER'S STATEMENT

THESE DETAILED PLANS AND SPECIFICATIONS WERE PREPARED UNDER MY DIRECTION AND SUPERVISION. SAID PLANS AND SPECIFICATIONS HAVE BEEN PREPARED ACCORDING TO THE CRITERIA ESTABLISHED BY THE COUNTY FOR DETAILED ROADWAY, DRAINAGE, GRADING AND EROSION CONTROL PLANS AND SPECIFICATIONS, AND SAID PLANS AND SPECIFICATIONS ARE IN CONFORMITY WITH APPLICABLE MASTER DRAINAGE PLANS AND MASTER TRANSPORTATION PLANS. SAID PLANS AND SPECIFICATIONS MEET THE PURPOSES FOR WHICH THE PARTICULAR ROADWAY AND DRAINAGE FACILITIES ARE DESIGNED AND ARE CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. I ACCEPT RESPONSIBILITY FOR ANY LIABILITY CAUSED BY ANY NEGLIGENT ACTS, ERRORS OR OMISSIONS ON MY PART IN PREPARATION OF THESE DETAILED PLANS AND SPECIFICATIONS.

COLLEEN MONAHAN, COLORADO P.E. NO. 56067

OWNER'S STATEMENT:

I, THE OWNER/DEVELOPER HAVE READ AND WILL COMPLY WITH THE REQUIREMENTS OF THE GRADING AND EROSION CONTROL PLAN.

MIKE RUEBENSON
COO



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CAD DATE: 7/17/2026		IF NOT ONE INCH, ADJUST SCALE ACCORDINGLY.
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NO.	DATE	BY	REVISION DESCRIPTION

HRGreen	HR GREEN - COLORADO SPRINGS 1975 RESEARCH PARKWAY SUITE 160 COLORADO SPRINGS, CO 80920 PHONE: 719.300.4140 FAX: 713.965.0044
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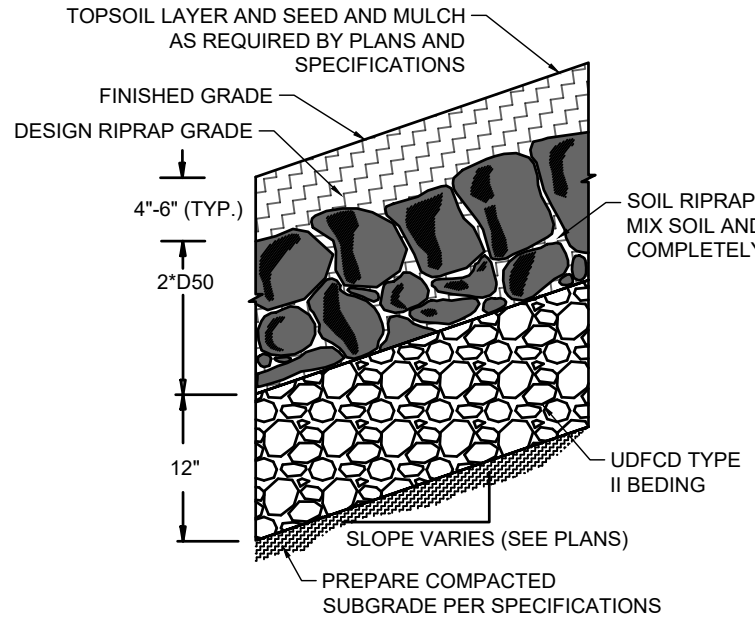
NORTH BAY AT LAKE WOODMOOR CONSTRUCTION DOCUMENTS EL PASO COUNTY, CO
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CONSTRUCTION DOCUMENTS COVER

SHEET C.01 1

EL PASO COUNTY STANDARD CONSTRUCTION NOTES:

- 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.
- CONTRACTOR SHALL BE RESPONSIBLE FOR THE NOTIFICATION AND FILED NOTIFICATION OF ALL EXISTING UTILITIES, WHETHER SHOWN ON THE PLANS OR NOT, BEFORE BEGINNING CONSTRUCTION. LOCATION OF EXISTING UTILITIES SHALL BE VERIFIED BY THE CONTRACTOR PRIOR TO CONSTRUCTION. CALL 811 TO CONTACT THE UTILITY NOTIFICATION CENTER OF COLORADO (UNCC).
- 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:
 - EL PASO COUNTY ENGINEERING CRITERIA MANUAL (ECM)
 - CITY OF COLORADO SPRINGS/EL PASO COUNTY DRAINAGE CRITERIA MANUAL, VOLUMES 1 AND 2
 - COLORADO DEPARTMENT OF TRANSPORTATION (CDOT) STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION
 - CDOT M & S STANDARDS
- 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.
- 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.
- CONTRACTOR SHALL SCHEDULE A PRE-CONSTRUCTION MEETING WITH EL PASO COUNTY INSPECTIONS, PRIOR TO STARTING CONSTRUCTION.
- 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.
- 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.
- ALL STORM DRAIN PIPE SHALL BE CLASS III RCP UNLESS OTHERWISE NOTED AND APPROVED BY EPC.
- 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.
- ALL CONSTRUCTION TRAFFIC MUST ENTER/EXIT THE SITE AT APPROVED CONSTRUCTION ACCESS POINTS.
- 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.
- SIGNING AND STRIPING SHALL COMPLY WITH EL PASO COUNTY AND MUTCD CRITERIA. (IF APPLICABLE, ADDITIONAL SIGNING AND STRIPING NOTES WILL BE PROVIDED.)
- CONTRACTOR SHALL OBTAIN ANY PERMITS REQUIRED BY EL PASO COUNTY DPW, INCLUDING WORK WITHIN THE RIGHT-OF-WAY AND SPECIAL TRANSPORT PERMITS.
- 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.



SOIL RIPRAP EMBANKMENT PROTECTION WITH BEDDING TYPE II SECTION
N.T.S

TYPE VL RIPRAP	
INTERMEDIATE ROCK DIMENSION (IN.)	PERCENT PASSING (%)
12	70-100
9	50-70
6	35-50
2	2-10

*TYPE VL RIPRAP D50=6"
D50=MEAN PARTICLE SIZE (INTERMEDIATE DIMENSION) BY WEIGHT

TYPE L RIPRAP	
INTERMEDIATE ROCK DIMENSION (IN.)	PERCENT PASSING (%)
15	70-100
12	50-70
9	35-50
3	2-10

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

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

*TYPE M RIPRAP D50=12"
D50=MEAN PARTICLE SIZE (INTERMEDIATE DIMENSION) BY WEIGHT

TYPE H RIPRAP	
INTERMEDIATE ROCK DIMENSION (IN.)	PERCENT PASSING (%)
30	70-100
24	50-70
18	35-50
6	2-10

*TYPE H RIPRAP D50=18"
D50=MEAN PARTICLE SIZE (INTERMEDIATE DIMENSION) BY WEIGHT

TYPE VH RIPRAP	
INTERMEDIATE ROCK DIMENSION (IN.)	PERCENT PASSING (%)
41	70-100
33	50-70
24	35-50
9	2-10

*TYPE VH RIPRAP D50=24"
D50=MEAN PARTICLE SIZE (INTERMEDIATE DIMENSION) BY WEIGHT

GENERAL NOTES:

- PUBLIC IMPROVEMENTS SHALL CONFORM TO EL PASO COUNTY STANDARDS AND SPECIFICATIONS AND THE LATEST EDITION OF COLORADO DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS.
- THE SITE WORK FOR THIS PROJECT SHALL MEET OR EXCEED THE "STANDARD SITE WORK SPECIFICATIONS".
- ALL NECESSARY INSPECTIONS AND NOTIFICATIONS REQUIRED BY CODES AND/OR UTILITY SERVICE COMPANIES SHALL BE PERFORMED PRIOR TO ANNOUNCED BUILDING POSSESSION AND THE FINAL CONNECTION OF SERVICES.
- ENTIRE INSTALLATION SHALL MEET ALL APPLICABLE CODES.
- VERIFY ALL DIMENSIONS AND CONDITIONS ONSITE.
- SET PROPERTY CORNER PINS IN CONCRETE. IF PROPERTY CORNERS ARE DESTROYED BY CONTRACTOR, THE CONTRACTOR SHALL BEAR THE EXPENSE OF RELOCATED CORNERS BY A REGISTERED SURVEYOR.
- GENERAL CONTRACTOR TO PERFORM GENERAL YARD AND BUILDING CLEAN-UP AT COMPLETION OF WORK.
- CONTRACTOR SHALL BE RESPONSIBLE FOR RECORDING AS-BUILT INFORMATION ON A SET OF RECORD DRAWINGS KEPT ON THE CONSTRUCTION SITE, AND AVAILABLE TO THE CITY, ITS AGENTS, OWNER OR ENGINEER AT ALL TIMES. DIMENSIONS SHOWN ON AS-BUILT RECORD DRAWINGS AS-BUILT DRAWINGS ARE REQUIRED PRIOR TO ISSUANCE OF FINAL PAYMENT. AS-BUILT DRAWINGS WILL BE SUPPLIED TO OWNER AND CITY PRIOR TO FINAL PAYMENT.
- CONTRACTOR SHALL BE RESPONSIBLE FOR ALL WORK NECESSARY FOR FINAL ACCEPTANCE OF WORK FROM CITY, UTILITY DISTRICTS OR ANY OTHER GOVERNING AGENCY, INCLUDING BUT NOT LIMITED TO AS-BUILT DRAWINGS, INSPECTIONS, TESTING REPORTS AND CERTIFICATIONS.
- THE GENERAL CONTRACTOR'S SURVEYOR SHALL VERIFY ALL HORIZONTAL CONTROL DIMENSIONING PRIOR TO CONSTRUCTION STAKING. SURVEYOR MUST VERIFY ALL BENCHMARK, BASIS OF BEARING AND DATUM INFORMATION TO ENSURE IMPROVEMENTS WILL BE AT THE SAME HORIZONTAL AND VERTICAL LOCATION SHOWN ON THE DESIGN CONSTRUCTION DRAWINGS. PRIOR TO CONSTRUCTION ANY DISCREPANCY MUST BE REPORTED TO OWNER AND ENGINEER PRIOR TO CONTINUATION OF ANY FURTHER STAKING OR CONSTRUCTION WORK.
- CONTRACTOR TO PROVIDE ALL EQUIPMENT AND PERSONNEL REQUIRED FOR FINAL APPROVAL OF ALL FACILITIES BY OWNER'S REPRESENTATIVE.
- NO WORK IS TO BEGIN UNTIL ALL PERMITS HAVE BEEN OBTAINED. CONTRACTOR SHALL SEND COPIES OF PERMITS TO THE ENGINEER OF RECORD.
- FINAL GRADES ARE SUBJECT TO MINOR CHANGE BY OWNER REPRESENTATIVE. NO GRADE CHANGES IN EXCESS OF 0.05' WITHOUT OWNER APPROVAL.
- ALL SPOT GRADES SHOWN ARE FLOWLINE UNLESS OTHERWISE NOTED.
- CONTRACTOR SHALL BE RESPONSIBLE FOR MINIMIZING DEPOSITION OF ONSITE SEDIMENTS ONTO SURROUNDING PUBLIC STREETS DURING CONSTRUCTION REFER TO EROSION CONTROL PLANS AND DETAILS FOR INFORMATION.
- CONTRACTOR TO PROVIDE BARRICADE PROTECTION WITH FLASHING LIGHTS AROUND ALL FOOTINGS, EXCAVATIONS AND ALL OFFSITE WORK.
- PROPOSED FLOWLINE ELEVATIONS DO NOT TAKE INTO ACCOUNT GUTTER DEPRESSIONS AT INLETS.
- ALL FILL MATERIAL IS TO BE IN PLACE AND COMPACTED BEFORE INSTALLATION OF PROPOSED UTILITIES.
- TOPS OF EXISTING MANHOLES SHALL BE RAISED AS NECESSARY TO BE FLUSH WITH PROPOSED PAVEMENT ELEVATIONS, AND TO BE ONE FOOT ABOVE FINISHED LANDSCAPE ELEVATION WITH A WATER TIGHT LID.
- CONTRACTOR SHALL BE RESPONSIBLE FOR ALL NECESSARY INSPECTIONS AND/OR CERTIFICATIONS REQUIRED BY CODES AND/OR UTILITY SERVICE COMPANIES. THIS AND THE FINAL SERVICE CONNECTIONS SHALL BE COMPLETED AT LEAST 30 DAYS PRIOR TO STORE POSSESSION.
- LOCATION OF ALL EXISTING UTILITIES (PRIVATE OR PUBLIC) SHALL BE IDENTIFIED OR VERIFIED BY CONTRACTOR PRIOR TO MOBILIZATION, CONSTRUCTION OR ORDER OF MATERIALS. FOR INFORMATION, CONTACT LOCAL AGENCY, PRIVATE ENTITY, OR OTHER ASSOCIATED ENTITIES WITHIN LIMITS OF CONSTRUCTION. THE CONTRACTOR SHALL BEAR THE FULL COST OF REMOVAL, REPLACEMENT AND DELAY RELATED TO UNVERIFIED EXISTING CONDITIONS. WHERE THE CONTRACTOR FINDS CONFLICTS OR DISCREPANCIES THEY SHALL BE REPORTED IMMEDIATELY TO THE ENGINEER OF RECORD.
- THE CONTRACTOR SHALL PERFORM ALL WORK NECESSARY TO COMPLETE THE WORK SHOWN ON THE PLANS OR DESCRIBED IN THE SPECIFICATION IN A SATISFACTORY MANNER. UNLESS OTHERWISE PROVIDED, THE CONTRACTOR SHALL FURNISH ALL MATERIALS, EQUIPMENT, TOOLS, LABOR AND INCIDENTALS TO COMPLETE THE WORK.
- IN SOME CASES THERE ARE AREAS OF THE SITE DEPICTED ON MORE THAN ONE PAGE OF THE PLANS, HOWEVER ALL IMPROVEMENTS ARE NOT DEPICTED ON EVERY PAGE. THE CONTRACTORS SHALL REVIEW EACH PAGE OF THE PLANS AND DETAILS AND SHALL CONSTRUCT ALL IMPROVEMENTS REGARDLESS OF WHETHER THEY ARE SHOWN ON EVERY PAGE. WHERE DISCREPANCIES ARE FOUND ON PLANS OR DETAILS SHOWN ON THE PLANS, THE CONTRACTOR SHALL NOTIFY THE ENGINEER OF RECORD PRIOR TO TO BEGINNING CONSTRUCTION. THE CONTRACTOR SHALL BEAR THE FULL COST OF REMOVAL, REPLACEMENT, DELAY AND MOBILIZATION RELATED TO FAILURE TO REVIEW ALL PLANS AND DETAILS.

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

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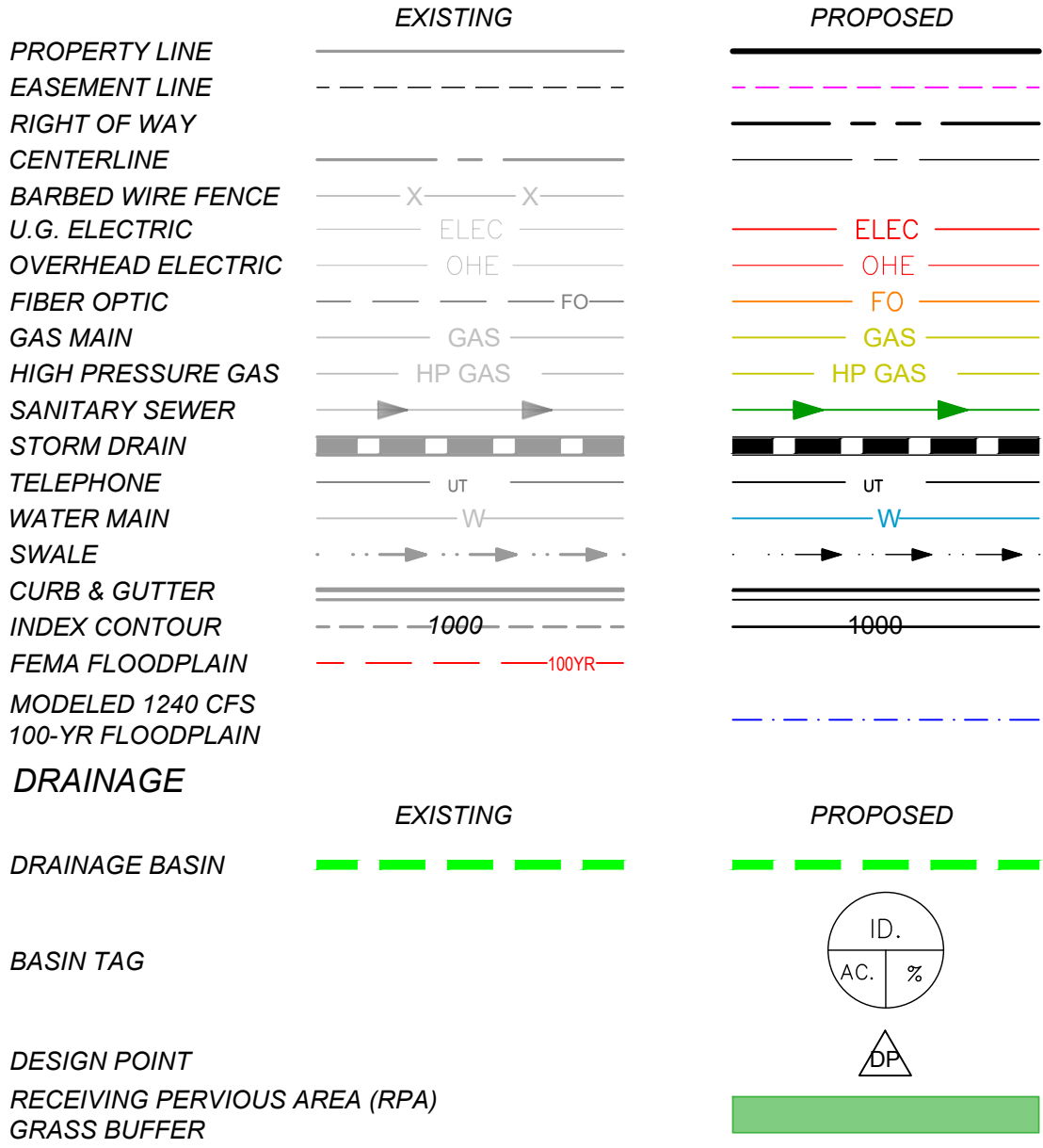
HR GREEN - COLORADO SPRINGS
1975 RESEARCH PARKWAY SUITE 160
COLORADO SPRINGS, CO 80920
PHONE: 719.300.4140
FAX: 713.965.0044

NORTH BAY AT LAKE WOODMOOR
CONSTRUCTION DOCUMENTS
EL PASO COUNTY, CO

CONSTRUCTION DOCUMENTS
NOTES & LEGEND

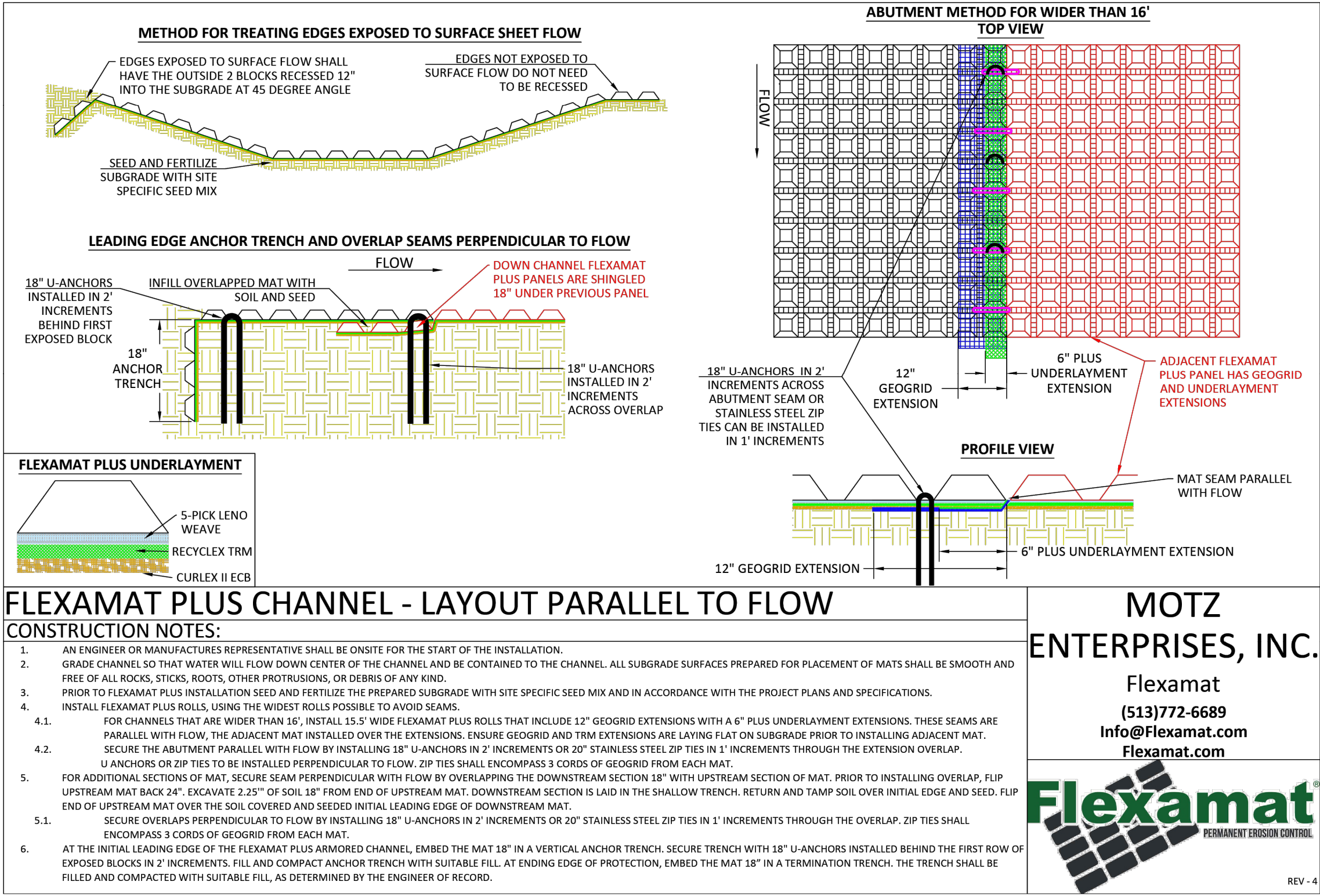
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LEGEND



ABBREVIATIONS:

Ø, DIA	DIAMETER	EX	EXISTING	PB	PUBLIC
AC	ACRE	FES	FLARED END SECTION	PCR	POINT OF CURB RETURN
ASPH	ASPHALT	FG	FINISHED GRADE	PI	POINT OF INTERSECTION
BFE	BASE FLOOD ELEVATION	FH	FIRE HYDRANT	PT	POINT OF TANGENCY
BLDG	BUILDING	FL	FLOW LINE	PR	PROPOSED
BM	BENCH MARK	FOC	FIBER OPTICS CABLE	PRC	POINT OF REVERSE CURVATURE
CFS	CUBIC FEET PER SECOND	FT	FOOT OR FEET	PVC	POLYVINYL CHLORIDE
CIP	CAST IRON PIPE	GB	GRADE BREAK	PVT	PRIVATE
CL	CENTER LINE	INV	INVERT	R	RADIUS
CMP	CORRUGATED METAL PIPE	LF	LINEAR FEET	RCP	REINFORCED CONCRETE PIPE
CONC	CONCRETE	MIN	MINIMUM	REC	RECEPTION
CY	CUBIC YARD	MISC	MISCELLANEOUS	ROW	RIGHT OF WAY
DIP	DUCTILE IRON PIPE	MAINT	MAINTENANCE	SS	SANITARY SEWER
EL	ELEVATION	MAX	MAXIMUM	TOP	TOP OF POND
ELEC	ELECTRIC	MH	MANHOLE	TW	TOP OF WALL
EOG	EDGE OF GRAVEL	NO	NUMBER	TYP	TYPICAL
EOP	EDGE OF PAVEMENT	OH	OVERHEAD	UG	UNDERGROUND
ESMT	EASEMENT				

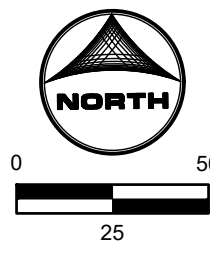


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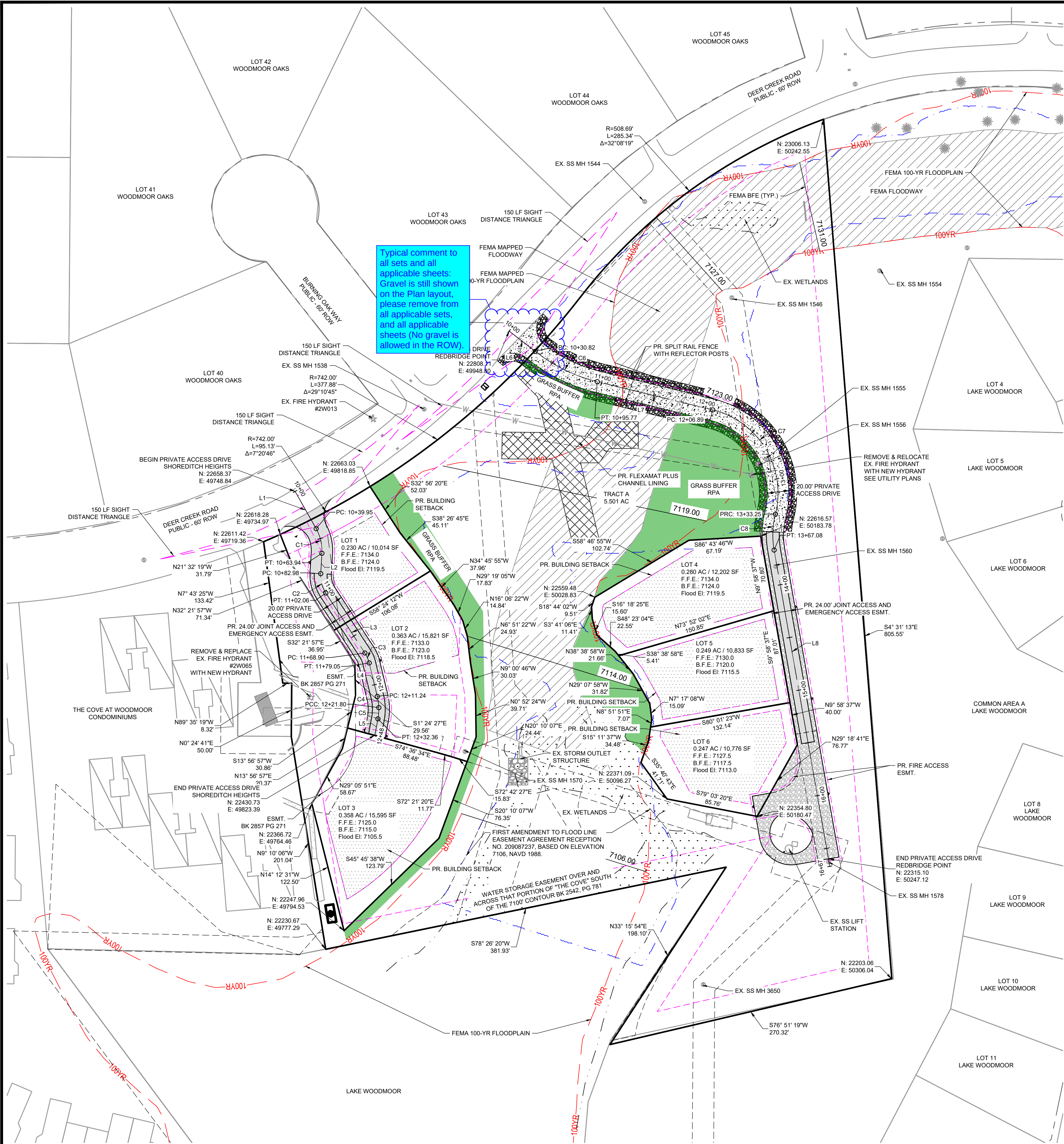
UNCC
CALL BEFORE
YOU DIG
811
OR
1-800-922-1987
Utility Notification
Center of Colorado

PCD FILE NO.: SF263



NOTE:
UTILITIES ARE TO REMAIN AND BE
PROTECTED IN PLACE UNLESS
OTHERWISE NOTED.

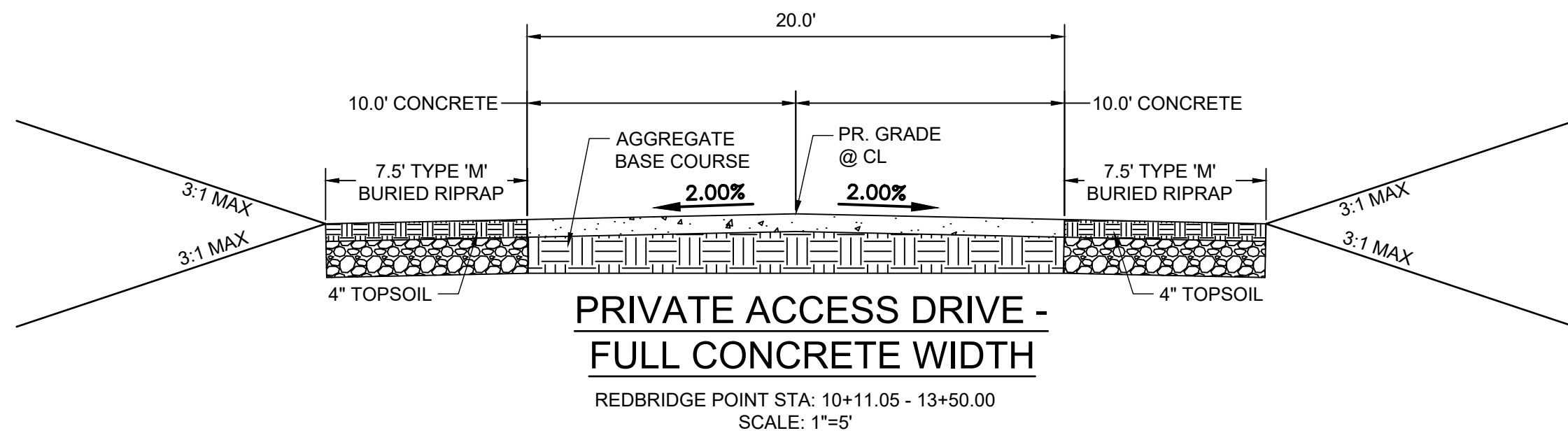
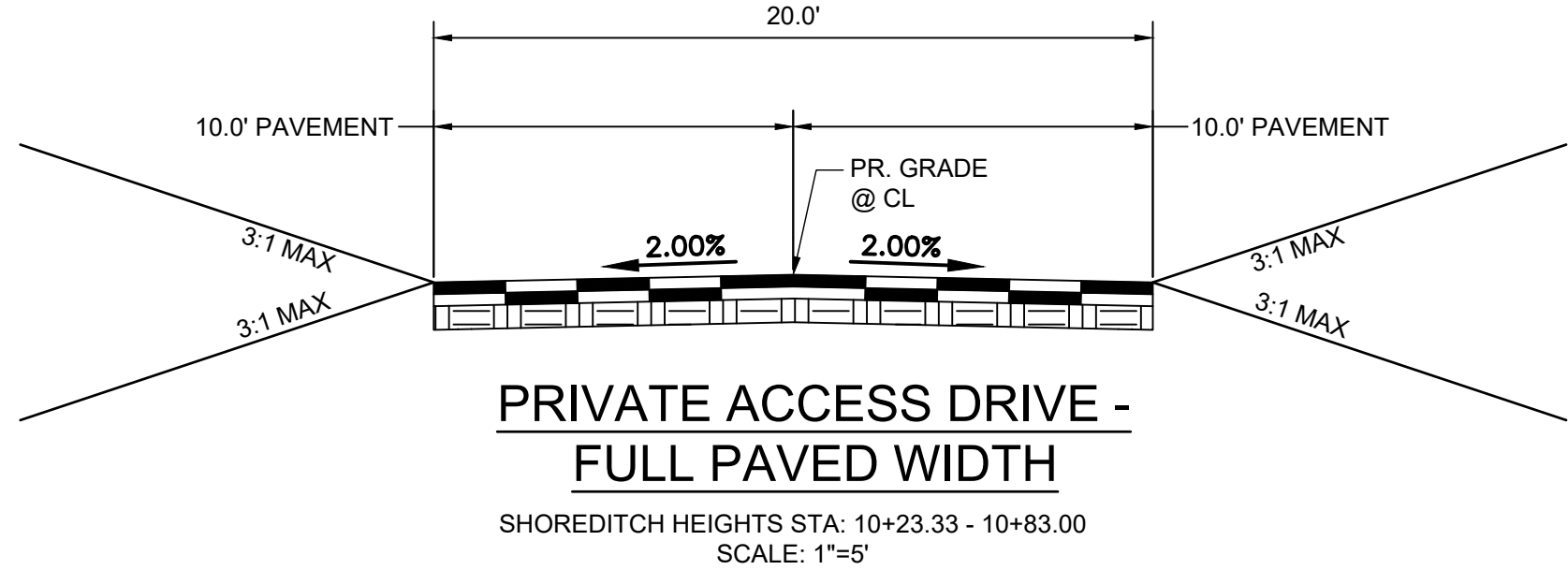
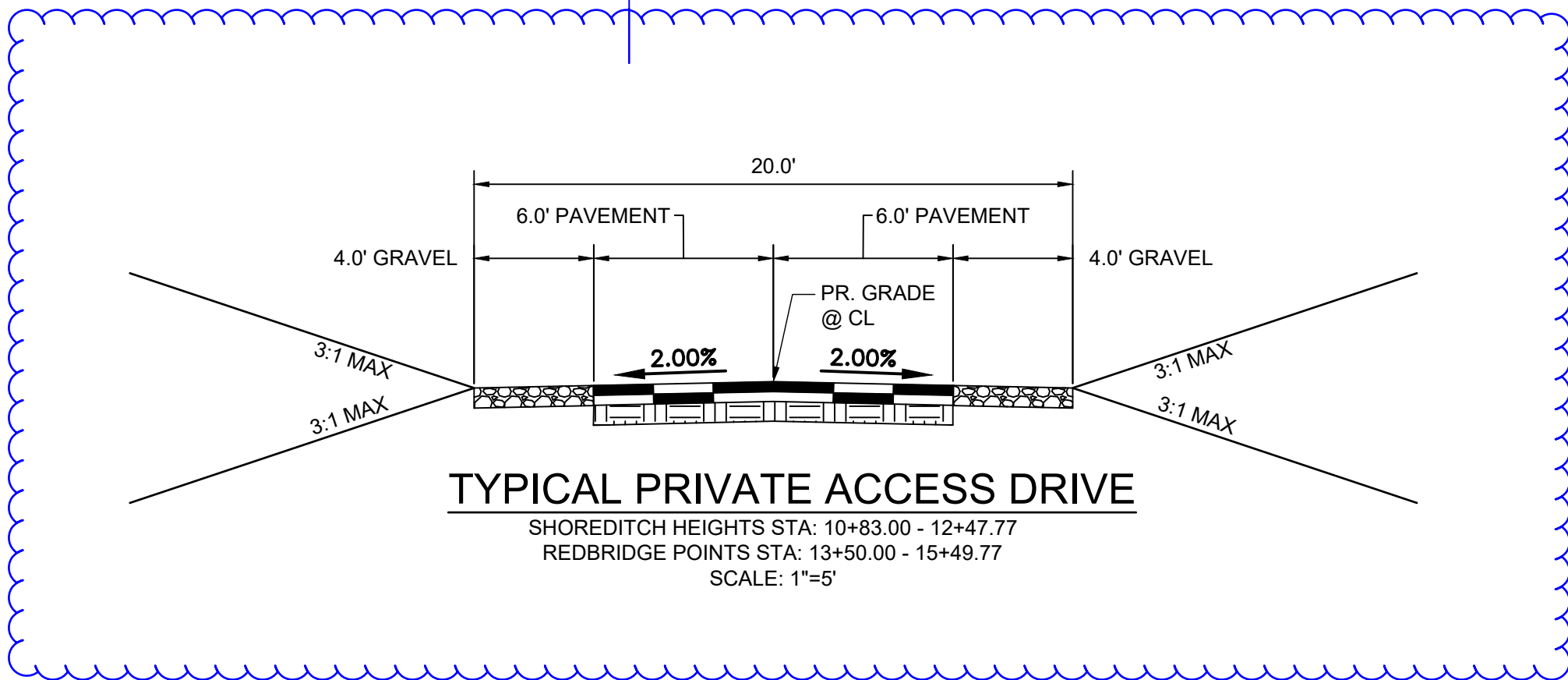




Line Table: Alignments				
Line #	Length	Direction	Start Point	End Point
L1	39.95	S29° 30' 18.49"E	(49748.84,22658.37)	(49768.52,22623.60)
L2	19.05	S3° 22' 02.70"W	(49773.87,22600.55)	(49772.75,22581.54)
L3	66.84	S33° 03' 37.71"E	(49777.55,22563.41)	(49814.02,22507.39)
L4	32.19	S13° 40' 28.01"E	(49818.03,22498.12)	(49825.63,22466.84)
L5	15.41	S10° 32' 27.12"W	(49826.21,22445.88)	(49823.39,22430.73)
L6	30.82	S52° 20' 15.75"E	(49948.80,22808.11)	(49973.19,22789.28)
L7	111.12	S76° 16' 02.66"E	(50031.05,22760.89)	(50138.99,22734.51)
L8	299.99	S9° 59' 23.23"E	(50196.30,22603.58)	(50248.34,22308.13)

Curve Table: Alignments					
Curve #	Radius	Length	Chord Direction	Start Point	End Point
C1	41.81	23.99	S13° 04' 07.89"E	(49768.52,22623.60)	(49773.87,22600.55)
C2	30.00	19.07	S14° 50' 47.50"E	(49772.75,22581.54)	(49777.55,22563.41)
C3	30.00	10.15	S23° 22' 02.86"E	(49814.02,22507.39)	(49818.03,22498.12)
C4	50.00	10.56	S7° 37' 00.54"E	(49825.63,22466.84)	(49827.03,22456.39)
C5	50.00	10.56	S4° 29' 17.90"W	(49827.03,22456.39)	(49826.21,22445.88)
C6	150.00	64.95	S63° 51' 43.34"E	(49973.19,22789.28)	(50031.05,22760.89)
C7	80.00	126.36	S31° 01' 00.86"E	(50138.99,22734.51)	(50197.55,22637.13)
C8	80.00	33.82	S2° 07' 18.85"W	(50197.55,22637.13)	(50196.30,22603.58)

See comment about gravel on the Utility Construction Drawings.



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0" = 1" IF NOT ONE INCH, ADJUST SCALE ACCORDINGLY.

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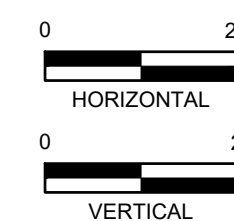
HRGreen
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NORTH BAY AT LAKE WOODMOOR
CONSTRUCTION DOCUMENTS
EL PASO COUNTY, CO

CONSTRUCTION DOCUMENTS
SITE PLAN & HORIZONTAL CONTROL PLAN

SHEET
C.04
4





SHOREDITCH HEIGHTS STA: 10+83.00 - 12+47.77
REDBRIDGE POINTS STA: 13+50.00 - 15+49.77
SCALE: 1"=5'



SHOREDITCH HEIGHTS STA: 10+23.33 - 10+83.00
SCALE: 1"=5'



PCD FILE NO.: SF263

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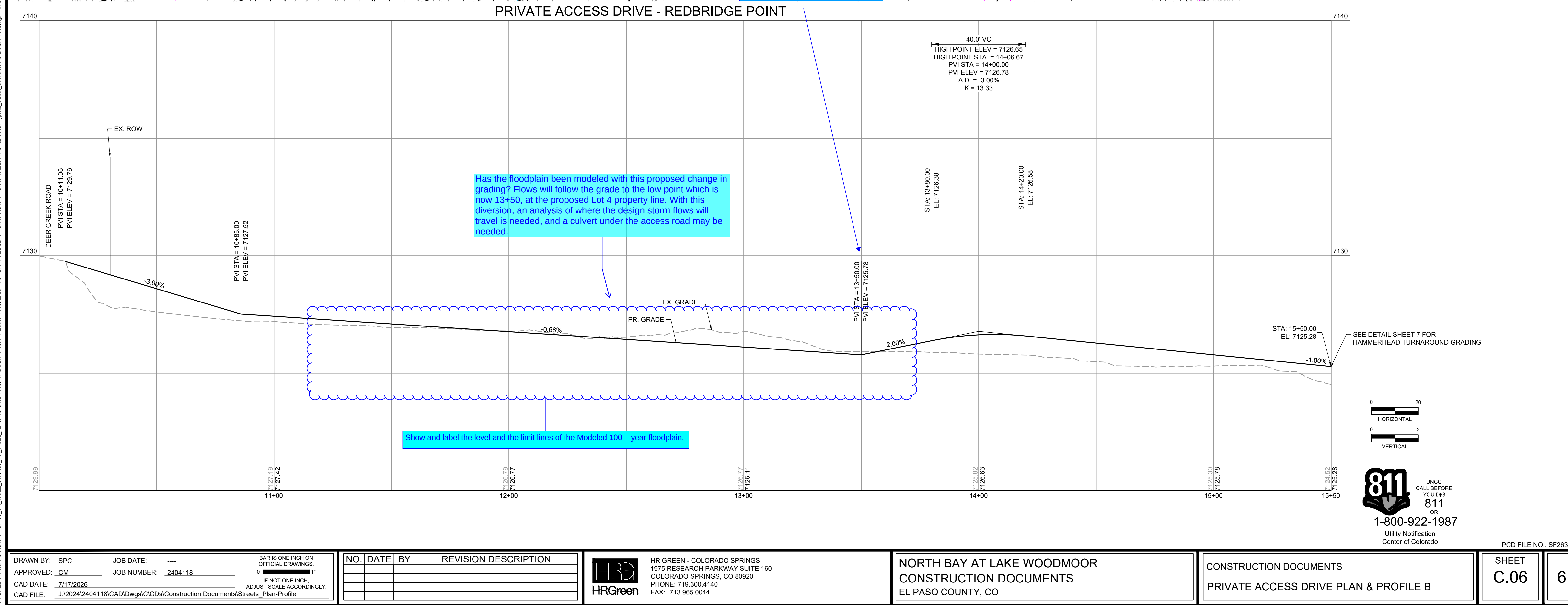
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CONSTRUCTION DOCUMENTS

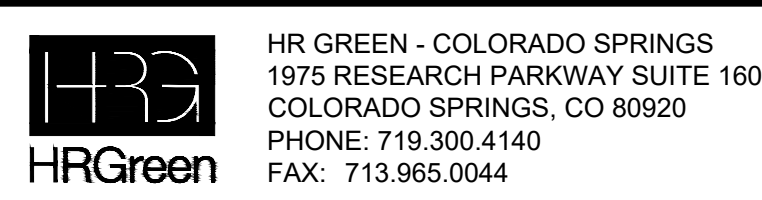
PRIVATE ACCESS DRIVE PLAN & PROFILE A

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5



NO.	DATE	BY	REVISION DESCRIPTION

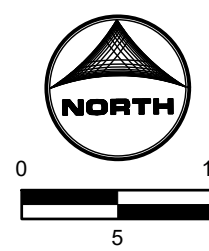


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CONSTRUCTION DOCUMENTS
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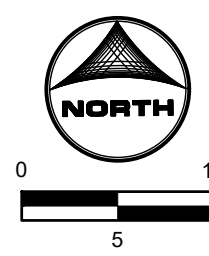
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PRIVATE ACCESS DRIVE PLAN & PROFILE B

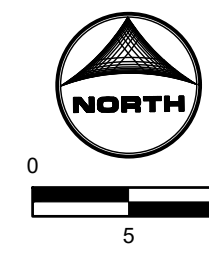
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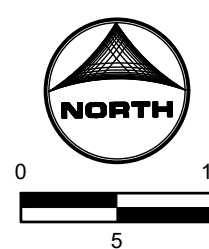
SHOREDITCH HEIGHTS - ACCESS LOCATION



SHOREDITCH HEIGHTS - END



REDBRIDGE POINT - ACCESS LOCATION



REDBRIDGE POINT - TURNAROUND



PCD FILE NO.: SF263

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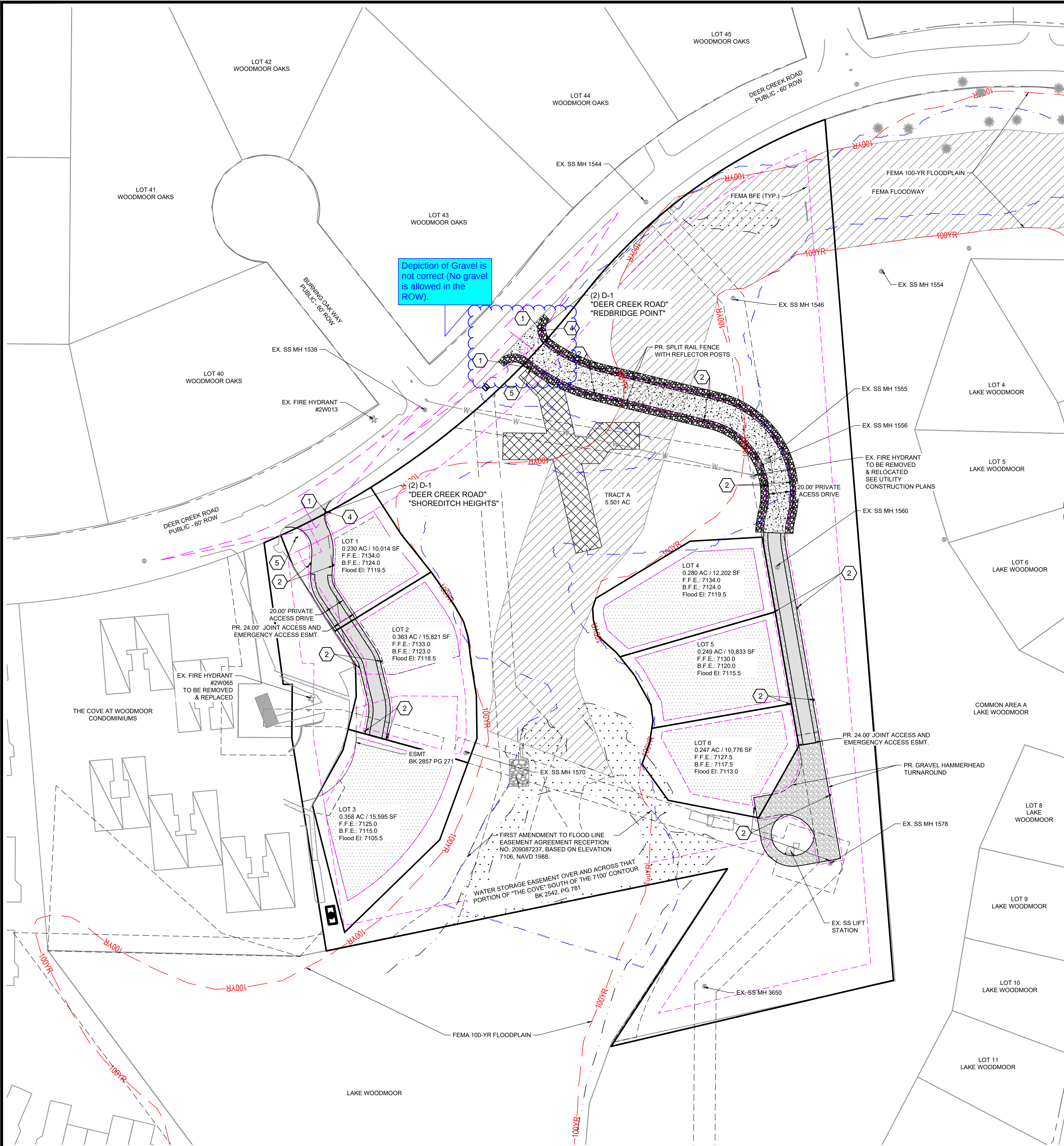


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CONSTRUCTION DOCUMENTS
EL PASO COUNTY, CO

CONSTRUCTION DOCUMENTS
GRADING DETAILS

SHEET C.07	7
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SIGNAGE LEGEND:



CONSTRUCTION NOTES:

- WHERE CONSTRUCTION DETAILS AND SPECIFICATIONS ARE NOTED ON THESE PLANS USE EL PASO COUNTY STANDARD SPECIFICATIONS FOR DESIGN AND CONSTRUCTION.
- ALL SIGNING AND PAVEMENT MARKINGS SHALL BE IN ACCORDANCE WITH THE FEDERAL HIGHWAY ADMINISTRATION MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD) LATEST EDITION.
- ALL LETTERS, ARROWS AND SYMBOLS SHALL BE IN ACCORDANCE WITH "THE STANDARD ALPHABETS FOR HIGHWAY SIGNS AND PAVEMENT MARKINGS" ADOPTED BY THE FEDERAL HIGHWAY ADMINISTRATION.

EL PASO COUNTY SIGNAGE & STRIPING NOTES:

- ALL SIGNS AND PAVEMENTS 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 PLANNING AND COMMUNITY DEVELOPMENT.
- 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 "D" SERIES LETTERS, WITH LOCAL ROADWAY SIGNS BEING 4" UPPER-LOWER CASE LETTERING ON 8" BLANK AND NON-LOCAL ROADWAY SIGNS BEING 6" LETTERING, UPPER-LOWER CASE ON 12" BLANK, WITH A WHITE BORDER THAT IS NO RECESSED. THE WIDTH OF THE NON-RECESSED WHITE BORDERS SHALL MATCH PAGE 255 OF THE 2012 MUTCD "STANDARD HIGHWAY SIGNS".
- ALL TRAFFIC SIGNS SHALL HAVE A MINIMUM HIGH INTENSITY PRISMATIC GRADE SHEETING.
- ALL LOCAL RESIDENTIAL STREET SIGNS SHALL BE MOUNTED ON A 1.75"x1.75" SQUARE TUBE SIGN POST AND STUB POST BASE. FOR OTHER APPLICATIONS, REFER TO THE CDOT STANDARD S-614-8 REGARDING USE OF THE P2 TUBULAR STEEL POST SLIPBASE DESIGN.
- 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. CROSSWALK LINES SHALL BE 12" WIDE AND 8" LONG PER CDOT S-627-1.
- ALL LONGITUDINAL LINES SHALL BE A MINIMUM 15 MIL THICKNESS EPOXY PAINT. ALL NON-LOCAL RESIDENTIAL ROADWAYS SHALL INCLUDE BOTH RIGHT AND LEFT EDGE LINE STRIPING AND ANY ADDITIONAL STRIPING AS REQUIRED BY CDOT S-627-1.
- THE CONTRACTOR SHALL NOTIFY EL PASO COUNTY PLANNING AND COMMUNITY DEVELOPMENT (719.520.6919) 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 PUBLIC WORKS (DPW) PRIOR TO ANY SIGNAGE OR STRIPING WORK WITHIN AND EXISTING EL PASO COUNTY ROADWAY.

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CONSTRUCTION DOCUMENTS
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