

# LOT 1, BLOCK 1, JOHNSONS VACATION

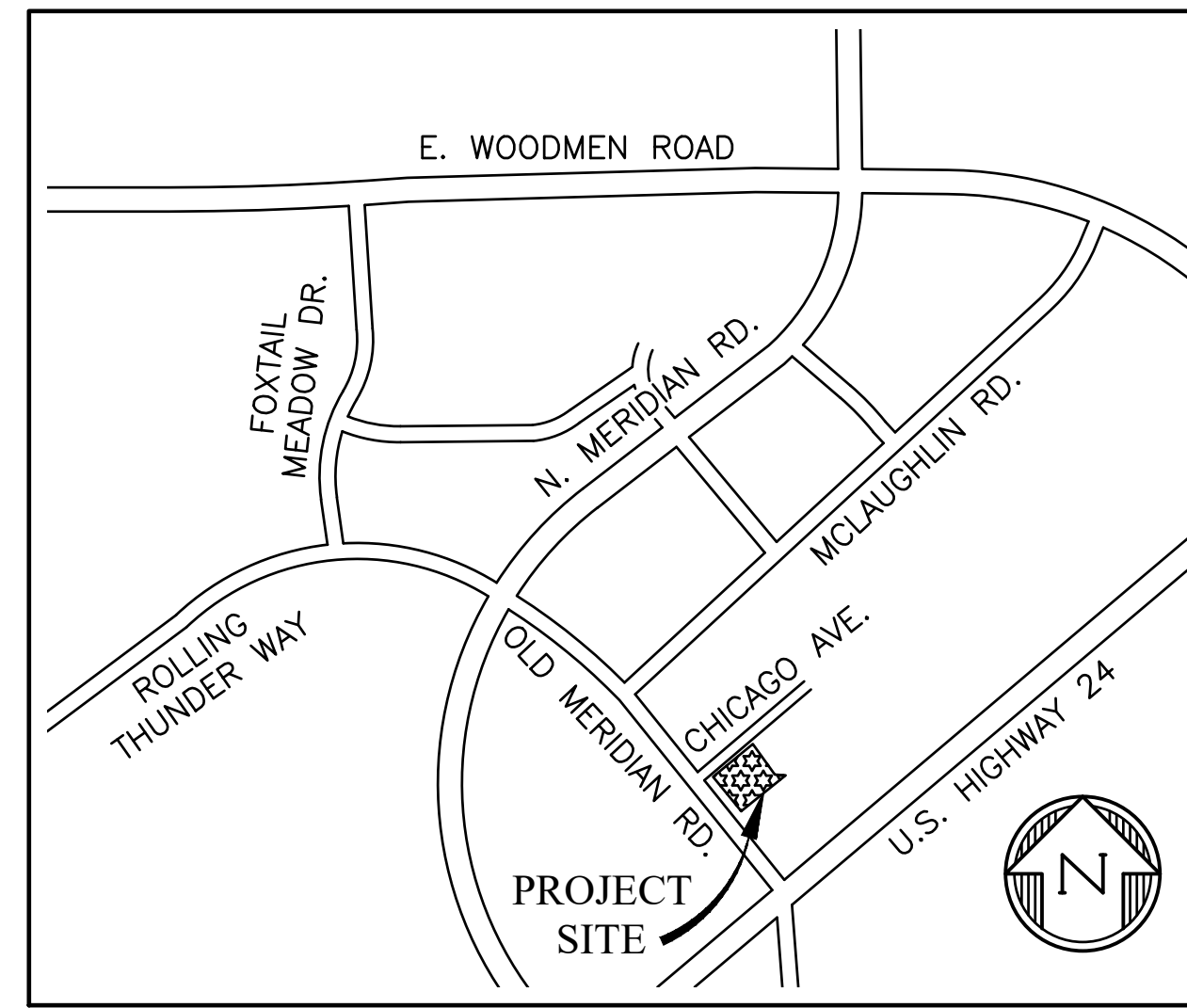
## A PORTION OF THE SE $\frac{1}{4}$ OF SECTION 1, TOWNSHIP 13S, RANGE 65W OF THE 6TH P.M. OLD MERIDIAN RD., FALCON, COLORADO

### CIVIL CONSTRUCTION PLANS

**CONTACTS:**

<p><b>OWNER/DEVELOPER:</b> HESED LLC 10308 MT EVANS DR. PEYTON, CO 80831 DAVID CABAN</p> <p><b>ARCHITECT:</b> JOHN DAVIS DESIGN GROUP 176 TALAMINE COURT, SUITE #100 COLORADO SPRINGS, CO 80905 719-528-1177</p> <p><b>CIVIL ENGINEER:</b> DREXEL BARRELL &amp; CO. 3 SOUTH 7th STREET COLORADO SPRINGS, CO 80905 TIM D. MCCONNELL, P.E. 719-260-0887</p> <p><b>GAS:</b> COLORADO SPRINGS UTILITIES 7710 DURANT DRIVE COLORADO SPRINGS, CO 80920 TIM WENDT 719-668-4962</p>	<p><b>ELECTRIC:</b> MVEA 11140 E. WOODMEN RD. FALCON, CO 80831 719-495-2283</p> <p><b>FIRE PREVENTION:</b> FALCON FIRE DEPARTMENT 7030 OLD MERIDIAN RD. PEYTON, CO 80831 CHIEF TRENT HARWIG 719-495-4050</p> <p><b>TELEPHONE:</b> CENTURY LINK 303 E. PIKES PEAK AVENUE COLORADO SPRINGS, CO. 80903 PAT NEELY 719-636-4859</p> <p><b>WATER &amp; WASTEWATER:</b> WOODMEN HILLS METRO DISTRICT 8046 EASTONVILLE RD PEYTON, CO 80831 CODY RITTER 719-495-2500</p>
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Add Signature blocks



**VICINITY MAP**  
NTS

**LEGAL DESCRIPTION:**

LOT 1 BLK 1 JOHNSONS VACATION EX THAT PT CONV TO ROW BY REC # 219119816

**FLOODPLAIN STATEMENT:**

THE EFFECTIVE FLOODPLAIN LIMITS ARE DEFINED ON THE FIRM FOR EL PASO COUNTY, COLORADO AND UNINCORPORATED AREAS, MAP NUMBER 08041C0561G, EFFECTIVE DATE DECEMBER 7, 2018. NO PORTION OF THE SITE LIES WITHIN THE FLOODPLAIN LIMITS.

**BENCHMARK:**

3.25" FIMS CAP, MARKED BL72, IN RANGE BOX. LOCATED NORTH OF THE SITE, ALONG THE WESTERN SIDE OF E HIGHWAY 24 (NAVD88)

**ADA DESIGN PROFESSIONAL STANDARDS:**

THE DESIGN PROFESSIONAL RESPONSIBLE FOR THIS PLAN HAS FAMILIARIZED THEMSELVES WITH ALL CURRENT ADA CRITERIA AND SPECIFICATIONS, AND THE PROPOSED PLAN REFLECTS REQUIRED SITE ELEMENTS. SEE "2010 ADA STANDARDS FOR ACCESSIBLE DESIGN", AS PUBLISHED BY THE DEPARTMENT OF JUSTICE (DOJ)

**Construction Drawings**

**Design Engineer's Statement:**

These detailed plans and specifications were prepared under my direction and supervision. Said plans and specifications have been prepared according to the criteria established by the County for detailed roadway, drainage, grading and erosion control plans and specifications, and said plans and specifications are in conformity with applicable master drainage plans and master transportation plans. Said plans and specifications meet the purposes for which the particular roadway and drainage facilities are designed and are correct to the best of my knowledge and belief. I accept responsibility for any liability caused by any negligent acts, errors or omissions on my part in preparation of these detailed plans and specifications.

[Name, P.E. # \_\_\_\_\_] Date

**Owner/Developer's Statement:**

I, the owner/developer have read and will comply with the requirements of the grading and erosion control plan and all of the requirements specified in these detailed plans and specifications.

[Name, Title] \_\_\_\_\_ Date  
[Business Name]  
[Address]

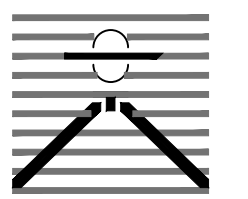
**El Paso County:**

County plan review is provided only for general conformance with County Design Criteria. The County is not responsible for the accuracy and adequacy of the design, dimensions, and/or elevations which shall be confirmed at the job site. The County through the approval of this document assumes no responsibility for completeness and/or accuracy of this document.

Filed in accordance with the requirements of the El Paso County Land Development Code, Drainage Criteria Manual, Volumes 1 and 2, and Engineering Criteria Manual as amended.

In accordance with ECM Section 1.12, these construction documents will be valid for construction for a period of 2 years from the date signed by the El Paso County Engineer. If construction has not started within those 2 years, the plans will need to be

PREPARED BY:



DREXEL, BARRELL & CO.  
Engineers • Surveyors  
3 SOUTH 7TH STREET  
COLORADO SPGS, COLORADO 80905  
CONTACT: TIM D. MCCONNELL, P.E.  
(719)260-0887  
BOULDER • COLORADO SPRINGS • GREELEY

CLIENT:

HESED LLC  
10308 MT. EVANS DR.  
PEYTON, CO 80831

CONSTRUCTION PLANS FOR:  
**LOT 1, BLOCK 1,  
JOHNSONS VACATION**  
EL PASO COUNTY, COLORADO

ISSUE	DATE
INITIAL ISSUE	1/30/2023
DESIGNED BY:	KGV
DRAWN BY:	SDM
CHECKED BY:	TDM
FILE NAME:	21496-01-01CV

Correct sheet index and sheet numbers. C7 not included. C6 should be Street Plan and Profile & Storm Drain Plan and Profile Sheet

Submit GEC Plan per EDARP comment-missing

**SHEET INDEX**

SHT1	C1	COVER SHEET
SHT2	C2	GENERAL NOTES
SHT3	C3	HORIZONTAL CONTROL PLAN
SHT4	C4	SITE PLAN
SHT5	C5	SITE DETAIL SHEET
SHT6	C6	GRADING PLAN
SHT7	UT1	UTILITY COVER SHEET
SHT8	UT2	UTILITY SERVICE PLAN & PROFILE
SHT9	UT3	UTILITY DETAILS

PREPARED UNDER MY DIRECT SUPERVISION FOR AND ON BEHALF OF DREXEL, BARRELL & CO.

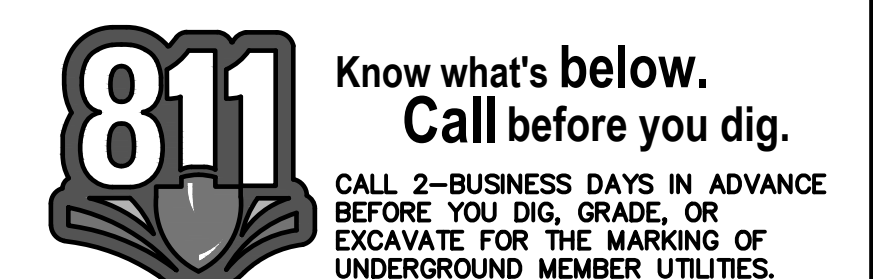
DRAWING SCALE:  
HORIZONTAL: N/A  
VERTICAL: N/A

COVER SHEET

PROJECT NO. 21496-01CSCV  
DRAWING NO.

**C1**

SHEET: 1 OF 10



**STANDARD NOTES FOR EL PASO COUNTY GRADING AND EROSION CONTROL PLANS**

- 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.
- 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.
- A SEPARATE STORMWATER MANAGEMENT PLAN (SWMP) FOR THIS PROJECT SHALL BE COMPLETED AND AN EROSION AND STORMWATER QUALITY CONTROL PERMIT (ESQCP) ISSUED PRIOR TO COMMENCING CONSTRUCTION. MANAGEMENT OF THE SWMP DURING CONSTRUCTION IS THE RESPONSIBILITY OF THE DESIGNATED QUALIFIED STORMWATER MANAGER OR CERTIFIED EROSION CONTROL INSPECTOR. THE SWMP SHALL BE LOCATED ON SITE AT ALL TIMES DURING CONSTRUCTION AND SHALL BE KEPT UP TO DATE WITH WORK PROGRESS AND CHANGES IN THE FIELD.
- ONCE THE ESQCP IS APPROVED AND A "NOTICE TO PROCEED" HAS BEEN ISSUED, THE CONTRACTOR MAY INSTALL THE INITIAL STAGE EROSION AND SEDIMENT CONTROL MEASURES AS INDICATED ON THE APPROVED GEC. A PRECONSTRUCTION MEETING BETWEEN THE CONTRACTOR, ENGINEER, AND EL PASO COUNTY WILL BE HELD PRIOR TO ANY CONSTRUCTION. IT IS THE RESPONSIBILITY OF THE APPLICANT TO COORDINATE THE MEETING TIME AND PLACE WITH COUNTY STAFF.
- CONTROL MEASURES MUST BE INSTALLED PRIOR TO COMMENCEMENT OF ACTIVITIES THAT COULD CONTRIBUTE POLLUTANTS TO STORMWATER. CONTROL MEASURES FOR ALL SLOPES, CHANNELS, DITCHES, AND DISTURBED LAND AREAS SHALL BE INSTALLED IMMEDIATELY UPON COMPLETION OF THE DISTURBANCE.
- ALL TEMPORARY SEDIMENT AND EROSION CONTROL MEASURES SHALL BE MAINTAINED AND REMAIN IN EFFECTIVE OPERATING CONDITION UNTIL PERMANENT SOIL EROSION CONTROL MEASURES ARE IMPLEMENTED AND FINAL STABILIZATION IS ESTABLISHED. ALL PERSONS ENGAGED IN LAND DISTURBANCE ACTIVITIES SHALL ASSESS THE ADEQUACY OF CONTROL MEASURES AT THE SITE AND IDENTIFY IF CHANGES TO THOSE CONTROL MEASURES ARE NEEDED TO ENSURE THE CONTINUED EFFECTIVE PERFORMANCE OF THE CONTROL MEASURES. ALL CHANGES TO TEMPORARY SEDIMENT AND EROSION CONTROL MEASURES MUST BE INCORPORATED INTO THE STORMWATER MANAGEMENT PLAN.
- TEMPORARY STABILIZATION SHALL BE IMPLEMENTED ON DISTURBED AREAS AND STOCKPILES WHERE GROUND DISTURBING CONSTRUCTION ACTIVITY HAS PERMANENTLY CEASED OR TEMPORARILY CEASED FOR LONGER THAN 14 DAYS.
- FINAL STABILIZATION MUST BE IMPLEMENTED AT ALL APPLICABLE CONSTRUCTION SITES. FINAL STABILIZATION IS ACHIEVED WHEN ALL GROUND DISTURBING ACTIVITIES ARE COMPLETE AND ALL DISTURBED AREAS EITHER HAVE A UNIFORM VEGETATIVE COVER WITH INDIVIDUAL PLANT DENSITY OF 70 PERCENT OF PRE-DISTURBANCE LEVELS ESTABLISHED OR EQUIVALENT PERMANENT ALTERNATIVE STABILIZATION METHOD IS IMPLEMENTED. ALL TEMPORARY SEDIMENT AND EROSION CONTROL MEASURES SHALL BE REMOVED UPON FINAL STABILIZATION AND BEFORE PERMIT CLOSURE.
- ALL PERMANENT STORMWATER MANAGEMENT FACILITIES SHALL BE INSTALLED AS DESIGNED IN THE APPROVED PLANS. ANY PROPOSED CHANGES THAT AFFECT THE DESIGN OR FUNCTION OF PERMANENT STORMWATER MANAGEMENT STRUCTURES MUST BE APPROVED BY THE ECM ADMINISTRATOR PRIOR TO IMPLEMENTATION.
- EARTH DISTURBANCES SHALL BE CONDUCTED IN SUCH A MANNER SO AS TO EFFECTIVELY MINIMIZE ACCELERATED SOIL EROSION AND RESULTING SEDIMENTATION. ALL DISTURBANCES SHALL BE DESIGNED, CONSTRUCTED, AND COMPLETED SO THAT THE EXPOSED AREA OF ANY DISTURBED LAND SHALL BE LIMITED TO THE SHORTEST PRACTICAL PERIOD OF TIME. PRE-EXISTING VEGETATION SHALL BE PROTECTED AND MAINTAINED WITHIN 50 HORIZONTAL FEET OF A WATERS OF THE STATE UNLESS SHOWN TO BE INFEASIBLE AND SPECIFICALLY REQUESTED AND APPROVED.
- COMPACTION OF SOIL MUST BE PREVENTED IN AREAS DESIGNATED FOR INFILTRATION CONTROL MEASURES OR WHERE FINAL STABILIZATION WILL BE ACHIEVED BY VEGETATIVE COVER. AREAS DESIGNATED FOR INFILTRATION CONTROL MEASURES SHALL ALSO BE PROTECTED FROM SEDIMENTATION DURING CONSTRUCTION UNTIL FINAL STABILIZATION IS ACHIEVED. IF COMPACTION PREVENTION IS NOT FEASIBLE DUE TO SITE CONSTRAINTS, ALL AREAS DESIGNATED FOR INFILTRATION AND VEGETATION CONTROL MEASURES MUST BE LOOSENED PRIOR TO INSTALLATION OF THE CONTROL MEASURE(S).
- ANY TEMPORARY OR PERMANENT FACILITY DESIGNED AND CONSTRUCTED FOR THE CONVEYANCE OF STORMWATER AROUND, THROUGH, OR FROM THE EARTH DISTURBANCE AREA SHALL BE A STABILIZED CONVEYANCE DESIGNED TO MINIMIZE EROSION AND THE DISCHARGE OF SEDIMENT OFF SITE.
- CONCRETE WASH WATER SHALL BE CONTAINED AND DISPOSED OF IN ACCORDANCE WITH THE SWMP. NO WASH WATER SHALL BE DISCHARGED TO OR ALLOWED TO ENTER STATE WATERS, INCLUDING ANY SURFACE OR SUBSURFACE STORM DRAINAGE SYSTEM OR FACILITIES. CONCRETE WASHOUTS SHALL NOT BE LOCATED IN AN AREA WHERE SHALLOW GROUNDWATER MAY BE PRESENT, OR WITHIN 50 FEET OF A SURFACE WATER BODY, CREEK OR STREAM.
- DURING DEWATERING OPERATIONS OF UNCONTAMINATED GROUND WATER MAY BE DISCHARGED ON SITE, BUT SHALL NOT LEAVE THE SITE IN THE FORM OF SURFACE RUNOFF UNLESS AN APPROVED STATE DEWATERING PERMIT IS IN PLACE.
- EROSION CONTROL BLANKETING OR OTHER PROTECTIVE COVERING SHALL BE USED ON SLOPES STEEPER THAN 3:1.
- 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.
- WASTE MATERIALS SHALL NOT BE TEMPORARILY PLACED OR STORED IN THE STREET, ALLEY, OR OTHER PUBLIC WAY, UNLESS IN ACCORDANCE WITH AN APPROVED TRAFFIC CONTROL PLAN. CONTROL MEASURES MAY BE REQUIRED BY EL PASO COUNTY ENGINEERING IF DEEMED NECESSARY, BASED ON SPECIFIC CONDITIONS AND CIRCUMSTANCES.
- TRACKING OF SOILS AND CONSTRUCTION DEBRIS OFF-SITE SHALL BE MINIMIZED. MATERIALS TRACKED OFF-SITE SHALL BE CLEANED UP AND PROPERLY DISPOSED OF IMMEDIATELY.
- THE OWNER/DEVELOPER SHALL BE RESPONSIBLE FOR THE REMOVAL OF ALL CONSTRUCTION DEBRIS, DIRT, TRASH, ROCK, SEDIMENT, SOIL, AND SAND THAT MAY ACCUMULATE IN ROADS, STORM DRAINS AND OTHER DRAINAGE CONVEYANCE SYSTEMS AND STORMWATER APPURTENANCES AS A RESULT OF SITE DEVELOPMENT.
- 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.
- NO CHEMICAL(S) HAVING THE POTENTIAL TO BE RELEASED IN STORMWATER ARE TO BE STORED OR USED ONSITE UNLESS PERMISSION FOR THE USE OF SUCH CHEMICAL(S) IS GRANTED IN WRITING BY THE ECM ADMINISTRATOR. IN GRANTING APPROVAL FOR THE USE OF SUCH CHEMICAL(S), SPECIAL CONDITIONS AND MONITORING MAY BE REQUIRED.
- BULK STORAGE OF ALLOWED PETROLEUM PRODUCTS OR OTHER ALLOWED LIQUID CHEMICALS IN EXCESS OF 55 GALLONS SHALL REQUIRE ADEQUATE SECONDARY CONTAINMENT PROTECTION TO CONTAIN ALL SPILLS ONSITE AND TO PREVENT ANY SPILLED MATERIALS FROM ENTERING STATE WATERS, ANY SURFACE OR SUBSURFACE STORM DRAINAGE SYSTEM OR OTHER FACILITIES.
- NO PERSON SHALL CAUSE THE IMPEDIMENT OF STORMWATER FLOW IN THE CURB AND GUTTER OR DITCH EXCEPT WITH APPROVED SEDIMENT CONTROL MEASURES.
- OWNER/DEVELOPER AND THEIR AGENTS SHALL COMPLY WITH THE "COLORADO WATER QUALITY CONTROL ACT" (TITLE 25, ARTICLE 8, CRS), AND THE "CLEAN WATER ACT" (33 USC 1344), IN ADDITION TO THE REQUIREMENTS OF THE LAND DEVELOPMENT CODE, DCM VOLUME II AND THE ECM APPENDIX I. ALL APPROPRIATE PERMITS MUST BE OBTAINED BY THE CONTRACTOR PRIOR TO CONSTRUCTION (1041, NPDES, FLOODPLAIN, 404, FUGITIVE DUST, ETC.). IN THE EVENT OF CONFLICTS BETWEEN THESE REQUIREMENTS AND OTHER LAWS, RULES, OR REGULATIONS OF OTHER FEDERAL, STATE, LOCAL, OR COUNTY AGENCIES, THE MOST RESTRICTIVE LAWS, RULES, OR REGULATIONS SHALL APPLY.
- ALL CONSTRUCTION TRAFFIC MUST ENTER/EXIT THE SITE ONLY AT APPROVED CONSTRUCTION ACCESS POINTS.
- PRIOR TO CONSTRUCTION THE PERMITTEE SHALL VERIFY THE LOCATION OF EXISTING UTILITIES.
- A WATER SOURCE SHALL BE AVAILABLE ON SITE DURING EARTHWORK OPERATIONS AND SHALL BE UTILIZED AS REQUIRED TO MINIMIZE DUST FROM EARTHWORK EQUIPMENT AND WIND.
- THE SOILS REPORT FOR THIS SITE HAS BEEN PREPARED BY GROUND ENGINEERING, DATED AUGUST 25, 2015, WITH ADDENDA #1, DATED MARCH 17, 2017, AND SHALL BE CONSIDERED A PART OF THESE PLANS.
- AT LEAST TEN (10) DAYS PRIOR TO THE ANTICIPATED START OF CONSTRUCTION, FOR PROJECTS THAT WILL DISTURB ONE (1) ACRE OR MORE, THE OWNER OR OPERATOR OF CONSTRUCTION ACTIVITY SHALL SUBMIT A PERMIT APPLICATION FOR STORMWATER DISCHARGE TO THE COLORADO DEPARTMENT OF PUBLIC HEALTH AND ENVIRONMENT, WATER QUALITY DIVISION. THE APPLICATION CONTAINS CERTIFICATION OF COMPLETION OF A STORMWATER MANAGEMENT PLAN (SWMP), OF WHICH THIS GRADING AND EROSION CONTROL PLAN MAY BE A PART. FOR INFORMATION OR APPLICATION MATERIALS CONTACT:  
  
COLORADO DEPARTMENT OF PUBLIC HEALTH AND ENVIRONMENT  
WATER QUALITY CONTROL DIVISION  
WQCD - PERMITS  
4300 CHERRY CREEK DRIVE SOUTH  
DENVER, CO 80246-1530  
PERMITS UNIT

**STANDARD NOTES FOR EL PASO COUNTY CONSTRUCTION PLANS**

- 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 FIELD NOTIFICATION OF ALL EXISTING UTILITIES, WHETHER SHOWN ON THE PLANS OR NOT, BEFORE BEGINNING CONSTRUCTION. LOCATION OF EXISTING UTILITIES SHALL BE VERIFIED BY THE CONTRACTOR PRIOR TO CONSTRUCTION. CALL 811 TO CONTACT THE UTILITY NOTIFICATION CENTER OF COLORADO (UNCC).
- 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 PLANNING AND COMMUNITY DEVELOPMENT (PCD) - 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 PCD. WATERTIGHT JOINTS SHALL BE PROVIDED ON THE SPECIFIED PIPES.
- 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 DOT AND MUTCD CRITERIA. [IF APPLICABLE, ADDITIONAL SIGNING AND STRIPING NOTES WILL BE PROVIDED.]
- CONTRACTOR SHALL OBTAIN ANY PERMITS REQUIRED BY EL PASO COUNTY DOT, 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.

**SIGNAGE AND STRIPING 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 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 NOT RECESSED. MULTI-LANE ROADWAYS WITH SPEED LIMITS OF 40 MPH OR HIGHER SHALL HAVE 8" UPPER-LOWER CASE LETTERING ON 18" BLANK WITH A WHITE BORDER THAT IS NOT RECESSED. THE WIDTH OF THE NON-RECESSED WHITE BORDERS SHALL MATCH PAGE 255 OF THE 2012 MUTCD "STANDARD HIGHWAY SIGNS"
- 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 PLANNING AND COMMUNITY DEVELOPMENT (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 PUBLIC WORKS (DPW) PRIOR TO ANY SIGNAGE OR STRIPING WORK WITHIN AN EXISTING EL PASO COUNTY ROADWAY.

**ABBREVIATIONS:**

ASTM	AMERICAN SOCIETY OF TESTING AND MATERIALS
APPROX	APPROXIMATE OR APPROXIMATELY
BCR	BEGIN CURB RADIUS
CDOT	COLORADO DEPARTMENT OF TRANSPORTATION
C OR C/L	CENTERLINE
CLR	CLEARANCE
CONC	CONCRETE
DWG	DRAWING
DR	DRIVE
EA	EACH
ECR	END CURB RADIUS
ELEV OR EL	ELEVATION
ESMT	EASEMENT
EW	EACH WAY
EX OR EXIST	EXISTING
F OR FL	FLOWLINE
FT	FOOT/FEET
HBP	BOT BITUMINOUS PAVEMENT
HCL	HORIZONTAL CONTROL LINE
K	VERTICAL CURVE FACTOR
LT	LEFT
MAX	MAXIMUM
MIN	MINIMUM
MUTCD	MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES
NTS	NOT TO SCALE
PC	POINT OF CURVATURE
PGL	PROFILE GRADE LINE
PI	POINT OF INTERSECTION
P OR P/L	PROPERTY LINE
PP	PROPOSED
PNT	POINT
PT	POINT OF TANGENCY
PVC	POINT OF VERTICAL CURVE OR POLYVINYL CHLORIDE
PVI	POINT OF VERTICAL INTERSECTION
PVMT	PAVEMENT
PVT	POINT OF VERTICAL TANGENT
ROW	RIGHT-OF-WAY
RT	RIGHT
ST	STREET
STA	STATION
STD	STANDARD SPECIFICATION
SW OR S/W	SIDEWALK
TYP	TYPICAL
TER	TERRACE
WWF	WELED WIRE FABRIC

PREPARED BY:



CLIENT:

HESED LLC  
10308 MT. EVANS DR.  
PEYTON, CO 80831

CONSTRUCTION PLANS FOR:  
**LOT 1, BLOCK 1,  
JOHNSON'S VACATION**  
EL PASO COUNTY, COLORADO

ISSUE	DATE
INITIAL ISSUE	1/30/2023
DESIGNED BY:	KGV
DRAWN BY:	SDM
CHECKED BY:	TDM
FILE NAME:	21496-01-02GN

PREPARED UNDER MY DIRECT SUPERVISION FOR AND ON BEHALF OF DREXEL, BARRELL & CO.

DRAWING SCALE:  
HORIZONTAL: N/A  
VERTICAL: N/A

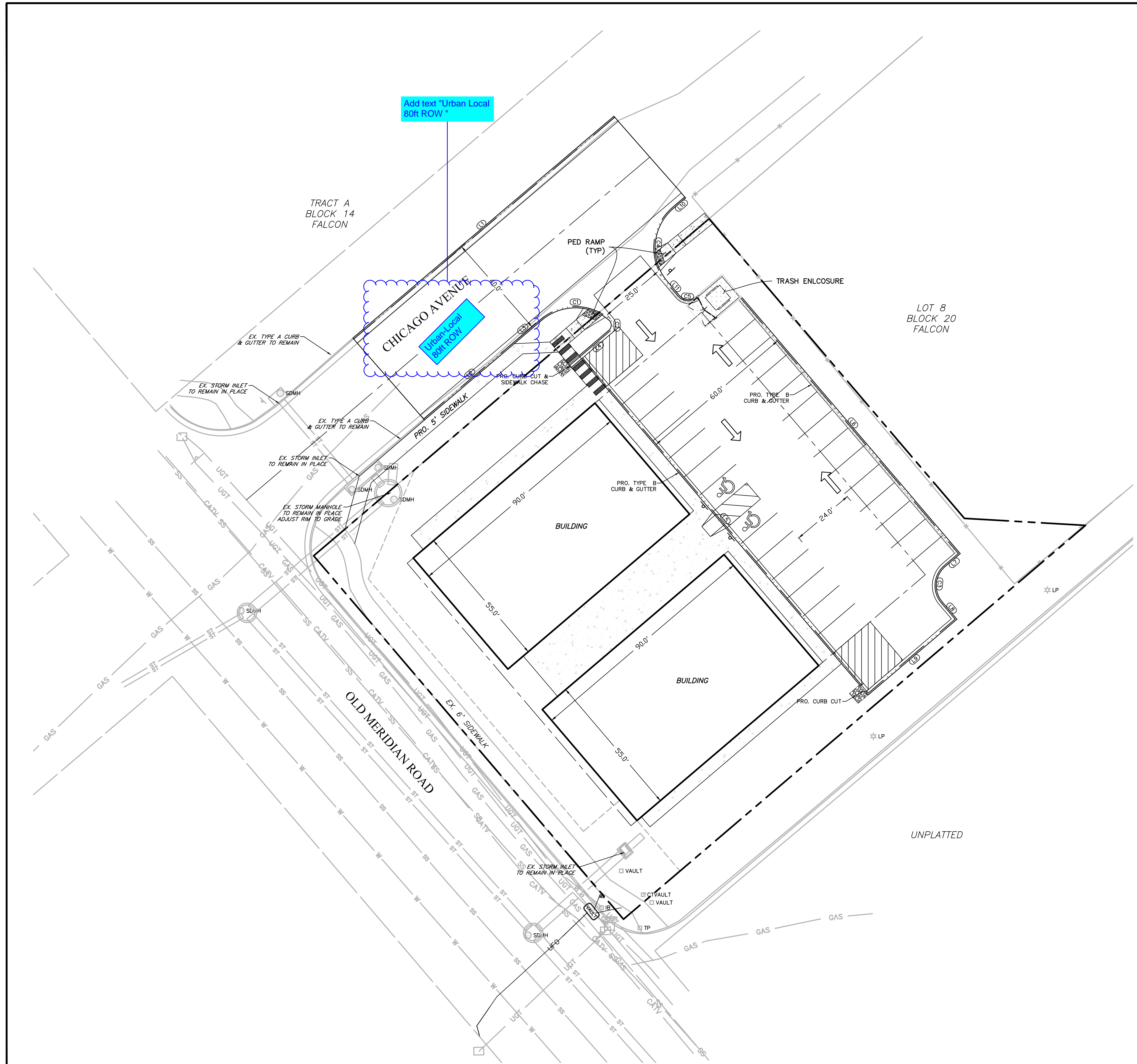
**GENERAL NOTES**

PROJECT NO. 21496-01CSCV  
DRAWING NO.

**C2**

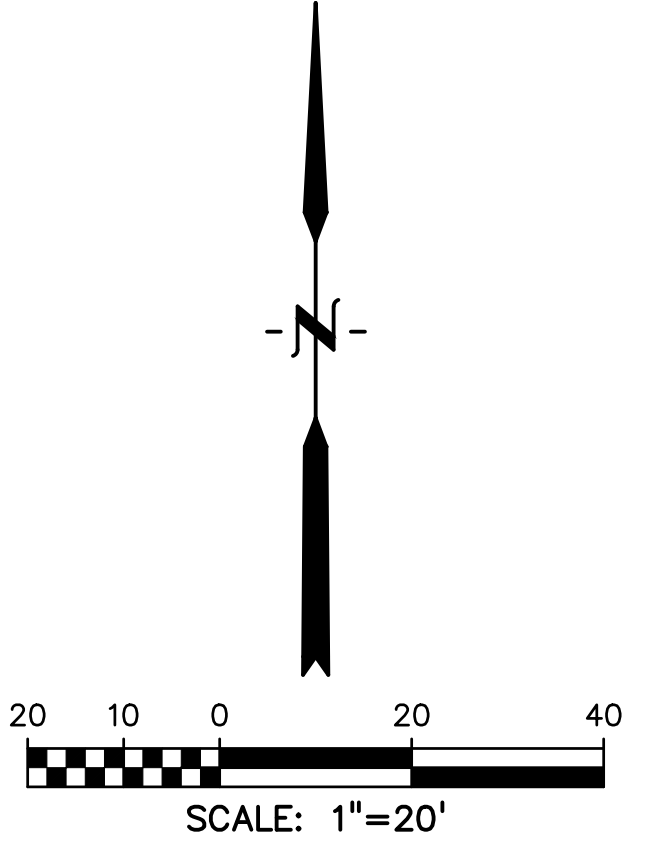
SHEET: 2 OF 10





FL CURVE TABLE					
CURVE #	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD DISTANCE
C1	28.16'	20.00'	80°40'33"	N89°58'59"E	25.89'
C2	5.20'	3.00'	99°13'53"	S00°03'48"E	4.57'
C3	15.71'	10.00'	90°00'00"	S04°33'08"W	14.14'
C4	31.42'	20.00'	90°00'00"	S04°38'43"W	28.28'
C5	7.86'	5.00'	90°05'34"	S85°24'04"E	7.08'

FL LINE TABLE		
LINE #	LENGTH	DIRECTION
L1	129.12'	N49°38'43"E
L2	48.56'	N49°38'43"E
L3	9.56'	N49°38'43"E
L4	14.32'	S49°33'08"W
L5	162.00'	S40°26'52"E
L6	126.50'	S40°26'52"E
L7	7.00'	S49°33'08"W
L8	8.01'	S40°26'52"E
L9	43.00'	S49°33'08"W
L10	6.09'	S49°38'43"W
L11	6.85'	S40°21'17"E



- LEGEND**
- PROPERTY LINE.....
  - ROW.....
  - EASEMENT.....
  - SETBACK LINE.....
  - SIGN.....
  - ADA ACCESSIBLE ROUTE TO PUBLIC ROW.....
  - TRAFFIC FLOW.....
  - CURB FLOWLINE.....
  - CURB & GUTTER.....
  - SPILL CURB & GUTTER.....
  - CONCRETE.....
  - 7" CONCRETE 6x6-4x4 WWF.....
  - HANDICAP PARKING (SEE SHT 5 FOR DETAILS).....
  - DWA (SEE SHT 5 FOR DETAILS).....

- ABBREVIATION**
- ADA AMERICANS WITH DISABILITIES ACT
  - C&G CURB AND GUTTER
  - DWA DETECTABLE WARNING AREA
  - EX EXISTING
  - FL FLOWLINE
  - PED PEDESTRIAN
  - PP PROPOSED
  - ROW RIGHT OF WAY
  - STD STANDARD
  - STM STORM
  - SW SIDEWALK
  - TYP TYPICAL

PREPARED BY:  
  
**DREXEL, BARRELL & CO.**  
 Engineers • Surveyors  
 3 SOUTH 7TH STREET  
 COLORADO SPGS, COLORADO 80905  
 CONTACT: TIM D. MCCONNELL, P.E.  
 (719)260-0887  
 BOULDER • COLORADO SPRINGS • GREELEY

CLIENT:  
**HESED LLC**  
 10308 MT. EVANS DR.  
 PEYTON, CO 80831

CONSTRUCTION PLANS FOR:  
**LOT 1, BLOCK 1,  
 JOHNSONS VACATION**  
 EL PASO COUNTY, COLORADO

ISSUE	DATE
INITIAL ISSUE	1/30/2023
DESIGNED BY:	KGV
DRAWN BY:	SDM
CHECKED BY:	TDM
FILE NAME:	21496-01-03HC

PREPARED UNDER MY DIRECT SUPERVISION FOR AND ON BEHALF OF DREXEL, BARRELL & CO.  
 DRAWING SCALE:  
 HORIZONTAL: 1" = 20'  
 VERTICAL: N/A

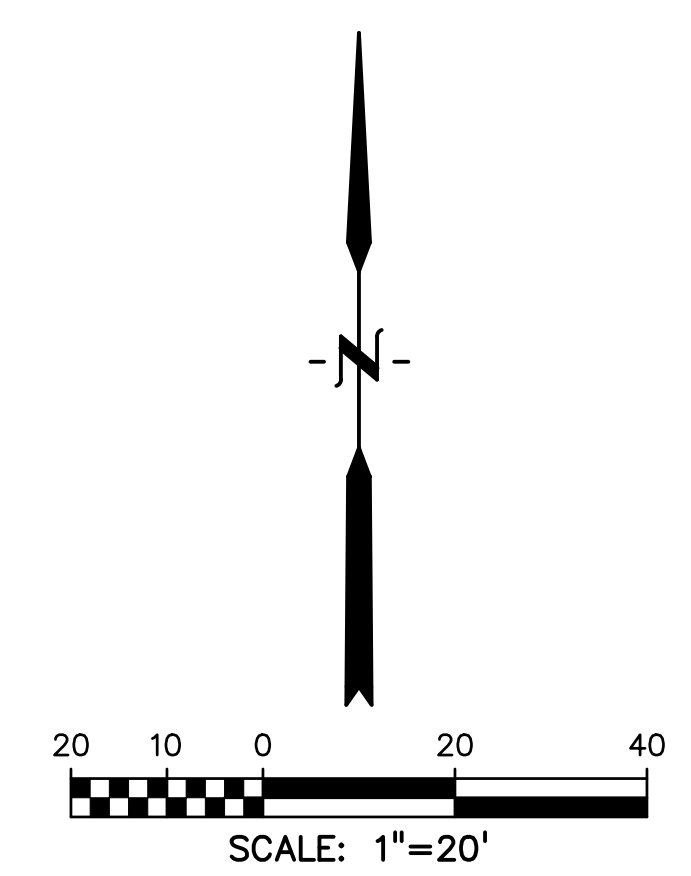
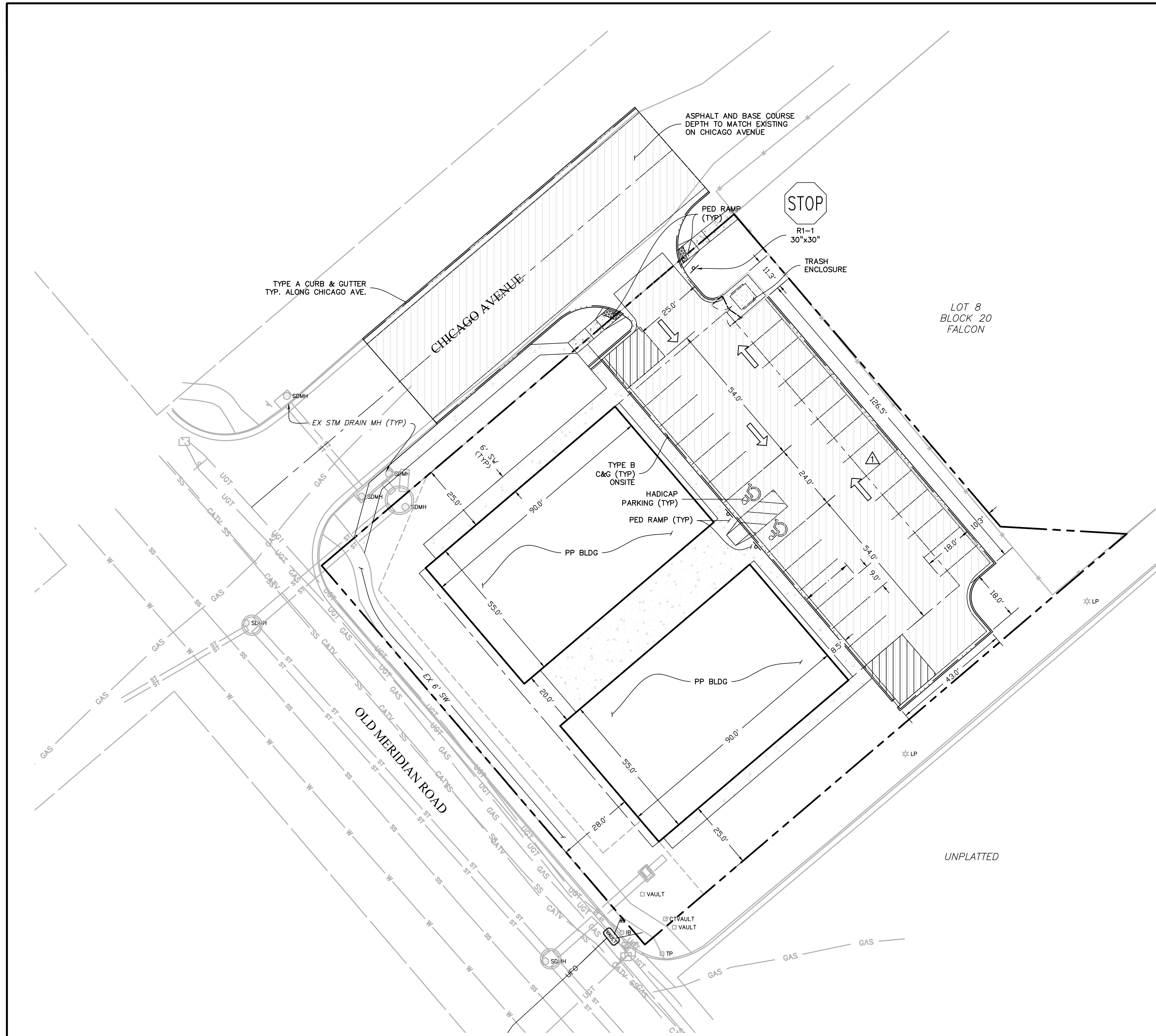
**HORIZONTAL CONTROL**

PROJECT NO. 21496-01CSCV  
 DRAWING NO.

**C3**

SHEET: 3 OF 10





**LEGEND**

PROPERTY LINE	-----
ROW	-----
EASEMENT	-----
SETBACK LINE	-----
ADA ACCESSIBLE ROUTE TO PUBLIC ROW	▬▬▬▬▬▬
CONCRETE SIDEWALK, CURB AND GUTTER (SEE SHEET 5 OF 10)	▬▬▬▬▬▬
7" CONCRETE 6X6-4x4 WWF	▬▬▬▬▬▬
REGULAR DUTY ASPHALT 4" HMA ON 6" CLASS 6 ABC	▬▬▬▬▬▬
CURB FLOWLINE	▬▬▬▬▬▬
CURB & GUTTER	▬▬▬▬▬▬
SPILL CURB & GUTTER	▬▬▬▬▬▬
4" WHITE STRIPE	▬▬▬▬▬▬
THERMOPLASTIC HANDICAP SYMBOL	♿
DWA	▬▬▬▬▬▬
TRAFFIC FLOW	→
SIGN	⊠

OR AS DIRECTED BY  
GEOTECHNICAL/  
PAVING REPORT  
WHICHEVER IS GREATER

**ABBREVIATION**

ADA	AMERICANS WITH DISABILITIES ACT
BLDG	BUILDING
C&G	CURB AND GUTTER
DWA	DETECTABLE WARNING AREA
EPC	EL PASO COUNTY
EX	EXISTING
FL	FLOWLINE
PED	PEDESTRIAN
PP	PROPOSED
ROW	RIGHT OF WAY
STD	STANDARD
STM	STORM
SW	SIDEWALK
TYP	TYPICAL

PREPARED BY:  
  
**DREXEL, BARRELL & CO.**  
Engineers • Surveyors  
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COLORADO SPGS, COLORADO 80905  
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CLIENT:  
  
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10308 MT. EVANS DR.  
PEYTON, CO 80831

CONSTRUCTION PLANS FOR:  
**LOT 1, BLOCK 1,  
JOHNSON'S VACATION**  
EL PASO COUNTY, COLORADO

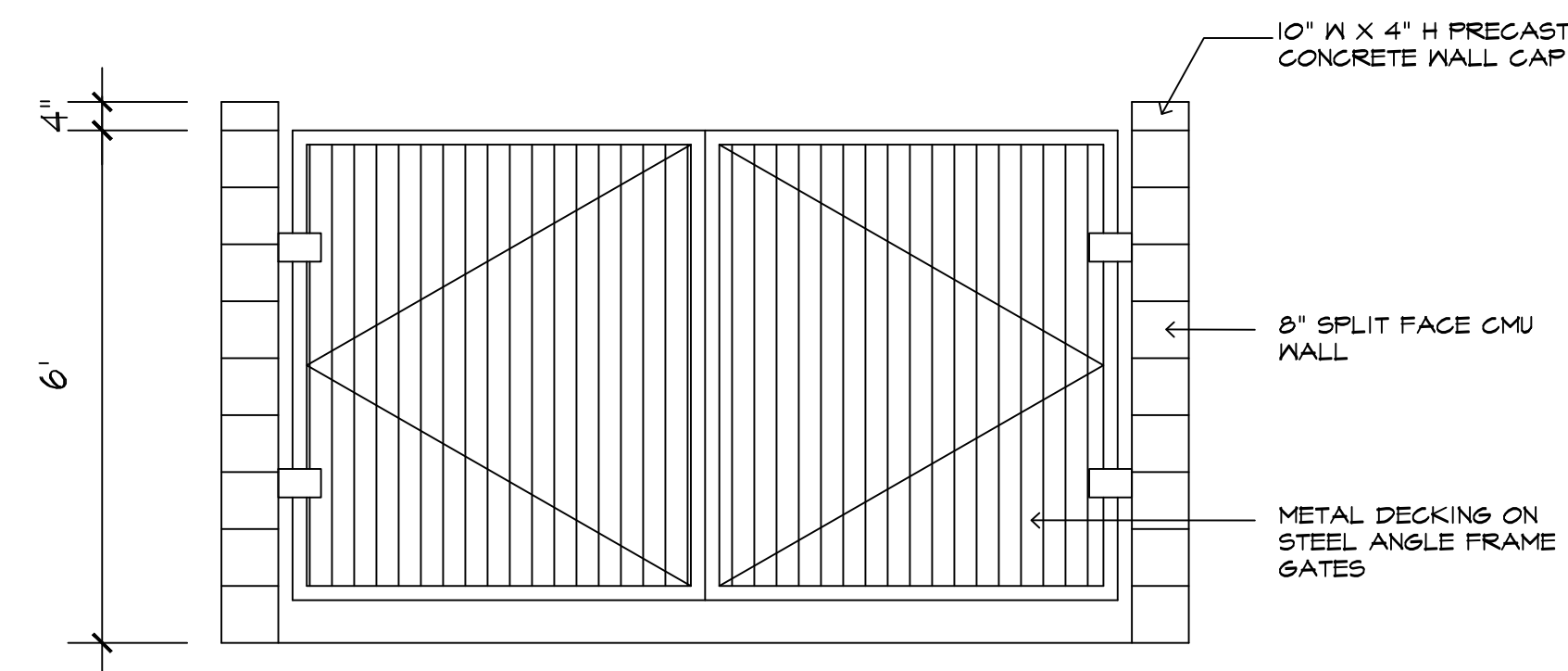
ISSUE	DATE
INITIAL ISSUE	1/30/2023
DESIGNED BY:	KGV
DRAWN BY:	SDM
CHECKED BY:	TDM
FILE NAME:	21496-01-04ST

PREPARED UNDER MY DIRECT  
SUPERVISION FOR AND ON BEHALF  
OF DREXEL, BARRELL & CO.  
**DRAWING SCALE:**  
HORIZONTAL: 1" = 20'  
VERTICAL: N/A

**SITE PLAN**  
  
PROJECT NO. 21496-01CSCV  
DRAWING NO.

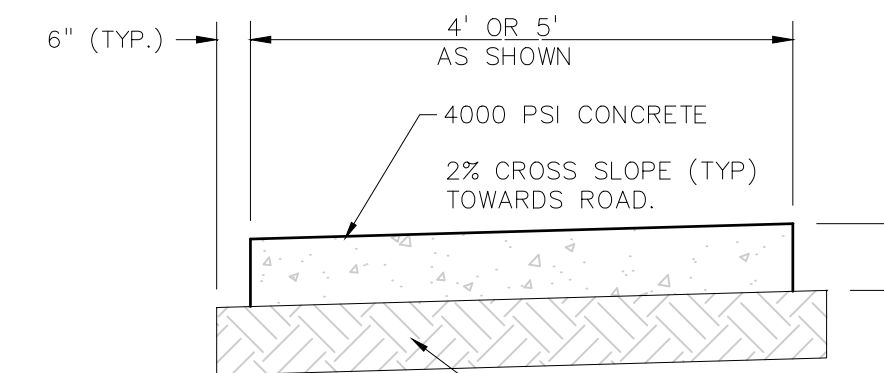
**C4**  
SHEET: 4 OF 10





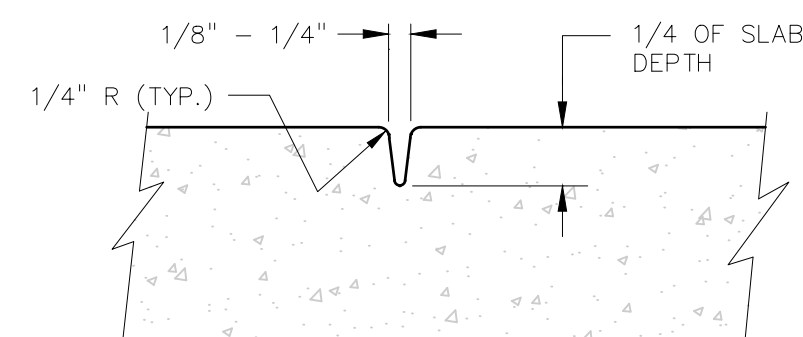
**TRASH ENCLOSURE DETAIL**  
NTS

FOR INFORMATION ONLY  
REFERENCE ARCHITECTURAL  
PLANS FOR SPECIFIC DETAILS



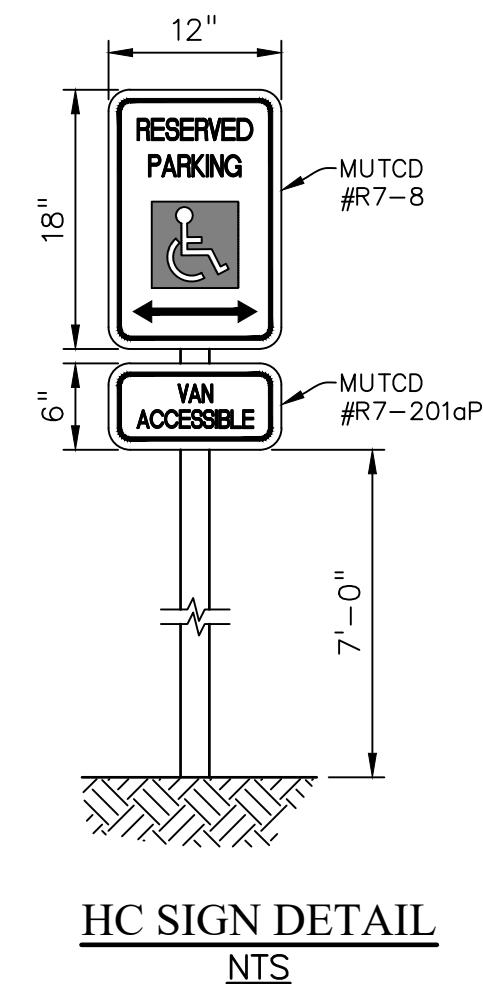
**CONCRETE SIDEWALK DETAIL**  
NTS

STRIP ALL TOPSOIL SCARIFY AND RECOMPACT  
SUBGRADE A MINIMUM OF 8" DEPTH TO 95%  
STANDARD PROCTOR.

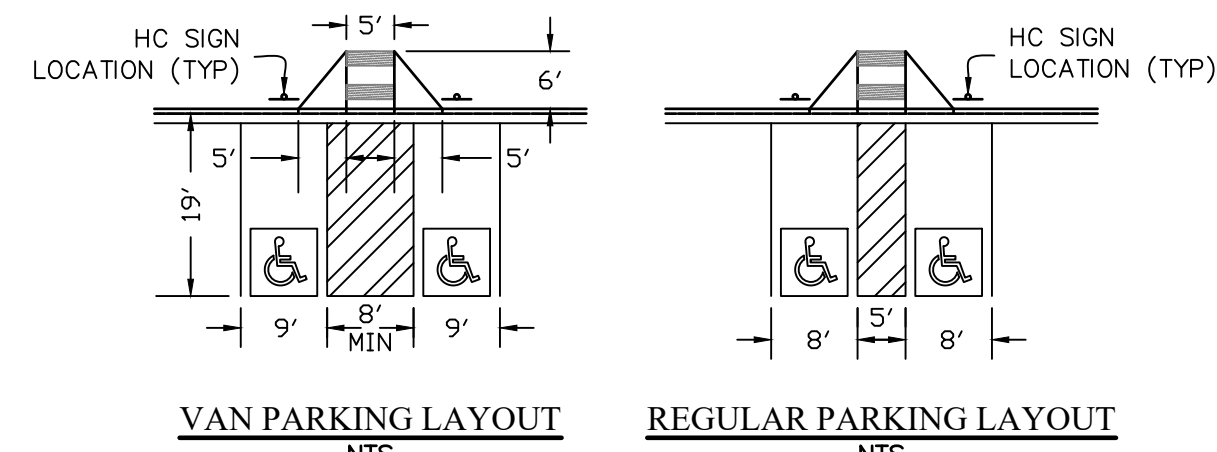


**STANDARD CONTRACTION JOINT**  
NTS

NOTE:  
LOCATION OF CONTRACTION JOINTS TO BE EVERY  
5 FT. IN SIDEWALK AND EVERY 10 FT. IN CURB  
AND GUTTER.

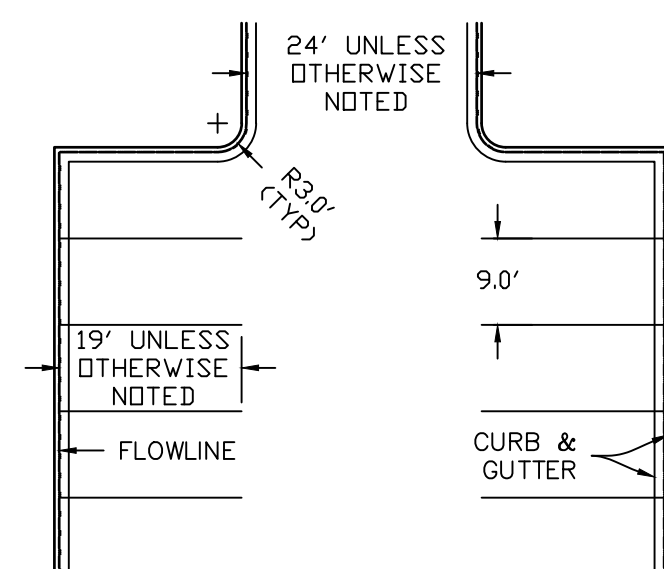


**HC SIGN DETAIL**  
NTS

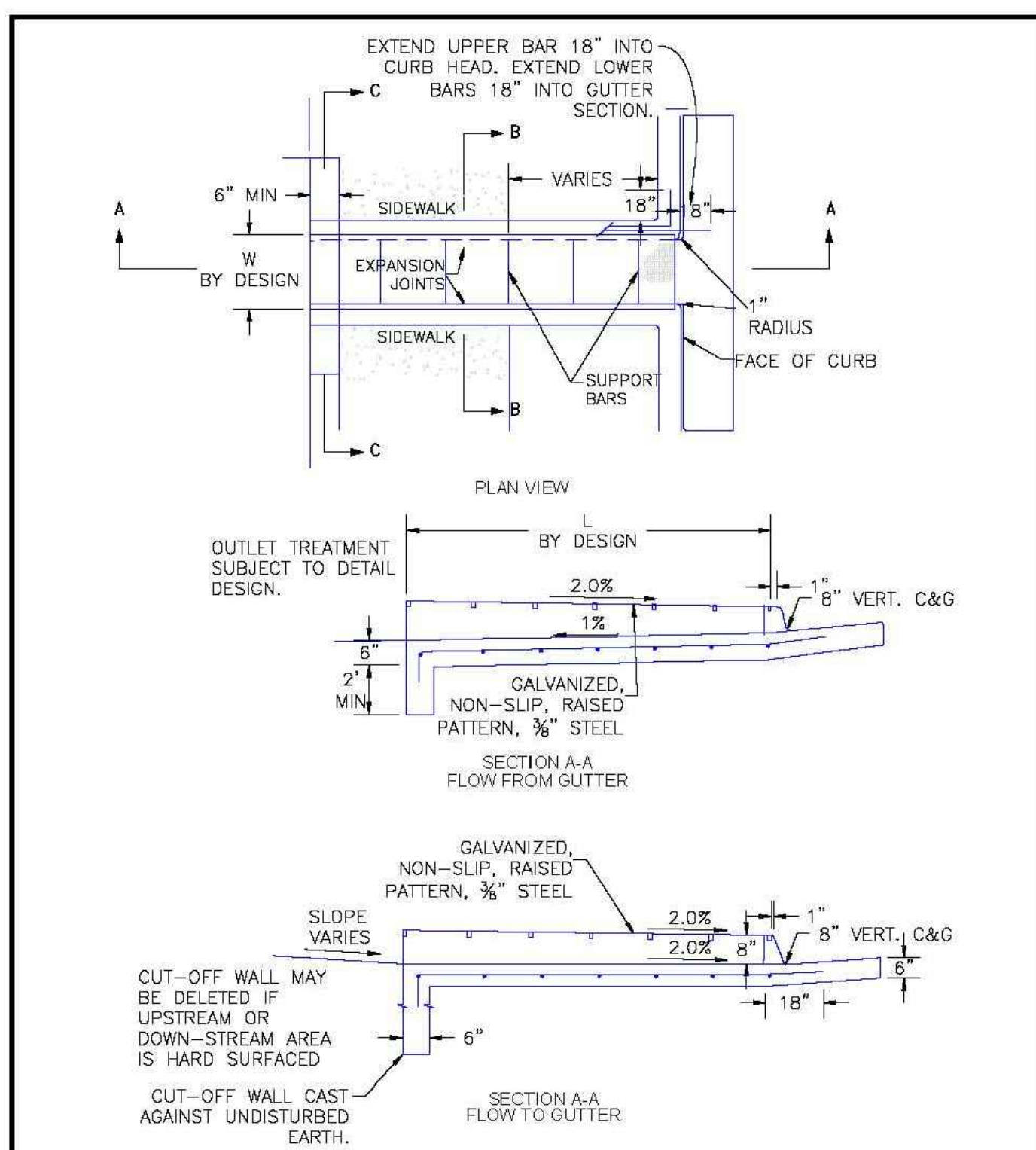


**TYPICAL HANDICAP PARKING LAYOUT**  
NTS

Add standard details  
SD-2-26  
SD-2-41  
SD-2-42

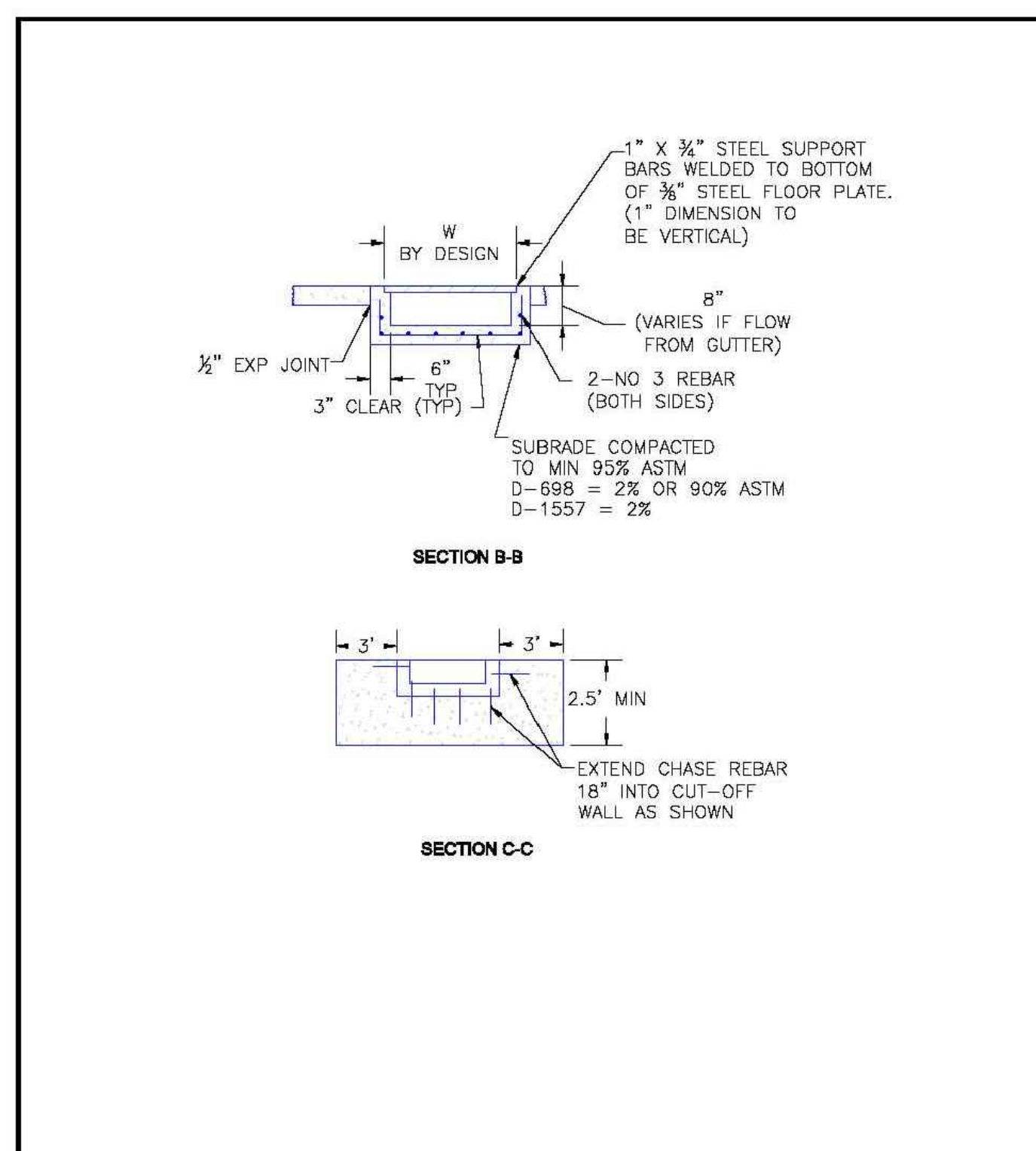


**TYPICAL PARKING LAYOUT**  
NTS



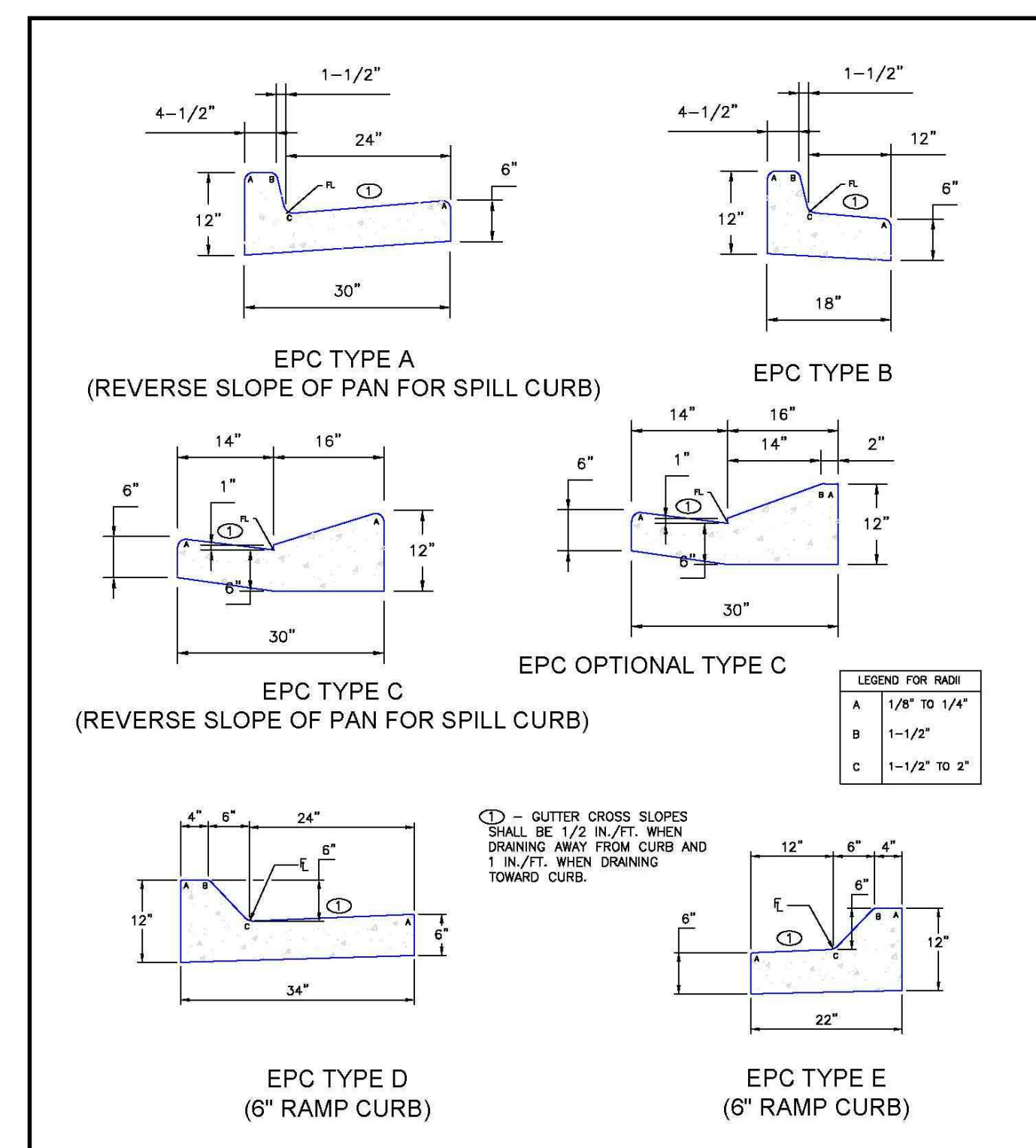
SCALE: NOT TO SCALE

8/11/11	Curb Opening with Drainage Chase Detail 1 of 2 Standard Drawing	EL PASO COUNTY DEPARTMENT OF TRANSPORTATION
DATE APPROVED:	REVISION DATE: 12/8/15	FILE NAME: SD_3-25
André P. Brackin		
DEPARTMENT OF TRANSPORTATION		



SCALE: NOT TO SCALE

8/11/11	Curb Opening with Drainage Chase Detail 2 of 2 Standard Drawing	EL PASO COUNTY DEPARTMENT OF TRANSPORTATION
DATE APPROVED:	REVISION DATE: 11/10/04	FILE NAME: SD_3-25A
André P. Brackin		
DEPARTMENT OF TRANSPORTATION		



SCALE: NOT TO SCALE

8/11/11	Typical Curb and Gutter Details Standard Drawing	EL PASO COUNTY DEPARTMENT OF TRANSPORTATION
DATE APPROVED:	REVISION DATE: 12/8/15	FILE NAME: SD_2-20
André P. Brackin		
DEPARTMENT OF TRANSPORTATION		

PREPARED BY:

DREXEL, BARRELL & CO.  
Engineers & Surveyors  
3 SOUTH 7TH STREET  
COLORADO SPGS, COLORADO 80905  
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CLIENT:

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10308 MT. EVANS DR.  
PEYTON, CO 80831

CONSTRUCTION PLANS FOR:  
**LOT 1, BLOCK 1,  
JOHNSONS VACATION**  
EL PASO COUNTY, COLORADO

ISSUE	DATE
INITIAL ISSUE	1/30/2023

DESIGNED BY:	KGV
DRAWN BY:	SDM
CHECKED BY:	TDM
FILE NAME:	21496-01-05STD1

PREPARED UNDER MY DIRECT SUPERVISION FOR AND ON BEHALF OF DREXEL, BARRELL & CO.

DRAWING SCALE:	HORIZONTAL: N/A	VERTICAL: N/A
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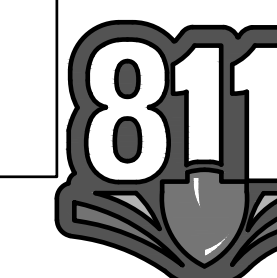
SITE DETAILS

PROJECT NO. 21496-01CSCV

DRAWING NO.

**C5**

SHEET: 5 OF 10



Know what's below.  
Call before you dig.

CALL 2-BUSINESS DAYS IN ADVANCE BEFORE YOU DIG, GRADE, OR EXCAVATE FOR THE MARKING OF UNDERGROUND MEMBER UTILITIES.

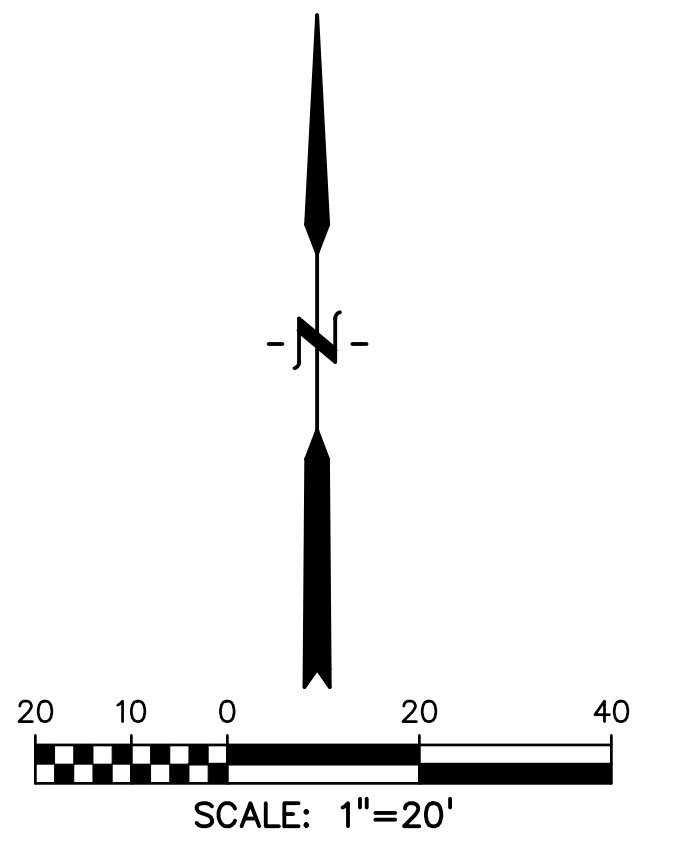
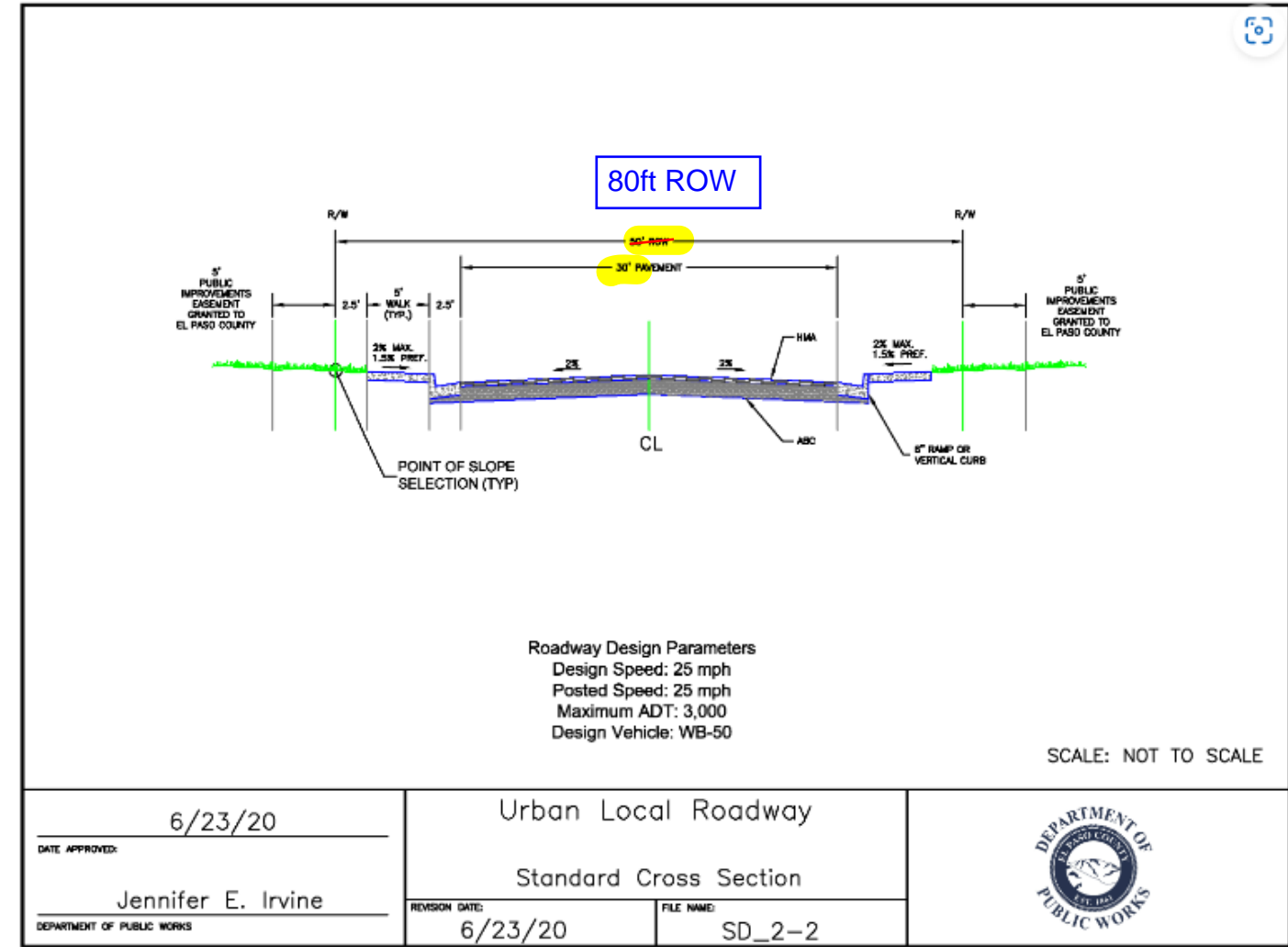
Please add street plan and profile detail sheet

Revised: January 2022

**Street Plan and Profile Sheets**

- Typical cross-section for all proposed street classifications and variations. (List street names applicable to the typical street cross section)
- The street plan view shall include at a minimum:
  - Existing and proposed utilities
  - Existing and proposed structures
  - Existing and proposed right-of-way/property lines
  - Existing and proposed easements
  - Existing and proposed contours with slope arrows (if no grading plan submitted)
  - Adjacent subdivisions identified
  - Proposed lot numbers
  - Proposed centerline alignment station label (line/curve data, PC, PT, and survey control)
  - Curb return data (Radius, Length, Delta, Chord Bearing)
  - Sight distance at intersections shall be shown and labeled. Notes shall be provided for each leg of the intersection stating that they exceed the minimum sight distance for \_\_\_ mph design speed. (ECM Section 2.3.7.C.5)
  - Station equation at alignment intersections
  - Street name label with road classification and design speed
- The street profile view shall include at a minimum:
  - Existing ground profile at centerline
  - Finished grade profile at centerline and/or flowline
  - Existing and proposed grades shown and extended 100 feet beyond storm drain
  - Existing and proposed utility crossings
  - Station labels at the bottom of profile
  - Elevation labels at the side of profiles
  - Profile data labels: slope, vertical curve (L, K, A, D, PVI, PVC, PVT, etc.), grade break
  - Superelevation data ("e" and runoff, if applicable)
  - Match lines
  - Profiles required for curb returns, knuckles, cul-de-sac bulbs

Add Chicago Ave standard cross section road detail SD 2-2 to detail sheet  
 Adjust ROW width on SD 2-2 to reflect 80ft versus 50ft ROW  
 Reflect paved width to match existing road profile ~34.75ft with note



**LEGEND**

PROPERTY LINE.....

EASEMENT.....

EX INTERMEDIATE CONTOUR..... 6203

EX INDEX CONTOUR..... 6205

MINOR CONTOUR..... 6203

MAJOR CONTOUR..... 6205

PROPOSED SLOPE GRADE..... -2.0%

**ABBREVIATION**

C&G	CURB AND GUTTER
EX	EXISTING
PED	PEDESTRIAN
SW	SIDEWALK
TYP	TYPICAL

**NOTES**

ALL CURB SPOT ELEVATIONS ARE TO FLOWLINE UNLESS NOTED OTHERWISE.

PREPARED BY:  
  
 DREXEL, BARRELL & CO.  
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 3 SOUTH 7TH STREET  
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**LOT 1, BLOCK 1,  
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 EL PASO COUNTY, COLORADO

ISSUE	DATE
INITIAL ISSUE	1/30/2023
DESIGNED BY:	KGV
DRAWN BY:	SDM
CHECKED BY:	SDM
FILE NAME:	21496-01-06GR

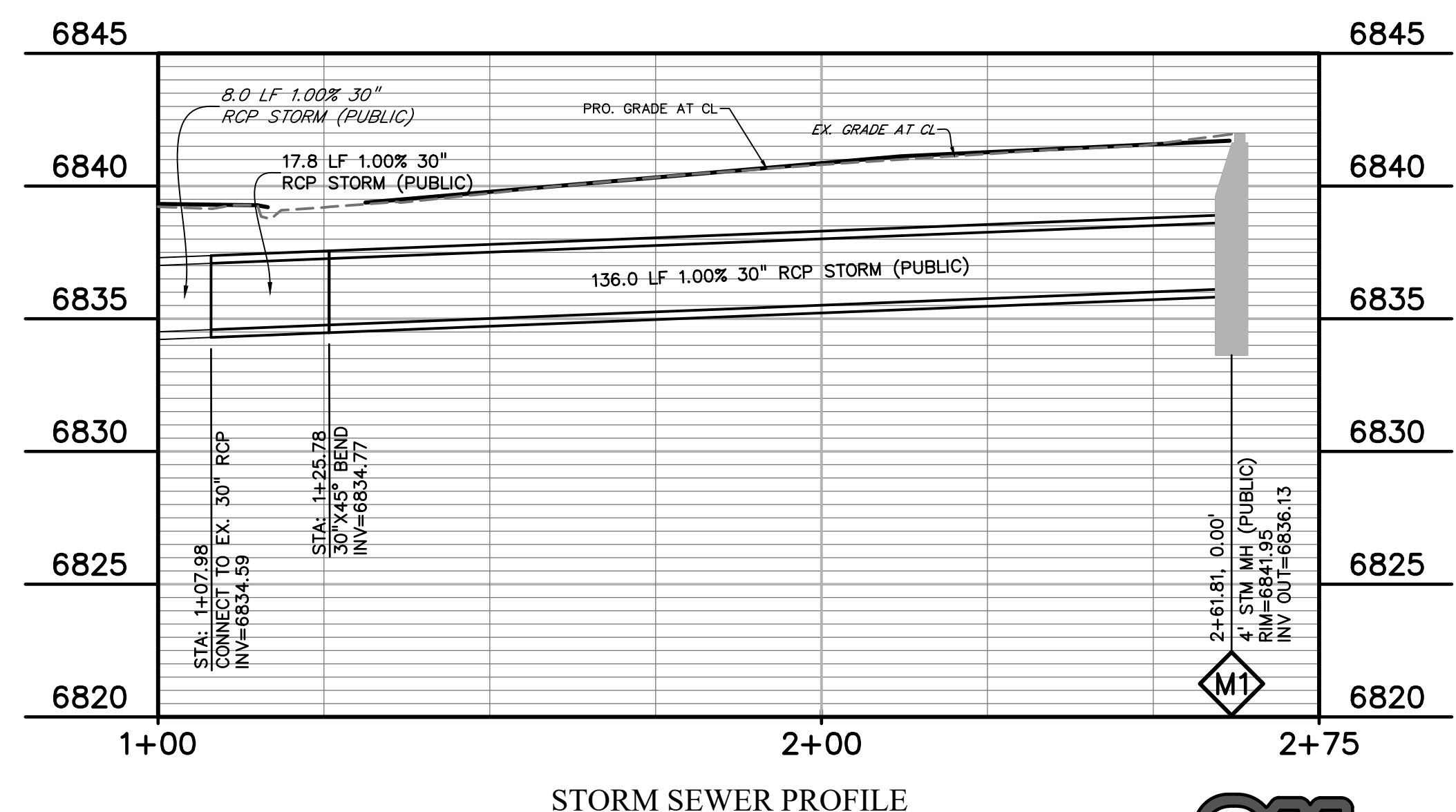
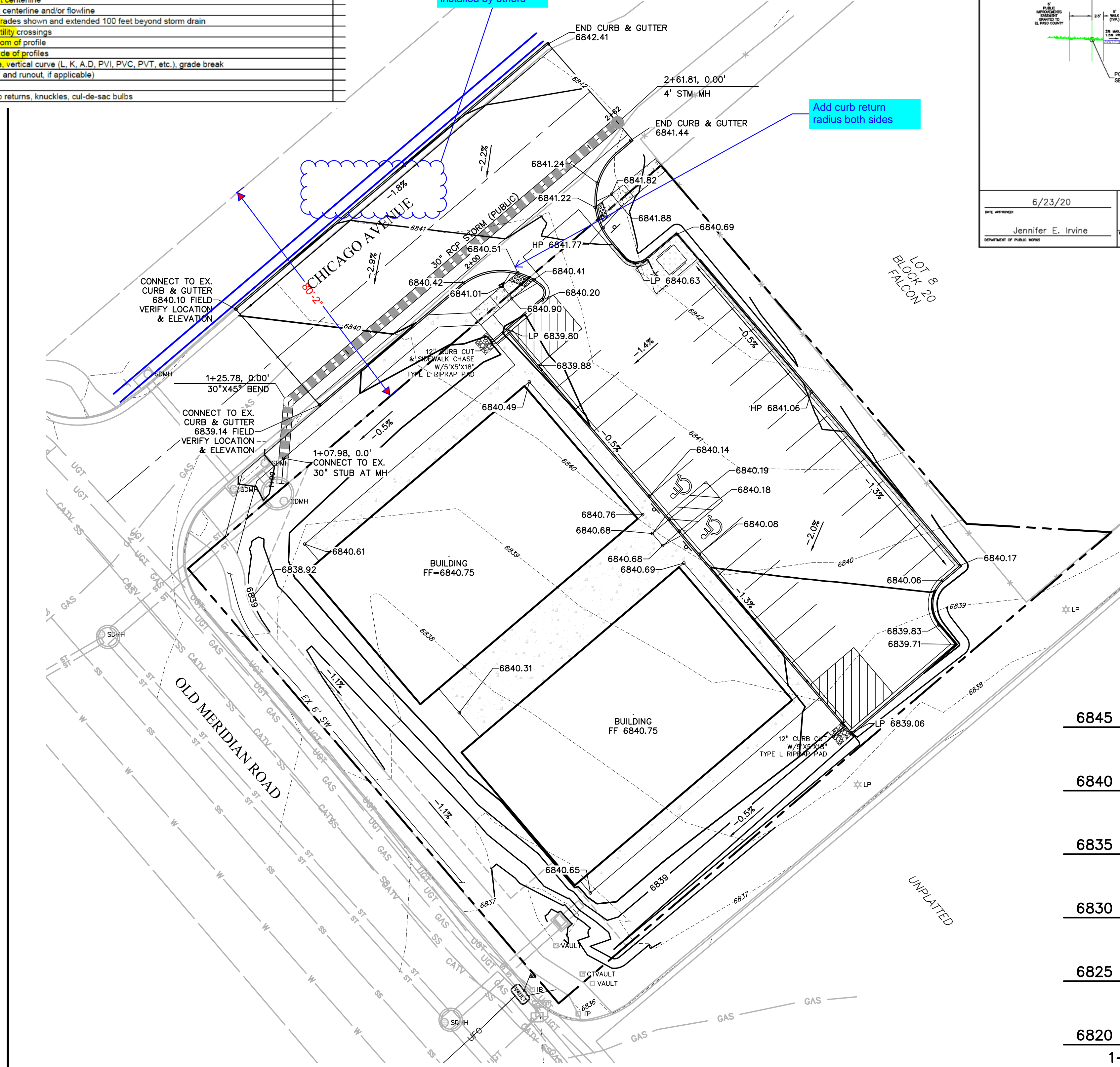
Correct Sheet numbers and Sheet Index  
 C7 sheet numbered wrong should be C6  
 Grading & Erosion (GEC) Plan is separate submittal unless included in the CDs

PREPARED UNDER MY DIRECT SUPERVISION FOR AND ON BEHALF OF DREXEL, BARRELL & CO.  
 DRAWING SCALE:  
 HORIZONTAL: 1"=20'  
 VERTICAL: N/A

**GRADING PLAN**

PROJECT NO. 21496-01CSCV  
 DRAWING NO.

**C7** C6  
 SHEET: 7 OF 10



**811** Know what's below.  
 Call before you dig.  
 CALL 2-BUSINESS DAYS IN ADVANCE BEFORE YOU DIG, GRADE, OR EXCAVATE FOR THE MARKING OF UNDERGROUND MEMBER UTILITIES.

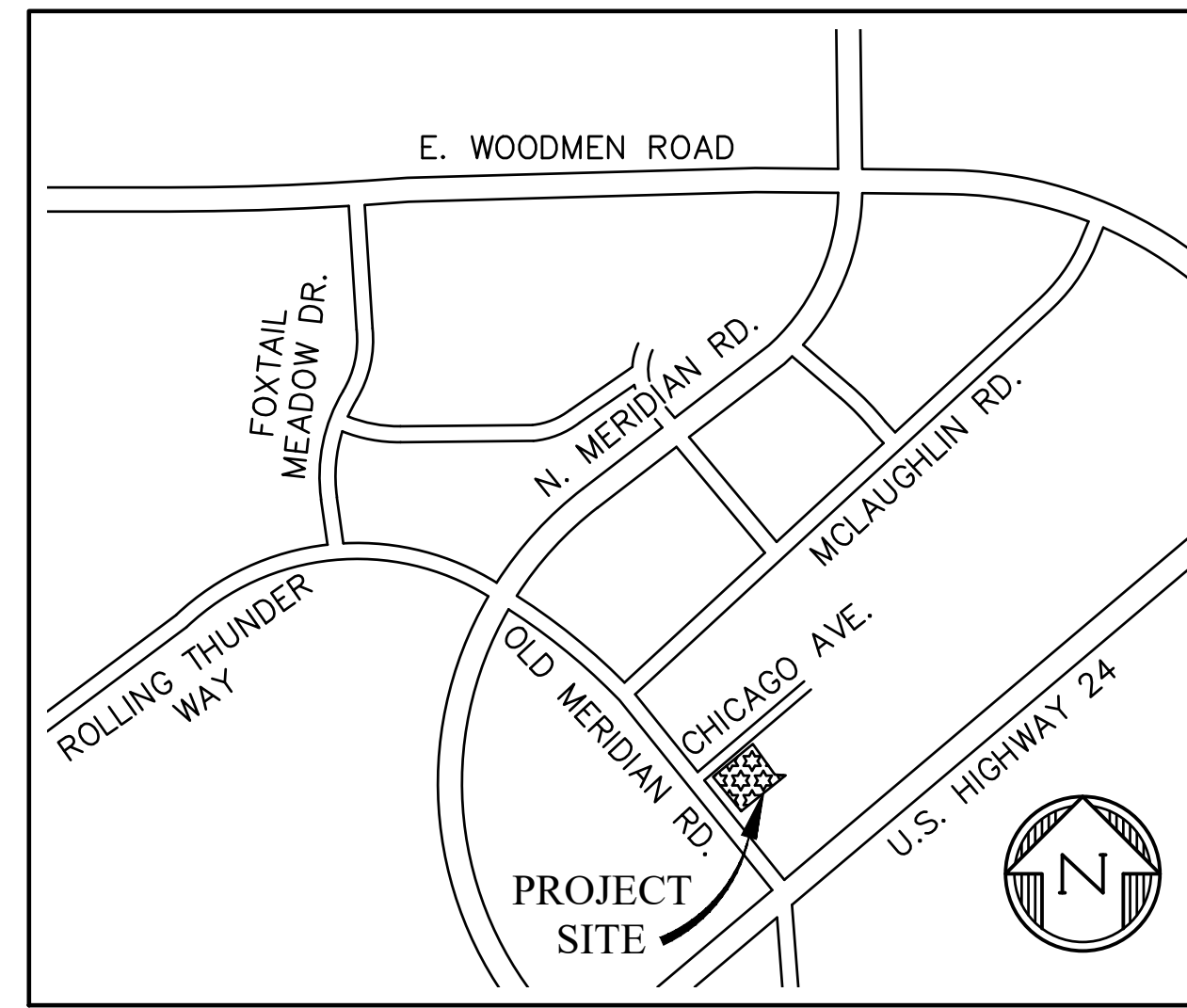
# LOT 1, BLOCK 1, JOHNSONS VACATION

## A PORTION OF THE SE ¼ OF SECTION 1, TOWNSHIP 13S, RANGE 65W OF THE 6TH P.M. OLD MERIDIAN RD., FALCON, COLORADO

### CIVIL CONSTRUCTION PLANS

#### WATER AND SEWER MAIN EXTENSIONS GENERAL NOTES

- ALL UTILITY CONSTRUCTION TO BE CONDUCTED IN CONFORMANCE WITH CURRENT WOODMEN HILLS METROPOLITAN DISTRICT (WHMD, THE DISTRICT) SPECIFICATIONS.
- ALL PLANS ON THE JOB SITE SHALL BE SIGNED BY THE DISTRICT AND THE DISTRICT'S ENGINEER. ANY REVISION TO THE PLANS SHALL BE SO NOTED WITH THE OLD DRAWING MARKED NOT VALID.
- ALL STATIONING IS CENTER LINE UNLESS OTHERWISE NOTED. ALL ELEVATIONS ARE CENTER LINE UNLESS OTHERWISE NOTED.
- ALL MATERIALS AND WORKMANSHIP SHALL BE SUBJECT TO INSPECTION BY THE DISTRICT. THE DISTRICT RESERVES THE RIGHT TO ACCEPT OR REJECT ANY SUCH MATERIALS AND WORKMANSHIP THAT DOES NOT CONFORM TO ITS STANDARDS AND SPECIFICATIONS.
- ALL WATER AND SEWER SERVICE LOCATIONS SHALL BE CLEARLY MARKED ON EITHER THE CURB HEAD OR THE FACE OF THE CURB, WITH AN "S" FOR SEWER AND A "W" FOR WATER.
- DUCTILE IRON PIPES, INCLUDING FITTINGS, VALVES AND FIRE HYDRANTS, SHALL BE WRAPPED WITH POLYETHYLENE TUBING, DOUBLE BONDED AT EACH JOINT AND ELECTRICALLY ISOLATED. BONDING AND ANODE CONNECTIONS SHALL BE THOROUGHLY COATED WITH BITUMINOUS COATINGS.
- ALL DUCTILE IRON PIPE LESS THAN 12 INCHES AND FITTINGS SHALL HAVE CATHODIC PROTECTION USING TWO NO. 6 WIRES WITH 17 LB. MAGNESIUM ANODES EVERY 400 FEET AND 9 LB. MAGNESIUM ANODES AT EACH FITTING. ALL DUCTILE IRON PIPE 12 INCHES AND GREATER AND FITTINGS SHALL HAVE CATHODIC PROTECTION USING TWO NO. 6 WIRES WITH 17 LB. MAGNESIUM ANODES EVERY 300 FEET AND 9 LB. MAGNESIUM ANODES AT EACH FITTING.
- ALL PIPE MATERIAL, BACKFILL AND INSTALLATION SHALL CONFORM TO THE APPLICABLE SPECIFICATIONS OF THE CITY OF COLORADO SPRINGS, COLORADO DEPARTMENT OF TRANSPORTATION, EL PASO COUNTY DEPARTMENT OF TRANSPORTATION, COLORADO SPRINGS UTILITIES AND THE GEOTECHNICAL ENGINEER.
- COMPACTION TESTS SHALL BE 95% STANDARD PROCTOR AS DETERMINED BY ASTM D698, UNLESS OTHERWISE APPROVED BY THE DISTRICT OR HIGHER STANDARD AS IMPOSED BY ANOTHER AGENCIES HAVING RIGHT-OF-WAY JURISDICTION. THIS SHALL INCLUDE ALL VALVES, FIRE HYDRANT RUNS, WATER & SEWER SERVICE LINES AND MANHOLES. ALL REPORTS SHALL BE SUBMITTED TO THE DISTRICT FOR REVIEW AND APPROVAL.
- THE LOCATION OF ALL EXISTING UTILITIES SHOWN ON THE DRAWINGS ARE APPROXIMATE ONLY. THE LOCATION OF ALL UTILITIES SHALL BE FIELD VERIFIED PRIOR TO COMMENCING CONSTRUCTION ACTIVITIES. THE DISTRICT SHALL BE NOTIFIED OF ANY DEVIATIONS TO THE LINE AND/OR GRADE AS DEPICTED ON THE PLANS. CONTRACTOR SHALL SUBMIT TO THE DISTRICT AND THE ENGINEER OF RECORD A REPORT OF THE FIELD VERIFIED INFORMATION PRIOR TO THE START OF CONSTRUCTION.
- ALL BENDS SHALL BE FIELD STAKED PRIOR TO THE START OF CONSTRUCTION.
- BENDS, DEFLECTION & CUT PIPE LENGTHS SHALL BE USED TO HOLD HORIZONTAL ALIGNMENT OF SEWER AND WATER LINES TO NO MORE THAN 0.5' FROM THE DESIGNED ALIGNMENT. CONSTRUCTION STAKES TO BE AT 25' INTERVALS ALONG CURVES TO ASSURE LOCATION OF PIPE LINE CONSTRUCTION.
- AT ALL LOCATIONS WHERE CAP AND STUB IS NOTED ON DRAWINGS, PROVIDE A PLUG AT THE END OF THE PIPE JOINT NEAREST THE SPECIFIED STATION. PROVIDE A REVERSE ANCHOR AT ALL WATER LINE PLUGS.
- ALL UNUSED SALVAGED WATER UTILITY MATERIAL SHALL BE RETURNED TO THE METROPOLITAN DISTRICT AS REQUESTED.
- AT THE CONTRACTOR'S EXPENSE, ALL UTILITY MAINS SHALL BE SUPPORTED AND PROTECTED SUCH THAT THEY SHALL FUNCTION CONTINUOUSLY DURING CONSTRUCTION OPERATIONS. SHOULD A UTILITY MAIN FAIL AS A RESULT OF THE CONTRACTOR'S OPERATION, IT SHALL BE REPLACED IMMEDIATELY BY THE CONTRACTOR OR BY THE DISTRICT AT FULL COST OF LABOR AND MATERIALS TO THE CONTRACTOR/DEVELOPER.
- PUMPING OR BYPASS OPERATIONS SHALL BE REVIEWED AND APPROVED BY BOTH THE DISTRICT AND THE DISTRICT ENGINEER PRIOR TO EXECUTION.
- THE CONTRACTOR SHALL REPLACE OR REPAIR DAMAGE TO ALL SURFACE IMPROVEMENTS, INCLUDING BUT NOT LIMITED TO FENCES, LANDSCAPING, CURB AND GUTTER AND/OR ASPHALT THAT MAY BE CAUSED DURING CONSTRUCTION.
- ALL CONTRACTORS WORKING ON OR NEAR A WATER OR SEWER FACILITY (TO INCLUDE SERVICE LINES) SHALL HAVE LIABILITY INSURANCE NAMING THE DISTRICT AS AN ADDITIONAL INSURED AND SHALL PROVIDE A CURRENT COPY OF WORKERS COMPENSATION INSURANCE ON FILE WITH THE DISTRICT. NO WORK CAN PROCEED WITHOUT CURRENT CERTIFICATES ON FILE AT THE DISTRICT'S OFFICE.
- THE CONTRACTOR SHALL NOTIFY THE DISTRICT AND ALL AFFECTED UTILITY COMPANIES ADJACENT TO THE PROPOSED UTILITY CONSTRUCTION A MINIMUM OF 48 HOURS AND A MAXIMUM OF 96 HOURS PRIOR TO THE START OF CONSTRUCTION. A WEEKLY CONSTRUCTION MEETING SHALL BE REQUIRED WITH THE CONTRACTOR, DISTRICT ENGINEER AND ALL OTHER PARTIES AS DEEMED NECESSARY BY THE DISTRICT.
- COMMENCEMENT OF CONSTRUCTION OF WATER/SEWER SYSTEMS WITHIN METROPOLITAN DISTRICT:
  - PRIOR TO THE START OF CONSTRUCTION, A PRE-CONSTRUCTION MEETING IS REQUIRED A MINIMUM OF 48 HOURS IN ADVANCE OF COMMENCEMENT OF WORK. A REPRESENTATIVE OF THE OWNER OR DEVELOPER, A REPRESENTATIVE OF THE CONTRACTOR AND DESIGN ENGINEER ARE REQUIRED TO ATTEND. CONTACT THE DISTRICT TO SCHEDULE THE PRE-CONSTRUCTION MEETING. NO PRE-CONSTRUCTION MEETING CAN BE SCHEDULED PRIOR TO FOUR (4) SIGNED/APPROVED PLAN SETS ARE RECEIVED BY THE DISTRICT.
  - THE CONTRACTOR IS REQUIRED TO NOTIFY THE DISTRICT A MINIMUM OF 48 HOURS AND A MAXIMUM OF 2 WEEKS PRIOR TO THE START OF CONSTRUCTION. THE CONTRACTOR SHALL ALSO NOTIFY AFFECTED UTILITY COMPANIES AT LEAST 48 HOURS PRIOR TO THE START OF CONSTRUCTION ADJACENT TO THE KNOWN UTILITY LINES.
- TESTING OF FACILITIES:
  - THE CONTRACTOR SHALL NOTIFY THE DISTRICT A MINIMUM OF 48 HOURS AND A MAXIMUM OF 96 HOURS PRIOR TO THE START OF ANY TESTING.
  - ALL SECTIONS OF WATER LINE ARE TO MEET THE FOLLOWING PRESSURE TESTING REQUIREMENTS
    - TEST 100 % OF ALL LINES
    - MUST PASS PRESSURE TEST TO 200 PSI FOR TWO HOURS (UNLESS OTHERWISE APPROVED ON THE PLANS).
  - ALL SANITARY SEWER FACILITIES ARE TO MEET THE FOLLOWING TESTING REQUIREMENTS
    - ALL LINES SHALL BE JET CLEANED PRIOR TO VACUUM OR PRESSURE TESTING
    - ALL MANHOLES SHALL BE VACUUM TESTED WITH DISTRICT STAFF PRESENT PRIOR TO CCTV INSPECTION.
    - SEWER MAINS TO BE PRESSURE TEST PRIOR TO CCTV INSPECTION
    - ALL LINES SHALL BE CCTV INSPECTED AND VIDEO SHALL TO BE SUBMITTED TO THE DISTRICT FOR REVIEW AND APPROVAL.
- PRELIMINARY ACCEPTANCE SHALL BE DEFINED AS THE POINT IN TIME THAT THE DISTRICT ACCEPTS THE FACILITY FOR USE. ALL SURFACE IMPROVEMENTS AND RESTORATION SHALL BE COMPLETED WITHIN 30 DAYS OF COMMENCEMENT. SHOULD THE CONTRACTOR FAIL TO COMPLETE ALL SURFACE IMPROVEMENTS AND RESTORATION WITHIN 30 DAYS OF COMMENCEMENT OF SERVICE, THE DISTRICT, AT THEIR DISCRETION, MAY ELECT TO COMPLETE THE IMPROVEMENTS AT THE CONTRACTORS COST.
- FINAL ACCEPTANCE BY THE DISTRICT OF ANY LINE OR SYSTEM SHALL NOT OCCUR UNTIL COMPLETION OF FINAL ASPHALT LAYERS AND/OR FINAL COMPLETION AND/OR RESTORATION OF ALL SURFACE IMPROVEMENTS. THE WARRANTY PERIOD FOR ALL FACILITIES PRIOR TO FINAL ACCEPTANCE SHALL BE 24 MONTHS COMMENCING AFTER PRELIMINARY ACCEPTANCE.
- ACCEPTANCE:
  - THE DISTRICT MAY GIVE PRELIMINARY ACCEPTANCE ONCE ALL OF THE TESTS ON ALL THE LINES HAVE BEEN COMPLETED AND A WALK-THRU HAS OCCURRED.
  - A SECOND ACCEPTANCE MAY OCCUR ONCE FIRST LIFT OF ASPHALT GOES DOWN AND A SECOND WALK-THRU OF THE SYSTEM OCCURS. IF ALL FACILITIES ARE CLEAN AND ACCESSIBLE, A FINAL ACCEPTANCE MAY OCCUR (THE DISTRICT MAY REQUIRE CLEANING AND RE-VIDEO OF THE SYSTEM, DEPENDING ON THE SEVERITY OF THE CONTAMINATION).
- ALL WATER AND SEWER MAINS, INCLUDING SERVICE LINES, SHALL HAVE "AS-BUILT" DRAWINGS PREPARED AND APPROVED PRIOR TO PRELIMINARY ACCEPTANCE BY THE DISTRICT.
- ALL COMMERCIAL/BUSINESS DEVELOPMENTS SHALL HAVE AN EIGHT INCH (MIN.) WATER MAIN LOOPED THROUGH THE PROPOSED PROPERTY WITH GATE VALVES LOCATED WHERE THE MAIN ENTERS THE PROPERTY LINE. AN EIGHT INCH SEWER MAIN SHALL BE INSTALLED FOR SERVICE TO COMMERCIAL/BUSINESS DEVELOPMENTS, AND A MANHOLE SHALL BE LOCATED WHERE THE MAIN ENTERS THE PROPERTY. THE END OF THE MAINS SHALL BE MARKED WITH THE APPROPRIATE COLORED CARSONITE MARKER ALONG WITH TRACER WIRE.
- AFTER REVIEW AND APPROVAL OF PLANS FOR THE EXTENSION OF LINES, FACILITIES AND/OR SERVICES, CONSTRUCTION MUST BE COMMENCED WITHIN 18 MONTHS FOR RESIDENTIAL SUBDIVISIONS AND 12 MONTHS FOR ANY COMMERCIAL INSTALLATIONS.
- INSPECTION FEES: CALL THE DISTRICT (719-495-2500) FOR FEE SCHEDULE.



**VICINITY MAP**  
NTS

#### WATER SYSTEM INSTALLATION NOTES

- ALL WATER AND FORCE MAIN PIPE SHALL BE ANWA C900 PVC, OR EQUAL, PRESSURE CLASS 200. ALL WATER AND FORCE MAIN FITTINGS SHALL HAVE MECHANICAL RESTRAINTS AND THRUST BLOCKS. ALL WATER AND FORCE MAIN PIPE SHALL HAVE A MINIMUM COVER DEPTH OF FIVE AND ONE-HALF (5.5) FEET.
- ALL WATER VALVES ASSOCIATED WITH THE POTABLE WATER SYSTEM SHALL BE OPEN CLOCKWISE. ALL VALVES INSTALLED IN LANDSCAPED AREAS AND/OR NOT WITHIN PAVED STREETS SHALL BE MARKED WITH CARSONITE MARKERS. ALL VALVES ASSOCIATED WITH THE RAW WATER SYSTEM SHALL BE OPEN COUNTERCLOCKWISE AND MARKED WITH CARSONITE MARKERS AS APPLICABLE.
- THE DEVELOPER OR HIS ENGINEER SHALL LOCATE ALL FIRE HYDRANTS AND SERVICE STUB OUTS FOR FUTURE DEVELOPMENT. ANY REQUIRED REALIGNMENT, (HORIZONTAL OR VERTICAL), SHALL BE AT THE EXPENSE OF THE DEVELOPER. FIRE HYDRANT LOCATION SHALL BE REVIEWED AND APPROVED BY THE APPLICABLE FIRE AUTHORITY.
- FIRE HYDRANTS SHALL BE OPEN RIGHT WITH 7/8" X 7/8" SQUARE TAPERED ALONG WITH SERVICE CAPS. LUBRICATION (GREASE), ACCEPTABLE BRANDS ARE AMERICAN AVK SERIES 2700 (MODERN) AND MUELLER SUPER CENTURION 250.
- ALL MAIN LINES (PVC & DUCTILE IRON) SHALL BE INSTALLED WITH COATED #12 TRACER WIRE WITH TEST STATIONS AT INTERVALS NO GREATER THAN 500 FT (VALVE BOXES CAN BE USED AT INTERSECTIONS AND SERVICE STUBS).
- CONTRACTOR SHALL MAKE CONNECTIONS TO EXISTING WATER LINE WITHOUT SHUTDOWN, OR ELSE NOTIFY THE DISTRICT OF ANY SERVICE SHUTDOWNS NECESSARY TO CONNECT TO EXISTING LINES.
- IRRIGATION SERVICES SHALL HAVE A STOP AND WASTE CURB STOP VALVE INSTALLED ALONG WITH TRACER WIRE EXTENDING BACK TO THE MAIN LINE.
- COMMENCEMENT OF USE OF WATER LINES AND/OR SYSTEMS:
  - NO WATER FACILITY SHALL BE PLACED IN SERVICE UNTIL AFTER THE COMPLETION OF ALL PRESSURE TESTING, FLUSHING, BAC-T TESTING, COMPACTION TESTING, AND AS-BUILT DRAWINGS ARE SUBMITTED AND APPROVED BY THE DISTRICT.
  - NO WATER FACILITY SHALL BE PLACED IN SERVICE UNTIL ALL SERVICE LINES ARE COMPLETED AND THE FIRST LIFT OF ASPHALT IS COMPLETED OVER THE LINE. IN THE CASE WHERE NO ASPHALT IS TO BE PLACED OVER THE LINE, SURFACE IMPROVEMENTS SHALL BE COMPLETED PRIOR TO USE OF THE FACILITY.
  - ALL EASEMENTS (PLATTED OR DEEDED) ARE DEDICATED, EXECUTED BY THE DISTRICT, AND RECORDED.

#### WASTEWATER SYSTEM INSTALLATION NOTES

- SANITARY SEWER LENGTHS ARE MH CENTER-MH CENTER. ALL SANITARY SEWER PIPES SHALL BE SDR 35 PVC OR EQUAL. SEWER LINES MAY NOT EXCEED 7% GRADE FOR ANY SIZE WITHOUT PRIOR APPROVAL OF THE DISTRICT. ALL NEWLY CONSTRUCTED RESIDENTIAL SANITARY SEWER TAPS SHALL USE PRE-MANUFACTURED IN-LINE PVC PUSH-ON WYES. TAPPING SADDLES MAY ONLY BE USED FOR TAPPING PRE-EXISTING MAINS.
- ALL SANITARY SEWER MANHOLES SHALL BE WRAPPED WITH RU116 - RUBR-NEK JOINT WRAP OR EQUIVALENT AND COATED.
- COMMENCEMENT OF USE OF SEWER LINES AND/OR SYSTEMS:
  - NO SANITARY SEWER FACILITY SHALL BE PLACED IN SERVICE UNTIL THE COMPLETION OF ALL JET CLEANING, PRESSURE TESTING, VACUUM TESTING, CCTV INSPECTION, COMPACTION TESTING, AND AS-BUILT DRAWINGS ARE SUBMITTED AND APPROVED BY THE DISTRICT.
  - NO SANITARY SEWER FACILITY SHALL BE PLACED IN SERVICE UNTIL ALL SERVICE LINES ARE COMPLETED AND THE FIRST LIFT OF ASPHALT IS COMPLETED OVER THE LINE. IN THE CASE WHERE NO ASPHALT IS TO BE PLACED OVER THE LINE, ANY REQUIRED SURFACE IMPROVEMENTS SHALL BE COMPLETED PRIOR TO USE OF THE FACILITY.
  - ALL NECESSARY EASEMENTS (PLATTED OR DEEDED) ARE DEDICATED, EXECUTED BY THE DISTRICT, AND RECORDED.
  - DOWNSTREAM PLUG CAN BE REMOVED ONCE FIRST LIFT OF ASPHALT IS DOWN AND THE ABOVE REQUIREMENTS ARE MET.

#### WATER AND SEWER MAIN EXTENSIONS

ANY CHANGES OR ALTERATIONS AFFECTING THE GRADE, ALIGNMENT, ELEVATION AND/OR DEPTH OF COVER OF ANY WATER OR SEWER MAINS OR OTHER APPURTENANCES SHOWN ON THIS DRAWING SHALL BE THE RESPONSIBILITY OF THE OWNER/DEVELOPER. THE OWNER/DEVELOPER SHALL BE RESPONSIBLE FOR ALL OPERATIONAL DAMAGES AND DEFECTS IN INSTALLATION AND MATERIAL FOR MAINS AND SERVICES FROM THE DATE OF APPROVAL UNTIL FINAL ACCEPTANCE IS ISSUED.

OWNER/DEVELOPER \_\_\_\_\_ DATE \_\_\_\_\_

#### FIRE AUTHORITY APPROVAL

THE NUMBER OF FIRE HYDRANTS AND HYDRANT LOCATIONS SHOWN ON THIS WATER INSTALLATION PLAN ARE CORRECT AND ADEQUATE TO SATISFY THE FIRE PROTECTION REQUIREMENTS AS SPECIFIED BY THE FIRE DISTRICT SERVING THE PROPERTY NOTED ON THE PLANS.

FALCON FIRE PROTECTION DISTRICT \_\_\_\_\_ DATE \_\_\_\_\_

#### DISTRICT APPROVALS

THE WOODMEN HILLS METROPOLITAN DISTRICT RECOGNIZES THE DESIGN ENGINEER AS HAVING RESPONSIBILITY FOR THE DESIGN AND HAS LIMITED ITS SCOPE OF REVIEW ACCORDINGLY.

WOODMEN HILLS METROPOLITAN DISTRICT  
WATER DESIGN APPROVAL

DATE: \_\_\_\_\_ BY: \_\_\_\_\_  
PROJECT NO. \_\_\_\_\_

IN CASE OF ERRORS OR OMISSIONS WITH THE WATER DESIGN AS SHOWN ON THIS DOCUMENT THE STANDARDS AS DEFINED IN THE "RULES AND REGULATIONS FOR INSTALLATION OF WATER MAINS AND SERVICES" SHALL RULE.

APPROVAL EXPIRES 180 DAYS FROM DESIGN APPROVAL.

THE WOODMEN HILLS METROPOLITAN DISTRICT RECOGNIZES THE DESIGN ENGINEER AS HAVING RESPONSIBILITY FOR THE DESIGN AND HAS LIMITED ITS SCOPE OF REVIEW ACCORDINGLY.

WOODMEN HILLS METROPOLITAN DISTRICT  
WASTEWATER DESIGN APPROVAL

DATE: \_\_\_\_\_ BY: \_\_\_\_\_  
PROJECT NO. \_\_\_\_\_

IN CASE OF ERRORS OR OMISSIONS WITH THE WATER DESIGN AS SHOWN ON THIS DOCUMENT THE STANDARDS AS DEFINED IN THE "RULES AND REGULATIONS FOR INSTALLATION OF WATER MAINS AND SERVICES" SHALL RULE.

APPROVAL EXPIRES 180 DAYS FROM DESIGN APPROVAL.

#### SHEET INDEX

1	UT1	COVER SHEET
2	UT2	FIRE LINE & UTILITY SERVICE PLAN
3	UT3	UTILITY DETAILS

PREPARED BY:

DREXEL, BARRELL & CO.  
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BOULDER • COLORADO SPRINGS • GREELEY

CLIENT:

HESED LLC  
10308 MT. EVANS DR.  
PEYTON, CO 80831

CONSTRUCTION PLANS FOR:

## LOT 1, BLOCK 1, JOHNSONS VACATION

EL PASO COUNTY, COLORADO

ISSUE	DATE
INITIAL ISSUE	1/30/2023
DESIGNED BY:	KGV
DRAWN BY:	SDM
CHECKED BY:	TDM
FILE NAME:	21496-01-07UCV

PREPARED UNDER MY DIRECT SUPERVISION FOR AND ON BEHALF OF DREXEL, BARRELL & CO.

DRAWING SCALE:  
HORIZONTAL: N/A  
VERTICAL: N/A

UTILITY  
COVER SHEET

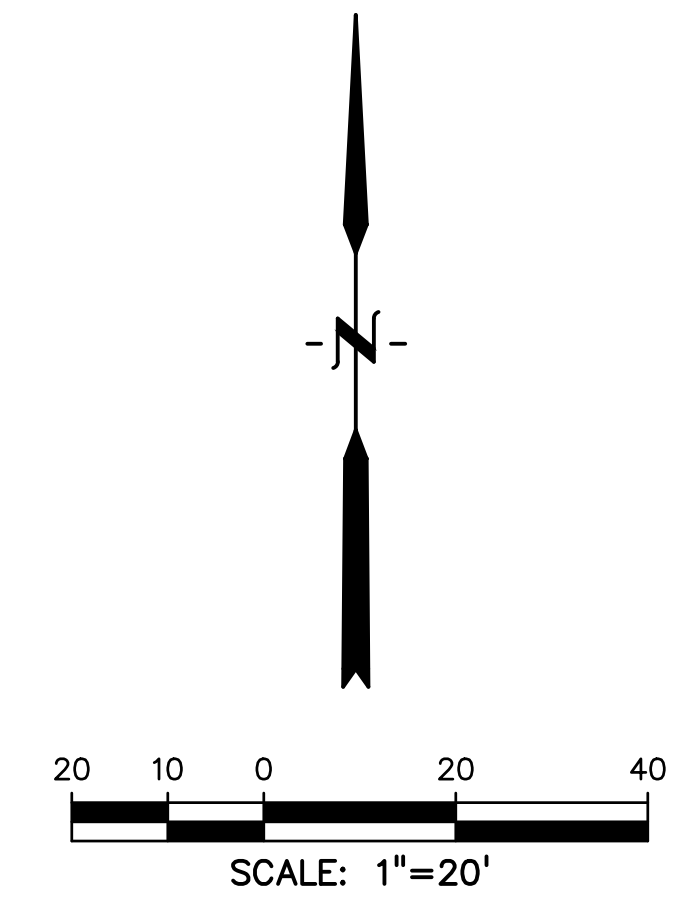
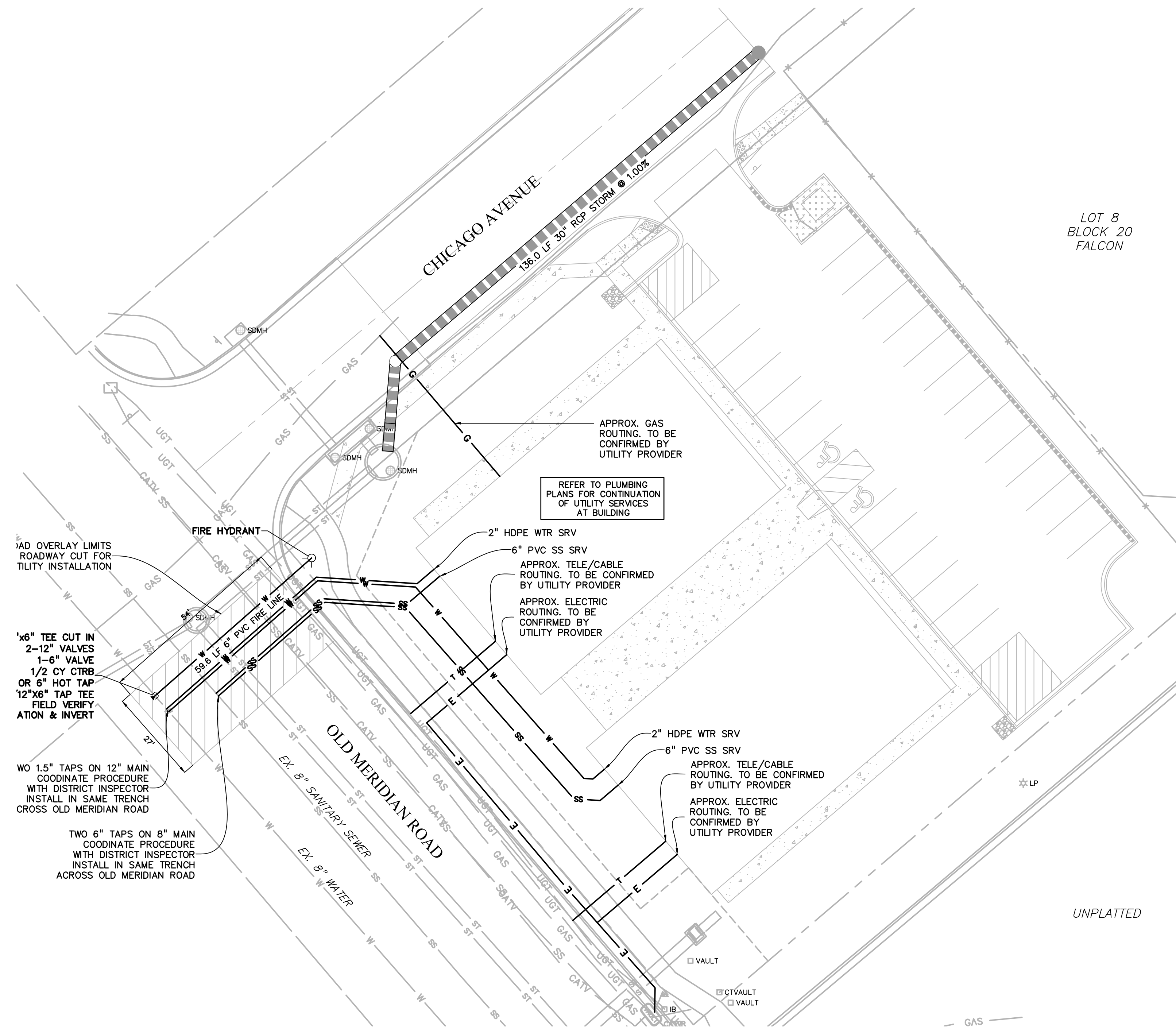
PROJECT NO. 21496-01CSCV  
DRAWING NO.

# UCV

SHEET: 8 OF 10

**Know what's below.  
Call before you dig.**

CALL 2-BUSINESS DAYS IN ADVANCE BEFORE YOU DIG, GRADE, OR EXCAVATE FOR THE MARKING OF UNDERGROUND MEMBER UTILITIES.



**LEGEND**

EXISTING .....	EX	EX. WATER MAIN .....	W
PROPOSED .....	PP	EX. BURIED ELECTRIC LINE .....	E
SANITARY .....	SS	EX. GAS LINE .....	G
SIDEWALK .....	SW	EX. FIBER OPTIC .....	FOC
PRIVATE .....	PVT.	PROPERTY LINE .....	---
EX. LIGHT POLE .....	☆LP	EASEMENT .....	- - - -
EX. FIRE HYDRANT .....	⊕FH	PP SANITARY SEWER .....	→SS
EX. WATER VALVE .....	⊕WV	PP WATER LINE .....	→W
EX. IRRIGATION CONTROL BOX .....	□IB	PP GAS LINE .....	→G
EX. TELEPHONE PEDESTAL .....	□TP	PP BURIED ELECTRIC LINE .....	→E
EX. TRAFFIC CONTROL .....	□TC	PP BURIED COMMUNICATIONS .....	→T
EX. CABLE TV VAULT .....	□CTVAULT	PP FIRE HYDRANT .....	→FH
EX. STORM DRAIN MANHOLE .....	⊕SDMH	PP WATER VALVE .....	→WV
EX. STORM SEWER .....	→ST	PP WATER BEND .....	→WB
EX. SANITARY SEWER .....	→SS	PP SITE LIGHT .....	☆

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DRAWN BY:	SDM
CHECKED BY:	TDM
FILE NAME:	21496-01-08USP

PREPARED UNDER MY DIRECT SUPERVISION FOR AND ON BEHALF OF DREXEL, BARRELL & CO.  
 DRAWING SCALE:  
 HORIZONTAL: 1" = 20'  
 VERTICAL: N/A

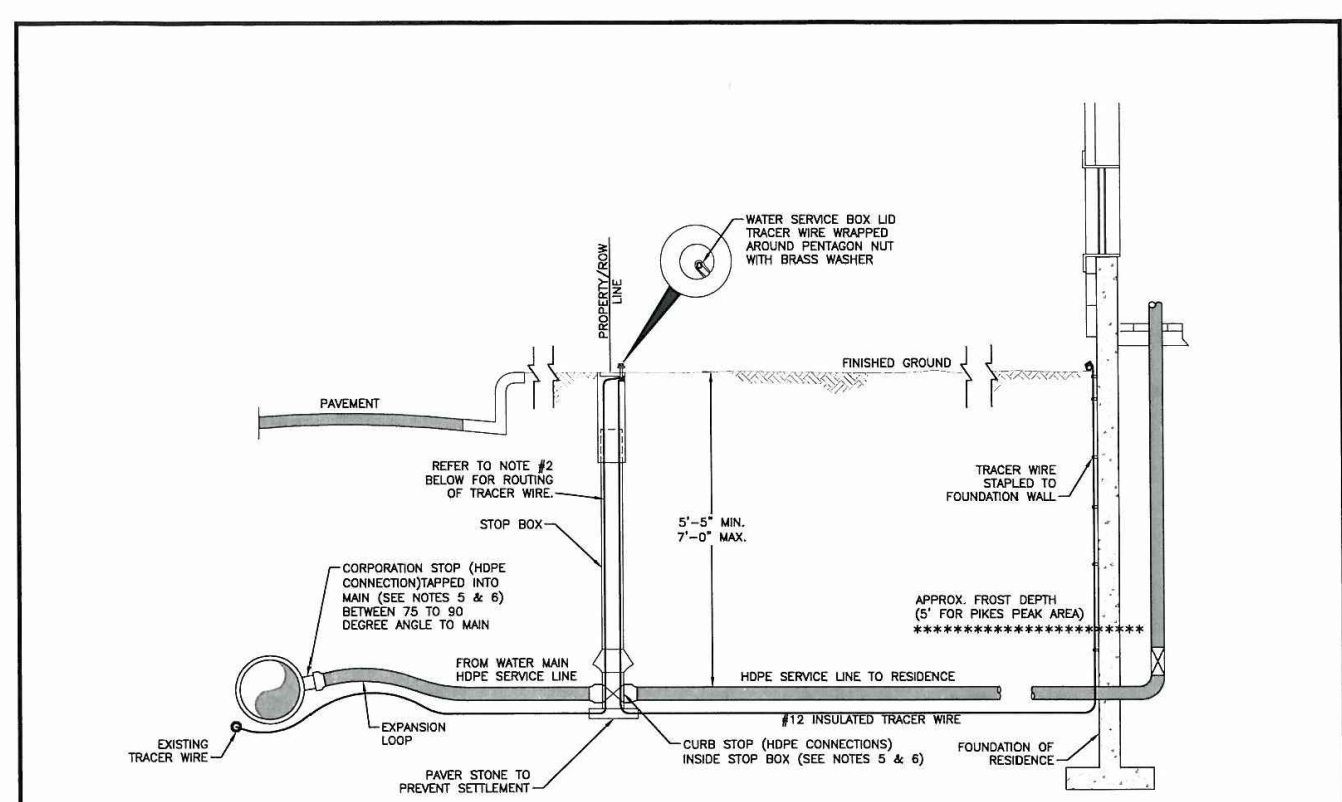
UTILITY SERVICE PLAN & PROFILE

PROJECT NO. 21496-01CSCV  
 DRAWING NO.

**UT2**

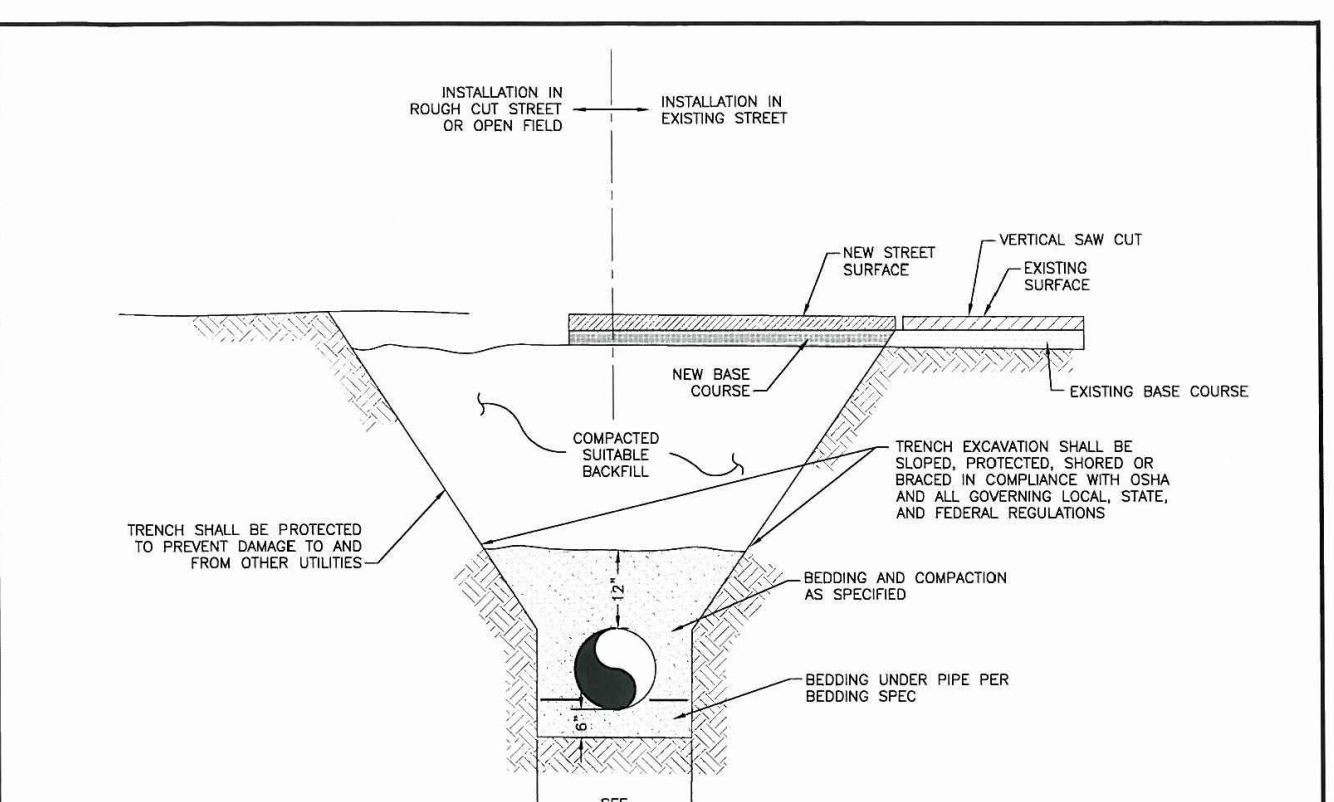






- WATER SERVICE LINE NOTES:**
- NO. 12 INSULATED TRACER WIRE SHALL BE PLACED ALONG SERVICE LINE AND SHALL BE A CONTINUOUS (WITHOUT SPLICES) LENGTH.
  - WHEN A NEW PLASTIC SERVICE IS CONNECTED TO A PVC MAIN, THE SERVICE LINE TRACER WIRE SHALL BE CONNECTED TO THE MAIN'S TRACER WIRE WITH A SPLIT-BOLT CONNECTOR. THE TRACER WIRE IS THEN TAPED ALONG THE SERVICE LINE IN AT LEAST 3 LOCATIONS NOT TO EXCEED 10'. ALL CURB STOP BOXES SHALL HAVE A 1-1/2" DIAMETER SCHED 40 PVC PIPE TELESCOPED INSIDE WITH A BELL END TO FIT OVER THE TOP OF THE CURB STOP VALVE. TRACER WIRE SHALL BE EXTENDED UP THE INSIDE OF CURB STOP BOX BUT OUTSIDE THE 1-1/2" SCHED 40 PVC PIPE. TRACER WIRE SHALL BE WRAPPED AROUND CURB STOP BOLT UNDER A BRASS WASHER. THE WIRE WILL THEN BE ROUTED BACK DOWN INSIDE THE CURB BOX AND OUTSIDE THE SCHED 40 PVC AND TAPPED AGAIN TO THE SERVICE LINE UNTIL IT REACHES THE POINT WHERE THE SERVICE LINE ENDS THE BUILDING. AT THIS POINT, THE TRACER WIRE WILL BE SHARPLED TO THE FOUNDATION WALL THEN TURNED BACK TO FORM A ONE INCH LONG HOOK AND WRAPPED WITH 4" FILLER TAPE AND THEN 3/4" ELECTRICAL TAPE FOR PROTECTION AT THE SURFACE.
  - TO ASSIST IN PE PIPE LOCATING, A S.B. ANODE SHOULD BE CONNECTED TO THE END OF THE TRACER WIRE AND THE WATER MAIN TRACER WIRE EVERY 1000 FEET ALONG THE LENGTH OF THE WATER MAIN. THE NEW ANODE WILL BE ATTACHED TO THE WATER SERVICE/WATER MAIN TRACER WIRE WITH A SPLIT-BOLT CONNECTOR. THE CONNECTOR IS TO BE WRAPPED FIRST WITH A 4" FILLER TAPE AND THEN 3/4" ELECTRICAL TAPE FOR PROTECTION AGAINST CORROSION.
  - THE APPROPRIATE CLEARANCES BETWEEN ANODES AND STEEL PIPES OR OTHER STRUCTURES MUST BE MAINTAINED FOR WATER LINE EXTENSION & SERVICE STANDARDS.
  - BRASS FITTINGS, CORP. STOP AND CURB STOP SHALL BE WRAPPED WITH WAX TAP FOR PROTECTION PER THE WATER LINE EXTENSION & SERVICE STANDARDS.
  - STIFFENDERS SHALL BE INSTALLED WITHIN THE HOPE SERVICE LINE AT THE CONNECTION POINTS OF THE FITTINGS.

**TYPICAL INSTALLATION FOR SERVICE LINE & STOP BOX**  
 Drawn: JGM, Revised: WOODMEN HILLS WATER & WASTEWATER SYSTEM  
 Date: JUN 2011, Reviewed: STANDARD SPECIFICATIONS W-33  
 Scale: N.T.S.

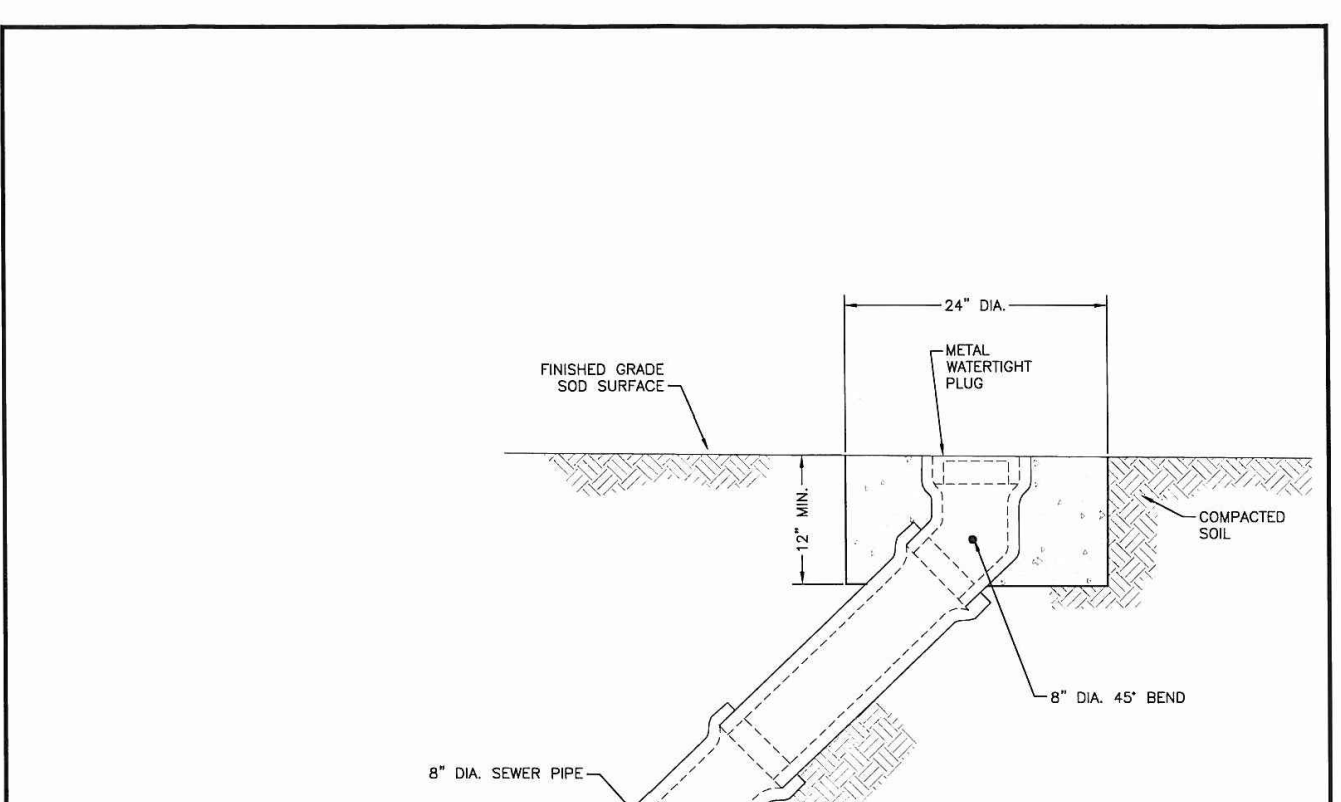


**BOTTOM OF TRENCH WIDTH**

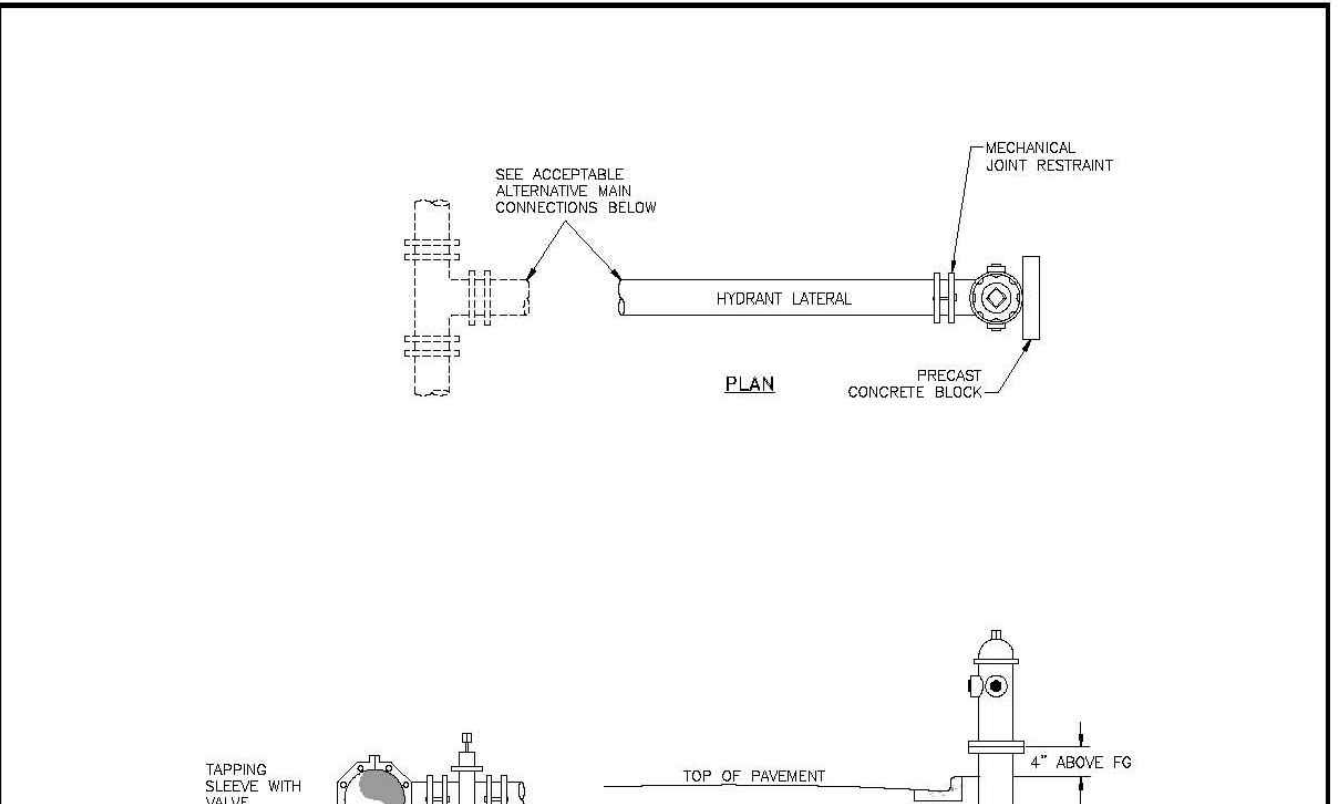
PIPE DIAMETER	MINIMUM WIDTH	MAXIMUM WIDTH
4"	1'-5"	3'-9"
6"	1'-7"	3'-11"
8"	1'-9"	4'-1"
12"	2'-1"	4'-5"
15"	2'-6"	4'-9"
18"	2'-10"	5'-2"
24"	3'-2"	5'-6"

ALL PIPE EMBODIMENT SHALL BE IMPORTED CLASS B BEDDING UNLESS OTHERWISE DIRECTED.  
 AN OVER EXCAVATED TRENCH SHALL BE RE-FILLED AND THOROUGHLY COMPACTED UNDER THE DIRECTION OF THE DISTRICT.  
 UNDER NO CIRCUMSTANCES WILL PIPE BE LAID IN A PROPOSED FILL AREA PRIOR TO IT BEING COMPLETELY FILLED. THE FILL WILL BE PLACED FIRST TO PROPOSED GRADE AND COMPACTED AS REQUIRED. A TRENCH THEN WILL BE EXCAVATED AND THE PIPE INSTALLED IN THE USUAL MANNER.

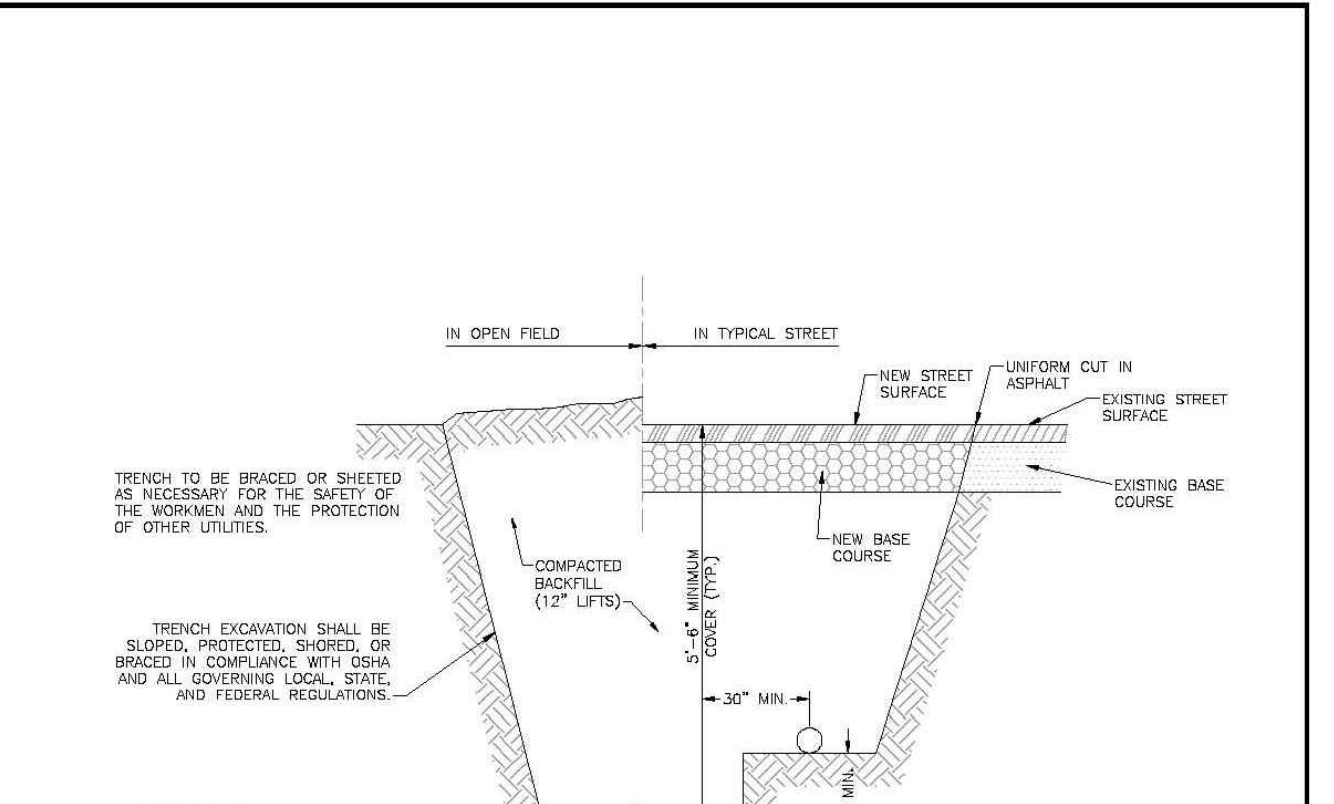
**TYPICAL TRENCH CROSS SECTION**  
 Drawn: JGM, Revised: WOODMEN HILLS WATER & WASTEWATER SYSTEM  
 Date: JUN 2011, Reviewed: STANDARD SPECIFICATIONS WW-2  
 Scale: N.T.S.



**SANITARY SEWER MAIN CLEAN-OUT**  
 Drawn: JGM, Revised: WOODMEN HILLS WATER & WASTEWATER SYSTEM  
 Date: JUN 2011, Reviewed: STANDARD SPECIFICATIONS WW-6  
 Scale: N.T.S.



**FIRE HYDRANT INSTALLATION**  
 Drawn: JGM, Revised: WOODMEN HILLS WATER & WASTEWATER SYSTEM  
 Date: MAR 2011, Reviewed: STANDARD SPECIFICATIONS W-2  
 Scale: N.T.S.



**TYP. SERVICE LINE TRENCH - COMMON DITCH FOR WATER/SEWER**  
 Drawn: JGM, Revised: WOODMEN HILLS WATER & WASTEWATER SYSTEM  
 Date: MAR 2011, Reviewed: STANDARD SPECIFICATIONS W-38  
 Scale: N.T.S.

**PREPARED BY:**  
  
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CHECKED BY:	TDM
FILE NAME:	21496-01-09JDT

PREPARED UNDER MY DIRECT SUPERVISION FOR AND ON BEHALF OF DREXEL, BARRELL & CO.  
**DRAWING SCALE:**  
 HORIZONTAL: N/A  
 VERTICAL: N/A

**WATER & WASTEWATER DETAILS**  
 PROJECT NO. 21496-01CSCV  
 DRAWING NO.

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