

AGENCY CONTACTS

DEVELOPER D.R. HORTON
BYRAN REID P.E.
9555 S. KINGSTON CT.
ENGLEWOOD, CO 80112
(303) 669-5133

CIVIL ENGINEER DREXEL BARRELL & CO.
TIM MCCONNELL, P.E.
101 SAHWATCH STREET, #100
COLORADO SPRINGS, CO 80903
(719) 260-0887

COUNTY ENGINEER EL PASO COUNTY DEVELOPMENT SERVICES
JOSHUA PALMER, COUNTY ENGINEER
3275 AKERS DRIVE
COLORADO SPRINGS, CO 80922
(719) 520-6460

COUNTY PLANNING EL PASO COUNTY DEVELOPMENT SERVICES
KARI PARSONS, PROJECT MANAGER/PLANNER II
2880 INTERNATIONAL CIRCLE, SUITE 110
COLORADO SPRINGS, CO 80910
(719) 520-6300

FIRE SECURITY FIRE DEPARTMENT
400 SECURITY BLVD.
SECURITY, CO 80911
(719)392-3271

WATER SECURITY WATER DISTRICT
231 SECURITY BLVD.
SECURITY, CO 80911
(719) 392-3475

WASTEWATER SECURITY SANITARY DISTRICT
231 SECURITY BLVD.
SECURITY, CO 80911
(719) 392-3475

ELECTRIC C.S.U. ELECTRIC DEPT. SYSTEM PLANNING
1521 HANCOCK EXPY.
COLORADO SPRINGS, CO 80903
(719) 668-5557

GAS COLORADO SPRINGS UTILITIES
TODD STURTEVANT
1521 HANCOCK EXPRESSWAY
COLORADO SPRINGS, CO 80903
(719) 668-3556

TELEPHONE CENTURY LINK
PATTY MOORE
(719) 636-8096
(LOCATORS) (719) 597-8418
AT&T
(LOCATORS) (719) 635-3674

CABLE COMCAST
RICKEY NELSON
213 N. UNION BLVD
COLORADO SPRINGS, CO 80909
RICKEY_NELSON@CABLE.COMCAST.COM

BASIS OF BEARING

BEARINGS ARE BASED ON NORTHERLY LINE OF THE NORTH WEST 1/4 OF THE NORTH WEST 1/4 OF SECTION 12, TOWNSHIP 15 SOUTH, RANGE 66 WEST, ASSUMED TO BE S89°44'11"E

BENCHMARK

CHISELED "X" IN WING WALL ELEVATION 5859.54 (FIMS DATUM), NORTH EAST CORNER OF FMIC SUPERDITCH AND ALTURAS DR.

TRAFFIC CONTROL NOTE

THE CONTRACTOR SHALL PROVIDE ALL TRAFFIC CONTROL DEVICES AND MONITORING NECESSARY TO SAFELY COMPLETE THE WORK SHOWN IN THESE CONSTRUCTION DOCUMENTS IN CONFORMANCE WITH M.U.T.C.D. GUIDELINES. THE CONTRACTOR SHALL COMPLETE ALL NECESSARY WORK FOR PLAN REVIEW, PERMITS AND PROCESSING. TRAFFIC CONTROL WILL NOT BE PAID SEPARATELY BUT IS INCLUDED IN THE COST OF THE PROJECT.

WATER STATEMENT

THE UNDERSIGNED OWNER/DEVELOPER AGREES THAT THE INSTALLATION OF THESE PROPOSED WATER FACILITIES WILL BE MADE IN ACCORDANCE WITH THE SECURITY WATER DISTRICT STANDARD SPECIFICATIONS AND SHALL BE INSTALLED TO MAINTAIN A DEPTH OF FIVE (5) FEET TO BOTTOM OF PIPE FOR WATER MAINS UP TO 12-INCH DIAMETER, AND COVER OF FOUR (4) FEET FOR 12-INCH AND LARGER DIAMETER MAINS AT FINAL GRADE. ANY CHANGES REQUIRED TO MEET THE ABOVE STIPULATION SHALL BE MADE AT THE EXPENSE OF THE OWNER/DEVELOPER

ANY WATER MAIN, SERVICE LINE OR APPURTENANCE THAT IS TO BE RELOCATED OR ADJUSTED BY THE CONTRACTOR OR DEVELOPER SHALL BE ACCOMPLISHED BY THE DEVELOPER, BUILDER, CONTRACTOR OR PERSON OR PERSONS REQUIRING THE MOVEMENT, RELOCATION OR ADJUSTMENT AT NO EXPENSE TO THE SECURITY WATER DISTRICT.

SIGNED _____ DATE: _____
OWNER/DEVELOPER

FLOODPLAIN STATEMENT:

THIS PROPERTY IS NOT LOCATED WITHIN A FLOOD HAZARD AREA AS INDICATED ON THE NFIP FLOOD INSURANCE RATE MAP FOR EL PASO COUNTY, PANEL NUMBER 08041 C 0763 G, DATED DECEMBER 7, 2018.

APPROXIMATE SCHEDULE OF DEVELOPMENT:

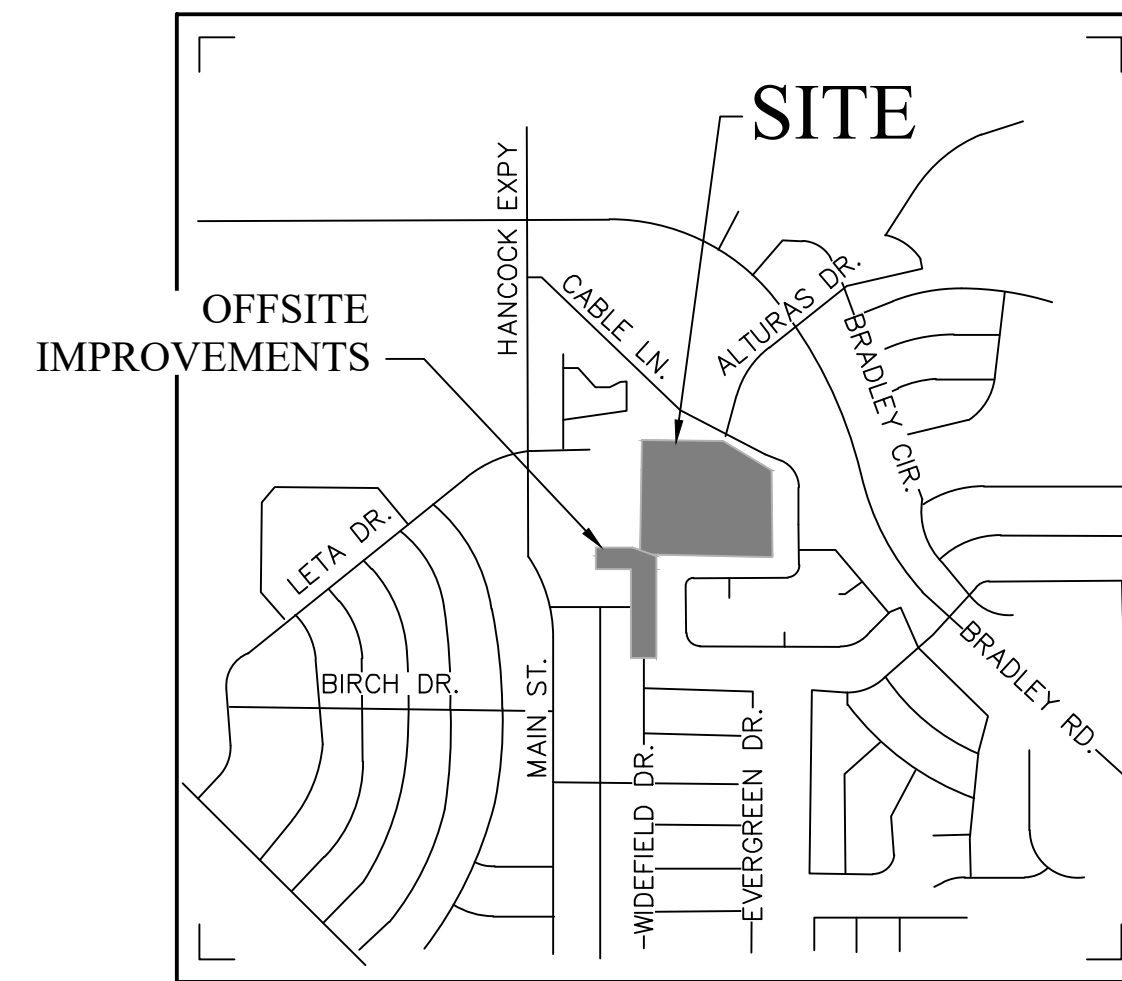
BEGIN FALL 2024
COMPLETE SUMMER 2025

HAVEN VALLEY SUBDIVISION

BRADLEY ROAD/ALTURAS DRIVE

SECURITY, COLORADO

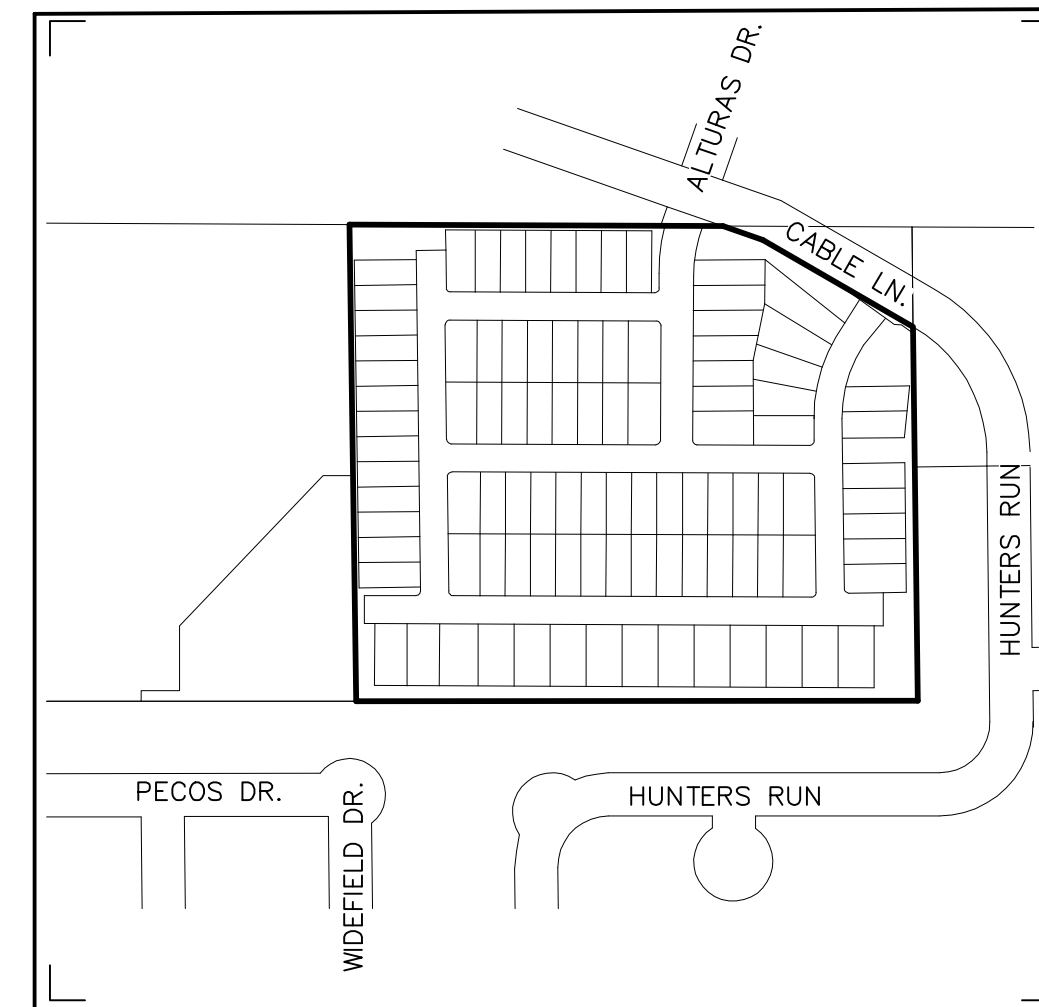
CIVIL CONSTRUCTION PLANS



VICINITY MAP
NOT TO SCALE



N.T.S.



SITE MAP
NOT TO SCALE



N.T.S.

ADA NOTE:

THE PARTIES RESPONSIBLE FOR THIS PLAN HAVE FAMILIARIZED THEMSELVES WITH ALL CURRENT ACCESSIBILITY CRITERIA AND SPECIFICATIONS AND THE PROPOSED PLAN REFLECTS ALL SITE ELEMENTS REQUIRED BY THE APPLICABLE ADA DESIGN STANDARDS AND GUIDELINES AS PUBLISHED BY THE UNITED STATE DEPARTMENT OF JUSTICE. APPROVAL OF THIS PLAN BY EL PASO COUNTY DOES NOT ASSURE COMPLIANCE WITH THE ADA OR ANY REGULATIONS OR GUIDELINES ENACTED OR PROMULGATED UNDER OR WITH RESPECT TO SUCH LAWS.

SECURITY WATER DISTRICT APPROVAL

THE SECURITY WATER DISTRICT RECOGNIZES THE DESIGN ENGINEER AS HAVING RESPONSIBILITY FOR THE DESIGN. THE SECURITY WATER DISTRICT HAS LIMITED ITS SCOPE OF REVIEW ACCORDINGLY

SECURITY WATER 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 GOVERN.

APPROVAL EXPIRES 180 DAYS FROM DESIGN APPROVAL

SECURITY SANITATION DISTRICT APPROVAL

THE SECURITY SANITATION DISTRICT RECOGNIZES THE DESIGN ENGINEER AS HAVING RESPONSIBILITY FOR THE DESIGN. THE SECURITY SANITATION DISTRICT HAS LIMITED ITS SCOPE OF REVIEW ACCORDINGLY.

SECURITY SANITATION DISTRICT
SANITARY SEWER DESIGN APPROVAL

DATE _____ BY _____
PROJECT NO. _____

IN CASE OF ERRORS OR OMISSIONS WITH THE SANITARY SEWER DESIGN AS SHOWN ON THIS DOCUMENT. THE STANDARDS AS DEFINED IN THE SECURITY SANITATION DISTRICT SEWER USE REGULATIONS AND SEWER DESIGN AND CONSTRUCTION STANDARDS RULES, POLICIES AND PROCEDURES SHALL GOVERN.

APPROVAL EXPIRES 180 DAYS FROM DESIGN APPROVAL

SHEET INDEX

- CV01 CIVIL COVER SHEET
- NT01 NOTES
- TS01 ROADWAY SECTIONS
- DT01 STANDARD DETAILS
- DM01 EXISTING CONDITIONS/DEMOLITION PLAN
- SP01 SITE PLAN
- HC01 HORIZONTAL CONTROL PLAN
- GD01 GRADING PLAN
- GP02 DETAILED GRADING PLAN
- GP03 DETAILED GRADING PLAN
- RW01-05 RETAINING WALL PLAN & PROFILES
- RD01 DEERHAVEN VIEW PLAN & PROFILE
- RD02 HAVENWARD VIEW PLAN & PROFILE
- RD03 NEW HAVEN POINT PLAN & PROFILE
- RD04 HAWK HAVEN VIEW PLAN & PROFILE
- RD05 HAVEN COVE POINT PLAN & PROFILE
- RD06 HAVENLOCK POINT PLAN & PROFILE
- RD07 CABLE LANE PLAN & PROFILE
- IN01-02 DETAILED INSECTION GRADING PLANS
- SI01 SIGNAGE PLAN
- SD01-05 STORM SEWER PLAN & PROFILE

- UCV1 UTILITY PLANS COVER SHEET
- UP01 OVERALL UTILITY PLAN
- UT1-UT8 WATER & SANITARY PLAN & PROFILES
- SS01 OFFSITE SANITARY PLAN & PROFILE
- US01 UTILITY SERVICE PLAN

- ECCV EROSION CONTROL COVER SHEET
- ECNT NOTES
- EC01 INITIAL GRADING AND EROSION CONTROL PLAN
- EC02 INTERIM GEC PLAN
- EC03 FINAL/VERTICAL GEC PLAN
- ECDT EROSION CONTROL DETAILS
- ECDT EROSION CONTROL DETAILS
- PDD1 DETENTION POND DETAILS
- PDD2 CONCRETE FOREBAY DETAILS
- PDD3 POND OUTLET STRUCTURE DEETAILS

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 CRITERIA ESTABLISHED BY THE COUNTY FOR THE 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.

TIM D. MCCONNELL DATE 2-7-22
P.E.# 33797

OWNER'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.

ROBERT C. IRWIN DATE 2-7-22

EL PASO COUNTY

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

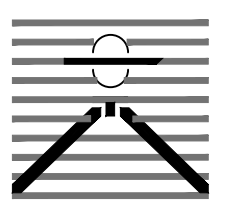
FILED IN ACCORDANCE WITH THE REQUIREMENTS OF THE EL PASO COUNTY LAND DEVELOPMENT CODE, DRAINAGE CRITERIA MANUAL, VOLUMES 1 AND 2, AND ENGINEERING CRITERIA MANUAL AS AMENDED.

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

JOSHUA PALMER, P.E. DATE
COUNTY ENGINEER / ECM ADMINISTRATOR

SUBMITTALS SHALL BE REQUIRED FOR STREET SIGNS PRIOR TO ORDERING

PREPARED BY:



DREXEL, BARRELL & CO.
Engineers • Surveyors
101 SAHWATCH STREET, #100
COLORADO SPGS, COLORADO 80903
CONTACT: TIM D. MCCONNELL, P.E.
(719)260-0887
COLORADO SPRINGS • LAFAYETTE

CLIENT:

MIDCO INVESTMENTS, LLC

P.O. BOX 60069
COLORADO SPRINGS, CO 80960
CONTACT: ROBERT C. IRWIN
(719) 475-7474

CONSTRUCTION DOCUMENTS FOR:

HAVEN VALLEY
(LETA DR.) BRADLEY RD/ALTURAS DR.
SECURITY, EL PASO COUNTY, COLORADO

ISSUE	DATE
INITIAL ISSUE	3/15/22
LATEST ISSUE	6/10/24

DESIGNED BY: TDM
DRAWN BY: GES
CHECKED BY: TDM
FILE NAME: 21085-03CV01

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. 21085-03CSCV
DRAWING NO.

CV01

SHEET: 1 OF 52

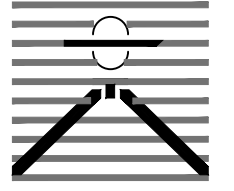
STANDARD NOTES FOR EL PASO COUNTY CONSTRUCTION PLANS

1. ALL DRAINAGE AND ROADWAY CONSTRUCTION SHALL MEET THE STANDARDS AND SPECIFICATIONS OF THE CITY OF COLORADO SPRINGS/EL PASO COUNTY DRAINAGE CRITERIA MANUAL, VOLUMES 1 AND 2, AND THE EL PASO COUNTY ENGINEERING CRITERIA MANUAL.
2. CONTRACTOR SHALL BE RESPONSIBLE FOR THE NOTIFICATION AND FIELD NOTIFICATION OF ALL EXISTING UTILITIES, WHETHER SHOWN ON THE PLANS OR NOT, BEFORE BEGINNING CONSTRUCTION. LOCATION OF EXISTING UTILITIES SHALL BE VERIFIED BY THE CONTRACTOR PRIOR TO CONSTRUCTION. CALL 811 TO CONTACT THE UTILITY NOTIFICATION CENTER OF COLORADO (UNCC).
3. CONTRACTOR SHALL KEEP A COPY OF THESE APPROVED PLANS, THE GRADING AND EROSION CONTROL PLAN, THE STORMWATER MANAGEMENT PLAN (SWMP), THE SOILS AND GEOTECHNICAL REPORT, AND THE APPROPRIATE DESIGN AND CONSTRUCTION STANDARDS AND SPECIFICATIONS AT THE JOB SITE AT ALL TIMES, INCLUDING THE FOLLOWING:
 - a. EL PASO COUNTY ENGINEERING CRITERIA MANUAL (ECM)
 - b. CITY OF COLORADO SPRINGS/EL PASO COUNTY DRAINAGE CRITERIA MANUAL, VOLUMES 1 AND 2
 - c. COLORADO DEPARTMENT OF TRANSPORTATION (CDOT) STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION
 - d. CDOT M & S STANDARDS
4. NOTWITHSTANDING ANYTHING DEPICTED IN THESE PLANS IN WORDS OR GRAPHIC REPRESENTATION, ALL DESIGN AND CONSTRUCTION RELATED TO ROADS, STORM DRAINAGE AND EROSION CONTROL SHALL CONFORM TO THE STANDARDS AND REQUIREMENTS OF THE MOST RECENT VERSION OF THE RELEVANT ADOPTED EL PASO COUNTY STANDARDS, INCLUDING THE LAND DEVELOPMENT CODE, THE ENGINEERING CRITERIA MANUAL, THE DRAINAGE CRITERIA MANUAL, AND THE DRAINAGE CRITERIA MANUAL VOLUME 2. ANY DEVIATIONS FROM REGULATIONS AND STANDARDS MUST BE REQUESTED, AND APPROVED, IN WRITING. ANY MODIFICATIONS NECESSARY TO MEET CRITERIA AFTER-THE-FACT WILL BE ENTIRELY THE DEVELOPER'S RESPONSIBILITY TO RECTIFY.
5. IT IS THE DESIGN ENGINEER'S RESPONSIBILITY TO ACCURATELY SHOW EXISTING CONDITIONS, BOTH 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 PLANNING AND COMMUNITY DEVELOPMENT (PCD) - INSPECTIONS, PRIOR TO STARTING CONSTRUCTION.
7. IT IS THE CONTRACTOR'S RESPONSIBILITY TO UNDERSTAND THE REQUIREMENTS OF ALL JURISDICTIONAL AGENCIES AND TO OBTAIN ALL REQUIRED PERMITS, INCLUDING BUT NOT LIMITED TO EL PASO COUNTY EROSION AND STORMWATER QUALITY CONTROL PERMIT (ESQCP), REGIONAL BUILDING FLOODPLAIN DEVELOPMENT PERMIT, U.S. ARMY CORPS OF ENGINEERS-ISSUED 401 AND/OR 404 PERMITS, AND COUNTY AND STATE FUGITIVE DUST PERMITS.
8. CONTRACTOR SHALL NOT DEVIATE FROM THE PLANS WITHOUT FIRST OBTAINING WRITTEN APPROVAL FROM THE DESIGN ENGINEER AND PCD. CONTRACTOR SHALL NOTIFY THE DESIGN ENGINEER IMMEDIATELY UPON DISCOVERY OF ANY ERRORS OR INCONSISTENCIES.
9. ALL STORM DRAIN PIPE SHALL BE CLASS III RCP UNLESS OTHERWISE NOTED AND APPROVED BY PCD.
10. CONTRACTOR SHALL COORDINATE GEOTECHNICAL TESTING PER ECM STANDARDS. PAVEMENT DESIGN SHALL BE APPROVED BY EL PASO COUNTY PCD PRIOR TO PLACEMENT OF CURB AND GUTTER AND PAVEMENT.
11. ALL CONSTRUCTION TRAFFIC MUST ENTER/EXIT THE SITE AT APPROVED CONSTRUCTION ACCESS POINTS.
12. SIGHT VISIBILITY TRIANGLES AS IDENTIFIED IN THE PLANS SHALL BE PROVIDED AT ALL INTERSECTIONS. OBSTRUCTIONS GREATER THAN 18 INCHES ABOVE FLOWLINE ARE NOT ALLOWED WITHIN SIGHT TRIANGLES.
13. SIGNING AND STRIPING SHALL COMPLY WITH EL PASO COUNTY 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 DOT, 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.
16. EL PASO COUNTY DOES NOT OWN AND IS NOT RESPONSIBLE FOR THE UNDERDRAINS OR GROUNDWATER DISCHARGE SYSTEMS SHOWN ON THESE PLANS AND ASSUMES NO LIABILITY FOR WATER RIGHTS ADMINISTRATION BY APPROVING THESE PLANS. MAINTENANCE AND WATER RIGHTS ARE THE RESPONSIBILITY OF THE DEVELOPER AND THE HAVEN VALLEY HOA, OR HAVEN VALLEY METROPOLITAN DISTRICT.

SIGNAGE AND STRIPING NOTES

1. ALL SIGNS AND PAVEMENT MARKINGS SHALL BE IN COMPLIANCE WITH THE CURRENT MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD).
2. REMOVAL OF EXISTING PAVEMENT MARKINGS SHALL BE ACCOMPLISHED BY A METHOD THAT DOES NOT MATERIALLY DAMAGE THE PAVEMENT. THE PAVEMENT MARKINGS SHALL BE REMOVED TO THE EXTENT THAT THEY WILL NOT BE VISIBLE UNDER DAY OR NIGHT CONDITIONS. AT NO TIME WILL IT BE ACCEPTABLE TO PAINT OVER EXISTING PAVEMENT MARKINGS.
3. ANY DEVIATION FROM THE STRIPING AND SIGNING PLAN SHALL BE APPROVED BY EL PASO COUNTY PLANNING AND COMMUNITY DEVELOPMENT.
4. ALL SIGNS SHOWN ON THE SIGNING AND STRIPING PLAN SHALL BE NEW SIGNS. EXISTING SIGNS MAY REMAIN OR BE REUSED IF THEY MEET CURRENT EL PASO COUNTY AND MUTCD STANDARDS.
5. STREET NAME AND REGULATORY STOP SIGNS SHALL BE ON THE SAME POST AT INTERSECTIONS.
6. ALL REMOVED SIGNS SHALL BE DISPOSED OF IN A PROPER MANNER BY THE CONTRACTOR.
7. ALL STREET NAME SIGNS SHALL HAVE "D" SERIES LETTERS, WITH LOCAL ROADWAY SIGNS BEING 4" UPPER-LOWER CASE LETTERING ON 8" BLANK AND NON-LOCAL ROADWAY SIGNS BEING 6" LETTERING, UPPER-LOWER CASE ON 12" BLANK WITH A WHITE BORDER THAT IS NOT RECESSED. MULTI-LANE ROADWAYS WITH SPEED LIMITS OF 40 MPH OR HIGHER SHALL HAVE 8" UPPER-LOWER CASE LETTERING ON 18" BLANK WITH A WHITE BORDER THAT IS NOT RECESSED. THE WIDTH OF THE NON-RECESSED WHITE BORDERS SHALL MATCH PAGE 255 OF THE 2012 MUTCD "STANDARD HIGHWAY SIGNS"
8. ALL TRAFFIC SIGNS SHALL HAVE A MINIMUM HIGH INTENSITY PRISMATIC GRADE SHEETING.
9. ALL LOCAL RESIDENTIAL STREET SIGNS SHALL BE MOUNTED ON A 1.75" X 1.75" SQUARE TUBE SIGN POST AND STUB POST BASE. FOR OTHER APPLICATIONS, REFER TO THE CDOT STANDARD S-614-8 REGARDING USE OF THE P2 TUBULAR STEEL POST SLIPBASE DESIGN.
10. ALL SIGNS SHALL BE SINGLE SHEET ALUMINUM WITH 0.100" MINIMUM THICKNESS.
11. ALL LIMIT LINES/STOP LINES, CROSSWALK LINES, PAVEMENT LEGENDS, AND ARROWS SHALL BE A MINIMUM 125 MIL THICKNESS PREFORMED THERMOPLASTIC PAVEMENT MARKINGS WITH TAPERED LEADING EDGES PER CDOT STANDARD S-627-1. WORD AND SYMBOL MARKINGS SHALL BE THE NARROW TYPE. STOP BARS SHALL BE 24" IN WIDTH. CROSSWALKS LINES SHALL BE 12" WIDE AND 8' LONG PER CDOT S-627-1.
12. ALL LONGITUDINAL LINES SHALL BE A MINIMUM 15MIL THICKNESS EPOXY PAINT. ALL NON-LOCAL RESIDENTIAL ROADWAYS SHALL INCLUDE BOTH RIGHT AND LEFT EDGE LINE STRIPING AND ANY ADDITIONAL STRIPING AS REQUIRED BY CDOT S-627-1.
13. THE CONTRACTOR SHALL NOTIFY EL PASO COUNTY PLANNING AND COMMUNITY DEVELOPMENT (719) 520-6819 PRIOR TO AND UPON COMPLETION OF SIGNING AND STRIPING.
14. THE CONTRACTOR SHALL OBTAIN A WORK IN THE RIGHT OF WAY PERMIT FROM THE EL PASO COUNTY DEPARTMENT OF PUBLIC WORKS (DPW) PRIOR TO ANY SIGNAGE OR STRIPING WORK WITHIN AN EXISTING EL PASO COUNTY ROADWAY.

PREPARED BY:



DREXEL, BARRELL & CO.
 Engineers & Surveyors
 101 SAWATCH STREET, #100
 COLORADO SPGS, COLORADO 80903
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 (719) 260-0887
 COLORADO SPRINGS • LAFAYETTE

CLIENT:

MIDCO INVESTMENTS, LLC

P.O. BOX 60069
 COLORADO SPRINGS, CO 80960
 CONTACT: ROBERT C. IRWIN
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CONSTRUCTION DOCUMENTS FOR:

HAVEN VALLEY

(LETA DR.) BRADLEY RD/ALTURAS DR.
 SECURITY, EL PASO COUNTY, COLORADO

ISSUE	DATE
INITIAL ISSUE	3/15/22
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DRAWN BY:	GES
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FILE NAME:	21085-03NT01

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

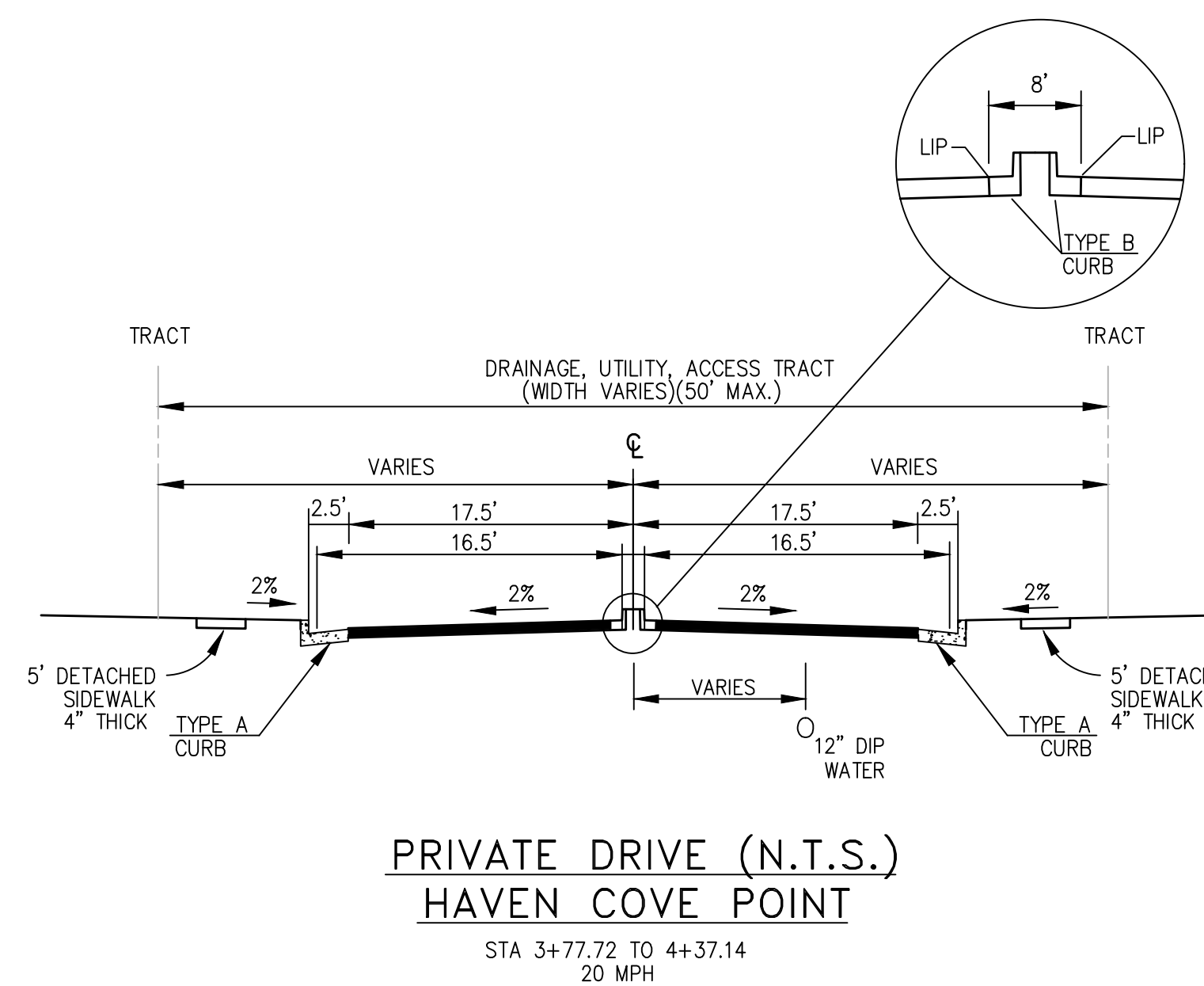
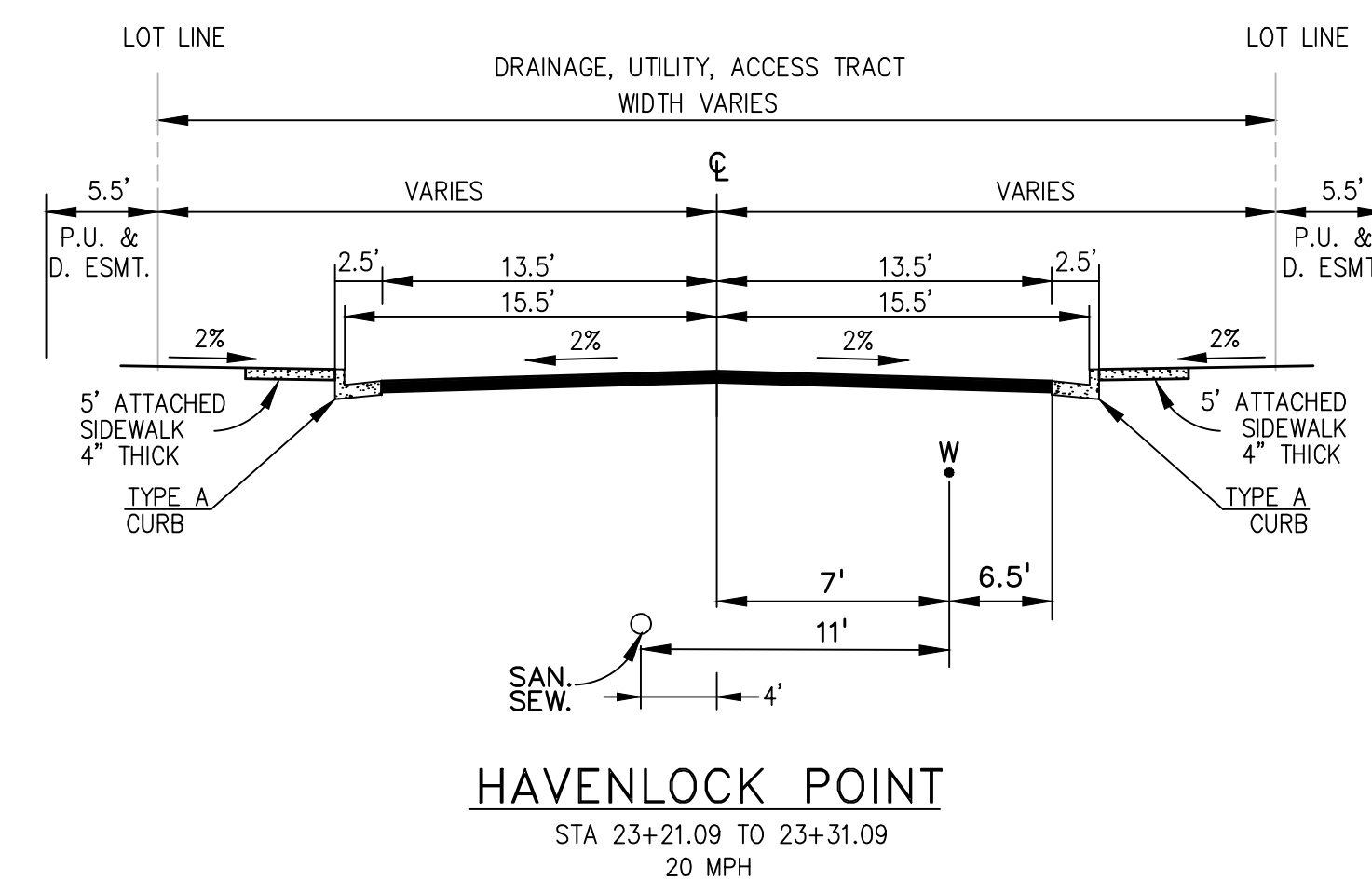
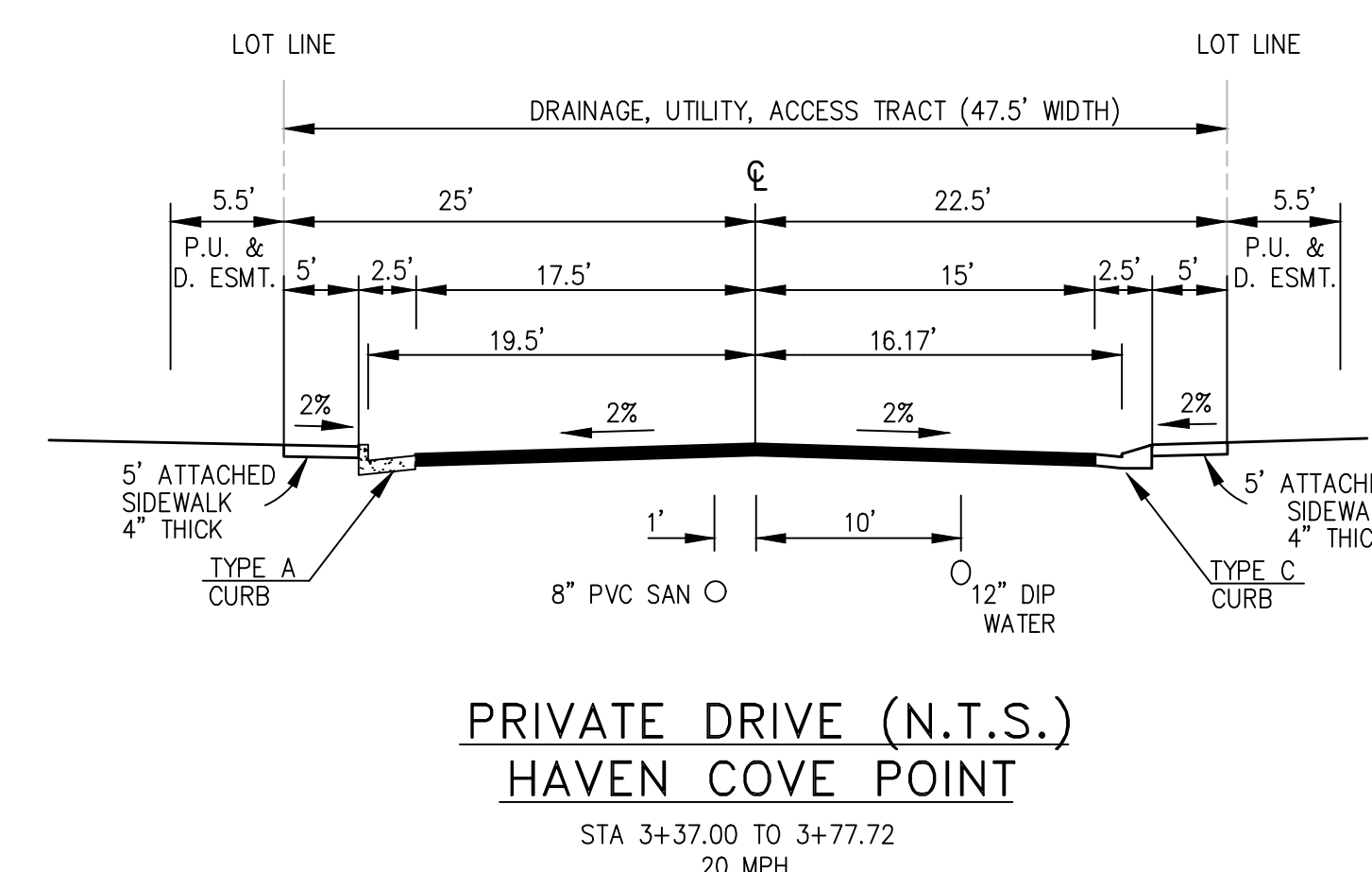
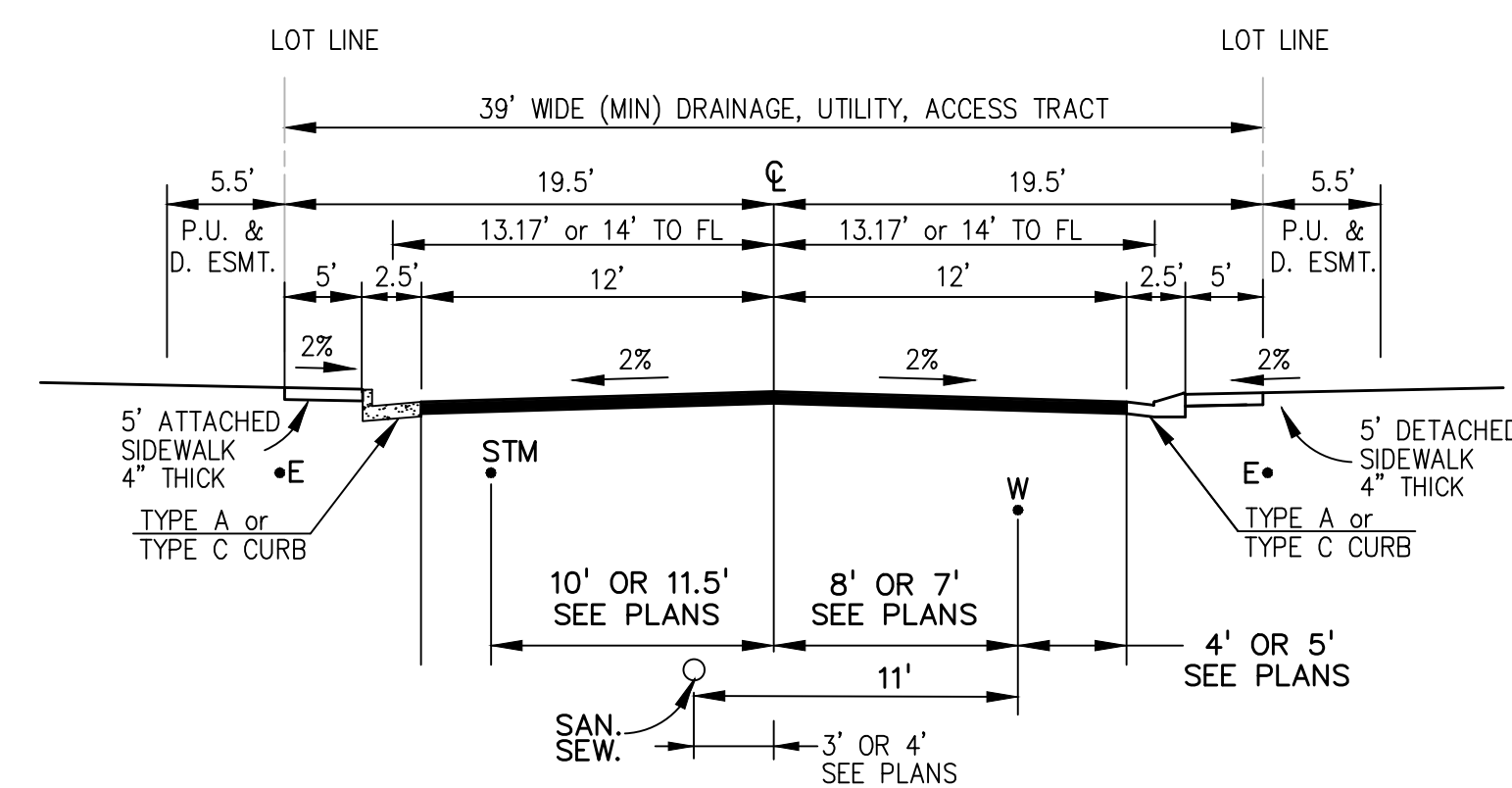
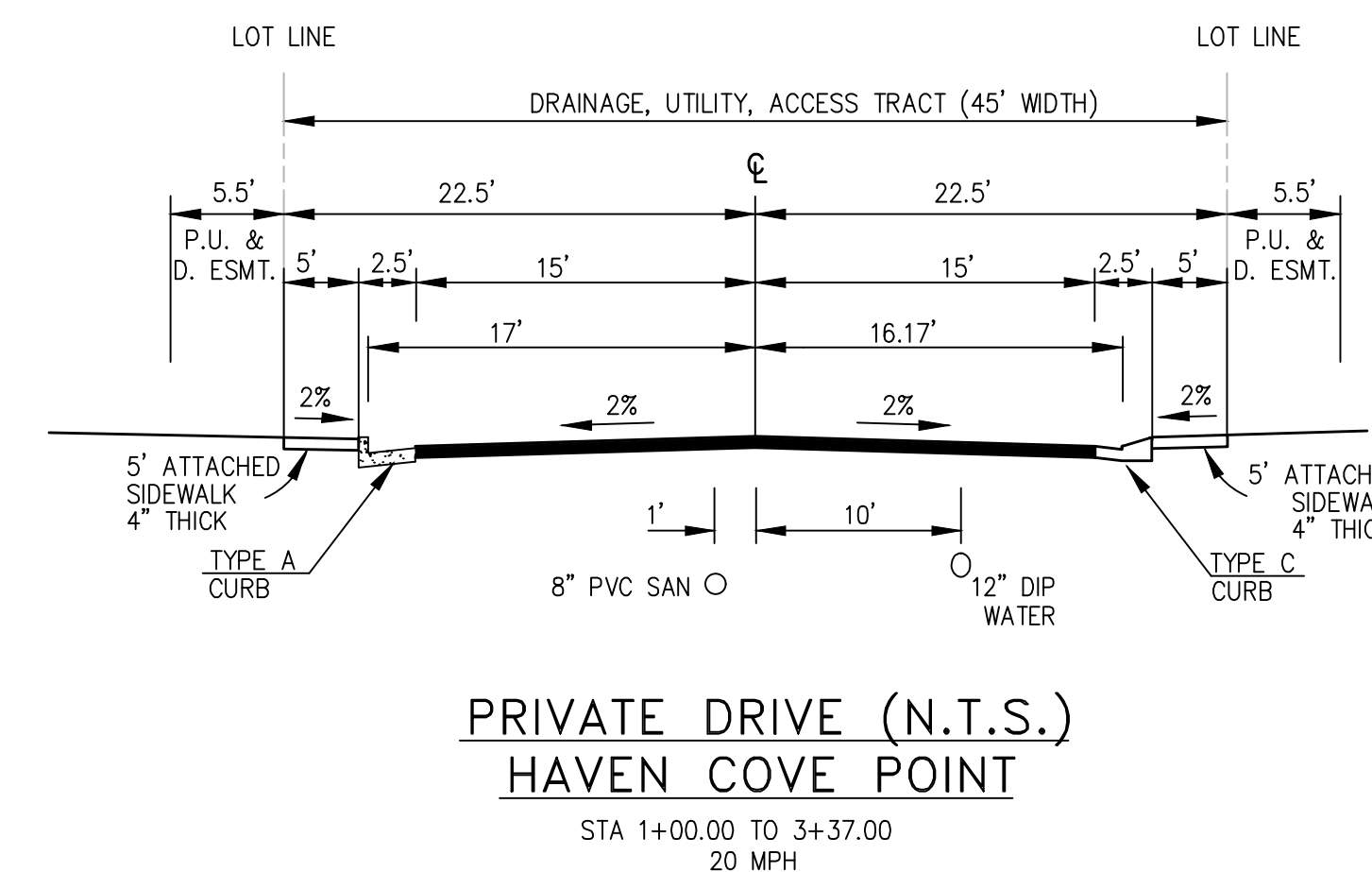
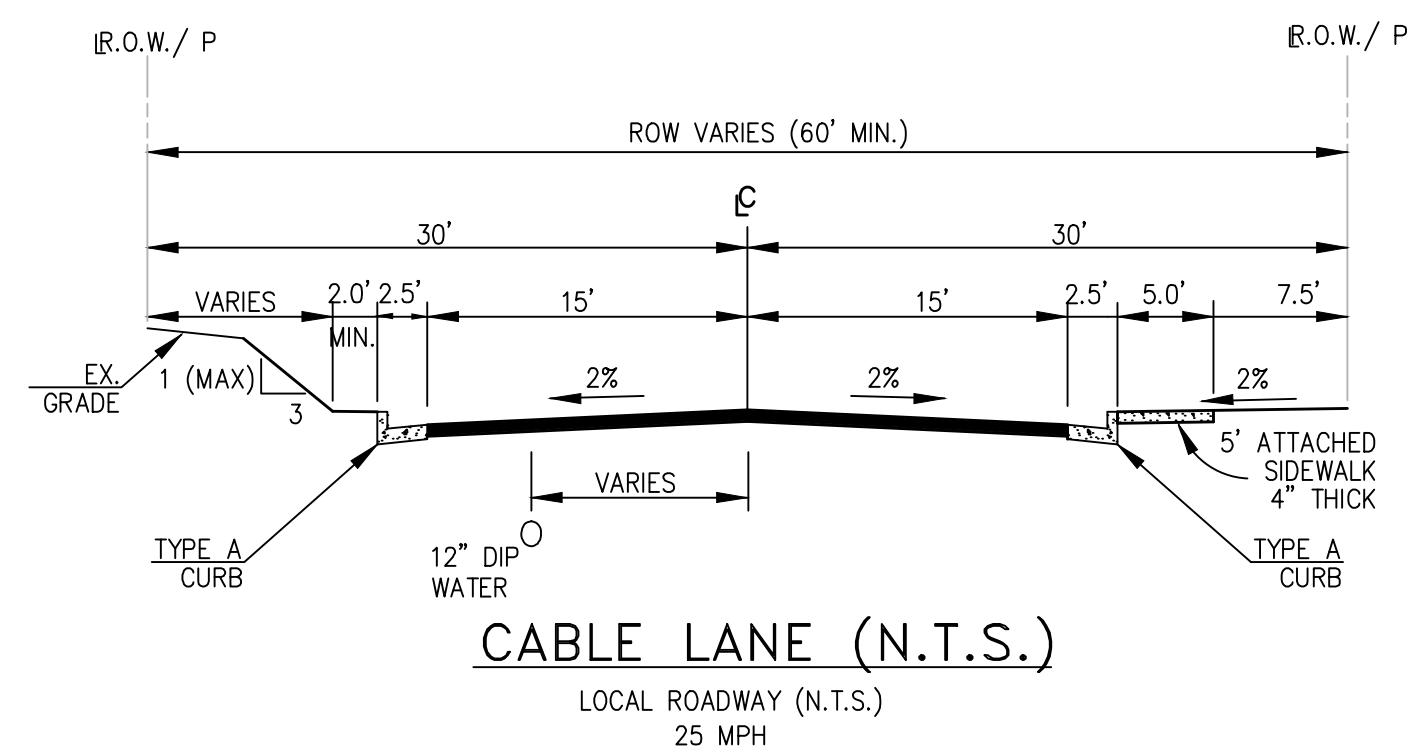
DRAWING SCALE:
 HORIZONTAL: N/A
 VERTICAL: N/A

NOTE SHEET

PROJECT NO. 21085-03CSCV
 DRAWING NO.

NT01

SHEET: 2 OF 52



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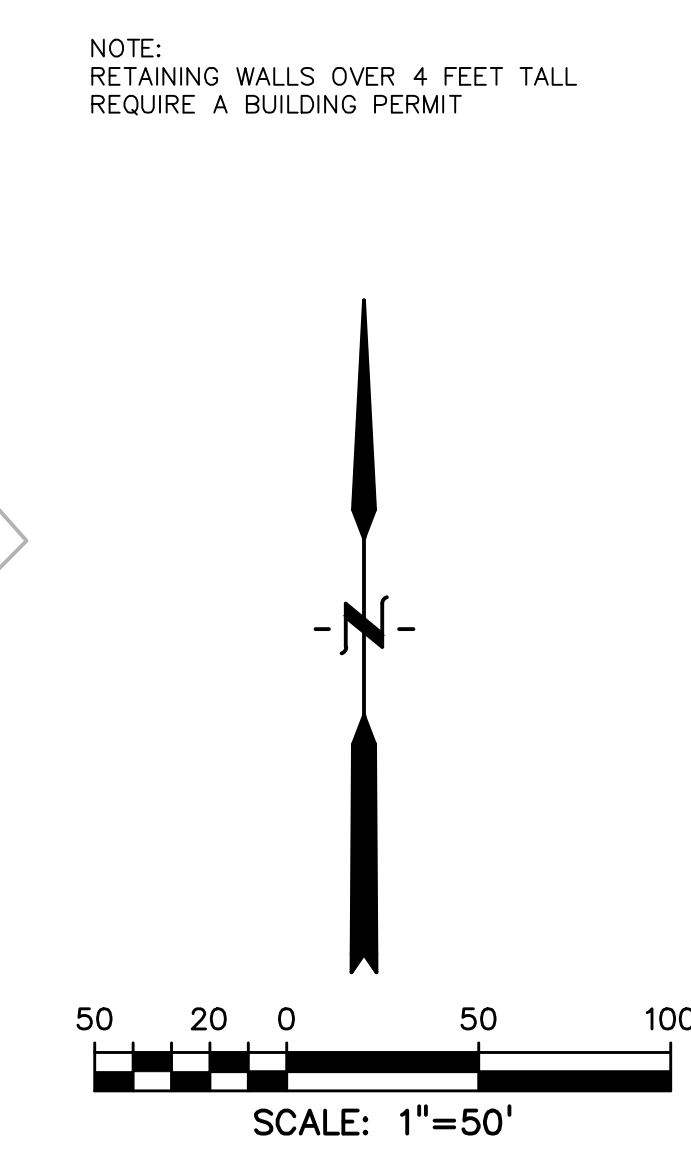
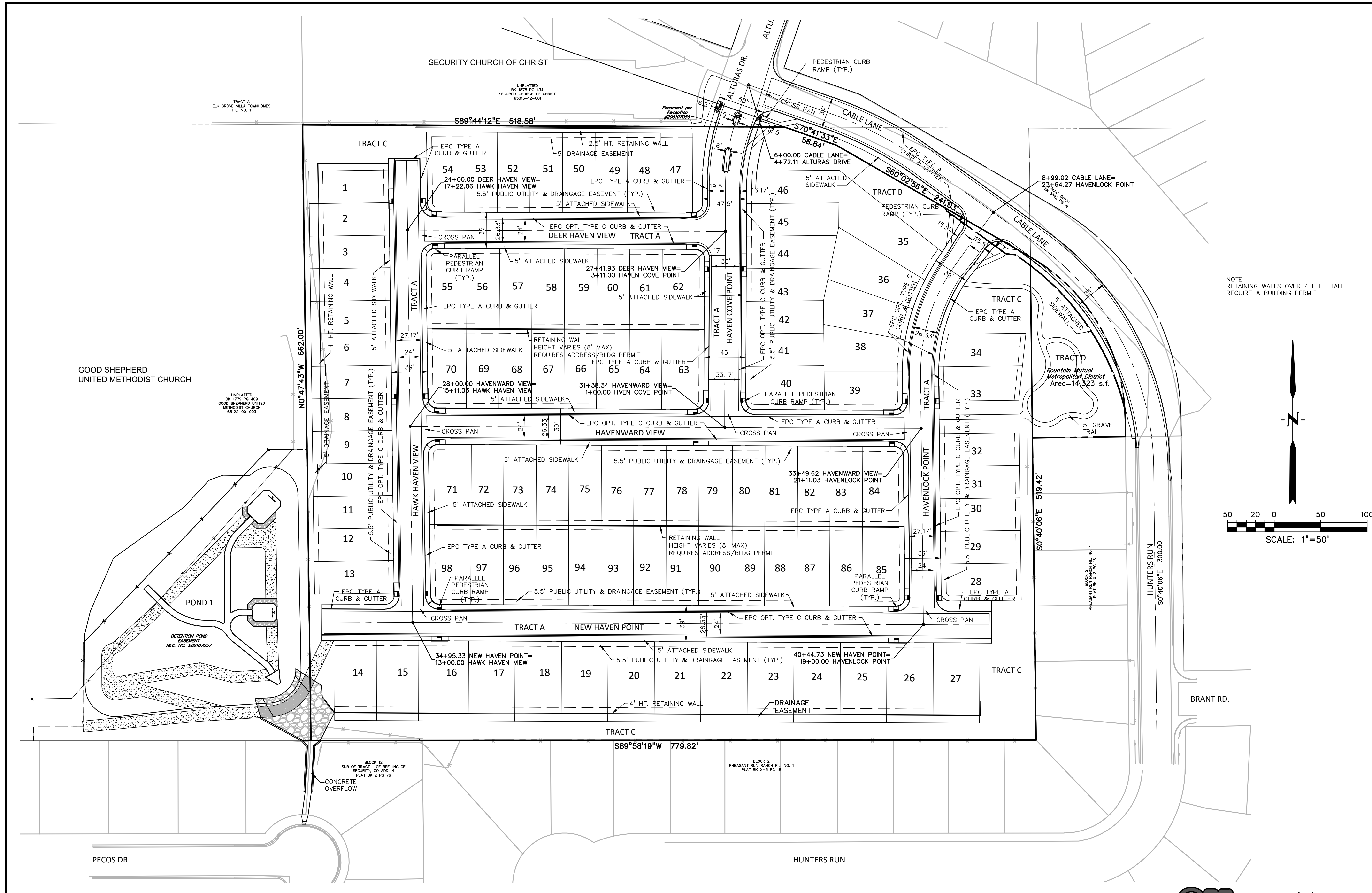
CONSTRUCTION DOCUMENTS FOR:
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(LETA DR.) BRADLEY RD/ALTURAS DR.
SECURITY, EL PASO COUNTY, COLORADO

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FILE NAME:	21085-03TS01

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

TYPICAL ROAD SECTIONS
PROJECT NO. 21085-03CSCV
DRAWING NO.

TS01
SHEET: 3 OF 52



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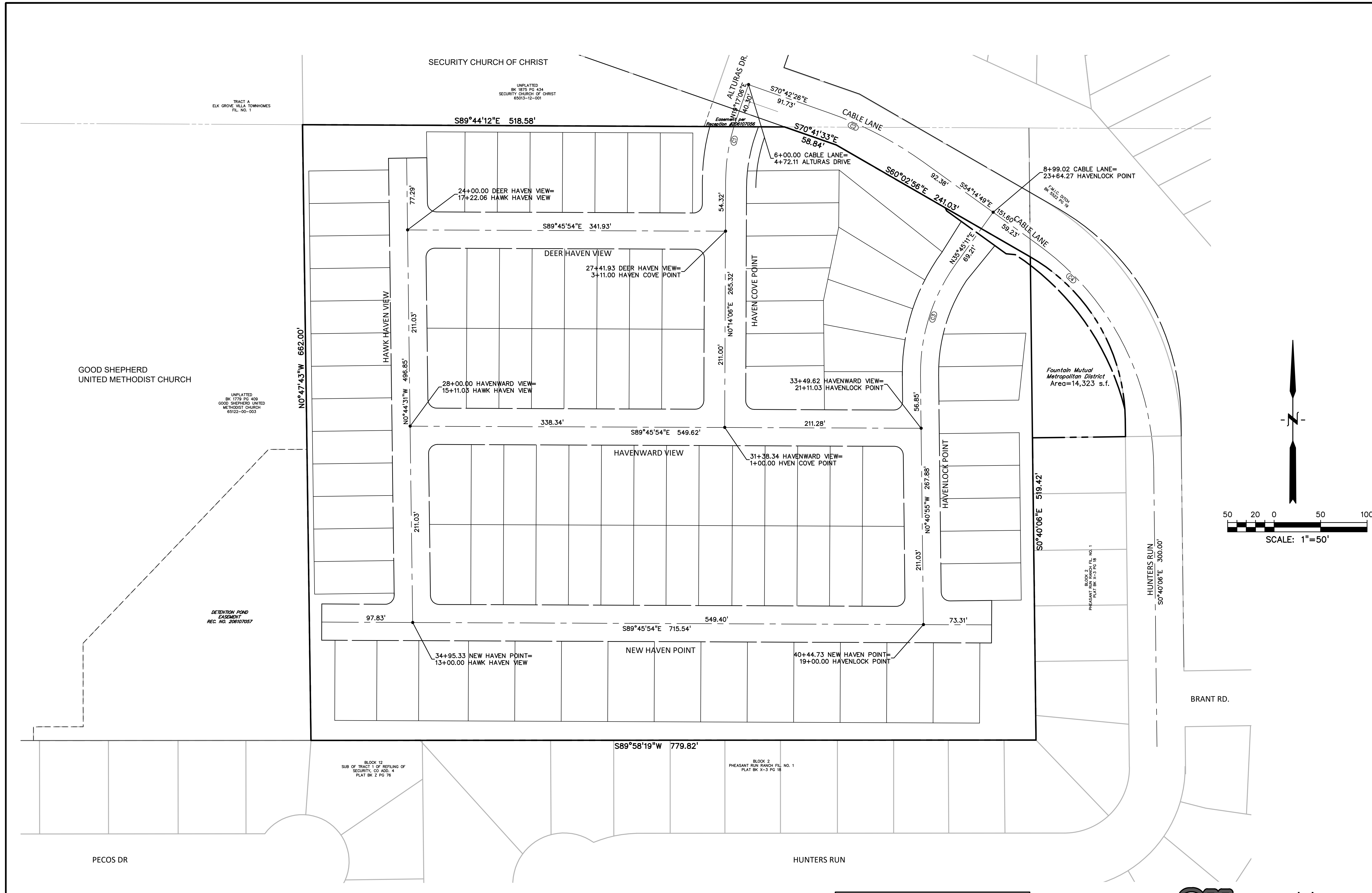
PREPARED UNDER MY DIRECT SUPERVISION FOR AND ON BEHALF OF DREXEL, BARRELL & CO.
 DRAWING SCALE:
 HORIZONTAL: 1" = 50'
 VERTICAL: N/A

SITE PLAN
 PROJECT NO. 21085-03CSCV
 DRAWING NO.

SP01

SHEET: 6 OF 52





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 101 SAWATCH STREET, #100
 COLORADO SPGS, COLORADO 80903
 CONTACT: TIM D. MCCONNELL, P.E.
 (719) 260-0887
 COLORADO SPRINGS • LAFAYETTE

CLIENT:
 MIDCO INVESTMENTS, LLC
 P.O. BOX 60069
 COLORADO SPRINGS, CO 80960
 CONTACT: ROBERT C. IRWIN
 (719) 475-7474

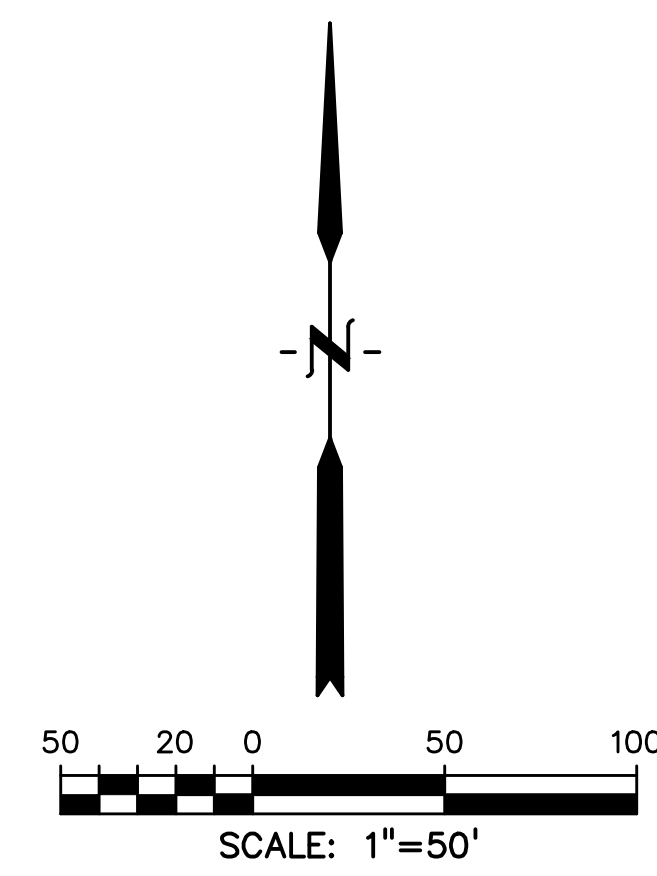
CONSTRUCTION DOCUMENTS FOR:
HAVEN VALLEY
 (LETA DR.) BRADLEY RD/ALTURAS DR.
 SECURITY, EL PASO COUNTY, COLORADO

ISSUE	DATE
INITIAL ISSUE	3/15/22
LATEST ISSUE	6/10/24
DESIGNED BY:	TDM
DRAWN BY:	GES
CHECKED BY:	TDM
FILE NAME:	21085-03HC01

PREPARED UNDER MY DIRECT SUPERVISION FOR AND ON BEHALF OF DREXEL, BARRELL & CO.
 DRAWING SCALE:
 HORIZONTAL: 1" = 50'
 VERTICAL: N/A

HORIZONTAL CONTROL PLAN
 PROJECT NO. 21085-03CSCV
 DRAWING NO.

HC01
 SHEET: 7 OF 52



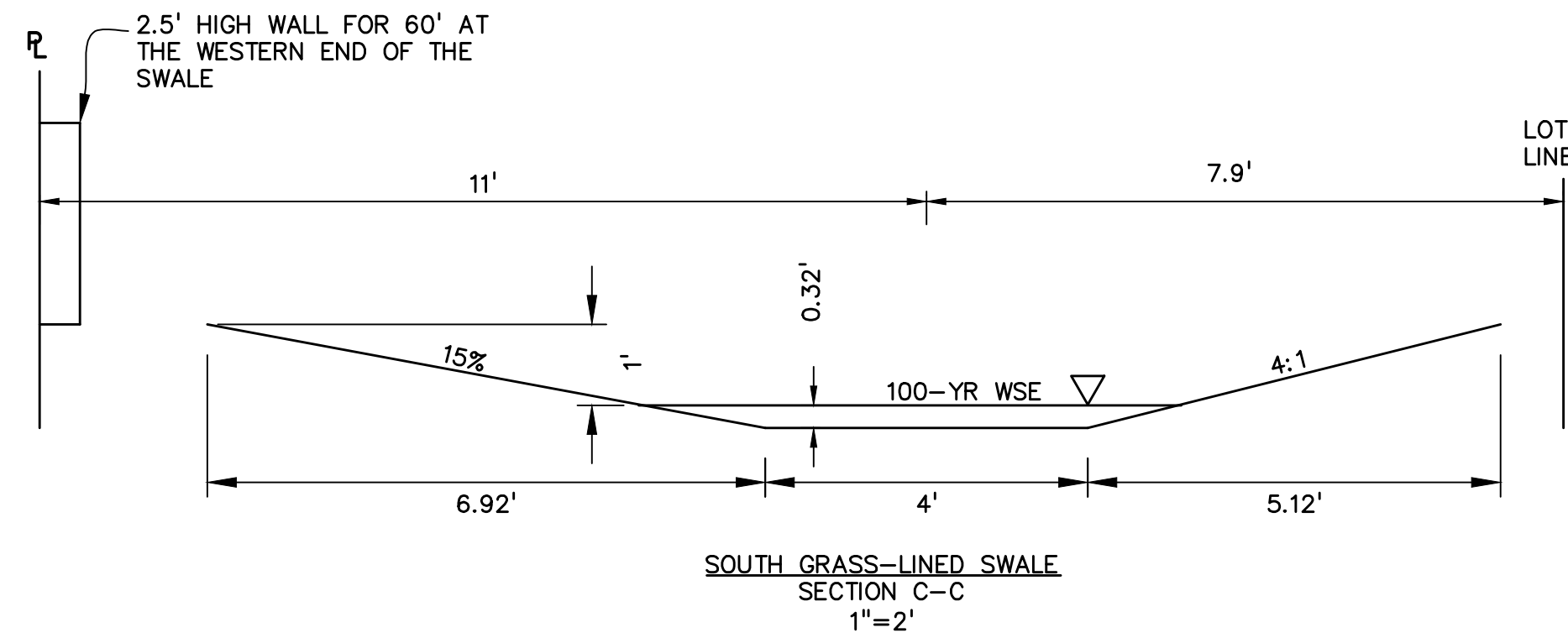
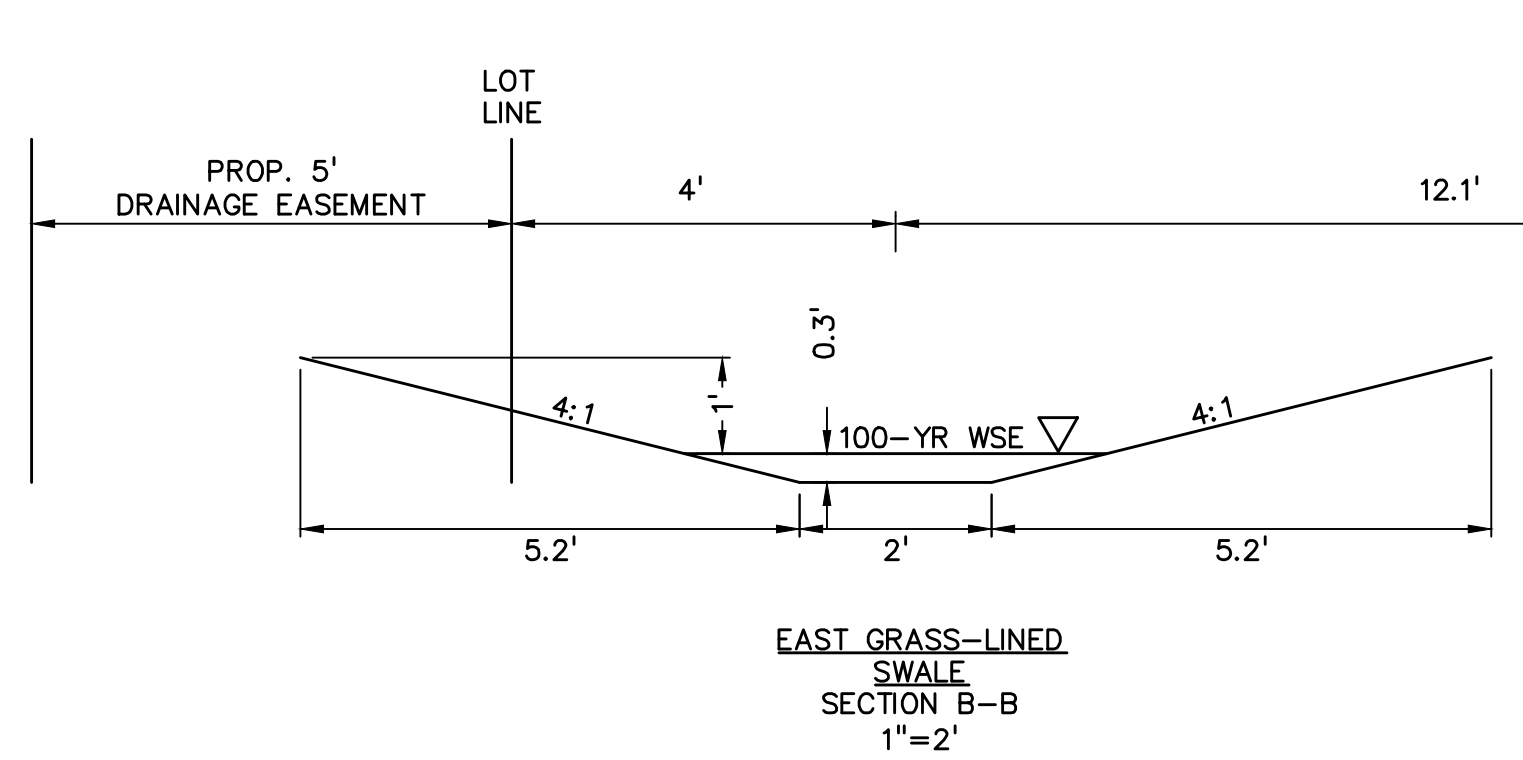
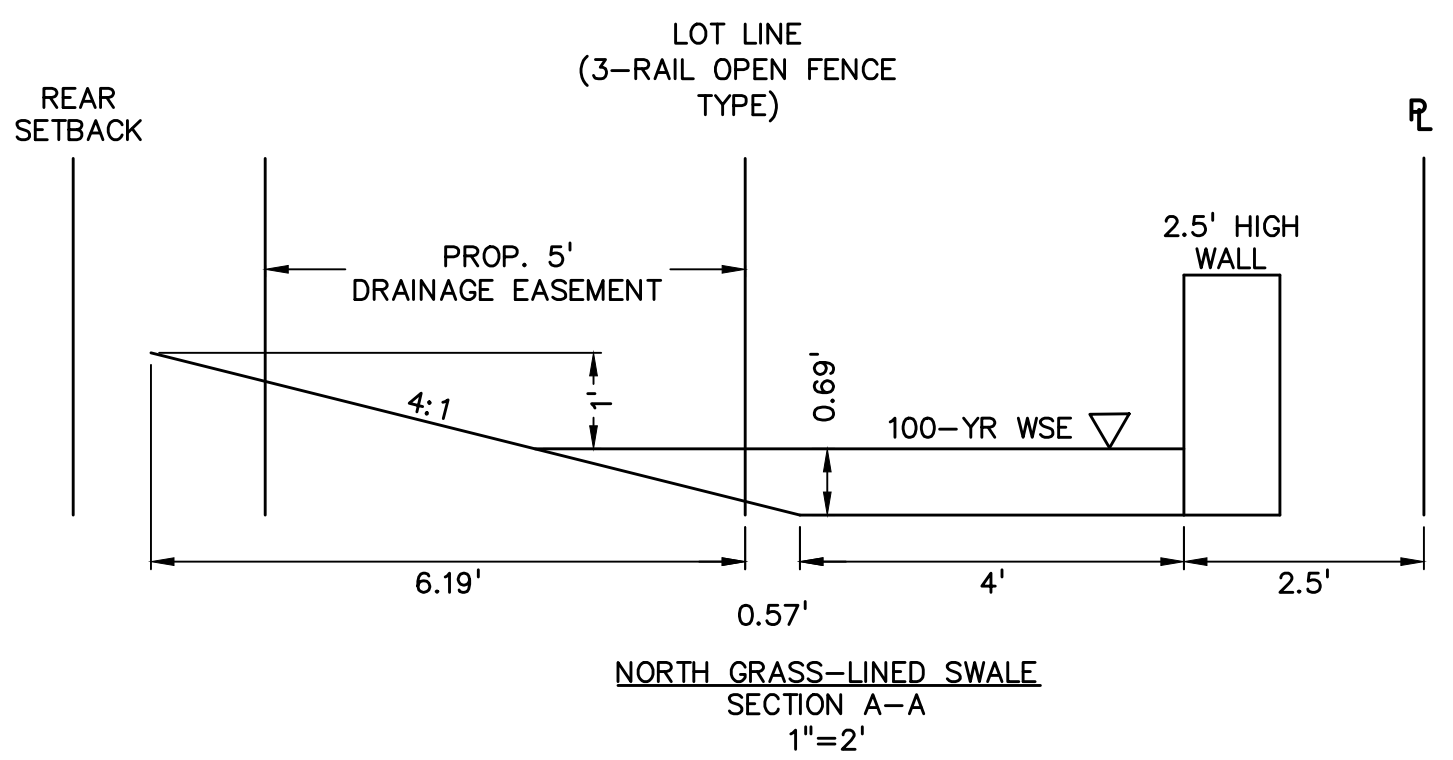
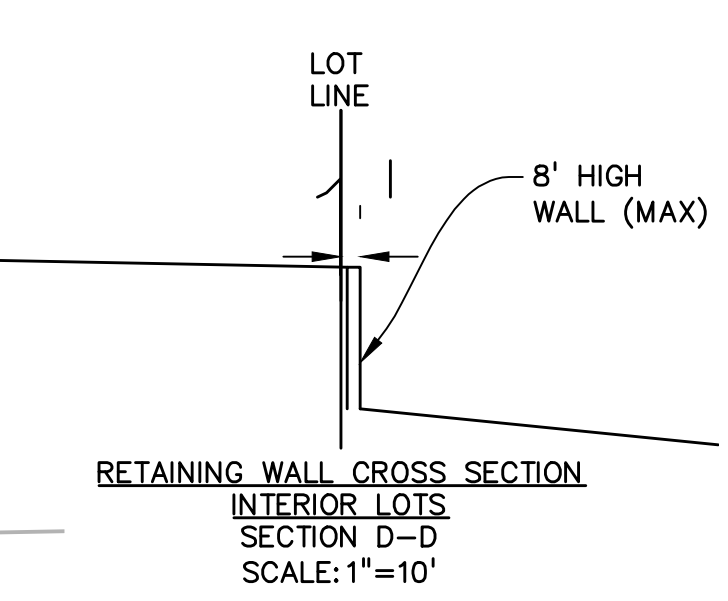
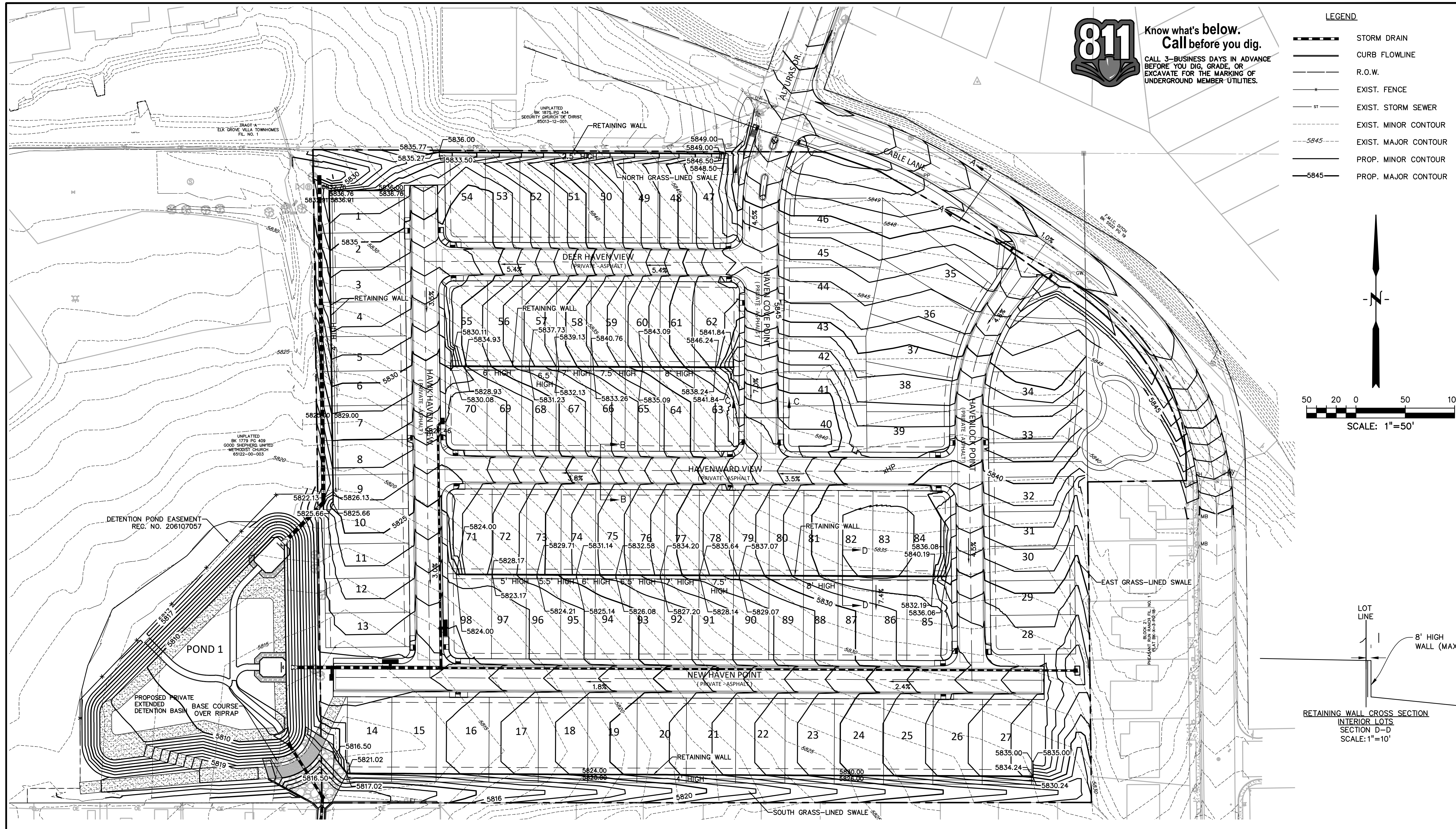
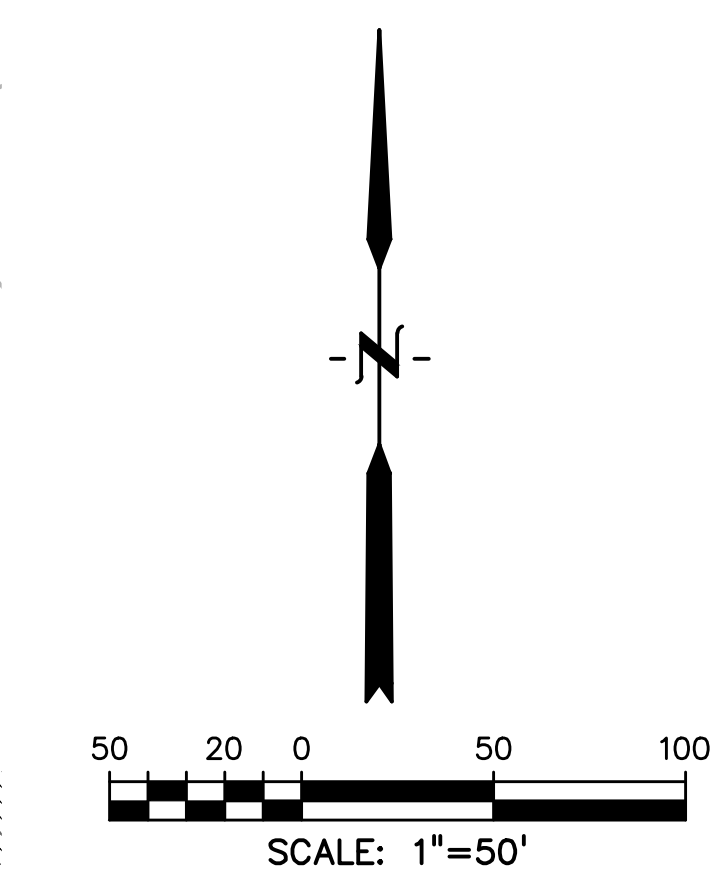
CURVE TABLE					
CURVE #	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD DISTANCE
C1	68.50'	200.00'	19°03'00"	S09°45'36"W	68.19'
C2	114.91'	400.00'	16°27'37"	N62°28'37"W	114.52'
C3	127.18'	200.00'	36°26'06"	S17°32'08"W	125.05'
C4	280.54'	300.00'	53°34'42"	N27°27'27"W	270.43'

811 Know what's below.
 Call before you dig.
 CALL 3-BUSINESS DAYS IN ADVANCE BEFORE YOU DIG, GRADE, OR EXCAVATE FOR THE MARKING OF UNDERGROUND MEMBER UTILITIES.



**Know what's below.
Call before you dig.**
CALL 3-BUSINESS DAYS IN ADVANCE
BEFORE YOU DIG, GRADE, OR
EXCAVATE FOR THE MARKING OF
UNDERGROUND MEMBER UTILITIES.

- LEGEND**
- STORM DRAIN
 - CURB FLOWLINE
 - R.O.W.
 - EXIST. FENCE
 - EXIST. STORM SEWER
 - EXIST. MINOR CONTOUR
 - EXIST. MAJOR CONTOUR
 - PROP. MINOR CONTOUR
 - PROP. MAJOR CONTOUR



PREPARED BY:



CLIENT:

MIDCO INVESTMENTS, LLC

P.O. BOX 60069
COLORADO SPRINGS, CO 80960
CONTACT: ROBERT C. IRWIN
(719) 475-7474

CONSTRUCTION DOCUMENTS FOR:

HAVEN VALLEY
(LETA DR.) BRADLEY RD/ALTURAS DR.
SECURITY, EL PASO COUNTY, COLORADO

ISSUE	DATE
INITIAL ISSUE	3/15/22
LATEST ISSUE	6/10/24

DESIGNED BY: TDM
DRAWN BY: GES
CHECKED BY: TDM
FILE NAME: 21085-03GP02

PREPARED UNDER MY DIRECT SUPERVISION FOR AND ON BEHALF OF DREXEL, BARRELL & CO.
DRAWING SCALE:
HORIZONTAL: 1" = 50'
VERTICAL: N/A

GRADING PLAN

PROJECT NO. 21085-03CSCV
DRAWING NO.

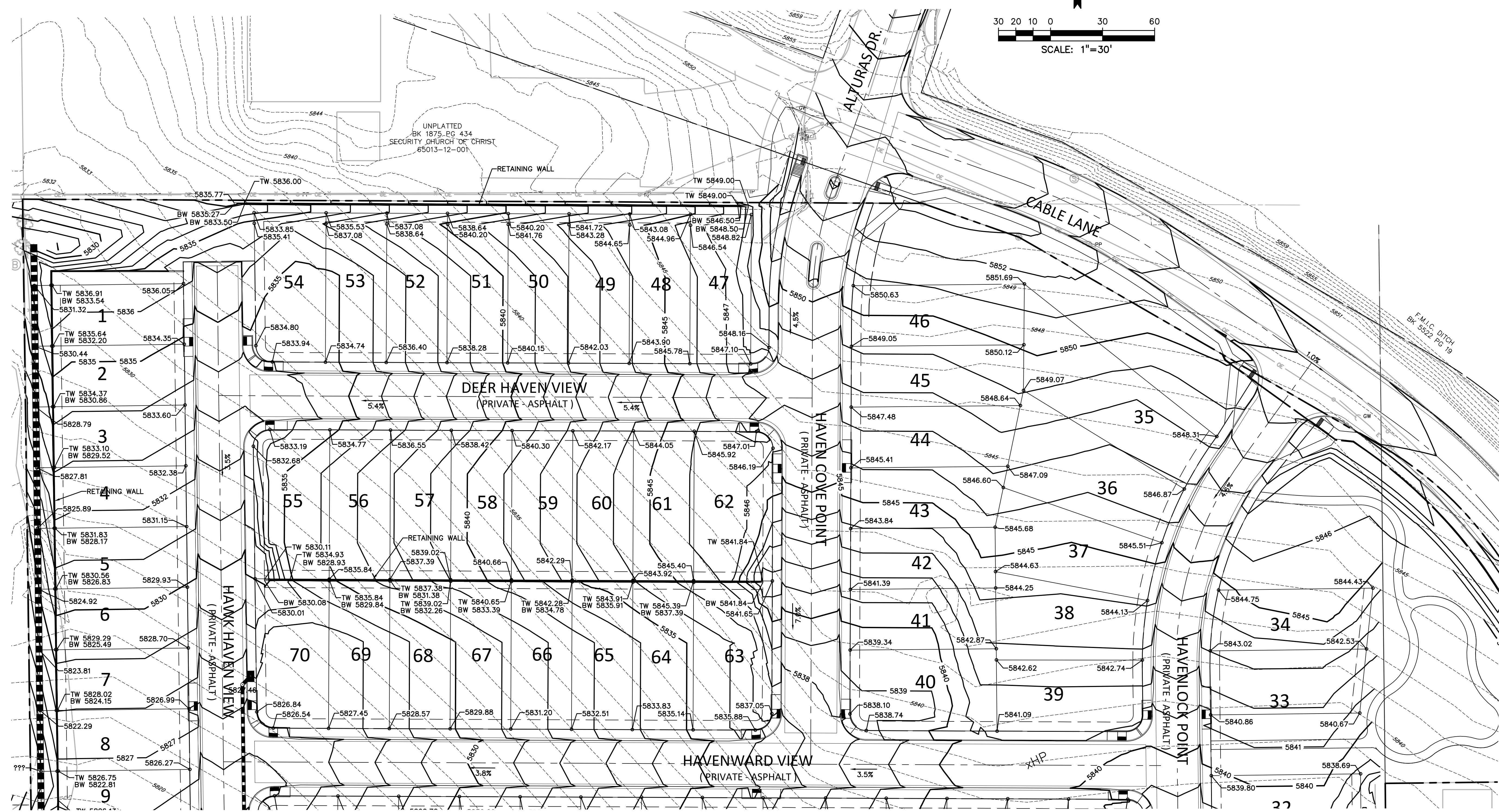
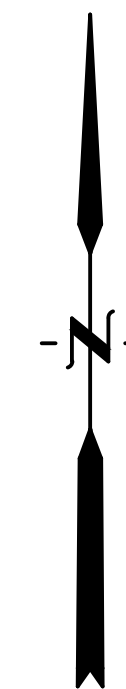
GP01

LEGEND

- STORM DRAIN
- CURB FLOWLINE
- R.O.W.
- EXIST. FENCE
- EXIST. STORM SEWER
- EXIST. MINOR CONTOUR
- EXIST. MAJOR CONTOUR
- PROP. MINOR CONTOUR
- PROP. MAJOR CONTOUR



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CALL 3-BUSINESS DAYS IN ADVANCE
BEFORE YOU DIG, GRADE, OR
EXCAVATE FOR THE MARKING OF
UNDERGROUND MEMBER UTILITIES.



SEE SHEET 10

PREPARED BY:



DREXEL, BARRELL & CO.
Engineers • Surveyors
101 SAWATCH STREET, #100
COLORADO SPGS, COLORADO 80903
CONTACT: TIM D. MCCONNELL, P.E.
(719)260-0887
COLORADO SPRINGS • LAFAYETTE

CLIENT:

MIDCO INVESTMENTS, LLC

P.O. BOX 60069
COLORADO SPRINGS, CO 80960
CONTACT: ROBERT C. IRWIN
(719) 475-7474

CONSTRUCTION DOCUMENTS FOR:

HAVEN VALLEY

(LETA DR.) BRADLEY RD/ALTURAS DR.
SECURITY, EL PASO COUNTY, COLORADO

ISSUE	DATE
INITIAL ISSUE	3/15/22
LATEST ISSUE	6/10/24

DESIGNED BY:	TDM
DRAWN BY:	GES
CHECKED BY:	TDM
FILE NAME:	21085-03GP03

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

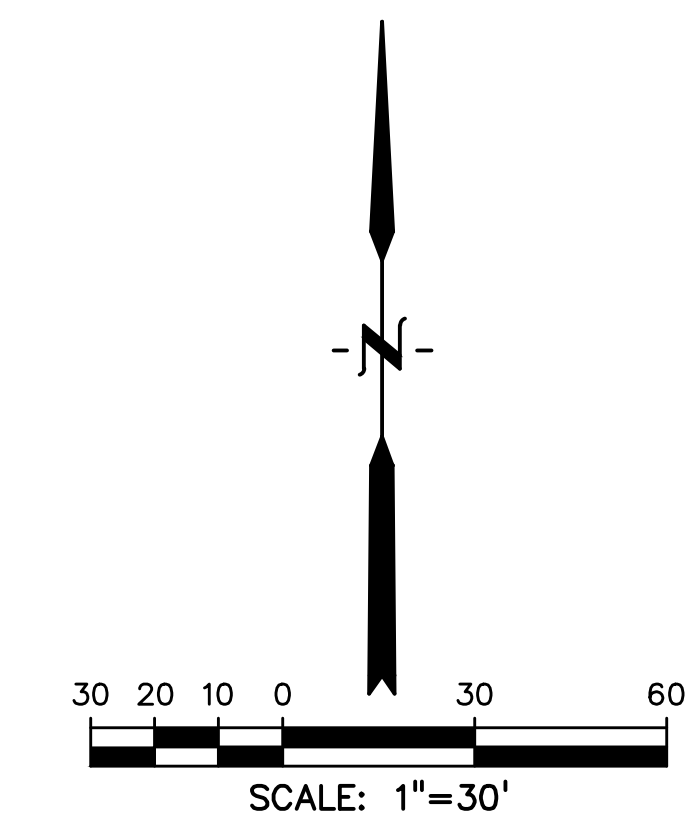
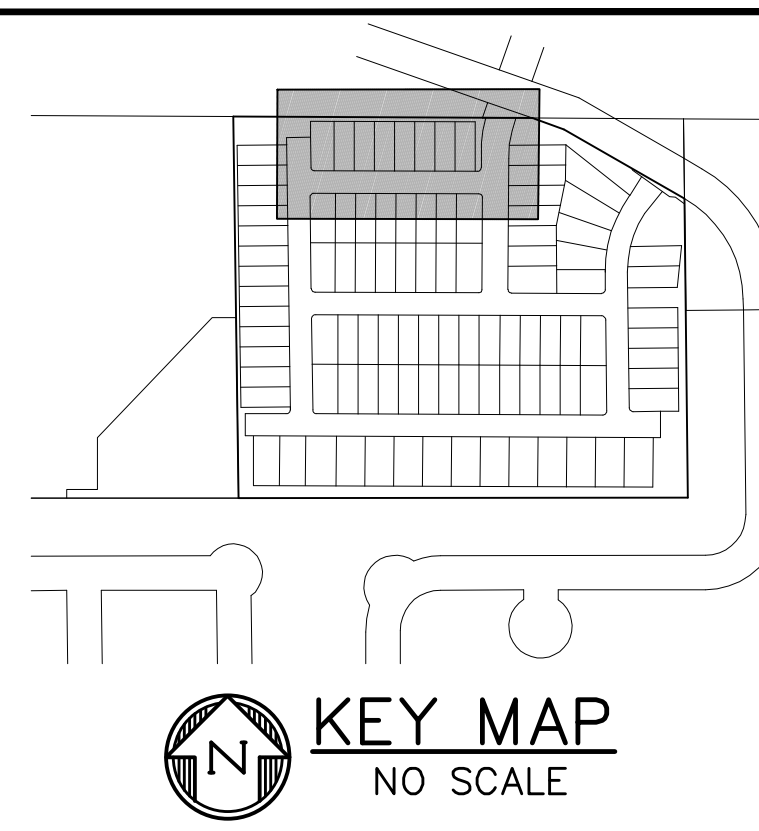
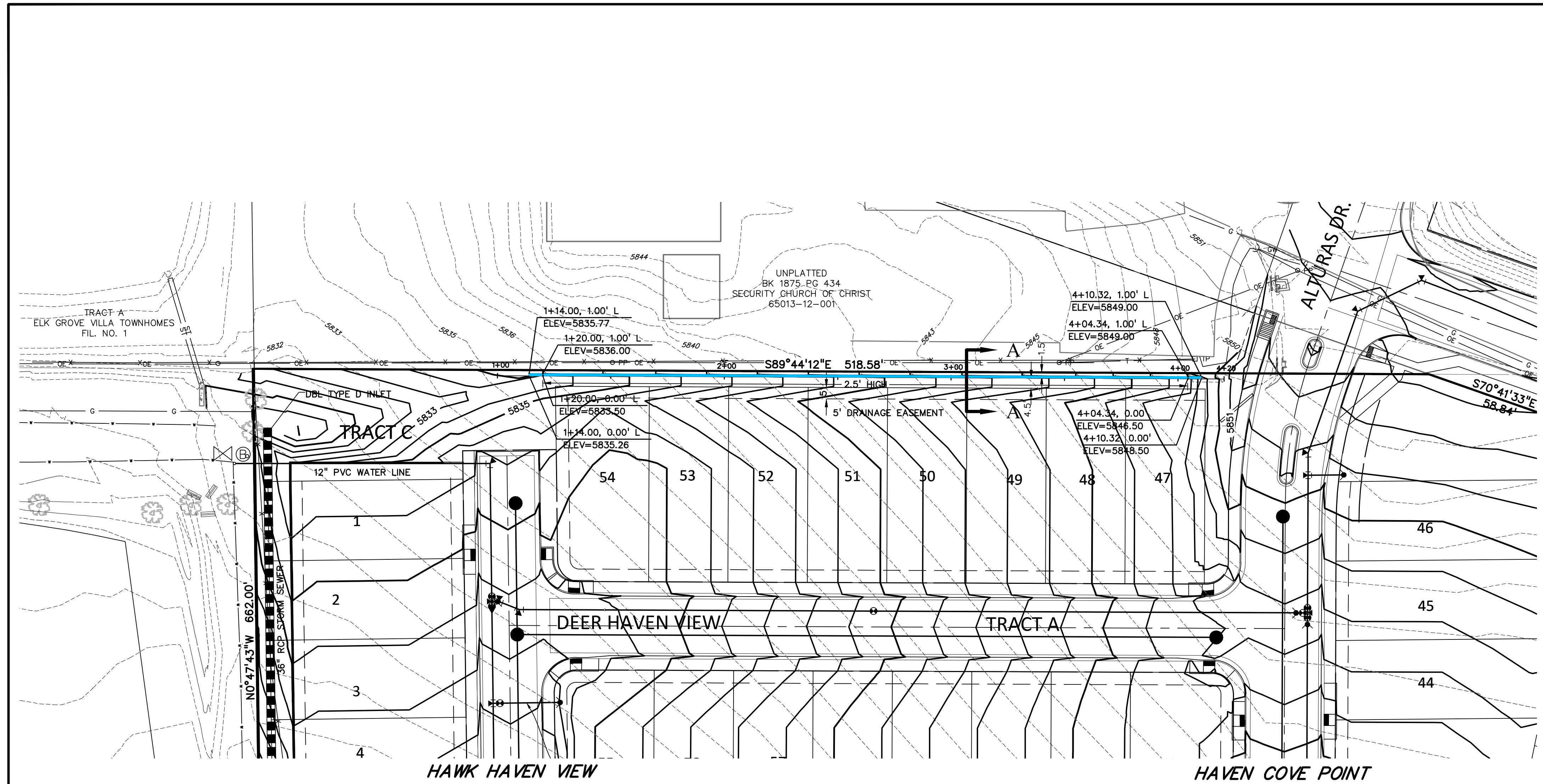
DRAWING SCALE:
HORIZONTAL: 1" = 30'
VERTICAL: N/A

DETAILED GRADING PLAN

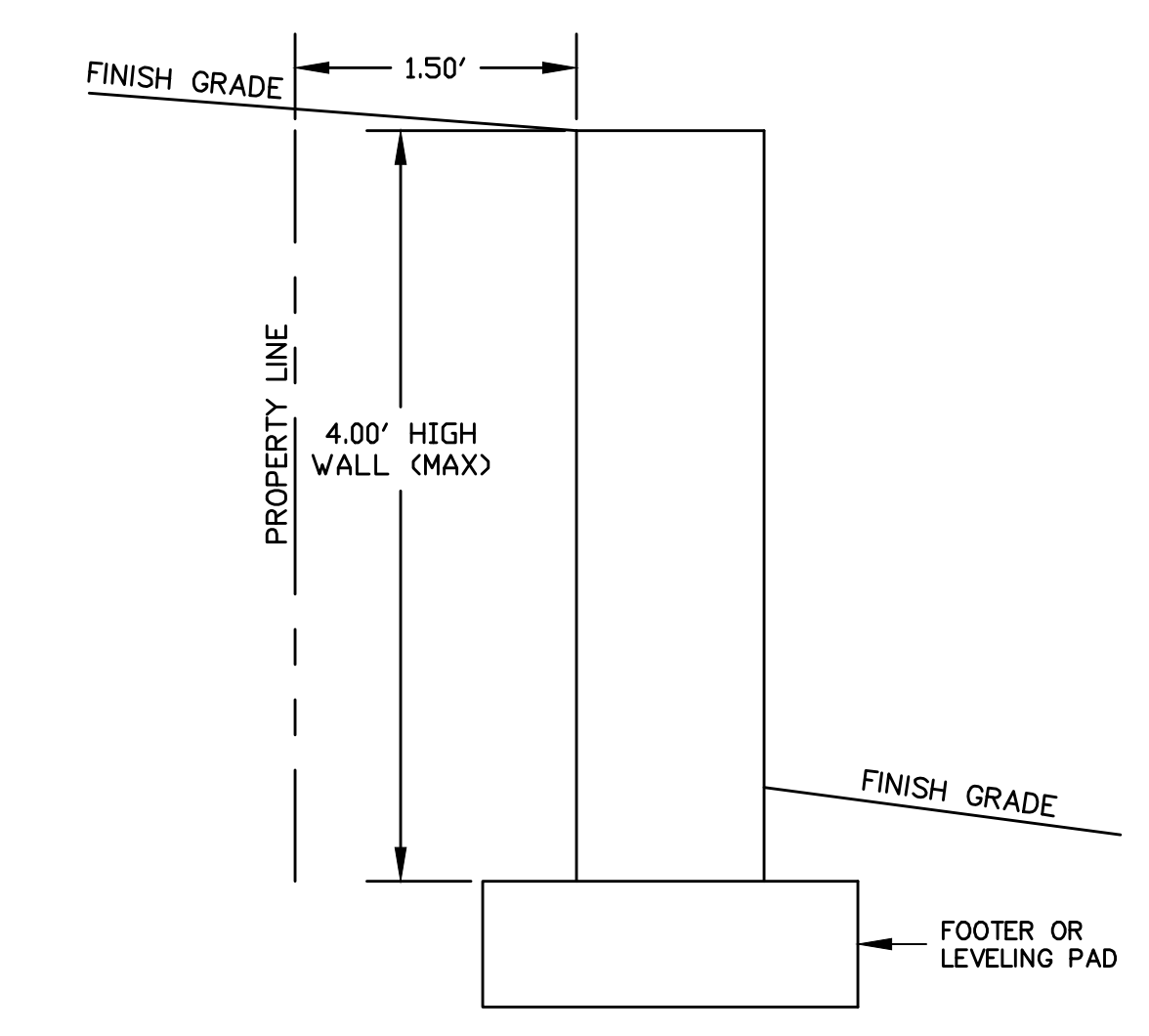
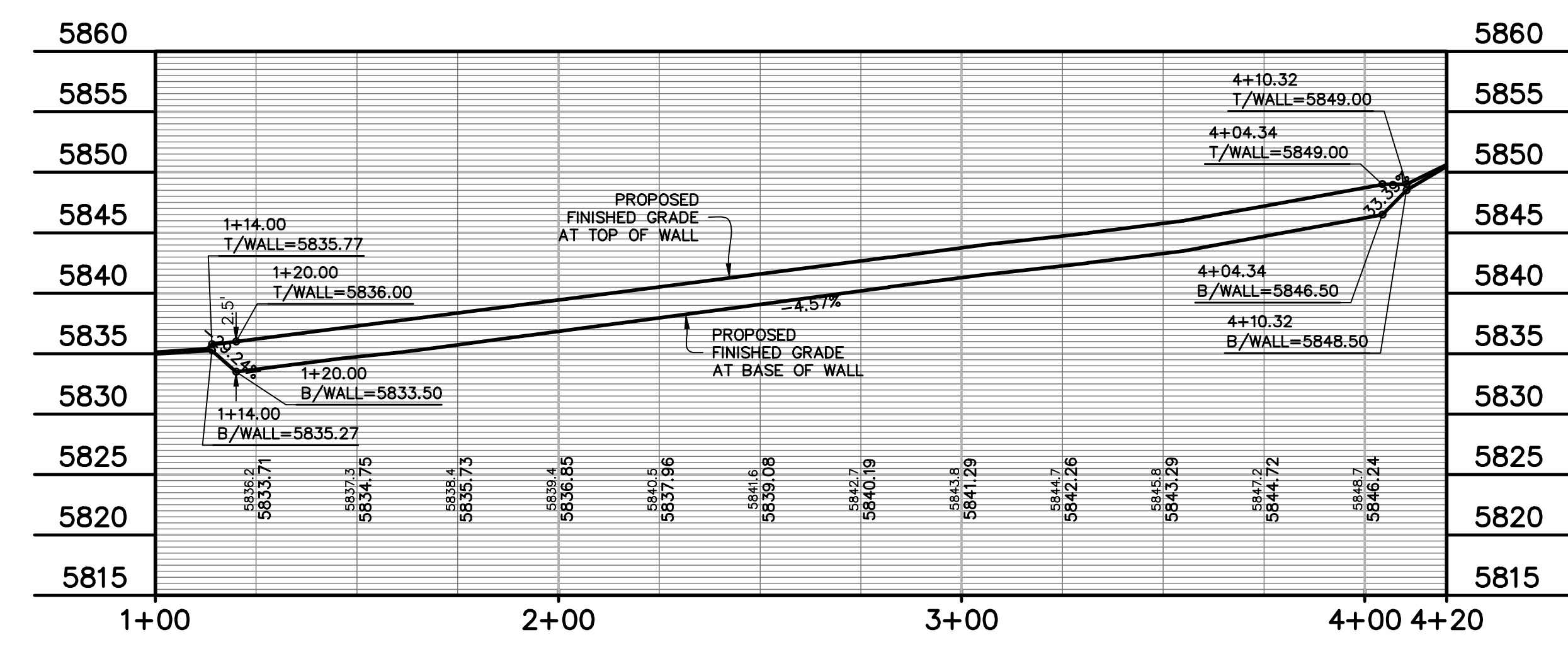
PROJECT NO. 21085-03CSCV
DRAWING NO.

GP02

SHEET: 9 OF 52



NOTES:
FOR REFERENCE ONLY. DETAILED WALL DESIGN TO BE COMPLETED BY WALL DESIGN ENGINEER.



RETAINING WALL CROSS SECTION A-A
INTERIOR LOTS
SCALE: 1"=1'

PREPARED BY:
DREXEL, BARRELL & CO.
Engineers • Surveyors
101 SAWATCH STREET, #100
COLORADO SPGS, COLORADO 80903
CONTACT: TIM D. MCCONNELL, P.E.
(719)260-0887
COLORADO SPRINGS • LAFAYETTE

CLIENT:
MIDCO INVESTMENTS, LLC

P.O. BOX 60069
COLORADO SPRINGS, CO 80960
CONTACT: ROBERT C. IRWIN
(719) 475-7474

CONSTRUCTION DOCUMENTS FOR:
HAVEN VALLEY
(LETA DR.) BRADLEY RD/ALTURAS DR.
SECURITY, EL PASO COUNTY, COLORADO

ISSUE	DATE
INITIAL ISSUE	3/15/22
LATEST ISSUE	6/10/24
DESIGNED BY:	TDM
DRAWN BY:	GES
CHECKED BY:	TDM
FILE NAME:	21085-03RW01

PREPARED UNDER MY DIRECT SUPERVISION FOR AND ON BEHALF OF DREXEL, BARRELL & CO.
DRAWING SCALE:
HORIZONTAL: 1" = 30'
VERTICAL: 1" = 10'

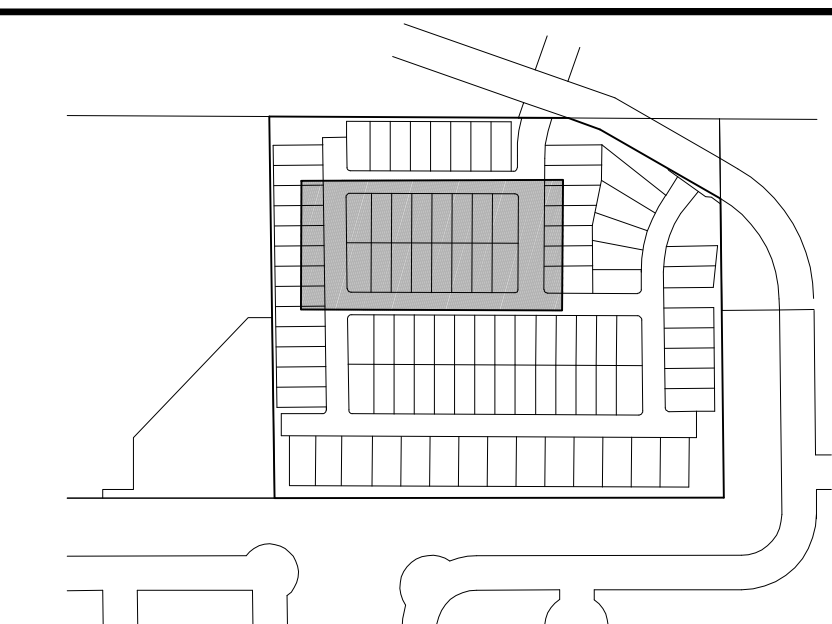
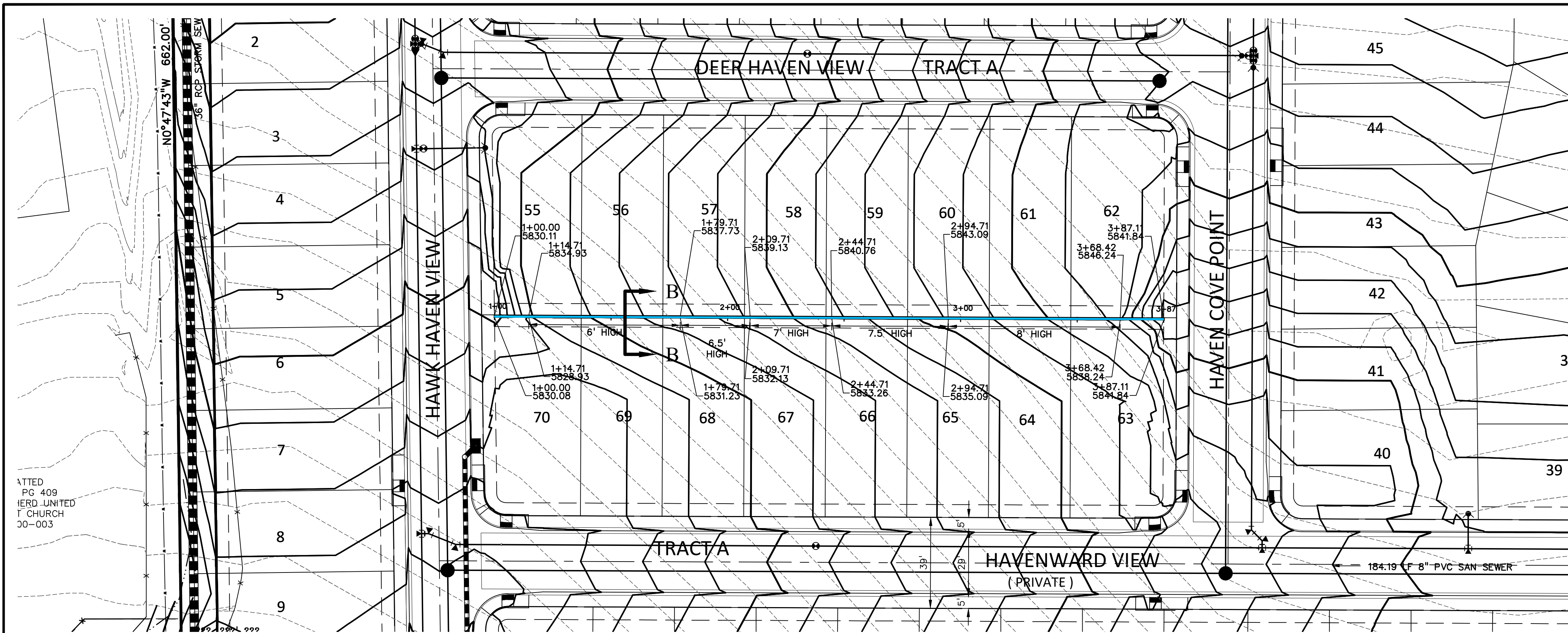
RETAINING WALL
PLAN & PROFILE

PROJECT NO. 21085-03CSCV
DRAWING NO.

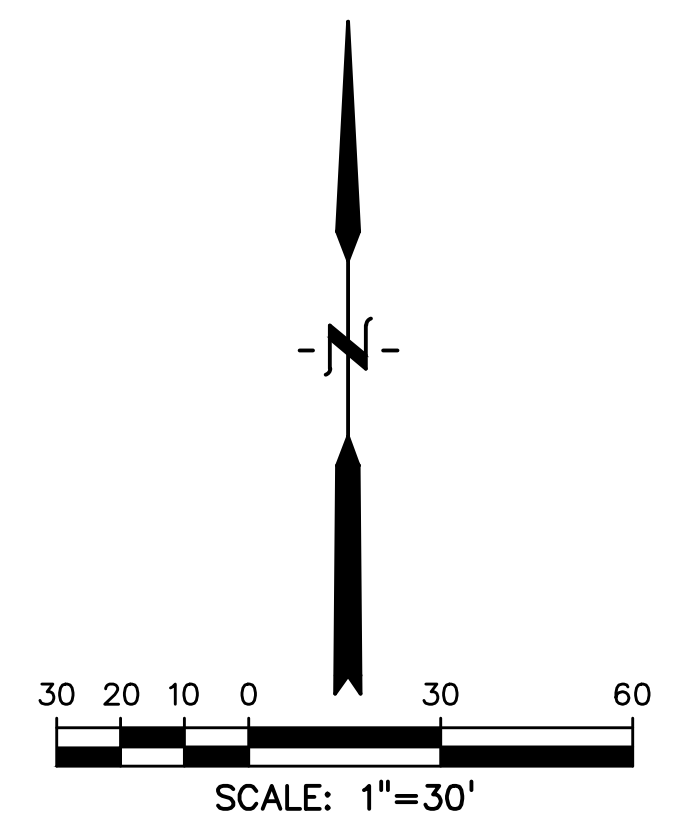
RW01

SHEET: 11 OF 52

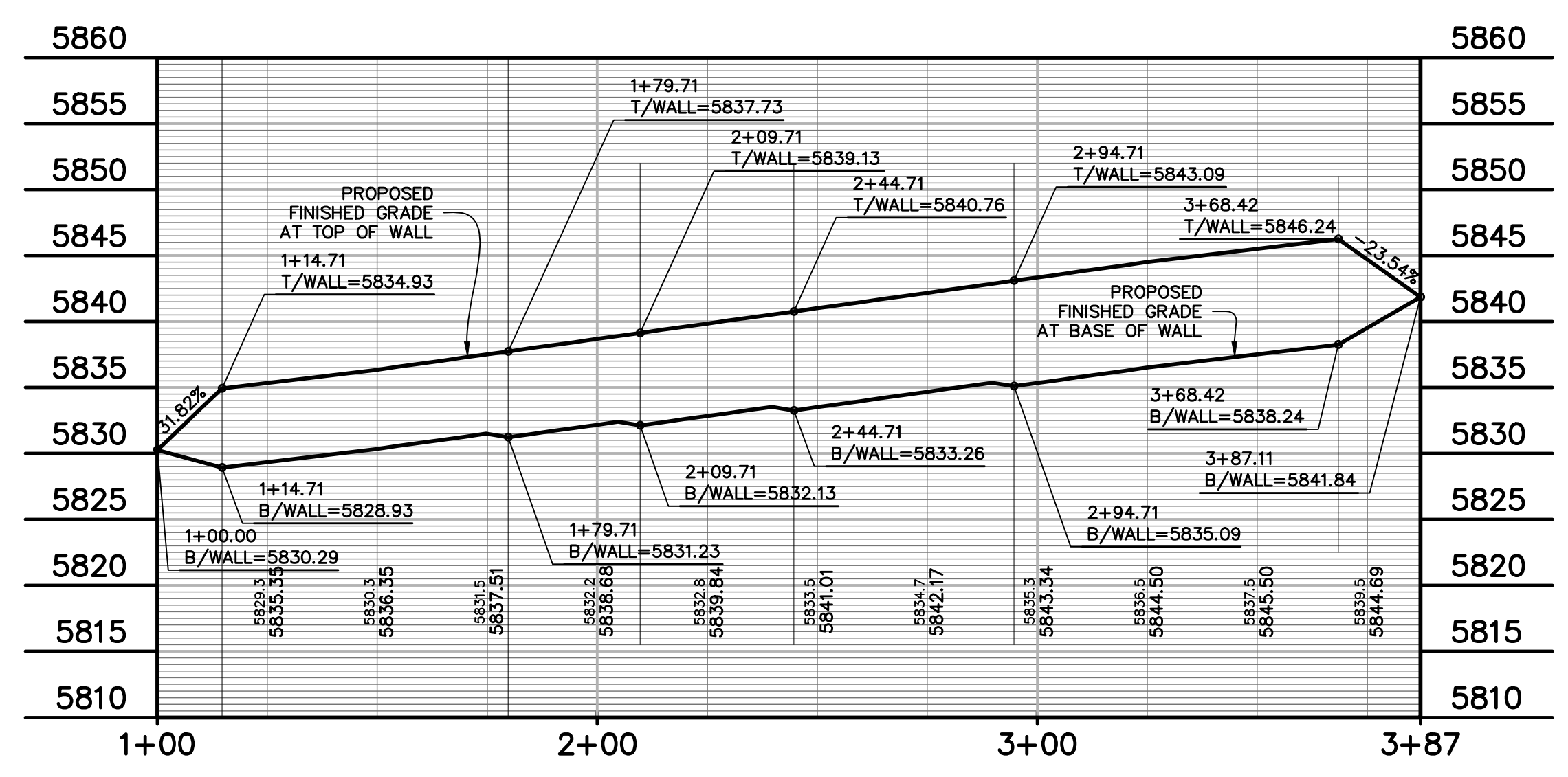




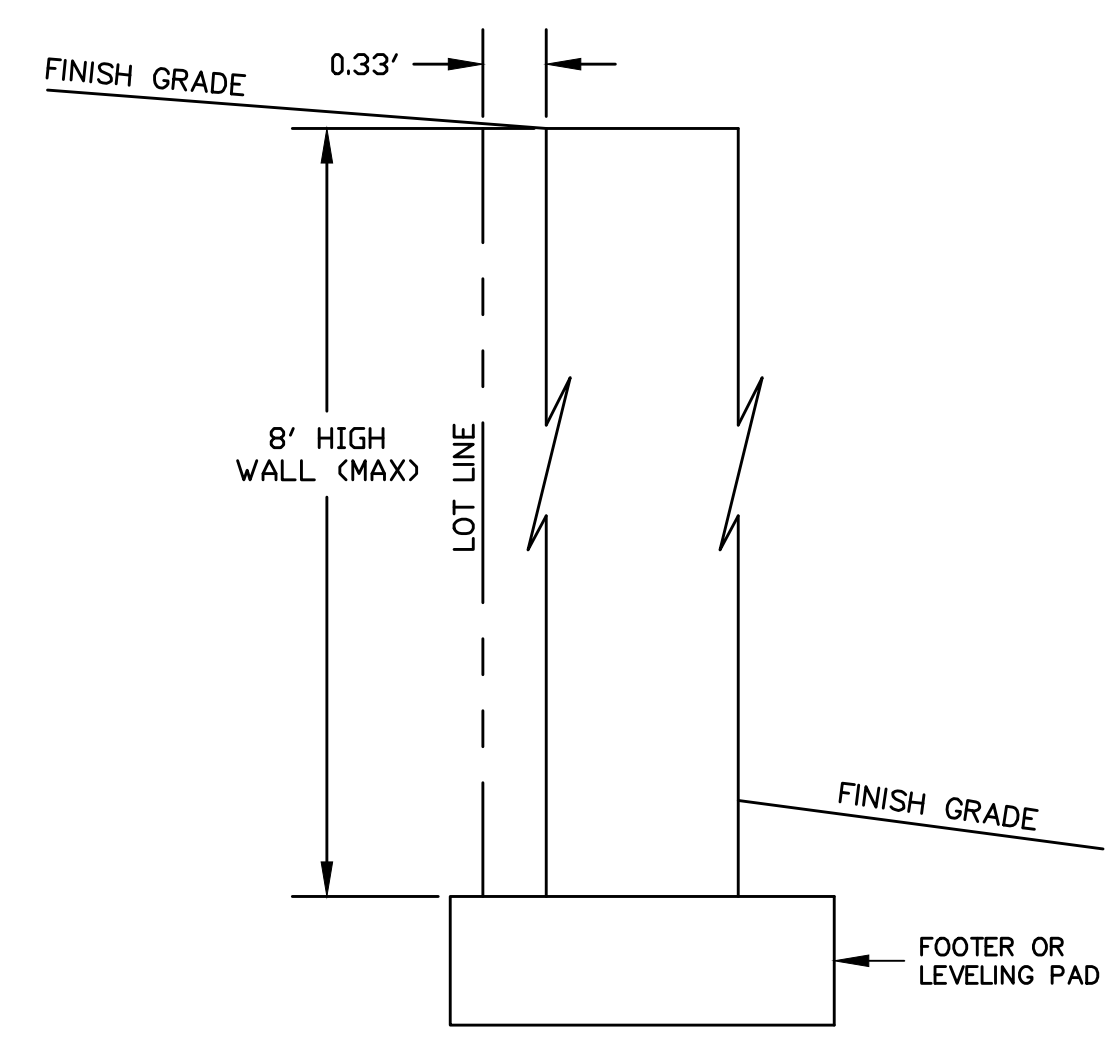
KEY MAP
NO SCALE



SCALE: 1"=30'



NOTE:
RETAINING WALLS OVER 4 FEET TALL
REQUIRE A BUILDING PERMIT AND ADDRESS



RETAINING WALL CROSS SECTION B-B
INTERIOR LOTS
SCALE: 1"=1'

PREPARED BY:

DREXEL, BARRELL & CO.
Engineers • Surveyors
101 SAWATCH STREET, #100
COLORADO SPGS, COLORADO 80903
CONTACT: TIM D. MCCONNELL, P.E.
(719) 260-0887
COLORADO SPRINGS • LAFAYETTE

CLIENT:

MIDCO INVESTMENTS, LLC

P.O. BOX 60069
COLORADO SPRINGS, CO 80960
CONTACT: ROBERT C. IRWIN
(719) 475-7474

CONSTRUCTION DOCUMENTS FOR:

HAVEN VALLEY
(LETA DR.) BRADLEY RD/ALTURAS DR.
SECURITY, EL PASO COUNTY, COLORADO

ISSUE	DATE
INITIAL ISSUE	3/15/22
LATEST ISSUE	6/10/24
DESIGNED BY:	TDM
DRAWN BY:	GES
CHECKED BY:	TDM
FILE NAME:	21085-03RW02

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

DRAWING SCALE:
HORIZONTAL: 1" = 30'
VERTICAL: 1" = 10'

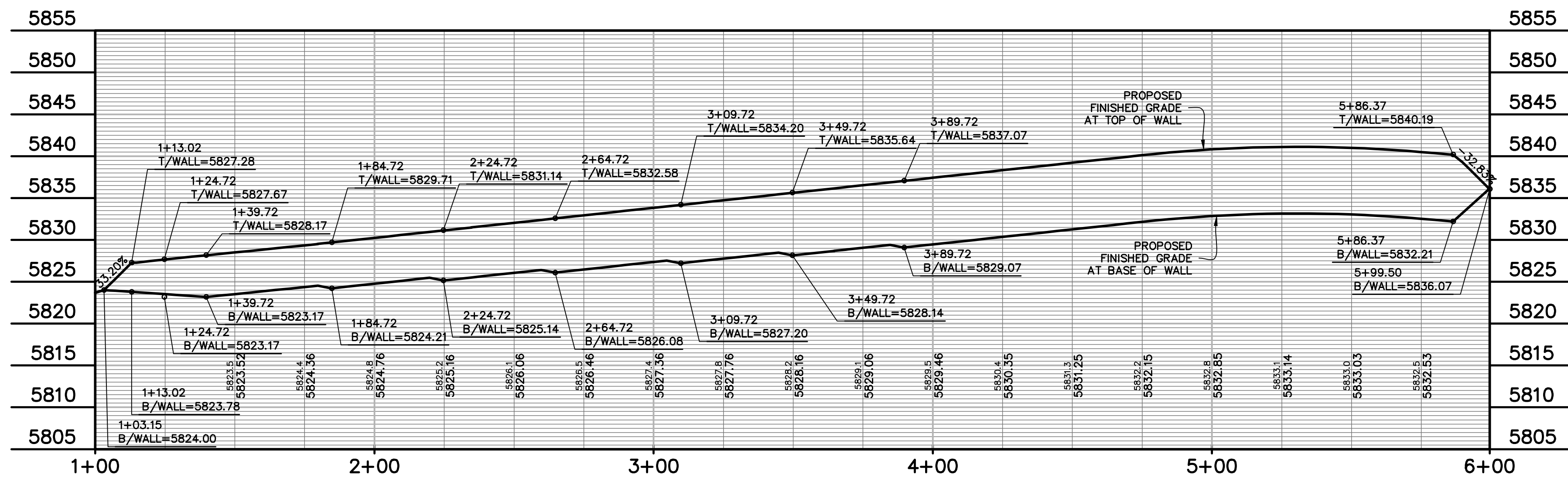
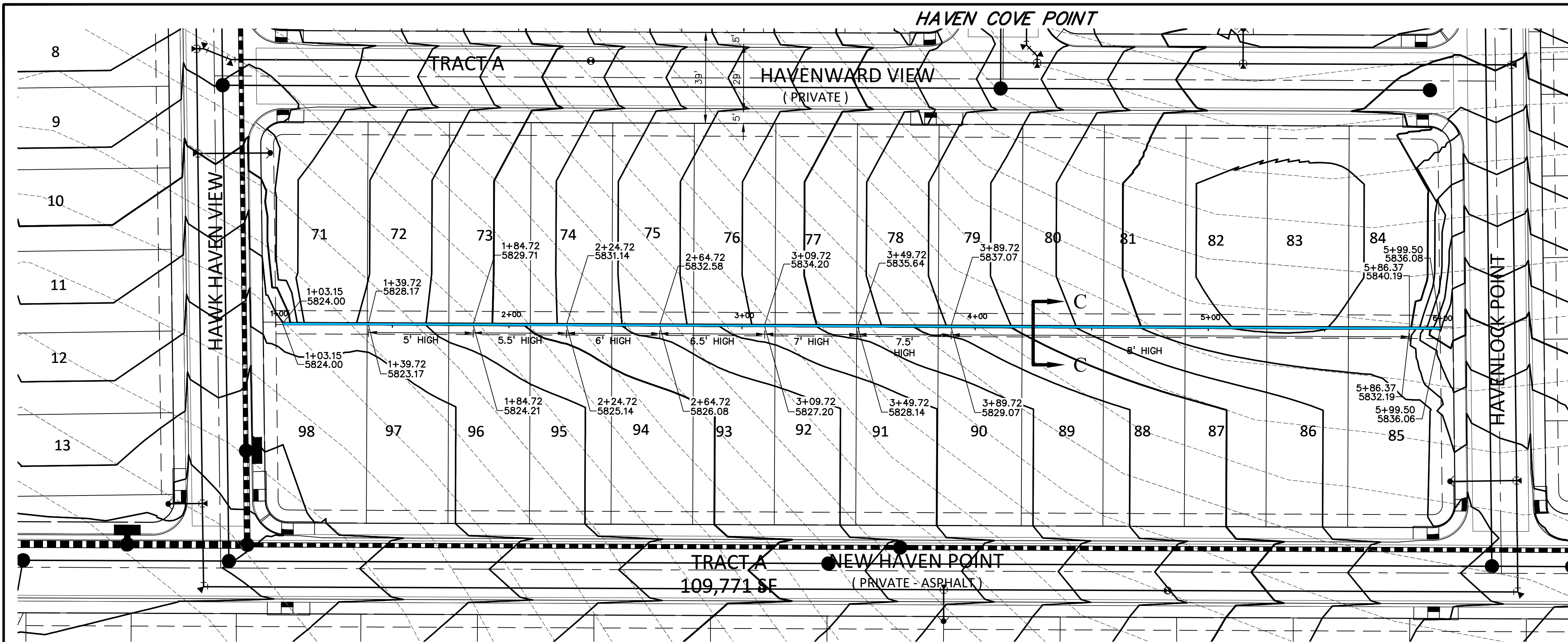
RETAINING WALL
PLAN & PROFILE

PROJECT NO. 21085-03CSCV
DRAWING NO.

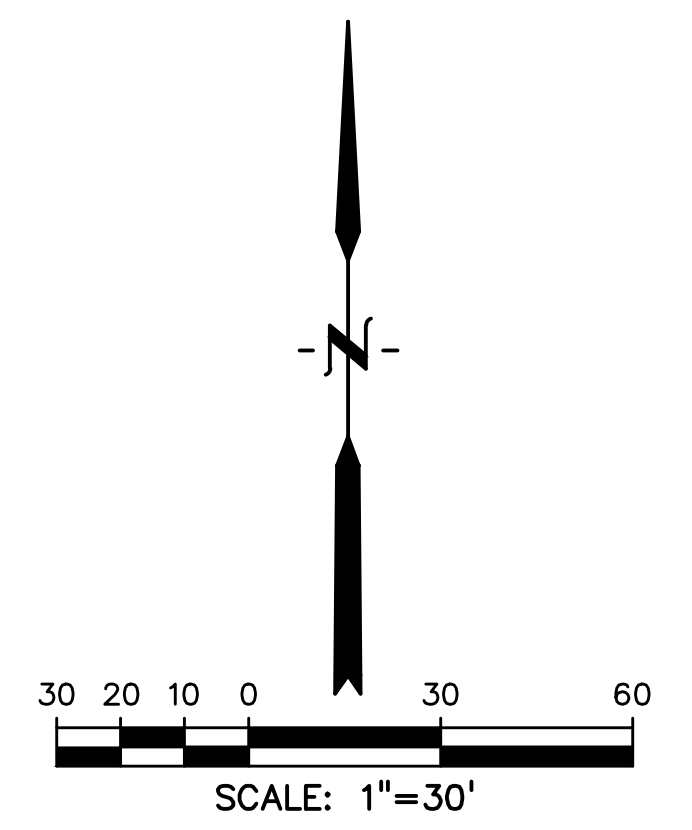
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SHEET: 12 OF 52

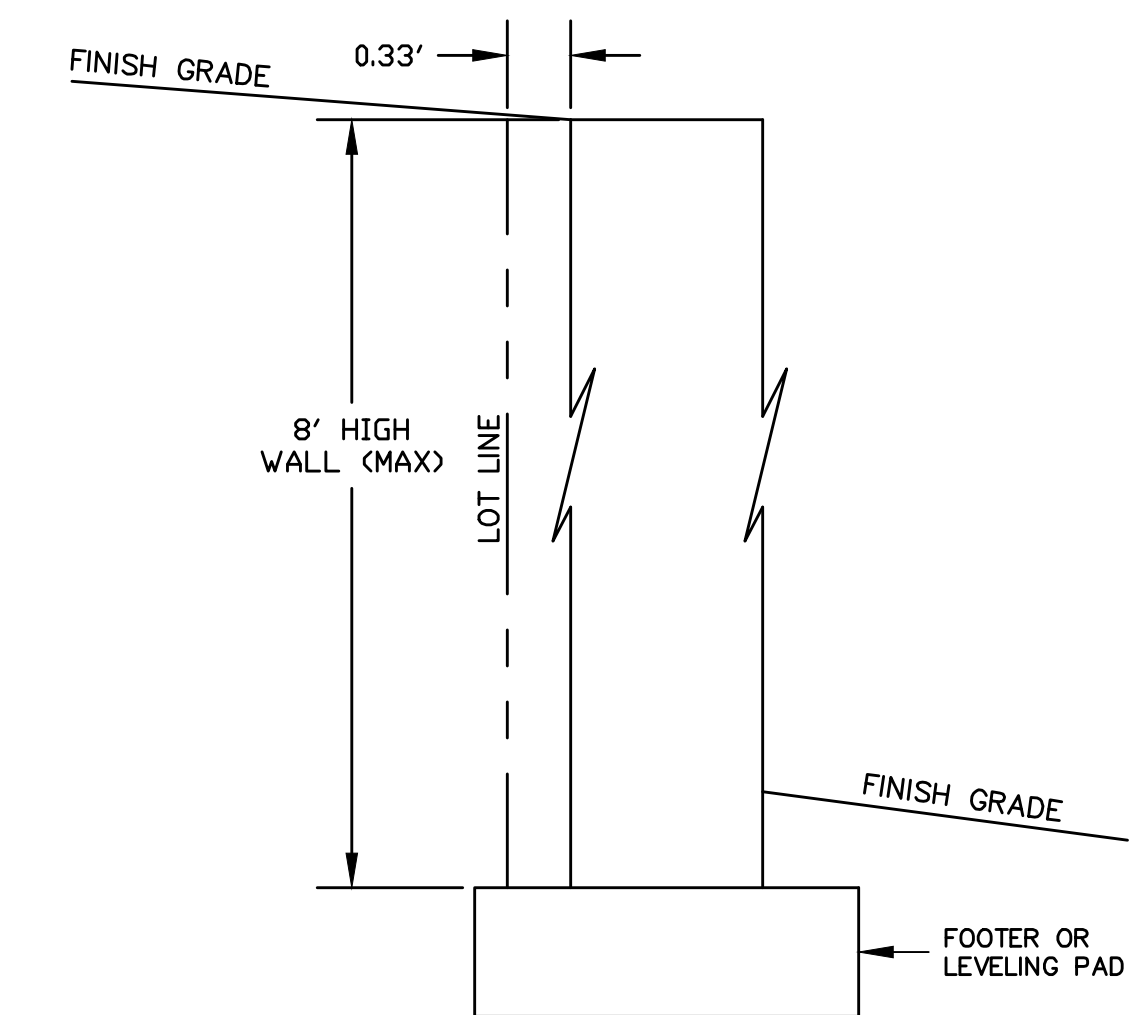
811 Know what's below.
Call before you dig.
CALL 3-BUSINESS DAYS IN ADVANCE
BEFORE YOU DIG, GRADE, OR
EXCAVATE FOR THE MARKING OF
UNDERGROUND MEMBER UTILITIES.



KEY MAP
NO SCALE



NOTE:
RETAINING WALLS OVER 4 FEET TALL
REQUIRE A BUILDING PERMIT AND ADDRESS



RETAINING WALL CROSS SECTION C-C
INTERIOR LOTS
SCALE: 1"=1'

PREPARED BY:



DREXEL, BARRELL & CO.
Engineers-Surveyors
101 SAWATCH STREET, #100
COLORADO SPGS, COLORADO 80903
CONTACT: TIM D. MCCONNELL, P.E.
(719)260-0887
COLORADO SPRINGS • LAFAYETTE

CLIENT:

MIDCO INVESTMENTS, LLC

P.O. BOX 60069
COLORADO SPRINGS, CO 80960
CONTACT: ROBERT C. IRWIN
(719) 475-7474

CONSTRUCTION DOCUMENTS FOR:

HAVEN VALLEY

(LETA DR.) BRADLEY RD/ALTURAS DR.
SECURITY, EL PASO COUNTY, COLORADO

ISSUE	DATE
INITIAL ISSUE	3/15/22
LATEST ISSUE	6/10/24

DESIGNED BY:	TDM
DRAWN BY:	GES
CHECKED BY:	TDM
FILE NAME:	21085-03RW03

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DRAWING SCALE:
HORIZONTAL: 1" = 30'
VERTICAL: 1" = 10'

RETAINING WALL PLAN & PROFILE

PROJECT NO. 21085-03CSCV
DRAWING NO.

RW03

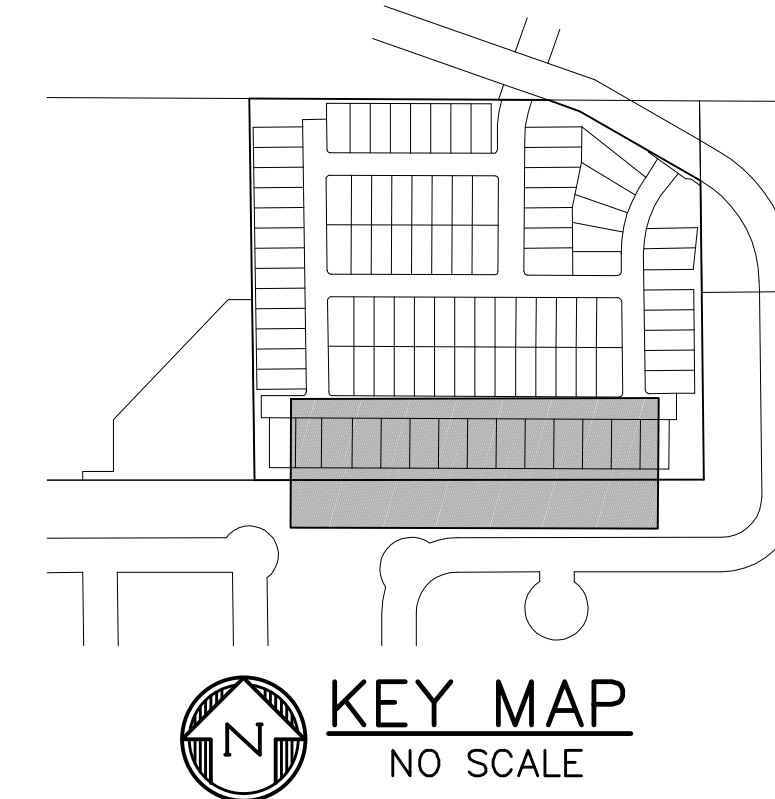
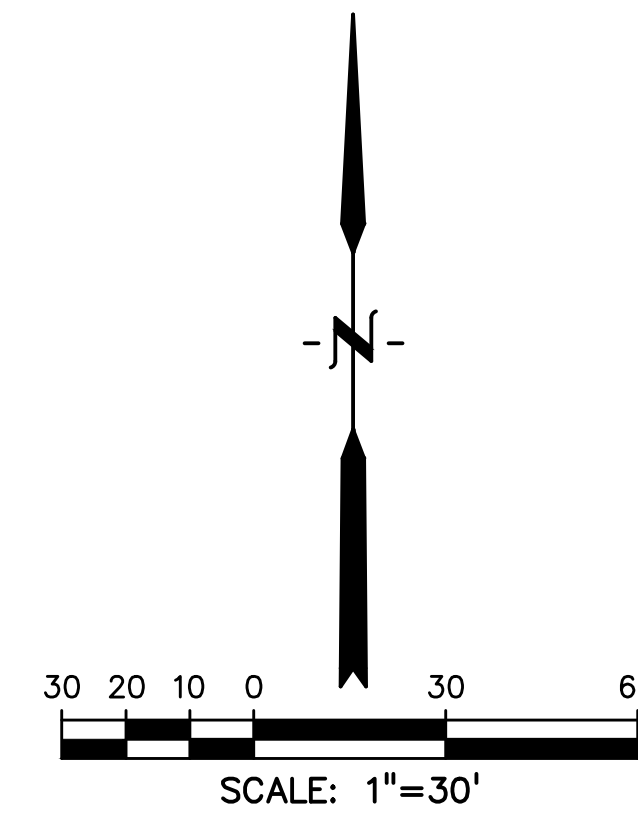
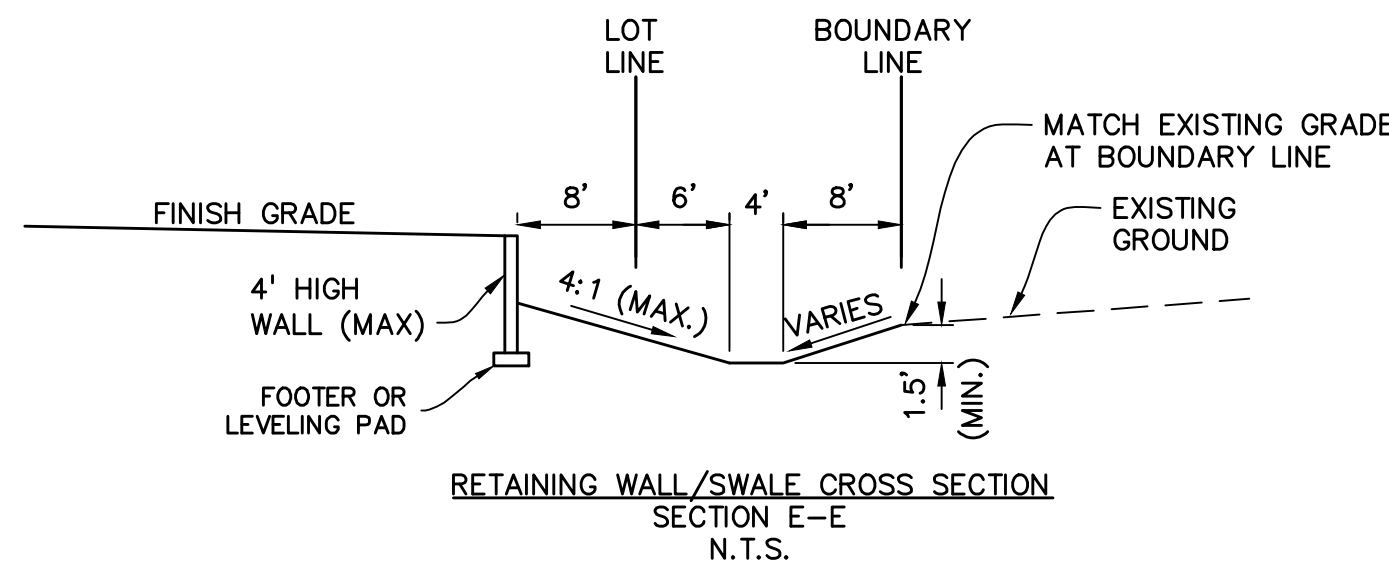
SHEET: 13 OF 52



Know what's below.
Call before you dig.
CALL 3-BUSINESS DAYS IN ADVANCE BEFORE YOU DIG, GRADE, OR EXCAVATE FOR THE MARKING OF UNDERGROUND MEMBER UTILITIES.



**Know what's below.
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BEFORE YOU DIG, GRADE, OR
EXCAVATE FOR THE MARKING OF
UNDERGROUND MEMBER UTILITIES.



PREPARED BY:



CLIENT:

MIDCO INVESTMENTS, LLC

P.O. BOX 60069
COLORADO SPRINGS, CO 80960
CONTACT: ROBERT C. IRWIN
(719) 475-7474

CONSTRUCTION DOCUMENTS FOR:

HAVEN VALLEY
(LETA DR.) BRADLEY RD/ALTURAS DR.
SECURITY, EL PASO COUNTY, COLORADO

ISSUE	DATE
INITIAL ISSUE	3/15/22
LATEST ISSUE	6/10/24

DESIGNED BY:	TDM
DRAWN BY:	GES
CHECKED BY:	TDM
FILE NAME:	21085-03RW04

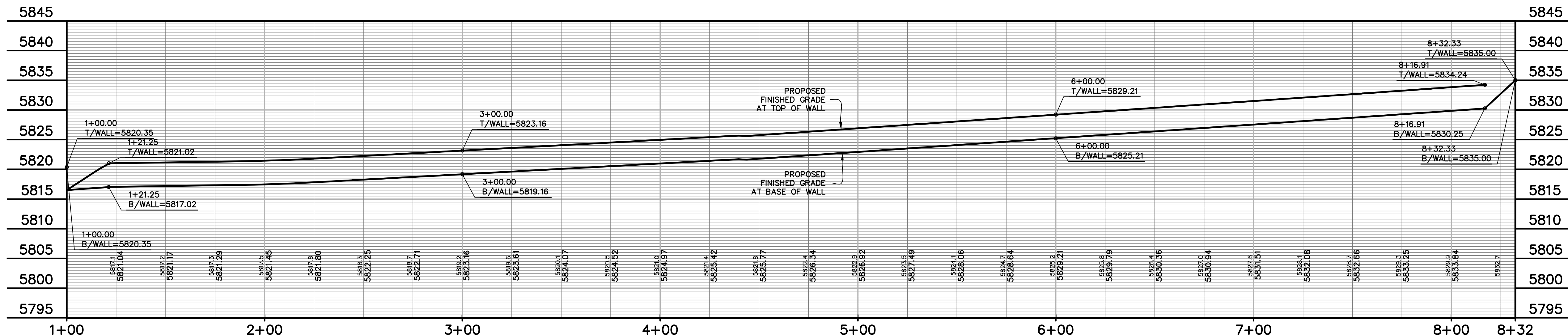
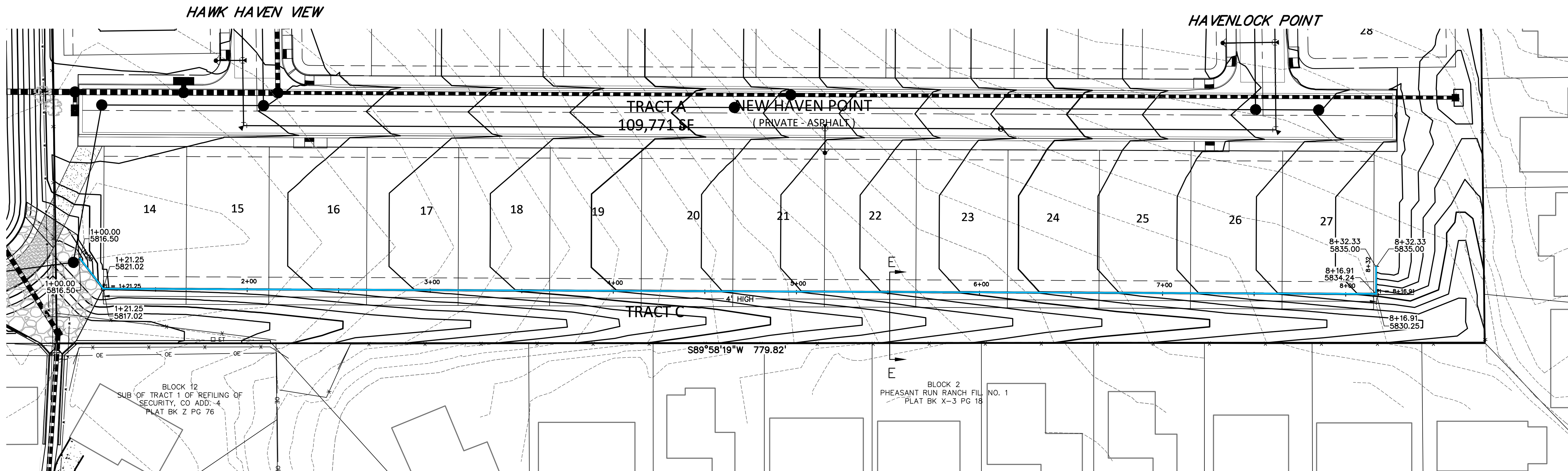
PREPARED UNDER MY DIRECT SUPERVISION FOR AND ON BEHALF OF DREXEL, BARRELL & CO.
DRAWING SCALE:
HORIZONTAL: 1" = 30'
VERTICAL: 1" = 10'

**RETAINING WALL
PLAN & PROFILE**

PROJECT NO. 21085-03CSCV
DRAWING NO.

RW04

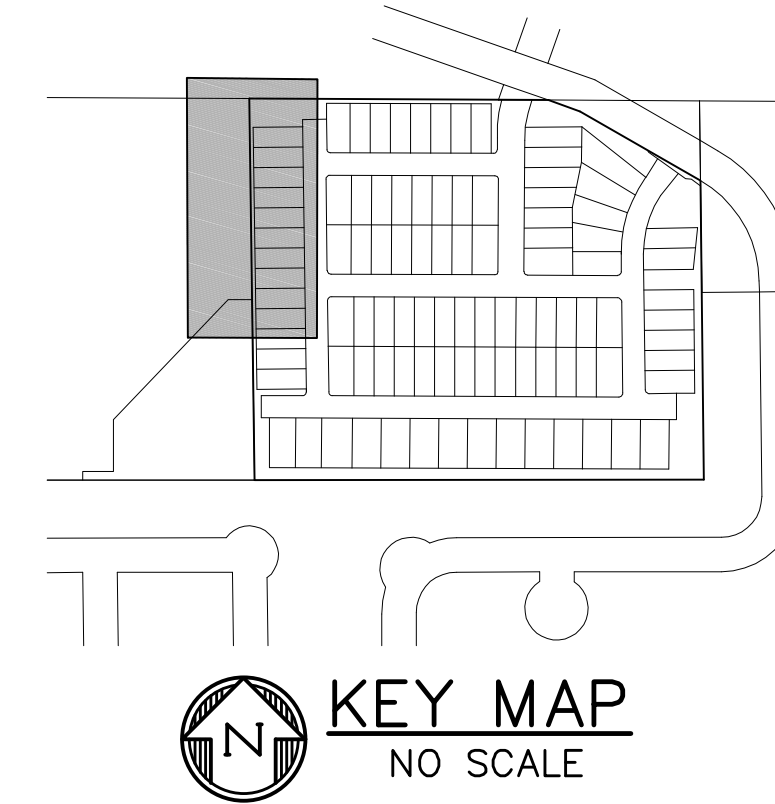
SHEET: 14 OF 52



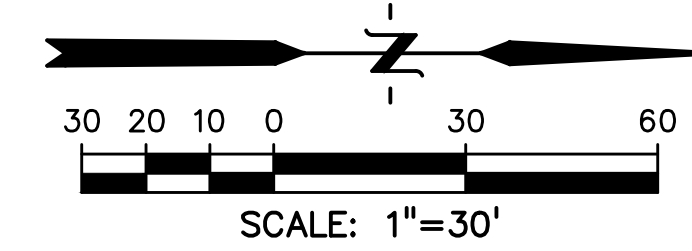


**Know what's below.
Call before you dig.**

CALL 3-BUSINESS DAYS IN ADVANCE BEFORE YOU DIG, GRADE, OR EXCAVATE FOR THE MARKING OF UNDERGROUND MEMBER UTILITIES.



KEY MAP
NO SCALE



PREPARED BY:



DREXEL, BARRELL & CO.
Engineers • Surveyors
101 SAWATCH STREET, #100
COLORADO SPGS, COLORADO 80903
CONTACT: TIM D. MCCONNELL, P.E.
(719) 260-0887
COLORADO SPRINGS • LAFAYETTE

CLIENT:

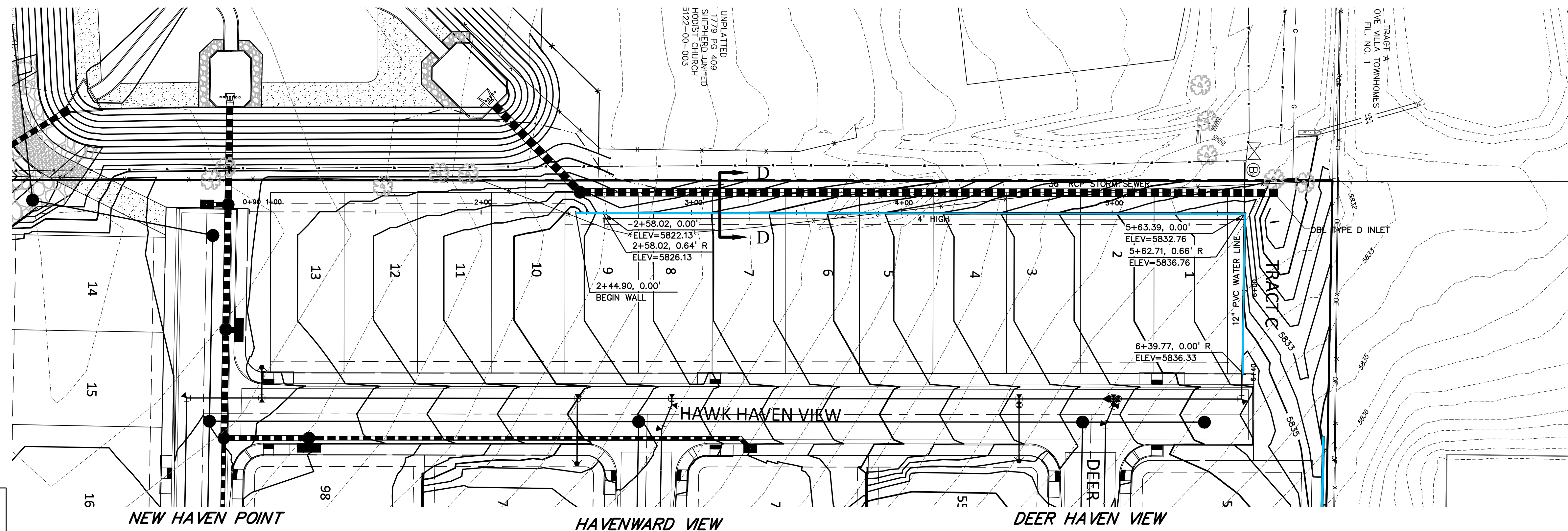
MIDCO INVESTMENTS, LLC

P.O. BOX 60069
COLORADO SPRINGS, CO 80960
CONTACT: ROBERT C. IRWIN
(719) 475-7474

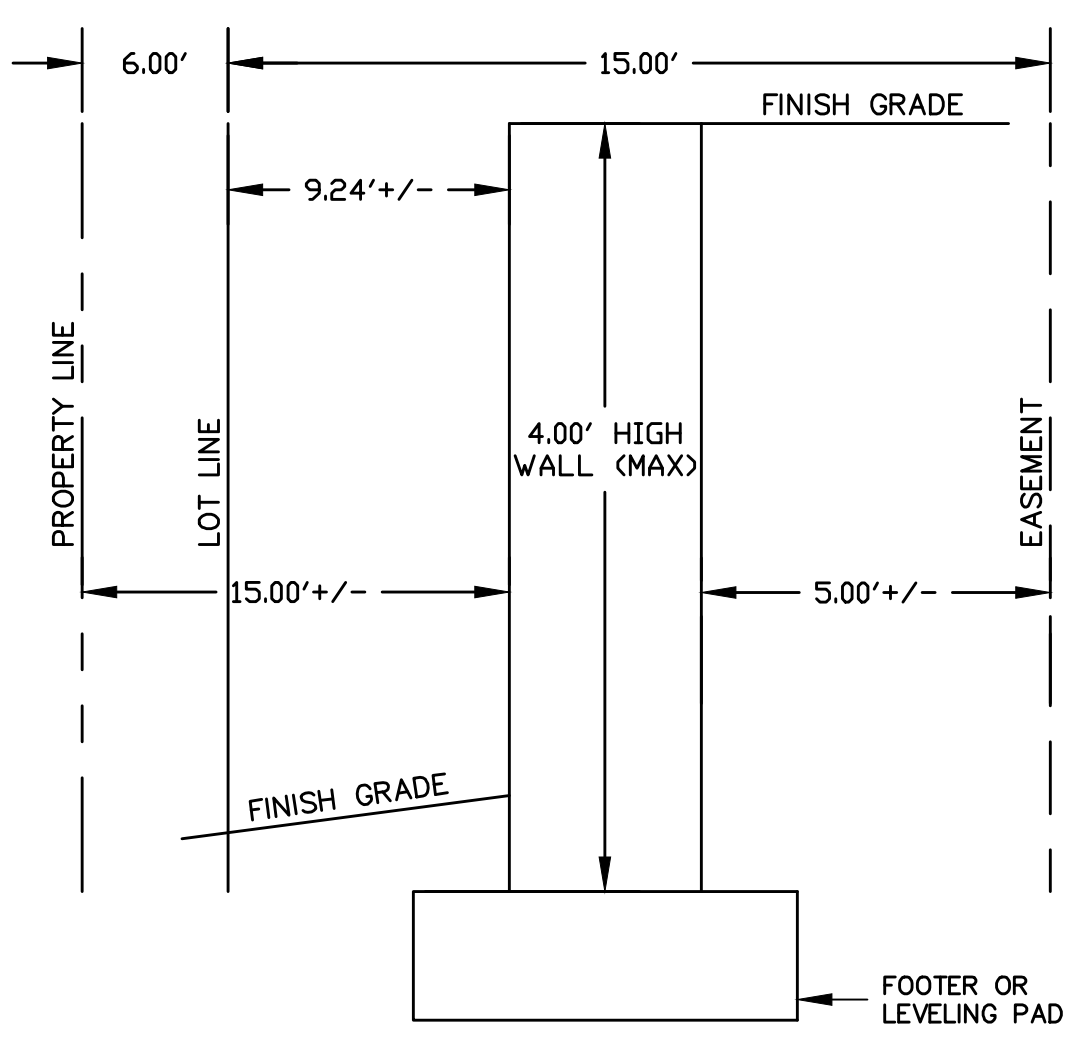
CONSTRUCTION DOCUMENTS FOR:

HAVEN VALLEY

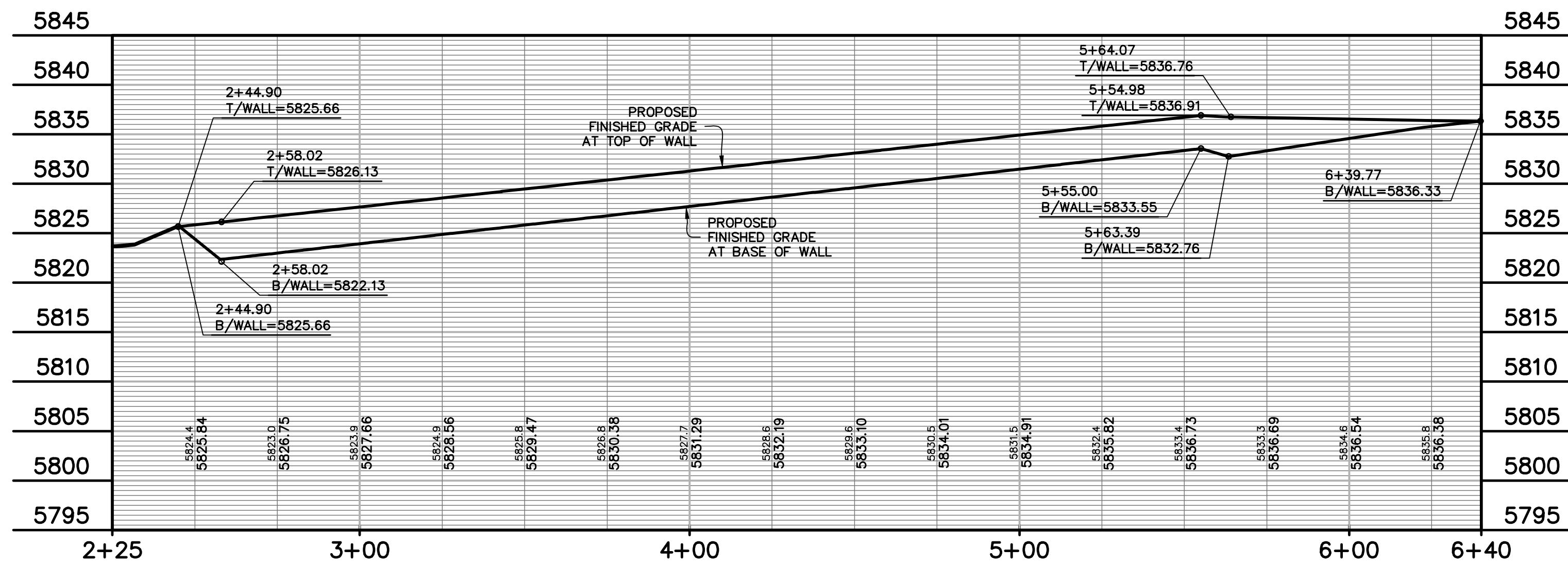
(LETA DR.) BRADLEY RD/ALTURAS DR.
SECURITY, EL PASO COUNTY, COLORADO



NOTES:
FOR REFERENCE ONLY, DETAILED WALL DESIGN TO BE COMPLETED BY WALL DESIGN ENGINEER.



RETAINING WALL CROSS SECTION D-D
INTERIOR LOTS
SCALE: NTS



ISSUE	DATE
INITIAL ISSUE	3/15/22
LATEST ISSUE	6/10/24

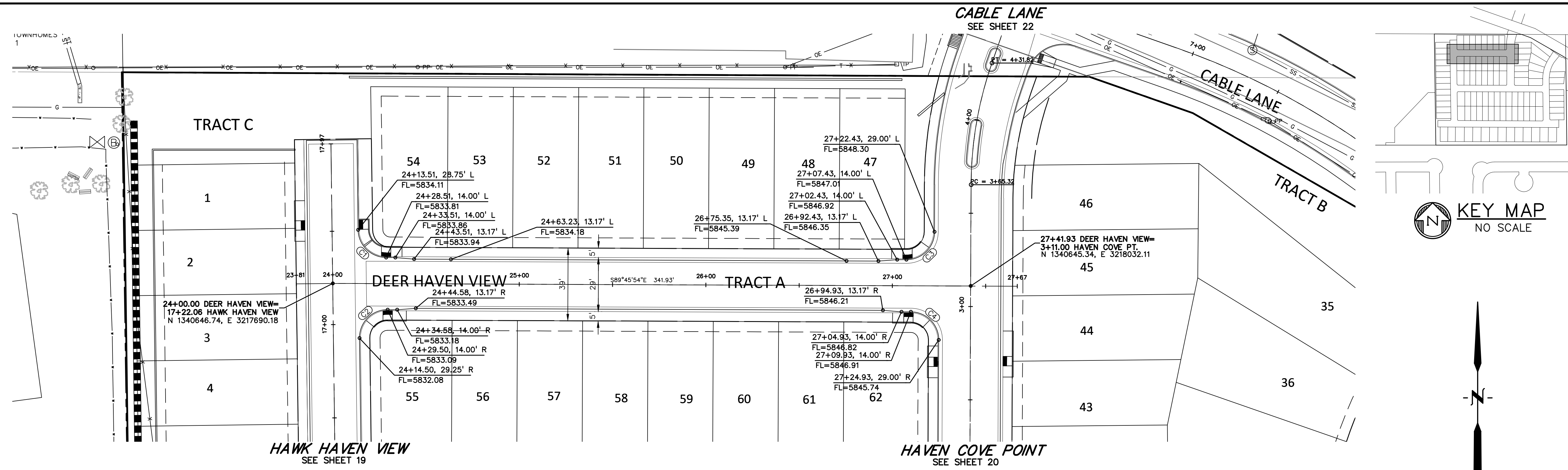
DESIGNED BY: TDM
DRAWN BY: GES
CHECKED BY: TDM
FILE NAME: 21085-03RW05

PREPARED UNDER MY DIRECT SUPERVISION FOR AND ON BEHALF OF DREXEL, BARRELL & CO.
DRAWING SCALE:
HORIZONTAL: 1" = 30'
VERTICAL: 1" = 10'

**RETAINING WALL
PLAN & PROFILE**

PROJECT NO. 21085-03CSCV
DRAWING NO.

RW05

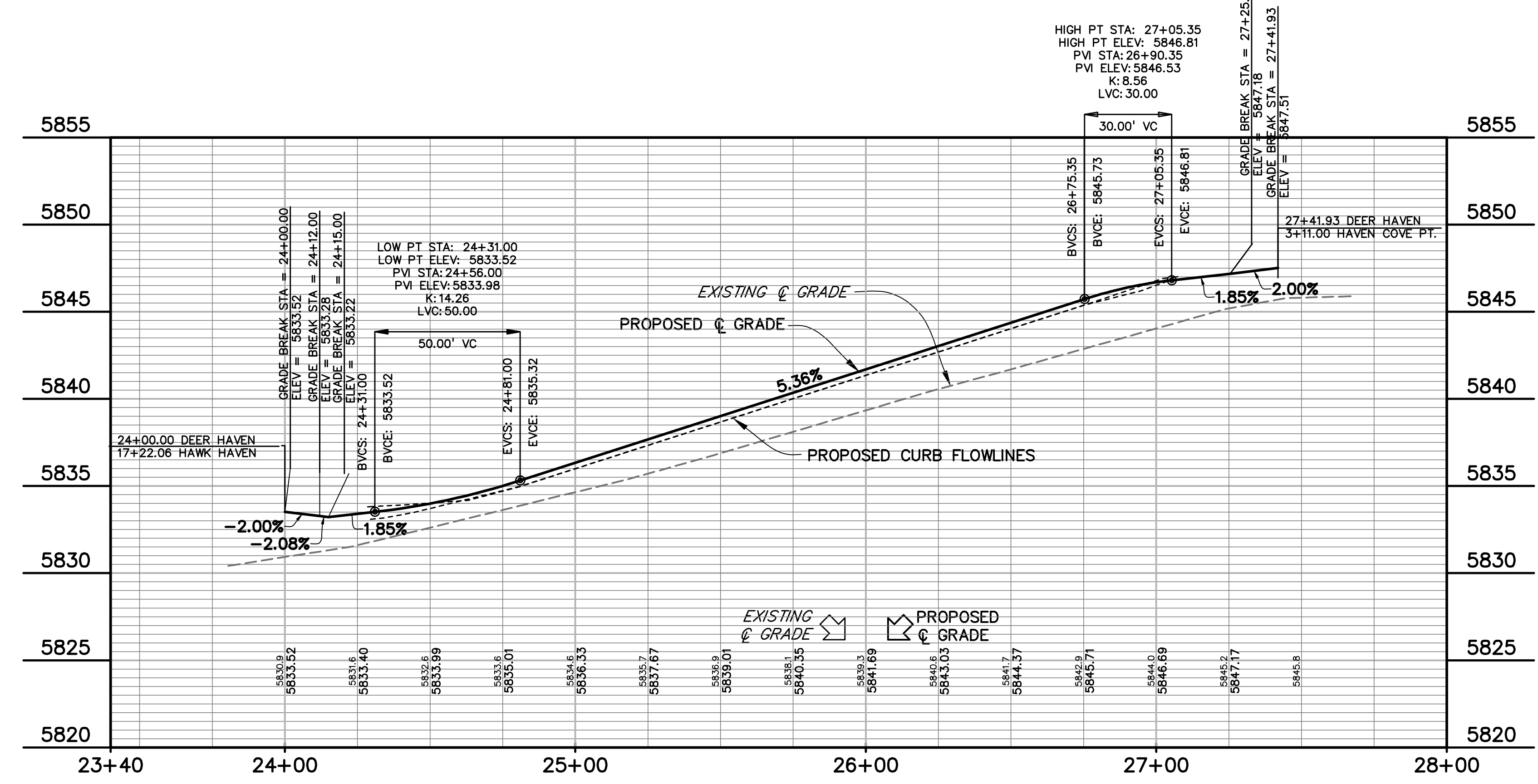
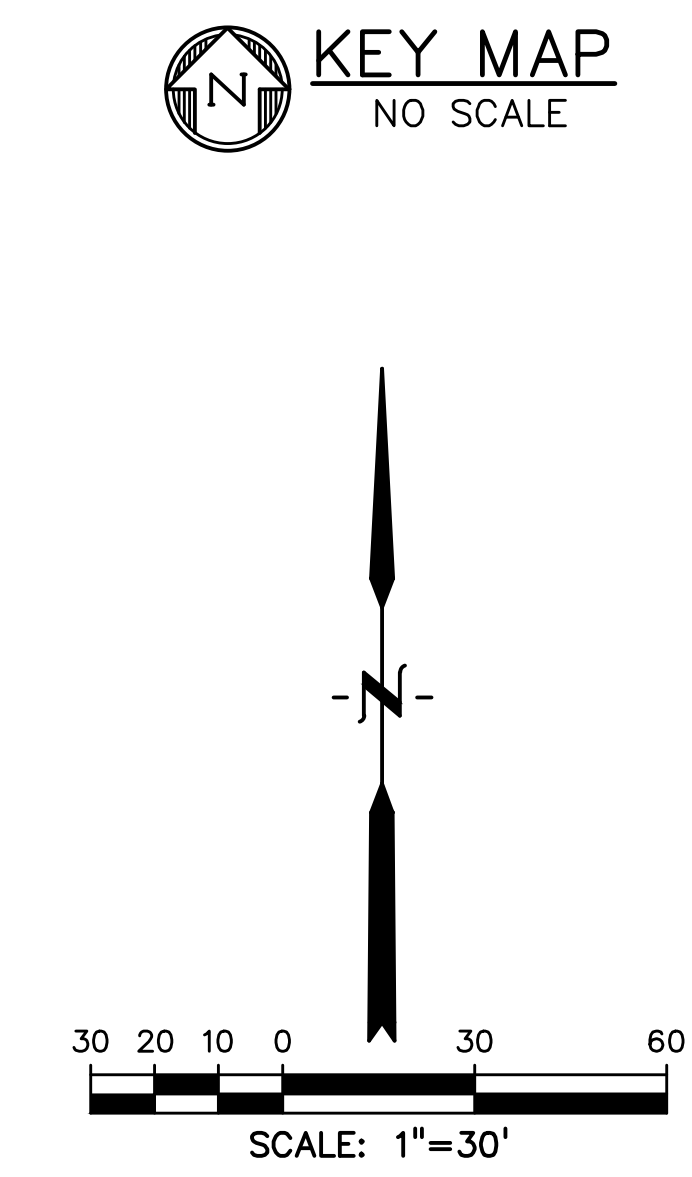


PREPARED BY:

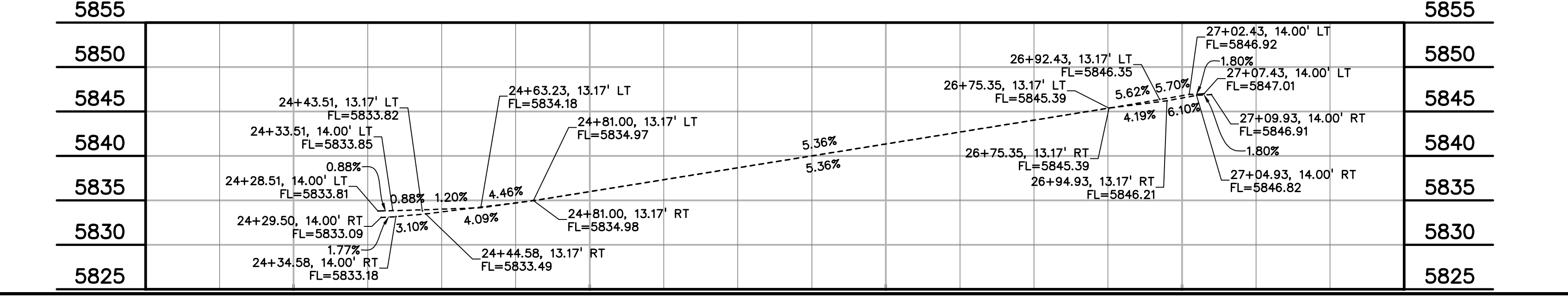
DREXEL, BARRELL & CO.
 Engineers • Surveyors
 101 SAWATCH STREET, #100
 COLORADO SPGS, COLORADO 80903
 CONTACT: TIM D. MCCONNELL, P.E.
 (719) 260-0887
 COLORADO SPRINGS • LAFAYETTE

CLIENT:
 MIDCO INVESTMENTS, LLC
 P.O. BOX 60069
 COLORADO SPRINGS, CO 80960
 CONTACT: ROBERT C. IRWIN
 (719) 475-7474

CONSTRUCTION DOCUMENTS FOR:
HAVEN VALLEY
 (LETA DR.) BRADLEY RD/ALTURAS DR.
 SECURITY, EL PASO COUNTY, COLORADO



FLOWLINE CURVE TABLE					
CURVE #	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD DISTANCE
C1	23.31'	15.00'	89°01'23"	S45°15'12"E	21.03'
C2	23.82'	15.00'	90°58'37"	S44°44'48"W	21.39'
C3	23.56'	15.00'	90°00'00"	N45°14'08"E	21.21'
C4	23.56'	15.00'	90°00'00"	N44°45'54"W	21.21'



ISSUE	DATE
INITIAL ISSUE	3/15/22
LATEST ISSUE	6/10/24

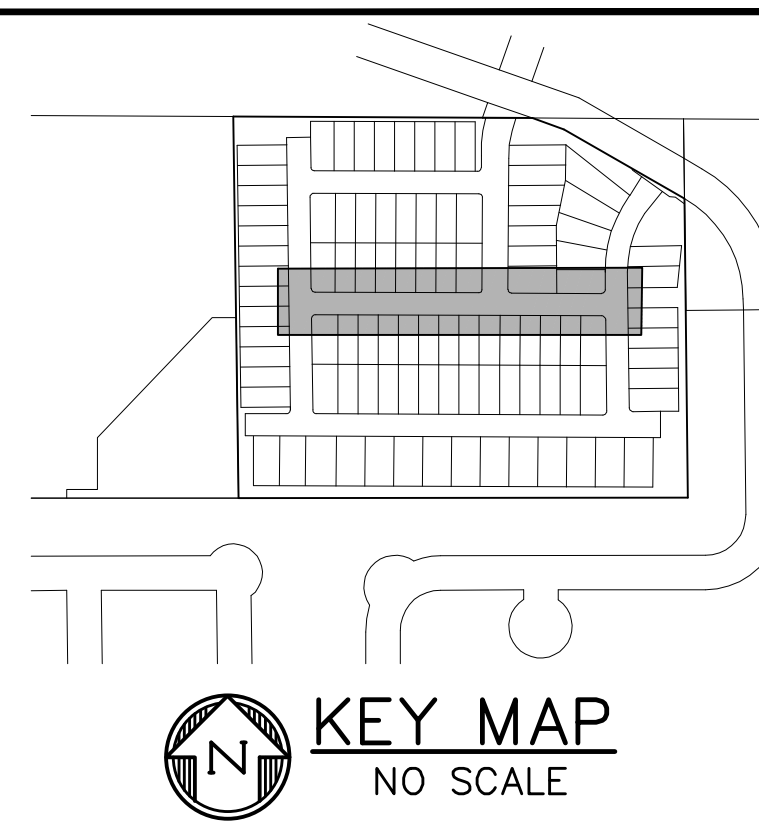
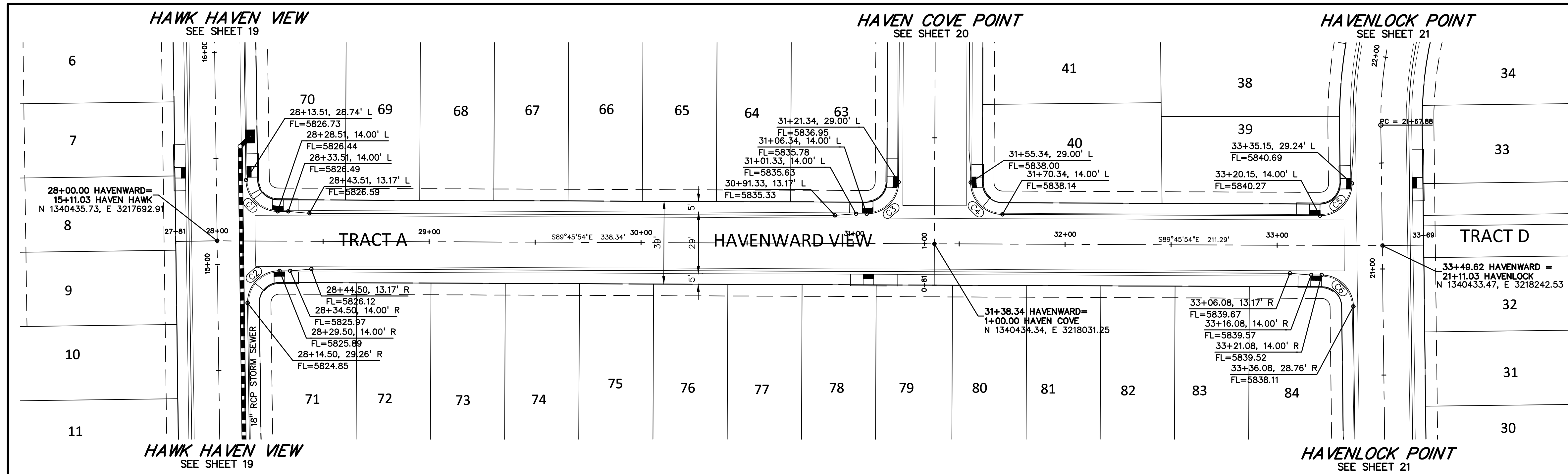
DESIGNED BY:	TDM
DRAWN BY:	GES
CHECKED BY:	TDM
FILE NAME:	21085-03RD01

PREPARED UNDER MY DIRECT SUPERVISION FOR AND ON BEHALF OF DREXEL, BARRELL & CO.
 DRAWING SCALE:
 HORIZONTAL: 1" = 30'
 VERTICAL: 1" = 5'

DEERHAVEN VIEW
 PLAN & PROFILE
 PROJECT NO. 21085-03CSCV
 DRAWING NO.

RD01
 SHEET: 14 OF 52





PREPARED BY:

DREXEL, BARRELL & CO.
 Engineers • Surveyors
 101 SAWATCH STREET, #100
 COLORADO SPGS, COLORADO 80903
 CONTACT: TIM D. MCCONNELL, P.E.
 (719)260-0887
 COLORADO SPRINGS • LAFAYETTE

CLIENT:
 MIDCO INVESTMENTS, LLC

P.O. BOX 60069
 COLORADO SPRINGS, CO 80960
 CONTACT: ROBERT C. IRWIN
 (719) 475-7474

CONSTRUCTION DOCUMENTS FOR:

HAVEN VALLEY
 (LETA DR.) BRADLEY RD/ALTURAS DR.
 SECURITY, EL PASO COUNTY, COLORADO

ISSUE	DATE
INITIAL ISSUE	3/15/22
LATEST ISSUE	6/10/24

DESIGNED BY: TDM
 DRAWN BY: GES
 CHECKED BY: TDM
 FILE NAME: 21085-03RD02

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

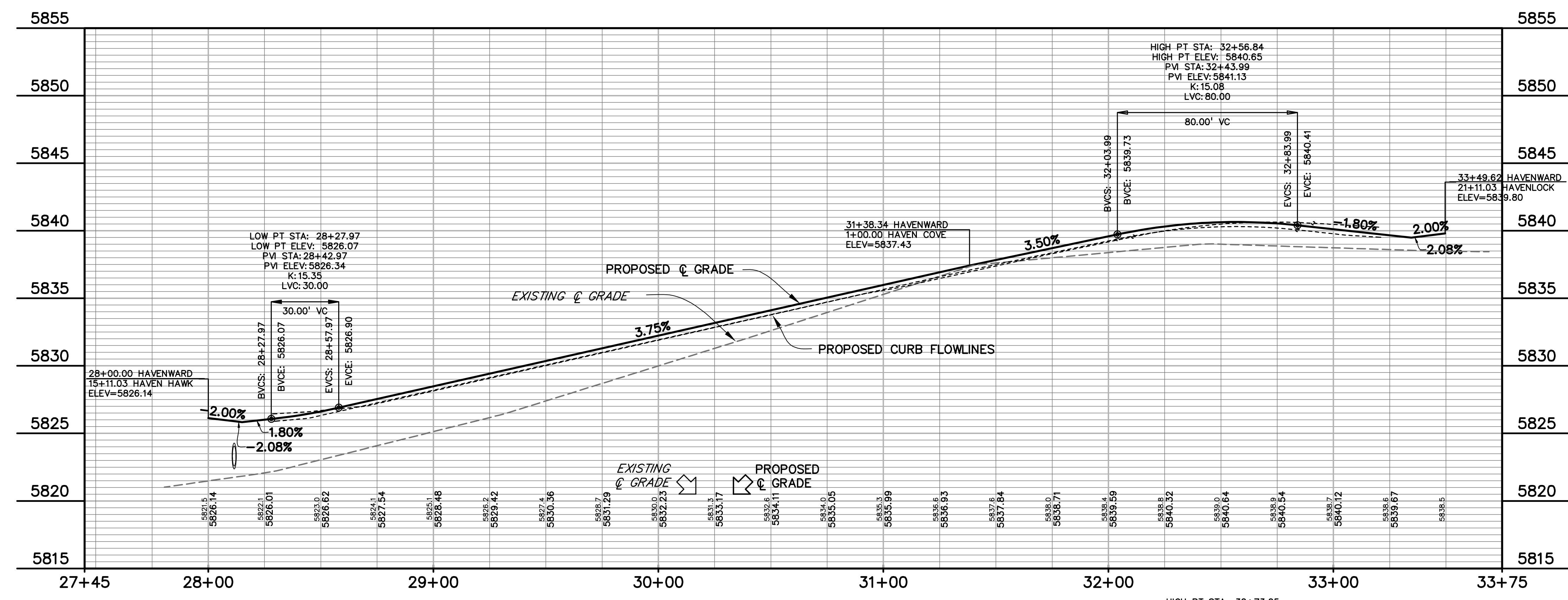
DRAWING SCALE:
 HORIZONTAL: 1" = 30'
 VERTICAL: 1" = 5'

HAVENWARD VIEW
 PLAN & PROFILE

PROJECT NO. 21085-03CSCV
 DRAWING NO.

RD02

SHEET: 17 OF 52

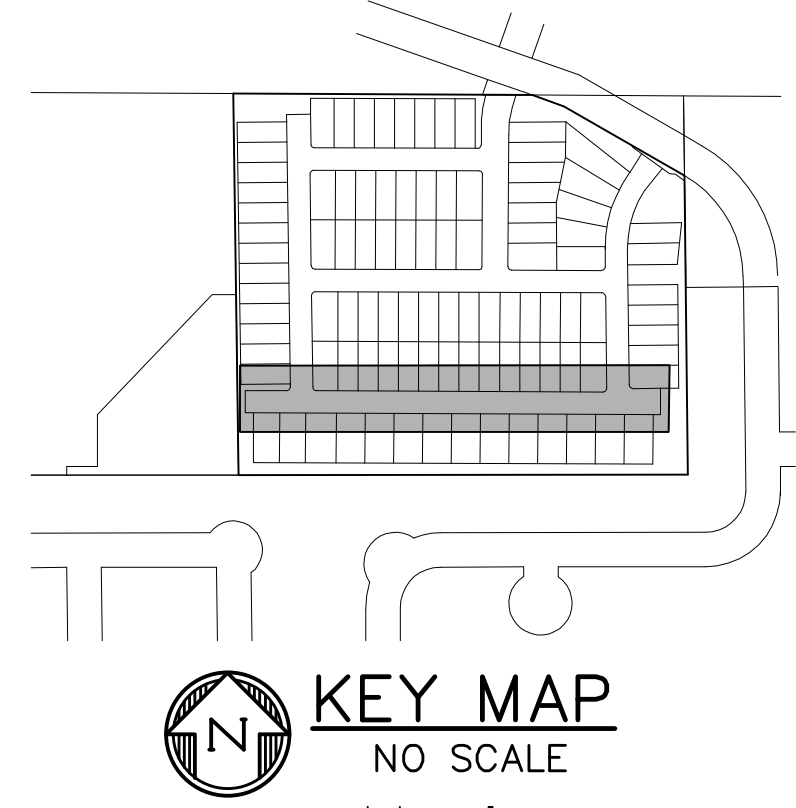
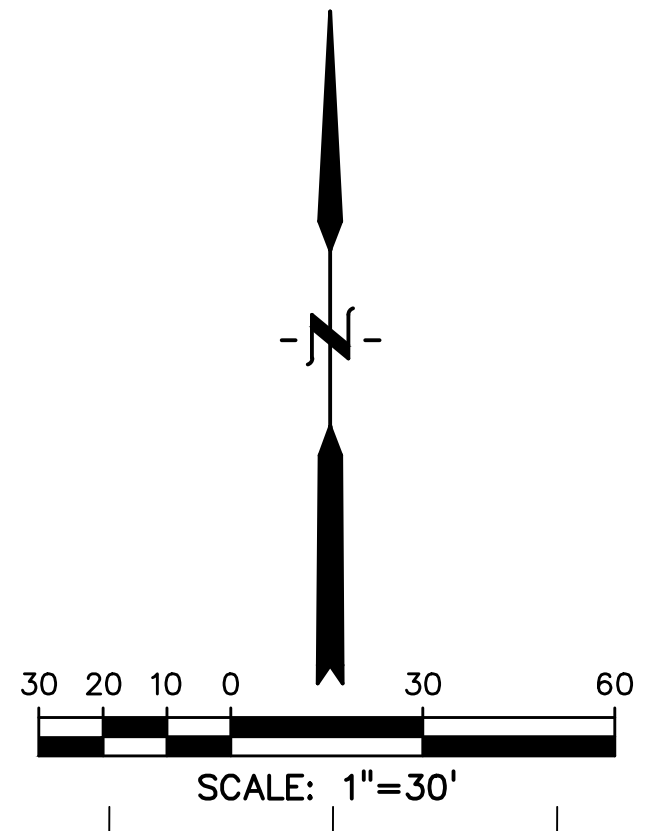


CURVE #	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD DISTANCE
C1	23.23'	15.00'	88°42'53"	S45°05'59"E	20.97'
C2	23.82'	15.00'	90°58'37"	S44°44'48"W	21.39'
C3	23.56'	15.00'	90°00'00"	N45°14'06"E	21.21'
C4	23.56'	15.00'	90°00'00"	S44°45'54"E	21.21'
C5	23.80'	15.00'	90°55'01"	N44°46'36"E	21.38'
C6	23.32'	15.00'	89°04'59"	N45°13'24"W	21.04'



811 Know what's below.
Call before you dig.
CALL 3-BUSINESS DAYS IN ADVANCE
BEFORE YOU DIG, GRADE, OR
EXCAVATE FOR THE MARKING OF
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FLOWLINE CURVE TABLE					
CURVE #	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD DISTANCE
C1	23.82'	15.00'	90°58'37"	N44°44'48"E	21.39'
C2	23.31'	15.00'	89°01'23"	S45°15'12"E	21.03'
C3	23.80'	15.00'	90°55'01"	N44°46'36"E	21.38'
C4	23.32'	15.00'	89°04'59"	S45°13'24"E	21.04'



PREPARED BY:

DREXEL, BARRELL & CO.
Engineers & Surveyors
101 SAWATCH STREET, #100
COLORADO SPRINGS, COLORADO 80903
CONTACT: TIM D. MCCONNELL, P.E.
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COLORADO SPRINGS, CO 80960
CONTACT: ROBERT C. IRWIN
(719) 475-7474

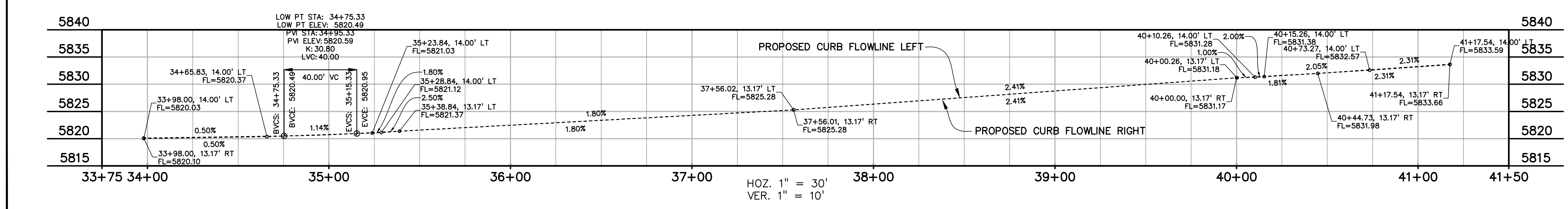
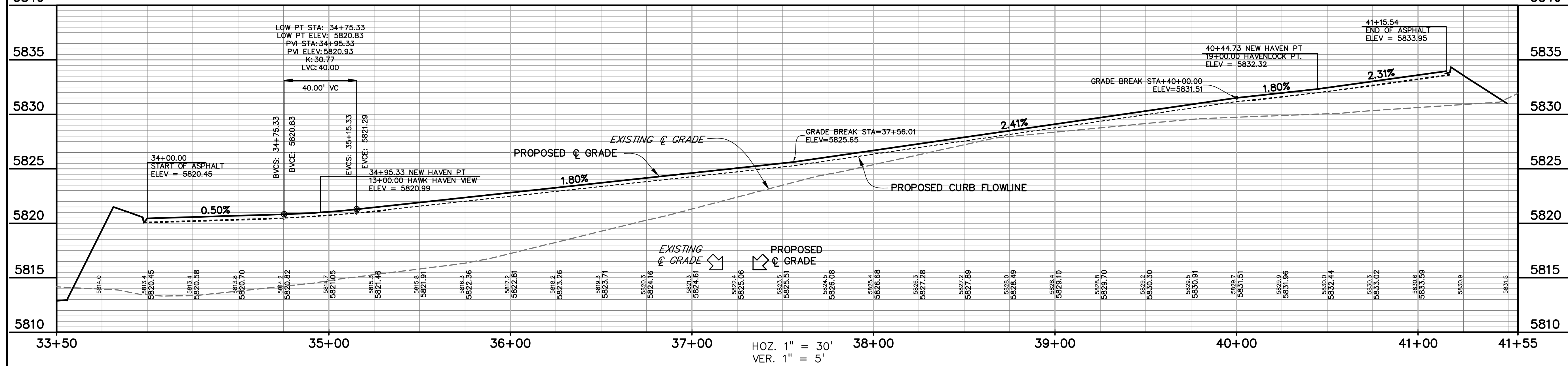
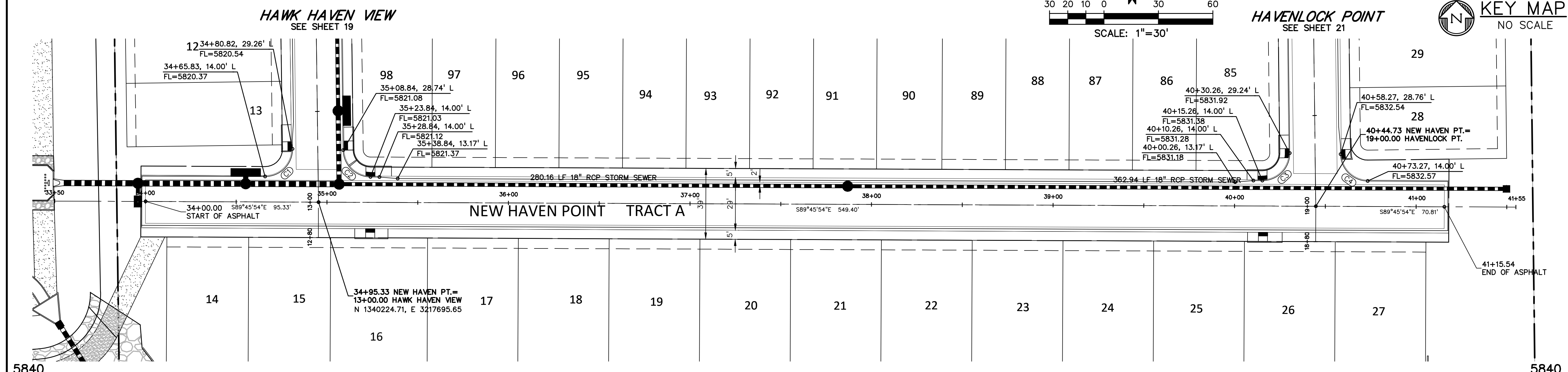
CONSTRUCTION DOCUMENTS FOR:
HAVEN VALLEY
(LETA DR.) BRADLEY RD/ALTURAS DR.
SECURITY, EL PASO COUNTY, COLORADO

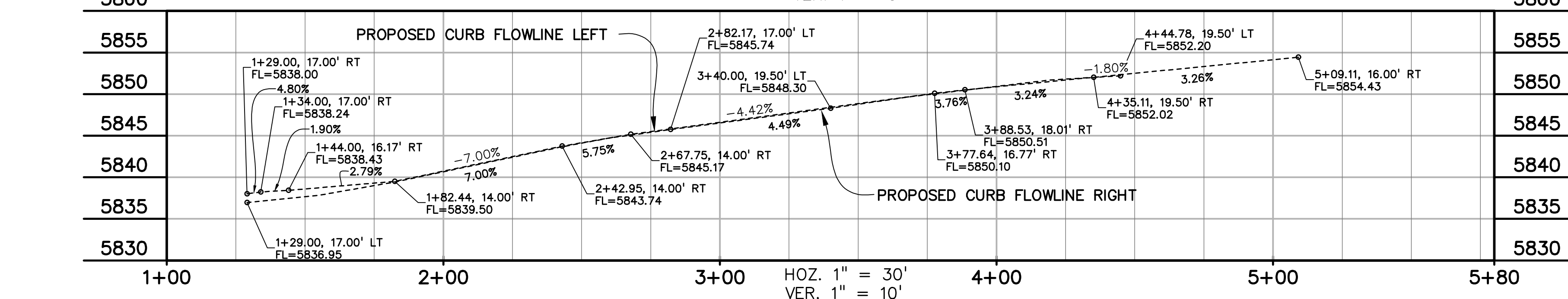
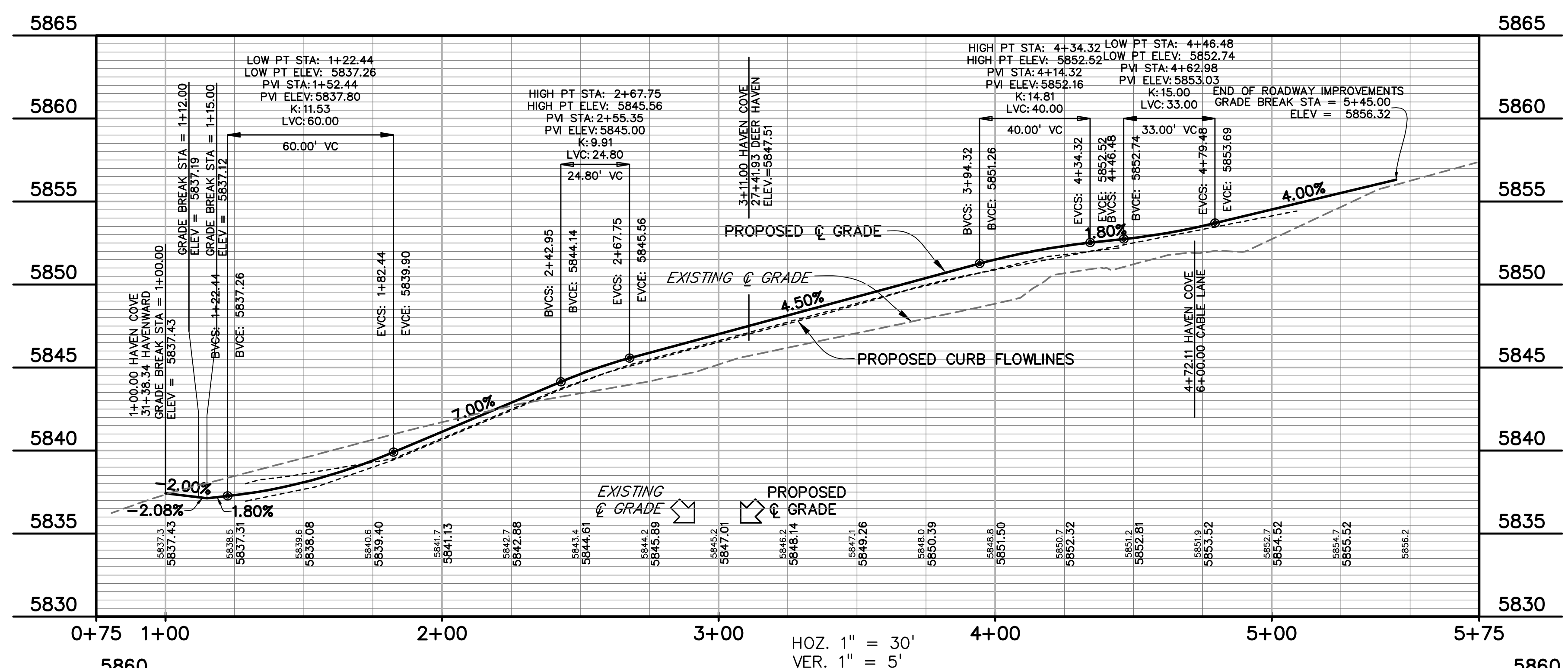
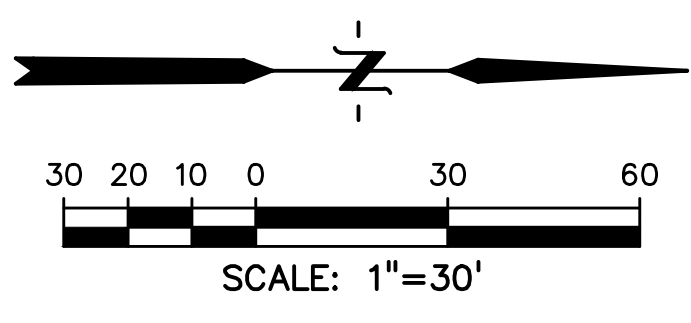
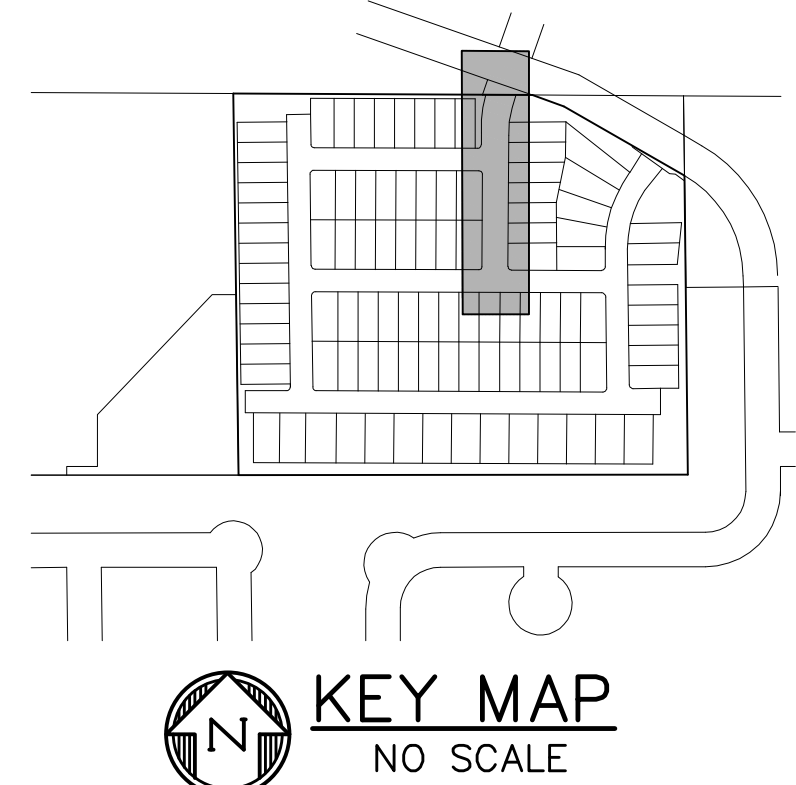
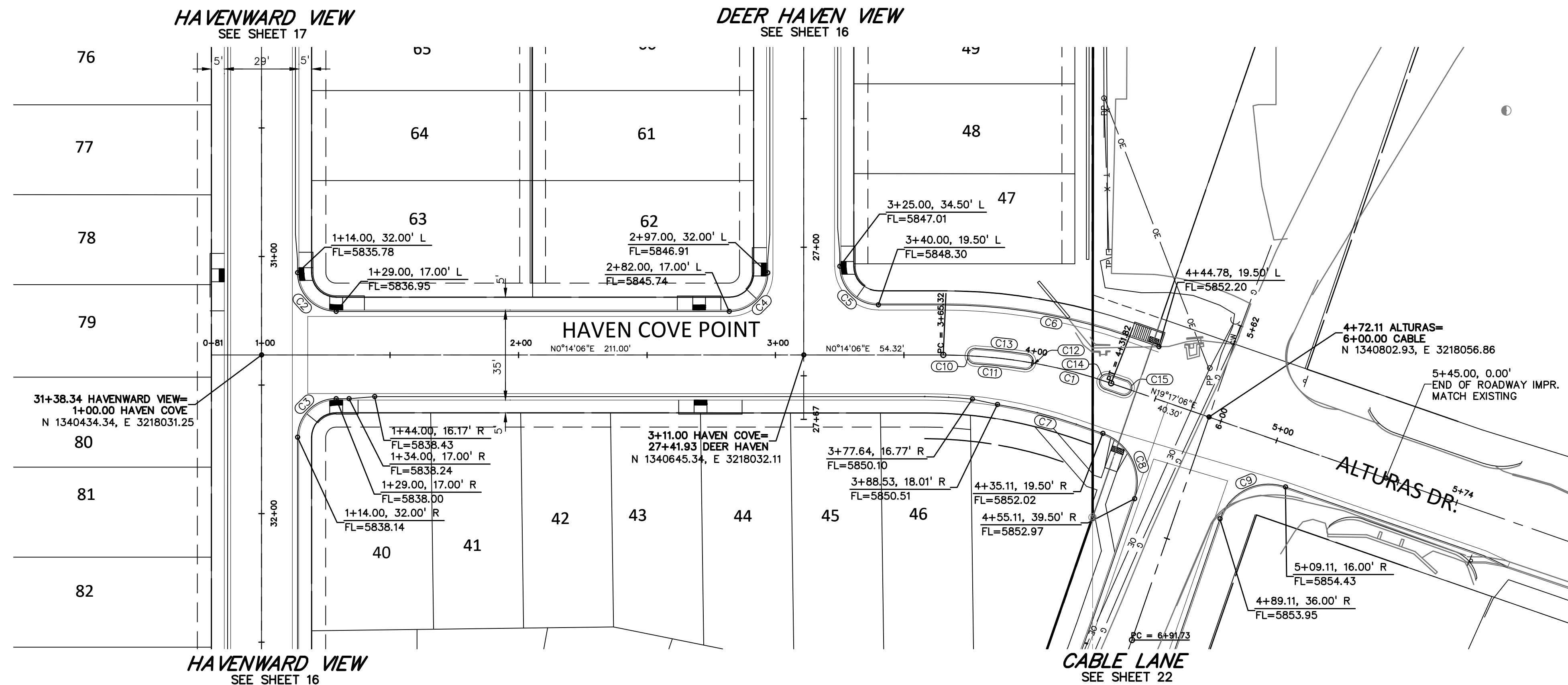
ISSUE	DATE
INITIAL ISSUE	3/15/22
LATEST ISSUE	6/10/24
DESIGNED BY:	TDM
DRAWN BY:	GES
CHECKED BY:	TDM
FILE NAME:	21085-03RD03

PREPARED UNDER MY DIRECT
SUPERVISION FOR AND ON BEHALF
OF DREXEL, BARRELL & CO.
DRAWING SCALE:
HORIZONTAL: 1" = 30'
VERTICAL: 1" = 5'

**NEW HAVEN PT
ROAD & STORM
PLAN & PROFILE**
PROJECT NO. 21085-03CSCV
DRAWING NO.

RD03
SHEET: 18 OF 52





811 Know what's below.
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EXCAVATE FOR THE MARKING OF
UNDERGROUND MEMBER UTILITIES.

CENTERLINE AND FLOWLINE CURVE TABLE					
CURVE #	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD DISTANCE
C1	66.50'	200.00'	19°03'00"	S09°45'36"W	66.19'
C2	23.56'	15.00'	90°00'00"	N45°14'06"E	21.21'
C3	23.56'	15.00'	90°00'00"	S44°45'54"E	21.21'
C4	23.56'	15.00'	90°00'00"	N44°45'54"W	21.21'
C5	23.56'	15.00'	90°00'00"	N45°14'06"E	21.21'
C6	72.98'	219.50'	19°03'00"	S09°45'36"W	72.64'
C7	31.59'	180.50'	10°01'39"	S14°16'16"W	31.55'
C8	31.42'	20.00'	90°00'29"	S84°17'20"W	28.29'
C9	31.41'	20.00'	89°59'31"	S25°42'40"E	28.28'
C10	9.42'	3.00'	180°00'00"	S88°12'53"E	6.00'
C11	19.46'	197.00'	5°39'32"	N06°36'53"E	19.45'
C12	9.42'	3.00'	180°00'00"	N80°33'21"W	6.00'
C13	20.05'	203.00'	5°39'32"	S06°36'53"W	20.04'
C14	9.42'	3.00'	180°00'00"	S70°42'54"E	6.00'
C15	9.42'	3.00'	180°00'00"	N70°42'54"W	6.00'

PREPARED BY:

DREXEL, BARRELL & CO.
Engineers • Surveyors
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COLORADO SPGS, COLORADO 80903
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(719) 260-0887
COLORADO SPRINGS • LAFAYETTE

CLIENT:

MIDCO INVESTMENTS, LLC

P.O. BOX 60069
COLORADO SPRINGS, CO 80960
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(719) 475-7474

CONSTRUCTION DOCUMENTS FOR:
HAVEN VALLEY
(LETA DR.) BRADLEY RD/ALTURAS DR.
SECURITY, EL PASO COUNTY, COLORADO

ISSUE	DATE
INITIAL ISSUE	3/15/22
LATEST ISSUE	6/10/24

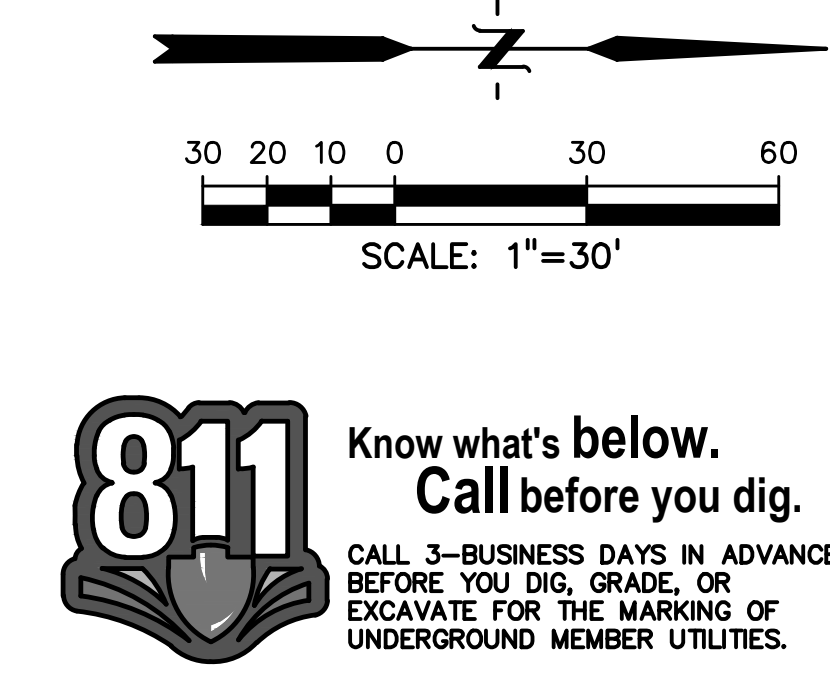
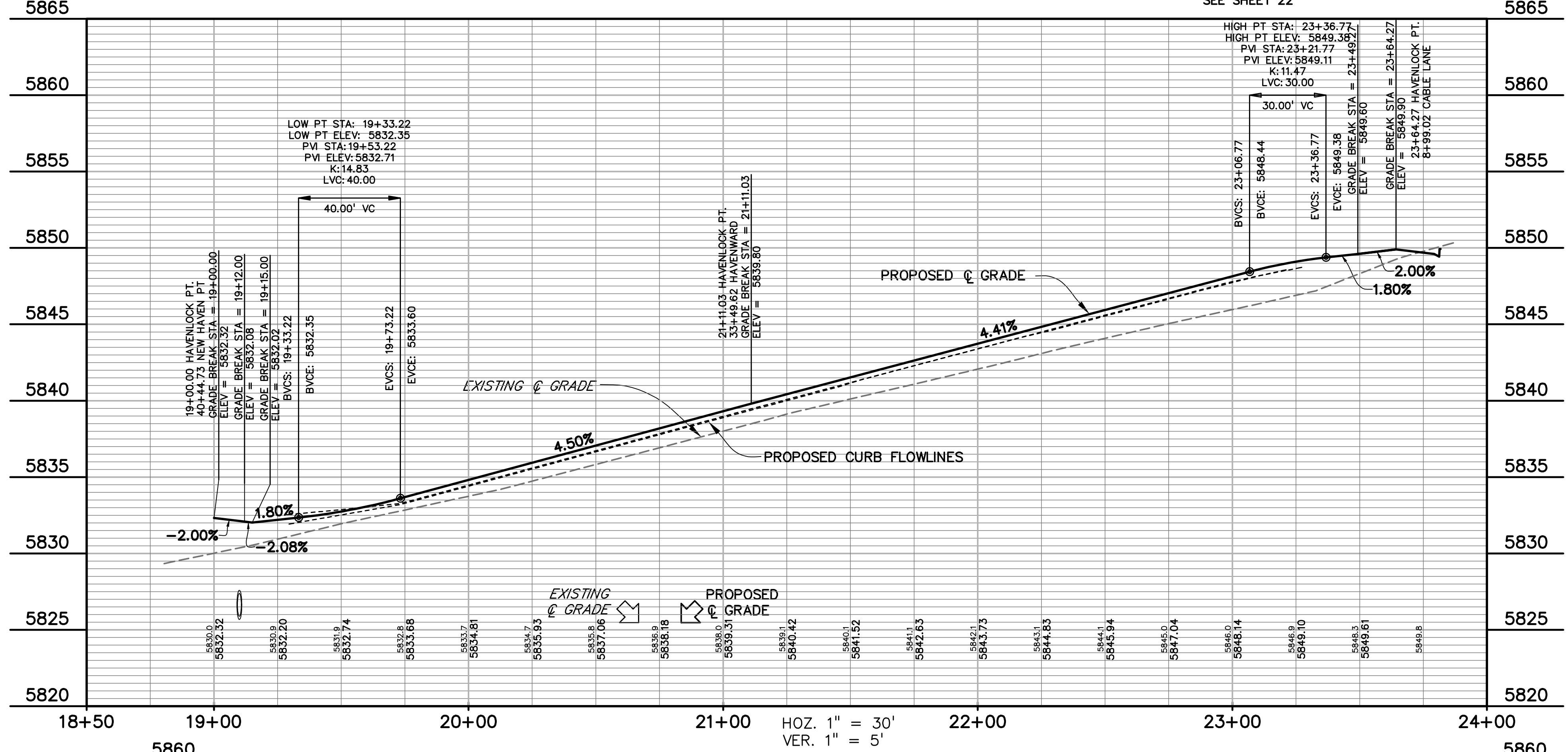
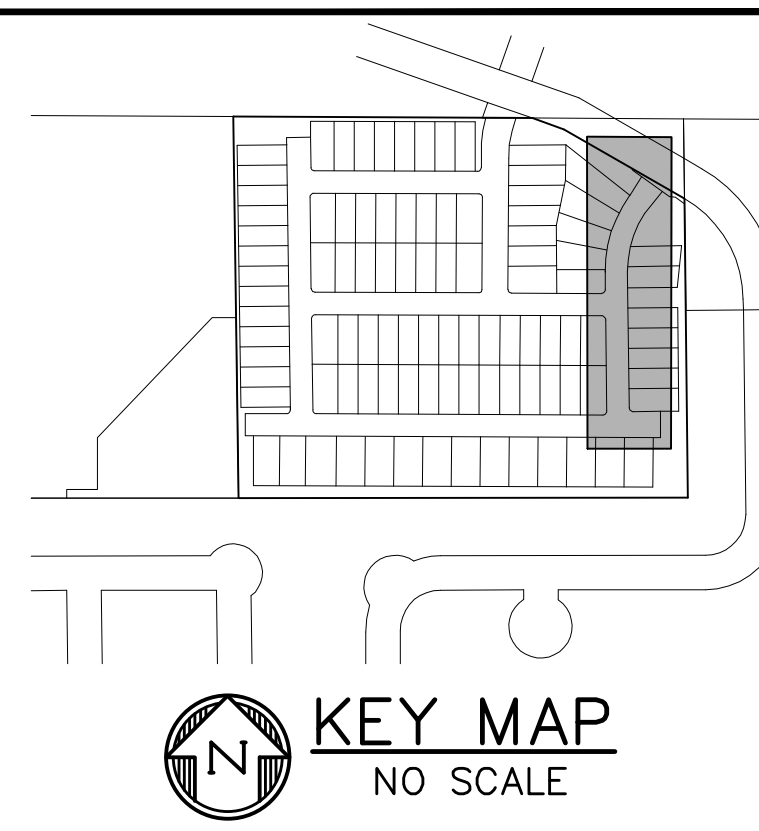
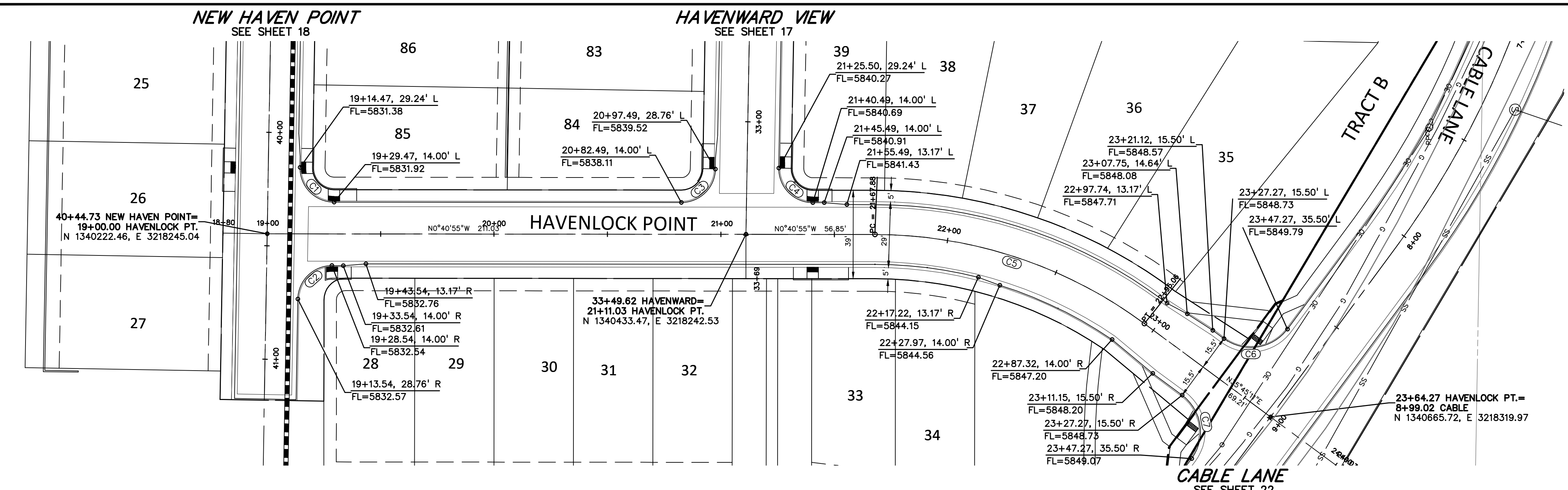
DESIGNED BY: TDM
DRAWN BY: GES
CHECKED BY: TDM
FILE NAME: 21085-03RD05

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DRAWING SCALE:
HORIZONTAL: 1" = 30'
VERTICAL: 1" = 5'

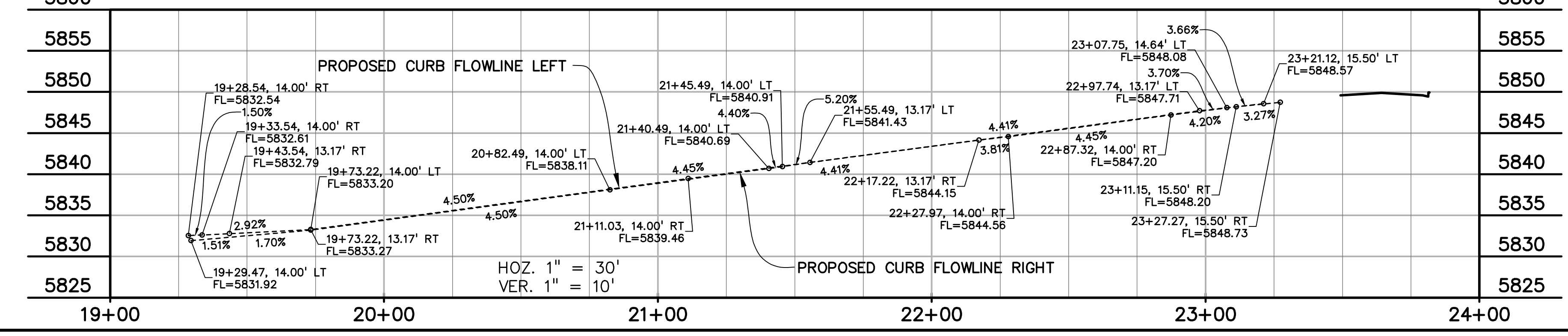
HAVEN COVE POINT
PLAN & PROFILE
PROJECT NO. 21085-03CSCV
DRAWING NO.

RD05
SHEET: 20 OF 52



811 Know what's below.
Call before you dig.
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CENTERLINE AND FLOWLINE CURVE TABLE					
CURVE #	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD DISTANCE
C1	23.80'	15.00'	90°55'01"	N44°46'36"E	21.38'
C2	23.32'	15.00'	89°04'59"	S45°13'24"E	21.04'
C3	23.32'	15.00'	89°04'59"	N45°13'24"W	21.04'
C4	23.80'	15.00'	90°55'01"	N44°46'36"E	21.38'
C5	127.18'	200.00'	36°28'06"	S17°32'08"W	125.05'
C6	31.42'	20.00'	90°00'00"	N09°14'49"W	28.28'
C7	31.42'	20.00'	90°00'00"	S80°45'11"W	28.28'



PREPARED BY:
DREXEL, BARRELL & CO.
Engineers & Surveyors
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COLORADO SPGS, COLORADO 80903
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(719) 475-7474

CONSTRUCTION DOCUMENTS FOR:
HAVEN VALLEY
(LETA DR.) BRADLEY RD/ALTURAS DR.
SECURITY, EL PASO COUNTY, COLORADO

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DESIGNED BY: TDM
DRAWN BY: GES
CHECKED BY: TDM
FILE NAME: 21085-03RD06

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DRAWING SCALE:
HORIZONTAL: 1" = 30'
VERTICAL: 1" = 5'

HAVENLOCK POINT
PLAN & PROFILE

PROJECT NO. 21085-03CSCV
DRAWING NO.

RD06

SHEET: 21 OF 52

PREPARED BY:



CLIENT:

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CONSTRUCTION DOCUMENTS FOR:

HAVEN VALLEY

(LETA DR.) BRADLEY RD/ALTURAS DR.
 SECURITY, EL PASO COUNTY, COLORADO

ISSUE	DATE
INITIAL ISSUE	3/15/22
LATEST ISSUE	6/10/24

DESIGNED BY:	TDM
DRAWN BY:	GES
CHECKED BY:	TDM
FILE NAME:	21085-03RD07

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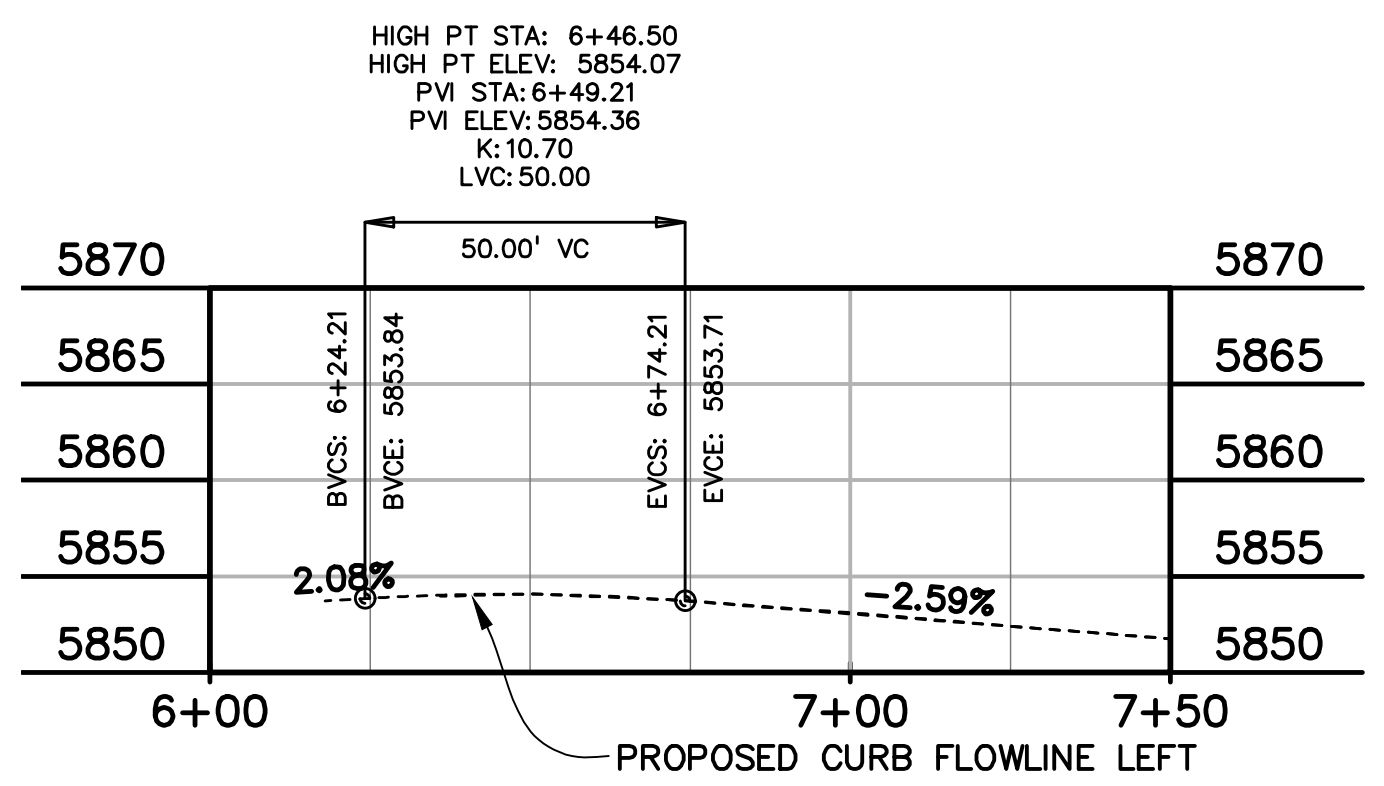
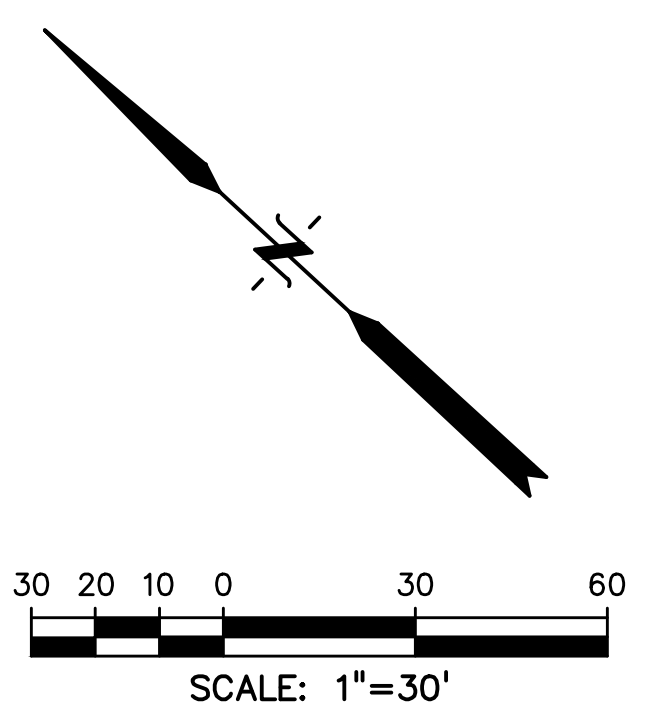
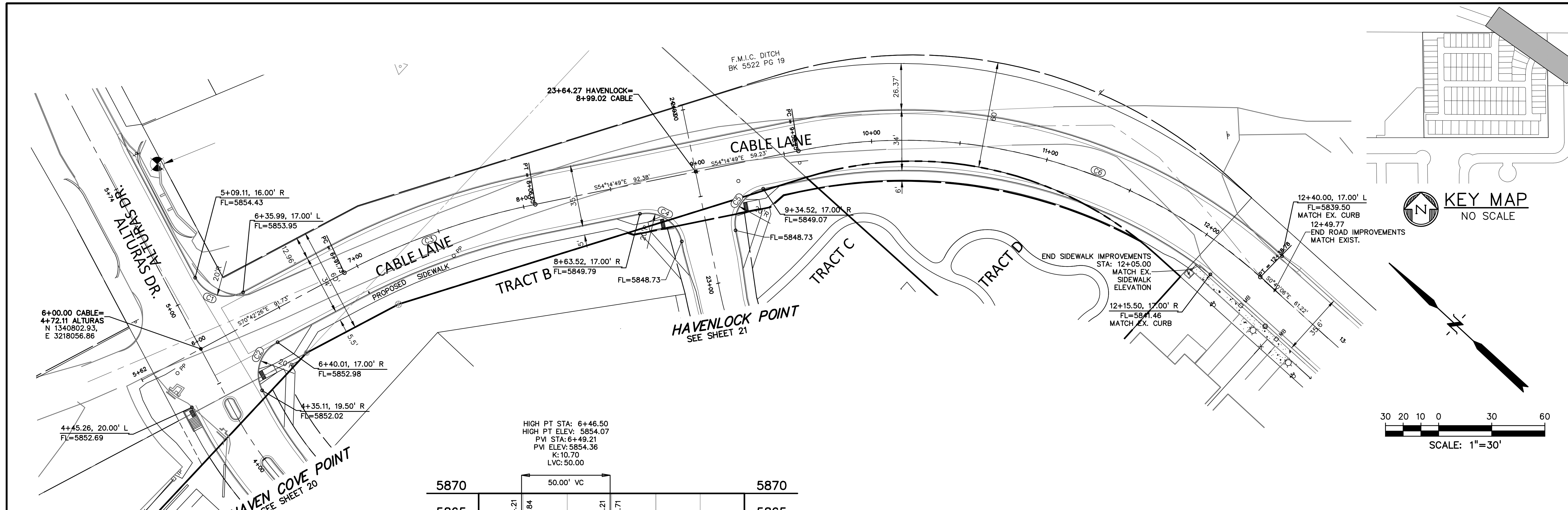
DRAWING SCALE:
 HORIZONTAL: 1" = 30'
 VERTICAL: 1" = 5'

CABLE LANE PLAN & PROFILE

PROJECT NO. 21085-03CSCV
 DRAWING NO.

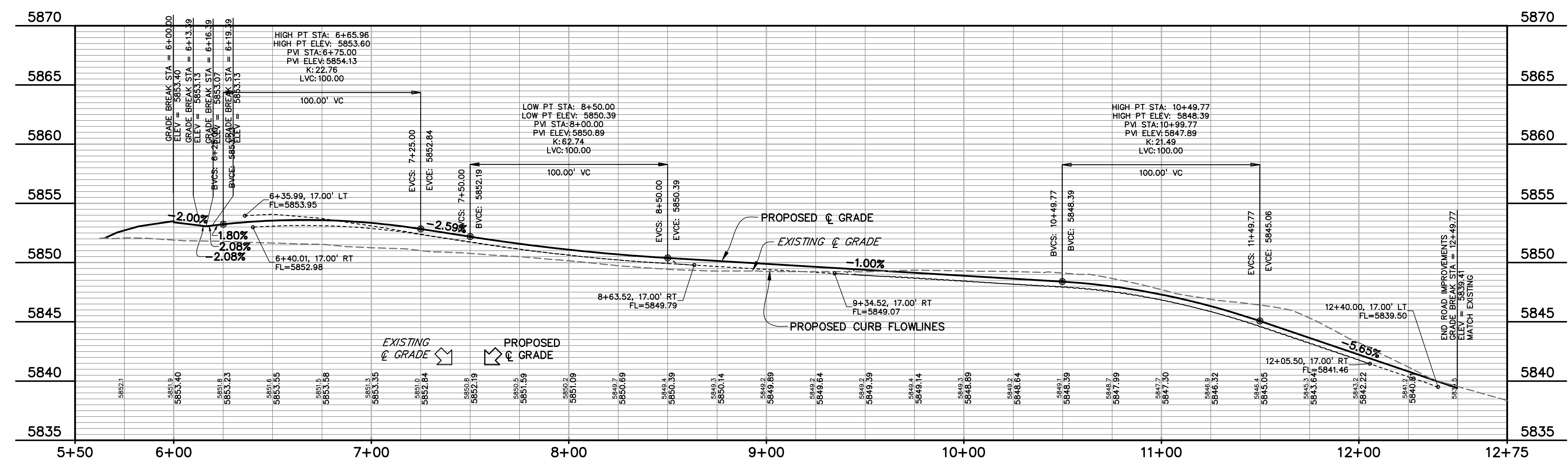
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SHEET: 22 OF 52

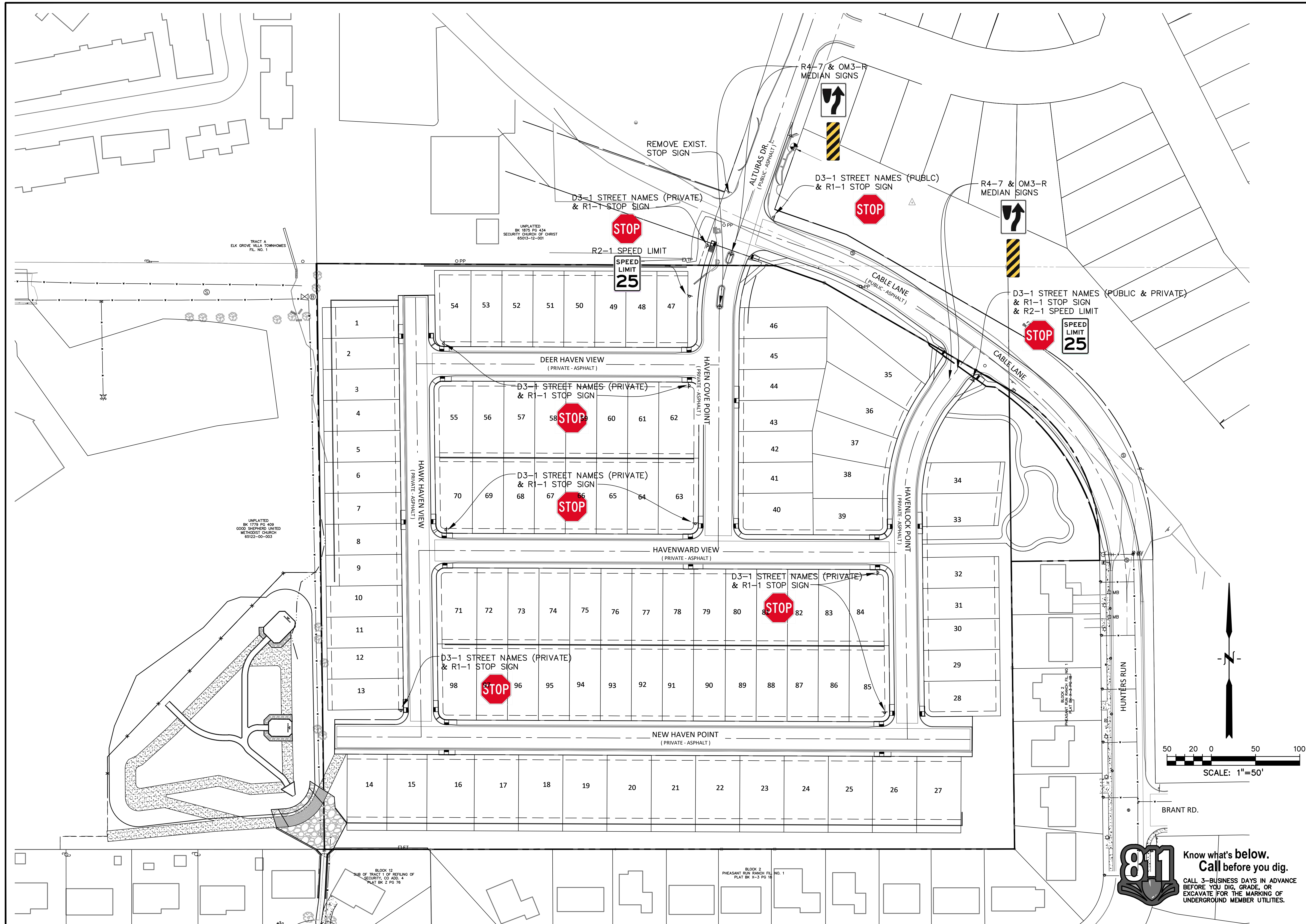


HOZ. 1" = 30'
 VER. 1" = 10'

CURVE #	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD DISTANCE
C1	31.41'	20.00'	88°59'31"	S25°42'40"E	28.28'
C2	31.92'	20.01'	91°23'53"	S64°59'47"W	28.64'
C3	114.91'	400.00'	16°27'37"	N62°28'37"W	114.52'
C4	31.42'	20.00'	90°00'00"	N09°14'49"W	28.28'
C5	31.42'	20.00'	90°00'00"	S80°45'11"W	28.28'
C6	280.54'	300.00'	53°34'42"	N27°27'27"W	270.43'



HOZ. 1" = 30'
 VER. 1" = 5'



PREPARED BY:

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 Engineers & Surveyors
 101 SAWATCH STREET, #100
 COLORADO SPGS, COLORADO 80903
 CONTACT: TIM D. MCCONNELL, P.E.
 (719) 260-0887
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CLIENT:

MIDCO INVESTMENTS, LLC
 P.O. BOX 60069
 COLORADO SPRINGS, CO 80960
 CONTACT: ROBERT C. IRWIN
 (719) 475-7474

CONSTRUCTION DOCUMENTS FOR:

HAVEN VALLEY

(LETA DR.) BRADLEY RD/ALTURAS DR.
 SECURITY, EL PASO COUNTY, COLORADO

ISSUE	DATE
INITIAL ISSUE	3/15/22
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DESIGNED BY:	TDM
DRAWN BY:	SBN
CHECKED BY:	TDM
FILE NAME:	21085-03SI01

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 DRAWING SCALE:
 HORIZONTAL: 1" = 50'
 VERTICAL: N/A

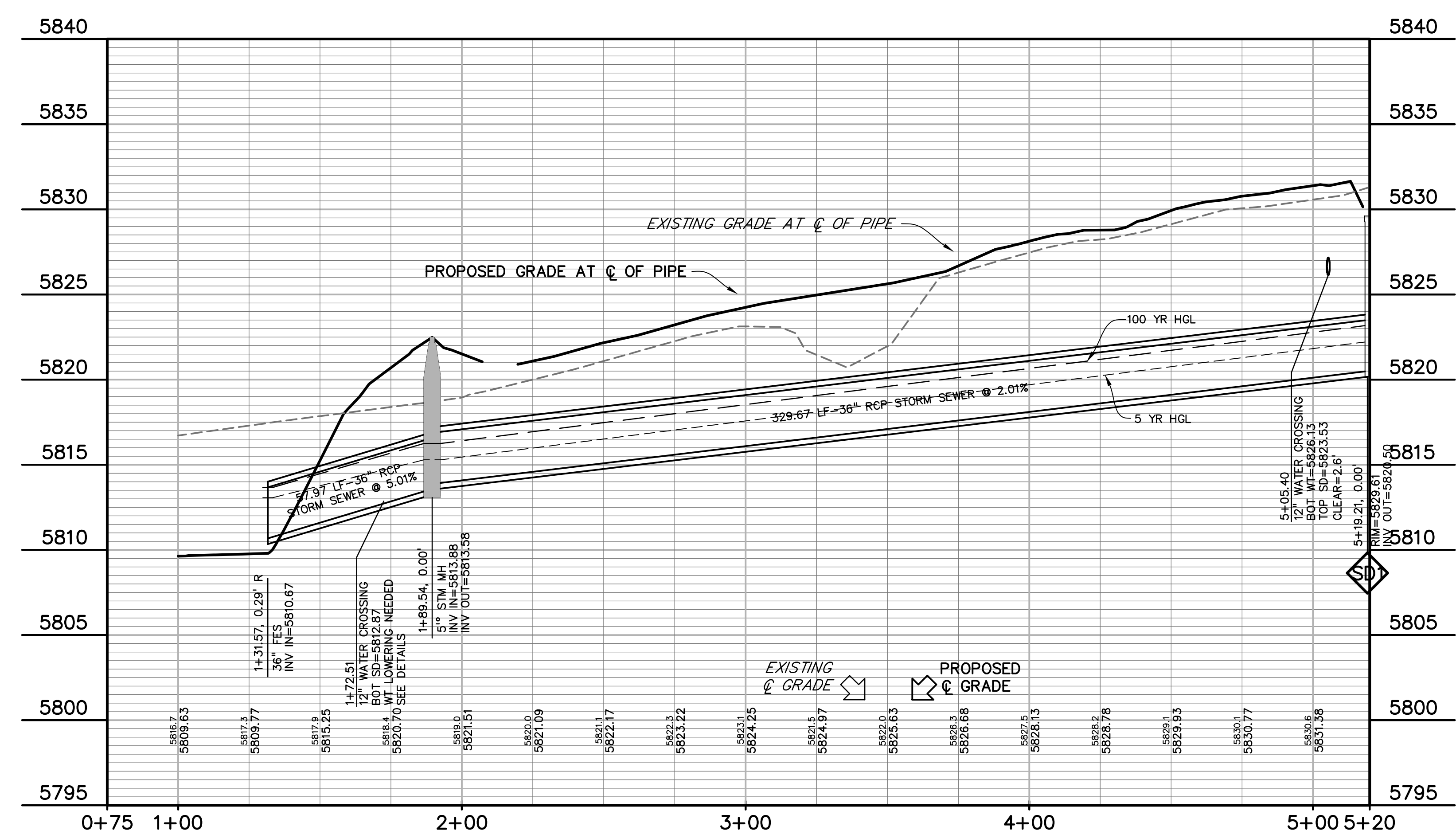
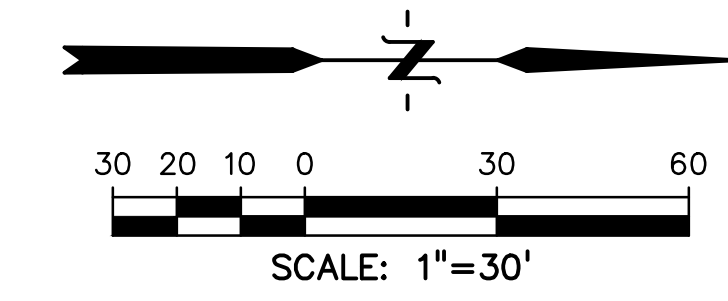
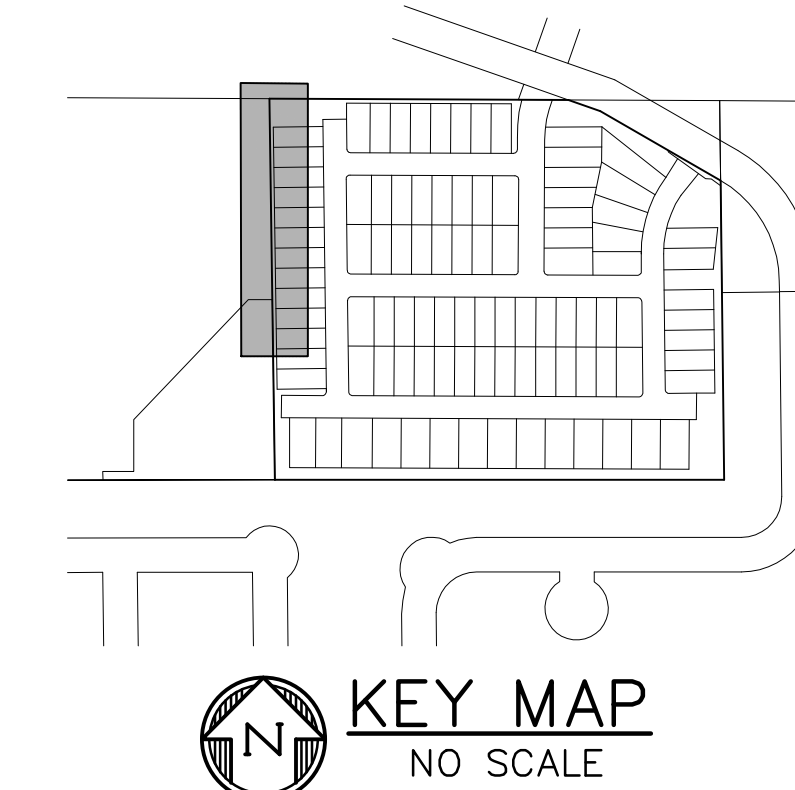
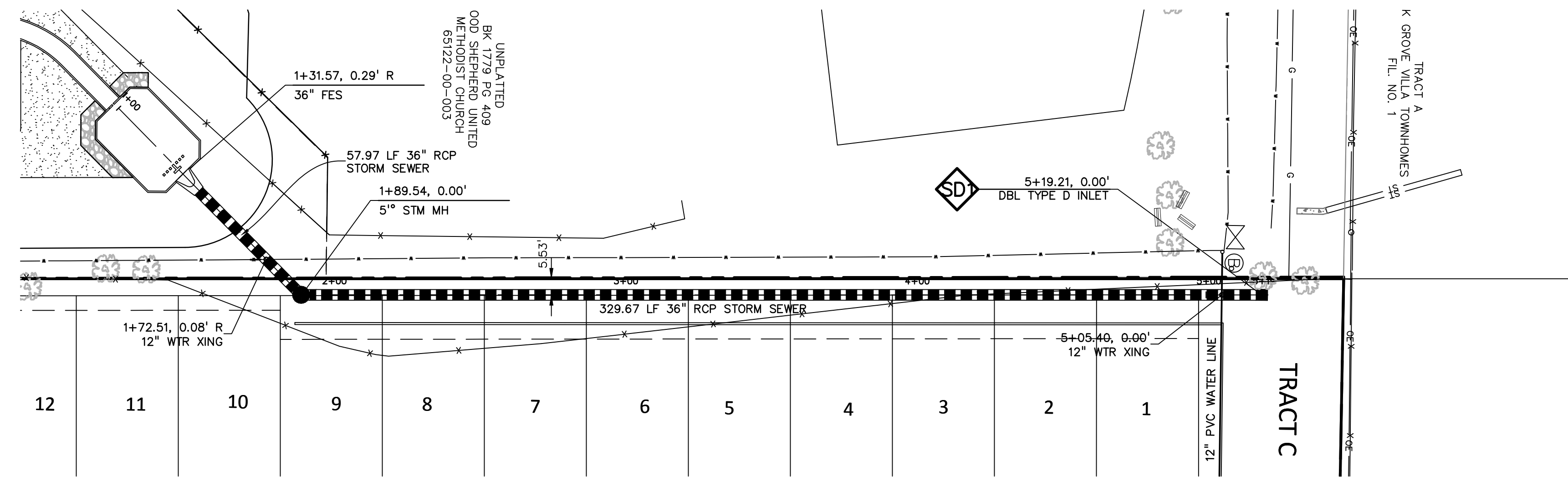
SIGNAGE PLAN

PROJECT NO. 21085-03CSCV
 DRAWING NO.

SI01

SHEET: 25 OF 52

811 Know what's below.
 Call before you dig.
 CALL 3-BUSINESS DAYS IN ADVANCE BEFORE YOU DIG, GRADE, OR EXCAVATE FOR THE MARKING OF UNDERGROUND MEMBER UTILITIES.



PREPARED BY:



CLIENT:

MIDCO INVESTMENTS, LLC
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CONSTRUCTION DOCUMENTS FOR:

HAVEN VALLEY
 (LETA DR.) BRADLEY RD/ALTURAS DR.
 SECURITY, EL PASO COUNTY, COLORADO

ISSUE	DATE
INITIAL ISSUE	3/15/22
LATEST ISSUE	6/10/24

DESIGNED BY: TDM
 DRAWN BY: GES
 CHECKED BY: TDM
 FILE NAME: 21085-03SD01

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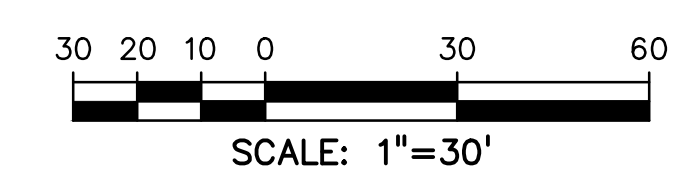
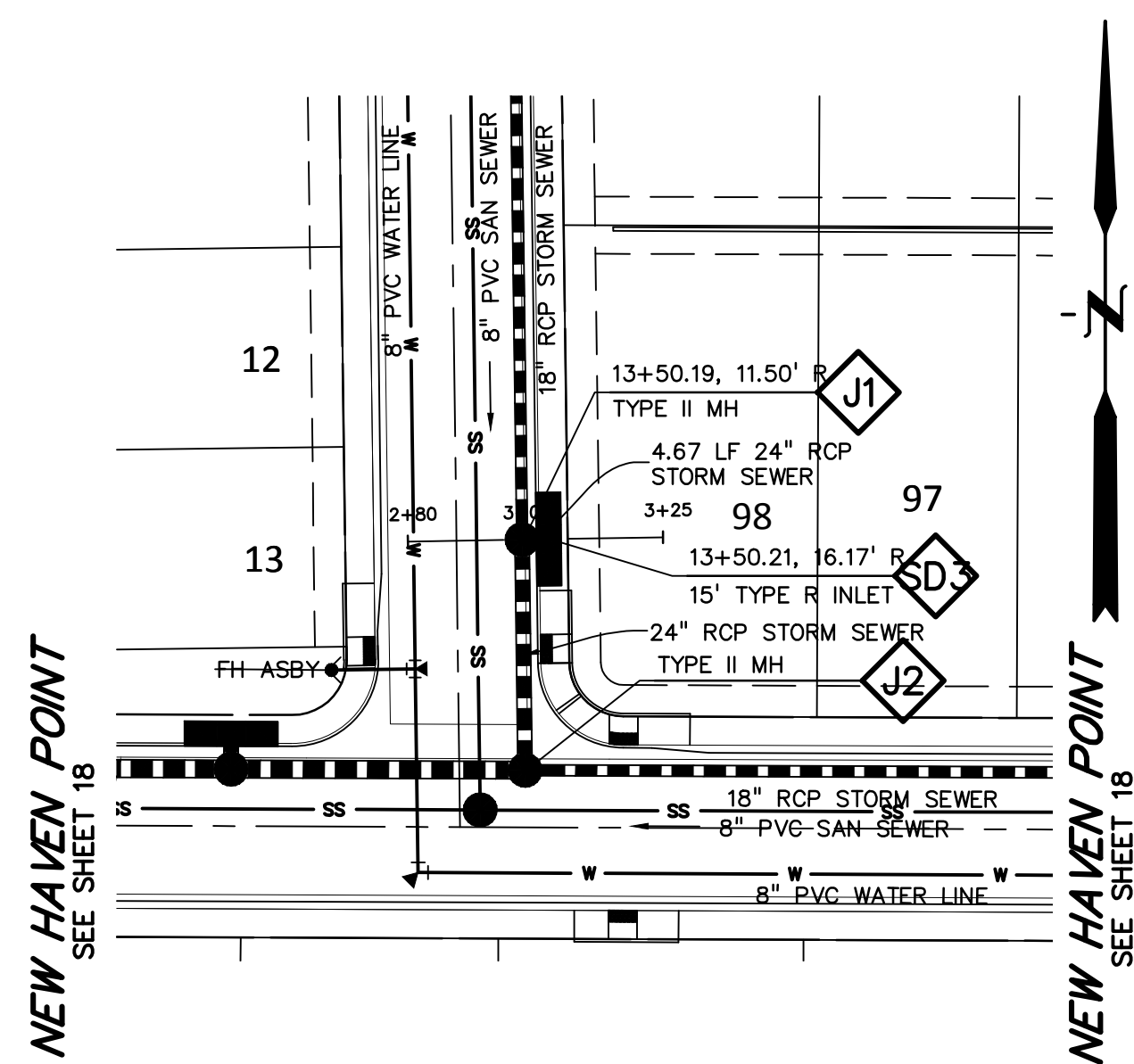
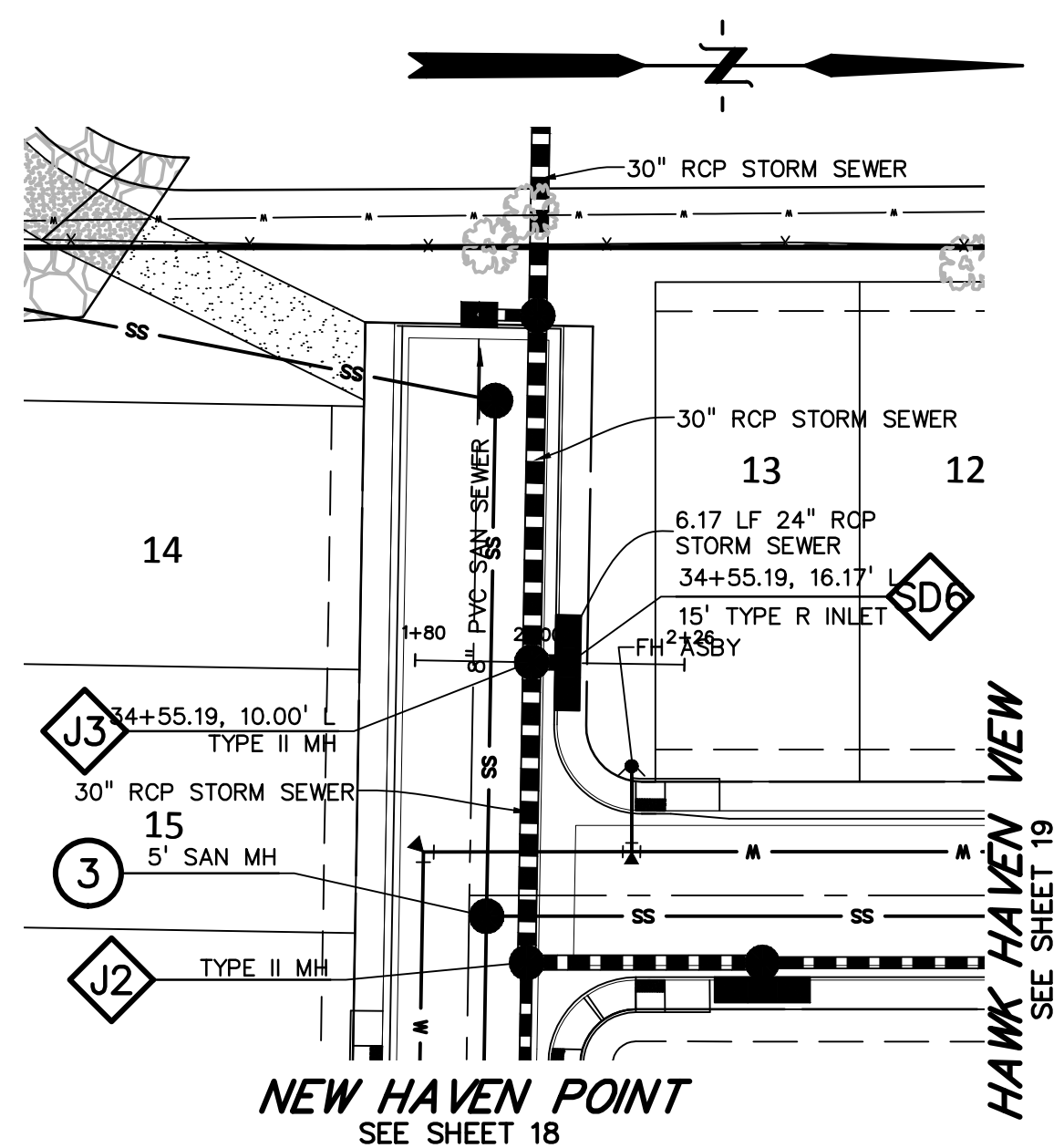
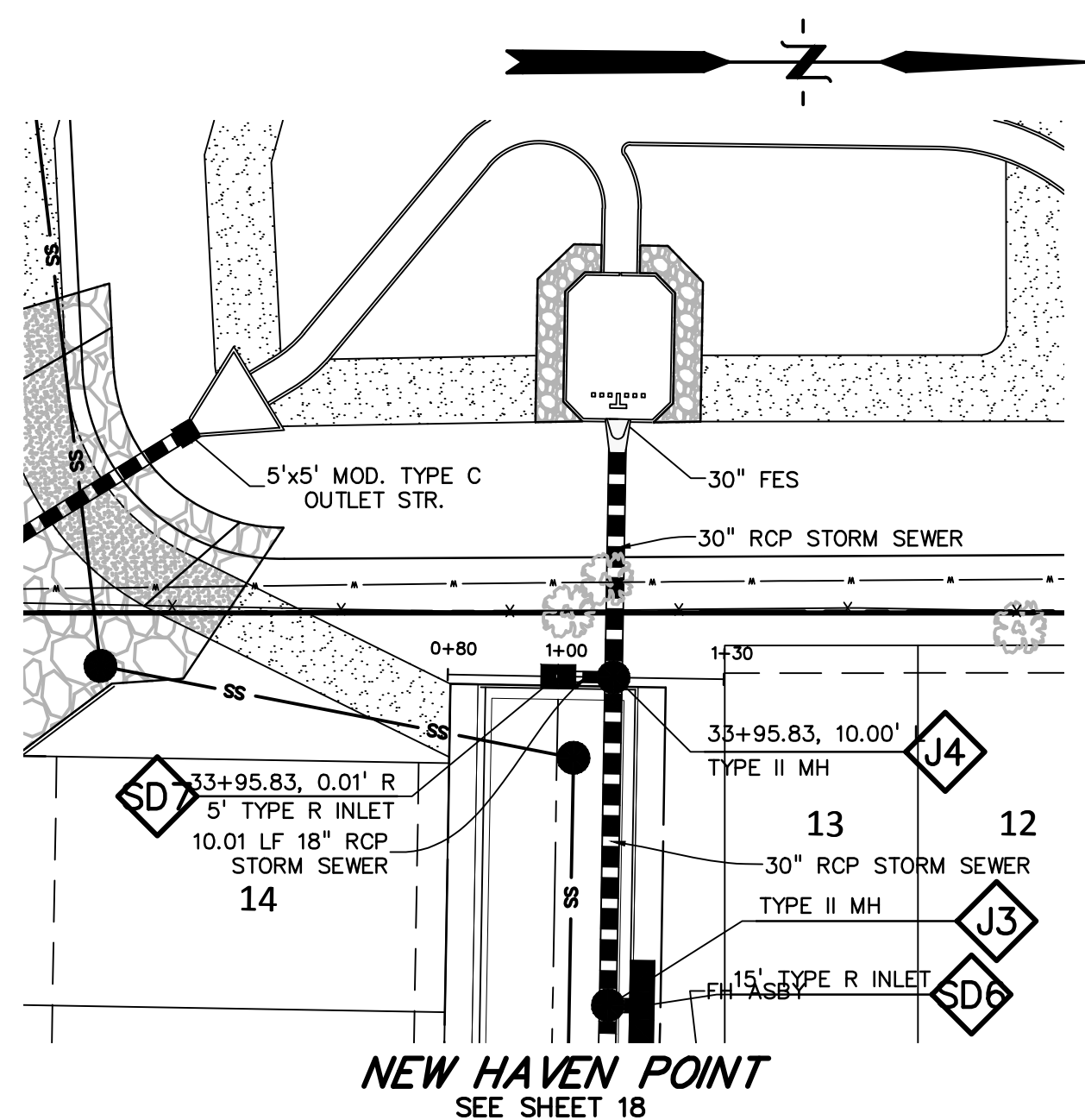
DRAWING SCALE:
 HORIZONTAL: 1" = 30'
 VERTICAL: 1" = 5'

WEST STORM SEWER PLAN & PROFILE

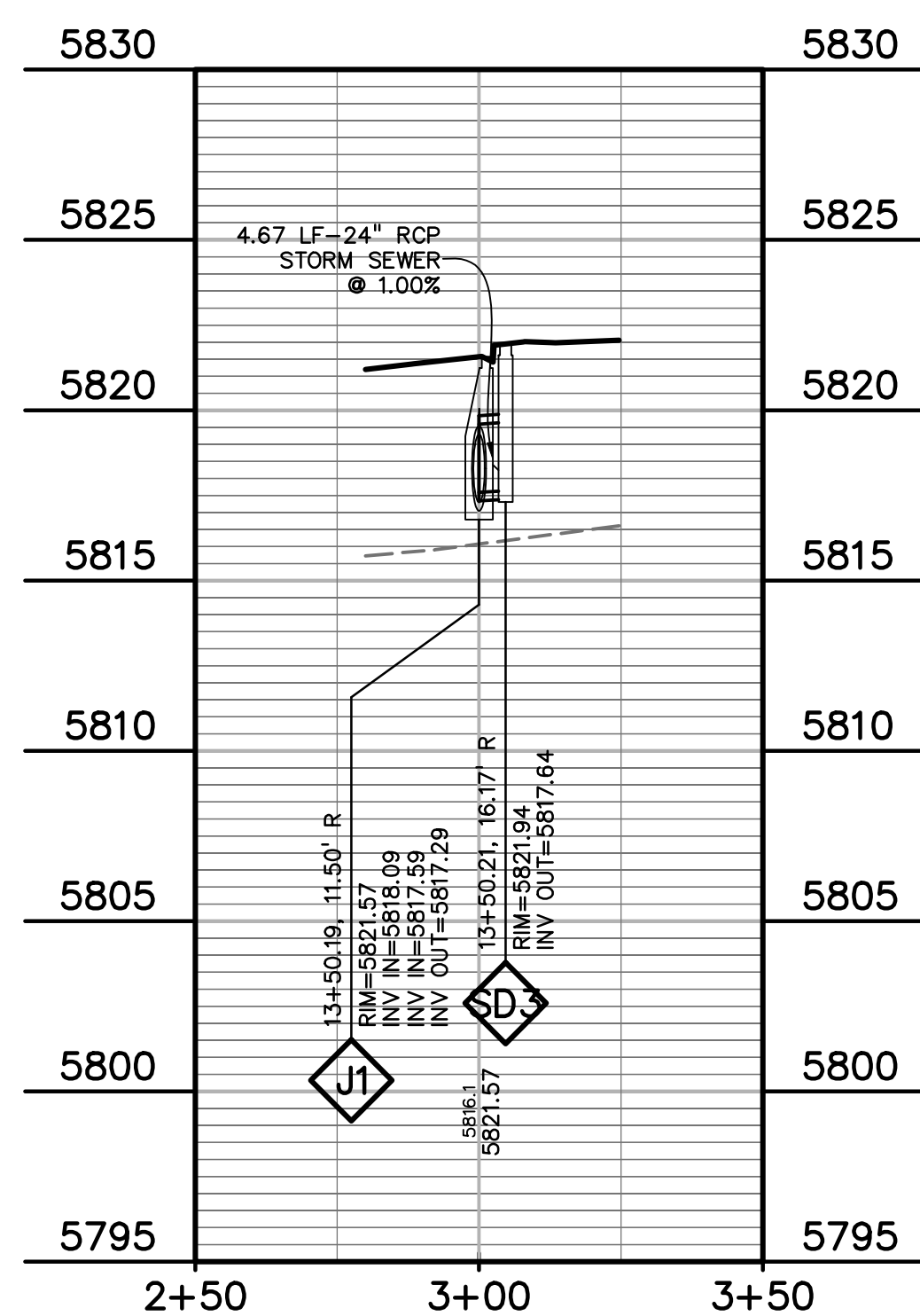
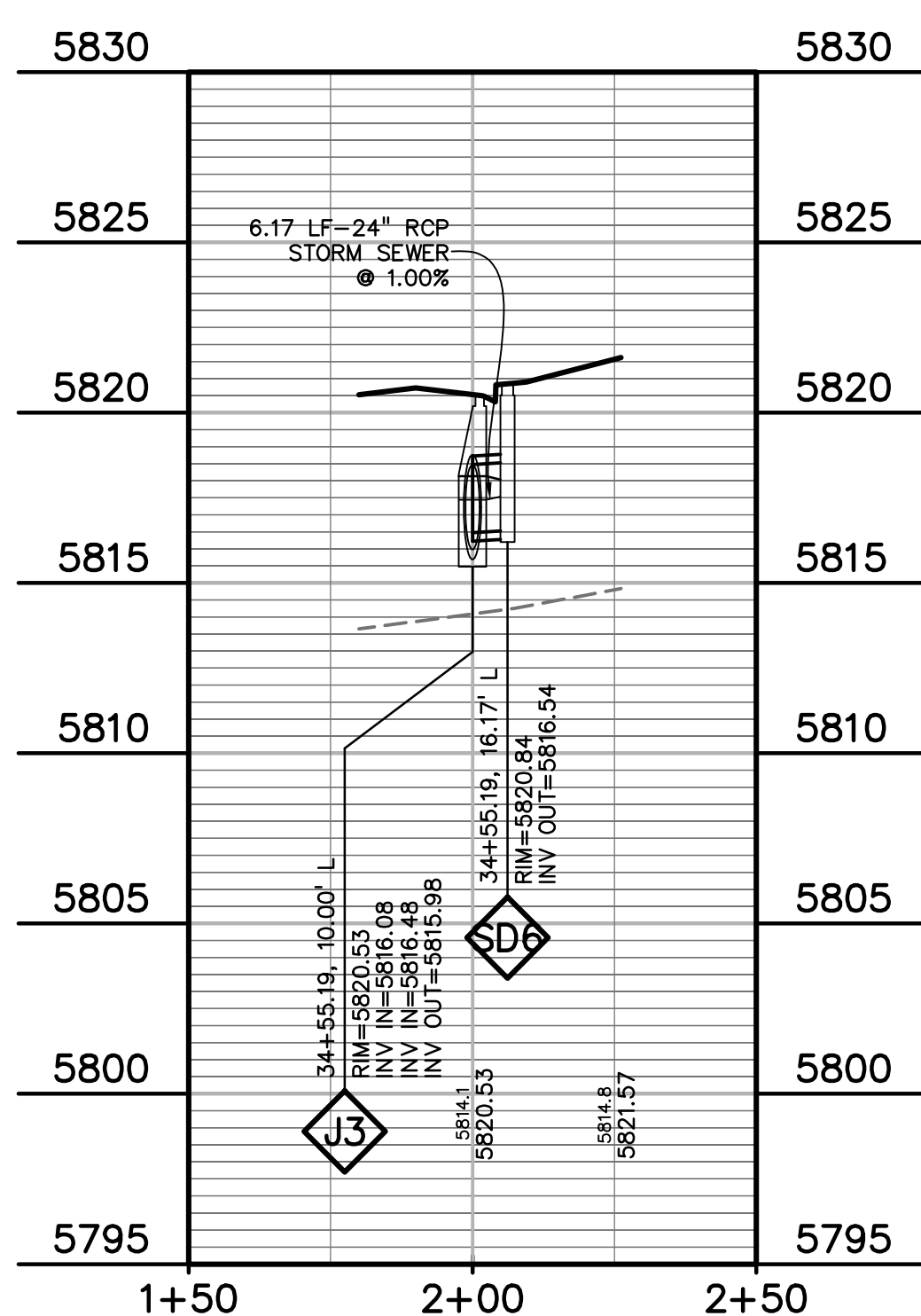
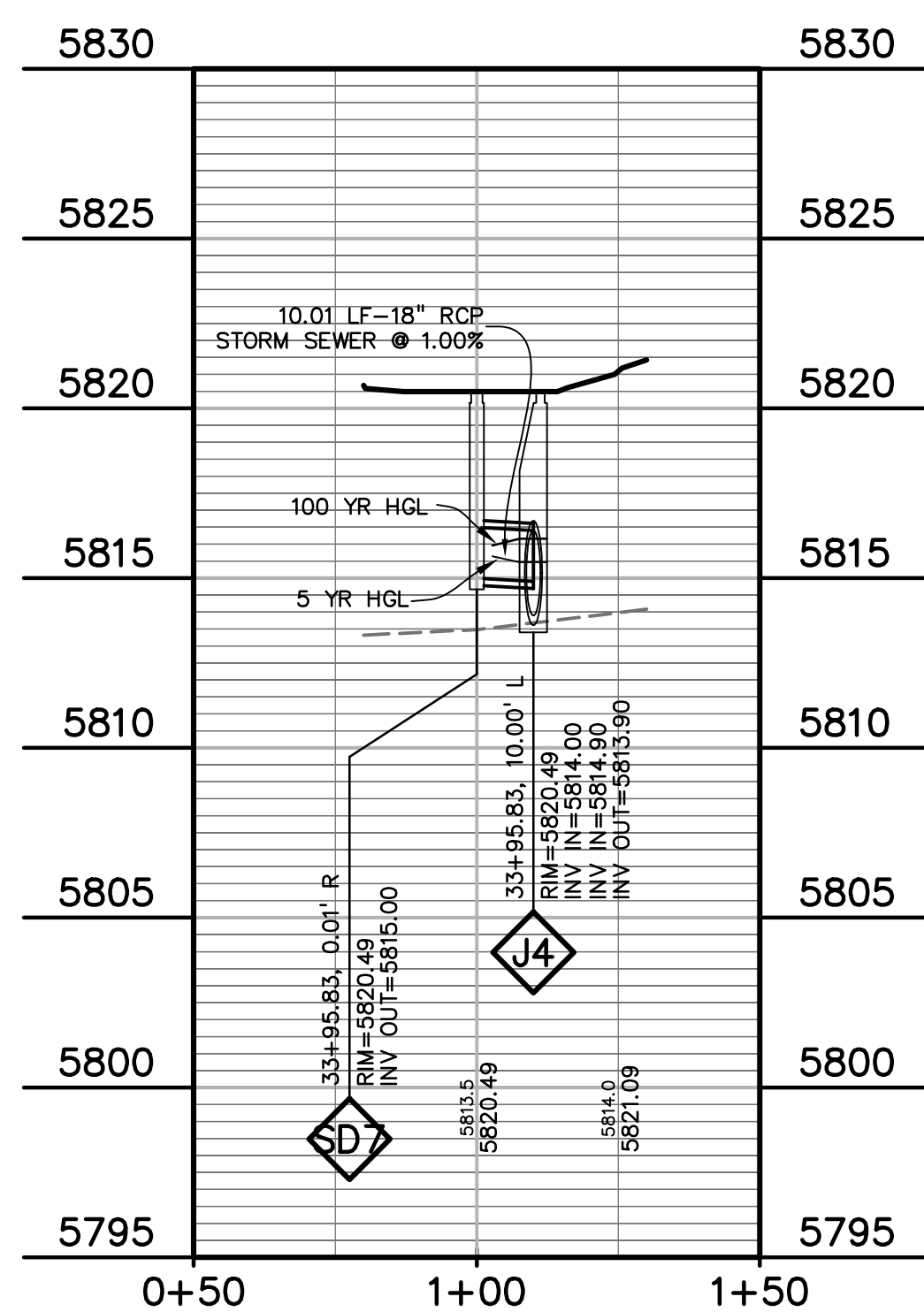
PROJECT NO. 21085-03CSCV
 DRAWING NO.

SD01

SHEET: 26 OF 52



811 Know what's below.
Call before you dig.
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PREPARED BY:

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(719) 260-0887
COLORADO SPRINGS • LAFAYETTE

CLIENT:

MIDCO INVESTMENTS, LLC

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COLORADO SPRINGS, CO 80960
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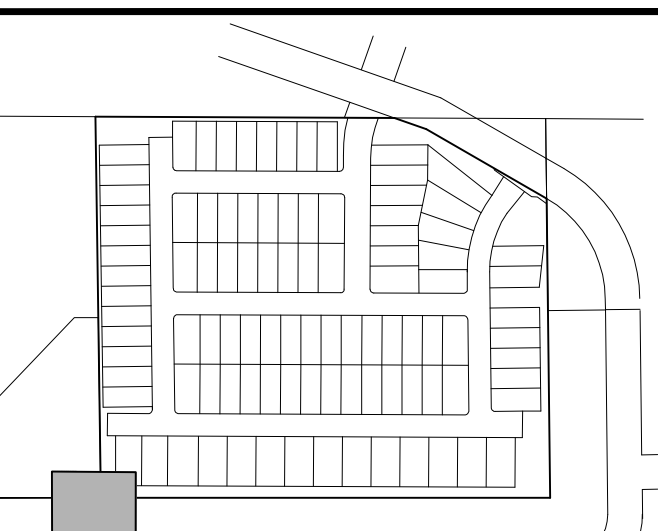
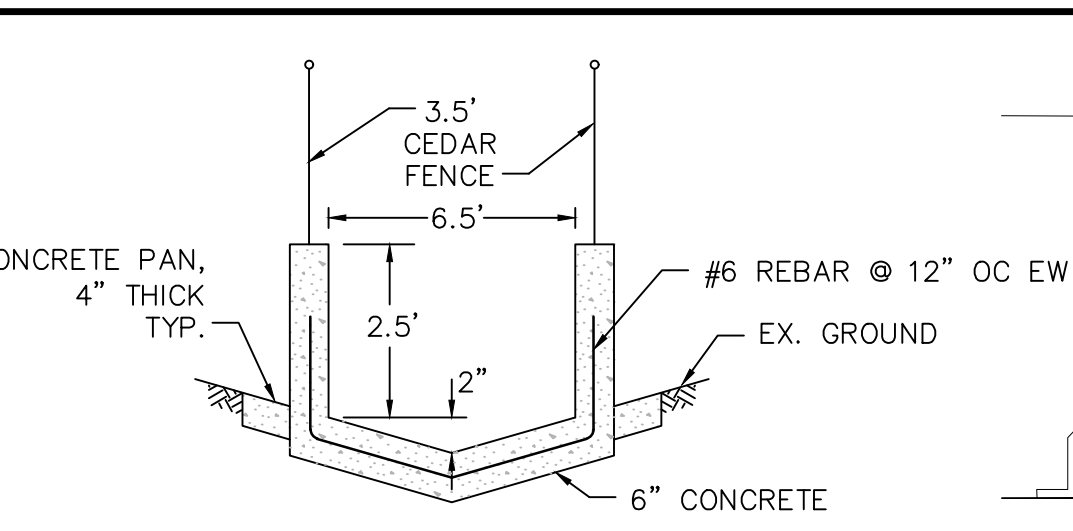
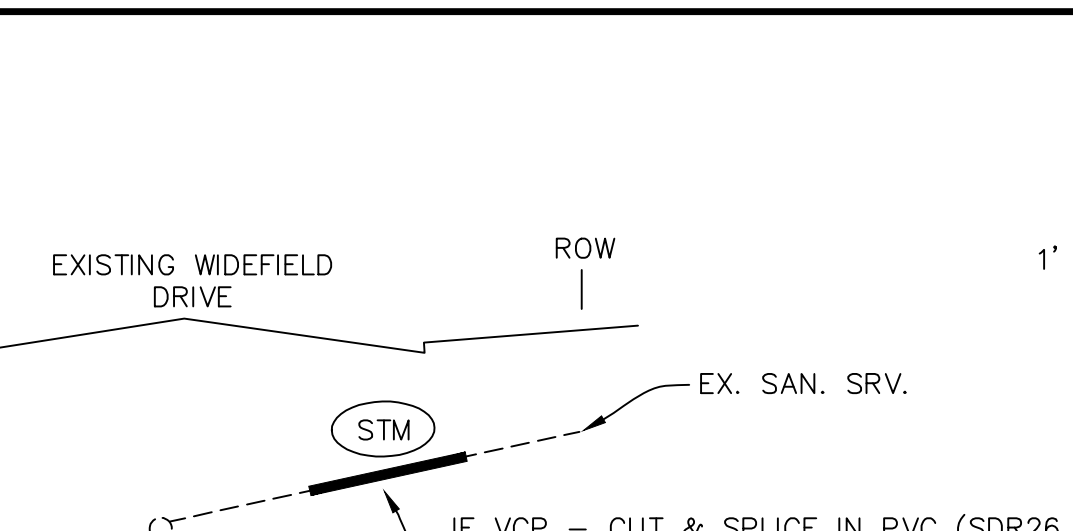
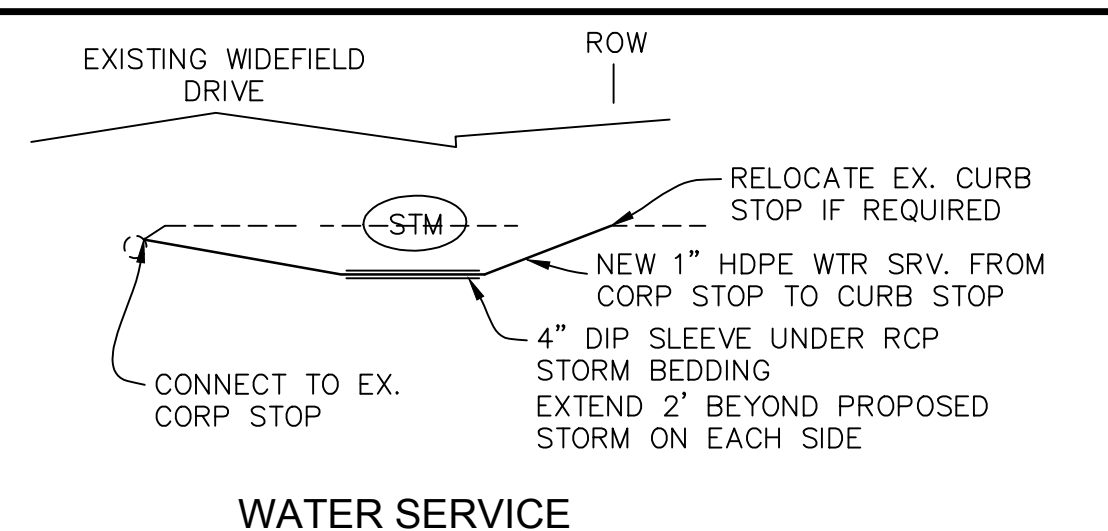
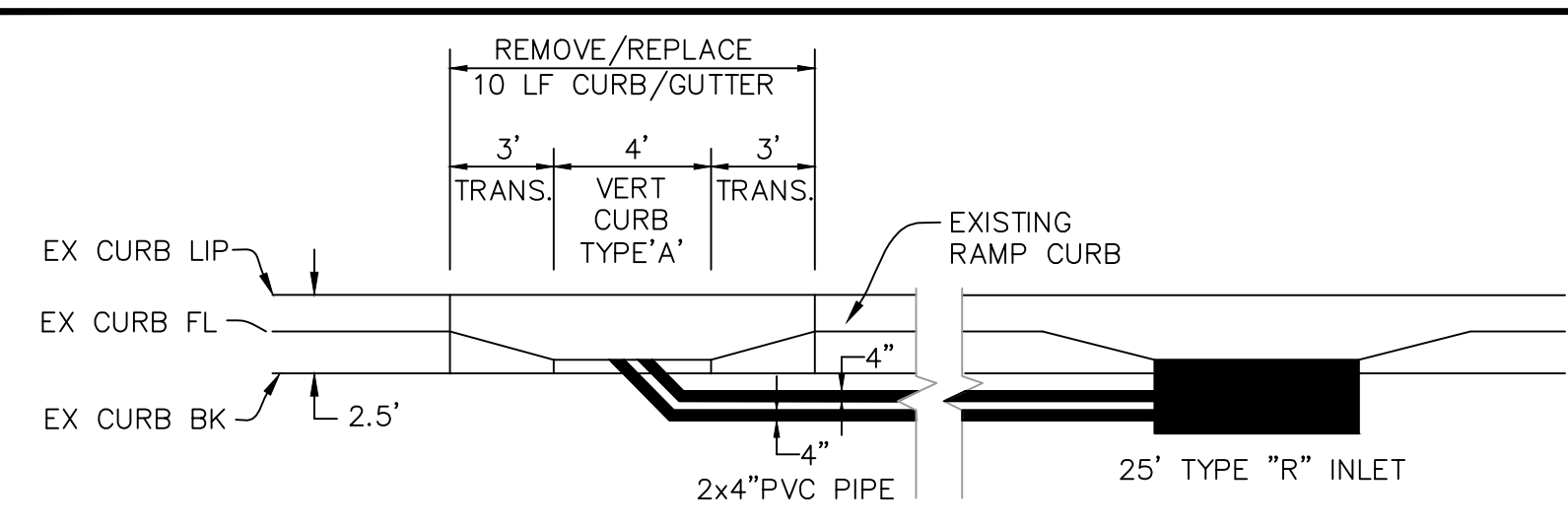
CONSTRUCTION DOCUMENTS FOR:
HAVEN VALLEY
(LETA DR.) BRADLEY RD/ALTURAS DR.
SECURITY, EL PASO COUNTY, COLORADO

ISSUE	DATE
INITIAL ISSUE	3/15/22
LATEST ISSUE	6/10/24
DESIGNED BY:	TDM
DRAWN BY:	GES
CHECKED BY:	TDM
FILE NAME:	21085-03SD02

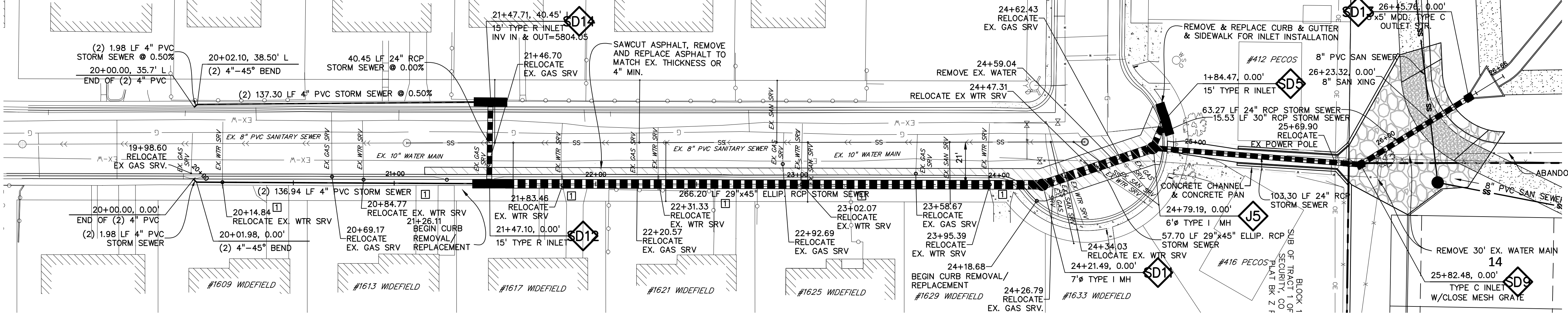
PREPARED UNDER MY DIRECT SUPERVISION FOR AND ON BEHALF OF DREXEL, BARRELL & CO.
DRAWING SCALE:
HORIZONTAL: 1" = 30'
VERTICAL: 1" = 5'

LATERALS
STORM SEWER
PLAN & PROFILE
PROJECT NO. 21085-03CSCV
DRAWING NO.

SD02
SHEET: 27 OF 52



811 Know what's below.
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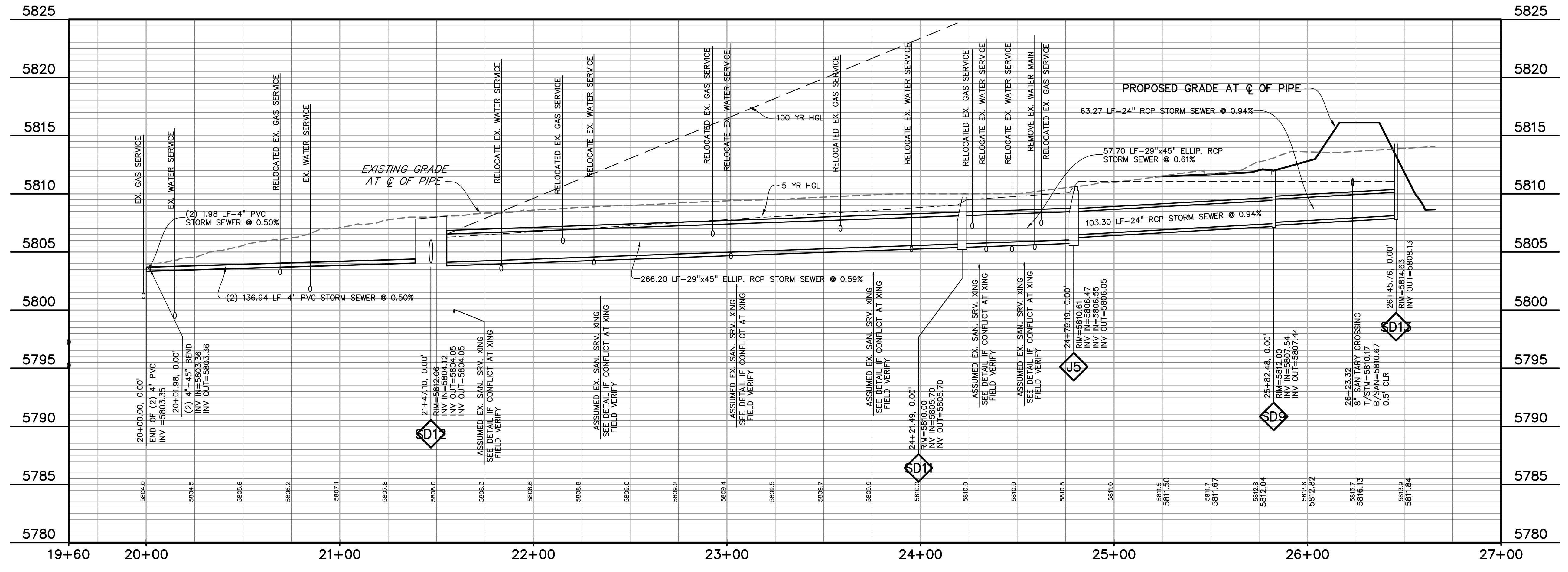
CONCRETE PAN
NOT TO SCALE
SEE SHEET C10.1 FOR OVERFLOW DETAILS

NOTE:
1. THE SANITARY SEWER SERVICES ARE TO BE VERIFIED BY CONTRACTOR DURING CONSTRUCTION. IF CONFLICTS ARISE THE CONTRACTOR WILL NOTIFY THE ENGINEER FOR RESOLUTION.
2. ASPHALT IN WIDEFIELD DRIVE SHALL MATCH EXISTING THICKNESS OR A MINIMUM OF 4"

1 REMOVE/REPLACE CONCRETE DRIVEWAY APRON

SCALE: 1"=30'

WIDEFIELD DR.



PREPARED BY:
DREXEL, BARRELL & CO.
Engineers & Surveyors
101 SAWATCH STREET, #100
COLORADO SPGS, COLORADO 80903
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HAVEN VALLEY
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SECURITY, EL PASO COUNTY, COLORADO

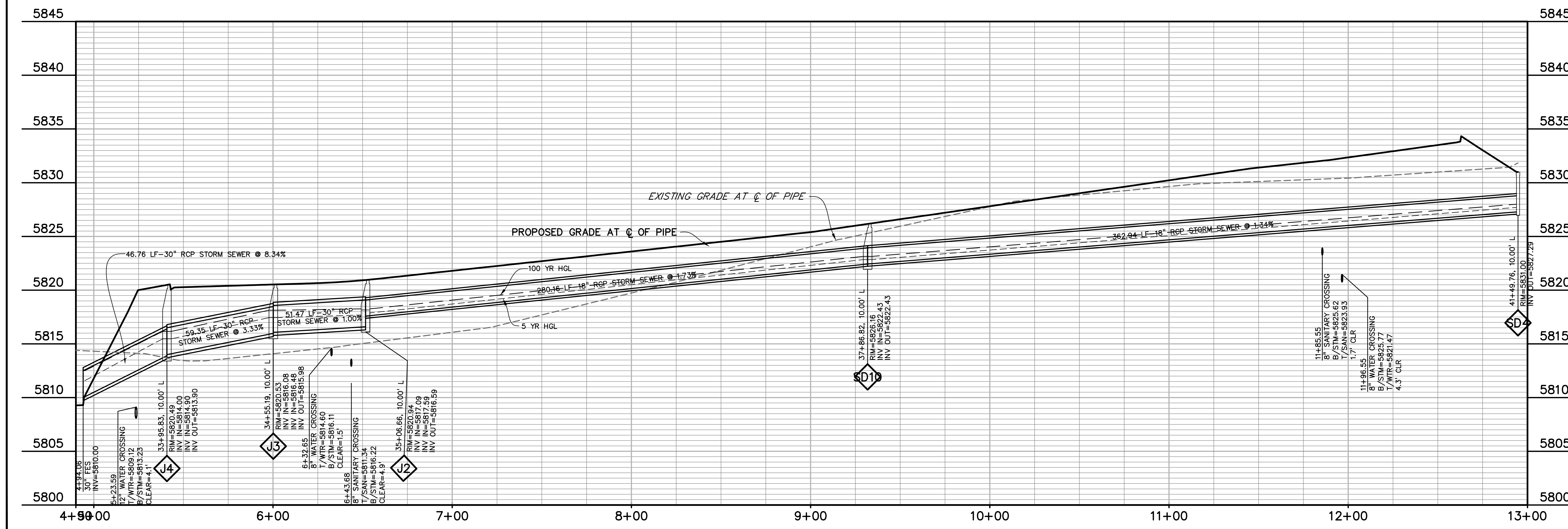
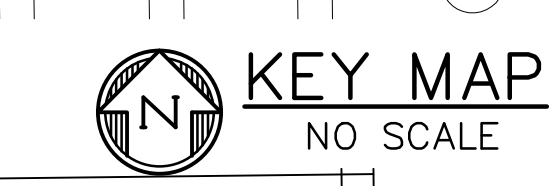
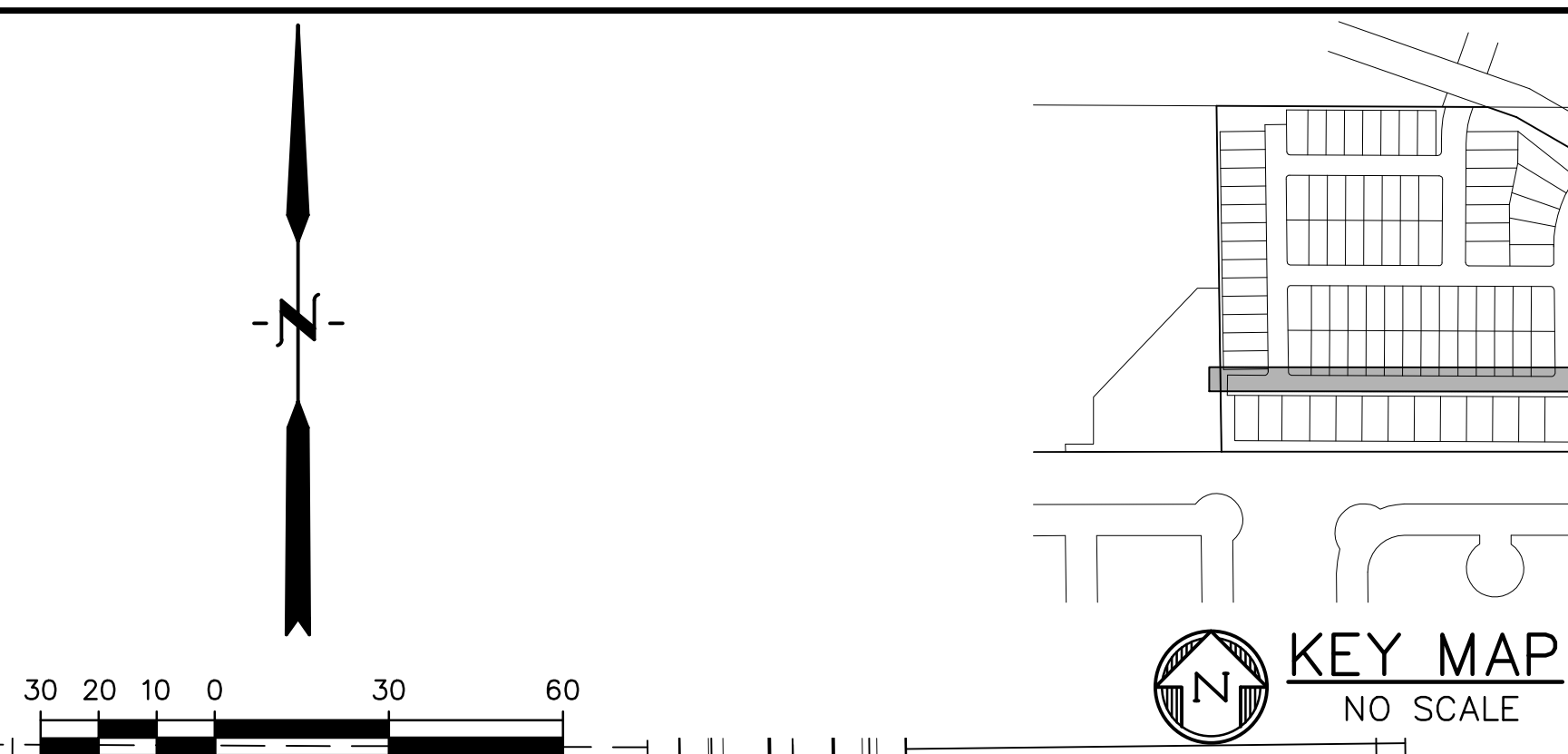
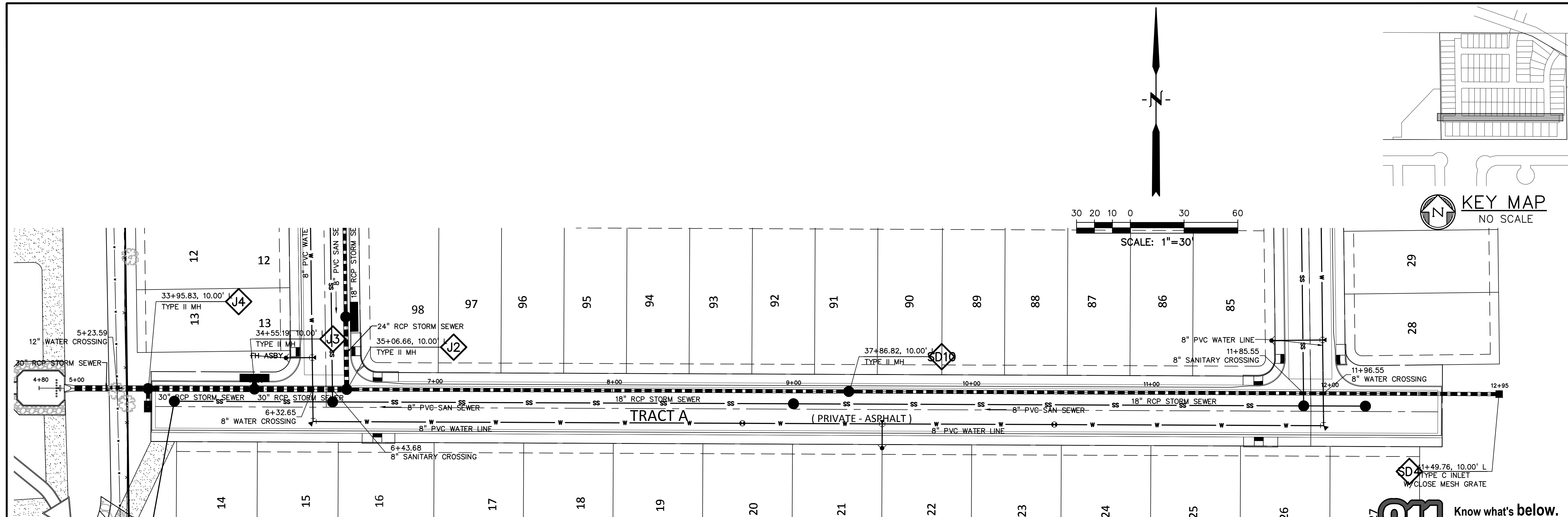
ISSUE	DATE
INITIAL ISSUE	3/15/22
LATEST ISSUE	6/10/24

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DRAWN BY: GES
CHECKED BY: TDM
FILE NAME: 21085-03SD03

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DRAWING SCALE:
HORIZONTAL: 1" = 30'
VERTICAL: 1" = 5'

**STORM SEWER
OUTFALL
PLAN & PROFILE**

PROJECT NO. 21085-03CSCV
DRAWING NO.
SD03
SHEET: 28 OF 52



811 Know what's below.
Call before you dig.
CALL 3-BUSINESS DAYS IN ADVANCE
BEFORE YOU DIG, GRADE, OR
EXCAVATE FOR THE MARKING OF
UNDERGROUND MEMBER UTILITIES.

PREPARED BY:

DREXEL, BARRELL & CO.
Engineers • Surveyors
101 SAWATCH STREET, #100
COLORADO SPGS, COLORADO 80903
CONTACT: TIM D. MCCONNELL, P.E.
(719)260-0887
COLORADO SPRINGS • LAFAYETTE

CLIENT:

MIDCO INVESTMENTS, LLC

P.O. BOX 60069
COLORADO SPRINGS, CO 80960
CONTACT: ROBERT C. IRWIN
(719) 475-7474

CONSTRUCTION DOCUMENTS FOR:

HAVEN VALLEY
(LETA DR.) BRADLEY RD/ALTURAS DR.
SECURITY, EL PASO COUNTY, COLORADO

ISSUE	DATE
INITIAL ISSUE	3/15/22
LATEST ISSUE	6/10/24

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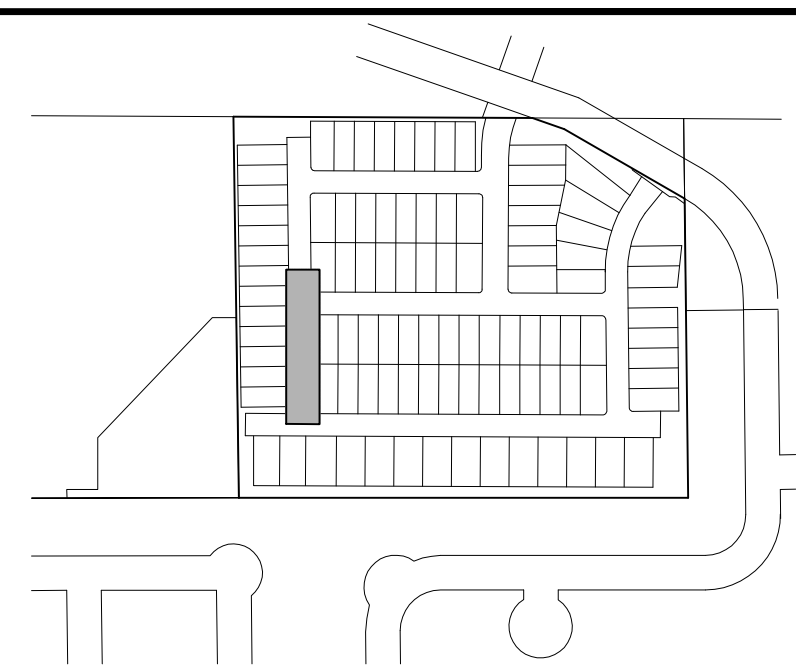
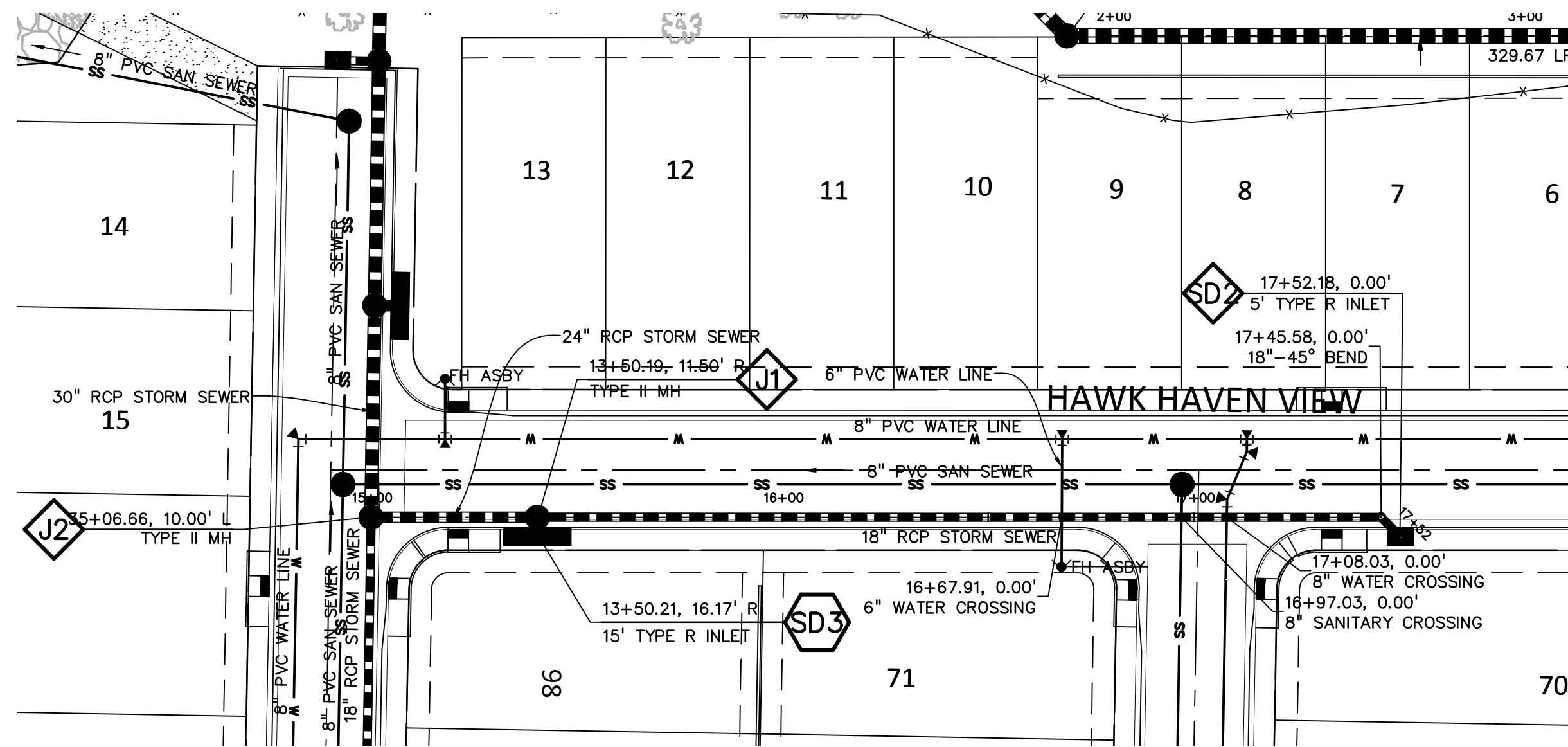
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DRAWING SCALE:
HORIZONTAL: 1" = 30'
VERTICAL: 1" = 5'

**STORM SEWER
PLAN & PROFILE**

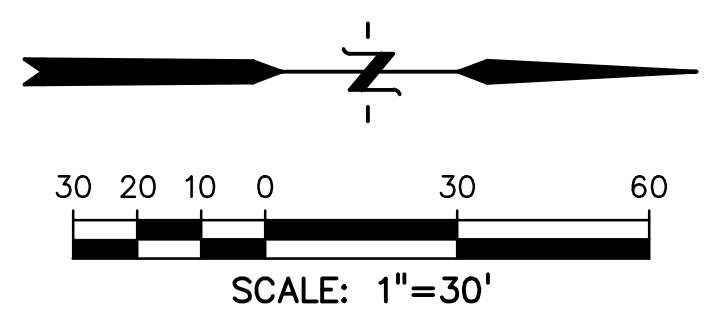
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DRAWING NO.

SD04

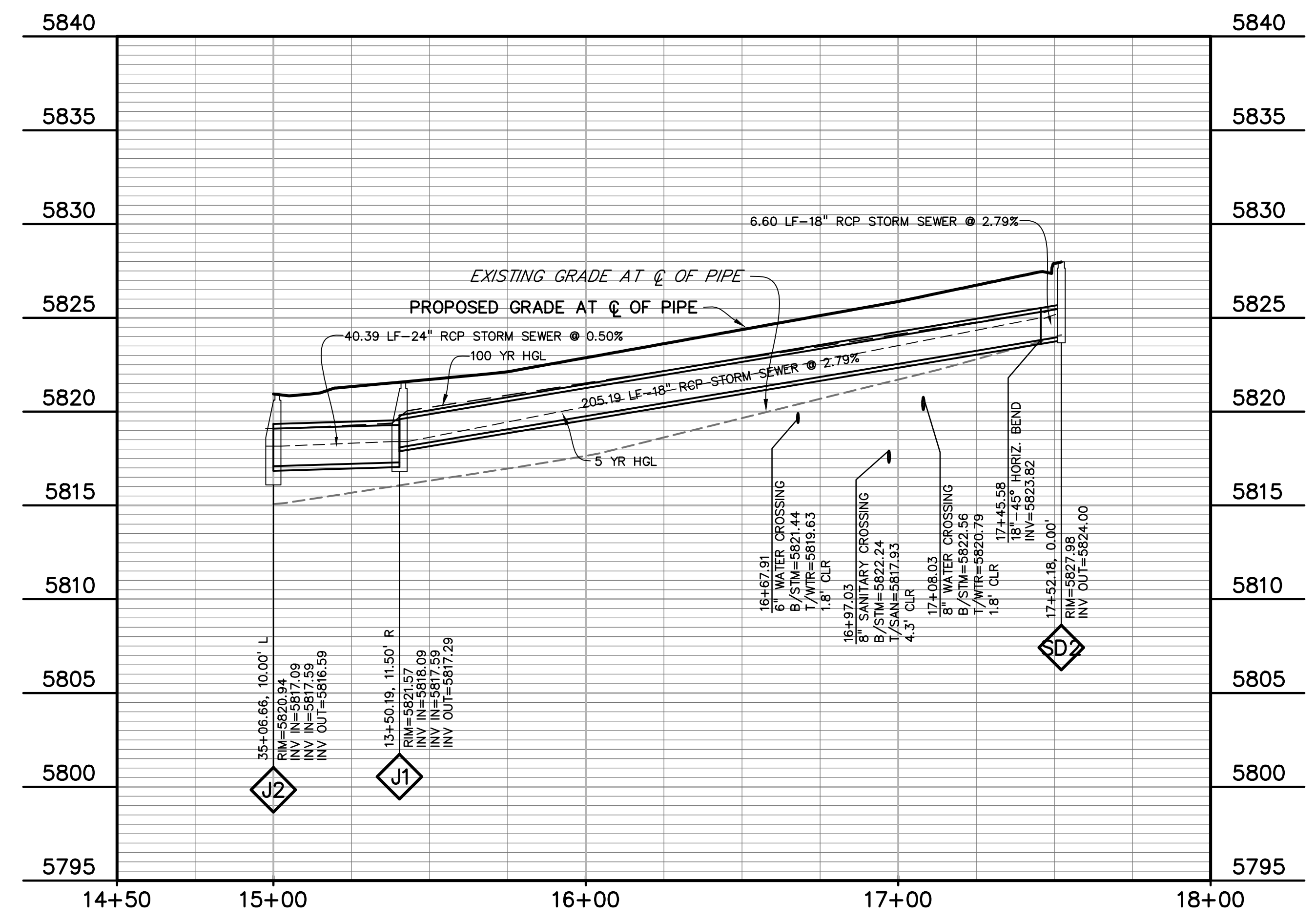
SHEET: 29 OF 52



KEY MAP
NO SCALE



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CONSTRUCTION DOCUMENTS FOR:

HAVEN VALLEY

(LETA DR.) BRADLEY RD/ALTURAS DR.
SECURITY, EL PASO COUNTY, COLORADO

ISSUE	DATE
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STORM SEWER
PLAN & PROFILE

PROJECT NO. 21085-03CSCV
DRAWING NO.

SD05

SHEET: 30 OF 52

HAVEN VALLEY SUBDIVISION

BRADLEY ROAD/ALTURAS DRIVE

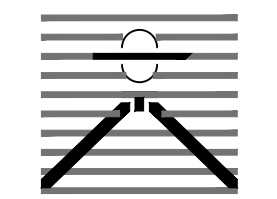
SECURITY, COLORADO

UTILITY CONSTRUCTION PLANS



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CONSTRUCTION DOCUMENTS FOR:

HAVEN VALLEY

(LETA DR.) BRADLEY RD/ALTURAS DR.
SECURITY, EL PASO COUNTY, COLORADO

ISSUE	DATE
INITIAL ISSUE	3/15/22
LATEST ISSUE	6/10/24

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VERTICAL: N/A

UTILITY PLANS
COVER SHEET

PROJECT NO. 21085-03CSCV

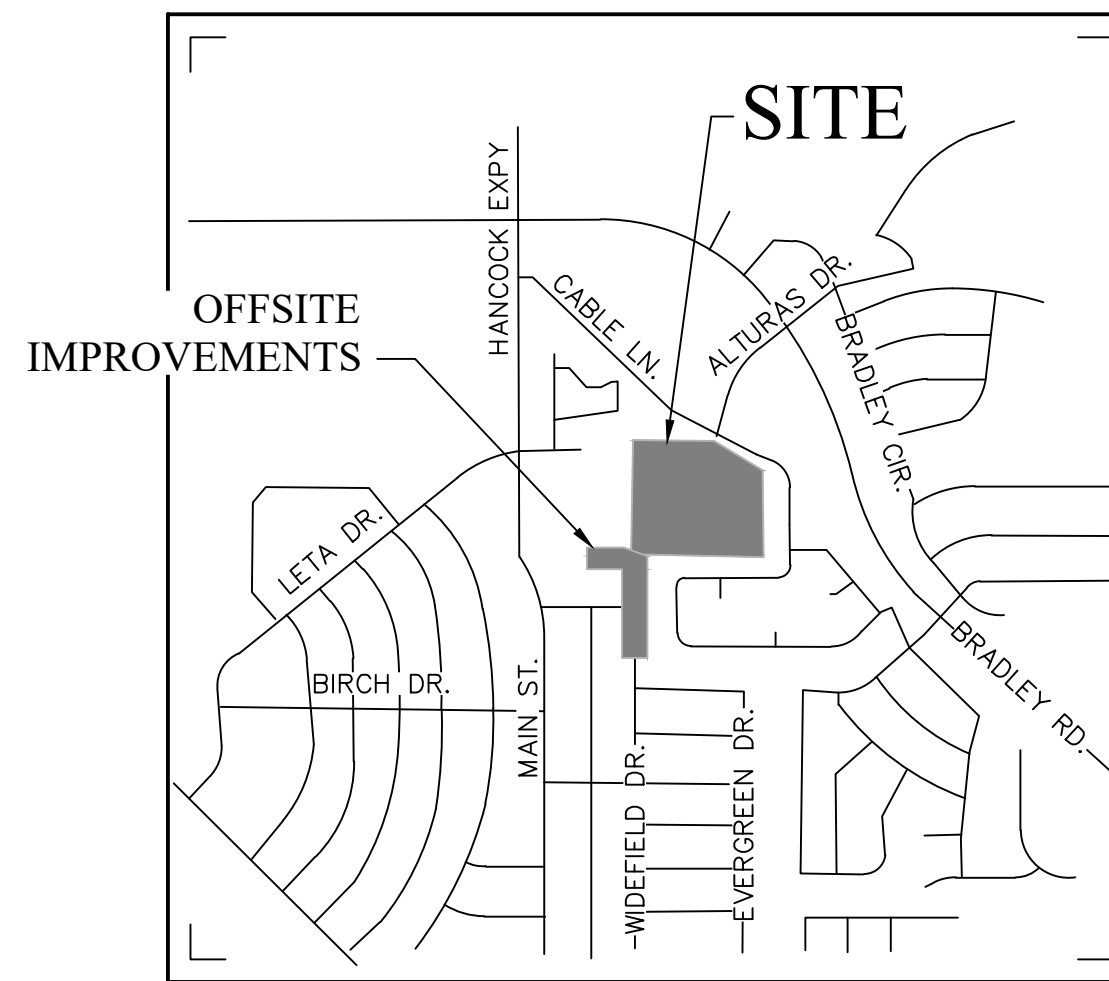
DRAWING NO.

UCV1

SHEET: 31 OF 52

WATER AND SEWER MAIN EXTENSIONS GENERAL NOTES

- ALL UTILITY CONSTRUCTION TO BE CONDUCTED IN CONFORMANCE WITH THE 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 CENTERLINE UNLESS OTHERWISE NOTED. ALL ELEVATIONS ARE CENTERLINE 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 OVER-LOT GRADING MUST BE COMPLETED TO WITHIN ONE (1) FOOT OF FINAL GRADE PRIOR TO INSTALLATION OF WATER AND WASTEWATER INFRASTRUCTURE.
- 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 TWELVE INCHES (12") AND FITTINGS SHALL HAVE CATHODIC PROTECTION USING TWO (2) NO. 6 WIRES WITH 17 LB. MAGNESIUM ANODES EVERY 400 FEET AND 9 LB. MAGNESIUM ANODES AT EACH FITTING. ALL DUCTILE IRON PIPE TWELVE INCHES (12") AND GREATER AND FITTINGS SHALL HAVE CATHODIC PROTECTION USING TWO (2) 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, AND 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 TWENTY-FIVE FEET (25') INTERVALS ALONG CURVES TO ENSURE LOCATION OF PIPELINE 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 PRECONSTRUCTION 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 PRECONSTRUCTION MEETING. NO PRECONSTRUCTION MEETING CAN BE SCHEDULED BEFORE 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 TESTED PRIOR TO CCTV INSPECTION.
 - ALL LINES SHALL BE CCTV INSPECTED AND VIDEO SHALL 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 EJECT TO COMPLETE THE IMPROVEMENTS AT THE CONTRACTOR'S 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-THROUGH HAS OCCURRED.
 - A SECOND ACCEPTANCE MAY OCCUR ONCE THE FIRST LIFT OF ASPHALT GOES DOWN AND A SECOND WALK-THROUGH 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 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 CARBONITE MARKER ALONG WITH TRACER WIRE.
- AFTER REVIEW AND APPROVAL OF PLANS FOR THE EXTENSION OF LINES, FACILITIES, AND/OR SERVICES, CONSTRUCTION MUST HAVE 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

NOT TO SCALE



N.T.S.

WATER SYSTEM INSTALLATION NOTES

- ALL WATER AND FORCE MAIN PIPE SHALL BE AWMA C900 PVC, OR APPROVED 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 CARBONITE MARKERS. ALL VALVES ASSOCIATED WITH THE RAW WATER SYSTEM SHALL BE OPEN COUNTERCLOCKWISE AND MARKED WITH CARBONITE 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 TYPE: GREASE. ACCEPTABLE BRAND IS KENNEDY GUARDIAN (K81D, K81A, AND K81AM). EACH FIRE HYDRANT LOCATION SHALL ALSO BE USED AS TEST STATION.
- ALL MAIN LINES (PVC & DUCTILE IRON) SHALL BE INSTALLED WITH COATED #12 TRACER WIRE WITH TEST STATIONS AT INTERVALS NO GREATER THAN FIVE HUNDRED FEET (500') (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, AND 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 APPROVED 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, INLINE PVC PUSH-ON WYES. TAPPING SADDLES MAY ONLY BE USED FOR TAPPING PREEXISTING MAINS.
- ALL SANITARY SEWER MANHOLES SHALL BE WRAPPED WITH RU116 - RUBR-NEK JOINT WRAP, OR APPROVED EQUAL, 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, AND 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 THE FIRST LIFT OF ASPHALT IS DOWN AND THE ABOVE REQUIREMENTS ARE MET.

SHEET INDEX

- UCV1 UTILITY PLANS COVER SHEET
 UT1-UT8 WATER & SANITARY PLAN & PROFILES
 SS01 OFFSITE SANITARY PLAN & PROFILE

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.

SECURITY FIRE PROTECTION DISTRICT _____ DATE _____

DISTRICT APPROVALS

THE SECURITY WATER & SANITATION DISTRICT RECOGNIZES THE DESIGN ENGINEER AS HAVING RESPONSIBILITY FOR THE DESIGN AND HAS LIMITED ITS SCOPE OF REVIEW ACCORDINGLY.

SECURITY WATER & SANITATION 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.

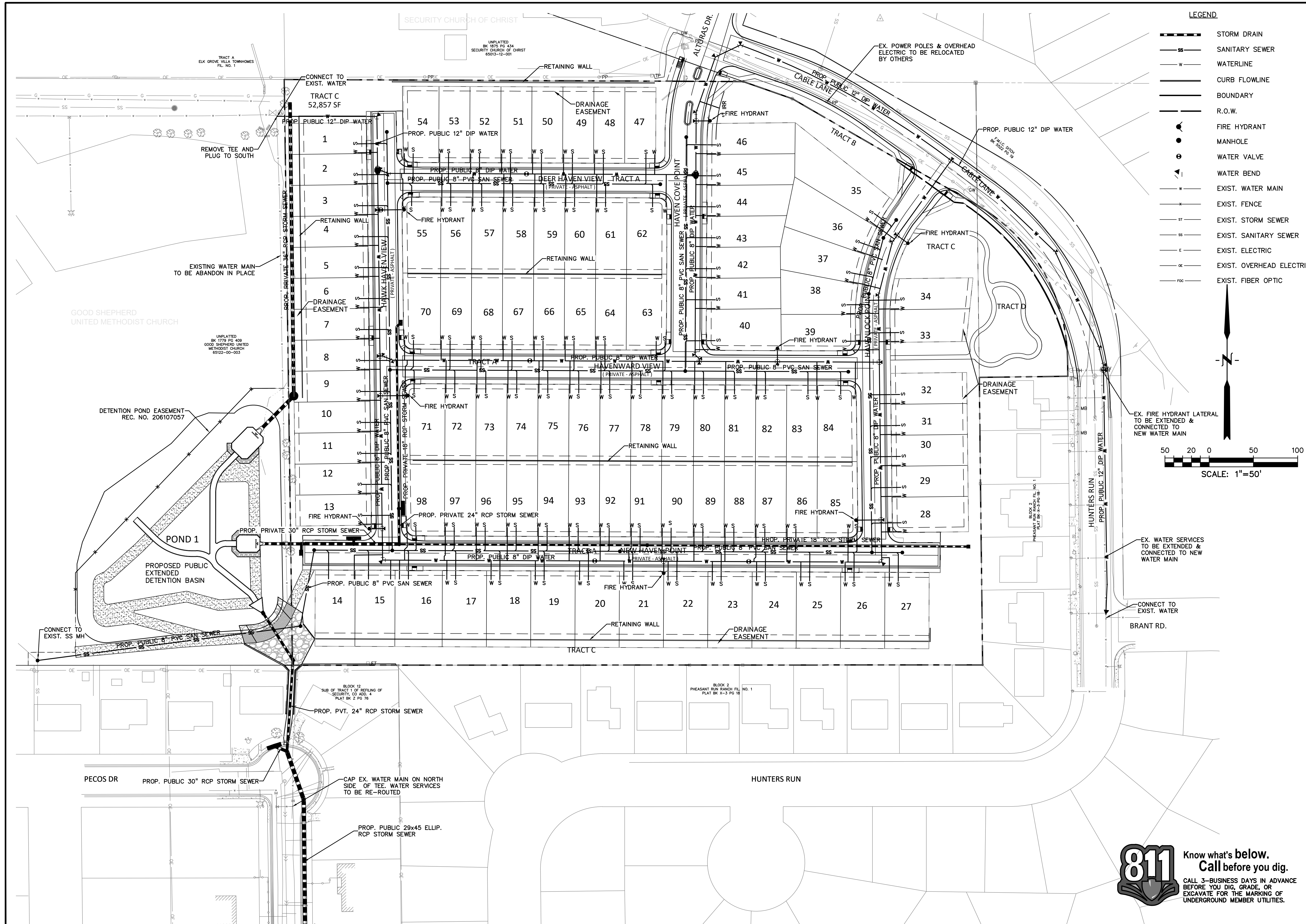
THE SECURITY WATER & SANITATION DISTRICT RECOGNIZES THE DESIGN ENGINEER AS HAVING RESPONSIBILITY FOR THE DESIGN AND HAS LIMITED ITS SCOPE OF REVIEW ACCORDINGLY.

SECURITY WATER & SANITATION DISTRICT
WASTEWATER DESIGN APPROVAL

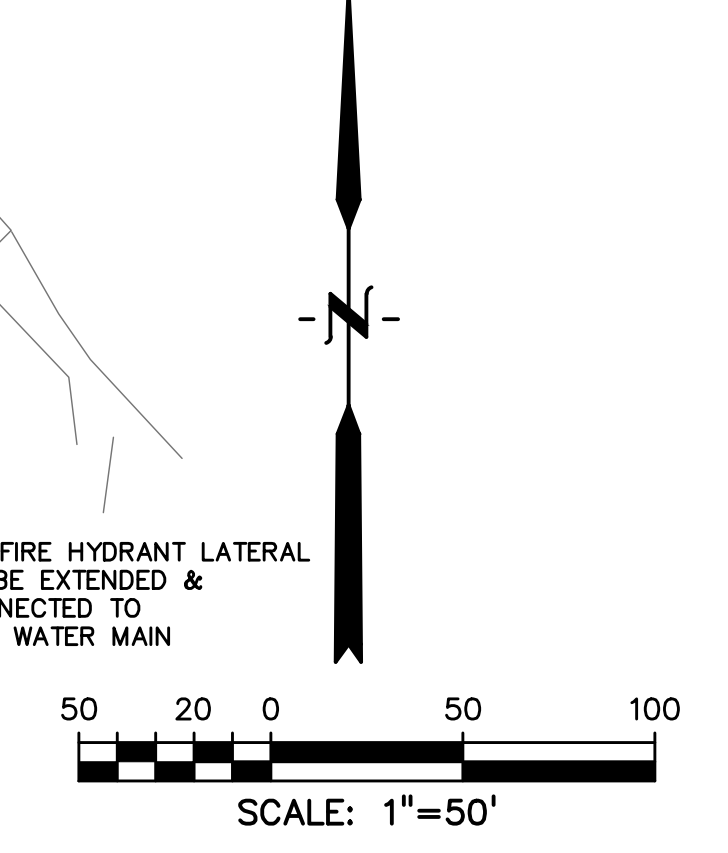
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APPROVAL EXPIRES 180 DAYS FROM DESIGN APPROVAL.



- LEGEND**
- STORM DRAIN
 - SANITARY SEWER
 - WATERLINE
 - CURB FLOWLINE
 - BOUNDARY
 - R.O.W.
 - FIRE HYDRANT
 - MANHOLE
 - WATER VALVE
 - WATER BEND
 - EXIST. WATER MAIN
 - EXIST. FENCE
 - EXIST. STORM SEWER
 - EXIST. SANITARY SEWER
 - EXIST. ELECTRIC
 - EXIST. OVERHEAD ELECTRIC
 - EXIST. FIBER OPTIC



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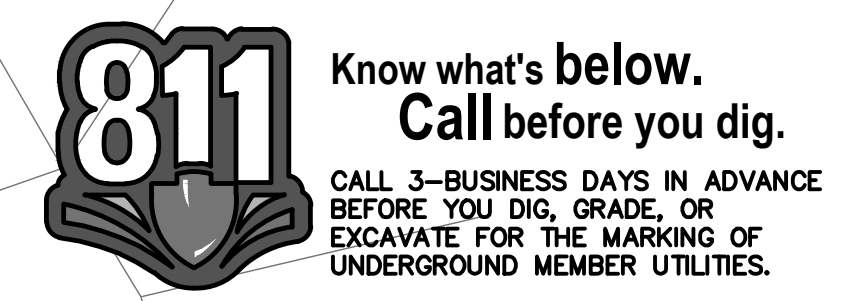
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 DRAWING SCALE:
 HORIZONTAL: 1" = 50'
 VERTICAL: N/A

OVERALL UTILITY PLAN
 PROJECT NO. 21085-03CSCV
 DRAWING NO.

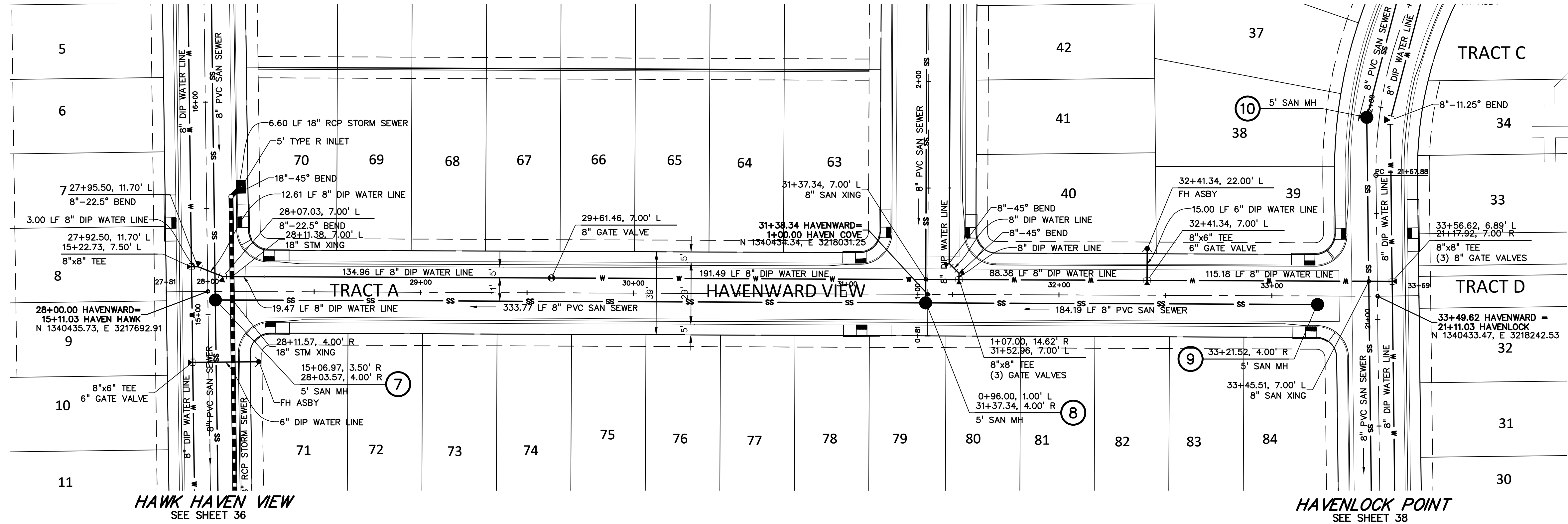
UP01
 SHEET: 32 OF 52



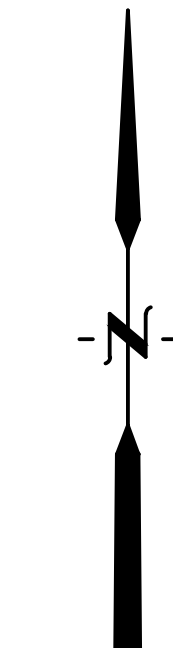
HAWK HAVEN VIEW
SEE SHEET 36

HAVEN COVE POINT
SEE SHEET 37

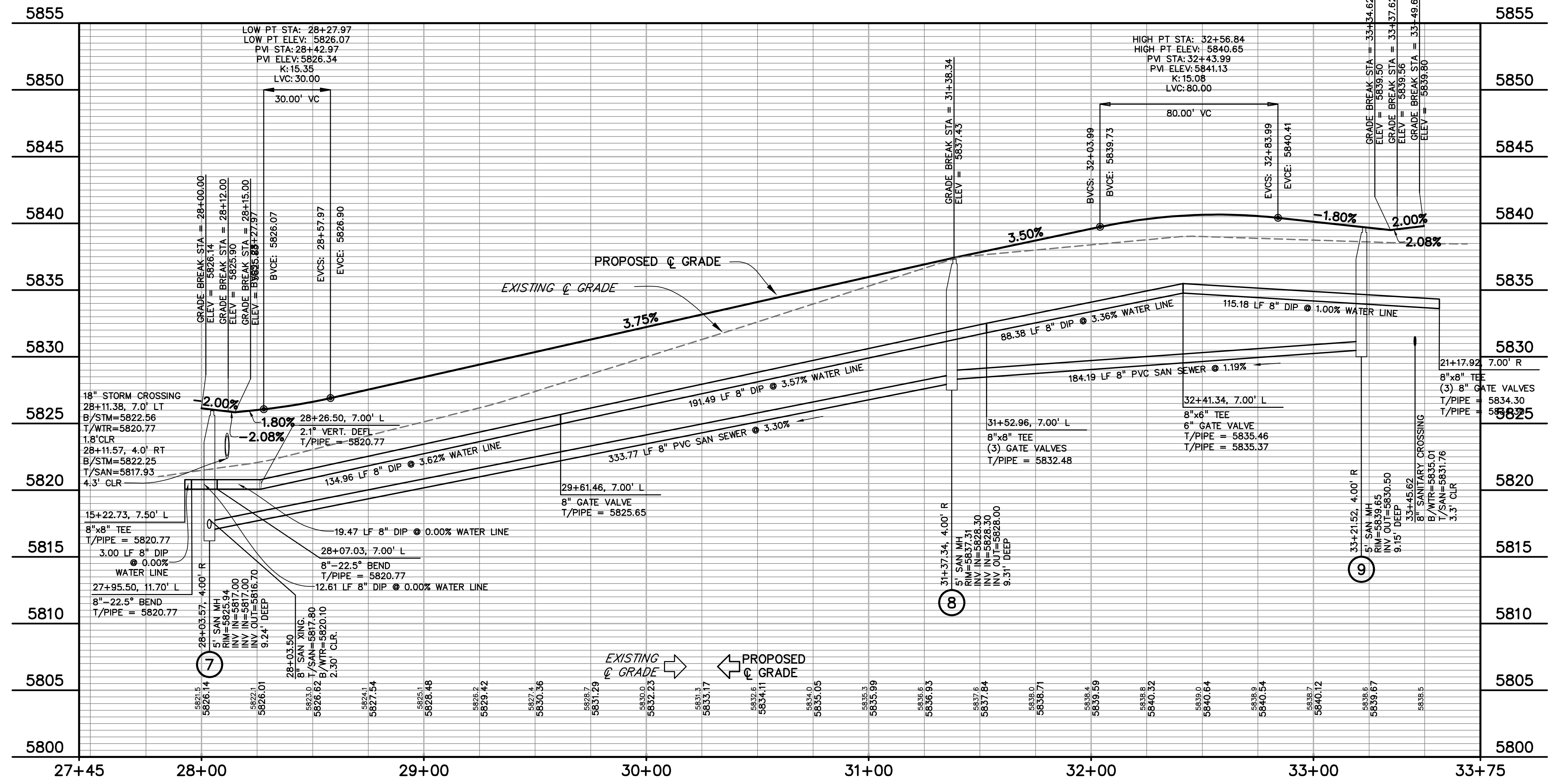
HAVENLOCK POINT
SEE SHEET 38



KEY MAP
NO SCALE



SCALE: 1"=30'



PREPARED BY:

DREXEL, BARRELL & CO.
Engineers • Surveyors
101 SAWATCH STREET, #100
COLORADO SPGS, COLORADO 80903
CONTACT: TIM D. MCCONNELL, P.E.
(719)260-0887
COLORADO SPRINGS • LAFAYETTE

CLIENT:

MIDCO INVESTMENTS, LLC

P.O. BOX 60069
COLORADO SPRINGS, CO 80960
CONTACT: ROBERT C. IRWIN
(719) 475-7474

CONSTRUCTION DOCUMENTS FOR:

HAVEN VALLEY

(LETA DR.) BRADLEY RD/ALTURAS DR.
SECURITY, EL PASO COUNTY, COLORADO

ISSUE	DATE
INITIAL ISSUE	3/15/22
LATEST ISSUE	6/10/24

DESIGNED BY: TDM
DRAWN BY: GES
CHECKED BY: TDM
FILE NAME: 21085-03UT02

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

DRAWING SCALE:
HORIZONTAL: 1" = 30'
VERTICAL: 1" = 5'

HAVENWARD VIEW
WATER & SAN.
PLAN & PROFILE

PROJECT NO. 21085-03CSCV
DRAWING NO.

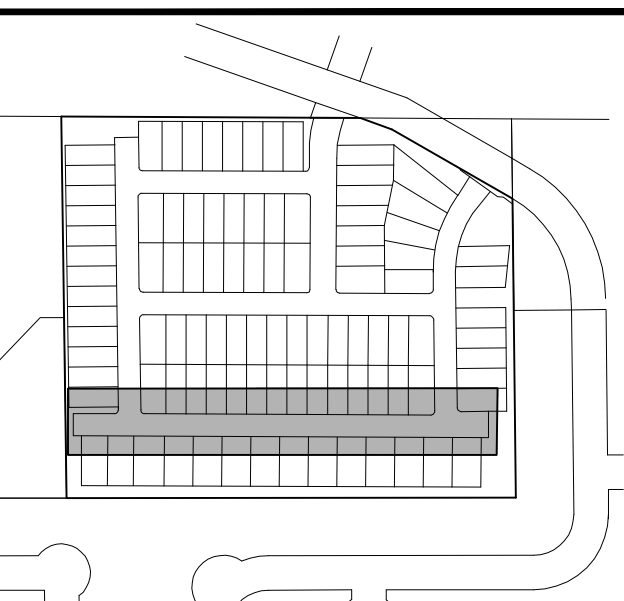
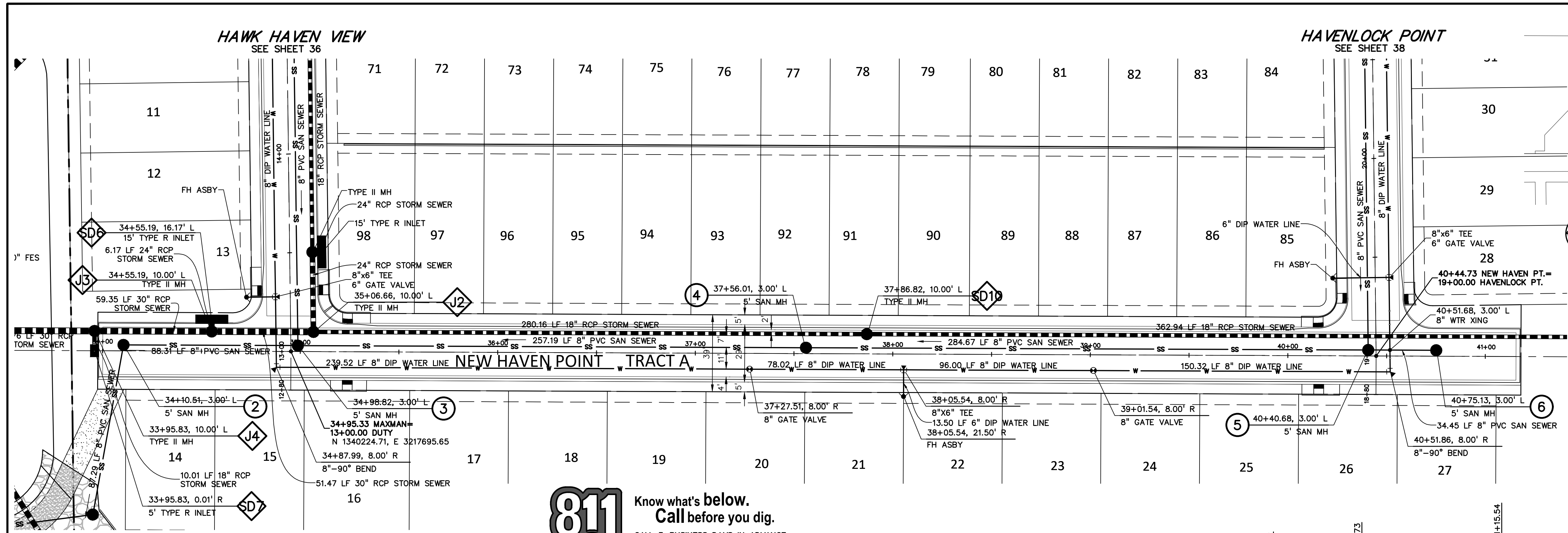
UT02

SHEET: 34 OF 52

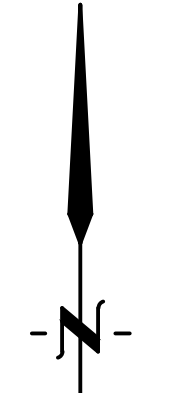


Know what's below.
Call before you dig.

CALL 3-BUSINESS DAYS IN ADVANCE BEFORE YOU DIG, GRADE, OR EXCAVATE FOR THE MARKING OF UNDERGROUND MEMBER UTILITIES.

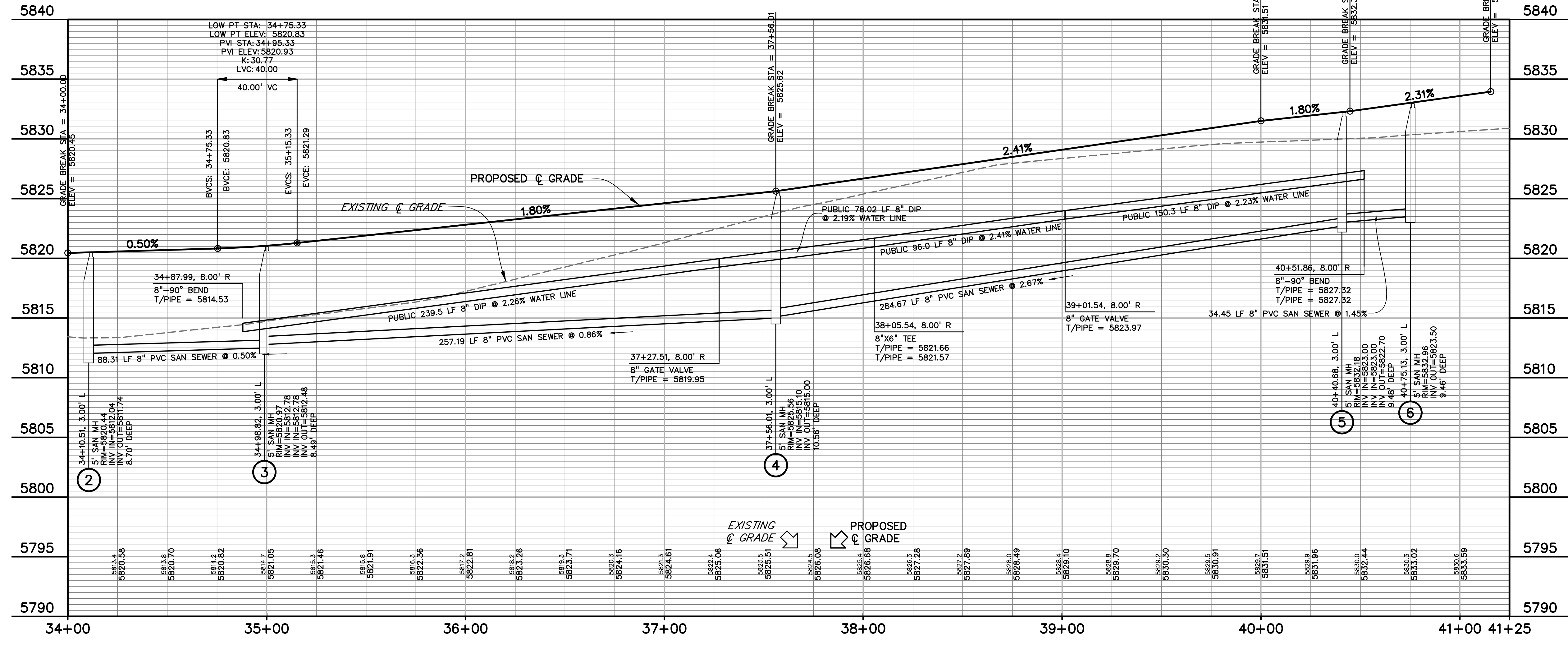


KEY MAP
NO SCALE



SCALE: 1" = 30'

811 Know what's below.
Call before you dig.
CALL 3-BUSINESS DAYS IN ADVANCE
BEFORE YOU DIG, GRADE, OR
EXCAVATE FOR THE MARKING OF
UNDERGROUND MEMBER UTILITIES.



PREPARED BY:

DREXEL, BARRELL & CO.
Engineers & Surveyors
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CONSTRUCTION DOCUMENTS FOR:

HAVEN VALLEY
(LETA DR.) BRADLEY RD/ALTURAS DR.
SECURITY, EL PASO COUNTY, COLORADO

ISSUE	DATE
INITIAL ISSUE	3/15/22
LATEST ISSUE	6/10/24

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FILE NAME: 21085-03UT03

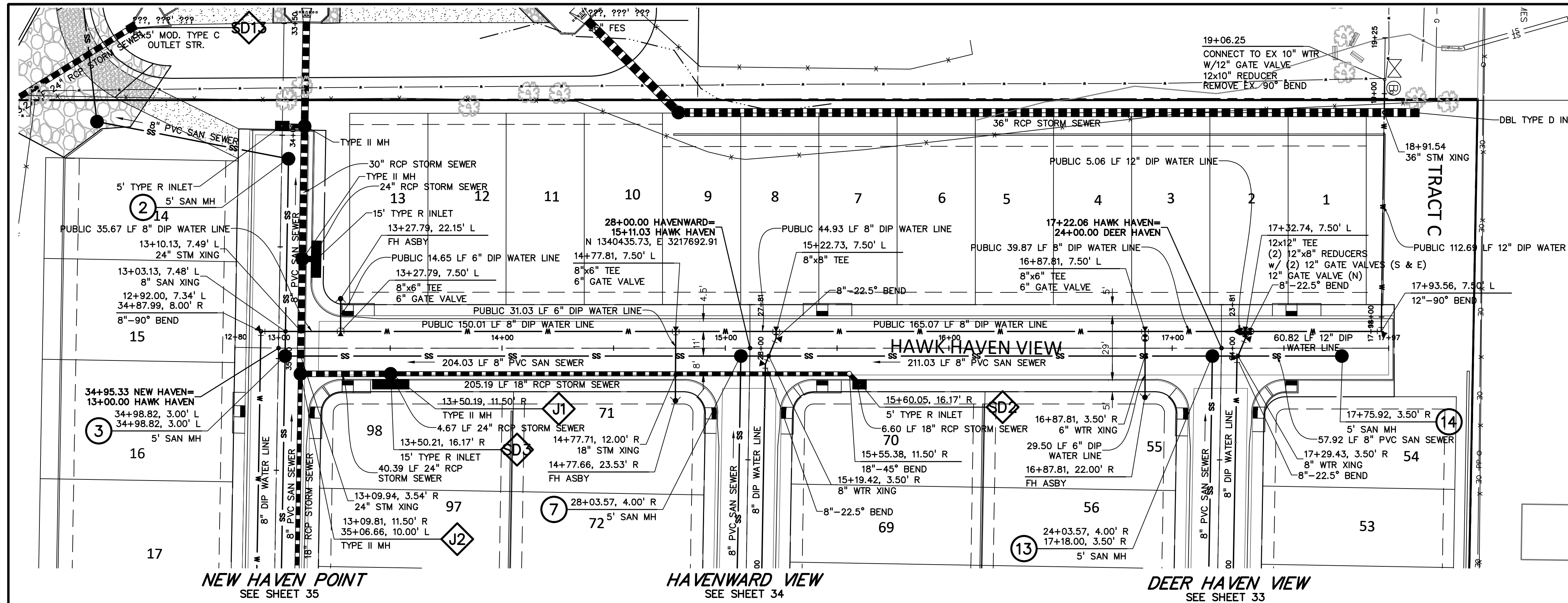
PREPARED UNDER MY DIRECT
SUPERVISION FOR AND ON BEHALF
OF DREXEL, BARRELL & CO.
DRAWING SCALE:
HORIZONTAL: 1" = 30'
VERTICAL: 1" = 5'

**NEW HAVEN PT
WATER & SAN.
PLAN & PROFILE**

PROJECT NO. 21085-03CSCV
DRAWING NO.

UT03

SHEET: 35 OF 52



811 Know what's below. Call before you dig.
 CALL 3-BUSINESS DAYS IN ADVANCE BEFORE YOU DIG, GRADE, OR EXCAVATE FOR THE MARKING OF UNDERGROUND MEMBER UTILITIES.

KEY MAP
NO SCALE

SCALE: 1"=30'

PREPARED BY:

DREXEL, BARRELL & CO.
 Engineers • Surveyors
 101 SAWATCH STREET, #100
 COLORADO SPRINGS, COLORADO 80903
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 COLORADO SPRINGS, CO 80960
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 (719) 475-7474

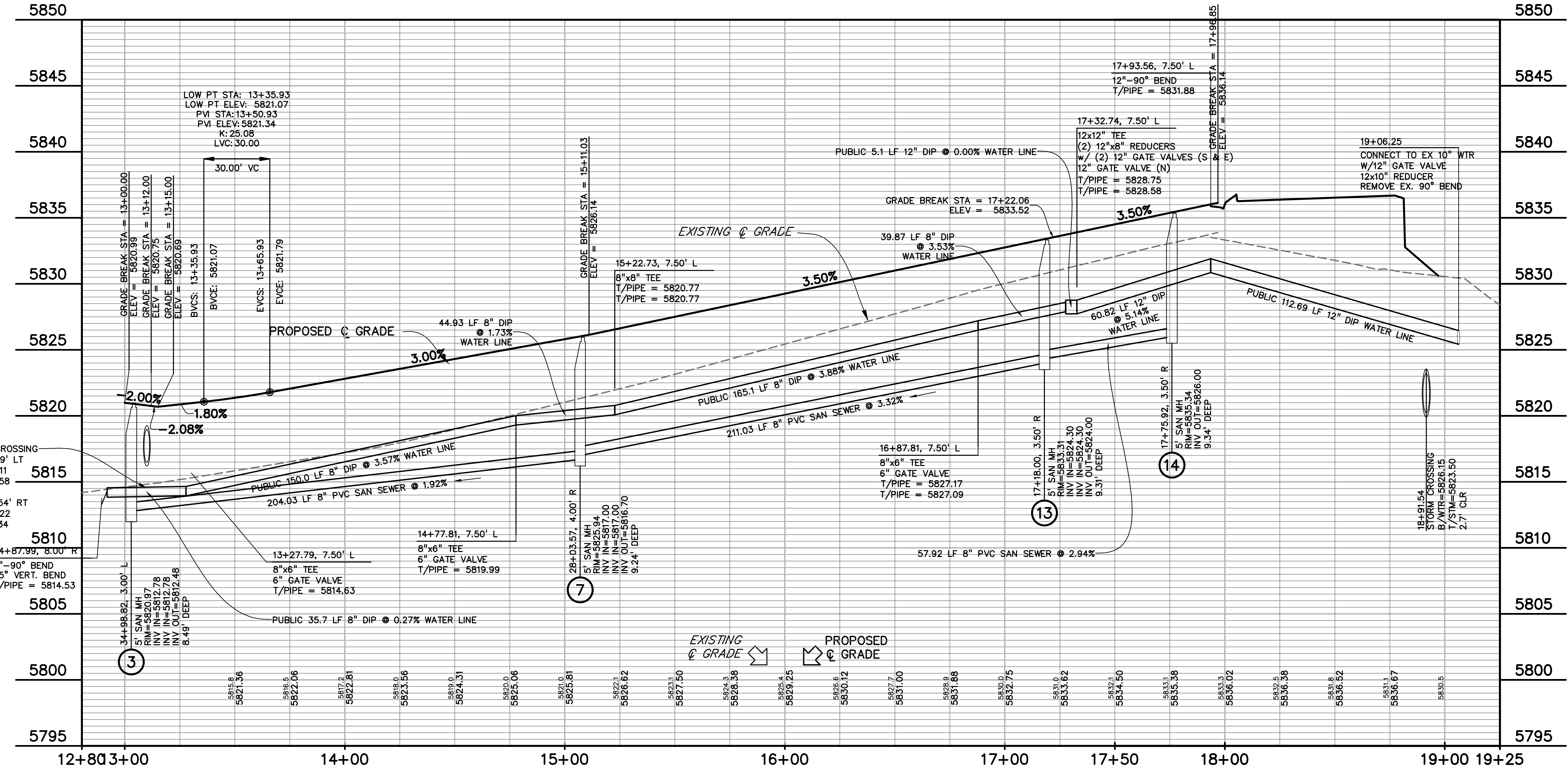
CONSTRUCTION DOCUMENTS FOR:
HAVEN VALLEY
 (LETA DR.) BRADLEY RD/ALTURAS DR.
 SECURITY, EL PASO COUNTY, COLORADO

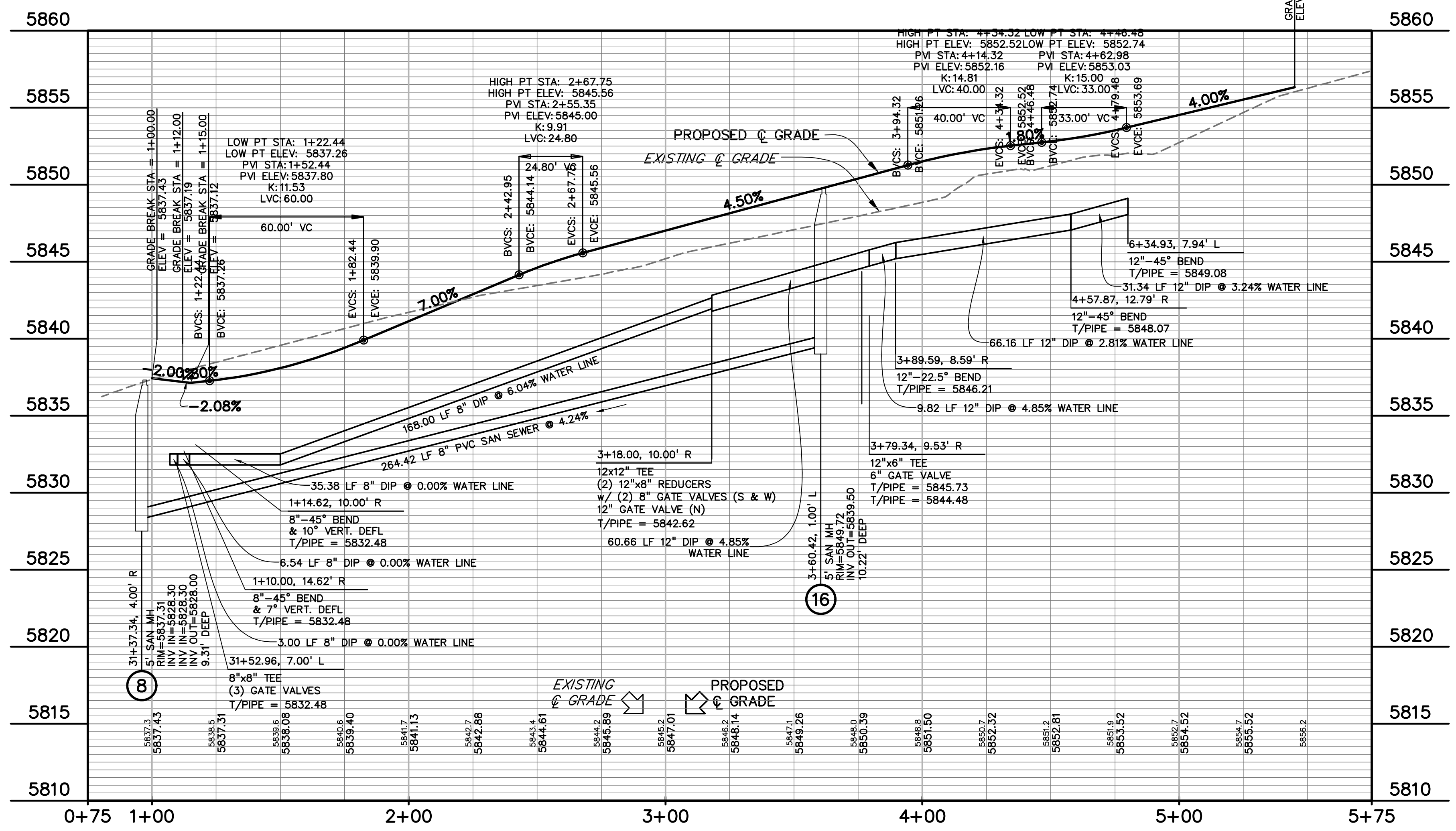
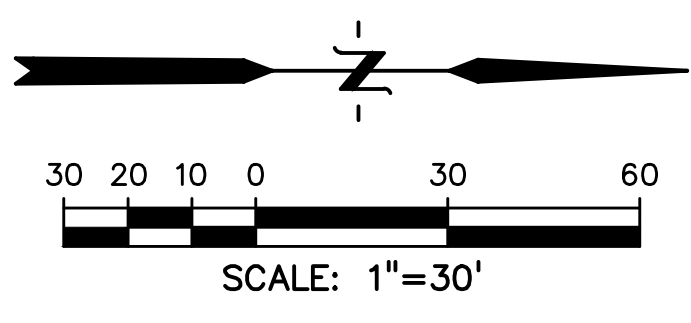
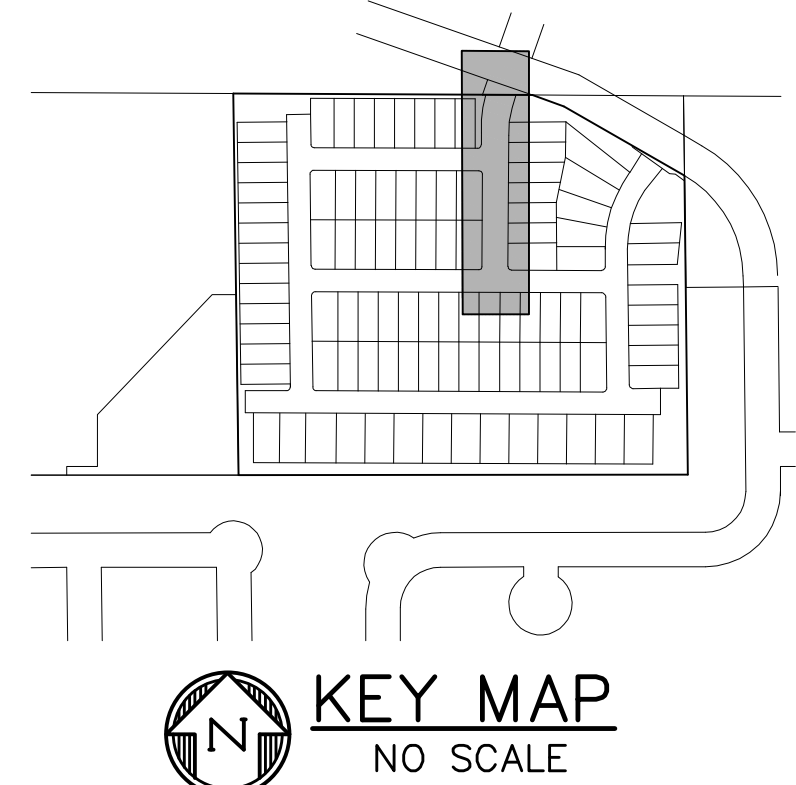
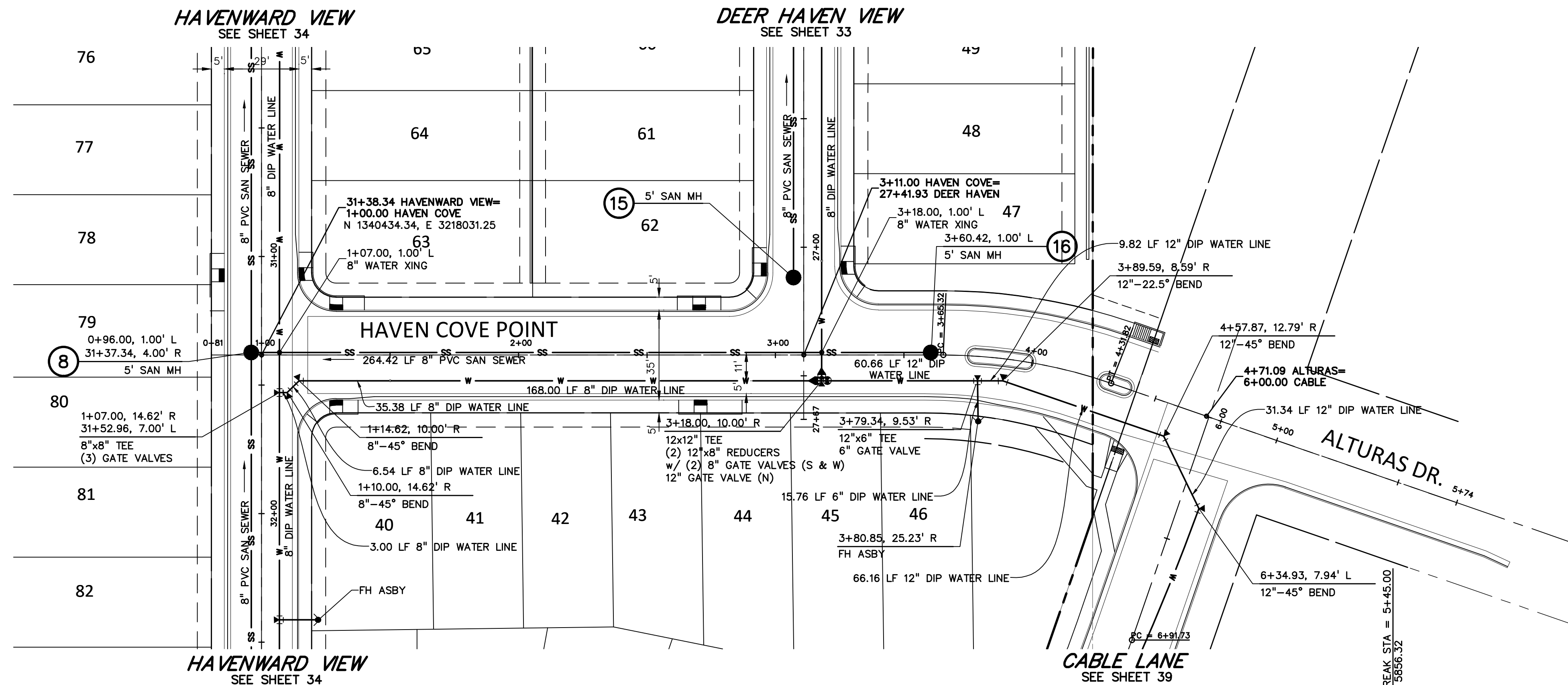
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CHECKED BY:	TDM
FILE NAME:	21085-03UT04

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 DRAWING SCALE:
 HORIZONTAL: 1" = 30'
 VERTICAL: 1" = 5'

HAWK HAVEN VIEW
WATER & SAN.
PLAN & PROFILE
 PROJECT NO. 21085-03CSCV
 DRAWING NO.

UT04
 SHEET: 36 OF 52





811 Know what's below.
Call before you dig.
CALL 3-BUSINESS DAYS IN ADVANCE
BEFORE YOU DIG, GRADE, OR
EXCAVATE FOR THE MARKING OF
UNDERGROUND MEMBER UTILITIES.

PREPARED BY:



CLIENT:

MIDCO INVESTMENTS, LLC

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COLORADO SPRINGS, CO 80960
CONTACT: ROBERT C. IRWIN
(719) 475-7474

CONSTRUCTION DOCUMENTS FOR:

HAVEN VALLEY

(LETA DR.) BRADLEY RD/ALTURAS DR.
SECURITY, EL PASO COUNTY, COLORADO

ISSUE	DATE
INITIAL ISSUE	3/15/22
LATEST ISSUE	6/10/24

DESIGNED BY: TDM
DRAWN BY: GES
CHECKED BY: TDM
FILE NAME: 21085-03UT05

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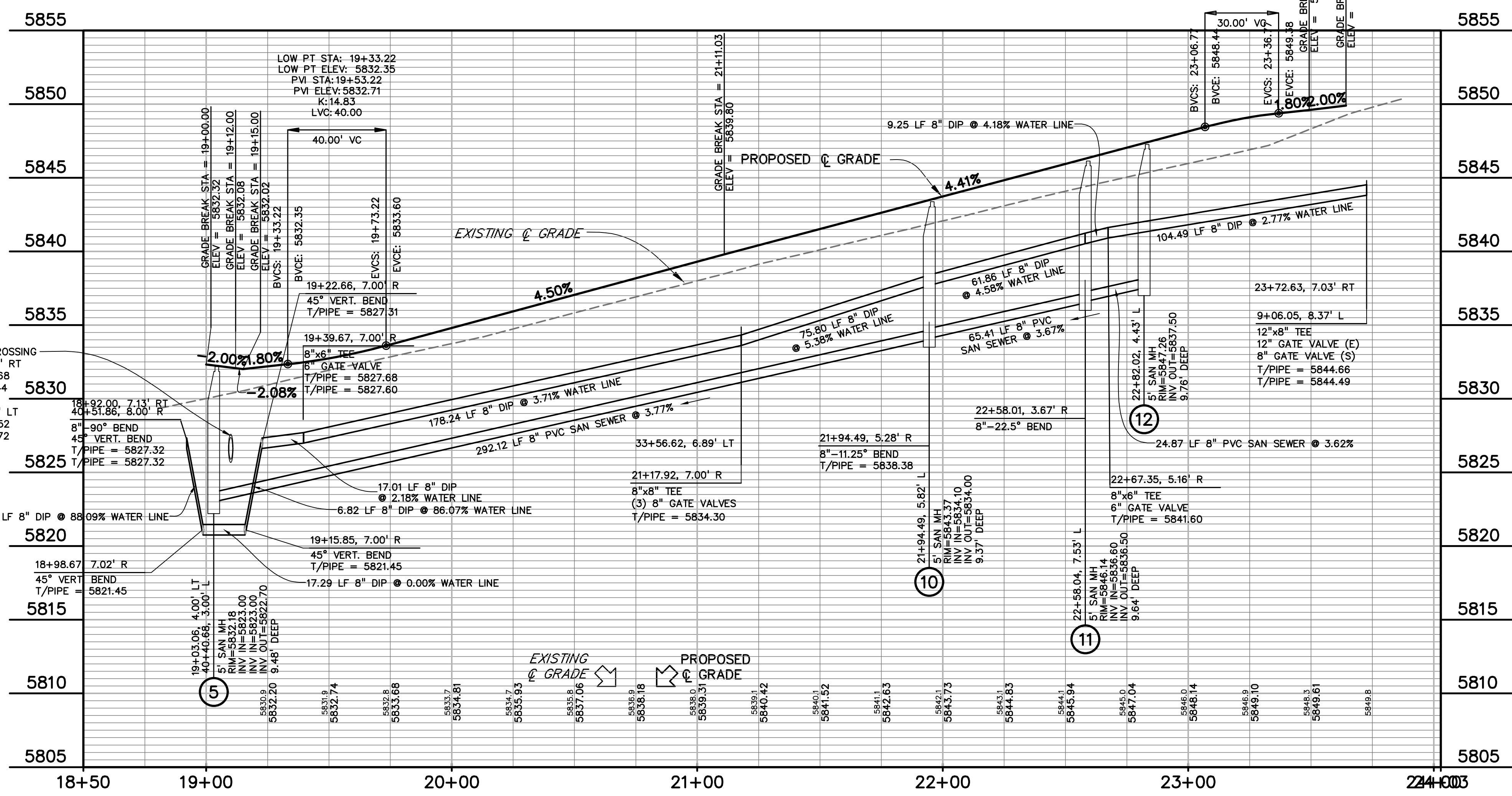
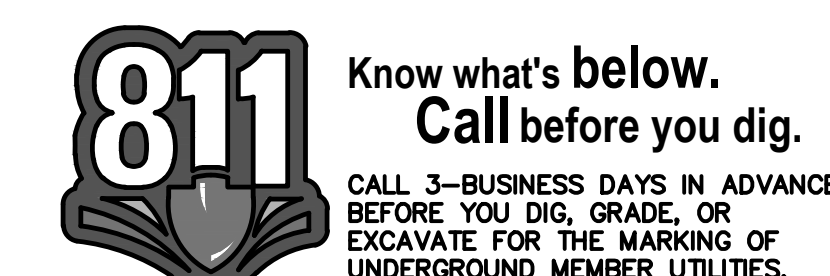
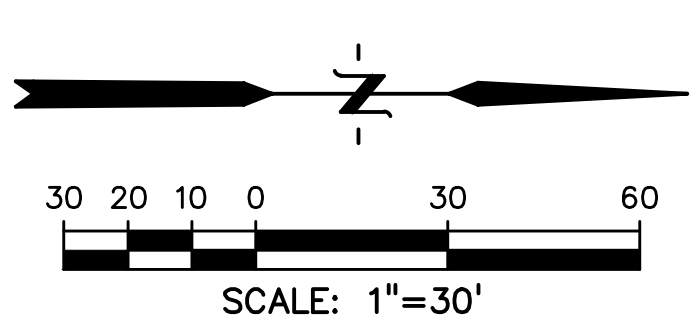
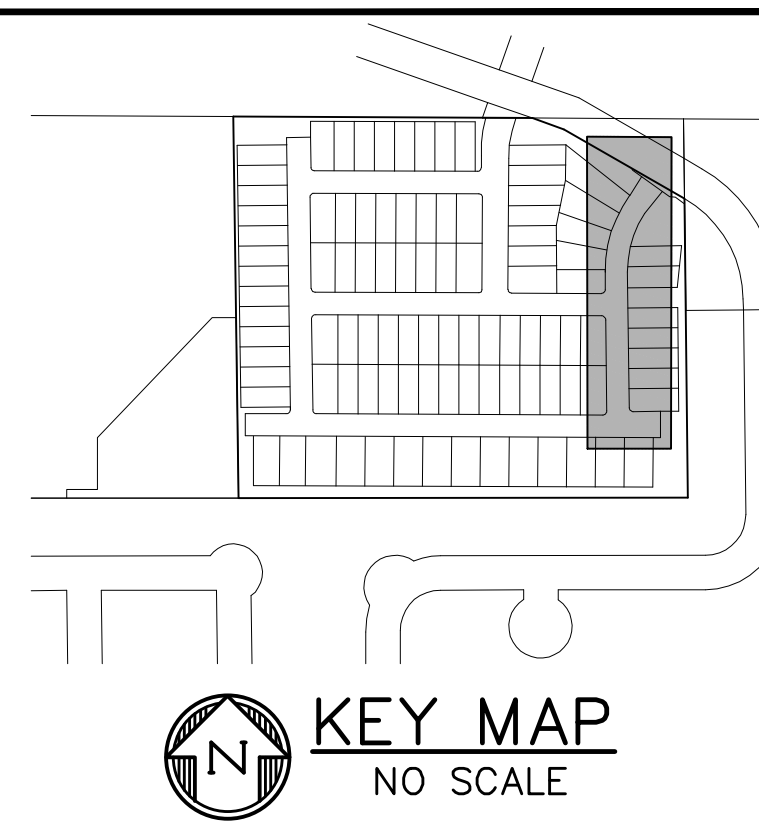
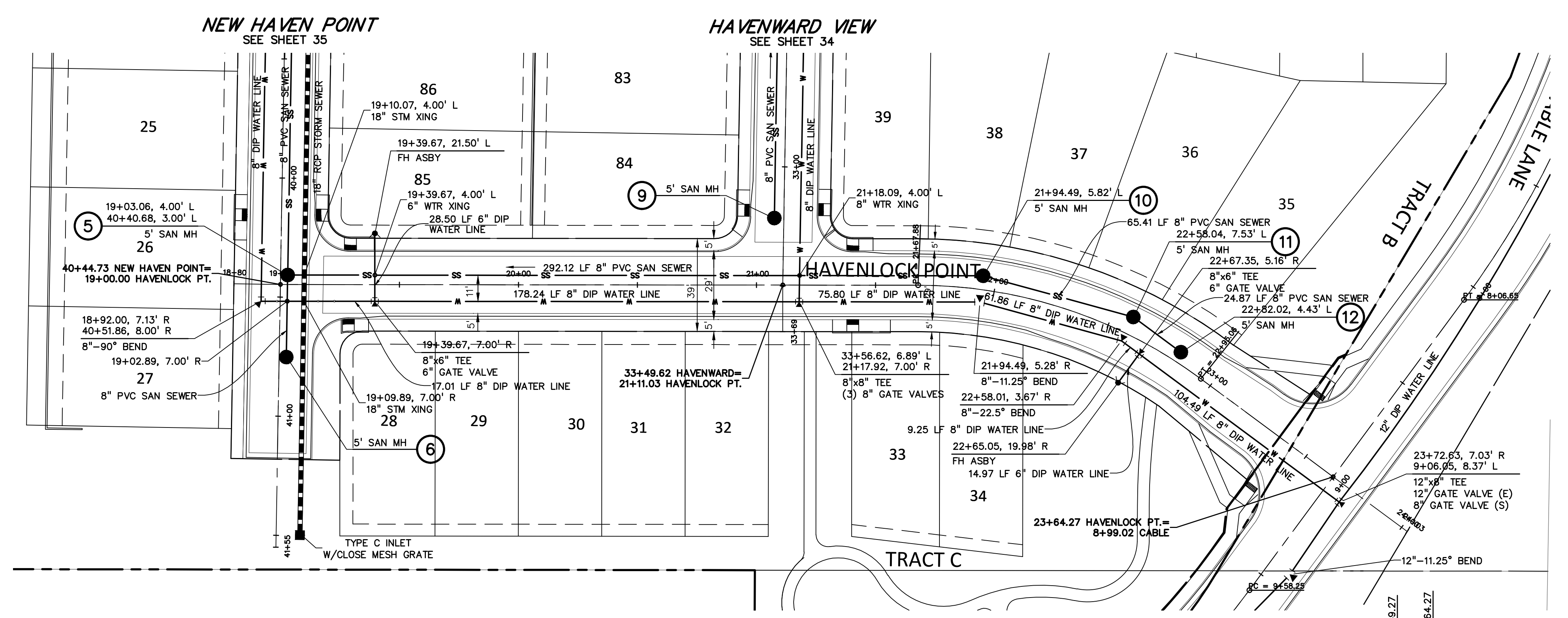
DRAWING SCALE:
HORIZONTAL: 1" = 30'
VERTICAL: 1" = 5'

WTR & SAN
HAVEN COVE PT
PLAN & PROFILE

PROJECT NO. 21085-03CSCV
DRAWING NO.

UT05

SHEET: 37 OF 52



PREPARED BY:



CLIENT:

MIDCO INVESTMENTS, LLC

P.O. BOX 60069
 COLORADO SPRINGS, CO 80960
 CONTACT: ROBERT C. IRWIN
 (719) 475-7474

CONSTRUCTION DOCUMENTS FOR:

HAVEN VALLEY
 (LETA DR.) BRADLEY RD/ALTURAS DR.
 SECURITY, EL PASO COUNTY, COLORADO

ISSUE	DATE
INITIAL ISSUE	3/15/22
LATEST ISSUE	6/10/24

DESIGNED BY: TDM
 DRAWN BY: GES
 CHECKED BY: TDM
 FILE NAME: 21085-03UT06

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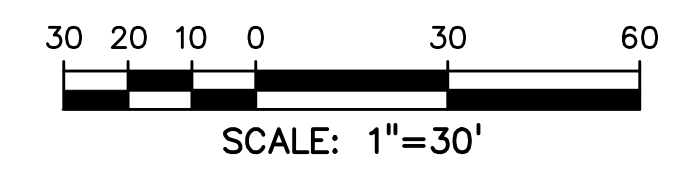
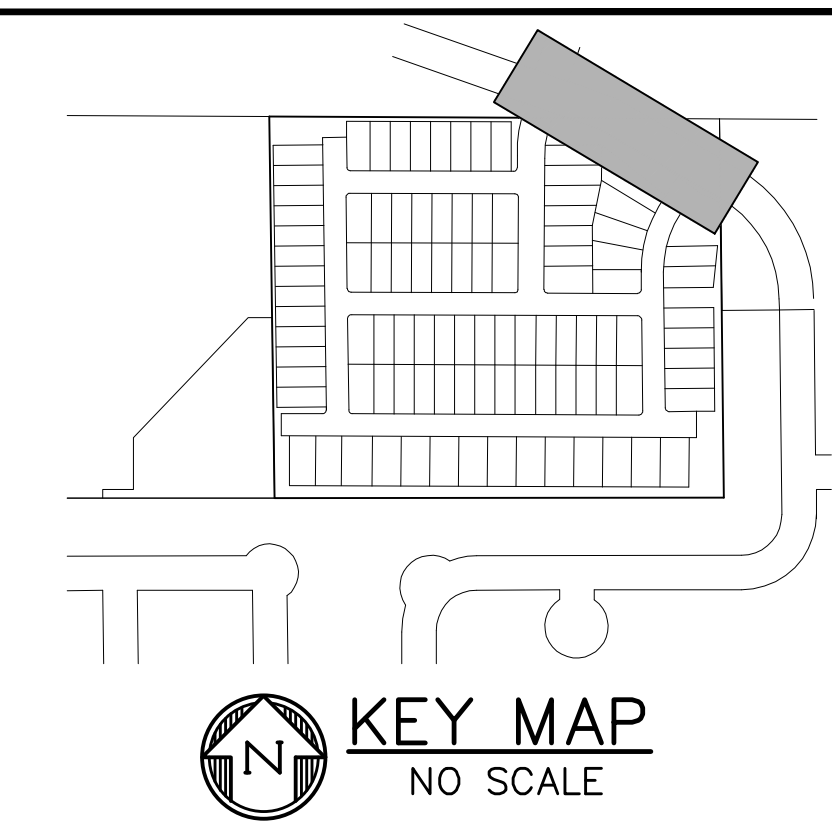
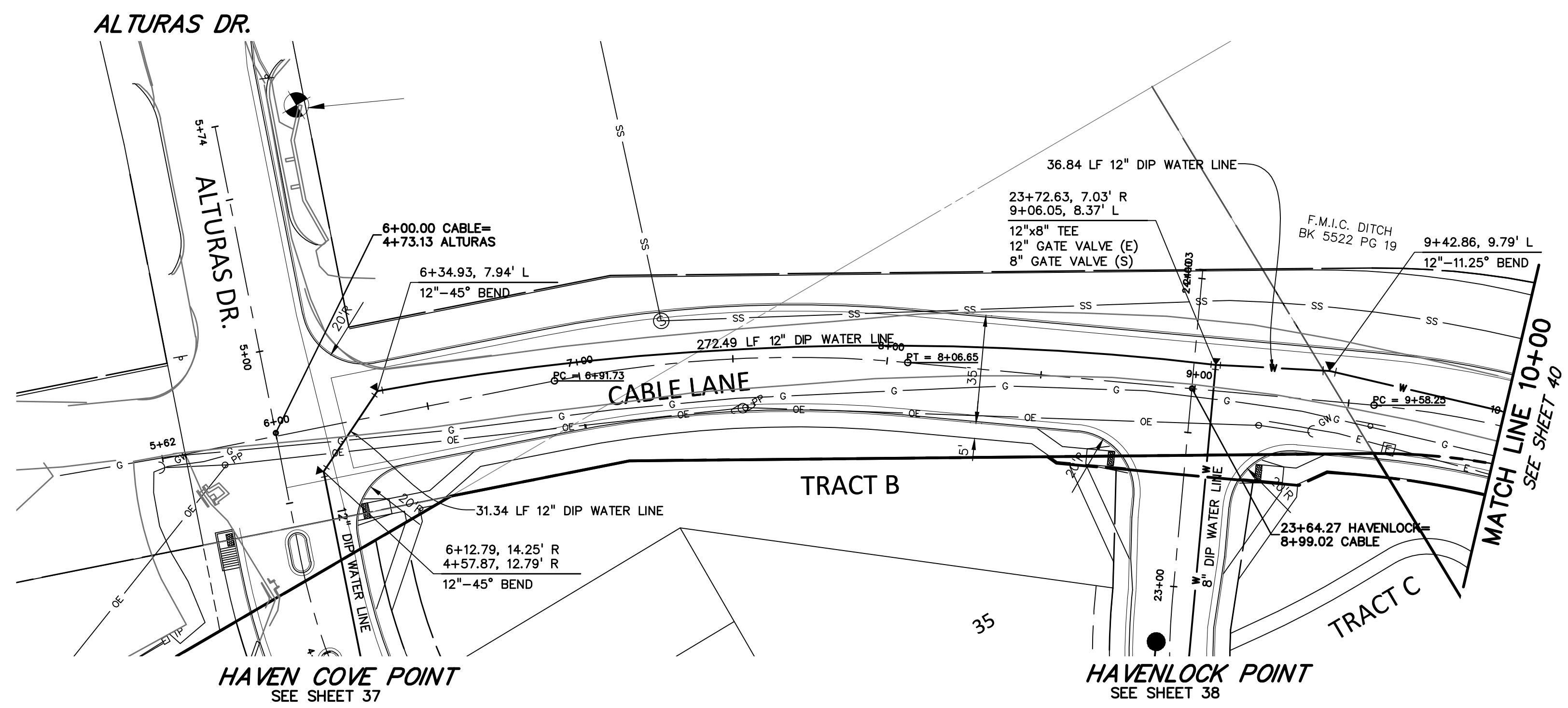
DRAWING SCALE:
 HORIZONTAL: 1" = 30'
 VERTICAL: 1" = 5'

WTR & SAN
 HAVENLOCK PT
 PLAN & PROFILE

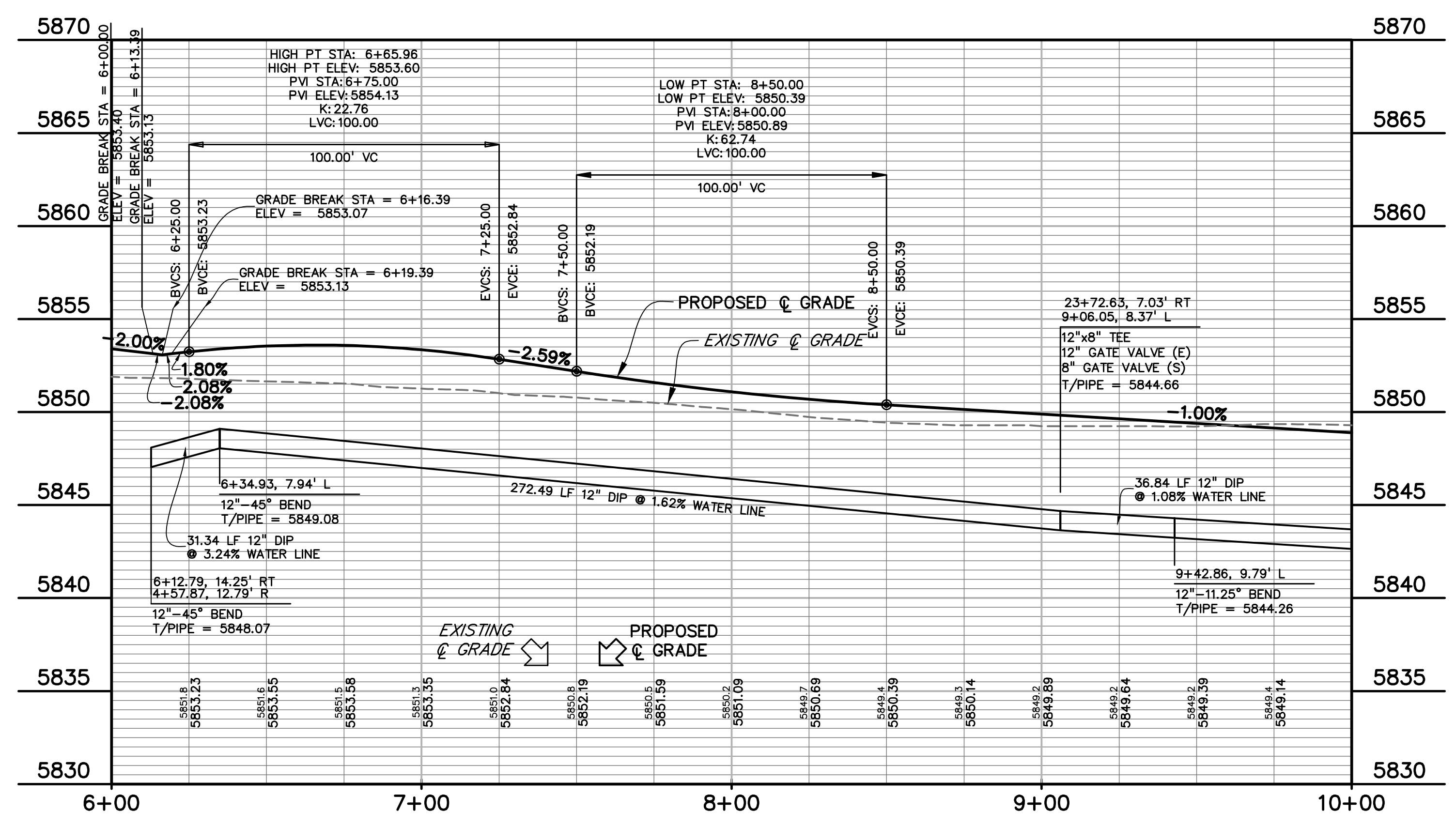
PROJECT NO. 21085-03CSCV
 DRAWING NO.

UT06

SHEET: 38 OF 52



811 Know what's below.
Call before you dig.
 CALL 3-BUSINESS DAYS IN ADVANCE
 BEFORE YOU DIG, GRADE, OR
 EXCAVATE FOR THE MARKING OF
 UNDERGROUND MEMBER UTILITIES.



PREPARED BY:

DREXEL, BARRELL & CO.
 Engineers • Surveyors
 101 SAWATCH STREET, #100
 COLORADO SPGS, COLORADO 80903
 CONTACT: TIM D. MCCONNELL, P.E.
 (719) 260-0887
 COLORADO SPRINGS • LAFAYETTE

CLIENT:
 MIDCO INVESTMENTS, LLC
 P.O. BOX 60069
 COLORADO SPRINGS, CO 80960
 CONTACT: ROBERT C. IRWIN
 (719) 475-7474

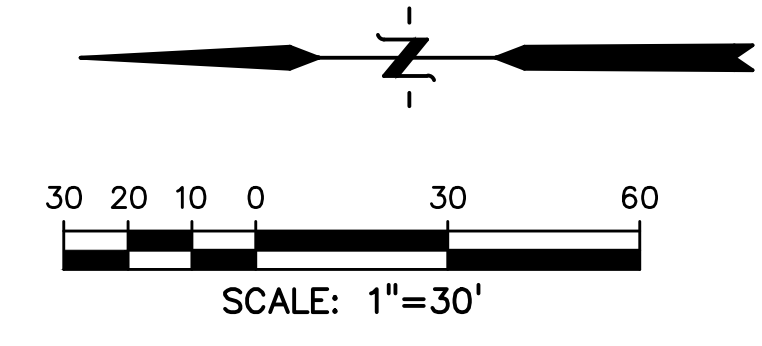
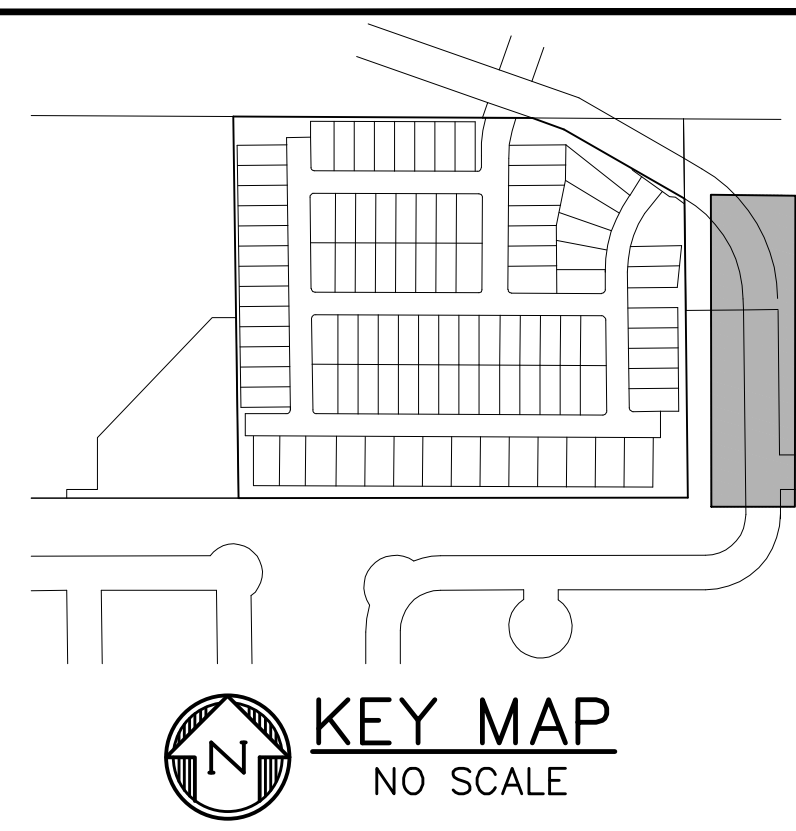
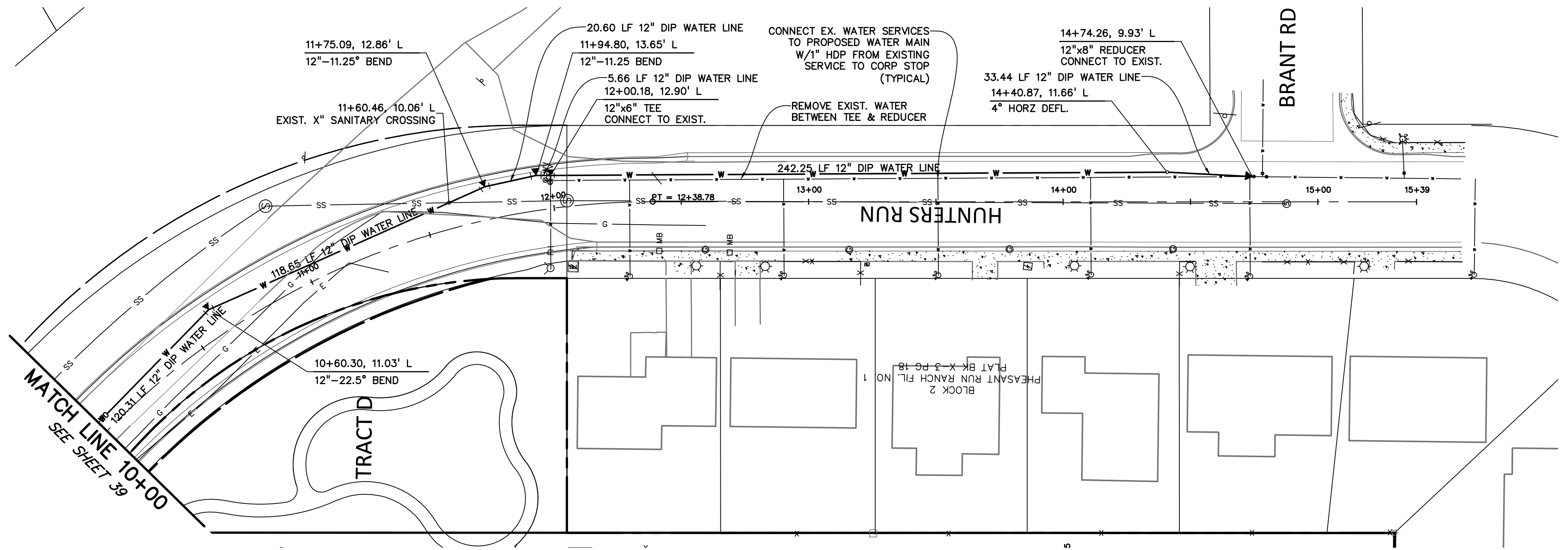
CONSTRUCTION DOCUMENTS FOR:
HAVEN VALLEY
 (LETA DR.) BRADLEY RD/ALTURAS DR.
 SECURITY, EL PASO COUNTY, COLORADO

ISSUE	DATE
INITIAL ISSUE	3/15/22
LATEST ISSUE	6/10/24
DESIGNED BY:	TDM
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CHECKED BY:	TDM
FILE NAME:	21085-03UT07

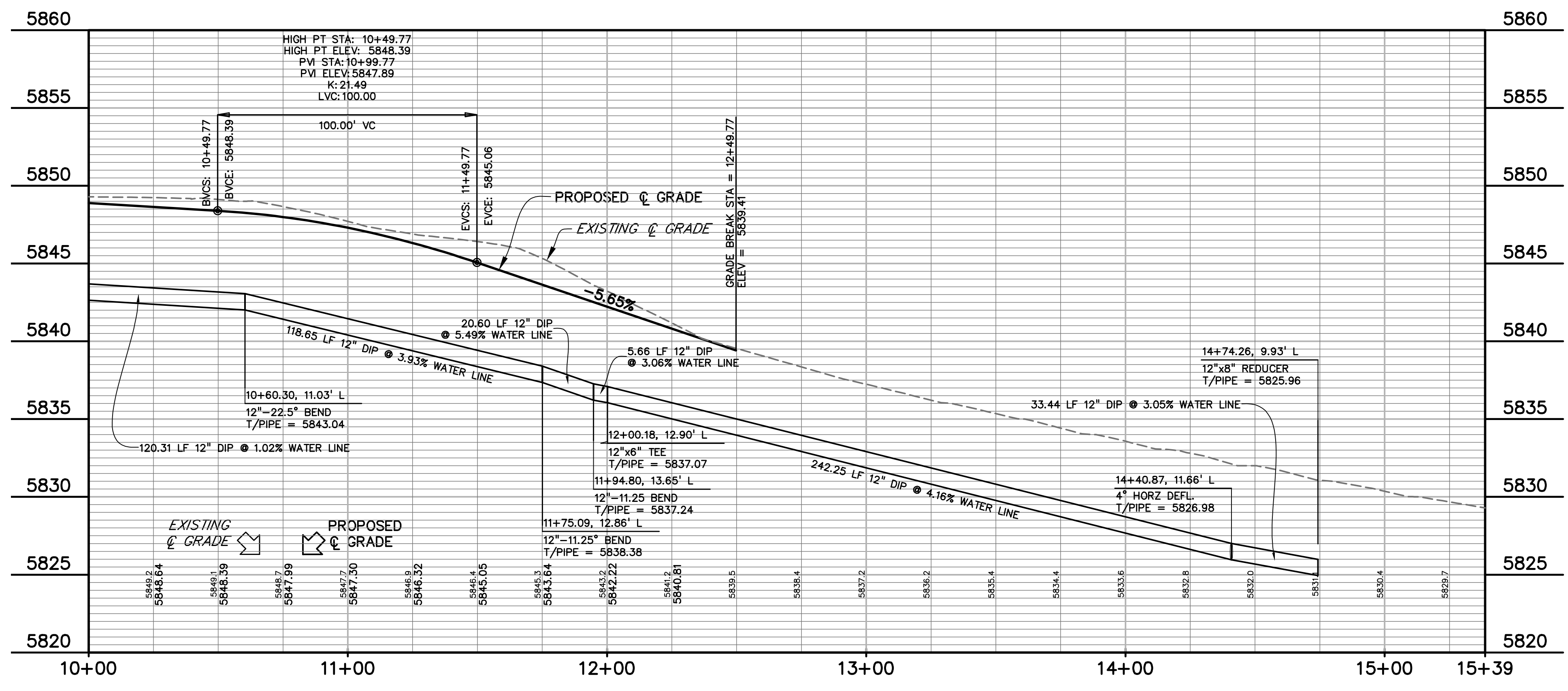
PREPARED UNDER MY DIRECT
 SUPERVISION FOR AND ON BEHALF
 OF DREXEL, BARRELL & CO.
 DRAWING SCALE:
 HORIZONTAL: 1" = 30'
 VERTICAL: 1" = 5'

**WATER
 CABLE LANE
 PLAN & PROFILE**
 PROJECT NO. 21085-03CSCV
 DRAWING NO.

UT07
 SHEET: 39 OF 52



811 Know what's below. Call before you dig.
CALL 3-BUSINESS DAYS IN ADVANCE BEFORE YOU DIG, GRADE, OR EXCAVATE FOR THE MARKING OF UNDERGROUND MEMBER UTILITIES.



PREPARED BY:

DREXEL, BARRELL & CO.
Engineers • Surveyors
101 SAWATCH STREET, #100
COLORADO SPGS, COLORADO 80903
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(719) 260-0887
COLORADO SPRINGS • LAFAYETTE

CLIENT:

MIDCO INVESTMENTS, LLC

P.O. BOX 60069
COLORADO SPRINGS, CO 80960
CONTACT: ROBERT C. IRWIN
(719) 475-7474

CONSTRUCTION DOCUMENTS FOR:

HAVEN VALLEY
(LETA DR.) BRADLEY RD/ALTURAS DR.
SECURITY, EL PASO COUNTY, COLORADO

ISSUE	DATE
INITIAL ISSUE	3/15/22
LATEST ISSUE	6/10/24

DESIGNED BY: TDM
DRAWN BY: GES
CHECKED BY: TDM
FILE NAME: 21085-03UT07

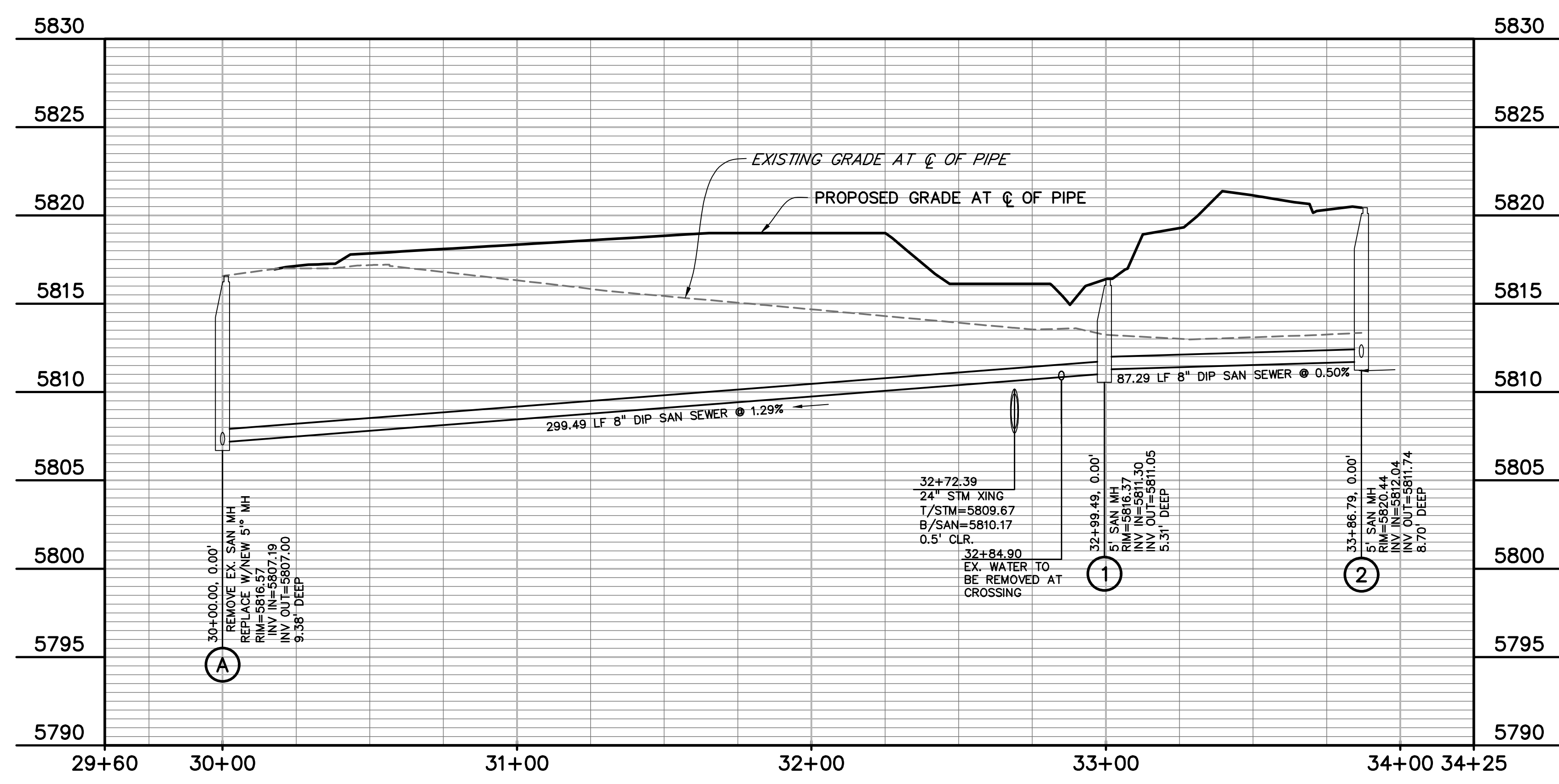
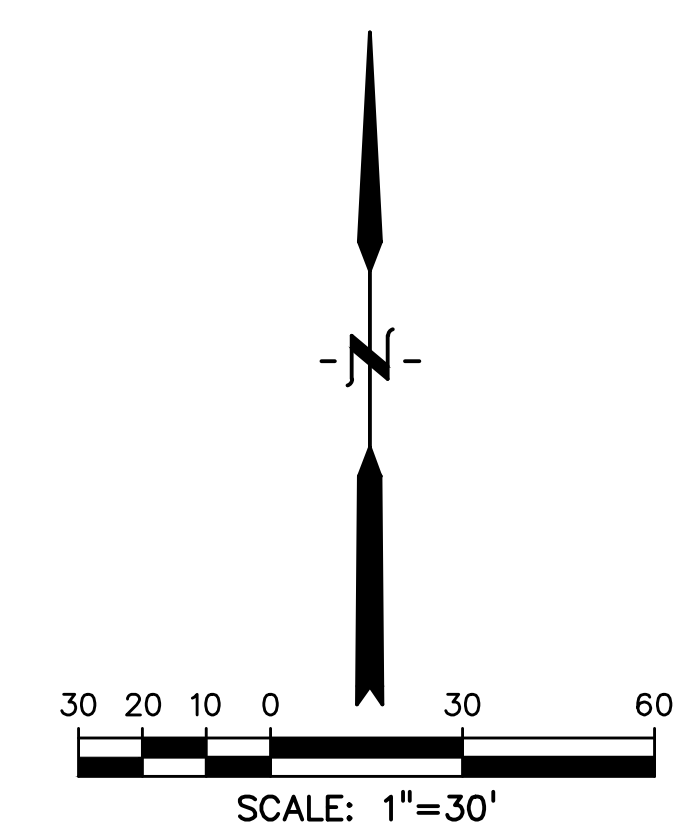
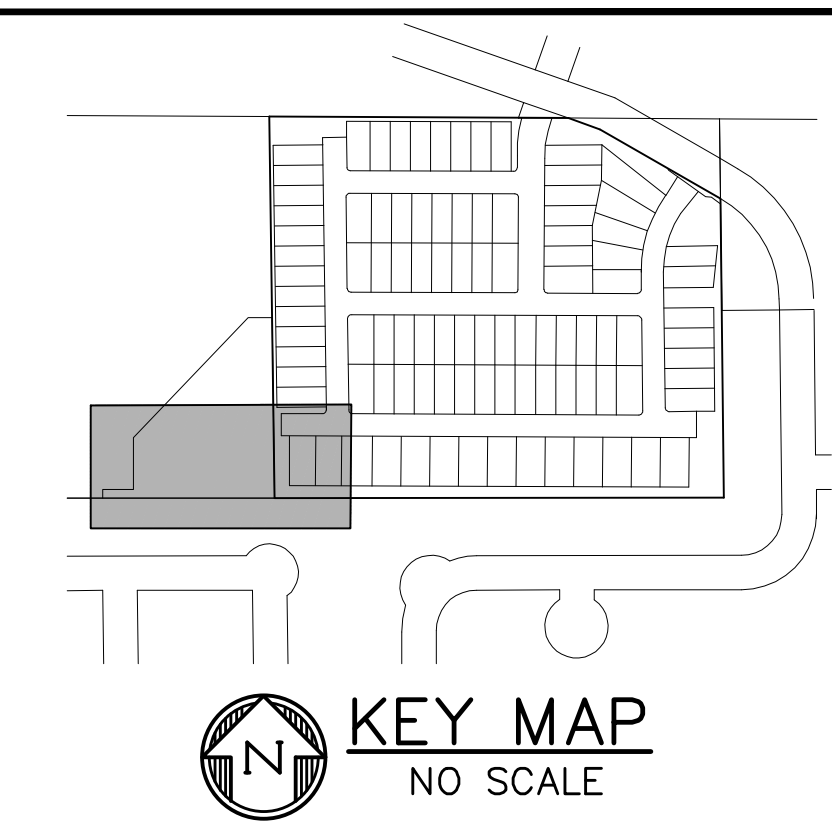
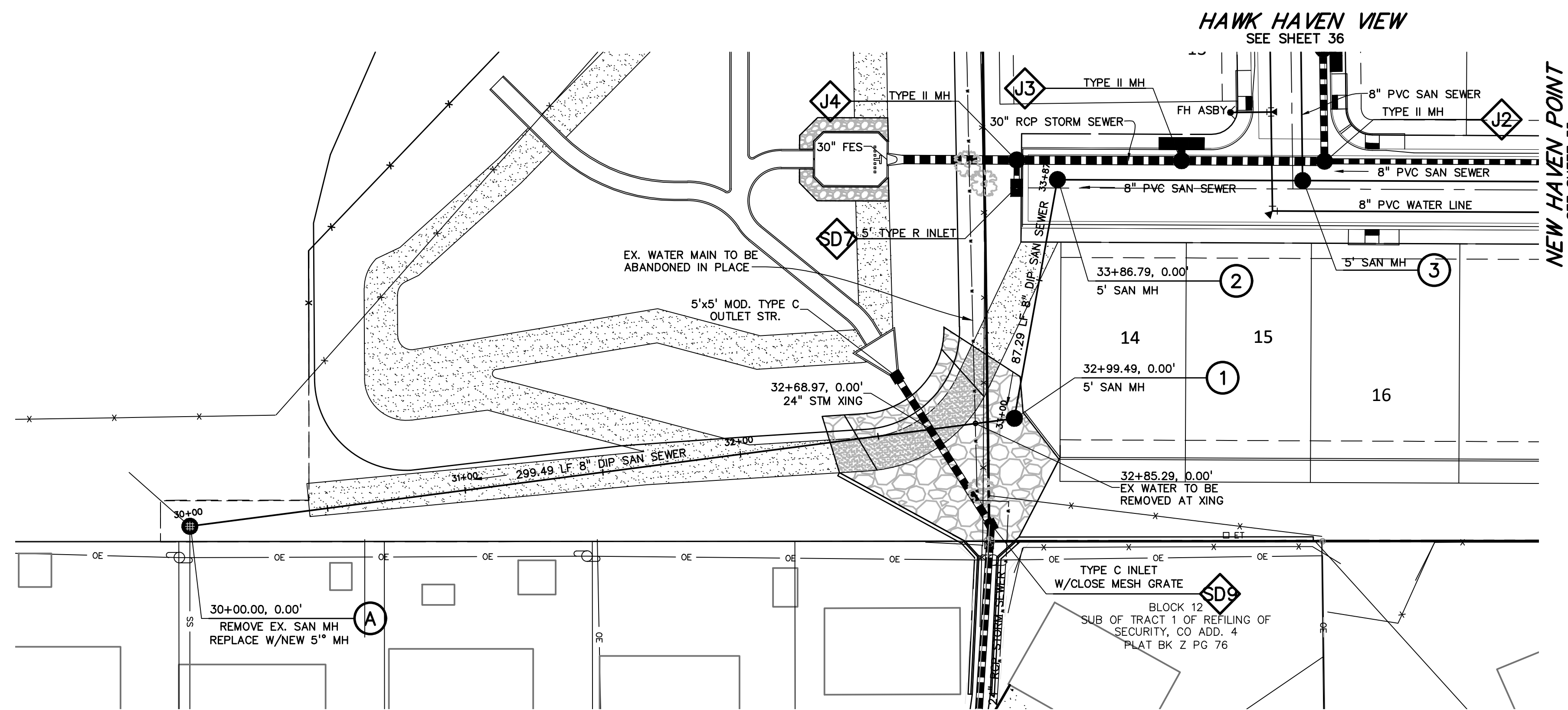
PREPARED UNDER MY DIRECT SUPERVISION FOR AND ON BEHALF OF DREXEL, BARRELL & CO.
DRAWING SCALE:
HORIZONTAL: 1" = 30'
VERTICAL: 1" = 5'

WATER CABLE LANE PLAN & PROFILE

PROJECT NO. 21085-03CSCV
DRAWING NO.

UT08

SHEET: 40 OF 52



811 Know what's below.
Call before you dig.
 CALL 3-BUSINESS DAYS IN ADVANCE BEFORE YOU DIG, GRADE, OR EXCAVATE FOR THE MARKING OF UNDERGROUND MEMBER UTILITIES.

PREPARED BY:

DREXEL, BARRELL & CO.
 Engineers • Surveyors
 101 SAWATCH STREET, #100
 COLORADO SPGS, COLORADO 80903
 CONTACT: TIM D. MCCONNELL, P.E.
 (719) 260-0887
 COLORADO SPRINGS • LAFAYETTE

CLIENT:

MIDCO INVESTMENTS, LLC
 P.O. BOX 60069
 COLORADO SPRINGS, CO 80960
 CONTACT: ROBERT C. IRWIN
 (719) 475-7474

CONSTRUCTION DOCUMENTS FOR:

HAVEN VALLEY
 (LETA DR.) BRADLEY RD/ALTURAS DR.
 SECURITY, EL PASO COUNTY, COLORADO

ISSUE	DATE
INITIAL ISSUE	3/15/22
LATEST ISSUE	6/10/24

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 FILE NAME: 21085-03SS01

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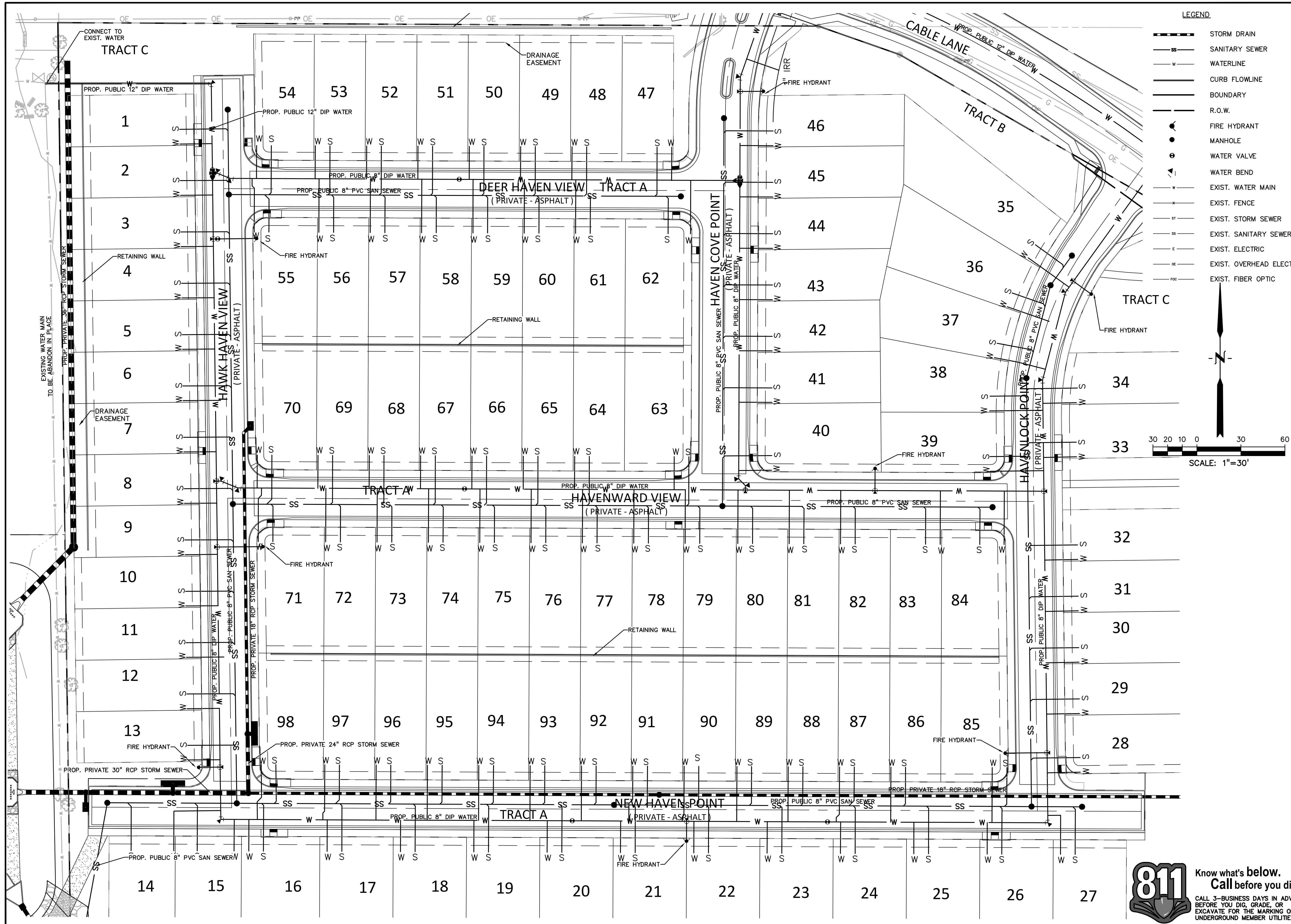
DRAWING SCALE:
 HORIZONTAL: 1" = 30'
 VERTICAL: 1" = 5'

OFFSITE
 SANITARY
 PLAN & PROFILE

PROJECT NO. 21085-03CSCV
 DRAWING NO.

SS01

SHEET: 41 OF 52



PREPARED BY:

DREXEL, BARRELL & CO.
 Engineers & Surveyors
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 COLORADO SPGS, COLORADO 80903
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 P.O. BOX 60069
 COLORADO SPRINGS, CO 80960
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CONSTRUCTION DOCUMENTS FOR:
HAVEN VALLEY
 (LETA DR.) BRADLEY RD/ALTURAS DR.
 SECURITY, EL PASO COUNTY, COLORADO

ISSUE	DATE
INITIAL ISSUE	3/15/22
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 CHECKED BY: TDM
 FILE NAME: 21085-03US01

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 DRAWING SCALE:
 HORIZONTAL: 1" = 30'
 VERTICAL: N/A

UTILITY SERVICE PLAN

PROJECT NO. 21085-03CSCV
 DRAWING NO.

US01
 SHEET: -- OF 52

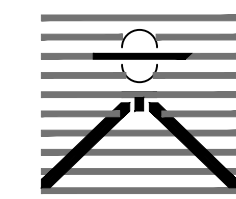
811 Know what's below.
 Call before you dig.
 CALL 3-BUSINESS DAYS IN ADVANCE BEFORE YOU DIG, GRADE, OR EXCAVATE FOR THE MARKING OF UNDERGROUND MEMBER UTILITIES.

HAVEN VALLEY

EL PASO COUNTY, COLORADO

GRADING AND EROSION CONTROL DOCUMENTS

PREPARED BY:



DREXEL, BARRELL & CO.
Engineers & Surveyors
101 SAWATCH STREET, #100
COLORADO SPGS, COLORADO 80903
CONTACT: TIM D. MCCONNELL, P.E.
(719) 260-0887
COLORADO SPRINGS • LAFAYETTE

CLIENT:

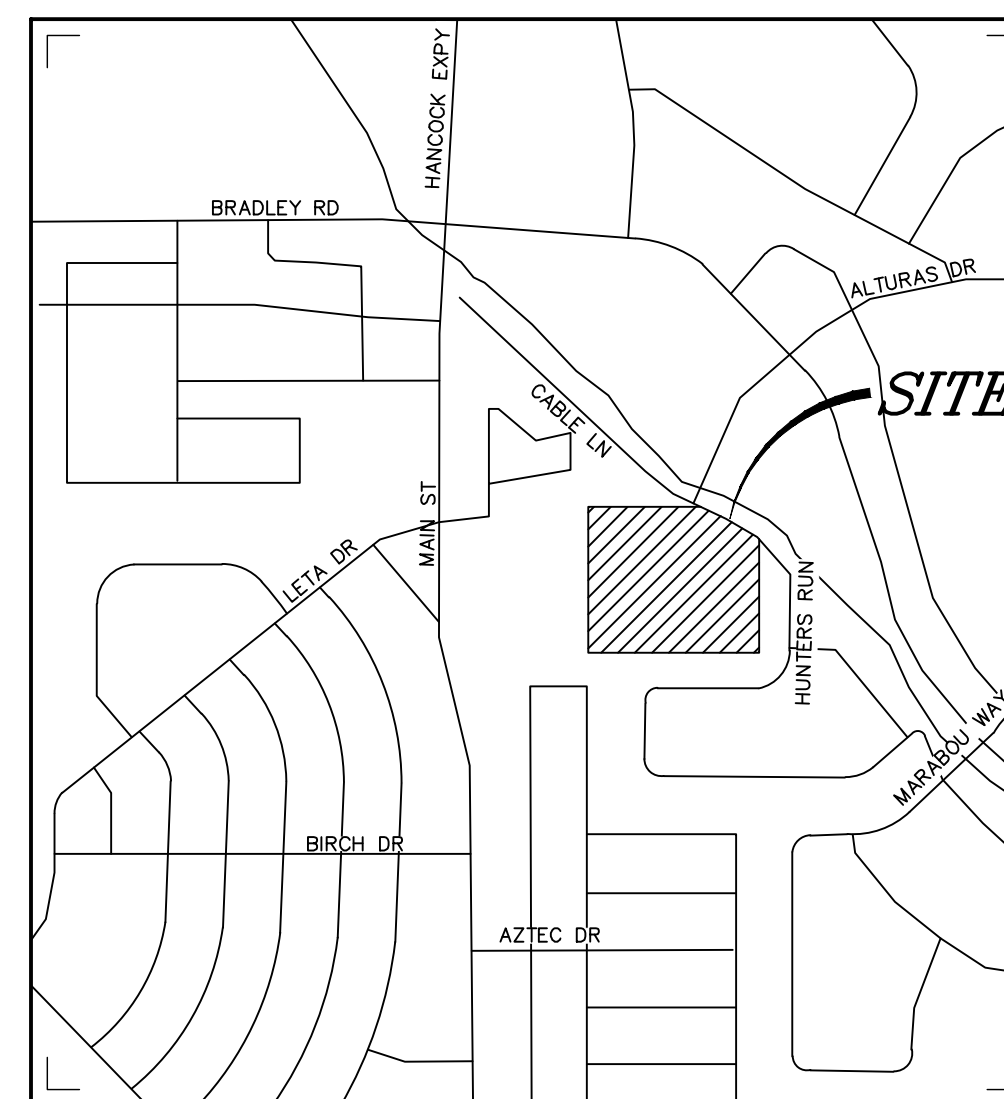
MIDCO INVESTMENTS, LLC

P.O. BOX 60069
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(719) 475-7474

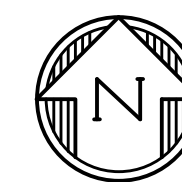
CONSTRUCTION DOCUMENTS FOR:

HAVEN VALLEY

(LETA DR.) BRADLEY RD/ALTURAS DR.
SECURITY, EL PASO COUNTY, COLORADO



VICINITY MAP
NOT TO SCALE



SHEET INDEX

ECCV	EROSION CONTROL COVER SHEET
ECNT	NOTES
EC01	INITIAL GRADING AND EROSION CONTROL PLAN
EC02	INTERIM GEC PLAN
EC03	FINAL/VERTICAL GEC PLAN
ECDT	EROSION CONTROL DETAILS
ECDD	EROSION CONTROL DETAILS
PD01	DETENTION POND DETAILS
PD02	CONCRETE FOREBAY DETAILS
PD03	POND OUTLET STRUCTURE DEETAILS

AGENCY CONTACTS

ENGINEERING EL PASO COUNTY PLANNING & COMMUNITY DEVELOPMENT
JOSHUA PALMER, COUNTY ENGINEER
3275 AKERS DRIVE
COLORADO SPRINGS, CO 80922
(719) 520-6460

PLANNING EL PASO COUNTY PLANNING & COMMUNITY DEVELOPMENT
KARI PARSONS, PROJECT MANAGER/PLANNER II
2880 INTERNATIONAL CIRCLE, SUITE 110
COLORADO SPRINGS, CO 80910
(719) 520-6300

FIRE SECURITY FIRE PROTECTION DISTRICT
DAVID GIRARDIN, FIRE CHIEF
400 SECURITY BLVD
COLORADO SPRINGS, CO 80911
(719) 392-7121

WATER SECURITY WATER & SANITATION DISTRICT
ROY HEALD, DISTRICT MANAGER
231 SECURITY BLVD
COLORADO SPRINGS, CO 80911
(719) 392-3475

WASTEWATER SECURITY WATER & SANITATION DISTRICT
ROY HEALD, DISTRICT MANAGER
231 SECURITY BLVD
COLORADO SPRINGS, CO 80911
(719) 392-3475

ELECTRIC C.S.U. ELECTRIC DEPT. SYSTEM PLANNING
MARY HOADLAND
1521 HANCOCK EXPY.
COLORADO SPRINGS, CO 80903
(719) 668-5557

GAS COLORADO SPRINGS UTILITIES
TODD STURTEVANT
1521 HANCOCK EXPRESSWAY
COLORADO SPRINGS, CO 80947
(719) 668-3556

TELEPHONE CENTURY LINK
PATTY MOORE
(719) 636-6096
(LOCATORS) (719) 597-8418
AT&T
(LOCATORS) (719) 635-3674

CABLE COMCAST
RICKEY NELSON
215 N. UNION BLVD
COLORADO SPRINGS, CO 80909
RICKEY_NELSON@CABLE.COMCAST.COM

ESTIMATED COST OF TEMPORARY + PERMANENT BMPs INCLUDING INSTALLATION AND MAINTENANCE UNTIL FINAL STABILIZATION (FINAL + INTERIM STAGE)

Description	Quantity	Units	Unit Cost	Total	(with Pre-Flat Construction)	
					% Complete	Remaining
SECTION 1 - GRADING AND EROSION CONTROL (Construction and Permanent BMPs)						
Earthwork						
less than 1,000; \$5,300 min		CY	\$ 8.00	= \$ -		\$ -
1,000-5,000; \$8,000 min		CY	\$ 6.00	= \$ -		\$ -
5,001-20,000; \$30,000 min		CY	\$ 5.00	= \$ -		\$ -
20,001-50,000; \$100,000 min	48620	CY	\$ 3.50	= \$ 170,170.00		\$ 170,170.00
50,001-200,000; \$175,000 min		CY	\$ 2.50	= \$ -		\$ -
greater than 200,000; \$500,000 min		CY	\$ 2.00	= \$ -		\$ -
Permanent Erosion Control Blanket	1978	SY	\$ 9.00	= \$ 17,802.00		\$ 17,802.00
Permanent Seeding (inc. noxious weed mgmt.) & Mulch	10.5	AC	\$ 2,018.00	= \$ 21,189.00		\$ 21,189.00
Permanent Pond/BMP (provide engineer's estimate)	1	EA	\$ 200,000.00	= \$ 200,000.00		\$ 200,000.00
Concrete Washout Basin	1	EA	\$ 1,172.00	= \$ 1,172.00		\$ 1,172.00
Inlet Protection	9	EA	\$ 217.00	= \$ 1,953.00		\$ 1,953.00
Rock Check Dam	21	EA	\$ 651.00	= \$ 13,671.00		\$ 13,671.00
Safety Fence		LF	\$ 3.00	= \$ -		\$ -
Sediment Basin	1	EA	\$ 2,294.00	= \$ 2,294.00		\$ 2,294.00
Sediment Trap		EA	\$ 538.00	= \$ -		\$ -
Silt Fence	615	LF	\$ 3.00	= \$ 1,845.00		\$ 1,845.00
Slope Drain		LF	\$ 43.00	= \$ -		\$ -
Straw Bale		EA	\$ 33.00	= \$ -		\$ -
Straw Wattle/Rock Sock	36	LF	\$ 8.00	= \$ 288.00		\$ 288.00
Surface Roughening		AC	\$ 269.00	= \$ -		\$ -
Temporary Erosion Control Blanket		SY	\$ 3.00	= \$ -		\$ -
Temporary Seeding and Mulching		AC	\$ 1,793.00	= \$ -		\$ -
Vehicle Tracking Control	1	EA	\$ 3,085.00	= \$ 3,085.00		\$ 3,085.00
[insert items not listed but part of construction plans]				= \$ -		\$ -
MAINTENANCE (35% of Construction BMPs)				= \$ 8,097.60		\$ 8,097.60
Section 1 Subtotal				= \$ 441,566.60		\$ 441,566.60

* - Subject to defect warranty financial assurance. A minimum of 20% shall be retained until final acceptance (MAXIMUM OF 80% COMPLETE ALLOWED)

STRUCTURAL FILL

DURING EARTHWORK BALANCING ACROSS THE SITE, AREAS TO RECEIVE STRUCTURAL FILL SHOULD HAVE TOPSOIL, ORGANIC MATERIAL, OR DEBRIS REMOVED. LOOSE, WET SOILS, ESPECIALLY THOSE FROM NOTED DRAINAGE AREAS, SHOULD BE EXCAVATED TO DRY SOLID MATERIAL, STOCKPILED AND EVALUATED FOR SUITABILITY OF RE-USE AS STRUCTURAL FILL. IF SOIL IS FOUND TO BE UNSUITABLE AS STRUCTURAL FILL, IT MAY STILL BE SUITABLE AS BACKFILL IN NON-STRUCTURAL APPLICATIONS.

STRUCTURAL FILL COMPOSED OF ON-SITE SOILS SHOULD CONSIST OF GRANULAR, NIL TO LOW-EXPANSIVE MATERIAL. IF CLAYSTONE IS ELECTED TO BE RE-USED IT SHOULD BE THOROUGHLY PROCESSED, MOISTURE CONDITIONED AND BLENDED WITH SAND SOIL. FILL SHOULD BE SPREAD ACROSS THE SITE AND PLACED IN EVEN LOOSE LIFTS NOT EXCEEDING 10-INCHES. MOISTURE CONDITIONED TO FACILITATE COMPACTION (USUALLY WITHIN 2 PERCENT OF THE OPTIMUM MOISTURE CONTENT), AND COMPACTED TO A MINIMUM OF 95 PERCENT OF THE MAXIMUM DRY DENSITY AS DETERMINED BY THE STANDARD PROTOR TEST, ASTM D-698. THE MATERIALS SHOULD BE SPREAD AND COMPACTED BY MECHANICAL MEANS.

STRUCTURAL FILL PLACED ON SLOPES SHOULD BE BENCHMARKED INTO THE SLOPE. MAXIMUM BENCH HEIGHTS SHOULD NOT EXCEED 4 FEET, AND BENCH WIDTHS SHOULD BE WIDE ENOUGH TO ACCOMMODATE COMPACTION EQUIPMENT. MATERIALS USED FOR STRUCTURAL FILL SHOULD BE APPROVED BY RMG PRIOR TO USE. STRUCTURAL FILL SHOULD NOT BE PLACED ON FROZEN SUBGRADE OR ALLOWED TO FREEZE DURING MOISTURE CONDITIONING AND PLACEMENT.

BENCHMARK

CHISELED "X" IN WING WALL ELEVATION 5859.54 (FIMS DATUM), NORTH EAST CORNER OF FMIC SUPERDITCH AND ALTURAS DR.

LEGAL DESCRIPTION

THE NORTH HALF OF THE NORTHWEST QUARTER OF SECTION 12, TOWNSHIP 15 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF EL PASO, STATE OF COLORADO.

FLOODPLAIN STATEMENT

ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAP (FIRM) PANEL #08041C0763G (DECEMBER 7, 2018) THE PROJECT SITE IS NOT WITHIN A DESIGNATED 100-YR FLOODPLAIN.

TIMING

ANTICIPATED STARTING AND COMPLETION TIME PERIOD OF SITE GRADING: FALL/WINTER 2023-SPRING/SUMMER 2024

AREAS

TOTAL AREA OF THE SITE TO BE CLEARED, EXCAVATED OR GRADED: APPROXIMATELY 13.6 ACRES

RECEIVING WATERS

FOUNTAIN CREEK

SOILS

HYDROLOGIC TYPE A: BLAKELAND LOAMY SAND

VEGETATION

EXISTING SITE IS UNDEVELOPED AND COVERED WITH NATIVE GRASSES

DESIGN ENGINEER'S STATEMENT

THIS GRADING AND EROSION CONTROL PLAN WAS PREPARED UNDER MY DIRECTION AND SUPERVISION AND IS CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. SAID PLAN HAS BEEN PREPARED ACCORDING TO THE CRITERIA ESTABLISHED BY THE COUNTY FOR GRADING AND EROSION CONTROL PLANS. I ACCEPT RESPONSIBILITY FOR ANY LIABILITY CAUSED BY ANY NEGLIGENT ACTS, ERRORS OR OMISSIONS ON MY PART IN PREPARING THIS PLAN.

Tim D. McConnell

TIM D. MCCONNELL DATE
P.E.# 33797

OWNER'S STATEMENT

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

JEFF MARK OWNER DATE

EL PASO COUNTY

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

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

IN ACCORDANCE WITH EGM SECTION 112, 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 DIRECTOR'S DISCRETION.

JOSHUA PALMER, P.E. COUNTY ENGINEER DATE

ISSUE	DATE
INITIAL ISSUE	3/15/22
LATEST ISSUE	6/10/24

DESIGNED BY: SBN
DRAWN BY: SBN
CHECKED BY: TDM
FILE NAME: 21085-03ECCV

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

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

EROSION CONTROL COVER SHEET

PROJECT NO. 21085-03CSCV
DRAWING NO.

ECCV

SHEET: 43 OF 52

STANDARD NOTES FOR EL PASO COUNTY GRADING AND EROSION CONTROL PLANS

1. STORMWATER DISCHARGES FROM CONSTRUCTION SITES SHALL NOT CAUSE OR THREATEN TO CAUSE POLLUTION, CONTAMINATION, OR DEGRADATION OF STATE WATERS. ALL WORK AND EARTH DISTURBANCE SHALL BE DONE IN A MANNER THAT MINIMIZES POLLUTION OF ANY ON-SITE OR OFF SITE WATERS, INCLUDING WETLANDS.
2. NOTWITHSTANDING ANYTHING DEPICTED IN THESE PLANS IN WORDS OR GRAPHIC REPRESENTATION, ALL DESIGN AND CONSTRUCTION RELATED TO ROADS, STORM DRAINAGE AND EROSION CONTROL SHALL CONFORM TO THE STANDARDS AND REQUIREMENTS OF THE MOST RECENT VERSION OF THE RELEVANT ADOPTED EL PASO COUNTY STANDARDS, INCLUDING THE LAND DEVELOPMENT CODE, THE ENGINEERING CRITERIA MANUAL, THE DRAINAGE CRITERIA MANUAL, AND THE DRAINAGE CRITERIA MANUAL VOLUME 2. ANY DEVIATIONS TO REGULATIONS AND STANDARDS MUST BE REQUESTED, AND APPROVED, IN WRITING.
3. 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.
4. ONCE THE ESQCP IS APPROVED AND A "NOTICE TO PROCEED" HAS BEEN ISSUED, THE CONTRACTOR MAY INSTALL THE INITIAL STAGE EROSION AND SEDIMENT CONTROL BMPs AS INDICATED ON THE REC. A PRECONSTRUCTION MEETING BETWEEN THE CONTRACTOR, ENGINEER, AND EL PASO COUNTY WILL BE HELD PRIOR TO ANY CONSTRUCTION. IT IS THE RESPONSIBILITY OF THE APPLICANT TO COORDINATE THE MEETING TIME AND PLACE WITH COUNTY STAFF.
5. CONTROL MEASURES MUST BE INSTALLED PRIOR TO COMMENCEMENT OF ACTIVITIES THAT COULD CONTRIBUTE POLLUTANTS TO STORMWATER. CONTROL MEASURES FOR ALL SLOPES, CHANNELS, DITCHES, AND DISTURBED LAND AREAS SHALL BE INSTALLED IMMEDIATELY UPON COMPLETION OF THE DISTURBANCE.
6. ALL TEMPORARY SEDIMENT AND EROSION CONTROL MEASURES SHALL BE MAINTAINED AND REMAIN IN EFFECTIVE OPERATING CONDITION UNTIL PERMANENT SOIL EROSION CONTROL MEASURES ARE IMPLEMENTED AND FINAL STABILIZATION IS ESTABLISHED. ALL PERSONS ENGAGED IN LAND DISTURBANCE ACTIVITIES SHALL ASSESS THE ADEQUACY OF CONTROL MEASURES AT THE SITE AND IDENTIFY IF CHANGES TO THOSE CONTROL MEASURES ARE NEEDED TO ENSURE THE CONTINUED EFFECTIVE PERFORMANCE OF THE CONTROL MEASURES. ALL CHANGES TO TEMPORARY SEDIMENT AND EROSION CONTROL MEASURES MUST BE INCORPORATED INTO THE STORMWATER MANAGEMENT PLAN.
7. TEMPORARY STABILIZATION SHALL BE IMPLEMENTED ON DISTURBED AREAS AND STOCKPILES WHERE GROUND DISTURBING CONSTRUCTION ACTIVITY HAS PERMANENTLY CEASED OR TEMPORARILY CEASED FOR LONGER THAN 14 DAYS.
8. FINAL STABILIZATION MUST BE IMPLEMENTED AT ALL APPLICABLE CONSTRUCTION SITES. FINAL STABILIZATION IS ACHIEVED WHEN ALL GROUND DISTURBING ACTIVITIES ARE COMPLETE AND ALL DISTURBED AREAS EITHER HAVE A UNIFORM VEGETATIVE COVER WITH INDIVIDUAL PLANT DENSITY OF 70 PERCENT OF PRE-DISTURBANCE LEVELS ESTABLISHED OR EQUIVALENT PERMANENT ALTERNATIVE STABILIZATION METHOD IS IMPLEMENTED. ALL TEMPORARY SEDIMENT AND EROSION CONTROL MEASURES SHALL BE REMOVED UPON FINAL STABILIZATION AND BEFORE PERMIT CLOSURE.
9. ALL PERMANENT STORMWATER MANAGEMENT FACILITIES SHALL BE INSTALLED AS DESIGNED IN THE APPROVED PLANS. ANY PROPOSED CHANGES THAT EFFECT THE DESIGN OR FUNCTION OF PERMANENT STORMWATER MANAGEMENT STRUCTURES MUST BE APPROVED BY THE ECM ADMINISTRATOR PRIOR TO IMPLEMENTATION.
10. EARTH DISTURBANCES SHALL BE CONDUCTED IN SUCH A MANNER SO AS TO EFFECTIVELY MINIMIZE ACCELERATED SOIL EROSION AND RESULTING SEDIMENTATION. ALL DISTURBANCES SHALL BE DESIGNED, CONSTRUCTED, AND COMPLETED SO THAT THE EXPOSED AREA OF ANY DISTURBED LAND SHALL BE LIMITED TO THE SHORTEST PRACTICAL PERIOD OF TIME. PRE-EXISTING VEGETATION SHALL BE PROTECTED AND MAINTAINED WITHIN 50 HORIZONTAL FEET OF A WATERS OF THE STATE UNLESS SHOWN TO BE INFEASIBLE AND SPECIFICALLY REQUESTED AND APPROVED.
11. COMPACTION OF SOIL MUST BE PREVENTED IN AREAS DESIGNATED FOR INFILTRATION CONTROL MEASURES OR WHERE FINAL STABILIZATION WILL BE ACHIEVED BY VEGETATIVE COVER. AREAS DESIGNATED FOR INFILTRATION CONTROL MEASURES SHALL ALSO BE PROTECTED FROM SEDIMENTATION DURING CONSTRUCTION UNTIL FINAL STABILIZATION IS ACHIEVED. IF COMPACTION PREVENTION IS NOT FEASIBLE DUE TO SITE CONSTRAINTS, ALL AREAS DESIGNATED FOR INFILTRATION AND VEGETATION CONTROL MEASURES MUST BE LOOSENEED PRIOR TO INSTALLATION OF THE CONTROL MEASURE(S).
12. ANY TEMPORARY OR PERMANENT FACILITY DESIGNED AND CONSTRUCTED FOR THE CONVEYANCE OF STORMWATER AROUND, THROUGH, OR FROM THE EARTH DISTURBANCE AREA SHALL BE A STABILIZED CONVEYANCE DESIGNED TO MINIMIZE EROSION AND THE DISCHARGE OF SEDIMENT OFF-SITE.
13. CONCRETE WASH WATER SHALL BE CONTAINED AND DISPOSED OF IN ACCORDANCE WITH THE SWMP. NO WASH WATER SHALL BE DISCHARGED TO OR ALLOWED TO ENTER 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.
14. DURING DEWATERING OPERATIONS, UNCONTAMINATED GROUNDWATER MAY BE DISCHARGED ON-SITE, BUT SHALL NOT LEAVE THE SITE IN THE FORM OF SURFACE RUNOFF UNLESS AN APPROVED STATE DEWATERING PERMIT IS IN PLACE.
15. EROSION CONTROL BLANKETING OR OTHER PROTECTIVE COVERING SHALL BE USED ON SLOPES STEEPER THAN 3:1.
16. CONTRACTOR SHALL BE RESPONSIBLE FOR THE REMOVAL OF ALL WASTES FROM THE CONSTRUCTION SITE FOR DISPOSAL IN ACCORDANCE WITH LOCAL AND STATE REGULATORY REQUIREMENTS. NO CONSTRUCTION DEBRIS, TREE SLASH, BUILDING MATERIAL WASTES OR UNUSED BUILDING MATERIALS SHALL BE BURIED, DUMPED, OR DISCHARGED AT THE SITE.
17. WASTE MATERIALS SHALL NOT BE TEMPORARILY PLACED OR STORED IN THE STREET, ALLEY, OR OTHER PUBLIC WAY, UNLESS IN ACCORDANCE WITH AN APPROVED TRAFFIC CONTROL PLAN. CONTROL MEASURES MAY BE REQUIRED BY EL PASO COUNTY ENGINEERING IF DEEMED NECESSARY, BASED ON SPECIFIC CONDITIONS AND CIRCUMSTANCES.
18. TRACKING OF SOILS AND CONSTRUCTION DEBRIS OFF-SITE SHALL BE MINIMIZED. MATERIALS TRACKED OFF-SITE SHALL BE CLEANED UP AND PROPERLY DISPOSED OF IMMEDIATELY.
19. THE OWNER/DEVELOPER SHALL BE RESPONSIBLE FOR THE REMOVAL OF ALL CONSTRUCTION DEBRIS, DIRT, TRASH, ROCK, SEDIMENT, SOIL, AND SAND THAT MAY ACCUMULATE IN ROADS, STORM DRAINS, AND OTHER DRAINAGE CONVEYANCE SYSTEMS AND STORMWATER APPURTENANCES AS A RESULT OF SITE DEVELOPMENT.
20. THE QUANTITY OF MATERIALS STORED ON THE PROJECT SITE SHALL BE LIMITED, AS MUCH AS PRACTICAL, TO THAT QUANTITY REQUIRED TO PERFORM THE WORK IN AN ORDERLY SEQUENCE. ALL MATERIALS STORED ON-SITE SHALL BE STORED IN A NEAT, ORDERLY MANNER, IN THEIR ORIGINAL CONTAINERS, WITH ORIGINAL MANUFACTURER'S LABELS.

21. NO CHEMICAL(S) HAVING THE POTENTIAL TO BE RELEASED IN STORMWATER ARE TO BE STORED OR USED ON-SITE UNLESS PERMISSION FOR THE USE OF SUCH CHEMICAL(S) IS GRANTED IN WRITING BY THE ECM ADMINISTRATOR. IN GRANTING APPROVAL FOR THE USE OF SUCH CHEMICAL(S), SPECIAL CONDITIONS AND MONITORING MAY BE REQUIRED.
22. BULK STORAGE OF ALLOWED PETROLEUM PRODUCTS OR OTHER ALLOWED LIQUID CHEMICALS IN EXCESS OF 55 GALLONS SHALL REQUIRE ADEQUATE SECONDARY CONTAINMENT PROTECTION TO CONTAIN ALL SPILLS ON-SITE AND TO PREVENT ANY SPILLED MATERIALS FROM ENTERING STATE WATERS, ANY SURFACE OR SUBSURFACE STORM DRAINAGE SYSTEM OR OTHER FACILITIES.
23. NO PERSON SHALL CAUSE THE IMPEDIMENT OF STORMWATER FLOW IN THE CURB AND GUTTER OR DITCH EXCEPT WITH APPROVED SEDIMENT CONTROL MEASURES.
24. OWNER/DEVELOPER AND THEIR AGENTS SHALL COMPLY WITH THE "COLORADO WATER QUALITY CONTROL ACT" (TITLE 25, ARTICLE 8, CRS), AND THE "CLEAN WATER ACT" (33 USC 1344), IN ADDITION TO THE REQUIREMENTS OF THE LAND DEVELOPMENT CODE, DCM VOLUME II AND THE 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.
25. ALL CONSTRUCTION TRAFFIC MUST ENTER/EXIT THE SITE ONLY AT APPROVED CONSTRUCTION ACCESS POINTS.
26. PRIOR TO CONSTRUCTION THE PERMITTEE SHALL VERIFY THE LOCATION OF EXISTING UTILITIES.
27. 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.
28. THE SOILS REPORT FOR THIS SITE HAS BEEN PREPARED BY CTL THOMPSON, DATED AUGUST 5, 2021 AND SHALL BE CONSIDERED A PART OF THESE PLANS.
29. AT LEAST TEN (10) DAYS PRIOR TO THE ANTICIPATED START OF CONSTRUCTION, FOR PROJECTS THAT WILL DISTURB ONE (1)ACRE OR MORE, THE OWNER OR OPERATOR OF CONSTRUCTION ACTIVITY SHALL SUBMIT A PERMIT APPLICATION FOR STORMWATER DISCHARGE TO THE COLORADO DEPARTMENT OF PUBLIC HEALTH AND ENVIRONMENT, WATER QUALITY DIVISION. THE APPLICATION CONTAINS CERTIFICATION OF COMPLETION OF A STORMWATER MANAGEMENT PLAN(SWMP), OF WHICH THIS GRADING AND EROSION CONTROL PLAN MAY BE A PART. FOR INFORMATION OR APPLICATION MATERIALS CONTACT:

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

PREPARED BY:



DREXEL, BARRELL & CO.
Engineers & Surveyors
101 SAWATCH STREET, #100
COLORADO SPGS, COLORADO 80903
CONTACT: TIM D. MCCONNELL, P.E.
(719)260-0887
COLORADO SPRINGS • LAFAYETTE

CLIENT:

MIDCO INVESTMENTS, LLC

P.O. BOX 60069
COLORADO SPRINGS, CO 80960
CONTACT: ROBERT C. IRWIN
(719) 475-7474

CONSTRUCTION DOCUMENTS FOR:

HAVEN VALLEY

(LETA DR.) BRADLEY RD/ALTURAS DR.
SECURITY, EL PASO COUNTY, COLORADO

ISSUE	DATE
INITIAL ISSUE	3/15/22
LATEST ISSUE	6/10/24

DESIGNED BY:	SBN
DRAWN BY:	SBN
CHECKED BY:	TDM
FILE NAME:	21085-03ECVC

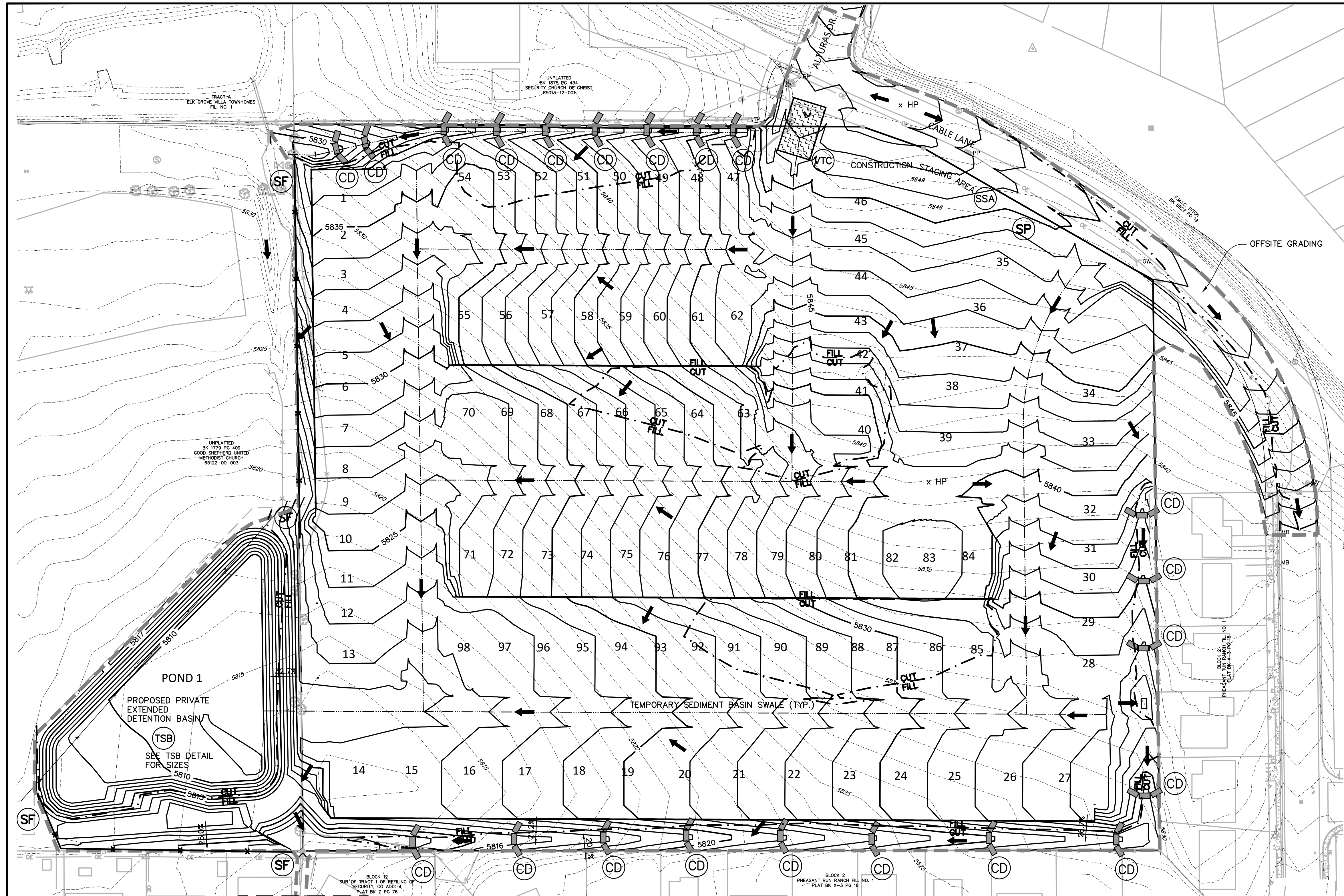
PREPARED UNDER MY DIRECT SUPERVISION FOR AND ON BEHALF OF DREXEL, BARRELL & CO.

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

EROSION CONTROL NOTES

PROJECT NO. 21085-03CSCV
DRAWING NO.

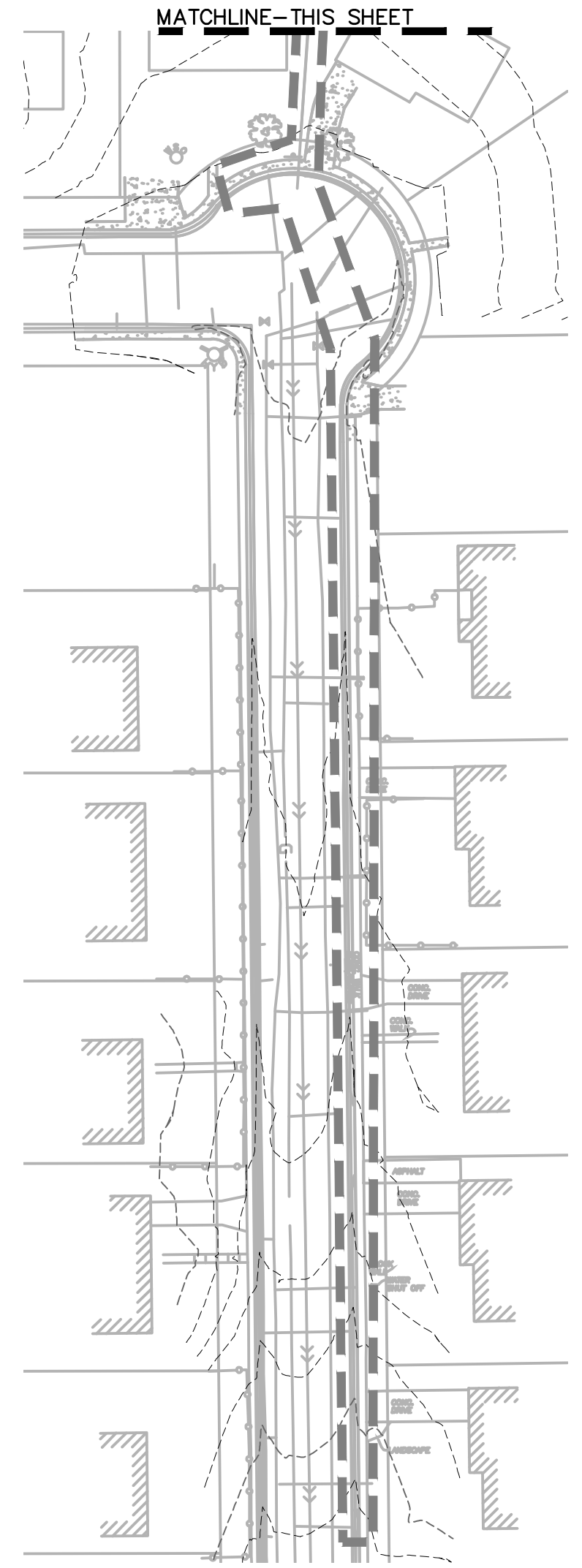
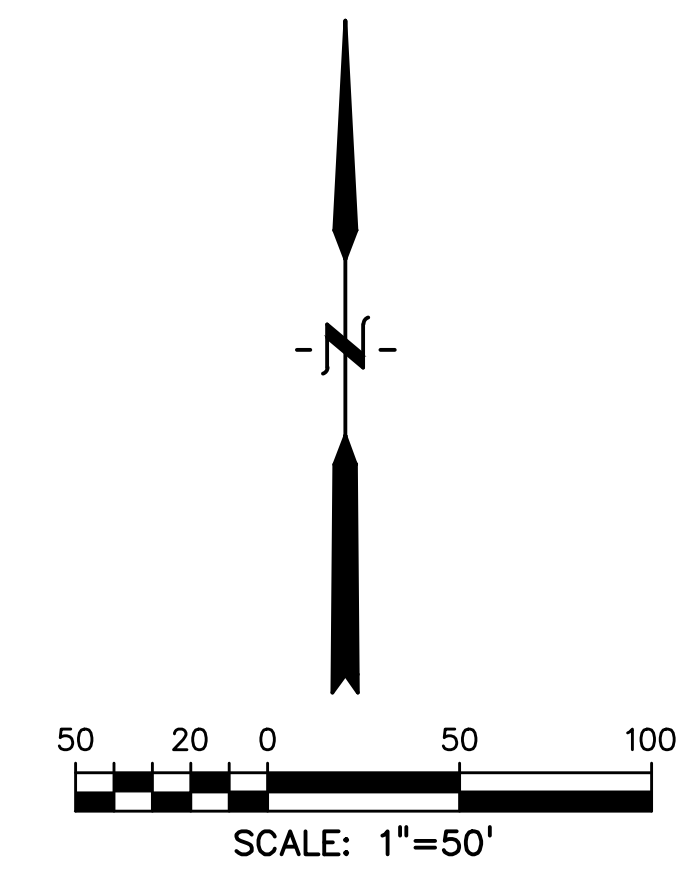
ECNT



- NOTES:**
- REFER TO LANDSCAPING PLANS FOR ONSITE VEGETATION
 - REFER TO SWMP FOR NON-STRUCTURAL CONTROL MEASURES.
 - ALL DISTURBED AREAS SHALL BE SEEDED WITHIN 30 DAYS OF DISTURBANCE.
 - ALL AREAS TO BE VEGETATED WITH PERMANENT SEEDED SHOULD ALSO BE TEMPORARILY STABILIZED VIA TRACK ROLLING OR SOME APPROVED MEANS.

LEGEND

PROPOSED INTERMEDIATE CONTOUR 5522	INLET PROTECTION IP	VEHICLE TRACKING CONTROL VTC
PROPOSED INDEX CONTOUR 5520	ROCK SOCKS RS	EROSION CONTROL BLANKET ECB
EX. INTERMEDIATE CONTOUR 5364	CONCRETE WASHOUT AREA CWA	SEEDING/MULCHING SM
EX. INDEX CONTOUR 5365	SILT FENCE SF	
DIRECTION OF FLOW	TEMPORARY SEDIMENT BASIN TSB	
HIGH POINT HP	CHECK DAM CD	
LOW POINT LP	STOCKPILE PROTECTION SP	
PROPOSED INLET	STABILIZED STAGING AREA SSA	
PROPOSED MANHOLE		
PROPERTY BOUNDARY		
LIMIT OF CONSTRUCTION/DISTURBANCE		



PREPARED BY:



CLIENT:

MIDCO INVESTMENTS, LLC

P.O. BOX 60069
COLORADO SPRINGS, CO 80960
CONTACT: ROBERT C. IRWIN
(719) 475-7474

CONSTRUCTION DOCUMENTS FOR:

HAVEN VALLEY
(LETA DR.) BRADLEY RD/ALTURAS DR.
SECURITY, EL PASO COUNTY, COLORADO

ISSUE	DATE
INITIAL ISSUE	3/15/22
LATEST ISSUE	6/10/24

DESIGNED BY:	TDM
DRAWN BY:	SBN
CHECKED BY:	TDM
FILE NAME:	21085-03C01

PREPARED UNDER MY DIRECT SUPERVISION FOR AND ON BEHALF OF DREXEL, BARRELL & CO.
DRAWING SCALE:
HORIZONTAL: 1" = 50'
VERTICAL: N/A

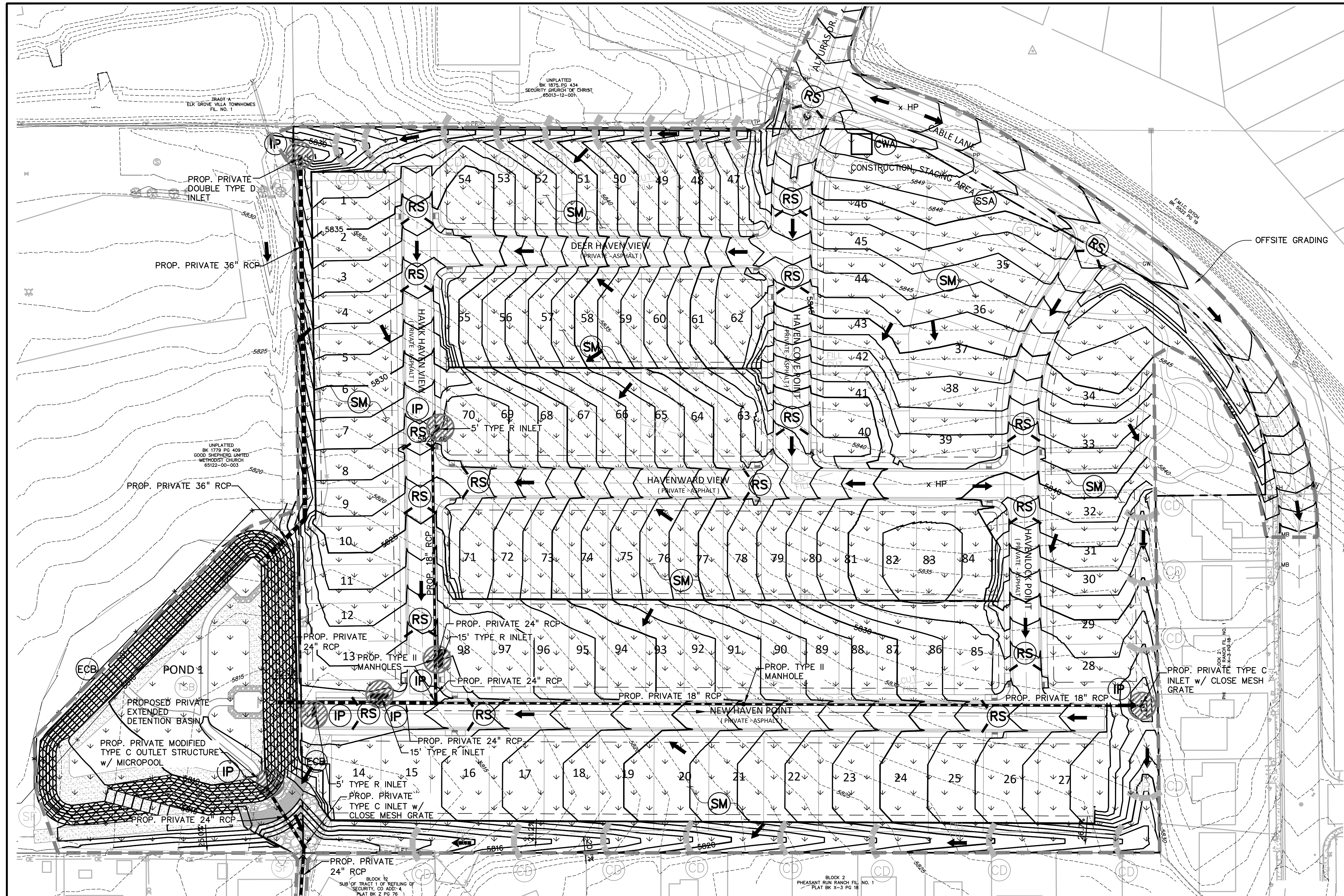
INITIAL GRADING AND EROSION CONTROL PLAN

PROJECT NO. 21085-03CSCV
DRAWING NO.

EC01

SHEET: 45 OF 52

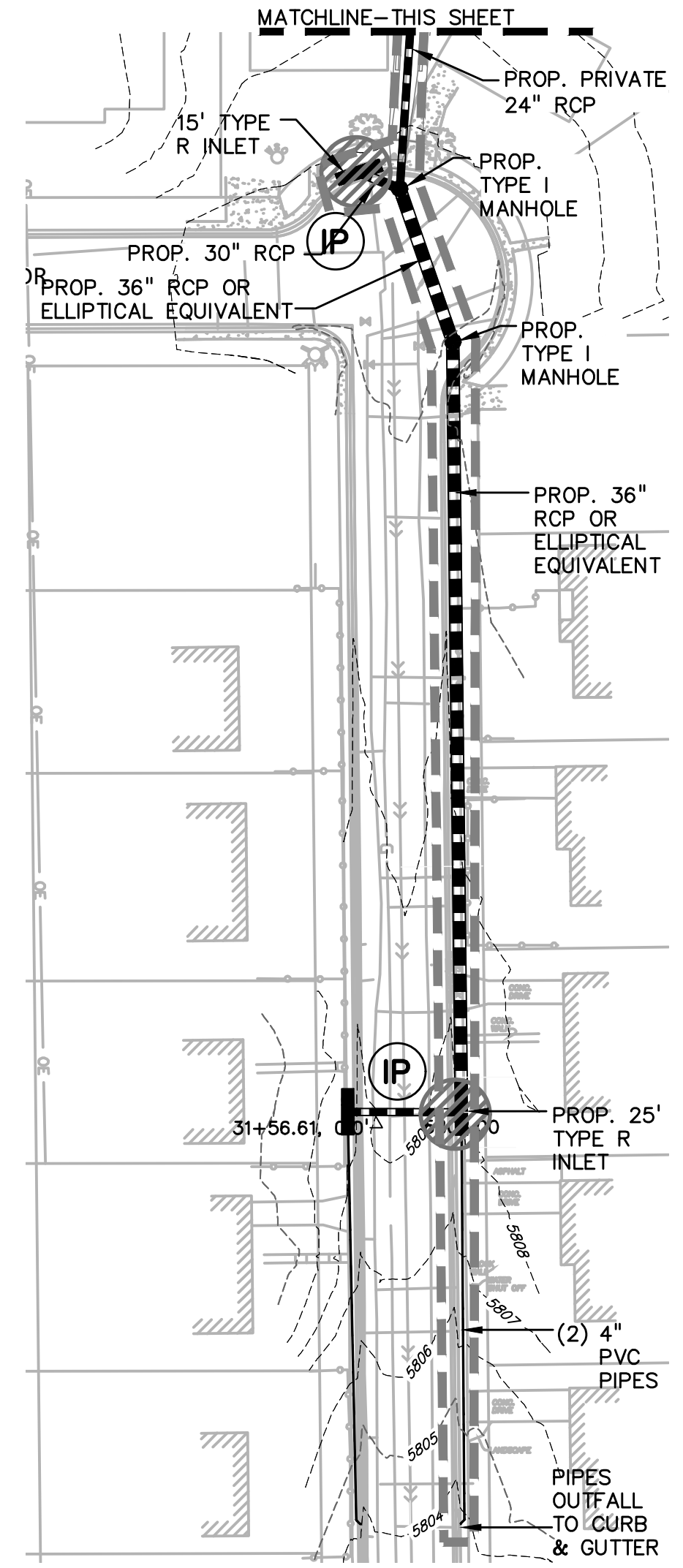
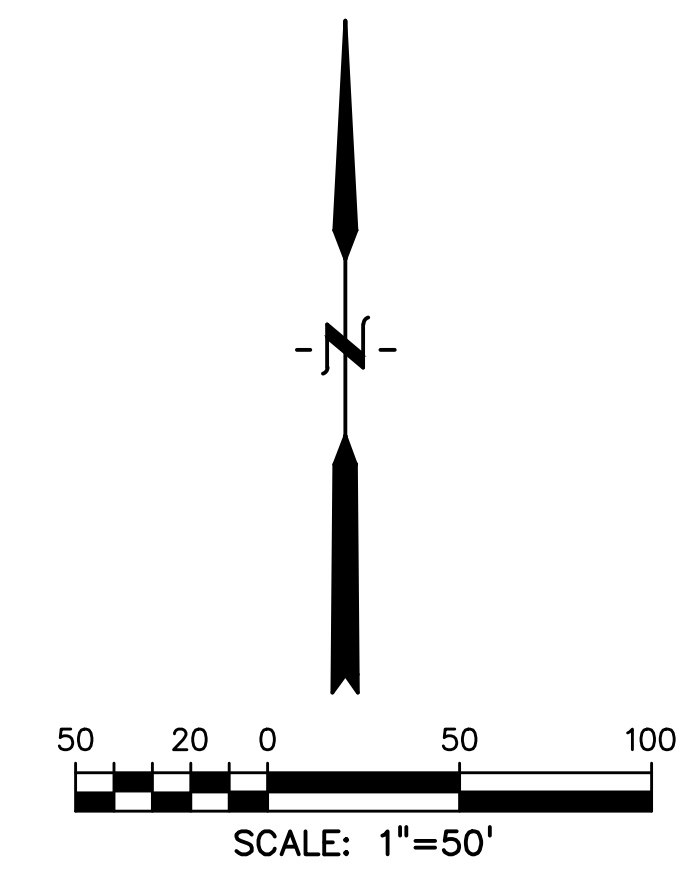




- NOTES:**
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- LEGEND**
- PROPOSED INTERMEDIATE CONTOUR 5522
 - PROPOSED INDEX CONTOUR 5520
 - EX. INTERMEDIATE CONTOUR 5364
 - EX. INDEX CONTOUR 5365
 - DIRECTION OF FLOW
 - HIGH POINT HP
 - LOW POINT LP
 - PROPOSED INLET
 - PROPOSED MANHOLE
 - PROPERTY BOUNDARY
 - LIMIT OF CONSTRUCTION/DISTURBANCE

- INLET PROTECTION IP
- ROCK SOCKS RS
- CONCRETE WASHOUT AREA CWA
- SILT FENCE SF
- TEMPORARY SEDIMENT BASIN TSB
- CHECK DAM CD
- STOCKPILE PROTECTION SP
- STABILIZED STAGING AREA SSA
- VEHICLE TRACKING CONTROL VTC
- EROSION CONTROL BLANKET ECB
- SEEDING/MULCHING SM



PREPARED BY:

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 Engineers • Surveyors
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 COLORADO SPGS, COLORADO 80903
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 COLORADO SPRINGS • LAFAYETTE

CLIENT:
 MIDCO INVESTMENTS, LLC
 P.O. BOX 60069
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 CONTACT: ROBERT C. IRWIN
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CONSTRUCTION DOCUMENTS FOR:
HAVEN VALLEY
 (LETA DR.) BRADLEY RD/ALTURAS DR.
 SECURITY, EL PASO COUNTY, COLORADO

ISSUE	DATE
INITIAL ISSUE	3/15/22
LATEST ISSUE	6/10/24
DESIGNED BY:	TDM
DRAWN BY:	GES
CHECKED BY:	TDM
FILE NAME:	21085-03EC02

PREPARED UNDER MY DIRECT SUPERVISION FOR AND ON BEHALF OF DREXEL, BARRELL & CO.
 DRAWING SCALE:
 HORIZONTAL: 1" = 50'
 VERTICAL: N/A

**INTERIM
 GEC PLAN**

PROJECT NO. 21085-03CSCV
 DRAWING NO.

EC02

SHEET: 46 OF 52



PREPARED BY:

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ISSUE	DATE
INITIAL ISSUE	3/15/22
LATEST ISSUE	6/10/24

DESIGNED BY: SBN
 DRAWN BY: SBN
 CHECKED BY: TDM
 FILE NAME: 21085-03ECOT

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

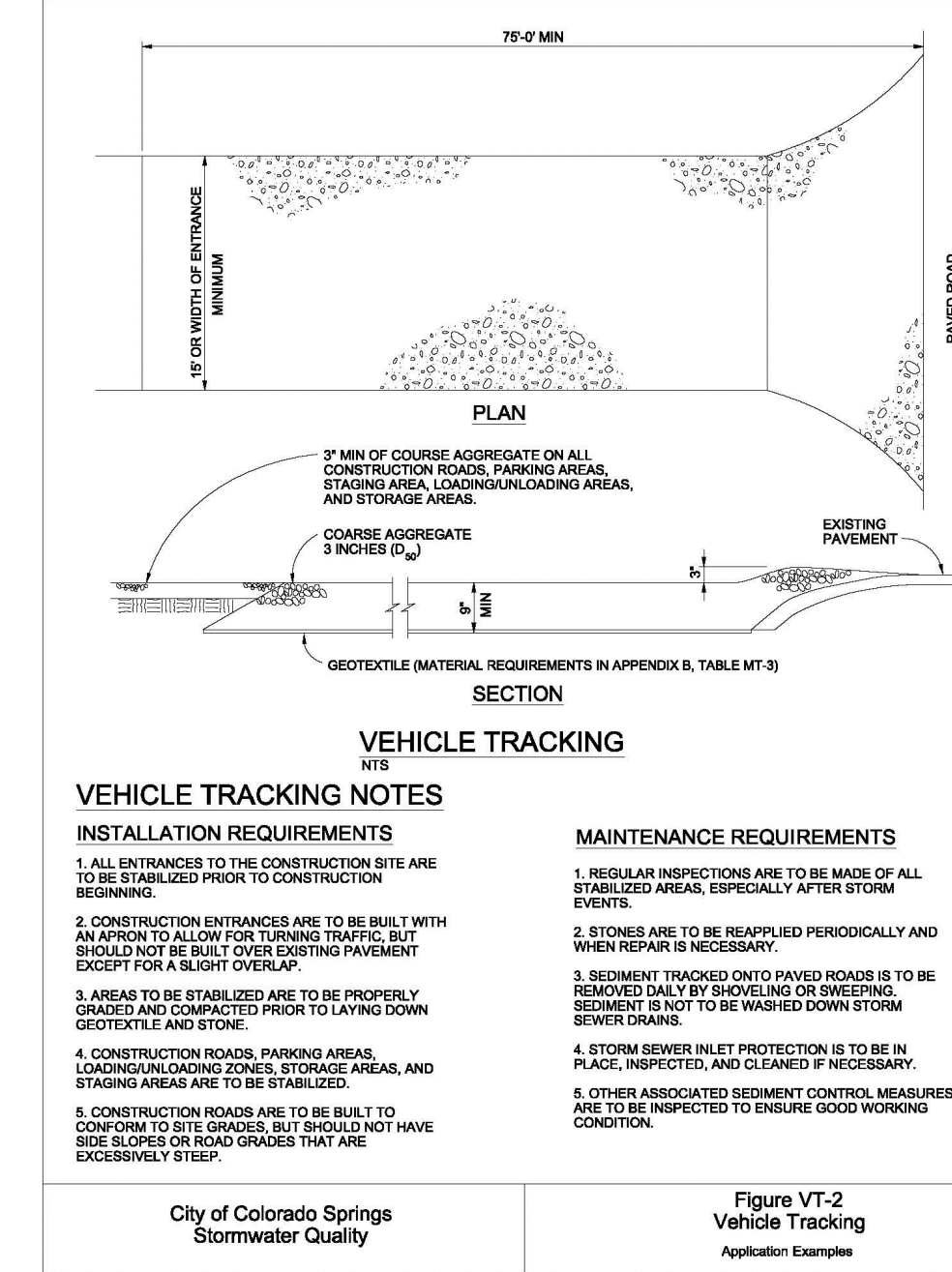
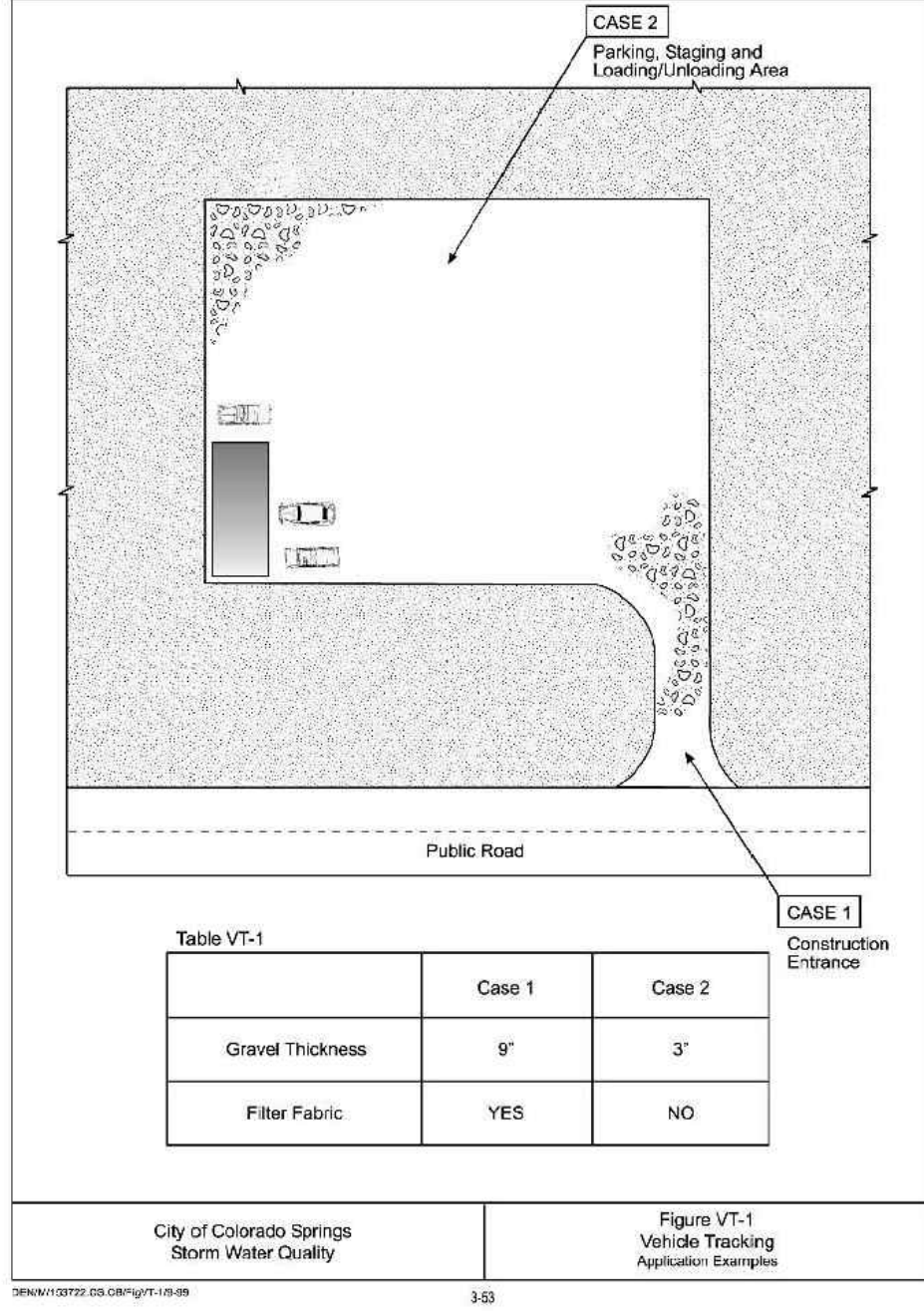
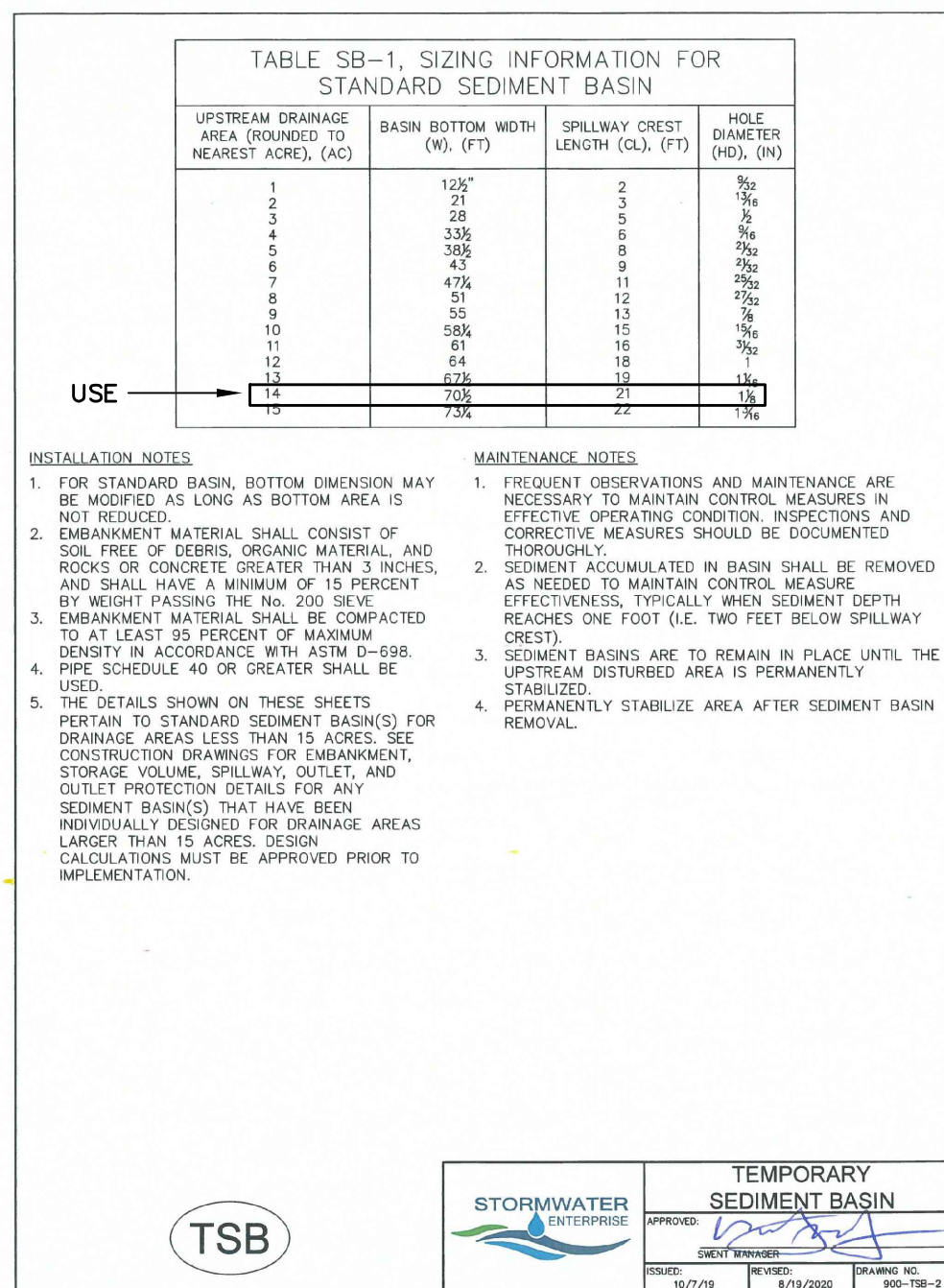
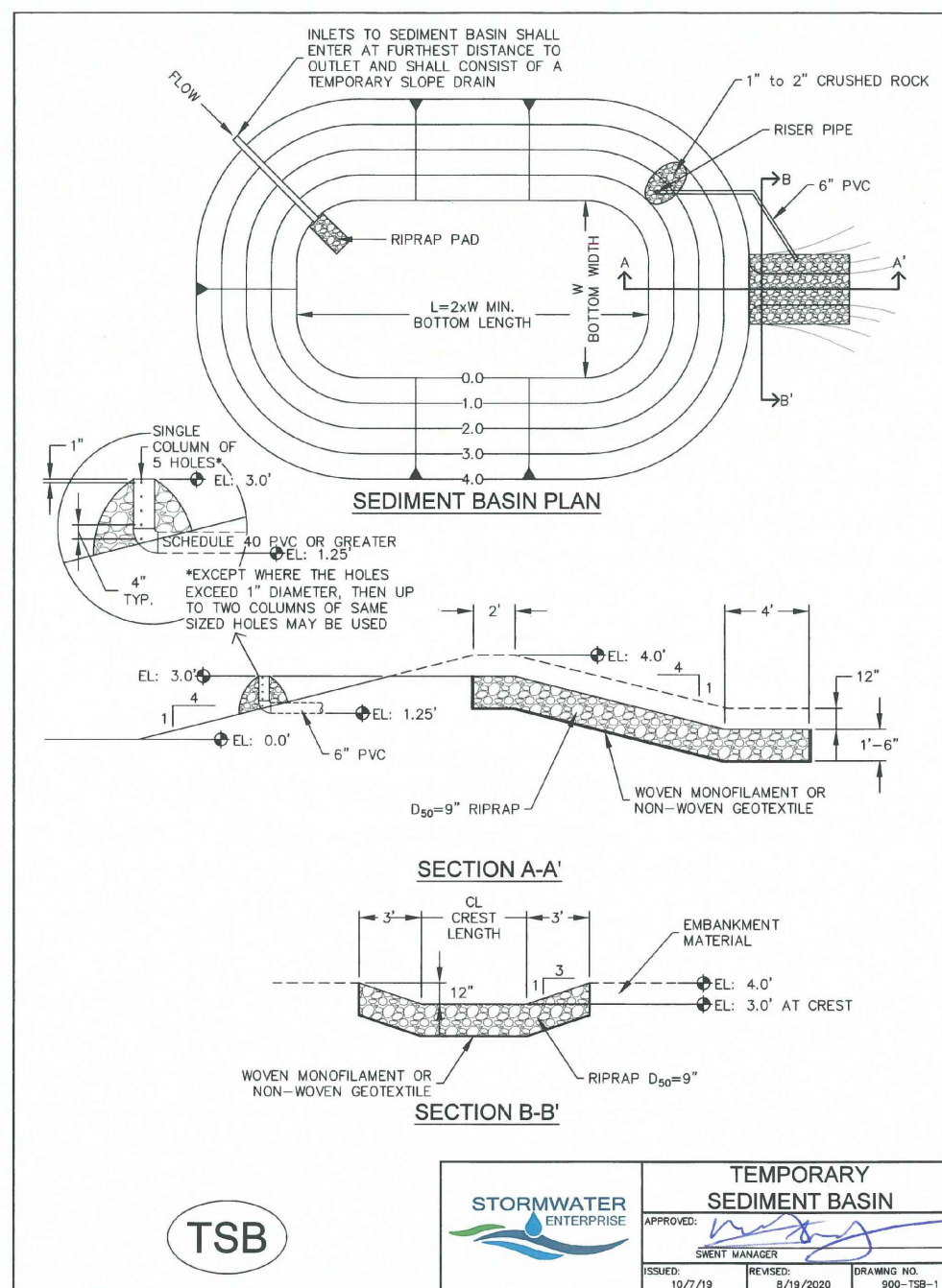
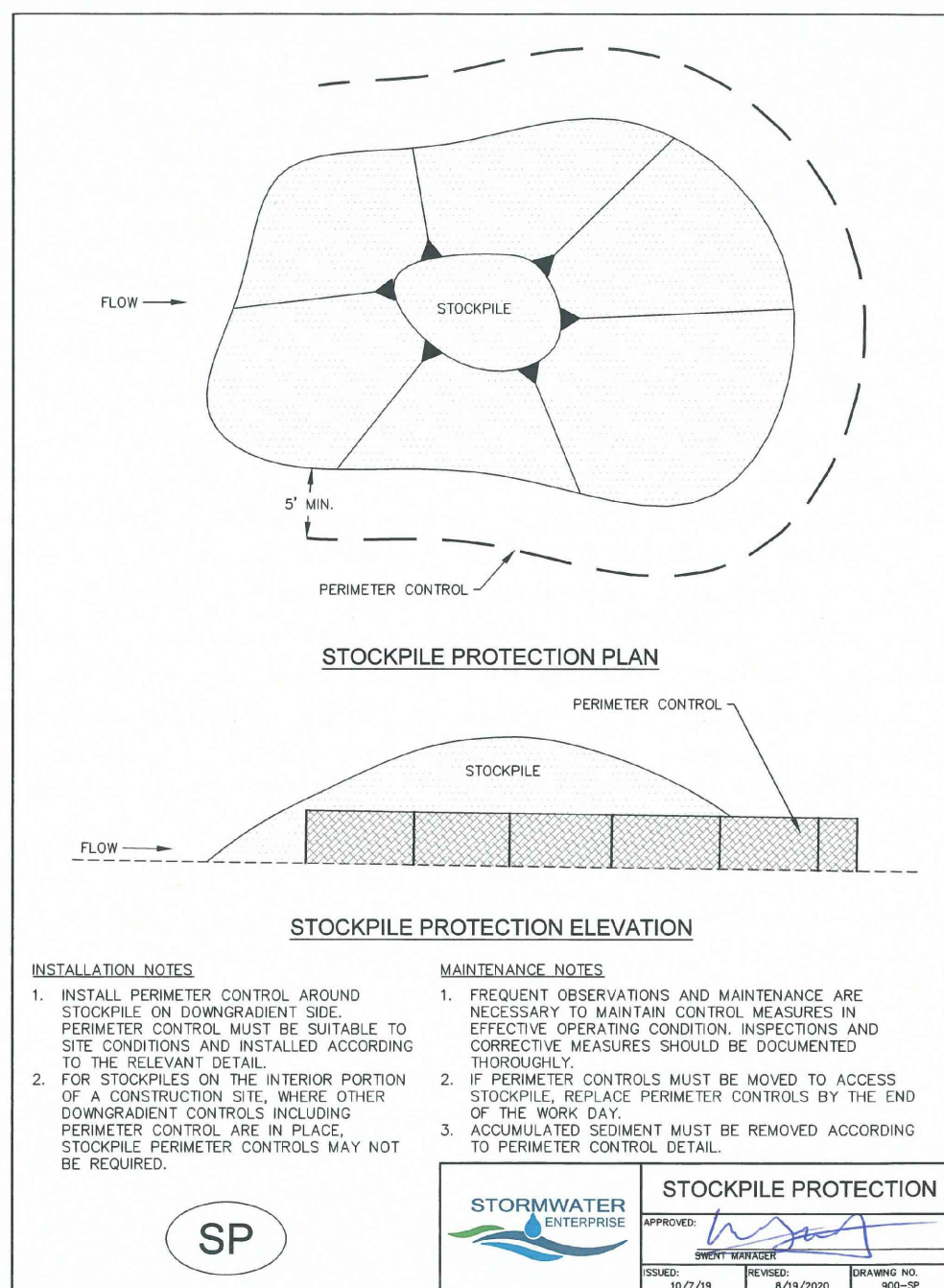
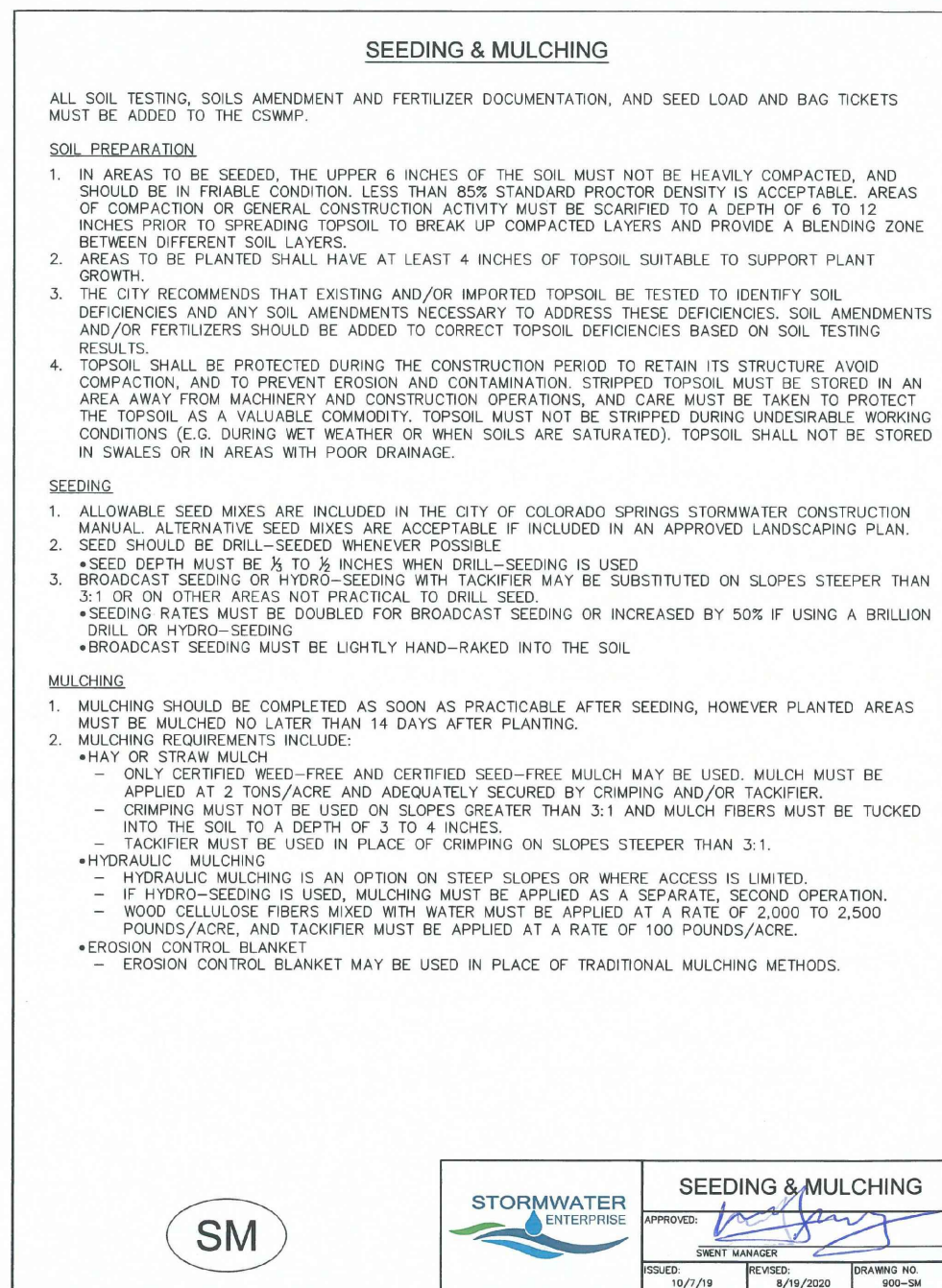
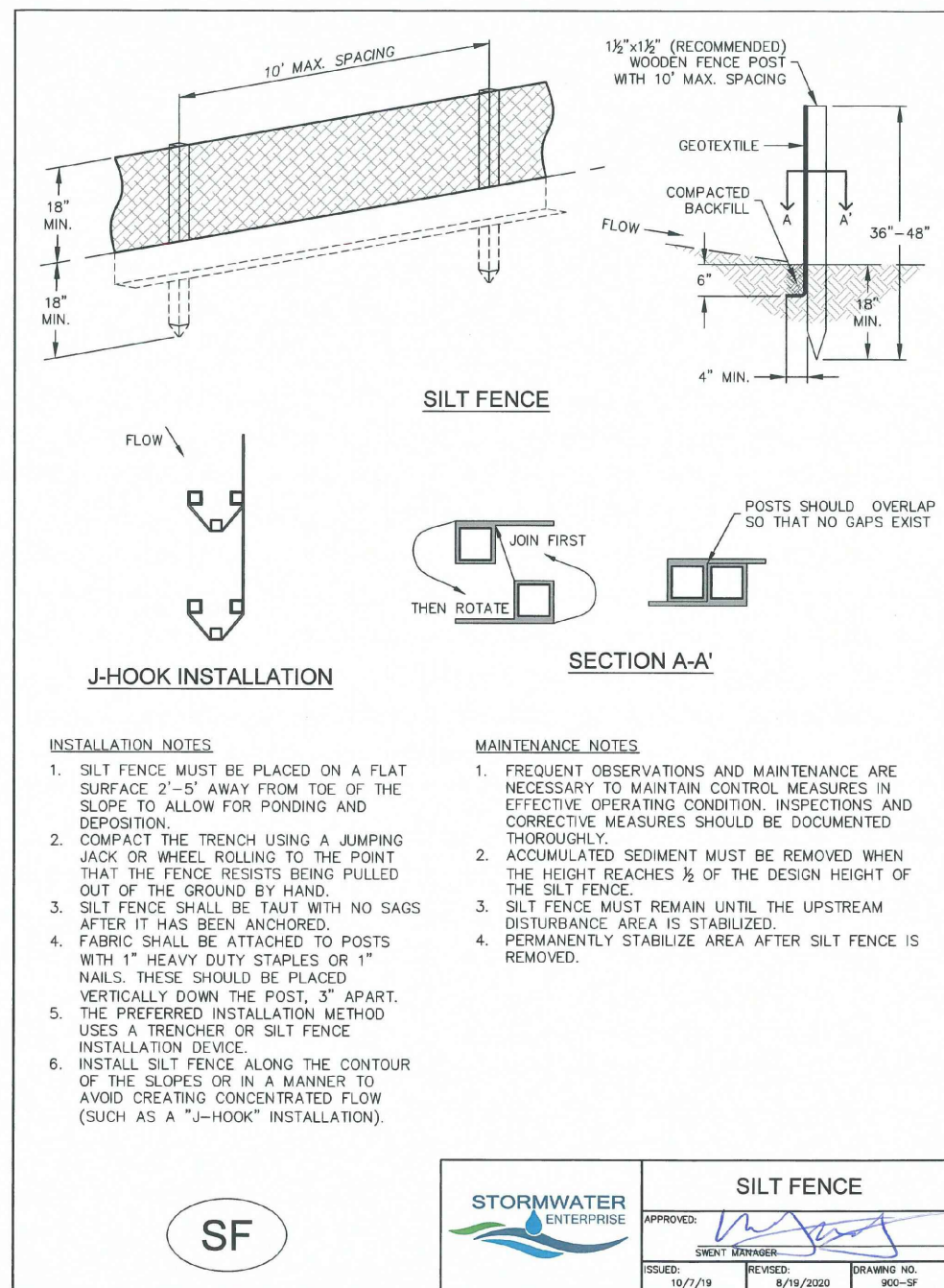
DRAWING SCALE:
 HORIZONTAL: N/A
 VERTICAL: N/A

EROSION CONTROL DETAILS

PROJECT NO. 21085-03CSCV
 DRAWING NO.

ECDT

SHEET: 49 OF 52



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.

PREPARED BY:

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CLIENT:

MIDCO INVESTMENTS, LLC

P.O. BOX 60069
COLORADO SPRINGS, CO 80960
CONTACT: ROBERT C. IRWIN
(719) 475-7474

CONSTRUCTION DOCUMENTS FOR:
HAVEN VALLEY
(LETA DR.) BRADLEY RD/ALTURAS DR.
SECURITY, EL PASO COUNTY, COLORADO

ISSUE	DATE
INITIAL ISSUE	3/15/22
LATEST ISSUE	6/10/24
DESIGNED BY:	TDM
DRAWN BY:	SNB
CHECKED BY:	TDM
FILE NAME:	21085-03PD01

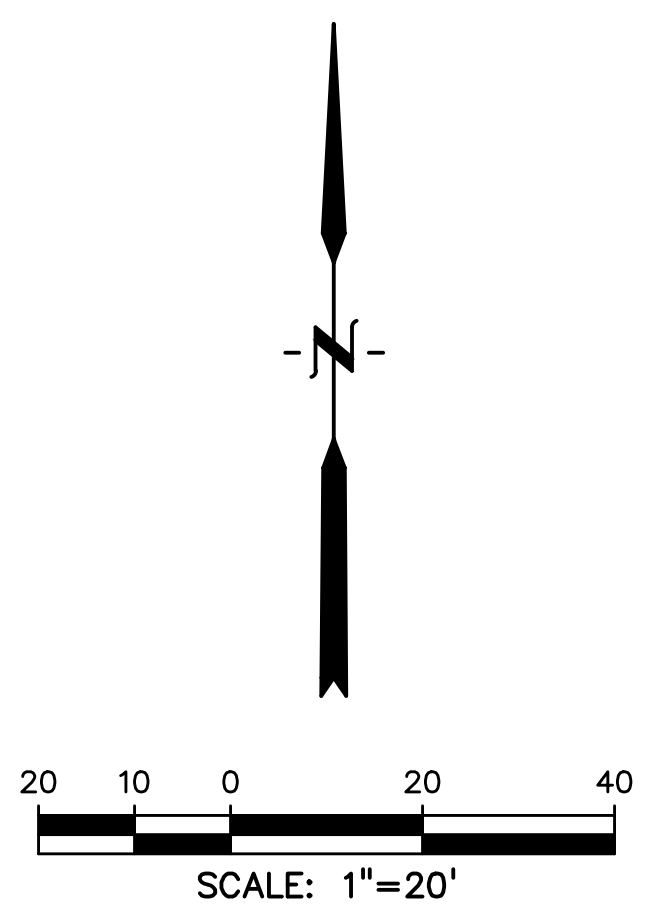
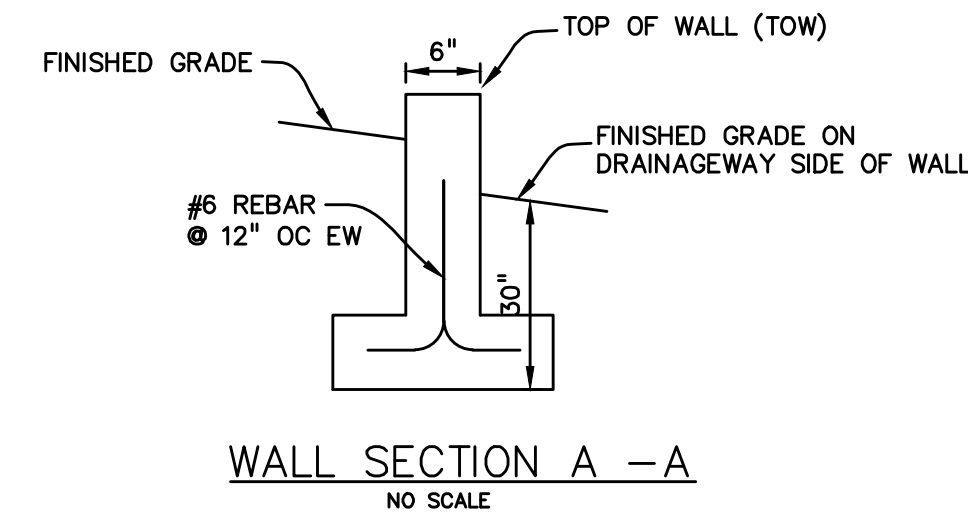
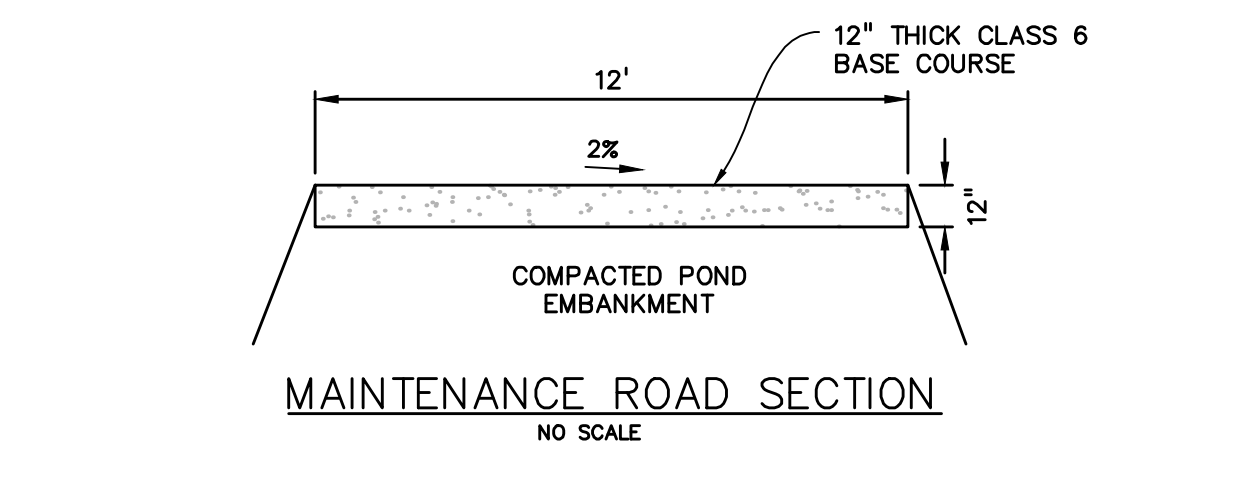
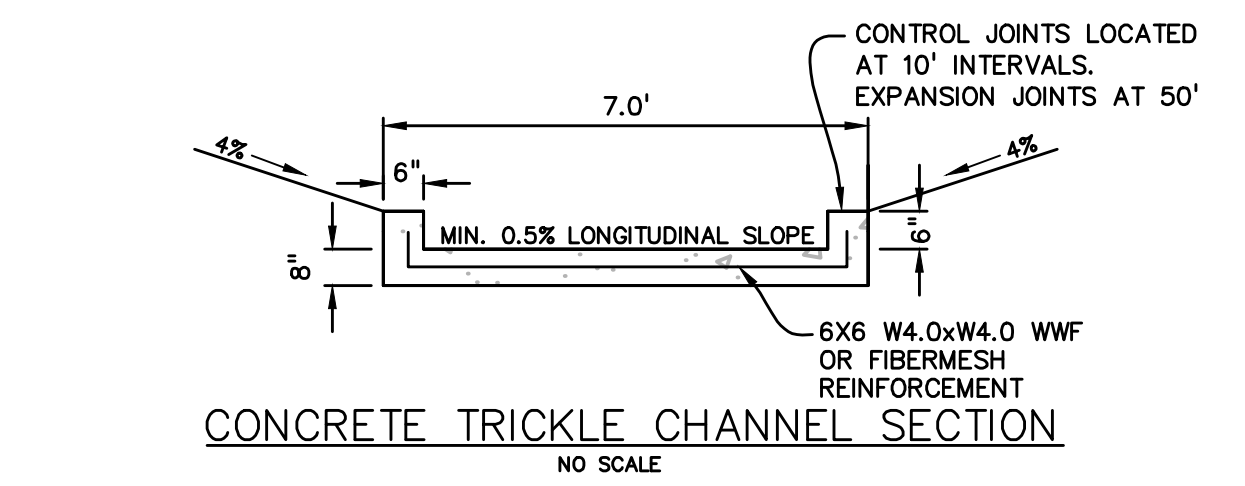
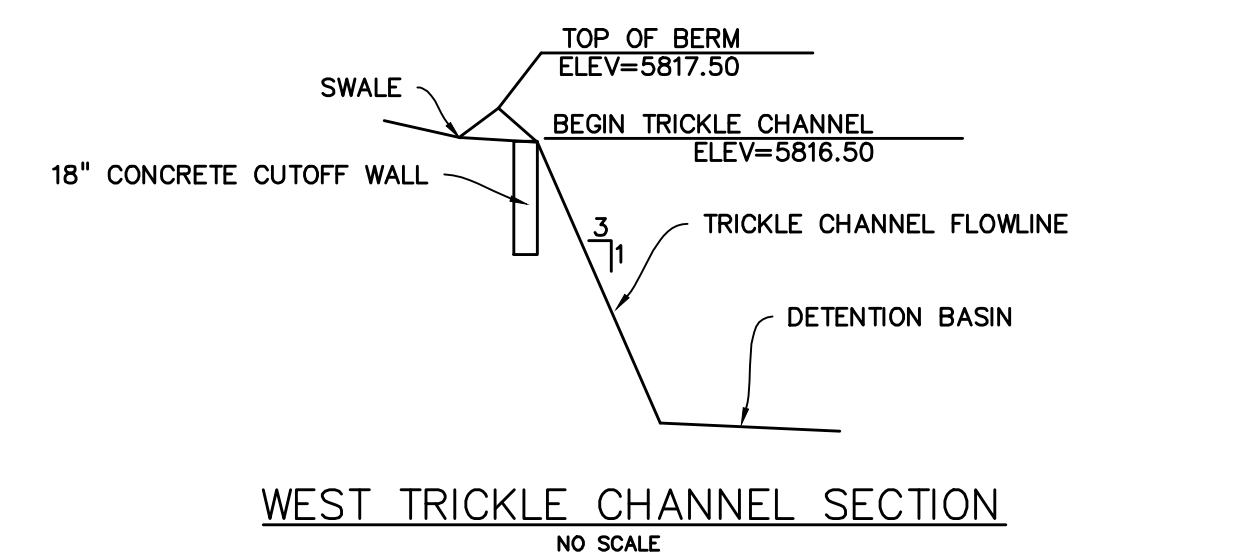
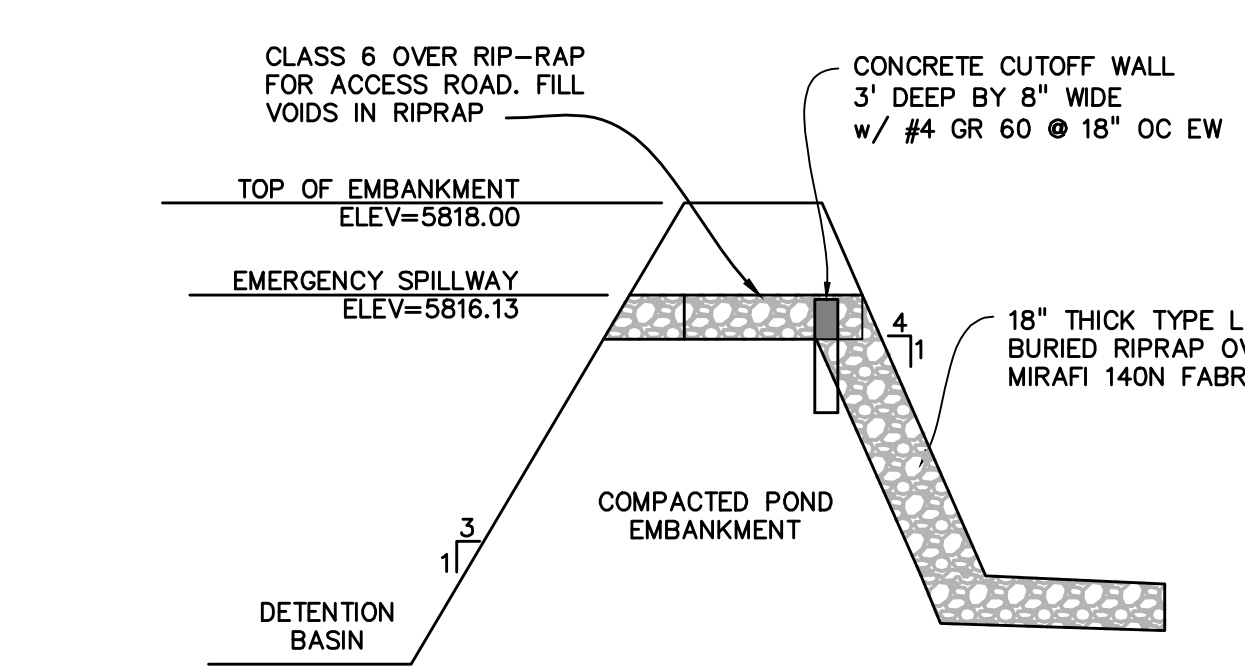
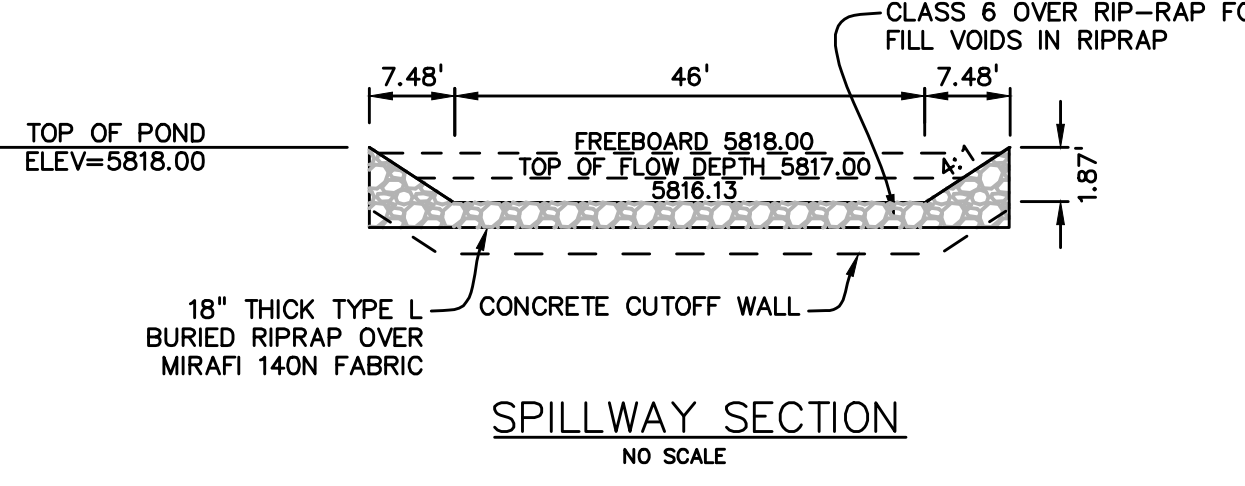
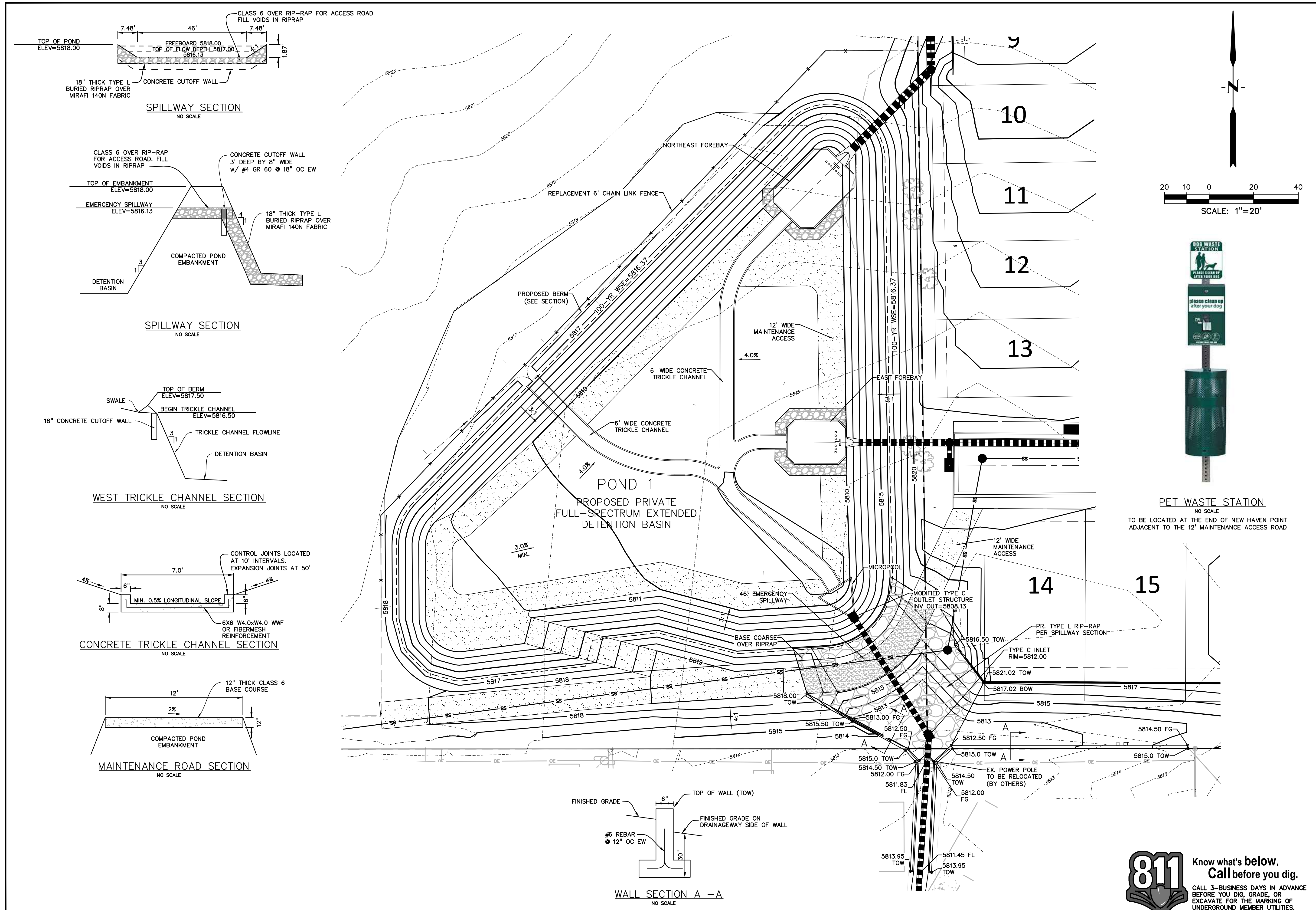
PREPARED UNDER MY DIRECT SUPERVISION FOR AND ON BEHALF OF DREXEL, BARRELL & CO.
DRAWING SCALE:
HORIZONTAL: 1" = 50'
VERTICAL: N/A

DETENTION POND DETAILS

PROJECT NO. 21085-03CSCV
DRAWING NO.

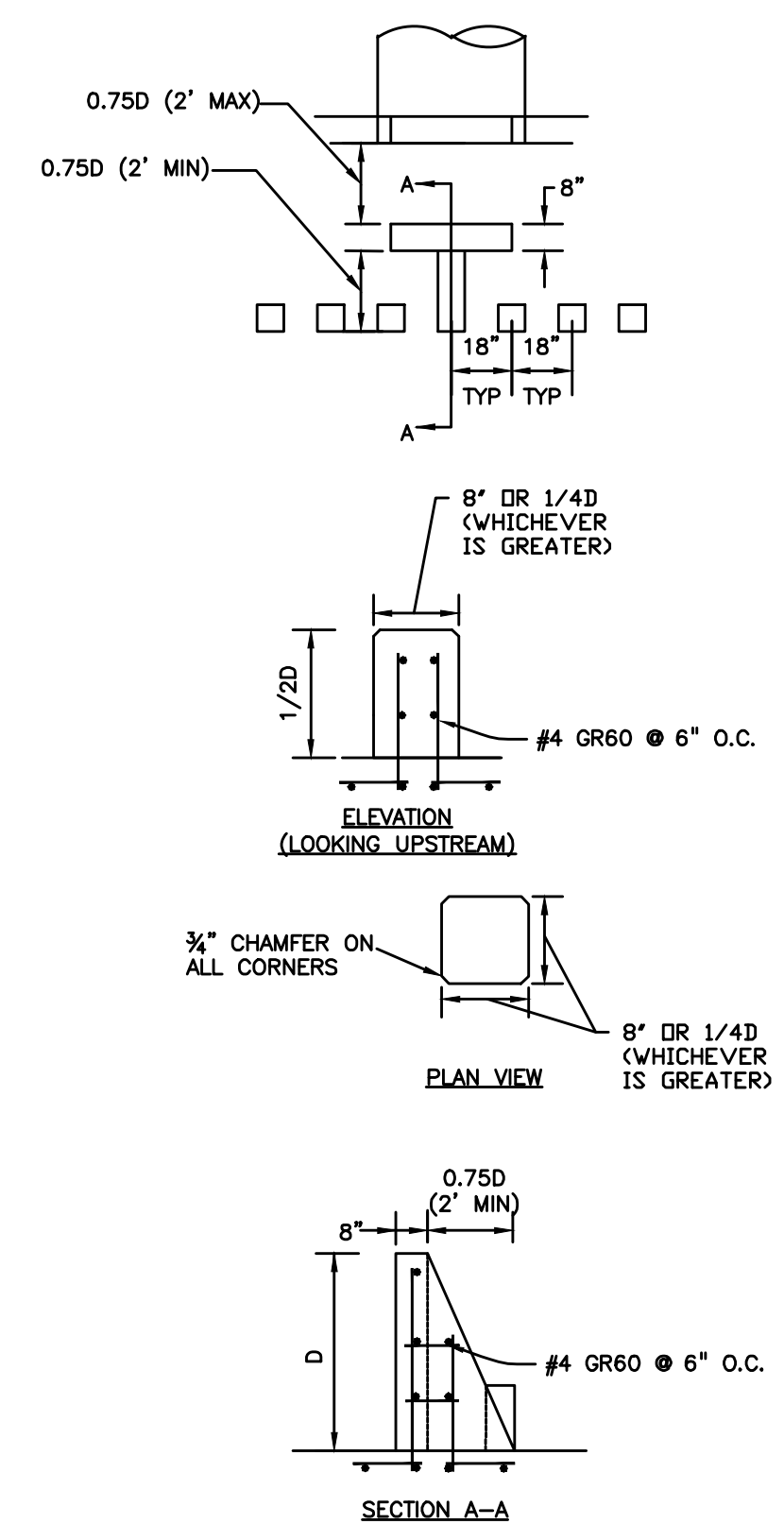
PD01

SHEET: 50 OF 52

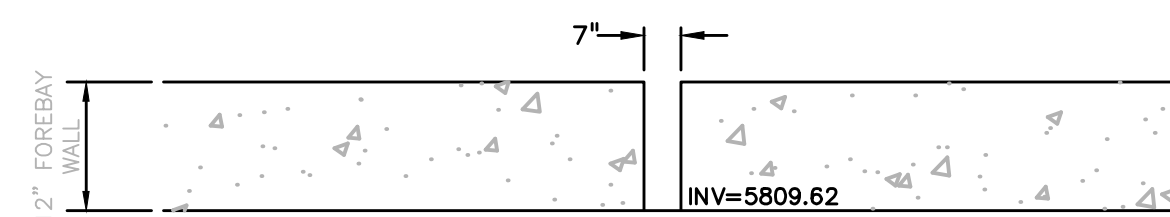


811 Know what's below. Call before you dig.

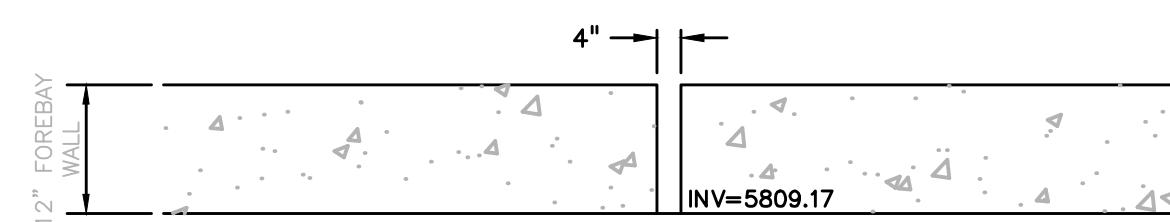
CALL 3-BUSINESS DAYS IN ADVANCE BEFORE YOU DIG, GRADE, OR EXCAVATE FOR THE MARKING OF UNDERGROUND MEMBER UTILITIES.



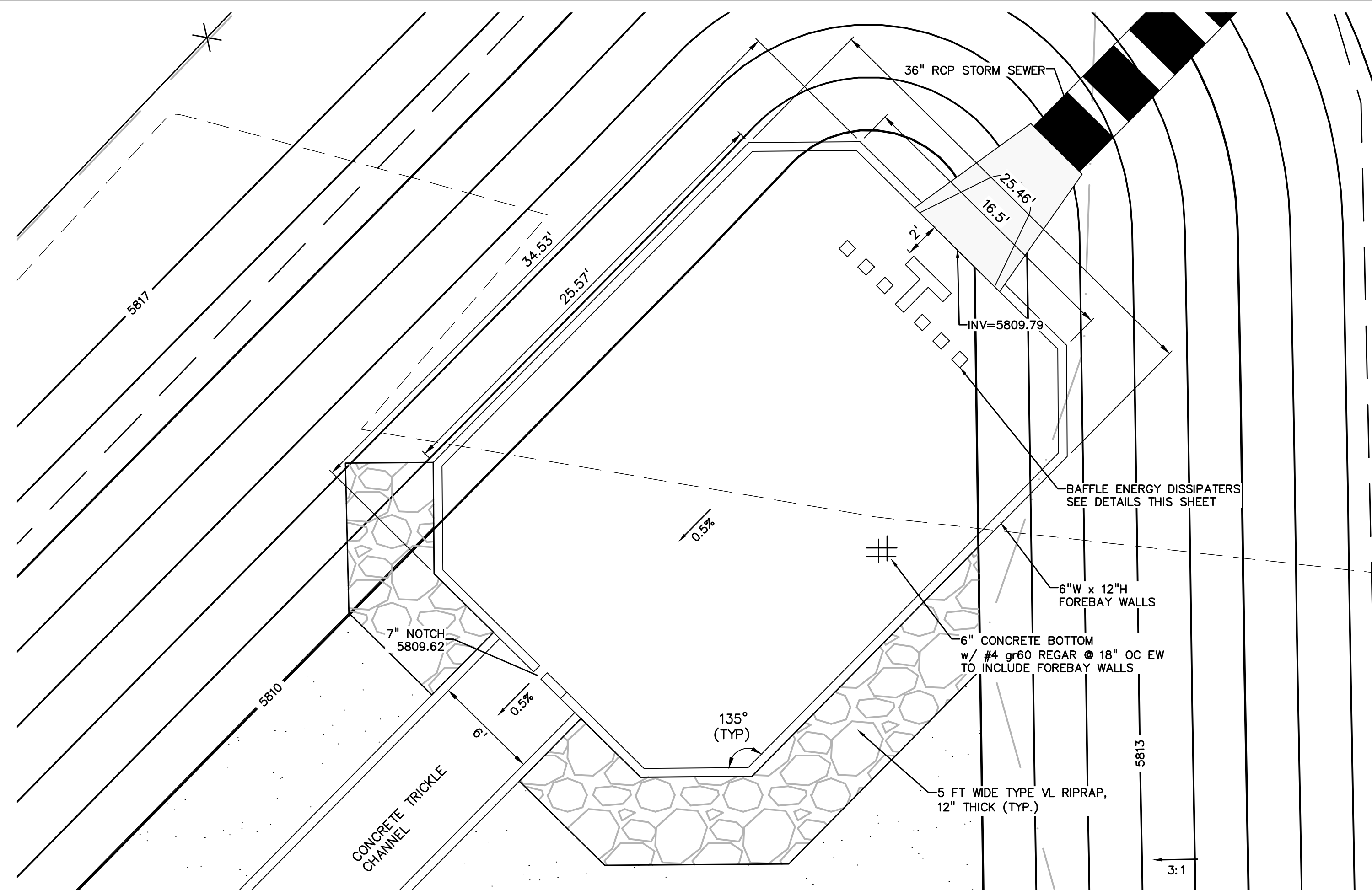
FOREBAY BAFFLE ENERGY DISSIPATORS
NO SCALE



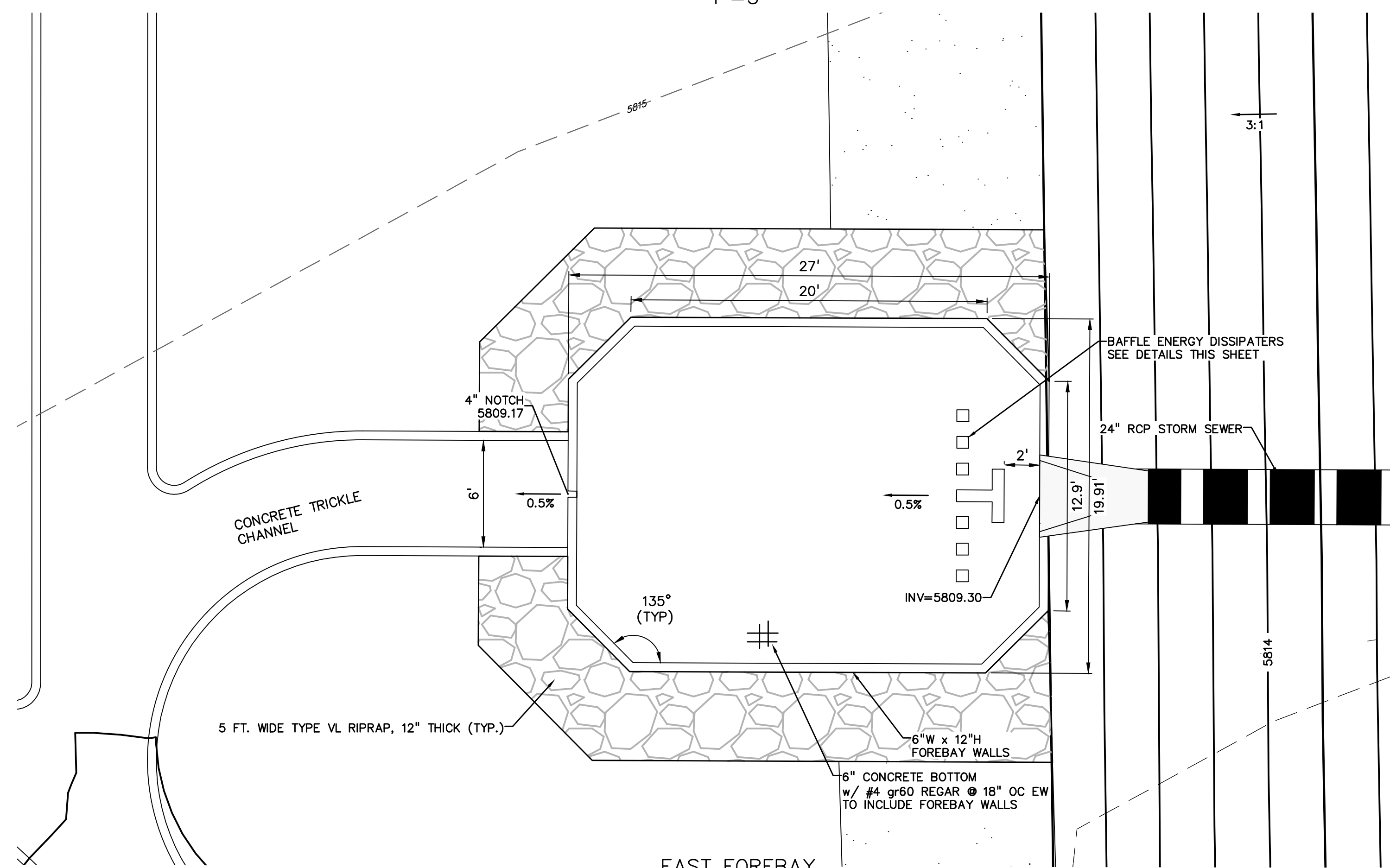
NORTHEAST FOREBAY NOTCH
NO SCALE



EAST FOREBAY NOTCH
NO SCALE



NORTHEAST FOREBAY
1"=5'



EAST FOREBAY
1"=5'

PREPARED BY:

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HAVEN VALLEY
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SECURITY, EL PASO COUNTY, COLORADO

ISSUE	DATE
INITIAL ISSUE	3/15/22
LATEST ISSUE	6/10/24
DESIGNED BY:	TDM
DRAWN BY:	SBN
CHECKED BY:	TDM
FILE NAME:	21085-03PD02

PREPARED UNDER MY DIRECT SUPERVISION FOR AND ON BEHALF OF DREXEL, BARRELL & CO.
DRAWING SCALE:
HORIZONTAL: 1" = 5'
VERTICAL: N/A

CONCRETE FOREBAY DETAILS
PROJECT NO. 21085-03CSCV
DRAWING NO.

PD02
SHEET: 51 OF 52

