

HAVEN VALLEY SUBDIVISION

BRADLEY ROAD/ALTURAS DRIVE

SECURITY, COLORADO

CIVIL CONSTRUCTION PLANS



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.

AGENCY CONTACTS

DEVELOPER RICHMOND AMERICAN HOMES
MATTHEW JENKINS
4350 S. MONACO STREET
DENVER, CO 80237
(720) 977-3686

CIVIL ENGINEER DREXEL BARRELL & CO.
TIM MCCONNELL, P.E.
3 SOUTH 7th STREET
COLORADO SPRINGS, CO 80905
(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

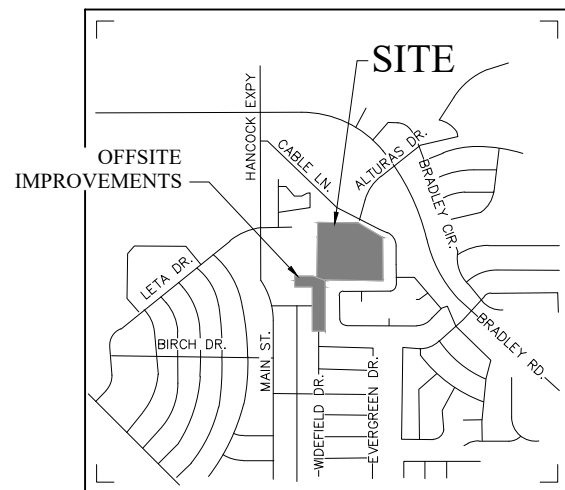
WASTEWATER SECURITY SANITARY DISTRICT
231 SECURITY BLVD.
SECURITY, CO 80911
(719) 392-3475

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) 636-6096
(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



VICINITY MAP
NOT TO SCALE



N.T.S.



SITE MAP
NOT TO SCALE



N.T.S.

LEGAL DESCRIPTION:

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 SUMMER 2022
COMPLETE SUMMER 2023

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

FIRE DISTRICT APPROVAL

THE NUMBER OF FIRE HYDRANTS AND HYDRANT LOCATIONS TOGETHER WITH THE MAIN SIZES INDICATED ON THIS WATER INSTALLATION PLAN ARE ADEQUATE TO SATISFY THE REQUIREMENTS OF THE SECURITY FIRE PROTECTION DISTRICTS FIRE AND RESCUE DEPARTMENT. THIS APPROVAL IS BASED ON THE INFORMATION IN THESE PLANS, SPECIFICATIONS AND SUPPLEMENTAL INFORMATION PROVIDED BY THE DESIGN ENGINEER WHOSE SIGNATURE APPEARS IN THESE PLANS, AND THE WIDEFIELD WATER AND SANITATION DISTRICT.

SIGNED _____ DATE _____

SHEET INDEX

CV01 CIVIL COVER SHEET
NT01 NOTES
TS01 ROADWAY SECTIONS
DT01 STANDARD DETAILS
SP01 SITE PLAN
HC01 HORIZONTAL CONTROL PLAN
UP01 OVERALL UTILITY PLAN
GD01 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
SIO1 SIGNAGE PLAN
SD01-05 STORM SEWER PLAN & PROFILE

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

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
PD01 DETENTION POND DETAILS
PD02 CONCRETE FOREBAY DETAILS
PD03 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
P.E.# 33797
DATE 2-7-22

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.

JEFF MARK
DATE 2-7-22

EL PASO COUNTY

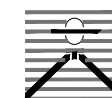
COUNTY PLAN REVIEW IS PROVIDED ONLY FOR GENERAL CONFORMANCE WITH COUNTY DESIGN CRITERIA. THE COUNTY IS NOT RESPONSIBLE FOR THE ACCURACY AND ADEQUACY OF THE DESIGN, DIMENSIONS, AND/OR ELEVATIONS WHICH SHALL BE CONFIRMED AT THE JOB SITE. THE COUNTY THROUGH THE APPROVAL OF THIS DOCUMENT ASSUMES NO RESPONSIBILITY 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 EGM SECTION 1.12, THESE CONSTRUCTION DOCUMENTS WILL BE VALID FOR CONSTRUCTION FOR A PERIOD OF 2 YEARS FROM THE DATE SIGNED BY THE EL PASO COUNTY ENGINEER. IF CONSTRUCTION HAS NOT STARTED WITHIN THOSE 2 YEARS, THE PLANS WILL NEED TO BE RESUBMITTED FOR APPROVAL, INCLUDING PAYMENT OF REVIEW FEES AT THE PLANNING AND COMMUNITY DEVELOPMENT DIRECTORS DISCRETION.

JENNIFER IRVINE, P.E.
COUNTY ENGINEER / ECM ADMINISTRATOR
DATE _____
SUBMITTALS SHALL BE REQUIRED FOR STREET SIGNS PRIOR TO ORDERING

PREPARED BY:



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

CLIENT:

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	9/20/23

DESIGNED BY:	TDM
DRAWN BY:	GES
CHECKED BY:	TDM
FILE NAME:	21085-03CSCV01

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 46

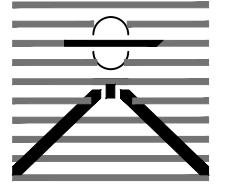
STANDARD NOTES FOR EL PASO COUNTY CONSTRUCTION PLANS

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.

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

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
LATEST ISSUE	9/20/23

DESIGNED BY:	TDM
DRAWN BY:	GES
CHECKED BY:	TDM
FILE NAME:	21085-03NT01

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

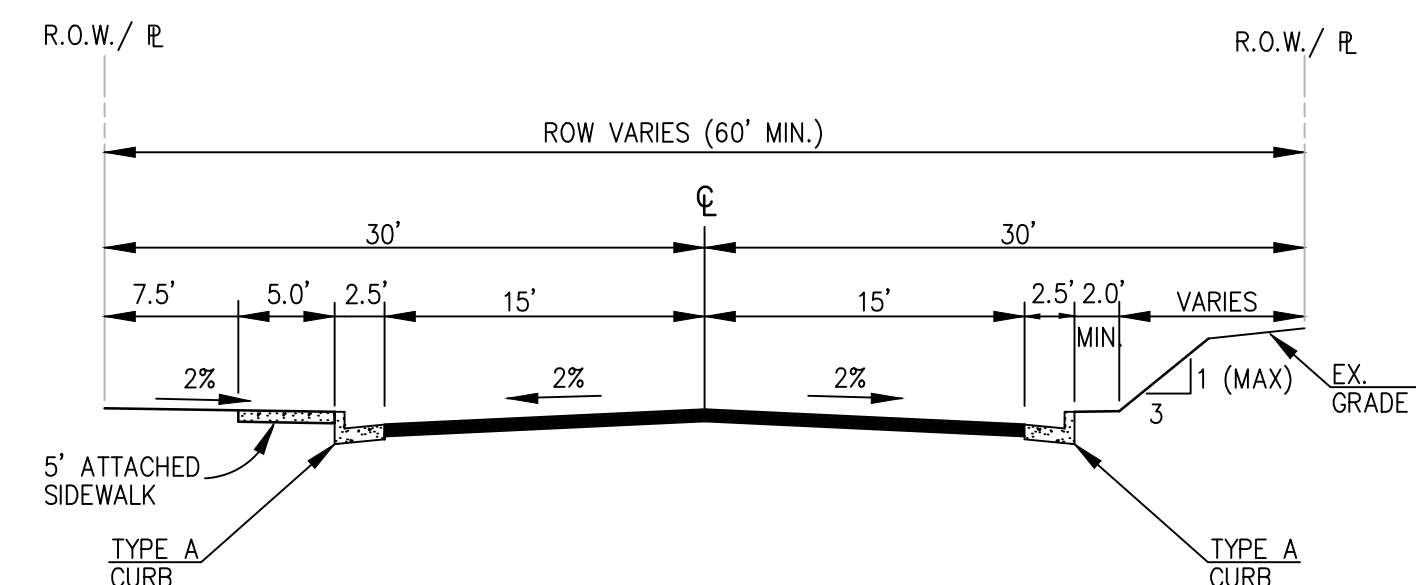
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 HORIZONTAL: N/A
 VERTICAL: N/A

NOTE SHEET

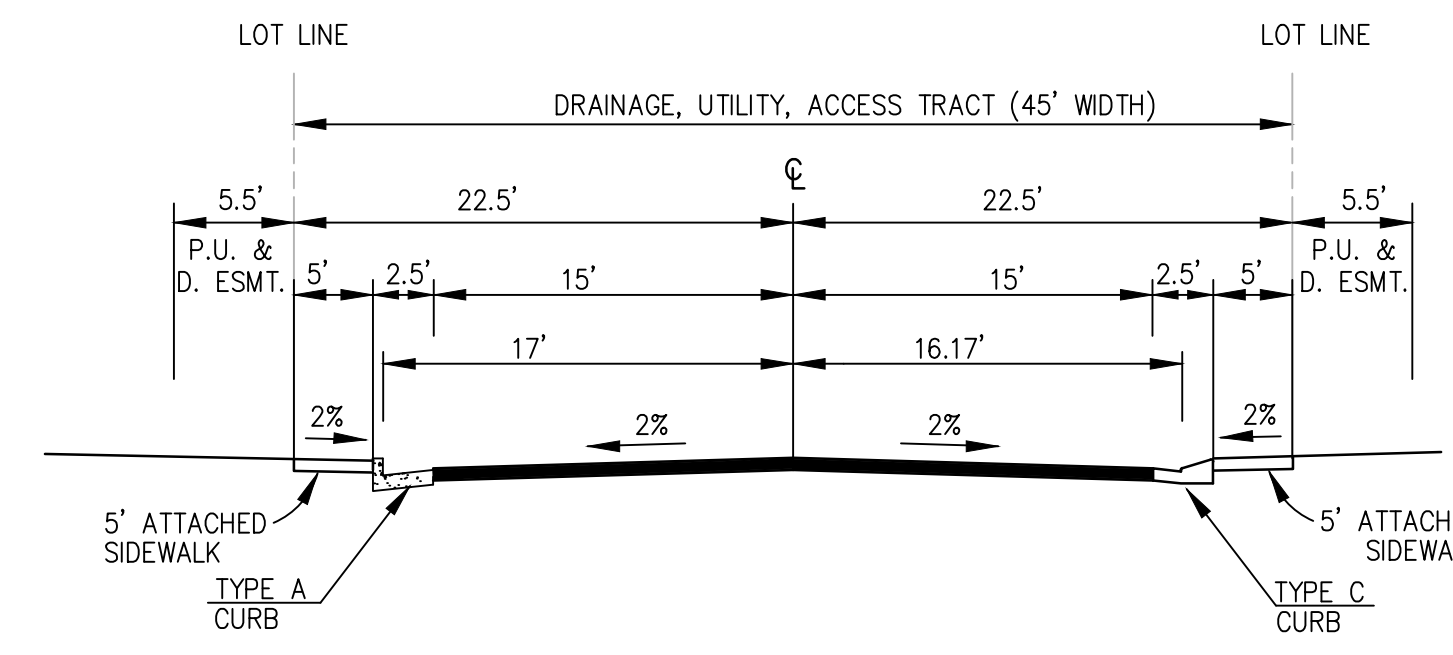
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 DRAWING NO.

NT01

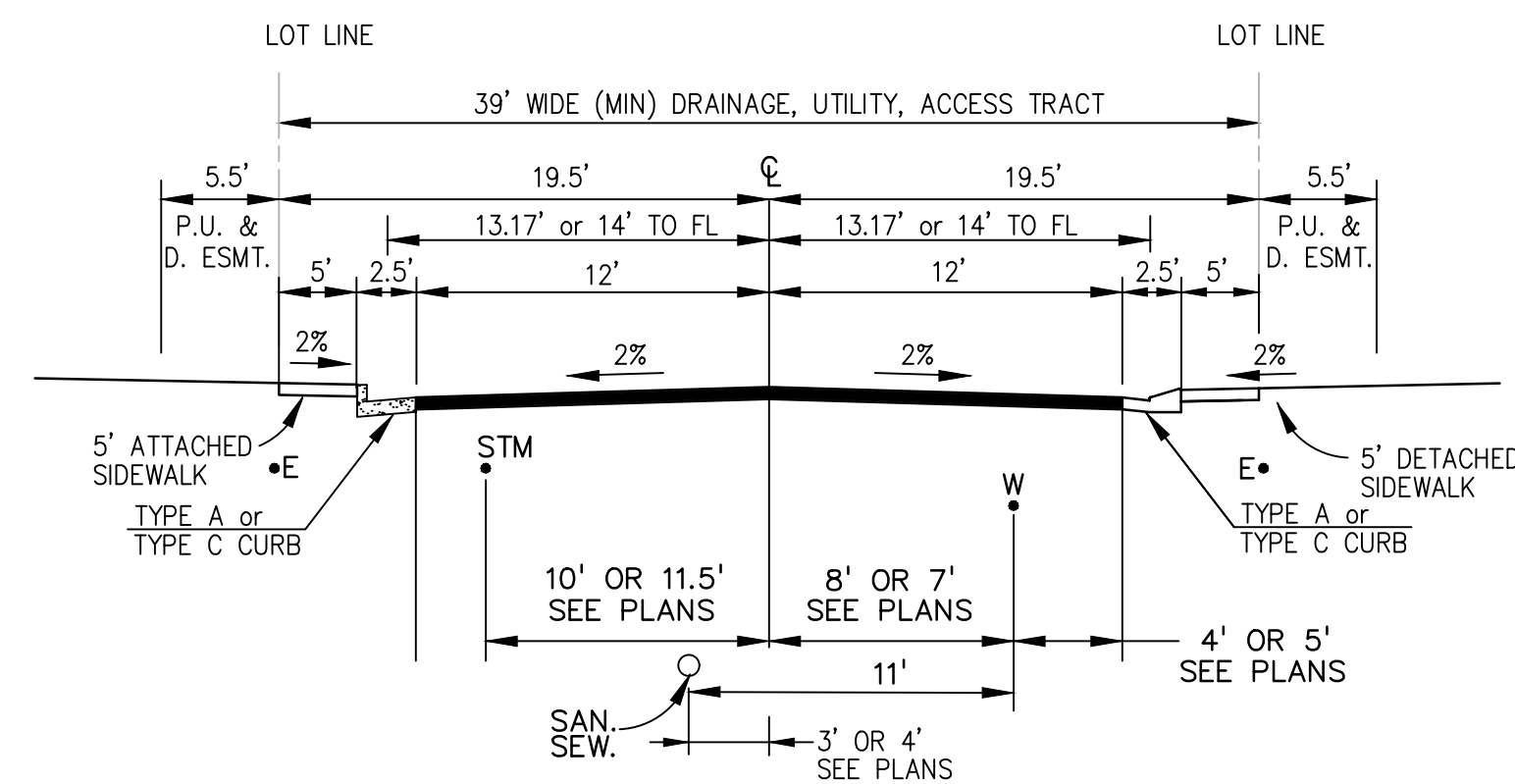
SHEET: 2 OF 46



CABLE LANE (N.T.S.)
RESIDENTIAL MINOR COLLECTOR (N.T.S.)

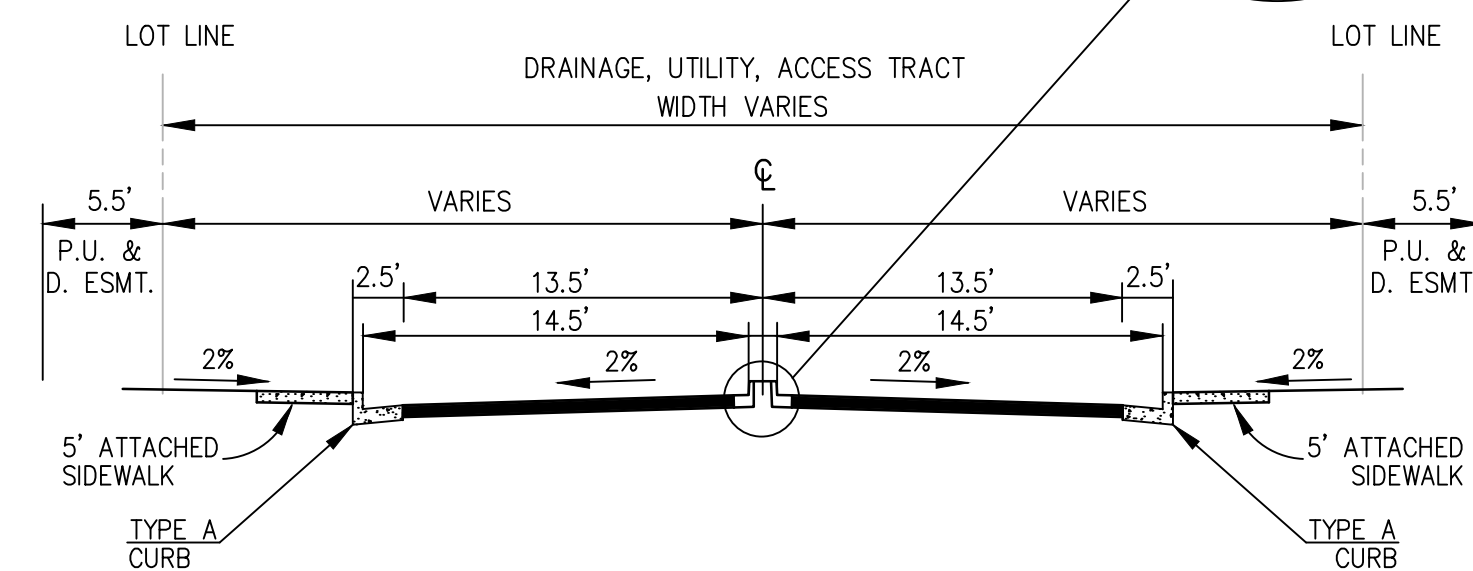
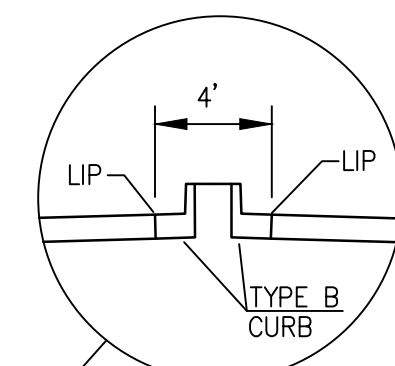


PRIVATE DRIVE (N.T.S.)
HAVEN COVE POINT
STA 1+00.00 TO 3+37.00

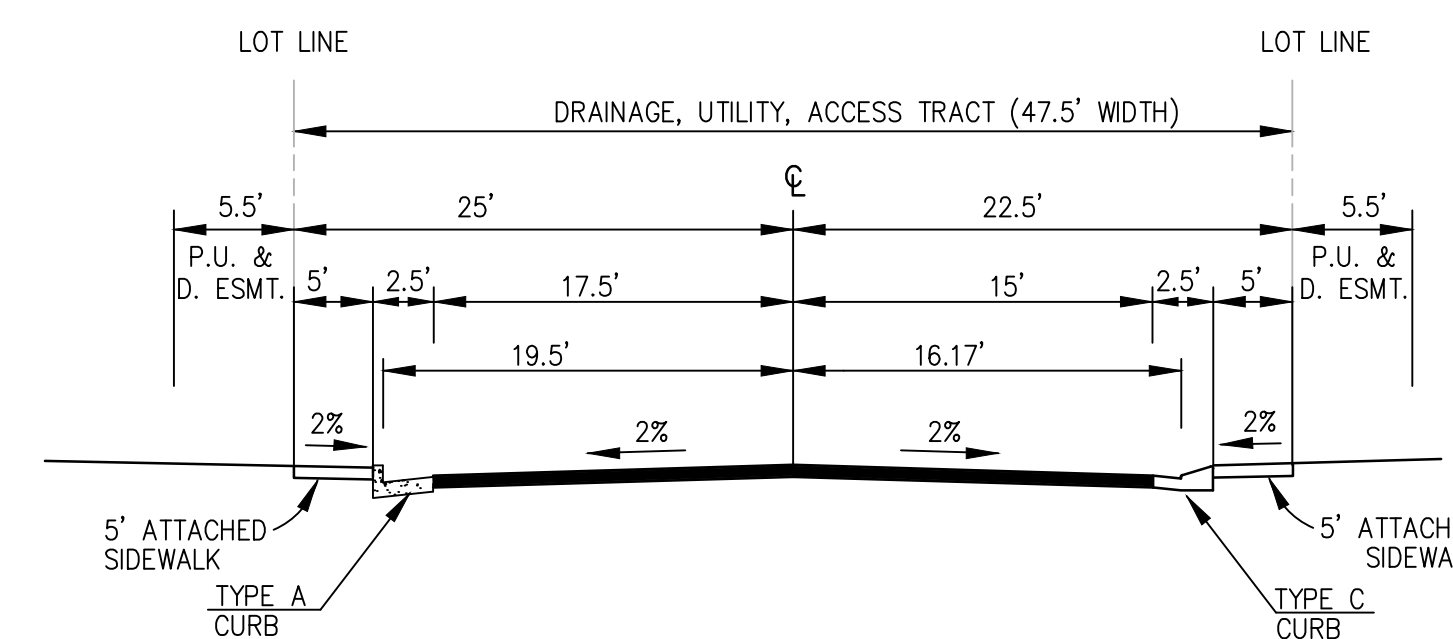


PRIVATE DRIVE (N.T.S.)

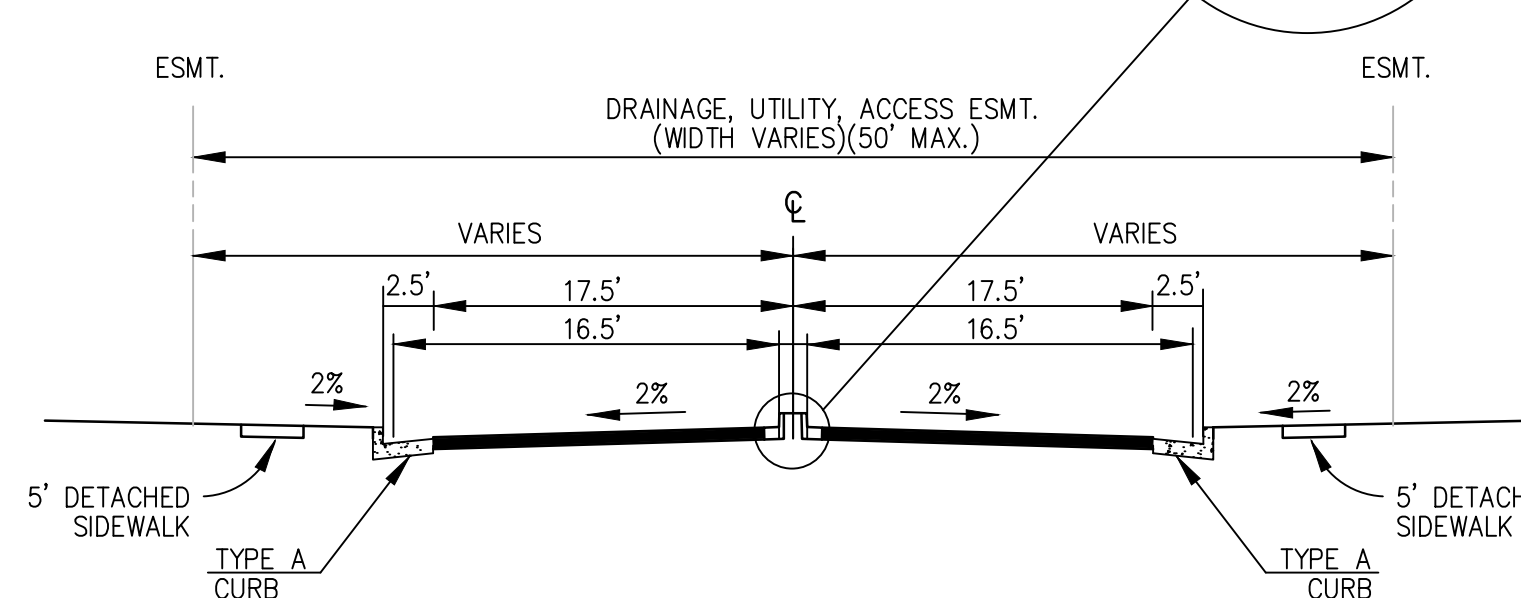
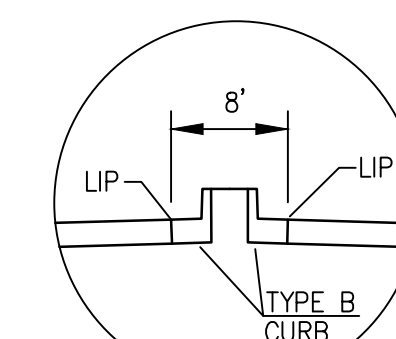
DEERHAVEN VIEW
HAVENWARD VIEW
NEW HAVEN POINT
HAWK HAVEN VIEW
HAVENLOCK POINT
(STA 19+00 TO 22+87.02)



HAVENLOCK POINT
STA 23+21.09 TO 23+31.09

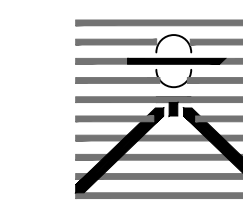


PRIVATE DRIVE (N.T.S.)
HAVEN COVE POINT
STA 3+37.00 TO 3+77.72



PRIVATE DRIVE (N.T.S.)
HAVEN COVE POINT
STA 3+77.72 TO 4+37.14

PREPARED BY:



DREXEL, BARRELL & CO.
Engineers • Surveyors
3 SOUTH 7TH STREET
COLORADO SPGS, COLORADO 80905
CONTACT: TIM D. MCCONNELL, P.E.
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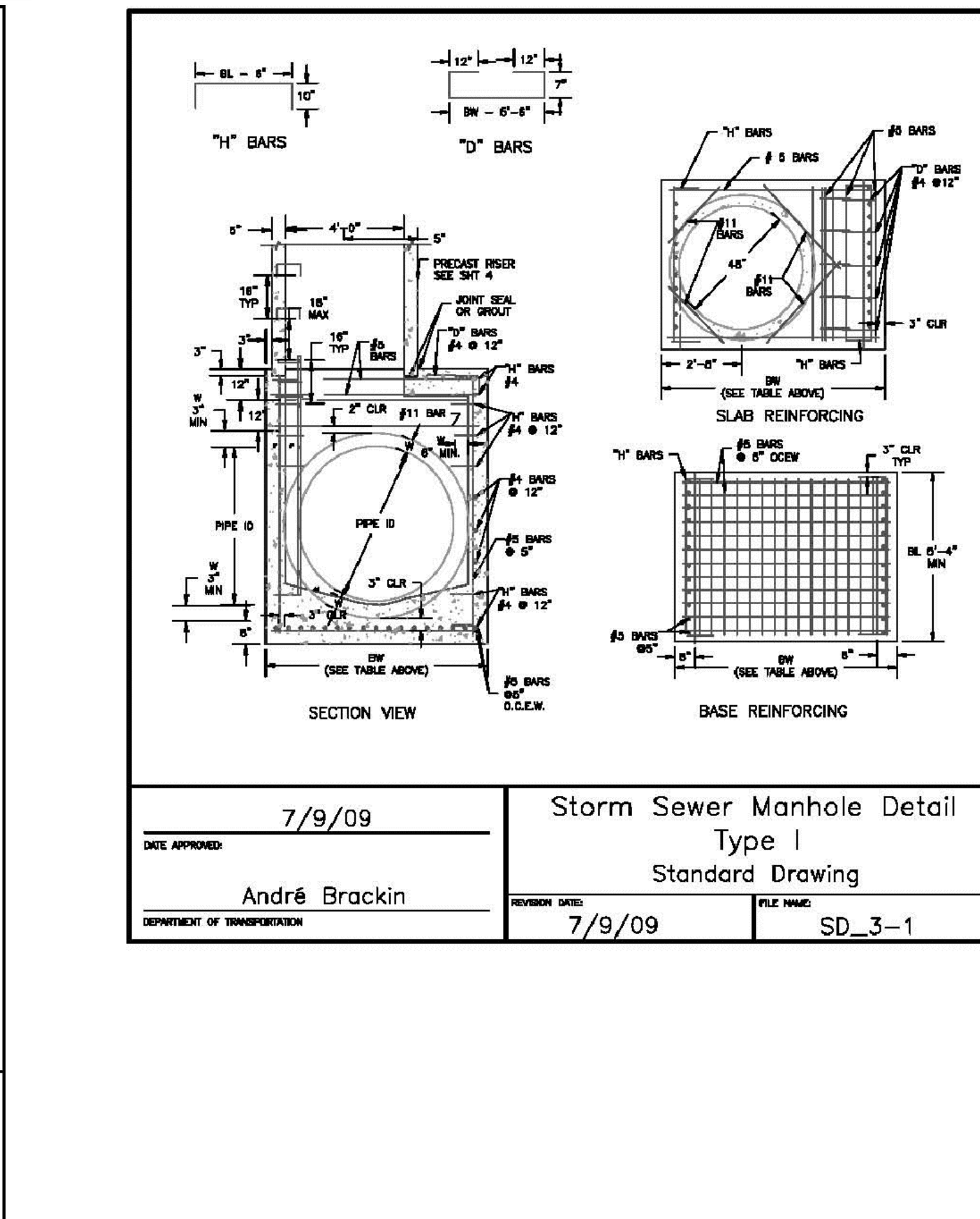
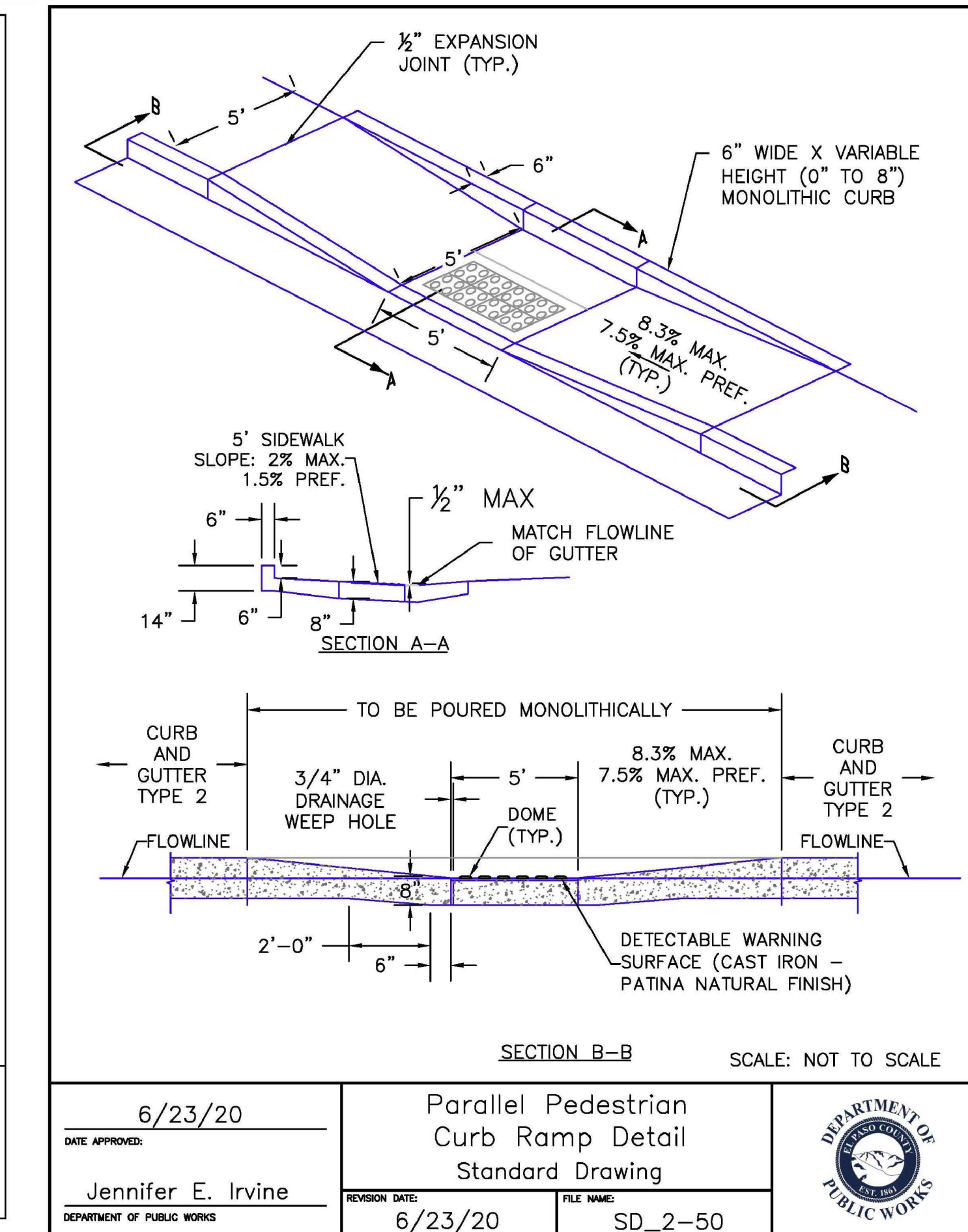
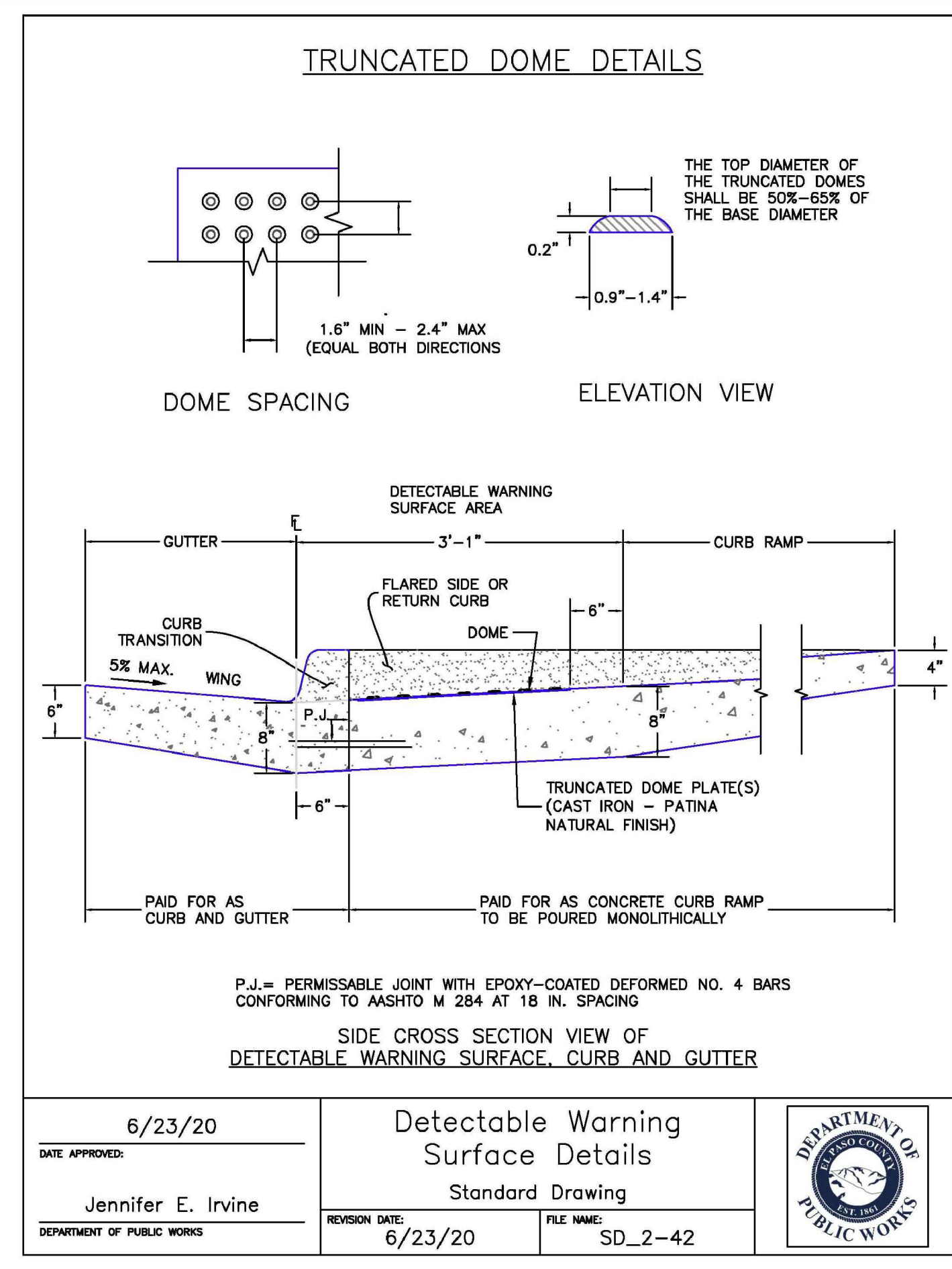
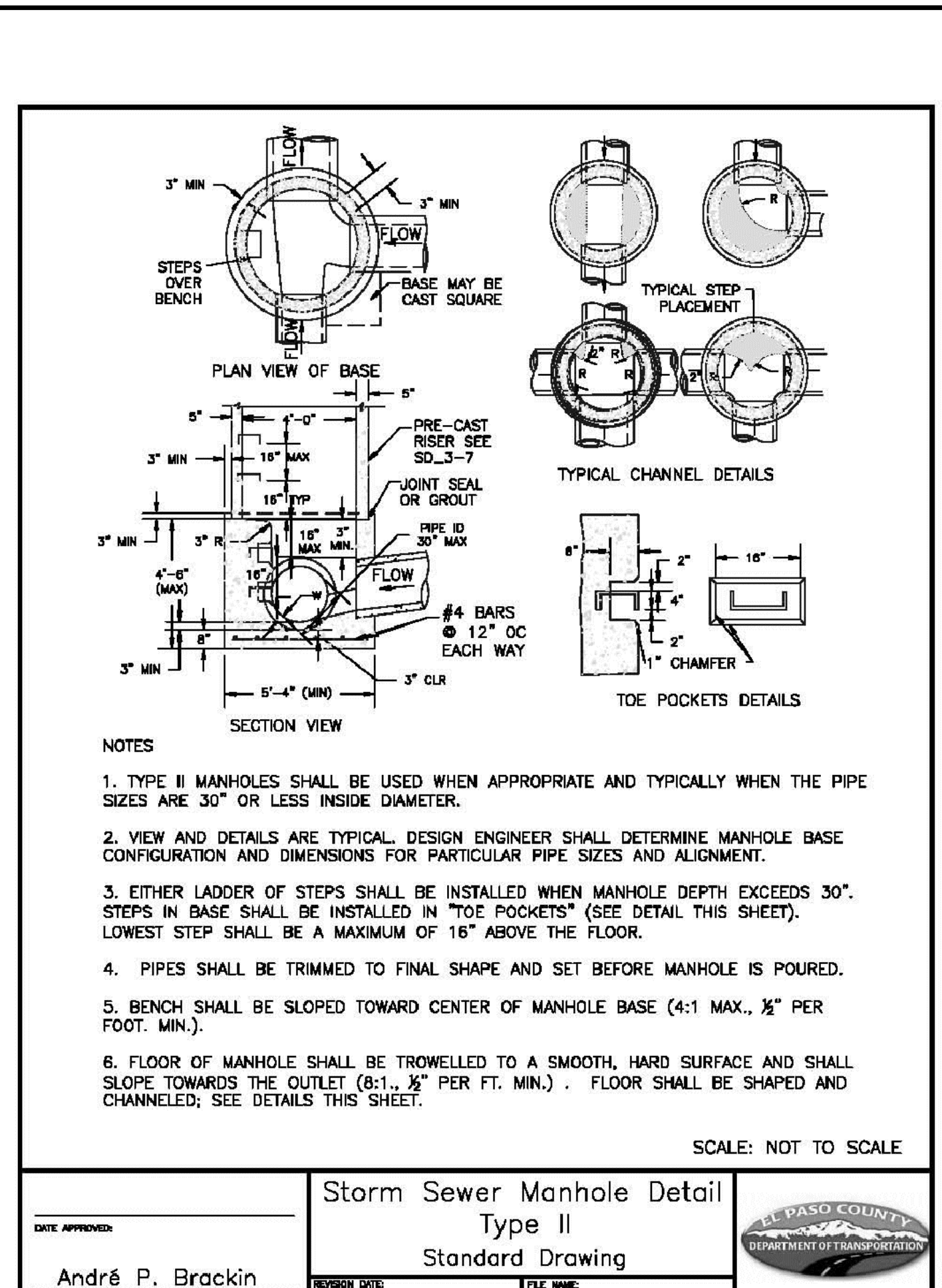
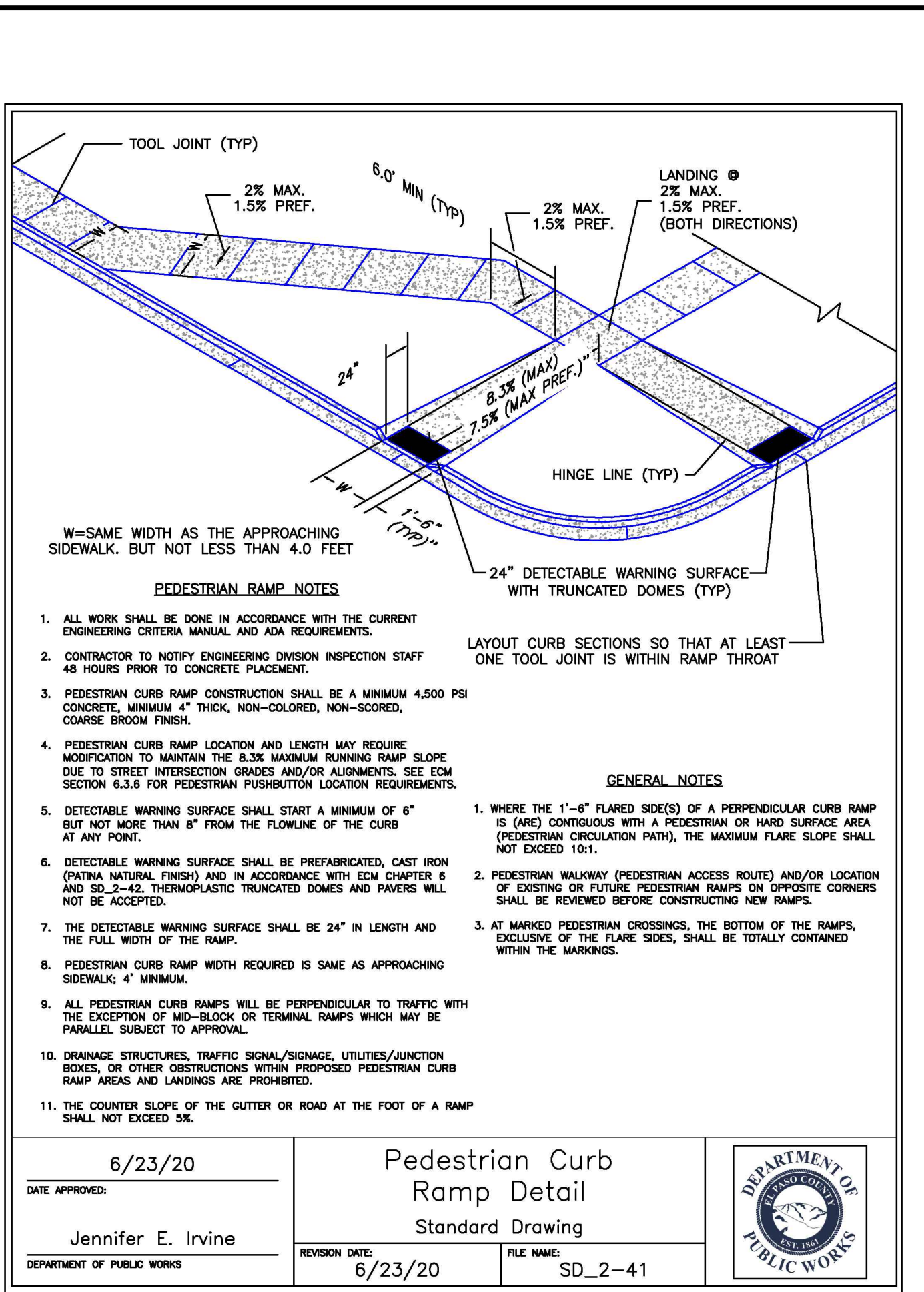
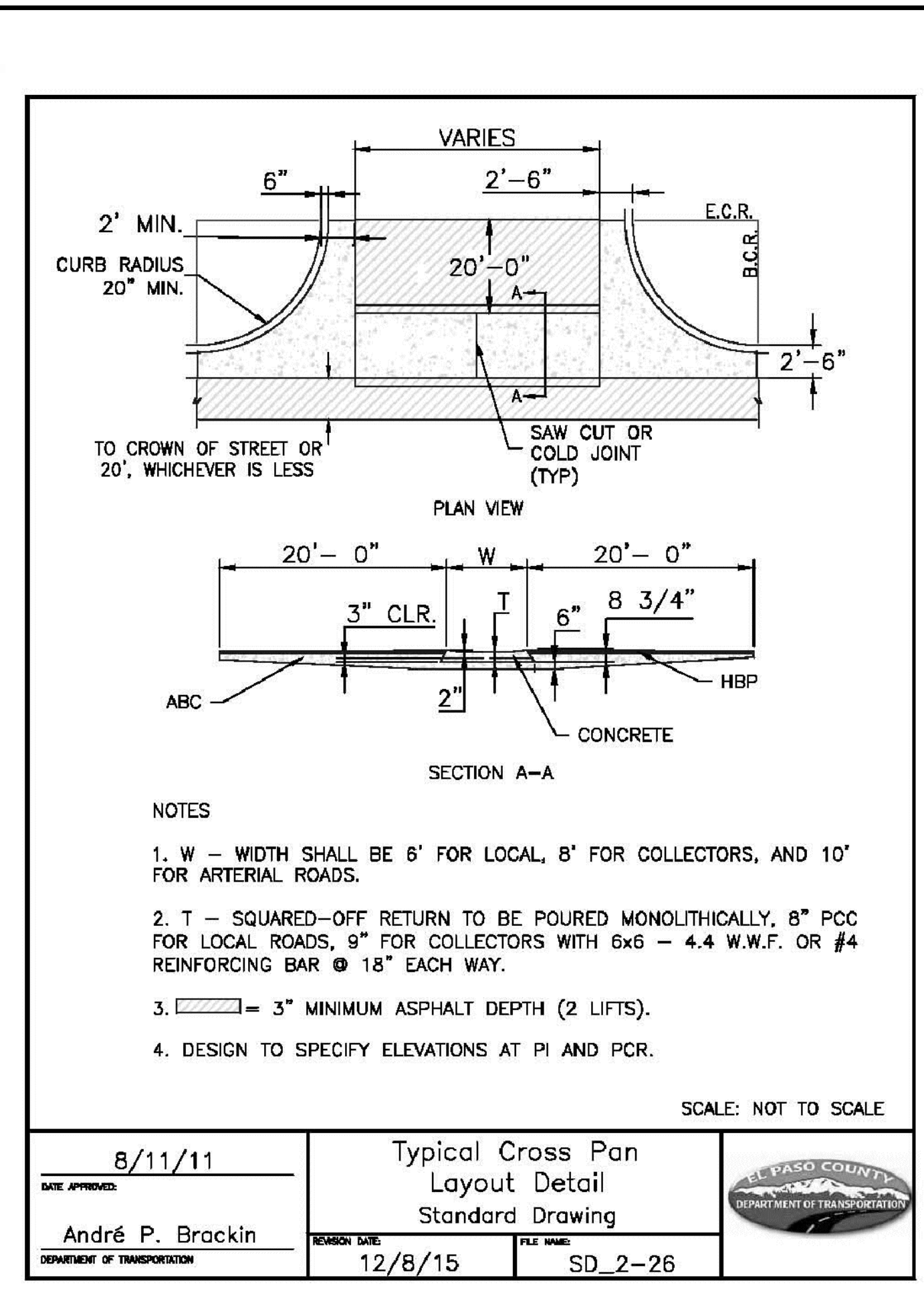
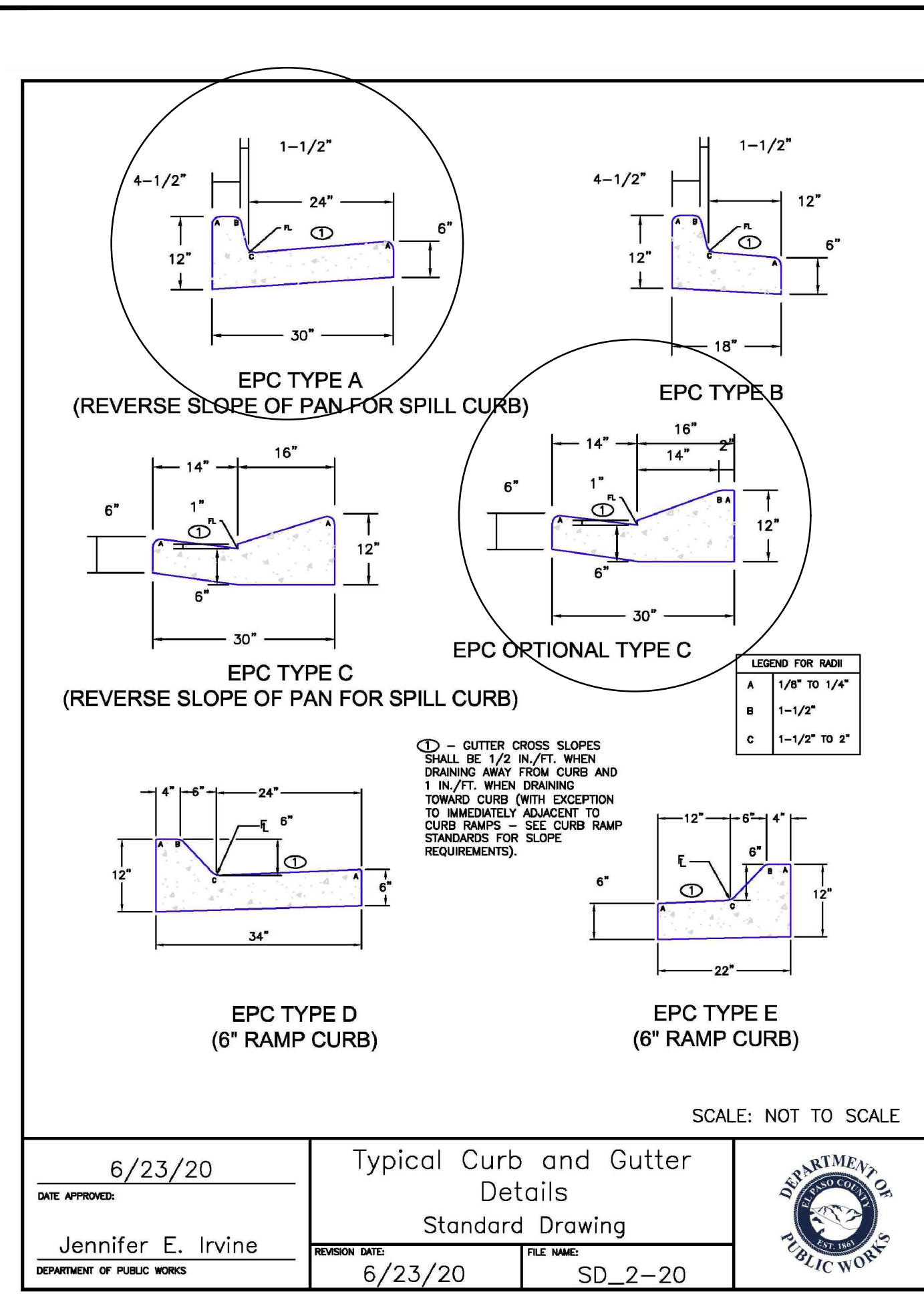
DRAWING SCALE:
HORIZONTAL: N/A
VERTICAL: N/A

TYPICAL ROAD SECTIONS

PROJECT NO. 21085-03CSCV
DRAWING NO.

TS01

SHEET: 3 OF 46



PIPE ID	BW
48" AND SMALLER	6"-4"
54"	6"-10"
60" AND LARGER	OD + 16"

DESIGNED BY: GES
DRAWN BY: GES
CHECKED BY: TDM
FILE NAME: 21085-03D101

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

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

STANDARD DETAILS

PROJECT NO. 21085-03CSCV
DRAWING NO.

DT01

SHEET: 4 OF 46

PREPARED BY:

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

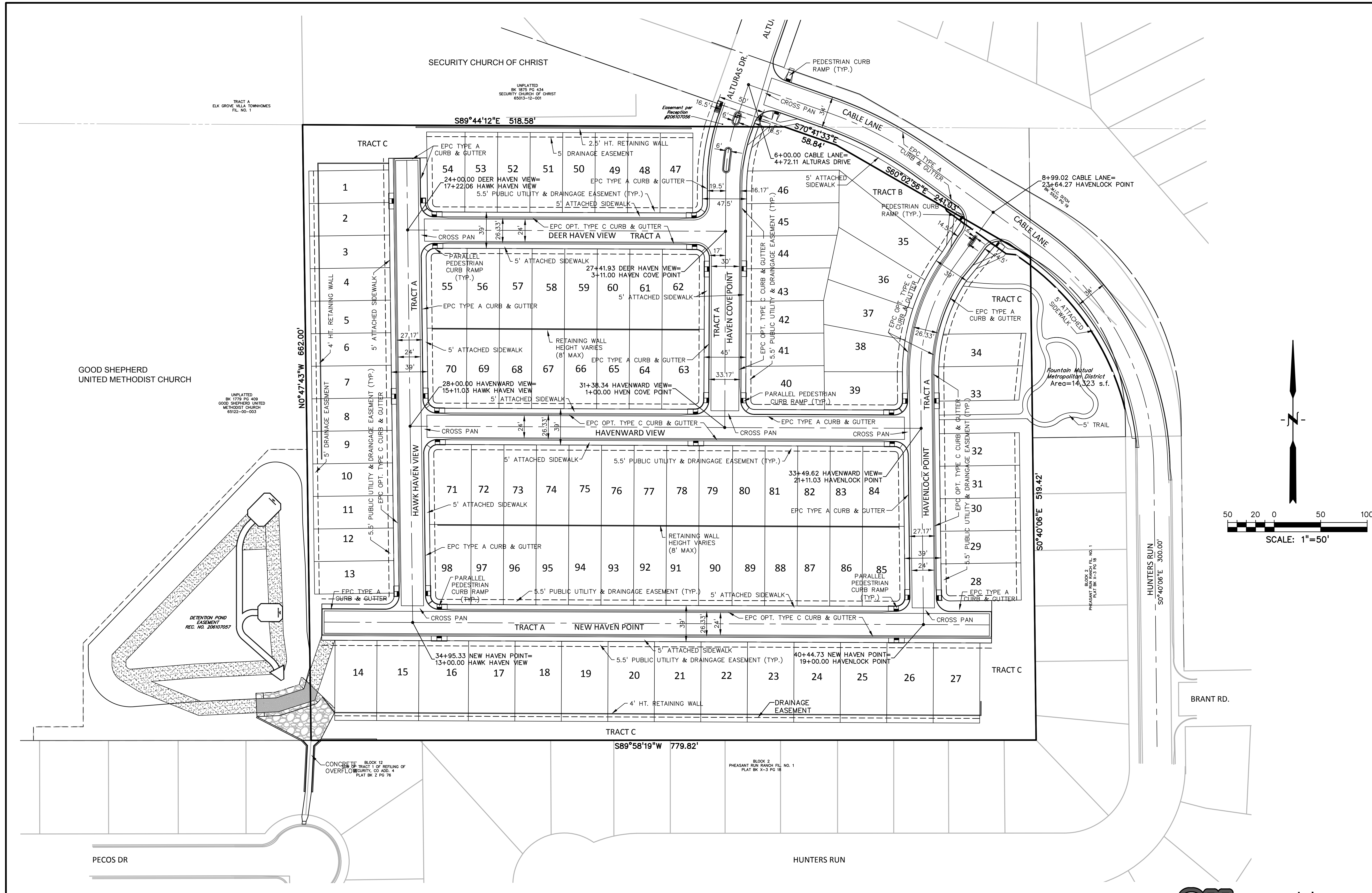
CLIENT:

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



PREPARED BY:

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

CLIENT:

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 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	9/20/23

DESIGNED BY: TDM
 DRAWN BY: GES
 CHECKED BY: TDM
 FILE NAME: 21085-03SP01

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

SITE PLAN

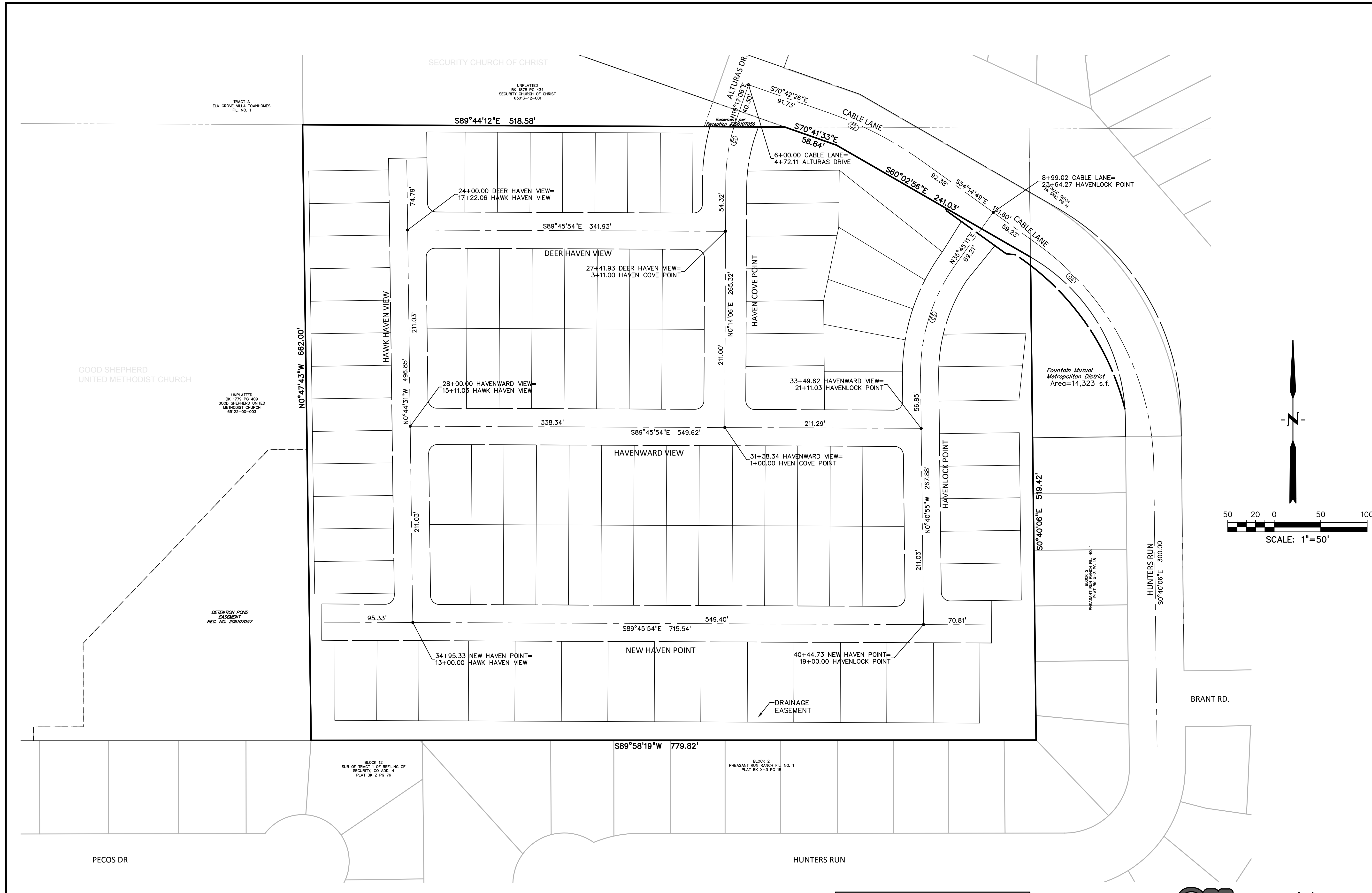
PROJECT NO. 21085-03CSCV
 DRAWING NO.

SP01

SHEET: 5 OF 46



H:\3086-03CSCV\3086-03CSCV\3086-03CSCV.dwg, 9/20/23 1:40:37 PM



PREPARED BY:

DREXEL, BARRELL & CO.
 Engineers • Surveyors
 3 SOUTH 7TH STREET
 COLORADO SPGS, COLORADO 80905
 CONTACT: TIM D. MCCONNELL, P.E.
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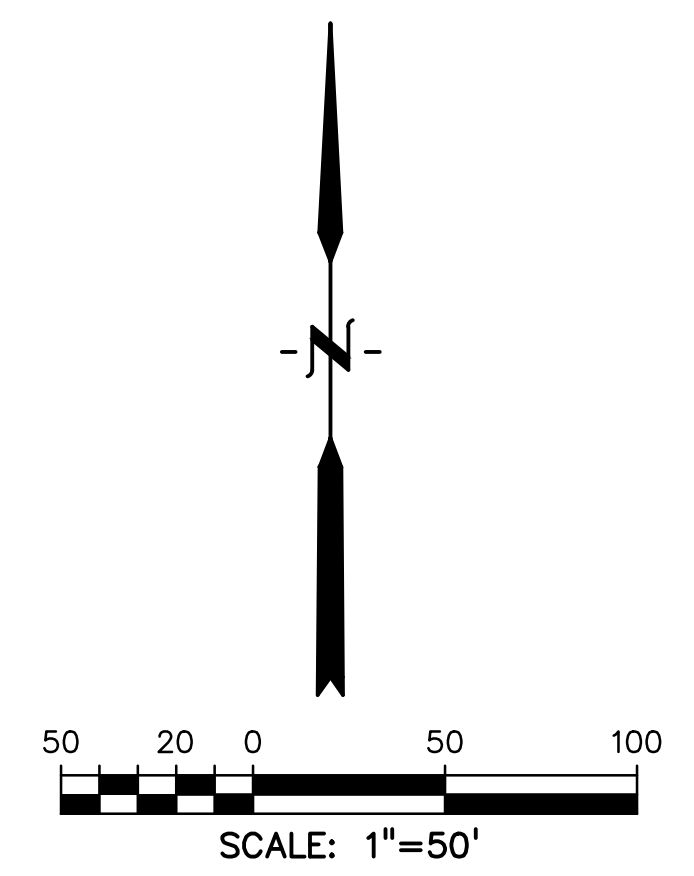
CLIENT:

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	9/20/23

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

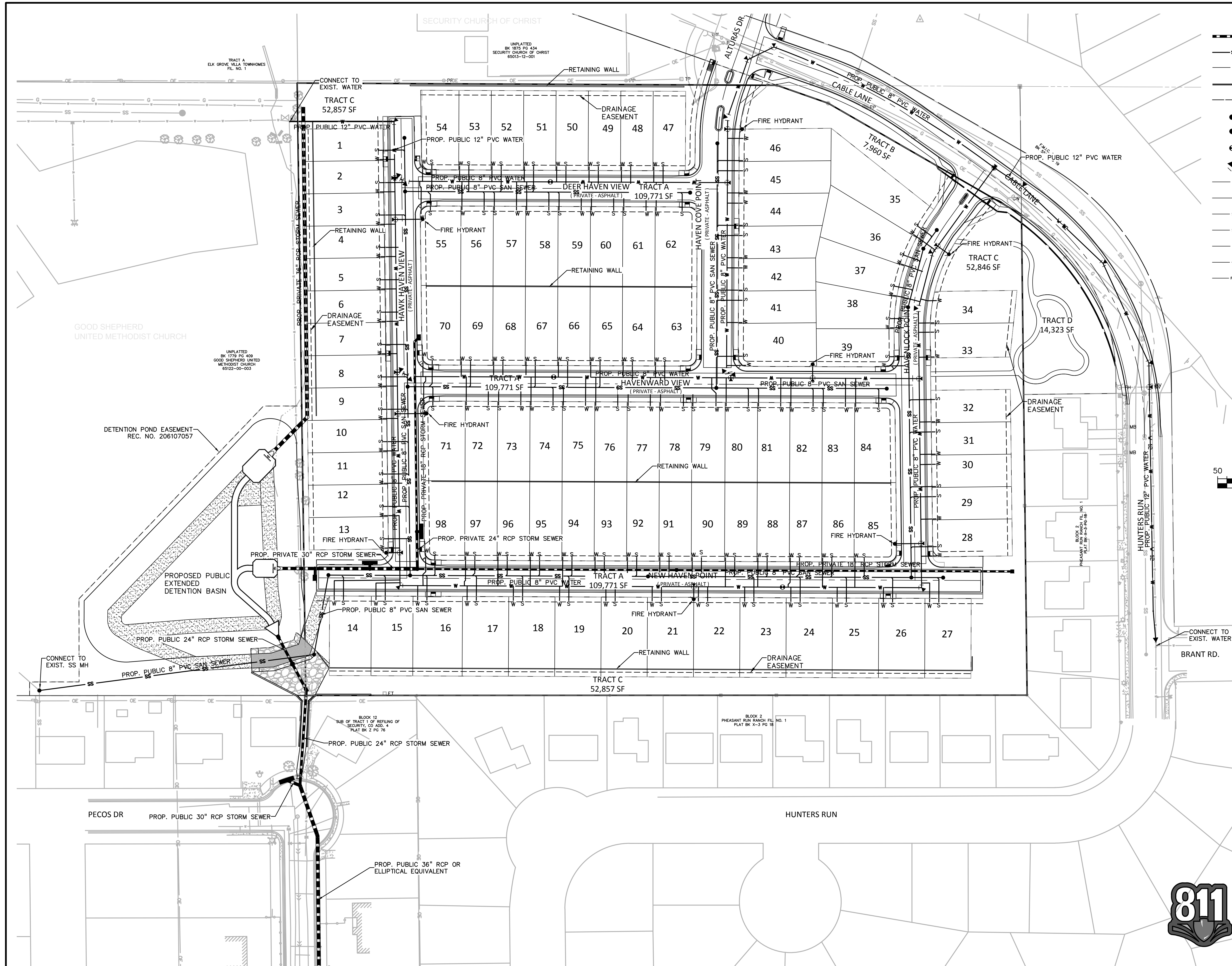
PROJECT NO. 21085-03CSCV
 DRAWING NO.

HC01

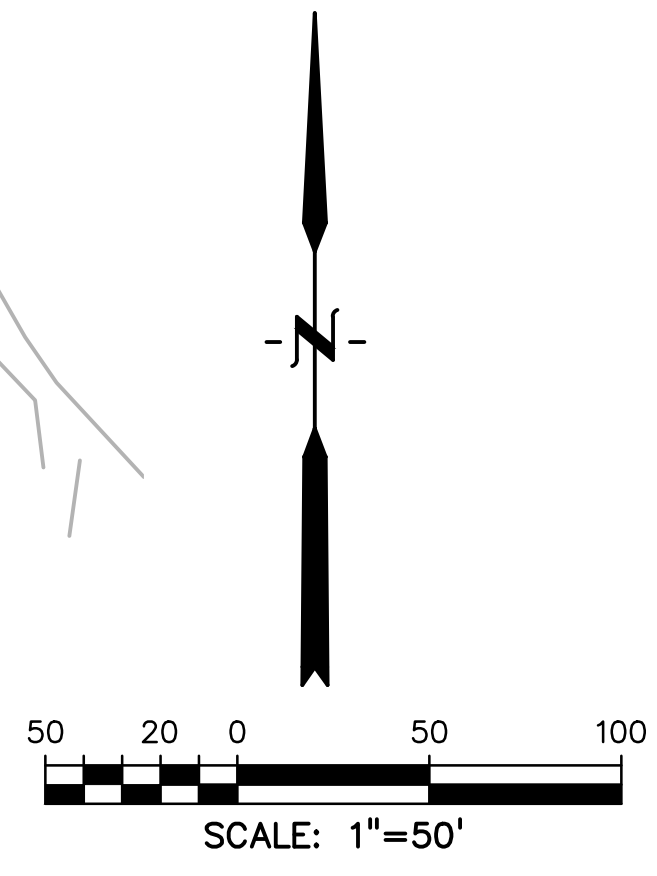
CURVE TABLE					
CURVE #	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD DISTANCE
C1	66.50'	200.00'	19°03'00"	S09°45'36"W	66.19'
C2	114.91'	400.00'	16°27'37"	N62°28'37"W	114.52'
C3	127.18'	200.00'	36°26'06"	S17°32'08"W	125.05'
C4	280.54'	300.00'	53°34'42"	N27°27'27"W	270.43'

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.

H:\2024\03\20240301\21085-03CSCV.dwg, 9/20/23 11:46:56 AM



- LEGEND**
- STORM DRAIN
 - SANITARY SEWER
 - WATERLINE
 - CURB FLOWLINE
 - 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



PREPARED BY:



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

CLIENT:

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	9/20/23

DESIGNED BY:	TDM
DRAWN BY:	GES
CHECKED BY:	TDM
FILE NAME:	21085-03UP01

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

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

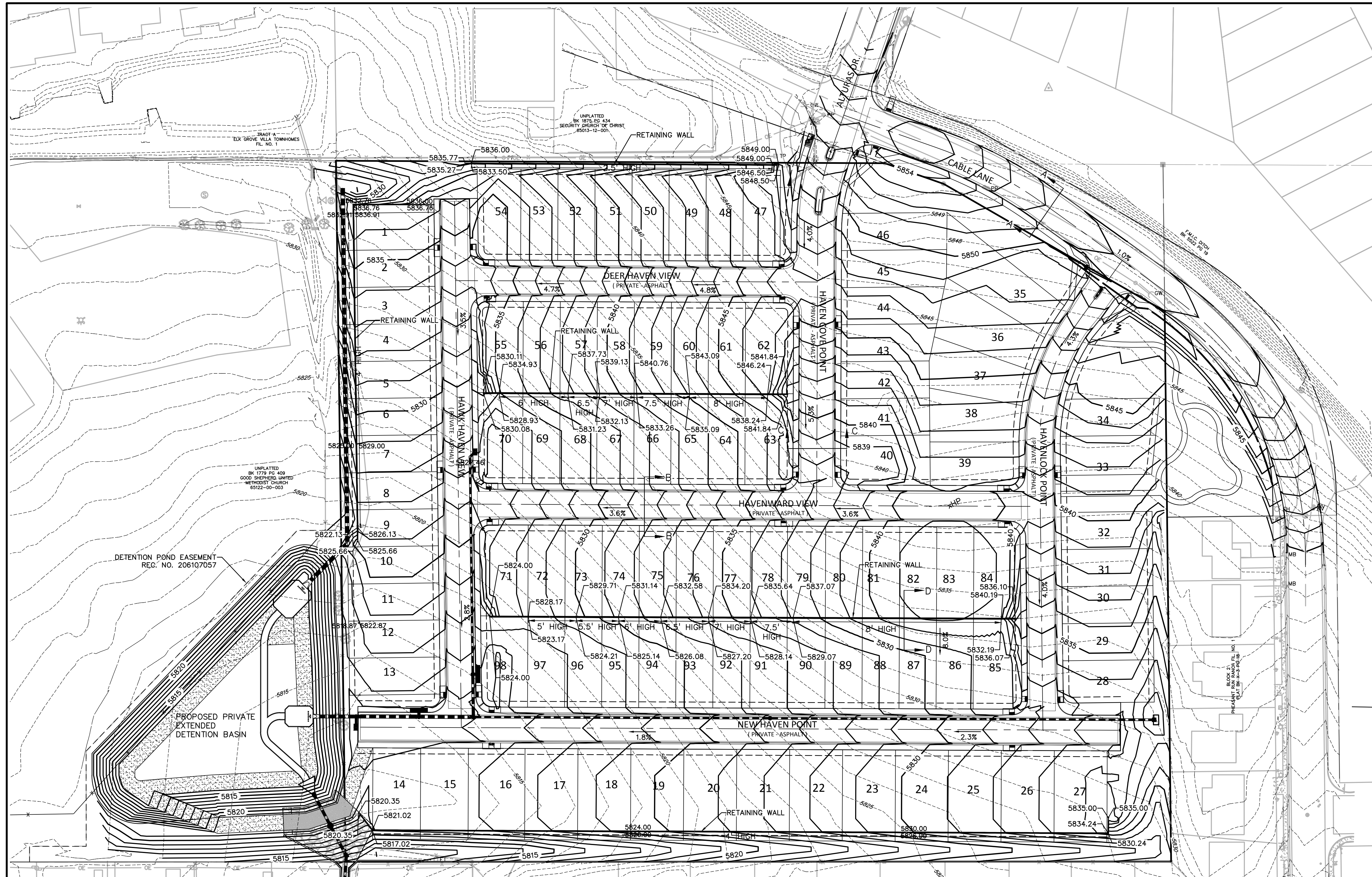
OVERALL UTILITY PLAN

PROJECT NO. 21085-03CSCV
DRAWING NO.

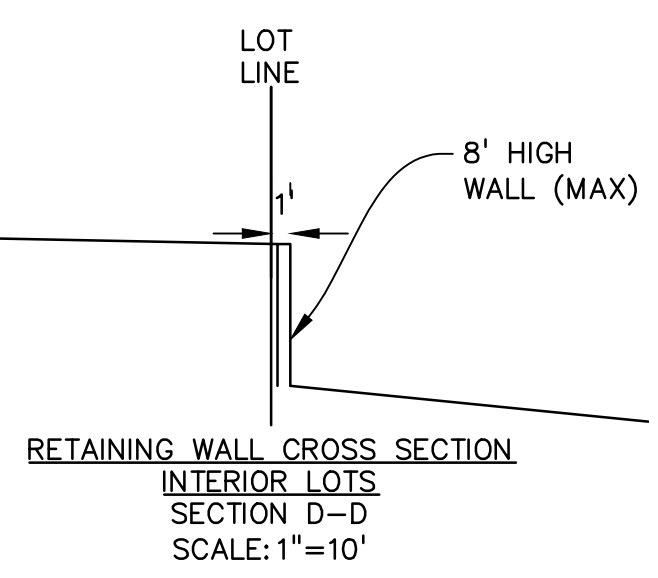
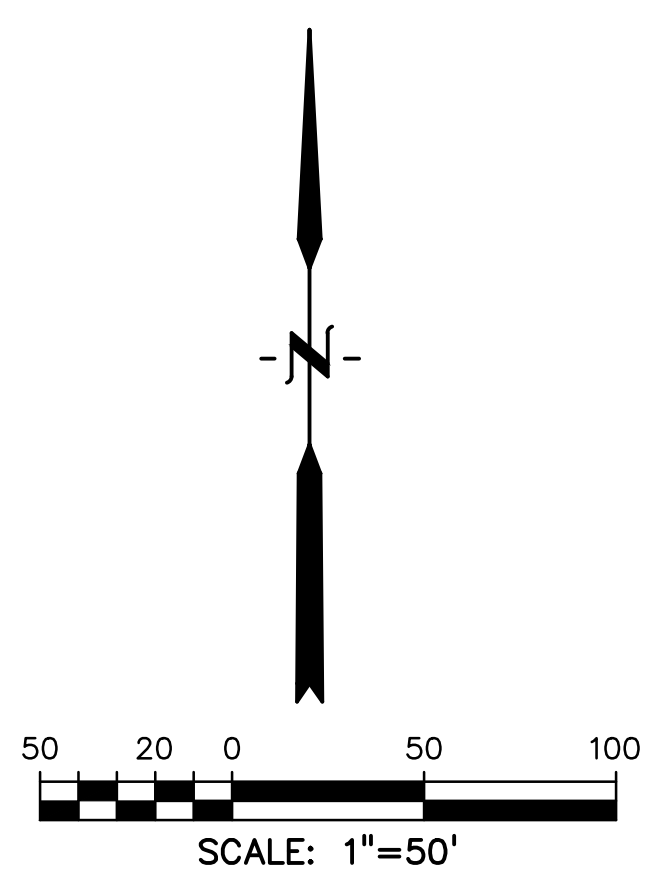
UP01

SHEET: 7 OF 46

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.



- 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:



DREXEL, BARRELL & CO.
 Engineers-Surveyors
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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	9/20/23

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.

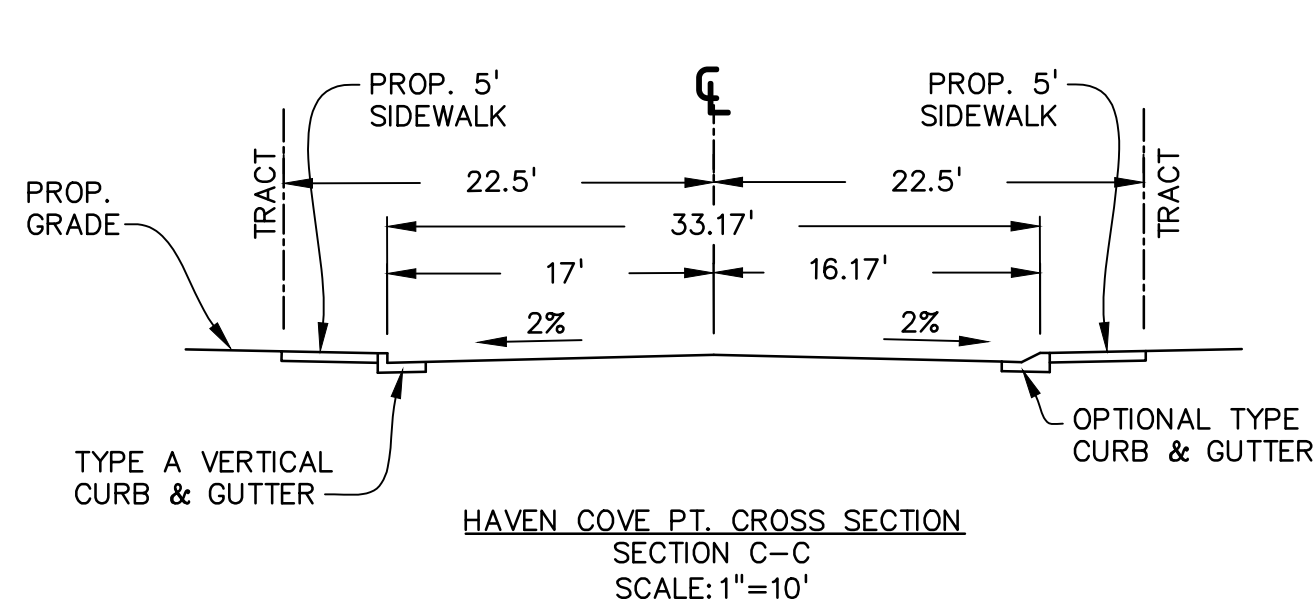
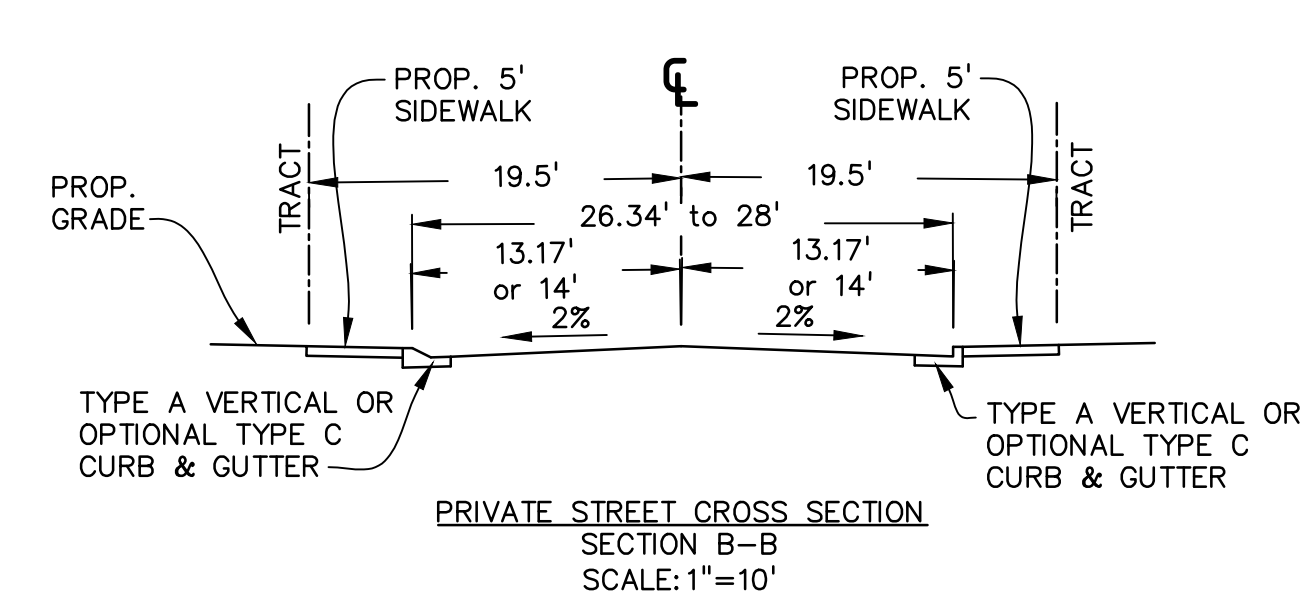
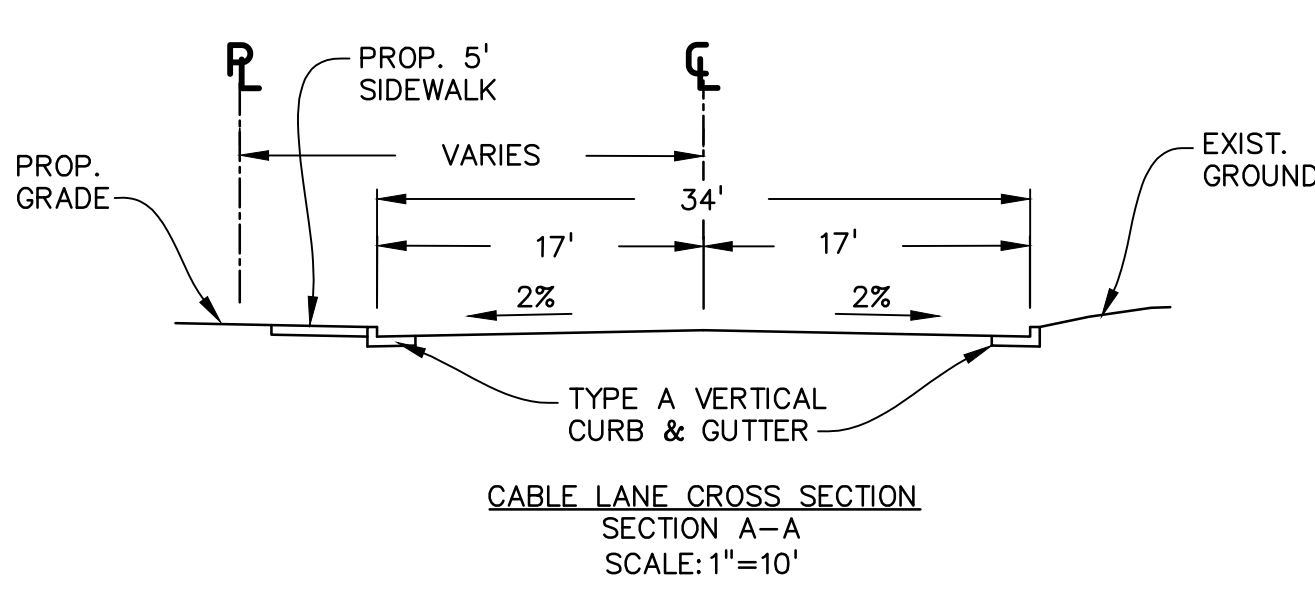
DRAWING SCALE:
 HORIZONTAL: 1" = 50'
 VERTICAL: N/A

GRADING PLAN

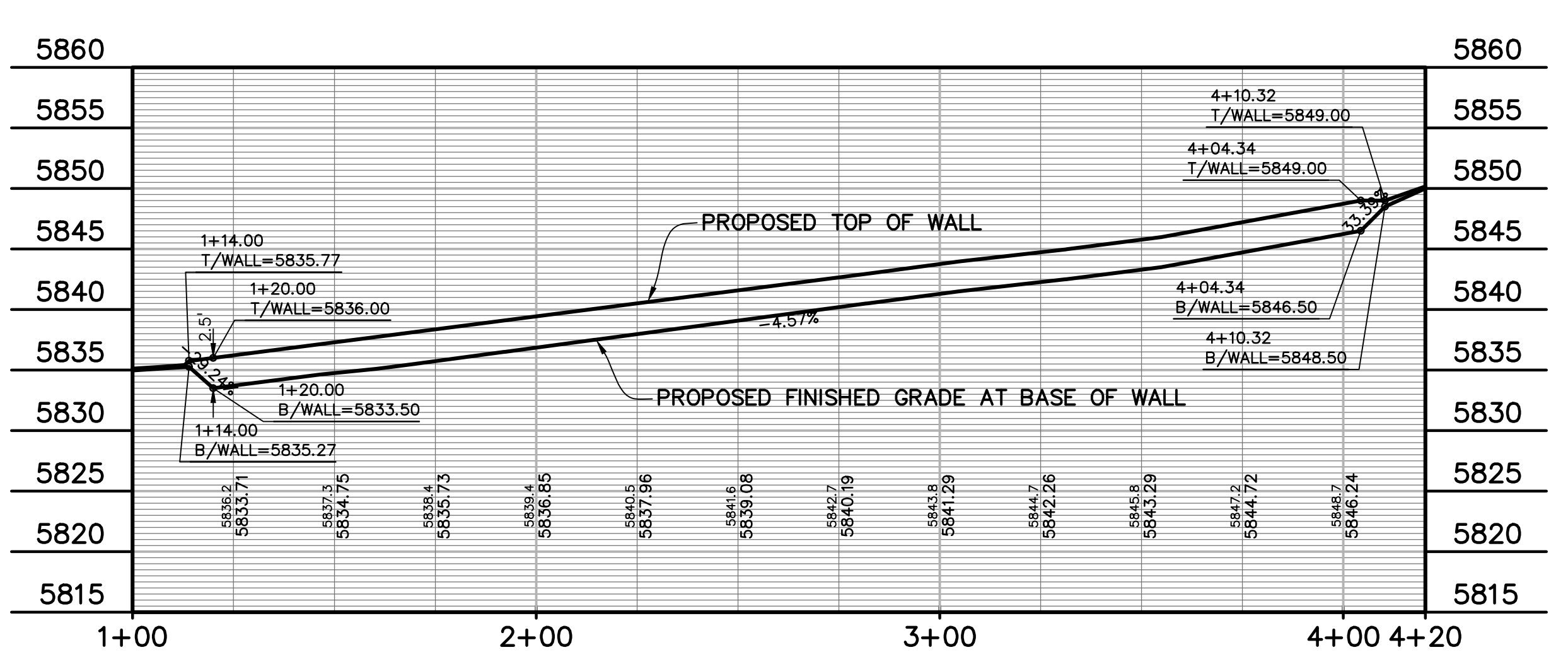
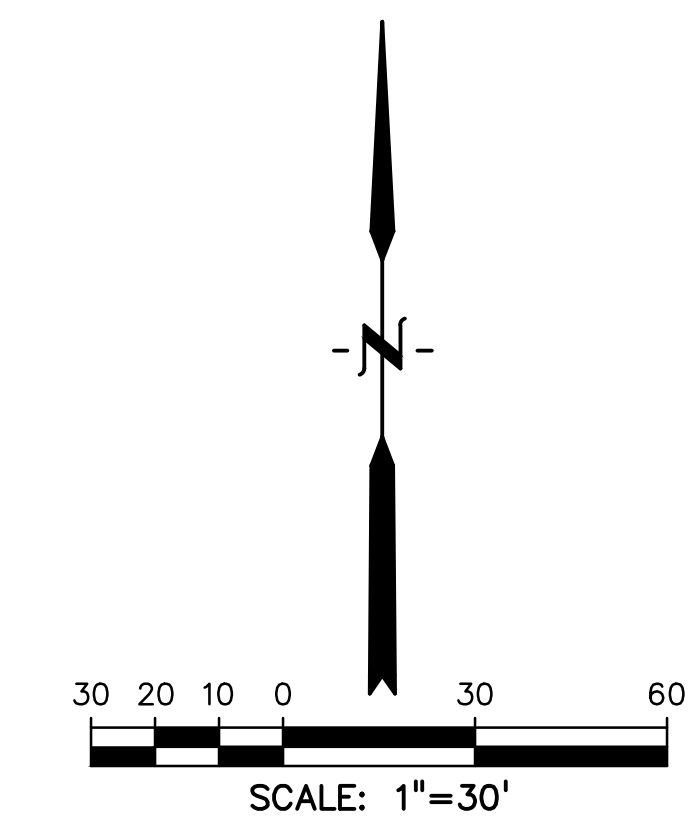
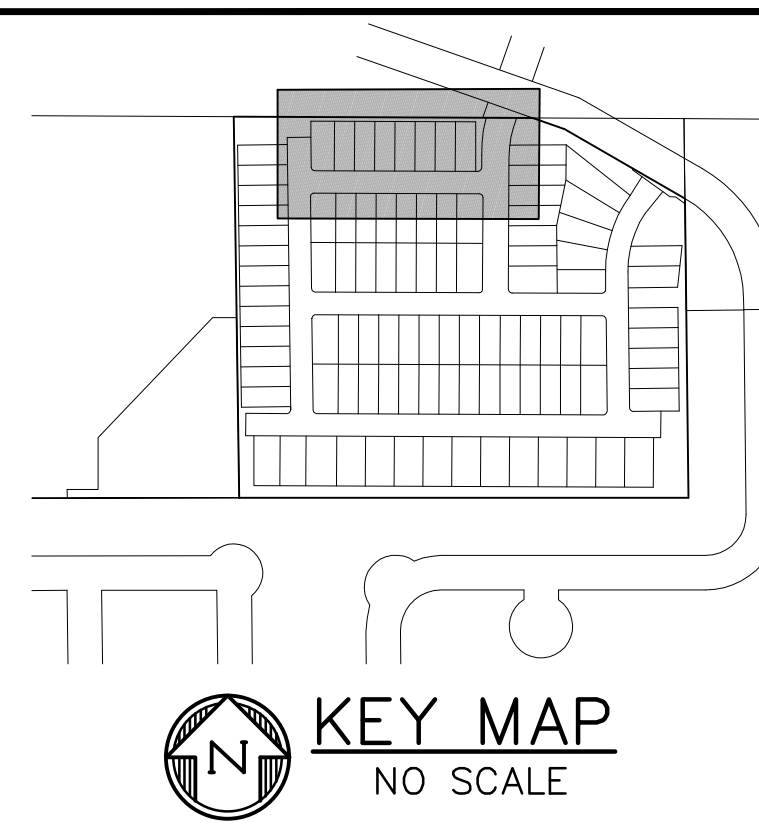
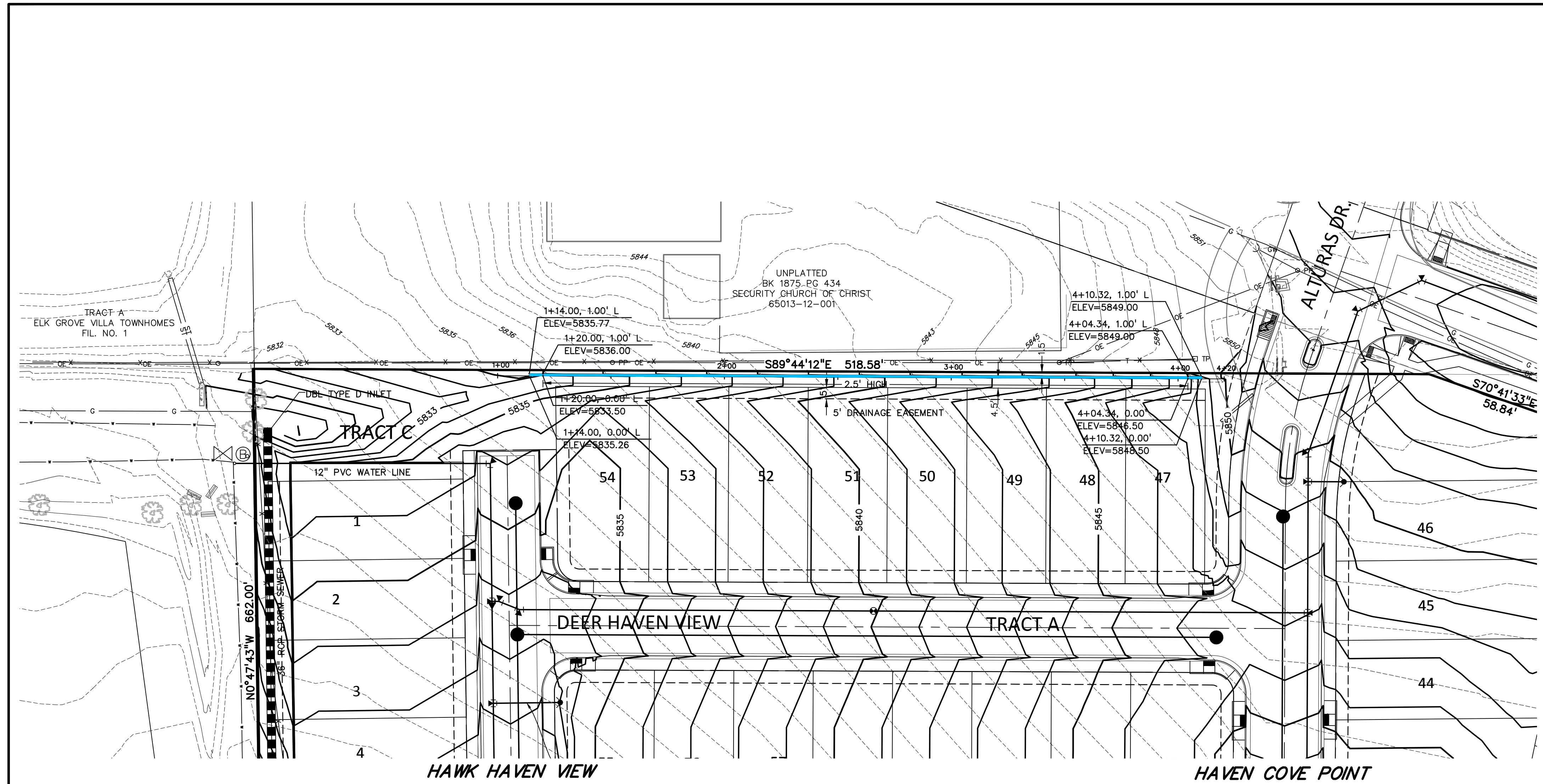
PROJECT NO. 21085-03CSCV
 DRAWING NO.

GP01

SHEET: 8 OF 46



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

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	9/20/23
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'

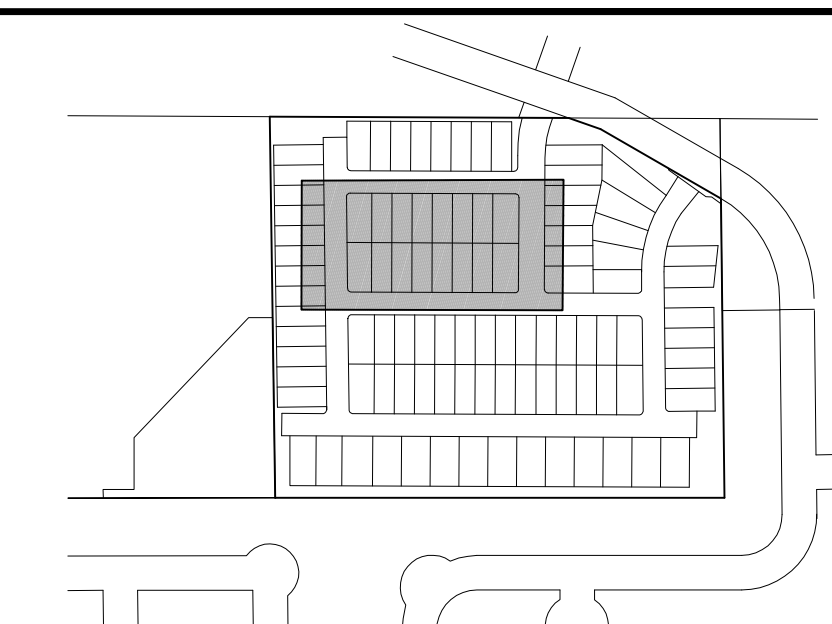
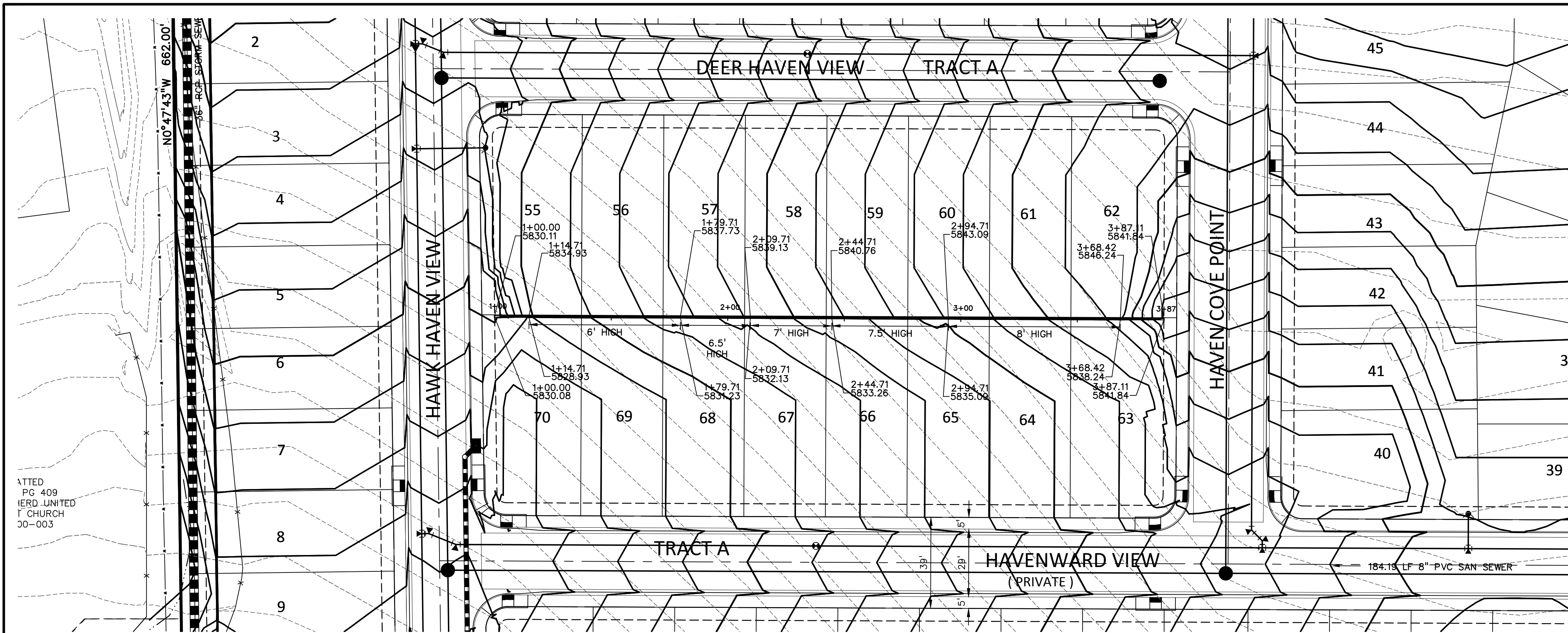
RETAINING WALL
 PLAN & PROFILE
 PROJECT NO. 21085-03CSCV
 DRAWING NO.

RW01

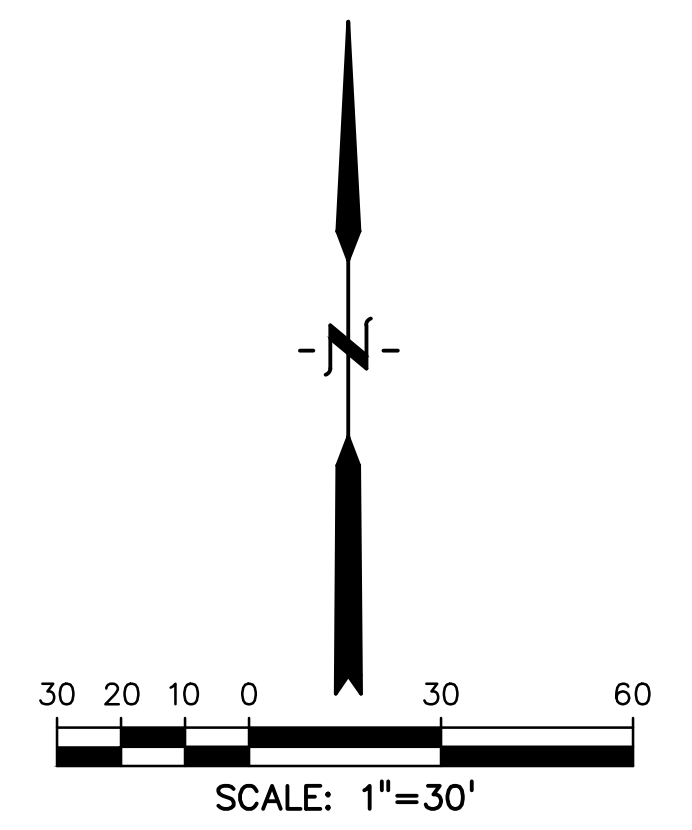
SHEET: 9 OF 46



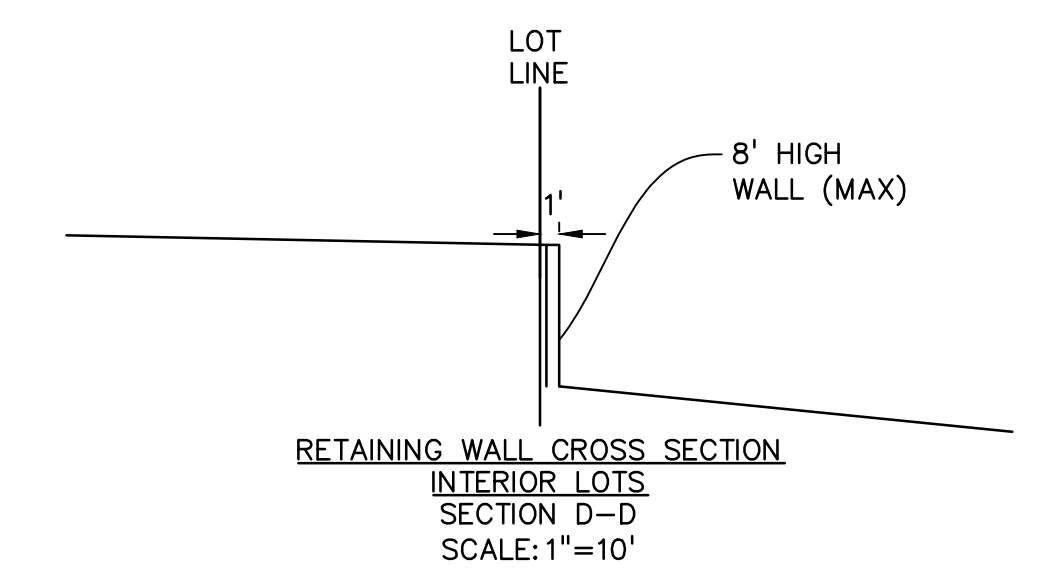
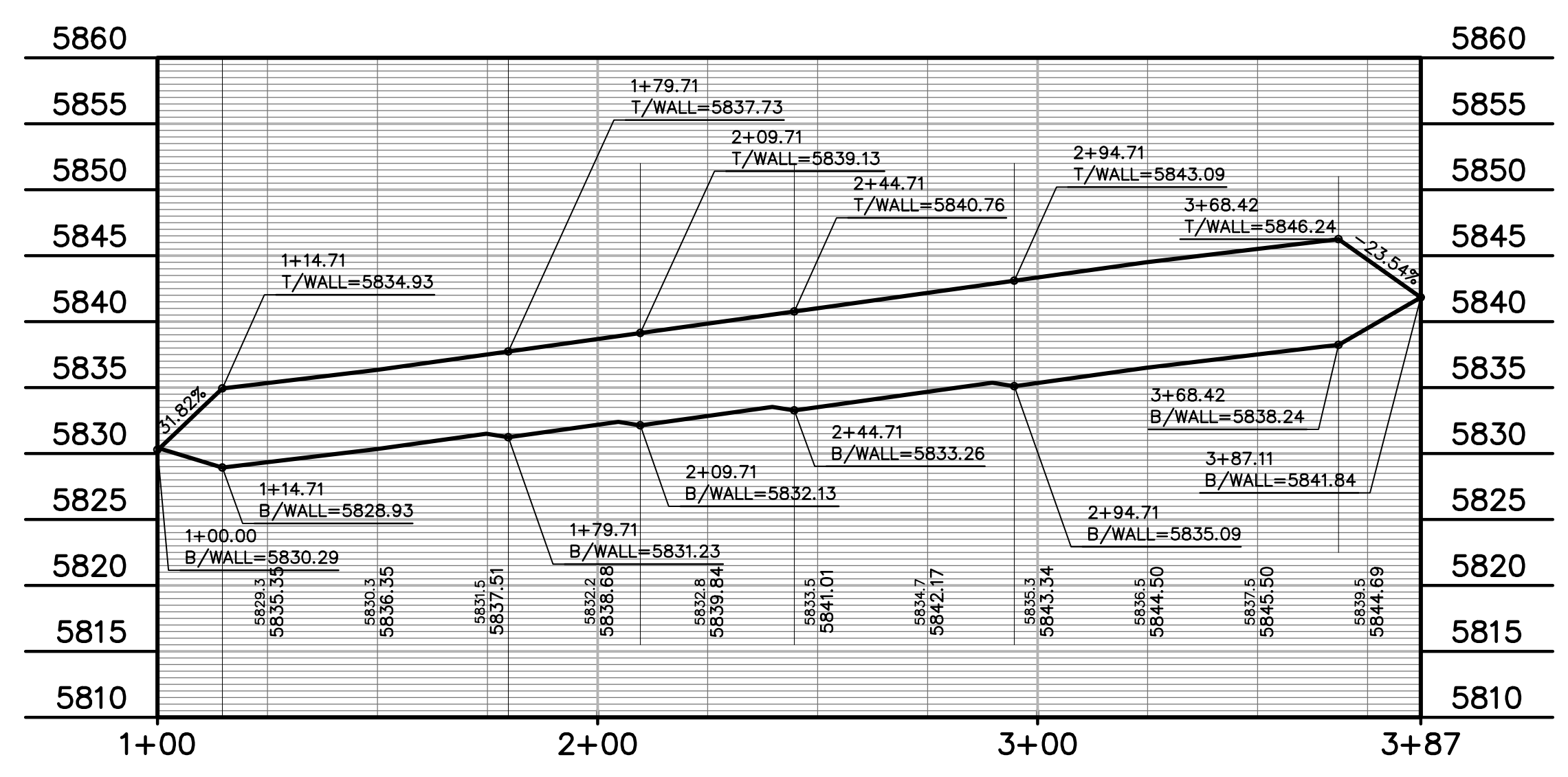
P:\2024\03\20240315\21085-03CSCV\21085-03CSCV.dwg, 9/20/23 11:45:11 AM



KEY MAP
NO SCALE



SCALE: 1"=30'



RETAINING WALL CROSS SECTION
INTERIOR LOTS
SECTION D-D
SCALE: 1"=10'

PREPARED BY:

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

CLIENT:

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	9/20/23

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'

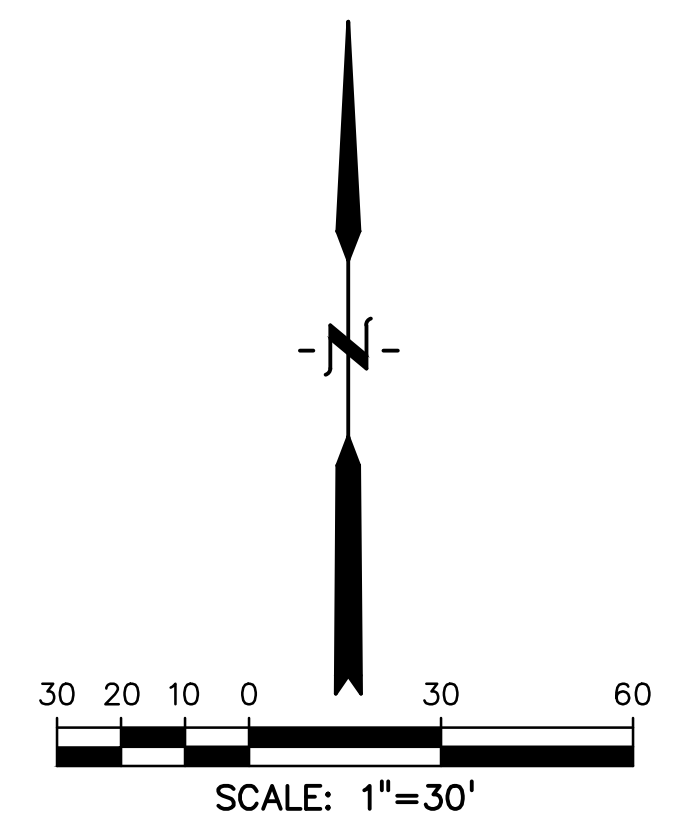
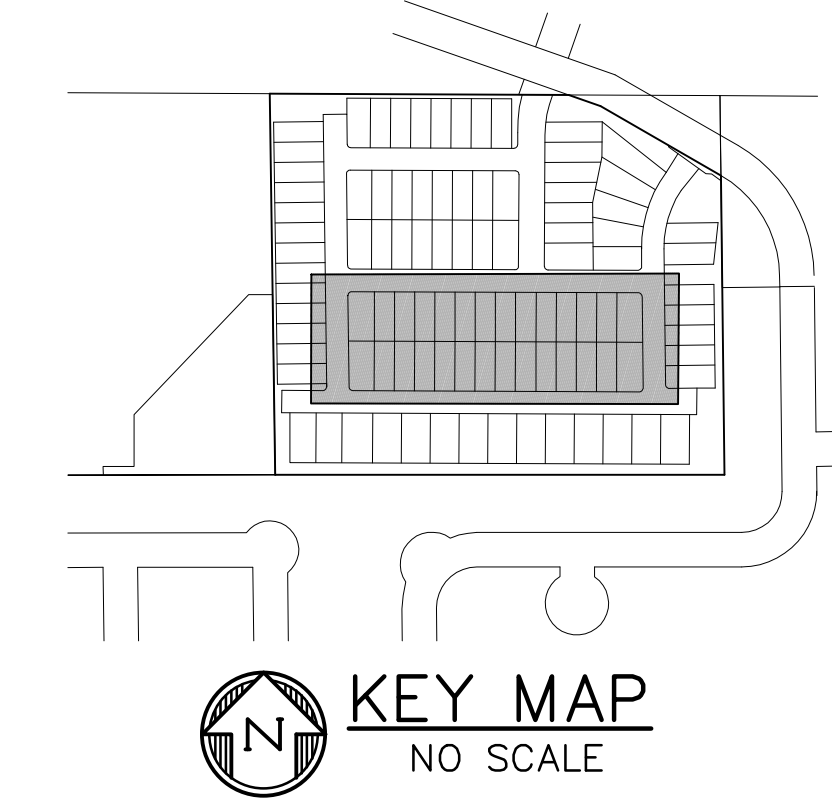
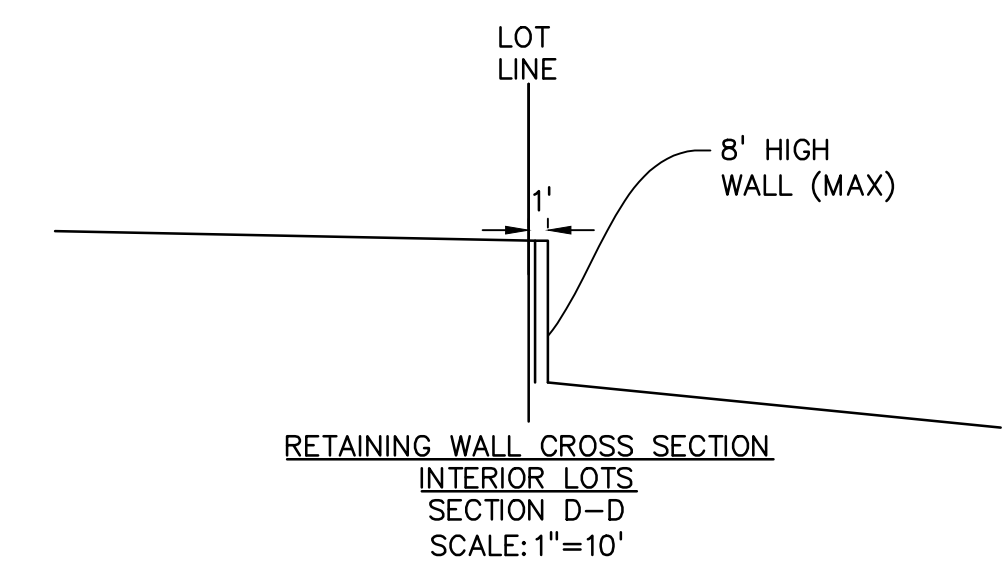
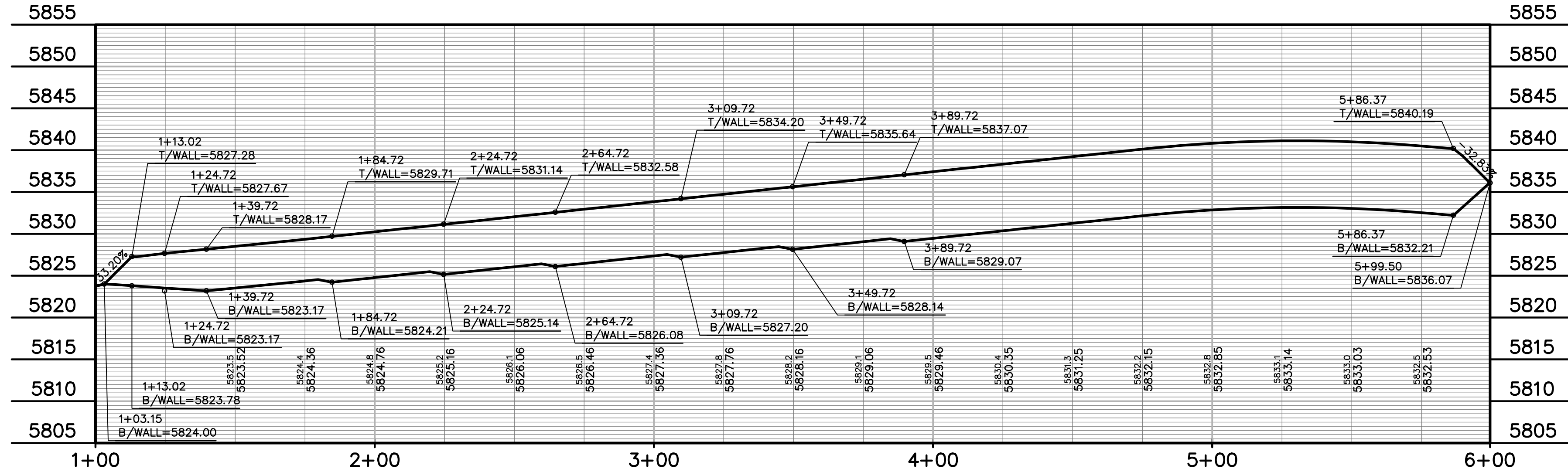
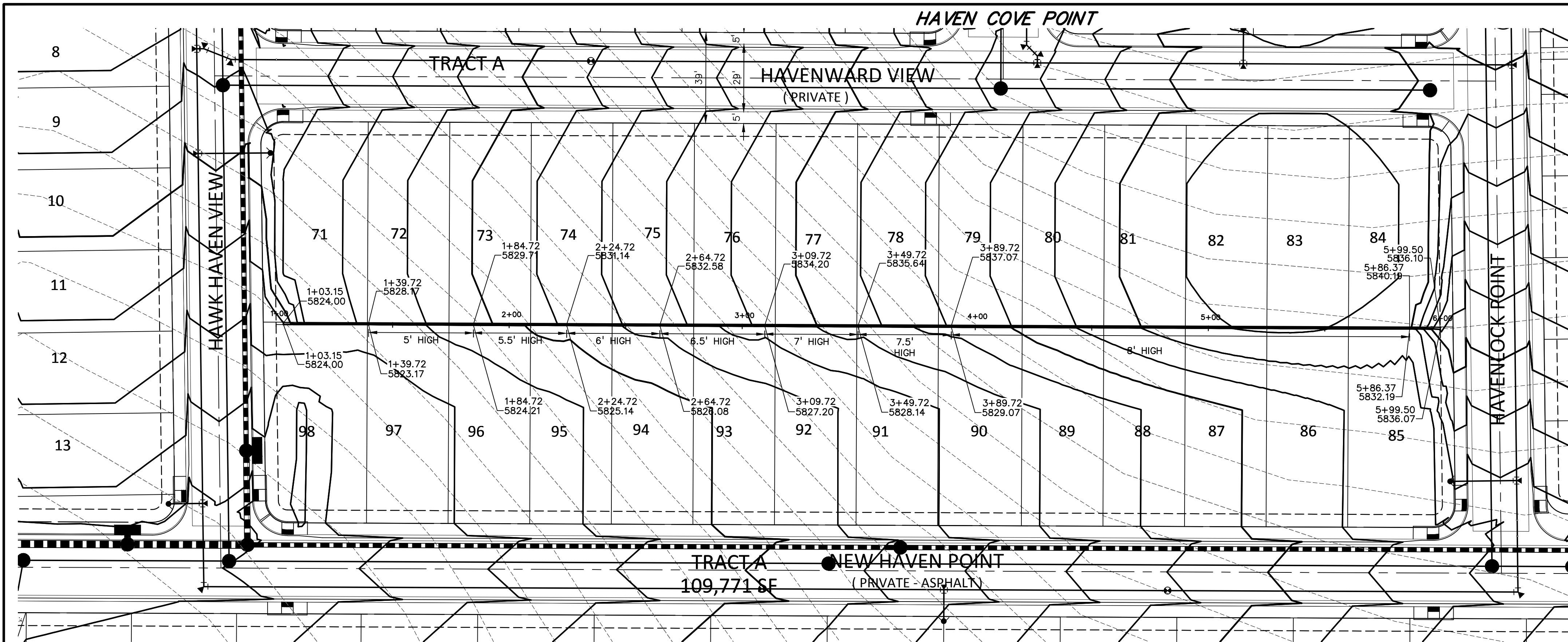
RETAINING WALL
PLAN & PROFILE

PROJECT NO. 21085-03CSCV
DRAWING NO.

RW02

SHEET: 10 OF 46





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	9/20/23

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

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.

RW03

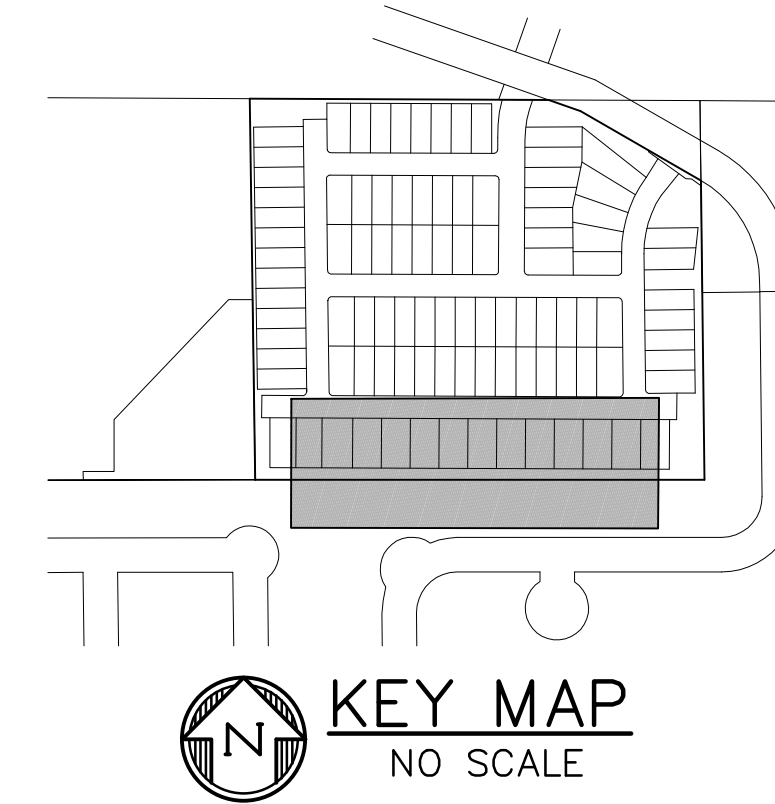
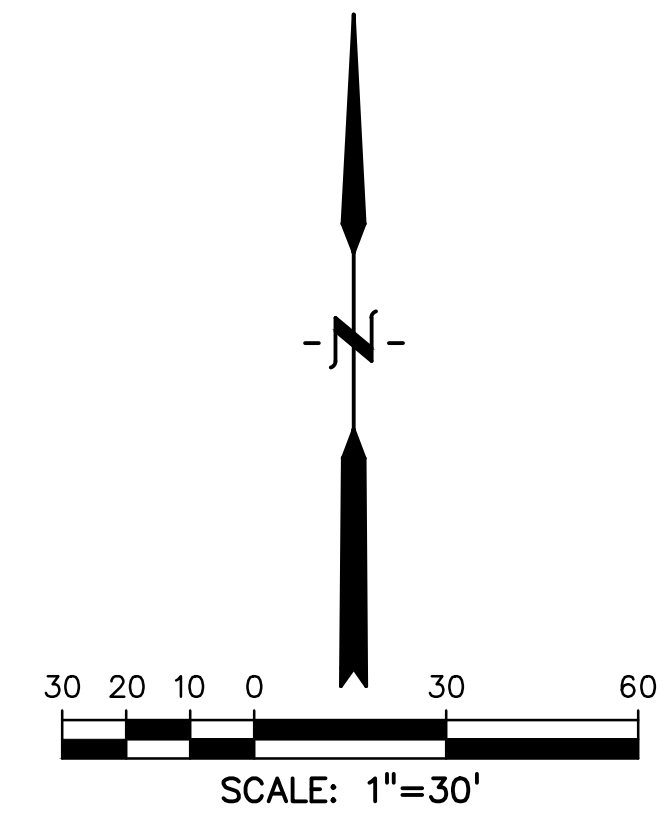
SHEET: 11 OF 46





**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

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	9/20/23

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

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SUPERVISION FOR AND ON BEHALF
OF DREXEL, BARRELL & CO.

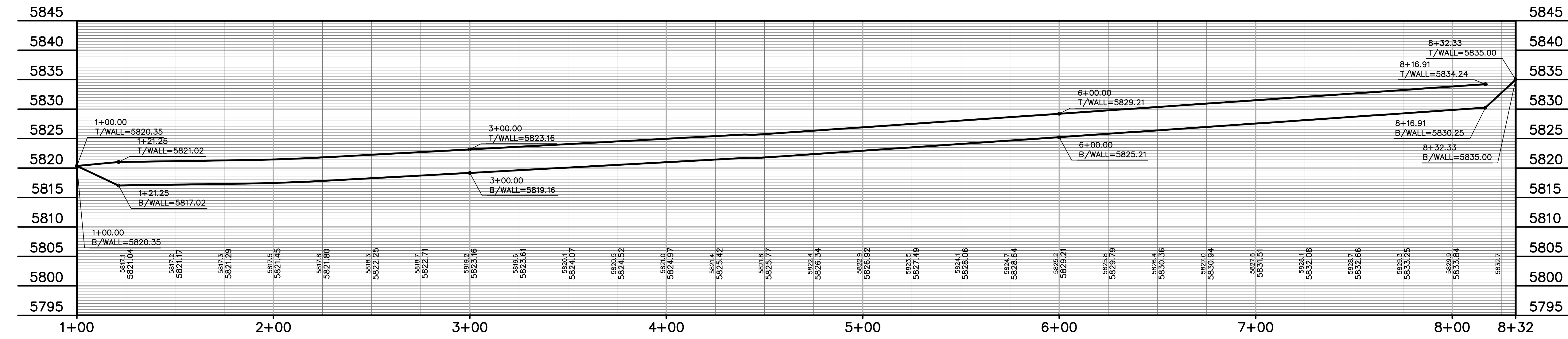
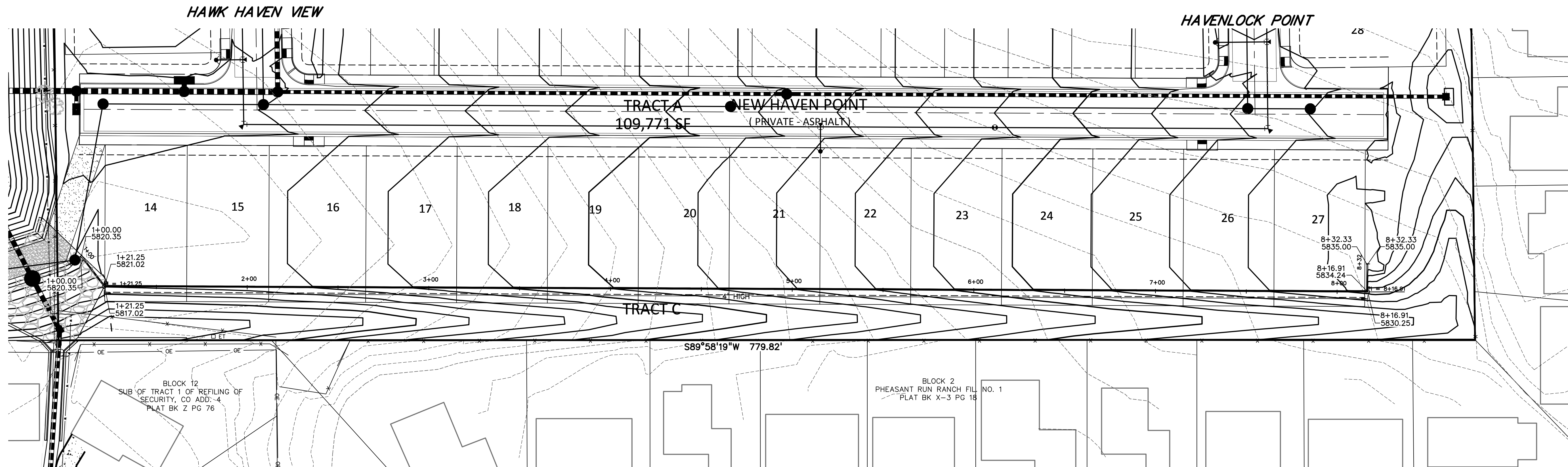
DRAWING SCALE:
HORIZONTAL: 1" = 30'
VERTICAL: 1" = 10'

RETAINING WALL PLAN & PROFILE

PROJECT NO. 21085-03CSCV
DRAWING NO.

RW04

SHEET: 12 OF 46

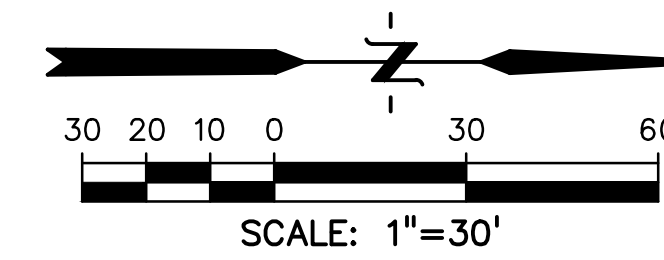
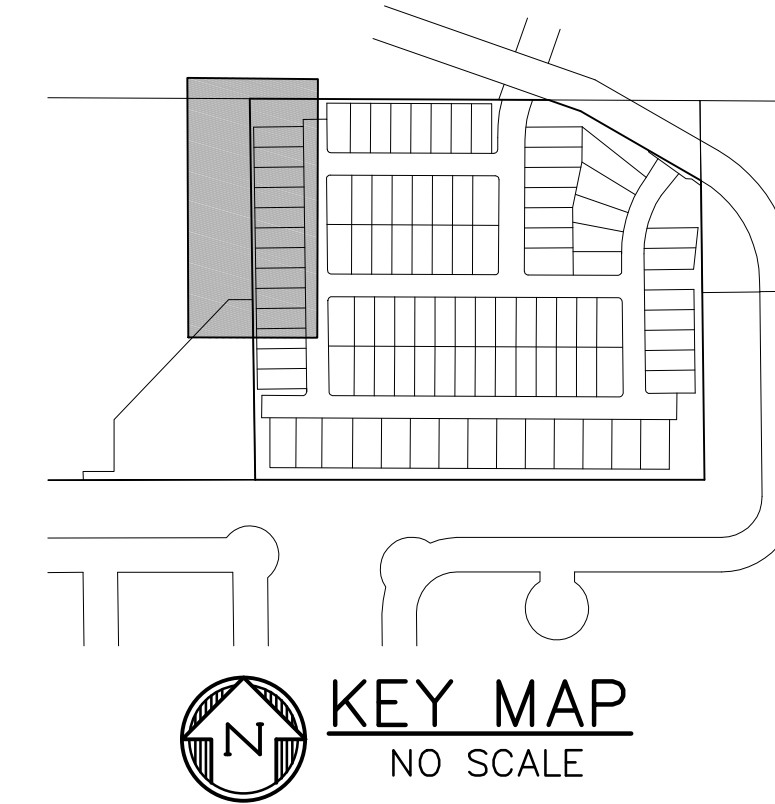


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Call before you dig.**

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
3 SOUTH TTH STREET
COLORADO SPGS, COLORADO 80905
CONTACT: TIM D. MCCONNELL, P.E.
(719)260-0887
BOULDER • COLORADO SPRINGS • GREELEY

CLIENT:

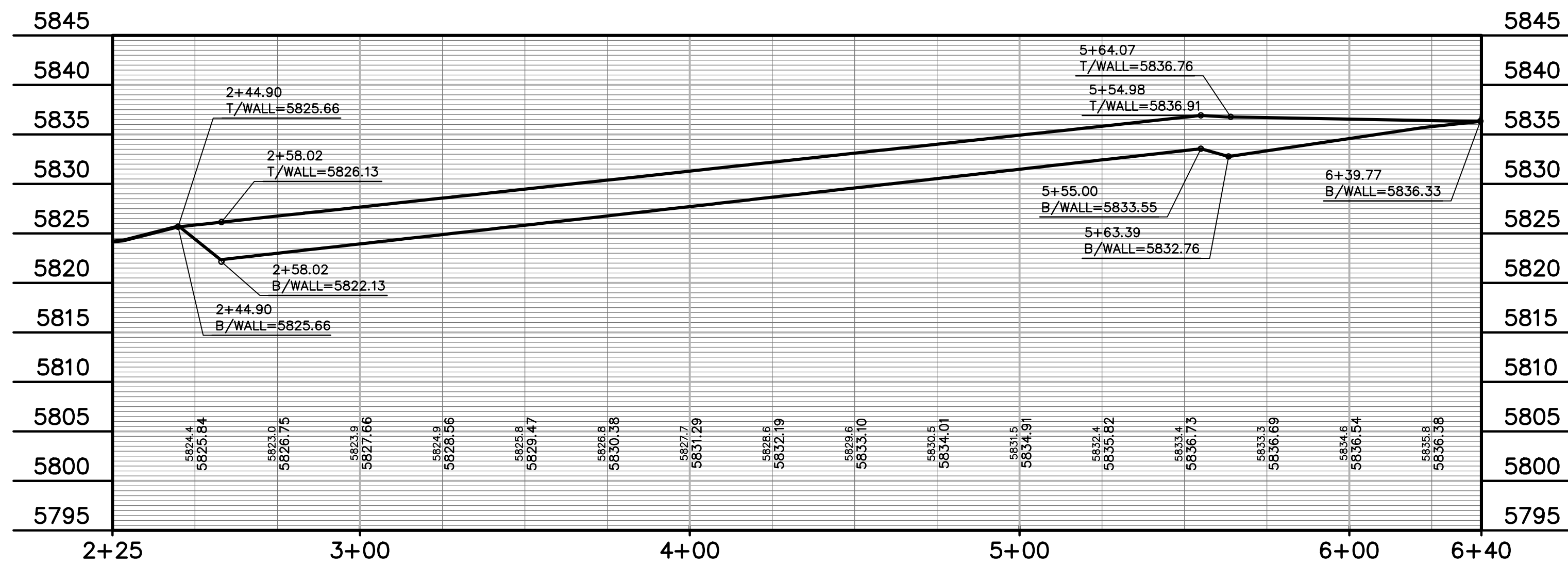
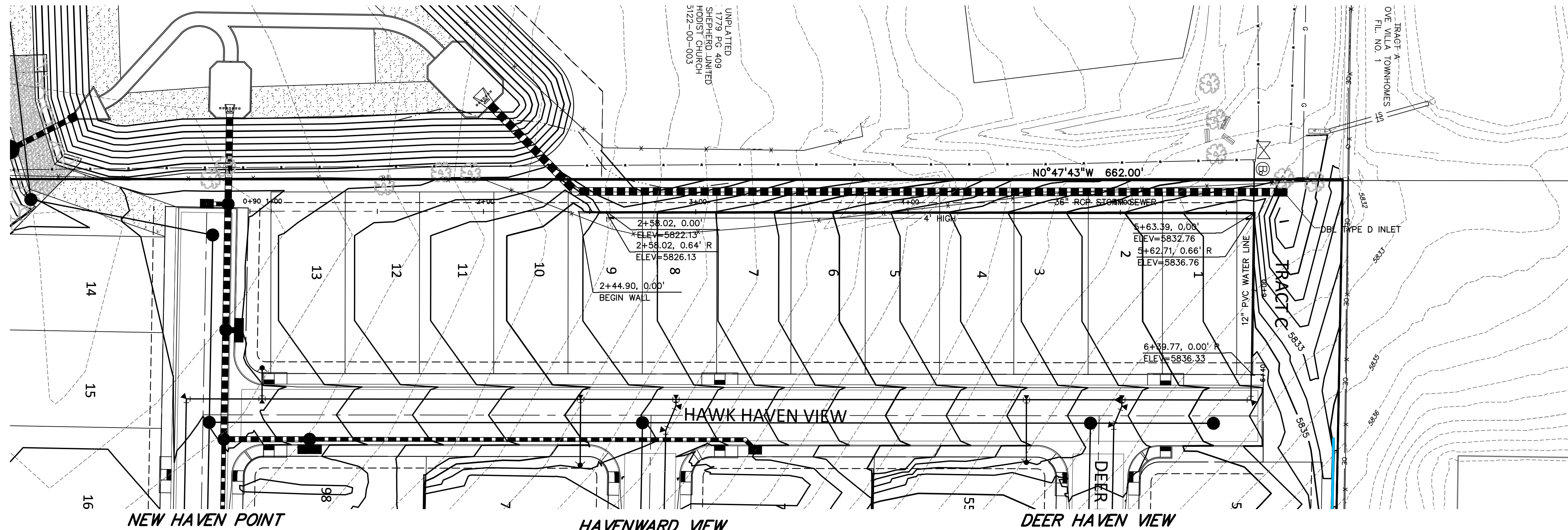
MIDCO INVESTMENTS, LLC

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	9/20/23

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'

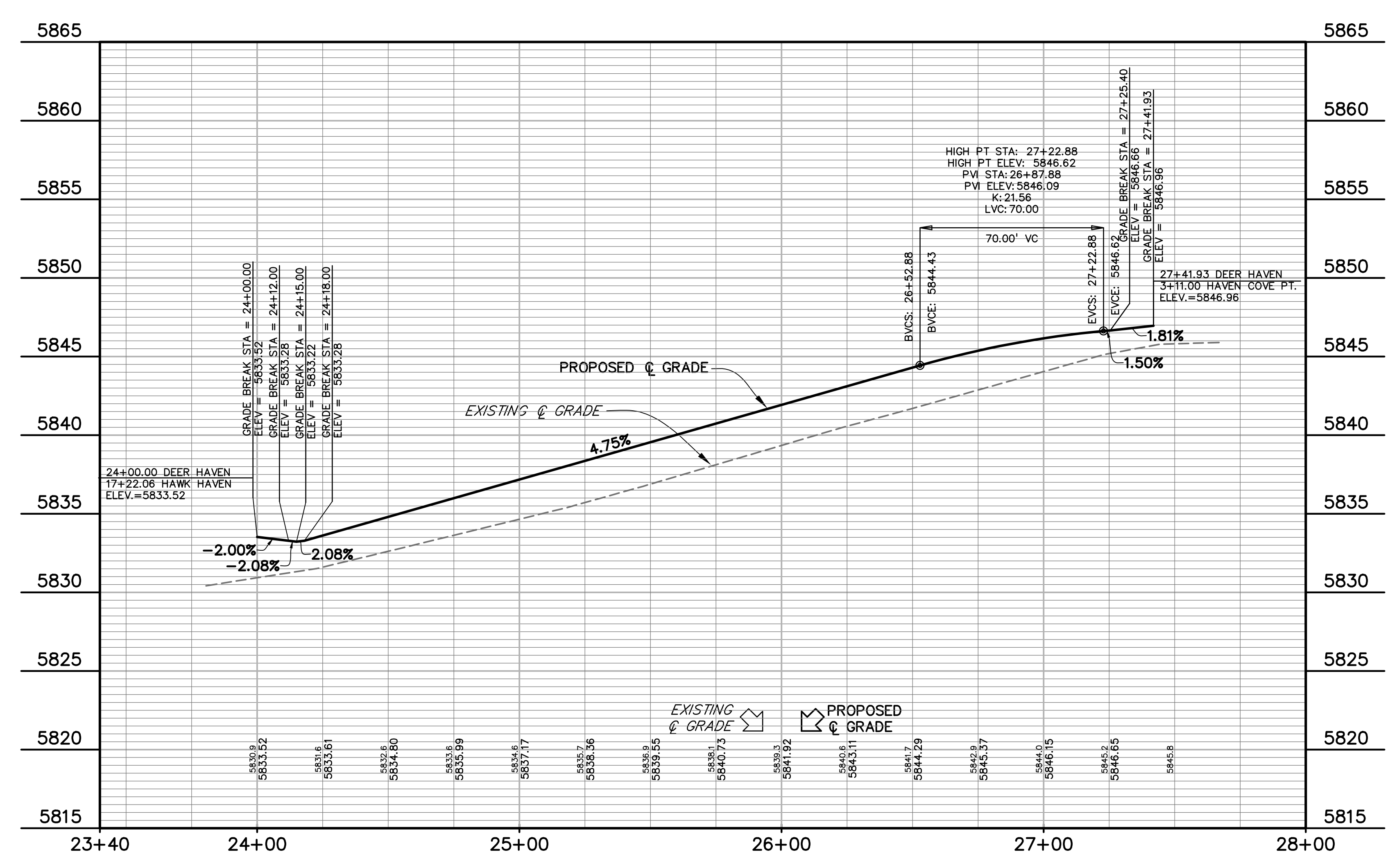
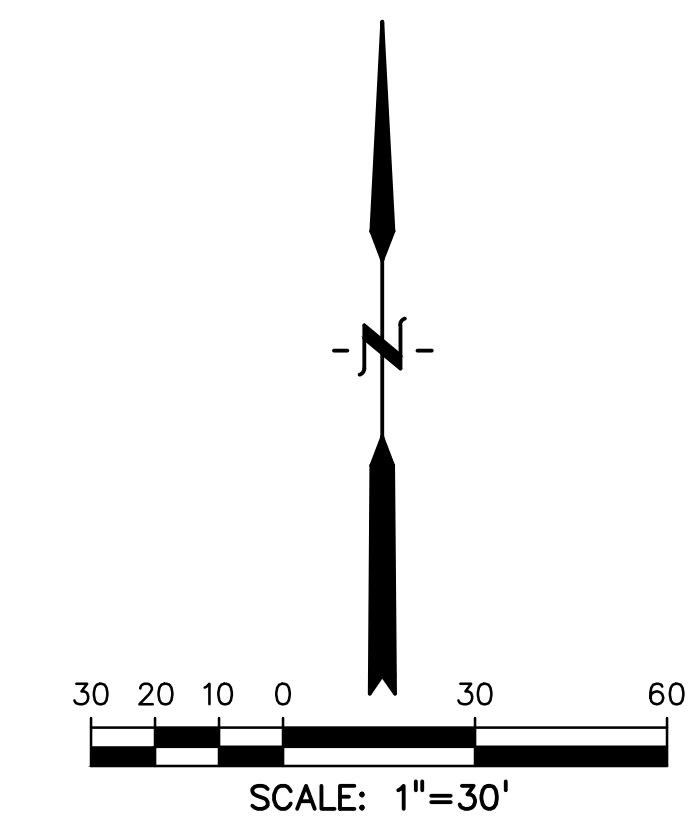
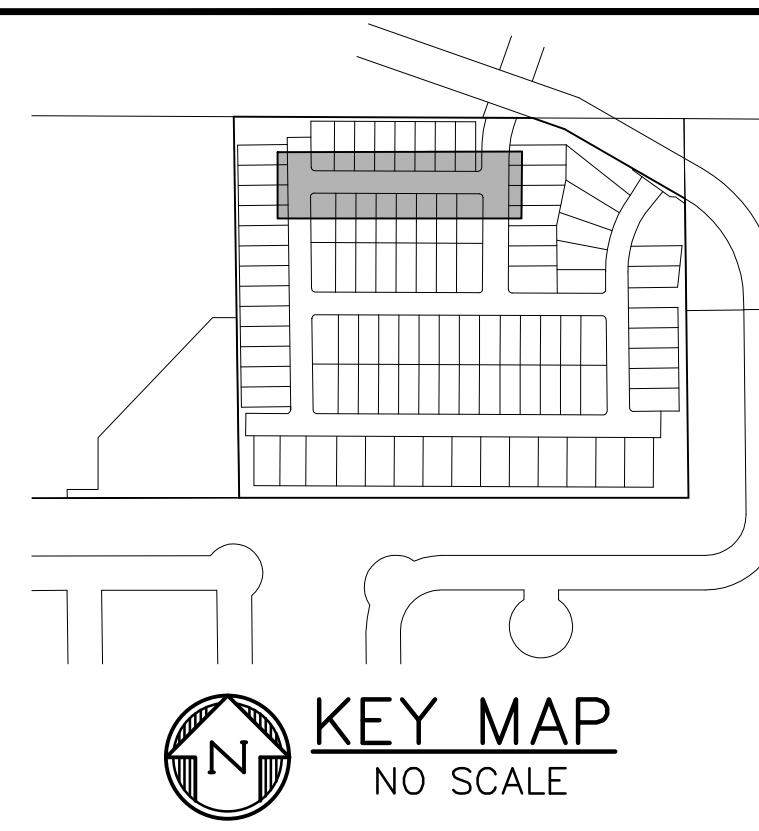
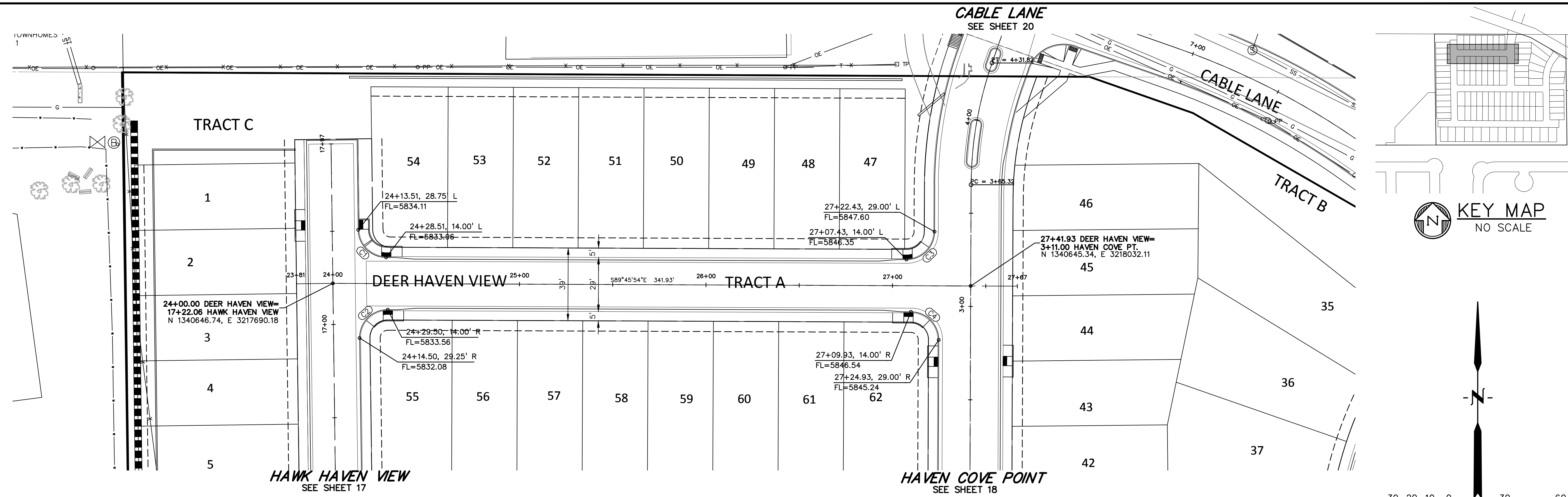
RETAINING WALL PLAN & PROFILE

PROJECT NO. 21085-03CSCV
DRAWING NO.

RW05

SHEET: 13 OF 46

P:\21085-03CSCV\21085-03CSCV.dwg, 9/20/23 11:47:11 AM



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'

PREPARED BY:

DREXEL, BARRELL & CO.
 Engineers • Surveyors
 3 SOUTH 7TH STREET
 COLORADO SPGS, COLORADO 80905
 CONTACT: TIM D. MCCONNELL, P.E.
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CLIENT:
 MIDCO INVESTMENTS, LLC
 P.O. BOX 60069
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 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	9/20/23
DESIGNED BY:	TDM
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CHECKED BY:	TDM
FILE NAME:	21085-03RD01

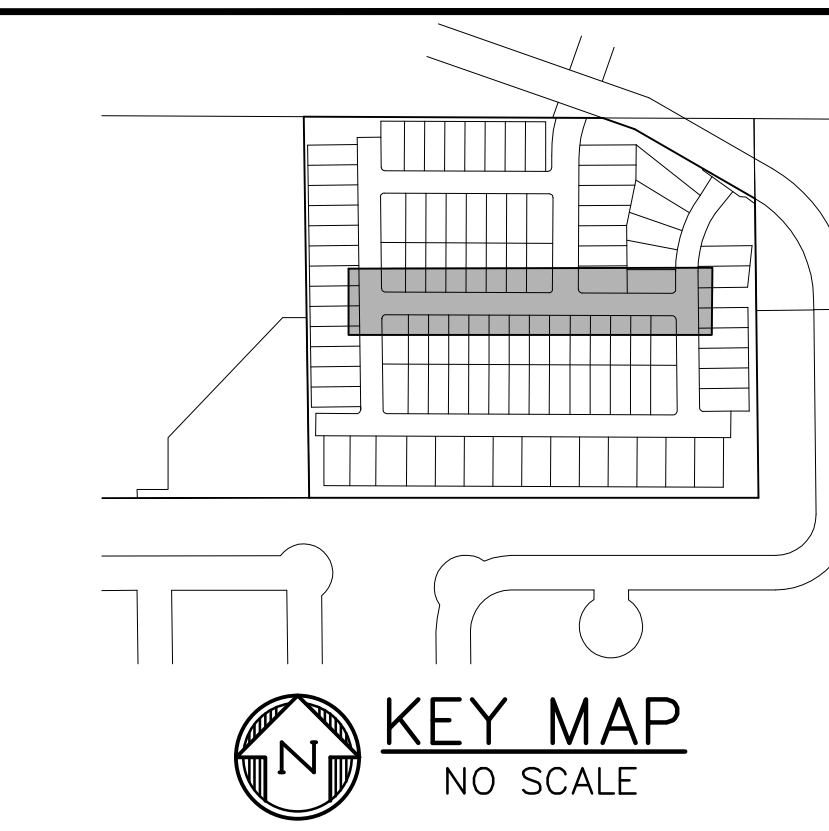
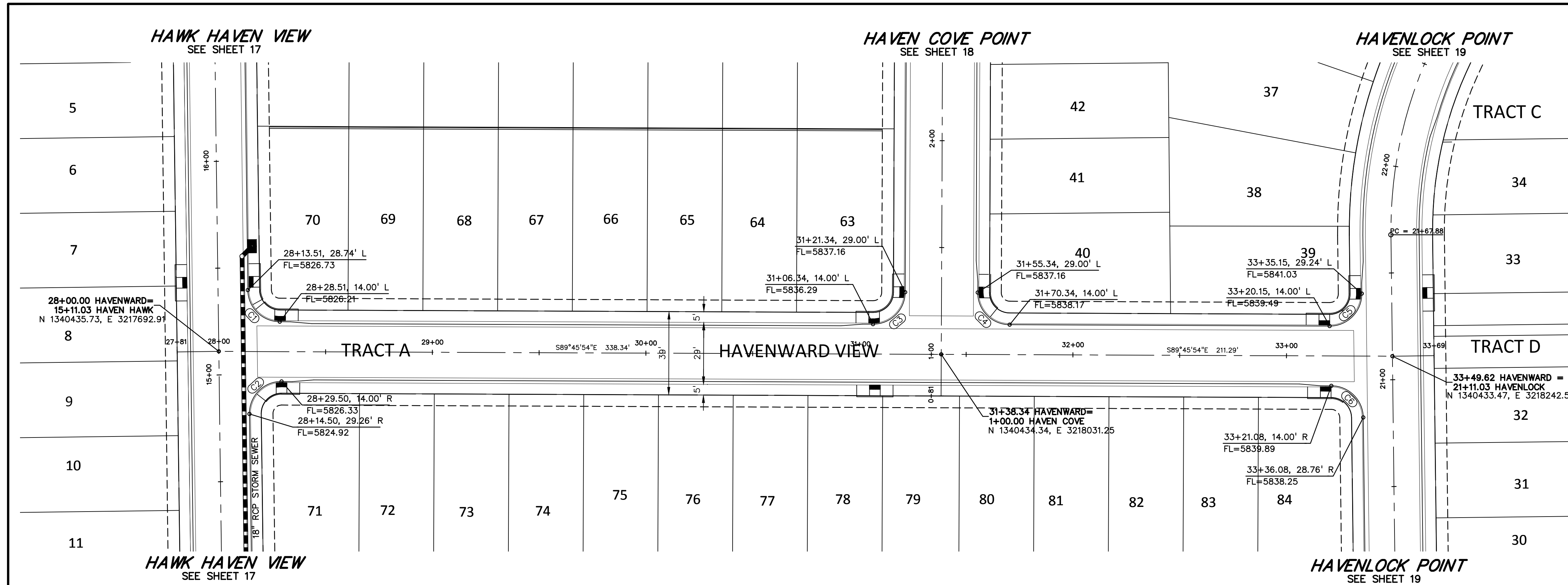
PREPARED UNDER MY DIRECT SUPERVISION FOR AND ON BEHALF OF DREXEL, BARRELL & CO.
 DRAWING SCALE:
 HORIZONTAL: 1" = 30'
 VERTICAL: 1" = 5'

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

RD01
 SHEET: 14 OF 46



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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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FILE NAME:	21085-03RD02

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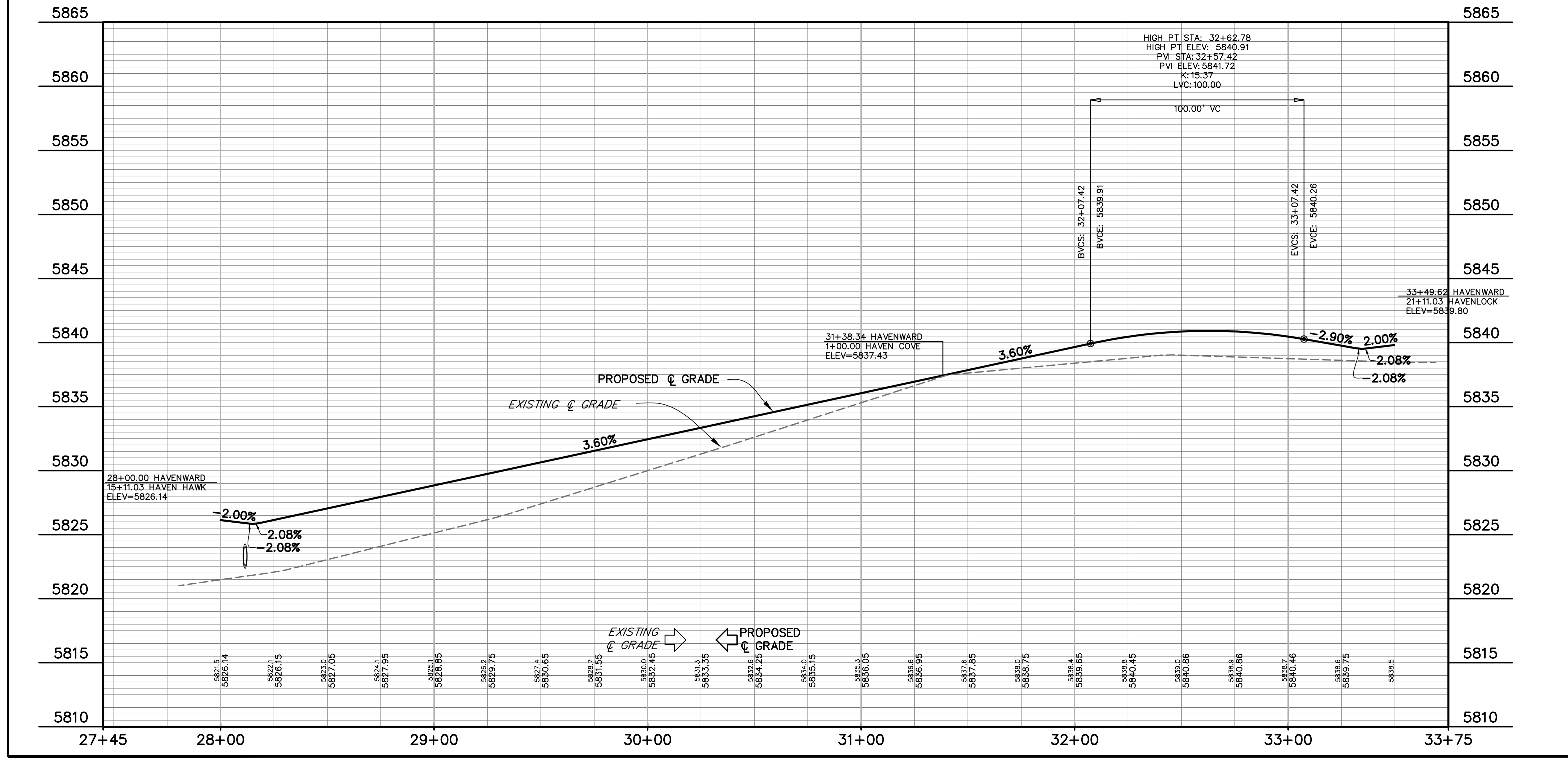
DRAWING SCALE:
HORIZONTAL: 1" = 30'
VERTICAL: 1" = 5'

HAVENWARD VIEW
PLAN & PROFILE

PROJECT NO. 21085-03CSCV
DRAWING NO.

RD02

SHEET: 15 OF 46



FLOWLINE CURVE TABLE

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°14'08"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'

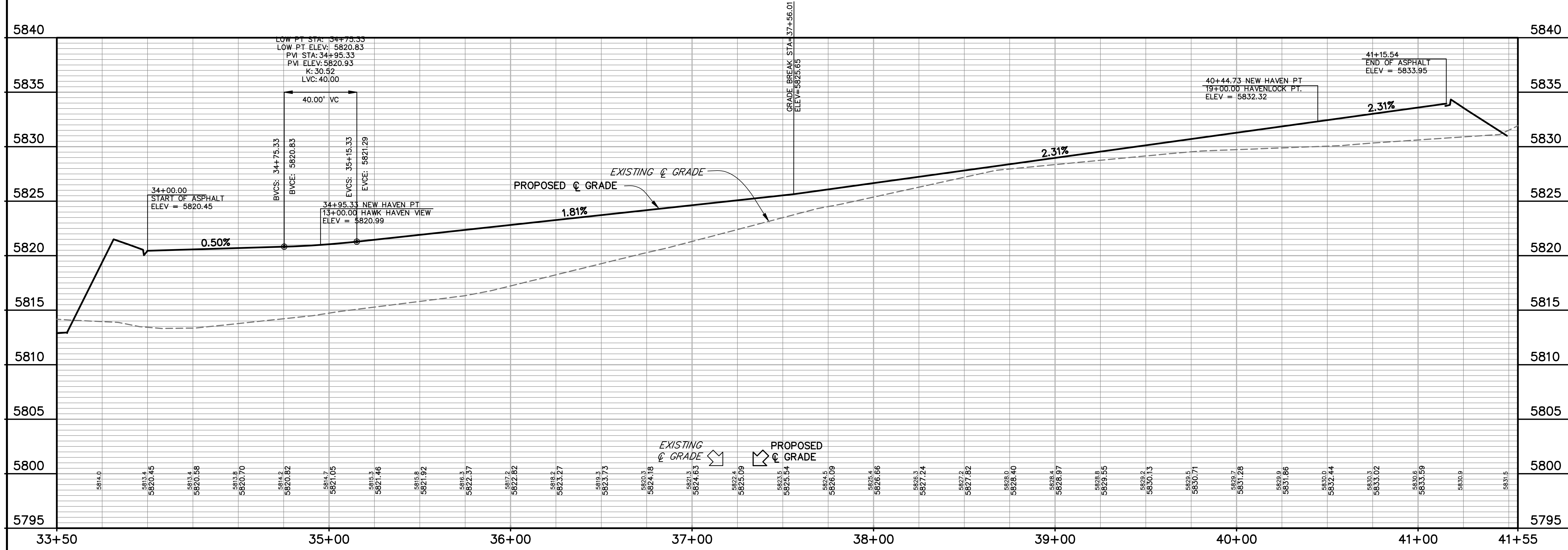
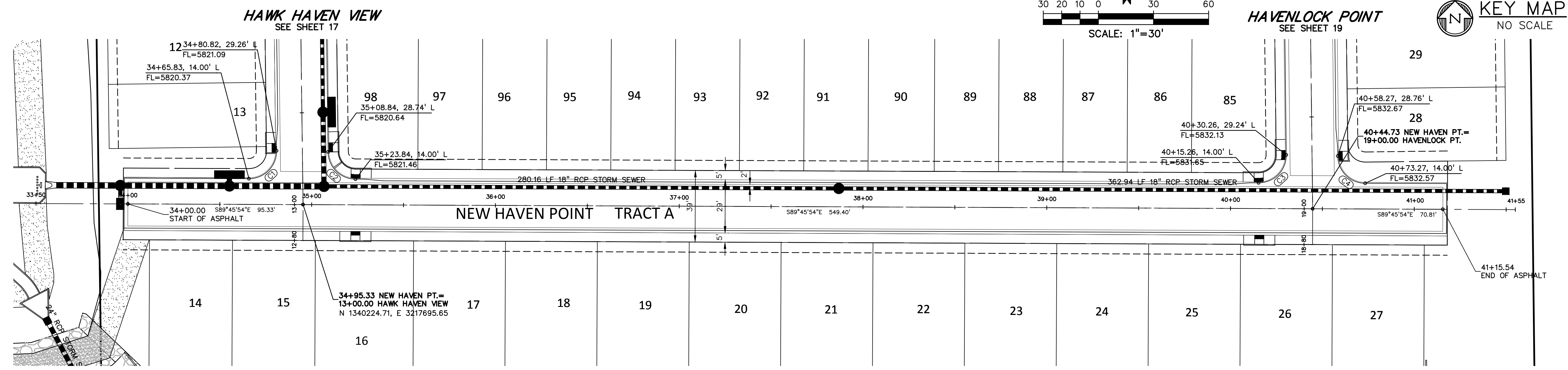
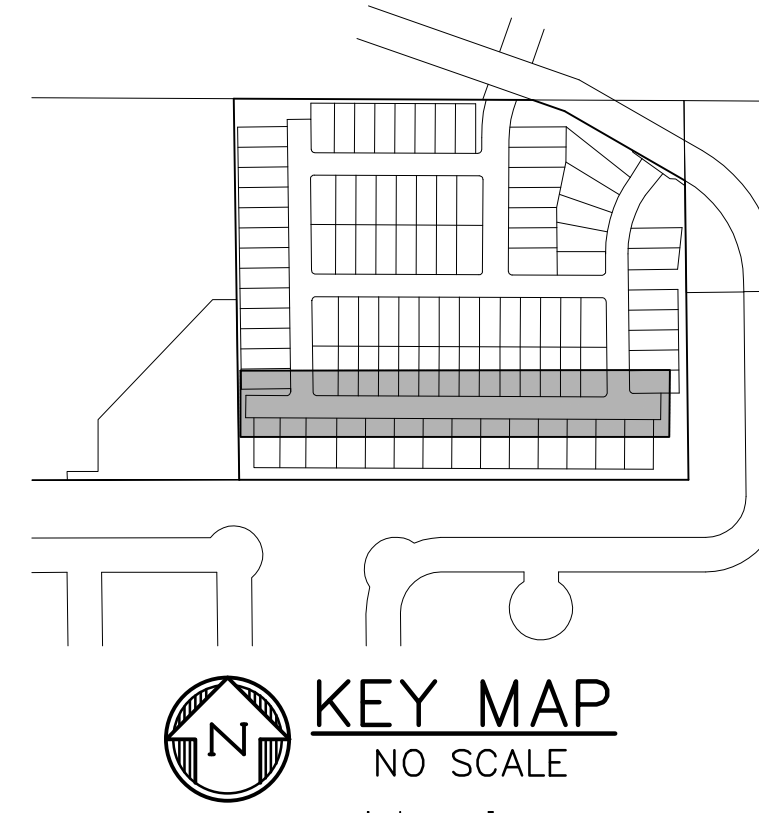
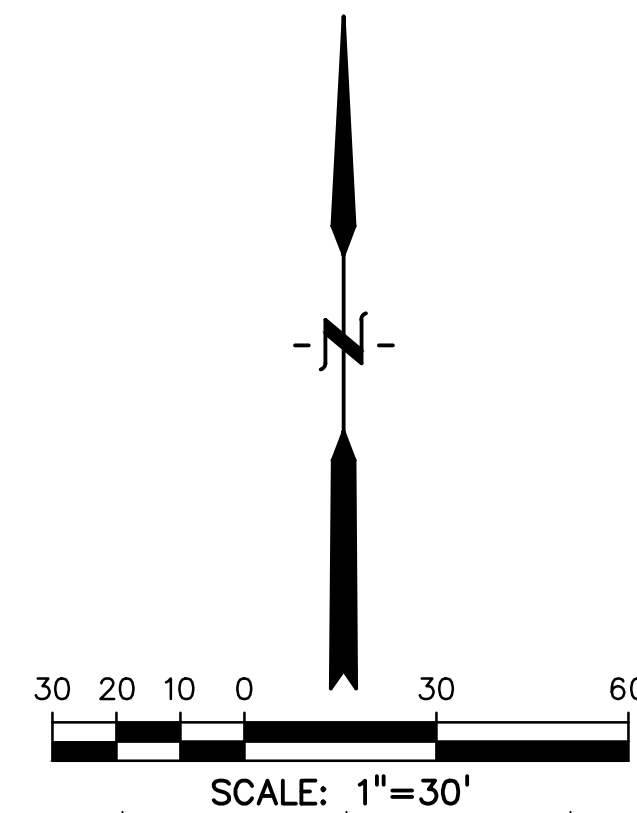


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EXCAVATE FOR THE MARKING OF
UNDERGROUND MEMBER UTILITIES.

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:

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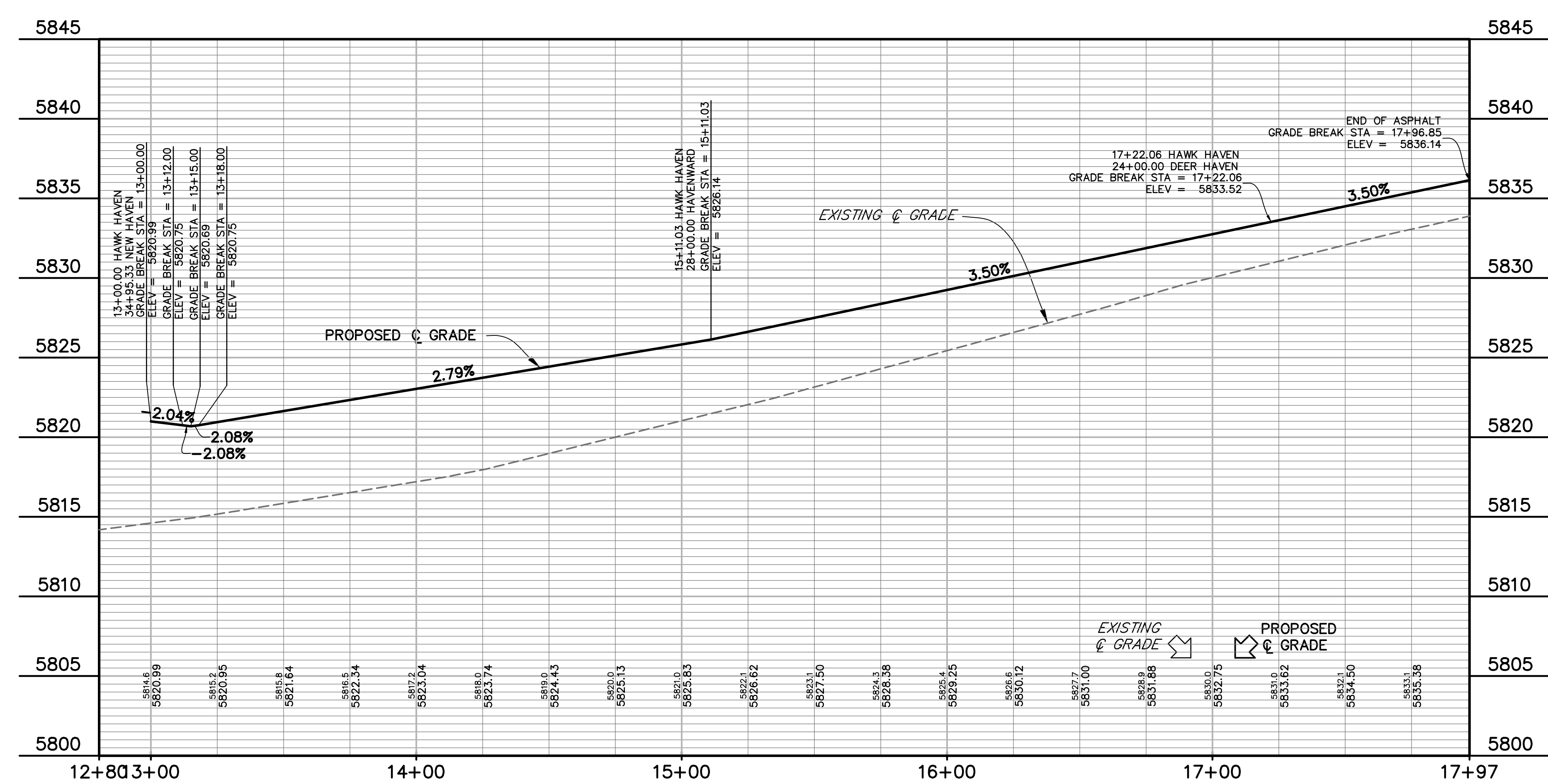
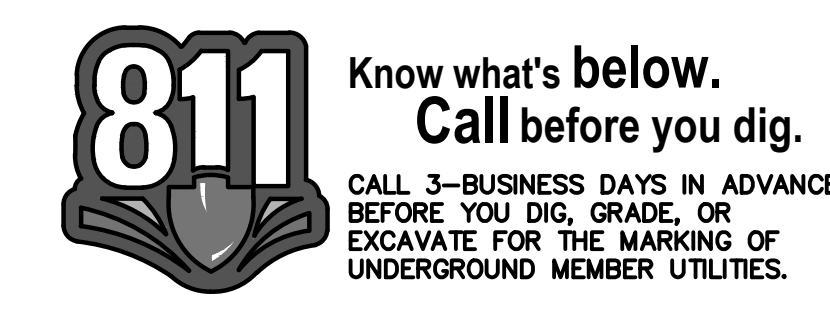
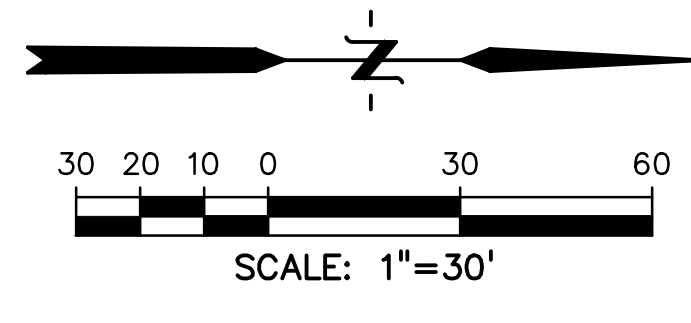
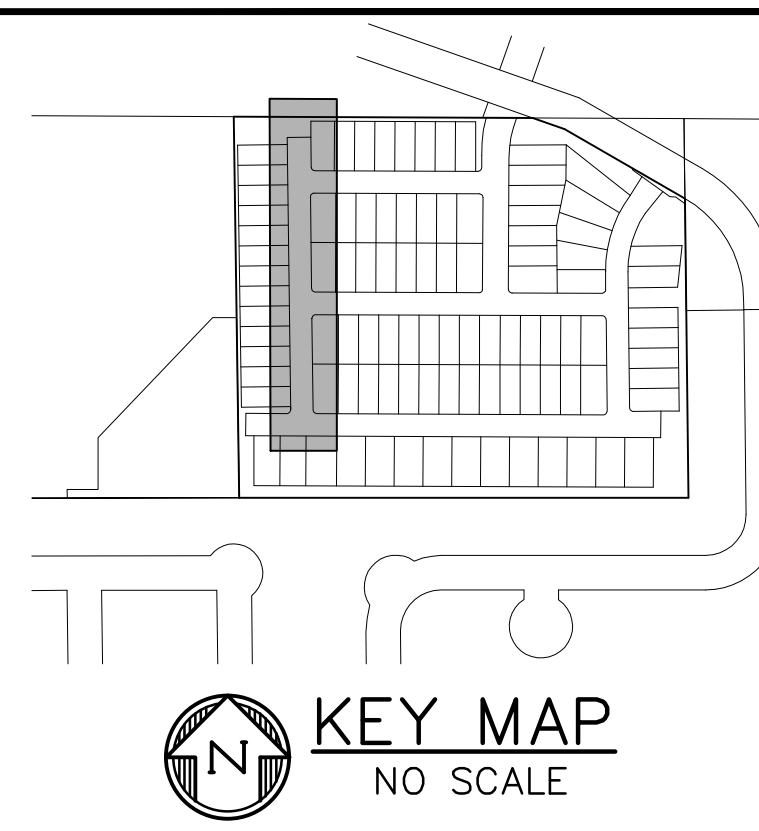
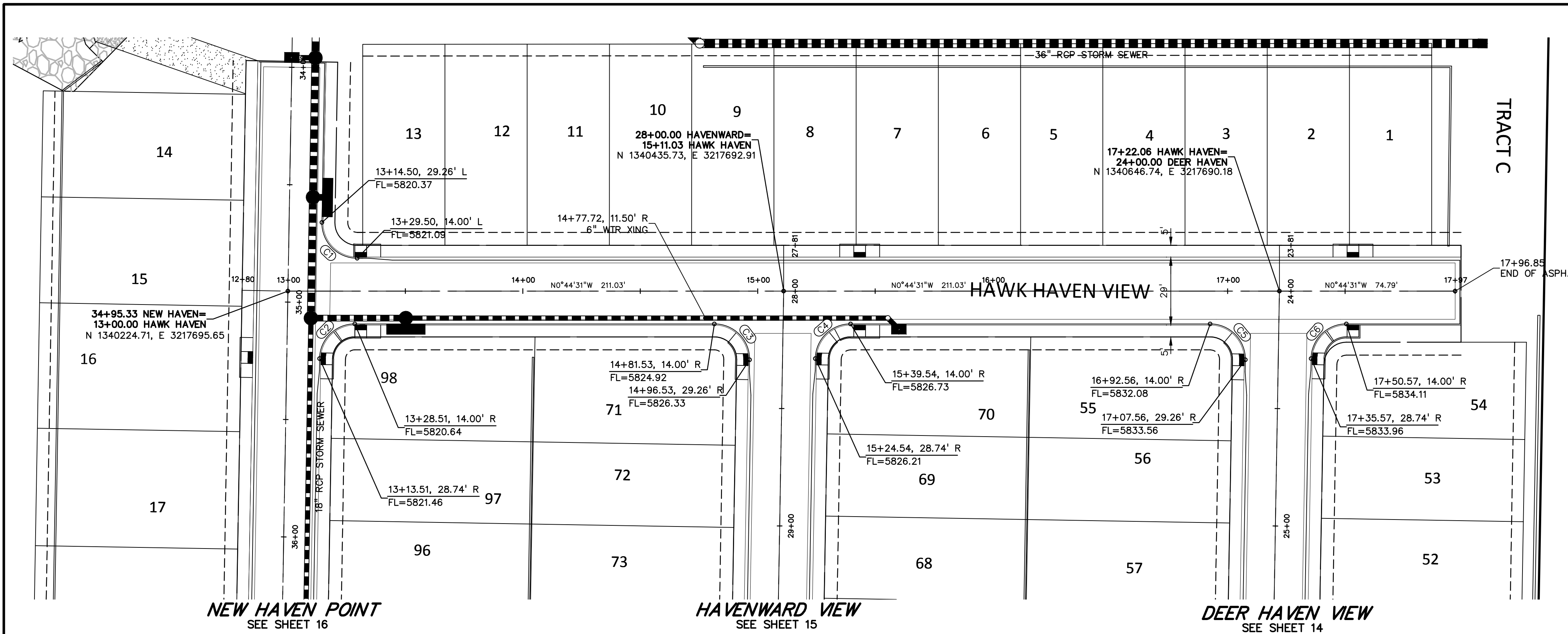
CONSTRUCTION DOCUMENTS FOR:
HAVEN VALLEY
(LETA DR.) BRADLEY RD/ALTURAS DR.
SECURITY, EL PASO COUNTY, COLORADO

ISSUE	DATE
INITIAL ISSUE	3/15/22
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FILE NAME: 21085-03RD03

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DRAWING SCALE:
HORIZONTAL: 1" = 30'
VERTICAL: 1" = 5'
NEW HAVEN PT ROAD & STORM PLAN & PROFILE
PROJECT NO. 21085-03CSCV
DRAWING NO.

RD03
SHEET: 16 OF 46



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	23.82'	15.00'	90°58'37"	S44°44'48"W	21.39'
C4	23.31'	15.00'	89°01'23"	S45°15'12"E	21.03'
C5	23.82'	15.00'	90°58'37"	S44°44'48"W	21.39'
C6	23.31'	15.00'	89°01'23"	S45°15'12"E	21.03'

PREPARED BY:

DREXEL, BARRELL & CO.
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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	9/20/23

DESIGNED BY: TDM
 DRAWN BY: GES
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 FILE NAME: 21085-03RD04

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

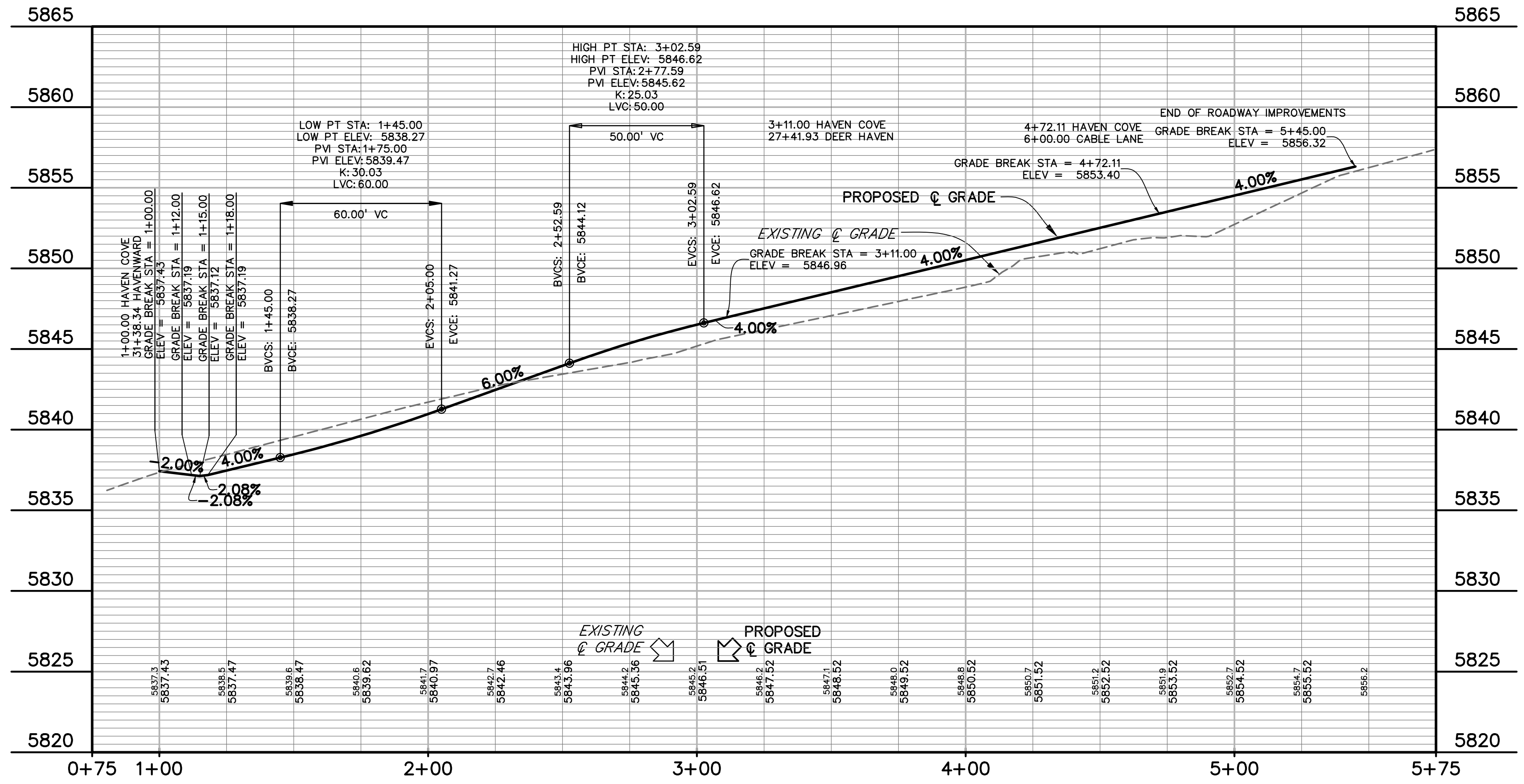
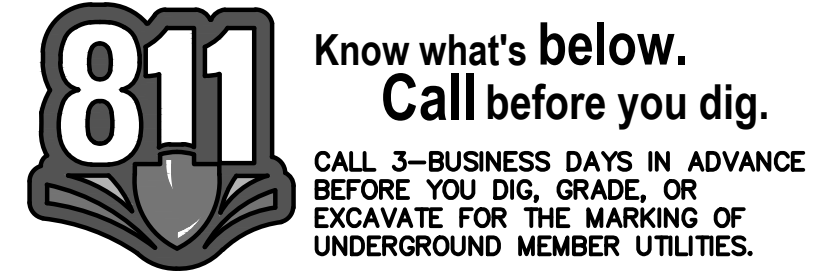
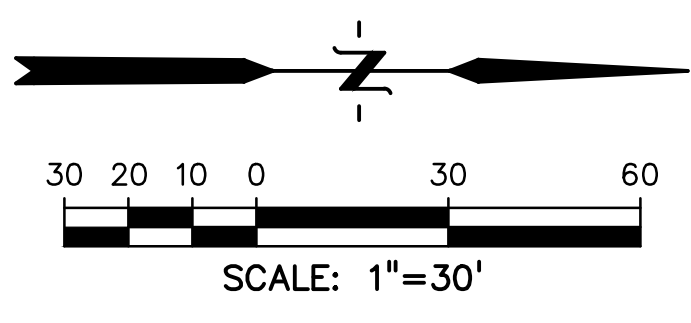
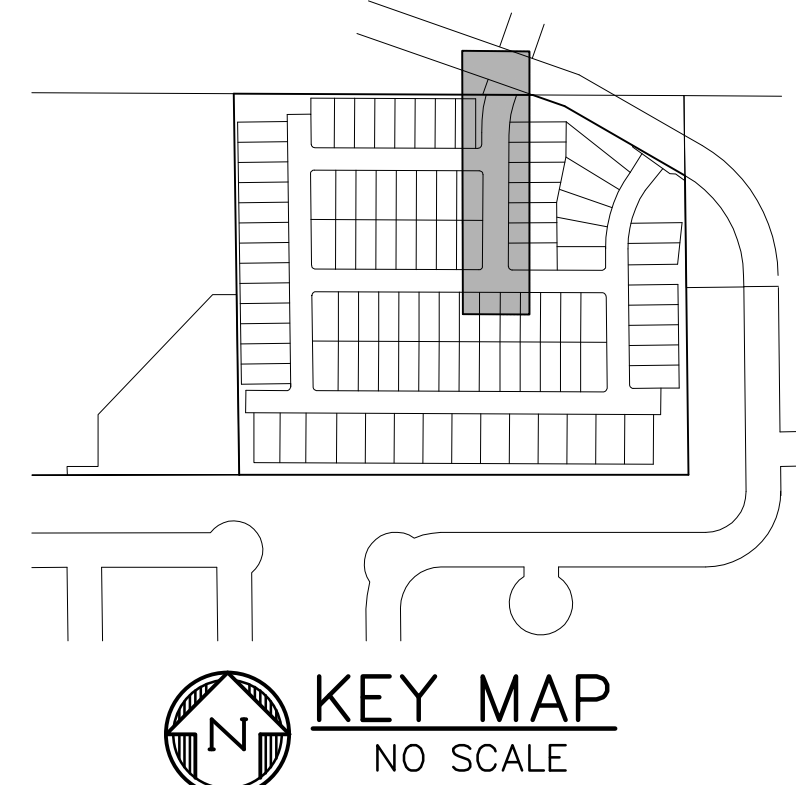
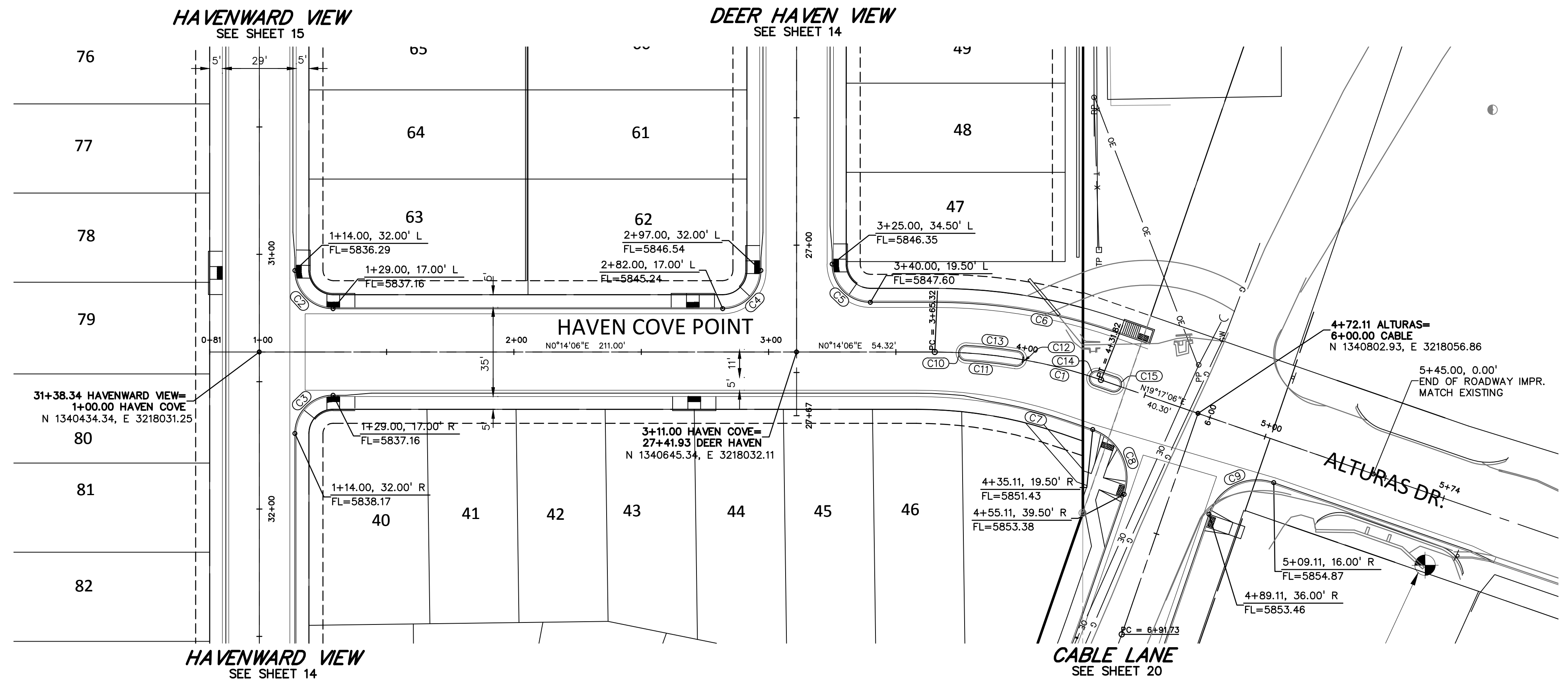
HAWK HAVEN ROAD & STORM PLAN & PROFILE

PROJECT NO. 21085-03CSCV
 DRAWING NO.

RD04

SHEET: 17 OF 46

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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"	S64°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:



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

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FILE NAME: 21085-03RD05

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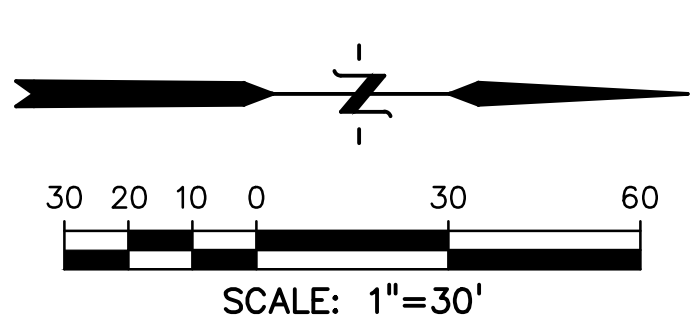
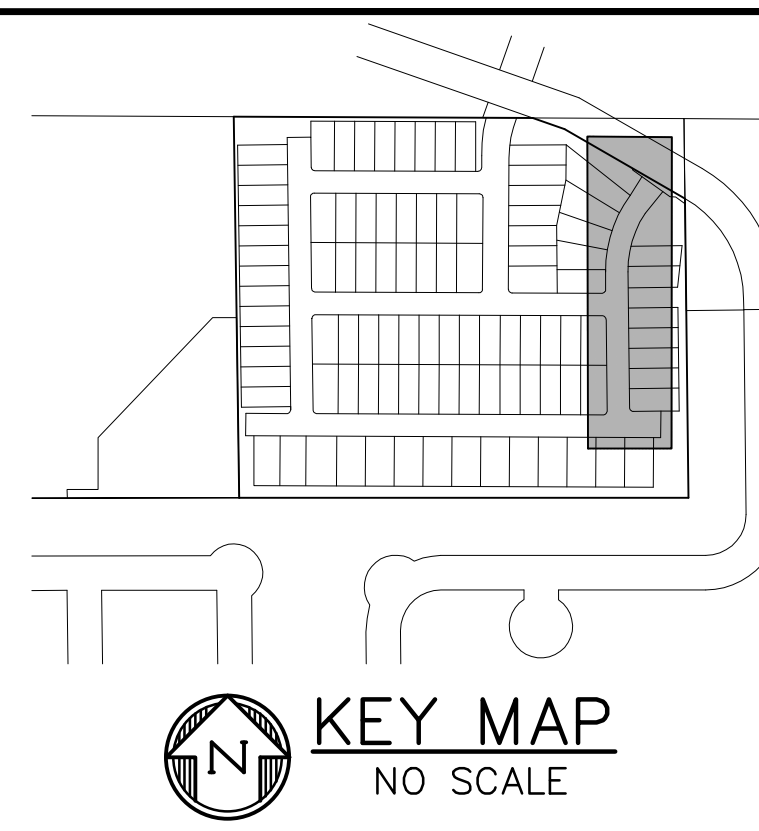
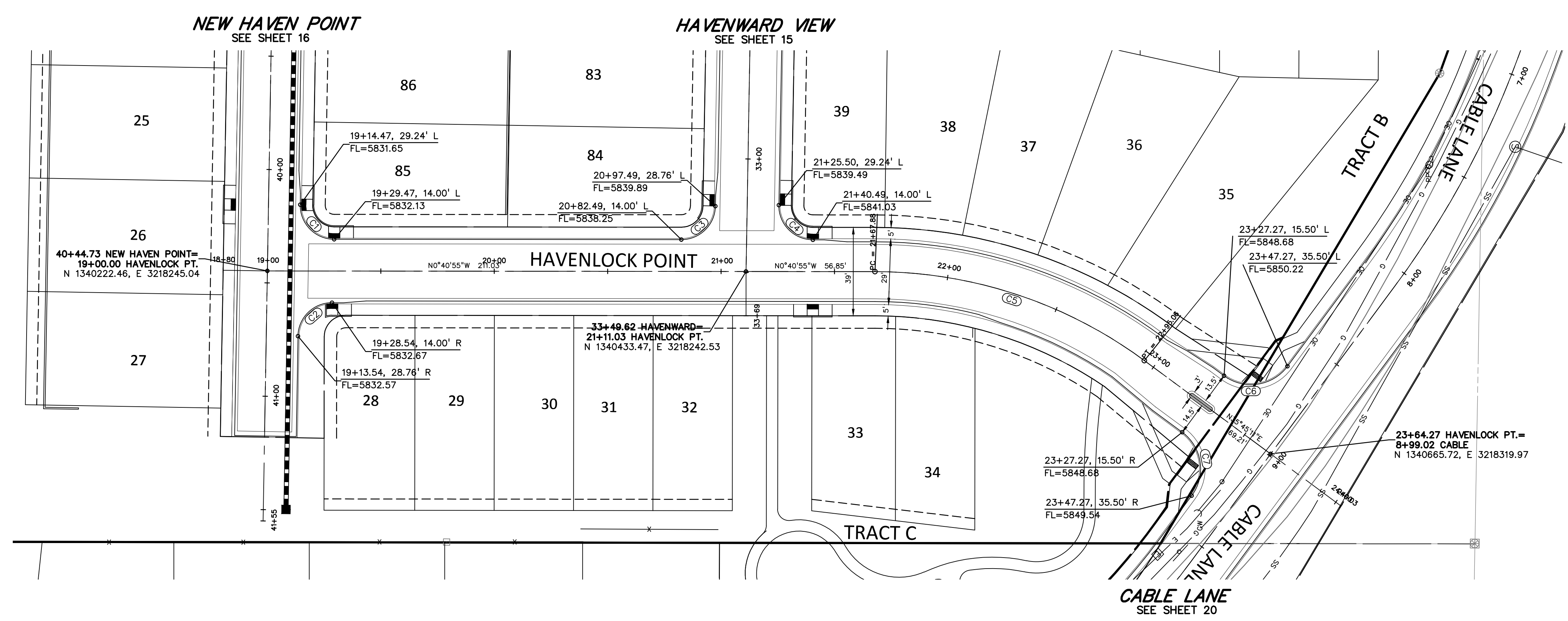
DRAWING SCALE:
HORIZONTAL: 1" = 30'
VERTICAL: 1" = 5'

**HAVEN COVE POINT
PLAN & PROFILE**

PROJECT NO. 21085-03CSCV
DRAWING NO.

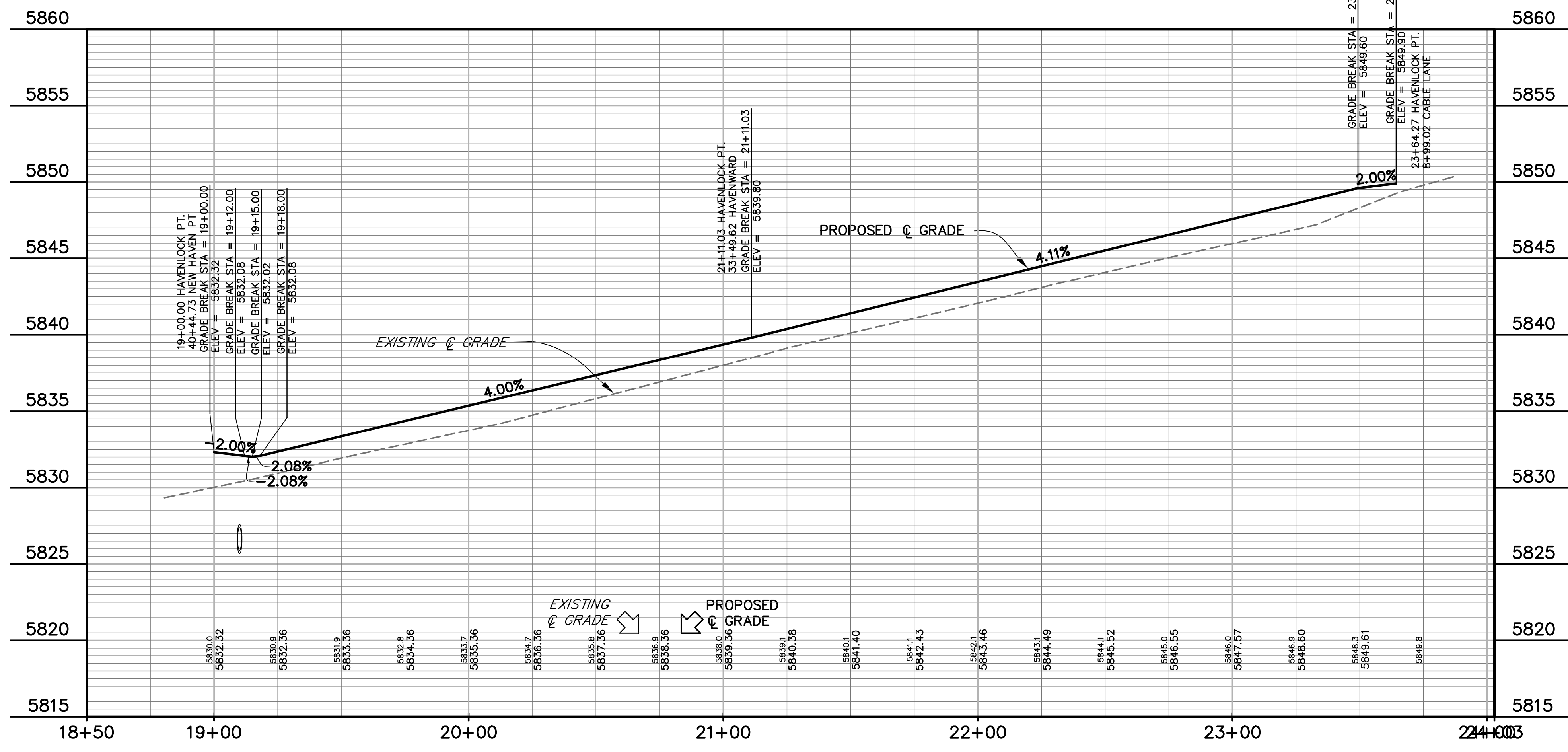
RD05

SHEET: 18 OF 46



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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.
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CLIENT:
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 (719) 475-7474

CONSTRUCTION DOCUMENTS FOR:
HAVEN VALLEY
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DRAWING SCALE:
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 VERTICAL: 1" = 5'

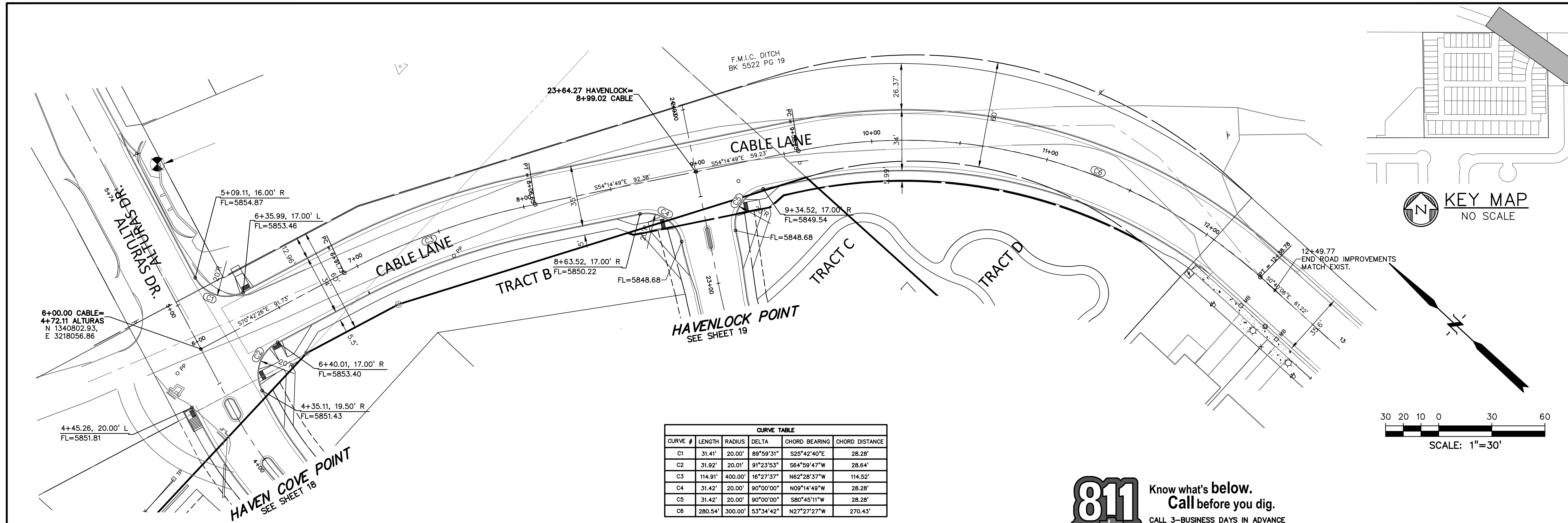
HAVENLOCK POINT
PLAN & PROFILE

PROJECT NO. 21085-03CSCV
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RD06

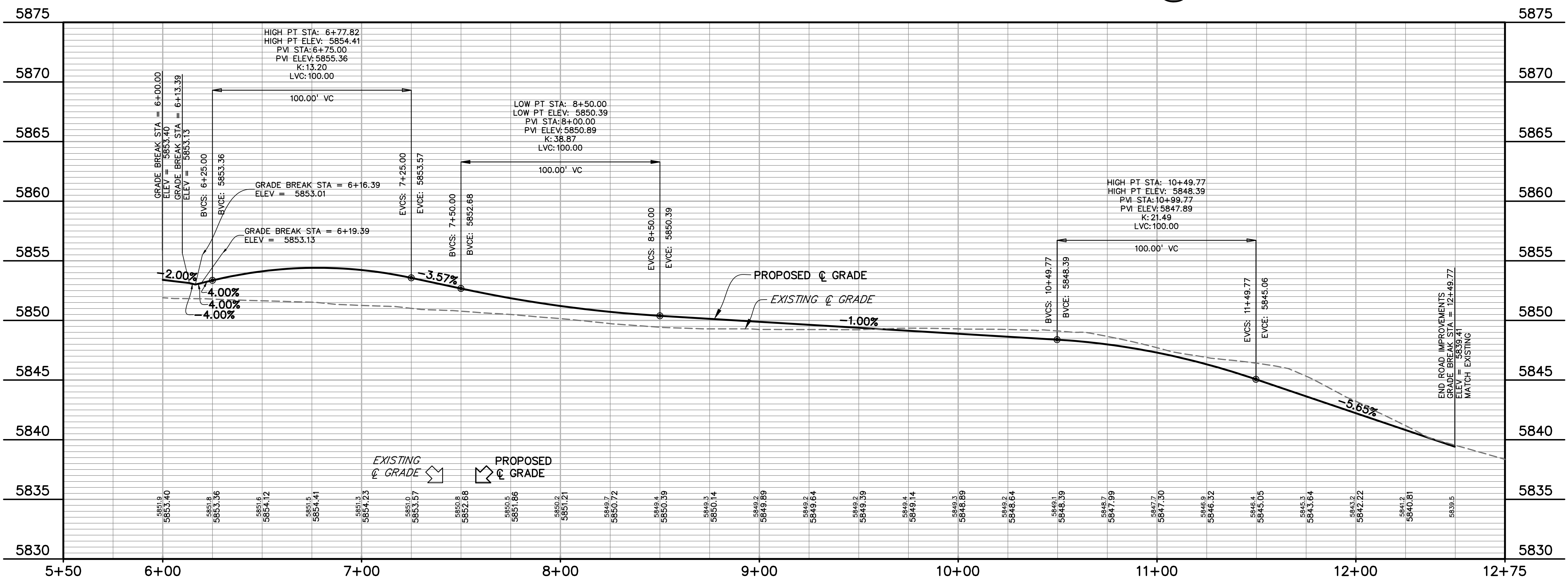
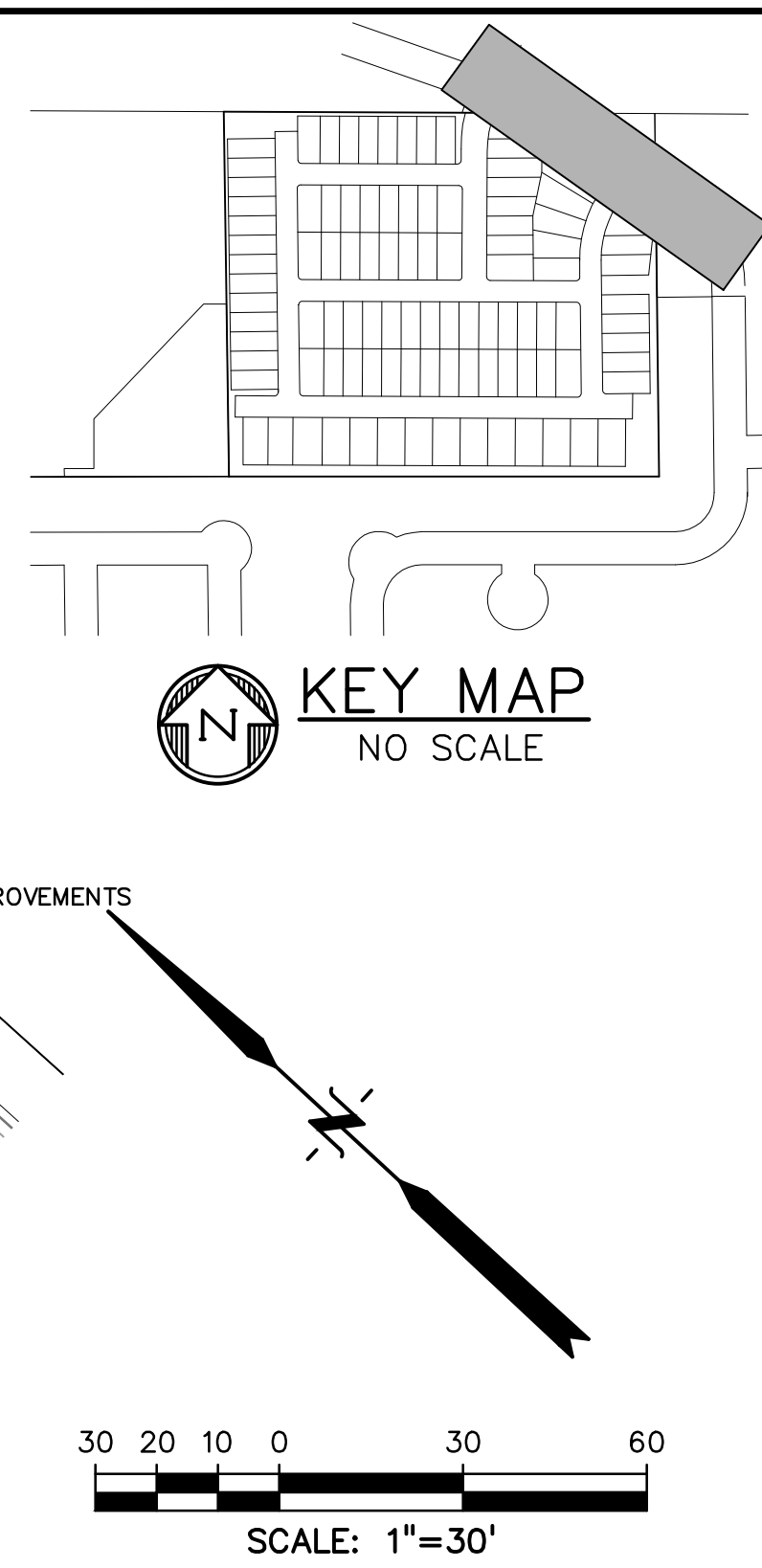
SHEET: 19 OF 46

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CURVE TABLE					
CURVE #	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD DISTANCE
C1	31.41'	20.00'	89°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'

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DREXEL, BARRELL & CO.
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CLIENT:
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P.O. BOX 60069
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CONSTRUCTION DOCUMENTS FOR:
HAVEN VALLEY
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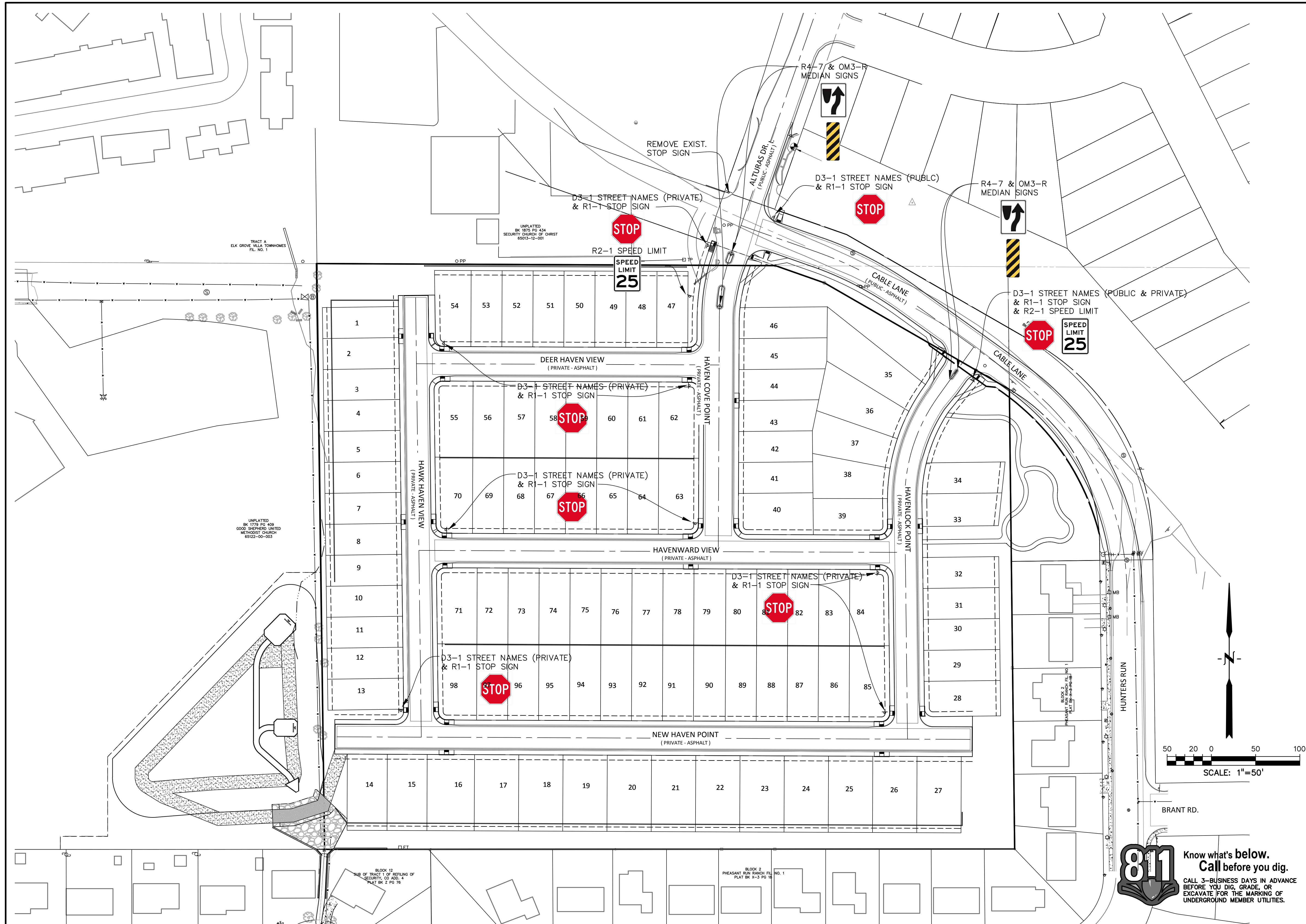
DRAWING SCALE:
 HORIZONTAL: 1" = 30'
 VERTICAL: 1" = 5'

**CABLE LANE
 PLAN & PROFILE**

PROJECT NO. 21085-03CSCV
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RD07

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CONSTRUCTION DOCUMENTS FOR:

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 VERTICAL: N/A

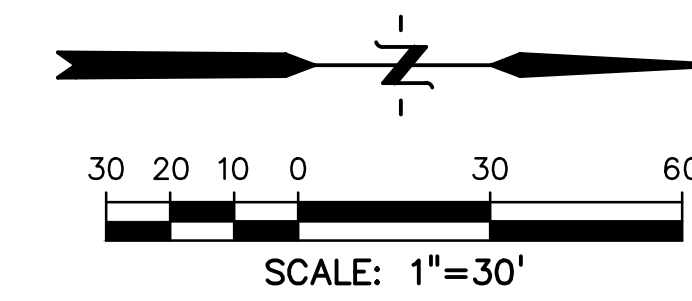
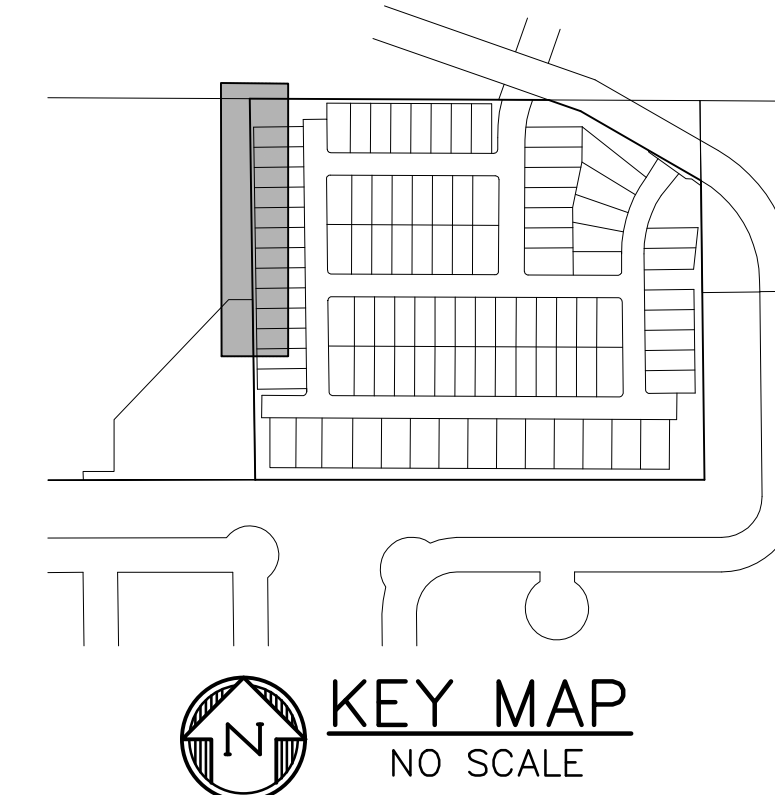
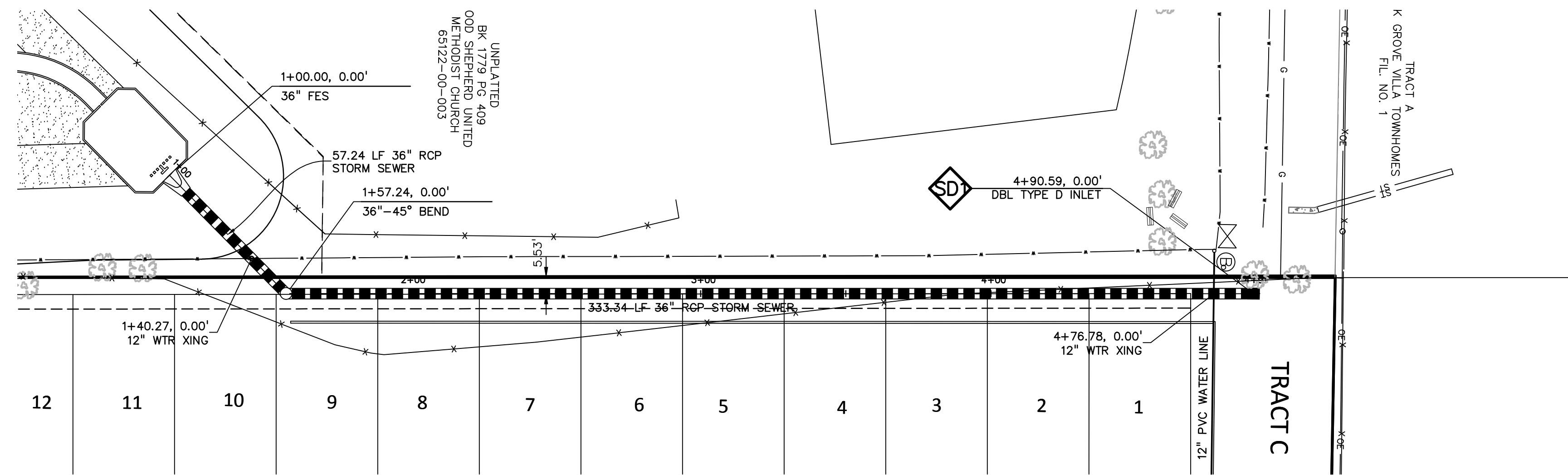
SIGNAGE PLAN

PROJECT NO. 21085-03CSCV
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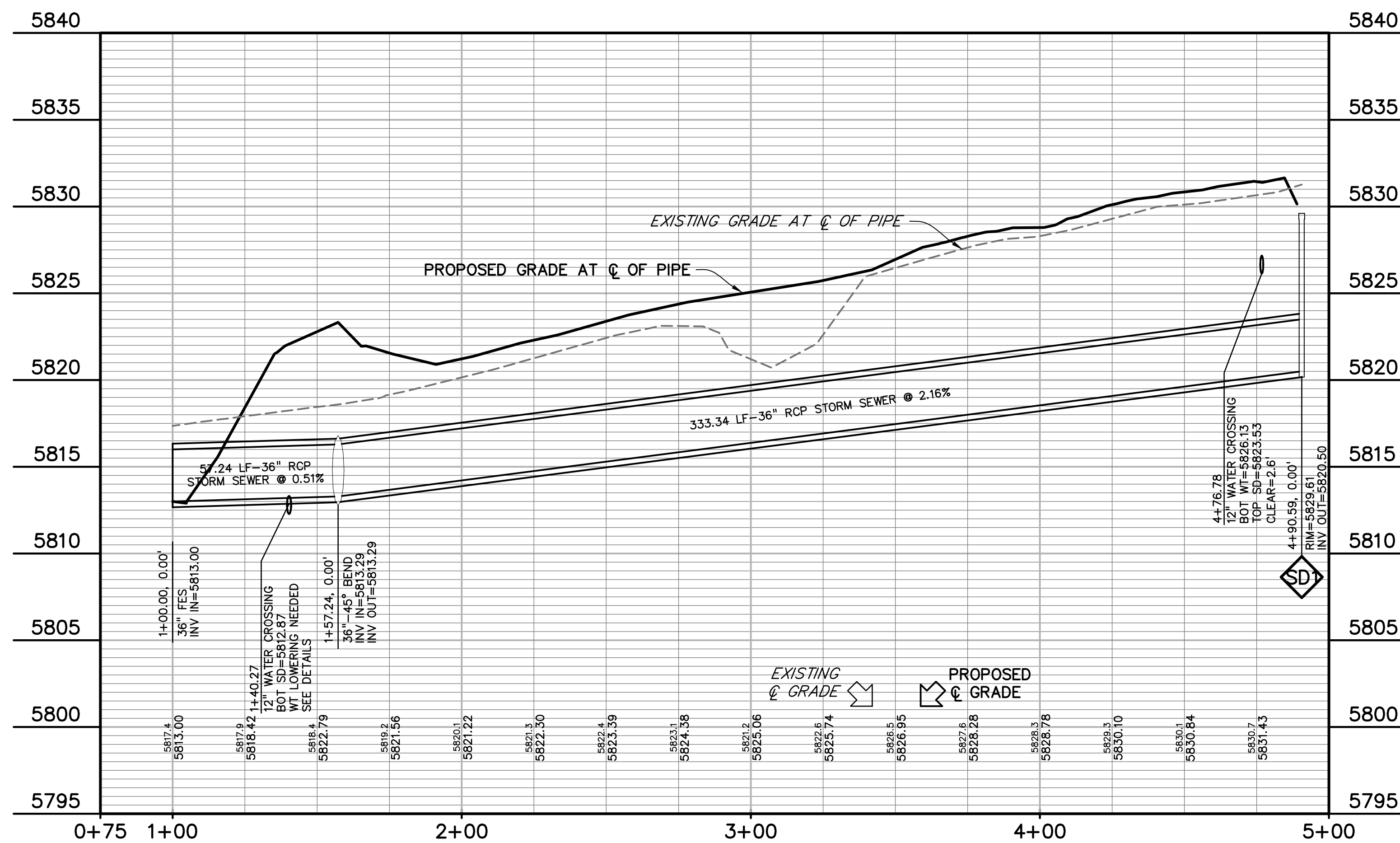
SI01

SHEET: 21 OF 46

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Know what's below.
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DREXEL, BARRELL & CO.
Engineers • Surveyors
3 SOUTH 7TH STREET
COLORADO SPGS, COLORADO 80905
CONTACT: TIM D. MCCONNELL, P.E.
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CLIENT:

MIDCO INVESTMENTS, LLC

P.O. BOX 60069
COLORADO SPRINGS, CO 80960
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CONSTRUCTION DOCUMENTS FOR:

HAVEN VALLEY

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SECURITY, EL PASO COUNTY, COLORADO

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

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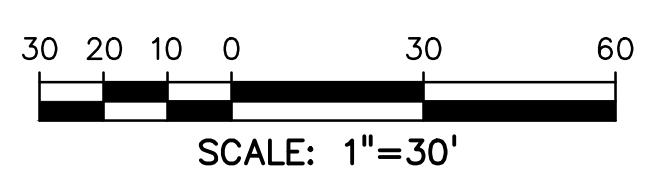
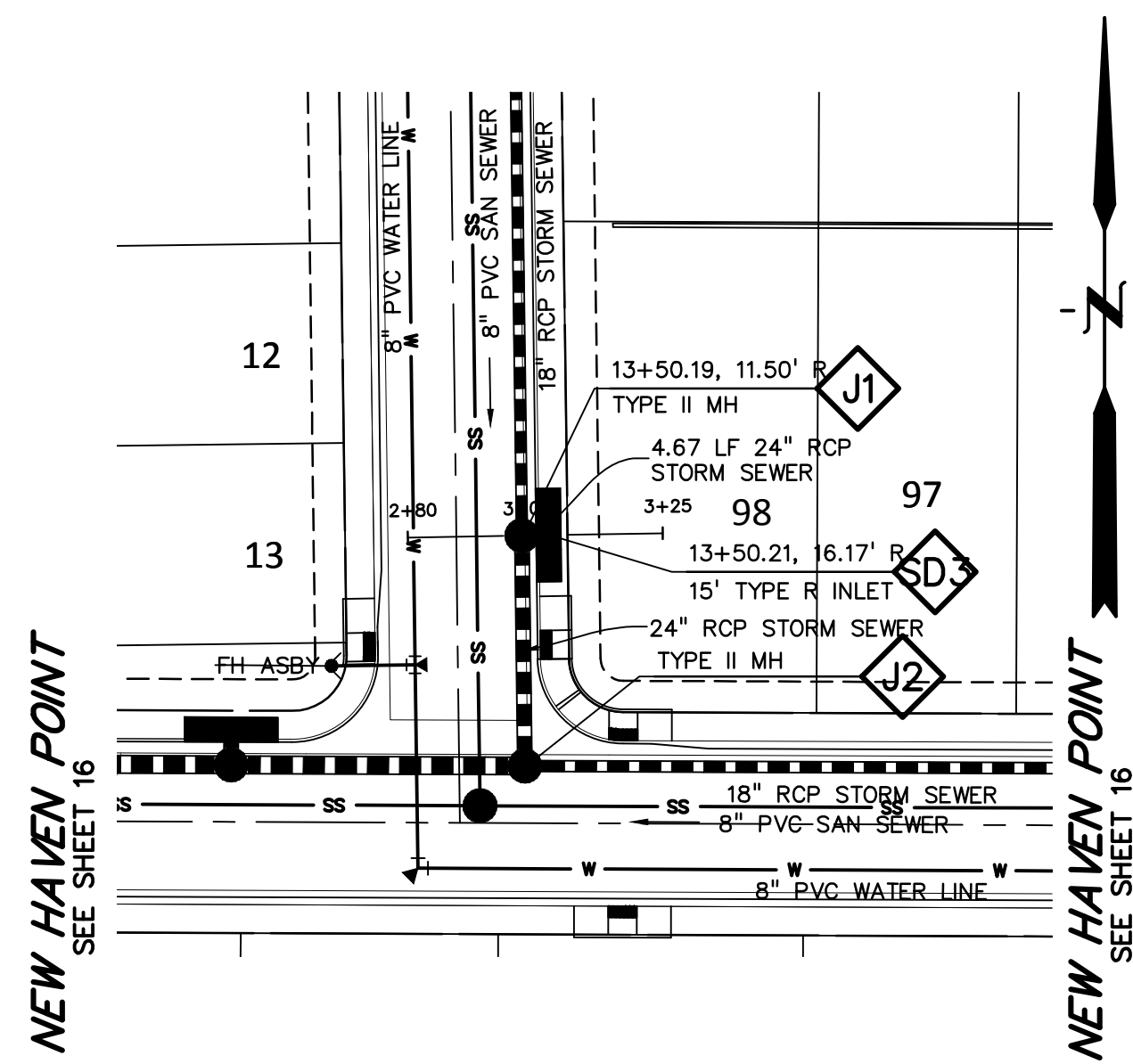
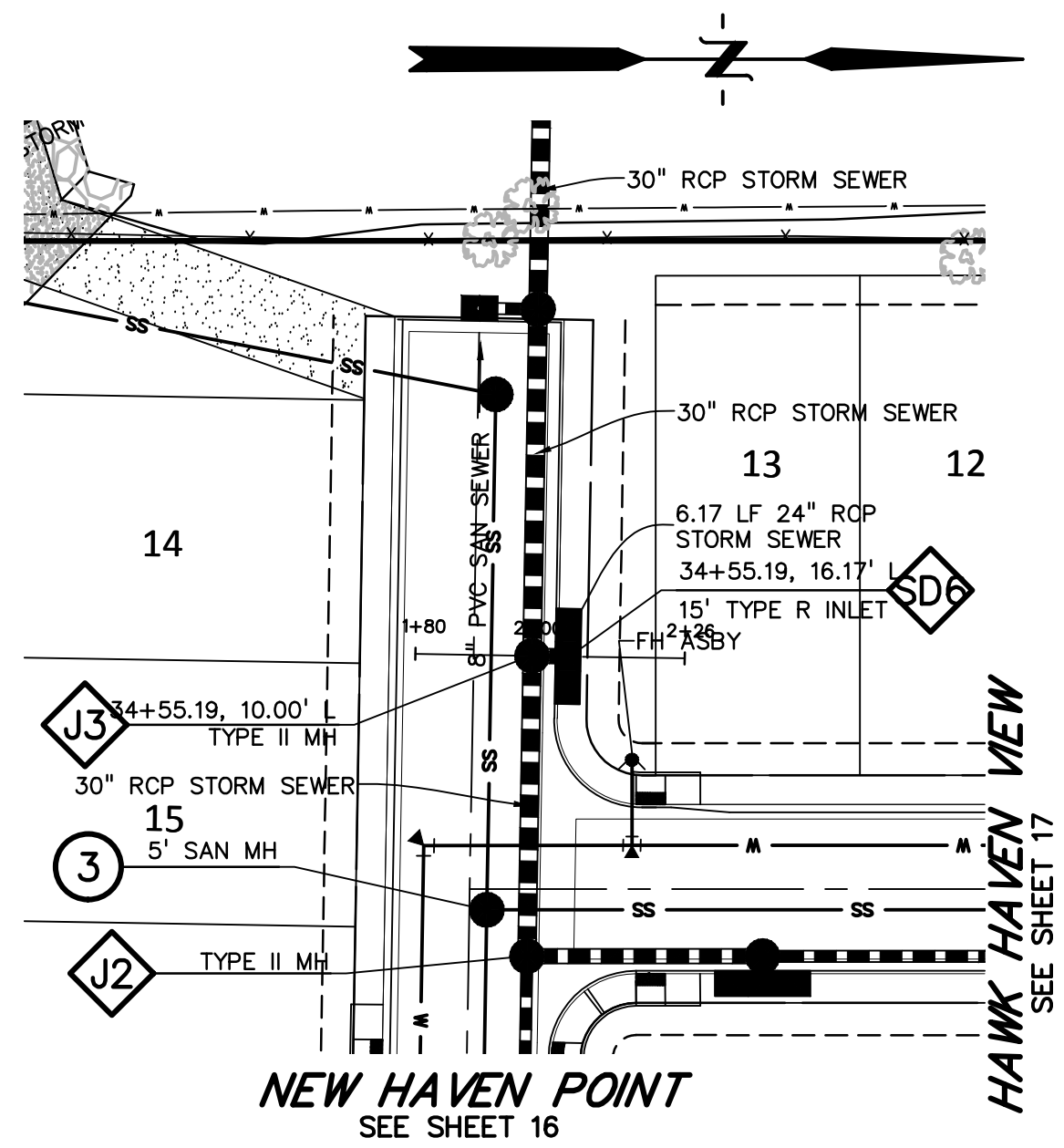
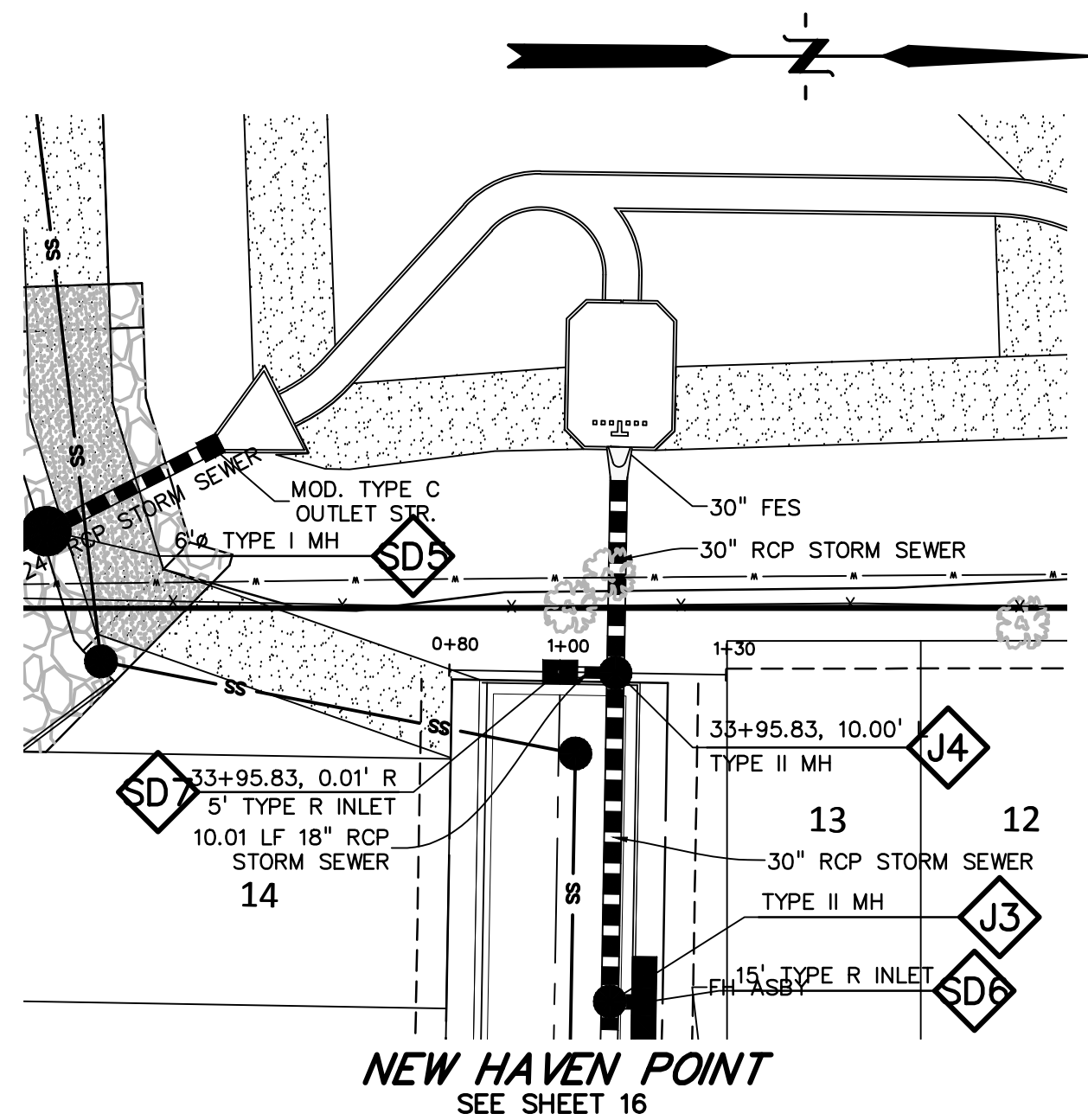
DRAWING SCALE:
HORIZONTAL: 1" = 30'
VERTICAL: 1" = 5'

**WEST STORM SEWER
PLAN & PROFILE**

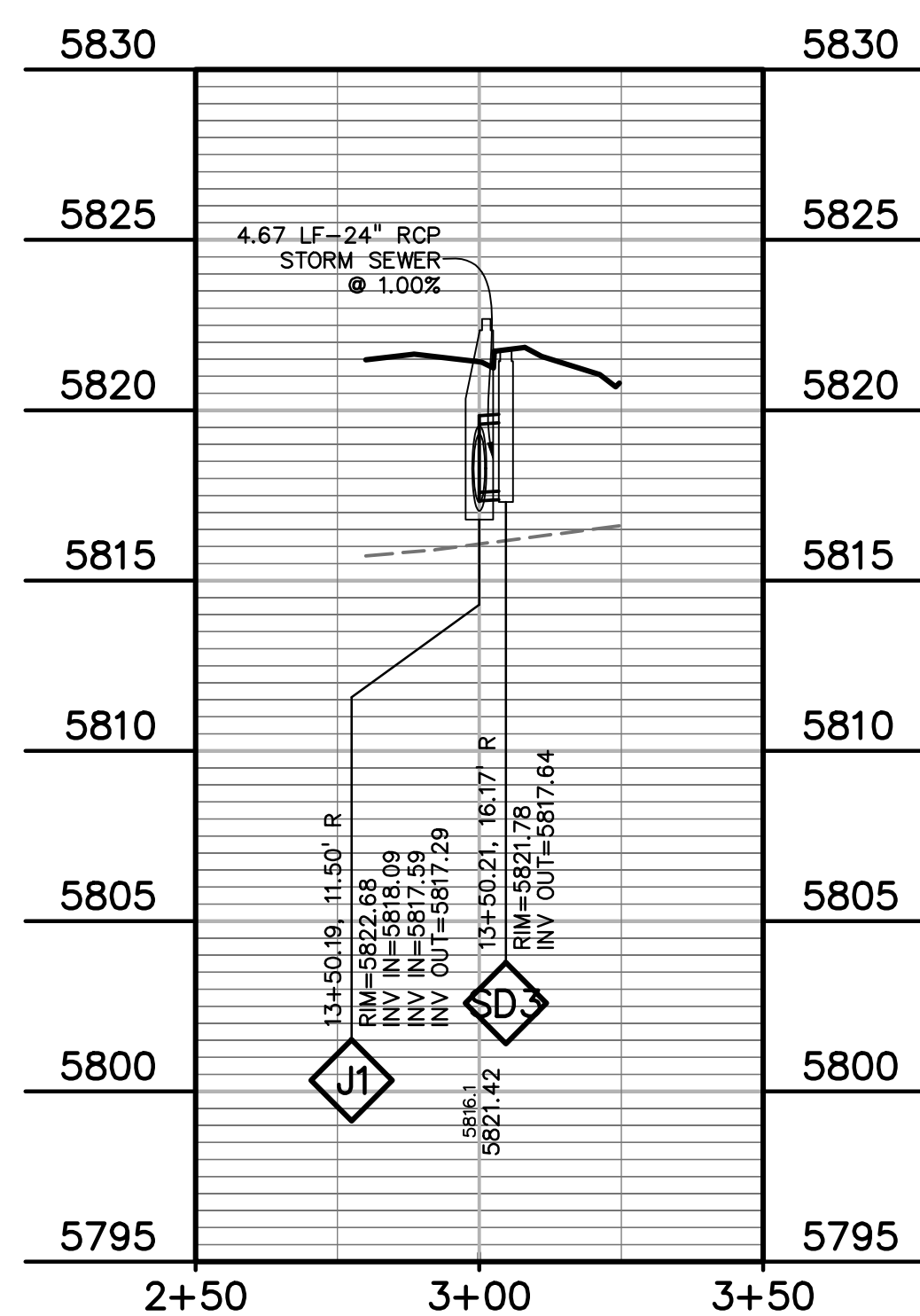
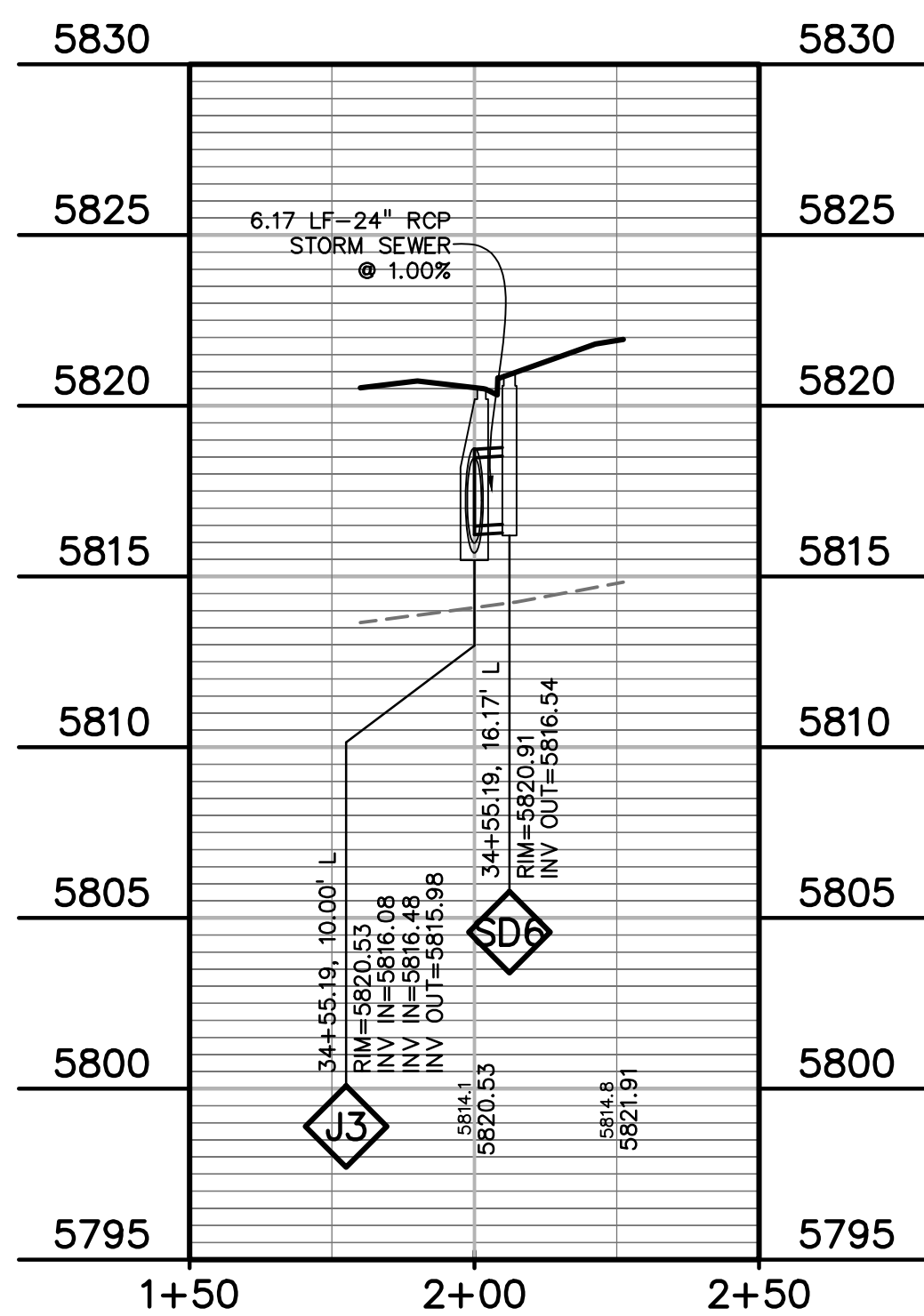
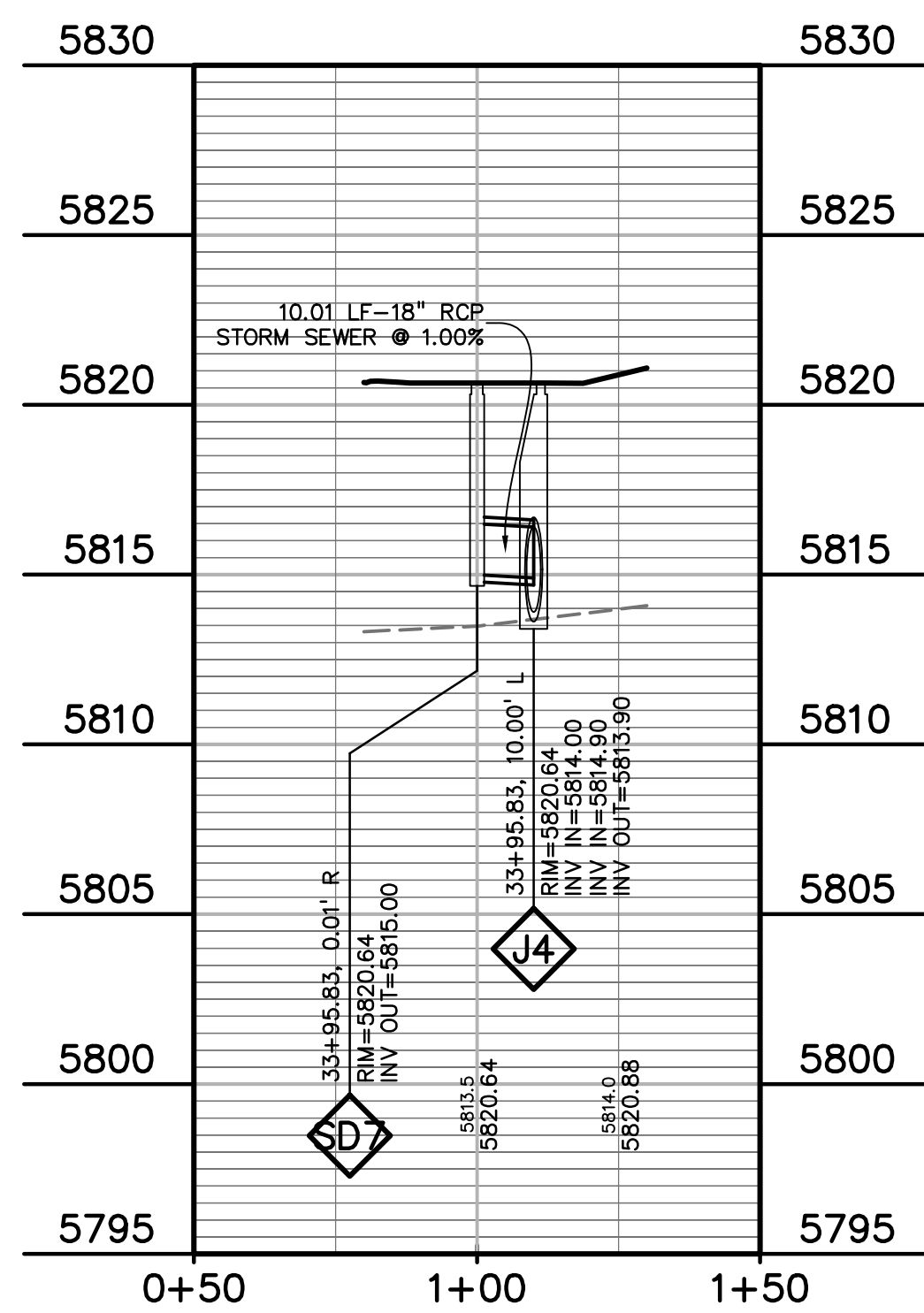
PROJECT NO. 21085-03CSCV
DRAWING NO.

SD01

SHEET: 22 OF 46



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
 3 SOUTH 7TH STREET
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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
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LATEST ISSUE	9/20/23
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DRAWN BY:	GES
CHECKED BY:	TDM
FILE NAME:	21085-03SD02

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 DRAWING SCALE:
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 VERTICAL: 1" = 5'

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

SD02
 SHEET: 23 OF 46

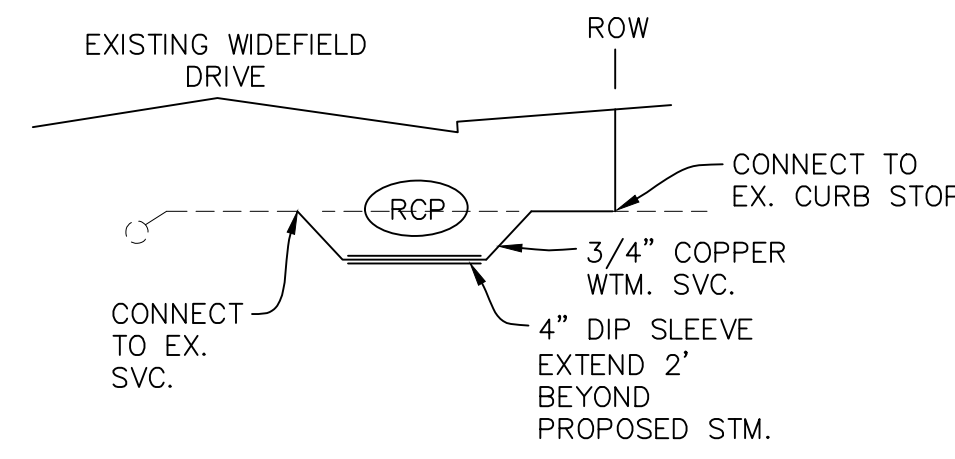
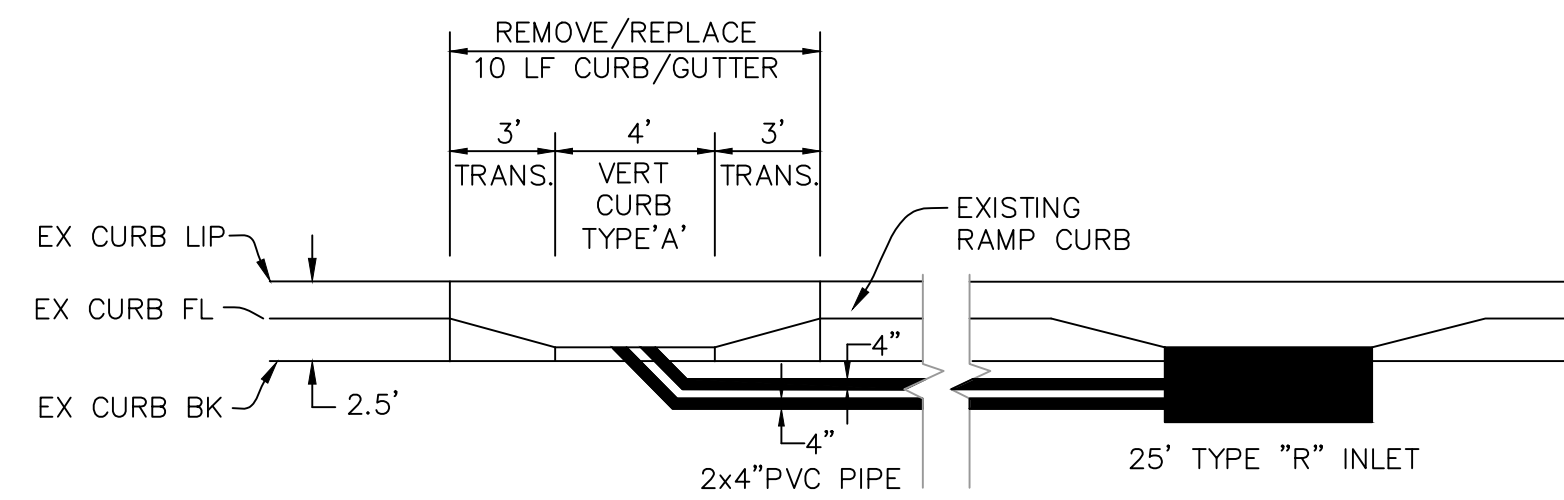
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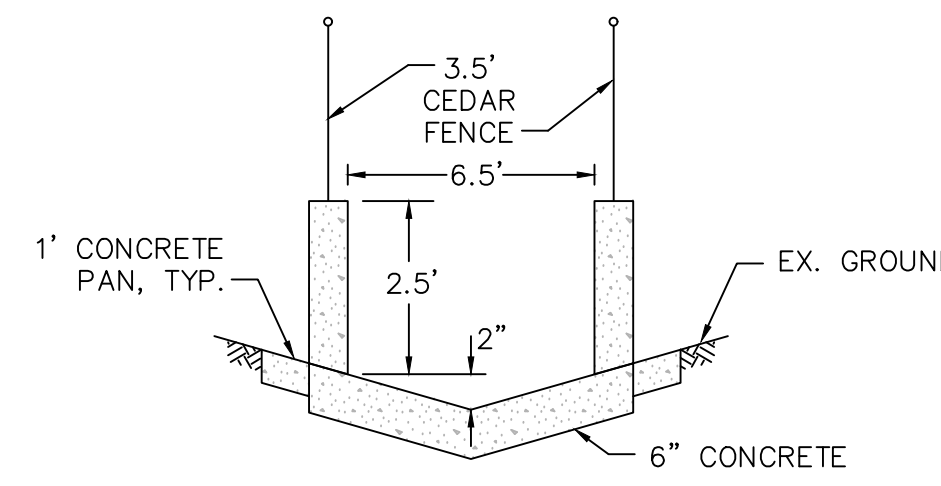
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DETAIL "A"
NOT TO SCALE



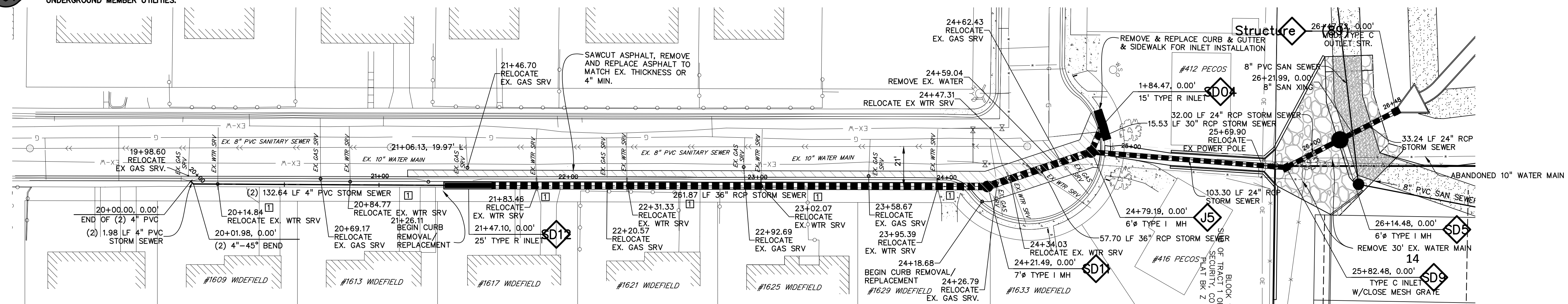
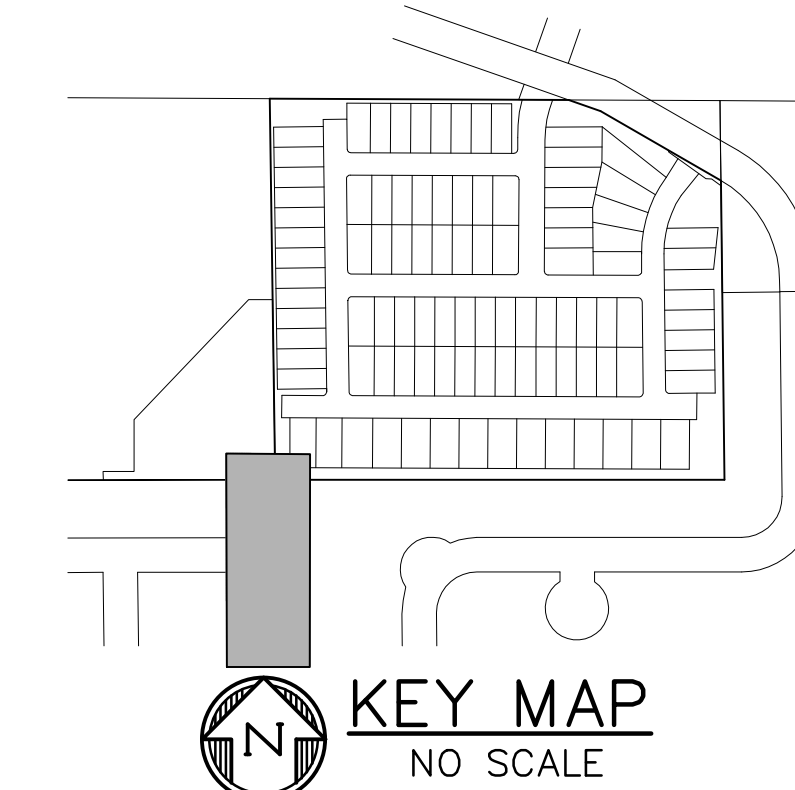
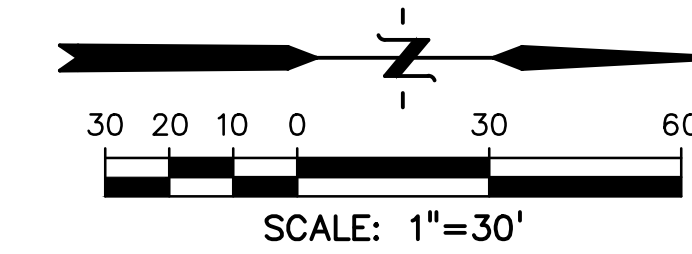
**WATER SERVICE
RELOCATION**



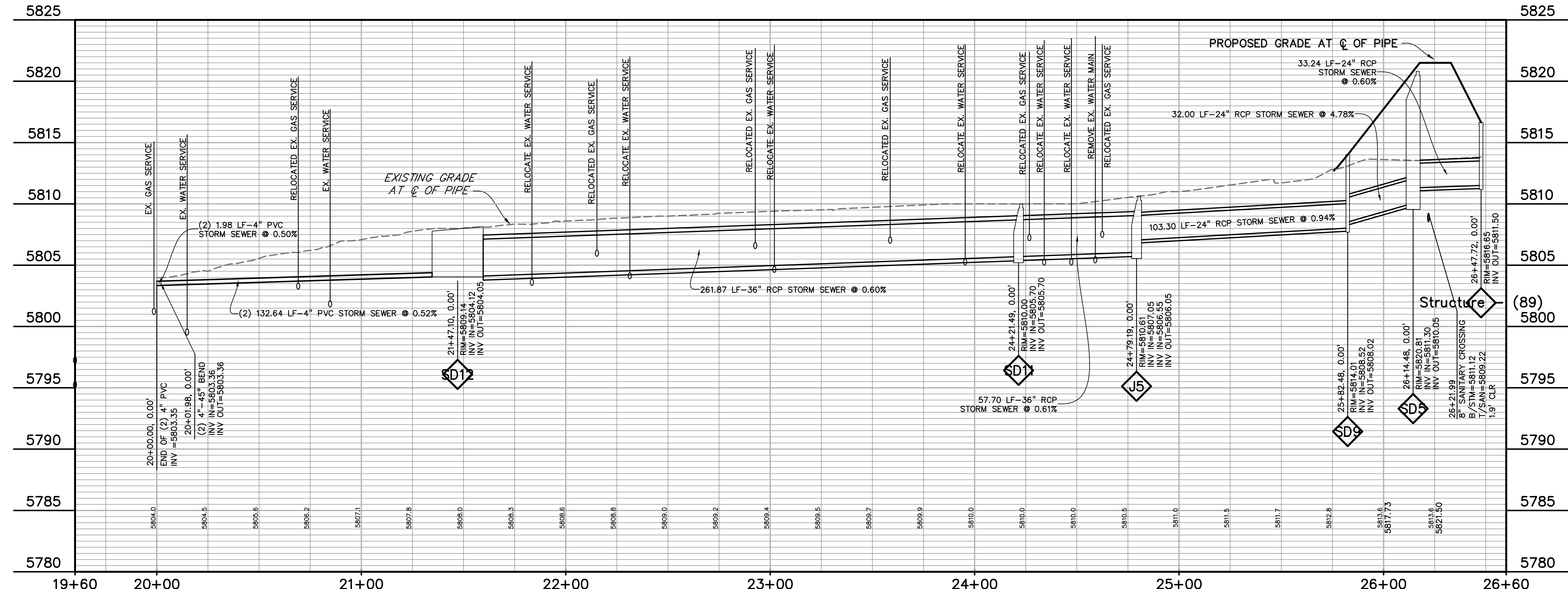
**SECTION A-A
CONCRETE OVERFLOW**
NOT TO SCALE
SEE SHEET C10.1 FOR
OVERFLOW DETAILS

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

1 REMOVE/REPLACE CONCRETE DRIVEWAY APRON



WIDEFIELD DR.



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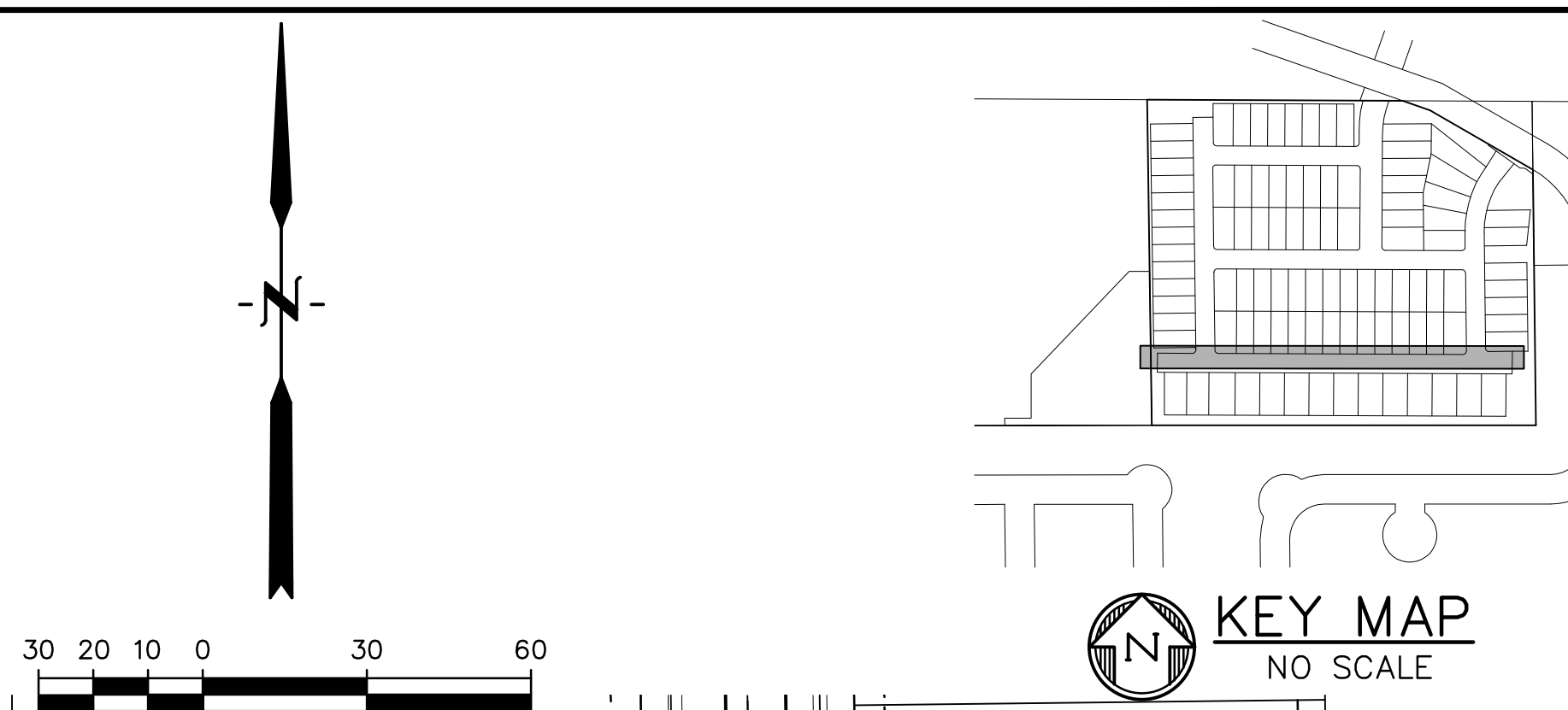
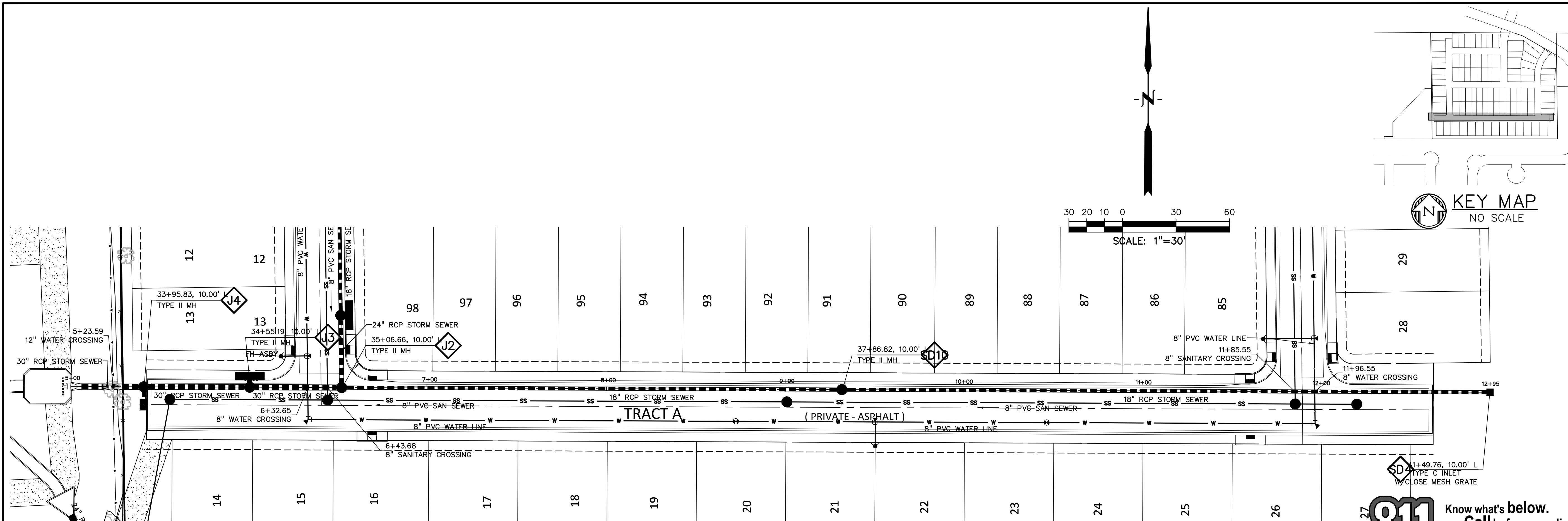
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DRAWING SCALE:
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VERTICAL: 1" = 5'

**STORM SEWER
OUTFALL
PLAN & PROFILE**

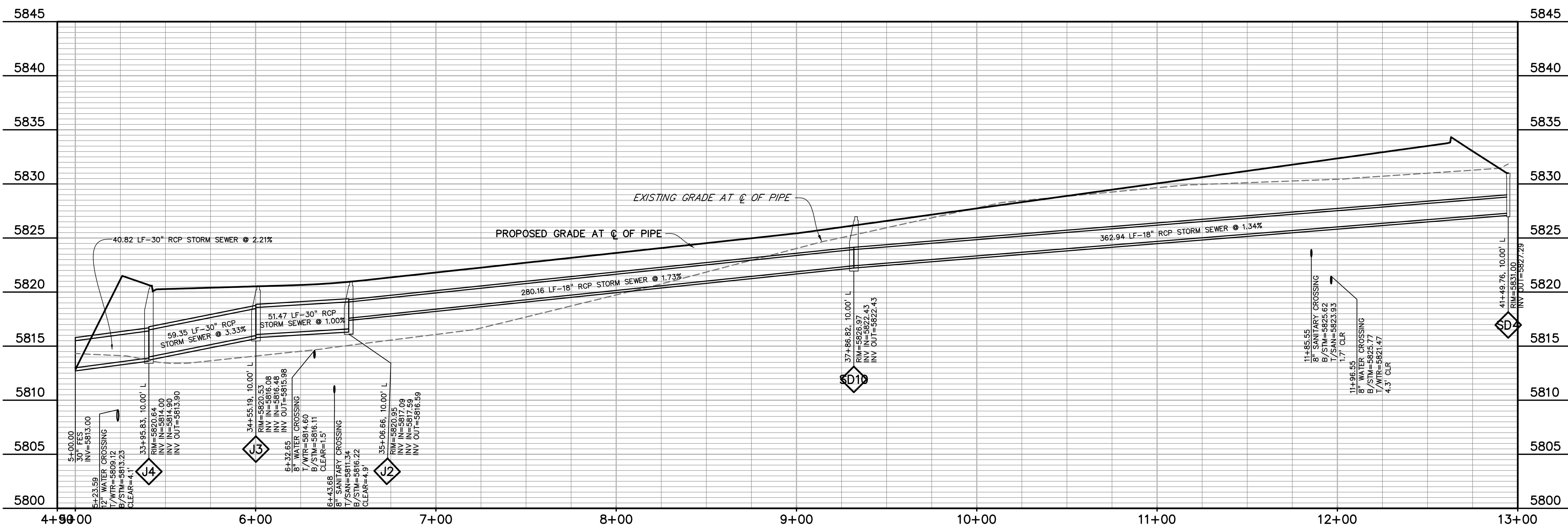
PROJECT NO. 21085-03CSCV
DRAWING NO.

SD03

SHEET: 24 OF 46



811 Know what's below.
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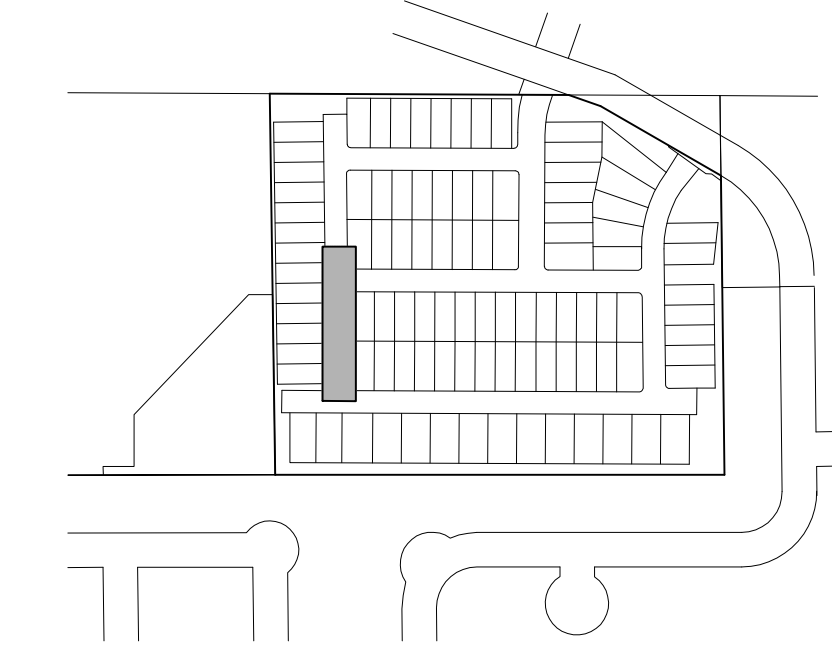
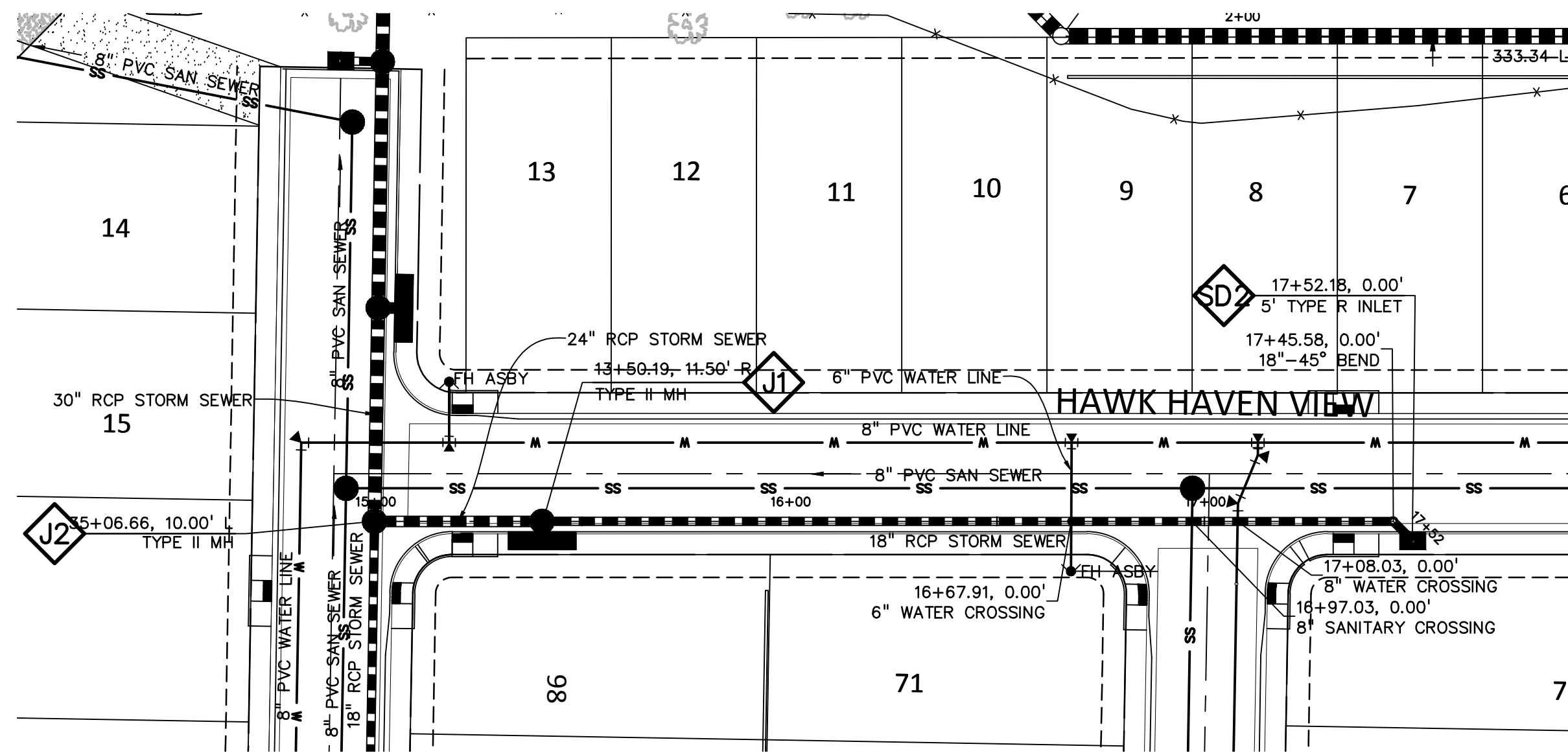
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INITIAL ISSUE	3/15/22
LATEST ISSUE	9/20/23
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CHECKED BY:	TDM
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VERTICAL: 1" = 5'

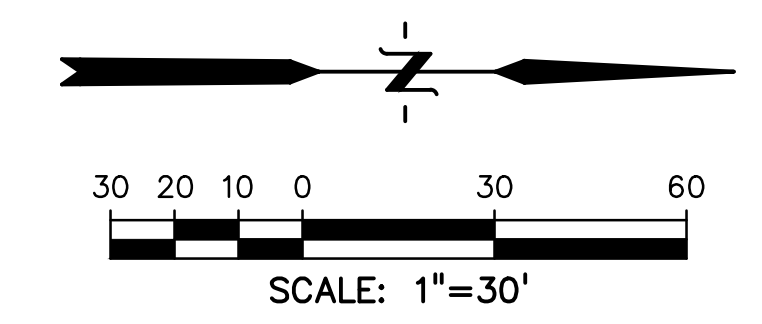
**STORM SEWER
PLAN & PROFILE**
PROJECT NO. 21085-03CSCV
DRAWING NO.

SD04
SHEET: 25 OF 46

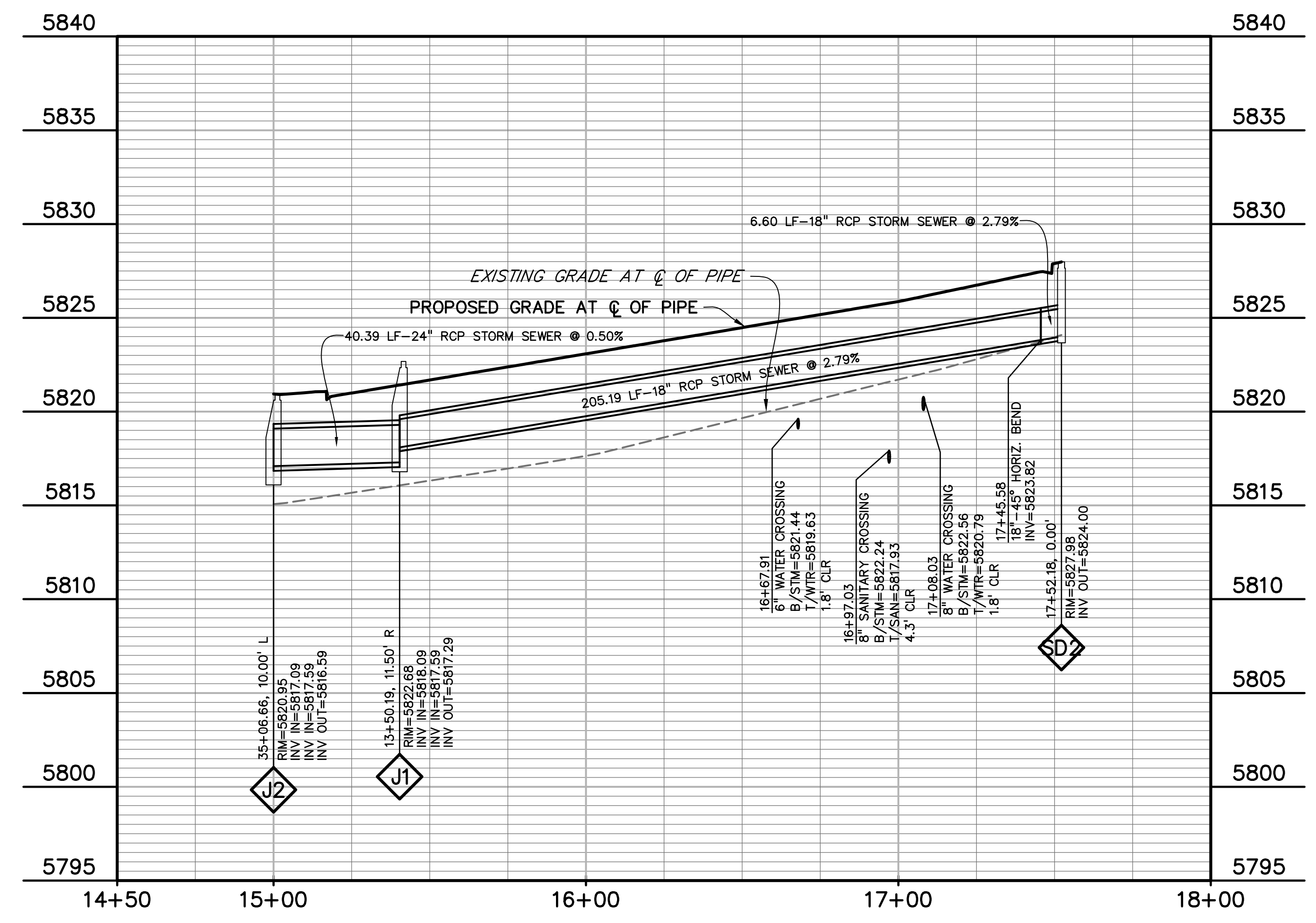
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KEY MAP
NO SCALE



811 Know what's below.
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PREPARED BY:

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CONSTRUCTION DOCUMENTS FOR:

HAVEN VALLEY

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

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VERTICAL: 1" = 5'

**STORM SEWER
PLAN & PROFILE**

PROJECT NO. 21085-03CSCV
DRAWING NO.

SD05

SHEET: 26 OF 46

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HAVEN VALLEY SUBDIVISION

BRADLEY ROAD/ALTURAS DRIVE

SECURITY, COLORADO

UTILITY CONSTRUCTION PLANS



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BEFORE YOU DIG, GRADE, OR
EXCAVATE FOR THE MARKING OF
UNDERGROUND MEMBER UTILITIES.

PREPARED BY:

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CONSTRUCTION DOCUMENTS FOR:
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SECURITY, EL PASO COUNTY, COLORADO

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FILE NAME:	21085-03C02

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HORIZONTAL: N/A
VERTICAL: N/A

UTILITY PLANS
COVER SHEET

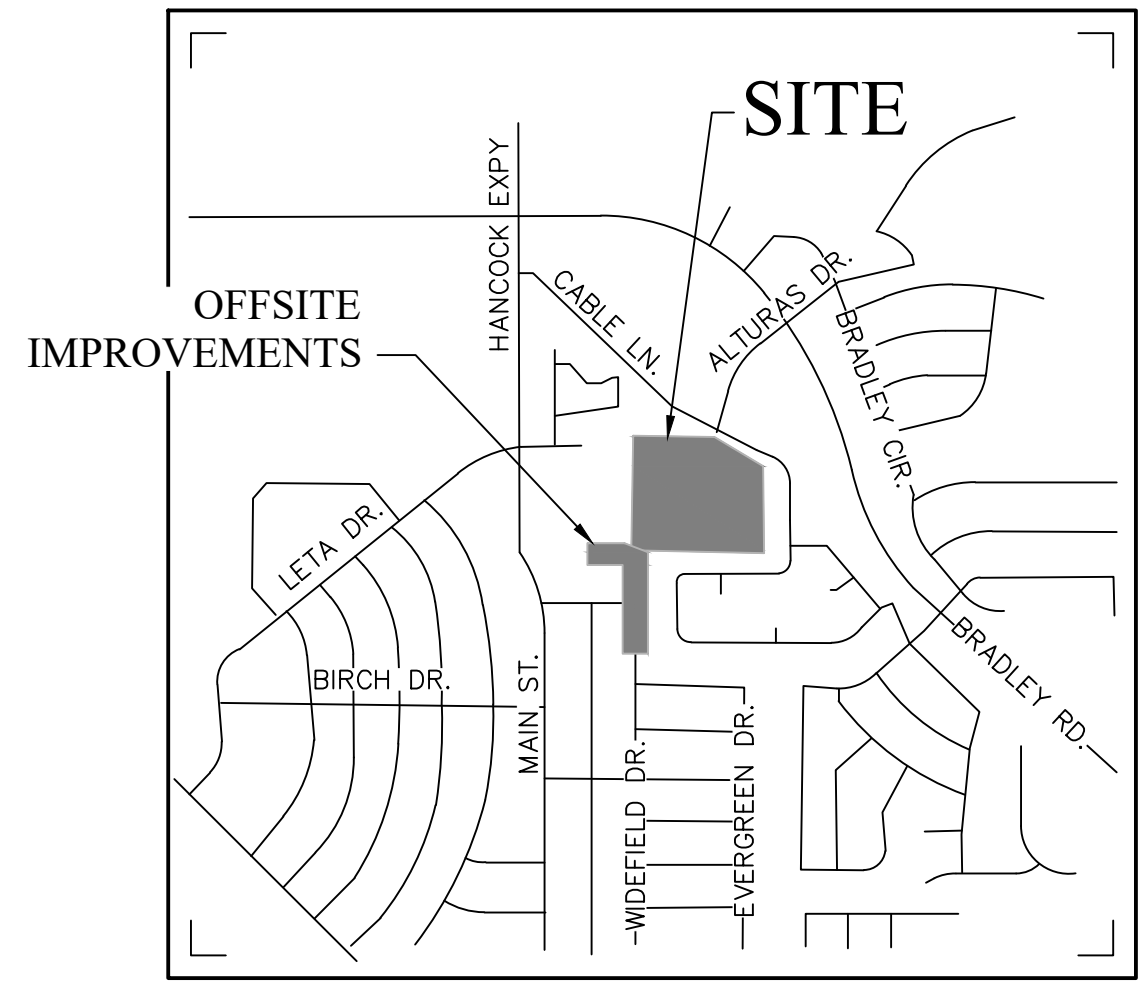
PROJECT NO. 21085-03CSCV
DRAWING NO.

UCV1

SHEET: 27 OF 46

SHEET INDEX

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



VICINITY MAP
NOT TO SCALE



WATER AND SEWER MAIN EXTENSIONS GENERAL NOTES

1. ALL UTILITY CONSTRUCTION TO BE CONDUCTED IN CONFORMANCE WITH THE CURRENT WOODMEN HILLS METROPOLITAN DISTRICT (WHMD, THE DISTRICT) SPECIFICATIONS.
2. 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."
3. ALL STATIONING IS CENTERLINE UNLESS OTHERWISE NOTED. ALL ELEVATIONS ARE CENTERLINE UNLESS OTHERWISE NOTED.
4. 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.
5. ALL OVER-LOT GRADING MUST BE COMPLETED TO WITHIN ONE (1) FOOT OF FINAL GRADE PRIOR TO INSTALLATION OF WATER AND WASTEWATER INFRASTRUCTURE.
6. 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.
7. 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.
8. 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.
9. 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.
10. 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.
11. 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.
12. ALL BENDS SHALL BE FIELD STAKED PRIOR TO THE START OF CONSTRUCTION.
13. 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.
14. 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.
15. ALL UNUSED, SALVAGED WATER UTILITY MATERIAL SHALL BE RETURNED TO THE METROPOLITAN DISTRICT AS REQUESTED.
16. 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.
17. PUMPING OR BYPASS OPERATIONS SHALL BE REVIEWED AND APPROVED BY BOTH THE DISTRICT AND THE DISTRICT ENGINEER PRIOR TO EXECUTION.
18. 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.
19. 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 DISTRICTS OFFICE.
20. 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.
21. COMMENCEMENT OF CONSTRUCTION OF WATER/SEWER SYSTEMS WITHIN METROPOLITAN DISTRICT:
A) 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.
B) 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.
22. TESTING OF FACILITIES:
A) THE CONTRACTOR SHALL NOTIFY THE DISTRICT A MINIMUM OF 48 HOURS AND A MAXIMUM OF 96 HOURS PRIOR TO THE START OF ANY TESTING.
B) 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).
C) ALL SANITARY SEWER FACILITIES ARE TO MEET THE FOLLOWING TESTING REQUIREMENTS:
• ALL LINES SHALL BE JET CLEANED PRIOR TO VACUUM OR PRESSURE TESTING.
• ALL MANHOLES SHALL BE VACUUM TESTED WITH DISTRICT STAFF PRESENT PRIOR TO CCTV INSPECTION.
• SEWER MAINS TO BE PRESSURE TESTED PRIOR TO CCTV INSPECTION.
• ALL LINES SHALL BE CCTV INSPECTED AND VIDEO SHALL TO BE SUBMITTED TO THE DISTRICT FOR REVIEW AND APPROVAL.
23. 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.
24. 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.
25. ACCEPTANCE
A) THE DISTRICT MAY GIVE PRELIMINARY ACCEPTANCE ONCE ALL OF THE TESTS ON ALL THE LINES HAVE BEEN COMPLETED AND A WALK-THROUGH HAS OCCURRED.
B) 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).
26. ALL WATER AND SEWER MAINS, INCLUDING SERVICE LINES, SHALL HAVE "AS-BUILT" DRAWINGS PREPARED AND APPROVED PRIOR TO PRELIMINARY ACCEPTANCE BY THE DISTRICT.
27. ALL COMMERCIAL/BUSINESS DEVELOPMENTS SHALL HAVE AN EIGHT INCH (MIN.) WATER MAIN LOOPED THROUGH THE PROPOSED PROPERTY WITH GATE VALVES LOCATED WHERE THE MAIN ENTERS THE PROPERTY LINE. AN EIGHT-INCH SEWER MAIN SHALL BE INSTALLED FOR SERVICE TO COMMERCIAL/BUSINESS DEVELOPMENTS, AND A MANHOLE SHALL BE LOCATED WHERE THE MAIN ENTERS THE PROPERTY. THE END OF THE MAINS SHALL BE MARKED WITH THE APPROPRIATE COLORED CARBONITE MARKER ALONG WITH TRACER WIRE.
28. 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.
29. INSPECTION FEES: CALL THE DISTRICT (719-495-2500) FOR FEE SCHEDULE.

WATER SYSTEM INSTALLATION NOTES

30. ALL WATER AND FORCE MAIN PIPE SHALL BE AWWA 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.
31. 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.
32. 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.
33. 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.
34. 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).
35. 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.
36. IRRIGATION SERVICES SHALL HAVE A STOP-AND-WASTE CURB STOP VALVE INSTALLED ALONG WITH TRACER WIRE EXTENDING BACK TO THE MAIN LINE.
37. COMMENCEMENT OF USE OF WATER LINES AND/OR SYSTEMS:
A) 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.
B) 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.
C) ALL EASEMENTS (PLATTED OR DEEDED) ARE DEDICATED, EXECUTED BY THE DISTRICT, AND RECORDED.

WASTEWATER SYSTEM INSTALLATION NOTES

38. 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.
39. ALL SANITARY SEWER MANHOLES SHALL BE WRAPPED WITH RU116 - RUBR-NEK JOINT WRAP, OR APPROVED EQUAL, AND COATED.
40. COMMENCEMENT OF USE OF SEWER LINES AND/OR SYSTEMS:
a) 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.
b) 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.
c) ALL NECESSARY EASEMENTS (PLATTED OR DEEDED) ARE DEDICATED, EXECUTED BY THE DISTRICT, AND RECORDED.
d) DOWNSTREAM PLUG CAN BE REMOVED ONCE THE FIRST LIFT OF ASPHALT IS DOWN AND THE ABOVE REQUIREMENTS ARE MET.

WATER AND SEWER MAIN EXTENSIONS

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

OWNER/DEVELOPER _____ DATE _____

FIRE AUTHORITY APPROVAL

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

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.

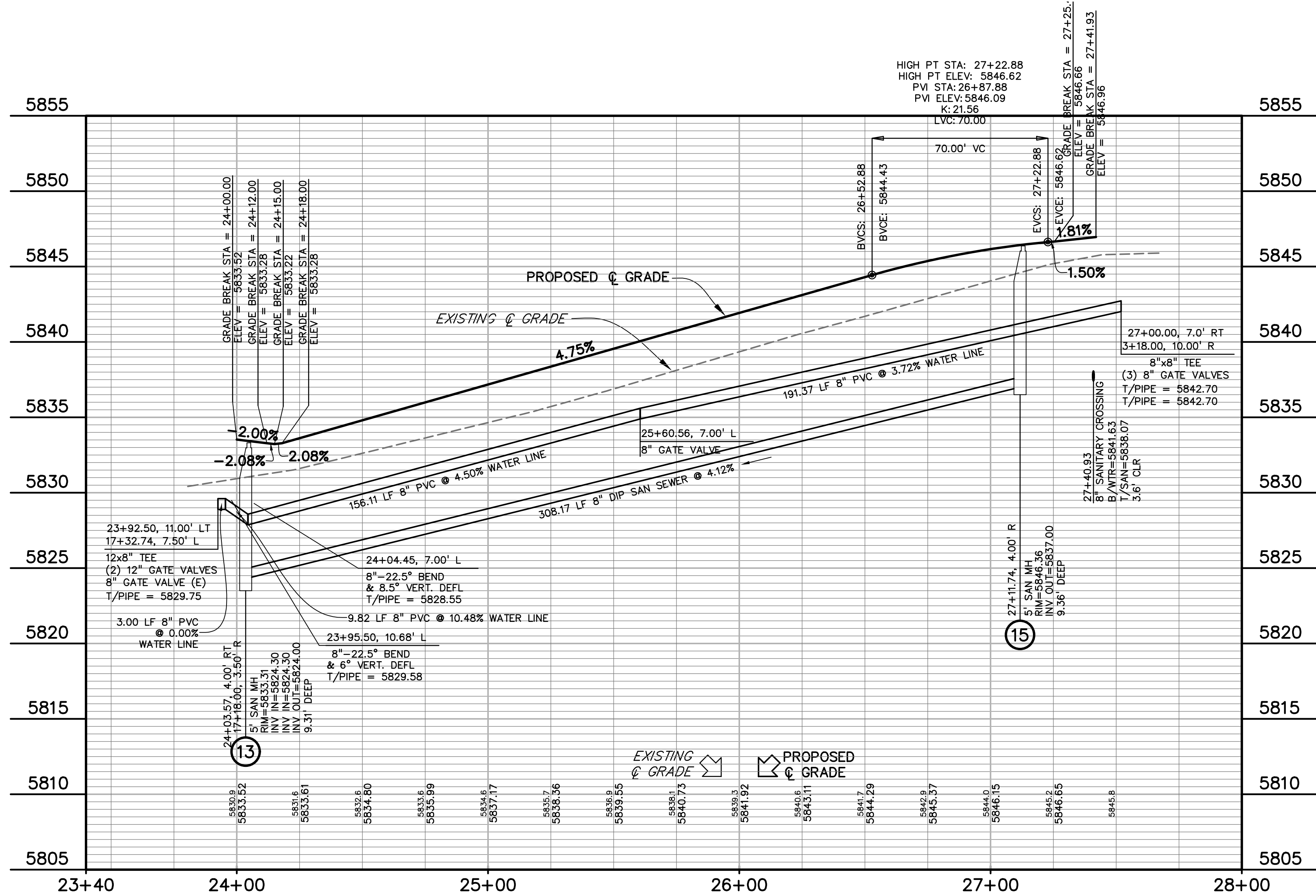
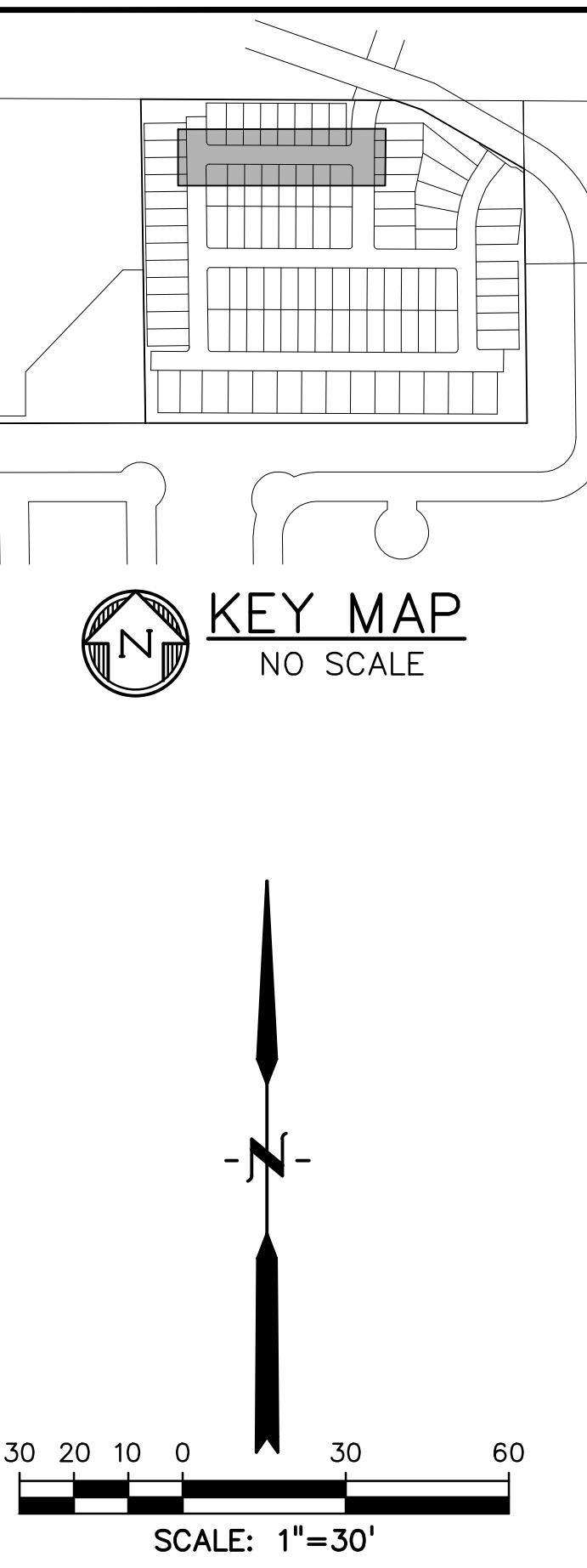
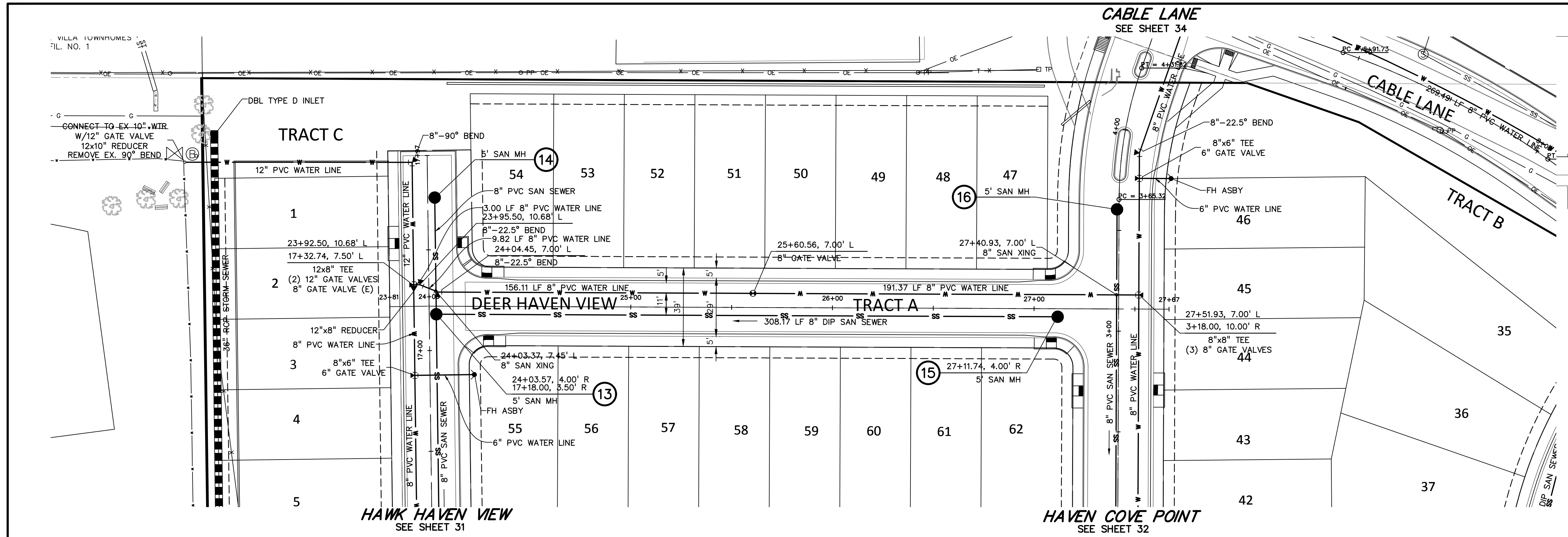
THE SECURITY WATER & SANITATION DISTRICT RECOGNIZES THE DESIGN ENGINEER AS HAVING RESPONSIBILITY FOR THE DESIGN AND HAS LIMITED ITS SCOPE OF REVIEW ACCORDINGLY.

SECURITY WATER & SANITATION DISTRICT
WASTEWATER DESIGN APPROVAL

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.



PREPARED BY:

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

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	9/20/23
DESIGNED BY:	TDM
DRAWN BY:	GES
CHECKED BY:	TDM
FILE NAME:	21085-03J01

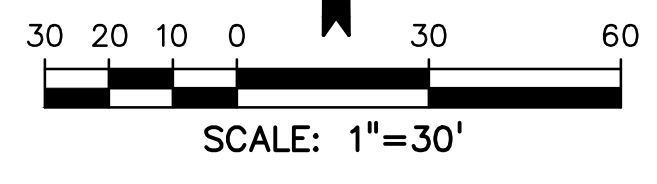
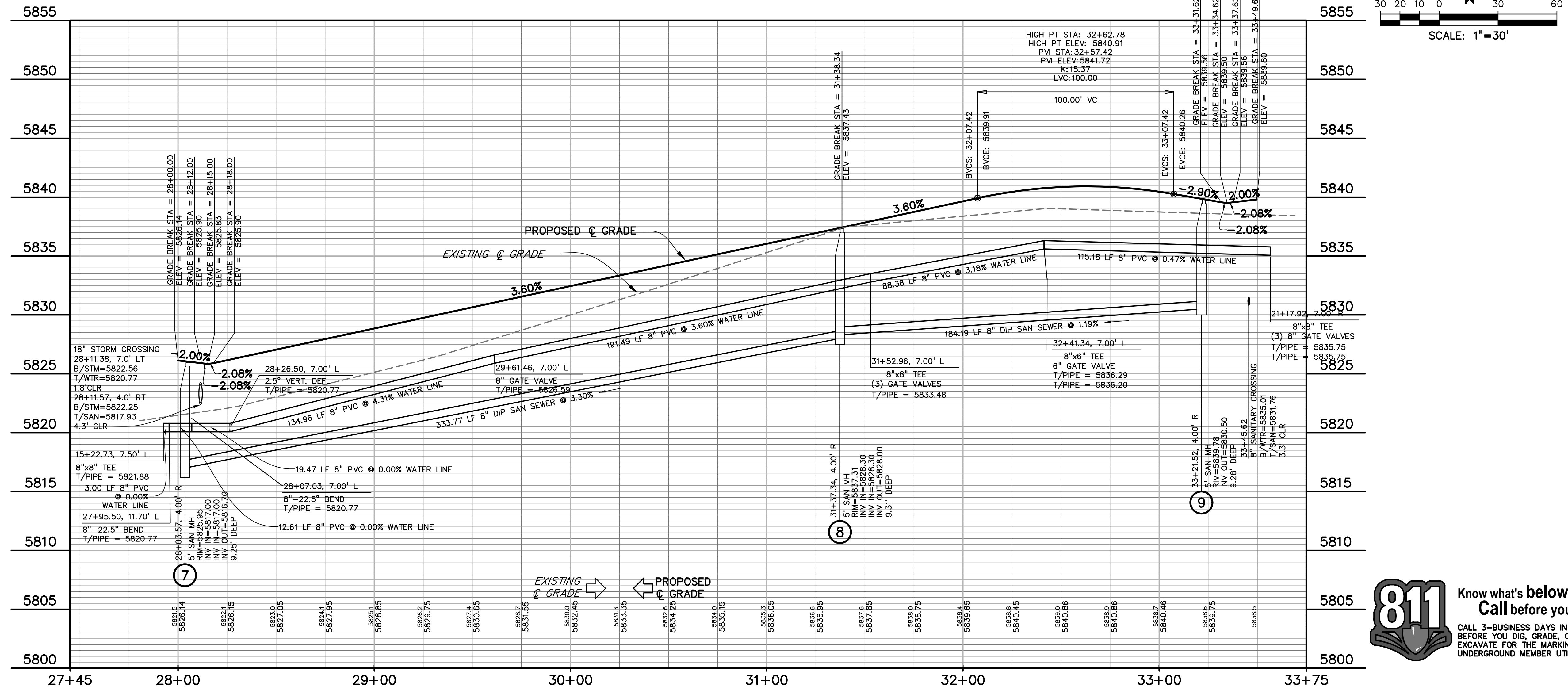
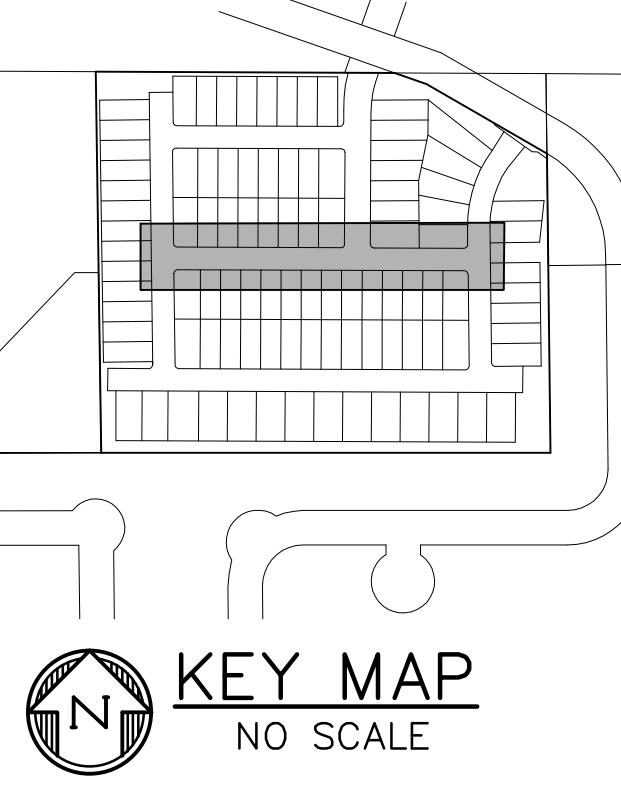
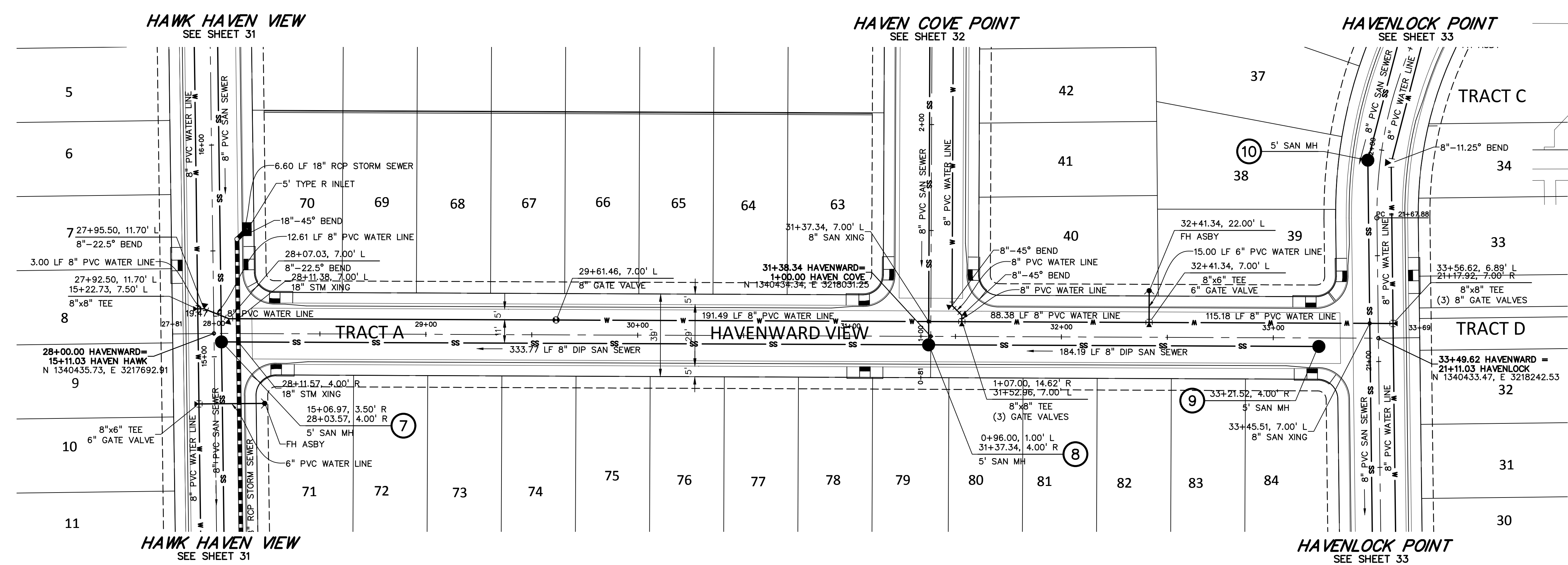
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 DRAWING SCALE:
 HORIZONTAL: 1" = 30'
 VERTICAL: 1" = 5'

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

UT01
 SHEET: 28 OF 46



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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
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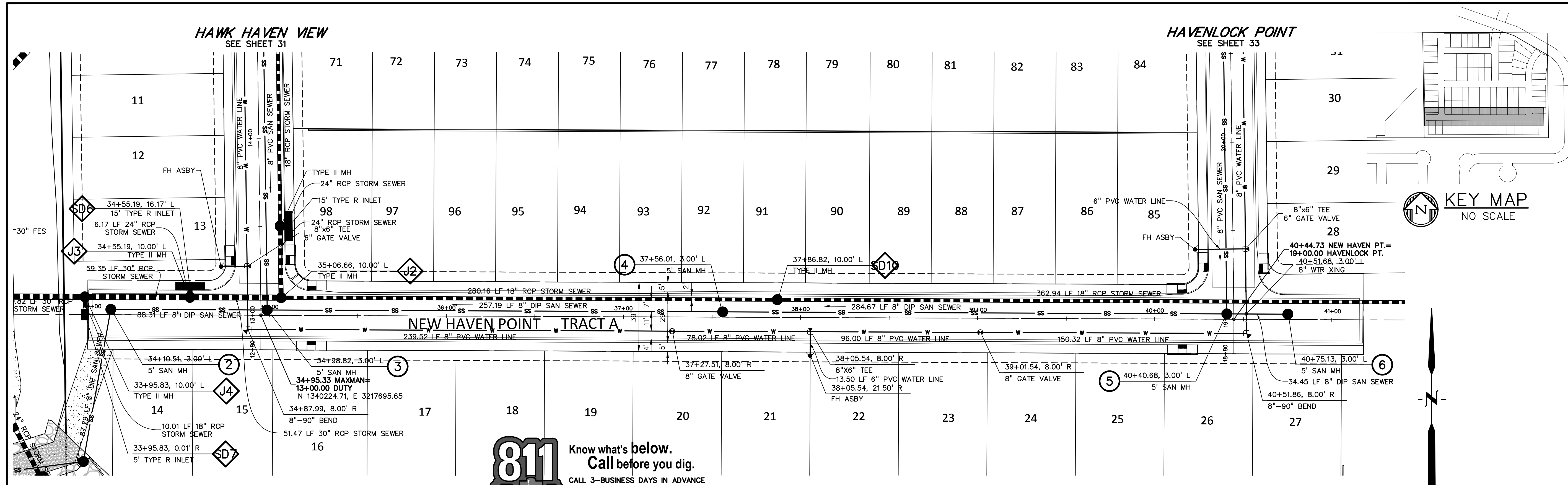
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PROJECT NO. 21085-03CSCV
 DRAWING NO.

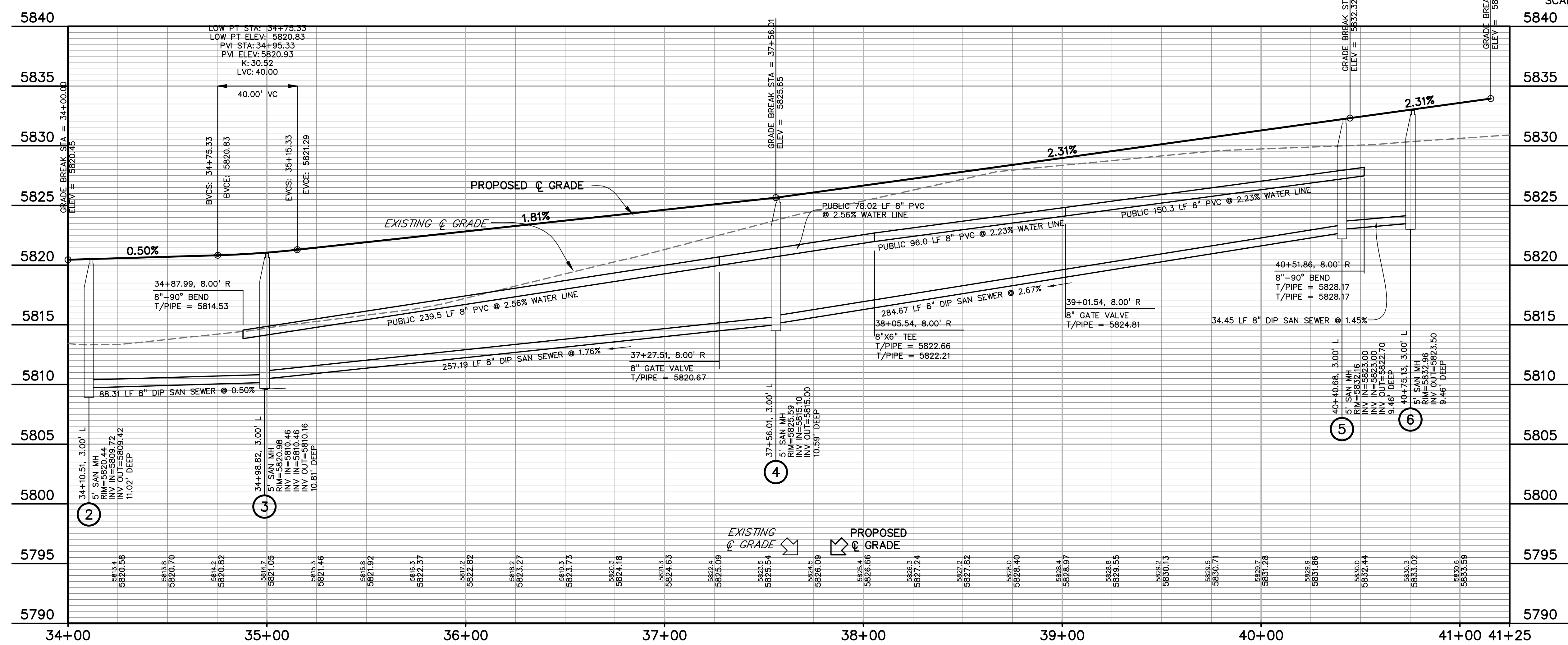
UT02

SHEET: 29 OF 46





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:

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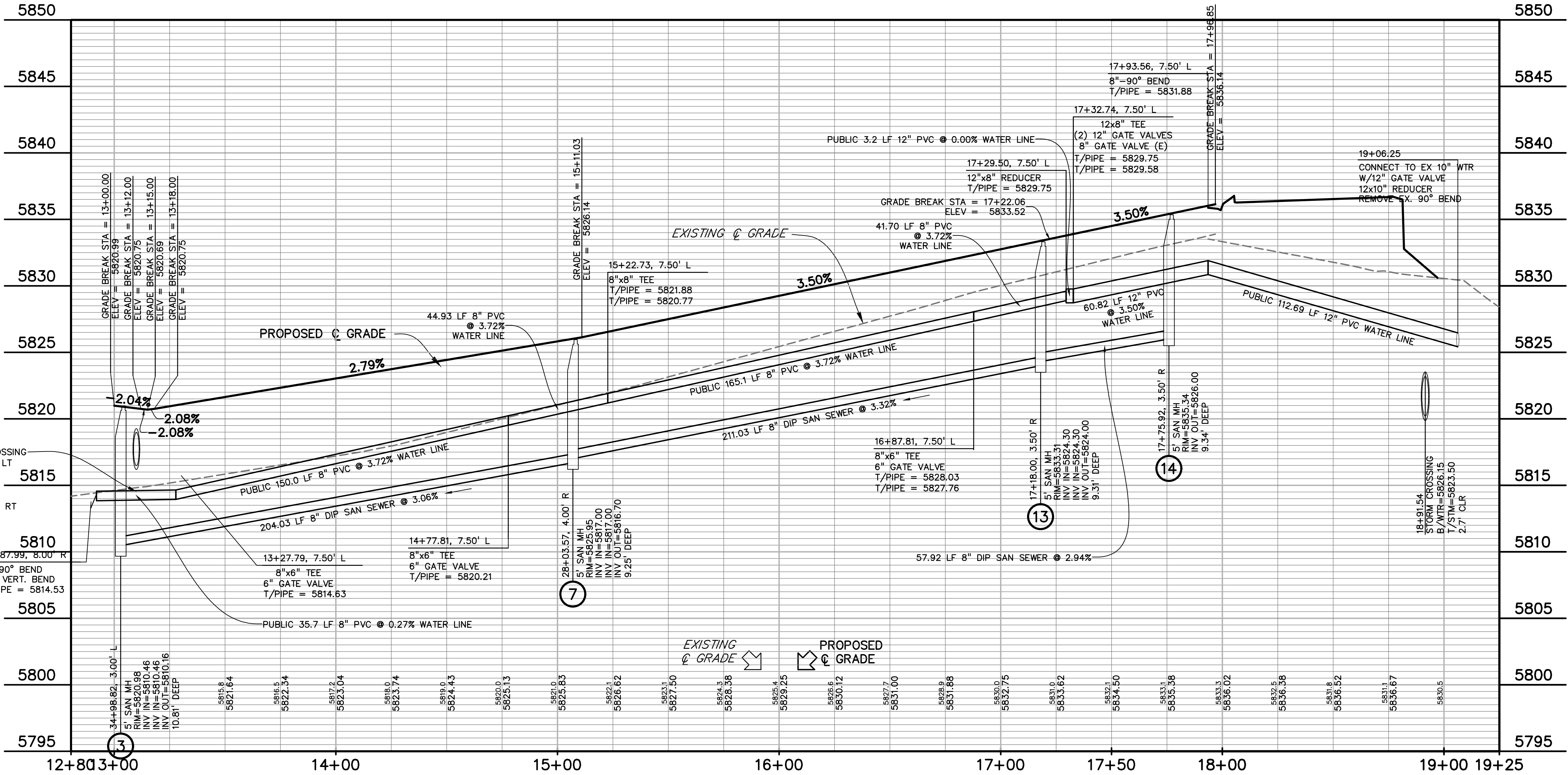
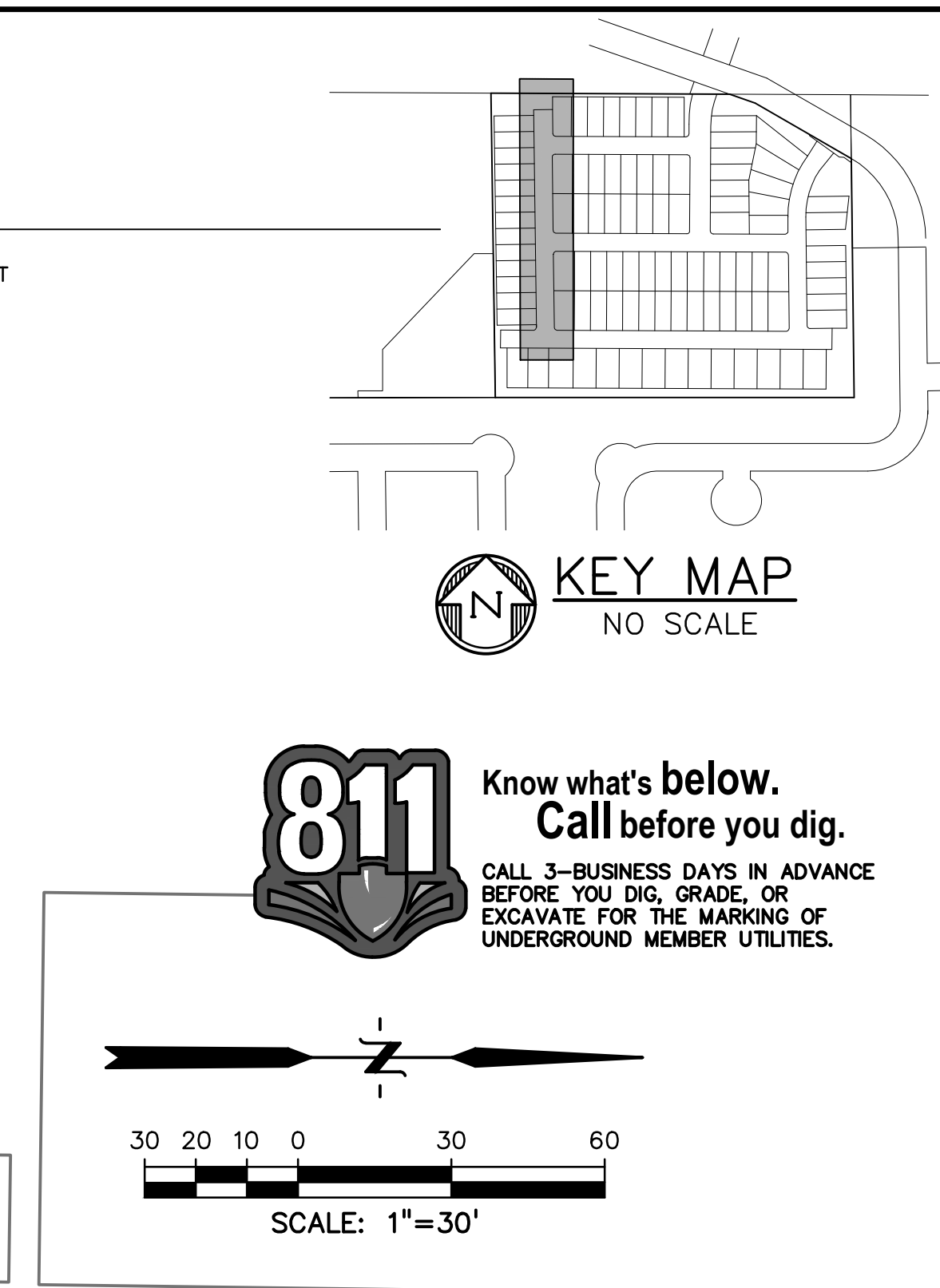
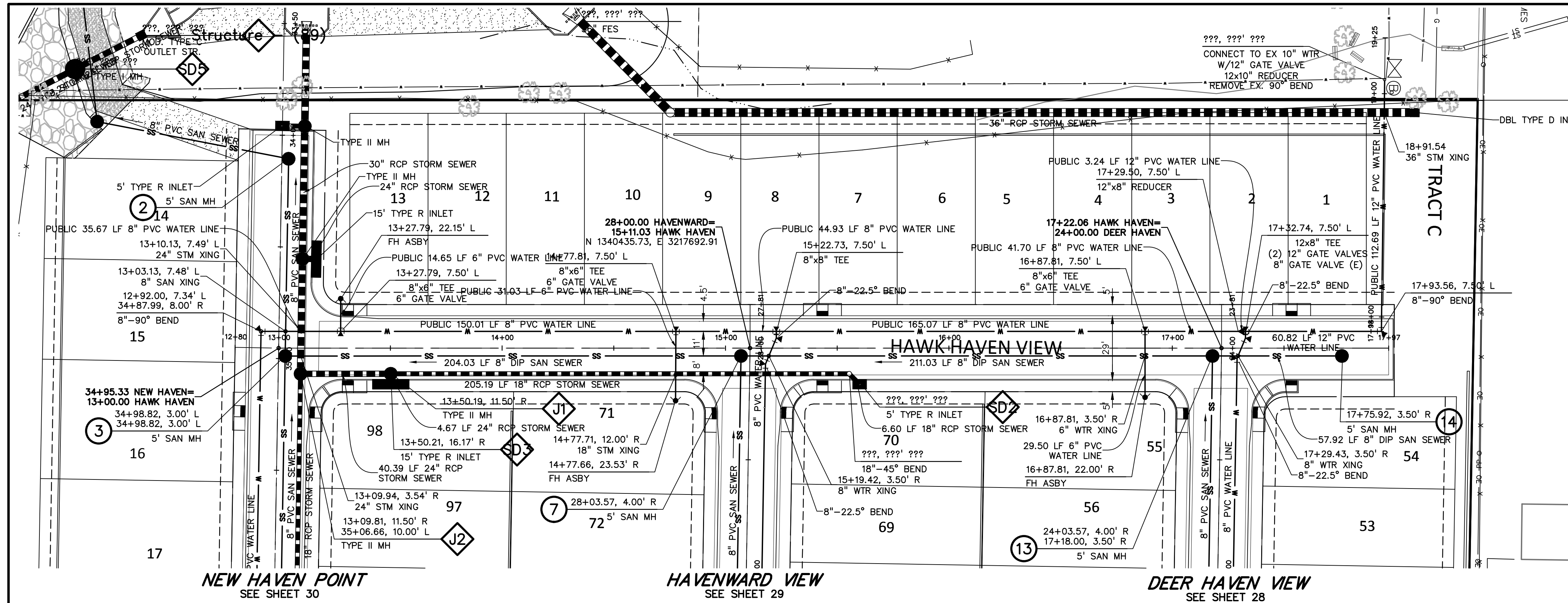
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**NEW HAVEN PT
 WATER & SAN.
 PLAN & PROFILE**

PROJECT NO. 21085-03CSCV
 DRAWING NO.

UT03

SHEET: 30 OF 46



PREPARED BY:



CLIENT:

MIDCO INVESTMENTS, LLC

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CONSTRUCTION DOCUMENTS FOR:

HAVEN VALLEY
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 SECURITY, EL PASO COUNTY, COLORADO

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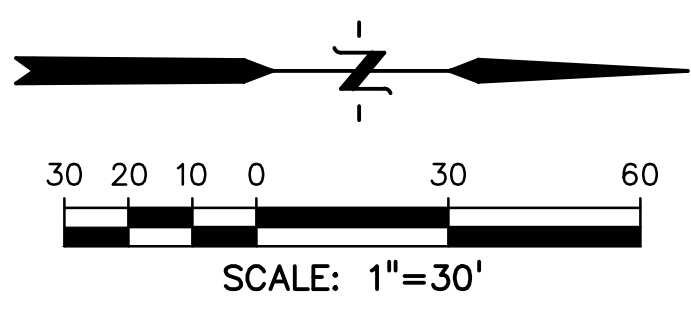
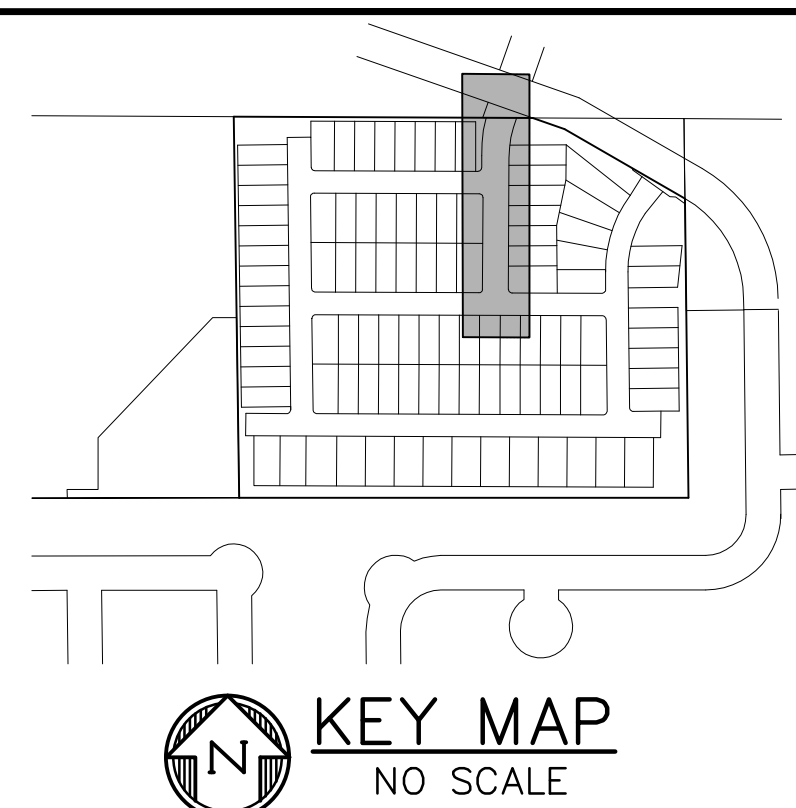
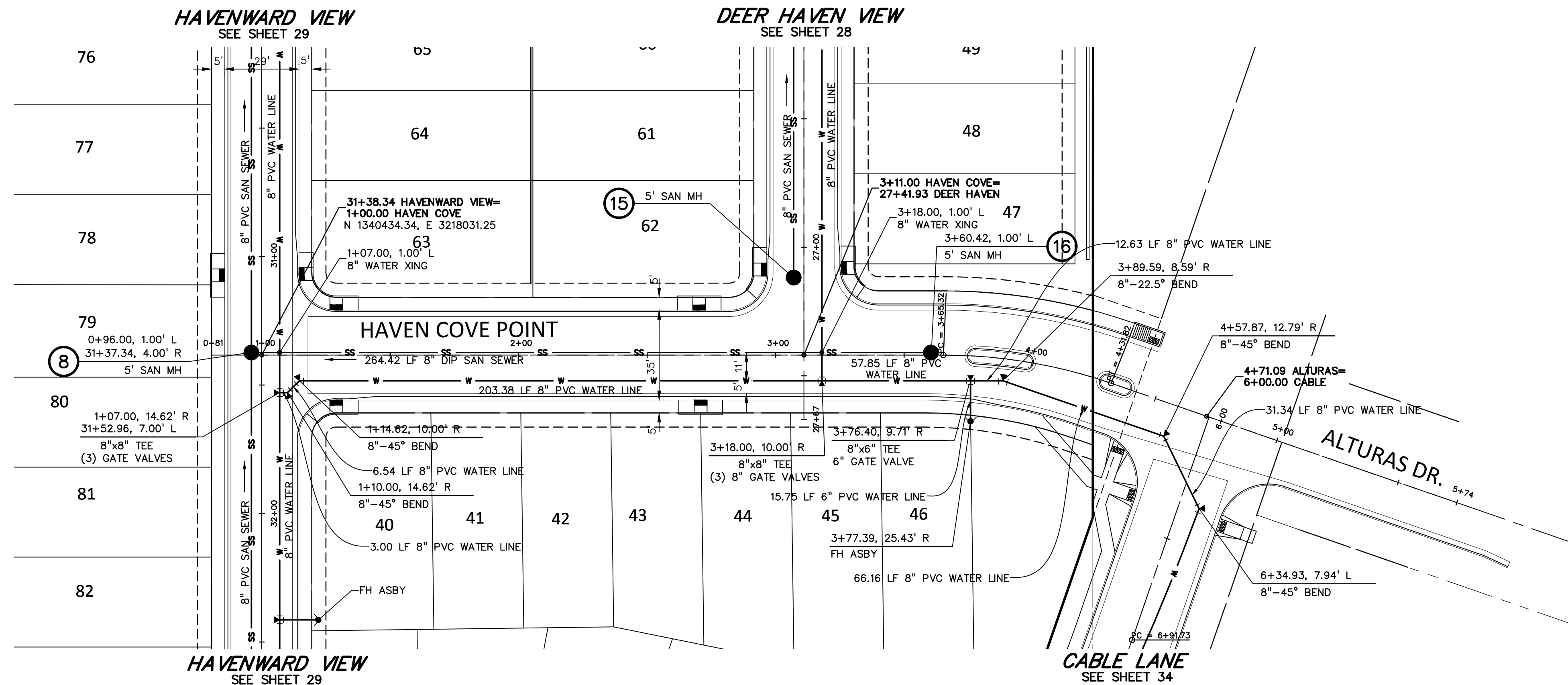
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 VERTICAL: 1" = 5'

**HAWK HAVEN VIEW
 WATER & SAN.
 PLAN & PROFILE**

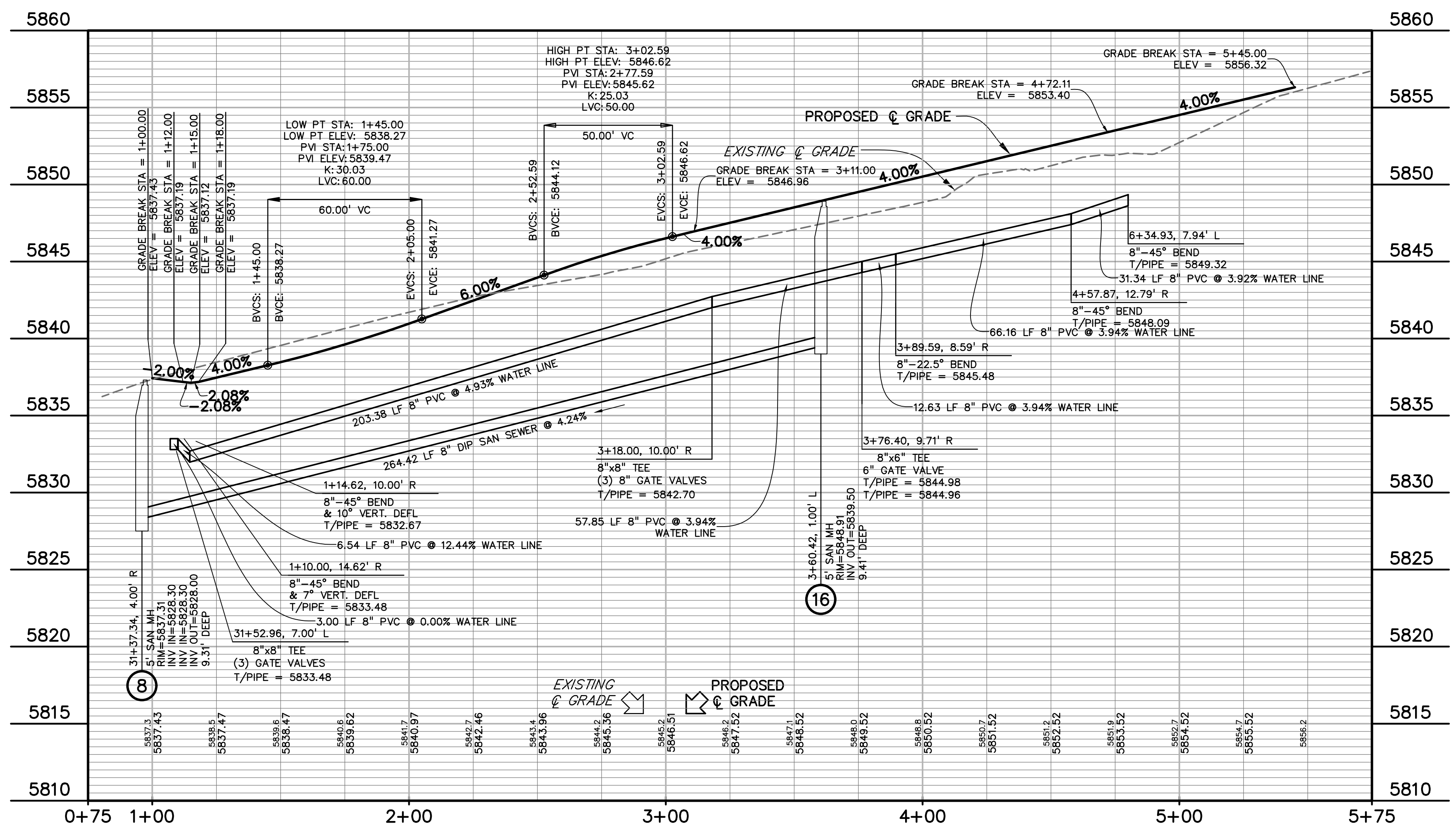
PROJECT NO. 21085-03CSCV
 DRAWING NO.

UT04

SHEET: 31 OF 46



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UNDERGROUND MEMBER UTILITIES.



PREPARED BY:

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CONSTRUCTION DOCUMENTS FOR:

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

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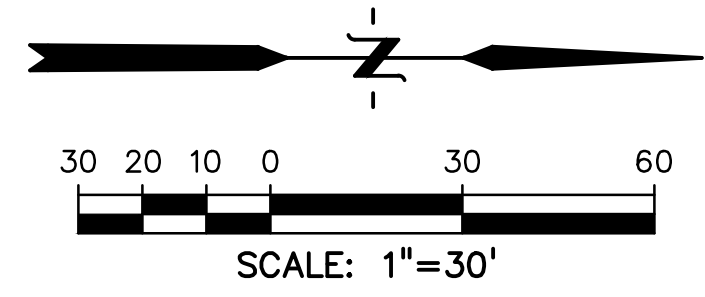
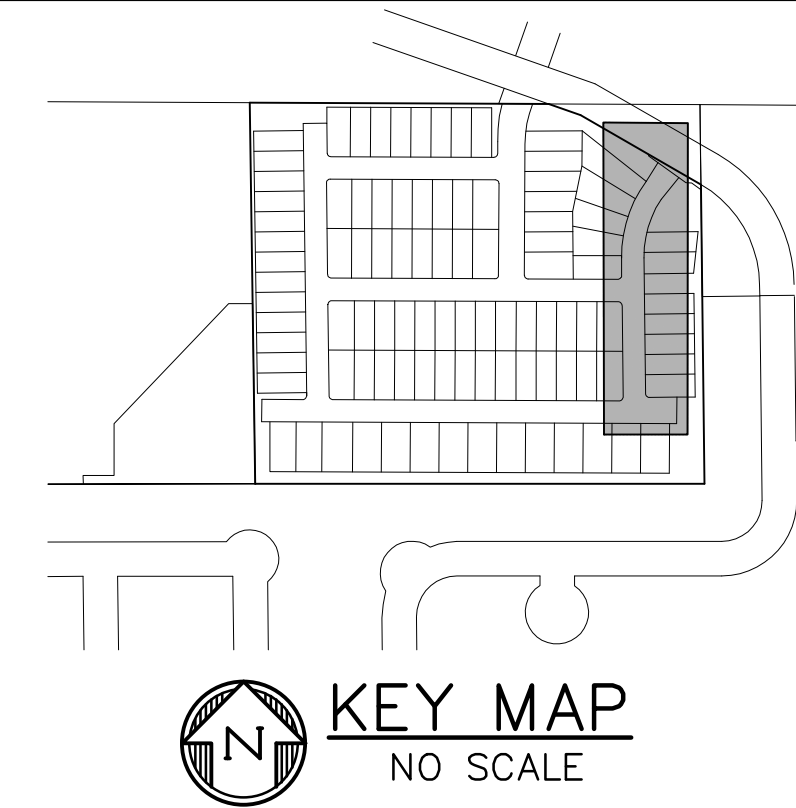
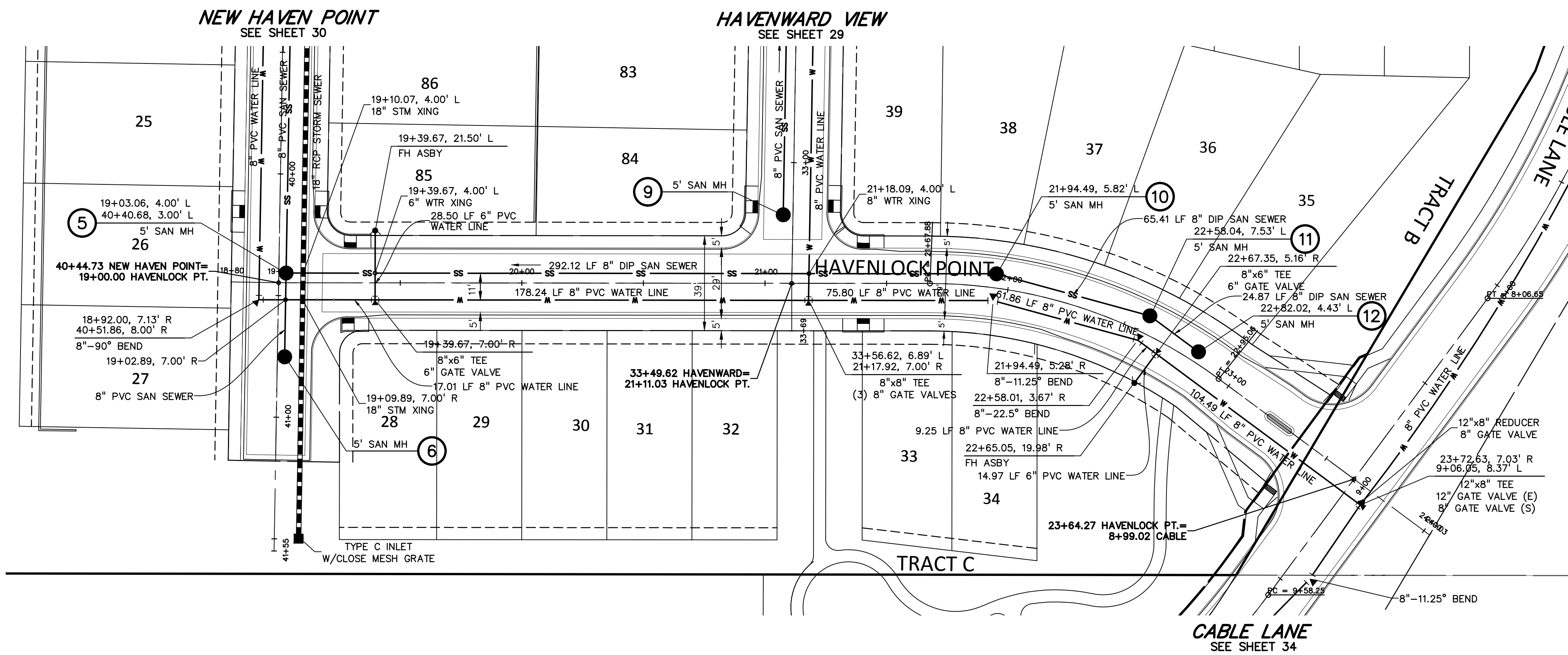
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VERTICAL: 1" = 5'

WTR & SAN
HAVEN COVE PT
PLAN & PROFILE

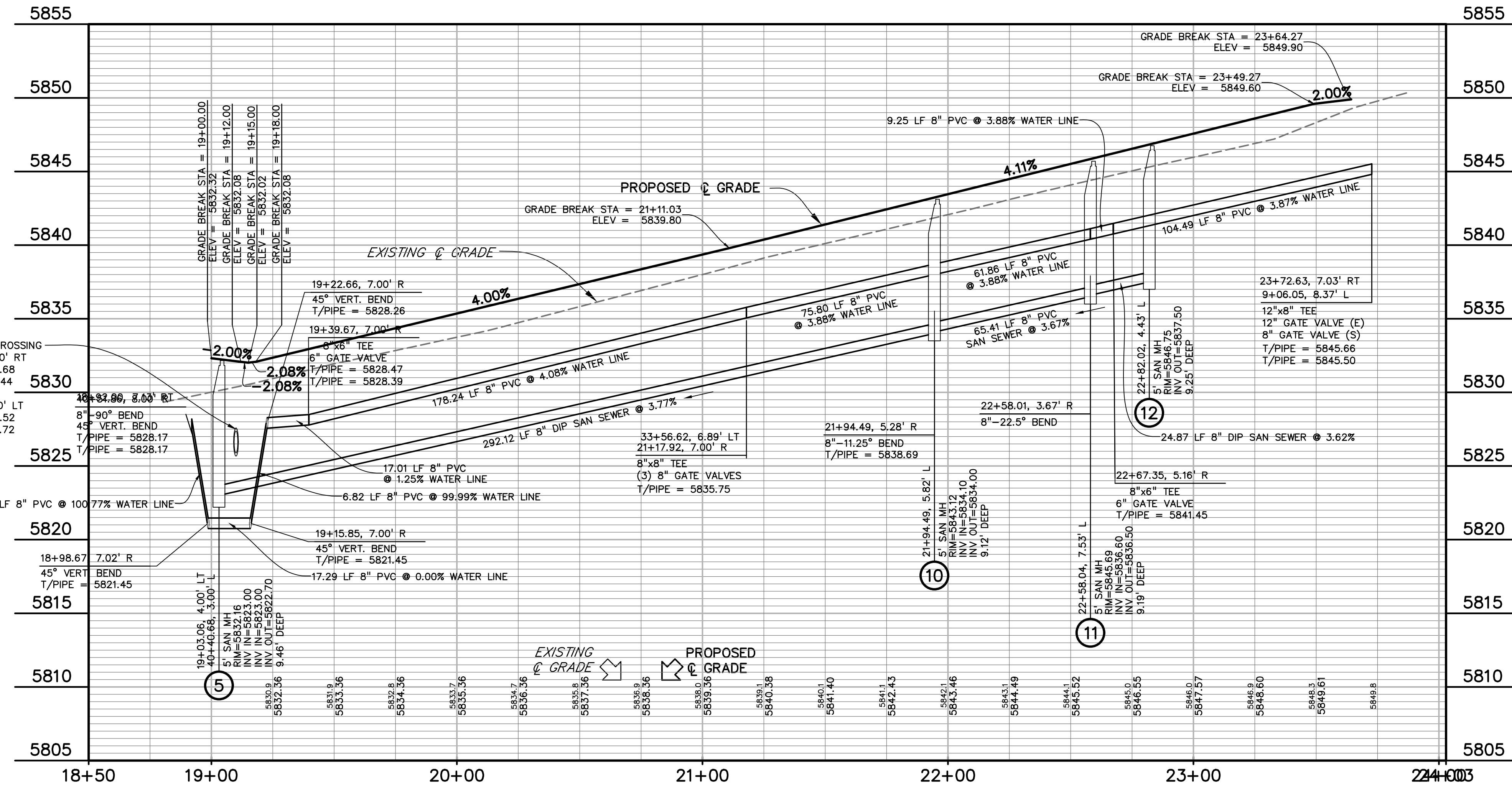
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DRAWING NO.

UT05

SHEET: 32 OF 46



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CLIENT:

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P.O. BOX 60069
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CONSTRUCTION DOCUMENTS FOR:

HAVEN VALLEY
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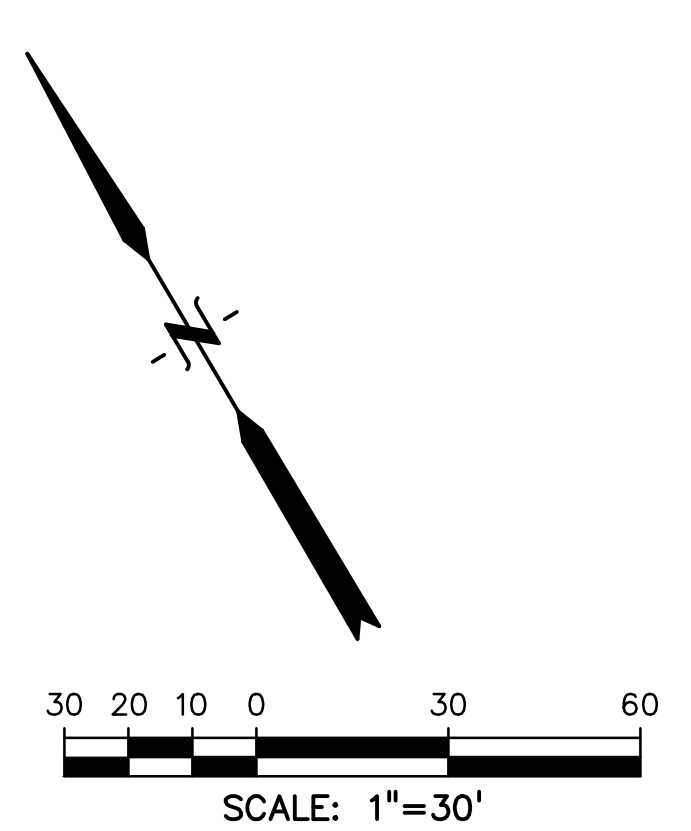
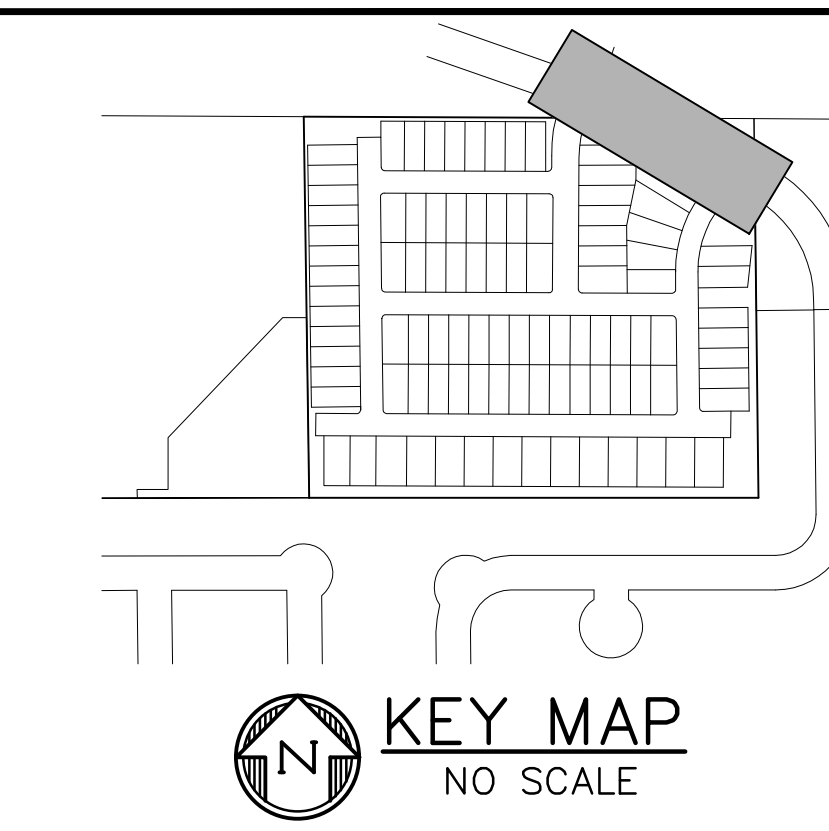
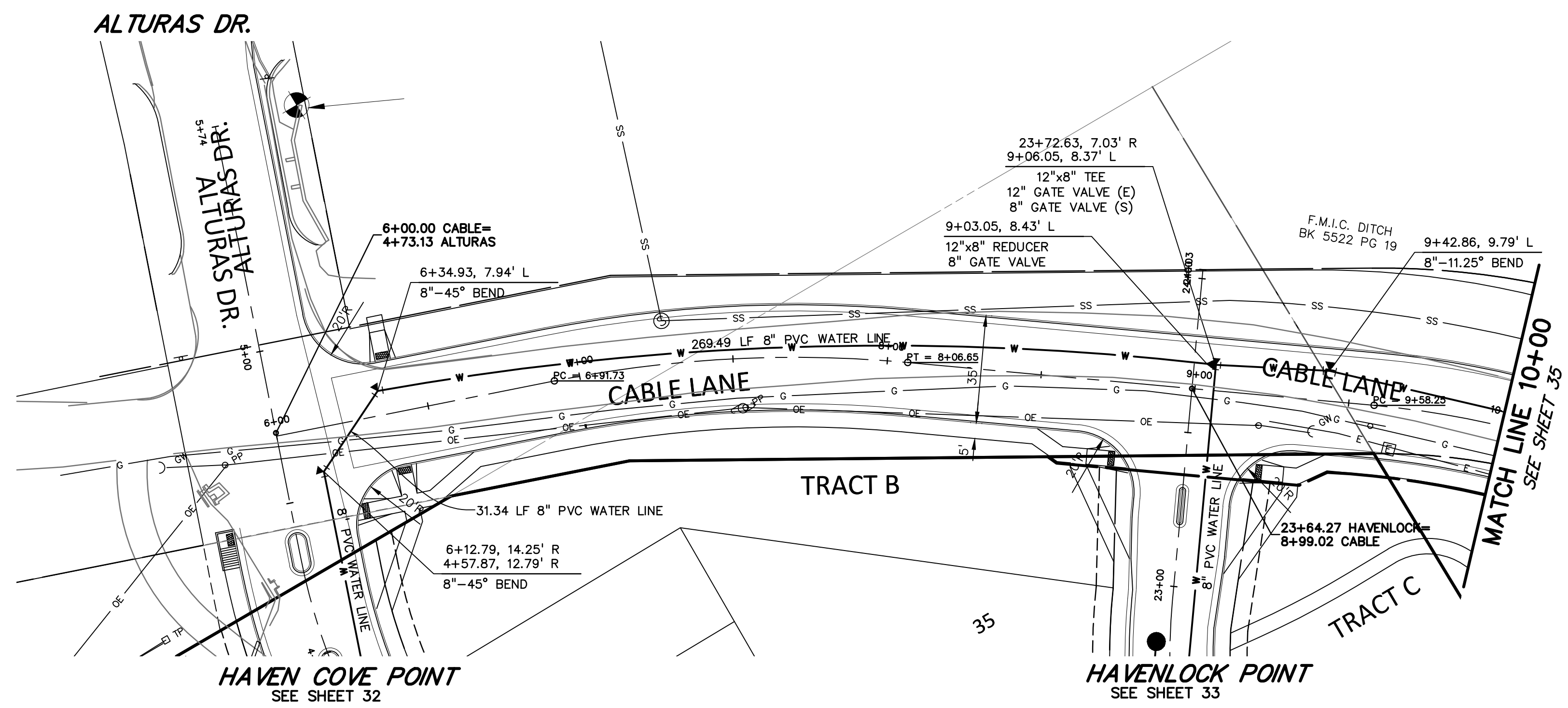
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PLAN & PROFILE

PROJECT NO. 21085-03CSCV
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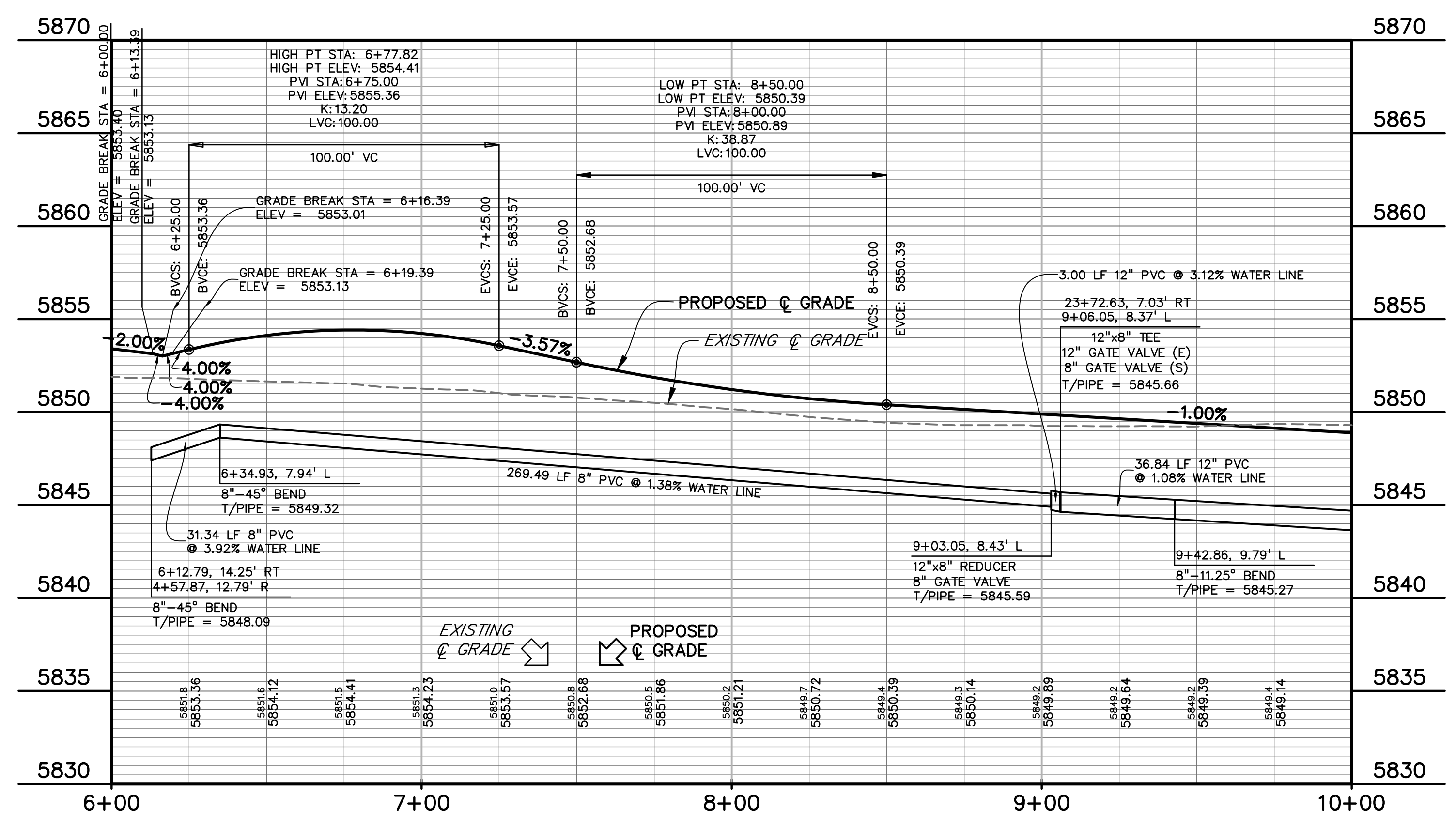
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PREPARED BY:



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

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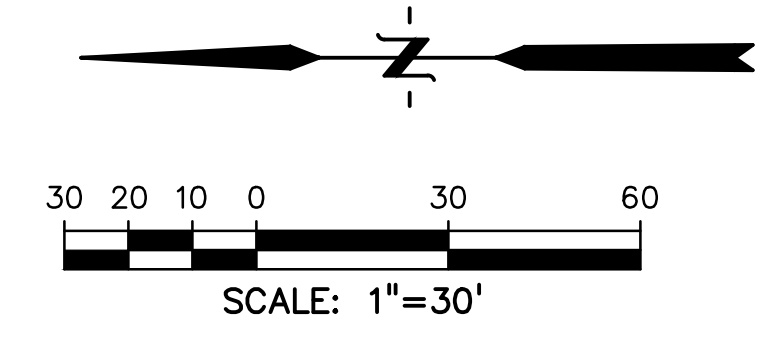
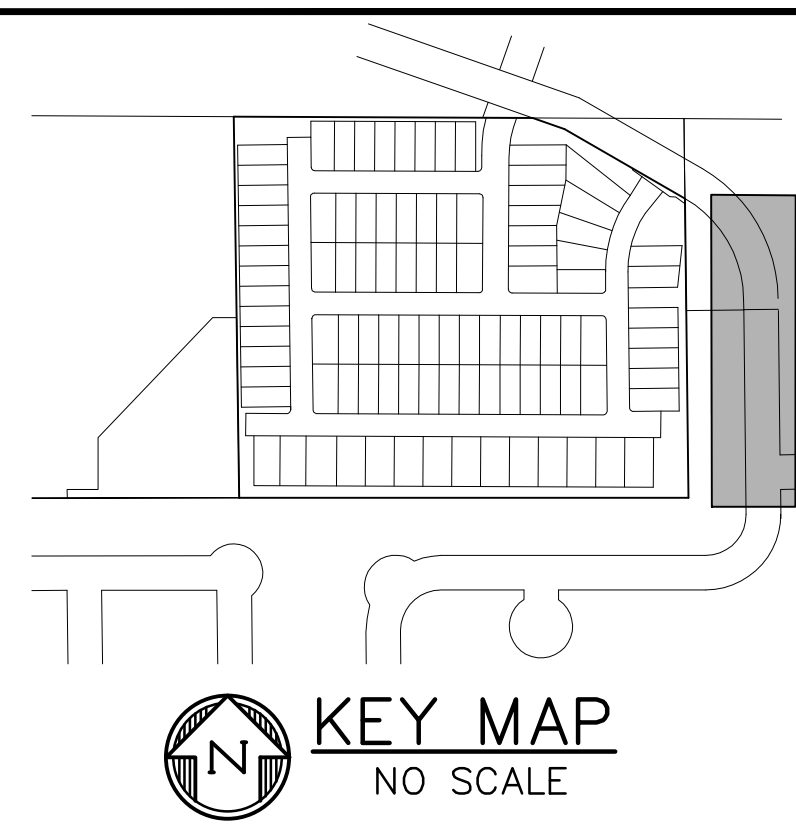
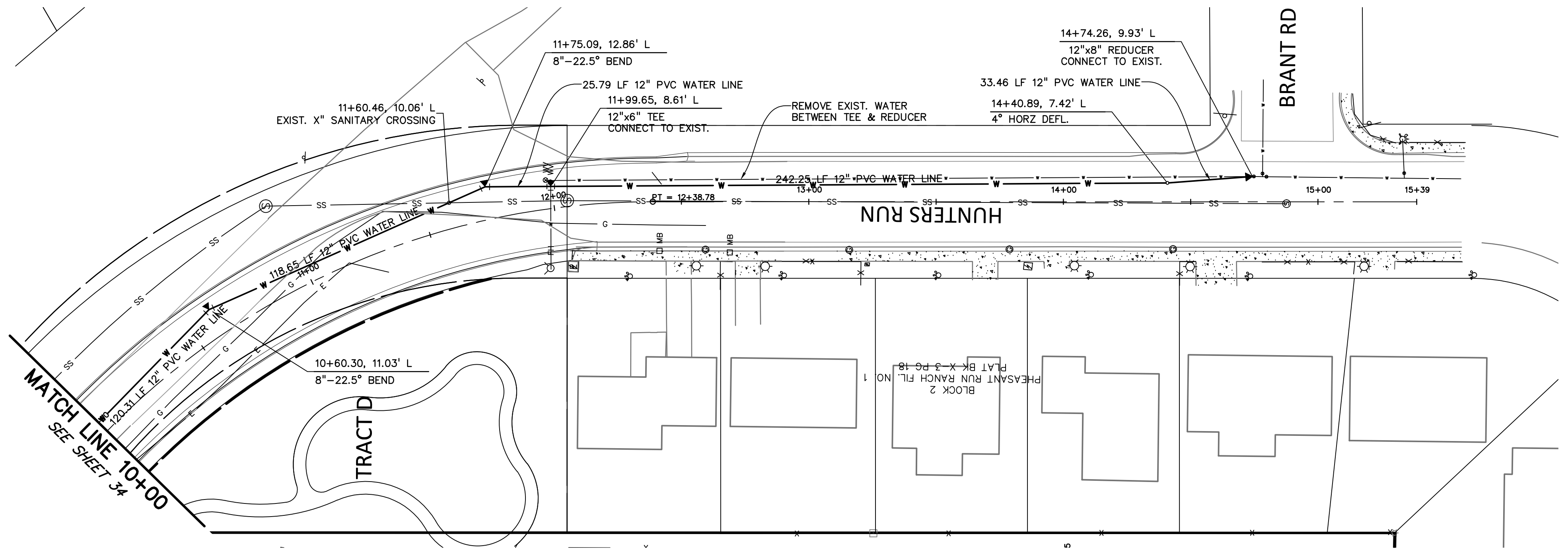
WATER CABLE LANE PLAN & PROFILE

PROJECT NO. 21085-03CSCV
 DRAWING NO.

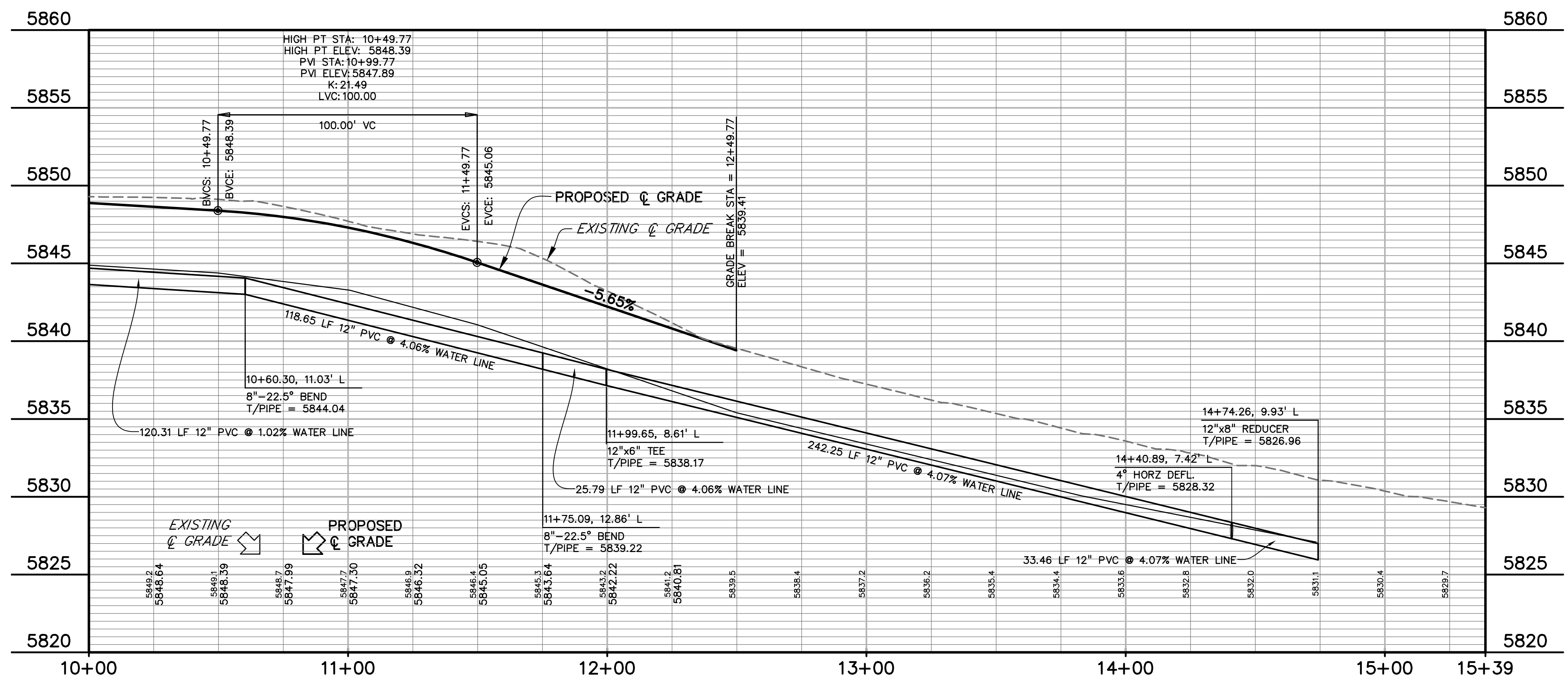
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PREPARED BY:



CLIENT:

MIDCO INVESTMENTS, LLC

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

CONSTRUCTION DOCUMENTS FOR:

HAVEN VALLEY

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SECURITY, EL PASO COUNTY, COLORADO

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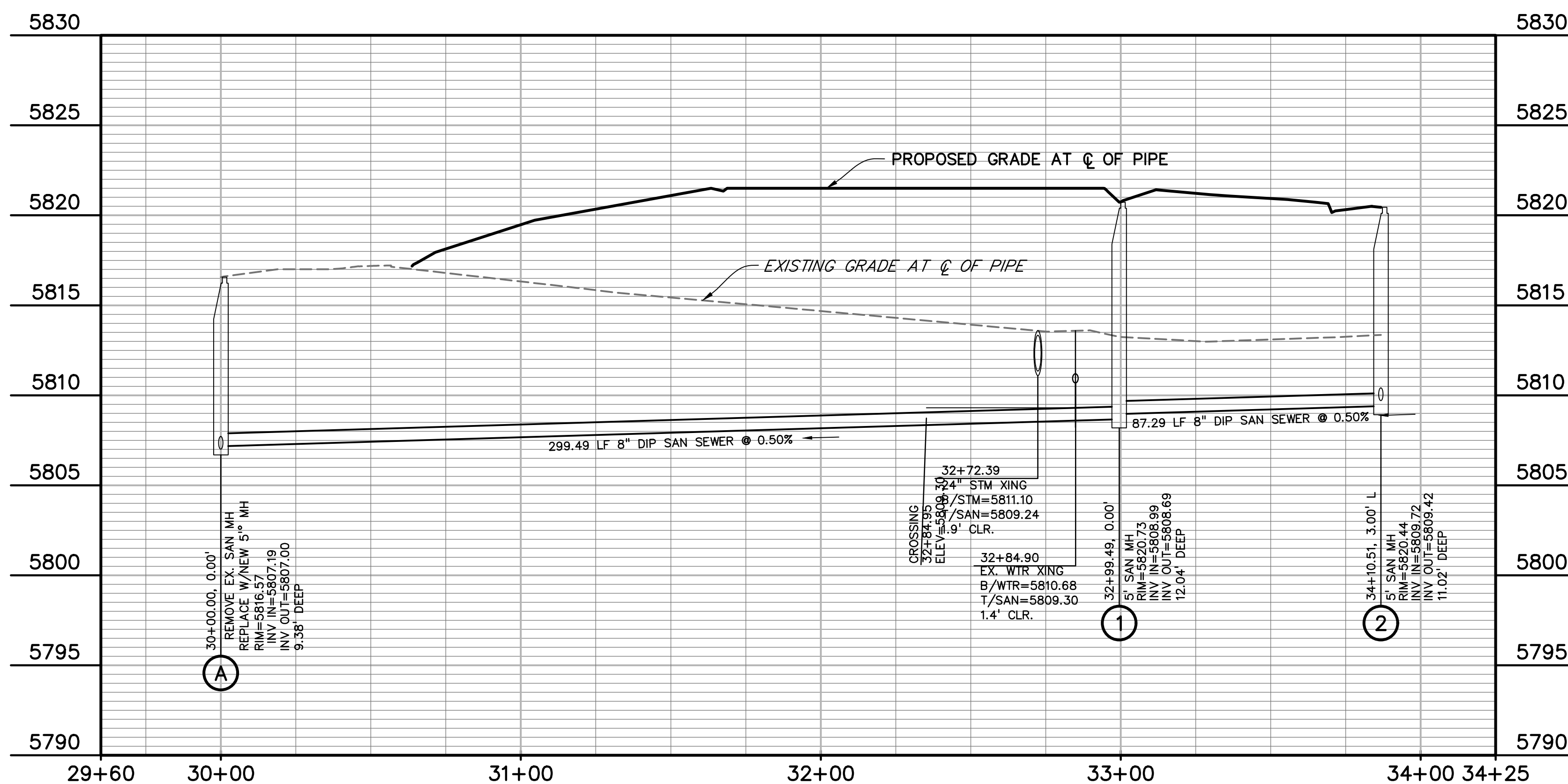
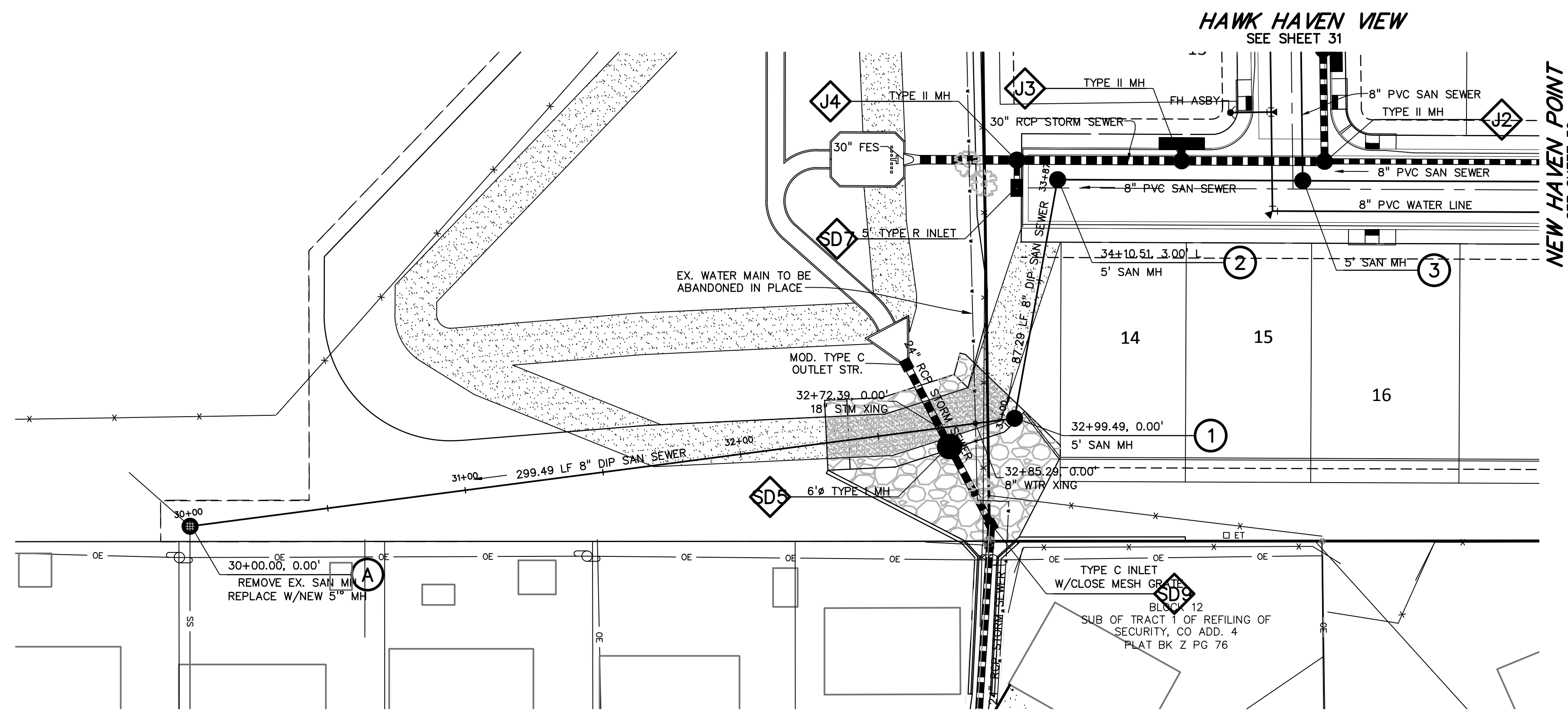
WATER CABLE LANE PLAN & PROFILE

PROJECT NO. 21085-03CSCV
DRAWING NO.

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SHEET: 35 OF 46

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Call before you dig.
 CALL 3-BUSINESS DAYS IN ADVANCE
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 Engineers • Surveyors
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HAVEN VALLEY
 (LETA DR.) BRADLEY RD/ALTURAS DR.
 SECURITY, EL PASO COUNTY, COLORADO

ISSUE	DATE
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 VERTICAL: 1" = 5'

OFFSITE
 SANITARY
 PLAN & PROFILE

PROJECT NO. 21085-03CSCV
 DRAWING NO.

SS01

SHEET: 36 OF 46

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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 (SMWP) 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 GEC. A PRECONSTRUCTION MEETING BETWEEN THE CONTRACTOR, ENGINEER, AND EL PASO COUNTY WILL BE HELD PRIOR TO ANY CONSTRUCTION. IT IS THE RESPONSIBILITY OF THE APPLICANT TO COORDINATE THE MEETING TIME AND PLACE WITH COUNTY STAFF.
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 GROUND ENGINEERING, DATED AUGUST 25, 2015, WITH ADDENDA 1, DATED MARCH 17, 2017 AND SHALL BE CONSIDERED A PART OF THESE PLANS. ANOTHER SOILS REPORT WAS COMPLETED BY ROCKY MOUNTAIN GROUP, DATED SEPTEMBER 26, 2022.
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
WQCD – PERMITS
4300 CHERRY CREEK DRIVE SOUTH
DENVER, CO 80246-1530
ATTN: PERMITS UNIT

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
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LATEST ISSUE	9/20/23
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FILE NAME:	21085-03ECCV

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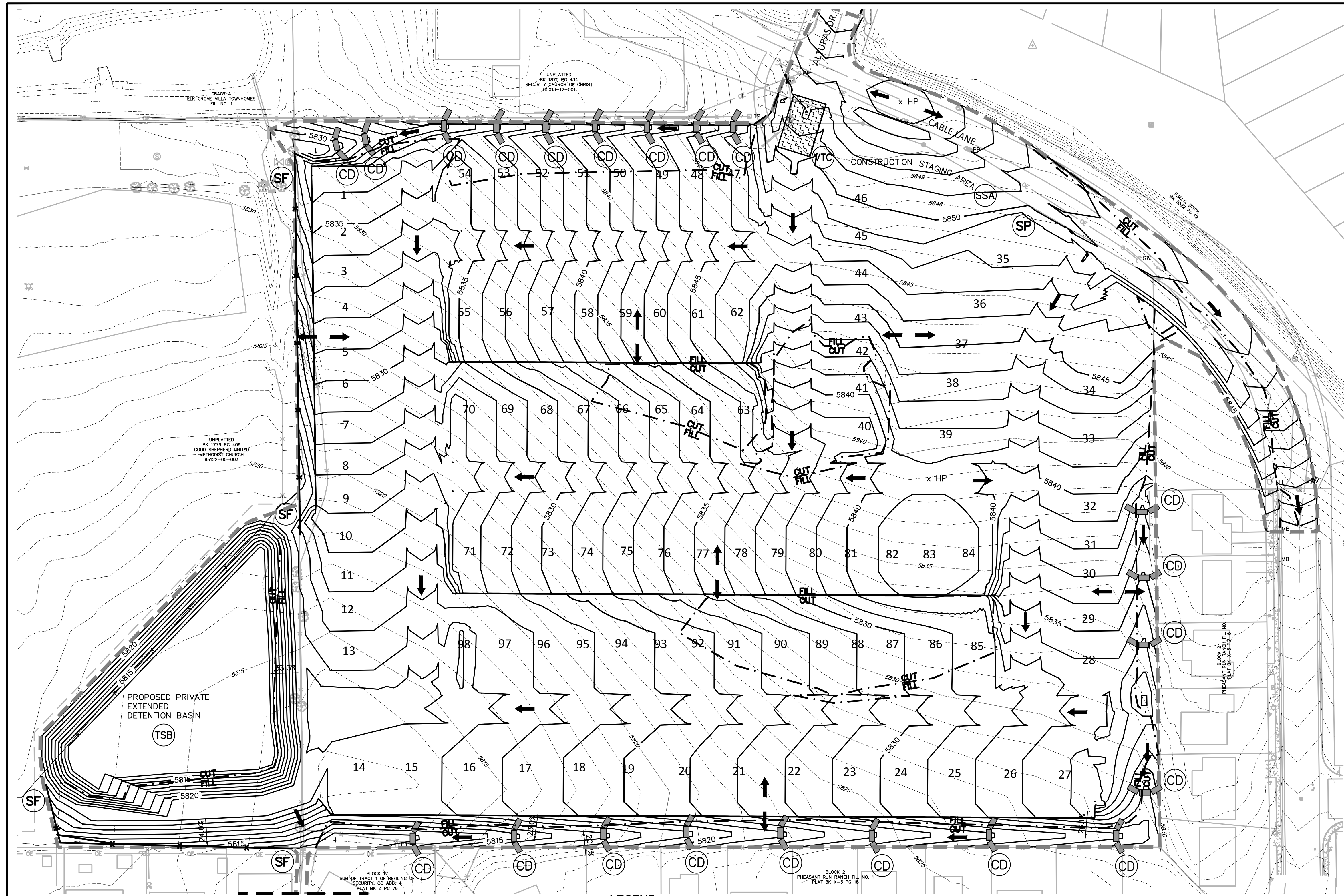
DRAWING SCALE:
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VERTICAL: N/A

EROSION CONTROL NOTES

PROJECT NO. 21085-03CSCV
DRAWING NO.

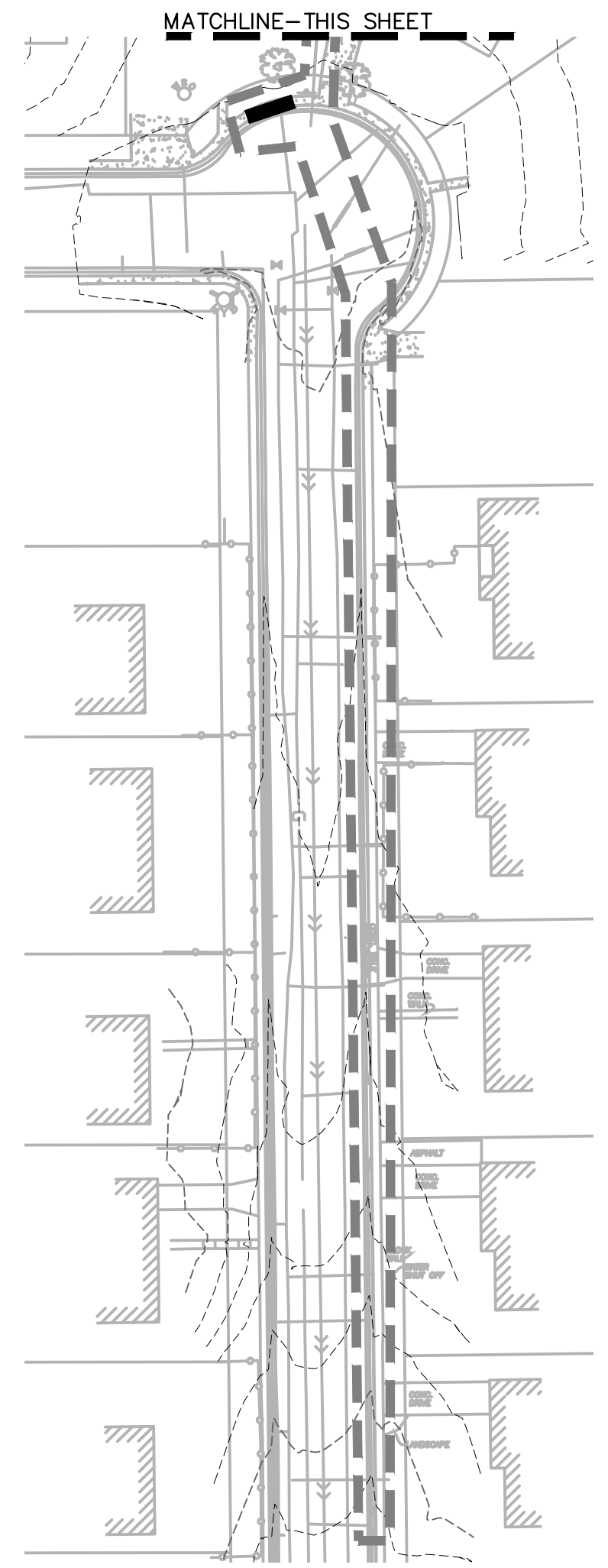
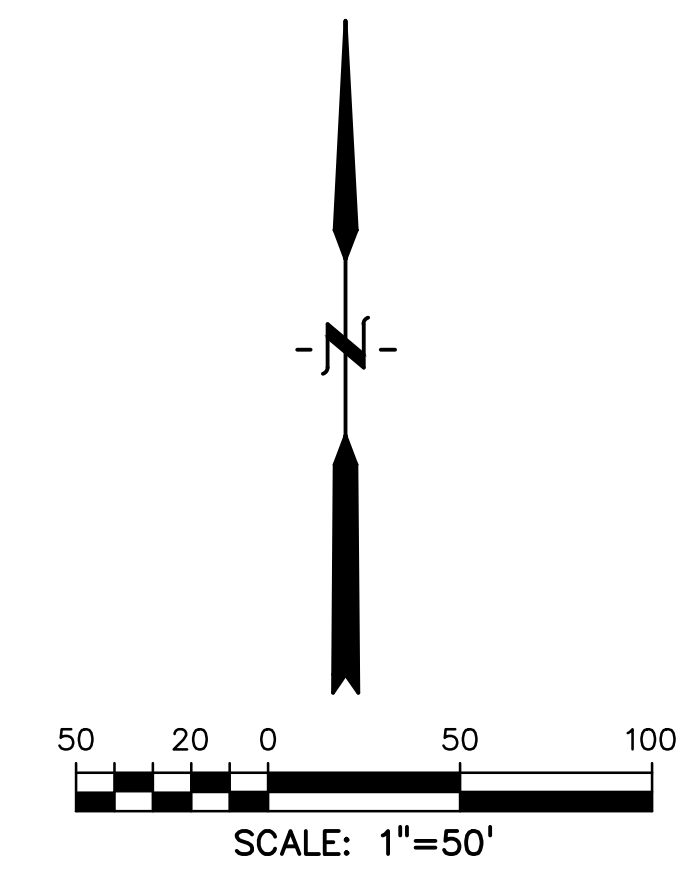


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- NOTES:**
- REFER TO LANDSCAPING PLANS FOR ONSITE VEGETATION
 - REFER TO SWMP FOR NON-STRUCTURAL CONTROL MEASURES.
 - ALL DISTURBED AREAS SHALL BE SEEDED WITHIN 30 DAYS OF DISTURBANCE.

LEGEND	
PROPOSED INTERMEDIATE CONTOUR 5522	ROCK SOCKS (RS)
PROPOSED INDEX CONTOUR 5520	CONCRETE WASHOUT AREA (CWA)
EX. INTERMEDIATE CONTOUR 5364	VEHICLE TRACKING CONTROL (VTC)
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	
LIMIT OF DISTURBANCE	
INLET PROTECTION (IP)	
	EROSION CONTROL BLANKET (ECB)
	SEEDING/MULCHING (SM)



PREPARED BY:

DREXEL, BARRELL & CO.
 Engineers • Surveyors
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 COLORADO SPGS, COLORADO 80905
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CLIENT:

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 VERTICAL: N/A

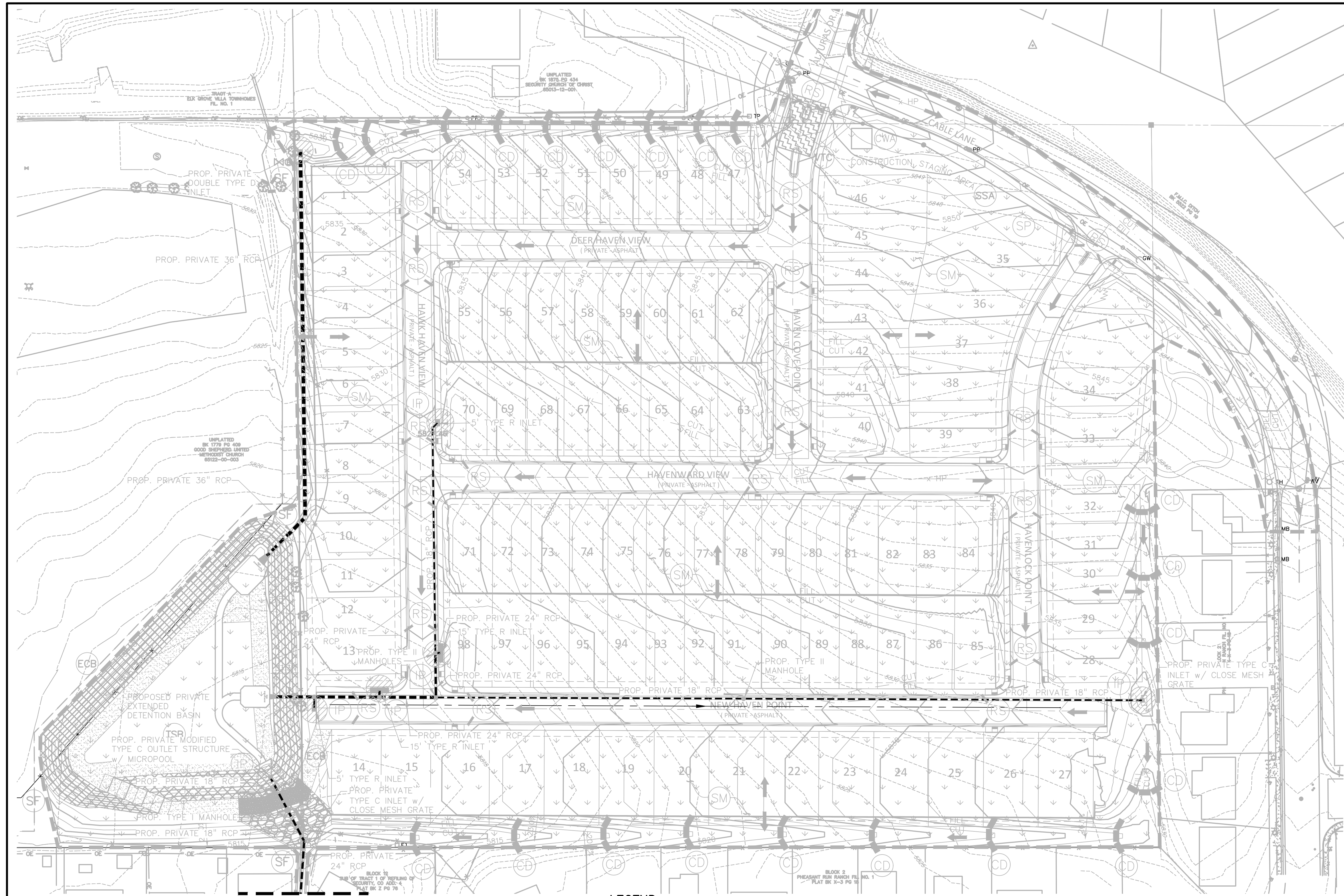
INITIAL GRADING AND EROSION CONTROL PLAN

PROJECT NO. 21085-03CSCV
 DRAWING NO.

EC01

SHEET: 39 OF 46

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.

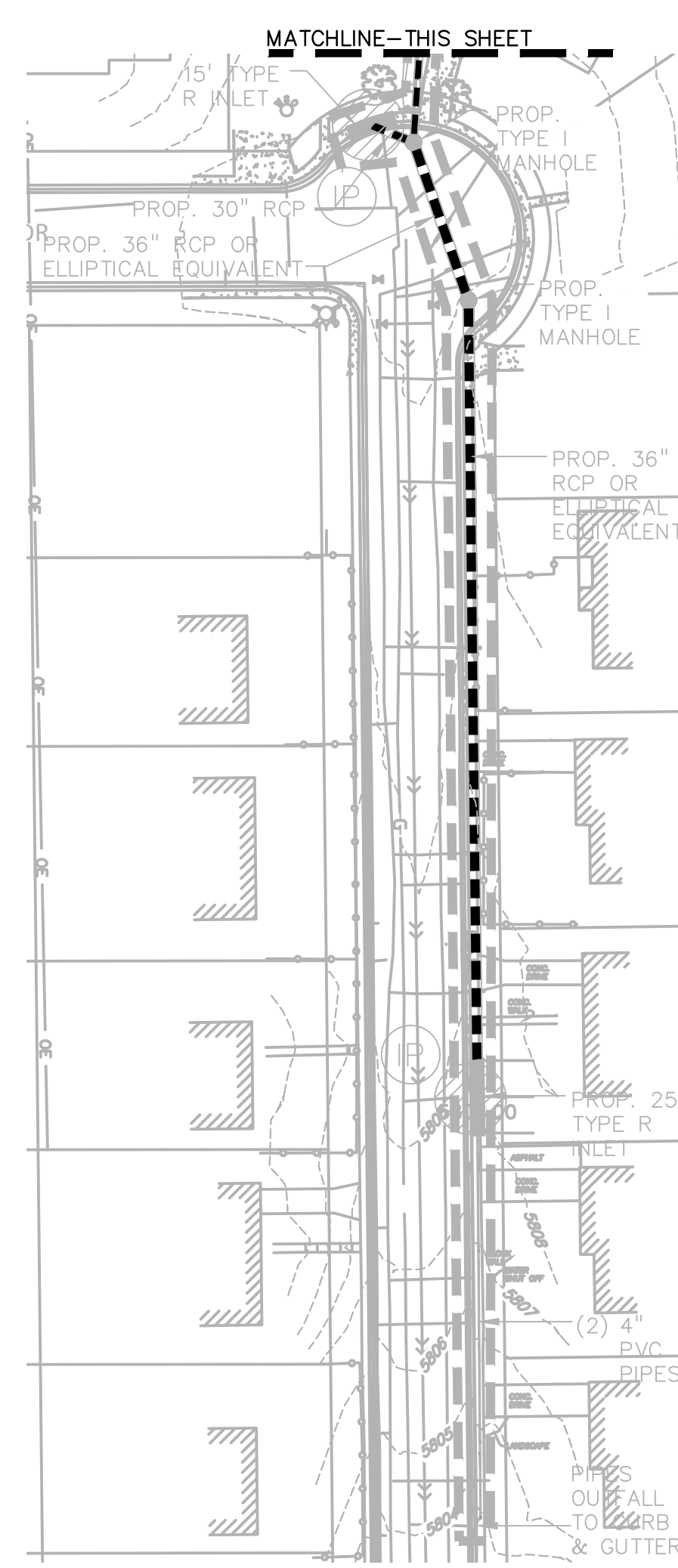
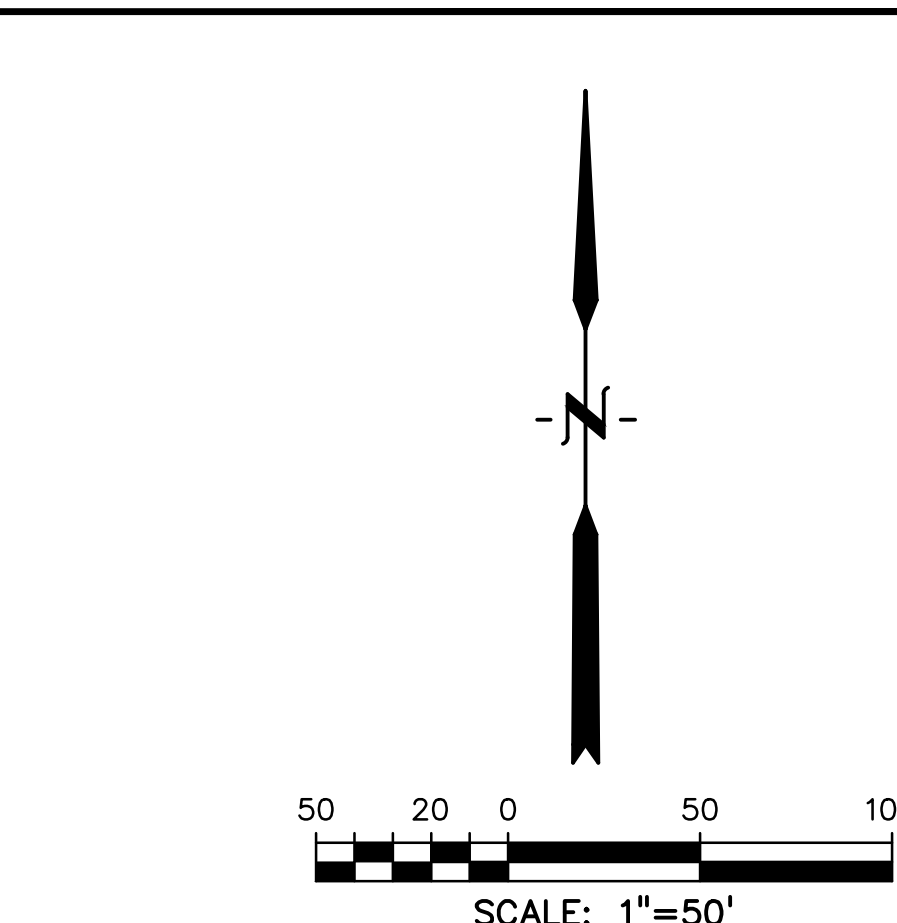


NOTES:

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- REFER TO SWMP FOR NON-STRUCTURAL CONTROL MEASURES.
- ALL DISTURBED AREAS SHALL BE SEEDED WITHIN 30 DAYS OF DISTURBANCE.

LEGEND

PROPOSED INTERMEDIATE CONTOUR 5522	ROCK SOCKS (RS)	EROSION CONTROL BLANKET (ECB)
PROPOSED INDEX CONTOUR 5520	CONCRETE WASHOUT AREA (CWA)	SEEDING/MULCHING (SM)
EX. INTERMEDIATE CONTOUR 5364	VEHICLE TRACKING CONTROL (VTC)	
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		
LIMIT OF DISTURBANCE		
INLET PROTECTION (IP)		



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

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

FINAL/VERTICAL GEC PLAN

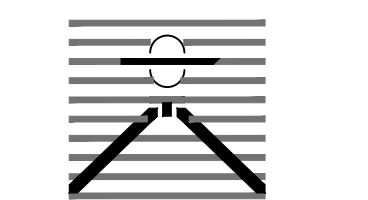
PROJECT NO. 21085-03CSCV
 DRAWING NO.

EC03

SHEET: 41 OF 46



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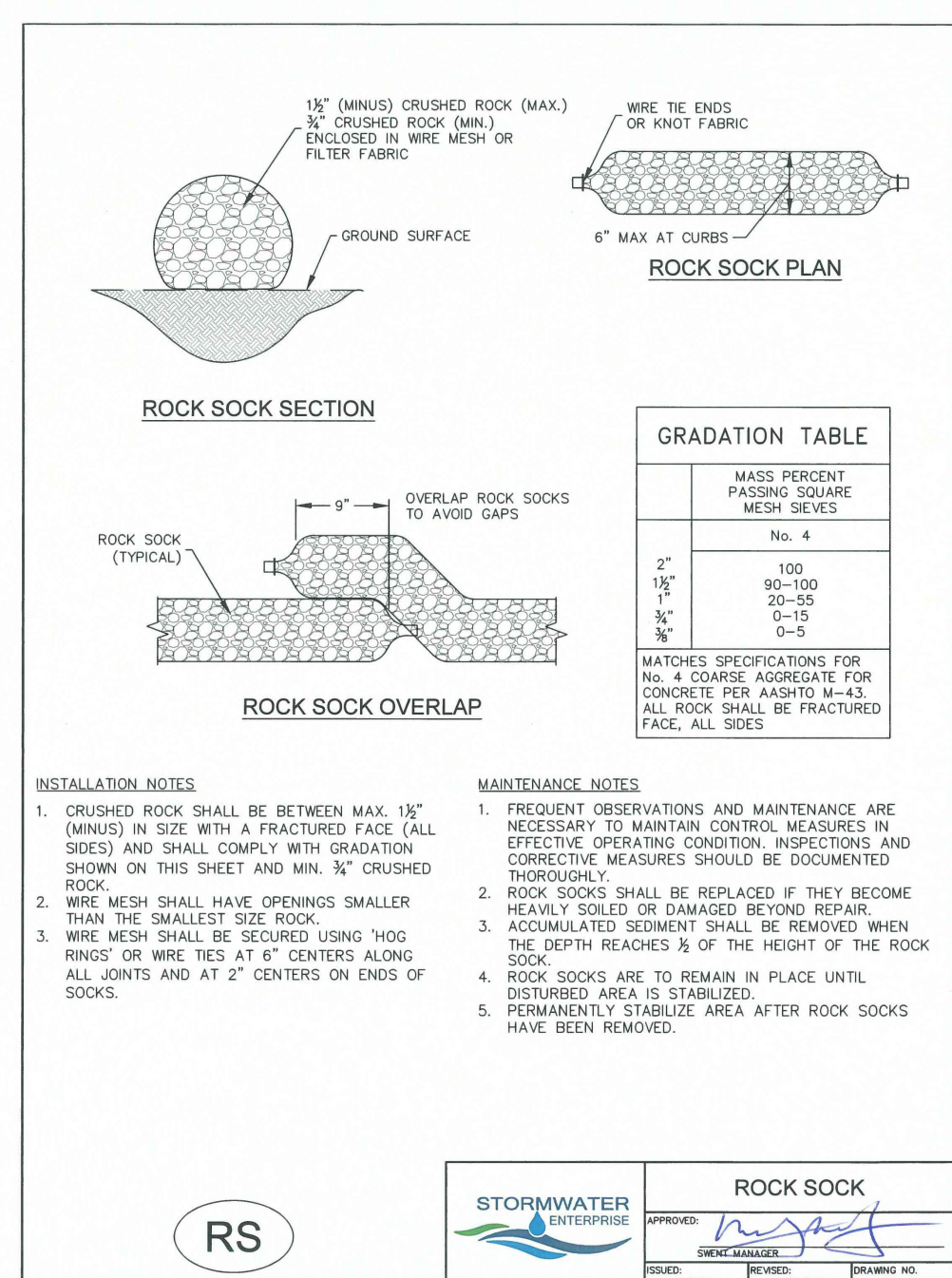
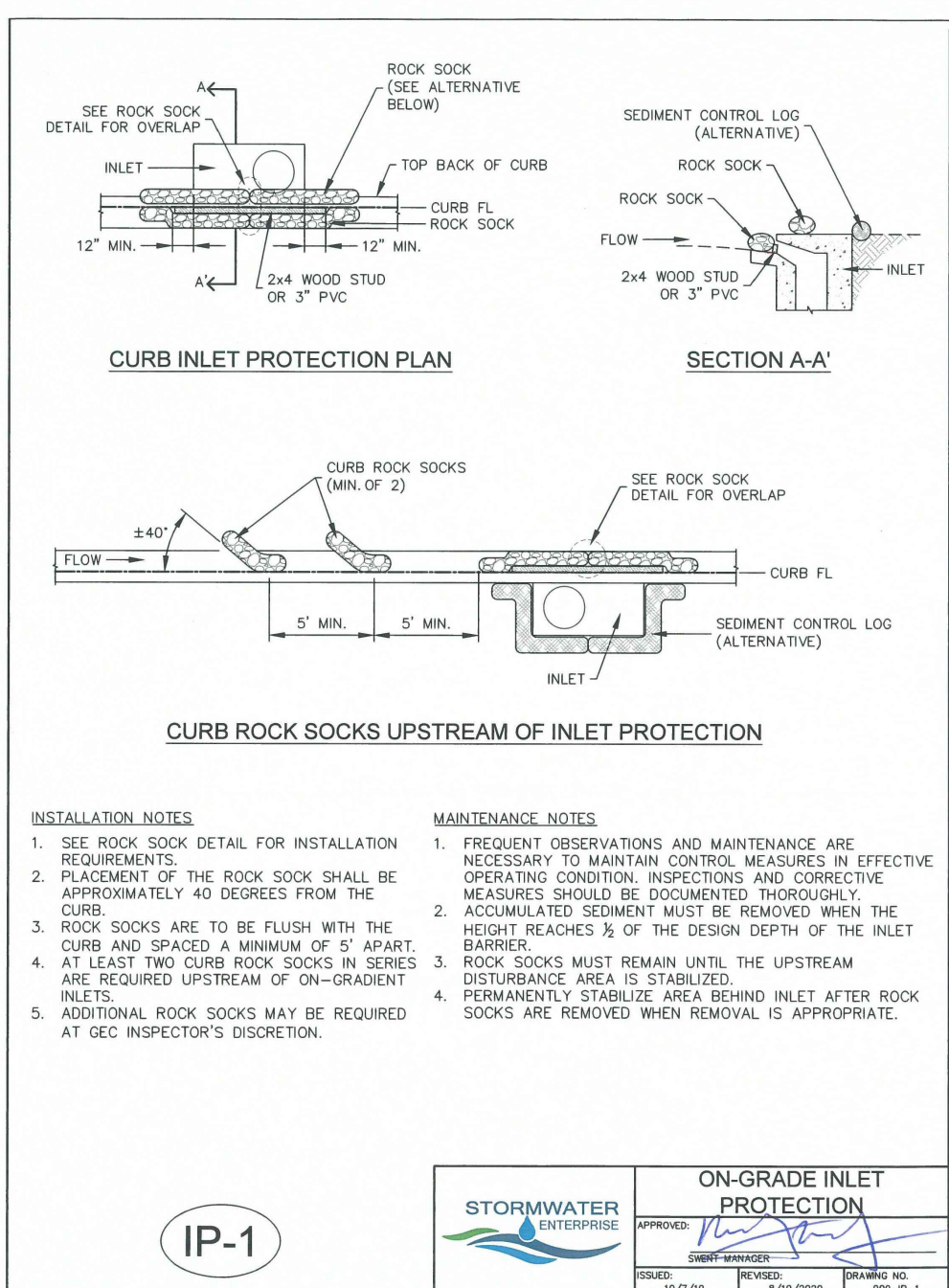
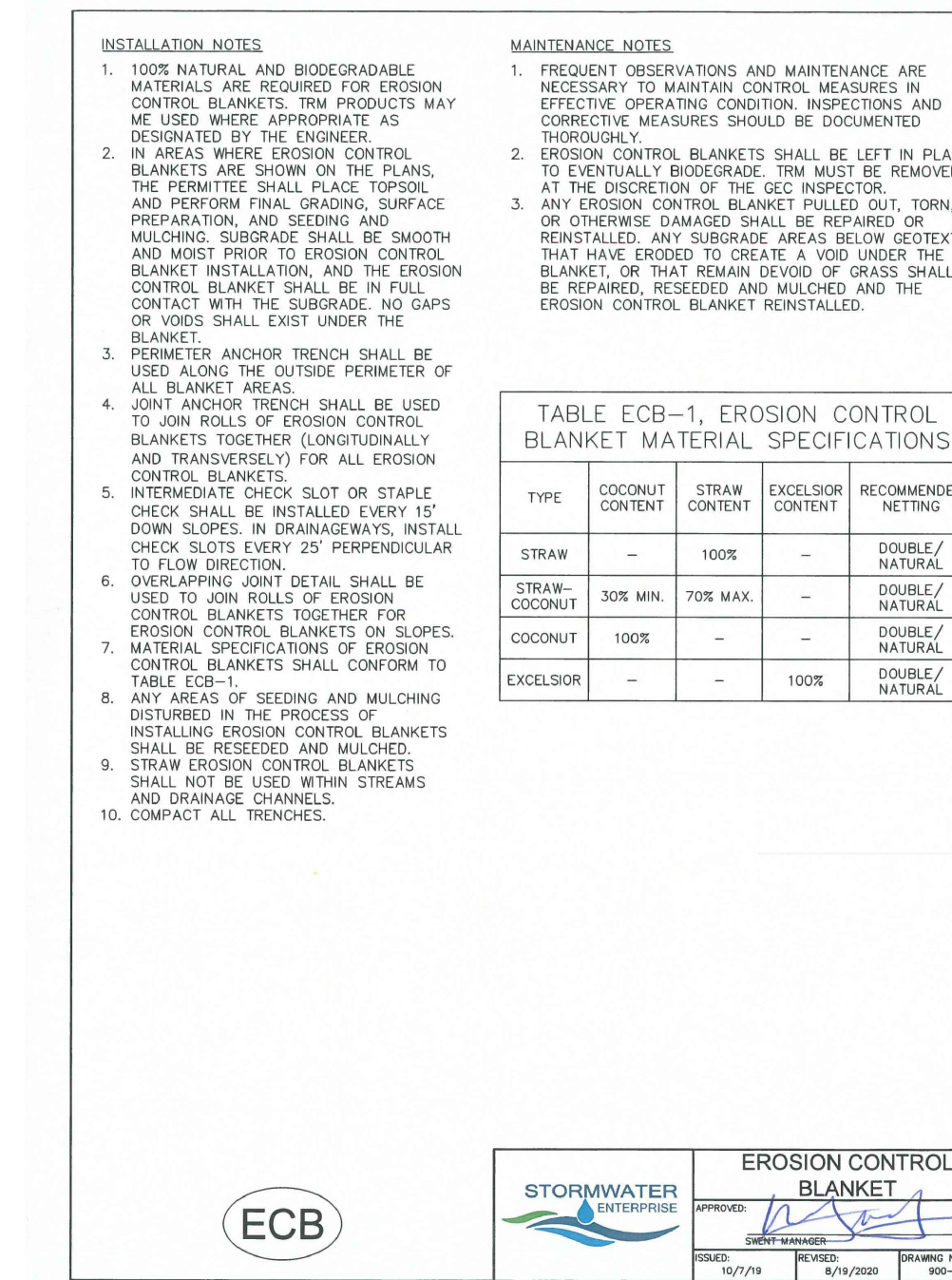
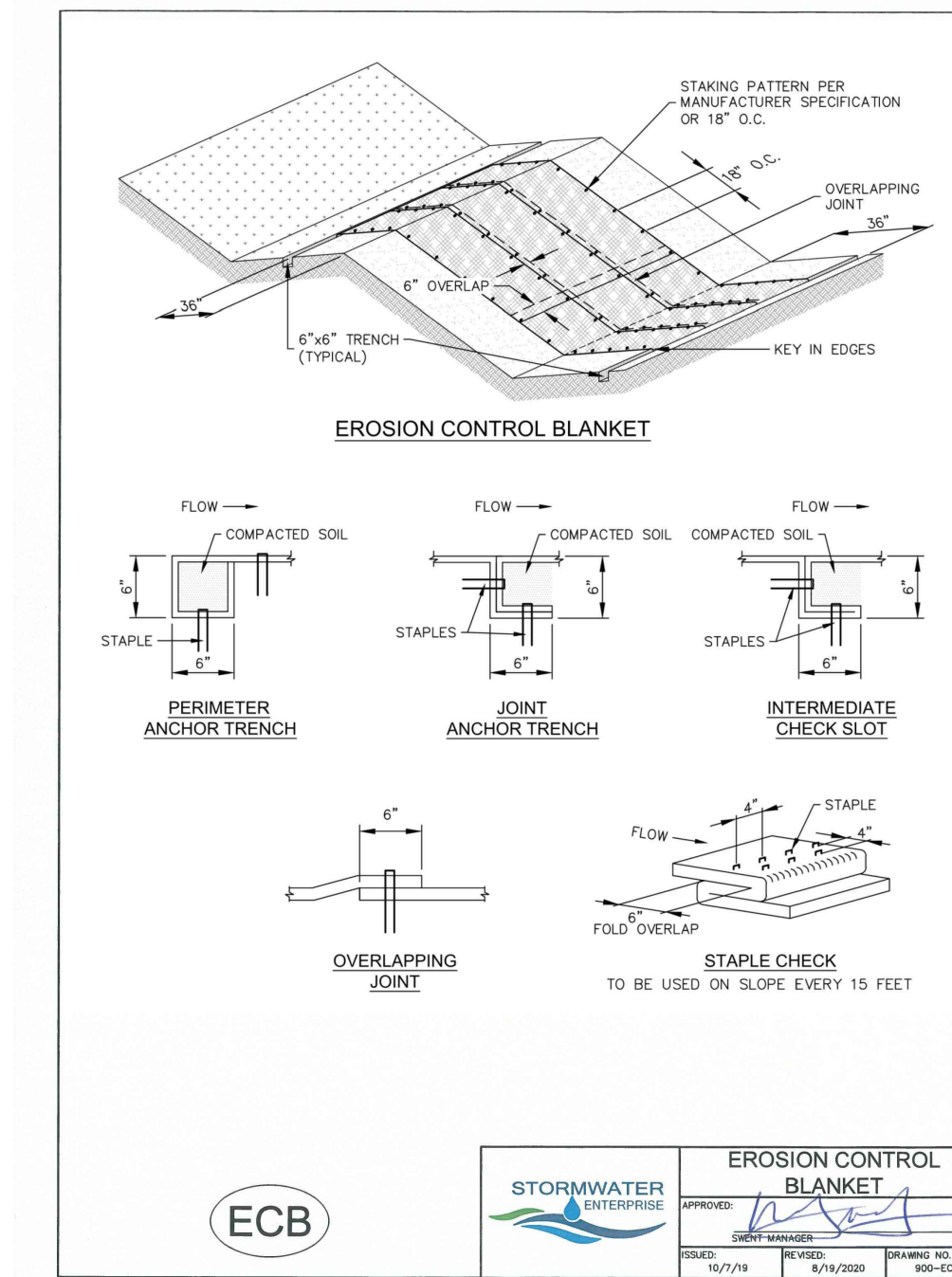
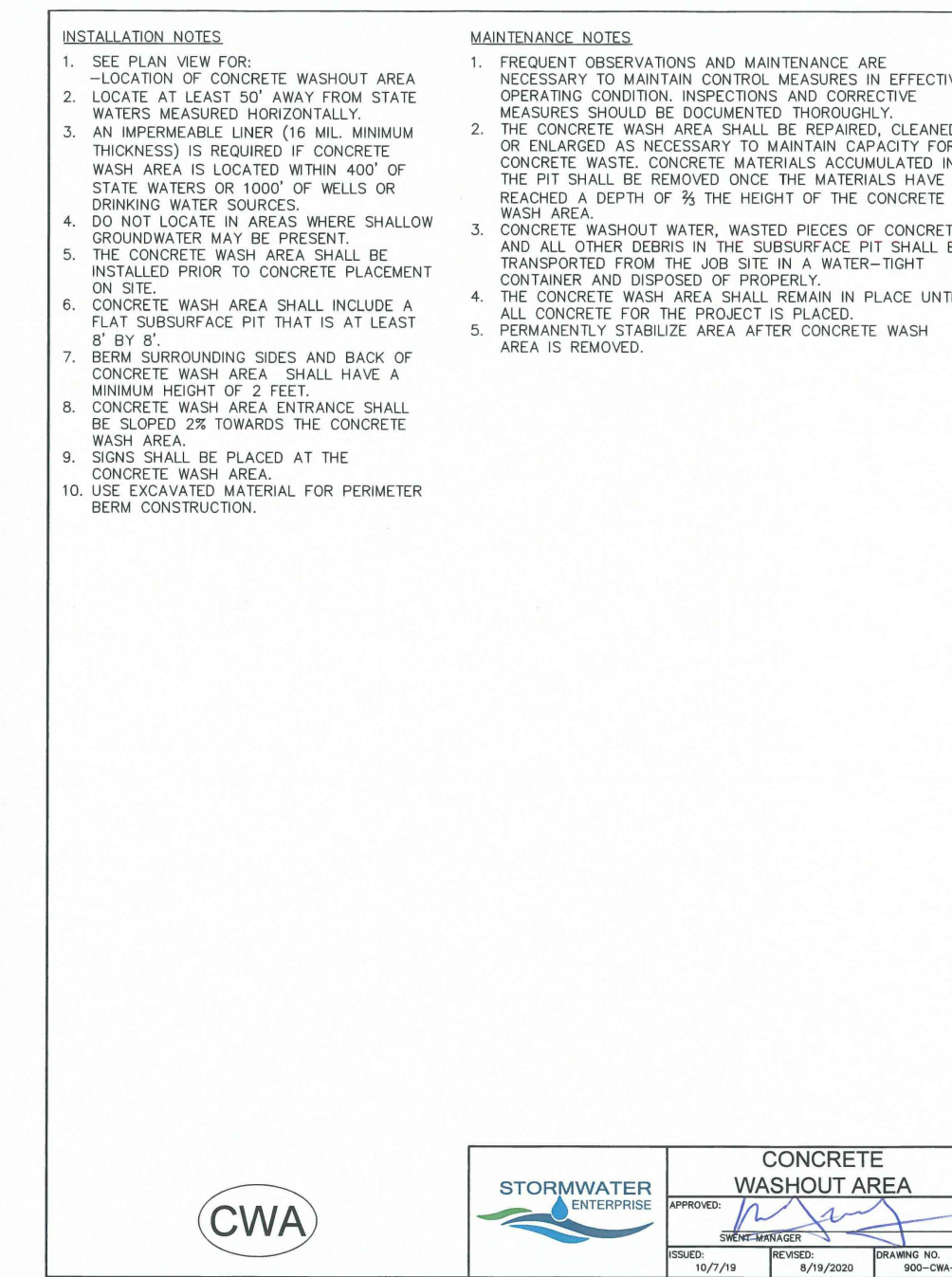
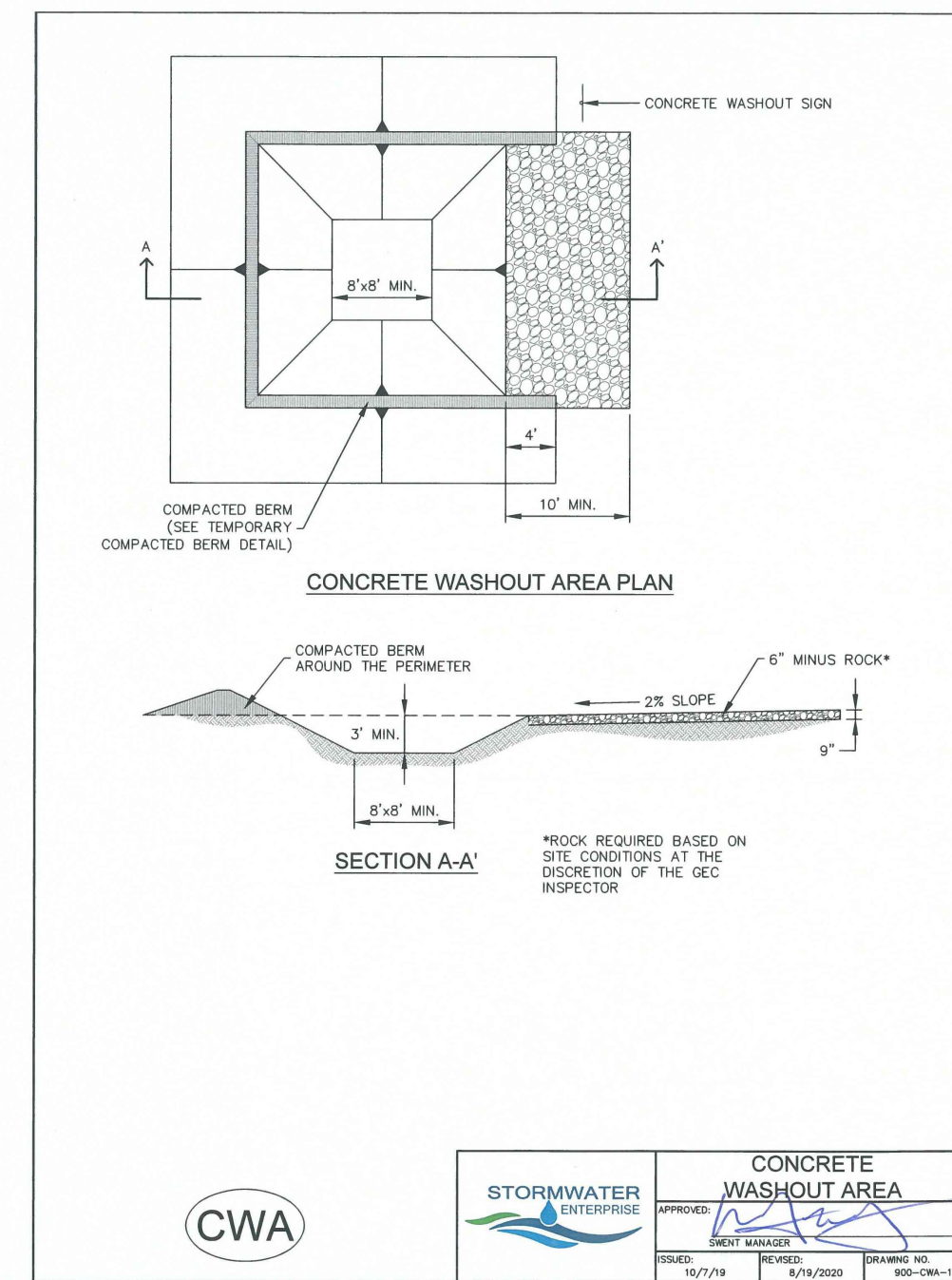
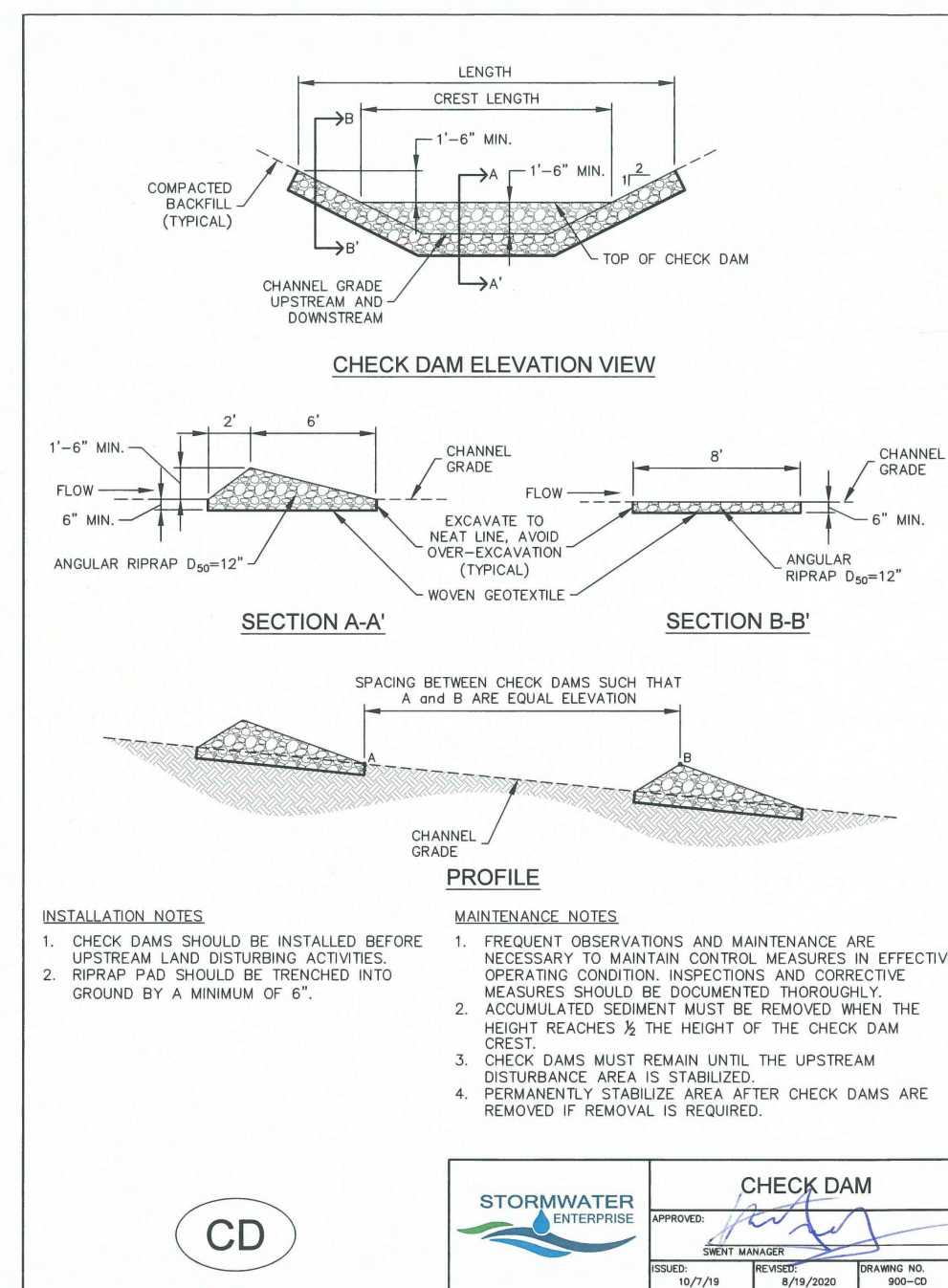
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VERTICAL: N/A

EROSION CONTROL DETAILS

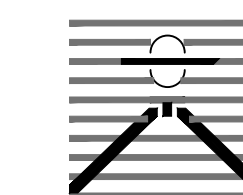
PROJECT NO. 21085-03CSCV
DRAWING NO.

ECDT

SHEET: 42 OF 46



PREPARED BY:



DREXEL, BARRELL & CO. Engineers • Surveyors 3 SOUTH 7TH STREET COLORADO SPRINGS, COLORADO 80905 CONTACT: TIM D. MCCONNELL, P.E. (719)260-4887 BOULDER • COLORADO SPRINGS • GREELEY

CLIENT:

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

EROSION CONTROL DETAILS

PROJECT NO. 21085-03CSCV DRAWING NO.

ECDT

SHEET: 43 OF 46

TABLE SB-1, SIZING INFORMATION FOR STANDARD SEDIMENT BASIN

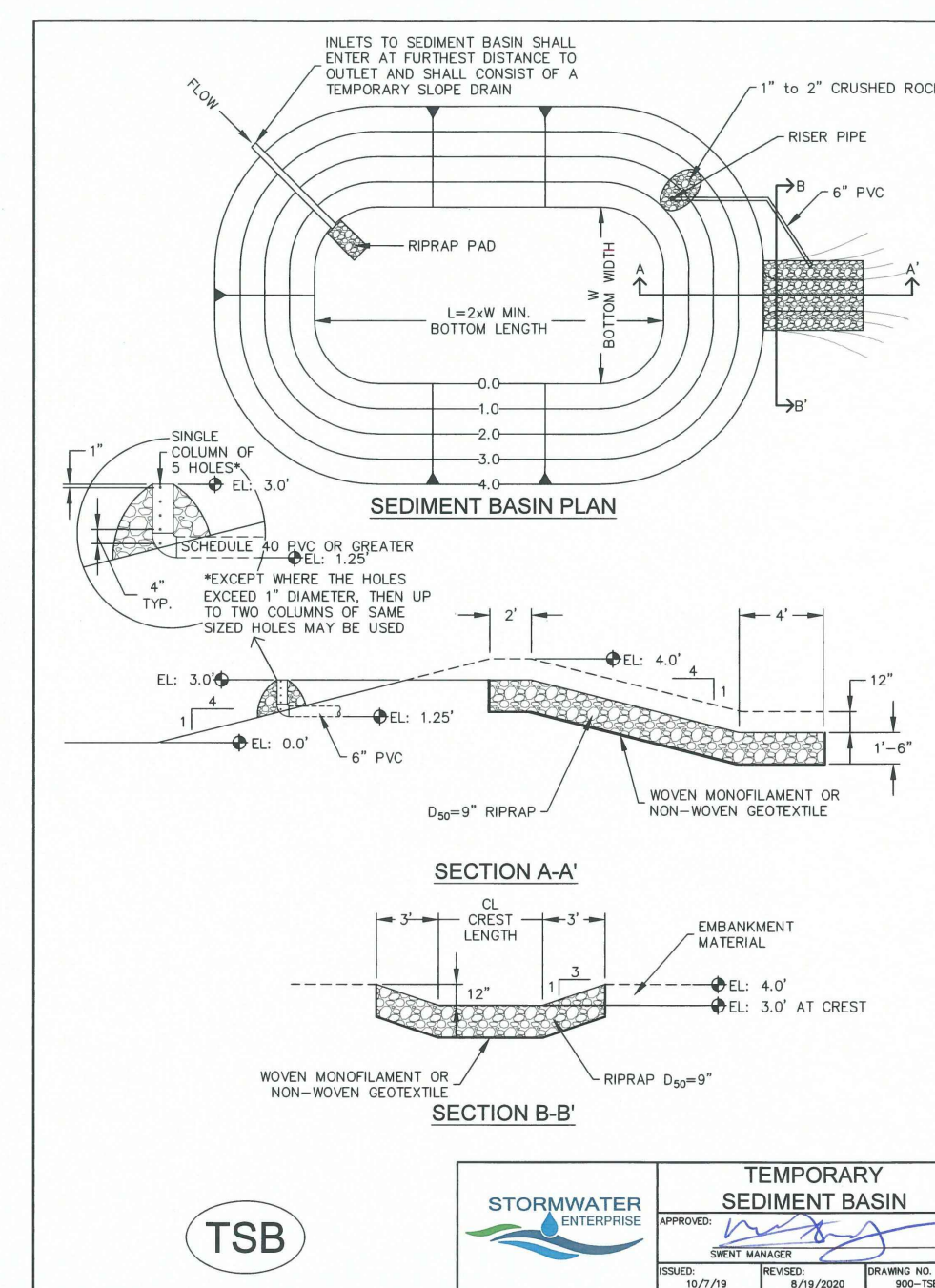
UPSTREAM DRAINAGE AREA (ROUNDED TO NEAREST ACRE), (A2)	Basin Bottom Width (W), (FT)	Spillway Crest Length (L), (FT)	Basin Diameter (D), (ft)
2	12"	2	1/4"
3	21	3	1/4"
4	33	4	1/4"
5	38	5	1/4"
6	43	6	1/4"
7	47	7	1/4"
8	51	8	1/4"
9	55	9	1/4"
10	59	10	1/4"
11	64	11	1/4"
12	67	12	1/4"
13	70	13	1/4"
14	73	14	1/4"
15	75	15	1/4"

INSTALLATION NOTES

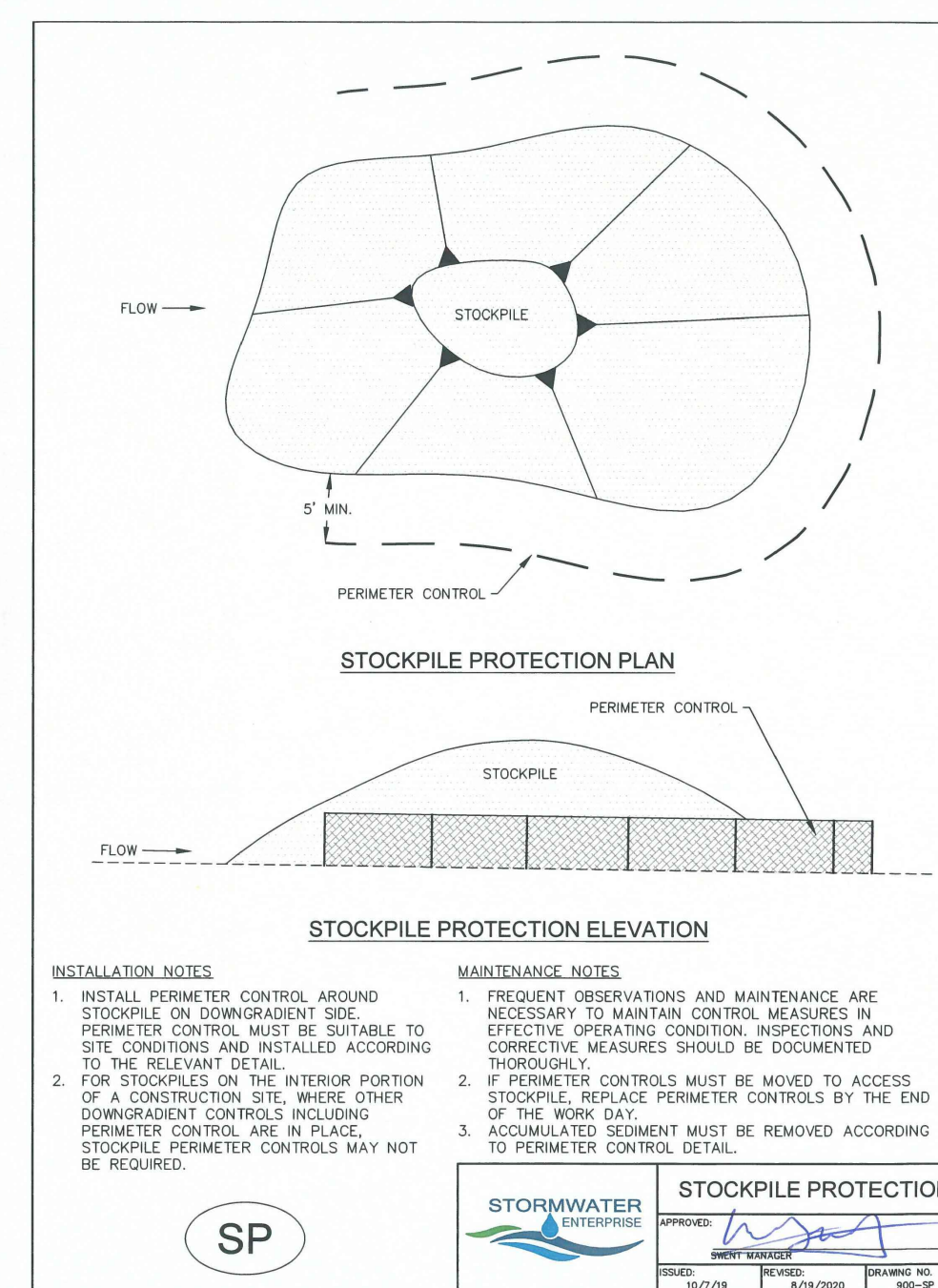
- FOR STANDARD BASIN, BOTTOM DIMENSION MAY BE MEASURED AS LONG AS BOTTOM AREA IS NOT REDUCED.
- EMBANKMENT MATERIAL SHALL CONSIST OF SOIL FREE OF DEBRIS, ORGANIC MATERIAL, AND ROCKS OR CONCRETE GREATER THAN 3 INCHES, AND SHALL HAVE A MINIMUM OF 15 PERCENT BY WEIGHT PASSING THE No. 200 SIEVE.
- EMBANKMENT MATERIAL SHALL BE COMPACTED TO AT LEAST 95 PERCENT OF MAXIMUM DENSITY IN ACCORDANCE WITH ASTM D-698.
- PIPE SCHEDULE 40 OR GREATER SHALL BE USED.
- THE DETAILS SHOWN ON THESE SHEETS PERTAIN TO STANDARD SEDIMENT BASINS FOR DRAINAGE AREAS LESS THAN 15 ACRES. SEE CONSTRUCTION DRAWINGS FOR EMBANKMENT, STORAGE VOLUME, SPILLWAY, OUTLET, AND OUTLET PROTECTION DETAILS FOR ANY SEDIMENT BASINS THAT HAVE BEEN INDIVIDUALLY DESIGNED FOR DRAINAGE AREAS LARGER THAN 15 ACRES. DESIGN CALCULATIONS MUST BE APPROVED PRIOR TO IMPLEMENTATION.

MAINTENANCE NOTES

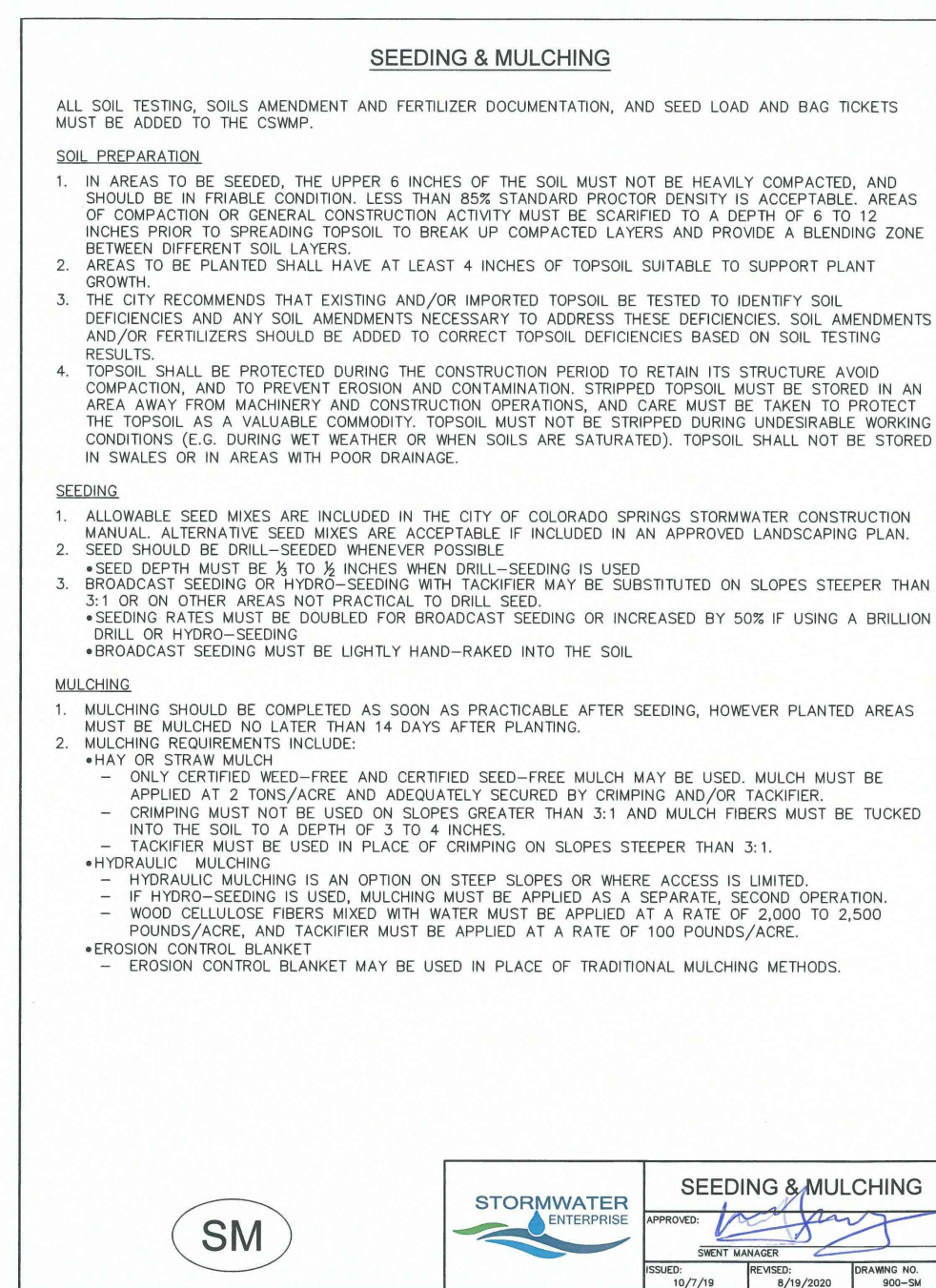
- FREQUENT OBSERVATIONS AND MAINTENANCE ARE NECESSARY TO MAINTAIN CONTROL MEASURES IN EFFECTIVE OPERATING CONDITION. INSPECTIONS AND CORRECTIVE MEASURES SHOULD BE DOCUMENTED THOROUGHLY.
- SEDIMENT ACCUMULATED IN BASIN SHALL BE REMOVED AS NEEDED TO MAINTAIN CONTROL MEASURE EFFECTIVENESS. TYPICALLY WHEN SEDIMENT DEPTH REACHES ONE FOOT (I.E. TWO FEET BELOW SPILLWAY CREST).
- SEDIMENT BASINS ARE TO REMAIN IN PLACE UNTIL THE UPSTREAM DISTURBED AREA IS PERMANENTLY STABILIZED.
- PERMANENTLY STABILIZE AREA AFTER SEDIMENT BASIN REMOVAL.



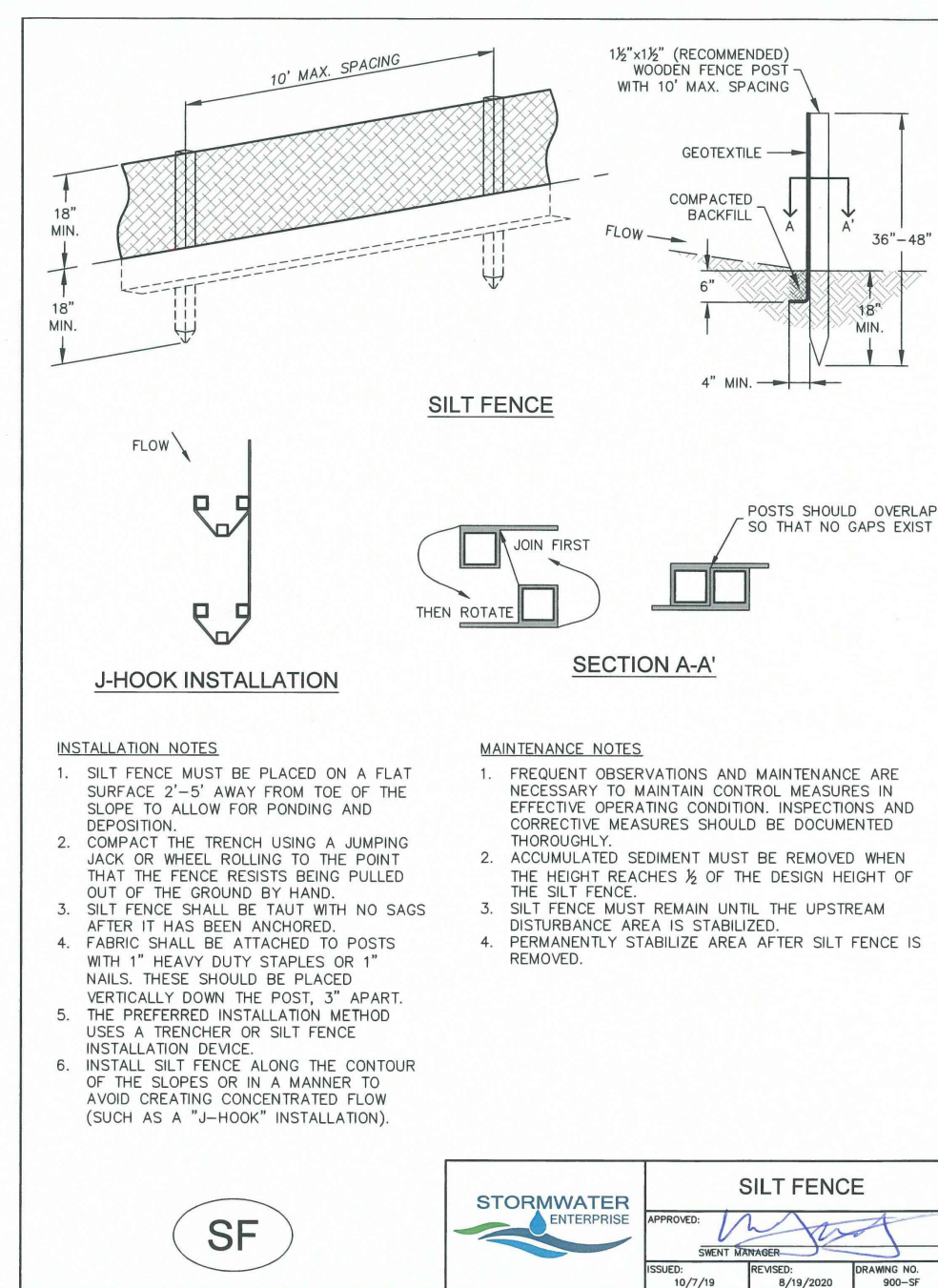
STORMWATER ENTERPRISE	TEMPORARY SEDIMENT BASIN
APPROVED: [Signature]	APPROVED: [Signature]
DATE: 10/7/24	DATE: 8/24/2024
SCALE: 1/8"=1'-0"	SCALE: 1/8"=1'-0"
PROJECT NO. 21085	PROJECT NO. 21085-1
DRAWING NO. 03CSCV-1	DRAWING NO. 03CSCV-1



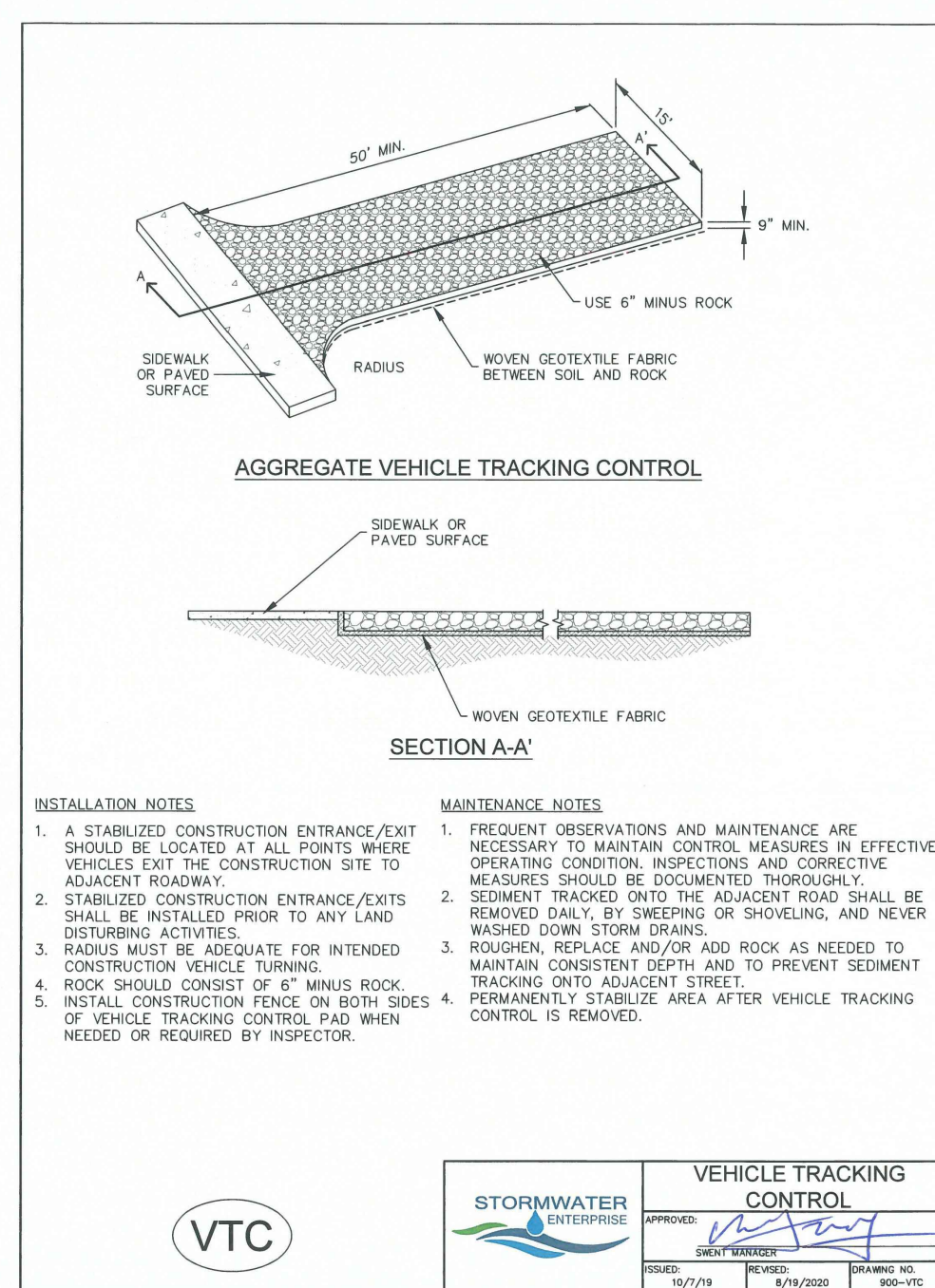
STORMWATER ENTERPRISE	STOCKPILE PROTECTION
APPROVED: [Signature]	APPROVED: [Signature]
DATE: 10/7/24	DATE: 8/24/2024
SCALE: 1/8"=1'-0"	SCALE: 1/8"=1'-0"
PROJECT NO. 21085	PROJECT NO. 21085-1
DRAWING NO. 03CSCV-1	DRAWING NO. 03CSCV-1



STORMWATER ENTERPRISE	SEEDING & MULCHING
APPROVED: [Signature]	APPROVED: [Signature]
DATE: 10/7/24	DATE: 8/24/2024
SCALE: 1/8"=1'-0"	SCALE: 1/8"=1'-0"
PROJECT NO. 21085	PROJECT NO. 21085-1
DRAWING NO. 03CSCV-1	DRAWING NO. 03CSCV-1



STORMWATER ENTERPRISE	SILT FENCE
APPROVED: [Signature]	APPROVED: [Signature]
DATE: 10/7/24	DATE: 8/24/2024
SCALE: 1/8"=1'-0"	SCALE: 1/8"=1'-0"
PROJECT NO. 21085	PROJECT NO. 21085-1
DRAWING NO. 03CSCV-1	DRAWING NO. 03CSCV-1



STORMWATER ENTERPRISE	VEHICLE TRACKING CONTROL
APPROVED: [Signature]	APPROVED: [Signature]
DATE: 10/7/24	DATE: 8/24/2024
SCALE: 1/8"=1'-0"	SCALE: 1/8"=1'-0"
PROJECT NO. 21085	PROJECT NO. 21085-1
DRAWING NO. 03CSCV-1	DRAWING NO. 03CSCV-1

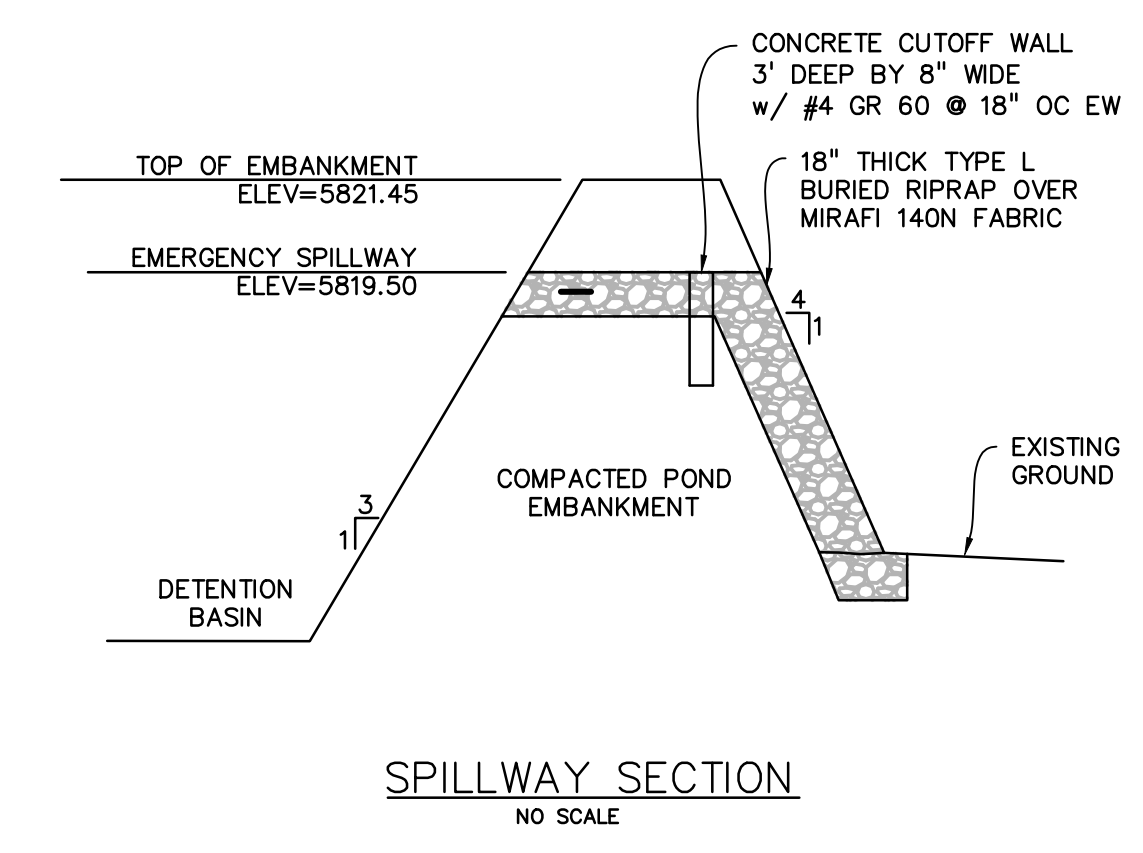
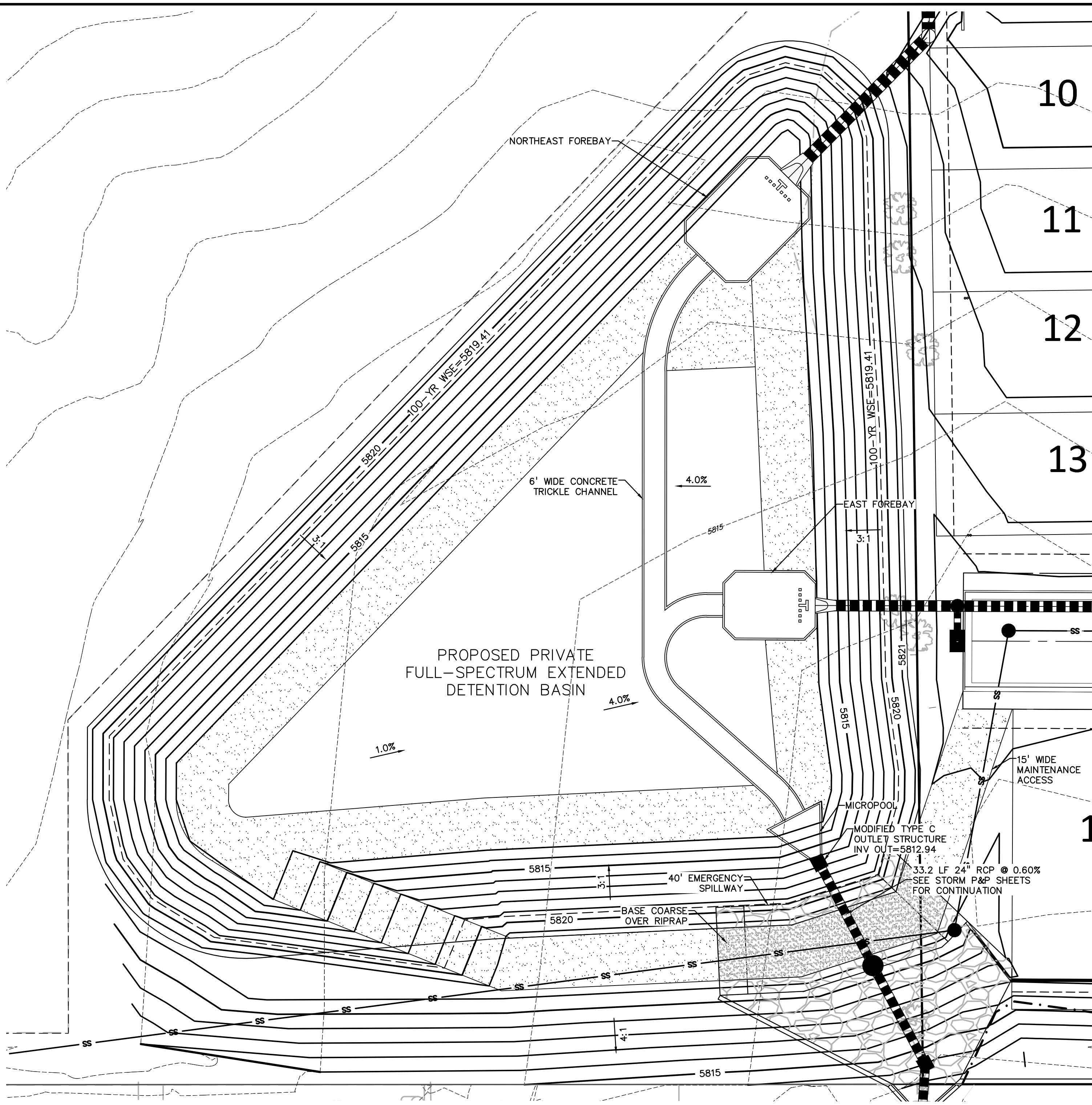
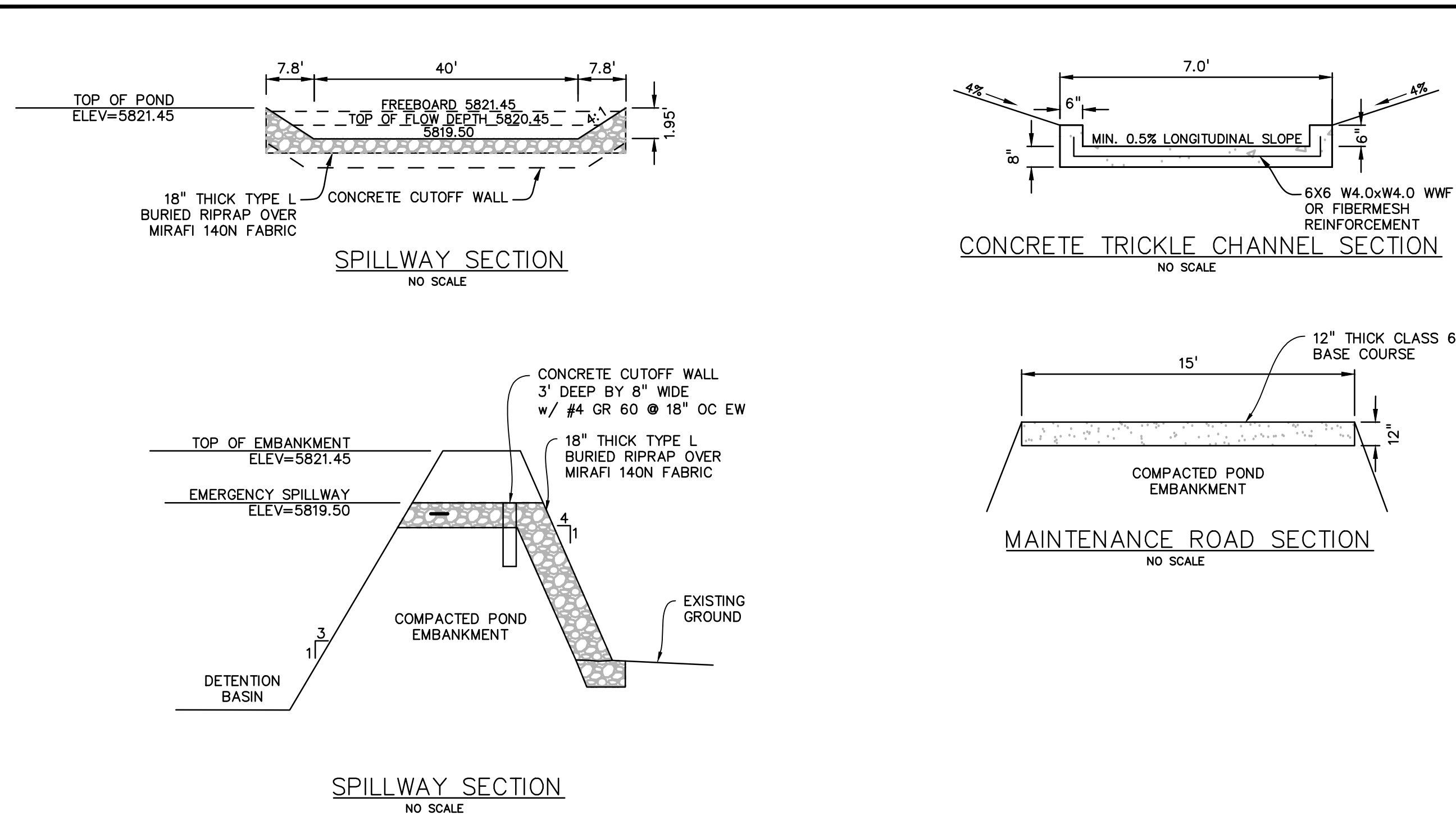
SHOTGUN NATIVE GRASS SEED MIX

Mixture/Variety

- 20% Western Wheatgrass, Arriba
- 20% Big Bluestem, Kaw
- 10% Switchgrass, Blackwell
- 10% Green Needlegrass, Lodorn
- 10% Sideoats Grama, El Reno
- 10% Little Bluestem, Camper
- 10% Prairie Sandreed, Goshen
- 10% Yellow Indiangrass, Cheyenne



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:

DREXEL, BARRELL & CO.
Engineers • Surveyors
3 SOUTH 7TH STREET
COLORADO SPGS, COLORADO 80905
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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	9/20/23
DESIGNED BY:	TDM
DRAWN BY:	SBN
CHECKED BY:	TDM
FILE NAME:	21085-03PD01

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

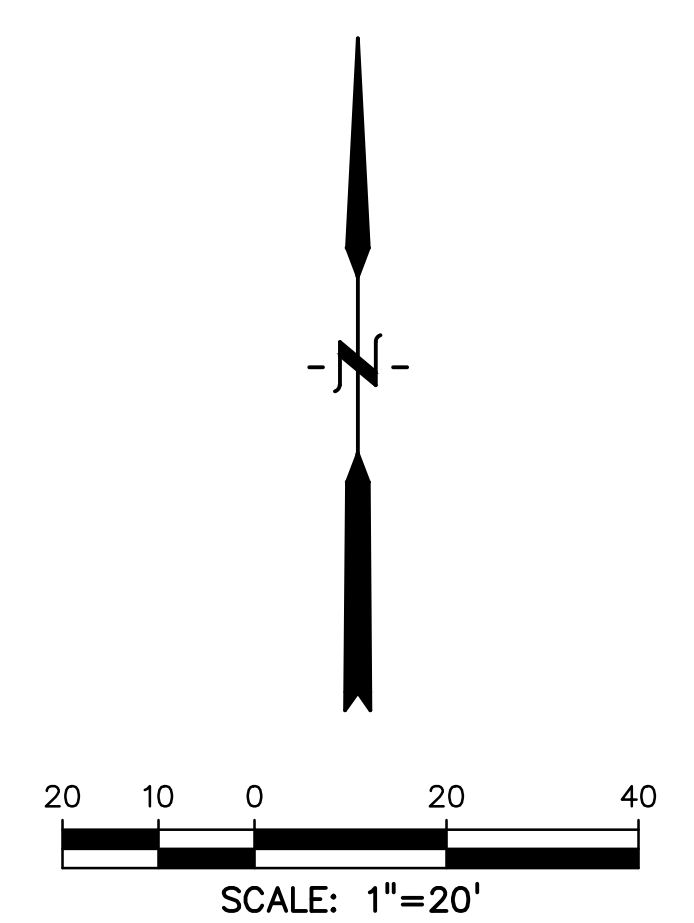
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VERTICAL: N/A

DETENTION POND DETAILS

PROJECT NO. 21085-03CSCV
DRAWING NO.

PD01

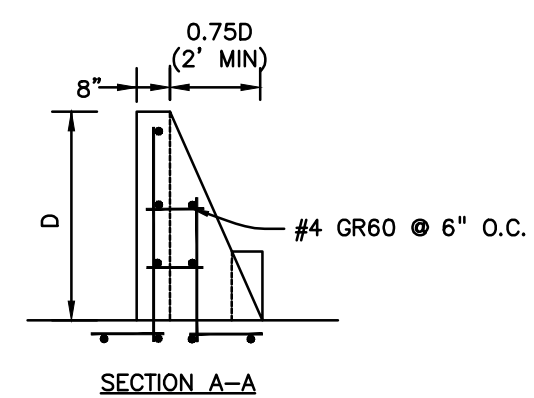
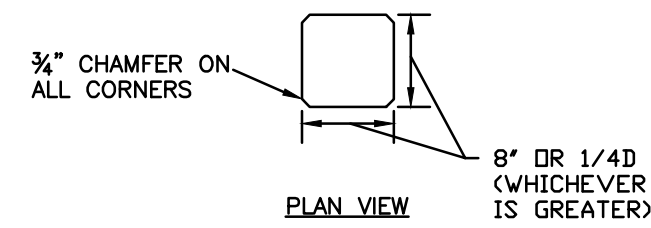
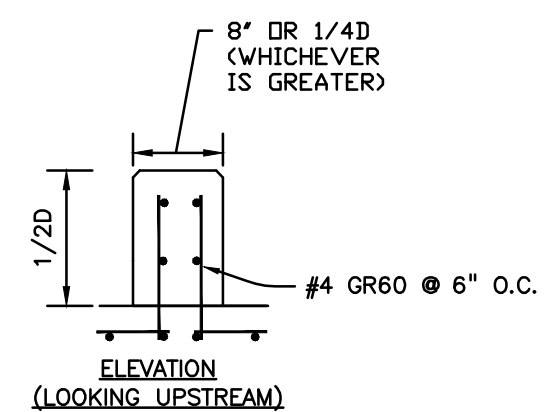
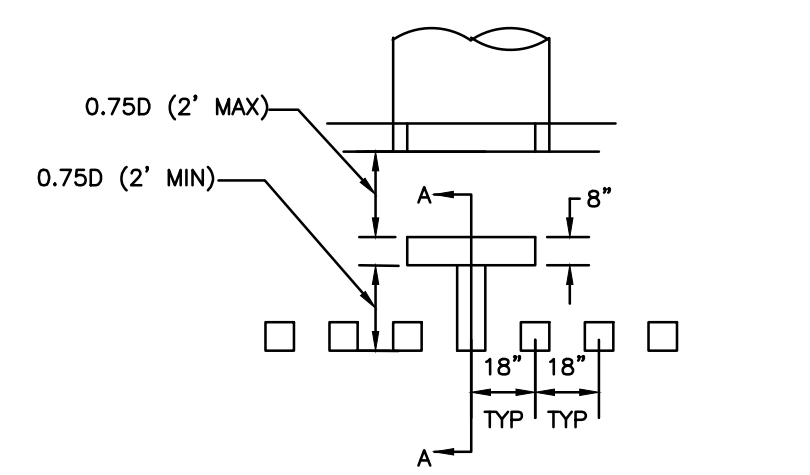
SHEET: 44 OF 46



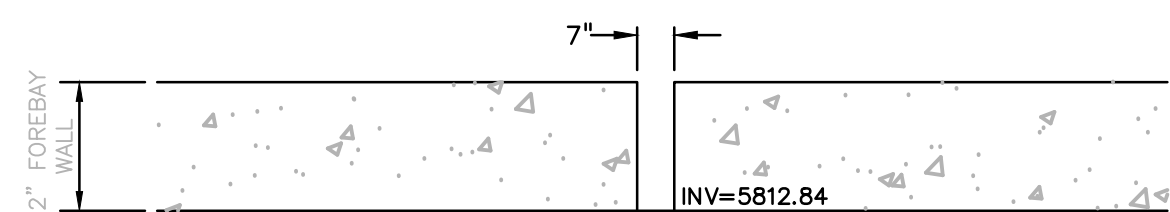
811 Know what's below.
Call before you dig.

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

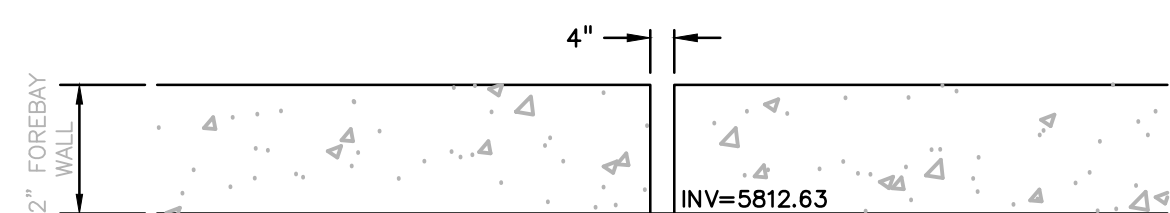
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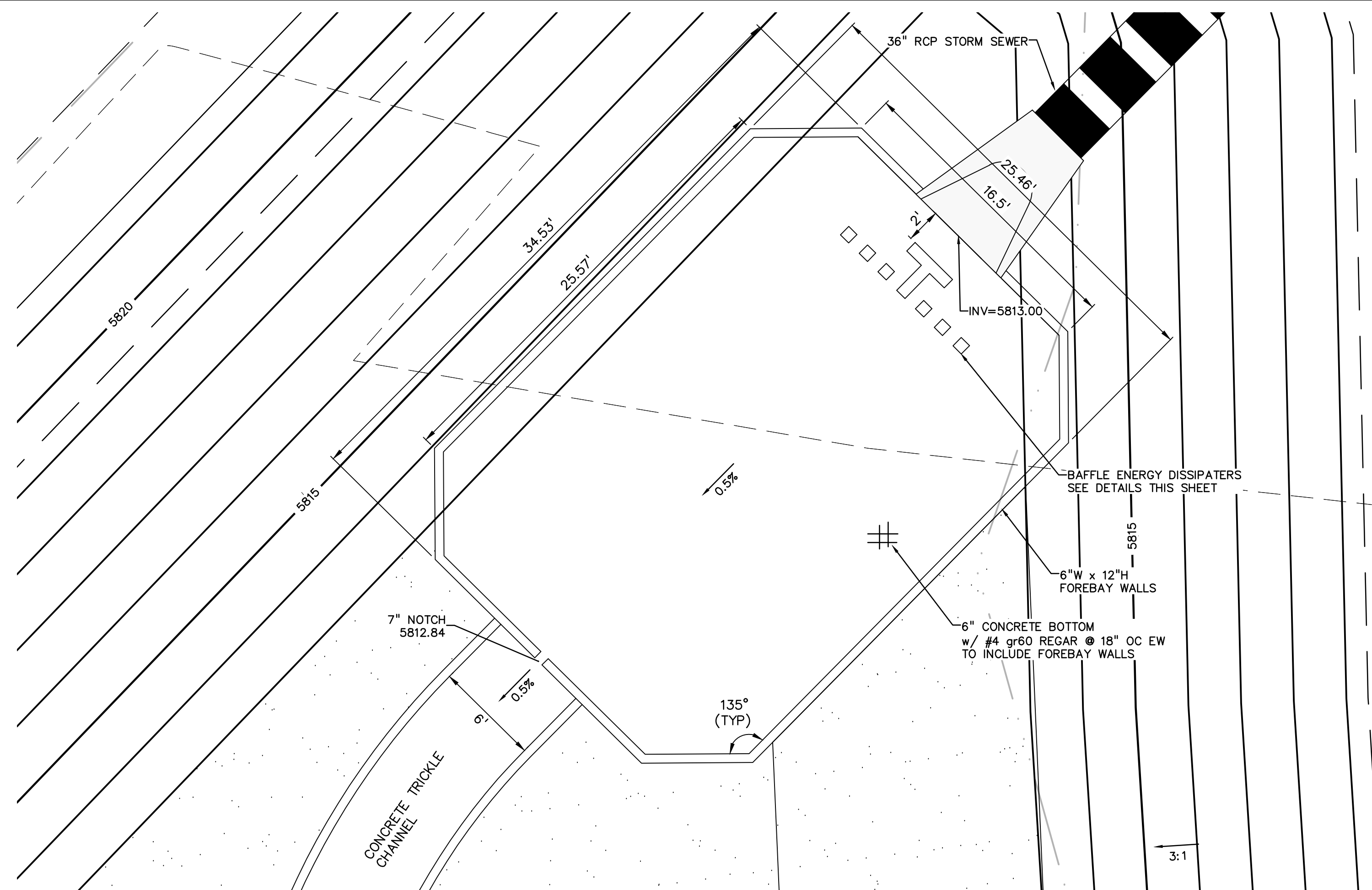
FOREBAY BAFFLE ENERGY DISSIPATORS
NO SCALE



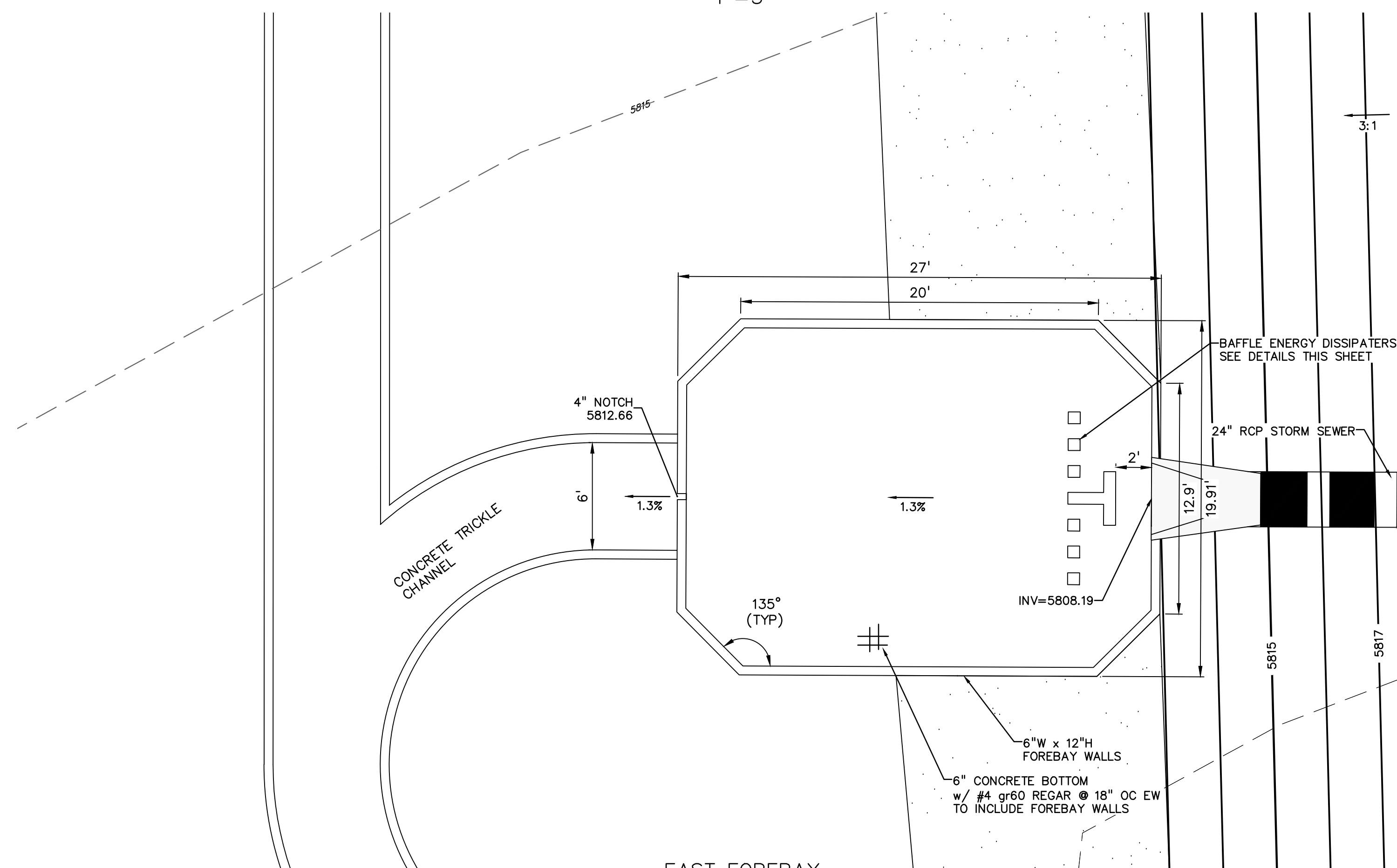
NORTHEAST FOREBAY NOTCH
NO SCALE



EAST FOREBAY NOTCH
NO SCALE

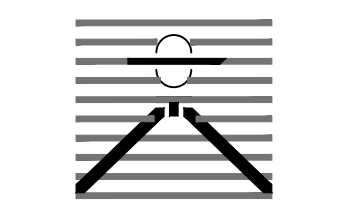


NORTHEAST FOREBAY
1"=5'



EAST FOREBAY
1"=5'

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ISSUE	DATE
INITIAL ISSUE	3/15/22
LATEST ISSUE	9/20/23

DESIGNED BY:	TDM
DRAWN BY:	SBN
CHECKED BY:	TDM
FILE NAME:	21085-03PD02

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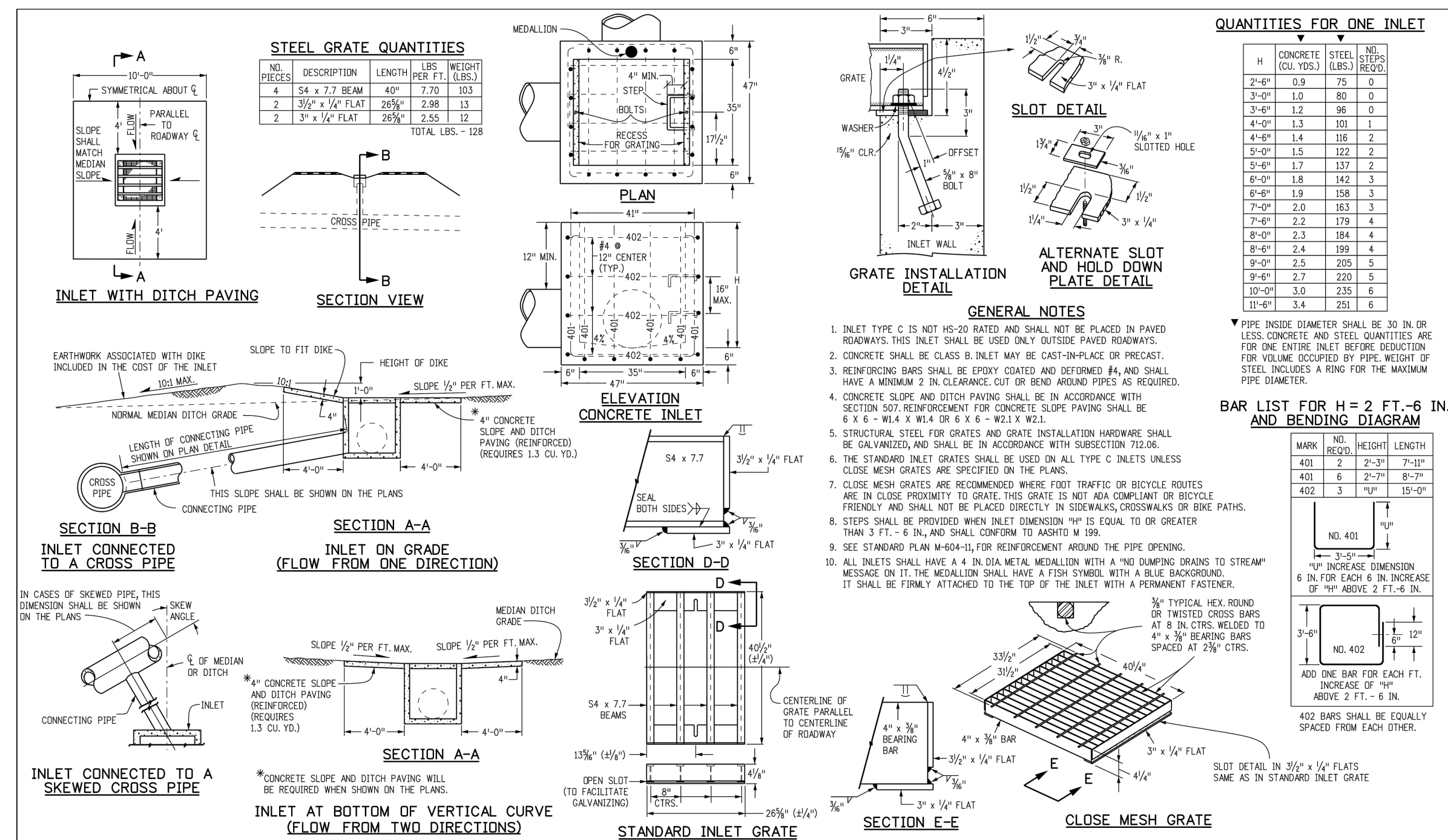
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HORIZONTAL: 1" = 5'
VERTICAL: N/A

CONCRETE FOREBAY DETAILS

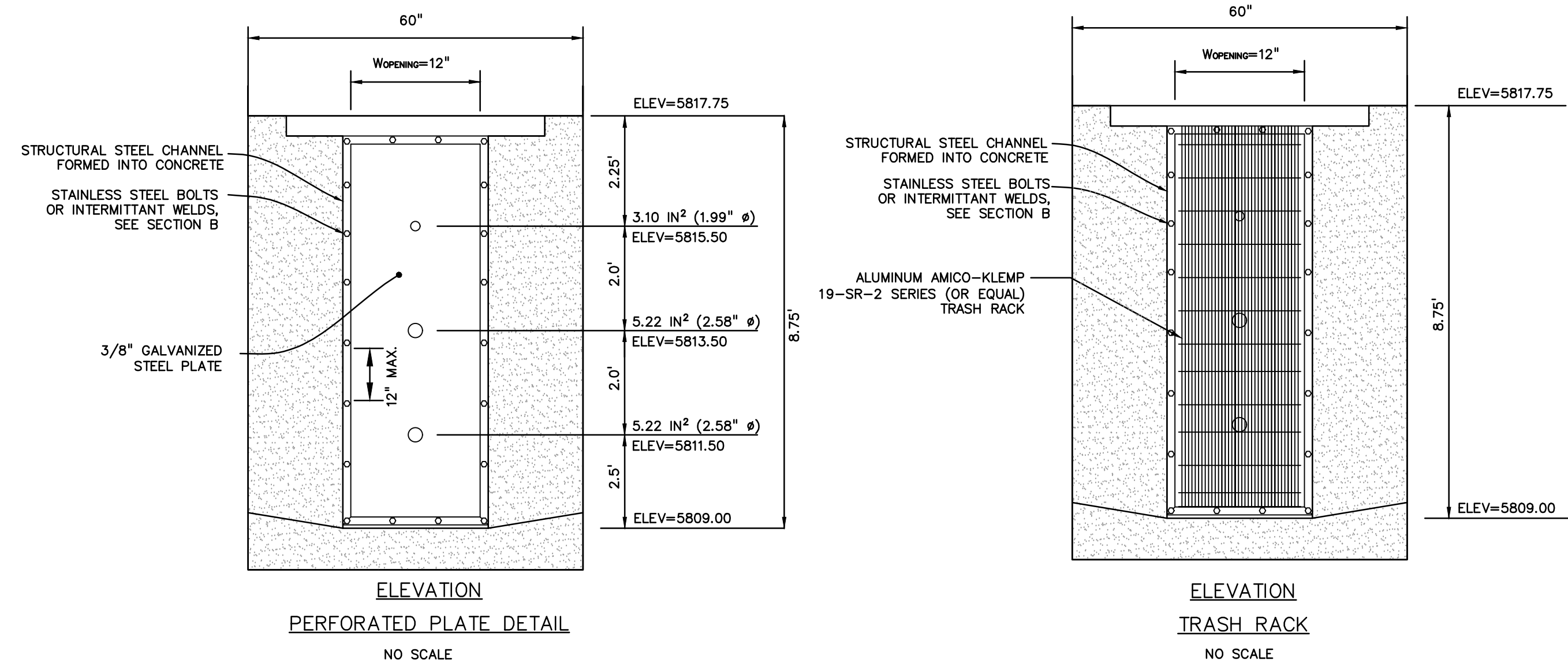
PROJECT NO. 21085-03CSCV
DRAWING NO.

PD02

SHEET: 45 OF 46



Computer File Information		Sheet Revisions		Colorado Department of Transportation 4201 East Arkansas Avenue Denver, Colorado 80222 Phone: (303) 757-8983 Fax: (303) 757-9820 Project Development Branch DD/LTA	INLET, TYPE C STANDARD PLAN NO. M-604-10 Sheet No. 1 of 1
Creation Date: 07/04/12	Initials: DP	Date:	Comments:		
Least Modification Date: 07/04/12	Initials: LTA	(CED)			
Full Path: www.cdot.state.co.us/Business/Design/Products		(CED)			



PERFORATED PLATE NOTES:

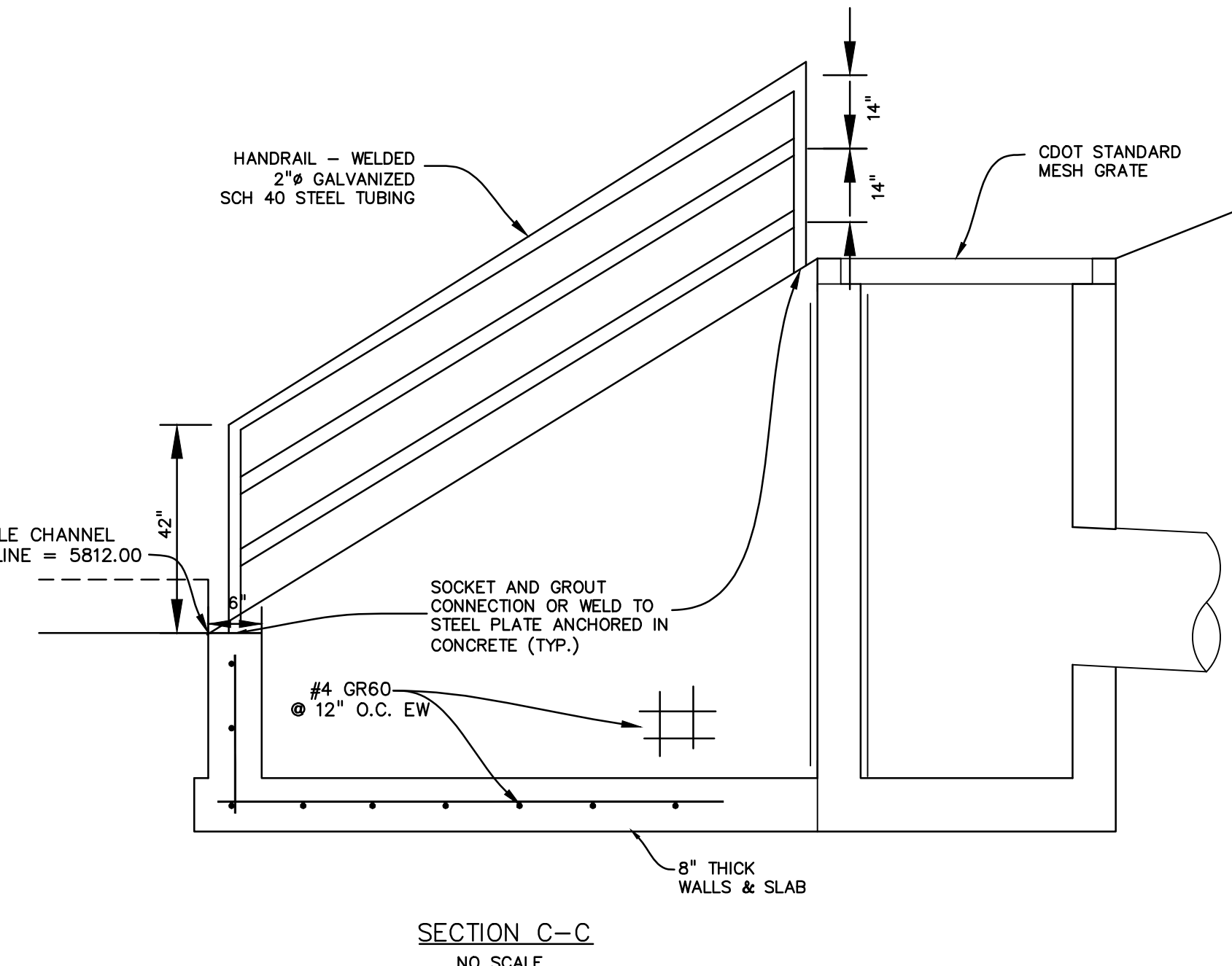
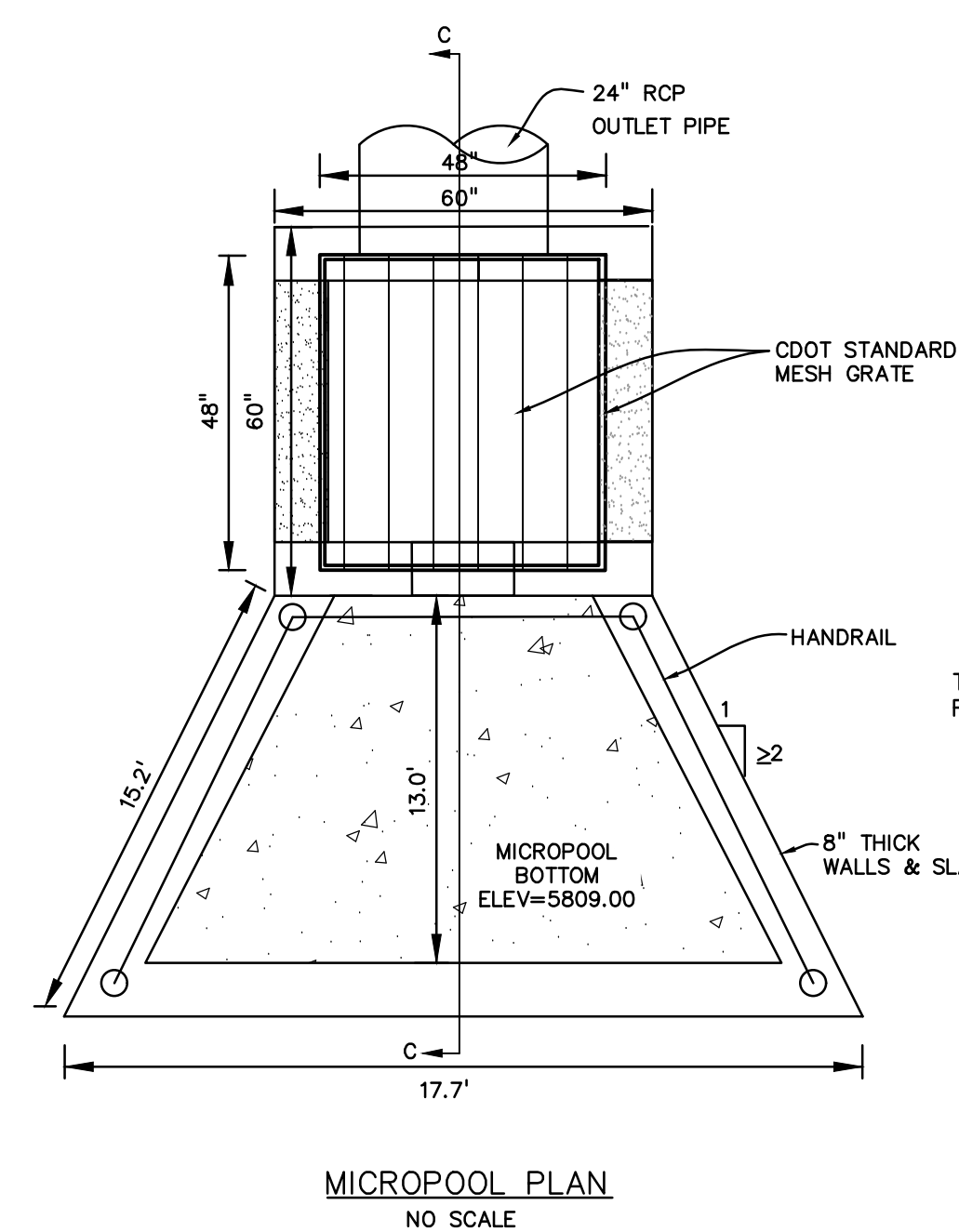
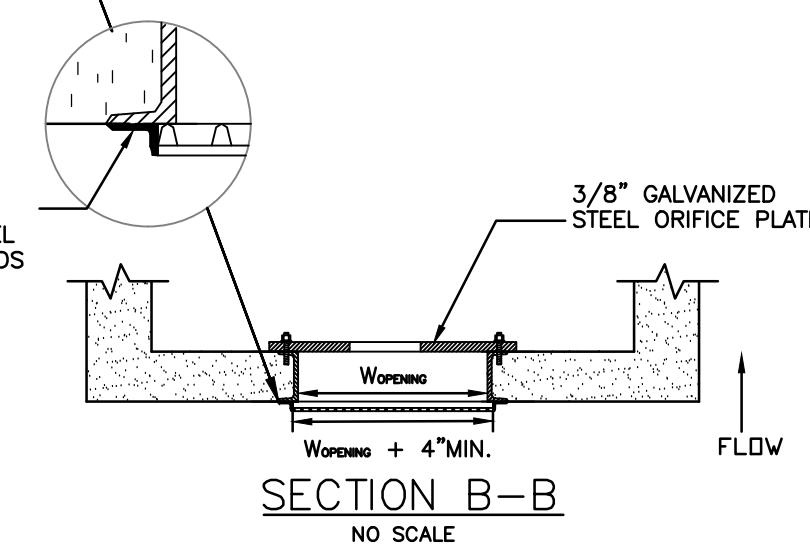
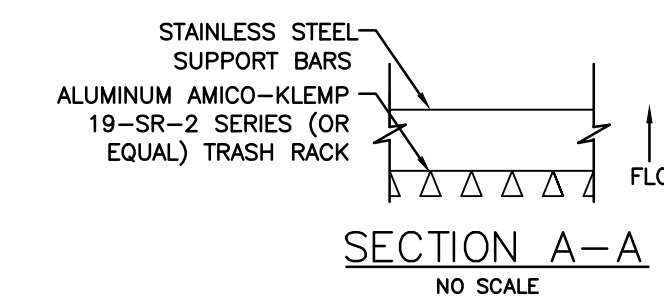
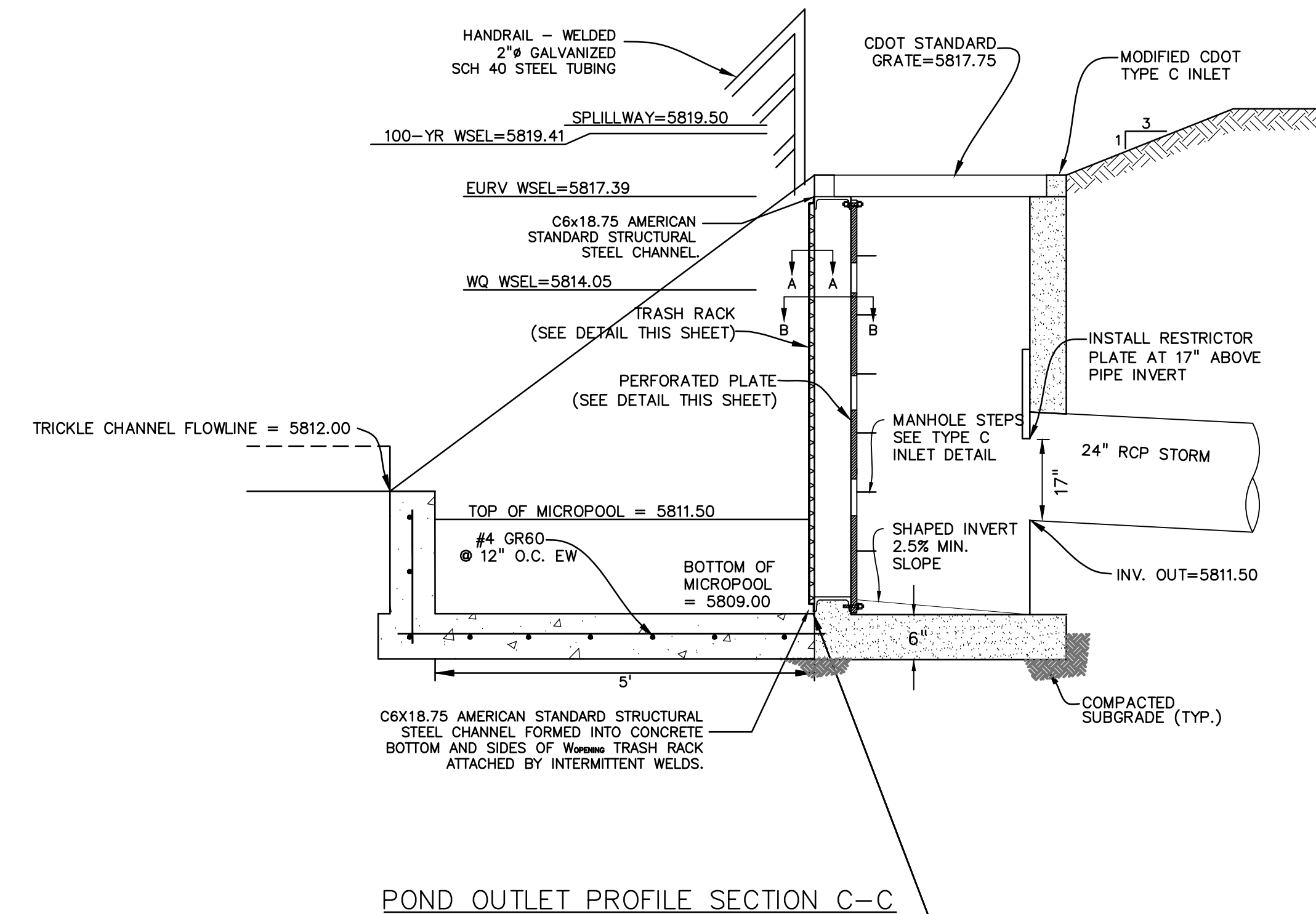
- PROVIDE GASKET MATERIAL OR GROUT BETWEEN THE ORIFICE PLATE AND CONCRETE.
- BOLT PLATE TO CONCRETE @ 12" MAX. ON CENTER. ORIFICE PLATE IS TO BE REMOVABLE.
- ALL STEEL SURFACES ARE TO BE COATED WITH ZRC COLD GALVANIZING COMPOUND.

WOCV TRASH RACKS:

- TRASH RACKS SHALL BE STAINLESS STEEL OR ALUMINUM AND SHALL BE ATTACHED BY INTERMITTENT WELDS ALONG THE EDGE OF THE MOUNTING FRAME.

GENERAL NOTES:

- ALL EXTERIOR STEEL SHALL BE EITHER STAINLESS OR HOT DIPPED GALVANIZED



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DRAWN BY:	SBN
CHECKED BY:	TDM
FILE NAME:	21085-03PD03

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

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

POND OUTLET STRUCTURE DETAILS

PROJECT NO. 21085-03CSCV
DRAWING NO.

OUT1

SHEET: 46 OF 46