

PROJECT CONTACTS

OWNER
 FOUNTAIN VALLEY INVESTMENT PARTNERS
 WIDEFIELD BOULEVARD
 COLORADO SPRINGS, CO 80911
 TELE: (719) 392-0194
 ATTN: RYAN WATSON
 EMAIL: RYAN@WIDEFIELDINVESTMENTGROUP.COM

DEVELOPER
 PEACEFUL RIDGE DEVELOPMENT COMPANY
 WIDEFIELD BOULEVARD
 COLORADO SPRINGS, CO 80911
 TELE: (719) 392-0194
 ATTN: RYAN WATSON
 EMAIL: RYAN@WIDEFIELDINVESTMENTGROUP.COM

APPLICANT
 HR GREEN
 1975 RESEARCH PKWY SUITE 230
 COLORADO SPRINGS, CO 80921
 TELE: (719) 300-4140
 ATTN: COLLEEN MONAHAN, P.E., LEED AP
 EMAIL: CMONAHAN@HRGREEN.COM

CIVIL ENGINEER
 HR GREEN
 1975 RESEARCH PKWY SUITE 230
 COLORADO SPRINGS, CO 80921
 TELE: (719) 300-4140
 ATTN: COLLEEN MONAHAN, P.E., LEED AP
 EMAIL: CMONAHAN@HRGREEN.COM

AGENCY
 EL PASO COUNTY PCD ENGINEERING DIVISION
 2880 INTERNATIONAL CIRCLE SUITE 110
 COLORADO SPRINGS, CO 80910
 TELE: (719) 634-3751
 ATTN: LUPE PACKMAN
 EMAIL: -

UTILITY
 WIDEFIELD WATER AND SANITATION DISTRICT
 8495 FONTAINE BLVD
 COLORADO SPRINGS, CO 80925
 ATTN: -
 EMAIL: INFO@WVSDONLINE.COM

SURVEYOR
 GOULD LAND SURVEYING
 P.O. BOX 7123
 WOODLAND PARK, COLORADO 80863
 TELE: (719) 687-8385
 ATTN: KENNETH GOULD JR., PLS
 EMAIL: KEN@GOULDLS.COM

LEGAL DESCRIPTION

LOCATED WITHIN A PORTION OF SECTION 15, TOWNSHIP 15 SOUTH, RANGE 65 WEST OF THE 6TH P.M. CITY OF COLORADO SPRINGS, COUNTY OF EL PASO, STATE OF COLORADO

BENCHMARK

THE MONUMENT IS A 3 1/2 INCH ALUMINUM CAP (FIMS ID #231) LOCATED ON THE EAST SIDE OF MARKSHEFFEL ROAD ABOUT 1.1 MILES SOUTH OF BRADLEY ROAD. A FIMS REBAR WITH A PLASTIC CAP IS 15.1 FEET TO THE NORTHWEST, ANOTHER 12.0 FEET TO THE SOUTHEAST AND A SANITARY SEWER MANHOLE IS 28.2 FEET TO THE SOUTHWEST ELEVATION = 5745.118 FEET (NORTH AMERICAN DATUM 1983)

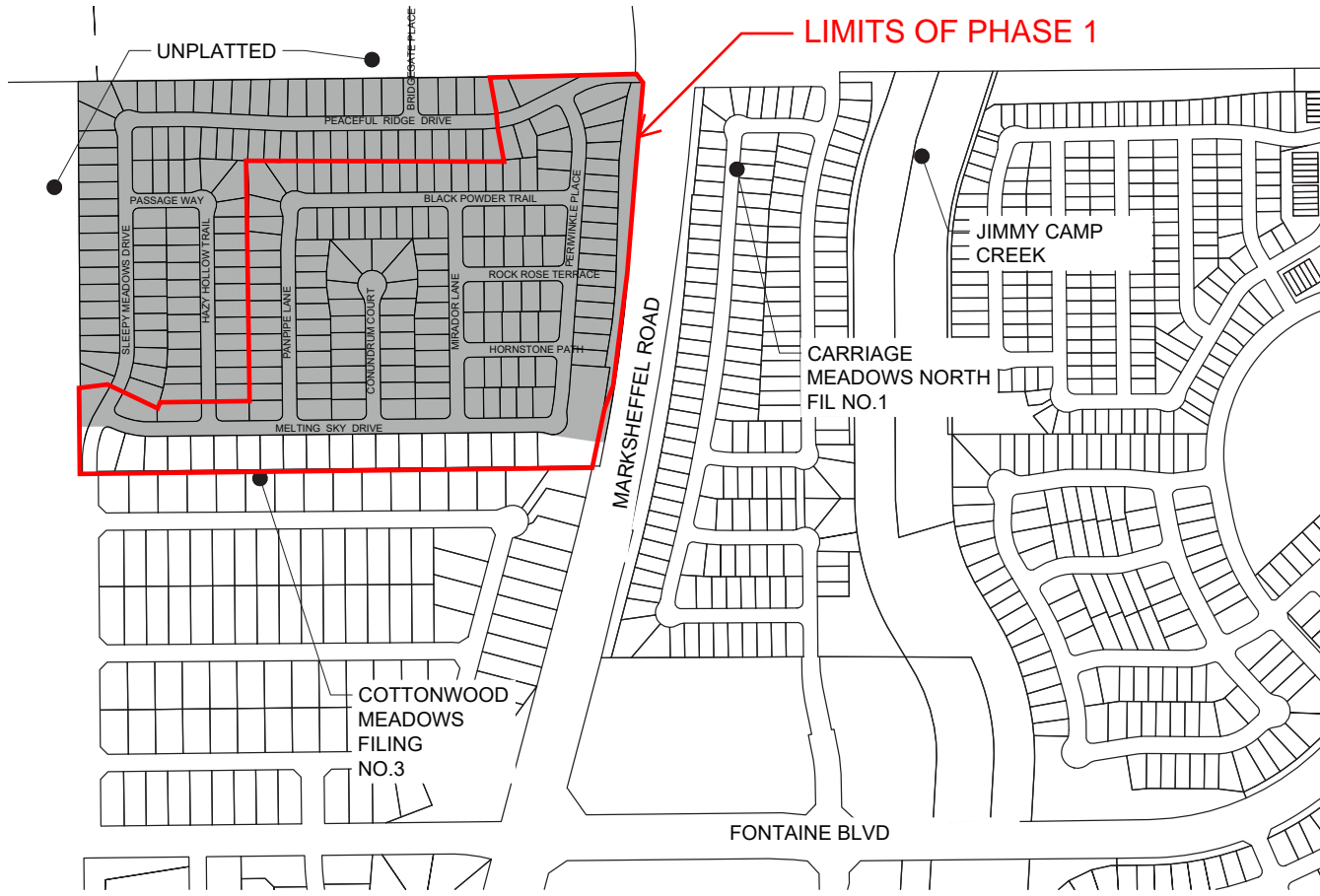
BASIS OF BEARING

IS RELATIVE TO THE NORTH LINE OF THE SOUTHEAST ONE QUARTER SECTION 15, TOWNSHIP 15 SOUTH, RANGE 65 WEST OF THE SIXTH P.M SAID LINE BEING MONUMENTED BY TWO FOUND 3 1/2 INCH ALUMINUM CAPS L.S #10377. SAID LINE BEARS N89°52'46"E, A DISTANCE OF 2,633.86 FEET.

EPC STORMWATER REVIEW COMMENTS IN ORANGE BOXES WITH BLACK TEXT

PEACEFUL RIDGE AT FOUNTAIN VALLEY CONSTRUCTION DOCUMENTS

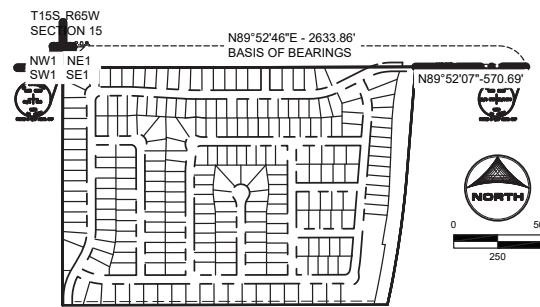
A PORTION OF THE SOUTHEAST ONE-QUARTER (SE 1/4) OF SECTION 15 TOWNSHIP SOUTH (T15S), RANGE 65 WEST (R65W) OF THE 6TH P.M. COUNTY OF EL PASO, STATE OF COLORADO



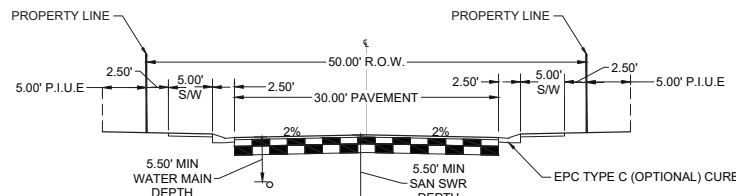
SHEET INDEX:

- 1 - COVER
- 2 - LEGEND & TYP. SECTIONS
- 3 - 15 - STREET PLAN & PROFILE
- 16 - SIGNAGE & STRIPING
- 17 - 30 - CURB RAMP GRADING
- 31 - INLET ELEVATIONS
- 32 - 42 - WATER PLAN & PROFILE
- 43 - 52 - SANITARY PLAN & PROFILE
- 53 - 56 - UTILITY SERVICE PLAN
- 57 - 62 - STORM PLAN & PROFILE
- 63 - 67 - PERMANENT CONTROL MEASURE PLANS
- 68 - 76 - OVERLOT GRADING PLAN
- 77 - INTERIM FINAL GEC PLAN
- 78 - 82 - CONSTRUCTION DETAILS

VICINITY MAP
1"=300'

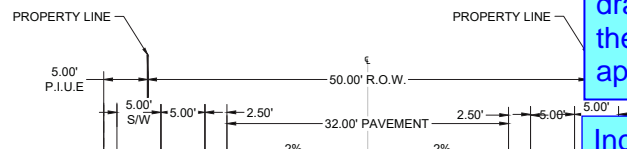


BASIS OF BEARINGS
1"=500'



URBAN, LOCAL (PUBLIC) W/ WATER, & SANITARY

SCALE: 1"=10'
 DESIGN SPEED: 30MPH
 SPEED LIMIT: 25MPH
 (ROADS USING THIS SECTION: PEACEFUL RIDGE DRIVE, PASSAGE WAY, BLACK POWDER TRAIL, SLEEPY MEADOWS DRIVE, HAZY HOLLOW TRAIL, PANPIPE LANE, CONJUNCTION COURT, MIRADOR LANE, ROCK ROSE TERRACE, HORNSTONE PATH, PERIWINKLE PLACE, PLACE)
 P.I.U.E. = PUBLIC IMPROVEMENTS/UTILITY EASEMENT



URBAN, COLLECTOR (PUBLIC)

SCALE: 1"=10'
 (ROADS USING THIS SECTION: BRIDGEGATE PLACE)
 P.I.U.E. = PUBLIC IMPROVEMENTS/UTILITY EASEMENT

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 APPURTENANCE 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.

SIGNED: *J. Ryan Watson* DATE: November 1st, 2023
 OWNER/DEVELOPER
 PRINT NAME: J. Ryan Watson
 DBA: WIDEFIELD INVESTMENT GROUP
 ADDRESS: 3 WIDEFIELD BOULEVARD, COLORADO SPRINGS, CO 80911

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.

DISTRICT: _____ DATE: _____
 FIRE PROTECTION DISTRICT

APPROVALS

THE OWNER AND SANITATION DISTRICT RECOGNIZES THE DESIGN ENGINEER AS COMPETENT AND AUTHORIZED TO DESIGN AND HAS LIMITED ITS SCOPE OF REVIEW ACCORDINGLY.

SANITATION DISTRICT APPROVAL
 DATE: 2023
Robert B. B...

OMISSIONS WITH THE WATER DESIGN AS SHOWN ON THIS DOCUMENT AND SERVICES' SHALL RULE.

APPROVAL EXPIRES 180 DAYS FROM DESIGN APPROVAL.

Final version of As-Built drawings must include the fire authority approval signature.

Include all sheets of approved drawings with the next submittal.

RECORD DRAWING CERTIFICATION



DESIGN ENGINEER'S STATEMENT

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

Colleen Monahan DATE: 9/27/2023
 COLLEEN MONAHAN, CO P.E. NO. 0056067

OWNER/DEVELOPER'S STATEMENT:

I, THE OWNER/DEVELOPER HAVE READ AND WILL COMPLY WITH THE REQUIREMENTS OF THE GRADING AND EROSION CONTROL PLAN AND ALL OF THE REQUIREMENTS SPECIFIED IN THESE DETAILED PLANS AND SPECIFICATIONS.

J. Ryan Watson DATE: September 27th, 2023
 J. RYAN WATSON
 PEACEFUL RIDGE DEVELOPMENT COMPANY

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 E.C.M. 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 DIRECTOR'S DISCRETION.

Approved
 By: Gilbert LaForce, P.E.
 Engineering Manager
 Date: 11/09/2023 8:32:29 AM
 El Paso County Department of Public Works

Condition of Approval:
 Submittal of record drawings in accordance with ECM 1.12 and 5.10.6 will not be accepted without the fire authority approval signature.

BULLARD, ABBY, 9/27/2023 2:55 PM

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CAD DATE: 9/27/2023		IF NOT ONE INCH, ADJUST SCALE ACCORDINGLY.
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NO.	DATE	BY	REVISION DESCRIPTION

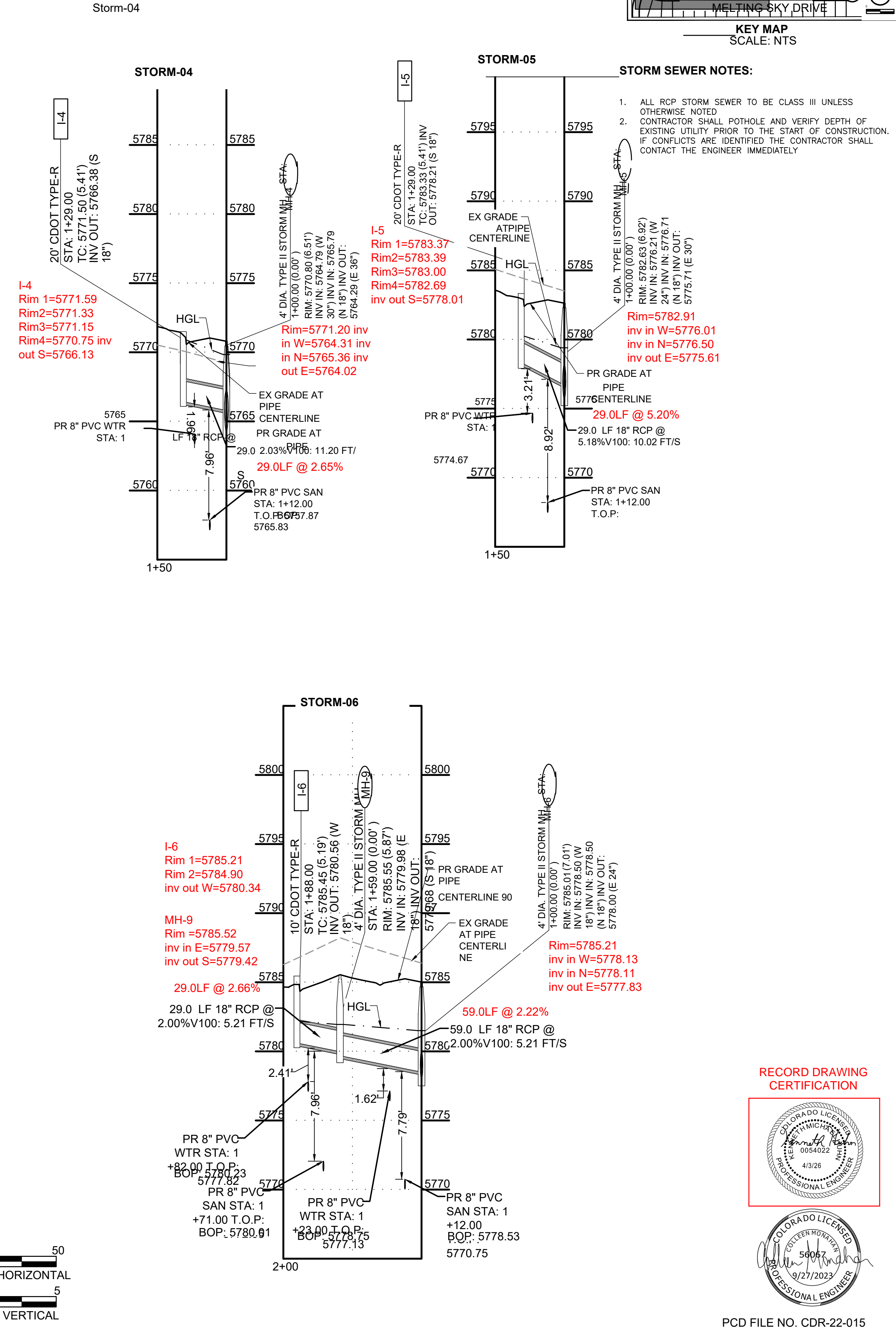
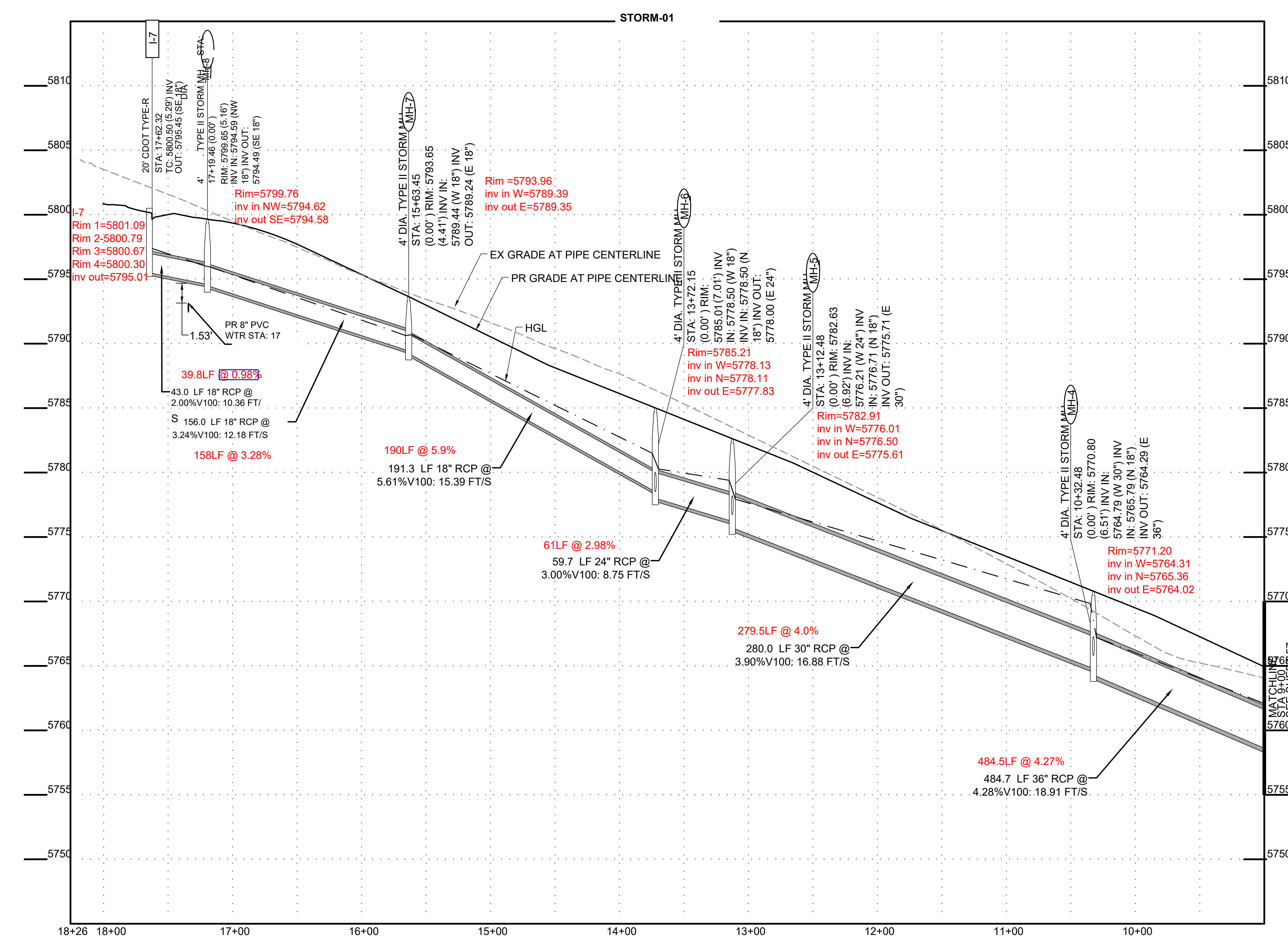
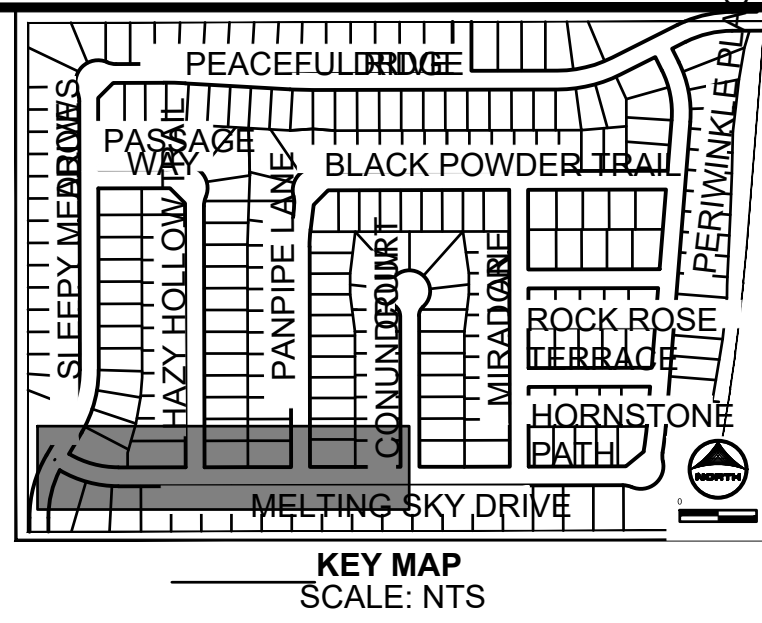
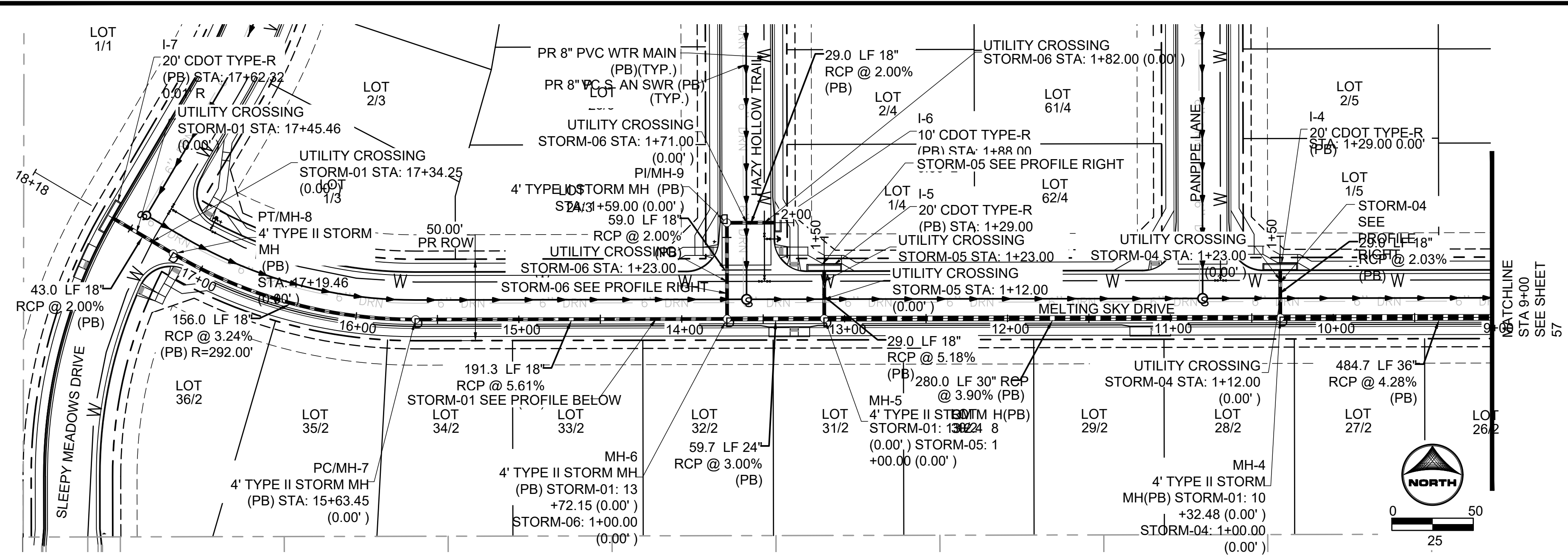
HRGreen
 HR GREEN - COLORADO SPRINGS
 1975 RESEARCH PARKWAY SUITE 230
 COLORADO SPRINGS, CO 80920
 PHONE: 719.394.2440
 FAX: 719.985.0044

PEACEFUL RIDGE AT FOUNTAIN VALLEY
 PEACEFUL RIDGE DEVELOPMENT COMPANY
 EL PASO COUNTY, CO

CONSTRUCTION DOCUMENTS
 COVER

SHEET
 CV
 1

BULLARD, ABBY, 9/27/2023 3:10



HR GREEN Xrefs: xc-dsgm; xc-crow; xc-ctrl; xc-utli; xgl-d; d01-2308; key_map; xc-br-base; Storm_PNP_Notes

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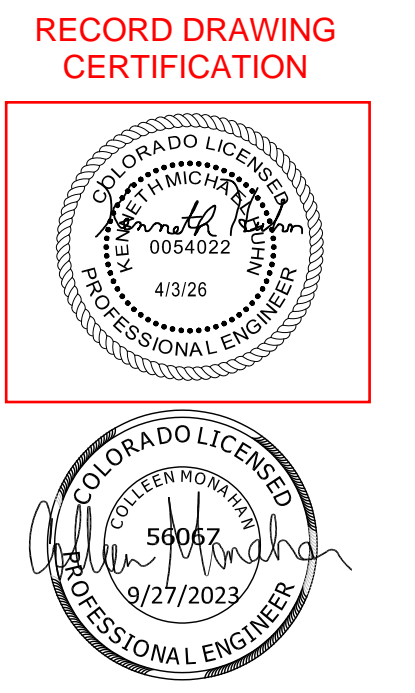
NO.	DATE	BY	REVISION DESCRIPTION

HRGreen
 HR GREEN - COLORADO SPRINGS 1975 RESEARCH PARKWAY SUITE 230 COLORADO SPRINGS, CO 80920 PHONE: 719.394.2440 FAX: 719.965.0044

PEACEFUL RIDGE AT FOUNTAIN VALLEY PEACEFUL RIDGE DEVELOPMENT COMPANY EL PASO COUNTY, CO

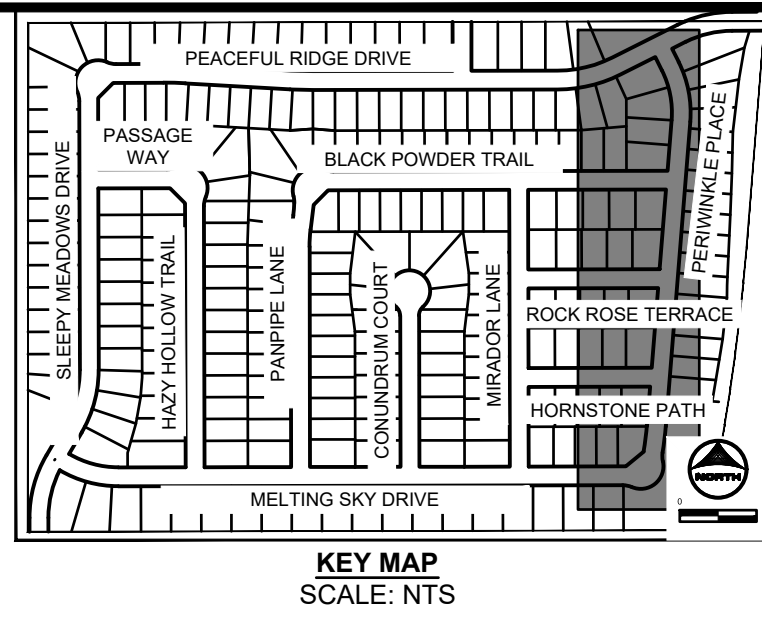
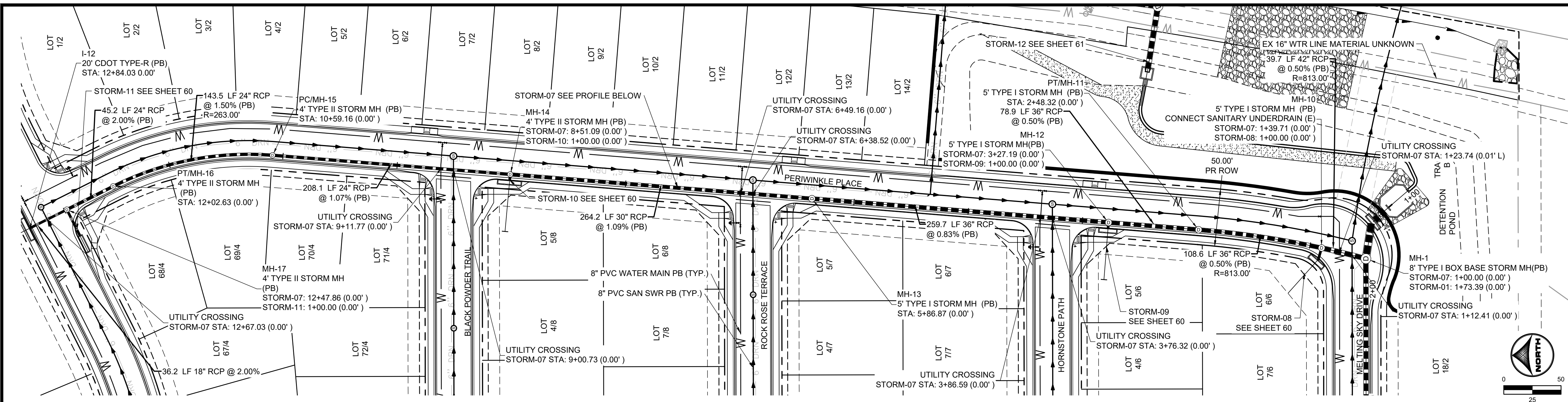
CONSTRUCTION DOCUMENTS
 STORM PLAN & PROFILE

SHEET STM 58



PCD FILE NO. CDR-22-015

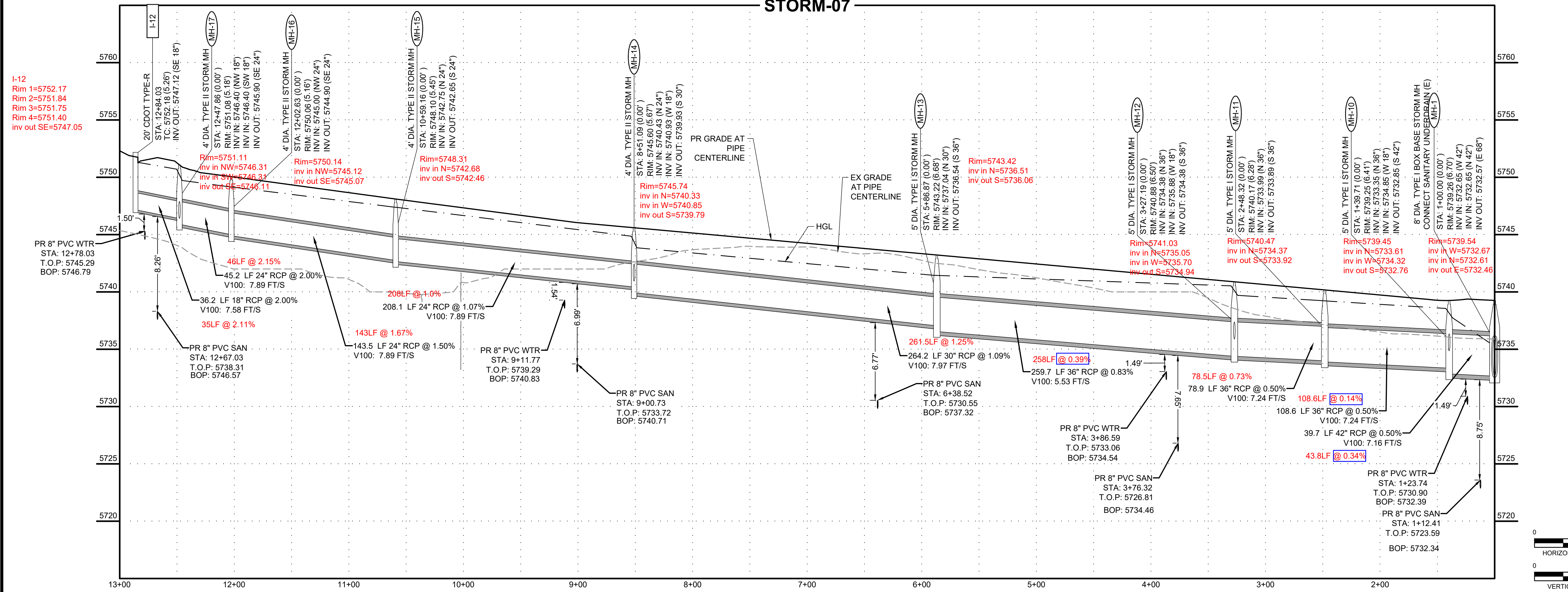
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STORM SEWER NOTES:

- ALL RCP STORM SEWER TO BE CLASS III UNLESS OTHERWISE NOTED
- CONTRACTOR SHALL POTHOLE AND VERIFY DEPTH OF EXISTING UTILITY PRIOR TO THE START OF CONSTRUCTION. IF CONFLICTS ARE IDENTIFIED THE CONTRACTOR SHALL CONTACT THE ENGINEER IMMEDIATELY

STORM-07



HR GREEN Xrefs: xc-dgn; xc-dwg; xc-cow; xc-utl; xc-dgn; xc-cow; xc-utl; xpl-1; xpl-2; xpl-3; key_map; xc-dwg-base; Storm_PNP_Notes

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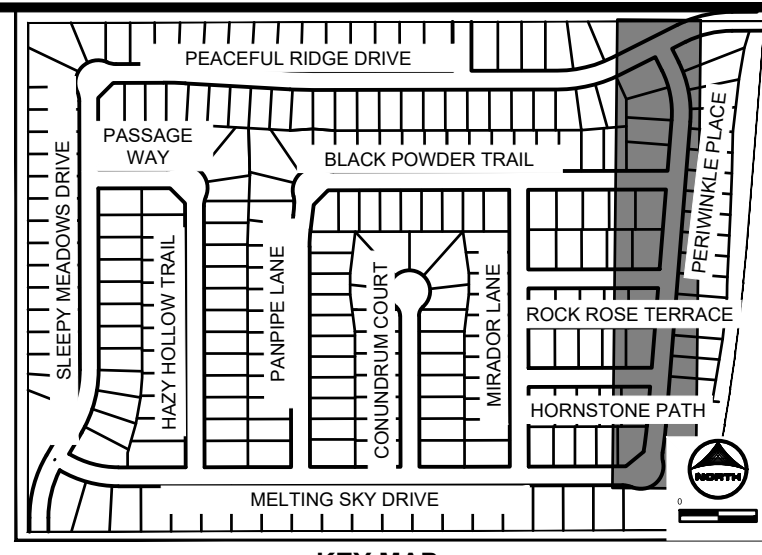
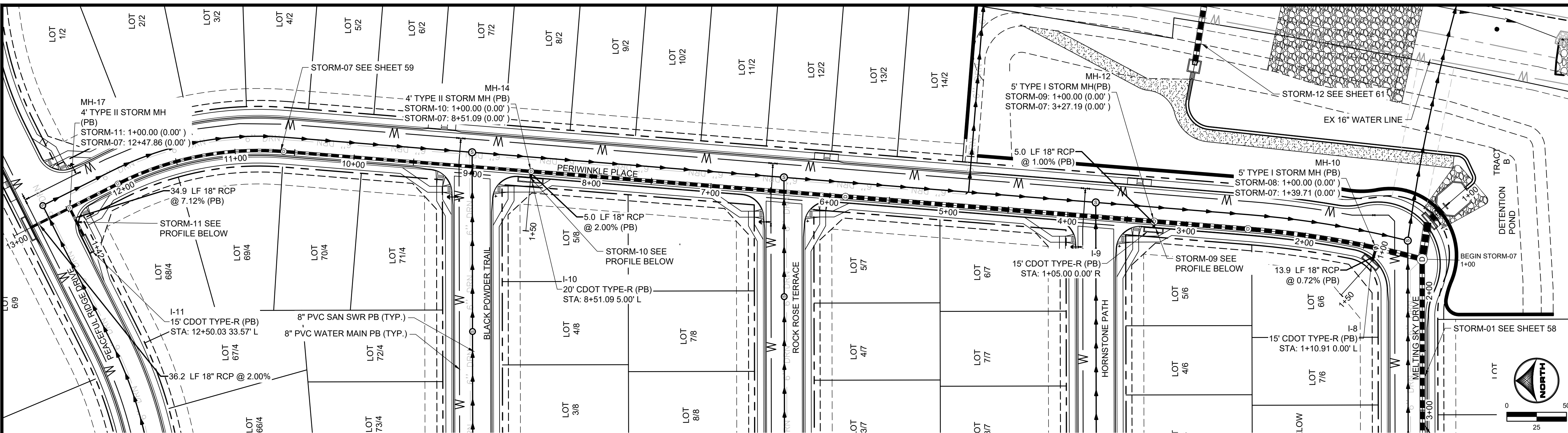
NO.	DATE	BY	REVISION DESCRIPTION

HRGreen
 HR GREEN - COLORADO SPRINGS
 1975 RESEARCH PARKWAY SUITE 230
 COLORADO SPRINGS, CO 80920
 PHONE: 719.384.2440
 FAX: 719.965.0044

PEACEFUL RIDGE AT FOUNTAIN VALLEY
PEACEFUL RIDGE DEVELOPMENT COMPANY
 EL PASO COUNTY, CO

CONSTRUCTION DOCUMENTS
 SHEET **STM** 59
 RECORD DRAWING CERTIFICATION
 COLORADO LICENSED PROFESSIONAL ENGINEER
 4/3/26
 5007
 9/27/2023
 PCD FILE NO. CDR-22-015

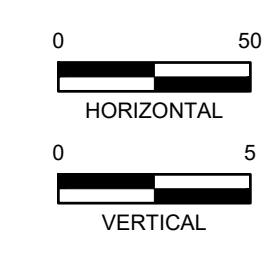
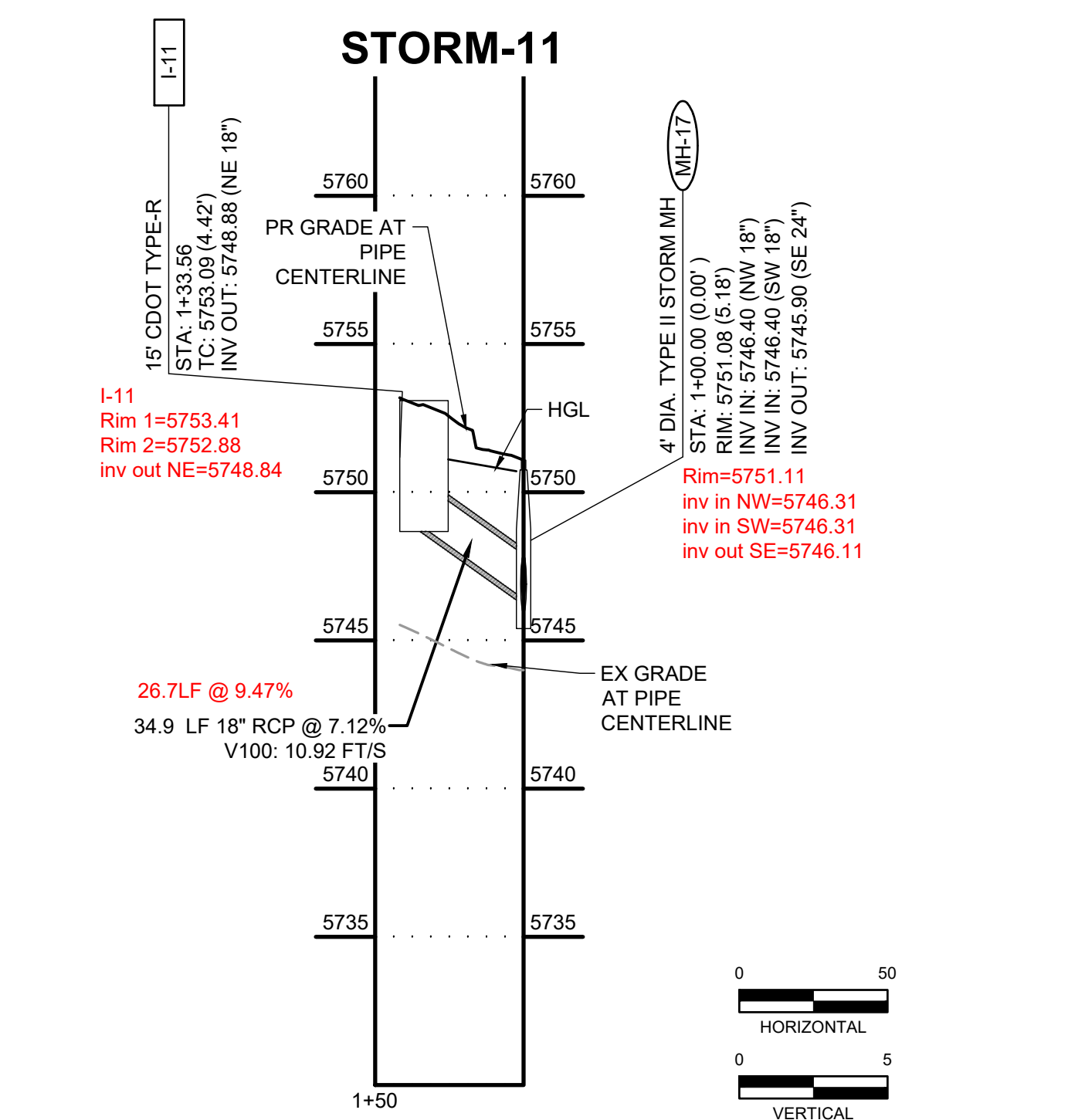
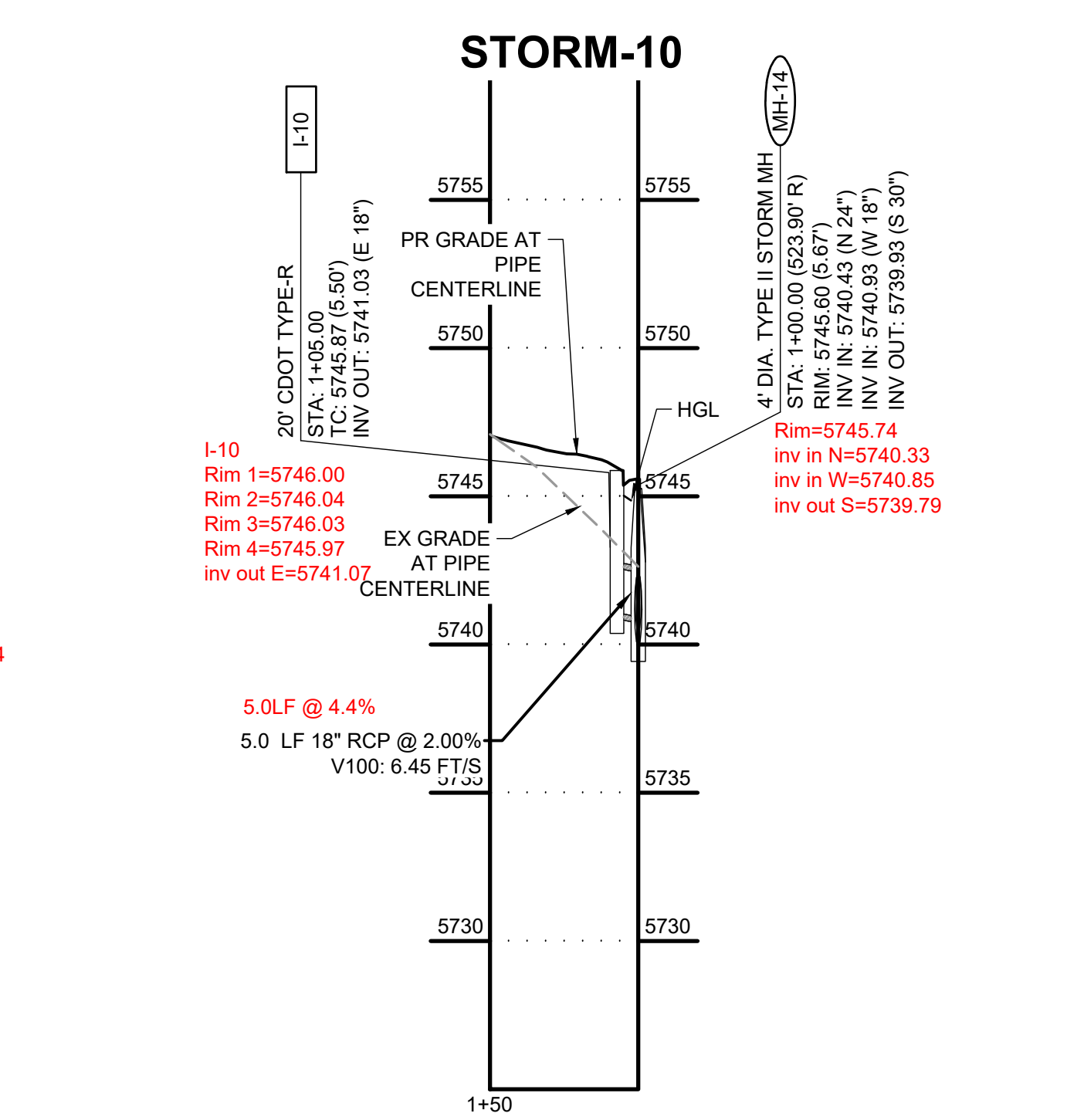
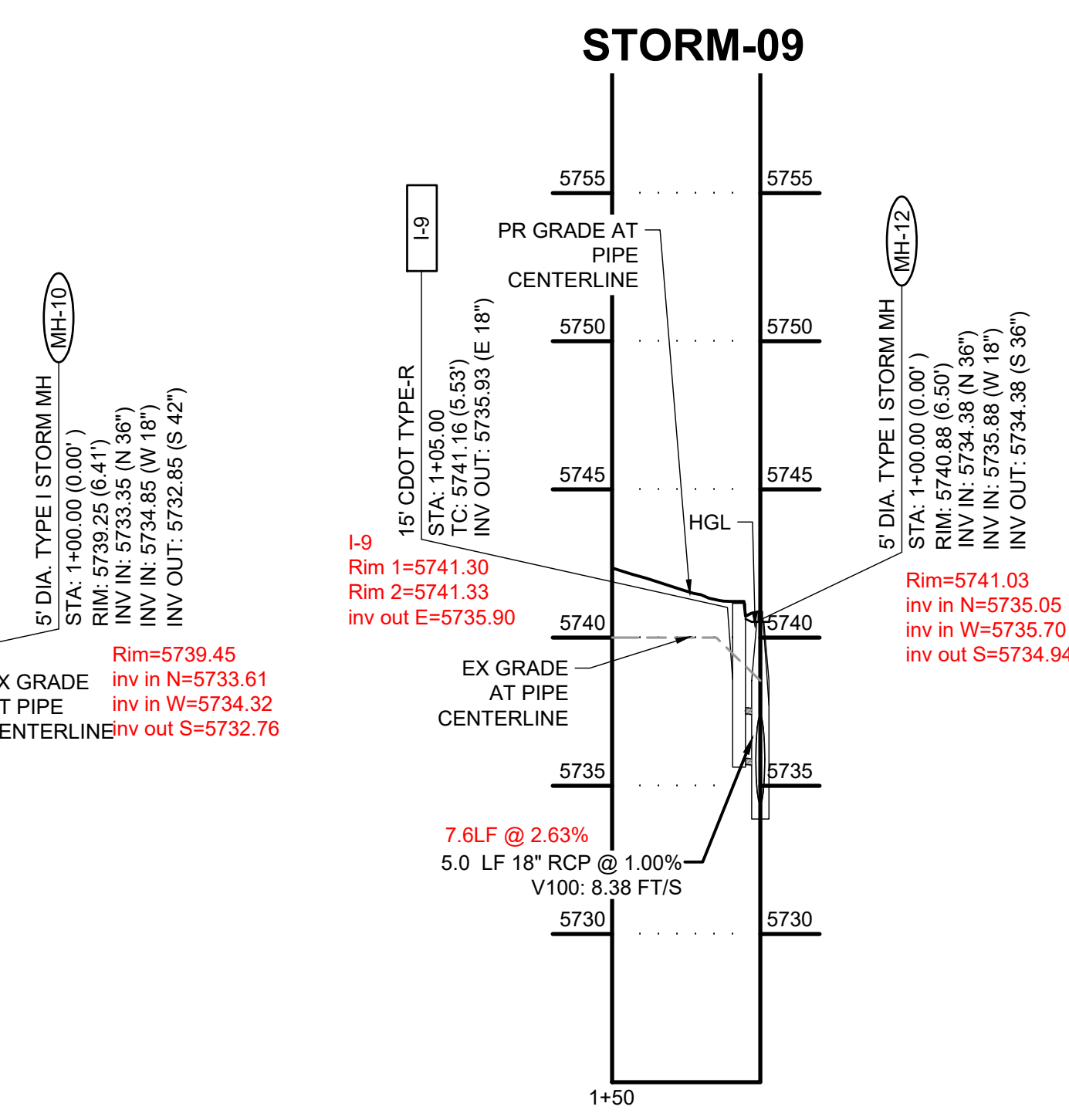
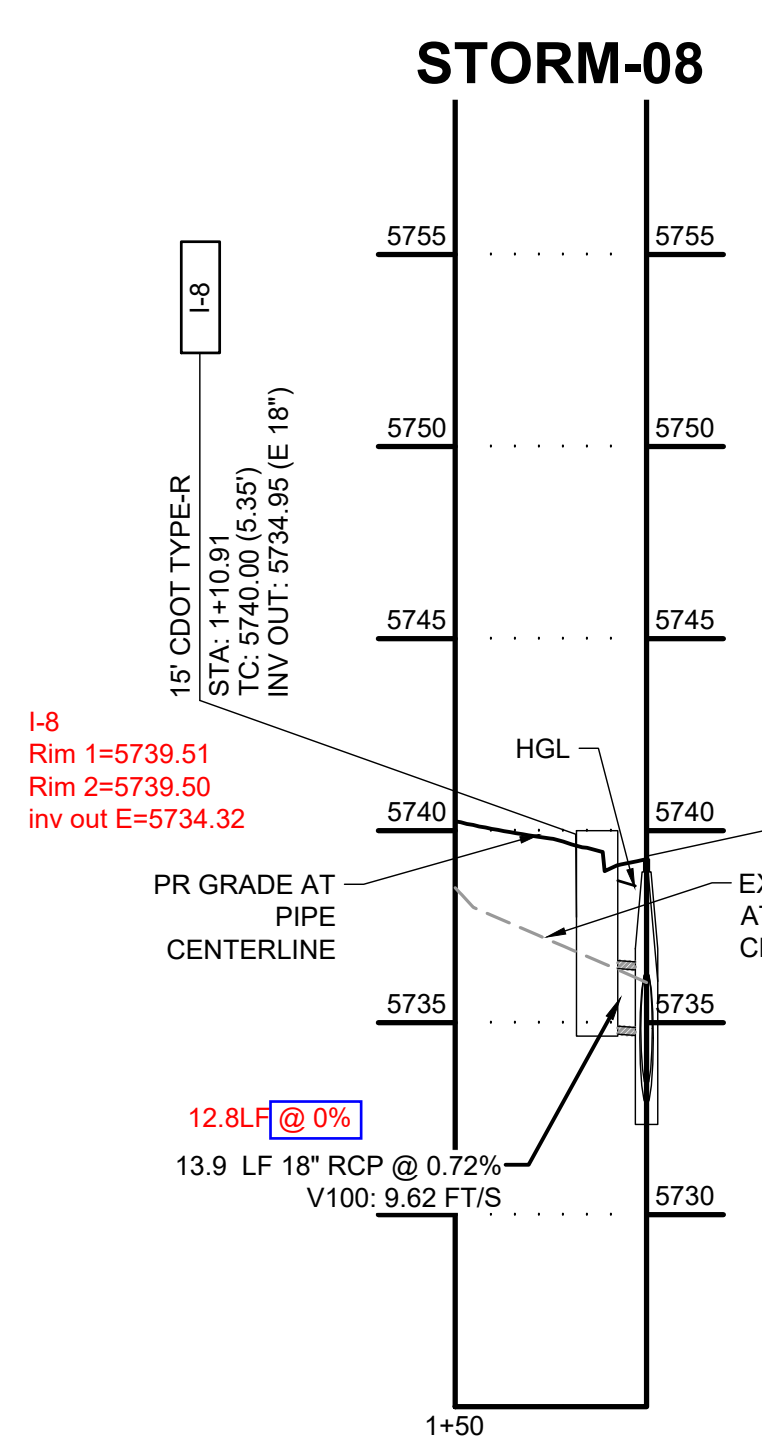
BULLARD, ABEY, 9/27/2023 3:11 PM



KEY MAP SCALE: NTS

STORM SEWER NOTES:

1. ALL RCP STORM SEWER TO BE CLASS III UNLESS OTHERWISE NOTED
2. CONTRACTOR SHALL POTHOLE AND VERIFY DEPTH OF EXISTING UTILITY PRIOR TO THE START OF CONSTRUCTION. IF CONFLICTS ARE IDENTIFIED THE CONTRACTOR SHALL CONTACT THE ENGINEER IMMEDIATELY



HR GREEN Xrefs: xc-dgn, xc-dwg, xc-cow, xc-ctrl, xc-dll, xg-1-dll01-2308, key_map, xc-br-base, Storm_PNP_Notes

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NO.	DATE	BY	REVISION DESCRIPTION

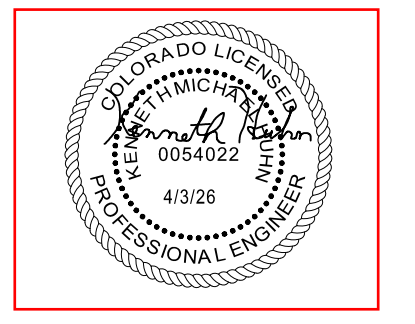
HRGreen
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 1975 RESEARCH PARKWAY SUITE 230
 COLORADO SPRINGS, CO 80920
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PEACEFUL RIDGE AT FOUNTAIN VALLEY
 PEACEFUL RIDGE DEVELOPMENT COMPANY
 EL PASO COUNTY, CO

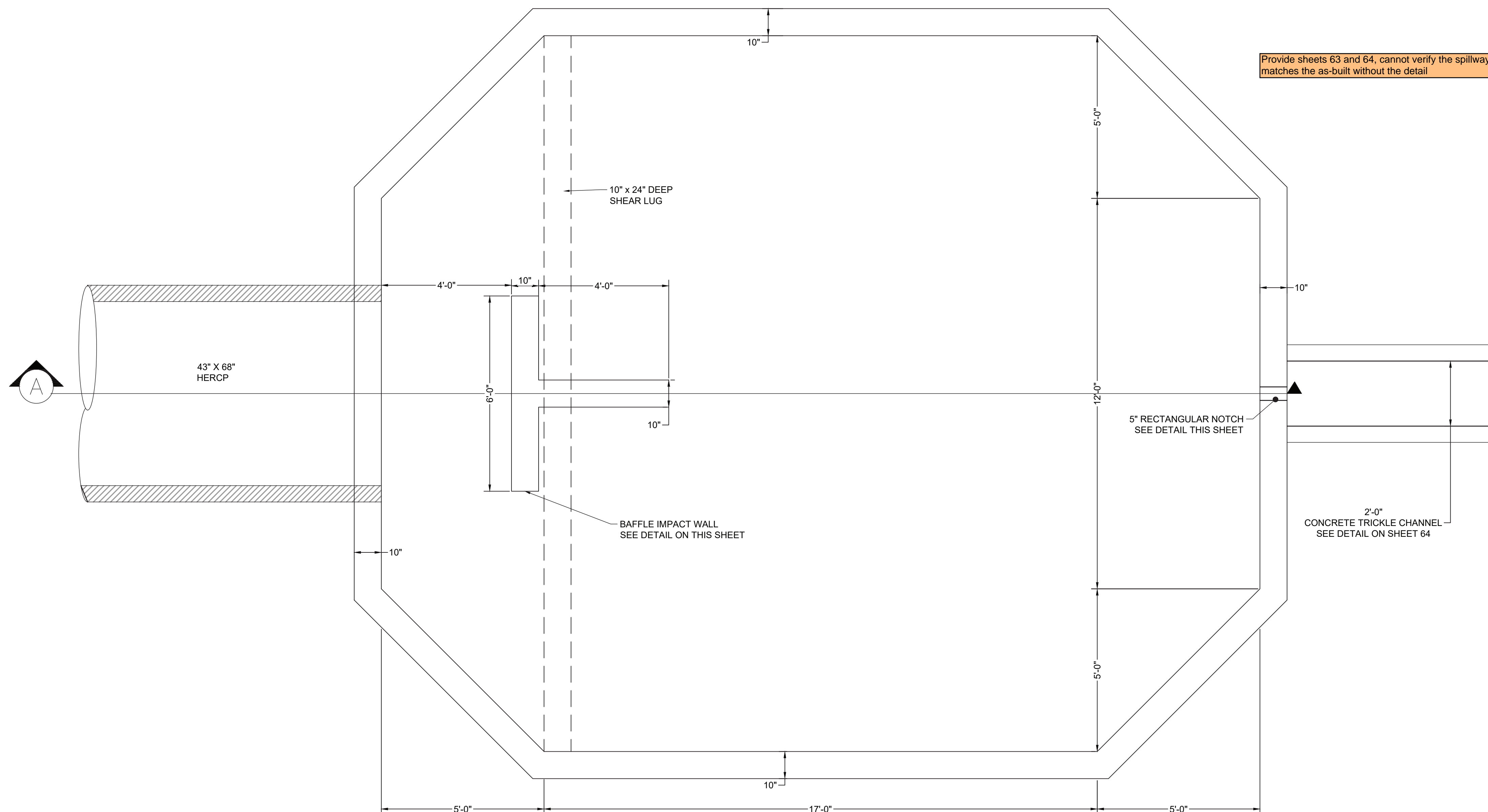
CONSTRUCTION DOCUMENTS
 STORM PLAN & PROFILE

SHEET
STM
 60

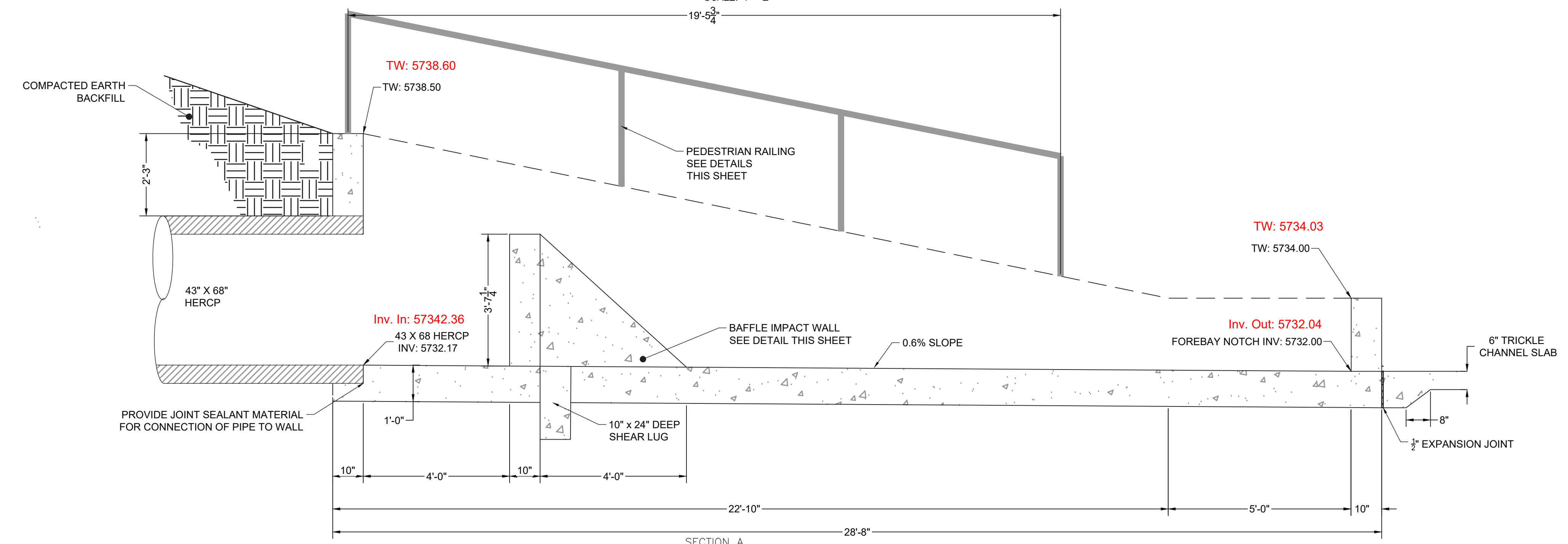
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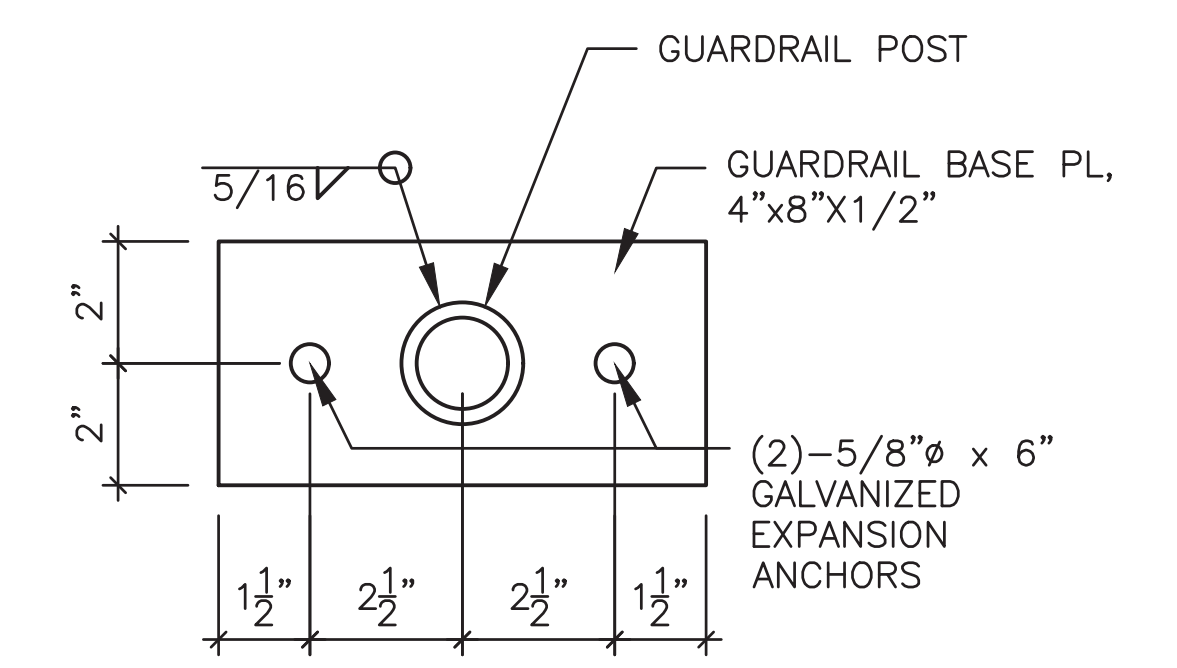


PLAN VIEW
FOREBAY #1
SCALE: 1"=2'

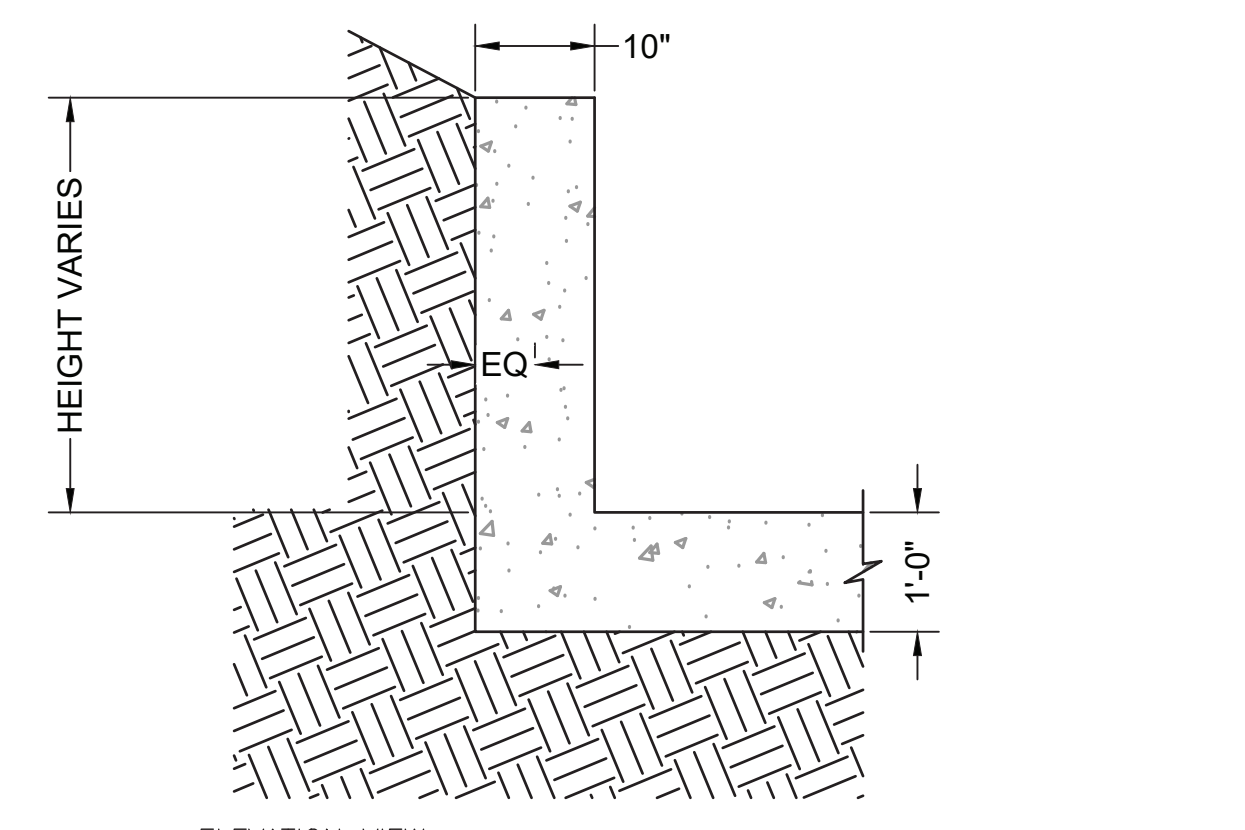


SECTION A
FOREBAY #1
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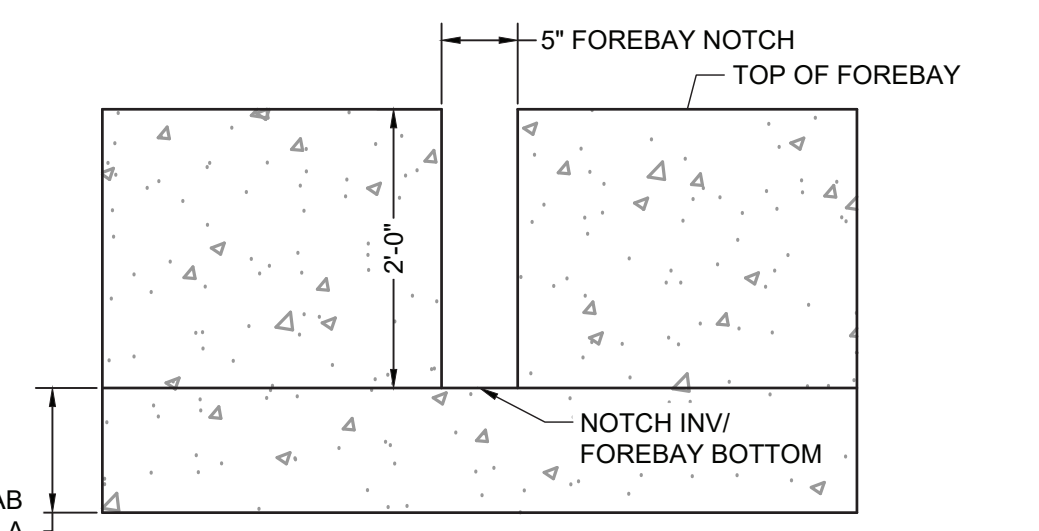
Provide sheets 63 and 64, cannot verify the spillway matches the as-built without the detail



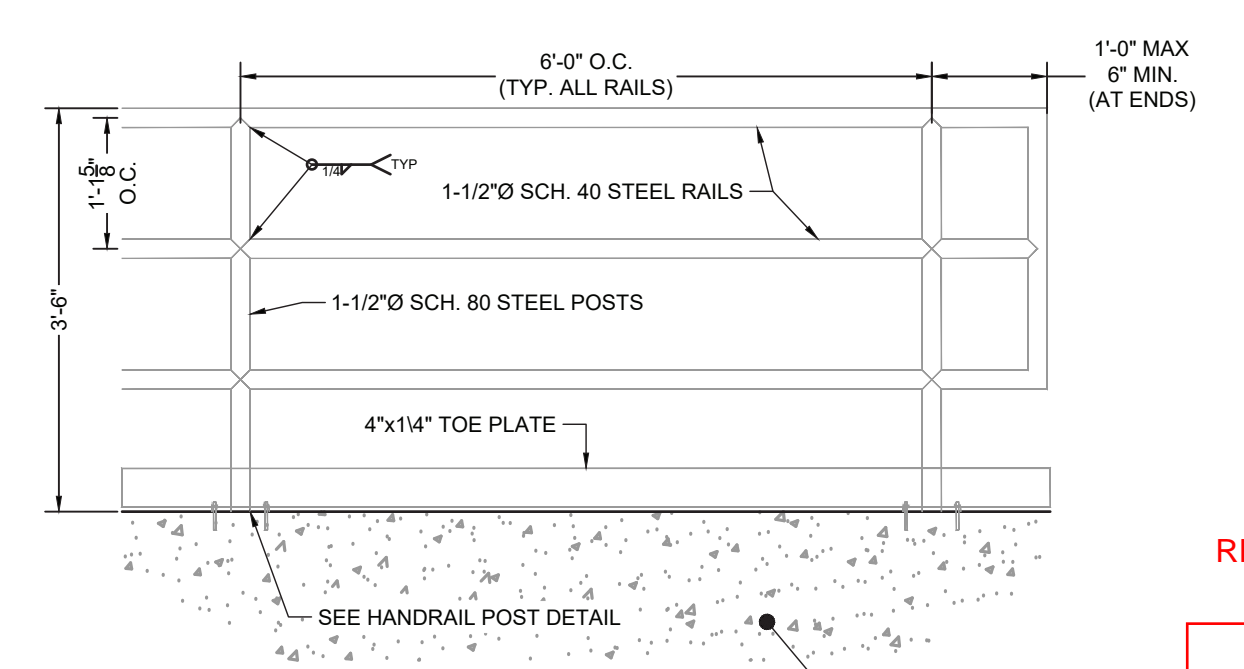
ELEVATION VIEW
HANDRAIL POST DETAIL
SCALE: NTS



ELEVATION VIEW
FOREBAY WINGWALL REINFORCEMENT DETAIL
SCALE: NTS



ELEVATION VIEW
FOREBAY NOTCH DETAIL
SCALE: NTS

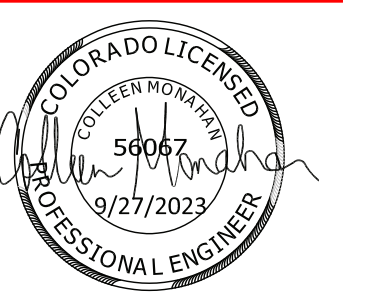


ELEVATION VIEW
HANDRAIL POST DETAIL
SCALE: NTS

FOREBAY NOTES:

- SEE SHEET 65 FOR STRUCTURAL NOTES AND DETAILS.
- PEDESTRIAN RAILING IS NOT SHOWN IN PLAN VIEW DETAILS. SEE SECTION A FOR RAILING LOCATION.

RECORD DRAWING
CERTIFICATION



PCD FILE NO. CDR-22-015

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NO.	DATE	BY	REVISION DESCRIPTION

HRGreen
 HR GREEN - COLORADO SPRINGS
 1975 RESEARCH PARKWAY SUITE 230
 COLORADO SPRINGS, CO 80920
 PHONE: 719.394.2440
 FAX: 713.965.0044

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 PEACEFUL RIDGE DEVELOPMENT COMPANY
 EL PASO COUNTY, CO

CONSTRUCTION DOCUMENTS
 FOREBAY DETAILS

