

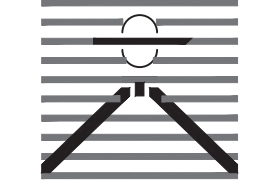
STANDARD NOTES FOR EL PASO COUNTY CONSTRUCTION PLANS

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:



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CONSTRUCTION DOCUMENTS FOR
WINDERMERE
FILING NO. 1
 N. MARKSHEFFEL ROAD
 EL PASO COUNTY, COLORADO

ISSUE	DATE
INITIAL ISSUE	6-18-21
RESUBMITTAL	10-17-21

DESIGNED BY:	SBN
DRAWN BY:	SBN
CHECKED BY:	TDM
FILE NAME:	21187-01NT1

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



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

NOTE SHEET

PROJECT NO. 21187-01CSCV
 DRAWING NO.

NT01

GENERAL CONSTRUCTION NOTES:

1. THE LOCATION OF EXISTING UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY AND MAY NOT INCLUDE ALL UTILITIES. THE EXCAVATION CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK. THE CONTRACTOR AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY HIS FAILURE TO EXACTLY LOCATED AND PRESERVE ANY AND ALL UTILITIES.
2. BEFORE COMMENCING ANY EXCAVATION, CALL 811 FOR EXISTING UTILITY LOCATIONS.
3. THE CONTRACTOR WILL TAKE THE NECESSARY PRECAUTIONS TO PROTECT EXISTING UTILITIES FROM DAMAGE DUE TO THIS OPERATION. ANY DAMAGE TO THE UTILITIES WILL BE REPAIRED AT THE CONTRACTOR'S EXPENSE, AND ANY SERVICE DISRUPTIONS WILL BE SETTLED BY THE CONTRACTOR.
4. ALL BACKFILL, SUB-BASE AND/OR BASE COURSE (CLASS 6) MATERIAL SHALL BE COMPACTED TO THE SOILS ENGINEER'S RECOMMENDATIONS, AND APPROVED BY EL PASO COUNTY DEVELOPMENT SERVICES ENGINEERING DIVISION.
5. ALL STATIONING IS CENTERLINE UNLESS OTHERWISE INDICATED. ALL ELEVATIONS ARE CENTERLINE UNLESS OTHERWISE INDICATED.
6. THE CONTRACTOR SHALL REVEGETATE ALL DISTURBED AREAS AS SOON AS POSSIBLE AND EROSION CONTROL SHALL BE INSTALLED AND MAINTAINED IN A FUNCTIONAL MANNER AT ALL TIMES. DEVELOPER RESPONSIBLE FOR MAINTAINING DISTURBED AREAS UNTIL REVEGETATION IS COMPLETE.
7. ALL DISTURBED PAVEMENT EDGES SHALL BE CUT TO NEAT LINES. REPAIR SHALL CONFORM TO THE EPC ECM APPENDIX K -1.2C.
8. ADDITIONALLY EROSION CONTROL STRUCTURES MAY BE REQUIRED AT THE TIME OF CONSTRUCTION.
9. BUILDING CONTRACTORS WILL BE RESPONSIBLE FOR CONSTRUCTING POSITIVE DRAINAGE AWAY FROM ALL STRUCTURES.
10. ASPHALT THICKNESS AND BASE COURSE THICKNESS (COMPACTED) FOR ROADS SHALL BE PER DESIGN REPORT BY OWNER'S GEOTECHNICAL ENGINEER. OWNER'S GEOTECHNICAL ENGINEER TO BE ON SITE AT TIME OF ROAD CONSTRUCTION TO EVALUATE SOIL CONDITIONS AND DETERMINE IF ADDITIONAL MEASURES ARE NECESSARY TO ASSURE STABILITY OF THE NEW ROADS. PAVEMENT DESIGN SHALL BE APPROVED BY DEVELOPMENT SERVICES DEPARTMENT PRIOR TO CONSTRUCTION.
11. THE CONTRACTOR SHALL REVEGETATE ALL DISTURBED AREAS WITHIN 21 DAYS OF SUBSTANTIAL GRADING COMPLETION. EROSION CONTROL SHALL BE INSTALLED AND MAINTAINED IN A FUNCTIONAL MANNER AT ALL TIMES. DEVELOPER IS RESPONSIBLE FOR MAINTAINING DISTURBED AREAS UNTIL REVEGETATION IS COMPLETE.
12. TYPE M RIP-RAP WITH 4" OF TYPE II GRANULAR BEDDING AND MIRAFI L80N OR EQUAL MAY BE SUBSTITUTED WHERE TYPE L RIP-RAP WITH MIRAFI FW 700 OR EQUAL IS SPECIFIED

SANITARY SEWER CONSTRUCTION NOTES:

1. ALL MATERIALS AND WORKMANSHIP SHALL BE IN CONFORMANCE WITH CHEROKEE METROPOLITAN DISTRICT STANDARDS AND THE CITY OF COLORADO SPRINGS CONSTRUCTION STANDARDS UNLESS NOTED OTHERWISE. IN THE EVENT OF CONFLICTING STANDARDS CHEROKEE METROPOLITAN DISTRICT STANDARDS SHALL GOVERN.
2. SANITARY SEWER PIPE SHALL CONFORM TO ASTM 03034 SDR35 PVC.
3. CONTRACTOR SHALL FIELD VERIFY LOCATION AND ELEVATION OF EXISTING INVERTS PRIOR TO INSTALLATION OF NEW SANITARY SEWER SYSTEM.
4. THE CONTRACTOR ASSUMES RESPONSIBILITY FOR THE PROTECTION OF ALL UTILITIES DURING THE WORK. PRIOR TO ANY EXCAVATION, CONTACT THE UTILITY NOTIFICATION CENTER OF COLORADO AT 811 AT LEAST TWO WORKING DAYS PRIOR TO DIGGING.
5. INFILTRATION AND EXFILTRATION TESTS CONDUCTED BY AND AT THE EXPENSE OF THE CONTRACTOR SHALL BE PERFORMED ON A REPRESENTATIVE PORTION OF THE PROJECT IN ACCORDANCE WITH SECTION 7.04 OF THE CITY OF COLORADO SPRINGS CONSTRUCTION STANDARDS.
6. ALL SANITARY SEWER MANHOLES, LIDS, BASES AND OTHER APPURTENANCES SHALL BE IN ACCORDANCE WITH (LAW) COLORADO SPRINGS DETAILS STANDARD MANHOLE DETAIL 1. EXCEPT AS NOTED ON THESE PLANS. WHERE REQUIRED ON THESE PLANS. WATER TIGHT MANHOLES, LIDS AND CONNECTIONS SHALL BE PROVIDED LAW COLORADO SPRINGS STANDARDS.
7. WHERE NECESSARY, THE CONTRACTOR SHALL PROVIDE 3 DEGREE BENDS ON ALL CURVILINEAR SANITARY SEWER PIPE.
8. SANITARY SEWER SERVICE LINES SHALL BE LOCATED PER THE DETAIL ON THE UTILITY SERVICE PLAN. OR AT THE DIRECTION OF THE CONSTRUCTION MANAGER.
9. OVERLOT GRADING AND STREET SUBGRADE MUST BE WITHIN ±ONE (1) FOOT PRIOR TO ANY UTILITY INSTALLATION.
10. WHILE CONSTRUCTING THE SANITARY SEWER SYSTEM THE CONTRACTOR SHALL HAVE IN HIS POSSESSION AT LEAST ONE "APPROVED FOR CONSTRUCTION" SET OF UPDATED PLANS AT ALL TIMES. APPROVED FILED MODIFICATIONS TO PLAN SETS SHALL BE CLEARLY IDENTIFIED IN RED INK ON THE PLANS BY THE CONTRACTOR PER FIELD CONSTRUCTION. THESE AS-BUILT CHANGES SHALL BE DATED AND SUBMITTED TO THE ENGINEER OF RECORD. THE ENGINEER OF RECORD SHALL PREPARE A COMPLETE SET OF "AS CONSTRUCTED" DRAWINGS AND DELIVER THE SETS TO THE CHEROKEE METROPOLITAN DISTRICT PRIOR TO FINAL ACCEPTANCE OF THE SANITARY SEWER SYSTEM.
11. CONTRACTOR TO CONSTRUCT ALL MANHOLES AND STRUCTURES TO FINISHED GRADE. FOR PIPELINES 1.04" OR LESS GRADE THE FOLLOWING ADDITIONAL INSTALLATION PRACTICES SHALL BE USED.
 - A. THE BOTTOM OF THE PIPE TRENCH SHALL BE PLATE TAMPED PRIOR TO THE INSTALLATION OF ANY PIPE OR BEDDING MATERIAL.
 - B. SELECT BEDDING MATERIAL SHALL BE INSTALLED PER CHAPTER 2 OF THE "COLORADO SPRINGS UTILITIES, WASTEWATER STANDARDS".
 - C. TRENCH BACKFILL MATERIAL SHALL BE INSTALLED PER CHAPTER 2 OF THE "COLORADO SPRINGS UTILITIES, WASTEWATER STANDARDS".
 - D. PIPELINES FOR LESS THAN 1.04% SHALL BE -AS CONSTRUCTED-BY A LICENSED SURVEYOR OR A APPOINTED REPRESENTATIVE UNDER HIS DIRECT SUPERVISION. THE "AS CONSTRUCTED" MANHOLE INVERTS SHALL BE RECORDED ON THE RECORD DRAWING(S) SUBMITTED TO COLORADO SPRINGS UTILITIES RECORDS MANAGEMENT.

WATER SYSTEM CONSTRUCTION NOTES:

1. ALL MATERIALS AND WORKMANSHIP SHALL BE IN CONFORMANCE WITH CHEROKEE METROPOLITAN DISTRICT STANDARDS AND THE CITY OF COLORADO SPRINGS CONSTRUCTION STANDARDS UNLESS NOTED OTHERWISE. IN THE EVENT OF CONFLICTING STANDARDS CHEROKEE METROPOLITAN DISTRICT STANDARDS SHALL GOVERN.
2. ALL WATER SYSTEM MAINS PIPE MATERIAL SHALL BE POLYVINYL CHLORIDE (PVC) CLASS 200 (DR-14) PER AWWA C-900 AND ASTM 0241 SPECIFICATIONS, EXCEPT WHERE NOTED. SPECIFICALLY, SECTIONS OF WATER PIPE THAT CROSS UNDER MAJOR DRAINAGE WAYS (SAND CREEK) OR MAJOR THOROUGHFARES SHALL BE DUCTILE IRON PIPE.
3. ALL FITTINGS SHALL BE CONSTRUCTED OF GRAY-IRON MATERIAL AND FURNISHED WITH MECHANICAL JOINT ENDS. ALL FITTINGS SHALL HAVE A MINIMUM PRESSURE RATING OF 250 PSI AND SHALL BE WRAPPED WITH A 9-MIL THICKNESS POLYETHYLENE MATERIAL PER AWWA STANDARD C105.
4. ALL WATER PIPES SHALL BE INSTALLED AT A MINIMUM DEPTH OF FIVE (5) FEET BELOW FINISHED GRADE.
5. ALL BENDS, LEE, FIRE HYDRANTS, BLOW-OFFS, AND PLUGS AT DEAD END MAINS SHALL BE INSTALLED WITH CONCRETE THRUST BLOCKS.
6. FIRE HYDRANT ASSEMBLIES SHALL INCLUDE ALL PIPES, FITTINGS, VALVES, APPURTENANCES, MATERIALS AND LABOR THAT ARE NECESSARY TO INSTALL A COMPLETE AND USEABLE FIRE HYDRANT. FIRE HYDRANT ASSEMBLIES SHALL BE ONE OF THE FOLLOWING TYPES:
 - A. MUELLER CENTURION, MODEL A-473
 - B. WATEROUS PACER, MODEL WB-67-90 WITH BRONZE BUSHED SHOE AND BRONZE SHAFT COUPLING.
 - C. OR ENGINEER/DISTRICT APPROVED EQUAL.
7. VALVE BOXES SHALL BE TYLER SLIP; TYPE "C" CAST IRON VALVE BOX ASSEMBLY SERIES 6860 WITH NO. 160 OVAL BASE OR APPROVED EQUAL.
8. CONTRACTOR SHALL PRESSURE TEST THE SYSTEM PRIOR TO CONNECTING TO EXISTING MAINS.
9. ALL WATER SYSTEM COMPONENTS SHALL BE FLUSHED AND CHLORINATED PER AWWA C-601, "DISINFECTING WATER MAINS" PRIOR TO ACCEPTANCE. THE CONTRACTOR SHALL PRODUCE A 25 MG/L SOLUTION BY ADHERING CHLORINE TABLETS TO THE PIPE SECTION WITH PERMATEX CLEAR TRY INSIDE THE SYSTEM. CHLORINATION SHALL OCCUR PRIOR TO HYDROSTATIC TESTING. THE CONTRACTOR SHALL OBTAIN A BACTERIOLOGICAL SAMPLE AFTER THE SYSTEM HAS BEEN FLUSHED. A CLEAN BACTERIOLOGICAL SAMPLE MUST BE OBTAINED PRIOR TO THE SYSTEM BEING PLACED INTO SERVICE.
10. HYDROSTATIC TESTING:

ALL WATER SYSTEM MAINS SHALL BE FIELD PRESSURE TESTED TO A MINIMUM OF 150 PSI OR 1/2 TIMES THE STATIC OPERATING PRESSURE, WHICH EVER IS GREATER. MAXIMUM ALLOWABLE LEAKAGE FOR EACH SECTION OF PIPE BETWEEN LINE VALVES SHALL NOT EXCEED THE FOLLOWING: *10 GALLONS PER INCH OF PIPE DIAMETER PER MILE PER DAY.
11. ALL VALVES SHALL CONFORM TO OPEN LEFT CONVENTION PER CHEROKEE METROPOLITAN DISTRICT STANDARDS. SERVICE LINE STOP VALVES/BOXES SHALL BE LOCATED A MINIMUM OF 7 FEET BEYOND THE PROPERTY LINE OR PER THE SERVICE DETAIL ON THE UTILITY SERVICE PLAN. ALL OTHER VALVES SHALL BE LOCATED PER THESE PLANS.
12. WHEN IT IS NECESSARY TO RAISE OR LOWER WATER MAINS AT OTHER UTILITY CROSSINGS THE CONTRACTOR SHALL INSURE A MINIMUM CLEARANCE OF 18" WHERE POSSIBLE BETWEEN THE OUTSIDE DIAMETER OF PIPES.
13. WHILE CONSTRUCTING THE WATER SYSTEM THE CONTRACTOR SHALL HAVE IN HIS POSSESSION AT LEAST ONE "APPROVED FOR CONSTRUCTION: SET OF UPDATED PLANS AT ALL TIMES. APPROVED FIELD MODIFICATIONS TO PLAN SETS SHALL BE CLEARLY IDENTIFIED IN RED INK ON THE PLANS BY THE CONTRACTOR PER FIELD CONSTRUCTION. THESE AS-BUILT CHANGES SHALL BE DATED AND SUBMITTED TO THE ENGINEER OF RECORD. THE ENGINEER OF RECORD SHALL PREPARE A COMPLETE SET OF "AS CONSTRUCTED" DRAWINGS AND DELIVER THE SETS TO THE CHEROKEE METROPOLITAN DISTRICT PRIOR TO FINAL ACCEPTANCE OF THE WATER SYSTEM.
14. COMPACTION TESTING RESULTS OF ALL TRENCHES AND BEDDING MATERIAL SHALL BE SUBMITTED TO THE ENGINEER OF RECORD PRIOR TO ACCEPTANCE OF THE WATER SYSTEM.
15. PRIOR TO TAPPING ANY EXISTING WATER MAIN THE CONTRACTOR SHALL SUBMIT AND RECEIVE APPROVAL FOR SAID TAP IN ACCORDANCE WITH THE CHEROKEE METROPOLITAN DISTRICT STANDARDS.
16. PVC PIPE MUST BE PRESSURIZED PRIOR TO TAPPING.
17. THE WATER SYSTEM CONTRACTOR SHALL INSTALL ALL IRRIGATION TAPS AND METERS PER THESE PLANS.
18. FIRE FLOW DEMAND IS 1500 GPM FOR A 3 HOUR DURATION AT A 20-PSI MINIMUM RESIDUAL MAIN LINE PRESSURE.
19. ALL NONMETALLIC PIPES SHALL HAVE A TRACER WIRE ATTACHED TO ITS TOP DURING CONSTRUCTION. THE TRACER WIRE SHALL BE #6 AWG BARE COPPER WIRE WITH NO. 6 TYPE YDS75 COPPER CONNECTORS AND SHALL BE PERMANENTLY AFFIXED TO THE TOP OF THE PIPE USING TAPE AT 4' INTERVALS. THE TRACER WIRE SHALL ALSO BE PERMANENTLY CONNECTED TO ALL FIRE HYDRANT TEE, METALLIC PIPE BENDS, MAIN VALVE AND OTHER METALLIC FITTINGS AND APPURTENANCES. ALL POINTS OF CONNECTION SHALL BE PROTECTED FROM CORROSION BY AN EPOXY OR SILICON COATING. GROUND TRACER WIRES TO SURFACE AT ALL VALVE BOXES.
20. THE CONTRACTOR ASSUMES RESPONSIBILITY FOR THE PROTECTION OF ALL UTILITIES DURING THE WORK. PRIOR TO ANY EXCAVATION, CONTACT THE UTILITY NOTIFICATION CENTER OF COLORADO AT (800) 922-1987 AT LEAST TWO WORKING DAYS PRIOR TO DIGGING.
21. ALL VALVES SHALL BE INSTALLED IN ACCORDANCE WITH COLORADO SPRINGS STANDARDS EXCEPT FOR NOTE 11 ABOVE. SPACING SHALL BE EQUIDISTANT FROM TEES, ELBOWS, BENDS AND OTHER APPURTENANCES AT 3 FOOT WHERE POSSIBLE.
22. TAPS WILL NOT BE RELEASE UNTIL THE FOLLOWING CONDITIONS ARE MET:
 - A. WATER AND SEWER LINES ARE INSTALLED AND PRESSURE TESTED TO THE DISTRICT STANDARDS. ALL 2X4 MARKERS ARE INTACT AND PAINTED FOR SERVICES.
 - B. AS CONSTRUCTED DRAWINGS HAVE BEEN SUBMITTED TO THE DISTRICT. DRAWINGS TO INCLUDE ANY CHANGES FROM CONSTRUCTION DRAWINGS. THE LENGTH, DEPTH, GRADE AND LOCATION OF ALL SEWER SERVICES. THE LENGTH DEPTH AND LOCATION OF WATER SERVICES.
 - C. ALL ELECTRIC AND GAS UTILITIES ARE INSTALLED.

23. CONTRACTOR IS TO NOTIFY CHEROKEE METROPOLITAN DISTRICTS' INSPECTOR 24 HOURS PRIOR TO ALL STORM SEWER CRITICAL CROSSING OVER WATER AND SEWER LINES, TO VERIFY CLEARANCE.
24. FIRE HYDRANTS MUST BE PAINTED, BLUE CAPS AND BONNETS AND WHILE BARREL SECTIONS. CONTACT ART SINTAS AT CHEROKEE METROPOLITAN DISTRICT FOR COLOR CODES (719)597-5080.

PREPARED BY:



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CLIENT:

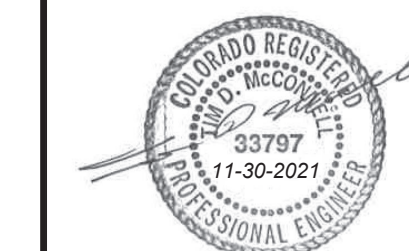


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CONSTRUCTION DOCUMENTS FOR
WINDERMERE
FILING NO. 1
N. MARKSHEFFEL ROAD
EL PASO COUNTY, COLORADO

ISSUE	DATE
INITIAL ISSUE	6-18-21
RESUBMITTAL	10-17-21
DESIGNED BY:	SBN
DRAWN BY:	SBN
CHECKED BY:	TDM
FILE NAME:	21187-01NT1

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



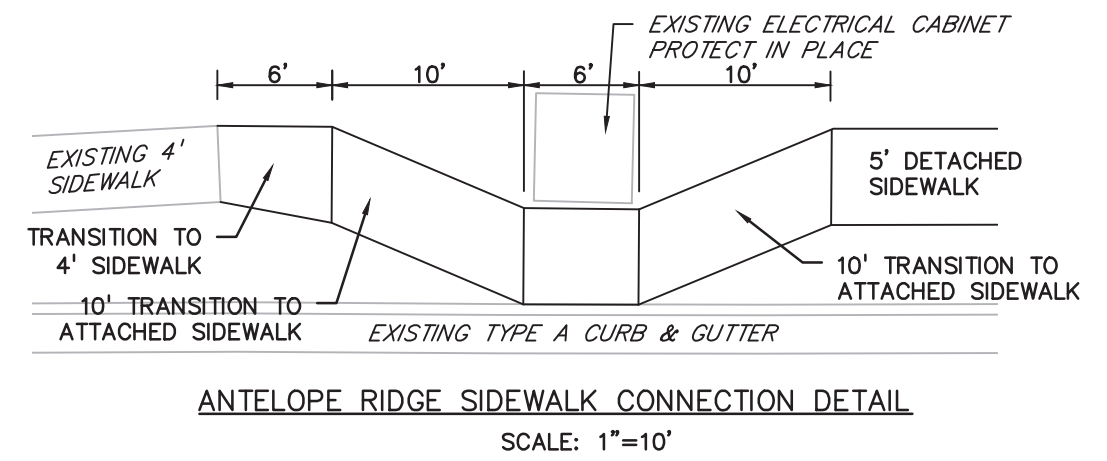
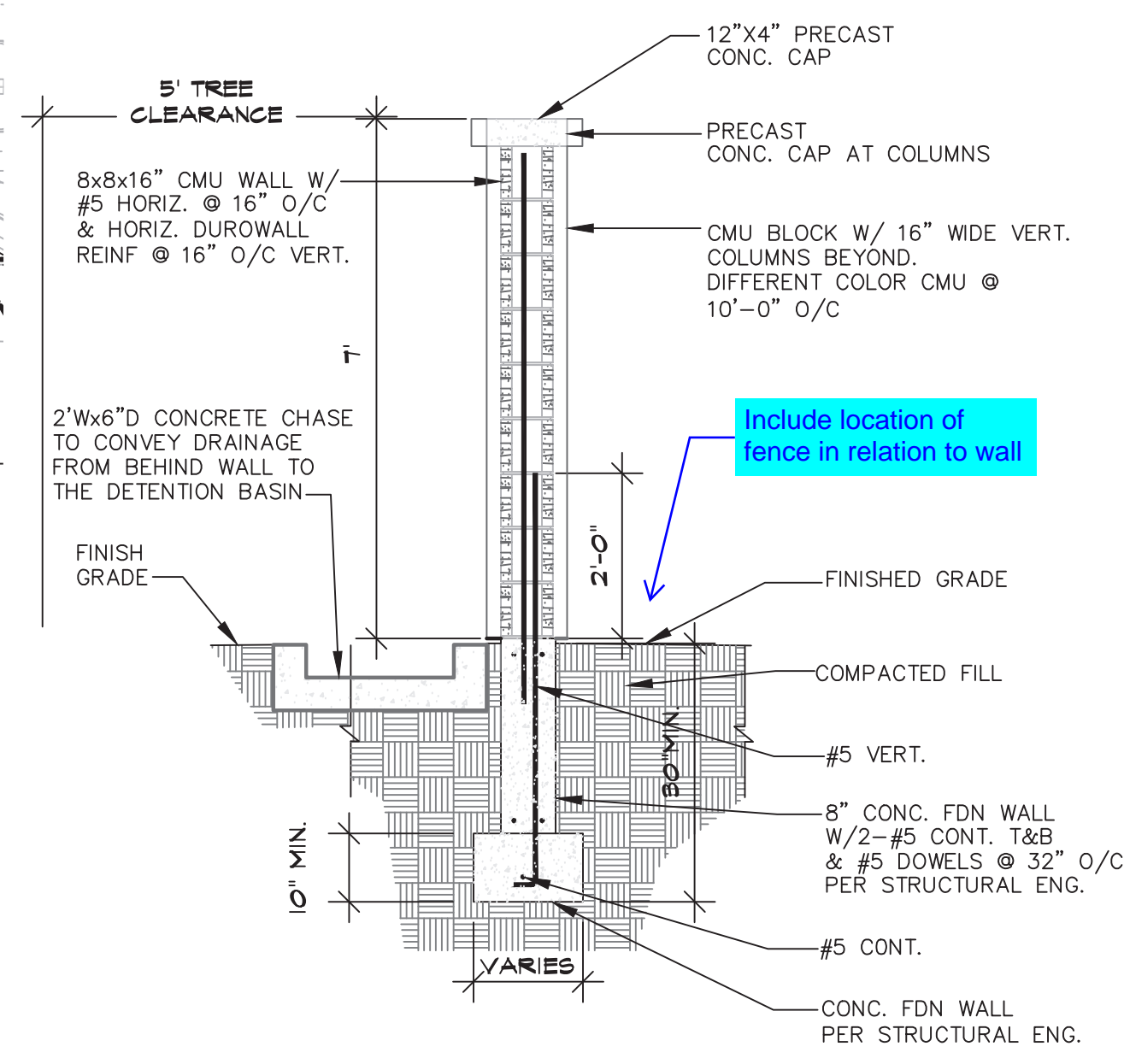
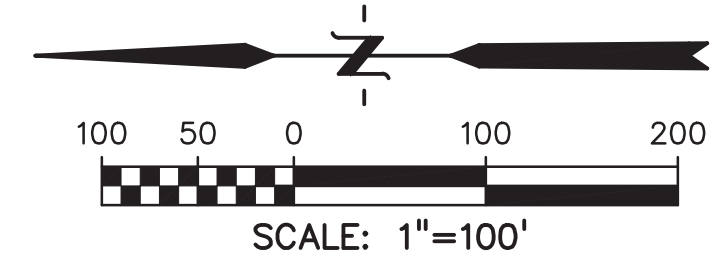
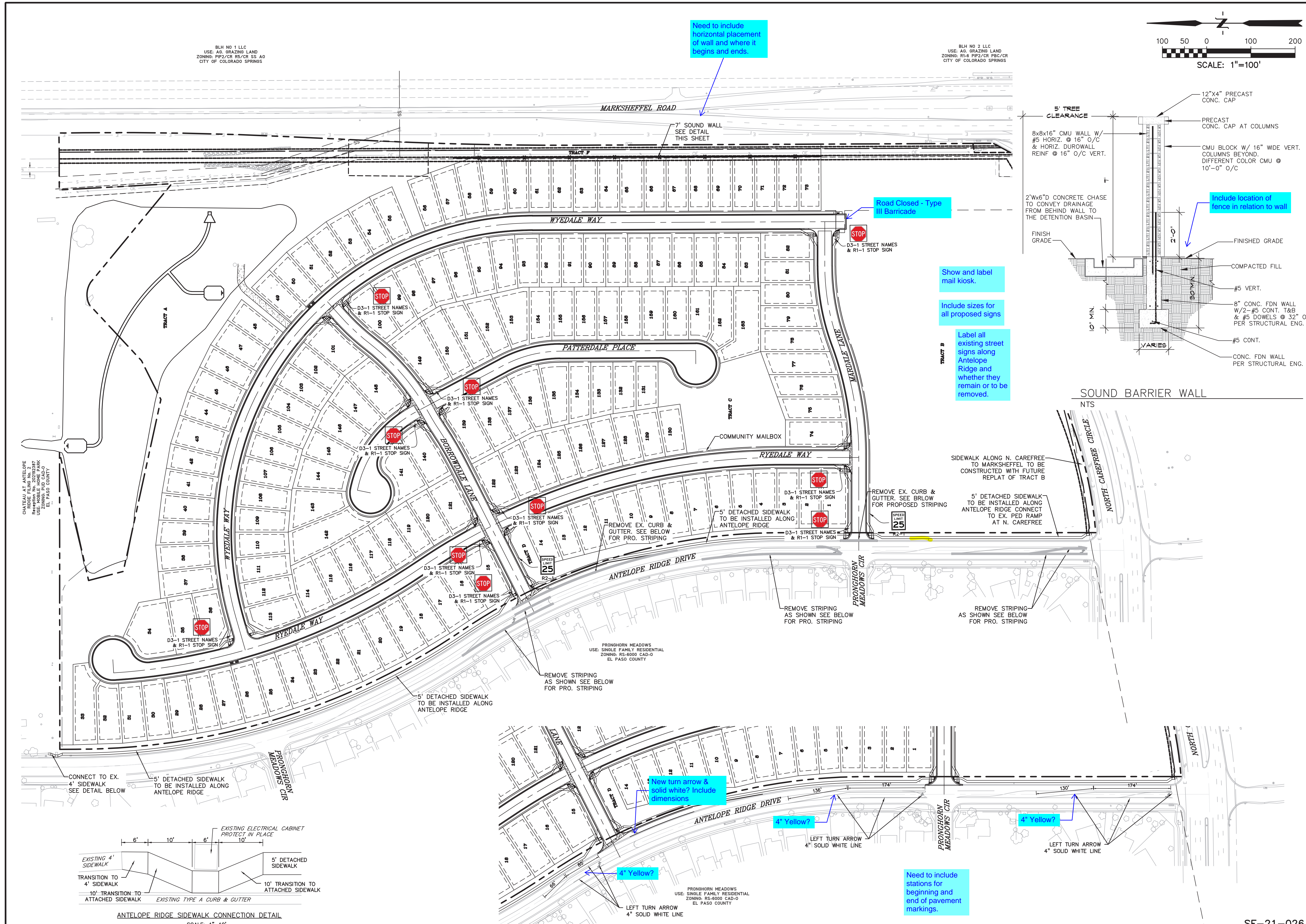
DRAWING SCALE:
HORIZONTAL: N/A
VERTICAL: N/A

NOTE SHEET

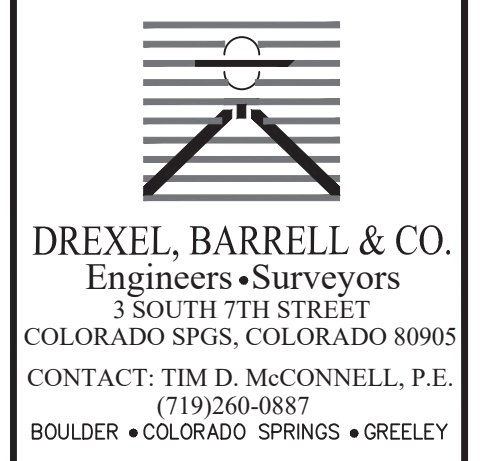
PROJECT NO. 21187-01CSGV
DRAWING NO.

NT02

SHEET: 3 OF 29



PREPARED BY:



CLIENT:



CONSTRUCTION DOCUMENTS FOR
WINDERMERE
 FILING NO. 1
 N. MARKSHEFFEL ROAD
 EL PASO COUNTY, COLORADO

ISSUE	DATE
INITIAL ISSUE	6-18-21
RESUBMITTAL	10-17-21

DESIGNED BY: GES
 DRAWN BY: GES
 CHECKED BY: TDM
 FILE NAME: 21187-01SST

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

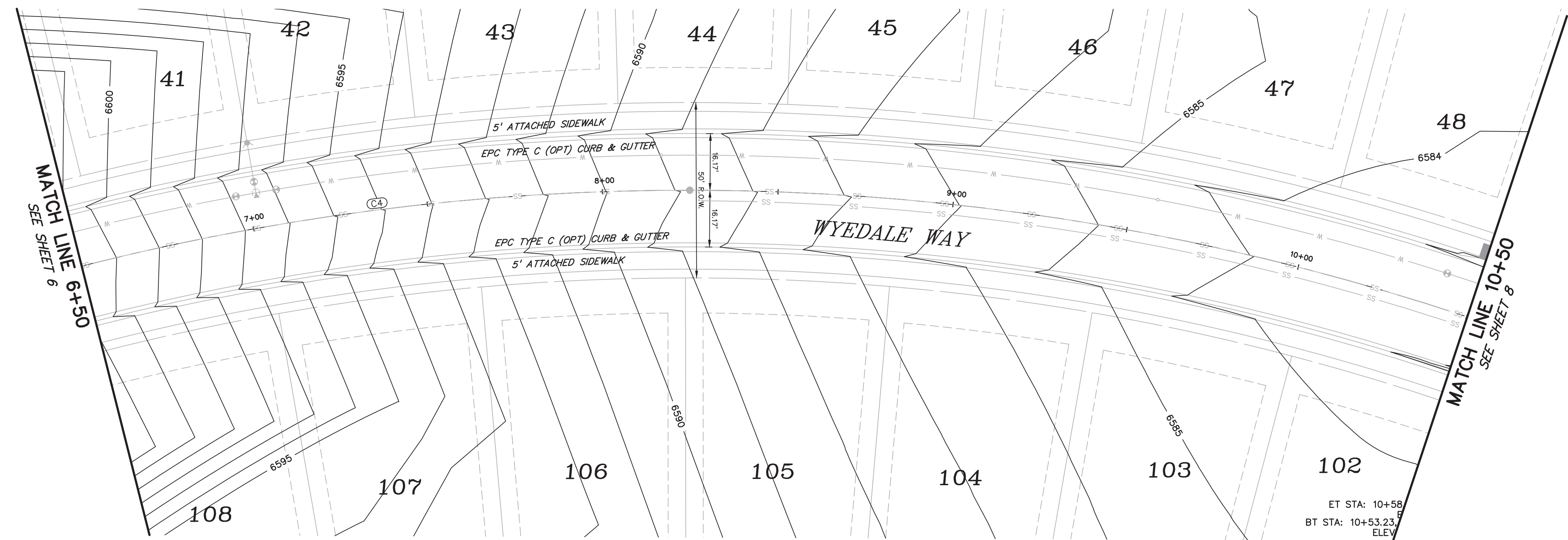


DRAWING SCALE:
 HORIZONTAL: 1" = 100'
 VERTICAL: N/A

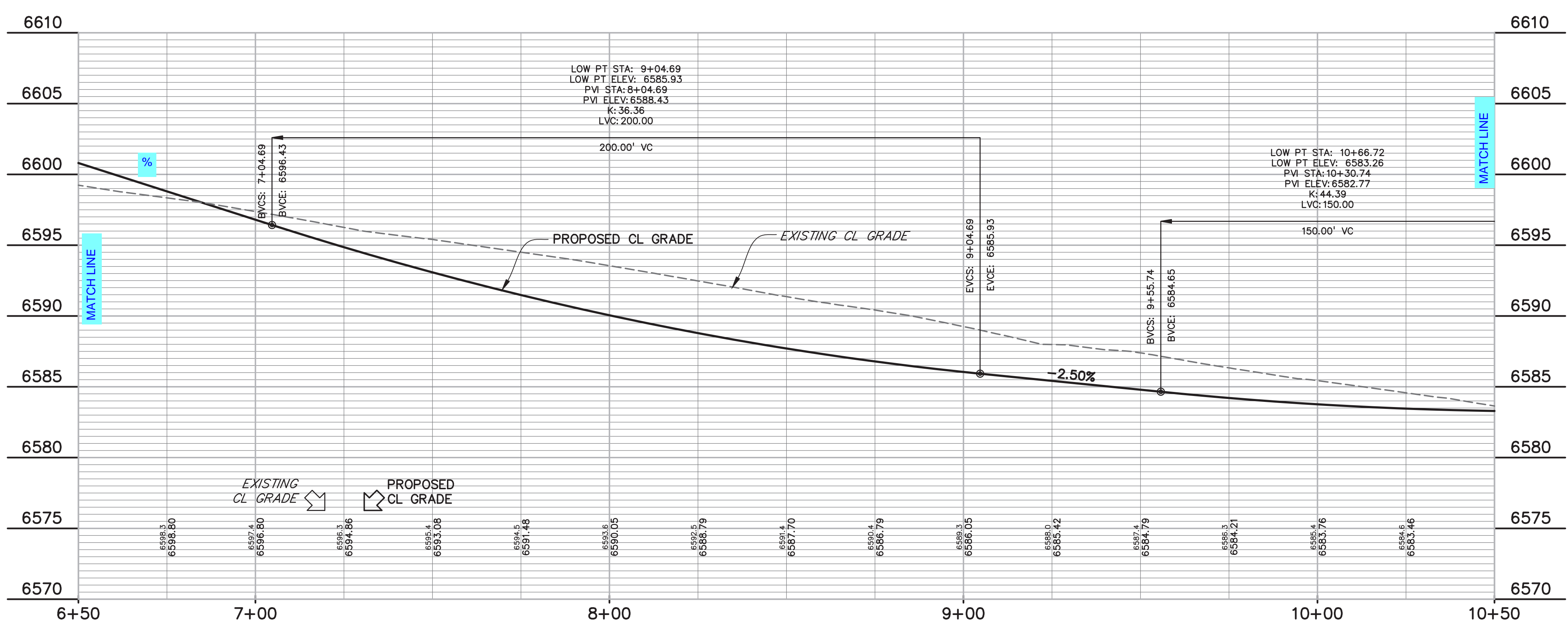
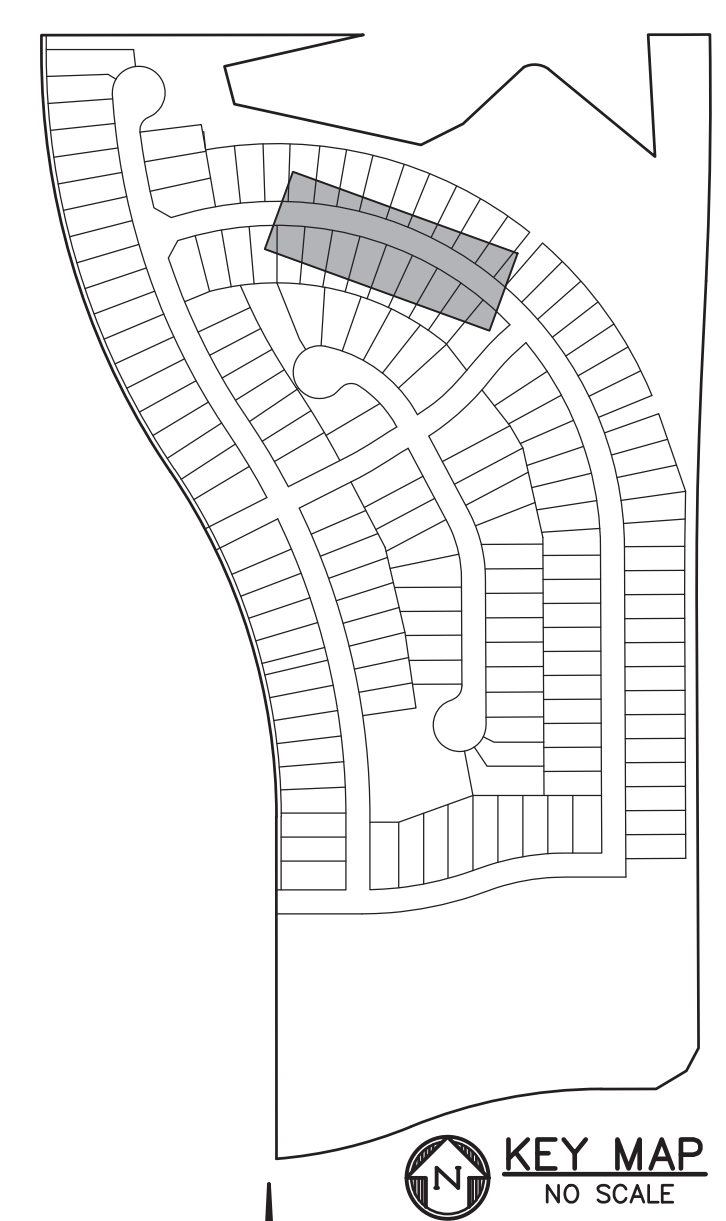
SIGNAGE & STRIPING PLAN

PROJECT NO. 21187-01CSCV
 DRAWING NO.

SST



WYEDALE WAY



CURVE TABLE					
CURVE #	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD DISTANCE
C2	31.98'	20.00'	91°34'01"	S80°17'11"E	28.67'
C3	31.98'	20.00'	91°34'01"	S28°08'47"W	28.67'
C4	979.49'	700.00'	80°10'19"	N65°59'02"W	901.51'
C7	32.53'	20.00'	93°11'57"	N01°37'56"E	29.06'
C8	32.53'	20.00'	93°11'57"	N85°10'07"W	29.06'
C10	313.37'	700.00'	25°38'59"	N13°04'23"W	310.76'
C15	31.28'	19.77'	90°40'25"	S45°20'21"E	28.12'
C16	31.50'	20.00'	90°14'54"	N44°52'33"E	28.35'

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:

THE LANDHUIS COMPANY
 212 N. WAHSATCH AVE., #301
 COLORADO SPRINGS, CO 80903
 (719) 635-3200
 CONTACT: JEFF MARK

CONSTRUCTION DOCUMENTS FOR
WINDERMERE
FILING NO. 1
 N. MARKSHEFFEL ROAD
 EL PASO COUNTY, COLORADO

ISSUE	DATE
INITIAL ISSUE	6-18-21
RESUBMITTAL	10-17-21

DESIGNED BY: GES
 DRAWN BY: GES
 CHECKED BY: TDM
 FILE NAME: 21187-01RD1

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

DRAWING SCALE:
 HORIZONTAL: 1" = 20'
 VERTICAL: 1" = 5'

WYEDALE WAY
PLAN AND
PROFILE

PROJECT NO. 21187-01CSCV
 DRAWING NO.

RD02



Verify size of manhole - Currently does not look like it is big enough for pipes shown.

Verify size of manhole - Currently does not look like it is big enough for pipes shown.

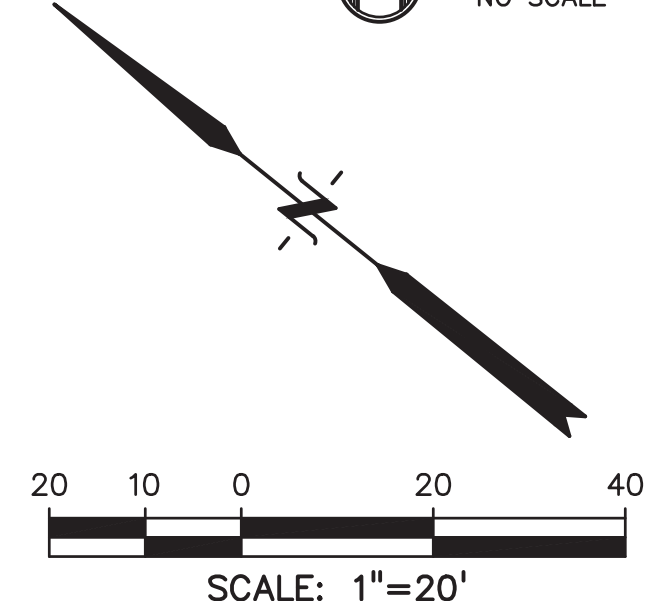
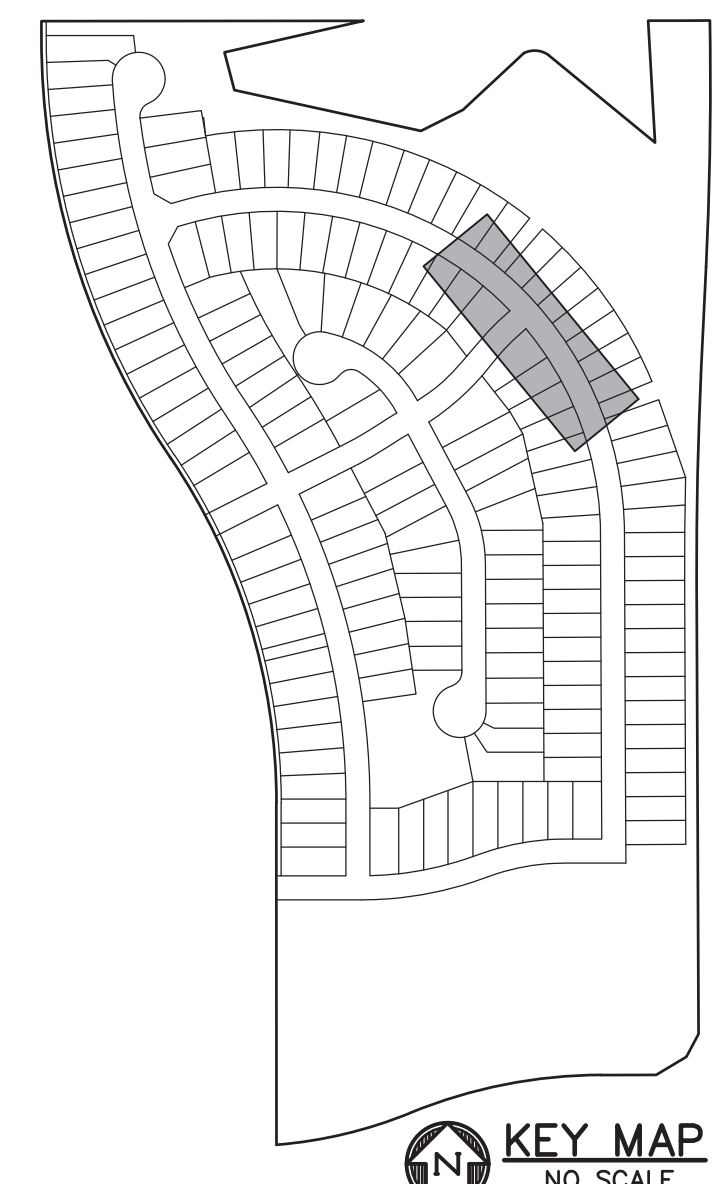
Storm laterals should be separate profiles - All sheets.

Pipe does not look like it matches pipe size called out.

Show water and sanitary crossings in profile

Storm laterals should be separate profiles - All sheets.

Show sanitary crossings in profile



PREPARED BY:

DREXEL, BARRELL & CO.
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CONSTRUCTION DOCUMENTS FOR
WINDERMERE
 FILING NO. 1
 N. MARKSHEFFEL ROAD
 EL PASO COUNTY, COLORADO

ISSUE DATE

ISSUE	DATE
INITIAL ISSUE	6-18-21
RESUBMITTAL	10-17-21

DESIGNED BY: GES
 DRAWN BY: GES
 CHECKED BY: TDM
 FILE NAME: 21187-01RD1

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



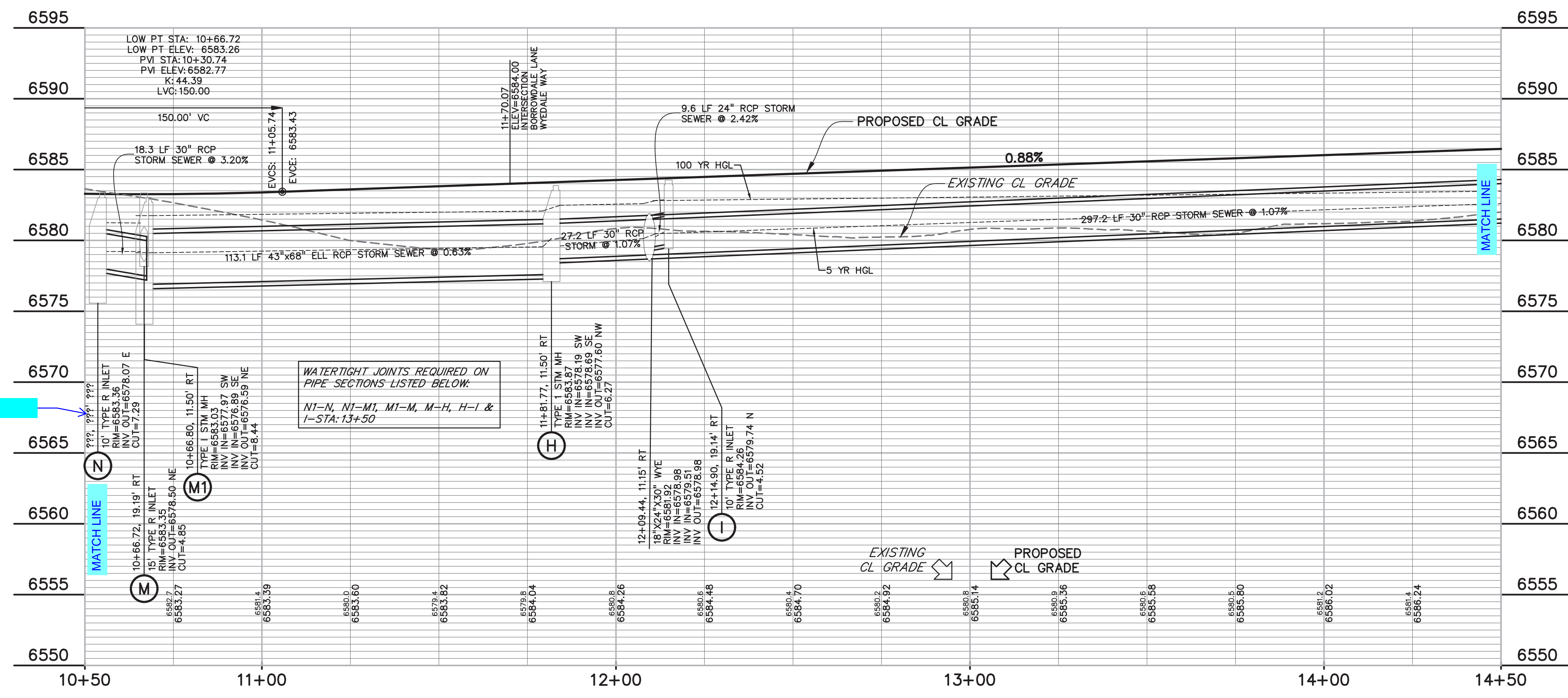
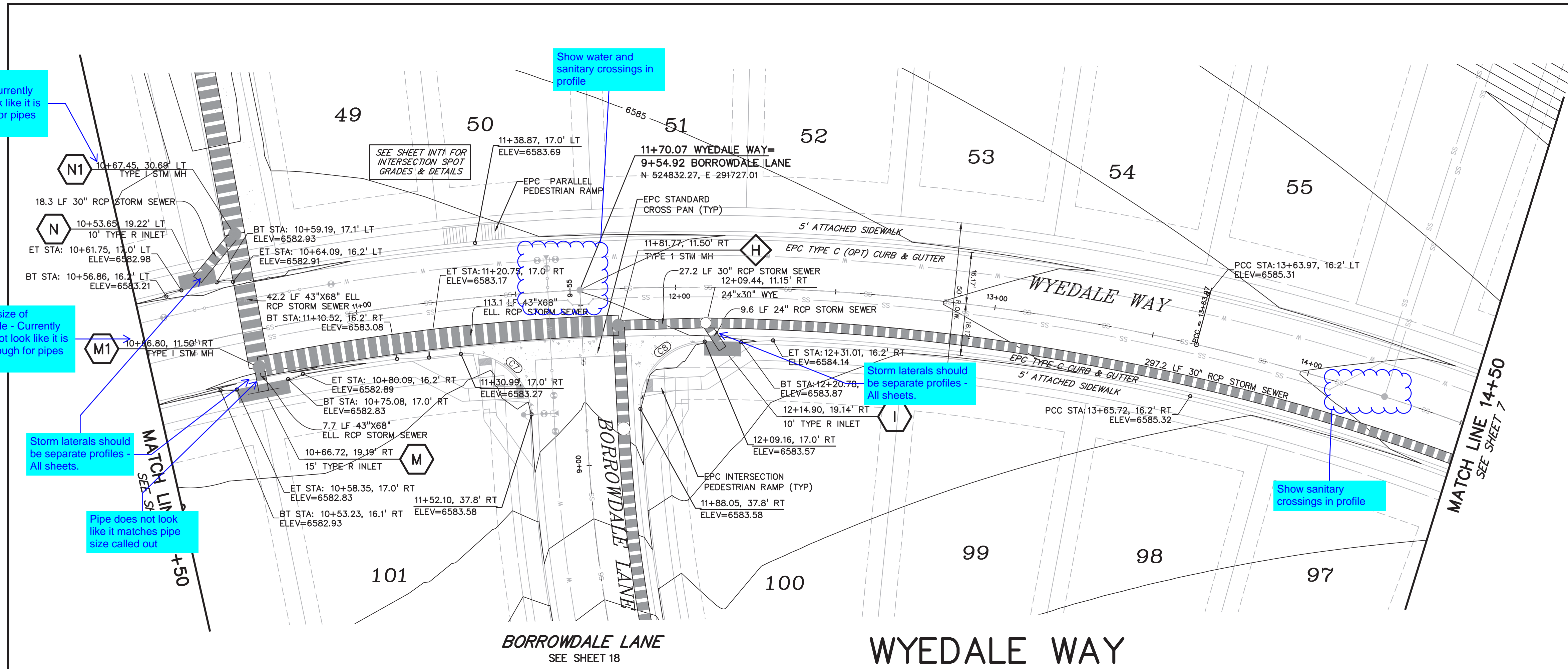
DRAWING SCALE:
 HORIZONTAL: 1" = 20'
 VERTICAL: 1" = 5'

**WYEDALE WAY
 PLAN AND
 PROFILE**

PROJECT NO. 21187-01CSCV
 DRAWING NO.

RD03

SHEET: 8 OF 29

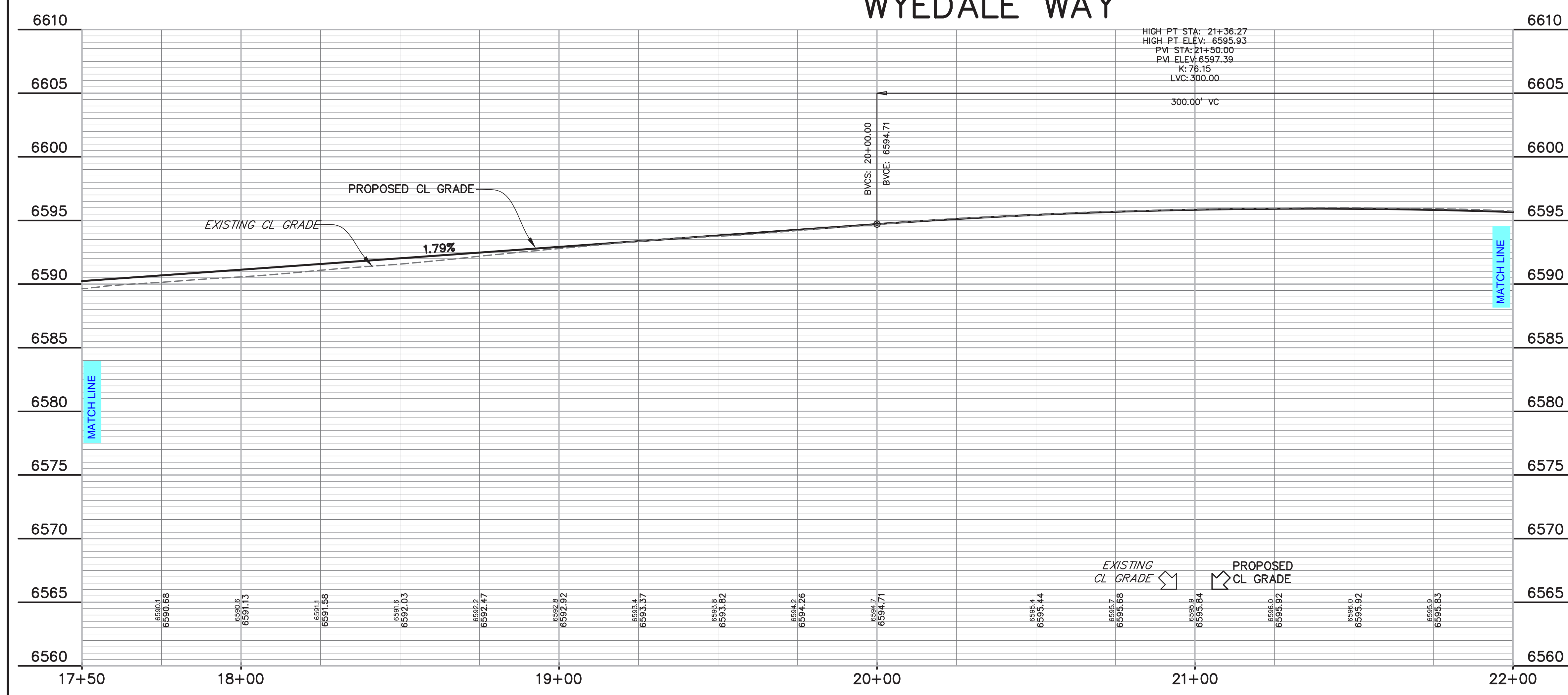
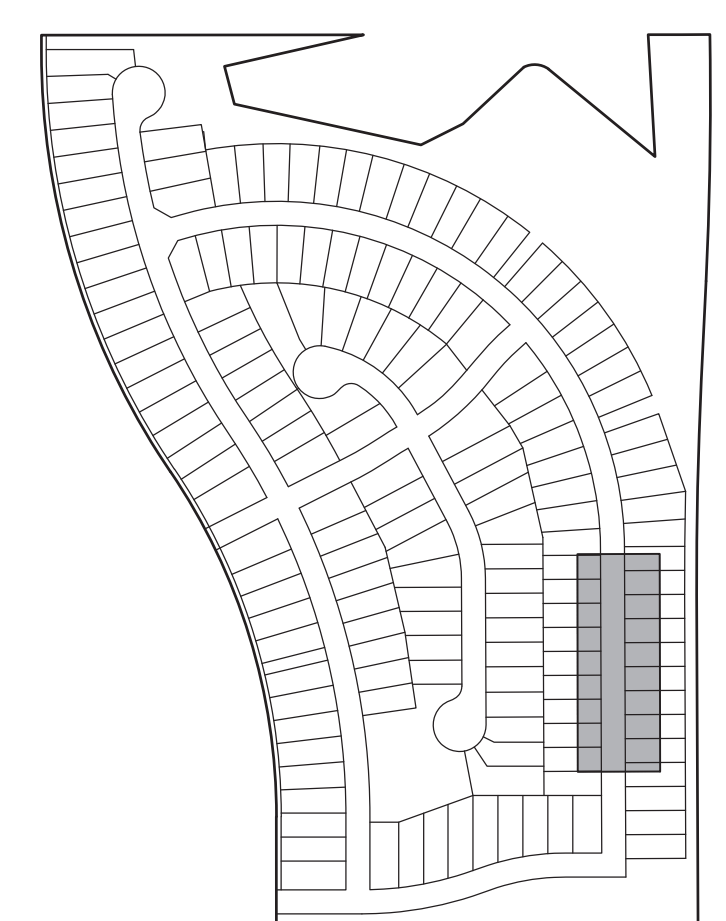
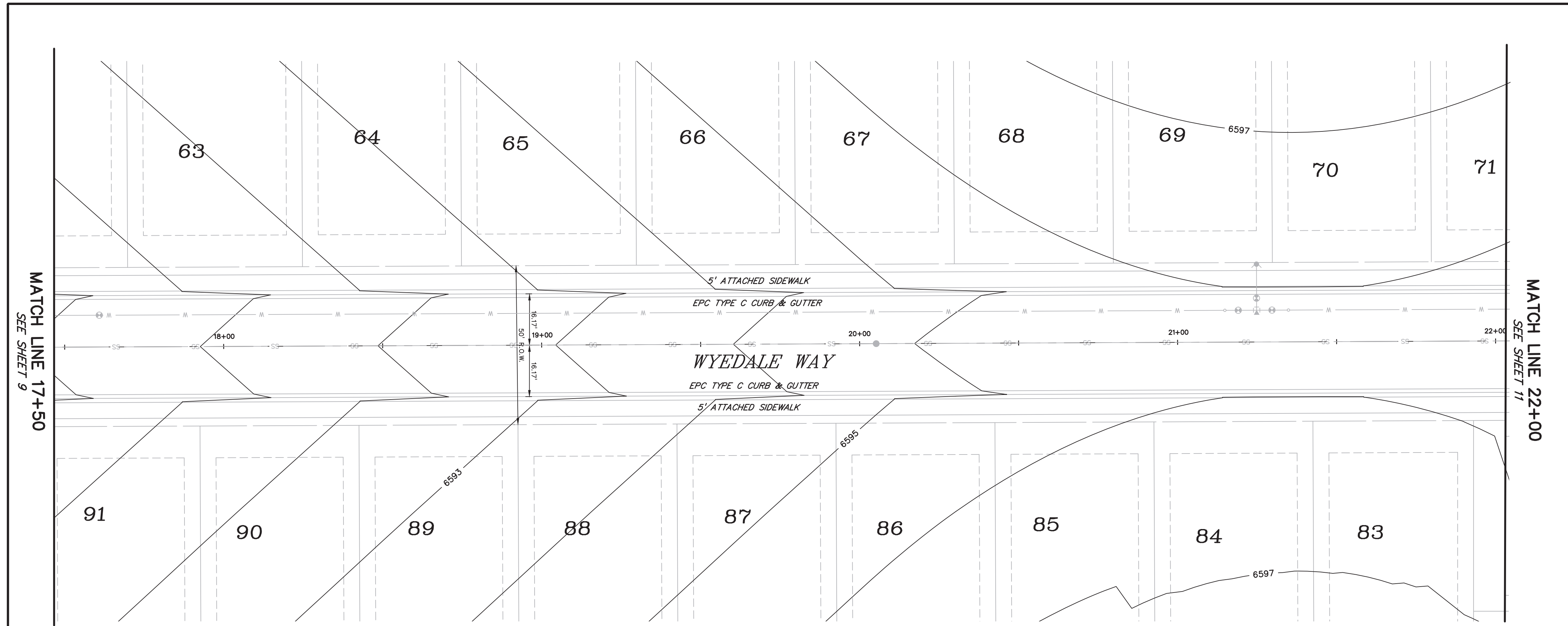


CURVE TABLE					
CURVE #	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD DISTANCE
C2	31.96'	20.00'	91°34'01"	S60°17'11"E	28.67'
C3	31.96'	20.00'	91°34'01"	S28°08'47"W	28.67'
C4	979.49'	700.00'	80°10'19"	N65°59'02"W	901.51'
C7	32.53'	20.00'	93°11'57"	N01°37'56"E	29.06'
C8	32.53'	20.00'	93°11'57"	N85°10'07"W	29.06'
C10	313.37'	700.00'	25°38'59"	N13°04'23"W	310.76'
C15	31.28'	19.77'	90°40'25"	S45°20'21"E	28.12'
C16	31.50'	20.00'	90°14'54"	N44°52'33"E	28.35'

WATERTIGHT JOINTS REQUIRED ON PIPE SECTIONS LISTED BELOW:
 N1-N, N1-M1, M1-M, M-H, H-I & I-STA: 13+50

Missing Station





CURVE TABLE					
CURVE #	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD DISTANCE
C2	31.96'	20.00'	91°34'01"	S60°17'11"E	28.67'
C3	31.96'	20.00'	91°34'01"	S28°08'47"W	28.67'
C4	979.49'	700.00'	80°10'19"	N85°59'02"W	901.51'
C7	32.53'	20.00'	93°11'57"	N01°37'56"E	29.06'
C8	32.53'	20.00'	93°11'57"	N85°10'07"W	29.06'
C10	313.37'	700.00'	25°38'59"	N13°04'23"W	310.76'
C15	31.28'	19.77'	90°40'25"	S45°20'21"E	28.12'
C16	31.50'	20.00'	90°14'54"	N44°52'33"E	28.35'

PREPARED BY:

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CLIENT:

THE LANDHUIS COMPANY
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 (719) 635-3200
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CONSTRUCTION DOCUMENTS FOR
WINDERMERE
 FILING NO. 1
 N. MARKSHEFFEL ROAD
 EL PASO COUNTY, COLORADO

ISSUE	DATE
INITIAL ISSUE	6-18-21
RESUBMITTAL	10-17-21
DESIGNED BY:	SBN
DRAWN BY:	SBN
CHECKED BY:	TDM
FILE NAME:	21187-01RD1

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



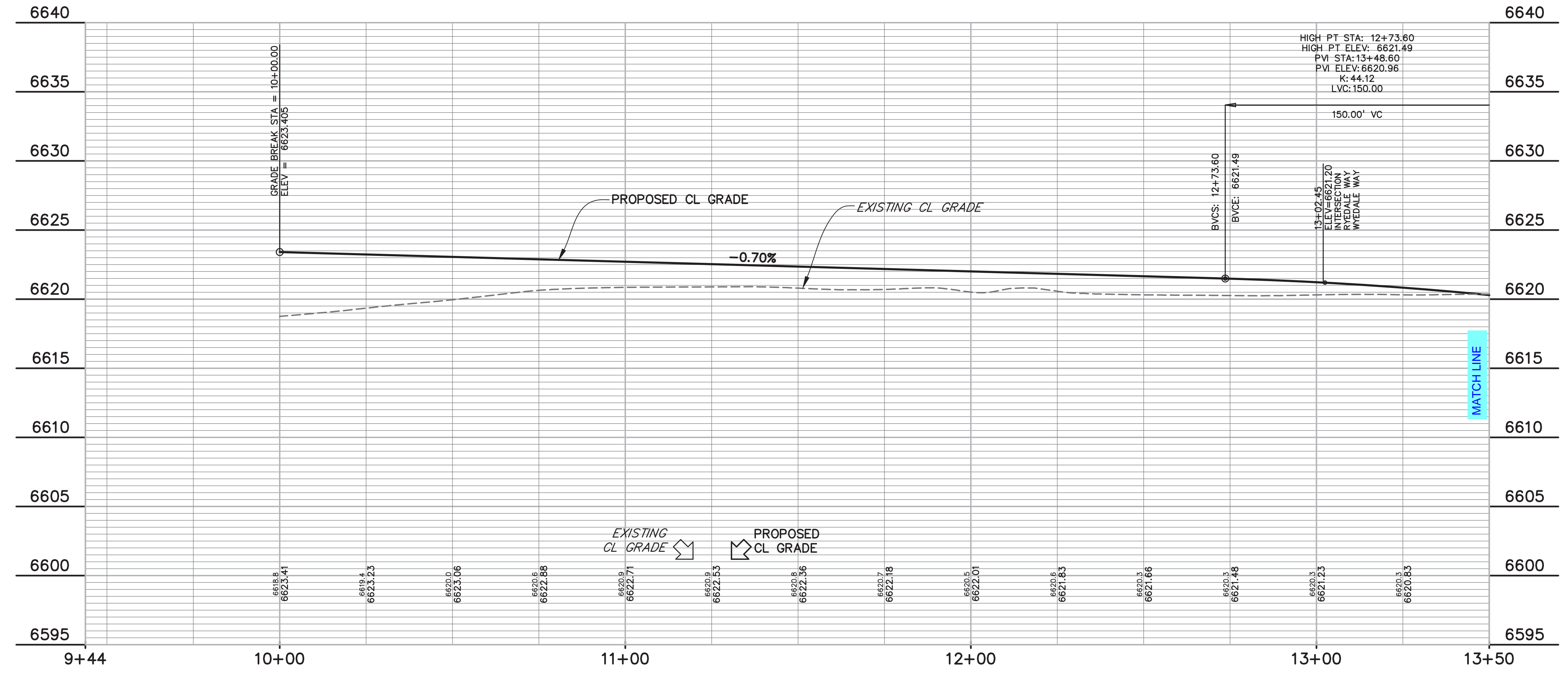
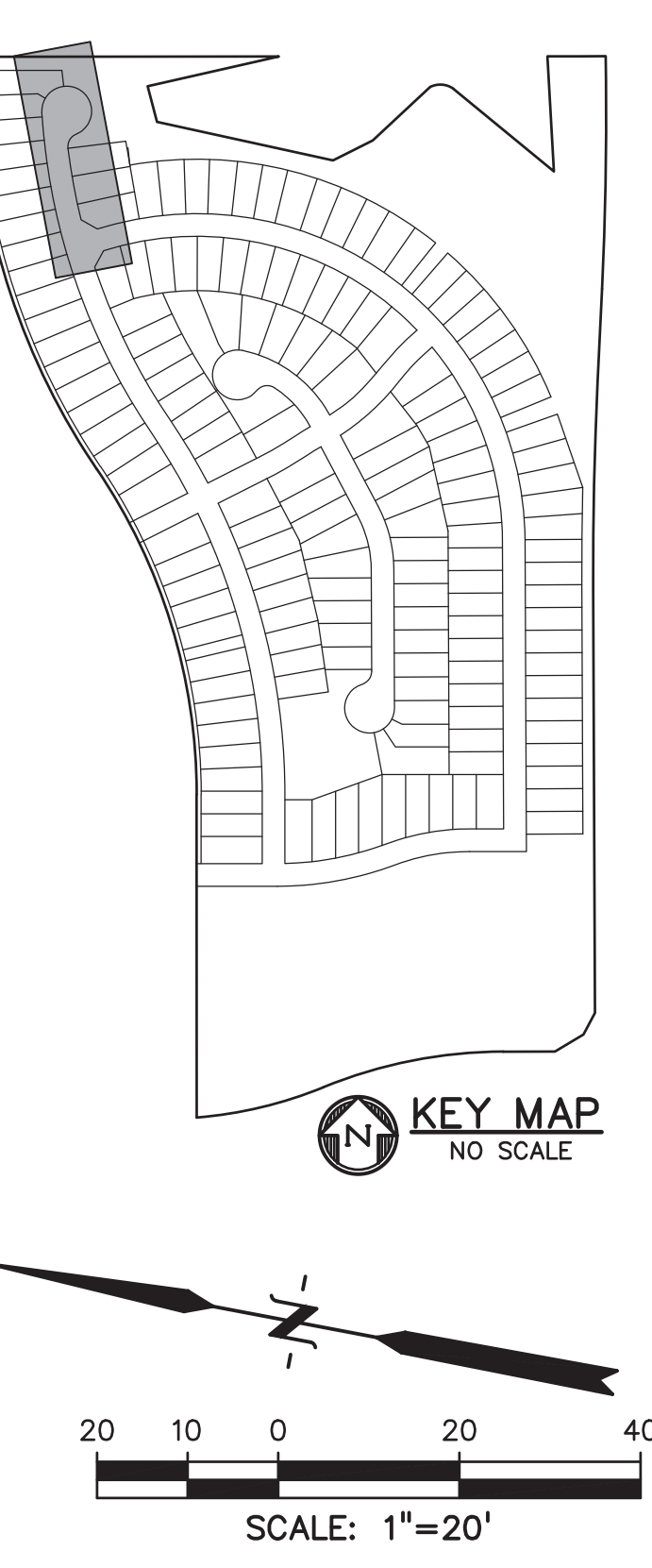
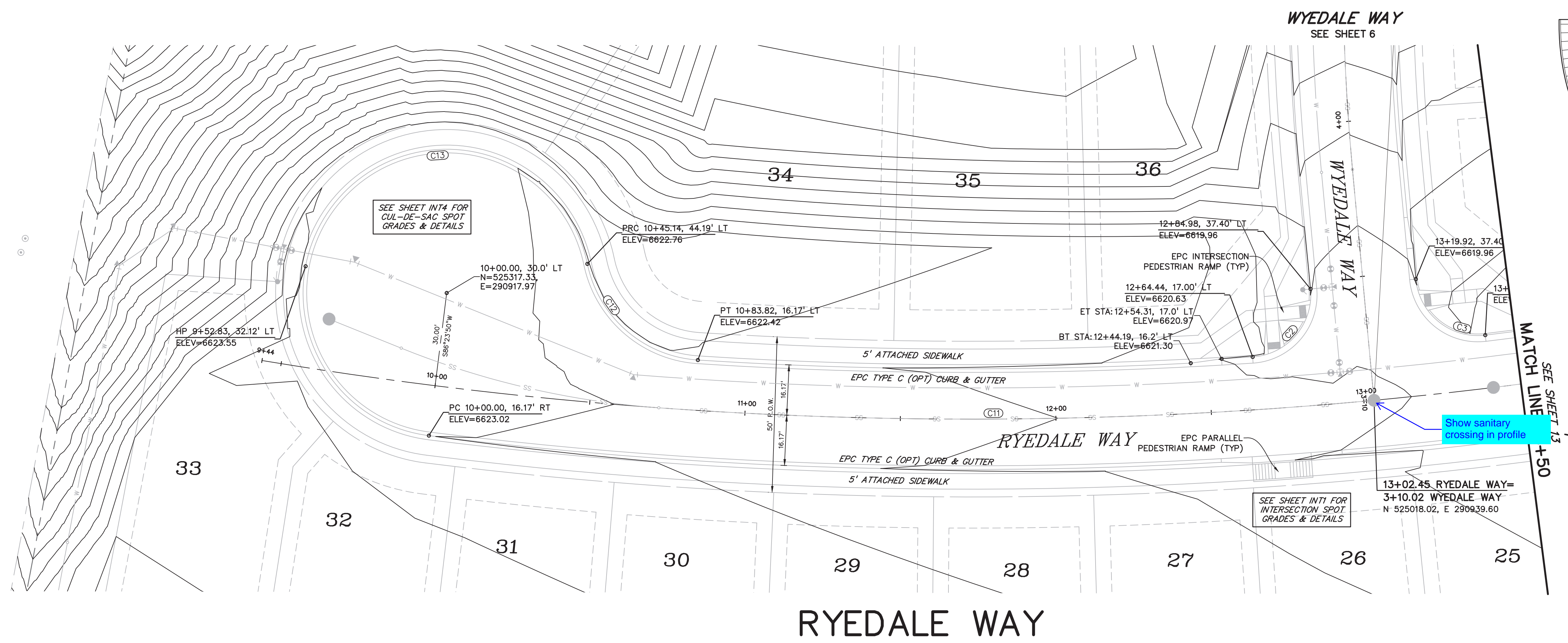
DRAWING SCALE:
 HORIZONTAL: 1" = 20'
 VERTICAL: 1" = 5'

WYEDALE WAY
PLAN AND
PROFILE

PROJECT NO. 21187-01CSCV
 DRAWING NO.

RD05





CURVE TABLE					
CURVE #	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD DISTANCE
C2	31.96'	20.00'	91°34'01"	S60°17'11"E	28.67'
C3	31.96'	20.00'	91°34'01"	S28°08'47"W	28.67'
C11	302.45'	1390.00'	12°28'02"	S09°50'11"E	301.86'
C12	50.58'	38.83'	74°37'42"	S30°15'27"W	47.08'
C13	202.39'	46.17'	251°10'33"	N58°00'54"W	75.09'
C15	438.42'	1390.00'	18°04'19"	S25°06'21"E	436.61'
C16	185.35'	1450.00'	7°19'28"	N30°28'47"W	185.22'
C17	31.94'	20.00'	91°30'02"	N17°25'55"E	28.65'
C18	30.92'	20.00'	88°34'27"	S72°31'51"E	27.93'
C19	31.94'	20.00'	91°30'02"	N71°04'03"W	28.65'
C20	30.91'	19.92'	88°52'51"	S18°57'32"W	27.90'
C21	171.58'	1450.00'	6°46'47"	N23°25'41"W	171.48'
C22	507.01'	1450.00'	20°02'03"	N10°01'15"W	504.43'
C23	31.42'	20.00'	90°00'00"	N44°59'48"E	28.28'
C24	32.27'	20.00'	92°26'51"	S46°13'39"E	28.88'

PREPARED BY:

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 Engineers & Surveyors
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CONSTRUCTION DOCUMENTS FOR
WINDERMERE
 FILING NO. 1
 N. MARKSHEFFEL ROAD
 EL PASO COUNTY, COLORADO

ISSUE	DATE
INITIAL ISSUE	6-18-21
RESUBMITTAL	10-17-21

DESIGNED BY: GES
 DRAWN BY: GES
 CHECKED BY: TDM
 FILE NAME: 21187-01RD2

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

DRAWING SCALE:
 HORIZONTAL: 1" = 20'
 VERTICAL: 1" = 5'

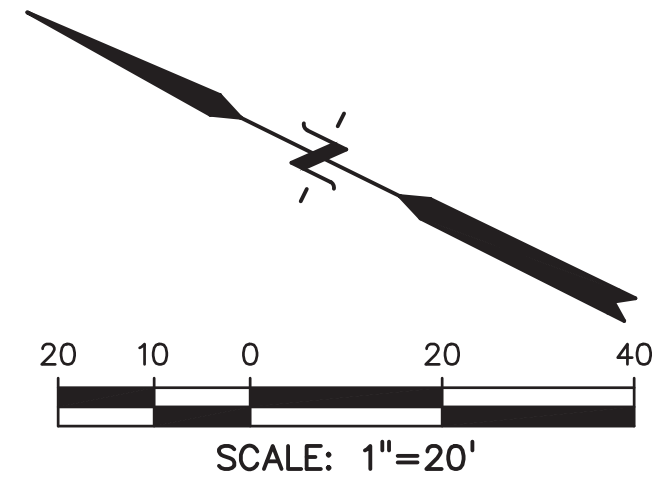
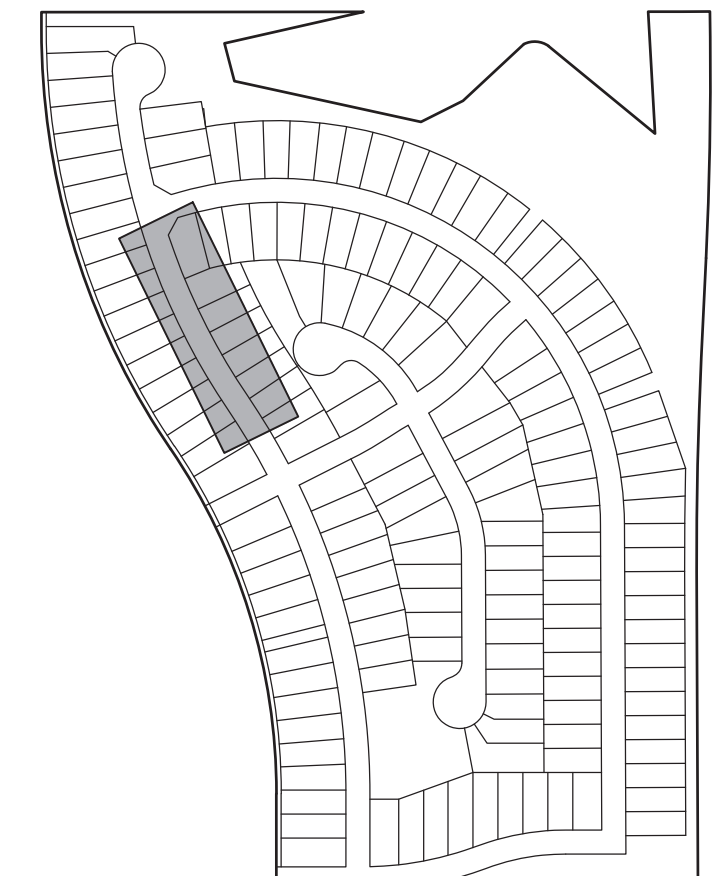
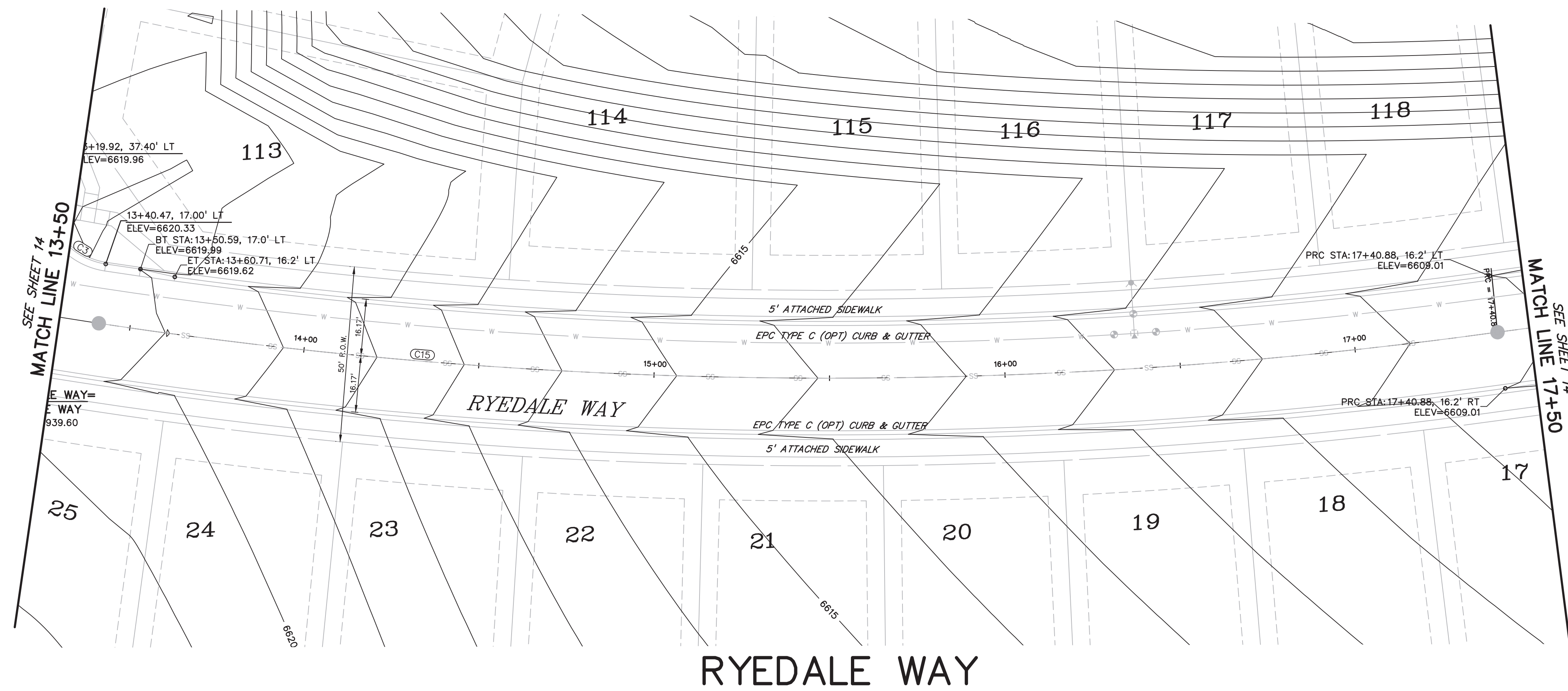
RYEDALE WAY
PLAN AND
PROFILE

PROJECT NO. 21187-01CSCV
 DRAWING NO.

RD07

SHEET: 12 OF 29

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:



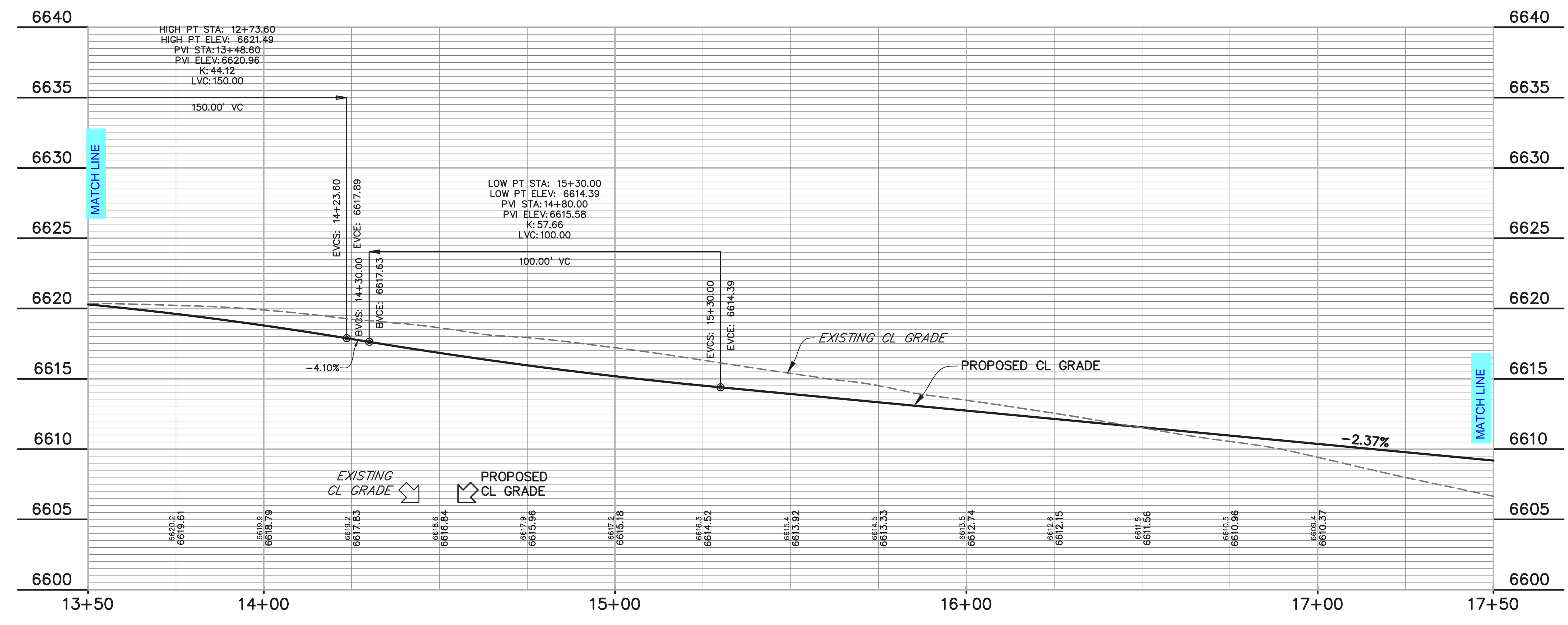
DREXEL, BARRELL & CO.
 Engineers & Surveyors
 3 SOUTH 7TH STREET
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 CONTACT: JEFF MARK

CONSTRUCTION DOCUMENTS FOR
WINDERMERE
 FILING NO. 1
 N. MARKSHEFFEL ROAD
 EL PASO COUNTY, COLORADO



CURVE TABLE					
CURVE #	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD DISTANCE
C2	31.96'	20.00'	91°34'01"	S60°17'11"E	28.67'
C3	31.96'	20.00'	91°34'01"	S28°08'47"W	28.67'
C11	302.45'	1390.00'	12°28'02"	S09°50'11"E	301.86'
C12	50.58'	38.83'	74°37'42"	S30°15'27"W	47.08'
C13	202.39'	46.17'	251°10'33"	N58°00'54"W	75.09'
C15	438.42'	1390.00'	18°04'19"	S25°06'21"E	436.61'
C16	185.35'	1450.00'	7°19'26"	N30°28'47"W	185.22'
C17	31.94'	20.00'	91°30'02"	N17°25'55"E	28.65'
C18	30.92'	20.00'	88°34'27"	S72°31'51"E	27.93'
C19	31.94'	20.00'	91°30'02"	N71°04'03"W	28.65'
C20	30.91'	19.92'	88°52'51"	S18°57'32"W	27.90'
C21	171.58'	1450.00'	6°46'47"	N23°25'41"W	171.48'
C22	507.01'	1450.00'	20°02'03"	N10°01'15"W	504.43'
C23	31.42'	20.00'	90°00'00"	N44°59'46"E	28.28'
C24	32.27'	20.00'	92°26'51"	S46°13'39"E	28.68'

ISSUE	DATE
INITIAL ISSUE	6-18-21
RESUBMITTAL	10-17-21

DESIGNED BY: GES
 DRAWN BY: GES
 CHECKED BY: TDM

FILE NAME: 21187-01RD2

PREPARED UNDER MY DIRECT SUPERVISION FOR AND ON BEHALF OF

DREXEL, BARRELL & CO.



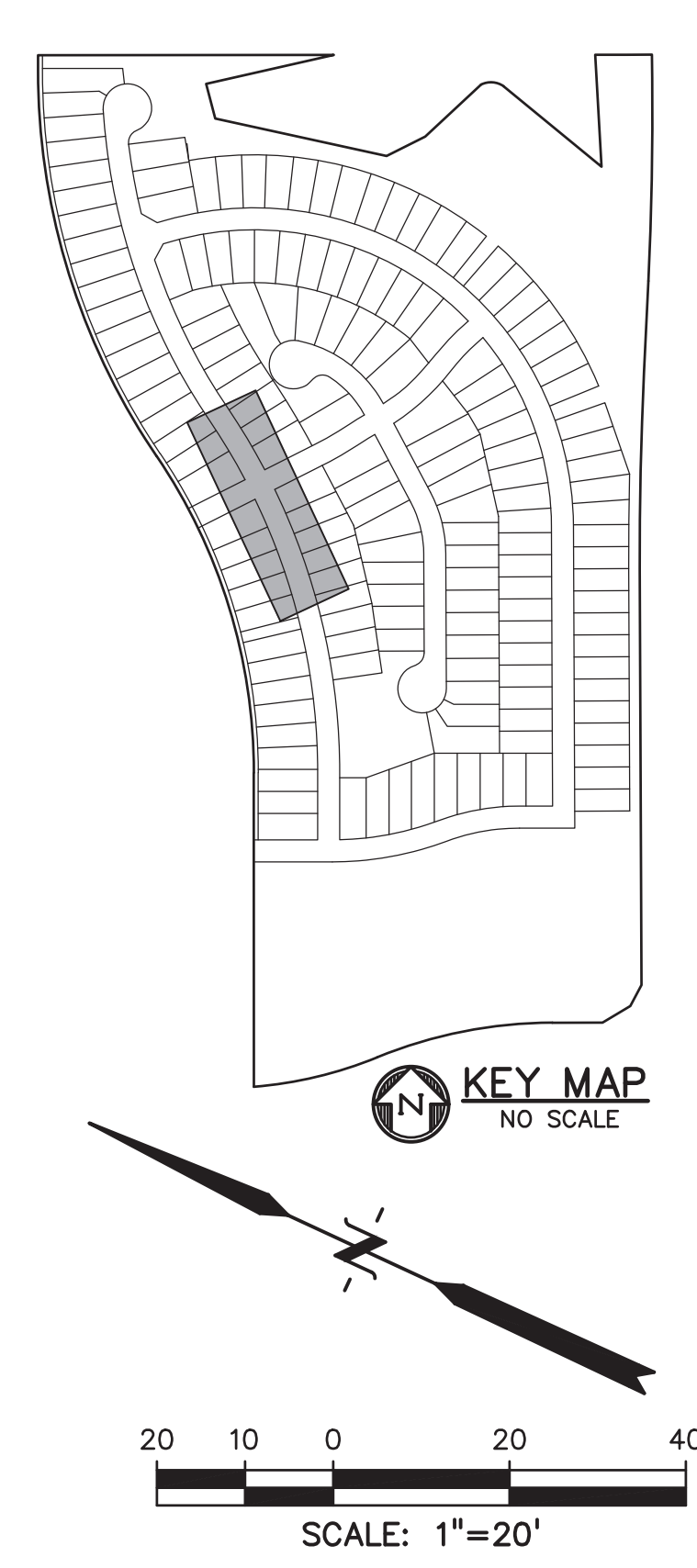
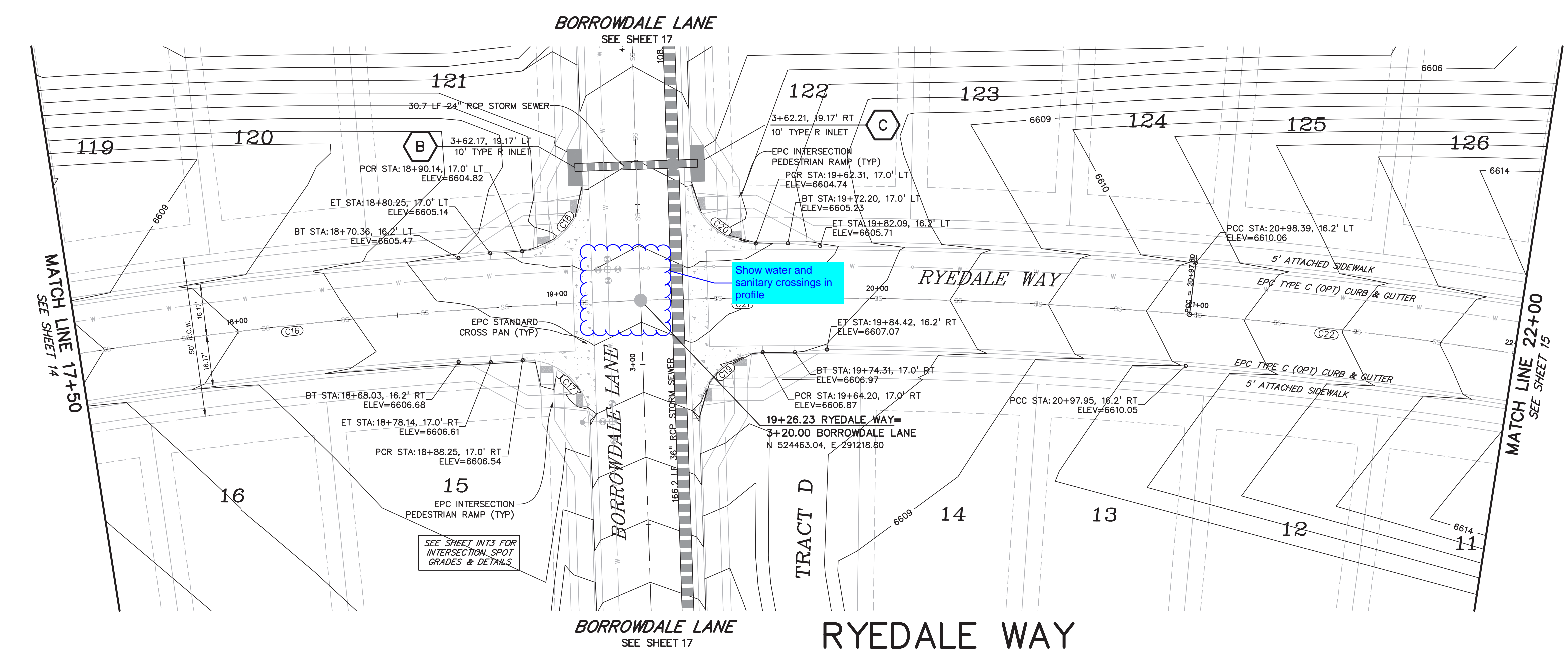
DRAWING SCALE:
 HORIZONTAL: 1" = 20'
 VERTICAL: 1" = 5'

**RYEDALE WAY
 PLAN AND
 PROFILE**

PROJECT NO. 21187-01CSCV
 DRAWING NO.

RD08





PREPARED BY:

DREXEL, BARRELL & CO.
Engineers & Surveyors
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COLORADO SPGS, COLORADO 80905
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(719)260-0887
BOULDER • COLORADO SPRINGS • GREELEY

CLIENT:

THE LANDHUIS COMPANY
212 N. WAHSATCH AVE., #301
COLORADO SPRINGS, CO 80903
(719) 635-3200
CONTACT: JEFF MARK

CONSTRUCTION DOCUMENTS FOR
WINDERMERE
FILING NO. 1
N. MARKSHEFFEL ROAD
EL PASO COUNTY, COLORADO

ISSUE	DATE
INITIAL ISSUE	6-18-21
RESUBMITTAL	10-17-21

DESIGNED BY: GES
DRAWN BY: GES
CHECKED BY: TDM
FILE NAME: 21187-01RD2

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

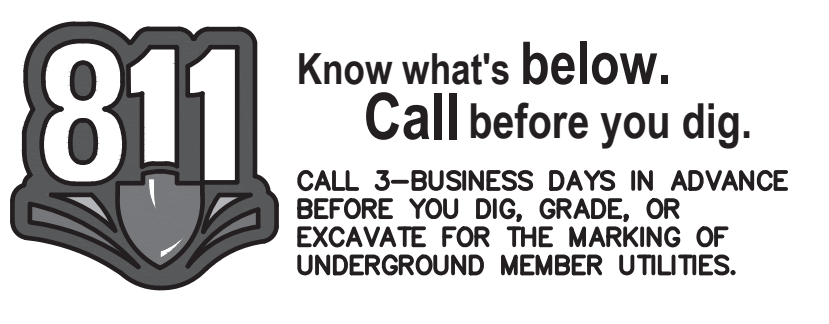
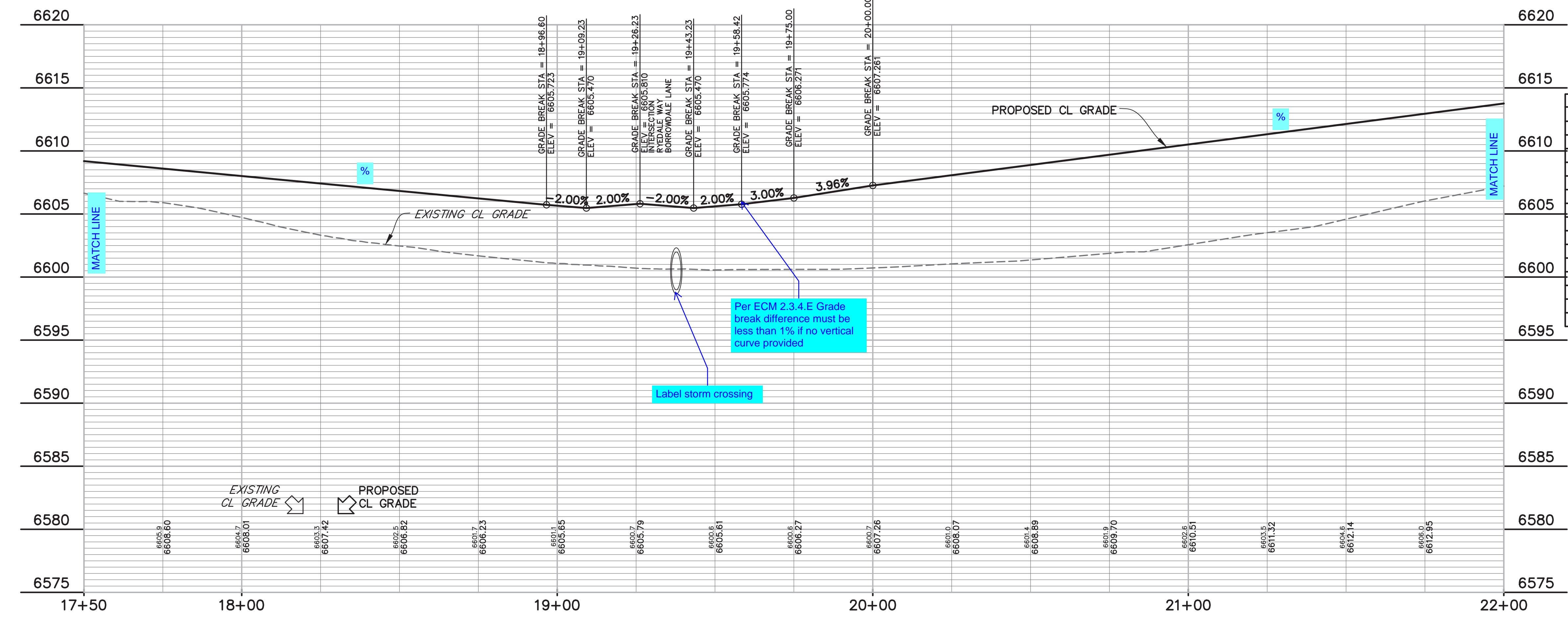
DRAWING SCALE:
HORIZONTAL: 1" = 20'
VERTICAL: 1" = 5'

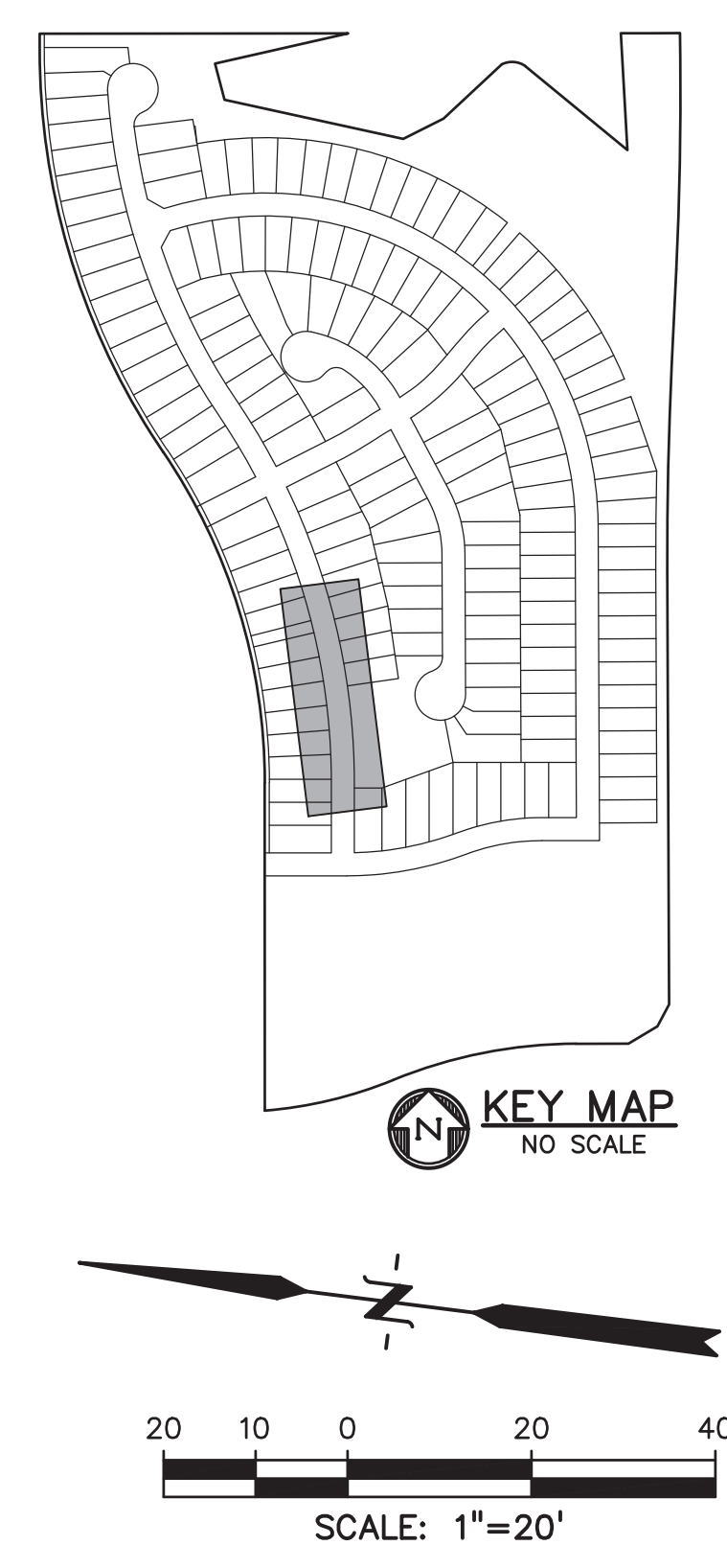
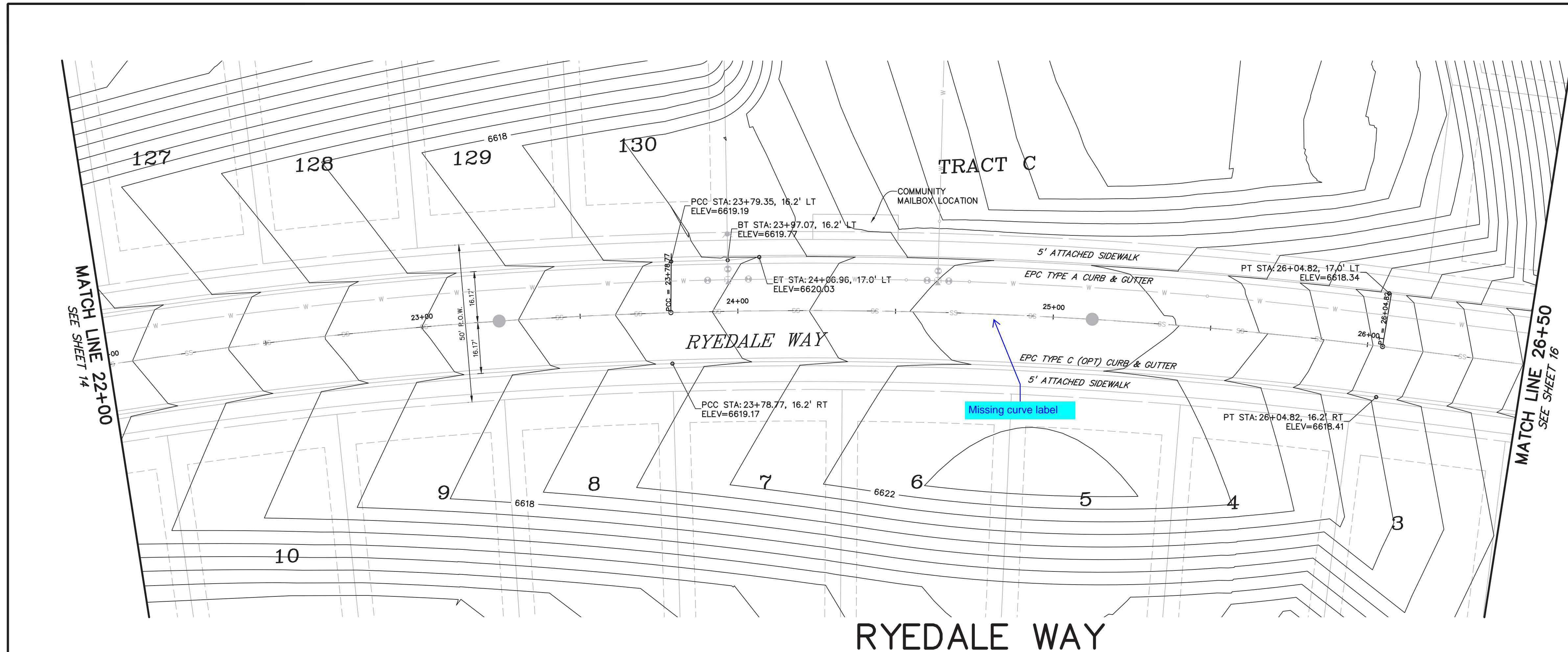
**RYEDALE WAY
PLAN AND
PROFILE**

PROJECT NO. 21187-01CSCV
DRAWING NO.

RD09

SHEET: 14 OF 29





PREPARED BY:

DREXEL, BARRELL & CO.
 Engineers • Surveyors
 3 SOUTH 7TH STREET
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CLIENT:

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 212 N. WAHSATCH AVE., #301
 COLORADO SPRINGS, CO 80903
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CONSTRUCTION DOCUMENTS FOR
WINDERMERE
 FILING NO. 1
 N. MARKSHEFFEL ROAD
 EL PASO COUNTY, COLORADO

ISSUE	DATE
INITIAL ISSUE	6-18-21
RESUBMITTAL	10-17-21

DESIGNED BY: GES
 DRAWN BY: GES
 CHECKED BY: TDM

FILE NAME: 21187-01RD2

PREPARED UNDER MY DIRECT SUPERVISION FOR AND ON BEHALF OF

DREXEL, BARRELL & CO.



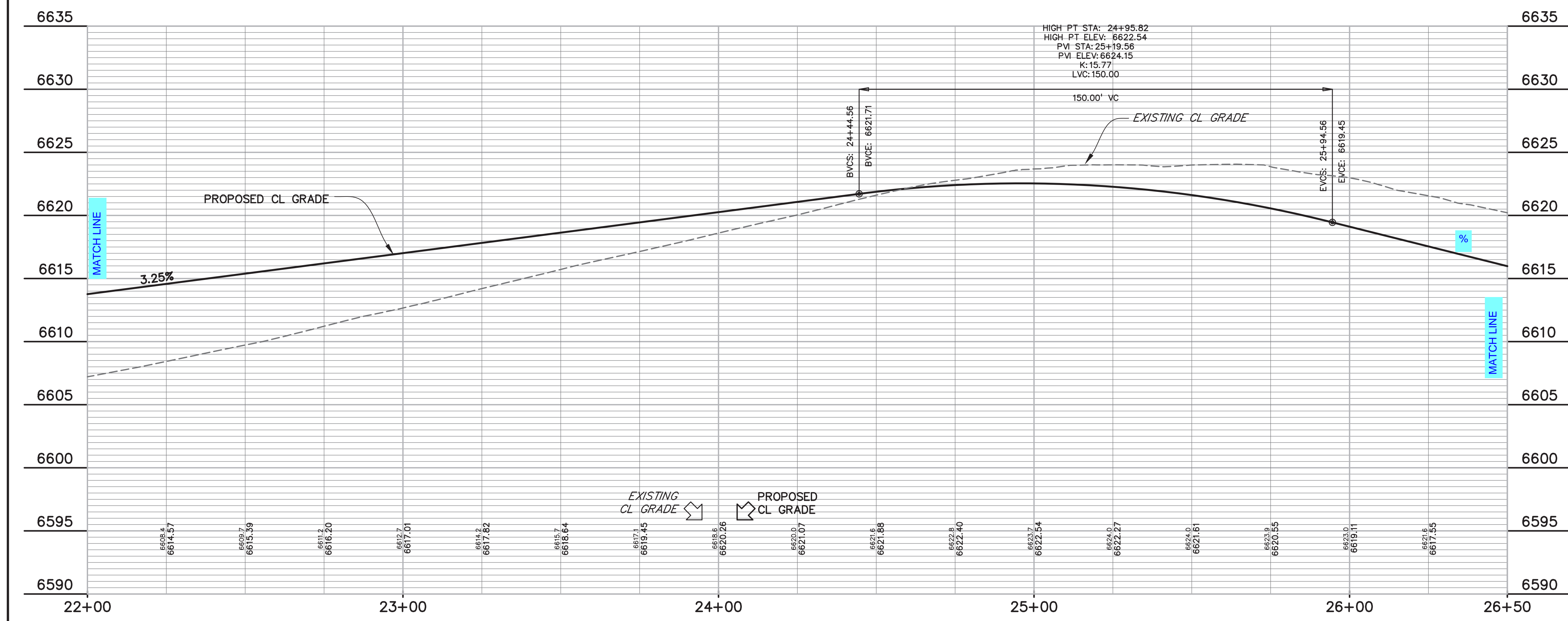
DRAWING SCALE:
 HORIZONTAL: 1" = 20'
 VERTICAL: 1" = 5'

**RYEDALE WAY
 PLAN AND
 PROFILE**

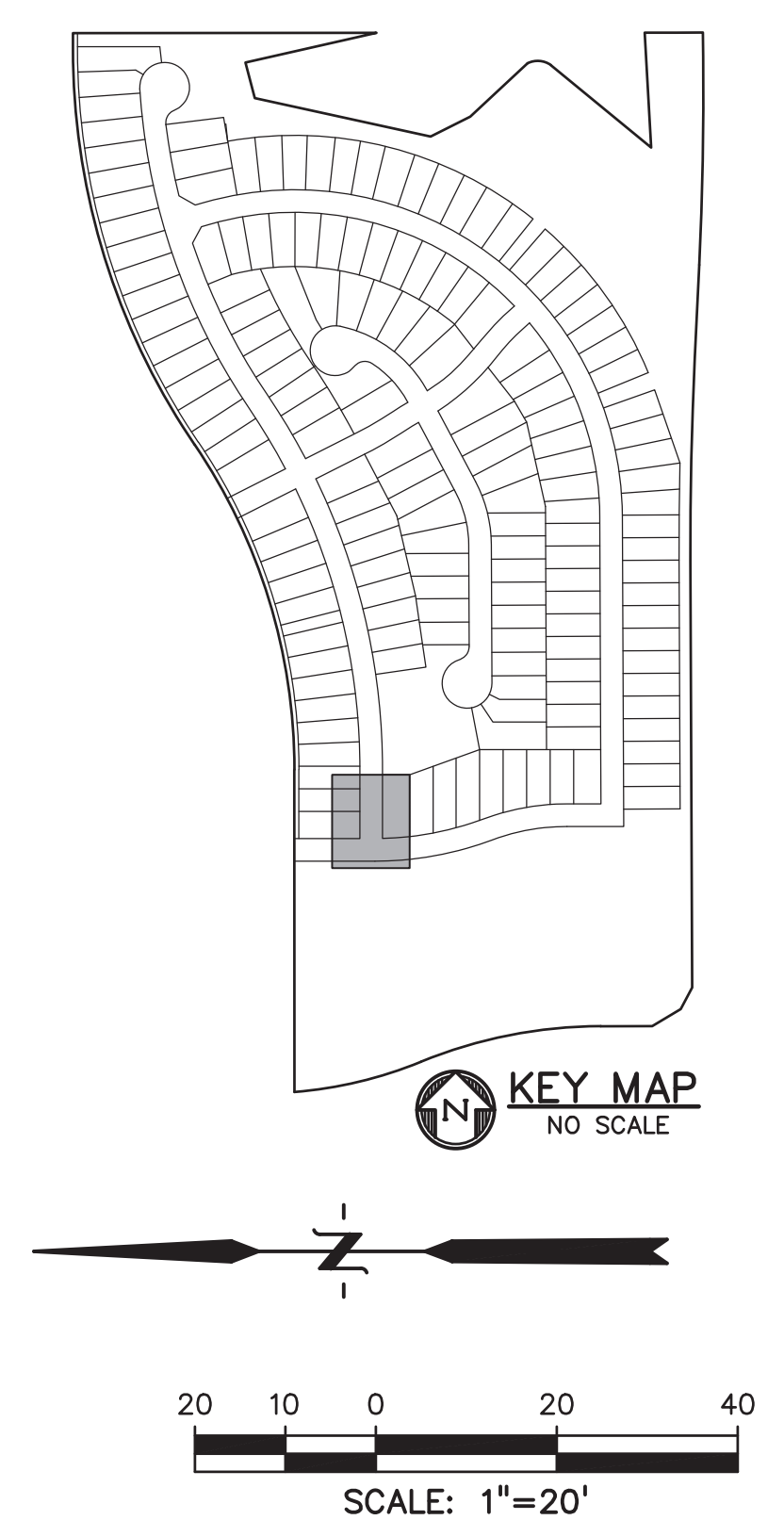
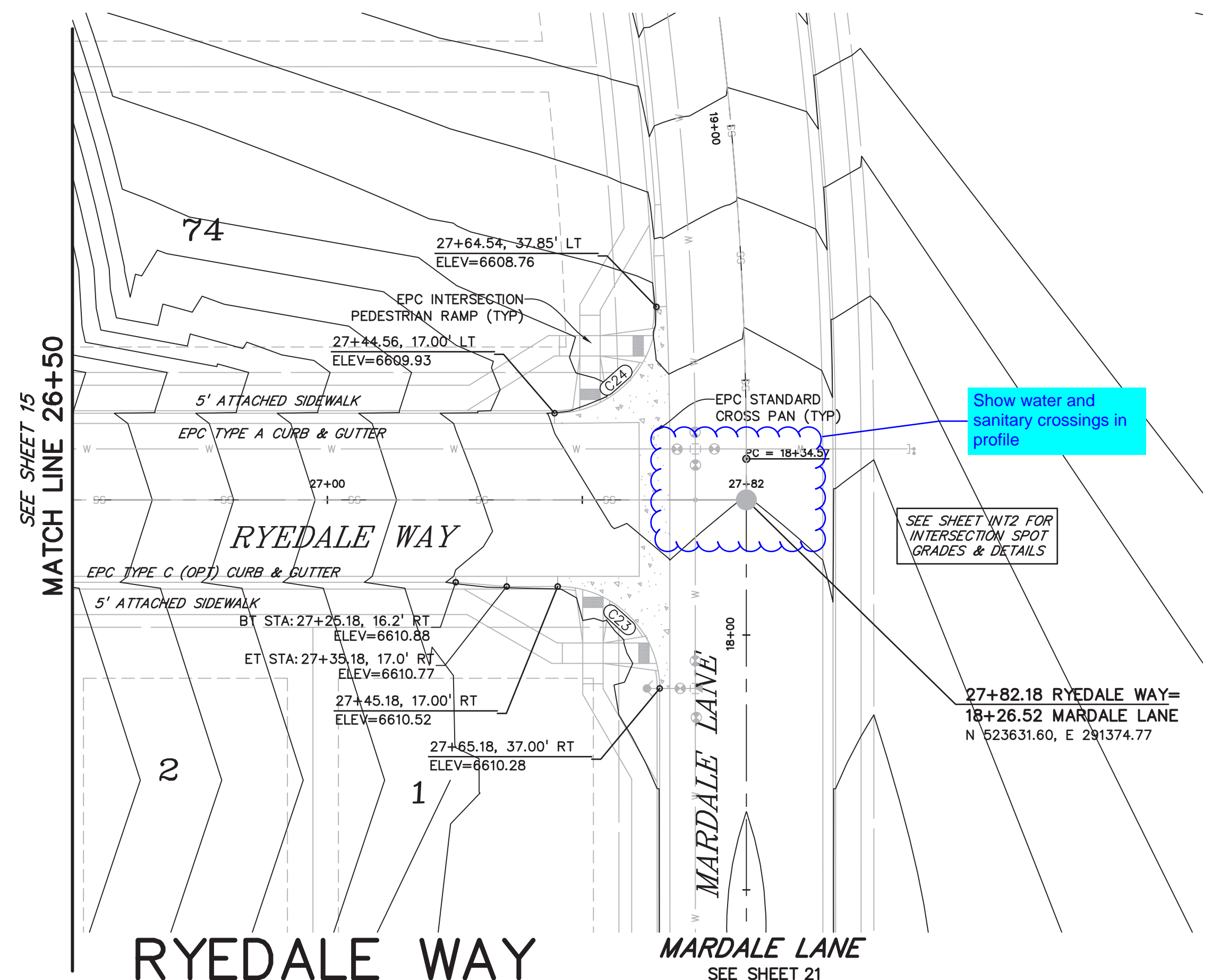
PROJECT NO. 21187-01CSCV
 DRAWING NO.

RD10

SHEET: 15 OF 29



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.



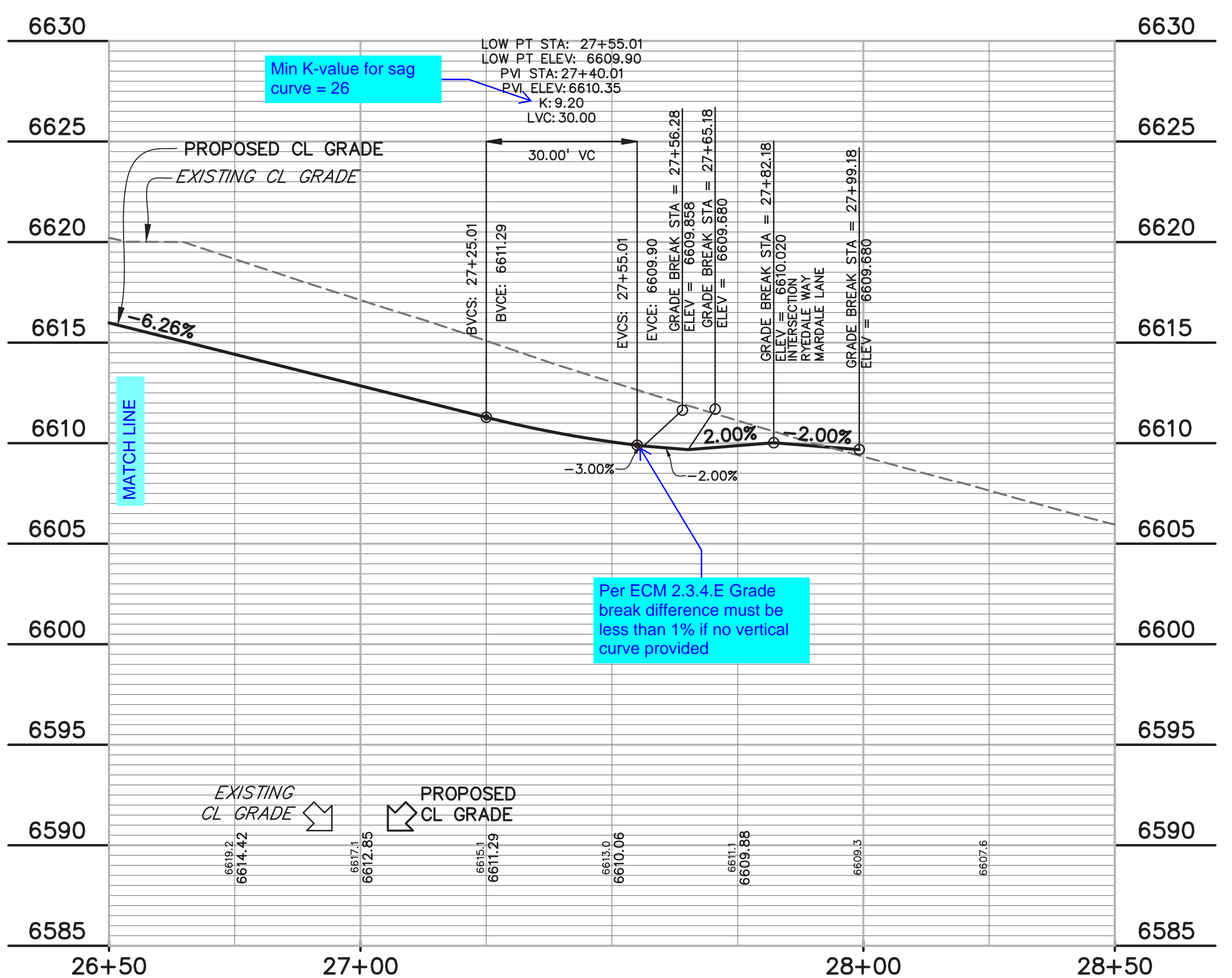
PREPARED BY:

DREXEL, BARRELL & CO.
 Engineers • Surveyors
 3 SOUTH 7TH STREET
 COLORADO SPGS, COLORADO 80905
 CONTACT: TIM D. MCCONNELL, P.E.
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CONSTRUCTION DOCUMENTS FOR
WINDERMERE
 FILING NO. 1
 N. MARKSHEFFEL ROAD
 EL PASO COUNTY, COLORADO



CURVE #	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD DISTANCE
C2	31.96'	20.00'	91°34'01"	S60°17'11"E	28.67'
C3	31.96'	20.00'	91°34'01"	S28°08'47"W	28.67'
C11	302.45'	1390.00'	12°28'02"	S09°50'11"E	301.86'
C12	50.58'	38.83'	74°37'42"	S30°15'27"W	47.08'
C13	202.39'	46.17'	251°10'33"	N58°00'54"W	75.09'
C15	438.42'	1390.00'	18°04'19"	S25°08'21"E	436.61'
C16	185.35'	1450.00'	7°19'26"	N30°28'47"W	185.22'
C17	31.94'	20.00'	91°30'02"	N17°25'55"E	28.65'
C18	30.92'	20.00'	88°34'27"	S72°31'51"E	27.93'
C19	31.94'	20.00'	91°30'02"	N71°04'03"W	28.65'
C20	30.91'	19.92'	88°52'51"	S18°57'32"W	27.90'
C21	171.58'	1450.00'	6°46'47"	N23°25'41"W	171.48'
C22	507.01'	1450.00'	20°02'03"	N10°01'15"W	504.43'
C23	31.42'	20.00'	90°00'00"	N44°59'46"E	28.28'
C24	32.27'	20.00'	92°26'51"	S46°13'39"E	28.88'

ISSUE	DATE
INITIAL ISSUE	6-18-21
RESUBMITTAL	10-17-21

DESIGNED BY: GES
 DRAWN BY: GES
 CHECKED BY: TDM
 FILE NAME: 21187-01RD2

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



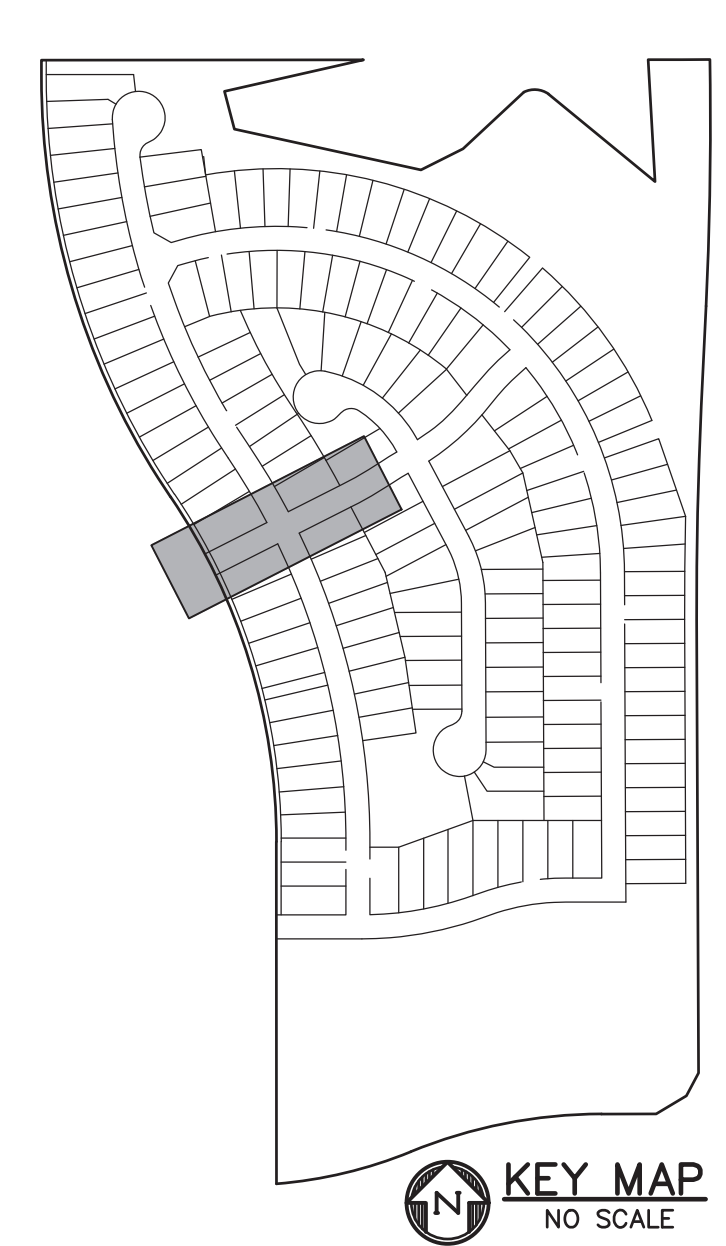
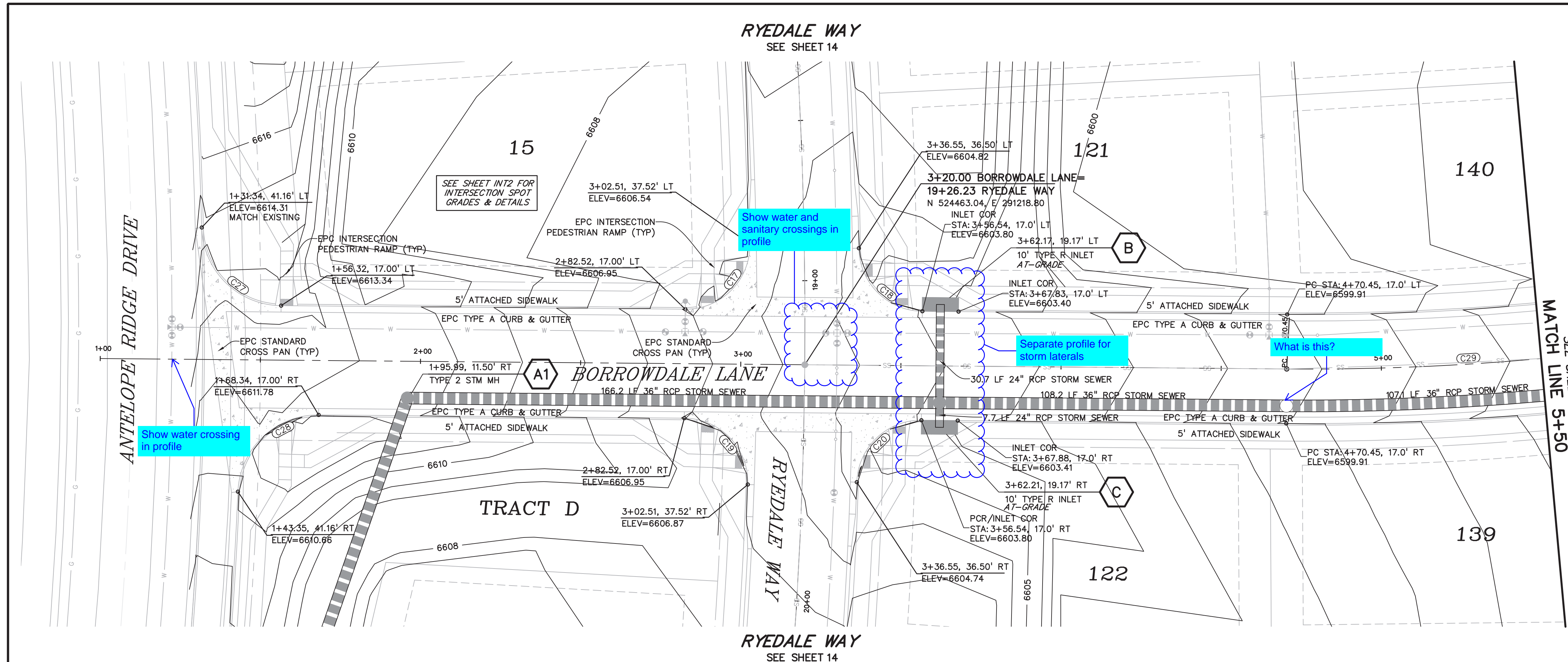
DRAWING SCALE:
 HORIZONTAL: 1" = 20'
 VERTICAL: 1" = 5'

**RYEDALE WAY
 PLAN AND
 PROFILE**

PROJECT NO. 21187-01CSCV
 DRAWING NO.

RD11





PREPARED BY:

DREXEL, BARRELL & CO.
 Engineers • Surveyors
 3 SOUTH 7TH STREET
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CLIENT:

THE LANDHUIS COMPANY
 212 N. WAHSATCH AVE., #301
 COLORADO SPRINGS, CO 80903
 (719) 635-3200
 CONTACT: JEFF MARK

CONSTRUCTION DOCUMENTS FOR
WINDERMERE
 FILING NO. 1
 N. MARKSHEFFEL ROAD
 EL PASO COUNTY, COLORADO

ISSUE	DATE
INITIAL ISSUE	6-18-21
RESUBMITTAL	10-17-21

DESIGNED BY: GES
 DRAWN BY: GES
 CHECKED BY: TDM
 FILE NAME: 21187-01RD3

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

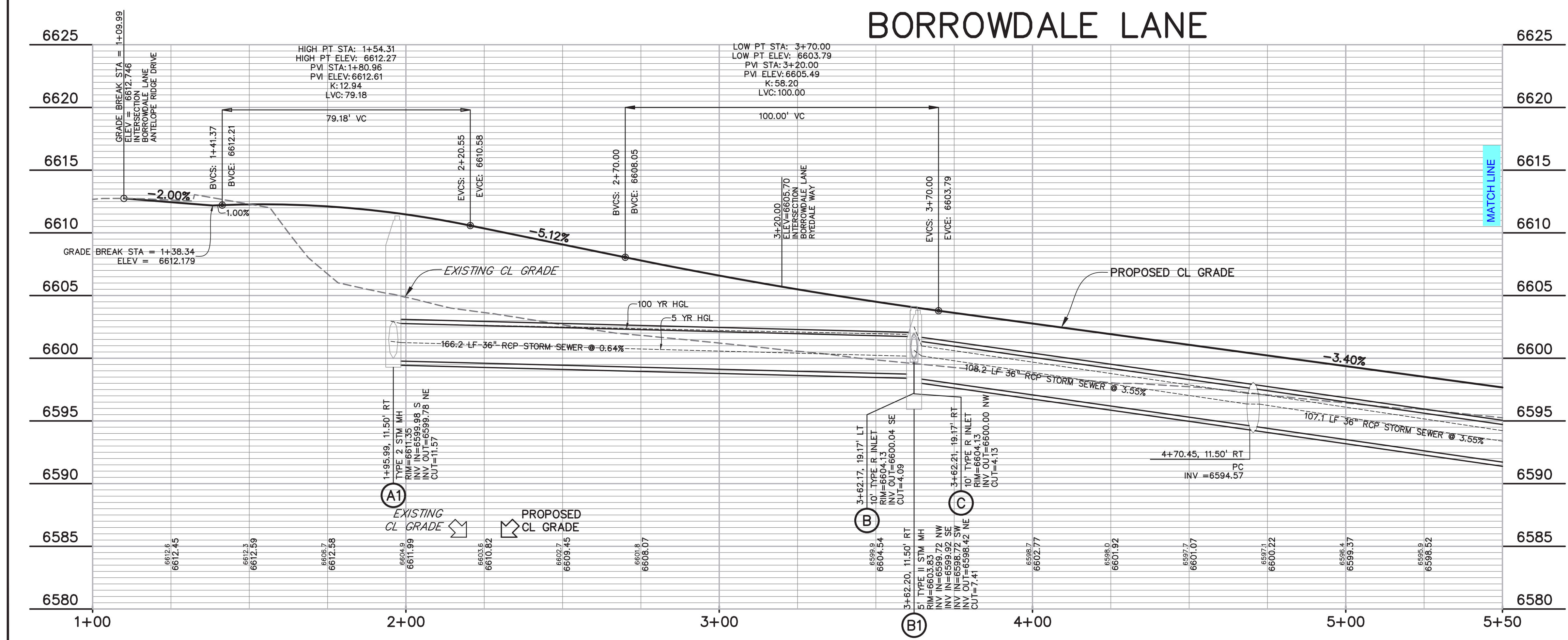


DRAWING SCALE:
 HORIZONTAL: 1" = 20'
 VERTICAL: 1" = 5'

**BORROWDALE LN.
 PLAN AND
 PROFILE**

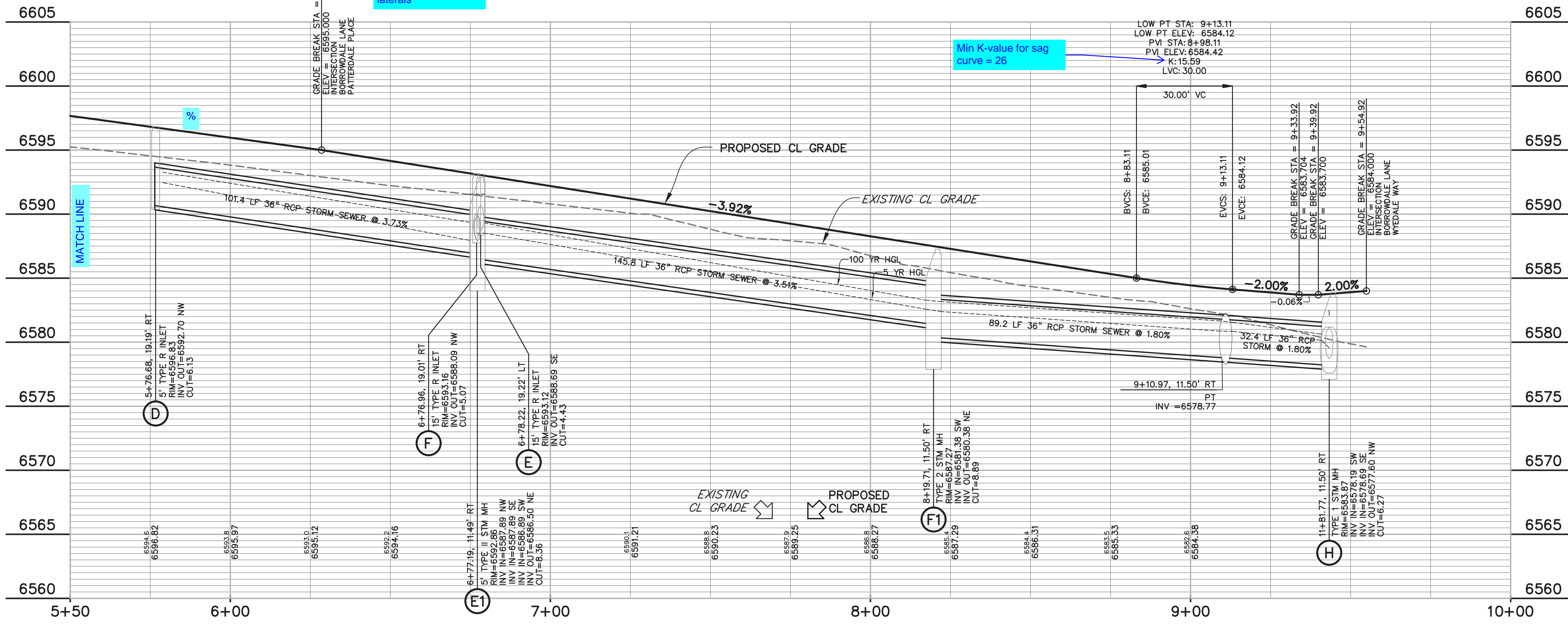
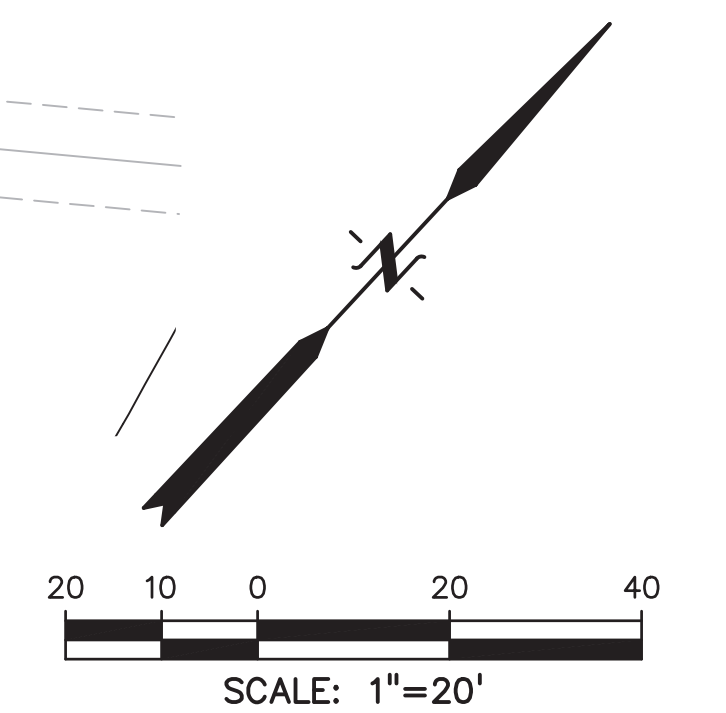
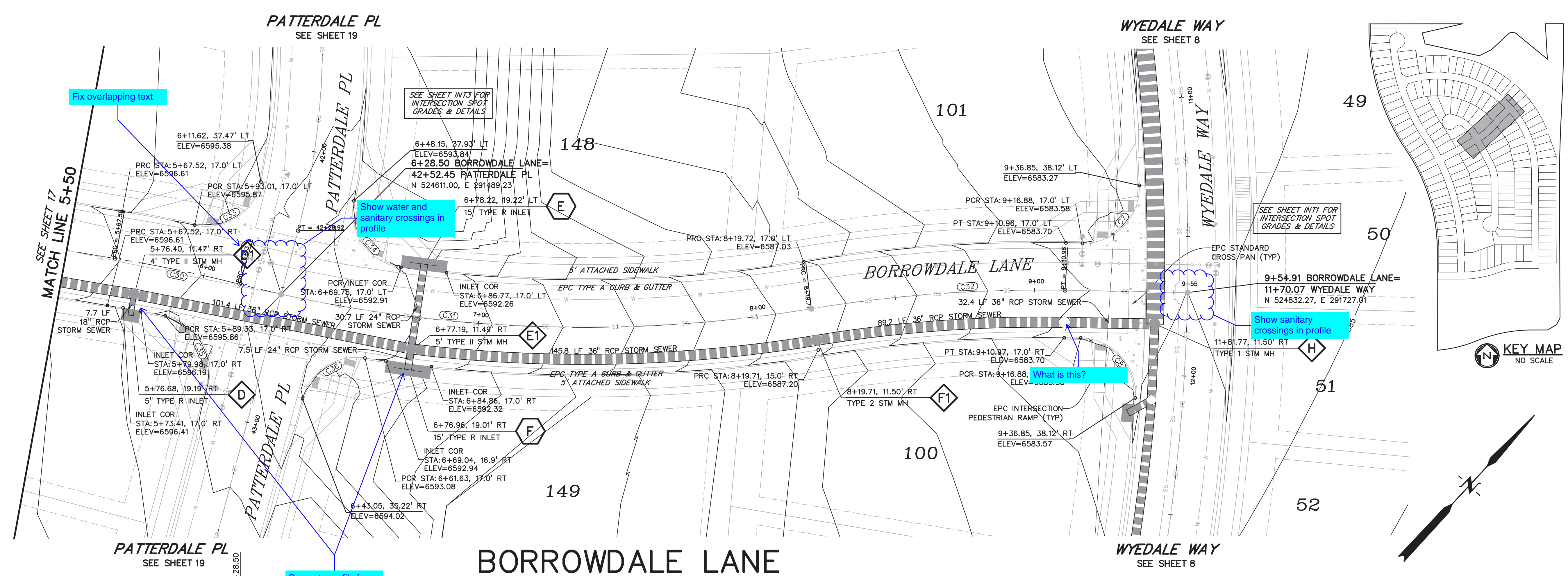
PROJECT NO. 21187-01CSCV
 DRAWING NO.

RD12



CURVE TABLE					
CURVE #	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD DISTANCE
C7	32.53'	20.00'	93°11'57"	N01°37'56"E	29.06'
C8	32.53'	20.00'	93°11'57"	N85°10'07"W	29.06'
C17	31.93'	20.03'	91°20'47"	N17°25'55"E	28.65'
C18	30.91'	20.03'	88°25'01"	S72°31'51"E	27.93'
C19	31.93'	20.03'	91°21'00"	N71°04'03"W	28.65'
C20	30.91'	20.03'	88°24'47"	S18°53'42"W	27.93'
C27	38.42'	25.01'	88°00'50"	S72°47'04"E	34.75'
C28	38.43'	25.00'	88°00'24"	S19°08'43"W	34.76'
C29	97.14'	800.00'	6°57'25"	N59°42'13"E	97.08'
C30	45.56'	500.00'	5°13'16"	S58°50'09"W	45.55'
C31	206.57'	500.00'	23°40'15"	N49°36'39"E	205.10'
C32	91.25'	500.00'	10°27'22"	S43°00'13"W	91.12'
C33	31.51'	20.03'	90°07'36"	N13°59'30"E	28.36'
C34	32.78'	20.03'	93°43'09"	S78°06'16"E	29.23'
C35	32.56'	20.02'	93°10'33"	N74°37'19"W	29.09'
C36	29.26'	20.03'	83°40'59"	S13°57'41"W	26.73'

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.



CURVE TABLE					
CURVE #	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD DISTANCE
C7	32.53'	20.00'	93°11'57"	N01°37'56"E	29.06'
C8	32.53'	20.00'	93°11'57"	N85°10'07"W	29.06'
C17	31.93'	20.03'	91°20'47"	N17°29'55"E	28.65'
C18	30.91'	20.03'	88°25'01"	S72°31'51"E	27.93'
C19	31.93'	20.03'	91°21'00"	N71°04'03"W	28.65'
C20	30.91'	20.03'	88°24'47"	S18°53'42"W	27.93'
C27	38.42'	25.01'	88°00'50"	S72°47'04"E	34.75'
C28	38.43'	25.00'	88°08'24"	S19°08'43"W	34.76'
C29	97.14'	800.00'	6°57'25"	N59°42'13"E	97.08'
C30	45.56'	500.00'	5°13'16"	S58°50'09"W	45.55'
C31	206.57'	500.00'	23°40'15"	N49°36'39"E	205.10'
C32	91.25'	500.00'	10°27'22"	S43°00'13"W	91.12'
C33	31.51'	20.03'	90°07'36"	N13°59'30"E	28.36'
C34	32.76'	20.03'	93°43'09"	S78°06'16"E	29.23'
C35	32.56'	20.02'	93°10'33"	N74°37'19"W	29.09'
C36	29.26'	20.03'	83°40'59"	S13°57'41"W	26.73'

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:

THE LANDHUIS COMPANY
 212 N. WAHSATCH AVE., #301
 COLORADO SPRINGS, CO 80903
 (719) 635-3200
 CONTACT: JEFF MARK

CONSTRUCTION DOCUMENTS FOR
WINDERMERE FILING NO. 1
 N. MARKSHEFFEL ROAD
 EL PASO COUNTY, COLORADO

ISSUE	DATE
INITIAL ISSUE	6-18-21
RESUBMITTAL	10-17-21

DESIGNED BY: GES
 DRAWN BY: GES
 CHECKED BY: TDM
 FILE NAME: 21187-01RD3

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

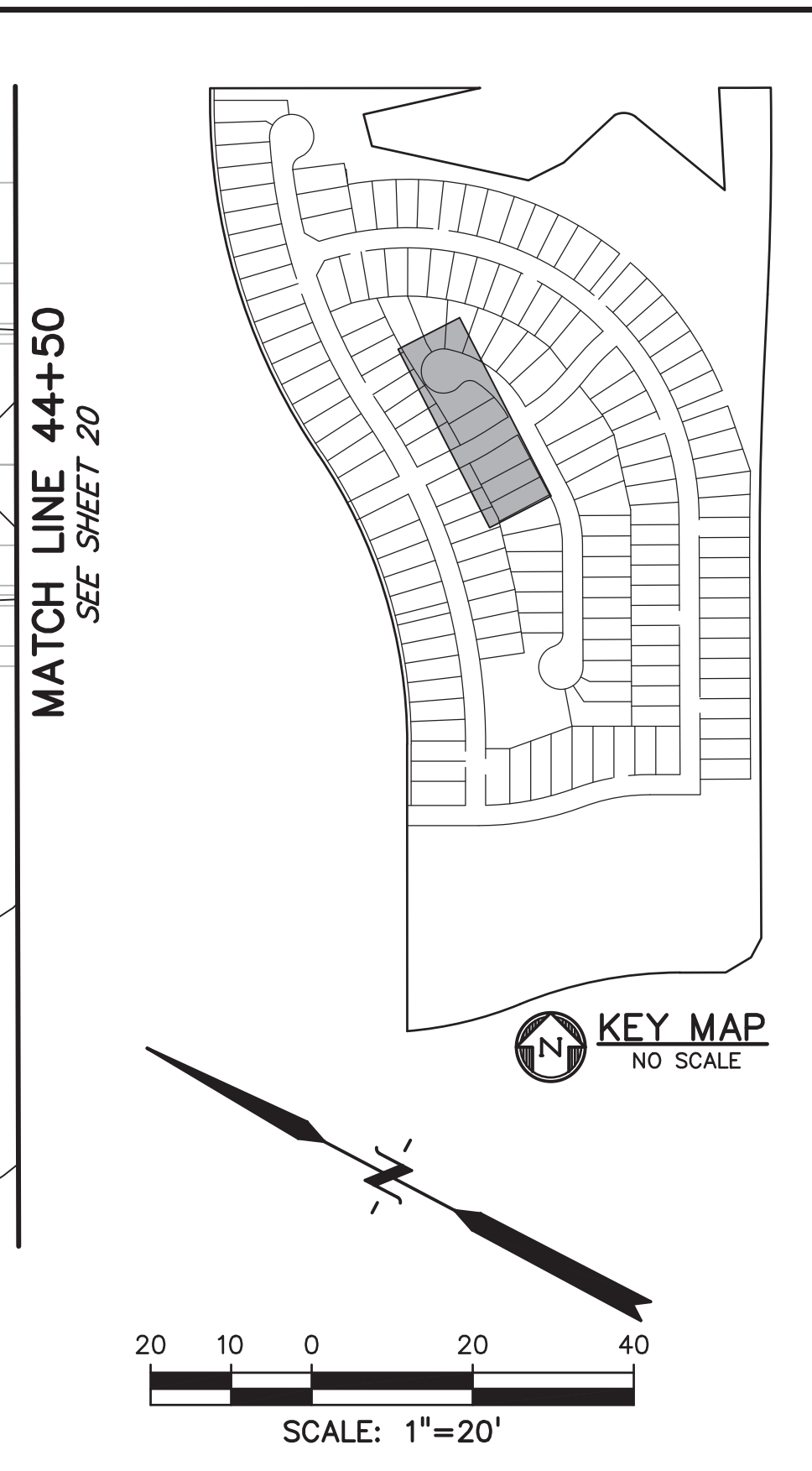
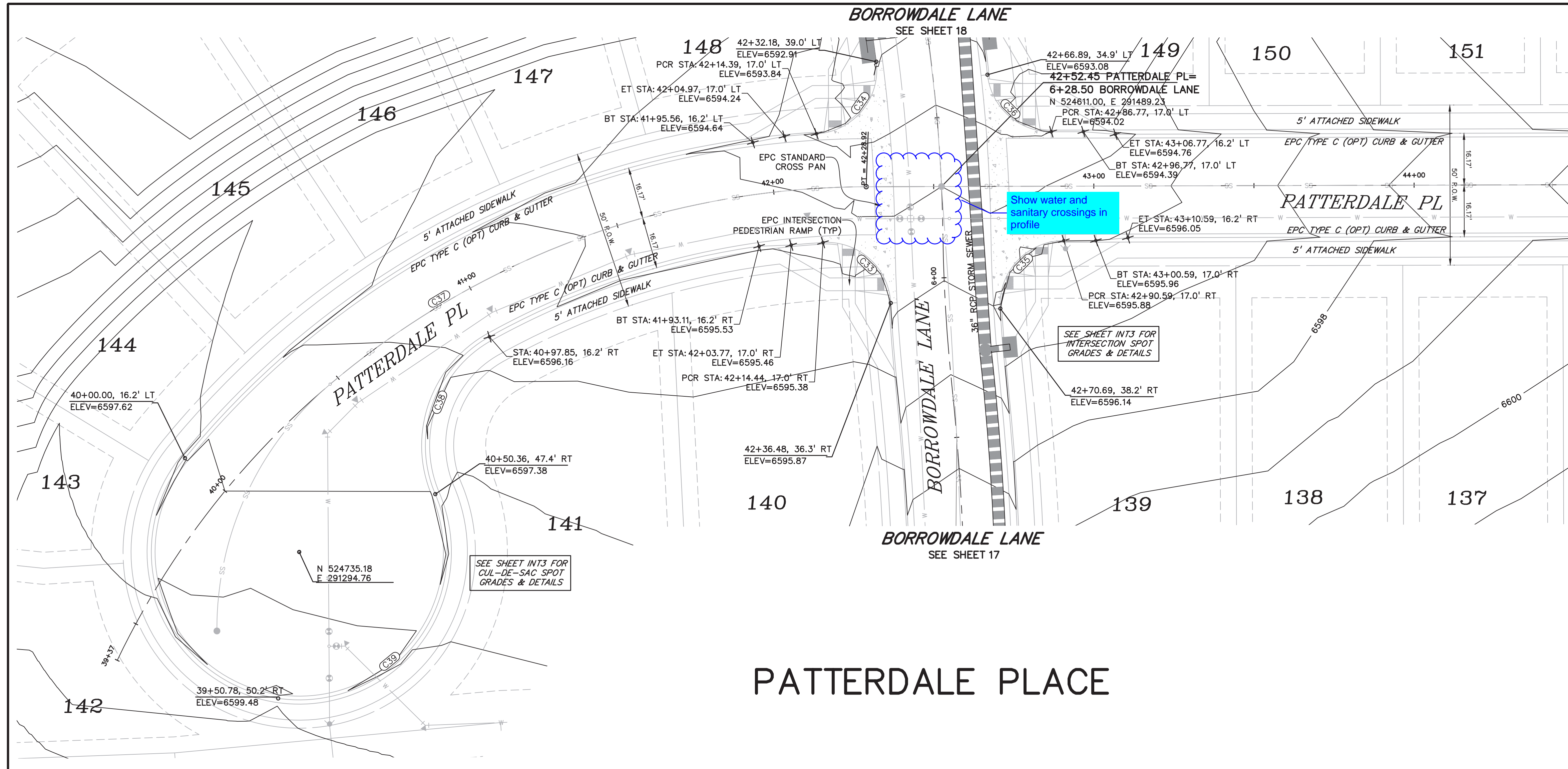


DRAWING SCALE:
 HORIZONTAL: 1" = 20'
 VERTICAL: 1" = 5'

BORROWDALE LN. PLAN AND PROFILE

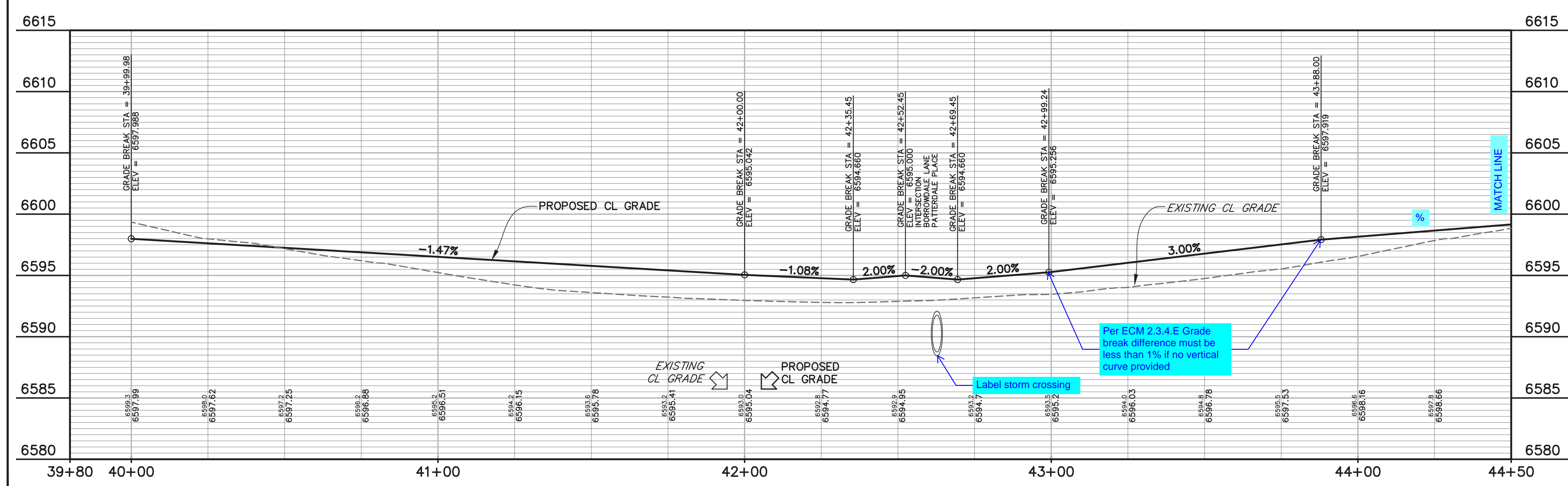
PROJECT NO. 21187-01CSCV
 DRAWING NO.

RD13



CURVE #	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD DISTANCE
C33	31.51'	20.03'	90°07'36"	N13°59'30"E	28.36'
C34	32.76'	20.03'	93°43'09"	S78°06'16"E	29.23'
C35	32.56'	20.02'	93°10'33"	N74°37'19"W	29.09'
C36	29.26'	20.03'	83°40'59"	S13°57'41"W	26.73'
C37	228.92'	260.00'	50°28'50"	N53°11'06"W	221.60'
C38	56.92'	38.83'	83°59'16"	S81°09'39"W	51.96'
C39	195.34'	46.17'	242°25'29"	S19°37'15"E	78.97'
C40	128.65'	275.00'	26°48'14"	N13°39'01"W	127.48'
C41	49.41'	38.83'	72°53'43"	N36°11'58"E	46.14'
C42	203.77'	46.17'	252°53'43"	S53°48'02"E	74.27'

PATTERDALE PLACE



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.

SF-21-026

PREPARED BY:

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

THE LANDHUIS COMPANY
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 COLORADO SPRINGS, CO 80903
 (719) 635-3200
 CONTACT: JEFF MARK

CONSTRUCTION DOCUMENTS FOR
WINDERMERE
 FILING NO. 1
 N. MARKSHEFFEL ROAD
 EL PASO COUNTY, COLORADO

ISSUE	DATE
INITIAL ISSUE	6-18-21
RESUBMITTAL	10-17-21

DESIGNED BY: GES
 DRAWN BY: GES
 CHECKED BY: TDM
 FILE NAME: 21187-01RD4

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

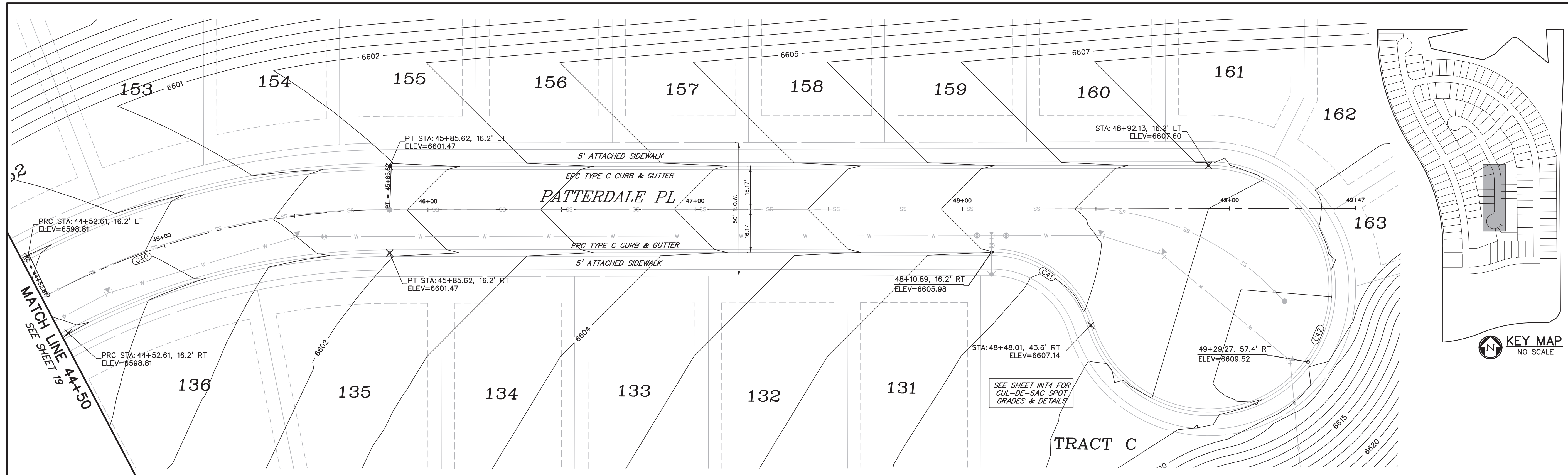


DRAWING SCALE:
 HORIZONTAL: 1" = 20'
 VERTICAL: 1" = 5'

**PATTERDALE PL.
 PLAN AND
 PROFILE**

PROJECT NO. 21187-01CSCV
 DRAWING NO.

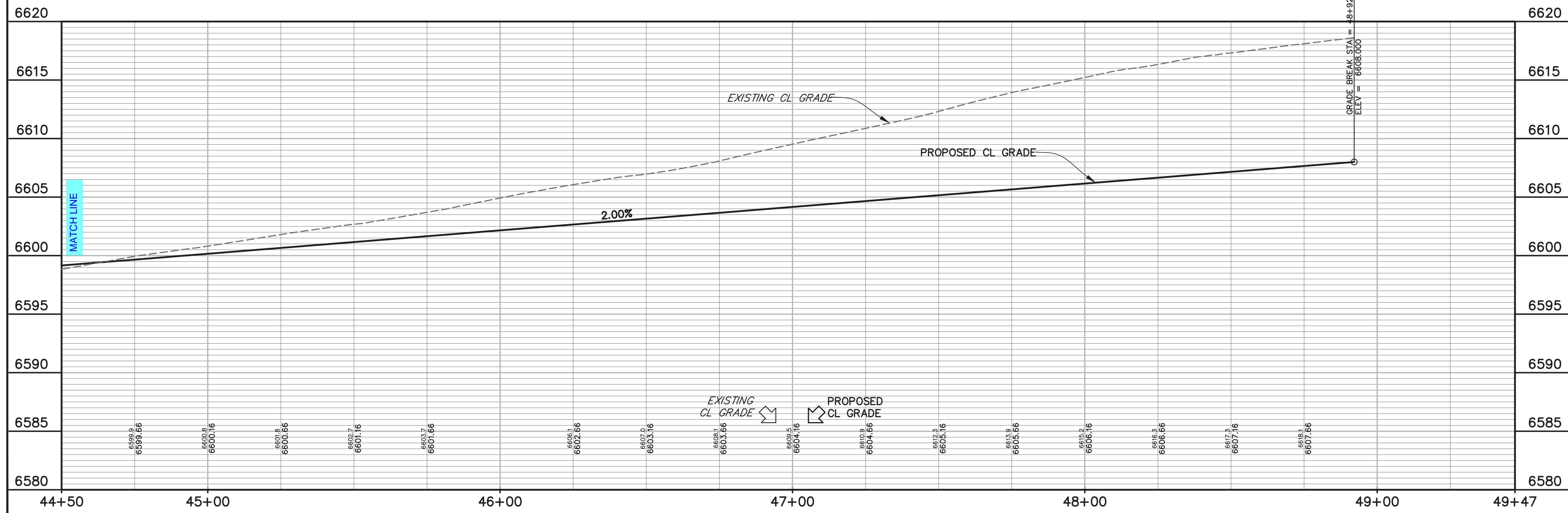
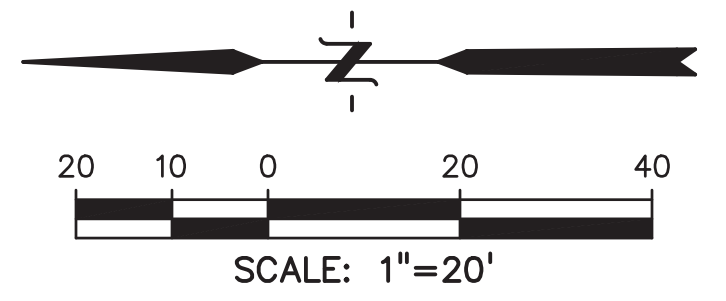
RD14
 SHEET: 19 OF 29



PATTERDALE PLACE

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.

CURVE TABLE					
CURVE #	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD DISTANCE
C33	31.51'	20.03'	90°07'36"	N13°59'30"E	28.36'
C34	32.76'	20.03'	93°43'09"	S78°06'16"E	29.23'
C35	32.56'	20.02'	93°10'33"	N74°37'19"W	29.09'
C36	29.26'	20.03'	83°40'59"	S13°57'41"W	26.73'
C37	228.92'	260.00'	50°26'50"	N53°11'06"W	221.60'
C38	56.92'	38.83'	83°59'16"	S81°09'39"W	51.96'
C39	195.34'	46.17'	242°25'29"	S19°37'15"E	78.97'
C40	128.65'	275.00'	26°48'14"	N13°39'01"W	127.48'
C41	49.41'	38.83'	72°53'43"	N36°11'58"E	46.14'
C42	203.77'	46.17'	252°53'43"	S53°48'02"E	74.27'



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:

THE LANDHUIS COMPANY
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 COLORADO SPRINGS, CO 80903
 (719) 635-3200
 CONTACT: JEFF MARK

CONSTRUCTION DOCUMENTS FOR
WINDERMERE
 FILING NO. 1
 N. MARKSHEFFEL ROAD
 EL PASO COUNTY, COLORADO

ISSUE	DATE
INITIAL ISSUE	6-18-21
RESUBMITTAL	10-17-21

DESIGNED BY: GES
 DRAWN BY: GES
 CHECKED BY: TDM
 FILE NAME: 21187-01RD4

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

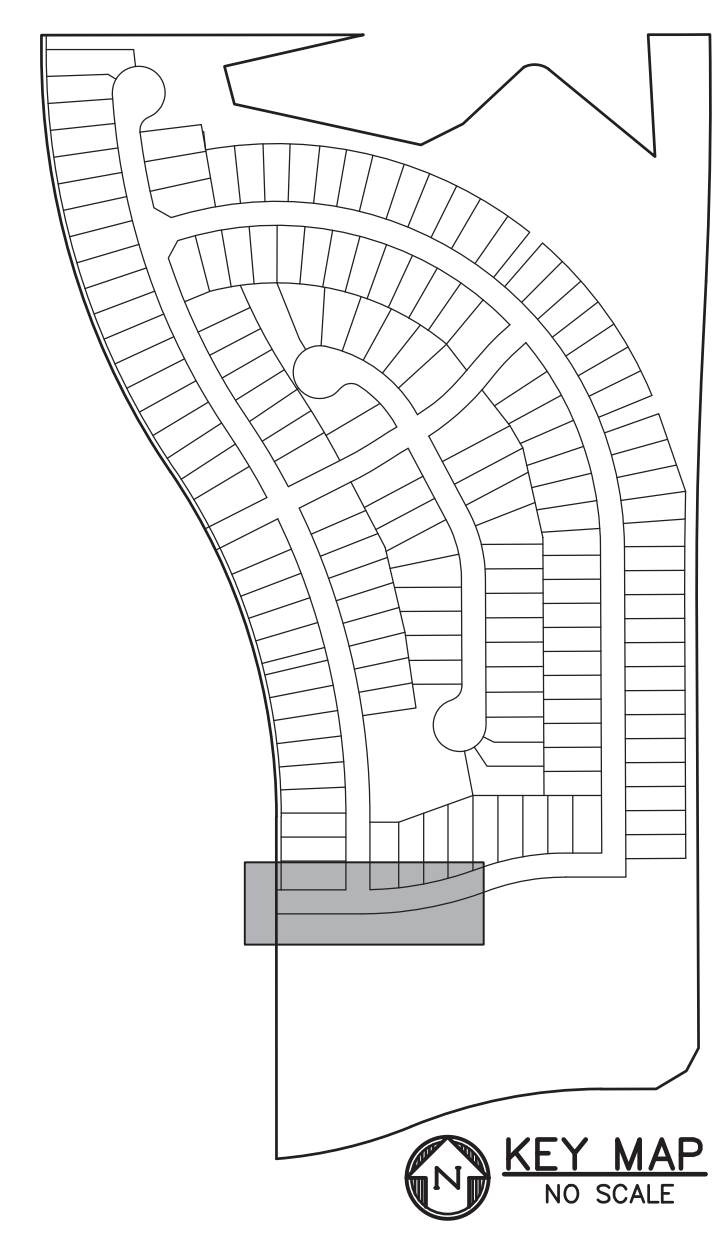
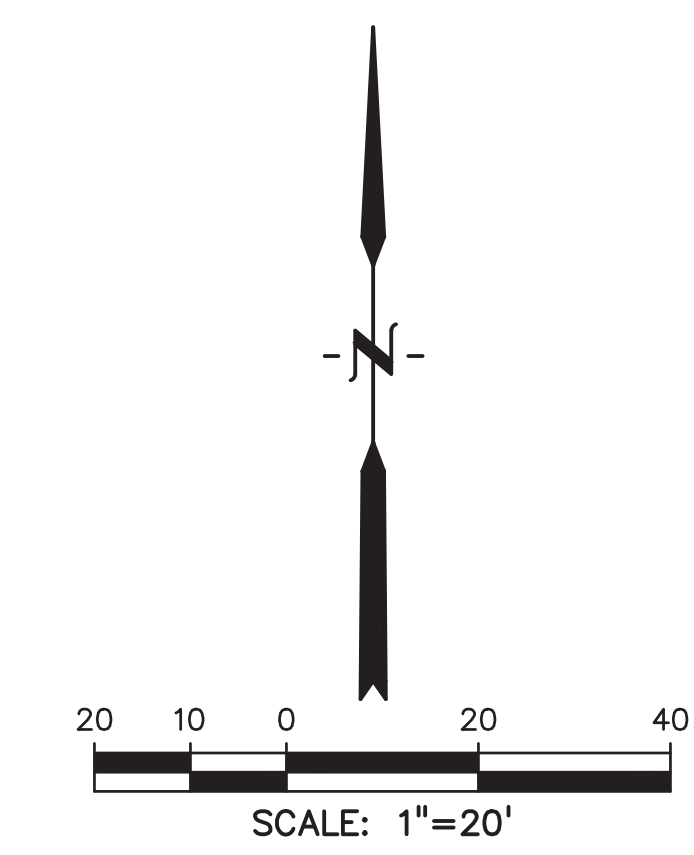
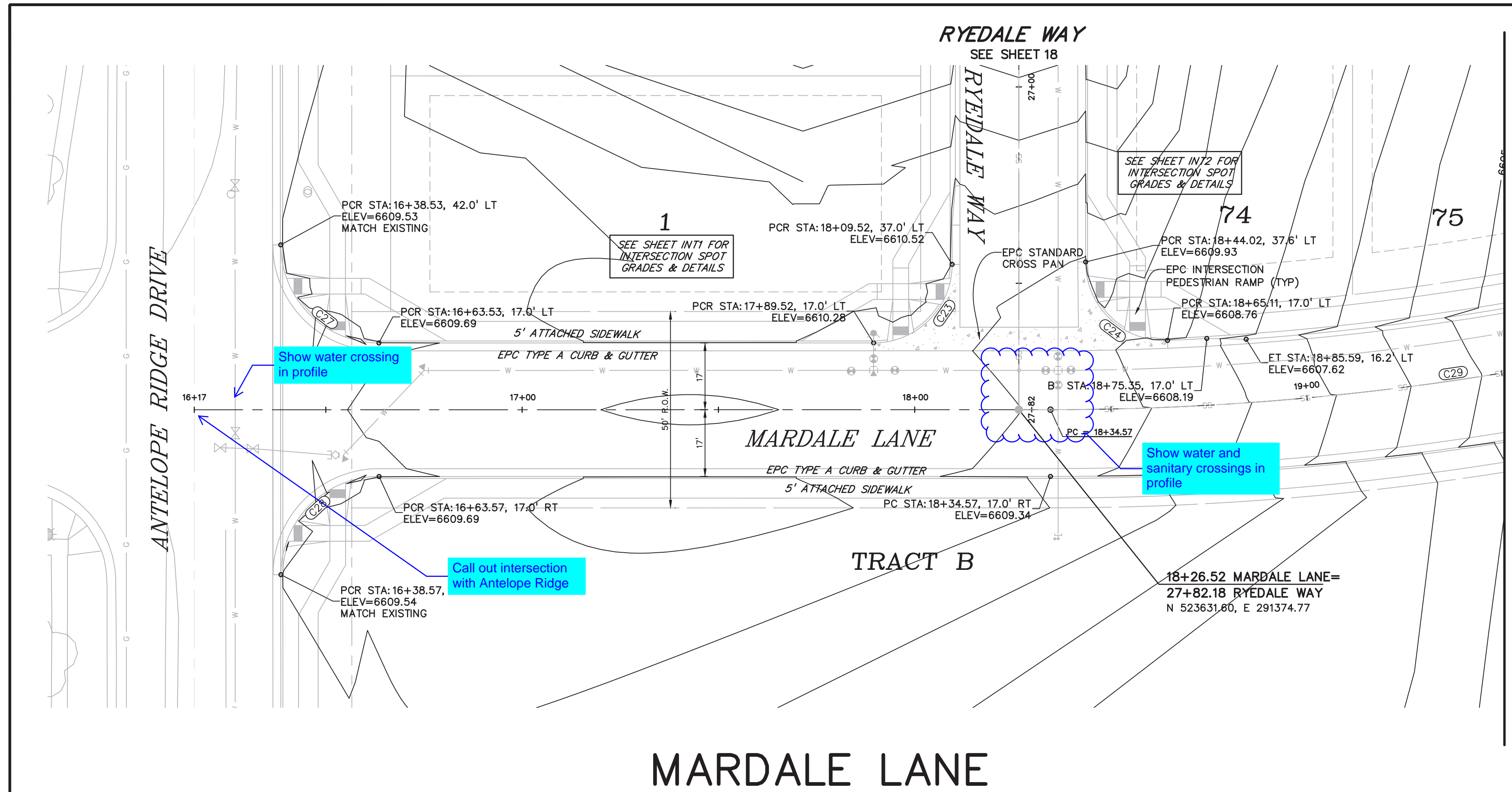


DRAWING SCALE:
 HORIZONTAL: 1" = 20'
 VERTICAL: 1" = 5'

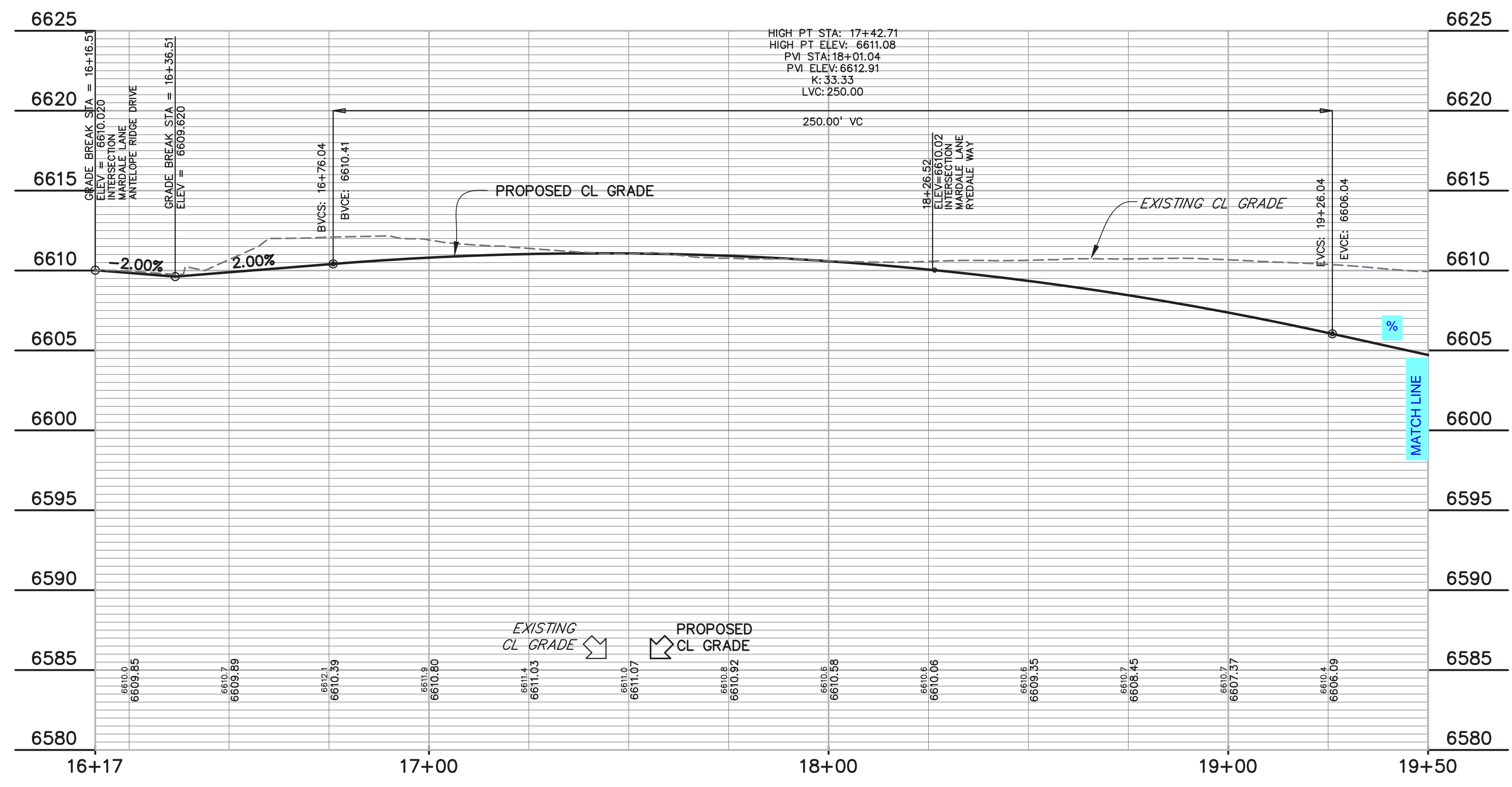
**PATTERDALE PL.
 PLAN AND
 PROFILE**

PROJECT NO. 21187-01CSCV
 DRAWING NO.

RD15



MARDALE LANE



CURVE TABLE					
CURVE #	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD DISTANCE
C23	31.42'	20.00'	90°00'00"	N44°59'46"E	28.28'
C24	32.27'	20.00'	92°26'51"	S46°13'39"E	28.88'
C27	39.26'	25.00'	89°58'17"	S45°01'05"E	35.35'
C28	39.28'	25.00'	90°01'04"	S44°59'14"W	35.36'
C29	255.35'	715.00'	20°27'45"	N79°45'54"E	254.00'
C30	178.60'	500.00'	20°27'58"	N79°46'01"E	177.65'
C31	31.33'	20.00'	89°45'06"	S45°07'27"E	28.22'
C32	31.50'	20.00'	90°14'54"	N44°52'33"E	28.35'

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:



THE LANDHUIS COMPANY
 212 N. WAHSATCH AVE., #301
 COLORADO SPRINGS, CO 80903
 (719) 635-3200
 CONTACT: JEFF MARK

CONSTRUCTION DOCUMENTS FOR
WINDERMERE
 FILING NO. 1
 N. MARKSHEFFEL ROAD
 EL PASO COUNTY, COLORADO

ISSUE	DATE
INITIAL ISSUE	6-18-21
RESUBMITTAL	10-17-21

DESIGNED BY: GES
 DRAWN BY: GES
 CHECKED BY: TDM
 FILE NAME: 21187-01RD5

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



DRAWING SCALE:
 HORIZONTAL: 1" = 20'
 VERTICAL: 1" = 5'

**MARDALE LANE
 PLAN AND
 PROFILE**

PROJECT NO. 21187-01CSCV
 DRAWING NO.

RD16



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:



THE LANDHUIS COMPANY
 212 N. WAHSATCH AVE., #301
 COLORADO SPRINGS, CO 80903
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CONSTRUCTION DOCUMENTS FOR
WINDERMERE
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 EL PASO COUNTY, COLORADO

ISSUE	DATE
INITIAL ISSUE	6-18-21
RESUBMITTAL	10-17-21

DESIGNED BY: SBN
 DRAWN BY: SBN
 CHECKED BY: TDM
 FILE NAME: 21187-01RD5

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



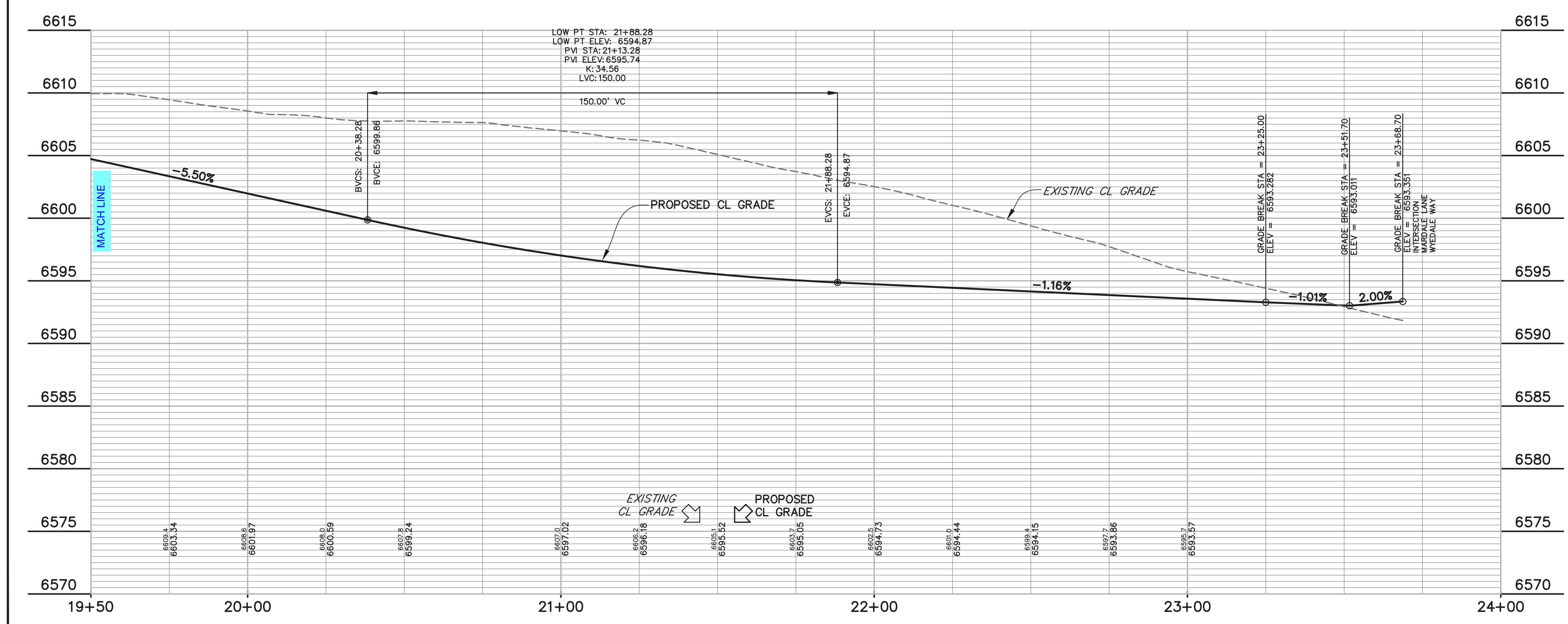
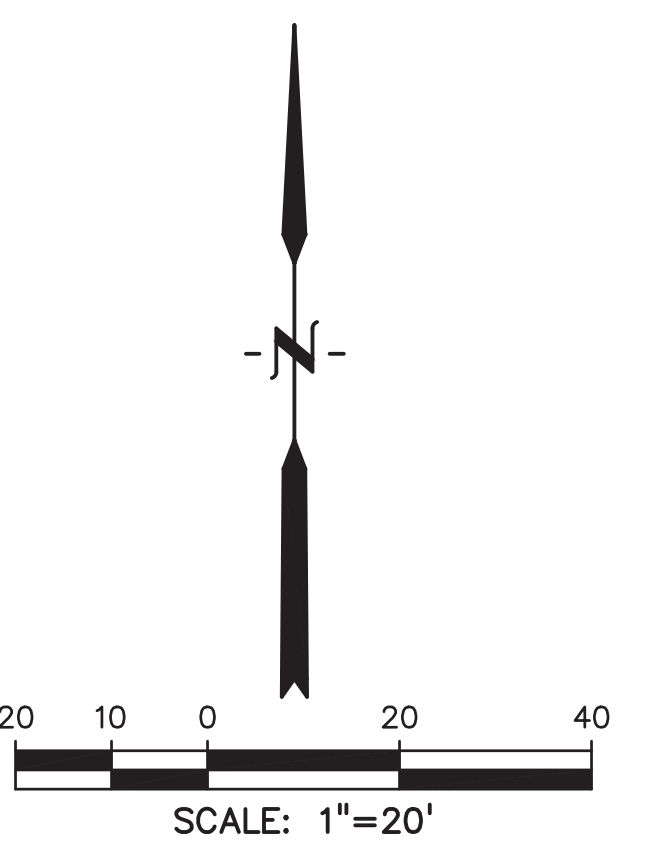
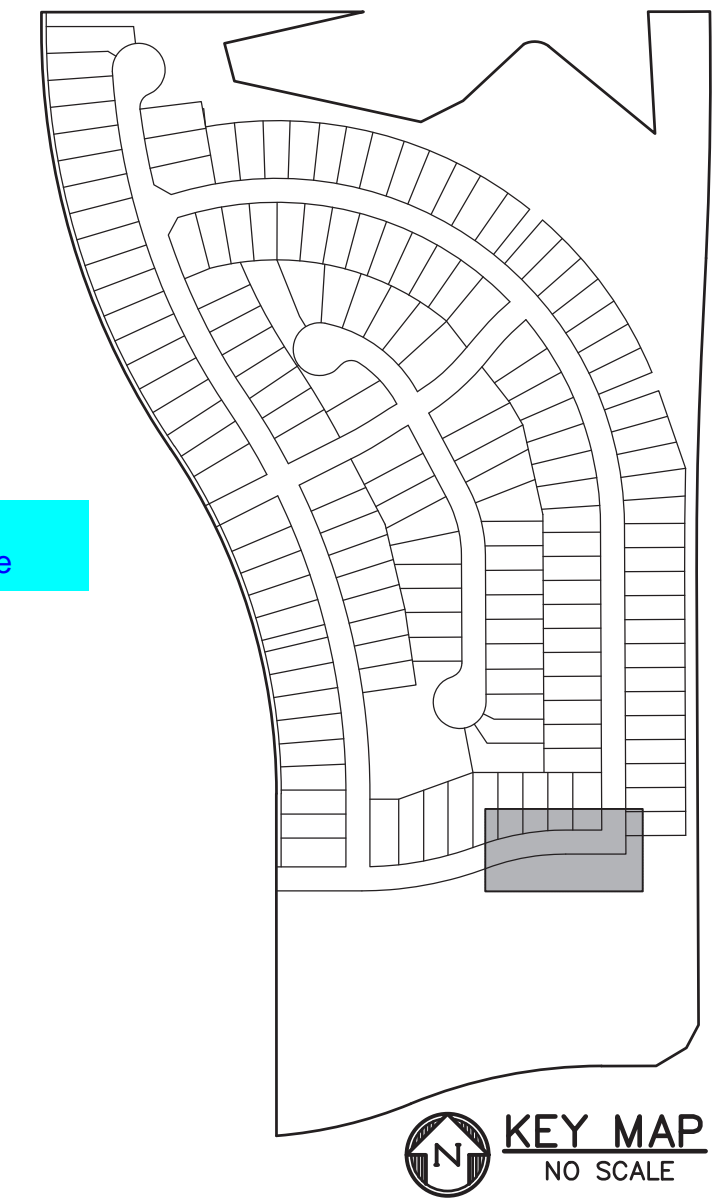
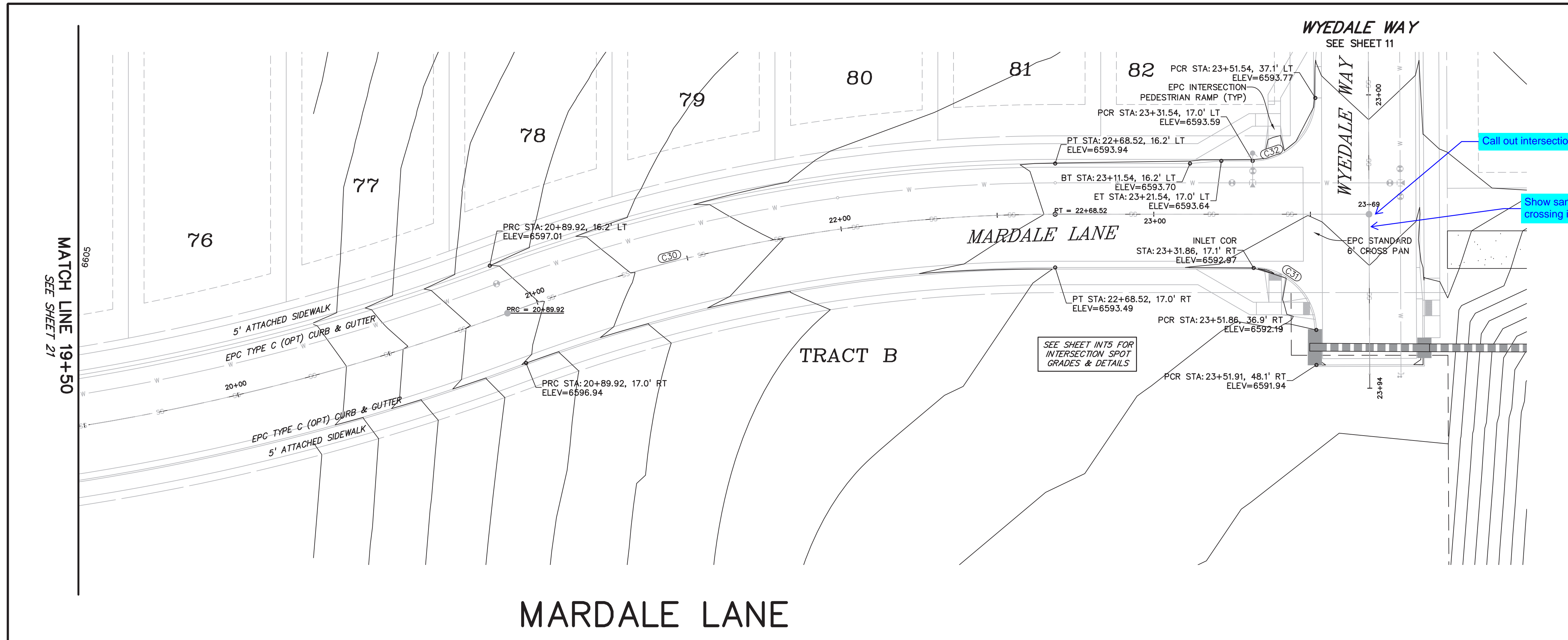
DRAWING SCALE:
 HORIZONTAL: 1" = 20'
 VERTICAL: 1" = 5'

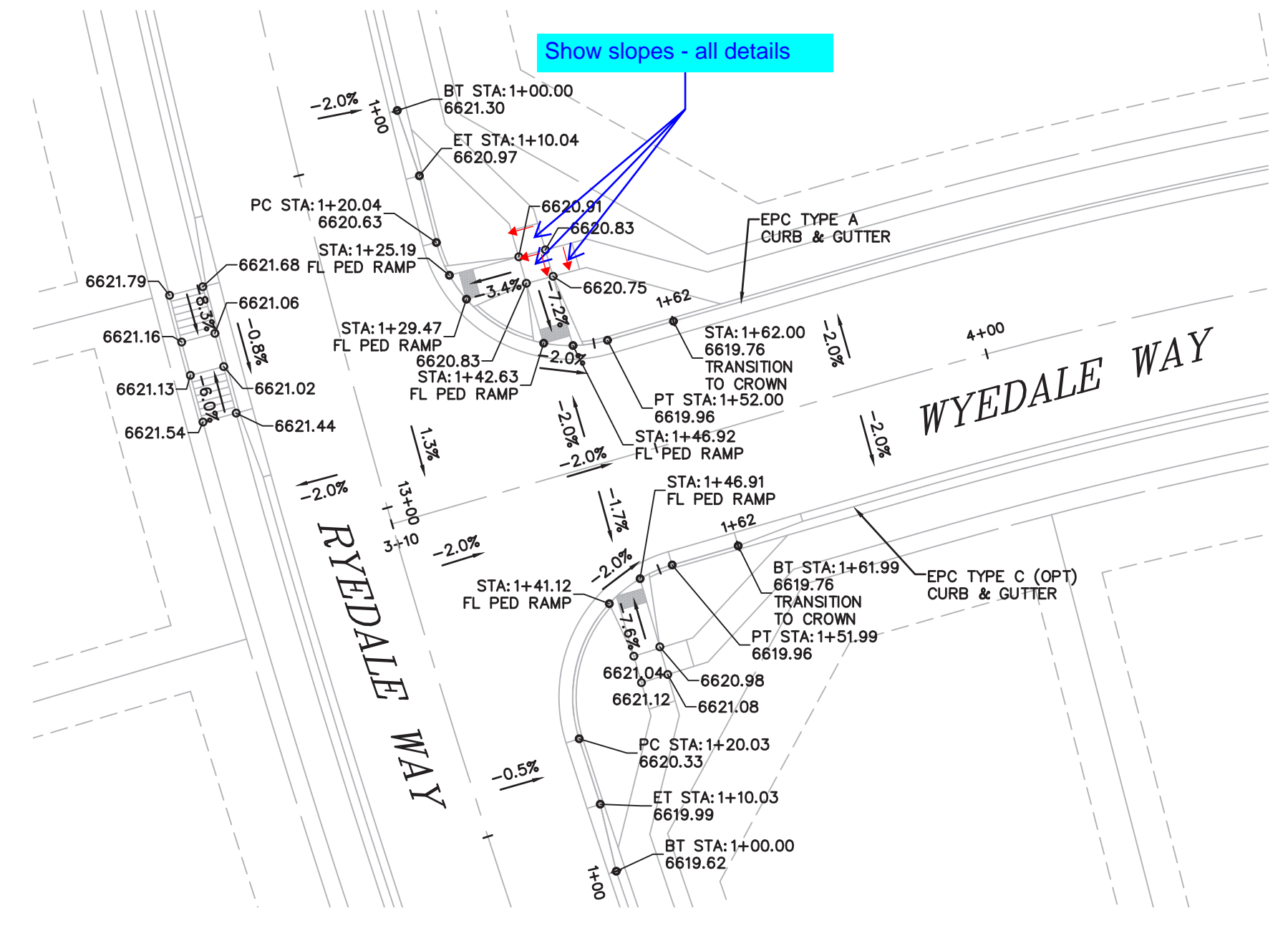
MARDALE LANE
 PLAN AND
 PROFILE

PROJECT NO. 21187-01CSCV
 DRAWING NO.

RD17

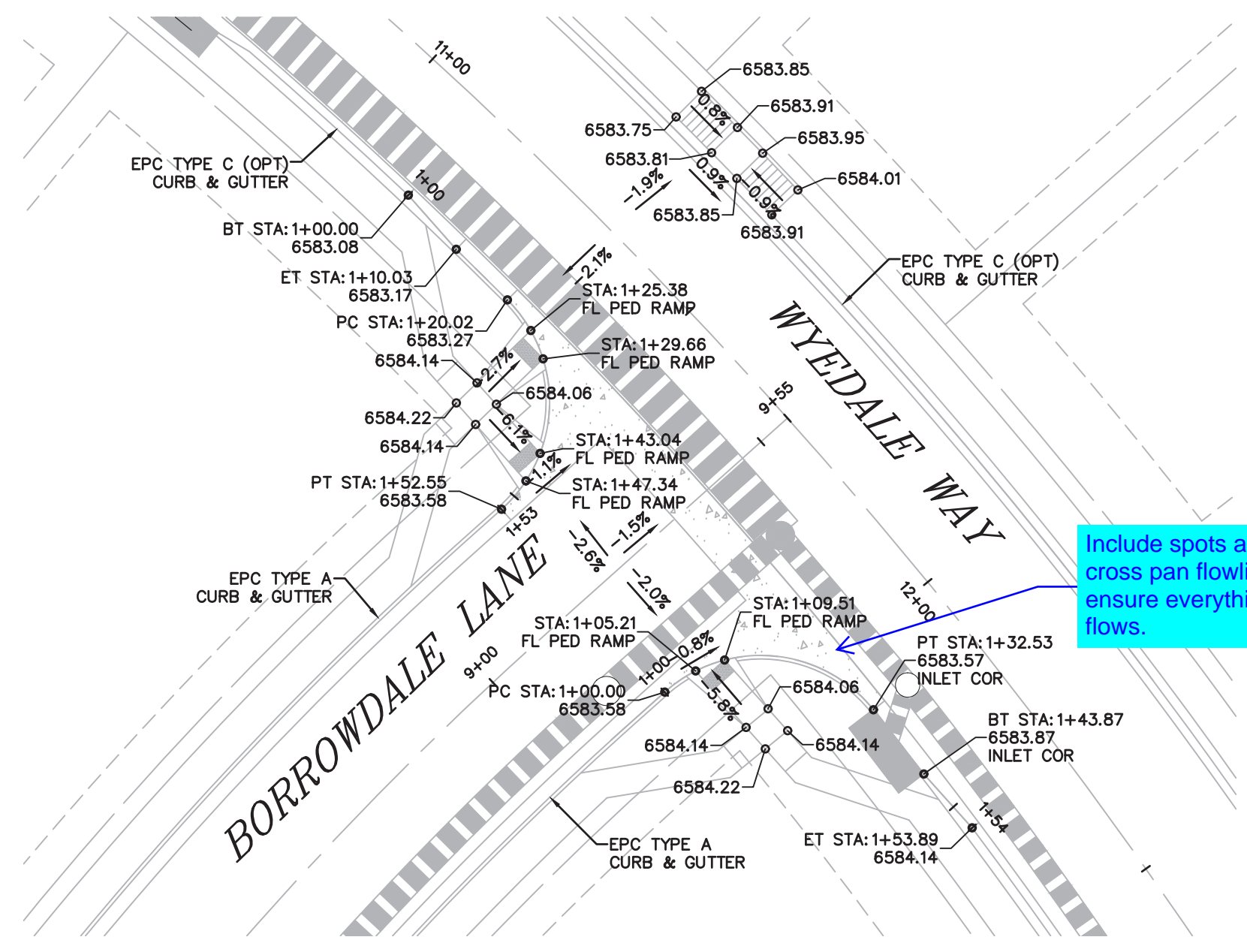
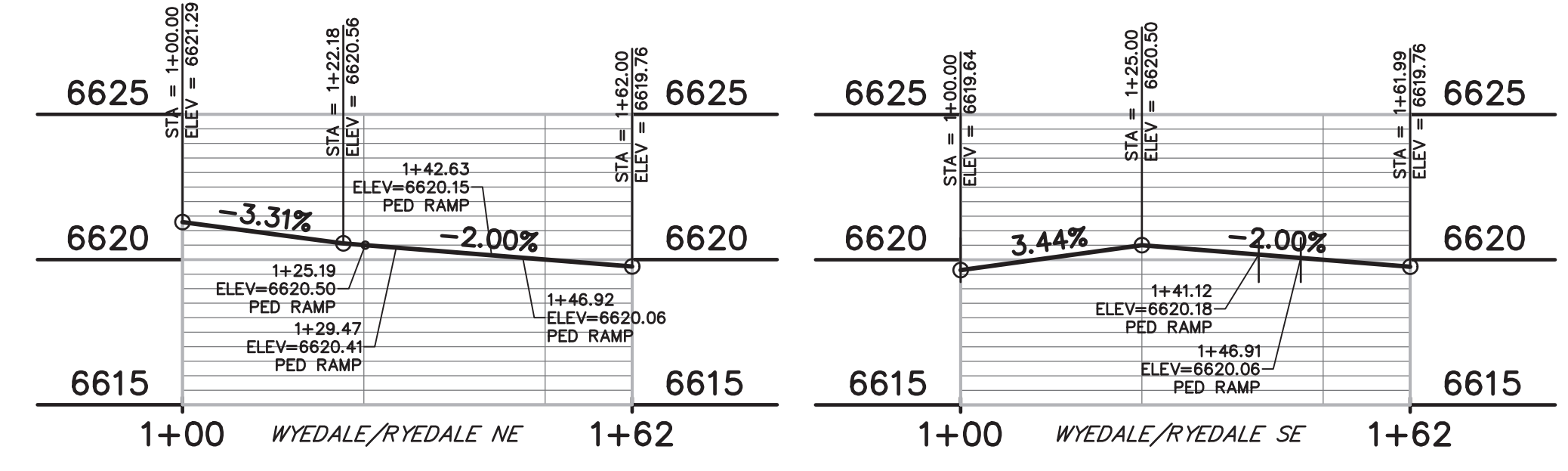
SHEET: 22 OF 29





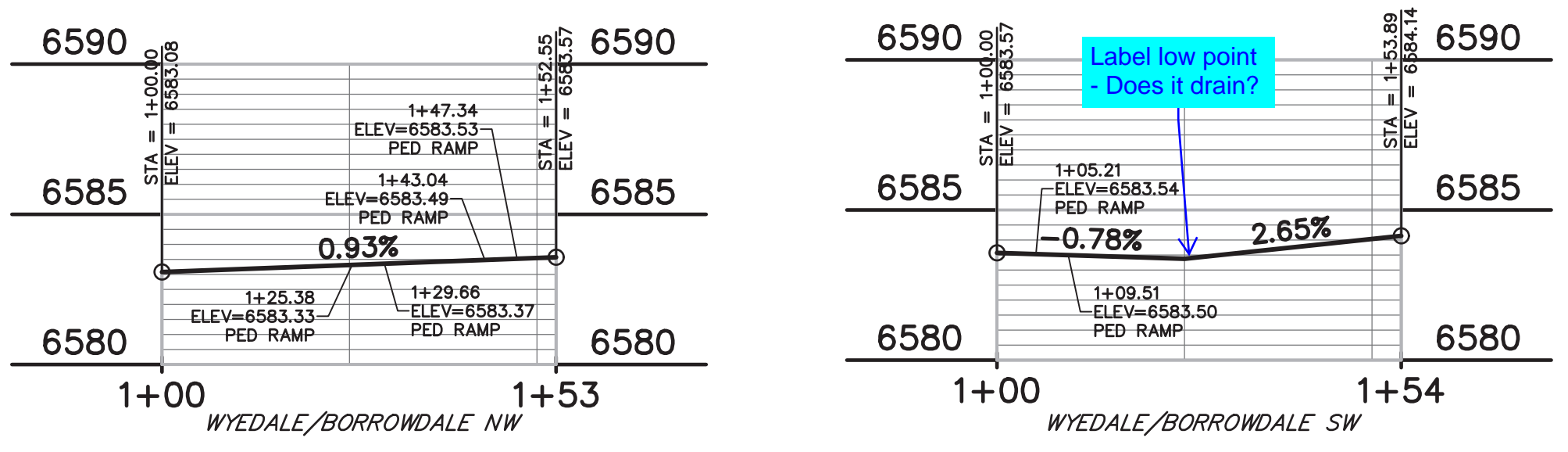
Show slopes - all details

NOTE:
ALL PEDESTRIAN CROSSINGS AND RAMPS
TO BE INSTALLED PER EL PASO COUNTY
STANDARD DETAIL SD_2-14

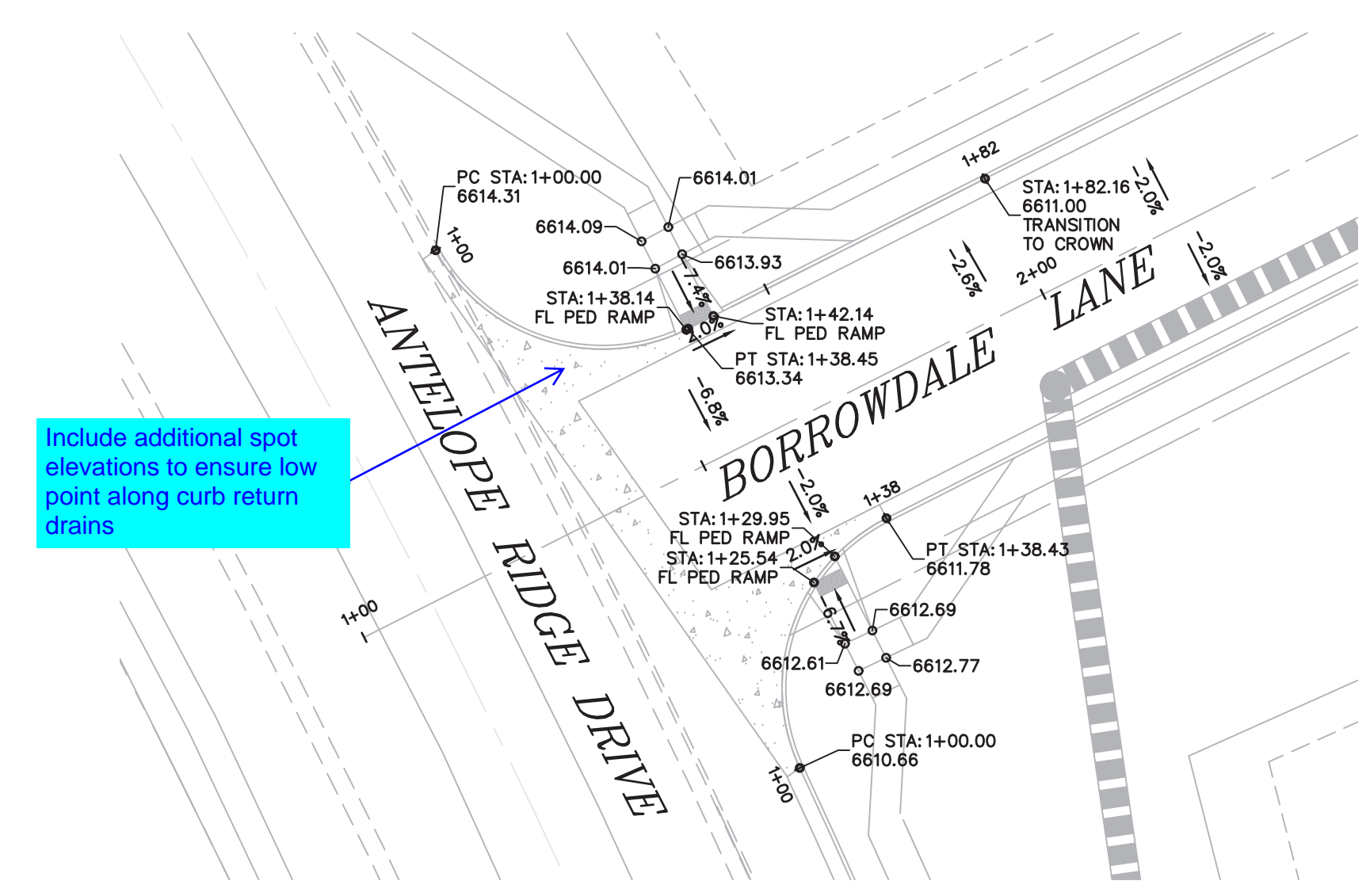
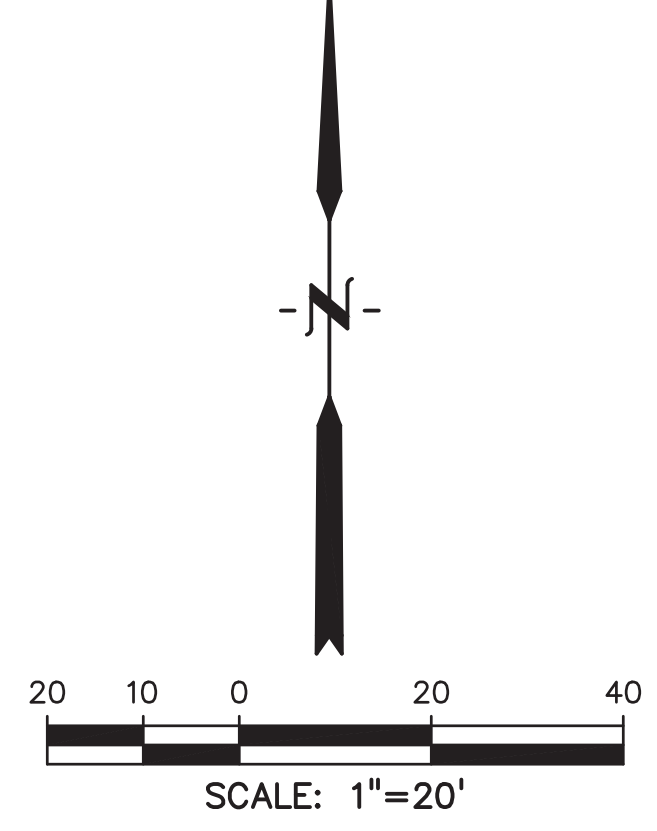
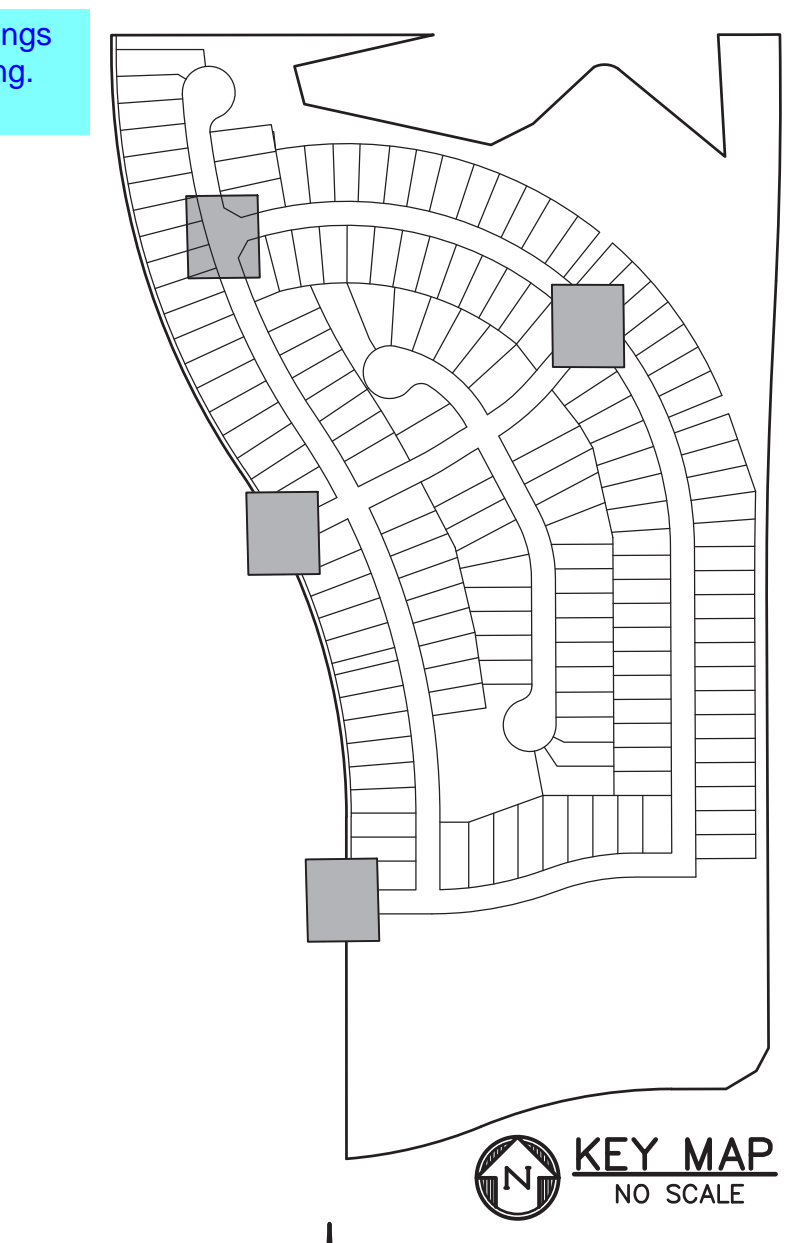


Show slopes at sidewalk landings
and on sidewalk prior to landing.

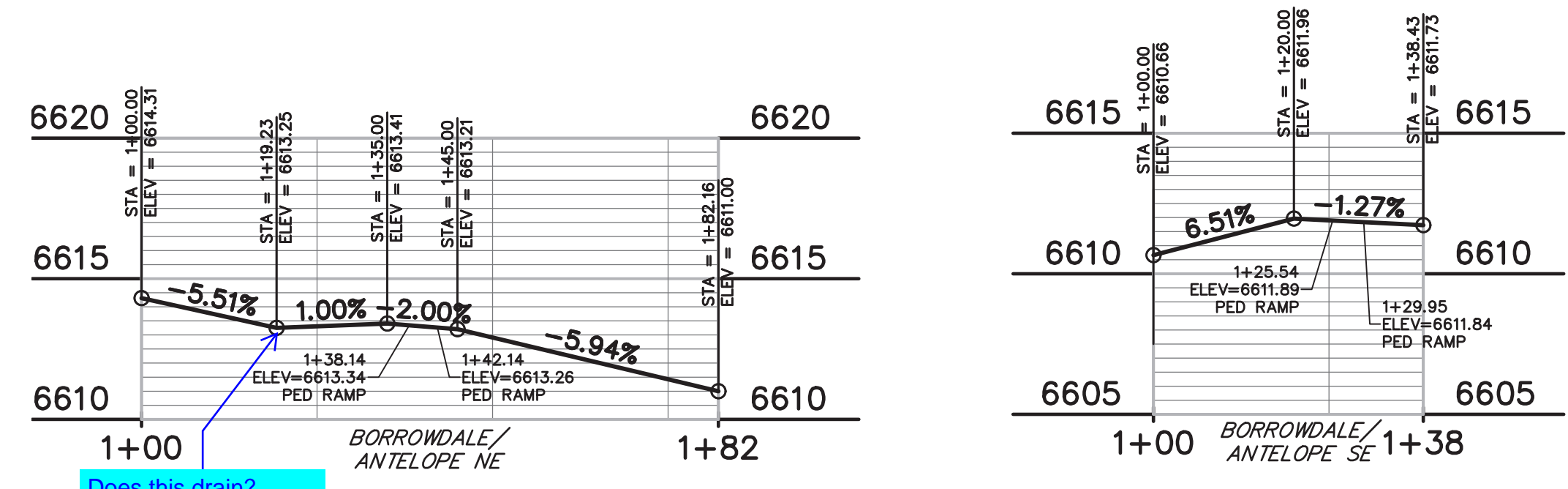
Include spots along
cross pan flowline to
ensure everything
flows.



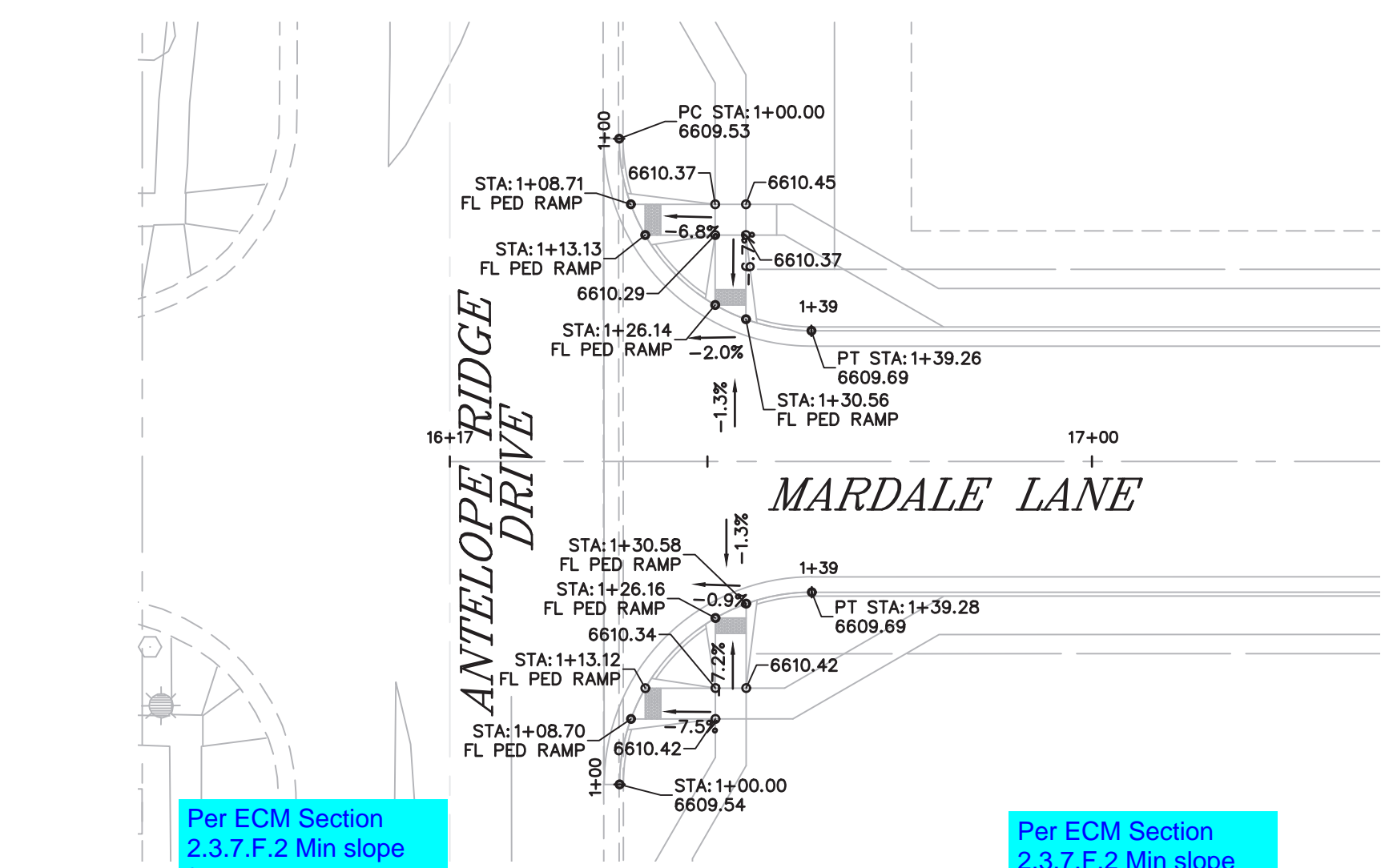
Label low point
- Does it drain?



Include additional spot
elevations to ensure low
point along curb return
drains

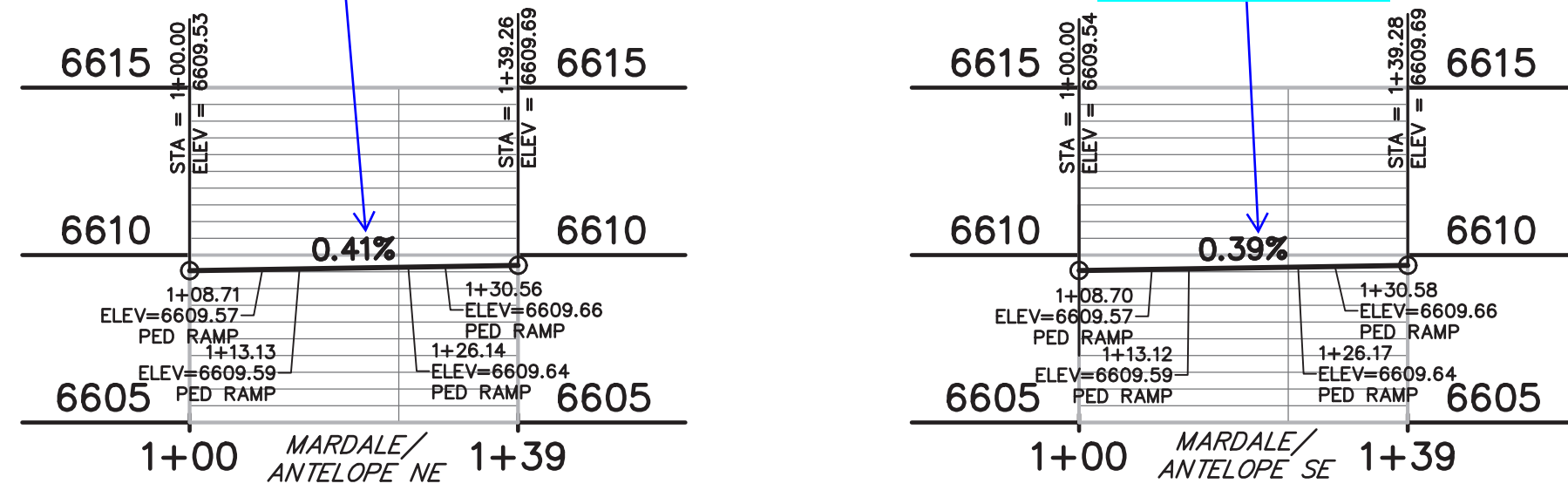


Does this drain?



Per ECM Section
2.3.7.F.2 Min slope
for curb return is
0.50%.

Per ECM Section
2.3.7.F.2 Min slope
for curb return is
0.50%.



PREPARED BY:



CLIENT:



CONSTRUCTION DOCUMENTS FOR
WINDERMERE
FILING NO. 1
N. MARKSHEFFEL ROAD
EL PASO COUNTY, COLORADO

ISSUE	DATE
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RESUBMITTAL	10-17-21

DESIGNED BY: GES
DRAWN BY: GES
CHECKED BY: TDM
FILE NAME: 21187-01INT

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



DRAWING SCALE:
HORIZONTAL: 1" = 20'
VERTICAL: 1" = 5'

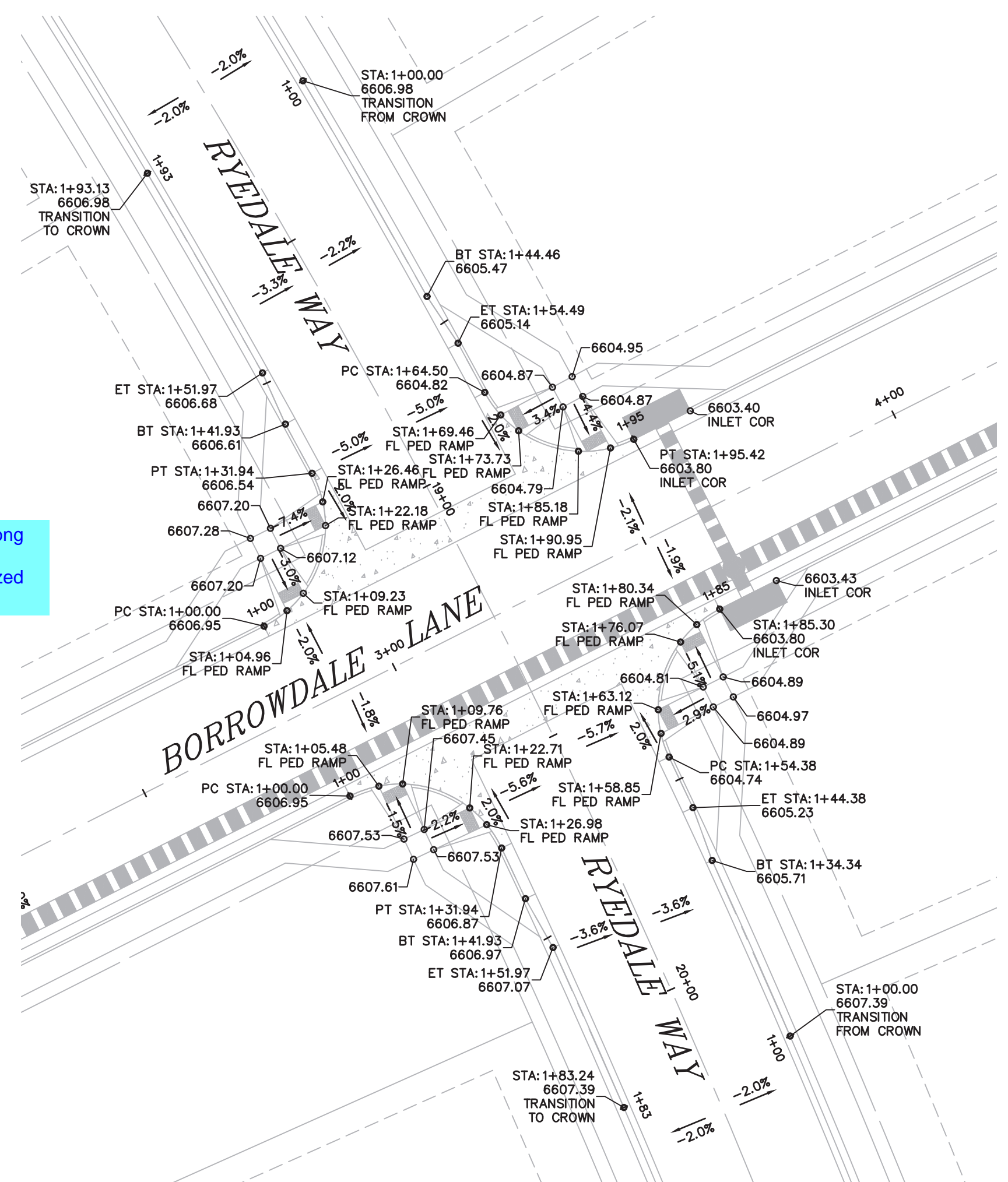
INTERSECTION
SPOT GRADES
& DETAILS

PROJECT NO. 21187-01CSCV
DRAWING NO.

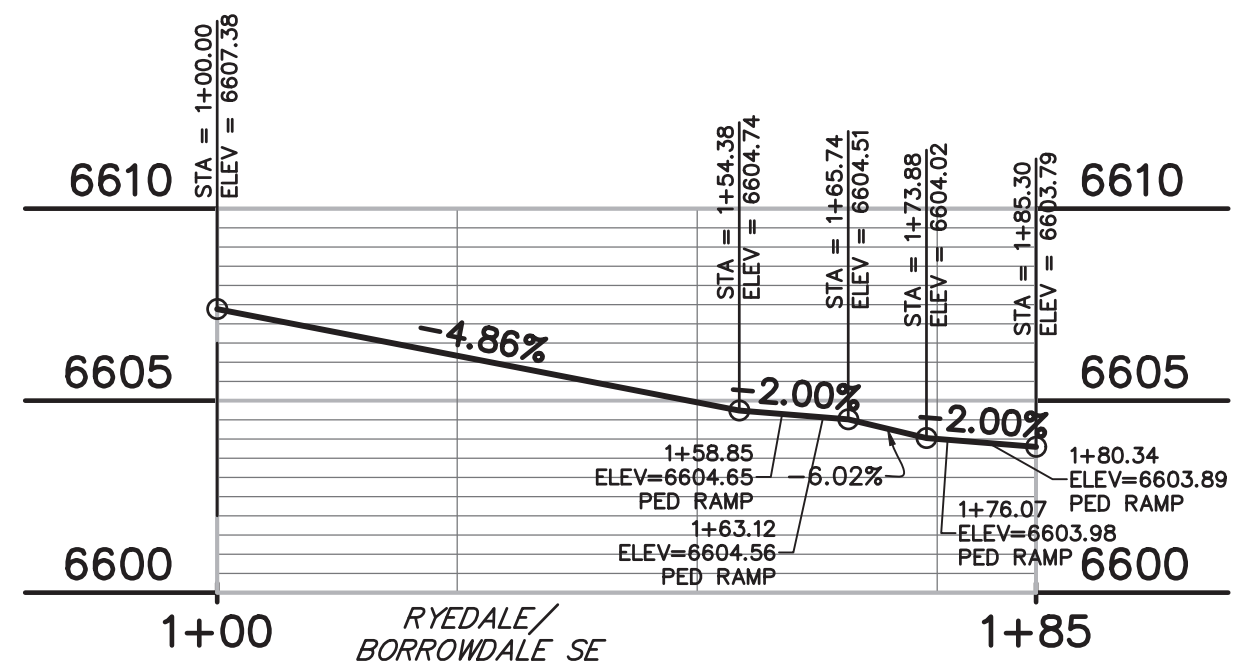
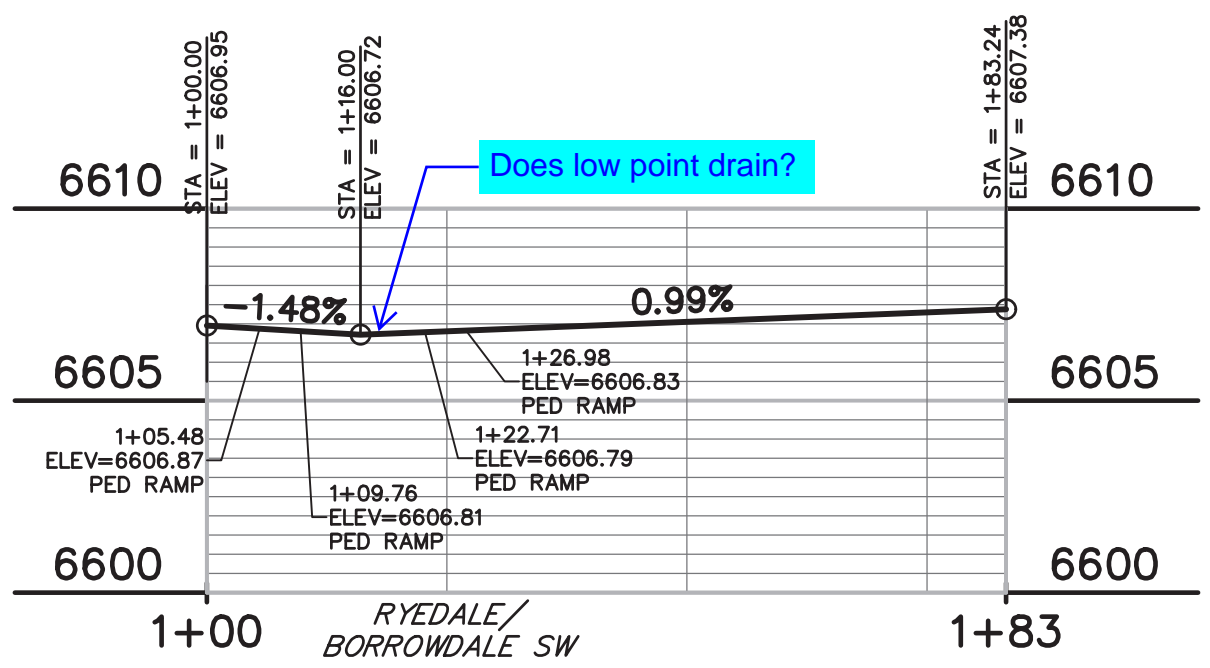
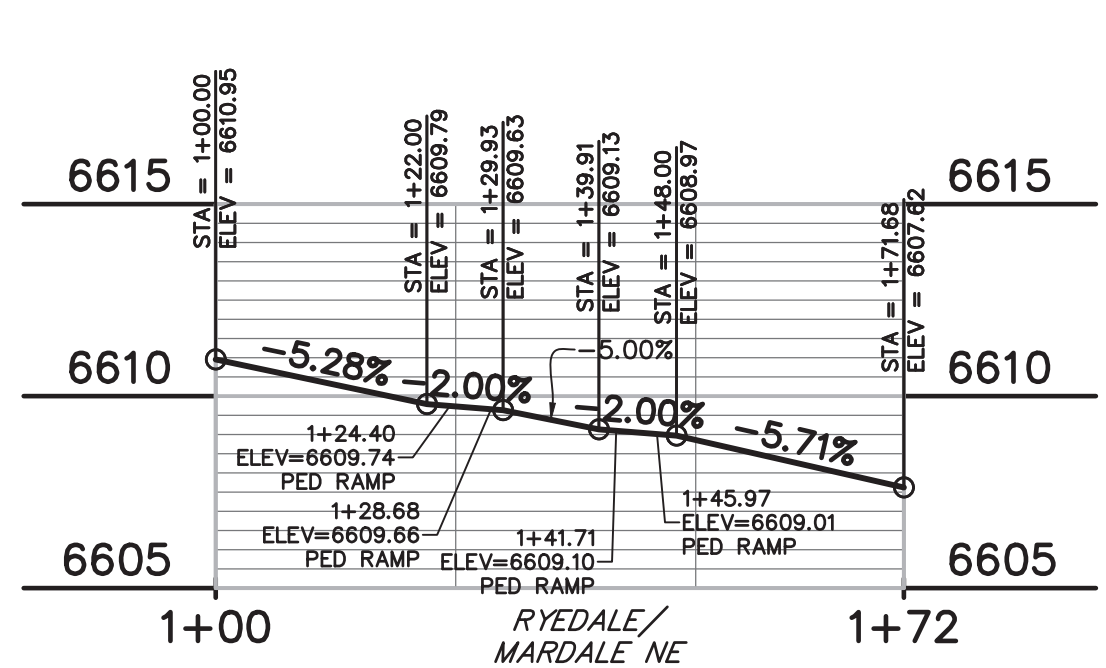
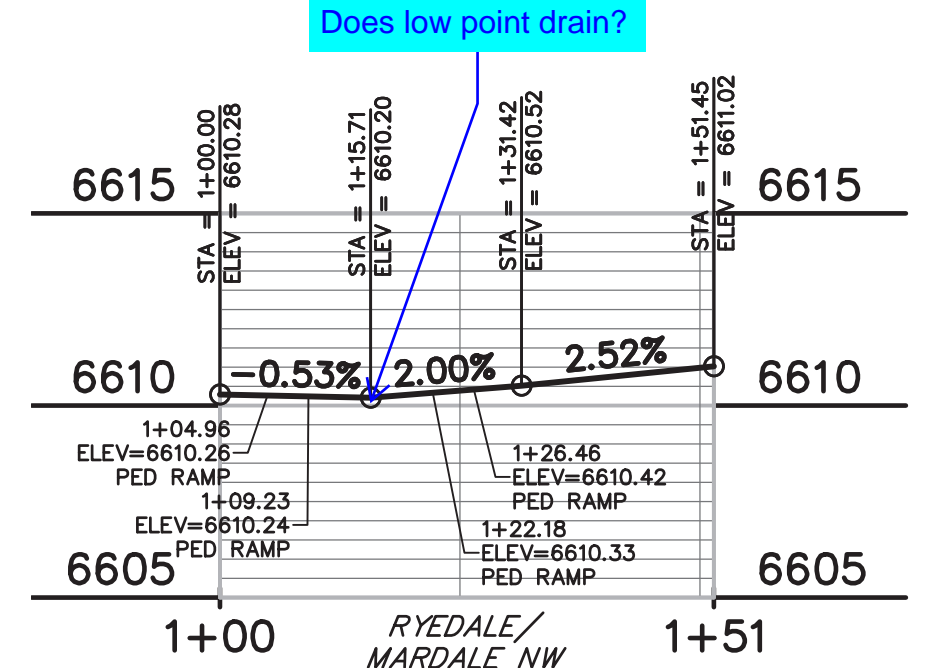
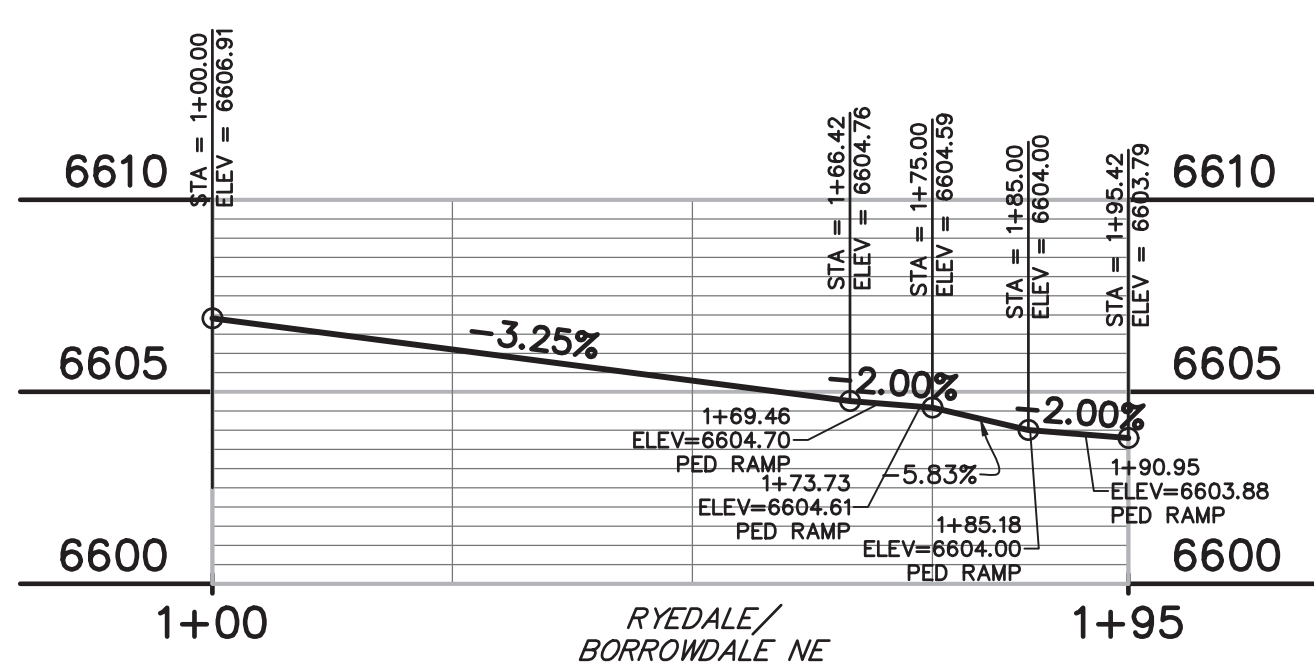
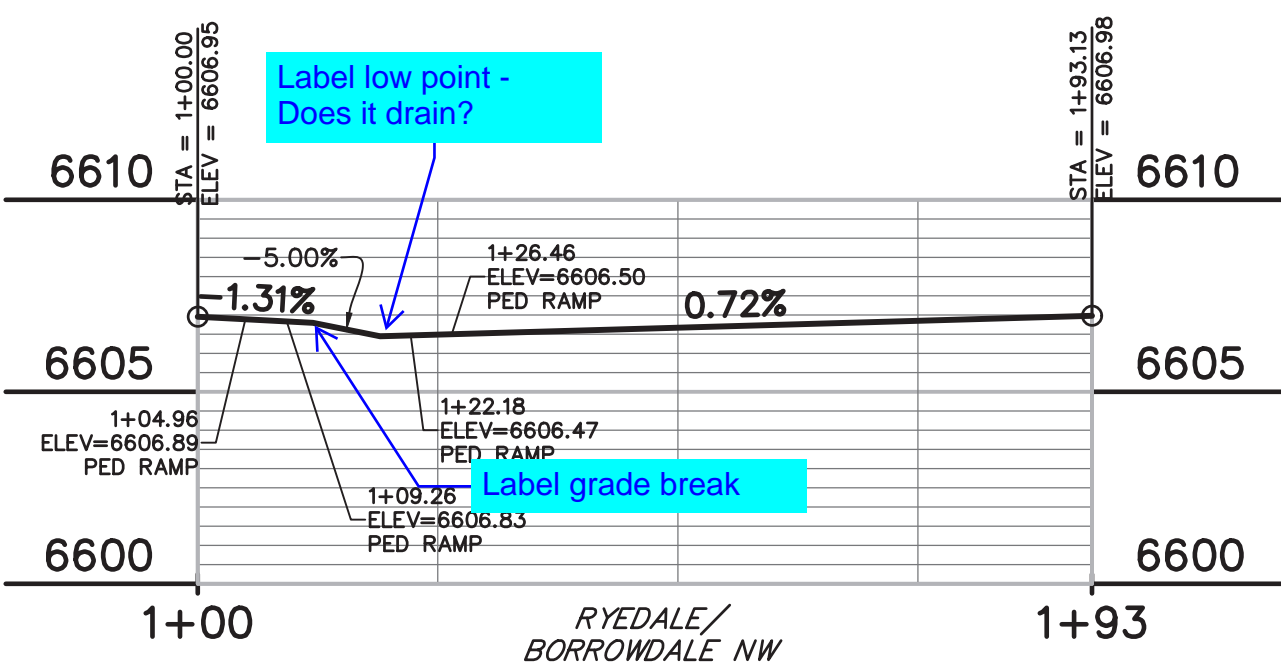
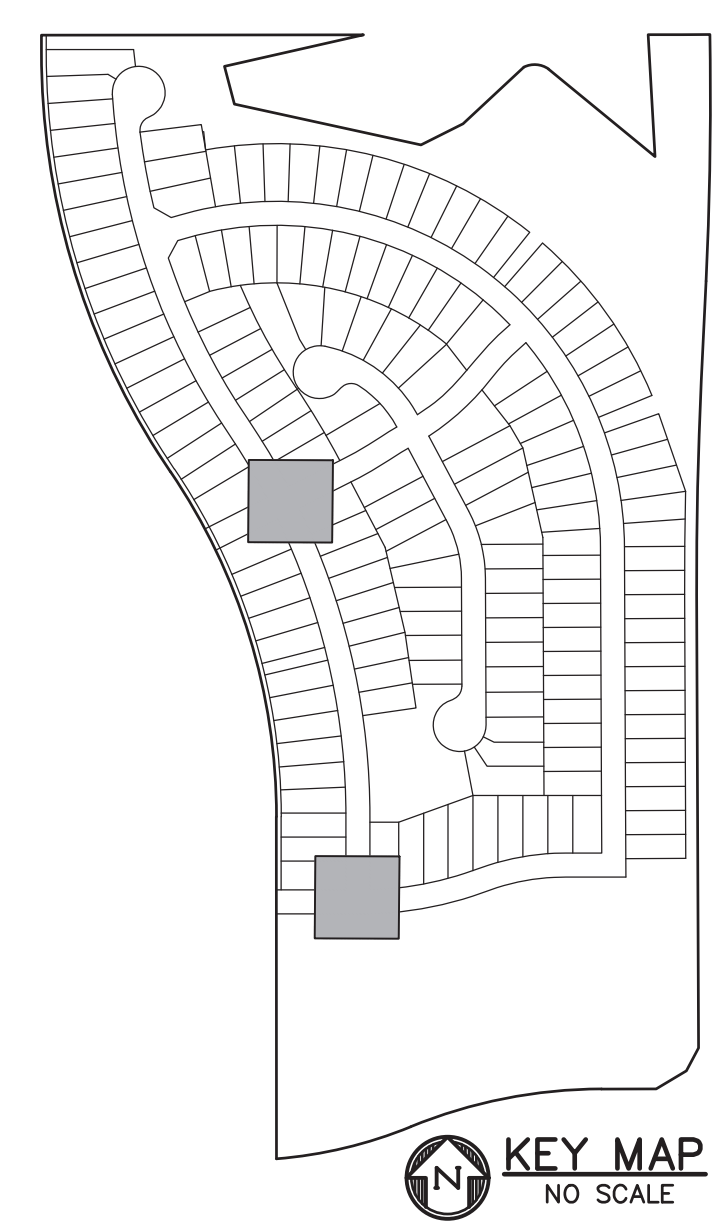
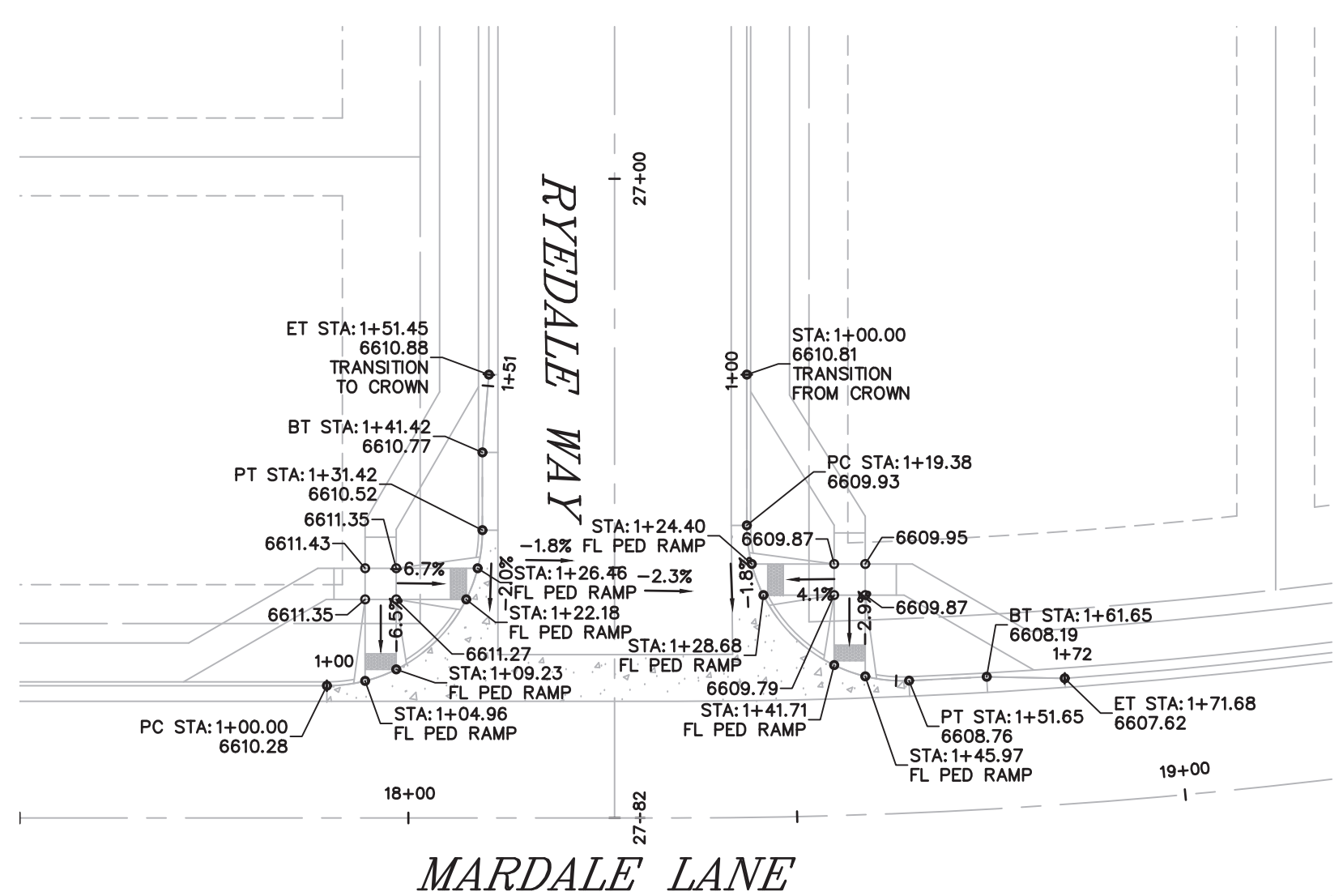
INT1



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.



NOTE
ALL PEDESTRIAN CROSSINGS AND RAMPS
TO BE INSTALLED PER EL PASO COUNTY
STANDARD DETAIL SD_2-14



PREPARED BY:



CLIENT:



CONSTRUCTION DOCUMENTS FOR
**WINDERMERE
FILING NO. 1**
N. MARKSHEFFEL ROAD
EL PASO COUNTY, COLORADO

ISSUE	DATE
INITIAL ISSUE	6-18-21
RESUBMITTAL	10-17-21

DESIGNED BY: GES
DRAWN BY: GES
CHECKED BY: TDM
FILE NAME: 21187-01INT

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



DRAWING SCALE:
HORIZONTAL: 1" = 20'
VERTICAL: 1" = 5'

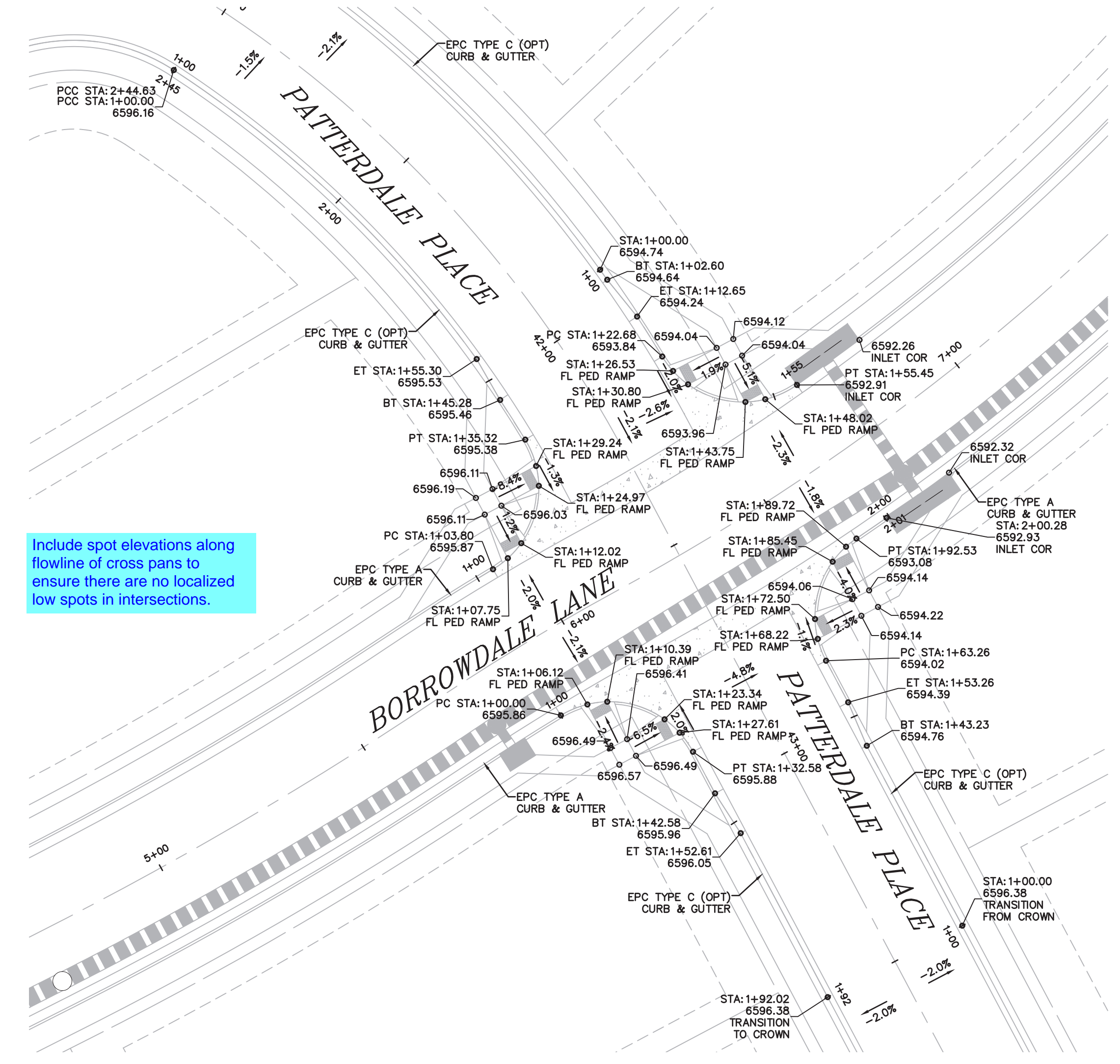
**INTERSECTION
SPOT GRADES
& DETAILS**

PROJECT NO. 21187-01CSCV
DRAWING NO.

INT2

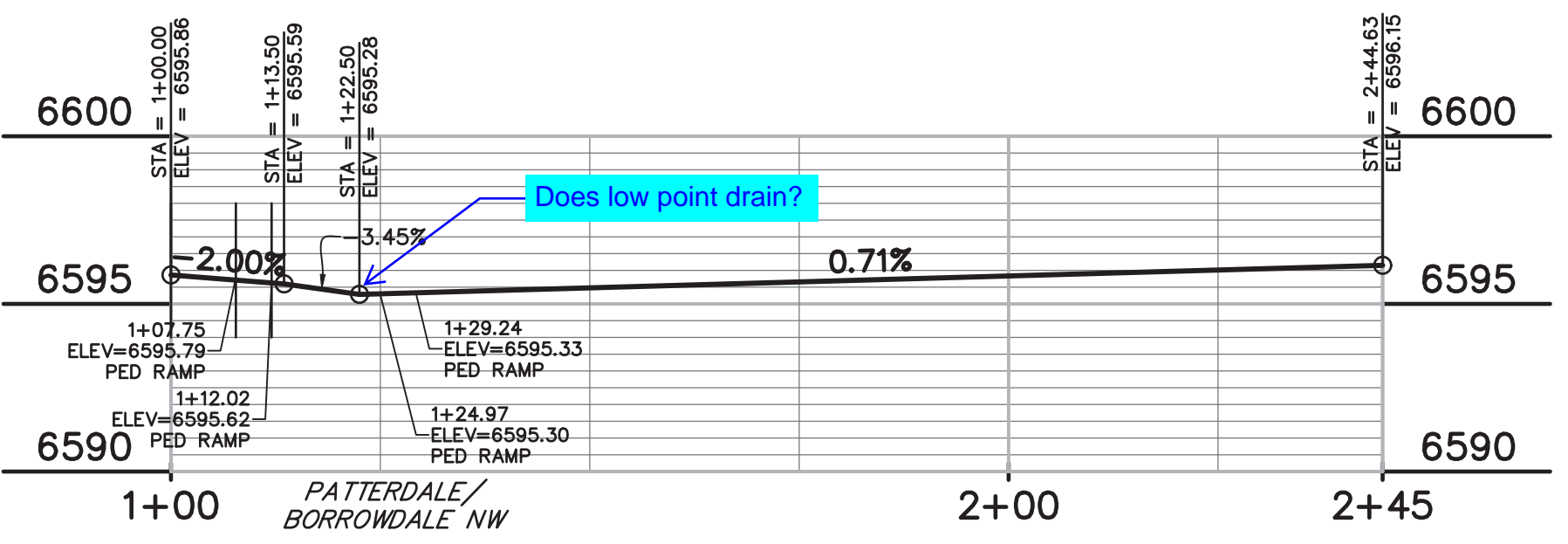
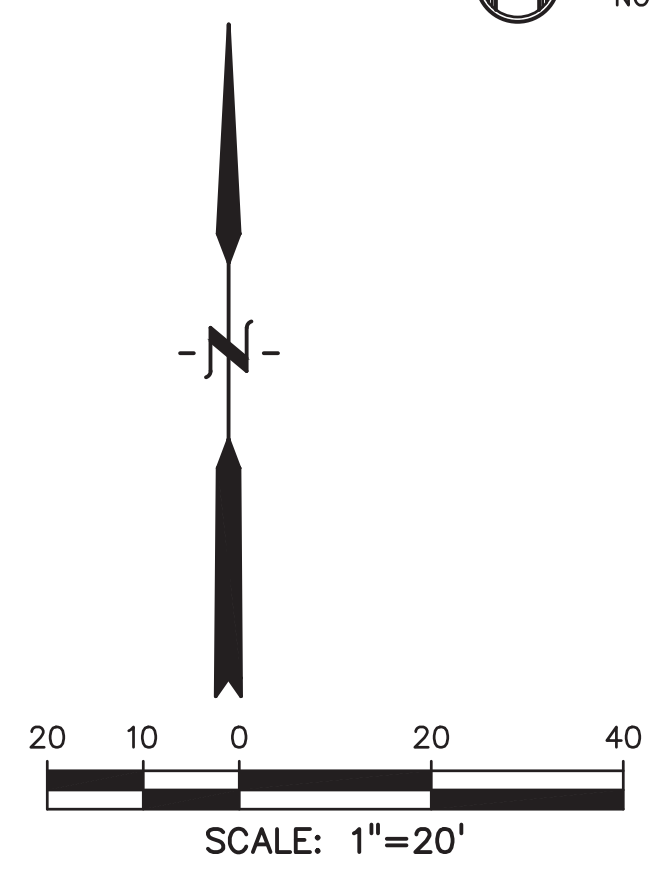
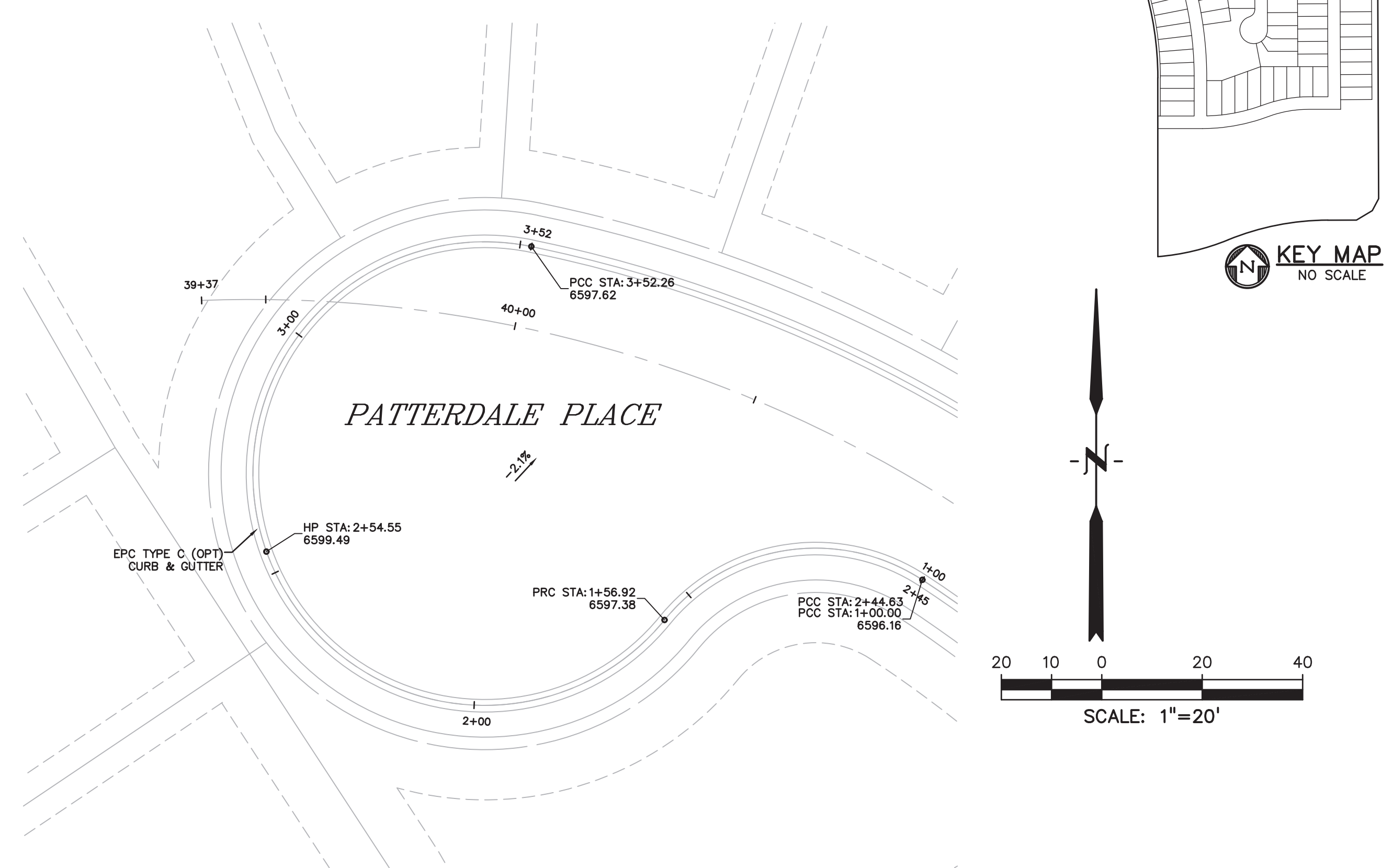
SHEET: 26 OF 29



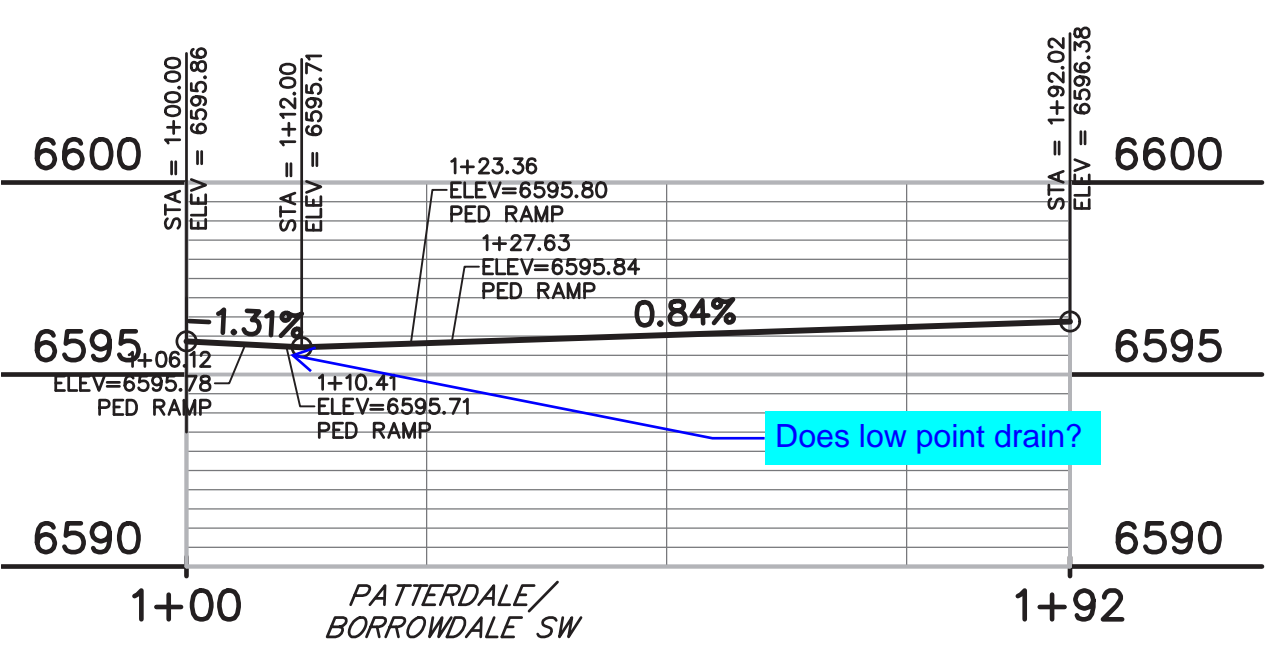
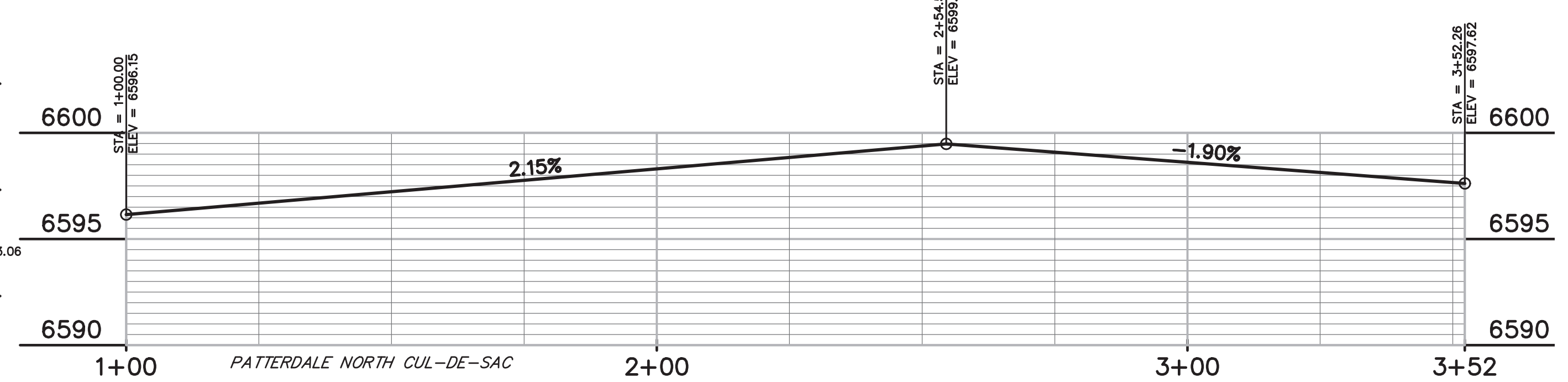
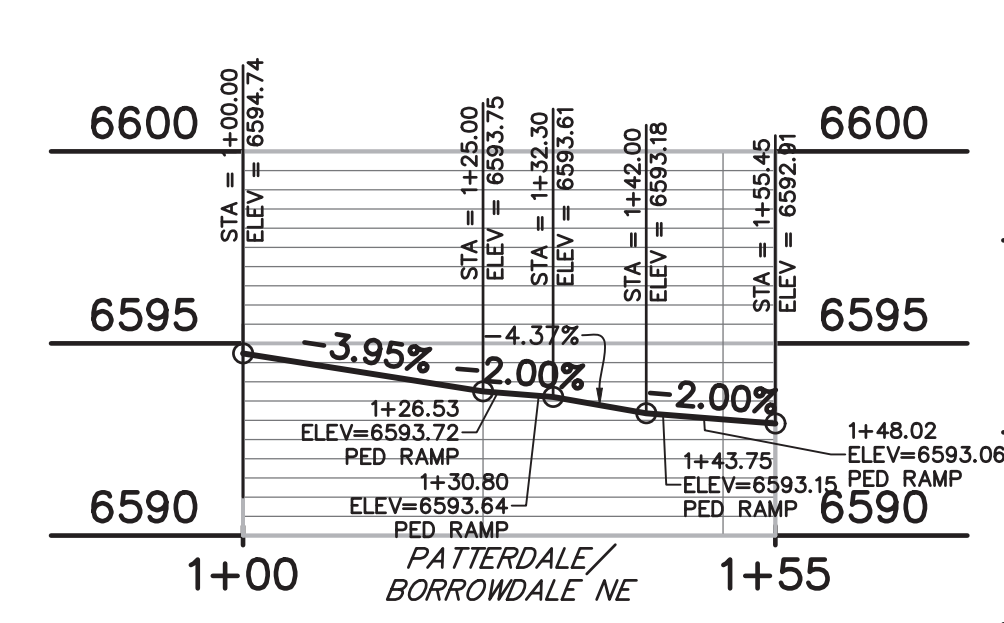


Include spot elevations along flowline of cross pans to ensure there are no localized low spots in intersections.

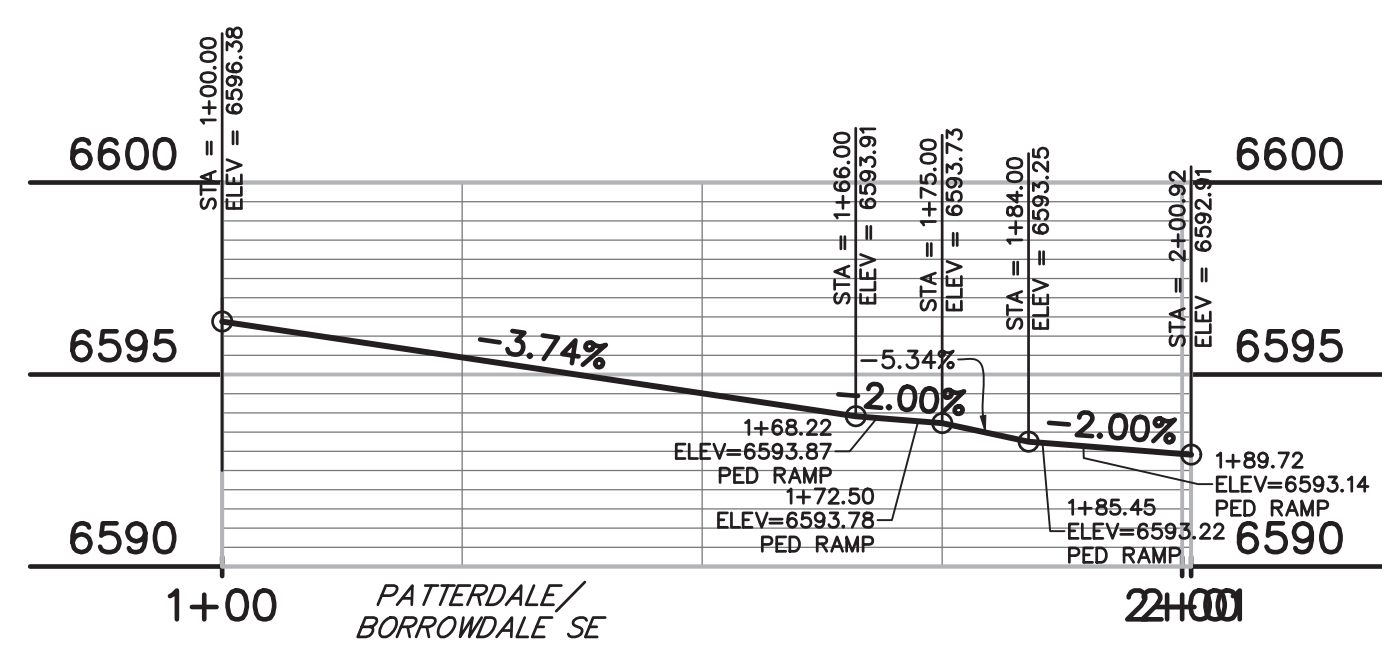
NOTE
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Does low point drain?



Does low point drain?



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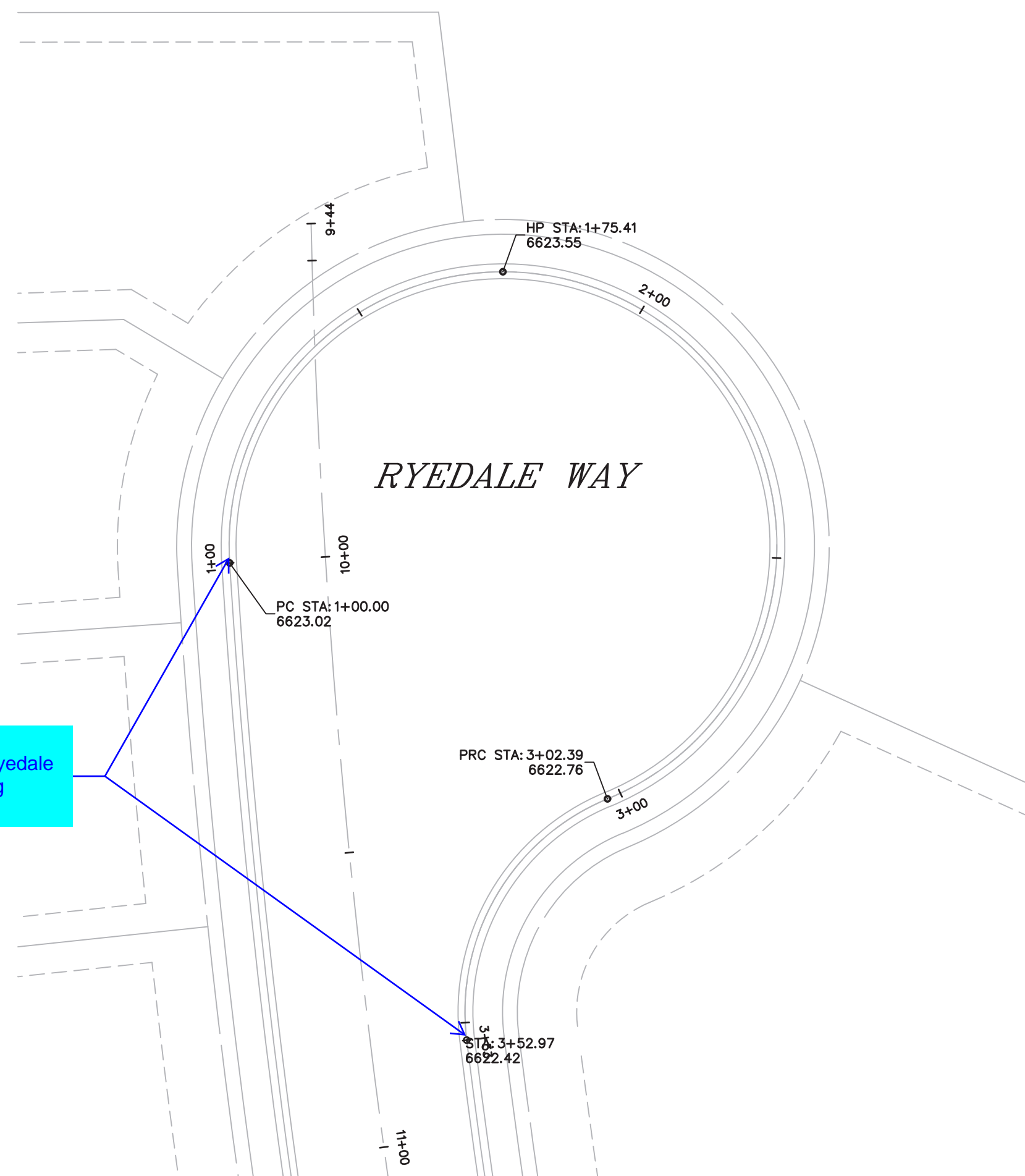
DRAWING SCALE:
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VERTICAL: 1" = 5'

INTERSECTION
SPOT GRADES
& DETAILS

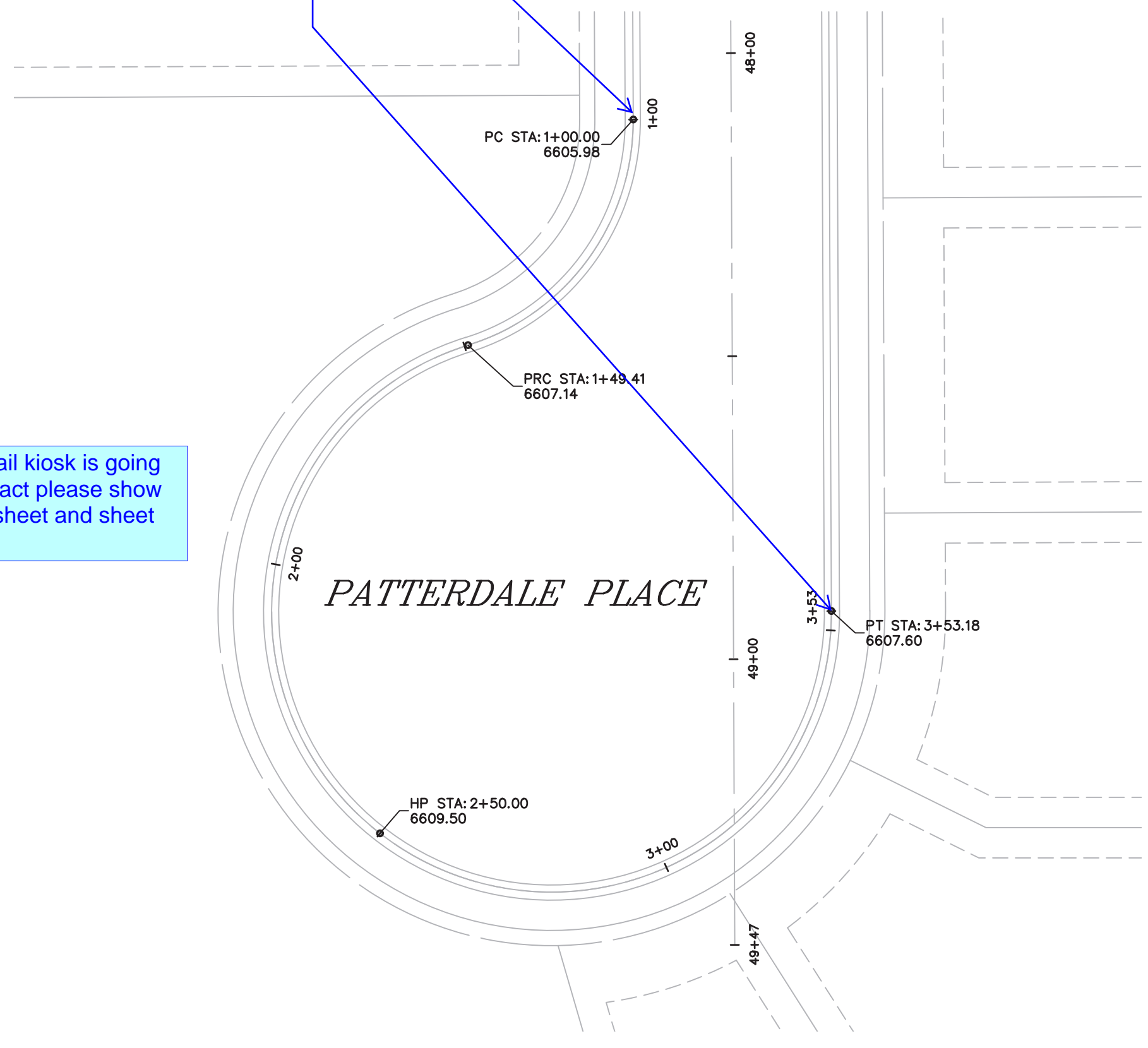
PROJECT NO. 21187-01CSCV
DRAWING NO.

INT3



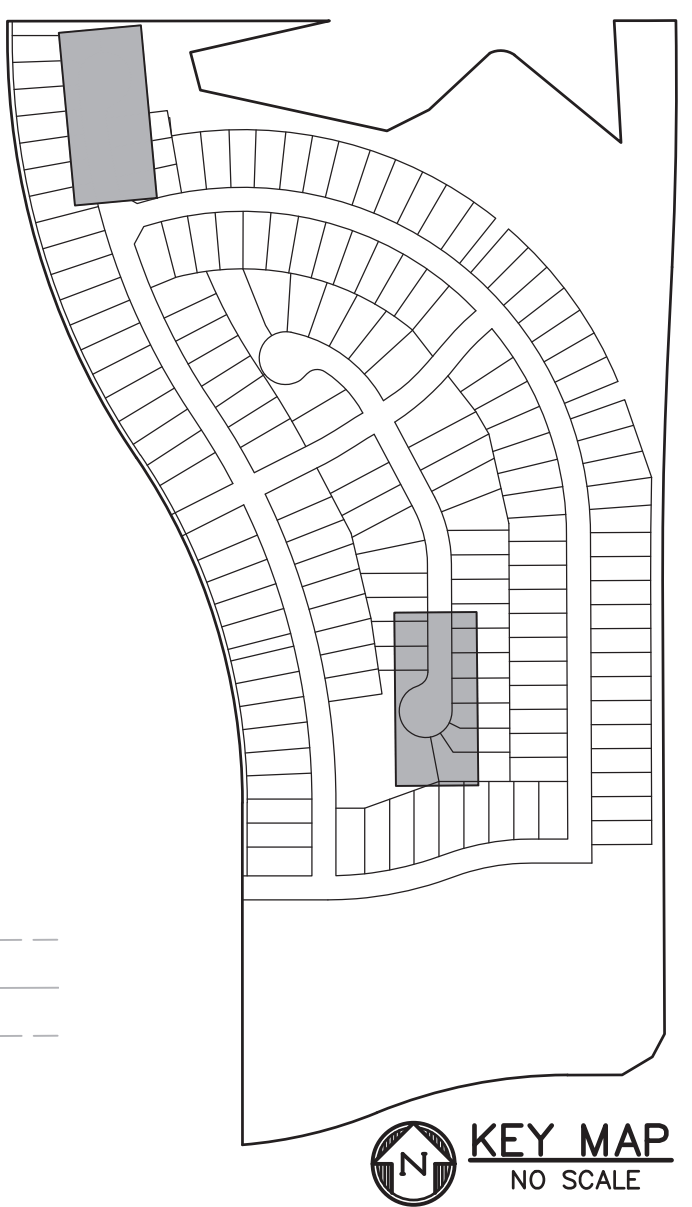


Include station equation for Ryedale Way Stationing

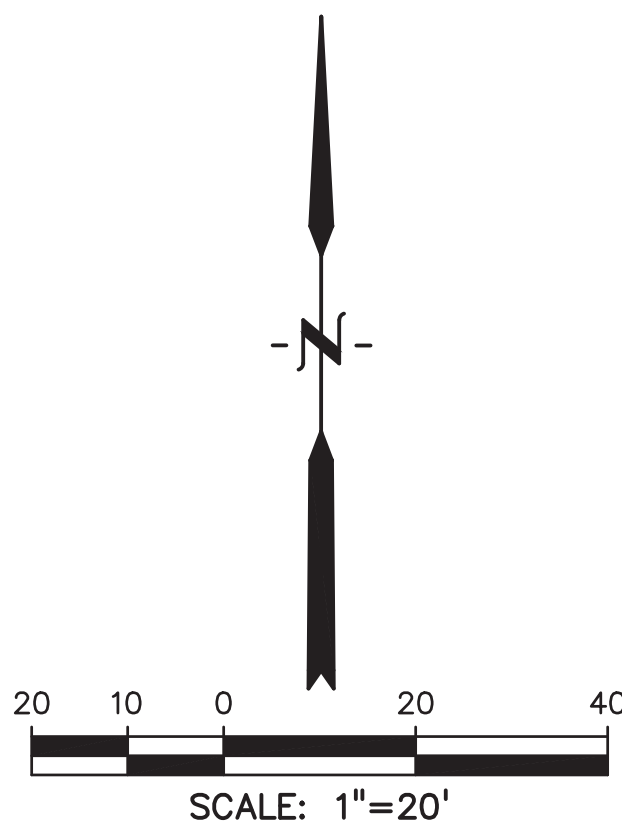


Include station equation for Patterdale Place Stationing

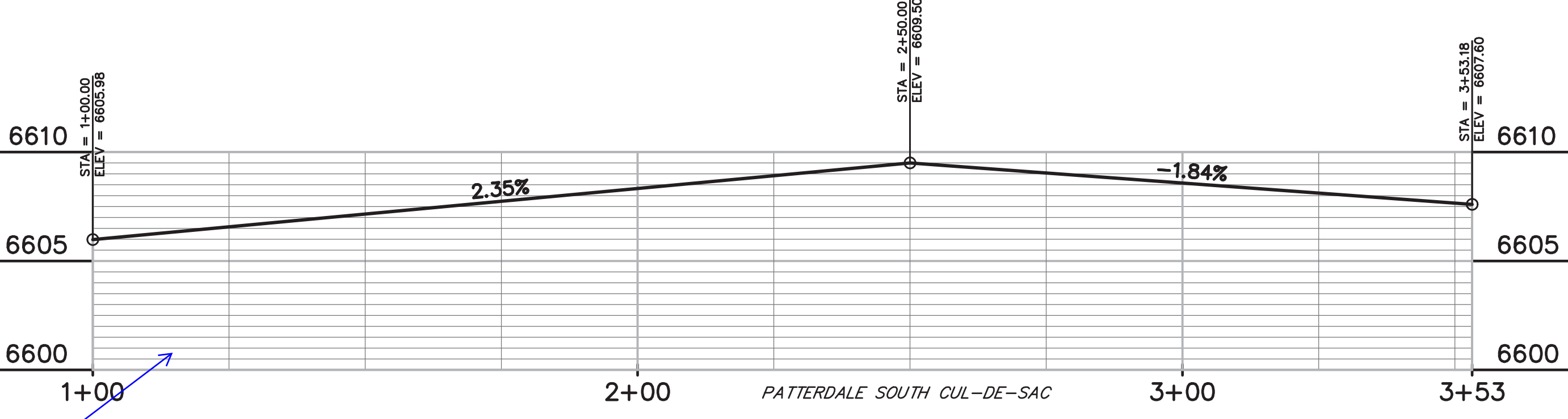
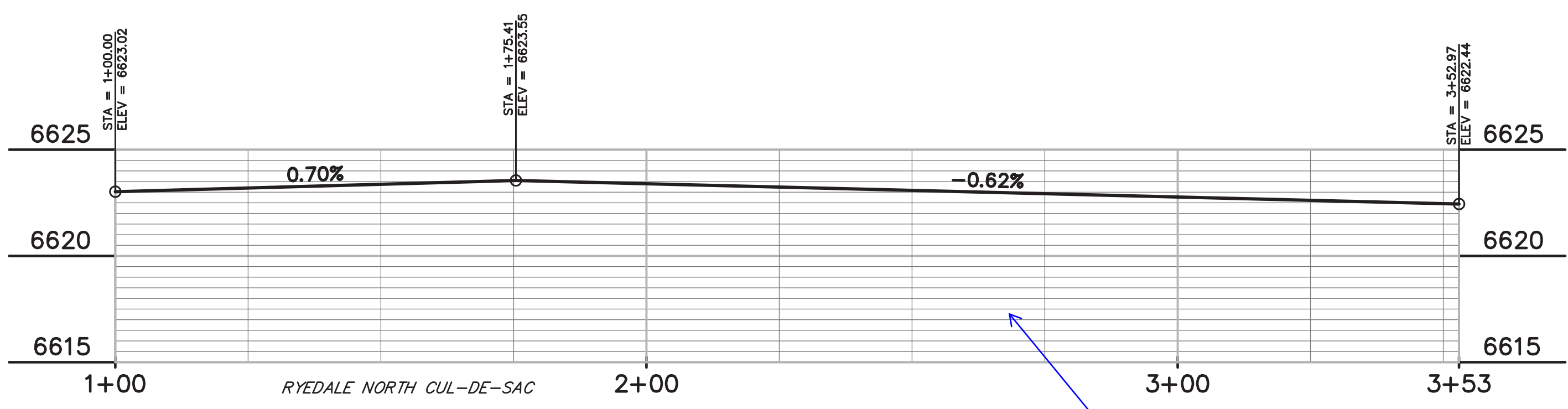
If the mail kiosk is going in this tract please show on this sheet and sheet RD15.



KEY MAP
NO SCALE



SCALE: 1" = 20'



Missing existing ground on both profiles

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:

THE LANDHUIS COMPANY
212 N. WAHSATCH AVE., #301
COLORADO SPRINGS, CO 80903
(719) 635-3200
CONTACT: JEFF MARK

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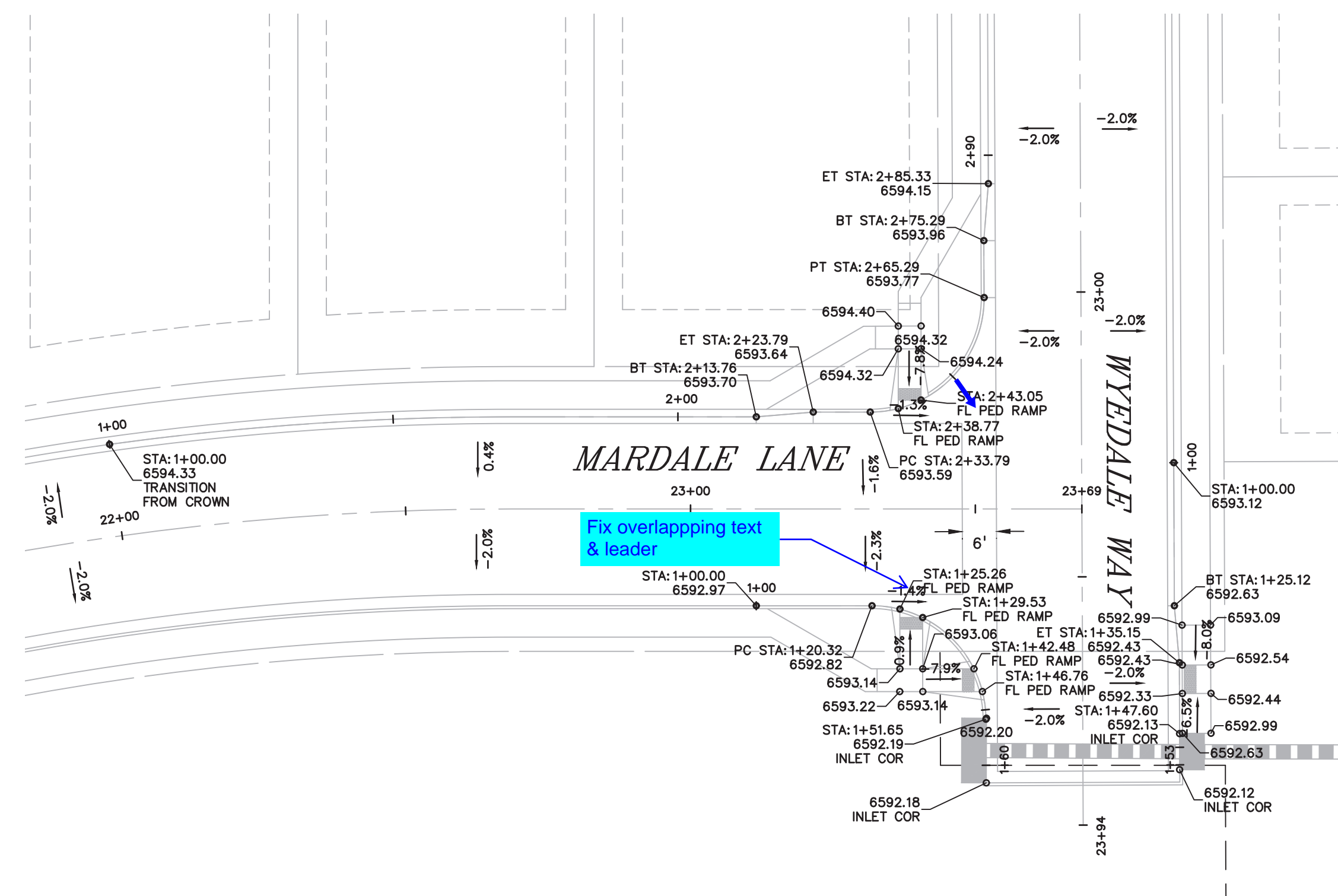
INTERSECTION
SPOT GRADES
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PROJECT NO. 21187-01CSCV
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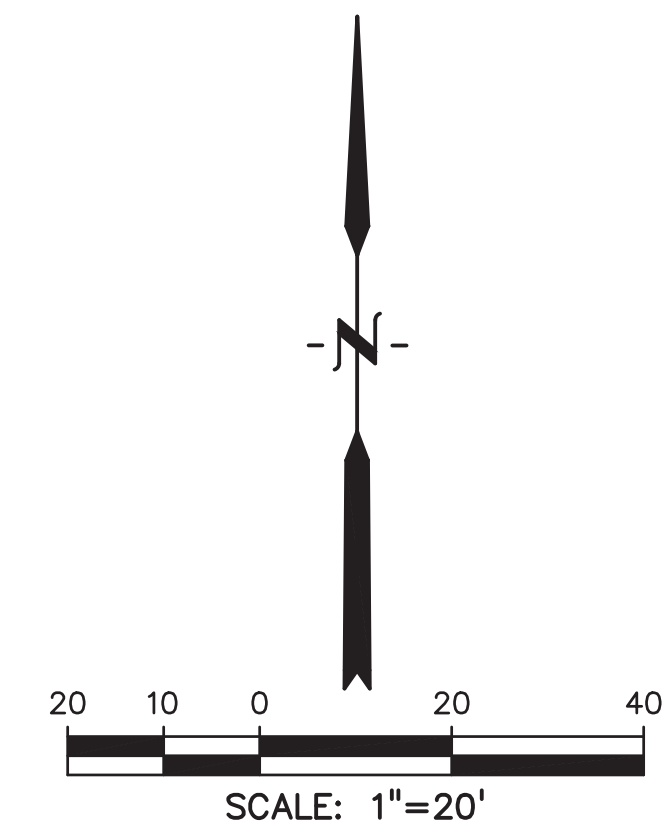
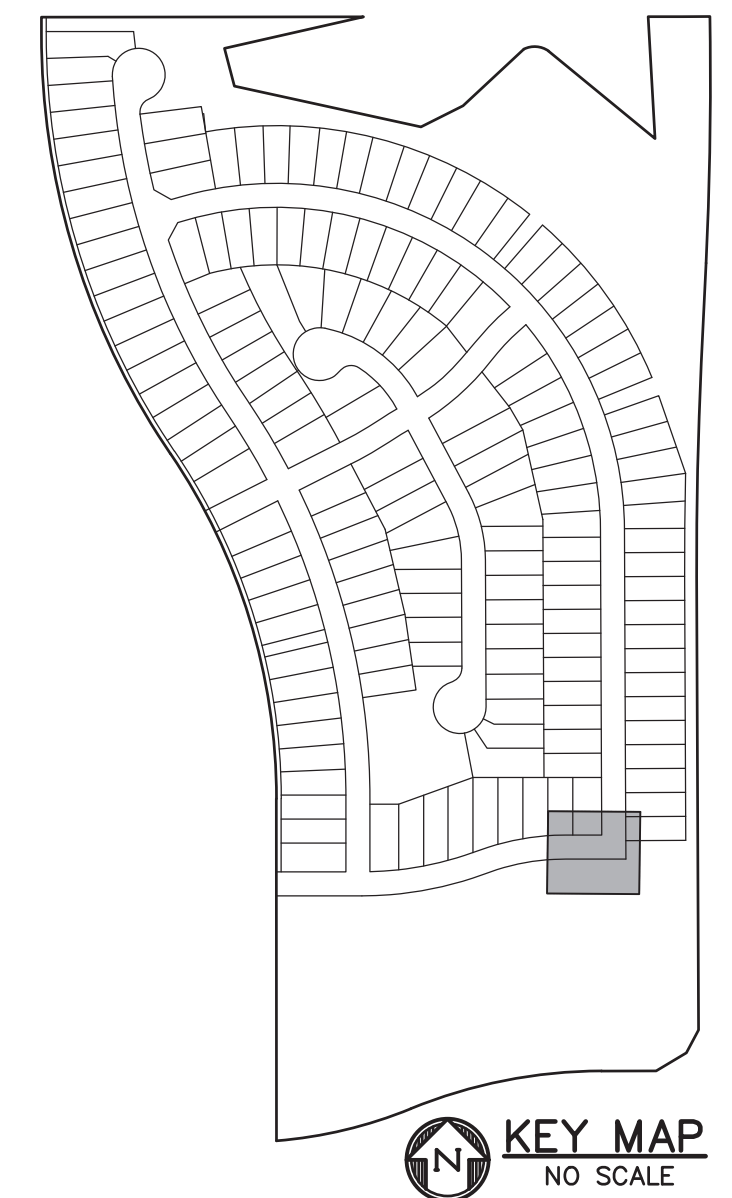
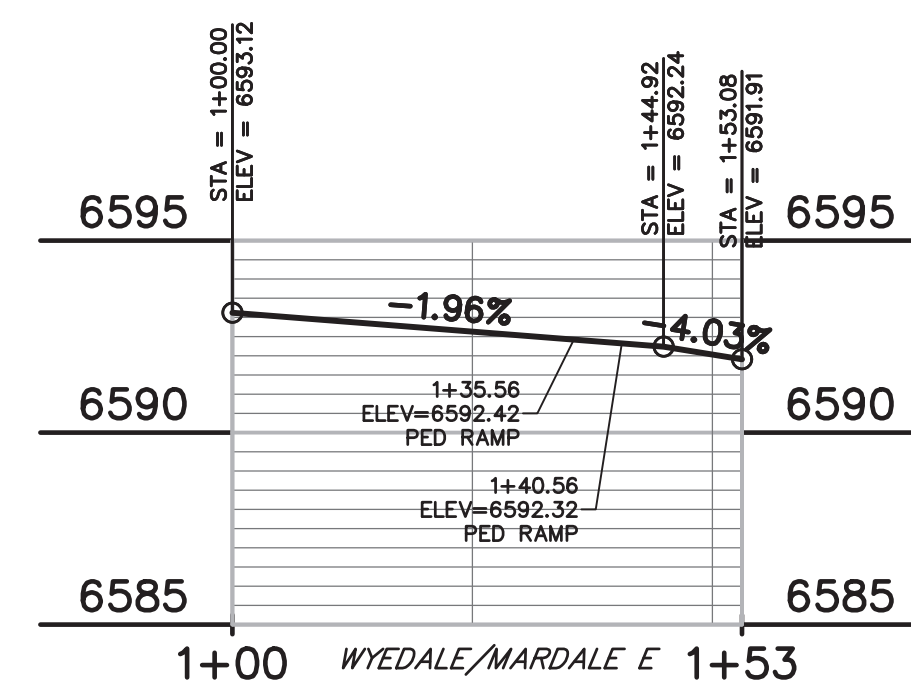
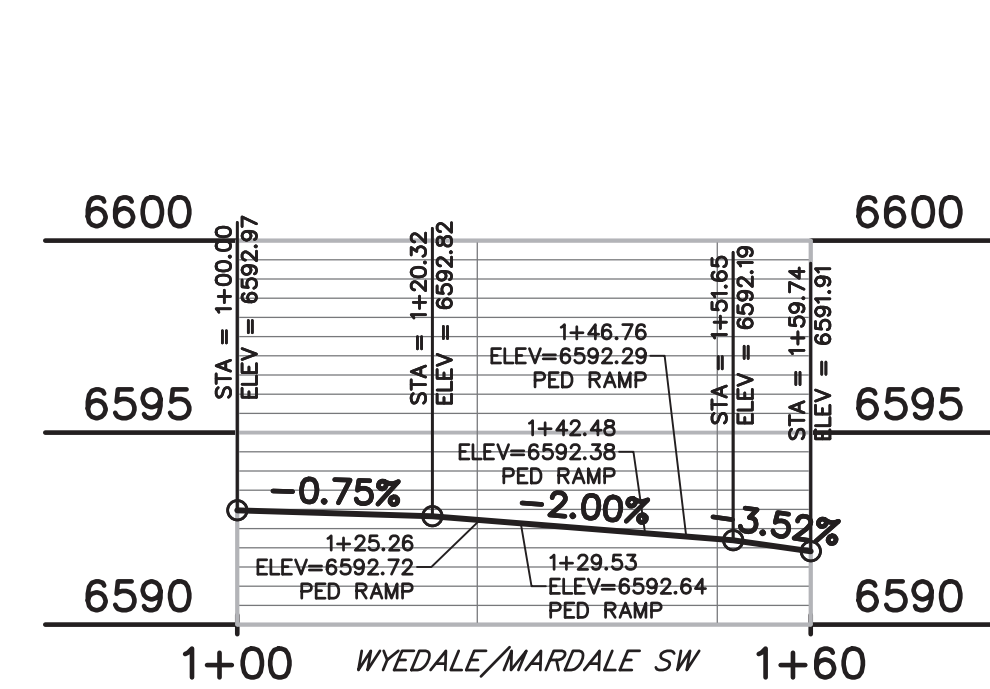
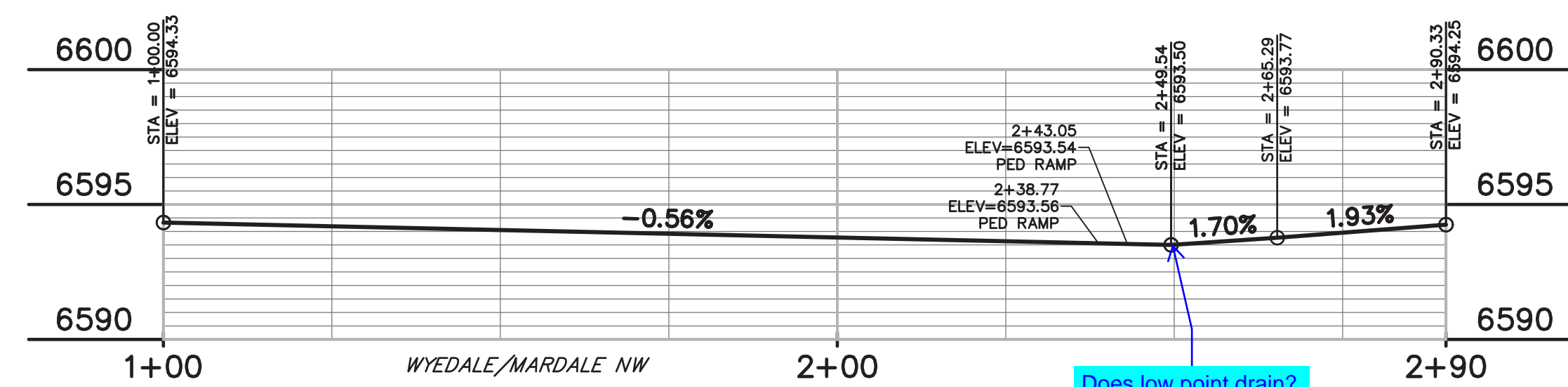
INT4

SHEET: 28 OF 29





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INTERSECTION
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PROJECT NO. 21187-01CSCV
DRAWING NO.

INT5

