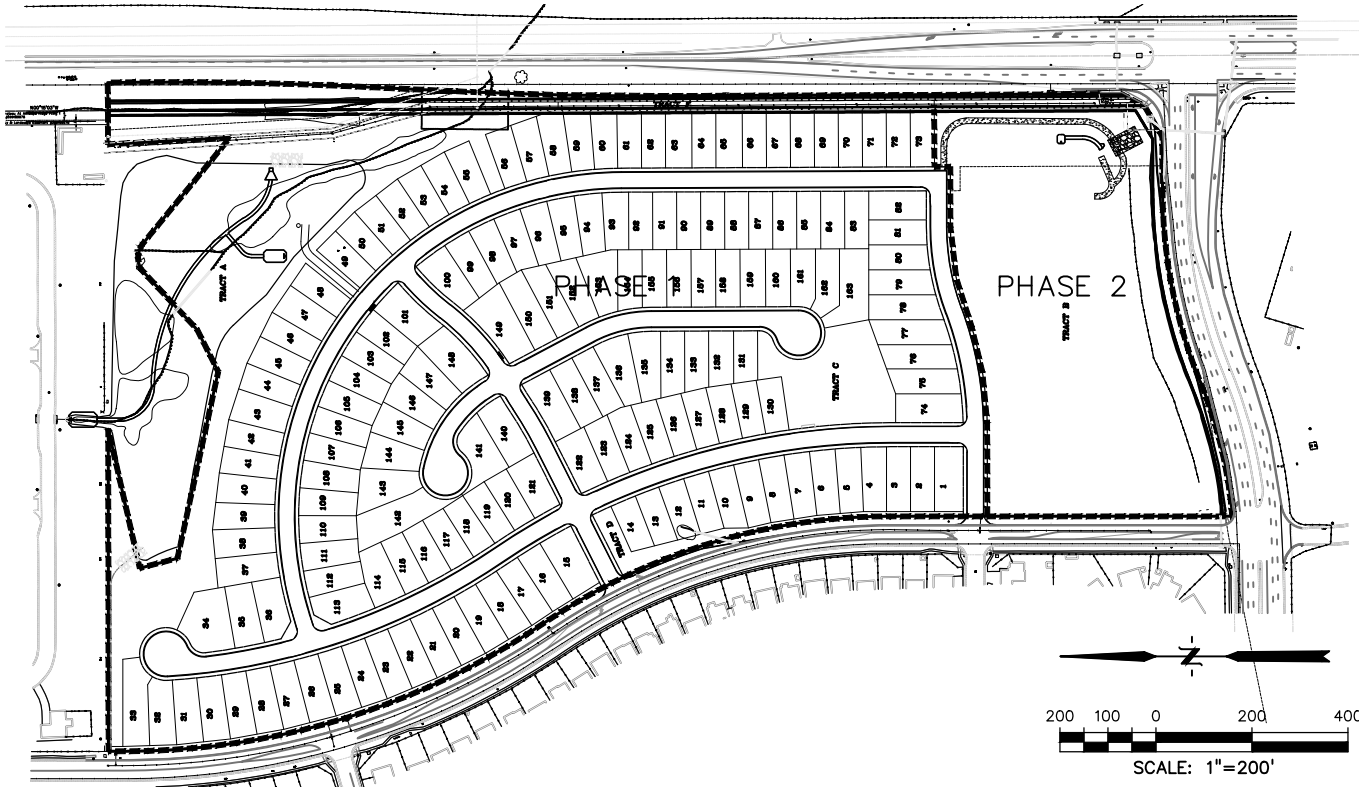


CONSTRUCTION DOCUMENTS

WINDERMERE FILING NO. 1

COLORADO SPRINGS, COLORADO

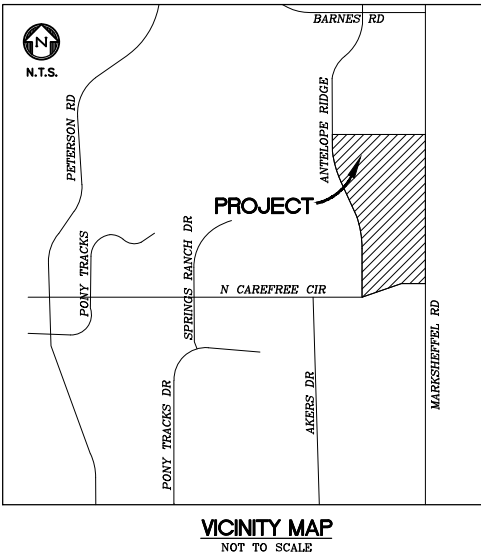


AGENCY CONTACTS

DEVELOPER	THE LANDHUIS COMPANY JEFF MARK 212 N. WAHSATCH, SUITE 301 COLORADO SPRINGS, CO 80903 (719) 635-3200
CIVIL ENGINEER	DREXEL BARRELL & CO. TIM McCONNELL, P.E. 3 SOUTH 7th STREET COLORADO SPRINGS, CO 80905 (719) 260-0887
COUNTY	EL PASO COUNTY DEVELOPMENT SERVICES KARI PARSONS, PROJECT MANAGER/PLANNER II 2880 INTERNATIONAL CIRCLE, SUITE 110 COLORADO SPRINGS, CO 80910 (719) 520-6300
FIRE	FALCON FIRE DEPARTMENT TRENT HARMIG, FIRE CHIEF 7030 OLD MERIDIAN ROAD FALCON, CO 80831 (719)495-4050
WATER	CHEROKEE METROPOLITAN DISTRICT KEVIN BROWN 6250 PALMER PARK BLVD. COLORADO SPRINGS, CO 80915 (719) 597-5080
WASTEWATER	CHEROKEE METROPOLITAN DISTRICT KEVIN BROWN 6250 PALMER PARK BLVD. COLORADO SPRINGS, CO 80915 (719) 597-5080
ELECTRIC	MOUNTAIN VIEW ELECTRIC ASSOCIATION LES ULFERS 11140 E. WOODMEN ROAD FALCON, CO 80831 (719) 495-2283
GAS	COLORADO SPRINGS UTILITIES TODD STURTEVANT 1521 HANCOCK EXPRESSWAY COLORADO SPRINGS, CO 80947 (719) 668-3556
TELEPHONE	CENTURY LINK PATTY MOORE (719) 636-6096 (LOCATORS) (719) 597-8418 AT&T (LOCATORS) (719) 635-3674
CABLE	COMCAST DALE STEWART 213 N. UNION BLVD COLORADO SPRINGS, CO 80909 (719) 442-4733

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PREPARED BY:



DREXEL, BARRELL & CO.
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CLIENT:



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CONTACT: JEFF MARK

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

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

OWNER'S STATEMENT

THE OWNER WILL COMPLY WITH THE REQUIREMENTS OF THE GRADING AND EROSION CONTROL PLAN.

JEFF MARK

DATE

EL PASO COUNTY

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

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

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

JENNIFER IRVINE, P.E.
COUNTY ENGINEER / ECM ADMINISTRATOR

DATE

ISSUE

DATE

INITIAL ISSUE

6-18-21

DESIGNED BY:

SBN

DRAWN BY:

SBN

CHECKED BY:

TDM

FILE NAME:

21187-01CV2

PREPARED UNDER MY DIRECT SUPERVISION FOR AND ON BEHALF OF

DREXEL, BARRELL & CO.

DRAWING SCALE:

HORIZONTAL: 1"=200'

VERTICAL: N/A

COVER SHEET

PROJECT NO. 21187-01CSCV

DRAWING NO.

CV01

SHEET: 1 OF 32

STANDARD NOTES FOR EL PASO COUNTY GRADING AND EROSION CONTROL PLANS

1.

STORMWATER DISCHARGES FROM CONSTRUCTION SITES SHALL NOT CAUSE OR THREATEN TO CAUSE POLLUTION, CONTAMINATION, OR DEGRADATION OF STATE WATERS. ALL WORK AND EARTH DISTURBANCE SHALL BE DONE IN A MANNER THAT MINIMIZES POLLUTION OF ANY ON-SITE OR OFF SITE WATERS, INCLUDING WETLANDS.
2.

NOTWITHSTANDING ANYTHING DEPICTED IN THESE PLANS IN WORDS OR GRAPHIC REPRESENTATION, ALL DESIGN AND CONSTRUCTION RELATED TO ROADS, STORM DRAINAGE AND EROSION CONTROL SHALL CONFORM TO THE STANDARDS AND REQUIREMENTS OF THE MOST RECENT VERSION OF THE RELEVANT ADOPTED EL PASO COUNTY STANDARDS, INCLUDING THE LAND DEVELOPMENT CODE, THE ENGINEERING CRITERIA MANUAL, THE DRAINAGE CRITERIA MANUAL, AND THE DRAINAGE CRITERIA MANUAL VOLUME 2. ANY DEVIATIONS TO REGULATIONS AND STANDARDS MUST BE REQUESTED, AND APPROVED, IN WRITING.
3.

A SEPARATE STORMWATER MANAGEMENT PLAN (SWMP) FOR THIS PROJECT SHALL BE COMPLETED AND AN EROSION AND STORMWATER QUALITY CONTROL PERMIT (ESQCP) ISSUED PRIOR TO COMMENCING CONSTRUCTION. DURING CONSTRUCTION THE SWMP IS THE RESPONSIBILITY OF THE DESIGNATED STORMWATER MANAGER, SHALL BE LOCATED ON SITE AT ALL TIMES AND SHALL BE KEPT UP TO DATE WITH WORK PROGRESS AND CHANGES IN THE FIELD.
4.

ONCE THE ESQCP 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 INSPECTIONS STAFF.
5.

SOIL EROSION CONTROL MEASURES FOR ALL SLOPES, CHANNELS, DITCHES, OR ANY DISTURBED LAND AREA SHALL BE COMPLETED WITHIN 21 CALENDAR DAYS AFTER FINAL GRADING, OR FINAL EARTH DISTURBANCE, HAS BEEN COMPLETED. DISTURBED AREAS AND STOCKPILES WHICH ARE NOT AT FINAL GRADE BUT WILL REMAIN DORMANT FOR LONGER THAN 30 DAYS SHALL ALSO BE MULCHED WITHIN 21 DAYS AFTER INTERIM GRADING. AN AREA THAT IS GOING TO REMAIN IN AN INTERIM STATE FOR MORE THAN 60 DAYS SHALL ALSO BE SEEDED. ALL TEMPORARY SOIL EROSION CONTROL MEASURES AND BMPs SHALL BE MAINTAINED UNTIL PERMANENT SOIL EROSION CONTROL MEASURES ARE IMPLEMENTED AND ESTABLISHED.
6.

TEMPORARY SOIL EROSION CONTROL FACILITIES SHALL BE REMOVED AND EARTH DISTURBANCE AREAS GRADED AND STABILIZED WITH PERMANENT SOIL EROSION CONTROL MEASURES PURSUANT TO STANDARDS AND SPECIFICATION PRESCRIBED IN THE DCM VOLUME II AND THE ENGINEERING CRITERIA MANUAL (ECM) APPENDIX I.
7.

ALL PERSONS ENGAGED IN EARTH DISTURBANCE SHALL IMPLEMENT AND MAINTAIN ACCEPTABLE SOIL EROSION AND SEDIMENT CONTROL MEASURES INCLUDING BMPs IN CONFORMANCE WITH THE EROSION CONTROL TECHNICAL STANDARDS OF THE DRAINAGE CRITERIA MANUAL (DCM) VOLUME II AND IN ACCORDANCE WITH THE STORMWATER MANAGEMENT PLAN (SWMP).
8.

ALL TEMPORARY EROSION CONTROL FACILITIES INCLUDING BMPs AND ALL PERMANENT FACILITIES INTENDED TO CONTROL EROSION OF ANY EARTH DISTURBANCE OPERATIONS, SHALL BE INSTALLED AS DEFINED IN THE APPROVED PLANS, THE SWMP AND THE DCM VOLUME II AND MAINTAINED THROUGHOUT THE DURATION OF THE EARTH DISTURBANCE OPERATION.
9.

ANY EARTH DISTURBANCE SHALL BE CONDUCTED IN SUCH A MANNER SO AS TO EFFECTIVELY REDUCE 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.
10.

ANY TEMPORARY OR PERMANENT FACILITY DESIGNED AND CONSTRUCTED FOR THE CONVEYANCE OF STORMWATER AROUND, THROUGH, OR FROM THE EARTH DISTURBANCE AREA SHALL BE DESIGNED TO LIMIT THE DISCHARGE TO A NON-EROSIVE VELOCITY.
11.

CONCRETE WASH WATER SHALL BE CONTAINED AND DISPOSED OF IN ACCORDANCE WITH THE SWMP. NO WASH WATER SHALL BE DISCHARGED TO OR ALLOWED TO RUNOFF TO STATE WATERS, INCLUDING ANY SURFACE OR SUBSURFACE STORM DRAINAGE SYSTEM OR FACILITIES.
12.

EROSION CONTROL BLANKETING IS TO BE USED ON SLOPES STEEPER THAN 3:1.
13.

BUILDING, CONSTRUCTION, EXCAVATION, OR OTHER 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. BMP'S MAY BE REQUIRED BY EL PASO COUNTY ENGINEERING IF DEEMED NECESSARY, BASED ON SPECIFIC CONDITIONS AND CIRCUMSTANCES.
14.

VEHICLE TRACKING OF SOILS AND CONSTRUCTION DEBRIS OFF-SITE SHALL BE MINIMIZED. MATERIALS TRACKED OFFSITE SHALL BE CLEANED UP AND PROPERLY DISPOSED OF IMMEDIATELY.
15.

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.
16.

THE OWNER, SITE DEVELOPER, CONTRACTOR, AND/OR THEIR AUTHORIZED AGENTS SHALL BE RESPONSIBLE FOR THE REMOVAL OF ALL CONSTRUCTION DEBRIS, DIRT, TRASH, ROCK, SEDIMENT, AND SAND THAT MAY ACCUMULATE IN THE STORM SEWER OR OTHER DRAINAGE CONVEYANCE SYSTEM AND STORMWATER APPURTENANCES AS A RESULT OF SITE DEVELOPMENT.
17.

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.
18.

NO CHEMICALS ARE TO BE USED BY THE CONTRACTOR, WHICH HAVE THE POTENTIAL TO BE RELEASED IN STORMWATER UNLESS PERMISSION FOR THE USE OF A SPECIFIC CHEMICAL IS GRANTED IN WRITING BY THE ECM ADMINISTRATOR. IN GRANTING THE USE OF SUCH CHEMICALS, SPECIAL CONDITIONS AND MONITORING MAY BE REQUIRED.
19.

BULK STORAGE STRUCTURES FOR PETROLEUM PRODUCTS AND OTHER CHEMICALS SHALL HAVE ADEQUATE PROTECTION SO AS TO CONTAIN ALL SPILLS AND PREVENT ANY SPILLED MATERIAL FROM ENTERING STATE WATERS, INCLUDING ANY SURFACE OR SUBSURFACE STORM DRAINAGE SYSTEM OR FACILITIES.
20.

NO PERSON SHALL CAUSE THE IMPEDIMENT OF STORMWATER FLOW IN THE FLOW LINE OF THE CURB AND GUTTER OR IN THE DITCHLINE.
21.

INDIVIDUALS 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 INCLUDED IN THE DCM VOLUME II AND THE ECM APPENDIX I. ALL APPROPRIATE PERMITS MUST BE OBTAINED BY THE CONTRACTOR PRIOR TO CONSTRUCTION (NPDES, FLOODPLAIN, 404, FUGITIVE DUST, ETC.). IN THE EVENT OF CONFLICTS BETWEEN THESE REQUIREMENTS AND LAWS, RULES, OR REGULATIONS OF OTHER FEDERAL, STATE, OR COUNTY AGENCIES, THE MORE RESTRICTIVE LAWS, RULES, OR REGULATIONS SHALL APPLY.
22.

ALL CONSTRUCTION TRAFFIC MUST ENTER/EXIT THE SITE AT APPROVED CONSTRUCTION ACCESS POINTS.
23.

PRIOR TO ACTUAL CONSTRUCTION THE PERMITEE SHALL VERIFY THE LOCATION OF EXISTING UTILITIES.
24.

A WATER SOURCE SHALL BE AVAILABLE ON SITE DURING EARTHWORK OPERATIONS AND UTILIZED AS REQUIRED TO MINIMIZE DUST FROM EARTHWORK EQUIPMENT AND WIND.
25.

THIS PROPERTY IS SUBJECT TO THE FINDINGS, SUMMARY, AND CONCLUSIONS OF THE PRELIMINARY GEOTECHNICAL INVESTIGATION BY GROUND ENGINEERING, DATED AUGUST 25, 2015, WITH ADDENDA #1, DATED MARCH 17, 2017.
26.

AT LEAST TEN DAYS PRIOR TO THE ANTICIPATED START OF CONSTRUCTION, FOR PROJECTS THAT WILL DISTURB 1 ACRE OR MORE, THE OWNER OR OPERATOR OF CONSTRUCTION ACTIVITY SHALL SUBMIT A PERMIT APPLICATION FOR STORMWATER DISCHARGE TO THE COLORADO DEPARTMENT OF PUBLIC HEALTH AND ENVIRONMENT, WATER QUALITY DIVISION. THE APPLICATION CONTAINS CERTIFICATION OF COMPLETION OF A STORMWATER MANAGEMENT PLAN (SWMP), OF WHICH THIS GRADING AND EROSION CONTROL PLAN MAY BE A PART. FOR INFORMATION OR APPLICATION MATERIALS CONTACT:

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

GENERAL NOTES:

1.

ALL WORK SHALL CONFORM TO THE REQUIREMENTS OF THE EL PASO COUNTY STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION, LATEST EDITION, AND REVISIONS THERETO, EXCEPT WHERE OTHERWISE NOTED ON THE PROJECT PLANS AND THE PROJECT SPECIAL PROVISIONS.
2.

PRIOR TO COMMENCING ANY WORK, THE CONTRACTOR SHALL SUBMIT IN WRITING A DETAILED PLAN OF OPERATIONS AND SCHEDULE OF COMPLETION.
3.

THE CONTRACTOR SHALL PROVIDE EL PASO COUNTY AND THE 911 OPERATOR WITH THE NAME AND PHONE NUMBER OF THEIR REPRESENTATIVE TO BE CONTACTED DURING WORKING AND NON-WORKING HOURS AS NECESSARY.
4.

A QUALIFIED SUPERINTENDENT, WHO IS ACCEPTABLE TO THE OWNER, SHALL BE APPOINTED TO SUPERVISE THE WORK UNTIL COMPLETION. THE SUPERINTENDENT SHALL HAVE FULL AUTHORITY TO ACT ON BEHALF OF THE CONTRACTOR, AND ALL DIRECTIONS GIVEN TO THE SUPERINTENDENT SHALL BE CONSIDERED GIVEN TO THE CONTRACTOR.
5.

THE CONTRACTOR SHALL BE RESPONSIBLE TO OBTAIN ALL REQUIRED PERMITS AT HIS OWN EXPENSE, TO COMPLETE THE CONSTRUCTION CONTAINED ON THESE DOCUMENTS AND SHALL COMPLY WITH ALL PERTINENT LOCAL, STATE AND FEDERAL REGULATIONS AND REQUIREMENTS.
6.

THE CONTRACTOR SHALL MAINTAIN AN "AS CONSTRUCTED" RECORD OF ALL ROADWAY AND UTILITY CONSTRUCTION AND SHALL FURNISH A COPY OF SAME TO EL PASO COUNTY AND THE ENGINEER UPON COMPLETION OF CONSTRUCTION.
7.

THE OWNER WILL PERFORM QUALITY ASSURANCE TESTING OF SUBGRADE AND MATERIALS. QUALITY CONTROL TESTING WILL BE THE RESPONSIBILITY OF THE CONTRACTOR.

SITE PREPARATION

1.

CONTRACTOR SHALL FIELD VERIFY PROFILE GRADES AND ADJUST GRADES WHERE DIRECTED BY THE FIELD ENGINEER.
2.

IF FIELD CONDITIONS ARE FOUND TO BE DIFFERENT THAN SHOWN ON THE PLANS, THE CONTRACTOR SHALL NOTIFY THE FIELD ENGINEER IMMEDIATELY SO THAT APPROPRIATE ACTION CAN BE TAKEN BY THE OWNER.
3.

PRIOR TO STARTING CONSTRUCTION, PREPARE A TRAFFIC CONTROL PLAN AND OBTAIN APPROVAL FROM EL PASO COUNTY PERSONNEL. MAINTAIN ONE LANE OF TRAFFIC MOVEMENT IN EACH DIRECTION DURING CONSTRUCTION UNLESS OTHER ARRANGEMENTS (ONE WAY, DETOUR, ETC.) ARE MADE WITH EL PASO COUNTY DURING TRAFFIC CONTROL PLAN PREPARATION.
4.

REMOVAL OF ALL PERMANENT SIGNAGE FROM WITHIN THE AREA OF WORK AND DELIVERY TO EL PASO COUNTY'S MAINTENANCE YARD AT 3275 AKERS DRIVE, COLORADO SPRINGS, COLORADO. ASPHALT REMOVAL SHALL INCLUDE SAW CUTTING, REMOVAL, AND DELIVERY OF UNUSED REMOVED ASPHALT AND MILLINGS TO EL PASO COUNTY DISPATCH 719-520-6891 TO COORDINATE DELIVERY OF THE MATERIAL. DELIVERY WILL NOT BE PAID FOR SEPARATELY BUT SHALL BE INCLUDED IN THE COST OF THE WORK.
5.

THE CONTRACTOR SHALL NOT REMOVE ANY EXISTING SIGNS OR PAVEMENT MARKINGS DURING PROJECT WITHOUT SIGNED AUTHORIZATION OF THE EL PASO COUNTY REPRESENTATIVE.
6.

TRAFFIC CONTROL DURING CONSTRUCTION SHALL BE IN ACCORDANCE WITH COLORADO DEPARTMENT OF TRANSPORTATION M & S STANDARD 630, AND THE MUTCD. ALL ACCESSES, BOTH PRIVATE AND COMMERCIAL ARE TO BE MAINTAINED AND REMAIN OPERATIONAL DURING CONSTRUCTION. CONTRACTOR SHALL PROVIDE TRAFFIC CONTROL PLAN TO COUNTY BEFORE BEGINNING WORK AND PRIOR TO BEGINNING A NEW PHASE OF CONSTRUCTION.
7.

CONTRACTOR SHALL PROTECT ALL EL PASO COUNTY AND OTHERS MONUMENTS, INCLUDING PROPERTY CORNERS WITHIN THE PROJECT LIMITS. ANY MONUMENT WHICH IS DISTURBED OR DESTROYED BY THE CONTRACTOR WILL BE RESTORED IN ACCORDANCE WITH CDOT STANDARDS AT THE CONTRACTOR'S EXPENSE. THE CONTRACTOR SHALL INSTALL NEW MONUMENTS AS INDICATED ON THE ROW PLANS. ALL MONUMENTS ARE PROPERTY CORNERS WILL BE ADJUSTED TO FINAL GRADE PER CDOT STANDARDS.
8.

THE CONTRACTOR SHALL PROVIDE ALL CONSTRUCTION SURVEYING.
9.

EXISTING TREES SHALL BE PROTECTED FROM DAMAGE DURING CONSTRUCTION. TREES SHALL NOT BE REMOVED UNLESS AUTHORIZED BY THE OWNER/FIELD ENGINEER.
10.

THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROPERLY DISPOSING OF ALL REMOVALS OFF THE PROJECT SITE. COST FOR DISPOSAL OF ALL REMOVED ITEMS SHALL BE INCLUDED IN THE WORK.

EARTHWORK

1.

COMPACTION OF SUBGRADE SHALL MEET THE REQUIREMENT OF 95% MAXIMUM DRY DENSITY AS DETERMINED BY AASHTO T-99. SUB-GRADE SHALL BE PROOF ROLLED IN ACCORDANCE WITH SECTION 203 OF THE STANDARD SPECIFICATIONS. PROOF ROLLING WILL NOT BE PAID FOR SEPARATELY BUT SHALL BE INCLUDED IN THE WORK.
2.

COMPACTION OF BASE FOR CUTS AND FILLS AND DISPOSAL OF UNUSABLE OR EXCESS MATERIAL WILL BE CONSIDERED INCIDENTAL TO UNCLASSIFIED EXCAVATION PAY ITEM AND SHALL NOT BE PAID FOR SEPARATELY.
3.

PRIOR TO PLACING NEW PAVEMENT SECTIONS, THE SUBGRADE SHALL BE RECONDITIONED IN ACCORDANCE WITH SECTION 306 OF THE CDOT STANDARD SPECIFICATIONS. THE RECONDITIONED SURFACE SHALL BE PROOF-ROLLED WITH A HEAVY LOADED PNEUMATIC-TIRED VEHICLE HAVING A SINGLE AXLE WEIGHT OF AT LEAST 18 KIPS. AREAS WHICH DEFORM UNDER HEAVY WHEEL LOADS SHALL BE REMOVED AND REPLACED TO ACHIEVE A STABLE SUBGRADE PRIOR TO PAVING. PROOF ROLLING WILL NOT BE PAID FOR SEPARATELY BUT SHALL BE INCLUDED IN THE WORK.

4.

DEPTH OF MOISTURE-DENSITY CONTROL FOR THIS PROJECT SHALL BE AS FOLLOWS:
----- FULL DEPTH OF ALL EMBANKMENTS
----- BASE OF CUTS AND FILL – 1.00 FOOT

UTILITY

1.

THE SIZE AND LOCATION OF ALL EXISTING UTILITIES AS KNOWN TO THE ENGINEER HAVE BEEN NOTED ON THE PLANS FOR INFORMATION AND GUIDANCE OF THE CONTRACTOR. UTILITY LOCATIONS ARE ONLY APPROXIMATE AS PROVIDED BY THE VARIOUS UTILITY COMPANIES. ALL UTILITIES MAY NOT BE SHOWN ON THESE PLANS. THE CONTRACTOR SHALL VERIFY THE LOCATION OF ALL UTILITIES, BOTH HORIZONTALLY AND VERTICALLY, PRIOR TO BEGINNING CONSTRUCTION. ANY DISCREPANCIES OR VARIATION IN UTILITY LOCATION FROM THAT SHOWN ON THESE PLANS SHALL BE BROUGHT TO THE ATTENTION OF THE FIELD ENGINEER AND RESOLVED PRIOR TO BEGINNING CONSTRUCTION IN ANY AREA. UTILITY LOCATIONS CAN BE COORDINATED THROUGH CENTRAL LOCATING AT 1-800-022-1987. THE CONTRACTOR SHALL PROTECT ALL EXISTING AND NEW UTILITIES IN THE VICINITY OF HIS WORK. IF ANY DAMAGE OCCURS TO THESE UTILITIES DURING CONSTRUCTION, IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO REPAIR OR REPLACE THE UTILITY. THE CONTRACTOR IS RESPONSIBLE FOR ANY UTILITIES DISRUPTED BY THE CONSTRUCTION AND ALL EXPENSES INCURRED FOR REPAIR.
2.

UTILITY RELOCATIONS SHALL BE IDENTIFIED, DESIGNED AND PERFORMED BY THE UTILITY OWNER, OR THEIR DESIGNATED CONTRACTOR. THE CONTRACTOR SHALL COORDINATE CONSTRUCTION ACTIVITIES WITH UTILITY PROVIDERS FOR UTILITY RELOCATION AND REPLACEMENT.
3.

THE CONTRACTOR SHALL NOTIFY ALL UTILITY COMPANIES AT LEAST 3 WEEKS IN ADVANCE OF THE ACTUAL STARTING DATE OF CONSTRUCTION. THE CONTRACTOR SHALL USE CAUTION WORKING OVER AND AROUND ALL UTILITY LINES. UTILITY INFORMATION AS SHOWN ON PLANS IS PLOTTED FROM THE BEST AVAILABLE INFORMATION, AND THE ENGINEER DOES NOT GUARANTEE THE ACCURACY OF THIS INFORMATION. UTILITIES HAVE NOT BEEN FIELD VERIFIED. CONTRACTOR IS RESPONSIBLE FOR CONTACTING ALL OTHER NECESSARY UTILITIES FOR LOCATIONS PRIOR TO ANY DIGGING. CONTRACTOR IS ALSO RESPONSIBLE FOR COORDINATING ANY UTILITY RELOCATIONS. THIS WORK SHALL NOT BE PAID FOR SEPARATELY, BUT INCLUDED IN THE COST OF OTHER WORK.
4.

THE CONTRACTOR SHALL ADJUST ANY VALVES OR MANHOLES OF EXISTING UTILITIES NOT TO BE RELOCATED TO THE PROPOSED GRADE. THE COST SHALL BE INCLUDED IN THE PRICE OF THE WORK.
5.

A REPRESENTATIVE OF EL PASO COUNTY IS REQUIRED TO BE ON SITE DURING EXCAVATION AND CONSTRUCTION AROUND UNDERGROUND FACILITIES. IT IS THE CONSTRUCTION CONTRACTOR'S RESPONSIBILITY TO NOTIFY EL PASO COUNTY 48 HOURS PRIOR TO CONSTRUCTION.
6.

ALL PIPES INSTALLED ON THE PROJECT SHALL BE PAID FOR "COMPLETE IN PLACE". TRENCH EXCAVATION, BEDDING, BACKFILL, ECT. WILL NOT BE PAID FOR SEPARATELY.

PAVING

1.

ANY LIFT OF HOT MIX ASPHALT PAVEMENT THAT IS TO HAVE A SUCCEEDING LIFT PLACED THEREON SHALL BE COMPLETED BEFORE THE SUCCEEDING LAYER IS PLACED.
2.

WHERE IT IS REQUIRED TO SAW CUT EXISTING PAVEMENT AS SHOWN ON PLANS, THE CUTTING SHALL BE DONE TO A NEAT WORK LINE WITH A CUTTING WHEEL ATTACHED TO A BLADE OR OTHER METHOD AS APPROVED BY THE FIELD ENGINEER. THIS SHALL NOT BE PAID FOR SEPARATELY, BUT SHALL BE CONSIDERED INCIDENTAL TO REMOVAL OF ASPHALT MAT.
3.

WHERE ASPHALT PAVEMENT JOINS EXISTING PAVEMENT, THE EXISTING PAVEMENT SHALL BE SAW CUT SQUARE AND COATED WITH ONE COAT OF UNDILUTED EMULSIFIED ASPHALT IMMEDIATELY PRIOR TO PLACEMENT OF FRESH ASPHALT PAVEMENT. THIS WORK WILL NOT BE PAID FOR SEPARATELY, BUT SHALL BE CONSIDERED SUBSIDIARY TO THE WORK. AREAS TO BE REMOVED SHALL BE DESIGNATED BY THE FIELD ENGINEER AS SHOWN ON THE PLANS.
4.

HOT MIX ASPHALT MATERIAL AND CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST VERSION OF THE PIKES PEAK REGIONAL ASPHALT SPECIFICATION. THE SPECIFICATION MAY BE DOWNLOADED FROM THE EL PASO COUNTY WEB SITE.
5.

THE FOLLOWING SHALL BE FURNISHED WITH EACH ASPHALT LAYER. THIS EQUIPMENT SHALL BE USED ON ALL PASSES AND LIFTS OF ASPHALT PAVEMENT PLACED.
– A SKI TYPE DEVICE AT LEAST 30 FEET IN LENGTH
– SHORT SKI OR SHORT SHOE
– AT LEAST 1500 FEET OF CONTROL LINE AND STAKES
6.

BEFORE PLACEMENT OF THE TACK COAT, THE CONTRACTOR SHALL CLEAN THE EXISTING PAVEMENT SURFACE BY MEANS OF A POWER BROOM VACUUM SYSTEM (PICK-UP BROOM) OR OTHER APPROVED METHOD, CLEANING WILL NOT BE PAID FOR SEPARATELY BUT SHALL BE INCLUDED IN THE COST OF THE WORK.
7.

A TACK COAT OF EMULSIFIED ASPHALT (SLOW-SETTING) IS TO BE APPLIED BETWEEN PAVEMENT COURSES TO IMPROVE THE BOND. DILUTED EMULSIFIED ASPHALT FOR TACK COAT SHALL CONSIST OF 1 PART EMULSIFIED ASPHALT AND 12 PART WATER.
8.

FOR PLAN QUANTITIES OF PAVEMENT MATERIALS, THE FOLLOWING RATES OF APPLICATION WERE USED:
– DILUTED EMULSIFIED ASPHALT (SLOW-SETTING) @ 0.10 GALLONS PER SQUARE YARD (DILUTED)
– HOT MIX ASPHALT (GR S AND GR SX) @ 100 POUNDS PER SQUARE YARD PER INCH
– AGGREGATE BASE COURSE @ 133 POUNDS PER CUBIC FOOT
9.

THE CONTRACTOR MAY USE AN EXPOSED LONGITUDINAL JOINT FOR A MAXIMUM OF ONE DAY. THE JOINT SHALL CONSIST OF A VERTICAL FACE 1 INCH DEEP AND AT THE BOTTOM OF THE VERTICAL FACE, A 3:1 SLOPE TO THE EXISTING PAVEMENT (OR SUBGRADE). THE MAXIMUM DEPTH OF THE 3:1 SHALL BE 2 INCHES. AT THE END OF ONE DAY, LONGITUDINAL JOINTS SHALL BE ON ALL LINES AND OUT OF WHEEL PATHS.

SIGNAGE & STRIPING

1.

THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL NEW, TEMPORARY, AND EXISTING TRAFFIC SIGNS FROM THE START OF THE CONSTRUCTION PROJECT UNTIL ACCEPTANCE BY EL PASO COUNTY.
2.

THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL PAVEMENT MARKINGS INCLUDING REMOVAL OF EXISTING PAVEMENT MARKINGS (SCARRING OF EXISTING ASPHALT IS NOT PERMITTED) AND INSTALLATION OF NEW PAVEMENT MARKINGS AND TEMPORARY PAVEMENT MARKINGS. AT NO TIME WILL IT BE ACCEPTABLE TO PAINT OVER EXISTING PAVEMENT MARKINGS.
3.

ALL PERMANENT PAVEMENT MARKING SYMBOLS AND WORDS SHALL BE PREFORMED THERMOPLASTIC TYPE. ALL OTHER MARKINGS SHALL BE EPOXY.
4.

ALL PERMANENT SIGNS SHALL BE ACCORDING TO THE STANDARDS OF CDOT AND MUTCD.

PREPARED BY:



DREXEL, BARRELL & CO.
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

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.

NT01

SHEET: 2 OF 32

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 L8ON 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 INSTALLALLON 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 DRAWLNG(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:
US PIPE METROPOLITAN 250 M-94
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 TRV 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 MODIFICAILONS 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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CONSTRUCTION DOCUMENTS FOR
WINDERMERE
FILING NO. 1
N. MARKSHEFFEL ROAD
EL PASO COUNTY, COLORADO

ISSUE

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DESIGNED BY:

SBN

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SBN

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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

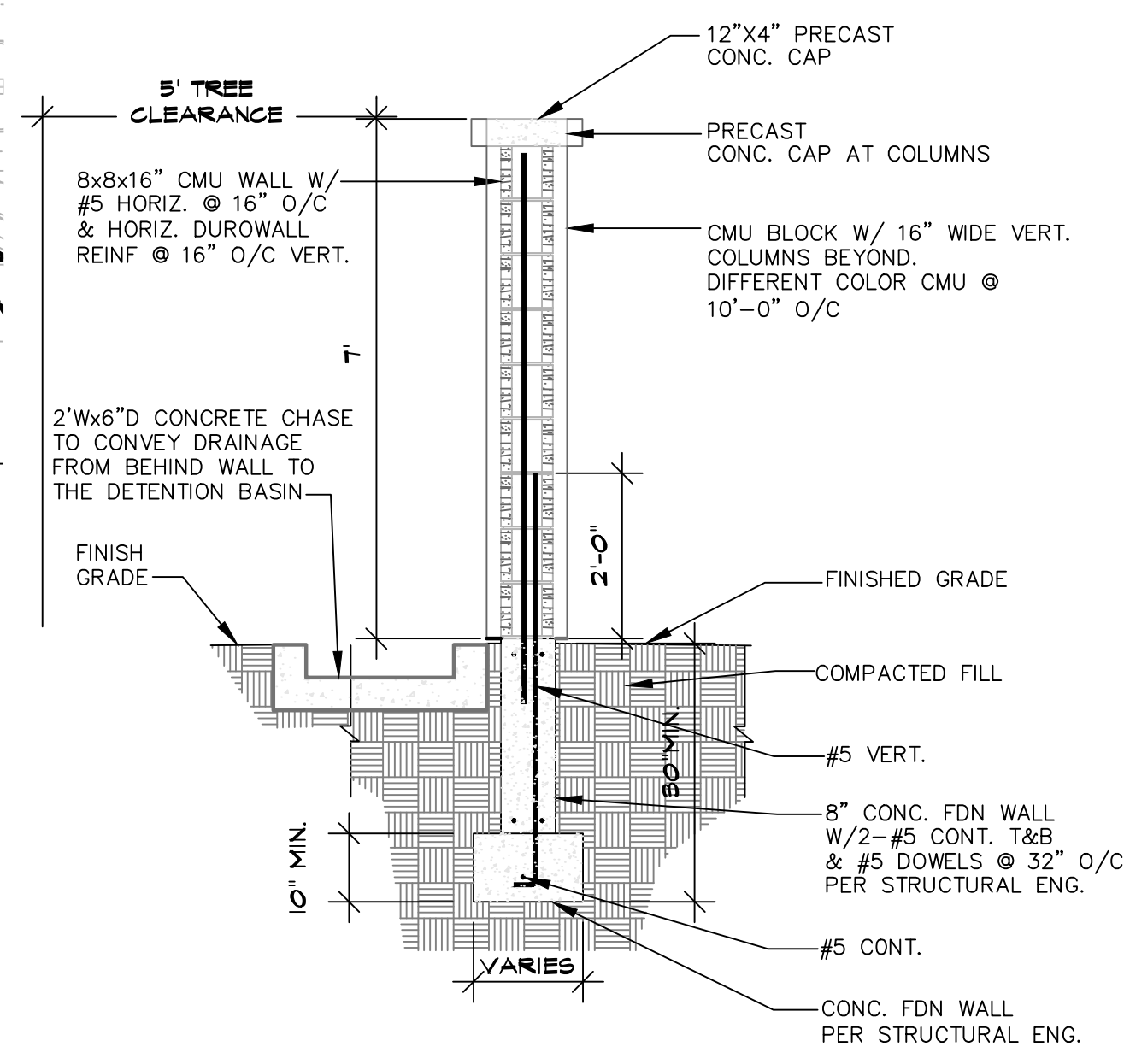
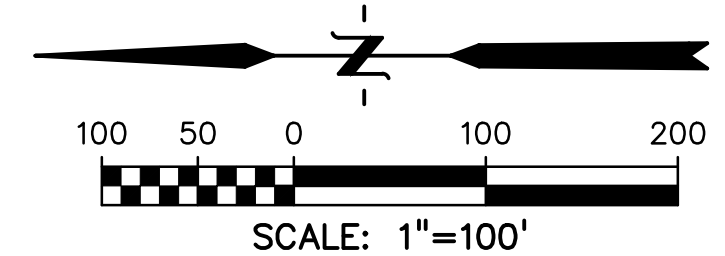
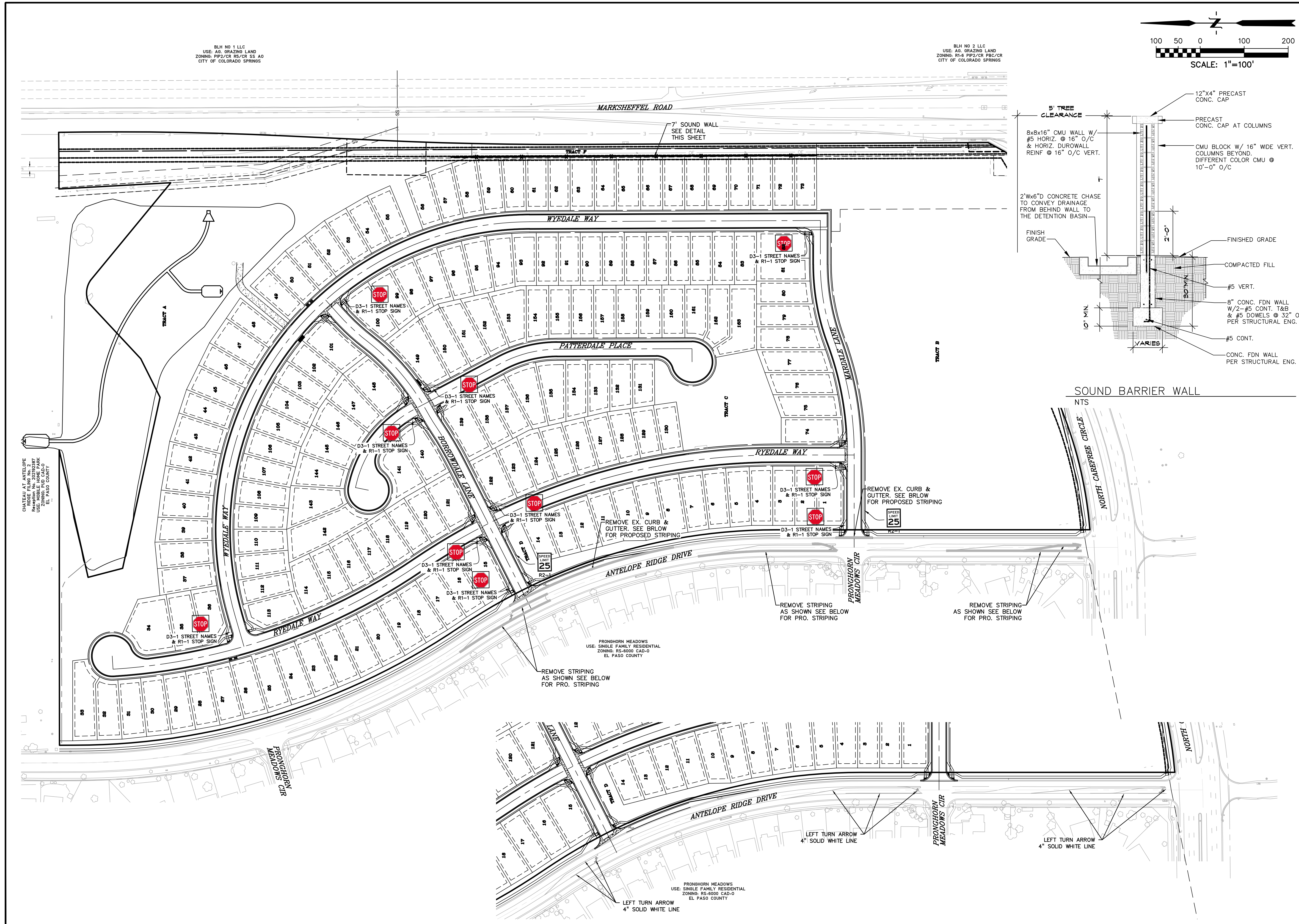
NOTE
SHEET

PROJECT NO. 21187-01CSCV

DRAWING NO.

NT02

SHEET: 3 OF 32



SOUND BARRIER WALL
NTS

PREPARED BY:

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N. MARKSHEFFEL ROAD

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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

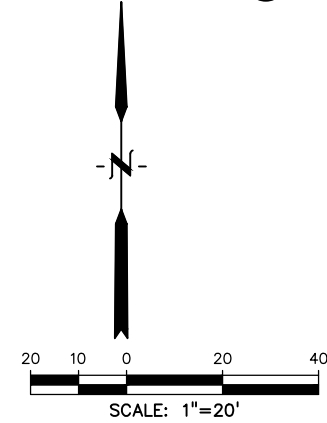
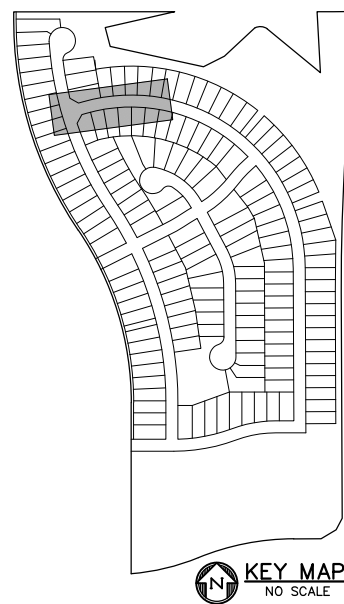
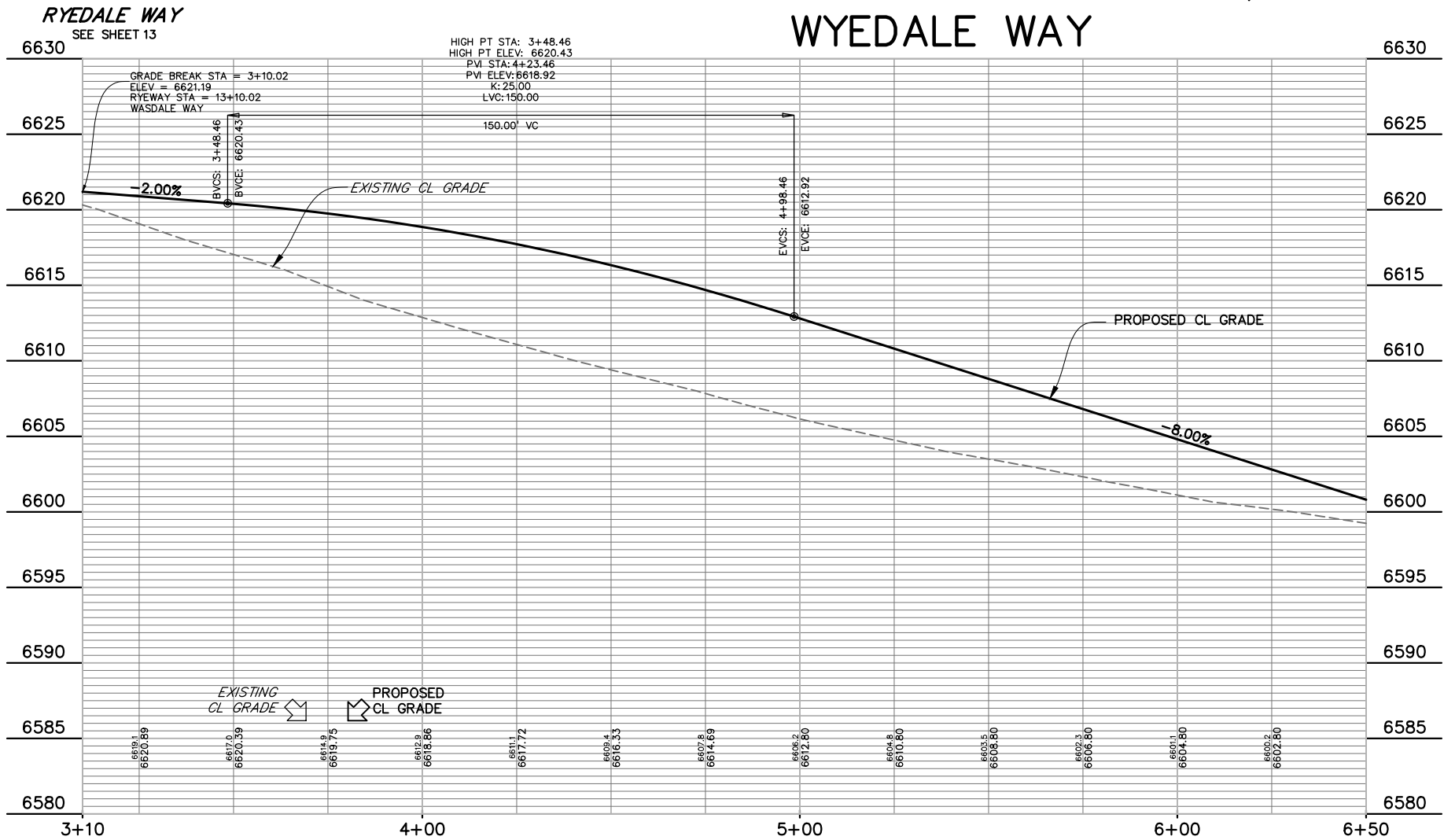
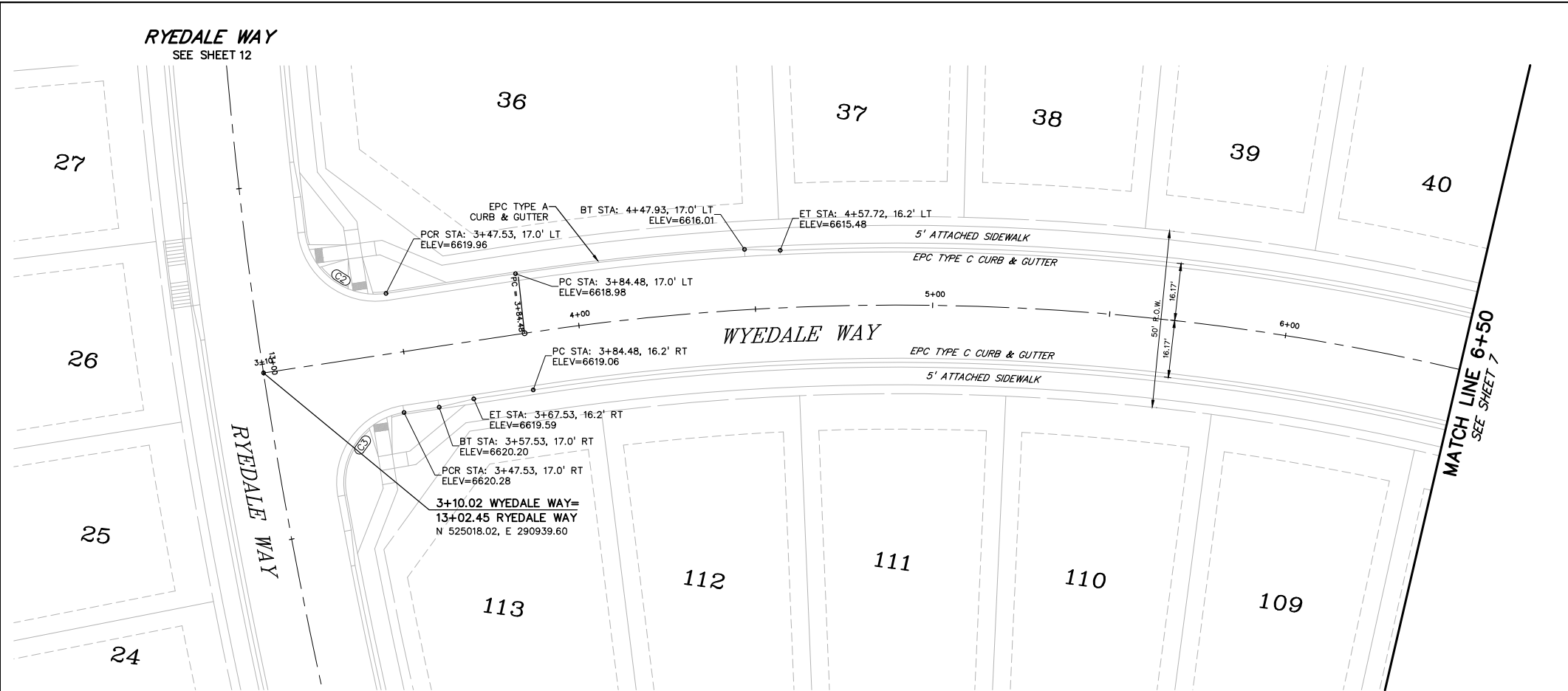
SIGNAGE & STRIPING PLAN

PROJECT NO. 21187-01CSCV

DRAWING NO.

SST

SHEET: 5 OF 24



CURVE TABLE				
CURVE #	LENGTH	RADIUS	DELTA	CHORD BEARING
C2	31.96'	20.00'	91°34'01"	S60°17'11"E
C3	31.96'	20.00'	91°34'01"	S28°08'47"W
C4	979.49'	700.00'	80°10'19"	N65°59'02"W
C7	32.53'	20.00'	93°11'57"	N01°37'56"E
C8	32.53'	20.00'	93°11'57"	N85°10'07"W
C10	313.37'	700.00'	25°38'59"	N13°04'23"W

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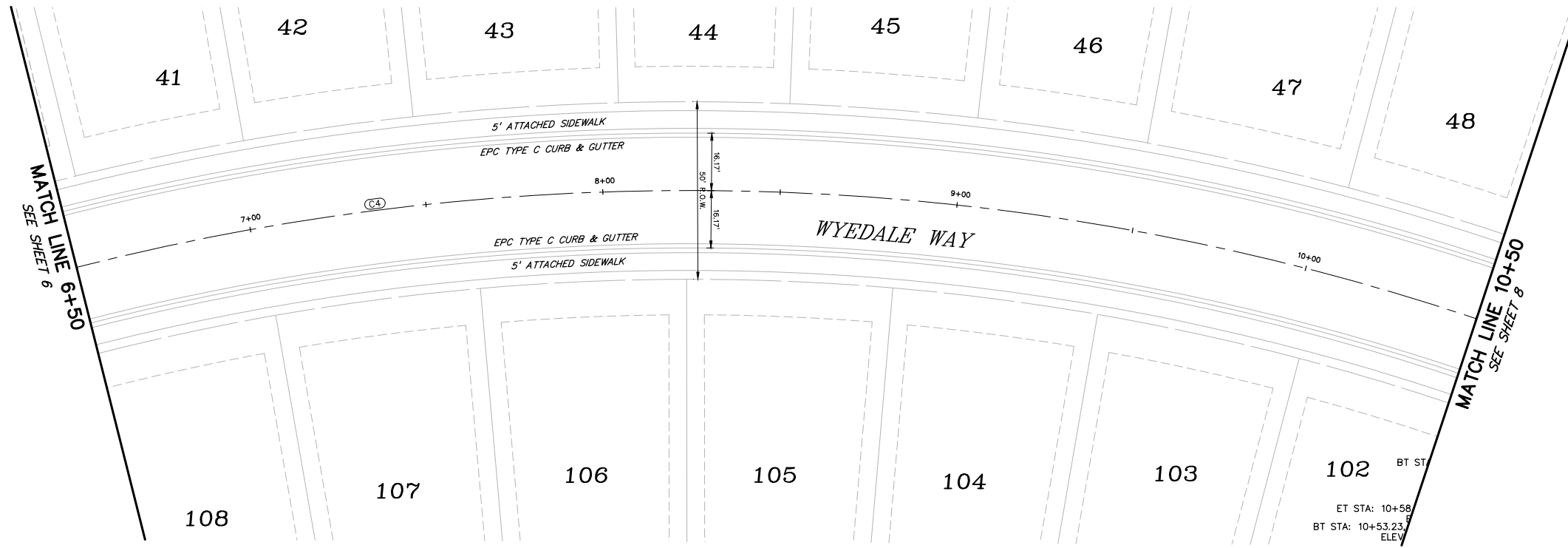
DESIGNED BY:	GES
DRAWN BY:	GES
CHECKED BY:	TDM
FILE NAME:	21187-01RD1

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

DRAWING SCALE: HORIZONTAL: 1" = 30' VERTICAL: 1" = 5'
WYEDALE WAY PLAN AND PROFILE
PROJECT NO. 21187-01CSCV DRAWING NO.
RD01
SHEET: 6 OF 32

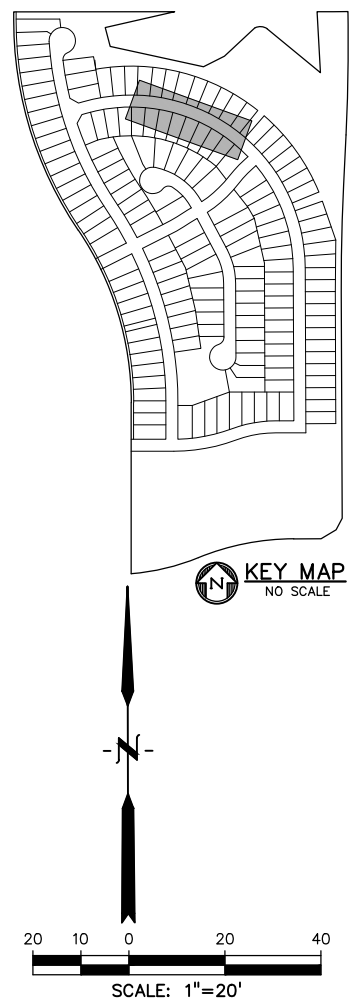
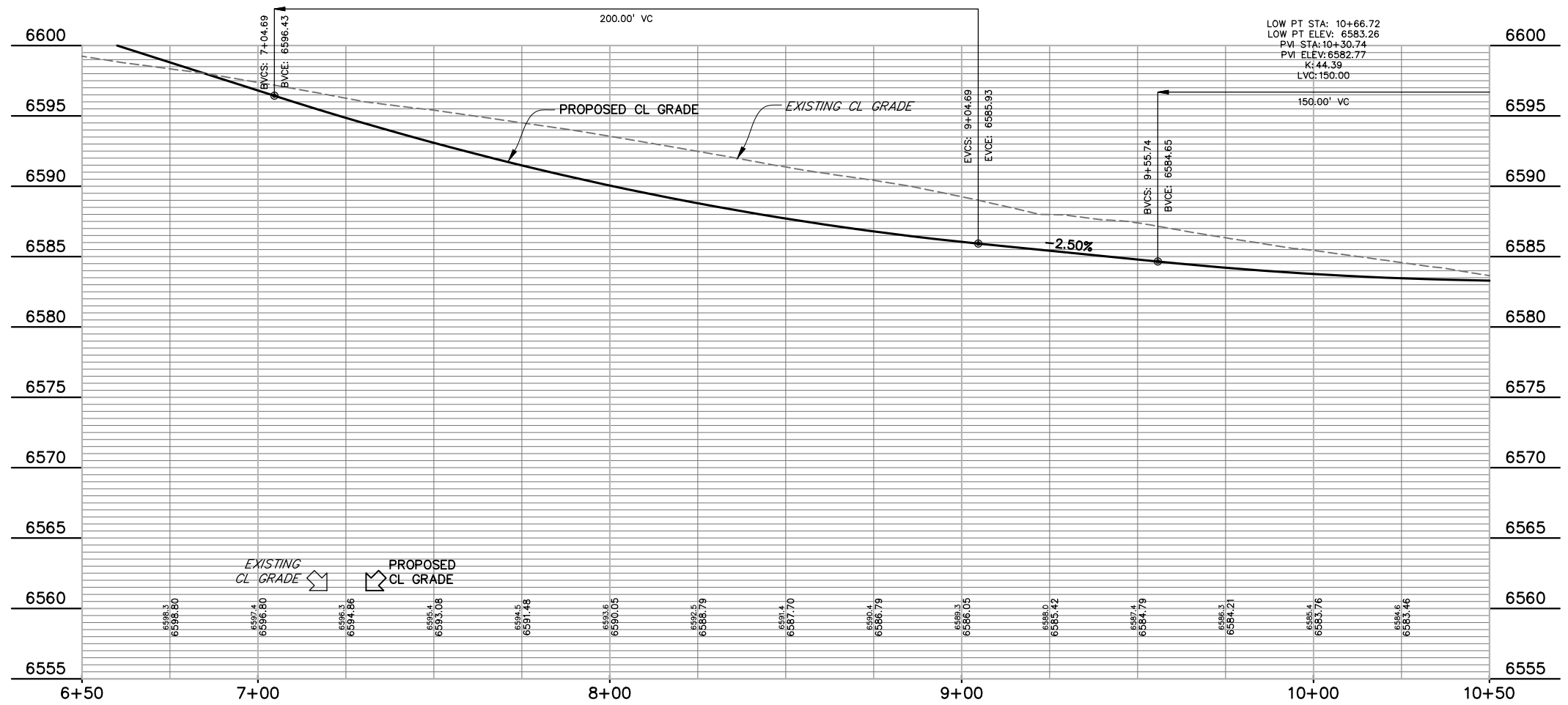
Know what's below.
Call before you dig.

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



WYEDALE WAY

LOW PT STA: 9+04.69
LOW PT ELEV: 6585.93
PVI STA: 8+04.69
PVI ELEV: 6588.43
K: 36.36
LVC: 200.00



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'

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DRAWING SCALE:

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WYEDALE WAY

PLAN AND

PROFILE

PROJECT NO. 21187-01CSCV

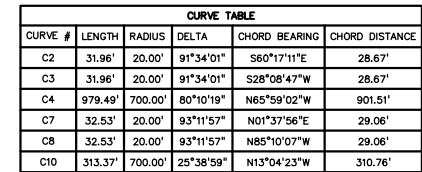
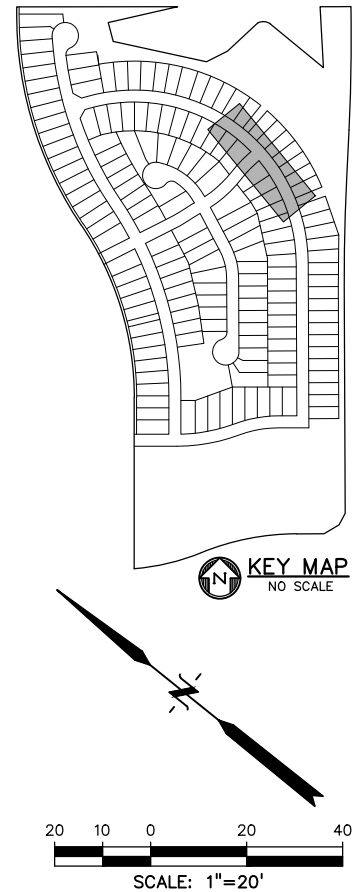
DRAWING NO.

RD02

SHEET: 7 OF 32

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WYEDALE WAY
PLAN AND
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DRAWING NO.

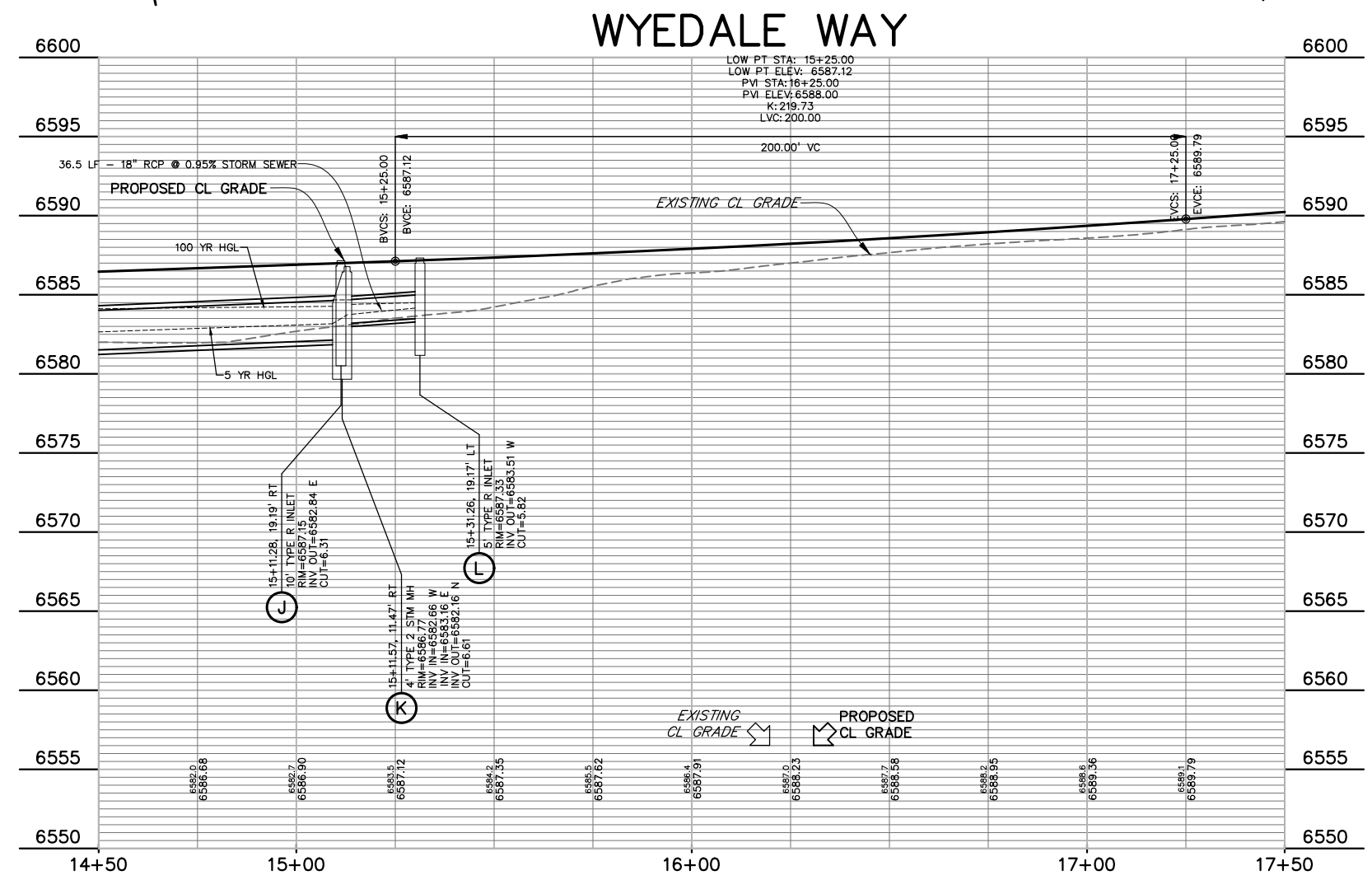
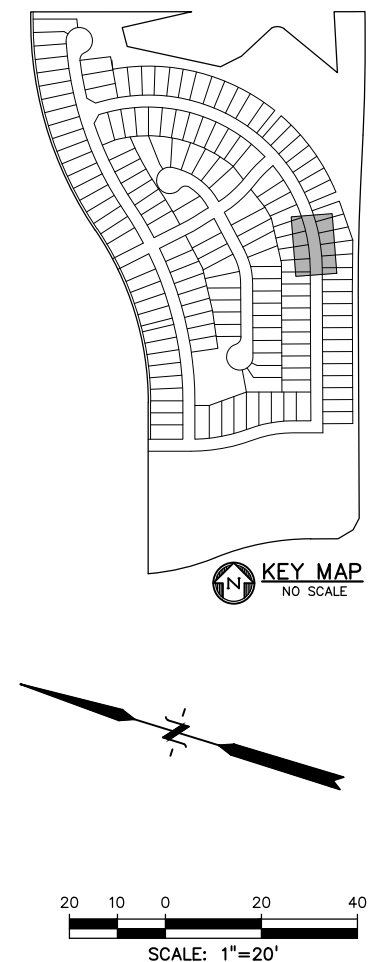
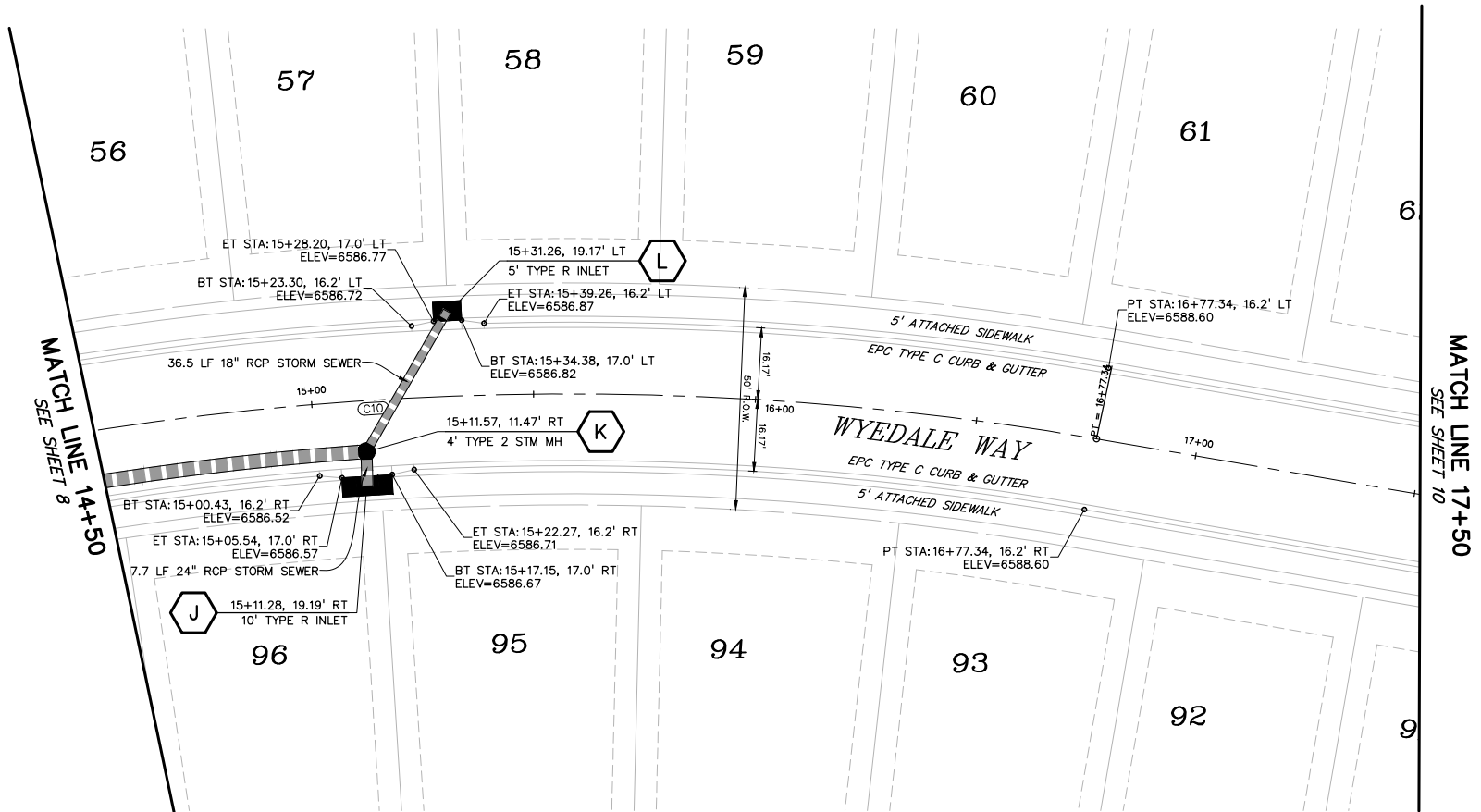
RD03

SHEET: 8 OF 32



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

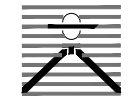
**CALL 3—BUSINESS DAYS IN ADVANCE
BEFORE YOU DIG, GRADE, OR
EXCAVATE FOR THE MARKING OF
UNDERGROUND MEMBER UTILITIES.**




CURVE TABLE					
CURVE #	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD DISTANCE
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'



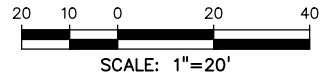
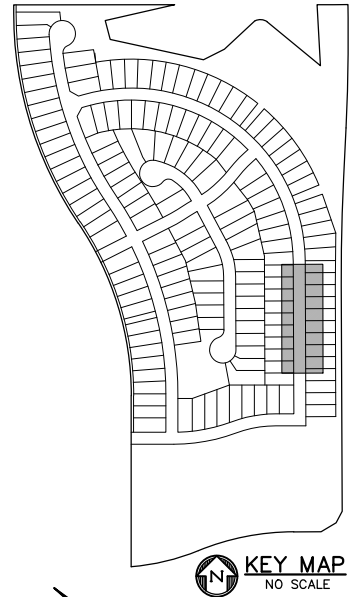
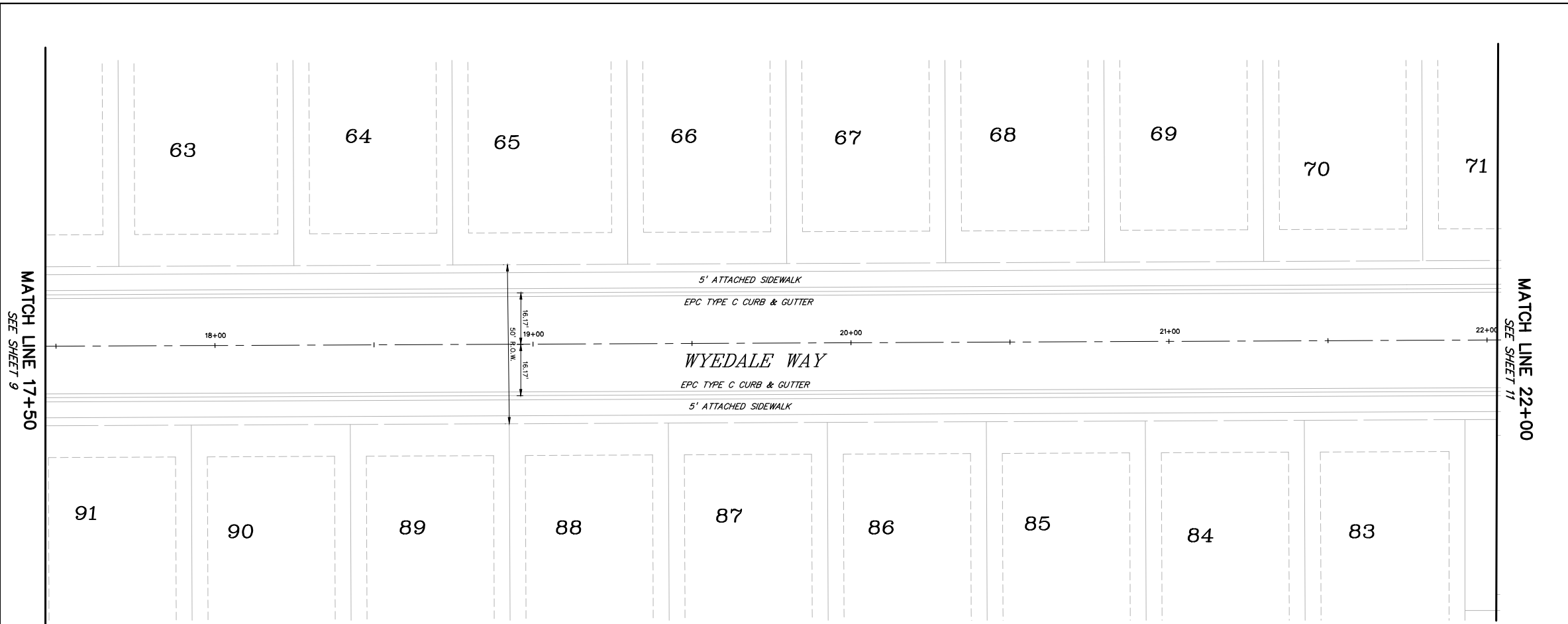
Know what's below.
Call before you dig.
CALL 3-BUSINESS DAYS IN ADVANCE
BEFORE YOU DIG, GRADE, OR
EXCAVATE FOR THE MARKING OF
UNDERGROUND MEMBER UTILITIES.

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

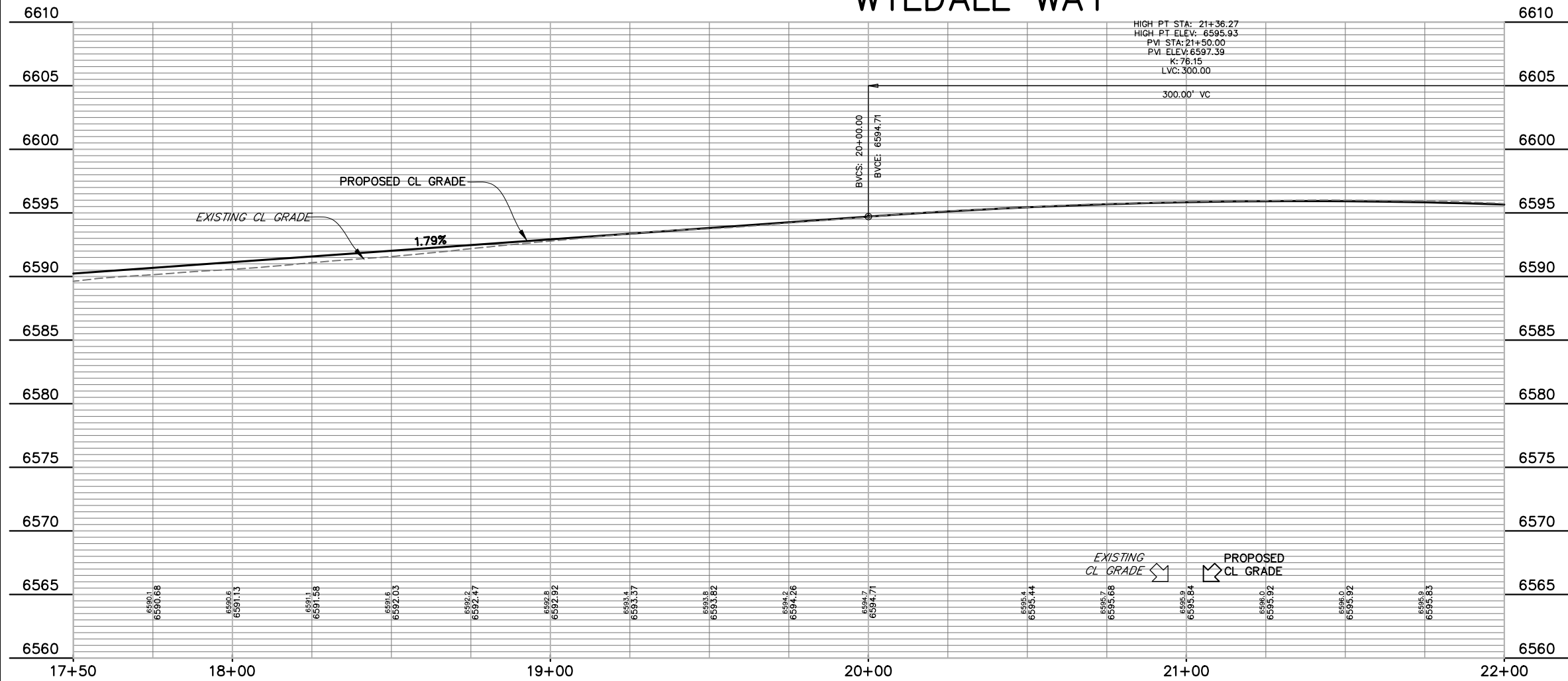
CLIENT:

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
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.
RD04	
SHEET: 9 OF 32	



WYEDALE WAY



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'

PREPARED BY:

DREXEL, BARRELL & CO.
Engineers • Surveyors
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COLORADO SPGS, COLORADO 80905
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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
DESIGNED BY:	SBN
DRAWN BY:	SBN
CHECKED BY:	TDM
FILE NAME:	21187-01RD1

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DREXEL, BARRELL & CO.

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

WYEDALE WAY
PLAN AND
PROFILE

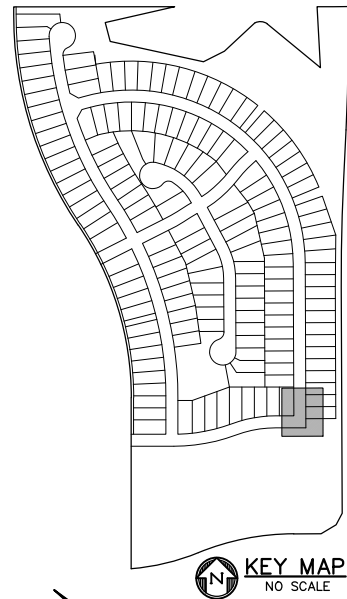
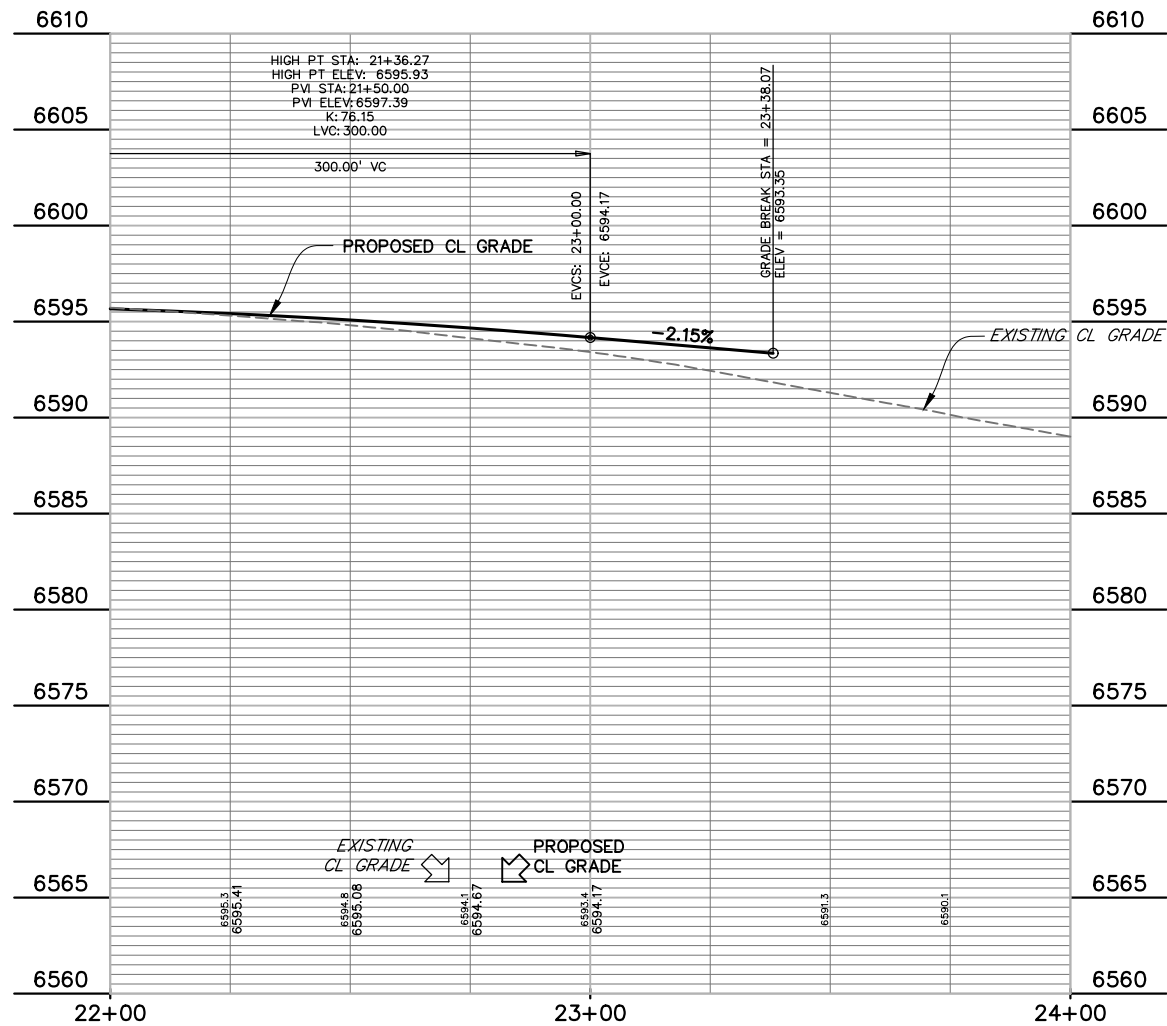
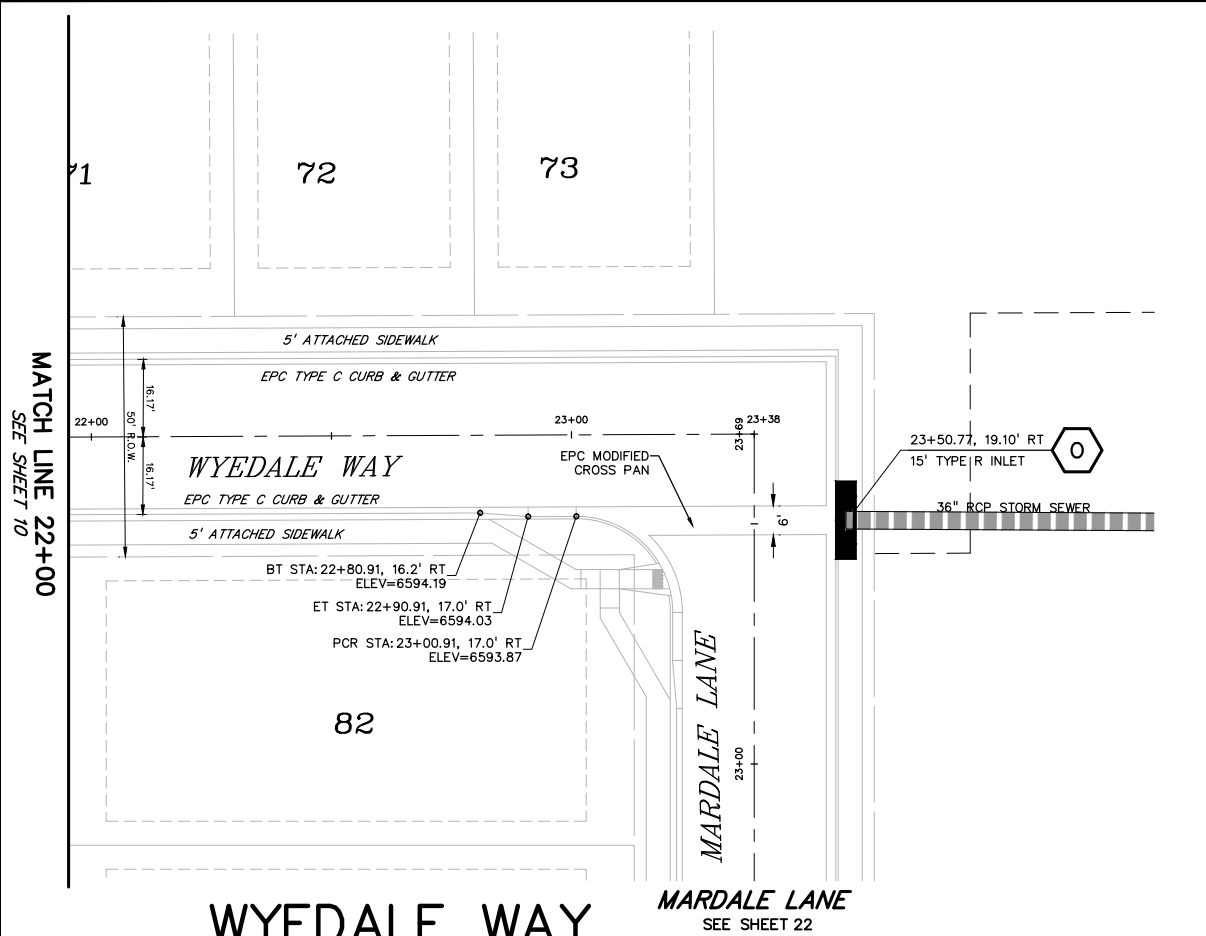
PROJECT NO. 21187-01CSCV
DRAWING NO.

RD05

SHEET: 10 OF 32

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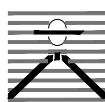
CURVE TABLE					
CURVE #	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD DISTANCE
C2	31.96'	20.00'	91°34'01"	S60°17'11"E	28.67'
C3	31.96'	20.00'	91°34'01"	S28°08'47"W	28.67'
C4	979.49'	700.00'	80°10'19"	N65°59'02"W	901.51'
C7	32.53'	20.00'	93°11'57"	N01°37'56"E	29.06'
C8	32.53'	20.00'	93°11'57"	N85°10'07"W	29.06'
C10	313.37'	700.00'	25°38'59"	N13°04'23"W	310.76'



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PREPARED BY:



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

CLIENT:



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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

DESIGNED BY: SBN

DRAWN BY: SBN

CHECKED BY: TDM

FILE NAME: 21187-01RD1

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BEHALF OF
DREXEL, BARRELL & CO.

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

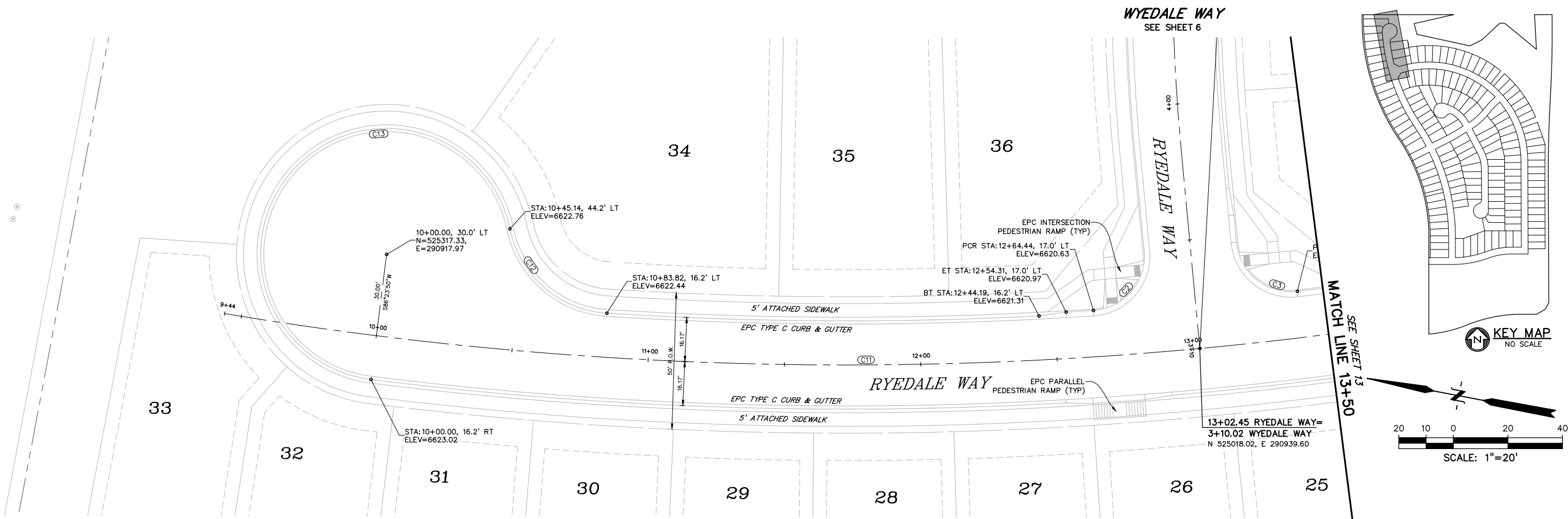
WYEDALE WAY
PLAN AND
PROFILE

PROJECT NO. 21187-01CSCV

DRAWING NO.

RD06

SHEET: 10 OF 32



RYEDALE WAY

PREPARED BY:

DREXEL, BARRELL & CO.
Engineers • Surveyors
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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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(719) 635-3200
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CONSTRUCTION DOCUMENTS FOR
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N. MARKSHEFFEL ROAD
EL PASO COUNTY, COLORADO

ISSUE DATE

INITIAL ISSUE 6-18-21

DESIGNED BY: GES

DRAWN BY: GES

CHECKED BY: TDM

FILE NAME: 21187-01RD2

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DREXEL, BARRELL & CO.

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

RYEDALE WAY
PLAN AND
PROFILE

PROJECT NO. 21187-01CSCV

DRAWING NO.

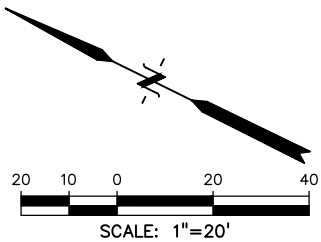
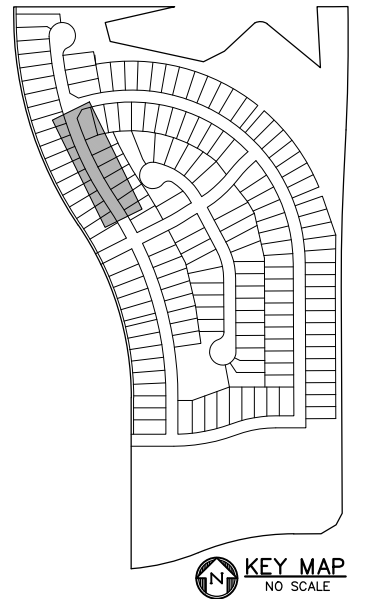
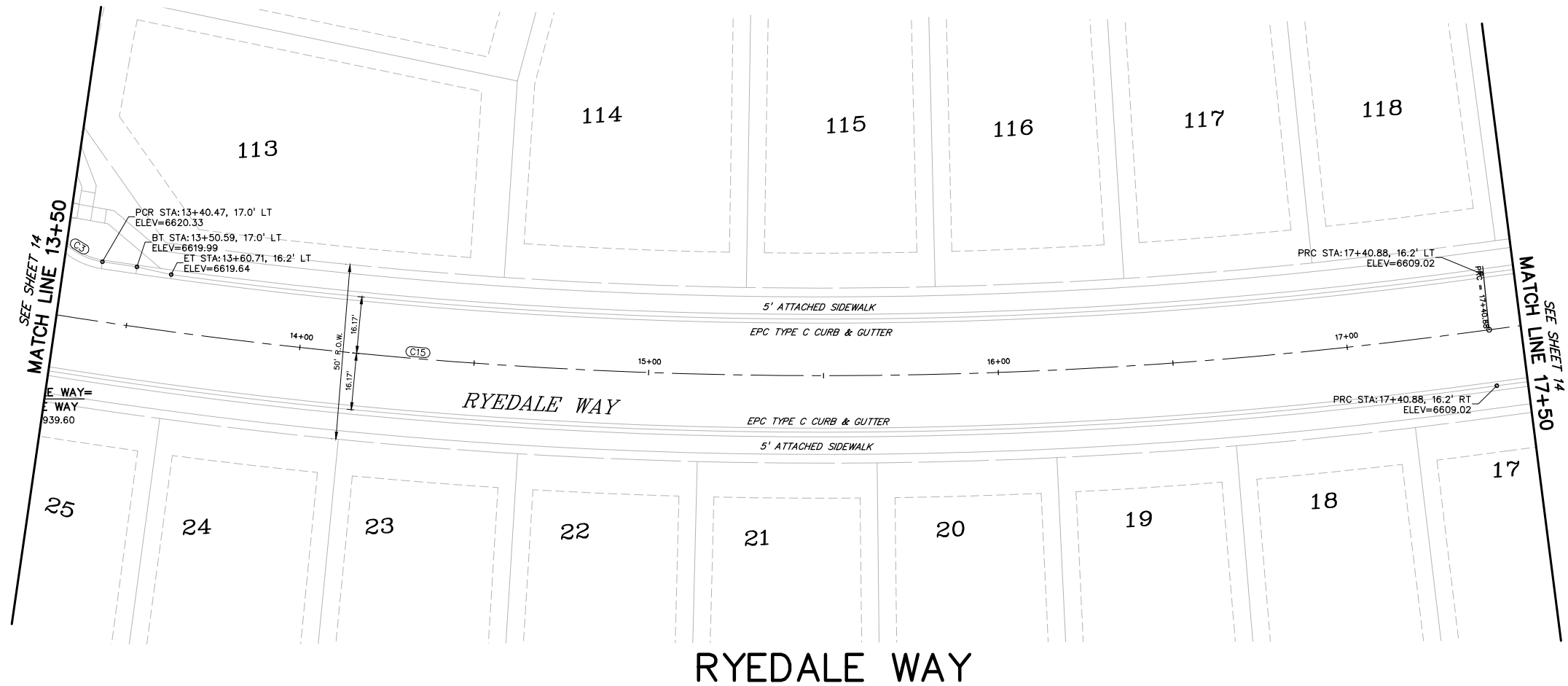
RD07

SHEET: 12 OF 32

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	28.88'

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

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PREPARED BY:

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COLORADO SPGS, COLORADO 80905
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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

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

FILE NAME: 21187-01RD2
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DREXEL, BARRELL & CO.

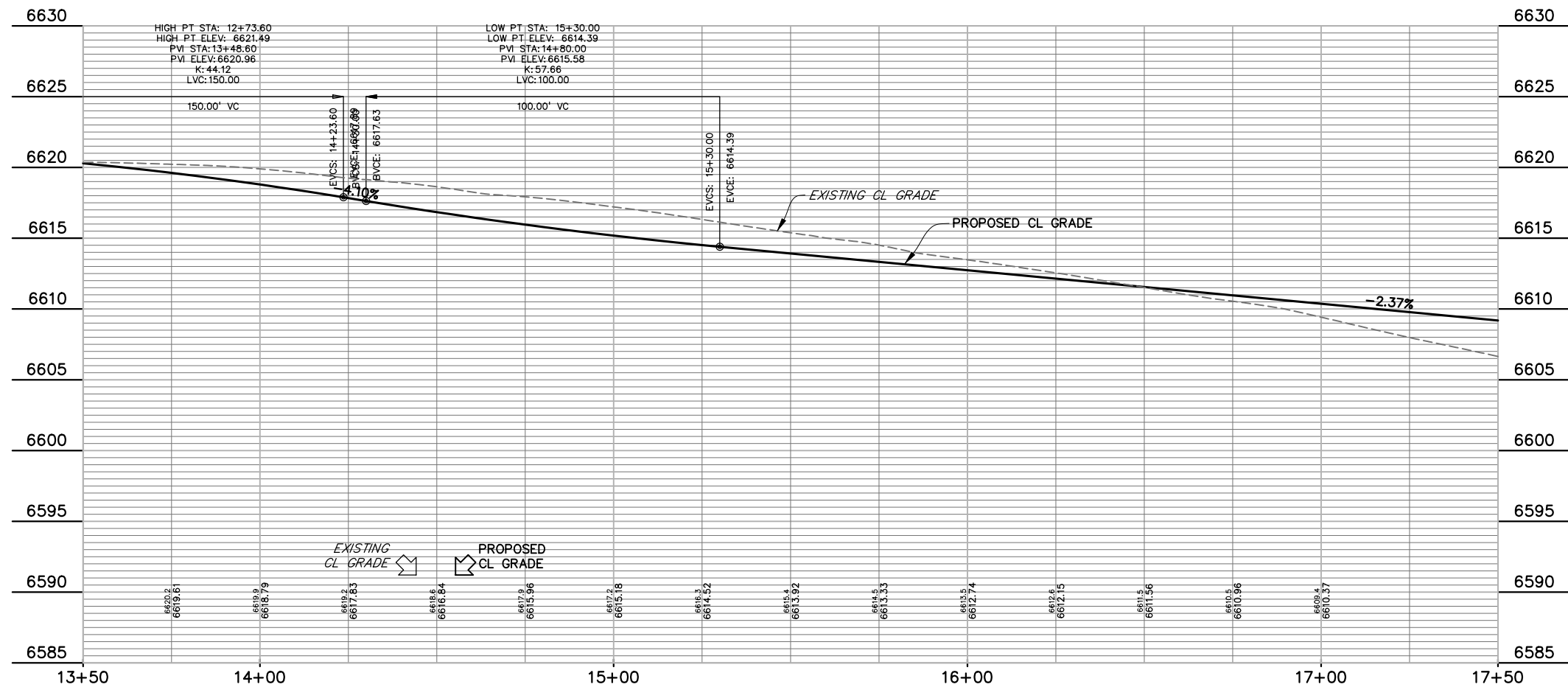
DRAWING SCALE:
HORIZONTAL: 1" = 20'
VERTICAL: 1" = 5'

RYEDALE WAY
PLAN AND
PROFILE

PROJECT NO. 21187-01CSCV
DRAWING NO.

RD08

SHEET: 13 OF 32

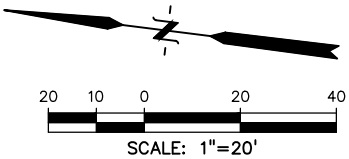
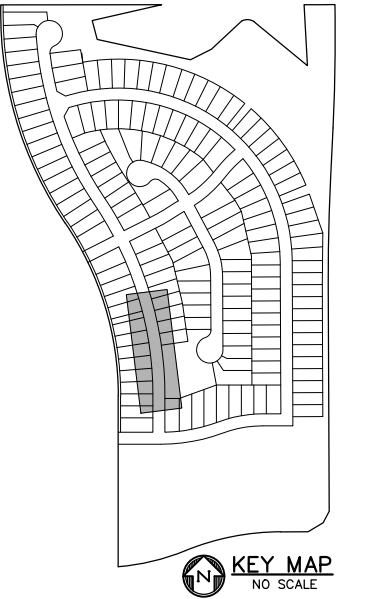
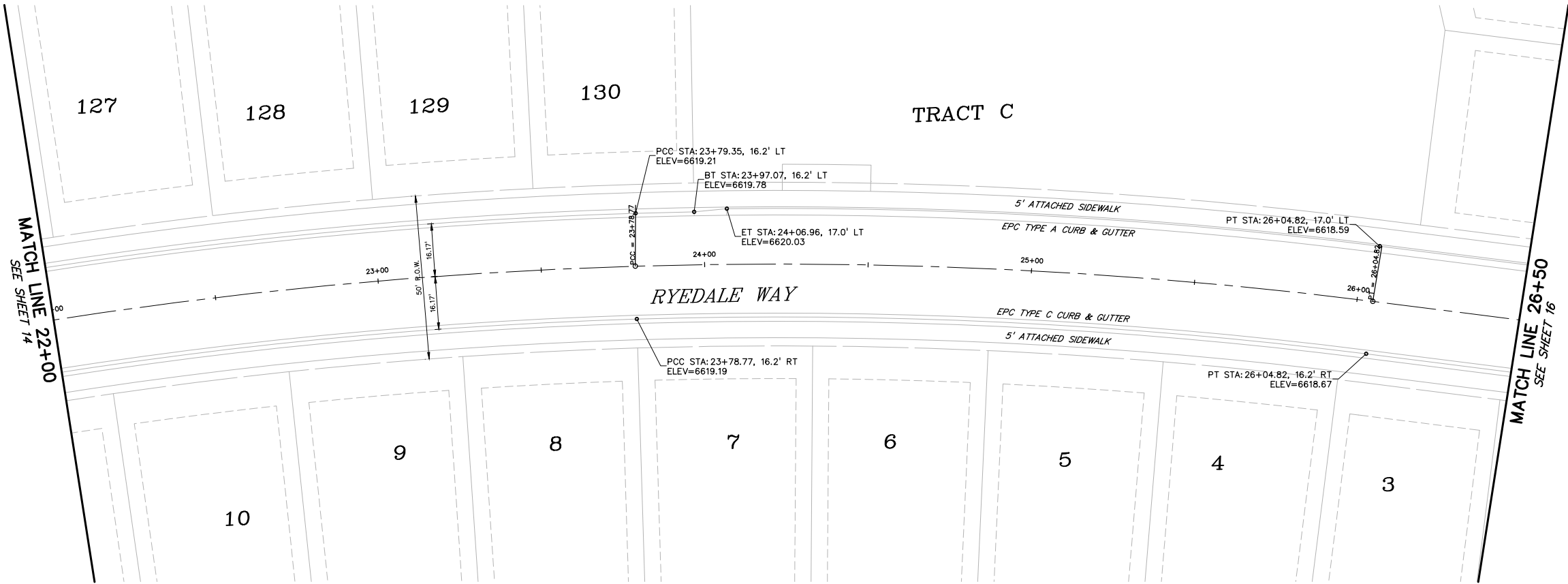


CURVE TABLE					
CURVE #	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD DISTANCE
C2	31.96'	20.00'	91°34'01"	S60°17'11"E	28.67'
C3	31.96'	20.00'	91°34'01"	S28°08'47"W	28.67'
C11	302.45'	1390.00'	12°28'02"	S09°50'11"E	301.86'
C12	50.58'	38.83'	74°37'42"	S30°15'27"W	47.08'
C13	202.39'	46.17'	251°10'33"	N58°00'54"W	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	28.88'

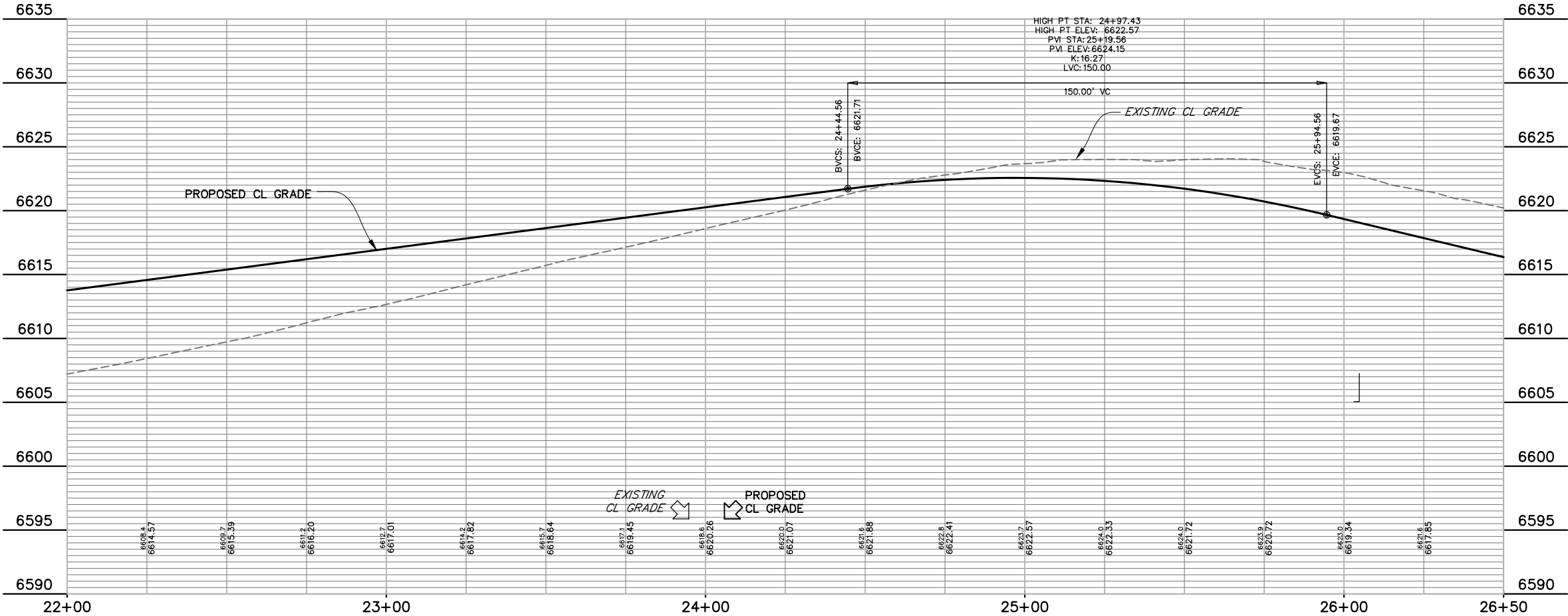


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EXCAVATE FOR THE MARKING OF
UNDERGROUND MEMBER UTILITIES.



RYEDALE WAY



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	436.42'	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	28.88'



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PREPARED BY:

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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

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 32



CURVE TABLE					
CURVE #	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD DISTANCE
C2	31.96'	20.00'	91°34'01"	S60°71'11"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°50'51"W	301.86'
C12	50.58'	38.83'	74°37'42"	S30°15'27"W	47.08'
C13	202.39'	461.17'	25°13'03"	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	384.30'	20.00'	91°30'02"	N17°25'55"E	28.65'
C18	50.92'	20.00'	88°34'27"	S72°31'51"E	27.93'
C19	31.84'	20.00'	91°30'02"	N17°04'15"E	28.65'
C20	30.91'	19.92'	86°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	28.86'



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

INITIAL ISSUE	6-18-21
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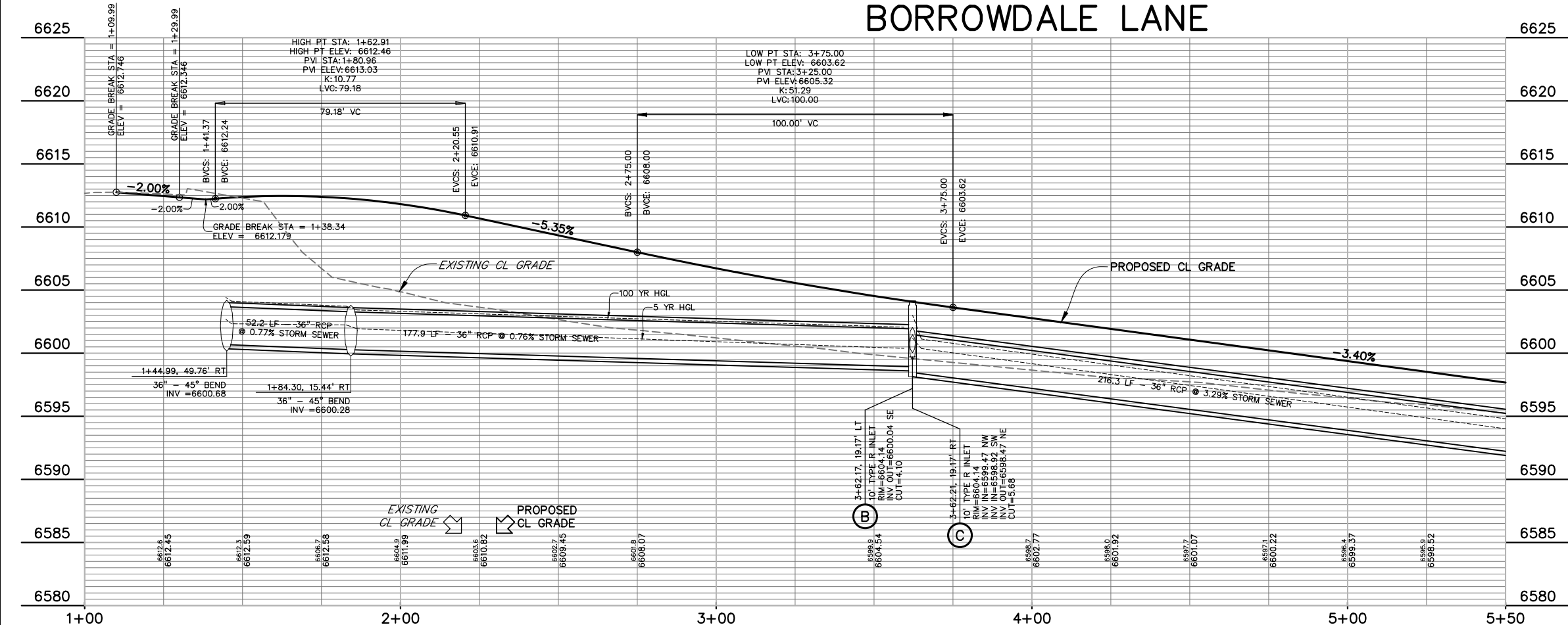
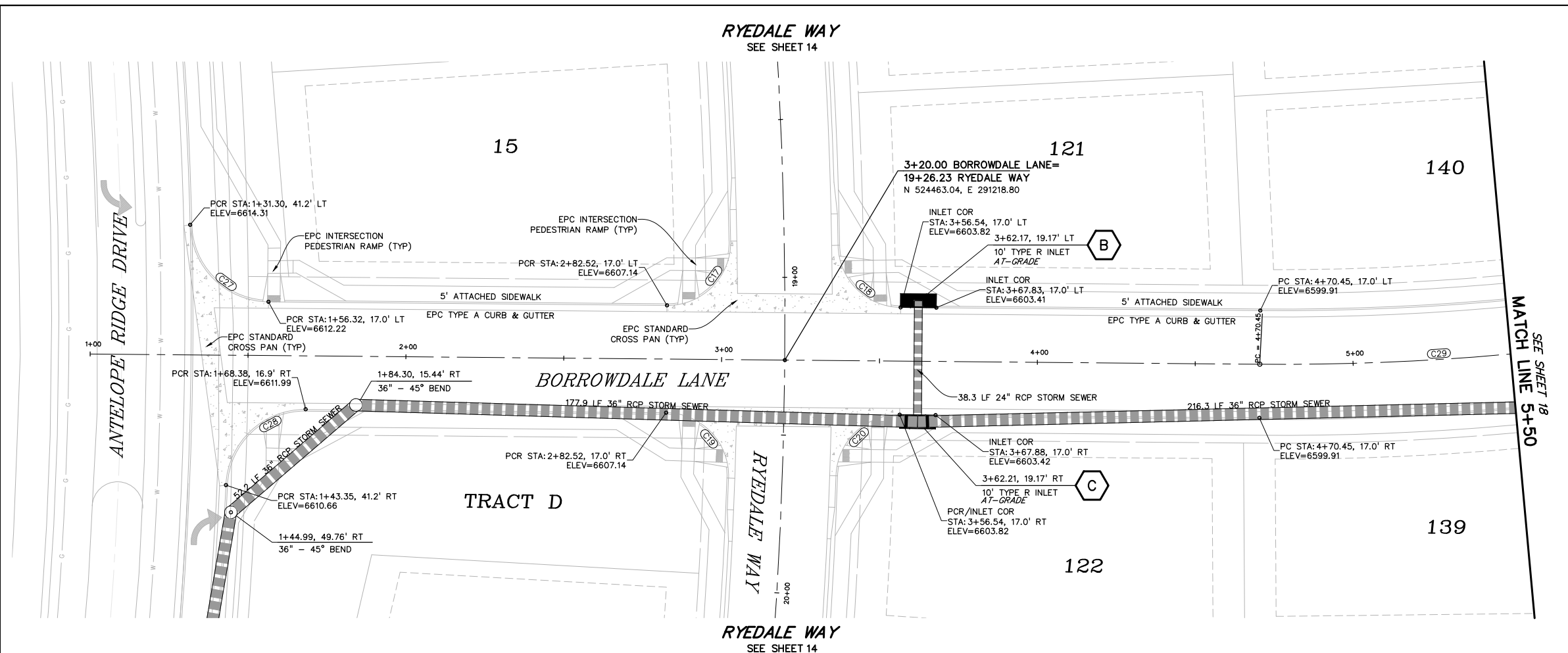
DRAWN BY:	GES
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PREPARED UNDER MY DIRECT

DVEDALE, WIMM

PROJECT NO. 21187-01CSC

SHEET:16 OF 32



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Engineers • Surveyors
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COLORADO SPGS, COLORADO 80905
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CLIENT:

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

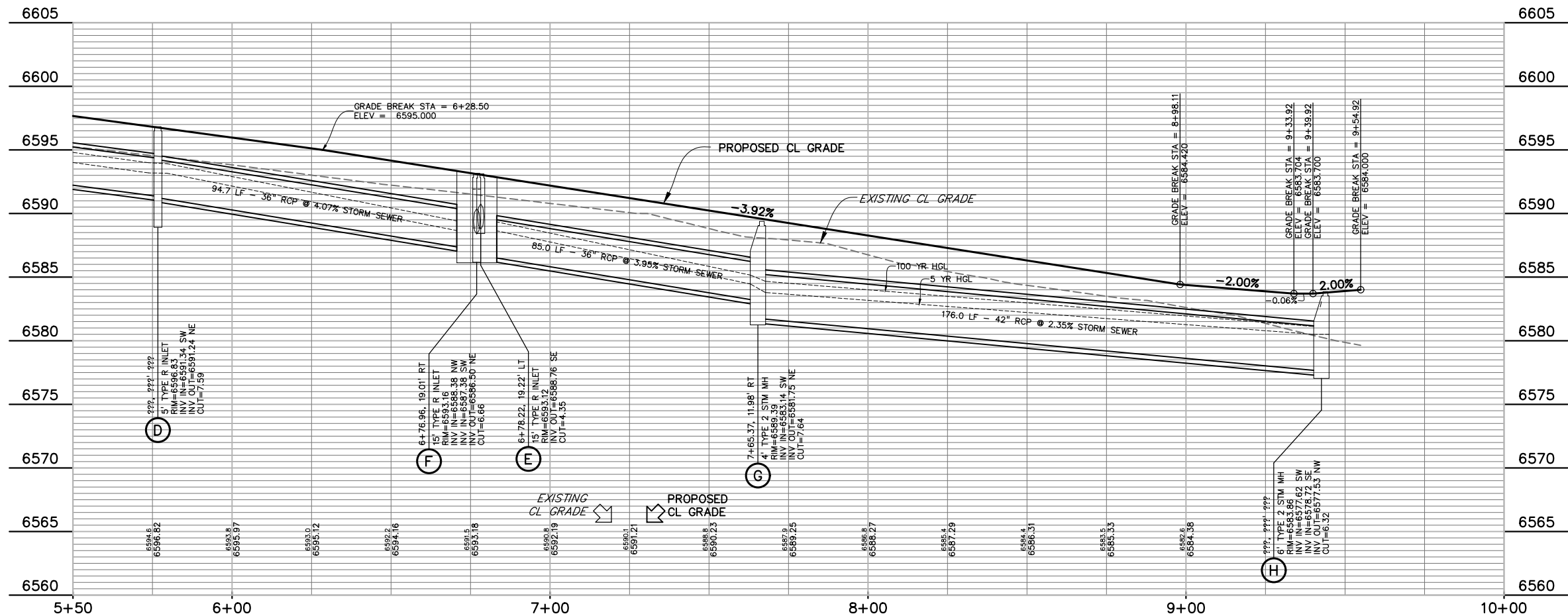
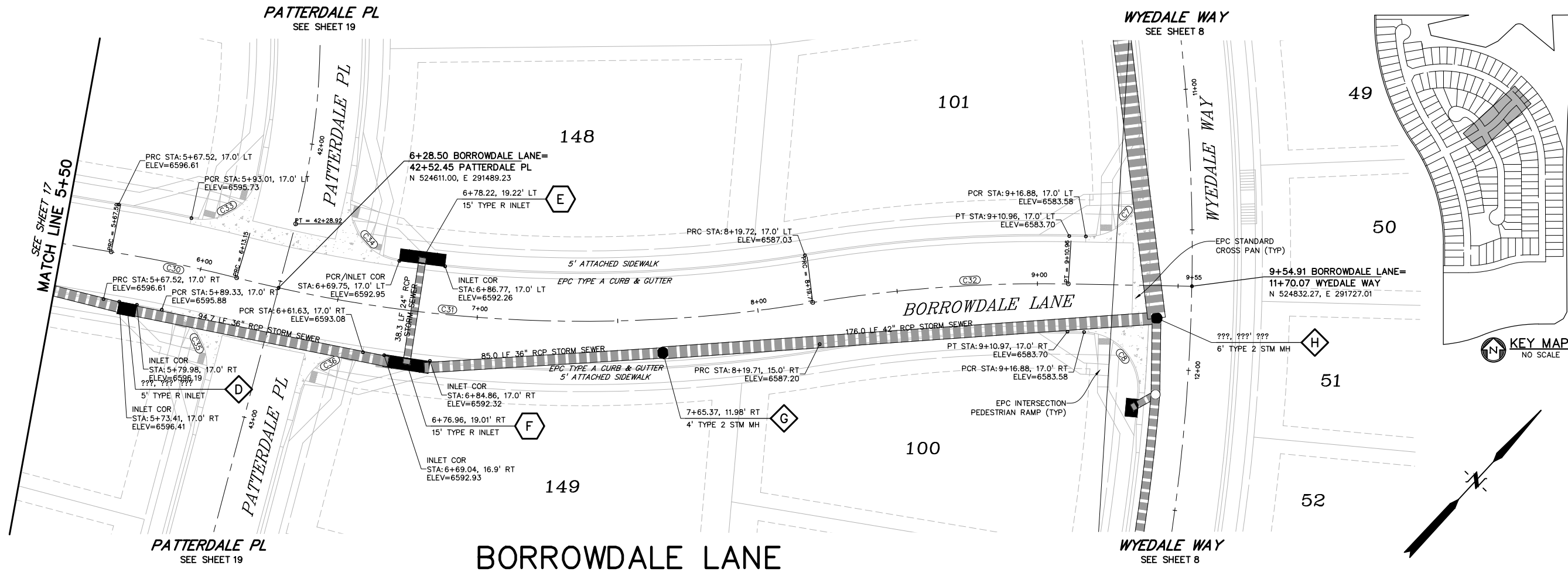
ISSUE	DATE
INITIAL ISSUE	6-18-21
DESIGNED BY:	GES
DRAWN BY:	GES
CHECKED BY:	TDM
FILE NAME:	21187-01RD3
PREPARED UNDER MY DIRECT SUPERVISION FOR AND ON BEHALF OF DREXEL, BARRELL & CO.	
DRAWING SCALE: HORIZONTAL: 1" = 20' VERTICAL: 1" = 5'	
BORROWDALE LN. PLAN AND PROFILE	
PROJECT NO. 21187-01CSCV DRAWING NO.	
RD12	
SHEET: 17 OF 32	

KEY MAP
NO SCALE

SCALE: 1"=20'

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°05'24"	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.



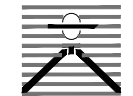
CURVE TABLE					
CURVE #	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD DISTANCE
C7	32.53'	20.00'	93°11'57"	N01°37'56"E	29.06'
C8	32.53'	20.00'	93°11'57"	N85°10'07"W	29.06'
C17	31.93'	20.03'	91°20'47"	N17°25'55"E	28.65'
C18	30.91'	20.03'	88°25'01"	S72°31'51"E	27.93'
C19	31.93'	20.03'	91°21'00"	N71°04'03"W	28.65'
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°05'24"	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°43'08"	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'



Know what's below.
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CALL 3-BUSINESS DAYS IN ADVANCE
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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
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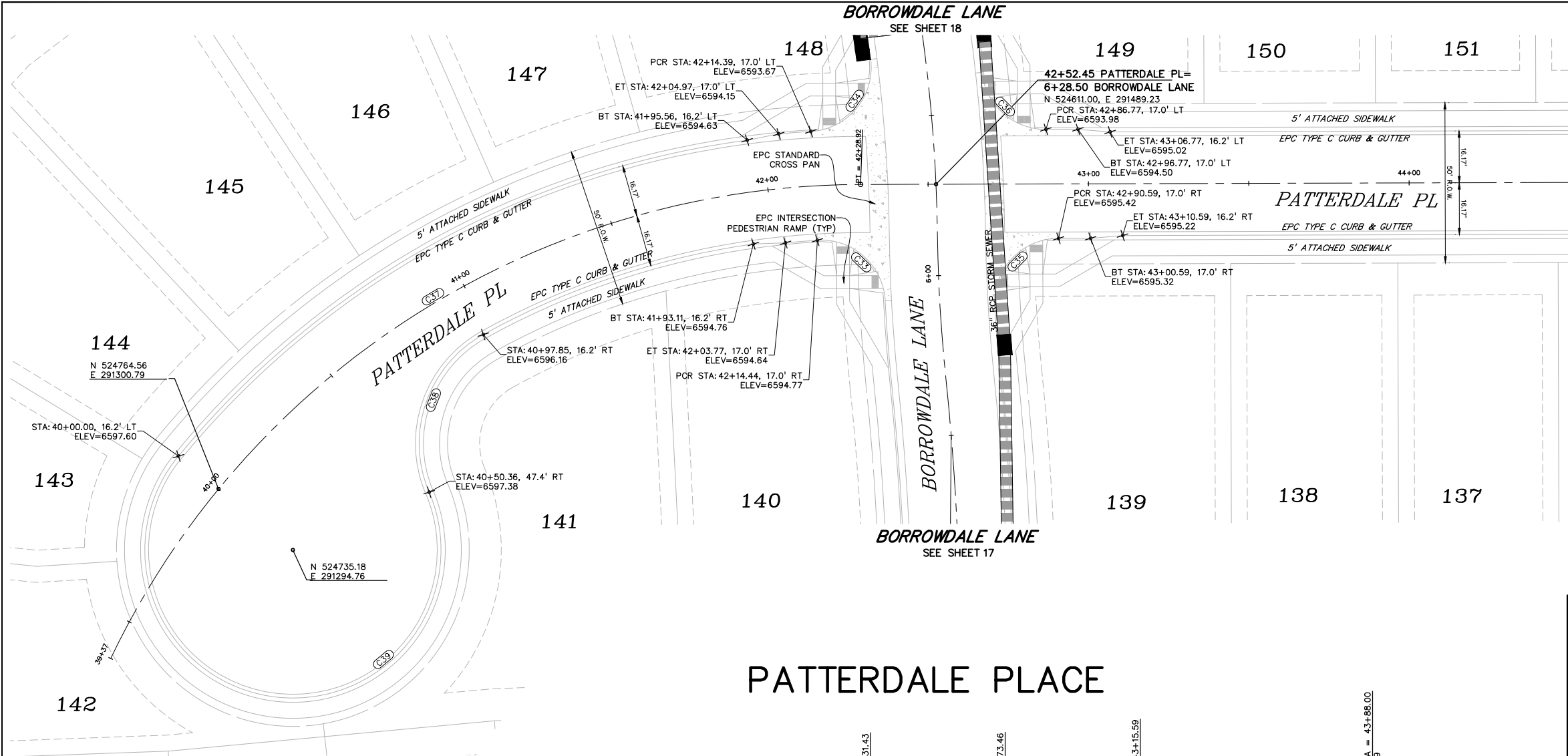
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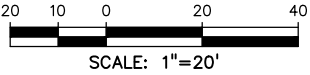
THE LANDHUIS COMPANY
212 N. WAHSATCH AVE., #301
COLORADO SPRINGS, CO 80903
(719) 635-3200
CONTACT: JEFF MARK

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

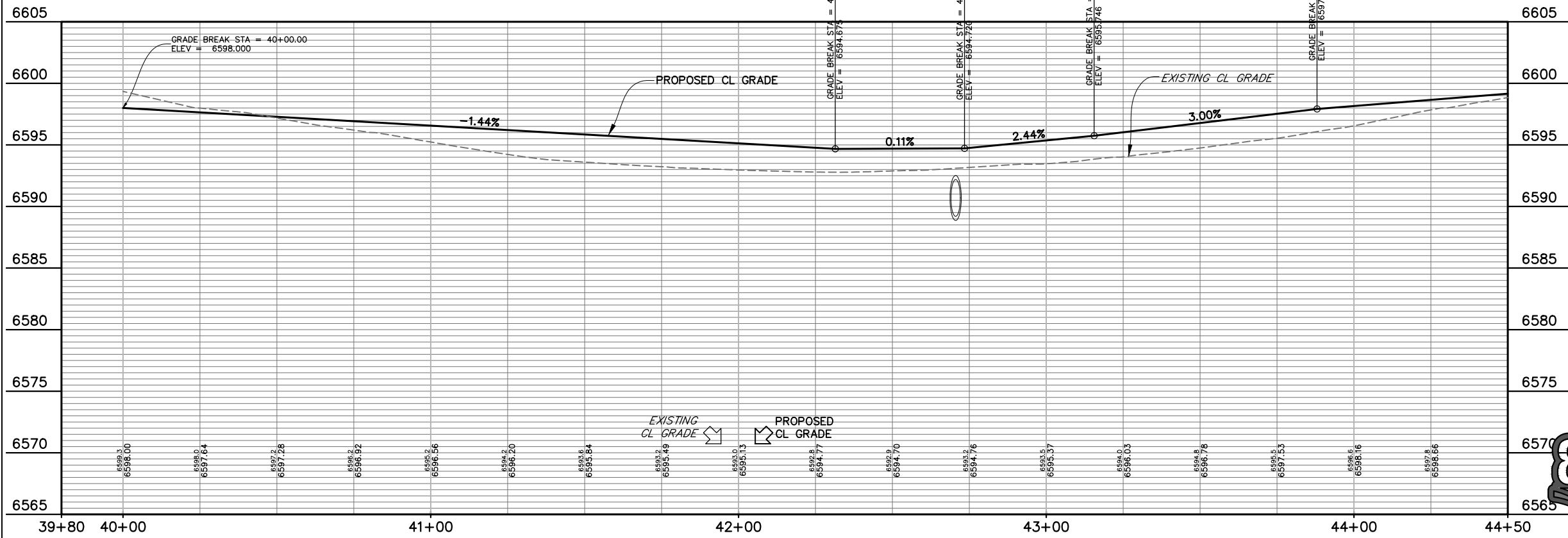
ISSUE	DATE
INITIAL ISSUE	6-18-21
DESIGNED BY:	GES
DRAWN BY:	GES
CHECKED BY:	TDM
FILE NAME:	21187-01RD3
PREPARED UNDER MY DIRECT SUPERVISION FOR AND ON BEHALF OF DREXEL, BARRELL & CO.	
DRAWING SCALE: HORIZONTAL: 1" = 20' VERTICAL: 1" = 5'	
BORROWDALE LN. PLAN AND PROFILE	
PROJECT NO. 21187-01CSCV DRAWING NO.	
RD13	
SHEET: 18 OF 32	



MATCH LINE 44+50
SEE SHEET 20



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'



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BEFORE YOU DIG, GRADE, OR
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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
DESIGNED BY:	GES
DRAWN BY:	GES
CHECKED BY:	TDM
FILE NAME:	21187-01RD4

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DREXEL, BARRELL & CO.

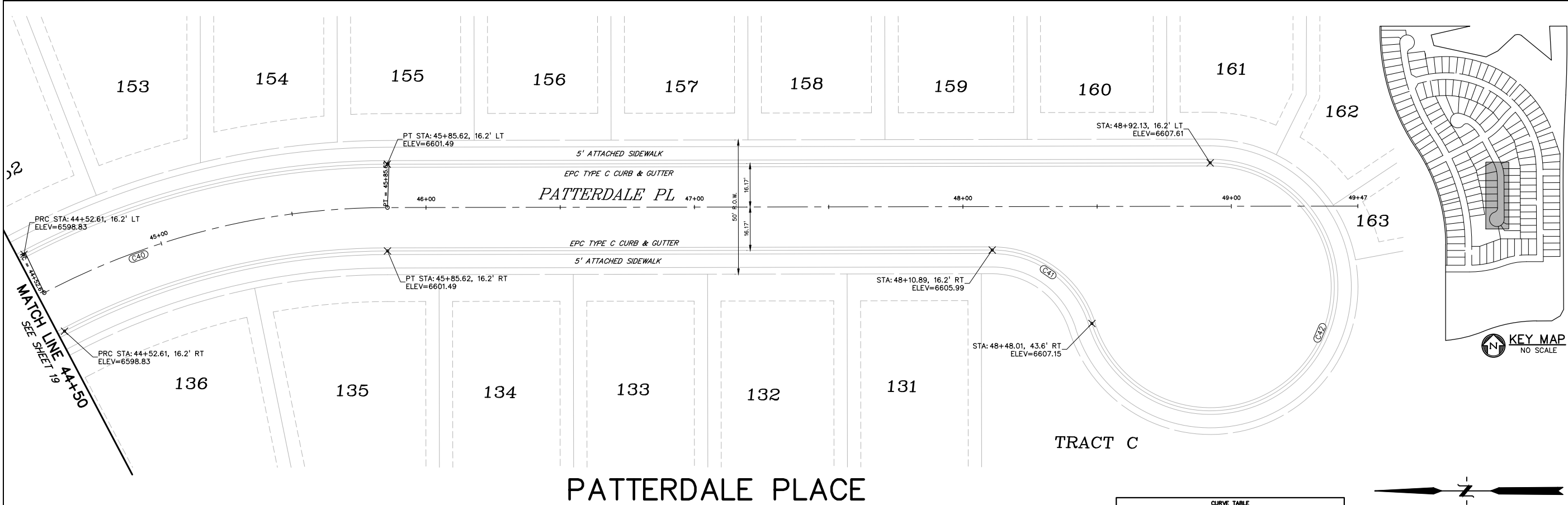
DRAWING SCALE:
HORIZONTAL: 1" = 20'
VERTICAL: 1" = 5'

PATTERDALE PL.
PLAN AND
PROFILE

PROJECT NO. 21187-01CSCV
DRAWING NO.

RD14

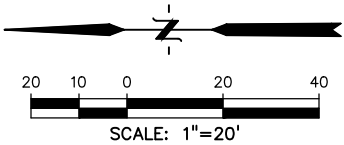
SHEET: 19 OF 32



PATTERDALE PLACE

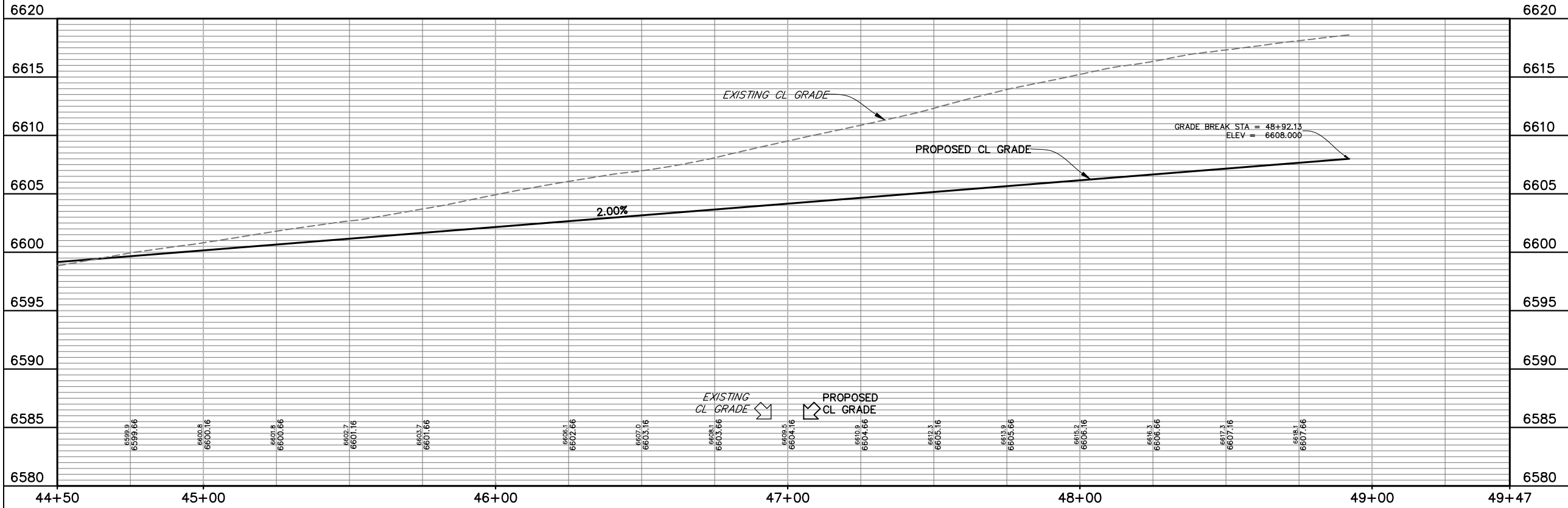
TRACT C

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'



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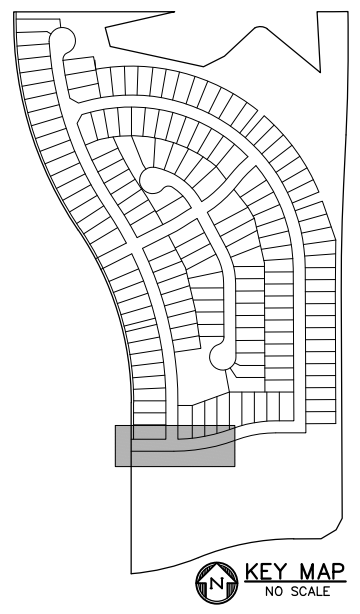
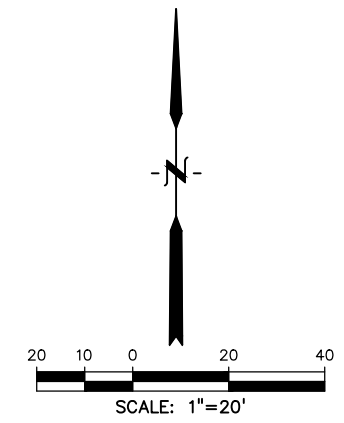
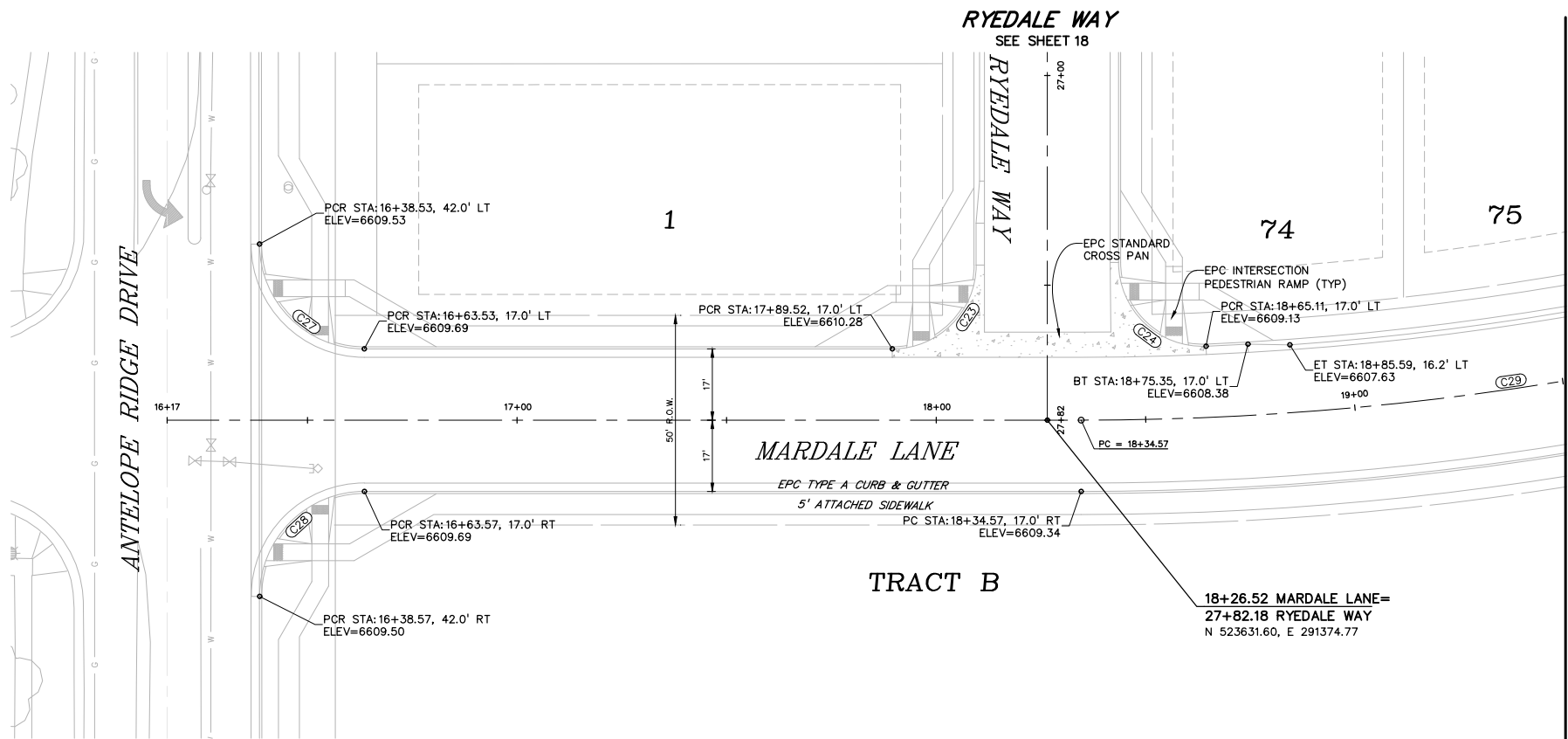
DREXEL, BARRELL & CO.
Engineers • Surveyors
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COLORADO SPGS, COLORADO 80905
CONTACT: TIM D. McCONNELL, P.E.
(719)260-0887
BOULDER • COLORADO SPRINGS • GREELEY

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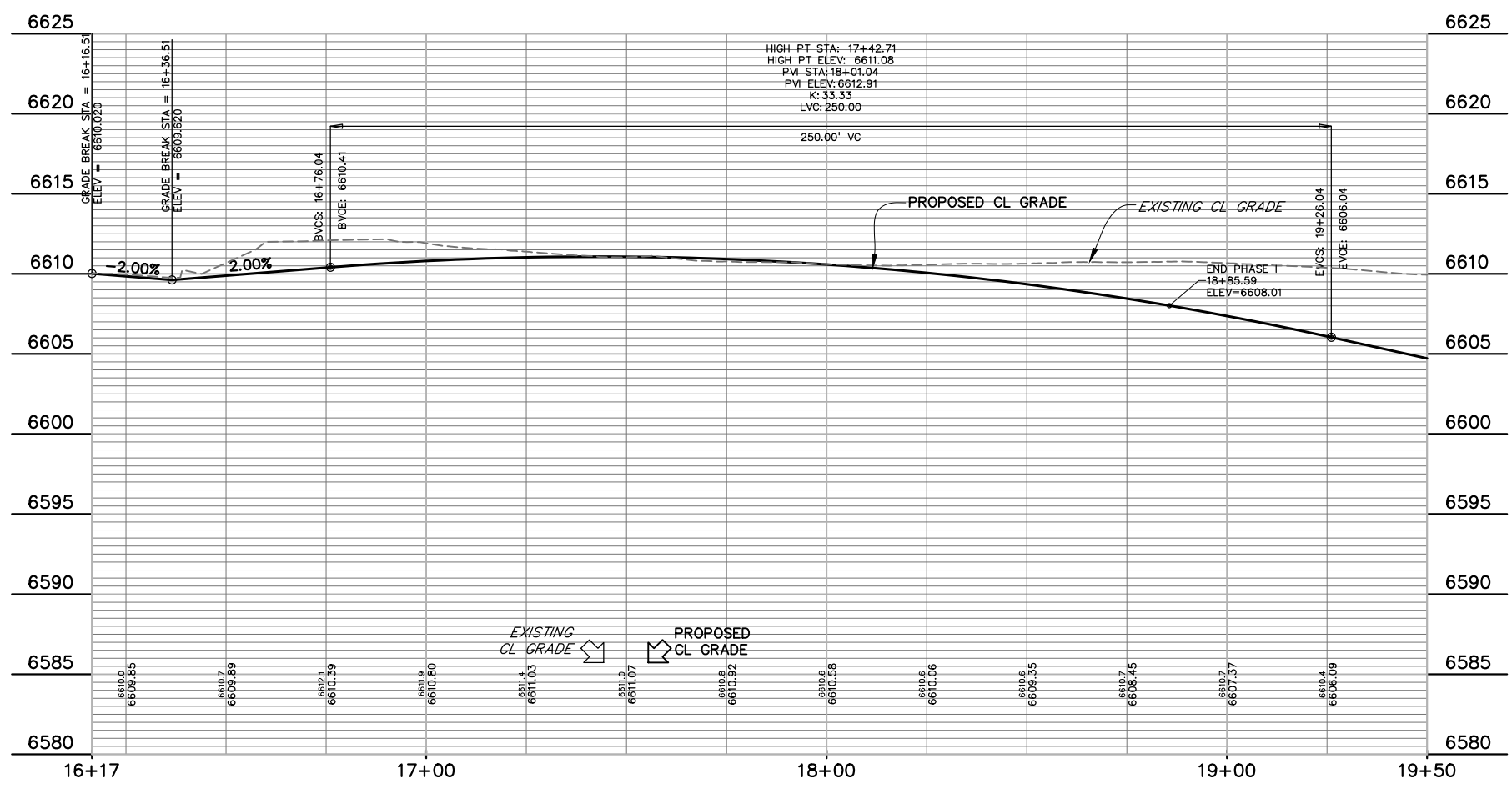
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(719) 635-3200
CONTACT: JEFF MARK

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

ISSUE	DATE
INITIAL ISSUE	6-18-21
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	
SHEET: 20 OF 32	



MARDALE LANE



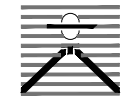
CURVE TABLE					
CURVE #	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD DISTANCE
C23	31.42'	20.00'	90°00'00"	N44°59'46"E	28.28'
C24	32.27'	20.00'	92°26'51"	S46°13'39"E	28.88'
C27	39.26'	25.00'	89°58'17"	S45°01'05"E	35.35'
C28	39.28'	25.00'	90°01'04"	S44°59'14"W	35.36'
C29	255.35'	715.00'	20°27'45"	N79°45'54"E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



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UNDERGROUND MEMBER UTILITIES.

PREPARED BY:



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Engineers • Surveyors
3 SOUTH 7TH STREET
COLORADO SPGS, COLORADO 80905
CONTACT: TIM D. McCONNELL, P.E.
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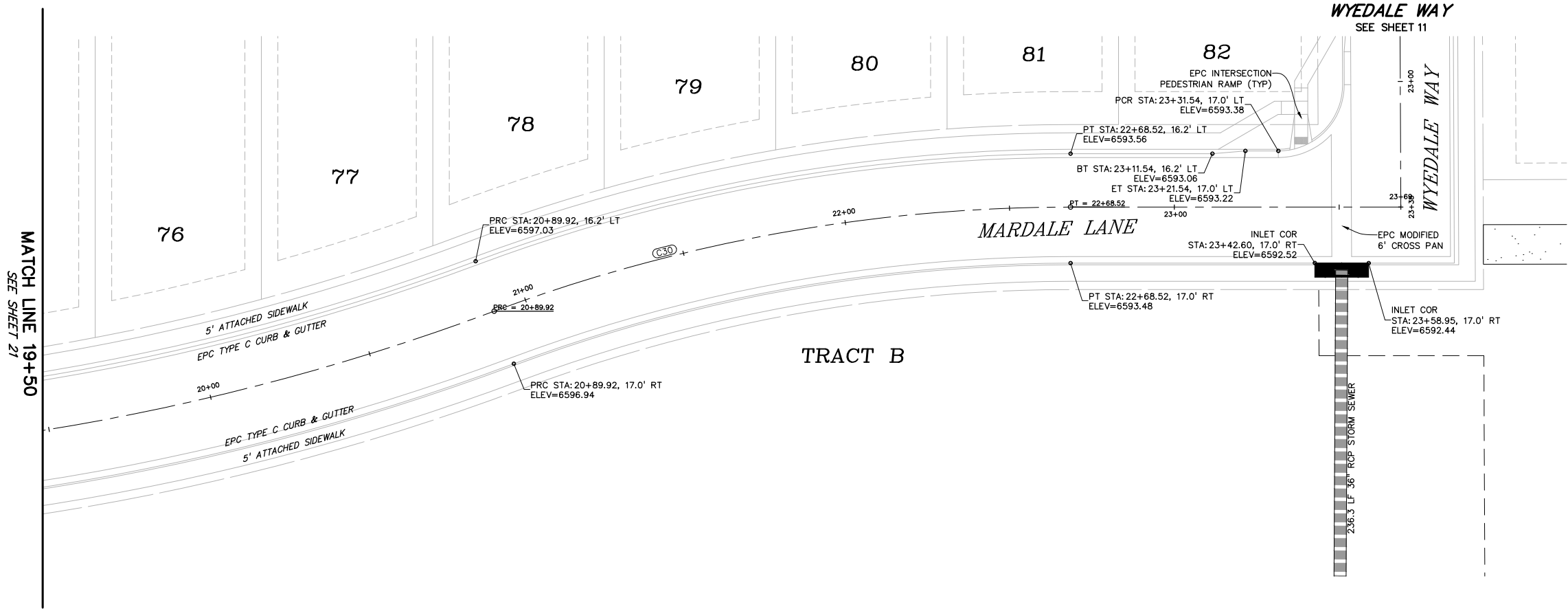
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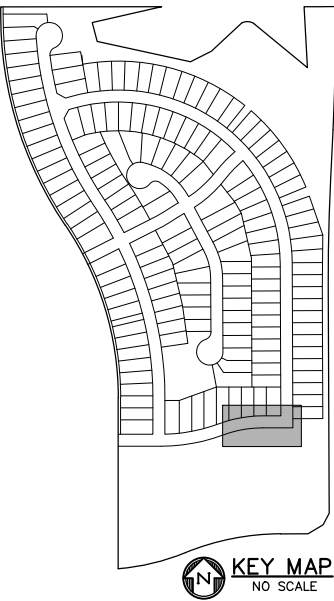
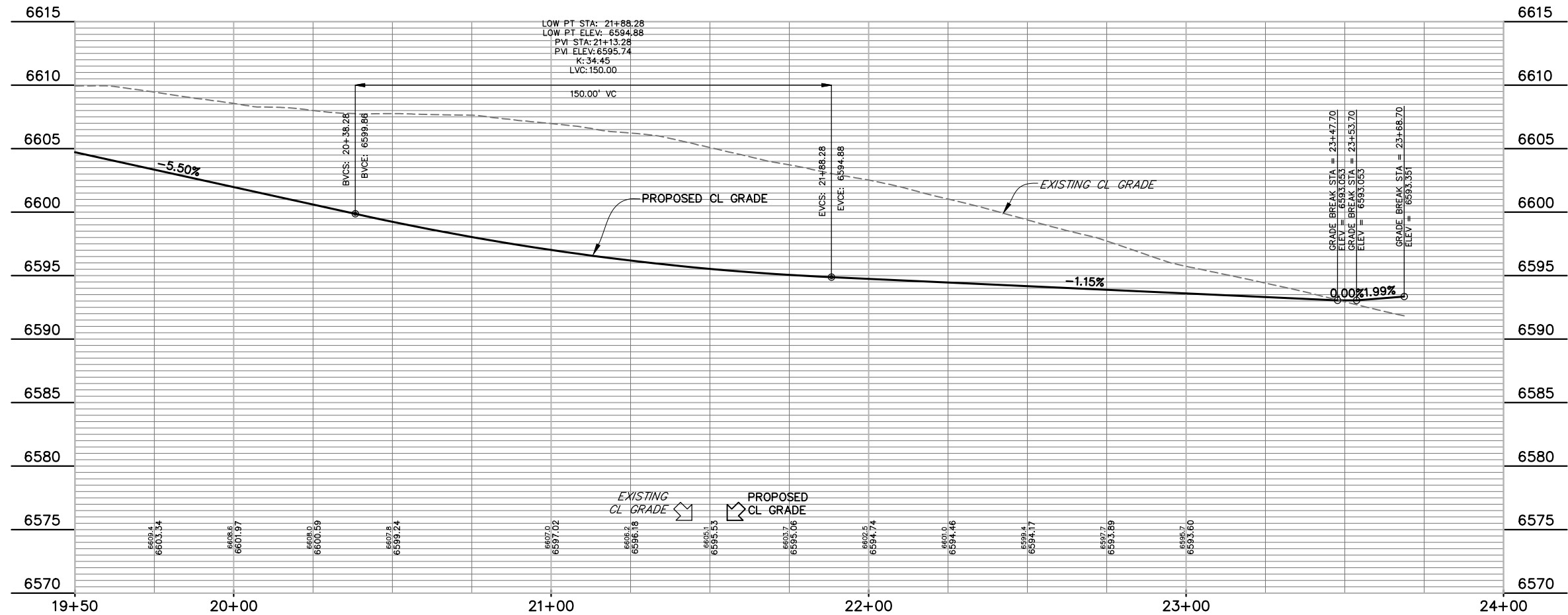
THE LANDHUIS COMPANY
212 N. WAHSATCH AVE., #301
COLORADO SPRINGS, CO 80903
(719) 635-3200
CONTACT: JEFF MARK

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

ISSUE	DATE
INITIAL ISSUE	6-18-21
DESIGNED BY:	GES
DRAWN BY:	GES
CHECKED BY:	TDM
FILE NAME:	21187-01RDS
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	
SHEET: 21 OF 32	



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'

PREPARED BY:

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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

DESIGNED BY: SBN

DRAWN BY: SBN

CHECKED BY: TDM

FILE NAME: 21187-01RDS

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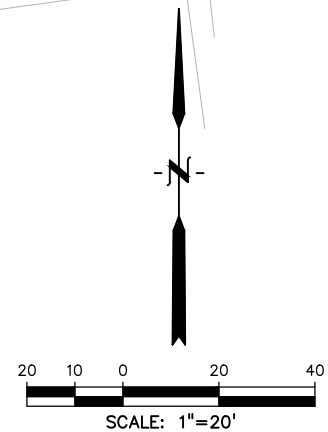
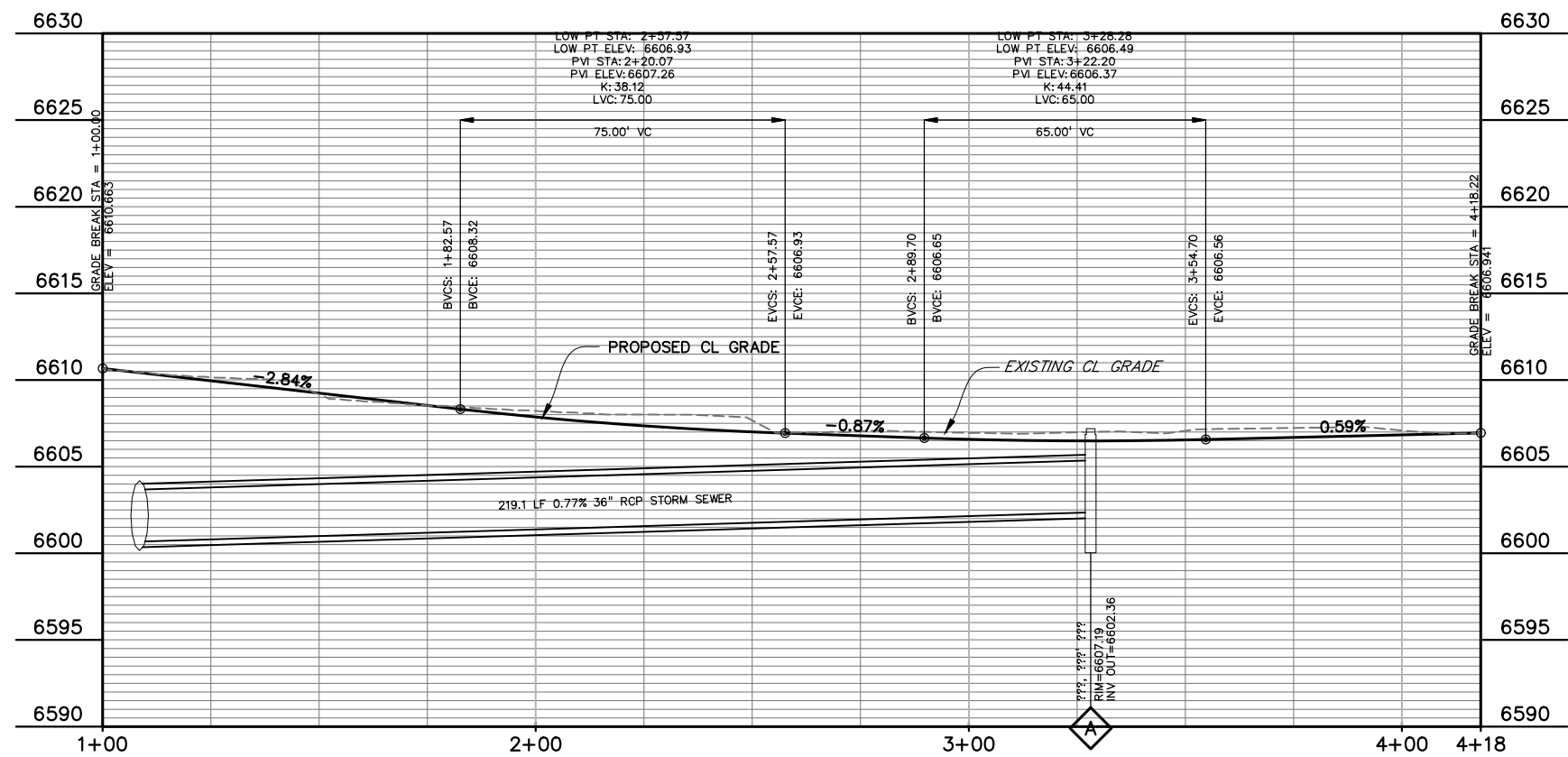
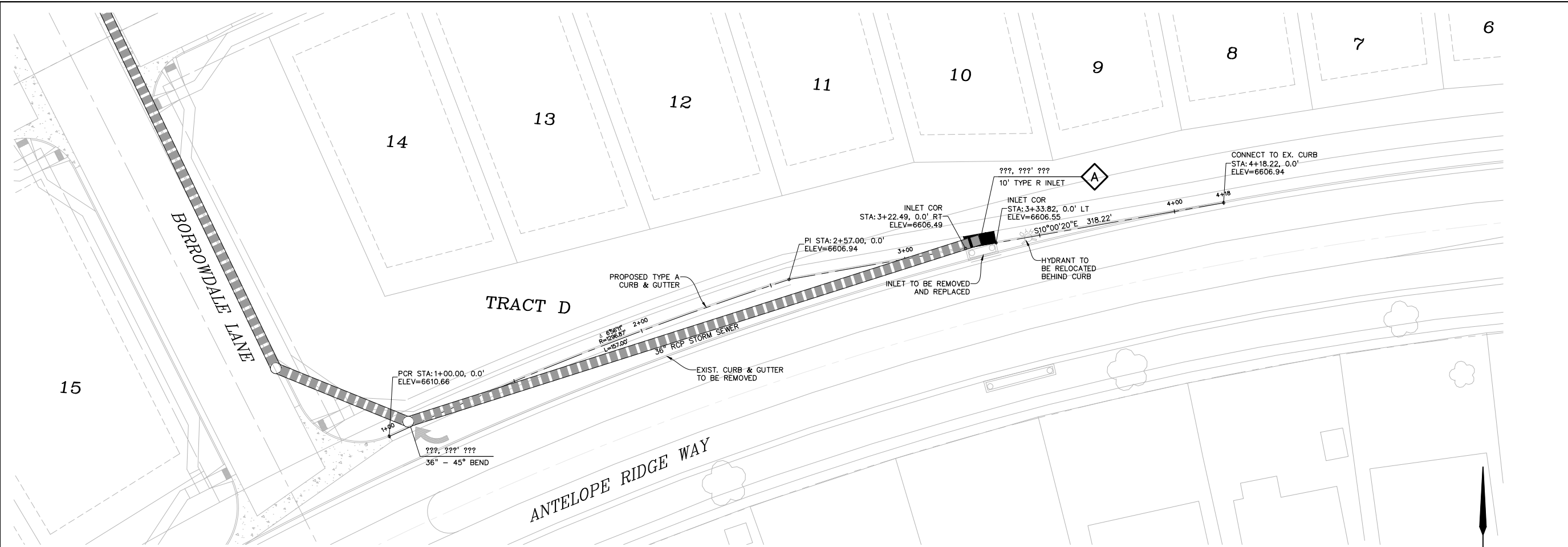
DRAWING SCALE:
HORIZONTAL: 1" = 20'
VERTICAL: 1" = 5'

MARDALE LANE
PLAN AND
PROFILE

PROJECT NO. 21187-01CSCV
DRAWING NO.

RD17

SHEET:22 OF 32



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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COMPANY
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

DESIGNED BY:	SBN
DRAWN BY:	SBN
CHECKED BY:	TMD

FILE NAME: 21187-01RD6

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

DRAWING SCALE:
HORIZONTAL: 1"=20'
VERTICAL: N/A

ANTELOPE RIDGE
RIGHT TURN
PLAN & PROFILE

PROJECT NO. 21187-01CSCV
DRAWING NO.

RD18

SHEET: 23 OF 32