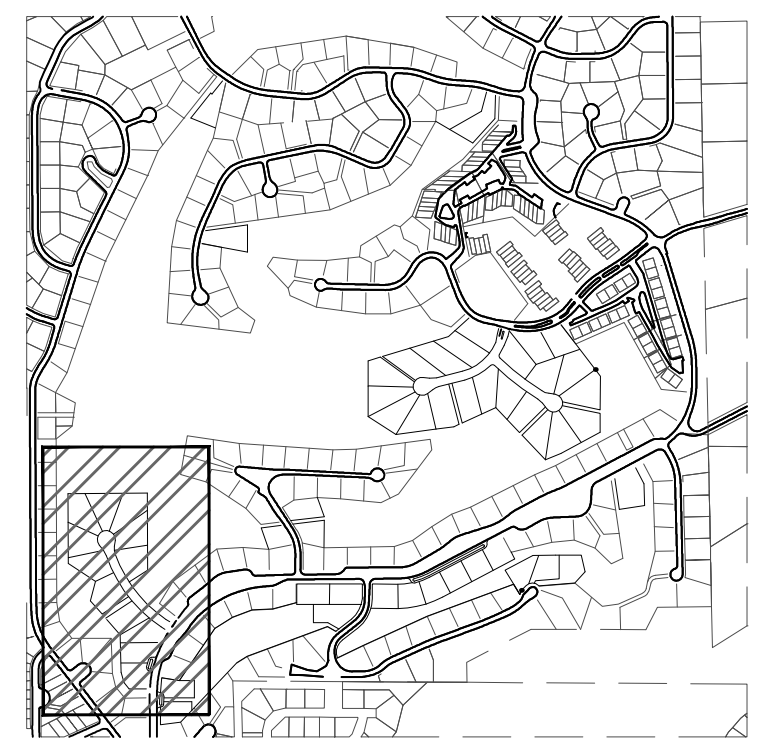




LEGEND:

- PROPOSED MAJOR CONTOUR
- PROPOSED MINOR CONTOUR
- - - EXISTING MAJOR CONTOUR
- - - EXISTING MINOR CONTOUR
- - - PROPOSED SANITARY
- - - EXISTING SANITARY
- SF — PROPOSED SILT FENCE
- — — LIMITS OF DISTURBANCE
- CONSTRUCTION SITE BOUNDARIES
- ⊗ EXISTING WATER VALVES
- ⊗ EXISTING FIRE HYDRANT
- ⊗ EXISTING FIRE HYDRANT TO BE REMOVED
- ⊗ PROPOSED FIRE HYDRANT
- ⊗ PROPOSED WATER VALVES & REDUCERS
- ⊗ EXISTING SANITARY MANHOLE
- ⊗ EXISTING SANITARY MANHOLE TO BE REMOVED
- ⊗ PROPOSED SANITARY MANHOLE
- ⊗ CONCRETE WASHOUT
- ⊗ VEHICLE TRACKING CONTROL
- ⊗ STRAW BALE BARRIER
- ⊗ INLET PROTECTION
- ⊗ ROCK SOCKS

KEY MAP N.T.S.



- SHEET INDEX**
- 1 - OVER ALL
 - 2 - STONE EAGLE PLACE & LOTS 1 & 12
 - 3 - DETENTION BASIN OUTFALL
 - 4 - GRADING & EROSION CONTROL DETAILS
 - 5 - GRADING & EROSION CONTROL DETAILS
 - 6 - GRADING & EROSION CONTROL DETAILS

OWNER'S STATEMENT:

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

G & S DEVELOPMENT, INC _____ DATE _____
 MR. SCOTT GRATRIX
 303-858-0599

ENGINEER'S STATEMENT:

These detailed plans were prepared under my direction and supervision. Said plans and specifications have been prepared in accordance with the criteria established by the County for detailed roadway, drainage, grading and erosion control plans and specifications, and said plan 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 preparing these detailed plans and specifications.

Michael A. Bartusek, P.E. #23329

DEVELOPER'S STATEMENT:

I, the Developer, have read and will comply with all of the requirements specified on this plan.

By: Scott Gratrix
 Title: President
 Address: G & S Development, Inc
 9800 Pyramid Court, Suite 340
 Englewood, CO 80112

Filed in accordance with the El Paso County Land Development Code, Drainage Criteria Manual Volumes 1 and 2, and the Engineering Criteria Manual, as amended.

Scott Gratrix _____ Date _____
ENGINEER'S STATEMENT:

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

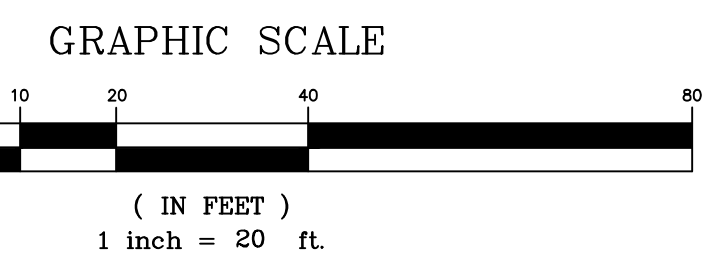
MICHAEL BARTUSEK, COLORADO P.E. # 23329 _____ DATE _____
 RESPEC

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.

JENIFER IRVINE P.E. _____ DATE _____
 COUNTY ENGINEER/ECM ADMINISTRATOR



NOTE:
 IF CONSTRUCTION HAS NOT STARTED WITHIN 2 YEARS OF PLANS BEING SIGNED BY THE EL PASO COUNTY ENGINEER, THE PLANS WILL NEED TO BE RESUBMITTED FOR APPROVAL UNDER CURRENT CRITERIA.
 A MIN OF 18" DRIVEWAY CULVERTS SHALL BE DESIGNED AND PLACED BY THE CONTRACTOR FOR ALL LOTS ADJACENT TO DITCH SECTIONS AT TIME OF DEVELOPMENT

BENCHMARK:
 "FIMS MONUMENT 100 IS N.G.S. TRIANGULATION STATION "MONUMENT" - A STANDARD TRIANGULATION STATION DISK. THE MARK IS APPROXIMATELY 0.7 MILES SOUTH ALONG INTERSTATE HIGHWAY 25 FROM THE BAPTIST ROAD OVERPASS. THE MARK IS 75.1 FEET SOUTHWEST OF A FENCE LINE AND 94.5 FEET WEST OF REFERENCE MONUMENT #1."
 ELEVATION - 6768.48 FEET NGVD '29

THE BASIS OF BEARINGS FOR THIS PROJECT IS THE WEST LINE OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 6, T12S, R66W N00°15'58"W - 1324.20 FEET, THE BEARING IS A GRID BEARING OF THE COLORADO STATE PLANE CENTRAL ZONE NAD 83. THE LINE IS MONUMENTED BY 1934 GLO BRASS CAP ON THE NORTH END AND A 2" DIAMETER ALUMINUM CAP PLS 4842 ON THE SOUTH END.

NAME: Z:\COLORADO SPRINGS OFFICE\03524_GLENEAGLE\CAD\DWG\03524-S-GRAD.DWG
 PLOT DATE: February 19, 2019 1:59 PM BY: CHRIS WIEKES

DESIGNED		DRAWN		CHECKED		DATE	
MAB	HUG	MAB	MAB				2/19/2019
720 S COLORADO BLVD SUITE 410S DENVER, CO 80246 PHONE (303) 757-3855							

STAMP

PROJ NO. 03524
 DWG NM. 03524-Dev-F12

GUMAN & ASSOCIATES, LLC
 731 N. WEBER ST., SUITE 10
 COLORADO SPRINGS, CO 80903

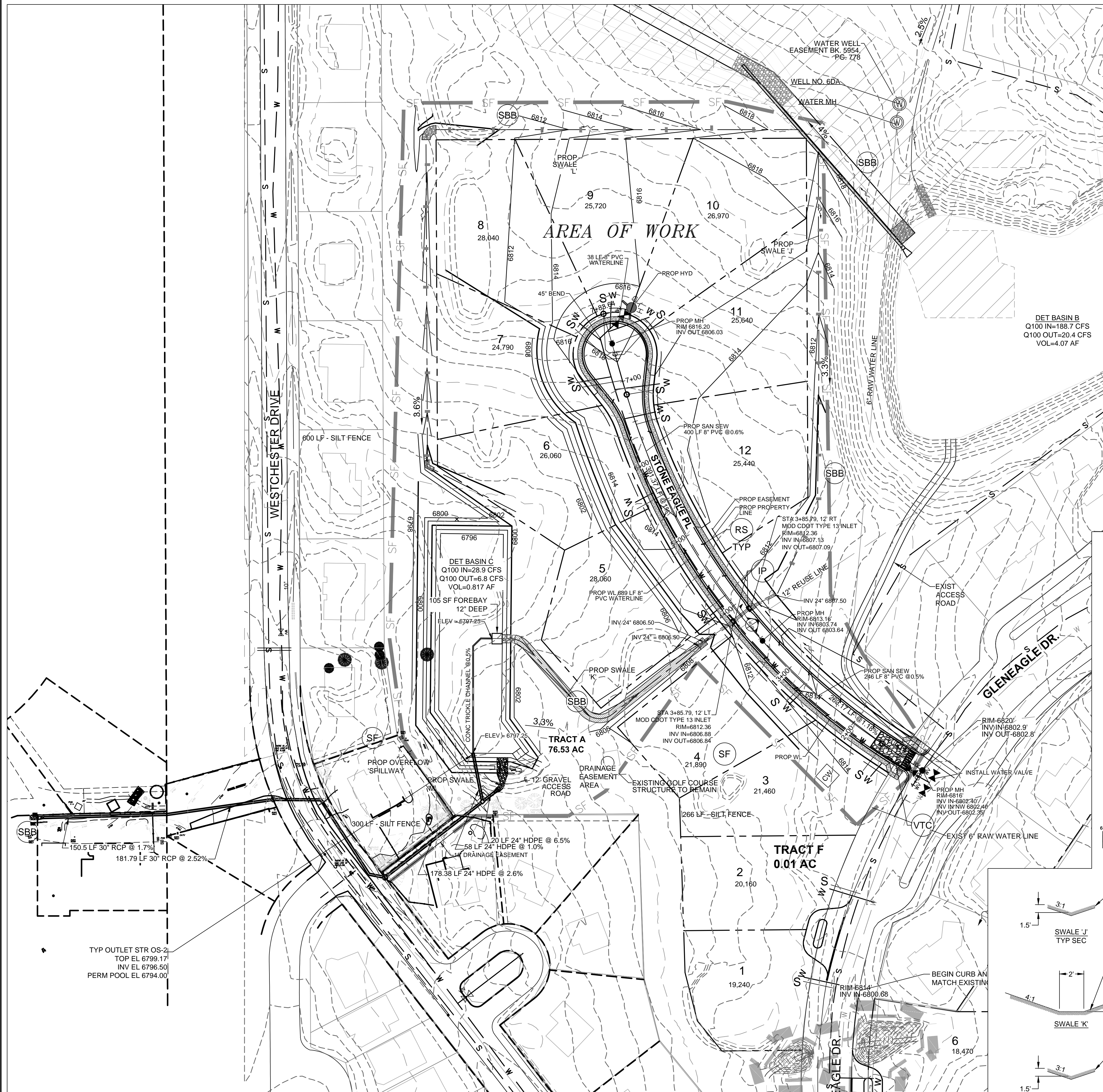
GLENEAGLE
 SUBDIVISION FIL #2

**DRAINAGE, GRADING &
 EROSION CONTROL
 PLAN**

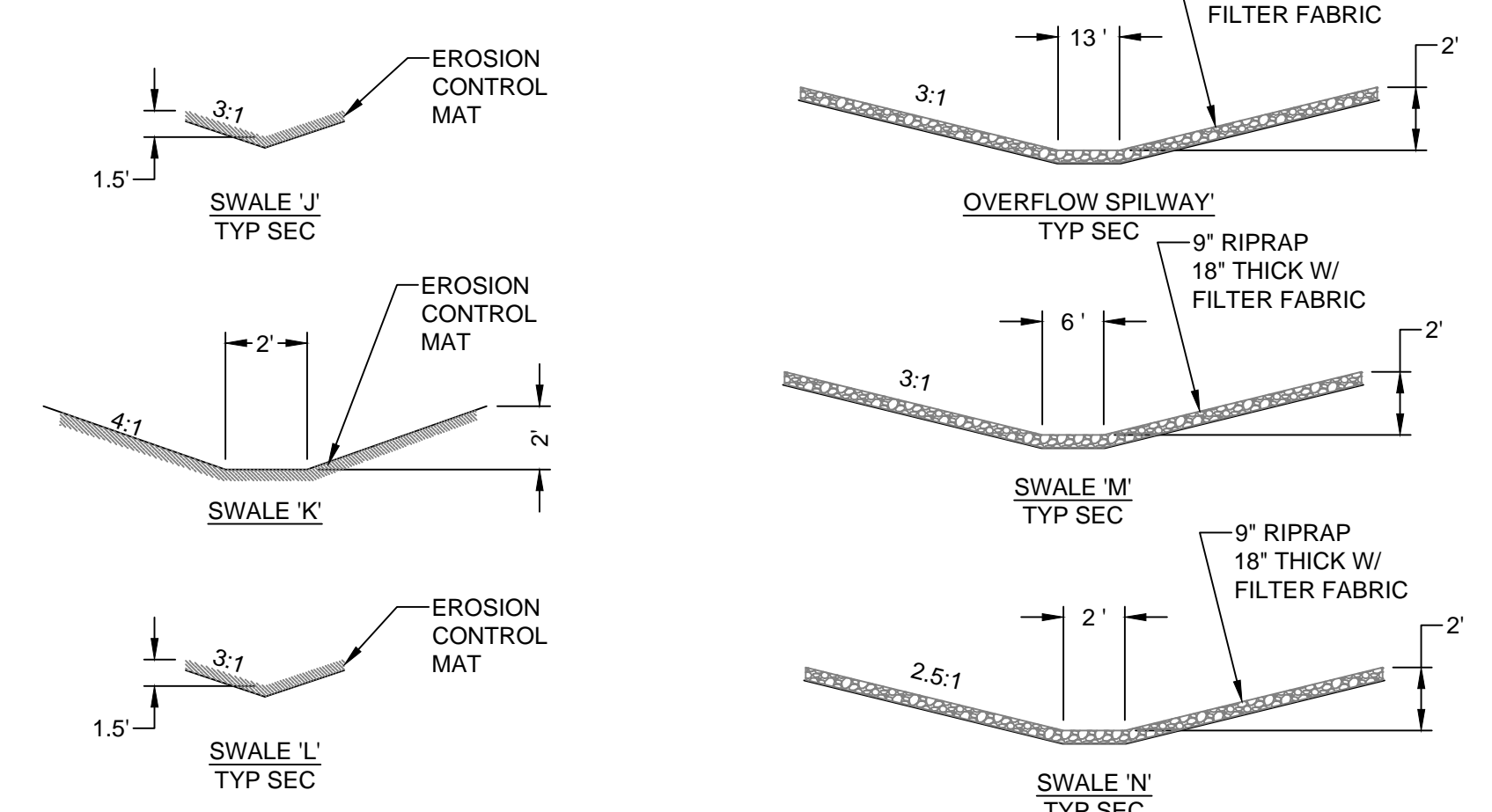
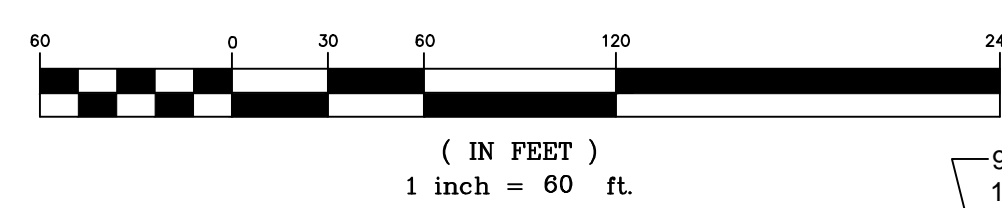
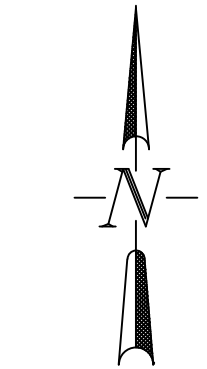
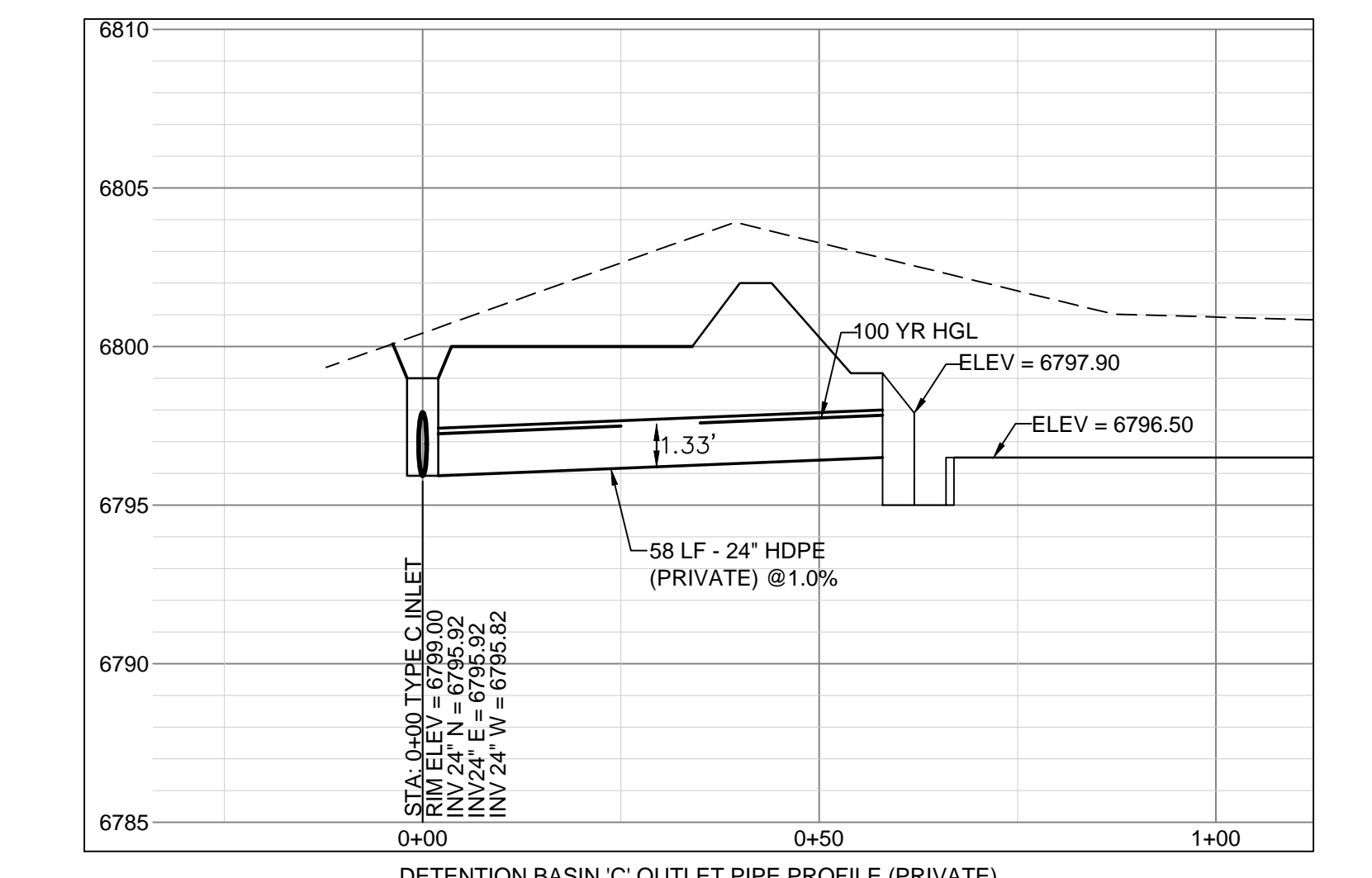
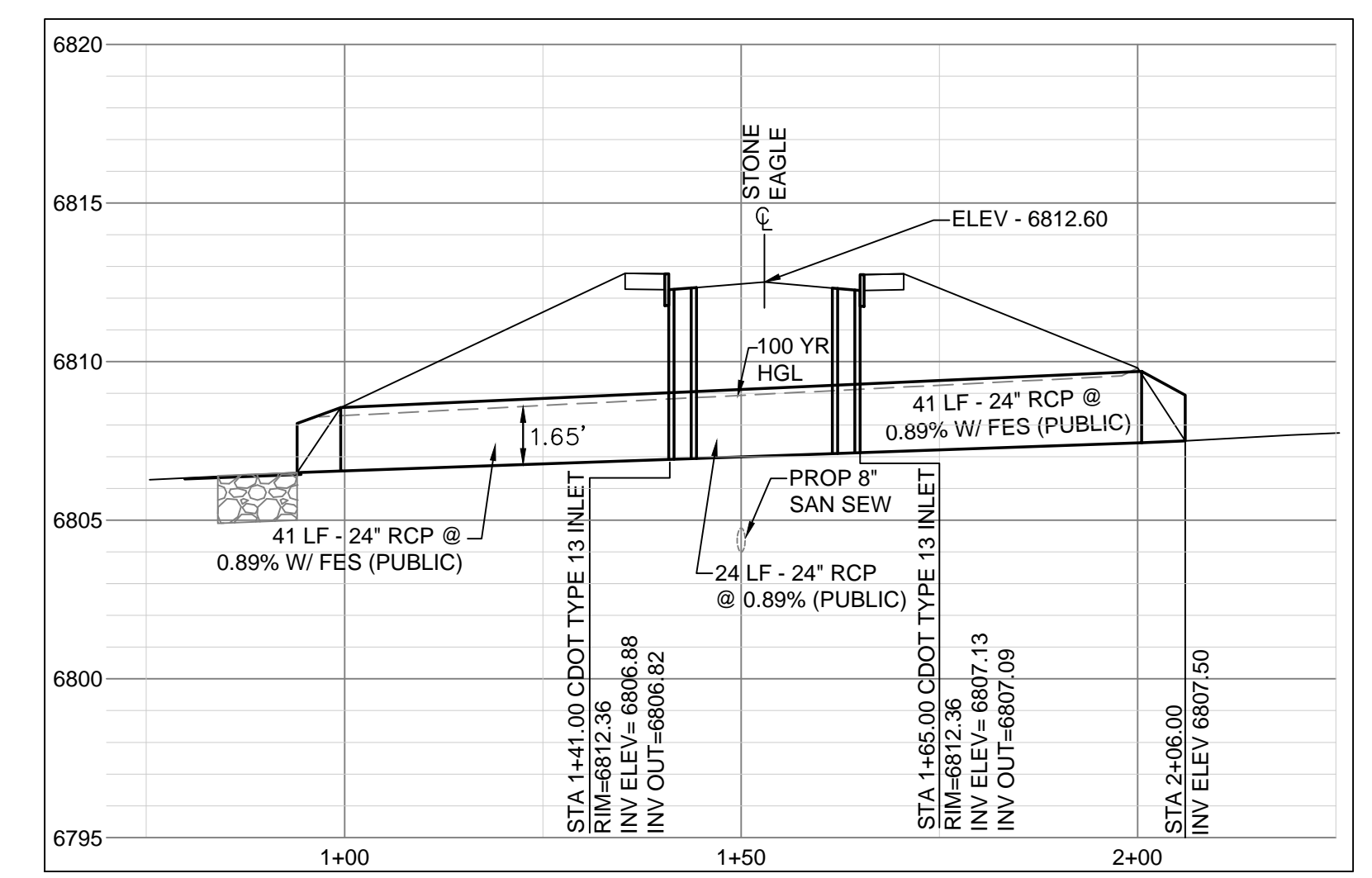
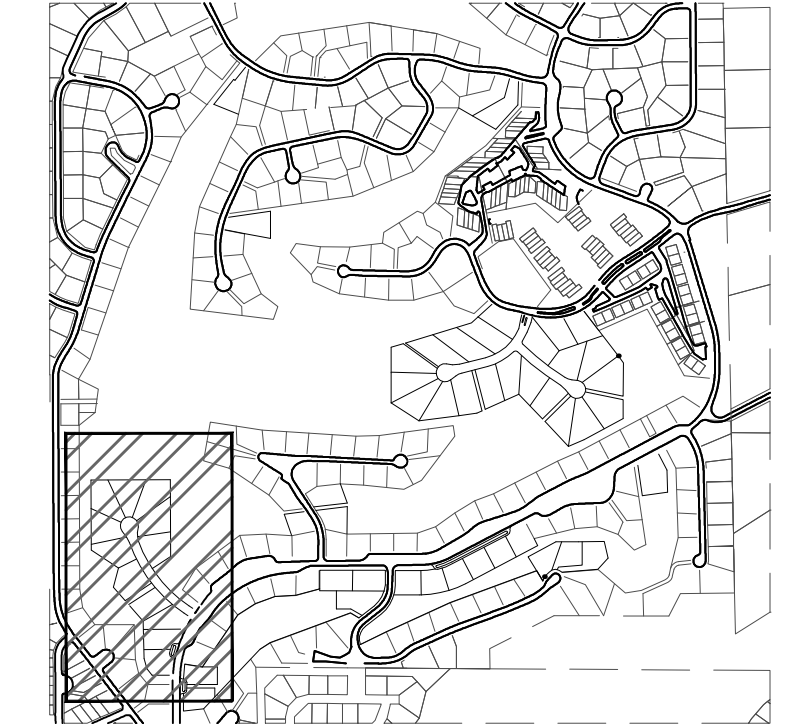
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SHEET 1

VR-18-018

NAME: Z:\COLORADO SPRINGS OFFICE\03524\GLENEAGLE\CADD\SHEETS\03524-S-GRAD.DWG
 PLOT DATE: February 19, 2019 2:40 PM; BY: CHRIS MEERS



KEY MAP N.T.S.



DESIGNED		DRAWN		CHECKED		DATE	
MAB	HIG	MAB	MAB	MAB	MAB	2/19/2019	

RESPEC
 720 S COLORADO BLVD
 SUITE 410S
 DENVER, CO 80246
 PHONE (303) 757-3655

811
 Know what's below.
 Call before you dig.
 PROJ NO. 03524
 DWG NM. 03524-Dev-Fil2

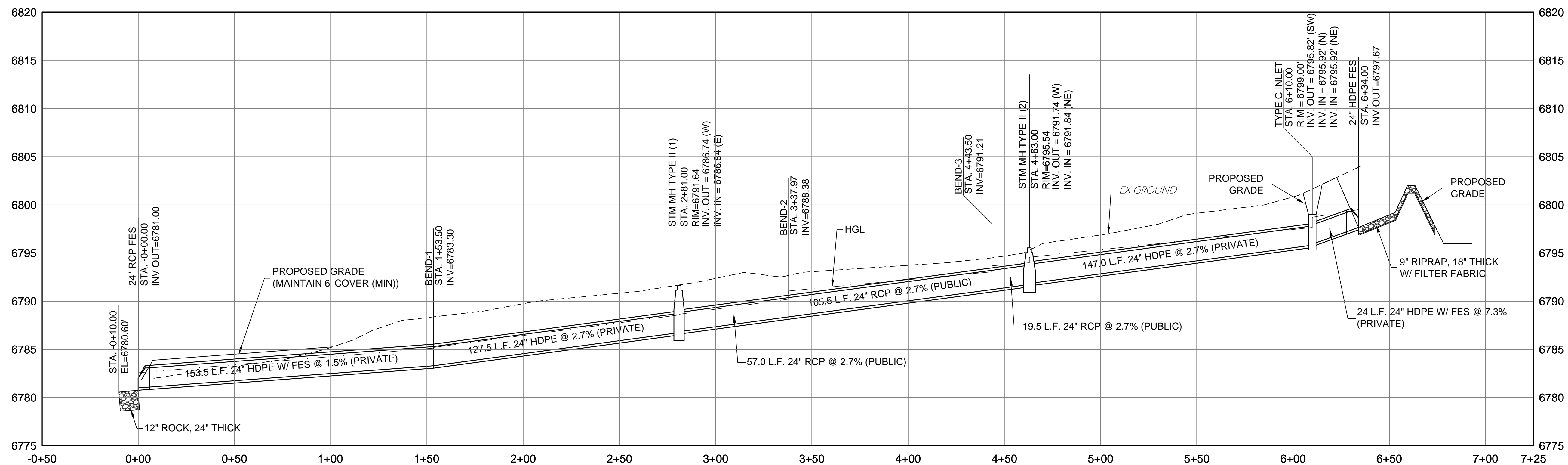
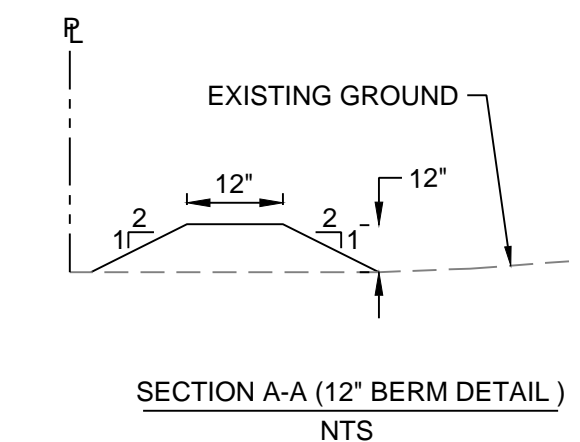
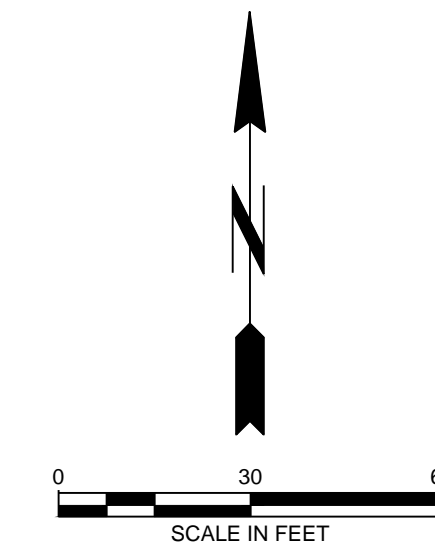
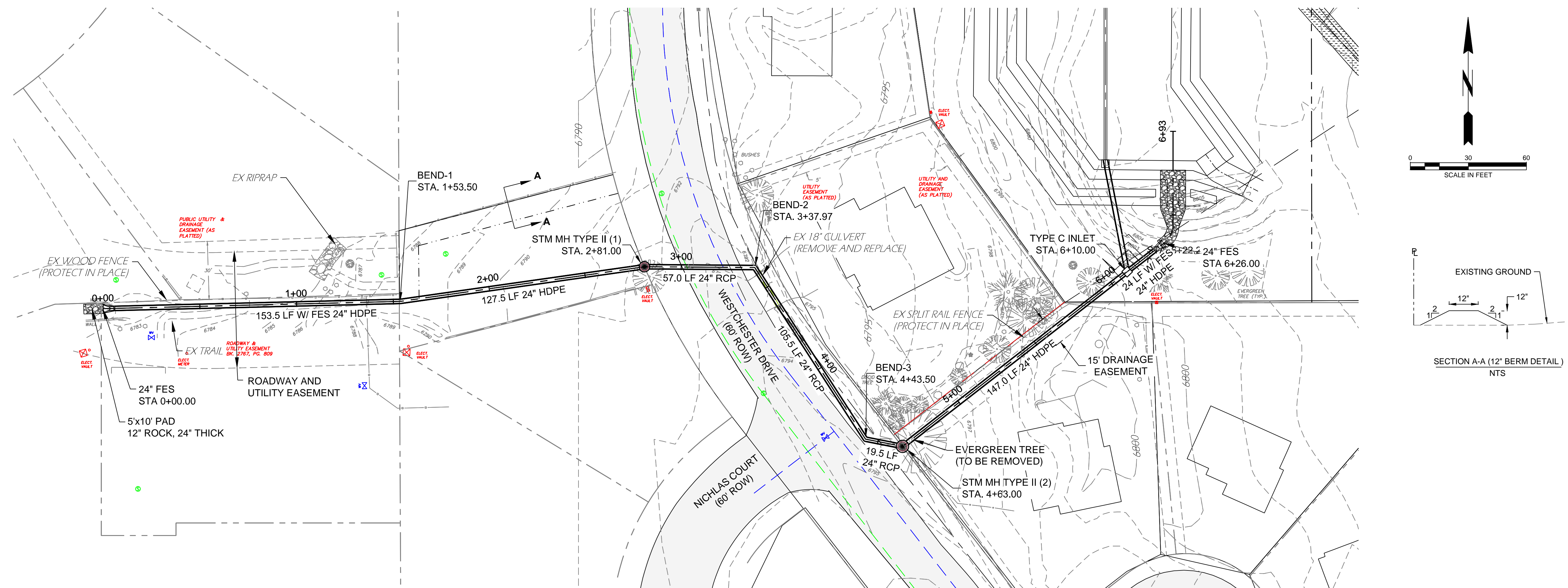
GUMAN & ASSOCIATES, LLC
 731 N. WEBER ST., SUITE 10
 COLORADO SPRINGS, CO 80903

GLENEAGLE
 SUBDIVISION FIL #2

DRAINAGE, GRADING &
 EROSION CONTROL
 PLAN

DRAWING NUMBER:
C
 SHEET 2

NAME: Z:\COLORADO SPRINGS OFFICE\03542_GLENEAGLE\CAD\ASSETS\03542_S-STM.DWG
 PLOT DATE: February 19, 2019 1:52 PM BY: CHRIS MEERS



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MAB	RESPEC	CJM	RESPEC	MAB	CJM	MAB	2/14/2019

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 DENVER, CO 80246
 PHONE (303) 757-3655

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 Know what's below.
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 DWG NM. 03437-DEV

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 COLORADO SPRINGS, CO 80903

GLENEAGLE
 SUBDIVISION FIL #2

DETENTION BASIN
 OUTFALL

DRAWING NUMBER:
C
 SHEET 3

REVISION

DESIGNED	MAB
DRAWN	HIG
CHECKED	MAB
DATE	2/19/2019

RESPEC
720 S COLORADO BLVD
SUITE 4105
DENVER, CO 80246
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DWG NM. 03524-Dev-F12

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COLORADO SPRINGS, CO 80903

GLENEAGLE
SUBDIVISION FIL #2

DRAINAGE, GRADING &
EROSION DETAILS

DRAWING NUMBER:

C
SHEET 4

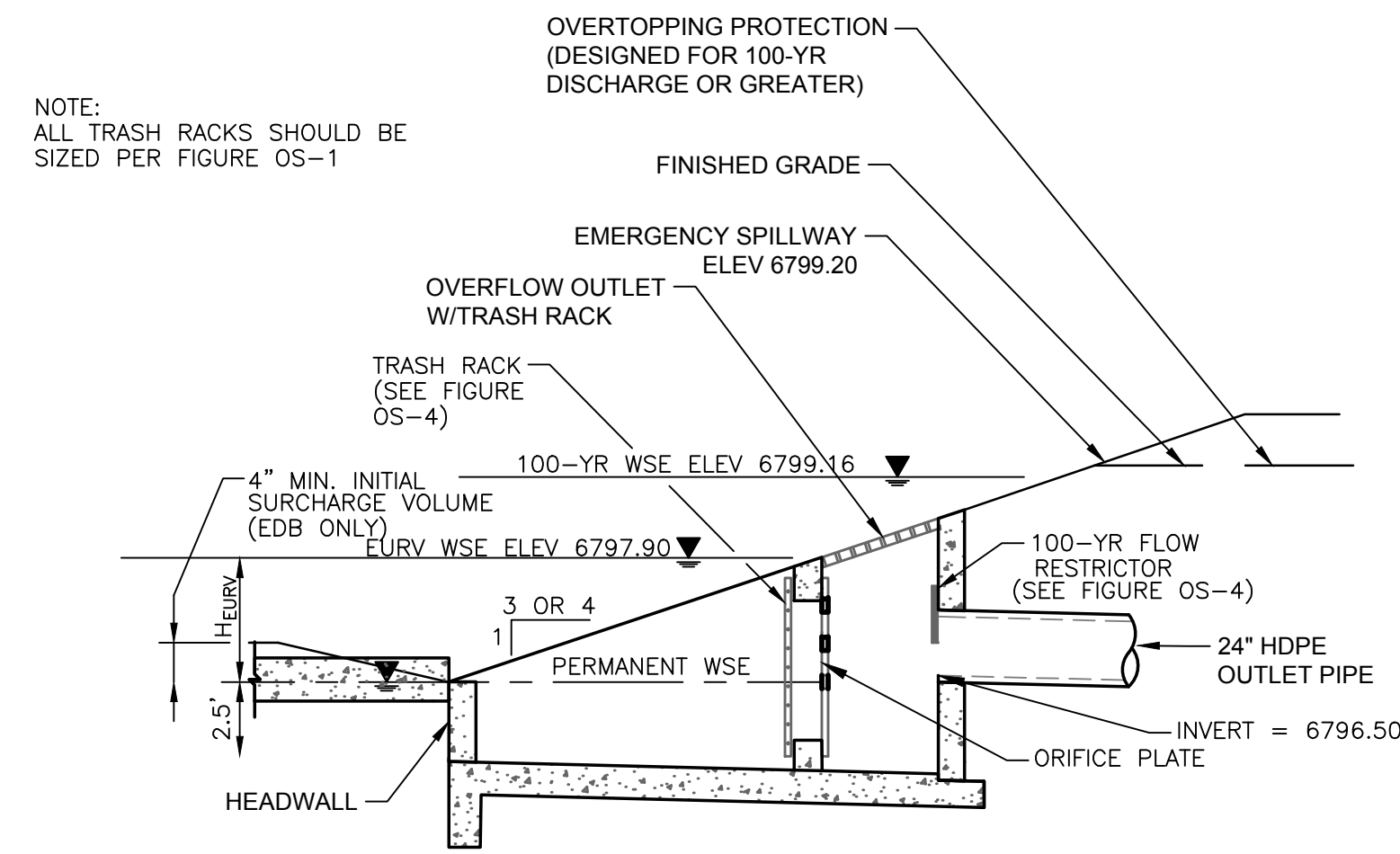
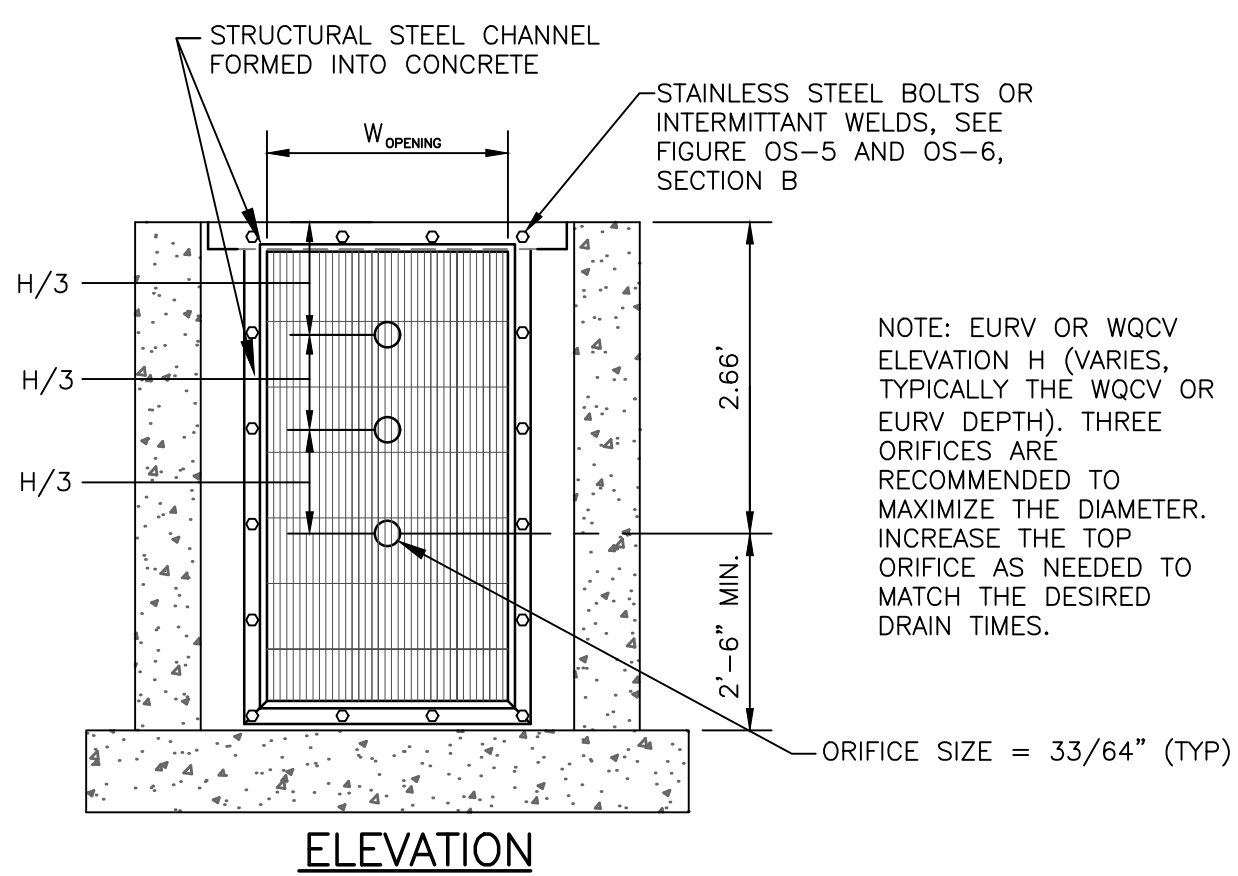
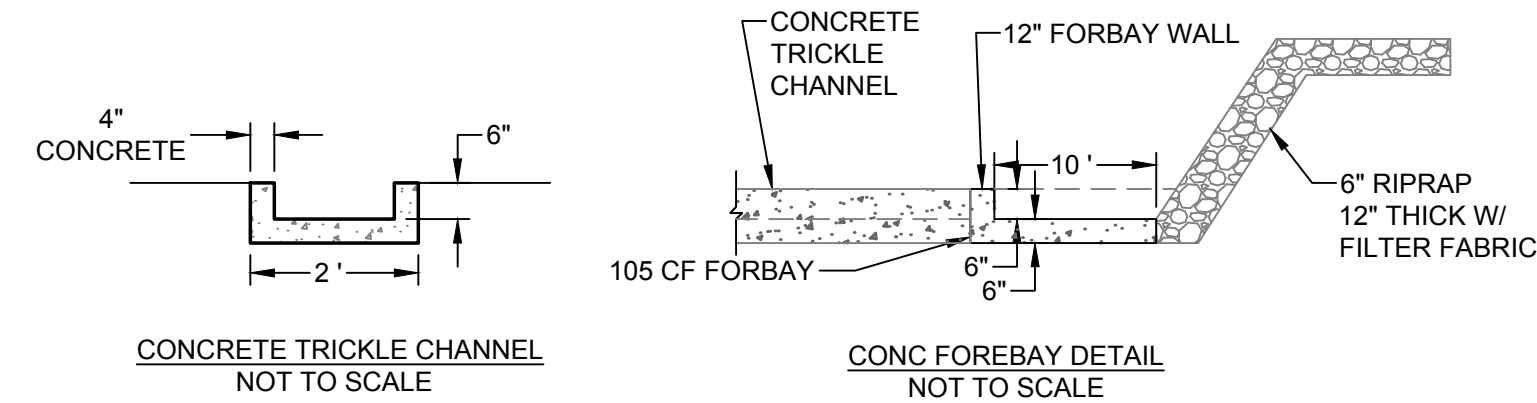


FIGURE OS-2 TYPICAL OUTLET STRUCTURE FOR FULL SPECTRUM DETENTION

OUTLET STRUCTURES DETAILS
NOT TO SCALE



ORIFICE PLATE NOTES:

1. PROVIDE CONTINUOUS NEOPRENE GASKET MATERIAL BETWEEN THE ORIFICE PLATE AND CONCRETE.
2. BOLT PLATE TO CONCRETE 12" MAX. ON CENTER. SEE TABLE OS-2 FOR PLATE THICKNESS.

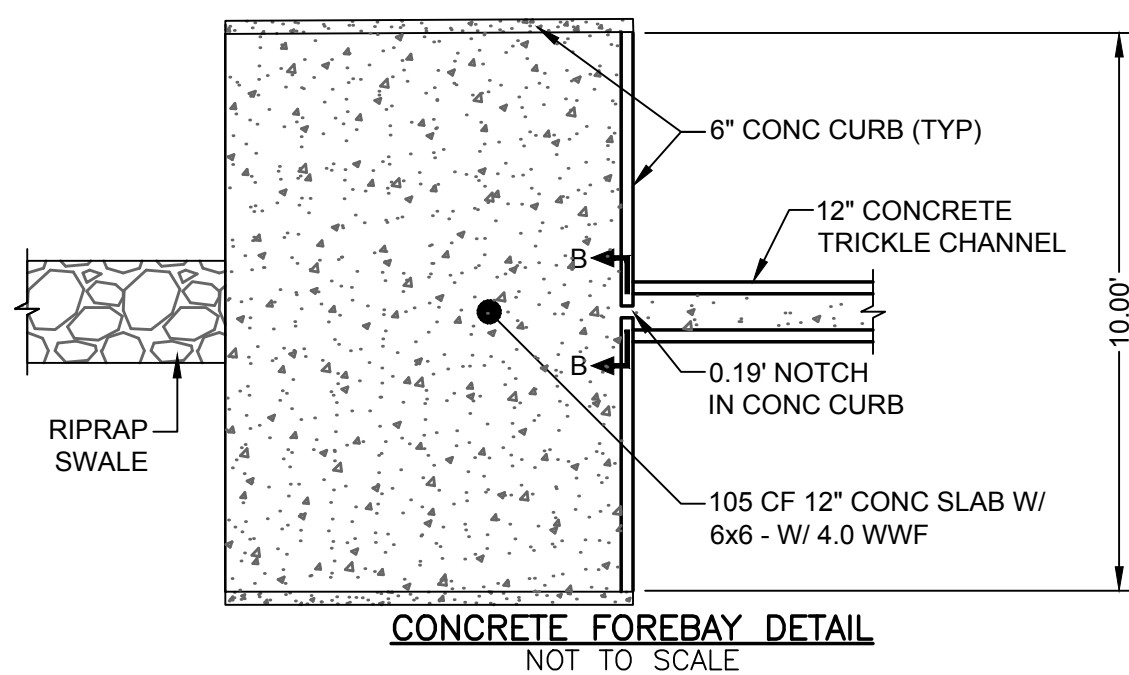
EURV AND WQCV TRASH RACKS:

1. WELL-SCREEN TRASH RACKS SHALL BE STAINLESS STEEL AND SHALL BE ATTACHED BY INTERMITTENT WELDS ALONG THE EDGE OF THE MOUNTING FRAME.
2. BAR GATE TRASH RACKS SHALL BE ALUMINUM AND SHALL BE BOLTED USING STAINLESS STEEL HARDWARE.
3. TRASH RACK OPEN AREAS ARE FOR SPECIFIED TRASH RACK MATERIALS. TOTAL TRASH RACK SIZE MAY NEED TO BE ADJUSTED FOR MATERIALS HAVING DIFFERENT OPEN AREA/GROSS AREA RATIO (R VALUE).
4. STRUCTURAL DESIGN OF TRASH RACKS SHALL BE BASED ON FULL HYDROSTATIC HEAD WITH ZERO HEAD DOWNSTREAM OF THE RACK.

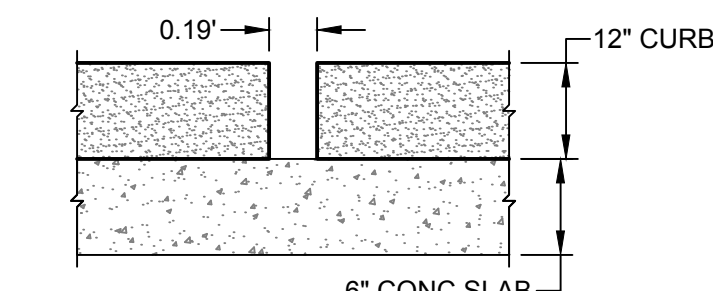
OVERFLOW SAFETY GRATES:

1. ALL SAFETY GRATES SHALL BE MOUNTED USING STAINLESS STEEL HARDWARE AND PROVIDED WITH HINGED AND LOCKABLE OR BOLTABLE ACCESS PANELS.
2. SAFETY GRATES SHALL BE STAINLESS STEEL. ALUMINUM, OR STEEL. STEEL GRATES SHALL BE HOT DIP GALVANIZED AND MAY BE HOT POWDER COATED AFTER GALVANIZING.
3. SAFETY GRATES SHALL BE DESIGNED SUCH THAT THE DIAGONAL DIMENSION OF EACH OPENING IS SMALLER THAN THE DIAMETER OF THE OUTLET PIPE.
4. STRUCTURAL DESIGN OF SAFETY GRATES SHALL BE BASED ON FULL HYDROSTATIC HEAD WITH ZERO HEAD DOWNSTREAM OF THE RACK.

FIGURE OS-4 ORIFICE PLATE AND TRASH RACK DETAILS AND NOTES



CONCRETE FOREBAY DETAIL NOT TO SCALE



FOREBAY OUTLET NOTCH DETAIL SEC B-B NOT TO SCALE

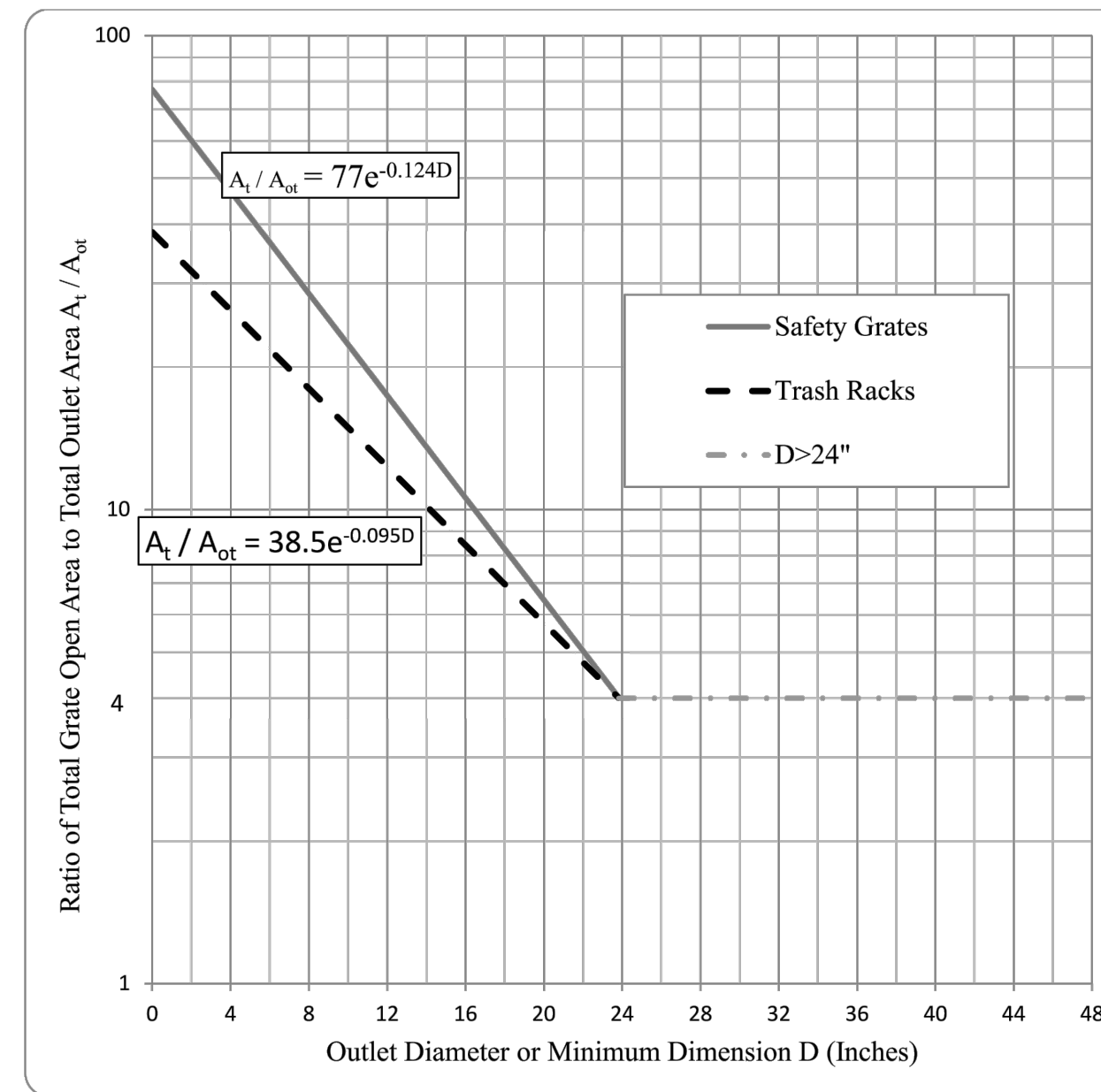


Figure OS-1. Trash Rack Sizing

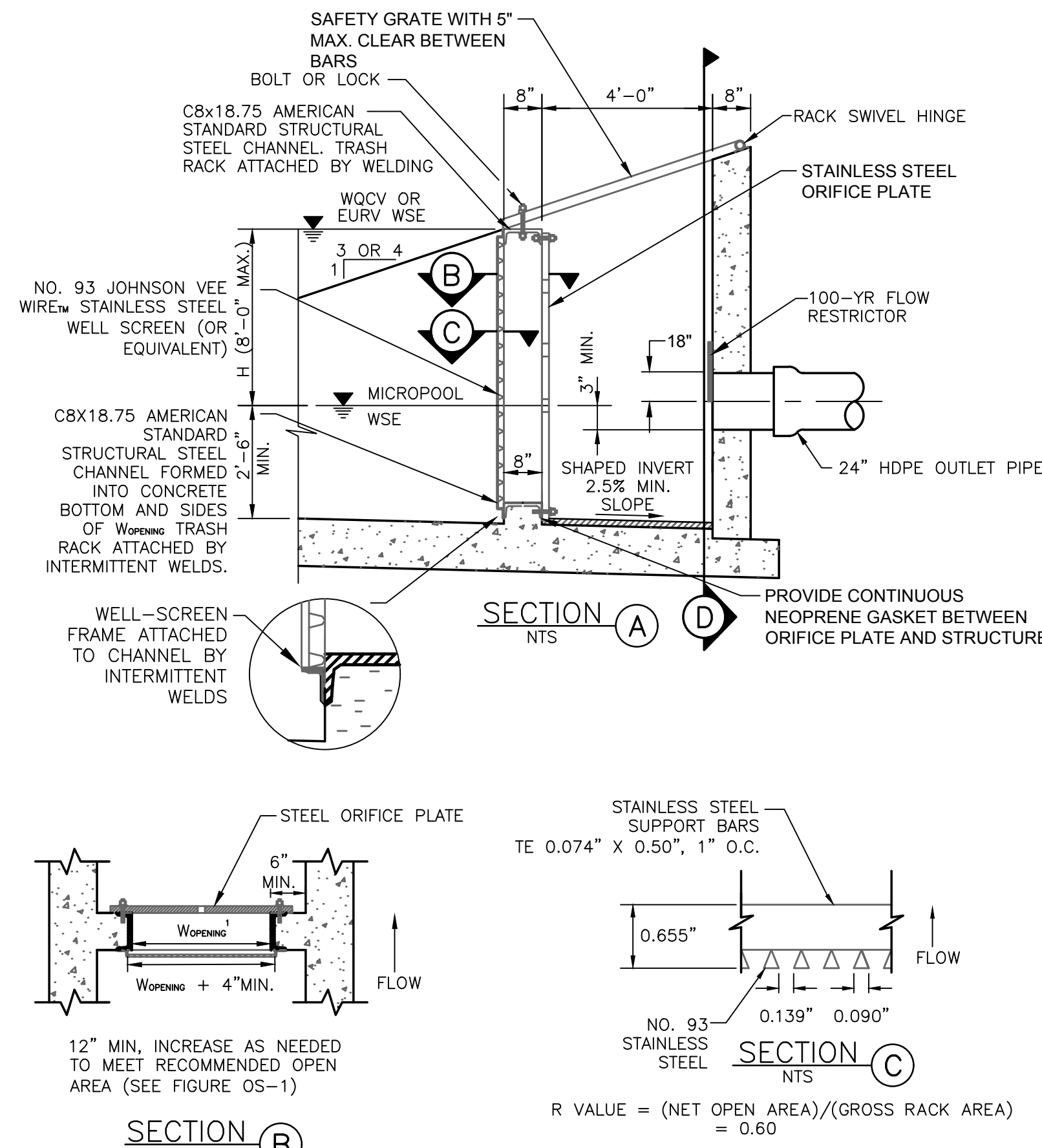
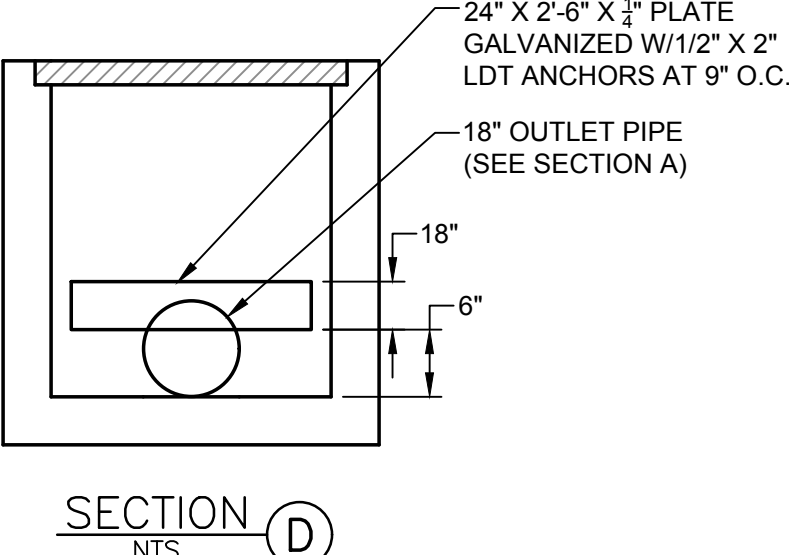
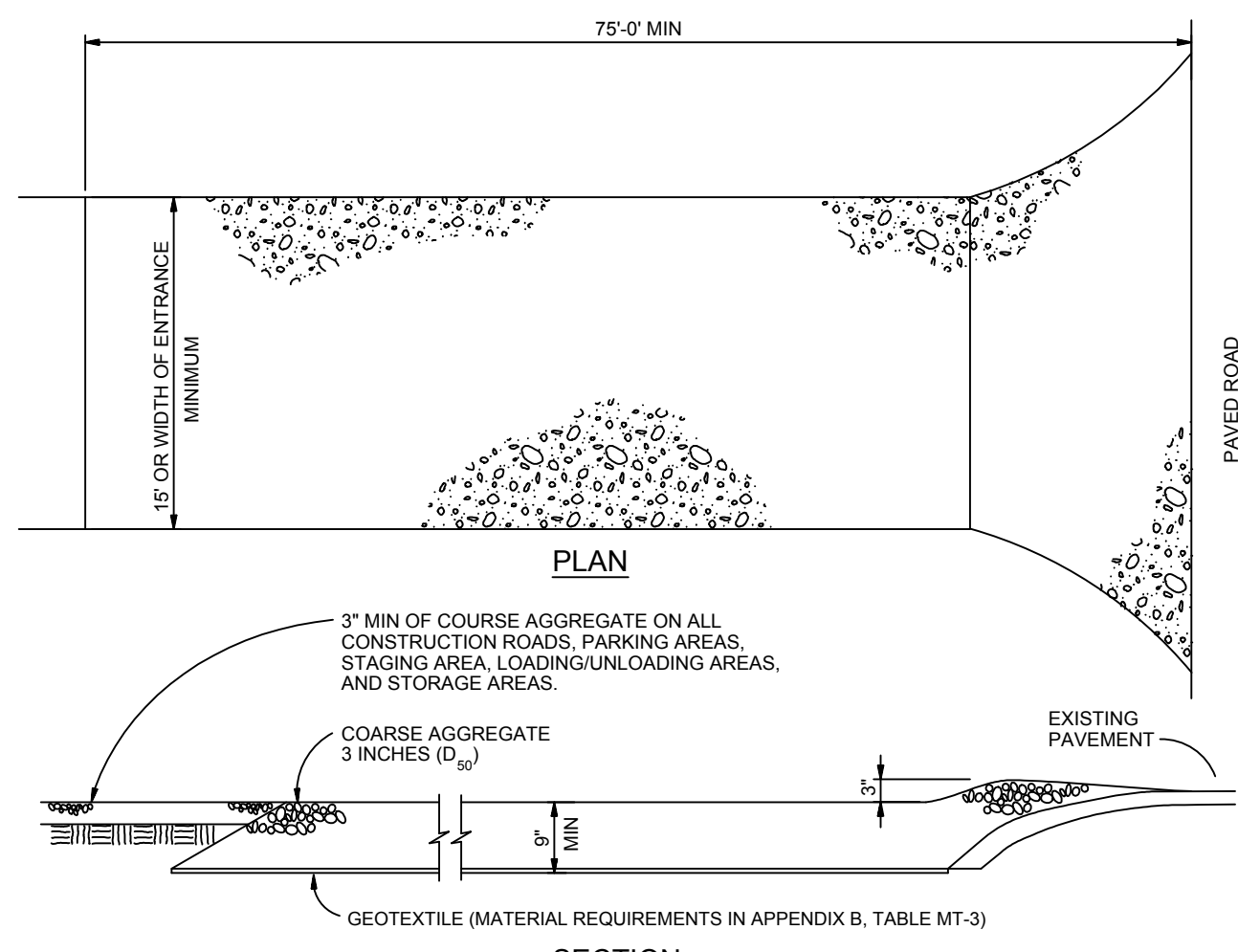


FIGURE OS-5 TYPICAL OUTLET STRUCTURE WITH WELL SCREEN TRASH RACK



SECTION C NTS

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 PLOT DATE: February 19, 2019 1:59 PM; BY: CHRIS WIEERS



VEHICLE TRACKING

VEHICLE TRACKING NOTES

INSTALLATION REQUIREMENTS

1. ALL ENTRANCES TO THE CONSTRUCTION SITE ARE TO BE STABILIZED PRIOR TO CONSTRUCTION BEGINNING.
2. CONSTRUCTION ENTRANCES ARE TO BE BUILT WITH AN APRON TO ALLOW FOR TURNING TRAFFIC, BUT SHOULD NOT BE BUILT OVER EXISTING PAVEMENT EXCEPT FOR A SLIGHT OVERLAP.
3. AREAS TO BE STABILIZED ARE TO BE PROPERLY GRADED AND COMPACTED PRIOR TO LAYING DOWN GEOTEXTILE AND STONE.
4. CONSTRUCTION ROADS, PARKING AREAS, LOADING/UNLOADING ZONES, STORAGE AREAS, AND STAGING AREAS ARE TO BE STABILIZED.
5. CONSTRUCTION ROADS ARE TO BE BUILT TO CONFORM TO SITE GRADES, BUT SHOULD NOT HAVE SIDE SLOPES OR ROAD GRADES THAT ARE EXCESSIVELY STEEP.

MAINTENANCE REQUIREMENTS

1. REGULAR INSPECTIONS ARE TO BE MADE OF ALL STABILIZED AREAS, ESPECIALLY AFTER STORM EVENTS.
2. STONES ARE TO BE REAPPLIED PERIODICALLY AND WHEN REPAIR IS NECESSARY.
3. SEDIMENT TRACKED ONTO PAVED ROADS IS TO BE REMOVED DAILY BY SHOVELING OR SWEEPING. SEDIMENT IS NOT TO BE WASHED DOWN STORM SEWER DRAINS.
4. STORM SEWER INLET PROTECTION IS TO BE IN PLACE, INSPECTED, AND CLEANED IF NECESSARY.
5. OTHER ASSOCIATED SEDIMENT CONTROL MEASURES ARE TO BE INSPECTED TO ENSURE GOOD WORKING CONDITION.

City of Colorado Springs
Stormwater Quality

Figure VT-2
Vehicle Tracking
Application Examples

GENERAL NOTES

1. Do not prepare or seed frozen soils.
2. Do not seed when wind exceeds 5 mph.
3. Perform seeding only after preceding work affecting ground surface is completed.
4. Do not mulch over seeded areas when wind exceeds 15 mph.
5. Seed all disturbed areas.
6. Seed to be a blend of native prairie grasses.
7. Watering shall be provided in the form of watering trucks and spray bars.

MULCH MATERIALS

1. HAY OR STRAW MULCH
 - A) Chopped of oats, wheat or rye grass hay.
 - B) Free from noxious weed seeds.
 - C) Rotted, brittle or molded hay is not acceptable.
 - D) 50% by weight greater than 10" inch length.
2. FIBER
 - A) Short wood fiber.
 - B) "Conwed", "Silver Fiber" or equivalent.

BED PREPARATION

1. Prepare to a minimum depth of 4" with disc harrows or chiseling tools.
2. Uproot all competitive vegetation.
3. Work soil uniformly to a smooth surface free of clods, stones over 2" in any dimension or any material which will interfere seeding equipment.
4. Till across slopes.
5. Do not till when soil moisture is unsuitable.
 - A) Soil texture after tillage shall be uniform, free of wet compressed or dry lumps.
6. Do not prepare seed bed more than twenty four hours in advance of seeding.
7. Fertilize at a rate of fifty (2) lbs. nitrogen per 1,000 sf.
 - A) Till fertilizer into soil a minimum of two (2) inches.

Species		lbs/acre drilled
Western Wheat Grass	Pasopyrum smithii	3.0
Sideoats Grama	Bouteloua curtipendula	2.0
Slender Wheat Grass	Schizachyrium scoparium	2.0
Little Bluestem	Bouteloua gracilis	0.5
Switch Grass	Panicum virgatum	2.0
Sand Dropseed	Sporobolus cryptandrus	

EROSION CONTROL PLAN NOTES

1. All disturbed areas are to be reseeded.
2. Schedule of Grading - approximate time frame of one month to complete grading and installation of erosion control measures.
3. Temporary Sediment Barriers shall be kept in place and maintained until the vegetation has been reestablished. Removal of sediment is required once it reaches half the height of the sediment control log.

DESIGNED		DRAWN		CHECKED		DATE	
MAB	HUG	MAB	MAB				2/19/2019

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SUITE 410S
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GUMAN & ASSOCIATES, LLC
731 N. WEBER ST., SUITE 10
COLORADO SPRINGS, CO 80903

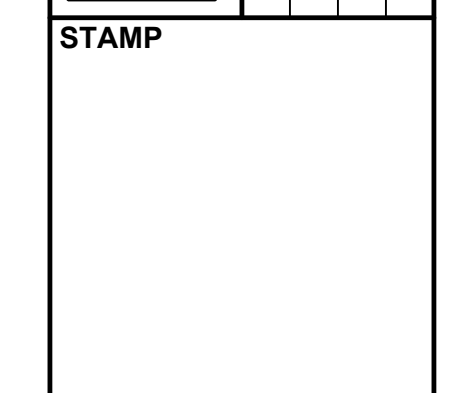
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DRAINAGE, GRADING &
EROSION DETAILS

DRAWING NUMBER:
C
SHEET 6

DESIGNED MAB
 DRAWN HIG
 CHECKED MAB
 DATE 11/26/18

REVISION

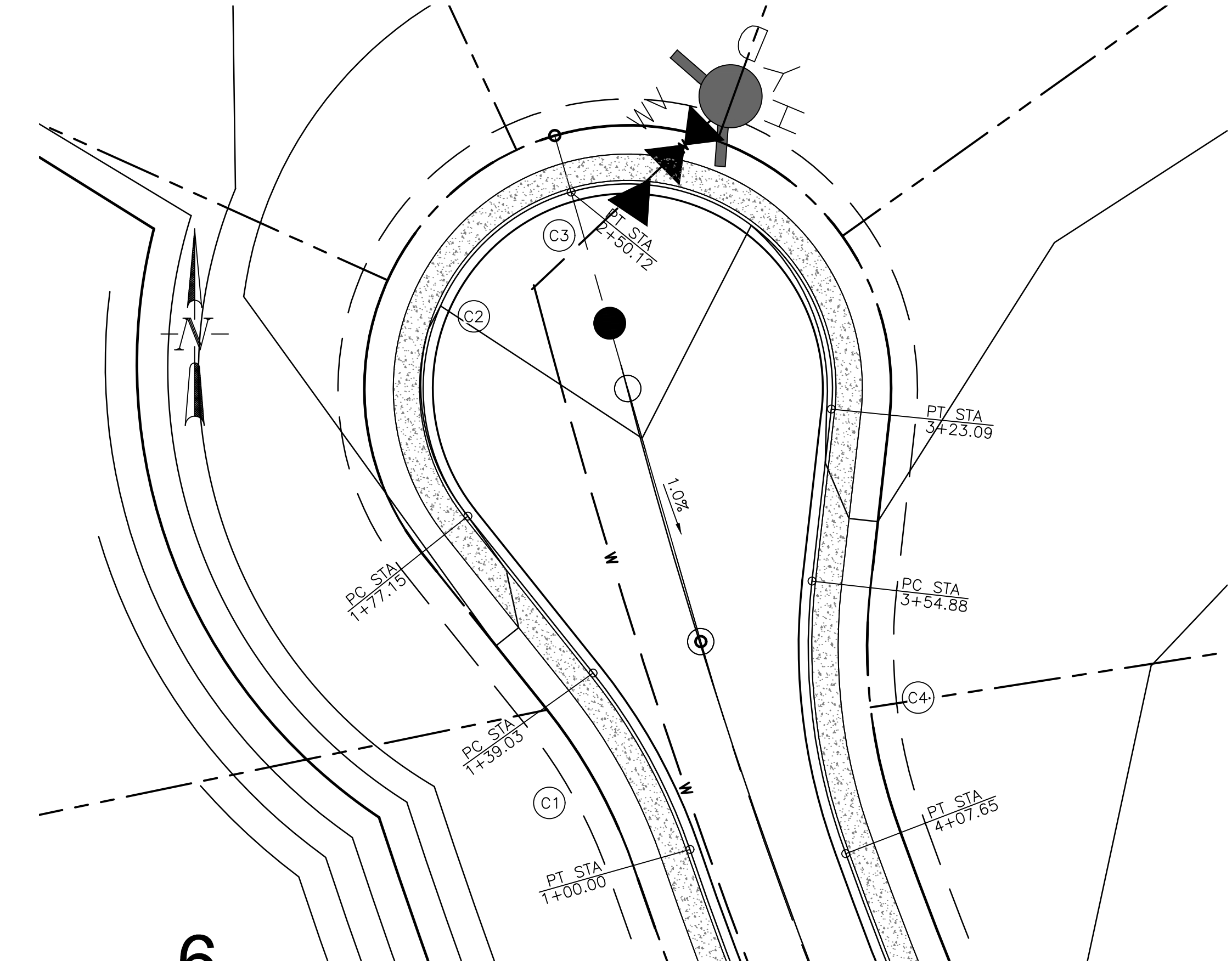
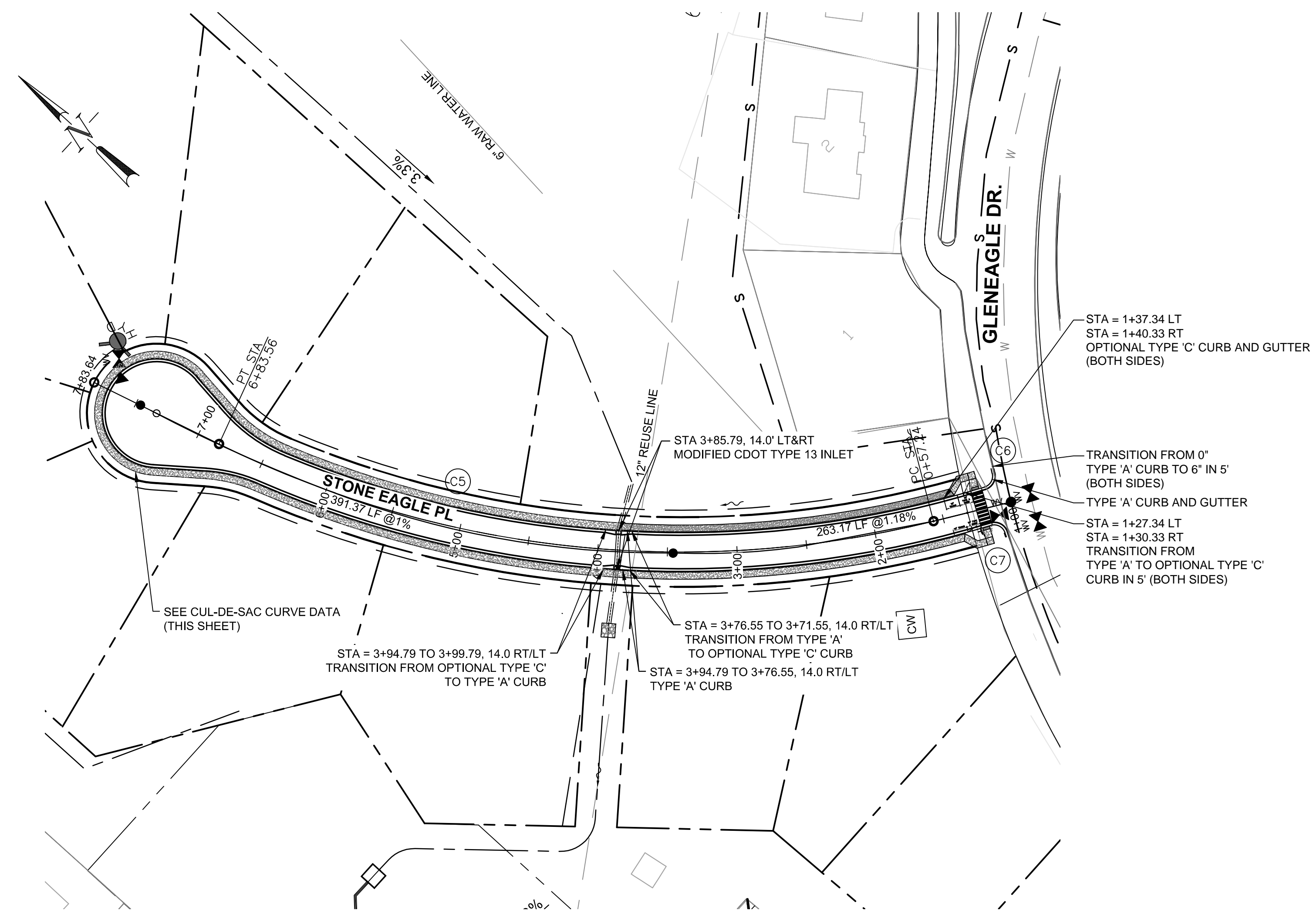
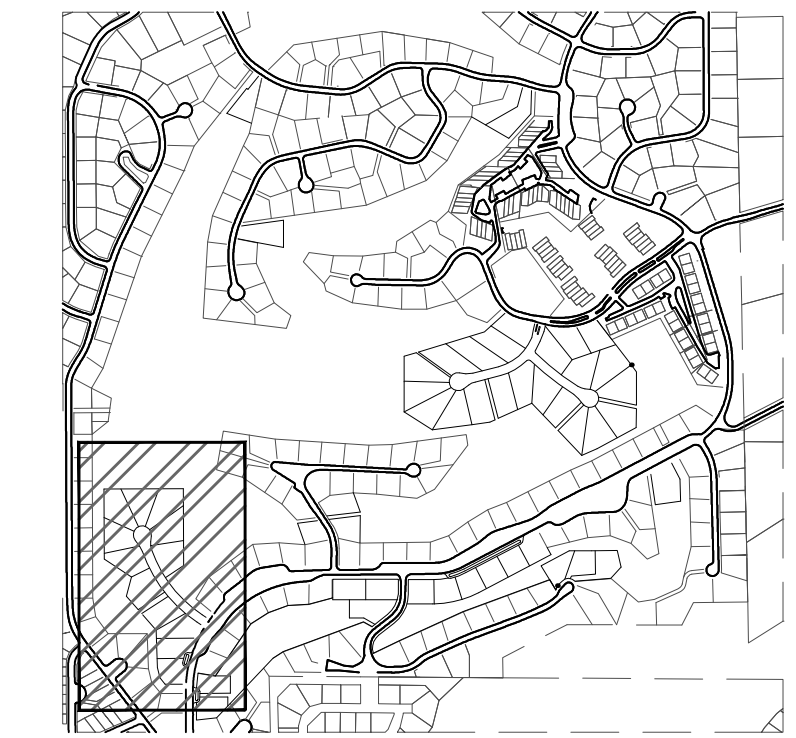


Guman & Associates, LLC
 731 N Weber St, Suite 10
 COLORADO SPRINGS, CO. 80903

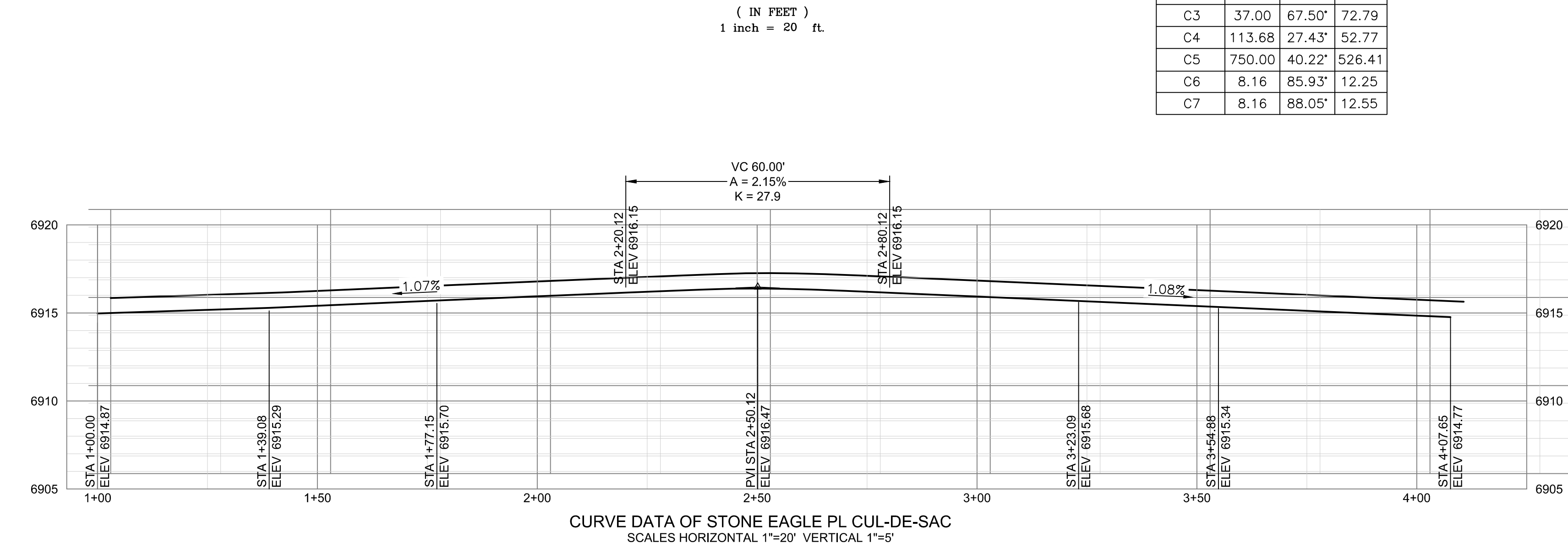
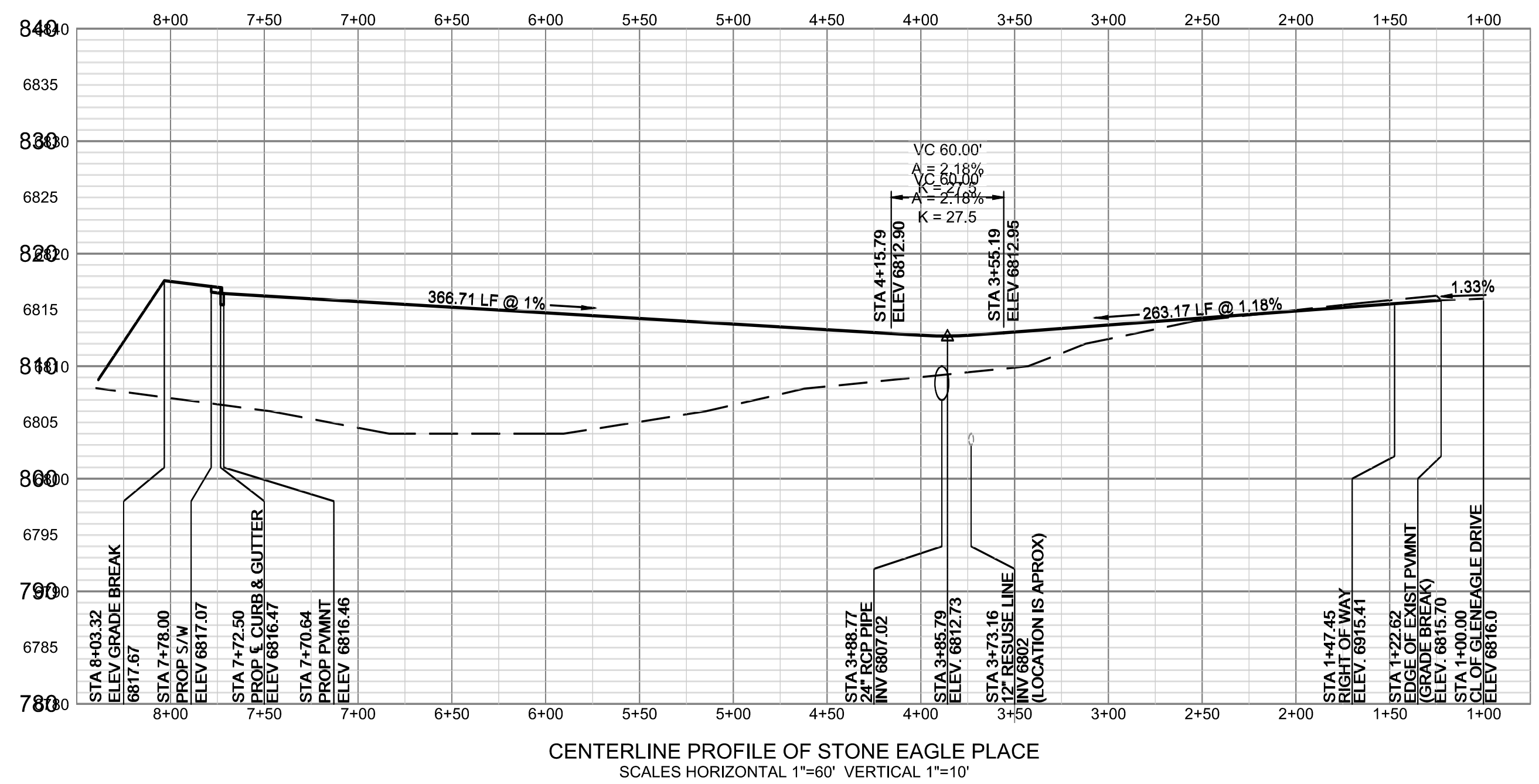
GLENEAGLE SUBDIVISION, FIL #2

STONE EAGLE PL PLAN AND PROFILE

DRAWING NUMBER: C
 SHEET 2



CURVE TABLE			
CURVE #	R	Δ	L
C1	113.55	19.79°	39.03
C2	37.00	67.50°	72.79
C3	37.00	67.50°	72.79
C4	113.68	27.43°	52.77
C5	750.00	40.22°	526.41
C6	8.16	85.93°	12.25
C7	8.16	88.05°	12.55



NAME: Z:\COLORADO SPRINGS OFFICE\03524\GLENEAGLE\CAD\SHEETS\03524-S-ROAD.DWG
 PLOT DATE: FEBRUARY 19, 2019, 1:36 PM, BY: CHRIS.MEEKS

Standard Notes for El Paso County Construction Plans

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.

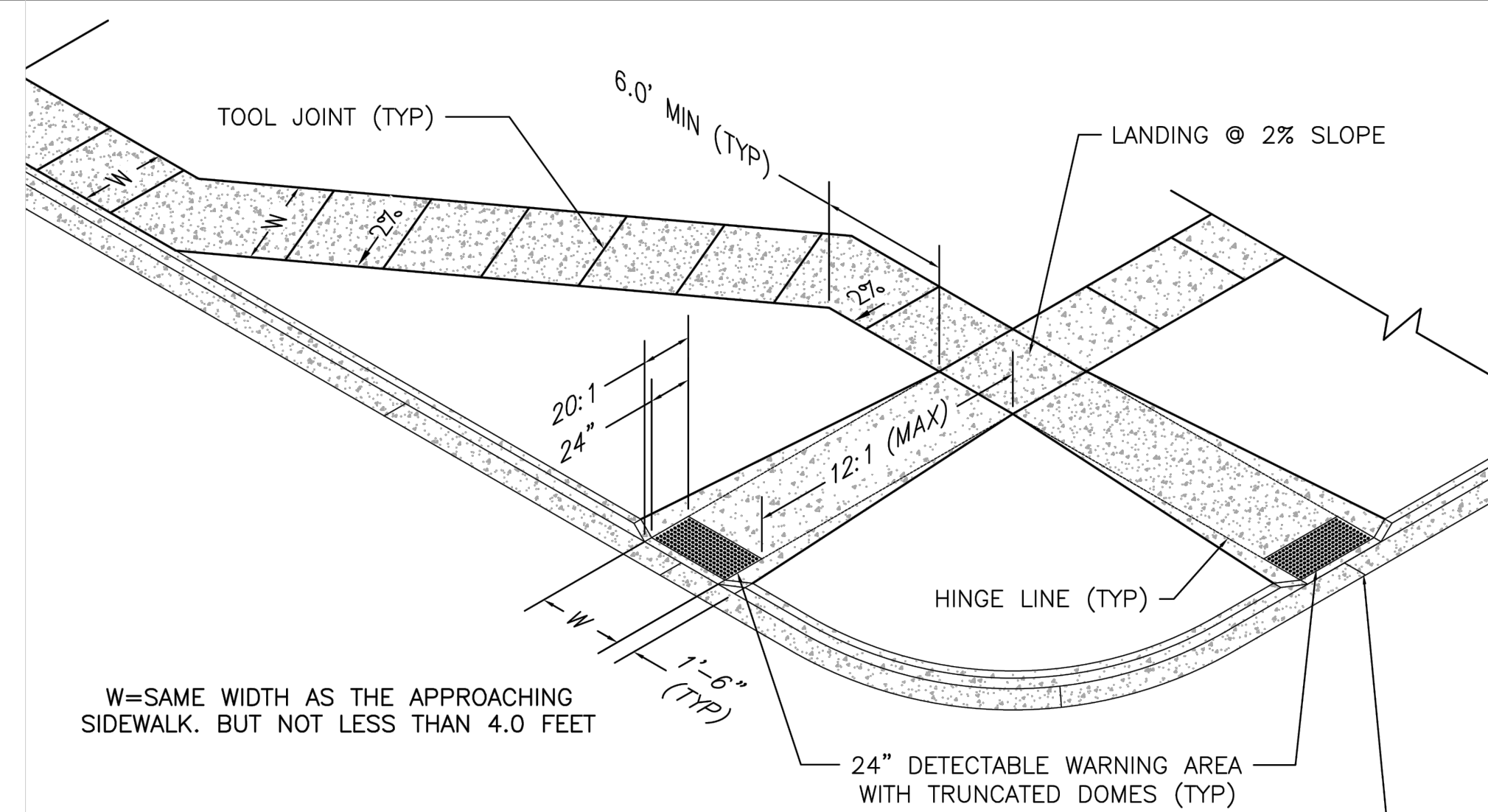
- CONTRACTOR SHALL BE RESPONSIBLE FOR THE NOTIFICATION AND FIELD NOTIFICATION OF ALL EXISTING UTILITIES, WHETHER SHOWN ON THE PLANS OR NOT, BEFORE BEGINNING CONSTRUCTION. LOCATION OF EXISTING UTILITIES SHALL BE VERIFIED BY THE CONTRACTOR PRIOR TO CONSTRUCTION. CALL 811 TO CONTACT THE UTILITY NOTIFICATION CENTER OF COLORADO (UNCC).
- 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:
 - EL PASO COUNTY ENGINEERING CRITERIA MANUAL (ECM)
 - CITY OF COLORADO SPRINGS/EL PASO COUNTY DRAINAGE CRITERIA MANUAL, VOLUMES 1 AND 2
 - COLORADO DEPARTMENT OF TRANSPORTATION (CDOT) STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION
 - CDOT M & S STANDARDS
- 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.
- 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.
- CONTRACTOR SHALL SCHEDULE A PRE-CONSTRUCTION MEETING WITH EL PASO COUNTY DEVELOPMENT SERVICES DEPARTMENT (DSD) - INSPECTIONS, PRIOR TO STARTING CONSTRUCTION.
- 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.
- CONTRACTOR SHALL NOT DEVIATE FROM THE PLANS WITHOUT FIRST OBTAINING WRITTEN APPROVAL FROM THE DESIGN ENGINEER AND DSD. CONTRACTOR SHALL NOTIFY THE DESIGN ENGINEER IMMEDIATELY UPON DISCOVERY OF ANY ERRORS OR INCONSISTENCIES.
- ALL STORM DRAIN PIPE SHALL BE CLASS III RCP UNLESS OTHERWISE NOTED AND APPROVED BY DSD.
- CONTRACTOR SHALL COORDINATE GEOTECHNICAL TESTING PER ECM STANDARDS. PAVEMENT DESIGN SHALL BE APPROVED BY EL PASO COUNTY DSD PRIOR TO PLACEMENT OF CURB AND GUTTER AND PAVEMENT.
- ALL CONSTRUCTION TRAFFIC MUST ENTER/EXIT THE SITE AT APPROVED CONSTRUCTION ACCESS POINTS.
- 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.
- SIGNING AND STRIPING SHALL COMPLY WITH EL PASO COUNTY DOT AND MUTCD CRITERIA. [IF APPLICABLE, ADDITIONAL SIGNING AND STRIPING NOTES WILL BE PROVIDED.]
- CONTRACTOR SHALL OBTAIN ANY PERMITS REQUIRED BY EL PASO COUNTY DOT, INCLUDING WORK WITHIN THE RIGHT-OF-WAY AND SPECIAL TRANSPORT PERMITS.
- THE LIMITS OF DISTURBANCE 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.

NOTES:

- CONTRACTOR SHALL VERIFY LOCATION OF UTILITIES PRIOR TO ANY CONSTRUCTION.
- CONTRACTOR SHALL NOTIFY EL PASO COUNTY DEPARTMENT OF TRANSPORTATION FOR A PRE-CONSTRUCTION CONFERENCE PRIOR TO COMMENCEMENT OF CONSTRUCTION.
- CONTRACTOR SHALL OBTAIN NECESSARY CONSTRUCTION PERMITS PRIOR TO CONSTRUCTION.
- ALL ROAD AND DRAINAGE CONSTRUCTION SHALL CONFORM TO EL PASO COUNTY STANDARD SPECIFICATIONS.

NOTE:

AT LEAST 10 DAYS PRIOR TO THE ANTICIPATED START OF CONSTRUCTION, FOR PROJECTS THAT WILL DISTURB ONE ACRE OR MORE, THE OWNER OR OPERATOR OF THE CONSTRUCTION ACTIVITY SHALL SUBMIT A PERMIT APPLICATION FOR STORMWATER DISCHARGE TO THE COLORADO DEPARTMENT OF PUBLIC HEALTH AND ENVIRONMENT, WATER QUALITY CONTROL 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.



PEDESTRIAN RAMP NOTES

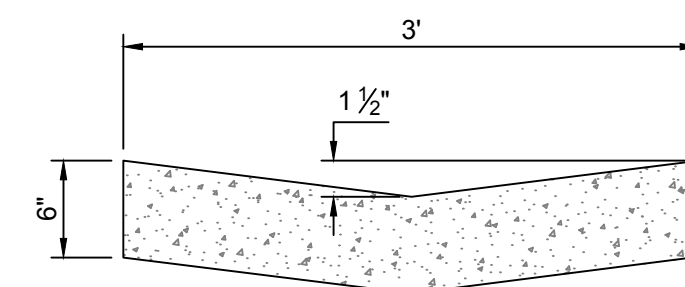
- ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE CURRENT ENGINEERING CRITERIA MANUAL AND ADA REQUIREMENTS.
- CONTRACTOR TO NOTIFY ENGINEERING DIVISION INSPECTION STAFF 48 HOURS PRIOR TO CONCRETE PLACEMENT.
- PEDESTRIAN RAMP CONSTRUCTION SHALL BE A MINIMUM 3000 PSI CONCRETE, MINIMUM 4" THICK, NON-COLORED, NON-SCORED, COARSE BROOM FINISH.
- RAMP LOCATION AND LENGTH MAY REQUIRE MODIFICATION TO MAINTAIN THE 12:1 MAXIMUM RUNNING RAMP SLOPE AND 20:1 DETECTABLE WARNING AREA DUE TO STREET INTERSECTION GRADES AND/OR ALIGNMENTS.
- DETECTABLE WARNING AREA SHALL START A MINIMUM OF 6" BUT NOT MORE THAN 8" FROM THE FLOWLINE OF THE CURB AT ANY POINT.
- DETECTABLE WARNING AREA SHALL BE PREFABRICATED REDDISH INTEGRALLY COLORED TRUNCATED-DOME SURFACED THERMOPLASTIC.
- THE DETECTABLE WARNING AREA SHALL BE 24" IN LENGTH AND THE FULL WIDTH OF THE RAMP.
- RAMP WIDTH REQUIRED IS SAME AS APPROACHING SIDEWALK; 4" MINIMUM.
- ALL RAMP WILL BE PERPENDICULAR TO TRAFFIC WITH THE EXCEPTION OF MID-BLOCK OR TERMINAL RAMP WHICH MAY BE PARALLEL SUBJECT TO APPROVAL.
- AVOID PLACING DRAINAGE STRUCTURES, TRAFFIC SIGNAL/SIGNAGE, UTILITIES/JUNCTION BOXES, OR OTHER OBSTRUCTIONS WITHIN PROPOSED RAMP AREAS.

LAYOUT CURB SECTIONS SO THAT AT LEAST ONE TOOL JOINT IS WITHIN RAMP THROAT

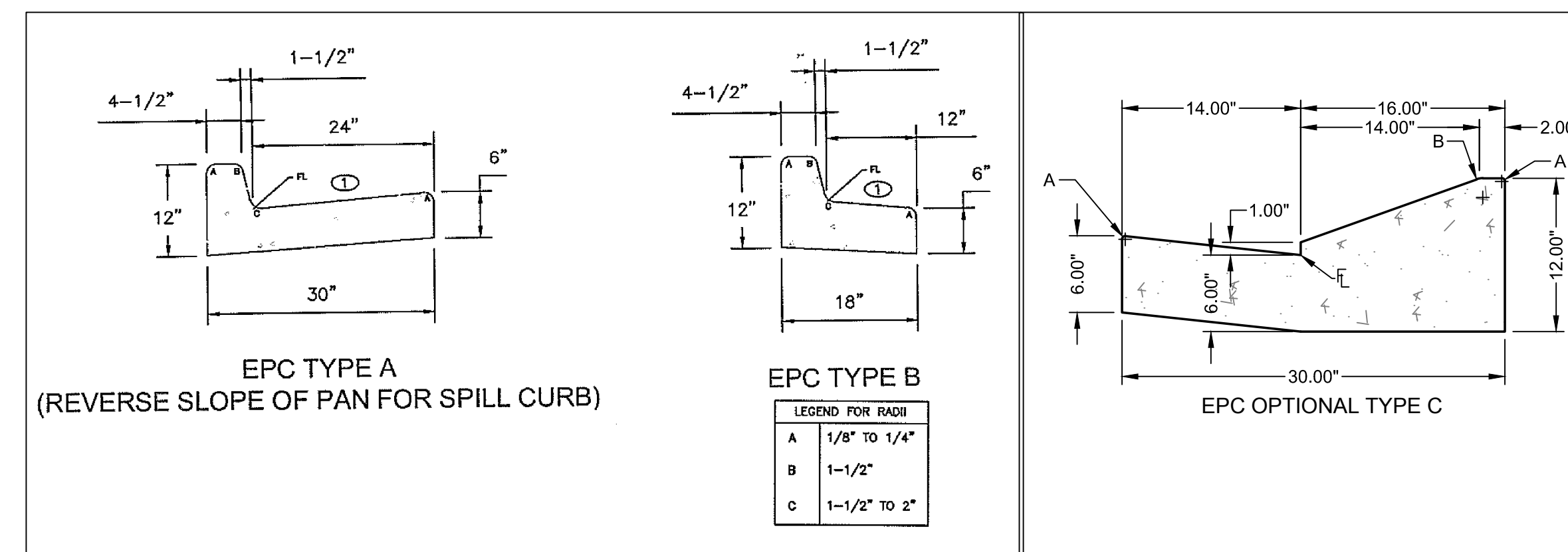
GENERAL NOTES

- WHERE THE 1'-6" FLARED SIDE(S) OF A PERPENDICULAR CURB RAMP IS (ARE) CONTIGUOUS WITH A PEDESTRIAN OR HARD SURFACE AREA, THE MAXIMUM FLARE SLOPE SHALL NOT EXCEED 10:1.
- PEDESTRIAN WALKWAY AND/OR LOCATION OF EXISTING OR FUTURE PEDESTRIAN RAMP ON OPPOSITE CORNERS SHALL BE REVIEWED BEFORE CONSTRUCTING NEW RAMP.
- AT MARKED PEDESTRIAN CROSSINGS, THE BOTTOM OF THE RAMP, EXCLUSIVE OF THE FLARE SIDES, SHALL BE TOTALLY CONTAINED WITHIN THE MARKINGS.

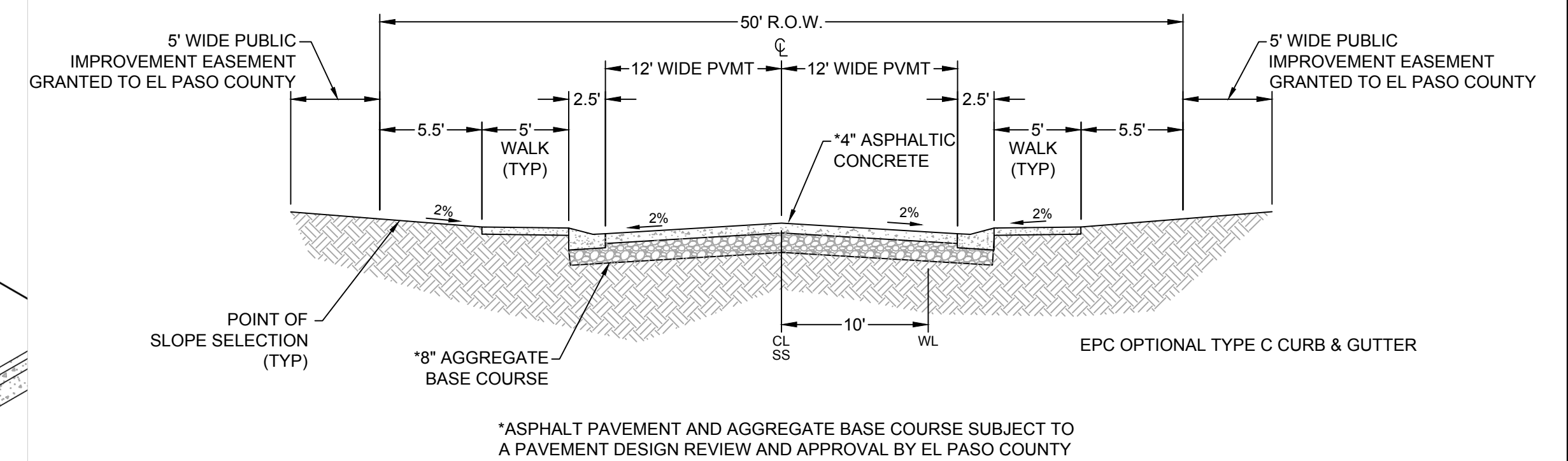
PEDESTRIAN INTERSECTION RAMP DETAIL
SCALE: 1" = 10'



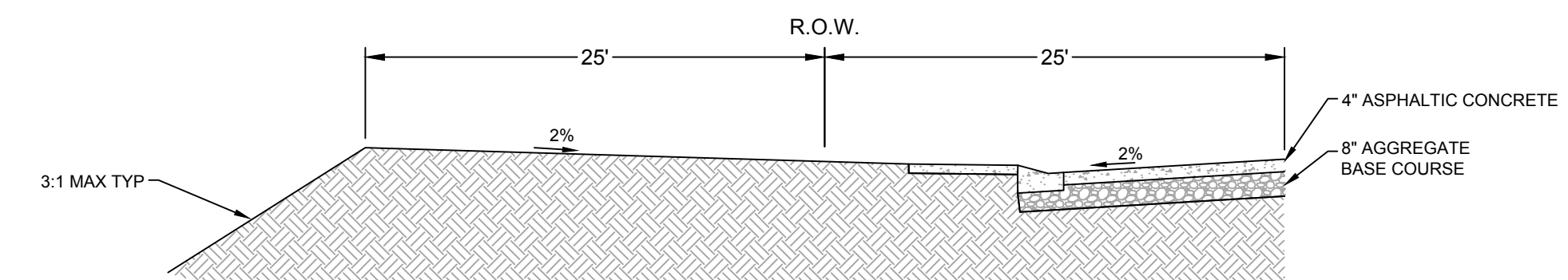
CONCRETE TRICKLE CHANNEL
NOT TO SCALE



TYPICAL CURB AND GUTTER DETAILS

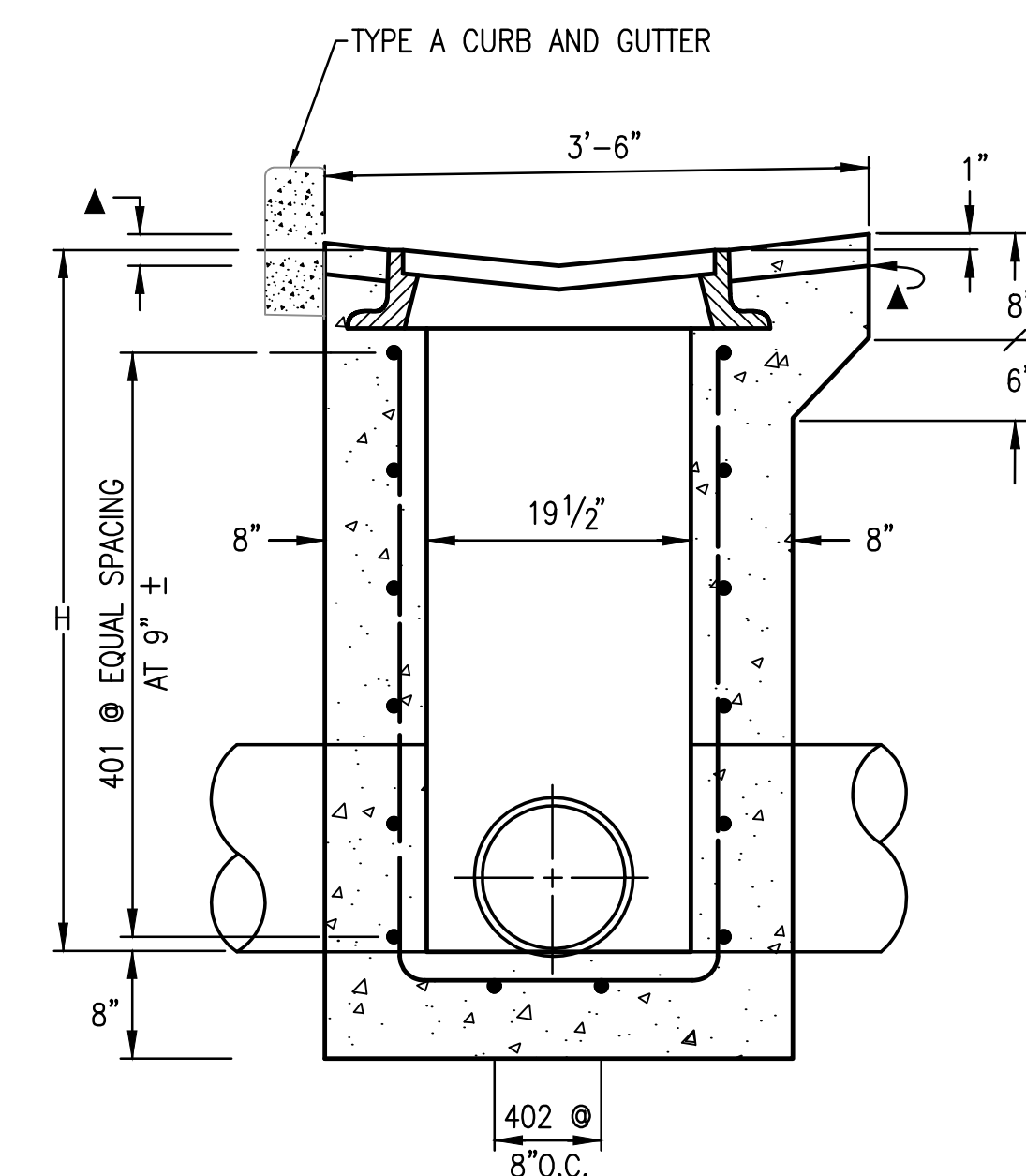


LOCAL LOW VOLUME TYPICAL STREET SECTION 50' R.O.W.
NOT TO SCALE



TYPICAL STREET SECTION @ FILL
NOT TO SCALE

Provide a curb opening inlet. Type R, or propose a combination inlet such as a Denver D-16 design. The Modified Type 13 is for a inverted crown type application.



MODIFIED TYPE 13 INLET
NOT TO SCALE

NAME: Z:\COLORADO SPRINGS OFFICE\03524- GLENEAGLE\CAD\SHETS\03524-S-ROAD.DWG
PLOT DATE: FEBRUARY 13, 2019, 1:58 PM, BY: CHRIS.MEEKS

DESIGNED	MAB	11/26/18
DRAWN	HIG	
CHECKED	MAB	
DATE		

RESPEC 3520 AUSTIN BLUFFS PARKWAY SUITE 102 COLORADO SPRINGS, CO 80918 PHONE (719) 266-5212

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

PROJ NO. 03524
DWG NM. 03524-Dev-Fil2

Guman & Associates, LLC
731 N Weber St, Suite 10
COLORADO SPRINGS, CO. 80903

GLENEAGLE SUBDIVISION, FIL #2

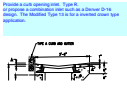
ROADWAY DETAILS

DRAWING NUMBER: **C**

SHEET 4

Markup Summary

Steve Kuehster (1)



Subject: text box
Page Label: [6] 4 ROADWAY DETAILS
Author: Steve Kuehster
Date: 3/26/2019 12:35:02 PM
Color: ■

Provide a curb opening inlet. Type R.
or propose a combination inlet such as a Denver
D-16
design. The Modified Type 13 is for a inverted
crown type application.