

JICS - WAYNOKA

COUNTY OF EL PASO, STATE OF COLORADO

CONSTRUCTION PLANS

MAY 2023

GENERAL CONSTRUCTION NOTES:

- IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY THE EXISTENCE AND LOCATION OF ALL UNDERGROUND UTILITIES ALONG THE ROUTE OF THE WORK. THE OMISSION FROM OR THE INCLUSION OF UTILITY LOCATIONS ON THE PLANS IS NOT TO BE CONSIDERED AS THE NONEXISTENCE OF OR A DEFINITE LOCATION OF EXISTING UNDERGROUND UTILITIES.
- 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 DISRUPTION WILL BE SETTLED BY THE CONTRACTOR.
- ADDITIONAL EROSION CONTROL STRUCTURES MAY BE REQUIRED AT THE TIME OF CONSTRUCTION.
- ALL BACKFILL, SUB-BASE, AND/OR BASE COURSE (CLASS 6) MATERIAL SHALL BE COMPACTED PER THE SOILS ENGINEER'S RECOMMENDATIONS, AND APPROVED BY EL PASO COUNTY PCD.
- ALL STATIONING IS CENTERLINE OF IMPROVEMENTS UNLESS OTHERWISE INDICATED. ALL ELEVATIONS ARE FLOW LINE UNLESS OTHERWISE INDICATED AS TOP BACK OF CURB (TBC), ASPHALT (ASP), OR TOP OF INLET OR BOX (TOB).
- ALL DISTURBED PAVEMENT EDGES SHALL BE CUT TO NEAT LINES. REPAIR SHALL CONFORM TO EPC ECM APPENDIX K - 1.2C.
- ALL INTERSECTION ACCESSES TO BE CONSTRUCTED WITH A 25 FOOT SIGHT VISIBILITY TRIANGLES IS REQUIRED AND THERE SHALL BE NO OBSTRUCTIONS GREATER THAN 18" VERTICAL IN THIS AREA.
- ALL CULVERTS AND STORM DRAIN PIPES SHALL BE SMOOTH INTERIOR CORRUGATED POLYETHYLENE PIPE, REINFORCED CONCRETE PIPE (RCP). ALL CULVERTS SHALL BE PLACED COMPLETE WITH FLARED END SECTIONS. ADEQUACY OF MATERIAL THICKNESS FOR ANY CSP INSTALLED SHALL BE VERIFIED BY OWNER'S GEOTECHNICAL ENGINEER TO SUPPORT MINIMUM 50 YEAR DESIGN LIFE. CULVERTS MUST CONFORM TO EPC ECM SECTION 3.32 - CULVERTS.
- 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 THE 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 EL PASO COUNTY PCD PRIOR TO CONSTRUCTION.

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 ON-SITE AND OFF-SITE, 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 PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT - 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 PCD. 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 PCD.
- CONTRACTOR SHALL COORDINATE GEOTECHNICAL TESTING PER ECM STANDARDS. PAVEMENT DESIGN SHALL BE APPROVED BY EL PASO COUNTY PCD PRIOR TO PLACEMENT OF CURB AND GUTTER AND PAVEMENT.
- 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 DEPARTMENT OF PUBLIC WORKS AND MUTCD CRITERIA.
- CONTRACTOR SHALL OBTAIN ANY PERMITS REQUIRED BY EL PASO COUNTY DEPARTMENT OF PUBLIC WORKS, INCLUDING WORK WITHIN THE RIGHT-OF-WAY AND SPECIAL TRANSPORT PERMITS.
- THE LIMITS OF CONSTRUCTION SHALL REMAIN WITHIN THE PROPERTY LINE UNLESS 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.

PROJECT DATUM

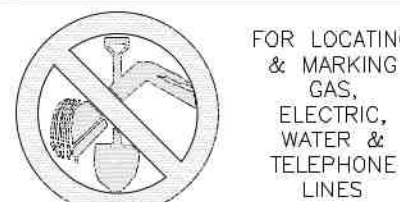
HORIZONTAL DATUM IS MODIFIED TO GROUND STATE PLANE COORDINATES
VERTICAL DATUM IS NAVD88, ADJUSTMENT TO FIMS -3.55'

BASIS OF BEARINGS

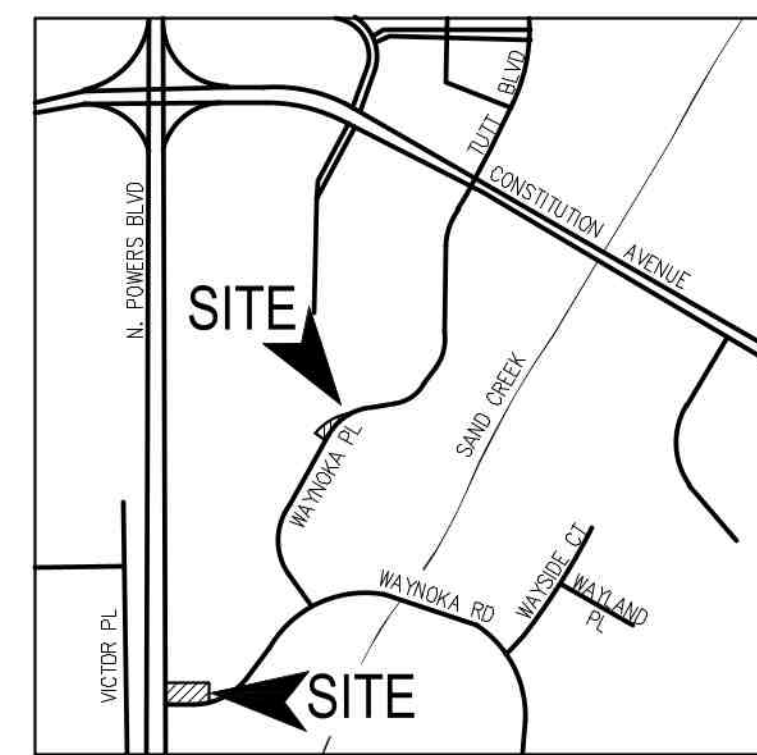
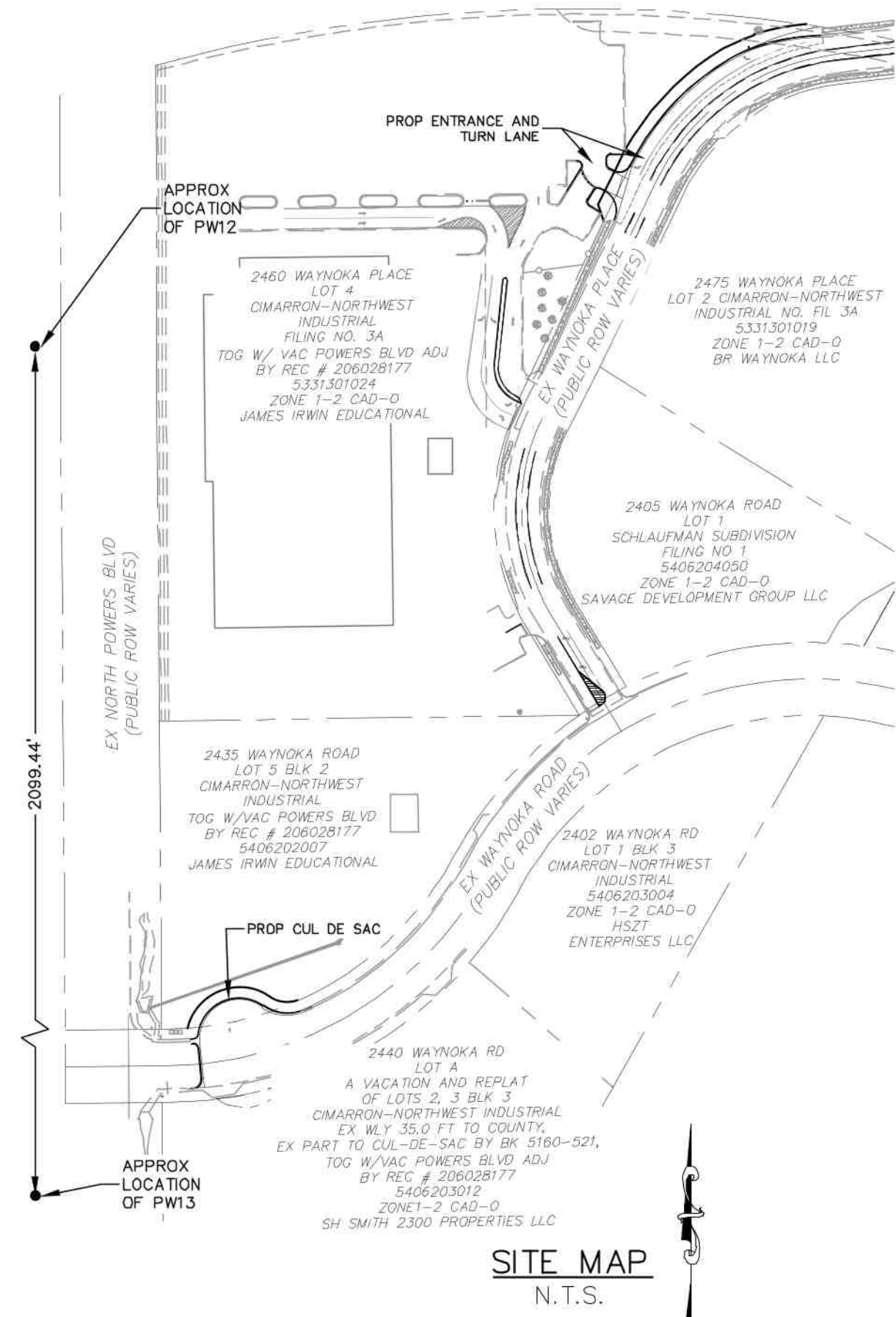
BEARINGS ARE BASED ON GPS OBSERVATIONS OF BENCHMARKS PW13 AND PW12.
THE BEARING IS N00°05'18"W, A DISTANCE OF 2099.44 US SURVEY FEET

BENCHMARKS:

- FIMS MONUMENT PW12 IS A 2" DIA. ALUMINUM CAP STAMPED "CSU FIMS CONTROL PW12" ON THE NE CORNER OF AN ELECTRIC VAULT ON THE WEST SIDE OF POWERS BLVD. OPPOSITE THE LITTON DATA SYSTEMS BLDG AT 2460 WAYNOKA PLACE.
ELEV.= 6383.21 (NAVD88 & 1960 SUPPLEMENTARY ADJUSTMENT)
- MONUMENT PW13, 2" FIMS CAP MARKED PW13 IN CONC WW ON THE NORTH SIDE OF SAND CREEK.
ELEV.= 6350.64' (NAVD88)



FOR BURIED UTILITY INFORMATION
48 HRS BEFORE YOU DIG
CALL 1-800-922-1987



SHEET INDEX

- | SHEET | TITLE SHEET |
|---------|---------------------------------------|
| SHEET 1 | TITLE SHEET |
| SHEET 2 | TYPICAL DETAILS |
| SHEET 3 | WAYNOKA ROAD DEMOLITION PLAN |
| SHEET 4 | WAYNOKA PLACE DEMOLITION PLAN |
| SHEET 5 | WAYNOKA ROAD STREET IMPROVEMENT PLAN |
| SHEET 6 | WAYNOKA PLACE STREET IMPROVEMENT PLAN |
| SHEET 7 | WAYNOKA PLACE PEDESTRIAN RAMP DETAIL |
| SHEET 8 | WAYNOKA PLACE PEDESTRIAN RAMP DETAIL |
| SHEET 9 | SIGNAGE AND STRIPING PLAN |

SIGNAGE AND STRIPING NOTES:

- ALL SIGNS AND PAVEMENT MARKINGS SHALL BE IN COMPLIANCE WITH THE CURRENT MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD).
- REMOVAL OF EXISTING PAVEMENT MARKINGS SHALL BE ACCOMPLISHED BY A METHOD THAT DOES NOT MATERIALLY DAMAGE THE PAVEMENT. THE PAVEMENT MARKINGS SHALL BE REMOVED TO THE EXTENT THAT THEY WILL NOT BE VISIBLE UNDER DAY OR NIGHT CONDITIONS. AT NO TIME WILL IT BE ACCEPTABLE TO PAINT OVER EXISTING PAVEMENT MARKINGS.
- ANY DEVIATION FROM THE STRIPING AND SIGNING PLAN SHALL BE APPROVED BY EL PASO COUNTY PLANNING AND COMMUNITY DEVELOPMENT.
- ALL SIGNS SHOWN ON THE SIGNING AND STRIPING PLAN SHALL BE NEW SIGNS. EXISTING SIGNS MAY REMAIN OR BE REUSED IF THEY MEET CURRENT EL PASO COUNTY AND MUTCD STANDARDS.
- STREET NAME AND REGULATORY STOP SIGNS SHALL BE ON THE SAME POST AT INTERSECTIONS.
- ALL REMOVED SIGNS SHALL BE DISPOSED OF IN A PROPER MANNER BY THE CONTRACTOR.
- ALL STREET NAME SIGNS SHALL HAVE "D" SERIES LETTERS, WITH LOCAL ROADWAY SIGNS BEING 4" UPPER-LOWER CASE LETTERING ON 8" BLANK AND NON-LOCAL ROADWAY SIGNS BEING 6" LETTERING, UPPER-LOWER CASE ON 12" BLANK, WITH A WHITE BORDER THAT IS NOT RECESSED. MULTI-LANE ROADWAYS WITH SPEED LIMITS OF 40 MPH OR HIGHER SHALL HAVE 8" UPPER-LOWER CASE LETTERING ON 18" BLANK WITH A WHITE BORDER THAT IS NOT RECESSED. THE WIDTH OF THE NON-RECESSED WHITE BORDERS SHALL MATCH PAGE 255 OF THE 2012 MUTCD "STANDARD HIGHWAY SIGNS"
- ALL TRAFFIC SIGNS SHALL HAVE A MINIMUM HIGH INTENSITY PRISMATIC GRADE SHEETING.
- ALL LOCAL RESIDENTIAL STREET SIGNS SHALL BE MOUNTED ON A 1.75" X 1.75" SQUARE TUBE SIGN POST AND STUB POST BASE. FOR OTHER APPLICATIONS, REFER TO THE CDOT STANDARD S-614-8 REGARDING USE OF THE P2 TUBULAR STEEL POST SLIPBASE DESIGN.
- ALL SIGNS SHALL BE SINGLE SHEET ALUMINUM WITH 0.100" MINIMUM THICKNESS.
- ALL LIMIT LINES/STOP LINES, CROSSWALK LINES, PAVEMENT LEGENDS, AND ARROWS SHALL BE A MINIMUM 125 MIL THICKNESS PREFORMED THERMOPLASTIC PAVEMENT MARKINGS WITH TAPERED LEADING EDGES PER CDOT STANDARD S-627-1. WORD AND SYMBOL MARKINGS SHALL BE THE NARROW TYPE. STOP BARS SHALL BE 24" IN WIDTH. CROSSWALKS LINES SHALL BE 12" WIDE AND 8' LONG PER CDOT S-627-1.
- ALL LONGITUDINAL LINES SHALL BE A MINIMUM 15MIL THICKNESS EPOXY PAINT. ALL NON-LOCAL RESIDENTIAL ROADWAYS SHALL INCLUDE BOTH RIGHT AND LEFT EDGE LINE STRIPING AND ANY ADDITIONAL STRIPING AS REQUIRED BY CDOT S-627-1.
- THE CONTRACTOR SHALL NOTIFY EL PASO COUNTY PLANNING AND COMMUNITY DEVELOPMENT (719) 520-6819 PRIOR TO AND UPON COMPLETION OF SIGNING AND STRIPING.
- THE CONTRACTOR SHALL OBTAIN A WORK IN THE RIGHT OF WAY PERMIT FROM THE EL PASO COUNTY DEPARTMENT OF PUBLIC WORKS (CPW) PRIOR TO ANY SIGNAGE OR STRIPING WORK WITHIN AN EXISTING EL PASO COUNTY ROADWAY.

AGENCIES:

OWNER/DEVELOPER:	ELDER CONSTRUCTION 4870 CENTENNIAL BLVD, SUITE 100 COLORADO SPRINGS, CO 80919 JEREMY HAMMERS (719)471-2708
CIVIL ENGINEER:	M & S CIVIL CONSULTANTS, INC. 212 N. WASHATCH, SUITE 305 COLORADO SPRINGS, CO 80903 VIRGIL A. SANCHEZ P.E. (719) 955-5485
COUNTY ENGINEERING:	EL PASO COUNTY PLANNING AND COMMUNITY DEVELOPMENT 2880 INTERNATIONAL CIRCLE, SUITE 110 COLORADO SPRINGS, CO 80910
TRAFFIC ENGINEERING:	EL PASO COUNTY DEPARTMENT OF PUBLIC WORKS 3275 AKERS DRIVE COLORADO SPRINGS, CO 80922
WATER RESOURCES:	CHEROKEE METROPOLITAN DISTRICT 6250 PALMER PARK BOULEVARD COLORADO SPRINGS, CO 80915-1721 JEFF MUNGER (719) 597-5080
FIRE DISTRICT:	CIMARRON HILLS FIRE DEPARTMENT 1835 TUSKEGEE PLACE COLORADO SPRINGS, CO 80915 (719) 591-0960
GAS DEPARTMENT:	COLORADO SPRINGS UTILITIES 7710 DURANT DR. COLORADO SPRINGS, CO 80947 TIM WENDT (719) 668-3556
ELECTRIC DEPARTMENT:	COLORADO SPRINGS UTILITIES 7710 DURANT DR. COLORADO SPRINGS, CO 80947 TIM WENDT (719) 668-3556
COMMUNICATIONS:	QWEST COMMUNICATIONS (U.N.C.C. LOCATORS) (800) 922-1987 AT&T (LOCATORS) (719) 635-3674

DESIGN ENGINEER'S STATEMENT:

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



VIRGIL A. SANCHEZ, COLORADO P.E. #37160
FOR AND ON BEHALF OF M & S CIVIL CONSULTANTS, INC. DATE

OWNER/DEVELOPER'S STATEMENT:

I, THE OWNER/DEVELOPER HAVE READ AND WILL COMPLY WITH THE REQUIREMENTS IN THESE DETAILED PLANS AND SPECIFICATIONS.

Jeremy Hammers
5/16/23

JEREMY HAMMERS (719)471-2708
ELDER CONSTRUCTION DATE

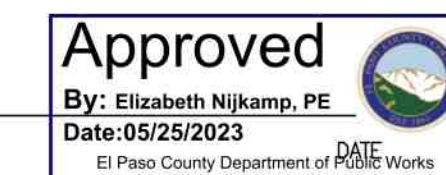
EL PASO COUNTY:

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.

JOSHUA PALMER, P.E.
COUNTY ENGINEER/ECM ADMINISTRATOR



AS-BUILT PLANS

EL PASO COUNTY FILE NO. PCD # PPR239

JICS - WAYNOKA

COVER SHEET

PROJECT NO. 10-022

SCALE: HORIZONTAL: N/A VERTICAL: N/A
DESIGNED BY: CW CLIP
DRAWN BY: VS
CHECKED BY: VS

DATE: 05/10/2023

S101

SHEET 1 OF 9

212 N WASHATCH AVE, STE 305
COLORADO SPRINGS, CO 80903
PHONE: 719.955.5485



FOR AND ON BEHALF OF M&S CIVIL CONSULTANTS, INC.

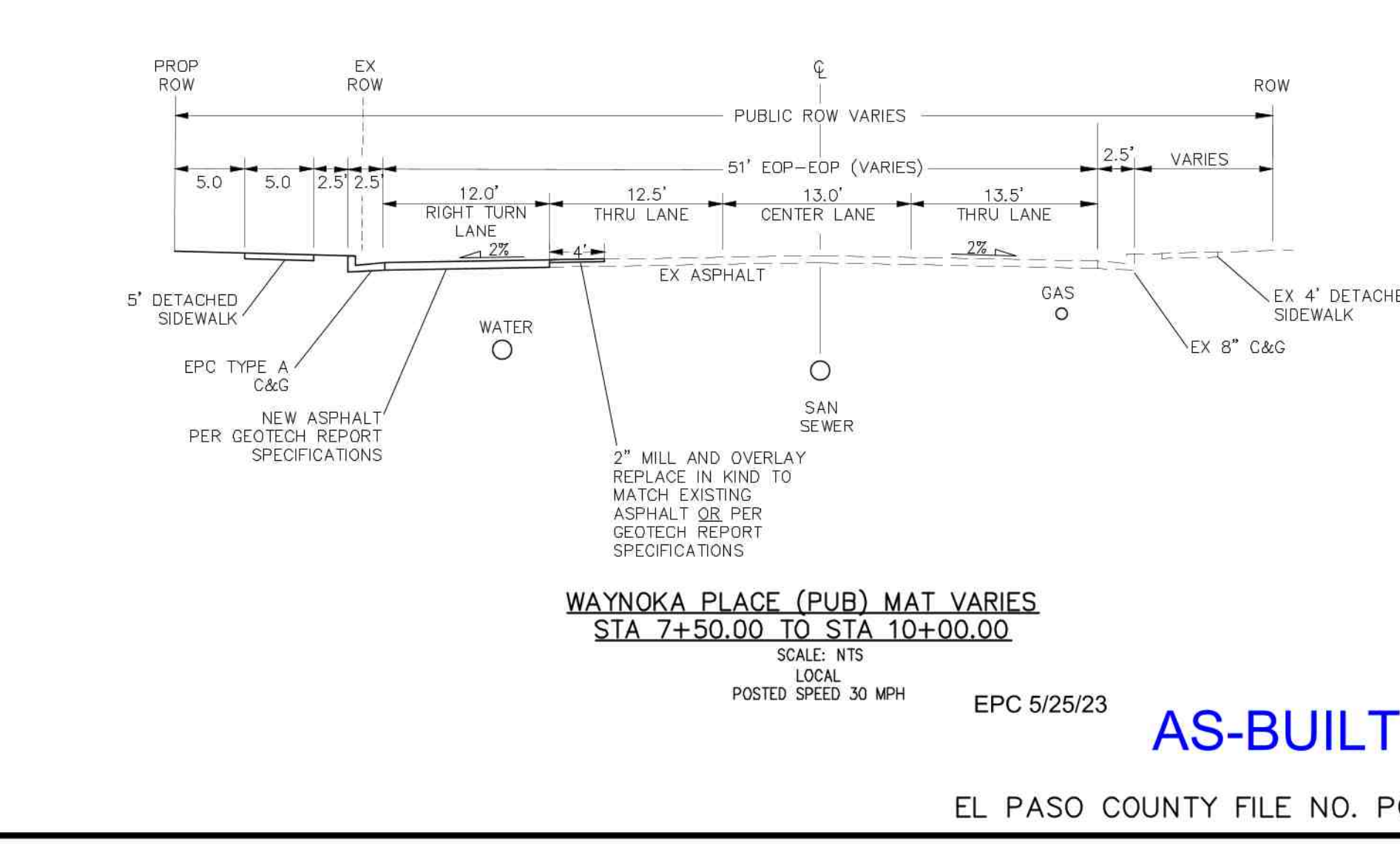
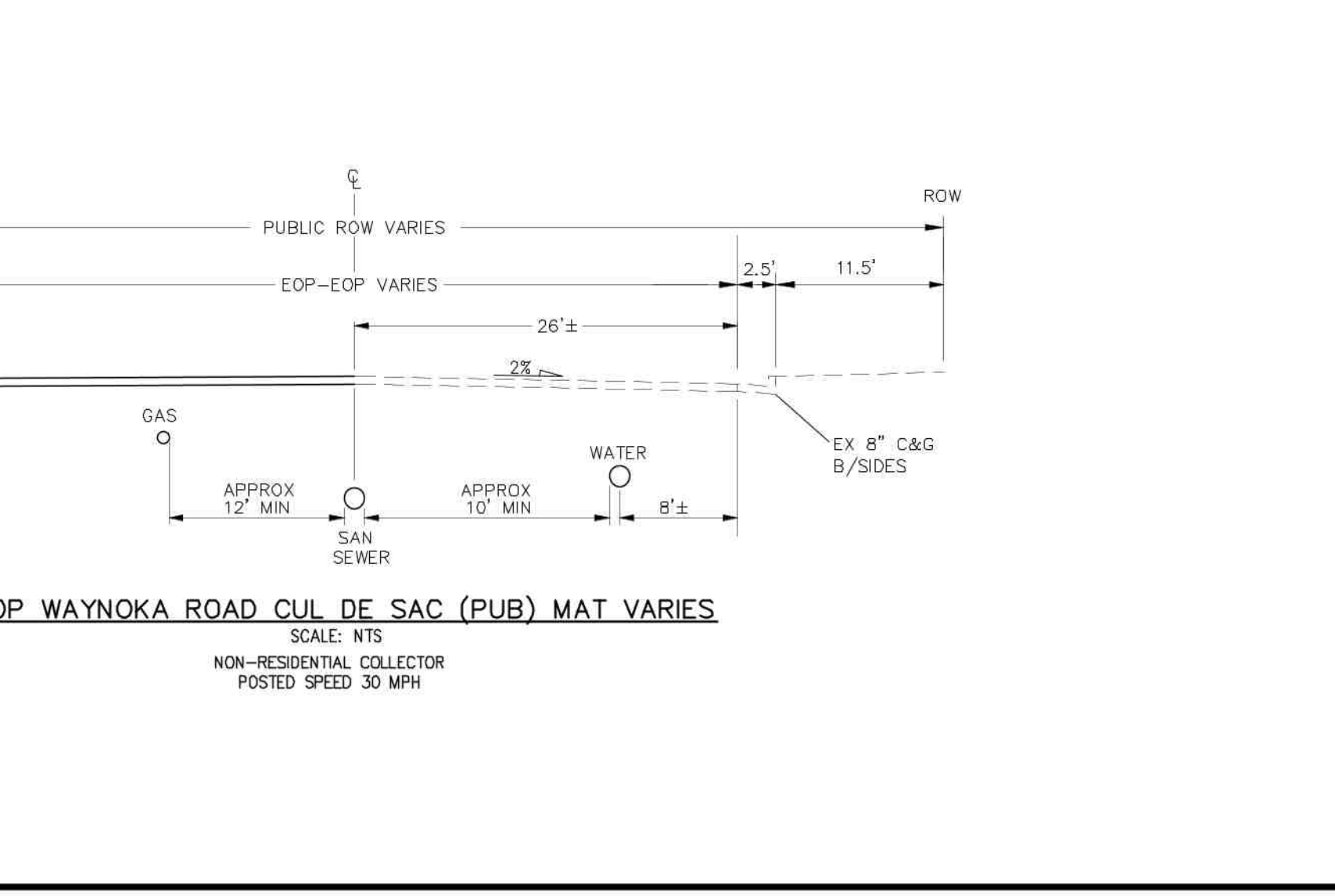
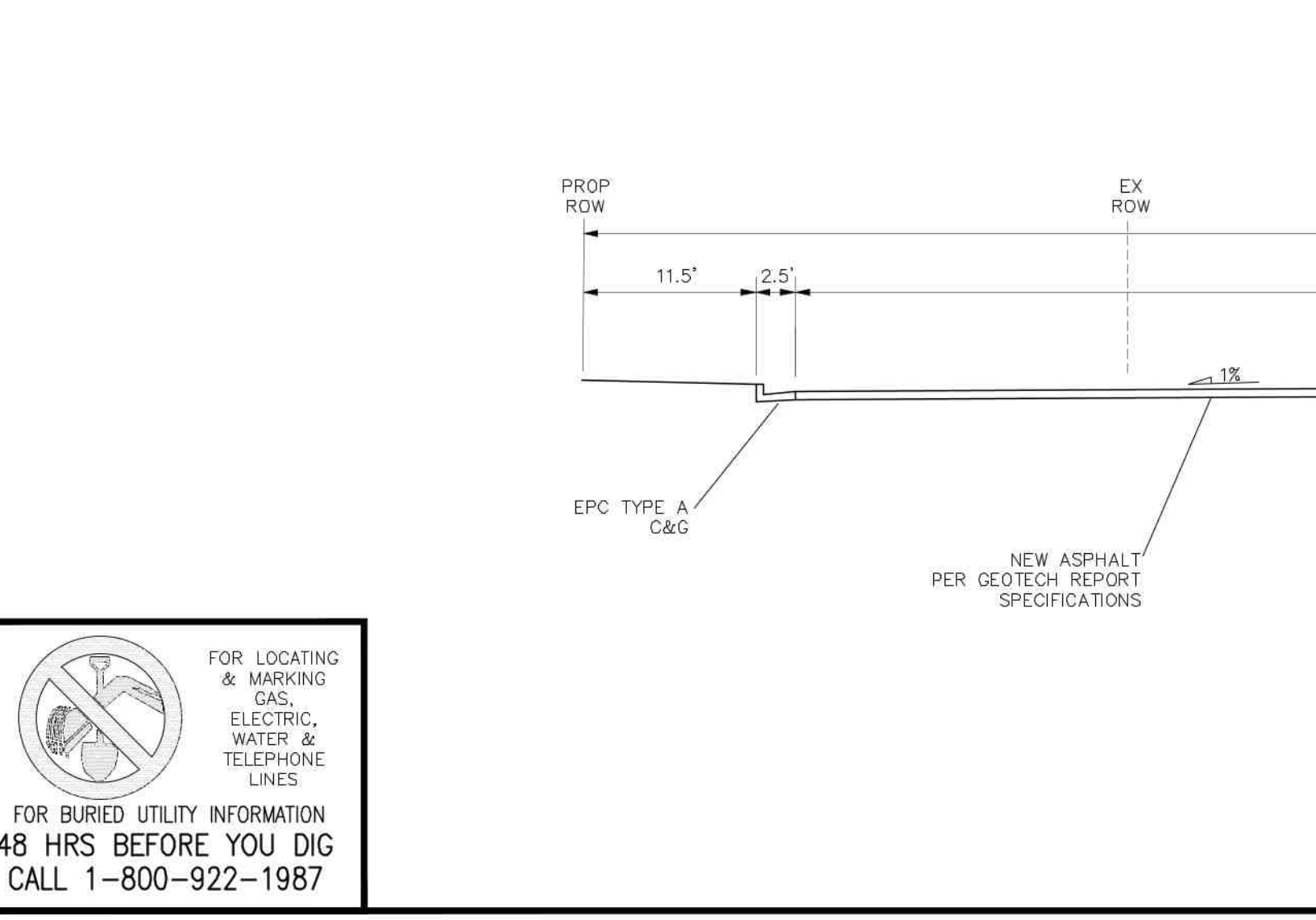
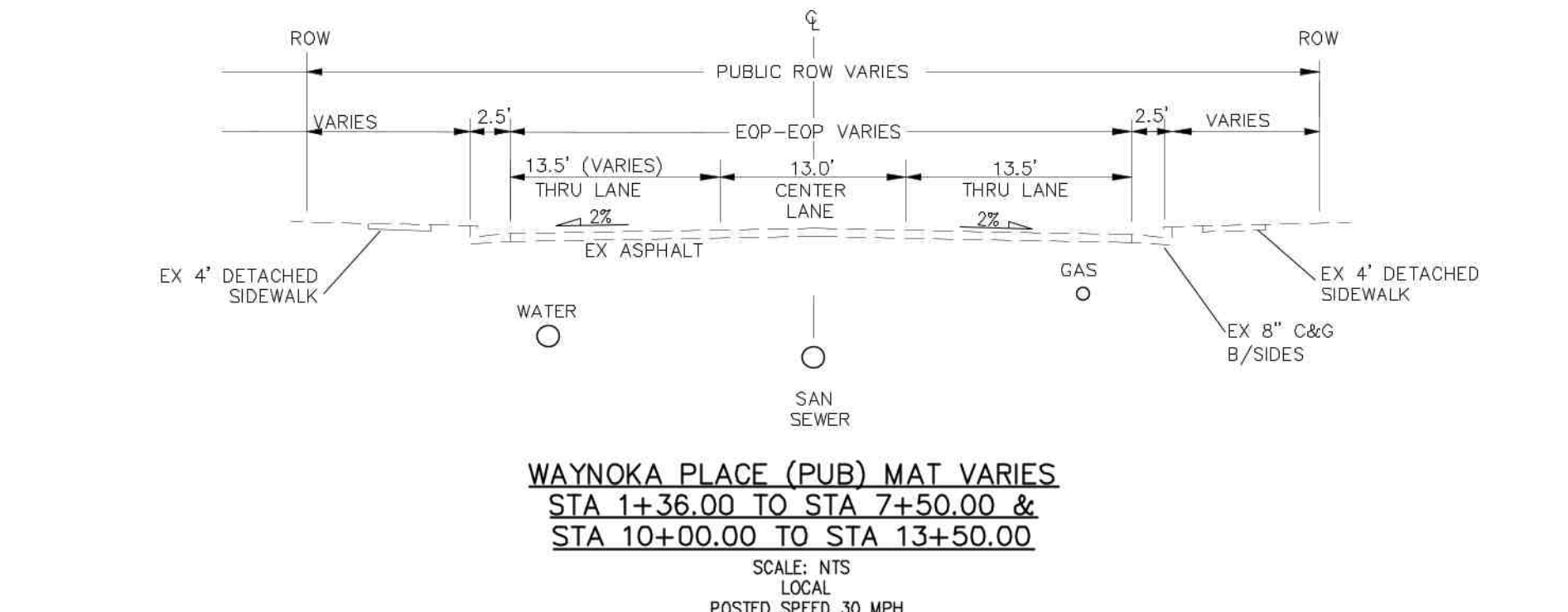
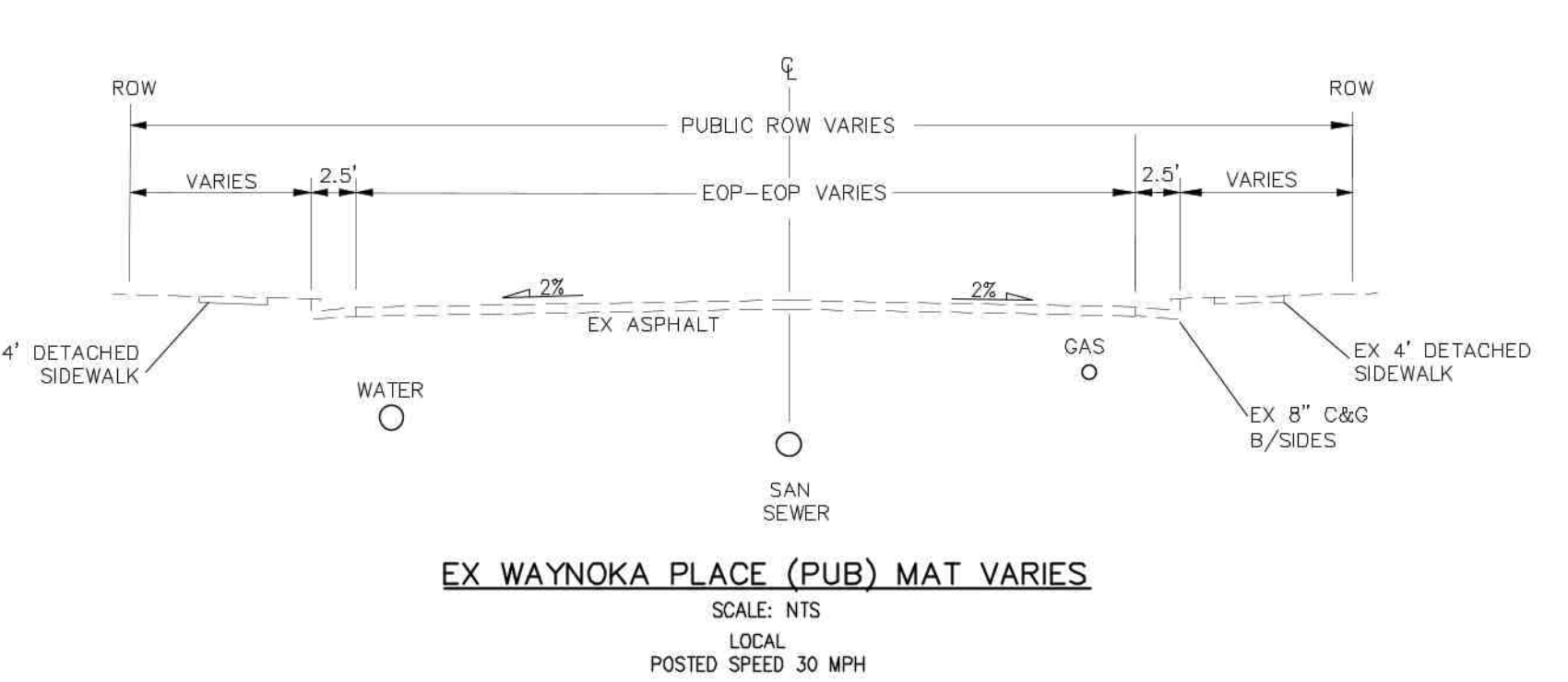
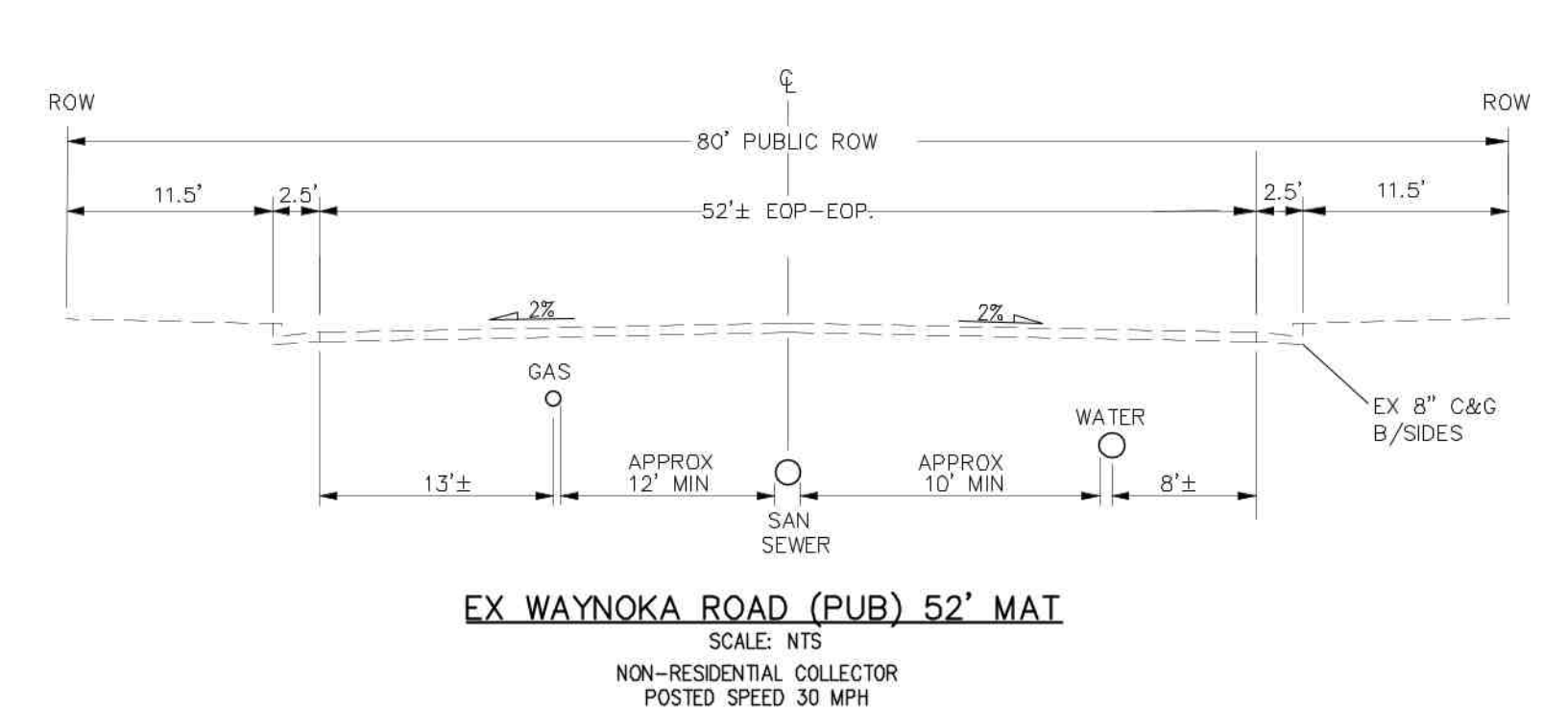
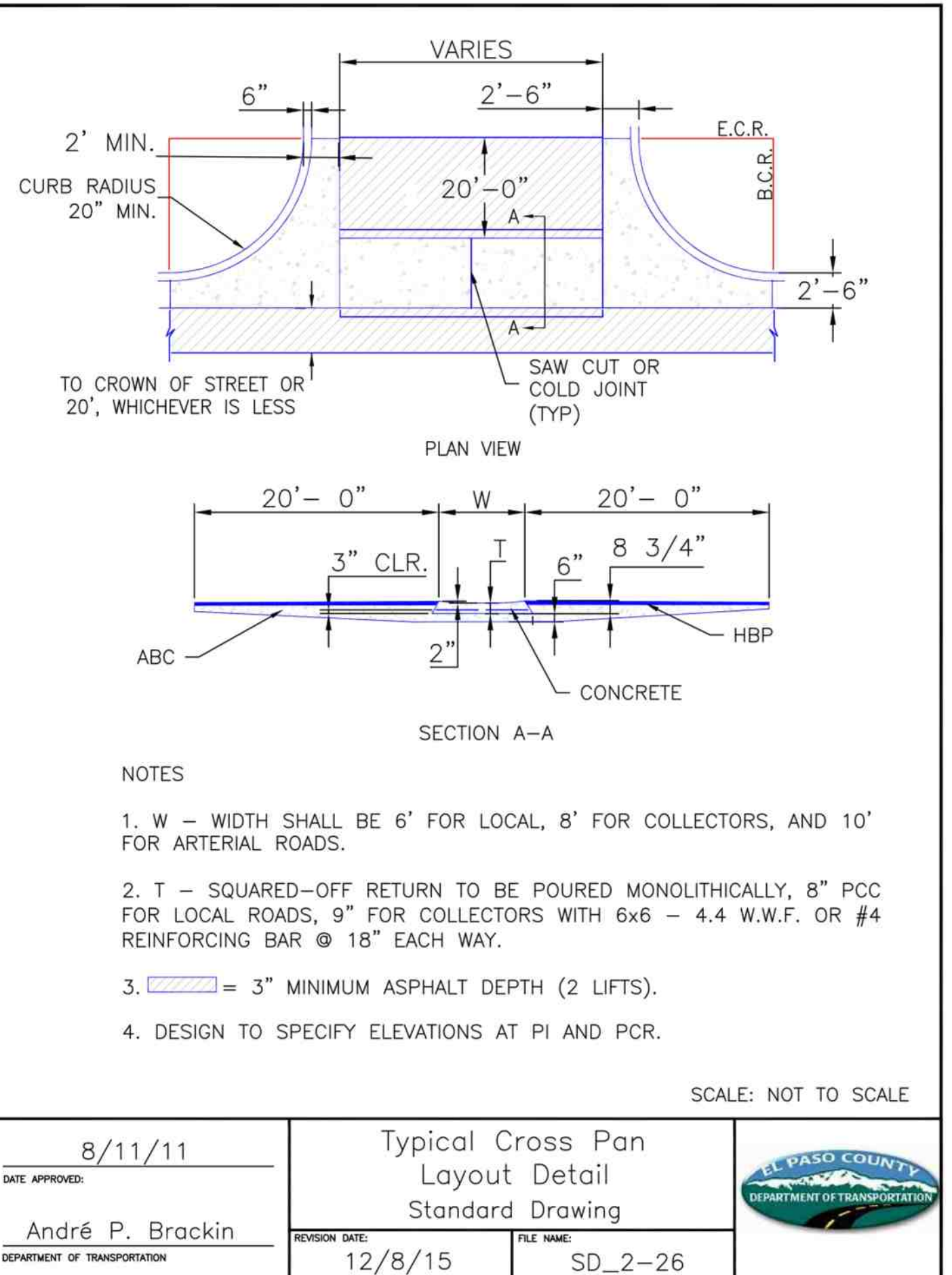
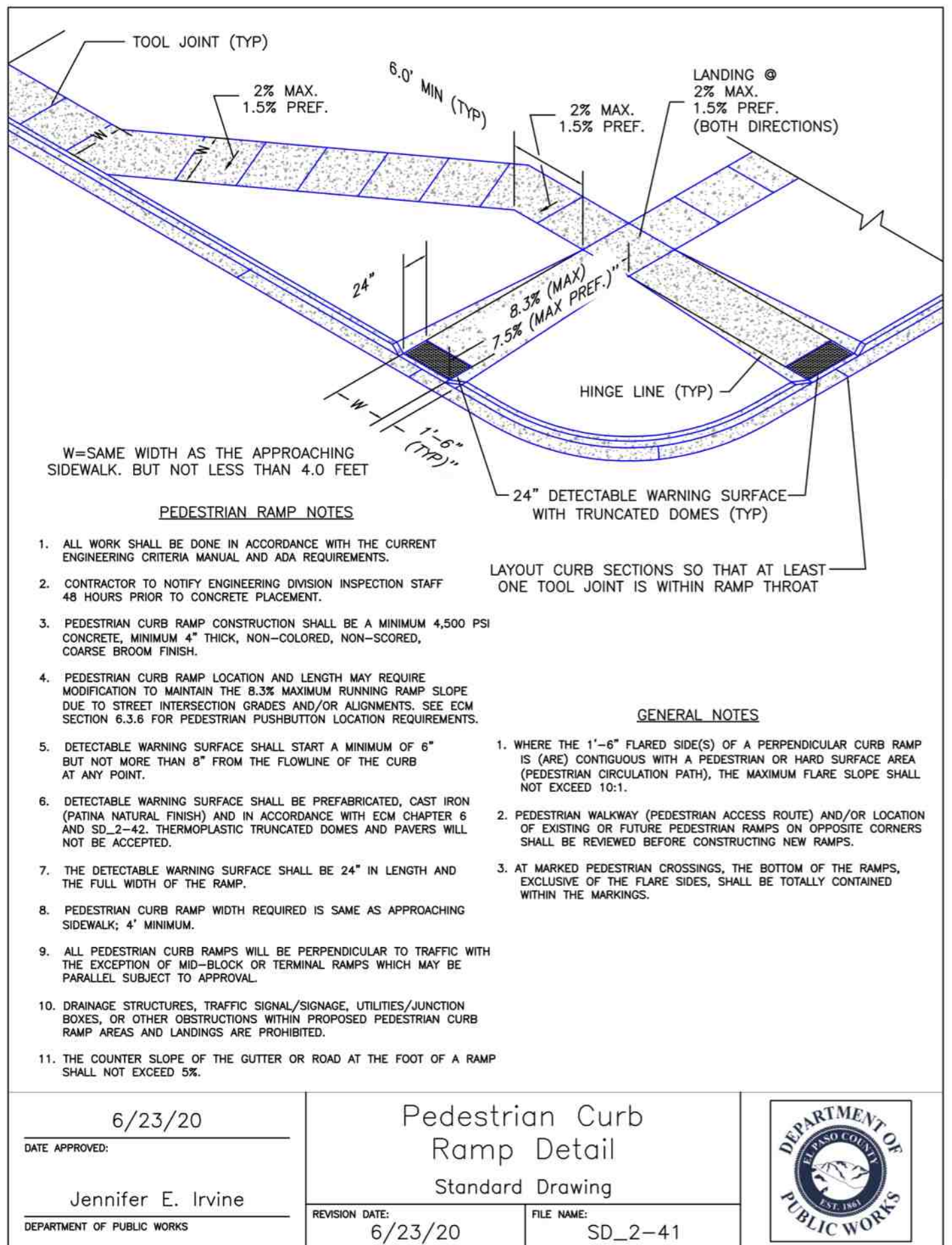
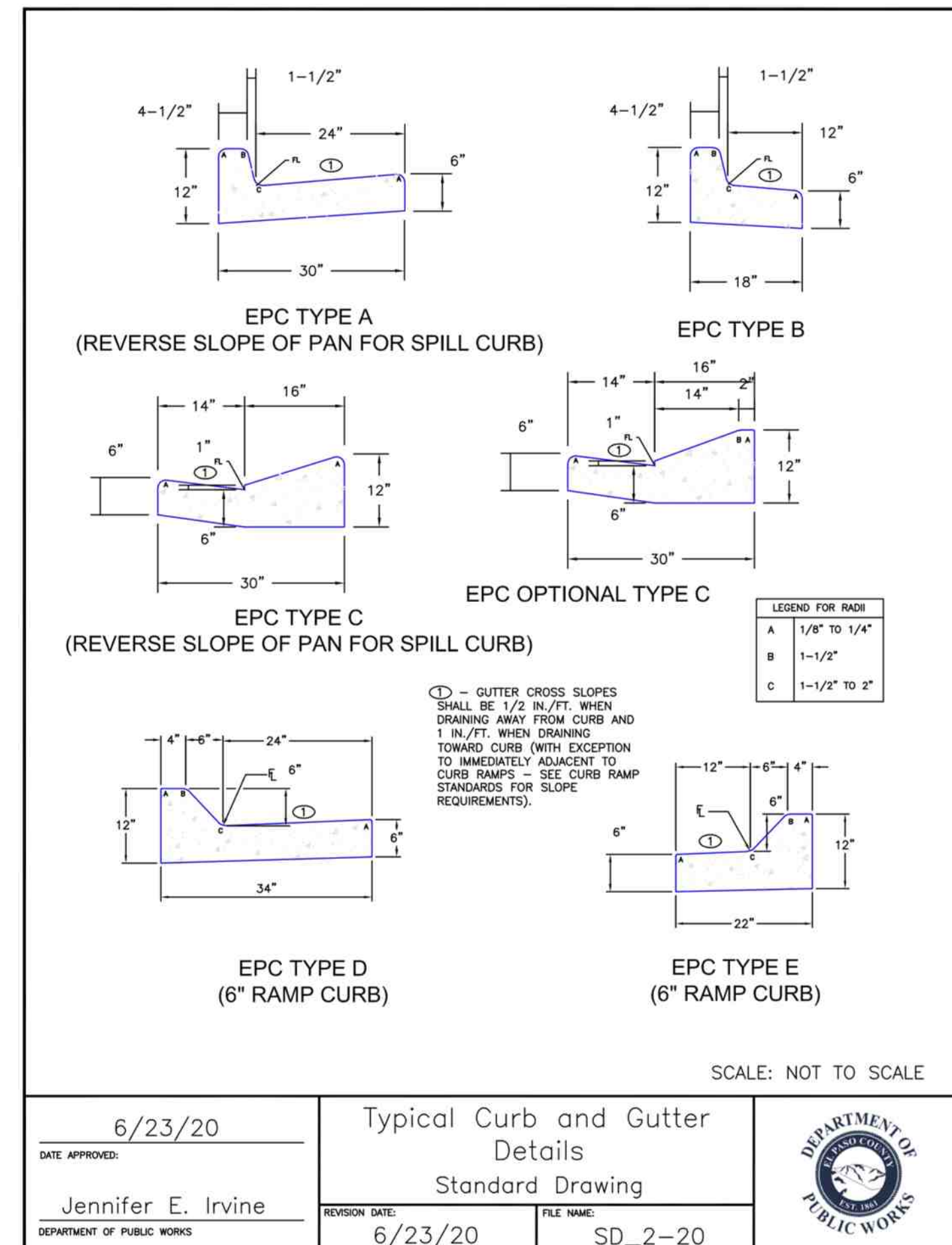


REVISIONS: NO. DATE: DESCRIPTION:

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CAUTION

File: C:\10022A-Waynoka Rd\Elder Const\DWG\Const\DWG\Street\3102.dwg Plotstamp: 5/10/2023 9:56 AM



FOR LOCATING & MARKING GAS, ELECTRIC, WATER & TELEPHONE LINES

FOR BURIED UTILITY INFORMATION 48 HRS BEFORE YOU DIG CALL 1-800-922-1987

JICS - WAYNOKA

TYPICAL DETAILS

DATE: 05/10/2023

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

PROJECT NO. 10-022

DESIGNED BY: GW

DRAWN BY: CLP

CHECKED BY: WS

212 N WASHATCH AVE, STE 305
COLORADO SPRINGS, CO 80903
PHONE: 719.555.5485

MIRGIL A. SANCHEZ, COLORADO P.E. NO. 37160

FOR AND ON BEHALF OF M&S CIVIL CONSULTANTS, INC.

EL PASO COUNTY REGISTERED PROFESSIONAL ENGINEER 37160 05-10-23

REVISIONS:

NO.	DATE	DESCRIPTION

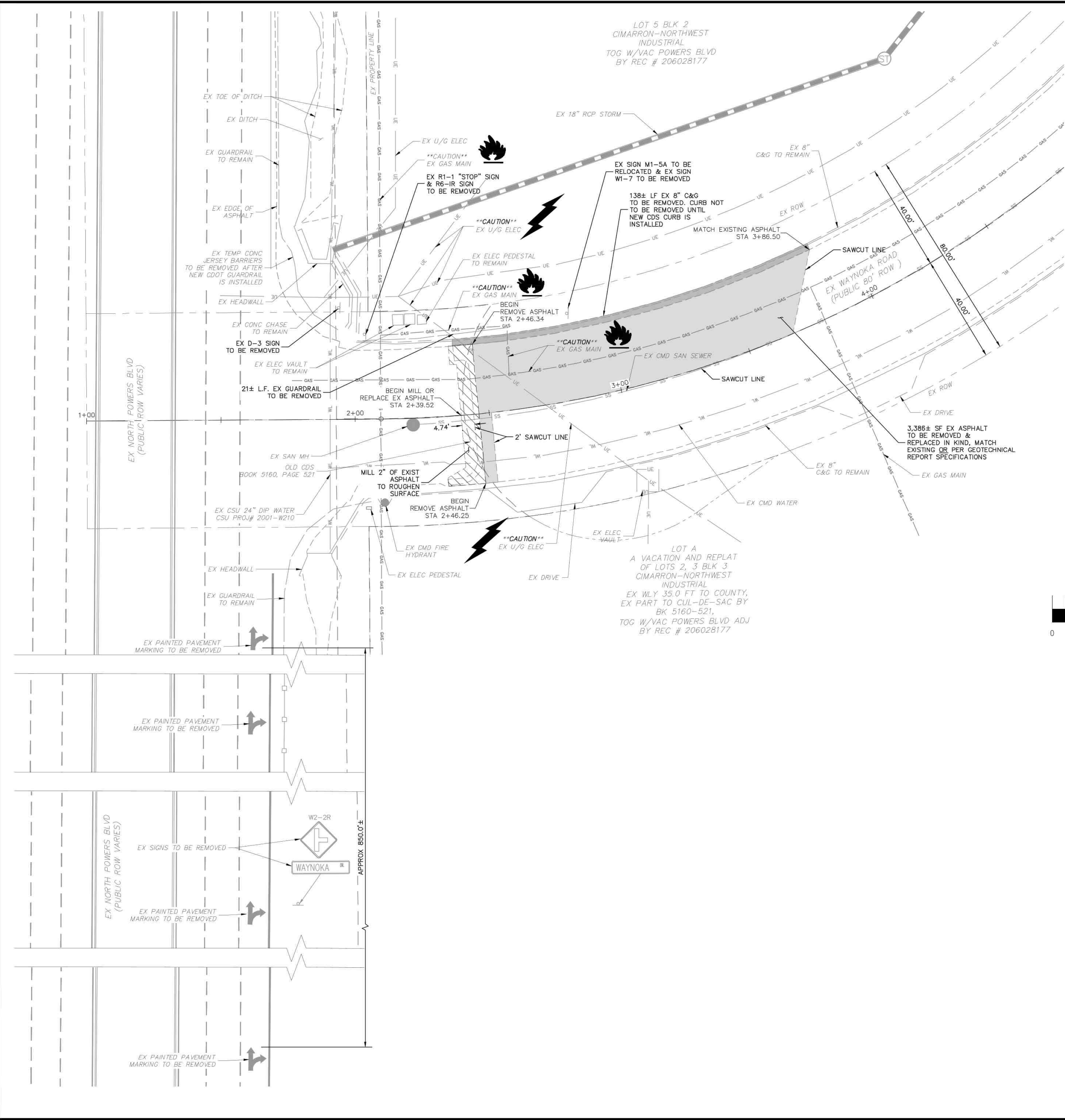
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CAUTION



AS-BUILT PLANS

EL PASO COUNTY FILE NO. PCD # PPR239



ABBREVIATION LEGEND

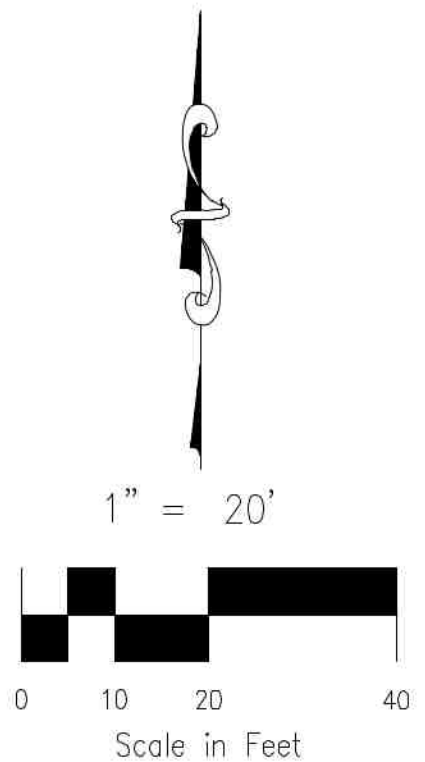
- CL CENTERLINE
- LT LEFT
- RT RIGHT
- C&G CURB AND GUTTER
- EL ELEVATION
- W WEST
- CONST CONSTRUCTION
- N NORTH
- WTR WATER
- S SOUTH
- STM STORM SEWER
- PUB PUBLIC
- EX EXISTING
- STA STATION
- NTS NOT TO SCALE
- PROP PROPOSED
- SAN SANITARY SEWER
- CDS CUL DE SAC
- CMD CHEROKEE METRO DISTRICT
- VAC VACATED

LEGEND

- SS — EXISTING SAN SEWER
- GAS — EXISTING GAS MAIN
- WT — EXISTING WATER MAIN
- — EXISTING GUARDRAIL
- UE — EXISTING U/G ELEC
- — EXISTING STORM SEWER
- EXISTING FIRE HYDRANT
- ⊙ EXISTING STORM MH
- EXISTING SAN MH
- ⊙ EXISTING LIGHT POLE
- ⊙ EXISTING SIGN
- EXISTING ASPHALT TO BE REMOVED
- EXISTING C&G TO BE REMOVED
- ▨ EXISTING ASPHALT TO BE MILLED OR REPLACED TO MATCH NEW CUL DE SAC ELEVATION. SEE S105
- EXISTING GUARD RAIL TO BE REMOVED

FOR LOCATING & MARKING GAS, ELECTRIC, WATER & TELEPHONE LINES
 FOR BURIED UTILITY INFORMATION
 48 HRS BEFORE YOU DIG
 CALL 1-800-922-1987

NOTE:
 THE CONTRACTOR SHALL FIELD VERIFY THE ELEVATION OF ALL EXISTING UTILITIES PRIOR TO COMMENCEMENT OF CONSTRUCTION. ANY DISCREPANCIES FROM THE SHOWN UTILITIES PROVIDED ON THE PLANS SHALL BE CONVEYED TO THE ENGINEER AND A RESOLVE REACHED PRIOR TO CONSTRUCTION.
 CONTRACTOR SHALL ADJUST ALL EXISTING VALVE COVERS, SANITARY AND STORM SEWER MANHOLES RIMS, ELECTRIC VAULTS THAT LAY WITHIN THE PROPOSED PAVEMENT, CONCRETE CURB AND SIDEWALKS. ANY CONFLICTS SHALL BE COORDINATED WITH THE ENGINEER.



JICS - WAYNOKA

DEMOLITION PLAN - WAYNOKA ROAD

PROJECT NO. 10-022	DATE: 05/10/2023	SHEET 3 OF 9	S103
DESIGNED BY: CW	CHECKED BY: WS		
DRAWN BY: CLP	VERTICAL: N/A		

212 N WAHATCH AVE, STE 305
 COLORADO SPRINGS, CO 80903
 PHONE: 719.555.9485



MIRGIL A. SANCHEZ, COLORADO P.E. NO. 37160

FOR AND ON BEHALF OF JICS CIVIL CONSULTANTS, INC.

NO.	DATE	DESCRIPTION	APPROV. BY	DATE

THE ENGINEER PREPARING THESE PLANS WILL NOT BE RESPONSIBLE, OR LIABLE FOR, UNAUTHORIZED CHANGES TO OR USES OF THESE PLANS. ALL CHANGES TO THE PLANS MUST BE IN WRITING AND MUST BE APPROVED BY THE PREPARER OF THESE PLANS.

CAUTION

AS-BUILT PLANS

EPC 5/25/23

EL PASO COUNTY FILE NO. PCD # PPR239

NOTE:

THE CONTRACTOR SHALL FIELD VERIFY THE ELEVATION OF ALL EXISTING UTILITIES PRIOR TO COMMENCEMENT OF CONSTRUCTION. ANY DISCREPANCIES FROM THE SHOWN UTILITIES PROVIDED ON THE PLANS SHALL BE CONVEYED TO THE ENGINEER AND A RESOLVE REACHED PRIOR TO CONSTRUCTION.

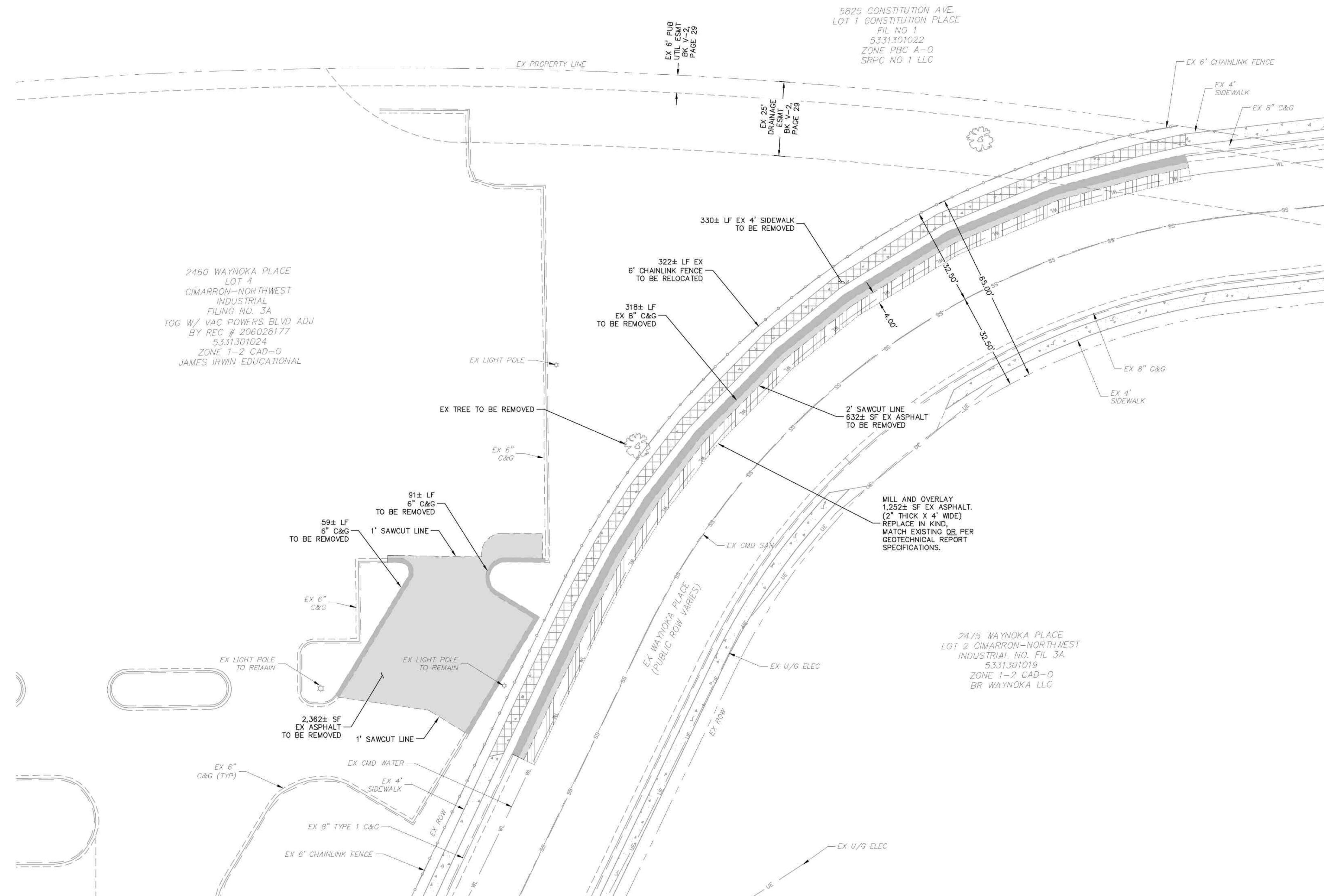
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ABBREVIATION LEGEND

- CL CENTERLINE
- LT LEFT
- RT RIGHT
- C&G CURB AND GUTTER
- EL ELEVATION
- W WEST
- CONST CONSTRUCTION
- N NORTH
- WTR WATER
- S SOUTH
- STM STORM SEWER
- PUB PUBLIC
- EX EXISTING
- STA STATION
- NTS NOT TO SCALE
- PROP PROPOSED
- SAN SANITARY SEWER
- CDS CUL DE SAC
- CMD CHEROKEE METRO DISTRICT
- VAC VACATED

LEGEND

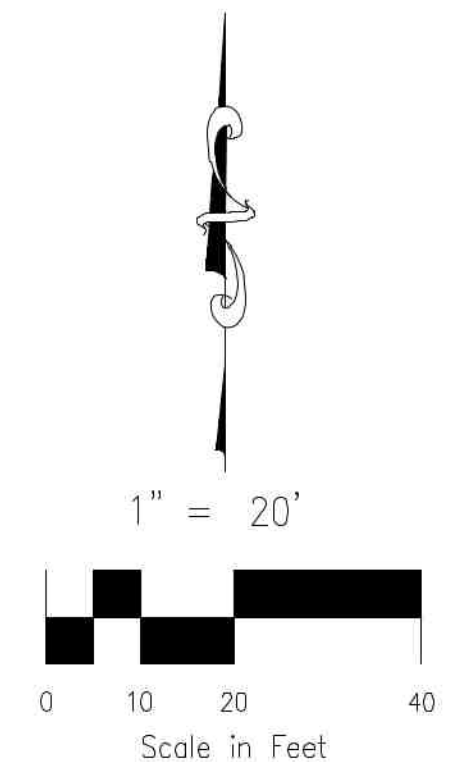
- SS — EXISTING SAN SEWER
- GAS — EXISTING GAS MAIN
- WT — EXISTING WATER MAIN
- — EXISTING GUARDRAIL
- UE — EXISTING U/G ELEC
- — EXISTING STORM SEWER
- — EXISTING 6' CHAINLINK FENCE
- EXISTING FIRE HYDRANT
- ⊙ EXISTING STORM MH
- EXISTING SAN MH
- ⊙ EXISTING LIGHT POLE
- ⊙ EXISTING SIGN
- ⊙ EXISTING TREE
- EXISTING ASPHALT TO BE REMOVED
- ▨ 2"x4" WDE MILL AND OVERLAY MATCH EXISTING
- EXISTING C&G TO BE REMOVED
- ▨ EXISTING SIDEWALK TO BE REMOVED
- EXISTING CHAINLINK FENCE TO BE REMOVED



2460 WAYNOKA PLACE
LOT 4
CIMARRON-NORTHWEST
INDUSTRIAL
FILING NO. 3A
TOG W/ VAC POWERS BLVD ADJ
BY REC # 206028177
5331301024
ZONE 1-2 CAD-0
JAMES IRWIN EDUCATIONAL

5825 CONSTITUTION AVE.
LOT 1 CONSTITUTION PLACE
FIL NO 1
5331301022
ZONE PBC A-0
SRPC NO 1 LLC

2475 WAYNOKA PLACE
LOT 2 CIMARRON-NORTHWEST
INDUSTRIAL NO. FIL 3A
5331301019
ZONE 1-2 CAD-0
BR WAYNOKA LLC



AS-BUILT PLANS

EPC 5/25/23

EL PASO COUNTY FILE NO. PCD # PPR239

JICS - WAYNOKA	
DEMOLITION PLAN - WAYNOKA PLACE	
PROJECT NO. 10-022	DATE: 05/10/2023
SCALE: HORIZONTAL: 1"=20'	SHEET 4 OF 9
DESIGNED BY: GW	CHECKED BY: WS
DRAWN BY: CLP	

212 N WASHATCH AVE, STE 305
COLORADO SPRINGS, CO 80903
PHONE: 719.555.9485

CIVIL CONSULTANTS, INC.

FOR AND ON BEHALF OF MRS. CIVIL CONSULTANTS, INC.

MIRGIL A. SANCHEZ, COLORADO P.E. NO. 37160

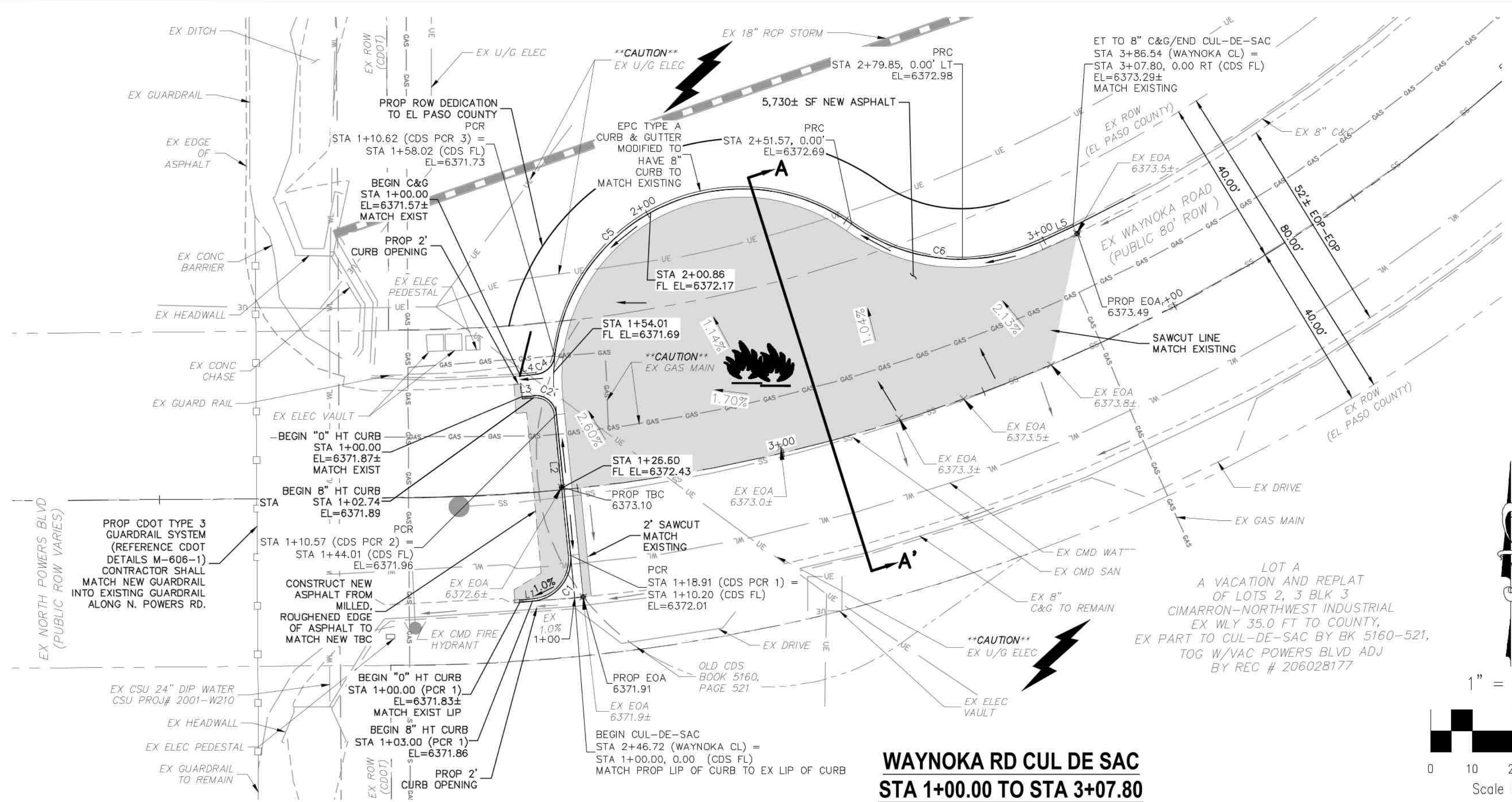
REVISIONS:	NO.	DATE:	DESCRIPTION:

THE ENGINEER PREPARING THESE PLANS WILL NOT BE RESPONSIBLE, OR LIABLE FOR, UNAUTHORIZED CHANGES TO OR USES OF THESE PLANS. ALL CHANGES TO THE PLANS MUST BE IN WRITING AND MUST BE APPROVED BY THE PREPARER OF THESE PLANS.

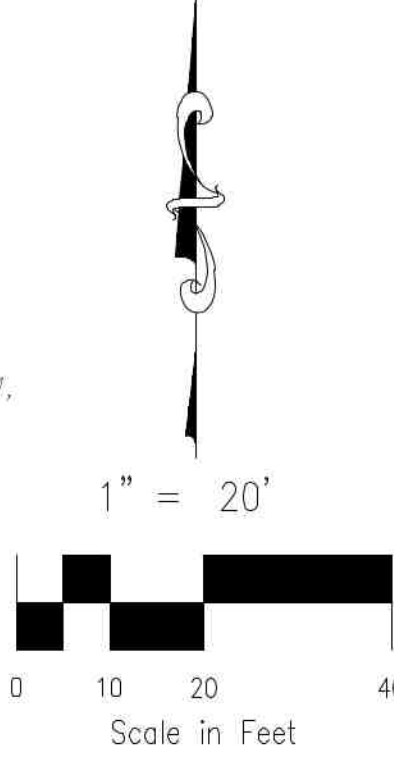
CAUTION

FOR LOCATING & MARKING GAS, ELECTRIC, WATER & TELEPHONE LINES

FOR BURIED UTILITY INFORMATION
48 HRS BEFORE YOU DIG
CALL 1-800-922-1987



**WAYNOKA RD CUL DE SAC
STA 1+00.00 TO STA 3+07.80**



ABBREVIATION LEGEND

CL	CENTERLINE
LT	LEFT
RT	RIGHT
C&G	CURB AND GUTTER
EL	ELEVATION
W	WEST
CONST	CONSTRUCTION
N	NORTH
WTR	WATER
S	SOUTH
STM	STORM SEWER
PUB	PUBLIC
EX	EXISTING
STA	STATION
NTS	NOT TO SCALE
PROP	PROPOSED
SAN	SANITARY SEWER
CDS	CUL DE SAC
CMD	CHEROKEE METRO DISTRICT
CSU	COLORADO SPRINGS UTILITIES
VAC	VACATED
BT	BEGIN TRANSITION
ET	END TRANSITION

LEGEND

—SS—	EXISTING SAN SEWER
—GAS—	EXISTING GAS MAIN
—WT—	EXISTING WATER MAIN
—	EXISTING GUARDRAIL
—UE—	EXISTING U/G ELEC
—	EXISTING STORM SEWER
—	EXISTING FIRE HYDRANT
—	EXISTING STORM MH
—	EXISTING SAN MH
—	EXISTING LIGHT POLE
—	EXISTING SIGN
—	PROPOSED ASPHALT

FOR LOCATING & MARKING GAS, ELECTRIC, WATER & TELEPHONE LINES
FOR BURIED UTILITY INFORMATION
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FLOWLINE CURVE TABLE

CURVE	LENGTH	RADIUS	DELTA
C1	15.92	10.00	91.23
C2	7.83	5.00	89.78
C4	6.81	5.00	78.03
C5	93.55	45.00	119.11
C6	47.28	45.00	60.20

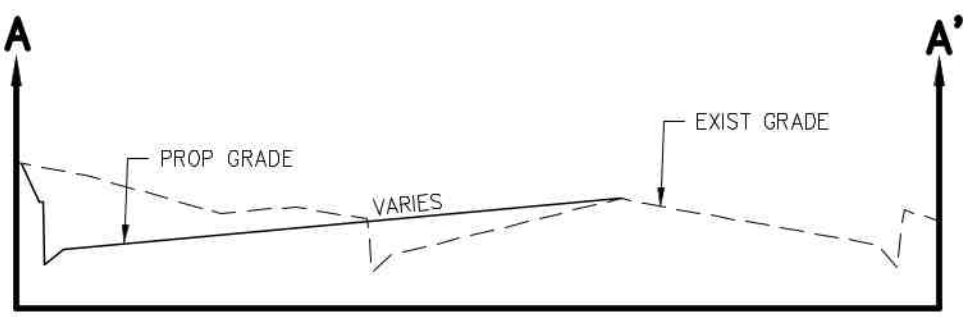
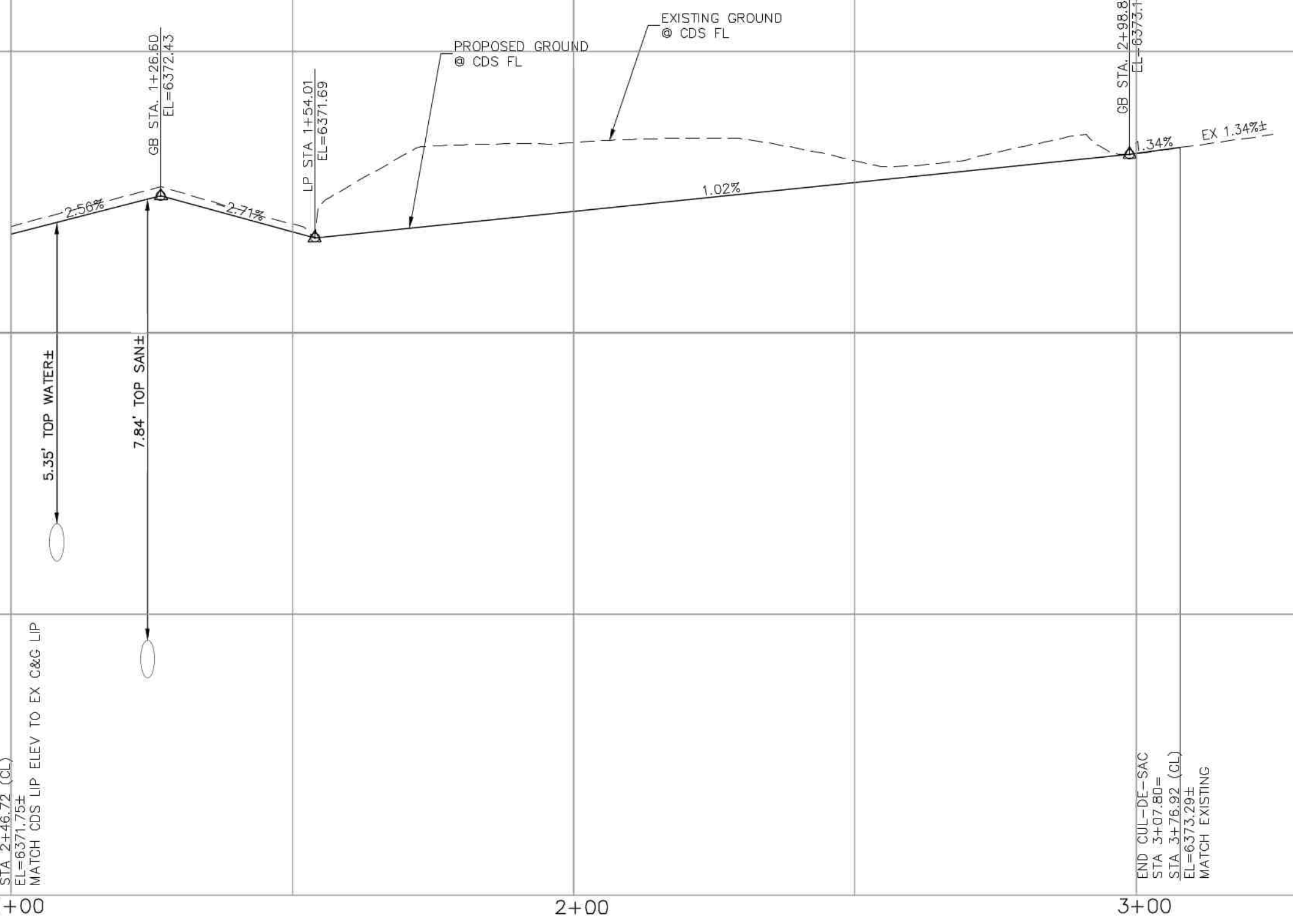
FLOWLINE LINE TABLE

LINE	LENGTH	DIRECTION
L1	3.00	N85°30'48"E
L2	33.80	N5°43'11"W
L3	2.74	N84°30'10"E
L4	3.81	N84°30'10"E
L5	8.95	S65°23'16"W

NOTE:

- THE CONTRACTOR SHALL FIELD VERIFY THE ELEVATION OF ALL EXISTING UTILITIES PRIOR TO COMMENCEMENT OF CONSTRUCTION. ANY DISCREPANCIES FROM THE SHOWN UTILITIES PROVIDED ON THE PLANS SHALL BE CONVEYED TO THE ENGINEER AND A RESOLVE REACHED PRIOR TO CONSTRUCTION. UNDERGROUND GAS AND ELECTRIC NOT LOCATED, LOCATIONS SHOWN FROM CSU MAPPING.
- CONTRACTOR SHALL ADJUST ALL EXISTING VALVE COVERS, SANITARY AND STORM SEWER MANHOLES RIMS, ELECTRIC VAULTS THAT LAY WITHIN THE PROPOSED PAVEMENT, CONCRETE CURB AND SIDEWALKS. ANY CONFLICTS SHALL BE COORDINATED WITH THE ENGINEER.
- SEAL JOINT ON SAWCUT LINE SO IT IS NOT EXPOSED IN FINAL ROAD SECTION AND MOISTURE INFILTRATION IS PREVENTED.

LOT A
A VACATION AND REPLAT
OF LOTS 2, 3 BLK 3
CIMARRON-NORTHWEST INDUSTRIAL
EX WLY 35.0 FT TO COUNTY,
EX PART TO CUL-DE-SAC BY BK 5160-521,
TOG W/VAC POWERS BLVD ADJ
BY REC # 206028177



SECTION A-A'
SCALE: HORIZ: 1"=20'
VERT: 1"=2'

AS-BUILT PLANS

EPC 5/25/23

EL PASO COUNTY FILE NO. PCD # PPR239

JICS - WAYNOKA

WAYNOKA ROAD STREET IMPROVEMENT PLAN

PROJECT NO. 10-022 DATE: 05/10/2023

DESIGNED BY: CW SCALE: HORIZONTAL: 1"=20' SHEET 5 OF 9 S105

DRAWN BY: CLP VERTICAL: 1"=2'

CHECKED BY: WS

212 N WASHCATCH AVE, STE 305
COLORADO SPRINGS, CO 80903
PHONE: 719.555.5485

CIVIL CONSULTANTS, INC.

MIRGIL A. SANCHEZ, COLORADO P.E. NO. 37160

FOR AND ON BEHALF OF M&S CIVIL CONSULTANTS, INC.

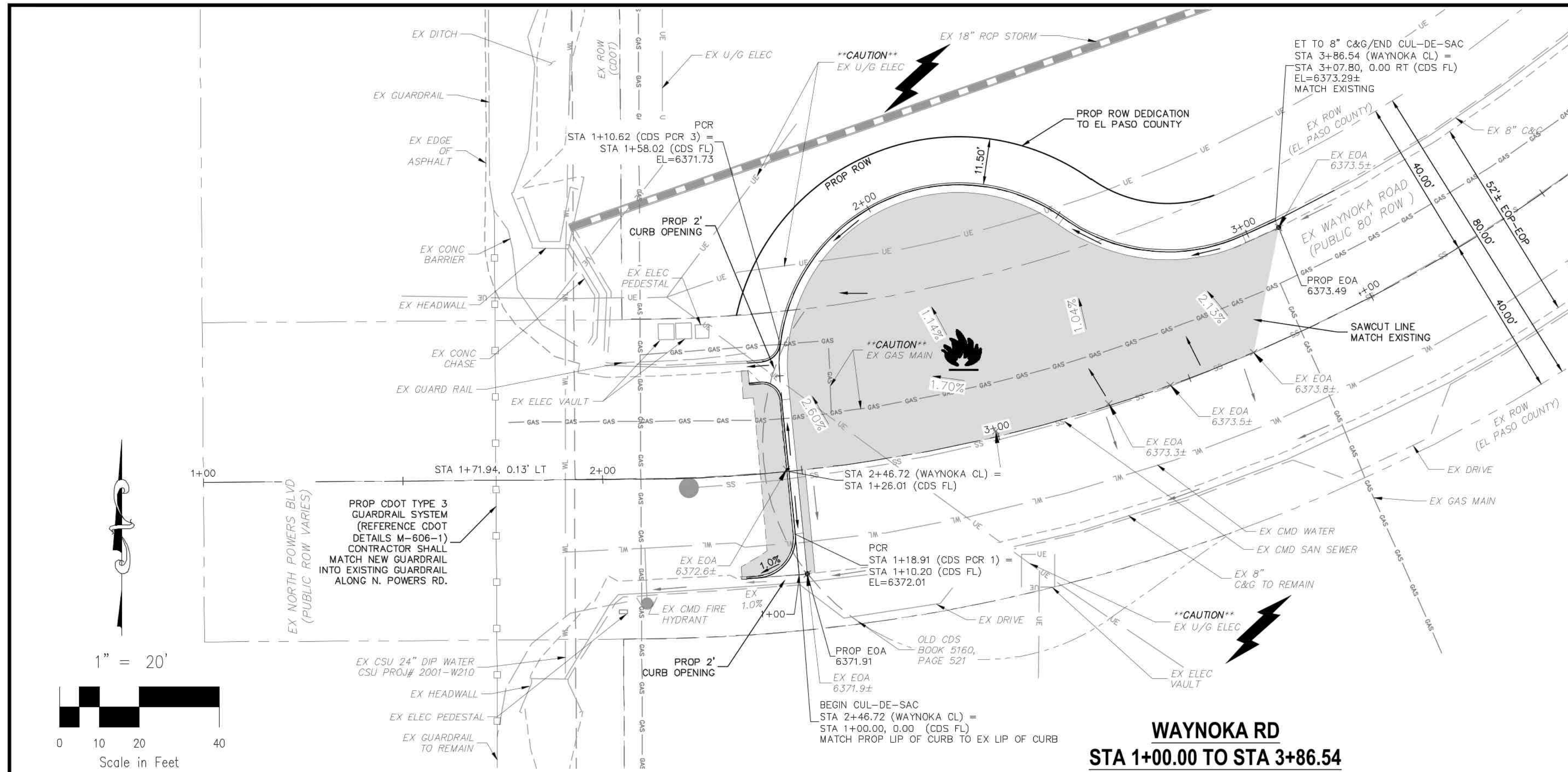
COLORADO REGISTERED PROFESSIONAL ENGINEER
37160
05-10-23

REVISIONS:

NO.	DATE	DESCRIPTION	APP'D. BY	DATE

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CAUTION



ABBREVIATION LEGEND

CL	CENTERLINE
LT	LEFT
RT	RIGHT
C&G	CURB AND GUTTER
EL	ELEVATION
W	WEST
CONST	CONSTRUCTION
N	NORTH
WTR	WATER
S	SOUTH
STM	STORM SEWER
PUB	PUBLIC
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PROP	PROPOSED
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CDS	CUL DE SAC
CMD	CHEROKEE METRO DISTRICT
CSU	COLORADO SPRINGS UTILITIES
VAC	VACATED
BT	BEGIN TRANSITION
ET	END TRANSITION

LEGEND

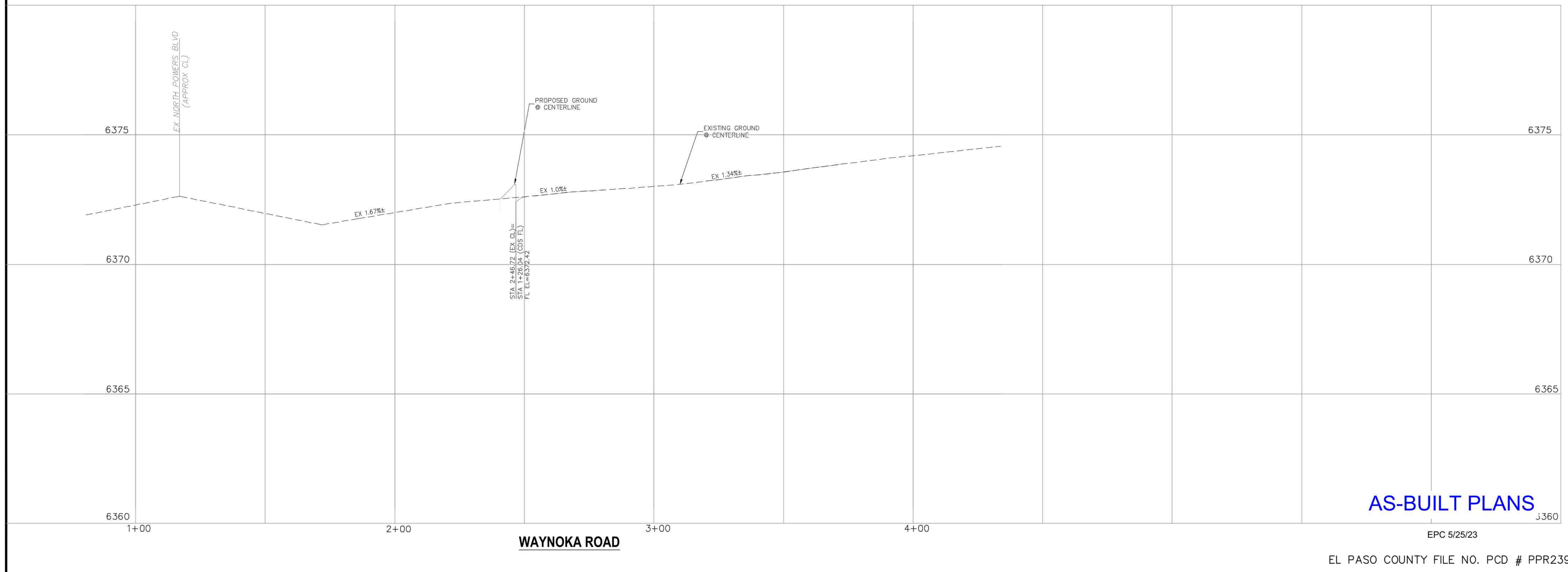
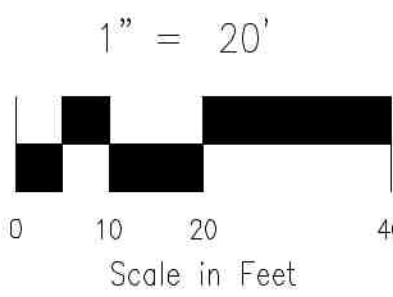
—SS—	EXISTING SAN SEWER
—GAS—	EXISTING GAS MAIN
—WT—	EXISTING WATER MAIN
—	EXISTING GUARDRAIL
—UE—	EXISTING U/G ELEC
■	EXISTING STORM SEWER
●	EXISTING FIRE HYDRANT
○	EXISTING STORM MH
○	EXISTING SAN MH
○	EXISTING LIGHT POLE
○	EXISTING SIGN
■	PROPOSED ASPHALT

FOR LOCATING & MARKING GAS, ELECTRIC, WATER & TELEPHONE LINES
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3. SEAL JOINT ON SAWCUT LINE SO IT IS NOT EXPOSED IN FINAL ROAD SECTION AND MOISTURE INFILTRATION IS PREVENTED.

**WAYNOKA RD
 STA 1+00.00 TO STA 3+86.54**



AS-BUILT PLANS

EPC 5/25/23

EL PASO COUNTY FILE NO. PCD # PPR239

JICS - WAYNOKA

WAYNOKA ROAD STREET IMPROVEMENT PLAN

PROJECT NO. 10-022 DATE: 05/10/2023

SCALE: HORIZONTAL: 1"=20' SHEET 6 OF 9

DESIGNED BY: CW CLIP: WS

DRAWN BY: CHECKED BY: SIO6

212 N WASHCATCH AVE, STE 305
 COLORADO SPRINGS, CO 80903
 PHONE: 719.555.5485

CIVIL CONSULTANTS, INC.

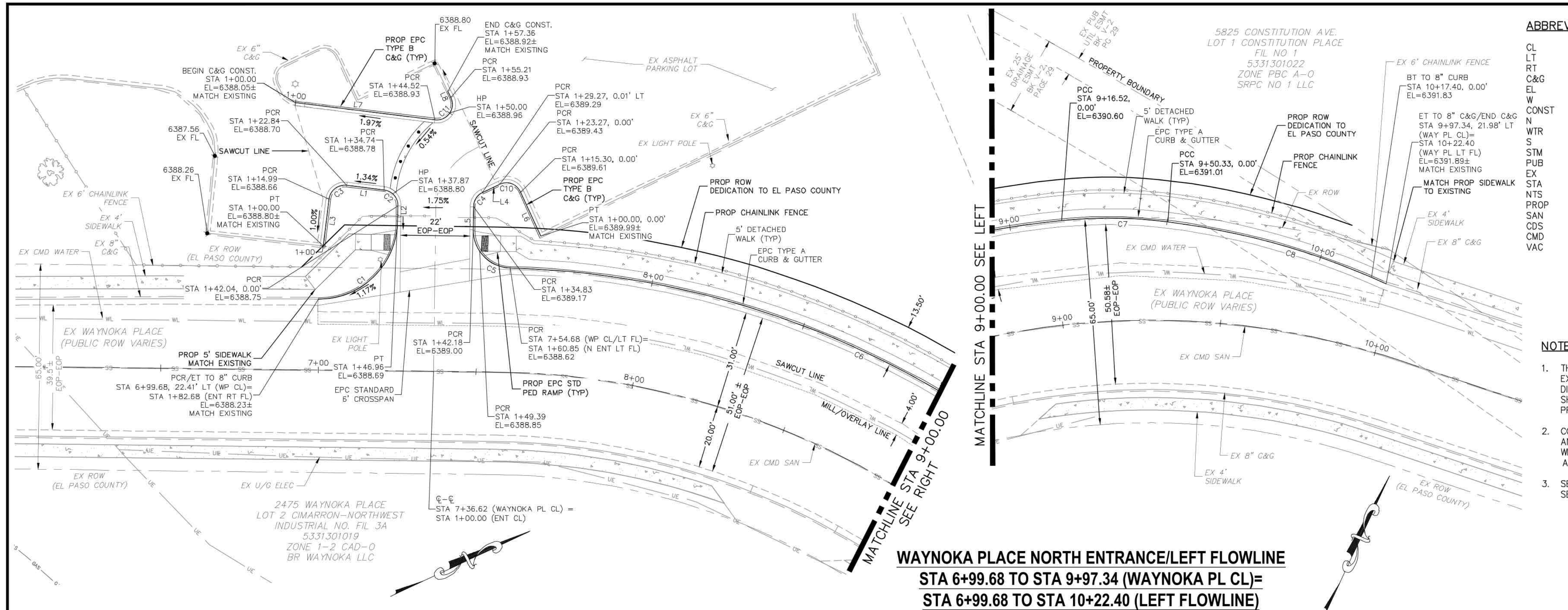
MIRGIL A. SANCHEZ, COLORADO P.E. NO. 37160

FOR AND ON BEHALF OF M&S CIVIL CONSULTANTS, INC.

NO.	DATE	DESCRIPTION	APPROV. BY	DATE

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CAUTION



ABBREVIATION LEGEND

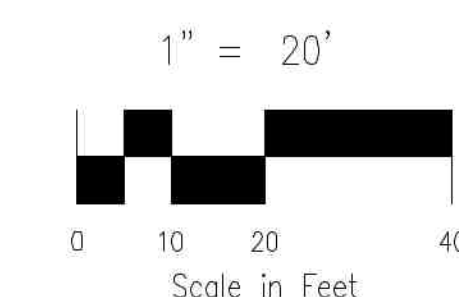
CL	CENTERLINE
LT	LEFT
RT	RIGHT
C&G	CURB AND GUTTER
EL	ELEVATION
W	WEST
CONST	CONSTRUCTION
N	NORTH
WTR	WATER
S	SOUTH
STM	STORM SEWER
PUB	PUBLIC
EX	EXISTING
STA	STATION
NTS	NOT TO SCALE
PROP	PROPOSED
SAN	SANITARY SEWER
CDS	CUL DE SAC
CMD	CHEROKEE METRO DISTRICT
VAC	VACATED

LEGEND

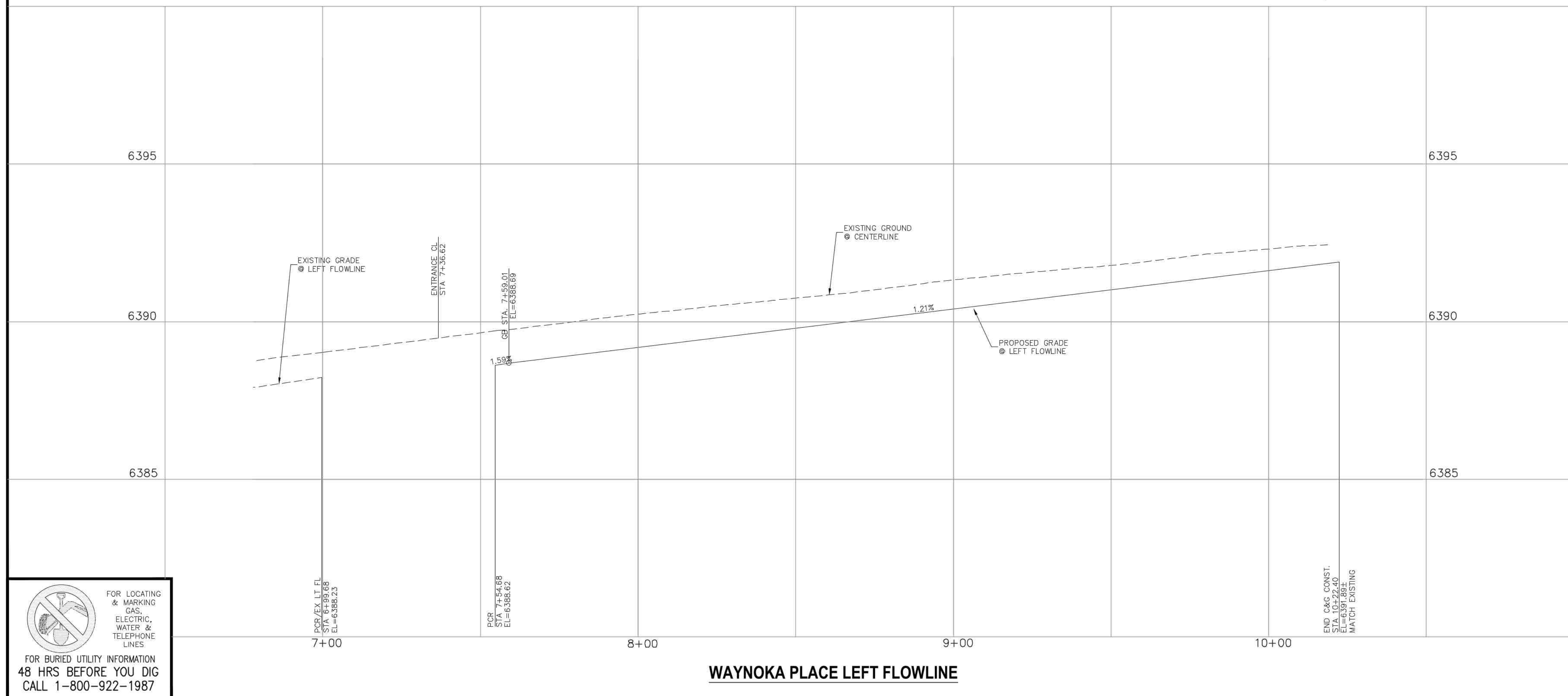
—SS—	EXISTING SAN SEWER
—GAS—	EXISTING GAS MAIN
—WT—	EXISTING WATER MAIN
—	EXISTING GUARDRAIL
—UE—	EXISTING U/G ELEC
—	EXISTING STORM SEWER
—	EXISTING 6" CHAINLINK FENCE
—	EXISTING FIRE HYDRANT
—(ST)—	EXISTING STORM MH
—	EXISTING SAN MH
—	EXISTING LIGHT POLE
—	EXISTING SIGN
—	EXISTING TREE

NOTE:

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3. SEAL JOINT ON SAWCUT LINE SO IT IS NOT EXPOSED IN FINAL ROAD SECTION AND MOISTURE INFILTRATION IS PREVENTED.



**WAYNOKA PLACE NORTH ENTRANCE/LEFT FLOWLINE
STA 6+99.68 TO STA 9+97.34 (WAYNOKA PL CL)=
STA 6+99.68 TO STA 10+22.40 (LEFT FLOWLINE)**



FLOWLINE CURVE TABLE

CURVE	LENGTH	RADIUS	DELTA
C1	39.21	25.00	89.86
C2	7.30	5.00	83.65
C3	7.85	5.00	90.00
C4	5.55	5.00	63.61
C5	18.67	12.00	89.15
C6	161.84	283.00	32.77
C7	33.81	149.50	12.96
C8	72.07	239.09	17.27
C10	7.97	5.00	91.31
C11	10.69	5.00	122.48

FLOWLINE LINE TABLE

LINE	LENGTH	DIRECTION
L1	11.90	S31°59'54"W
L2	4.92	N64°21'00"W
L3	15.56	N58°00'06"W
L4	6.00	S0°44'27"E
L5	7.35	S64°21'00"E
L6	15.30	S89°25'34"E
L7	44.52	N31°59'54"E
L8	2.15	S89°31'18"W

AS-BUILT PLANS

EPC 5/25/23

EL PASO COUNTY FILE NO. PCD # PPR239

JICS - WAYNOKA

WAYNOKA PL. STREET IMPROVEMENT PLAN

PROJECT NO. 10-022 DATE: 05/10/2023

DESIGNED BY: CW SCALE: HORIZONTAL: 1"=20'

DRAWN BY: CLP VERTICAL: 1"=2'

CHECKED BY: WS SHEET 7 OF 9

SI07

212 N WAHATCH AVE, STE 305
COLORADO SPRINGS, CO 80903
PHONE: 719.555.9485

CIVIL CONSULTANTS, INC.

FOR AND ON BEHALF OF MRS. CIVIL CONSULTANTS, INC.

FOR LOCATING & MARKING GAS, ELECTRIC, WATER & TELEPHONE LINES

REVISIONS:

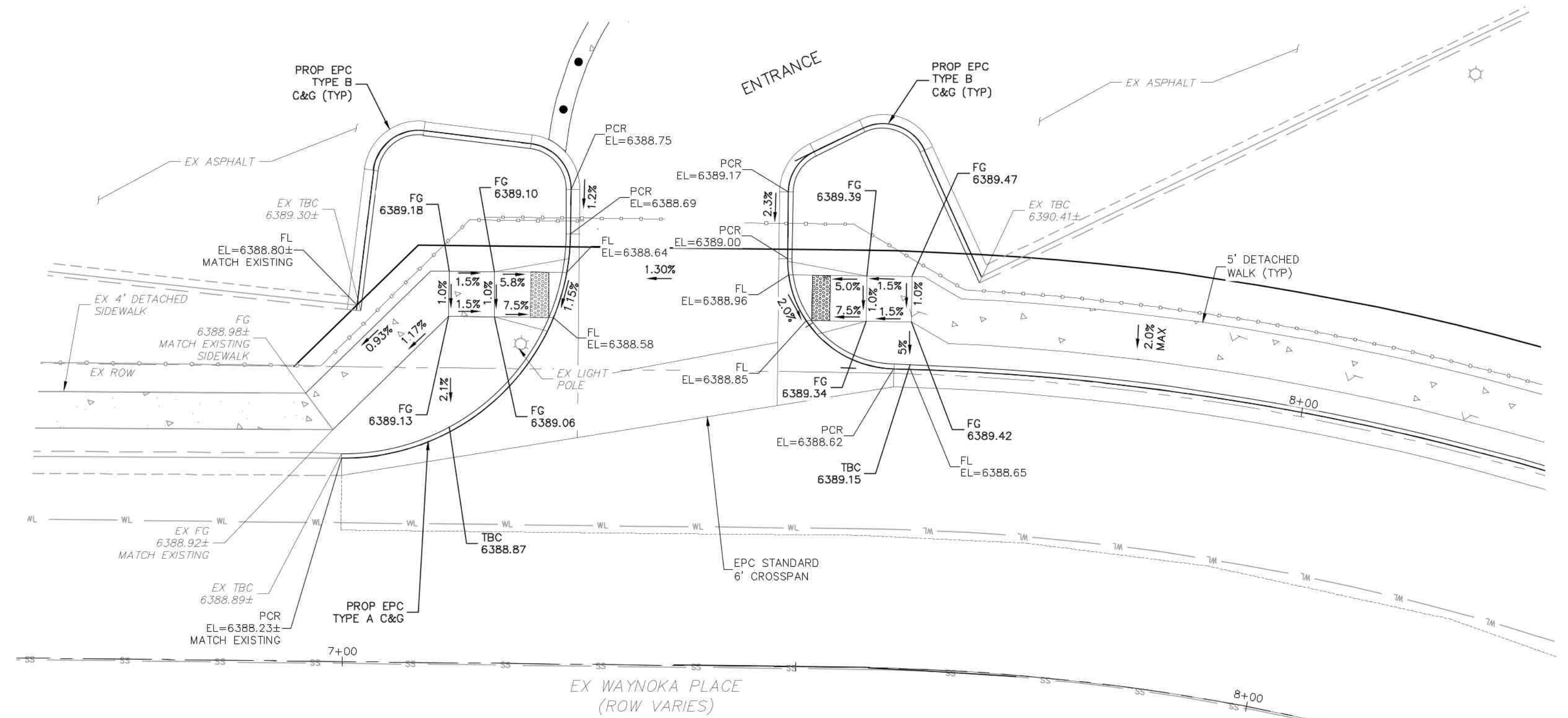
NO.	DATE	DESCRIPTION	APPROV. BY	DATE

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CAUTION

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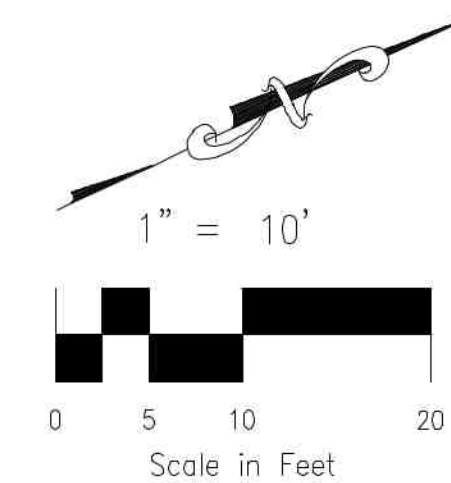
WAYNOKA PLACE NORTH ENTRANCE

ABBREVIATION LEGEND

- CL CENTERLINE
- LT LEFT
- RT RIGHT
- C&G CURB AND GUTTER
- EL ELEVATION
- W WEST
- CONST CONSTRUCTION
- N NORTH
- WTR WATER
- S SOUTH
- STM STORM SEWER
- PUB PUBLIC
- EX EXISTING
- STA STATION
- NTS NOT TO SCALE
- PROP PROPOSED
- SAN SANITARY SEWER
- CDS CUL DE SAC
- CMD CHEROKEE METRO DISTRICT
- VAC VACATED

LEGEND

- SS— EXISTING SAN SEWER
- GAS— EXISTING GAS MAIN
- WT— EXISTING WATER MAIN
- EXISTING GUARDRAIL
- UE— EXISTING U/G ELEC
- EXISTING STORM SEWER
- EXISTING 6' CHAINLINK FENCE
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- ⊙ EXISTING STORM MH
- ⊙ EXISTING SAN MH
- ⊙ EXISTING LIGHT POLE
- ⊙ EXISTING SIGN
- ⊙ EXISTING TREE



JICS - WAYNOKA

WAYNOKA PL. PEDESTRIAN RAMP DETAIL

PROJECT NO. 10-022	DATE: 05/10/2023
DESIGNED BY: GW	CHECKED BY: WS
DRAWN BY: CLP	SHEET 8 OF 9
VERTICAL: N/A	S108

212 N WASHCATCH AVE, STE 305
 COLORADO SPRINGS, CO 80903
 PHONE: 719.555.5485



FOR AND ON BEHALF OF MRS. CIVIL CONSULTANTS, INC.

MIRGIL A. SANCHEZ, COLORADO P.E. NO. 37160



NO.	DATE	DESCRIPTION	BY	DATE

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CAUTION



AS-BUILT PLANS

EPC 5/25/23

EL PASO COUNTY FILE NO. PCD # PPR239

