

Z:\040201.walden\dwg\civil\WALDEN PRESERVE 2\MONUMENT ACADEMY\G1.dwg Mar 16, 2020 -- 5:06pm

BENCHMARK:
BENCHMARK 4 BB RESET 1984 NAVD 88 DATUM ELEV.=7570.80
FOUND BRASS CAP IN CONCRETE INT HWY 83 & HODGEN RD.

BASIS OF BEARING:
COMMENCING AT THE SOUTHEAST CORNER OF SAID
E1/2 NW1/4, SAID POINT ALSO BEING THE SOUTHWEST CORNER
OF THE NORTHEAST ONE-QUARTER (NE1/4) OF SAID
SECTION 15, AS MONUMENTED BY A 1/2" REBAR (NO CAP), FROM
WHICH THE SOUTHWEST CORNER OF THE NORTHWEST
ONE-QUARTER (NW1/4) OF SAID SECTION 15, AS MONUMENTED
BY A REBAR AND 3-1/4" ALUMINUM CAP STAMPED
"BERGE-BREWER LS 9646" BEARS N88°08'01"W, A DISTANCE OF
2636.22 FEET AND IS THE BASIS OF BEARINGS USED HEREIN.

NO.	REVISION	BY	DATE
	FOR PERMIT	JPS	4/01/19
	COUNTY COMMENTS	JPS	4/29/19
	SITE REVISIONS	JPS	7/26/19
	COUNTY COMMENTS	JPS	8/09/19
	ROUNDABOUT DESIGN	JPS	3/16/20

COUNTY GENERAL CONSTRUCTION NOTES:

- 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 LOCATION 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 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 PLANNING & COMMUNITY DEVELOPMENT (PCD) - 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 WITH CLASS B BEDDING 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 (DPW) AND MUTCD CRITERIA.
- CONTRACTOR SHALL OBTAIN ANY PERMITS REQUIRED BY EL PASO COUNTY DEPARTMENT OF PUBLIC WORKS (DPW), INCLUDING WORK WITHIN THE RIGHT-OF-WAY AND SPECIAL TRANSPORT PERMITS.
- THE LIMITS OF CONSTRUCTION SHALL REMAIN WITHIN THE PROPERTY LINE UNLESS OTHERWISE NOTED. THE OWNER/DEVELOPER SHALL OBTAIN WRITTEN PERMISSION AND EASEMENTS, WHERE REQUIRED, FROM ADJOINING PROPERTY OWNER(S) PRIOR TO ANY OFF-SITE DISTURBANCE, GRADING, OR CONSTRUCTION.

PROJECT GENERAL NOTES:

- STATIONING IS AT CENTERLINE UNLESS OTHERWISE NOTED. ALL ELEVATIONS ARE AT EDGE OF ASPHALT (EOA) UNLESS OTHERWISE NOTED. ALL DIMENSIONS ARE FROM EDGE OF ASPHALT TO EDGE OF ASPHALT UNLESS OTHERWISE NOTED.
- PROPOSED CONTOURS SHOWN ARE TO FINISHED GRADE.
- LENGTHS SHOWN FOR STORM SEWER PIPES ARE TO CENTER OF MANHOLE.
- CONTRACTOR SHALL REMOVE AND DISPOSE OF ALL EXISTING STRUCTURES, DEBRIS, WASTE AND OTHER UNSUITABLE FILL MATERIAL FOUND WITHIN THE LIMITS OF EXCAVATION.
- MATCH INTO EXISTING GRADES AT 3:1 MAX CUT AND FILL SLOPES.
- REVEGETATION OF ALL DISTURBED AREAS SHALL BE DONE WITH SPECIFIED SEED MIX WITHIN 60 DAYS AFTER FINE GRADING IS COMPLETE.
- EROSION CONTROL SHALL CONSIST OF SILT FENCE AND OTHER BMP'S AS SHOWN ON THE DRAWING, AND TOPSOIL WITH GRASS SEED, WHICH WILL BE WATERED UNTIL VEGETATION HAS BEEN REESTABLISHED.
- THE EROSION CONTROL MEASURES OUTLINED ON THIS PLAN ARE THE RESPONSIBILITY OF THE DEVELOPER TO MONITOR AND REPLACE, REGRADE, AND REBUILD AS NECESSARY UNTIL VEGETATION IS REESTABLISHED.
- EROSION CONTROL MEASURES SHALL BE IMPLEMENTED IN A MANNER THAT WILL PROTECT ADJACENT PROPERTIES AND PUBLIC FACILITIES FROM THE ADVERSE EFFECTS OF EROSION AND SEDIMENTATION AS A RESULT OF CONSTRUCTION AND EARTHWORK ACTIVITIES WITHIN THE PROJECT SITE.
- ADDITIONAL EROSION CONTROL MEASURES MAY BE REQUIRED AS DETERMINED BY SITE CONDITIONS.
- 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.
- ALL BACKFILL, SUB-BASE, AND/OR BASE COURSE MATERIAL SHALL BE COMPACTED PER EL PASO COUNTY SPECIFICATIONS AND PROJECT GEOTECHNICAL REPORT.
- ALL FINISHED GRADES SHALL HAVE A MINIMUM 1.0% SLOPE TO PROVIDE POSITIVE DRAINAGE.
- IN CASE OF CONFLICT BETWEEN PROPOSED SLOPES AND PROPOSED SPOT ELEVATIONS, SPOT ELEVATIONS SHALL GOVERN.
- CONTRACTOR SHALL OBTAIN ALL REQUIRED PERMITS PRIOR TO BEGINNING WORK.

AGENCIES/CONTACTS

OWNER:	MONUMENT ACADEMY FOUNDATION 1150 VILLAGE RIDGE PT MONUMENT, CO 80132 MR. MARK McWILLIAMS (719) 481-1950	CIVIL ENGINEER:	JPS ENGINEERING, INC. 19 E. WILLAMETTE AVENUE COLORADO SPRINGS, CO 80903 MR. JOHN P. SCHWAB, P.E. (719) 477-9429	WATER/WASTEWATER:	WALDEN CORPORATION PO BOX 1870 MONUMENT, CO 80132 MR. MATT DUNSTON (719) 339-2410
ARCHITECT:	CRP ARCHITECTS 100 E. ST. VRAIN ST., STE. 300 COLORADO SPRINGS, CO 80903 MR. BRIAN RISLEY (719) 633-5901	LOCAL ROADS & DRAINAGE:	EL PASO COUNTY PCD 2880 INTERNATIONAL CIRCLE COLORADO SPRINGS, CO 80910 MR. JEFF RICE, P.E. (719) 520-6300/7877	GAS DEPARTMENT:	BLACK HILLS ENERGY MR. SEBASTIAN SCHWENDER (719) 399-3176
OWNER'S REP:	ANSER ADVISORY 1703 SAND LILY DRIVE GOLDEN, CO 80401 MR. KURT CONNOLLY (303) 526-7928	STATE HIGHWAY	COLORADO DEPARTMENT OF TRANSPORTATION REGION 2 5615 WILLS BLVD. PUEBLO, CO 81008 MR. ARTHUR GONZALES (719) 546-5732	ELECTRIC DEPARTMENT:	MOUNTAIN VIEW ELECTRIC ASSOCIATION 11140 E. WOODMEN ROAD COLORADO SPRINGS, CO 80908 MR. DAVE WALDNER (719) 495-2283
GENERAL CONTRACTOR:	JHL CONSTRUCTORS, INC. 7076 SOUTH ALTON WAY, BLDG. H CENTENNIAL, CO 80112 MS. AIMEE CLODE (303) 741-6116	FIRE DISTRICT	TRI-LAKES MONUMENT FIRE PROTECTION DISTRICT 16055 OLD FOREST POINT, STE. 1003 MONUMENT, CO 8032 MR. JAMEY BUMGARDNER, FIRE MARSHAL (719) 484-0911	TELEPHONE COMPANY:	CENTURY LINK COMMUNICATIONS (LOCATORS) (800) 922-1987 A.T. & T. (LOCATORS) (719) 635-3674

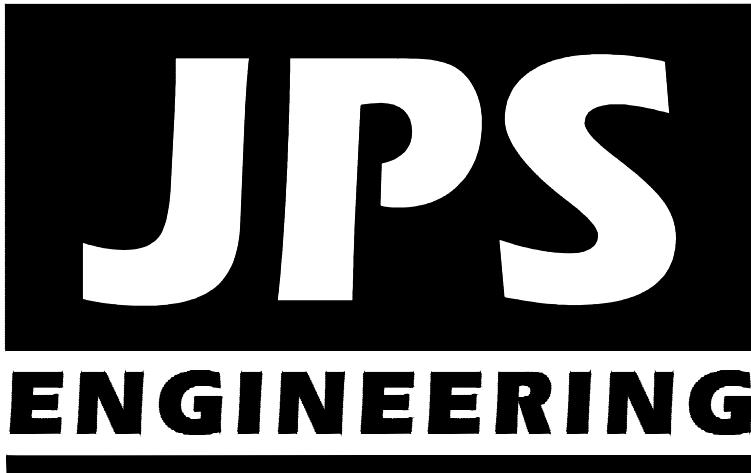
MONUMENT ACADEMY Civil Construction Drawings

El Paso County, Colorado

PREPARED FOR:

Monument Academy
1150 Village Ridge Point
Monument, CO 80132

PREPARED BY:



PREPARED BY:

19 East Willamette Avenue
Colorado Springs, Colorado 80903
March, 2020

CIVIL CONSTRUCTION PLAN SHEET INDEX

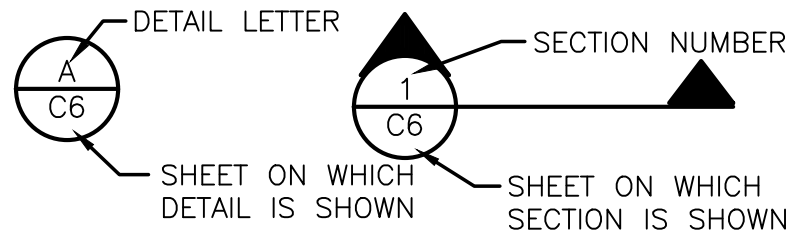
G1	TITLE SHEET
SV1	SURVEY CONTROL PLAN
C4.2	CIVIL DETAILS
C6.1	STORM SEWER PROFILES
TY1	TYPICAL SECTIONS & DESIGN DATA - PINEHURST CIRCLE
TY2	TYPICAL SECTIONS & DESIGN DATA - JANE LUNDEEN DRIVE
TY3	TYPICAL SECTIONS & DESIGN DATA - WALKER ROAD
PP1	PINEHURST CIRCLE PLAN & PROFILE
PP2	JANE LUNDEEN DRIVE PLAN & PROFILE
PP3	JANE LUNDEEN DRIVE PLAN & PROFILE
PP4	WALKER ROAD PLAN & PROFILE
HW2.1	HIGHWAY 105 PLAN & PROFILE
INT1	SH83 / HWY 105 / WALKER ROAD INTERSECTION PLAN
RD1.1	WALKER ROAD ROUNDABOUT DETAIL
RD2.1	PINEHURST CIRCLE ROUNDABOUT DETAIL
	REFER TO SIGNING & STRIPING PLANS BY LSC

COUNTY SIGNING 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.
- 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 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 SUBBASE 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 (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 PRIOR TO ANY SIGNAGE OR STRIPING WORK WITHIN AN EXISTING EL PASO COUNTY ROADWAY.

LEGEND:

---	NEW/EXISTING
---	SECTION LINE - NEW/EXISTING
---	EASEMENT LINE - NEW/EXISTING
---	CONTOUR - NEW/EXISTING
---	PROPERTY LINE - NEW/EXISTING
---	FENCE - NEW/EXISTING
---	OVERHEAD ELECTRIC LINE W/ POWER POLE NEW/EXISTING
---	UNDERGROUND ELECTRIC LINE NEW/EXISTING
---	UNDERGROUND ELECTRIC - NEW/EXISTING
---	TELEPHONE - NEW/EXISTING
---	GAS - NEW/EXISTING
---	WATER - NEW/EXISTING
X 55.5	PROPOSED SPOT ELEVATION/FLOWLINE
TW=53.2	TOP OF WALL ELEVATION
BW=50.0	BOTTOM OF WALL ELEVATION (FINISHED GRADE AT FACE OF WALL)



ENGINEER:

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 LIABILITY CAUSED BY NEGLIGENT ACTS, ERRORS OR OMISSIONS ON MY PART IN PREPARATION OF THESE DETAILED PLANS AND SPECIFICATIONS.

JOHN P. SCHWAB, P.E. #29891

DATE

OWNER/DEVELOPER'S STATEMENT:

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

MONUMENT ACADEMY

1150 VILLAGE RIDGE POINT

MONUMENT, CO 80132

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, 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 DIRECTOR'S DISCRETION.

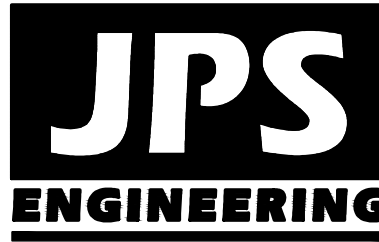
JENNIFER IRVINE, P.E.
COUNTY ENGINEER / ECM ADMINISTRATOR

DATE

PCD PROJECT NO. CDR-20-001

MONUMENT
ACADEMY
HIGH SCHOOL

FOR CONSTRUCTION



19 E. Willamette Ave.
Colorado Springs, CO
80903

PH: 719-477-9429
FAX: 719-471-0766
www.jpsenr.com

OWNERSHIP OF INSTRUMENTS OF SERVICE:

ALL REPORTS, PLANS, SPECIFICATIONS, COMPUTER FILES, FIELD DATA, NOTES AND OTHER DOCUMENTS AND INSTRUMENTS PREPARED BY DESIGN PROFESSIONAL AS INSTRUMENTS OF SERVICE SHALL REMAIN THE PROPERTY OF THE DESIGN PROFESSIONAL. THE DESIGN PROFESSIONAL SHALL RETAIN ALL COMMON LAW STATUTORY AND OTHER RESERVED RIGHTS INCLUDING THE COPYRIGHT THERETO.

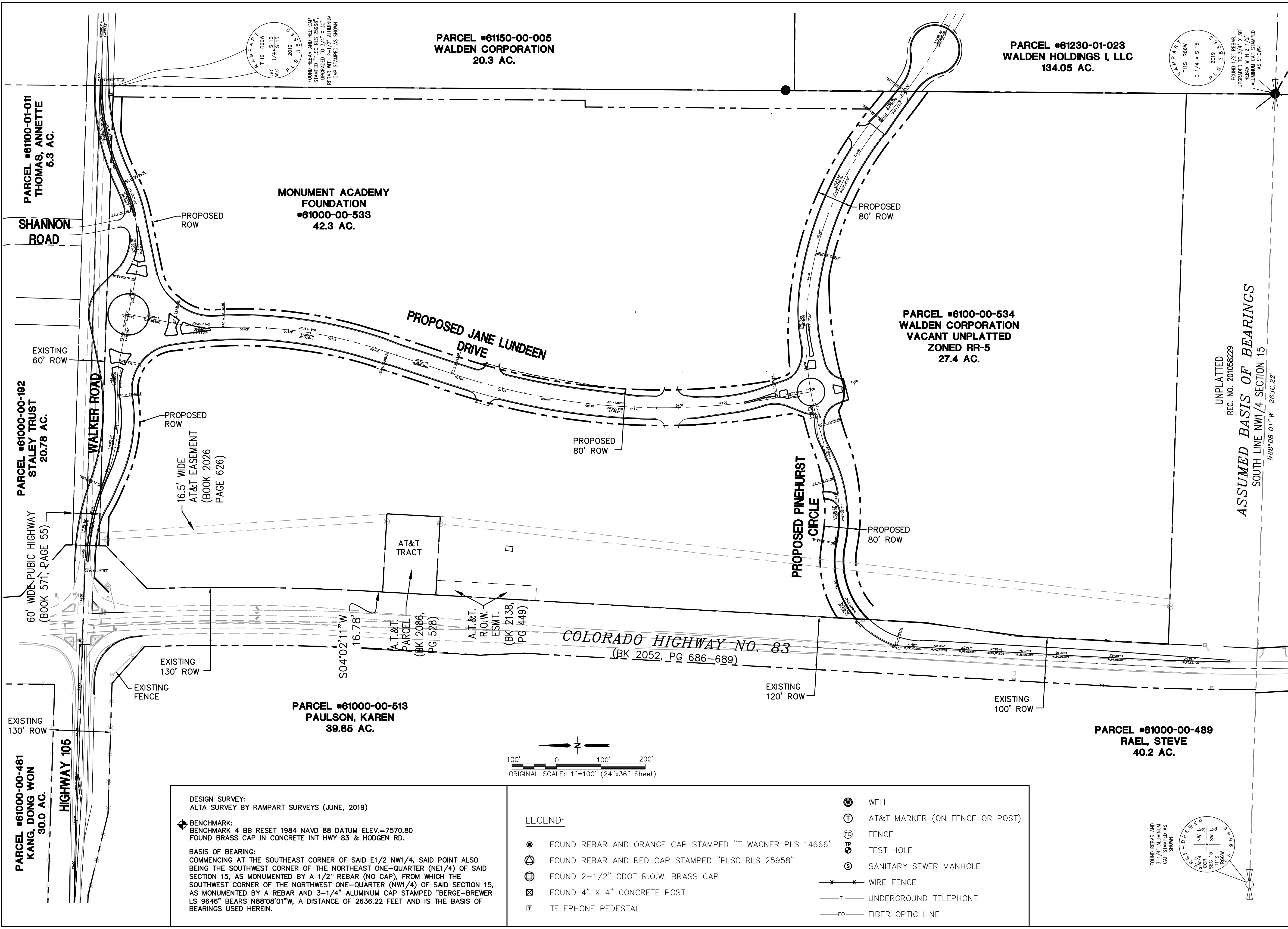
CRP ARCHITECTS AIA
100 E. St. Vrain, Suite 300
Colorado Springs, Colorado 80903

TITLE SHEET

NORTH
DATE: 12/21/18
DRAWN BY: BJJ
CHECKED BY: JPS
REVISED: 3/16/20

G1

Z:\160201_walden\dwg\2 MONUMENT ACADEMY\WALDEN\SV1.dwg, 3/13/2020, 9:34:44 AM, DWG To PDF.plt



MONUMENT ACADEMY - HWY 105 & SH83 IMPROVEMENTS

NO.	REVISION	BY	DATE
1	CDOT SUBMITTAL	JPS	3/12/20

SURVEY CONTROL PLAN

HORZ. SCALE: 1"=100'

VERT. SCALE: N/A

SURVEYED: RAMPART

CREATED: 1/31/20

PROJECT NO: 040201

SHEET: SV1

DRAWN: BJJ

DESIGNED: JPS

CHECKED: JPS

LAST MODIFIED: 3/12/20

MODIFIED BY: BJJ

JPS ENGINEERING

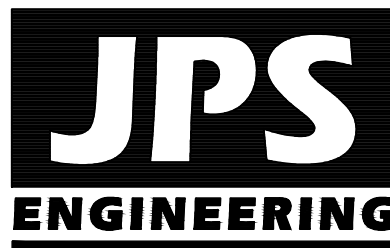
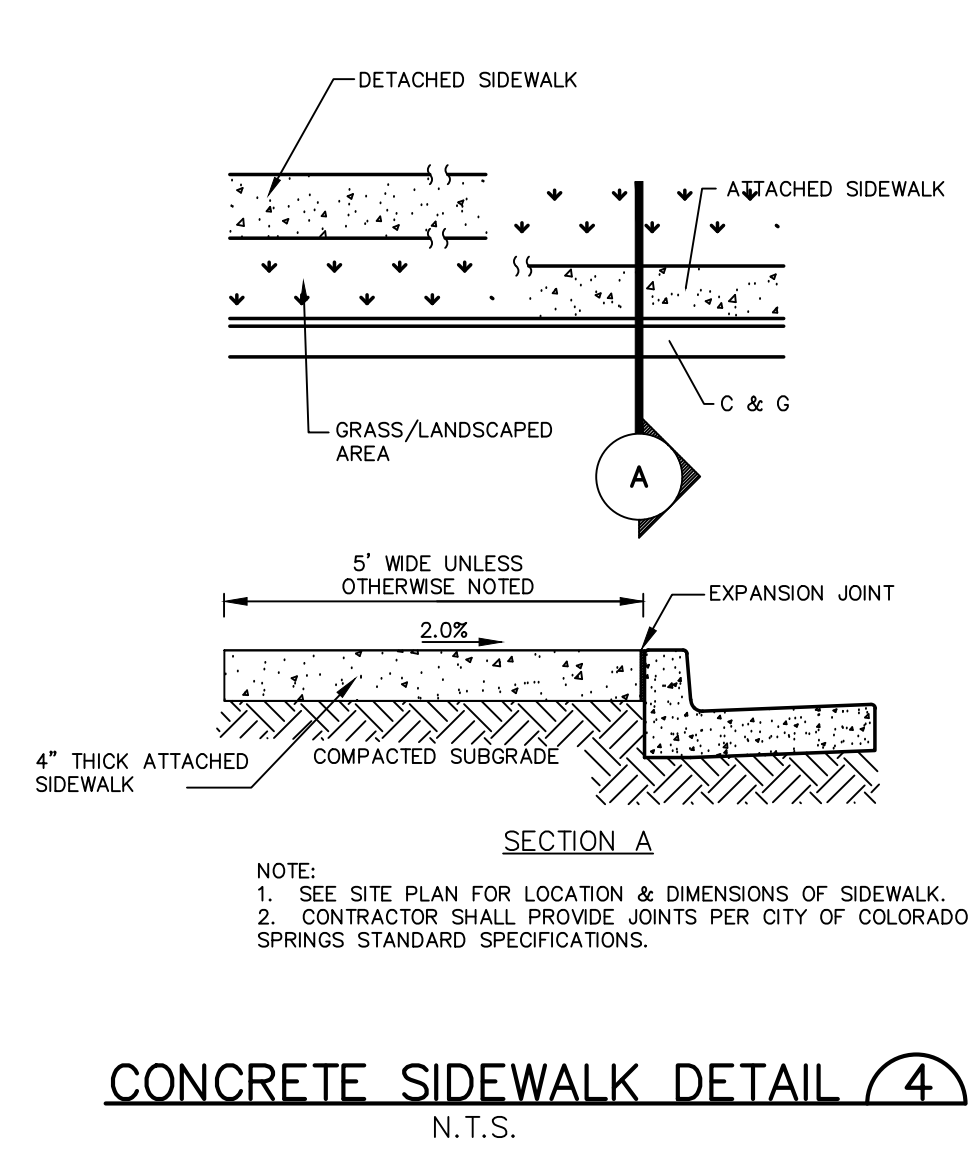
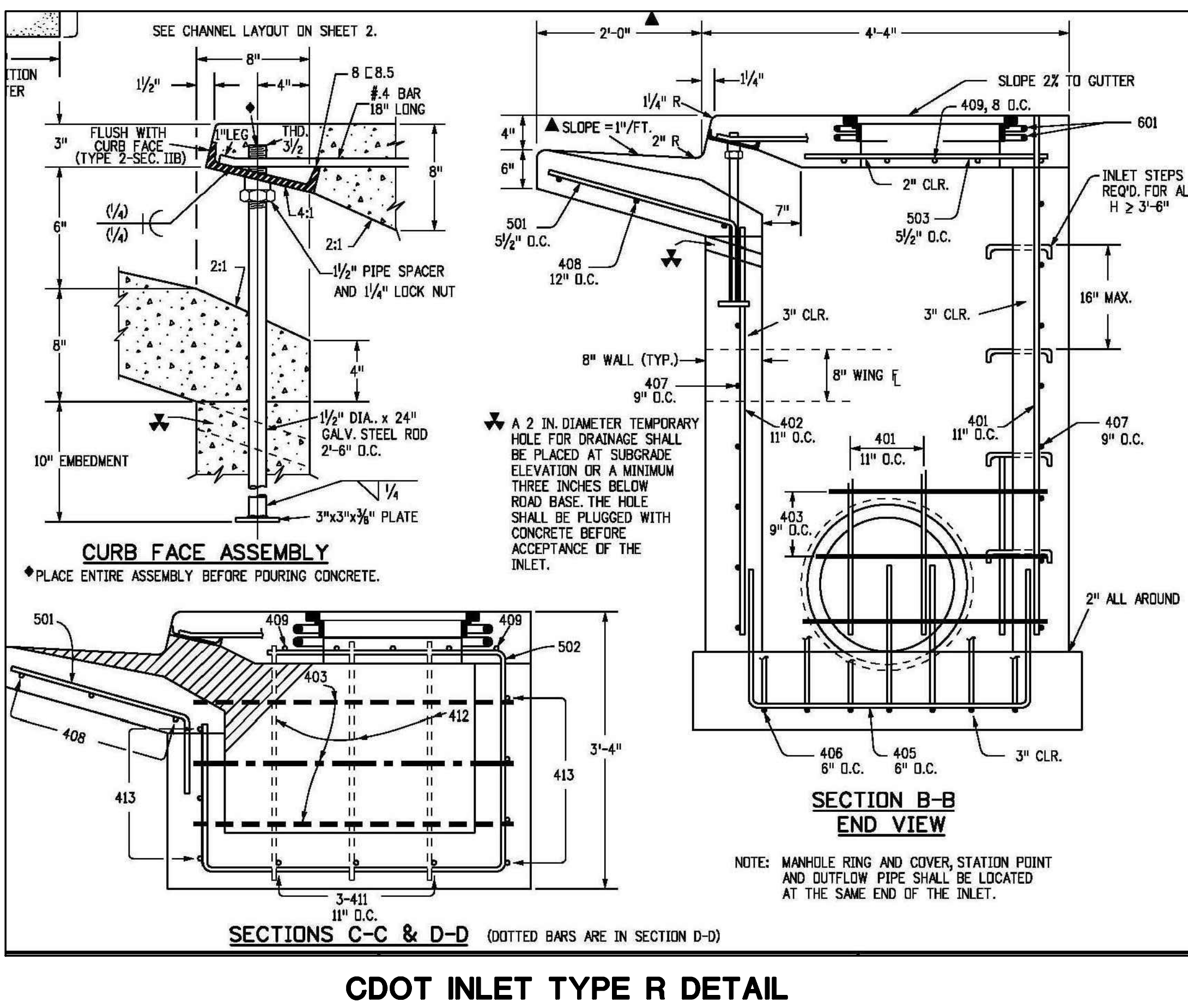
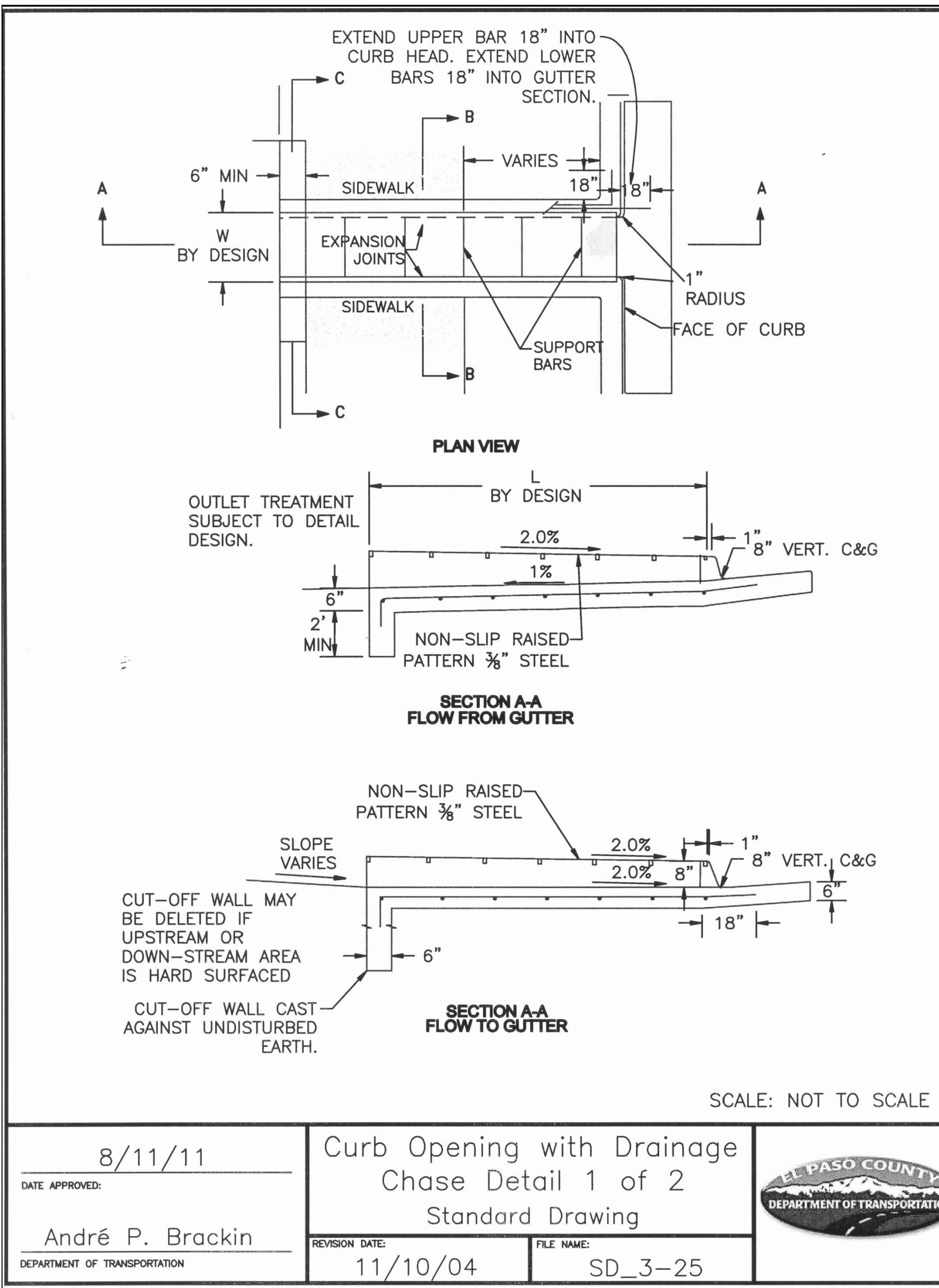
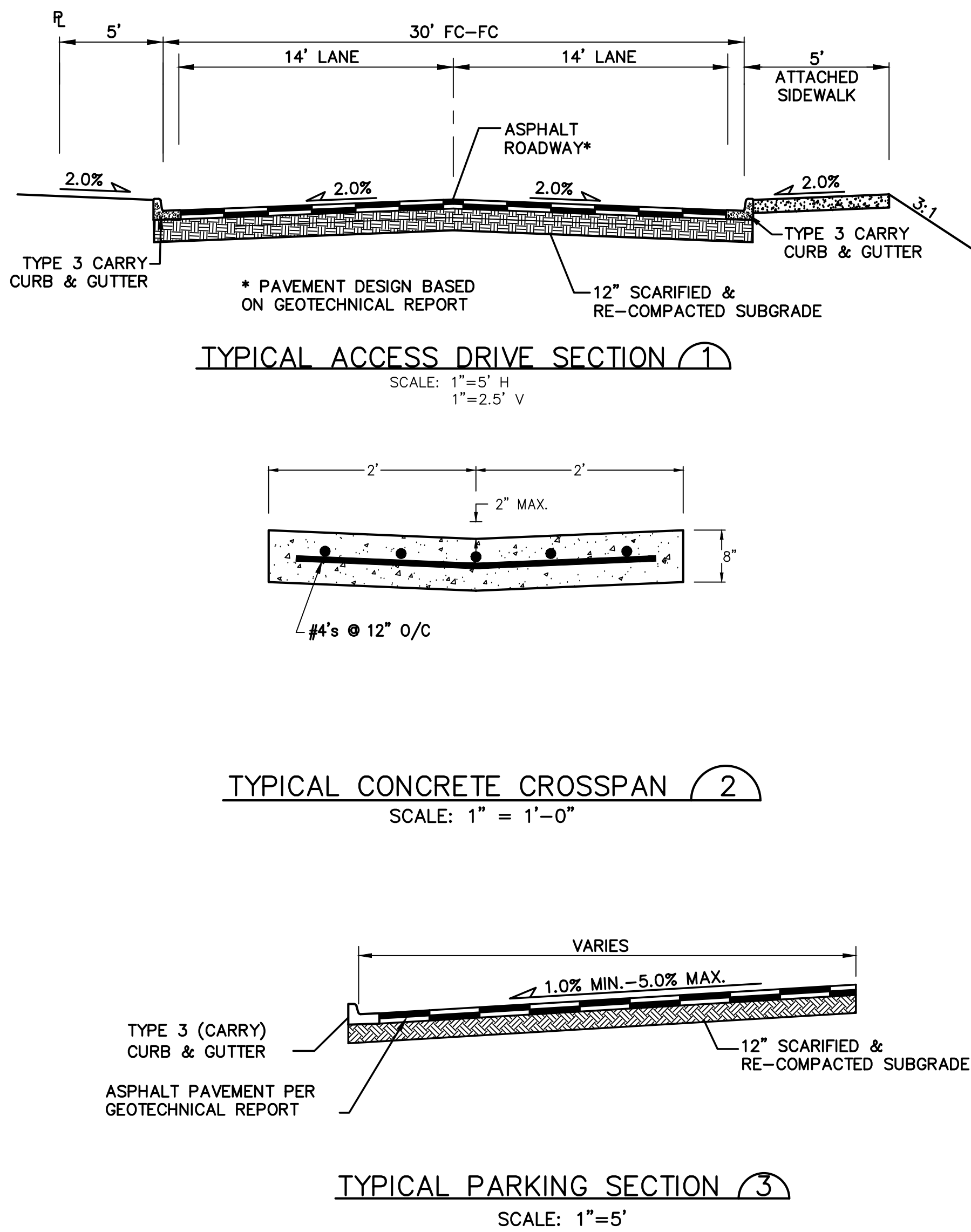
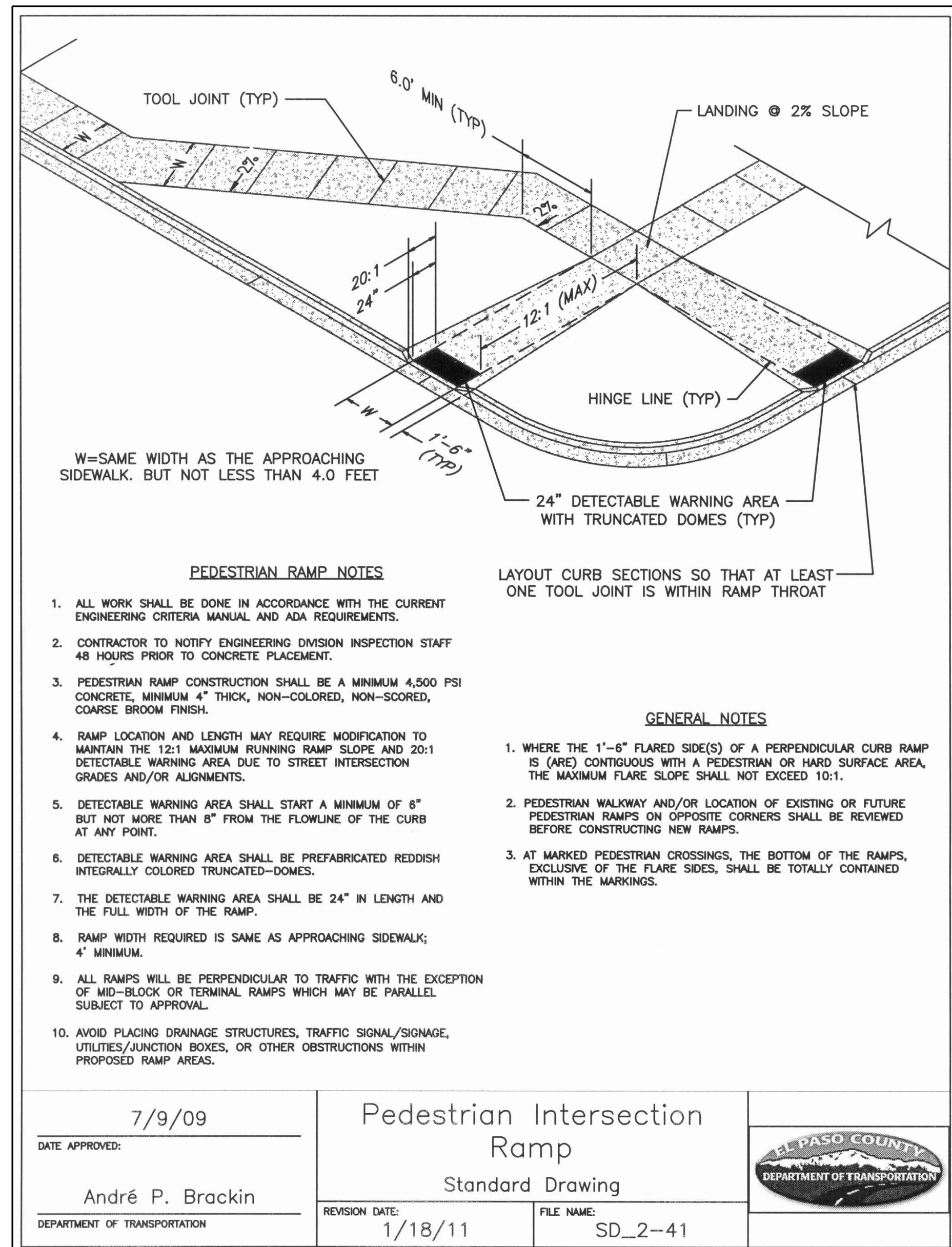
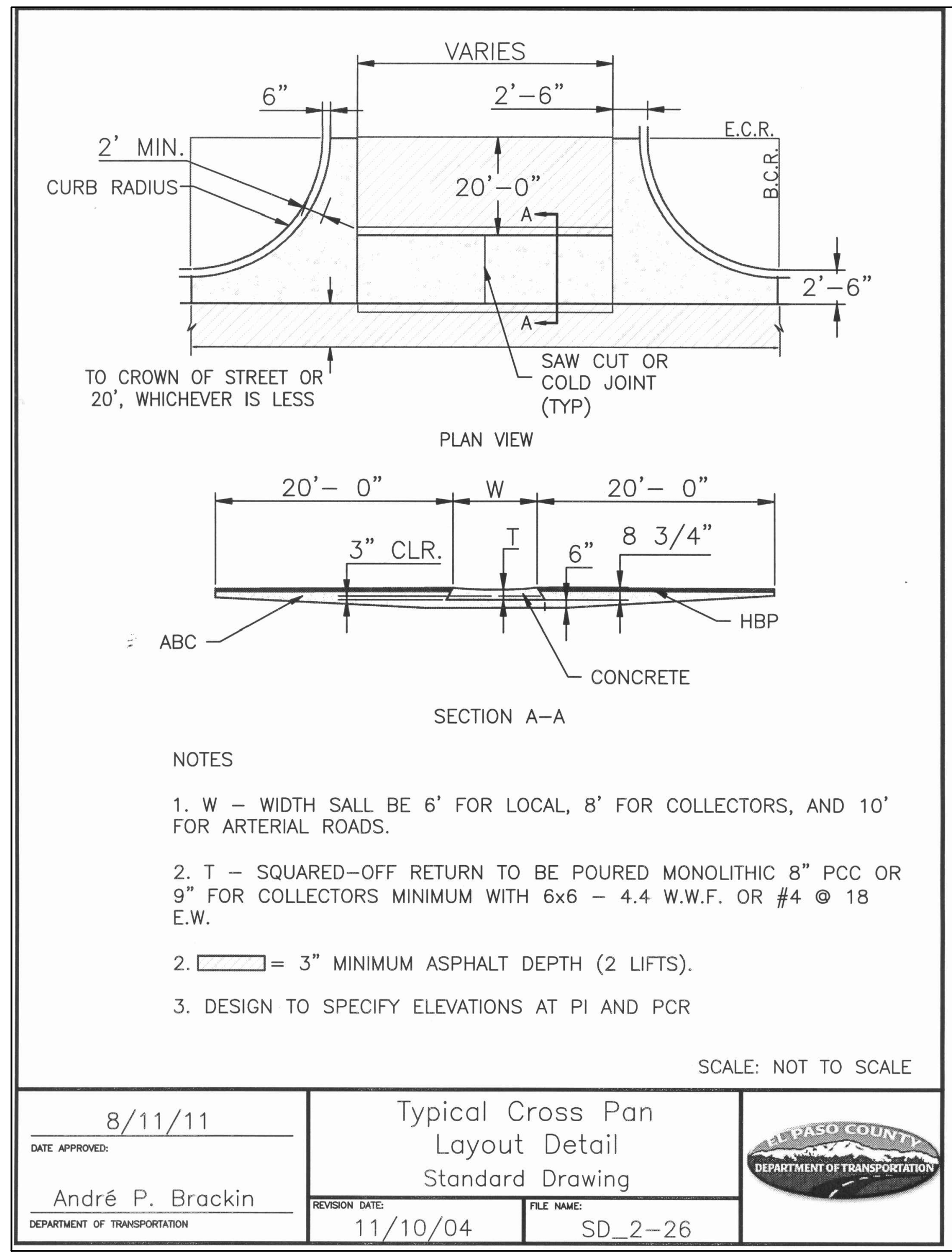
19 E. Willamette Ave.
Colorado Springs, CO 80903

PH: 719-477-9429
FAX: 719-471-0766
www.jsengr.com

CALL UTILITY NOTIFICATION
CENTER OF COLORADO
1-800-922-1987
CALL 2-BUSINESS DAYS IN ADVANCE
BEFORE YOU DIG, GRADE, OR EXCAVATE
TO AVOID DAMAGE TO UNDERGROUND
MEMBER UTILITIES.

MONUMENT
ACADEMY
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FOR CONSTRUCTION



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CRP ARCHITECTS AIA
100 E. St. Vrain, Suite 300
Colorado Springs, Colorado 80903

CIVIL DETAILS - PHASE 1b

NORTH

DATE: 12/21/18
DRAWN BY: BJJ
CHECKED BY: JPS
REVISED: 8/09/19

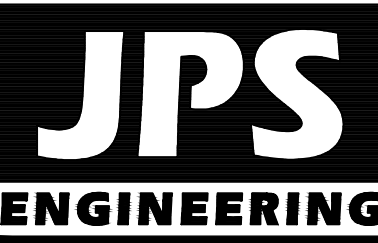
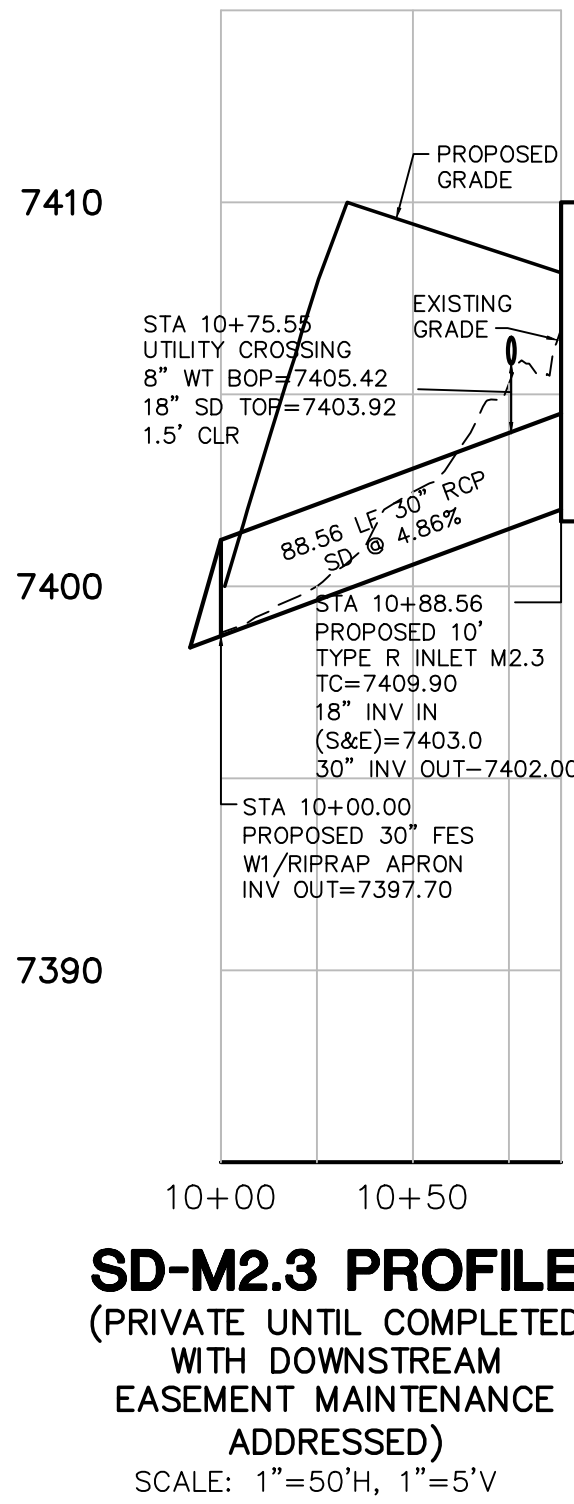
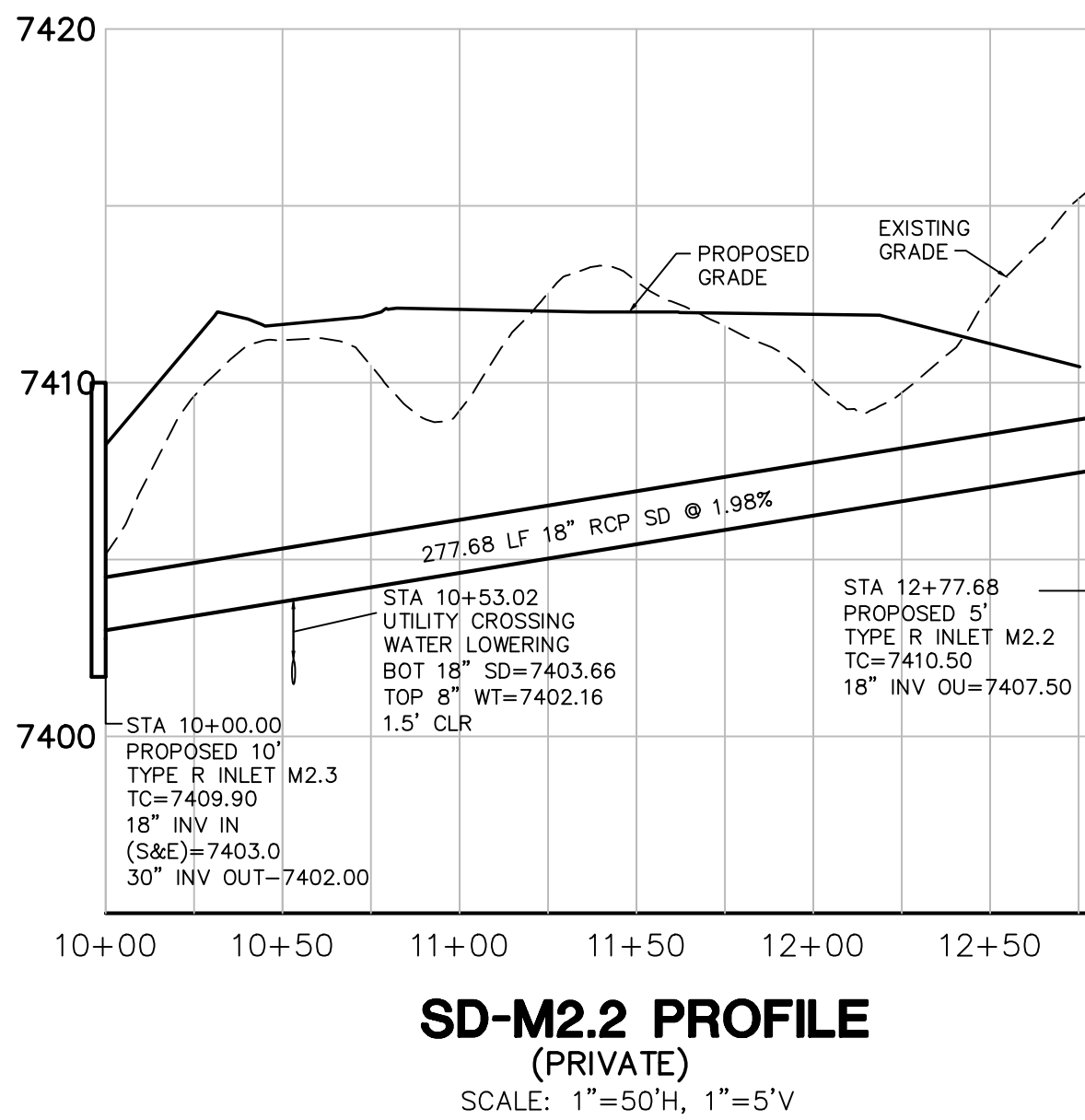
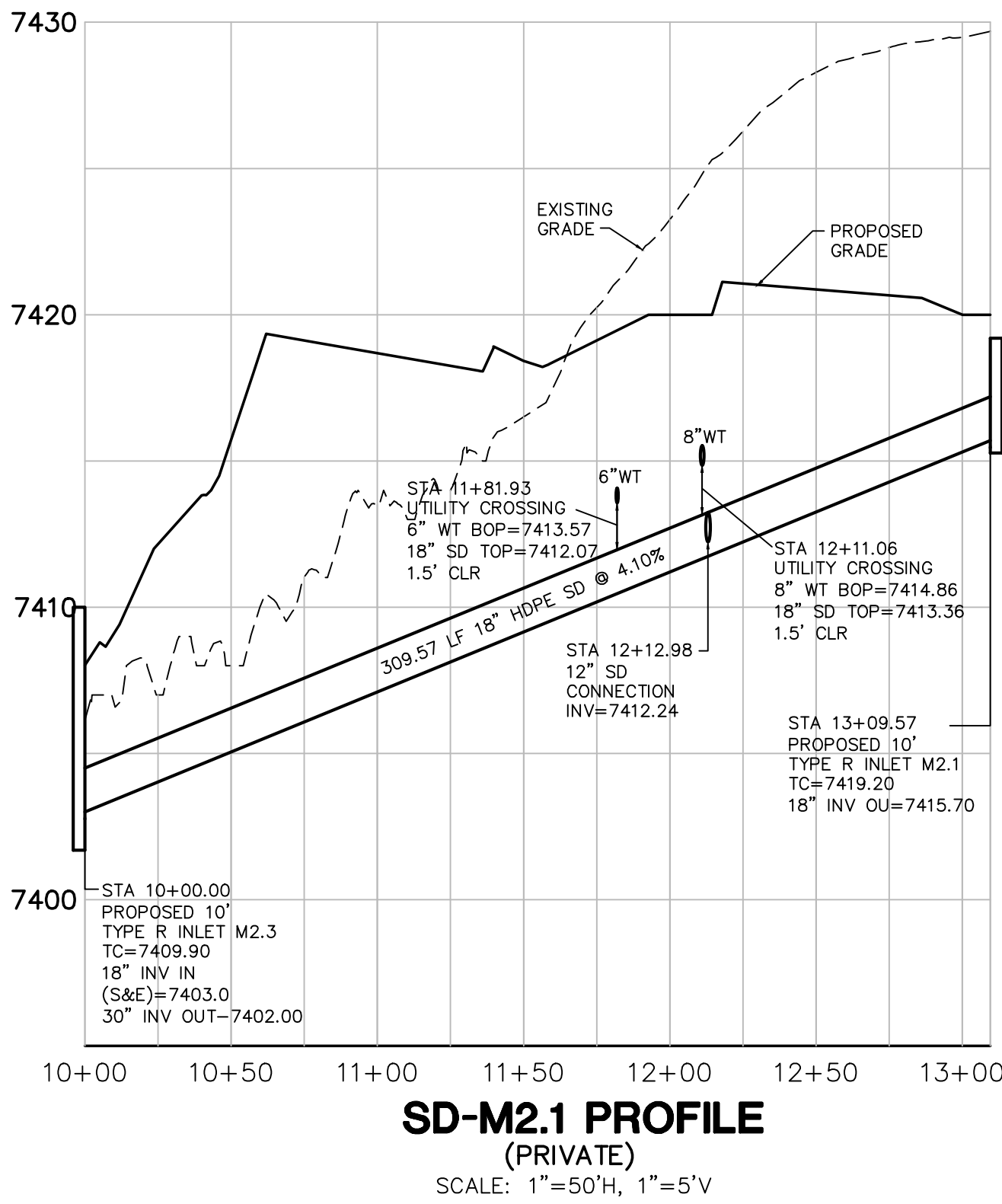
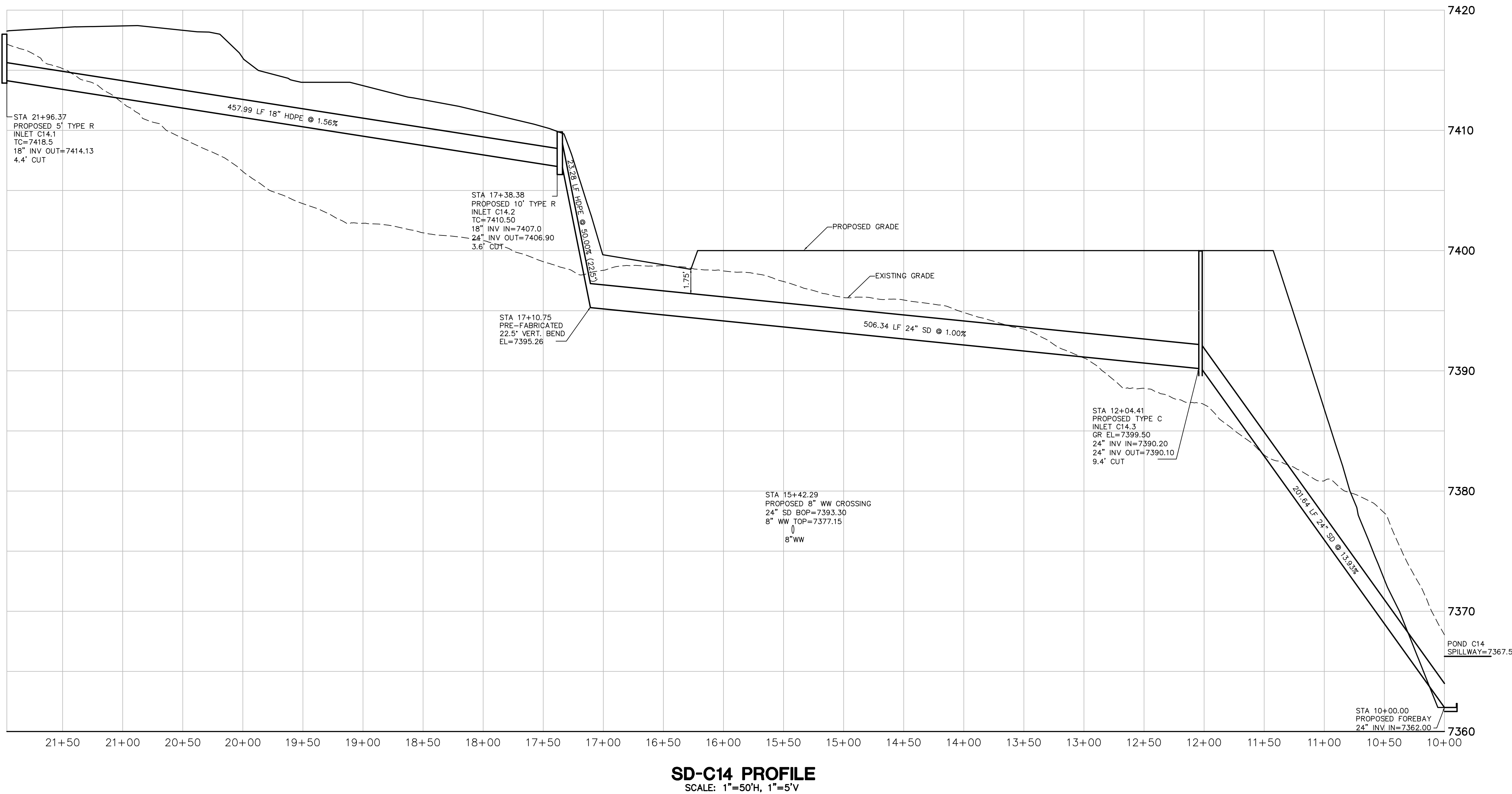
NO.	REVISION	BY	DATE
1	FOR PERMIT	JPS	4/01/19
2	COUNTY COMMENTS	JPS	4/29/19
3	COUNTY COMMENTS	JPS	6/20/19
4	COUNTY COMMENTS	JPS	7/09/19
5	COUNTY COMMENTS	JPS	8/09/19

PCD PROJECT NO. PPR-19-009

C4.2

MONUMENT
ACADEMY
HIGH SCHOOL

FOR CONSTRUCTION



19 E. Willamette Ave.
Colorado Springs, CO
80903

PH: 719-477-9429
FAX: 719-471-0766
www.jpsengr.com

OWNERSHIP OF INSTRUMENTS OF SERVICE:
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DATA, NOTES AND OTHER DOCUMENTS AND INSTRUMENTS
PREPARED BY DESIGN PROFESSIONAL AS INSTRUMENTS OF
SERVICE SHALL REMAIN THE PROPERTY OF THE DESIGN
PROFESSIONAL. THE DESIGN PROFESSIONAL SHALL RETAIN ALL
COMMON LAW STATUTORY AND OTHER RESERVED RIGHTS,
INCLUDING THE COPYRIGHT THEREON.

CRP ARCHITECTS AIA
100 E. St. Vrain, Suite 300
Colorado Springs, Colorado 80903

STORM DRAIN PROFILES

SCALE : 1"=50'H, 1"=5'V



DATE: 3/29/19
DRAWN BY: BJJ
CHECKED BY: JPS
REVISED: 8/09/19

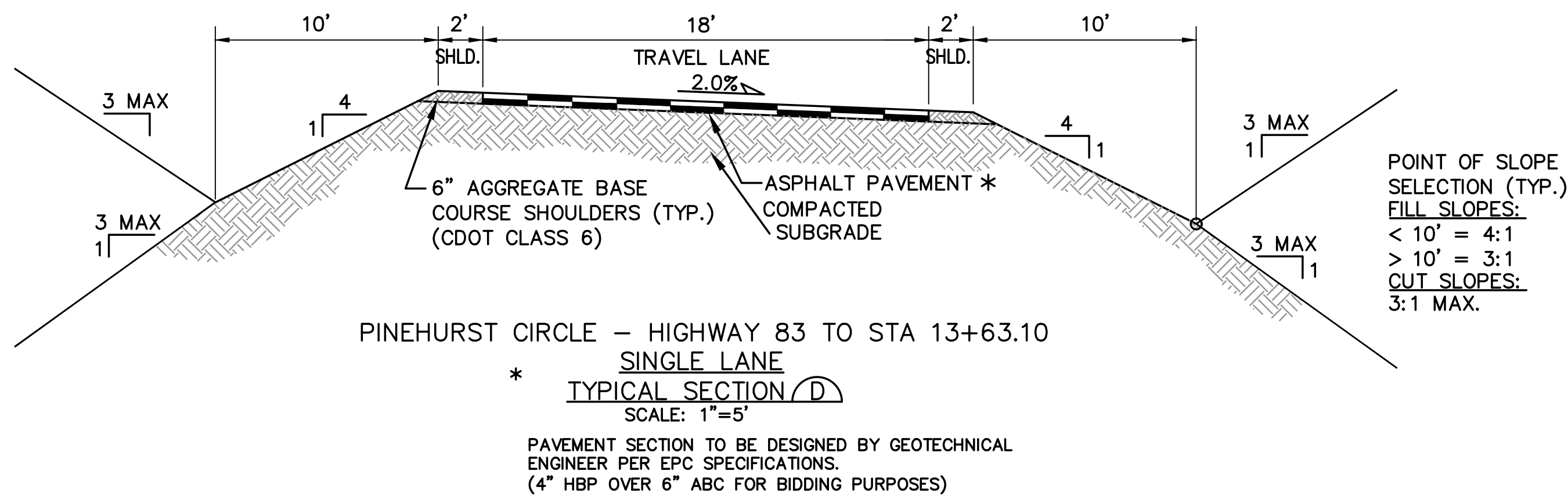
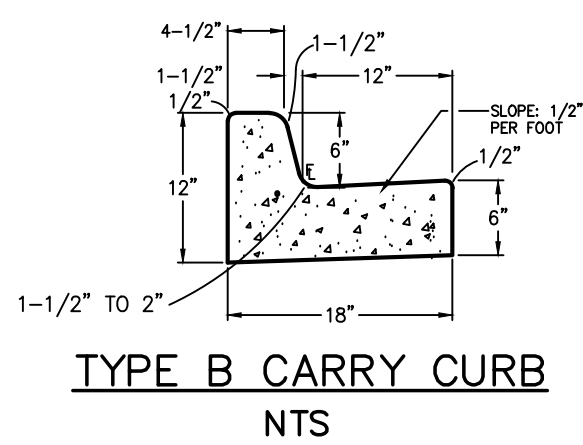
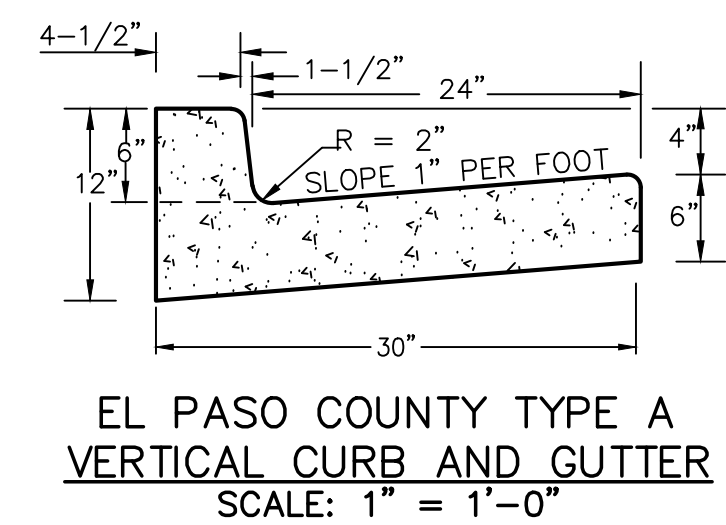
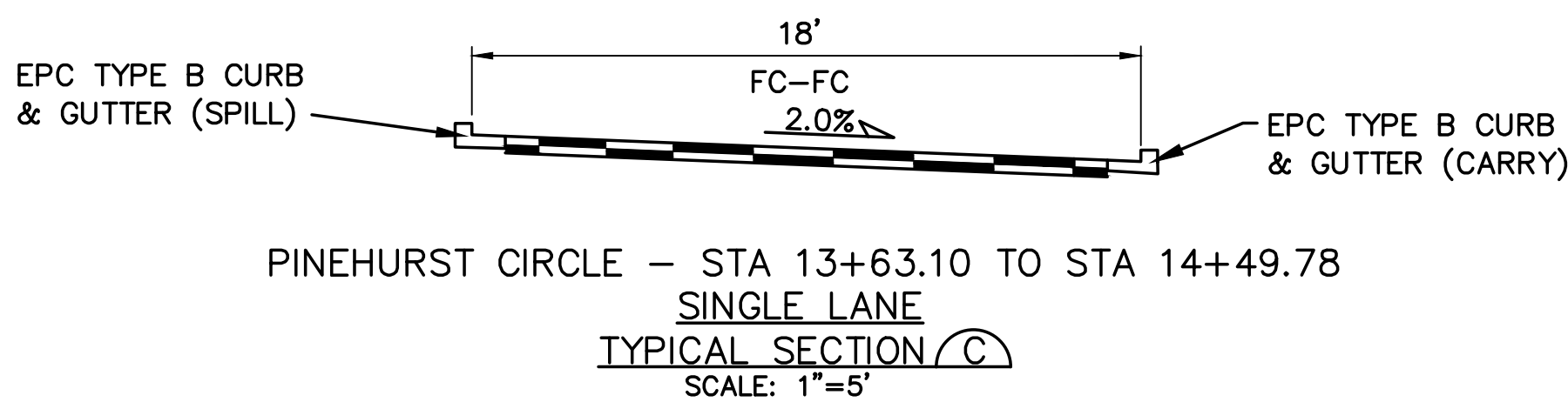
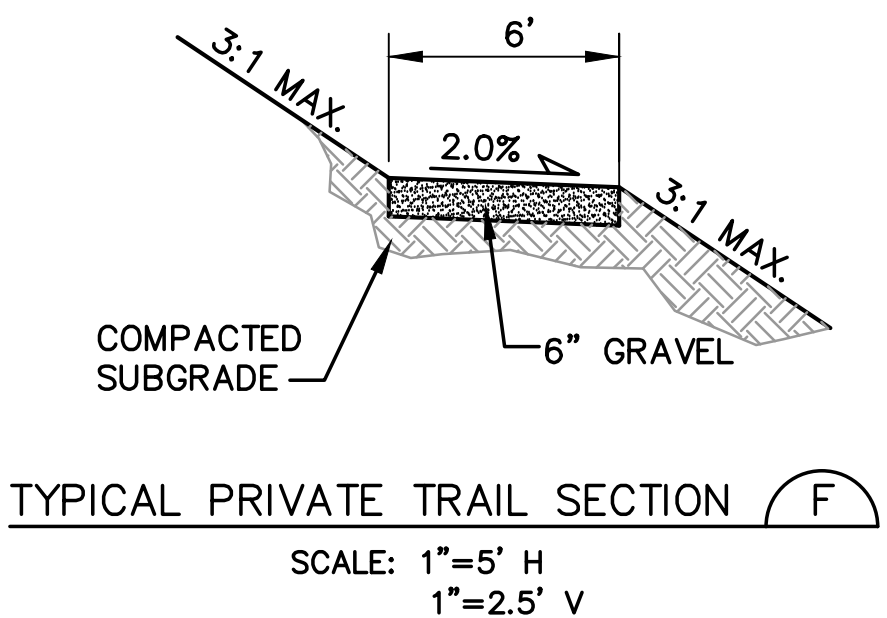
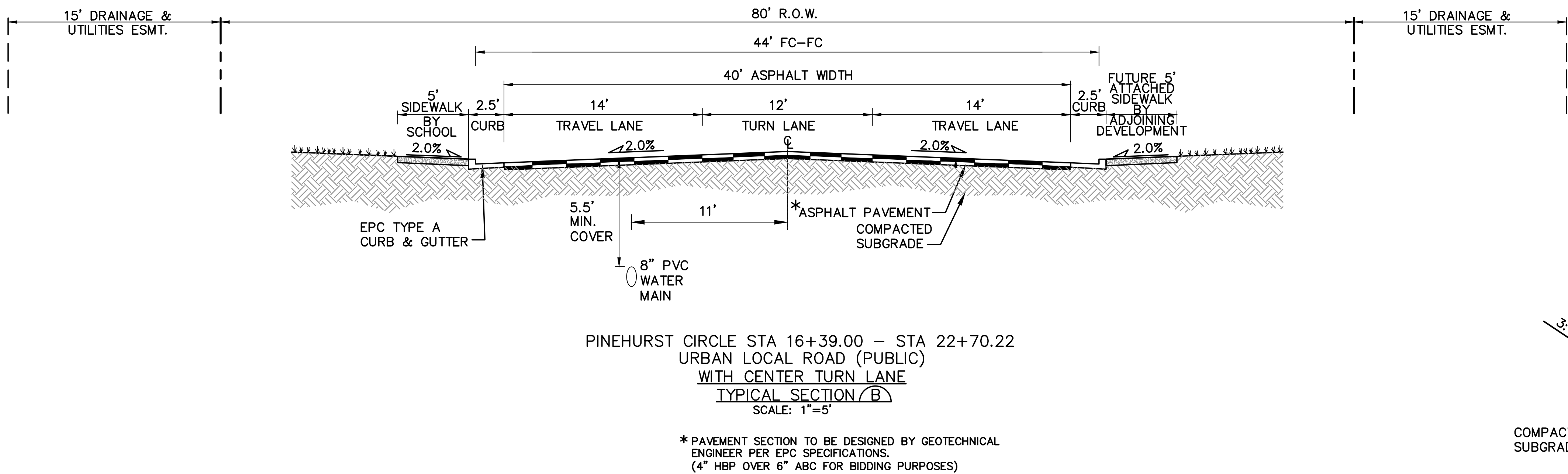
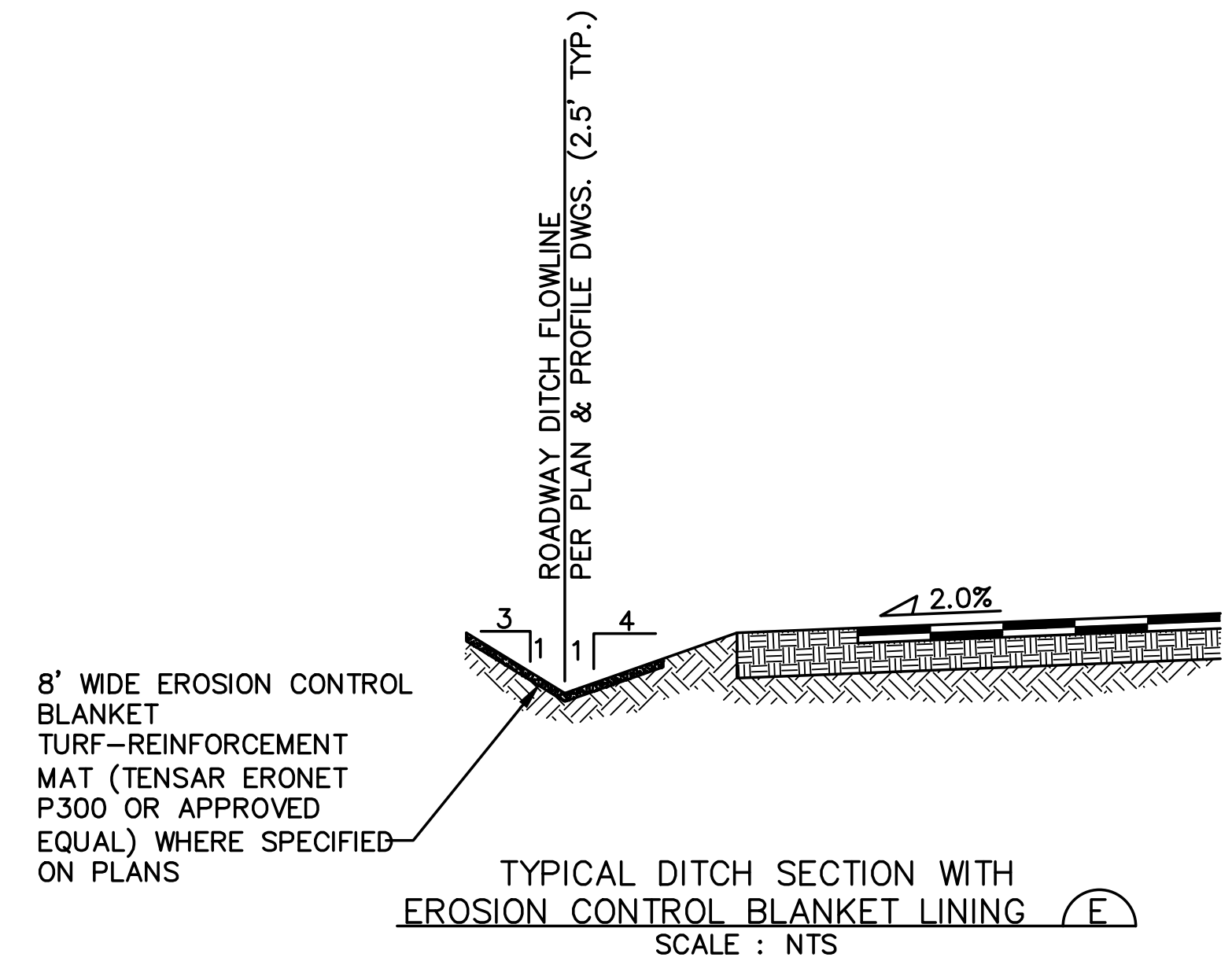
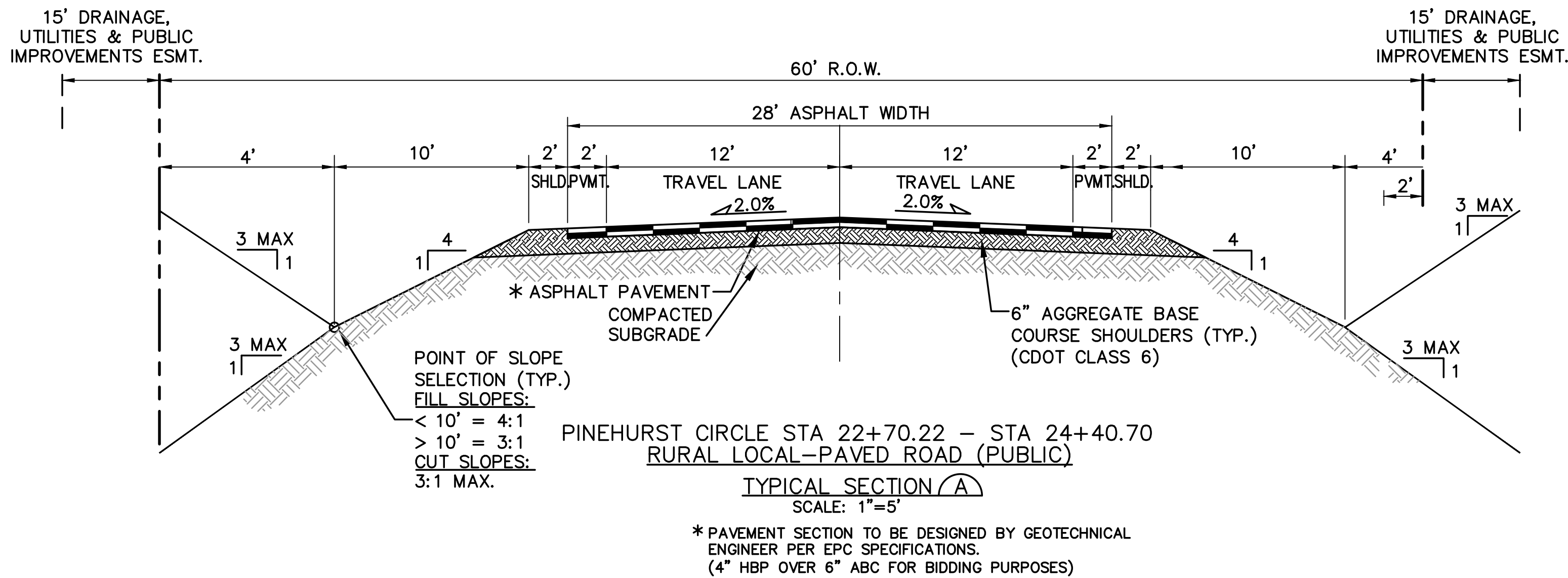
NO.	REVISION	BY	DATE
1	FOR PERMIT	JPS	4/01/19
2	COUNTY COMMENTS	JPS	4/29/19
3	COUNTY COMMENTS	JPS	6/20/19
4	COUNTY COMMENTS	JPS	8/09/19

PCD PROJECT NO. PPR-19-009

C6.1

MONUMENT
ACADEMY
HIGH SCHOOL

FOR CONSTRUCTION



DESIGN DATA

ROAD CLASSIFICATION:	URBAN LOCAL
DESIGN SPEED:	25 MPH ECM TABLE 2-7
POSTED SPEED:	25 MPH ECM TABLE 2-7
ROADWAY WIDTH:	30' EOA-EOA ECM TABLE 2-7
MIN. HORIZONTAL RADIUS:	200' ECM TABLE 2-5
MIN. GRADE:	0.5% ECM TABLE 2-7
MAX. GRADE:	8.0% ECM TABLE 2-7
MIN. K-VALUE (CREST):	12 ECM TABLE 2-13
MIN. K-VALUE (SAG):	26 ECM TABLE 2-15

REFERENCE
STANDARD

DESIGN DATA

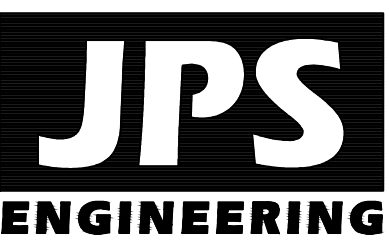
ROAD CLASSIFICATION:	URBAN NON-RESIDENTIAL COLLECTOR
DESIGN SPEED:	40 MPH ECM TABLE 2-7
POSTED SPEED:	35 MPH ECM TABLE 2-7
ROADWAY WIDTH:	48' EOA-EOA ECM FIGURE 2-14
MIN. HORIZONTAL RADIUS:	565' ECM TABLE 2-5
MIN. GRADE:	0.5% ECM TABLE 2-5
MAX. GRADE:	6.0% ECM TABLE 2-5
MIN. K-VALUE (CREST):	44 ECM TABLE 2-13
MIN. K-VALUE (SAG):	64 ECM TABLE 2-15

*APPROVED DEVIATION:	URBAN LOCAL
ROAD CLASSIFICATION:	URBAN LOCAL
DESIGN SPEED:	25 MPH ECM TABLE 2-5
MIN. K-VALUE (CREST):	12 ECM TABLE 2-13
MIN. K-VALUE (SAG):	26 ECM TABLE 2-15

REFERENCE
STANDARD

NO.	REVISION	BY	DATE
1	FOR PERMIT	JPS	4/01/19
2	COUNTY COMMENTS	JPS	4/29/19
3	COUNTY COMMENTS	JPS	8/09/19
4	COUNTY COMMENTS	JPS	3/12/20

PCD PROJECT NO. CDR-20-001



19 E. Willamette Ave.
Colorado Springs, CO
80903

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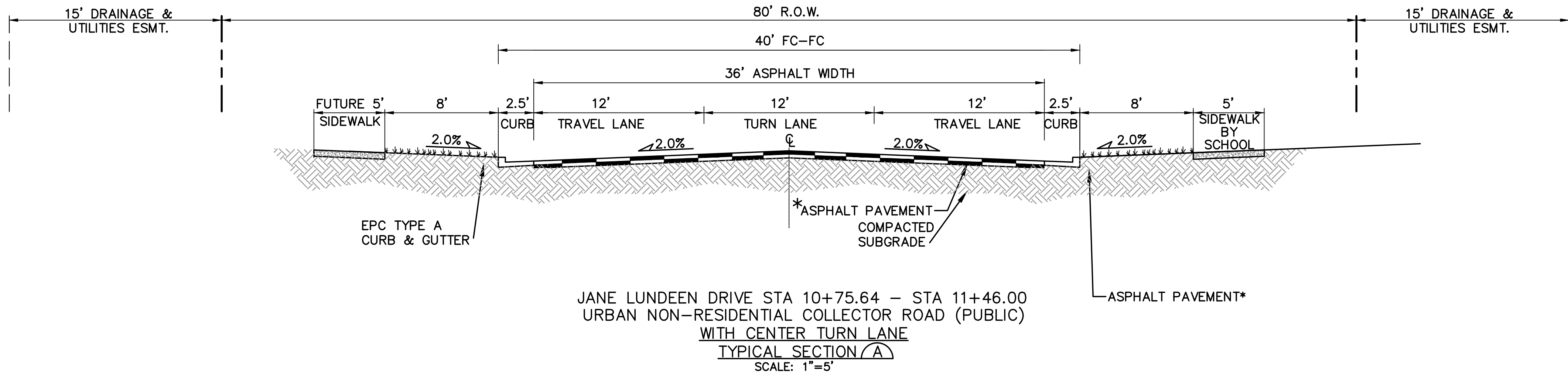
TYPICAL SECTIONS &
DESIGN DATA -
PINEHURST CIRCLE

NORTH
DATE: 12/21/18
DRAWN BY: BJJ
CHECKED BY: JPS
REVISED: 3/12/20

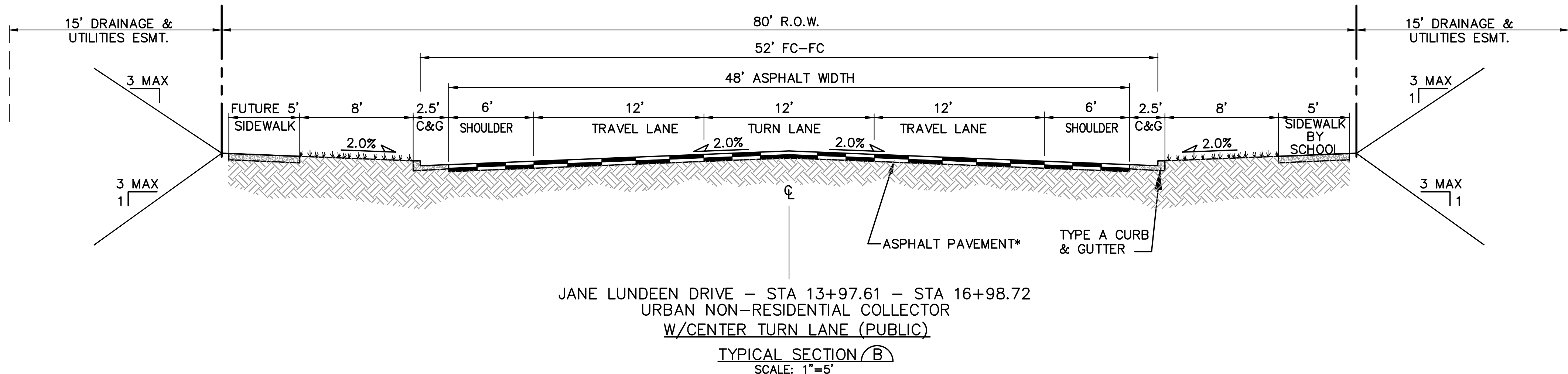
TY1

MONUMENT
ACADEMY
HIGH SCHOOL

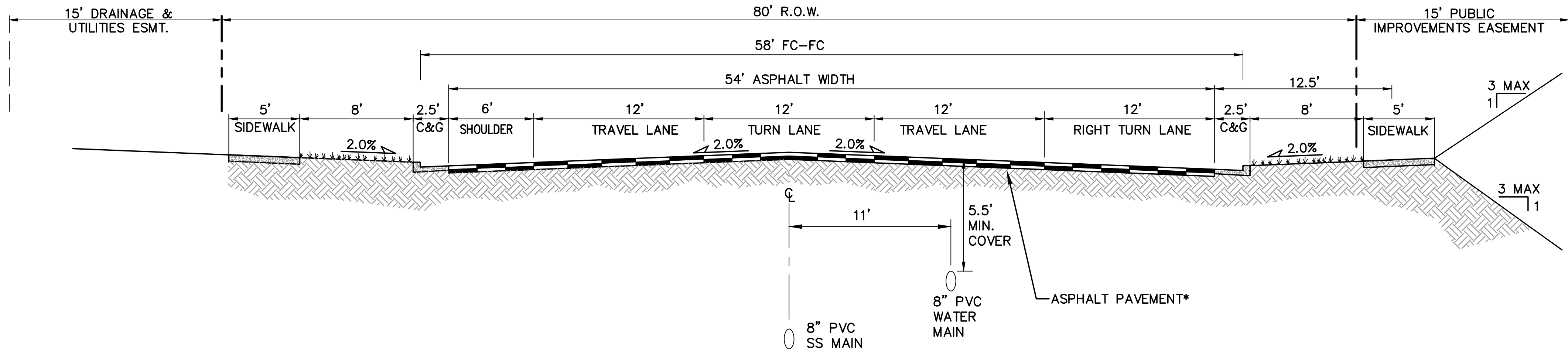
FOR CONSTRUCTION



* PAVEMENT SECTION TO BE DESIGNED BY GEOTECHNICAL
ENGINEER PER EPC SPECIFICATIONS.
(4" HBP OVER 6" ABC FOR BIDDING PURPOSES)



* PAVEMENT SECTION TO BE DESIGNED BY GEOTECHNICAL
ENGINEER PER EPC SPECIFICATIONS.
(4" HBP OVER 8" ABC FOR BIDDING PURPOSES)



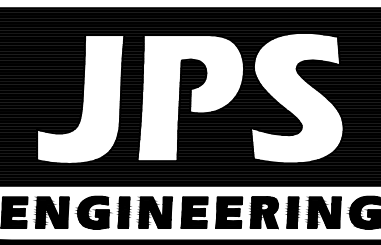
JANE LUNDEEN DRIVE - STA 15+43.77 - STA 16+98.77
URBAN NON-RESIDENTIAL COLLECTOR
W/LT & RT TURN LANES (PUBLIC)
TYPICAL SECTION C
SCALE: 1"=5'

* PAVEMENT SECTION TO BE DESIGNED BY GEOTECHNICAL
ENGINEER PER EPC SPECIFICATIONS.
(4" HBP OVER 8" ABC FOR BIDDING PURPOSES)

DESIGN DATA

REFERENCE
STANDARD

ROAD CLASSIFICATION:	URBAN NON-RESIDENTIAL COLLECTOR	
DESIGN SPEED:	40 MPH	ECM TABLE 2-7
POSTED SPEED:	35 MPH	ECM TABLE 2-7
ROADWAY WIDTH:	48' EOA-EOA	ECM FIGURE 2-14
MIN. HORIZONTAL RADIUS:	565'	ECM TABLE 2-5
MIN. GRADE:	0.5%	ECM TABLE 2-5
MAX. GRADE:	6.0%	ECM TABLE 2-5
MIN. K-VALUE (CREST):	44	ECM TABLE 2-13
MIN. K-VALUE (SAG):	64	ECM TABLE 2-15



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Colorado Springs, Colorado 80903

TYPICAL SECTIONS &
DESIGN DATA -
JANE LUNDEEN DRIVE



DATE: 12/21/18
DRAWN BY: BJJ
CHECKED BY: JPS
REVISED: 3/12/20

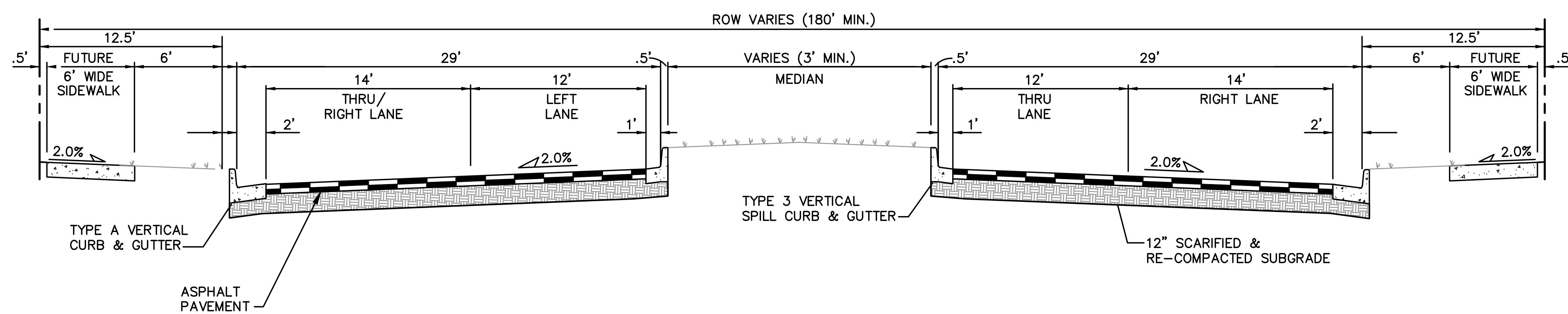
NO.	REVISION	BY	DATE
1	FOR PERMIT	JPS	4/01/19
2	COUNTY COMMENTS	JPS	4/29/19
3	COUNTY COMMENTS	JPS	8/09/19
4	COUNTY COMMENTS	JPS	3/12/20

PCD PROJECT NO. CDR-20-001

TY2

MONUMENT
ACADEMY
HIGH SCHOOL

FOR CONSTRUCTION



WALKER ROAD — STA 10+39.80 — STA 16+85.54
URBAN PRINCIPAL ARTERIAL — APPROACHING ROUNDABOUT

TYPICAL SECTION A
SCALE: 1"=5'

* PAVEMENT SECTION TO BE DESIGNED BY GEOTECHNICAL
ENGINEER PER EPC SPECIFICATIONS.
(4" HBP OVER 8" ABC FOR BIDDING PURPOSES)

DESIGN DATA
TYPICAL SECTION

4 LANE
RURAL
PRINCIPAL
ARTERIAL
(ULTIMATE)

REFERENCE
STANDARD

ROAD CLASSIFICATION:	4 LANE RURAL PRINCIPAL ARTERIAL (ULTIMATE)	
DESIGN SPEED:	70 MPH	ECM TABLE 2-4
POSTED SPEED:	65 MPH	ECM TABLE 2-4
ROADWAY WIDTH:	48' EOA-EOA	ECM FIGURE 2-4
MIN. HORIZONTAL RADIUS:	2,510'	ECM TABLE 2-4
MIN. GRADE:	1.0%	ECM TABLE 2-4
MAX. GRADE:	5.0%	ECM TABLE 2-4
MIN. K-VALUE (CREST):	247	ECM TABLE 2-13
MIN. K-VALUE (SAG):	181	ECM TABLE 2-15

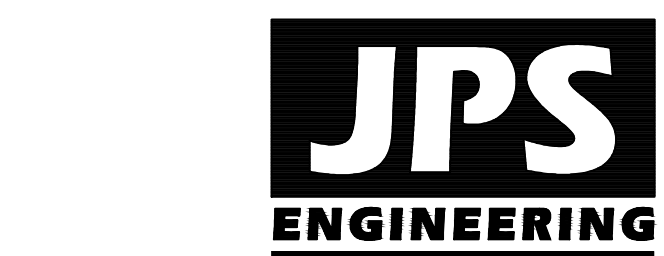
DESIGN DATA
APPROACHING ROUNDABOUT

REFERENCE
STANDARD

ROAD CLASSIFICATION:	URBAN LOCAL	
DESIGN SPEED:	25 MPH	ECM TABLE 2-7
POSTED SPEED:	25 MPH	ECM TABLE 2-7
ROADWAY WIDTH:	30' EOA-EOA	ECM TABLE 2-7
MIN. HORIZONTAL RADIUS:	200'	ECM TABLE 2-5
MIN. GRADE:	0.5%	ECM TABLE 2-7
MAX. GRADE:	8.0%	ECM TABLE 2-7
MIN. K-VALUE (CREST):	12	ECM TABLE 2-13
MIN. K-VALUE (SAG):	26	ECM TABLE 2-15

NO.	REVISION	BY	DATE
1	FOR PERMIT	JPS	4/01/19
2	COUNTY COMMENTS	JPS	4/29/19
3	COUNTY COMMENTS	JPS	8/07/19
4	COUNTY COMMENTS	JPS	3/04/20

PCD PROJECT NO. CDR-20-001



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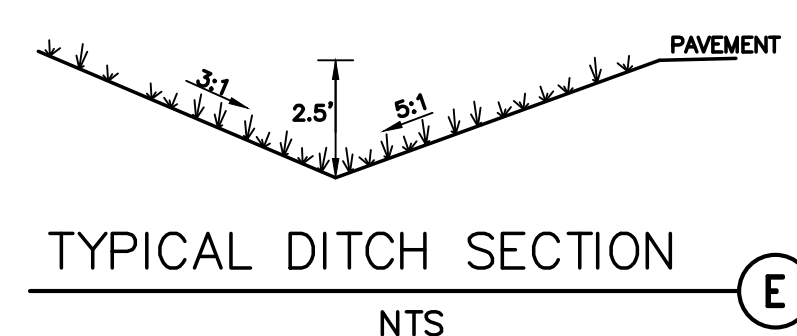
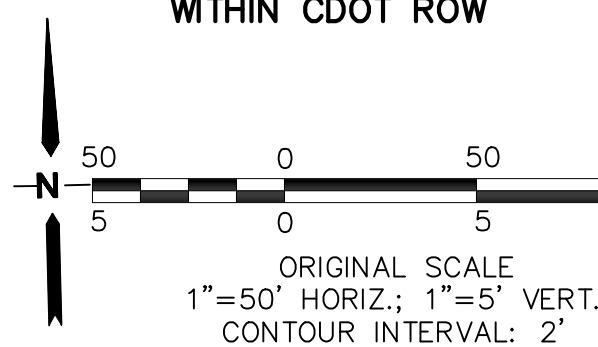
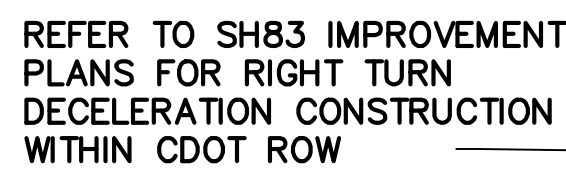
TYPICAL SECTIONS &
DESIGN DATA -
WALKER ROAD







DATE: 7/25/19
DRAWN BY: BJJ
CHECKED BY: JPS
REVISED: 3/04/20

TY3

FOR CONSTRUCTION



NO.	REVISION	BY	DATE
	FOR PERMIT	JPS	4/01/19
	COUNTY COMMENTS	JPS	4/29/19
	COUNTY COMMENTS	JPS	8/09/19
	COUNTY COMMENTS	JPS	3/16/20

PCD PROJECT NO. CDR-20-001

PINEHURST CIRCLE PLAN & PROFILE

NORTH

DATE: 12/21/18

DRAWN BY: BJJ

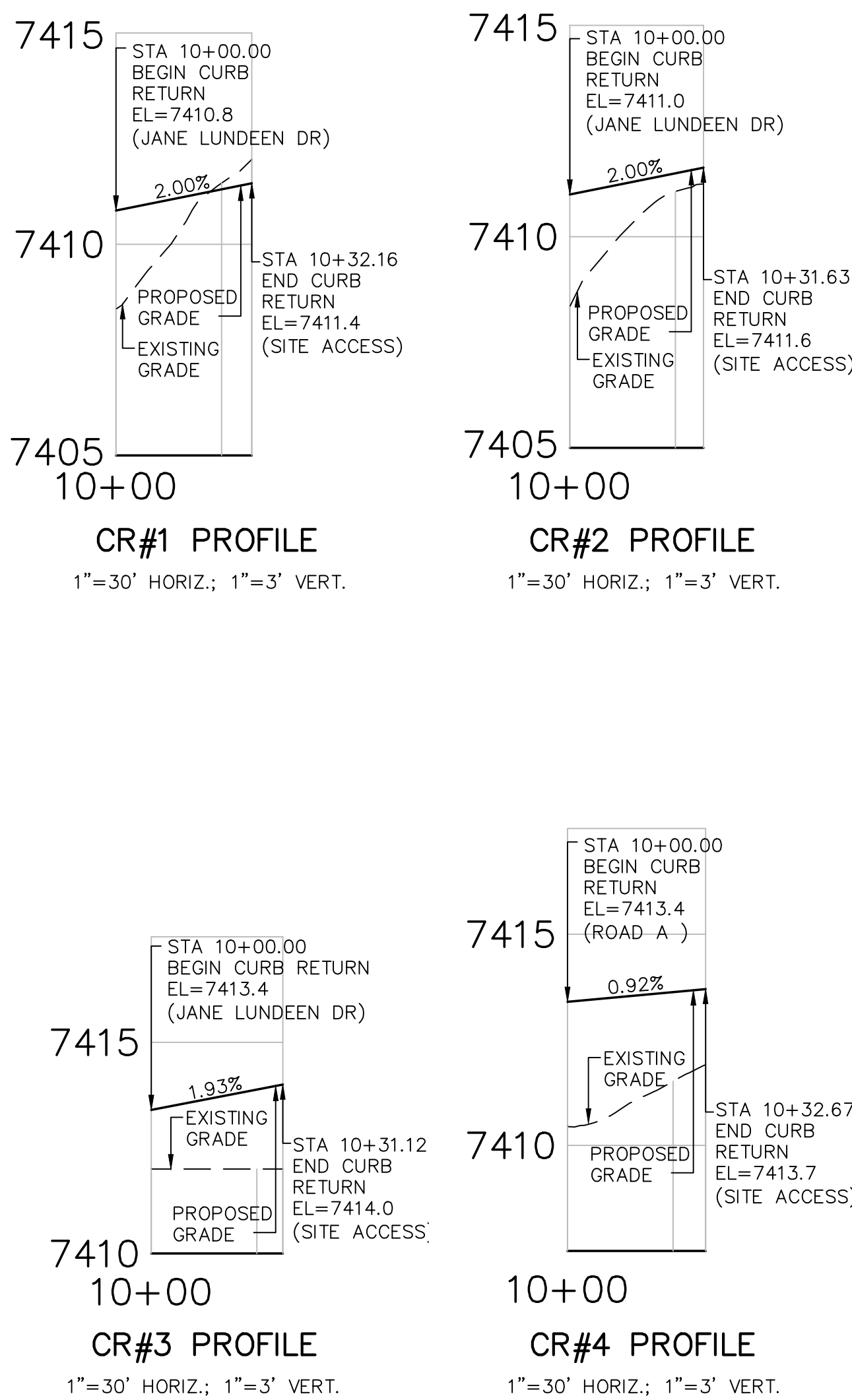
CHECKED BY: JPS

REVISED: 3/16/20

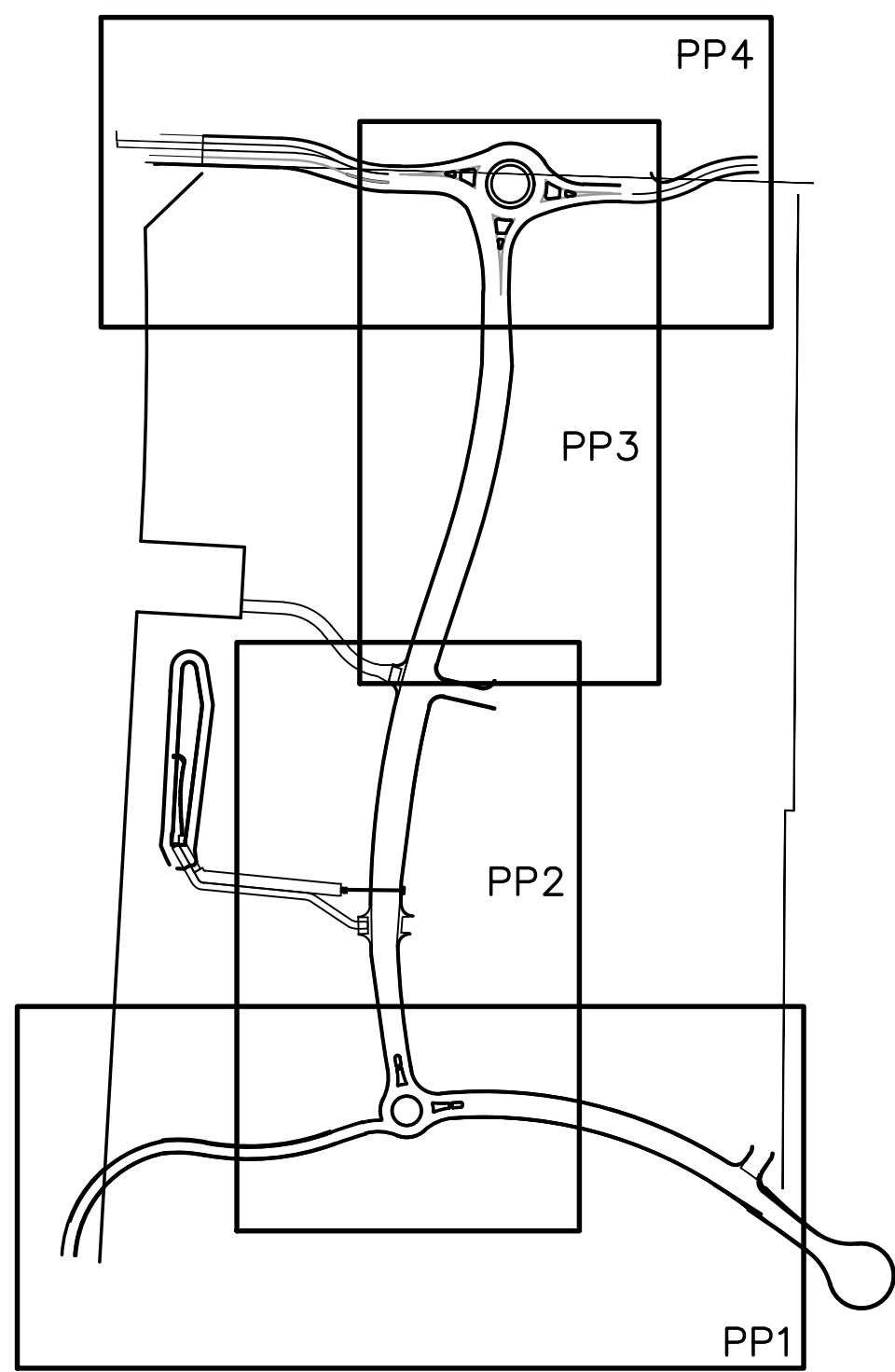
PP1

MONUMENT
ACADEMY
HIGH SCHOOL

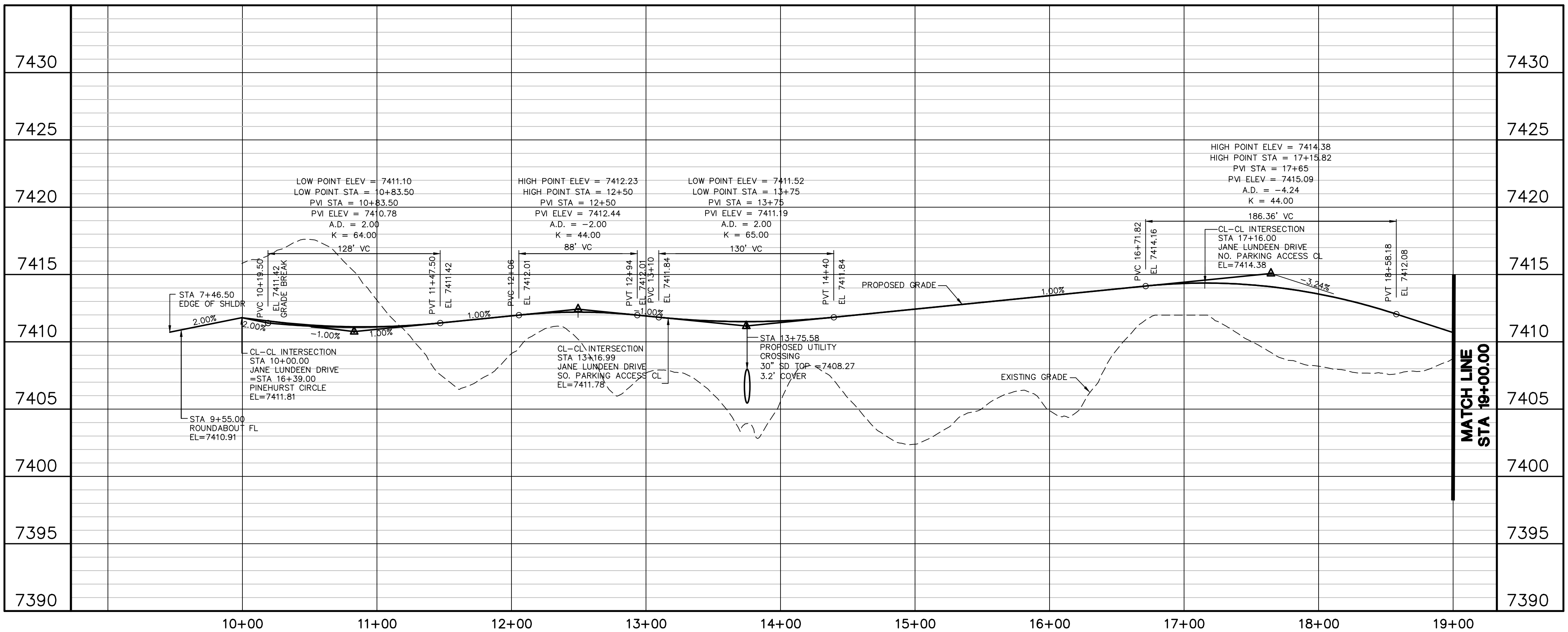
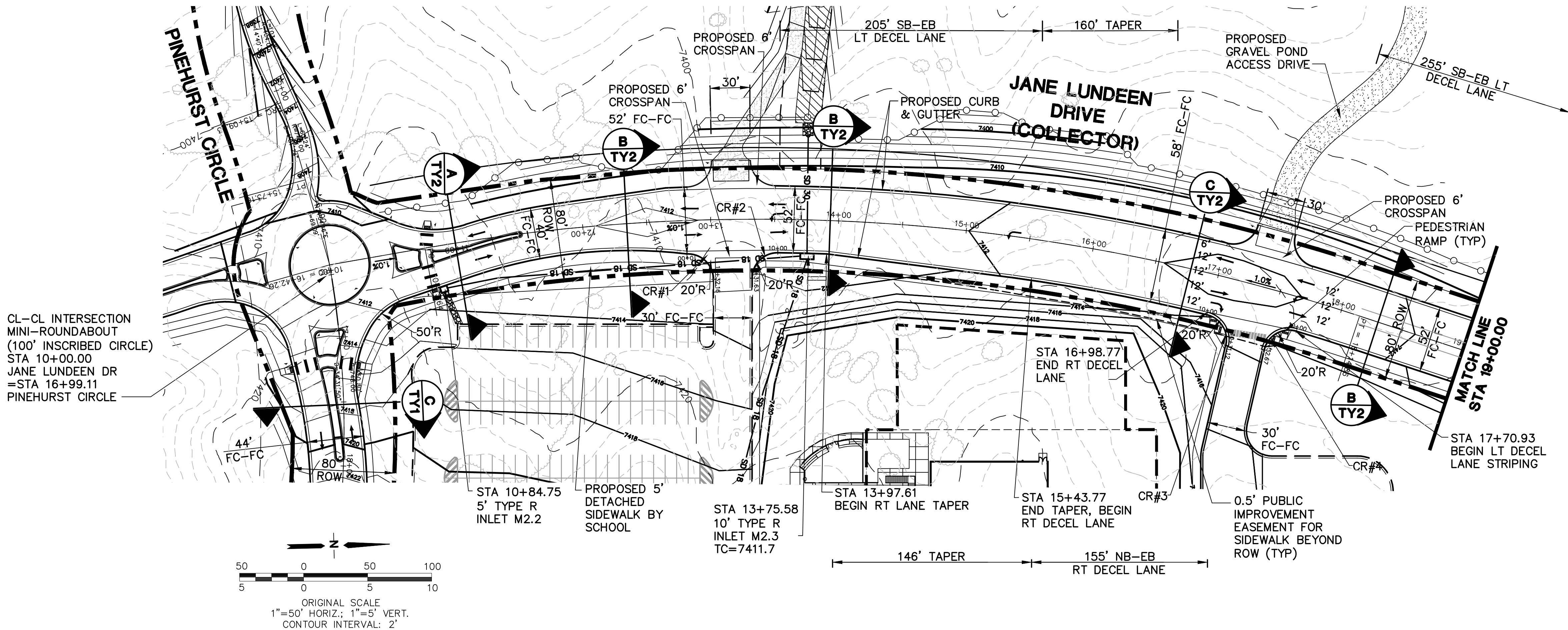
FOR CONSTRUCTION



SCHOOL ACCESS CURB RETURN PROFILES

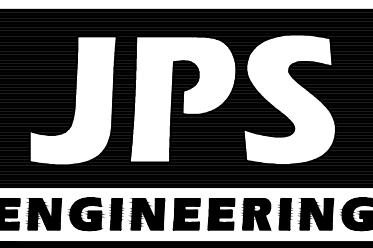


KEY MAP
NOT TO SCALE



NO.	REVISION	BY	DATE
1	FOR PERMIT	JPS	4/22/19
2	COUNTY COMMENTS	JPS	4/29/19
3	COUNTY COMMENTS	JPS	8/09/19
4	COUNTY COMMENTS	JPS	3/04/20

PCD PROJECT NO. CDR-20-001



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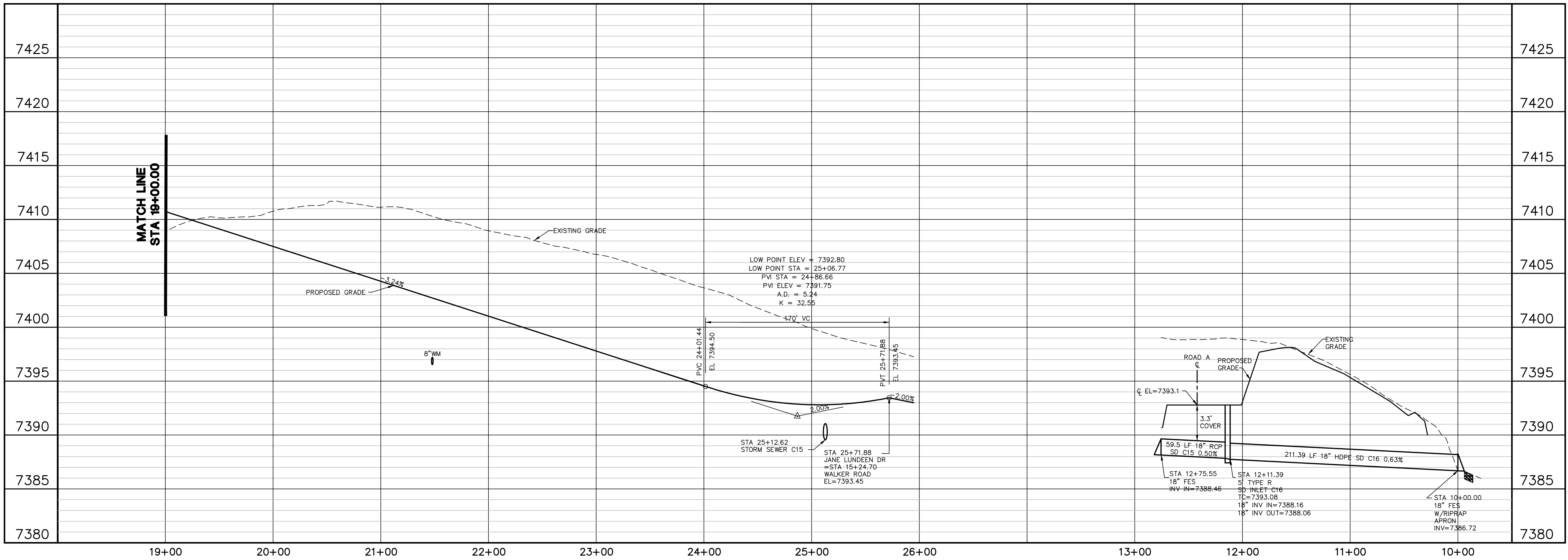
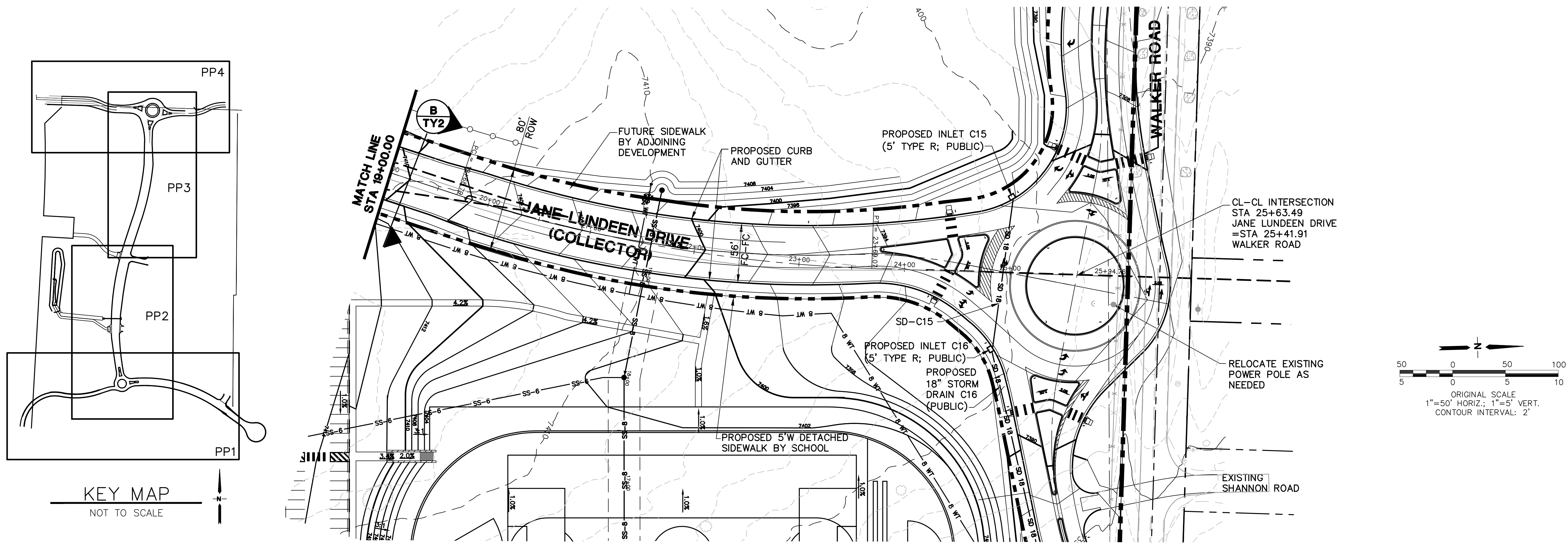
JANE LUNDEEN DRIVE
PLAN & PROFILE

DATE: 12/21/18
DRAWN BY: BJJ
CHECKED BY: JPS
REVISED: 3/04/20

PP2

MONUMENT
ACADEMY
HIGH SCHOOL

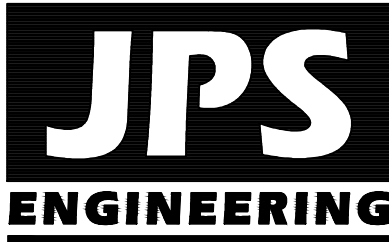
FOR CONSTRUCTION



STORM DRAIN C15-C16 PROFILE

NO.	REVISION	BY	DATE
1	FOR PERMIT	JPS	4/01/19
2	COUNTY COMMENTS	JPS	4/29/19
3	COUNTY COMMENTS	JPS	8/15/19
4	ROUNDAABOUT REVISION	JPS	3/04/20

PCD PROJECT NO. CDR-20-001



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80903
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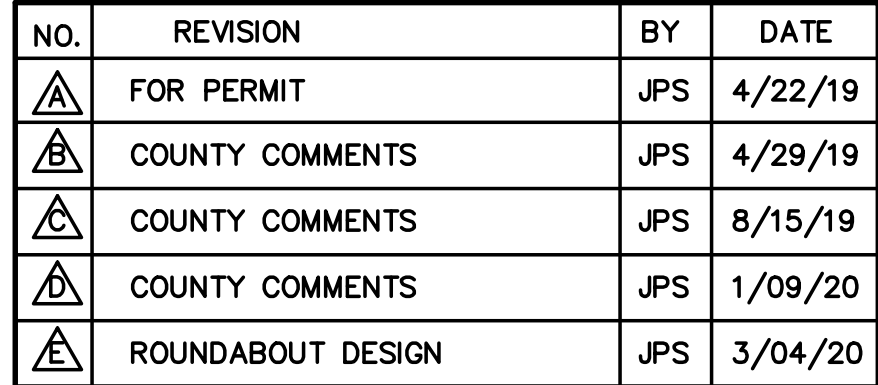
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JANE LUNDEEN DRIVE
PLAN & PROFILE

DATE: 12/21/18
DRAWN BY: BJJ
CHECKED BY: JPS
REVISED: 3/04/20

FOR CONSTRUCTION



CRP ARCHITECTS AIA
100 E. St. Vrain, Suite 300
Colorado Springs, Colorado 8091

NORTH

DATE: 2/08/19

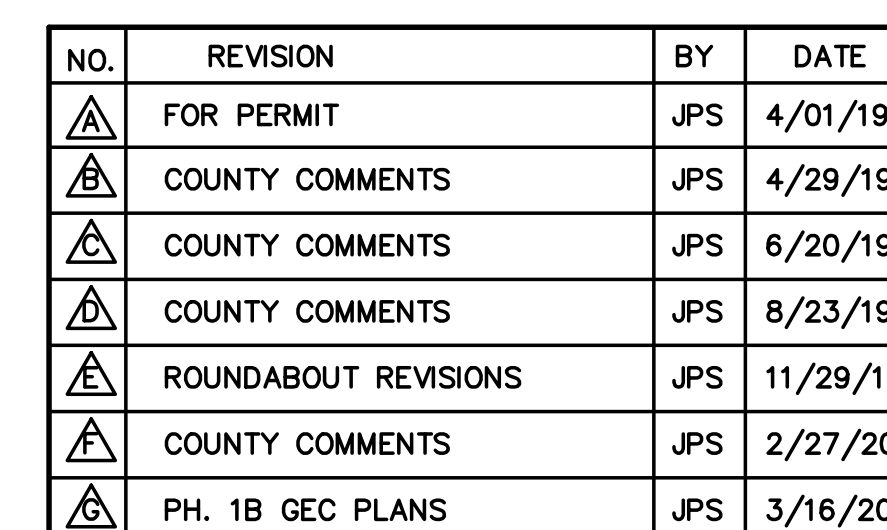
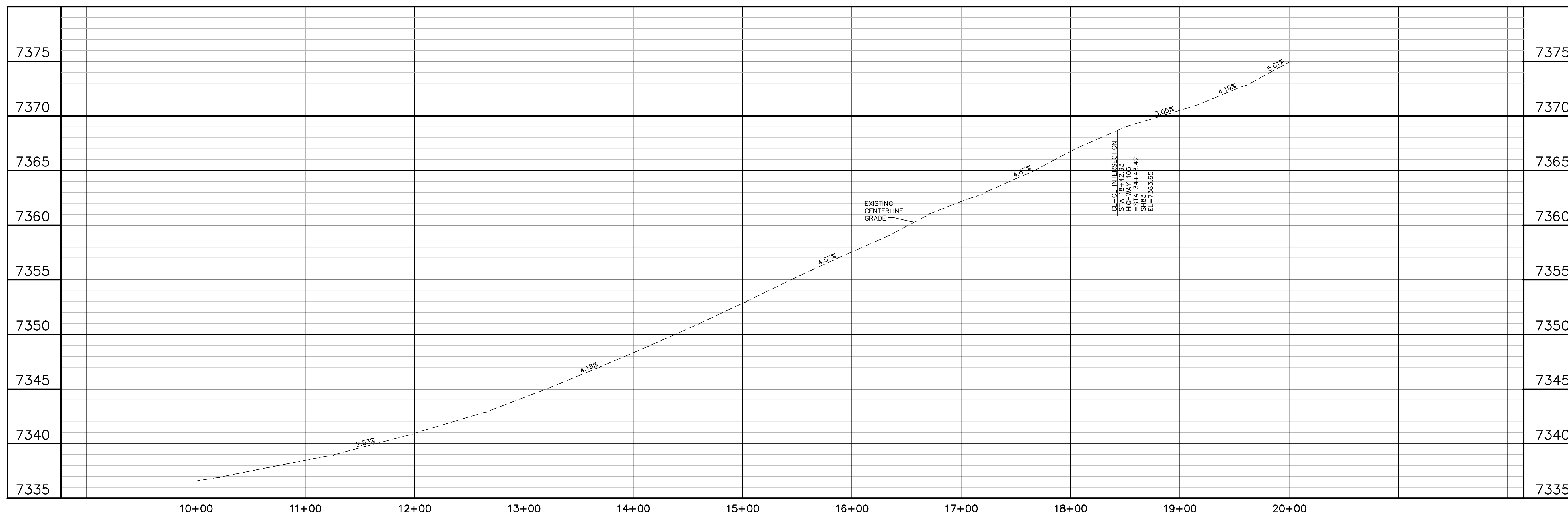
DRAWN BY: BJJ

CHECKED BY: JPS

REVISED: 3/04/20

PP4

FOR CONSTRUCTION



HW2.1

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SCALE : 1"=50

NORTH

DATE: 12/20/18

DRAWN BY: BJJ

CHECKED BY: JPS

REVISED: 3/16/20

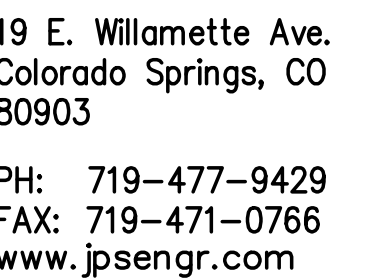
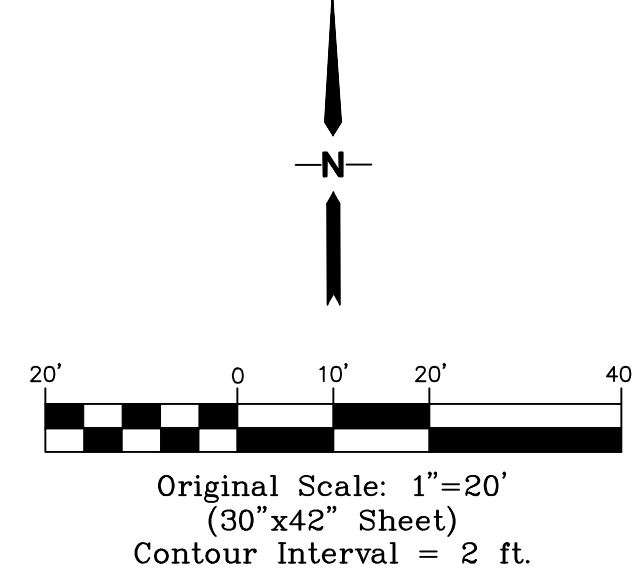
HW2.1

FOR CONSTRUCTION



FOR CONSTRUCTION

**PARCEL
#61100-01-011
THOMAS, ANNETTE
5.3 AC.**




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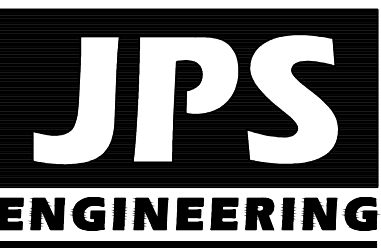
NO.	REVISION	BY	DATE
<u>A</u>	FOR PERMIT	JPS	4/01/19
<u>B</u>	COUNTY COMMENTS	JPS	4/29/19
<u>C</u>	COUNTY COMMENTS	JPS	8/09/19

RD1.1

	DATE:	6/26/19
	DRAWN BY:	BJJ
	CHECKED BY:	JPS
	REVISED:	3/04/20

MONUMENT
ACADEMY
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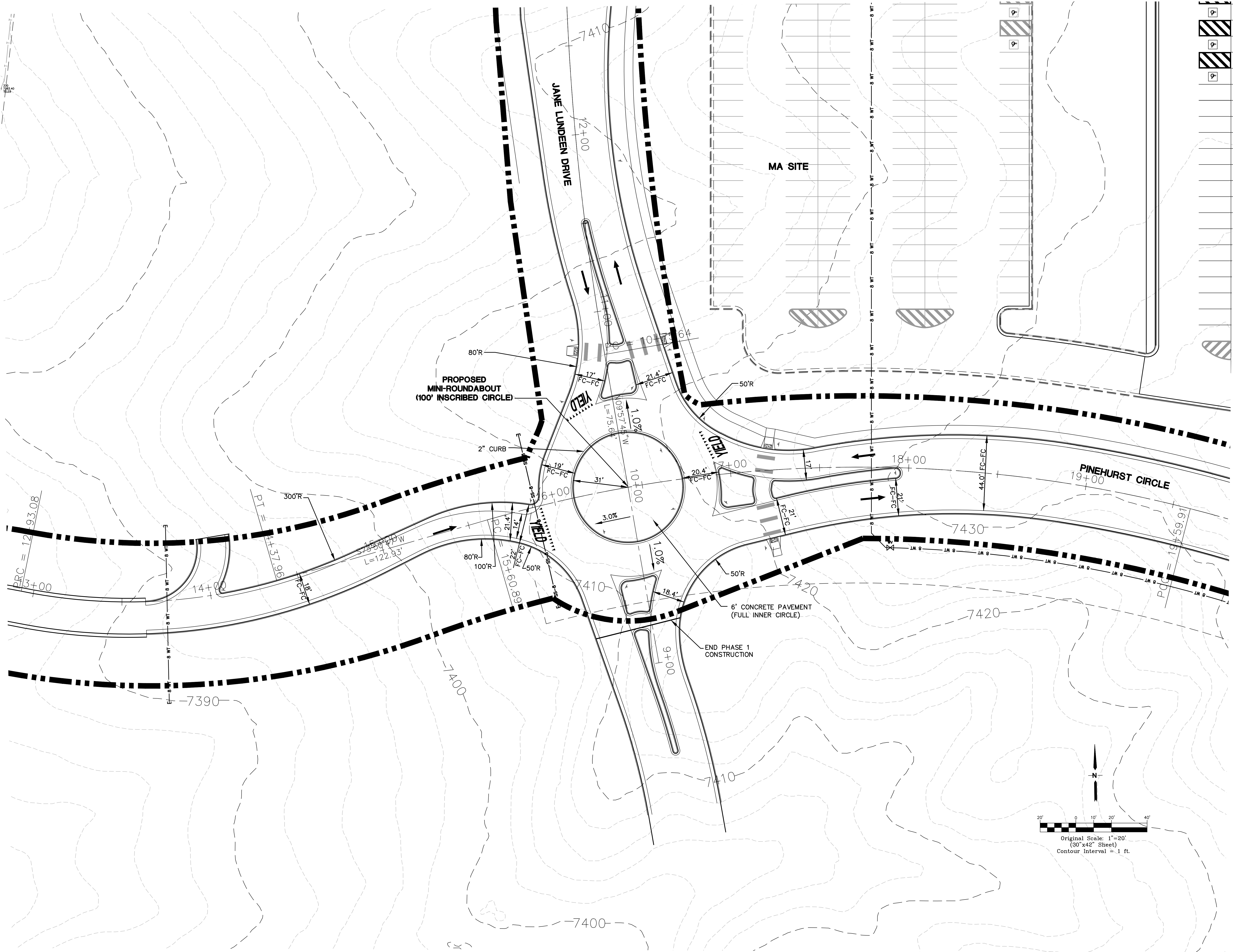
CRP ARCHITECTS AIA
100 E. St. Vrain, Suite 300
Colorado Springs, Colorado 80903

PINEHURST CIRCLE &
JANE LUNDEEN DRIVE
MINI-ROUNDAABOUT DETAIL

NORTH
DATE: 3/15/19
DRAWN BY: BJJ
CHECKED BY: JPS
REVISED: 3/04/20

PCD PROJECT NO. CDR-20-001

RD.2.1



Z:\002021\adms\eng\cd\monument\academy\0021.dwg, 3/14/2020 7:55:30 PM, DWG by: BJJ, p.3