

2504 E Pikes Peak Ave, Suite 304
Colorado Springs, CO 80909
719-633-2868

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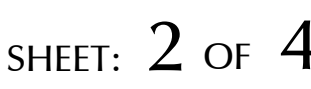
Preliminary Signage and Pavement Marking Plan

Rollin' Ridge: Filing 1

Hodgen Road

REVISIONS	DATE
Response to comments	06/02/2020
DATE	06/02/2020
SCALE	1" = 20'
DRAWN BY	JAB
JOB #	194950
DWG	Construction drawings.dwg

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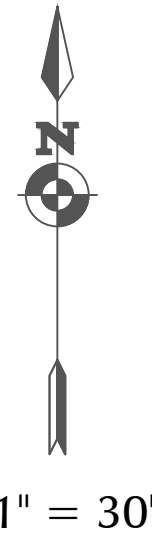


Tabulation of Signs										
Sign Number	Direction	Station	Location	Sign	Panel Size	Background Color	Legend	202-00810	614-00011	614-01503
					W x H			Removals	Square Ft	Poles
1	NB	100+39	Shoulder	R1-1	36" x 36"	Red	STOP	0	9.0 SF	1
2	NB	100+54	Median	R4-7	30" x 24"	White	Keep right (symbol)	0	7.5 SF	1
3	NB	100+54	Median	OM3-L	36" x 12"	Black	Left side object marker	0	3.0 SF	0
4	NB	101+39	Median	R4-7	30" x 24"	White	Keep right (symbol)	0	7.5 SF	1
5	NB	101+39	Median	OM3-L	36" x 12"	Black	Left side object marker	0	3.0 SF	0
6	EB	103+60	Shoulder	R1-1	36" x 36"	Red	STOP	0	9.0 SF	1
7	WB	103+35	Roadway	R11-2	48" x 30"	White	ROAD CLOSED	0	10.0 SF	2
202-00810 - Removal of ground sign										
614-00011 - Sign panel (Class 1)										
614-01503 - Steel sign support (2-inch round, post and socket)										

Tabulation of Epoxy Pavement Markings				
Station		Modified Epoxy Pavement Marking		
		White Solid (4")	White Solid (8")	Double Yellow (4")
From	To	LF	LF	LF
9+72	12+24			279.51
9+72	13+51			760.96
100+00	103+14	355.50		
100+00	103+25	363.02		
100+39	103+06		260.29	
101+39	103+10			331.86
101+13	102+10			63.65
103+68	104+65			199.63
104+65	104+81			15.89
Total (LF)		718.52	260.29	1651.5
Total (SF)		239.51	173.53	550.50
Total (Gallons)		3	3	7

Tabulation of Construction Traffic Control and Removal Items			
Item #	Contract Item Description	Unit	Plan Quantity
202-00250	Removal of Pavement Marking	SF	786.93
630-00000	Flagging	Hour	500
630-00007	Traffic Control Inspection	Day	50
630-00012	Traffic Control Management	Day	125
630-00016	Traffic Control (Special) LS	LS	1
630-80355	Portable Message Sign Panel	Each	2

Tabulation of Thermoplastic Pavement Markings				
Station	Roadway	Direction	Pre-Formed Thermoplastic Pavement Marking (Word-Symbol) (627-30405)	
			Left Arrow	Right Arrow
			Each	Each
9+84	Hodgen	WB	1	
11+94	Hodgen	WB	1	
100+35	Cherry Crossing	NB		1
100+54	Cherry Crossing	NB		1
Total			2	2
Square-Footage Multiplier			16.1	16.1
Square-Footage			32.2	32.2
627-30405 TOTAL (SF)			64.4	





TRANSPORTATION
CONSULTANTS, INC.

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Traffic Tabulations

Rollin' Ridge: Filing 1

REVISIONS	DATE
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DATE	06/02/2020
SCALE	1" = 30'
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GENERAL NOTES

PROJECT DESCRIPTION

1. SIGNING AND MARKING AT HODGEN ROAD AND STATE HIGHWAY 83.

GENERAL NOTES

1. TRAFFIC SIGNAL MATERIALS AND INSTALLATION SHALL COMPLY WITH THE SPECIFICATIONS FOR THIS PROJECT, THE PROJECT SPECIAL PROVISIONS, "STATE OF COLORADO STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION", "COLORADO STANDARD PLANS", "MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES", AND ALL LOCAL ORDINANCES AND REGULATIONS.
2. ALL SUBMITTALS SHALL BE MADE TO EL PASO COUNTY FOR APPROVAL. OBTAIN ALL REQUIRED PERMITS FOR THE WORK. PREPARE AND SUBMIT TRAFFIC CONTROL PLAN FOR THE WORK. CONTACT EL PASO COUNTY 96 HOURS IN ADVANCE OF BEGINNING CONSTRUCTION.
3. ALL PAVING, SIDEWALK, LANDSCAPING, AND LAWN IRRIGATION SYSTEMS DISTURBED BY THE CONTRACTOR SHALL BE REPLACED IN KIND, EQUAL TO OR EXCEEDING ORIGINAL CONDITIONS OR AS DIRECTED BY THE OWNER.
4. PAVEMENT MARKINGS ARE SHOWN FOR INFORMATION ONLY. REFER TO STRIPING PLANS FOR DETAILS.
5. CONTRACTOR SHALL FIELD VERIFY LOCATION OF ALL UTILITIES PRIOR TO CONSTRUCTION.
6. SEE COLORADO DEPARTMENT OF TRANSPORTATION SIGNAL DETAILS FOR CONSTRUCTION/ INSTALLATION DETAILS NOT SHOWN ON THESE PLANS.
7. OVERHEAD STREET NAME SIGN DESIGN AND LAYOUT INFORMATION SHALL BE PER THE STREET NAME SIGN DETAIL CONTAINED IN THE PROJECT PLANS.

8. TRAFFIC SIGNS MOUNTED ON SIGNAL POLES, MAST ARMS, AND PEDESTALS SHALL BE CONFORM TO THE CDOT STANDARD SPECIFICATIONS FOR TRAFFIC SIGNS, INCLUDING ALUMINUM CHANNELS, AND BACKING ZEES PER APPLICABLE CDOT STANDARD PLANS, OR SIMILAR RIGID SIGN BRACING MOUNTING ASSEMBLY.

SIGNING AND STRIPING NOTES

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

Remove note 4. These are the striping plans.

Add the standard EPC construction notes:

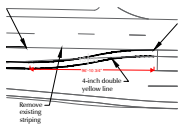
Standard Notes for El Paso County Construction Plans

- 1.All drainage and roadway construction shall meet the standards and specifications of the City of Colorado Springs/El Paso County Drainage Criteria Manual, Volumes 1 and 2, and the El Paso County Engineering Criteria Manual.
- 2.Contractr shall be responsible for the notification and field notification of all existing utilities, whether shown on the plans or not, before beginning construction. Location of existing utilities shall be verified by the contractor prior to construction. Call 811 to contact the Utility Notification Center of Colorado (UNCC).
- 3.Contractr shall keep a copy of these approved plans, the Grading and Erosion Control Plan, the Stormwater Management Plan (SWMP), the soils and geotechnical report, and the appropriate design and construction standards and specifications at the job site at all times, including the following:
a.El Paso County Engineering Criteria Manual (ECM)
b.City of Colorado Springs/El Paso County Drainage Criteria Manual, Volumes 1 and 2
c.Colorado Department of Transportation (CDOT) Standard Specifications for Road and Bridge Construction
d.CDOT M & S Standards
- 4.Notwithstanding anything depicted in these plans in words or graphic representation, all design and construction related to roads, storm drainage and erosion control shall conform to the standards and requirements of the most recent version of the relevant adopted El Paso County standards, including the Land Development Code, the Engineering Criteria Manual, the Drainage Criteria Manual, and the Drainage Criteria Manual Volume 2. Any deviations from regulations and standards must be requested, and approved, in writing. Any modifications necessary to meet criteria after-the-fact will be entirely the developer's responsibility to rectify.
- 5.It is the design engineer's responsibility to accurately show existing conditions, both onsite and offsite, on the construction plans. Any modifications necessary due to conflicts, omissions, or changed conditions will be entirely the developer's responsibility to rectify.
- 6.Contractr shall schedule a pre-construction meeting with El Paso County Planning and Community Development (PCD) – Inspections, prior to starting construction.
- 7.It is the contractor's responsibility to understand the requirements of all jurisdictional agencies and to obtain all required permits, including but not limited to El Paso County Erosion and Stormwater Quality Control Permit (ESQCP), Regional Building Floodplain Development Permit, U.S. Army Corps of Engineers-issued 401 and/or 404 permits, and county and state fugitive dust permits.
- 8.Contractr shall not deviate from the plans without first obtaining written approval from the design engineer and PCD. Contractor shall notify the design engineer immediately upon discovery of any errors or inconsistencies.
- 9.All storm drain pipe shall be Class III RCP unless otherwise noted and approved by PCD.
- 10.Contractr shall coordinate geotechnical testing per ECM standards. Pavement design shall be approved by El Paso County PCD prior to placement of curb and gutter and pavement.
- 11.All construction traffic must enter/exit the site at approved construction access points.
- 12.Sight visibility triangles as identified in the plans shall be provided at all intersections. Obstructions greater than 18 inches above flowline are not allowed within sight triangles.
- 13.Signing and striping shall comply with El Paso County DOT and MUTCD criteria. [If applicable, additional signing and striping notes will be provided.]
- 14.Contractr shall obtain any permits required by El Paso County DOT, including Work Within the Right-of-Way and Special Transport permits.
- 15.The limits of construction shall remain within the property line unless otherwise noted. The owner/developer shall obtain written permission and easements, where required, from adjoining property owner(s) prior to any off-site disturbance, grading, or construction.

REVISIONS	DATE
Response to comments	06/02/2020
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SCALE	N/A
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JOB #	194950
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Construction Drawings_V3.pdf Markup Summary

96'-10 3/4" (1)



Subject: Length Measurement
Page Label: 1
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Author: dsdlaforce
Date: 7/2/2020 11:02:57 AM
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96'-10 3/4"



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Author: dsdlaforce
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Add the standard EPC construction notes:

Standard Notes for El Paso County Construction Plans

1.All drainage and roadway construction shall meet the standards and specifications of the City of Colorado Springs/El Paso County Drainage Criteria Manual, Volumes 1 and 2, and the El Paso County Engineering Criteria Manual.

2.Contractor shall be responsible for the notification and field notification of all existing utilities, whether shown on the plans or not, before beginning construction. Location of existing utilities shall be verified by the contractor prior to construction. Call 811 to contact the Utility Notification Center of Colorado (UNCC).

3.Contractor shall keep a copy of these approved plans, the Grading and Erosion Control Plan, the Stormwater Management Plan (SWMP), the soils and geotechnical report, and the appropriate design and construction standards and specifications at the job site at all times, including the following:

a.El Paso County Engineering Criteria Manual (ECM)

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c.Colorado Department of Transportation (CDOT) Standard Specifications for Road and Bridge Construction

d.CDOT M & S Standards

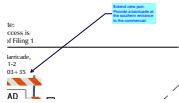
4.Notwithstanding anything depicted in these plans in words or graphic representation, all design and construction related to roads, storm drainage and erosion control shall conform to the standards and requirements of the most recent version of the relevant adopted El Paso County standards, including the Land Development Code, the Engineering Criteria Manual, the Drainage Criteria Manual, and the Drainage Criteria Manual Volume 2. Any deviations from regulations and standards must be requested, and approved, in writing. Any modifications necessary to meet criteria after-the-fact will be entirely the developer's responsibility to rectify.

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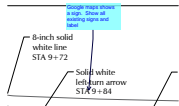
Extend view port. Provide a barricade at the southern entrance to the commercial. (1)



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Extend view port. Provide a barricade at the southern entrance to the commercial.

Google maps shows a sign. Show all existing signs and label (1)



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Google maps shows a sign. Show all existing signs and label

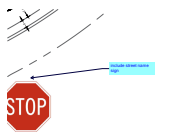
identify the radius. Label the PC/PT station. (1)



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identify the radius. Label the PC/PT station.

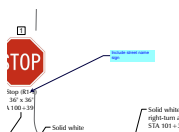
include street name sign (1)



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include street name sign

Include street name sign (1)



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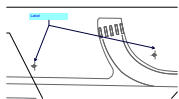
Include street name sign

Label (2)



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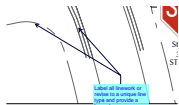
Label



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Label

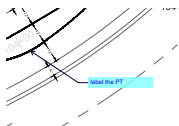
Label all linework or revise to a unique line type and provide a legend. (1)



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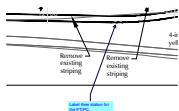
label the PT (1)



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label the PT

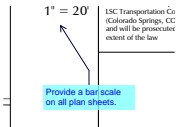
Label thee station for the PT/PC. (1)



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Label thee station for the PT/PC.

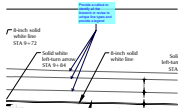
Provide a bar scale on all plan sheets. (1)



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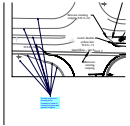
Provide a bar scale on all plan sheets.

Provide a callout to identify all the linework or revise to unique line types and provide a legend (2)



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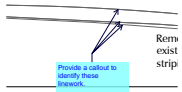
Provide a callout to identify all the linework or revise to unique line types and provide a legend



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Author: dsdlaforce
Date: 7/2/2020 11:03:16 AM
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Provide a callout to identify all the linework or revise to unique line types and provide a legend

Provide a callout to identify these linework. (1)



Subject: Callout
Page Label: 1
Lock: Locked
Author: dsdlaforce
Date: 7/2/2020 11:03:17 AM
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Layer:
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Provide a callout to identify these linework.

Provide a cover sheet since this is submitted as a separate construction set for signage and striping. See the construction drawing

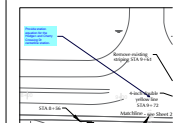


Subject: Text Box
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Author: dsdlaforce
Date: 7/2/2020 11:03:21 AM
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Provide a cover sheet since this is submitted as a separate construction set for signage and striping.

See the construction drawings prepared by JPS for the necessary information provided in the cover sheet (Sheet G1).

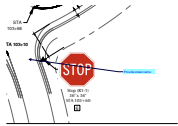
Provide station equation for the Hodgen and Cherry Crossing Dr centerline station. (1)



Subject: Callout
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Date: 7/2/2020 11:03:23 AM
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Provide station equation for the Hodgen and Cherry Crossing Dr centerline station.

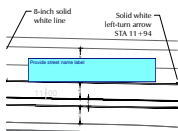
Provide street name (1)



Subject: Callout
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Author: dsdlaforce
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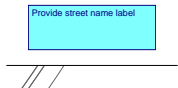
Provide street name

Provide street name label (3)



Subject: Text Box
Page Label: 1
Lock: Locked
Author: dsdlaforce
Date: 7/2/2020 11:03:25 AM
Status:
Color:
Layer:
Space:

Provide street name label



Subject: Text Box
Page Label: 2
Lock: Locked
Author: dsdlaforce
Date: 7/2/2020 11:03:26 AM
Status:
Color:
Layer:
Space:

Provide street name label



Subject: Text Box
Page Label: 2
Lock: Locked
Author: dsdlaforce
Date: 7/2/2020 11:03:27 AM
Status:
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Provide street name label

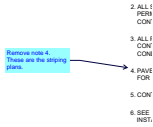
Provide street sign location detail. (1)



Subject: Text Box
Page Label: 2
Lock: Locked
Author: dsdlaforce
Date: 7/2/2020 11:03:30 AM
Status:
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Space:

Provide street sign location detail.

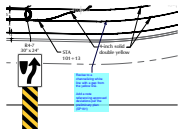
Remove note 4. These are the striping plans. (1)



Subject: Callout
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Author: dsdlaforce
Date: 7/2/2020 11:03:31 AM
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Color: ■
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Space:

Remove note 4. These are the striping plans.

Revise to a channelizing white line with a gap from the yellow line. Add a note referencing approved deviations per the preliminary

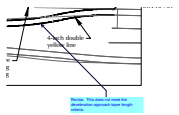


Subject: Callout
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Lock: Locked
Author: dsdlaforce
Date: 7/2/2020 11:03:32 AM
Status:
Color: ■
Layer:
Space:

Revise to a channelizing white line with a gap from the yellow line.

Add a note referencing approved deviations per the preliminary plan (SP181)

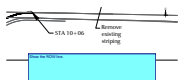
Revise. This does not meet the deceleration approach taper length criteria. (1)



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Page Label: 1
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Author: dsdlaforce
Date: 7/2/2020 11:03:33 AM
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Revise. This does not meet the deceleration approach taper length criteria.

Show the ROW line. (1)



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Show the ROW line.

The preliminary plans and the JPS construction plans both show showed dedicated left turn lane into the commercial and the residential

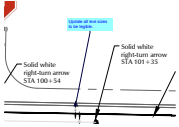


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Author: dsdlaforce
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The preliminary plans and the JPS construction plans both show showed dedicated left turn lane into the commercial and the residential (see snippet below). Update so both plans match.

If the intent is to restripe Cherry Crossing Drive south of Bark Tree Trail in the future with the commercial development, then note as such in the plans.

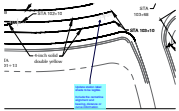
Update all text sizes to be legible. (1)



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Update all text sizes to be legible.

Update station label shade to be legible. Include the centerline alignment and bearing, distance or curve information (1)

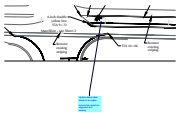


Subject: Callout
Page Label: 2
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Author: dsdlaforce
Date: 7/2/2020 11:03:42 AM
Status:
Color: ■
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Update station label shade to be legible.

Include the centerline alignment and bearing, distance or curve information

Update station label shade to be legible. Include the centerline alignment and bearing. (1)

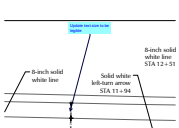


Subject: Callout
Page Label: 1
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Author: dsdlaforce
Date: 7/2/2020 11:03:44 AM
Status:
Color: ■
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Space:

Update station label shade to be legible.

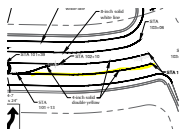
Include the centerline alignment and bearing.


Update text size to be legible (1)

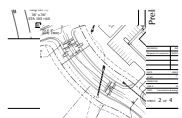



Subject: Callout
Page Label: 1
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Author: dsdlaforce
Date: 7/2/2020 11:03:45 AM
Status:
Color: ■
Layer:
Space:

Update text size to be legible



Subject: Highlight
Page Label: 2
Lock: Locked
Author: dsdlaforce
Date: 7/2/2020 11:02:55 AM
Status:
Color: 
Layer:
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Subject: Image
Page Label: 2
Lock: Locked
Author: dsdlaforce
Date: 7/2/2020 11:02:56 AM
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