

CLAREMONT BUSINESS PARK FILING NO. 3

COUNTY OF EL PASO, STATE OF COLORADO

STREET IMPROVEMENT PLANS

(INCLUDING STORM SEWER)

APRIL 2020

AGENCIES:

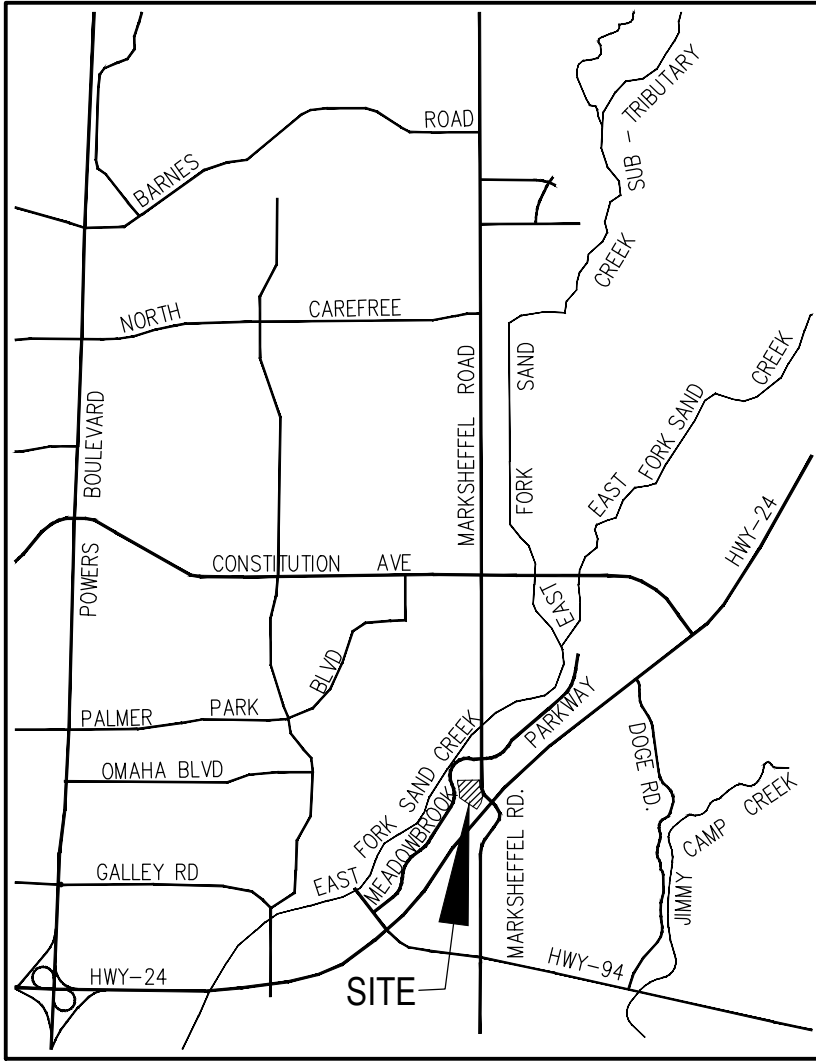
OWNER/DEVELOPER:	HAMMERS CONSTRUCTION, INC 1411 WOOLSEY HEIGHTS COLORADO SPRINGS, CO 80915 (719) 570-1599
CIVIL ENGINEER:	M & S CIVIL CONSULTANTS, INC. 102 E. PIKES PEAK, 5TH FLOOR COLORADO SPRINGS, CO 80903 VIRGIL A. SANCHEZ P.E. (719) 955-5485
COUNTY ENGINEERING:	EL PASO COUNTY PLANNING AND COMMUNITY DEVELOPMENT 2880 INTERNATIONAL CIRCLE, SUITE 110 COLORADO SPRINGS, CO 80910 JEFF RICE, P.E. (719) 520-6300
TRAFFIC ENGINEERING:	EL PASO COUNTY DEPARTMENT OF PUBLIC WORKS 3275 AKERS DRIVE COLORADO SPRINGS, CO 80922 JENNIFER IRVINE, P.E. (719) 520-6460
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:	MOUNTAIN VIEW ELECTRIC 11140 E. WOODMEN ROAD FALCON, CO 80831 (719) 495-2283
COMMUNICATIONS:	QWEST COMMUNICATIONS (U.N.C.C. LOCATORS) (800) 922-1987 AT&T (LOCATORS) (719) 635-3674

BASIS OF BEARINGS

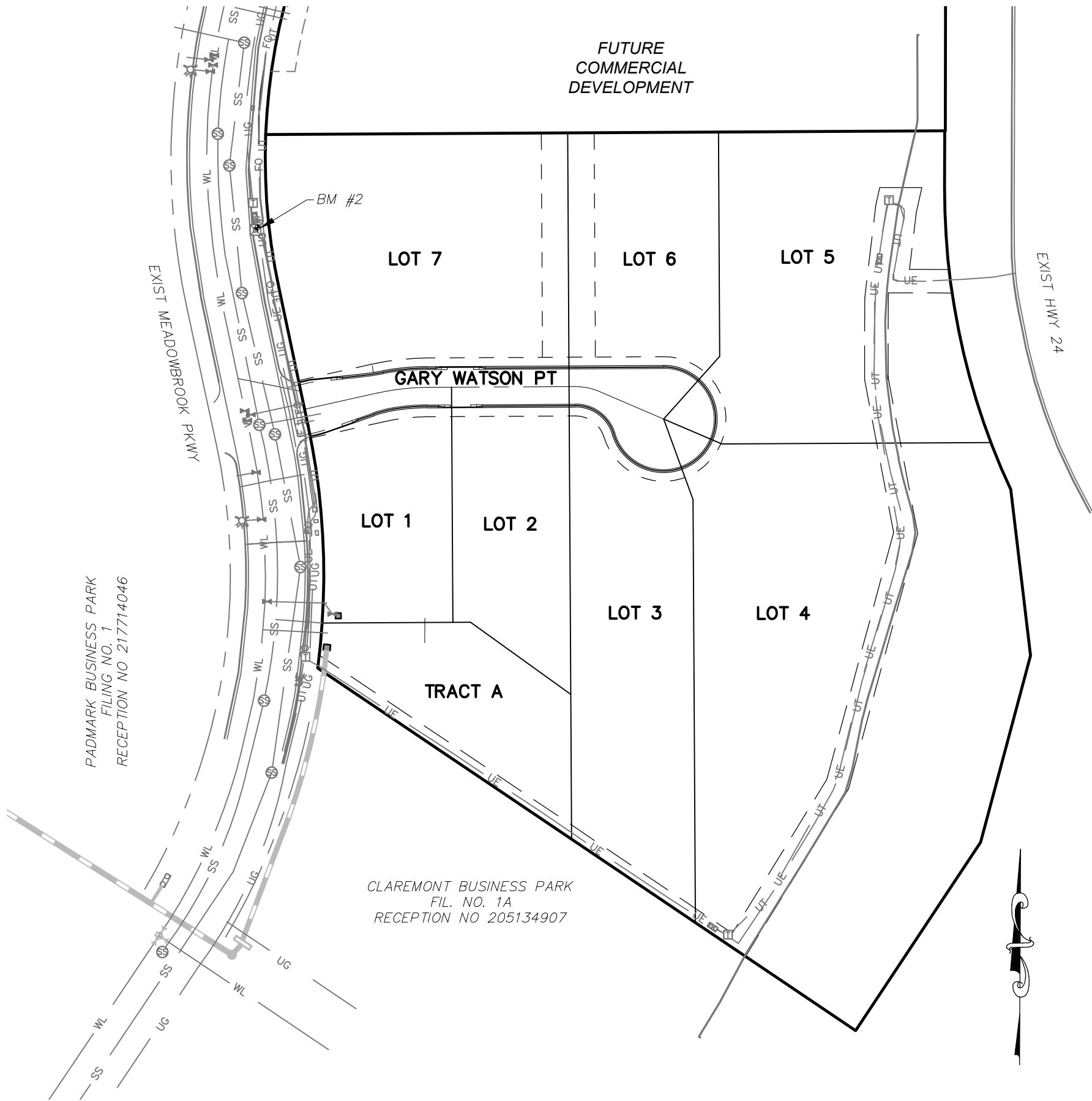
BASIS OF BEARINGS: THE CHORD OF THE WESTERLY LINE OF LOT 2, "CLAREMONT BUSINESS PARK FILING NO. 1A" UNDER RECEPTION NO. 206712398, BEING MONUMENTED AT THE SOUTHERLY END WITH A NAIL AND WASHER, PLS NO ILLEGIBLE, AND AT THE NORTHERLY END WITH A REBAR AND ALUMINUM CAP PLS NO. 27605 IS ASSUMED TO BEAR N22°18'18"E, A DISTANCE OF 218.26 FEET.

BENCHMARKS

- BL33 BEING A BERNTSEN TOP SECURITY MONUMENT IN RANGE BOX 5' SOUTH OF SOUTH ROW FENCE OF HWY 24 UNDER CENTERLINE OF TRANSMISSION LINE. ELEVATION = 6455.17'
- CONTROL POINT 1, SET PK NAIL IN NE CORNER OF ELECTRIC TRANSFORMER PAD ELEVATION = 6372.26'



VICINITY MAP
N.T.S.



SITE MAP
N.T.S.

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.

OWNER/DEVELOPER'S STATEMENT:

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

HAMMERS CONSTRUCTION, INC. DATE

ADDRESS: 1411 WOOLSEY HEIGHTS, COLORADO SPRINGS, CO 80915

EL PASO COUNTY:

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

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

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

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

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EL PASO COUNTY FILE NO.

CLAREMONT BUSINESS PARK FILING NO. 3

STREET IMPROVEMENT PLANS

PROJECT NO. 44-037

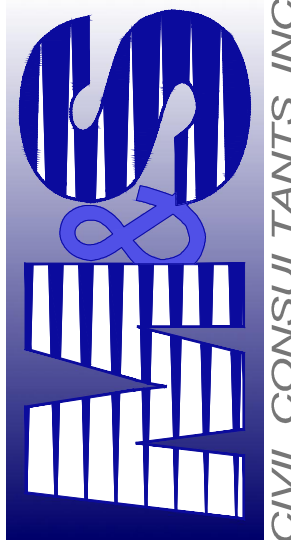
SCALE: HORIZONTAL: N/A VERTICAL: N/A

DATE: 04/28/2020

SHEET 1 OF 12

S101

102 PIKES PEAK AVE. SUITE 300
COLORADO SPRINGS, CO 80903
PHONE: 719.955.5485



M&S
CIVIL CONSULTANTS, INC.

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

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

REVISIONS:	NO.	DATE:	BY:	DESCRIPTION:	APPROVED BY:	DATE:

THE ENGINEER PREPARED 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



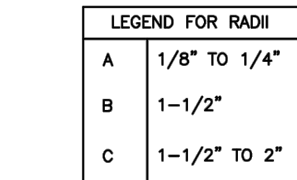
FOR LOCATING
& MARKING
GAS,
ELECTRIC,
WATER &
TELEPHONE
LINES

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

1. 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.
2. 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.
3. ADDITIONAL EROSION CONTROL STRUCTURES MAY BE REQUIRED AT THE TIME OF CONSTRUCTION.
4. 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.
5. 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).
6. ALL DISTURBED PAVEMENT EDGES SHALL BE CUT TO NEAT LINES. REPAIR SHALL CONFORM TO EPC ECM APPENDIX K - 1.2C.
7. ALL INTERSECTION ACCESSSES 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.
8. ALL CULVERTS AND STORM DRAIN PIPES SHALL BE SMOOTH INTERIOR CORRUGATED POLYETHYLENE PIPE (HDPE), 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.
9. 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.

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 PCD.
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 STANDARD T-611 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 PCD PRIOR TO ANY SIGNAGE OR STRIPING WORK WITHIN AN EXISTING EL PASO COUNTY ROADWAY.

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)
 - 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. CONTRACTOR SHALL SCHEDULE A PRE-CONSTRUCTION MEETING WITH EL PASO COUNTY 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. 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.
9. ALL STORM DRAIN PIPE SHALL BE CLASS III RCP UNLESS OTHERWISE NOTED AND APPROVED BY PCD.
10. 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.
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 PCD AND MUTCD CRITERIA. [IF APPLICABLE, ADDITIONAL SIGNING AND STRIPING NOTES WILL BE PROVIDED.]
14. CONTRACTOR SHALL OBTAIN ANY PERMITS REQUIRED BY EL PASO COUNTY PCD, 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.



SCALE: NOT TO SCALE

SCALE: NTS




SCALE: NTS

POSTED SPEED 25 MPH

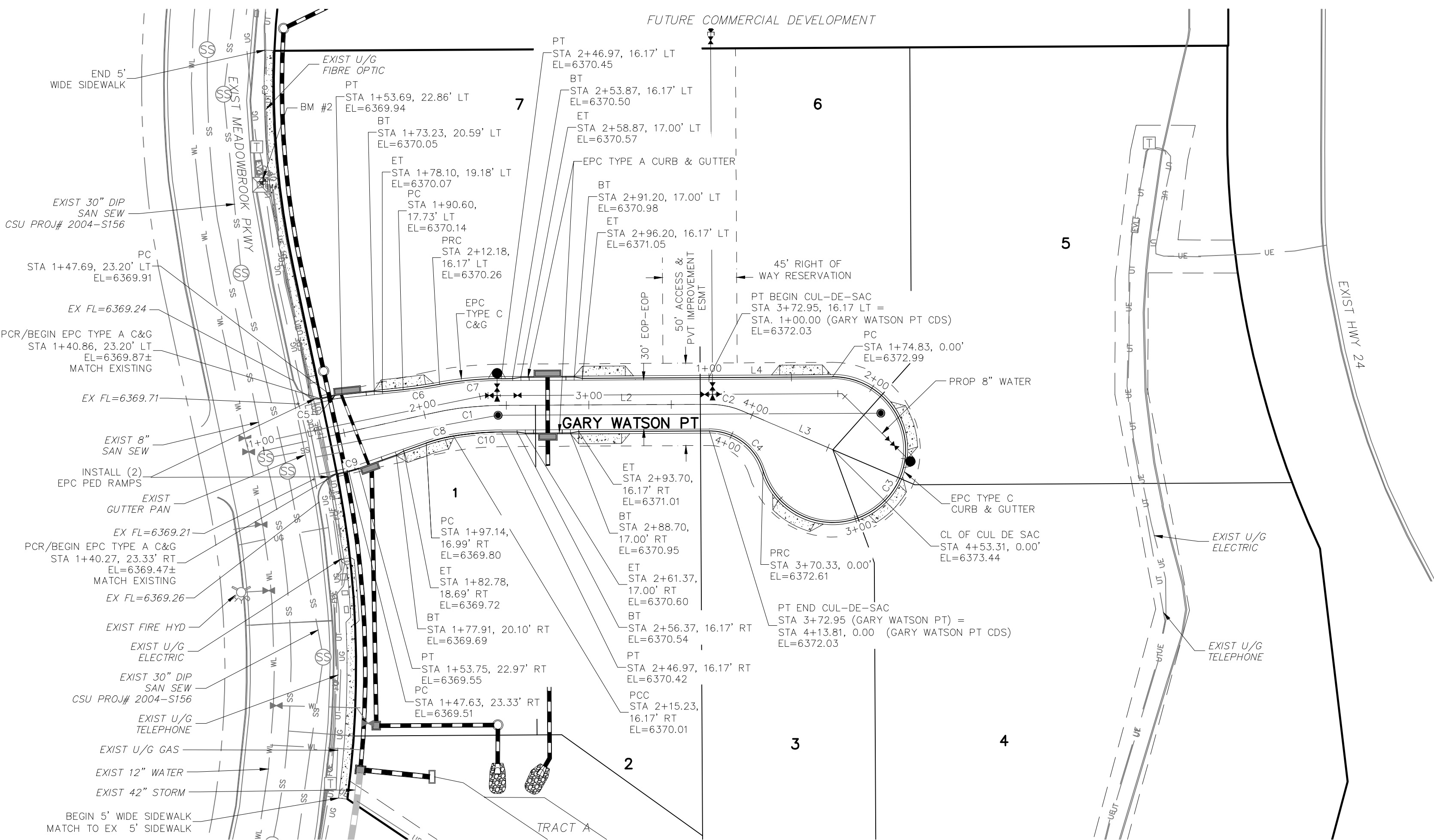
DESIGN SPEED 35 MPH



EL PASO COUNTY FILE NO.

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GARY WATSON PT
(PRIVATE)

ABBREVIATION LEGEND

- C-C CENTERLINE INTERSECTION
- F-F FLOWLINE INTERSECTION
- BT BEGIN TRANSITION
- ET END TRANSITION
- PC POINT OF CURVE
- PCC POINT OF COMPOUND CURVE
- PCR POINT OF CURB RETURN
- PRC POINT OF REVERSE CURVE
- PT POINT OF TANGENT
- EL ELEVATION
- LT LEFT
- RT RIGHT

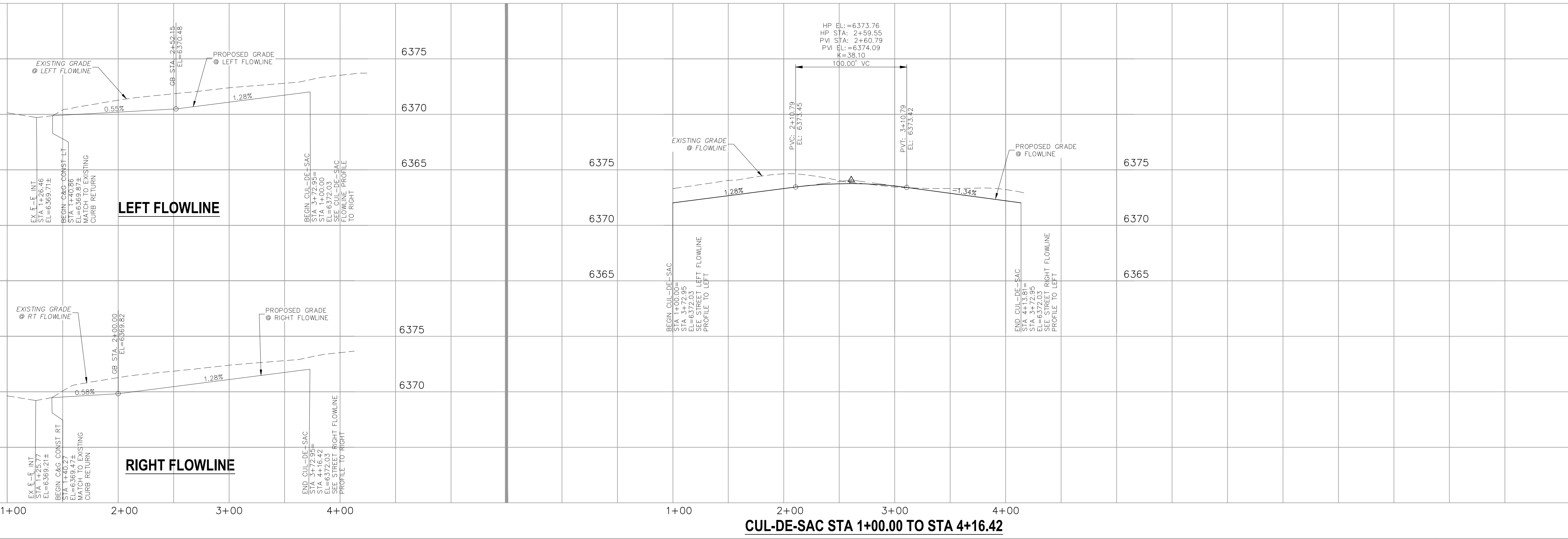
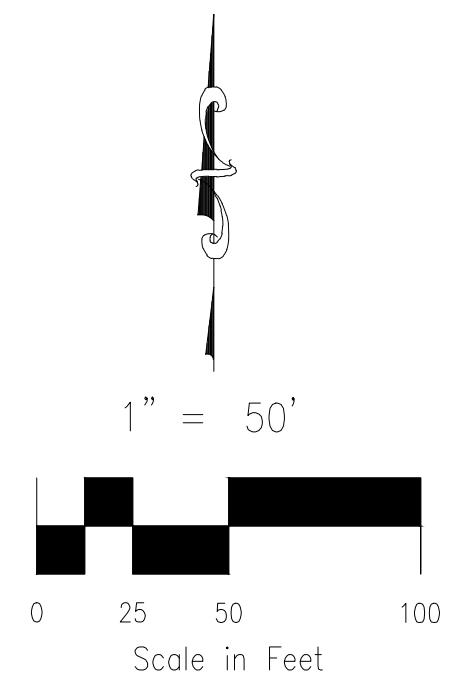
CENTERLINE LINE TABLE		
LINE	LENGTH	DIRECTION
L1	104.00'	N77°22'44"E
L2	125.98'	N89°41'23"E
L3	59.87'	S66°49'29"E

CENTERLINE CURVE TABLE			
CURVE	RADIUS	LENGTH	DELTA
C1	200.00'	42.97'	12°18'39"
C2	50.00'	20.50'	23°29'08"

CURB FLOWLINE LINE TABLE		
LINE	LENGTH	DIRECTION
L4	74.83'	N89°41'23"E

CURB FLOWLINE CURVE TABLE			
CURVE	RADIUS	LENGTH	DELTA
C3	44.17'	195.50'	25°37'02"
C4	33.83'	43.47'	73°37'02"

CURB FLOWLINE CURVE TABLE			
CURVE	RADIUS	LENGTH	DELTA
C5	52.00'	6.01'	6.62
C6	298.83'	22.31'	4.28
C7	216.17'	37.60'	9.97
C8	98.83'	17.21'	9.98
C9	52.00'	6.13'	6.76
C10	183.83'	29.17'	9.09



CUL-DE-SAC STA 1+00.00 TO STA 4+16.42



CLAREMONT BUSINESS PARK FILING NO. 3

STREET IMPROVEMENT PLANS

PROJECT NO. 44-037 FILE: Yang\Const Dwg\Street & Storm Plans\S03.dwg DATE: 04/28/2020

DESIGNED BY: GW SCALE: HORIZ: 1"=50' VERT: 1"=5'

DRAWN BY: CLP SHEET 3 OF 12

CHECKED BY: VAS S103

102 E. PIKE PEAK AVE. SUITE 500
COLORADO SPRINGS, CO 80903
PHONE: 719.555.5485

CIVIL CONSULTANTS, INC.

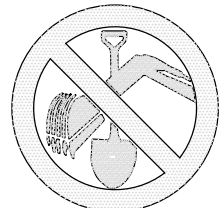
FOR AND ON BEHALF OF
M&S CIVIL CONSULTANTS, INC.

REVISIONS:

NO.	DATE:	BY:	DESCRIPTION:	APPROVED BY:	DATE:

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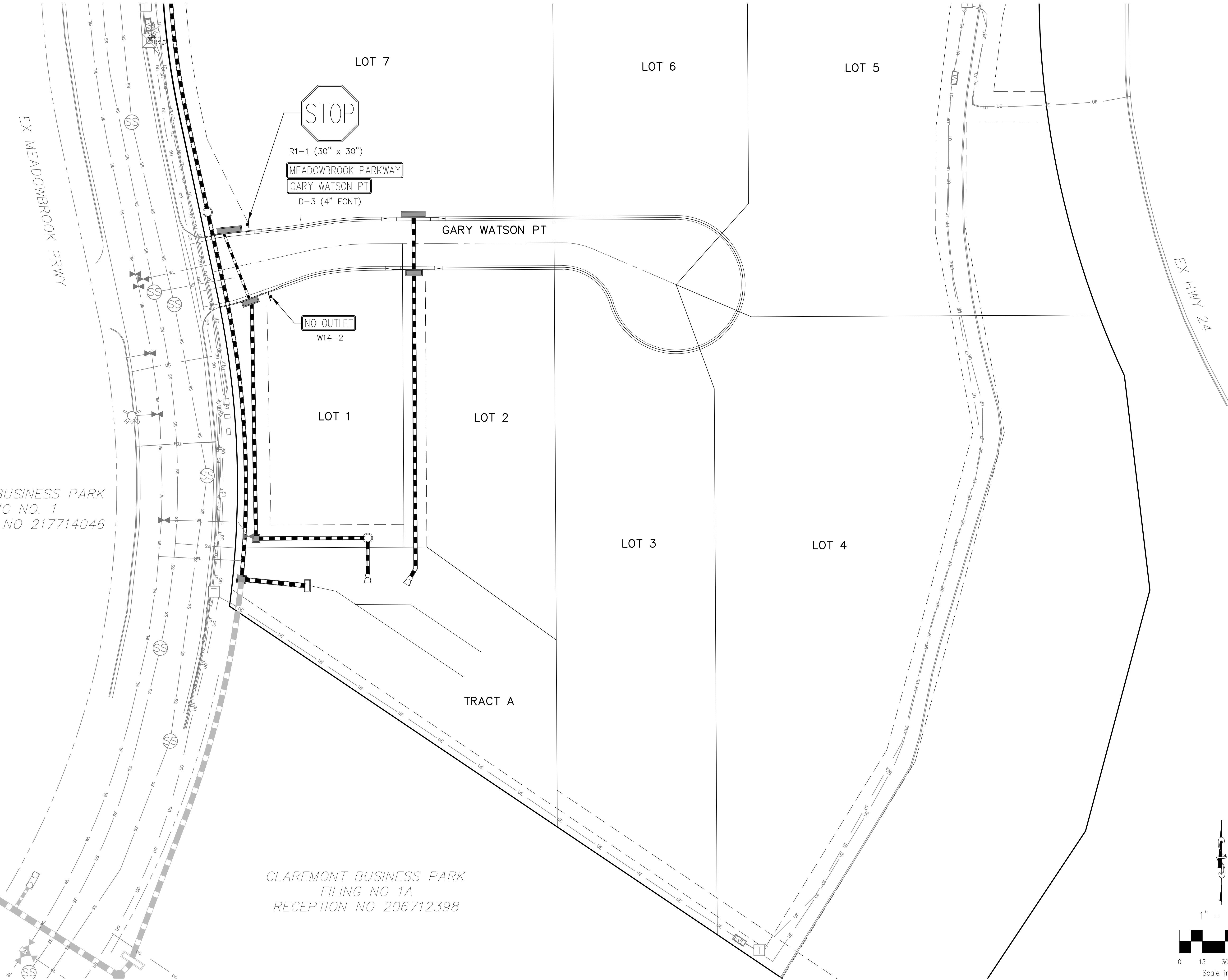
CAUTION



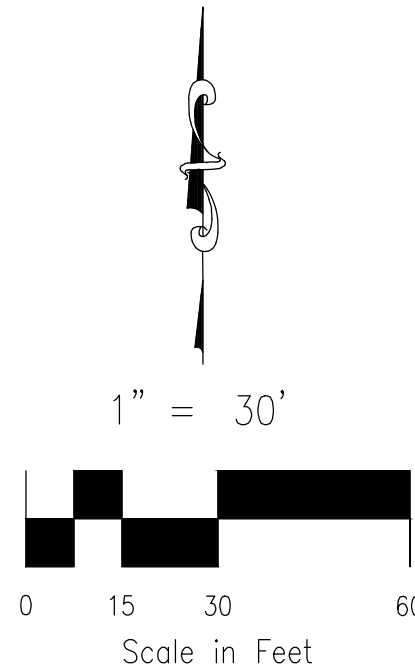
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FOR BURIED UTILITY INFORMATION
48 HRS BEFORE YOU DIG
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PADMARK BUSINESS PARK
FILING NO. 1
RECEPTION NO 217714046



CLAREMONT BUSINESS PARK
FILING NO 1A
RECEPTION NO 206712398



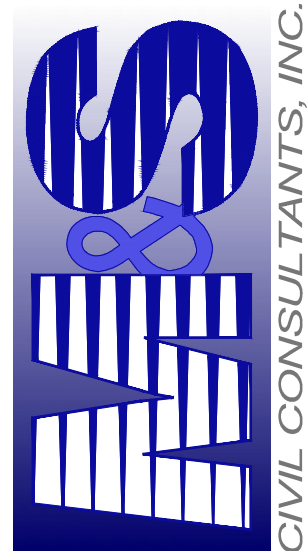
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CAUTION

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

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CONSULTANTS,
INC.



CIVIL CONSULTANTS, INC.

102 E. Pikes Peak Ave. Suite 500
Colorado Springs, CO 80903
PHONE: 719.555.5485

CLAREMONT BUSINESS PARK FILING NO. 3

SIGNAGE AND STRIPING PLAN

PROJECT NO. 44-037	SCALE:	DATE: 04/28/2020
DESIGNED BY: GW	HORIZONTAL: N/A	
DRAWN BY: CLP	VERTICAL: N/A	
CHECKED BY: VAS		SHEET 4 OF 12
		S104

STANDARD 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 TIME INCLUDING THE FOLLOWING:
 - EL PASO COUNTY ENGINEERING CRITERIA MANUAL (ECM)
 - CITY OF COLORADO SPRINGS/EL PASO COUNTY ENGINEERING CRITERIA MANUAL VOLUMES 1 AND 2.
 - COLORADO DEPARTMENT OF TRANSPORTATION (CDOT) STANDARDS SPECIFICATION FOR ROAD AND BRIDGE CONSTRUCTION.
 - CDOT M&S STANDARDS.
- IT IS THE DESIGN ENGINEERS RESPONSIBILITY TO ACCURACY SHOW EXISTING CONDITION BOTH ONSITE AND OFFSITE ON THE CONSTRUCTION PLANS. ANY MODIFICATION NECESSARY DUE TO CONFLICT OMISSIONS OR CHANGED CONDITIONS WILL BE ENTIRELY THE DEVELOPERS RESPONSIBILITY TO RECTIFY.
- IT IS THE CONTRACTORS 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 STORM WATER QUALITY CONTROL PERMIT (ESQCP), REGIONAL BUILDING FLOODPLAIN DEVELOPMENT PERMIT, US ARMY CORPS OF ENGINEER ISSUED 401 AND/OR 404 PERMITS AND COUNTY AND STATE FUGITIVE DUST PERMITS.
- ANY TEMPORARY SIGNAGE AND STRIPING SHALL COMPLY WITH EL PASO COUNTY PCD AND MUTCD CRITERIA.
- CONTRACTOR SHALL OBTAIN ANY PERMITS REQUIRED BY EL PASO COUNTY 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 OFFSITE DISTURBANCE GRADING, OR CONSTRUCTION.

STORM SEWER GENERAL NOTES

1. ALL STATIONING IS ALONG STORM SEWER CENTERLINE UNLESS OTHERWISE INDICATED. ALL ELEVATIONS ARE INVERT UNLESS OTHERWISE INDICATED.
2. ALL STORM SEWER PIPE SHALL BE ADS "HP STORM" POLYPROPYLENE PIPE (ADS) WITH GASKETED WATERTIGHT COUPLERS UNLESS OTHERWISE NOTED.
3. ALL STORM SEWER BENDS, MANHOLES, AND WYES SHOWN ON THE PLANS SHALL BE PREFABRICATED. HORIZONTAL AND VERTICAL BENDS ARE INDICATED ON THE PLANS.
4. ALL CONNECTIONS BETWEEN DISSIMILAR MATERIALS (I.E. HP STORM PIPE AND CONCRETE STRUCTURES), SHALL BE WATER TIGHT. REFER TO ADS WATERSTOP STRUCTURE CONNECTION DETAILS (SEE THIS CONSTRUCTION SET) FOR ADDITIONAL INFORMATION.
5. THE CONTRACTOR SHOULD ATTEMPT TO LIMIT CONSTRUCTION TRAFFIC ATOP THE PROPOSED STORM SEWER INSTALLATION. AS PER THE MANUFACTURES RECOMMENDATIONS THE CONTRACTOR SHALL PROVIDE A MIN OF 12" OF COVER AT ALL TIMES ATOP THE BACKFILLED STORM SEWER TO TOP OF THE FINISHED GROUND OR BOTTOM OF FLEXIBLE PAVEMENT SURFACE TO PROTECT THE PIPE FROM H-25 VEHICULAR TRAFFIC. A MINIMUM OF 36" SHOULD BE PROVIDED TO PROTECT THE STORM SEWER FROM 30 T TO 60 T TRAFFIC AND MINIMUM OF 72" FOR TRAFFIC UP TO 78 T AXLE LOADS. FINAL GRADING SHOWN ON THE PLANS WILL PROHIBIT VEHICULAR TRAFFIC TO LOADS LESS THE H-25.
6. REFER TO THE DETAIL IN THIS CONSTRUCTION SET FOR PIPE TRENCH DETAILS AND PIPE SPECIFICATION.

THE POLYPROPYLENE PIPE BEING INSTALLED POSSESS LESS MASS THAN RIGID PIPE MATERIALS AND MAY HAVE A TENDENCY TO SHIFT IN THE TRENCH DURING INSTALLATION. IT IS THE CONTRACTORS RESPONSIBILITY TO INSTALL THE PRODUCT IN ACCORDANCE WITH THE MANUFACTURES RECOMMENDATIONS AND TO MAINTAIN THE LINE AND GRADE SHOWN ON THE PLANS.
7. THE MINIMUM COVER (TO PREVENT FLOTATION) FROM THE TOP OF PIPE TO THE FINISHED GRADE FOR THE POLYETHYLENE PIPE SHALL BE AS FOLLOWS: 48" ADS = 33", 42" ADS = 29", 36" ADS = 25", 30" ADS = 22", 24" ADS = 17", 18" ADS = 13".

STRUCTURAL CONCRETE NOTES:

1. ALL CONSTRUCTION INVOLVING THE PLACEMENT OF STRUCTURAL CONCRETE SHALL BE COMPLETED IN ACCORDANCE WITH STANDARD SPECIFICATIONS, AND AS SUPPLEMENTED BY THE COLORADO DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS FOR ROADWAY AND BRIDGE CONSTRUCTION.
2. STEEL REINFORCING SHALL BE GRADE 60 FOR ALL REINFORCING STEEL GREATER THAN #4. SPlicing, LAP SPlicing SHALL BE MINIMUM IN THE FOLLOWING TABLE UNLESS OTHERWISE SPECIFIED:

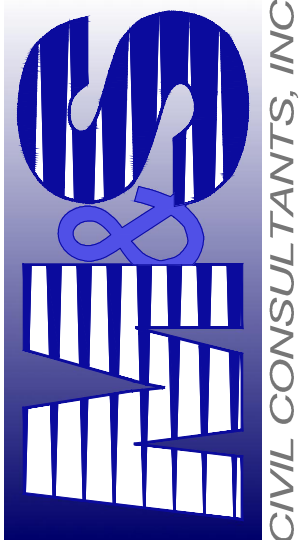
#4	#5	#6	#7	#8
BAR SIZE	2'-2"	2'-7"	3'-4"	4'-3"
SPlice LENGTH	1'-9"	2'-2"	2'-7"	3'-4"

ALL REINFORCING SHALL HAVE A 2-INCH MINIMUM COVER UNLESS OTHERWISE SPECIFIED. ALL REINFORCED STEEL TO BE EPOXY COATED.
3. CAST-IN-PLACE CONCRETE SHALL HAVE A MINIMUM COMPRESSIVE STRENGTH (f_c) OF 4,000 PSI AT 28 DAYS. ALL CONCRETE PLACED AGAINST SOIL SHALL BE TYPE II PORTLAND CEMENT ALL EXPOSED CORNERS SHALL BE FORMED WITH A 3/4" CHAMFER UNLESS OTHERWISE SPECIFIED.
4. EXPANSION JOINT MATERIAL SHALL MEET AASHTO SPECIFICATION M-213.
5. BACKFILL AGAINST STRUCTURES SHALL NOT COMMENCE UNTIL ALL SUPPORTING DIAPHRAGMS ARE IN PLACE AND CONCRETE HAS OBTAINED ITS FULL SEVEN DAY STRENGTH. BACKFILL SHALL BE PLACED EQUALLY ON EACH SIDE OF RETAINING WALL STRUCTURES AND CUTOFF WALLS UNTIL THE FINAL GRADE IS REACHED.
6. FOOTING EXCAVATIONS SHALL BE EXAMINED BY THE GEOTECHNICAL ENGINEER WITH A 24-HOUR MINIMUM NOTIFICATION FOR SOIL AND/OR CONCRETE TESTING. PLACEMENT OF CONCRETE IN THE ABSENCE OF TESTING SHALL BE COMPLETED AT THE SOLE RISK OF THE CONTRACTOR.
7. PRIOR TO THE PLACEMENT OF CONCRETE IN AREAS WHERE SOIL IS PRESENT, THE SOIL SHALL BE SCARIFIED TO A MINIMUM DEPTH OF 6-INCHES. THE MOISTURE CONTENT SHALL BE ADJUSTED TO WITHIN PLUS OR MINUS 2 PERCENT OF THE OPTIMUM MOISTURE CONTENT AND RECOMPACTED TO AT LEAST 95 PERCENT RELATIVE COMPACTION (AASHTO-T-180).

ABBREVIATIONS
EC -- EPOXY COATED O.F. -- OUTSIDE FACE E.F. -- EACH FACE E.W. -- EACH WAY I.F. -- INSIDE FACE N.F. -- NEAR FACE
T.O.C. -- TOP OF CONCRETE B.O.C. -- BOTTOM OF CONCRETE CONT. -- CONTINUOUS

[illegible]

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



102 E. PIKES PEAK AVE., SUITE 500
COLORADO SPRINGS, CO 80903
PHONE: 719.955.5485


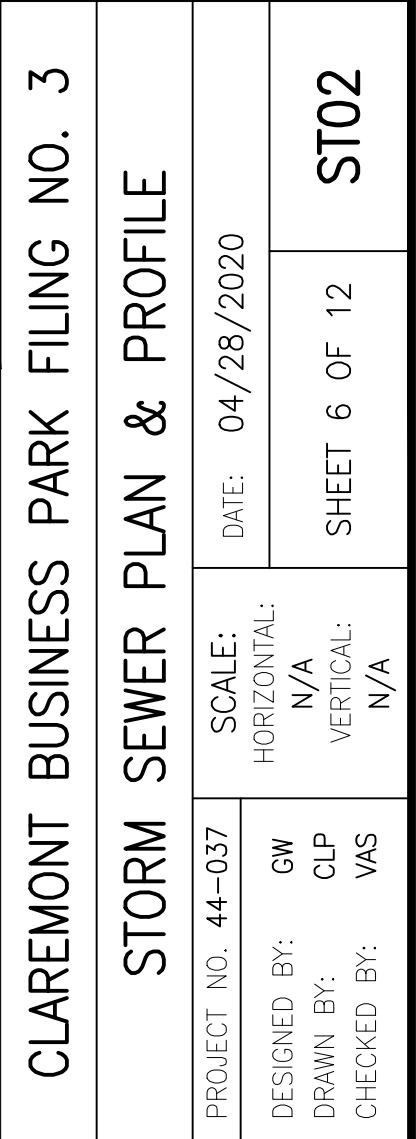
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CLAREMONT BUSINESS PARK FILING NO. 3

GENERAL NOTES AND DETAILS

PROJECT NO. 44-037	FILE: \dwg\Const Dwg\Storm - District\ST01.dwg
	DATE: 04/28/2020

HORIZ:	N/A	SHEET 5 OF 12	ST01
VERT:	N/A		



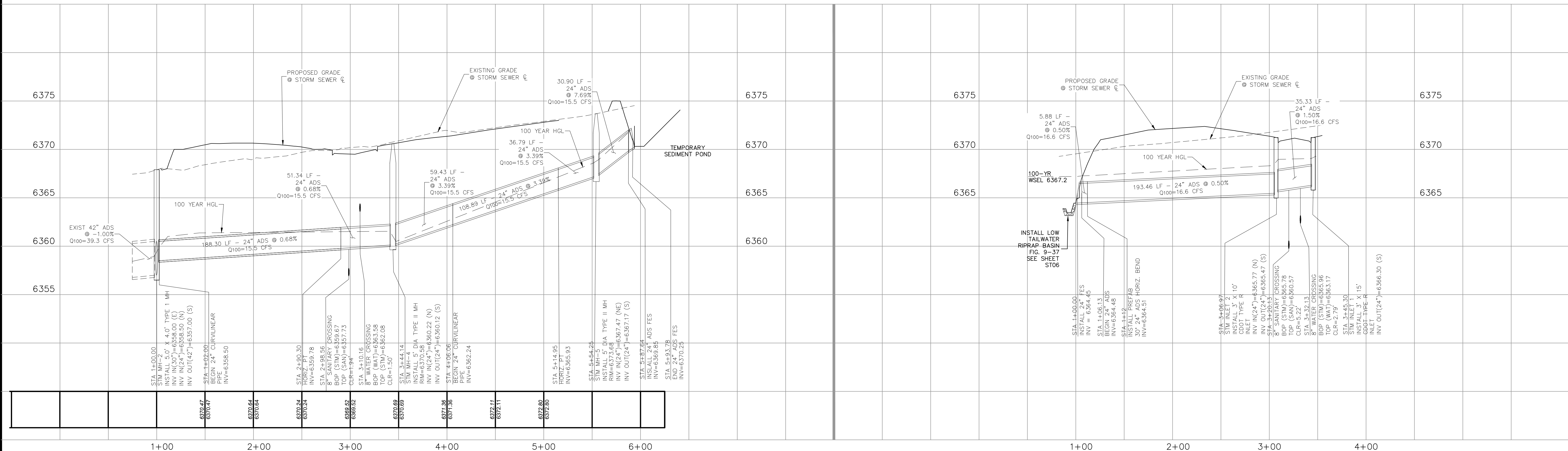
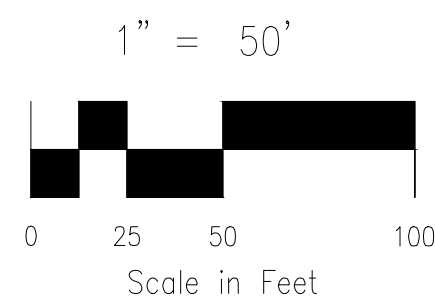
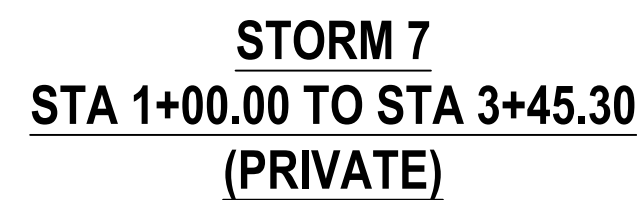
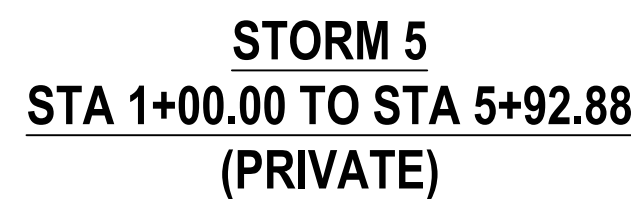
FOR AND ON
BEHALF OF
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CONSULTANTS,
INC.


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

REVISIONS:

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CAUTION





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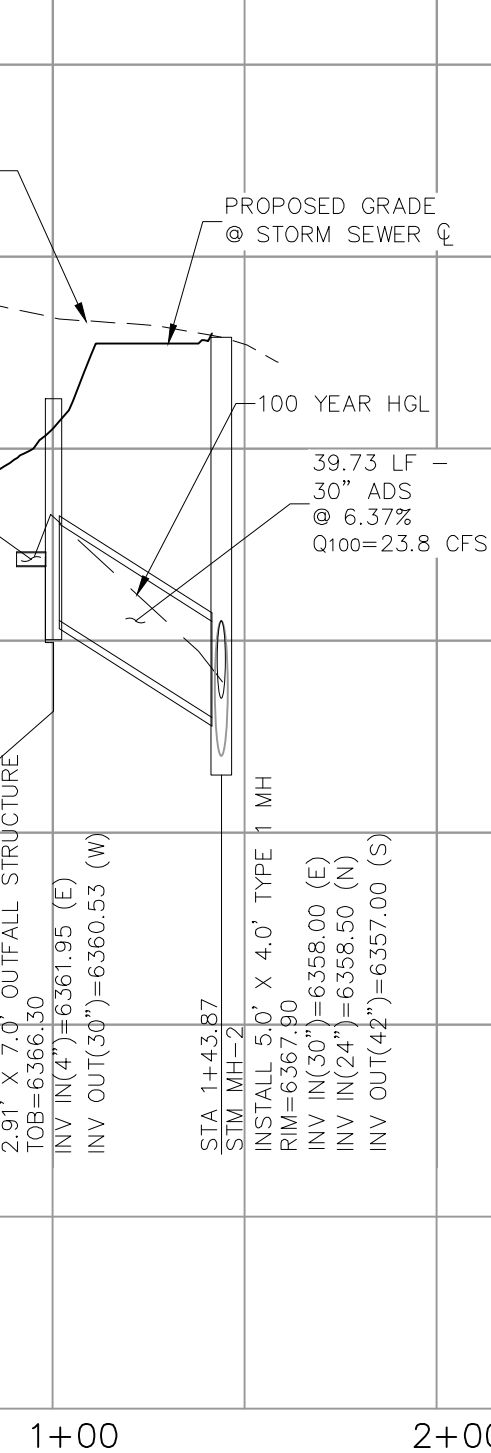
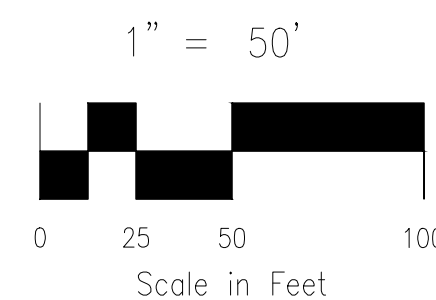
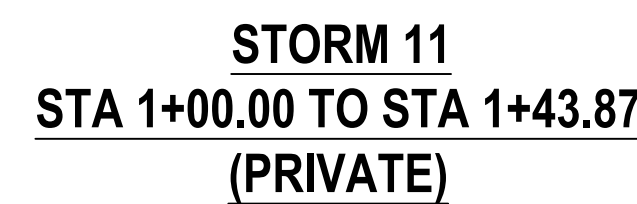
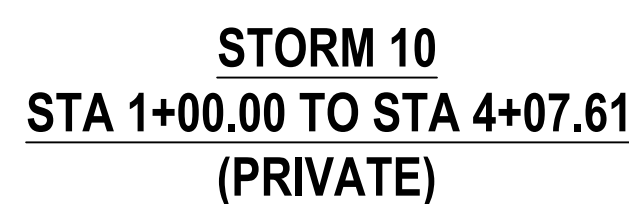
VIRGIL A. SANCHEZ, COLORADO P.E. NO. 37160

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CLAREMONT BUSINESS PARK FILING NO. 3

WATER QUALITY POND 2 SITE PLAN

PROJECT NO. 44-037 DATE: 04/28/2020

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

DESIGNED BY: GW CLP VAS

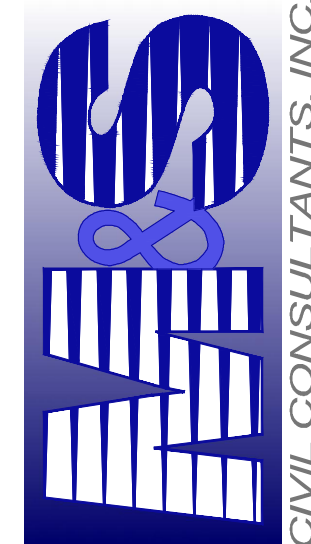
DRAWN BY: VAS

CHECKED BY:

ST04

SHEET 8 OF 12

102 E. Pikes Peak Ave., Ste 500
Colorado Springs, CO 80903
PHONE: 719.555.5485



FOR AND ON BEHALF OF WAS CIVIL CONSULTANTS, INC.

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

POND 2 WATER QUALITY DETENTION BASIN DATA

WQ WATER SURFACE EL=6366.02
WQ VOLUME=0.143 AC-FT
EURV WATER SURFACE EL=6366.48
EURV VOLUME=0.197 AC-FT
100-YR WATER SURFACE EL=6367.20
SPILLWAY CREST EL=6367.74
TOP OF EMBANKMENT EL=6370.00
100-YR VOLUME=0.300 AC-FT
100-YR INFLOW=46.3 CFS
100-YR RELEASE=23.8 CFS

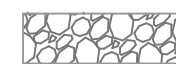
GRADING NOTES:

- ALL PROPOSED CONTOURS ARE TO FINISHED GRADE.
- EARTHEN CUT AND FILL SLOPES SHALL BE 3:1 MAXIMUM. SLOPES IN EXCESS OF 4:1 SHALL BE COVERED WITH SOIL RETENTION BLANKET OVER 4" MIN. THICKNESS OF TOPSOIL AND SEEDED.
- IF THE PROJECT IS CONSTRUCTED DURING THE SUMMER WHEN SEEDING IS NOT ALLOWED, APPLY 1-1/2 TONS OF CERTIFIED WEED FREE MULCH PER ACRE MECHANICALLY CRIMPED INTO THE SOIL IN COMBINATION WITH AN ORGANIC MULCH TACKIFIER.
- PRIOR TO ANY CONSTRUCTION ACTIVITIES THE PROPOSED SILT FENCE SHOWN ON THE EROSION CONTROL SHEET SHALL BE CONSTRUCTED. THE FENCE SHALL BE REMOVED UPON THE LATER OF STABILIZATION OF THE SITE OR COMPLETION OF CONSTRUCTION.
- TO REDUCE THE POTENTIAL FOR CLOGGING OF DEBRIS GRATES, NO STRAW MULCH SHALL BE USED WITHIN THE EURV OR WQCV OF A DETENTION BASIN. INSTEAD, EROSION CONTROL BLANKETS SHALL BE INSTALLED FOR A WIDTH OF AT LEAST 6 FEET ON EITHER SIDE OF CONCRETE LOW-FLOW CHANNELS. THE BLANKETS SHALL COMPLY WITH THE MATERIALS AND INSTALLATION REQUIREMENTS FOR EROSION CONTROL BLANKETS (STRAW COCONUT OR 100 PERCENT COCONUT). SITE-SPECIFIC CONDITIONS MAY REQUIRE ADDITIONAL BLANKET OR OTHER EROSION CONTROL MEASURES.

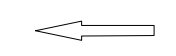
LEGEND

EX EXISTING
FUT FUTURE
PROP PROPOSED

PROP MAJ CONT
PROP MIN CONT
EXIST MAJ CONT
EXIST MIN CONT



SC150 NORTH AMERICAN GREEN EROSION CONTROL BLANKET OR EQUIVALENT

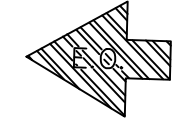


EX. FLOW ARROW
PROP. FLOW ARROW

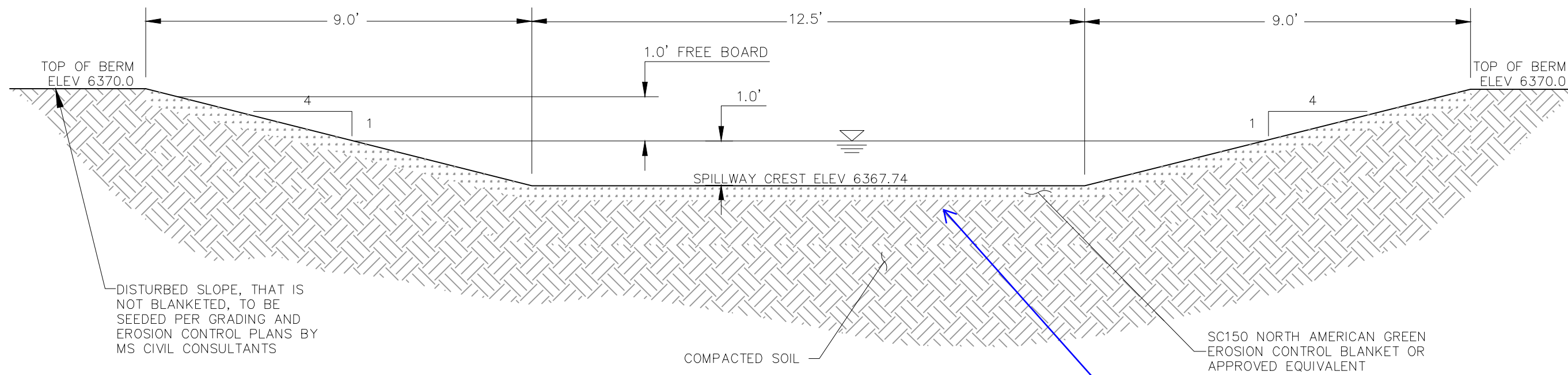
PROPERTY LINE

PROP STORM SEWER PIPE

EASEMENT LINE



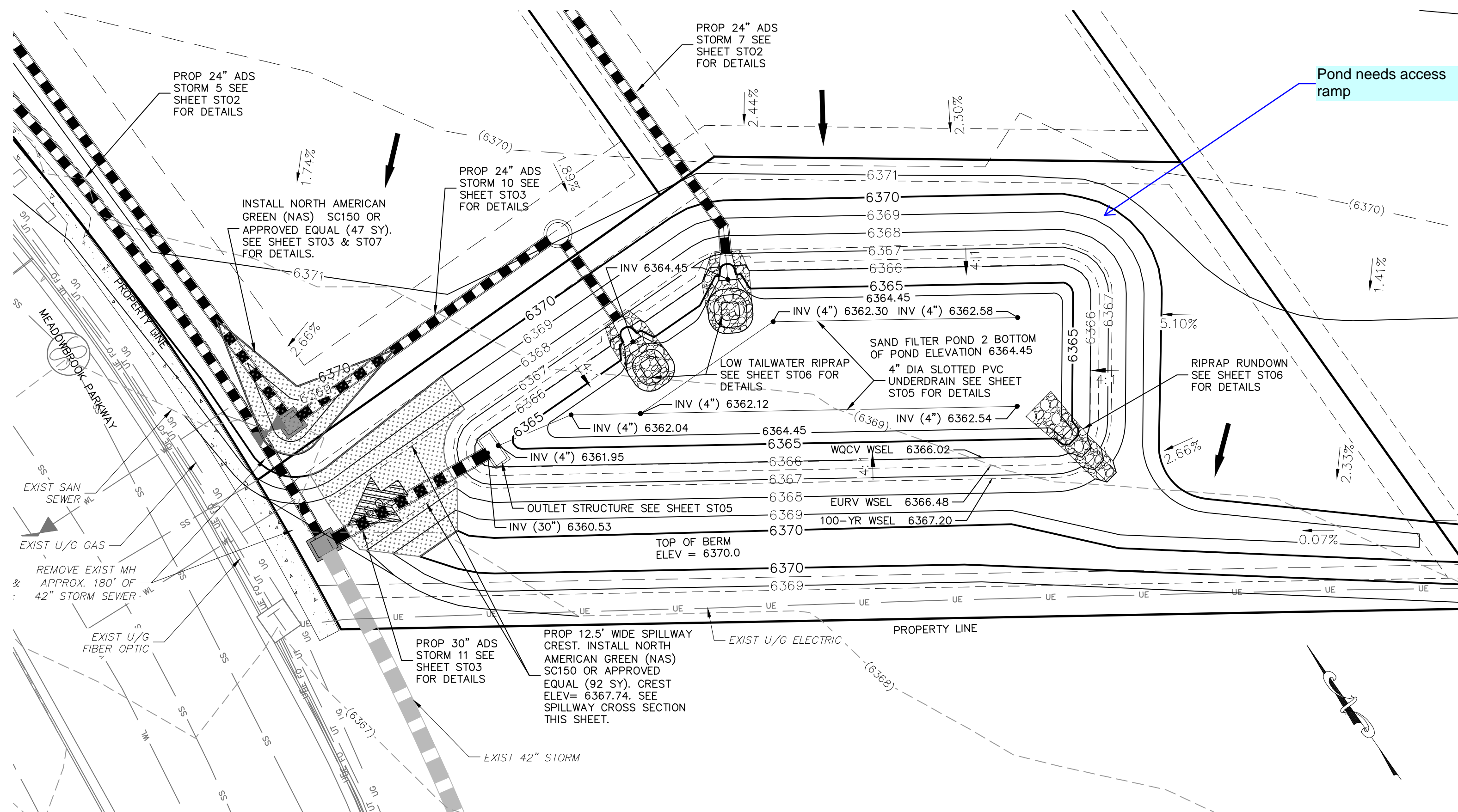
EMERGENCY OVERFLOW



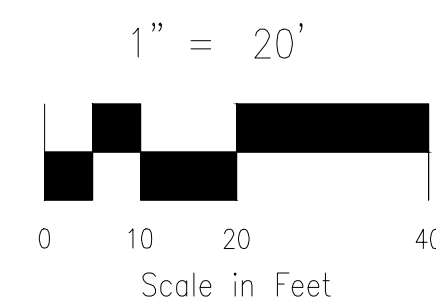
SAND FILTER WATER QUALITY POND 2 (PRIVATE) SPILLWAY SECTION

NOT TO SCALE

Drainage Report page 40 of 82 shows spillway with Soil Riprap and a Concrete Overflow Wall. But neither shown on this detail.



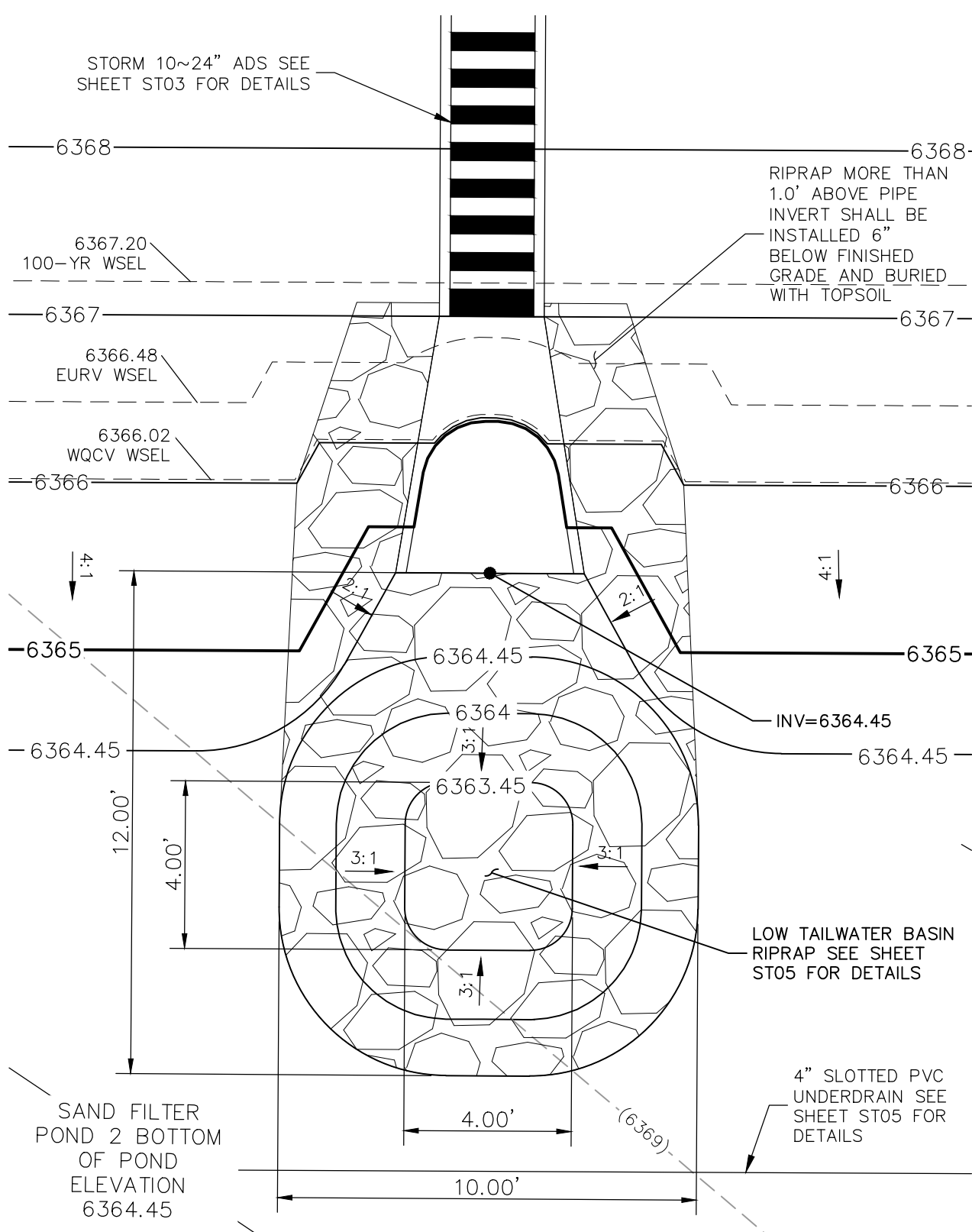
SAND FILTER WATER QUALITY POND 2 (PRIVATE)



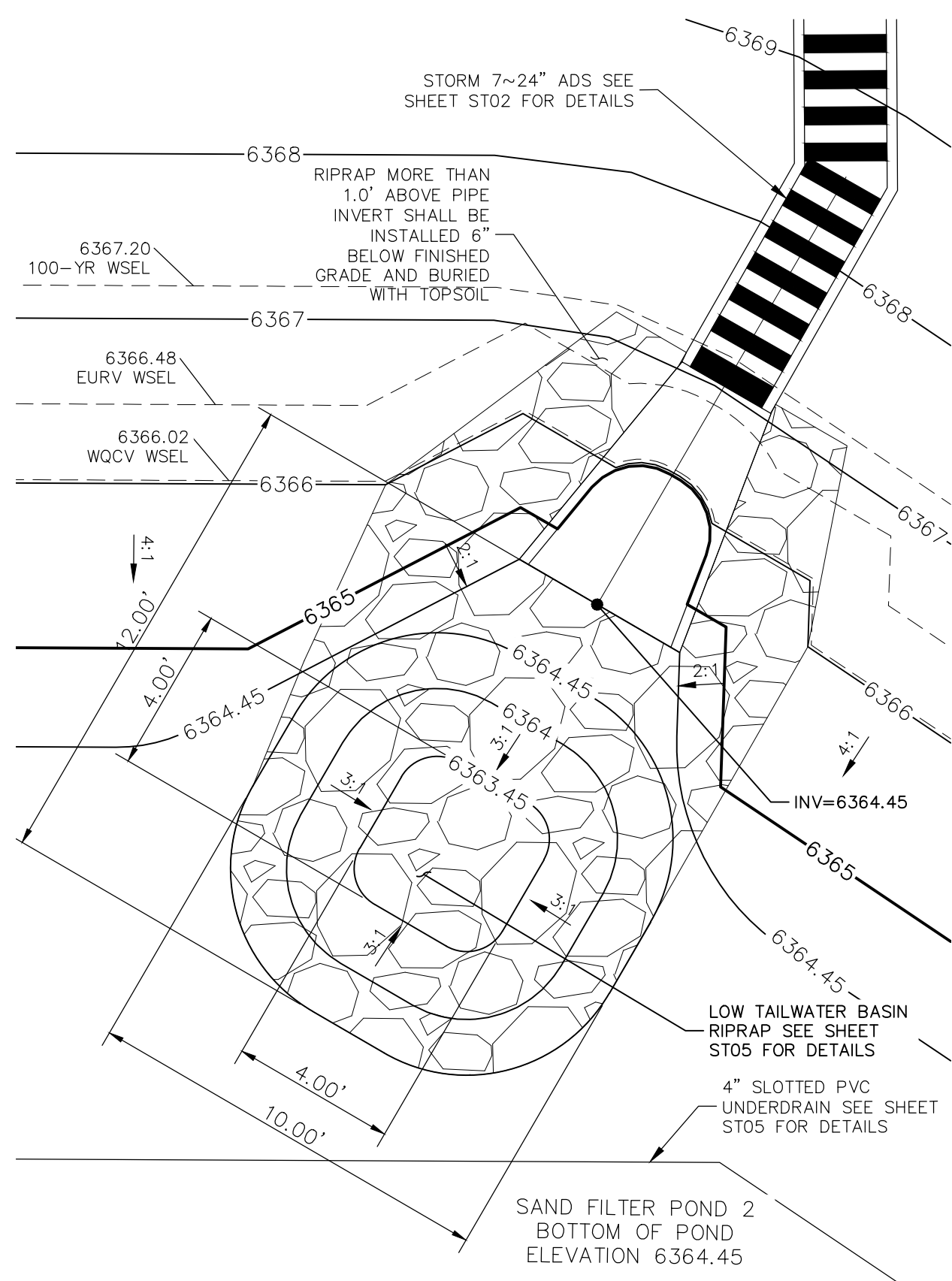
REVISIONS: NO. DATE: BY: DESCRIPTION: APPROV. BY: DATE:

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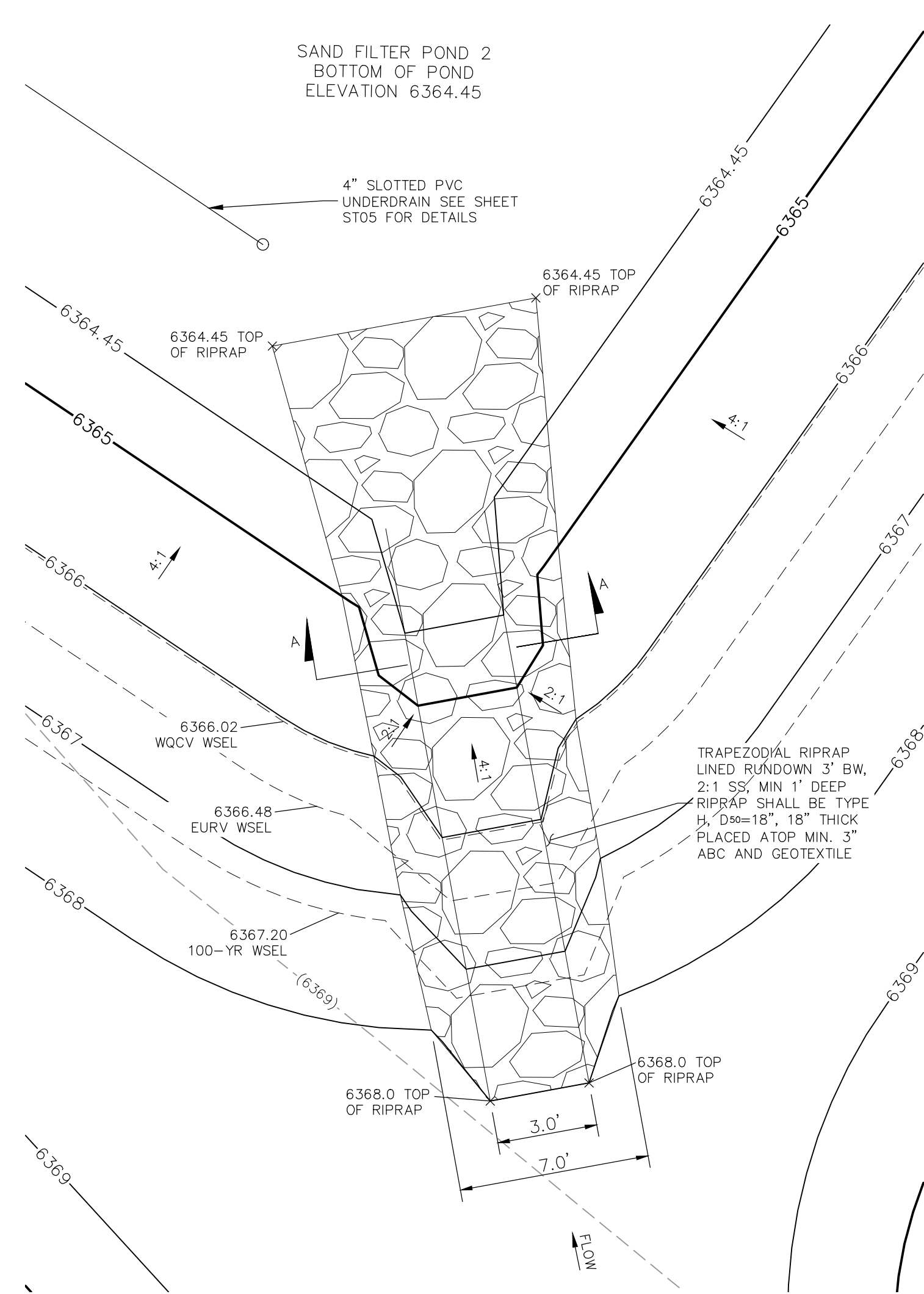
CAUTION



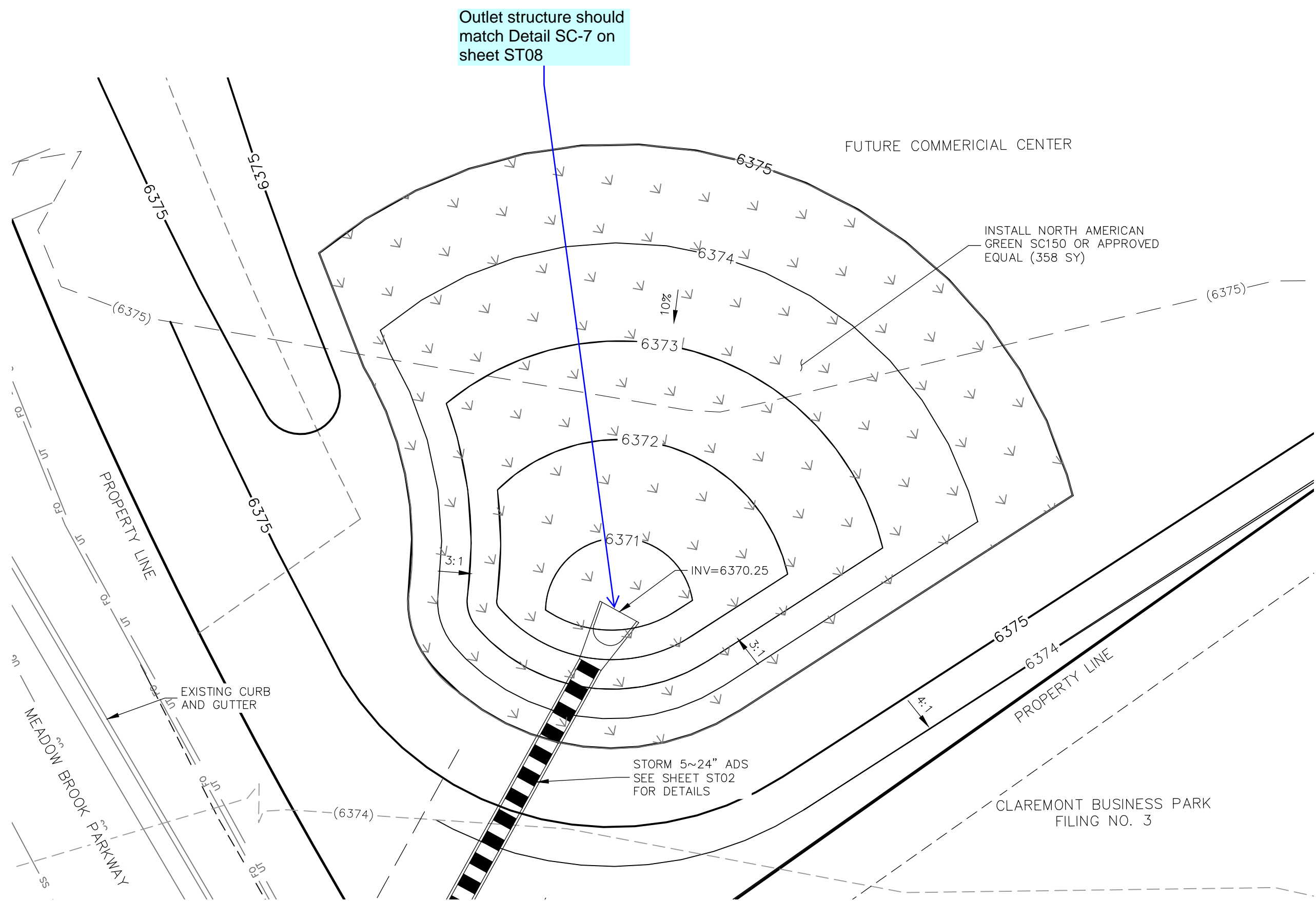
STORM 10 OUTFALL
NOT TO SCALE



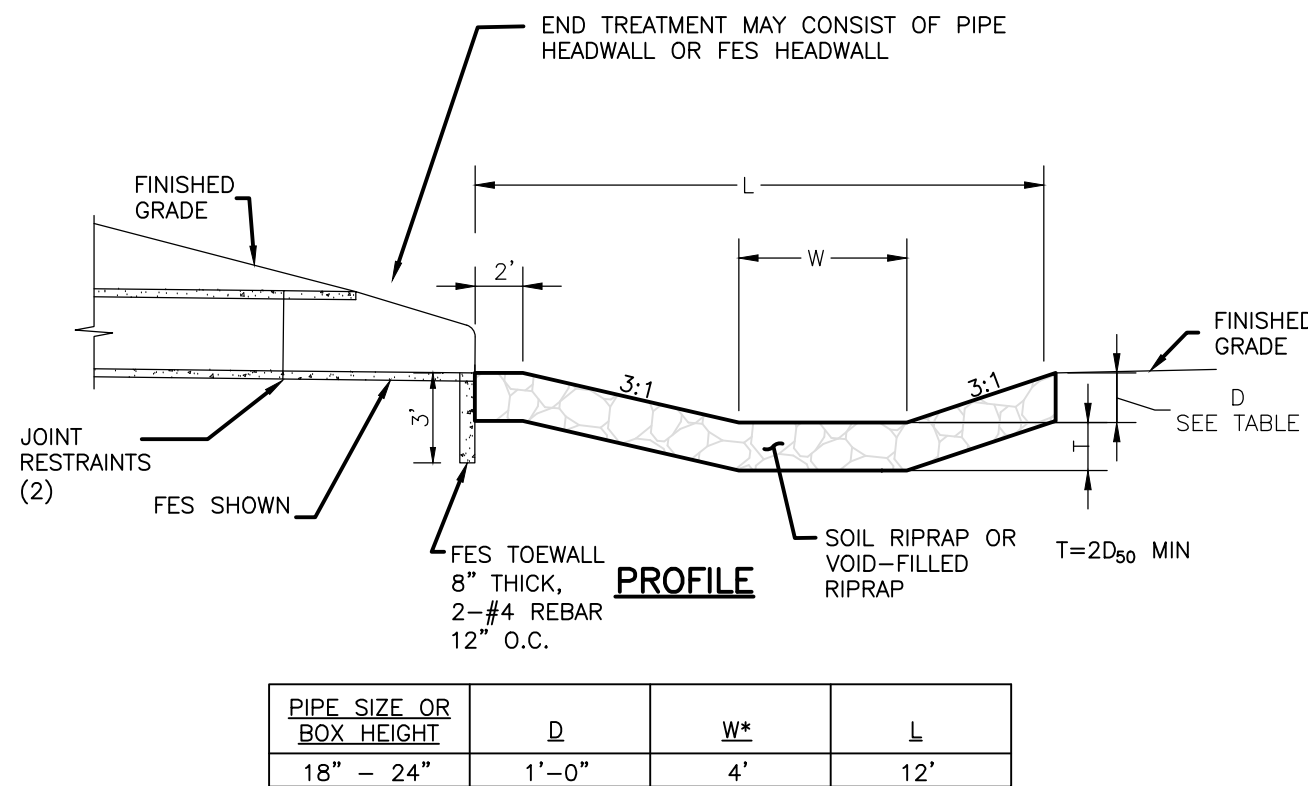
STORM 7 OUTFALL
NOT TO SCALE



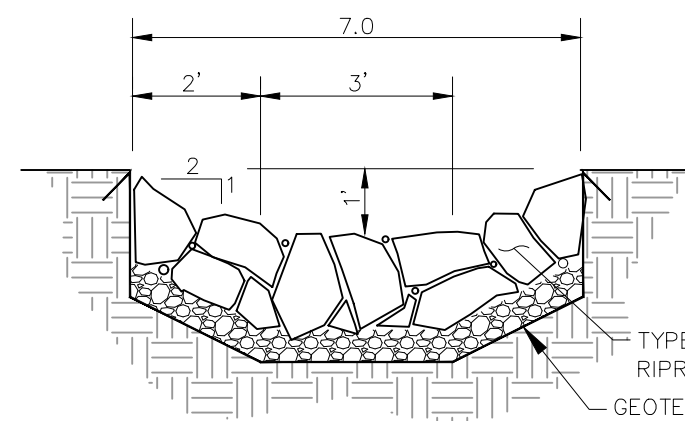
RIPRAP RUNDOWN
NOT TO SCALE



STORM 5 TEMP SEDIMENT BASIN
SCALE 1"=10'



LOW TAILWATER RIPRAP BASIN FIG. 9-37
NOT TO SCALE



**SECTION A-A
RIPRAP RUNDOWN**
NOT TO SCALE

LEGEND	
EX	EXISTING
FUT	FUTURE
PROP	PROPOSED
PROP MAJ CONT	PROP MAJ CONT
PROP MIN CONT	PROP MIN CONT
EXIST MAJ CONT	EXIST MAJ CONT
EXIST MIN CONT	EXIST MIN CONT
RIPRAP	RIPRAP
SC150 NORTH AMERICAN GREEN EROSION CONTROL BLANKET OR EQUIVALENT	SC150 NORTH AMERICAN GREEN EROSION CONTROL BLANKET OR EQUIVALENT
EX. FLOW ARROW	EX. FLOW ARROW
PROP. FLOW ARROW	PROP. FLOW ARROW
PROPERTY LINE	PROPERTY LINE
PROP STORM SEWER PIPE	PROP STORM SEWER PIPE
EASEMENT LINE	EASEMENT LINE



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CLAREMONT BUSINESS PARK FILING NO. 3

WATER QUALITY POND 2 DETAILS & TSB

PROJECT NO. 44-037

DATE: 04/28/2020

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

DESIGNED BY: GW

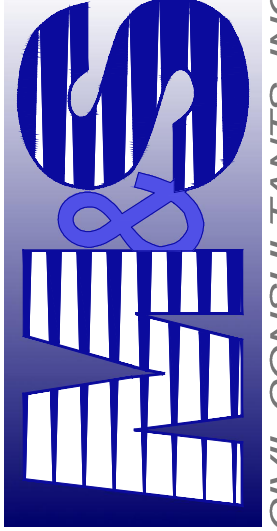
DRAWN BY: CLP

CHECKED BY: VAS

SHEET 10 OF 12

ST06

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Colorado Springs, CO 80903
Phone: 719.555.5485

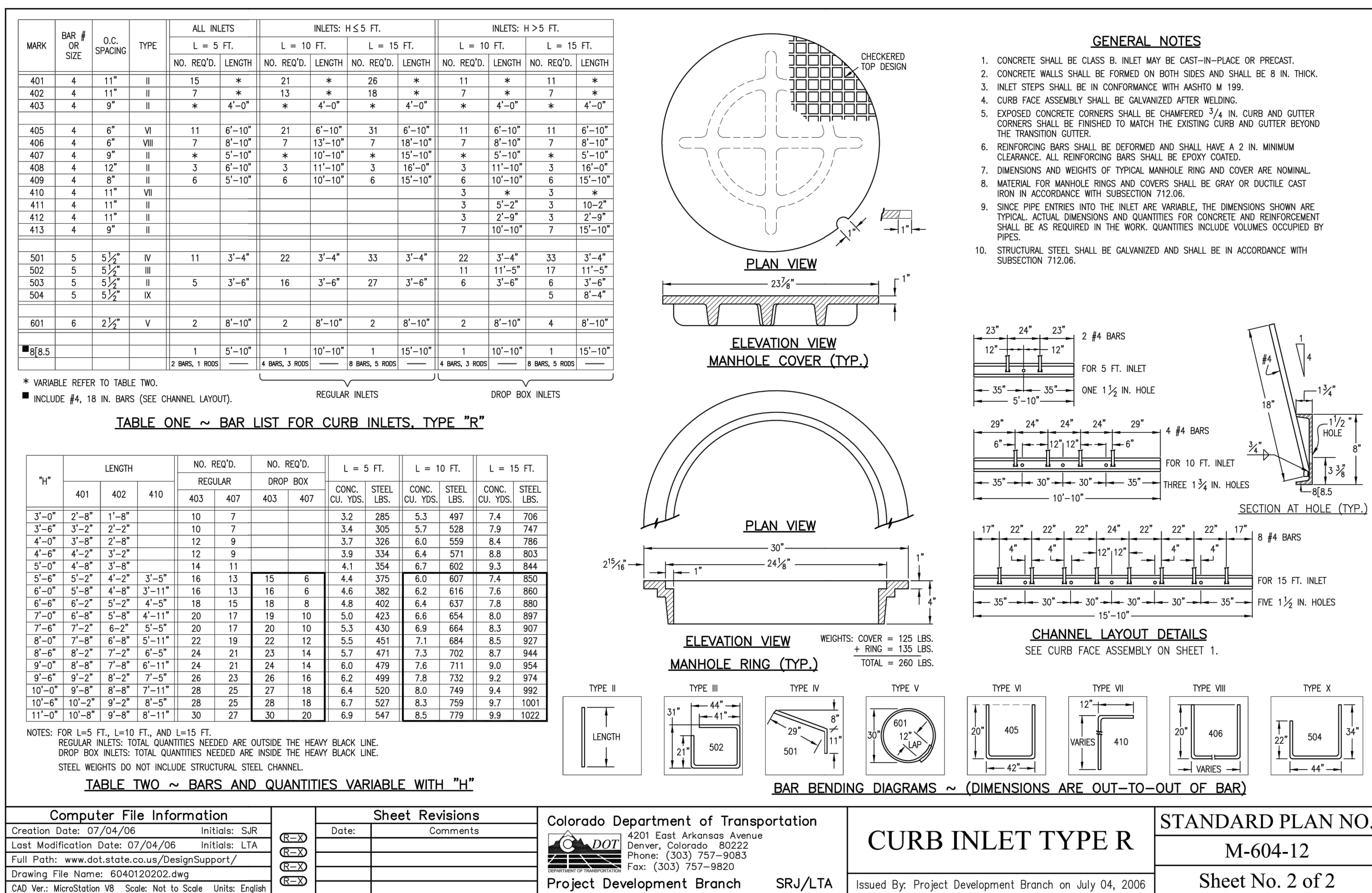
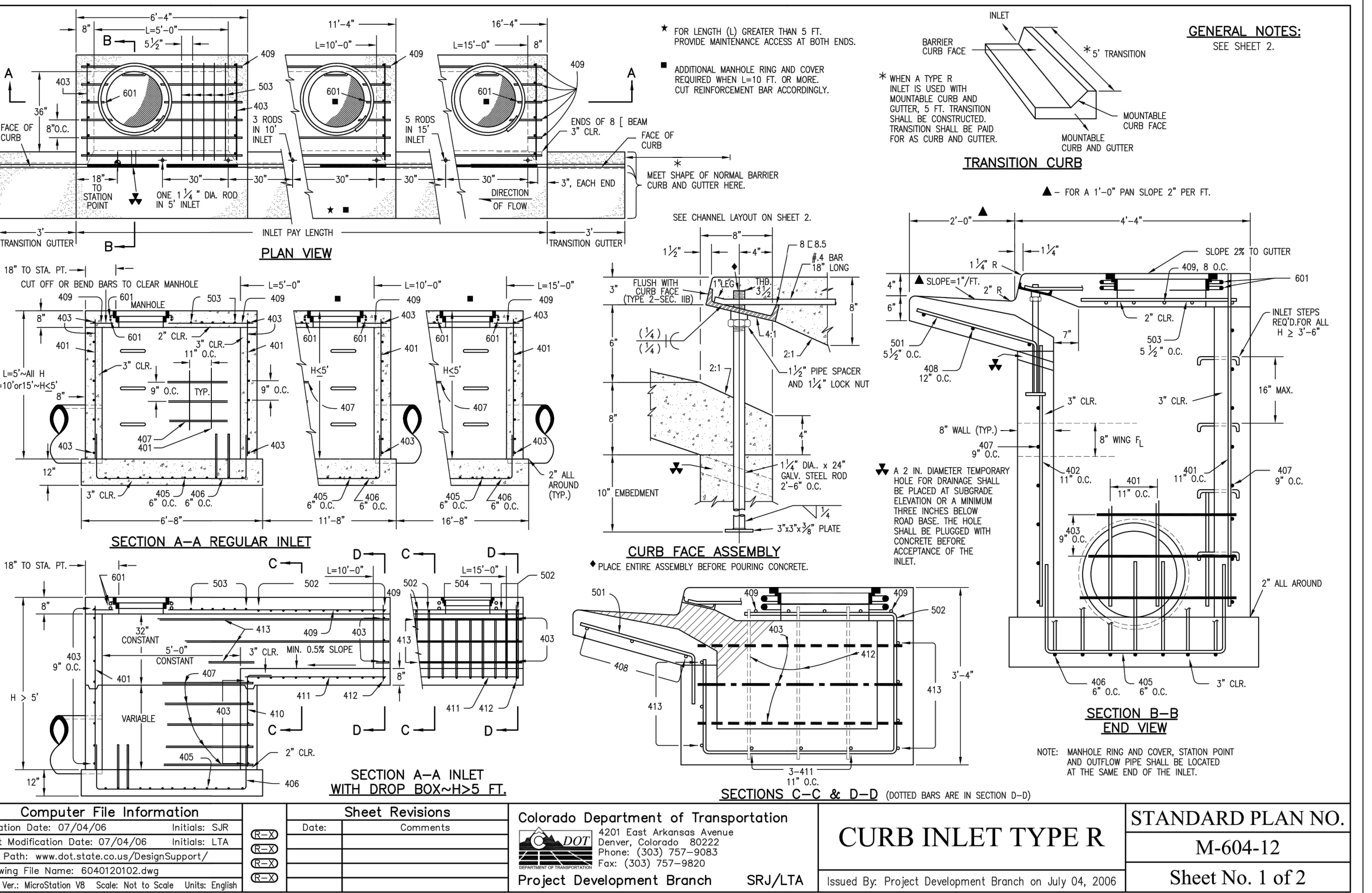
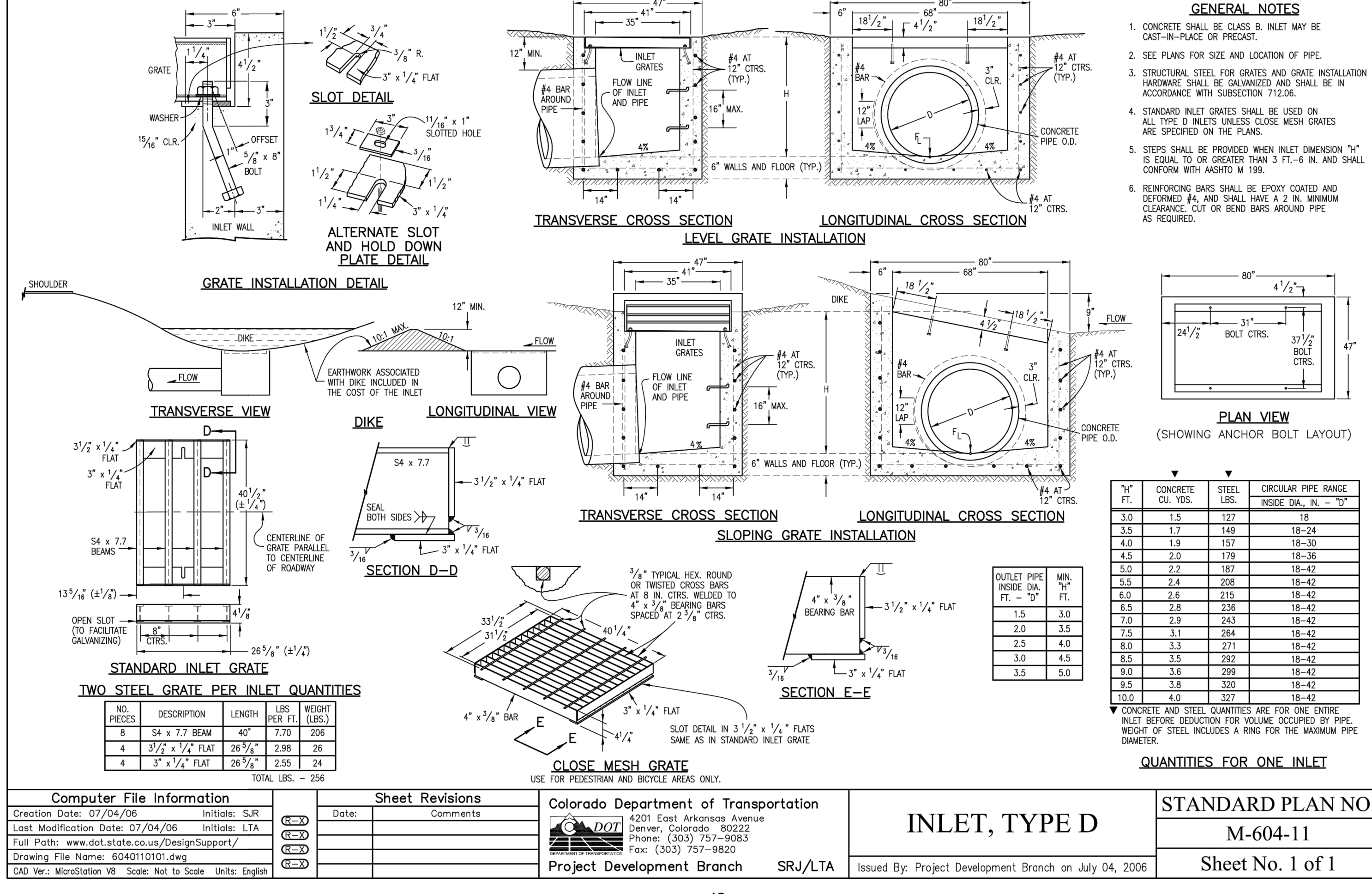
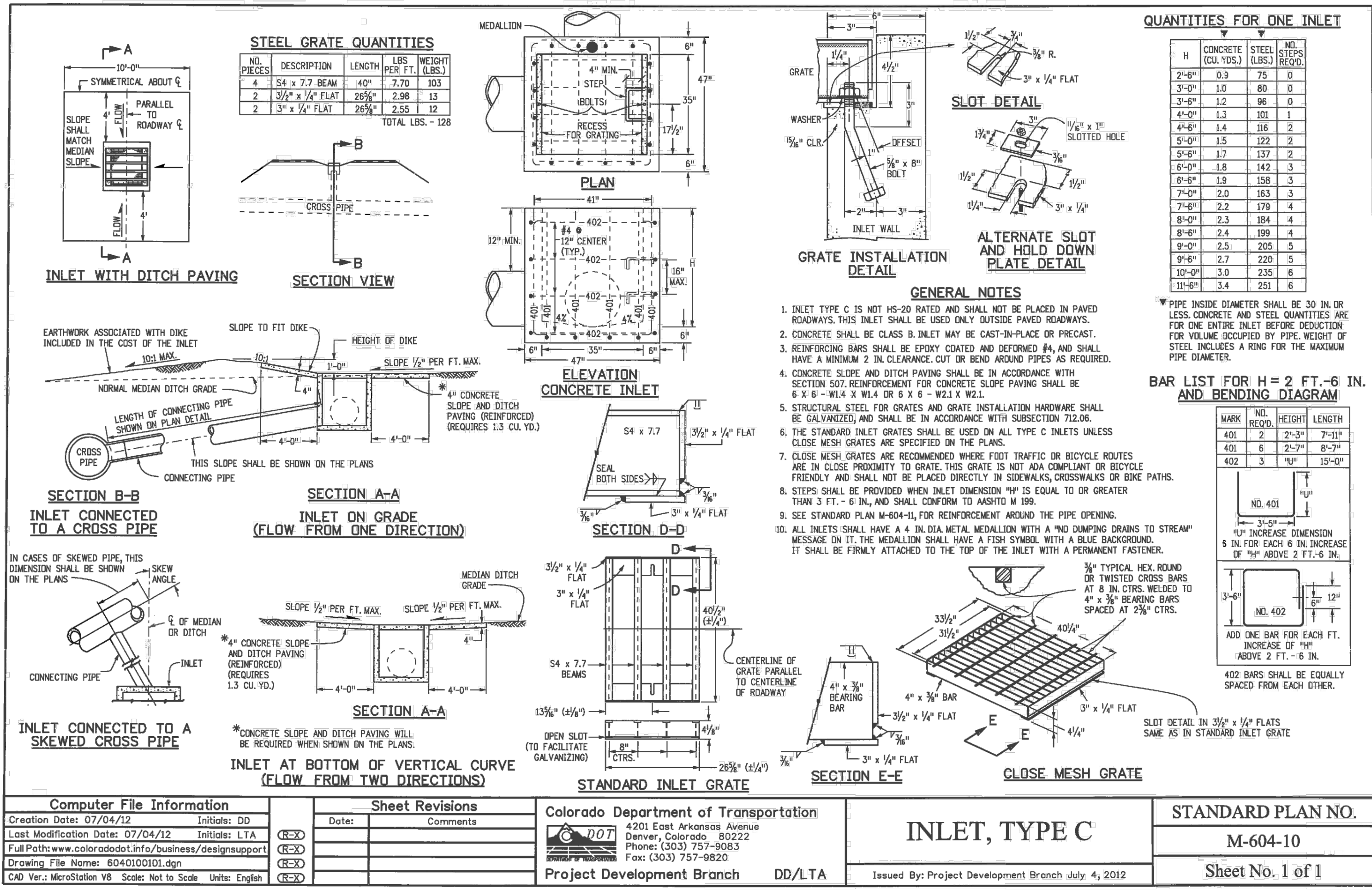
**CIVIL CONSULTANTS, INC.**

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

REVISIONS:
NO. DATE: BY: DESCRIPTION: APPROVED BY: DATE:

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CAUTION



REVISIONS:

NO.	DATE:	BY:	DESCRIPTION:

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

DATE:

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CLAREMONT BUSINESS PARK FILING NO. 3

STANDARD DETAILS

PROJECT NO. 44-037

DESIGNED BY: GT

DRAWN BY: VAS

CHECKED BY: N/A

DATE: 04/20/2020

SHEET 11 OF 12

ST07

20 BOULDER CRESCENT SUITE 110

COLORADO SPRINGS, CO 80903

PHONE: 719.555.5485

CIVIL CONSULTANTS, INC.

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

DATE:

APPROVED BY:

