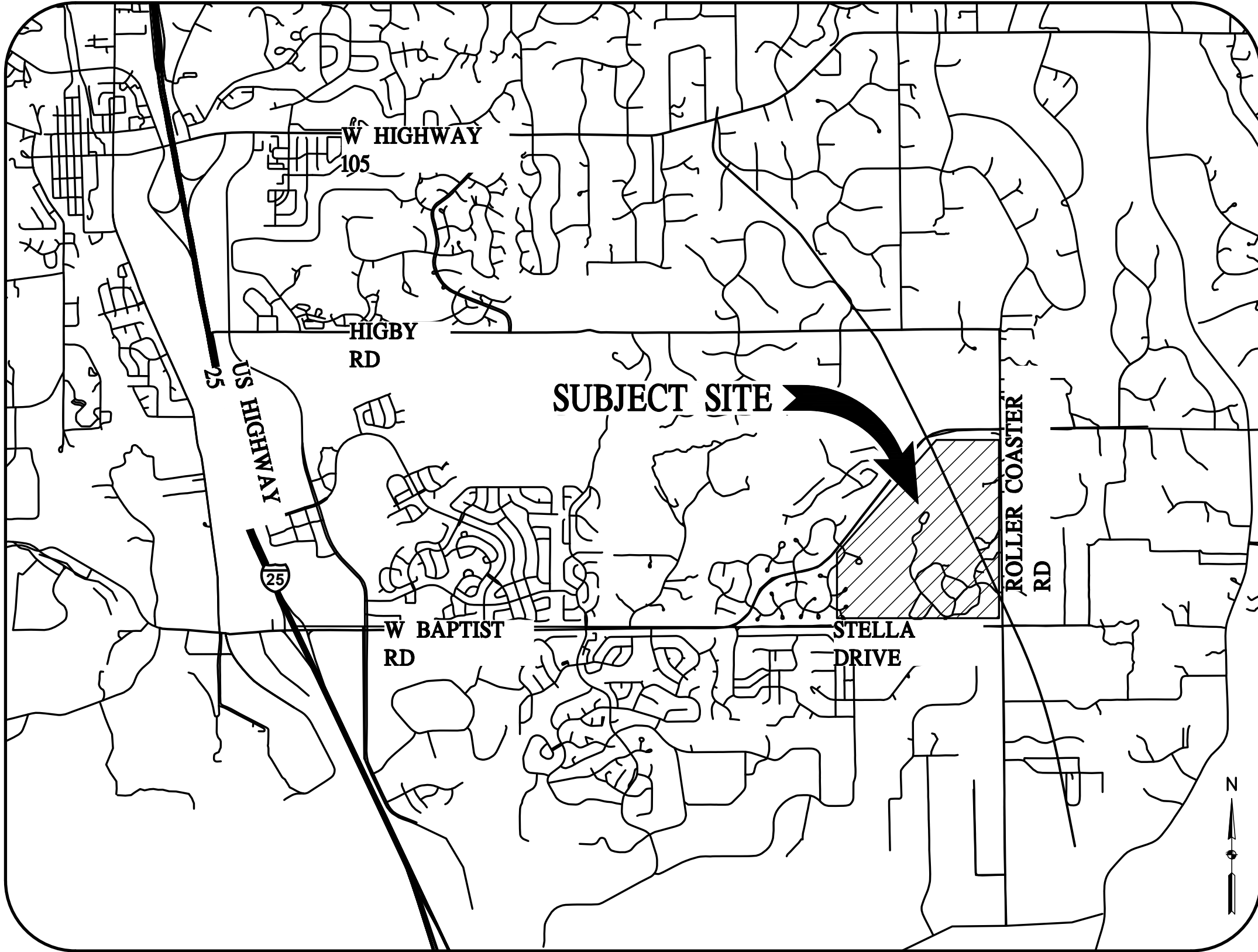


CONSTRUCTION DRAWINGS

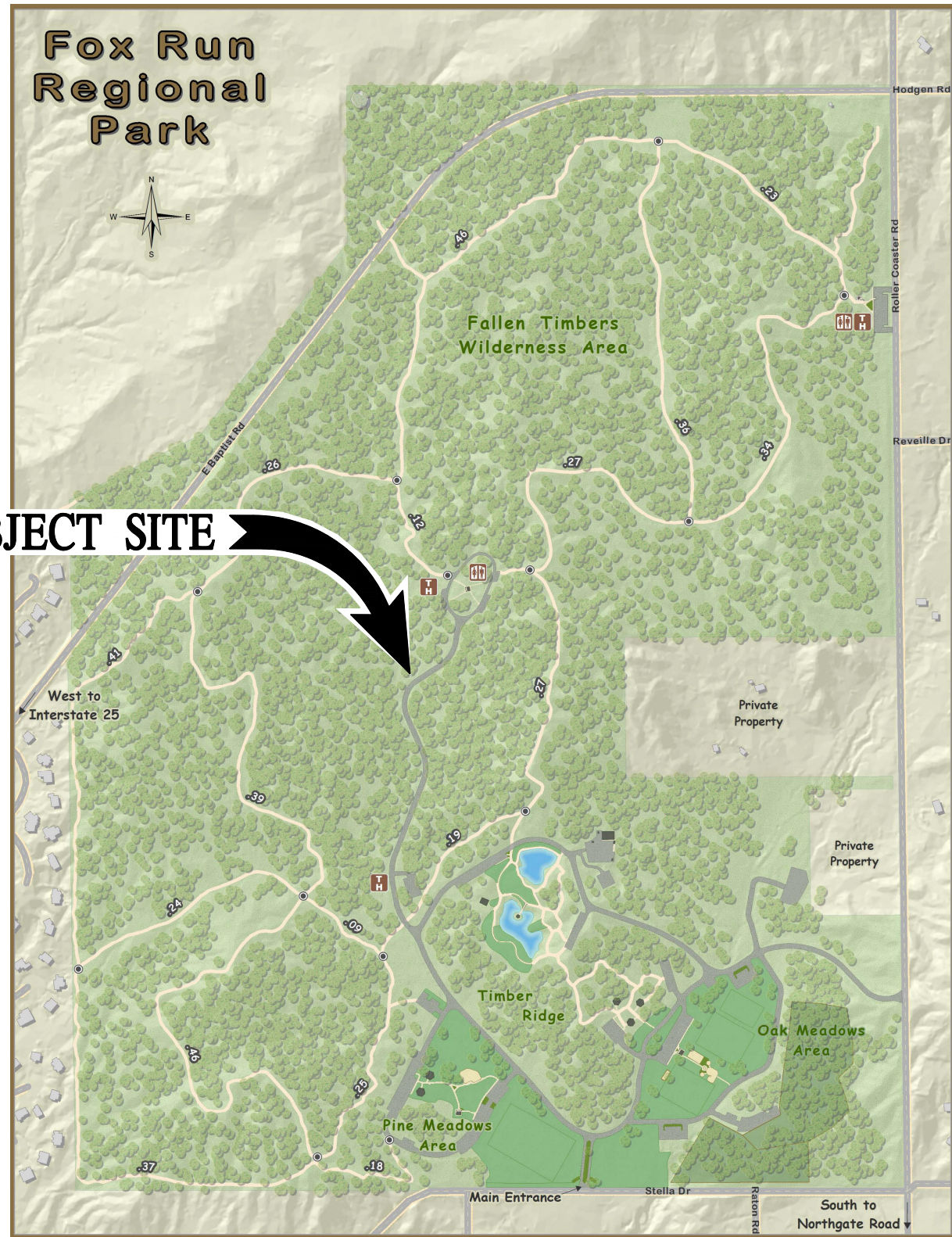
FOX RUN NATURE CENTER

LOCATED IN THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 28
TOWNSHIP 11 SOUTH, RANGE 66 WEST OF THE 6th PRINCIPAL MERIDIAN
EL PASO COUNTY, COLORADO



VICINITY MAP

SCALE: 1" = 3000'



PARK MAP

SCALE: NTS

STANDARD NOTES FOR EL PASO COUNTY CONSTRUCTION PLANS

- ALL DRAINAGE AND ROADWAY CONSTRUCTION SHALL MEET THE STANDARDS AND SPECIFICATIONS OF THE CITY OF COLORADO SPRINGS/EL PASO COUNTY DRAINAGE CRITERIA MANUAL, VOLUMES 1 AND 2, AND THE EL PASO COUNTY ENGINEERING CRITERIA MANUAL.
- CONTRACTOR SHALL BE RESPONSIBLE FOR THE NOTIFICATION AND FIELD NOTIFICATION OF ALL EXISTING UTILITIES, WHETHER SHOWN ON THE PLANS OR NOT, BEFORE BEGINNING CONSTRUCTION. LOCATION OF EXISTING UTILITIES SHALL BE VERIFIED BY THE CONTRACTOR PRIOR TO CONSTRUCTION. CALL 811 TO CONTACT THE UTILITY NOTIFICATION CENTER OF COLORADO (UNCC).
- CONTRACTOR SHALL KEEP A COPY OF THESE APPROVED PLANS, THE GRADING AND EROSION CONTROL PLAN, THE STORMWATER MANAGEMENT PLAN (SWMP), THE SOILS AND GEOTECHNICAL REPORT, AND THE APPROPRIATE DESIGN AND CONSTRUCTION STANDARDS AND SPECIFICATIONS AT THE JOB SITE AT ALL TIMES, INCLUDING THE FOLLOWING:
 - EL PASO COUNTY ENGINEERING CRITERIA MANUAL (ECM)
 - CITY OF COLORADO SPRINGS/EL PASO COUNTY DRAINAGE CRITERIA MANUAL, VOLUMES 1 AND 2
 - COLORADO DEPARTMENT OF TRANSPORTATION (CDOT) STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION
 - CDOT M & S STANDARDS
- NOTWITHSTANDING ANYTHING DEPICTED IN THESE PLANS IN WORDS OR GRAPHIC REPRESENTATION, ALL DESIGN AND CONSTRUCTION RELATED TO ROADS, STORM DRAINAGE AND EROSION CONTROL SHALL CONFORM TO THE STANDARDS AND REQUIREMENTS OF THE MOST RECENT VERSION OF THE RELEVANT ADOPTED EL PASO COUNTY STANDARDS, INCLUDING THE LAND DEVELOPMENT CODE, THE ENGINEERING CRITERIA MANUAL, THE DRAINAGE CRITERIA MANUAL, AND THE DRAINAGE CRITERIA MANUAL VOLUME 2. ANY DEVIATIONS FROM REGULATIONS AND STANDARDS MUST BE REQUESTED, AND APPROVED, IN WRITING. ANY MODIFICATIONS NECESSARY TO MEET CRITERIA AFTER-THE-FACT WILL BE ENTIRELY THE DEVELOPER'S RESPONSIBILITY TO RECTIFY.
- IT IS THE DESIGN ENGINEER'S RESPONSIBILITY TO ACCURATELY SHOW EXISTING CONDITIONS, BOTH ONSITE AND OFFSITE, ON THE CONSTRUCTION PLANS. ANY MODIFICATIONS NECESSARY DUE TO CONFLICTS, OMISSIONS, OR CHANGED CONDITIONS WILL BE ENTIRELY THE DEVELOPER'S RESPONSIBILITY TO RECTIFY.
- CONTRACTOR SHALL SCHEDULE A PRE-CONSTRUCTION MEETING WITH EL PASO COUNTY PLANNING AND 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 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 DOT AND MUTCD CRITERIA. [IF APPLICABLE, ADDITIONAL SIGNING AND STRIPING NOTES WILL BE PROVIDED.]
- CONTRACTOR SHALL OBTAIN ANY PERMITS REQUIRED BY EL PASO COUNTY DOT, INCLUDING WORK WITHIN THE RIGHT-OF-WAY AND SPECIAL TRANSPORT PERMITS.
- THE LIMITS OF 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.
- NOT USED

SHEET INDEX

SHEET NUMBER	SHEET TITLE
C1	COVER
C2	EXISTING CONDITIONS & DEMO PLAN I
C3	EXISTING CONDITIONS & DEMO PLAN II
C4	SITE PLAN
C5	SIGNING & STRIPING PLAN
C6	DRIVEWAY & PARKING AREA GRADING PLAN
C7	BUILDING GRADING PLAN
C8	ROAD RECLAMATION GRADING PLAN
C9	WALL PLAN AND PROFILE I
C10	WALL PLAN AND PROFILE II
C11	WALL PLAN AND PROFILE III
C12	WALL PLAN AND PROFILE IV
C13	UTILITY SERVICES PLAN
C14	OFF-SITE WATER SYSTEM PLAN
C15	ON-SITE WATER SYSTEM PLAN
C16	OVERALL STORM SYSTEM PLAN
C17	ROOF DRAIN AND PATIO PLAN AND PROFILE
C18	POND PLAN AND PROFILE
C19	DETAILS

PROJECT BENCHMARK: TBD
ELEVATION = XXXX.XX



Know what's below.
Call before you dig.

PROJECT CONTACTS

OWNER:
EL PASO COUNTY
200 S CASCADE AVE, SUITE 150
COLORADO SPRINGS, CO 80903

APPLICANT:
EL PASO COUNTY PARKS DEPARTMENT
2002 CREEK CROSSING STREET
COLORADO SPRINGS CO 80905
ATTN: JASON MEYER, PLANNING SUPERVISOR
JASONMEYER@ELPASOCO.COM

ENGINEER:
BASELINE ENGINEERING CORPORATION
1046 ELKTON DRIVE
COLORADO SPRINGS, CO 80907
ATTN: STEVEN BAGGS, P.E.
719-531-6200
STEVEN.BAGGS@BASELINECORP.COM

ARCHITECT:
TDG ARCHITECTURE
201 EAST LAS ANIMAS, SUITE 113
COLORADO SPRINGS, CO 80903
719-623-5641

JURISDICTIONS

WATER DISTRICT:
DONALA WATER & SANITATION DISTRICT
15850 HOLBEIN DRIVE, COLORADO SPRINGS CO 80921
719-488-3603
GENERAL@DONALAWATER.COM

ELECTRIC UTILITY:
MOUNTAIN VIEW ELECTRIC ASSOCIATION, INC.
11140 EAST WOODMEN ROAD
FALCON, CO 80831-8127
719-495-2283

PLANNING:
EL PASO COUNTY PLANNING & COMMUNITY
DEVELOPMENT DEPARTMENT
2880 INTERNATIONAL CIRCLE, SUITE 110,
COLORADO SPRINGS, CO 80910
719-520-6300
PLNWEB@ELPASOCO.COM

FIRE DISTRICT:
MONUMENT FIRE DISTRICT
16055 OLD FOREST POINT, SUITE 102
MONUMENT, CO 80132
719-484-0911

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.

STEVEN G. BAGGS, P.E.
COLORADO PE NO. 26020

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.

TODD MARTS, DIRECTOR
EL PASO COUNTY PARKS & COMMUNITY SERVICES
2002 CREEK CROSSING ST.
COLORADO SPRINGS, CO 80905

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, PE
COUNTY ENGINEER/ECM ADMINISTRATOR

DATE

BASELINE

Engineering - Planning - Surveying
102 N RIBEY DRIVE, SUITE 210 • GOLDEN, COLORADO 80403
P: 303.940.9966 • F: 303.940.9965 • www.baselinecorp.com

DESIGNED BY: A/JL
DRAWN BY: A/JL
CHECKED BY: SGB

DATE: 06/26/2024
PREPARED BY:

REVISION DESCRIPTION: 60 % DESIGN SET

EL PASO COUNTY
FOX RUN NATURE CENTER
COVER

EL PASO COUNTY PARKS
FOX RUN NATURE CENTER
COVER

EL PASO COUNTY
FOX RUN NATURE CENTER
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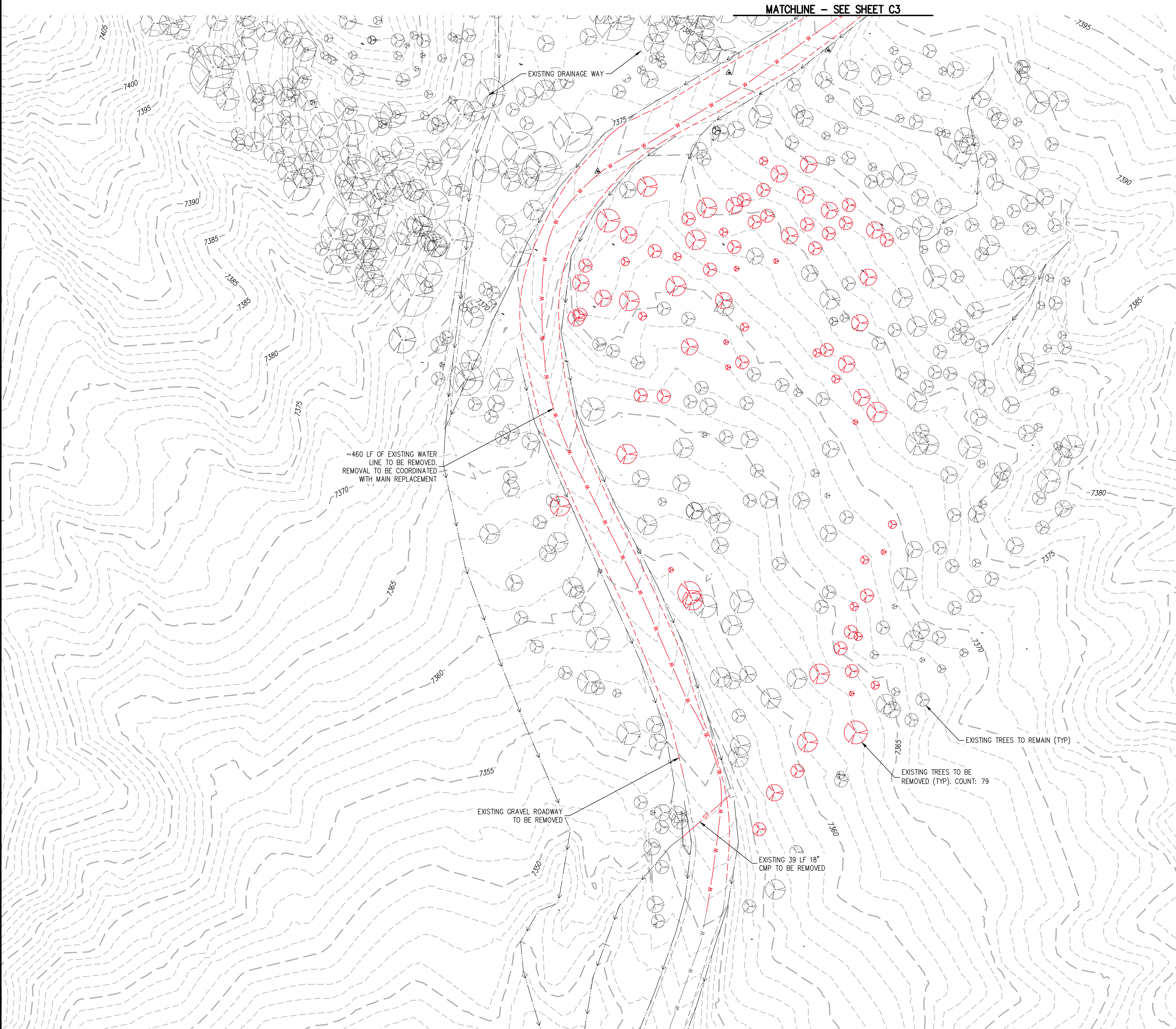
EL PASO COUNTY
FOX RUN NATURE CENTER
COVER

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EL PASO COUNTY
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EL PASO COUNTY
FOX RUN NATURE CENTER
COVER

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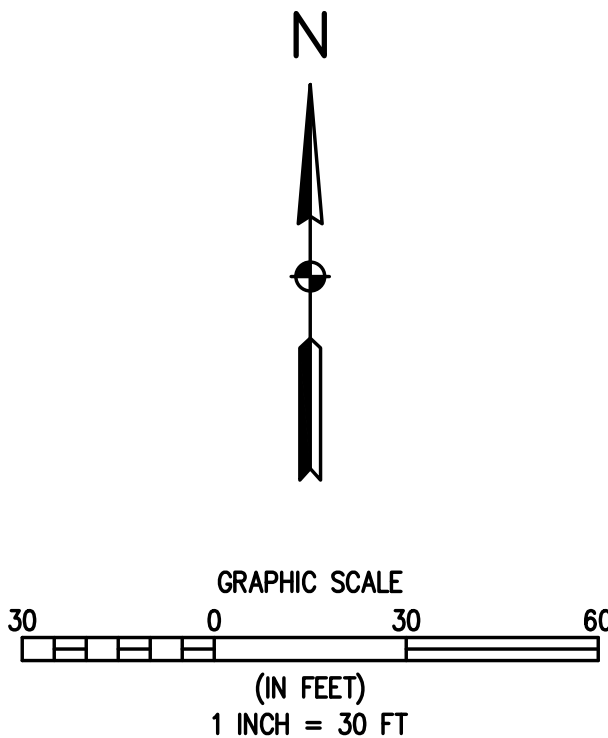


LEGEND

<u>EXISTING LINETYPES</u>		<u>DEMO LINETYPES</u>	
——— 5280 ———			MAJOR CONTOUR (5' INTERVAL)
----- 81 -----			MINOR CONTOUR (1' INTERVAL)
-----		-----	EDGE OF GRAVEL
----- W ----- W -----		----- W ----- W -----	WATER LINE
<u>EXISTING SYMBOLS</u>	<u>DEMO SYMBOLS</u>		
		CONIFEROUS TREE	

DEMOLITION NOTES:

- IN GENERAL, DEMOLITION ITEMS INCLUDE BUT ARE NOT LIMITED TO TREES, GRAVEL ROAD, STORM SEWER CULVERTS, WATER MAIN, ETC. REMOVAL ITEMS ARE SHOWN ON THE DEMOLITION PLAN.
- CONTRACTOR TO COORDINATE WITH PROJECT TEAM AND EL PASO COUNTY STAFF PRIOR TO REMOVAL OF ANY TREES. THE TREES SHOWN ARE PER FIELD SURVEY FOR TREES 4' AND LARGER SO ADDITIONAL TREES MAY BE ENCOUNTERED THAT NEED TO BE PROTECTED OR REMOVED. TREE REMOVAL WILL ADHERE TO THE TREE PROTECTION PLAN TO AVOID REMOVAL OF OR DAMAGE TO TREES THAT ARE TO REMAIN. TREES ARE TO BE DISPOSED OF AT AN APPROVED OFFSITE LOCATION UNLESS OTHERWISE DIRECTED BY EL PASO COUNTY PARKS PERSONNEL.
- REMOVAL OF THE WATER MAIN SHALL BE IN COMPLIANCE WITH ALL REQUIREMENTS OF THE DONALA WATER & SANITATION DISTRICT. REMOVAL OF THE EXISTING WATER MAIN IN ACCORDANCE WITH THE APPROVED PLANS WILL REQUIRE A TEMPORARY WATER SERVICE PLAN TO MAINTAIN THE WATER SERVICE FOR THE PORTIONS OF THE FOX RUN PARK THAT ALSO UTILIZE THIS MAIN.
- DISPOSAL OF REMOVAL ITEMS SHALL BE TO AN APPROVED OFFSITE LOCATION UNLESS OTHERWISE DIRECTED BY EL PASO COUNTY PERSONNEL.



DESIGNED BY
AJL

DRAWN BY
AJL

CHECKED BY
SGB

DATE
06/26/2024

PREPARED BY

REVISION DESCRIPTION
60 % DESIGN SET

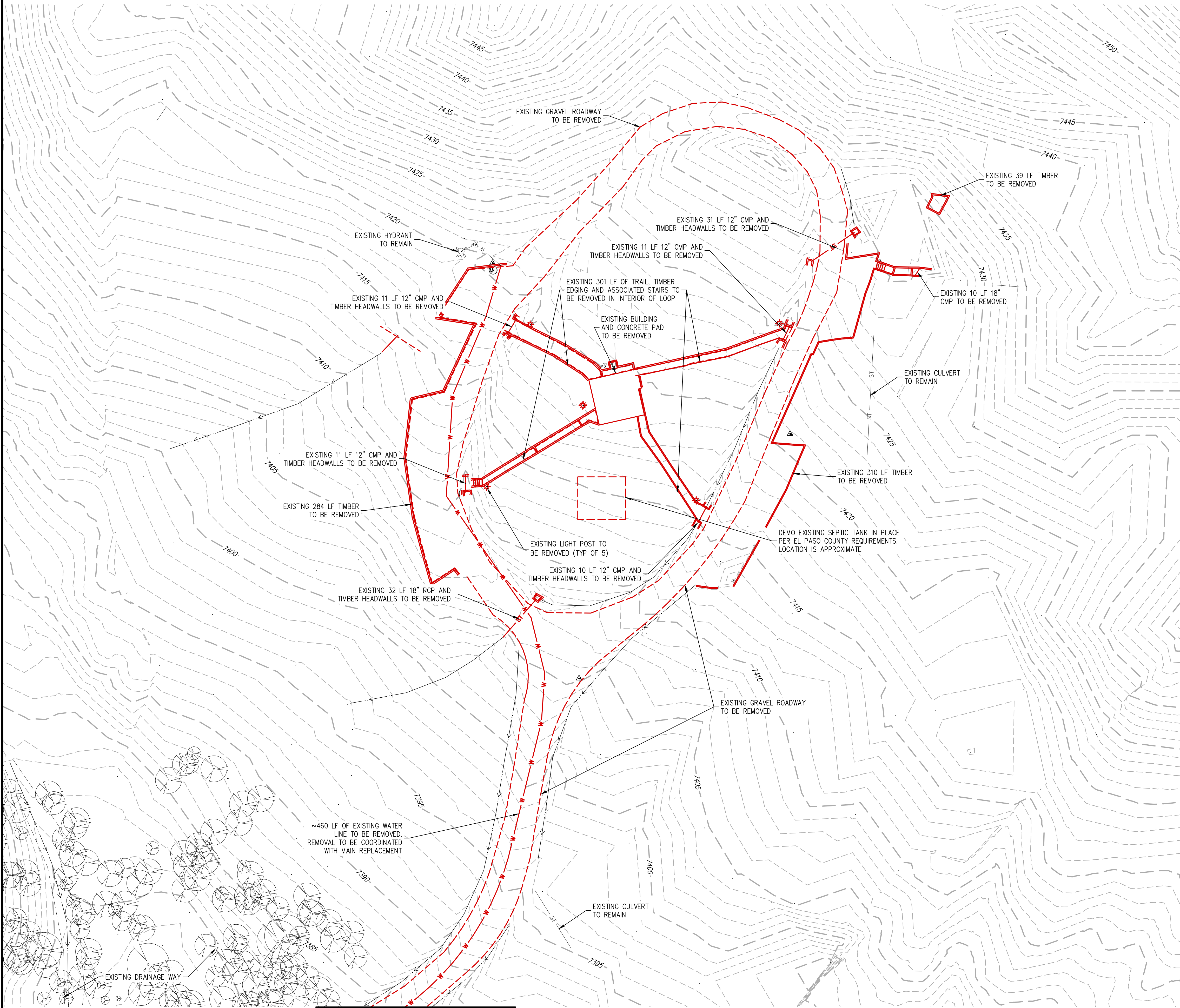
EL PASO COUNTY
FOX RUN NATURE CENTER
EXISTING CONDITIONS & DEMO PLAN I

PREPARED UNDER THE DIRECT SUPERVISION OF
**PRELIMINARY
NOT FOR
CONSTRUCTION**
FOR AND ON BEHALF OF
BASELINE CORPORATION
INITIAL SUBMITTAL XX/XX/XX
DRAWING SIZE 24" X 36"
SURVEY FIRM BASELINE SURVEY DATE 10/31/2023
JOB NO. C035069
DRAWING NAME 35069 Demo Plan.dwg
SHEET 2 OF 19

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C2

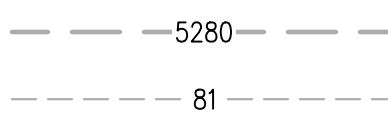
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MATCHLINE - SEE SHEET C2

LEGEND

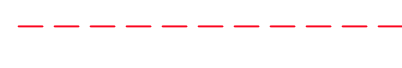
EXISTING LINETYPES



EXISTING SYMBOLS



DEMO LINETYPES



DEMO SYMBOLS

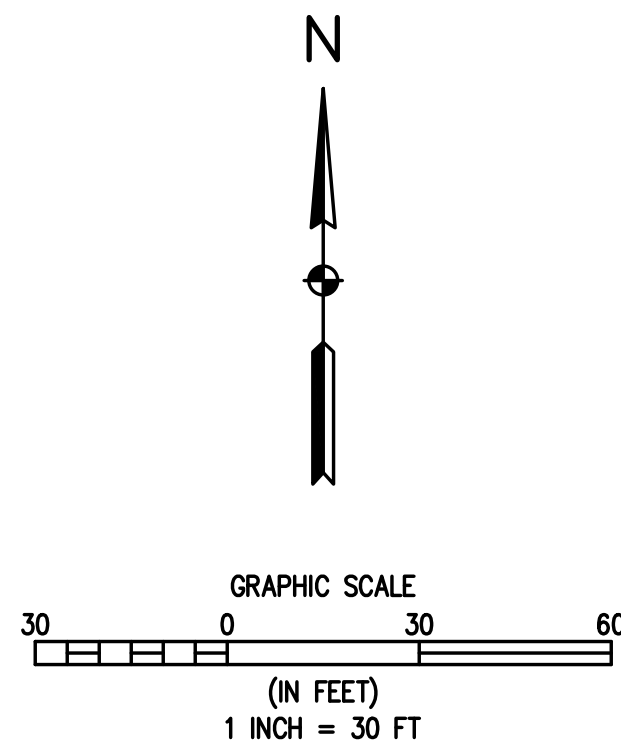


CONIFEROUS TREE

MAJOR CONTOUR (5' INTERVAL)
MINOR CONTOUR (1' INTERVAL)
EDGE OF GRAVEL
WATER LINE

DEMOLITION NOTES:

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- DISPOSAL OF REMOVAL ITEMS SHALL BE TO AN APPROVED OFFSITE LOCATION UNLESS OTHERWISE DIRECTED BY EL PASO COUNTY PERSONNEL.



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AUL
DRAWN BY
AUL
CHECKED BY
SGB

DATE
06/26/2024
PREPARED BY

REVISION DESCRIPTION
60 % DESIGN SET

EL PASO COUNTY PARKS
FOX RUN NATURE CENTER
EXISTING CONDITIONS & DEMO PLAN II

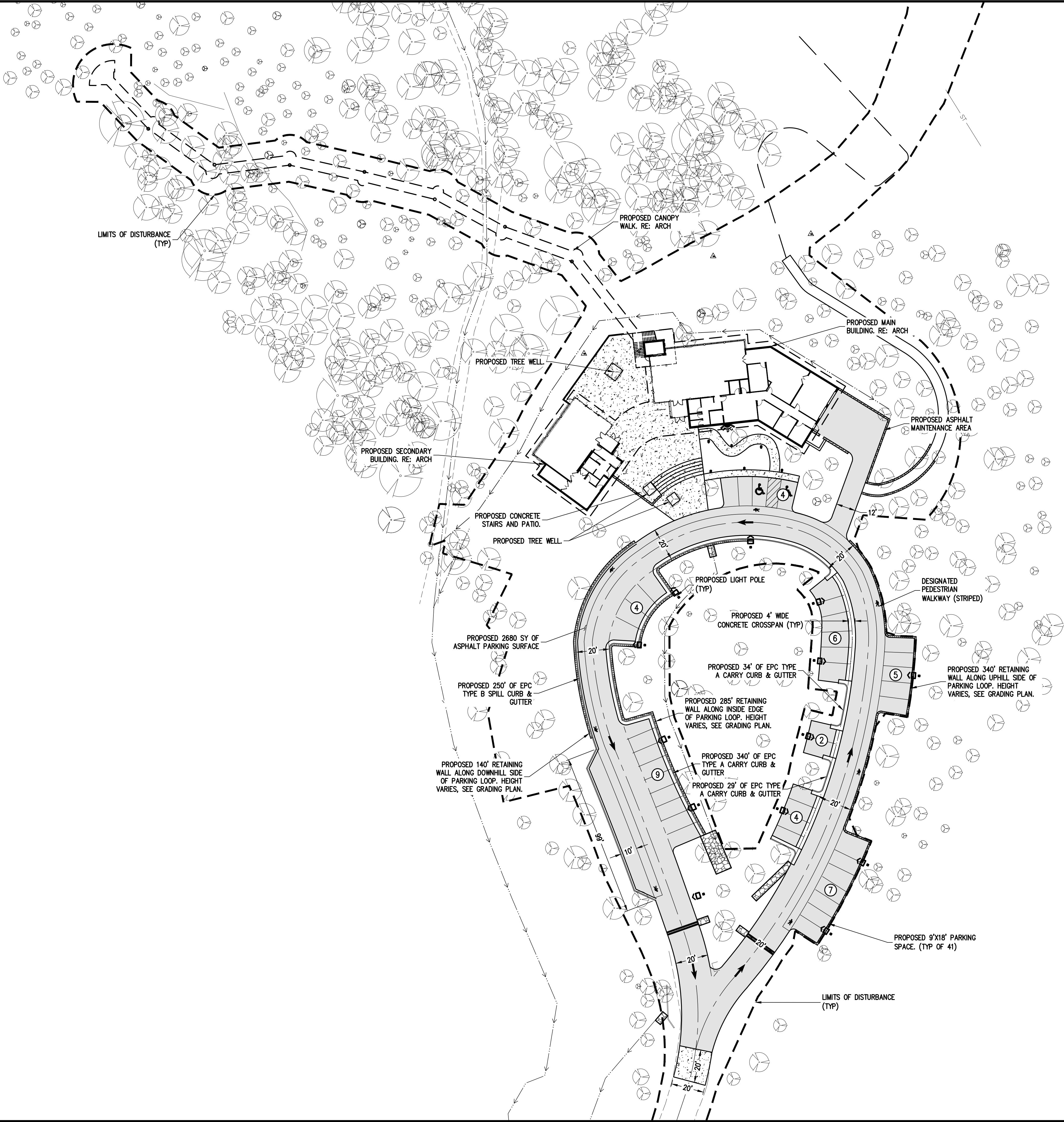
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CONSTRUCTION

FOR AND ON BEHALF OF
BASELINE CORPORATION
INITIAL SUBMITTAL XX/XX/XX
DRAWING SIZE 24" X 36"
SURVEY FIRM BASELINE SURVEY DATE 10/31/2023
JOB NO. C035069
DRAWING NAME 35069 Demo Plan.dwg
SHEET 3 OF 19

C3

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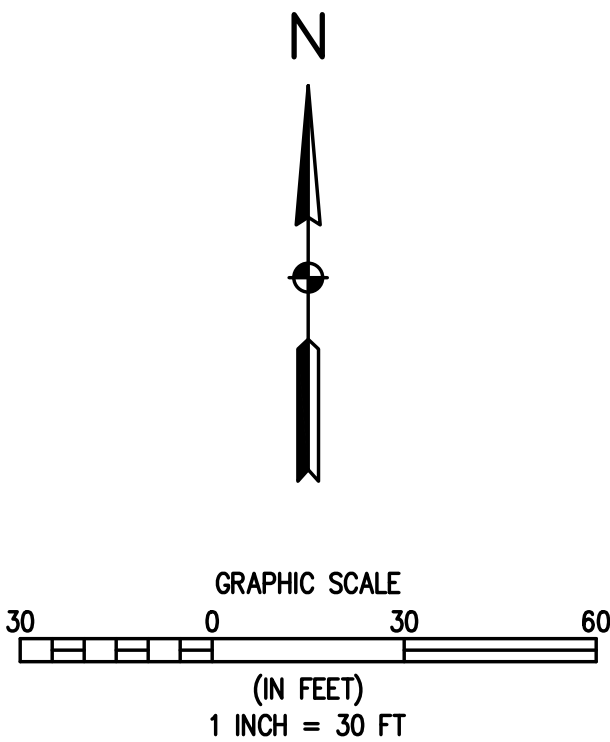


LEGEND

EXISTING LINETYPES		PROPOSED LINETYPES		
				EDGE OF ASPHALT
				EDGE OF BUILDING
				RETAINING WALL
				CURB AND GUTTER (SPILL/CATCH)
EXISTING SYMBOLS	PROPOSED SYMBOLS			
		CONIFEROUS TREE		
		ADA PARKING STALL		
		ASPHALT PAVING - REFER TO SOILS REPORT FOR PAVING SECTION		
		CONCRETE PAVING		
		PEDESTRIAN WALKWAY		

SITE NOTES:

- IN GENERAL, THE SITE PLAN IDENTIFIES THOSE ITEMS INCLUDED FOR THE CONSTRUCTION OF THE FOX RUN NATURE CENTER INCLUDING THE BUILDINGS, CANOPY WALK, PAVED ACCESS ROAD, PAVED PARKING, ADA ACCESS ROUTES, BUILDING ACCESS & MAINTENANCE AREAS, CONCRETE PLAZA, RETAINING WALLS, ETC.
- ALL CONSTRUCTION TO BE IN ACCORDANCE WITH THE EL PASO COUNTY ENGINEERING CRITERIA MANUAL UNLESS OTHERWISE NOTED.
- THE LOOPED ACCESS ROAD WILL BE CONSTRUCTED IN ACCORDANCE WITH THE GEOTECHNICAL REPORT REQUIREMENTS AND EL PASO COUNTY STANDARDS. PAVEMENT SECTION AND SUBGRADE PREPARATION PER GEOTECHNICAL REPORT.
- CURB & GUTTER SHALL OF THE TYPE INDICATED ON THE PLANS AND IN ACCORDANCE WITH EL PASO COUNTY STANDARD DETAILS. CONCRETE CROSS PAN AS SHOWN ON THE PLANS SHALL BE IN ACCORDANCE WITH THE EL PASO COUNTY STANDARD DETAIL AS MODIFIED BY THE PLANS TO A 4 FOOT WIDTH. CONCRETE STRENGTH SHALL BE 4500 PSI MINIMUM.
- CONCRETE PLAZA AND SIDEWALK TO BE CONSTRUCTED TO CURRENT EL PASO COUNTY STANDARDS. CONCRETE THICKNESS TO BE 5" WITH A MINIMUM STRENGTH OF 4500 PSI.
- PARKING LOT STRIPING INCLUDES PARKING STALL STRIPING, ADA STRIPING AND DESIGNATED PEDESTRIAN WALKWAY STRIPING AS INDICATED ON THE PLANS. STRIPING TO MEET EL PASO COUNTY REQUIREMENTS.
- RETAINING WALLS ARE TO BE CONSTRUCTED TO HEIGHTS INDICATED ON THE PLANS.
- TREE WELLS TO BE FORMED WITH STRUCTURAL CONCRETE WALLS AND PEDESTRIAN SAFE TREE WELL GRATES. TREE WELL DIMENSIONS TO BE VERIFIED BY THE LANDSCAPE ARCHITECT AND EL PASO COUNTY PARKS PERSONNEL. VERIFY DIMENSIONS SHOWN ON PLANS.
- SITE LIGHTING TO BE INSTALLED IN ACCORDANCE WITH ELECTRICAL SITE PLAN AND DETAILS.
- SEE ARCHITECTURAL SITE PLAN FOR ARCHITECTURAL FEATURES AND DETAILS.



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DESIGNED BY	AJL
DRAWN BY	AJL
CHECKED BY	SGB

DATE	06/26/2024
PREPARED BY	

REVISION	DESCRIPTION
60 %	DESIGN SET

EL PASO COUNTY PARKS	EL PASO COUNTY
FOX RUN NATURE CENTER	
SITE PLAN	

PREPARED UNDER THE DIRECT SUPERVISION OF

PRELIMINARY
NOT FOR
CONSTRUCTION

FOR AND ON BEHALF OF BASELINE CORPORATION	
INITIAL SUBMITTAL	XX/XX/XX
DRAWING SIZE	24" X 36"
SURVEY FIRM	BASELINE
SURVEY DATE	10/31/2023
JOB NO.	C035069
DRAWING NAME	35069 Site Plan.dwg
SHEET	4 OF 19
C4	

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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 PLANNING AND COMMUNITY DEVELOPMENT.
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 35 MPH OR HIGHER SHALL HAVE 8" UPPER-LOWER CASE LETTERING ON 12" 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". SIGNAL POLE MOUNTED AND OVERHEAD STREET NAME SIGNS SHALL BE PER MUTCD SIZE STANDARDS.
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 SUBBASE 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. STOP BARS SHALL BE 24" IN WIDTH. CROSSWALKS LINES SHALL BE 24" WIDE AND A MINIMUM OF 9' LONG.
12. WORD AND SYMBOL MARKINGS SHALL BE THE NARROW TYPE.
13. 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.
14. THE CONTRACTOR SHALL NOTIFY EL PASO COUNTY PLANNING AND COMMUNITY DEVELOPMENT (719) 520-6819 PRIOR TO AND UPON COMPLETION OF SIGNING AND STRIPING.
15. THE CONTRACTOR SHALL OBTAIN A WORK IN THE RIGHT OF WAY PERMIT FROM THE EL PASO COUNTY DEPARTMENT OF PUBLIC WORKS (DPW) PRIOR TO ANY SIGNAGE OR STRIPING WORK WITHIN AN EXISTING EL PASO COUNTY ROADWAY.

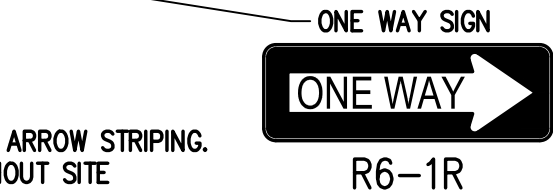
5' WIDE PEDESTRIAN WALKING PATH WITH
4" WHITE STRIPING ON BOTH SIDES



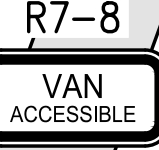
R5-1



R4-7b



R6-1R



R7-8

R7-8a

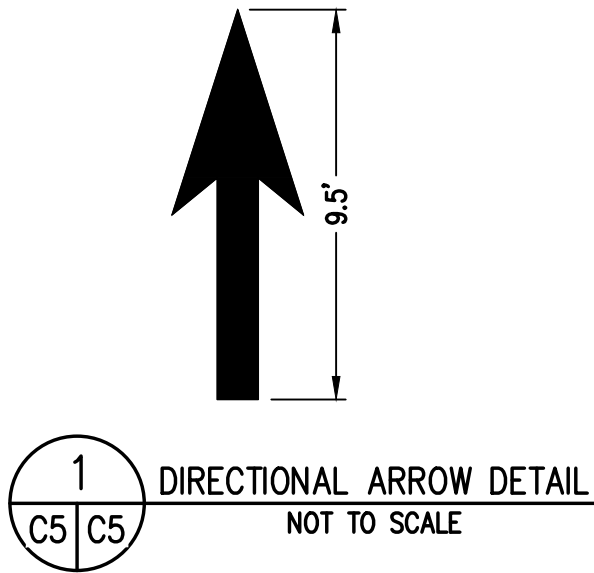
WHITE ADA PARKING SYMBOL
STRIPING WITH BLUE BACKGROUND.



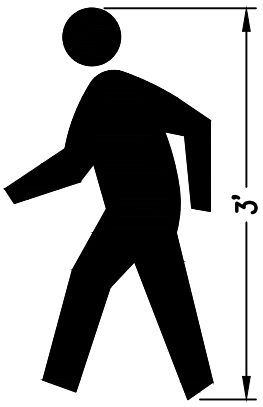
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LEGEND

EXISTING LINETYPES		PROPOSED LINETYPES		
				EDGE OF ASPHALT
				EDGE OF BUILDING
				RETAINING WALL
				CURB AND GUTTER (SPILL/CATCH)
EXISTING SYMBOLS	PROPOSED SYMBOLS			
				CONIFEROUS TREE
				ADA PARKING STALL
				PEDESTRIAN SYMBOL
				DIRECTIONAL ARROW
				ASPHALT PAVING - REFER TO SOILS REPORT FOR PAVING SECTION
				CONCRETE PAVING



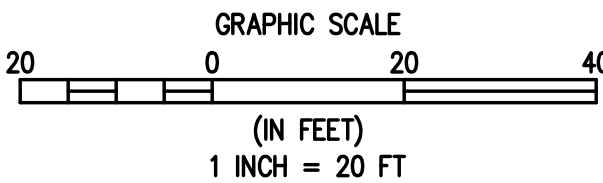
1 DIRECTIONAL ARROW DETAIL
NOT TO SCALE



2 PEDESTRIAN SYMBOL DETAIL
NOT TO SCALE



3 ADA PARKING SYMBOL DETAIL
NOT TO SCALE



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DRAWN BY	AJL
CHECKED BY	SGB

DATE	06/26/2024
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PREPARED BY	
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REVISION	DESCRIPTION
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60 % DESIGN SET	
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EL PASO COUNTY	
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FOX RUN NATURE CENTER	
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SIGNING & STRIPING PLAN	
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EL PASO COUNTY PARKS	
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FOR AND ON BEHALF OF BASELINE CORPORATION	
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INITIAL SUBMITTAL	XX/XX/XX
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DRAWING SIZE	24" X 36"
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SURVEY FIRM	BASELINE
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SURVEY DATE	10/31/2023
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JOB NO.	C035069
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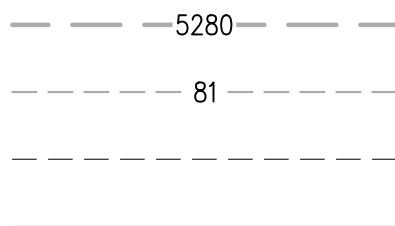
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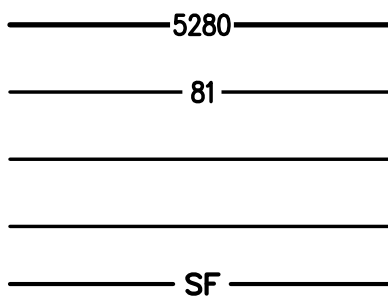
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LEGEND

EXISTING LINETYPES

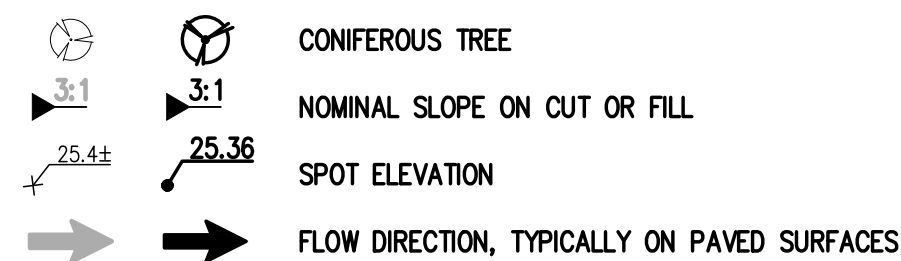


PROPOSED LINETYPES



MAJOR CONTOUR (5' INTERVAL)
MINOR CONTOUR (1' INTERVAL)
EDGE OF GRAVEL
EDGE OF ASPHALT
SILT FENCE

EXISTING PROPOSED SYMBOLS

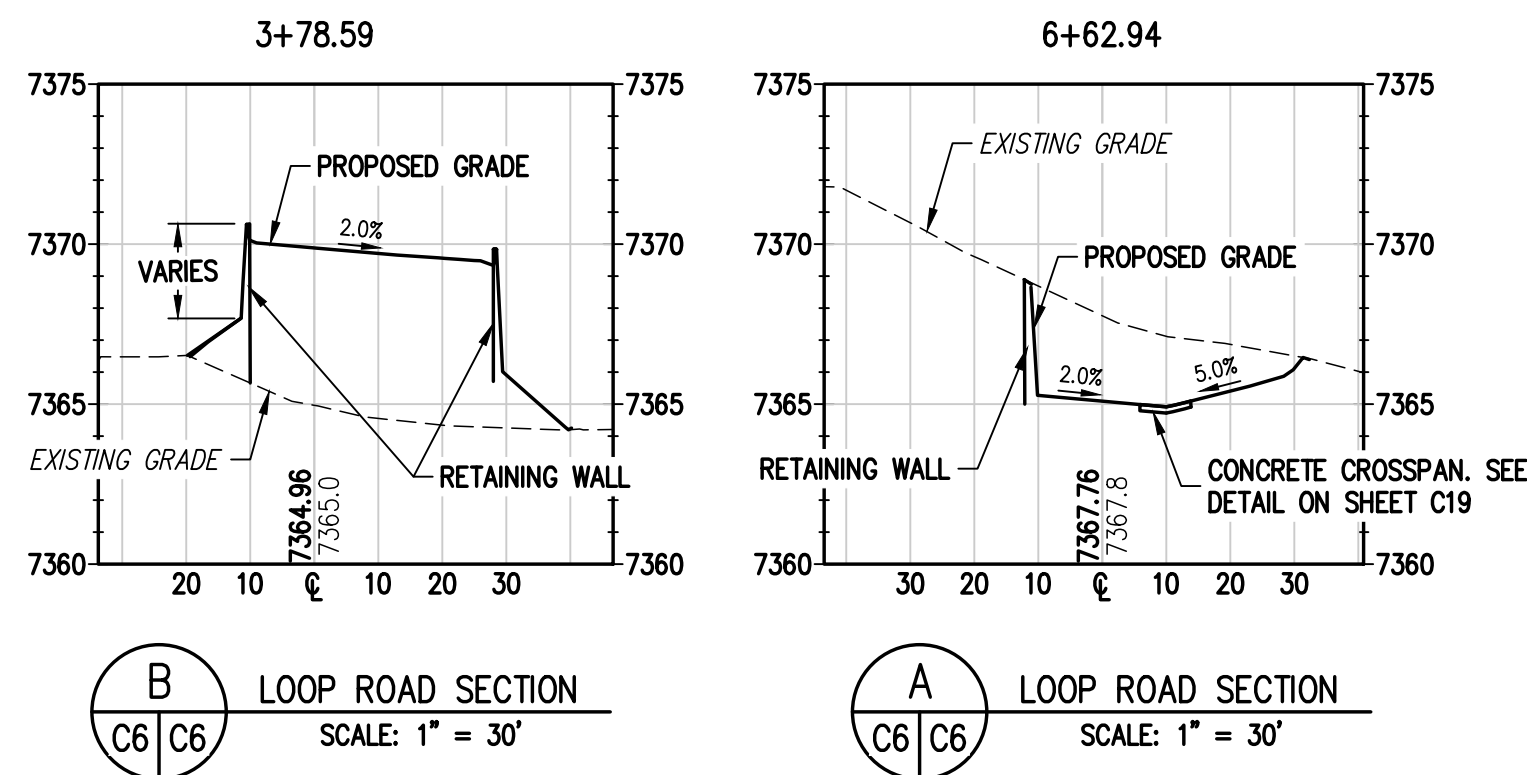


ASPHALT PAVING - REFER TO SOILS REPORT FOR PAVING SECTION

CONCRETE PAVING

ESTIMATED EARTHWORK QUANTITIES

-DISTURBED AREA = 1.56 ACRES
-CUT = 1300 CY
-FILL = 3800 CY
-APPROX EXTRA CUT ALLOWANCE FOR FLATWORK = 700 CY
-NET = 1800 CY (FILL)



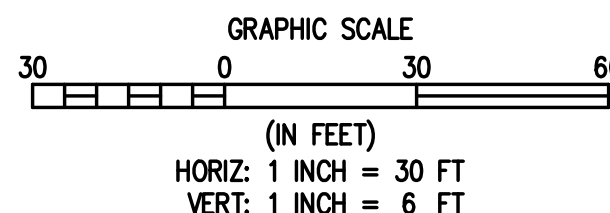
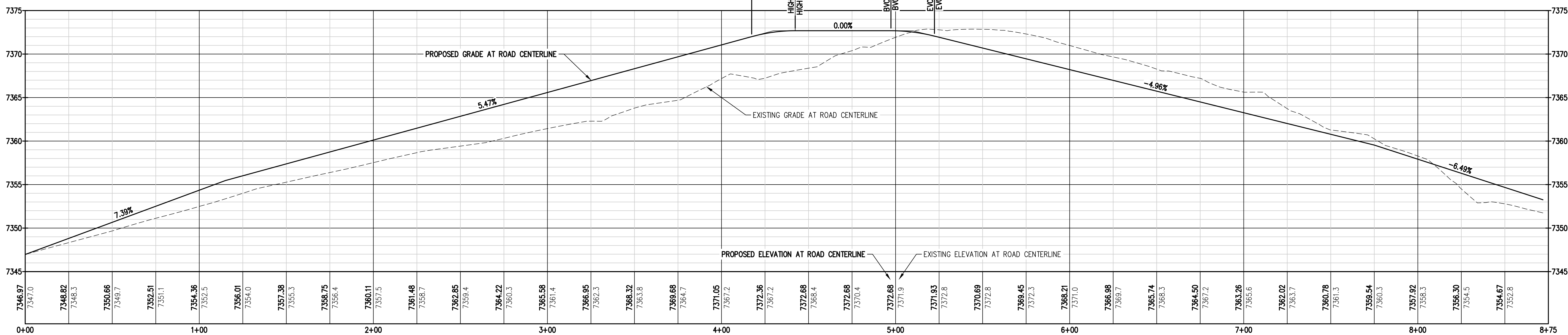
SEE GRADING & EROSION CONTROL NOTES ON SHEET C11

ALIGNMENT LINE TABLE

LINE #	LENGTH	BEARING
L1	57.54'	N 18°35'57" E

ALIGNMENT CURVE TABLE

CURVE #	RADIUS	LENGTH	DELTA	CHORD BEARING	CHORD LENGTH
C1	155.41'	104.46'	38°30'47"	N 00°35'39" W	102.51'
C2	1781.12'	121.64'	3°54'47"	N 20°50'02" W	121.62'
C3	218.77'	63.16'	16°32'32"	N 11°04'26" W	62.94'
C4	70.63'	63.40'	51°25'45"	N 31°33'01" E	61.29'
C5	104.41'	95.27'	52°16'38"	N 79°21'11" E	92.00'
C6	61.10'	48.78'	45°44'46"	S 53°03'53" E	47.50'
C7	91.30'	46.76'	29°20'53"	S 10°07'06" E	46.25'
C8	349.31'	184.84'	30°19'07"	S 19°20'37" W	182.69'
C9	350.75'	34.28'	5°35'57"	S 37°29'23" W	34.26'
C10	104.11'	51.77'	28°29'35"	S 28°04'09" W	51.24'



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DRAWN BY: A/JL
CHECKED BY: SGB

DATE: 06/26/2024
PREPARED BY:

REVISION DESCRIPTION: 60% DESIGN SET

EL PASO COUNTY PARKS
FOX RUN NATURE CENTER
DRIVEWAY & PARKING AREA GRADING PLAN

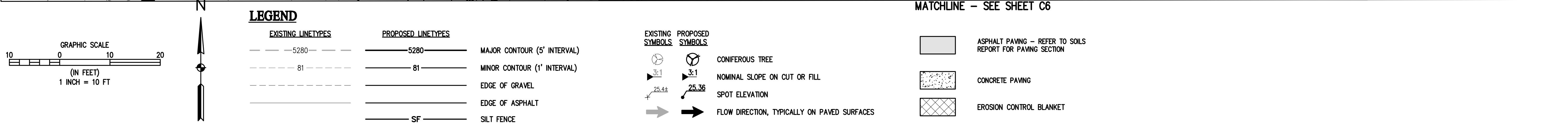
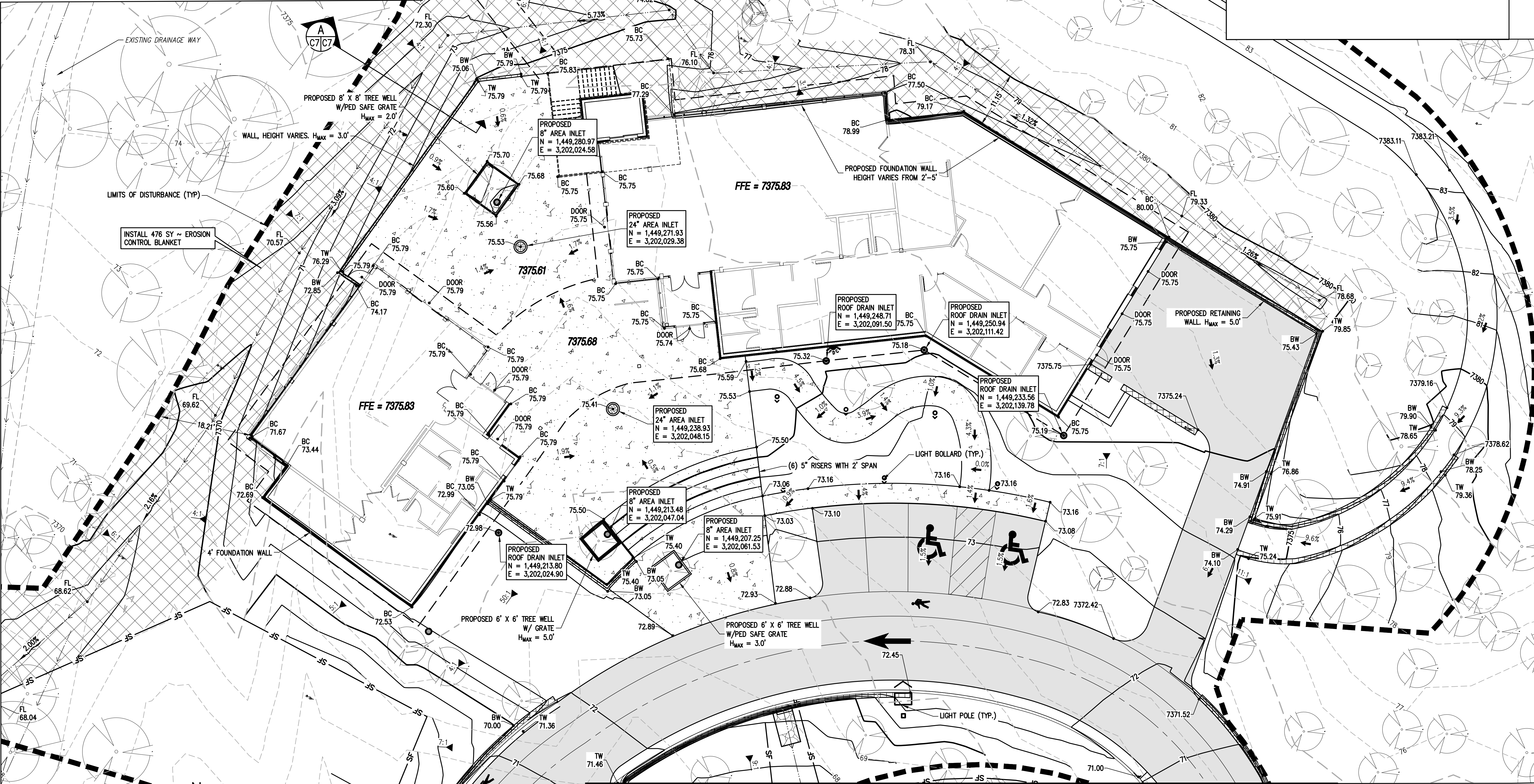
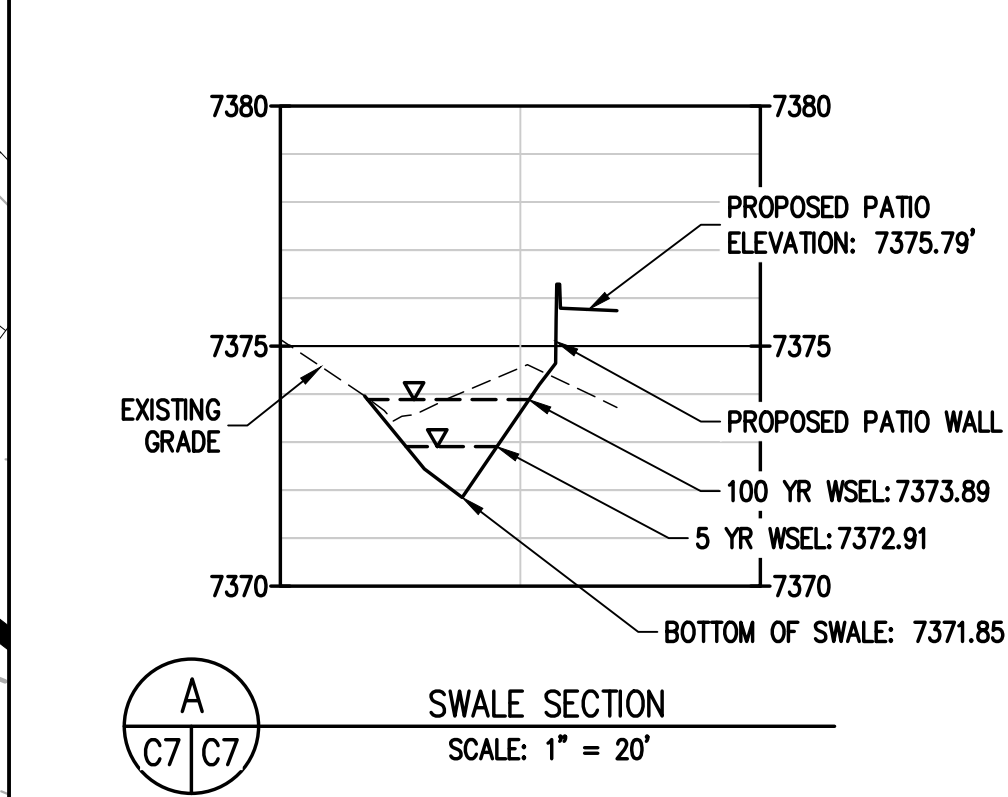
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FOR AND ON BEHALF OF
BASELINE CORPORATION
INITIAL SUBMITTAL: XX/XX/XX
DRAWING SIZE: 24" X 36"
SURVEY FIRM: BASELINE
SURVEY DATE: 10/31/2023
JOB NO.: C035069
DRAWING NAME: 35069 Grading Plan.dwg
SHEET: 6 OF 19
C6

GRADING & EROSION CONTROL NOTES:

1. SITE GRADING TO BE COMPLETED TO THE LINES AND GRADES INDICATED ON THE PLANS. IN GENERAL, THE SITE GRADING INCLUDES OVERLOT GRADING FOR THE BUILDINGS, ACCESS ROAD AND PARKING LOT, PLAZA AND LANDSCAPE AREAS, DRAINAGE SWALES AND A WATER QUALITY FACILITY.
2. ELEVATIONS AND TREE LOCATIONS ARE BASED ON FIELD SURVEY BY BASELINE ENGINEERING. TREES SMALLER THAN 4" IN DIAMETER AND ADJUSTMENT OF THE SITE SINCE THE SURVEY WAS COMPLETED MAY RESULT IN ADDITIONAL TREES WITHIN THE DEMOLITION AND PRESERVATION AREAS.
3. SUBGRADE REQUIREMENTS FOR THE BUILDING, ACCESS ROAD, PARKING LOT AND HARDSCAPE AREAS SHALL BE IN ACCORDANCE WITH THE RECOMMENDATIONS OF THE GEOTECHNICAL REPORT FOR THE SITE.
4. ALL CONSTRUCTION TO BE IN ACCORDANCE WITH THE EL PASO COUNTY ENGINEERING CRITERIA MANUAL UNLESS OTHERWISE NOTED.
5. EXTREME CAUTION SHALL BE USED TO PROTECT TREES AND VEGETATION AREAS INDICATED TO REMAIN ON THE CIVIL AND LANDSCAPE PLANS. LIMITS OF DISTURBANCE ARE NOTED ON THE DESIGN PLANS. ADJUSTMENT OF THESE LIMITS IS SUBJECT TO APPROVAL BY THE DESIGN TEAM AND/OR EL PASO COUNTY STAFF. THESE LIMITS MAY BE AFFECTED BY TREE PROTECTION REQUIREMENTS AND OTHER FIELD CONDITIONS.
6. LIMITS OF DISTURBANCE IS INDICATED FOR THE CANOPY WALK PORTION OF THE SITE. GRADING IS NOT REQUIRED FOR THIS PORTION OF THE PROJECT OTHER THAN GRADING DISTANCE FROM THE INSTALLATION OF THE SUPPORT TOWERS AND CONSTRUCTION ACCESS. THE AREA UNDER THE CANOPY WALK WILL BE REVEGETATED TO ITS NATURAL STATE UPON COMPLETION OF THE PROJECT.
7. AN AREA OF DISTURBANCE IS INDICATED FOR THE CANOPY WALK PORTION OF THE SITE. GRADING IS NOT REQUIRED FOR THIS PORTION OF THE PROJECT OTHER THAN GRADING DISTANCE FROM THE INSTALLATION OF THE SUPPORT TOWERS AND CONSTRUCTION ACCESS. THE AREA UNDER THE CANOPY WALK WILL BE REVEGETATED TO ITS NATURAL STATE UPON COMPLETION OF THE PROJECT.
8. GRADING OPERATIONS SHALL NOT COMMENCE UNTIL INITIAL CONSTRUCTION BMPs ARE IN PLACE IN ACCORDANCE WITH THE APPROVED GRADING & EROSION CONTROL PLAN.
9. INITIAL CONSTRUCTION BMPs INCLUDE SILT FENCING ON DOWN STREAM PERIMETER OF SITE AND EROSION BLANKETS ON THE MAIN DIVERSION SWALE. WATER QUALITY FACILITY TO BE UTILIZED AS TEMPORARY SEDIMENT BASIN DURING CONSTRUCTION.
10. INTERIM CONSTRUCTION BMPs TO INCLUDE INLET PROTECTION WHERE APPLICABLE, ROCK CHECKS IN THE GRADED ROADWAY FLOWLINE, CONCRETE WASHOUT, VEHICLE TRACKING CONTROL AND SILT FENCE AT CANOPY WALK SUPPORT TOWER CONSTRUCTION LOCATIONS.
11. FINAL CONSTRUCTION BMPs INCLUDE RESEEDING AND REVEGETATION OF THE SITE IN ACCORDANCE WITH THE APPROVED LANDSCAPE PLANS.



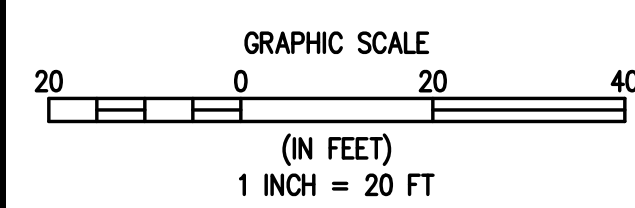
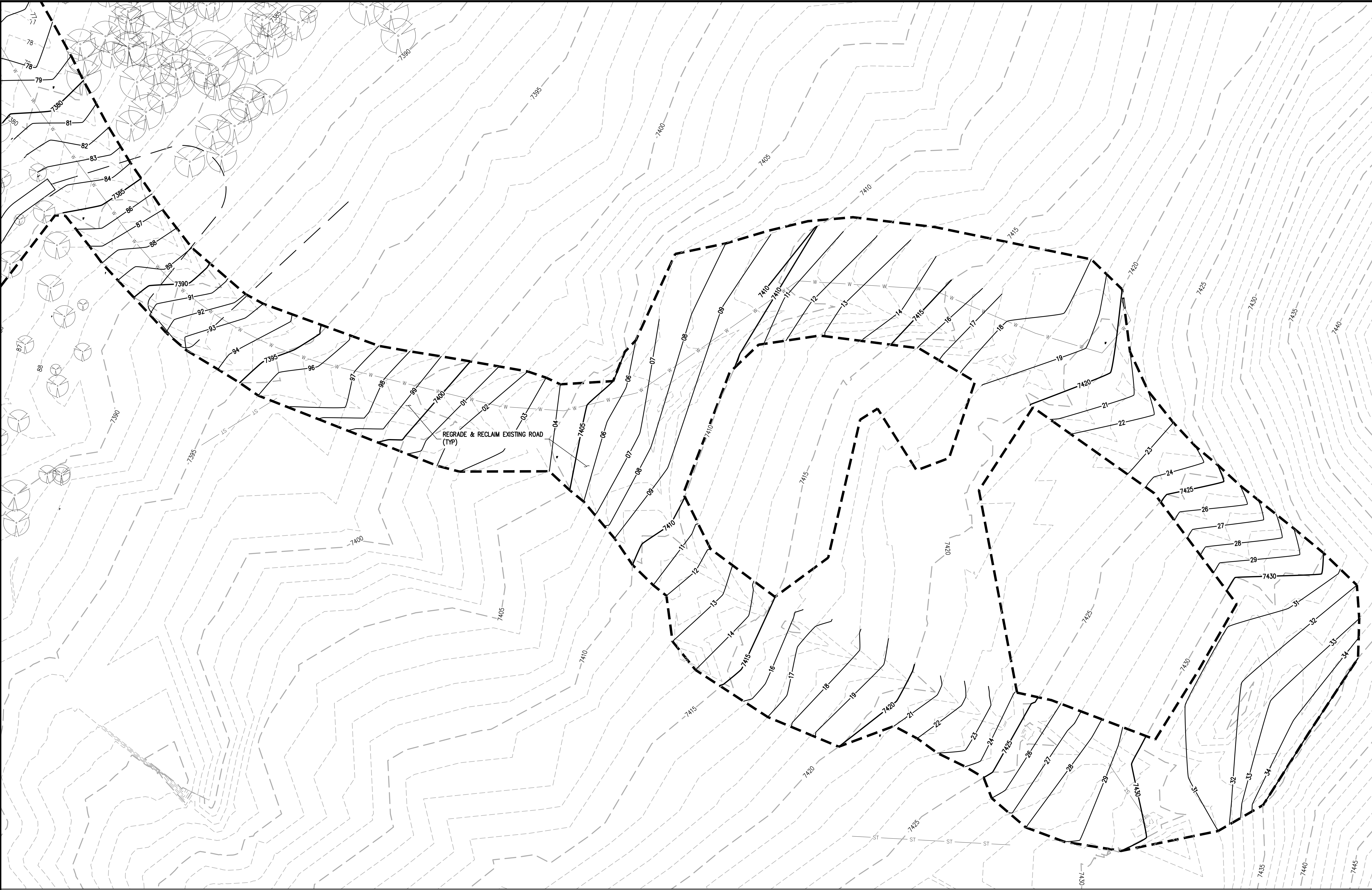
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JOB NO.	C035069	
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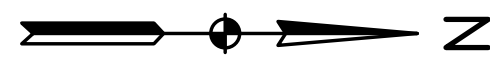


LEGEND

EXISTING LINETYPES	PROPOSED LINETYPES	
--- 5280 ---	--- 5280 ---	MAJOR CONTOUR (5' INTERVAL)
--- 81 ---	--- 81 ---	MINOR CONTOUR (1' INTERVAL)
---	---	EDGE OF GRAVEL
---	---	EDGE OF ASPHALT
---	---	SILT FENCE

EXISTING SYMBOLS	PROPOSED SYMBOLS	
		CONIFEROUS TREE
		NOMINAL SLOPE ON CUT OR FILL
		SPOT ELEVATION
		FLOW DIRECTION, TYPICALLY ON PAVED SURFACES

	ASPHALT PAVING -- REFER TO SOILS REPORT FOR PAVING SECTION
	CONCRETE PAVING
	EROSION CONTROL BLANKET



EL PASO COUNTY PARKS

FOX RUN NATURE CENTER

ROAD RECLAMATION GRADING PLAN

EL PASO COUNTY

REVISION DESCRIPTION

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DATE

DESIGNED BY

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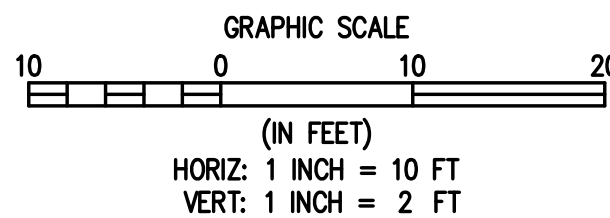
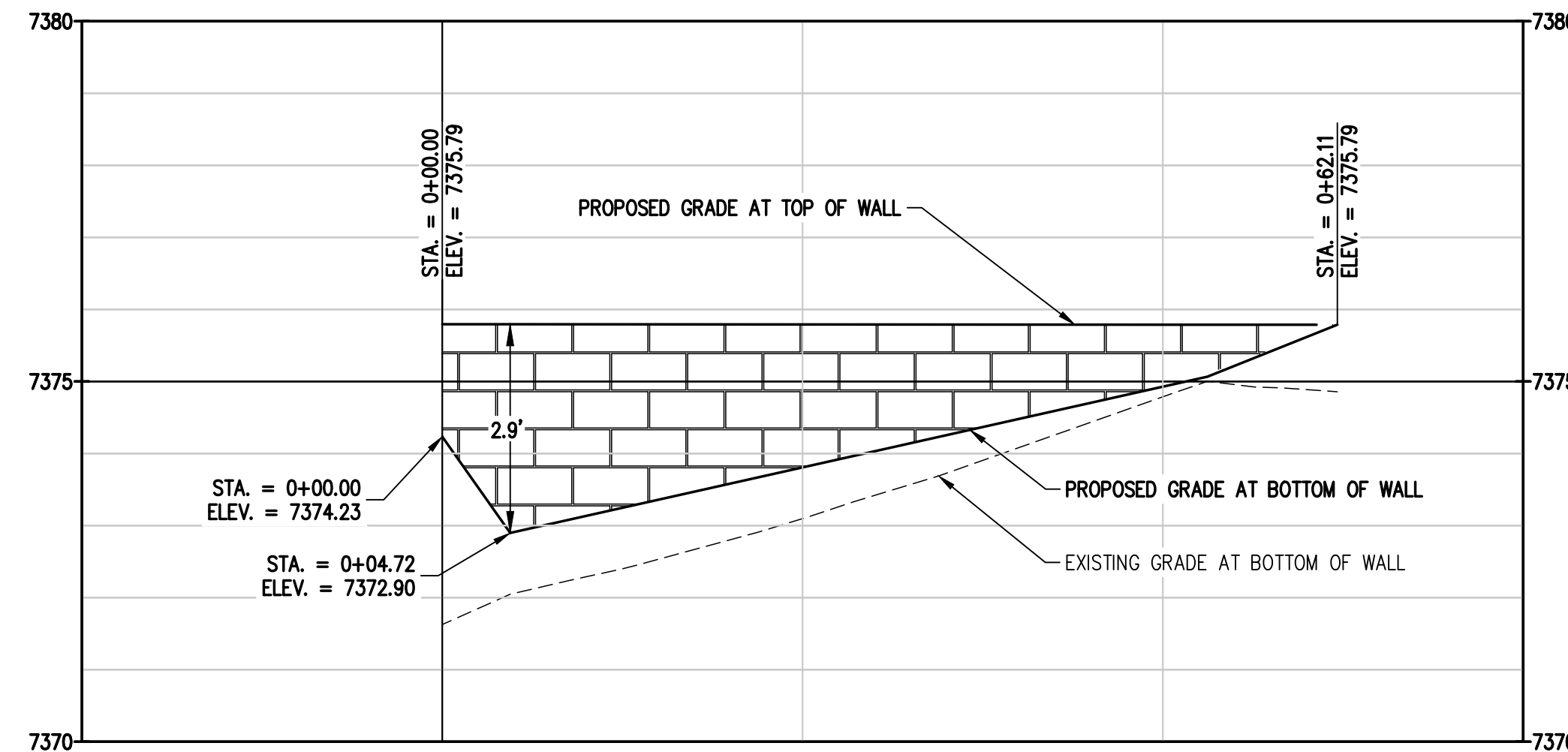
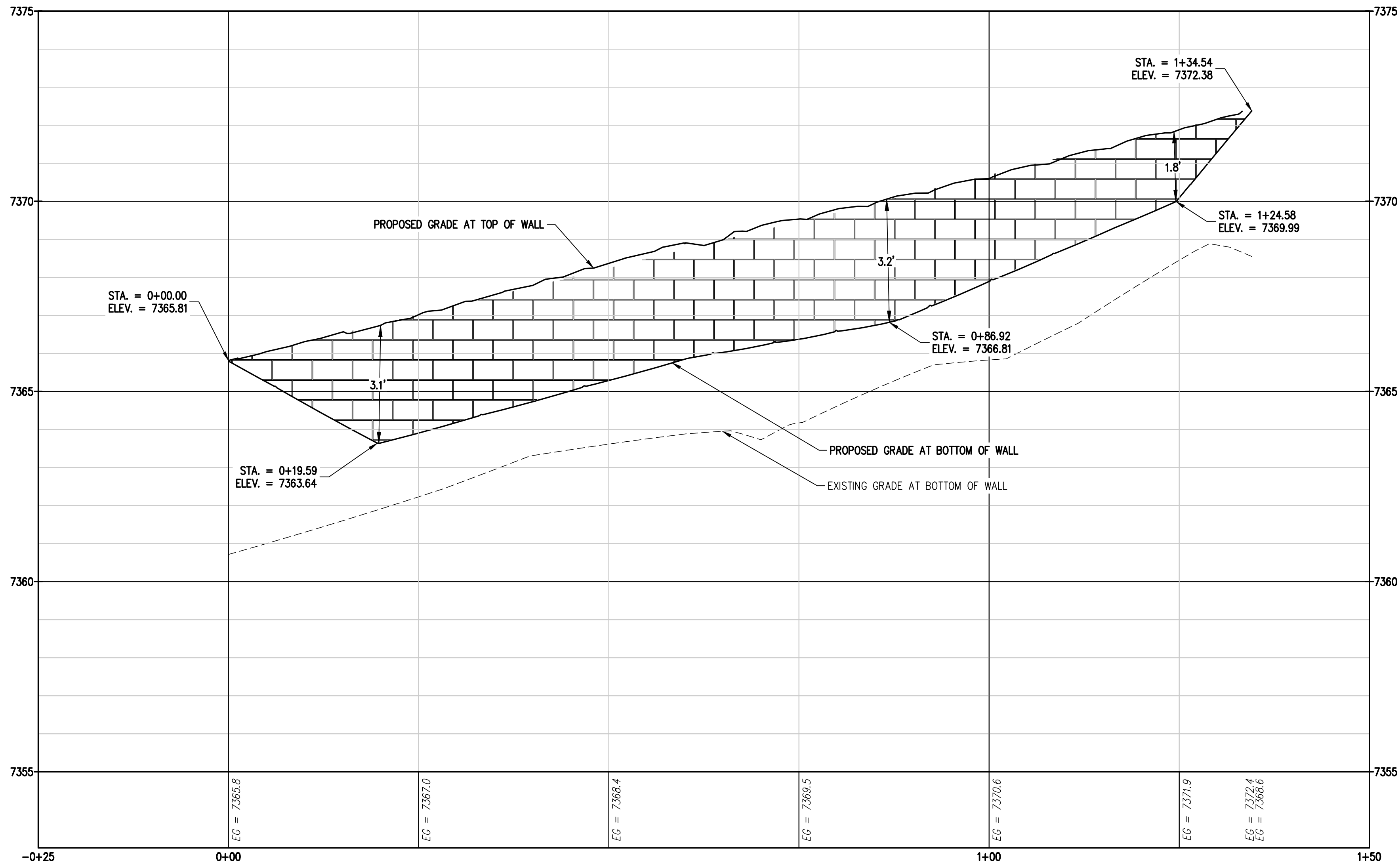
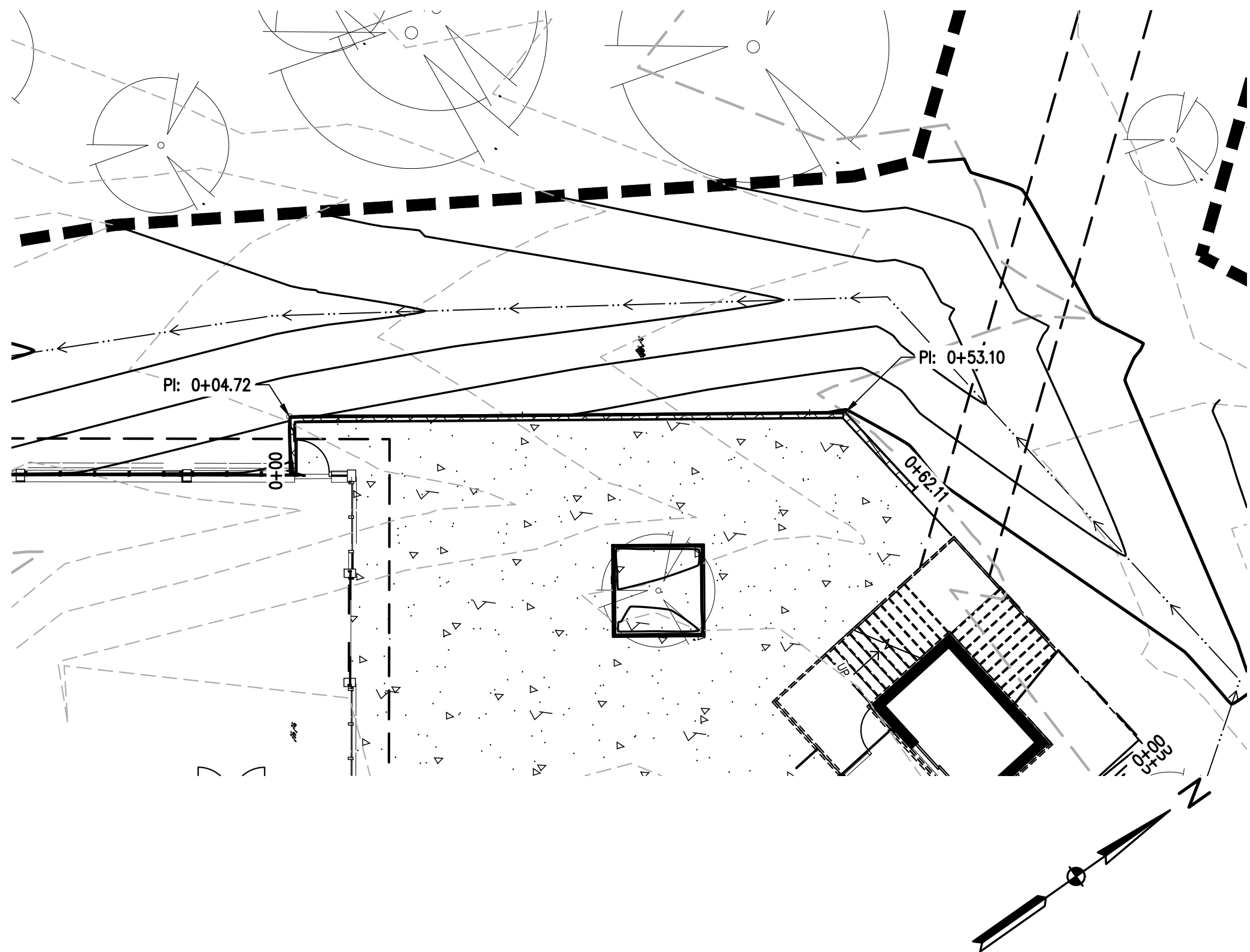
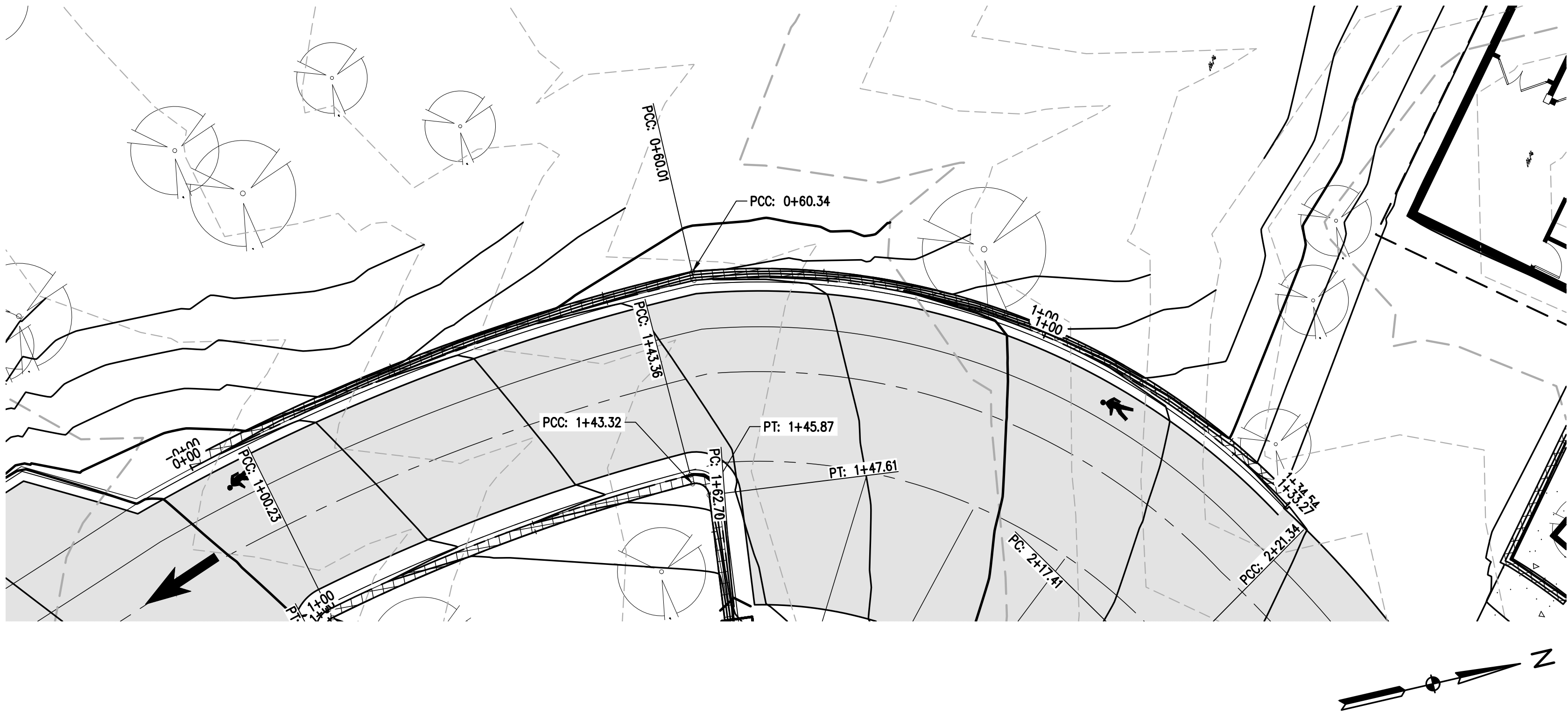
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DRAWING SIZE	24" X 36"
SURVEY FIRM	SURVEY DATE
BASELINE	10/31/2023
JOB NO.	C035069
DRAWING NAME	35069 Grading Plan.dwg
SHEET	8 OF 19

C8

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1
C9

WALL PLAN AND PROFILE I



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FOX RUN NATURE CENTER

WALL PLAN AND PROFILE I

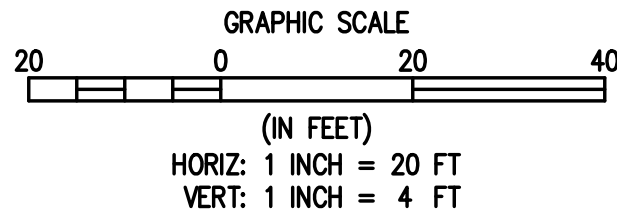
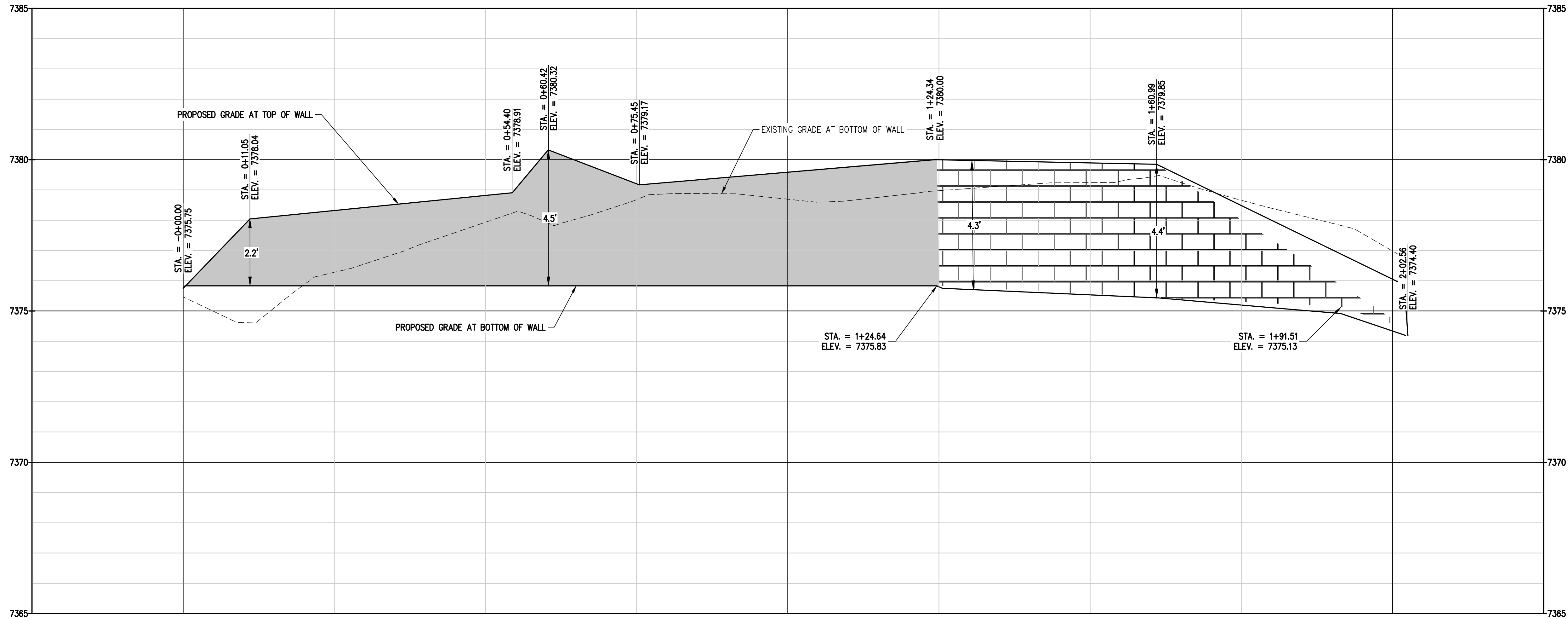
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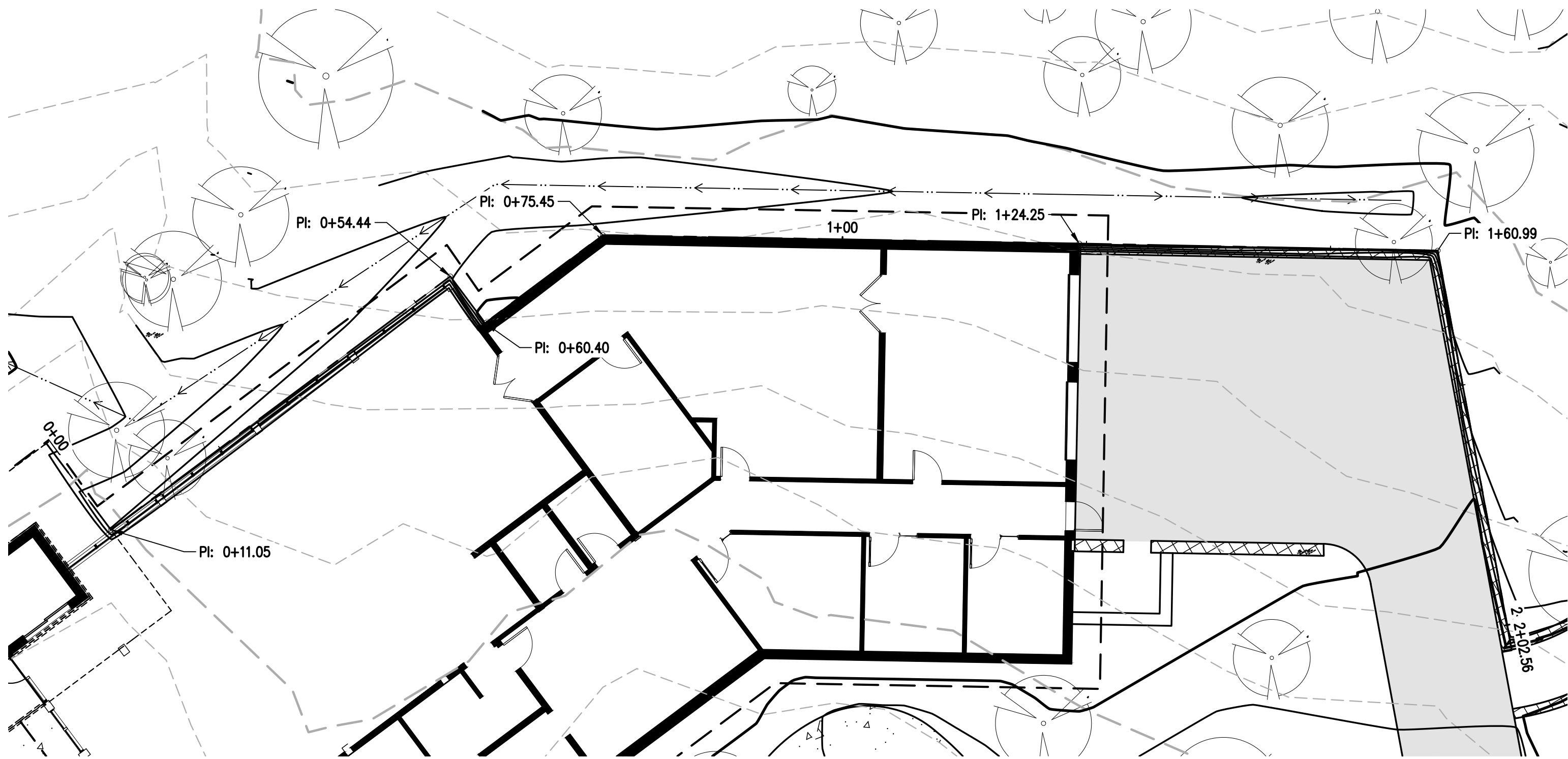
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JOB NO. C035069
DRAWING NAME 35069 Grading Details.dwg
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C9

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1
C10 WALL PLAN AND PROFILE II



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FOX RUN NATURE CENTER

WALL PLAN AND PROFILE II

EL PASO COUNTY

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DRAWING SIZE 24" X 36"
SURVEY FIRM BASELINE SURVEY DATE 10/31/2023
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C10

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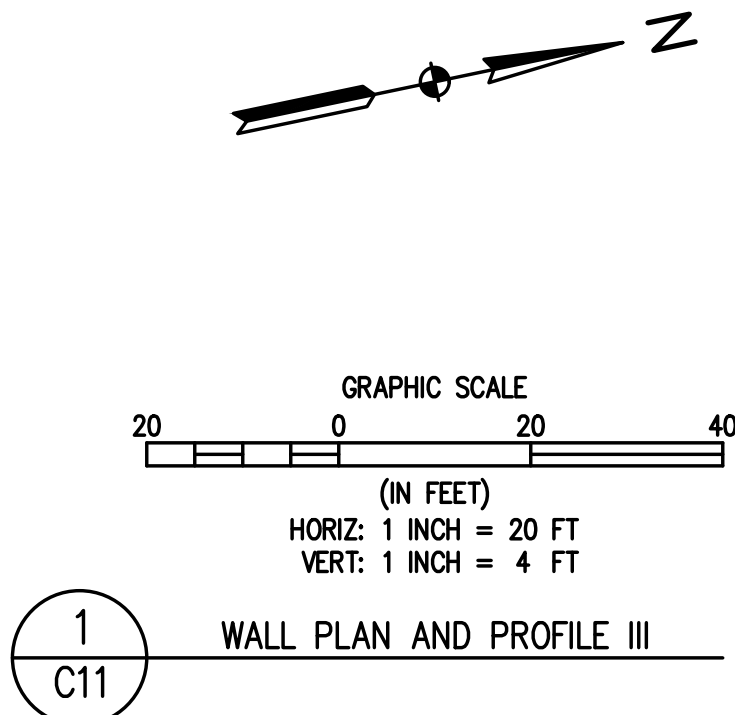
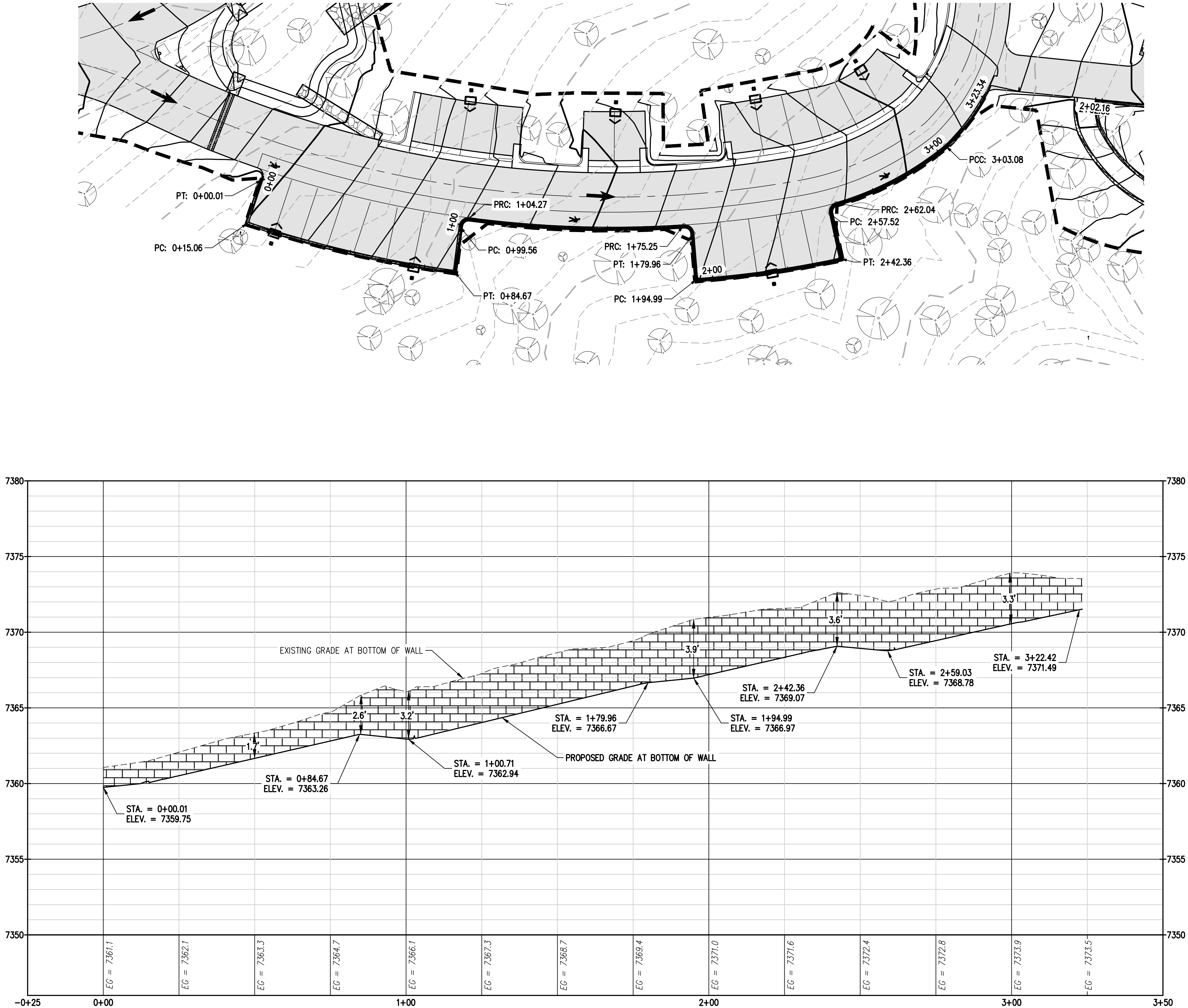
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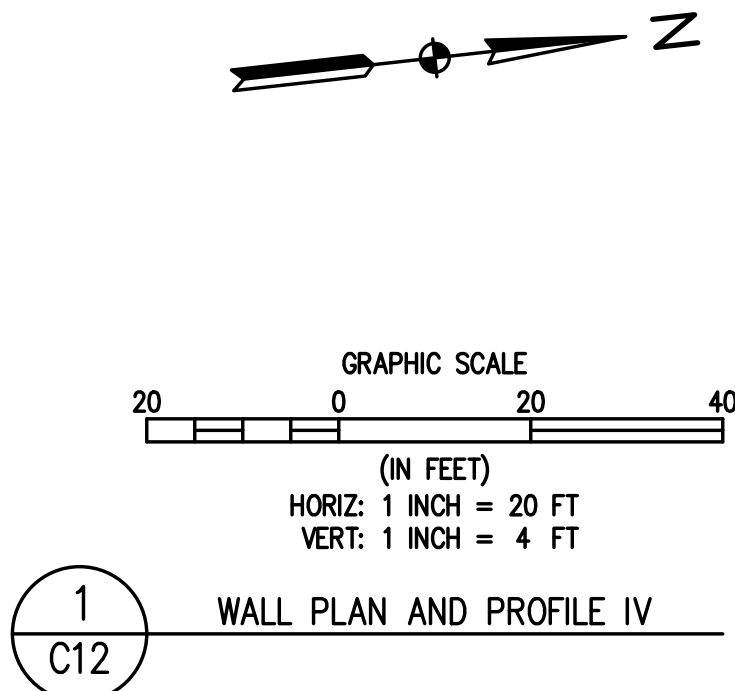
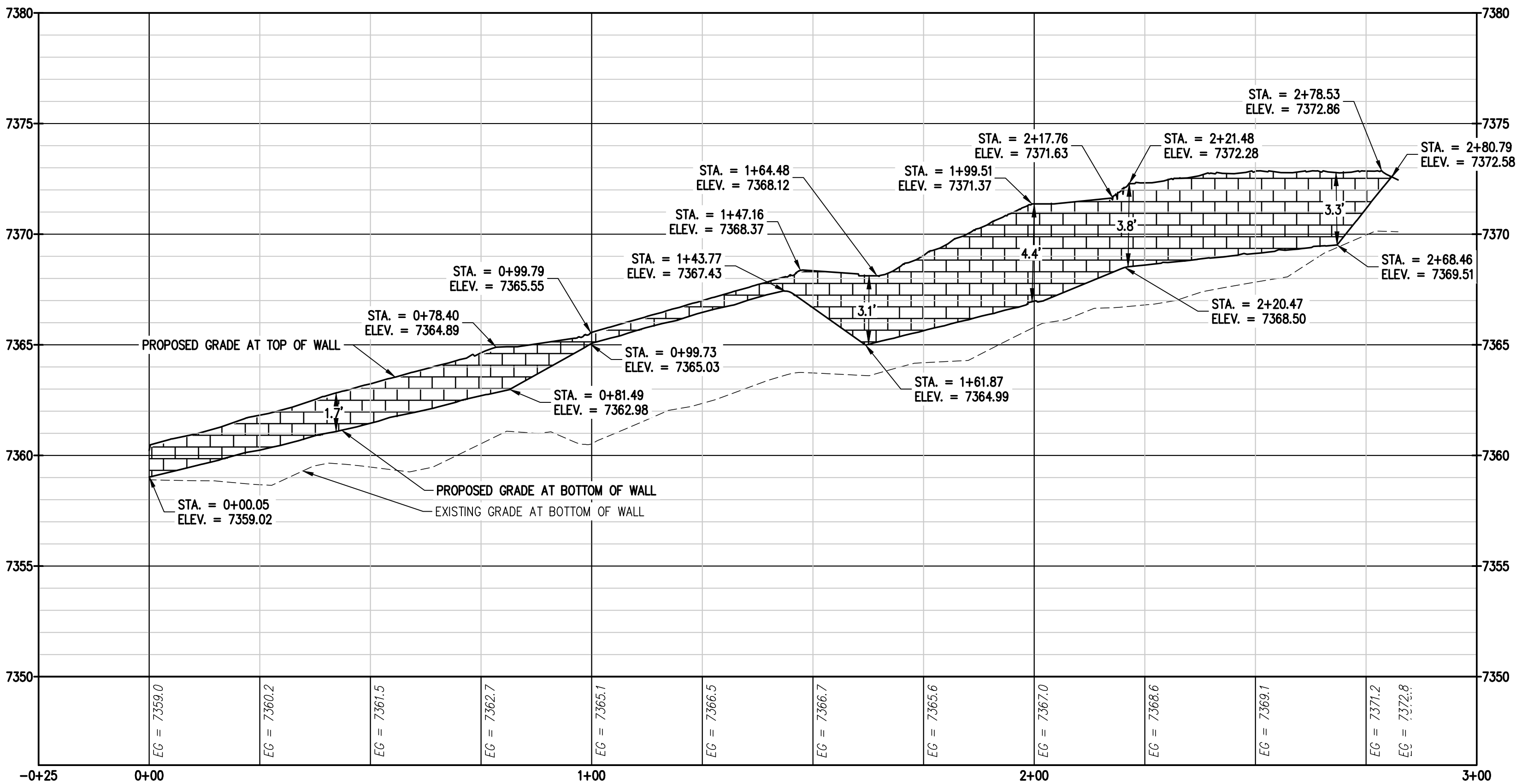
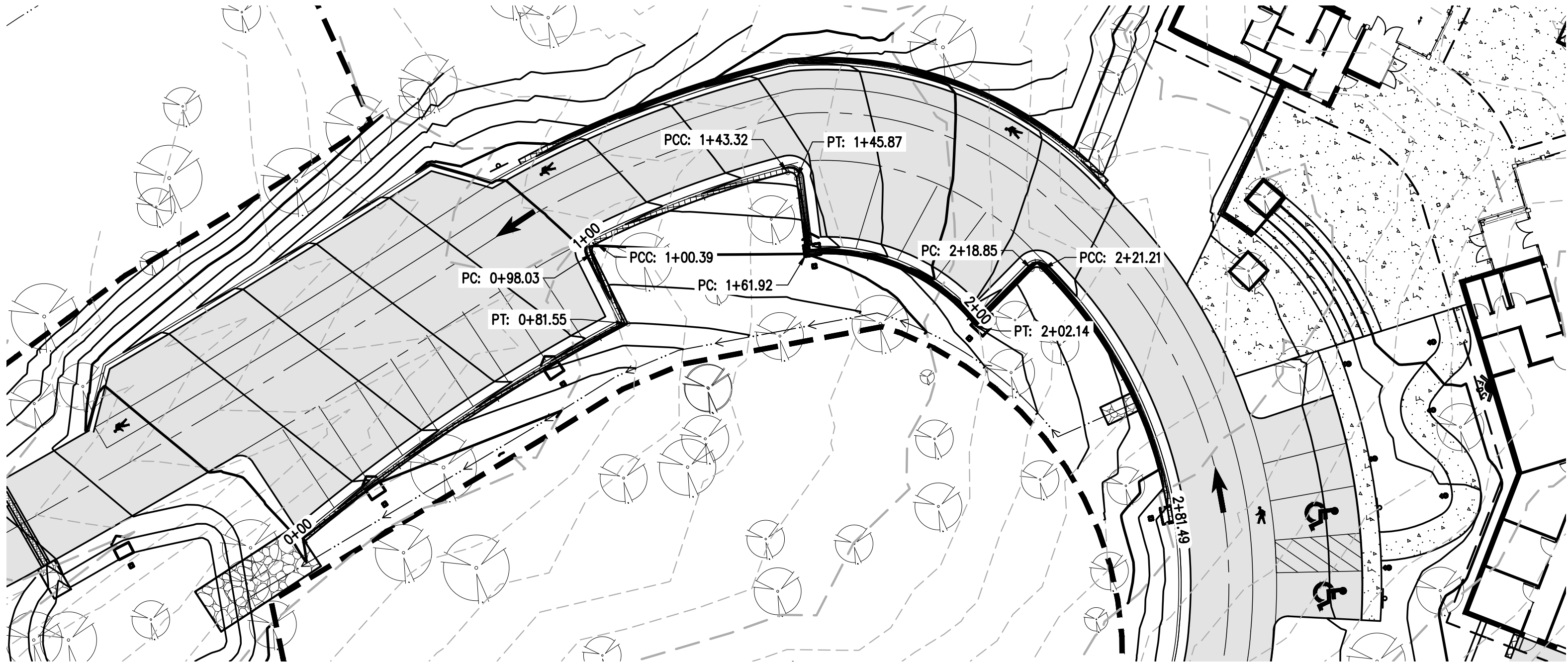
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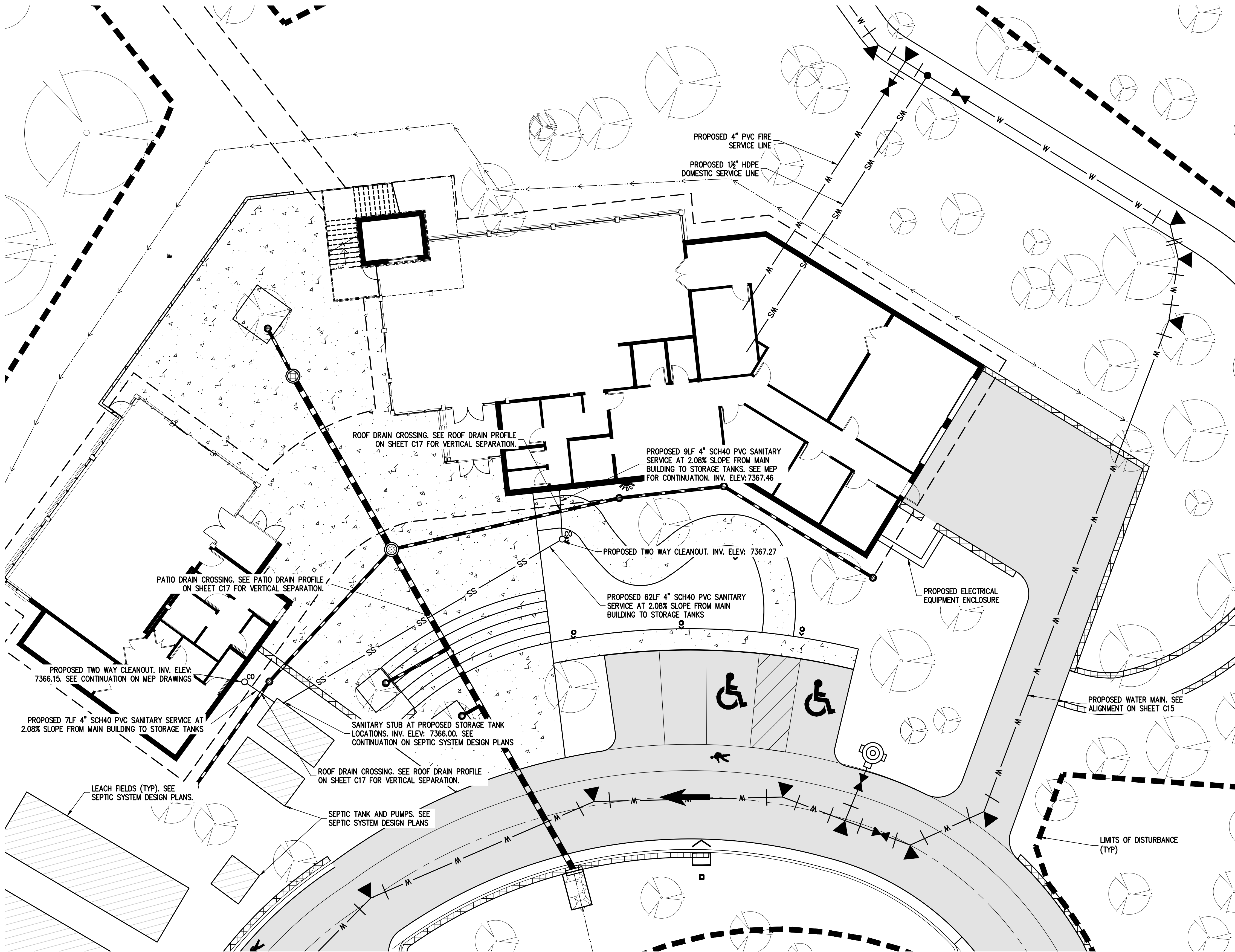
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EL PASO COUNTY PARKS FOX RUN NATURE CENTER WALL PLAN AND PROFILE III	
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FOR AND ON BEHALF OF BASELINE CORPORATION	
INITIAL SUBMITTAL XX/XX/XX	DRAWING SIZE 24" X 36"
SURVEY FIRM BASELINE	SURVEY DATE 10/31/2023
JOB NO. C035069	DRAWING NAME 35069 Grading Details.dwg
SHEET 11 OF 19	
C11	

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EL PASO COUNTY		EL PASO COUNTY		EL PASO COUNTY PARKS		FOX RUN NATURE CENTER	
						WALL PLAN AND PROFILE IV	
FOR AND ON BEHALF OF BASELINE CORPORATION		PREPARED UNDER THE DIRECT SUPERVISION OF		PRELIMINARY NOT FOR CONSTRUCTION			
INITIAL SUBMITTAL XX/XX/XX		DRAWING SIZE 24" X 36"		SURVEY FIRM BASELINE		SURVEY DATE 10/31/2023	
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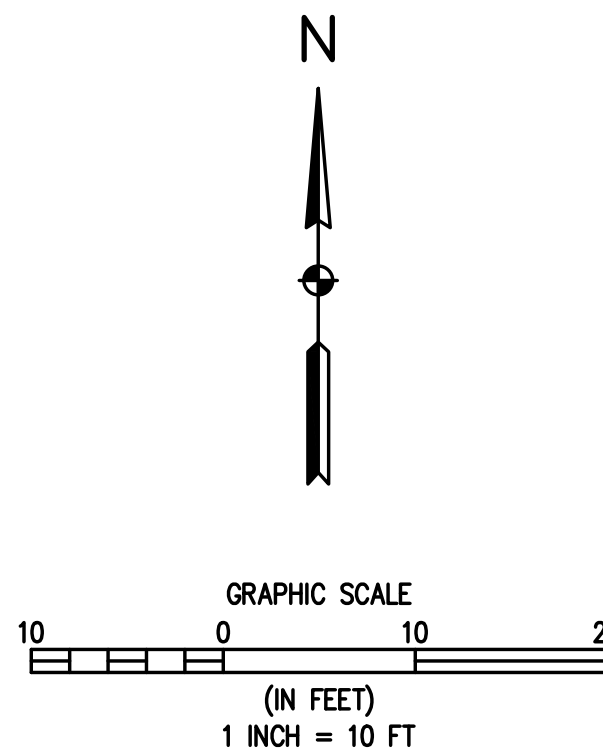


LEGEND

EXISTING LINETYPES		PROPOSED LINETYPES	
5280		5280	MAJOR CONTOUR (5' INTERVAL)
81		81	MINOR CONTOUR (1' INTERVAL)
			EDGE OF GRAVEL
			EDGE OF ASPHALT
SAN	SAN	SAN	SANITARY SEWER MAIN
W	W	W	WATER LINE
ST	ST		STORM SEWER
EXISTING SYMBOLS	PROPOSED SYMBOLS		
		CONIFEROUS TREE	
		CLEANOUT	
		TYPE 'C' INLET	
		ASPHALT PAVING - REFER TO SOILS REPORT FOR PAVING SECTION	
		CONCRETE PAVING	

UTILITY NOTES

- IN GENERAL, THE SITE UTILITY CONSTRUCTION CONSISTS OF THE UPSIZING AND RELOCATION OF THE EXISTING 4" WATER MAIN TO A 6" WATER MAIN, INSTALLATION OF A DOMESTIC SERVICE AND A FIRE MAIN, INSTALLATION OF WASTEWATER SERVICES FOR EACH BUILDING AND CONSTRUCTION OF AN ONSITE WASTEWATER TREATMENT SYSTEM.
- ALL CONSTRUCTION OF THE WATER MAIN, FIRE MAIN AND WATER SERVICE SHALL BE IN COMPLIANCE WITH ALL REQUIREMENTS OF THE DONALA WATER & SANITATION DISTRICT.
- WATER MAIN REPLACEMENT WILL REQUIRE REMOVAL OF THE EXISTING 4" WATER MAIN AND SHALL BE IN COMPLIANCE WITH ALL REQUIREMENTS OF THE DONALA WATER & SANITATION DISTRICT. REMOVAL OF THE EXISTING WATER MAIN IN ACCORDANCE WITH THE APPROVED PLANS WILL REQUIRE A TEMPORARY WATER SERVICE PLAN TO MAINTAIN THE WATER SERVICE FOR THE OTHER PORTIONS OF THE FOX RUN PARK THAT ALSO UTILIZE THIS MAIN. IT IS ANTICIPATED THAT A PHASED REMOVAL AND REPLACEMENT WILL BE REQUIRED FOR THE WATER MAIN TO ALLOW FOR A TEMPORARY WATER PLAN AS EACH SEGMENT OF THE 4" MAIN IS REMOVED.
- THE PROPOSED 6" WATER MAIN FOLLOWS THE EXISTING MAIN ROUTE IN THE ROAD WITH THE EXCEPTION OF THE AREA WHERE IT IS ROUTED AROUND THE PROPOSED BUILDING. ALL WATER MAIN AND WATER SERVICE CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST DONALA WATER & SANITATION DISTRICT STANDARDS AND SPECIFICATIONS.
- WATER SERVICES FOR THE FOX RUN NATURE CENTER INCLUDE A 1.5" (ID EQUIVALENT) HDPE DOMESTIC WATER SERVICE AND A 4" PVC FIRE MAIN AS SHOWN ON THE PLANS. METER AND BACKFLOW EQUIPMENT WILL BE LOCATED INSIDE THE BUILDING.
- A PROPOSED FIRE HYDRANT AND FIRE DEPARTMENT CONNECTION ARE LOCATED ON THE FRONT SIDE OF THE MAIN BUILDING.
- WASTEWATER SERVICES WILL LEAVE EACH PROPOSED BUILDING AS SHOWN ON THE PLANS. THE 4" PVC SERVICES WILL CONNECT TO THE PROPOSED SEPTIC SYSTEM AS SHOWN ON THE PLANS. SEE SEPTIC SYSTEM PLANS FOR ADDITIONAL DETAILS.
- AN ELECTRIC EQUIPMENT ENCLOSURE IS PROVIDED AT THE SOUTHEAST CORNER OF THE PROPOSED MAIN BUILDING. ELECTRIC SERVICE EXTENSION TO BE PROVIDED BY MOUNTAIN VIEW ELECTRIC.



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AJL	06/26/2024
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AJL	
CHECKED BY	
SGB	

PREPARED BY	
DATE	06/26/2024
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EL PASO COUNTY PARKS	EL PASO COUNTY
FOX RUN NATURE CENTER	
UTILITY SERVICES PLAN	

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DRAWING SIZE 24" X 36"

SURVEY FIRM SURVEY DATE

BASELINE 10/31/2023

JOB NO. C035069

DRAWING NAME

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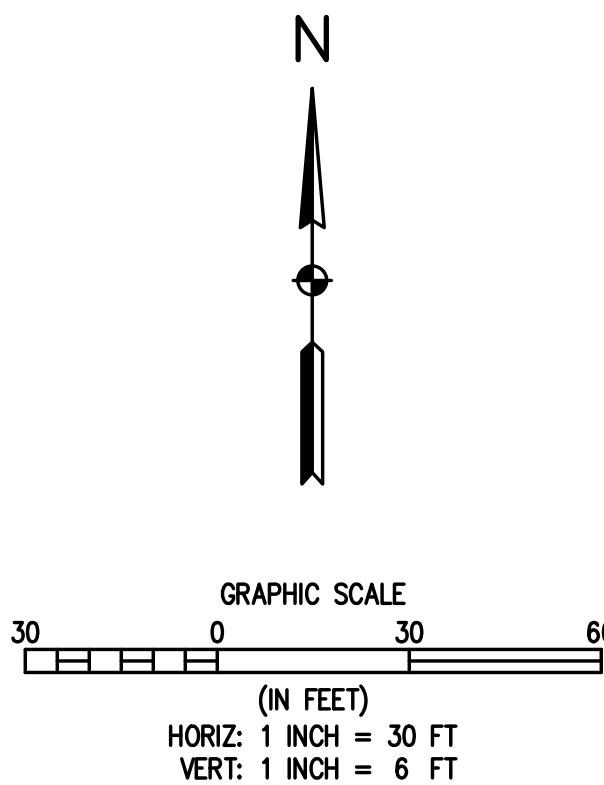
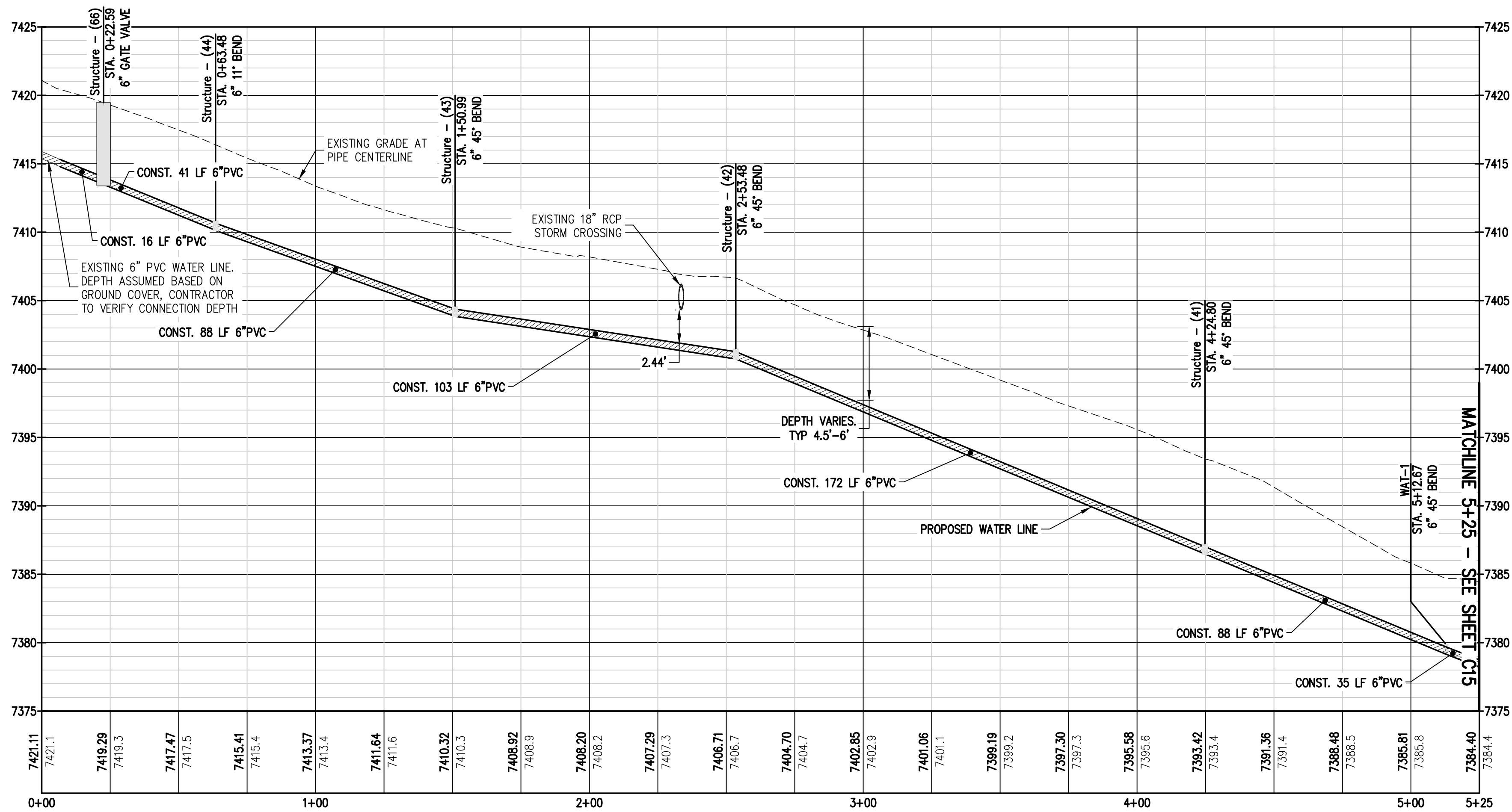
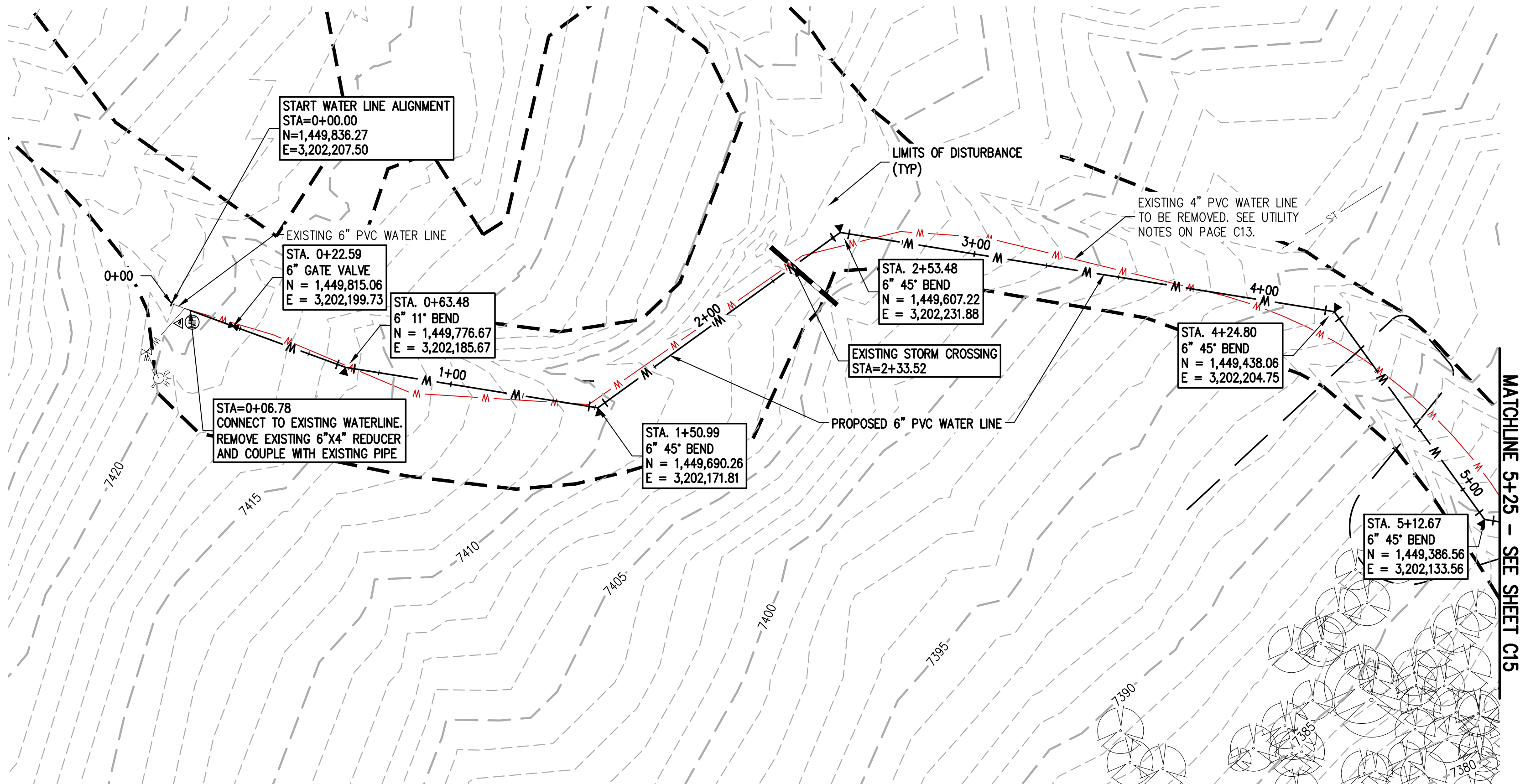
SHEET 13 OF 19

C13

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LEGEND

EXISTING LINETYPES	PROPOSED LINETYPES	
5280	5280	MAJOR CONTOUR (5' INTERVAL)
81	81	MINOR CONTOUR (1' INTERVAL)
		EDGE OF GRAVEL
		EDGE OF ASPHALT
SAN	SAN	SANITARY SEWER MAIN
W	W	WATER LINE
ST	ST	STORM SEWER
EXISTING SYMBOLS	PROPOSED SYMBOLS	
		CONIFEROUS TREE
		CLEANOUT
		TYPE 'C' INLET
		ASPHALT PAVING -- REFER TO SOILS REPORT FOR PAVING SECTION
		CONCRETE PAVING



BASELINE Engineering · Planning · Surveying 12 N RIBEY DRIVE, SUITE 210 • GOLDEN, COLORADO 80403 P. 303.940.9666 • F. 303.940.9669 • www.baselinecorp.com	
DESIGNED BY AJL	DATE 06/26/2024
DRAWN BY AJL	PREPARED BY
CHECKED BY SGB	REVISION DESCRIPTION 60 % DESIGN SET
EL PASO COUNTY PARKS FOX RUN NATURE CENTER OFF-SITE WATER SYSTEM PLAN	
PRELIMINARY NOT FOR CONSTRUCTION	
FOR AND ON BEHALF OF BASELINE CORPORATION	
INITIAL SUBMITTAL XX/XX/XX	DRAWING SIZE 24" X 36"
SURVEY FIRM BASELINE	SURVEY DATE 10/31/2023
JOB NO. C035069	DRAWING NAME 35069 Utility Plan.dwg
SHEET 14 OF 19 C14	

PREPARED BY	DATE
	06/26/2022

REVISION	DESCRIPTION
60	% DESIGN SET

EL PASO COUNTY PARKS

FOX RUN NATURE CENTER

OVERALL STORM SYSTEM PLAN

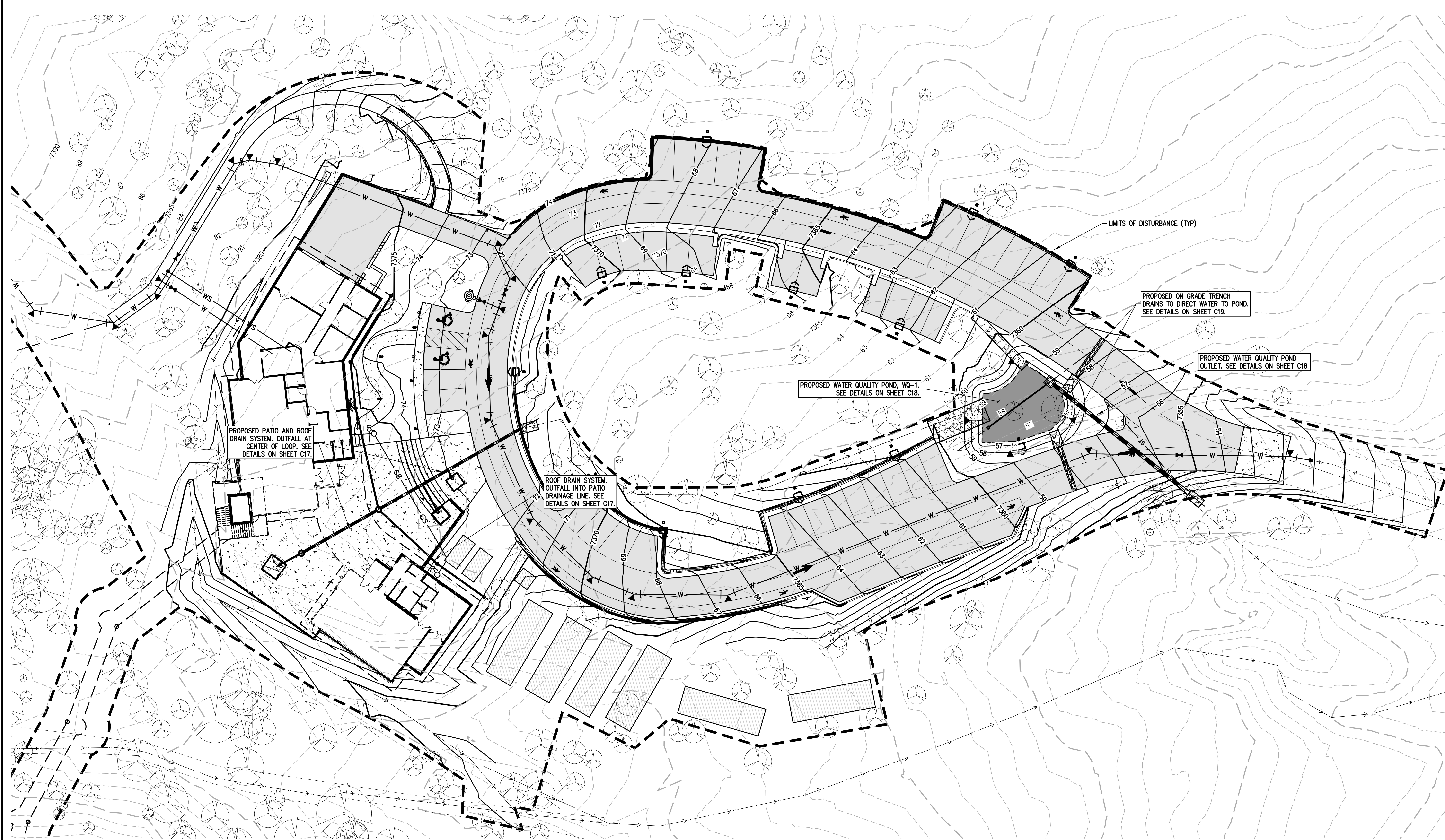
EL PASO COUNTY

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SUPERVISION OF


PRELIMINARY
NOT FOR
CONSTRUCTION









BASELINE CORPORATION	
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DRAWING SIZE	24" x 36"
SURVEY FIRM	SURVEY DATE
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SHEET	16 OF 19

C16

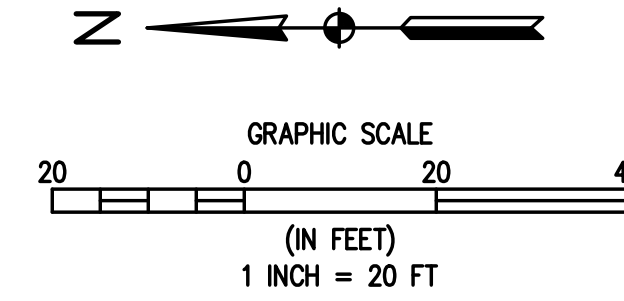


EXISTING LINETYPES

—5280—	—5280—	MAJOR CONTOUR (5' INTERVAL)
—81—	—81—	MINOR CONTOUR (1' INTERVAL)
-----	-----	EDGE OF GRAVEL
-----	-----	EDGE OF ASPHALT
—SAN— SAN—	—SAN—	SANITARY SEWER MAIN
—W— W—	—W—	WATER LINE
—ST— ST—		STORM SEWER

EXISTING SYMBOLS	PROPOSED SYMBOLS	
		CANIFEROUS TREE
		CLEANOUT
		TYPE 'C' INLET
		ASPHALT PAVING – REFER TO SOILS REPORT FOR PAVING SECTION
		CONCRETE PAVING

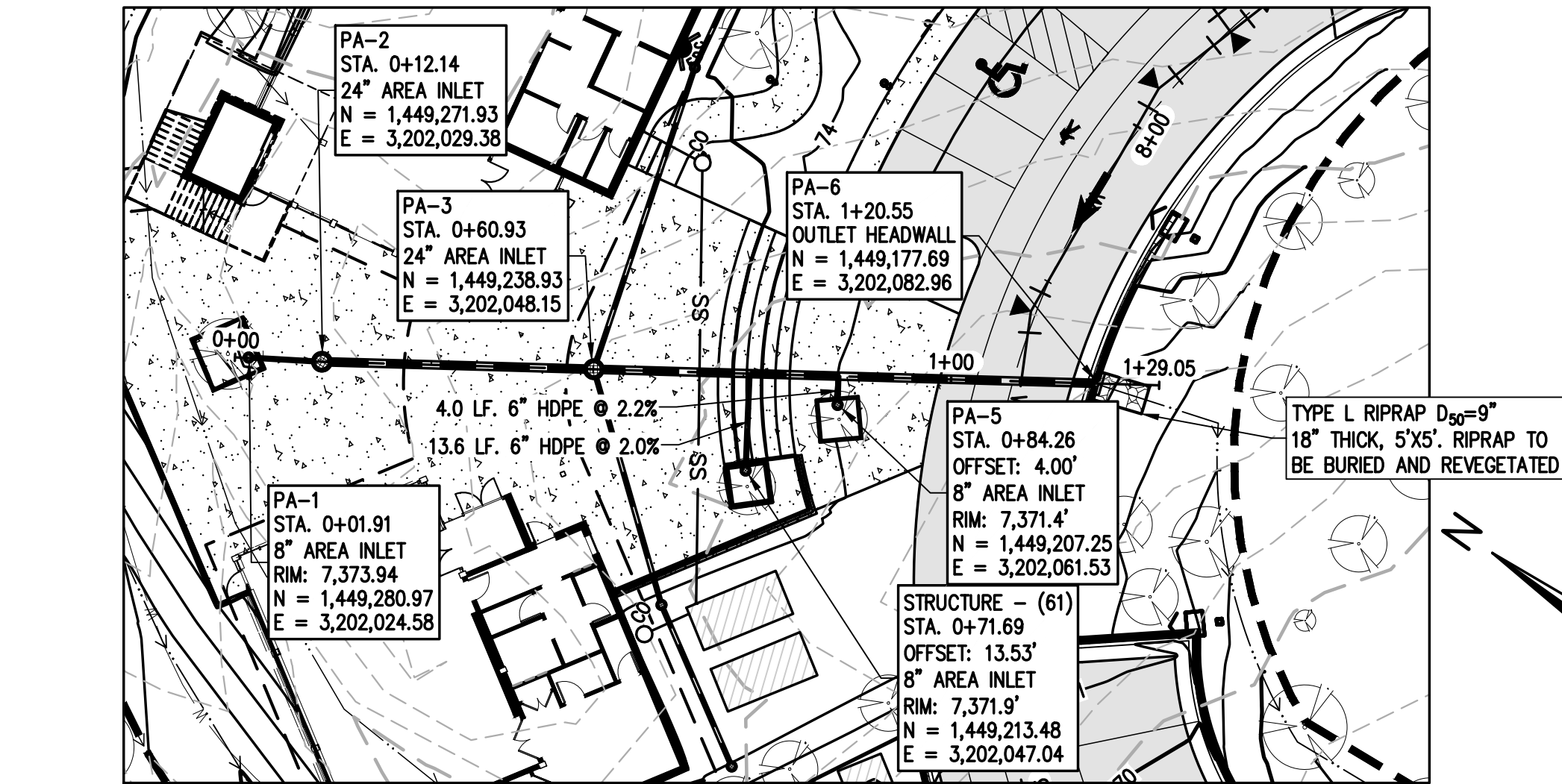
1. STORMWATER FACILITIES TO BE CONSTRUCTED TO THE LINES AND GRADES INDICATED ON THE PLANS. IN GENERAL, THE STORMWATER FACILITIES INCLUDE A DIVERSION SWALE TO DIRECT OFFSITE RUNOFF AROUND THE PROPOSED BUILDING AND IMPROVEMENTS; STORM SEWER FACILITIES AS REQUIRED TO COLLECT RUNOFF FROM THE PLAZA AREA, ROOF DRAINS, TREE WELLS AND THE ACCESS ROAD/PARKING LOT; AND A WATER QUALITY FACILITY TO TREAT DEVELOPED RUNOFF.
2. A DIVERSION SWALE WILL BE GRADED AS SHOWN ON THE PLANS TO DIVERT OFFSITE RUNOFF FROM THE NORTH AND NORTHWEST AROUND THE PROPOSED IMPROVEMENTS. SWALE DEPTH VARIES TO A MAXIMUM DEPTH OF 3.15 FEET +/- . SWALE SIDE SLOPE TO BE 4:1 AND WILL BE PROTECTED WITH AN EROSION BLANKET FOR ITS FULL SECTION AS VEGETATION IS RE-ESTABLISHED.
3. STORM SEWER WILL BE CONSTRUCTED IN THE PLAZA AREA TO COLLECT RUNOFF FROM THE PLAZA, ROOF DRAINS AND TREE WELLS. STORM SEWER PIPING WILL BE HDPE PIPE OF THE SIZES INDICATED AND INSTALLED TO THE GRADES SHOWN ON THE PLANS. PLAZA INLETS WILL BE 24" DIAMETER AREA INLETS WITH PEDESTRIAN SAFE GRATES AND TREE WELL INLETS WILL BE 8" DIAMETER AREA INLETS. ROOF DRAINS WILL BE CONNECTED TO THE PLAZA DRAIN AS INDICATED ON THE PLANS. THE PLAZA STORM SEWER WILL OUTFALL INTO THE AREA INSIDE THE ACCESS ROAD LOOP. A RIPRAP PAD WILL PROTECT THE OUTFALL AND THE NATURAL CONTOURS WILL DIRECT THE RUNOFF TO THE WATER QUALITY FACILITY.
4. TRENCH DRAINS WILL BE CONSTRUCTED ACROSS THE ACCESS ROAD ON EACH SIDE OF THE WATER QUALITY FACILITY TO DIRECT ROAD RUNOFF INTO THE FACILITY.
5. THE WATER QUALITY FACILITY WILL BE A RAIN GARDEN FACILITY THAT INCLUDES A GROWING MEDIUM WITH A 4" DIAMETER SLOTTED UNDERDRAIN, TYPE C OUTLET STRUCTURE AND AN 18" ROUP OUTLET PIPE. ROCK RIPRAP ROUNDOFFS ARE TO BE CONSTRUCTED TO DIRECT ROADWAY RUNOFF INTO THE WATER QUALITY FACILITY. CONSTRUCT WATER QUALITY FACILITY PER APPROVED PLANS AND PER PERMITTEL EL PASO COUNTY CRITERIA.
6. ALL STORMWATER CONSTRUCTION TO BE IN ACCORDANCE WITH THE APPROVED DRAINAGE REPORT AND EL PASO COUNTY ENGINEERING CRITERIA MANUAL UNLESS OTHERWISE NOTED.
7. REVEGETATION OF THE WATER QUALITY FACILITY TO BE IN ACCORDANCE WITH RAIN GARDEN REQUIREMENTS AND THE APPROVED LANDSCAPE PLANS.
8. ALL STORMWATER FACILITIES ARE OWNED BY EL PASO COUNTY.



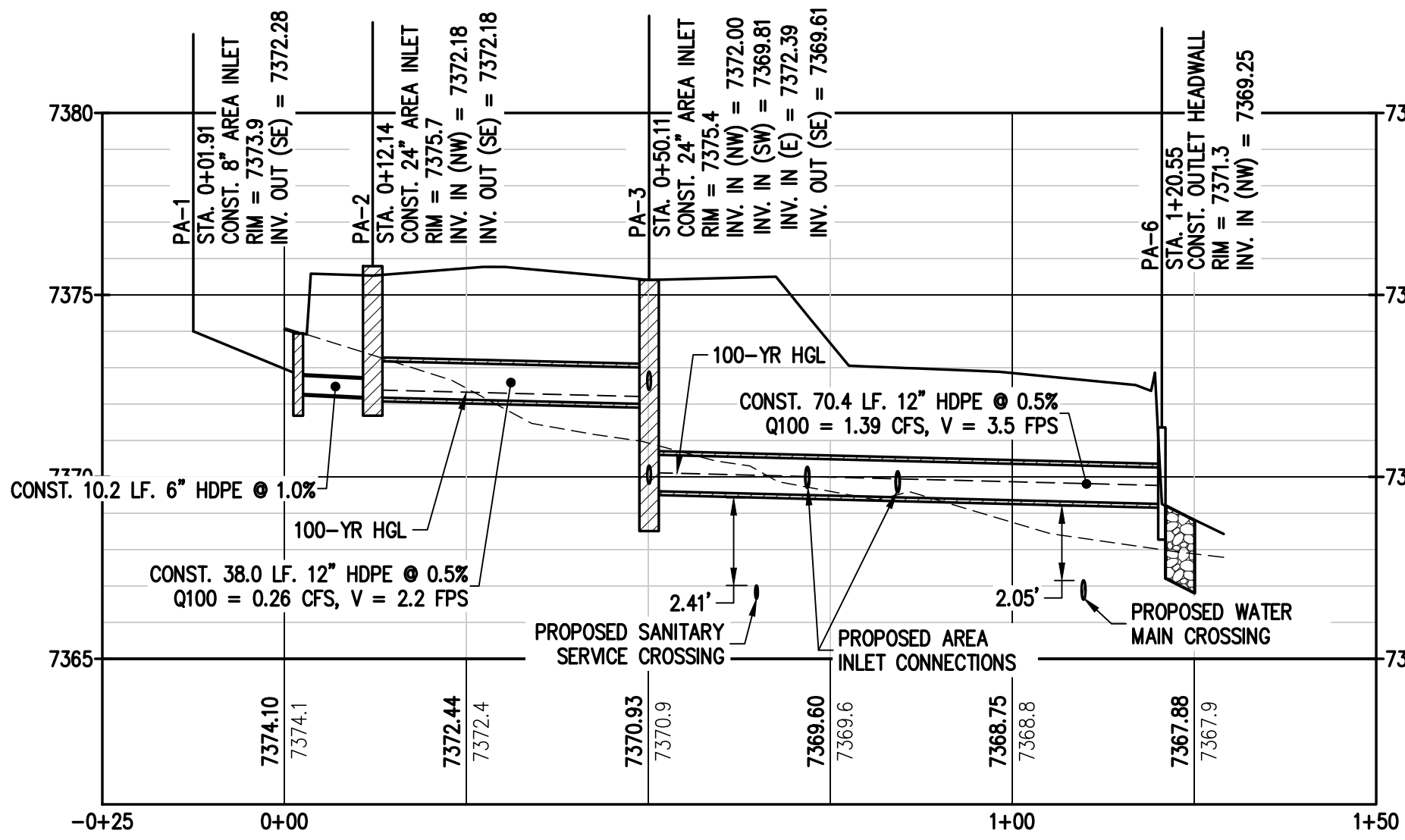
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LEGEND

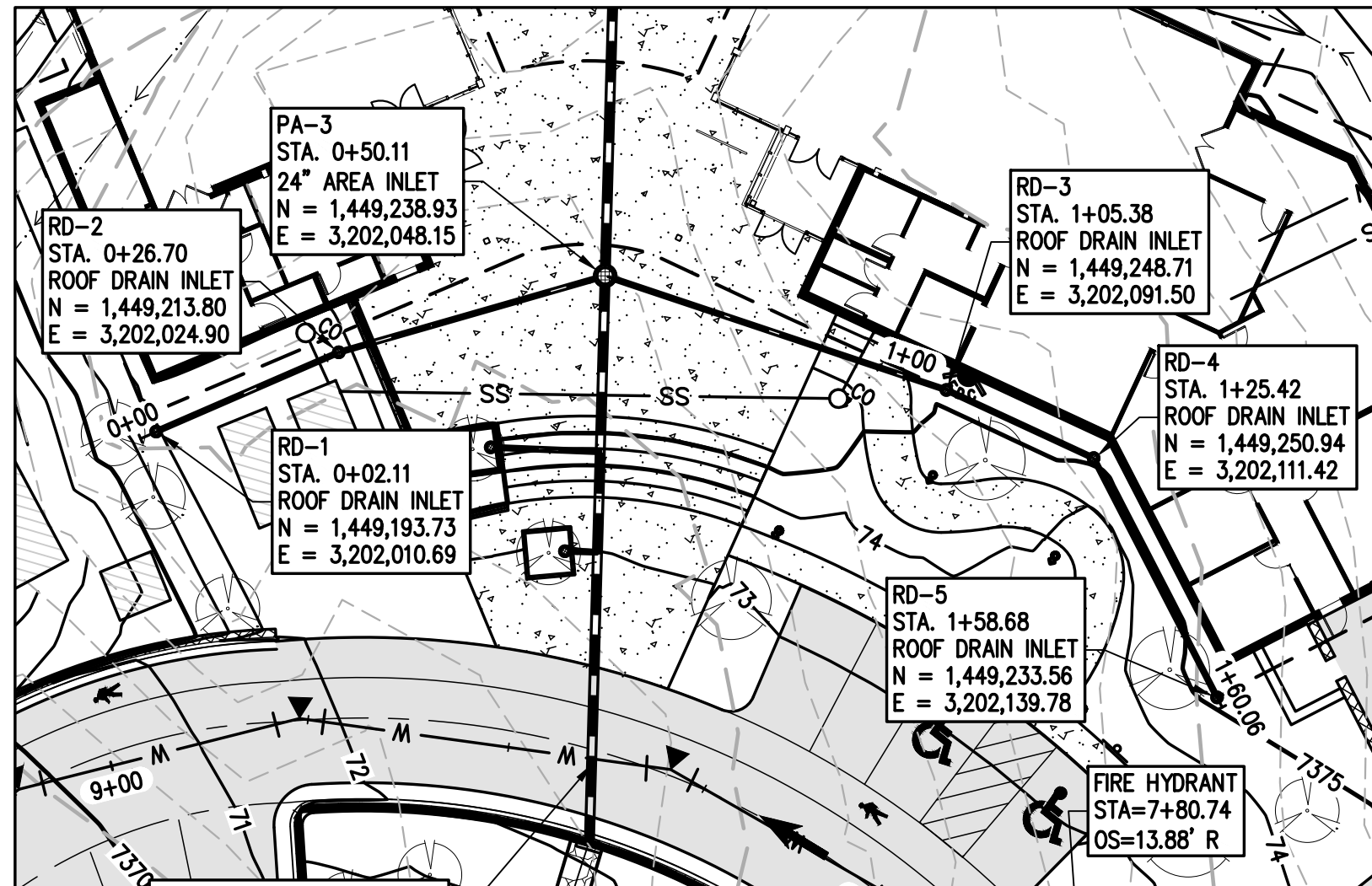
EXISTING LINETYPES	PROPOSED LINETYPES		EXISTING SYMBOLS	PROPOSED SYMBOLS	
5280	5280	MAJOR CONTOUR (5' INTERVAL)			CONIFEROUS TREE
81	81	MINOR CONTOUR (1' INTERVAL)			CLEANOUT
		EDGE OF GRAVEL			TYPE 'C' INLET
		EDGE OF ASPHALT			ASPHALT PAVING - REFER TO SOILS REPORT FOR PAVING SECTION
SAN	SAN	SANITARY SEWER MAIN			CONCRETE PAVING
W	W	WATER LINE			
ST	ST	STORM SEWER			



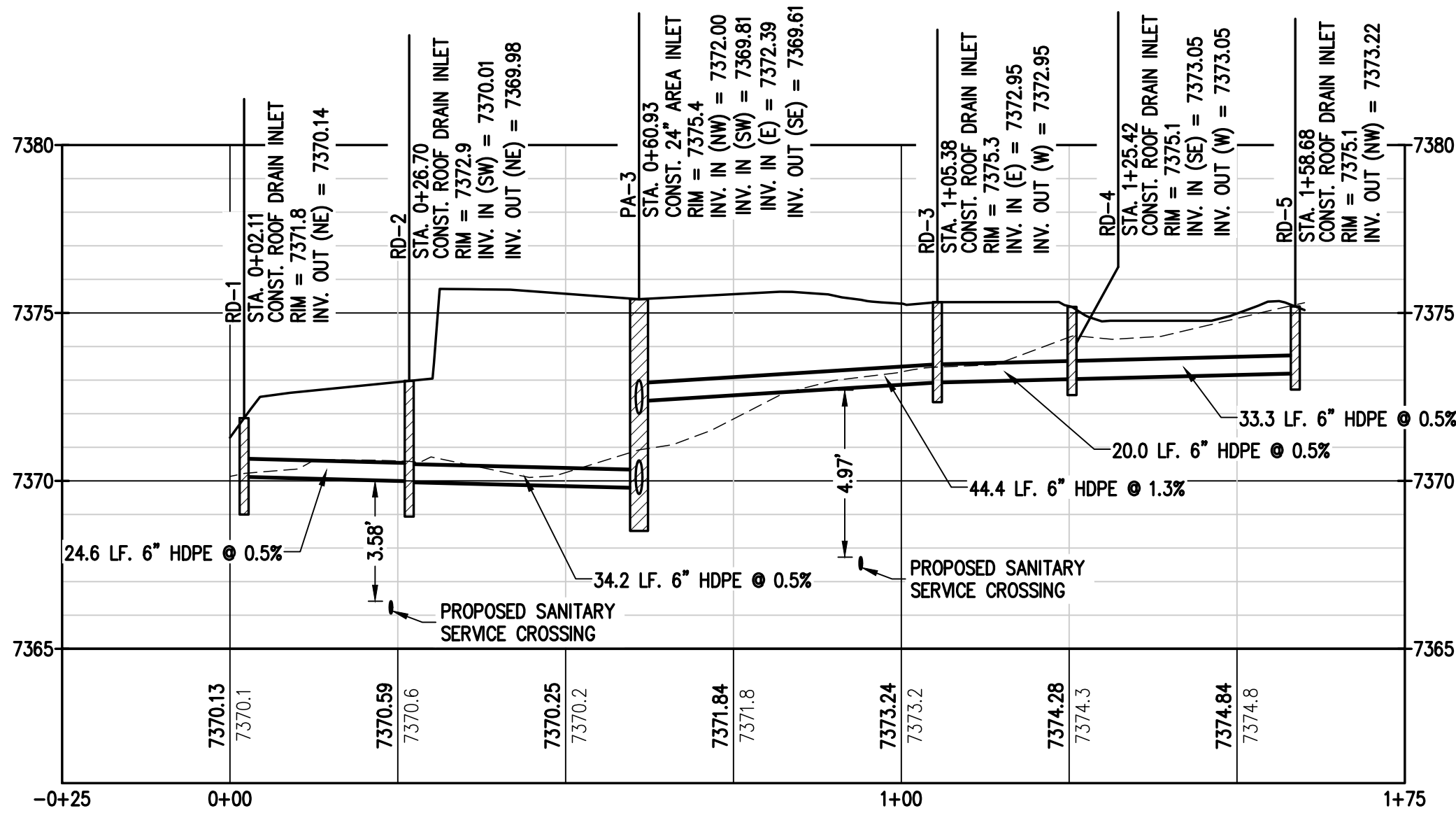
PATIO DRAIN PLAN



PATIO DRAIN PROFILE



ROOF DRAIN PLAN



ROOF DRAIN PROFILE

DESIGNED BY	AJL
DRAWN BY	AJL
CHECKED BY	SGB

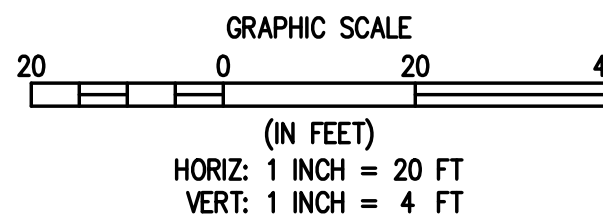
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	06/26/2024
REVISION DESCRIPTION	
60 % DESIGN SET	

EL PASO COUNTY PARKS	EL PASO COUNTY
FOX RUN NATURE CENTER	
ROOF DRAIN AND PATIO PLAN AND PROFILE	

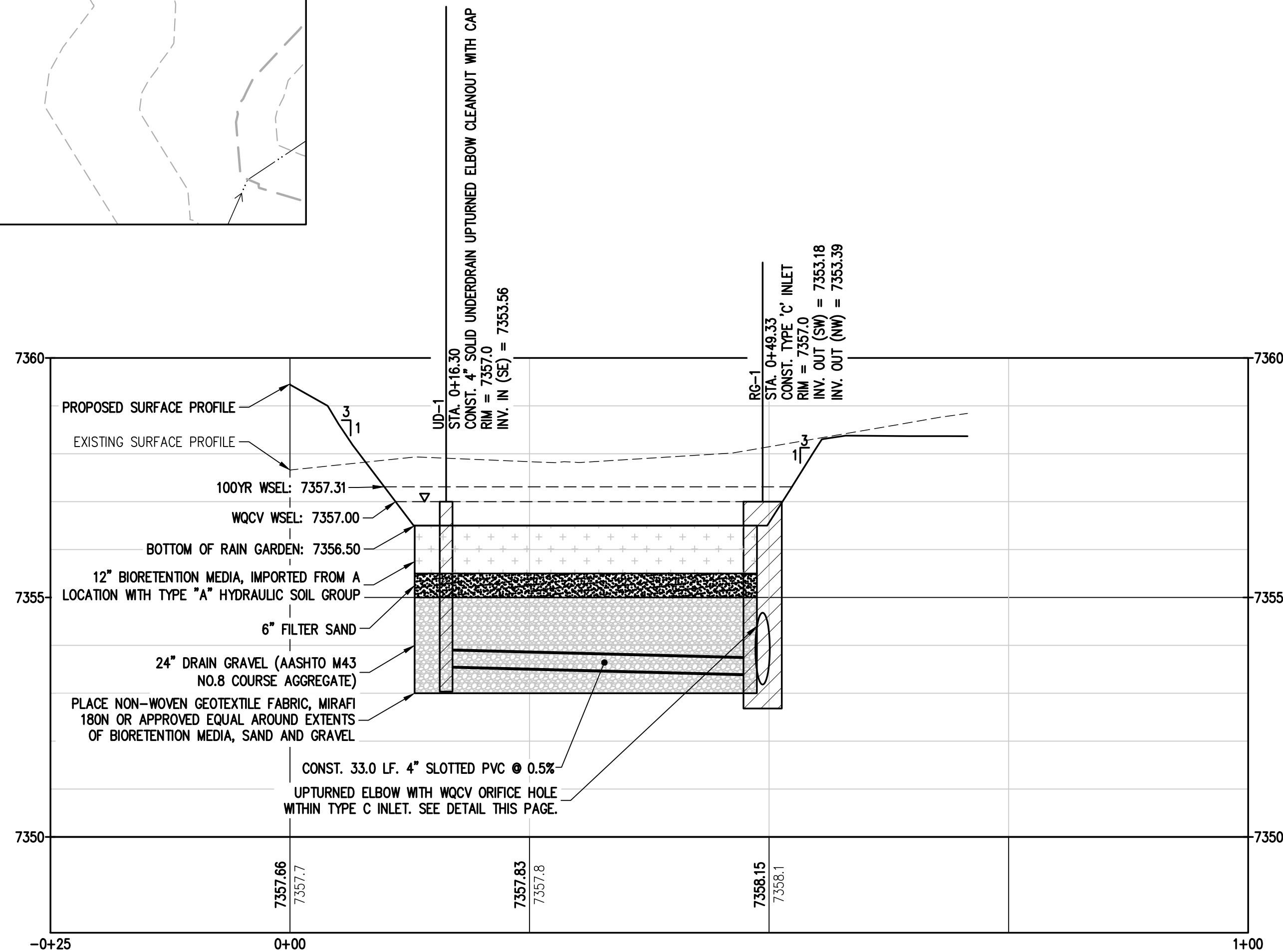
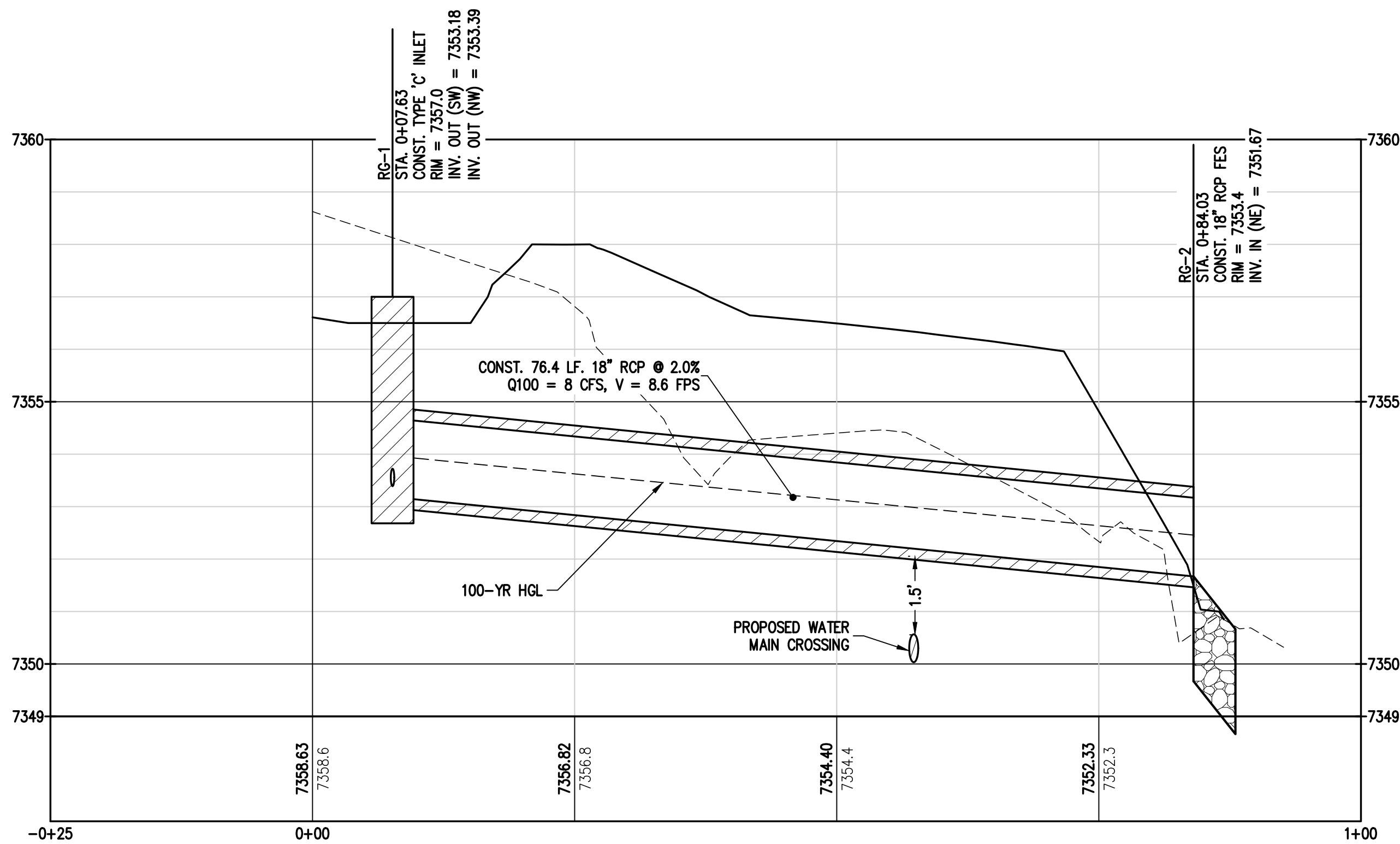
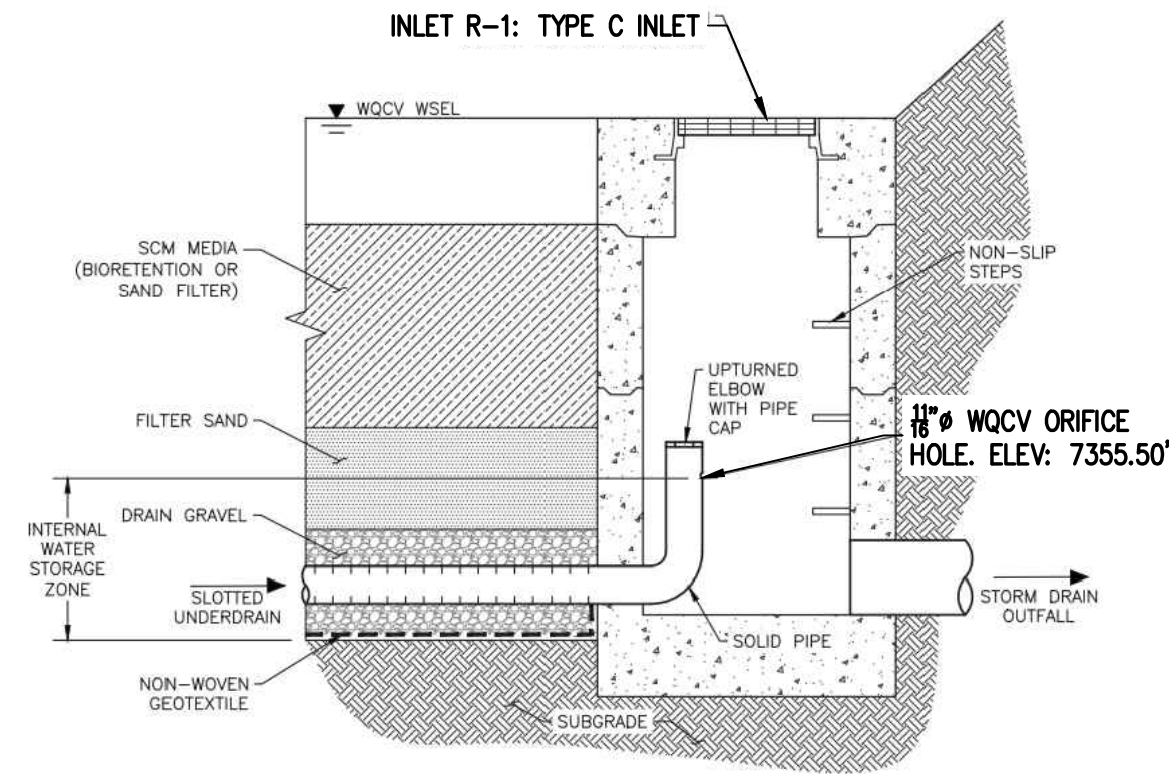
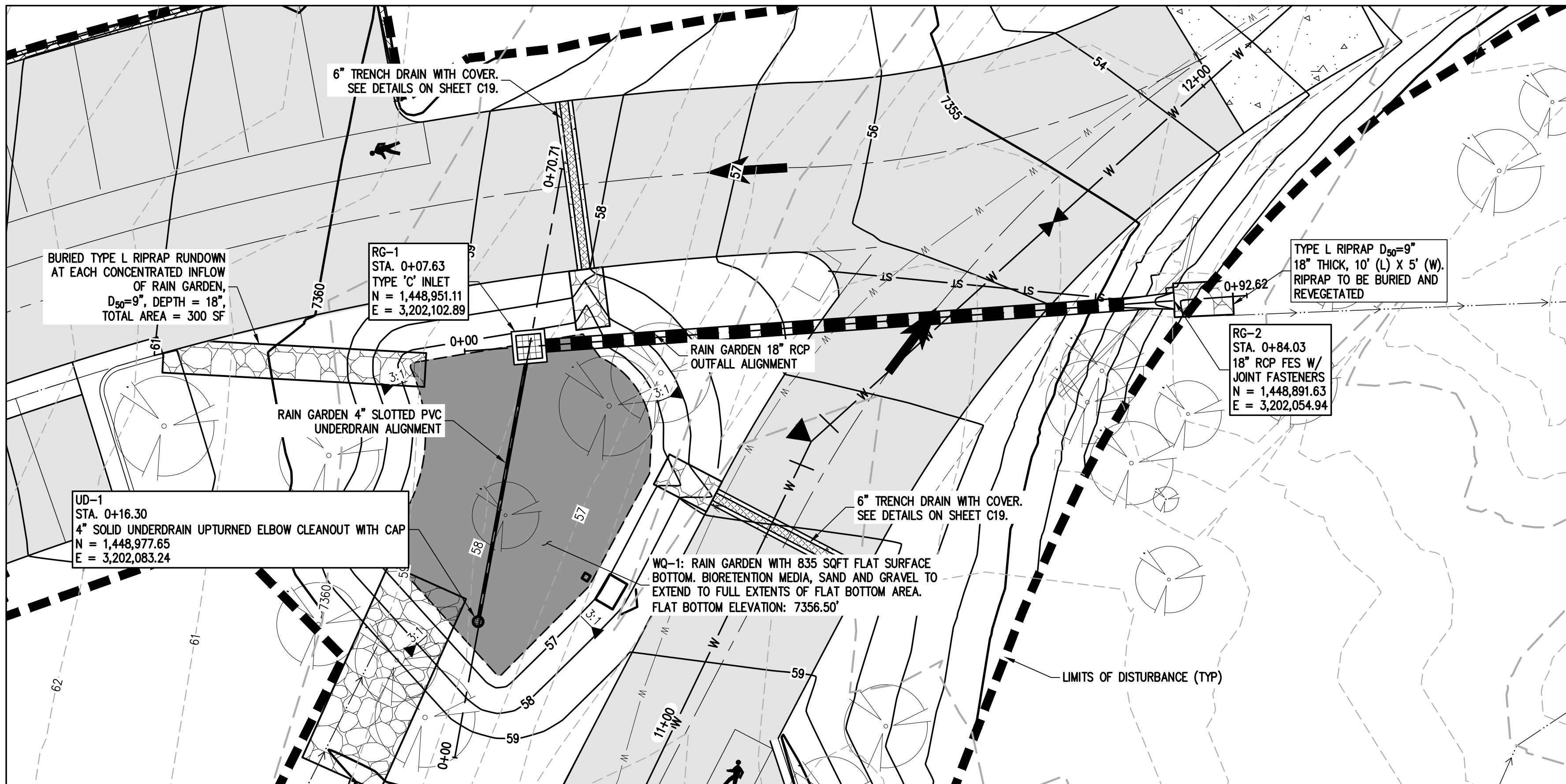
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FOR AND ON BEHALF OF BASELINE CORPORATION	
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DRAWING SIZE	24" X 36"
SURVEY FIRM	SURVEY DATE
BASELINE	10/31/2023
JOB NO.	C035069
DRAWING NAME	35069 Utility Plan.dwg
SHEET	17 OF 19



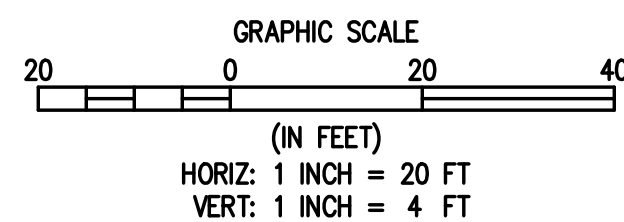
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LEGEND

EXISTING LINETYPES	PROPOSED LINETYPES	
5280	5280	MAJOR CONTOUR (5' INTERVAL)
81	81	MINOR CONTOUR (1' INTERVAL)
		EDGE OF GRAVEL
		EDGE OF ASPHALT
SAN	SAN	SANITARY SEWER MAIN
W	W	WATER LINE
ST	ST	STORM SEWER

EXISTING SYMBOLS	PROPOSED SYMBOLS	
		CONIFEROUS TREE
		CLEANOUT
		TYPE 'C' INLET
		ASPHALT PAVING - REFER TO SOILS REPORT FOR PAVING SECTION
		CONCRETE PAVING



DESIGNED BY	AJL
DRAWN BY	AJL
CHECKED BY	SGB

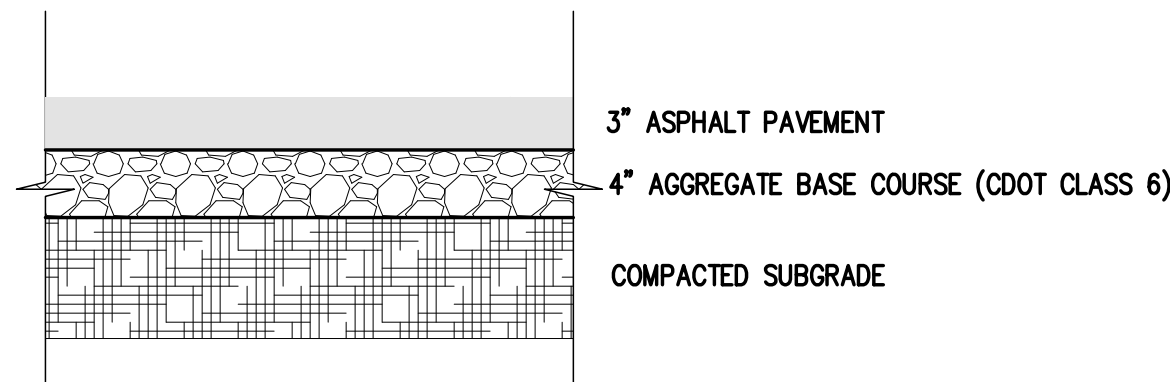
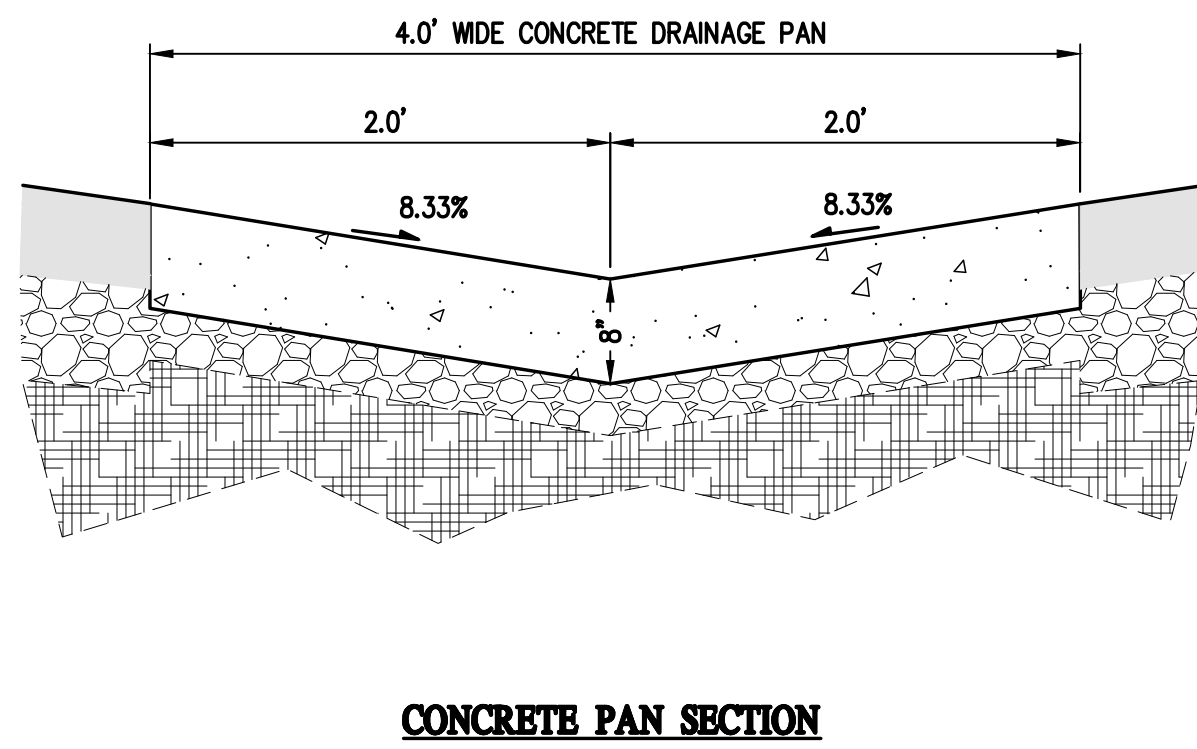
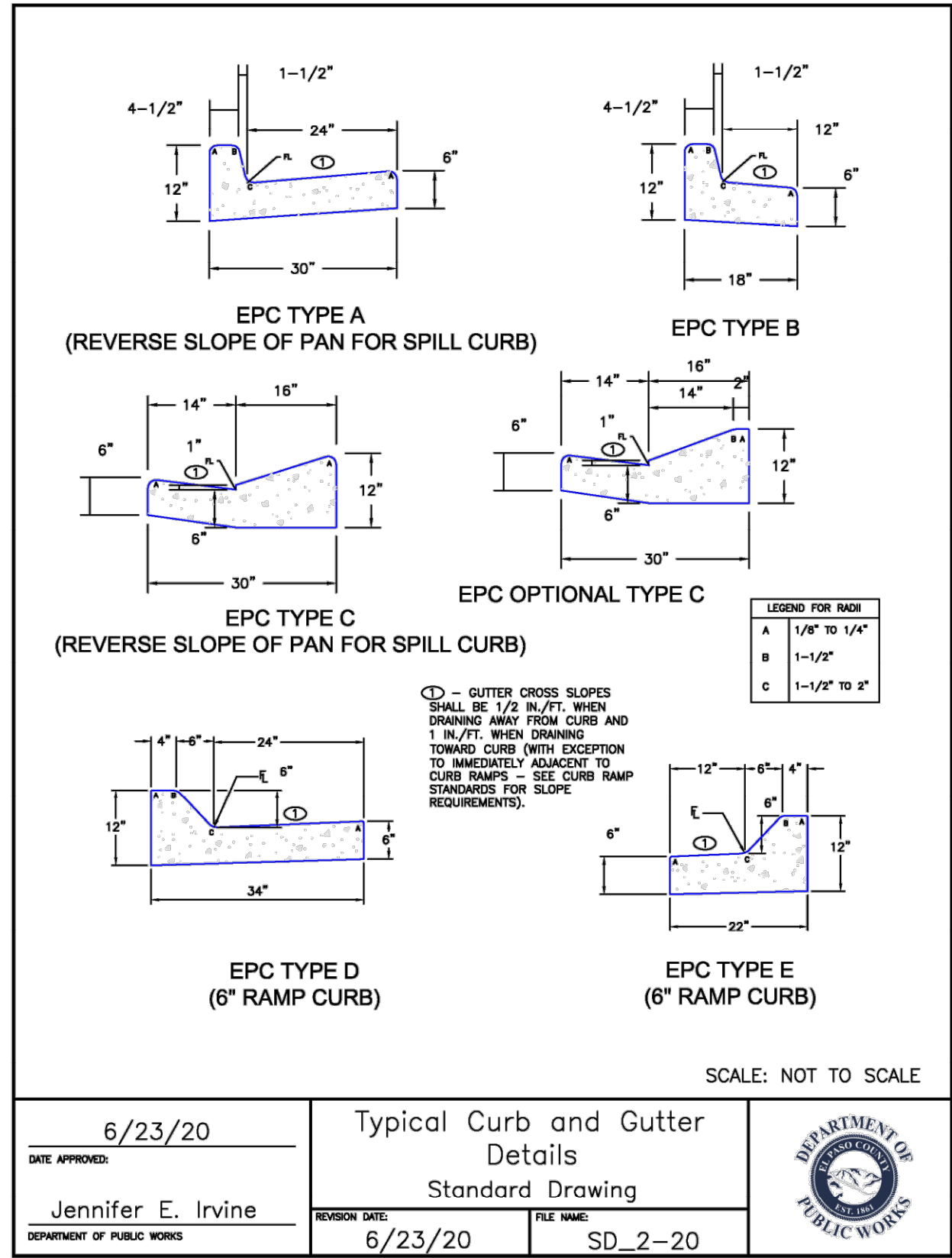
DATE	06/26/2024
PREPARED BY	

REVISION DESCRIPTION	60 % DESIGN SET
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EL PASO COUNTY FOX RUN NATURE CENTER POND PLAN AND PROFILE
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FOR AND ON BEHALF OF
BASELINE CORPORATION

INITIAL SUBMITTAL	XX/XX/XX
DRAWING SIZE	24" X 36"
SURVEY FIRM	BASELINE
SURVEY DATE	10/31/2023
JOB NO.	C035069
DRAWING NAME	35069 Utility Plan.dwg
SHEET	18 OF 19
	C18



NOTE:
ASPHALT SECTION SHOWN BASED ON TABLE D-2- MINIMUM PAVEMENT SECTIONS IN EL PASO COUNTY ENGINEERING CRITERIA MANUAL FOR LOCAL ROADS. FINAL PAVEMENT SECTION TO BE DETERMINED BY GEOTECHNICAL ENGINEER IN PAVEMENT DESIGN REPORT.

ASPHALT PAVEMENT SECTION

