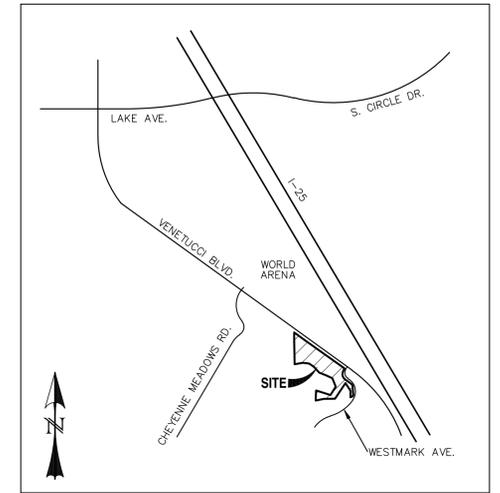


ELDORADO SPRINGS PUBLIC STREET IMPROVEMENT PLANS

EL PASO COUNTY, COLORADO

Engineering Review
12/16/2019 12:04:51 PM
dskuehster
stevekuehster@elpasoco.com
(719) 520-6813
EPC Planning & Community
Development Department



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 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 DEPARTMENT (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 DPW 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 OFF-SITE DISTURBANCE, GRADING, OR CONSTRUCTION.

SIGNAGE & STRIPING NOTES:

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

GENERAL NOTES:

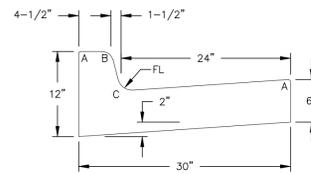
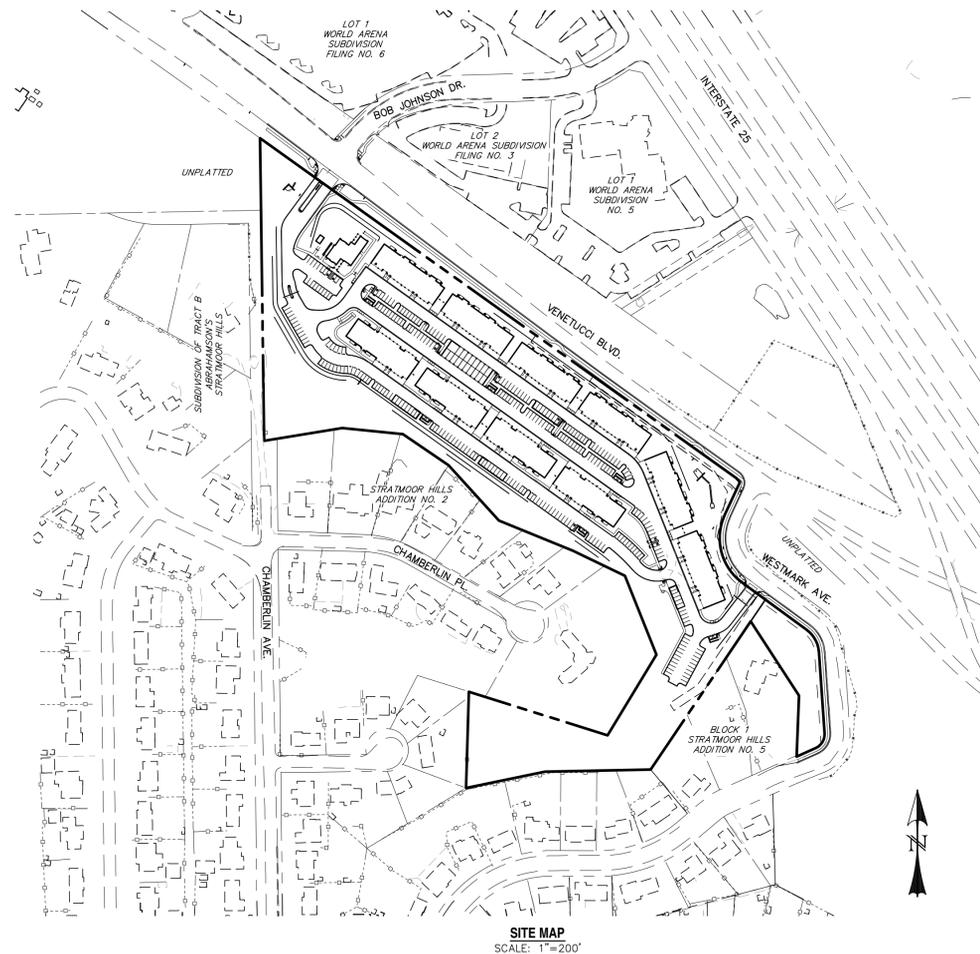
- ALL PAVING AND CURB & GUTTER SHALL BE CONSTRUCTED SO AS NOT TO OBSTRUCT THE DRAINAGE PATHS. GRADES SHALL BE MAINTAINED AS SHOWN IN THESE PLANS FOR THE DRAINAGE PATHS. IF THIS CANNOT BE ACCOMPLISHED, THEN THE ENGINEER SHALL BE NOTIFIED IMMEDIATELY FOR CORRECTION.
- POSITIVE DRAINAGE AWAY FROM THE BUILDING SHALL BE MAINTAINED DURING AND AFTER SITE CONSTRUCTION. SWALES SHALL BE CONSTRUCTED AROUND BUILDINGS TO DIRECT DRAINAGE AWAY FROM STRUCTURES.
- SITE CONSTRUCTION INCLUDING PAVING AND CURB & GUTTER INSTALLATION SHALL MAINTAIN POSITIVE DRAINAGE AS SHOWN ON THIS PLAN. STANDING WATER OR PONDING ANYWHERE ON THE SITE IS UNACCEPTABLE.
- 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.

BENCHMARKS:

- THE MOST NORTHERLY CORNER OF THE SITE MONUMENTED BY A 1" YELLOW PLASTIC CAP STAMPED "23890."
EL = 5865.58
- THE MOST SOUTHERLY CORNER ALONG US HIGHWAY 85-87 BEING MONUMENTED BY A 1-1/2" ALUMINUM SURVEYORS CAP STAMPED "CCES LLC PLS 30118" LOCATED AT THE WESTERLY CORNER OF THE INTERSECTION OF WESTMARK AVENUE AND US HIGHWAY 85-87.
EL = 5854.18

BASIS OF BEARING:

THE WEST LINE OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 33, TOWNSHIP 14 SOUTH, RANGE 66 WEST OF THE 6TH P.M. BEING MONUMENTED AT THE NORTH END BY A 2-1/2" ALUMINUM SURVEYORS CAP WITH APPROPRIATE MARKINGS AND AT THE SOUTH END BY A 3-1/4" ALUMINUM SURVEYORS CAP WITH APPROPRIATE MARKINGS IS ASSUMED TO BEAR N00°44'35"W, A DISTANCE OF 1320.61 FEET.



TYPE A
VERTICAL CURB & GUTTER
SCALE: N.T.S.

RADII LEGEND:
A = 1/8" TO 1/4"
B = 1-1/2"
C = 1-1/2" TO 2"
D = 1/2"

indicate pavement mat width after improvements and provide typical sections. Provide striping and sign-age plans. Provide signature blocks for both The City and The County since Venetucci is a City Street. If there are two sets of construction drawings (one for Venetucci and one for Westmark Ave.) indicate on the cover sheet. one set with three sheets is dated 11/5/2019. another with 14 sheets is dated 6/27/19. both have sheets not clearly separated for the separate jurisdictions.

AGENCIES:

- DEVELOPER:** ESH DEVELOPMENT, LLC
5671 NORTH ORACLE ROAD, SUITE 1102
TUSCON, AZ 85704
EMERY CHUKLY (520) 742-2114
- ENGINEER:** WESTWORKS ENGINEERING
1023 W. COLORADO AVENUE
COLORADO SPRINGS, CO 80904
KIRK MEDINA (719) 685-1670
CHAD D. KUZBEK, P.E. (719) 685-1670
- EL PASO COUNTY:** DEVELOPMENT SERVICES DEPARTMENT
2880 INTERNATIONAL CIRCLE, SUITE 110
COLORADO SPRINGS, CO 80910
(719) 520-7959
- UTILITIES: (WATER & SANITARY)** STRATMOOR HILLS WATER & SANITATION DISTRICT
1811 B STREET
COLORADO SPRINGS, CO 80906
KIRK MEDINA (719) 576-0311
- UTILITIES: (GAS)** COLORADO SPRINGS UTILITIES
111 S. CASCADE AVENUE
COLORADO SPRINGS, CO 80903
(719) 448-4800
- FIRE:** STRATMOOR HILLS FIRE PROTECTION DISTRICT
2160 B STREET
COLORADO SPRINGS, CO 80906
DOTTIE BARRETT (719) 576-1200

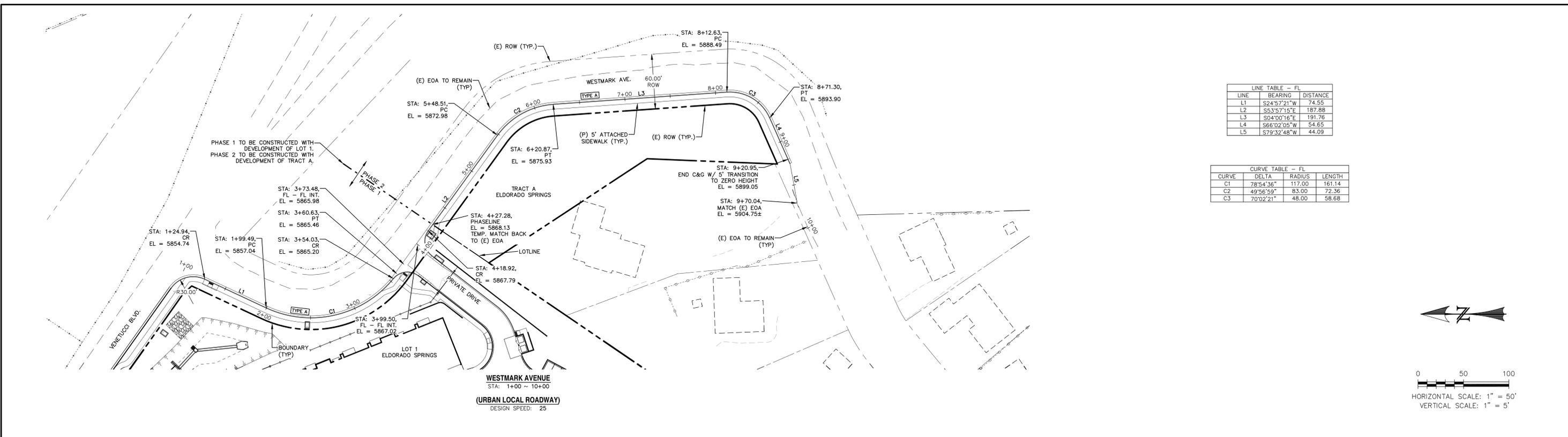
LEGEND

- | | |
|----------------------------|------|
| EXISTING | (E) |
| PROPOSED | (P) |
| FUTURE | (F) |
| BEGIN TRANSITION | BT |
| END TRANSITION | ET |
| CURB RETURN | CR |
| POINT ON CURVE | POC |
| POINT ON CURB RETURN | POCR |
| POINT OF REVERSE CURVATURE | PRC |
| EDGE OF ASPHALT | EOA |
| POINT OF CURVATURE | PC |
| POINT OF TANGENCY | PT |
| BOUNDARY | --- |
| RIGHT-OF-WAY | --- |
| LOT LINE | --- |
| EASEMENT | --- |
| (E) STORM SEWER | --- |
| (P) STORM SEWER, INLET, MH | --- |

SHEET INDEX:

- | | |
|---|----------|
| TITLE SHEET | SI1 OF 5 |
| STREET IMPROVEMENT PLAN - WESTMARK AVENUE | SI2 OF 5 |
| STREET IMPROVEMENT PLAN - VENETUCCI BOULEVARD | SI3 OF 5 |
| SIGNAGE & STRIPING PLAN - VENETUCCI BOULEVARD | SI4 OF 5 |
| SIGNAGE & STRIPING PLAN - WESTMARK AVENUE | SI5 OF 5 |

| | | | | | | | | |
|------|-------------|------|---|--|--|--|--|--|
| REV. | DESCRIPTION | DATE | Know what's below. Call 72 hours before you dig. For more details visit: www.call811.com | PREPARED FOR: ESH DEVELOPMENT, LLC 5671 NORTH ORACLE ROAD SUITE #1102 TUSCON, AZ 85704 (520) 742-2114 | PREPARED UNDER MY DIRECT SUPERVISION FOR AND BEHALF OF WESTWORKS ENGINEERING CHAD D. KUZBEK, P.E. (719) 685-1670 | | ELDORADO SPRINGS SCALE: 1"=200' STREET IMPROVEMENT PLANS TITLE SHEET JOB NUMBER: 91807 | DRAWN BY: CDK DATE: 06/27/19 SHEET: SI1 OF 5 |
|------|-------------|------|---|--|--|--|--|--|

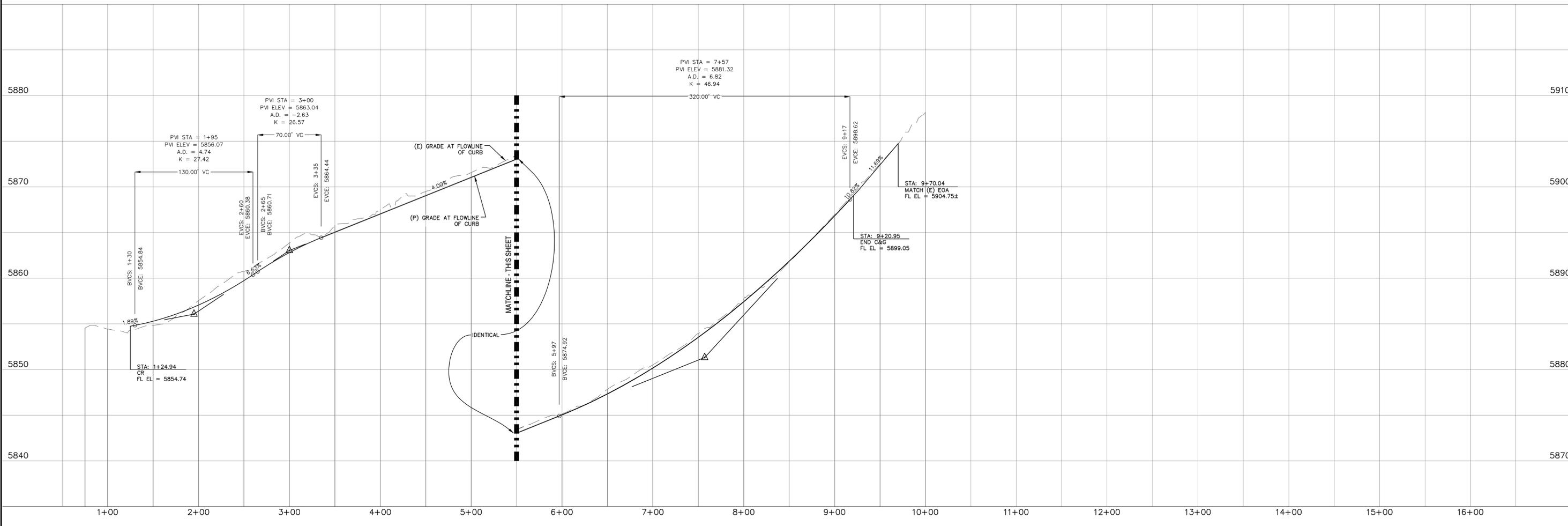


| LINE TABLE - FL | | |
|-----------------|-------------|----------|
| LINE | BEARING | DISTANCE |
| L1 | S24°57'21"W | 74.55 |
| L2 | S53°57'15"E | 187.88 |
| L3 | S04°00'16"E | 191.76 |
| L4 | S66°02'05"W | 54.65 |
| L5 | S79°32'48"W | 44.09 |

| CURVE TABLE - FL | | | |
|------------------|-----------|--------|--------|
| CURVE | DELTA | RADIUS | LENGTH |
| C1 | 78°54'36" | 117.00 | 161.14 |
| C2 | 49°56'59" | 83.00 | 72.36 |
| C3 | 70°02'21" | 48.00 | 58.68 |



0 50 100
 HORIZONTAL SCALE: 1" = 50'
 VERTICAL SCALE: 1" = 5'



| REV. | DESCRIPTION | DATE |
|------|-------------|------|
| | | |
| | | |



DESIGN DATA:
 SIDEWALKS: WIDTH: _____ LOCATION: Attached Detached
 DESIGN SPEED: 1 2 3 4 5
 CURB TYPE: _____ FL-FL _____
 ROW WIDTH: _____
 STREET TYPE: _____

PAVEMENT:
 TYPE: HMA BASE
 THICKNESS: _____
COMPOSITE SECTION:
 HMA _____ BASE _____
SUBGRADE STABILIZATION:
 CHEM. MECH.
 TYPE _____ THICKNESS _____

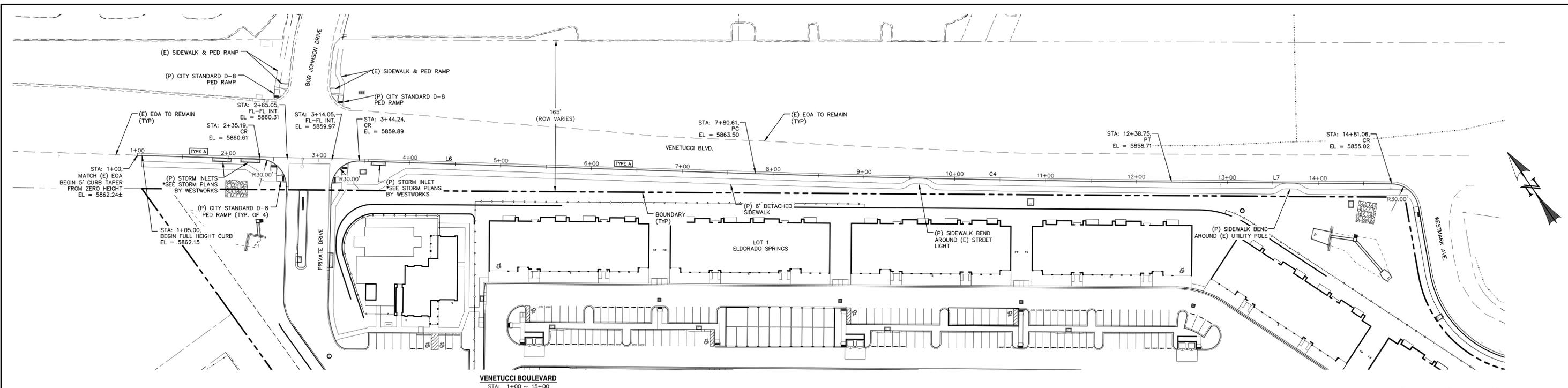
PREPARED FOR:
 ESH DEVELOPMENT, LLC
 5671 NORTH ORACLE ROAD
 SUITE #102
 TUSCON, AZ 85704
 (520) 742-2114



ELDORADO SPRINGS
 STREET IMPROVEMENT PLANS
 WESTMARK AVENUE

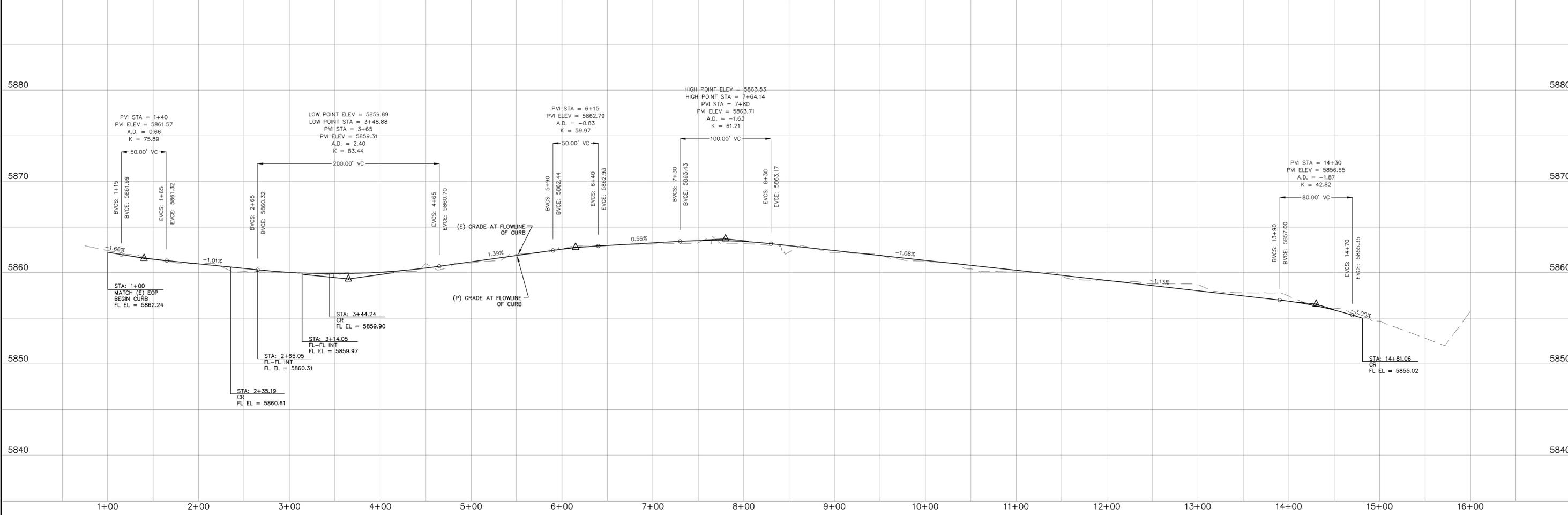
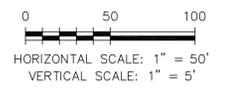
DESIGNED BY: MGP
 SCALE: 1" = 50'
 JOB NUMBER: 91807
 DRAWN BY: CDK
 DATE: 06/27/19
 SHEET: SI2 OF 5

NOT FOR CONSTRUCTION



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www.call811.com

| LINE TABLE - FL | | | CURVE TABLE - FL | | | |
|-----------------|-------------|----------|------------------|----------|----------|--------|
| LINE | BEARING | DISTANCE | CURVE | DELTA | RADIUS | LENGTH |
| L6 | S53°18'36"E | 680.61 | C4 | 1°05'26" | 24069.82 | 458.14 |
| L7 | S54°31'34"E | 242.31 | | | | |



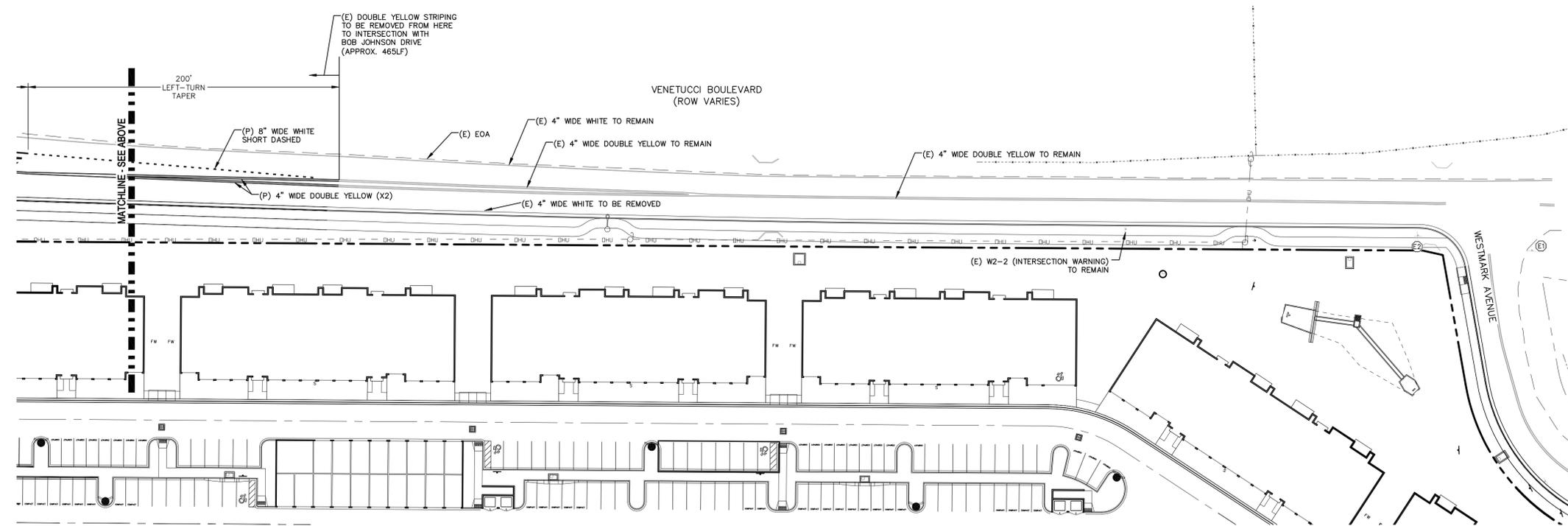
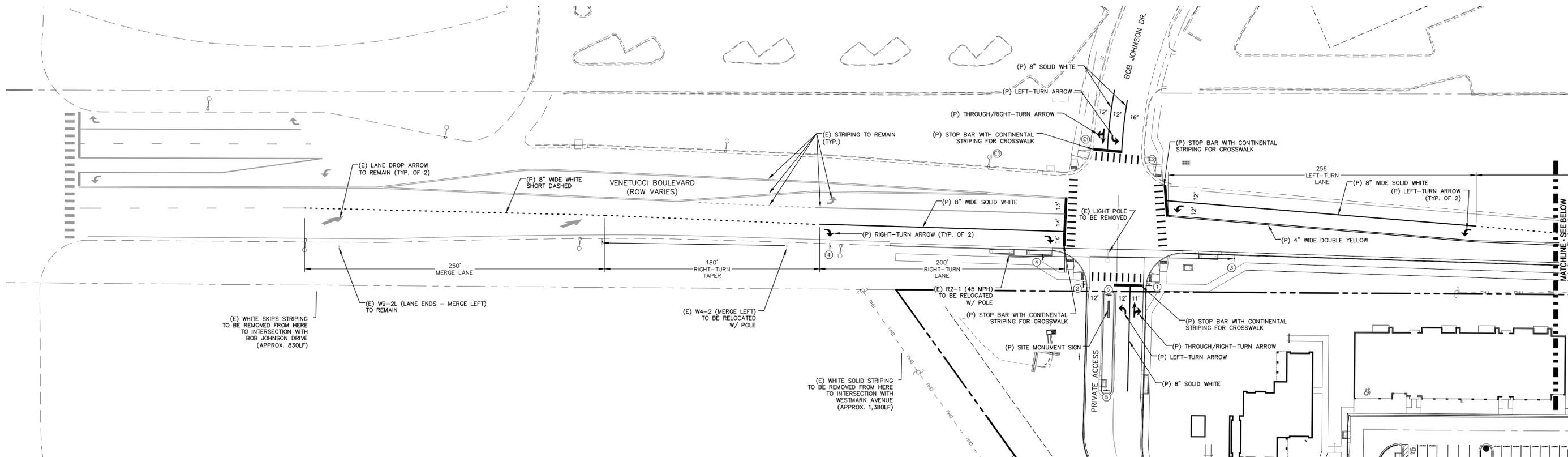
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|------|-------------|------|---|---|---|---|---------------|----------------|
| REV. | DESCRIPTION | DATE | REVIEW: | DESIGN DATA: | PAVEMENT: | PREPARED FOR: | DESIGNED BY: | DRAWN BY: |
| | | | STREET DESIGN FOR CITY ENGINEERING | SIDEWALKS: WIDTH: _____ LOCATION: <input type="checkbox"/> Attached <input type="checkbox"/> Detached | TYPE: HMA <input type="checkbox"/> BASE <input type="checkbox"/> THICKNESS: _____ | ESH DEVELOPMENT, LLC | MGP | CDK |
| | | | UTILITY GRADE REVIEW _____ DATE: _____ | DESIGN SPEED _____ | COMPOSITE SECTION: HMA _____ BASE _____ | 5671 NORTH ORACLE ROAD SUITE #102 TUSCON, AZ 85704 (520) 742-2114 | SCALE: 1"=50' | DATE: 06/27/19 |
| | | | CURB & GUTTER REVIEW _____ DATE: _____ | CURB TYPE: <input type="checkbox"/> 1 <input type="checkbox"/> 2 <input type="checkbox"/> 3 <input type="checkbox"/> 4 <input type="checkbox"/> 5 | SUBGRADE STABILIZATION: CHEM. <input type="checkbox"/> MECH. <input type="checkbox"/> | | JOB NUMBER | SHEET |
| | | | FINAL REVIEW _____ DATE: _____ | ROW WIDTH: _____ FL-FL _____ | TYPE _____ THICKNESS _____ | | 91807 | SI3 OF 5 |
| | | | DRAINAGE DESIGN _____ DATE: _____ | STREET TYPE: _____ | | | | |
| | | | THIS IS FILED IN ACCORDANCE WITH SECTION 7.7.806 (DRAINAGE ORDINANCE) OF THE CODE OF COLORADO SPRINGS 2001, AS AMENDED. | | | | | |

NOT FOR CONSTRUCTION



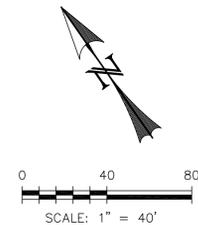
ELDORADO SPRINGS
 STREET IMPROVEMENT PLANS
 VENETUCCI BOULEVARD

1023 W. COLORADO COLORADO SPRINGS, CO 80904 (719) 685-1670



LEGEND

- EXISTING (E)
- PROPOSED (P)
- BOUNDARY
- RIGHT-OF-WAY
- LOT LINE
- (E) SIGN
- (P) SIGN
- (E) R1-1 (STOP SIGN - 30"x30")
- (P) R1-1 (STOP SIGN - 30"x30")
- (E) D-3 (STREET NAME)
- (P) D-3 (STREET NAME)
- (E) SPEED LIMIT SIGN (40 MPH)
- (P) SPEED LIMIT SIGN (45 MPH)
- (P) R3-7R (RIGHT LANE MUST TURN RIGHT)
- (P) R4-7R (KEEP RIGHT - MEDIAN)



| REV. | DESCRIPTION | DATE |
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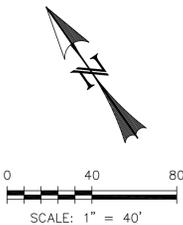
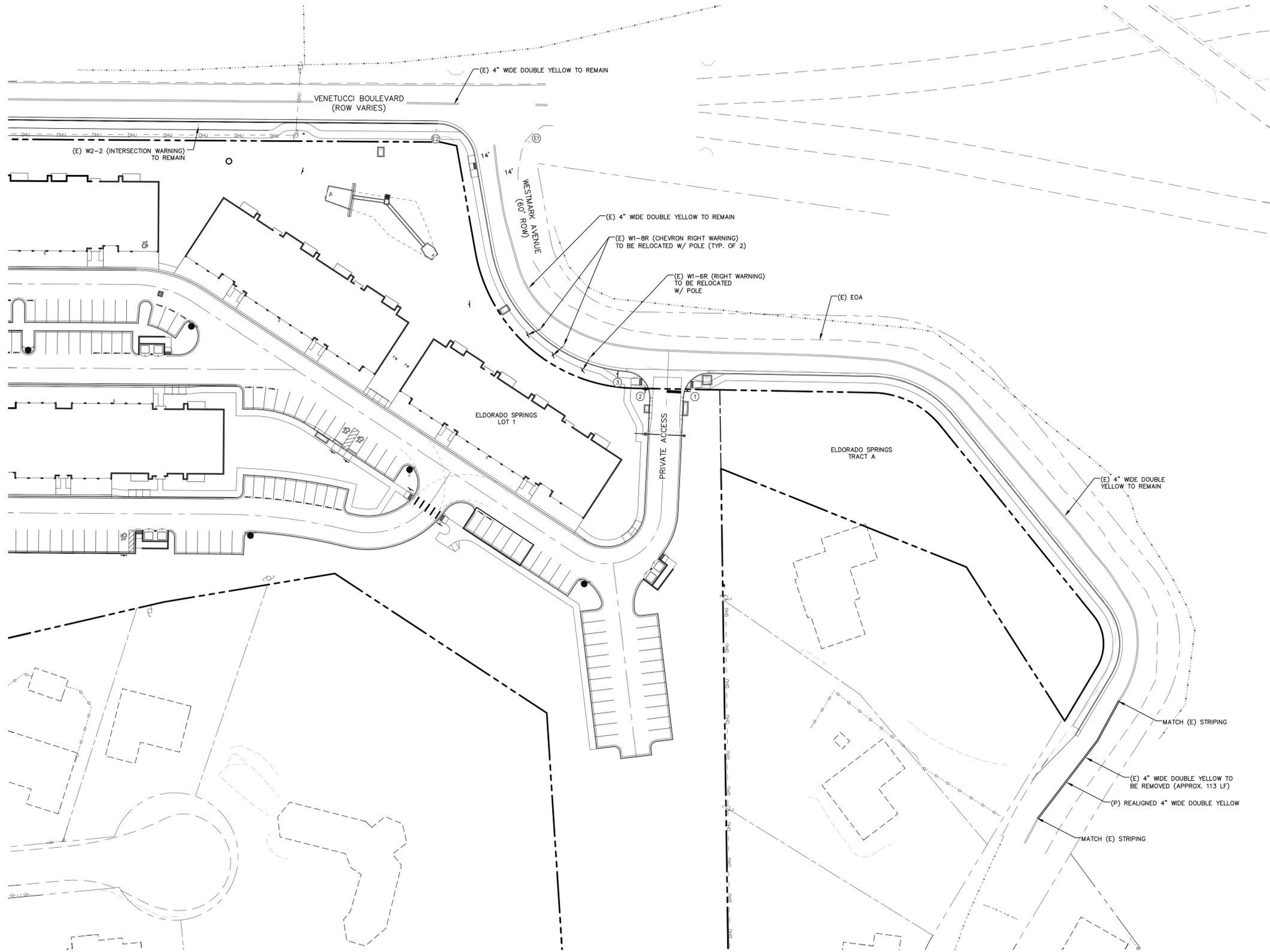


PREPARED FOR:
ESH DEVELOPMENT, LLC
 5671 NORTH ORACLE ROAD
 SUITE #1102
 TUSCON, AZ 85704
 (520) 742-2114



ELDORADO SPRINGS
SIGNAGE & STRIPING PLAN
VENETUCCI BOULEVARD

| | |
|-------------------|-----------------|
| DESIGNED BY: CDK | DRAWN BY: CDK |
| SCALE: 1" = 40' | DATE: 06/27/19 |
| JOB NUMBER: 91807 | SHEET: SI4 OF 5 |



LEGEND

| | |
|--------------------------------|------|
| EXISTING | (E) |
| PROPOSED | (P) |
| BOUNDARY | --- |
| RIGHT-OF-WAY | ==== |
| LOT LINE | ---- |
| (E) SIGN | —○— |
| (P) SIGN | —□— |
| (E) R1-1 (STOP SIGN - 30"x30") | ① |
| (P) R1-1 (STOP SIGN - 30"x30") | ① |
| (E) D-3 (STREET NAME) | ② |
| (P) D-3 (STREET NAME) | ② |
| (P) [6" HEIGHT, 4" LETTERING] | ③ |
| (P) SPEED LIMIT SIGN (25 MPH) | ③ |

| REV. | DESCRIPTION | DATE |
|------|-------------|------|
| | | |
| | | |
| | | |



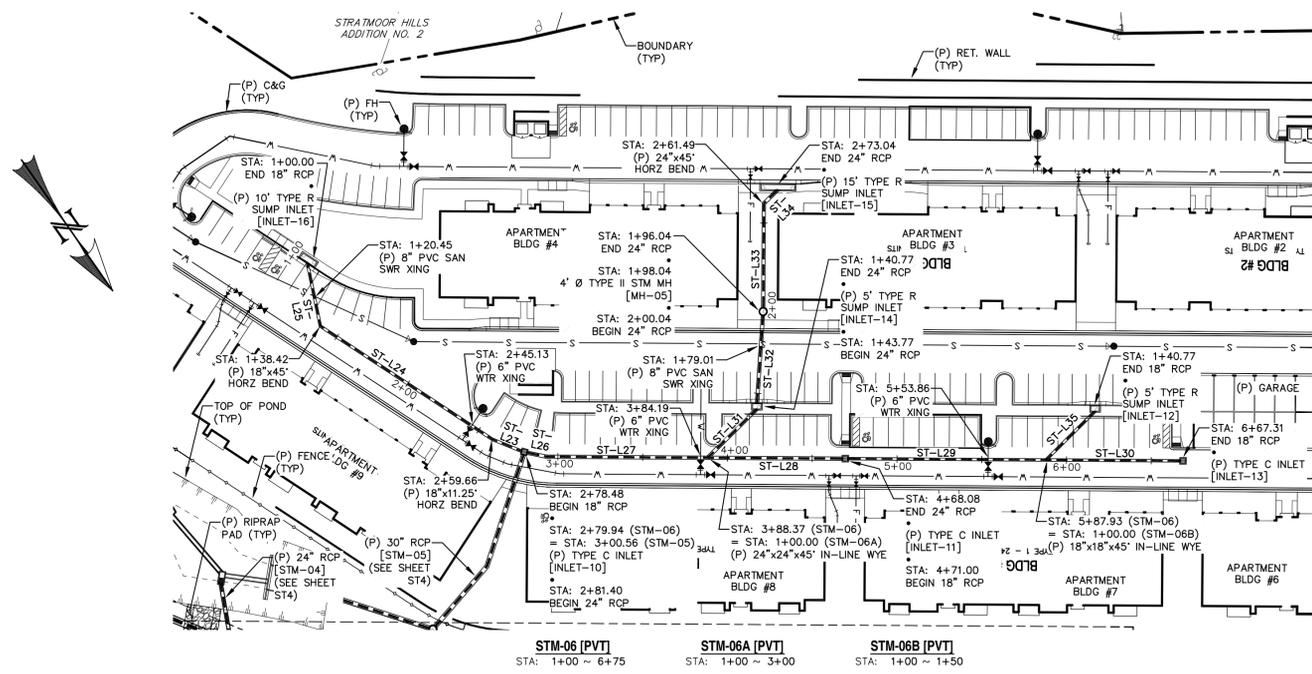
PREPARED FOR:
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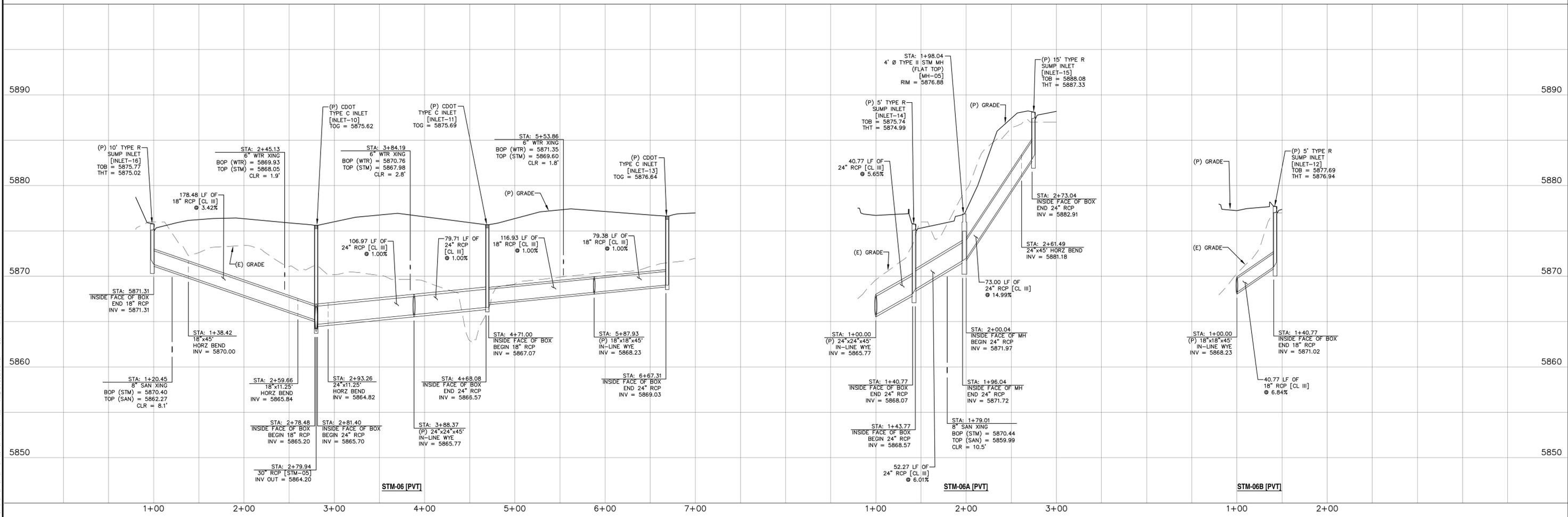
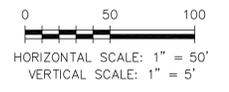
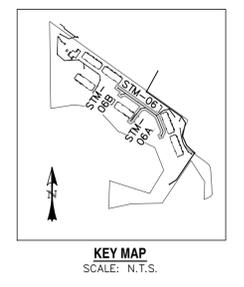
ELDORADO SPRINGS
SIGNAGE & STRIPING PLAN
WESTMARK AVENUE

| | |
|-------------------|-----------------|
| DESIGNED BY: CDK | DRAWN BY: CDK |
| SCALE: 1" = 40' | DATE: 06/27/19 |
| JOB NUMBER: 91807 | SHEET: S15 OF 5 |

W:\Projects\811\811 - Eldorado Springs\811\811-ELDORADO SPRINGS-811-1906-19.dwg - 190619 - 12:28 PM - Westworks.dwg



| LINE | BEARING | DISTANCE |
|--------|-------------|----------|
| ST-L23 | S33°01'15"E | 18.82 |
| ST-L24 | S21°46'15"E | 121.24 |
| ST-L25 | S23°13'45"W | 38.42 |
| ST-L26 | N43°22'33"W | 11.86 |
| ST-L27 | N54°37'33"W | 95.11 |
| ST-L28 | N54°37'33"W | 79.71 |
| ST-L29 | N54°37'33"W | 116.93 |
| ST-L30 | N54°37'33"W | 79.38 |
| ST-L31 | S80°22'27"W | 40.77 |
| ST-L32 | S38°53'49"W | 52.77 |
| ST-L33 | S35°22'27"W | 61.44 |
| ST-L34 | S80°22'27"W | 11.55 |
| ST-L35 | S80°22'27"W | 40.77 |



| REV. | DESCRIPTION | DATE |
|------|-------------|------|
| | | |
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| | | |

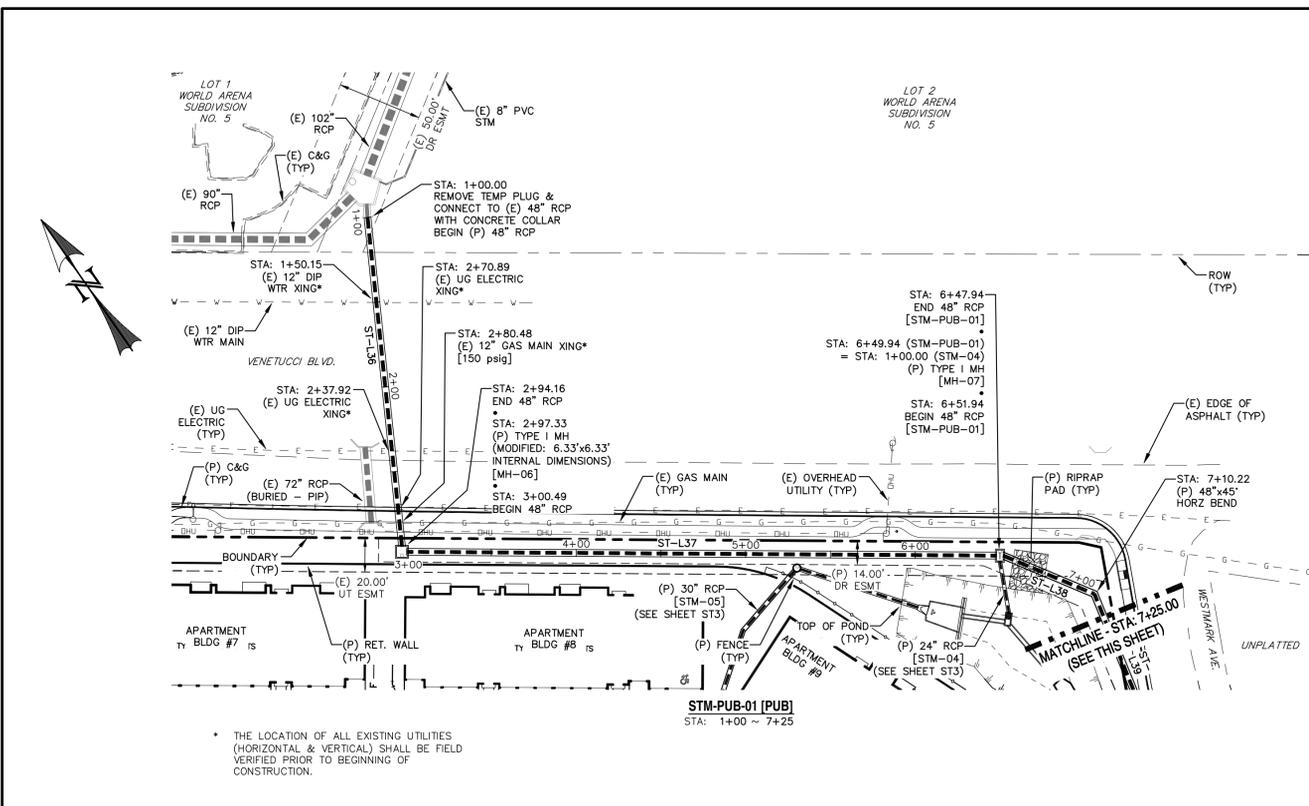


PREPARED FOR:
ESH DEVELOPMENT, LLC
5671 NORTH ORACLE ROAD
SUITE #102
TUSCON, AZ 85704
(520) 742-2114



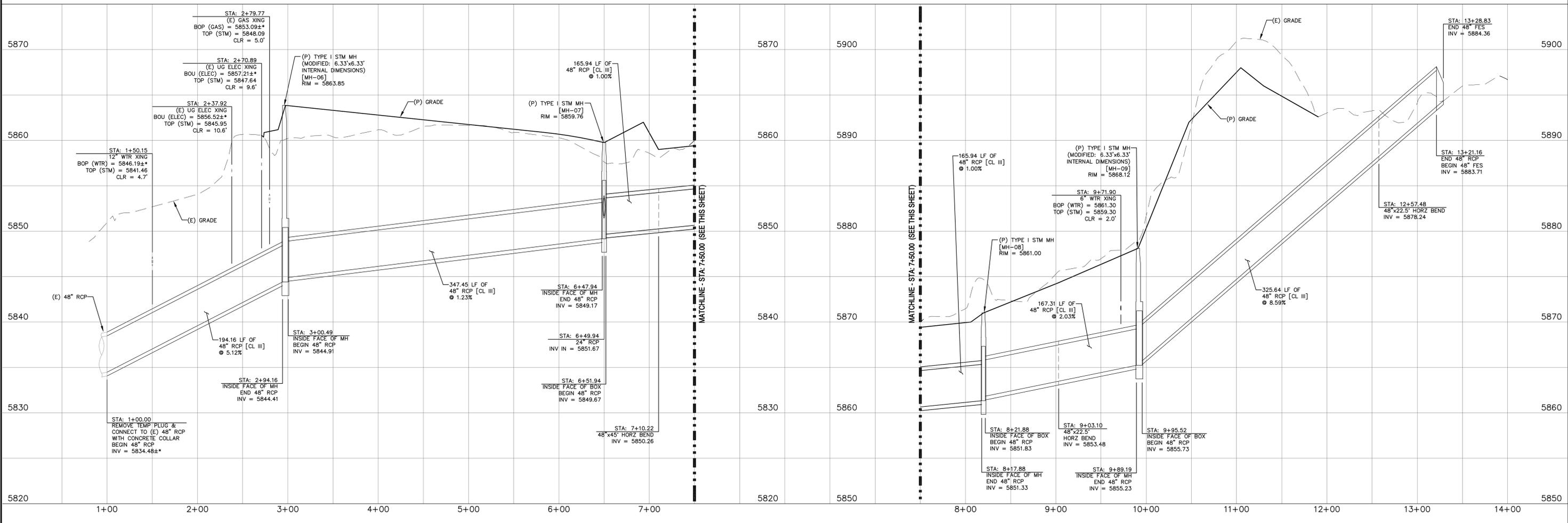
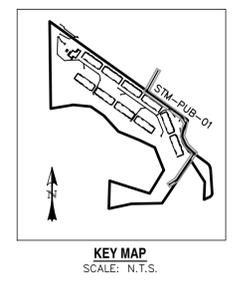
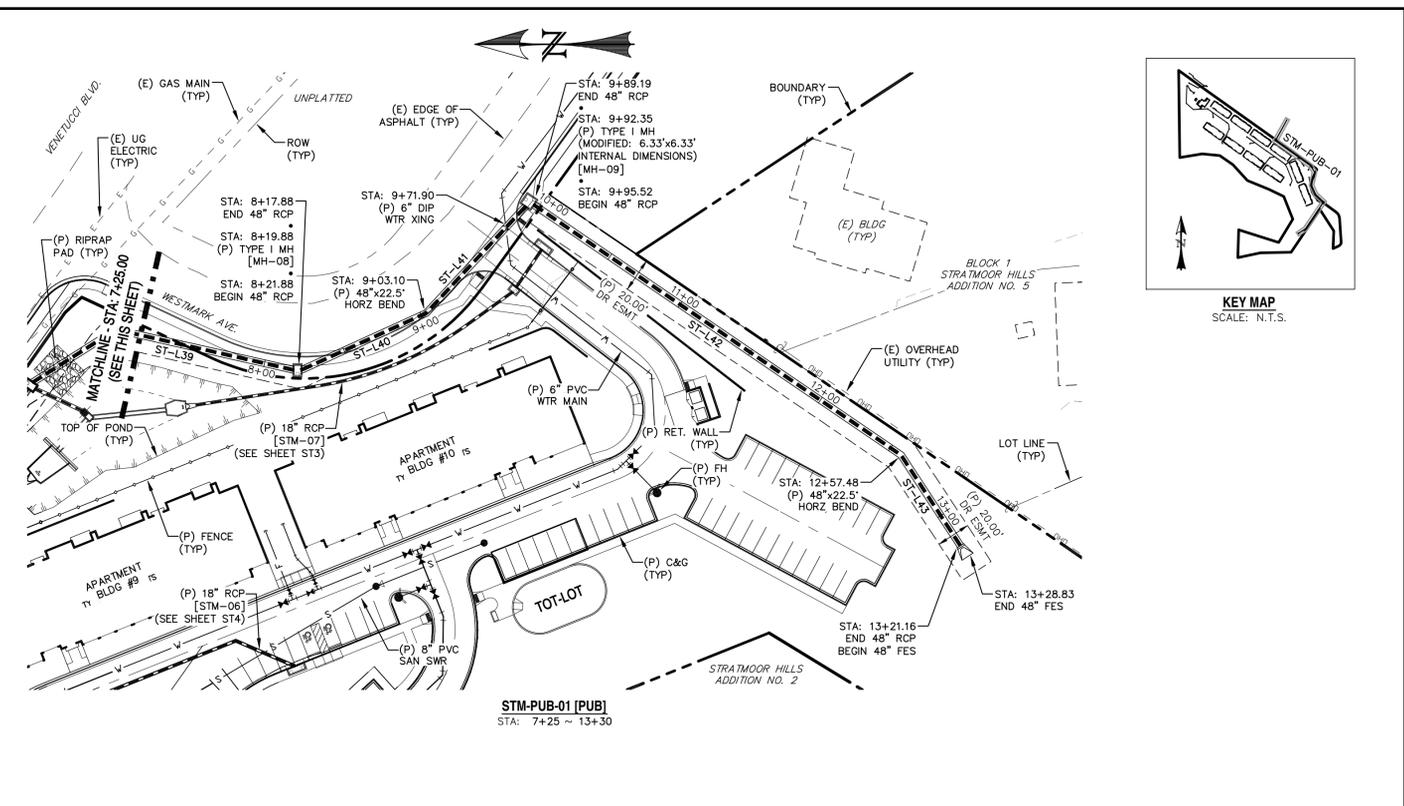
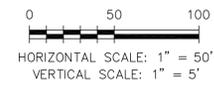
ELDORADO SPRINGS
STORM SEWER PLAN & PROFILES
STM-06, STM-06A, & STM-06B

| | |
|-------------------|-----------------|
| DESIGNED BY: MGP | DRAWN BY: MGP |
| SCALE: 1"=50' | DATE: 06/27/19 |
| JOB NUMBER: 91807 | SHEET: ST4 OF 9 |



LINE TABLE - STORM

| LINE | BEARING | DISTANCE |
|--------|---------------|----------|
| ST-L36 | S28°59'35\"/> | |
| ST-L37 | S54°58'03\"/> | |
| ST-L38 | S32°14'46\"/> | |
| ST-L39 | S12°45'14\"/> | |
| ST-L40 | S24°24'28\"/> | |
| ST-L41 | S46°54'28\"/> | |
| ST-L42 | S34°08'59\"/> | |
| ST-L43 | S56°38'59\"/> | |



| REV. | DESCRIPTION | DATE |
|------|-------------|------|
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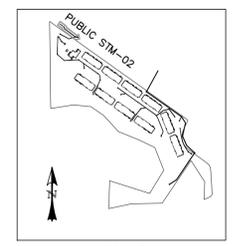
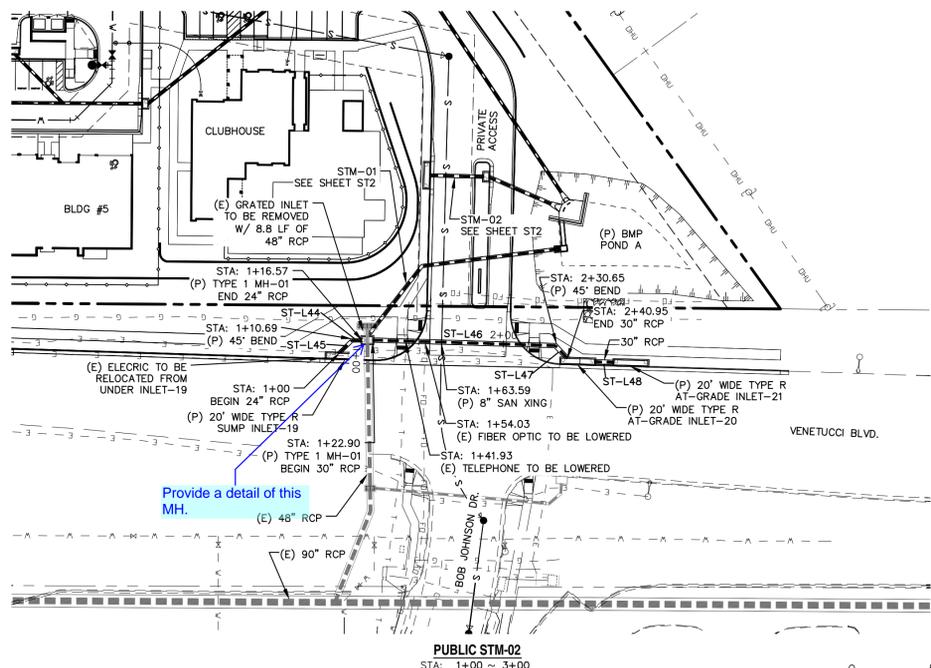
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1023 W. COLORADO COLORADO SPRINGS, CO 80904 (719) 685-1670

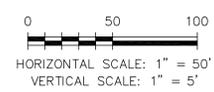
ELDORADO SPRINGS
STORM SEWER PLAN & PROFILES
STM-PUB-01

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| DESIGNED BY: MGP | DRAWN BY: MGP |
| SCALE: 1"=50' | DATE: 06/27/19 |
| JOB NUMBER: 91807 | SHEET: ST5 OF 9 |



KEY MAP
SCALE: N.T.S.

| LINE | BEARING | DISTANCE |
|--------|-------------|----------|
| ST-L44 | S56°06'50"E | 5.87 |
| ST-L45 | N80°32'59"E | 10.69 |
| ST-L46 | N53°16'45"W | 107.76 |
| ST-L47 | N08°16'45"W | 10.30 |
| ST-L48 | N53°16'45"W | 11.34 |



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| REV. | DESCRIPTION | DATE |
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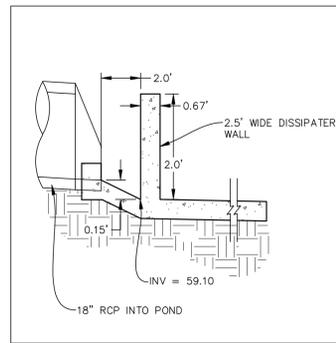
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 5671 NORTH ORACLE ROAD
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 (520) 742-2114

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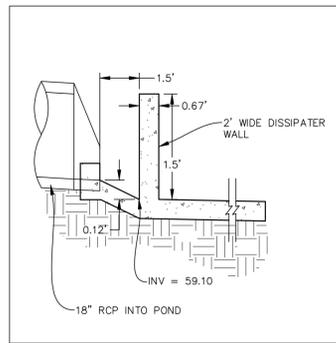


ELDORADO SPRINGS
STORM SEWER PLAN & PROFILES
 PUBLIC STM-02

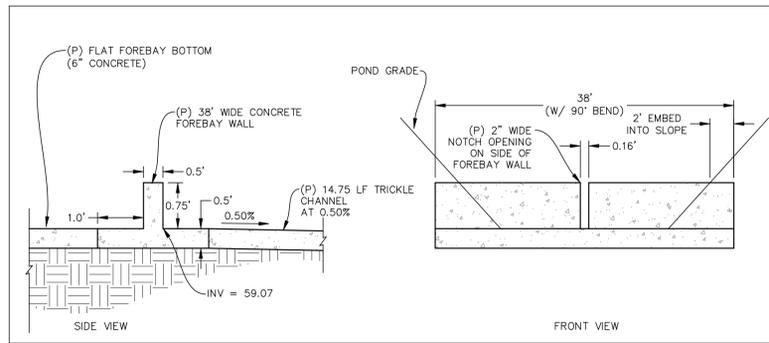
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| JOB NUMBER: | 91807 | SHEET: | ST6 OF 9 |



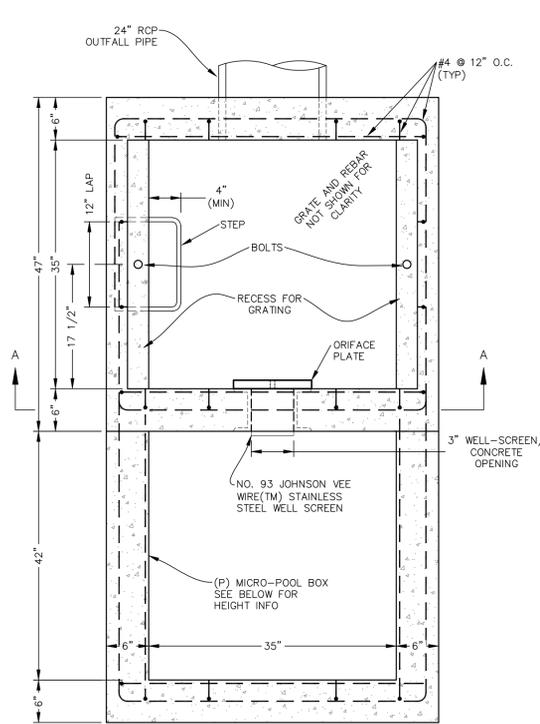
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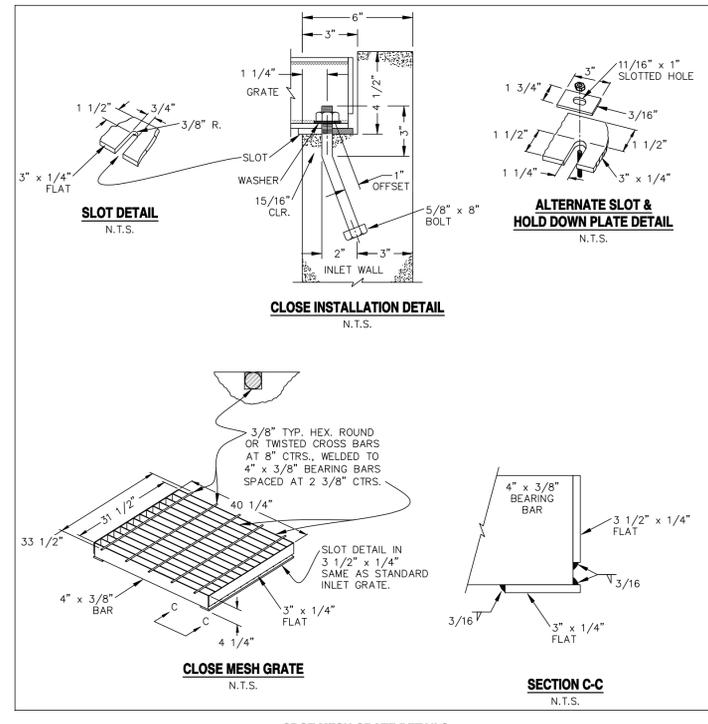
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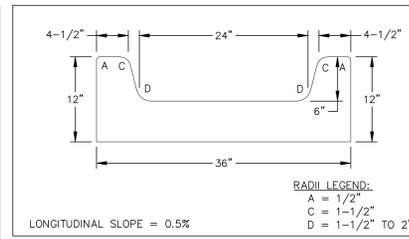
FOREBAY WALL DETAILS
SCALE: N.T.S.



PLAN VIEW
N.T.S.



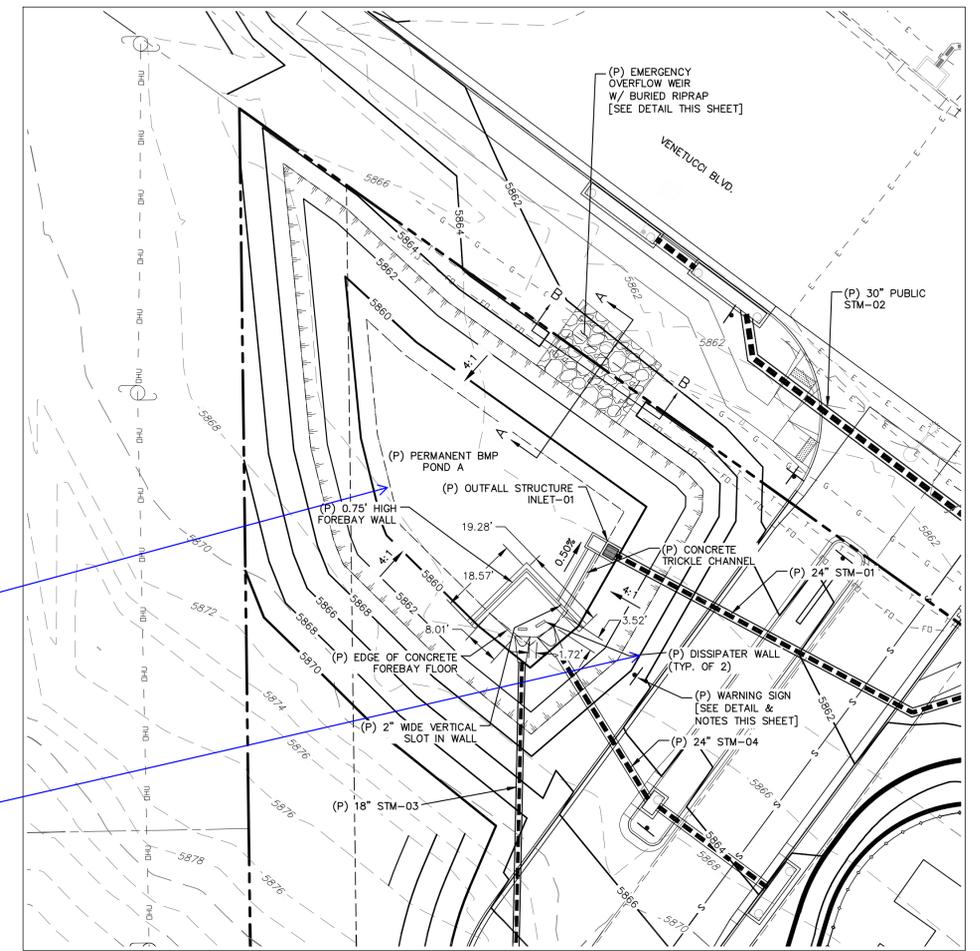
CDOT MESH GRATE DETAILS
N.T.S.



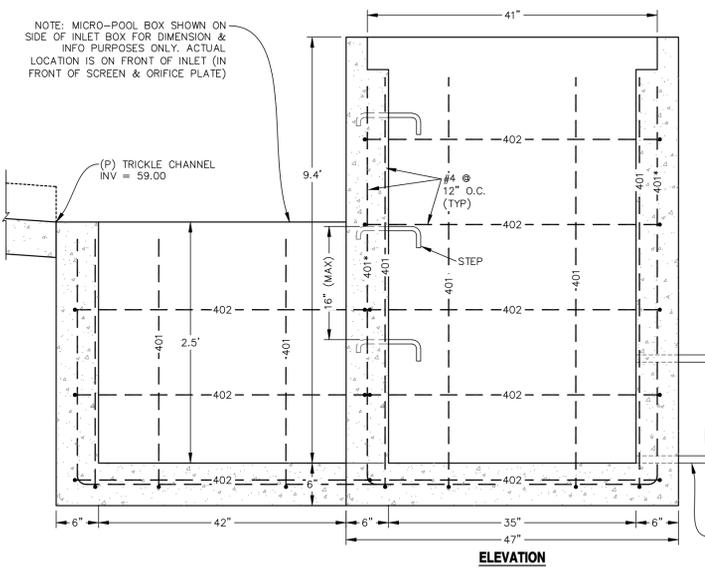
CONCRETE TRICKLE CHANNEL
SCALE: N.T.S.

Identify the pond elevations and details. Slope pond bottom 3% minimum, etc.

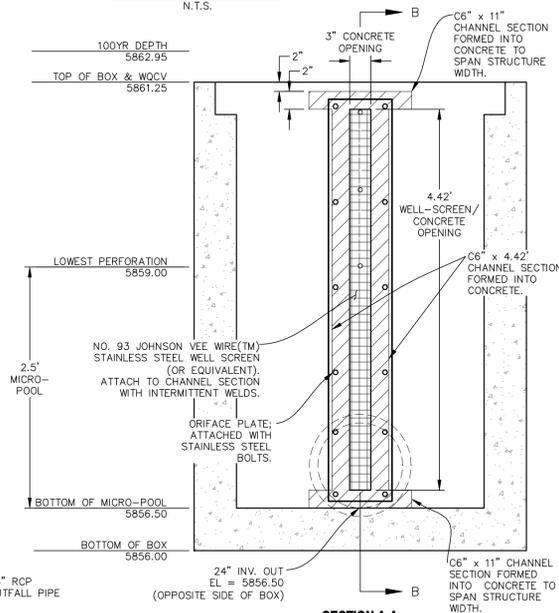
Show Pond access to the forebay, trickle channel and the outlet structure.



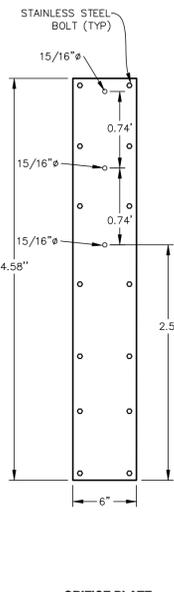
POND A
SCALE: 1" = 20'



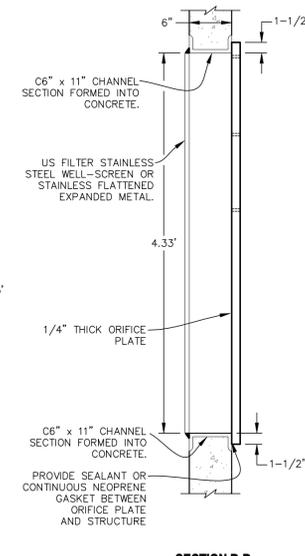
ELEVATION
N.T.S.



SECTION A-A
N.T.S.



ORIFICE PLATE
N.T.S.



SECTION B-B
N.T.S.

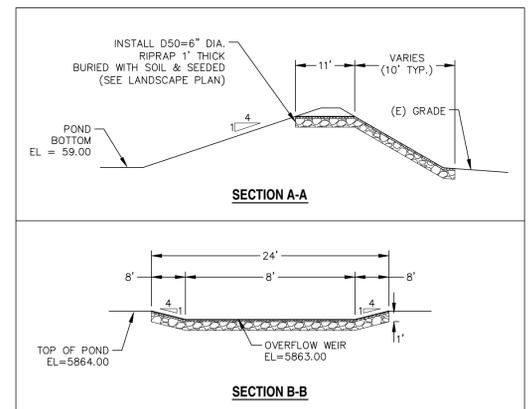
CDOT GENERAL NOTES:

- CONCRETE SHALL BE CLASS B. INLET MAY BE CAST-IN-PLACE OR PRECAST.
- REINFORCING BARS SHALL HAVE A MINIMUM 2 IN. CLEARANCE.
- CONCRETE SLOPE AND DITCH PAVING SHALL CONFORM TO SECTION 507. REINFORCEMENT FOR CONCRETE SLOPE PAVING SHALL BE 6 X 6 - W1.4 X W1.4 OR 6 X 6 - W2.1 X W2.1.
- STRUCTURAL STEEL FOR GRATES AND GRATE INSTALLATION HARDWARE SHALL BE GALVANIZED AND SHALL BE IN ACCORDANCE WITH 712.06.
- THE STANDARD INLET GRATES SHALL BE USED ON ALL TYPE C INLETS UNLESS CLOSE MESH GRATES ARE SPECIFIED ON THE PLANS.
- STEPS SHALL BE PROVIDED WHEN INLET DIMENSION "H" EXCEEDS 3 FT.-6 IN. AND SHALL BE IN ACCORDANCE WITH AASHTO M 199.
- SEE SHEET M-604-11, INLET, TYPE D, FOR REINFORCEMENT AROUND THE PIPE OPENING.
- CONCRETE SLOPE AND DITCH PAVING WILL BE REQUIRED WHEN SHOWN ON PLANS.

WARNING
THIS AREA IS A STORMWATER FACILITY AND IS SUBJECT TO PERIODIC FLOODING

WARNING SIGN DETAIL
SCALE: N.T.S.

- NOTES:
- SIGN SHALL BE A MINIMUM OF 3 SQ.FT.
 - SIGN SHALL BE FABRICATED OF DURABLE MATERIALS SUCH AS METAL OR PLASTIC.
 - SIGN SHALL HAVE RED LETTERING ON A WHITE BACKGROUND.



OVERFLOW WEIR DETAILS
SCALE: N.T.S.

| REV. | DESCRIPTION | DATE |
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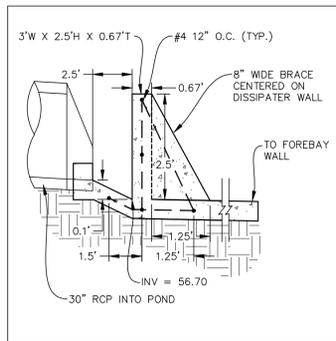


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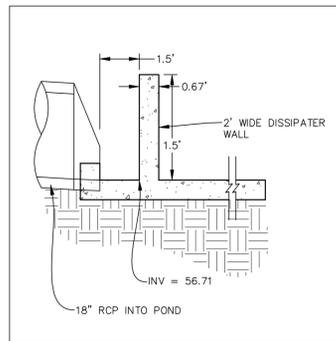


ELDORADO SPRINGS
PERMANENT BMP PLANS & DETAILS
POND A

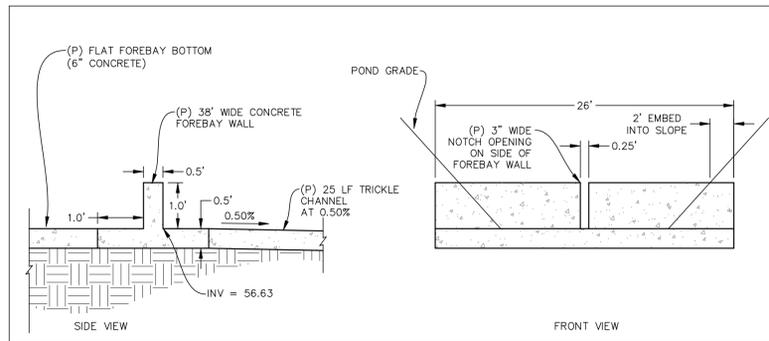
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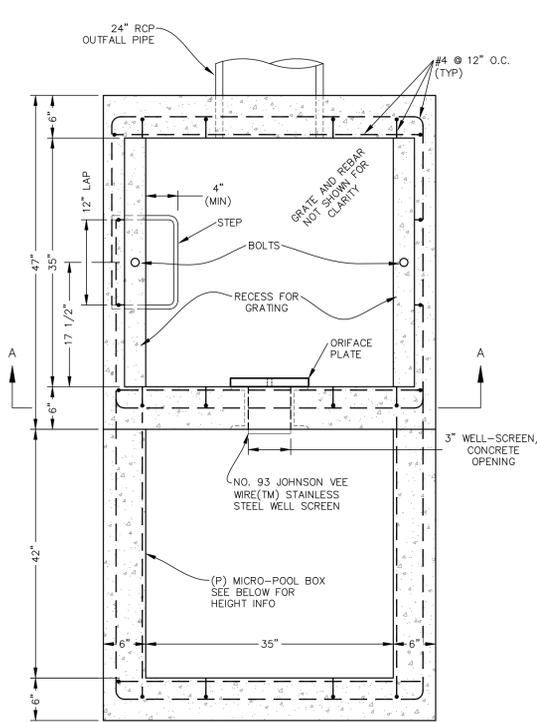
FOREBAY DISSIPATER STM-05
SCALE: N.T.S.



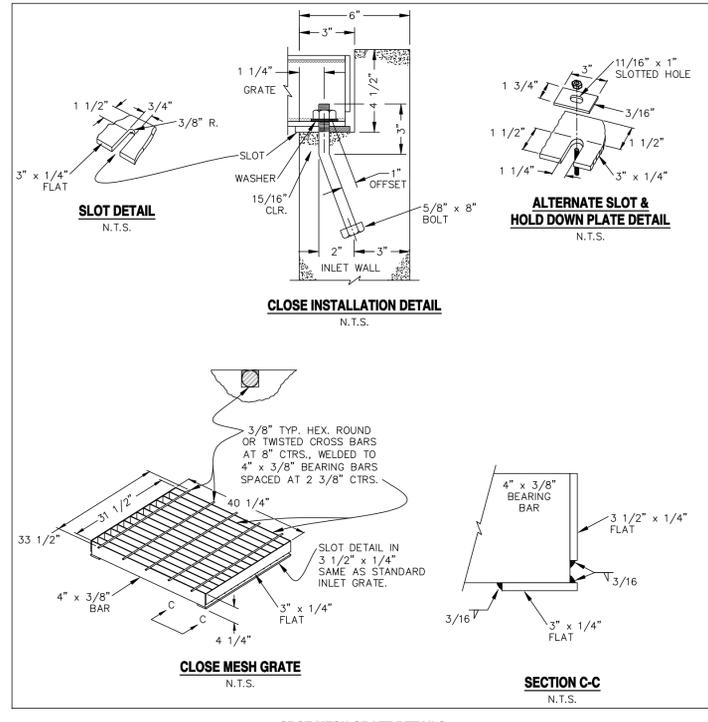
FOREBAY DISSIPATER STM-07
SCALE: N.T.S.



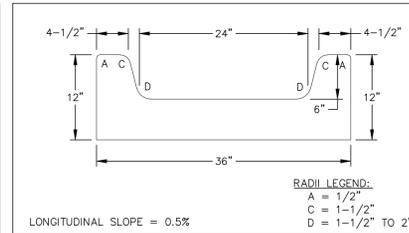
FOREBAY WALL DETAILS - STM-05 DISCHARGE
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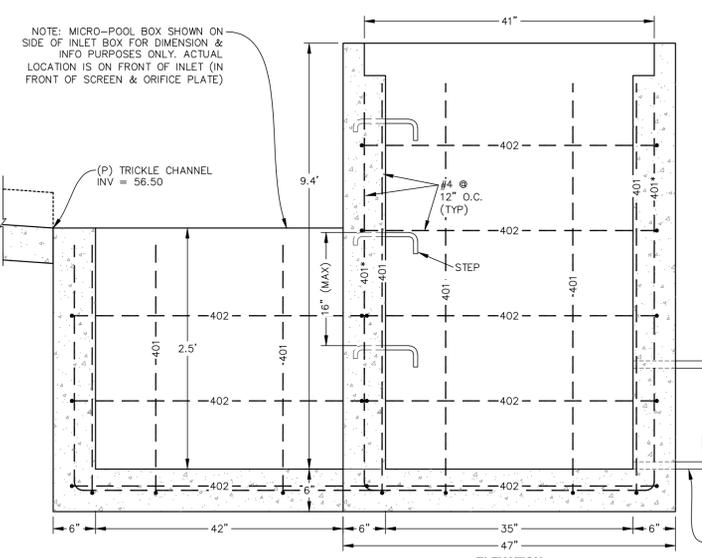
PLAN VIEW
N.T.S.



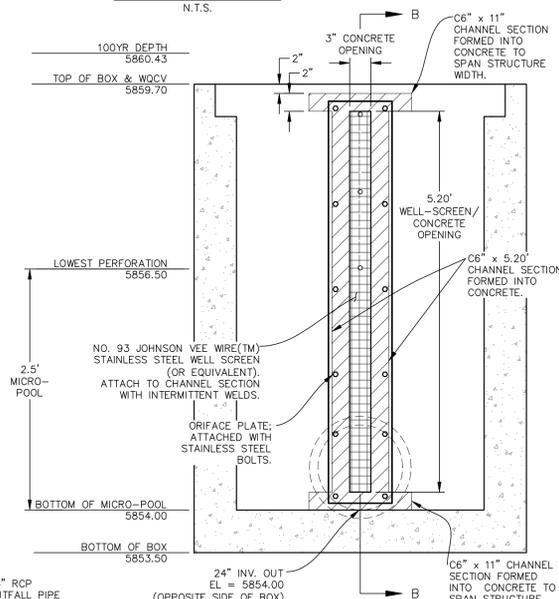
CDOT MESH GRATE DETAILS
N.T.S.



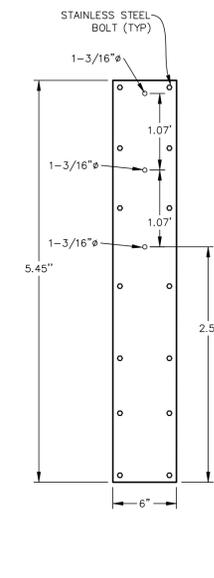
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SCALE: N.T.S.



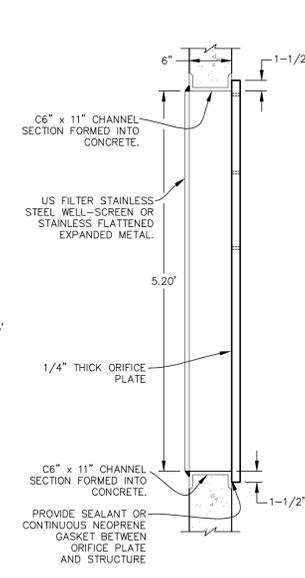
ELEVATION
N.T.S.



SECTION A-A
N.T.S.



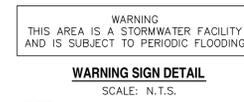
ORIFICE PLATE
N.T.S.



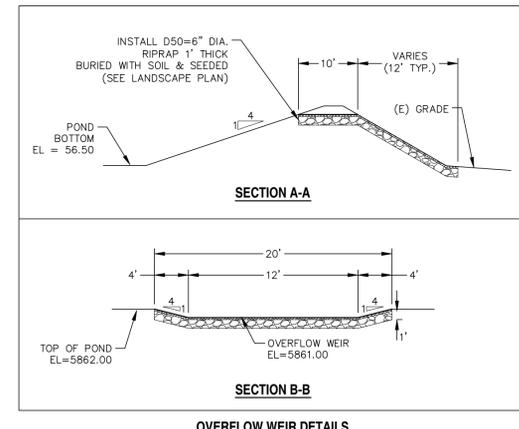
SECTION B-B
N.T.S.

CDOT GENERAL NOTES:

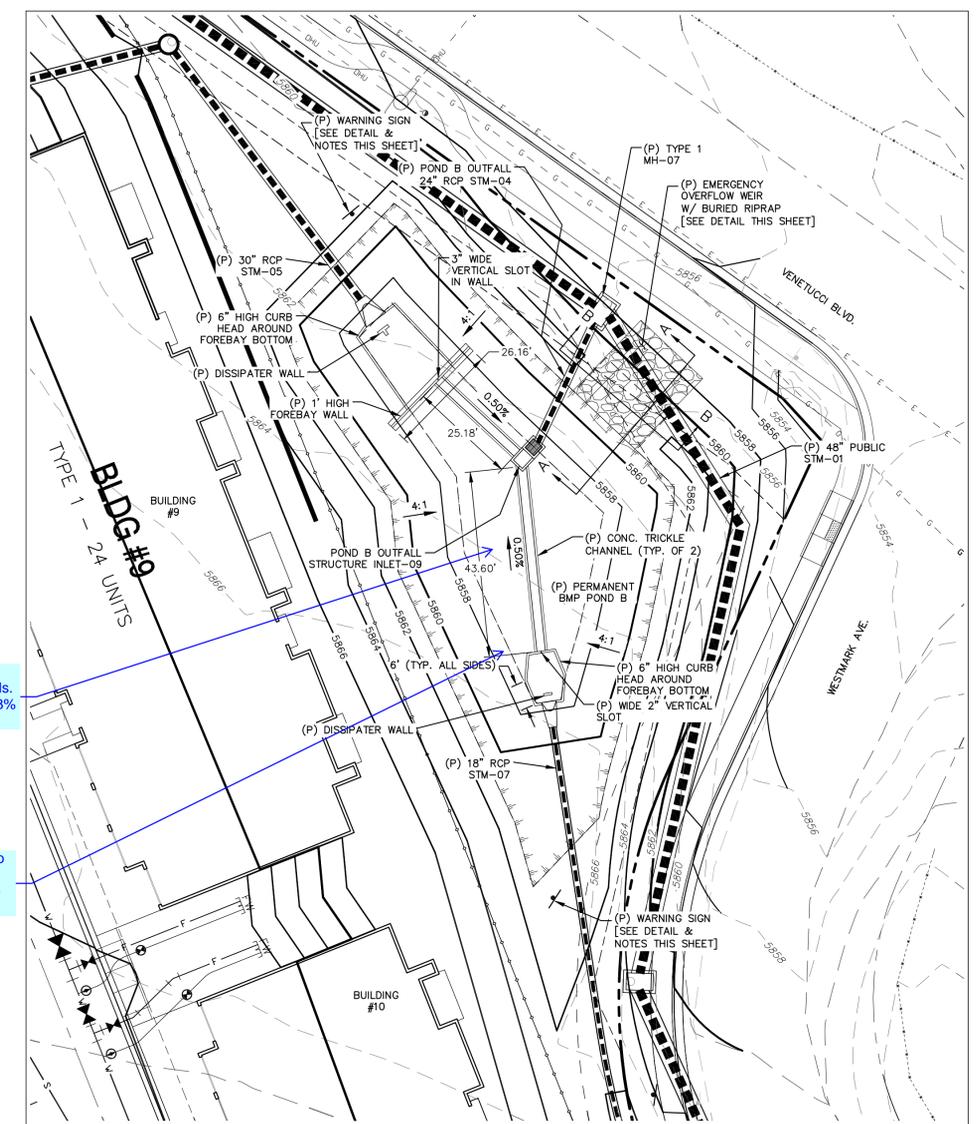
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- SEE SHEET M-604-11, INLET, TYPE D, FOR REINFORCEMENT AROUND THE PIPE OPENING.



WARNING SIGN DETAIL
SCALE: N.T.S.



OVERFLOW WEIR DETAILS
SCALE: N.T.S.



POND B
SCALE: 1" = 20'

Provide a table from the design information in the drainage report that verifies the size of the For-bays and micro-pools, surcharge-pools etc. For both ponds A & B.

Identify the pond elevations and details. Slope pond bottom 3% minimum, etc.

Show Pond access to the forebay, trickle channel and the outlet structure.

15:00 PM - 15:55 PM - 16:00 PM - 16:05 PM - 16:10 PM - 16:15 PM - 16:20 PM - 16:25 PM - 16:30 PM - 16:35 PM - 16:40 PM - 16:45 PM - 16:50 PM - 16:55 PM - 17:00 PM - 17:05 PM - 17:10 PM - 17:15 PM - 17:20 PM - 17:25 PM - 17:30 PM - 17:35 PM - 17:40 PM - 17:45 PM - 17:50 PM - 17:55 PM - 18:00 PM - 18:05 PM - 18:10 PM - 18:15 PM - 18:20 PM - 18:25 PM - 18:30 PM - 18:35 PM - 18:40 PM - 18:45 PM - 18:50 PM - 18:55 PM - 19:00 PM - 19:05 PM - 19:10 PM - 19:15 PM - 19:20 PM - 19:25 PM - 19:30 PM - 19:35 PM - 19:40 PM - 19:45 PM - 19:50 PM - 19:55 PM - 20:00 PM - 20:05 PM - 20:10 PM - 20:15 PM - 20:20 PM - 20:25 PM - 20:30 PM - 20:35 PM - 20:40 PM - 20:45 PM - 20:50 PM - 20:55 PM - 21:00 PM - 21:05 PM - 21:10 PM - 21:15 PM - 21:20 PM - 21:25 PM - 21:30 PM - 21:35 PM - 21:40 PM - 21:45 PM - 21:50 PM - 21:55 PM - 22:00 PM - 22:05 PM - 22:10 PM - 22:15 PM - 22:20 PM - 22:25 PM - 22:30 PM - 22:35 PM - 22:40 PM - 22:45 PM - 22:50 PM - 22:55 PM - 23:00 PM - 23:05 PM - 23:10 PM - 23:15 PM - 23:20 PM - 23:25 PM - 23:30 PM - 23:35 PM - 23:40 PM - 23:45 PM - 23:50 PM - 23:55 PM - 24:00 PM

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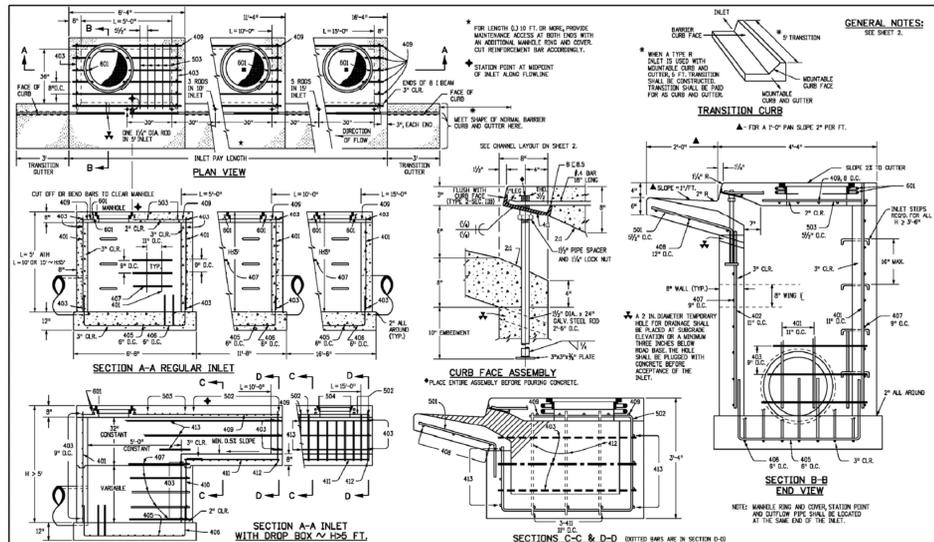
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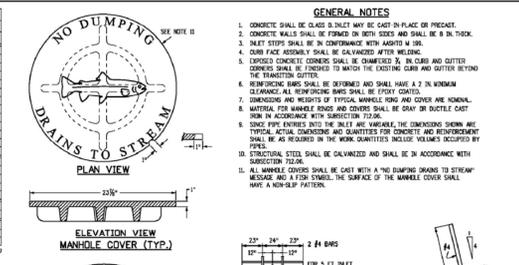
ELDORADO SPRINGS
PERMANENT BMP PLANS & DETAILS
POND B

| | |
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| JOB NUMBER: 91807 | SHEET: ST8 OF 9 |

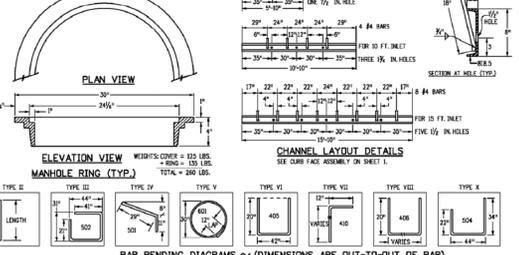


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| Last Modification Date: 07/04/12 | Revision: 1 | Denver, Colorado 80222 | |
| Full Path: \\www.colorado.gov\info\business\designsupport\ | Revision: 1 | Phone: (303) 757-8000 | |
| Drawing File Name: 604101001.dwg | Revision: 1 | Fax: (303) 757-8820 | |
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| CD Year: 2012 | Revision: 1 | Sheet No. 1 of 2 | |

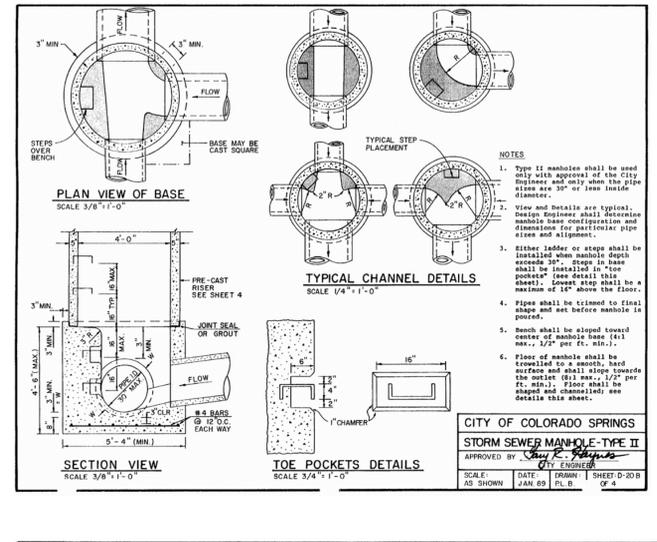
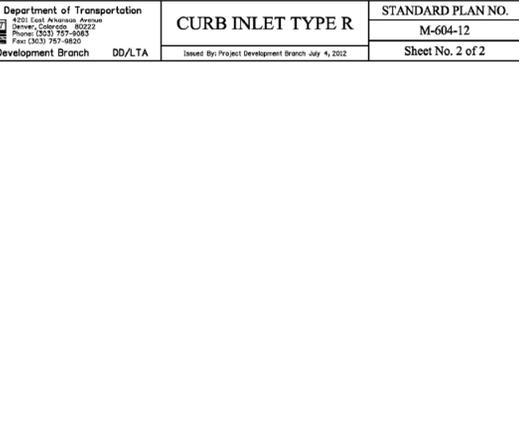
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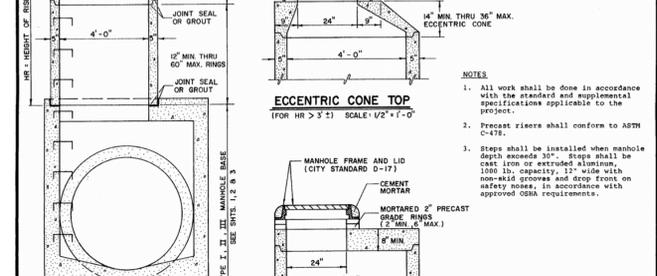
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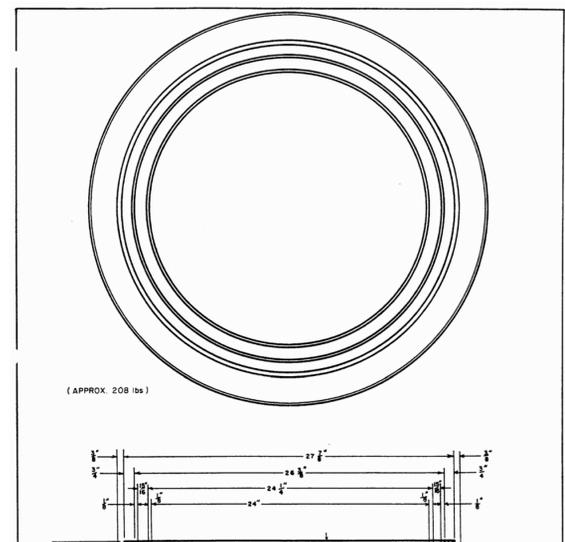
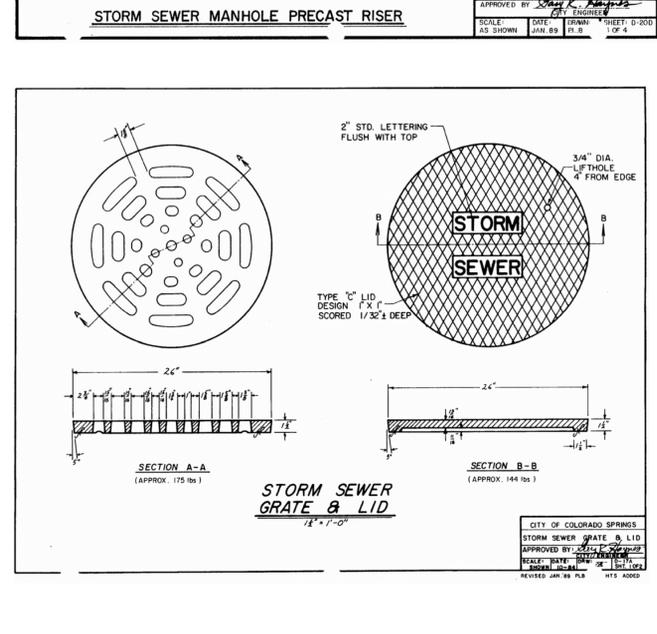
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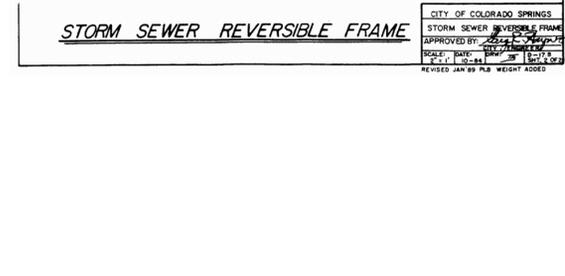
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| Last Modification Date: 07/04/12 | Revision: 1 | Denver, Colorado 80222 | |
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| Drawing File Name: 604101001.dwg | Revision: 1 | Fax: (303) 757-8820 | |
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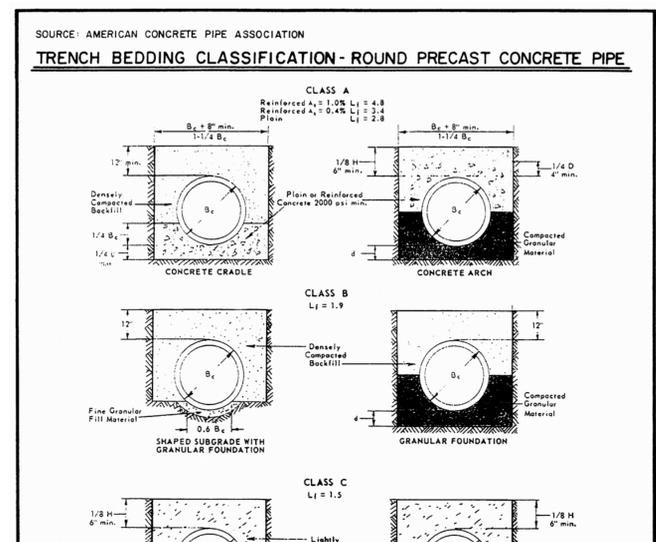
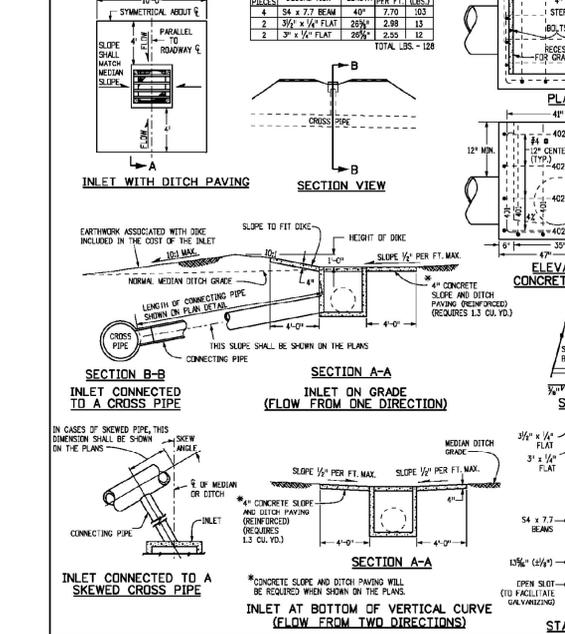
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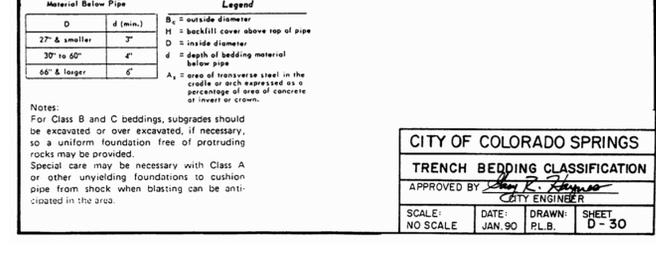
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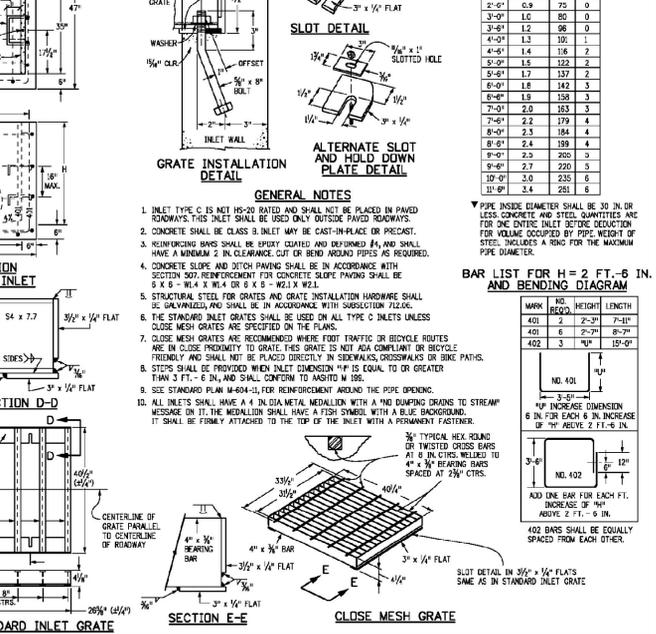
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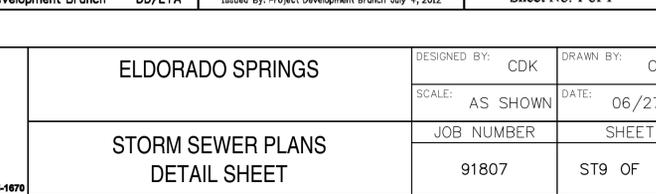
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