

Independence Place at Cheyenne Mountain Filing No. 1

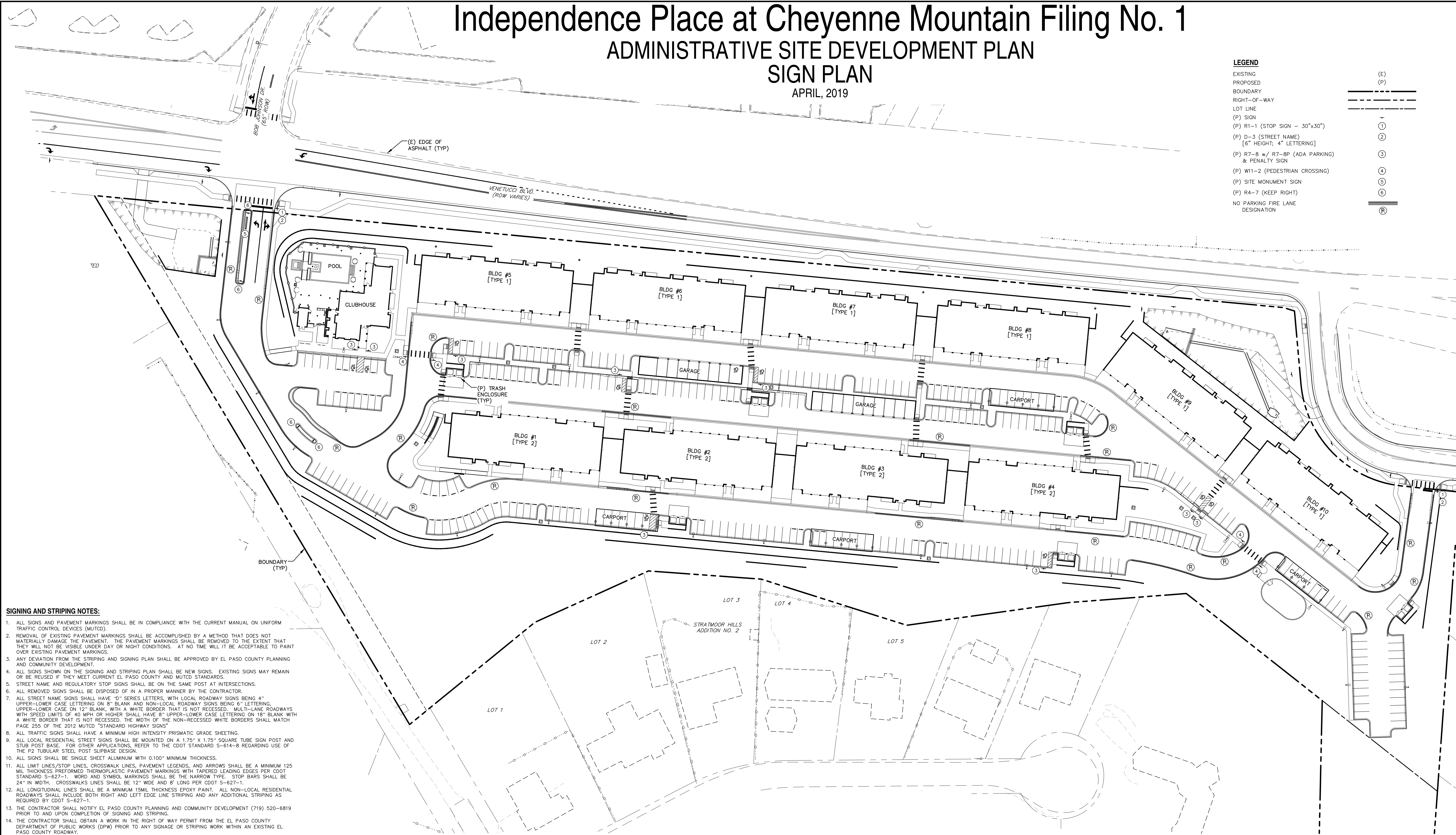
ADMINISTRATIVE SITE DEVELOPMENT PLAN

SIGN PLAN

APRIL, 2019

LEGEND

EXISTING	(E)
PROPOSED	(P)
BOUNDARY	---
RIGHT-OF-WAY	----
LOT LINE	----
(P) SIGN	-
(P) R1-1 (STOP SIGN - 30"x30")	①
(P) D-3 (STREET NAME) [6" HEIGHT; 4" LETTERING]	②
(P) R7-8 w/ R7-BP (ADA PARKING & PENALTY SIGN)	③
(P) W11-2 (PEDESTRIAN CROSSING)	④
(P) SITE MONUMENT SIGN	⑤
(P) R4-7 (KEEP RIGHT)	⑥
NO PARKING FIRE LANE DESIGNATION	Ⓡ



SIGNING AND STRIPING NOTES:

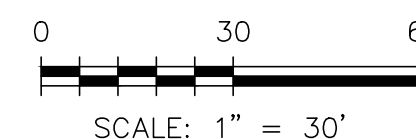
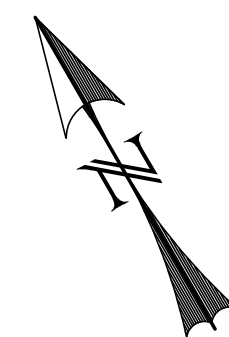
1. ALL SIGNS AND PAVEMENT MARKINGS SHALL BE IN COMPLIANCE WITH THE CURRENT MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD).
2. REMOVAL OF EXISTING PAVEMENT MARKINGS SHALL BE ACCOMPLISHED BY A METHOD THAT DOES NOT MATERIALLY DAMAGE THE PAVEMENT. THE PAVEMENT MARKINGS SHALL BE REMOVED TO THE EXTENT THAT 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 40 MPH OR HIGHER SHALL HAVE 8" UPPER-LOWER CASE LETTERING ON 18" BLANK WITH A WHITE BORDER THAT IS NOT RECESSED. THE WIDTH OF THE NON-RECESSED WHITE BORDERS SHALL MATCH PAGE 255 OF THE 2012 MUTCD "STANDARD HIGHWAY SIGNS".
8. ALL TRAFFIC SIGNS SHALL HAVE A MINIMUM HIGH INTENSITY PRISMATIC GRADE SHEETING.
9. ALL LOCAL RESIDENTIAL STREET SIGNS SHALL BE MOUNTED ON A 1.75" X 1.75" SQUARE TUBE SIGN POST AND STUB POST BASE. FOR OTHER APPLICATIONS, REFER TO THE CDOT STANDARD S-614-B 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. 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 PLANNING AND COMMUNITY DEVELOPMENT (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 DEPARTMENT OF PUBLIC WORKS (DPW) PRIOR TO ANY SIGNAGE OR STRIPING WORK WITHIN AN EXISTING EL PASO COUNTY ROADWAY.

ALTITUDE
LAND CONSULTANTS
PLANNING LANDSCAPE
2727 N. CASCADE AVE., SUITE #160
COLORADO SPRINGS, CO 80907
WWW.ALTITUDELANDCO.COM

WAY ARCHITECTS, P.C.
318 North Tejon
Colorado Springs, Colorado 80903
(719)473-8400 FAX (719)473-0400
www.waygroup.com

WESTWORKS
ENGINEERING
1823 W. COLORADO COLORADO SPRINGS, CO 80904 (719) 685-1670

Eldorado Springs
ADMINISTRATIVE SITE DEVELOPMENT PLAN
SOUTH VENETUCCI BOULEVARD
EL PASO COUNTY, STATE OF COLORADO



DATE: 03.26.2021
DRAWN BY: CDK
CHECKED BY: CDK

REV.	DESCRIPTION	DATE

NOT FOR CONSTRUCTION
COPYRIGHT 2019
THIS DOCUMENT IS AN INSTRUMENT OF SERVICE, AND AS SUCH REMAINS THE PROPERTY OF THE CONSULTANT. PERMISSION FOR USE OF THIS DOCUMENT IS LIMITED AND CAN BE EXTENDED ONLY BY WRITTEN AGREEMENT WITH ALTITUDE LAND CONSULTANTS.

SHEET SDP13
WESTWORKS PROJECT # 91807