

STANDARD NOTES FOR EL PASO COUNTY CONSTRUCTION

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 LOCATIONS 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 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 PLANNING AND COMMUNITY DEVELOPMENT (PCD) - INSPECTIONS, PRIOR TO STARTING CONSTRUCTION.
7. IT IS THE CONTRACTOR'S RESPONSIBILITY TO UNDERSTAND THE REQUIREMENTS OF ALL JURISDICTIONAL AGENCIES AND TO OBTAIN ALL REQUIRED PERMITS, INCLUDING BUT NOT LIMITED TO EL PASO COUNTY EROSION AND STORMWATER QUALITY CONTROL PERMIT (ESQCP), REGIONAL BUILDING FLOODPLAIN DEVELOPMENT PERMIT, U.S. ARMY CORPS OF ENGINEERS-ISSUED 401 AND/OR 404 PERMITS, AND COUNTY AND STATE FUGITIVE DUST PERMITS.
8. 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 DOT AND MUTCD CRITERIA. [IF APPLICABLE, ADDITIONAL SIGNING AND STRIPING NOTES WILL BE PROVIDED.]
14. CONTRACTOR SHALL OBTAIN ANY PERMITS REQUIRED BY EL PASO COUNTY PUBLIC SERVICES DEPARTMENT, 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.

CONSTRUCTION NOTES

1. ALL WORK SHALL COMPLY WITH THE CODES AND POLICIES FOR EL PASO COUNTY.
2. EXISTING TOPOGRAPHIC INFORMATION SHOWN ON THIS GRADING PLAN WAS OBTAINED FROM A TOPOGRAPHIC SURVEY AND PREVIOUS CONSTRUCTION DOCUMENTS. THE CONTRACTOR SHALL BE RESPONSIBLE TO EXAMINE THE SITE AND BE FAMILIAR WITH THE EXISTING CONDITIONS.
3. DEPTH OF MOISTURE-DENSITY CONTROL FOR THIS PROJECT SHALL BE AS DICTATED BY THE GEOLOGIC HAZARD STUDY PREPARED BY ENTECH ENGINEERING CONSULTANTS, INC. DATED 3/15/17
4. THE CONTRACTOR IS RESPONSIBLE FOR THE RE-ESTABLISHMENT OF ALL SURVEY MONUMENTS DISTURBED WITHIN THE PROJECT LIMITS.
5. THE CONTRACTOR SHALL PROTECT ALL WORK AREAS AND FACILITIES FROM FLOODING AT ALL TIMES. AREAS AND FACILITIES SUBJECTED TO FLOODING, REGARDLESS OF THE SOURCE OF WATER, SHALL BE PROMPTLY DEWATERED AND RESTORED.
6. PRIOR TO PAVING OPERATIONS, THE ENTIRE SUBGRADE SHALL BE INSPECTED IN ACCORDANCE WITH THE GEOLOGIC HAZARD STUDY PREPARED BY ENTECH ENGINEERING CONSULTANTS, INC. DATED 3/15/17.
7. SUBGRADE MATERIALS DEEMED UNSUITABLE BY THE GEOLOGIC HAZARD STUDY PREPARED BY ENTECH ENGINEERING CONSULTANTS, INC. DATED 3/15/17 SHALL BE EXCAVATED, DISPOSED OF AND REPLACED WITH APPROVED MATERIALS.
8. FILL SHALL BE PLACED IN ACCORDANCE WITH THE GEOLOGIC HAZARD STUDY PREPARED BY ENTECH ENGINEERING CONSULTANTS, INC. DATED 3/15/17.
9. THE CONTRACTOR IS RESPONSIBLE FOR PREVENTING AND CONTROLLING EROSION DURING CONSTRUCTION ACTIVITIES AT ALL TIMES DURING GRADING AND CONSTRUCTION. THE CONTRACTOR SHALL PROVIDE THE FOLLOWING EROSION AND SEDIMENT CONTROL MEASURES:
 - HAY BALE BARRIERS WHERE NEEDED AND/OR AS DIRECTED BY THE ENGINEER.
 - SILT FENCE WHERE NEEDED AND/OR AS DIRECTED BY THE ENGINEER.
 - TEMPORARY SEDIMENTATION BASINS WHERE NEEDED AND/OR AS DIRECTED BY THE ENGINEER.
 - MULCHING AND SEEDING OF EXCESSIVE SLOPED AREAS AS NEEDED OR AS DIRECTED BY THE ENGINEER.
 - TEMPORARY VEHICLE TRACKING CONTROL AS NEEDED AND/OR DIRECTED BY THE ENGINEER.
 - CONCRETE WASH AREAS.
 - INLET PROTECTION.
 THESE AND ALL EROSION CONTROL BEST MANAGEMENT PRACTICES AS SHOWN IN THE GRADING AND EROSION CONTROL PLANS SHALL BE STRICTLY ADHERED TO.
10. FINISHED CONTOURS/SPOT ELEVATIONS HEREON REPRESENT FINISHED GRADES. ALL PAVEMENT SUBGRADES ARE BASED ON THE COMPOSITE ASPHALT PAVEMENT RECOMMENDATIONS MADE IN THE "GEOTECHNICAL STUDY" FOR THIS PROJECT.
11. ALL GRADING SHALL CONFORM TO THE GEOTECHNICAL RECOMMENDATIONS FOR SPRINGS AT WATERVIEW PREPARED BY ENTECH ENGINEERING CONSULTANTS, INC. DATED 3/15/17.
12. THERE MAY BE SOME TOPSOIL WITHIN SPRINGS AT WATERVIEW THAT IS NOT SUITABLE FOR RE-USE. CONTRACTOR SHALL AMEND THE TOPSOIL AS NECESSARY AND RE-SPREAD IN ACCORDANCE WITH THE GEOTECHNICAL RECOMMENDATIONS. IF TOPSOIL CANNOT BE AMENDED IT SHALL BE USED AS FILL WHERE NO FUTURE STRUCTURES OR ROADS WILL BE BUILT.

PDF: 2 - GENERAL NOTES.PDF



31 N. TEJON, SUITE 500
 COLORADO SPRINGS, CO 80903
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 F: (719) 227-7392

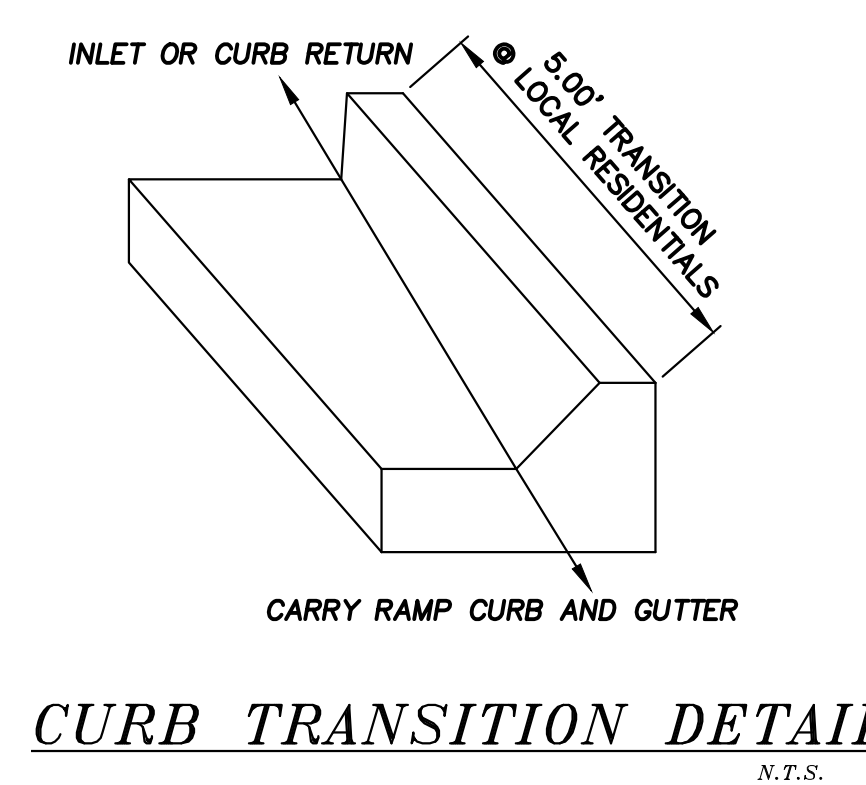
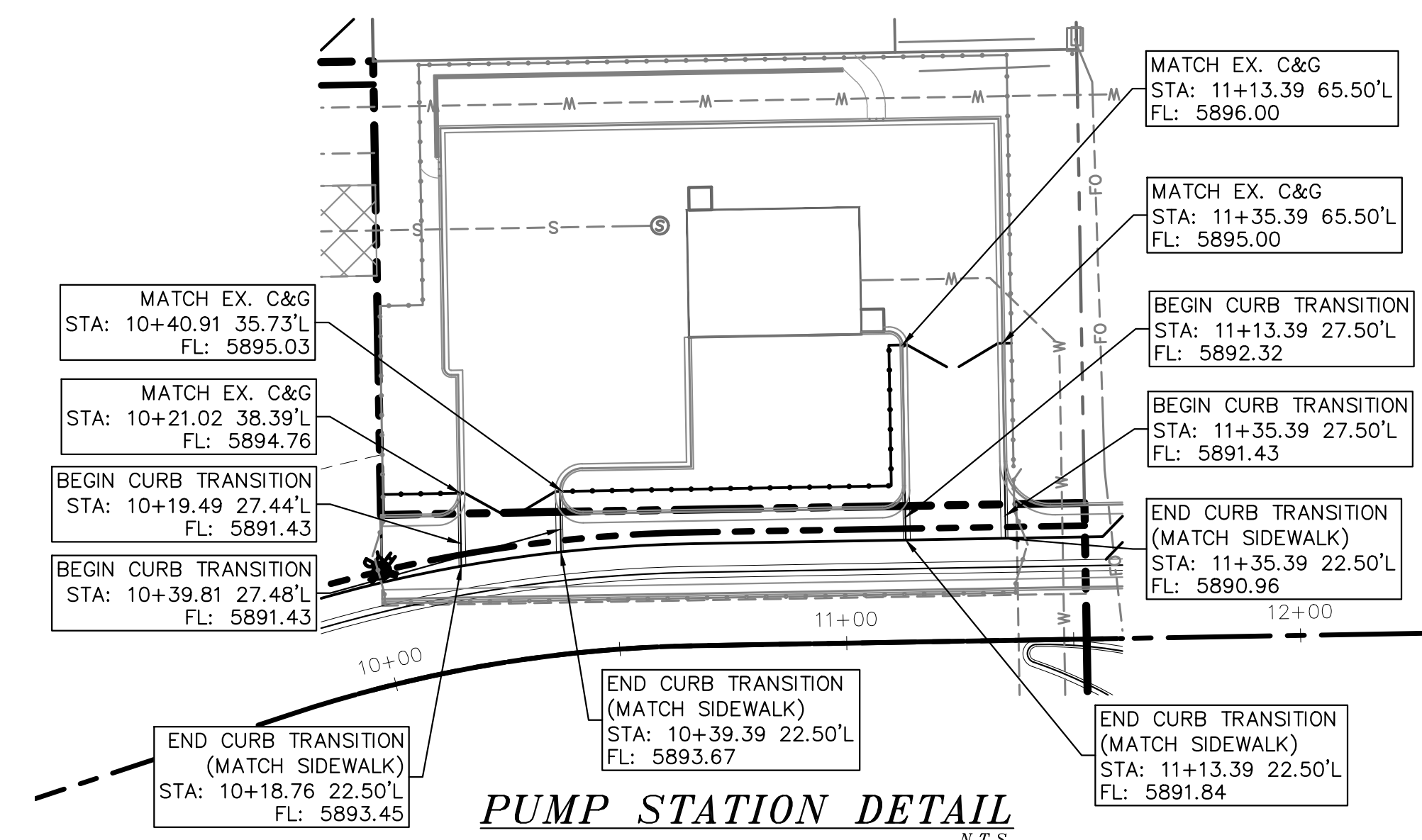
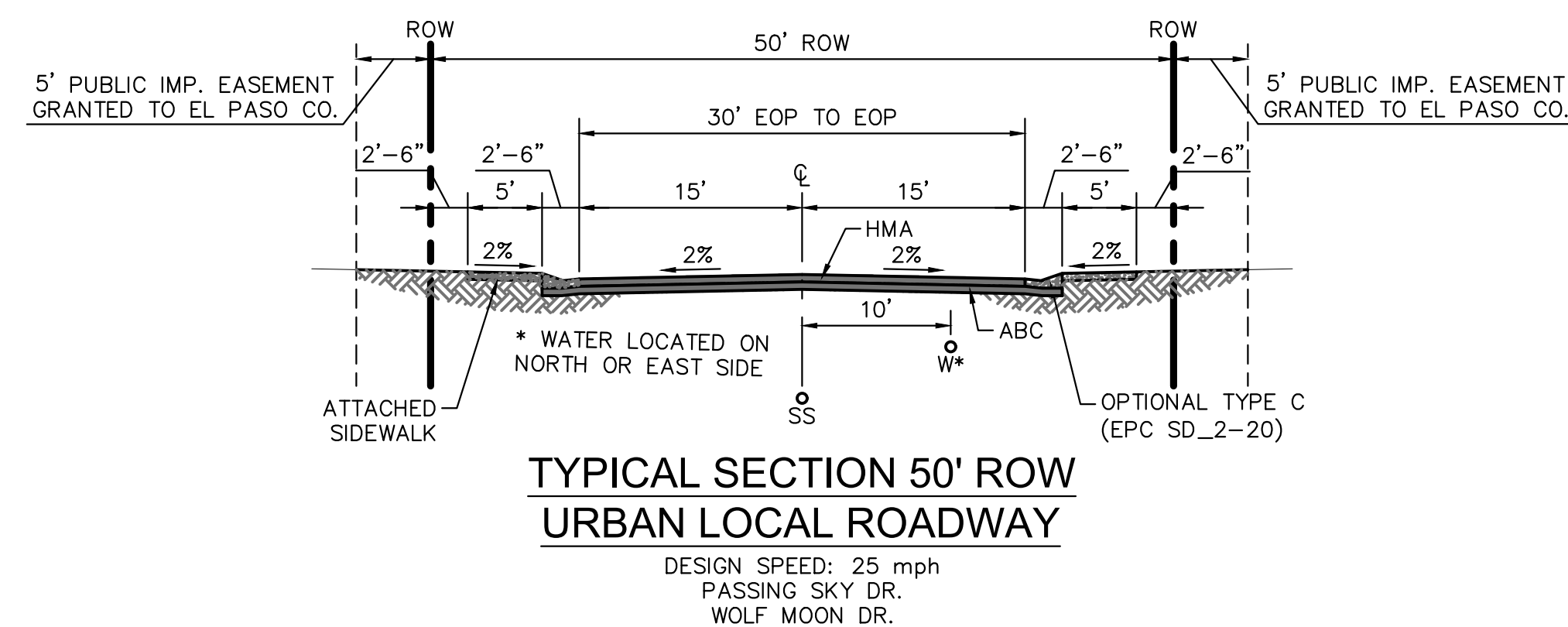
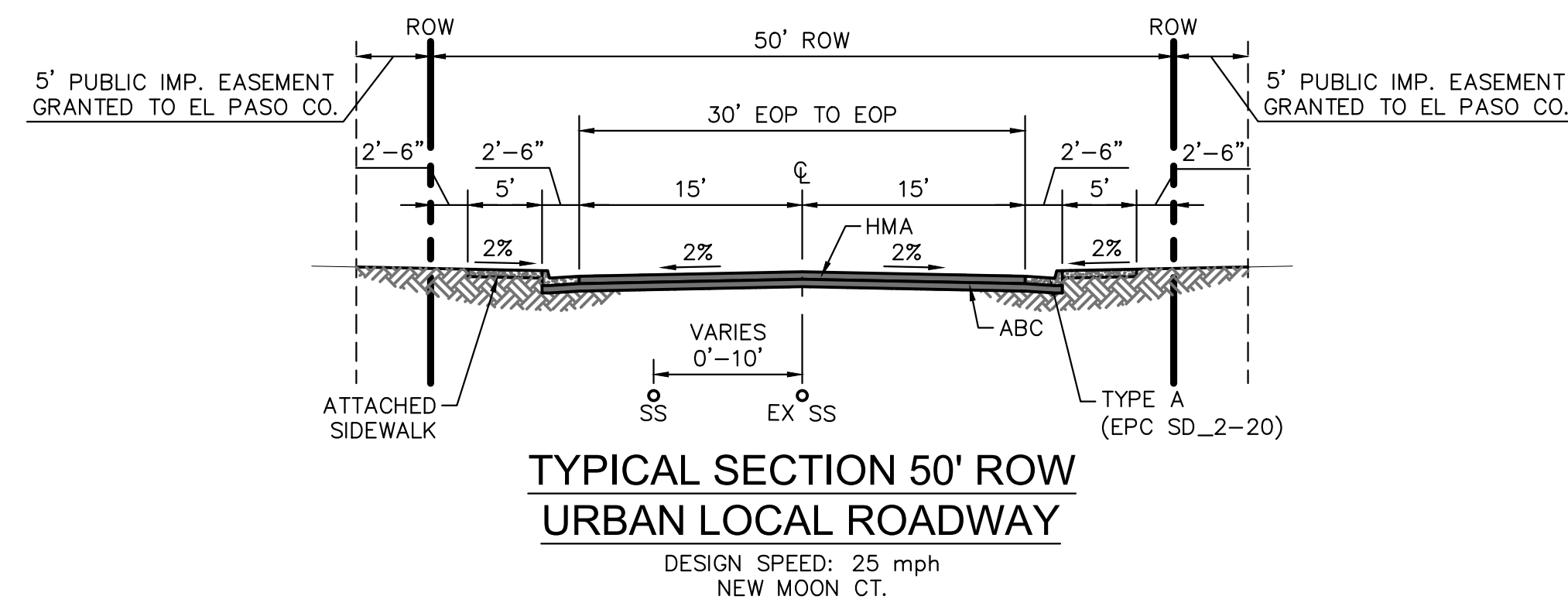


PROJECT SPRINGS AT WATERVIEW
 SHEET TITLE GENERAL NOTES
 FROM _____ TO _____
 JOB NO. 0102.1 SHEET 2 OF 19

REVISIONS:		
NO.	DESCRIPTION	DATE

ENGINEER:
 DESIGNED BY: JJM DATE: 8/30/17
 DRAWN BY: JJM DATE: 8/31/17
 CHECKED BY: PAK DATE: 5/11/18

48 HOURS BEFORE YOU DIG,
 CALL UTILITY LOCATORS
1-800-922-1987
 CITY OF COLORADO SPRINGS DEPT. OF UTILITIES
 GAS, ELECTRIC, WATER AND WASTEWATER



PDF: 3 - DETAILS.PDF

REVISIONS:		
NO.	DESCRIPTION	DATE

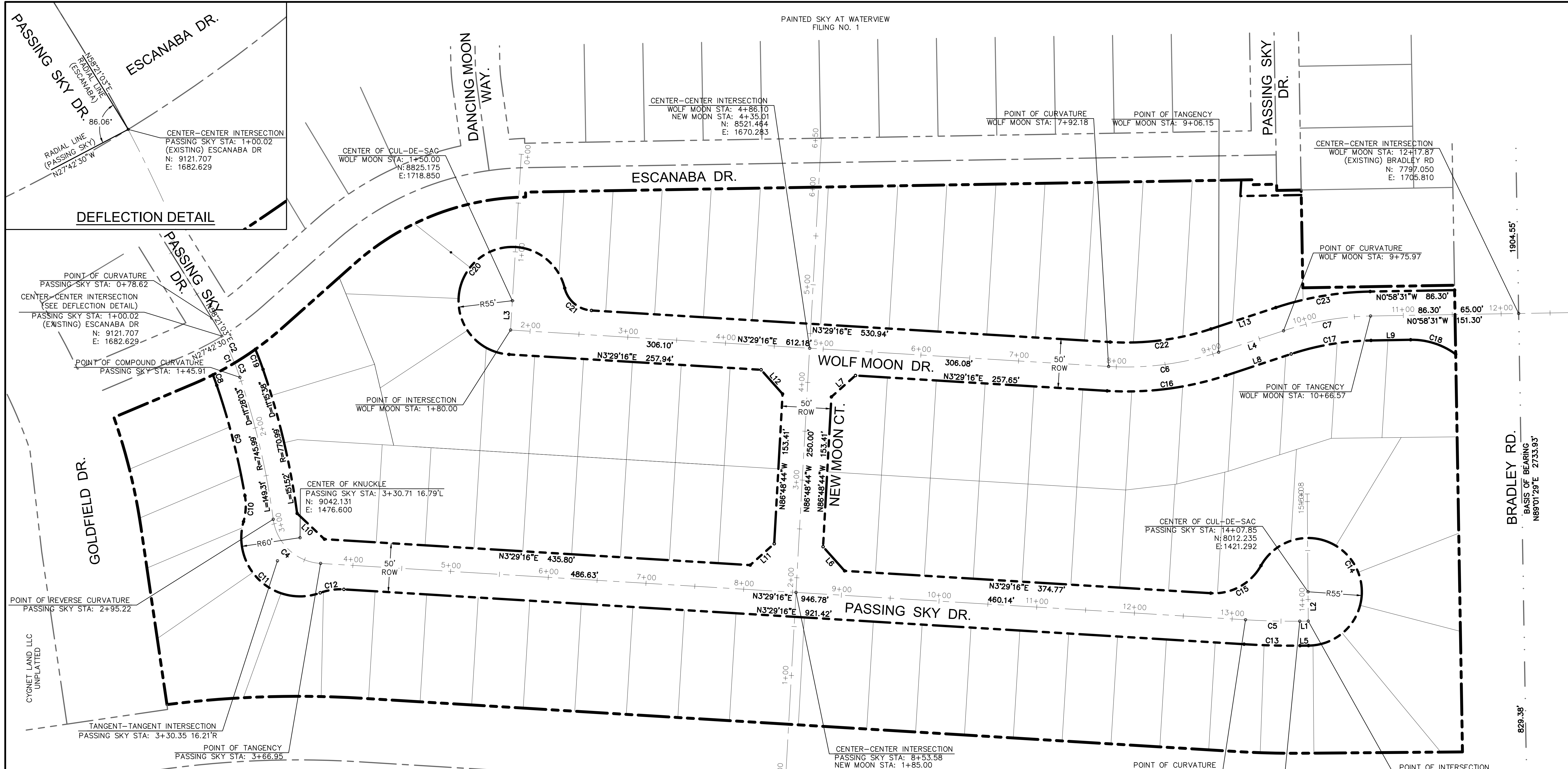
ENGINEER:
 DESIGNED BY: JJM DATE: 8/30/17
 DRAWN BY: JJM DATE: 8/31/17
 CHECKED BY: PAK DATE: 5/11/18

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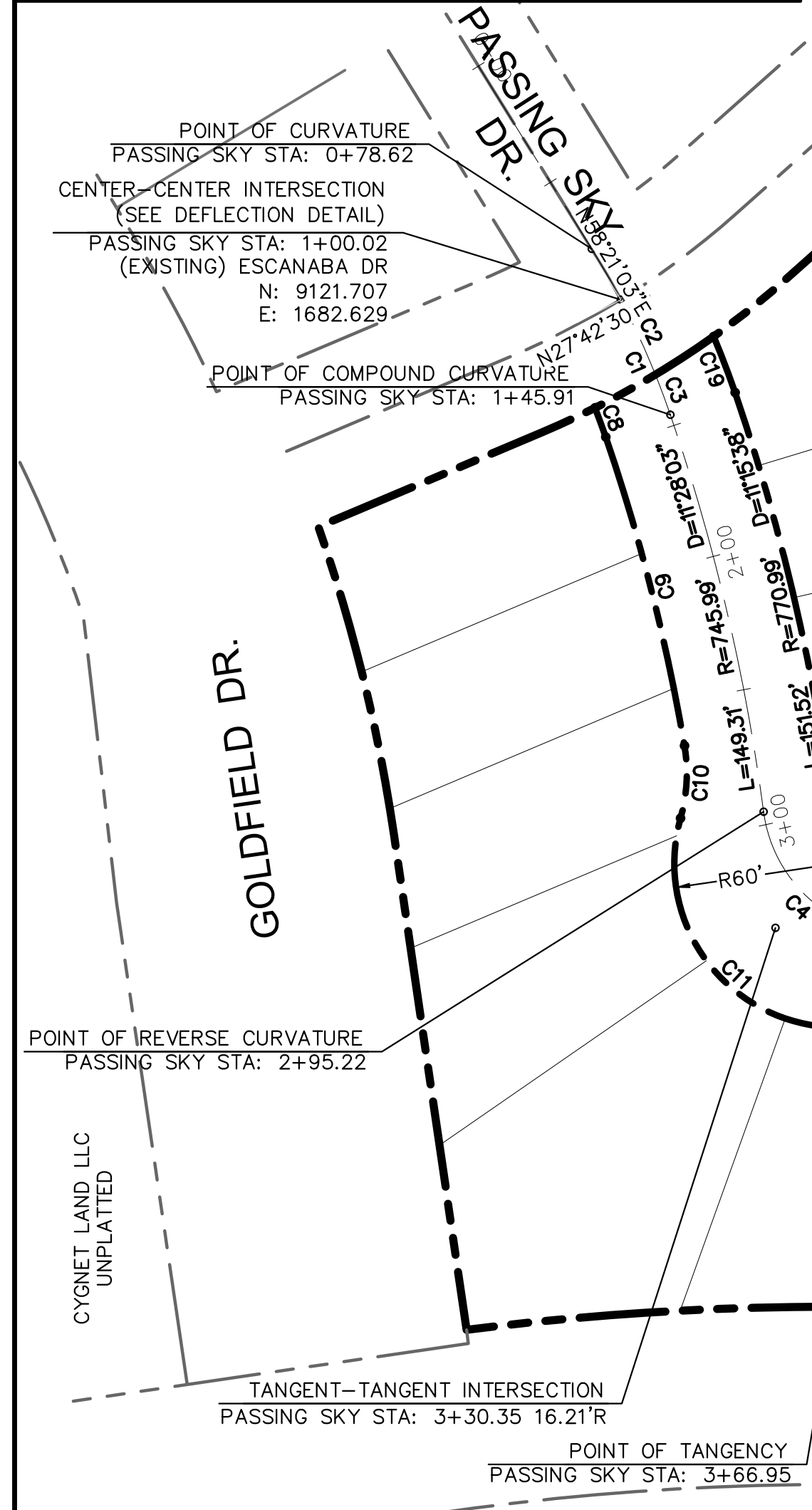
J-CAD CONSULTING, LLC
 31 N. TEJON, SUITE 500
 COLORADO SPRINGS, CO 80903
 P: (719) 227-7388
 F: (719) 227-7392

DSE Dakota Springs Engineering

PROJECT SPRINGS AT WATERVIEW
 SHEET TITLE DETAILS
 FROM TO
 JOB NO. 0102.1 SHEET 3 OF 19



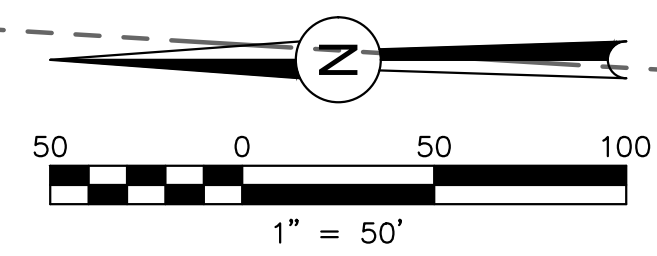
DEFLECTION DETAIL



LINE TABLE		
TAG	LENGTH	BEARING
L1	8.72'	N00°28'49"W
L2	30.00'	S89°31'11"W
L3	30.00'	N86°30'44"W
L4	69.82'	N18°16'41"W
L5	8.72'	N00°28'49"W
L6	33.03'	S48°20'16"W
L7	32.86'	N41°39'44"W
L8	69.82'	N18°16'41"W
L9	40.54'	N00°58'31"W
L10	38.37'	S43°22'02"W
L11	32.86'	S41°39'44"E
L12	33.03'	N48°20'16"E
L13	69.82'	S18°16'41"E

CURVE TABLE			
TAG	LENGTH	RADIUS	DELTA
C1	45.90'	300.00'	8°45'56"
C2	30.21'	300.00'	5°46'09"
C3	15.69'	300.00'	2°59'47"
C4	71.73'	52.00'	79°02'13"
C5	55.40'	800.00'	3°58'05"
C6	113.97'	300.00'	21°45'57"
C7	90.60'	300.00'	17°18'10"
C8	11.35'	275.00'	2°21'56"
C9	116.63'	720.99'	9°16'07"
C10	26.76'	60.00'	25°33'20"
C11	131.89'	60.00'	125°56'59"
C12	24.67'	60.00'	23°33'23"

CURVE TABLE			
TAG	LENGTH	RADIUS	DELTA
C13	57.14'	825.00'	3°58'05"
C14	230.79'	55.00'	240°25'10"
C15	61.81'	55.00'	64°23'15"
C16	123.46'	325.00'	21°45'57"
C17	83.05'	275.00'	17°18'10"
C18	49.23'	75.00'	37°36'22"
C19	21.98'	325.00'	3°52'32"
C20	242.76'	55.00'	252°53'43"
C21	38.17'	30.00'	72°53'43"
C22	104.47'	275.00'	21°45'57"
C23	98.15'	325.00'	17°18'10"



REVISIONS:		
NO.	DESCRIPTION	DATE

ENGINEER:
 DESIGNED BY: JJM DATE: 3/28/18
 DRAWN BY: JJM DATE: 3/28/18
 CHECKED BY: PAK DATE: 5/11/18

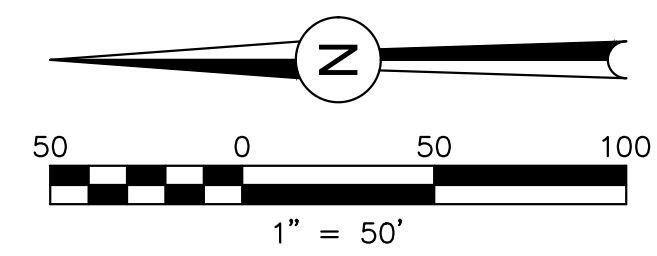
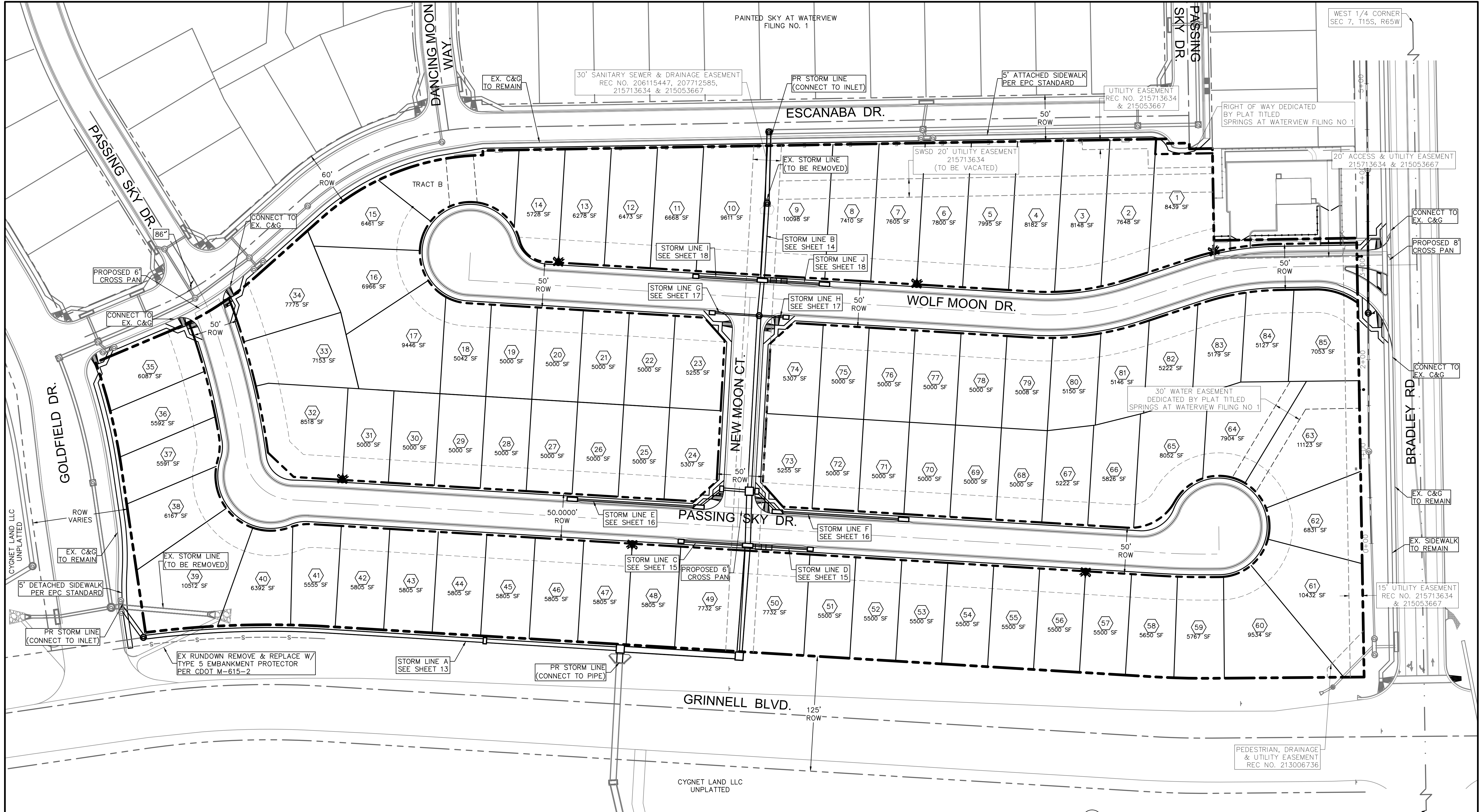
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 CALL UTILITY LOCATORS
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 P. (719) 227-7386
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PROJECT SPRINGS AT WATERVIEW
 SHEET TITLE HORIZONTAL CONTROL PLAN
 FROM _____ TO _____
 JOB NO. 0102.1 SHEET 5 OF 19

PDF: 0102-1 - CD - STREET & STORM.PDF



WEST 1/4 CORNER SEC 7, T15S, R65W



REVISIONS:		
NO.	DESCRIPTION	DATE

ENGINEER:
 DESIGNED BY: **JJM** DATE: **8/20/17**
 DRAWN BY: **JJM** DATE: **8/28/17**
 CHECKED BY: **PAK** DATE: **5/11/18**

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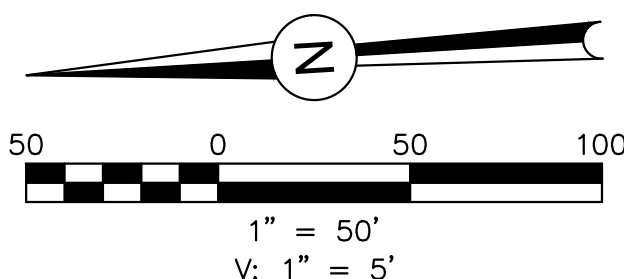
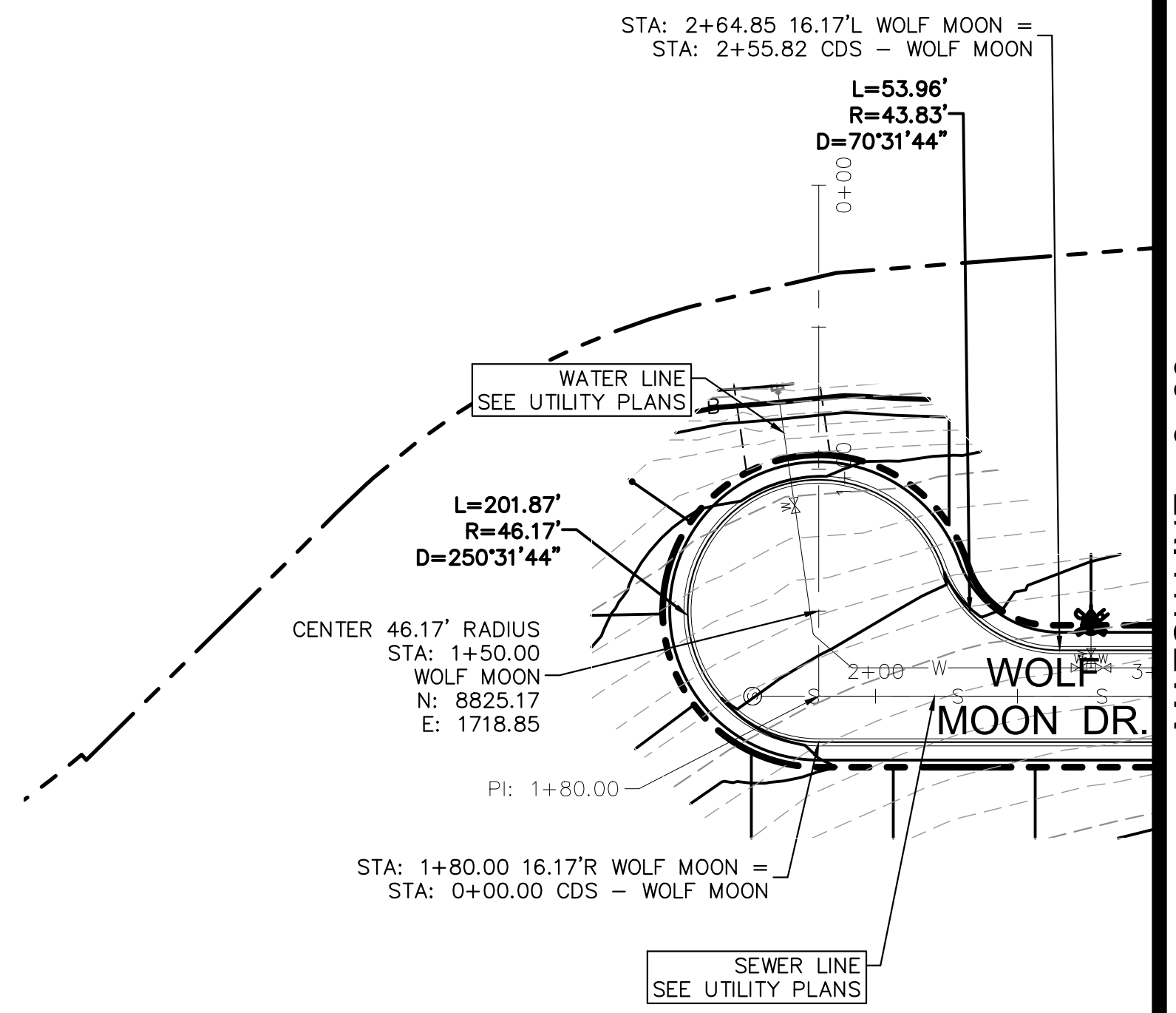
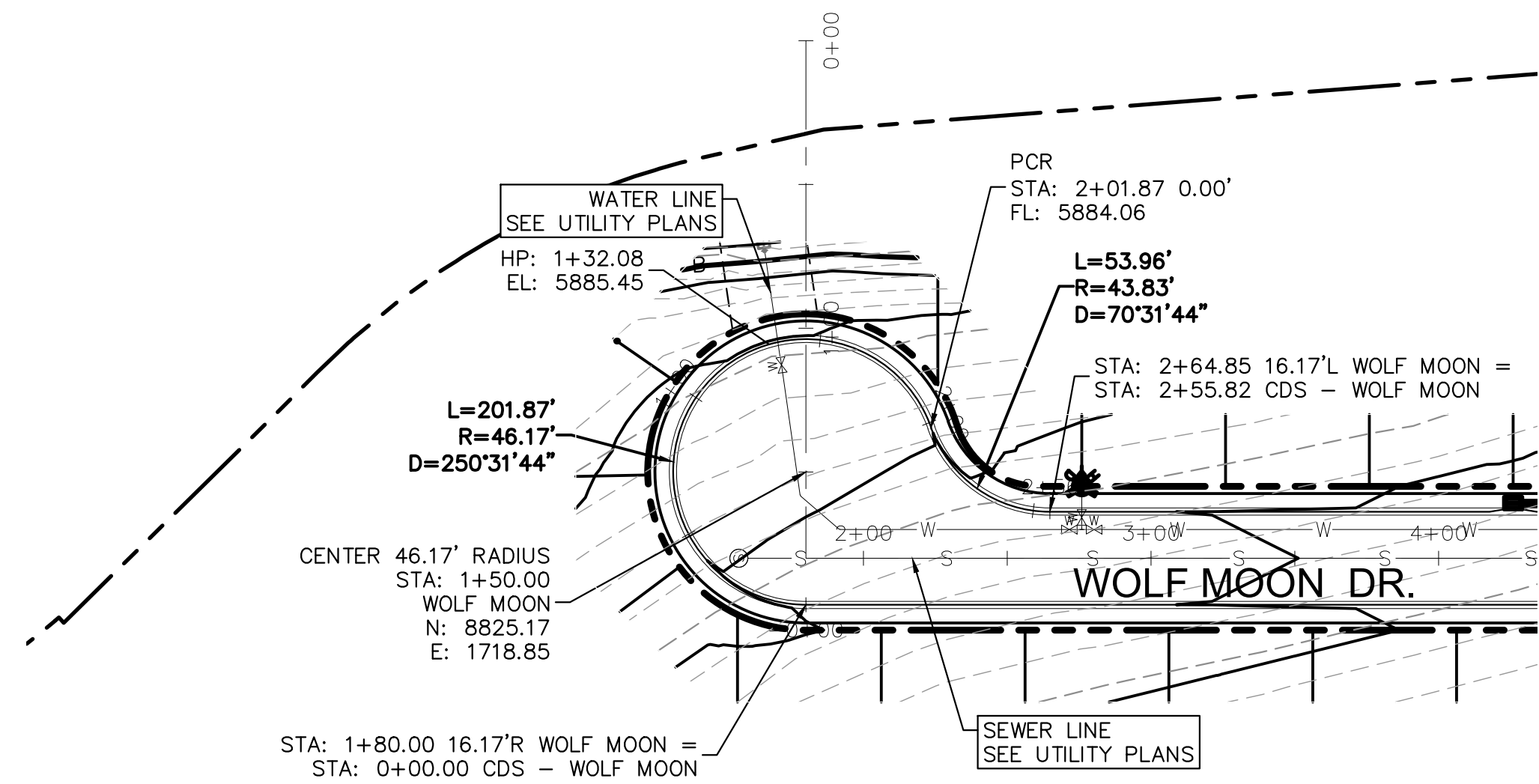
PROJECT **SPRINGS AT WATERVIEW**

SHEET TITLE **SITE PLAN**

FROM _____ TO _____

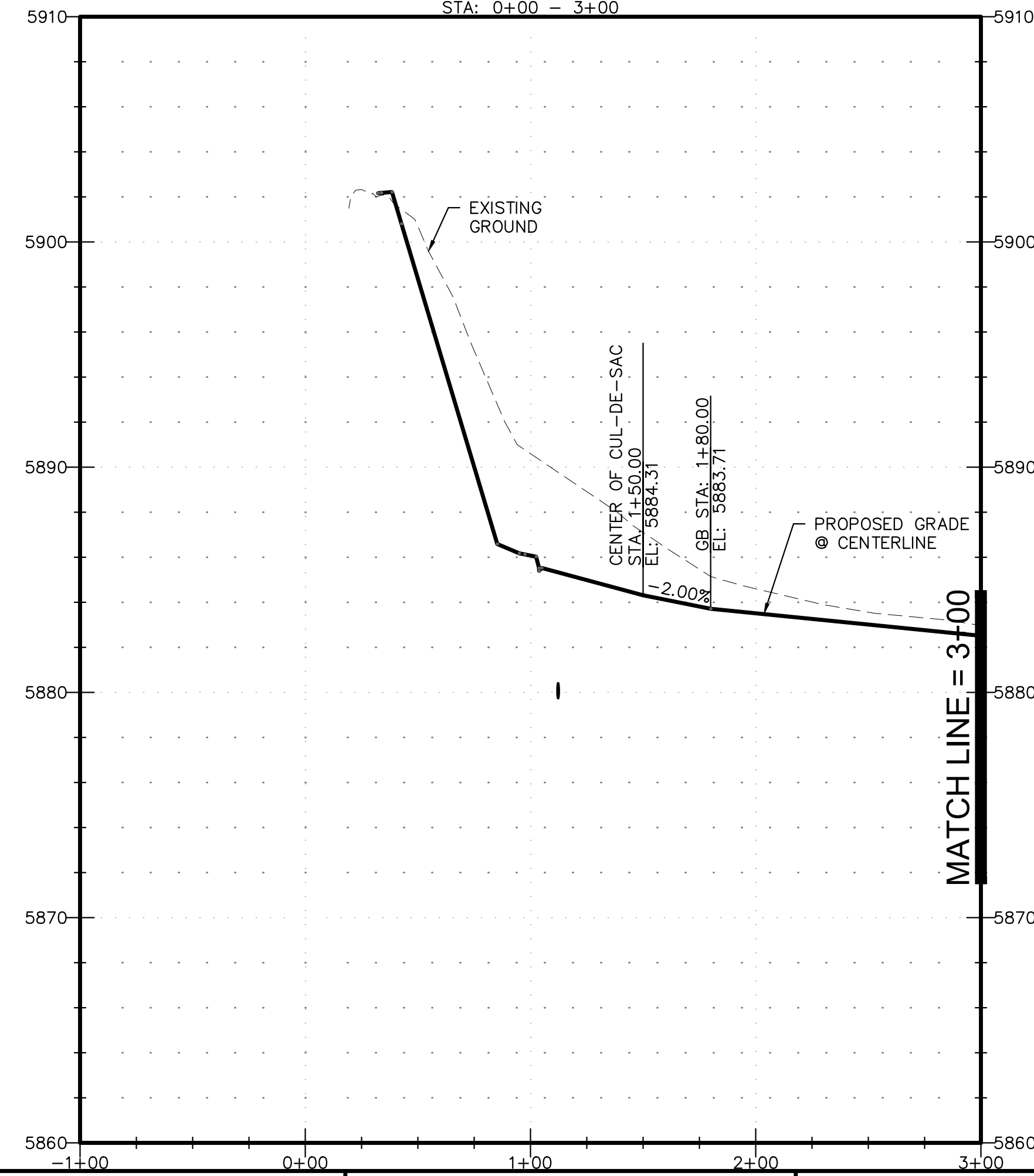
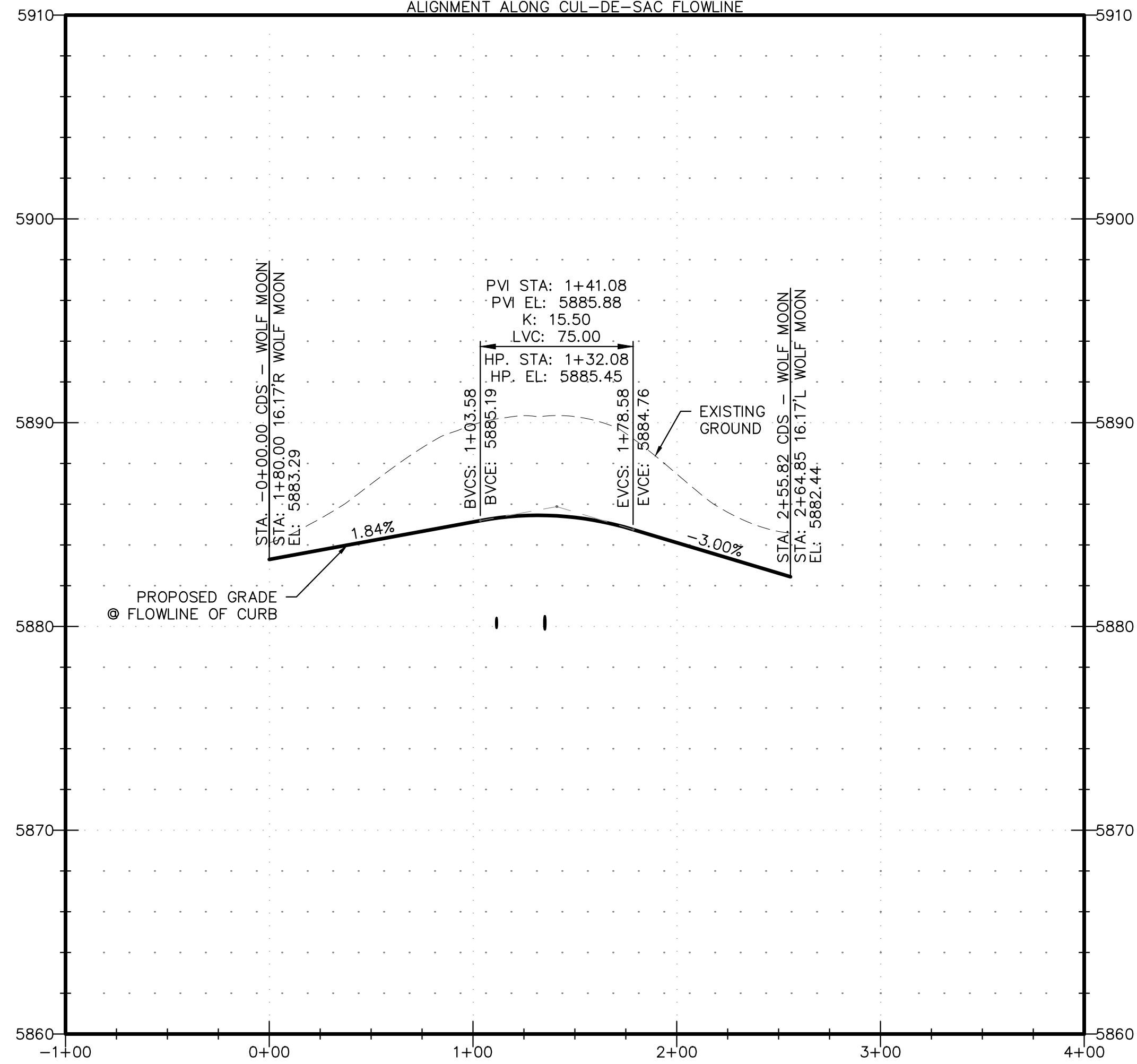
JOB NO. **0102.1** SHEET **6** OF **19**

PDF: 6 - SITE PLAN.PDF



CUL-DE-SAC WOLF MOON DR
ALIGNMENT ALONG CUL-DE-SAC FLOWLINE

WOLF MOON DR
STA: 0+00 - 3+00



PDF: 7 - WOLF MOON - P&P (1 OF 2).PDF

REVISIONS:		
NO.	DESCRIPTION	DATE

ENGINEER:
DESIGNED BY: **JJM** DATE: **9/1/17**
DRAWN BY: **TGW** DATE: **9/7/17**
CHECKED BY: **PAK** DATE: **5/11/18**

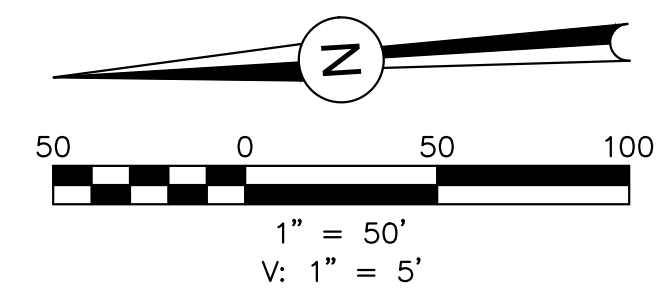
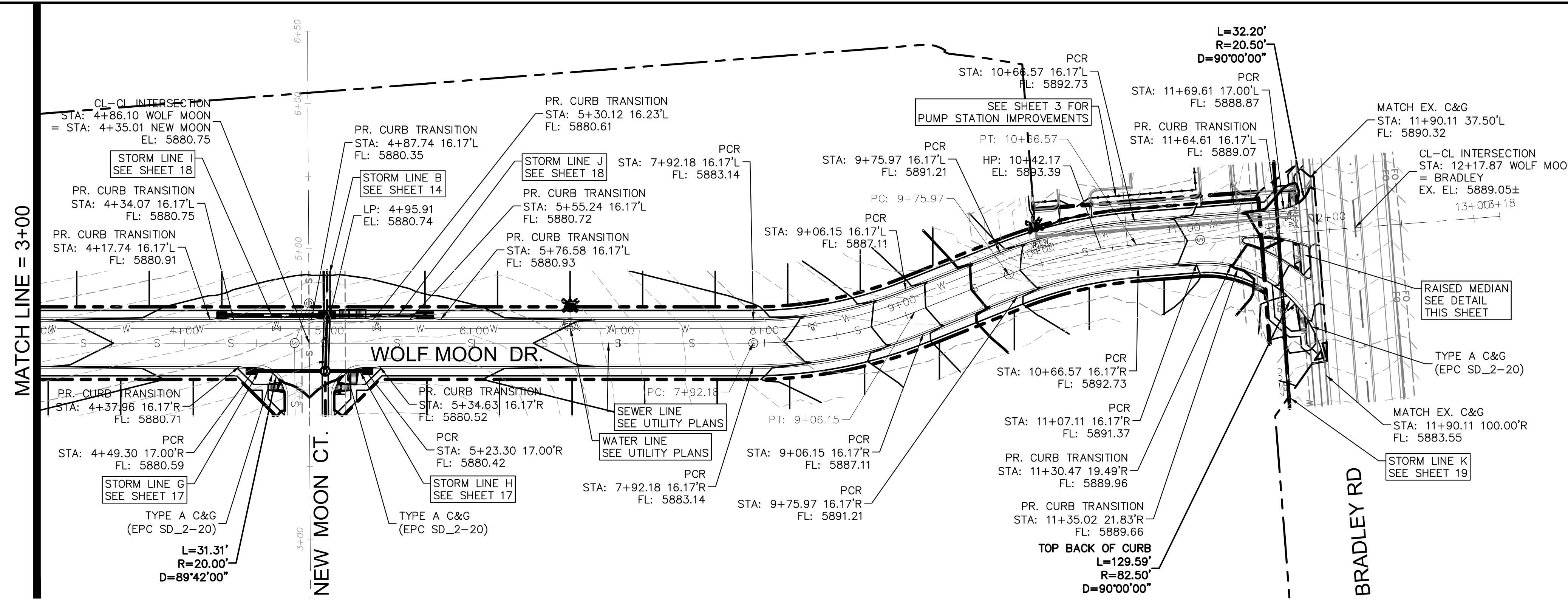
48 HOURS BEFORE YOU DIG,
CALL UTILITY LOCATORS
1-800-922-1987
CITY OF COLORADO SPRINGS DEPT. OF UTILITIES
GAS, ELECTRIC, WATER AND WASTEWATER

DSE *Dakota Springs Engineering*

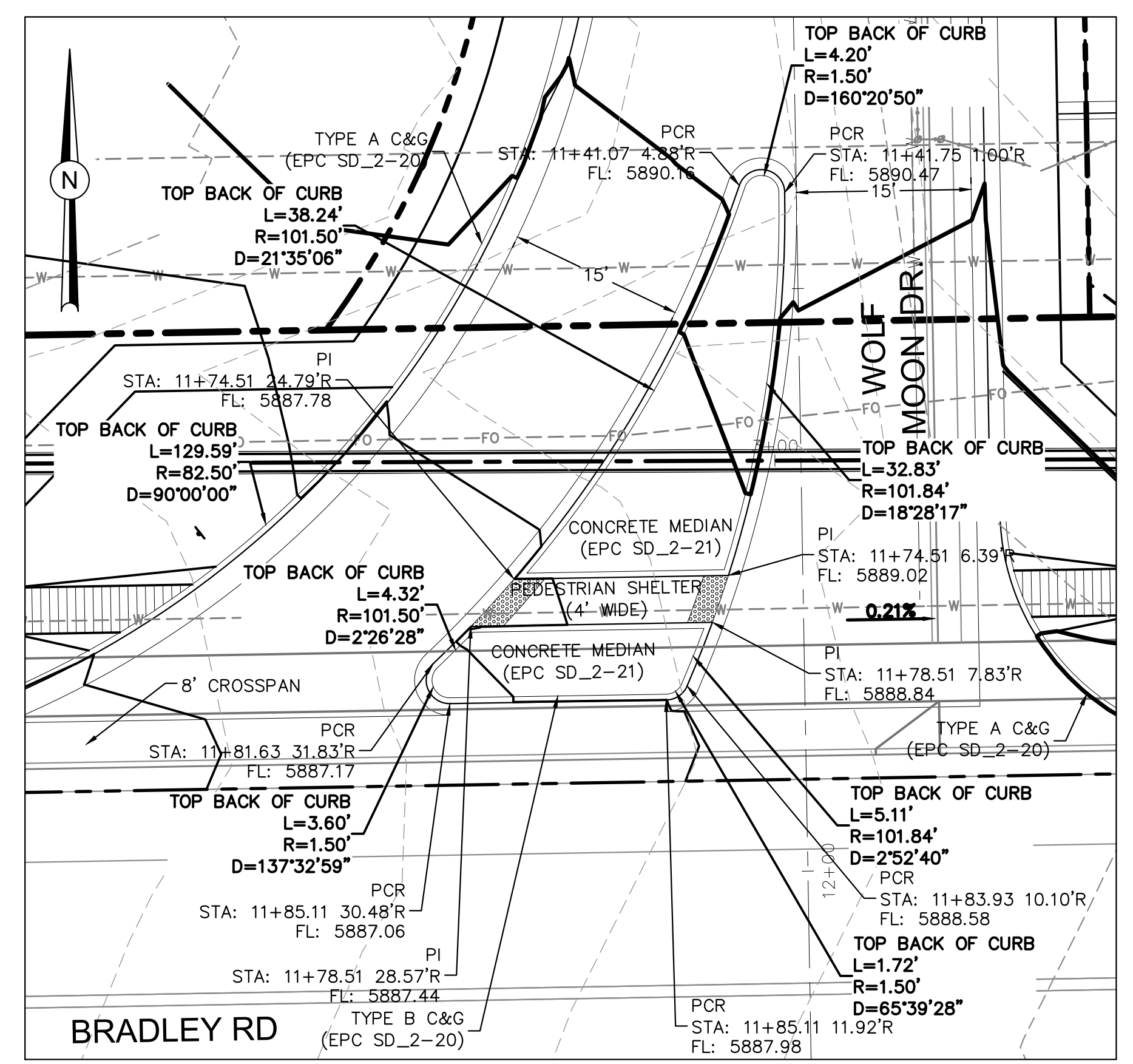
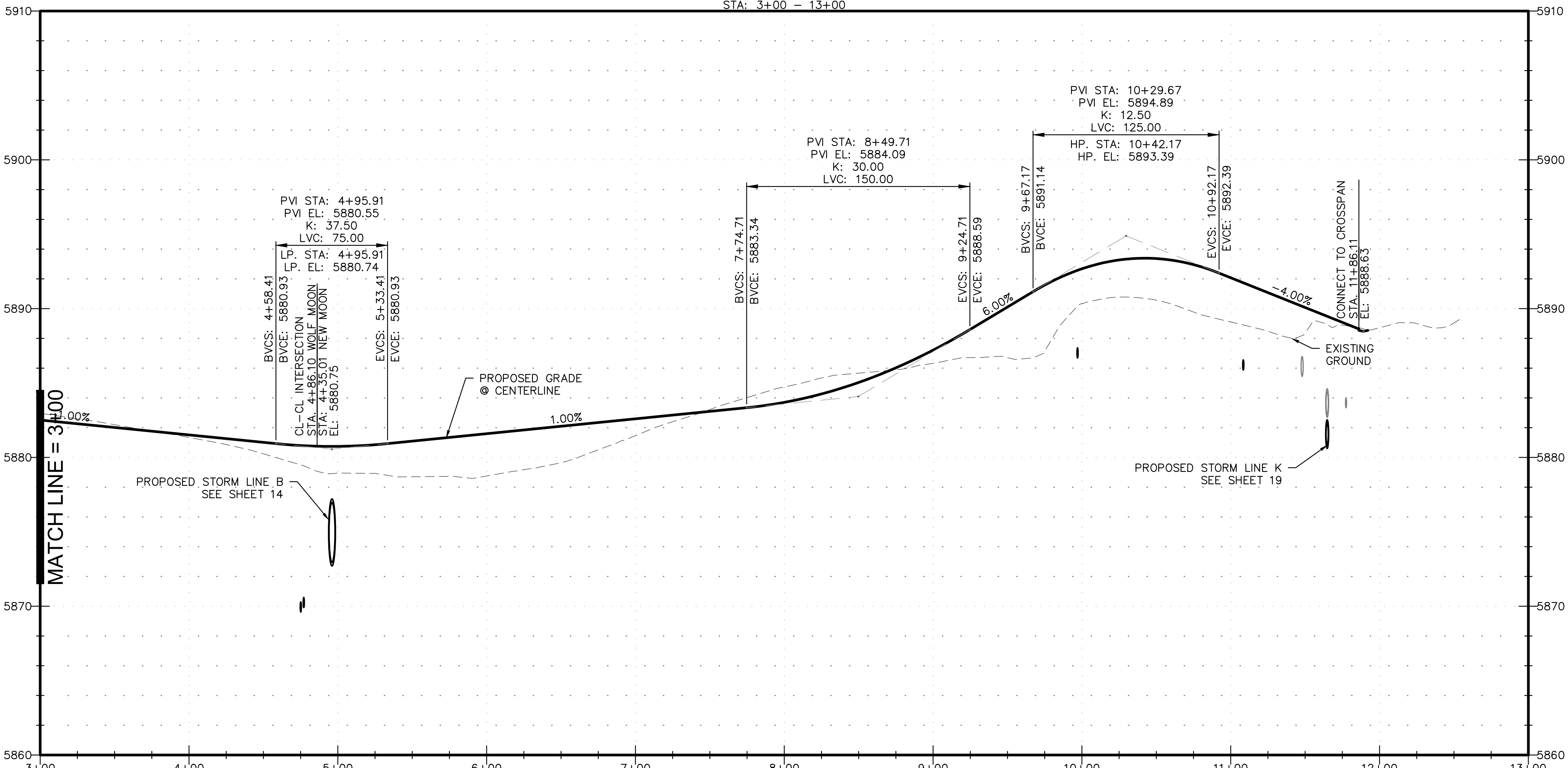
31 N. TEJON, SUITE 500
COLORADO SPRINGS, CO 80903
P: (719) 227-7386
F: (719) 227-7392

PROJECT **SPRINGS AT WATERVIEW**
SHEET TITLE **WOLF MOON - P&P (1 OF 2)**
FROM **0+00** TO **3+00**
JOB NO. **0102.1** SHEET **7** OF **19**





Submit an AutoTurn exhibit showing the in/out movement using the design vehicle (WB-50) for Urban Local to verify the maneuvers are not impeded. Unresolved



RAISED MEDIAN DETAIL
PER DEVIATION DEV17006
1" = 10'

NO.	DESCRIPTION	DATE

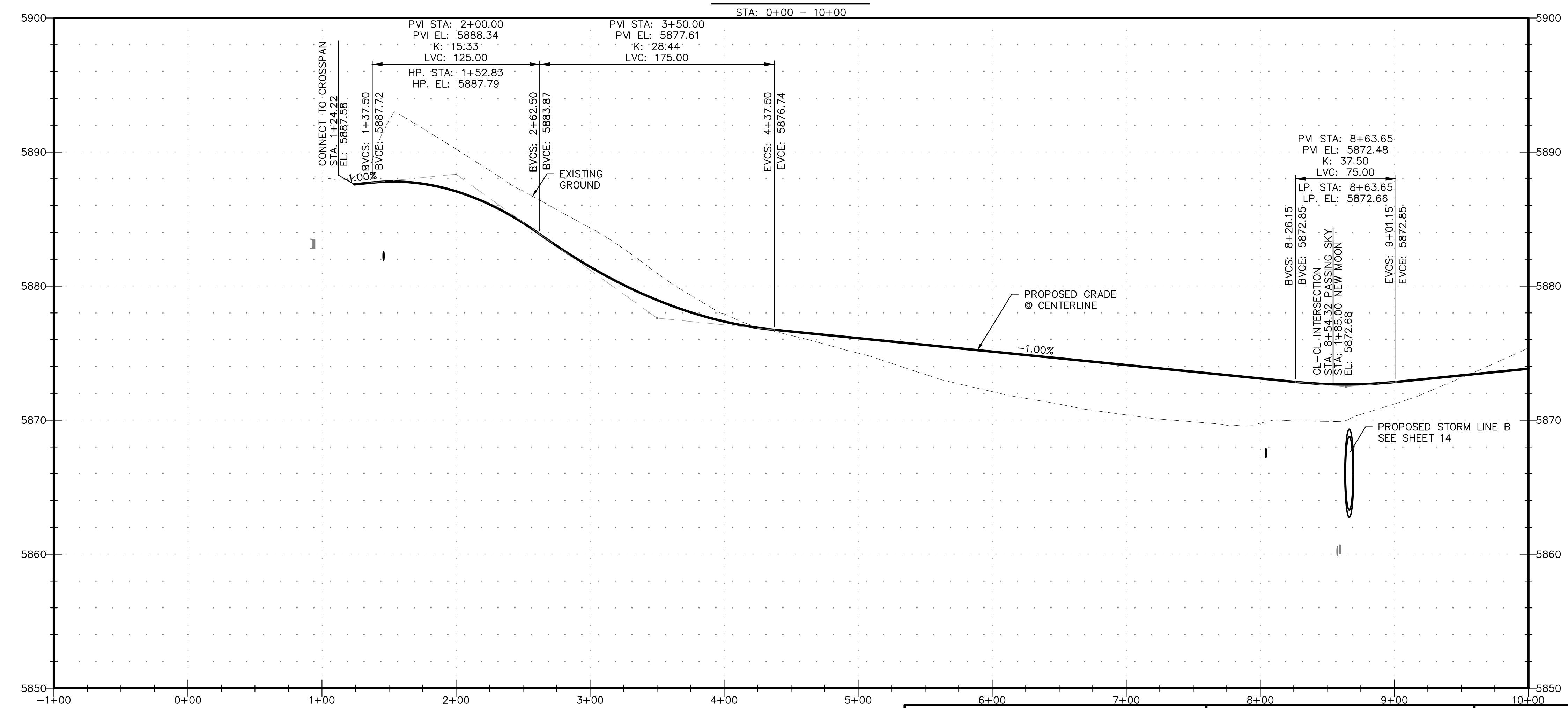
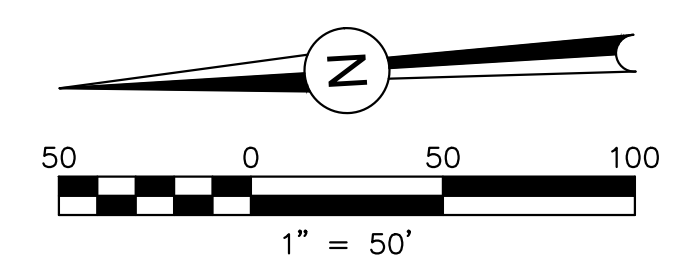
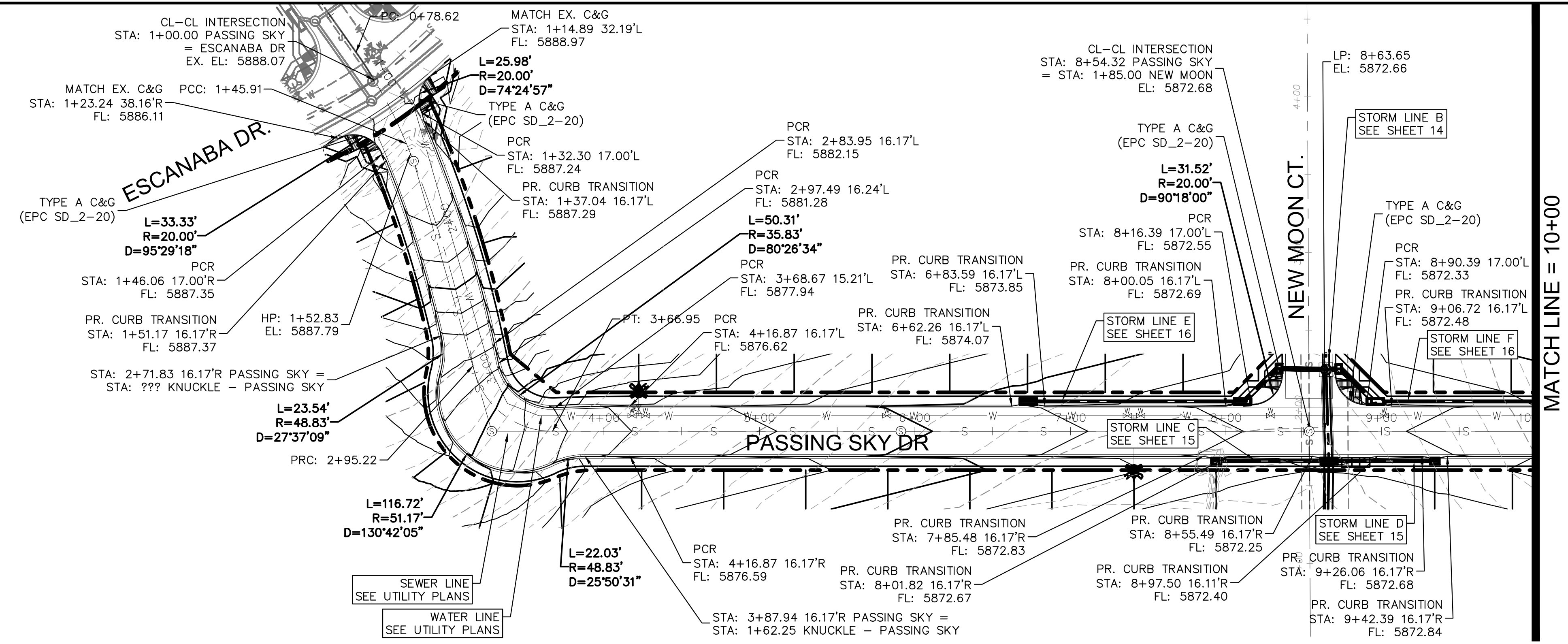
ENGINEER: DESIGNED BY: JWM DATE: 9/1/17
 DRAWN BY: TSW DATE: 9/7/17
 CHECKED BY: PAK DATE: 5/11/18

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PROJECT SPRINGS AT WATERVIEW
 SHEET TITLE WOLF MOON - P&P (2 OF 2)
 FROM 3+00 TO 13+00
 JOB NO. 0102.1 SHEET 8 OF 19





PDF: 9 - PASSING SKY - P&P (1 OF 2).PDF

REVISIONS:		
NO.	DESCRIPTION	DATE

ENGINEER:
DESIGNED BY: JJM DATE: 9/1/17
DRAWN BY: TGW DATE: 9/7/17
CHECKED BY: PAK DATE: 5/11/18

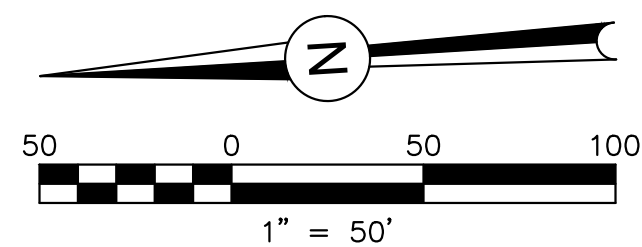
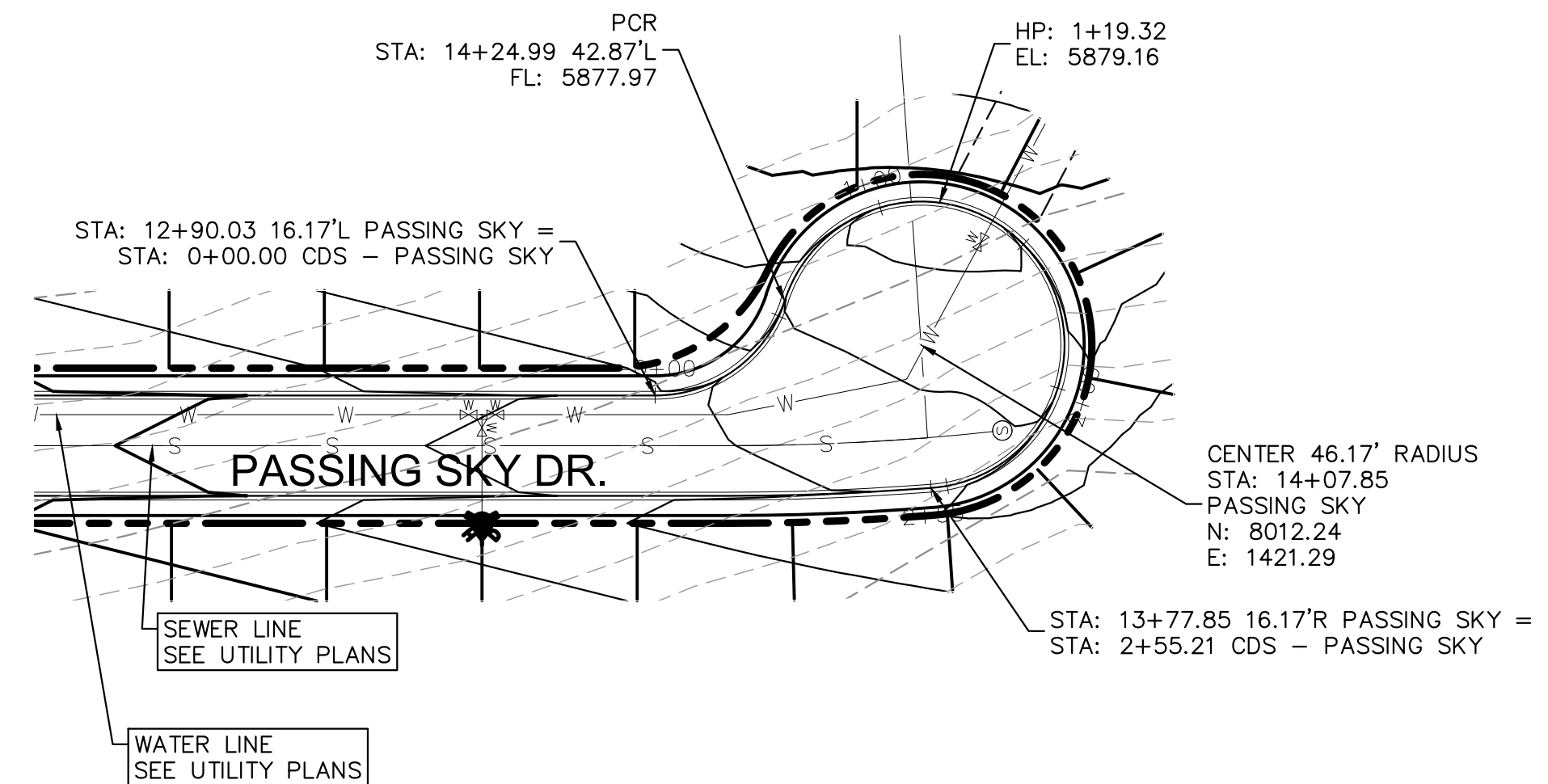
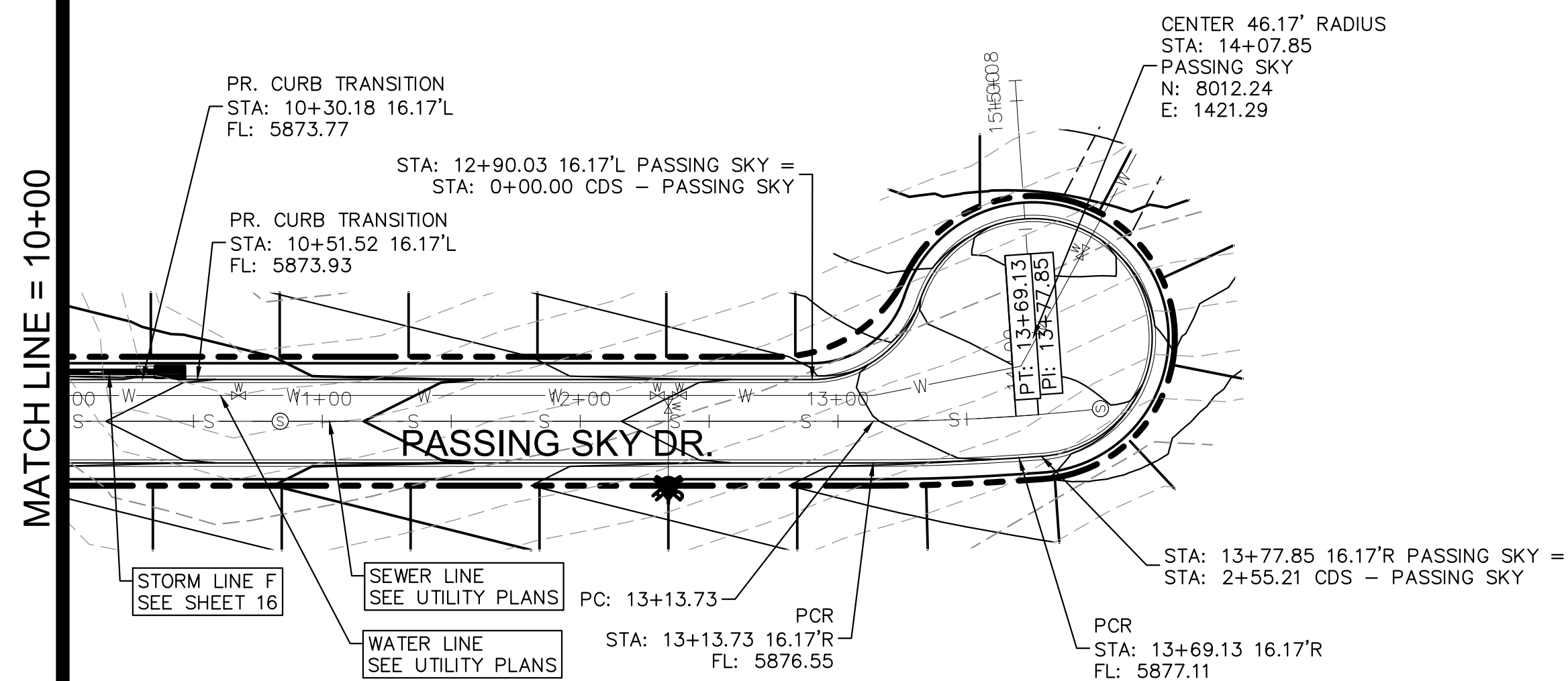
48 HOURS BEFORE YOU DIG,
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CITY OF COLORADO SPRINGS DEPT. OF UTILITIES
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J-CAD
CONSULTING, LLC
719-377-0002

DSE Dakota Springs
Engineering

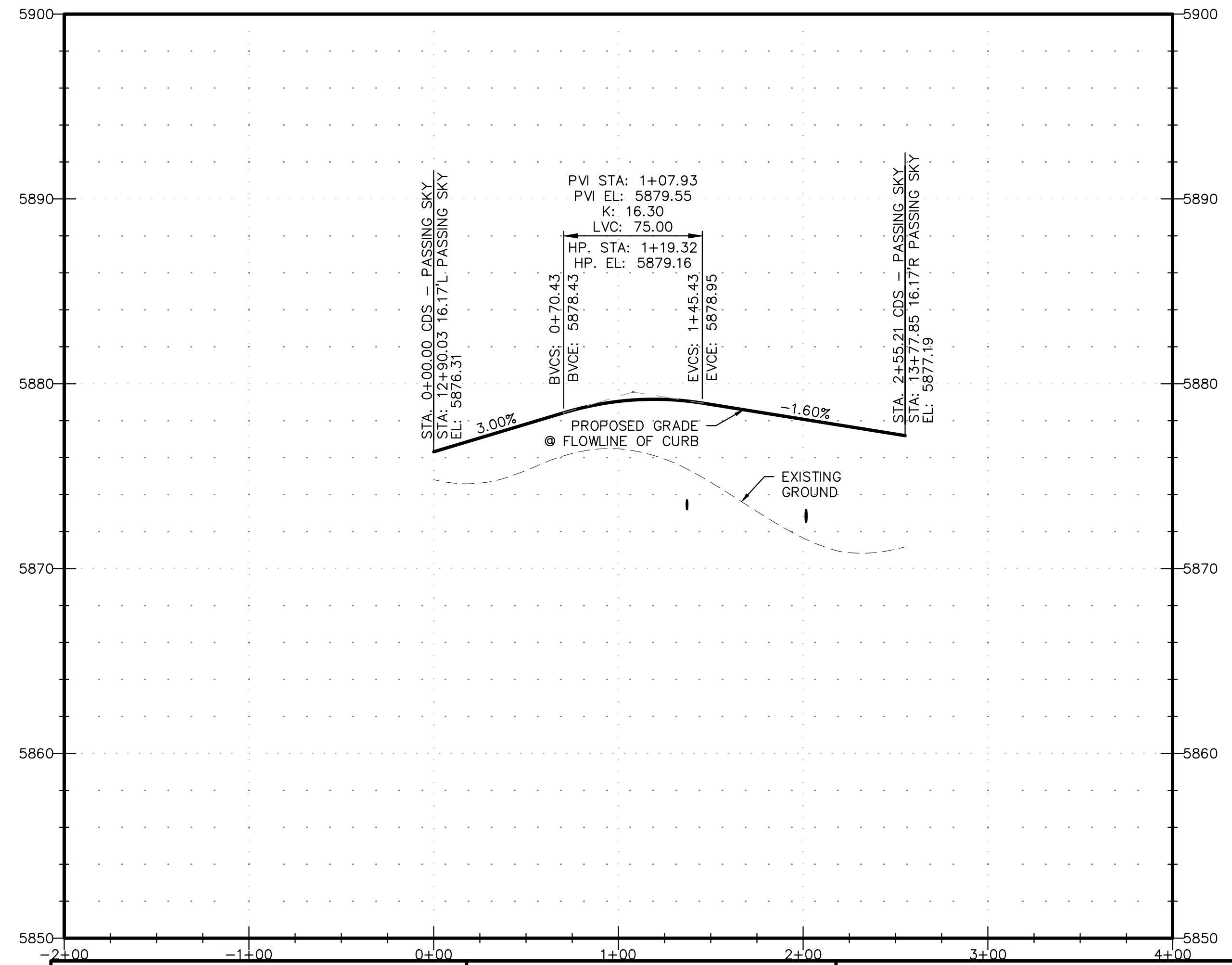
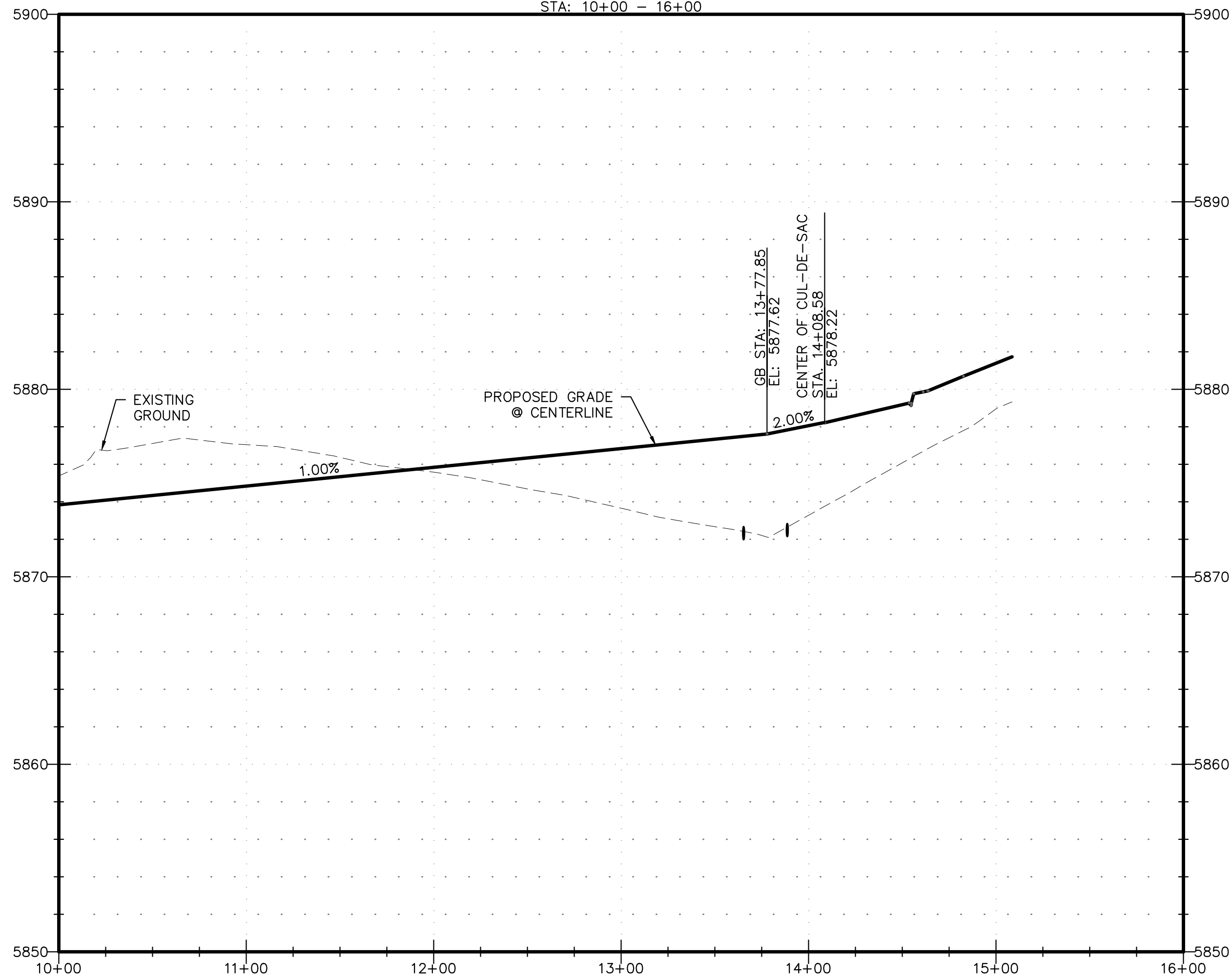
31 N. TEJON, SUITE 500
COLORADO SPRINGS, CO 80903
P: (719) 227-7386
F: (719) 227-7392

PROJECT SPRINGS AT WATERVIEW
SHEET TITLE PASSING SKY - P&P (1 OF 2)
FROM 0+00 TO 10+00
JOB NO. 0102.1 SHEET 9 OF 19



PASSING SKY DR.
STA: 10+00 - 16+00

CUL-DE-SAC PASSING SKY DR.



PDF: 10 - PASSING SKY - P&P (2 OF 2).PDF

REVISIONS:		
NO.	DESCRIPTION	DATE

ENGINEER:
DESIGNED BY: JJM DATE: 9/1/17
DRAWN BY: TGW DATE: 9/7/17
CHECKED BY: PAK DATE: 5/11/18

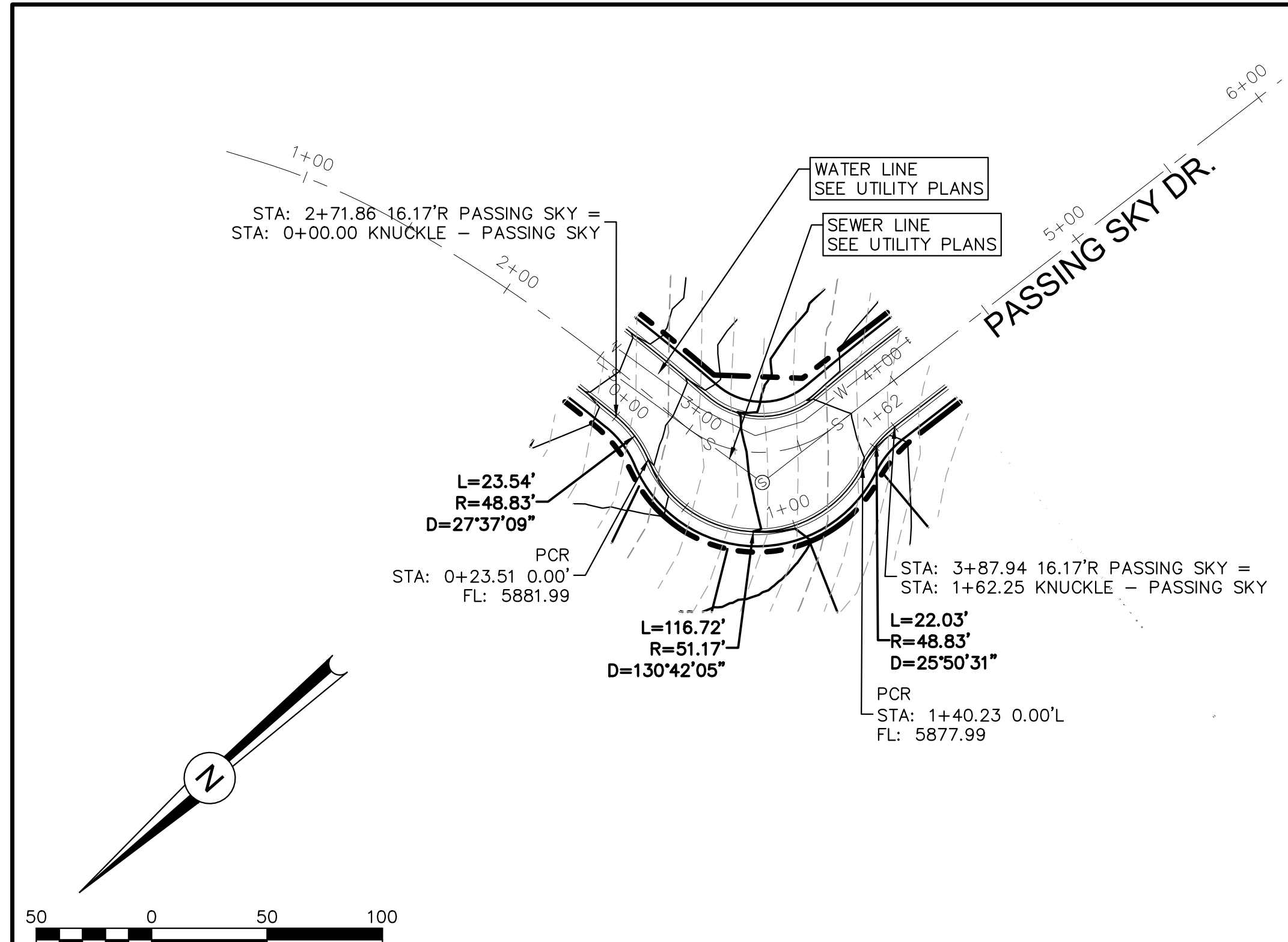
48 HOURS BEFORE YOU DIG,
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CITY OF COLORADO SPRINGS DEPT. OF UTILITIES
GAS, ELECTRIC, WATER AND WASTEWATER

DSE *Dakota Springs Engineering*

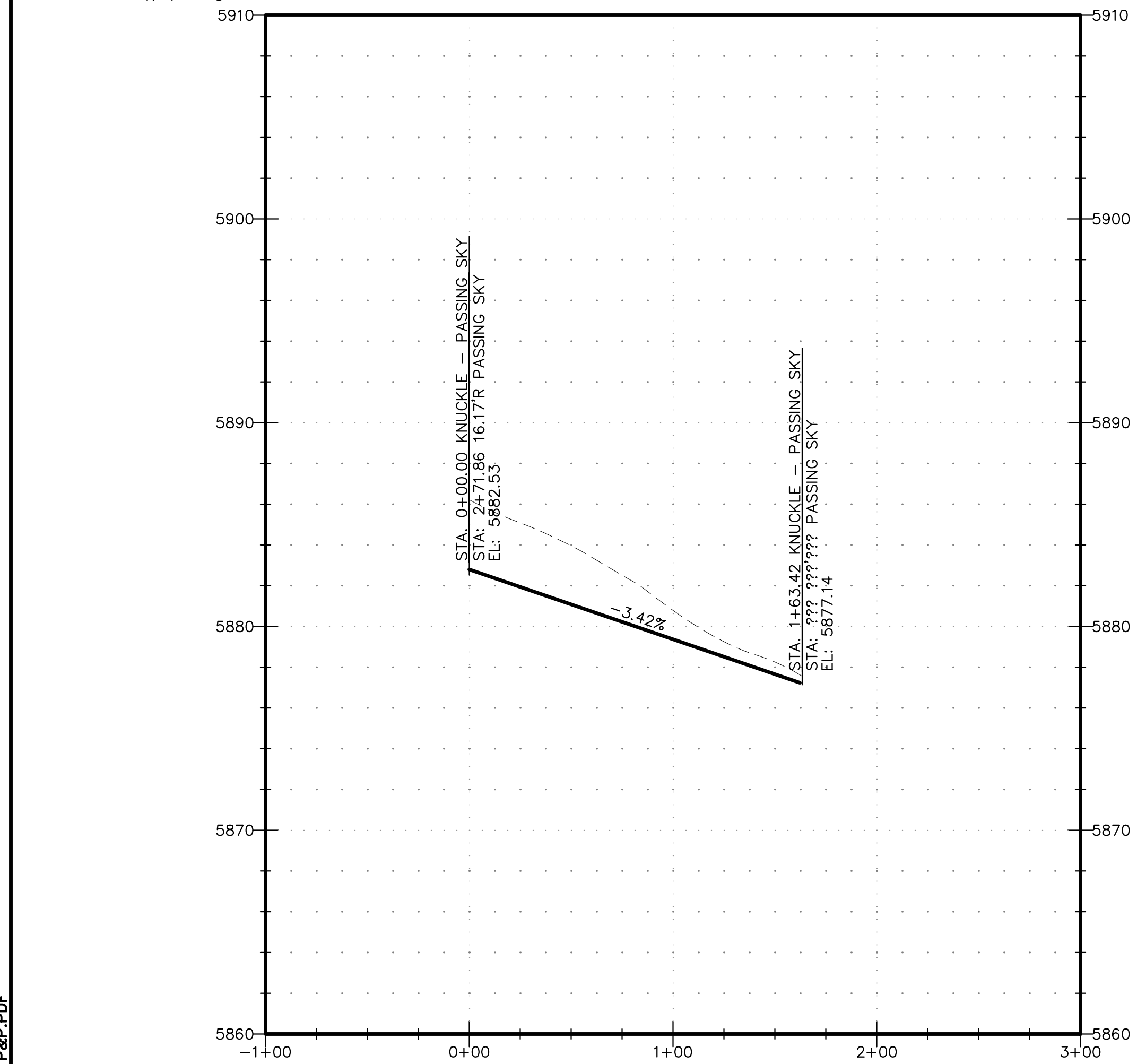
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PROJECT SPRINGS AT WATERVIEW
SHEET TITLE PASSING SKY - P&P (2 OF 2)
FROM 10+00 TO 16+00
JOB NO. 0102.1 SHEET 10 OF 19

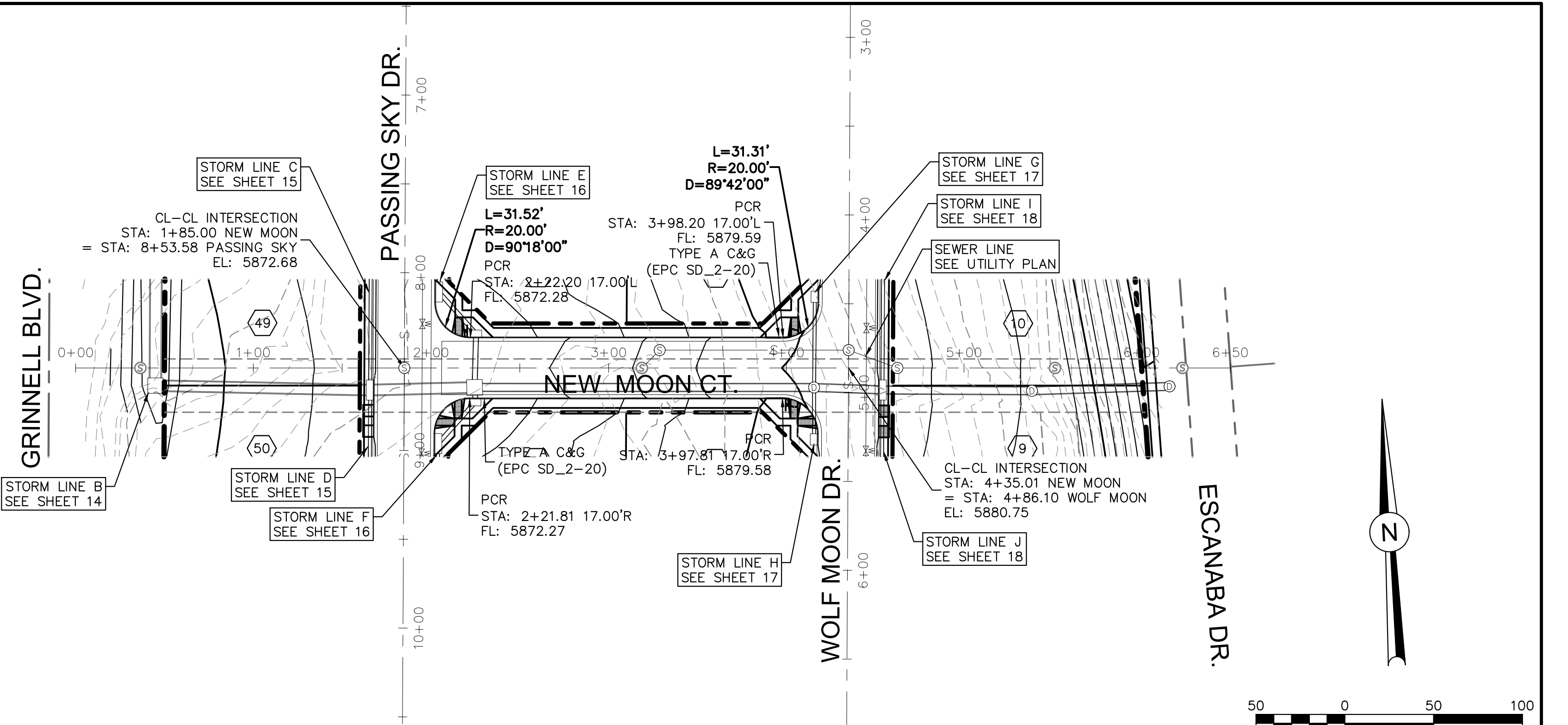
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719-377-0002



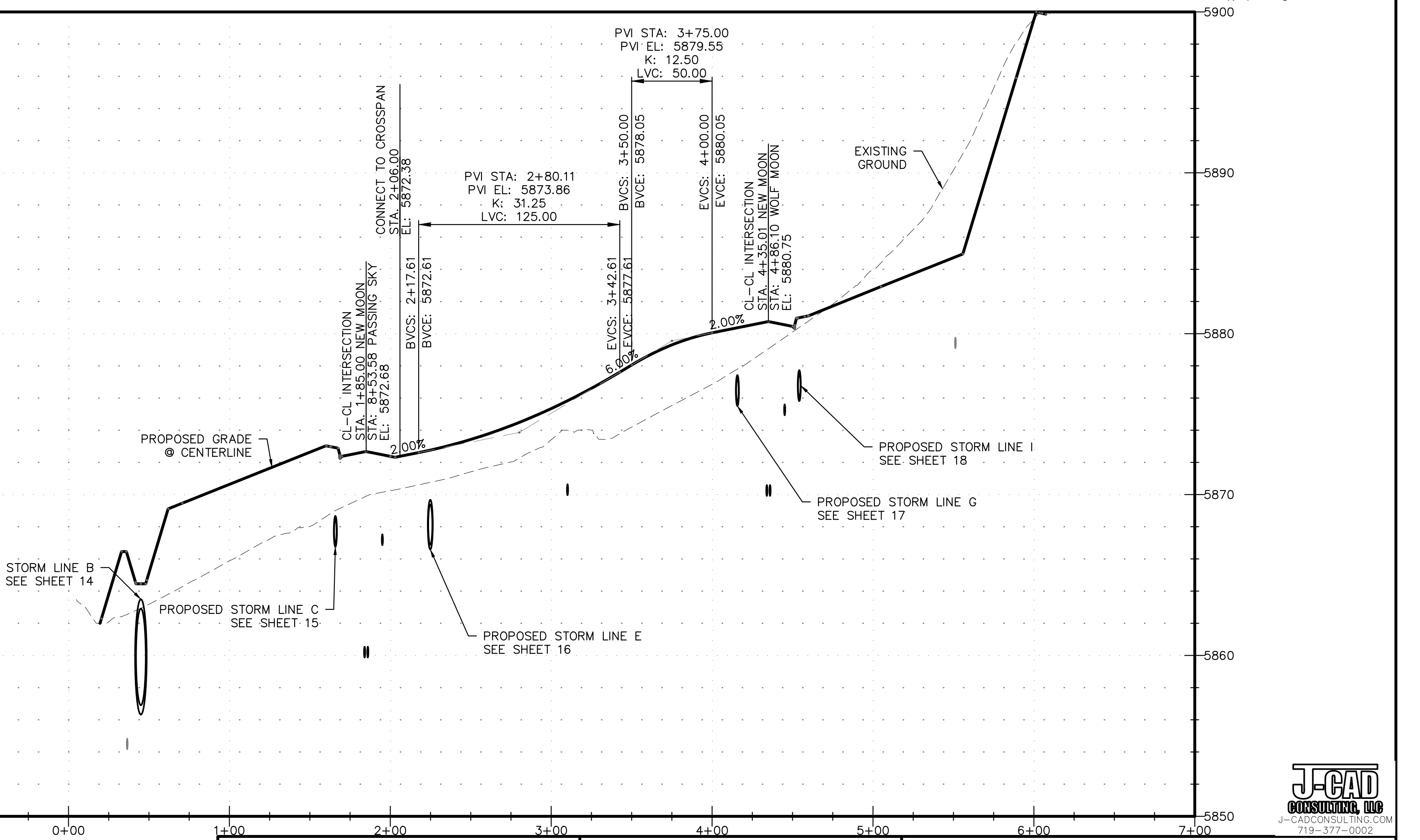
KNUCKLE - PASSING SKY DR.



NO.	DESCRIPTION	DATE

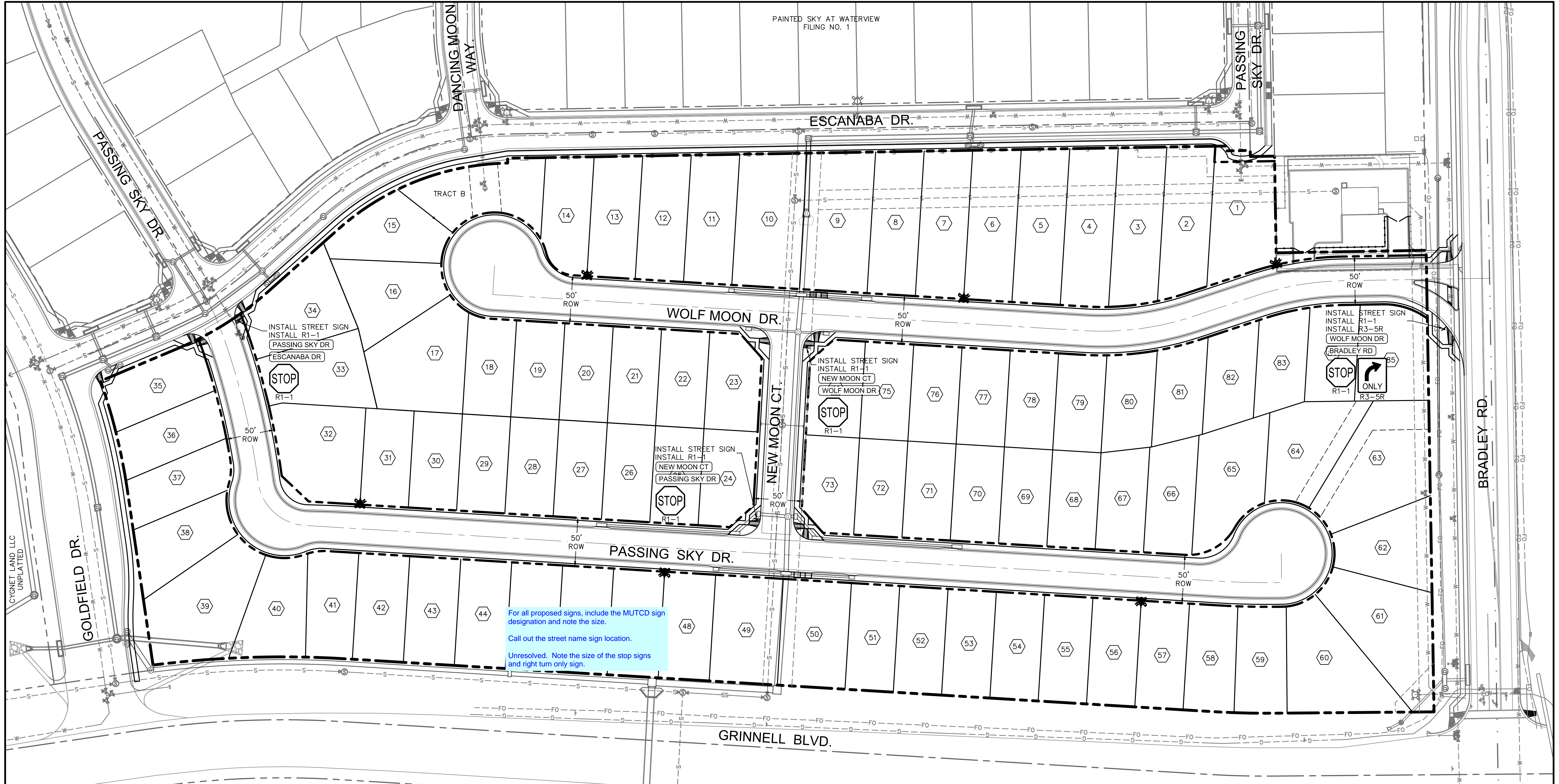


NEW MOON CT.



REVISIONS: NO. DESCRIPTION DATE		ENGINEER: DESIGNED BY: <u>JJM</u> DATE: <u>9/1/17</u> DRAWN BY: <u>TGW</u> DATE: <u>9/7/17</u> CHECKED BY: <u>PAK</u> DATE: <u>5/11/18</u>		DSE Dakota Springs Engineering PROJECT <u>SPRINGS AT WATERVIEW</u> SHEET TITLE <u>NEW MOON - P&P</u> FROM _____ TO _____ JOB NO. <u>0102.1</u> SHEET <u>11</u> OF <u>19</u>
48 HOURS BEFORE YOU DIG, CALL UTILITY LOCATORS 1-800-922-1987 CITY OF COLORADO SPRINGS DEPT. OF UTILITIES GAS, ELECTRIC, WATER AND WASTEWATER		31 N. TEJON, SUITE 500 COLORADO SPRINGS, CO 80903 P: (719) 227-7386 F: (719) 227-7392		

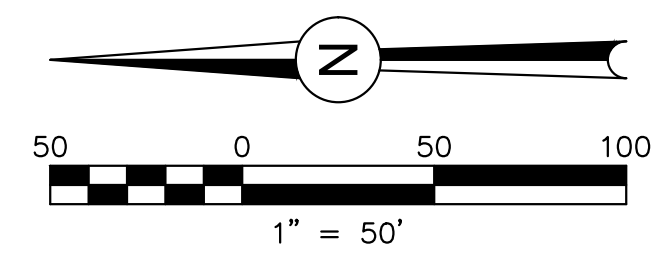




SIGNING AND STRIPING NOTES

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-614-8 REGARDING USE OF THE P2 TUBULAR STEEL POST SLIPBASE DESIGN.
10. ALL SIGNS SHALL BE SINGLE SHEET ALUMINUM WITH 0.100" MINIMUM THICKNESS.
11. ALL LIMIT LINES/STOP LINES, CROSSWALK LINES, PAVEMENT LEGENDS, AND ARROWS SHALL BE A MINIMUM 125 MIL THICKNESS PREFORMED THERMOPLASTIC PAVEMENT MARKINGS WITH TAPERED LEADING EDGES PER CDOT STANDARD S-627-1. WORD AND SYMBOL MARKINGS SHALL BE THE NARROW TYPE. STOP BARS SHALL BE 24" IN WIDTH. CROSSWALKS LINES SHALL BE 12" WIDE AND 8' LONG PER CDOT S-627-1.
12. ALL LONGITUDINAL LINES SHALL BE A MINIMUM 15MIL THICKNESS EPOXY PAINT. ALL NON-LOCAL RESIDENTIAL ROADWAYS SHALL INCLUDE BOTH RIGHT AND LEFT EDGE LINE STRIPING AND ANY ADDITIONAL STRIPING AS REQUIRED BY CDOT S-627-1.
13. THE CONTRACTOR SHALL NOTIFY EL PASO COUNTY 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.

CYNET LAND LLC
UNPLATTED



REVISIONS:		
NO.	DESCRIPTION	DATE

ENGINEER:
DESIGNED BY: **JJM** DATE: **1/5/18**
DRAWN BY: **JJM** DATE: **1/5/18**
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PROJECT **SPRINGS AT WATERVIEW**

SHEET TITLE **SIGNING & STRIPING PLAN**

FROM _____ TO _____

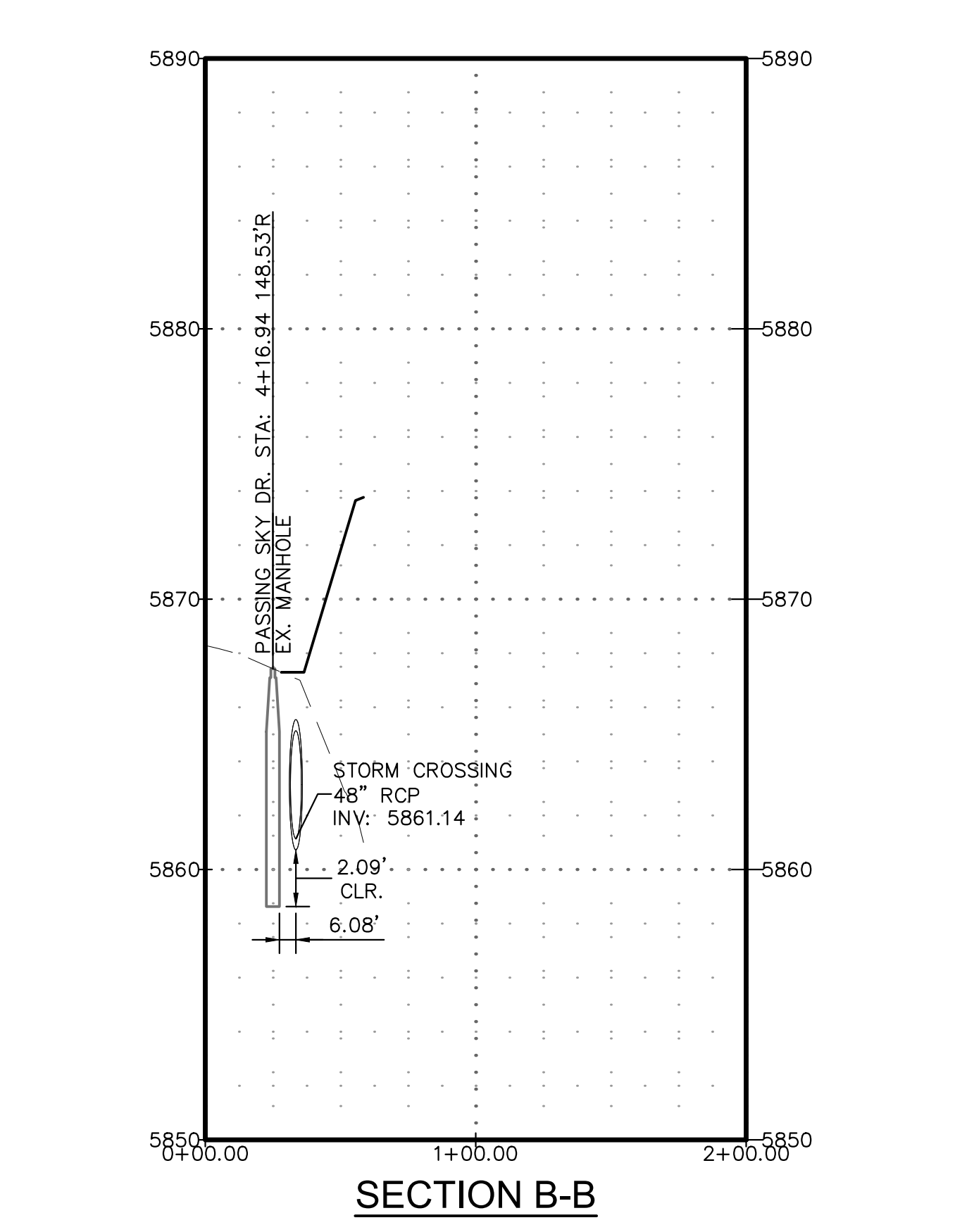
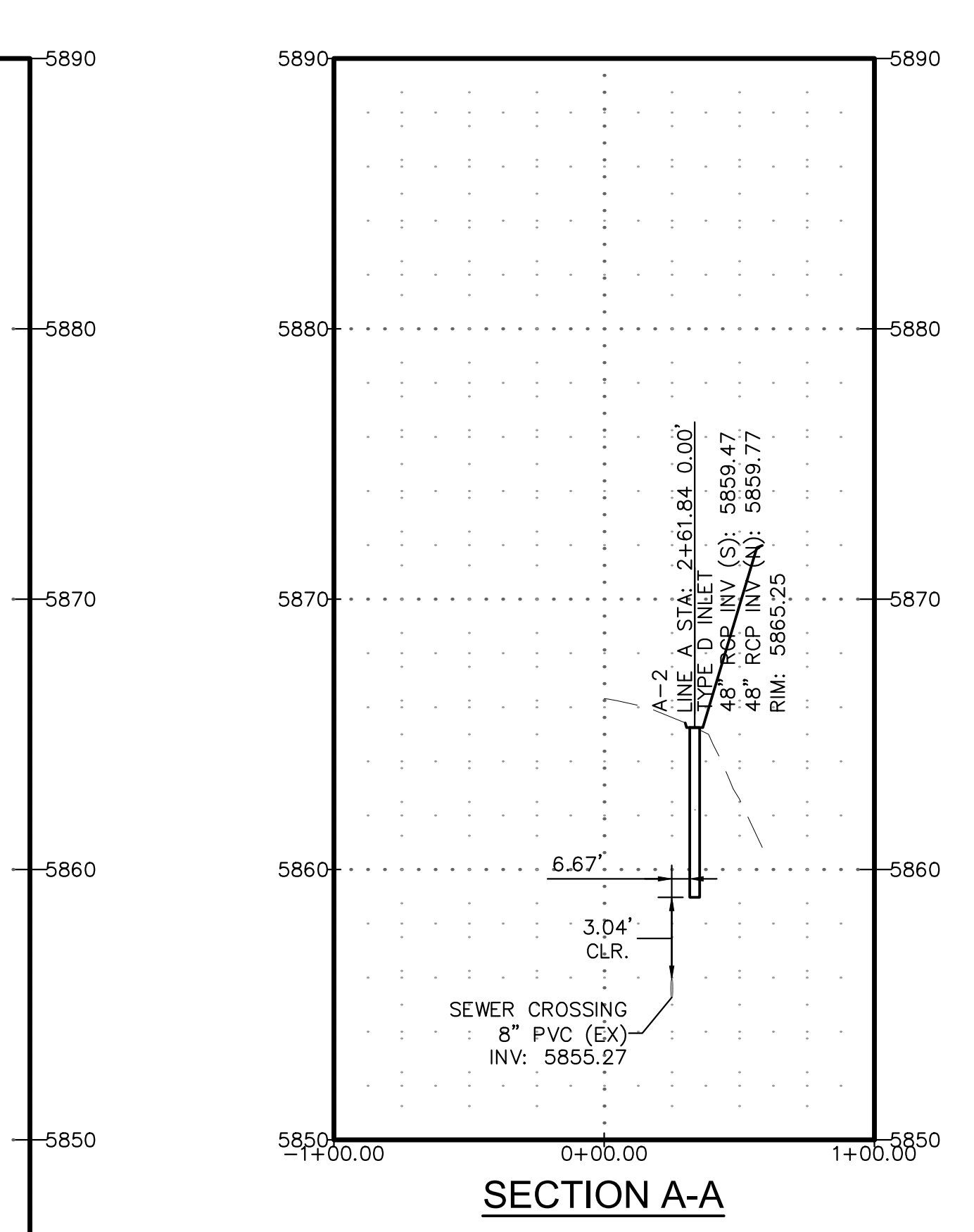
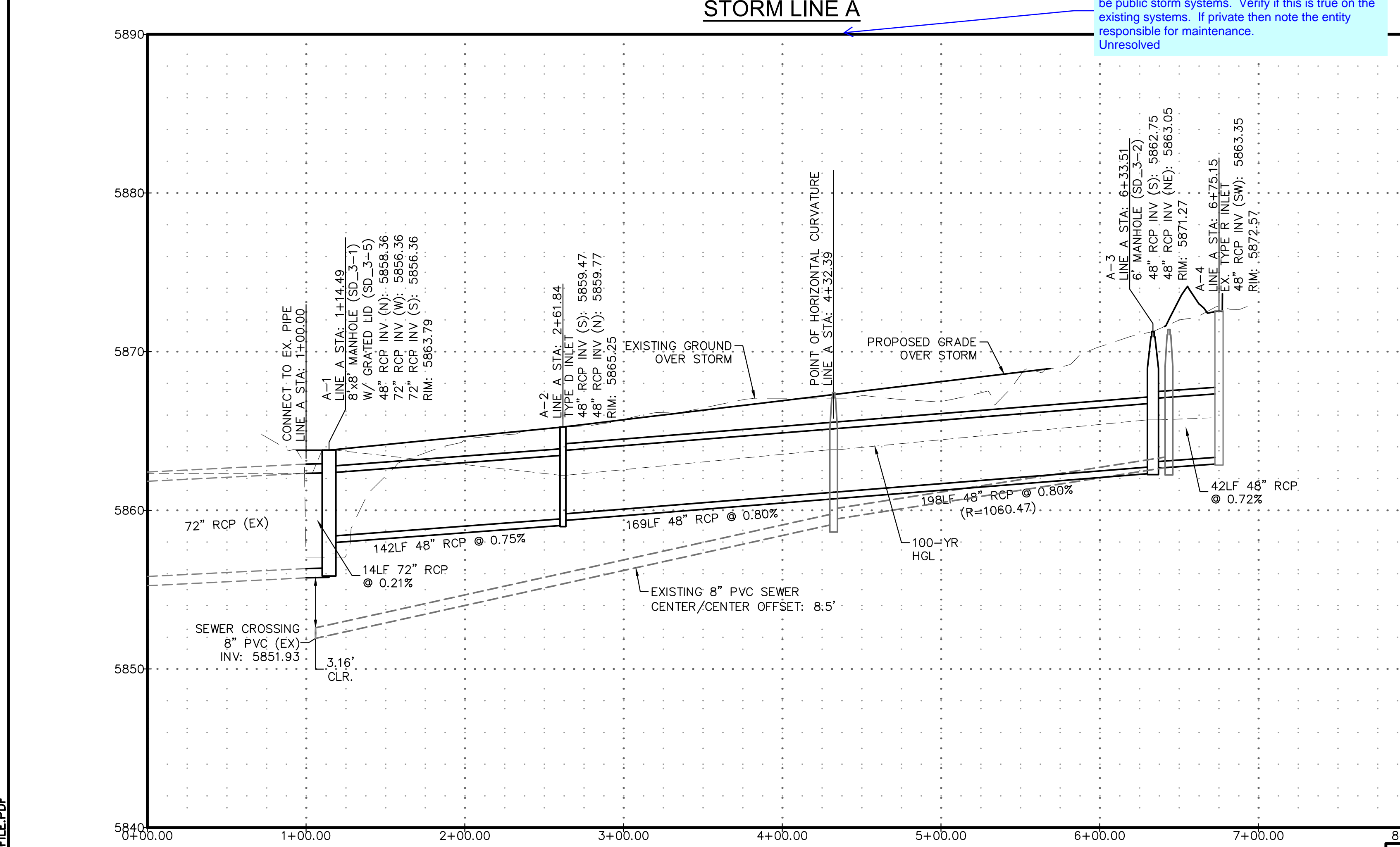
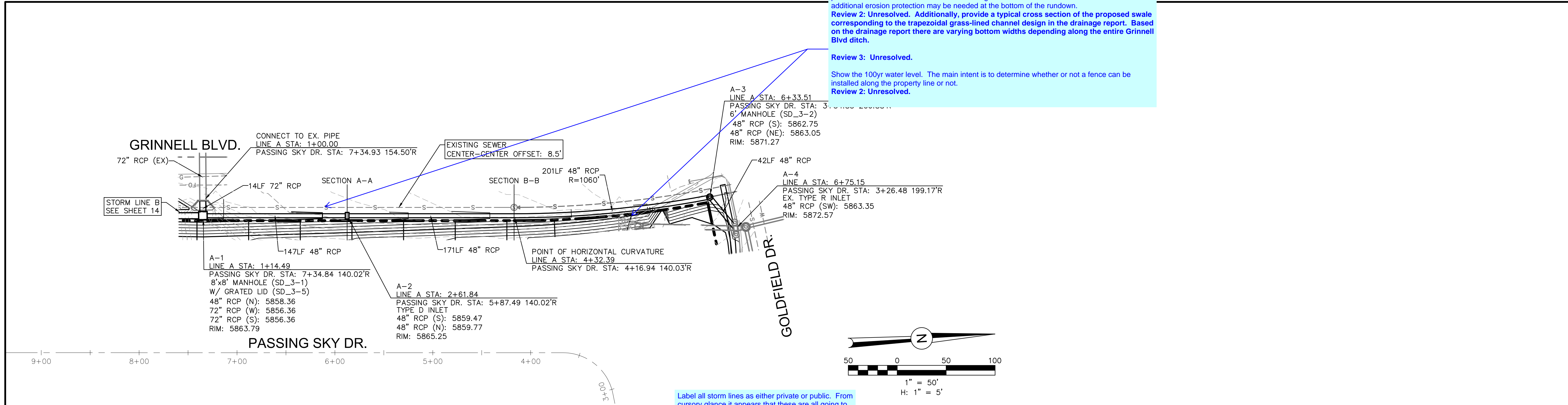
JOB NO. **0102.1** SHEET **12** OF **19**

PDF: 12 - SIGNING & STRIPING PLAN.PDF

PDF-13 - STORM A PROFILE.PDF

provide construction details for how the existing rundown extends to the ditch.
 additional erosion protection may be needed at the bottom of the rundown.
Review 2: Unresolved. Additionally, provide a typical cross section of the proposed swale corresponding to the trapezoidal grass-lined channel design in the drainage report. Based on the drainage report there are varying bottom widths depending along the entire Grinnell Blvd ditch.
Review 3: Unresolved.
 Show the 100yr water level. The main intent is to determine whether or not a fence can be installed along the property line or not.
Review 2: Unresolved.

Label all storm lines as either private or public. From cursory glance it appears that these are all going to be public storm systems. Verify if this is true on the existing systems. If private then note the entity responsible for maintenance.
 Unresolved



REVISIONS:		
NO.	DESCRIPTION	DATE

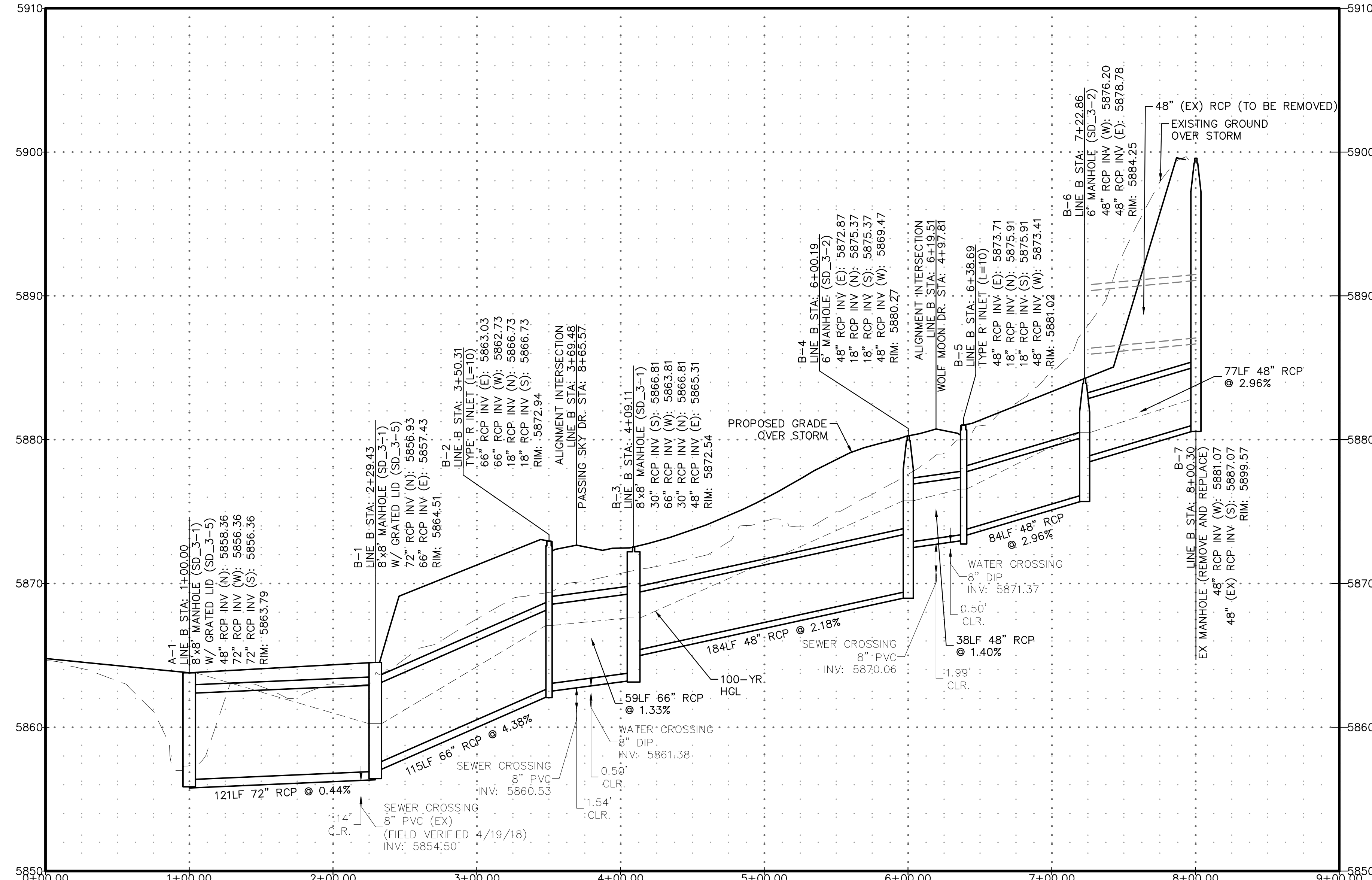
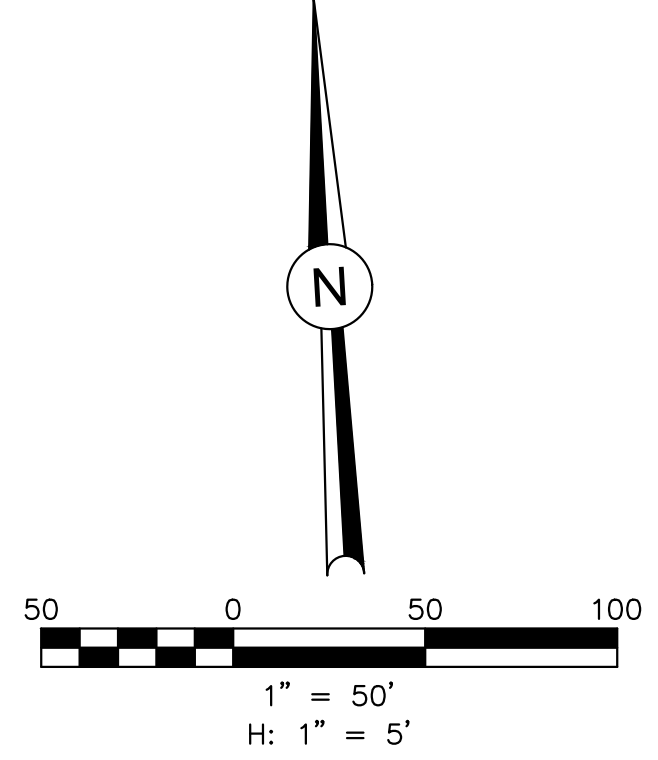
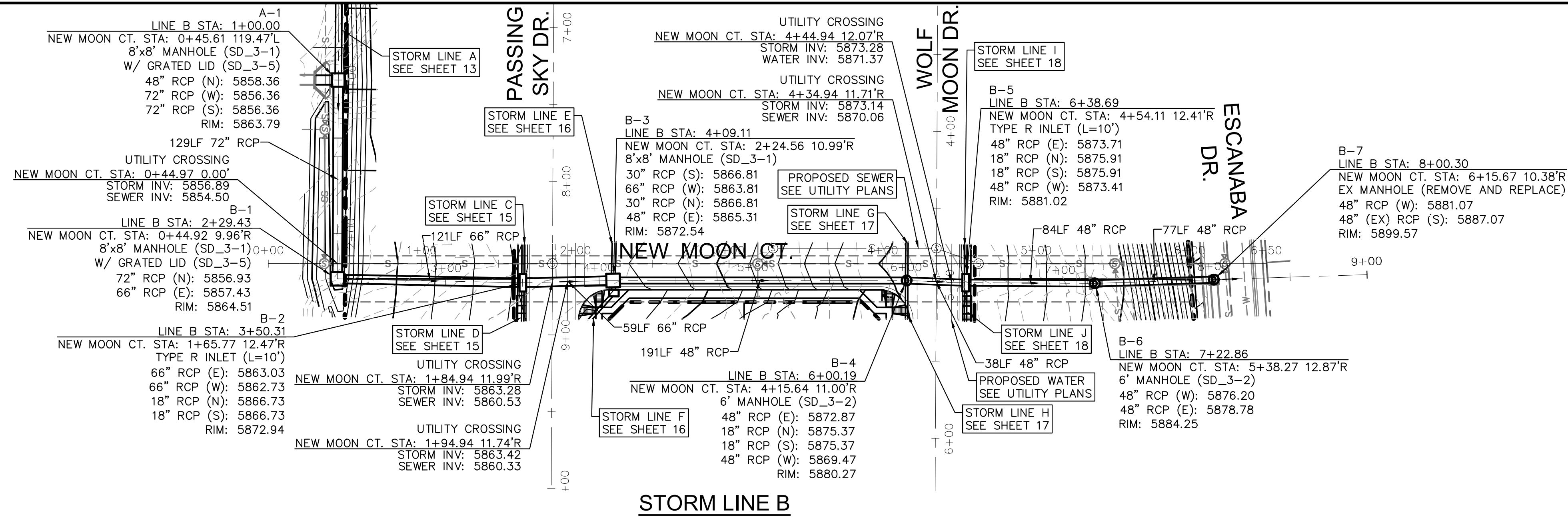
ENGINEER:
 DESIGNED BY: JJM DATE: 9/1/17
 DRAWN BY: TGW DATE: 9/7/17
 CHECKED BY: PAK DATE: 5/11/18

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PROJECT SPRINGS AT WATERVIEW
 SHEET TITLE STORM A PROFILE
 FROM _____ TO _____
 JOB NO. 0102.1 SHEET 13 OF 19





REVISIONS:		
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J-CAD CONSULTING, LLC
J-CADCONSULTING.COM
719-377-0002

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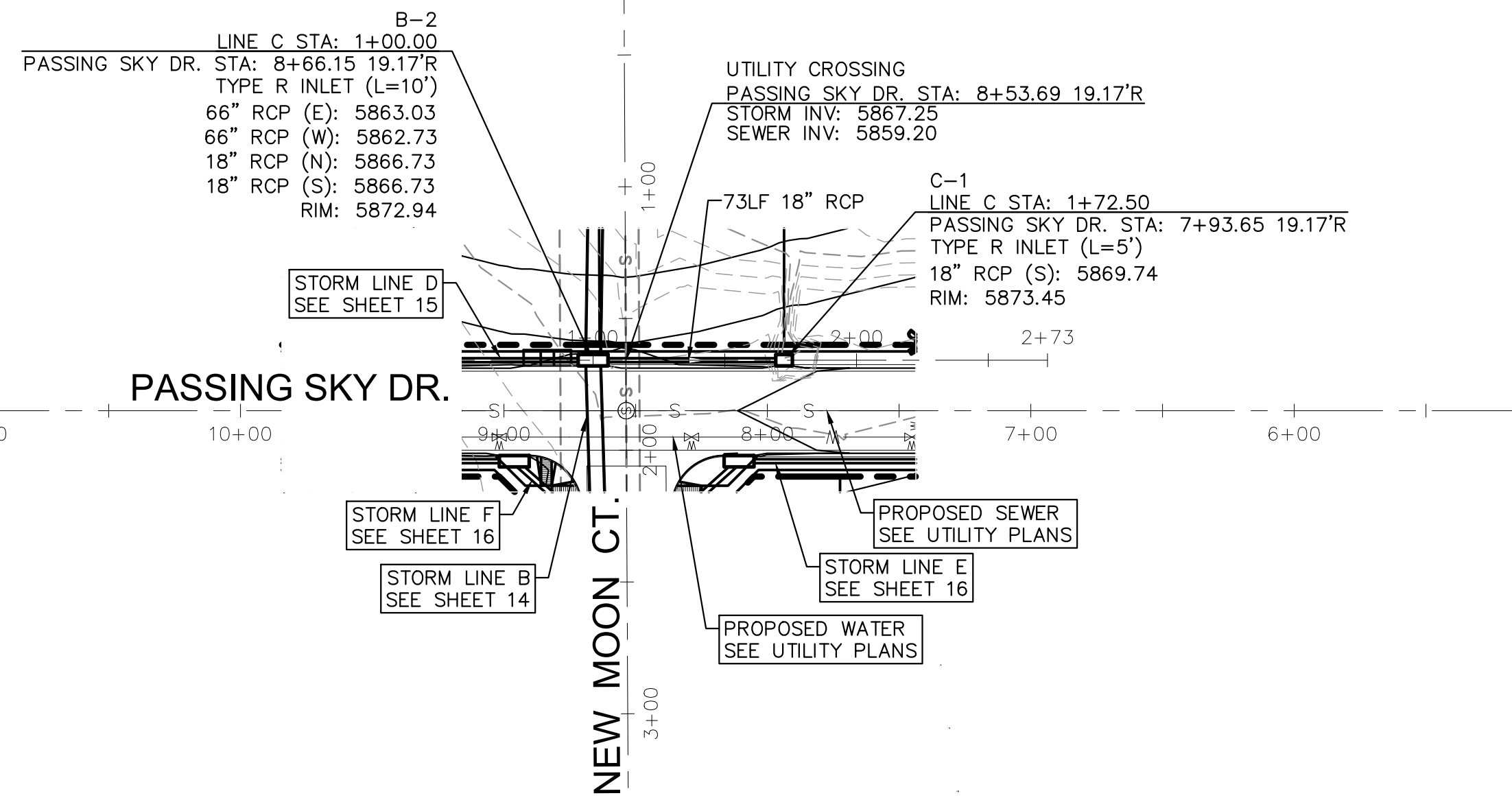
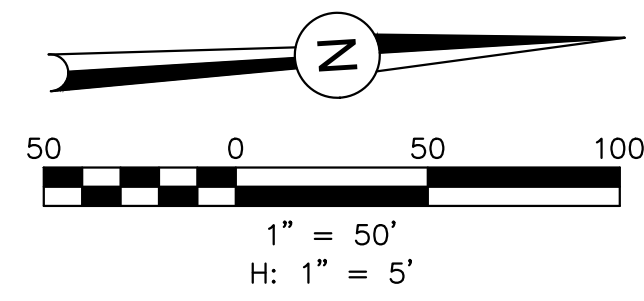
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PROJECT **SPRINGS AT WATERVIEW**

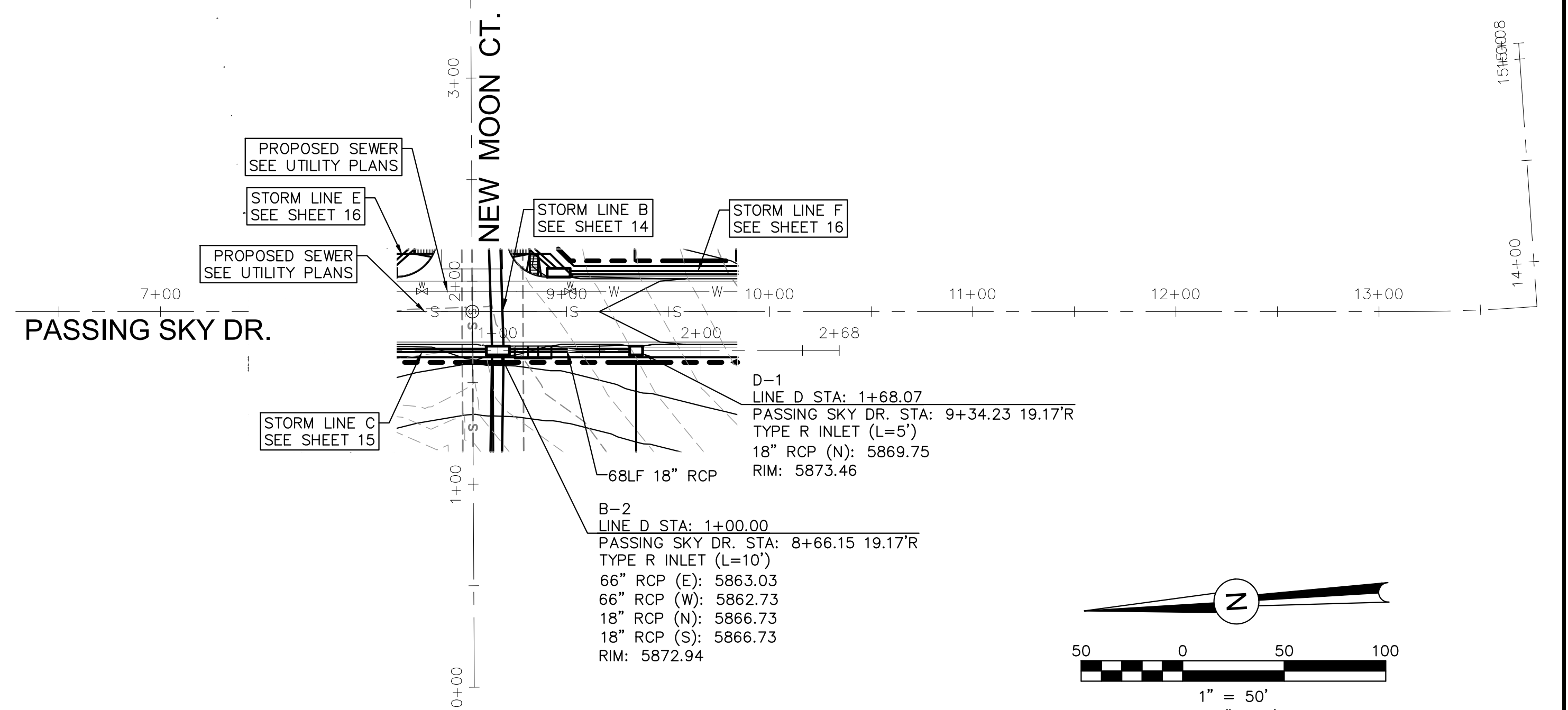
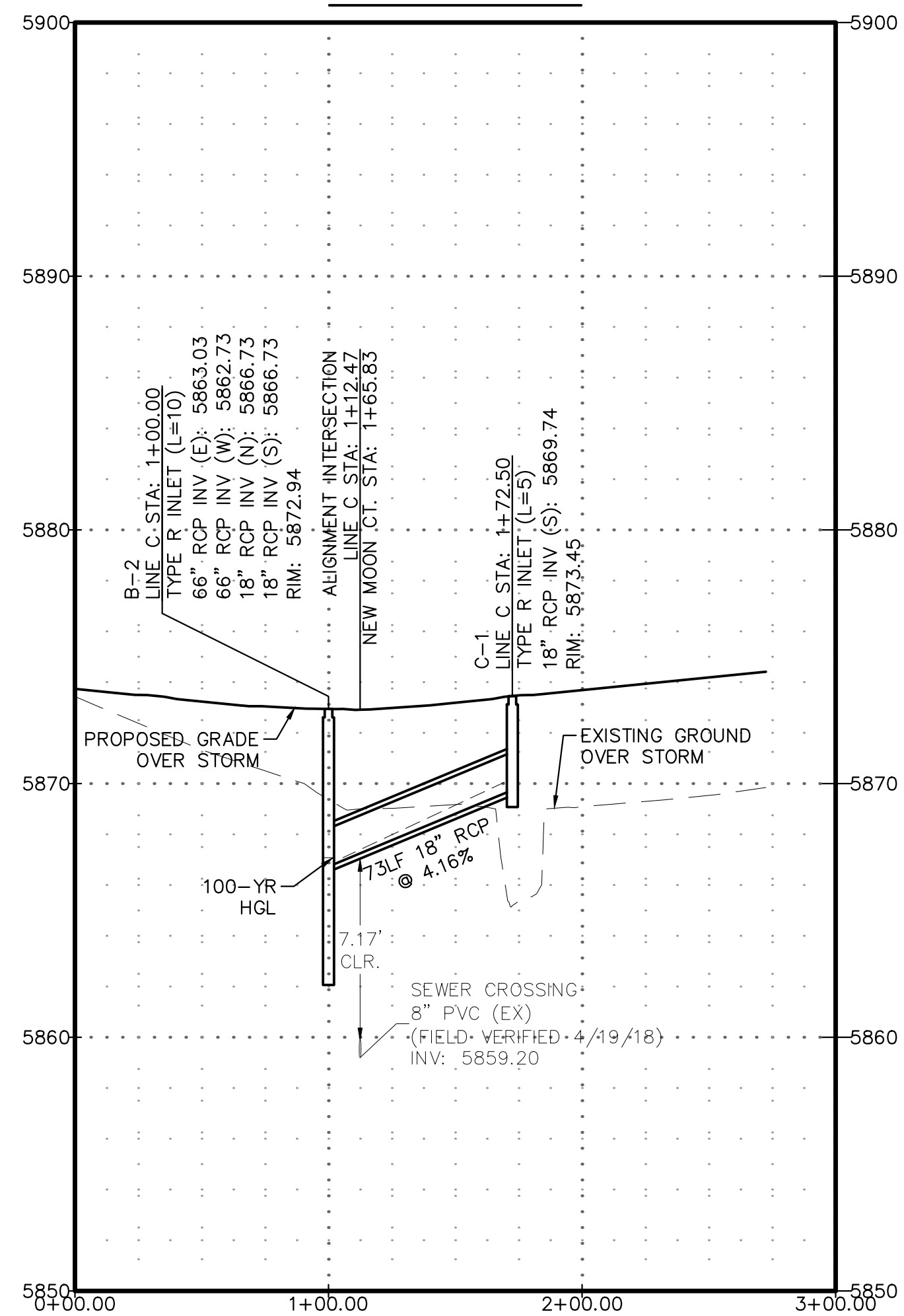
SHEET TITLE **STORM B PROFILE**

FROM _____ TO _____

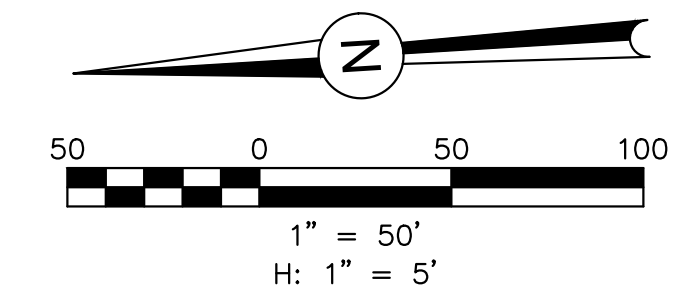
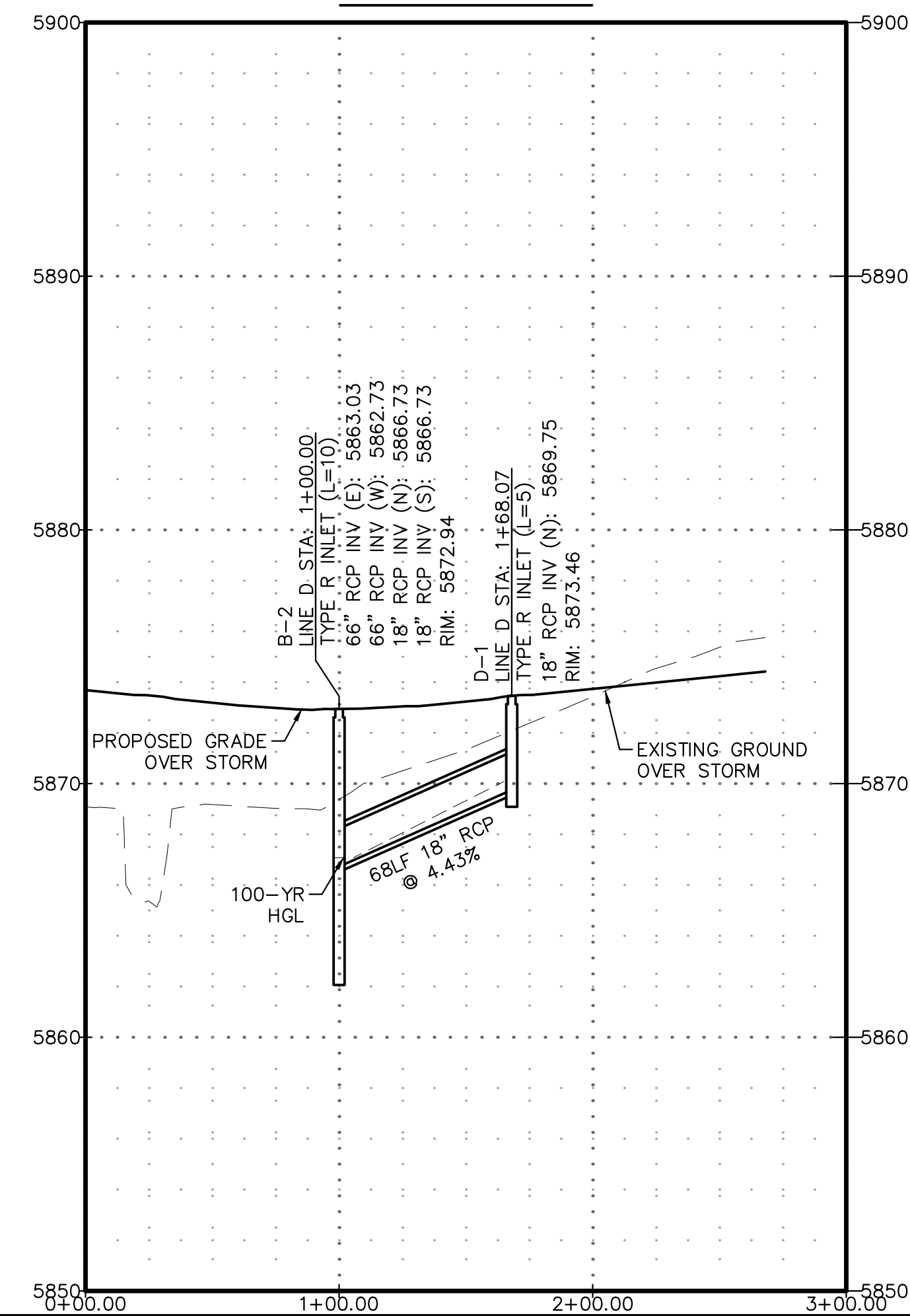
JOB NO. **0102.1** SHEET **14** OF **19**



STORM LINE C



STORM LINE D



PDF: 15 - STORM C & D PROFILES.PDF

REVISIONS:		
NO.	DESCRIPTION	DATE

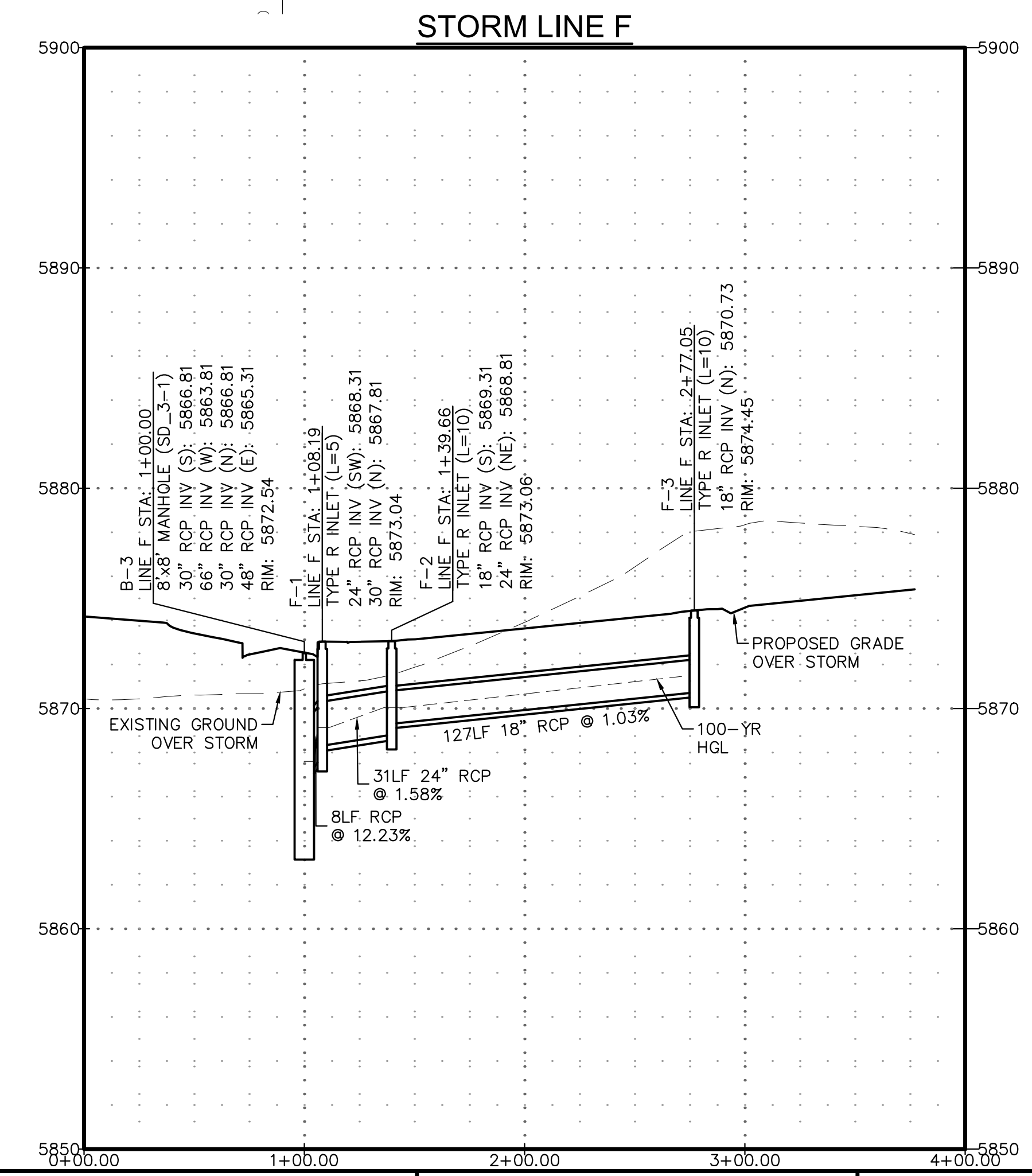
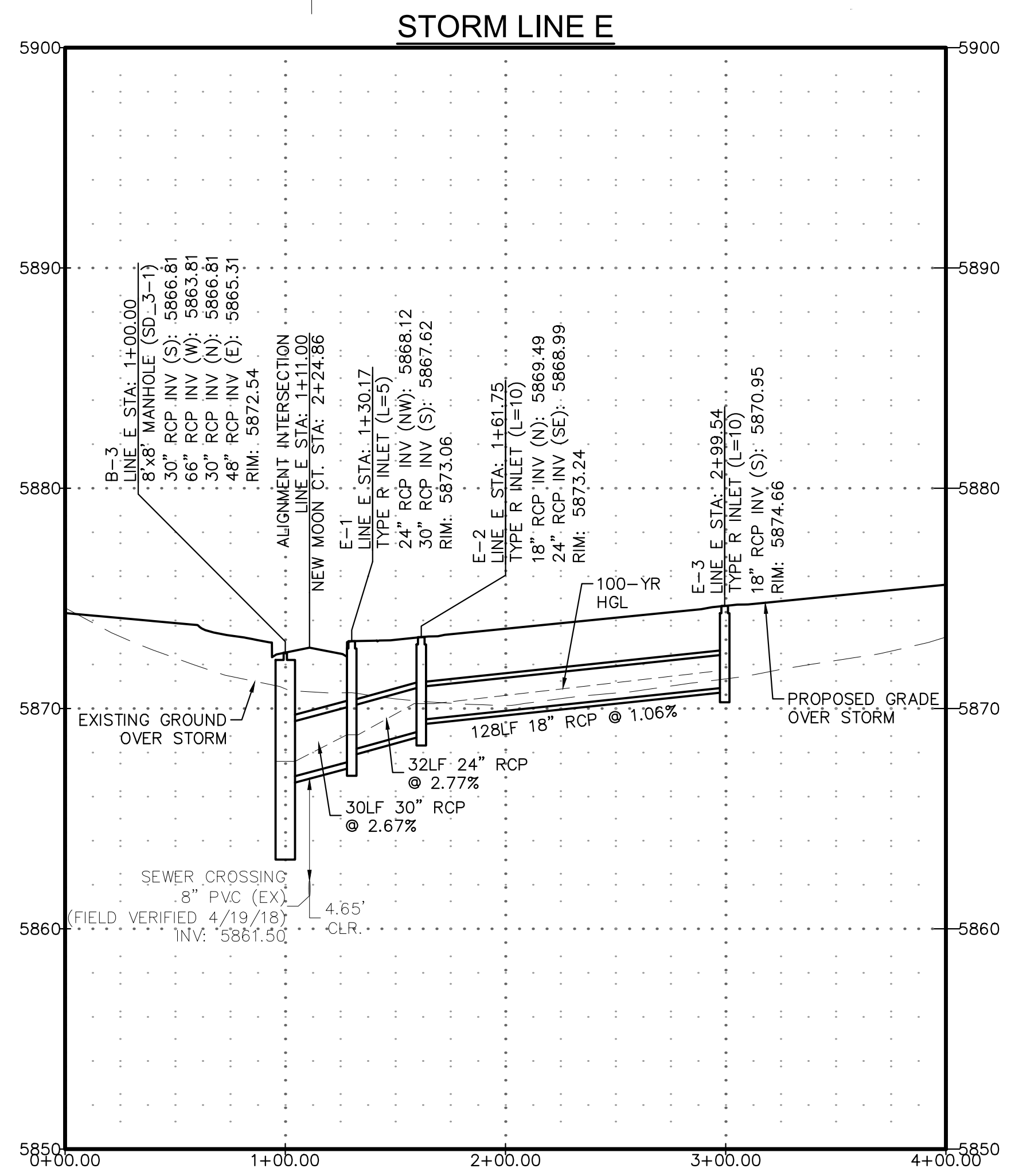
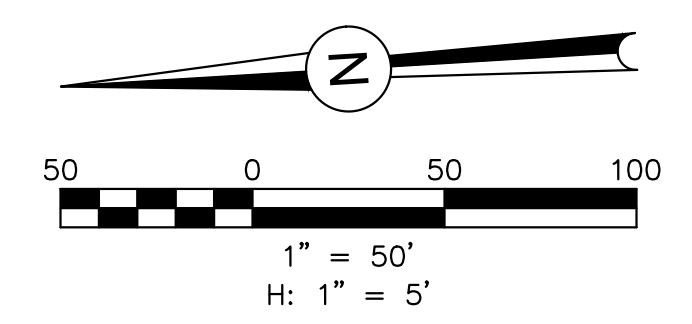
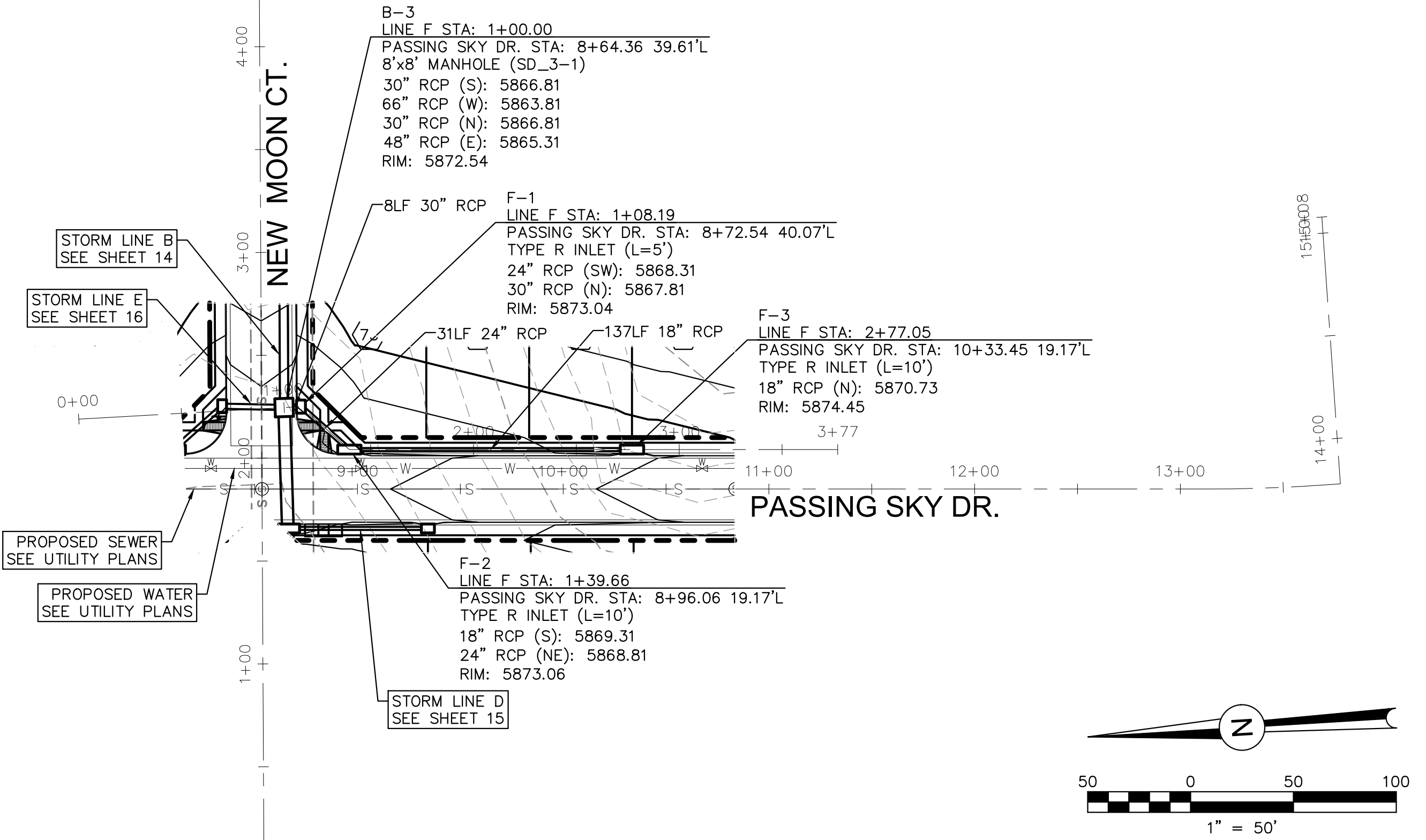
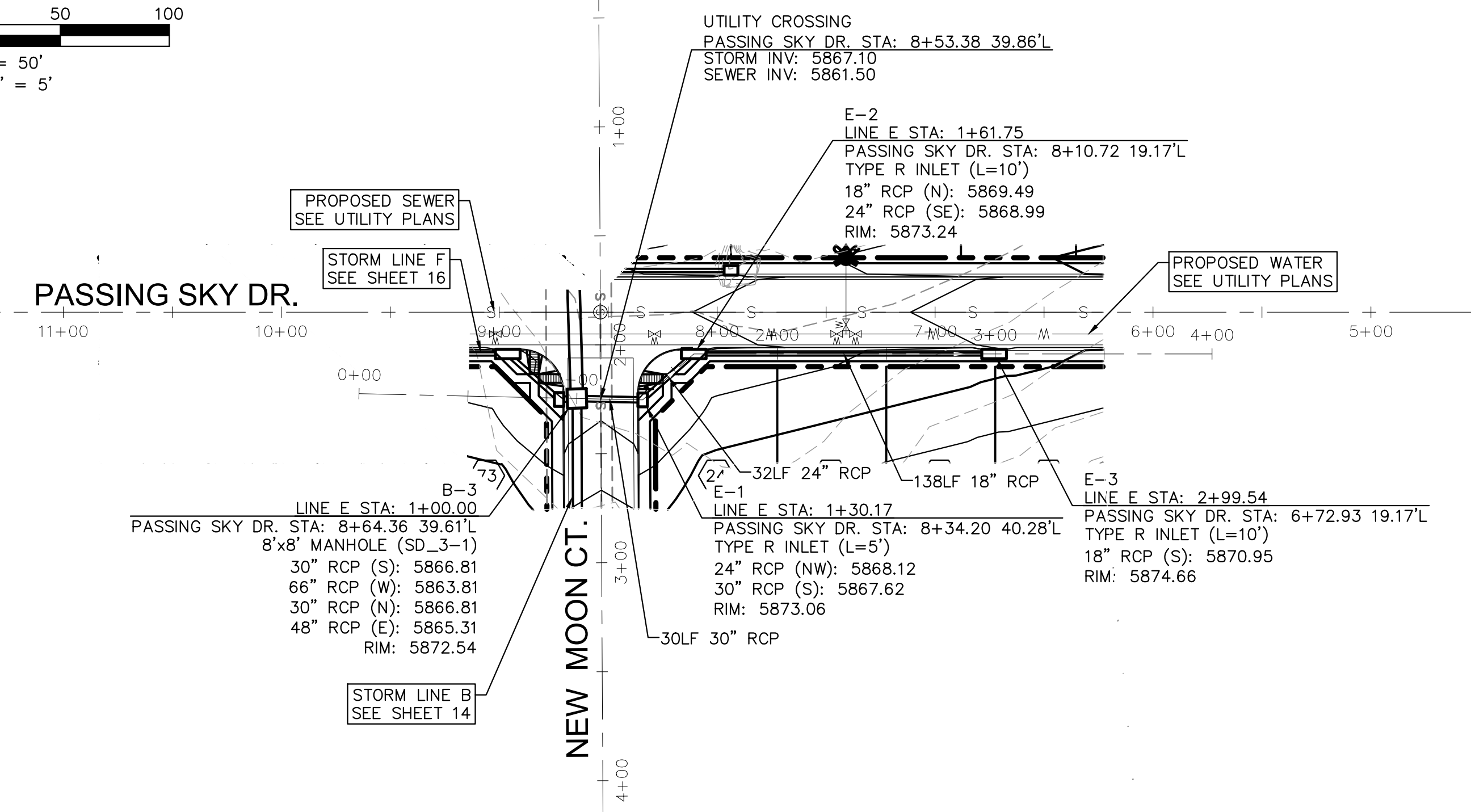
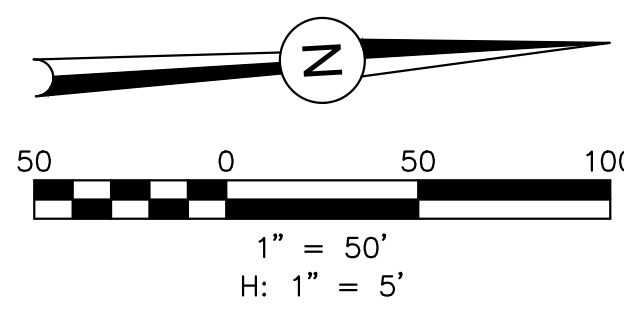
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PROJECT SPRINGS AT WATERVIEW
 SHEET TITLE STORM C & D PROFILES
 FROM _____ TO _____
 JOB NO. 0102.1 SHEET 15 OF 19





PDF: 16 - STORM E & F PROFILES.PDF

REVISIONS:		
NO.	DESCRIPTION	DATE

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 DESIGNED BY: JJM DATE: 9/1/17
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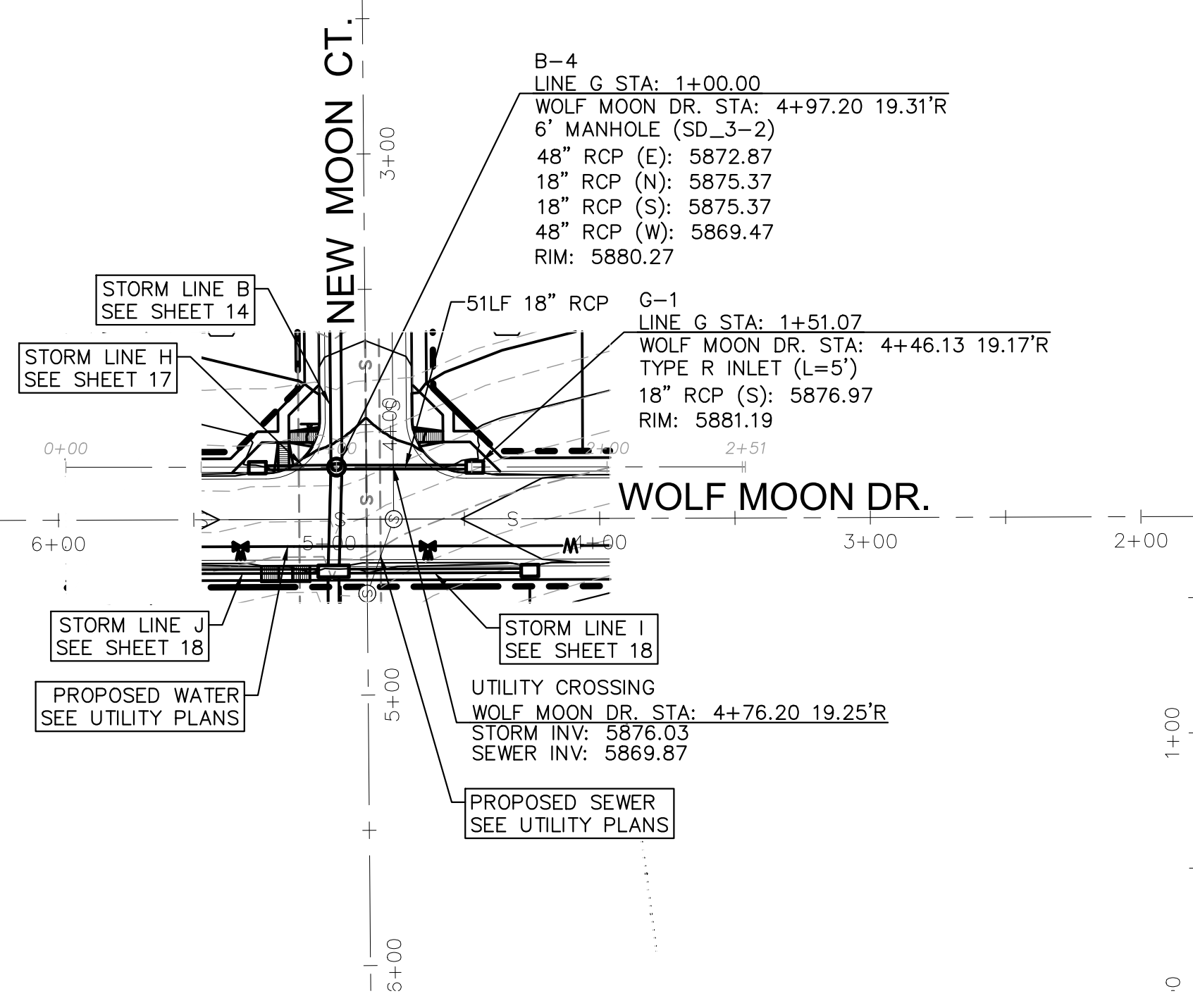
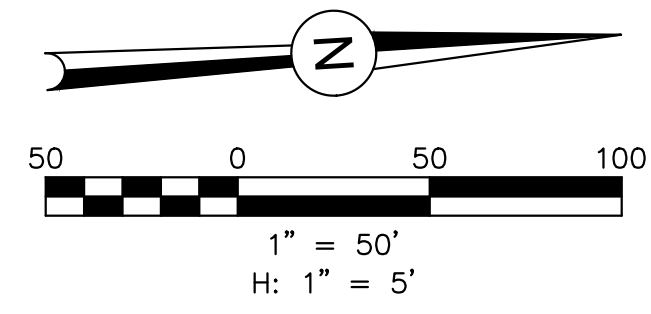
PROJECT SPRINGS AT WATERVIEW

SHEET TITLE STORM E & F PROFILES

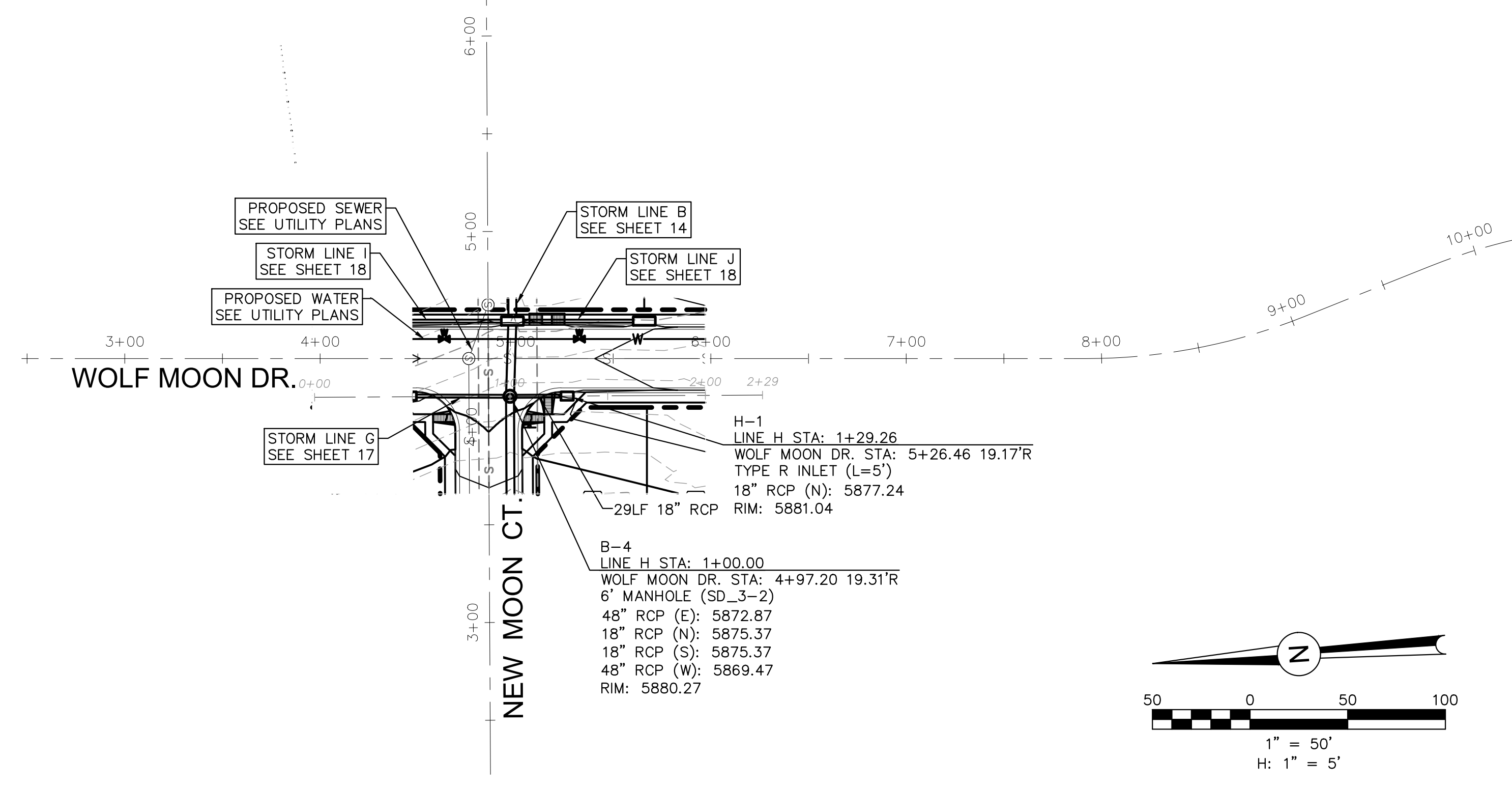
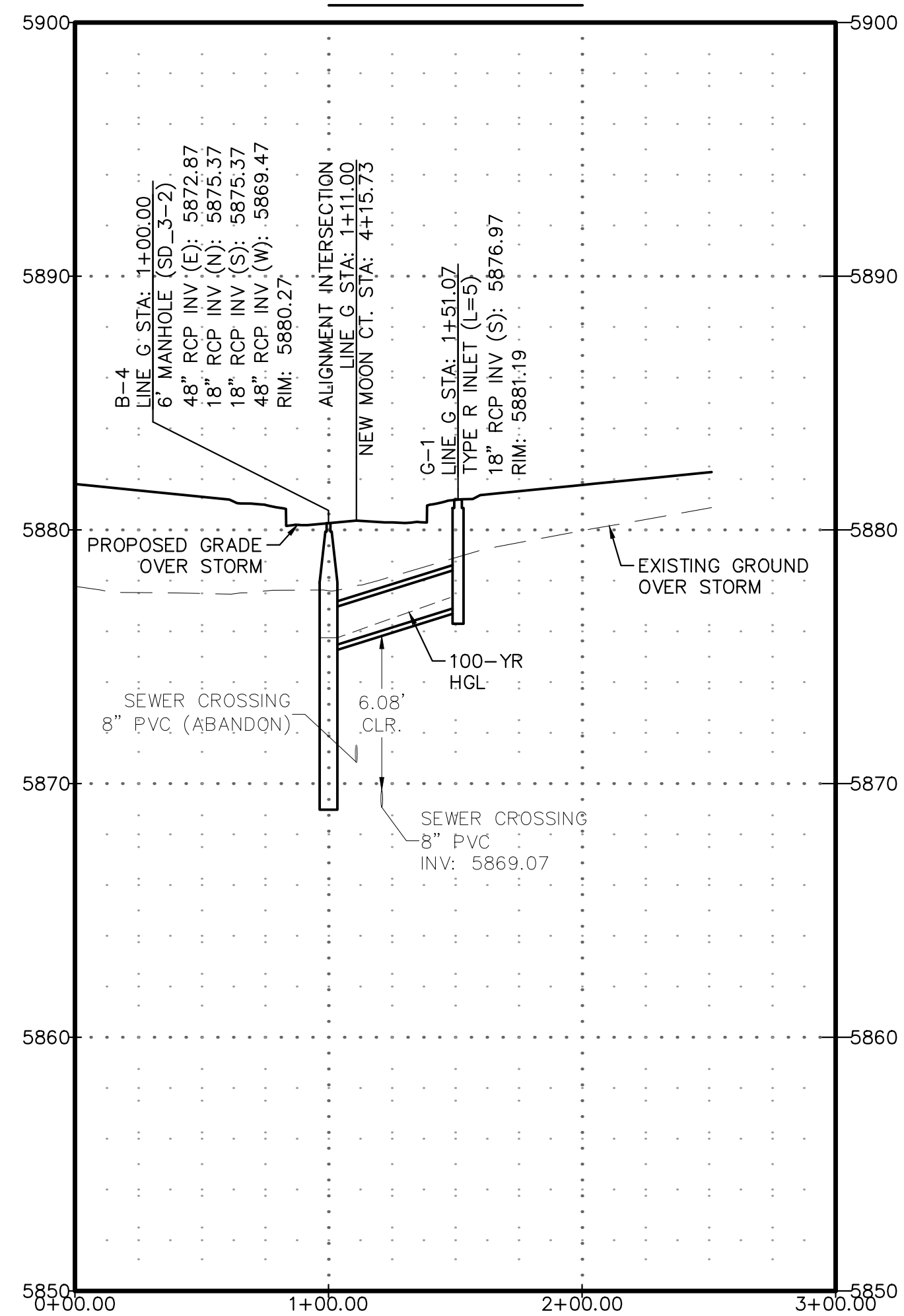
FROM _____ TO _____

JOB NO. 0102.1 SHEET 16 OF 19

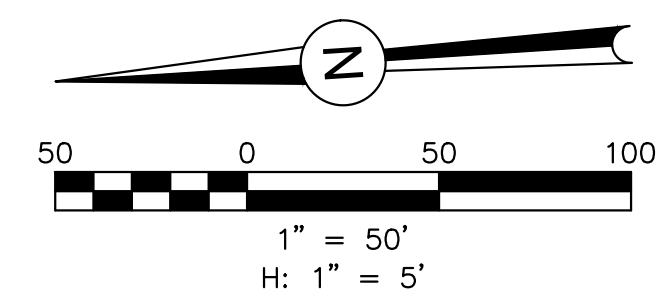
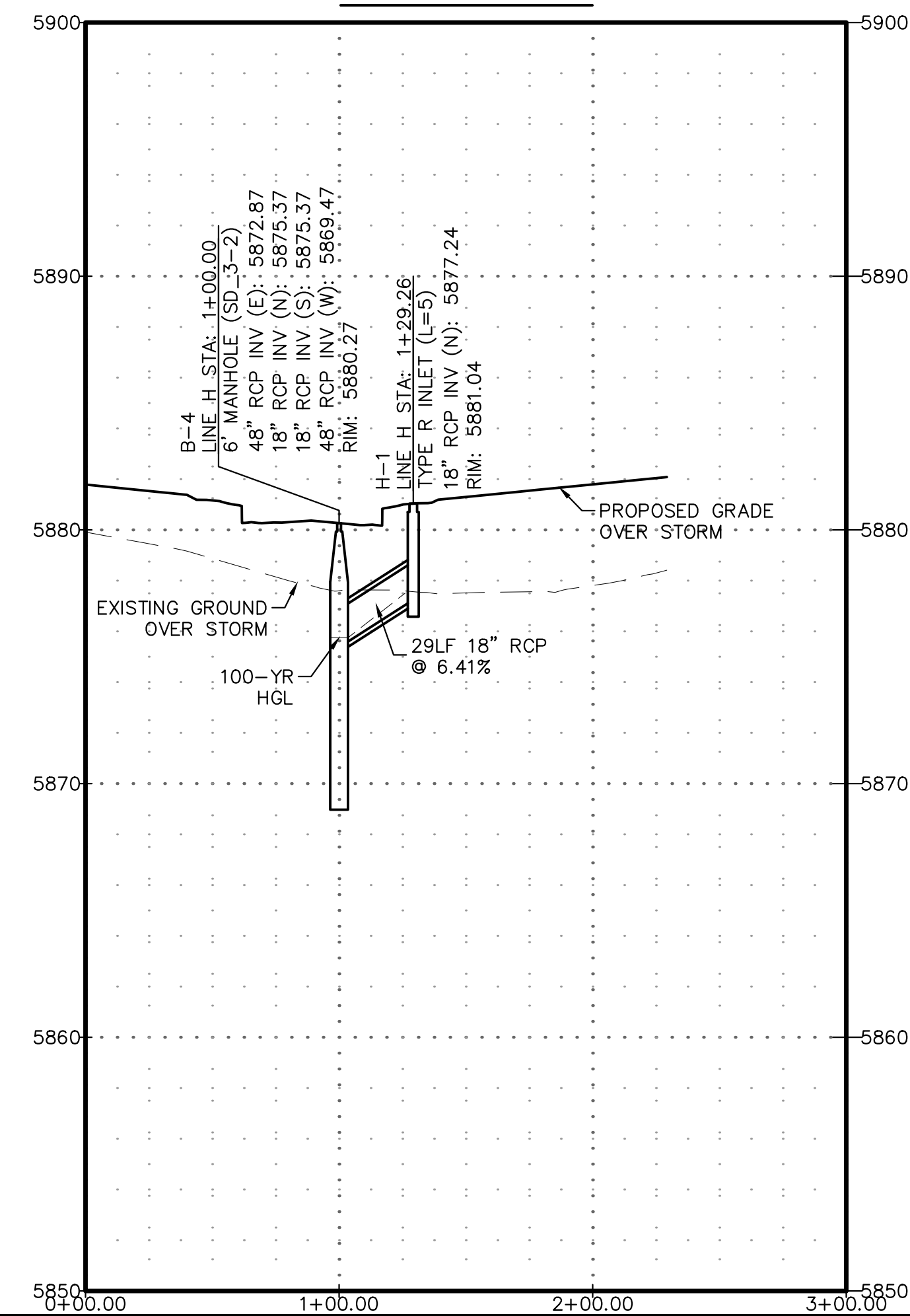




STORM LINE G



STORM LINE H



PDF-17 - STORM G & H PROFILES.PDF

REVISIONS:		
NO.	DESCRIPTION	DATE

ENGINEER:
 DESIGNED BY: JJM DATE: 9/1/17
 DRAWN BY: TGW DATE: 9/7/17
 CHECKED BY: PAK DATE: 5/11/18

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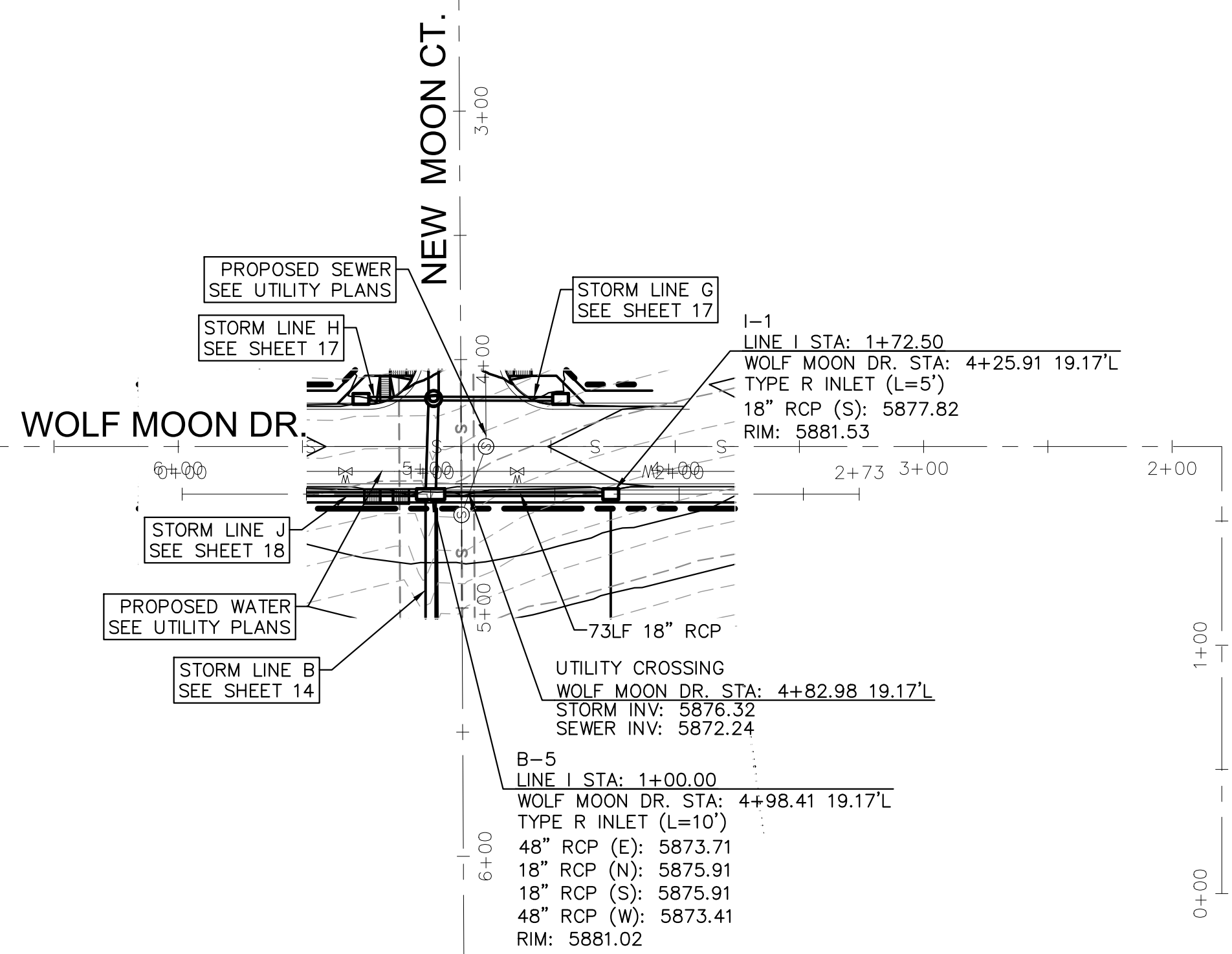
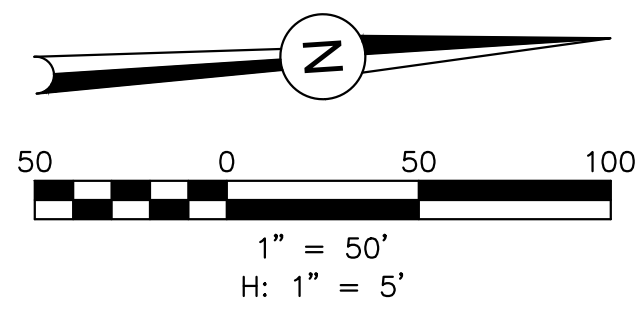
PROJECT SPRINGS AT WATERVIEW

SHEET TITLE STORM G & H PROFILES

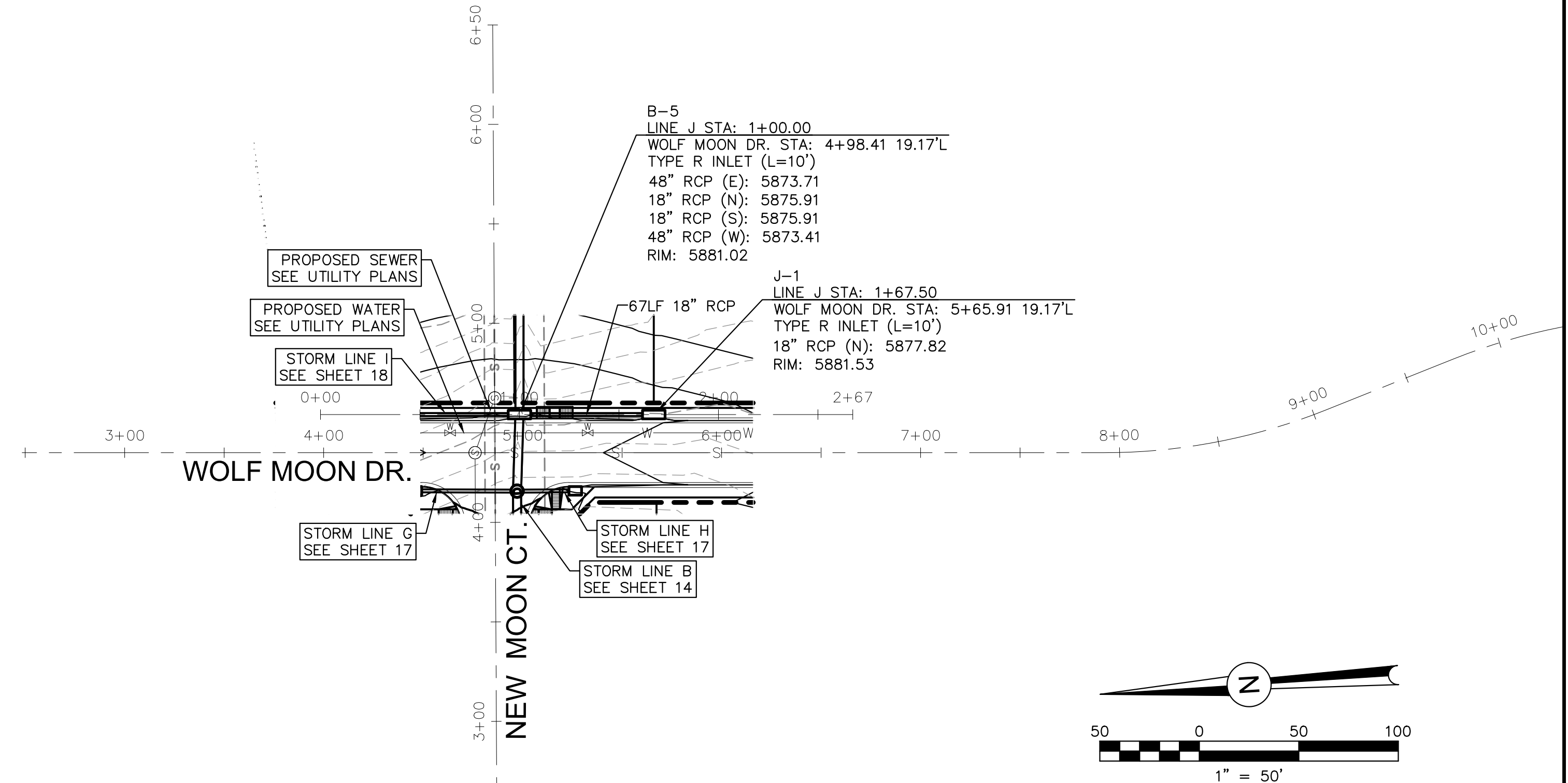
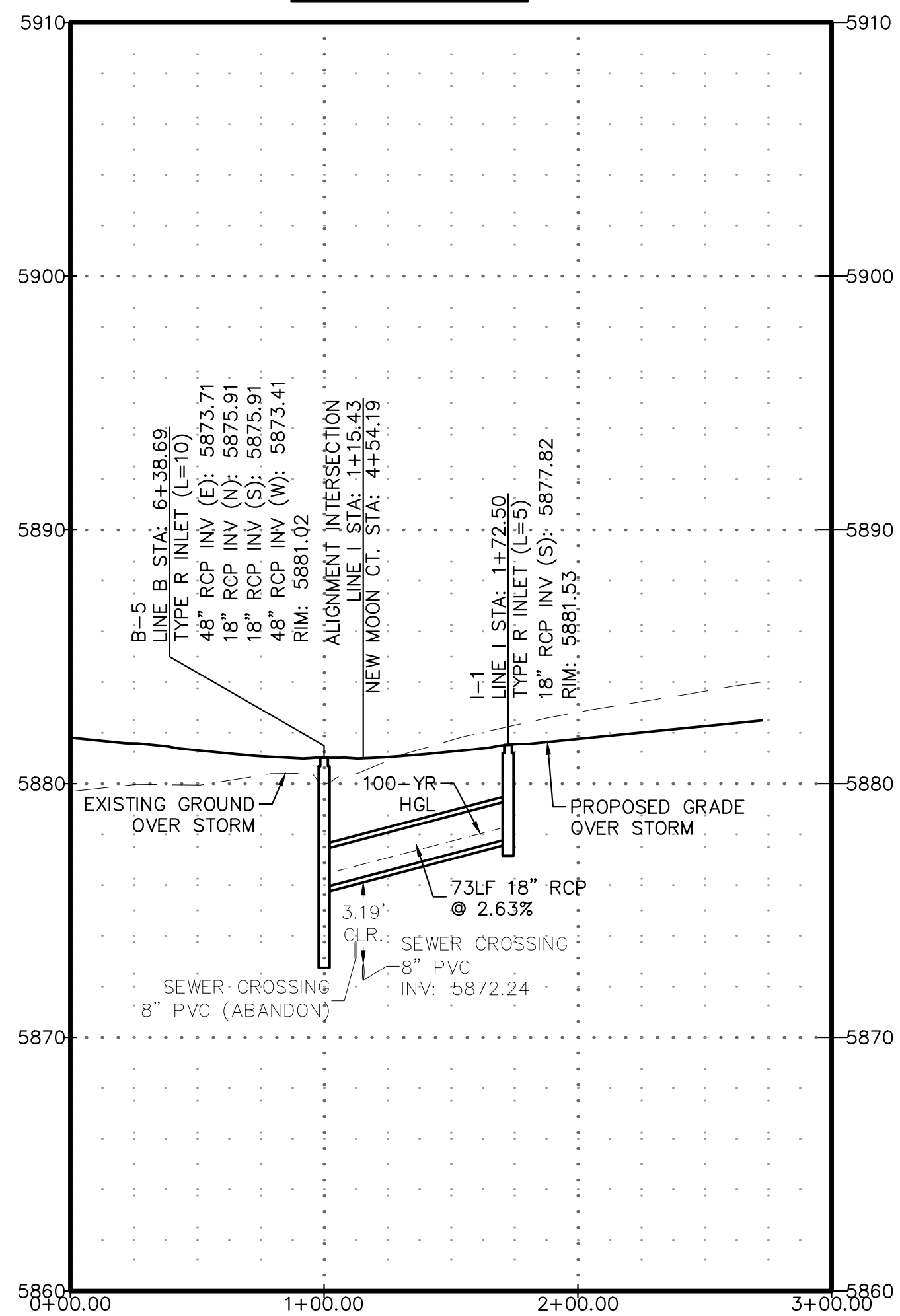
FROM _____ TO _____

JOB NO. 0102.1 SHEET 17 OF 19

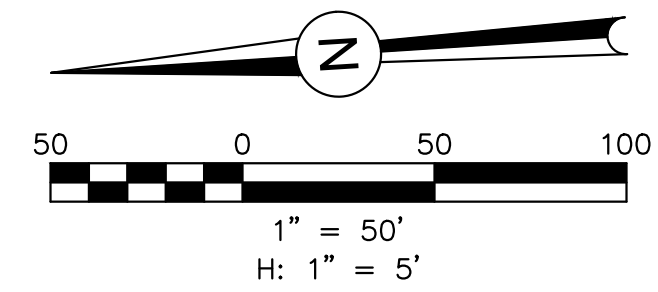
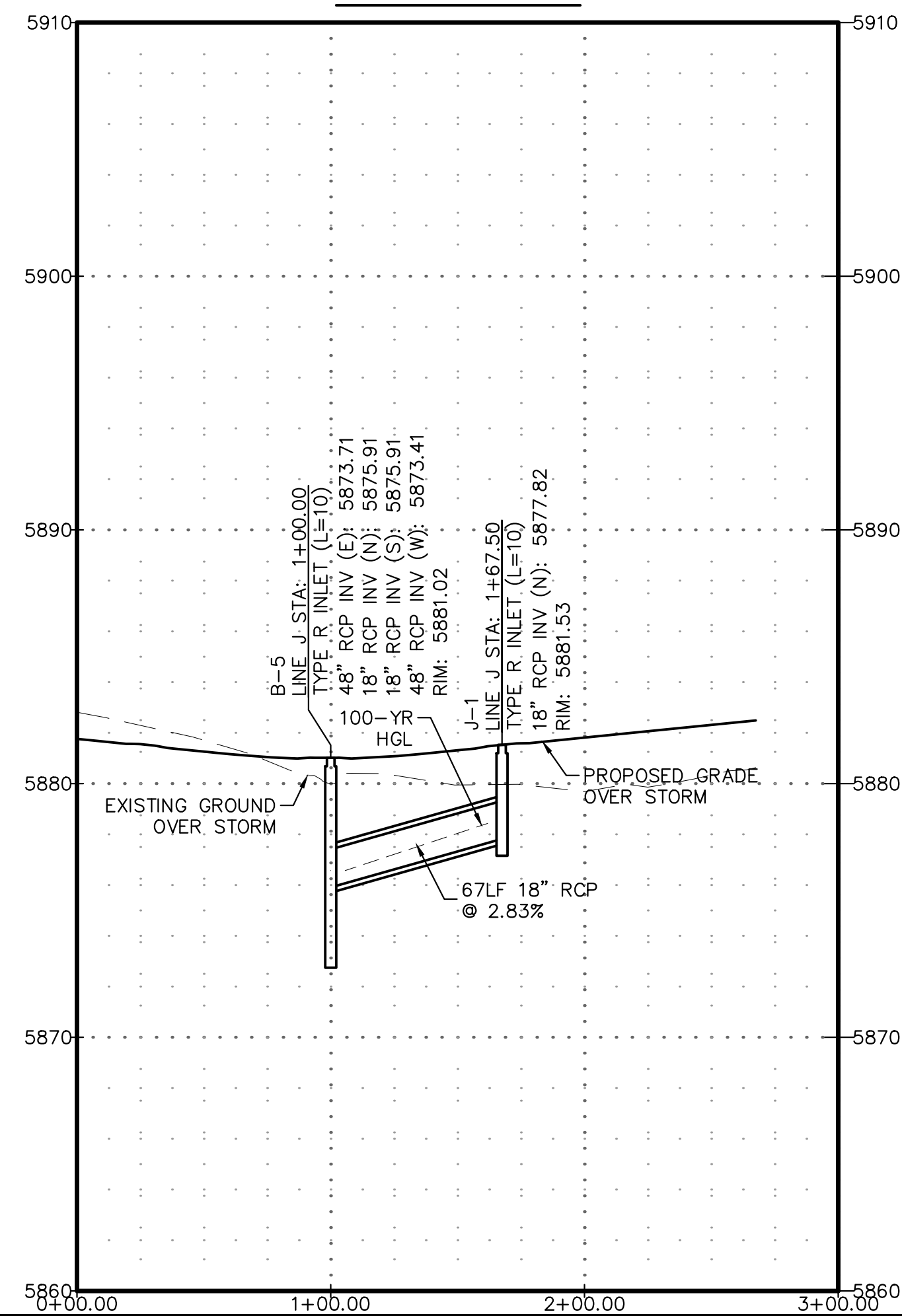




STORM LINE I



STORM LINE J



PDF-18 - STORM I & J PROFILES.PDF

REVISIONS:		
NO.	DESCRIPTION	DATE

ENGINEER:
 DESIGNED BY: **JJM** DATE: **9/1/17**
 DRAWN BY: **TGW** DATE: **9/7/17**
 CHECKED BY: **PAK** DATE: **5/11/18**

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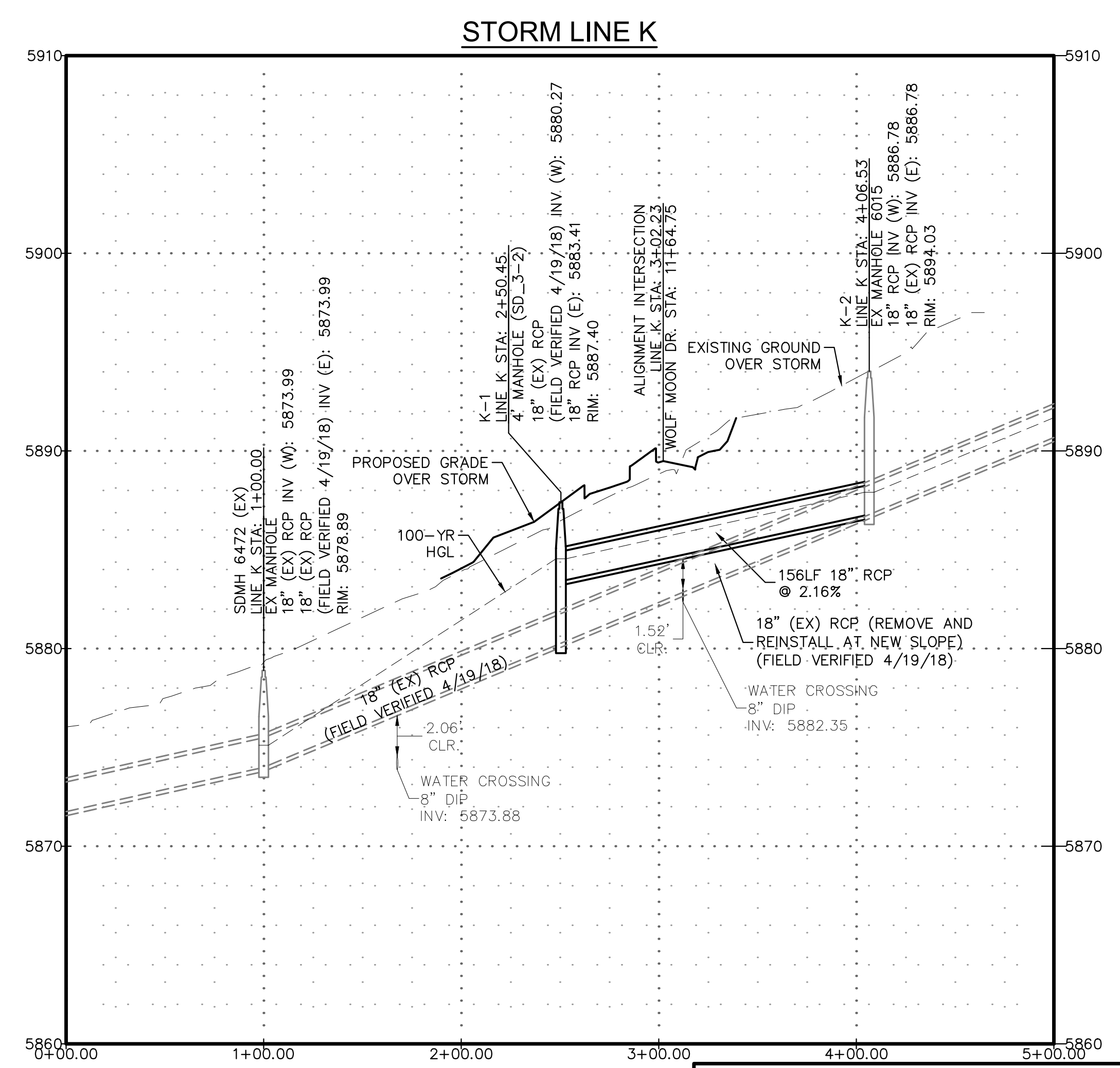
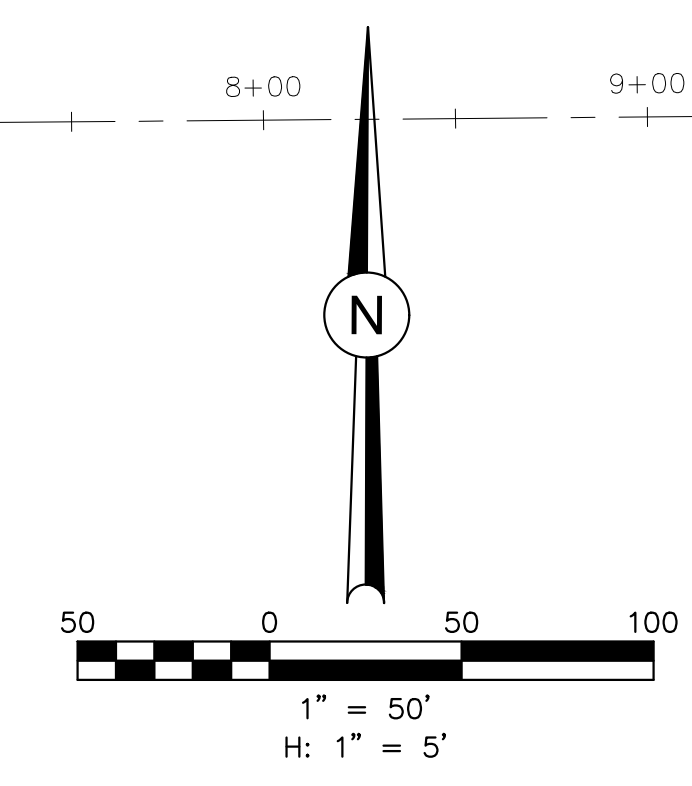
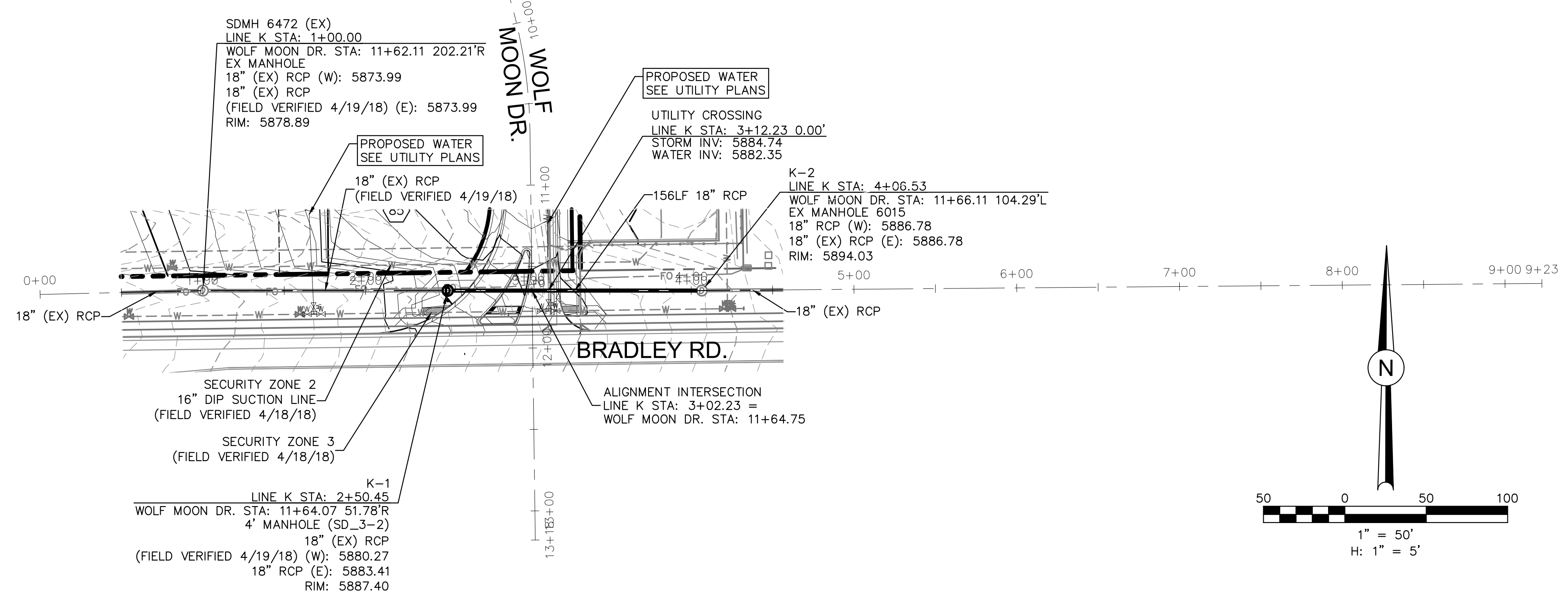
PROJECT **SPRINGS AT WATERVIEW**

SHEET TITLE **STORM I & J PROFILES**

FROM _____ TO _____

JOB NO. **0102.1** SHEET **18** OF **19**





PDF-19 - STORM K PROFILE.PDF

REVISIONS:		
NO.	DESCRIPTION	DATE

ENGINEER:
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SHEET TITLE STORM K PROFILE

FROM TO

JOB NO. 0102.1 SHEET 19 OF 19