



OWNER: WRENUT HOME SERVICES
PO BOX 2245
FORT COLLINS, CO 80522
TRENT URBAN (719) 227-0500

DEVELOPER: HAMMERS CONSTRUCTION
1411 WOOLSEY HEIGHTS
COLORADO SPRINGS, CO 80915
(719) 570-1599

CIVIL ENGINEER: M&S CIVIL CONSULTANTS, INC.
212 N WAHSATCH AVENUE, SUITE 305
COLORADO SPRINGS, CO 80903
VIRGIL A. SANCHEZ P.E. (719) 955-5485

COUNTY ENGINEERING: EL PASO COUNTY PLANNING
AND COMMUNITY DEVELOPMENT
2880 INTERNATIONAL CIRCLE, SUITE 110
COLORADO SPRINGS, CO 80910
GILBERT LAFORCE, P.E. (719)-520-7945

TRAFFIC ENGINEERING: EL PASO COUNTY PUBLIC SERVICES & TR
3275 AKERS DRIVE
COLORADO SPRINGS, CO 80922
JOSHUA PALMER, P.E. (719) 520-6460

FIRE DISTRICT: CIMARRON HILLS FIRE DEPARTMENT
1835 TUSKEGEE PLACE
COLORADO SPRINGS, CO 80915
(719) 591-0960

WATER RESOURCES: CHEROKEE METRO DISTRICT
6250 PALMER PARK BLVD.
COLORADO SPRINGS, CO 80915
JEFF MUNGER (719) 597-5080

GAS DEPARTMENT: COLORADO SPRINGS UTILITIES
7710 DURANT DR.
COLORADO SPRINGS, CO 80947
TIM WENDT (719) 668-3556

ELECTRIC DEPARTMENT: MOUNTAIN VIEW ELECTRIC
11140 E. WOODMEN ROAD
FALCON, CO 80831
(719) 495-2283

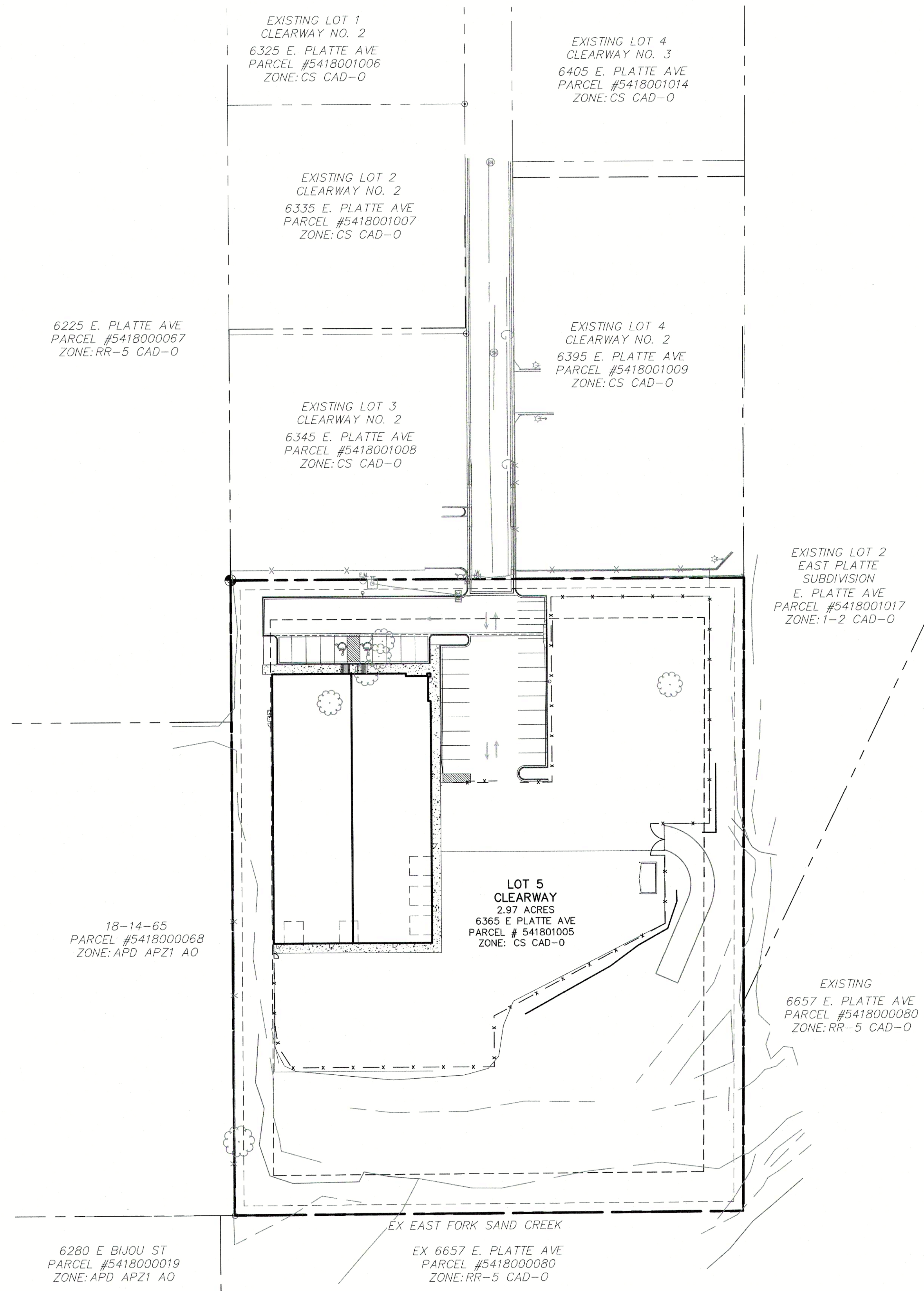
COMMUNICATIONS: QWEST COMMUNICATIONS
(U.N.C.C. LOCATORS) (800) 922-1987
AT&T (LOCATORS) (719) 635-3674

1. FIMS MONUMENT F81, LOCATED ON THE NORTH SIDE OF EAST PLAT AVE. 50' WEST OF FORD STREET.
ELEV.=6275.86' (NAVD88)
2. MUELLER BOLT ON HYDRANT FLANGE, HYDRANT LOCATED AT THE SW CORNER OF LOT 3.
ELEV.=6265.48' (NAVD88)

THE EASTERLY LINE OF LOTS 2 AND 3, OF "CLEARWAY NO 2" PLAT NO 10231 OF THE RECORDS OF EL PASO COUNTY, COLORADO, BEING MONUMENTED AT THE SOUTH END BY A 1.5" ALUMINUM CAP STAMPED PLS 38658, FROM WHICH A NAIL & WASHER, EL: 6267.44 BEARS N00°00'00"W, A DISTANCE OF 300.02 FEET.



JUNE 2023



SITE MAP
N.T.S.

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. THE DETAILED PLANS AND SPECIFICATIONS WERE PREPARED 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 ERRORS OR OMISSIONS CAUSED BY ANY REQUIRED ACTS OR ERRORS OR OMISSIONS ON MY PART IN PREPARATION OF THESE DETAILED PLANS AND SPECIFICATIONS.



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

ADDRESS: 1411 WOOLSEY HEIGHTS, COLORADO SPRINGS, CO 80915

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.

Date: 11/16/2023 5:22:31 PM
El Paso County Department of Public Works

SHEET 1	TITLE SHEET	
SHEET 2	CONSTRUCTION NOTES & DETAILS	
SHEET 3	DEMOLITION PLAN	
SHEET 4	STREET IMPROVEMENT PLAN	
SHEET 5	STRIPING AND SIGNAGE PLAN	
SHEET 6	STORM SEWER PLAN AND PROFILE	(STM1, STM1LAT1, STM1LAT2)
SHEET 7	STORM SEWER PLAN AND PROFILE	(STM2, STM3)
SHEET 8	STORM SEWER PLAN AND PROFILE	(STM4, STM5, STM6)
SHEET 9	STORM SEWER NOTES AND DETAILS	
SHEET 10	STORM SEWER DETAILS	
SHEET 11	STORM SEWER DETAILS	
SHEET 12	STORM SEWER DETAILS	
SHEET 13	STORM SEWER DETAILS	
SHEET 14	OUTLET STRUCTURE POND 1 DETAILS	
SHEET 15	OUTLET STRUCTURE POND 2 DETAILS	
SHEET 16	OUTLET STRUCTURE POND 2 DETAILS	

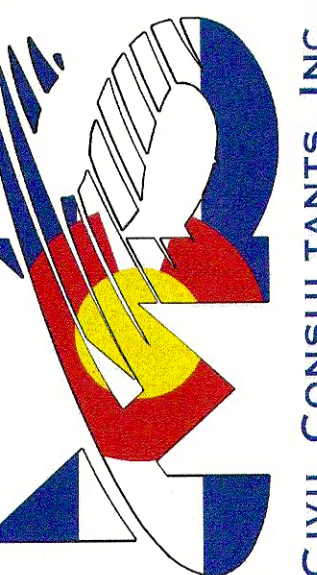
EL PASO COUNTY FILE NO. PCD # PPR-22-034

CLEARWAY, LOT 5

137HS 37111

DATE: 06/13/2023
SHEET 1 OF 16
TS01

212 N. WAHSATCH AVE., STE 305
COLORADO SPRINGS, CO 80903
PHONE: 719.955.5485



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



MIKIL A. JANCIEZ, COLOMADO T.E. NO: 3133

[illegible]

THE ENGINEER PREPARING THESE PLANS WILL NOT BE RESPONSIBLE, OR LIABLE FOR, UNAUTHORIZED CHANGES TO OR USES OF THESE PLANS. ALL CHANGES TO THE PLANS MUST BE IN WRITING AND MUST BE APPROVED BY THE PREPARER OF THESE PLANS.

CAUTION

GENERAL CONSTRUCTION NOTES:

1. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY THE EXISTENCE AND LOCATION OF ALL UNDERGROUND UTILITIES ALONG THE ROUTE OF THE WORK. THE OMISSION FROM OR THE INCLUSION OF UTILITY LOCATIONS ON THE PLANS IS NOT TO BE CONSIDERED AS THE NONEXISTENCE OF OR A DEFINITE LOCATION OF EXISTING UNDERGROUND UTILITIES.
2. THE CONTRACTOR WILL TAKE THE NECESSARY PRECAUTIONS TO PROTECT EXISTING UTILITIES FROM DAMAGE DUE TO THIS OPERATION. ANY DAMAGE TO THE UTILITIES WILL BE REPAIRED AT THE CONTRACTOR'S EXPENSE, AND ANY SERVICE DISRUPTION WILL BE SETTLED BY THE CONTRACTOR.
3. ADDITIONAL EROSION CONTROL STRUCTURES MAY BE REQUIRED AT THE TIME OF CONSTRUCTION.
4. ALL BACKFILL, SUB-BASE, AND/OR BASE COURSE (CLASS 6) MATERIAL SHALL BE COMPACTED PER THE SOILS ENGINEER'S RECOMMENDATIONS, AND APPROVED BY EL PASO COUNTY PCD.
5. ALL STATIONING IS CENTERLINE OF IMPROVEMENTS UNLESS OTHERWISE INDICATED. ALL ELEVATIONS ARE FLOW LINE UNLESS OTHERWISE INDICATED AS TOP BACK OF CURB (TBC), ASPHALT (ASP), OR TOP OF INLET OR BOX (TOB).
6. ALL DISTURBED PAVEMENT EDGES SHALL BE CUT TO NEAT LINES. REPAIR SHALL CONFORM TO EPC ECM APPENDIX K – 1.2C.
7. ALL INTERSECTION ACCESSES TO BE CONSTRUCTED WITH A 25 FOOT SIGHT VISIBILITY TRIANGLES IS REQUIRED AND THERE SHALL BE NO OBSTRUCTIONS GREATER THAN 18" VERTICAL IN THIS AREA.
8. ALL CULVERTS AND STORM DRAIN PIPES SHALL BE SMOOTH INTERIOR CORRUGATED POLYETHYLENE PIPE (HDPE), REINFORCED CONCRETE PIPE (RCP). ALL CULVERTS SHALL BE PLACED COMPLETE WITH FLARED END SECTIONS. ADEQUACY OF MATERIAL THICKNESS FOR ANY CSP INSTALLED SHALL BE VERIFIED BY OWNER'S GEOTECHNICAL ENGINEER TO SUPPORT MINIMUM 50 YEAR DESIGN LIFE. CULVERTS MUST CONFORM TO EPC ECM SECTION 3.32 – CULVERTS.
9. ASPHALT THICKNESS AND BASE COURSE THICKNESS (COMPACTED) FOR ROADS SHALL BE PER DESIGN REPORT BY OWNER'S GEOTECHNICAL ENGINEER. OWNER'S GEOTECHNICAL ENGINEER TO BE ON SITE AT THE TIME OF ROAD CONSTRUCTION TO EVALUATE SOIL CONDITIONS AND DETERMINE IF ADDITIONAL MEASURES ARE NECESSARY TO ASSURE STABILITY OF THE NEW ROADS. PAVEMENT DESIGN SHALL BE APPROVED BY EL PASO COUNTY PCD PRIOR TO CONSTRUCTION.

STANDARD NOTES FOR EL PASO COUNTY CONSTRUCTION PLANS

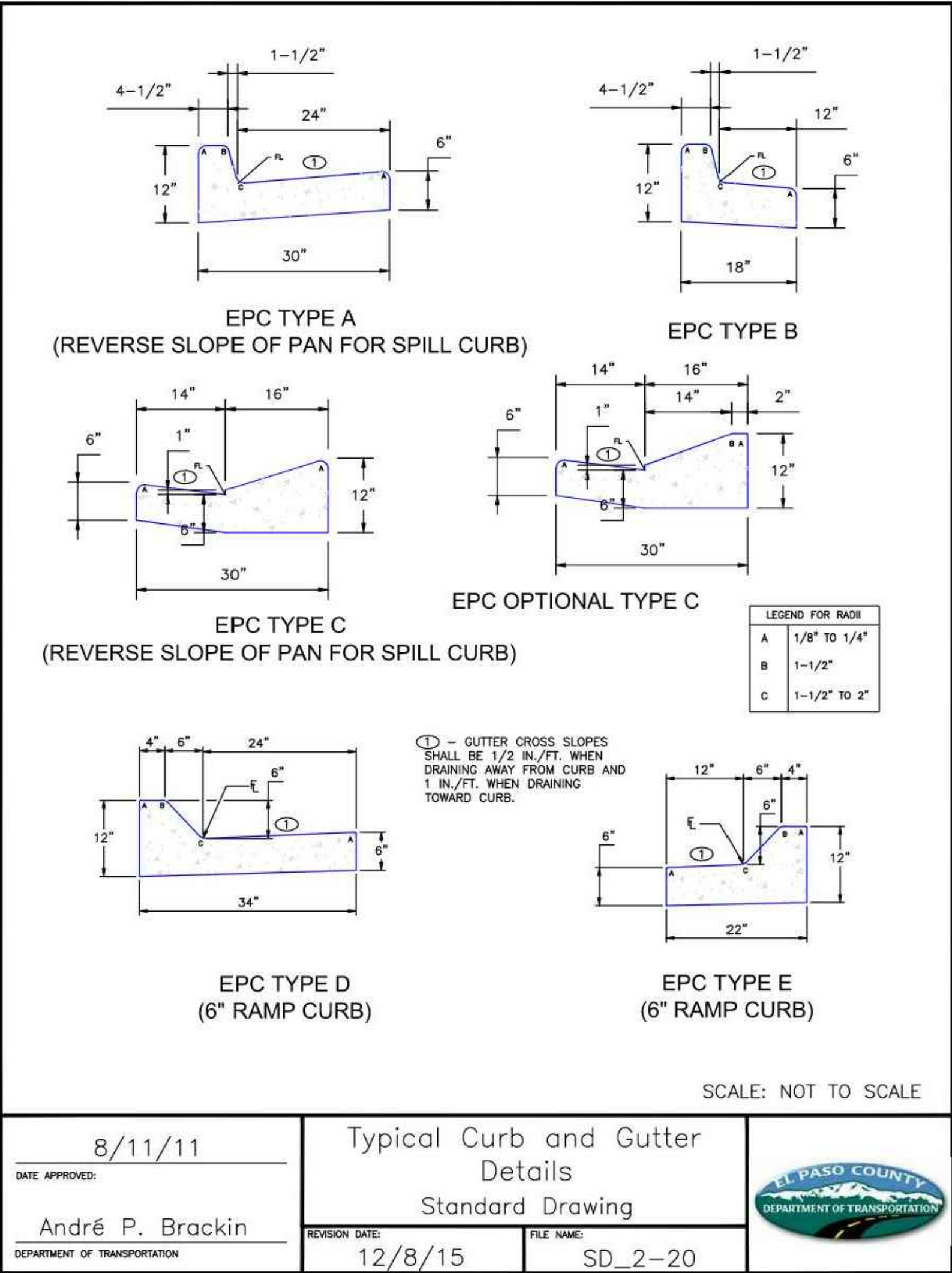
1. ALL DRAINAGE AND ROADWAY CONSTRUCTION SHALL MEET THE STANDARDS AND SPECIFICATIONS OF THE CITY OF COLORADO SPRINGS/EL PASO COUNTY DRAINAGE CRITERIA MANUAL, VOLUMES 1 AND 2, AND THE EL PASO COUNTY ENGINEERING CRITERIA MANUAL.
2. CONTRACTOR SHALL BE RESPONSIBLE FOR THE NOTIFICATION AND FIELD NOTIFICATION OF ALL EXISTING UTILITIES, WHETHER SHOWN ON THE PLANS OR NOT, BEFORE BEGINNING CONSTRUCTION. LOCATION OF EXISTING UTILITIES SHALL BE VERIFIED BY THE CONTRACTOR PRIOR TO CONSTRUCTION. CALL 811 TO CONTACT THE UTILITY NOTIFICATION CENTER OF COLORADO (UNCC).
3. CONTRACTOR SHALL KEEP A COPY OF THESE APPROVED PLANS, THE GRADING AND EROSION CONTROL PLAN, THE STORMWATER MANAGEMENT PLAN (SWMP), THE SOILS AND GEOTECHNICAL REPORT, AND THE APPROPRIATE DESIGN AND CONSTRUCTION STANDARDS AND SPECIFICATIONS AT THE JOB SITE AT ALL TIMES, INCLUDING THE FOLLOWING:
 - a. EL PASO COUNTY ENGINEERING CRITERIA MANUAL (ECM)
 - b. CITY OF COLORADO SPRINGS/EL PASO COUNTY DRAINAGE CRITERIA MANUAL, VOLUMES 1 AND 2
 - c. COLORADO DEPARTMENT OF TRANSPORTATION (CDOT) STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION
 - d. CDOT M & S STANDARDS
4. NOTWITHSTANDING ANYTHING DEPICTED IN THESE PLANS IN WORDS OR GRAPHIC REPRESENTATION, ALL DESIGN AND CONSTRUCTION RELATED TO ROADS, STORM DRAINAGE AND EROSION CONTROL SHALL CONFORM TO THE STANDARDS AND REQUIREMENTS OF THE MOST RECENT VERSION OF THE RELEVANT ADOPTED EL PASO COUNTY STANDARDS, INCLUDING THE LAND DEVELOPMENT CODE, THE ENGINEERING CRITERIA MANUAL, THE DRAINAGE CRITERIA MANUAL, AND THE DRAINAGE CRITERIA MANUAL VOLUME 2. ANY DEVIATIONS FROM REGULATIONS AND STANDARDS MUST BE REQUESTED, AND APPROVED, IN WRITING. ANY MODIFICATIONS NECESSARY TO MEET CRITERIA AFTER-THE-FACT WILL BE ENTIRELY THE DEVELOPER'S RESPONSIBILITY TO RECTIFY.
5. IT IS THE DESIGN ENGINEER'S RESPONSIBILITY TO ACCURATELY SHOW EXISTING CONDITIONS, BOTH ONSITE AND OFFSITE, ON THE CONSTRUCTION PLANS. ANY MODIFICATIONS NECESSARY DUE TO CONFLICTS, OMISSIONS, OR CHANGED CONDITIONS WILL BE ENTIRELY THE DEVELOPER'S RESPONSIBILITY TO RECTIFY.
6. CONTRACTOR SHALL SCHEDULE A PRE-CONSTRUCTION MEETING WITH EL PASO COUNTY PCD – INSPECTIONS, PRIOR TO STARTING CONSTRUCTION.
7. IT IS THE CONTRACTOR'S RESPONSIBILITY TO UNDERSTAND THE REQUIREMENTS OF ALL JURISDICTIONAL AGENCIES AND TO OBTAIN ALL REQUIRED PERMITS, INCLUDING BUT NOT LIMITED TO EL PASO COUNTY EROSION AND STORMWATER QUALITY CONTROL PERMIT (ESQCP), REGIONAL BUILDING FLOODPLAIN DEVELOPMENT PERMIT, U.S. ARMY CORPS OF ENGINEERS-ISSUED 401 AND/OR 404 PERMITS, AND COUNTY AND STATE FUGITIVE DUST PERMITS.
8. CONTRACTOR SHALL NOT DEViate FROM THE PLANS WITHOUT FIRST OBTAINING WRITTEN APPROVAL FROM THE DESIGN ENGINEER AND PCD. CONTRACTOR SHALL NOTIFY THE DESIGN ENGINEER IMMEDIATELY UPON DISCOVERY OF ANY ERRORS OR INCONSISTENCIES.
9. ALL STORM DRAIN PIPE SHALL BE CLASS III RCP UNLESS OTHERWISE NOTED AND APPROVED BY PCD.
10. CONTRACTOR SHALL COORDINATE GEOTECHNICAL TESTING PER ECM STANDARDS. PAVEMENT DESIGN SHALL BE APPROVED BY EL PASO COUNTY PCD PRIOR TO PLACEMENT OF CURB AND GUTTER AND PAVEMENT.
11. ALL CONSTRUCTION TRAFFIC MUST ENTER/EXIT THE SITE AT APPROVED CONSTRUCTION ACCESS POINTS.
12. SIGHT VISIBILITY TRIANGLES AS IDENTIFIED IN THE PLANS SHALL BE PROVIDED AT ALL INTERSECTIONS. OBSTRUCTIONS GREATER THAN 18 INCHES ABOVE FLOWLINE ARE NOT ALLOWED WITHIN SIGHT TRIANGLES.
13. SIGNING AND STRIPING SHALL COMPLY WITH EL PASO COUNTY DPW AND MUTCD CRITERIA. [IF APPLICABLE, ADDITIONAL SIGNING AND STRIPING NOTES WILL BE PROVIDED.]
14. CONTRACTOR SHALL OBTAIN ANY PERMITS REQUIRED BY EL PASO COUNTY DPW, 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.

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.

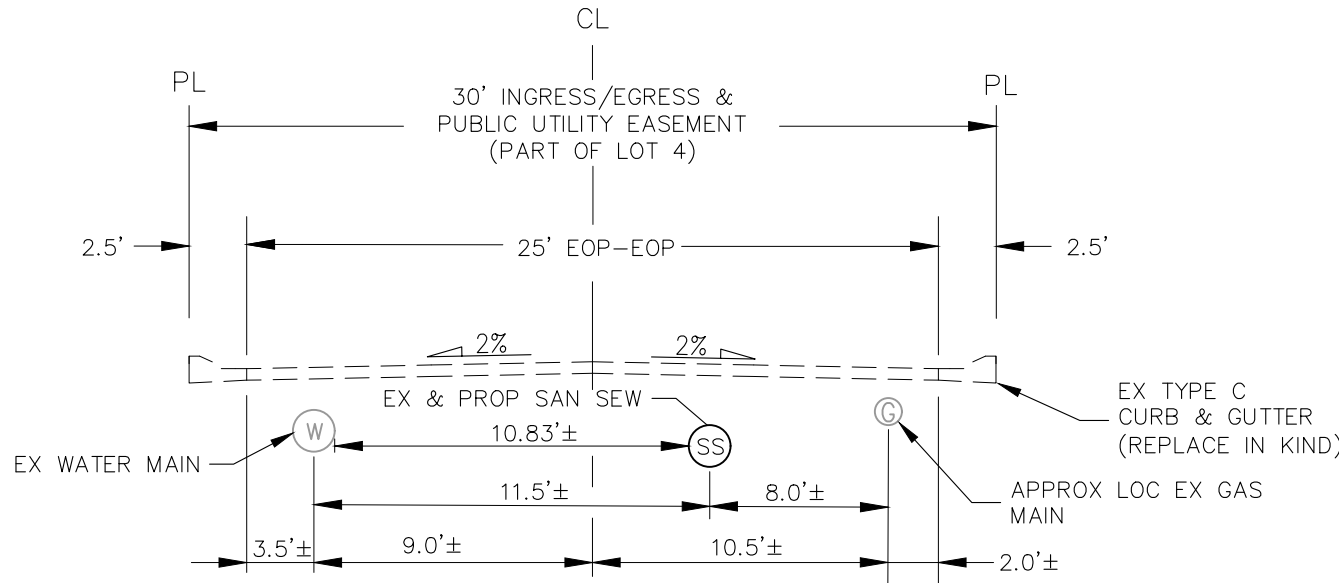
SPECIAL NOTE:

THE PARTIES RESPONSIBLE FOR THIS PLAN HAVE FAMILIARIZED THEMSELVES WITH ALL CURRENT ACCESSIBILITY CRITERIA AND SPECIFICATIONS AND THE PROPOSED PLAN REFLECTS ALL SITE ELEMENTS REQUIRED BY THE APPLICABLE ADA DESIGN STANDARDS AND GUIDELINES AS PUBLISHED BY THE UNITED STATES DEPARTMENT OF JUSTICE. APPROVAL OF THIS PLAN BY EL PASO COUNTY DOES NOT ASSURE COMPLIANCE WITH THE ADA OR ANY REGULATIONS OR GUIDELINES ENACTED OR PROMULGATED UNDER OR WITH RESPECT TO SUCH LAWS.



TYPICAL CURB AND GUTTER DETAIL (SD 2-20C)

SCALE: NTS



EX/PROP. E. PLATTE AVENUE

SCALE: NTS

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

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

CLEARWAY, LOT 5

CONSTRUCTION NOTES AND DETAILS

PROJECT NO. 44-042A
DATE: 06/13/2023
SCALE: HORIZONTAL: N/A
VERTICAL: N/A
DESIGNED BY: DLM
DRAWN BY: CLP
CHECKED BY: DLM

CN02
SHEET 2 OF 16

212 N. WABATCH AVE. STE 305
COLORADO SPRINGS CO 80903
PHONE: 719.555.5465

CIVIL CONSULTANTS, INC.

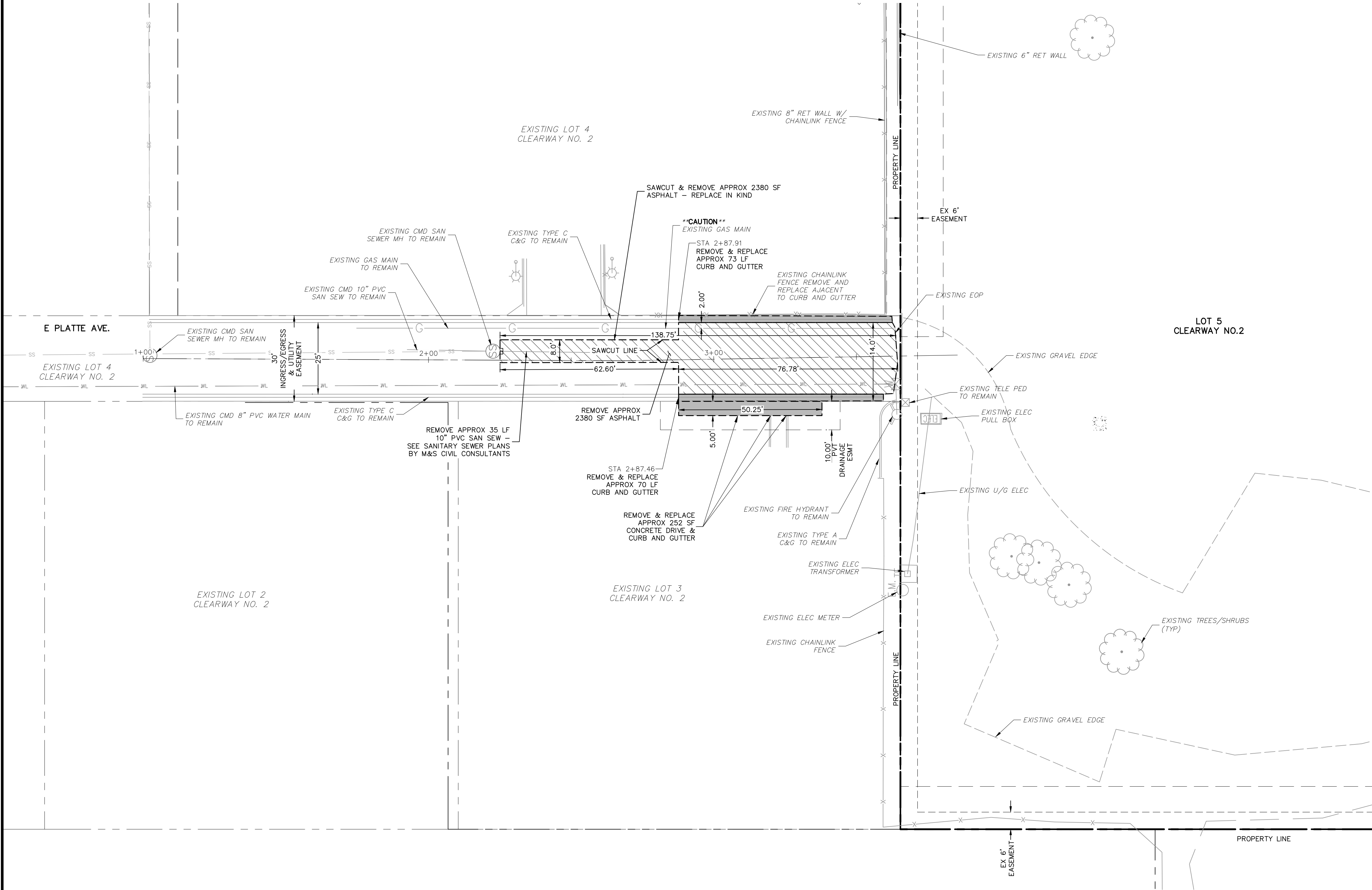
VIRGIL A. SANCHEZ, COLORADO P.E. NO. 37160

FOR AND ON BEHALF OF CIVIL CONSULTANTS, INC.

REVISIONS:	NO.	DATE:	BY:	DESCRIPTION:

THE ENGINEER PREPARING THESE PLANS WILL NOT BE RESPONSIBLE, OR LIABLE FOR, UNAUTHORIZED CHANGES TO OR USES OF THESE PLANS. ALL CHANGES TO THE PLANS MUST BE IN WRITING AND MUST BE APPROVED BY THE PREPAREY OF THESE PLANS.

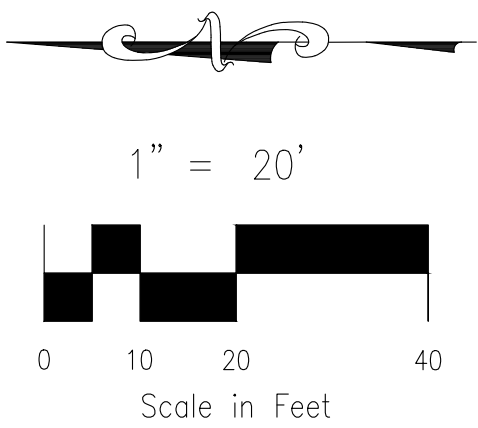
CAUTION



EAST PLATTE AVE. DEMOLITION PLAN

<u>ABBREVIATION LEGEND</u>			
CL	CENTERLINE INTERSECTION	LT	LEFT
FL-FL	FLOWLINE INTERSECTION	RT	RIGHT
BT	BEGIN TRANSITION	FL	FLOWLINE
ET	END TRANSITION	TBC	TOP BACK OF CURB
PC	POINT OF CURVE	XPAN	CROSSSPAN
PCC	POINT OF COMPOUND CURVE	STD	STANDARD
PCR	POINT OF CURB RETURN	SHT	SHEET
PRC	POINT OF REVERSE CURVE	P&P	PLAN AND PROFILE
PT	POINT OF TANGENT	C&G	CURB AND GUTTER
EL	ELEVATION	W	WEST
CDS	CUL-DE-SAC	E	EAST
KN	KNUCKLE	ROW	RIGHT OF WAY
LP	LOW POINT	EOP	EDGE OF PAVEMENT
N	NORTH	WTR	WATER
S	SOUTH	SAN	SANITARY SEWER
HP	HIGH POINT	PVT	PRIVATE
PUB	PUBLIC	WV	WATER VALVE
C&G	CURB AND GUTTER	PED	PEDESTRIAN
CMD	CHEROKEE METRO DISTRICT		

LEGEND	
SAWCUT LINE	---
SITE BOUNDARY	----
ADJACENT PROPERTY	----
EXIST STORM SEWER LINE	----
EX. UNDERGROUND ELECTRIC LINE	----
EX. SANITARY SEWER LINE	SS
EX. WATER LINE	WL
EX. GAS MAIN	G
EX. FENCE	X
EASEMENT	---
EX. STORM MH	ST
EX. SANITARY MANHOLE	SS
EX. WATER VALVE	WV
PAVEMENT DEMOLITION AREA	Diagonal Hatching
C&G DEMOLITION AREA	Solid Grey



CLEARWAY, LOT 5

DEMOLITION PLAN

PROJECT NO. 44-042A

DATE: 06/13/2023

SCALE: HORIZONTAL: 1"=20' VERTICAL: N/A

DESIGNED BY: DLM

DRAWN BY: CLP

CHECKED BY: DLM

SHEET 3 OF 16

S101

212 N. WAHATCH AVE. STE 305
COLORADO SPRINGS CO 80903
PHONE: 719.555.5465

CIVIL CONSULTANTS, INC.

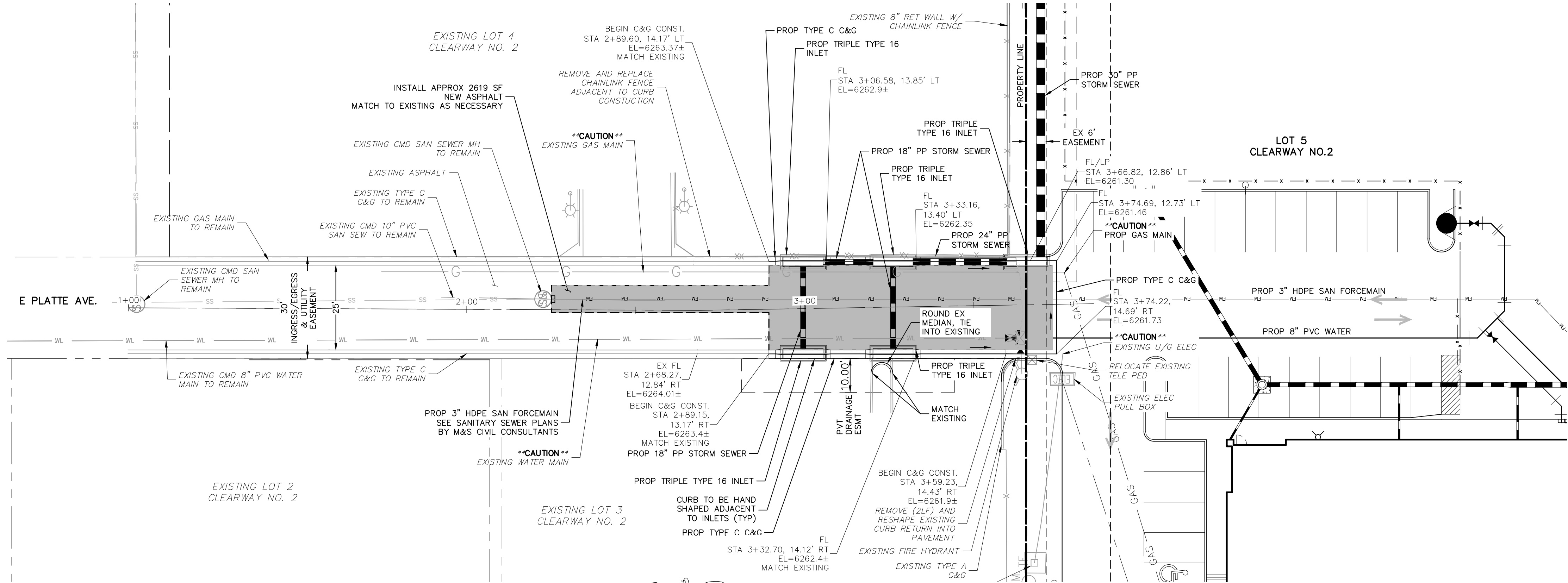
VIRGIL A. SANCHEZ, COLORADO P.E. NO. 37160

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

REVISONS:	NO.	DATE:	BY:	DESCRIPTION:	APPROV. BY:	DATE:

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CAUTION



EX EAST PLATTE AVE.
STA 1+00.00 - 3+74.69

ABBREVIATION LEGEND

CL	CENTERLINE INTERSECTION	LT	LEFT
FL-FL	FLOWLINE INTERSECTION	RT	RIGHT
BT	BEGIN TRANSITION	FL	FLOWLINE
ET	END TRANSITION	TBC	TOP BACK OF CURB
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S	SOUTH	SAN	SANITARY SEWER
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C&G	CURB AND GUTTER	PED	PEDESTRIAN
CMD	CHEROKEE METRO DISTRICT		

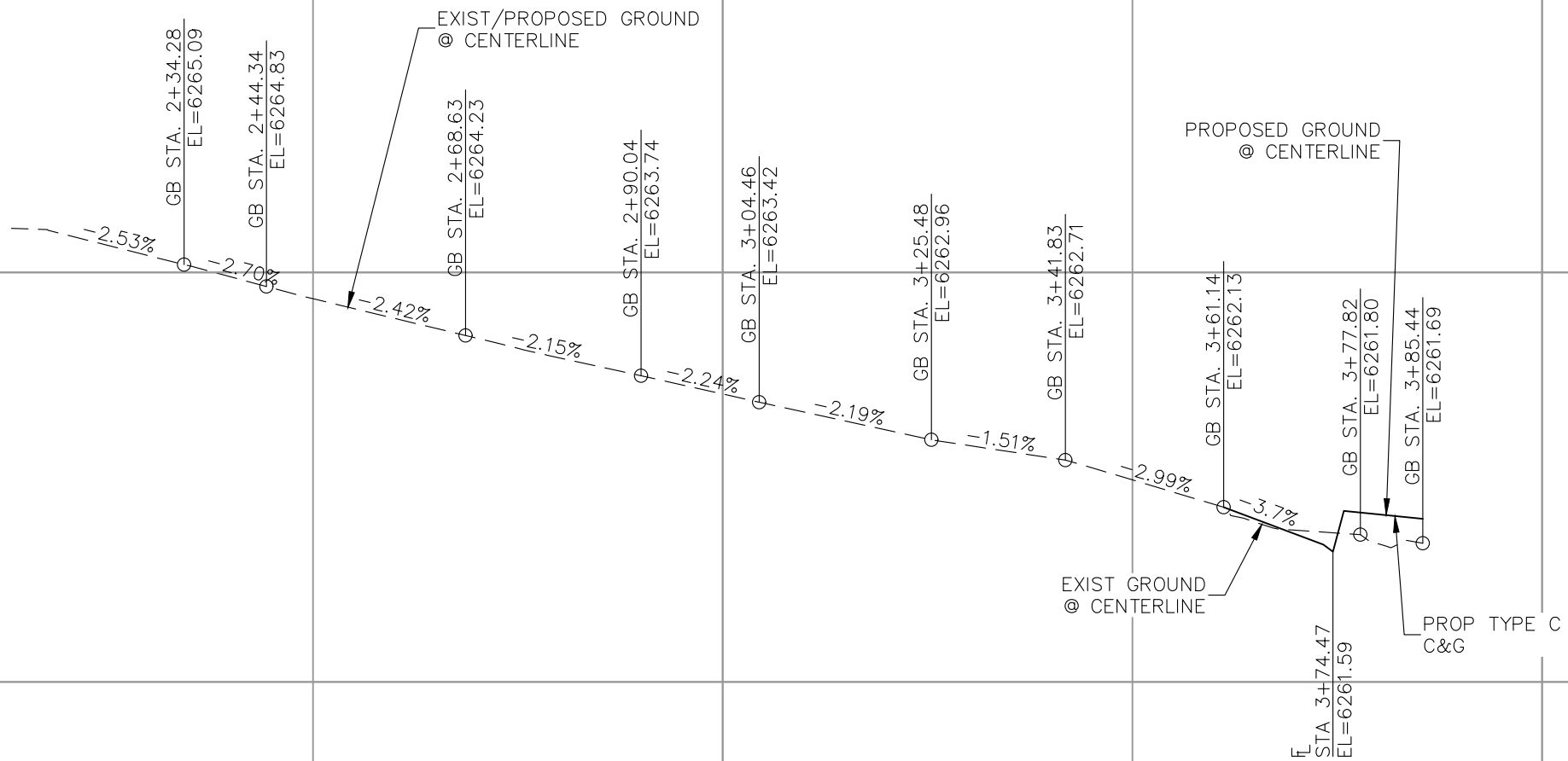
LEGEND

SAWCUT LINE
SITE BOUNDARY
ADJACENT PROPERTY
EXIST STORM SEWER LINE
EX. UNDERGROUND ELECTRIC LINE
EX. SANITARY SEWER LINE
EX. WATER LINE
EX. GAS MAIN
EX. FENCE
EASEMENT
PROP C&G
EX. STORM MH
EX. SANITARY MANHOLE
EX. WATER VALVE

NEW ASPHALT - MATCH EXISTING

1" = 20'

0 10 20 40
Scale in Feet



EX EAST PLATTE AVE.

CLEARWAY, LOT 5

STREET IMPROVEMENT PLAN

PROJECT NO. 44-042A

DATE: 06/13/2023

SCALE: HORIZONTAL: 1"=20' VERTICAL: 1"=2'

DESIGNED BY: DLM
DRAWN BY: CLP
CHECKED BY: DLM

210 N. WAHATCH AVE., STE 305
COLORADO SPRINGS, CO 80903
PHONE: 719.555.5465

CIVIL CONSULTANTS, INC.

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

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

06/14/2023

REVISIONS:

NO.	DATE	BY	DESCRIPTION	APPROV. BY	DATE

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CAUTION

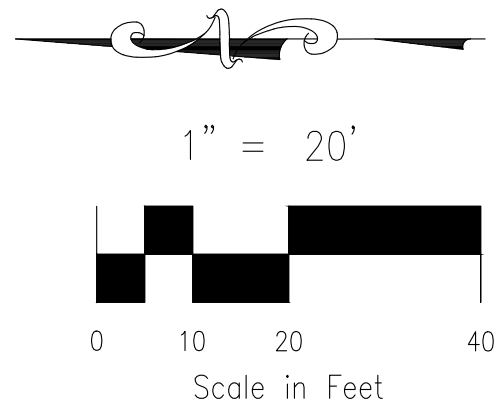
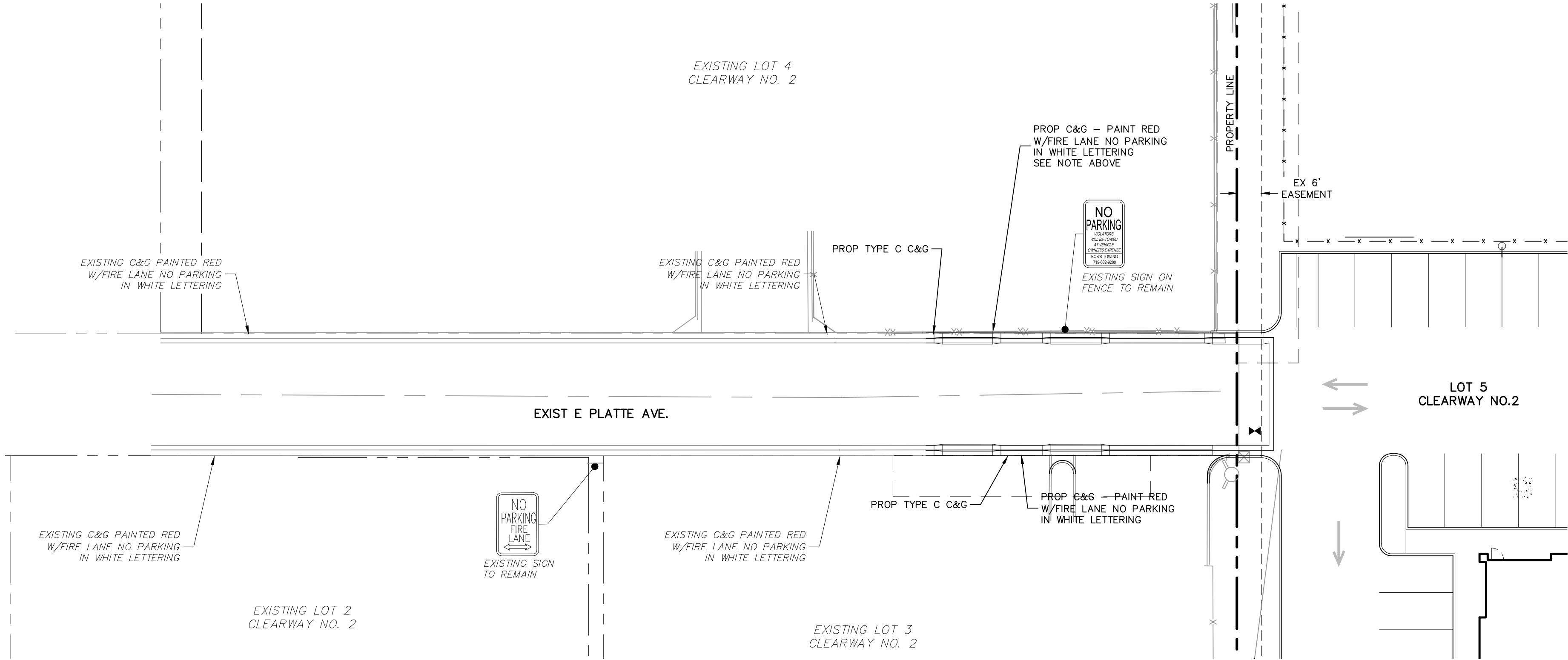
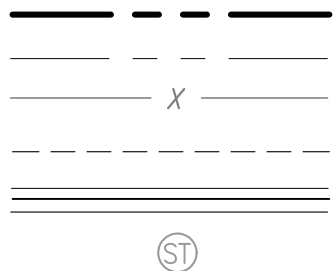
1. ALL SIGNAGE INSTALLATION IS TO BE IN COMPLIANCE WITH THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD)


STRIPING ALONG CURB FACE AND TOP OF CURB
SHALL BE:

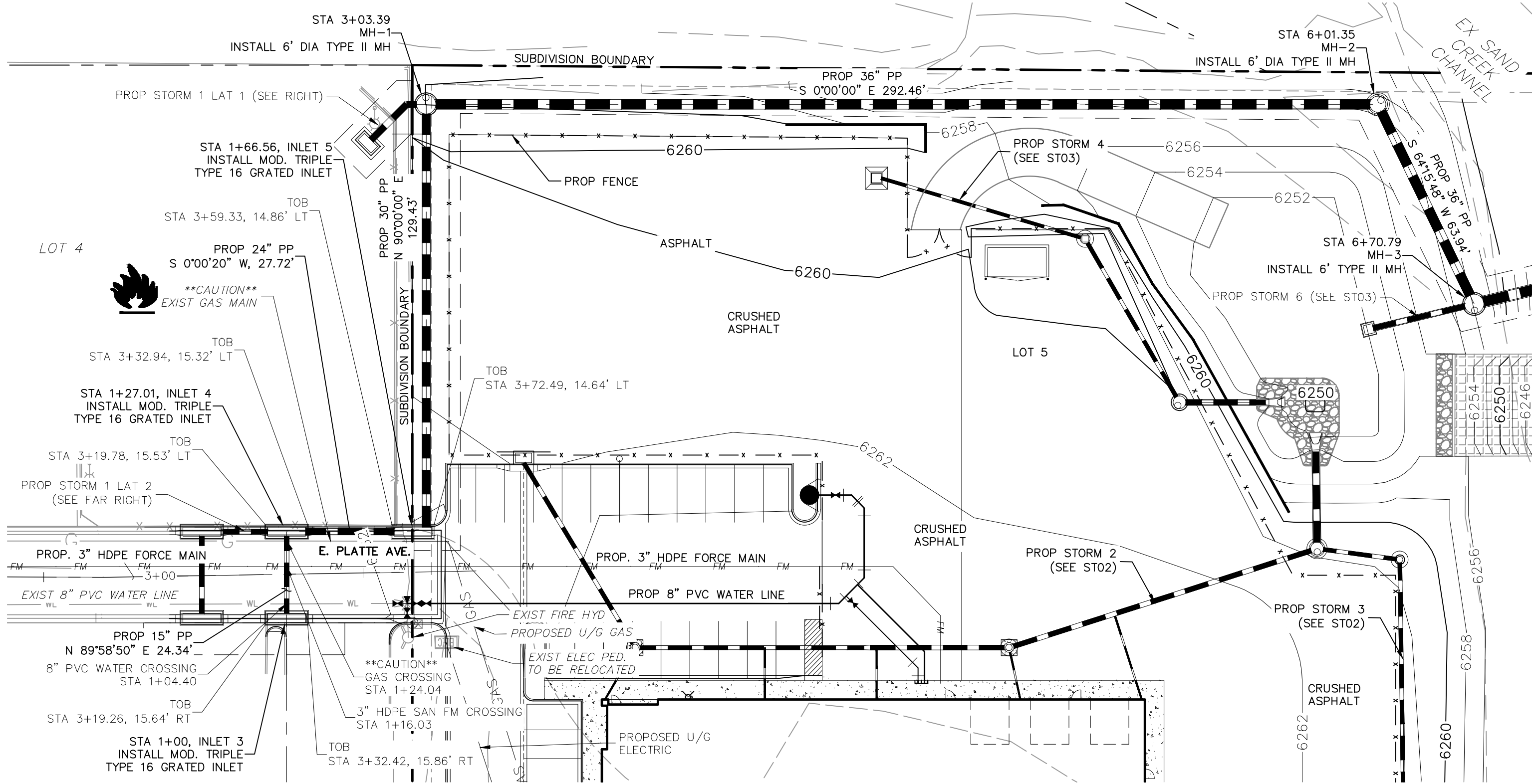
1. 6" RED TRAFFIC PAINT STRIPE
2. 4" WHITE REFLECTIVE LETTERING/WORDING WITH 3/4" STROKE STATING NO PARKING FIRE LANE
3. LETTERING/WORDING SPACED EVERY 25'

CL	CENTERLINE INTERSECTION	LT	LEFT
FL-FL	FLOWLINE INTERSECTION	RT	RIGHT
BT	BEGIN TRANSITION	FL	FLOWLINE
ET	END TRANSITION	TBC	TOP BACK OF CURB
PCC	POINT OF CURVE	XPAN	CROSSSPAN
PC	POINT OF COMPOUND CURVE	STD	STANDARD
PCR	POINT OF CURB RETURN	SHT	SHEET
PRC	POINT OF REVERSE CURVE	P&P	PLAN AND PROFILE
EL	POINT OF TANGENT	C&G	CURB AND GUTTER
CD	ELEVATION	W	WEST
CDS	CUL-DE-SAC	E	EAST
KN	KNUCKLE	ROW	RIGHT OF WAY
LP	LOW POINT	EOP	EDGE OF PAVEMENT
N	NORTH	WTR	WATER
S	SOUTH	SAN	SANITARY SEWER
HP	HIGH POINT	PVT	PRIVATE
PUB	PUBLIC	WV	WATER VALVE
C&G	CURB AND GUTTER	PED	PEDESTRIAN
CMD	CHEROKEE METRO DISTRICT		

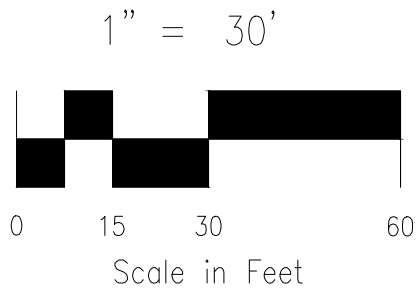
SITE BOUNDARY
ADJACENT PROPERTY
EX. FENCE
EASEMENT
PROP C&G



<div> <div>  <p>CIVIL CONSULTANTS, INC.</p> </div> <div> <p>FOR AND ON BEHALF OF M&S CIVIL CONSULTANTS, INC.</p> <p><i>Virgil A. Sanchez</i> 06/14/2023 PROFESSIONAL</p> </div> </div>		<p>212 N. WAHSATCH AVE. STE 305 COLORADO SPRINGS, CO 80903 PHONE: 719.955.5485</p>		<p>CLEARWAY, LOT 5</p>	
<p>STRIPING AND SIGNAGE PLAN</p>		<p>DATE: 06/13/2023</p>		<p>S103</p>	
<p>PROJECT NO. 44-042A</p>		<p>SCALE:</p>		<p>HORIZONTAL: 1" = 20'</p>	
<p>DESIGNED BY: DLW</p>		<p>CLIP</p>		<p>SHEET 5 OF 16</p>	
<p>DRAWN BY:</p>		<p>DLW</p>		<p>CHECKED BY:</p>	
<p>VERTICAL: 1" = 2'</p>					



STORM 1
STA 0+99.84 TO STA 6+71.08

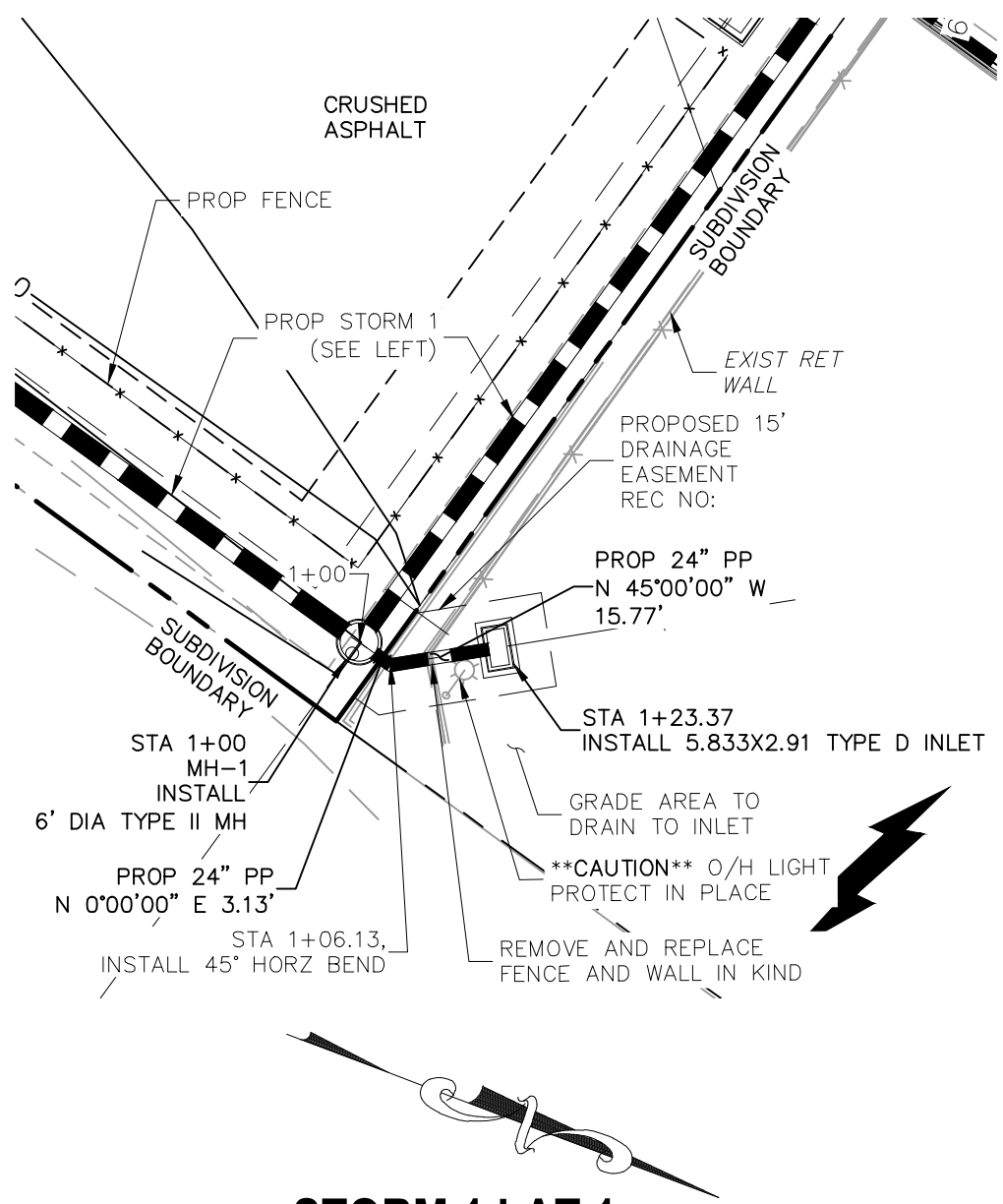


ABBREVIATION LEGEND

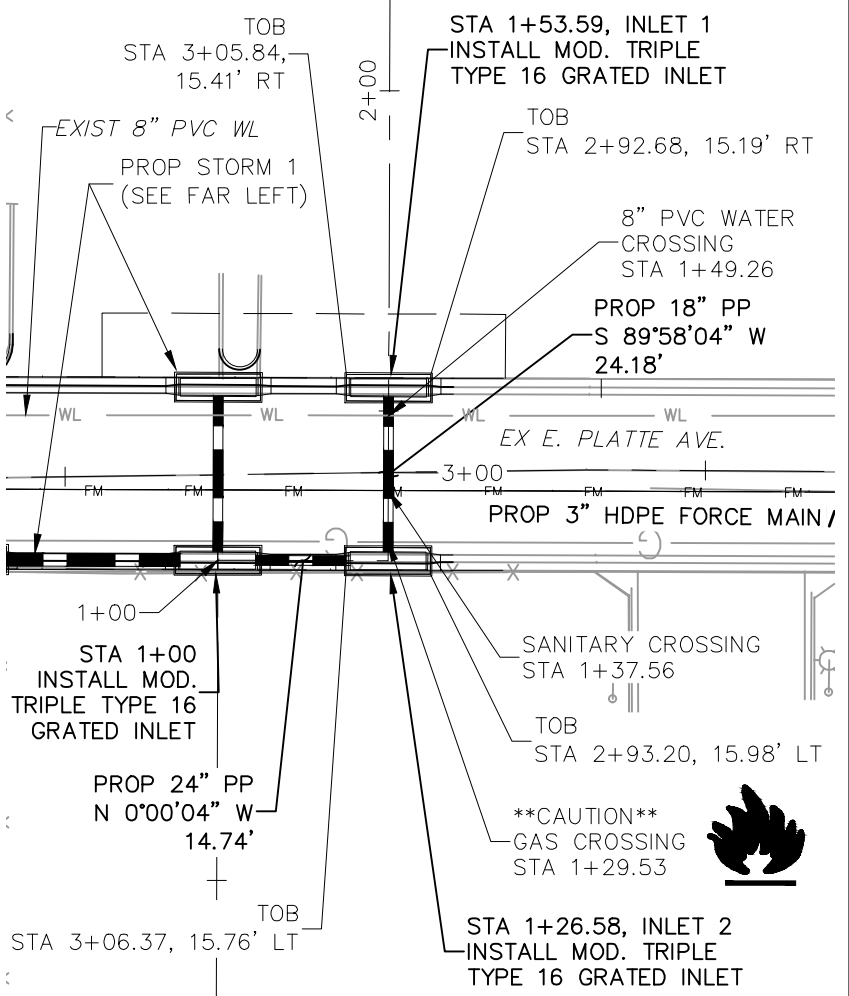
C&G	CURB AND GUTTER
CL	CENTERLINE
CONST	CONSTRUCTION
EL	ELEVATION
EX	EXISTING
LT	LEFT
N	NORTH
NTS	NOT TO SCALE
PUB	PUBLIC
PVT	PRIVATE
PROP	PROPOSED
RT	RIGHT
S	SOUTH
SAN	SANITARY SEWER
SLV	SLEEVE
SRV	SERVICE
STA	STATION
STM	STORM SEWER
W	WEST
WTR	WATER

NOTE:

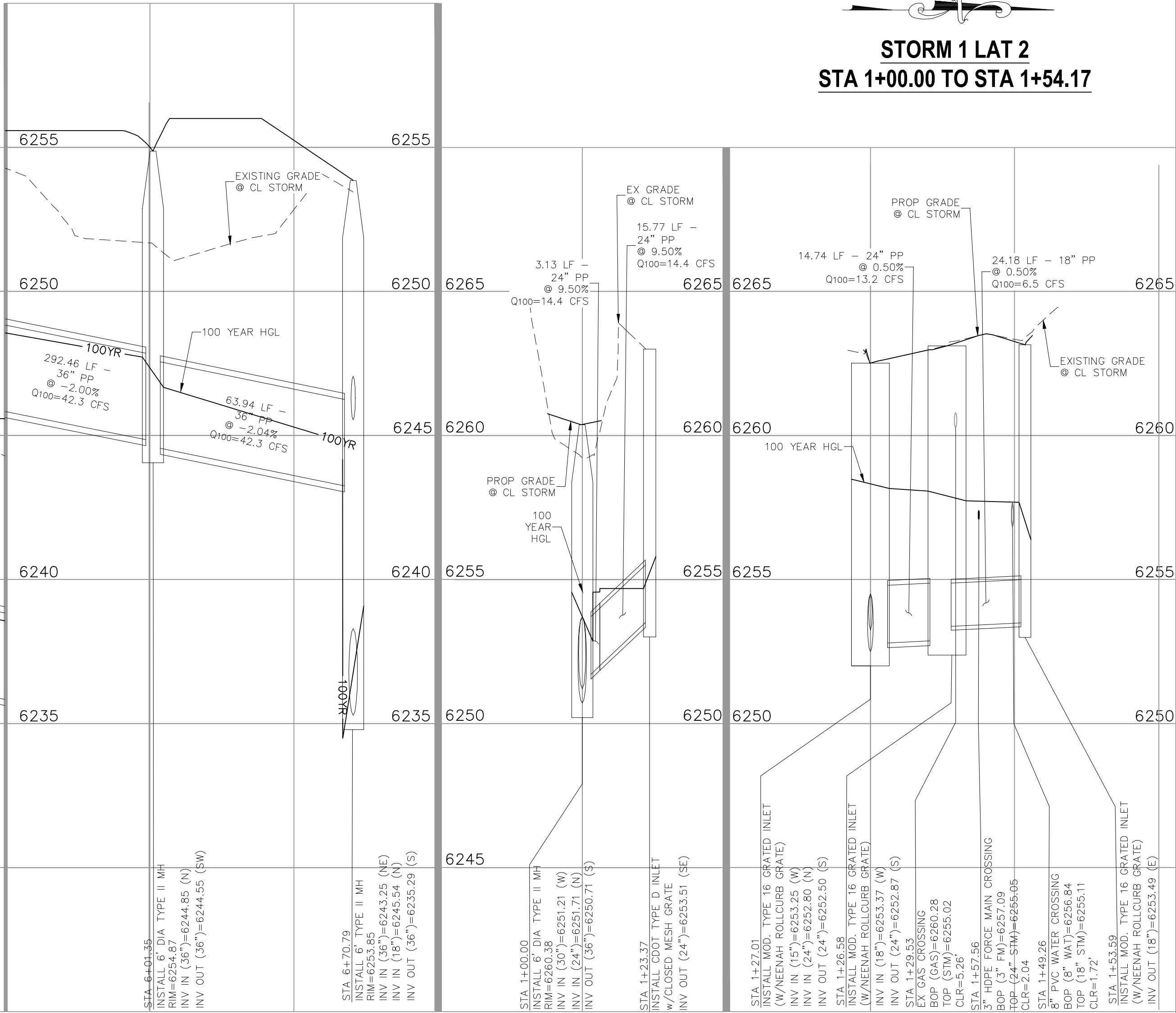
1. ALL STORM SEWER CONSTRUCTED WITH THESE PLANS SHALL BE CONSIDERED PRIVATE.
2. GAS LINE NOT LOCATED, LOCATION TO BE DETERMINED BY CONTRACTOR
3. REFER TO SHEET ST07 FOR TOB/TOG ELEVATIONS FOR INLETS 1-5



STORM 1 LAT 1
STA 1+00.00 TO STA 1+23.37



STORM 1 LAT 2
STA 1+00.00 TO STA 1+54.17



STORM 1 LAT 1

STORM 1 LAT 2



FOR LOCATING & MARKING GAS, ELECTRIC, WATER & TELEPHONE LINES
FOR BURIED UTILITY INFORMATION
48 HRS BEFORE YOU DIG
CALL 1-800-922-1987

CLEARWAY, LOT 5

PROJECT NO. 44-042A

212 N WAHATCH AVE, STE 305
COLORADO SPRINGS, CO 80903
PHONE: 719.555.5465



FOR AND ON BEHALF OF VIRGIL A. SANCHEZ, COLORADO P.E. NO. 37160



NO.	DATE	BY	DESCRIPTION	APPROVED BY	DATE

THE ENGINEER PREPARING THESE PLANS WILL NOT BE RESPONSIBLE, OR LIABLE FOR, UNAUTHORIZED CHANGES TO OR USES OF THESE PLANS. ALL CHANGES TO THE PLANS MUST BE IN WRITING AND MUST BE APPROVED BY THE PREPARE OF THESE PLANS.

CAUTION

DATE: 06/13/2023

SHEET 6 OF 16

ST01

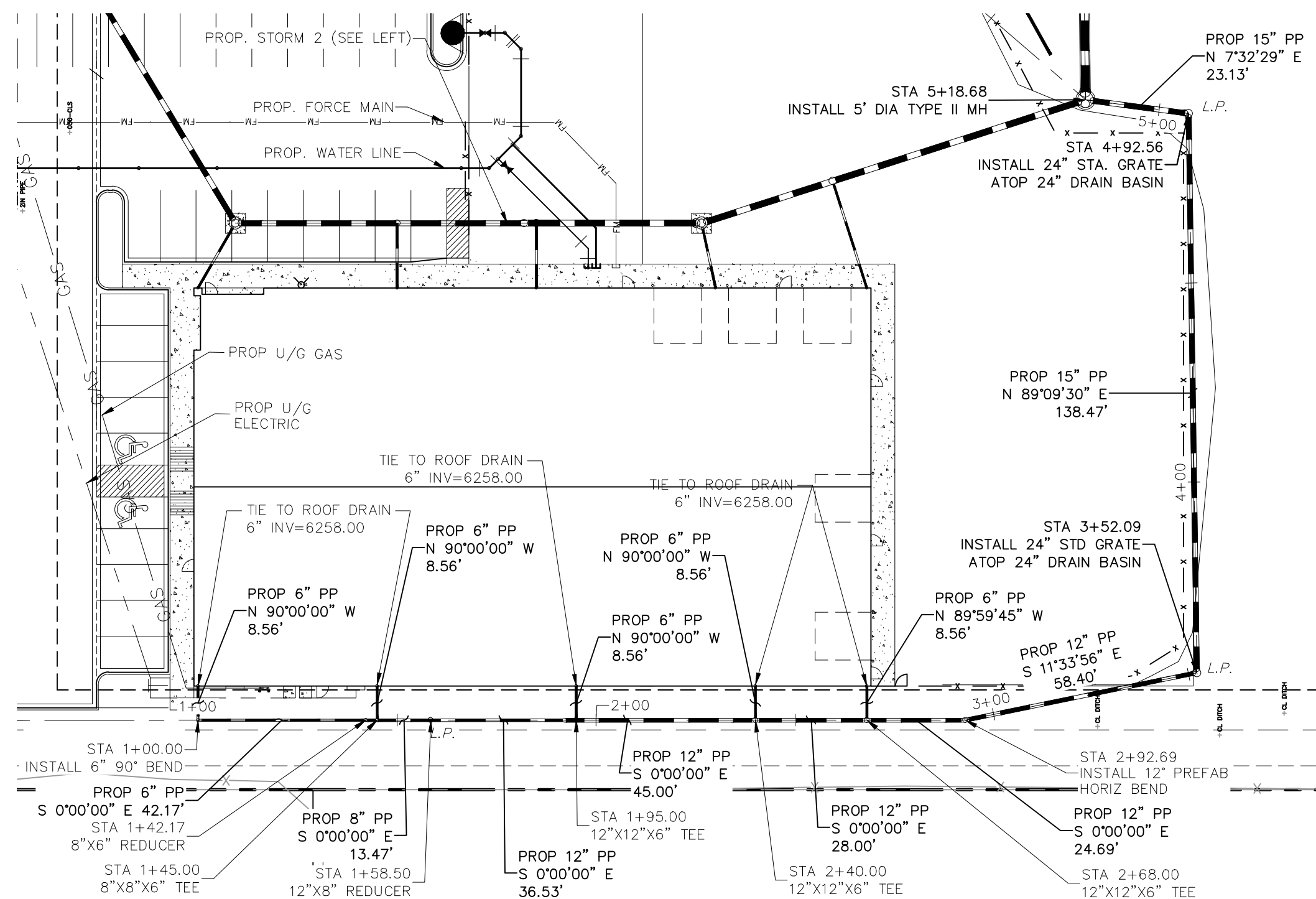
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VERTICAL: 1"=3'

DESIGNED BY: DLM

DRAWN BY: CLP

CHECKED BY: DLM



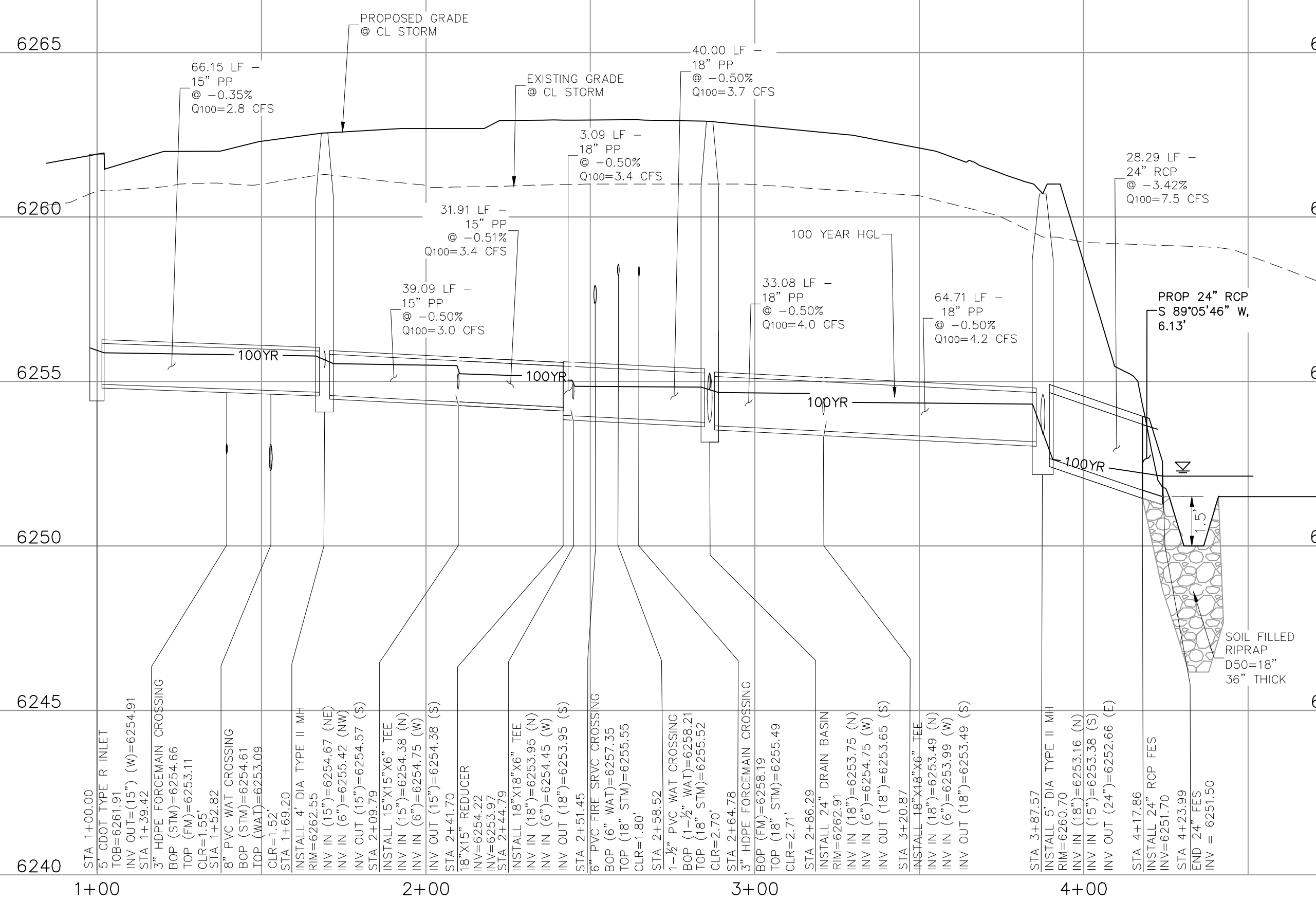
STORM 3
STA 1+00.00 TO STA 5+18.68



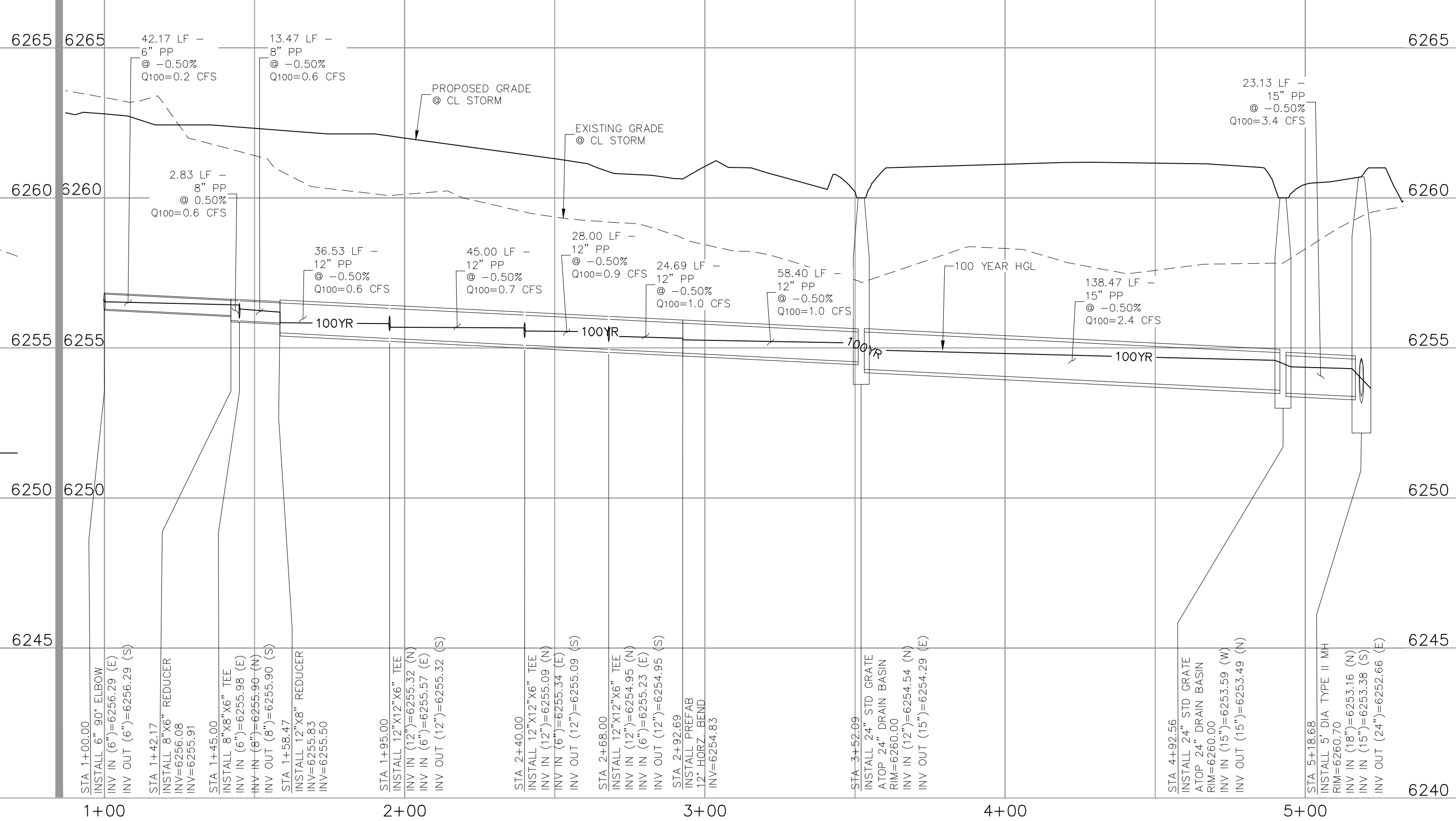
- | | |
|-------|-----------------|
| C&G | CURB AND GUTTER |
| CL | CENTERLINE |
| CONST | CONSTRUCTION |
| EL | ELEVATION |
| EX | EXISTING |
| LT | LEFT |
| N | NORTH |
| NTS | NOT TO SCALE |
| PUB | PUBLIC |
| PVT | PRIVATE |
| PROP | PROPOSED |
| RT | RIGHT |
| S | SOUTH |
| SAN | SANITARY SEWER |
| SLV | SLEEVE |
| SRV | SERVICE |
| STA | STATION |
| STM | STORM SEWER |
| W | WEST |
| WTR | WATER |

NOTE:

1. ALL STORM SEWER CONSTRUCTED WITH THESE PLANS SHALL BE CONSIDERED PRIVATE.
2. GAS LINE NOT LOCATED, LOCATION TO BE DETERMINED BY CONTRACTOR



STORM 2



STORM 3

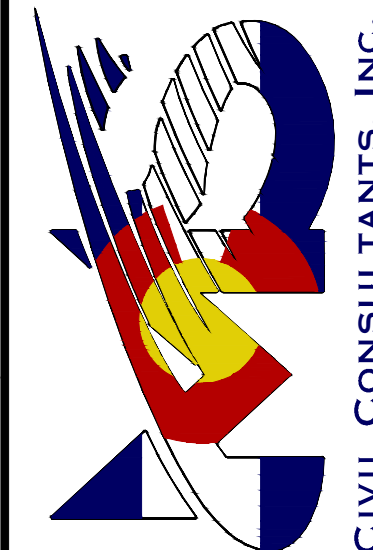
CLEARWAY, LOT 5

STORM SEWER PLAN AND PROFILE

PROJECT NO. 44-042A	SCALE:	DATE: 06/13/2023
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ST02

212 N. WAHSATCH AVE., STE 305
COLORADO SPRINGS, CO 80903
PHONE: 719.955.5485



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



REVISIONS:

NO.	DATE:	BY:	DESCRIPTION:	APRVD. BY:	DATE:

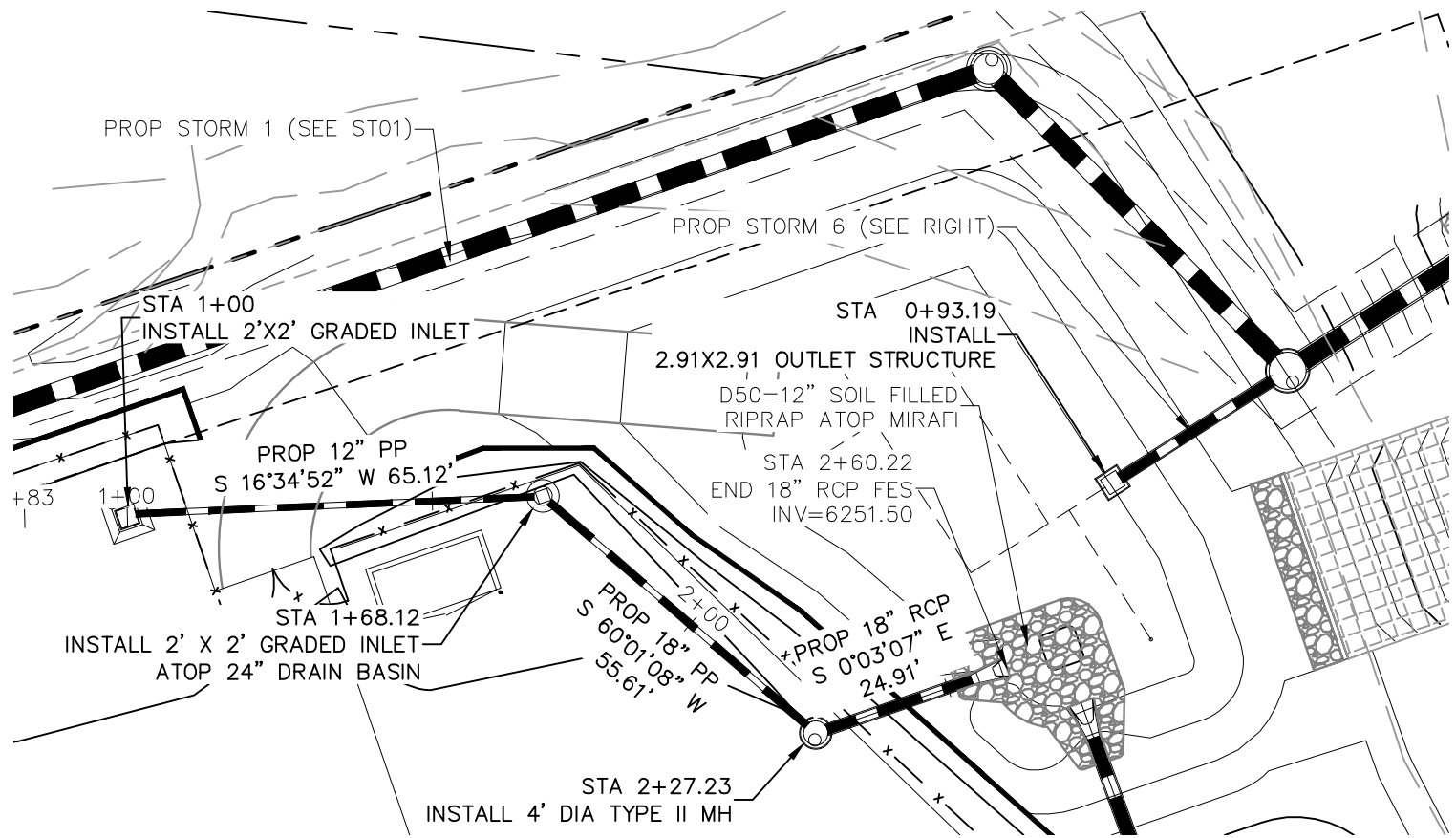
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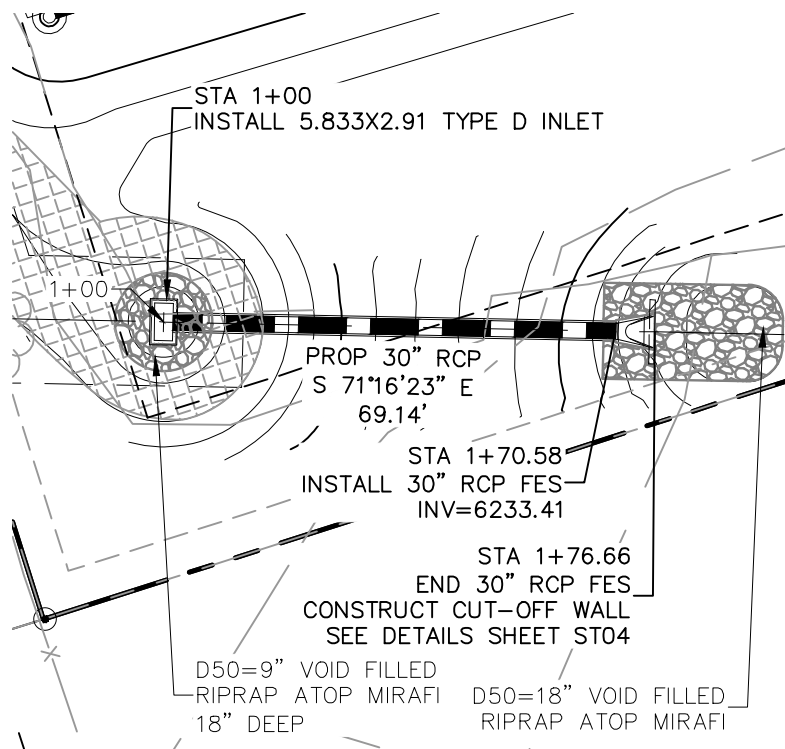
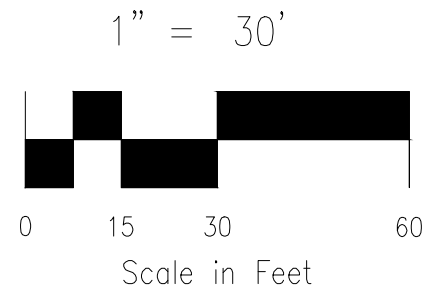
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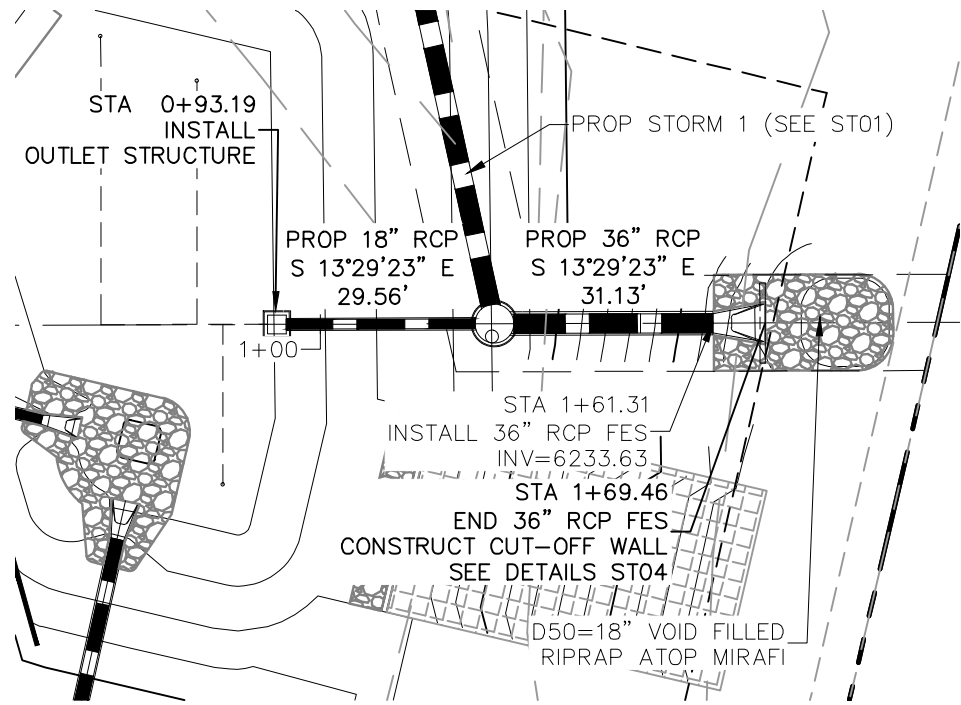
most of its history and most of the time, it is not in the history of the world.



STORM 4
STA 1+00.00 TO STA 2+60.22



STORM 5
STA 1+00.00 TO STA 1+46.03



STORM 6
STA 0+93.19 TO STA 1+61.31

ABBREVIATION LEGEND

C&G	CURB AND GUTTER
CL	CENTERLINE
CONST	CONSTRUCTION
EL	ELEVATION
EX	EXISTING
LT	LEFT
N	NORTH
NTS	NOT TO SCALE
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STA	STATION
STM	STORM SEWER
W	WEST
WTR	WATER

NOTE:

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2. GAS LINE NOT LOCATED, LOCATION TO BE DETERMINED BY CONTRACTOR



CLEARWAY, LOT 5	
STORM SEWER PLAN AND PROFILE	
PROJECT NO. 44-042A	DATE: 06/13/2023
DESIGNED BY: DLM	CHECKED BY: DLM
DRAWN BY: CLP	SCALE: HORIZONTAL: 1"=30' VERTICAL: 1"=3'
SHEET 8 OF 16	
ST03	

212 N. WAHATCH AVE. STE 305
COLORADO SPRINGS, CO 80903
PHONE: 719.555.5465

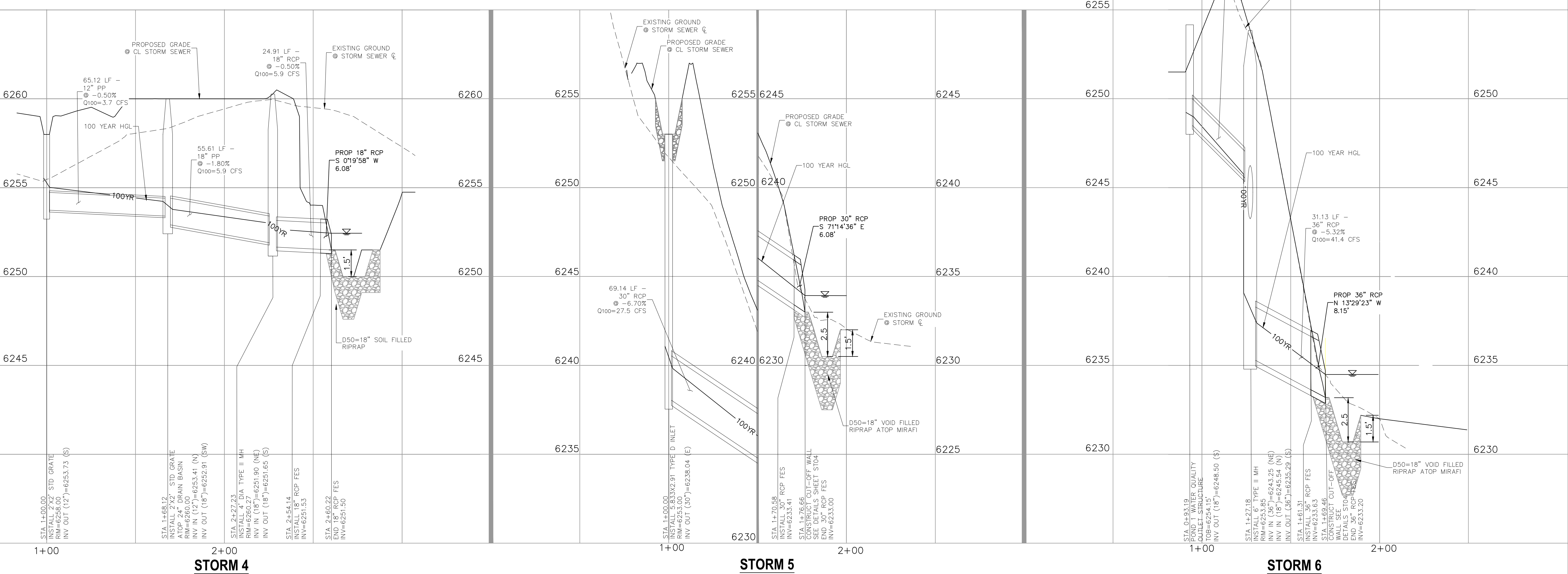
FOR AND ON BEHALF OF VIRGIL A. SANCHEZ, REGISTERED PROFESSIONAL ENGINEER, NO. 37160, COLORADO, P.E. NO. 37160

06/14/2023

NO.	DATE	BY	DESCRIPTION

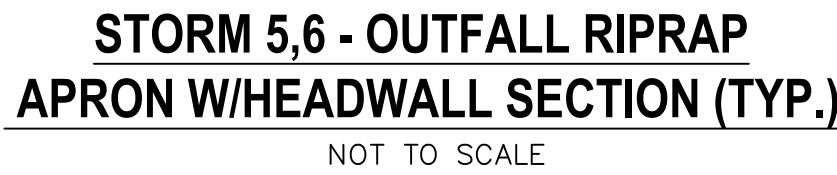
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CAUTION



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 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).
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 TIME INCLUDING THE FOLLOWING:
 - 3.1 EL PASO COUNTY ENGINEERING CRITERIA MANUAL (ECM)
 - 3.2 CITY OF COLORADO SPRINGS/EL PASO COUNTY ENGINEERING CRITERIA MANUAL VOLUMES 1 AND 2.
 - 3.3 COLORADO DEPARTMENT OF TRANSPORTATION (CDOT) STANDARDS SPECIFICATION FOR ROAD AND BRIDGE CONSTRUCTION.
 - 3.4 CDOT M&S STANDARDS.
4. IT IS THE DESIGN ENGINEERS RESPONSIBILITY TO ACCURACY SHOW EXISTING CONDITION BOTH ONSITE AND OFFSITE ON THE CONSTRUCTION PLANS. ANY MODIFICATION NECESSARY DUE TO CONFLICT OMISSIONS OR CHANGED CONDITIONS WILL BE ENTIRELY THE DEVELOPERS RESPONSIBILITY TO RECTIFY.
5. IT IS THE CONTRACTORS RESPONSIBILITY TO UNDERSTAND THE REQUIREMENTS OF ALL JURISDICTIONAL AGENCIES AND TO OBTAIN ALL REQUIRED PERMITS, INCLUDING BUT NOT LIMITED TO EL PASO COUNTY EROSION AND STORM WATER QUALITY CONTROL PERMIT (ESQCP), REGIONAL BUILDING FLOODPLAIN DEVELOPMENT PERMIT, US ARMY CORPS OF ENGINEER ISSUED 401 AND/OR 404 PERMITS AND COUNTY AND STATE FUGITIVE DUST PERMITS.
6. ANY TEMPORARY SIGNAGE AND STRIPING SHALL COMPLY WITH EL PASO COUNTY DOW AND MUTCD CRITERIA.
7. CONTRACTOR SHALL OBTAIN ANY PERMITS REQUIRED BY EL PASO COUNTY DOT INCLUDING WORK WITHIN THE RIGHT-OF-WAY AND SPECIAL TRANSPORT PERMITS.
8. THE LIMITS OF CONSTRUCTION SHALL REMAIN WITHIN THE PROPERTY LINE UNLESS OTHERWISE NOTED. THE OWNER/DEVELOPER SHALL OBTAIN WRITTEN PERMISSION AND EASEMENTS, WHERE REQUIRED, FROM ADJOINING PROPERTY OWNER(S) PRIOR TO ANY OFFSITE DISTURBANCE GRADING, OR CONSTRUCTION.

1. ALL STATIONING IS ALONG STORM SEWER CENTERLINE UNLESS OTHERWISE INDICATED. ALL ELEVATIONS ARE INVERT UNLESS OTHERWISE INDICATED.
2. ALL STORM SEWER BENDS AND WYES SHOWN ON THE PLAN SHALL BE PREFABRICATED.
3. HORIZONTAL AND VERTICAL BENDS ARE INDICATED ON THE PLANS.
4. JOINTS SHALL BE IN ACCORDANCE WITH ASTM C443 "STANDARD SPECIFICATIONS FOR JOINTS FOR CIRCULAR CONCRETE SEWER AND CULVERT PIPE USING RUBBER GASKET." IN NO CASE SHALL THE MAXIMUM JOINT OPENING FOR STRAIGHT ALIGNMENT EXCEED 1 INCH OR ONE AND ONE-HALF INCH ON CURVED ALIGNMENT.
5. INLET DIMENSIONS SHOWN ON PLANS REFER TO DISTANCES FROM INSIDE FACES OF BOX BETWEEN THE WIDTHS AND LENGTHS.
6. MANHOLE WIDTHS AND LENGTHS SHOWN ON PLAN REFER TO THE EXTERIOR WALL DIMENSIONS.
7. ALL REINFORCED CONCRETE PIPE STORM SEWER SHALL BE A MINIMUM OF CLASS III. ALL POLYPROPYLENE PIPE SHALL BE ADS N-12 DUAL WALL PIPE OR APPROVED EQUAL. SPECIFIC SEGMENTS OF STORM SEWER SHALL BE REQUIRED TO BE CONSTRUCTED OF A MINIMUM OF 5000 PSI CONCRETE DUE TO EXCESSIVE VELOCITIES. REFER TO ADDITIONAL NOTES WITHIN CONSTRUCTION PLANS.
8. SINCE ALL PIPE ENTRIES INTO THE BASE ARE VARIABLE, THE DIMENSIONS SHOWN ARE TYPICAL. ACTUAL DIMENSIONS AND QUANTITIES FOR CONCRETE AND REINFORCEMENT SHALL BE AS REQUIRED IN THE WORK.
9. THE MH RING (FRAME) SHALL BE SET IN A BED OF GROUT. THE FRAME SHALL BE SURROUNDED WITH A GROUT IN UNPAVED AREA, OR A CONCRETE COLLAR IN PAVED AREA.
10. PRECAST MANHOLES AND REINFORCEMENT SHALL CONFORM TO ASTM C 478 (AASHTO M 199).
11. CAST IN PLACE MANHOLES SHALL BE CLASS B CONCRETE.
12. STEPS SHALL BE REQUIRED WHEN THE MANHOLE DEPTH EXCEEDS 3'-6" AND SHALL BE IN ACCORDANCE WITH AASHTO M 199.
13. ALL REINFORCING STEEL SHALL HAVE A MINIMUM YIELD STRENGTH OF 60,000 PSI. VERTICAL STEEL SHALL BE PLACED AT $\frac{1}{4}$ OF WALL. ALL BARS SHALL HAVE A 2" MINIMUM CLEARANCE.
14. FLOW CHANNELS AND INVERTS SHALL BE FORMED BY SHAPING WITH CLASS B CONCRETE OR APPROVED GROUT.
15. STUB-OUTS SHALL EXTEND 4 FT MINIMUM BEYOND OUTSIDE WALL SURFACE OF MANHOLE AND BE SATISFACTORILY PLUGGED.
16. CHECK WITH THE LOCAL GOVERNMENT AUTHORITY FOR ANY ADDITIONAL STORM SEWER SPECIFICATIONS, DETAILS, OR REGULATIONS.
17. THE SLOPE OF THE MANHOLE COVER SHALL MATCH THE ROADWAY PROFILE AND CROSS SLOPE.
18. THE CONTRACTOR SHALL PROVIDE SHOP DRAWINGS OF ALL PREFABRICATED STRUCTURES TO THE ENGINEER FOR REVIEW PRIOR TO INSTALLATION.



1. THE SOIL MATERIAL SHALL BE NATIVE OR TOPSOIL AND MIXED WITH SIXTY FIVE PERCENT (65%) RIPRAP AND THIRTY FIVE PERCENT (35%) SOIL BY VOLUME.
2. SOIL RIPRAP SHALL CONSIST OF A UNIFORM MIXTURE OF SOIL AND RIPRAP WITHOUT VOIDS.
3. CONTRACTOR SHALL COOPERATE WITH ENGINEER IN OBTAINING AND PROVIDED SAMPLES OF ALL SPECIFIED MATERIALS.
4. CONTRACTOR SHALL SUBMIT CERTIFIED LABORATORY TEST CERTIFICATES FOR ALL ITEMS REQUIRED FOR SOIL RIPRAP.
5. RIPRAP USED SHALL BE THE TYPE DESIGNATED ON THE DRAWINGS AND SHALL CONFORM TO TABLE SHOWN ON SHEET BMO03.
6. THE RIPRAP DESIGNATION AND TOTAL THICKNESS OF RIPRAP SHALL BE AS SHOWN ON THE DRAWINGS. THE MAXIMUM STONE SIZE SHALL NOT LARGER THAN THE THICKNESS OF THE RIPRAP.
7. NEITHER WIDTH NOR THICKNESS OF A SINGLE STONE OF RIPRAP SHALL BE LESS THAN ONE-THIRD ($\frac{1}{3}$) OF ITS LENGTH.
8. THE SPECIFIC GRAVITY OF THE RIPRAP SHALL BE TWO AND ONE-HALF (2.5) OR GREATER.
9. MINIMUM DENSITY FOR ACCEPTABLE RIPRAP SHALL BE ONE HUNDRED AND SIXTY FIVE (165) POUNDS PER CUBIC FOOT.
10. RIPRAP SPECIFIC GRAVITY SHALL BE ACCORDING TO THE BULK-SATURATED, SURFACE-DRY BASIS, IN ACCORDANCE WITH AASHTO T85.
11. BROKEN CONCRETE OR ASPHALT PAVEMENT SHALL NOT BE ACCEPTABLE FOR USE IN THE WORK.
12. ROUNDED RIPRAP (RIVER ROCK) IS NOT ACCEPTABLE, UNLESS SPECIFICALLY DESIGNATED ON THE DRAWINGS.

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

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



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

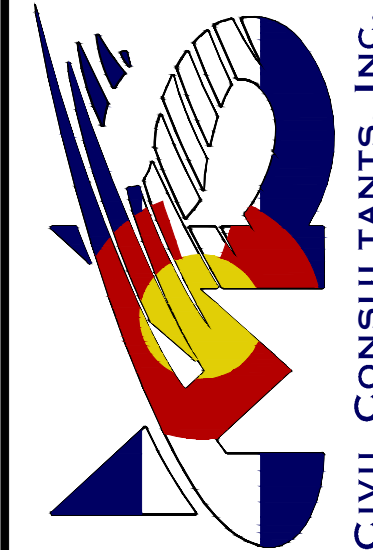
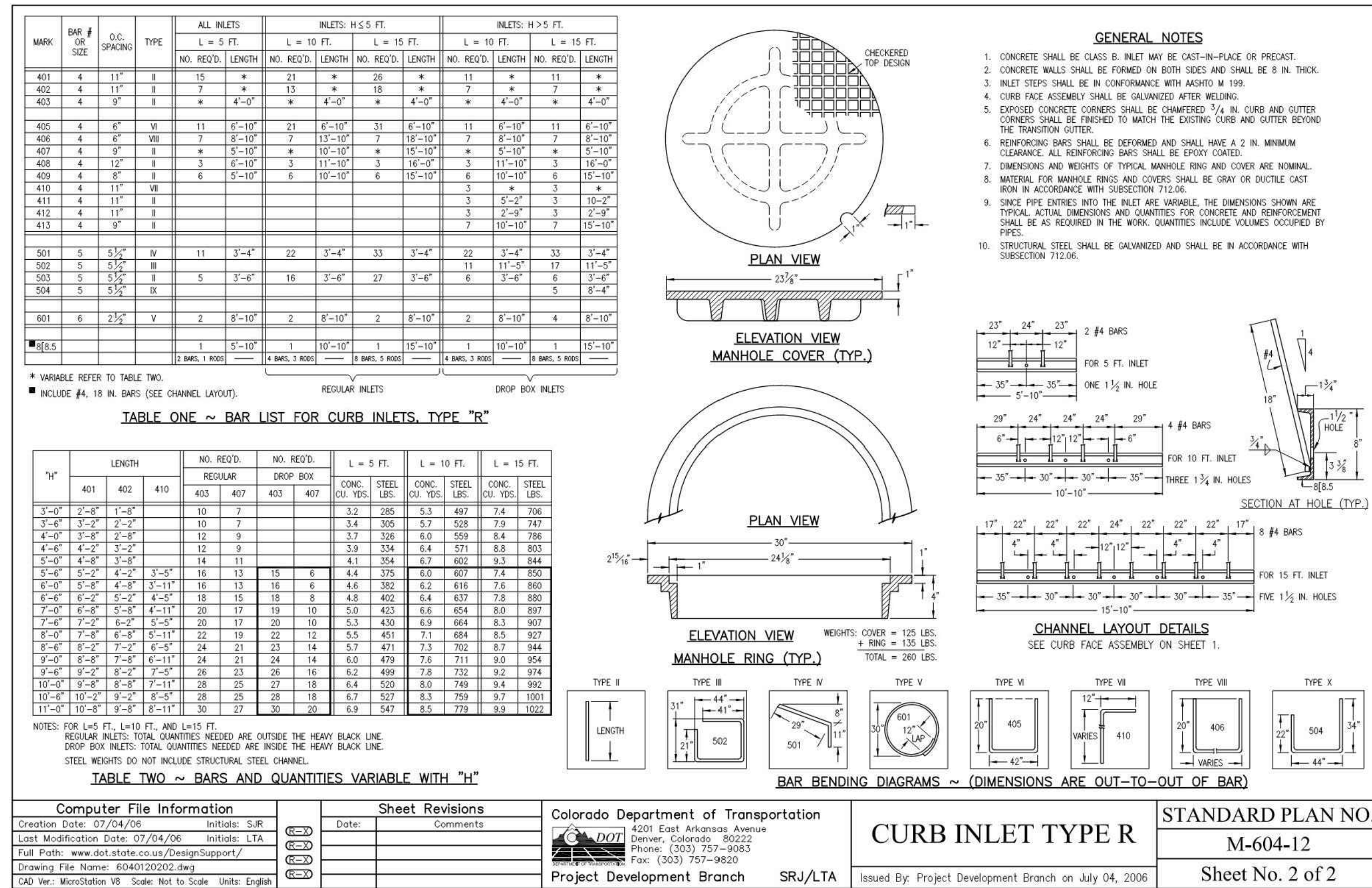
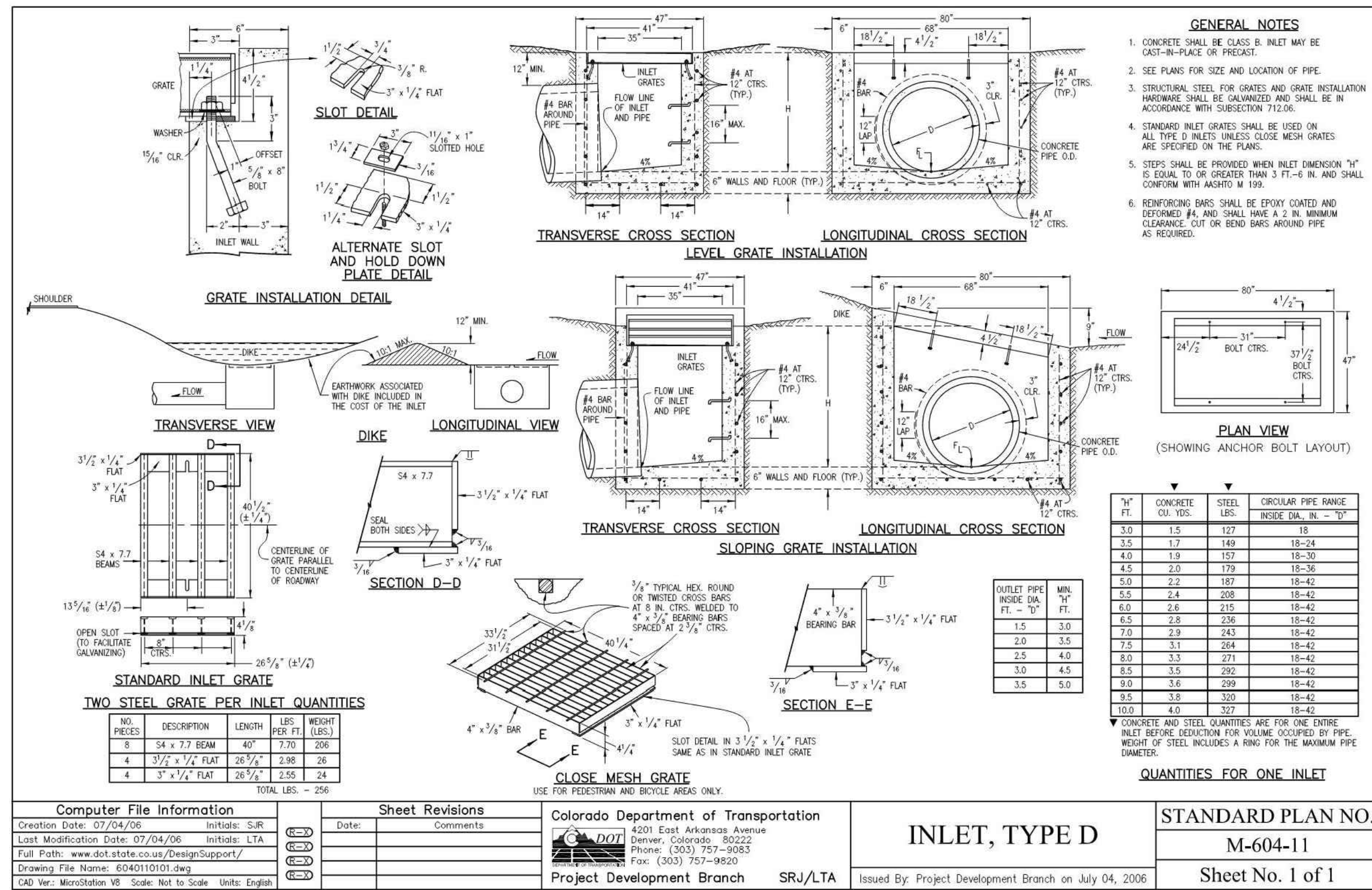
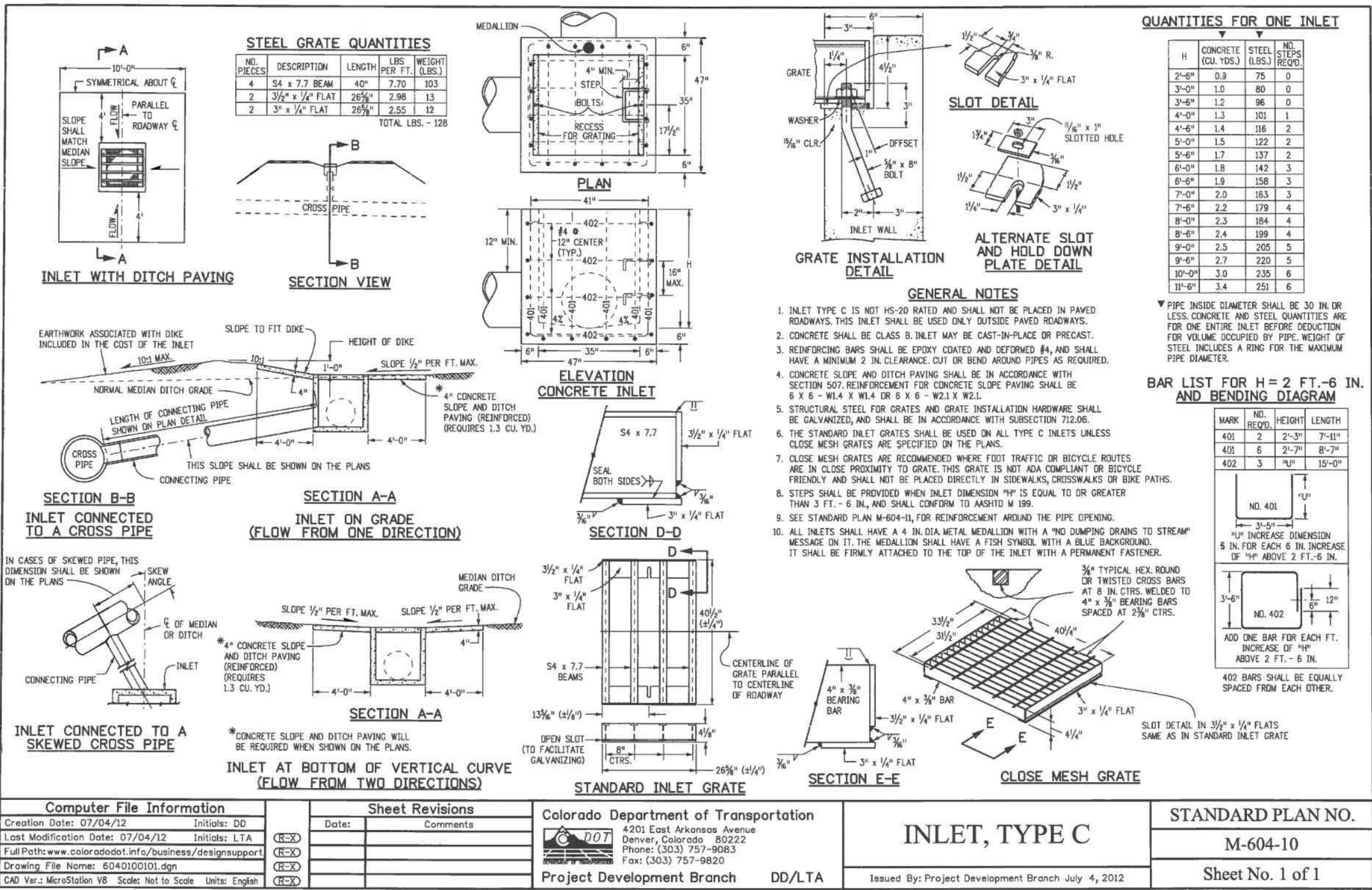
ABBREVIATIONS
EC -- EPOXY COATED O.F. -- OUTSIDE FACE E.F. -- EACH FACE E.W. -- EACH WAY I.F. -- INSIDE FACE N.F. -- NEAR FACE
T.O.C. -- TOP OF CONCRETE B.O.C. -- BOTTOM OF CONCRETE CONT. -- CONTINUOUS



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CALL 1-800-922-1987

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

<div>FOR AND ON BEHALF OF M&S CIVIL CONSULTANTS, INC.</div> <div><div>06/14/2023 37160</div></div>		<div>212 N. WAHATCH AVE., STE 305 COLORADO SPRINGS, CO 80903 PHONE: 719.555.5485</div> <div><div>CIVIL CONSULTANTS, INC.</div></div>		CLEARWAY, LOT 5																																																	
				STORM SEWER NOTES AND DETAILS																																																	
<div>REVISIONS:</div> <table><thead><tr><th>NO.</th><th>DATE</th><th>BY</th><th>DESCRIPTION</th><th>APPR'D. BY:</th><th>DATE:</th></tr></thead><tbody><tr><td> </td><td> </td><td> </td><td> </td><td> </td><td> </td></tr><tr><td> </td><td> </td><td> </td><td> </td><td> </td><td> </td></tr><tr><td> </td><td> </td><td> </td><td> </td><td> </td><td> </td></tr><tr><td> </td><td> </td><td> </td><td> </td><td> </td><td> </td></tr><tr><td> </td><td> </td><td> </td><td> </td><td> </td><td> </td></tr><tr><td> </td><td> </td><td> </td><td> </td><td> </td><td> </td></tr><tr><td> </td><td> </td><td> </td><td> </td><td> </td><td> </td></tr></tbody></table>		NO.	DATE	BY	DESCRIPTION	APPR'D. BY:	DATE:																																											PROJECT NO. 44-042A		SCALE:	DATE: 06/13/2023
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FOR AND ON BEHALF OF CIVIL CONSULTANTS, INC.

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

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

CLEARWAY, LOT 5

STORM SEWER DETAILS

PROJECT NO. 44-0424

DATE: 06/13/2023

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

DESIGNED BY: DLM

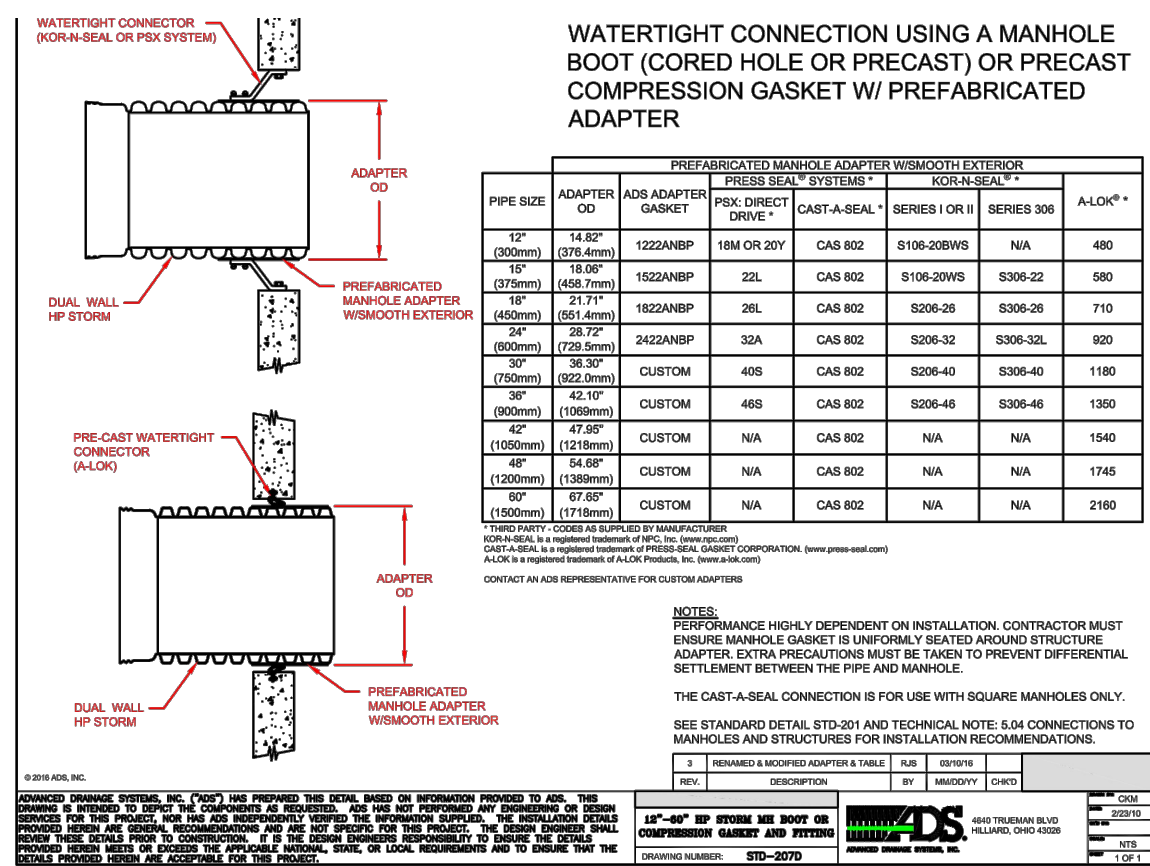
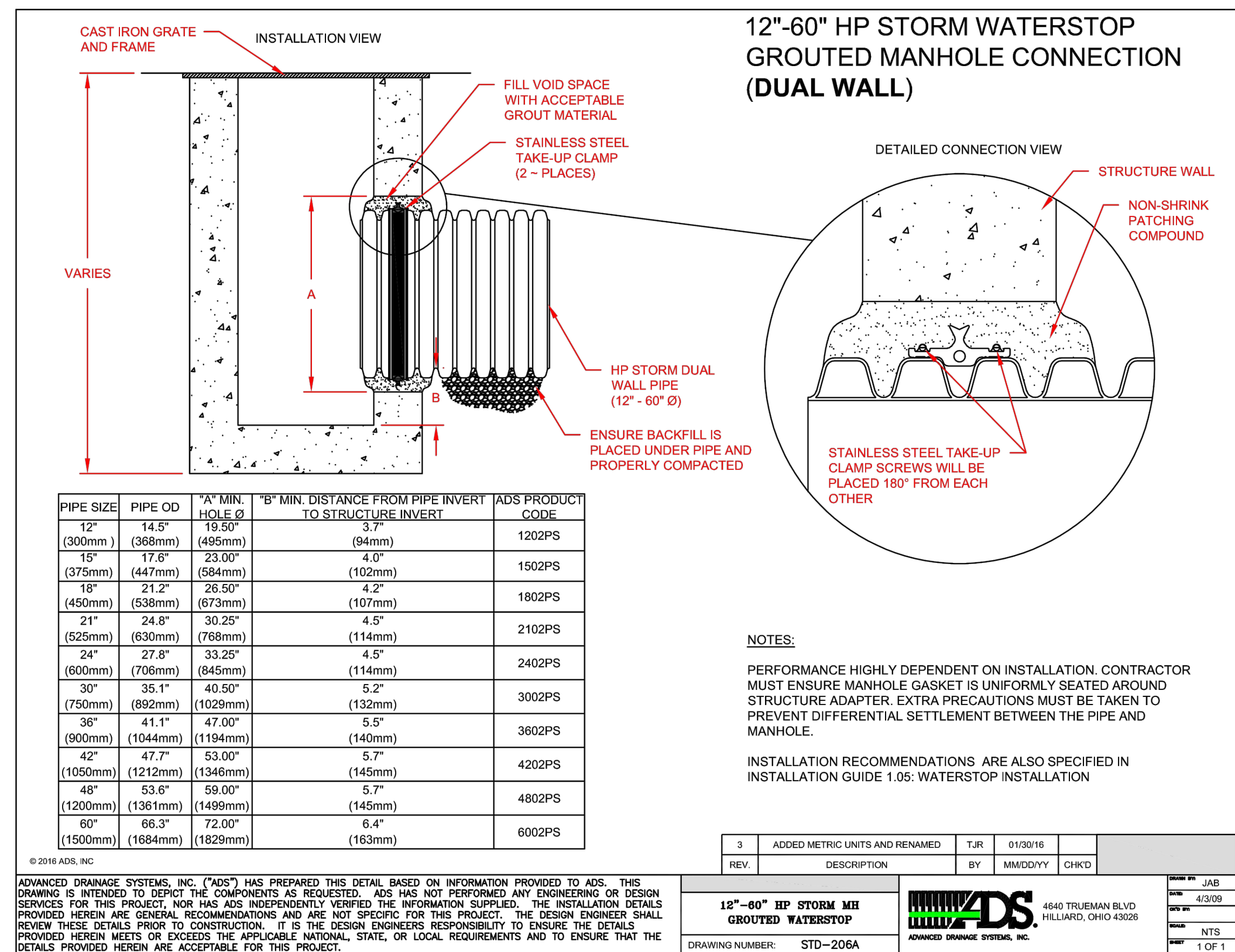
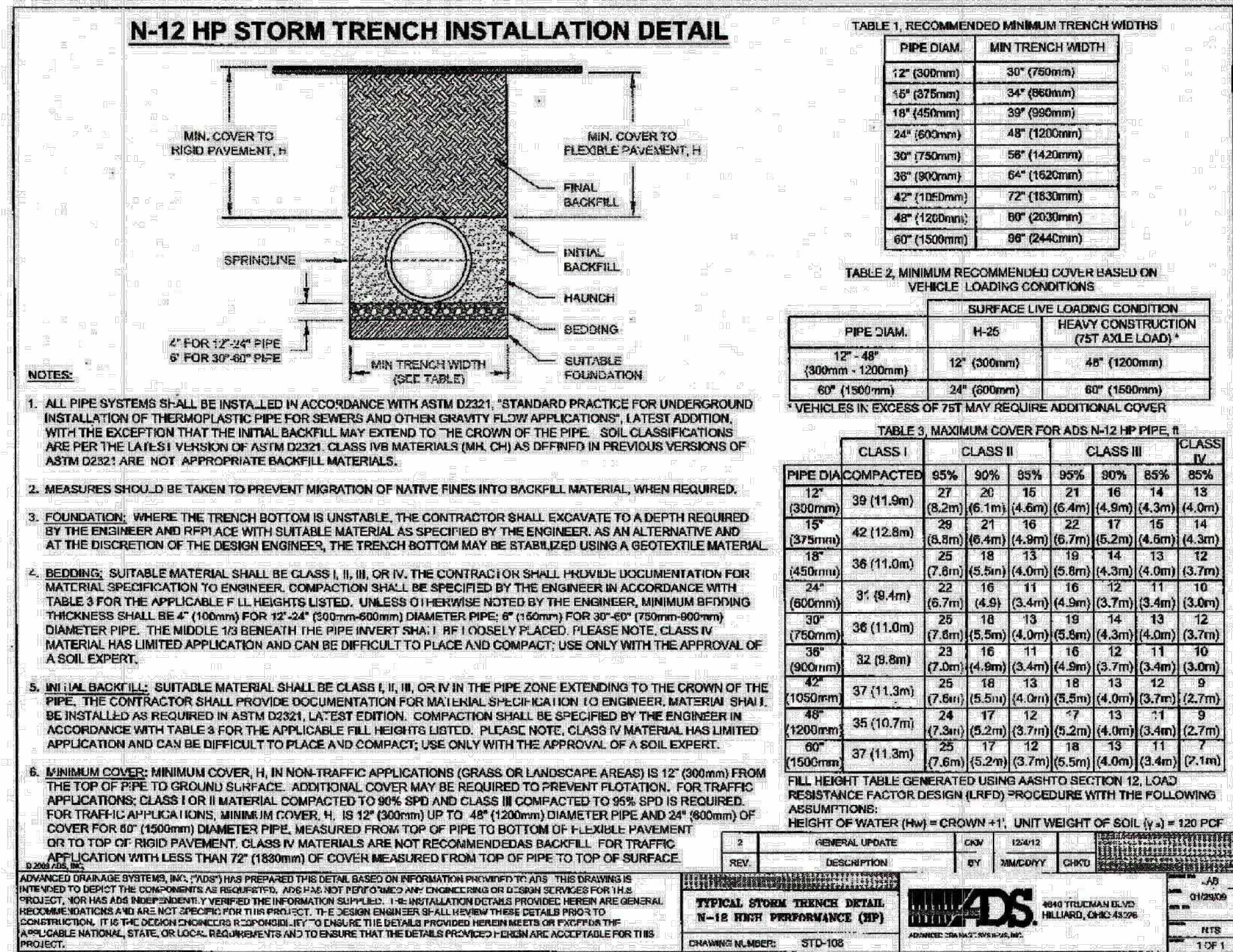
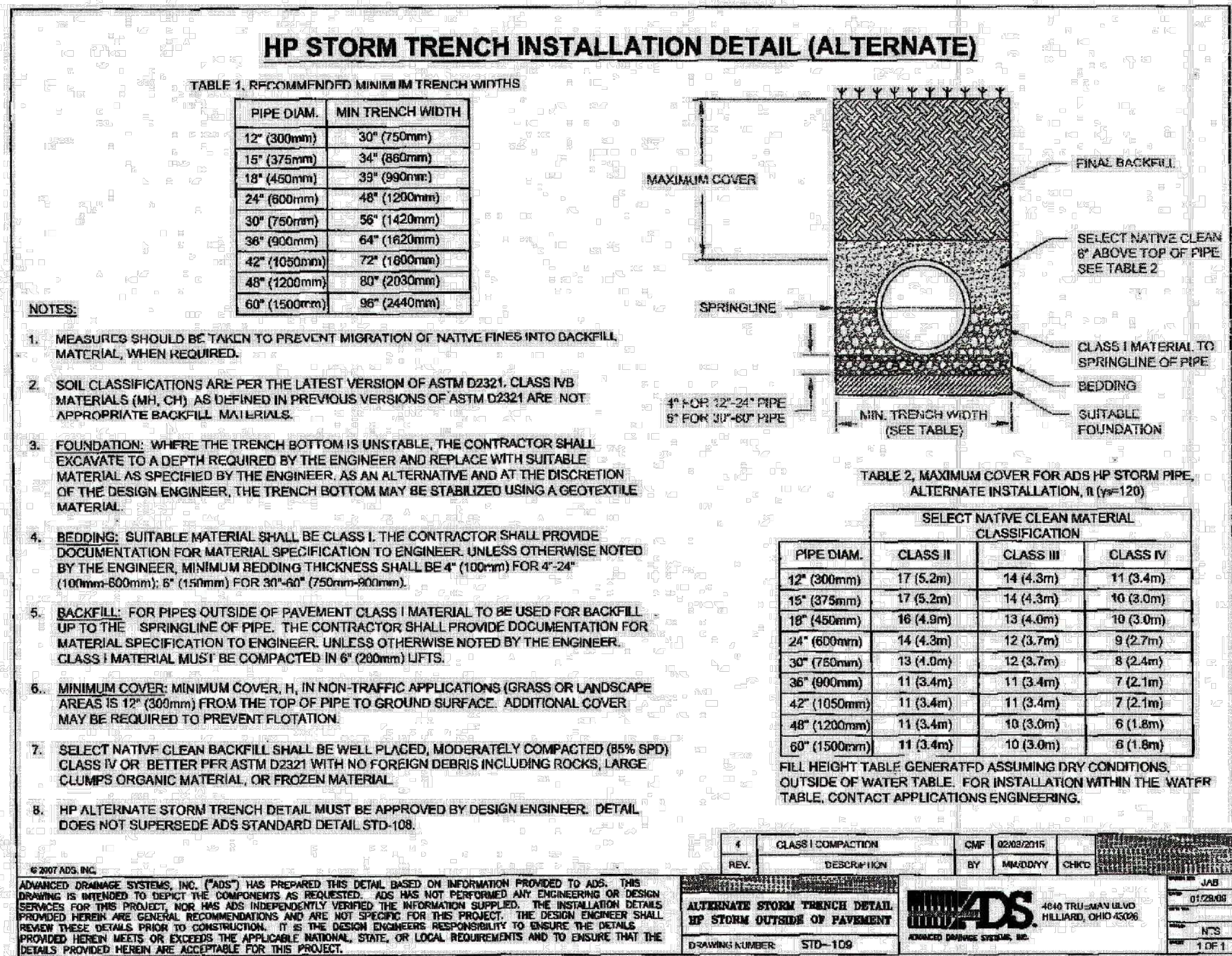
DRAWN BY: CLP

CHECKED BY: DLM

212 N. WAHATCH AVE. STE 305
COLORADO SPRINGS, CO 80903
PHONE: 719.555.5465

ST05

SHEET 10 OF 16



ADS HP STORM 12"- 60" PIPE SPECIFICATION

Scope
This specification describes 12- through 60-inch (300 to 1500 mm) ADS HP Storm pipe for use in gravity-flow storm drainage applications.

- 12- through 30-inch (300 to 750 mm) pipe shall have a smooth interior and annular exterior corrugations and meet or exceed ASTM F2736 and AASHTO M330
- 36- through 60-inch (900 to 1500 mm) pipe shall have a smooth interior and annular exterior corrugations and meet or exceed ASTM F2881 and AASHTO M330
- Manning's "n" value for use in design shall be 0.012

Joint Performance
Pipe shall be joined with a gasketed integral bell & spigot joint meeting the requirements of ASTM F2736 or F2881, for the respective diameters.

12- through 60-inch (300 to 1500 mm) shall be watertight according to the requirements of ASTM D3212. Spigots shall have gaskets meeting the requirements of ASTM F497. Gasket shall be installed by the pipe manufacturer and covered with a removable, protective wrap to ensure the gasket is free from debris. A joint lubricant available from the manufacturer shall be used on the gasket and bell during assembly.

12- through 60-inch (300 to 1500 mm) diameters shall have a reinforced bell with a polymer composite band

Fittings
Fittings shall conform to ASTM F2736, ASTM F2881 and AASHTO M330, for the respective diameters. Bell & spigot connections shall utilize a spun-on, welded or integral bell and spigot with gaskets meeting ASTM F471. Bell & spigot fittings joint shall meet the watertight joint performance requirements of ASTM D3212. Corrugated couplings shall be split collar, engaging at least 2 full corrugations.

Field Pipe and Joint Performance
To assure watertightness, field performance verification may be accomplished by testing in accordance with ASTM F1417 or ASTM F2487. Appropriate safety precautions must be used when field-testing any pipe material. Contact the manufacturer for recommended leakage rates.

Material Properties
Polypropylene compound for pipe and fitting production shall be impact modified copolymer meeting the material requirements of ASTM F2736, Section 4, ASTM F2881, Section 5 and AASHTO M330, Section 6.1, for the respective diameters.

Installation

Installation shall be in accordance with ASTM D2321 and ADS recommended installation guidelines, with the exception that minimum cover in traffic areas for 12- through 48-inch (300 to 1200 mm) diameters shall be one foot, (0.3 m) and for 60-inch (1500 mm) diameters, the minimum cover shall be 2 ft. (0.6 m) in single run applications. Backfill for minimum cover situations shall consist of Class 1, Class 2 (minimum 90% SPF) or Class 3 (minimum 95%) material. Maximum fill heights depend on embedment material and compaction level. Please refer to Technical Note 2.04. Contact your local ADS representative or visit our website at www.ads-line.com for a copy of the latest installation guidelines.

Pipe Dimensions	22	16	18	34	30	38	42	48	60
Normal Pipe I.D.	(362)	257	265	(602)	569	(629)	(689)	(1029)	(1359)
Actual I.D. (in feet)	12.1	14.5	18.0	24.1	35.7	41.1	39.7	41.8	47.7
Inner	(372)	(378)	(469)	(102)	(665)	(667)	(1082)	(1221)	(1599)
Outer	376	382	474	106	669	671	1086	1226	1603
Average Pipe O.D.	379	385	476	108	671	673	1089	1228	1605
Minimum Pipe Thickness @ 90° collector @ 90° (in feet)	(75)	(80)	(88)	(50)	(40)	(40)	(35)	(35)	(30)
Minimum pipe stiffness values listed, correct a representative for maximum values	(620)	(141)	(385)	(50)	(320)	(276)	(240)	(240)	(205)

Table 5-7
Bend Radii for ADS Thermoplastic Pipe

Pipe Diameter, In. (mm)	Joint Type	Maximum Deflection at Joint (deg)	Radius, R (m), per pipe length		
			10 ft (3 m)	24 ft (8 m)	20 ft (8 m)
4 - 38 (100 - 965)	N-12 (split band or oil-bell couplers)	3	191 (582)	236 (719)	281 (856)
42 - 60 (1065 - 1500)	N-12 (split band or ball-bell couplers)	1.5	382 (117)	467 (142)	564 (173)
4 - 24 (100 - 603)	N-12 ST IB or N-12 WT IB (bell & spigot)	1.5	n/a	467 (142)	564 (173)
30 - 60 (750 - 1500)	N-12 ST IB or N-12 WT IB (bell & spigot)	1	n/a	745 (227)	892 (272)
12 - 60 (300 - 1500)	HP STORM, Sanifon, Sanifon HP or Low Housl, (extended bell & spigot)	3	n/a	382 (76)	467 (116)

Bend radii calculated with joint articulations only. Calculations do not assume any bend in the pipe wall. Joint deflections based on joint profiles and accounts for possible field variances.



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CONSULTANTS,
INC.

37160

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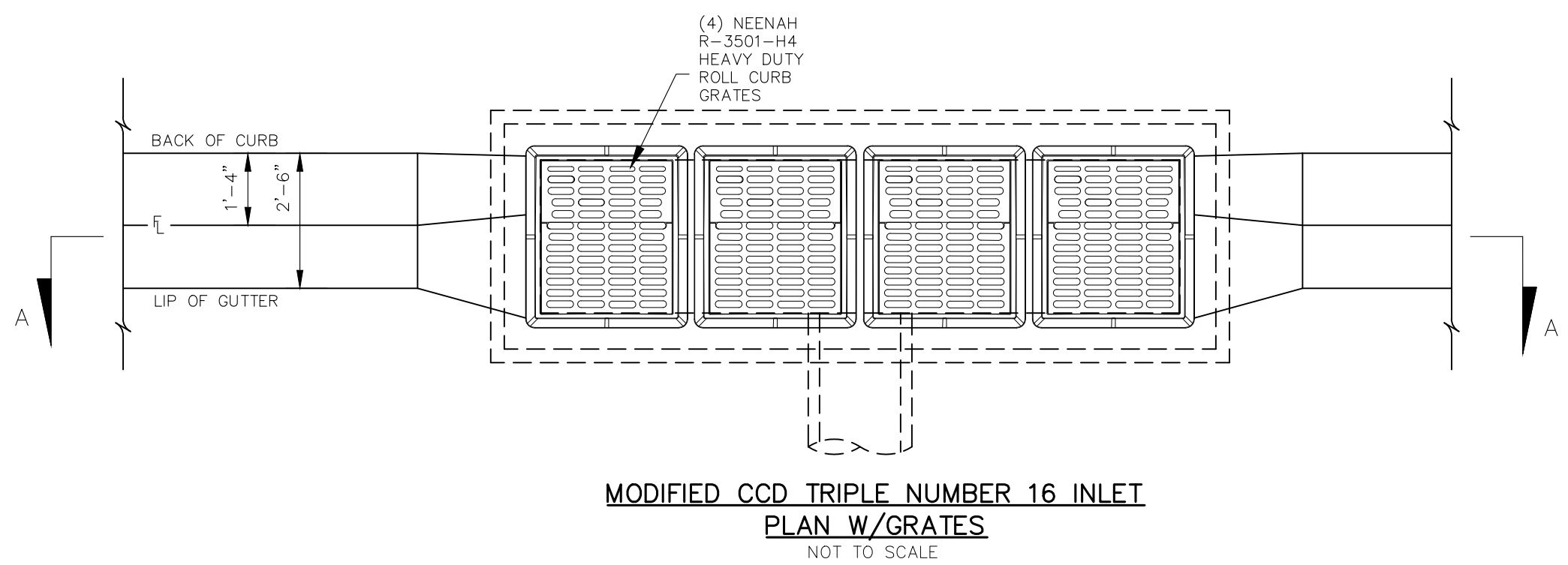
CIVIL CONSULTANTS, INC.

CLEARWAY: LOT 5

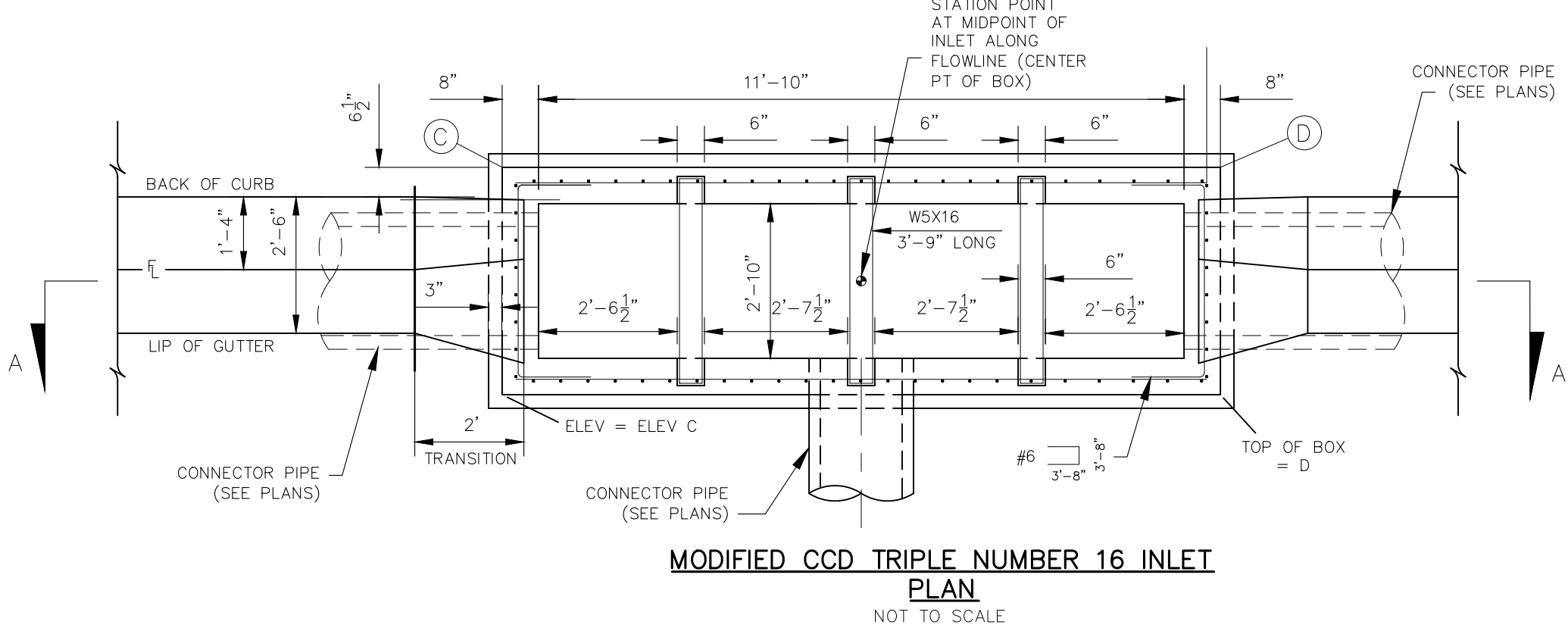
STORM SEWER DETAILS

PROJECT NO. 44-042A	SCALE:	DATE: 06/13/2023
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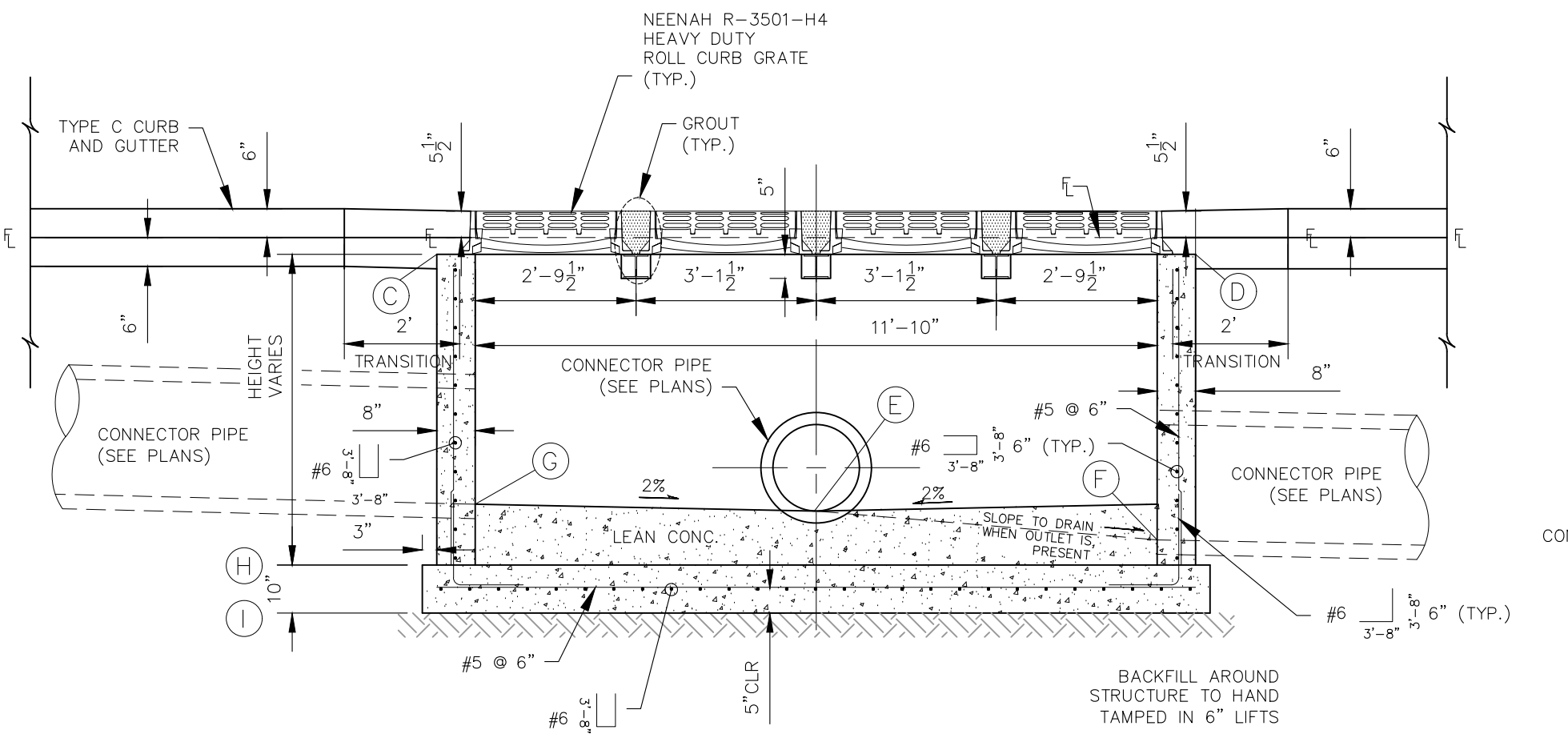
ST06



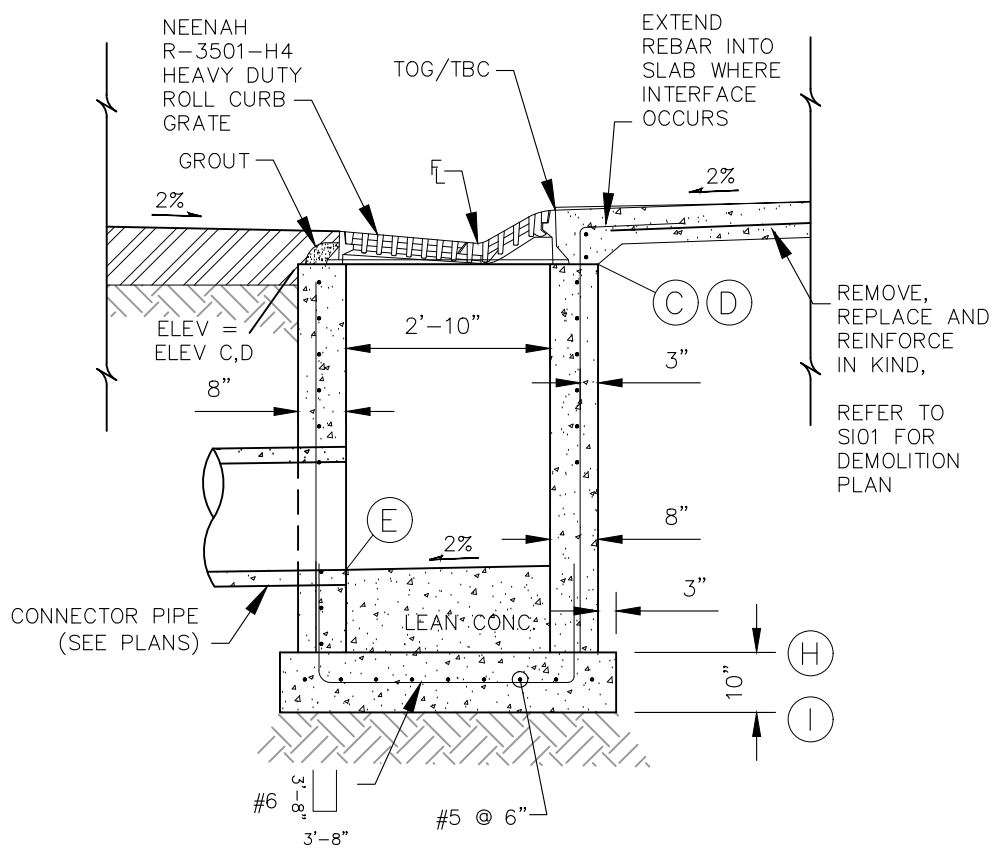
MODIFIED CCD TRIPLE NUMBER 16 INLET
PLAN W/GRATES
NOT TO SCALE



MODIFIED CCD TRIPLE NUMBER 16 INLET
PLAN
NOT TO SCALE



MODIFIED CCD TRIPLE NUMBER 16 INLET
ELEVATION
NOT TO SCALE



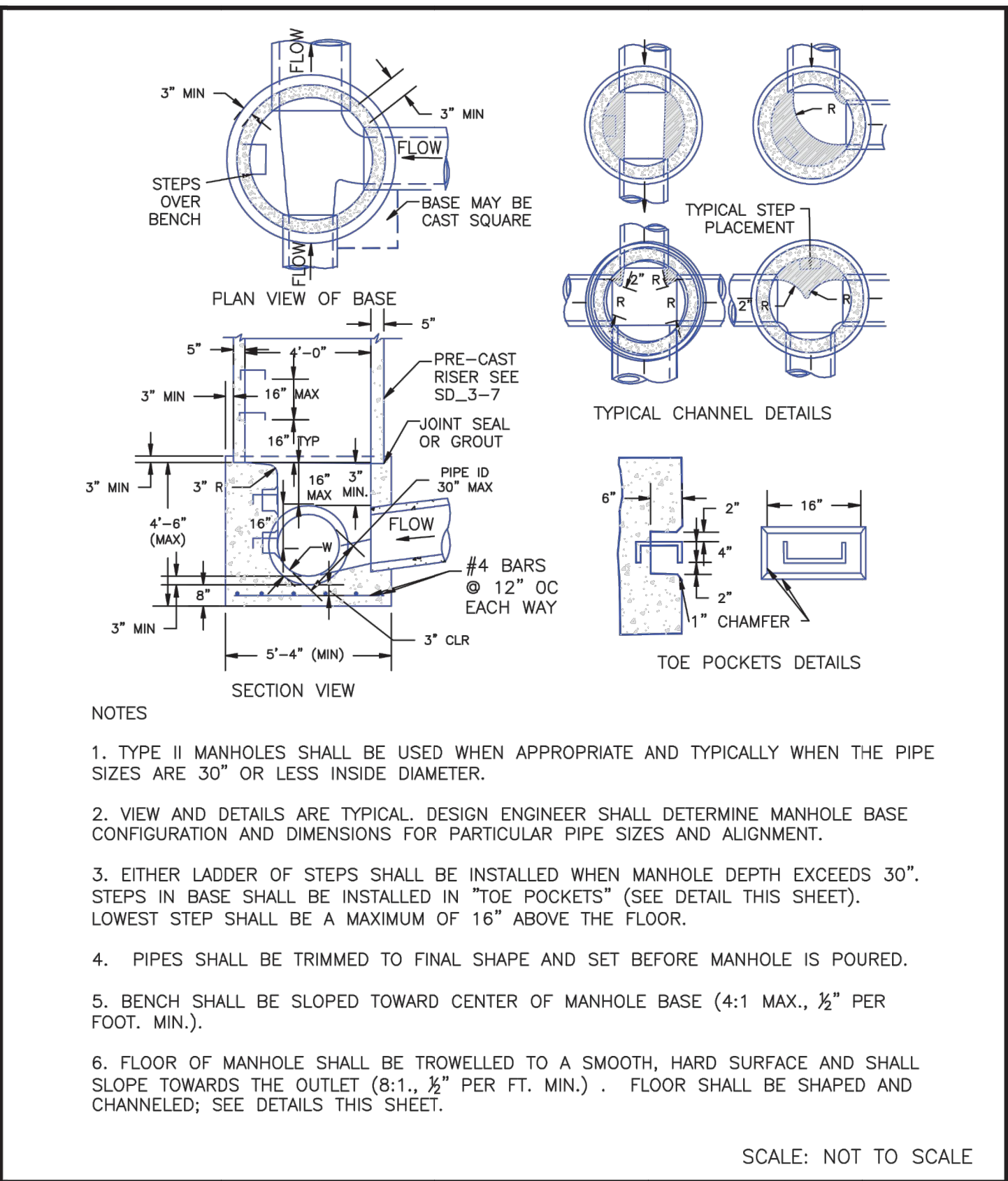
MODIFIED CCD TRIPLE NUMBER 16 INLET
SECTION
NOT TO SCALE

INLET	STORM STATION	STREET STATION OFFSET	CENTER OF BOX			NORTH OUTSIDE EDGE TOP OF BOX ELEVATIONS			SOUTH OUTSIDE EDGE TOP OF BOX ELEVATIONS		
			STREET STATION	POINT	ELEVATION	STREET STATION	POINT	ELEVATION	STREET STATION	POINT	ELEVATION
1	1+53.59	2+99.29, 13.21 RT	2+92.68, 15.19 RT	6263.05	D	3+05.84, 15.41 RT	6262.68	C			
2	1+26.58	2+99.75, 13.79 LT	2+93.20, 15.98 LT	6262.99	C	3+06.37, 15.76 LT	6262.64	D			
3	1+00.00	3+25.87, 13.67 RT	3+19.26, 15.63 RT	6263.41	D	3+32.42, 15.86 RT	6262.18	C			
4	1+27.01	3+26.32, 13.34 LT	3+19.78, 15.53 LT	6262.35	C	3+32.94, 15.32 LT	6262.07	D			
5	1+66.56	3+65.87, 12.67 LT	3+59.33, 14.86 LT	6261.48	C	3+72.49, 14.64 LT	6261.12	D			

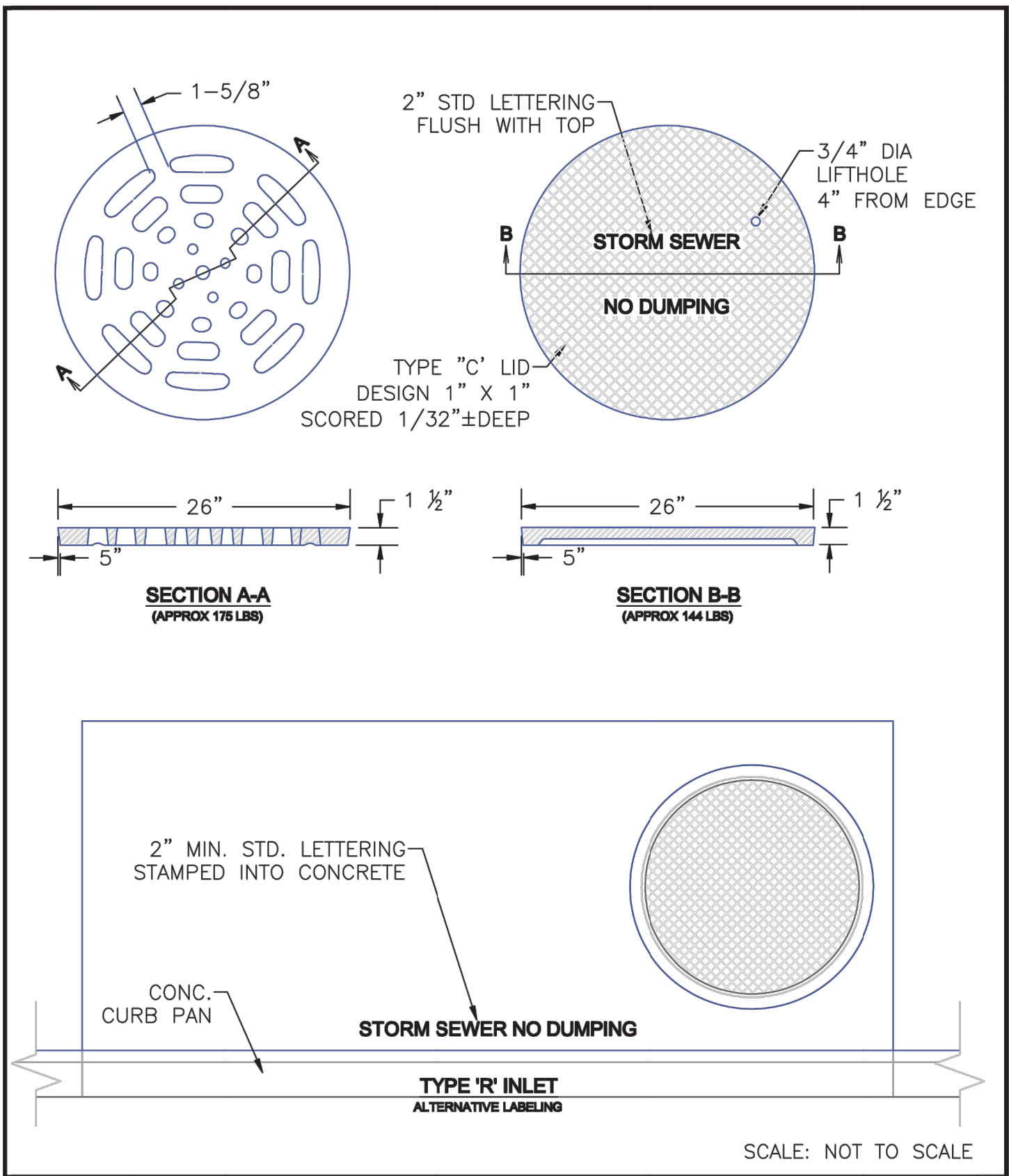
INLET	STORM STATION	PIPE SIZE	BOX STORM SEWER ELEVATIONS				TOP OF SLAB/BOTTOM OF SLAB ELEVATIONS			
			INVERT ELEVATION (IN)	POINT	PIPE SIZE	INVERT ELEVATION (OUT)	POINT	PIPE SIZE	INVERT ELEVATION (IN)	POINT
1	1+53.59	18	6253.49	E	18	6253.49	E		6252.93	H
2	1+26.58	18	6253.37	E	24	6252.87	F		6252.14	H
3	1+00.00	15	6253.25	E	15	6253.37	E		6252.68	H
4	1+27.01	15	6253.25	E	24	6252.50	F		6251.82	H
5	1+66.56	30	6251.86	E	24	6252.36	G		6251.12	H

THE ELEVATIONS PROVIDED IN THE TABLES ABOVE ARE TO BE VERIFIED AND ADJUSTED BASED UPON TOP OF GRATE/EXISTING TOP BACK OF CURB IN AREAS WHERE EXISTING PARKING STALLS ARE PRESENT. INLETS ARE RECOMMENDED TO BE CAST IN PLACE TO ALLOW FOR FIELD FITMENT

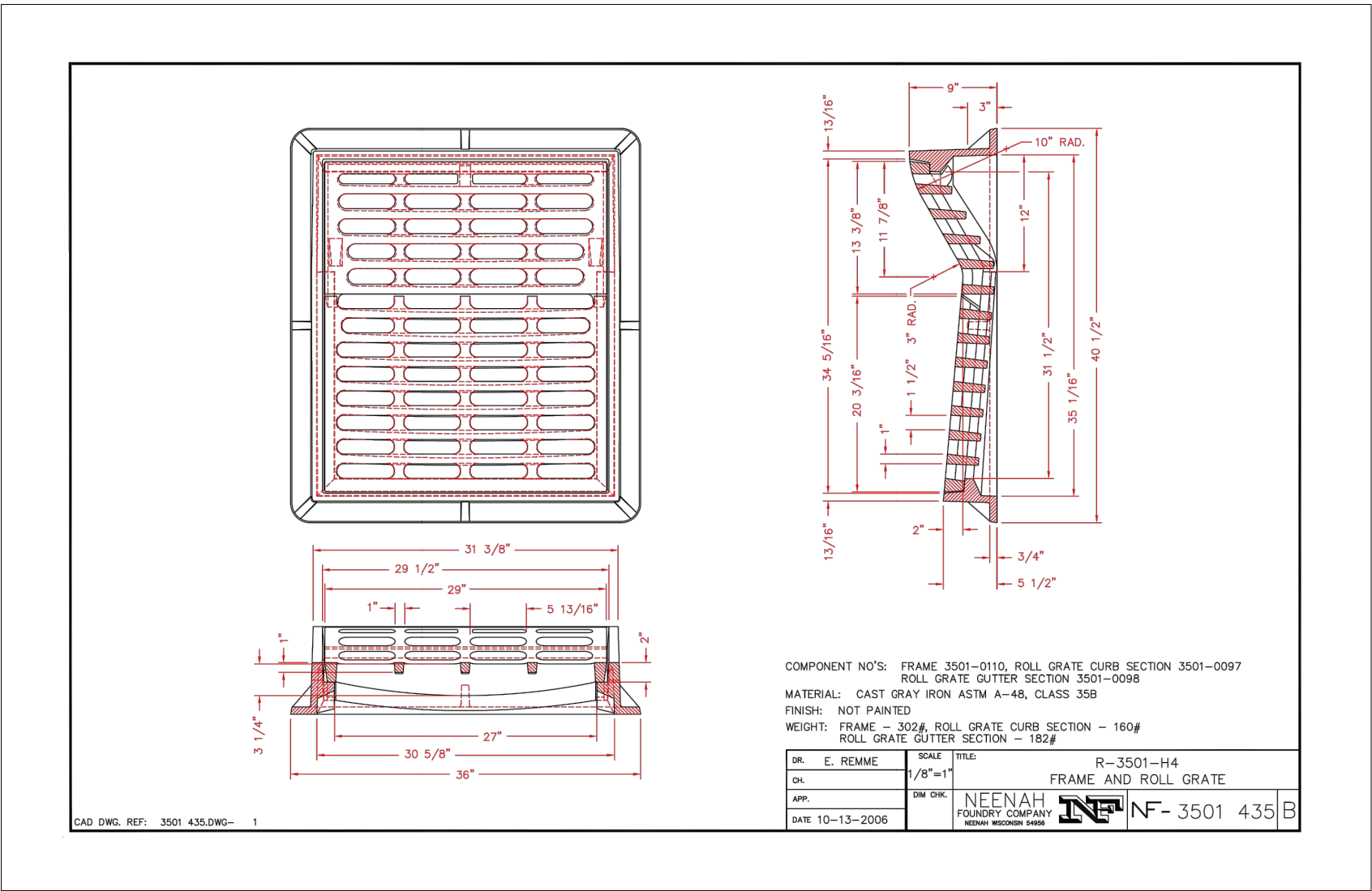
MODIFIED CCD TRIPLE NUMBER 16 INLET
STAKING TABLE



STORM SEWER MANHOLE DETAIL
TYPE II SD 3-2



STORM SEWER MANHOLE L
LID DETAILS SD 3-2



FRAME AND GRATE DETAIL

CONSTRUCTION NOTES

SUB-GRADE SHALL BE 6'-12" OF CLASS B BEDDING COMPACTED PER WCPM STANDARD CONSTRUCTION SPECIFICATIONS, ON SUITABLE, UNDISTURBED MATERIAL. SUBGRADE IS UNSUITABLE, THE SUBGRADE SHALL BE OVEREXCAVATED AND STABILIZED WITH CLASS B BEDDING PER WCPM STANDARD CONSTRUCTION SPECIFICATIONS.

FLOOR SLOPE MAY BE POURED MONOLITHIC WITH BASE.

S_c = SLOPE OF CONNECTOR = 2% MIN.

UNLESS OTHERWISE SPECIFIED ON THE DRAWINGS OR OTHERWISE APPROVED, ALL NO. 16 INLETS SHALL BE CONSTRUCTED WITH AN ADJUSTABLE CAST IRON CURB BOX (S-716).

DESIGN CONDITIONS FOR INLET ALLOWS DEPTHS OF 12'-0" (MAX.). FOR INLETS MORE THAN 12'-0" FEET IN DEPTH, SHOP DRAWINGS AND DESIGN ANALYSIS SHALL BE SUBMITTED FOR APPROVAL.

ALL REINFORCING STEEL SHALL BE ASTM, A-615, GRADE 60 DEFORMED BARS. DIAMETER OF BEND MEASURED ON THE INSIDE OF THE BAR SHALL BE A MINIMUM OF 6 BAR DIAMETER.

ALL SHALL CONFORM TO AASHTO LRFD BRIDGE DESIGN SPECIFICATIONS, 8TH EDITION, 2017.

NO FORMWORK SHALL WORK REMAIN INSIDE STRUCTURE WHEN COMPLETE.

CONCRETE MAX FOR GUTTER AND ANY ADDED STREET PANELS SHALL MEET CLASS 2 REQUIREMENTS FOR SULFATE RESISTANCE IN ACCORDANCE WITH CDOT STANDARD 601.04 ON STREETS WHERE MAGNESIUM CHLORIDE CHEMICAL DECISERS ARE APPLIED. REFER TO WCPM STANDARD CONSTRUCTION SPECIFICATIONS SECTION 11 FOR REQUIREMENTS FOR SULFATE RESISTANCE IN CONCRETE EXPOSED TO EARTH.

SPLICING OF REINFORCING STEEL SHALL BE PERMITTED ONLY WHERE DETAILED IN DRAWINGS.

INLET WALLS SHALL BE FORMED BOTH INSIDE AND OUTSIDE. CASTING OF SIDEWALLS AGAINST EARTH IS NOT PERMITTED.

LEAN CONCRETE FILL TO BE F'C = 2000 PSI. INLET STRUCTURE, LID, STREET CURB AND GUTTER, AND PAVEMENT TO BE F'C = 4,500 PSI, MAX W/CM = 0.45 AND AIR ENTRAINED 5% TO 8%. F'C = 28 DAY COMPRESSIVE STRENGTH REQUIREMENT FOR MIX DESIGN, FIELD ACCEPTANCE.

FOR THROUGH STRUCTURES, BENCHES MUST COME TO TOP OF PIPE.

NO CORNER PENETRATIONS ON STRUCTURE.



CLEARWAY, LOT 5

STORM SEWER DETAILS

PROJECT NO. 44-042A

DATE: 06/13/2023

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

DESIGNED BY: DLM

DRAWN BY: CLP

CHECKED BY: DLM

SHEET 12 OF 16

ST07

212 N WAHATCH AVE STE 305
COLORADO SPRINGS CO 80903
PHONE: 719.555.5465

CIVIL CONSULTANTS, INC.

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

FOR AND ON BEHALF OF CIVIL CONSULTANTS, INC.

06/14/2023

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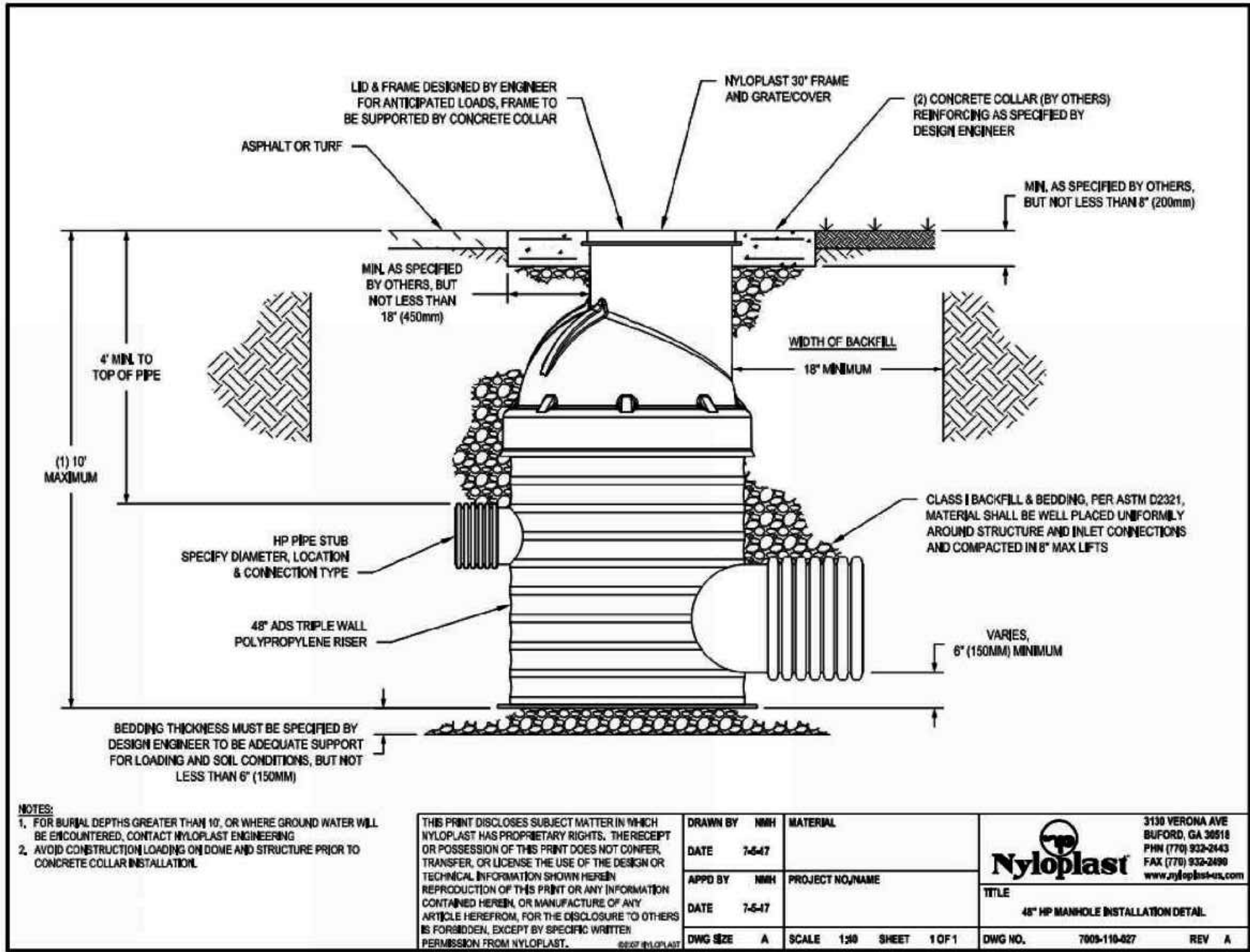
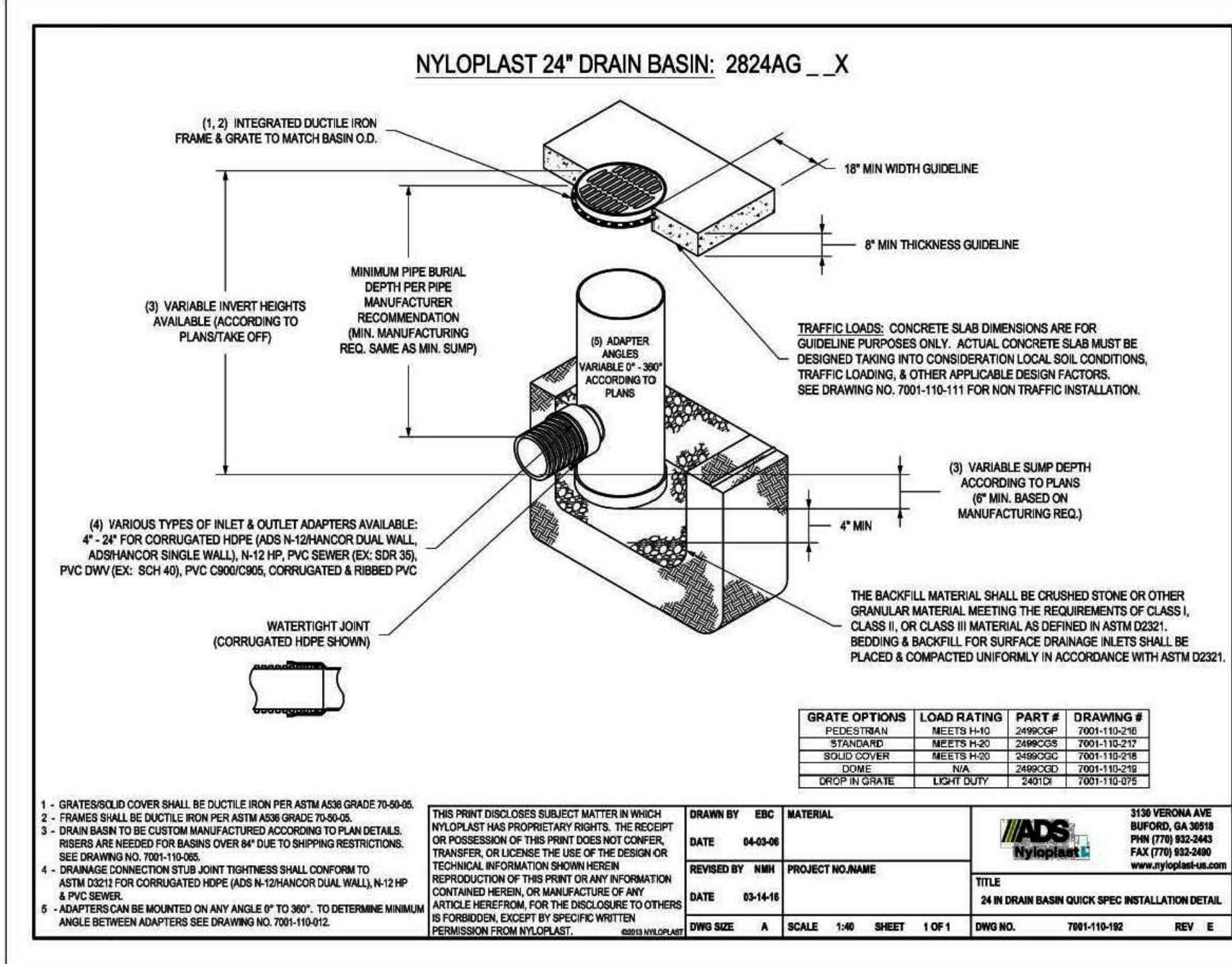
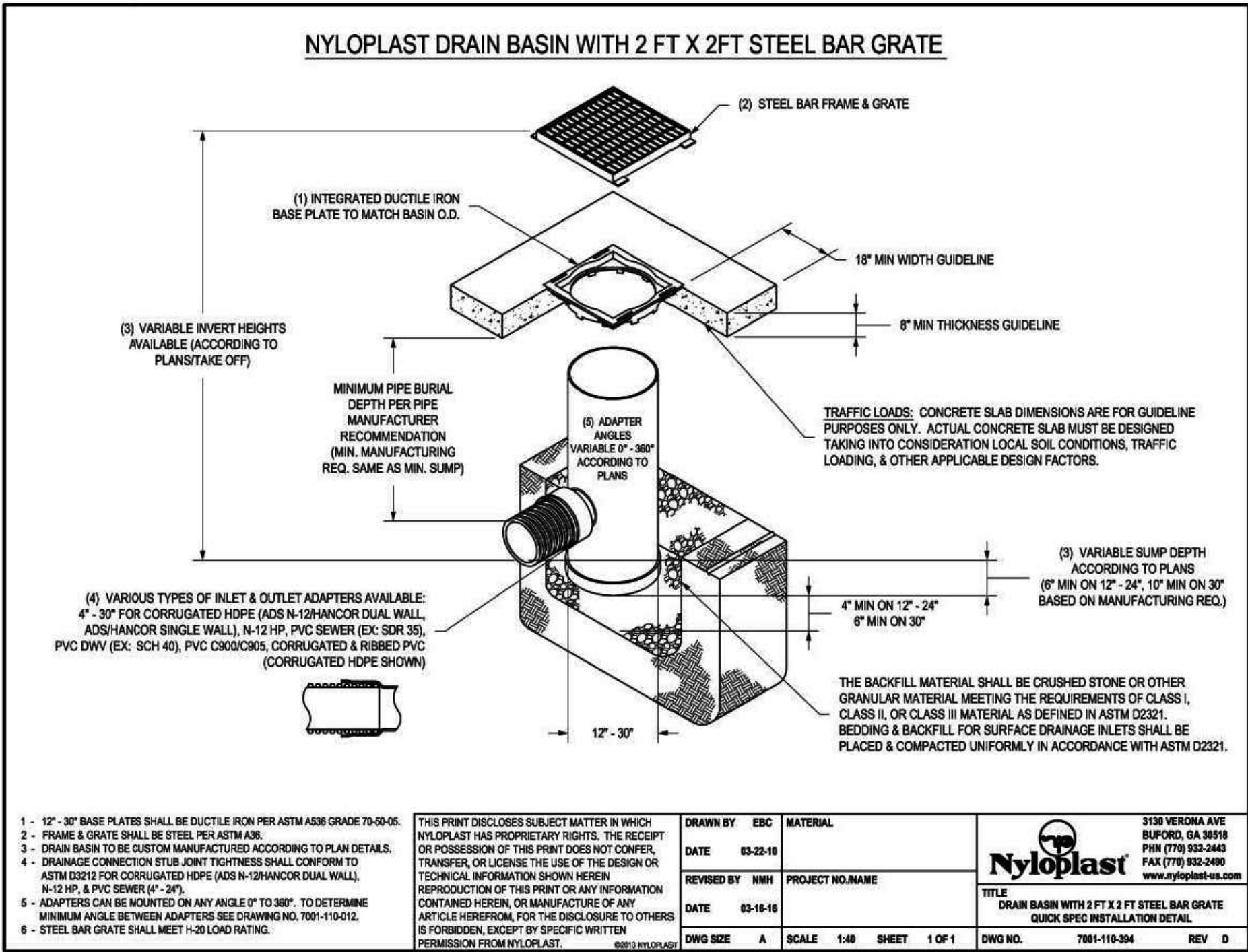
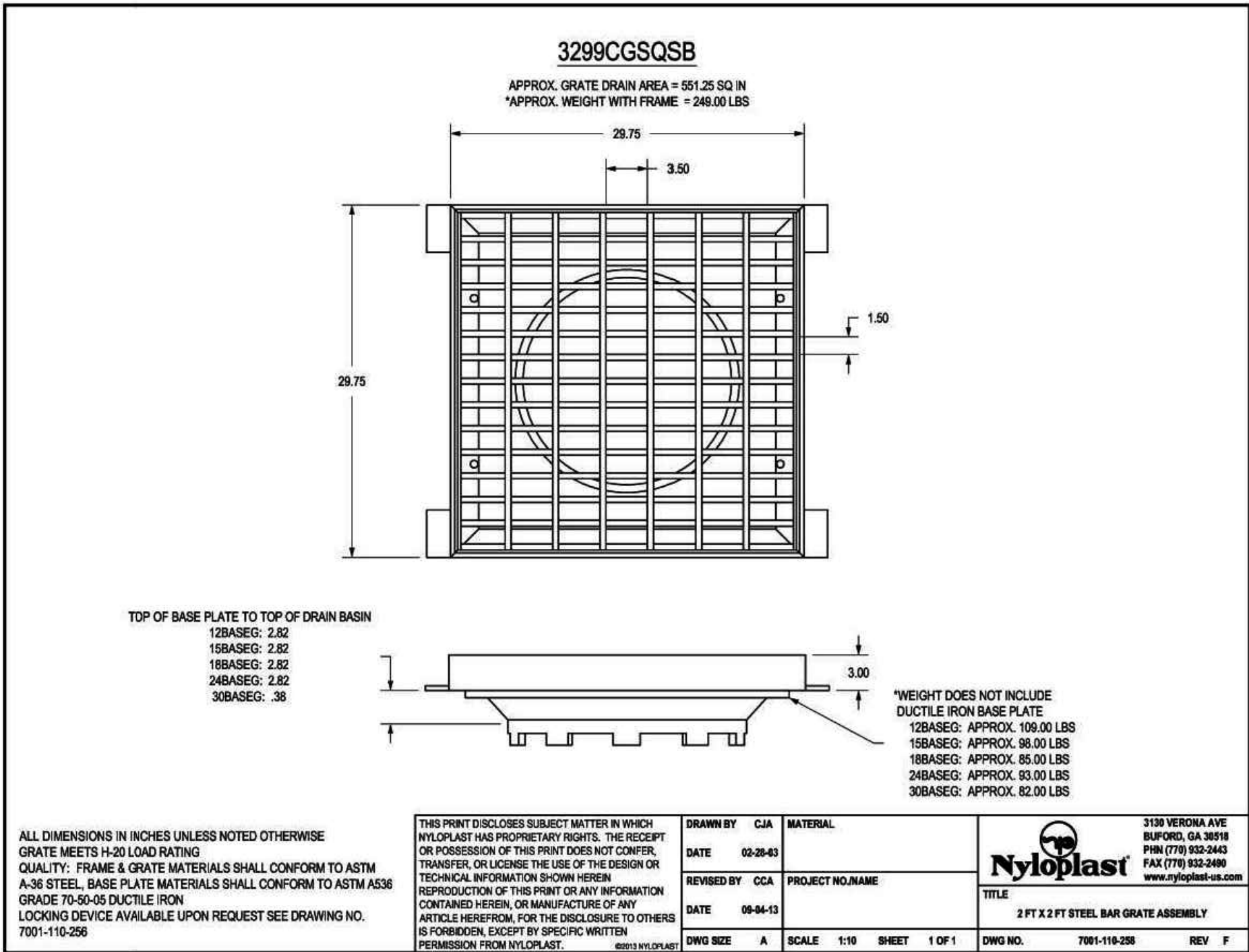
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CAUTION

File: 0:\44042A-Wire Nut\Hammers\DWG\Const\DWG\Storm\44042A-ST08.dwg Plotstamp: 6/14/2023 4:11 PM



ALTERNATIVE FOR TYPE II 4' DIA MANHOLES



EL PASO COUNTY FILE NO. PCD # PPR-22-034

CLEARWAY, LOT 5

STORM SEWER DETAILS

PROJECT NO. 44-042A

DATE: 06/13/2023

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

DESIGNED BY: DLM

DRAWN BY: CLP

CHECKED BY: DLM

SHEET 13 OF 16

ST08

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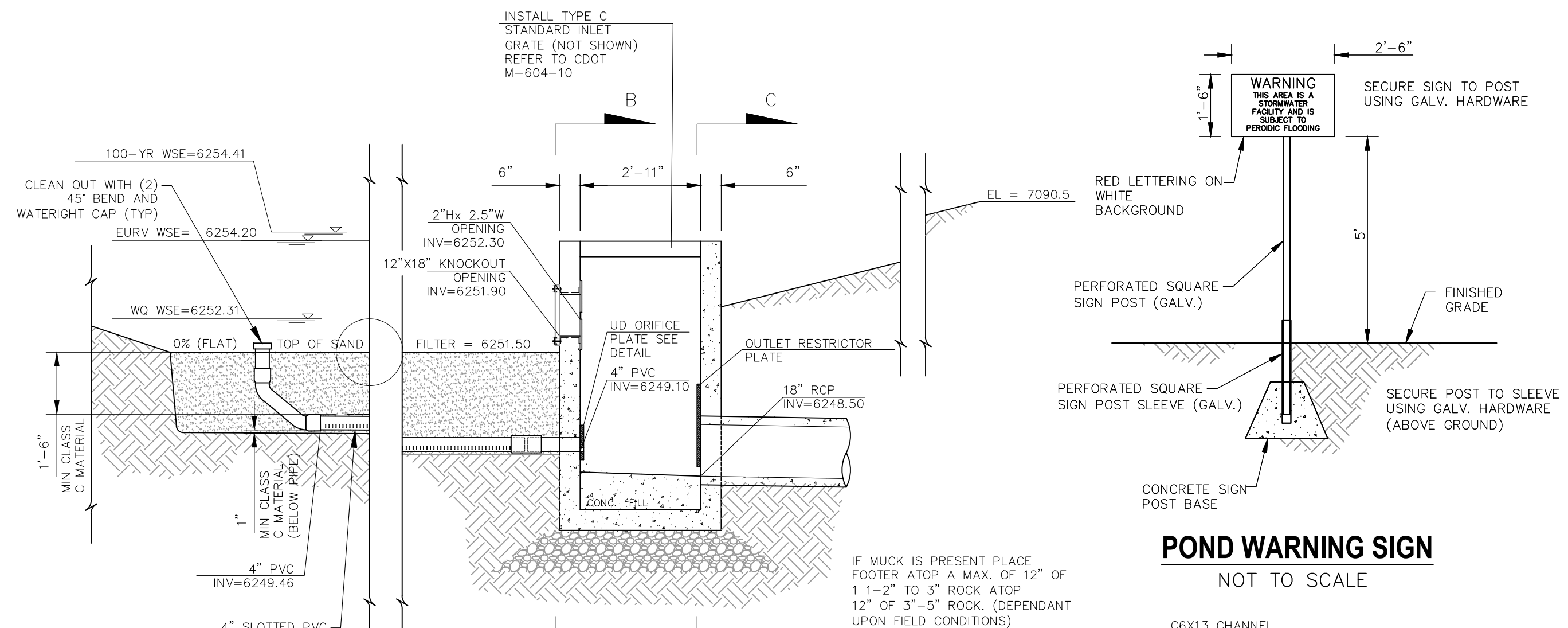
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CAUTION

SCALE 1"=10



SECTION A-A

NOT TO SCALE

INSTALL 27 3/4" X 18 3/4" AMCO 19-SR-2 GRATE OR EQUIVALENT OVER OPENING, 3/16" WIDTH BARS ON 1-13/16" CENTERS CROSS RODS EVERY 2" ATOP 12"X18" OPENING IN CONCRETE

TOP OF BERM (BEYOND) EL = 6256.00

6" 3'-5" 2'-11" 6"

100-YR WSE=6254.41

EL=6254.19

7'-0 1/8"

EL=6251.90

1'-6"

CDOT CLASS C MATERIAL

PLACE WATERSTOP GROUTING RING AROUND 4" PVC CONNECTION

4" PVC INV=6249.09

NOTE
DO NOT SLOPE FLOOR CONCRETE FILL AT FRONT FACE OF BOX TO ENSURE THAT PLATE FITS

UNDERDRAIN ORIFICE PLATE ON BACKSIDE OF WALL

FLOOR AT FF=6248.60

EL=6247.69

EL=6247.19

MIN 12" COMPACTED GRANULAR BACKFILL

[illegible]

5/16" THICK STEEL PLATE

1'-2" 1'-2"

9/16" DRILL HOLES 5 BORES

3"

3"

2'-10"

ATTACH PLATE TO WALL WITH 1/2" EPOXY

Technical drawing of a steel plate with dimensions and labels. The plate is 5/16" thick. It has a total width of 2'-10" and a total height of 3". There are two 9/16" drill holes, 5 bores, spaced 1'-2" apart. The plate is attached to a wall with 1/2" epoxy. The drawing shows a cross-section of the plate and the wall, with dimensions for the plate thickness, hole size, and spacing.

5/16" THICK STEEL PLATE

11 3/8"

1'-6"

3"

3"

10"

9"

ATTACH PLATE TO WALL WITH 1/2" EPOXY ANCHOR BOLTS

(4) 9/16" DRILL HOLES

(1) 1 1/16" DIA. BORE

INSTALL USING
(6) $\frac{3}{8}$ " EPOXY
ANCHOR BOLTS

2' TYP

2' TYP

2'5"H x 2' W
OPENING

1'

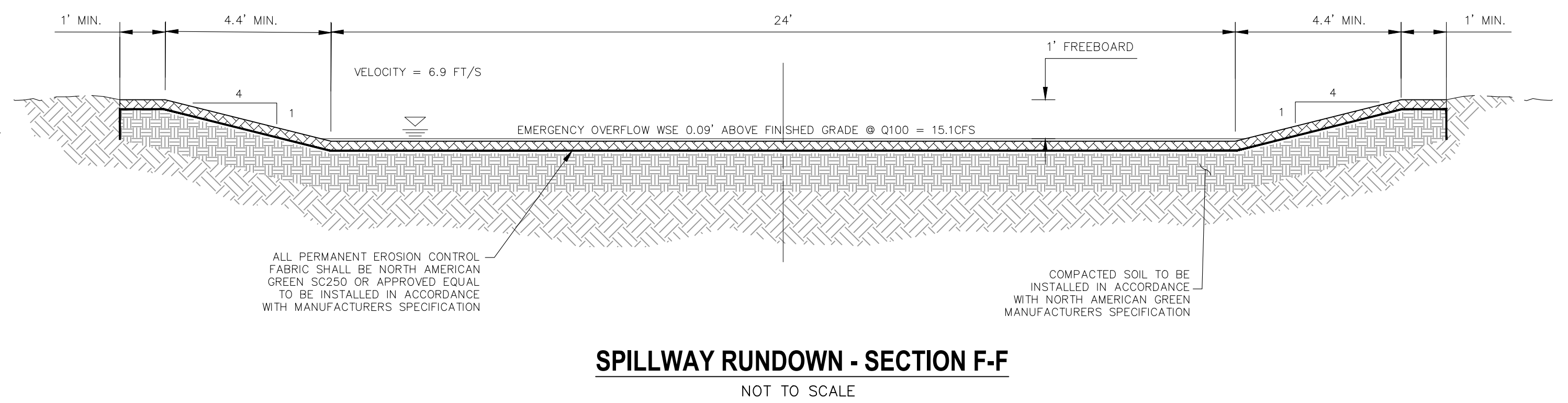
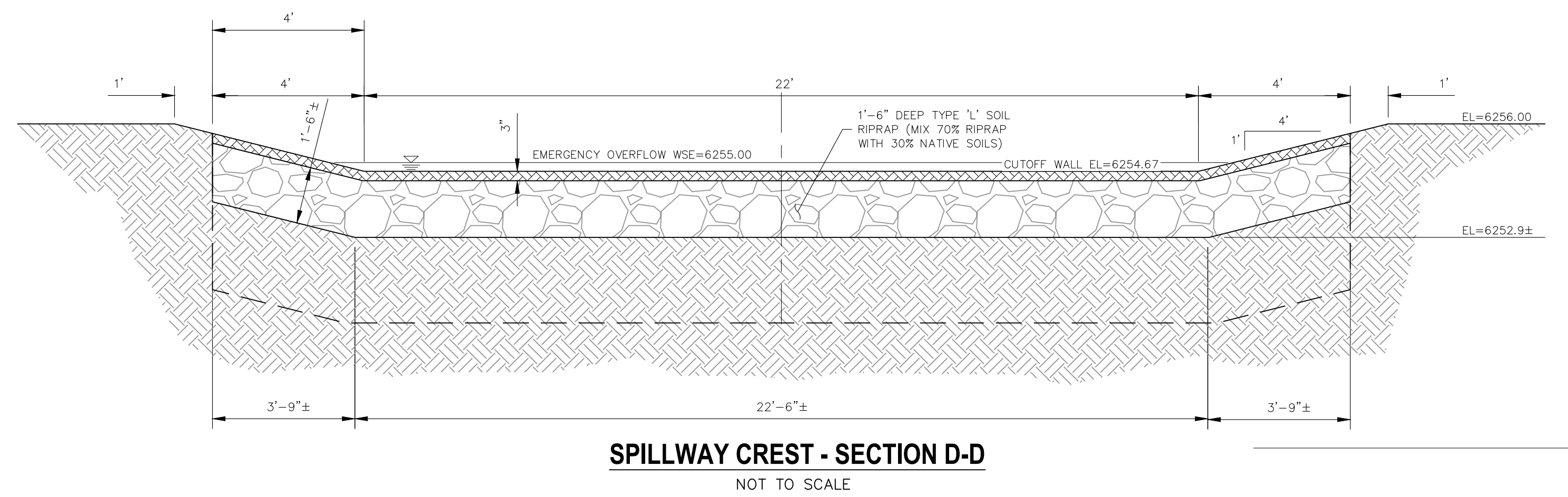
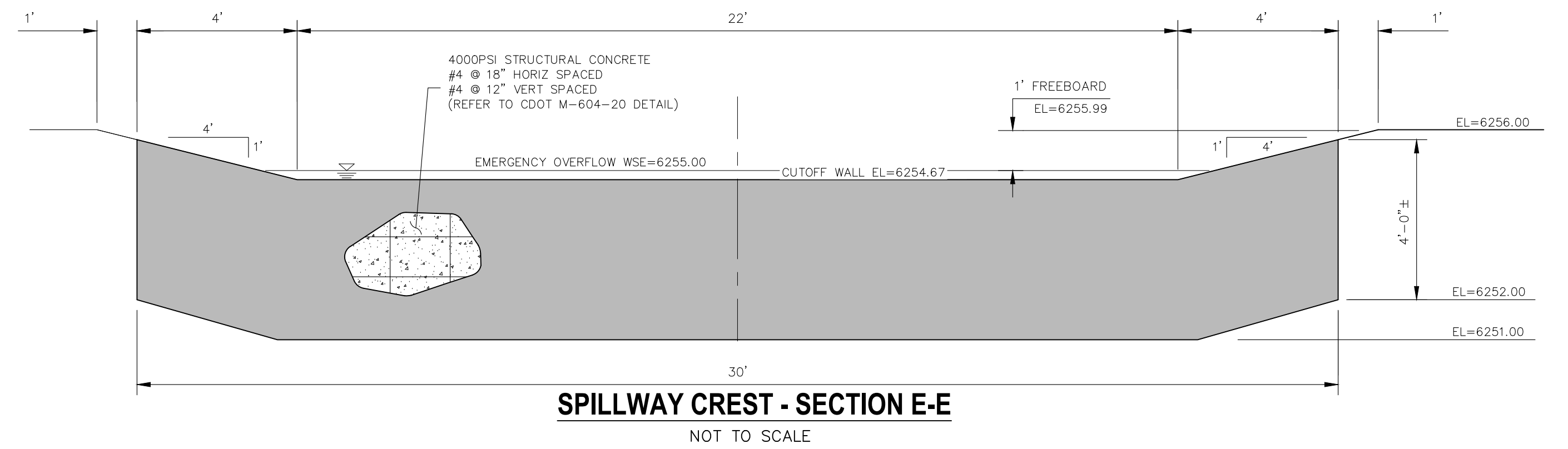
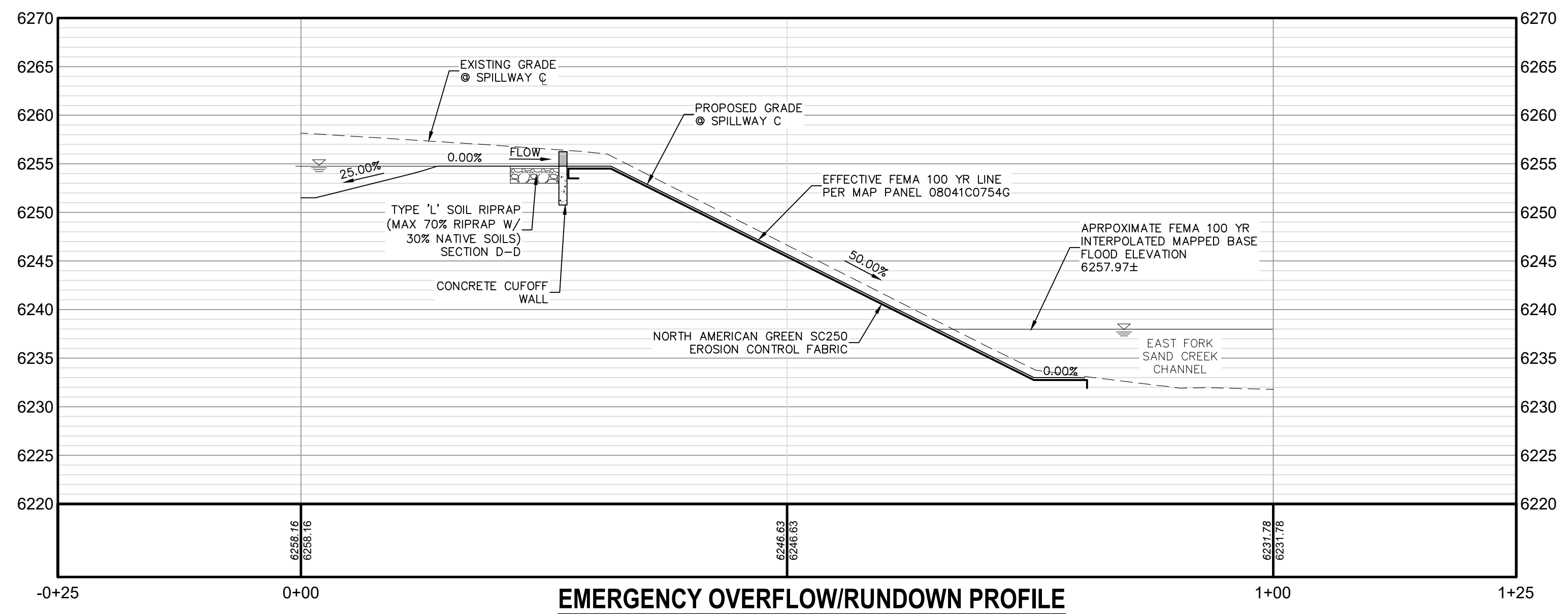
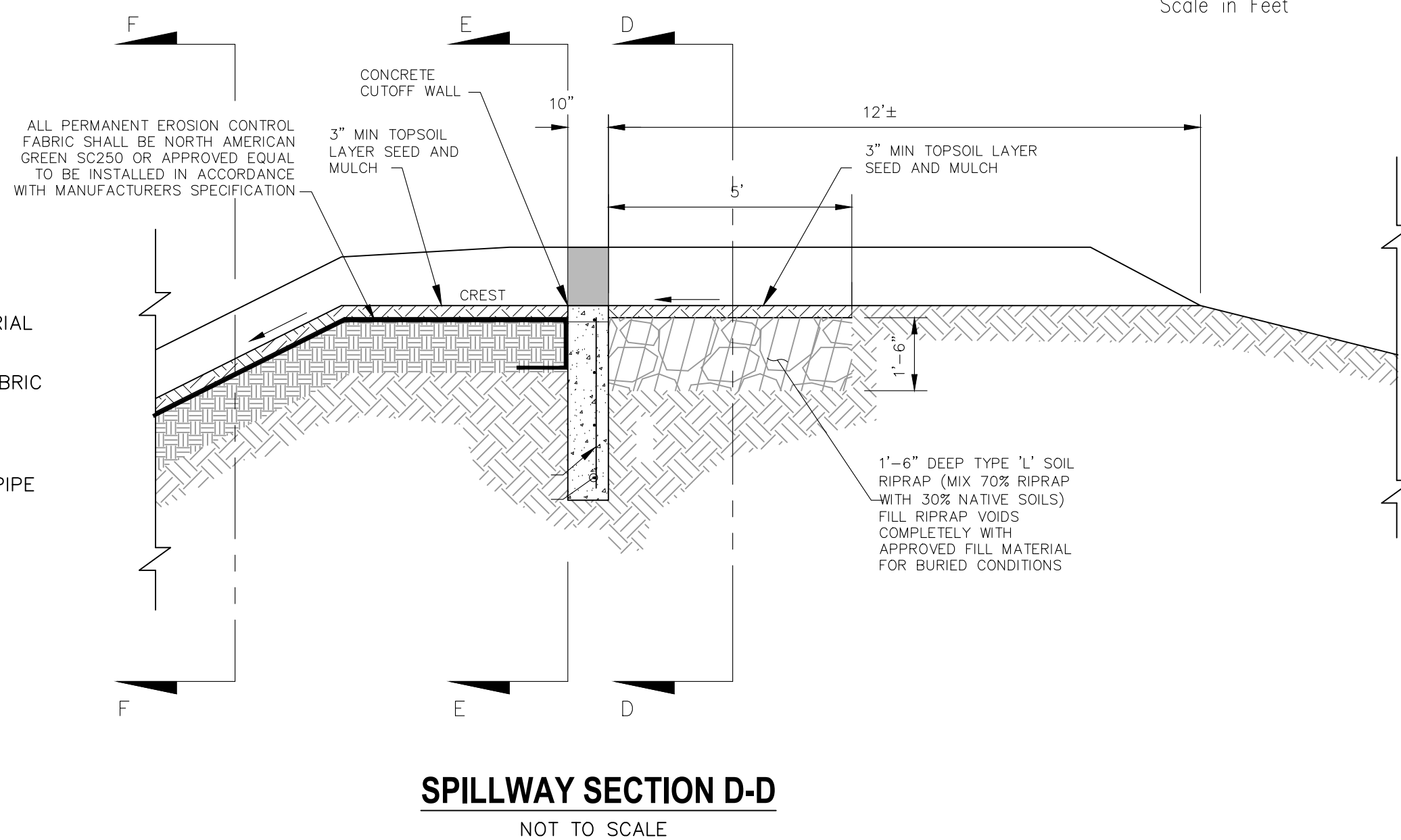
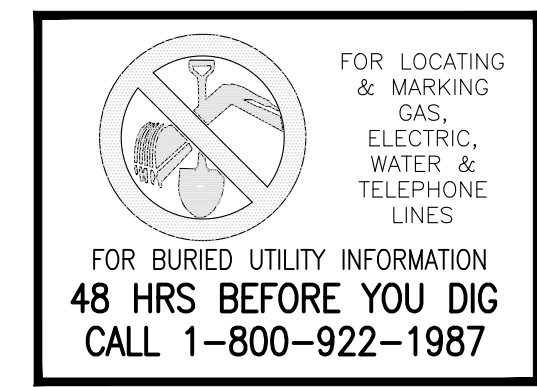
5/16"
STEEL
PLATE

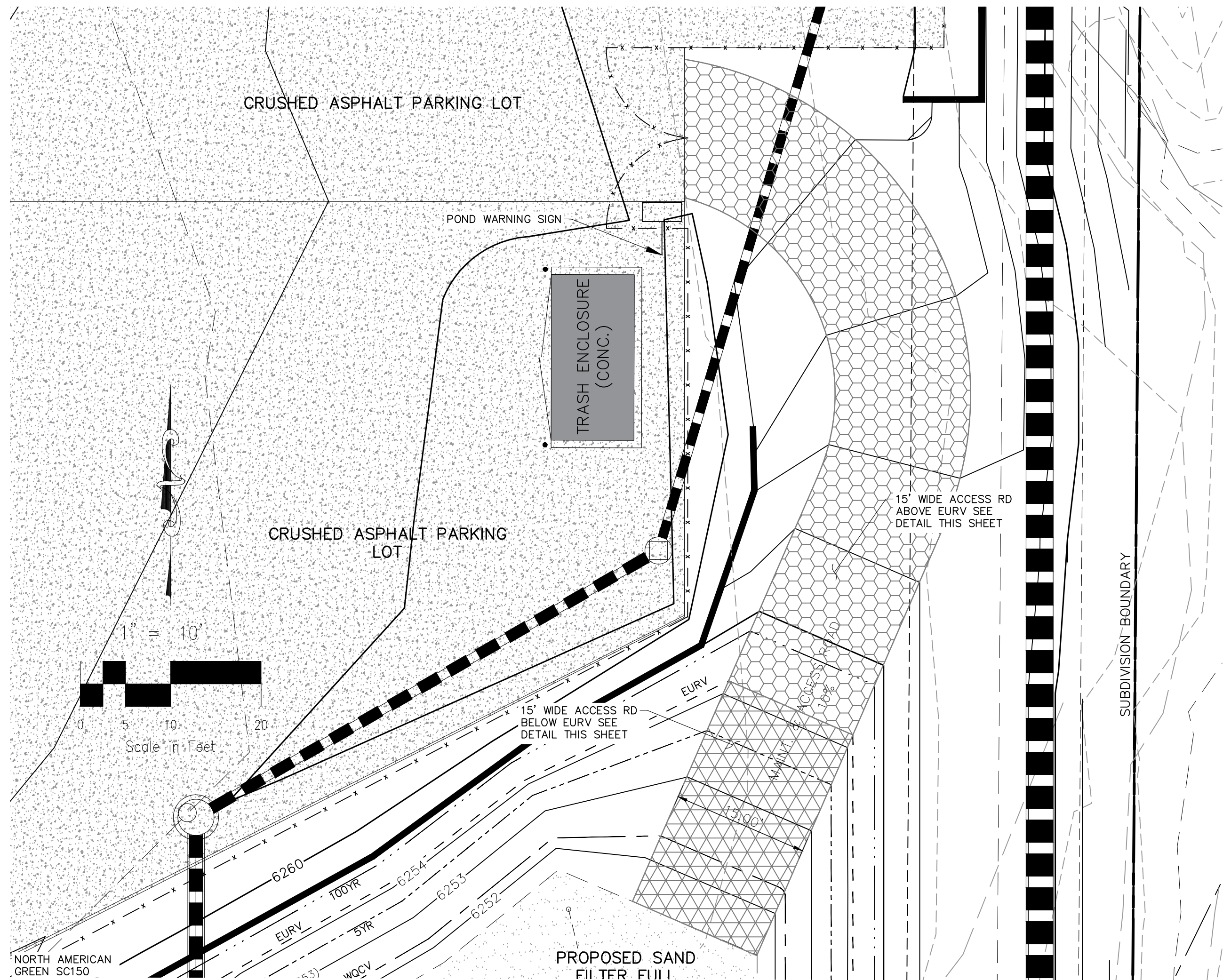
1' TYP

2" TYP

(6) $\frac{9}{16}$ "
PIPE

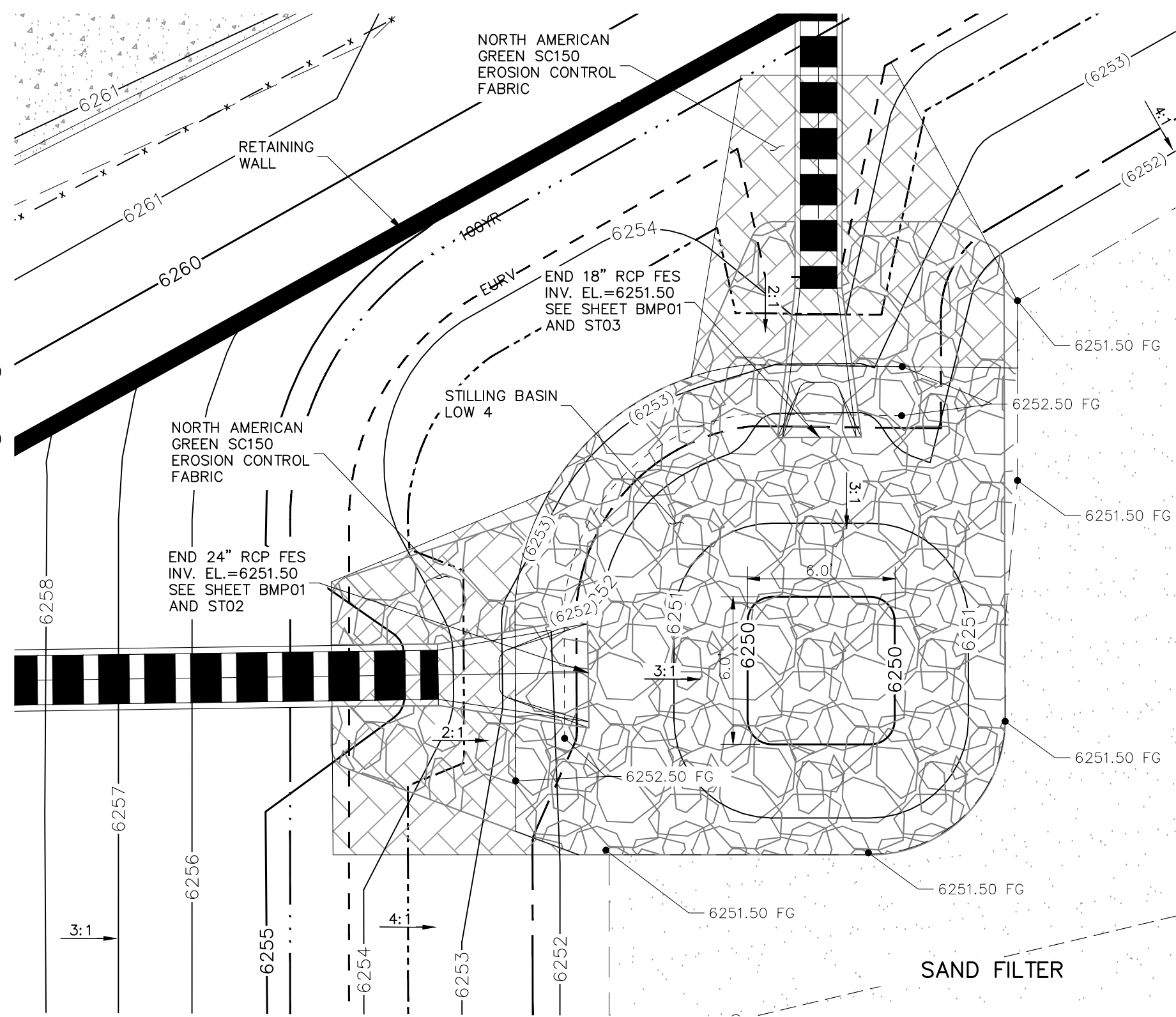
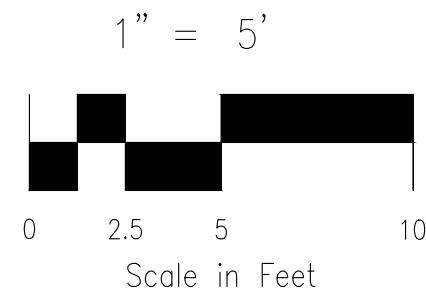
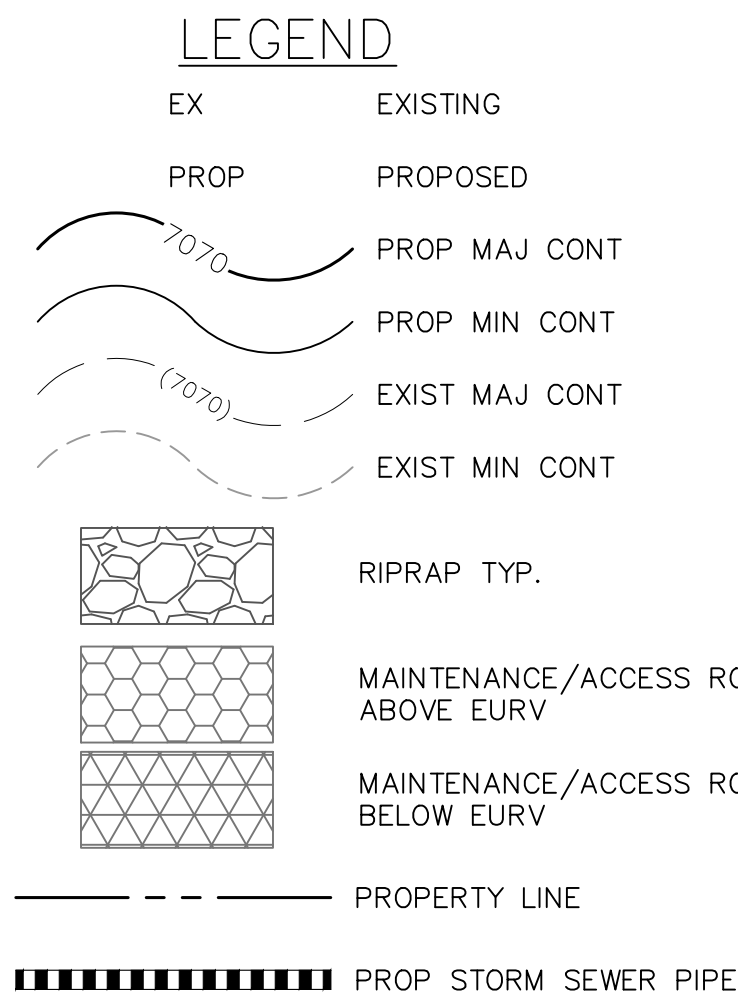
**ORIFICE PLATE
FOR 12"x18" OPENING**
NOT TO SCALE





MAINT AND ACCESS ROADWAY PLAN

SCALE: 1" = 10'



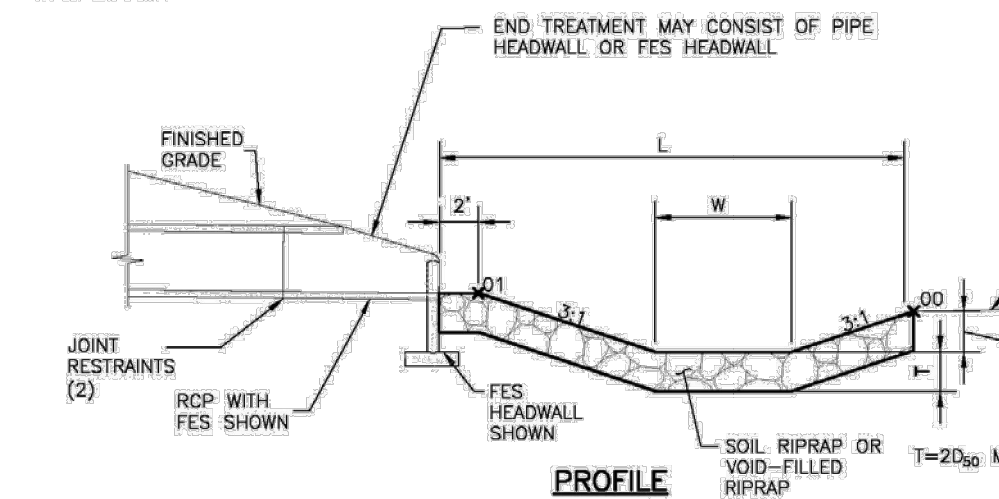
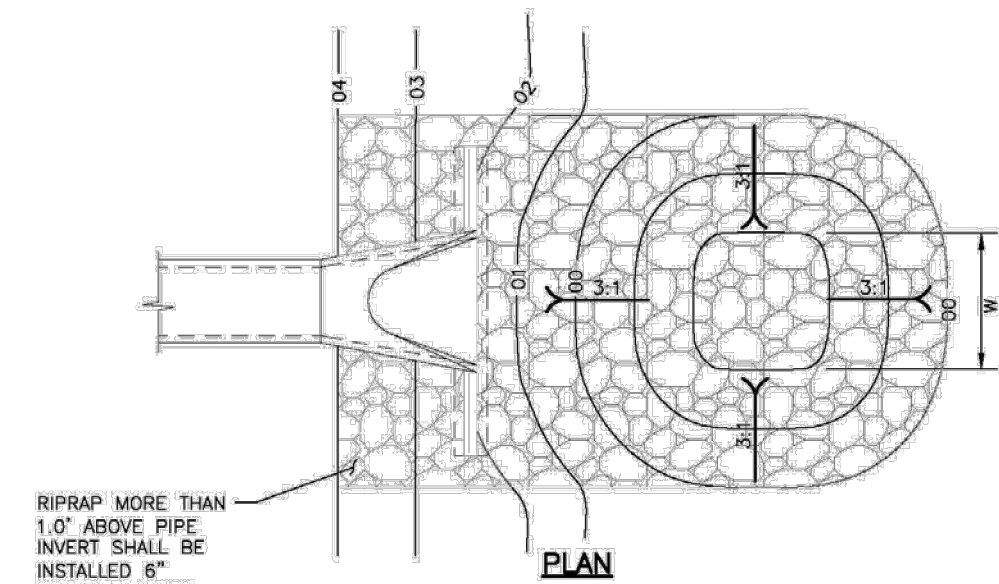
POND STILLING BASIN PLAN VIEW

SCALE: 1" = 5'

TABLE 1

RIPRAP DESIGNATION	% SMALLER THAN GIVEN SIZE BY WEIGHT	INTERMEDIATE ROCK DIMENSION (INCHES)	D ₅₀ * (INCHES)
TYPE VL	70-100 50-70 35-50 2-10	12 9 6 2	6
TYPE L	70-100 50-70 35-50 2-10	15 12 9 3	9
TYPE M	70-100 50-70 35-50 2-10	21 18 12 4	12
TYPE H	70-100 50-70 35-50 2-10	30 24 18 6	18
TYPE VH	70-100 50-70 35-50 2-10	41 33 24 9	24

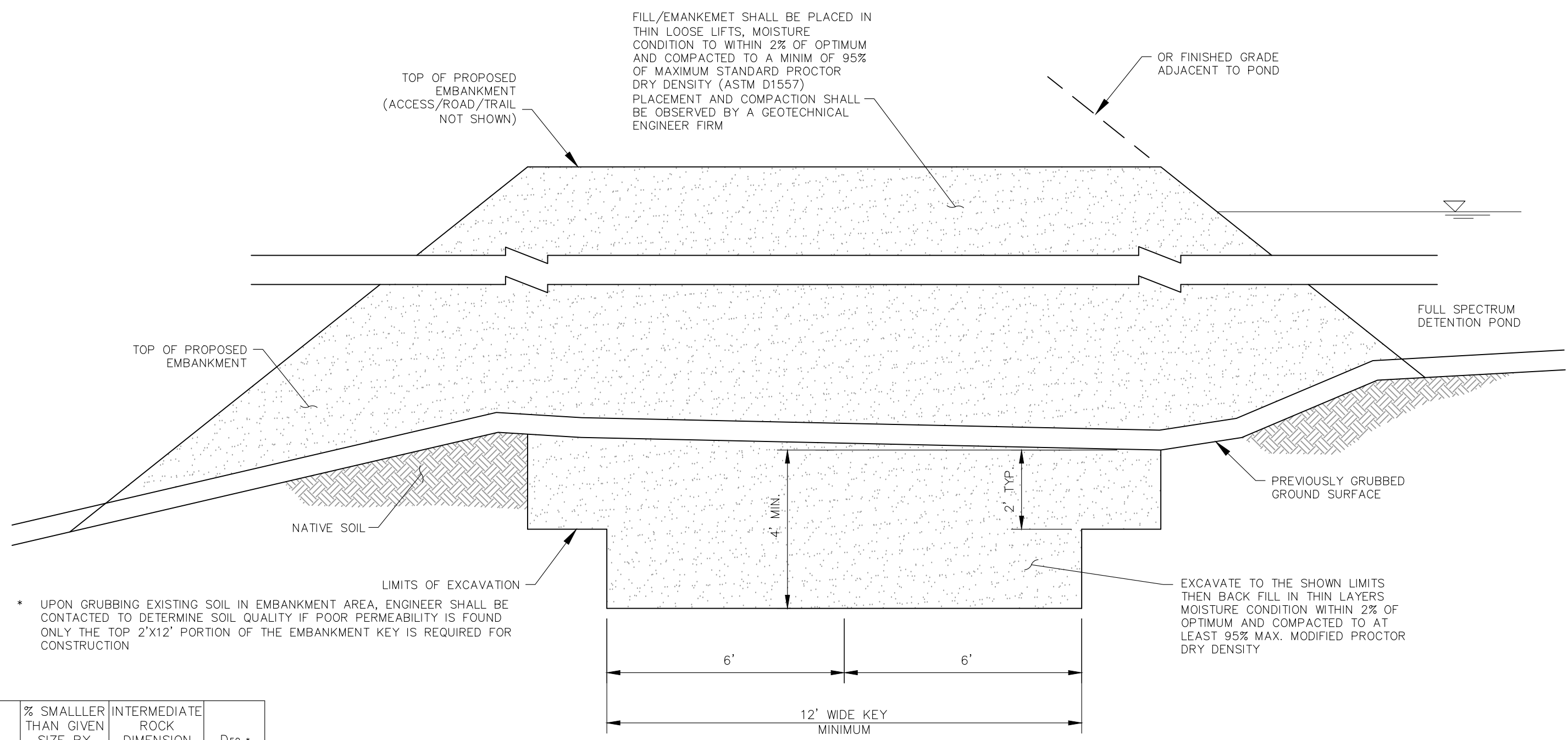
*D₅₀ = MEAN PARTICLE SIZE
REFER TO SECTION 506 RIPRAP OF CDOT SPECIFICATIONS



PIPE SIZE OR BOX HEIGHT	D	W*	L
18" - 24"	1'-0"	4'	15'
30" - 36"	1'-6"	6'	20'
42" - 48"	2'-0"	7'	24'
54" - 60"	2'-6"	8'	28'
66" - 72"	3'-0"	9'	32'

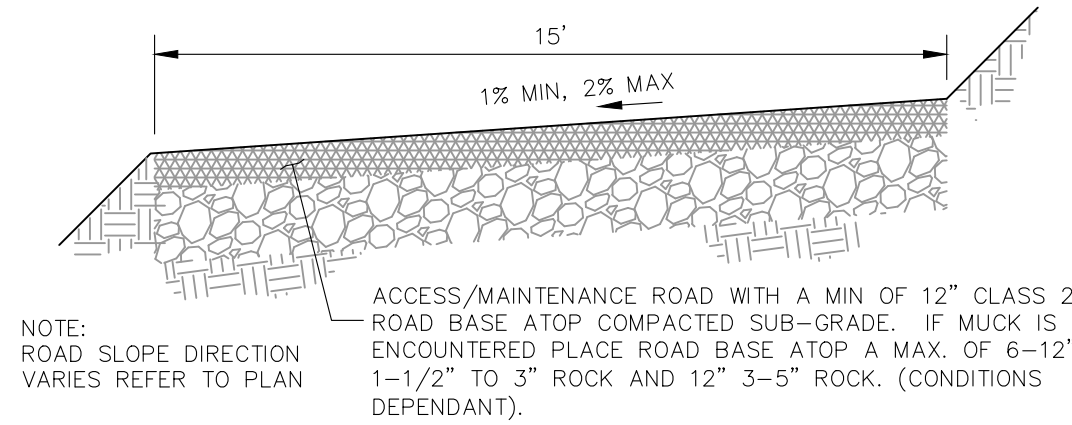
* IF OUTLET PIPE IS A BOX CULVERT WITH A WIDTH GREATER THAN W, THEN W = CULVERT WIDTH

Figure 9-37. Low tailwater riprap basin



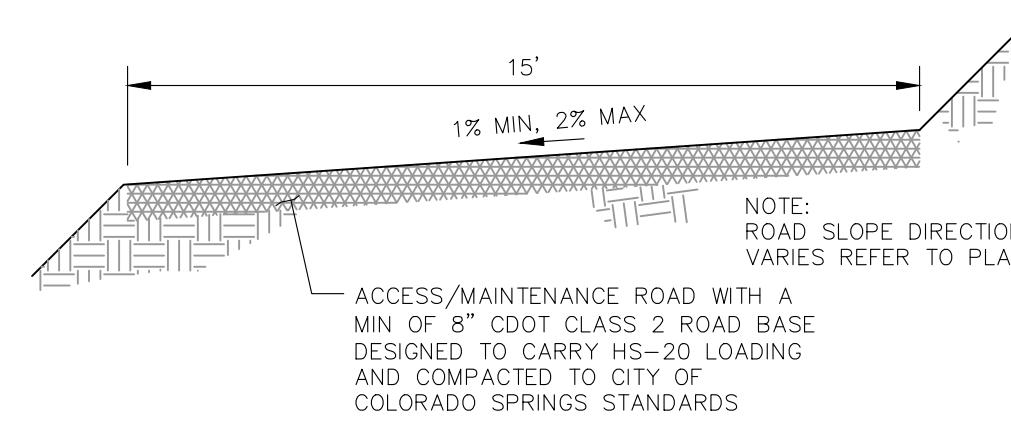
TYPICAL EMBANKMENT WITH SOIL KEYWAY

NOT TO SCALE



MAINTENANCE & ACCESS ROAD
BELOW EURV TYPICAL SECTION

NOT TO SCALE



MAINTENANCE & ACCESS ROAD
ABOVE EURV TYPICAL SECTION

NOT TO SCALE

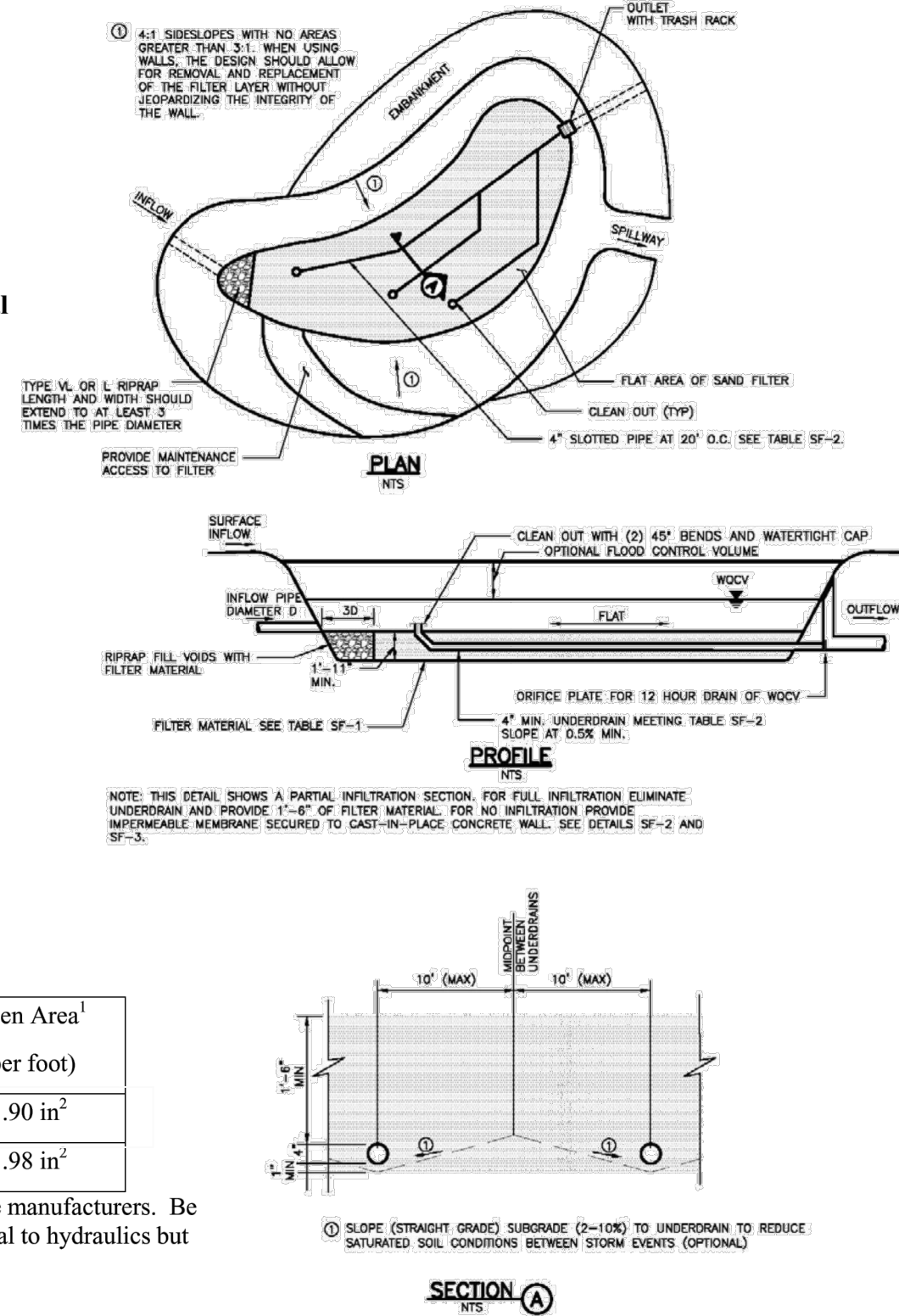
Table SF-1. Gradation Specifications for CDOT Class C Filter Material
(Source: CDOT Table 703-7)

Sieve Size	Mass Percent Passing Square Mesh Sieves
19.0 mm (3/4")	100
4.75 mm (No. 4)	60 - 100
300 µm (No. 50)	10 - 30
150 µm (No. 100)	0 - 10
75 µm (No. 200)	0 - 3

Table SF-2. Dimensions for Slotted Pipe

Pipe Size	Slot Length ¹	Maximum Slot Width	Slot Centers ¹	Open Area ¹ (per foot)
4"	1-1/16"	0.032"	0.413"	1.90 in ²
6"	1-3/8"	0.032"	0.516"	1.98 in ²

¹ Some variation in these values is acceptable and is expected from various pipe manufacturers. Be aware that both increased slot length and decreased slot centers will be beneficial to hydraulics but detrimental to the structure of the pipe.



CLEARWAY, LOT 5

OUTLET STURCTURE POND 1 DETAILS

PROJECT NO. 44-042A

DATE: 06/13/2023

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

DESIGNED BY: DLM

DRAWN BY: CLP

CHECKED BY: DLM

SHEET 16 OF 16

BMP03

212 N. WAHATCH AVE, STE 305
COLORADO SPRINGS, CO 80903
PHONE: 719.555.5465

CIVIL CONSULTANTS, INC.

FOR AND ON BEHALF OF VIRGIL A. SANCHEZ, INC.

06/14/2023

PROFESSIONAL SEAL

REVISIONS:

NO.	DATE:	BY:	DESCRIPTION:

CAUTION