

WILLOW SPRINGS RANCH FILING NO. 2

MONUMENT, COLORADO

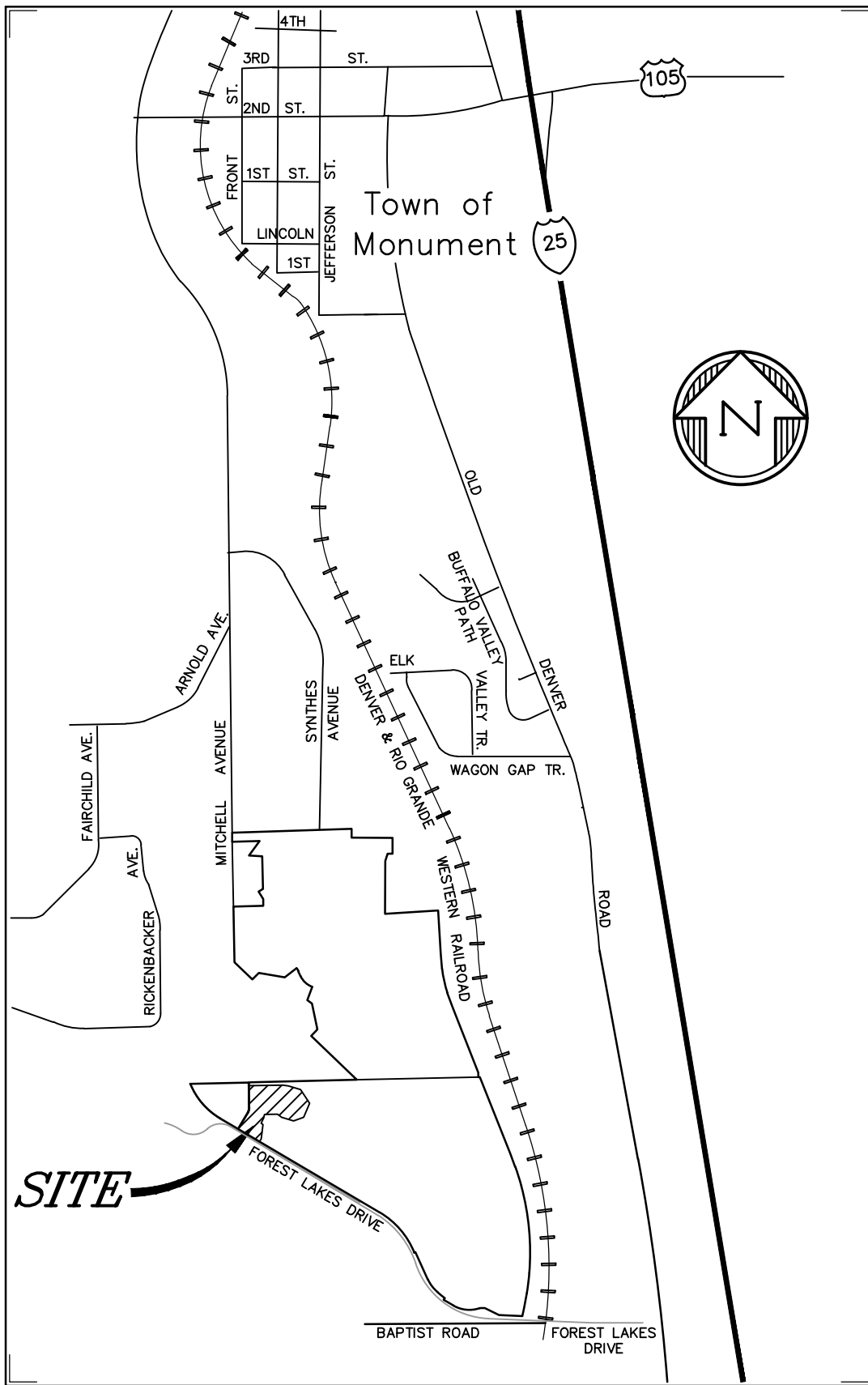
CONSTRUCTION DRAWINGS

GENERAL NOTES

- ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE TOWN OF MONUMENT ENGINEERING STANDARDS AND SPECIFICATIONS AND CDOT STANDARD SPECIFICATIONS, LATEST REVISION.
- APPROVAL OF THESE PLANS BY THE CITY ENGINEER DOES NOT AUTHORIZE ANY WORK TO BE PERFORMED UNTIL ANY REQUIRED PERMITS HAVE BEEN ISSUED.
- THE CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS TO COMPLETE THE PROPOSED WORK AND SHALL COMPLY WITH ALL LOCAL, STATE AND FEDERAL REGULATIONS.
- THE CONTRACTOR SHALL OBTAIN AN APPROVED TRAFFIC CONTROL PLAN PRIOR TO COMMENCING CONSTRUCTION ACTIVITIES IN THE PUBLIC RIGHT-OF-WAY.
- IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO ENSURE THAT ALL WORK IS PERFORMED IN ACCORDANCE WITH APPLICABLE STANDARDS AND REGULATIONS AS SET FORTH BY THE OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION (O.S.H.A.).
- THE APPROVAL OF THESE PLANS OR ISSUANCE OF A PERMIT BY THE TOWN OF MONUMENT DOES NOT AUTHORIZE THE OWNER OR CONTRACTOR TO VIOLATE ANY FEDERAL, STATE OR CITY LAWS, ORDINANCES, REGULATIONS, OR POLICES.
- NO FIELD CHANGES SHALL BE MADE WITHOUT PRIOR WRITTEN APPROVAL OF THE PROJECT ENGINEER.
- ANY DISCREPANCY WITHIN THESE PLANS SHOULD BE BROUGHT TO THE IMMEDIATE ATTENTION OF THE ENGINEER AND WORK SHALL STOP UNTIL THE DISCREPANCY IS DISCUSSED AND A RESOLUTION HAS BEEN DETERMINED.
- THE PHYSICAL FEATURES WITHIN THE LIMITS OF THE PROJECT HAVE BEEN SHOWN BASED ON THE BEST AVAILABLE INFORMATION AT THE TIME OF DESIGN. THE PROJECT ENGINEER ASSUMES NO RESPONSIBILITY FOR THE ACCURACY OF THE FEATURES SHOWN. THE CONTRACTOR SHALL REVIEW AND VERIFY EXISTING PHYSICAL FEATURES AND ELEVATIONS AND INFORM THE ENGINEER OF THE CONDITIONS TO BE ENCOUNTERED DURING THE CONSTRUCTION.
- ALL WORK SHALL BE DONE TO THE LINES, GRADES, SECTIONS, AND ELEVATIONS SHOWN ON THE PLANS UNLESS OTHERWISE NOTED OR APPROVED BY THE ENGINEER.
- ALL MATERIALS AND WORKMANSHIP IN THE PUBLIC RIGHT-OF-WAY SHALL BE SUBJECT TO INSPECTION AND APPROVAL BY THE TOWN OF MONUMENT AND THE ENGINEER/OWNER.
- SUBMITTALS SHALL BE MADE FOR ALL MATERIALS TO BE INCORPORATED INTO THIS PROJECT.
- THE CONTRACTOR SHALL NOT STOCKPILE MATERIAL WITHIN 10 FT. OF THE EDGE OF THE TRAVELED WAY.
- SHOULD THE CONSTRUCTION ACTIVITY CONTINUE PAST 7:00 P.M., THE CONTRACTOR SHALL ENSURE THAT THE NOISE LEVEL DOES NOT EXCEED THE LIMITS SPECIFIED IN THE CITY ORDINANCE.
- DIMENSIONS AND RADII ARE SHOWN TO THE CURB FLOWLINE UNLESS OTHERWISE NOTED.
- ALL STATIONS REFER TO THE CENTERLINE OR FLOWLINE OF ROADWAY, UNLESS OTHERWISE NOTED.
- STORM INLET STATIONING AND ELEVATION REFERENCE TOP FRONT MIDDLE OF BOX. STORM MANHOLE STATIONING REFERENCE CENTER OF MANHOLE.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL SURVEYING AND CONSTRUCTION STAKING FOR THE PROJECT. ALL GRADING AND SURFACING SHALL BE IN ACCORDANCE WITH THE PLAN SHEETS AND THE CITY OF COLORADO SPRINGS STANDARD SPECIFICATIONS.
- THE CONTRACTOR SHALL VERIFY ALL UTILITY LOCATIONS PRIOR TO BIDDING THE PROJECT. ALL UTILITY LOCATIONS SHOWN ARE APPROXIMATE.
- ALL CONTRACTORS UTILIZING THIS PLAN AND THE INFORMATION CONTAINED THEREON ARE CAUTIONED TO COMPLY WITH THE REQUIREMENTS OF COLORADO CODE TITLE 9, ARTICLE 1.5, AS AMENDED, CONCERNING PREVENTION OF DAMAGE TO UNDERGROUND FACILITIES RESULTING FROM EXCAVATIONS (Utility Notification Act). LOCATION OF EXISTING AND PROPOSED UNDERGROUND UTILITIES AND FACILITIES SHOWN ON THE DRAWINGS HAVE BEEN DEVELOPED FROM INFORMATION MADE AVAILABLE. COMPLETENESS AND ACCURACY OF LOCATION AND DEPTH OF UTILITIES AND FACILITIES SHOWN ON THESE PLANS CANNOT BE GUARANTEED. OTHER UTILITIES MAY BE PRESENT AT THIS LOCATION NOT SHOWN ON THIS PLANS. THE CONTRACTOR IS TO VERIFY THE DEPTH AND LOCATION OF ALL UTILITIES AND FACILITIES BEFORE THE START OF WORK. UTILIZE HAND EXCAVATION AS REQUIRED. WORK SHALL BE DONE IN ACCORDANCE WITH THE STANDARDS OF THE UTILITY COMPANIES WHOSE FACILITIES ARE IN THE PROXIMITY OF THE WORK, PURSUANT TO THE REQUIREMENTS OF COLORADO CODE, THE CONTRACTOR SHALL CONTACT THE UTILITY NOTIFICATION CENTER OF COLORADO AT 811, (1-800-922-1987) AT LEAST 2 DAYS PRIOR TO EXCAVATION.
- THE CONTRACTOR SHALL HAVE ONE (1) SIGNED COPY OF THESE APPROVED PLANS AND ONE (1) COPY OF THE APPROPRIATE DESIGN AND CONSTRUCTION STANDARDS AND SPECIFICATIONS AT THE JOB SITE AT ALL TIMES.
- CONTRACTOR SHALL SCHEDULE A PRE-CONSTRUCTION MEETING WITH OWNER, ARCHITECT & ENGINEER PRIOR TO MOBILIZING ON SITE.
- CONTRACTORS SHALL VERIFY ALL DIMENSIONS, INVERTS, ELEVATIONS, AND EXISTING CONDITIONS PRIOR TO PROCEEDING WITH THE WORK. VARIATIONS BETWEEN DRAWINGS AND ACTUAL FIELD CONDITIONS SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER AND RESOLVED PRIOR TO PROCEEDING WITH THE WORK.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTENANCE AND PROTECTION OF VEHICULAR AND PEDESTRIAN TRAFFIC. ALL TRAFFIC CONTROL MEASURES SHALL BE IN ACCORDANCE WITH LOCAL, STATE, AND OSHA REGULATIONS.
- PROFESSIONAL INSPECTION AND ACCEPTANCE OF CONSTRUCTION FOR CONFORMANCE TO THE APPLICABLE STANDARDS AND CODES IS THE RESPONSIBILITY OF THE OWNER. SITE OBSERVATION OF THE GEOTECHNICAL ASPECTS OF THE PROJECT IS TO BE DONE UNDER THE DIRECT SUPERVISION OF A PROFESSIONAL ENGINEER. THE OWNER OR THE OWNER'S CONSTRUCTION REPRESENTATIVE RESERVES THE RIGHT TO INSPECT ANY PORTION OF THE WORK AND REQUEST CORRECTION TO THE OWNER'S SATISFACTION FOR ALL WORK NOT COMPLETED IN ACCORDANCE WITH THE SPECIFICATIONS AND DRAWINGS. INSPECTION OR SITE OBSERVATION OF WORK BY THE ENGINEER DOES NOT RELIEVE THE CONTRACTOR FROM THE RESPONSIBILITY OF CONFORMING TO THE DRAWINGS AND SPECIFICATIONS FOR ALL CONSTRUCTION.
- PROPOSED LANDSCAPING AND IRRIGATION SHALL CONFORM TO THE APPROVED FINAL LANDSCAPE AND IRRIGATION PLANS.
- ALL MATERIALS AND WORKMANSHIP SHALL BE SUBJECT TO INSPECTION BY THE OWNER OR ITS REPRESENTATIVES. THE OWNER OR ITS REPRESENTATIVES RESERVE THE RIGHT TO ACCEPT OR REJECT ANY SUCH MATERIALS AND WORKMANSHIP THAT DOES NOT CONFORM TO ITS STANDARDS AND SPECIFICATIONS.

NOTES

- PER COLORADO STATE SENATE BILL 18-167, ALL UNDERGROUND UTILITIES, INCLUDING STORM SEWER, MUST BE INSTALLED WITH A DETECTABLE MATERIAL SO IT CAN BE TRACED AT GROUND LEVEL. ENSURE ALL PIPES INSTALLED ARE EQUIPPED WITH A MEANS OF BEING DETECTED, AS PER FORTHCOMING CITY STANDARD. EFFECTIVE JANUARY 1, 2020.
- MAINTENANCE OF CURB RETURNS, CROSS PANS AND PEDESTRIAN RAMPS IN THE FOREST LAKES DRIVE ROW SHALL BE RESPONSIBILITY OF THE TOWN OF MONUMENT.



Vicinity Map
Not to Scale

SHEET INDEX

SHT 1	CV	COVER SHEET	PLAN & PROFILE
SHT 2	MMD	MOUNTAIN MUHLY DR.	
SHT 3	S&D	SECTIONS & DETAILS	
SHT 4	S&D	SECTIONS & DETAILS	

FLOODPLAIN STATEMENT

THE PROPERTY IS INDICATED AS BEING LOCATED IN ZONE "AE" ON THE NFIP FLOOD INSURANCE RATE MAP FOR UNINCORPORATED EL PASO COUNTY, COLORADO, PANEL NUMBER'S 08041C0278G AND 08041C0278G, BOTH DATED DECEMBER 07, 2018 AND ON THE LETTER OF MAP REVISION TO PANEL NUMBER'S 08041C0278G AND 08041C0278G, CASE NUMBER 16-08-1035R HAVING AN EFFECTIVE DATE OF APRIL 18, 2019. ZONE "AE" IS DESCRIBED AS THOSE AREAS FOR WHICH BASE FLOOD ELEVATIONS HAVE BEEN DETERMINED.

PROJECT BENCHMARK

A #5 REBAR WITH A 2" ALUMINUM CAP STAMPED "D.B. & CO." / "CONTROL POINT". POINT IS LOCATED 610 FEET +/- EAST OF THE EAST EDGE OF ASPHALT OF MITCHELL ROAD, 390 FEET +/- SOUTHWESTERLY OF THE CENTER OF THE CUL-DE-SAC AT THE SOUTH END OF SYNTHES ROAD AND 25 FEET SOUTH OF A SPLIT RAIL FENCE AT THE SOUTHERLY BOUNDARY OF THE SYNTHES USA PROPERTY.

ELEVATION = 6880.06. VERTICAL DATUM - NAVD88.

CONTACTS

DEVELOPER: POLO BROWN COMPANY
514 PIKE AVENUE
CANON CITY, COLORADO 81212
DANIEL BROWN
(303) 999-5533

CIVIL ENGINEER: DREXEL BARRELL & COMPANY
3 S. 7TH STREET
COLORADO SPRINGS, CO 80905
TIM MCCONNELL, P.E. (719) 260-0887

LOCAL UTILITY PROVIDERS

FIRE DEPARTMENT
TRI-LAKES MONUMENT FIRE PROTECTION DISTRICT
JAMEY BUMGARNER
BATTALION CHIEF
15455 GLENEAGLE DR., STE. 230
COLORADO SPRINGS, COLORADO 80921
Phone (719) 484-0911
jbumgarner@timfire.org

ELECTRIC
MOUNTAIN VIEW ELECTRIC ASSOC.
LES ULFERS
11140 E. WOODMEN ROAD
FALCON, COLORADO 80831
Phone (719) 495-2263

NATURAL GAS:
BLACK HILLS ENERGY
BOB SWATEK
18965 BASE CAMP RD. #A7
MONUMENT, COLORADO 80132
Phone (303) 566-3405
TELEPHONE COMPANY:
CENTURY LINK
MELISSA SPENCER
Phone: (719) 636-4748
(LOCATORS) (719) 597-8418

CABLE COMPANY:
COMCAST
DALE STEWART
213 N. UNION BLVD.
COLORADO SPRINGS, COLORADO 80909
Phone: 9719) 442-4733

WATER
TOWN OF MONUMENT
TOM THARNISH
645 BEACON LITE ROAD
MONUMENT, COLORADO 80132
PHONE: (719) 481-2954

WASTEWATER
MONUMENT SANITATION DISTRICT
130 2ND ST.
MONUMENT, COLORADO 80132
PHONE: (719) 481-4886

LOCAL OFFICIALS

TOWN OF MONUMENT
TOWN MANAGER
MIKE FOREMAN
645 BEACON LITE ROAD
MONUMENT, COLORADO 80132
Phone (719) 884-8023
mforeman@tomgov.org

TOWN OF MONUMENT PUBLIC WORKS
DIRECTOR OF PUBLIC WORKS
TOM THARNISH
645 BEACON LITE ROAD
MONUMENT, COLORADO 80132
Phone (719) 884-8039
ttharnish@tomgov.org

TOWN OF MONUMENT PLANNING DEPARTMENT
LARRY MANNING
PLANNING DIRECTOR
645 BEACON LITE ROAD
MONUMENT, COLORADO 80132
lmanning@tomgov.org

TOWN OF MONUMENT ACCEPTANCE

THESE PLANS HAVE BEEN REVIEWED BY THE TOWN OF MONUMENT STAFF AND FOUND TO BE IN GENERAL COMPLIANCE WITH TOWN OF MONUMENT AND TRIVIEW STANDARDS. IT IS THE RESPONSIBILITY OF THE SITE ENGINEER AND GENERAL CONTRACTOR TO ENSURE CONSTRUCTION IS IN COMPLIANCE WITH THESE PLANS AND IN CONFORMANCE WITH THE TOWN OF MONUMENT DESIGN CRITERIA & CONSTRUCTION SPECIFICATIONS, REGULATIONS, TRIVIEW METROPOLITAN DISTRICT DESIGN CRITERIA CONSTRUCTION SPECIFICATIONS, AND THE CITY OF COLORADO SPRINGS DRAINAGE CRITERIA MANUALS VOLUMES 1 AND 2 SHALL PREVAIL IN ANY INSTANCES WHERE THESE PLANS DIFFER WITH THOSE REQUIREMENTS.

THE DEVELOPMENT SERVICES DEPARTMENT SHALL BE NOTIFIED IF ANY CHANGES NEED TO BE MADE.

TOWN OF MONUMENT _____ DATE _____

ENGINEER'S STATEMENT

THIS EROSION AND STORMWATER QUALITY CONTROL/GRADING PLAN WAS PREPARED UNDER MY DIRECTION AND SUPERVISION AND IS CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. IF SUCH WORK IS PERFORMED IN ACCORDANCE WITH THE GRADING AND EROSION CONTROL PLAN, THE WORK WILL NOT BECOME AND HAZARD TO LIFE AND LIMB, ENDANGER PROPERTY, OR ADVERSELY AFFECT THE SAFETY, USE, OR STABILITY OF A PUBLIC WAY, DRAINAGE CHANNEL, OR OTHER PROPERTY.

ENGINEER _____ DATE _____

OWNER'S STATEMENT

THE OWNER WILL COMPLY WITH THE REQUIREMENTS OF THE EROSION AND STORMWATER QUALITY CONTROL PLAN INCLUDING TEMPORARY BMP INSPECTION REQUIREMENTS AND FINAL STABILIZATION REQUIREMENTS. I ACKNOWLEDGE THE RESPONSIBILITY TO DETERMINE WHETHER THE CONSTRUCTION ACTIVITIES ON THESE PLANS REQUIRE COLORADO DISCHARGE PERMIT SYSTEM (CDPS) PERMITTING FOR STORMWATER DISCHARGES ASSOCIATED WITH CONSTRUCTION ACTIVITY.

DEVELOPER/OWNER SIGNATURE _____ DATE _____

DANIEL BROWN
POLO BROWN COMPANY
514 PIKE AVENUE
CANON CITY, CO 81212
(303) 999-5533

EL PASO COUNTY

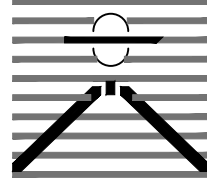
COUNTY PLAN REVIEW IS PROVIDED ONLY FOR GENERAL CONFORMANCE WITH COUNTY DESIGN CRITERIA. THE COUNTY IS NOT RESPONSIBLE FOR THE ACCURACY AND ADEQUACY OF THE DESIGN, DIMENSIONS, AND/OR ELEVATIONS WHICH SHALL BE CONFIRMED AT THE JOB SITE. THE COUNTY THROUGH THE APPROVAL OF THIS DOCUMENT ASSUMES NO RESPONSIBILITY FOR THE COMPLETENESS AND/OR ACCURACY OF THIS DOCUMENT.

FILED IN ACCORDANCE WITH THE REQUIREMENTS OF THE EL PASO COUNTY LAND DEVELOPMENT CODE, DRAINAGE CRITERIA MANUAL, AND ENGINEER Add "PCD File No. CDR224" AS AMENDED.

THIS REVIEW IS ONLY FOR THE CUL-DE-SAC IN FOREST-LAKES DRIVE.

JENNIFER IRVINE, P.E. _____ DATE _____
COUNTY ENGINEER

PREPARED BY:



DREXEL, BARRELL & CO.
Engineers • Surveyors
3 SOUTH 7TH STREET
COLORADO SPRINGS, COLORADO 80905
CONTACT: TIM D. MCCONNELL, P.E.
(719) 260-0887
BOULDER • COLORADO SPRINGS • GREELEY

CLIENT:



514 PIKE AVENUE
CANON CITY, COLORADO 81212
(303) 999-5533

CONSTRUCTION DOCUMENTS FOR:

WILLOW SPRINGS RANCH
FILING NO. 2
BAPTIST ROAD & FOREST LAKES DRIVE
MONUMENT, COLORADO

ISSUE	DATE
INITIAL ISSUE	2-22-22
DESIGNED BY:	KGV
DRAWN BY:	SDM
CHECKED BY:	TDM
FILE NAME:	20876-05CV

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

STREET
PLAN COVER

PROJECT NO. 20876-05CSCV

DRAWING NO.

CV

SHEET: 1 OF 4

CLIENT:



CONSTRUCTION DOCUMENTS FOR:
**WILLOW SPRINGS RANCH
FILING NO. 2**
BAPTIST ROAD & FOREST LAKES DRIVE
MONUMENT, COLORADO

DRAWING SCALE:
 HORIZONTAL: 1" = 50"
 VERTICAL: 1" = 10'

**MOUNTAIN
 MUHLY DRIVE
 PLAN & PROFILE**

**PROJECT NO. 20876-05CSCV
 DRAWING NO.**

SHEET: 2 OF 4

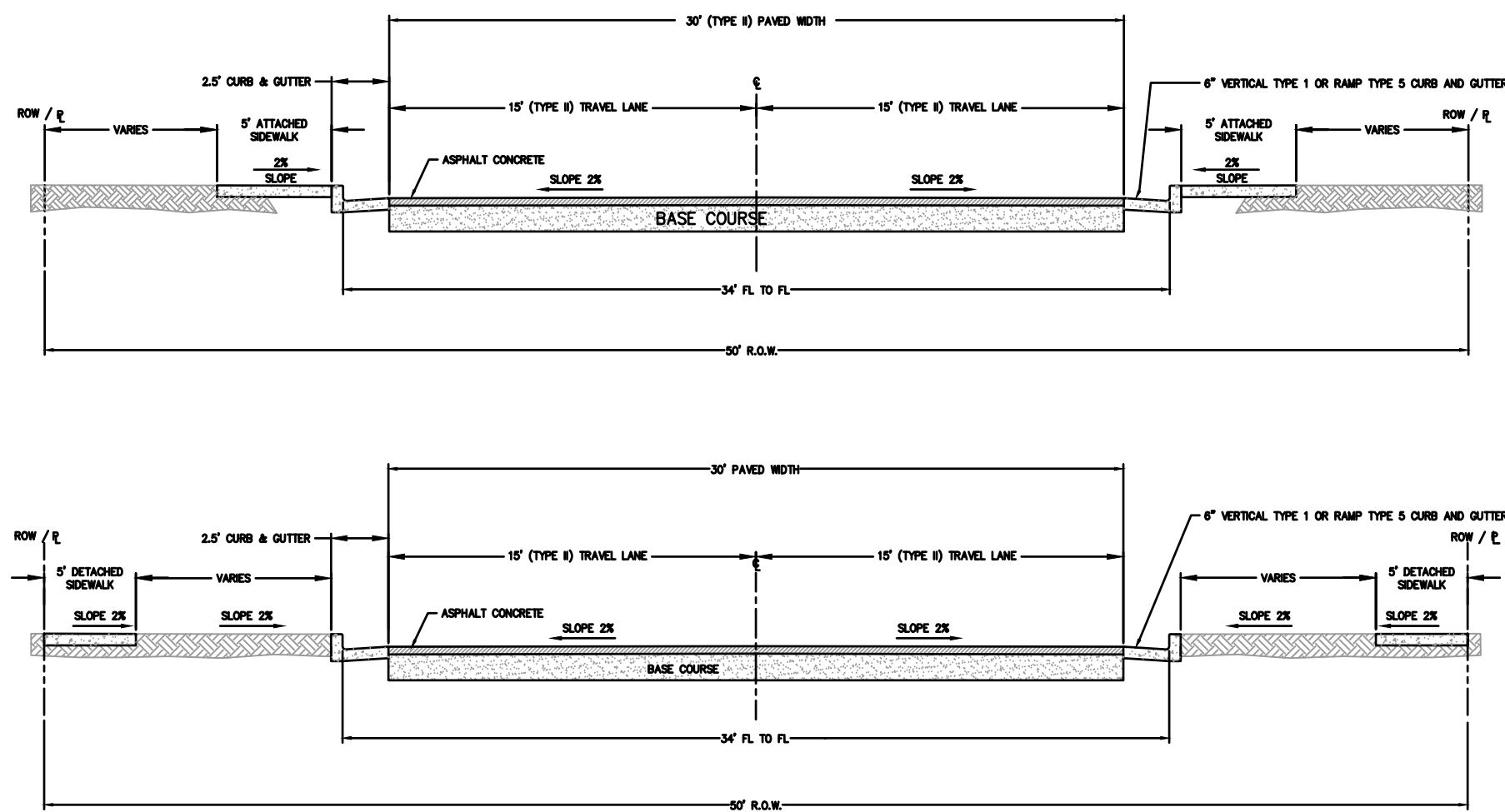


1. COMBINE ALL STOP SIGNS AND D3 STREET NAME SIGNS ON ONE POLE.
2. ALL D3 SIGNS TO BE 4" FONT WHITE LETTERS ON GREEN BACKGROUND (PUBLIC RD).



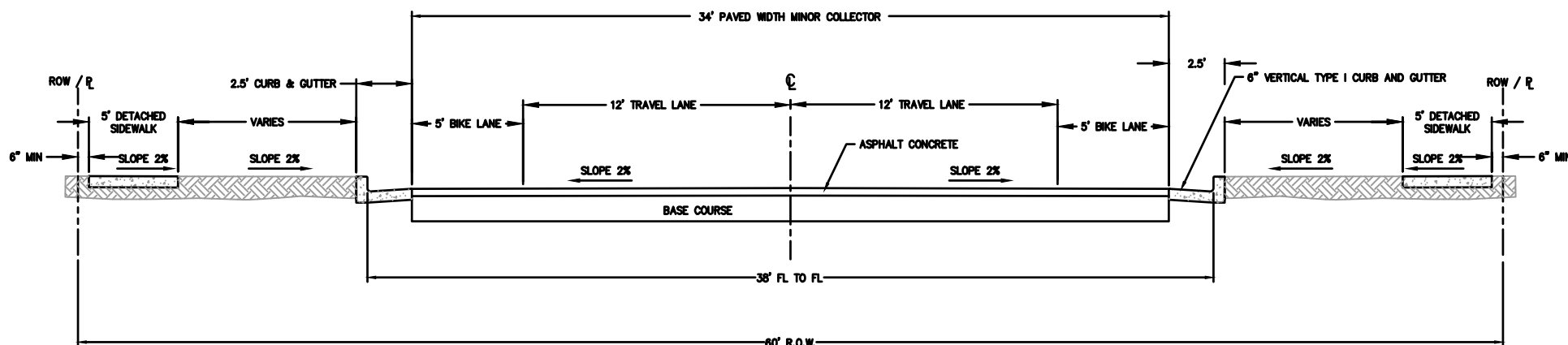
**Know what's below.
Call before you dig.**

CALL 3—BUSINESS DAYS IN ADVANCE
BEFORE YOU DIG, GRADE, OR
EXCAVATE FOR THE MARKING OF
UNDERGROUND MEMBER UTILITIES.



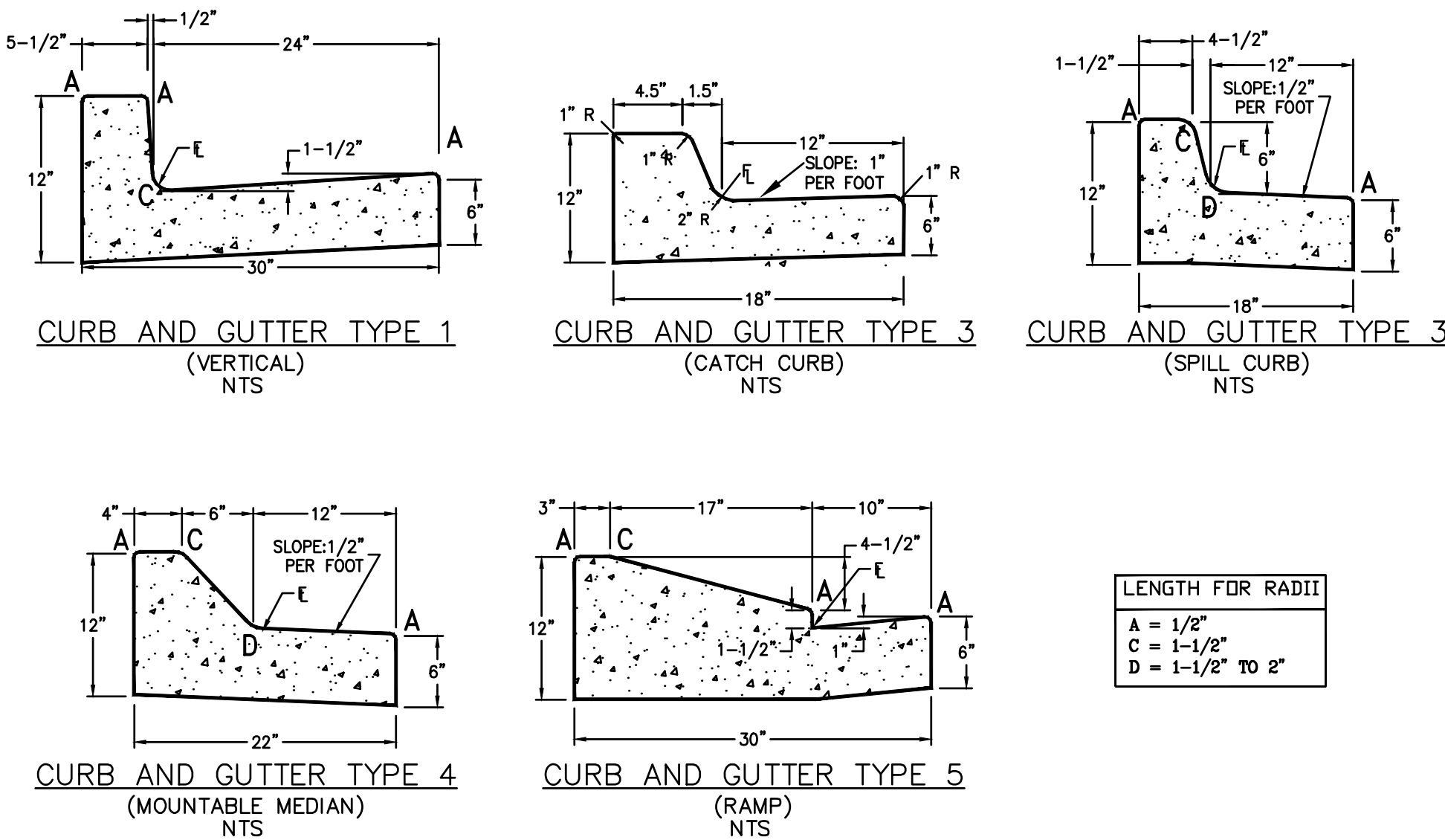
- NOTES:
 1) SEE CITY OF COLORADO SPRINGS STANDARD DETAIL 12: CURB TYPES
 2) 5' DETACHED OR ATTACHED SIDEWALKS MAY BE USED.
 3) FULL DEPTH ASPHALT OR BASE COURSE MAY BE USED. REFER TO SECTION 6 OF THE TRIVIEW METROPOLITAN DISTRICT DESIGN CRITERIA MANUAL: PAVEMENT DESIGN AND TECHNICAL CRITERIA.
 4) SEE TABLE 5.10 AND SUBSECTION 1-3 FOR ROADWAY DESIGN AND TECHNICAL CRITERIA.

LOCAL TYPE II CROSS-SECTION
RESIDENTIAL

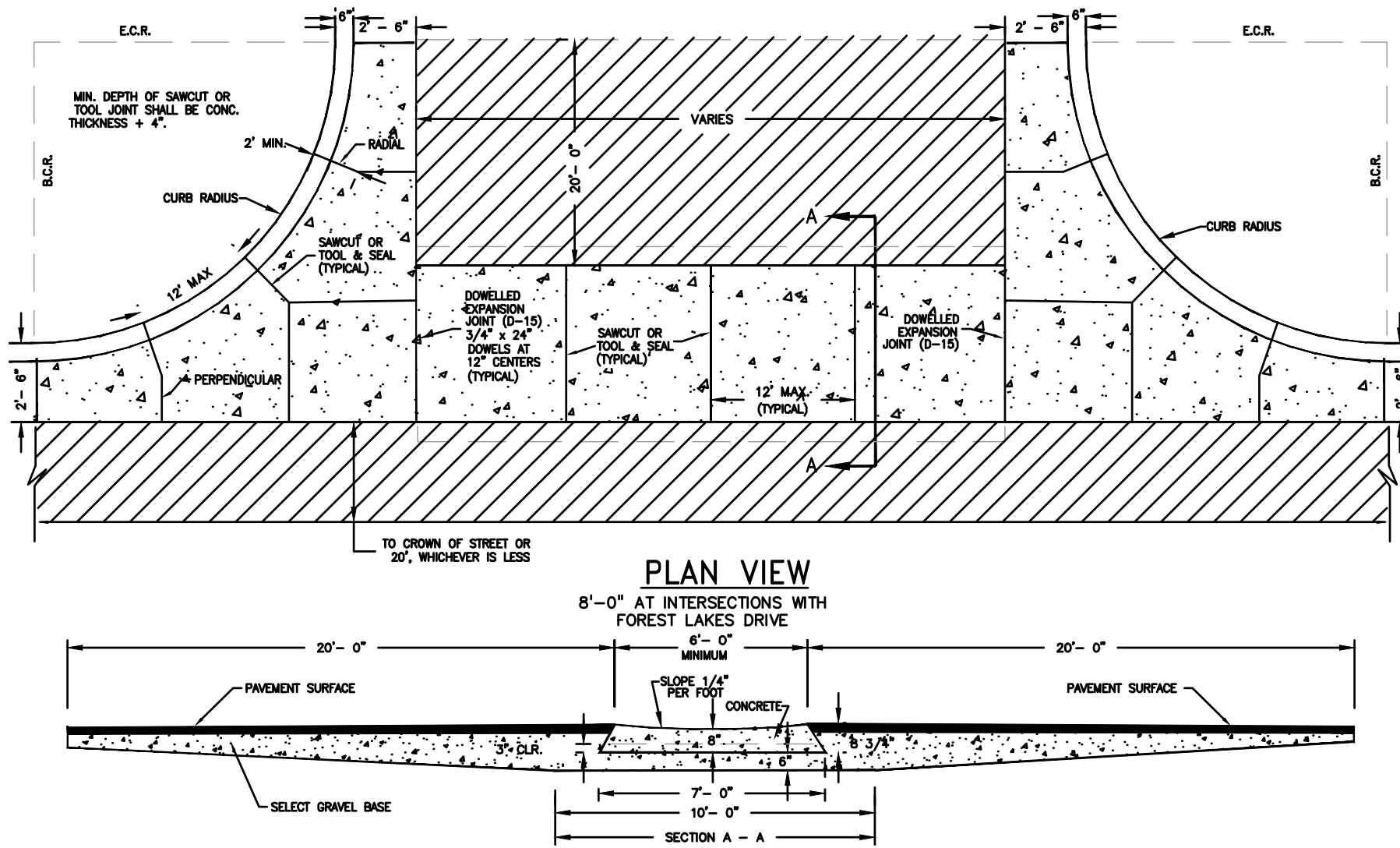


- NOTES:
 1) SEE CITY OF COLORADO SPRINGS STANDARD DETAIL 12: CURB TYPES
 2) 5' DETACHED SIDEWALKS ONLY.
 3) FULL DEPTH ASPHALT OR BASE COURSE MAY BE USED. REFER TO SECTION 6 OF THE TRIVIEW METROPOLITAN DISTRICT DESIGN CRITERIA MANUAL: PAVEMENT DESIGN AND TECHNICAL CRITERIA.
 4) SEE TABLE 5.10 AND SUBSECTION 1-3 FOR ROADWAY DESIGN AND TECHNICAL CRITERIA.

MINOR COLLECTOR CROSS-SECTION



STANDARD CURB AND GUTTER
TYPE 1, 3, 4 AND 5



SECTION A-A

CROSS PAN

- NOTES
 1. SQUARED-OFF RETURN TO BE POURED MONOLITHIC 8" P.C.C. MINIMUM WITH 6x6 - 4,4 W.W.F. OR #4 @ 18" E.W.
 2. = 3" MINIMUM ASPHALT DEPTH (2 LIFTS).

PREPARED BY:

DREXEL, BARRELL & CO.
 Engineers • Surveyors
 3 SOUTH 7TH STREET
 COLORADO SPRINGS, COLORADO 80905
 CONTACT: TIM D. McCONNELL, P.E.
 (719) 560-0887
 BOULDER • COLORADO SPRINGS • GREELEY

CLIENT:

POLO BROWN
 COMPANY
 514 PIKE AVENUE
 CANON CITY, COLORADO 81212
 (303) 999-5533

CONSTRUCTION DOCUMENTS FOR:

WILLOW SPRINGS RANCH
 FILING NO. 2
 BAPTIST ROAD & FOREST LAKES DRIVE
 MONUMENT, COLORADO

ISSUE	DATE
INITIAL ISSUE	2-22-22
DESIGNED BY:	KGV
DRAWN BY:	SDM
CHECKED BY:	TDH
FILE NAME:	20876-05S&D

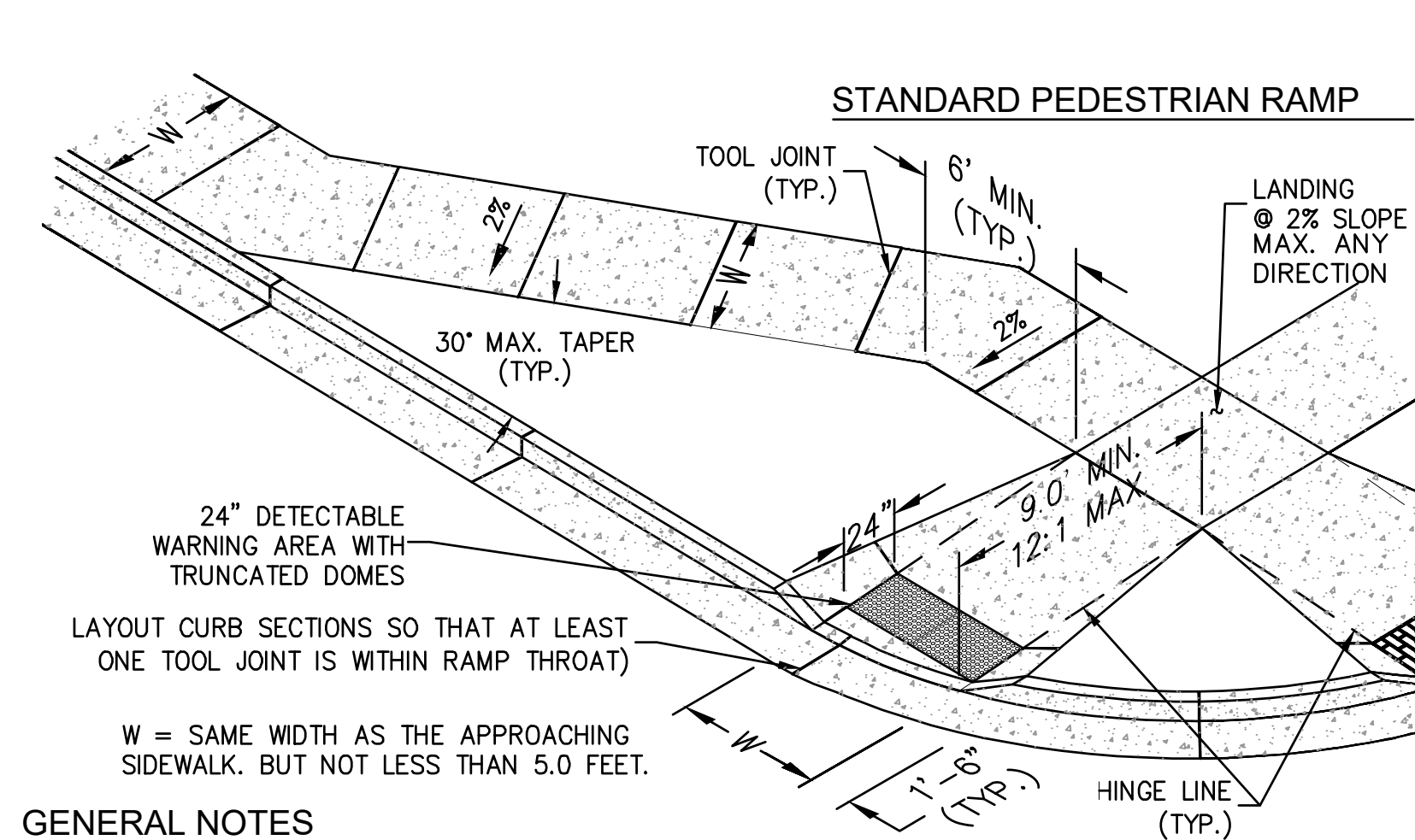
DRAWING SCALE:
 HORIZONTAL: N/A
 VERTICAL: N/A

SECTIONS
 &
 DETAILS

PROJECT NO. 20876-05CSCV
 DRAWING NO.

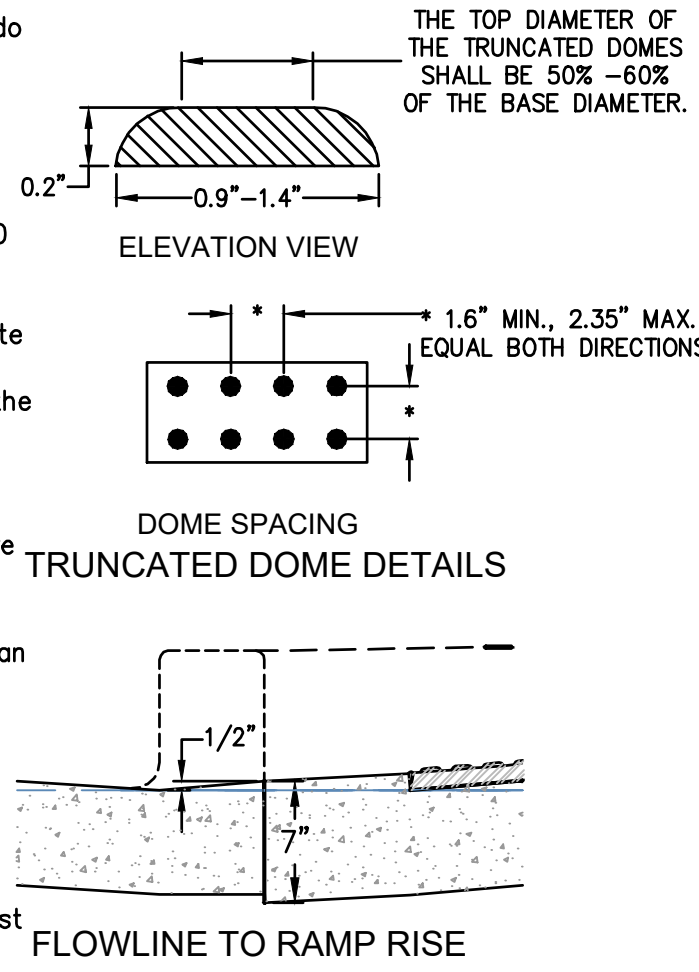
S&D

SHEET: 3 OF 4

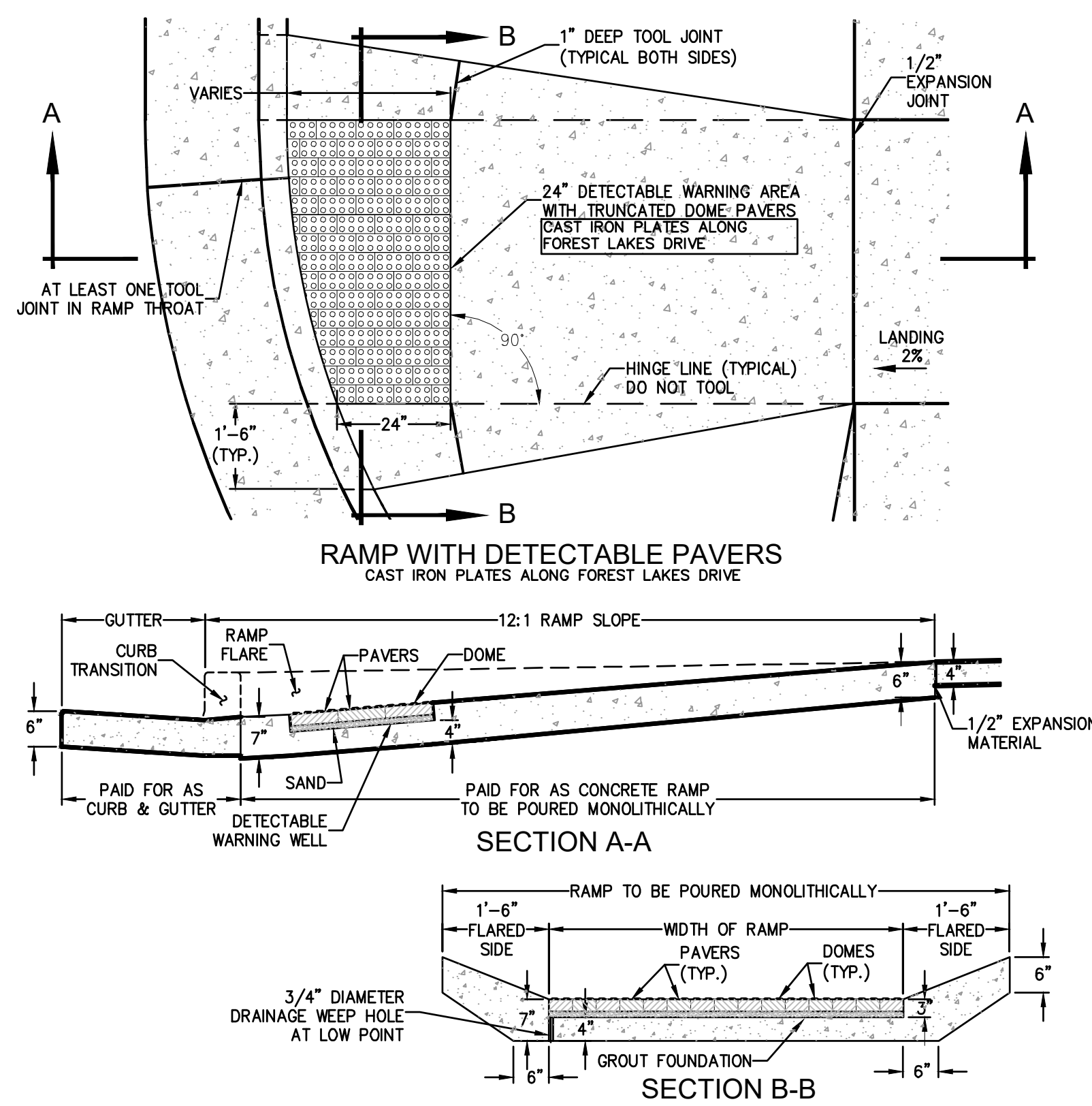


GENERAL NOTES

1. All work shall be done in accordance with current City of Colorado Springs Engineering Division Standard Specifications.
2. Contractor to obtain required Concrete Permits prior to construction.
3. Contractor to notify Towns's Engineering Inspector at least 24 hours prior to placement of any concrete.
4. Pedestrian ramps with 24\"/>



STANDARD PEDESTRIAN RAMP
FOR NEW CONSTRUCTION



NOTES
SEE NOTES ON THE FOLLOWING SHEET.

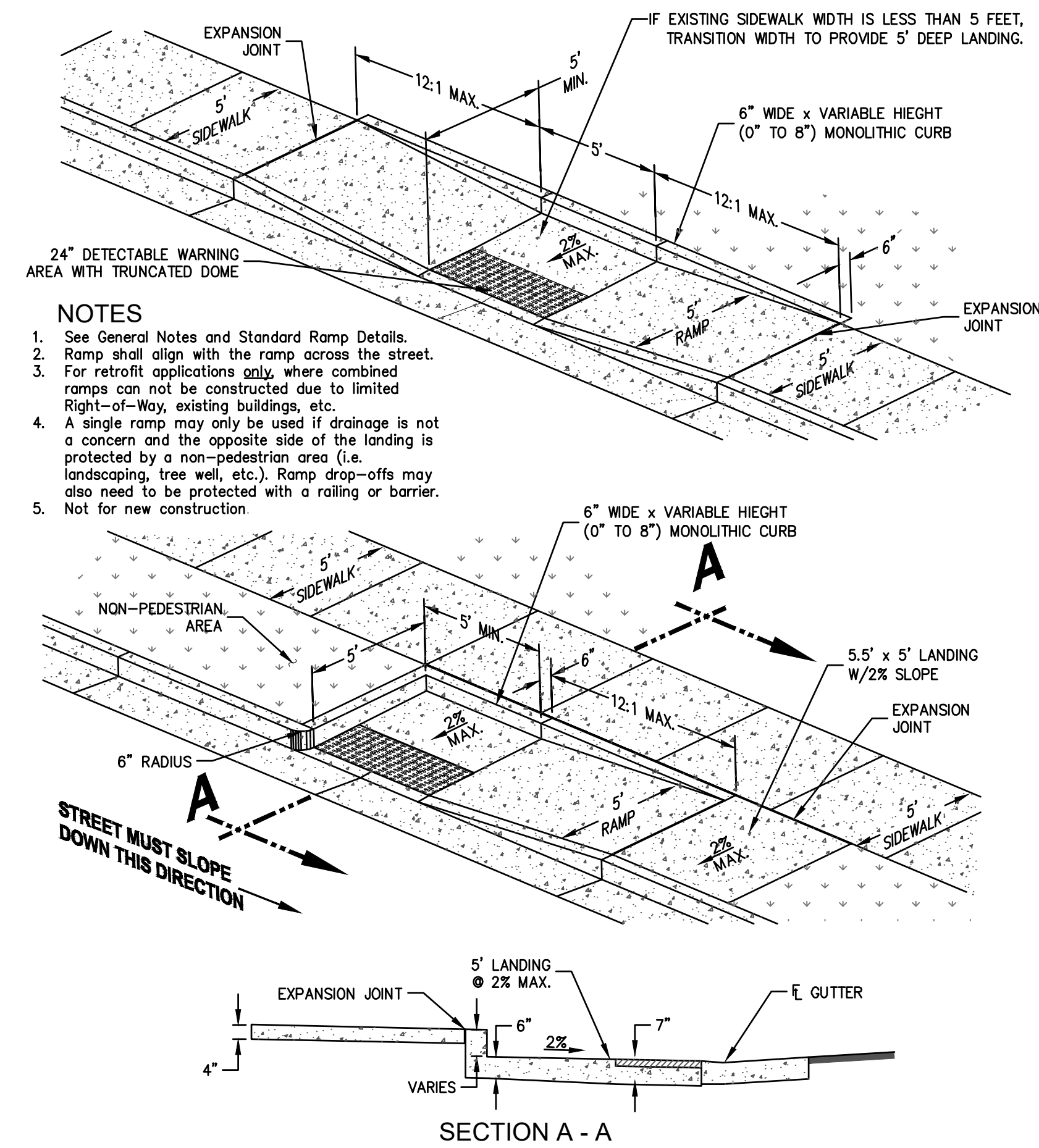
PEDESTRIAN RAMP DETAIL
FOR DETECTABLE PAVERS

Insert the following county details:
- SD_2-40 Pedestrian Curb Ramp Detail
- SD_2-41 Pedestrian Curb Ramp Detail
- SD_2-42 Detectable Warning Surface Details

Update the P&P sheet to reference these details for the pedestrian ramps located within the Forest Lakes ROW.

Add the County standard signage and striping notes and County standard construction notes. (attached to the left)

These are applicable for improvements located within the Forest Lake ROW.

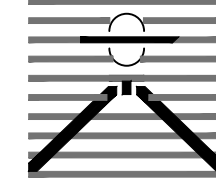


ALTERNATE PARALLEL PEDESTRIAN RAMP
DETAILS-MID-BLOCK OR "T" INTERSECTION

Standard Signing and Striping Notes 2022.doc

Standard Construction Drawing Notes 2016.doc

PREPARED BY:



DREXEL, BARRELL & CO.
Engineers • Surveyors
3 SOUTH 7TH STREET
COLORADO SPGS, COLORADO 80905
CONTACT: TIM D. MCCONNELL, P.E.
(719)260-0887
BOULDER • COLORADO SPRINGS • GREELEY

CLIENT:



514 PIKE AVENUE
CANON CITY, COLORADO 81212
(303) 999-5533

CONSTRUCTION DOCUMENTS FOR:

WILLOW SPRINGS RANCH
FILING NO. 2
BAPTIST ROAD & FOREST LAKES DRIVE
MONUMENT, COLORADO

ISSUE	DATE
INITIAL ISSUE	2-22-22
DESIGNED BY:	KGV
DRAWN BY:	SDM
CHECKED BY:	TDM
FILE NAME:	20876-05S&D

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

SECTIONS
&
DETAILS

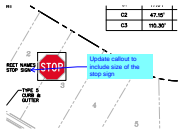
PROJECT NO. 20876-05CSCV
DRAWING NO.

S&D

SHEET: 4 OF 4

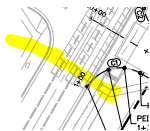
CD _V1 redline.pdf Markup Summary

dsdlaforce (9)

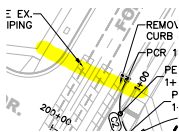


Subject: Callout
Page Label: [2] 2 20876-05RD - MMD
Author: dsdlaforce
Date: 3/10/2022 4:49:37 PM
Status:
Color: ■
Layer:
Space:

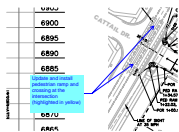
Update callout to include size of the stop sign



Subject: Highlight
Page Label: [2] 2 20876-05RD - MMD
Author: dsdlaforce
Date: 3/10/2022 4:54:48 PM
Status:
Color: ■
Layer:
Space:



Subject: Highlight
Page Label: [2] 2 20876-05RD - MMD
Author: dsdlaforce
Date: 3/10/2022 4:55:45 PM
Status:
Color: ■
Layer:
Space:



Subject: Callout
Page Label: [2] 2 20876-05RD - MMD
Author: dsdlaforce
Date: 3/10/2022 4:55:49 PM
Status:
Color: ■
Layer:
Space:

Update and install pedestrian ramp and crossing at the intersection (highlighted in yellow)




Subject: File Attachment
Page Label: [4] 4 20876-05S&D - DT2
Author: dsdlaforce
Date: 3/10/2022 5:05:17 PM
Status:
Color: ■
Layer:
Space:



Subject: File Attachment
Page Label: [4] 4 20876-05S&D - DT2
Author: dsdlaforce
Date: 3/10/2022 5:05:19 PM
Status:
Color: ■
Layer:
Space:

Add the County standard signage and striping notes and County standard construction notes. (attached to the left)

These are applicable for improvements located within the Forest Lake ROW.

Subject: Text Box
Page Label: [4] 4 20876-05S&D - DT2
Author: dsdlaforce
Date: 3/10/2022 5:05:24 PM
Status:
Color: 
Layer:
Space:

Add the County standard signage and striping notes and County standard construction notes. (attached to the left


These are applicable for improvements located within the Forest Lake ROW.

PEDESTRIAN RV
FOR DETECTAB

Insert the following county details:

- SD_2-60 Pedestrian: Curb Ramp Detail
- SD_2-61 Pedestrian: Curb Ramp Detail
- SD_2-62 Detectable Warning Surface Details

Update the P&P sheet to reference these details for the pedestrian ramps located within the Forest Lakes RCHS.

Subject: Text Box
Page Label: [4] 4 20876-05S&D - DT2
Author: dsdlaforce
Date: 3/10/2022 5:05:37 PM
Status:
Color: 
Layer:
Space:

Insert the following county details:

- SD_2-40 Pedestrian Curb Ramp Detail
- SD_2-41 Pedestrian Curb Ramp Detail
- SD_2-42 Detectable Warning Surface Details

Update the P&P sheet to reference these details for the pedestrian ramps located within the Forest Lakes ROW.

NOTE:


SUBJECT

THIS IS PROVIDED ONLY FOR GENERAL CONFORMANCE WITH COUNTY DESIGN CRITERIA. THE RESPONSIBILITY FOR THE ACCURACY AND ADEQUACY OF THE DESIGN, ESTIMATES, AND COSTS SHALL BE COMPLETED AT THE JOB SITE. THE COUNTY THROUGH THE APPROVAL OF THIS IS NOT RESPONSIBLE FOR THE COMPLETENESS AND/OR ACCURACY OF THIS DOCUMENT.

WILL WEED THE EXISTING LAND USED FROM THE
COUNTY

FOR THE [REDACTED] IN FOREST-LAND DRIVE,

[REDACTED]

Subject: Callout
Page Label: [2] 2 20876-05RD - MMD
Author: dsdlaforce
Date: 3/10/2022 5:13:41 PM
Status:
Color: 
Layer:
Space:

Add "PCD File No. CDR224"