

# WILLOW SPRINGS RANCH FILING NO. 2

## MONUMENT, COLORADO

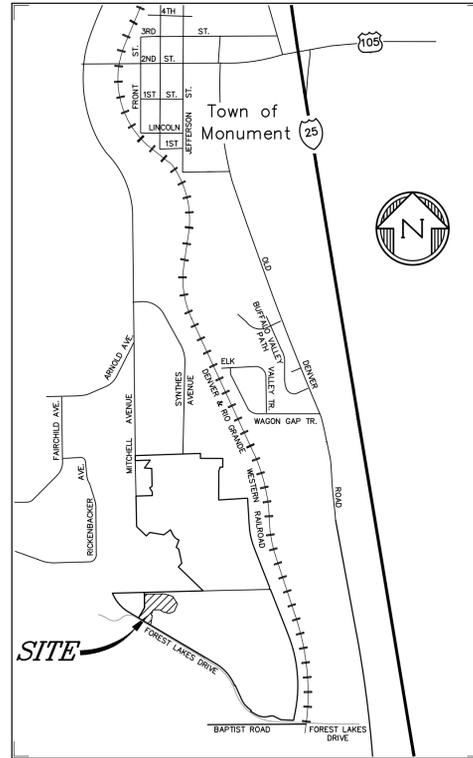
### CONSTRUCTION DRAWINGS

#### 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 POLICIES.
- 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

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#### 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 08041C0278S, BOTH DATED DECEMBER 07, 2018 AND ON THE LETTER OF MAP REVISION TO PANEL NUMBER'S 08041C0278G AND 08041C0278S, 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 BUMGARDNER  
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) 495-2283

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

#### 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 TRIVEW 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, TRIVEW 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 ENGINEERING CRITERIA MANUAL AS AMENDED.

THIS REVIEW IS ONLY FOR THE PROPOSED CONSTRUCTION IN FOREST LAKES DRIVE.

JENNIFER IRVINE, P.E.  
COUNTY ENGINEER

DATE \_\_\_\_\_  
PCD FILE NO. CDR224

PREPARED BY:



DREXEL, BARRELL & CO.  
Engineers • Surveyors  
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WATER  
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MONUMENT SANITATION DISTRICT  
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#### LOCAL OFFICIALS

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

ISSUE	DATE
INITIAL ISSUE	2-22-22
RESUBMITTAL	5-19-22

DESIGNED BY:	KGV
DRAWN BY:	SDM
CHECKED BY:	TDM
FILE NAME:	20876-05CV

DRAWING SCALE:  
HORIZONTAL:  
VERTICAL:

STREET  
PLAN COVER

PROJECT NO. 20876-05CSCV  
DRAWING NO.

CV

SHEET: 1 OF 5

NOTES AND DETAILS SPECIFIC TO WORK WITH THE FOREST LAKES RIGHT-OF-WAY (EL PASO COUNTY)

**SIGNING AND STRIPING NOTES**

- ALL SIGNS AND PAVEMENT MARKINGS SHALL BE IN COMPLIANCE WITH THE CURRENT MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD).
- REMOVAL OF EXISTING PAVEMENT MARKINGS SHALL BE ACCOMPLISHED BY A METHOD THAT DOES NOT MATERIALLY DAMAGE THE PAVEMENT. THE PAVEMENT MARKINGS SHALL BE REMOVED TO THE EXTENT THAT THEY WILL NOT BE VISIBLE UNDER DAY OR NIGHT CONDITIONS. AT NO TIME WILL IT BE ACCEPTABLE TO PAINT OVER EXISTING PAVEMENT MARKINGS.
- ANY DEVIATION FROM THE STRIPING AND SIGNING PLAN SHALL BE APPROVED BY EL PASO COUNTY PLANNING AND COMMUNITY DEVELOPMENT.
- ALL SIGNS SHOWN ON THE SIGNING AND STRIPING PLAN SHALL BE NEW SIGNS. EXISTING SIGNS MAY REMAIN OR BE REUSED IF THEY MEET CURRENT EL PASO COUNTY AND MUTCD STANDARDS.
- STREET NAME AND REGULATORY STOP SIGNS SHALL BE ON THE SAME POST AT INTERSECTIONS.
- ALL REMOVED SIGNS SHALL BE DISPOSED OF IN A PROPER MANNER BY THE CONTRACTOR.
- ALL STREET NAME SIGNS SHALL HAVE "D" SERIES LETTERS, WITH LOCAL ROADWAY SIGNS BEING 4" UPPER-LOWER CASE LETTERING ON 8" BLANK AND NON-LOCAL ROADWAY SIGNS BEING 6" LETTERING, UPPER-LOWER CASE ON 12" BLANK, WITH A WHITE BORDER THAT IS NOT RECESSED. MULTI-LANE ROADWAYS WITH SPEED LIMITS OF 35 MPH OR HIGHER SHALL HAVE 8" UPPER-LOWER CASE LETTERING ON 12" 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". SIGNAL POLE MOUNTED AND OVERHEAD STREET NAME SIGNS SHALL BE PER MUTCD SIZE STANDARDS.
- ALL TRAFFIC SIGNS SHALL HAVE A MINIMUM HIGH INTENSITY PRISMATIC GRADE SHEETING.
- ALL LOCAL RESIDENTIAL STREET SIGNS SHALL BE MOUNTED ON A 1.75" X 1.75" SQUARE TUBE SIGN POST AND STUB POST BASE. FOR OTHER APPLICATIONS, REFER TO THE CDOT STANDARD S-614-8 REGARDING USE OF THE P2 TUBULAR STEEL POST SUBBASE DESIGN.
- ALL SIGNS SHALL BE SINGLE SHEET ALUMINUM WITH 0.100" MINIMUM THICKNESS.
- ALL LIMIT LINES/STOP LINES, CROSSWALK LINES, PAVEMENT LEGENDS, AND ARROWS SHALL BE A MINIMUM 125 MIL THICKNESS PREFORMED THERMOPLASTIC PAVEMENT MARKINGS WITH TAPERED LEADING EDGES PER CDOT STANDARD S-627-1. WORD AND SYMBOL MARKINGS SHALL BE THE NARROW TYPE. STOP BARS SHALL BE 24" IN WIDTH. CROSSWALKS LINES SHALL BE 12" WIDE AND A MINIMUM OF 8' LONG PER CDOT S-627-1. (CROSSWALK LINES 9' LONG ARE PREFERRED.)
- ALL LONGITUDINAL LINES SHALL BE A MINIMUM 15MIL THICKNESS EPOXY PAINT. ALL NON-LOCAL RESIDENTIAL ROADWAYS SHALL INCLUDE BOTH RIGHT AND LEFT EDGE LINE STRIPING AND ANY ADDITIONAL STRIPING AS REQUIRED BY CDOT S-627-1.
- THE CONTRACTOR SHALL NOTIFY EL PASO COUNTY PLANNING AND COMMUNITY DEVELOPMENT (719) 520-6819 PRIOR TO AND UPON COMPLETION OF SIGNING AND STRIPING
- THE CONTRACTOR SHALL OBTAIN A WORK IN THE RIGHT OF WAY PERMIT FROM THE EL PASO COUNTY DEPARTMENT OF PUBLIC WORKS (DPW) PRIOR TO ANY SIGNAGE OR STRIPING WORK WITHIN AN EXISTING EL PASO COUNTY ROADWAY.

**STANDARD NOTES**

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

PREPARED BY:



CLIENT:



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

ISSUE	DATE
INITIAL ISSUE	2-22-22
RESUBMITTAL	5-19-22

DESIGNED BY:	KGV
DRAWN BY:	SDM
CHECKED BY:	TDM
FILE NAME:	20876-05CV

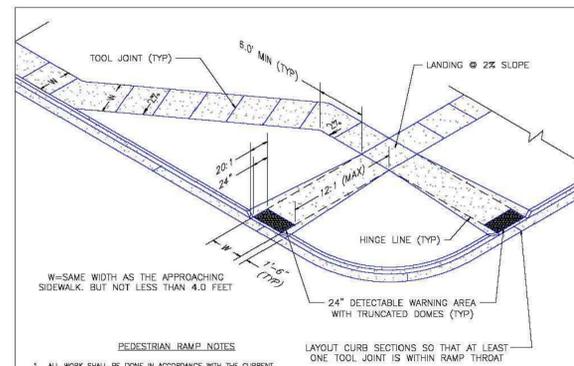
DRAWING SCALE:  
 HORIZONTAL:  
 VERTICAL:

**STREET  
 PLAN NOTES  
 & DETAILS**

PROJECT NO. 20876-05CSCV  
 DRAWING NO.

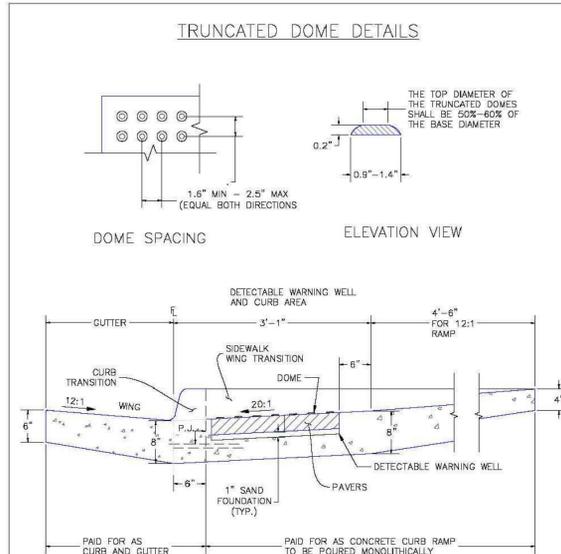
**NTS**

SHEET: 2 OF 5



- PEDESTRIAN RAMP NOTES**
- ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE CURRENT ENGINEERING CRITERIA MANUAL AND AER REQUIREMENTS.
  - CONTRACTOR TO NOTIFY ENGINEERING DIVISION INSPECTION STAFF 48 HOURS PRIOR TO CONCRETE PLACEMENT.
  - PEDESTRIAN RAMP CONSTRUCTION SHALL BE A MINIMUM 4500 PSI CONCRETE, MINIMUM 4" THICK, NON-COLORED, NON-SMOOTH, COARSE BROOM FINISH.
  - RAMP LOCATION AND LENGTH MAY REQUIRE MODIFICATION TO MAINTAIN THE 12:1 MAXIMUM RAMP SLOPE AND 20:1 DETECTABLE WARNING AREA DUE TO STREET INTERSECTION GRADINGS AND/OR ALIGNMENTS.
  - DETECTABLE WARNING AREA SHALL START A MINIMUM OF 8" BUT NOT MORE THAN 8" FROM THE FLOWLINE OF THE CURB AT ANY POINT.
  - DETECTABLE WARNING AREA SHALL BE PREFABRICATED, REDDISH INTERNALLY COLORED, TRUNCATED-DOME, PAVERS; THERMOPLASTIC TRUNCATED DOMES WILL NOT BE ACCEPTED.
  - THE DETECTABLE WARNING AREA SHALL BE 24" IN LENGTH AND THE FULL WIDTH OF THE RAMP.
  - RAMP WIDTH REQUIRED IS SAME AS APPROACHING SIDEWALK, 4" MINIMUM.
  - ALL RAMP SHALL BE PERPENDICULAR TO TRAFFIC WITH THE EXCEPTION OF MED-BLOCK OR TURNING RAMP WHICH MAY BE PARALLEL, SUBJECT TO APPROVAL.
  - AVOID PLACING DRAINAGE STRUCTURES, TRAFFIC SIGNAL/SIGNAGE, UTILITIES/JUNCTION BOXES, OR OTHER OBSTRUCTIONS WITHIN PROPOSED RAMP AREAS.
- GENERAL NOTES**
- WHERE THE 1'-6" FLARED SIDES OF A PERPENDICULAR CURB RAMP IS (ARE) CONTIGUOUS WITH A PEDESTRIAN OR HARD SURFACE AREA, THE MAXIMUM FLARE SLOPE SHALL NOT EXCEED 10:1.
  - PEDESTRIAN WALKWAY AND/OR LOCATION OF EXISTING OR FUTURE PEDESTRIAN RAMP ON OPPOSITE CORNERS SHALL BE REVIEWED BEFORE CONSTRUCTING NEW RAMP.
  - AT MARKED PEDESTRIAN CROSSINGS, THE BOTTOM OF THE RAMP, EXCLUSIVE OF THE FLARE SIDES, SHALL BE TOTALLY CONTAINED WITHIN THE MARKINGS.
- LAYOUT CURB SECTIONS SO THAT AT LEAST ONE TOOL JOINT IS WITHIN RAMP THROAT
- W=SAME WIDTH AS THE APPROACHING SIDEWALK, BUT NOT LESS THAN 4.0 FEET

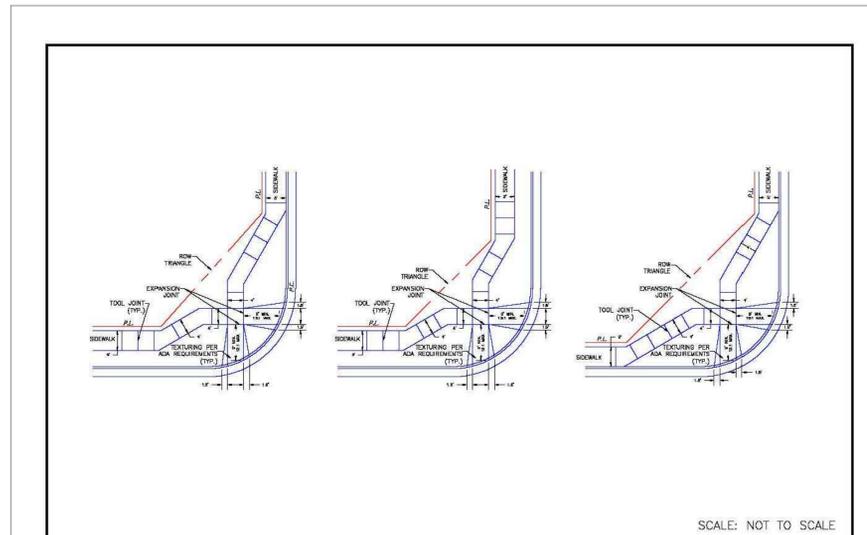
DATE APPROVED:	7/9/09	PROJECT:	Pedestrian Intersection Ramp
APPROVED:	André P. Brackin	REVISION DATE:	12/8/15
DEPARTMENT OF TRANSPORTATION		FILE NAME:	SD_2-41



P.J.= PERMISSIBLE JOINT WITH EPOXY-COATED DEFORMED NO. 4 BARS CONFORMING TO ASTM M 284 AT 18 IN. SPACING

**Truncated Dome Details**

DATE APPROVED:	1/1/08	PROJECT:	Truncated Dome Details
APPROVED:	John A. McCarty	REVISION DATE:	11/25/15
DEPARTMENT OF TRANSPORTATION		FILE NAME:	SD_2-42



SCALE: NOT TO SCALE

DATE APPROVED:	9/16/10	PROJECT:	Pedestrian Intersection Ramp Detail
APPROVED:	André P. Brackin	REVISION DATE:	11/10/04
DEPARTMENT OF TRANSPORTATION		FILE NAME:	SD_2-40

PREPARED BY:

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CLIENT:

**POLO BROWN COMPANY**  
 514 PIKE AVENUE  
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CONSTRUCTION DOCUMENTS FOR:  
**WILLOW SPRINGS RANCH**  
**FILING NO. 2**  
**BAPTIST ROAD & FOREST LAKES DRIVE**  
**MONUMENT, COLORADO**

ISSUE	DATE
INITIAL ISSUE	2-22-22
RESUBMITTAL	5-19-22

DESIGNED BY: KGV  
 DRAWN BY: SDM  
 CHECKED BY: TDM  
 FILE NAME: 20876-05RD

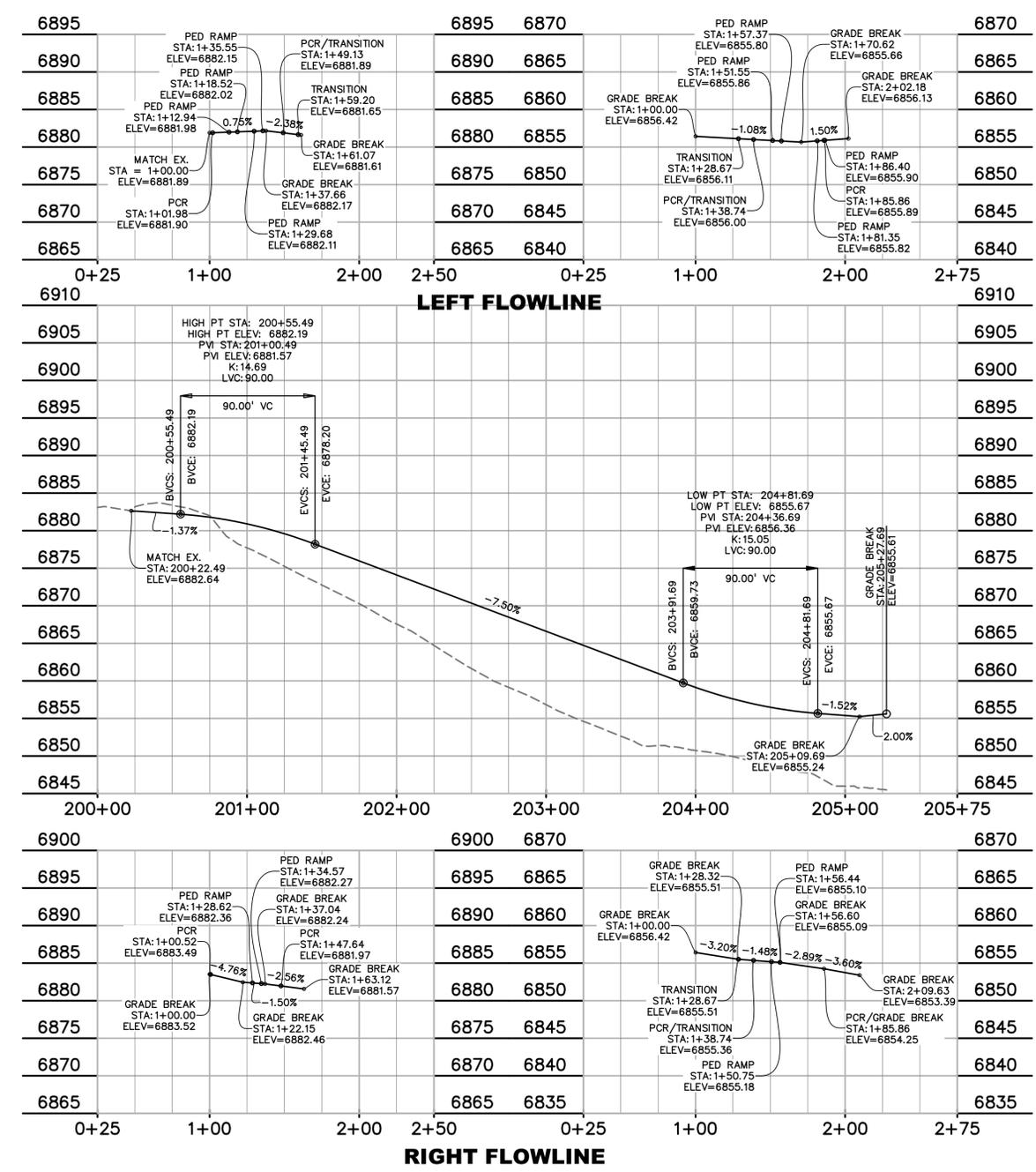
DRAWING SCALE:  
 HORIZONTAL: 1" = 50'  
 VERTICAL: 1" = 10'

CATTAIL DRIVE  
 PLAN & PROFILE

PROJECT NO. 20876-05CSCV  
 DRAWING NO.

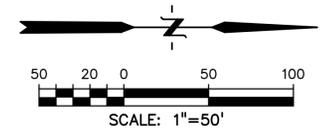
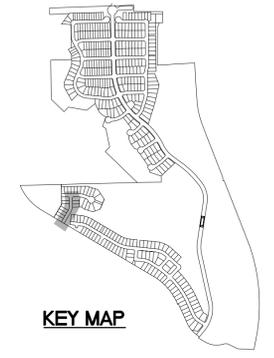
**RD1**

SHEET: 3 OF 5

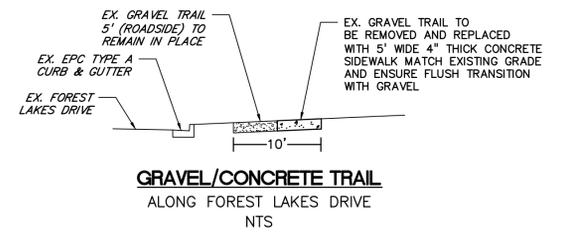
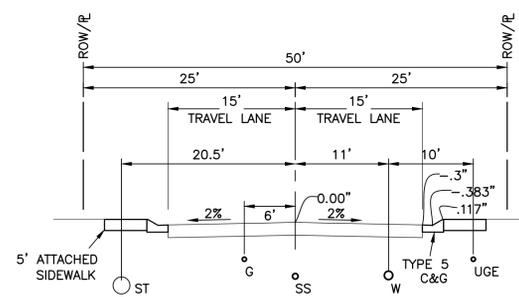
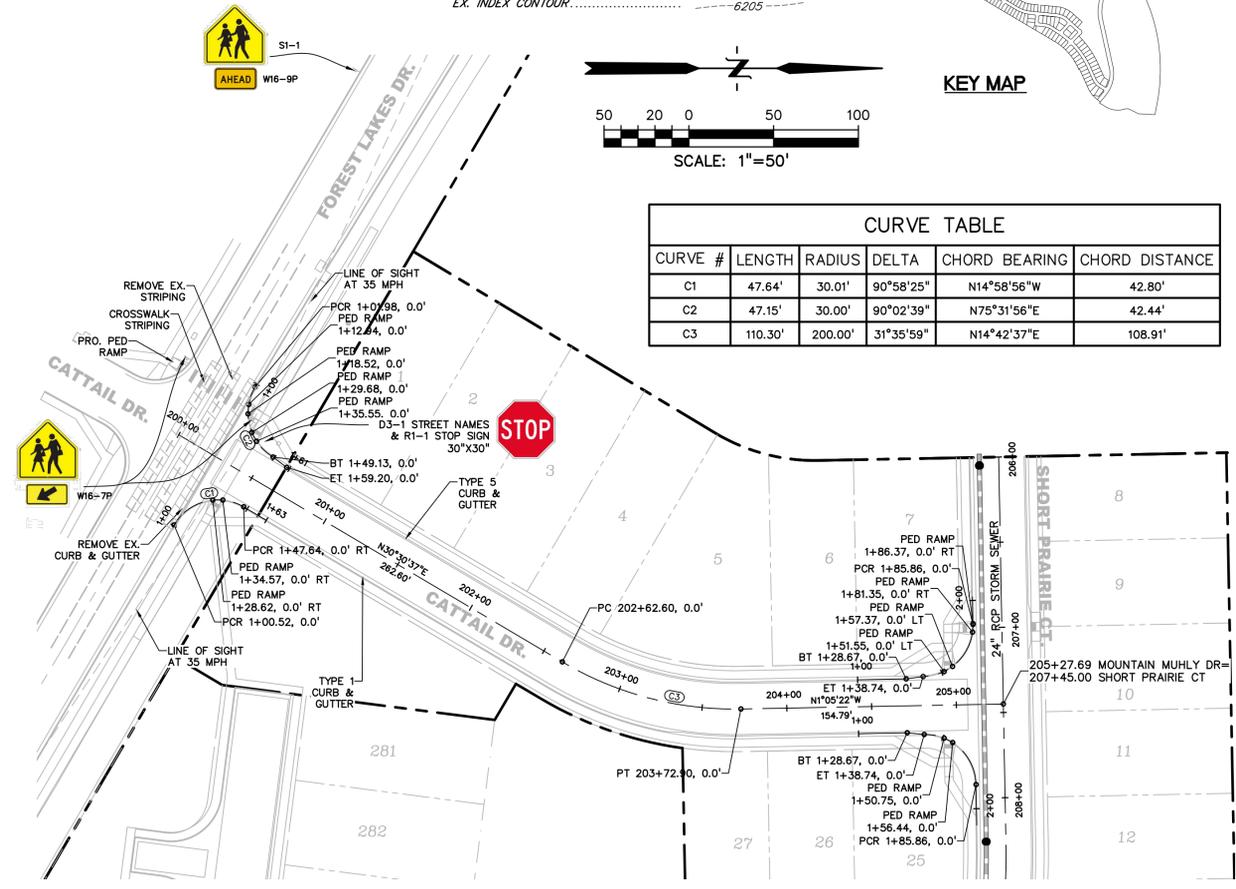


**LEGEND**

- PROPERTY LINE .....
- PROPOSED LOT LINE .....
- PROPOSED R.O.W. LINE .....
- PROPOSED STORM SEWER ..... X" RCP
- PROPOSED INTERMEDIATE CONTOUR ..... 6203
- PROPOSED INDEX CONTOUR ..... 6205
- EX. INTERMEDIATE CONTOUR ..... 6203
- EX. INDEX CONTOUR ..... 6205



CURVE #	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD DISTANCE
C1	47.64'	30.01'	90°58'25"	N14°58'56"W	42.80'
C2	47.15'	30.00'	90°02'39"	N75°31'56"E	42.44'
C3	110.30'	200.00'	31°35'59"	N14°42'37"E	108.91'

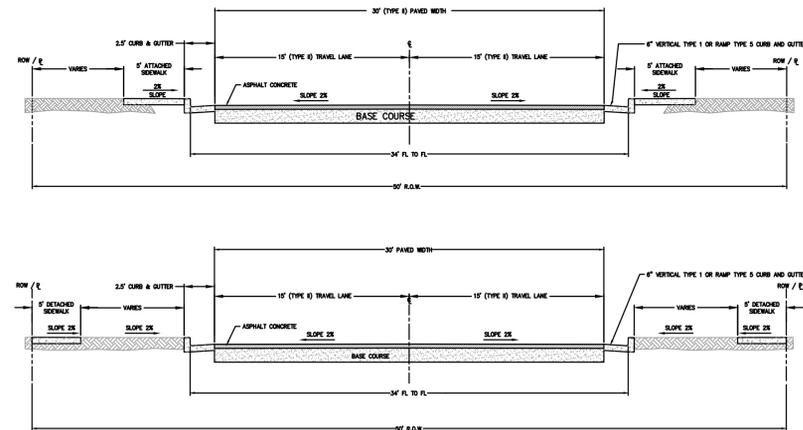


**NOTES**

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).

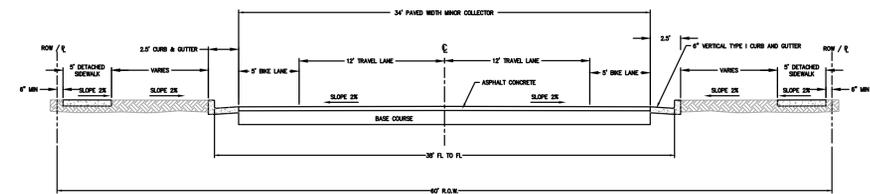


**Know what's below.**  
**Call before you dig.**  
 CALL 3-BUSINESS DAYS IN ADVANCE  
 BEFORE YOU DIG, GRADE, OR  
 EXCAVATE FOR THE MARKING OF  
 UNDERGROUND MEMBER UTILITIES.



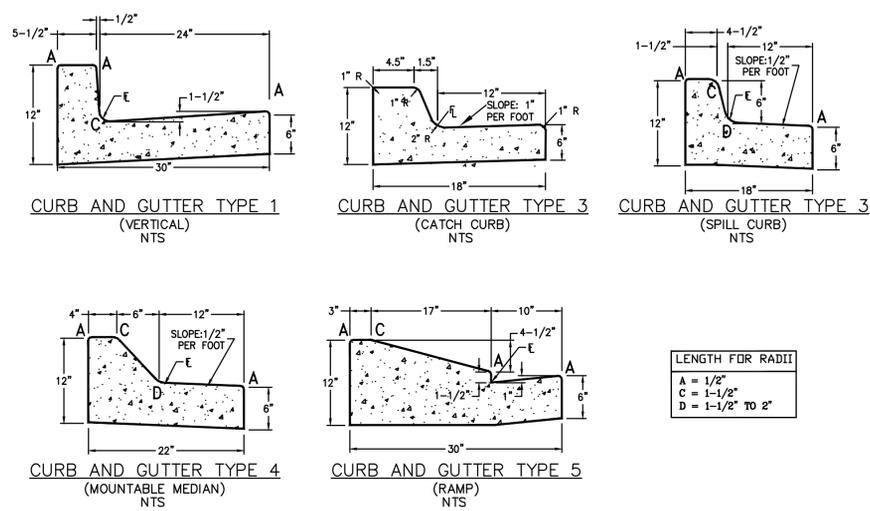
- NOTES:
- 1) SEE CITY OF COLORADO SPRINGS STANDARD DETAIL 12: CURB TYPES
  - 2) 5' DETACHED OR ATTACHED SIDEWALKS MAY BE USED.
  - 3) FULL DEPTH ASPHALT OR BASE COURSE MAY BE USED. REFER TO SECTION 6 OF THE TRIVIEW METROPOLITAN DISTRICT DESIGN CRITERIA MANUAL: PAVEMENT DESIGN AND TECHNICAL CRITERIA.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

**LOCAL TYPE II CROSS-SECTION  
RESIDENTIAL**



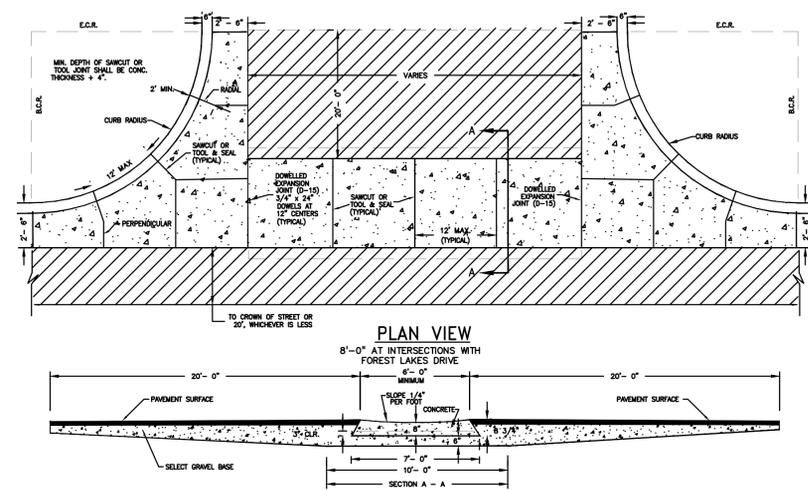
- NOTES:
- 1) SEE CITY OF COLORADO SPRINGS STANDARD DETAIL 12: CURB TYPES
  - 2) 5' DETACHED SIDEWALKS ONLY.
  - 3) FULL DEPTH ASPHALT OR BASE COURSE MAY BE USED. REFER TO SECTION 6 OF THE TRIVIEW METROPOLITAN DISTRICT DESIGN CRITERIA MANUAL: PAVEMENT DESIGN AND TECHNICAL CRITERIA.
  - 4) SEE TABLE 5.10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

**MINOR COLLECTOR CROSS-SECTION**



LENGTH FOR RADII  
 A = 1/2"  
 B = 1-1/2"  
 C = 1-1/2" TO 2"

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



**SECTION A-A**

- 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. [Hatched Area] = 3" MINIMUM ASPHALT DEPTH (2 LIFTS).

**CROSS PAN**

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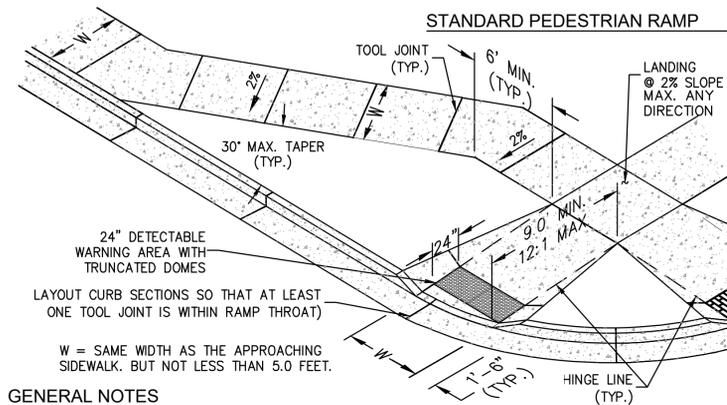
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**WILLOW SPRINGS RANCH**  
**FILING NO. 2**  
 BAPTIST ROAD & FOREST LAKES DRIVE  
 MONUMENT, COLORADO

ISSUE	DATE
INITIAL ISSUE	2-22-22
RESUBMITTAL	5-19-22
DESIGNED BY:	KGV
DRAWN BY:	SDM
CHECKED BY:	TDM
FILE NAME:	20876-05S&D

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

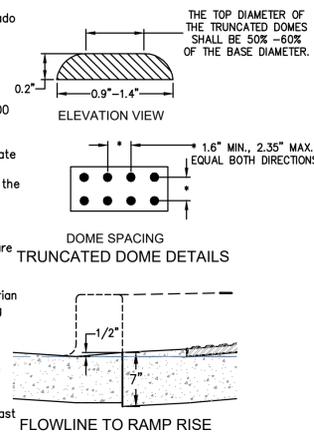
SECTIONS  
 &  
 DETAILS  
 PROJECT NO. 20876-05CSCV  
 DRAWING NO.

**S&D**  
 SHEET: 4 OF 5

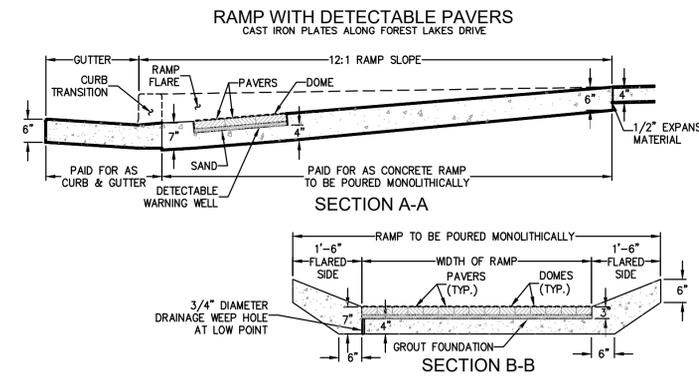
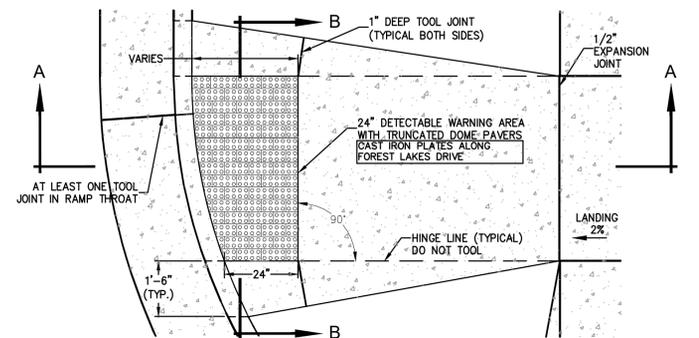


**GENERAL NOTES**

- All work shall be done in accordance with current City of Colorado Springs Engineering Division Standard Specifications.
- Contractor to obtain required Concrete Permits prior to construction.
- Contractor to notify Town's Engineering Inspector at least 24 hours prior to placement of any concrete.
- Pedestrian ramps with 24" detectable warning area shall be 4000 psi, plain concrete, with a coarse broom finish perpendicular to direction of travel.
- Contractor shall stamp their company name and construction date within the pedestrian ramp area.
- Ramp location and length may require modification to maintain the 12:1 maximum running slope due to intersection street grades and/or alignment.
- Where the 1'-6" flared side(s) of a perpendicular curb ramp is (are) contiguous with a pedestrian or hard surface area, the flare width shall be increased to 8' minimum and the maximum flare slope shall not exceed 10:1.
- Pedestrian walkway and/or location of existing or future pedestrian ramps on opposite corners shall be reviewed before constructing new ramps. New ramps shall align with existing ramps and pedestrian walkway.
- At marked pedestrian crossings, the bottom of the ramps, exclusive of the flare sides, shall be totally contained within the markings.
- Detectable warning area shall be prefabricated reddish integrally colored truncated-dome surfaced concrete pavers or the pre-cast panels from the City of Colorado Springs approved product list.

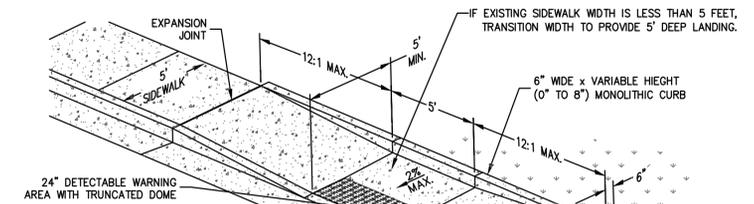


STANDARD PEDESTRIAN RAMP FOR NEW CONSTRUCTION



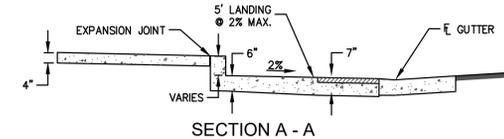
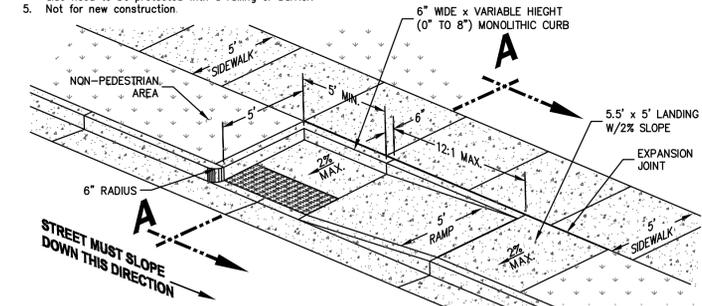
NOTES  
SEE NOTES ON THE FOLLOWING SHEET.

PEDESTRIAN RAMP DETAIL FOR DETECTABLE PAVERS



**NOTES**

- See General Notes and Standard Ramp Details.
- Ramp shall align with the ramp across the street.
- For retrofit applications only, where combined ramps can not be constructed due to limited Right-of-Way, existing buildings, etc.
- A single ramp may only be used if drainage is not a concern and the opposite side of the landing is protected by a non-pedestrian area (i.e. landscaping, tree well, etc.). Ramp drop-offs may also need to be protected with a rolling or barrier.
- Not for new construction.



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

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FILE NAME:	20876-05S&D

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

SECTIONS & DETAILS

PROJECT NO. 20876-05CSCV  
DRAWING NO.

**S&D**

SHEET: 5 OF 5