ISLAMIC SOCIETY OF COLORADO SPRINGS
GRADING AND EROSION CONTROL
CONSTRUCTION PLANS

LOT 2, BLOCK 1, BAR J-B ACRES

A PORTION OF THE SOUTHEAST QUARTER OF SECTION 4,TOWNSHIP 13 SOUTH, RANGE 65 WEST OF THE 6TH P.M.
COUNTY OF EL PASO, STATE OF COLORADO

PPR2515

LEGAL DESCRIPTION

LOT 2, BLOCK 1, BAR J-B ACRES (PLAT BOOK A-2, PAGE 10, EL PASO COUNTY, COLORADO RECORDS), COUNTY OF EL PASO, STATE OF COLORADO;

CONTAINING 5.013 ACRES (218,371 SQUARE FEET), MORE OR LESS.

BENCHMARK

TOP OF STAMPED SOUTHEAST ANCHOR BOLT "BLT153" OF TRANSMISSION TOWER LID #049828 JUST EAST OF MARKSHEFFEL ROAD AND NORTH OF THE REAR YARD OF 7368 MOUNTAIN SPRUCE DRIVE; ELEVATION = 6883.49 "NGVD 1929 AND THE 1960 SUPPLEMENTARY ADJUSTMENT" DATUM.

BASIS OF BEARINGS:

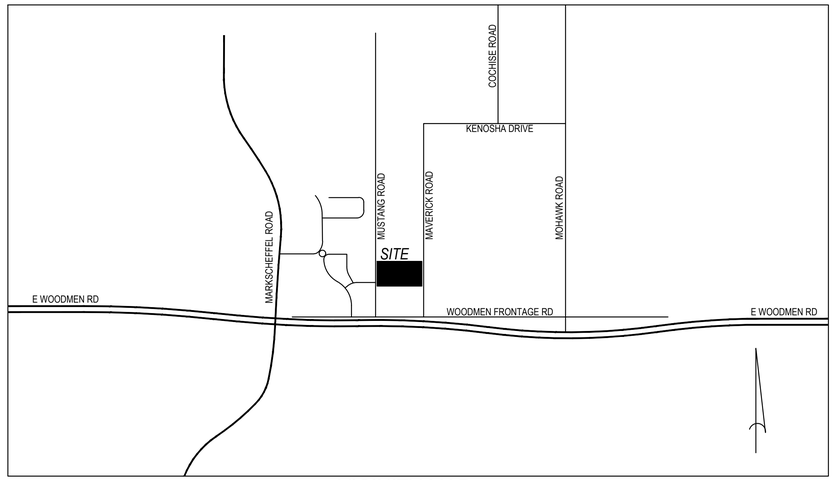
ALL BEARINGS ARE RELATIVE TO THE WESTERLY LOT LINE OF LOT 2, BLOCK 1, MONUMENTED AS SHOWN AND ASSUMED TO BEAR N00°43'30"E, A DISTANCE OF 364.00 FEET.

PROPERTY TAX SCHEDULE NUMBER:

5304004008

PROPERTY ADDRESS

7610 MAVERICK ROAD COLORADO SPRINGS, CO 80908



VICINITY MAP
1" = 1000' ±

ENGINEER'S STATEMENT

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 AND SPECIFICATIONS. SAID PLANS AND SPECIFICATIONS ARE 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 LIABILITY CAUSED BY ANY NEGLIGENT ACTS, ERRORS OR OMISSIONS ON MY PART IN PREPARATION OF THESE DETAILED PLANS AND SPECIFICATIONS.

JERRY W. DAVIDSON, P.E. CO LIC. NO. 30226
PHONE NUMBER: 303-232-8088

DATE: 10/14/26

OWNER'S STATEMENT

I, THE OWNER/DEVELOPER HAVE READ AND WILL COMPLY WITH THE REQUIREMENTS OF THE GRADING AND EROSION CONTROL PLAN AND ALL OF THE REQUIREMENTS SPECIFIED IN THESE DETAILED PLANS AND SPECIFICATIONS.

OWNER SIGNATURE, TITLE — DATE
ISLAMIC CENTER OF COLORADO SPRINGS
2125 N CHESTNUT STREET
COLORADO SPRINGS, CO 80907

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 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.

COUNTY ENGINEER / ECM ADMINISTRATOR — DATE:

LEGEND

	PROPERTY LINE
	PROPOSED HANDICAP PARKING STALL
10	PROPOSED PARKING COUNT PER ROW
LS	PROPOSED LANDSCAPED AREA
	PROPOSED SIDEWALK
	PROPOSED HANDICAP RAMP
	PROPOSED SITE SIGNAGE
	PROPOSED HEAVY-DUTY CONCRETE PAVEMENT
	PROPOSED HEAVY DUTY ASPHALT PAVEMENT
	EXISTING CURB AND GUTTER
	PROPOSED CURB AND GUTTER WITH SPILL PAN
	PROPOSED CURB AND GUTTER WITH CATCH PAN
	SAWCUT LINE
	PROPOSED WALL

6260	EXISTING CONTOUR
59	PROPOSED CONTOUR
BW	FINISHED GRADE AT BOTTOM OF WALL
TW	TOP OF WALL
59.40	PROPOSED SPOT ELEVATION
59.40	EXISTING SPOT ELEVATION
FL	FLOWLINE ELEVATION
TC	TOP OF CURB ELEVATION
SW	SIDEWALK ELEVATION
HP	HIGH POINT ELEVATION
LP	LOW POINT ELEVATION
E/T/G/FO	EXISTING ELECTRIC/TELEPHONE/GAS/FIBER LINE
ST 18"RCP	EXISTING STORM SEWER WITH MANHOLE
S 8"SAN	EXISTING SANITARY SEWER WITH MANHOLE
6"WTR	EXISTING WATERLINE WITH HYDRANT
18"STM	PROPOSED STORM SEWER W/ MANHOLE AND INLET
4"SAN	PROPOSED SANITARY SEWER W/ MANHOLE AND CLEANOUT
6"WTR	PROPOSED WATERLINE AND HYDRANT
1"WTR	PROPOSED WATER SERVICE LINE
	EASEMENT
T	TRANSFORMER

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APPLICANT/OWNER

ISLAMIC CENTER OF COLORADO SPRINGS
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719-265-4655
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SURVEYOR

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BOULDER, CO 80302
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LIGHTING ENGINEER

FRONT RANGE ELECTRICAL ENGINEERING
3333 SOUTH WADSWORTH BOULEVARD SUITE D-210
LAKEWOOD, CO 80227
720-645-2442
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CARLTON@FREENGINEER.COM

COLORADO 811 — KNOW WHAT'S BELOW. CALL BEFORE YOU DIG.

THE TYPE, SIZE, LOCATION, AND NUMBER OF ALL KNOWN UNDERGROUND UTILITIES ARE APPROXIMATE WHEN SHOWN ON THE DRAWINGS. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY THE EXISTENCE AND LOCATION OF ALL UNDERGROUND UTILITIES ON THE SITE, AND OFFSITE IN WORK AREAS. LOCATION OF EXISTING UTILITIES SHALL BE VERIFIED BY CONTRACTOR PRIOR TO DATE OF CONSTRUCTION. FOR INFORMATION CONTACT: UTILITY NOTIFICATION CENTER OF COLORADO (UNCC) – 1- 800-922-1987. IT IS THE CONTRACTOR'S RESPONSIBILITY TO FIELD VERIFY SIZE AND HORIZONTAL AND VERTICAL LOCATIONS OF EXISTING FACILITIES PRIOR TO CONSTRUCTION AND NOTIFY THE ENGINEER OF ANY DISCREPANCIES.

THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DAMAGE TO EXISTING IMPROVEMENTS AND UTILITIES AND SHALL REPAIR ANY DAMAGE AT HIS EXPENSE.

PERCEPTION DESIGN GROUP, INC.
6901 SOUTH PIERCE STREET, SUITE 220, LITTLETON, CO 80128 303.232.8088
WWW.PERCEPTIONDESIGNGROUP.COM

COLORADO REGISTERED JERRY W. DAVIDSON 30226 PROFESSIONAL ENGINEER
10/14/26

PREPARED UNDER THE DIRECT SUPERVISION OF
JERRY W. DAVIDSON, P.E.
COLORADO REG # 30226
FOR AND ON BEHALF OF
PERCEPTION DESIGN GROUP, INC.

REVISIONS	DATE
1ST SUBMITTAL	02/26/25
2ND SUBMITTAL	08/08/25
3RD SUBMITTAL	10/13/26

COVER SHEET

ISLAMIC SOCIETY IF COLORADO SPRINGS
LOT 2, BLOCK 1, BAR J-B ACRES
7610 MAVERICK ROAD COUNTY OF EL PASO, COLORADO

Design By: JWD
Approved By: JWD
Project No.: 2024-020

SHEET
C0.00

PROJECT GENERAL NOTES

GENERAL NOTES

1. ALL MATERIALS, WORKMANSHIP, AND CONSTRUCTION OF IMPROVEMENTS SHALL MEET OR EXCEED THE CITY AND APPLICABLE UTILITY DISTRICT STANDARDS AND SPECIFICATIONS, AND APPLICABLE STATE AND FEDERAL REGULATIONS. WHERE THERE IS A CONFLICT BETWEEN THESE PLANS AND ANY APPLICABLE STANDARDS, THE HIGHER QUALITY STANDARD SHALL APPLY. ALL WORK WITHIN THE PUBLIC RIGHT-OF-WAY SHALL BE DONE IN ACCORDANCE WITH THE GOVERNING AUTHORITY'S STANDARDS AND SPECIFICATIONS. ALL REFERENCES TO PUBLISHED STANDARDS SHALL REFER TO THE LATEST REVISION OF SAID STANDARDS, UNLESS SPECIFICALLY STATED OTHERWISE.
2. THE CONTRACTOR IS RESPONSIBLE FOR PROVIDING ALL LABOR AND MATERIALS NECESSARY FOR THE COMPLETION OF THE INTENDED IMPROVEMENTS SHOWN ON THESE PLANS OR DESIGNATED TO BE PROVIDED, INSTALLED, CONSTRUCTED, REMOVED, AND RELOCATED UNLESS SPECIFICALLY NOTED OTHERWISE.
3. UTILITY TRENCHES ARE TO BE SLOPED OR BRACED AND SHEETED AS NECESSARY TO FURNISH SAFE WORKING CONDITIONS FOR THE WORKMEN AND THE PROTECTION OF OTHER UTILITIES IN COMPLIANCE WITH APPLICABLE LOCAL, STATE, AND FEDERAL HEALTH AND SAFETY RULES AND REGULATIONS.
4. NOT USED.
5. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO COORDINATE WITH THE APPROPRIATE UTILITY COMPANY/DISTRICT TO OBTAIN TEMPORARY POWER, TELEPHONE, AND WATER SERVICE DURING CONSTRUCTION. ALL COST FOR TEMPORARY SERVICES SHALL BE THE CONTRACTOR'S RESPONSIBILITY.
6. THE CONTRACTOR SHALL COORDINATE AND COOPERATE WITH THE CITY AND ALL UTILITY COMPANIES/DISTRICTS INVOLVED WITH REGARD TO RELOCATIONS OR ADJUSTMENTS OF EXISTING UTILITIES DURING CONSTRUCTION AND TO ASSURE THAT THE WORK IS ACCOMPLISHED IN A TIMELY FASHION AND WITH A MINIMUM DISRUPTION OF SERVICE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR CONTACTING ALL PARTIES AFFECTED BY ANY DISRUPTION OF ANY UTILITY SERVICE.
7. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO COORDINATE ALL UTILITY RELOCATIONS, WHETHER SHOWN OR NOT SHOWN ON THE PLANS.
8. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL ASPECTS OF PROJECT SAFETY INCLUDING, BUT NOT LIMITED TO, EXCAVATION, TRENCHING, SHORING, TRAFFIC CONTROL, AND SECURITY.
9. THE CONTRACTOR SHALL INSTALL AND MAINTAIN CONSTRUCTION FENCE PRIOR TO, AND THROUGHOUT CONSTRUCTION.
10. THE CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING ALL WORK AND INSPECTIONS AS REQUIRED BY THE CITY, STATE, OR LOCAL DISTRICTS. ALL NECESSARY INSPECTIONS AND/OR CERTIFICATIONS REQUIRED SHALL BE PERFORMED PRIOR TO ANNOUNCED BUILDING POSSESSION AND THE FINAL CONNECTION OF SERVICES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL COST ASSOCIATED WITH INSPECTION.
11. THE CONTRACTOR SHALL NOTIFY THE CITY AND LOCAL UTILITY COMPANIES/DISTRICTS AT LEAST 48 HOURS PRIOR TO THE START OF ANY CONSTRUCTION.
12. THE CONTRACTOR SHALL NOTIFY THE CITY AND LOCAL UTILITY COMPANIES/DITRICTS AT LEAST 48 HOURS PRIOR TO THE START OF ANY EARTH DISTURBING ACTIVITY.
13. NOT USED.
14. INCLUDED IN THIS PACKAGE IS THE DEMOLITION AND DISPOSAL OF ALL EXISTING UTILITIES, SITE IMPROVEMENTS AND SITE FURNISHINGS NEEDED FOR CONSTRUCTION OF THE IMPROVEMENTS SHOWN IN THIS SET OF CONSTRUCTION DRAWINGS. ALL QUESTIONS IN REGARD TO DEMOLITION SHALL BE SUBMITTED TO THE OWNER IN WRITING PRIOR TO BID.
15. DIMENSIONS FOR LAYOUT AND CONSTRUCTION ARE NOT TO BE SCALED FROM ANY DRAWING. IF PERTINENT DIMENSIONS ARE NOT SHOWN, CONTACT THE CONSULTING ENGINEER FOR CLARIFICATION, AND ANNOTATE THE DIMENSION ON THE AS-BUILT RECORD DRAWINGS.

    COORDINATES PROVIDED ON THE DRAWING SHALL BE VERIFIED. ANY WORK DONE INCORRECTLY BASED UPON THE PROVIDED COORDINATES SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR AND FIXED AT HIS OWN EXPENSE.
16. RIM ELEVATIONS SHOWN ARE APPROXIMATE ONLY AND ARE NOT TO BE TAKEN AS FINAL ELEVATIONS. THE CONTRACTOR SHALL USE PRECAST CONCRETE ADJUSTMENT RINGS, GROUT, AND STEEL SHIMS TO ADJUST THE MANHOLE FRAMES TO THE REQUIRED FINAL GRADE IN CONFORMANCE WITH THE CITY OR UTILITY COMPANY/DISTIRCT STANDARD SPECIFICATIONS. ALL FRAMES SHALL BE ADJUSTED TO FINAL GRADE PRIOR TO THE FINAL LIFT OF ASPHALT.
17. IF, DURING THE CONSTRUCTION PROCESS, CONDITIONS ARE ENCOUNTERED BY THE CONTRACTOR, HIS SUBCONTRACTORS, OR OTHER AFFECTED PARTIES, WHICH COULD INDICATE A SITUATION THAT IS NOT IDENTIFIED IN THE PLANS OR SPECIFICATIONS, THE CONTRACTOR SHALL CONTACT THE PROJECT MANAGER FOR THE OWNER/DEVELOPER AND THE ENGINEER IMMEDIATELY.
18. BENCHMARK VERIFICATION: THE CONTRACTOR SHALL USE BENCHMARKS AND DATUMS SHOWN HEREON TO SET PROJECT BENCHMARK(S), BY RUNNING A LEVEL LOOP BETWEEN AT LEAST TWO BENCHMARKS, AND SHALL PROVIDE SURVEY NOTES OF SUCH TO PROJECT ENGINEER PRIOR TO COMMENCING CONSTRUCTION.
19. ALL WORK WITHIN THE PUBLIC RIGHT-OF-WAY SHALL BE DONE IN ACCORDANCE WITH THE GOVERNING AUTHORITY'S STANDARDS AND SPECIFICATIONS.

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 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.
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. STOP BARS SHALL BE 24" IN WIDTH. CROSSWALKS LINES SHALL BE 24" WIDE AND A MINIMUM OF 9' LONG.
12. WORD AND SYMBOL MARKINGS SHALL BE THE NARROW TYPE.
13. 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.
14. THE CONTRACTOR SHALL NOTIFY EL PASO COUNTY PLANNING AND COMMUNITY DEVELOPMENT (719) 520-6819 PRIOR TO AND UPON COMPLETION OF SIGNING AND STRIPING.
15. 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.

SITE/GRADING GENERAL NOTES

1. CONTOURS SHOWN REPRESENT FINISHED ELEVATIONS. ADJUSTMENT TO SUBGRADE FOR ALL STRUCTURES (IE PAVING, SIDEWALKS, SLABS, ETC) IS THE RESPONSIBILITY OF THE CONTRACTOR. IN ADDITION, THE CONTRACTOR IS RESPONSIBLE FOR HIS OWN ESTIMATE OF EARTHWORK QUANTITIES.
2. EXISTING SPOT ELEVATIONS AT MATCH POINTS WERE DERIVED FROM CONTOURS PROVIDED WITH THE SITE MAPPING AND ARE ANTICIPATED TO BE +/- AND SHALL BE VERIFIED PRIOR TO ANY CONSTRUCTION. ANY DEVIATION SHALL BE REPORTED TO THE ENGINEER.
3. PRIOR TO PLACING ANY CONCRETE CURB, GUTTER, PANS, AND ACCESSIBLE RAMPS, THE FORMWORK ELEVATIONS SHALL BE VERIFIED AND PROVIDED TO THE PROJECT ENGINEER FOR REVIEW AND APPROVAL. ANY WORK THAT DOES NOT COMPLY WITH THIS REQUIREMENT AND IS PLACED IN ERROR WILL BE THE RESPONSIBILITY OF THE CONTRACTOR.
4. NO PROPOSED LANDSCAPED SLOPE SHALL EXCEED 3:1, OR AS SPECIFIED OTHERWISE BY LOCAL CODE.
5. CONTRACTOR SHALL REFER TO BUILDING ARCHITECTURAL PLANS FOR EXACT DIMENSIONS AND LOCATIONS OF BUILDINGS AND APPURTENANCES. THE EARTHWORK FOR ALL BUILDING FOUNDATIONS AND SLABS SHALL BE IN ACCORDANCE WITH THE ARCHITECTURAL BUILDING PLANS AND SPECIFICATIONS AND THE GEOTECHNICAL REPORT PREPARED SPECIFICALLY FOR THIS SITE.
6. ALL LANDSCAPED AREAS ARE TO BE CONDITIONED PER THE REQUIREMENTS OF THE LANDSCAPE PLANS. ALL DISTURBED AREAS THAT ARE NOT DESIGNATED TO BE PAVED SHALL BE LANDSCAPED OR SEEDED ACCORDING TO THE LANDSCAPE PLAN(S) AND GRADING, EROSION AND SEDIMENT CONTROL PLAN(S).
7. ALL PROPOSED SPOT ELEVATIONS ARE FLOWLINE ELEVATIONS UNLESS OTHERWISE NOTED. SPOT ELEVATIONS TAKE PRECEDENCE OVER CONTOURS AND SLOPES SHOWN. CONTRACTOR SHALL NOTIFY ENGINEER OF SPOT ELEVATIONS WHICH DO NOT APPEAR TO BE CONSISTENT WITH THE CONTOURS AND SLOPES. SPOT ELEVATIONS AND SPECIFIC PROFILE DATA SHALL BE USED FOR SETTING ELEVATIONS OF CURB AND GUTTER AND UTILITIES. THE CONTRACTOR SHALL ADJUST AND/OR CUT EXISTING PAVEMENT AS NECESSARY TO ASSURE A SMOOTH FIT AND CONTINUOUS GRADE.
8. ASPHALT GRADES SHALL NOT BE LESS THAN 1.80% IN THE DIRECTION OF FLOW; CURB AND GUTTER AND CONCRETE PAN GRADES SHALL NOT BE LESS THAN 0.50% IN THE DIRECTION OF FLOW. THE CONTRACTOR SHALL MAINTAIN POSITIVE DRAINAGE IN ALL PAVEMENT AREAS AND ALONG ALL CURBS. PAVEMENT OR CURBS WHICH DO NOT PROVIDE PROPER DRAINAGE MUST BE REMOVED AND REPLACED AT THE CONTRACTOR'S EXPENSE.
9. HANDICAP PARKING STALLS SHALL BE PAINTED AND SIGNED IN ACCORDANCE WITH CURRENT ADA STANDARDS AND REGULATIONS.
10. HANDICAP RAMPS SHALL BE CONSTRUCTED IN ACCORDANCE WITH CURRENT ADA STANDARDS AND REGULATIONS.
11. THE FOLLOWING IS APPLICABLE TO ALL CONSTRUCTION WITHIN THE LIMITS OF THIS PROJECT:
    a. THE MAXIMUM CROSS SLOPE OF ANY SIDEWALK OR PEDESTRIAN ACCESS ROUTE SHALL BE 2.0%. THE SLOPE SHALL BE MEASURED PERPENDICULAR TO THE DIRECTION OF TRAVEL.
    b. THE GRADE OF HANDICAP PARKING STALLS SHALL NOT EXCEED 2.0% IN ANY DIRECTION. HANDICAP PARKING SHALL HAVE AN ACCESSIBLE ROUTE TO THE BUILDING ENTRY AS SHOWN ON THE DRAWINGS.
    c. HANDICAP ACCESSIBLE ROUTES SHALL HAVE A MAXIMUM LONGITUDINAL GRADE OF 5.0%. ACCESSIBLE ROUTES EXCEEDING 5.0% SHALL BE CONSTRUCTED WITH RAMPS AND HAND RAILS HAVING A MAXIMUM SLOPE OF 8.33% FOR A MAXIMUM RISE OF 30 INCHES. A 5-FOOT BY 5-FOOT LANDING PAD (WITH A 2 PERCENT MAXIMUM SLOPE IN ANY DIRECTION) SHALL BE CONSTRUCTED AT THE BOTTOM AND TOP OF ALL RAMP.
12. PRIOR TO PLACEMENT OF CURB AND PAVEMENT CONTRACTOR SHALL VERIFY COMPLIANCE WITH ADA STANDARDS.
13. IF DURING THE GRADING AND CONSTRUCTION PROCESS CONDITIONS ARE ENCOUNTERED BY THE CONTRACTOR, HIS SUBCONTRACTORS, OR OTHER AFFECTED PARTIES WHICH COULD INDICATE A SITUATION THAT IS NOT IDENTIFIED IN THE PLANS OR SPECIFICATIONS, THE CONTRACTOR SHALL CONTACT THE PROJECT MANAGER FOR THE DEVELOPER/OWNER, THE ENGINEER, AND THE GEOTECHNICAL ENGINEER IMMEDIATELY.
14. ALL GRATES, MANHOLE RIMS, VALVE BOXES, VALVE COVERS, CLEANOUTS, AND VAULT OR BOX COVERS SHALL BE ADJUSTED TO "AS CONSTRUCTED" FINISHED GRADE PRIOR TO THE FINAL LIFT OF ASPHALT.
15. ALL CONCRETE PAVEMENT, CONCRETE FLATWORK, CONCRETE STRUCTURES, AND CONCRETE UTILITIES SHALL BE INSTALLED IN ACCORDANCE WITH THE MATERIAL RECOMMENDATIONS OF THE GEOTECHNICAL REPORT PREPARED SPECIFICALLY FOR THIS SITE.
16. CONCRETE PAVEMENT JOINTS SHALL MEET THE REQUIREMENTS OF CDOT STANDARDS AND SPECIFICATIONS, AND CDOT STANDARD PLAN NO. M-412-1, UNLESS NOTED OTHERWISE.
17. ALL SIGNING AND STRIPING WILL BE IN ACCORDANCE WITH THE MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES (MUTCD) AND LOCAL CODES.
18. REFER TO ARCHITECTURAL PLANS FOR BUILDING SIGNAGE LOCATIONS.
19. CONTRACTOR SHALL COORDINATE SIGNAGE PERMIT, INSTALLATION, AND SPECIFICATIONS WITH OWNER AND SIGNAGE MANUFACTURER.
20. CONTRACTOR SHALL VERIFY SIZE AND LOCATION OF ANY AND ALL ALLOWABLE MONUMENT OR POLE SIGNAGE WITH OWNER AND SIGNAGE. MANUFACTURER, AND PROVIDE SHOP DRAWINGS PRIOR TO FABRICATION TO THE OWNER FOR APPROVAL.
21. REFER TO THE SITE PLAN FOR EXTENT OF PAVEMENT AND PAVEMENT SECTIONS.
22. GRADES WITHIN ASPHALT PAVING AREAS SHALL BE CONSTRUCTED TO WITHIN 0.10 FEET OF THE DESIGN GRADE. HOWEVER, THE CONTRACTOR SHALL MAINTAIN POSITIVE DRAINAGE IN ALL PAVEMENT AREAS AND ALONG CURBS. CURBS OR PAVEMENT AREAS WHICH DO NOT PROVIDE PROPER DRAINAGE MUST BE REMOVED AND REPLACED AT THE CONTRACTOR'S EXPENSE.
23. THE CONTRACTOR SHALL ASSURE POSITIVE DRAINAGE AWAY FROM BUILDINGS FOR ALL LANDSCAPED AND PAVED AREAS.
24. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE RESTORATION OF ANY EXISTING IMPROVEMENTS INCLUDING, BUT NOT LIMITED TO STREET PAVEMENT, FENCES, SOD, LANDSCAPING, SPRINKLER SYSTEMS, AND UTILITIES DISTURBED DURING CONSTRUCTION TO THEIR ORIGINAL LOCATION AND CONDITION.
25. IF ANY EXISTING STRUCTURES, SIDEWALK, AND/OR CURB AND GUTTER MODIFIED OR TO REMAIN ARE DAMAGED DURING CONSTRUCTION, IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO REPAIR AND/OR REPLACE THE EXISTING STRUCTURE AS NECESSARY TO RETURN IT TO EXISTING CONDITIONS OR BETTER PRIOR TO PROJECT CLOSE OUT.
26. NOT USED.
27. THE CONTRACTOR SHALL INSPECT AND REPAIR EXISTING DRAINAGE STRUCTURES AS NEEDED, AND CLEAN OUT EXISTING PIPES TO REMOVE ALL SILT AND DEBRIS.

MSE (MECHANICALLY STABILIZED EARTH) RETAINING WALL GENERAL NOTES

1. CONTRACTOR SHALL PROVIDE FULL DESIGN AND CONSTRUCTION OF THE MSE RETAINING WALLS IN ACCORDANCE WITH ALL APPLICABLE LOCAL, STATE, AND INDUSTRY STANDARDS AND SPECIFICATIONS.
2. THE ALIGNMENT OF THE MSE WALLS IS SHOWN ON THE PLANS AND ASSOCIATED PROFILES DEPICTING THE FINISHED GRADE AT THE TOP OF THE WALL (TW) AND BOTTOM OF THE WALL (BW) AND IS NOT INTENDED TO SHOW ANY PORTION OF THE WALL BELOW FINISHED GRADE. CHANGES IN THE TOP OF WALL ELEVATIONS SHALL BE ACHIEVED BY UNIFORMLY STEPPING THE WALL.
3. CONTRACTOR IS REQUIRED TO:
    a. REVIEW THE GEOTECHNICAL REPORT FOR THE SITE AND VERIFY THE REPORT PROVIDES ALL INFORMATION REQUIRED FOR THE DESIGN OF THE WALL.
    b. PROVIDE FULL DESIGN OF THE WALL INCLUDING DESIGN CALCULATIONS AND CONSTRUCTION DRAWINGS PREPARED BY A LICENSED ENGINEER TO BE SUBMITTED TO THE CITY FOR APPROVAL. THE DESIGN SHALL CONSIDER THE LONG TERM STRUCTURAL STABILITY OF THE WALL AND ADDRESS DRAINAGE BEHIND THE WALL.
    c. OBTAIN ALL PERMITS REQUIRED FOR THE WORK.
    d. VERIFY EXISTING AND PROPOSED ELEVATIONS AT TOP OF WALL.
    e. PROVIDE ALL MATERIALS AND LABOR REQUIRED FOR CONSTRUCTION AND INSTALLATION OF THE WALL.
    f. PROVIDE MATERIAL TESTING OF ALL MATERIALS USED FOR CONSTRUCTION OF WALLS.
    g. DETAIL, PROVIDE, AND INSTALL A PEDESTRIAN GUARDRAIL ALONG THE TOP OF ALL WALLS INSTALLED IF REQUIRED BY CODE OR FOR SAFETY. REFER TO PROJECT SPECIFICATIONS IN BUILDING DRAWING SET.
    h. SUBMIT TO THE ARCHITECT A COLOR AND TEXTURE SAMPLE OF THE BLOCK TO BE USED PRIOR TO INSTALLATION.

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 PLANNING AND COMMUNITY DEVELOPMENT (PCD) – INSPECTIONS, PRIOR TO STARTING CONSTRUCTION.
7. IT IS THE CONTRACTOR'S RESPONSIBILITY TO UNDERSTAND THE REQUIREMENTS OF ALL JURISDICTIONAL AGENCIES AND TO OBTAIN ALL REQUIRED PERMITS, INCLUDING BUT NOT LIMITED TO EL PASO COUNTY EROSION AND STORMWATER QUALITY CONTROL PERMIT (ESQCP), REGIONAL BUILDING FLOODPLAIN DEVELOPMENT PERMIT, U.S. ARMY CORPS OF ENGINEERS-ISSUED 401 AND/OR 404 PERMITS, AND COUNTY AND STATE FUGITIVE DUST PERMITS.
8. CONTRACTOR SHALL NOT DEVIATE FROM THE PLANS WITHOUT FIRST OBTAINING WRITTEN APPROVAL FROM THE DESIGN ENGINEER AND PCD. CONTRACTOR SHALL NOTIFY THE DESIGN ENGINEER IMMEDIATELY UPON DISCOVERY OF ANY ERRORS OR INCONSISTENCIES.
9. ALL STORM DRAIN PIPE SHALL BE CLASS III RCP UNLESS OTHERWISE NOTED AND APPROVED BY PCD.
10. CONTRACTOR SHALL COORDINATE GEOTECHNICAL TESTING PER ECM STANDARDS. PAVEMENT DESIGN SHALL BE APPROVED BY EL PASO COUNTY PCD PRIOR TO PLACEMENT OF CURB AND GUTTER AND PAVEMENT.
11. ALL CONSTRUCTION TRAFFIC MUST ENTER/EXIT THE SITE AT APPROVED CONSTRUCTION ACCESS POINTS.
12. SIGHT VISIBILITY TRIANGLES AS IDENTIFIED IN THE PLANS SHALL BE PROVIDED AT ALL INTERSECTIONS. OBSTRUCTIONS GREATER THAN 18 INCHES ABOVE FLOWLINE ARE NOT ALLOWED WITHIN SIGHT TRIANGLES.
13. SIGNING AND STRIPING SHALL COMPLY WITH EL PASO COUNTY DOT AND MUTCD CRITERIA. [IF APPLICABLE, ADDITIONAL SIGNING AND STRIPING NOTES WILL BE PROVIDED.]
14. CONTRACTOR SHALL OBTAIN ANY PERMITS REQUIRED BY EL PASO COUNTY DOT, 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.
16. EL PASO COUNTY DOES NOT OWN AND IS NOT RESPONSIBLE FOR THE UNDERDRAINS OR GROUNDWATER DISCHARGE SYSTEMS SHOWN ON THESE PLANS AND ASSUMES NO LIABILITY FOR WATER RIGHTS ADMINISTRATION BY APPROVING THESE PLANS. MAINTENANCE AND WATER RIGHTS ARE THE RESPONSIBILITY OF THE DEVELOPER AND ____ [XX METROPOLITAN DISTRICT, OR YY PROPERTY OWNER'S ASSOCIATION]_____.

PERCEPTION DESIGN GROUP, INC.
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STATE OF COLORADO REGISTERED JERRY W. DAVIDSON 30226 PROFESSIONAL ENGINEER
10/13/26

PREPARED UNDER THE DIRECT SUPERVISION OF
JERRY W. DAVIDSON, P.E.
COLORADO REG # 30226
FOR AND ON BEHALF OF
PERCEPTION DESIGN GROUP, INC.

DATE	DESCRIPTION
10/13/26	3RD SUBMITTAL
08/08/25	2ND SUBMITTAL
02/26/25	1ST SUBMITTAL

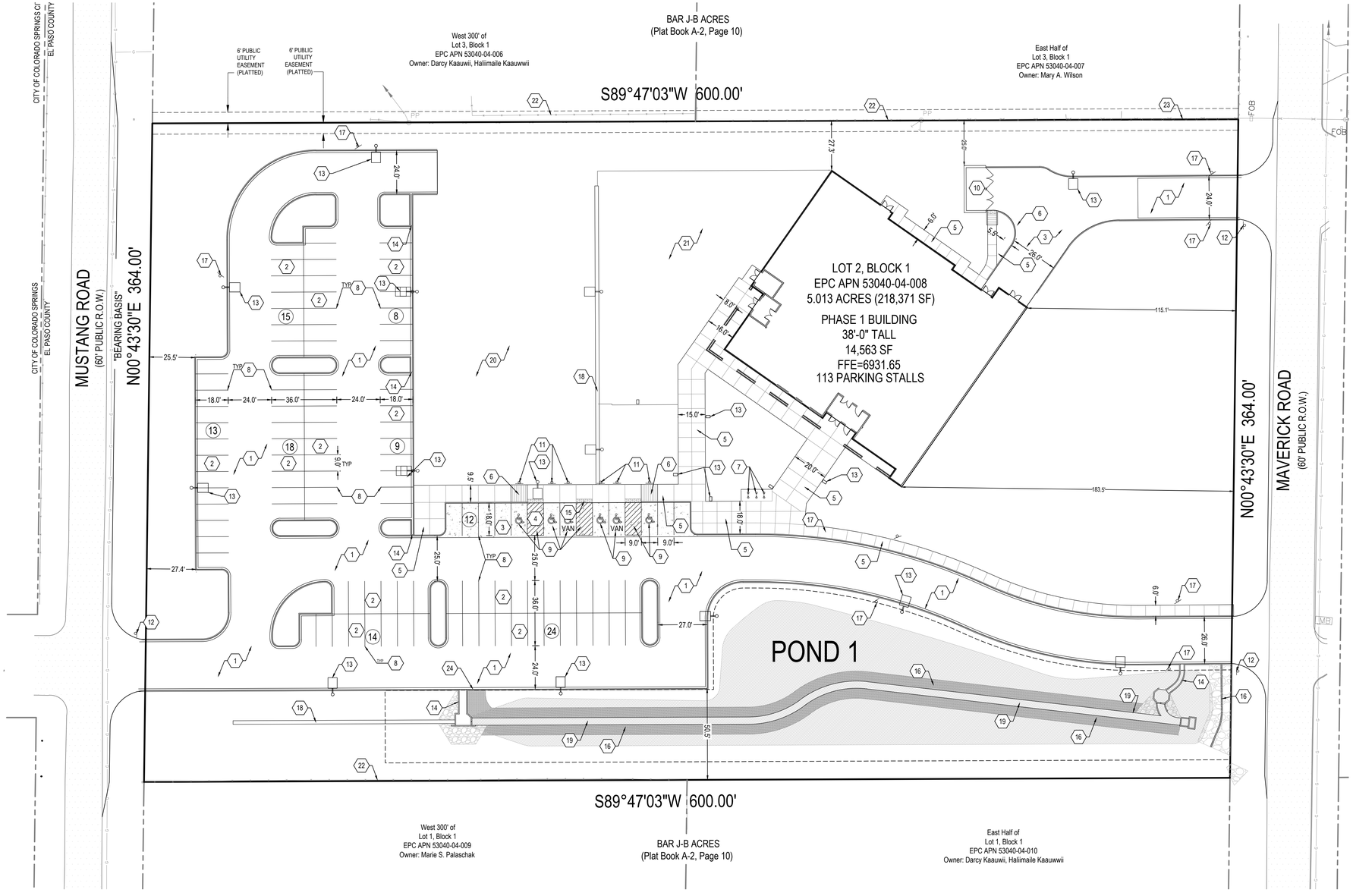
REVISIONS

GENERAL NOTES

ISLAMIC SOCIETY IF COLORADO SPRINGS
LOT 2, BLOCK 1, BAR J-B ACRES
7610 MAVERICK ROAD COUNTY OF EL PASO, COLORADO

Design By: JWD
Approved By: JWD
Project No.: 2024-020

SHEET
C0.01



LEGEND

- PROPERTY LINE
- PROPOSED HANDICAP PARKING STALL
- 10 — PROPOSED PARKING COUNT PER ROW
- LS — PROPOSED LANDSCAPED AREA
- PROPOSED SIDEWALK
- PROPOSED HANDICAP RAMP
- FIRE HYDRANT
- PROPOSED SITE SIGNAGE
- PROPOSED CONCRETE PAVEMENT
- EXISTING CURB AND GUTTER
- PROPOSED CURB AND GUTTER
- PROPOSED SITE LIGHTING

CONSTRUCTION NOTES

1. CONSTRUCT HEAVY DUTY ASPHALT PAVEMENT IN DRIVE AISLES, SEE GEOTECHNICAL REPORT FOR SECTIONS AND REQUIREMENTS.
2. CONSTRUCT STANDARD DUTY ASPHALT IN PARKING SPACES. SEE GEOTECHNICAL REPORT FOR SECTIONS AND REQUIREMENTS.
3. CONSTRUCT HEAVY DUTY CONCRETE PAVEMENT, SEE GEOTECHNICAL REPORT FOR SECTIONS AND REQUIREMENTS.
4. CONSTRUCT STANDARD DUTY CONCRETE PAVEMENT, SEE GEOTECHNICAL REPORT FOR SECTIONS AND REQUIREMENTS.
5. CONSTRUCT CONCRETE SIDEWALK AT WIDTH SHOWN. SEE DETAIL ON SHEET C9.10.
6. CONSTRUCT CURB RAMP WITH DETECTABLE WARNING. SEE DETAIL ON SHEET C9.10.
7. INSTALL BIKE RACK. SEE DETAIL ON SHEETC9.10.
8. PAINT PARKING LOT STRIPING WITH 4" WIDE WHITE TRAFFIC PAINT.
9. PAINT ACCESSIBLE STRIPING AND SYMBOL. SEE DETAIL ON SHEET C9.10.
10. CONSTRUCT TRASH ENCLOSURE. SEE BUILDING PLANS.
11. INSTALL ADA SIGNAGE. INSTALL VAN PLACARD AT VAN SPACE. SEE DETAIL ON SHEET C9.10.
12. INSTALL STOP SIGN. SEE DETAIL ON SHEET C9.10.
13. INSTALL SIGHT LIGHTING. COORDINATE INSTALLATION WITH THE SITE ELECTRICAL PLANS. REFERENCE LIGHTING PLAN FOR EXACT LOCATION.
14. CONSTRUCT 2' WIDE CURB CHASE / RUNDOWN. SEE DETAIL ON SHEET 9.10.
15. CONSTRUCT DETECTABLE WARNING. SEE DETAIL ON SHEET C9.10.
16. CONSTRUCT POND MAINTENANCE ROAD. SEE DETAIL ON SHEET C7.91.
17. INSTALL NO PARKING FIRE LANE SIGN. SEE DETAIL SHEET C9.10.
18. CONSTRUCT 2' WIDE VALLEY PAN. SEE DETAIL ON SHEET C9.10.
19. CONSTRUCT 4' WIDE TRICKLE CHANNEL. SEE DETAIL ON SHEET C9.10.
20. PLAY FIELD.
21. PLAYGROUND. SEE BUILDING PLANS FOR DETAIL.
22. EXISTING WIRE FENCE TO REMAIN.
23. EXIST 3' SPLIT RAIL FENCE TO REMAIN.
24. CONSTRUCT MOUNTABLE CURB AT POND MAINTENANCE ACCESS.

COLORADO 811
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THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DAMAGE TO EXISTING IMPROVEMENTS AND UTILITIES AND SHALL REPAIR ANY DAMAGE AT HIS EXPENSE.

GRAPHIC SCALE
30 0 15 30 60
1 INCH = 30 FEET

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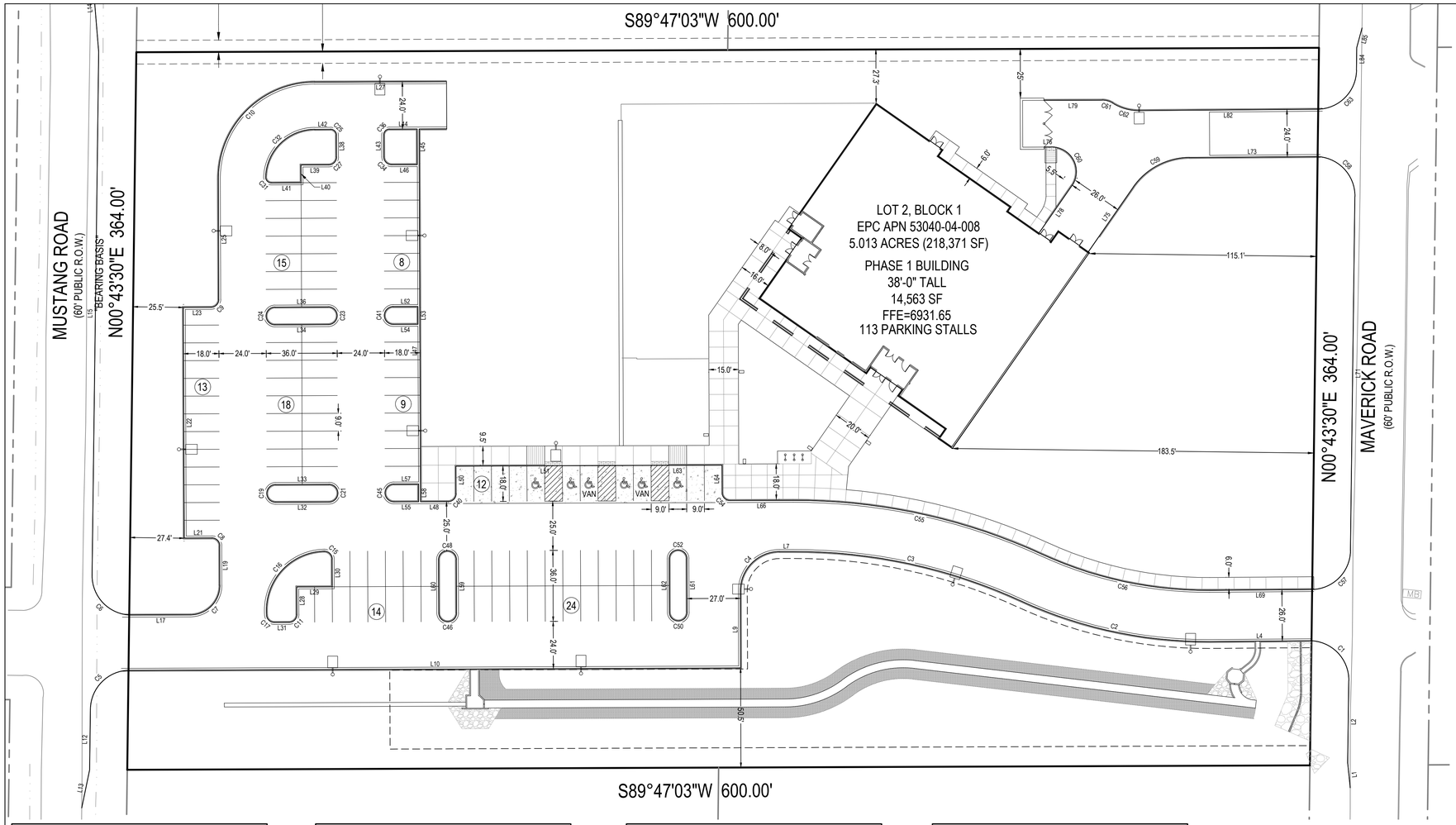
REVISIONS

SITE PLAN

ISLAMIC SOCIETY IF COLORADO SPRINGS
LOT 2, BLOCK 1, BAR J-B ACRES
7610 MAVERICK ROAD COUNTY OF EL PASO, COLORADO

Design By: JWD
Approved By: JWD
Project No.: 2024-020

SHEET
C3.10



LEGEND

- PROPERTY LINE
- PROPOSED HANDICAP PARKING STALL
- 10 — PROPOSED PARKING COUNT PER ROW
- LS — PROPOSED LANDSCAPED AREA
- PROPOSED SIDEWALK
- PROPOSED HANDICAP RAMP
- FIRE HYDRANT
- PROPOSED SITE SIGNAGE
- PROPOSED CONCRETE PAVEMENT
- EXISTING CURB AND GUTTER
- PROPOSED CURB AND GUTTER
- PROPOSED SITE LIGHTING

Parcel Line and Curve Table			
Line #/Curve #	Length	Bearing/Delta	Radius
C1	31.82'	91°09'23"	20.00
C2	99.02'	25°06'13"	226.00
C3	119.02'	24°53'16"	274.00
C4	31.42'	90°00'00"	20.00
C5	31.09'	89°03'33"	20.00
C6	31.74'	90°56'27"	20.00
C7	23.56'	90°00'00"	15.00
C8	6.28'	90°00'00"	4.00
C9	6.28'	90°00'00"	4.00
C10	76.97'	89°59'59"	49.00
C11	6.28'	90°00'00"	4.00
C15	6.36'	91°08'43"	4.00
C16	48.83'	93°15'59"	30.00
C17	5.98'	85°35'18"	4.00
C19	14.14'	180°00'00"	4.50
C21	14.14'	180°00'00"	4.50
C23	14.14'	180°00'00"	4.50
C24	14.14'	180°00'00"	4.50
C25	4.71'	90°00'01"	3.00
C27	6.28'	90°00'00"	4.00
C31	4.84'	92°30'00"	3.00
C32	38.18'	87°30'00"	25.00
C34	6.28'	90°00'00"	4.00
C36	4.71'	89°59'59"	3.00
C40	6.28'	90°00'00"	4.00
C41	14.14'	180°00'00"	4.50

Parcel Line and Curve Table			
Line #/Curve #	Length	Bearing/Delta	Radius
C45	14.14'	180°00'00"	4.50
C46	14.14'	180°00'00"	4.50
C48	14.14'	180°00'00"	4.50
C50	14.14'	180°00'00"	4.50
C52	14.14'	180°00'00"	4.50
C54	6.28'	90°00'00"	4.00
C55	130.31'	24°53'16"	300.00
C56	87.63'	25°06'13"	200.00
C57	31.01'	88°50'37"	20.00
C58	31.82'	91°09'23"	20.00
C59	33.47'	54°47'03"	35.00
C60	27.27'	125°00'01"	12.50
C61	5.61'	32°06'58"	10.00
C62	14.11'	32°19'54"	25.00
C63	31.01'	88°50'37"	20.00
L1	12.76	N5°41'16"W	
L2	41.61	N0°43'30"E	
L4	50.19	S89°34'07"W	
L7	6.96	S89°47'03"W	
L9	38.96	S0°12'57"E	
L10	309.98	S89°47'03"W	
L12	30.78	S0°43'30"W	
L13	19.72	S11°39'03"W	
L14	44.90	S4°43'08"E	
L15	265.52	S0°43'30"W	
L17	29.80	N89°47'03"E	

Parcel Line and Curve Table			
Line #/Curve #	Length	Bearing/Delta	Radius
L19	19.96	N0°12'57"W	
L21	14.00	S89°47'03"W	
L22	117.00	N0°12'57"W	
L23	14.00	N89°47'03"E	
L25	61.04	N0°12'57"W	
L27	67.00	N89°47'03"E	
L28	14.00	N0°12'57"W	
L29	18.00	N89°47'03"E	
L30	13.99	N0°12'57"W	
L31	7.40	N89°47'03"E	
L32	27.00	N89°47'03"E	
L33	27.00	S89°47'03"W	
L34	27.00	N89°47'03"E	
L36	27.00	S89°47'03"W	
L38	11.04	S0°12'57"E	
L39	14.00	S89°47'03"W	
L40	9.00	S0°12'57"E	
L41	14.98	S89°47'03"W	
L42	8.00	N89°47'03"E	
L43	11.04	N0°12'57"W	
L44	14.00	N89°47'03"E	
L45	18.04	S0°12'57"E	
L46	13.00	S89°47'03"W	
L47	171.00	S0°12'57"E	
L48	14.02	N89°47'03"E	
L50	14.00	N0°12'57"W	

Parcel Line and Curve Table			
Line #/Curve #	Length	Bearing/Delta	Radius
L51	90.00	N89°47'03"E	
L52	12.50	N89°47'03"E	
L53	9.00	S0°12'57"E	
L54	12.50	S89°47'03"W	
L55	12.50	S89°47'03"W	
L57	12.50	N89°47'03"E	
L58	9.00	S0°12'57"E	
L59	27.00	N0°12'57"W	
L60	27.00	S0°12'57"E	
L61	27.00	N0°12'57"W	
L62	27.00	S0°12'57"E	
L63	45.00	N89°47'03"E	
L64	14.00	S0°12'57"E	
L66	32.00	N89°47'03"E	
L69	51.52	N89°34'07"E	
L71	179.62	N0°43'30"E	
L73	63.81	S89°34'07"W	
L75	40.22	S34°47'03"W	
L76	3.78	N89°47'03"E	
L78	29.23	S34°47'03"W	
L79	29.59	N89°47'03"E	
L82	90.43	N89°34'07"E	
L84	11.51	N0°43'30"E	
L85	10.36	N14°57'55"E	

GRAPHIC SCALE
30 0 15 30 60
1 INCH = 30 FEET

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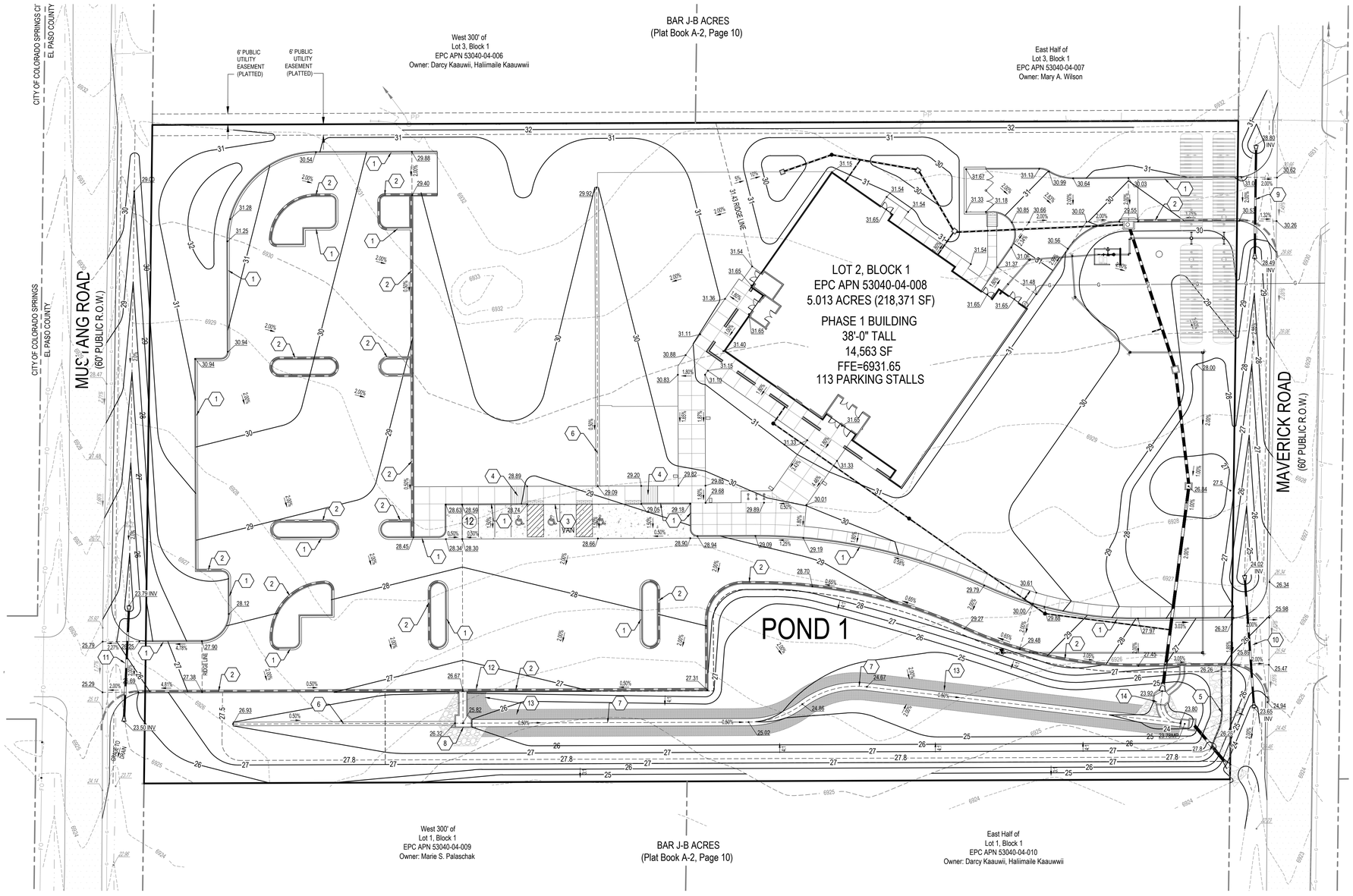
REVISIONS		
DESCRIPTION	DATE	
1ST SUBMITTAL	02/26/25	
2ND SUBMITTAL	08/08/25	
3RD SUBMITTAL	10/13/26	

HORIZONTAL CONTROL PLAN

ISLAMIC SOCIETY IF COLORADO SPRINGS
LOT 2, BLOCK 1, BAR J-B ACRES
7610 MAVERICK ROAD COUNTY OF EL PASO, COLORADO

Design By: JWD
Approved By: JWD
Project No.: 2024-020

SHEET
C3.11



LEGEND

- PROPERTY LINE
- LS — LANDSCAPED AREA
- SIDEWALK
- HANDICAP RAMP
- EXISTING CURB AND GUTTER
- CURB AND GUTTER
- CONCRETE PAVEMENT
- ASPHALT PAVEMENT
- SPILL CURB AND GUTTER
- CATCH CURB AND GUTTER
- 6260 — EXISTING CONTOUR
- 59 — PROPOSED CONTOUR
- 59.40 — PROPOSED SPOT ELEVATION (FLOWLINE)
- 59.40 — EXISTING SPOT ELEVATION

CONSTRUCTION NOTES

1. CONSTRUCT CONCRETE CURB AND GUTTER WITH 12" SPILL PAN. SEE SHEET C9.10.
2. CONSTRUCT CONCRETE CURB AND GUTTER WITH 12" CATCH PAN. SEE SHEET C9.10.
3. INSTALL CONCRETE SIDEWALK. LEVEL WITH PARKING SPACE. NO CURB.
4. CONSTRUCT PRIVATE CURB RAMP WITH DETECTABLE WARNING. SEE SHEET 9.10 DETAIL.
5. CONSTRUCT POND OVERFLOW. SEE DETAILS ON SHEET C7.91.
6. CONSTRUCT 2' WIDE VALLEY PAN. SEE DETAILS ON SHEET C9.10.
7. CONSTRUCT 4' WIDE VALLEY PAN. SEE DETAILS ON SHEET C9.10.
8. CONSTRUCT WEST FOREBAY. SEE DETAIL ON SHEET C7.94.
9. INSTALL 56LF 18" CMP CULVERT @ 0.5% GRADE.
10. INSTALL 67LF 18" CMP CULVERT @ 0.5% GRADE.
11. INSTALL 58LF 18" CMP CULVERT @ 0.5% GRADE.
12. CONSTRUCT MOUNTABLE CURB AT POND MAINTENANCE ACCESS.
13. CONSTRUCT POND MAINTENANCE ROAD. SEE DETAIL ON SHEET C7.91.
14. CONSTRUCT EAST FOREBAY. SEE DETAIL ON SHEET C7.95.

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REVISIONS

GRADING PLAN

ISLAMIC SOCIETY IF COLORADO SPRINGS

LOT 2, BLOCK 1, BAR J-B ACRES
7610 MAVERICK ROAD COUNTY OF EL PASO, COLORADO

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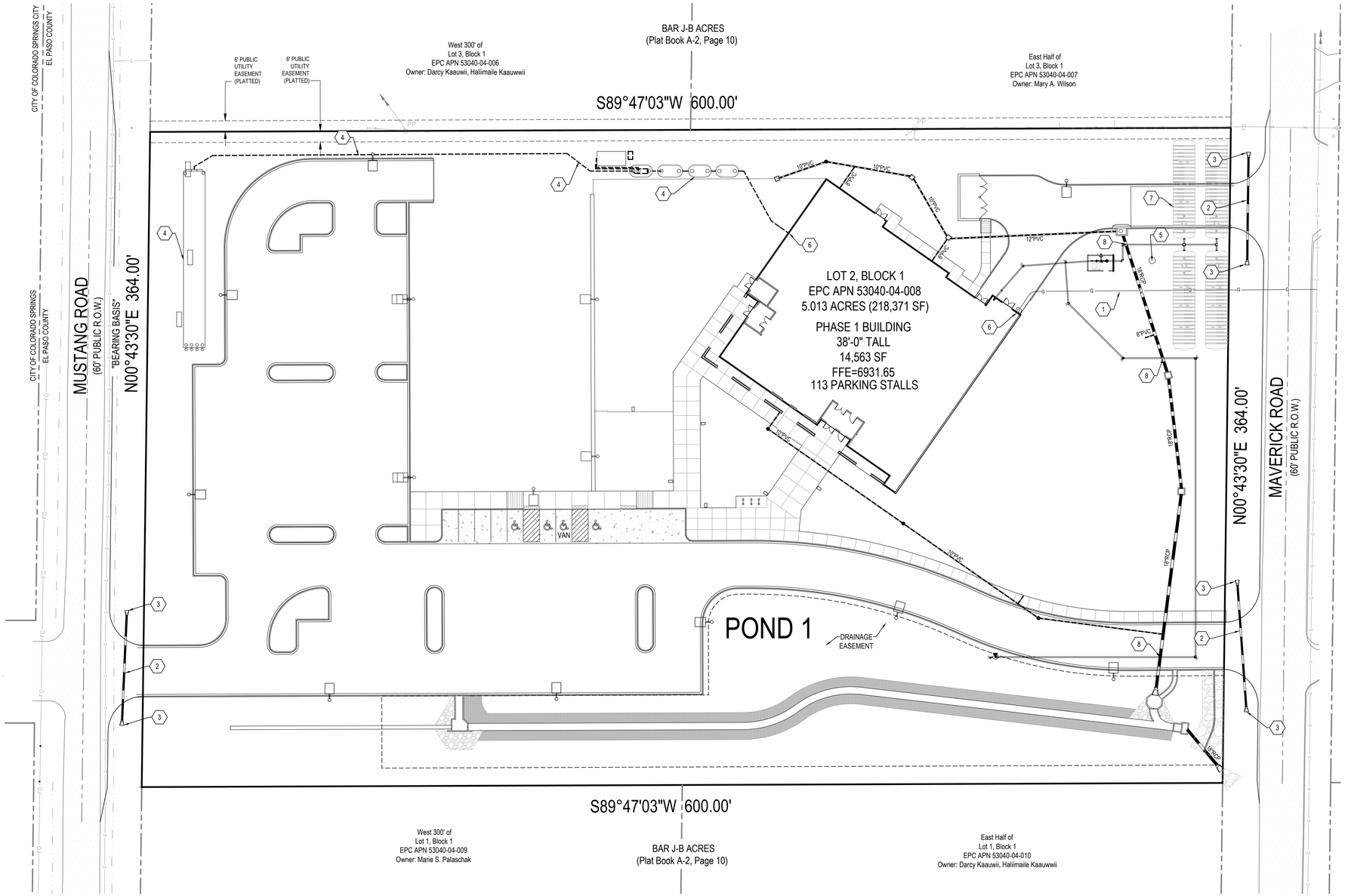
SHEET
C4.10

GRAPHIC SCALE
30 0 15 30 60
1 INCH = 30 FEET

COLORADO 811
KNOW WHAT'S BELOW. CALL BEFORE YOU DIG.

THE TYPE, SIZE, LOCATION, AND NUMBER OF ALL KNOWN UNDERGROUND UTILITIES ARE APPROXIMATE WHEN SHOWN ON THE DRAWINGS. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY THE EXISTENCE AND LOCATION OF ALL UNDERGROUND UTILITIES ON THE SITE, AND OFFSITE IN WORK AREAS. LOCATION OF EXISTING UTILITIES SHALL BE VERIFIED BY CONTRACTOR PRIOR TO DATE OF CONSTRUCTION. FOR INFORMATION CONTACT: UTILITY NOTIFICATION CENTER OF COLORADO (UNCC) – 1- 800-922-1987. IT IS THE CONTRACTOR'S RESPONSIBILITY TO FIELD VERIFY SIZE AND HORIZONTAL AND VERTICAL LOCATIONS OF EXISTING FACILITIES PRIOR TO CONSTRUCTION AND NOTIFY THE ENGINEER OF ANY DISCREPANCIES.

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LEGEND

- PROPERTY LINE
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- 6260 — EXISTING CONTOUR
- 59 — PROPOSED CONTOUR
- 59.40 — PROPOSED SPOT ELEVATION (FLOWLINE)
- 59.40 — EXISTING SPOT ELEVATION

CONSTRUCTION NOTES

1. GAS SERVICE LOCATION. CONTRACTOR TO COORDINATE EXACT LOCATION WITH THE UTILITY PROVIDER.
2. INSTALL 18" CMP @ 0.50 %.
3. INSTALL 18" CMP FLARED END SECTION.
4. SEPTIC FACILITIES. SEE PLANS BY OTHERS.
5. CONCEPTUAL WELL LOCATION.
6. UTILITY ENTRY LOCATION. VERIFY EXACT LOCATION WITH THE BUILDING PLANS.
7. FIRE CISTERN.
8. FIRE CISTERN LINE CROSSING STORM PIPE. FIRE CISTERN LINE TO BE A MIN. OF 18" UNDER THE STORM PIPE.

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REVISIONS	DATE
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2ND SUBMITTAL	08/08/25
1ST SUBMITTAL	02/26/25
DESCRIPTION	DATE

UTILITY PLAN

ISLAMIC SOCIETY IF COLORADO SPRINGS

LOT 2, BLOCK 1, BAR J-B ACRES
7610 MAVERICK ROAD COUNTY OF EL PASO, COLORADO

Design By: JWD
Approved By: JWD
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FIRE FLOW DATA

CODE USED FOR ANALYSIS 2018 IFC WITH 2019 AMENDMENTS
OCCUPANCY GROUP: A-3
CONSTRUCTION TYPE: II-B
FIRE AREA: 25,000 SF
FIRE SPRINKLER SYSTEM: YES
REQUIRED FIRE FLOW: 3250 GPM (3250 GPM X 50%=1625GPM, 1750 GPM MIN)
NUMBER OF HYDRANTS: 1

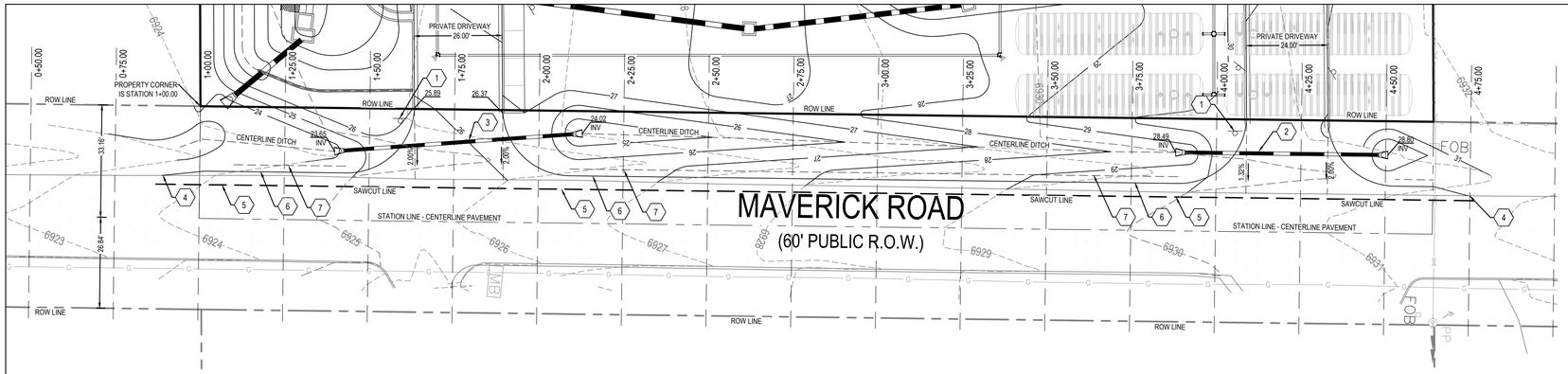
FIRE AUTHORITY APPROVAL

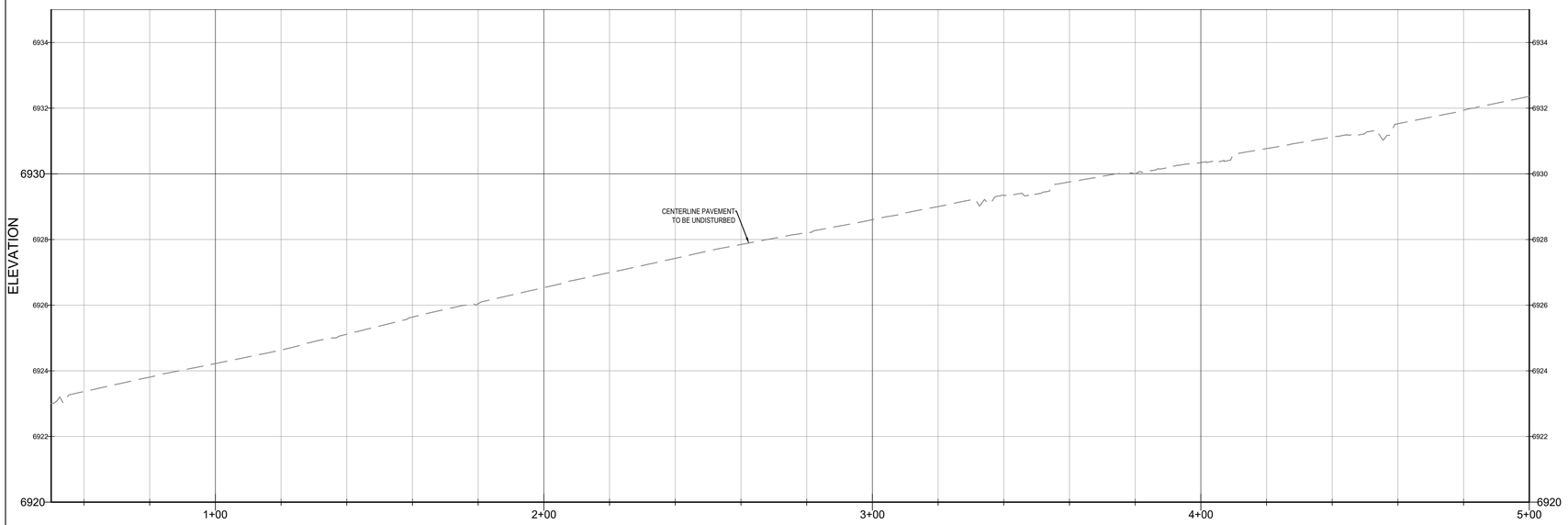
The number of fire hydrants and hydrant locations shown on this water installation plan are correct and adequate to satisfy the fire protection requirements as specified by the Fire District serving the property noted on the plans.

Fire Protection District _____

Signed _____ Date _____
Fire Protection District

GRAPHIC SCALE
30 0 15 30 60
1 INCH = 30 FEET

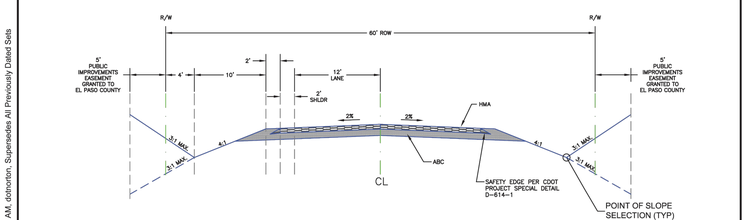




1" = 20' HORIZONTAL
1" = 2' VERTICAL

CONSTRUCTION NOTES

1. INSTALL MUTCD R1-1 STOP SIGN.
2. INSTALL 63 LF 18" CMP CULVERT @ 0.50% WITH FLARED END SECTIONS.
3. INSTALL 73 LF 18" CMP CULVERT @ 0.50% WITH FLARED END SECTIONS.
4. END WIDENING. MATCH EXISTING PAVEMENT.
5. SAWCUT PAVEMENT TO NEAT STRAIGHT LINE.
6. EDGE OF NEW PAVEMENT.
7. EDGE OF NEW SHOULDER.



Roadway Design Parameters
Design Speed: 30 mph
Posted Speed: 30 mph
Maximum ADT: 750
Design Vehicle: WB-50

SCALE: NOT TO SCALE

12/31/05 DATE APPROVED: Joshua J. Palmer DEPARTMENT OF PUBLIC WORKS	Rural Local Roadway Standard Cross Section REVISION DATE: 7/18/23	FILE NAME: SD_2-11

P:\ECM\July_2022_Edits\SD_2-11.dwg, Layout1, 7/26/2023 8:35:57 AM, dotnorton, Supersedes All Previously Dated Sets

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PERCEPTION DESIGN GROUP, INC.
6901 SOUTH PIERCE STREET, SUITE 220, LITTLETON, CO 80128 303.233.6888
WWW.PERCEPTIONDESIGNGROUP.COM

COLORADO REGISTERED JERRY W. DAVIDSON 30226 PROFESSIONAL ENGINEER
10/14/26

PREPARED UNDER THE DIRECT SUPERVISION OF
JERRY W. DAVIDSON, P.E.
COLORADO REG # 30226
FOR AND ON BEHALF OF
PERCEPTION DESIGN GROUP, INC.

REVISIONS	DESCRIPTION	DATE
1	3RD SUBMITTAL	10/13/26
2	2ND SUBMITTAL	08/08/25
3	1ST SUBMITTAL	02/26/25

GRAPHIC SCALE
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1 INCH = 20 FEET

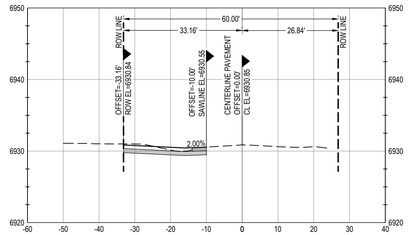
MAVERICK ROAD PLAN AND PROFILE

ISLAMIC SOCIETY IF COLORADO SPRINGS

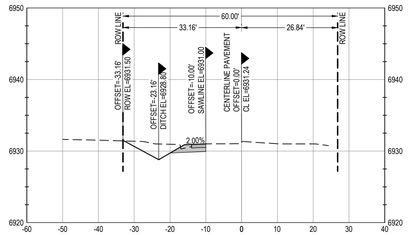
LOT 2, BLOCK 1, BAR J-B ACRES
7610 MAVERICK ROAD COUNTY OF EL PASO, COLORADO

Design By: JWD
Approved By: JWD
Project No.: 2024-020

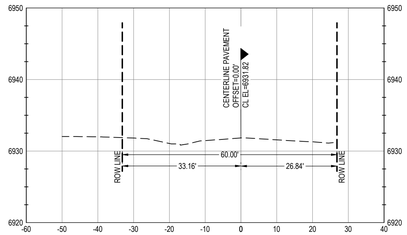
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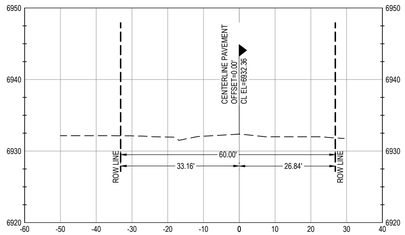
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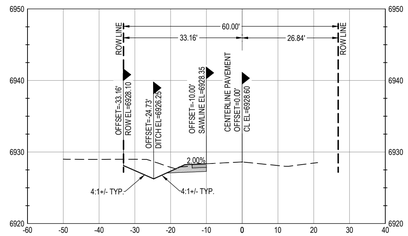
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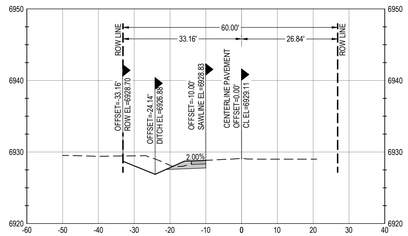
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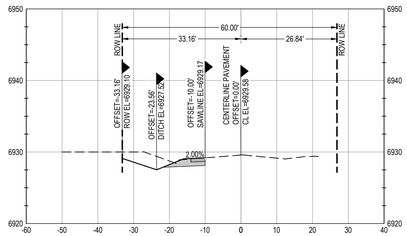
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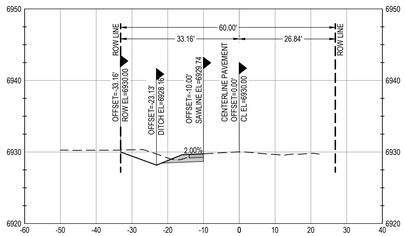
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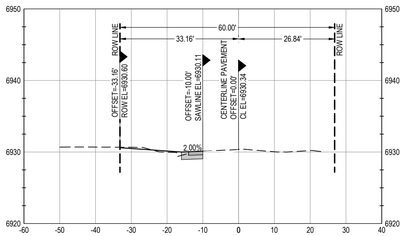
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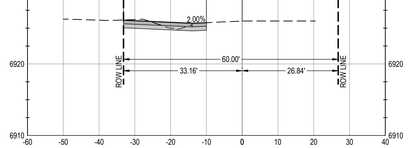
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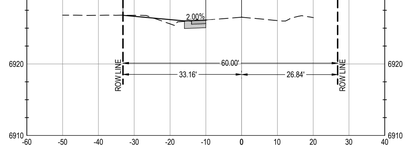
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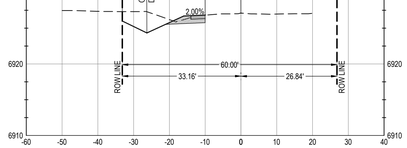
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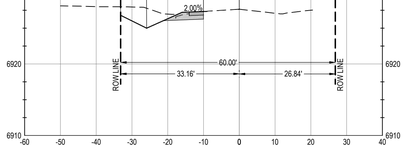
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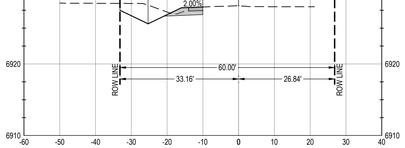
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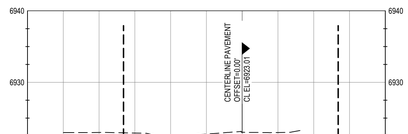
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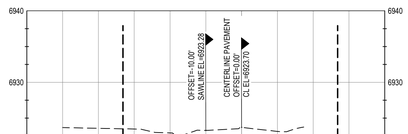
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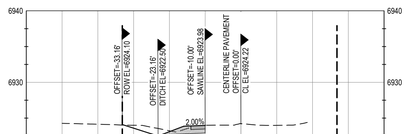
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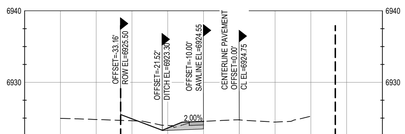
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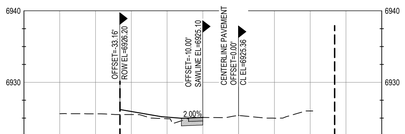
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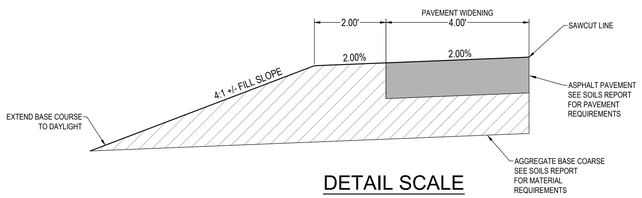
OFFSET
STATION 1+00.00



OFFSET
STATION 1+25.00



OFFSET
STATION 1+50.00



DETAIL SCALE

1" = 2' HORIZONTAL
1" = 1' VERTICAL

SECTION SCALE

1" = 20' HORIZONTAL
1" = 10' VERTICAL

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WWW.PERCEPTIONDESIGNGROUP.COM

COLORADO REGISTERED
JERRY W. DAVIDSON
30226
PROFESSIONAL ENGINEER
10/14/26

PREPARED UNDER THE DIRECT SUPERVISION OF
JERRY W. DAVIDSON, P.E.
COLORADO REG # 30226
FOR AND ON BEHALF OF
PERCEPTION DESIGN GROUP, INC.

DATE	DESCRIPTION
10/13/26	3RD SUBMITTAL
08/08/25	2ND SUBMITTAL
02/26/25	1ST SUBMITTAL

REVISIONS

MAVERICK ROAD CROSS SECTIONS

ISLAMIC SOCIETY IF COLORADO SPRINGS

LOT 2, BLOCK 1, BAR-JB ACRES
7610 MAVERICK ROAD COUNTY OF EL PASO, COLORADO

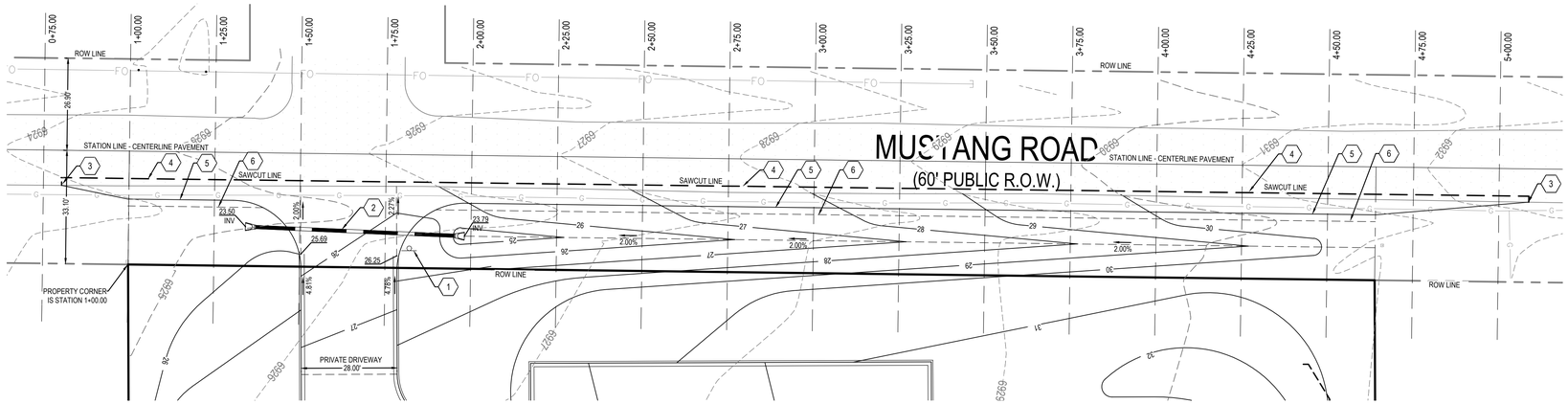
Design By: JWD
Approved By: JWD
Project No.: 2024-020

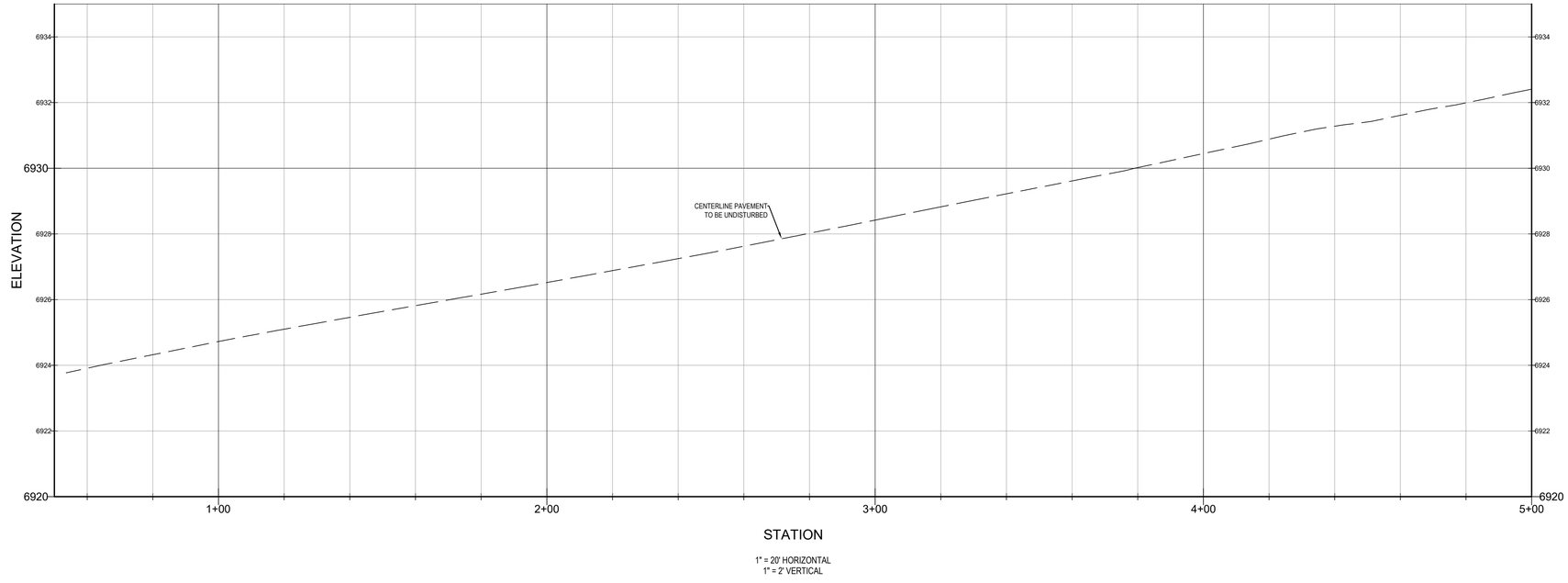
SHEET

C8.11

CONSTRUCTION NOTES

1. INSTALL MUTCD R1-1 STOP SIGN.
2. INSTALL 64 LF 18" CMP CULVERT @ 0.50% WITH FLARED END SECTIONS.
3. END WIDENING. MATCH EXISTING PAVEMENT.
4. SAWCUT PAVEMENT TO NEAT STRAIGHT LINE.
5. EDGE OF NEW PAVEMENT.
6. EDGE OF NEW SHOULDER.





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GRAPHIC SCALE

20 0 10 20 40

1 INCH = 20 FEET

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WWW.PERCEPTIONDESIGNGROUP.COM

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10/14/26

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02/26/25	1ST SUBMITTAL

REVISIONS

MUSTANG ROAD PLAN AND PROFILE

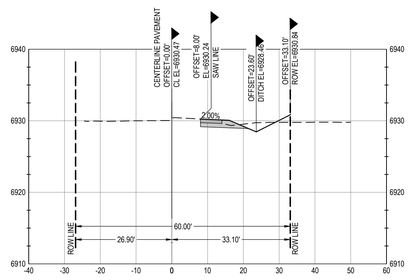
ISLAMIC SOCIETY IF COLORADO SPRINGS

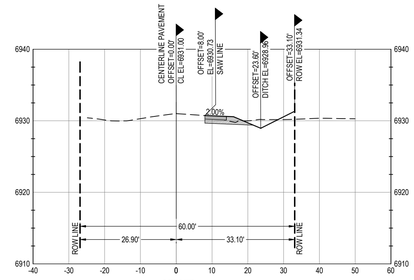
LOT 2, BLOCK 1, BAR J-B ACRES
7610 MAVERICK ROAD COUNTY OF EL PASO, COLORADO

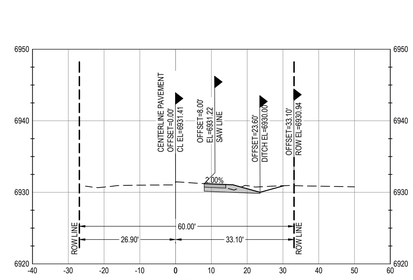
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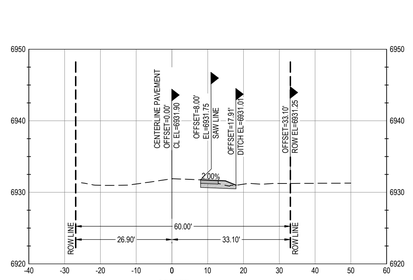
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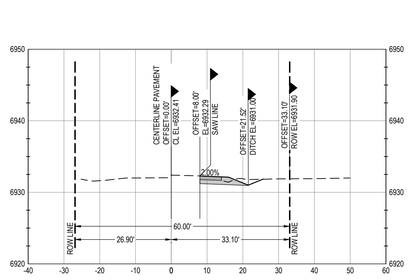
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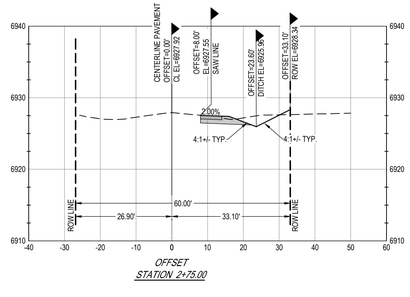


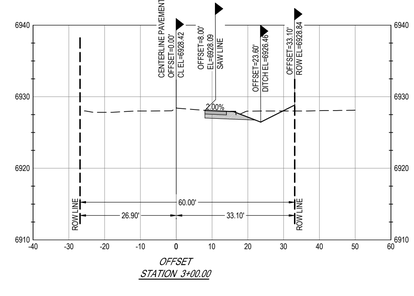


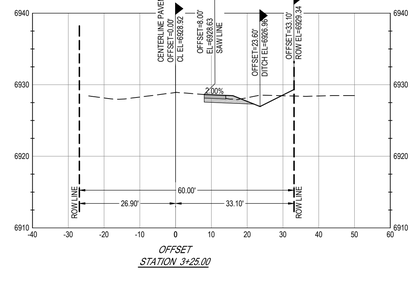


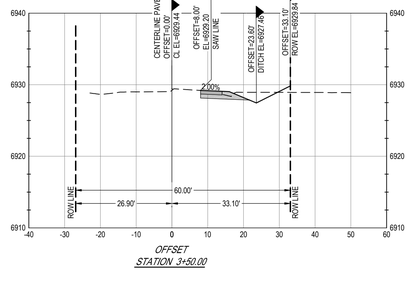


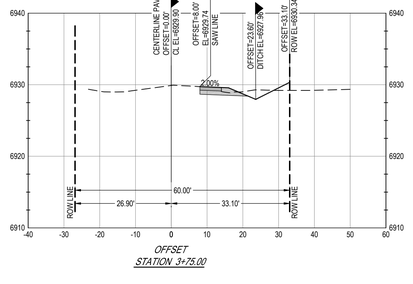


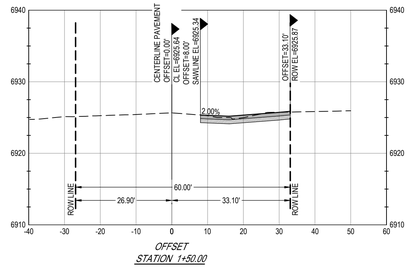


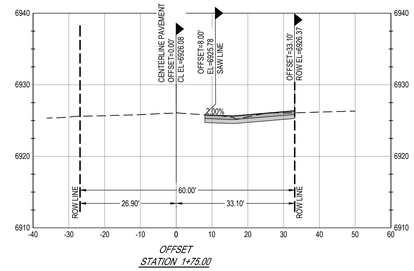


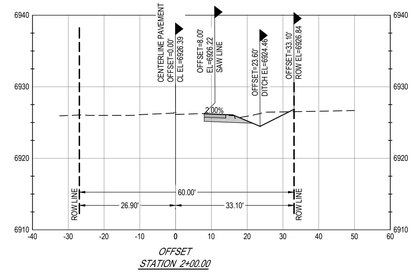


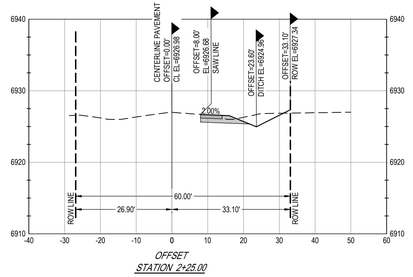


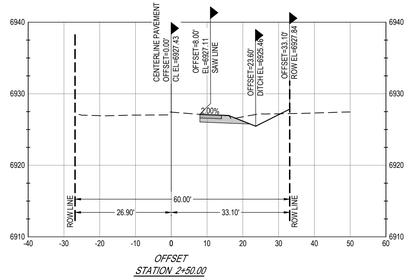


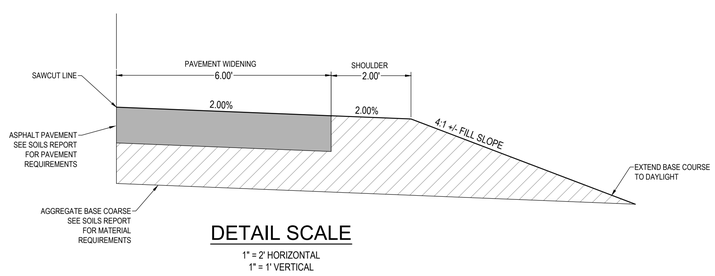






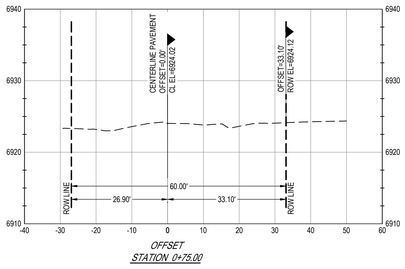


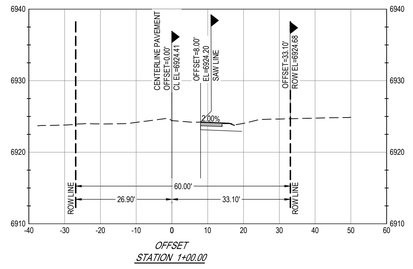


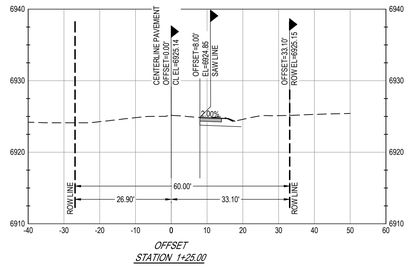


DETAIL SCALE

1" = 2' HORIZONTAL
1" = 1' VERTICAL







SECTION SCALE

1" = 20' HORIZONTAL
1" = 10' VERTICAL

THE TYPE, SIZE, LOCATION, AND NUMBER OF ALL KNOWN UNDERGROUND UTILITIES ARE APPROXIMATE WHEN SHOWN ON THE DRAWINGS. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY THE EXISTENCE AND LOCATION OF ALL UNDERGROUND UTILITIES ON THE SITE, AND OFFSITE IN WORK AREAS. LOCATION OF EXISTING UTILITIES SHALL BE VERIFIED BY CONTRACTOR PRIOR TO DATE OF CONSTRUCTION. FOR INFORMATION CONTACT: UTILITY NOTIFICATION CENTER OF COLORADO (UNCC) – 1- 800-922-1987. IT IS THE CONTRACTOR'S RESPONSIBILITY TO FIELD VERIFY SIZE AND HORIZONTAL AND VERTICAL LOCATIONS OF EXISTING FACILITIES PRIOR TO CONSTRUCTION AND NOTIFY THE ENGINEER OF ANY DISCREPANCIES.

THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DAMAGE TO EXISTING IMPROVEMENTS AND UTILITIES AND SHALL REPAIR ANY DAMAGE AT HIS EXPENSE.

PERCEPTION
DESIGN GROUP, INC.
6955 SOUTH PIERCE STREET | SUITE 220 LITTLETON, CO 80128 303.233.6868
WWW.PERCEPTIONDESIGNGROUP.COM

COLORADO REGISTERED
JERRY W. DAVIDSON
30226
PROFESSIONAL ENGINEER
10/14/26

PREPARED UNDER THE DIRECT SUPERVISION OF
JERRY W. DAVIDSON, P.E.
COLORADO REG # 30226
FOR AND ON BEHALF OF
PERCEPTION DESIGN GROUP, INC.

	DATE	DESCRIPTION
3	10/13/25	3RD SUBMITTAL
2	08/08/25	2ND SUBMITTAL
1	02/26/25	1ST SUBMITTAL

REVISIONS

MUSTANG ROAD CROSS SECTIONS

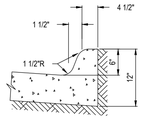
ISLAMIC SOCIETY IF COLORADO SPRINGS

LOT 2, BLOCK 1, BAR-J-B ACRES
7610 MAVERICK ROAD COUNTY OF EL PASO, COLORADO

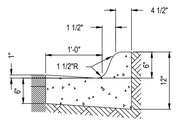
Design By: JWD
Approved By: JWD
Project No.: 2024-020

SHEET

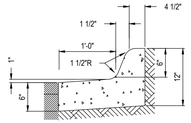
C8.13



TYPE "B"
INTEGRAL CONCRETE CURB



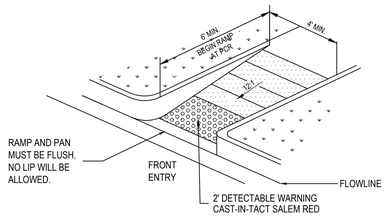
TYPE "A"
CONCRETE CATCH CURB



TYPE "A"
CONCRETE SPILL CURB

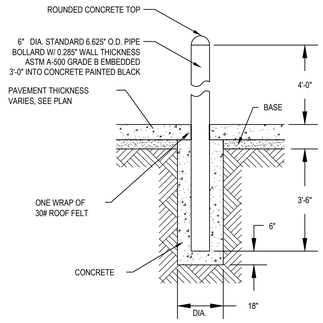
CURB DETAIL

NOT TO SCALE



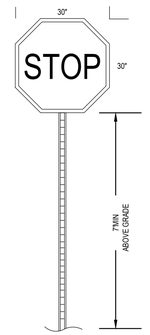
PRIVATE HANDICAP RAMP DETAILS

NOT TO SCALE



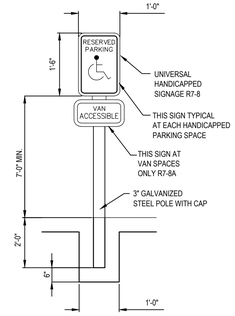
BOLLARD DETAIL

NOT TO SCALE



R1-1 STOP SIGN





HANDICAP SIGN

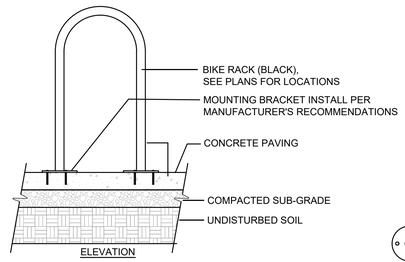
1. SIGNS SHALL BE ON EXTRUDED ALUMINUM BLANKS.

2. SIGN POSTS IN LANDSCAPE AREAS SHALL BE 12 GAUGE Nex/S-SQUARE TUBE STEEL. FINISH TO BE HOT DIPPED GALVANIZED (ASTM A-653 G90). SIZE OF POST TO BE NOMINAL 2" x 2".

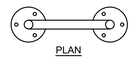
3. SIGN MOUNTING HARDWARE TO BE ZINC OR CADMIUM PLATED.

4. SIGN SHEETING SHALL BE HIGH INTENSITY PRISMATIC

5. MOUNTING HEIGHTS AND LOCATIONS TO BE PER MUTCD GUIDELINES OR AS DIRECTED BY THE COUNTY



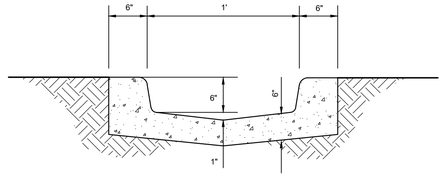
ELEVATION



PLAN

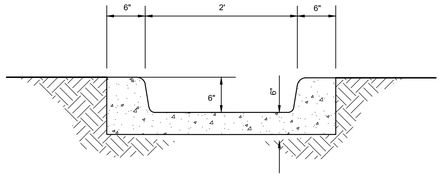
BIKE RACK ON CONCRETE

NOT TO SCALE



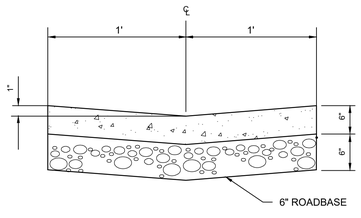
1' WIDE CONCRETE CURB CHASE DETAIL

NOT TO SCALE



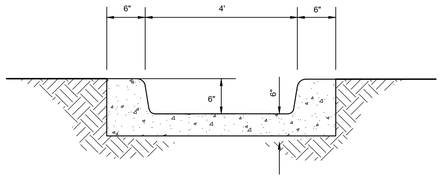
2' WIDE CONCRETE CURB CHASE DETAIL

NOT TO SCALE



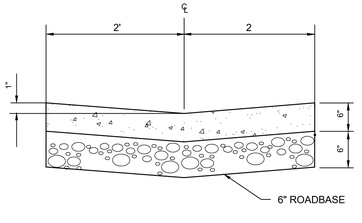
2' CONCRETE VALLEY PAN DETAIL

NOT TO SCALE



4' WIDE CONCRETE CURB CHASE DETAIL

NOT TO SCALE

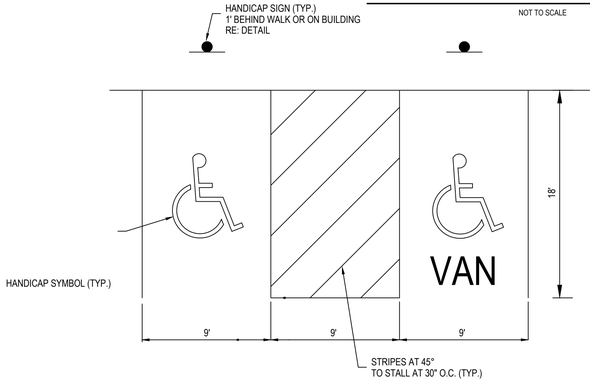


4' CONCRETE TRICKLE CHANNEL DETAIL

NOT TO SCALE

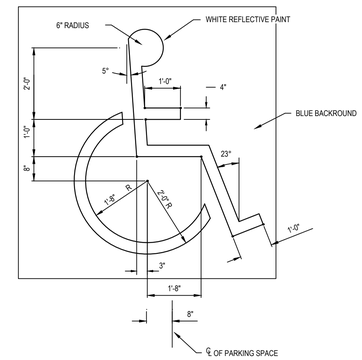
SIGNAGE AND STRIPING DETAILS

NOT TO SCALE



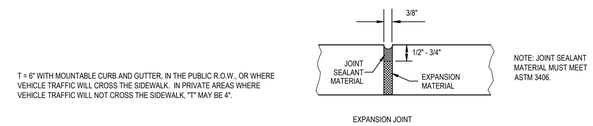
HANDICAP STRIPING DETAILS

NOT TO SCALE

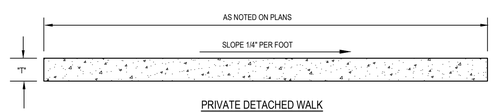


HANDICAP SYMBOL DETAIL

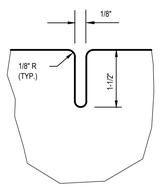
NOT TO SCALE



EXPANSION JOINT



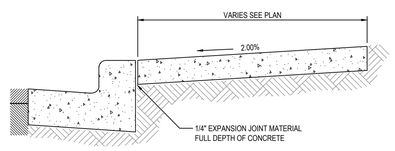
PRIVATE DETACHED WALK



CONTRACTION OR
WEAKENED PLANE
JOINT

NOTES:

1. CONTRACTION JOINTS SHALL BE PLACED AT A MAXIMUM INTERVAL OF 10 FEET.
2. EXPANSION JOINTS SHALL BE PLACED AT EXISTING JOINTS, STRUCTURES, PCR'S AND EVERY 100 FEET.



ATTACHED WALK

PRIVATE CONCRETE SIDEWALK DETAILS

NOT TO SCALE

PERCEPTION
DESIGN GROUP, INC.
6901 SOUTH PIERCE STREET, SUITE 220, LITTLETON, CO 80128 303.233.6868
WWW.PERCEPTIONDESIGNGROUP.COM



PREPARED UNDER THE DIRECT SUPERVISION OF
JERRY W. DAVIDSON, P.E.
COLORADO REG # 30226
FOR AND ON BEHALF OF
PERCEPTION DESIGN GROUP, INC.

DATE	DESCRIPTION
10/13/26	3RD SUBMITTAL
08/08/25	2ND SUBMITTAL
02/26/25	1ST SUBMITTAL

REVISIONS

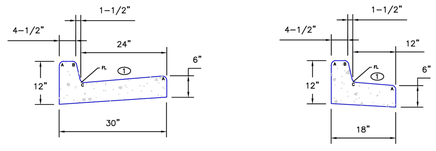
CONSTRUCTION DETAILS

ISLAMIC SOCIETY IF COLORADO SPRINGS
LOT 2, BLOCK 1, BAR J-B ACRES
7610 MAVERICK ROAD COUNTY OF EL PASO, COLORADO

Design By: JWD
Approved By: JWD
Project No.: 2024-020

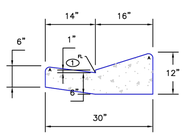
SHEET

C9.10

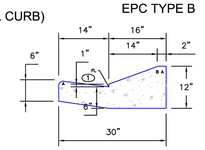


EPC TYPE A
(REVERSE SLOPE OF PAN FOR SPILL CURB)

EPC TYPE B

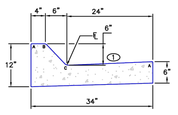


EPC TYPE C
(REVERSE SLOPE OF PAN FOR SPILL CURB)



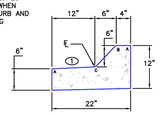
EPC OPTIONAL TYPE C

LEGEND FOR RADII	
A	1/8" TO 1/4"
B	1–1/2"
C	1–1/2" TO 2"



EPC TYPE D
(6" RAMP CURB)

① – GUTTER CROSS SLOPES SHALL BE 1/2 IN./FT. WHEN DRAINING AWAY FROM CURB AND 1 IN./FT. WHEN DRAINING TOWARD CURB.



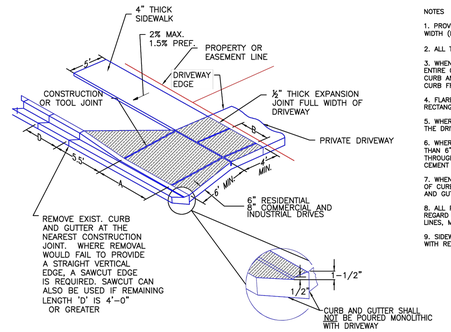
EPC TYPE E
(6" RAMP CURB)

NOTE: SIDEWALK/CURB & GUTTER SHALL NOT BE POURED MONOLITHICALLY

SCALE: NOT TO SCALE

6/23/20 DATE APPROVED: Joshua J. Palmer DEPARTMENT OF PUBLIC WORKS	Typical Curb and Gutter Details Standard Drawing REVISION DATE: 7/18/23 FILE NAME: SD_2–20	EL PASO COUNTY COLORADO EST. 1861

P:\ECM\July_2022_Edits\SD_2-20.dwg, Layout1, 7/27/2023 10:37:45 AM, dotnorton, Supersedes All Previously Dated Sets



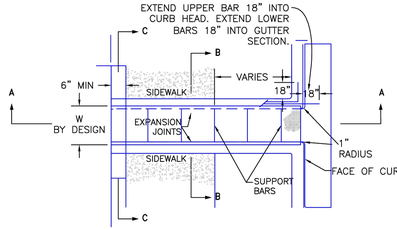
NOTES

1. PROVIDE CENTERLINE CONSTRUCTION OR TOOL JOINT WHEN DRIVEWAY WIDTH (EDGE TO EDGE) IS 14' OR GREATER.
2. ALL TOOL JOINTS SHALL BE A MINIMUM OF 1–½" DEEP.
3. WHEN REPLACING EXISTING CURB AND GUTTER WITH NEW DRIVEWAY, ENTIRE CURB AND GUTTER SECTION SHALL BE REMOVED AND REPLACED WITH CURB AND GUTTER (VARIABLE–CURB–HEIGHT) AS SHOWN. DO NOT BREAK CURB FROM GUTTER SECTION.
4. FLARED PORTION OF DRIVEWAY SHALL BE POURED MONOLITHIC WITH MAIN RECTANGULAR PORTION OF DRIVEWAY.
5. WHERE THERE IS MORE THAN ONE DRIVEWAY ON A LOT, THE SPACING OF THE DRIVEWAYS SHALL MEET REQUIREMENTS IN ECM.
6. WHERE AN EXISTING SIDEWALK IS IN PLACE, AND ITS THICKNESS IS LESS THAN 6" (RESIDENTIAL) OR 8" (COMMERCIAL AND INDUSTRIAL) THE SIDEWALK THROUGH THE DRIVEWAY SHALL BE REMOVED AND REPLACED WITH PORTLAND CEMENT CONCRETE AT THE REQUIRED THICKNESS.
7. WHEN A DRIVEWAY IS TO BE TAKEN OUT OF SERVICE, THE ENTIRE LENGTH OF CURB AND GUTTER SHALL BE REMOVED AND REPLACED WITH NEW CURB AND GUTTER MATCHING THE ABUTTING SECTIONS.
8. ALL PROVISIONS IN THE LAND DEVELOPMENT CODE SHALL BE MET, WITH REGARD TO MINIMUM SETBACK FROM INTERSECTION AND SIDE PROPERTY LINES, MINIMUM SPACING, MAXIMUM WIDTH, ETC.
9. SIDEWALKS ACROSS DRIVEWAYS SHALL BE ACCESSIBLE AND COMPLIANT WITH REQUIREMENTS OF ECM CHAPTER 6.

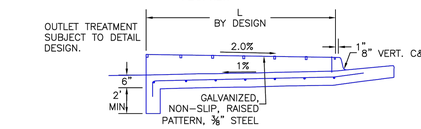
TOOLS JOINT SPACING		
DRIVEWAY WIDTH	A	B
12'	6'	3'
14'	7'	3'–6"
16'	8'	4'
18'	9'	4'–6"
20'	10'	5'
22'	11'	5'–6"
24'	8'	4'
26'	8'–8"	4'–4"
28'	9'–4"	4'–8"
30'	10'	5'

SCALE: NOT TO SCALE

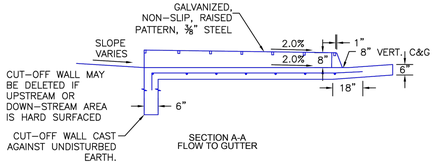
6/23/20 DATE APPROVED: Jennifer E. Irvine DEPARTMENT OF PUBLIC WORKS	Driveway Detail With Detached Sidewalk Standard Drawing REVISION DATE: 6/23/20 FILE NAME: SD_2–25	DEPARTMENT OF PUBLIC WORKS



PLAN VIEW



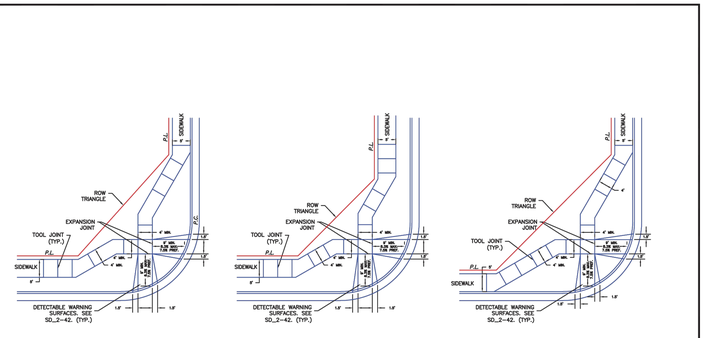
SECTION A-A
FLOW FROM GUTTER



SECTION A-A
FLOW TO GUTTER

SCALE: NOT TO SCALE

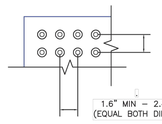
8/11/11 DATE APPROVED: André P. Brackin DEPARTMENT OF TRANSPORTATION	Curb Opening with Drainage Chase Detail 1 of 2 Standard Drawing REVISION DATE: 12/8/15 FILE NAME: SD_3–25	EL PASO COUNTY DEPARTMENT OF TRANSPORTATION



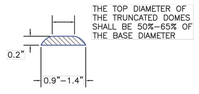
SCALE: NOT TO SCALE

6/23/20 DATE APPROVED: Jennifer E. Irvine DEPARTMENT OF PUBLIC WORKS	Pedestrian Curb Ramp Detail Standard Drawing REVISION DATE: 6/23/20 FILE NAME: SD_2–40	DEPARTMENT OF PUBLIC WORKS

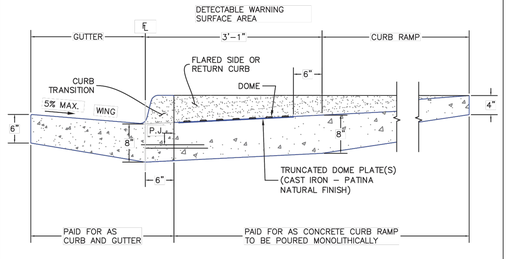
TRUNCATED DOME DETAILS



DOME SPACING



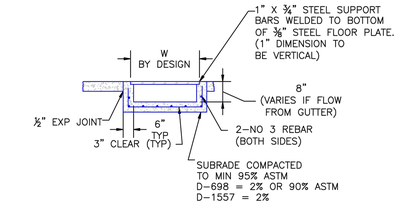
ELEVATION VIEW



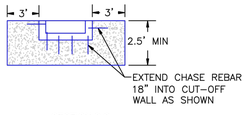
P.J.= PERMISSABLE JOINT WITH EPOXY–COATED DEFORMED NO. 4 BARS CONFORMING TO AASHTO M 284 AT 18 IN. SPACING

SIDE CROSS SECTION VIEW OF DETECTABLE WARNING SURFACE, CURB AND GUTTER

6/23/20 DATE APPROVED: Jennifer E. Irvine DEPARTMENT OF PUBLIC WORKS	Detectable Warning Surface Details Standard Drawing REVISION DATE: 6/23/20 FILE NAME: SD_2–42	DEPARTMENT OF PUBLIC WORKS



SECTION B-B



SECTION C-C

SCALE: NOT TO SCALE

8/11/11 DATE APPROVED: André P. Brackin DEPARTMENT OF TRANSPORTATION	Curb Opening with Drainage Chase Detail 2 of 2 Standard Drawing REVISION DATE: 11/10/04 FILE NAME: SD_3–25A	EL PASO COUNTY DEPARTMENT OF TRANSPORTATION

PERCEPTION DESIGN GROUP, INC.
6901 SOUTH PIERCE STREET, SUITE 220, LITTLETON, CO 80128 303.233.9888
WWW.PERCEPTIONDESIGNGROUP.COM

COLORADO REGISTERED JERRY W. DAVIDSON 30226 PROFESSIONAL ENGINEER
10/14/26

PREPARED UNDER THE DIRECT SUPERVISION OF
JERRY W. DAVIDSON, P.E.
COLORADO REG # 30226
FOR AND ON BEHALF OF
PERCEPTION DESIGN GROUP, INC.

DATE	DESCRIPTION
10/13/26	3RD SUBMITTAL
08/08/25	2ND SUBMITTAL
02/26/25	1ST SUBMITTAL

REVISIONS

CONSTRUCTION DETAILS

ISLAMIC SOCIETY IF COLORADO SPRINGS
LOT 2, BLOCK 1, BAR J-B ACRES
7610 MAVERICK ROAD COUNTY OF EL PASO, COLORADO

Design By: JWD
Approved By: JWD
Project No.: 2024-020

SHEET

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