



COLORADO
Department of
Transportation

Region 2 Traffic Section
5615 Wills Blvd.
Pueblo, Colorado 81008
(719) 546-5732 Fax: (719) 546-5414

Permit No. **219076**

April 27, 2020

To: Jennifer E. Irvine
El Paso County
3275 Akers Drive
Colorado Springs, Colorado 80922

Dear Permittee:

1. Please **review** the attached State Highway Access Permit (Form #101) and all enclosed attachments.
2. If you choose **NOT** to act on the permit, please return the permit unsigned.
3. If you wish to **APPEAL** the Terms and Conditions of the permit, please refer to the attached Form 101, Pages 2 and 3 for an explanation of the appeal procedures.
4. If you **ACCEPT** the Permit and its Terms and Conditions and are authorized to sign as legal owner of the property or as an authorized representative, please sign and date the Access Permit form on the line marked "PERMITTEE". Your signature confirms your agreement to all the listed Terms and Conditions.
5. I understand that the fee is to be paid by the Developer and I have sent them a link with instructions on how to pay the fee through PayPal, the fee amount is \$300.00.
6. **Upon receipt of the signed Access Permit, including all pages of terms and conditions and all attachments, with your payment to the Colorado Department of Transportation (CDOT) at the address noted below or through DocuSign and the PayPal link. The Department will return an executed copy of this permit. You may retain this cover letter for your records.**
7. If you fail to sign and return the attached Access Permit within 60 days of the date of this transmittal letter, Colorado Department of Transportation will consider this permit withdrawn.
8. As described in the attached Terms and Conditions, you must make a written request to obtain a Notice to Proceed. **DO NOT** begin any work within the State Highway Right-of-Way without a validated Access Permit and Notice to Proceed. Use of this permit without the Colorado Department of Transportation's validation shall be considered a violation of State Law.

If you have any questions please call Arthur Gonzales, Access Manager at (719) 546-5732.

Please return Access Permit and attachments to:

Colorado Dept. of Transportation
c/o: Arthur Gonzales - Access Manager
Region 2 Traffic - Permits - Access
5615 Wills Blvd.
Pueblo, Colorado 81008

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|--|-----------------------------------|---|---|
| COLORADO DEPARTMENT OF TRANSPORTATION STATE HIGHWAY ACCESS PERMIT | | | CDOT Permit No. 219076 |
| | | | State Highway No / Mp / Side 083A / 28.100 / Right |
| Permit Fee \$300.00 | Date of Transmittal 04/27/2020 | Region / Section / Patrol / Name 2 / 02 / 083 Brad Bauer | Local Jurisdiction El Paso County |

| The Permittee(s): Jennifer E. Irvine El Paso County 3275 Akers Drive Colorado Springs, Colorado 80922 (719) 520-6863 | The Applicant(s): Mark McWilliams Monument Academy Foundation 1150 Village Ridge Point Monument, Colorado 80132 (719) 205-4659 | | | | | | | | | | | | |
|--|---|-----------------|--------|---------|---|--------------|-------------|---|--------------|-------------|--|------------|------------|
| is hereby granted permission to have an access to the state highway at the location noted below. The access shall be constructed, maintained and used in accordance with this permit, including the State Highway Access Code and any attachments, terms, conditions and exhibits. This permit may be revoked by the Issuing Authority if at any time the permitted access and its use violate any parts of this permit. The issuing authority, the Department and their duly appointed agents and employees shall be held harmless against any action for personal injury or property damage sustained by reason of the exercise of the permit. | | | | | | | | | | | | | |
| Location: New access connection 700-feet east of SH83/Walker Rd. Intersection. Access location is the intersection of SH83/Walker Rd @ MM28.10. | | | | | | | | | | | | | |
| Access to Provide Service to: | <table border="1"> <thead> <tr> <th>(Land Use Code)</th> <th>(Size)</th> <th>(Units)</th> </tr> </thead> <tbody> <tr> <td>512 - Private School (K-12) Charter School - Monument Academy/YMCA</td> <td>87500</td> <td>SqFt</td> </tr> <tr> <td>496 - Fitness Center Combo YMCA/School</td> <td>12000</td> <td>SqFt</td> </tr> <tr> <td>998 - County Road Intersection of SH83/Walker Rd.</td> <td>500</td> <td>ADT</td> </tr> </tbody> </table> | (Land Use Code) | (Size) | (Units) | 512 - Private School (K-12) Charter School - Monument Academy/YMCA | 87500 | SqFt | 496 - Fitness Center Combo YMCA/School | 12000 | SqFt | 998 - County Road Intersection of SH83/Walker Rd. | 500 | ADT |
| (Land Use Code) | (Size) | (Units) | | | | | | | | | | | |
| 512 - Private School (K-12) Charter School - Monument Academy/YMCA | 87500 | SqFt | | | | | | | | | | | |
| 496 - Fitness Center Combo YMCA/School | 12000 | SqFt | | | | | | | | | | | |
| 998 - County Road Intersection of SH83/Walker Rd. | 500 | ADT | | | | | | | | | | | |
| Additional Information: See additional terms and conditions attached. | | | | | | | | | | | | | |

| | | | |
|--|----------------------------------|---------------------------------|-------|
| MUNICIPALITY OR COUNTY APPROVAL Required only when the appropriate local authority retains issuing authority. | | | |
| Signature | Print Name | Date | Title |
| Upon the signing of this permit the permittee agrees to the terms and conditions and referenced attachments contained herein. All construction shall be completed in an expeditious and safe manner and shall be finished within 45 days from Initiation. The permitted access shall be completed in accordance with the terms and conditions of the permit prior to being used. | | | |
| The permittee shall notify Todd Ausbun 719-696-1403 with the Colorado Department of Transportation, at (719) 696-1403 at least 48 hours prior to commencing construction within the State Highway right-of-way. | | | |
| The person signing as the permittee must be the owner or legal representative of the property served by the permitted access and have full authority to accept the permit and its terms and conditions. | | | |
| DocuSigned by: Permittee Signature: | Print Name Jennifer E. Irvine | Date 5/4/2020 10:24 AM MDT | |
| 83BB7CD9D3A4431... Co-Permittee Signature: (if applicable) | Print Name | Date | |

| | | | |
|--|-------------------------------|------------------------------|--|
| This permit is not valid until signed by a duly authorized representative of the Department. | | | |
| COLORADO DEPARTMENT OF TRANSPORTATION | | | |
| DocuSigned by: Signature Arthur Gonzales | Print Name Arthur Gonzales | Title R2 - Access Manager | Date (of issue) 5/15/2020 9:47 AM MDT |
| 87CFF2E184624D2... | | | |

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State Highway Access Permit Form 101, Page 2

The following paragraphs are excerpts of the State Highway Access Code. These are provided for your convenience but do not alleviate compliance with all sections of the Access Code. A copy of the State Highway Access Code is available from your local issuing authority (local government) or the Colorado Department of Transportation (Department). When this permit was issued, the issuing authority made its decision based in part on information submitted by the applicant, on the access category which is assigned to the highway, what alternative access to other public roads and streets is available, and safety and design standards. Changes in use or design not approved by the permit or the issuing authority may cause the revocation or suspension of the permit.

APPEALS

1. Should the permittee or applicant object to the denial of a permit application by the Department or object to any of the terms or conditions of a permit placed there by the Department, the applicant and permittee (appellant) have a right to appeal the decision to the [Transportation] Commission [of Colorado]. To appeal a decision, submit a request for administrative hearing to the Transportation Commission of Colorado within 60 days of transmittal of notice of denial or transmittal of the permit for signature. Submit the request to the Transportation Commission of Colorado, 4201 East Arkansas Avenue, Denver, Colorado 80222-3400. The request shall include reasons for the appeal and may include changes, revisions, or conditions that would be acceptable to the permittee or applicant.
2. Any appeal by the applicant or permittee of action by a local issuing authority shall be filed with the local authority and be consistent with the appeal procedures of the local authority.
3. In submitting the request for administrative hearing, the appellant has the option of including within the appeal a request for a review by the Department's internal administrative review committee pursuant to [Code] subsection 2.10. When such committee review is requested, processing of the appeal for formal administrative hearing, 2.9(5) and (6), shall be suspended until the appellant notifies the Commission to proceed with the administrative hearing, or the appellant submits a request to the Commission or the administrative law judge to withdraw the appeal. The two administrative processes, the internal administrative review committee, and the administrative hearing, may not run concurrently.
4. Regardless of any communications, meetings, administrative reviews or negotiations with the Department or the internal administrative review Committee regarding revisions or objections to the permit or a denial, if the permittee or applicant wishes to appeal the Department's decision to the Commission for a hearing, the appeal must be brought to the Commission within 60 days of transmittal of notice of denial or transmittal of the permit.

PERMIT EXPIRATION

1. A permit shall be considered expired if the access is not under construction within one year of the permit issue date or before the expiration of any authorized extension. When the permittee is unable to commence construction within one year after the permit issue date, the permittee may request a one year extension from the issuing authority. No more than two one-year extensions may be granted under any circumstances. If the access is not under construction within three years from date of issue the permit will be considered expired. Any request for an extension must be in writing and submitted to the issuing authority before the permit expires. The request should state the reasons why the extension is necessary, when construction is anticipated, and include a copy of page 1 (face of permit) of the access permit. Extension approvals shall be in writing. The local issuing authority shall obtain the concurrence of the Department prior to the approval of an extension, and shall notify the Department of all denied extensions within ten days. Any person wishing to reestablish an access permit that has expired may begin again with the application procedures. An approved Notice to Proceed, automatically renews the access permit for the period of the Notice to Proceed.

CONSTRUCTION

1. Construction may not begin until a Notice to Proceed is approved. (Code subsection 2.4)
2. The construction of the access and its appurtenances as required by the terms and conditions of the permit shall be completed at the expense of the permittee except as provided in subsection 2.14. All materials used in the construction of the access within the highway right-of-way or on permanent easements, become public property. Any materials removed from the highway right-of-way will be disposed of only as directed by the Department. All fencing, guard rail, traffic control devices and other equipment and materials removed in the course of access construction shall be given to the Department unless otherwise instructed by the permit or the Department inspector.
3. The permittee shall notify the individual or the office specified on the permit or Notice to Proceed at least two working days prior to any construction within state highway right-of-way. Construction of the access shall not proceed until both the access permit and the Notice to Proceed are issued. The access shall be completed in an expeditious and safe manner and shall be finished within 45 days from initiation of construction within the highway right-of-way. A construction time extension not to exceed 30 working days may be requested from the individual or office specified on the permit.
4. The issuing authority and the Department may inspect the access during construction and upon completion of the access to ensure that all terms and conditions of the permit are met. Inspectors are authorized to enforce the conditions of the permit during construction and to halt any activities within state right-of-way that do not comply with the provisions of the permit, that conflict with concurrent highway construction or maintenance work, that endanger highway property, natural or cultural resources protected by law, or the health and safety of workers or the public.

5. Prior to using the access, the permittee is required to complete the construction according to the terms and conditions of the permit. Failure by the permittee to abide by all permit terms and conditions shall be sufficient cause for the Department or issuing authority to initiate action to suspend or revoke the permit and close the access. If in the determination of the Department or issuing authority the failure to comply with or complete the construction requirements of the permit create a highway safety hazard, such shall be sufficient cause for the summary suspension of the permit. If the permittee wishes to use the access prior to completion, arrangements must be approved by the issuing authority and Department and included in the permit. The Department or issuing authority may order a halt to any unauthorized use of the access pursuant to statutory and regulatory powers. Reconstruction or improvement of the access may be required when the permittee has failed to meet required specifications of design or materials. If any construction element fails within two years due to improper construction or material specifications, the permittee shall be responsible for all repairs. Failure to make such repairs may result in suspension of the permit and closure of the access.

6. The permittee shall provide construction traffic control devices at all times during access construction, in conformance with the M.U.T.C.D. as required by section 42-4-104, C.R.S., as amended.

7. A utility permit shall be obtained for any utility work within highway right-of-way. Where necessary to remove, relocate, or repair a traffic control device or public or private utilities for the construction of a permitted access, the relocation, removal or repair shall be accomplished by the permittee without cost to the Department or issuing authority, and at the direction of the Department or utility company. Any damage to the state highway or other public right-of-way beyond that which is allowed in the permit shall be repaired immediately. The permittee is responsible for the repair of any utility damaged in the course of access construction, reconstruction or repair.

8. In the event it becomes necessary to remove any right-of-way fence, the posts on either side of the access shall be securely braced with an approved end post before the fence is cut to prevent any slacking of the remaining fence. All posts and wire removed are Department property and shall be turned over to a representative of the Department.

9. The permittee shall ensure that a copy of the permit is available for review at the construction site at all times. The permit may require the contractor to notify the individual or office specified on the permit at any specified phases in construction to allow the field inspector to inspect various aspects of construction such as concrete forms, subbase, base course compaction, and materials specifications. Minor changes and additions may be ordered by the Department or local authority field inspector to meet unanticipated site conditions.

10. Each access shall be constructed in a manner that shall not cause water to enter onto the roadway or shoulder, and shall not interfere with the existing drainage system on the right-of-way or any adopted municipal system and drainage plan.

11. By accepting the permit, permittee agrees to save, indemnify, and hold harmless to the extent allowed by law, the issuing authority, the Department, its officers, and employees from suits, actions, claims of any type or character brought because of injuries or damage sustained by any person resulting from the permittee's use of the access permit during the construction of the access.

CHANGES IN ACCESS USE AND PERMIT VIOLATIONS

1. It is the responsibility of the property owner and permittee to ensure that the use of the access to the property is not in violation of the Code, permit terms and conditions or the Act. The terms and conditions of any permit are binding upon all assigns, successors-in-interest, heirs and occupants. If any significant changes are made or will be made in the use of the property which will affect access operation, traffic volume and or vehicle type, the permittee or property owner shall contact the local issuing authority or the Department to determine if a new access permit and modifications to the access are required.

2. When an access is constructed or used in violation of the Code, section 43-2-147(5)(c), C.R.S., of the Act applies. The Department or issuing authority may summarily suspend an access permit and immediately order closure of the access when its continued use presents an immediate threat to public health, welfare or safety. Summary suspension shall comply with article 4 of title 24, C.R.S.

MAINTENANCE

1. The permittee, his or her heirs, successors-in-interest, assigns, and occupants of the property serviced by the access shall be responsible for meeting the terms and conditions of the permit, the repair and maintenance of the access beyond the edge of the roadway including any cattle guard and gate, and the removal or clearance of snow or ice upon the access even though deposited on the access in the course of Department snow removal operations. Within unincorporated areas the Department will keep access culverts clean as part of maintenance of the highway drainage system. However, the permittee is responsible for the repair and replacement of any access-related culverts within the right-of-way. Within incorporated areas, drainage responsibilities for municipalities are determined by statute and local ordinance. The Department will maintain the roadway including auxiliary lanes and shoulders, except in those cases where the access installation has failed due to improper access construction and/or failure to follow permit requirements and specifications in which case the permittee shall be responsible for such repair. Any significant repairs such as culvert replacement, resurfacing, or changes in design or specifications, requires authorization from the Department.

April 27, 2020

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Access Permit # 219076

Permittee: El Paso County - Jennifer Irvine

Applicant: Monument Academy Foundation - Mark McWilliams

Access Location: New access connection 700-feet east of the SH83/Walker Rd. Intersection. Access location is to be the intersection of SH83/Walker Rd @ MM28.10.

1. A NOTICE TO PROCEED TO CONSTRUCTION, CDOT Form 1265, is required before beginning the construction of the access or any activity in the highway right-of-way. All submittals, documents, plans, and other items must be completed, submitted and approved by the Department before a NOTICE TO PROCEED to construction will be issued.
2. The access is located on the Right/East side of State Highway 83, a distance of 528- feet east of the intersection of SH83/Walker Rd. at MM28.10, called Jane Lundeen Drive roundabout.
3. This section of highway is a Category R-A highway. The information submitted with the application requires the following improvements be designed and installed:
 - a) All roadway improvements will be per the approved plan set by JPS Engineering, dated March 2020 and approved Traffic Impact Study by LSC Transportation Consultants, Inc. dated March 3, 2020.
 - b) A redesigned east leg connection of the intersection at SH83/Walker Rd. is required as part of this permit to make connection to a proposed roundabout circle at Jane Lundeen Drive.
 - c) Signal Pole details and signal head details will be required to be relocated and realigned to the lanes on the existing mast arms. New mast arms may be required to accommodate
 - d) Pavement Marking will be required to reestablish the east leg of the mentioned intersection with left turn, right turn and a through lane with Epoxy Pavement Marking per CDOT specifications
 - e) The west leg of the intersection will be required to be widened to accommodate the lengthened left turn lane, right turn lane, the receiving lane and the through lane.
 - f) Relocation of signing will be required as part of this permit per approved plan set
 - g) Restriping of the roadway will be required as part of this permit per approved plan set
4. This Access Permit is issued to re-permit an existing access to State Highway 83. It replaces Access Permit Number AP215017, issued in 2015. The access was previously permitted to allow access to SH83 via Walker Rd.
5. This permit will allow access to SH83 via the intersection of SH83 and Walker Rd. The improvement requirements mentioned in item #3 above and per the approved Construction Drawing dated 03/04/2020, Site Plan drawings dated 03/12/20 by JPS Engineering and approved Traffic Impact Studies dated 03/02/2020, by LSC Transportation Consultants, LLC. The access is a change in use to allow for the connection of a roundabout circle to be installed 528-feet to the east at Jane Lundeen Drive. The access will serve the proposed development along Walker Rd. to the SE for the Monument Academy Charter School a multi-phased land use for the charter school, YMCA, undetermined commercial/multi-use and residential on 42.3-acres at the SE corner of the SH83Walker Rd. intersection. Additional Intersection improvements will be required once Phase II (Subdivision commercial/residential) occur on the same acreage.
6. The Permittee/Applicant shall provide the Department with the following submittals, documents, plans and other items for review prior to the issuance of a NOTICE TO PROCEED to construction:
 - a) A written request for a NOTICE TO PROCEED including the access permit number listed above.
 - b) Signal Pole shop drawings and signal head details need to be submitted for approval prior to the NTP
 - c) A performance bond from the Permittee's contractor to CDOT that will insure completion of the approved highway and all related intersection improvements in conformance with

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Access Permit # 219076

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CDOT standards and specifications is required and shall be in place prior to issuance of the Notice to Proceed. The bond must be in the amount equal to 110% of the cost necessary to complete the project in accordance with access permit terms and conditions, as estimated by the Engineer of Record (EOR) and approved by CDOT. The bond company must be licensed to do business in the State of Colorado. The Cost Estimate and a draft of the bond language must be provided and approved by CDOT before acceptance of the final bond and before issuance of the Notice to Proceed. Attached are performance bond guidelines to aid in the creation of the draft bond.

- d) For projects that include signal work, signal mast arm and shop drawings. Proof of donation of right-of-way shall be provided through a general Warranty Deed recording process for the donation of Right of Way. Along with the Warranty Deed a copy of the final recorded plat, showing the donation of ROW recorded as Future CDOT Public Use is required once the subdivision plat is recorded. This process will be working through the CDOT Access Manager and CDOT Right of Way Supervisor Region 2 - Acquisition, Relocation and Property Management Department for General Warranty Deed recording of the donation prior to the NTP.
 - e) The Permittee/Applicant is required to include the portion of CDOT Rights of Way to be impacted by the construction of the access within their Construction Stormwater Permit (CSP). A notice to proceed will not be issued until the Permittee/applicant provides CDOT region permit office with the proof of such inclusion on the developer's CSP.
7. A pre-construction meeting/discussion shall be held with Mr. Todd Ausbun, CDOT Access Construction Coordinator and Inspector prior to any construction within the state highway right-of-way AT LEAST 5 DAYS BEFORE STARTING WORK. To schedule meeting contact Mr. Ausbun at (719) 696-1403 and todd.ausbun@state.co.us
8. **Notify CDOT's Assigned Access Inspector in Pueblo at upon completion of the access construction for a final inspection and to request a Letter of Acceptance. Please note that there is a 2-year warranty period for all construction elements. The 2-year warranty period begins with the date of the acceptance letter.**
9. Under no circumstances shall the construction of a private driveway by a private interest interfere with the completion of a public highway construction project. The private interest shall coordinate work the CDOT resident engineer named below.
10. The Permittee is responsible for wind and air borne erosion control measures during the construction phase. The developer is responsible for MS4 compliance; best management practice during construction should include clean project entry. The project landfall must be shaped and armored in such a way that no head-cutting will occur. No construction traffic is allowed to enter the highway along pioneered pathways through the ditches.
11. The ditches may not be used for any construction purposes unless allowed under appropriate legal permits; any construction traffic accessing SH 83 under permits shall have appropriate flagging or traffic control.
12. Equipment and vehicles cannot be parked in the clear zone; this includes when occupied by construction personnel; the clear zone shall be kept clear of vehicles, equipment and stockpile to prevent accidents.

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Access Permit # 219076

Permittee: El Paso County - Jennifer Irvine

Applicant: Monument Academy Foundation - Mark McWilliams

Access Location: New access connection 700-feet east of the SH83/Walker Rd. Intersection. Access location is to be the intersection of SH83/Walker Rd @ MM28.10.

13. The Permittee shall refer to all additional standard requirements attached to this permit. This includes CDOT Form 101b, enclosed additional terms, conditions, exhibits, and noted attachments.
14. The following criteria were used to establish this Access Permit:
 - a) The Application for Access Permit (CDOT Form 137) dated 06/13/19 and accepted by the regional office on 09/19/19 and all attachments.
 - b) State Highway Access Code, Volume 2, CCR-601-1; Effective date August 31, 1998
 - c) The State Highway Access Category Assignment Schedule, as revised.
 - d) The Colorado Department of Transportation (CDOT) M&S Standard Plans
 - e) Vicinity Map
 - f) Attached Details
 - g) Exhibit A, "Seeding Requirements"
 - h) Environmental Clearances Information Summary
 - i) Design Plans
 - j) The Colorado Department of Transportation (CDOT) M&S Standard Plans, "Approach Roads" M-203-1
 - k) The Colorado Department of Transportation (CDOT) M&S Standard Plans, "Metal Pipe" M-603-1
 - l) The Colorado Department of Transportation (CDOT) M&S Standard Plans, "Wire Fences and Gates" M-607-1
 - m) The Colorado Department of Transportation (CDOT) M&S Standard Plans, Survey Monuments" M629-1
 - n) Approved Traffic Report, signed and sealed by LSC Transportation Consultants, PE #31684 Jeff Hodsdon, dated March 3, 2020.
 - o) Approved Drainage Report, signed and sealed by JPS Engineering, PE #29891, dated March 16, 2020.
 - p) Approved Construction Plans, Site Plan Drawings by JPS Engineering, PE#29891, Dated March, 2020
15. The Permittee is required to comply with the Americans with Disabilities Act Accessibility Guidelines (ADAAG) that have been adopted by the U.S. Architectural and Transportation Barriers Compliance Board (Access Board), and incorporated by the U.S. Attorney General as a federal standard. These guidelines are defining traversable slope requirements and prescribing the use of a defined pattern of truncated domes as detectable warnings at street crossings. The new Standards Plans and can be found on the Design and Construction Project Support web page at: <https://www.codot.gov/business/designsupport/standard-plans>.
16. It is the responsibility of the Permittee/applicant to determine which environmental clearances and/or regulations apply to the project, and to obtain any clearances that are required directly from the appropriate agency. Please refer to or request a copy of the "CDOT Environmental Clearance Information Summary" for details. FAILURE TO COMPLY WITH REGULATORY REQUIREMENTS MAY RESULT IN SUSPENSION OR REVOCATION OF YOUR CDOT PERMIT, OR ENFORCEMENT ACTIONS BY OTHER AGENCIES.
17. An internal pond will be required to be constructed and ALL discharges are subject to the provisions of the Colorado Water Quality Control Act and the Colorado Discharge Permit Regulations. Prohibited discharges include substances such as: wash water, paint, automotive fluids, solvents, oils or soaps.

April 27, 2020

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Access Permit # 219076

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18. Unless otherwise identified by CDOT or the Colorado Department of Public Health and Environment (CDPHE) Water Quality Control Division (WQCD) as significant sources of pollutants to the waters of the State, the following discharges to storm water systems are allowed without a Colorado Discharge Permit System permit: landscape irrigation, diverted stream flows, uncontaminated ground water infiltration to separate storm sewers, discharges from potable water sources, foundation drains, air conditioning condensation, irrigation water, springs, footing drains; water line flushing, flows from riparian habitats and wetlands, and flow from firefighting activities. However, construction activities may require a Construction Stormwater Permit. Contact the CDOT Water Quality Program Manager at 303-757-9343.
19. Any other discharges may require Colorado Discharge Permit(s) or separate permits from CDPHE or the appropriate agency before work begins. For additional information and forms, go to the CDPHE website at: <http://www.cdphe.state.co.us/wq/PermitsUnits/wqcdpmt.html>.
20. All discharges to the CDOT highway drainage system must comply with the applicable provisions of the Colorado Water Quality Control Act and the Colorado Discharge Permit Regulations, and are subject to inspection by the CDOT and CDPHE. Although (City or County Name) may or may not be a municipality that is required to obtain MS-4 permits, CDOT would like to emphasize this development devise and implement a permanent plan for periodic removal and disposal of sediment from detention facilities and for maintenance of development detention facilities. Attached is the CDOT Environmental Clearances Information Summary listing some of the more commonly encountered environmental permits/clearances that may apply to activities and contacts for questions regarding these permits/clearances.
21. This Access Permit is issued in accordance with the 1998 State Highway Access Code (2CCR 601-1), and is based in part upon the information submitted by the Permittee. This Access Permit is only for the use and purpose stated in the Application and on the Permit. Any changes, based upon existing and/or anticipated future conditions in traffic volumes, drainage, types of traffic, or other operational aspects may render this permit void, requiring a new Application for Access Permit to be submitted for review by the Department and/or Issuing Authority.
22. If necessary, minor changes, corrections and/or additions to the Permit may be ordered by the Department Inspector, other Department representative, or the local authority, to meet unanticipated site conditions. Changes may not be in violation of the State Highway Access Code. All major changes to the permit must be approved in writing by the Department prior to commencement of any work on or within the State Highway right-of-way.
23. All work is to conform to the plans referenced by this permit on file with the Colorado Department of Transportation or as modified by this Permit or a valid Notice to Proceed. If discrepancies arise, this permit and the valid Notice to Proceed shall take precedence over the plans. The Department plan review is only for the general conformance with the Department's design and code requirements. The Department is not responsible for the accuracy and adequacy of the design, dimensions, elevations or any other elements, which shall be confirmed and correlated at the work site. The Department through the approval of this document assumes no responsibility for the completeness and/or accuracy of the plans.
24. The Department standards, specifications, and regulations shall override the design plans incorporated in this permit should an oversight, omission, or conflict occur. The Department assumes no liability or responsibility whatsoever for the accuracy, completeness or correctness of the Permittee's design plans. Any design plan errors are the sole responsibility of the Permittee and/or the engineer.

April 27, 2020

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Access Permit # 219076

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Applicant: Monument Academy Foundation - Mark McWilliams

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25. The access shall be completed in an expeditious and safe manner and shall be finished within **45 days** from initiation of construction within State Highway right-of-way.
26. Backing maneuvers within and into the State Highway right-of-way are strictly prohibited. All vehicles shall enter and exit the highway right-of-way in a forward movement. Backing into the right-of-way shall be considered a violation of the Terms and Conditions of the Access Permit and may result in the revocation of the Permit by the Department and/or Issuing Authority.
27. This access will be allowed a full movement signalized intersection.
28. A Fully Executed Complete Copy of this Permit and a valid Notice to Proceed to Construction must be on the job site with the contractor at all times during the construction. Failure to comply with this or any other construction requirement may result in the immediate suspension of the work by order of the Department Inspector or the Issuing Authority.
29. Any additional permits and clearances required by other Federal, State, Local Government Agencies or Ditch Companies is the responsibility of the Permittee and/or Applicant.
30. The Permittee is responsible for obtaining any necessary additional federal, state and/or local government agency permits or clearances required for construction of the access. Approval of this access permit does not constitute verification of this action by the Permittee.
31. Whenever there is work within the highway right of way, the Permittee shall develop and implement a traffic control plan.
 - a) This plan shall utilize traffic control devices as necessary to ensure the safe and expeditious movement of traffic around and through the work site as well as ensure the safety of the work force.
 - b) A certified Traffic Control Supervisor or a Professional Traffic Engineer may prepare the traffic control plan.
 - c) The plan shall be in conformance with the latest Manual on Uniform Traffic Control Devices (MUTCD) and other applicable standards.
 - d) The plan must be submitted and approved by the Senior Maintenance Supervisor listed below five working days prior to beginning construction within the highway right of way.
 - e) The approved traffic control plan will be attached to the Permit and the NOTICE TO PROCEED TO CONSTRUCTION and must be available on site throughout the duration of the construction.
 - f) All work that requires traffic control shall be supervised by a registered professional traffic engineer or by a certified traffic control supervisor.
 - g) The contractor in accordance with the Department Standards shall certify flagging personnel, when required.
32. If any traffic control devices are evident within 50 feet of the construction area, the Permittee/Contractor must contact Mr. Jimmy Biren, Asst. Traffic Operations Engineer, in Pueblo. Mr. Biren can be contacted in Pueblo at (719) 546-5404.
33. Five working days prior to beginning construction, the Permittee/Applicant/Contractor must contact Mr. Brad Bauer, Senior Maintenance Supervisor, to coordinate the construction. Mr. Bauer can be contacted in Colorado Springs at 719-227-3203. Failure to comply with this requirement may result in the revocation of this permit.

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Access Permit # 219076

Permittee: El Paso County - Jennifer Irvine

Applicant: Monument Academy Foundation - Mark McWilliams

Access Location: New access connection 700-feet east of the SH83/Walker Rd. Intersection. Access location is to be the intersection of SH83/Walker Rd @ MM28.10.

34. Work shall BEGIN AFTER 8:30 a.m. and all equipment shall be off the right-of-way BEFORE 3:30 p.m. each day. No work is allowed within the highway right-of-way on weekends or State/Federal holidays. No construction vehicles shall be parked, or construction materials stockpiled on the highway right-of-way overnight. No private vehicles may be parked on the highway right-of-way at any time during construction.
35. Two-way traffic shall be maintained throughout the work area at all times on SH83.
36. The Average Daily Traffic (ADT) volumes using this access shall not exceed 2535 trips.
37. All costs associated with the installation of this access are the responsibility of the Permittee. This includes the design, construction, utility relocation, testing of materials and inspection.
38. FAILURE OF MATERIALS - Reconstruction or improvements to the access may be required when the Permittee has failed to meet the required design and/or materials specifications. If any construction element fails within two years due to improper construction or material specifications, the Permittee shall be responsible for all repairs. Failure to make such repairs may result in the revoking of the permit and closure of the access.
39. All required access improvements shall be installed prior to the herein-authorized use of this access.
40. Signing and striping are the responsibilities of the Permittee. All signs shall be manufactured in accordance with the Manual on Uniform Traffic Control Devices (M.U.T.C.D.). The sheeting for the signs shall be highway intensity sheeting (ASTM Type III retro reflective sheeting). The Department shall approve the striping.
41. All workers within the State Highway right of way shall comply with their employer's safety and health policies/procedures and all applicable US Occupational Safety and Health Administration (OSHA) regulations- including but not limited to the applicable sections of 29 CFR Part 1910 - Occupational Safety and Health Standards and 29 CFR Part 1926 - Safety and Health Regulations for Construction.
42. Personal protective equipment (e.g. head protection, footwear, high visibility apparel, safety glasses, hearing protection, respirators, gloves, etc.) shall be worn as appropriate for the work being performed and as specified in regulation. At a minimum, all workers in the State Highway right of way, except when in their vehicles, shall wear the following personal protective equipment:
 - a) Head protection that complies with the ANSI Z89.1-1997 standard;
 - b) At all construction sites or whenever there is danger of injury to feet, workers shall comply with OSHA's PPE requirements for foot protection per 29 CFR 1910.136, 1926.95, and 1926.96. If required, such footwear shall meet the requirements of ANSI Z41-1999;
 - c) High visibility apparel as specified in the Traffic Control provisions of this permit (at a minimum, ANSI/ISEA 107-1999, Class 2).
 - d) Where any of the above-referenced ANSI standards have been revised, the most recent version of the standard shall apply.
43. CDOT will require the Permittee to hire a Colorado registered professional engineer to inspect the work carefully, and to affirm to the best of their knowledge and belief that the construction is in compliance with the permit specifications, and to report any item which may not be in compliance or cannot be determined to be in compliance, and the nature

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Access Permit # 219076

Permittee: El Paso County - Jennifer Irvine

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and scope of the item relative to compliance. CDOT may require testing of materials. When so required, test results shall be provided to the Department or as specified on the permit. CDOT is requesting a written confirmation from the Permittee that this requirement is met. Two complete sets of the accepted plans (half size, 11" x 17"), signed and sealed by a Colorado registered Professional Engineer, must be submitted to CDOT.

44. The Department (CDOT) will require the Permittee to have a Colorado registered Professional Engineer to be in responsible charge of construction observation. The PE's responsibilities include, but are not limited to:
- a) The PE in Responsible Charge of Construction Observation shall evaluate compliance with plans and specifications with regard to the roadway improvements within the State Highway right-of-way only. The PE's responsibilities shall be as defined in Section 5 of the "Bylaws and Rules of the State Board of Registration for Professional Engineers and Land Surveyors", and the relevant sections of the 1999 CDOT Standard Specifications for Road and Bridge Construction. The PE shall carefully monitor the contractor's compliance on all aspects of construction, including Construction Zone Traffic Control.
 - b) Engineering Certification: After inspection and before final acceptance, the Engineer shall certify to CDOT, in writing, that all inspections, materials, materials testing, and construction methods conform to the plans, specifications and purpose of design. The PE shall be experienced and competent in road and bridge construction management, and inspection and materials testing. Certification is defined as a statement that includes all of the following:
 - i. Is signed and/or sealed by a Professional Engineer representing that the engineering services addressed therein have been performed by the Professional Engineer, or under the Professional Engineer in Responsible Charge.
 - ii. Is based upon the Professional Engineer's knowledge, information, and belief; and
 - iii. Is in accordance with applicable standards of practice.
 - iv. CDOT is requesting a written confirmation from the Permittee that this requirement is met.
45. All construction materials, techniques and processes shall be in conformance with the specification on the permit and shall be consistent with Department standard specifications for road construction as set forth in the latest "Standard Specifications for Road and Bridge Construction" manual.
46. **UTILITIES** - The Permittee is hereby advised that other utilities may exist within the proposed permit area. Permittee shall implement any and all measures to protect any existing utilities from damage.
47. The Permittee is responsible to comply with the Subsurface Utility Engineering (SUE) requirements as defined in the ASCE 38 (American Society for Civil Engineering).
48. The Permittee is responsible for any utilities and/or traffic control devices disrupted by the construction of this access and all expense incurred for repair. There are existing utilities on the highway right-of-way by permit. Owners of those utilities must be contacted. Any work necessary to protect existing permitted utilities, such as encasements, bulwarks, etc. will be the responsibility of the Permittee.
- a) The Permittee is hereby advised that other utilities may exist within the proposed permit area. Permittee shall implement any and all measures to protect any existing utilities from damage.

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Access Permit # 219076

Permittee: El Paso County - Jennifer Irvine

Applicant: Monument Academy Foundation - Mark McWilliams

Access Location: New access connection 700-feet east of the SH83/Walker Rd. Intersection. Access location is to be the intersection of SH83/Walker Rd @ MM28.10.

- b) Non-Destructive Air-vacuum Excavation (potholing) to expose the utilities being surveyed to determine their exact depth and location maybe necessary before any work commences. A core hole saw cut is the recommended method of entry through pavement for potholing. Flowfill is required for backfill of the core hole under the pavement or on the roadway.
 - c) The vacuum excavation technique is used not only to expose utilities but also for other uses that are benefited by the non-invasive/non-destructive, environmentally friendly technology such as dewatering or drill fluid/saw cutting fluid removal.
 - d) The Contractor shall utilize a spotter to assist in the visual inspection of all excavation work as it progresses near existing CDOT Intelligent Transportation Systems fiber optic line conduits, pull boxes and manholes. The Contractor shall provide a spotter to aid equipment operators when construction activities are near marked or unmarked fiber lines.
 - e) The spotter shall observe all excavation work as it progresses to ensure that no damage occurs to existing underground fiber lines. When the spotter has visual sight of the underground conduit, the spotter shall notify the equipment operator of the proximity to the conduit and begin to guide the excavation work. The spotter shall guide all excavation work around the conduit to ensure no damage occurs.
49. Additional CDOT permits are required for work involving water, sanitary sewer, gas, electrical, telephone and landscaping within the right-of-way.
50. Any damage to existing highway facilities shall be repaired immediately at no cost to the Department and prior to continuing other work. Any mud or other material tracked or otherwise deposited on the roadway shall be removed daily or as ordered by the Department inspector.
51. The Department Inspector or the Issuing Authority may suspend any work due to noncompliance with the provisions of this permit, adverse weather or traffic conditions, concurrent highway construction or maintenance in conflict with permit work or any condition deemed unsafe for workers or the general public. The work may be resumed upon notice from the Department Inspector or Issuing Authority.
52. SIGHT DISTANCE - The Permittee shall maintain adequate, unobstructed sight distance in both directions from the access. When determining the distance between accesses, the point of tangent shall be used where a radius is present, or the beginning of the curb cut. The minimum sight distance that shall be maintained along the highway for the access shall be 450-feet. The minimum sight distance that shall be maintained for the vehicle entering the highway shall be 715-feet.
53. Any landscaping or potentially obstructing objects such as but not limited to advertising signs, structures, trees, and bushes, shall be designed, placed, and maintained at a height not to interfere with the sight distance needed by any vehicle using the access. Planting of tree(s), which will be over 4 inches in caliper at maturity, will not be allowed within 30 feet of the edge of the traveled way. All other objects shall not exceed a total height of thirty inches from the top of final grade. The Department will require any object or landscaping that becomes unsightly or is considered to be a traffic hazard to be removed by the Permittee at no cost to the Department.
54. ACCESS WIDTH - Attached is CDOT Standard Plan M-203-1, entitled "Approach Roads". The radii, surfacing, side drains, and side slope requirements shall be as specified in this permit.

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Access Permit # 219076

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55. The access width, for an access without curbs, shall be measured exclusive of the radii or flares. The width of any non-traversal median is not counted as part of the access width. Only the travel portion is measured.

56. The equivalent turning radii of the access shall accommodate the turning radius of the largest vehicle using the access on a daily basis. Where roadway shoulders are present, the radius is measured to the edge of the closest lane. Where roadway shoulders are not present, the minimum access radii is 25 feet.

57. The access width shall be 80-feet at the ROW.

58. The radii of the access shall be 25-feet. Where paved shoulders are present, the radius is measured to the edge of the closest lane.

59. The radii of the access shall be large enough to accommodate the largest vehicle using the access on a daily basis without encroaching on the adjacent travel lane.

60. Signal work shall be completed per CDOT's latest Standards/Specifications and the attached provision.

61. ACCESS SURFACING - The access shall be surfaced upon completion of earthwork construction and prior to being used. The access shall be surfaced from the highway roadway to the right-of-way line.

- a) The access shall have a hard surface pavement for a minimum distance of 50 feet from the traveled way. The first 50 feet of the access shall be surfaced with 6 inches of compacted Hot Mix Asphalt Type SX(100) PG64-22 and 12 inches of Aggregate Base Course (Class 6). The remainder of the access within the right-of-way shall have 12 inches of Aggregate Base Course (Class 6)
- b) If patching is required due to saw cutting, 6 inches of Hot Mix Asphalt Type SX(100) PG64-22 shall be used. The material will be placed in 3 lifts.
- c) If hard surfacing (concrete or bituminous pavement) abuts existing pavement, the existing pavement shall be saw cut and removed a minimum of one (1) foot back from the existing edge of pavement.
- d) Rotomilling of 150' at each end of the project is required before the access is overlaid. The milling should consist of a vertical 2-inch edge at each end of the project, then tapered up to 0 inches.
- e) Compaction of Hot Mix Asphalt shall be in accordance to section 401.17 of the Department's standard specifications. Compaction of the Aggregate Base Course shall comply with section 304.06.
- f) Compaction of sub-grade, embankments and backfills shall be in accordance to section 203.07 of the Department's standard specification.
- g) Placement of base course materials shall be in accordance with section 304.04 of the standard specifications. Compaction shall be in conformance with AASHTO procedure T-99.

62. When highway widening is necessary, the following apply;

- a) Prior to placement of fill material, the permitted owner/contractor shall clear and grub the affected access area. Clearing and grubbing shall consist of clearing, grubbing, removing and disposing of vegetation and debris within the limits of construction and/or fill placement. Upon completion of clearing and grubbing activities, the area shall be proof-

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Access Permit # 219076

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- rolled with heavy construction equipment to provide assurance that no soft spots are present that would prove detrimental to the final product. Soft spots shall be removed and/or stabilized with suitable material.
- b) If fill is placed, it shall be constructed with suitable soil in maximum 8 inch loose lifts and compacted as specified before the next lift is placed. Once the fill section is complete, the area shall be proof-rolled with heavy construction equipment to provide assurance that no soft spots are present that would prove detrimental to the final product.
 - c) Base course shall be constructed in maximum 8 inch loose lifts and compacted as specified before the next lift is placed. Prior to asphalt/concrete placement, the area shall be proof-rolled with heavy construction equipment to provide assurance that no soft spots are present that would prove detrimental to the final product.

63. The auxiliary lanes shall be 14-feet wide exclusive of gutter pan and/or shoulder.

64. Shoulders adjacent to an auxiliary lane shall be four feet in width.

65. When it is necessary to establish a left turn lane or median island, or otherwise redirect the vehicles on the traveled way, redirect tapers required for redirecting through travel lanes. The redirect taper shall be designed per the SHAC.
66. Installation of auxiliary lane(s) (i.e. right/left acceleration lanes, right/left deceleration lanes) and/or a traffic signal may be required in the future as determined by the Department. These improvements will be determined based on safety problems created by the access. If the vehicular volume of the access meet warrants as required by Section 3 of the State Highway Access Code, or if the warrants for a signal are met in accordance with the Manual on Uniform Traffic Control Devices (M.U.T.C.D.), a new access permit will be required. The improvements shall be designed and installed by the Permittee in a timely manner to the Department's standards and specifications and at no cost to the Department. Failure by the Permittee to provide such improvements shall result in the revocation of this access permit and closure of the access approach.
67. When the access may warrant signalization upgrades in the future, phasing of the installation may be required.
68. The design of the horizontal and vertical curves, super-elevations, transitions, and related specifications shall be no less than the current highway design.
69. Within the right-of-way, maximum grades shall be limited to ten per cent for low volume field and residential access.
70. Within the right-of-way, maximum grades shall be limited to eight percent for all accesses except field and residential.
71. The horizontal axis of an access to the highway shall be at a right angle to the centerline of the highway and extend a minimum of 40 feet from the edge of pavement or to the right-of-way line, whichever is greater.
72. Fill slopes and cut slopes shall be constructed to current Department minimum standards.
73. The minimum side slope template shall provide a 4:1 slope for six feet, and then not steeper than 3:1 unless physically restricted.

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74. Soil preparation including topsoil, seeding and mulching is required with the highway right-of-way on all disturbed areas not surfaced and those areas beyond the highway that may erode and send debris into the highway right-of-way. The Department or local municipality shall provide minimum seed mixes, types and rates of seeding and preparation. (See attached Exhibit)
75. Installation of any traffic control device necessary for the safe and proper operation and control of the access shall be required by the permit at the cost of the Permittee.
76. All traffic control devices within the highway or other public right-of-way or access that serve the general public shall conform to the M.U.T.C.D.
77. Prior to removing any existing highway signs within the limits of the construction activities, the Permittee must contact Mr. Walter Garcia at the Department. Mr. Garcia can be contacted at (719) 252-2477.
78. PROPERTY BOUNDARIES AND SURVEY - Physical separation and delineation along a property frontage such as curb and gutter or fencing, may be required when necessary to ensure that access will be limited to permitted locations.
 - a) Survey markers or monuments must be preserved in their original positions. Notify a CDOT Land Surveyor, at (719) 546-5736 immediately upon damage to or discovery of any such markers or monuments at the work site.
 - b) Any survey markers or monuments disturbed during the execution of this permit shall be repaired and/or replaced immediately to the satisfaction of the CDOT Land Surveyor at the expense of the Permittee.
 - c) All survey procedures and minimum tolerances shall be in conformance with the Department Survey Manual and the "Manual of Instruction for the Survey of Public Lands of the United States" 1972 and section 38-53-101 et seq, C.R.S.
 - d) Monuments shall conform to Department Standard M-629-1.
79. DRAINAGE - Each access shall be constructed in a manner that shall not cause water to enter onto the roadway or shoulder, and shall not interfere with the existing drainage system in the right-of-way or any adopted municipal system and drainage plan.
80. The highway drainage system is for the protection of the state highway right-of-way, structures, and appurtenances. It is not designed nor intended to serve the drainage requirement of abutting or other properties beyond undeveloped historical flow. Drainage to the state highway right-of-way shall not exceed the undeveloped historical rate of flow.
- 81. Drainage shall be according to the approved Drainage Report, signed and sealed by JPS Engineering, PE #29891, dated March 16, 2020 as part of this file.**
82. The Permittee shall provide, at their own expense, drainage structures for access that will become an integral part of the existing drainage system. Drainage structures under the access should extend beyond the access radius to accommodate the side slopes.
83. All existing drainage structures shall be extended, modified or upgraded as applicable to accommodate all new construction and safety standards. This shall be done in accordance to the Department's standard specifications.

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Access Permit # 219076

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84. Flared end sections or other protective end treatments are required for culverts larger than 18-inch diameter.
85. Culverts installed in open ditches shall have flared end sections.
86. Any work in area adjacent to open water (streams, drainage, ponds, etc.) will require adequate erosion control measures in accordance with Section 107.25 of the Department standard specifications.
87. All drainage appurtenances required for detention and release shall be located and fully maintainable outside the highway right-of-way.
- 88. This Permit hereby replaces all previous access permit(s) for this ownership, which now become null and void.**
- 89. A certificate of insurance naming the Colorado Department of Transportation (CDOT) as an additional insured is required to be submitted before work begins.**
90. The Permittee or the contractor shall be required to provide comprehensive general liability and property damage insurance naming the Department and the issuing authority (if applicable) as an additional insured party, in the amounts of not less than \$600,000 per occurrence and automobile liability insurance of \$600,000 combined single limit bodily injury and property damage for each accident, during the period of access construction. By accepting the permit, the Permittee agrees to save, indemnify, and hold harmless to the extent allowed by law, the issuing authority, the Department, its officers, and employees from suits, actions, claims of any type or character brought because of injuries or damage sustained by any person resulting from the Permittee's use of the access permit during the construction of the access.
91. Traffic control and work hours on state highways, interstates and freeways will be allowed as determined by the CDOT Inspector for this permit and area only.
92. CDOT retains the right to perform any necessary maintenance work in this area.
93. **A Fully Executed Complete Copy of this Permit and a valid Notice to Proceed to Construction must be on the job site with the contractor at all times during the construction.** Failure to comply with this or any other construction requirement may result in the immediate suspension of the work by order of the Department Inspector or the Issuing Authority.
94. READ ALL ADDITIONAL STANDARD REQUIREMENTS ON THE ATTACHED FORM 101 AND OTHER TERMS AND CONDITIONS ON THESE ATTACHED SHEETS. A COPY OF THIS PERMIT MUST BE ON THE JOB SITE WITH THE CONTRACTOR. Call for an inspection of forms at least one working day prior to placing any concrete. The Colorado Department of Transportation inspection is not an approval of the grade or alignment of the work. The contractor and/or engineer are responsible for the proper grade and alignment. Minor changes or additions may be ordered by the field inspector to meet field conditions. Any survey markers or monuments disturbed during the execution of this permit shall be repaired immediately at the expense of the permittee. Minimum cover for buried utilities shall be 48 inches.

**COLORADO DEPARTMENT OF TRANSPORTATION
STATE HIGHWAY ACCESS PERMIT APPLICATION**

 Issuing authority application
acceptance date:

Instructions:

- Contact the Colorado Department of Transportation (CDOT) or your local government to determine your issuing authority.
- Contact the issuing authority to determine what plans and other documents are required to be submitted with your application.
- Complete this form (some questions may not apply to you) and attach all necessary documents and Submit it to the issuing authority.
- Submit an application for each access affected.
- If you have any questions contact the issuing authority.
- For additional information see CDOT's Access Management website at <https://www.codot.gov/business/permits/accesspermits>

**Please print
or type**

| | | | |
|--|--|--|---|
| 1) Property owner (Permittee) El Paso County | | 2) Applicant or Agent for permittee (if different from property owner) Monument Academy Foundation | |
| Street address 3275 Akers Drive | | Mailing address 1150 Village Ridge Point | |
| City, state & zip Colorado Spgs. CO 80922 | Phone # 719-520-6460 | City, state & zip Monument, CO 80132 | Phone # (required) (719) 205-4659 |
| E-mail address jenniferirvine@elpasoco.com | | E-mail address if available dgriffin@monumentacademy.net | |
| 3) Address of property to be served by permit (required) Highway 83 | | | |
| 4) Legal description of property: If within jurisdictional limits of Municipality, city and/or County, which one? county El Paso subdivision See Attached block _____ lot _____ section _____ township _____ range _____ | | | |
| 5) What State Highway are you requesting access from? 83A | | 6) What side of the highway? <input type="checkbox"/> N <input type="checkbox"/> S <input checked="" type="checkbox"/> E <input type="checkbox"/> W | |
| 7) How many feet is the proposed access from the nearest mile post? 978 feet <input type="checkbox"/> N <input checked="" type="checkbox"/> S <input type="checkbox"/> E <input type="checkbox"/> W from: 28 | | How many feet is the proposed access from the nearest cross street? 1,675 feet <input type="checkbox"/> N <input checked="" type="checkbox"/> S <input type="checkbox"/> E <input type="checkbox"/> W from: Walker Rd/Highway 105 | |
| 8) What is the approximate date you intend to begin construction? 8/1/2020 | | | |
| 9) Check here if you are requesting a: <input checked="" type="checkbox"/> new access <input type="checkbox"/> temporary access (duration anticipated: _____) <input type="checkbox"/> improvement to existing access <input type="checkbox"/> change in access use <input type="checkbox"/> removal of access <input type="checkbox"/> relocation of an existing access (provide detail) | | | |
| 10) Provide existing property use none | | | |
| 11) Do you have knowledge of any State Highway access permits serving this property, or adjacent properties in which you have a property interest? <input type="checkbox"/> no <input checked="" type="checkbox"/> yes, if yes - what are the permit number(s) and provide copies: 215017 and/or, permit date: Permit 215017 not specifically for this parcel, but for Walker Road/Highway 105 | | | |
| 12) Does the property owner own or have any interests in any adjacent property? <input checked="" type="checkbox"/> no <input type="checkbox"/> yes, if yes - please describe: | | | |
| 13) Are there other existing or dedicated public streets, roads, highways or access easements bordering or within the property? <input type="checkbox"/> no <input checked="" type="checkbox"/> yes, if yes - list them on your plans and indicate the proposed and existing access points. | | | |
| 14) If you are requesting agricultural field access - how many acres will the access serve? n/a | | | |
| 15) If you are requesting commercial or industrial access please indicate the types and number of businesses and provide the floor area square footage of each. | | | |
| | business/land use | square footage | business |
| | Charter School | 100 KSF | |
| | YMCA | 32 KSF | |
| 16) If you are requesting residential development access, what is the type (single family, apartment, townhouse) and number of units? | | | |
| | type | number of units | number of units |
| | | | |
| | | | |
| 17) Provide the following vehicle count estimates for vehicles that will use the access. Leaving the property then returning is two counts. | | | |
| Indicate if your counts are <input checked="" type="checkbox"/> peak hour volumes or <input type="checkbox"/> average daily volumes. | | # of passenger cars and light trucks at peak hour volumes 400 | # of multi unit trucks at peak hour volumes 1 |
| # of single unit vehicles in excess of 30 ft. 5 | # of farm vehicles (field equipment) 0 | Total count of all vehicles 406 | |

18) Check with the issuing authority to determine which of the following documents are required to complete the review of your application.

- | | |
|--|---|
| a) Property map indicating other access, bordering roads and streets. | e) Subdivision, zoning, or development plan. |
| b) Highway and driveway plan profile. | f) Proposed access design. |
| c) Drainage plan showing impact to the highway right-of-way. | g) Parcel and ownership maps including easements. |
| d) Map and letters detailing utility locations before and after development in and along the right-of-way. | h) Traffic studies. |
| | i) Proof of ownership. |

1- It is the applicant's responsibility to contact appropriate agencies and obtain all environmental clearances that apply to their activities. Such clearances may include Corps of Engineers 404 Permits or Colorado Discharge Permit System permits, or ecological, archeological, historical or cultural resource clearances. The CDOT Environmental Clearances Information Summary presents contact information for agencies administering certain clearances, information about prohibited discharges, and may be obtained from Regional CDOT Utility/Special Use Permit offices or accessed via the CDOT Planning/Construction-Environmental-Guidance webpage: <https://www.codot.gov/programs/environmental/resources/guidance-standards/environmental-clearances-info-summary-august-2017/view>

2- All workers within the State Highway right of way shall comply with their employer's safety and health policies/procedures, and all applicable U.S. Occupational Safety and Health Administration (OSHA) regulations - including, but not limited to the applicable sections of 29 CFR Part 1910 - Occupational Safety and Health Standards and 29 CFR Part 1926 - Safety and Health Regulations for Construction.

Personal protective equipment (e.g. head protection, footwear, high visibility apparel, safety glasses, hearing protection, respirators, gloves, etc.) shall be worn as appropriate for the work being performed, and as specified in regulation. At a minimum, all workers in the State Highway right of way, except when in their vehicles, shall wear the following personal protective equipment: High visibility apparel as specified in the Traffic Control provisions of the documentation accompanying the Notice to Proceed related to this permit (at a minimum, ANSI/ISEA 107-1999, class 2); head protection that complies with the ANSI Z89.1-1997 standard; and at all construction sites or whenever there is danger of injury to feet, workers shall comply with OSHA's PPE requirements for foot protection per 29 CFR 1910.136, 1926.95, and 1926.96. If required, such footwear shall meet the requirements of ANSI Z41-1999.

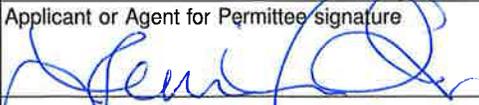
Where any of the above-referenced ANSI standards have been revised, the most recent version of the standard shall apply.

3- The Permittee is responsible for complying with the Revised Guidelines that have been adopted by the Access Board under the American Disabilities Act (ADA). These guidelines define traversable slope requirements and prescribe the use of a defined pattern of truncated domes as detectable warnings at street crossings. The new Standards Plans and can be found on the Design and Construction Project Support web page at: <https://www.codot.gov/business/civilrights/ada/resources-engineers>

If an access permit is issued to you, it will state the terms and conditions for its use. Any changes in the use of the permitted access not consistent with the terms and conditions listed on the permit may be considered a violation of the permit.

The applicant declares under penalty of perjury in the second degree, and any other applicable state or federal laws, that all information provided on this form and submitted attachments are to the best of their knowledge true and complete.

I understand receipt of an access permit does not constitute permission to start access construction work.

| | | |
|--|-------------------------------|----------------------|
| Applicant or Agent for Permittee signature  | Print name JENNIFER IRVINE | Date 13 JUNE 2019 |
|--|-------------------------------|----------------------|

If the applicant is not the owner of the property, we require this application also to be signed by the property owner or their legally authorized representative (or other acceptable written evidence). This signature shall constitute agreement with this application by all owners-of-interest unless stated in writing. If a permit is issued, the property owner, in most cases, will be listed as the permittee.

| | | |
|---|---------------------------|----------------------|
| Property owner signature  | Print name Don Griffin | Date 13 JUNE 2019 |
|---|---------------------------|----------------------|



**Miller
Farmer
Law**

April 23, 2020

SENT VIA ELECTRONIC MAIL TO: Arthur Gonzales at arthur.gonzales@state.co.us

Re: Signature Authority for Mark McWilliams

Dear Mr. Gonzales:

Our law firm serves as legal counsel to Monument Academy Foundation ("Foundation"), a Colorado non-profit corporation with a current mailing address of 1150 Village Ridge Point Monument, CO 80132. The purpose of this letter to clarify that Mark McWilliams is now the President of the board of directors of the Foundation, and is thereby the authorized signor. Don Griffin resigned from the Foundation's board of directors, and is no longer affiliated with the Foundation. Exhibit A is the approved Resolution of the Monument Academy Foundation board of directors. Section 2 of that Resolution authorizes and directs the board President to sign all agreements related to the construction of the project.

Don Griffin resigned from the Foundation board on September 10, 2019. Also, attached as Exhibit B are the meeting minutes reflecting the appointment of Mark McWilliams as the President on June 17, 2019.

Please let me know if you have any further questions or additional requests for information.

Very Truly Yours,

Tim Farmer, Esq.

719.338.4189 (Brad) or 303.810.1601 (Tim)
brad@millerfarmerlaw.com and tim@millerfarmerlaw.com
5665 Vessey Rd. Colorado Springs, CO 80908

millerfarmerlaw.com

Exhibit A: Authorizing Resolution

Financing Resolution

MONUMENT ACADEMY FOUNDATION

RESOLUTION OF THE BOARD OF DIRECTORS

The undersigned President, on behalf of the Board of Directors (the "Board") of Monument Academy Foundation (the "Foundation"), a Colorado nonprofit corporation, execute this resolution to memorialize the following action taken by at least a majority of the Directors present at the Board's May 10, 2019 meeting.

I. RECITALS

WHEREAS, the Foundation desires to finance the acquisition, construction and equipping of educational and recreational facilities, to be located at the Southeast corner of the intersection of Highway 105 and Highway 83 in Monument, El Paso County, Colorado (the "Project"); and

WHEREAS, the Foundation has determined that it is in its best interests to enter into a loan agreement between the Foundation and the Public Finance Authority (the "Issuer") whereby the Foundation will borrow the proceeds of the Issuer's Education Revenue Bonds (Monument Academy Foundation Project) Series 2019A (the "Series 2019A Bonds") and its Education Revenue Bonds (Monument Academy Foundation Project) Series 2019B (Federally Taxable) (the "Series 2019B Bonds" and together with the Series 2019A Bonds, the "Series 2019AB Bonds"); both bonds collectively not to exceed an aggregate principal amount of \$30,000,000 (collectively the "Bonds") for the purpose of (a) the funding of acquisition and construction of the Project; (b) the funding of a bond reserve account for the Bonds; (c) the funding of capitalized interest on the Bonds, if any; and (d) the payment of the costs of issuance of the Bonds; and

WHEREAS, the Facilities are expected to be leased to Monument Academy, a Colorado nonprofit organization and public charter school (the "Charter School") and the Young Mens Christian Association of the Pikes Peak Region, a Colorado nonprofit organization (the "YMCA"), pursuant to the terms and provisions of two Lease Agreements, (the "Leases"), by and between the Foundation, as lessor and the Charter School and YMCA, as lessees; and

WHEREAS, the Issuer proposes to issue the Bonds pursuant to an Indenture of Trust (the "Indenture"), by and between the Issuer and a Trustee, UMB Bank National Association, as trustee thereunder (the "Trustee"), and to loan the proceeds therefrom to the Foundation pursuant to a Loan and Security Agreement (the "Loan Agreement"), by

and between the Issuer and the Foundation, for the purpose of financing the Project; and

Compliance Agreement, and all other documents which are reasonably necessary to carry out the intentions hereof (collectively, the "Loan Documents"), and to authorize the distribution of the limited offering memorandum in connection with the sale of the Bonds; and

WHEREAS, the Board of Directors has determined that the purchase and financing of the Project and the execution of the Loan Documents are within the best interest of the Foundation and hereby authorizes its appropriate officers to take necessary action.

II. Resolutions

NOW, THEREFORE, BE IT RESOLVED BY MONUMENT ACADEMY FOUNDATION AS FOLLOWS:

1. All of the terms defined in the Recitals shall have the same meaning when used herein.
2. The Board of Directors approves the acquisition, construction, and financing of the Project and issuance and sale of the Bonds pursuant to the terms of, and as described in, the Loan Documents and authorizes and directs the President of the Foundation, or his or her designee, to execute the Loan Documents and all other agreements as are necessary to complete the acquisition and construction of the Project; the issuance of the Bonds; and any other closing agreements reasonably required in connection therewith, and all such actions and doings of said persons which are in conformity with the purposes and intent of this resolution hereby are in all respects ratified, approved and confirmed.
3. That all other acts and doings of the officers, agents and employees of the Foundation or of its Board of Directors, including but not limited to the execution of other agreements, certificates and documents, which are in conformity with the purposes and intent of this resolution and in furtherance of the issuance and sale of the Bonds, and in furtherance of the financing of the Project, shall be and the same hereby are in all respects ratified, approved and confirmed.
4. The Board of Directors consents to the distribution and use of the limited offering memorandum by D.A. Davidson & Co. (the "Underwriter").
5. That all prior acts and doings of the officers, agents and employees or the Board of Directors of the Foundation which are in conformity with the purposes and intent of this resolution and in furtherance of the execution and performance of the documents described herein and the issuance and sale of the Bonds and in furtherance of the financing of the Project, shall be and the same hereby are in all respects ratified, approved and confirmed.
6. If any provisions of this resolution should be held invalid, the invalidity of such provision shall not affect the validity of any of the other provisions of this resolution.

7. All resolutions of the Foundation or parts thereof, inconsistent herewith, are hereby repealed to the extent only of such inconsistency.

This resolution shall become effective immediately upon its adoption.

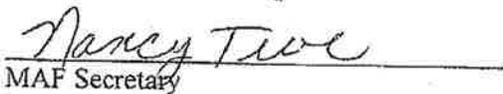
This Resolution may be executed by counterparts, each of which shall be deemed an original, but all of which together shall constitute one and the same Resolution. The undersigned have executed this Resolution as of the respective dates set forth below.

This Resolution is APPROVED by the Monument Academy Foundation Board of Directors on the 10th day of May, 2019.



MAF Board President

Attest:



MAF Secretary

Exhibit B: Meeting Minutes for Mark McWilliams appointment as President

**MONUMENT ACADEMY FOUNDATION
BOARD OF DIRECTORS REGULAR MEETING**

Board Room

June 17, 2019 1:30 pm – 1150 Village Ridge Point Monument CO 80132

Meeting called to order by Nancy Tive at 11:40 AM.

The following individuals were present: Mark McWilliams; Nancy Tive; Tim Farmer.

1. Mark moved to accept the resignation of Boyd Williams from the board of directors. Nancy seconded. The motion passed unanimously.
2. Nancy nominated Mark as president. Mark was appointed to be president of the board of directors by unanimous vote.
3. Mark moved to adopt the amended and restated Articles of Incorporation as presented before the meeting. Nancy seconded. The motion passed unanimously.
4. Nancy moved to adopt the amended and restated Bylaws as presented before the meeting. Mark seconded. The motion passed unanimously.
5. Nancy moved to approve the minutes from the May 10, 2019 meeting of the board of directors. Mark seconded. The motion passed unanimously.



August 16, 2019

El Paso County Development Services Department
Attn: Nina Ruiz, Project Manager / Planner II
2880 International Circle
Colorado Springs, CO 80910

**SUBJECT: Monument Academy – New Middle / High School
Site Development Plan Submittal – Letter of Intent**

Dear Nina:

In accordance with the El Paso County Land Development Code, please accept this "Letter of Intent" for the attached Site Development Plan submittal. Monument Academy (MA) is proposing to construct a new school campus on an unplatted 64.1-acre parcel (EPC Parcel No. 61000-00-245) at the southeast corner of State Highway 83 (SH83) and Walker Road. The proposed Site Development Plan application requests approval for phased construction of the new school campus.

Contact information for the Property Owner is as follows:

Monument Academy Foundation
1150 Village Ridge Point
Monument, CO 80132
Attn: Don Griffin, PhD (719-481-1950; dgriff0810@gmail.com)

Walden Corporation
17145 Colonial Park Drive
Monument, CO 80132
Attn: Matt Dunston (719-339-2410; mattdunston@hotmail.com)

Proposed School Campus:

Monument Academy, a Colorado Charter School authorized by the Lewis-Palmer School District No. 38, desires to construct a new middle/high school serving grades 6-12. The school intends to open in the fall of 2020 with approximately 600 students and anticipates growing its enrollment to 1,000 students at full build out. The school, as proposed, would consist of approximately 57,500 SF built in phase one, and an additional 30,000 SF to be constructed in a future phase. The school will contain all customary program spaces such as academic spaces, athletic and gymnasium spaces, band, vocal music, art, drama and typical support spaces such as administrative and counseling spaces. While most of these functions would be constructed in the first phase, the second phase would likely expand the athletic and performance arts spaces including a multi-purpose performance venue.

In addition to the school functions, the YMCA of the Pikes Peak Region, the largest non-profit community support organization serving El Paso County, proposes to occupy approximately 12,000 SF of phase one space that would be co-located with the school. The YMCA program would consist of athletic spaces such as a healthy living center, group exercise class space, personal training, and other similar

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Colorado Springs, Colorado 80903
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functions. As with the school, the YMCA would also require typical support spaces for administrative, child care, and other functions. As with the school, the YMCA envisions constructing their program space in phases, and phase two could include an expanded healthy living center, additional group exercise spaces, and potentially a competition aquatics venue. If all these envisioned uses are eventually constructed, future phases would total approximately 40,000 SF of additional space. Approval of the YMCA use will require a separate special use permit application through El Paso County.

Traffic Circulation:

To support these proposed uses on the site, robust on-site traffic circulation and parking facilities are proposed. Primary access to the site will be provided by a new roadway extending south from Walker Road into the site. Based on the Traffic Study, a Tee Intersection is proposed at the intersection of Walker Road and the new north-south roadway entering the site. The proposed intersection is located at the high point in Walker Road. Depending on future development plans and traffic requirements, the access connection to Walker Road could potentially be converted to a roundabout at a future time. An additional right-in; right-out access is planned to extend from State Highway 83 easterly into the site. This access will extend east-west across the property, connecting with the future extension of Pinehurst Circle planned through the adjoining Walden Preserve 2 PUD southeast of the school site. Both the north-south and east-west access roads will be constructed to County standards with the intention of dedication as public roadways in conjunction with a future subdivision application.

Two separate parking lots will be constructed within the school site, providing dedicated access for students and faculty in one lot on the north side of the school building, while the second lot will provide drop off and loading space for students brought to school by parents. The second lot on the south side of the school building will also serve community and YMCA parking needs. Entrances to these parking lots will be separated by the maximum distance afforded by the site to prevent congestion during peak times. The site improvements will also ultimately include regional athletic fields and connection to a regional pedestrian and equestrian trail system.

Utilities:

The proposed school site is located within close proximity to the central water and wastewater systems owned and operated by the Walden Corporation, which currently serves Kilmer Elementary School. The easterly boundary of the school site is adjacent to the existing Walden Wastewater Treatment Facility. The Walden Corporation will work collaboratively with Monument Academy to provide the required central water and wastewater system connections and ensure that sufficient capacity is provided.

Justification:

This Site Development Plan request is justified recognizing that the proposed school campus is a logical land use for this property in proximity to existing and proposed residential areas, and the site has adequate access and utilities available. Located near the geographic center of School District 38, this property has historically been owned by the school district and planned as a future school site.

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Requested Waivers / Alternative Compliance:

Monument Academy is requesting an Alternative Landscape Plan which deviates from some aspects of the County landscape design criteria as further described below:

1. **Section: 6.2.2.E.2 a-b Requirement for Non-Residential Uses, Minimum required Landscape interior area and Tree Count:** Requesting Waiver for interior tree count provided. Due to the nature of the site, site program and planned phasing, administrative relief is requested to reduce the number of planned interior trees.
2. **Section 6.2.2.C-2. Parking Lot Islands: Islands, fingers, and corners are required to be incorporated into all parking lots of 15 parking spaces or more in area. One island shall be provided for every 15 spaces.** Monument Academy requests an alternative landscape plan eliminating the required tree islands based on limited resources and the desire to minimize obstructions to snow plowing in the parking lot. The proposed site design will adequately meet the functional needs of the school without having tree islands with curb and gutter.
3. **Section 6.2.2.B-1 Table 6-1, The required depth of the roadway landscape area shall be increased to 15 feet along a non-arterial road or public alley where the road or alley separates a non-residential use from a residential zoning district. The number of required trees shall be increased to 1 per 15 feet of linear frontage. A minimum of 1/3 of the trees shall be evergreen trees.** Monument Academy requests relief from the total number of trees provided based on limited resources.
4. **Section 622.C.5 Required Parking Lot Screening: Request Waiver for 36" landscape shrubbery screen.** Monument Academy requests relief for the noted 36" shrubbery parking lot screening required along 2/3 of road frontage or common lot, parcel or tract boundary. Due to the nature of the site use, limited maintenance resources, funding and snow stacking concerns, Monument Academy requests an alternative landscape plan deviating from County standard landscape screening requirements.

Monument Academy understands that some neighborhood residents east of the site have requested consideration for additional landscaping along the east boundary of the school property. While Monument Academy notes that the nearest existing residential homes are over 1,000 feet east of the site, MA intends to further evaluate these concerns and consider additional trees and plantings with the upcoming Phase 2 of the project.

Based on the final architectural elevations for the school building, the maximum height of the building will be lower than the maximum height of 30 feet specified for the RR-5 zone.

Lastly, we respectfully remind the County that the Site Development Plan process is considered advisory as provided by State law under C.R.S. 22-32-124.

Please call if you have any questions or need any additional information.

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Sincerely,

CRP Architects, P.C.

A handwritten signature in blue ink, appearing to read "Brian Risley".

Brian Risley
Principal Architect

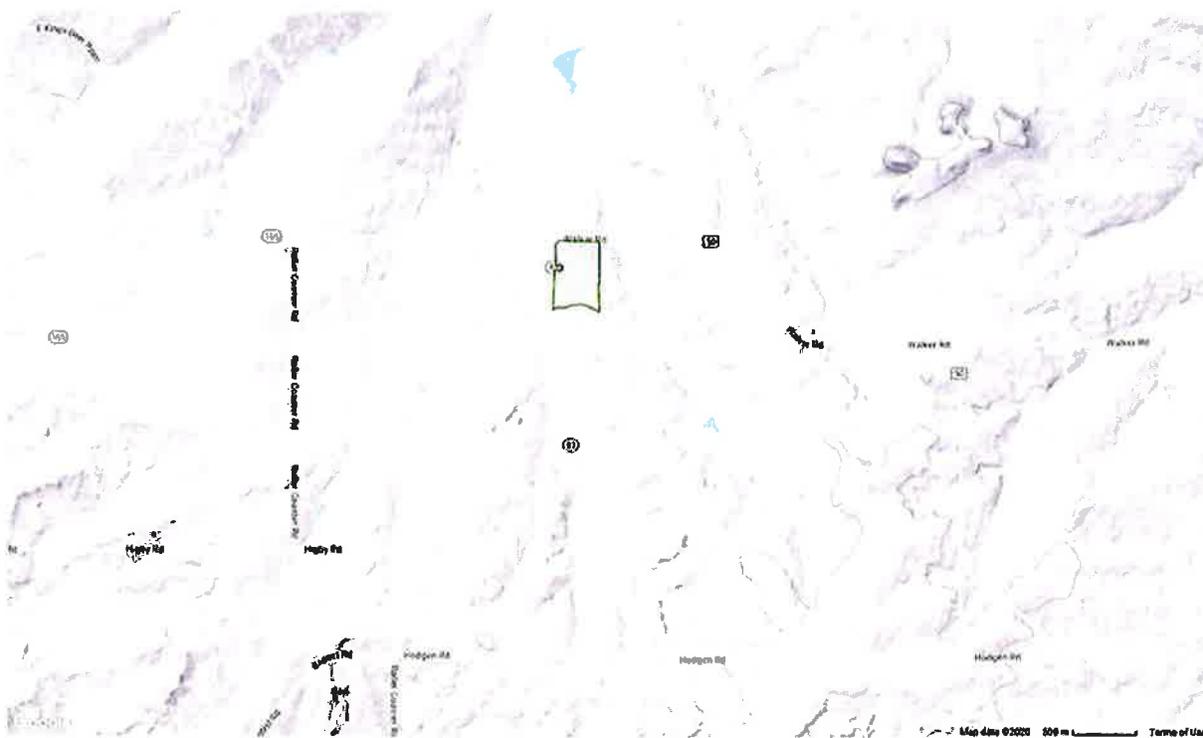
cc: John P. Schwab, P.E., JPS Engineering, Inc.
Jim Houk, Thomas & Thomas
Don Griffin, PhD, Monument Academy Foundation
Matt Dunston, Walden Corporation

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Colorado Springs, Colorado 80903
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El Paso County - Community: Property Search

Schedule Number: 610000533



El Paso County - Community: Property Search
Schedule Number: 6100000533



Schedule Number: 6100000533**Ownership and Property Location**

Owner(s)

MONUMENT ACADEMY FOUNDATION

Property Location

HIGHWAY 83**Land Details**

| Sequence # | Land Use | Assessment Rate | Area |
|------------|-----------------------|-----------------|-------------|
| 1 | AG. GRAZING LAND | 29.000 | 22.44 Acres |
| 2 | POLITICAL SUBDIVISION | 29.000 | 19.88 Acres |

Sales History

| Sale Date | Sale Price | Sale Type |
|-------------|-------------|------------------------|
| Jul-11-2019 | \$0 | - |
| Jul-11-2019 | \$1,500,000 | Good sale; Vacant land |

Current Property Appraisal

| | |
|----------------|------------------|
| Building Value | \$0 |
| Land Value | \$170,183 |
| Total | \$170,183 |

El Paso County Ingress for Pinehurst Circle

AP219075, MM27.740, Monument
Academy

Base Layers

Milepoints



Highways



Boundaries

Counties



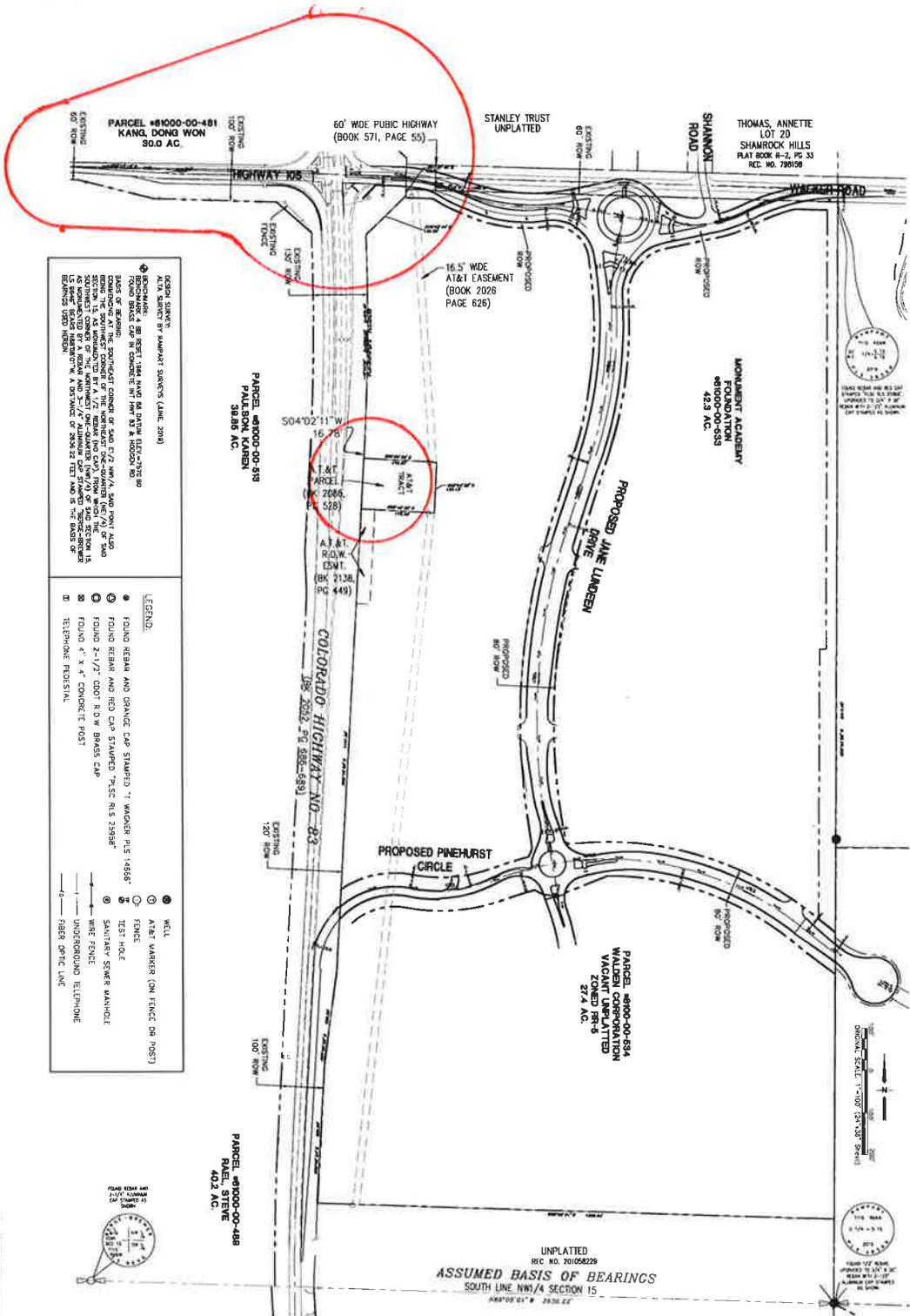
Map scale 1:8,000

Created 2019/10/31 22:29:34 UTC

Copyright © 2017, Colorado Department of
Transportation



The information contained in this map is based on the most currently available data and has been checked for accuracy. CDOT does not guarantee the accuracy of any information presented, is not liable in any respect for any errors or omissions, and is not responsible for determining "fitness for use"



DESIGN SUBJECT:
 AIA SURVEY BY MONUMENT SURVEYS (JUNE 2018)

REMARKS:
 FOUND BENCH MARK AS SHOWN BY DATUM ELEVATION
 FOUND BENCH CAP IN CONCRETE WITH "M" TO N 100000 NO.
 BARS OF REINFORCEMENT SITUATED CORNER OF S&D 1/2 NW 1/4, S&D POINT ALSO
 BEING THE CORNER OF THE NORTHERLY ONE-QUARTER (NE 1/4) OF S&D
 SECTION 15 OF T17N/R14E. FOUND BENCH MARK AS SHOWN BY DATUM ELEVATION
 FOUND BENCH CAP IN CONCRETE WITH "M" TO N 100000 NO. IN THE CORNER OF
 SECTION 15 OF T17N/R14E. FOUND BENCH MARK AS SHOWN BY DATUM ELEVATION
 FOUND BENCH CAP IN CONCRETE WITH "M" TO N 100000 NO. IN THE CORNER OF
 SECTION 15 OF T17N/R14E.

LEGEND:

- WELL
- A&T MARKER (ON FENCE OR POST)
- FENCE
- 1/2" HOLE
- SANITARY SEWER MANHOLE
- 3" x 4" CONCRETE POST
- UNDERGROUND TELEPHONE
- FIBER OPTIC LINE

| NO. | REVISION | BY | DATE |
|-----|--------------------|-----|---------|
| 1 | FOR PERMIT | SPS | 4/20/19 |
| 2 | COUNTY COMMENTS | SPS | 4/22/19 |
| 3 | COUNTY COMMENTS | SPS | 6/20/19 |
| 4 | REQUIRING REVISION | SPS | 7/17/19 |
| 5 | COUNTY COMMENTS | SPS | 7/24/19 |

CRP ARCHITECTS AIA
 1500 S. UNIVERSITY AVENUE
 COLORADO SPRINGS, COLORADO 80903

SCALE: 1"=100'

SURVEY CONTROL PLAN

DATE: 3/20/20
CHECKED BY: SPS
REVISION: 3/20/20

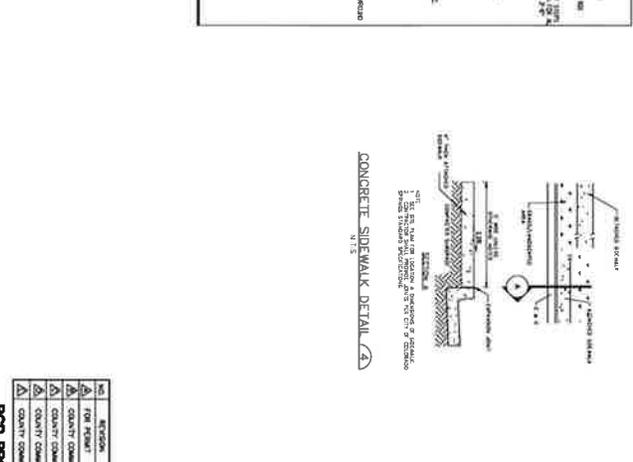
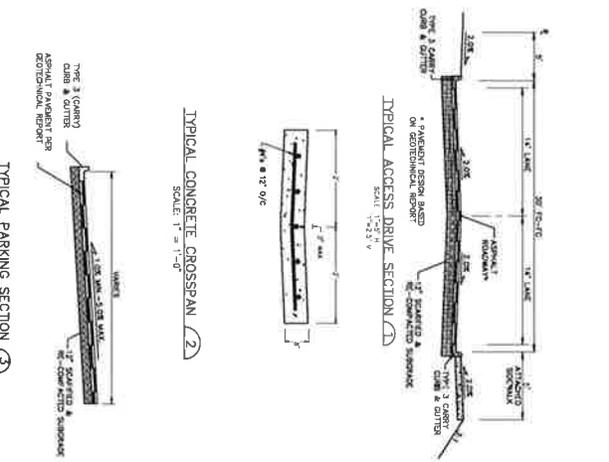
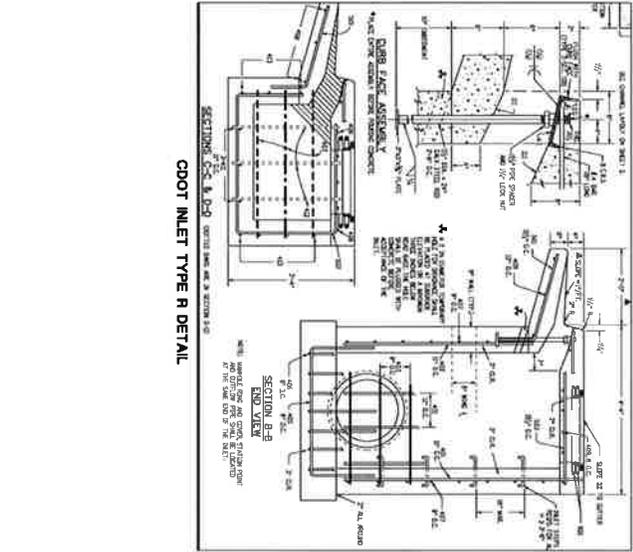
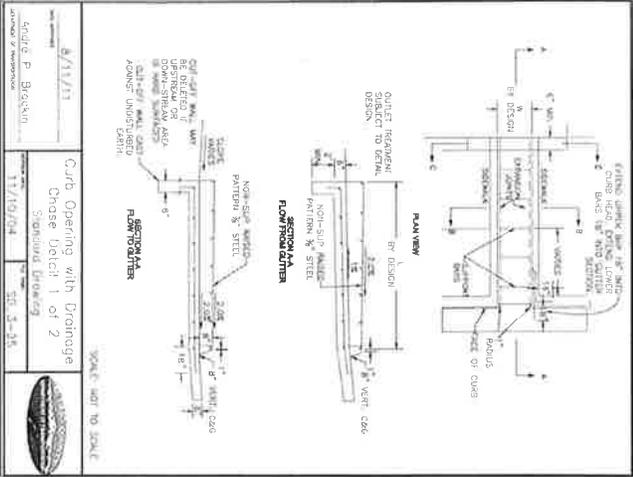
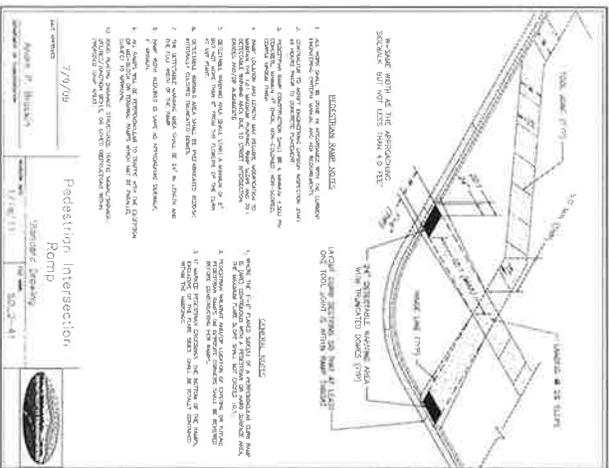
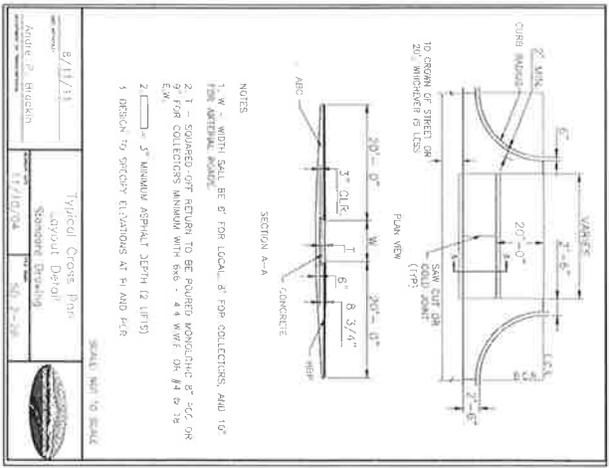
SVI

JPS ENGINEERING
 19 E. WINGATE AVE
 COLORADO SPRINGS, CO
 80903
 PH: 719-471-9429
 FAX: 719-471-0786
 www.jpseng.com

MONUMENT ACADEMY HIGH SCHOOL

FOR CONSTRUCTION

UNPLATTED
 REC. NO. 201028229
ASSUMED BASIS OF BEARINGS
 SOUTH LINE, NW 1/4 SECTION 15



MONUMENT ACADEMY HIGH SCHOOL

FOR CONSTRUCTION

JPS ENGINEERING

19 E. Wilmerville Ave.
 Colorado Springs, CO 80903
 P: 719-571-4444
 F: 719-571-0888
 www.jpseng.com

CRP ARCHITECTS, AIA

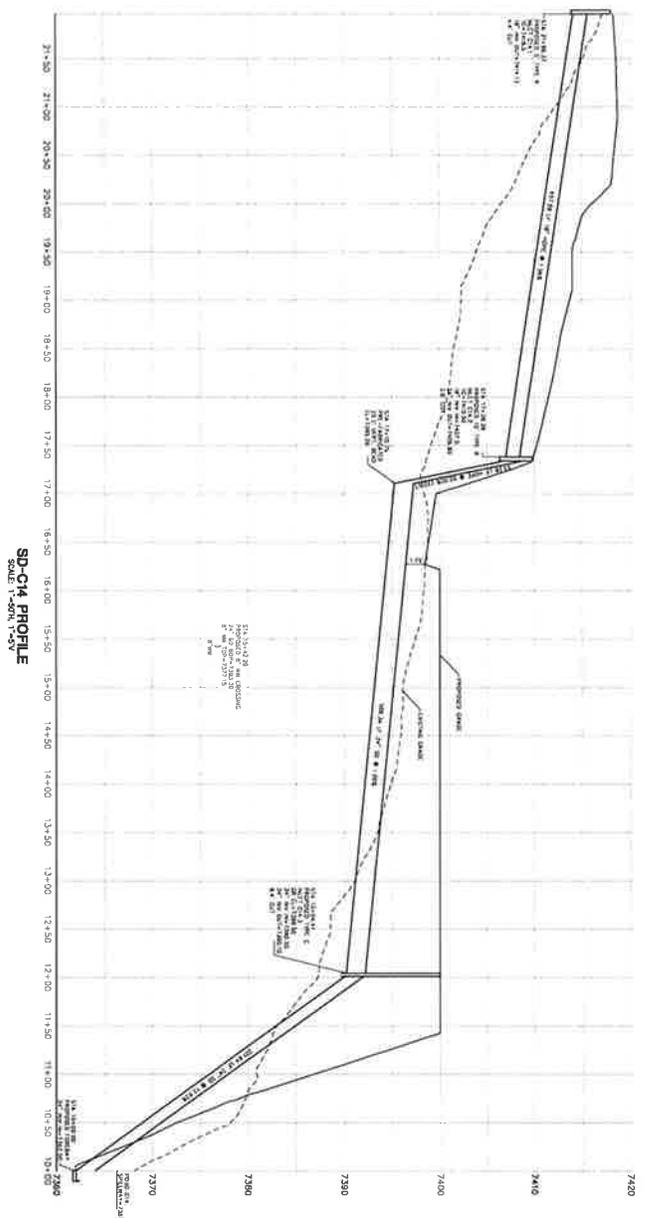
100 E. St. Vrain, Suite 200
 Colorado Springs, Colorado 80903

PCD PROJECT NO. PPH-18-008

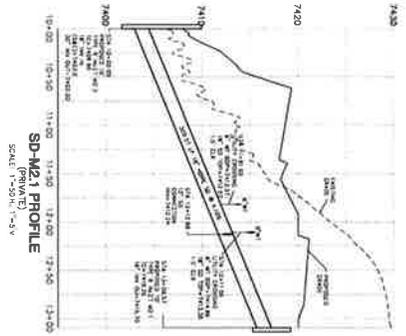
| NO. | REVISION | BY | DATE |
|-----|-----------------|-----|---------|
| 1 | FOR REVIEW | JPS | 4/27/18 |
| 2 | CLIENT COMMENTS | JPS | 4/27/18 |
| 3 | CLIENT COMMENTS | JPS | 4/27/18 |
| 4 | CLIENT COMMENTS | JPS | 4/27/18 |
| 5 | CLIENT COMMENTS | JPS | 4/27/18 |

CRP ARCHITECTS, AIA

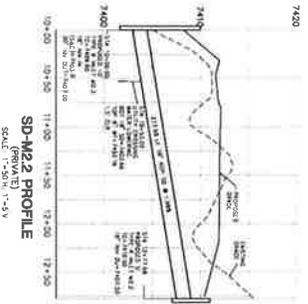
100 E. St. Vrain, Suite 200
 Colorado Springs, Colorado 80903



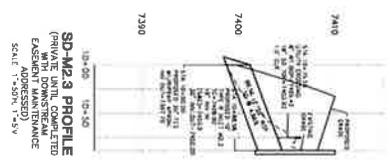
SD-C14 PROFILE
SCALE: 1"=50'H, 1"=5'V



SD-M2.1 PROFILE
(PROVIDED)
SCALE: 1"=50'H, 1"=5'V



SD-M2.2 PROFILE
(PROVIDED)
SCALE: 1"=50'H, 1"=5'V



SD-M2.3 PROFILE
(PROVIDED)
SCALE: 1"=50'H, 1"=5'V

**MONUMENT
ACADEMY
HIGH SCHOOL**

FOR CONSTRUCTION



19 E. Wierwille Ave.
Boulder Springs, CO
Ph: 719-471-6459
Fax: 719-471-0766
www.jpseng.com

| NO. | REVISION | BY | DATE |
|-----|-----------------|----|---------|
| 1 | FOR PERMIT | RF | 4/27/14 |
| 2 | COUNTY COMMENTS | RF | 4/27/14 |
| 3 | SOINVT COMMENTS | RF | 4/22/14 |
| 4 | COUNTY COMMENTS | RF | 4/24/14 |

PCD PROJECT NO. PPR-18-008

CRP ARCHITECTS AIA
101 E. St. Vrain, Suite 300
Colorado Springs, Colorado 80903

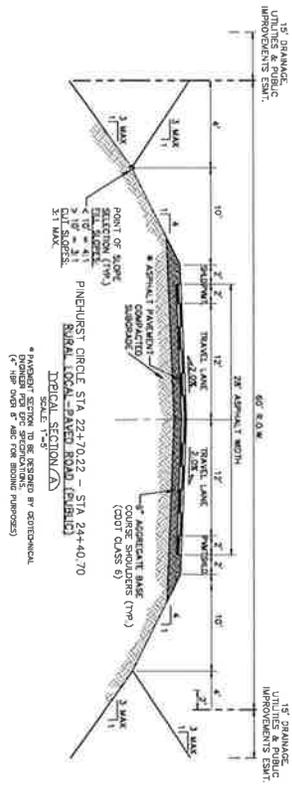
STORM DRAIN PROFILES

SCALE: 1"=50'H, 1"=5'V

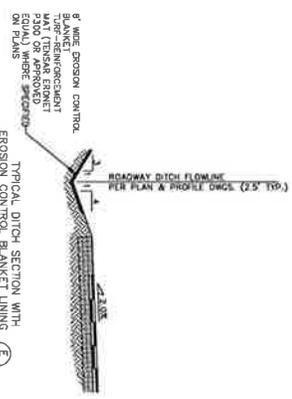
NOTED DATE: 3/28/14
DESIGNED BY: SU
CHECKED BY: SU
REVISION: 8/28/14

MONUMENT ACADEMY HIGH SCHOOL

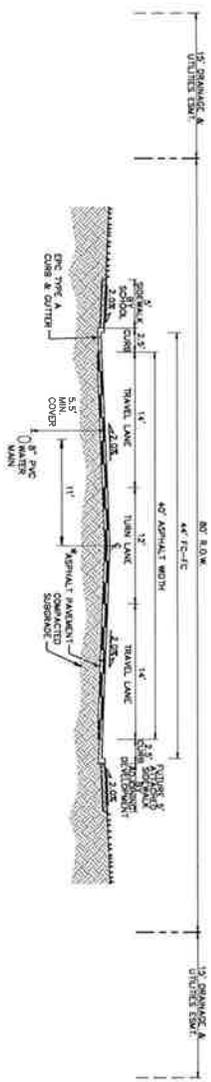
FOR CONSTRUCTION



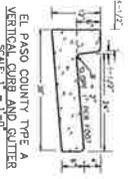
* MANHOLE SECTIONS TO BE DESIGNED BY GEOTECHNICAL
(4" HYP. OVER 6" DIA. FOR BODIUM PURPOSES)



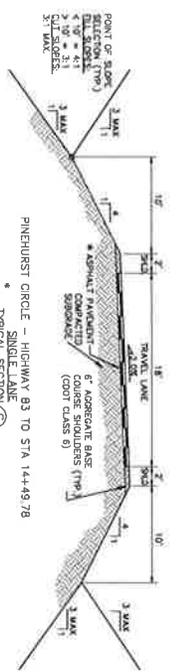
TYPICAL DITCH SECTION WITH EROSION CONTROL DITCH
SCALE: 1"=10'



* MANHOLE SECTIONS TO BE DESIGNED BY GEOTECHNICAL
(4" HYP. OVER 6" DIA. FOR BODIUM PURPOSES)



EL PASO COUNTY TYPE A
VERTICAL CURB AND GUTTER
SCALE: 1"=4'



* MANHOLE SECTIONS TO BE DESIGNED BY GEOTECHNICAL
(4" HYP. OVER 6" DIA. FOR BODIUM PURPOSES)

| DESIGN DATA | REFERENCE STANDARD |
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| ROAD CLASSIFICATION: RURAL, UNIMPROVED | |
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| BOUNDARY WIDTH: 37' TOA-TOA | ECM FIGURE 2-8 |
| MIN. HORIZONTAL RADII: 545' | ECM TABLE 2-5 |
| MIN. GRADES: 1.0% | ECM TABLE 2-5 |
| MAX. GRADE: 8.0% | ECM TABLE 2-5 |
| MIN. CROWN: 0.25% | ECM TABLE 2-5 |
| MIN. C-SLOPE: 0.4% | ECM TABLE 2-15 |
| MIN. K-SLOPE: 19 | ECM TABLE 2-15 |

| DESIGN DATA | REFERENCE STANDARD |
|-----------------------------------|--------------------|
| ROAD CLASSIFICATION: URBAN, LOCAL | |
| DESIGN SPEED: 25 MPH | ECM TABLE 2-7 |
| POSTED SPEED: 20 MPH | ECM TABLE 2-7 |
| BOUNDARY WIDTH: 37' TOA-TOA | ECM FIGURE 2-8 |
| MIN. HORIZONTAL RADII: 700' | ECM TABLE 2-5 |
| MIN. GRADES: 0.5% | ECM TABLE 2-7 |
| MAX. GRADE: 8.0% | ECM TABLE 2-5 |
| MIN. CROWN: 0.25% | ECM TABLE 2-5 |
| MIN. C-SLOPE: 0.4% | ECM TABLE 2-15 |
| MIN. K-SLOPE: 20 | ECM TABLE 2-15 |

| NO. | REVISION | BY | DATE |
|-----|------------------------|----|---------|
| 1 | ISSUE FOR PERMITS | PT | 4/20/24 |
| 2 | ISSUE FOR CONSTRUCTION | PT | 4/22/24 |
| 3 | ISSUE FOR CONSTRUCTION | PT | 4/22/24 |
| 4 | ISSUE FOR CONSTRUCTION | PT | 4/22/24 |

POD PROJECT NO. GDM-20-001



19 E. Williams Ave
Colorado Springs, CO
80903
PH: 719-477-5429
www.jpseng.com

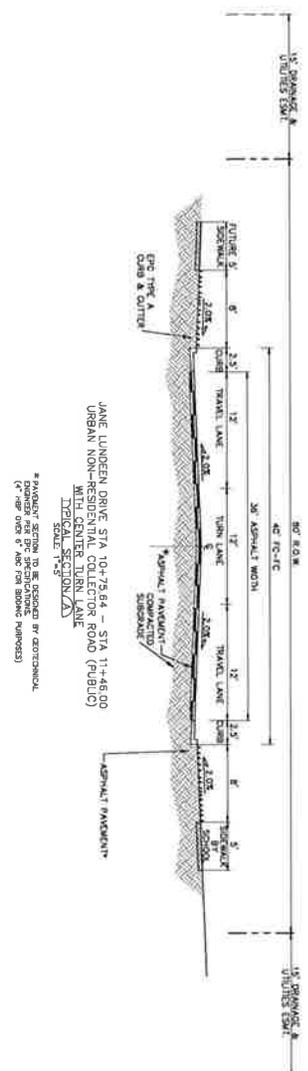


190
Colorado Springs, Colorado 80903

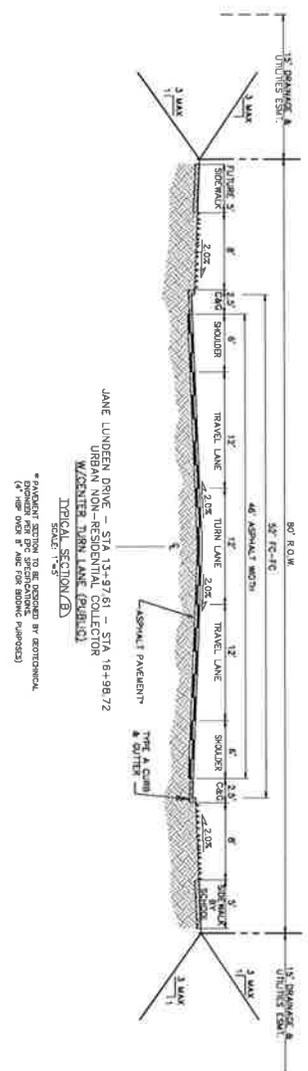
TYPICAL SECTIONS & DESIGN DATA - PINHURST CIRCLE

TY1

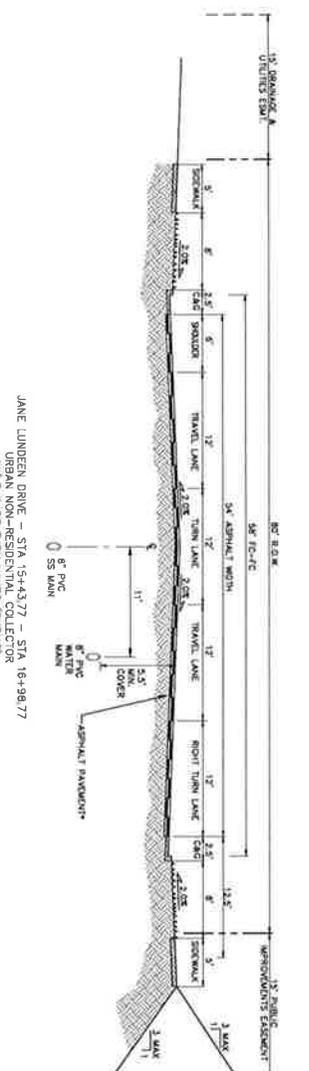
DATE: 08/14/2018 10:58:20 AM



* PAVEMENT SECTION TO BE DESIGNED BY GEOTECHNICAL ENGINEER (SEE OVER 5' HATCH FOR BROWNS PARAMETERS)
SCALE: 1"=30'



* PAVEMENT SECTION TO BE DESIGNED BY GEOTECHNICAL ENGINEER (SEE OVER 5' HATCH FOR BROWNS PARAMETERS)
SCALE: 1"=30'



* PAVEMENT SECTION TO BE DESIGNED BY GEOTECHNICAL ENGINEER (SEE OVER 5' HATCH FOR BROWNS PARAMETERS)
SCALE: 1"=30'

**MONUMENT
ACADEMY
HIGH SCHOOL**

FOR CONSTRUCTION



18 E. Williams Ave
Colorado Springs, CO 80903
PH: 719-471-3418
www.jpseng.com

CRP ARCHITECTS, INC.
101 S. Tejon St., Suite 300
Colorado Springs, Colorado 80903

DESIGN DATA

ROAD CLASSIFICATION: 40 MPH URBAN COLLECTOR

DESIGN SPEED: 40 MPH

POSTED SPEED: 35 MPH

ROADWAY WIDTH: 48' EOV-EVA

MIN. HORIZONTAL RADIUS: 585'

MIN. GRADE: 0.3%

MAX. SUPER-ELEVATION: 2.0%

MIN. C-CURVE-SIDE GRADE: 4.4%

MIN. S-CURVE (SMA): 64'

REFERENCE STANDARD

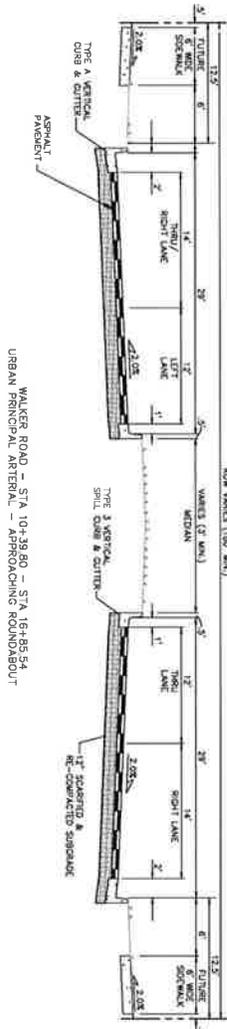
| NO. | REVISION | BY | DATE |
|-----|-------------------|----|---------|
| 1 | FOR PERMIT | SP | 4/27/18 |
| 2 | QUANTITY COMMENTS | SP | 4/28/18 |
| 3 | QUANTITY COMMENTS | SP | 4/29/18 |
| 4 | QUANTITY COMMENTS | SP | 2/26/20 |

PCD PROJECT NO. CDR-20-001

TYPICAL SECTIONS & DESIGN DATA - JANE LUNDEN DRIVE

DATE: 08/14/2018
DRAWN BY: BLS
CHECKED BY: SP
REVISION: 348/20

1/2



* PAVEMENT SECTION TO BE DESIGNED BY GEOLOGICAL ENGINEER (4\"/>

DESIGN DATA

| | |
|-------------------------|---------------------------|
| DESIGN CLASSIFICATION: | URBAN LOCAL |
| POSTED SPEED: | 25 MPH - ECU TABLE 2-2.1 |
| ROW WIDTH: | 48' ECU - ECU TABLE 2-2.4 |
| LANE WIDTH: | 12' ECU TABLE 2-2.1 |
| MIN. HORIZONTAL RADIUS: | 5.0E' ECU TABLE 2-2.4 |
| MAX. GRADE: | 2.47' ECU TABLE 2-2.15 |
| MIN. S-CURVE LENGTH: | 101' ECU TABLE 2-2.15 |

REFERENCE STANDARD

| | |
|-------------------------|---------------------------|
| DESIGN CLASSIFICATION: | URBAN LOCAL |
| POSTED SPEED: | 25 MPH - ECU TABLE 2-2.1 |
| ROW WIDTH: | 48' ECU - ECU TABLE 2-2.4 |
| LANE WIDTH: | 12' ECU TABLE 2-2.1 |
| MIN. HORIZONTAL RADIUS: | 5.0E' ECU TABLE 2-2.4 |
| MAX. GRADE: | 2.47' ECU TABLE 2-2.15 |
| MIN. S-CURVE LENGTH: | 101' ECU TABLE 2-2.15 |

DESIGN DATA

| | |
|-------------------------|---------------------------|
| DESIGN CLASSIFICATION: | URBAN LOCAL |
| POSTED SPEED: | 25 MPH - ECU TABLE 2-2.1 |
| ROW WIDTH: | 48' ECU - ECU TABLE 2-2.4 |
| LANE WIDTH: | 12' ECU TABLE 2-2.1 |
| MIN. HORIZONTAL RADIUS: | 5.0E' ECU TABLE 2-2.4 |
| MAX. GRADE: | 2.47' ECU TABLE 2-2.15 |
| MIN. S-CURVE LENGTH: | 101' ECU TABLE 2-2.15 |

REFERENCE STANDARD

| | |
|-------------------------|---------------------------|
| DESIGN CLASSIFICATION: | URBAN LOCAL |
| POSTED SPEED: | 25 MPH - ECU TABLE 2-2.1 |
| ROW WIDTH: | 48' ECU - ECU TABLE 2-2.4 |
| LANE WIDTH: | 12' ECU TABLE 2-2.1 |
| MIN. HORIZONTAL RADIUS: | 5.0E' ECU TABLE 2-2.4 |
| MAX. GRADE: | 2.47' ECU TABLE 2-2.15 |
| MIN. S-CURVE LENGTH: | 101' ECU TABLE 2-2.15 |

MONUMENT
ACADEMY
HIGH SCHOOL

FOR CONSTRUCTION



11 E. Wendell Ave
Colorado Springs, CO
80913
P: 719-471-2700
F: 719-471-2700
www.jpseng.com



100 E. St. Vrain, Suite 300
Colorado Springs, Colorado 80903

TYPICAL SECTIONS & DESIGN DATA
WALKER ROAD

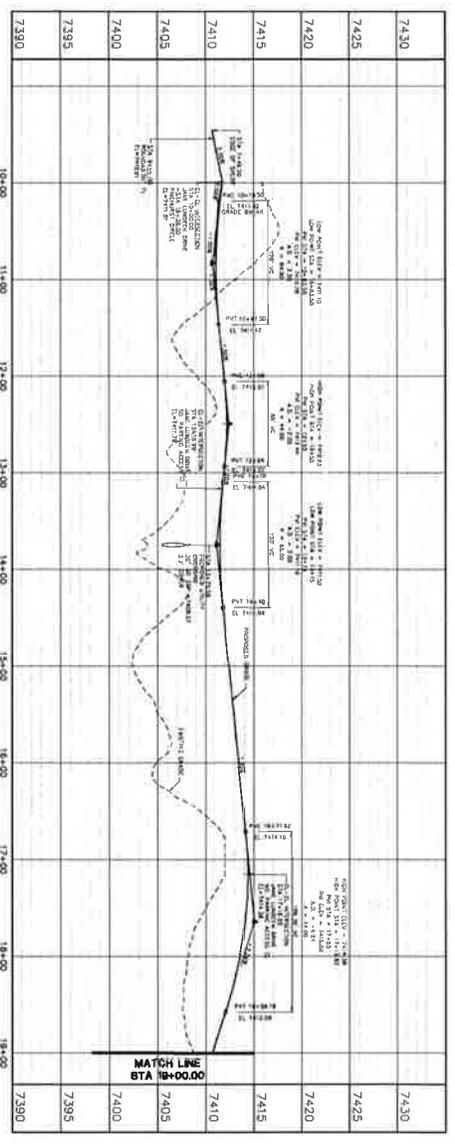
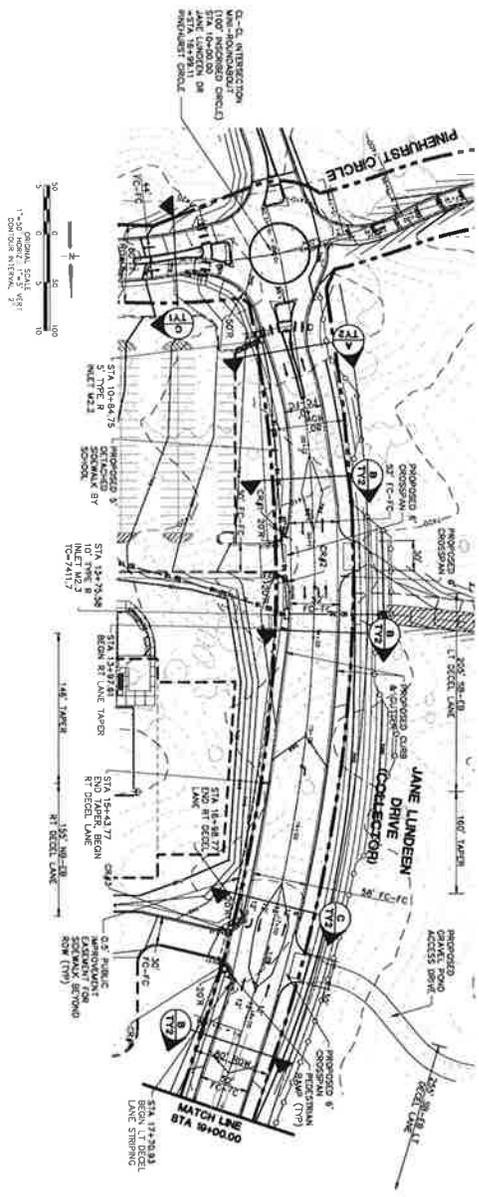
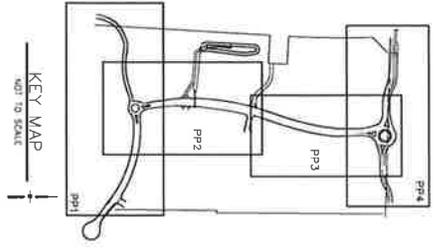
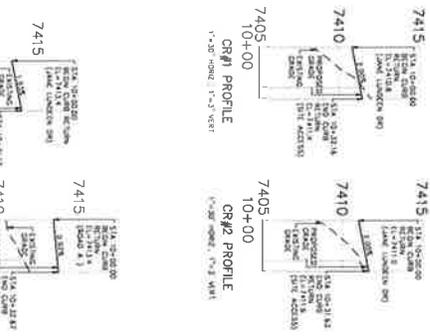
| | |
|-------------|---------|
| DATE: | 7/25/19 |
| DRAWN BY: | BU |
| CHECKED BY: | PRE |
| REVISION: | 001 |

PGD PROJECT NO. CDR-20-001

173

MONUMENT
ACADEMY
HIGH SCHOOL

FOR CONSTRUCTION



| NO. | REVISION | BY | DATE |
|-----|-------------------|-----|---------|
| 1 | FOR REVIEW | JFS | 4/22/18 |
| 2 | QUANTITY COMMENTS | JFS | 4/29/18 |
| 3 | QUANTITY COMMENTS | JFS | 5/9/18 |
| 4 | QUANTITY COMMENTS | JFS | 5/10/18 |

PCD PROJECT NO. GDR-20-001

JPS
ENGINEERING

18 E. Waverley Ave.
Caledon, Ontario L9W 4G5
Tel: 715-471-4125
Fax: 715-471-2085
www.jpseng.com

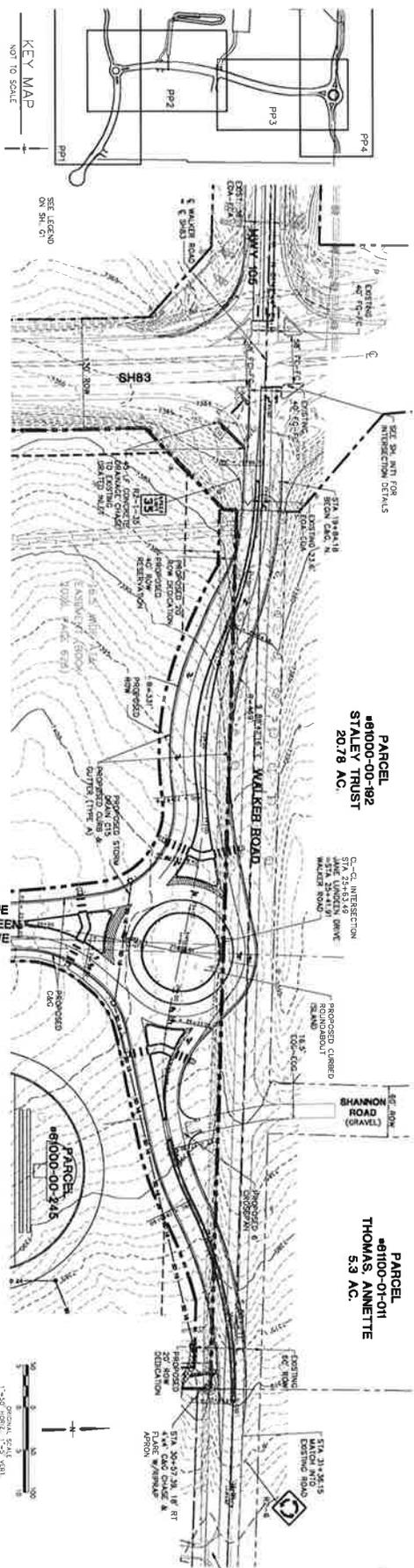
CRP ARCHITECTS AIA
109 E. St. Van, Suite 200
Caledon, Ontario L9W 4G5

**JANE LINDEN DRIVE
PLAN & PROFILE**

DRTH

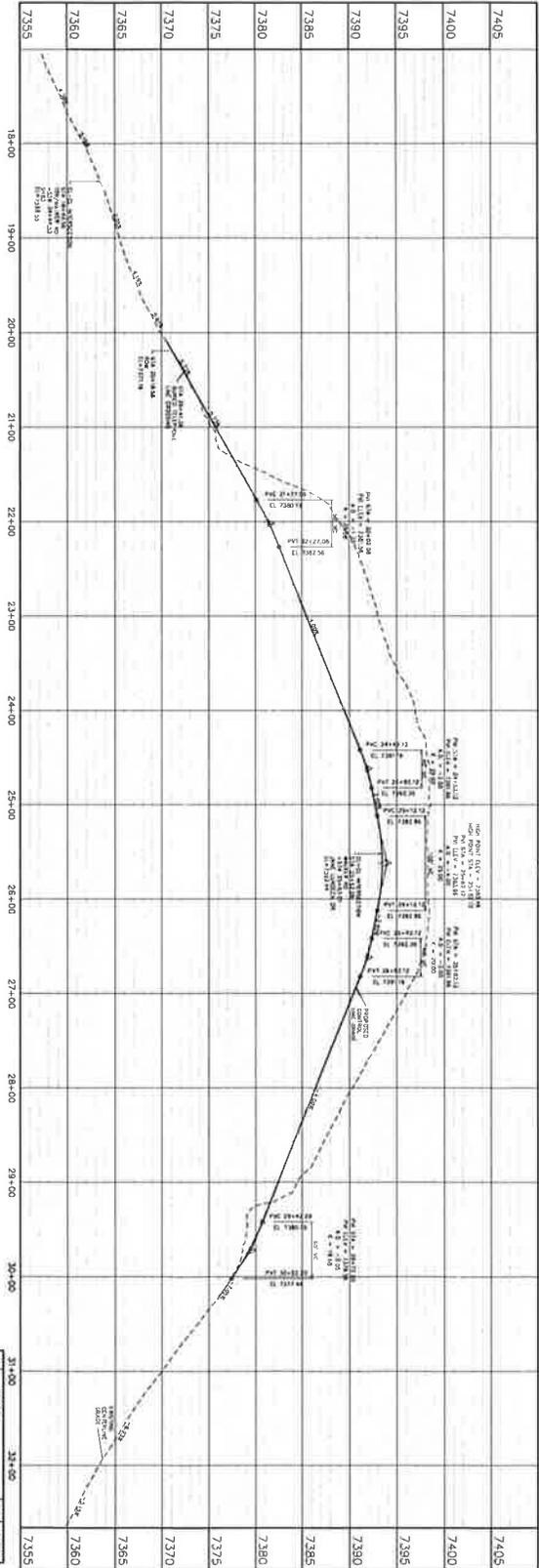
DATE: 10/21/18
DRAWN BY: JFS
CHECKED BY: JFS
REVISION: 25/02

PP2



FOR CONSTRUCTION

MONUMENT
ACADEMY
HIGH SCHOOL



CRP ARCHITECTS AIA
100 E. St. Vrain, Suite 200
Colorado Springs, Colorado 80909

WALKER ROAD PLAN & PROFILE

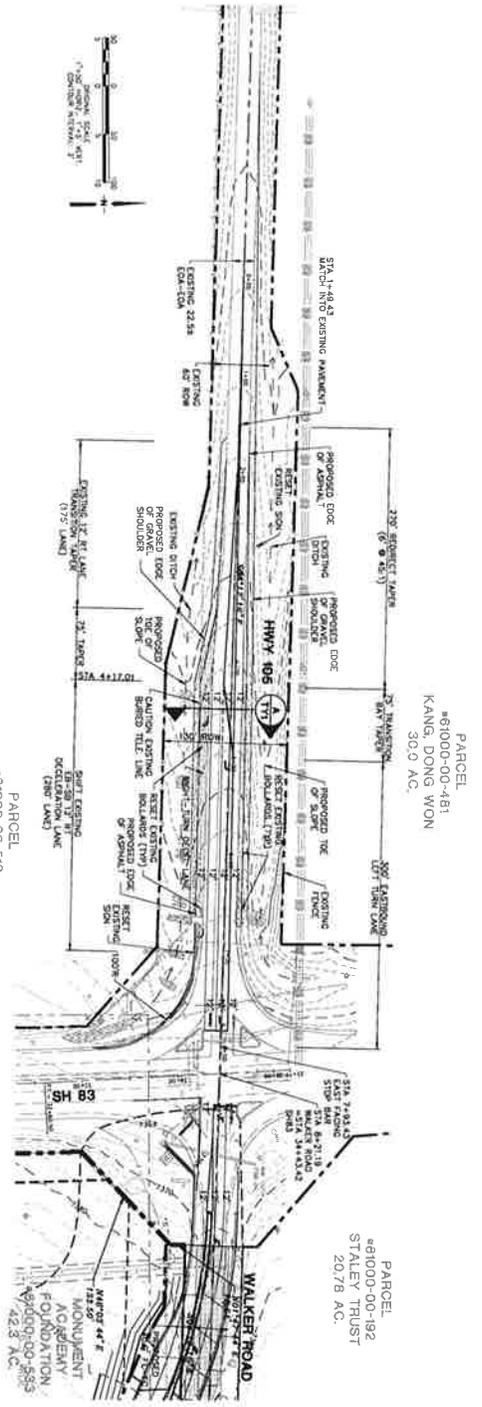
JPS ENGINEERING
18 E. Mainline Ave
Colorado Springs, CO
Phone: 719-471-4499
Fax: 719-471-0766
www.jpseng.com

| NO. | REVISION | BY | DATE |
|-----|--------------------|----|---------|
| 1 | ISSUE FOR PERMIT | JF | 4/22/18 |
| 2 | ISSUE FOR COMMENTS | JF | 4/29/18 |
| 3 | ISSUE FOR COMMENTS | JF | 5/15/18 |
| 4 | ISSUE FOR COMMENTS | JF | 1/16/19 |
| 5 | ISSUE FOR COMMENTS | JF | 1/24/19 |

PCD PROJECT NO. GDR-20-001

DATE: 2/28/19
DRAWN BY: BJ
CHECKED BY: JF
SCALE: AS SHOWN

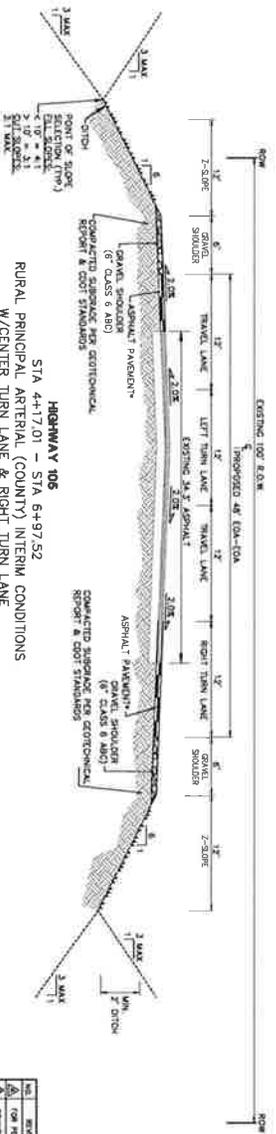
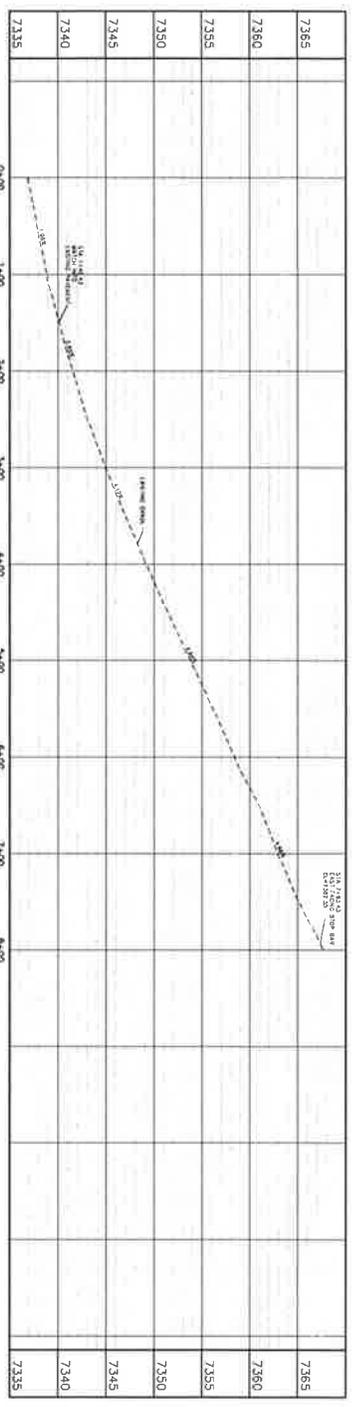
PP4



PARCEL
#61000-00-481
KANG, DONG WION
30.9 AC.

PARCEL
#61000-00-192
STALEY TRUST
20.78 AC.

PARCEL
#61000-00-613
PAULSON, KAREN
39.85 AC.



STATIONING: STA 4+117.01 - STA 6+497.52
RURAL PRINCIPAL ARTERIAL (COUNTY) INTERIM CONDITIONS
1/4 CENTER TURN LANE & RIGHT TURN LANE
1/4 CENTER TURN LANE & RIGHT TURN LANE
SCALE: 1"=20'

| NO. | REVISION | BY | DATE |
|-----|------------------|----|----------|
| 1 | FOR PERMIT | PL | 4/26/18 |
| 2 | COUNTY COMMENTS | PL | 4/26/18 |
| 3 | COUNTY COMMENTS | PL | 4/26/18 |
| 4 | COUNTY COMMENTS | PL | 4/26/18 |
| 5 | REWORK/REVISIONS | PL | 11/20/18 |
| 6 | COUNTY COMMENTS | PL | 12/12/18 |
| 7 | FOR PERMIT | PL | 12/12/18 |

CRP ARCHITECTS AIA
1800
Colorado Street, Colorado Springs 80903

HIGHWAY 105 PLAN & PROFILE
SCALE: 1"=50'

REVISIONS

| | |
|----------|----|
| DATE | BY |
| 12/20/18 | PL |
| 11/20/18 | PL |
| 12/12/18 | PL |
| 12/12/18 | PL |

HW2.1



18 E. Woodruff Ave
Colorado Springs, CO 80903
PH: 719-477-3429
FAX: 719-477-0786
www.jpseng.com

NO PORTION OF THIS PLAN SHALL BE USED FOR ANY OTHER PROJECT WITHOUT THE WRITTEN CONSENT OF CRP ARCHITECTS AIA. THE USER OF THIS PLAN SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND FOR VERIFYING THE ACCURACY OF ALL INFORMATION PROVIDED HEREON. CRP ARCHITECTS AIA SHALL NOT BE RESPONSIBLE FOR ANY ERRORS OR OMISSIONS IN THIS PLAN.

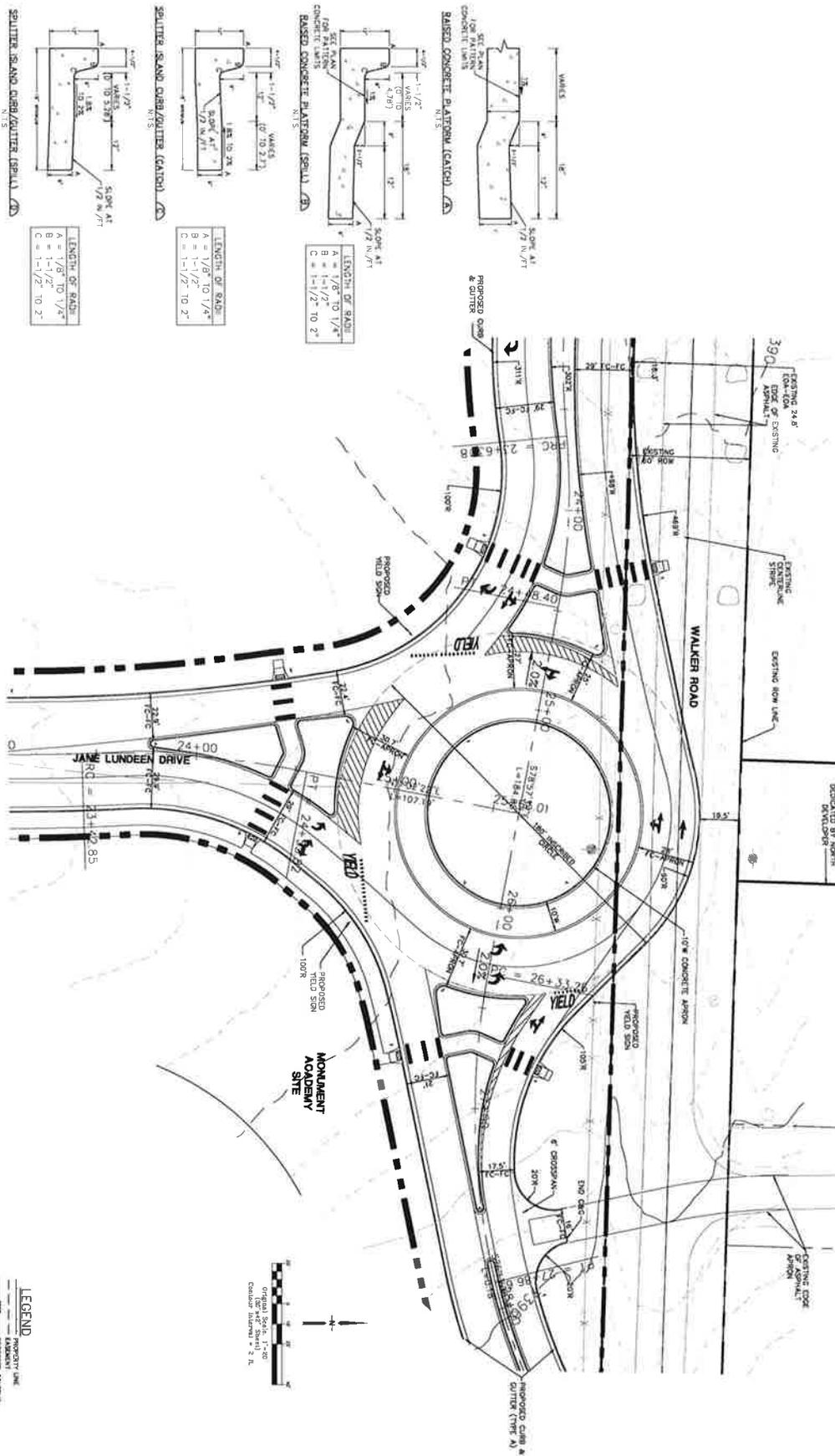
MONUMENT ACADEMY HIGH SCHOOL
FOR CONSTRUCTION

PARCEL
#6100-00-192
STALEY TRUST
20.78 AC.

PARCEL
#6100-01-011
THOMAS, ANNETTE
5.3 AC.

**MONUMENT
ACADEMY
HIGH SCHOOL**

FOR CONSTRUCTION



LEGEND

| | |
|--------|--------------------|
| --- | PROPERTY LINE |
| --- | EXISTING ROAD |
| --- | PROPOSED ROAD |
| --- | EXISTING SIDEWALK |
| --- | PROPOSED SIDEWALK |
| X 33.0 | PROPOSED POINT |
| X 33.2 | DEPT. POINT CENTER |

| | | | |
|-----|-----------------|----|---------|
| NO. | REVISION | BY | DATE |
| 1 | FOR REVIEW | JS | 4/27/18 |
| 2 | COUNT COMMENTS | JS | 4/28/18 |
| 3 | COUNTY COMMENTS | JS | 4/28/18 |

PCD PROJECT NO. CDR-20-001



19 E. Mainville Ave.
Oshawa, Ontario L1G 4C9
Canada
Tel: 709-471-8628
Fax: 709-471-0786
www.jpseng.com

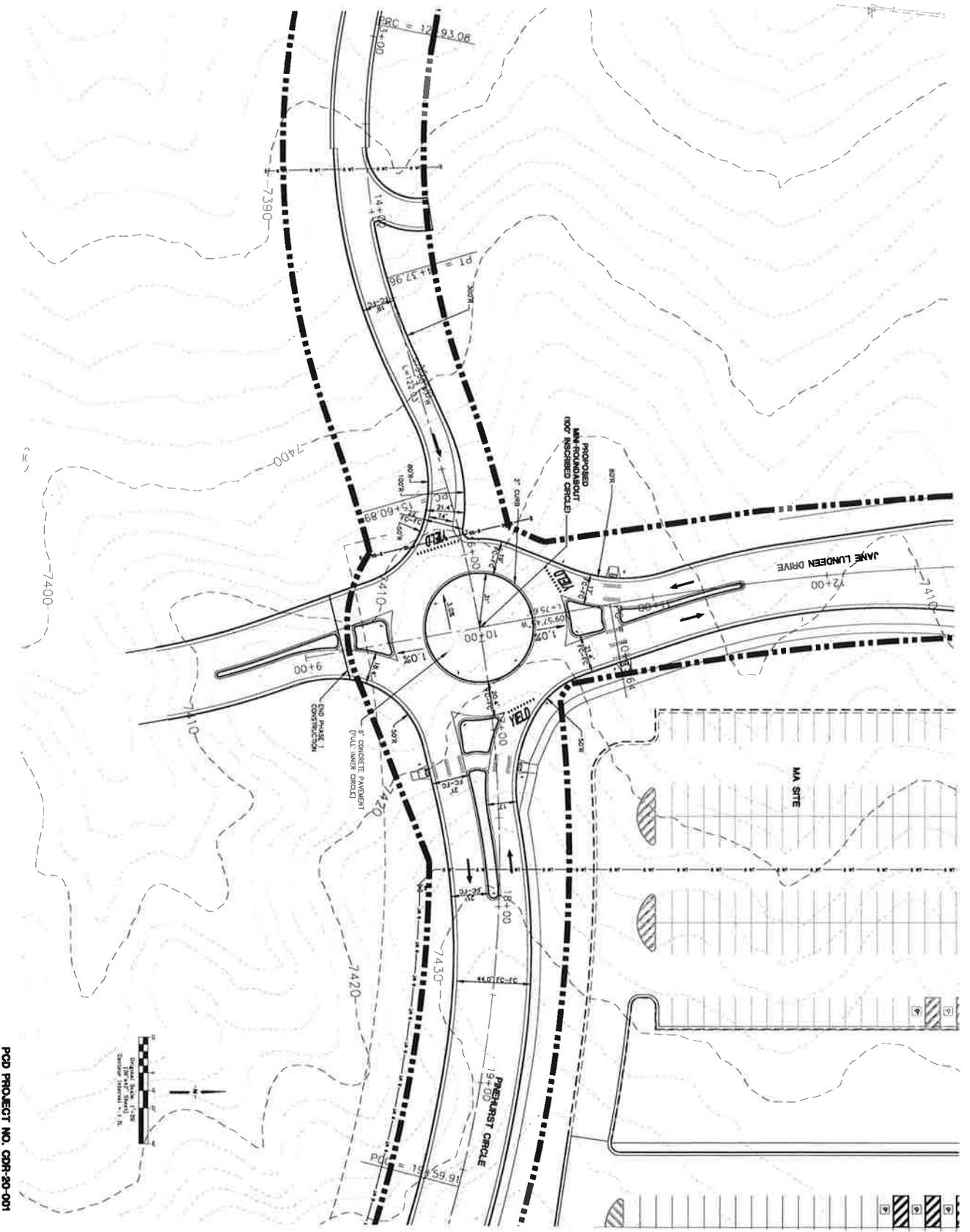
CNP ARCHITECTS AIA
100 St. Vrain, Suite 300
Edmonton, Alberta, Canada T6C 0R3

WALKER ROAD & JANE LUNDEEN DRIVE ROUNDABOUT DETAIL
SCALE: 1"=20'

NOVA SITE
DESIGNED BY
DRAWN BY
CHECKED BY
REVIEWED BY

RD1.1

2. Utility encroachments shown on this plan shall be avoided. If unavoidable, they shall be shown on this plan.



POD PROJECT NO. CSR-20-001

GRP ARCHITECTS AIA
 100 E. 9th, West Suite 200
 Colorado Springs, Colorado 80903

PINEHURST CIRCLE & JANE LINDGREN DRIVE MINI-ROUNDABOUT DETAIL

DATE: 3/15/18
 DRAWN BY: JRS
 CHECKED BY: JRS
 REVISIONS: 001

NOVOTEC

R02.1

JRS ENGINEERING

116 E. Spruella Ave
 Colorado Springs, CO 80903
 PH: 719-477-4469
 FX: 719-477-0078
 www.jrseng.com

MONUMENT ACADEMY HIGH SCHOOL

FOR CONSTRUCTION

LSC TRANSPORTATION CONSULTANTS, INC.
545 East Pikes Peak Avenue, Suite 210
Colorado Springs, CO 80903
(719) 633-2868
FAX (719) 633-5430
E-mail: lsc@lstrans.com
Website: <http://www.lstrans.com>



**Monument Academy
Traffic Impact Analysis
PCD File No. U192/PPR19009
(LSC #184820)
March 2, 2020**

Traffic Engineer's Statement

This traffic report and supporting information were prepared under my responsible charge and they comport with the standard of care. So far as is consistent with the standard of care, said report was prepared in general conformance with the criteria established by the County for traffic reports.



Developer's Statement

I, the Developer, have read and will comply with all commitments made on my behalf within this report.

Date _____



LSC TRANSPORTATION CONSULTANTS, INC.
2504 East Pikes Peak Avenue, Suite 304
Colorado Springs, CO 80909
(719) 633-2868
FAX (719) 633-5430
E-mail: lsc@lstrans.com
Website: <http://www.lstrans.com>

March 3, 2020

Mr. Mark McWilliams
Monument Academy
1150 Village Ridge Point
Monument, CO 80132

Re: Monument Academy
Roundabout Report
Walker Road/Jane Lundeen Drive
El Paso County, CO
LSC #184820

Dear Mr. McWilliams,

We are pleased to submit this roundabout design report for the proposed intersection of Walker Road/Jane Lundeen Drive in El Paso County, Colorado. This intersection will be constructed as a modern roundabout intersection. The roundabout has been designed for one through lane in each direction on Walker Road but is designed to be expandable to two through lanes in each direction on Walker Road.

Also, the north leg of the intersection has been designed (but not planned to be built with the initial construction) such that a future developer on the north side of Walker Road could construct the north leg to serve future development and realign Shannon Road to this north leg as well.

Roundabout Layout

Interim roundabout Figure 1 and Table 1 show the conceptual roundabout design parameters. The overall diameter is 180 feet and the entry phi angles are between 27.0 and 46.0 degrees (interim roundabout) on each of the approaches. The parameters for the ultimate roundabout are presented in ultimate roundabout Figure 1 and Table 2.

Design Vehicles

Interim roundabout Figures 2 through 5 show WB-67 truck paths through the proposed interim roundabout for the three initial approaches. A minimum of one foot of clearance is maintained between all wheel paths and vertical curbs. The truck paths for the ultimate roundabout are also attached.

JPS Project No. 040201
PCD File No. PPR-19-009 / CDR-19-001 / CDR-20-001

19 E. Williamette Avenue
Colorado Springs, CO 80903
(719)-477-9429
www.jpsengr.com



Prepared by:

February 8, 2019
Revised April 30, 2019
Revised June 20, 2019
Revised July 12, 2019
Revised March 16, 2020

Monument Academy Foundation
1150 Village Ridge Point
Monument, CO 80132

Prepared for:

**MASTER DEVELOPMENT DRAINAGE PLAN &
FINAL DRAINAGE REPORT**
for
MONUMENT ACADEMY

January 2006

- Provide general surfacing, earthwork, traffic, utility, structures and construction notes.
- Provide seeding and mulching plan or a landscape plan (including irrigation).

General Notes Sheet

- Show the existing surfacing width and lane designations.
- The typical section scale shall be 1" = 5' (horizontal and vertical).
- Show the existing ground-line a minimum of 10 feet past the proposed widening or right of way, whichever is greater.
- Show the proposed widening and surfacing including the depth of each layer.
- Provide the proposed widths for median, lanes, and shoulders. Typical widths are: Median = 16', Lane = 12', and Shoulder = 4' adjacent an auxiliary lane, and 8' adjacent to through lanes unless on NHS highways then 10' shoulder should be used.
- "Z" section should be 6'-8' wide on a 6:1 slope.
- Use 6:1 or 4:1 slopes to the catch point or to the bottom of the ditch. With CDOT approval the slope may be steepened to 3:1 maximum.
- Show the location and depth of topsoil.
- Provide material and specification recommendations from Materials Engineer.

Typical Cross Section Elements

- Use CDOT Standard Plans Table of Contents dated Oct. 2000 to indicate the standards to be used on the project. Please obtain the latest revisions to the standards and attach them to the plans. The latest revisions can be obtained at <http://www.dot.state.co.us/DesignSupport/>.

Standard Plans List Sheet

- Standard Project Information (i.e. Subdivision Name, Permittee Name, Etc.)
- State Highway Number
- County/City Name
- State Highway Access Permit Number
- Index of Sheets
- Vicinity map showing the highway improvements location, including Township, Range, and Section.
- Index of Revisions
- Length and Design Data

Title Sheet

This is a design aid listing elements that may be necessary to prepare a complete set of plans necessary to design and construct access related highway improvements. The scale of the improvement project and complexity of the topography will determine, in part, the necessary elements of the plan set.

Introduction

DESIGN ELEMENTS FOR COMPLETING HIGHWAY IMPROVEMENT PLANS FOR ACCESS

January 2006

DESIGN ELEMENTS FOR COMPLETING HIGHWAY IMPROVEMENT PLANS FOR ACCESS

Summary of Approximate Quantities

Provide tabulations of all appropriate quantities used on the project.

Plan and Profile Sheets

The plans scale shall be one of the following scales: 1" = 20' or 1" = 50'. Use 1" = 20' in urban areas or as authorized.

Show and label the existing centerline of the highway and proposed centerline, if different.

Show and label the curve data if a portion of the project is on a curve.

Provide super-elevation information.

Show and label the survey line or the base line.

Use CDOT plan stationing if possible and provide survey ties to most recent project.

Show and label the existing edge of pavement.

Show and label the proposed edge of pavement.

Include sufficient Match-line lengths to determine proper intersection alignment. (i.e. 800-1000 feet beyond project limits).

Show and label the access width and the access radii.

Speed change lanes (auxiliary lanes) shall be designed in accordance with the State Highway Access Code (2CCR601-1) for the appropriate category of highway.

Indicate the posted speed for the section of the highway. If there are overlapping speed zones, show the locations of the speed limit signs. The design of auxiliary lanes is based on the current posted speed, and not what it may be posted in the future.

Show the top of cuts and the toe of fills using CDOT standard symbols. (Do not use contours).

Show and label side drain size, type, and length.

Show and label the existing and proposed drainage facilities. Including sizes, types, flows, invert elevations, etc.

Show the profile of the access. The access must slope down from the highway for a minimum of 20 feet on a 2% grade for any access that is not a curb cut. Vertical curve data is also required.

Show the existing right-of-way line.

Dedication of right-of-way may be necessary to accommodate the highway improvements. See attached checklist for items necessary to dedicate right of way.

Show all of the significant topography.

Show and label all existing and proposed utility locations.

Show and label existing guardrail.

Show and label proposed guardrail.

Existing Signing and Striping Sheets

Show and label all signs (size, type, and legend).

Show and label all striping (width and color).

Include sufficient Match-line lengths to determine proper intersection alignment. (i.e. 800-1000 feet beyond project limits).

Show and label the lane widths; turn lane lengths; and taper lengths.

January 2006

DESIGN ELEMENTS FOR COMPLETING HIGHWAY IMPROVEMENT PLANS FOR ACCESS

Proposed Signing and Striping Sheets

- Show and label all signs (size, type, and legend).
- Show and label all striping (width and color).
- Include sufficient Match-line lengths to determine proper intersection alignment. (i.e. 800-1000 feet beyond project limits).
- Show and label the lane widths; turn lane lengths; and taper lengths.

Detail Sheets

- Provide details of all items not CDOT standard (i.e. inlets, curb and gutter, etc.). These may be local agencies standards.

Survey Control Sheet

Structural Cross Section Elements

- Show and label the existing surfacing width.
- The typical cross section scale shall be 1" = 5' (horizontal & vertical).
- Show and label the existing pipe and the original ground line a minimum of 10' past the proposed pipe extension.
- Show and label the proposed pipe extension (including type) and proposed grading associated with the extension.
- Show and label the dimension of the section and indicate any skew of the structure.
- Show and label the flowline elevations at inlet and outlet.
- Show and label the existing right-of-way line.
- Additional information may be required from CDOT staff bridge depending on the magnitude of the structure and extensions.

Urban Section Elements

- Provide any applicable elements indicated above.
- Show and label (including type) of curb and gutter.
- Show and label curb ramps.
- Show and label the location of the existing and proposed sidewalks.
- Check with the local agency for their sidewalk requirements and provide documentation. At a minimum use 4' for detached sidewalk, and 6' for attached sidewalk. Provide detail of sidewalk including thickness.
- Show the profile of the flowline.
- Show the existing and proposed locations of street lights, and traffic signal facilities.
- If a traffic signal needs to be relocated, provide the name of the party responsible for such relocation. If the signal is to be relocated by a contractor, a set of design plans and specifications must be provided.
- Show the existing and proposed storm drain facilities.
- Lane widths are exclusive of the gutter pan.

DESIGN ELEMENTS FOR COMPLETING HIGHWAY IMPROVEMENT PLANS FOR ACCESS

General Information

The final design plans must be signed, and stamped by a Colorado Registered Professional Engineer. Check with the access manager for the specific number of sets of plans required.

References

The following regulation, design guidelines, standards, and reference materials are also to be used in the development of the plans. Also listed below are selected sections from the design documents that may be used in preparation of the plans. All the necessary documents may not be listed. If there is any discrepancy between the regulation listed below and the other materials, the regulation takes precedence.

- State Highway Access Code (2 CCR 601-1) - A State of Colorado regulation.
- Current edition of CDOT Roadway Design Manual.
- CDOT Materials Manual.
- CDOT Construction Manual.
- CDOT Standard Specifications for Road and Bridge Construction.
- Drainage Design Manual.
- Flagging Booklet.
- CDOT M & S Standards, latest revision, including but not limited to the following

- a. M-100-1, Standard Symbols
- b. M-603-1, Metal and Plastic Culvert Pipe
- c. M-603-10, Concrete and Metal End Sections
- d. M-606-1 & M-606-12, Guardrail
- e. M-607-1, Fencing
- f. M-608-1, Curb Ramps
- g. M-609-1, Curbs and Gutters
- h. S-612-1, Delineator Installation
- i. S-614-1 & S-612-1, Ground Signs
- j. S-627-1, Typical Pavement Markings
- A Policy on Geometric Design of Highways and Streets, AASHTO.
- AASHTO Roadside Design Guide.
- Highway Drainage Guidelines, AASHTO.
- Manual on Uniform Traffic Control Devices for Streets and Highways.
- Colorado Supplement to the Manual on Uniform Traffic Control Devices for Streets and Highways.

CDOT Publications are available for purchase from:

Colorado Department of Transportation
Bid Plans Room
420 1 East Arkansas Avenue
Denver CO 80222
(303) 757-9313

Some Publications may be found online at : <http://www.dot.state.co.us/DesignSupport/>.

Performance Bond Process Guidelines
Access Management Unit, CDOT
February 2008

The Permittee is responsible to obtain and fund the performance bond in conformance with the State Highway Access Code and these Guidelines. The bonding requirement will only apply to private projects. Local Agencies will not be required to comply with these guidelines. Regardless of the cost necessary to complete the project, the Region can, at its discretion, require a Performance Bond

General Bond Requirements:

1. The Permittee will provide CDOT with a performance bond for an amount equal to 110% of the cost necessary to complete the project in accordance with the access permit terms and conditions, as estimated by the Engineer of Record (EOR) and approved by CDOT.
2. The bond shall incorporate access permit(s) and any design waivers by reference.
3. The bond company must be licensed to do business in Colorado.
4. The bond shall include the name, title, address and statement that the agent is approved to serve as an agent for/on behalf of the bond company.
5. CDOT needs a statement from the Permittee that includes:
 - a) The Permittee has authorized the person who is their representative to serve as its agent for the purposes of the bond.
 - b) The name, address and title of the agent serving as representative for the Permittee.
6. The bond shall include a binding statement that the bond company will pay for completion of the project in accordance with Access Permit terms and conditions.
7. The bond shall be binding on heirs, executors and assigns.
8. The bond can be extended only if CDOT agrees to extend the bond.
9. The Bonding process can be expedited if Permittee uses a preapproved bonding format. The Permit Unit will provide sample bonds to the Permittee. If the Permittee chooses to submit a different format, it will be subject to approval by the Office of Attorney General.

1. CDOT will draw an amount of the performance bond funds commensurate with the amount of money necessary for CDOT to complete the required improvements. This could include the cost it would take for CDOT to hire the work out, including Davis-Bacon Act wages, etc.
2. CDOT will determine the funding necessary to finish the permitted improvements based on field review, testing reports, and CDOT's and CDOT contractor's bid.

Partial Draws

1. CDOT will notify the Permittee, EOR, and bond agent in writing when any of the conditions for draw are met, and CDOT is contemplating making a draw request. The CDOT notification letter will include:
 - a. Permit Number and Project Location.
 - b. Reason for draw (condition that was met).
 - c. Amount and basis of draw amount.
 - d. Statement that additional draws may be necessary for reasons as stated in the notification letter.
3. CDOT may stop the bond withdrawal process if the conditions for draw are resolved to CDOT's satisfaction.

CDOT Notification to Draw

Process to Draw on or Release Bond

1. CDOT may draw from the performance bond when any one or more of the following conditions occur:
 2. Construction activity ceases for an unreasonable amount of time not due to forces of nature or other crisis not of the contractor's making prior to completion of permitted improvements.
 3. The project is not completed with in the permitted timeframe (initial or as later extended in writing by CDOT).
 4. The Permittee notifies CDOT that the construction will not be completed in accordance with permit requirements.
 5. The completed project does not reasonably conform to Access Permit terms and conditions.

Bond Terms and Conditions for Draws

The Region, at its discretion, may require a Warranty Bond upon completion and acceptance of the highway improvements. If a Warranty Bond is required, it should be provided prior to release of the Performance Bond. The amount should be 10% of the performance bond amount. The amount can be higher if the Region deems it necessary. The bond shall be held for two (2) years after the construction acceptance date. The warranty bond shall general follow the format of the performance bond as described within these guidelines.

Warranty Bond

- a) CDOT review and acceptance of construction, including punch list items;
- b) CDOT receipt of as-built plans (if necessary due to changes); and
- c) The Engineer of Record submits a statement certifying that the completed project is in accordance with Access Permit terms and conditions.

CDOT will fully release the performance bond when the conditions for CDOT initial acceptance are met, including:

Full Release

1. If CDOT draws from the bond amount and completes the construction, and the Engineer of Record submits a statement certifying that the completed project is in accordance with Access Permit terms and conditions, then CDOT will release remaining bond funds with a Letter of Acceptance once all permitted improvements have been completed by CDOT.
2. CDOT will release partial bond amounts for a planned phased improvement. The release will occur at the end of each identified phase, in accordance with the conditions listed in the next section (full release).

Partial Release

3. CDOT will release remaining bond funds once all required improvements have been completed in accordance with Access Permit terms and conditions.

bid to complete the project in accordance with Access Permit terms and conditions.

CLEARANCES INFORMATION ENVIRONMENTAL

CLEARANCES INFORMATION SUMMARY

PURPOSE - This summary is intended to inform entities external to CDOT that may be entering the state highway right-of-way to perform work related to their own facilities (such as Utility, Special Use or Access Permits), about some of the more commonly encountered environmental permits/clearances that may apply to their activities. This listing is not all-inclusive - additional environmental or cultural resource permits/clearances may be required in certain instances. Appropriate local, state and federal agencies should be contacted for additional information if there is any uncertainty about what permits/clearances are required for a specific activity. **IMPORTANT - Please Review The Following Information Carefully - Failure to Comply With Regulatory Requirements May Result In Suspension or Revocation of Your CDOT Permit, Or Enforcement Actions By Other Agencies.**

CLEARANCE CONTACTS - As indicated in the permit/clearance descriptions listed below, the following individuals or agencies may be contacted for additional information:

- Colorado Department of Public Health and Environment (CDPHE): General Information - (303) 692-2035
- Water Quality Control Division (WQCD): (303) 692-3500
- Environmental Permitting Website <https://www.colorado.gov/pacific/cdphe/all-permits>
- CDOT Water Quality Program Manager: (303) 757-9343 <https://www.codot.gov/programs/environmental/water-quality>
- CDOT Asbestos Project Manager: Phil Kangas, (303) 512-5519
- Colorado Office of Archaeology and Historic Preservation: (303) 866-5216
- U.S. Army Corps of Engineers, District Regulatory Offices: Omaha District (NE CO), Denver Office (303) 979-4120
- <http://www.nwo.usace.army.mil/Missions/RegulatoryProgram/Colorado.aspx>
- Sacramento Dist. (Western CO), Grand Junction Office (970) 243-1199
- <http://www.spk.usace.army.mil/Missions/Regulatory.aspx> Albuquerque
- District (SE CO), Pueblo Office (719)-543-9459
- <http://www.spa.usace.army.mil/Missions/RegulatoryProgramandPermits.aspx>
- CDOT Utilities, Special Use and Access Permitting: (303) 757-9654 <https://www.codot.gov/business/permits>

Wildlife Resources - Disturbance of wildlife shall be avoided to the maximum extent practicable. Entry into areas of known or suspected threatened or endangered species habitat will require special authorization from the CDOT permitting office. If any threatened or endangered species are encountered during the progress of the permitted work, work in the subject area shall be halted and the CDOT Regional Permitting Office and Region Planning and Environmental Manager shall be contacted immediately. Authorization must be provided by CDOT prior to the continuation of work. Information about threatened or endangered species may be obtained from the CDOT website, <http://www.codot.gov/programs/environmental/wildlife/guidelines>, or the Colorado Parks and Wildlife (CPW) website, <http://www.cpw.state.co.us/learn/Pages/SOC-ThreatenedEndangeredList.aspx>. Additional guidance may be provided by the appropriate Region Planning and Environmental Manager (RPEM).

Cultural Resources - The applicant must request a file search of the permit area through the Colorado Office of Archaeology and Historic Preservation (OAH), Denver, to ascertain if historic or archaeological resources have previously been identified (<http://www.historycolorado.org/oahp/file-search>). Inventory of the permit area by a qualified cultural resources specialist may be necessary, per the recommendation of CDOT. If archaeological sites/artifacts or historic resources are known to exist prior to the initiation of the permitted work or are encountered as the project progresses, all work in the subject area shall be halted and the CDOT Regional Permitting Office and Region Planning and Environmental Manager shall be contacted immediately. Authorization must be provided by CDOT prior to the continuation of work. Additional guidance may be provided by the Regional Permitting Office in the Permit Special Provisions. **Contact Information:** See the museum websites listed above for Paleontological Collections Manager contact information. Contact the CDOT Paleontologist for further information at nicole.peavey@state.co.us or (303) 7579632. The CDOT Paleontologist will not conduct a comprehensive file search independently of the museums.

Paleontological Resources - The applicant must request a fossil locality file search through the University of Colorado Museum, Boulder (<https://gunmuseum.colorado.edu/research/paleontology/paleontology/vertebrates/policies/>), and the Denver Museum of Nature and Science (<http://www.dmsn.org/science/collections/earth-science-collections/>) to ascertain if paleontological resources have been previously identified in or near the permit area. Inventory of the permit area by a qualified paleontologist may be necessary, per the recommendation of CDOT. If fossils are encountered during the permitted work, all work in the subject area shall be halted and the CDOT Regional Permitting Office and Region Planning and Environmental Manager shall be contacted immediately. Authorization must be provided by CDOT prior to the continuation of work. Additional guidance may be provided by the Regional Permitting Office in the Permit Special Provisions. **Contact Information:** See the museum websites listed above for Paleontological Collections Manager contact information. Contact the CDOT Paleontologist for further information at nicole.peavey@state.co.us or (303) 7579632. The CDOT Paleontologist will not conduct a comprehensive file search independently of the museums.

Hazardous Materials, Solid Waste - The Solid Wastes Disposal Sites and Facilities Act C.R.S. 30-20-100, et al, and Regulations Pertaining to Solid Waste Disposal Sites and Facilities (6 CCR 1007-2), prohibit solid waste disposal without an approved Certificate of Designation (a landfill permit). The Colorado Hazardous Waste Act C.R.S. 25-15-301 et al, and the Colorado Hazardous Waste Regulations (6 CCR 1007-3) prohibit the transfer, storage or disposal (TSD) of hazardous waste except at permitted TSD sites. There are no permitted landfills or TSD sites within the State Highway Right of Way. Therefore, all solid or hazardous wastes that might be generated by the activities entering the State Highway Right of Way must be removed from the ROW and disposed of at a permitted facility or designated collection point (e.g., for solid waste, a utility or construction company's own dumpster). If pre-existing solid waste or hazardous materials contamination (including oil or petroleum contaminated soil, asbestos, chemicals, mine tailings, etc.) is encountered during the performance of work, the permittee shall halt work in the affected area and immediately contact the CDOT Regional Permitting Office for direction as to how to proceed. **Contact Information:** Theresa Santangelo-Dreiling, CDOT Hazardous Materials Management Supervisor: (303) 512-5524.

Asbestos Containing Materials, Asbestos Contaminated Soil - All work on asbestos containing materials (ACM) must comply with the applicable requirements of the CDPHE Air Pollution Control Division's (APCD) Regulation 8. Disposal of ACM, and work done in asbestos-contaminated soil, must comply with the CDPHE Hazardous Materials and Waste Management Division's (HMMWMD) Solid

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| <p>Waste Regulations. The application for any CDOT permit must specifically identify any ACM involved in the work for which authorization is being requested. Additional guidance or requirements may be specified in the permit special provisions. Contact Info: CDPHE APD and HMMWD Regulations can be accessed via the CDPHE Environmental Permitting Website listed above. Additional information concerning clearance on CDOT projects is available from the CDOT Asbestos Project Manager (303) 512519, or Theresa Santangelo-Dreiling, Hazardous Materials Management Supervisor: (303) 512-5524.</p> |
| <p>Transportation of Hazardous Materials - No person may offer or accept a hazardous material for transportation in commerce unless that person is registered in conformance with the United States Department of Transportation regulations at 49 CFR, Part 171. The hazardous material must be properly classed, described, packaged, marked, labeled, and in condition for shipment as required or authorized by applicable requirements, or an exemption, approval or registration has been issued. Vehicles requiring a placard, must obtain authorization and a State HAZMAT Permit from the Colorado Public Utilities Commission. Contact Information: For authorization and more info call the Federal Motor Safety Carrier Administration, US DOT for inter- and intra-state HAZMAT Registration (303) 969-6748. Colorado Public Utilities Commission: (303) 894-2868.</p> |
| <p>Discharge of Dredged or Fill Material – 404 Permits Administered by the U.S. Army Corps of Engineers, and Section 401 Water Quality Certifications Issued by the CDPHE WQCD - Corps of Engineers 404 permits are required for the discharge of dredged or fill materials into waters of the United States, including wetlands. There are various types of 404 permits, including nationwide permits, which are issued for activities with relatively minor impacts. For example, there is a nationwide permit for utility line activities (nwp #12). Depending upon the specific circumstances, it is possible that either a "general" or "individual" 404 permit would be required. If an individual 404 permit is required, section 401 water quality certification from the CDPHE WQCD is also required. Contact the appropriate Corps District Regulatory Office for information about what type of 404 permit may be required (contact information above). Contact the CDPHE Water Quality Control Division at (303) 692-3500.</p> |
| <p>Working on or in any stream or its bank - In order to protect and preserve the state's fish and wildlife resources from actions that may obstruct, diminish, destroy, change, modify, or vary a natural existing stream or its banks or tributaries, it may be necessary to obtain a Senate Bill 40 certification from the Colorado Department of Natural Resources. A stream is defined as (1) represented by a solid blue line on USGS 7.5' quadrangle maps; and/or (2) intermittent streams providing live water beneficial to fish and wildlife; and/or (3) segments of streams supporting 25% or more cover within 100 yards upstream or downstream of the project; and/or (4) segments of streams having wetlands present within 200 yards upstream or downstream of the project measured by valley length. The CPW application, as per guidelines agreed upon by CDOT and CPW, can be accessed at https://www.codot.gov/programs/environmental/wildlife/guidelines.</p> |
| <p>Stormwater Construction Permit (SCP) and Stormwater Discharge From Industrial Facilities - Discharges of stormwater runoff from construction sites disturbing one acre or more - or certain types of industrial facilities, such as concrete batch plants - require a CDPHS Stormwater Permit. Contact Information: Contact the CDPHE Water Quality Control Division at (303) 692-3500. Website: https://www.colorado.gov/pacific/cdphe/wq-commerce and https://colorado.gov/pacific/cdphe/wq-commerce-and-industry-permits.</p> |
| <p>Construction Dewatering (Discharge or Infiltration) and Remediation Activities - Discharges of water encountered during excavation or work in wet areas may require a Construction Dewatering or Remediation Activities Discharge Permit. Contact Information: For Construction Dewatering and Remediation Activities Discharge Permits, contact the CDPHE WQCD at (303) 6923500. For Applications and Instructions (CDPHE website): https://www.colorado.gov/pacific/cdphe/wq-construction-general-permits.</p> |
| <p>Municipal Separate Storm Sewer System (MS4) Discharge Permit - Discharges from the storm sewer systems of larger municipalities, and from the CDOT highway drainage system that lies within those municipalities, are subject to MS4 Permits issued by the CDPHE WQCD. For facilities that lie within the boundaries of a municipality that is subject to an MS4 permit, the owner of such facility should contact the municipality regarding stormwater related clearances that may have been established under that municipality's MS4 permit. All discharges to the CDOT highway drainage system or within the Right of Way (ROW) must comply with the applicable provisions of the Colorado Water Quality Control Act, the Water Quality Control Commission (WQCC) Regulations (https://www.colorado.gov/pacific/cdphe/wqcc-regulations-and-policies-and-water-quality-statutes) and the CDOT MS4 Permit # COS00005 (https://www.codot.gov/programs/environmental/water-quality/documents). Discharges are subject to inspection by CDOT and CDPHE. Contact the CDPHE Water Quality Control Division at (303) 692-3500 for a listing of municipalities required to obtain MS4 Permits, or go to https://www.colorado.gov/pacific/cdphe/wq-municipal-ms4-permits. For CDOT-related MS4 regulations, go to: https://www.codot.gov/programs/environmental/water-quality/stormwater-programs.html.</p> |
| <p>General Prohibition – Discharges - All discharges are subject to the provisions of the Colorado Water Quality Control Act and the Colorado Discharge Permit Regulations. Prohibited discharges include, but are not limited to, substances such as wash water, paint, automotive fluids, solvents, oils or soaps and sediment. Contact Information: Contact the CDPHE Water Quality Control Division at (303) 692-3500.</p> <p>General Authorization - Allowable Non-Stormwater Discharges - Unless otherwise identified by CDOT or the WQCD as significant sources of pollutants to the waters of the State, the following discharges to stormwater systems are allowed without a Colorado Discharge Permit System permit: landscape irrigation, diverted stream flows, uncontaminated ground water infiltration to separate storm sewers, discharges from potable water sources, foundation drains, air conditioning condensation, irrigation water, uncontaminated springs, footing drains, water line flushing, flows from riparian habitats and wetlands, and flow from firefighting activities. Allowable non-stormwater discharges can be found under illicit Discharge PDD at: https://www.codot.gov/programs/environmental/water-quality/stormwater-programs.html. Contact Information: The CDPHE Water Quality Control Division (telephone #'s listed above).</p> <p>Erosion and Sediment Control Practices - For activities requiring a Stormwater Construction Permit, erosion control requirements will be specified in that permit. In situations where a stormwater permit is not required, all reasonable measures should be taken to minimize erosion and sedimentation according to CDOT Standard Specifications 107.25, 208, 213 and 216 (https://www.codot.gov/business/designsupport/2011-construction-specifications/2011-specs-book). All disturbances require a stabilization plan, native seeding or landscape design plan according to applicable CDOT Standard Specifications 212-217 and 623. The CDOT Erosion Control and Stormwater Quality Guide (available from the Bid Plans Office at (303) 757-9313) should be used to design erosion controls and restore disturbed vegetation.</p> |

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| <p>Disposal of Drilling Fluids - Drilling fluids used in operations such as Horizontal Directional Drilling may be classified as "discharges" or "solid wastes," and in general, should be pumped or vacuumed from the construction area, removed from the State Highway Right of Way, and disposed of at permitted facilities that specifically accept such wastes. Disposal of drilling fluids into storm drains, storm sewers, roadside ditches or any other type of man-made or natural waterway is prohibited by Water Quality Control and/or Solid Waste regulations. Small quantities of drilling fluid solids (less than 1 cubic yard of solids) may be left on-site after either being separated from fluids or after infiltration of the water, provided: 1) the drilling fluid consists of only water and bentonite clay, or, if required for proper drilling properties, small quantities of polymer additives that are approved for use in drinking water well drilling; 2) the solids are fully contained in a pit, and are not likely to pose a nuisance to future work in the area; 3) the solids are covered and the area restored as required by CDOT permit requirements (Utility, Special Use, or Access Permits, etc.). Contact Information: Contact CDPHE (telephone #'s listed above).</p> |
| <p>Noxious Weeds and Invasive Species Management Plan - Noxious Weeds and Invasive Species guidance can be found by contacting the Colorado Department of Agriculture (https://www.colorado.gov/pacific/agconservation/noxiousweeds) and the Colorado Division of Parks and Wildlife (http://cpw.state.co.us/aboutus/Pages/RS-NoxiousWeeds.aspx). In either case, management plans involving the control of noxious weeds associated with the permitted activity and cleaning of equipment will be required.</p> |
| <p>Concrete Washout - Waste generated from concrete activities shall NOT be allowed to flow into the drainage ways, inlets, receiving waters, or in the CDOT ROW. Concrete waste shall be placed in a temporary concrete washout facility and must be located a minimum of 50 feet from state waters, drainageways, and inlets. Concrete washout shall only be performed as specified by the CDOT Environmental Program and shall be in accordance to CDOT specifications and guidelines. Contact Information: Contact CDPHE or find additional information on the CDOT website: https://www.codot.gov/business/designsupport/2011-construction/specifications/2011-specs and refer to the specifications and their revisions for sections 101, 107 and 208.</p> |
| <p>Spill Reporting - Spills shall be contained and cleaned up as soon as possible. Spills shall NOT be washed down into the storm drain or buried. All spills shall be reported to the CDOT Illicit Discharge Hotline at (303) 512-4446 (4H20), as well as the Regional Permitting Office and Regional Maintenance Supervisor. Spills on highways, into waterways, any spill in the highway right-of-way exceeding 25 gallons, or that may otherwise present an immediate danger to the public shall be reported by calling 911, and shall also be reported to the CDPHE at 1-877-518-5608. More information can be found at https://www.colorado.gov/pacific/cdphe/emergencyreporting-line.</p> |
| <p>About This Form - Questions or comments about this Information Summary may be directed to Dan Roussin, Program Administrator, CDOT Access Management Unit, at (303) 757-9841, daniel.roussin@state.co.us</p> |

Seeding Requirements - Mountainous

Soil preparation, seeding, and mulching will be required within the right-of-way limits on all disturbed areas not surfaced. The following types and rates shall be used:

| COMMON NAME | BOTANICAL NAME | LBS. PLS/ACRE |
|-------------------------------|-----------------------|------------------------|
| Western Wheat grass V. Rosana | Pascopyrum Smithii | 6 |
| Slender Wheat grass V. Primar | Agropyron Trachycalum | 3 |
| Blue Grama Grass V. Lovington | Bouteloua Gracilis | 2 |
| Sandberg Bluegrass | Poa Sandbergi | 1 |
| Sheep Fescue | Festuca Ovina | 3 |
| Alsike Clover | Tritolium Hybridum | 1 |
| TOTAL | | 16 lbs pls/acre |

COMMERCIAL FERTILIZER

Nitrogen
Phosphorus

ANALYSIS(%)

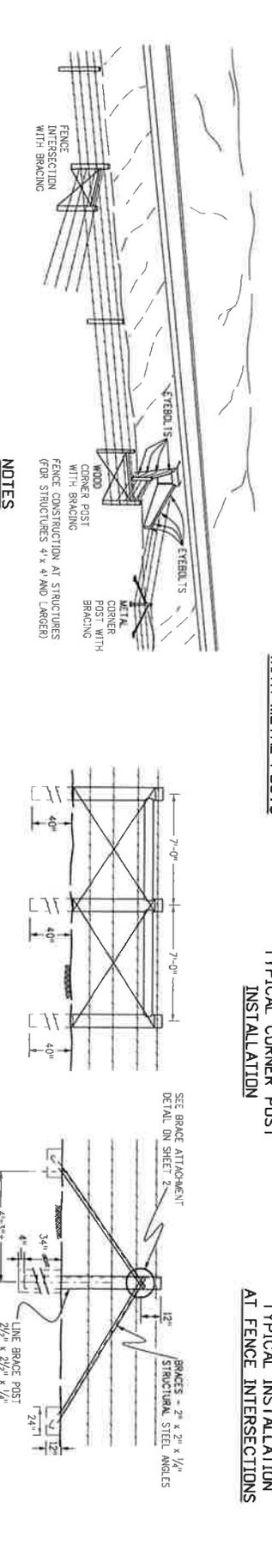
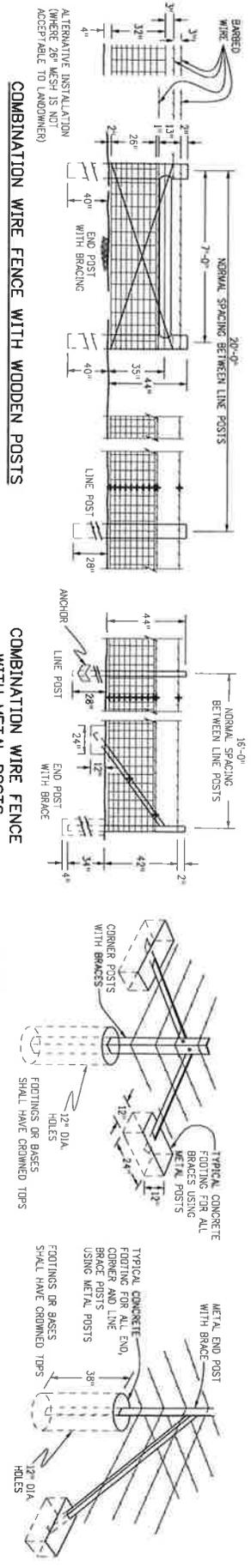
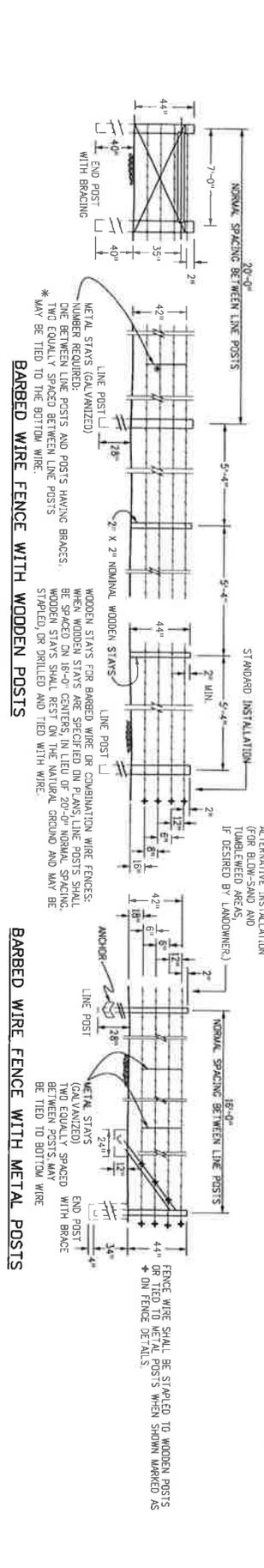
18
46

LBS. NUTRIENT/ACRE

27
69

SEEDING APPLICATION: Drilled to a depth of .25" to .50" into soil where possible. Broadcast and raked to cover on steeper than 2:1 slopes where access is limited or unsafe for equipment.

MULCHING REQUIREMENT AND APPLICATION: 1.5 tons per acre native hay mechanically crimped into soil.



- NOTES**
1. AT ALL STRUCTURES OF 4 FT. x 4 FT. AND LARGER, THE FENCE SHALL END AT THE EYEBOLTS IN THE MIDS OF THE STRUCTURE WHERE THE CORNER OR STRUCTURE PROHIBITS THE USE OF EYEBOLTS AN END POST WITH BRACE SHALL BE USED.
 2. EYEBOLTS SHALL BE MADE OF 1/2" IN. ROUND BARS WITH A MINIMUM OF 6 IN. OF BODY LENGTH EMBEDDED (HOOKED OR BENT) IN FRESH CONCRETE.
 3. FOR EYEBOLTS IN EXISTING CONCRETE, THE 1/2" IN. ROUND BARS SHALL BE DEFORMED AND GROUDED INTO DRILLED HOLES.
 4. EYEBOLTS SHALL HAVE A MINIMUM OF 1 IN. INSIDE EYE DIAMETER.
 5. EYEBOLTS SHALL BE FURNISHED AND INSTALLED BY THE CONTRACTOR. EYEBOLTS WILL NOT BE PAID FOR SEPARATELY BUT SHALL BE INCLUDED IN THE WORK.

Computer File Information

| | |
|----------------------------------|----------------|
| Creation Date: 07/31/19 | Designer: JBK |
| Last Modification Date: 07/31/19 | Detailer: JBA |
| Scale: Not to Scale | Units: English |

Sheet Revisions

| Date: | Comments: |
|-------|-----------|
| (R-2) | |
| (R-3) | |
| (R-2) | |

Colorado Department of Transportation

2829 West Howard Place
 CODOT HQ, 3rd Floor
 Denver, CO 80204
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Project Development Branch

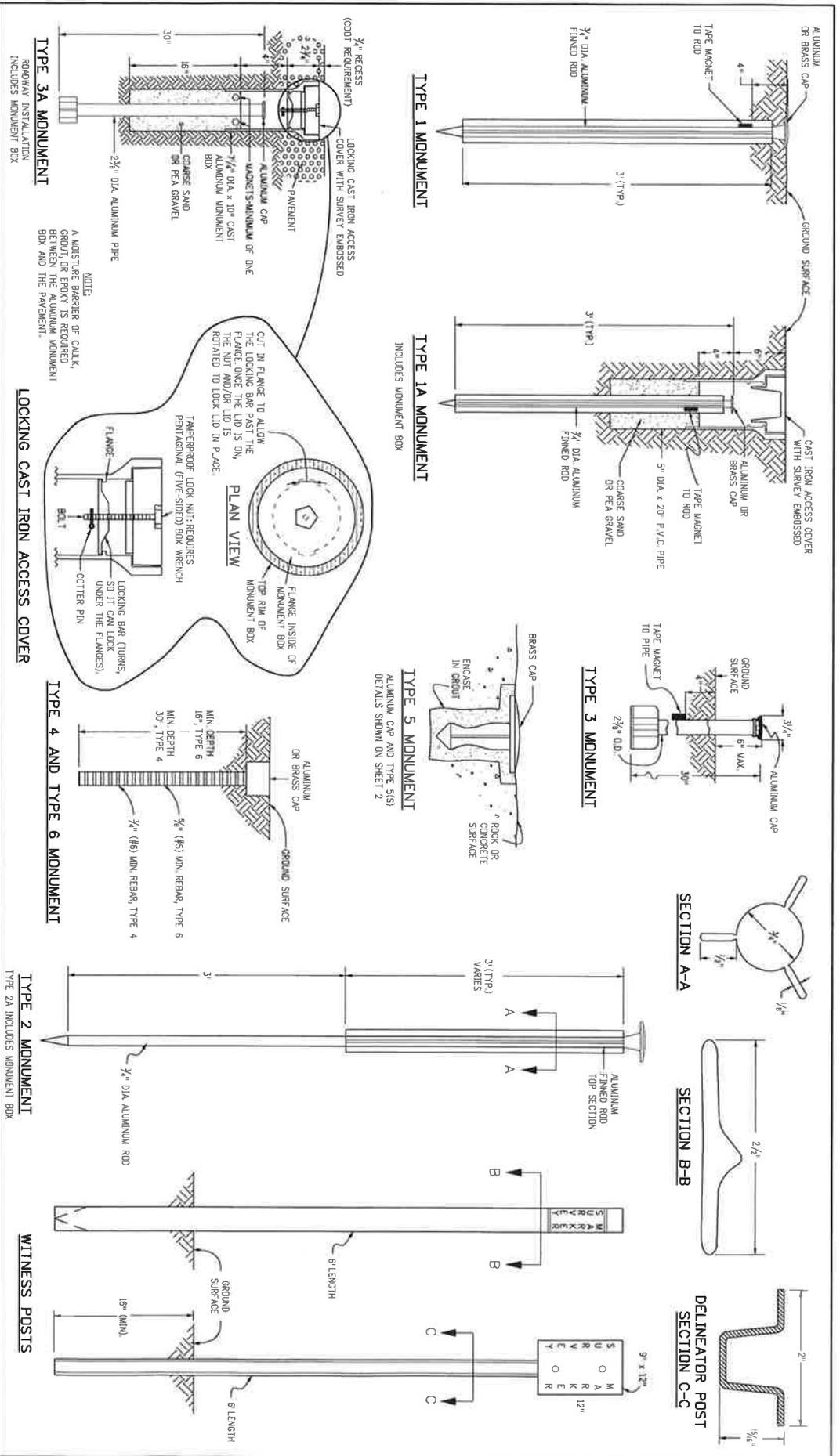
JBK

WIRE FENCES AND GATES

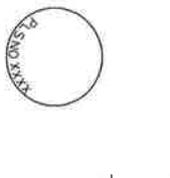
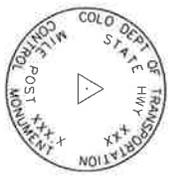
STANDARD PLAN NO. M-607-1

Standard Sheet No. 2 of 3

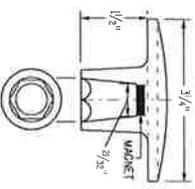
Project Sheet Number:



| Computer File Information | | Sheet Revisions | | Colorado Department of Transportation | | MONUMENTS | |
|-----------------------------------|---------------------|-----------------|-----------|---|---------------------------------------|------------------------------|---------------|
| Creation Date: 07/31/19 | Designer: JBK | Date: | Comments: | 2829 West Howard Place | CDOT HQ, 3rd Floor | STANDARD PLAN NO. M-629-1 | WITNESS POSTS |
| Last Modification Date: 07/31/19 | Checker: JTB | | | Denver, CO 80204 | Phone: 303-757-9021 FAX: 303-757-9868 | | |
| Detailer: JTB | Scale: Not to Scale | Unit: English | | | | | |
| Project Development Branch JBK | | | | Issued by the Project Development Branch: July 31, 2019 Standard Sheet No. 1 of 2 Project Sheet Number: | | | |

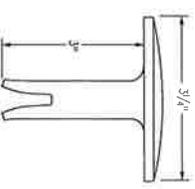


REFERENCE MONUMENT CAP



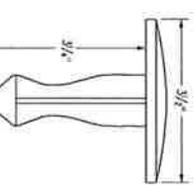
ALUMINUM CAP USED WITH ALUMINUM ROD

ROW MONUMENT CAP



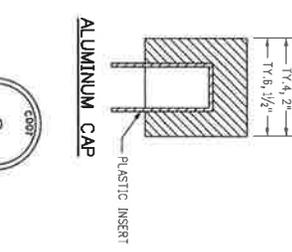
ALUMINUM CAP TYPE 5 FOR PLACING IN EXISTING CONCRETE OR ROCK

CONTROL MONUMENT CAP



BRASS CAP TYPE 5 FOR PLACING IN EXISTING CONCRETE OR ROCK

ALIQUOT CORNER MONUMENT CAP



ALUMINUM CAP

| CAP TYPE | MONUMENT TYPE | | | | | | | | | |
|--------------------------|---------------|----|---|----|---|----|---|---|------|---|
| | 1 | 1A | 2 | 2A | 3 | 3A | 4 | 5 | 5(S) | 6 |
| REFERENCE | X | X | X | X | X | X | X | X | X | X |
| ROW | X | X | X | X | X | X | X | X | X | X |
| CONTROL | X | X | X | X | X | X | X | X | X | X |
| ALIQUOT CORNER | X | X | X | X | X | X | X | X | X | X |
| PERMANENT EMBLEMMENT | | | | | X | X | X | X | X | X |
| PROJECT POINTS | | | | | X | X | X | X | X | X |
| WITNESS POST* (REQUIRED) | X | X | X | X | X | X | X | X | X | X |

MONUMENT APPLICATION

Computer File Information

| | | | |
|-------------------------|------------------------|----------------------------------|------------------------|
| Creation Date: 07/31/19 | Designer Initials: JBK | Last Modification Date: 07/31/19 | Detailer Initials: LTA |
|-------------------------|------------------------|----------------------------------|------------------------|

Sheet Revisions

| Date: | Comments |
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| (REV) | |
| (REV) | |
| (REV) | |

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Project Development Branch

SURVEY MONUMENTS

STANDARD PLAN NO. M-629-1

Standard Sheet No. 2 of 2

Project Sheet Number:

ALL MONUMENTATION MATERIALS WILL BE FURNISHED BY CDDT

THE MONUMENT TYPE SHALL MEET THE MINIMUM STANDARDS AS DETERMINED BY THE COLORADO STATE BOARD OF REGISTRATION FOR PROFESSIONAL LAND SURVEYORS RULES (STATE BOARD RULES). THE COLORADO STATE BOARD OF REGISTRATION FOR PROFESSIONAL LAND SURVEYORS SHALL APPROVE ALL EXCEPTIONS FOR STAMPING MONUMENTS DIFFERING FROM THE STANDARDS. THE CDDT SURVEY COORDINATOR SHALL APPROVE ALL EXCEPTIONS FOR STAMPING MONUMENTS DIFFERING FROM THE STANDARDS.

TYPE 1 AND TYPE 1A ALUMINUM FINNED ROD MONUMENTS

THIS MONUMENT SHALL BE USED FOR ROW OR REFERENCE MONUMENTS OR MAY BE USED FOR AN ALIQUOT CORNER MONUMENT, WHEN USED AS AN ALIQUOT CORNER MONUMENT. INSTALLATION AND RECORD FILING REQUIREMENTS SHALL BE AS STATED FOR TYPE 3 AND TYPE 3A MONUMENTS.

MONUMENTS SHALL BE INSTALLED BY ATTACHING THE PROPER SIZE TIP TO ONE END OF A SECTION OF FINNED ROD, AND A 3 IN. LINE X 3/4 IN. DIA. STAINLESS STEEL ADAPTER TO THE OTHER END. THE ADAPTER IS THEN PLACED OVER THE STAINLESS STEEL ADAPTER FOR THE HAMMER TO CONTACT. TYPE 1 MONUMENTS SHALL USE A MINIMUM 3 FT SECTION OF FINNED ROD, WHEN SUBSURFACE ROCK OR CONCRETE IS ENCOUNTERED LESS THAN 3 FT BELOW THE GROUND SURFACE. THE ROD SHALL BE EMBEDDED IN THE ROCK OR IN CONCRETE AT LEAST 6 IN. AND GROUND IN PLACE. THE ROD MAY BE SPHERICALLY END-ACCOMMODATE THE CONDITIONS ARE ENCOUNTERED. ADDITIONAL SECTIONS OF ROD SHALL BE ADDED TO ACHIEVE STABILITY. HORIZONTAL AND VERTICAL STABILITY ARE REQUIRED.

TYPE 1A MONUMENT INCLUDES MONUMENT BOX. A LOCKING CAST IRON ACCESS COVER SHALL BE INSTALLED WHEN THE MONUMENT IS LOCATED IN THE ROADWAY PAVEMENT.

TYPE 2 AND TYPE 2A ALUMINUM FINNED ROD MONUMENTS

THIS MONUMENT SHALL BE USED FOR HORIZONTAL AND VERTICAL CONTROL MONUMENTS, WHEN UNSTABLE SOIL CONDITIONS ARE ENCOUNTERED. ADDITIONAL SECTIONS OF ROD SHALL BE ADDED TO ACHIEVE STABILITY. HORIZONTAL AND VERTICAL STABILITY ARE REQUIRED. IN MOST SOIL CONDITIONS THE TYPE 2 MONUMENT IS EMBEDDED 6 FT INTO THE GROUND.

THE MONUMENT SHALL BE INSTALLED BY FIRST ATTACHING THE PROPER SIZE TIP TO A 3 FT LONG X 3/4 IN. DIA. ROD, THEN DRIVING THE ROD AT LEAST 30 IN. INTO THE GROUND. ADDITIONAL 3 FT LONG X 3/4 IN. FINNED ROD SECTIONS SHALL BE USED AFTER DRIVING THE ROD INTO THE GROUND UNTIL THE MONUMENT IS SET IN A SOLID POSITION. THE FINNED SECTION OF ROD USING A DEAD BLOW SLICE HAMMER.

TYPE 2A MONUMENT INCLUDES MONUMENT BOX. A LOCKING CAST IRON ACCESS COVER SHALL BE INSTALLED WHEN THE MONUMENT IS LOCATED IN THE ROADWAY PAVEMENT.

TYPE 3 AND TYPE 3A ALUMINUM PIPE MONUMENTS

THIS MONUMENT SHALL BE USED FOR AN ALIQUOT CORNER MONUMENT. THE INSTALLATION OF THIS MONUMENT AND RECORD FILING SHALL BE DONE IN ACCORDANCE WITH THE STATE BOARD RULES. ALSO REFER TO THE CDDT SURVEY MANUAL AND THE SURVEY OF LAND MANAGEMENT REQUIREMENTS FOR MONUMENT INSTALLATION. THE LAND SURVEYORS LICENSE NUMBER FOR THE MONUMENT INCLUDES MONUMENT BOX. A LOCKING CAST IRON ACCESS COVER SHALL BE INSTALLED WHEN THE MONUMENT IS LOCATED IN THE ROADWAY PAVEMENT.

TYPE 4 ALUMINUM MONUMENT

THIS MONUMENT MAY BE INSTALLED IN LIEU OF REPLACING THE ENTIRE MONUMENT WHEN REBAR IS IN PLACE AT AN ALIQUOT CORNER LOCATION REFER TO THE STATE BOARD RULES. A MINIMUM 2 IN. DIA. CAP SHALL BE USED ON 3/4 IN. DIA. REBAR.

TYPE 5 BRASS/ALUMINUM CAP MONUMENT

THIS MONUMENT MAY BE INSTALLED IN LIEU OF ALL OTHER CDDT MONUMENTS, WHEN THE POSITION IS LOCATED IN CONCRETE OR STABLE ROCK FORMATION.

TYPE 5(S) COPPER ALLOY CAP MONUMENT - SMALL

THIS MONUMENT MAY BE INSTALLED IN LIEU OF TYPE 5 MONUMENT WHEN THE POSITION IS LOCATED IN A CONCRETE SIDEWALK, CURB OR GUTTER, OR WHEN SETTING A TYPE 5 WOULD COMPROMISE THE INTEGRITY OF THE RECEIVING STRUCTURE.

SLAMPING REQUIREMENTS:

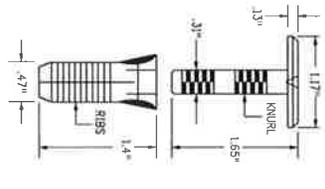
- "RP", WHEN THE APPLICATION IS A REFERENCE POINT.
- "ROW", POINT NUMBER, "S", AND REGISTRATION NUMBER WHEN THE APPLICATION IS A ROW POINT.
- "CP" AND A UNIQUE CENTERLINE PROVIDED BY THE REGION SURVEY COORDINATOR, WHEN THE APPLICATION IS A CONTROL POINT.
- "PC", POINT NUMBER, "CS", AND REGISTRATION NUMBER, WHEN THE APPLICATION IS A PERMANENT EMBLEMMENT POINT.
- "PP", AND POINT NUMBER, WHEN THE APPLICATION IS A PROJECT POINT.

TYPE 6 ALUMINUM MONUMENT

THIS MONUMENT SHALL BE USED FOR PERMANENT EMBLEMMENT, PROJECT BENCH MARKS, PROJECT POINTS, AND REFERENCES. AN ALUMINUM CAP WITH A MINIMUM DIAMETER OF 1 1/2 IN., SHALL BE USED ON 3/8 IN. DIA. MINIMUM REBAR.

*** WITNESS POSTS**

THE WITNESS POST WILL BE SUPPLIED BY CDDT AND INSTALLATION SHALL BE INCLUDED IN THE WORK. IT SHALL BE DRIVEN WITHIN 1 FT. OF THE MONUMENT WHEN POSSIBLE. A DELINEATOR POST WITH A 9 IN. X 12 IN. METAL SIGN PANEL MAY BE USED IN LIEU OF THE PLASTIC POST. THIS POST SHALL CONFORM TO STANDARD PLAN S-412-1. A REQUIRED WITNESS POST MAY BE OMITTED WITH THE APPROVAL OF THE ENGINEER IF THE WITNESS POST LOCATION IS WITHIN A TRAVELED WAY DRIVEWAY OR ACCESS OPENING.



COPPER ALLOY CAP TYPE 5(S)

FOR PLACING IN EXISTING SIDEWALK, CURB, OR GUTTER