



**COLORADO**  
Department of  
Transportation

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

Permit No. **219075**

May 22, 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. Provide a check or money order made payable to "CDOT" for the total amount due of \$300.00
6. You must return 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. 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within 60 days of the date of this transmittal letter, Colorado Department of Transportation will consider this permit withdrawn.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.

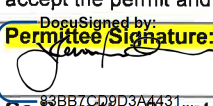
If you have any questions please call Arthur Gonzales, Access Manager at (719) 546-5732.

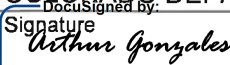
Please return Access Permit and attachments to:

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

<b>COLORADO DEPARTMENT OF TRANSPORTATION</b>			CDOT Permit No. <b>219075</b>
<b>STATE HIGHWAY ACCESS PERMIT</b>			State Highway No / Mp / Side 083A / 27.740 / Right
Permit Fee <b>\$300.00</b>	Date of Transmittal 04/22/2020	Region / Section / Patrol / Name 2 / 02 / 083 Brad Bauer	Local Jurisdiction El Paso County

<p><b>The Permittee(s):</b></p> <p>Jennifer E. Irvine El Paso County 3275 Akers Drive Colorado Springs, Colorado 80922 (719) 520-6863</p>	<p><b>The Applicant(s):</b></p> <p>Mark McWilliams Monument Academy Foundation 1150 Village Ridge Point Monument, Colorado 80132 (719) 205-4659</p>																
<p>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.</p>																	
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<p>Additional Information:</p>																	

<b>MUNICIPALITY OR COUNTY APPROVAL</b>			
Required only when the appropriate local authority retains issuing authority.			
Signature	Print Name	Date	Title
<p>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.</p> <p><b>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.</b></p> <p>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.</p>			
DocuSigned by: <b>Permittee Signature:</b> 	Print Name Jennifer E. Irvine	Date 4/23/2020   4:13 PM MDT	
Co-Permittee Signature: (if applicable)	Print Name	Date	

This permit is not valid until signed by a duly authorized representative of the Department.			
<b>COLORADO DEPARTMENT OF TRANSPORTATION</b>			
Signature 	Print Name Arthur Gonzales	Title R2 - Access Manager	Date (of issue) 5/15/2020   9:46

## 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 22, 2020

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**PERMIT # 219075**

Permittee: El Paso County - Jennifer Irvine

Applicant: Monument Academy Foundation - Don Griffin

Access Location: The Access is a single right turn auxiliary lane ramp from SH83 onto proposed Pinehurst Circle to be located @ MM27.740 some 1378-feet +/- south of MM28 and 1950-feet +/- from the intersection of SH83/Walker Rd. on the eastside of roadway

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, and other items must be completed and shall be submitted for approval by the Department before a NOTICE TO PROCEED to construction will be issued.
2. The Applicant shall provide the Department with the following submittals, documents, plans, other items as listed below 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) Signed and stamped Final Engineered roadway plans, submitted to CDOT for Final approval.
  - c) A performance bond from the Applicant's contractor to CDOT that will insure completion of the approved highway and all related intersection improvements in conformance with 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 bond.**
  - d) 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/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/applicant provides CDOT region permit office with the proof of such inclusion on the developer's CSP.
3. The access is located on the right side of State Highway 83, a distance of 1378-feet south from milepost 28 (MM28.740) and 1950-feet +/- from the intersection of SH83/Walker Rd.
4. This section of highway is a Category R-A highway. The information submitted with the application requires the following auxiliary lane ramp improvements be designed and installed:
  - a) The Permittee/Applicant will be required construct a new access point to State Highway 83 to be known as the Pinehurst Circle Ramp to Monument Academy Charter School also see item #64 for further detail.
  - b) Criteria for this construction will be in accordance of the State Highway Access Code, detailed items in these Term and Conditions and the Design Elements for highway completeness form attached

April 22, 2020

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- c) Internal pond will be required for this permit and shall follow item #19-22
  - d) The Permittee/ Applicant will be required to hire a Colorado Registered PE to follow item #45-46
  - e) Access width without curb and gutter will be required to follow item #55-61
  - f) Access width will be 16-18-feet wide measured at the Right of Way line
  - g) Access hard surfacing is required for the construction of this access, See items #61-64
  - h) Highway widening is required for this permit and shall follow items #63-73
  - i) Shoulder work is required as part of this permit and shall follow items #63-73
  - j) Deceleration auxiliary lane will be required and shall follow items listed in Item #63-73
  - k) Roadway side slope geometry will follow item #69-73
  - l) Final Soil prep will follow item #69-73 for restoration
  - m) ROW fencing will be required and shall follow item #74-76
  - n) Highway control signage will follow item #77-79
  - o) Drainage requirements are needed for the improvements and shall follow item #83-90
  - p) Epoxy Highway Pavement marking will be required as part of this permit (see attached details).
5. This Access Permit is issued to construct a new access point to State Highway 83 to be known as the Pinehurst Circle ramp to Monument Academy Charter School. The access will serve a 42.3-acres multi-phased land use for the ultimate **phase I** the charter school, YMCA and **phase II** the undetermined commercial/multi-use and residential. **This access is temporary in nature and will be required to be removed by the Development once the future proposed phase II commercial/residential subdivision on the remaining acres of this parcel are developed or secondary internal access is achieved from Pinehurst Circle, connection to the south of the school.**
6. 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](mailto:todd.ausbun@state.co.us)
7. Notify CDOT's assigned Access Inspector in Pueblo 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.**
8. **A cost estimate for the improvements of the highway shall be submitted to inspector prior to final acceptance.**
9. Under no circumstances shall the construction of the county road (Pinehurst Circle) by a private interest interfere with the completion of a public highway construction project. The private interest shall coordinate work the CDOT Access Inspector and the CDOT Maintenance LTC Ops named below in item #35.
10. The Permittee/Applicant/applicant 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

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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.
- 13. No additional access will be allowed to State Highway 83 between milepost 27.50 and milepost 28.10. The existing access for the AT&T Parcel will be closed as part of this project and access will be granted from the internal road "Jane Lundeen Drive". Coordination between the El Paso County, The Development and AT&T will be required for relocation of their access and permitting. CDOT Access will issue the closure permit once the new access connection is made to Jane Lundeen Drive.**
14. The Permittee/Applicant/applicant shall refer to all additional standard requirements attached to this permit. This includes CDOT Form 101b, enclosed additional terms, conditions, exhibits, and noted attachments.
15. 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.
16. The Permittee/Applicant/applicant 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

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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>.

17. 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.
18. 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.
19. 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.
20. 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>.
21. 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.
22. 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/Applicant/applicant. 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



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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.

23. 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.
24. 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.
25. 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/Applicant's/applicant's design plans. Any design plan errors are the sole responsibility of the Permittee/Applicant/applicant and/or the engineer.
26. 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.
27. 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.
- 28. This access will be allowed a right in only movement from SH83. Right turns out and left turn movements out are not allowed. This access may be required to install a physical barrier such as a non-traversal median to prevent unauthorized turns on the roadway or using the access.**
29. 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.

April 22, 2020

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**PERMIT # 219075**

Permittee: El Paso County - Jennifer Irvine

Applicant: Monument Academy Foundation - Don Griffin

Access Location: The Access is a single right turn auxiliary lane ramp from SH83 onto proposed Pinehurst Circle to be located @ MM27.740 some 1378-feet +/- south of MM28 and 1950-feet +/- from the intersection of SH83/Walker Rd. on the eastside of roadway

30. Any additional permits and clearances required by other Federal, State, Local Government Agencies or Ditch Companies is the responsibility of the Permittee/Applicant and/or Applicant.
31. The Permittee/Applicant/applicant 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/Applicant/applicant.
32. Whenever there is work within the highway right of way, the Permittee/Applicant/applicant 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.
33. If any traffic control devices are evident within 50 feet of the construction area, the Permittee/Applicant/applicant/Contractor must contact Mr. Jimmy Biren, Asst. Traffic Operations Engineer, in Pueblo. Mr. Biren can be contacted in Pueblo at (719) 546-5404.
34. 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.
35. 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.
36. Two-way traffic shall be maintained throughout the work area at all times.
37. The Average Daily Traffic (ADT) volumes using this access shall not exceed 446-trips.

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**PERMIT # 219075**

Permittee: El Paso County - Jennifer Irvine

Applicant: Monument Academy Foundation - Don Griffin

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38. All costs associated with the installation of this access are the responsibility of the Permittee/Applicant/applicant. This includes the design, construction, utility relocation, testing of materials and inspection.
39. **FAILURE OF MATERIALS** - Reconstruction or improvements to the access may be required when the Permittee/Applicant/applicant 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/Applicant/applicant shall be responsible for all repairs. Failure to make such repairs may result in the revoking of the permit and closure of the access.
40. All required access improvements shall be installed prior to the herein-authorized use of this access.
41. Signing and striping are the responsibilities of the Permittee/Applicant/applicant. 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.
42. 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.
43. 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.
44. **CDOT will require the Applicant 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 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/Applicant/applicant 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.**

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**PERMIT # 219075**

Permittee: El Paso County - Jennifer Irvine

Applicant: Monument Academy Foundation - Don Griffin

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45. The Department (CDOT) will require the Applicant 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/Applicant/applicant that this requirement is met.
46. **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.**
47. UTILITIES - The Applicant is hereby advised that other utilities may exist within the proposed permit area. Permittee/Applicant/applicant shall implement any and all measures to protect any existing utilities from damage.
48. The Applicant is responsible to comply with the Subsurface Utility Engineering (SUE) requirements as defined in the ASCE 38 (American Society for Civil Engineering).
49. The Applicant 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/Applicant.
- a) The Permittee/Applicant is hereby advised that other utilities may exist within the proposed permit area. Permittee/Applicant shall implement any and all measures to protect any existing utilities from damage.
  - 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

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**PERMIT # 219075**

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- 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.
50. Additional CDOT permits are required for work involving water, sanitary sewer, gas, electrical, telephone and landscaping within the right-of-way.
  51. 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.
  52. 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.
  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/Applicant 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.
  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,

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**PERMIT # 219075**

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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 16-18-feet.**

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 shoulders.

60. 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) Any access requiring a turn lane shall have a hard surface pavement for a minimum distance of 50 feet from the traveled way. The surfacing for the access and the widening shall be per an approved pavement design and Hot Mix Asphalt design on a sub-grade with "R>66". The pavement design shall be submitted to Mr. Jody Pieper, CDOT Materials Engineer for review and approval. The pavement and mix designs shall be incorporated in the design plans. Mr. Pieper can be contacted in Pueblo at office (719) 562-5532 or cell (719) 248-2323.
- b) If patching is required due to saw cutting, 6 inches of Hot Mix Asphalt from the approved mix design shall be used. The material will be placed in 3 lifts.
- c) 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.
- d) Compaction of sub-grade, embankments and backfills shall be in accordance to section 203.07 of the Department's standard specification.
- e) 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.

61. 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-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.

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**PERMIT # 219075**

Permittee: El Paso County - Jennifer Irvine

Applicant: Monument Academy Foundation - Don Griffin

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- 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.
62. A deceleration lane is required due to high traffic volumes, significant roadway capacity, operations, and geometric safety issues.
63. For any access that is designated as a deceleration lane that has a distance to the side drain, whichever is greater, shall slope down and away from the highway at a two percent grade to ensure proper drainage control.
64. FUTURE use of the AUXILIARY/DECEL LANE ramp will be required to be closed as future warrants apply for future development phases. This improvement will be determined based on safety issues occurred and created by this access. If the vehicular volume of the access meet warrants as required by Section 3 of the State Highway Access Code, and in accordance with the Manual on Uniform Traffic Control Devices (M.U.T.C.D.), a new access permit will be required for the removal and any further expansion of the development. The removal improvement shall be designed and installed by the Permittee/Applicant in a timely manner to the Department's standards and specifications and at no cost to the Department. Failure by the Permittee/Applicant to provide such improvements shall result in the revocation of this access permit and closure of the access approach.
65. The design of the horizontal and vertical curves, super-elevations, transitions, and related specifications shall be no less than the current highway design.
66. 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.
67. The horizontal axis of an access to the highway may be an angle between 90 and 60 degrees if significant physical constraints require a skew angle less than 90 degrees. This angle must be approved by the issuing authority and the Department based upon site-specific conditions.
68. Fill slopes and cut slopes shall be constructed to current Department minimum standards.
69. Fill slopes and cut slopes shall be constructed to the slope of the existing highway near the access.
70. All side slopes shall have a slope of 6:1 for 12 feet.
71. The minimum side slope template shall provide a 4:1 slope for six feet, and then not steeper than 3:1 unless physically restricted.
72. 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

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local municipality shall provide minimum seed mixes, types and rates of seeding and preparation. (See attached Exhibit)

73. Installation or removal of any right-of-way fence by the Permittee/Applicant shall be consistent with right-of-way fence law in section 35-46-111 C.R.S.
74. In the event it becomes necessary to remove any right-of-way fence, the posts on either side of the entrance shall be securely braced with an approved end post before the fence is cut to prevent any slacking of the remaining fence. This shall be in conformance with the Department's Standard M-607-1.
75. All right-of-way fence posts and wire removed are Department property and shall be turned over to a representative of the Department.
76. 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/Applicant.
77. 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.
78. Prior to removing any existing highway signs within the limits of the construction activities, the Permittee/Applicant must contact Mr. Walter Garcia at the Department. Mr. Garcia can be contacted at (719) 252-2477.
79. 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/Applicant.
  - 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.
80. 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.
81. 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.



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**PERMIT # 219075**

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82. 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.
83. The Permittee/Applicant 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.
84. The Permittee/Applicant shall install a new corrugated metal pipes. It shall be a sufficient length to allow for the side slopes and in accordance of the approved drainage study mentioned in item #83 and the M&S Standards.
85. 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.
86. Flared end sections or other protective end treatments are required for culverts larger than 18-inch diameter.
87. Culverts installed in open ditches shall have flared end sections.
88. 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.
89. All drainage appurtenances required for detention and release shall be located and fully maintainable outside the highway right-of-way.
- 90. A certificate of insurance naming the Colorado Department of Transportation (CDOT) as an additional insured is required to be submitted before work begins.**
91. The Permittee/Applicant 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/Applicant 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/Applicant's use of the access permit during the construction of the access.
92. 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.
93. CDOT retains the right to perform any necessary maintenance work in this area.
94. 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

April 22, 2020

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**PERMIT # 219075**

Permittee: El Paso County - Jennifer Irvine

Applicant: Monument Academy Foundation - Don Griffin

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**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.

95. 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/Applicant. Minimum cover for buried utilities shall be 48 inches.

**RECEIVED**

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

Issuing authority application acceptance date:

Aug 29 2019

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**

**CDOT Issuing Authority  
Permits Dept.**

1) Property owner (Permittee) <b>El Paso County</b>		2) Applicant or Agent for permittee (if different from property owner) <b>Monument Academy Foundation</b>	
Street address <b>3275 Akers Drive</b>		Mailing address <b>1150 Village Ridge Point</b>	
City, state & zip <b>Colorado Spgs. CO 80922</b>	Phone # <b>719-520-6460</b>	City, state & zip <b>Monument, CO 80132</b>	Phone # (required) <b>(719) 205-4659</b>
E-mail address <b>jenniferirvine@elpasoco.com</b>		E-mail address if available <b>dgriffin@monumentacademy.net</b>	

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 <b>El Paso</b>	subdivision <b>See Attached</b>	block	lot	section <b>15</b>	township <b>66 West</b>	range <b>11 South</b>
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5) What State Highway are you requesting access from?  
**83A**

6) What side of the highway?  
 N  S  E  W

7) How many feet is the proposed access from the nearest mile post?  
**697** feet  N  S  E  W from: **28**

How many feet is the proposed access from the nearest cross street?  
**0** feet  N  S  E  W from: **Walker Rd/Highway 105**

8) What is the approximate date you intend to begin construction?  
**5/1/2019**

9) Check here if you are requesting a:

<input type="checkbox"/> new access	<input type="checkbox"/> temporary access (duration anticipated:	)	<input checked="" type="checkbox"/> improvement to existing access
<input checked="" 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?  
 no  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?  
 no  yes, if yes - please describe:

13) Are there other existing or dedicated public streets, roads, highways or access easements bordering or within the property?  
 no  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	square footage
<b>Charter School</b>	<b>100 KSF</b>		
<b>YMCA</b>	<b>32 KSF</b>		

16) If you are requesting residential development access, what is the type (single family, apartment, townhouse) and number of units?

type	number of units	type	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 <b>436</b>	# of multi unit trucks at peak hour volumes <b>2</b>
# of single unit vehicles in excess of 30 ft.	# of farm vehicles (field equipment) <b>0</b>	<b>Total count of all vehicles</b> <b>446</b>

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

RECEIVED

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

AUG 29 2019

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>

CDOT Region 2  
Permit Dept

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



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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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 6.2.2.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

100 East St. Vrain Street, Suite 300  
Colorado Springs, Colorado 80903  
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# El Paso County - Community: Property Search

## Schedule Number: 6100000533



# El Paso County - Community: Property Search

Schedule Number: 6100000533



**Schedule Number: 6100000533**

**Ownership and Property Location**

<b>Owner(s)</b>	<b>MONUMENT ACADEMY FOUNDATION</b>	<input type="checkbox"/>
<b>Property Location</b>	<b>HIGHWAY 83</b>	<input type="checkbox"/>

**Land Details**

<b>Sequence #</b>	<b>Land Use</b>	<b>Assessment Rate</b>	<b>Area</b>
1	AG. GRAZING LAND	29.000	22.44 Acres
2	POLITICAL SUBDIVISION	29.000	19.88 Acres



**Sales History**

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

**Current Property Appraisal**

<b>Building Value</b>	\$0
<b>Land Value</b>	\$170,183
<b>Total</b>	\$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

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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."

**MONUMENT  
ACADEMY  
HIGH SCHOOL**

FOR CONSTRUCTION



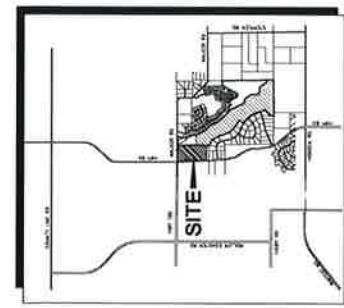
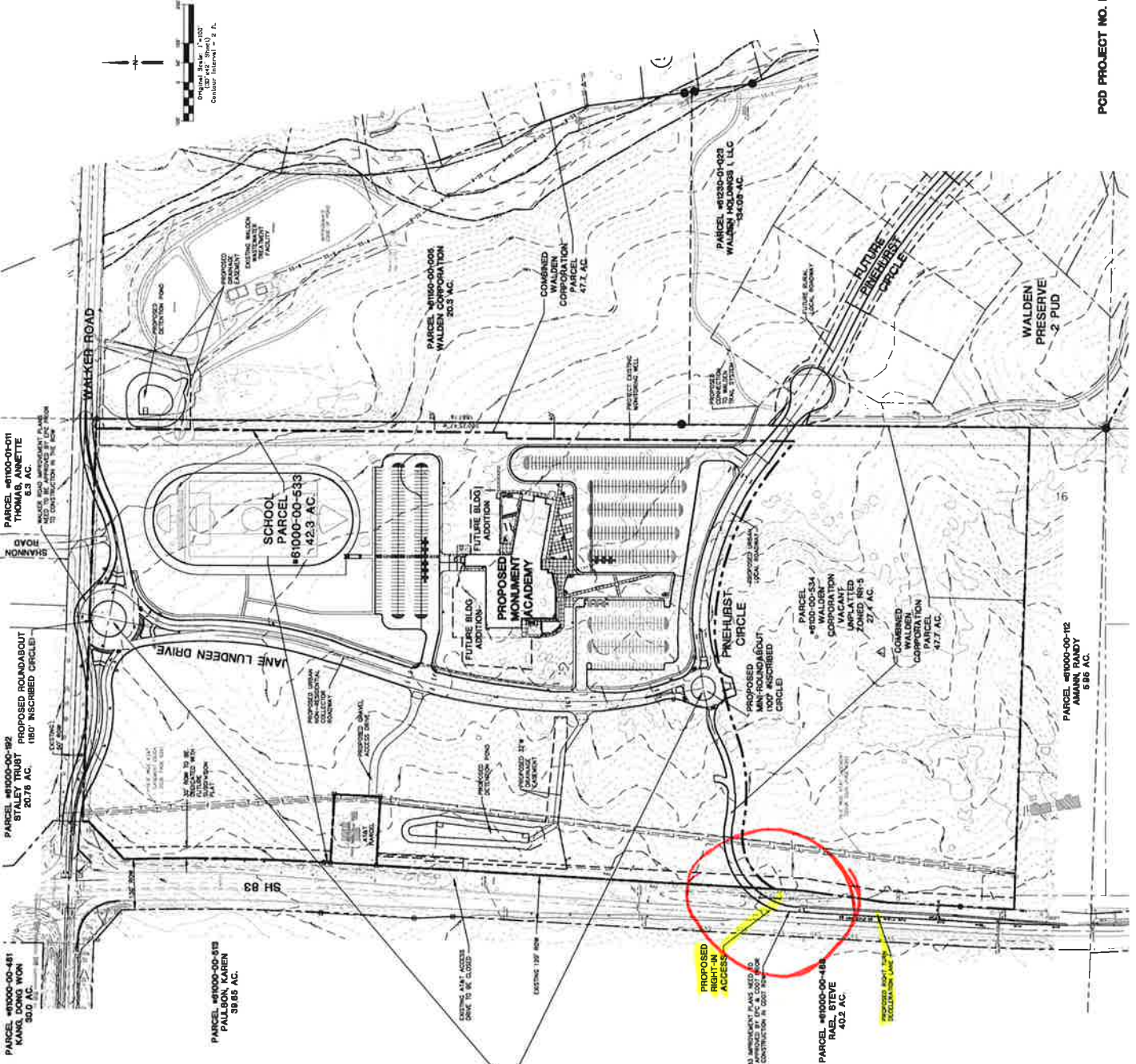
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FAX: 718-477-0786  
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CRP ARCHITECTS AIA  
1000  
Canaan Springs, Colorado 80903

SCALE: 1"=100'

DATE	1/20/17
CHECKED BY	JPS
REVISION	3/1/17

C1.1



**LEGEND**

- PROPERTY LINE
- EXISTING CONTOUR
- PROPOSED CONTOUR
- X 35.0 ELEVATION (FOOTING)
- X 32.5 EXIST. SPOT ELEVATION
- ⊙ NUMBER OF PARKING SPACES

**SITE DATA:**

PERMIT	PROPOSED PLANNING ZONATION
LEGAL DESCRIPTION	1.17 AC OF PAR. 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 218, 219, 220, 221, 222, 223, 224, 225, 226, 227, 228, 229, 230, 231, 232, 233, 234, 235, 236, 237, 238, 239, 240, 241, 242, 243, 244, 245, 246, 247, 248, 249, 250, 251, 252, 253, 254, 255, 256, 257, 258, 259, 260, 261, 262, 263, 264, 265, 266, 267, 268, 269, 270, 271, 272, 273, 274, 275, 276, 277, 278, 279, 280, 281, 282, 283, 284, 285, 286, 287, 288, 289, 290, 291, 292, 293, 294, 295, 296, 297, 298, 299, 300, 301, 302, 303, 304, 305, 306, 307, 308, 309, 310, 311, 312, 313, 314, 315, 316, 317, 318, 319, 320, 321, 322, 323, 324, 325, 326, 327, 328, 329, 330, 331, 332, 333, 334, 335, 336, 337, 338, 339, 340, 341, 342, 343, 344, 345, 346, 347, 348, 349, 350, 351, 352, 353, 354, 355, 356, 357, 358, 359, 360, 361, 362, 363, 364, 365, 366, 367, 368, 369, 370, 371, 372, 373, 374, 375, 376, 377, 378, 379, 380, 381, 382, 383, 384, 385, 386, 387, 388, 389, 390, 391, 392, 393, 394, 395, 396, 397, 398, 399, 400, 401, 402, 403, 404, 405, 406, 407, 408, 409, 410, 411, 412, 413, 414, 415, 416, 417, 418, 419, 420, 421, 422, 423, 424, 425, 426, 427, 428, 429, 430, 431, 432, 433, 434, 435, 436, 437, 438, 439, 440, 441, 442, 443, 444, 445, 446, 447, 448, 449, 450, 451, 452, 453, 454, 455, 456, 457, 458, 459, 460, 461, 462, 463, 464, 465, 466, 467, 468, 469, 470, 471, 472, 473, 474, 475, 476, 477, 478, 479, 480, 481, 482, 483, 484, 485, 486, 487, 488, 489, 490, 491, 492, 493, 494, 495, 496, 497, 498, 499, 500, 501, 502, 503, 504, 505, 506, 507, 508, 509, 510, 511, 512, 513, 514, 515, 516, 517, 518, 519, 520, 521, 522, 523, 524, 525, 526, 527, 528, 529, 530, 531, 532, 533, 534, 535, 536, 537, 538, 539, 540, 541, 542, 543, 544, 545, 546, 547, 548, 549, 550, 551, 552, 553, 554, 555, 556, 557, 558, 559, 560, 561, 562, 563, 564, 565, 566, 567, 568, 569, 570, 571, 572, 573, 574, 575, 576, 577, 578, 579, 580, 581, 582, 583, 584, 585, 586, 587, 588, 589, 590, 591, 592, 593, 594, 595, 596, 597, 598, 599, 600, 601, 602, 603, 604, 605, 606, 607, 608, 609, 610, 611, 612, 613, 614, 615, 616, 617, 618, 619, 620, 621, 622, 623, 624, 625, 626, 627, 628, 629, 630, 631, 632, 633, 634, 635, 636, 637, 638, 639, 640, 641, 642, 643, 644, 645, 646, 647, 648, 649, 650, 651, 652, 653, 654, 655, 656, 657, 658, 659, 660, 661, 662, 663, 664, 665, 666, 667, 668, 669, 670, 671, 672, 673, 674, 675, 676, 677, 678, 679, 680, 681, 682, 683, 684, 685, 686, 687, 688, 689, 690, 691, 692, 693, 694, 695, 696, 697, 698, 699, 700, 701, 702, 703, 704, 705, 706, 707, 708, 709, 710, 711, 712, 713, 714, 715, 716, 717, 718, 719, 720, 721, 722, 723, 724, 725, 726, 727, 728, 729, 730, 731, 732, 733, 734, 735, 736, 737, 738, 739, 740, 741, 742, 743, 744, 745, 746, 747, 748, 749, 750, 751, 752, 753, 754, 755, 756, 757, 758, 759, 760, 761, 762, 763, 764, 765, 766, 767, 768, 769, 770, 771, 772, 773, 774, 775, 776, 777, 778, 779, 780, 781, 782, 783, 784, 785, 786, 787, 788, 789, 790, 791, 792, 793, 794, 795, 796, 797, 798, 799, 800, 801, 802, 803, 804, 805, 806, 807, 808, 809, 810, 811, 812, 813, 814, 815, 816, 817, 818, 819, 820, 821, 822, 823, 824, 825, 826, 827, 828, 829, 830, 831, 832, 833, 834, 835, 836, 837, 838, 839, 840, 841, 842, 843, 844, 845, 846, 847, 848, 849, 850, 851, 852, 853, 854, 855, 856, 857, 858, 859, 860, 861, 862, 863, 864, 865, 866, 867, 868, 869, 870, 871, 872, 873, 874, 875, 876, 877, 878, 879, 880, 881, 882, 883, 884, 885, 886, 887, 888, 889, 890, 891, 892, 893, 894, 895, 896, 897, 898, 899, 900, 901, 902, 903, 904, 905, 906, 907, 908, 909, 910, 911, 912, 913, 914, 915, 916, 917, 918, 919, 920, 921, 922, 923, 924, 925, 926, 927, 928, 929, 930, 931, 932, 933, 934, 935, 936, 937, 938, 939, 940, 941, 942, 943, 944, 945, 946, 947, 948, 949, 950, 951, 952, 953, 954, 955, 956, 957, 958, 959, 960, 961, 962, 963, 964, 965, 966, 967, 968, 969, 970, 971, 972, 973, 974, 975, 976, 977, 978, 979, 980, 981, 982, 983, 984, 985, 986, 987, 988, 989, 990, 991, 992, 993, 994, 995, 996, 997, 998, 999, 1000

- GENERAL NOTES:**
1. SITE DOES NOT LIE WITHIN THE FEMA 100-YEAR FLOODPLAIN.
  2. SITE LIGHTING SHALL BE DOWNCAST LIGHTS WITH FULL CUT-OFF SHIELDS.
  3. ALL PERMITS WILL REQUIRE APPROVAL OF A SEPARATE SUBMITTAL.
  4. E.I. PLANS COUNTY PLANNING WILL REQUIRE A FINAL SITE INSPECTION PRIOR TO BUILDING PERMIT CERTIFICATE OF OCCUPANCY.
  5. SPECIAL USE PERMIT IS REQUIRED PRIOR TO HEALTH CLUB USE.
  6. PUBLIC STREET IMPROVEMENTS TO COMPLETION OF HEALTH CLUB USE.
  7. ALL IMPROVEMENTS TO COMPLETION OF HEALTH CLUB USE.
  8. ALL IMPROVEMENTS TO COMPLETION OF HEALTH CLUB USE.

**ADA NOTE:**

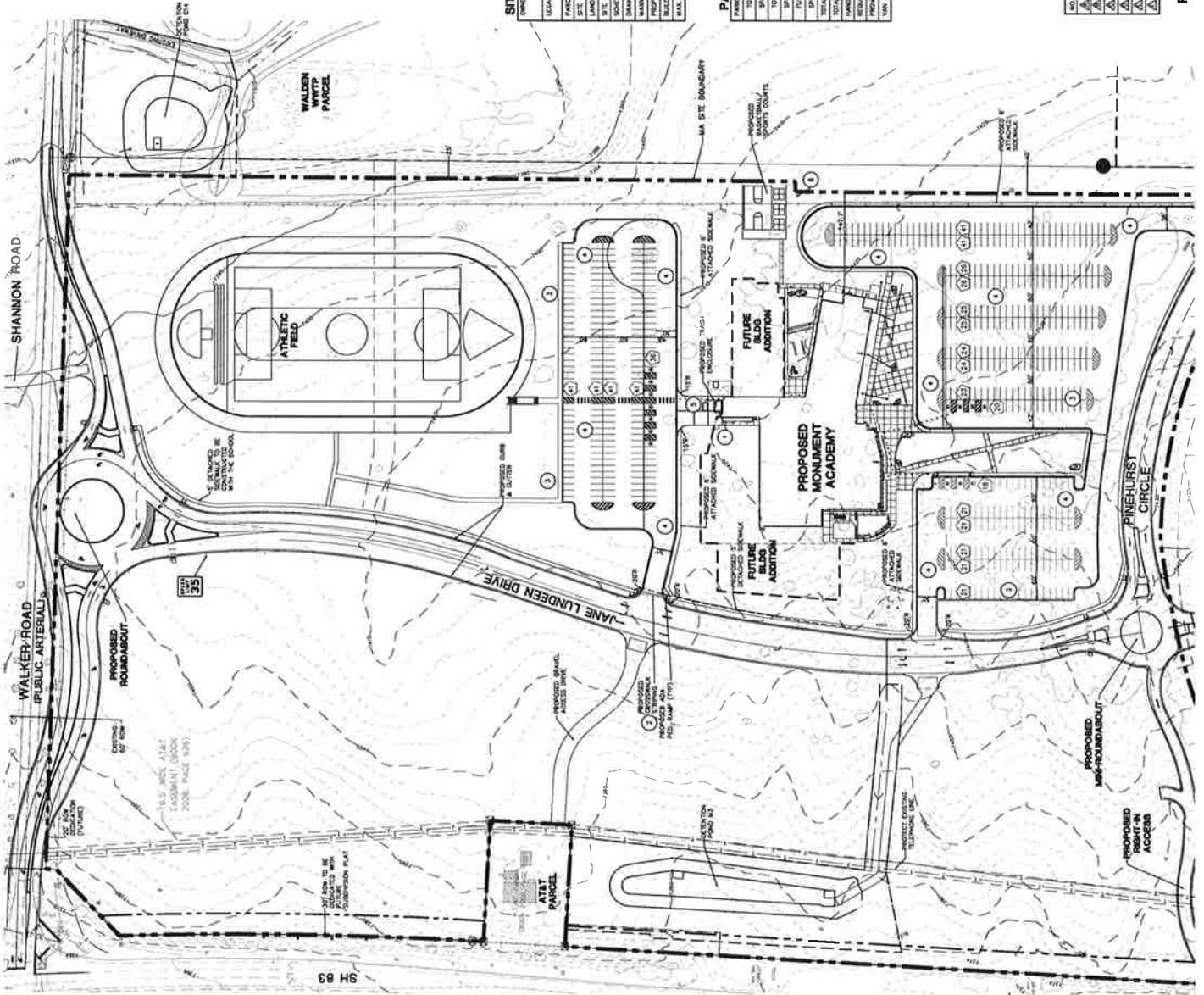
THE PARTIES RESPONSIBLE FOR THIS PLAN HAVE FAMILIARIZED THEMSELVES WITH ALL CURRENT AND PROPOSED LOCAL, STATE AND FEDERAL REGULATIONS AND STANDARDS AND HAVE INCORPORATED THE REQUIREMENTS OF THE AMERICAN WITH DISABILITIES ACT (ADA) AND THE ADA REGULATIONS AND STANDARDS ENACTED OR ENACTED UNDER OR WITH RESPECT TO SUCH REGULATIONS AND STANDARDS INTO THE DESIGN OF THIS PROJECT.

NO.	REVISION	DATE
1	FOR PERMIT	4/20/17
2	COUNTY COMMENTS	4/20/17
3	COUNTY COMMENTS	8/24/17
4	REWORKING REVISION	12/14/17
5	COUNTY COMMENTS	1/10/20
6	COUNTY COMMENTS	1/27/20

POB PROJECT NO. PPR-16-009

# MONUMENT ACADEMY HIGH SCHOOL

FOR CONSTRUCTION



**SITE DATA:**

OWNER	MONUMENT ACADEMY FOUNDATION
LEGAL DESCRIPTION	E 1/2 OF NW 1/4 OF SEC. 15, T16N, R09W OF 31N & P 31-33
PARCEL NUMBER	423.3 ACRES
LAND USE	EDUCATION - HS & MS
SCHEDULE FOR CONSTRUCTION	DATE - 2000
DESIGNER	WEST COAST CREED
MAXIMUM LOT COVERAGE	35%
PROPOSED BUILDING COVERAGE	4.5%
BUILDING SETBACKS	25' T, S, & R
MAX. BUILDING HEIGHT	30'-0"

**PARKING DATA:**

TOTAL NUMBER OF WALKER ROAD CLASSROOMS	12
SPACES REQUIRED (1 SPACE/CLASSROOM)	24
TOTAL NUMBER OF HIGH SCHOOL STUDENTS	400
SPACES REQUIRED (1 SPACE/4 STUDENTS)	100
TOTAL STUDENT SPACES	124
TOTAL SPACES REQUIRED (1 SPACE/100 SF)	124
TOTAL SPACES PROVIDED	124
HANDICAP SPACES	8
PROPOSED	13
MIN. ACCESSIBLE	13

NO.	REVISION	BY	DATE
1	ISSUE	PL	1/27/01
2	COUNTY COMMENTS	PL	1/27/01
3	COUNTY COMMENTS	PL	1/27/01
4	COUNTY COMMENTS	PL	1/27/01
5	COUNTY COMMENTS	PL	1/27/01
6	COUNTY COMMENTS	PL	1/27/01

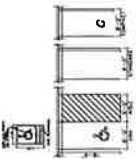


VICINITY MAP  
NOT TO SCALE

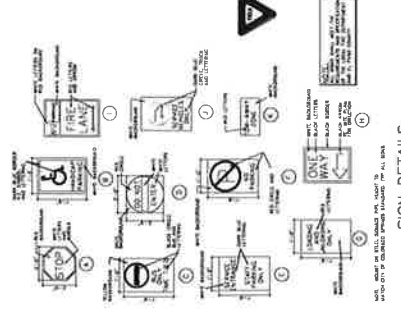
- LEGEND**
- PROPERTY LINE
  - PROPOSED CONTOUR
  - EXISTING CONTOUR
  - X 95.0 ELEVATION (FOOTING)
  - X 25.0 EXIST. SPOT ELEVATION
  - NUMBER OF PARKING SPACES
  - ADA ROUTE

**KEYED NOTES:**

- 1 TRASH DUMPSTER
- 2 TRIPED CROSSWALK
- 3 SNOW STORAGE AREA
- 4 CONCRETE PAVEMENT
- 5 CONCRETE FANOUT
- 6 METAL SIGNMOUNT (W/REINFORCING BARS)



ADA/STANDARD PARKING DETAIL  
SCALE: 1/8" = 1'-0"



SIGN DETAILS  
SCALE: 1/8" = 1'-0"



JPS ENGINEERING  
1800 S. W. 10th Ave.  
Spring, FL 32903  
PH: 718-477-9429  
FAX: 718-477-0788  
www.jpseng.com



CRP ARCHITECTS AIA  
100 E. S. West, Suite 200  
Casper, Wyo. 82401-8903


**ENLARGED SCHOOL SITE  
DEVELOPMENT PLAN**

SCALE: 1"=50'




PCD PROJECT NO. PPR-09-009

CL2



**JPS ENGINEERING**  
21 E. Wilamette Blvd  
Monument, CO 80903  
Tel: 719-477-9429  
Fax: 719-477-9428  
www.jpseng.com



**CDOT CENTER OF EXCELLENCE**  
1-800-922-1987

**MONUMENT ACADEMY - SH 83 IMPROVEMENTS**

NO.	REVISION	DATE
1	CDOT SUBMITTAL	3/7/20
2	CDOT COMMENTS	4/29/20

**CDOT GENERAL NOTES:**

- ALL CONSTRUCTION WITHIN THE STATE HIGHWAY RIGHT-OF-WAY SHALL CONFORM TO THE MOST CURRENT STATE DEPARTMENT OF HIGHWAYS, DIVISION OF HIGHWAYS AND STATE OF COLORADO STANDARD SPECIFICATIONS FOR HIGHWAYS AND BRIDGES, LATEST EDITION, AS THE MOST CURRENT COLORADO DEPARTMENT OF TRANSPORTATION STANDARDS AND THE MANUAL FOR UNIFORM TRAFFIC DEVICES (MUTCD). CONTRACTORS AND WORKMANSHIP SHALL COMPLY WITH THE STANDARD SPECIFICATIONS.
- ACCESS CONSTRUCTION WITHIN HIGHWAY RIGHT OF WAY AND ALL CONSTRUCTION SHALL BE COMPLETED WITHIN THE PERMITTED ACCESS PERMITS. COPIES OF THE PERMITS SHALL BE AVAILABLE ON THE CONSTRUCTION SITE AT ALL TIMES.
- PERMITTEE IS RESPONSIBLE FOR ANY UTILITIES DISRUPTED DURING CONSTRUCTION AND ALL EXPENSES INCURRED FOR THEIR REPAIR.
- CONTRACTOR SHALL CONTACT ALL APPROPRIATE UTILITY COMPANIES TO OBTAIN ALL NECESSARY LOCATES 48 HOURS BEFORE CONSTRUCTION BEGINS. CALL BEFORE YOU DIG. UTILITY NOTIFICATION CENTER OF COLORADO: 1-800-922-1987.
- ALL EDGES OF EXISTING ASPHALT ABUTTING NEW PAVEMENT SHALL BE SAWCUT AND TACKED.
- CONTRACTOR SHALL BE REQUIRED TO STRIP EXISTING VEGETATION AND STOCKPILE THE MATERIAL FOR LATER REUSE IN RE-VEGETATION ACTIVITY. ALL EXISTING VEGETATION SHALL BE MAINTAINED TO THE SATISFACTION OF CDOT UNTIL RE-VEGETATION HAS BEEN ESTABLISHED.
- ALL DISTURBED AREAS SHALL BE COVERED WITH 6" OF TOPSOIL AND RESEDED ACCORDING TO EXHIBIT A ATTACHED TO THE ACCESS PERMIT.
- ALL PAVEMENT MARKING SHALL BE EPOXY PAINT PER CDOT SPECIFICATIONS UNLESS NOTED OTHERWISE.
- EXISTING STERNS SHALL BE REMOVED BY WATER BLASTING OR SAND BLASTING. NO GRINDING WILL BE ALLOWED.
- CONTRACTOR SHALL SUBMIT DETAILED TRAFFIC CONTROL PLANS AND OBTAIN PERMITS AS REQUIRED BY CDOT.
- CONTRACTOR SHALL FIELD VERIFY GRADES PRIOR TO PAVING TO ENSURE POSITIVE DRAINAGE TRANSITION TO ADJACENT PAVEMENT.


# MONUMENT ACADEMY

## SH 83 Access Improvement Plans

### El Paso County, Colorado

**PREPARED FOR:**  
**Walden Corporation**  
17145 Colonial Park Drive  
Monument, CO 80132

**PREPARED BY:**



**JPS ENGINEERING**

**PREPARED BY:**  
**19 East Willamette Avenue**  
**Colorado Springs, Colorado 80903**  
**April, 2020**

**AGENCIES/CONTACTS**

**DEVELOPER:** WALDEN CORPORATION  
17145 COLONIAL PARK DRIVE  
MONUMENT, CO 80132  
MR. BILL BUNSTON (719) 243-1111

**CIVIL ENGINEER:** JPS ENGINEERING, INC.  
2880 INTERNATIONAL CIRCLE  
MONUMENT, CO 80903  
MR. JOHN P. SCHWAB, P.E. (719) 477-9429

**LOCAL ROADS & DRAINAGE:** EL PASO COUNTY PCD  
2880 INTERNATIONAL CIRCLE  
MONUMENT, CO 80910  
(719) 520-8300

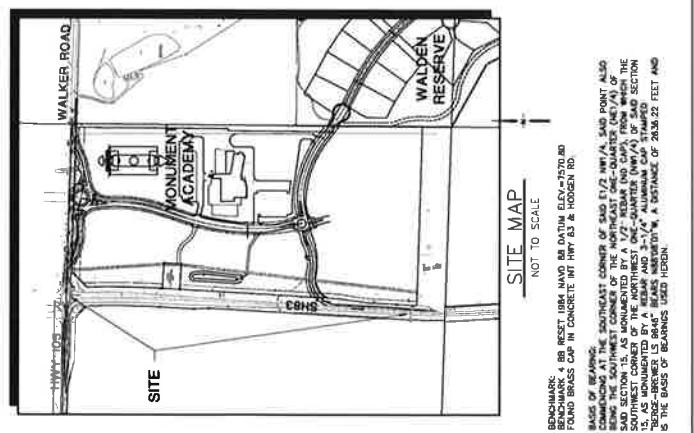
**STATE HIGHWAY:** COLORADO DEPARTMENT OF TRANSPORTATION  
SECON WYLS BLVD.  
PUEBLO, CO 81008  
MR. ARTHUR GONZALES (719) 548-5732

**WATER/WASTEWATER:** WALDEN CORPORATION  
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MONUMENT, CO 80132  
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**GAS DEPARTMENT:** BLACK HILLS ENERGY  
MR. SEBASTIAN SCHNEIDER (719) 399-3176

**ELECTRIC DEPARTMENT:** MOUNTAIN VIEW ELECTRIC ASSOCIATION  
11140 E. WOODMEN ROAD  
MONUMENT, CO 80909  
MR. DAVE WALSH (719) 495-2283

**TELEPHONE COMPANY:** SPECTRUM LINK COMMUNICATIONS  
(COLORADO) (800) 922-1987  
A.S. & S. (COLORADO) (719) 635-3674



**CDOT ACCESS PERMIT NUMBER: 219075 & 219076**

STATE HIGHWAY ACCESS CODE: 2 CON 801-21 EXCEPT FOR THE FOLLOWING APPROVED DESIGN WAIVERS: N/A

**CDOT GENERAL NOTES:**

1. ALL CONSTRUCTION WITHIN THE STATE HIGHWAY RIGHT-OF-WAY SHALL CONFORM TO THE MOST CURRENT STATE DEPARTMENT OF HIGHWAYS, DIVISION OF HIGHWAYS AND STATE OF COLORADO STANDARD SPECIFICATIONS FOR HIGHWAYS AND BRIDGES, LATEST EDITION, AS THE MOST CURRENT COLORADO DEPARTMENT OF TRANSPORTATION STANDARDS AND THE MANUAL FOR UNIFORM TRAFFIC DEVICES (MUTCD). CONTRACTORS AND WORKMANSHIP SHALL COMPLY WITH THE STANDARD SPECIFICATIONS.

2. ACCESS CONSTRUCTION WITHIN HIGHWAY RIGHT OF WAY AND ALL CONSTRUCTION SHALL BE COMPLETED WITHIN THE PERMITTED ACCESS PERMITS. COPIES OF THE PERMITS SHALL BE AVAILABLE ON THE CONSTRUCTION SITE AT ALL TIMES.

3. PERMITTEE IS RESPONSIBLE FOR ANY UTILITIES DISRUPTED DURING CONSTRUCTION AND ALL EXPENSES INCURRED FOR THEIR REPAIR.

4. CONTRACTOR SHALL CONTACT ALL APPROPRIATE UTILITY COMPANIES TO OBTAIN ALL NECESSARY LOCATES 48 HOURS BEFORE CONSTRUCTION BEGINS. CALL BEFORE YOU DIG. UTILITY NOTIFICATION CENTER OF COLORADO: 1-800-922-1987.

5. ALL EDGES OF EXISTING ASPHALT ABUTTING NEW PAVEMENT SHALL BE SAWCUT AND TACKED.

6. CONTRACTOR SHALL BE REQUIRED TO STRIP EXISTING VEGETATION AND STOCKPILE THE MATERIAL FOR LATER REUSE IN RE-VEGETATION ACTIVITY. ALL EXISTING VEGETATION SHALL BE MAINTAINED TO THE SATISFACTION OF CDOT UNTIL RE-VEGETATION HAS BEEN ESTABLISHED.

7. ALL DISTURBED AREAS SHALL BE COVERED WITH 6" OF TOPSOIL AND RESEDED ACCORDING TO EXHIBIT A ATTACHED TO THE ACCESS PERMIT.

8. ALL PAVEMENT MARKING SHALL BE EPOXY PAINT PER CDOT SPECIFICATIONS UNLESS NOTED OTHERWISE.

9. EXISTING STERNS SHALL BE REMOVED BY WATER BLASTING OR SAND BLASTING. NO GRINDING WILL BE ALLOWED.

10. CONTRACTOR SHALL SUBMIT DETAILED TRAFFIC CONTROL PLANS AND OBTAIN PERMITS AS REQUIRED BY CDOT.

11. CONTRACTOR SHALL FIELD VERIFY GRADES PRIOR TO PAVING TO ENSURE POSITIVE DRAINAGE TRANSITION TO ADJACENT PAVEMENT.

**G1**

**TITLE SHEET**



NO	REVISION	DATE
1	001 SUBJECT	
	DATE	

NO	REVISION	DATE
1	001 SUBJECT	
	DATE	

# MONUMENT ACADEMY - SH 83 IMPROVEMENTS

## STANDARD PLAN LIST

NO.	REVISION	DATE
1	001 SUBJECT	
	DATE	

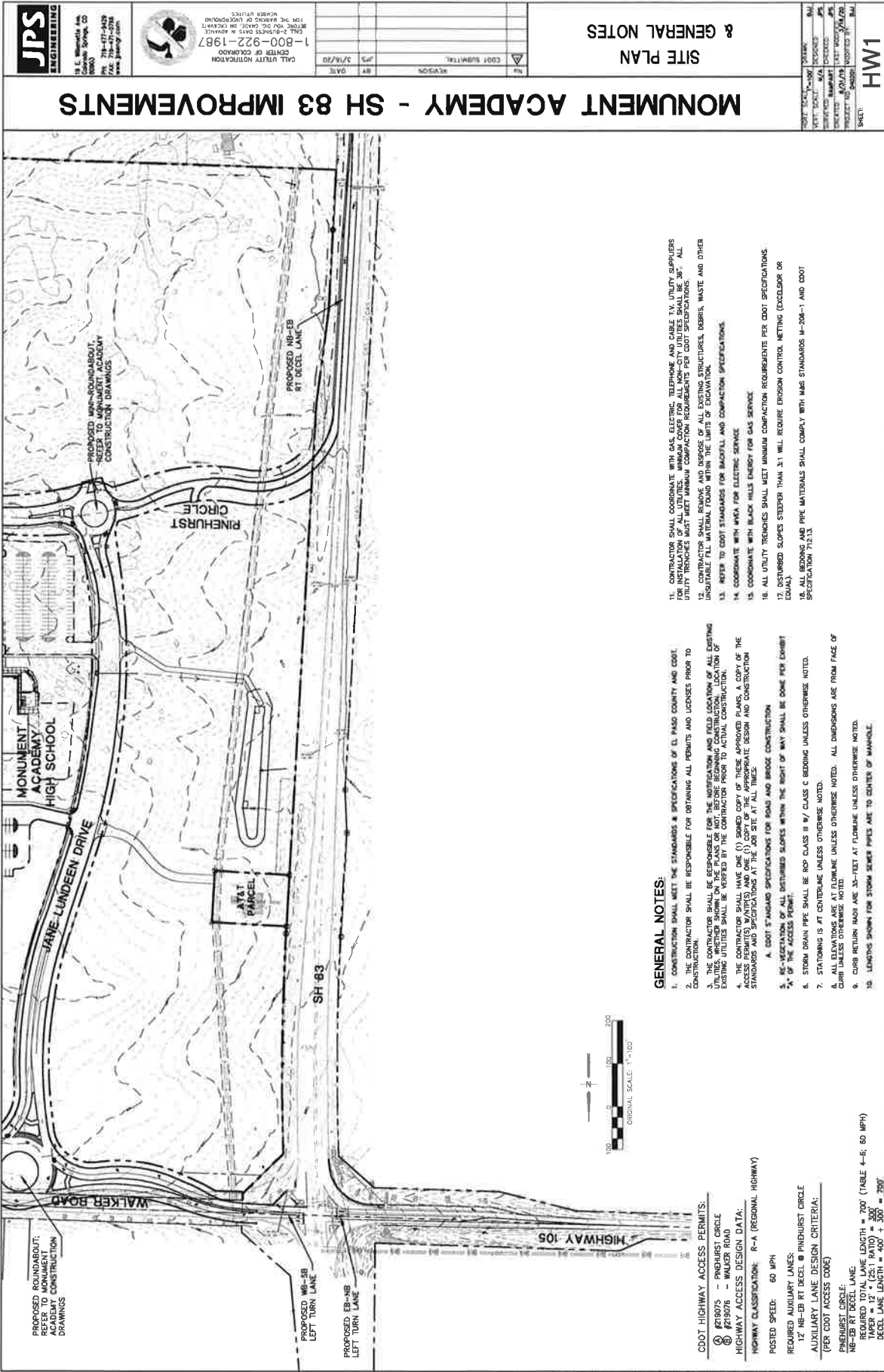
PLAN NUMBER	M STANDARD TITLE	PAGE NUMBER	M STANDARD TITLE	PAGE NUMBER	S STANDARD TITLE	PAGE NUMBER		
■ M-100-1	STANDARD SYMBOLS (3 SHEETS)	1-3	■ M-607-1	WIRE FENCES AND GATES	(3 SHEETS) 100-102	■ S-612-1	DELIMITER INSTALLATIONS	(7 SHEETS) 151-157
■ M-100-2	ACRONYMS AND ABBREVIATIONS (4 SHEETS)	4-7	■ M-607-2	CHAIN LINK FENCE	(3 SHEETS) 103-105	■ S-614-1	GROUND SIGN PLACEMENT (REV. 7/24/12)	(2 SHEETS) 158-159
■ M-203-1	APPROACH ROADS	8	■ M-607-3	BARRIER FENCE	106	■ S-614-2	CLASS I SIGNS	160
■ M-203-2	DITCH TYPES	9	■ M-607-4	DEER FENCE AND GATES	(3 SHEETS) 107-109	■ S-614-3	CLASS II SIGNS	161
■ M-203-11	SUPERELEVATION CROWNED & DIVIDED HIGHWAYS (3 SHEETS)	10-12	■ M-607-10	POCKET SNOW FENCE	110	■ S-614-4	CLASS III SIGNS	162-164
■ M-203-12	SUPERELEVATION STREETS (2 SHEETS)	13-14	■ M-607-15	ROAD CLOSURE GATE	(9 SHEETS) 111-119	■ S-614-5	BREAK-AWAY SIGN SUPPORT DETAILS FOR GROUND SIGNS	(3 SHEETS) 165-166
■ M-208-1	EXCAVATION AND BACKFILL FOR STRUCTURES (2 SHEETS)	15-16	■ M-608-1	CURB RAMPS	(6 SHEETS) 120-125	■ S-614-6	CONCRETE FOOTINGS AND SIGN ISLANDS FOR CLASS III SIGNS	(2 SHEETS) 167-168
■ M-208-2	EXCAVATION AND BACKFILL FOR BRIDGES (2 SHEETS)	17-18	■ M-609-1	CURBS, GUTTERS, & SIDEWALKS (REV. 7/12/12)	(4 SHEETS) 126-129	■ S-614-8	TUBULAR STEEL SIGN SUPPORT DETAILS (REV. 4/6/06) (5 SHTS.)	-
■ M-208-1	TEMPORARY EROSION CONTROL (12 SHEETS)	19-30	■ M-611-1	CATTLE GUARD	(2 SHEETS) 130-131	■ S-614-9	PEDESTRIAN PUSH BUTTON POST ASSEMBLY	174
■ M-210-1	MAILBOX SUPPORTS (2 SHEETS)	31-32	■ M-613-1	ROADWAY LIGHTING	(4 SHEETS) 132-135	■ S-614-10	MARKER ASSEMBLY INSTALLATIONS	175
■ M-412-1	PLANTING DETAILS	33	■ M-614-1	RUMBLE STRIPS	(3 SHEETS) 136-138	■ S-614-11	MILEPOST SIGN DETAIL FOR HIGH SNOW AREAS	176
■ M-510-1	CONCRETE PAVEMENT JOINTS (5 SHEETS)	34-38	■ M-614-2	SAND BARREL ABRAYS	(2 SHEETS) 139-140	■ S-614-12	MILEPOST SIGN INSTALLATION	177
■ M-510-1	STRUCTURAL PLATE CULVERT PIPE H-20 LOADING	39	■ M-615-1	EMBANKMENT PROTECTOR, TYPE 3	141	■ S-614-14	FLASHING BEACON & SIGN INSTALLATIONS	(3 SHEETS) 178-180
■ M-601-1	SINGLE CONCRETE BOX CULVERT (2 SHEETS)	40-41	■ M-615-2	EMBANKMENT PROTECTOR, TYPE 5	142	■ S-614-20	TYPICAL POLE MOUNT SIGN INSTALLATIONS	181
■ M-601-2	DOUBLE CONCRETE BOX CULVERT (2 SHEETS)	42-43	■ M-616-1	INVERTED SIPHON	143	■ S-614-21	CONCRETE BARRIER SIGN POST INSTALLATIONS	182
■ M-601-3	TRIPLE CONCRETE BOX CULVERT (2 SHEETS)	44-45	■ M-620-1	FIELD LABORATORY, CLASS 1	144	■ S-614-22	TYPICAL MULTI-SIGN INSTALLATIONS	183
■ M-601-10	HEADWALL FOR PIPES	46	■ M-620-2	FIELD LABORATORY, CLASS 2	(2 SHEETS) 145-146	■ S-614-40	TYPICAL TRAFFIC SIGNAL INSTALLATION DETAILS	(5 SHEETS) 184-188
■ M-601-11	TYPE "S" SADDLE HEADWALL FOR PIPES	47	■ M-620-11	FIELD OFFICE, CLASS 1	147	■ S-614-40A	A.T. TRAFFIC SIGNAL INSTALLATION DETAILS (REV. 9/25/12) (4 SHTS.)	189-192
■ M-601-12	HEADWALLS AND PIPE OUTLET PAVING	48	■ M-620-12	FIELD OFFICE, CLASS 2	148	■ S-614-41	PEDESTAL POLE AND TEMPORARY SPAN WIRE SIGNALS	193
■ M-601-20	HEADWALLS FOR PIPE OR BOX CULVERTS	49	■ M-629-1	SURVEY MONUMENTS	(2 SHEETS) 149-150	■ S-614-42	CABINET FOUNDATION DETAIL	194-197
■ M-603-1	METAL PIPE	(4 SHEETS) 50-53				■ S-614-43	TRAFFIC LOOP AND MISCELLANEOUS SIGNAL DETAILS	198-207
■ M-603-2	REINFORCED CONCRETE PIPE	54				■ S-614-50	STATIC SIGN MONOTUBE STRUCTURES	(10 SHEETS) 208-219
■ M-603-3	PRECAST CONCRETE BOX CULVERT	55				■ S-614-80	DYNAMIC SIGN MONOTUBE STRUCTURES	(14 SHEETS) 220-233
■ M-603-4	CORRUGATED POLYETHYLENE PIPE (ASHTO M294)	56				■ S-627-1	PAVEMENT MARKINGS (REV. 10/16/12)	(9 SHEETS) 234-238
■ M-603-5	POLYVINYL CHLORIDE (PVC) PIPE (ASHTO M294)	57				■ S-630-1	TRAFFIC CONTROLS FOR HIGHWAY CONSTRUCTION (REV. 2/27/13)	(20 SHEETS) 239-258
■ M-603-10	CONCRETE AND METAL END SECTIONS (2 SHEETS)	58-59				■ S-630-2	BARRICADES, DRUMS, CONCRETE BARRIERS (TEMP.) & VERTICAL PANELS	259
■ M-604-10	INLET, TYPE C	60				■ S-630-3	FLASHING BEACON (PORTABLE) DETAILS	260
■ M-604-11	INLET, TYPE D	61				■ S-630-4	STEEL SIGN SUPPORT (TEMPORARY) INSTALLATION DETAILS	261-262
■ M-604-12	CURB INLET, TYPE R	(2 SHEETS) 62-63				■ S-630-1	PORTABLE RUMBLE STRIPS (TEMPORARY) (REV. 1/24/13)	(2 SHEETS) 263-264
■ M-604-13	CONCRETE INLET, TYPE I3	64				■ S-630-6	EMERGENCY PULL-OFF AREA (TEMPORARY)	265
■ M-604-20	MANHOLES (3 SHEETS)	65-67				■ S-630-7	ROLLING ROADBLOCKS FOR TRAFFIC CONTROL	(3 SHEETS) 266-268
■ M-604-25	VAPE GRATE INLET (5 SHEETS)	68-72						
■ M-605-1	SUBSURFACE DRAINS	73						
■ M-606-1	GUARDRAIL TYPE 3, W-BEAM (19 SHEETS)	74-92						
■ M-606-13	GUARDRAIL TYPE 7, F-SHAPE BARRIER (4 SHEETS)	93-96						
■ M-608-14	PRECAST TYPE 7 CONCRETE BARRIER (3 SHEETS)	97-99						

**COLORADO**  
**DEPARTMENT OF TRANSPORTATION**  
**M&S STANDARDS PLANS LIST**  
**July 04, 2012**  
**Revised on March 5, 2013**

ALL OF THE M&S STANDARD PLANS, AS SUPPLEMENTED AND REVISED, APPLY TO THIS PROJECT WHEN USED BY DESIGNATED PAY ITEM OR SUBSIDIARY ITEM.

NEW OR REVISED STANDARD PLAN SHEETS APPLICABLE TO THIS PROJECT, INDICATED BY A MARKED BOX ■, WILL BE ATTACHED TO THE PLANS.





**JPS ENGINEERING**  
 18 E. Hampden Ave.  
 Suite 100  
 Colorado Springs, CO 80902  
 TEL: 719-471-4400  
 FAX: 719-471-0718  
 www.jpseng.com

CALL UTILITY NOTIFICATION  
 CENTER OF COLORADO  
 1-800-922-1987  
 THE COLORADO STATE UTILITY  
 LOCATOR IS A SERVICE  
 PROVIDED BY THE  
 COLORADO UTILITY  
 LOCATOR BOARD

NO.	REVISION	DATE

**SITE PLAN  
& GENERAL NOTES**

DATE: 10/1/2010	DRAWN: JAL
SCALE: 1"=100'	CHECKED: JAL
PROJECT: MONUMENT ACADEMY	PROJECT NO: 09081
SHEET: HW1	TOTAL SHEETS: 1

- CONTRACTOR SHALL COORDINATE WITH GAS, ELECTRIC, TELEPHONE AND CABLE TV UTILITY SUPPLIERS FOR INSTALLATION OF ALL UTILITIES. MINIMUM COVER FOR ALL NON-CITY UTILITIES SHALL BE 36". ALL UTILITY TRENCHES MUST MEET MINIMUM COMPACTION REQUIREMENTS PER CDOT SPECIFICATIONS.
- CONTRACTOR SHALL REMOVE AND DISPOSE OF ALL EXISTING STRUCTURES, DEBRIS, WASTE AND OTHER UNDESIRABLE FILL MATERIAL FOUND WITHIN THE LIMITS OF EXCAVATION.
- REFER TO CDOT STANDARDS FOR BACKFILL AND COMPACTION SPECIFICATIONS.
- COORDINATE WITH WPCA FOR ELECTRIC SERVICE.
- COORDINATE WITH BLACK HILLS ENERGY FOR GAS SERVICE.
- ALL UTILITY TRENCHES SHALL MEET MINIMUM COMPACTION REQUIREMENTS PER CDOT SPECIFICATIONS.
- DISBURSED SLOPES STEEPER THAN 3:1 WILL REQUIRE EROSION CONTROL. NETTING (EXCELSDOR OR EQUAL).
- ALL BEDDING AND PIPE MATERIALS SHALL COMPLY WITH M&S STANDARDS M-208-1 AND CDOT SPECIFICATION 712.13.

- GENERAL NOTES:**
- CONSTRUCTION SHALL MEET THE STANDARDS & SPECIFICATIONS OF EL PASO COUNTY AND CDOT.
  - THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL PERMITS AND LICENSES PRIOR TO CONSTRUCTION.
  - CONTRACTOR SHALL BE RESPONSIBLE FOR THE MAINTENANCE AND PROTECTION OF ALL EXISTING UTILITIES SHOWN ON THESE PLANS OR NOT, BEFORE BEGINNING CONSTRUCTION. LOCATION OF EXISTING UTILITIES SHALL BE VERIFIED BY THE CONTRACTOR PRIOR TO ACTUAL CONSTRUCTION.
  - THE CONTRACTOR SHALL HAVE ONE (1) SIGNED COPY OF THESE APPROVED PLANS, A COPY OF THE ACCESS PERMIT(S) AND ONE (1) COPY OF THE APPROPRIATE DESIGN AND CONSTRUCTION STANDARDS AND SPECIFICATIONS AT THE JOB SITE AT ALL TIMES.
  - CDOT STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION.
  - NO VEGETATION OF ALL SPECIFIED SLOPES WITHIN THE RIGHT OF WAY SHALL BE DONE PER EXHIBIT 2A OF THESE PLANS.
  - STORM DRAIN PIPE SHALL BE RCP CLASS II W/ CLASS C BEDDING UNLESS OTHERWISE NOTED.
  - STAYDOWNS AT CENTERLINE UNLESS OTHERWISE NOTED.
  - ALL ELEVATIONS ARE AT FLOWLINE UNLESS OTHERWISE NOTED. ALL DIMENSIONS ARE FROM FACE OF CURB UNLESS OTHERWISE NOTED.
  - CURB RETURN RADIUS ARE 35'-FEET AT FLOWLINE UNLESS OTHERWISE NOTED.
  - LENGTHS SHOWN FOR STORM SEWER PIPES ARE TO CENTER OF MANHOLE.

**CDOT HIGHWAY ACCESS PERMITS:**  
 (A) #219075 - PINEHURST CIRCLE  
 (B) #219078 - WALKER ROAD  
**HIGHWAY ACCESS DESIGN DATA:**  
 HIGHWAY CLASSIFICATION: R-A (REGIONAL HIGHWAY)  
 POSTED SPEED: 60 MPH  
 REQUIRED AUXILIARY LANES:  
 12' NB-EB RT DECEL @ PINEHURST CIRCLE  
 AUXILIARY LANE DESIGN CRITERIA:  
 (PER CDOT ACCESS CODE)  
 PINEHURST CIRCLE:  
 NB-EB RT TURN LANE LENGTH = 700' (TABLE 4-8; 60 MPH)  
 REQUIRED 100' (25:1 RATIO) = 300'  
 TAPER = 12' \* (25:1 RATIO) = 300'  
 DECEL LANE LENGTH = 400' + 300' = 700'

PROPOSED ROUNDABOUT;  
 MONUMENT ACADEMY  
 ACADEMY CONSTRUCTION  
 DRAWINGS

PROPOSED WB-SB  
 LEFT TURN LANE

PROPOSED EB-NB  
 LEFT TURN LANE


PROPOSED WALKER BOARD  
 REFER TO MONUMENT ACADEMY  
 CONSTRUCTION DRAWINGS

PINEHURST  
 CIRCLE


SH 83

HIGHWAY 105





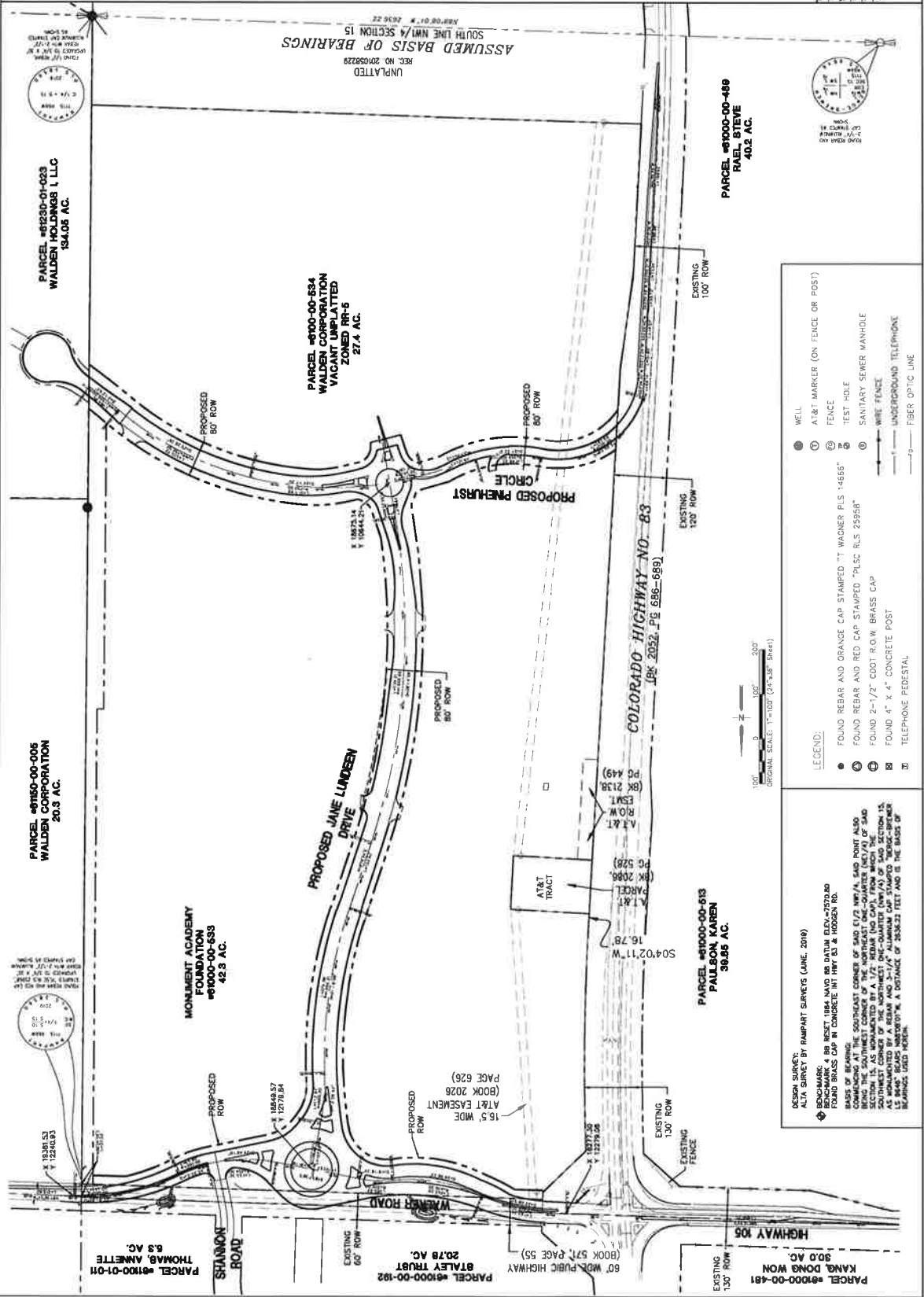
**JPS ENGINEERING**  
19 E. Independence Ave.  
Colorado Springs, CO 80903  
Tel: 719-477-8429  
Fax: 719-477-0766  
www.jpseng.com



CALL UTILITY NOTIFICATION  
CENTER OF COLORADO  
1-800-922-1987  
FOR THE MARKING OF UNDERGROUND  
UTILITIES

No.	PERSON	REV.	DATE
1	COOT SUBMITTAL	3/18/20	
2	COOT COMMENTS	4/08/20	

## SURVEY CONTROL PLAN



**DESIGN SURVEY:** ALTA SURVEY BY RAMPART SURVEYS (JUNE, 2016)

**BENCHMARK:** 4 BR REBAR 1084 INCH IRON DATUM (ELEV=7770.80)  
FOUND BRASS CAP IN CONCRETE IN RT 63 & HODGEN RD.  
COMING AT THE SOUTHWEST CORNER OF SAID E1/2 NW1/4, SAID POINT ALSO BEING THE SOUTHWEST CORNER OF THE NORTHEAST ONE-QUARTER (NE1/4) OF SAID SECTION 15, TOWNSHIP 38N, RANGE 67E, COUNTY OF EL PASO, TEXAS. THE SOUTHWEST CORNER OF THE NORTHEAST ONE-QUARTER (NE1/4) OF SAID SECTION 15, AS DEMONSTRATED BY A REBAR AND 3-1/2" ALUMINUM CAP STAMPED "RAMPART-SURVEY" BEING 60.00 FEET NORTH & A DISTANCE OF 28.8623 FEET AND IS THE BASE OF BEYONDS SOUTH NODE.

**LEGEND:**

- WELL
- ① AT&T MARKER (ON FENCE OR POST)
- ② FENCE
- ③ TEST HOLE
- ④ SANITARY SEWER MANHOLE
- ⑤ WIRE FENCE
- ⑥ FOUND 2-1/2" COOT R.O.W. BRASS CAP
- ⑦ FOUND 4" x 4" CONCRETE POST
- ⑧ TELEPHONE PEDESTAL





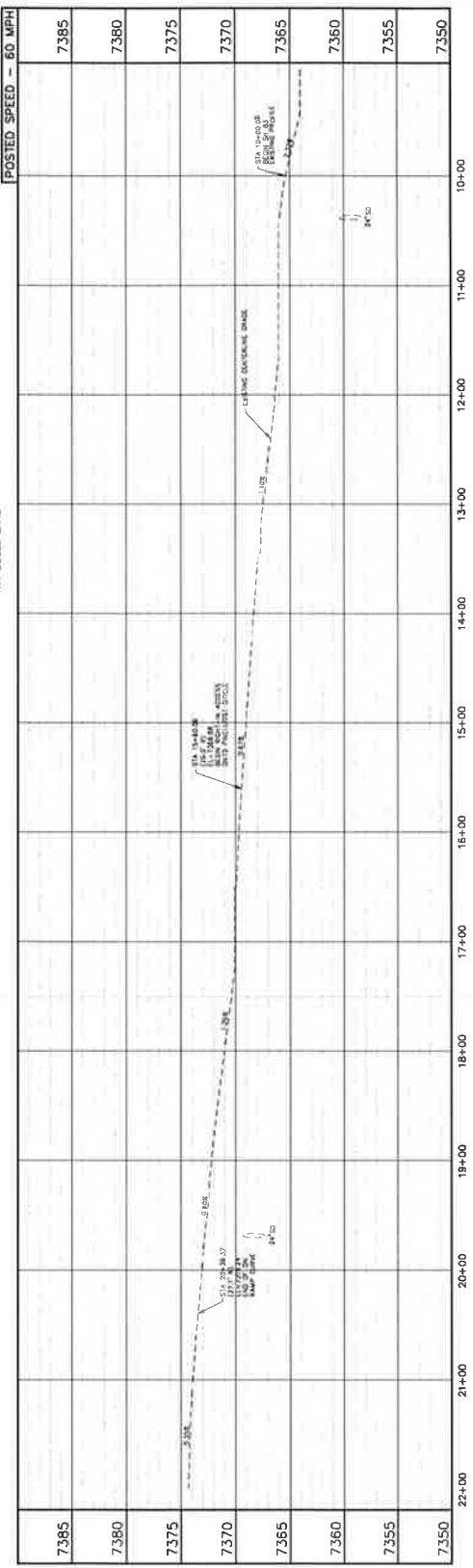
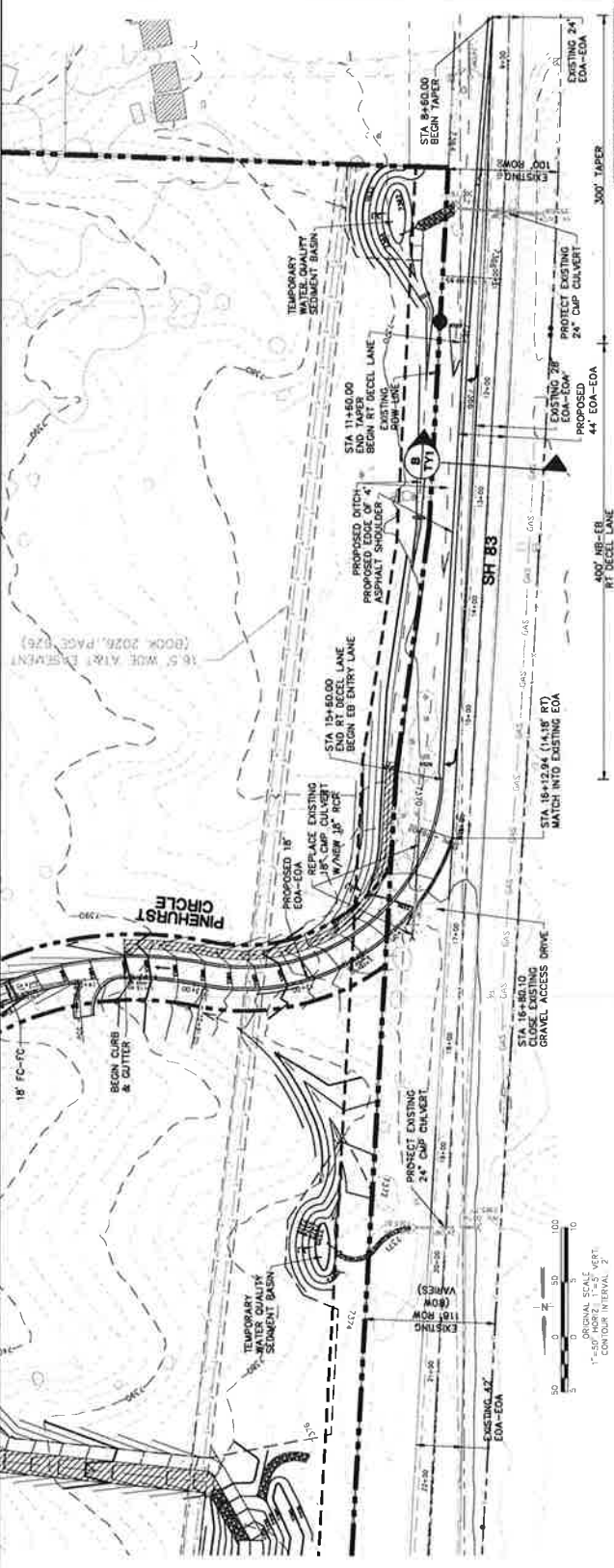
CALL UTILITY NOTIFICATION  
 CENTER OF COLORADO  
 1-800-922-1987  
 FOR THE LATEST LIST OF UTILITIES  
 IN THE SERVICE AREA VISIT  
 WWW.COLORADO-CO.COM

NO.	REVISION	DATE
1	COPIES SUBMITTED	4/20/20
2		


**SH 83 PLAN  
& PROFILE**

DATE PLOTTED	4/20/20
SCALE	AS SHOWN
PROJECT NUMBER	16S WDR AIR EXH. (BOOK 2026, PAGE 176)
SHEET	HW1.1


**MONUMENT ACADEMY - SH 83 IMPROVEMENTS**



16 S WDR AIR EXH. (BOOK 2026, PAGE 176)



10 E. Wrentham Ave.  
Crawfords Springs, CO  
80020  
Tel: 303-475-3434  
Fax: 303-475-0789  
www.jpseng.com



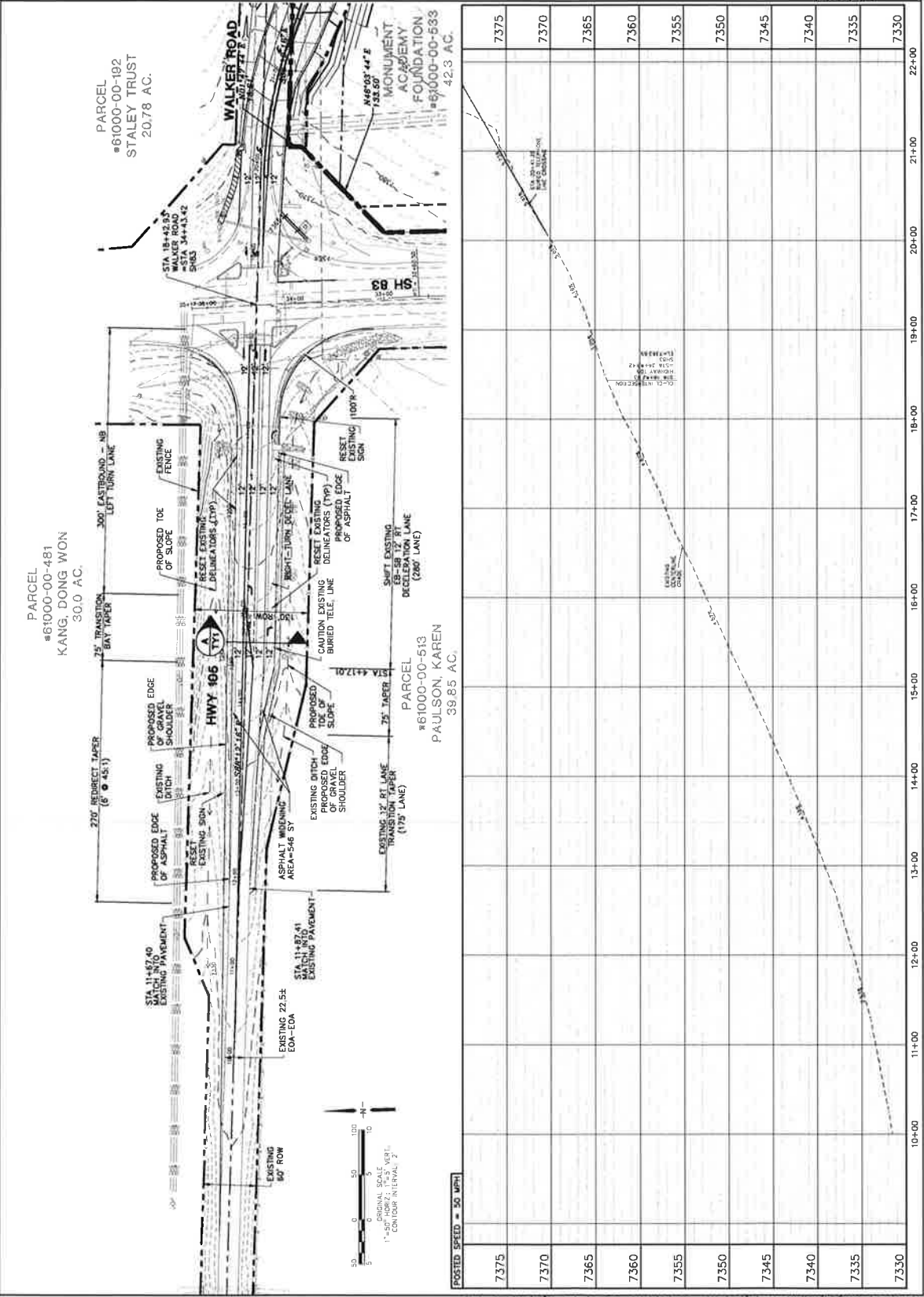
CALL CENTER NOTIFICATION  
CENTER OF COLORADO  
1-800-922-1987

DATE: 4/26/20  
BY: [Signature]  
CHECKED: [Signature]  
COUNTY SUBMITTAL: [Signature]  
REVISION: [Signature]

**HIGHWAY 105  
PLAN & PROFILE**

**MONUMENT ACADEMY - WALKER ROAD IMPROVEMENTS**

**HW2.1**





CALL UTILITY NOTIFICATION  
CENTER OF COLORADO  
1-800-922-1987  
BEFORE YOU DIG OR EXCAVATE  
TO AVOID DAMAGING  
UNDERGROUND  
UTILITIES.  
JPS ENGINEERING  
11 E. Hampden Ave.  
Denver, CO 80202  
Tel: 773-477-0199  
Fax: 773-477-0198  
www.jpseng.com

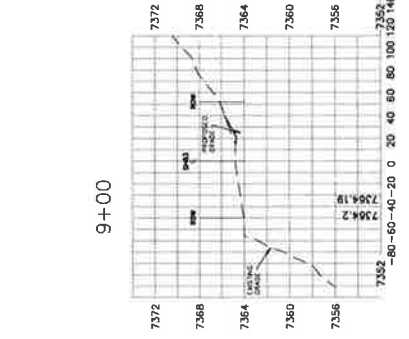
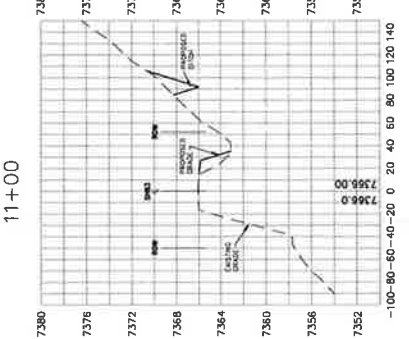
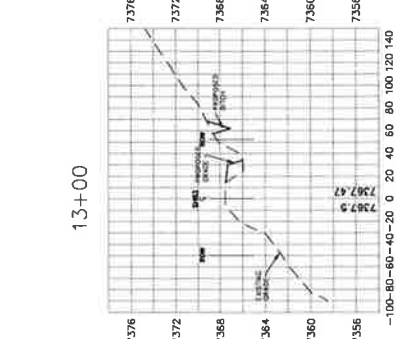
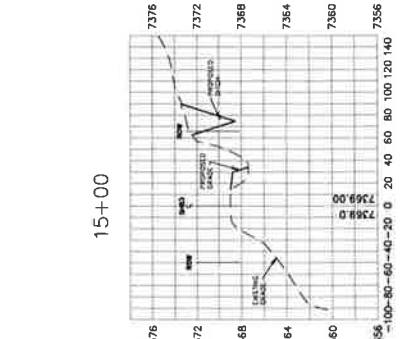
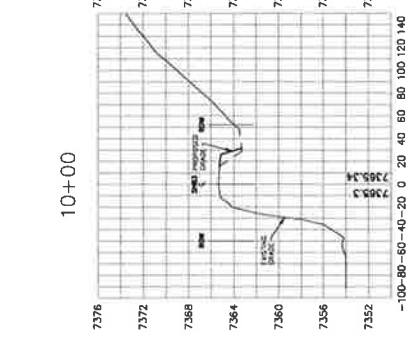
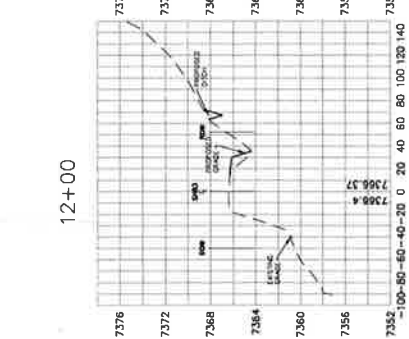
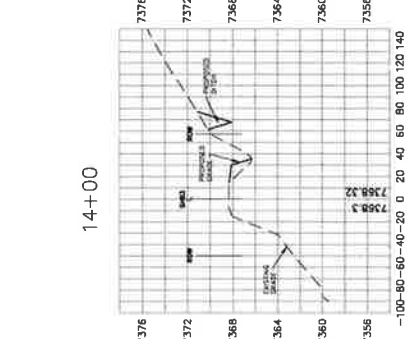
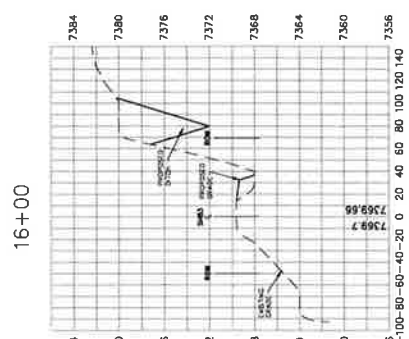
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1	3/16/20	JPS	
CROSS SECTION			

# MONUMENT ACADEMY - SH83 IMPROVEMENTS

SH83  
CROSS-SECTIONS

HW3.1

DATE: 3/16/20  
PROJECT NO: 17030  
SHEET: 00000  
DRAWN BY: JPS  
CHECKED BY: JPS  
APPROVED BY: JPS





CALL VERTY INFORMATION  
CENTER OF CHICAGO  
1-800-922-1987  
FOR THE PURPOSES OF REGISTERING  
YOUR WORK OFFICE

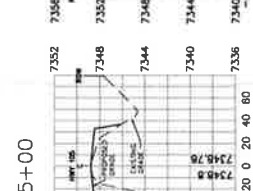
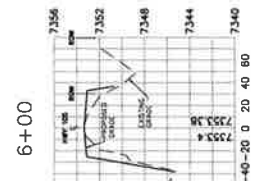
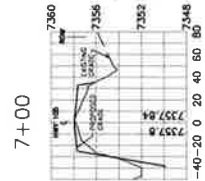
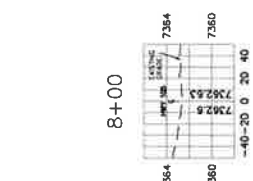
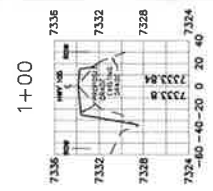
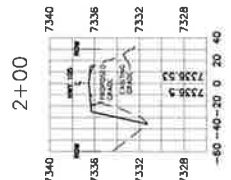
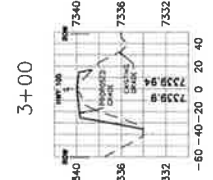
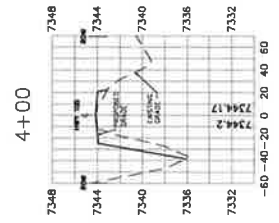
NO.	REVISION	DATE
1	COOT SHAWITTEL	3/16/20


### CROSS-SECTIONS HIGHWAY 105

PROJECT NO.	105-0000
DATE	3/16/20
CREATED BY	JAS
PROJECT NO.	105-0000
DATE	3/16/20
CREATED BY	JAS


SHEET: **HW 4.1**

## MONUMENT ACADEMY - HWY 105 IMPROVEMENTS





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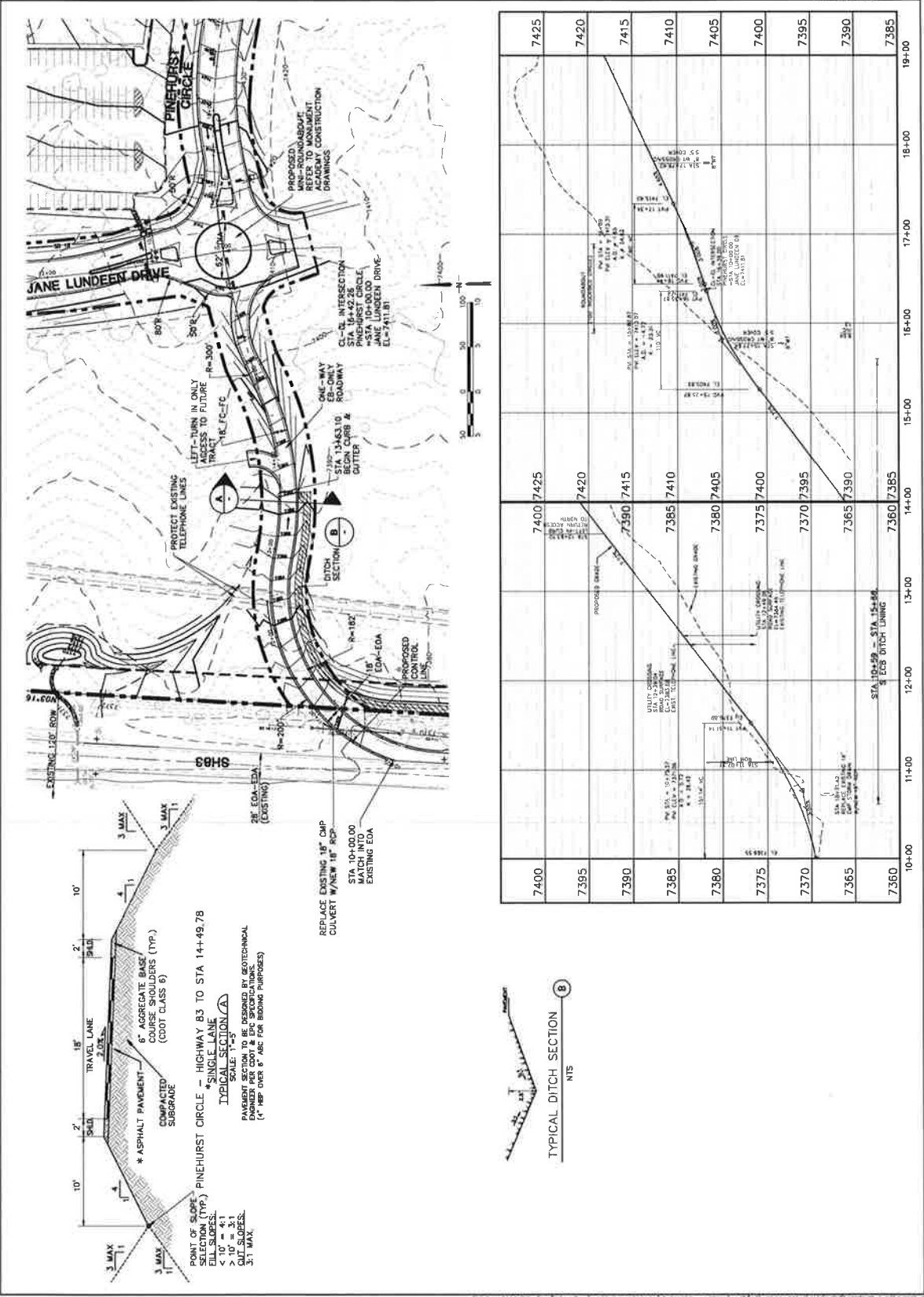


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UNDER ANY STATE OR FEDERAL  
RIGHTS OF WAY.

NO.	REVISION	DATE
1	COOT SUBMITTAL	3/16/20
2	COUNT ELEMENTS	4/28/20

## PINEHURST CIRCLE PLAN & PROFILE

PROJECT NO: 15-029  
SHEET: PPI  
DRAWN BY: JMM  
CHECKED BY: JMM  
DATE: 4/28/20





11 E. Smoky Hill Ave.  
 Colorado Springs, CO 80903  
 Phone: 719-577-1400  
 Fax: 719-471-2099  
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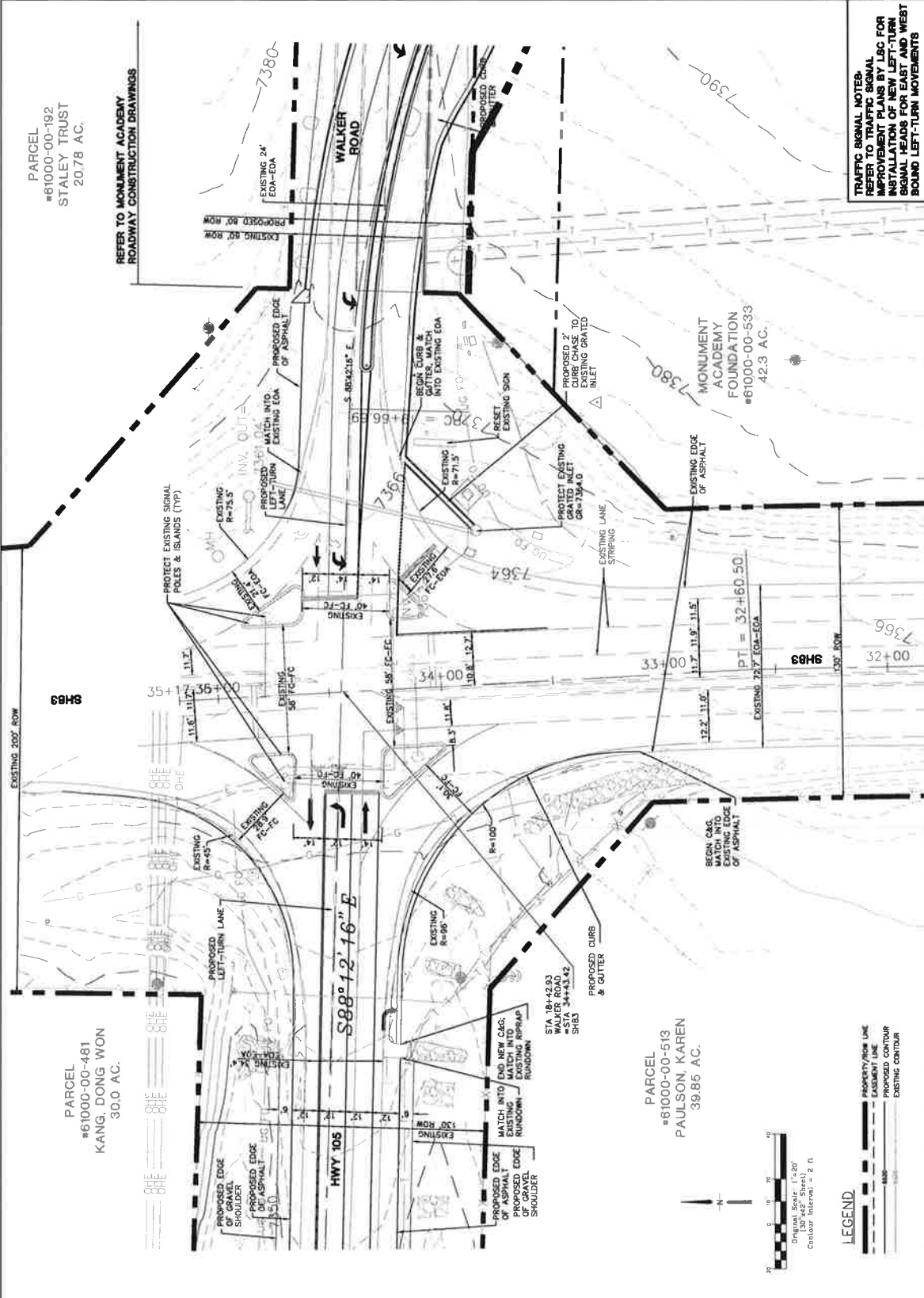
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01	COPIES SUBMITTED	05/12/20
02	CLIENT COMMENTS	05/12/20

**SH83 & HWY 105/  
 WALKER ROAD  
 INTERSECTION PLAN**



PROJECT NO.	SH83-2019-001
PROJECT NAME	SH83-2019-001
DATE	05/12/20
SCALE	AS SHOWN
DRAWN BY	JLS
CHECKED BY	JLS
INCHES	1" = 20'

**INT-1**

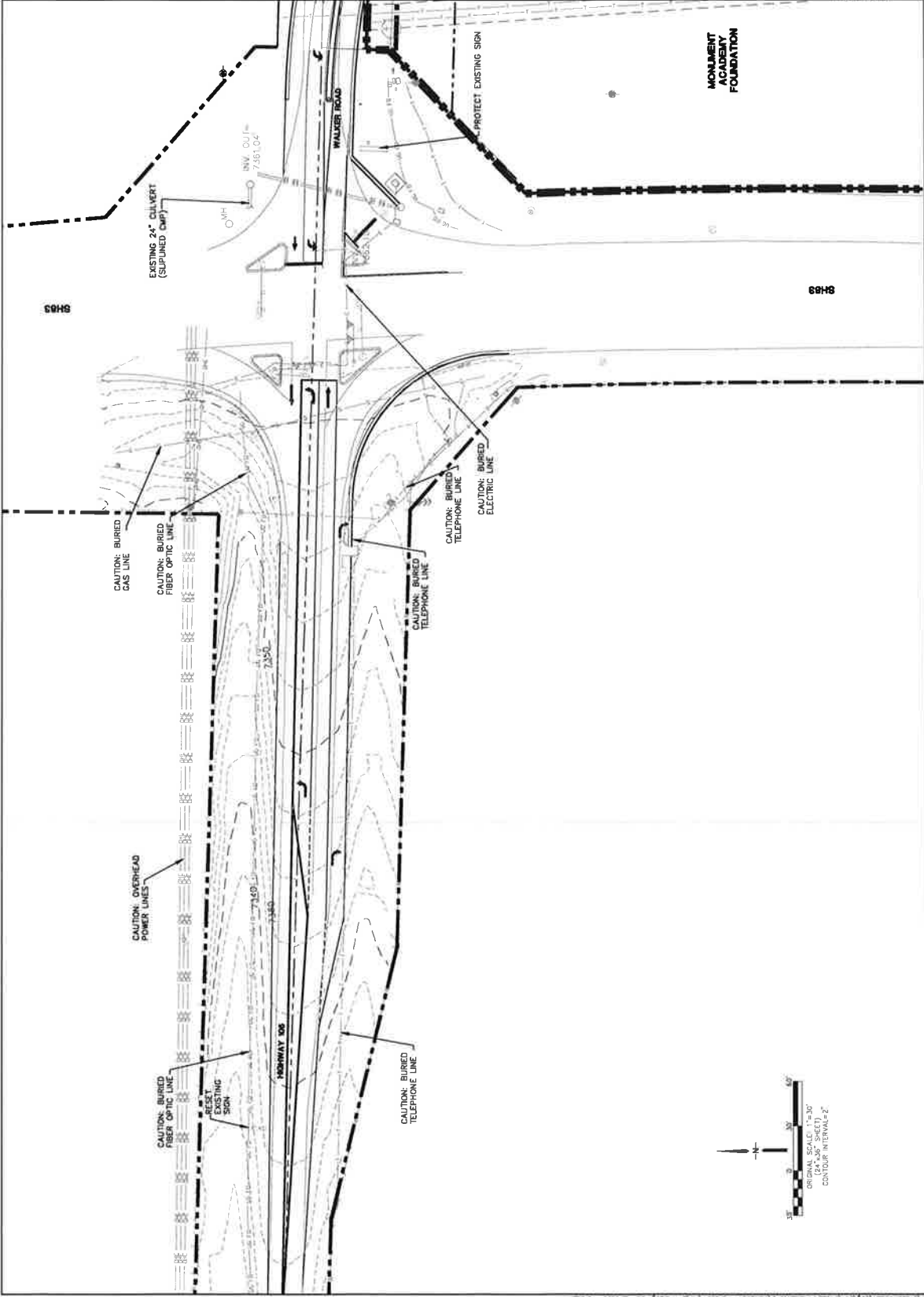
**MONUMENT ACADEMY**



Small text at the bottom of the page, likely a disclaimer or project information.

 <p>19 E. Williams Ave. Columbus Springs, GA 30603 Ph: 770-477-9429 Fax: 770-477-9428 www.jpseng.com</p>	 <p>CALL UTILITY NOTIFICATION CENTER OF COLORADO 1-800-922-1987 FOR THE RECORD OF DECISIONS BEFORE YOU DIG. CHECK FOR THE LOCATION OF UTILITIES BY THE MEMBER OF THE PROFESSION.</p>	REV	DATE	DESCRIPTION
		1	3/19/20	ISSUE FOR SUBMITTAL

**UTILITY PLAN**  
**INTERSECTION**



U1-HW

DATE	3/19/20
SCALE	AS SHOWN
SHEET	U1-HW
PROJECT	MONUMENT ACADEMY
CLIENT	MONUMENT ACADEMY
DESIGNED BY	JPS
CHECKED BY	JPS
DATE	3/19/20



J. L. Jaramila, P.E.  
 No. 12454  
 State of Colorado  
 1-800-922-1987  
 CALL UTILITY NOTIFICATION  
 CENTER OF COLORADO  
 BEFORE YOU EXCAVATE  
 TO AVOID HAZARDOUS  
 CONDITIONS OR DAMAGE TO  
 PUBLIC UTILITIES

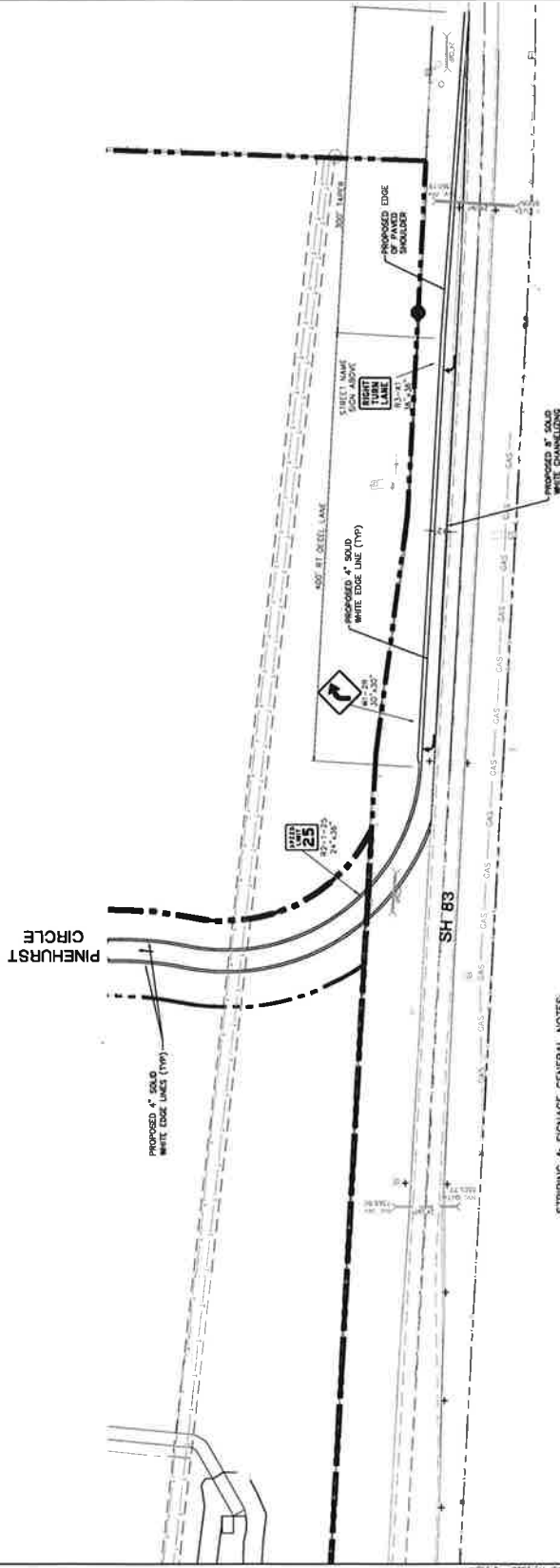
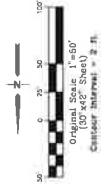
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1	5/6/20	COPI SUBMITTAL

**SIGNING & STRIPING  
 PLAN - SH 83**

**MONUMENT ACADEMY - SH 83 IMPROVEMENTS**

ST.1.1

DATE	BY	CHKD.	APP'D.
5/6/20	JLS	JLS	JLS



**GENERAL TRAFFIC NOTES:**

- BEFORE EXCAVATING, CONTRACTOR SHALL VERIFY LOCATION OF UNDERGROUND UTILITIES.
- CONTRACTOR SHALL BE RESPONSIBLE FOR ANY MONUMENTATION AND/OR SIGNAGE. SUCH POINTS SHALL BE RECONSTRUCTED AND RELAZED WITH APPROPRIATE SIGNAGE BY A REGISTERED CIVIL ENGINEER AUTHORIZED TO PRACTICE LAND SURVEYING.
- APPROVAL OF THESE PLANS DOES NOT AUTHORIZE ANY WORK TO BE PERFORMED UNTIL A CDDT PERMIT HAS BEEN ISSUED.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL NEW, TEMPORARY AND EXISTING TRAFFIC SIGNS FROM THE START OF THE CONSTRUCTION PROJECT UNTIL RECONSTRUCTED BY CDDT.
- CONTRACTOR SHALL PREPARE A DETAILED TRAFFIC CONTROL PLAN.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL WORK DONE TRAFFIC CONTROL. CONTRACTOR SHALL BE RESPONSIBLE FOR FURNISHING, INSTALLING AND MAINTAINING THE PROJECT TRAFFIC CONTROL DEVICES THROUGHOUT THE PROJECT.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL NEW, TEMPORARY AND EXISTING TRAFFIC SIGNAL MODIFICATIONS.

**STRIPING & SIGNAGE GENERAL NOTES:**

- INSTALLATION OF ALL STRIPING, SIGNS AND PAVEMENT MARKS SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL REMOVAL OF EXISTING STRIPING, SIGNS AND PAVEMENT MARKS. ANY REMOVAL SHALL BE ACCORDING TO THE MANDATORY MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD) THAT WILL BE ACCEPTABLE TO PAINT OVER EXISTING PAVEMENT MARKINGS.
- CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING OR CHIP SEALING ROADWAY. IF SCABBING OCCURS DURING REMOVAL OF EXISTING OR NEW PAVEMENT MARKINGS, THE CDDT INSPECTOR WILL DETERMINE METHOD OF PAVEMENT REPAIR.
- ALL STRIPING AND SIGNAGE SHALL CONFORM TO THE MOST RECENT ADAPTED EDITION OF THE FOLLOWING MANUALS AND THEIR SUPPLEMENTAL MANDATORY MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD) - CDDT STANDARDS SPECIFICATIONS.
- ALL SIGNAGE AND STRIPING IS SUBJECT TO THE APPROVAL OF CDDT PRIOR TO INSTALLATION AND/OR REMOVAL.
- CONTRACTOR SHALL REMOVE ALL CONFLICTING STRIPING, PAVEMENT MARKINGS AND SIGNAGE FROM THE PROJECT WITHOUT ERODED AUTHORIZATION OF THE CDDT INSPECTOR ASSIGNED TO THE PROJECT.
- SDR POSTS SHALL BE INSTALLED WITH 5-814-A TUBING WITH SLEEVE PER CDDT STANDARDS.
- ALL TRAFFIC SIGNS SHALL BE TYPE IV PER SECTION 713.04.
- ANY DEVIATION FROM THE STRIPING AND SIGNAGE PLANS SHALL BE APPROVED BY THE ENGINEER OF WORK AND THE CDDT INSPECTOR PRIOR TO ANY CHANGES BEING MADE IN THE FIELD.

- ALL SIGNS SHOWN ON THE STRIPING AND SIGNAGE PLANS SHALL BE NEW UNLESS SPECIFICALLY INDICATED OTHERWISE.
- STRIPED CROSSWALKS SHALL HAVE AN ASIDE DIMENSION OF 10 FEET AND SIGN SPECIFICALLY INDICATED TO BE RELOCATED OR TO REMAIN UNCHANGED OTHERWISE.
- STRIPED CROSSWALKS SHALL HAVE A MINIMUM WIDTH OF 9 FEET UNLESS OTHERWISE SPECIFIED.
- ALL LONGITUDINAL LINES SHALL BE A MINIMUM OF 15 MIL THICKNESS EPDM.
- CONTRACTOR SHALL NOTIFY CDDT A MINIMUM OF FIVE (5) WORKING DAYS PRIOR TO AND UPON COMPLETION OF STRIPING AND SIGNAGE.
- CONTRACTOR SHALL BE RESPONSIBLE FOR THE REMOVAL OF ALL STRIPED THROUGH PLASTIC PAVEMENT MARKINGS. ALL OTHER STRIPING SHALL BE EPDM PER CDDT STANDARDS.



18 E. Weminica Ave.  
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 Fax: 773-471-0708  
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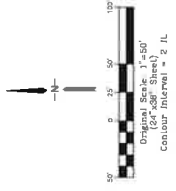
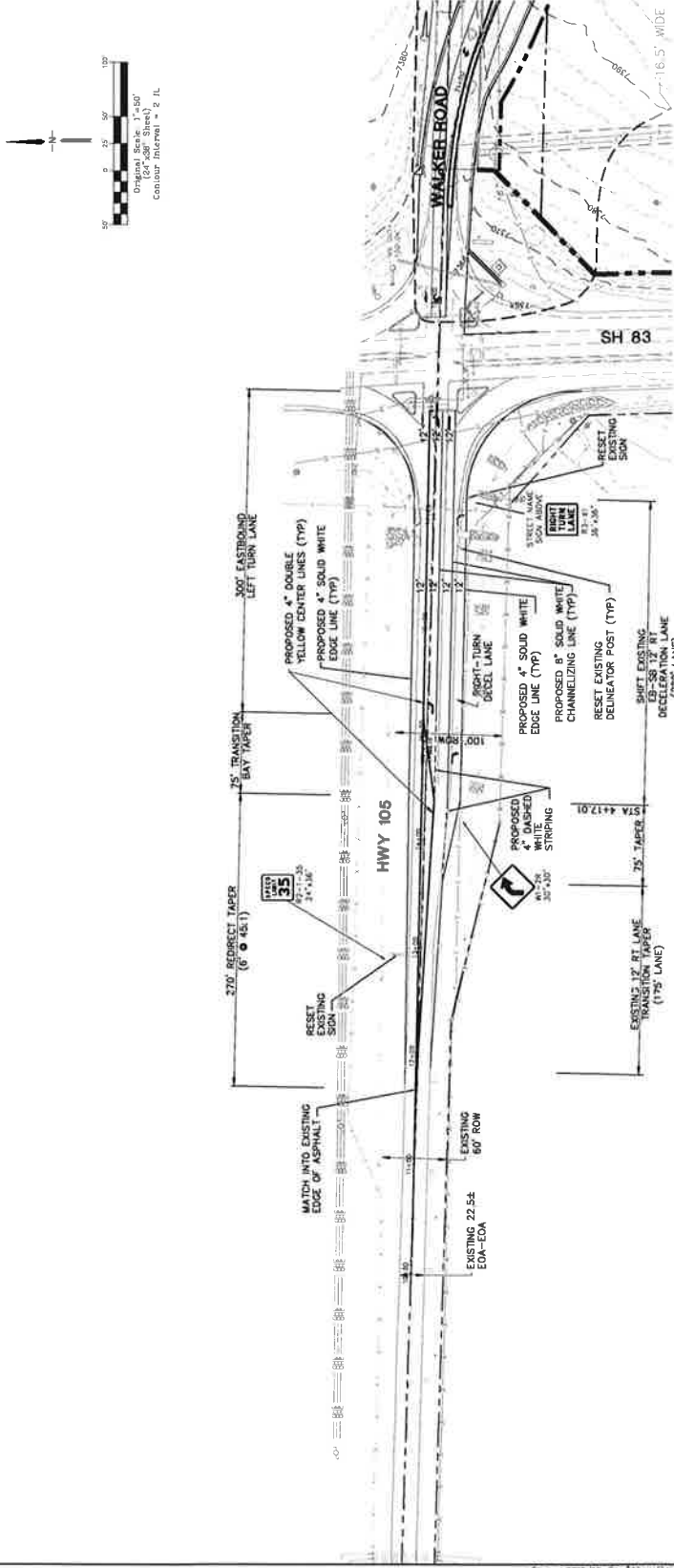
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06	5/15/20	

**SIGNING & STRIPING  
 PLAN - HWY 105**

**MONUMENT ACADEMY - HIGHWAY 105 IMPROVEMENTS**

**ST2.1**

PROJECT NO.	DATE	BY
200000	06/2020	BAU
DESIGNED BY	DATE	BY
CHECKED BY	DATE	BY
PROJECT MANAGER	DATE	BY
PROJECT SUPERVISOR	DATE	BY
PROJECT ENGINEER	DATE	BY



**STRIPING & SIGNAGE GENERAL NOTES:**

- INSTALLATION OF ALL STRIPING, SIGNS AND PAVEMENT MARKERS SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.
- CONTRACTOR SHALL VERIFY LOCATION OF UNDERGROUND UTILITIES.
- CONTRACTOR SHALL BE RESPONSIBLE FOR ANY MANUFACTURING AND/OR REWORKS WHICH WILL BE DISTURBED OR RESTRICTED BY CONSTRUCTION. SUCH POINTS SHALL BE IDENTIFIED AND MARKED BY THE CONTRACTOR. A REQUESTED CIVIL ENGINEER AUTHORIZED TO PRACTICE LAND SURVEYING.
- APPROVAL OF THESE PLANS DOES NOT AUTHORIZE ANY WORK TO BE PERFORMED UNTIL A CDD PERMIT HAS BEEN ISSUED.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL NEW, TEMPORARY AND EXISTING TRAFFIC CONTROL DEVICES THROUGHOUT THE PROJECT.
- ALL TRAFFIC SIGNS, PAVEMENT MARKINGS AND TRAFFIC SIGNALS SHALL MEET OR EXCEED MUTCD STANDARDS.
- THE CONTRACTOR SHALL NOT REMOVE ANY EXISTING SIGNS, PAVEMENT MARKINGS OR LEGENDS WITHOUT THE WRITTEN AUTHORIZATION OF THE CDD INSPECTOR ASSIGNED TO THE PROJECT.
- CONTRACTOR SHALL PREPARE A DETAILED TRAFFIC CONTROL PLAN SUBMIT TO CDD FOR APPROVAL AND OBTAIN APPROPRIATE PERMITS.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL WORK ZONE TRAFFIC CONTROL. CONTRACTOR SHALL BE RESPONSIBLE FOR FURNISHING, INSTALLING AND MAINTAINING TRAFFIC CONTROL DEVICES THROUGHOUT THE DURATION OF THE PROJECT.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL NEW, TEMPORARY AND EXISTING TRAFFIC SIGNAL MODIFICATIONS.

**GENERAL TRAFFIC NOTES:**

- INSTALLATION OF ALL STRIPING, SIGNS AND PAVEMENT MARKERS SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.
- CONTRACTOR SHALL BE RESPONSIBLE FOR ALL MANUFACTURING AND/OR REWORKS WHICH WILL BE DISTURBED OR RESTRICTED BY CONSTRUCTION. SUCH POINTS SHALL BE IDENTIFIED AND MARKED BY THE CONTRACTOR. A REQUESTED CIVIL ENGINEER AUTHORIZED TO PRACTICE LAND SURVEYING.
- APPROVAL OF THESE PLANS DOES NOT AUTHORIZE ANY WORK TO BE PERFORMED UNTIL A CDD PERMIT HAS BEEN ISSUED.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL NEW, TEMPORARY AND EXISTING TRAFFIC CONTROL DEVICES THROUGHOUT THE PROJECT.
- ALL TRAFFIC SIGNS, PAVEMENT MARKINGS AND TRAFFIC SIGNALS SHALL MEET OR EXCEED MUTCD STANDARDS.
- THE CONTRACTOR SHALL NOT REMOVE ANY EXISTING SIGNS, PAVEMENT MARKINGS OR LEGENDS WITHOUT THE WRITTEN AUTHORIZATION OF THE CDD INSPECTOR ASSIGNED TO THE PROJECT.
- CONTRACTOR SHALL PREPARE A DETAILED TRAFFIC CONTROL PLAN SUBMIT TO CDD FOR APPROVAL AND OBTAIN APPROPRIATE PERMITS.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL WORK ZONE TRAFFIC CONTROL. CONTRACTOR SHALL BE RESPONSIBLE FOR FURNISHING, INSTALLING AND MAINTAINING TRAFFIC CONTROL DEVICES THROUGHOUT THE DURATION OF THE PROJECT.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL NEW, TEMPORARY AND EXISTING TRAFFIC SIGNAL MODIFICATIONS.

- ALL SIGNS SHOWN ON THE STRIPING AND SIGNING PLANS SHALL BE NEW SIGNS PROVIDED AND INSTALLED BY THE CONTRACTOR, EXCEPT FOR EXISTING SIGNS SPECIFICALLY INDICATED TO BE RELOCATED OR TO REMAIN.
- STRIPED CROSSSEALS SHALL HAVE A MINIMUM DIMENSION OF 10 FEET AND CROSSSEALS SHALL HAVE A MINIMUM WIDTH OF 9 FEET UNLESS INDICATED OTHERWISE.
- ALL LONGITUDINAL LINES SHALL BE A MINIMUM OF 15 MIL THICKNESS.
- ALL LIMIT LINES/STOP LINES, CROSSWALK LINES, PAVEMENT LEGENDS, AND APPROX. (EXCEPT WITHIN BRICK LAMES) SHALL BE A MINIMUM OF 10 MIL THICKNESS THERMOPLASTIC OR PREPONE PLASTIC TAPE.
- SPAWN INDICATORS SHALL HAVE A MINIMUM OF ONE (1) WORKING DAYS PRIOR TO AND UPON COMPLETION OF STRIPING AND SIGNAGE.
- STOP BARS, CROSSSEALS AND SYMBOLS SHALL BE PERFORMED THROUGH-PLASTIC PAVEMENT MARKINGS. ALL OTHER STRIPING SHALL BE EPOXY PEST COAT STANDARDS.

**JPS**  
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NO.	REVISION	DATE

**GRADING & EROSION CONTROL PLAN - SH 83**

PROJECT NO.	
PROJECT NAME	
DATE	
DRAWN BY	
CHECKED BY	
PROJECT MANAGER	
PROJECT NO.	
PROJECT NAME	
DATE	
DRAWN BY	
CHECKED BY	
PROJECT MANAGER	

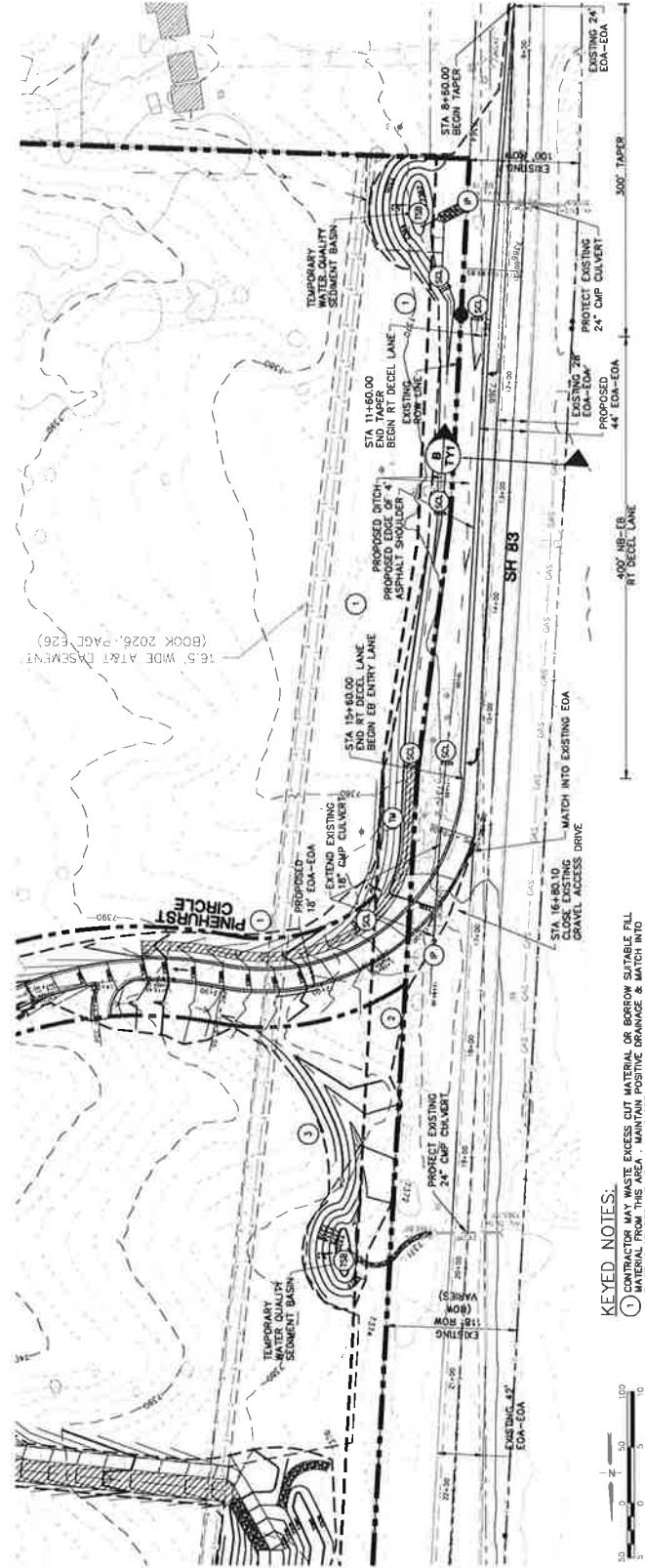
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**MONUMENT ACADEMY - SH 83 IMPROVEMENTS**

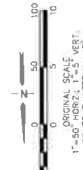
**EROSION CONTROL LEGEND:**


- (1) PROPERTY LINE
- (2) EXISTING CONTROL LOGS
- (3) PROPOSED CONTROL LOGS
- (4) EXISTING CONTOUR
- (5) PROPOSED CONTOUR
- (6) INLET PROTECTION
- (7) TEMPORARY SEED & MULCH
- (8) TEMPORARY SEDIMENT BASIN

**NOTE:**  
EROSION CONTROL MEASURES SHALL CONFORM TO CITY OF COLORADO SPRINGS DRAINAGE CRITERIA MANUAL VOLUME 2 REQUIREMENTS




- KEYED NOTES:**
- 1 CONTRACTOR MAY WASTE EXCESS CUT MATERIAL OR BORROW SUITABLE FILL TO EXISTING GRADES WITH 3:1 MAX. SLOPE.
  - 2 BUILDING MATERIAL STORAGE AREA.
  - 3 TOPSOIL STOCKPILE AREA.





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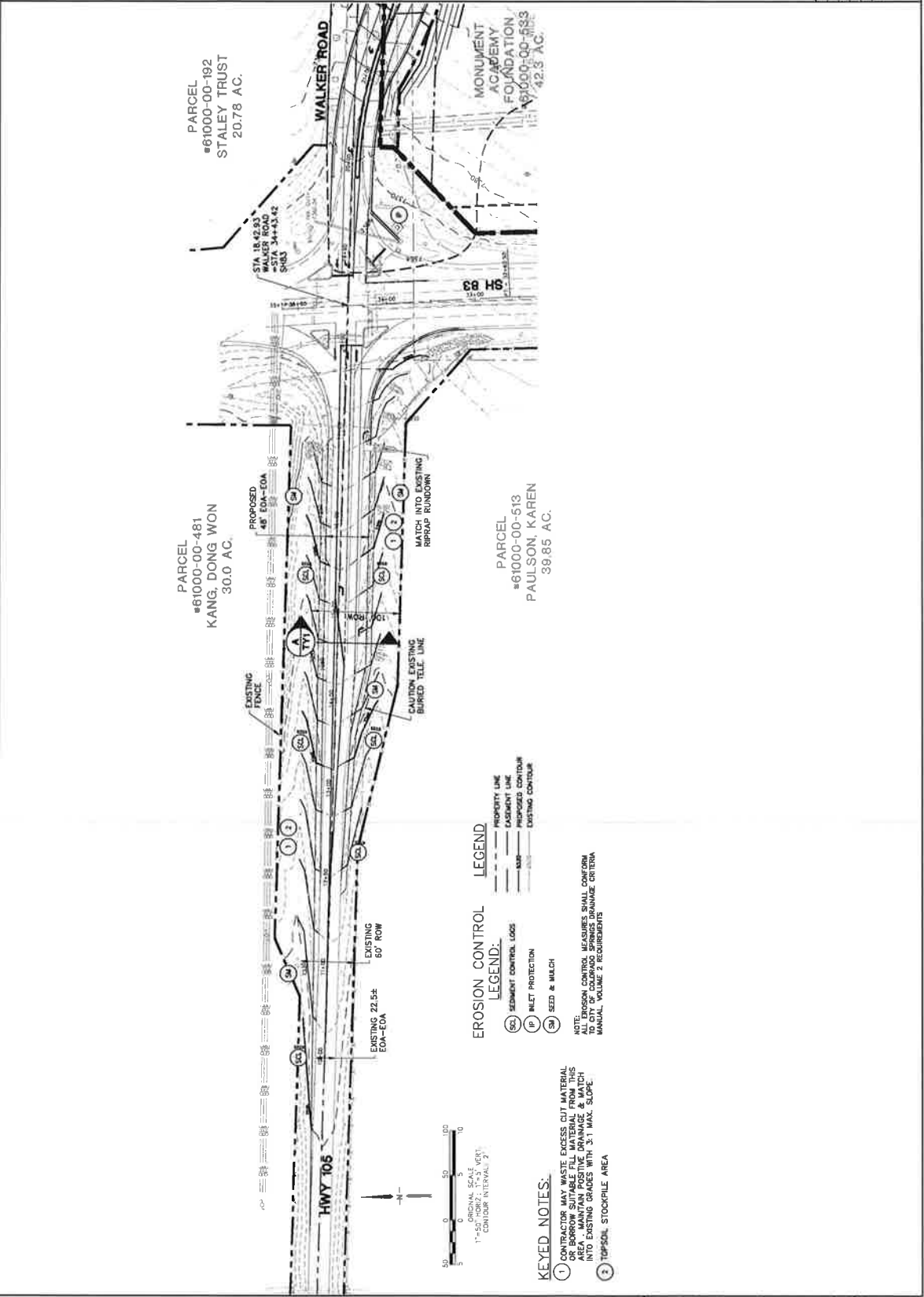


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FOR THE SERVICE OF COLORADO  
RESIDENTS ONLY

DATE: 3/9/20  
REVISED:  
COST SUMMARY

**HIGHWAY 105  
GRADING & EROSION  
CONTROL PLAN**

PROJECT: HWY 105  
SHEET: C2.1-HW



**EROSION CONTROL LEGEND**

- (SC) SEDIMENT CONTROL LOGS
- (P) INLET PROTECTION
- (SM) SEED & MULCH
- PROPERTY LINE
- EASEMENT LINE
- ROW
- EXISTING CONTROL

**KEYED NOTES:**

- 1 CONTRACTOR MAY WASTE EXCESS CUT MATERIAL OR BORROW SUBPARS FILL MATERIAL FROM THIS INTO EXISTING GRADES WITH 3:1 MAX. SLOPE.
- 2 TOPSOIL STOCKPILE AREA

NOTE: ALL EROSION CONTROL MEASURES SHALL CONFORM TO CITY OF COLORADO SPRINGS DRAINAGE CRITERIA MANUAL, VOLUME 2 REQUIREMENTS



PROJECT:	HWY 105
SHEET:	C2.1-HW
DATE:	3/9/20
DESIGNED BY:	[Name]
CHECKED BY:	[Name]
IN CHARGE:	[Name]



**FOR INFORMATION ONLY -- TO FULFILL CDPS PERMIT REQUIREMENTS  
STORMWATER MANAGEMENT PLAN -- ADDITIONAL INFORMATION FOR PERMITTED PROJECT**

1. PROJECT SITE DESCRIPTION: SHB3 Access Improvements for Monument Academy

2. MS4 phase I \_\_\_\_\_ phase II \_\_\_\_\_

3. RECEIVING WATER: ED

RECEIVING WATER NAME: West Cherry Creek  
 DISTANCE FROM PROJECT: 0.50 Mile  
 SENSITIVE or TMDL (Total maximum daily load) YES **NO**  
 WETLAND IMPACTS: YES **NO**  
 STREAM IMPACTS: YES **NO**  
 THREATENED AND ENDANGERED SPECIES: N/A

4. ESTIMATED RUNOFF COEFFICIENT  
 Pre: 0.35 Post construction: 0.64

5. EXISTING SOIL DATA: Tomah--Crowfoot loamy sands; HSG-B  
 6. ACRES OF DISTURBANCE:

Total area of construction site: 64--ac.  
 Total area of disturbance: 4.6--ac.  
 Acreage of seeding: 3--ac.

7. EXISTING VEGETATION, INCLUDING PERCENT COVER: Native prairie grasses; approximately 50% coverage  
 Date of Survey: September 2018

B. POTENTIAL POLLUTANTS/MATERIALS HANDLING AND SPILL PREVENTION: Vehicle fueling, Off-Site Tracking

9. OTHER NON-STORMWATER DISCHARGES: N/A

10. OTHER DRAINAGE AREAS NOT ON THE SWMP: N/A

**SITE MAP COMPONENTS:**  
 Pre-construction

1. Construction site boundaries;
2. All areas of soil disturbance and areas of cut and fill;
3. Areas used for storage of building materials, soils or wastes;
4. Location of any dedicated asphalt or concrete batch plants;
5. Location of any major erosion control facilities or structures;
6. Springs, streams, wetlands and other surface water;
7. Boundaries of 100 year flood plains, if determined;
8. Location of any fisheries, spawning areas or threatened and endangered species habitat;
9. Unique landscape and cultural sites to be protected;
10. Locations of protected trees, shrubs and wetlands.

**REFERENCES TO SPECIFICATIONS, DETAILS AND NOTES**

The Contractor and Erosion Control Supervisor shall refer to all specifications, details and notes pertaining to this project to ensure adherence to the CDPS permit. Items that will be available at the project trailer include:

- 107,25, 208, 212, 213, and 216 of the Standard Specifications, Standard Special Provisions and Project Specifications
- Erosion Control Plans
- M&S Standard Plans
- CDOT Erosion Control and Stormwater Quality Guide
- Copy of Biological Opinion, if applicable

The project title sheet and drainage/hydraulic sheets shall be copied and attached to the SWMP package.  
 Contractor spill contingency prevention plan and response procedures shall be copied and attached to the SWMP package.

**INTENT OF STORMWATER MANAGEMENT PLAN**

- 1.) The intent of this SWMP is to: Maintain proper erosion control during and after construction.

**NOTES:**

- Contractor shall obtain all required permits.
- The ECS shall read and be familiar with CDDT's, "Erosion and Stormwater Quality Guide".
- The SWMP shall be implemented in a minimum of three phases: first construction activity, during construction and prior to final acceptance.

**FAILURE TO PERFORM**

Failure to implement SWMP puts the project in automatic violation of the stormwater construction permit.

Creation Date: 1/06 Initials: _____ Last Modification Date: Initials: _____ Full Path: _____ Drawing File Name: _____ Acad Ver.: 2004 Scale: _____ Units: English		Index of Revisors		Colorado Department of Transportation  XXX XXX XXX FAX: XXX		Stormwater Management Plan		Project No./Code xxx xxx Sheet Number C4.1	
Computer File Information		As Constructed		No Revisions: _____ Revised: _____ Void: _____		Designer: _____ Drafter: _____ Sheet Subpart: _____		Structure Numbers: _____ Subst. Sheets: 1 of 4	



**FIRST CONSTRUCTION ACTIVITIES**

THE CONTRACTOR SHALL PERFORM THE FOLLOWING:

**SITE MAP COMPONENTS:**

1. Areas used for storage of building materials, soils or wastes - per potential pollution source report, see Standard Specification 107.25 (b).
2. Areas used for storage of concrete batch plants - per potential pollution source report, see Standard Specification 107.25 (b).
3. Location of work access routes during construction.
4. Location of borrow and waste locations.

**PRIOR TO WORK COMMENCING:**

- 1.) Erosion control measures shall be implemented in accordance with the approved schedule prior to any construction.
- 2.) Perimeter control shall be established as the first item on the SWMP.
- 3.) Identify and implement BMPs for other pollutants listed in spill contingency prevention plan, equipment maintenance and vehicle washing. Add BMP locations to the SWMP.
- 4.) In areas where appropriate, existing topsoil may be "peeled" back into windrows (not in wetland areas), perpendicular to the slope to act as a BMP instead of silt fence. Berms shall be compacted with a minimum of 2 passes from a rubber tire vehicle. Windrows shall be paid for as 208 Temporary Berm.

**OFFSITE DRAINAGE:**

- 1.) Project site shall be evaluated by the Erosion Control Supervisor for all water draining into or through the project site. Revise the SWMP accordingly.

**INLET PROTECTION:**

- 1.) The ECS shall review existing inlets and culverts to determine if inlet protection is needed due to water flow patterns. Prior to construction commencing, inlets needing protection, shall be evaluated and SWMP revised accordingly.

**STABILIZED CONSTRUCTION ENTRANCE:**

- 1.) It is estimated that 2 stabilized construction entrances will be required as directed.

**DURING CONSTRUCTION**

**DURING CONSTRUCTION** - The Contractor shall monitor and evaluate potential pollutant sources throughout the term of the Contract.

- 1.) Contractor shall certify that construction equipment has been cleaned prior to site arrival. Vehicles shall be free of soil and debris capable of transporting noxious weed seeds or roots onto the site.
- 2.) Vehicle cleaning may occur on site, in approved areas, where wash water can be contained.

**GRADING AND SLOPE STABILIZATION:**

- 1.) Pursue and stabilize all disturbances to completion. Provide stabilization schedule showing dates when areas are to be completed and stabilized. Maintain revisions to the schedule and obtain approval for schedule changes in accordance with Standard Specification 108.
- 2.) Disturbed surfaces shall be left in a roughened condition at all times by equipment tracking, scarifying or disking the surface on contour with a 2 to 4 inch minimum variation in soil surface.
- 3.) Placement of topsoil or soil conditioner, seed, mulch and mulch tackifier (or blankets) will not be done in a single operation, but shall be completed:
  - a.) when areas have been completed, permanent stabilization shall occur within 7 days,
  - b.) when disturbed areas where work is temporarily halted shall be temporarily stabilized within 7 days after activity has ceased unless work is to be resumed within 30 calendar days after the activity ceased as authorized by the Engineer.
- 4.) When disturbed areas exceed limits referenced in Standard Specification 208 or during the summer and winter, when seeding is not allowed, temporary stabilization shall occur. Temporary stabilization shall not be paid for the convenience of the Contractor. Temporary stabilization shall consist of:
  - a.) 1.5 tons certified weed free forage per acre, mechanically crimped into the soil in combination with an organic mulch tackifier. Mulch and mulch tackifier will be paid for separately.

**DURING CONSTRUCTION**

**GRADING AND SLOPE STABILIZATION:** continued

- 5.) It is estimated that 3 or more mobilizations shall be required and will be included in the price of the work.
- 6.) The Contractor shall limit construction activities to those areas within the limits of disturbance to toe of slope (or as indicated on Plans) as shown on the plans and cross-sections. Construction activities in addition to normal construction procedures shall include the on-site parking of vehicles or equipment, on-site staging, on-site batch plants, haul roads or work access and any other action which would disturb existing conditions. Off road staging areas or stockpiles must be pre approved by the Engineer. Disturbances beyond these limits shall be restored to the original condition by the Contractor at the Contractor's expense.
- 7.) The Erosion Control Supervisor shall tabulate additional disturbances not identified in the SWMP and documented in the permit; indicate locations and quantities on the SWMP.

**CONCRETE WASHOUT:**

- 1.) It is estimated that 1 concrete washout structure shall be required on the project.
- 2.) Washout areas shall be checked by the ECS and maintained as required.
- 3.) When approved by the Engineer an "urban" concrete washout structure may be used. Urban concrete washout examples are rigid plastic baby-pools, wooden boxes lined with heavy duty plastic or waterproof 55 gallon drums. Baby pools may be used a maximum of three times, if not damaged. After use structure must be removed from the project site.

**SAW CUTTING:**

- 1.) The Contractor shall protect all storm drain facilities adjacent to locations where pavement cutting operations involving wheel cutting, saw cutting, wend blasting or abrasive water jet cutting are to take place.

**INLET PROTECTION:**

- 1.) Newly constructed inlets and culverts shall be protected continually throughout construction and immediately upon completion of construction. The Contractor shall remove sediment, milling, debris and other pollutants generated from the system, prior to use, at no additional cost to the project.

- 2.) When riprap is called for at the outlet of a culvert, it shall be installed within 24 hours upon completion of each pipe.

**UNOBSERVED ADDITIONAL BMPs:**

Additional BMP's may include, but are not limited to:

**SOIL RETENTION BLANKET**

- 1.) Blanket shall be placed in the flow lines of ditches and swales steeper than 2%. All slopes 2.5:1 and steeper shall require blanket. CDOT Landscape Architect shall be contacted by the Engineer for blanket recommendations.

**DITCH CHECKS**

- 1.) Checks are required on ditches/swales steeper than 1%, spacing shall be per Standard Plan M-208-1. CDOT Landscape Architect or Hydraulic Engineer shall be contacted by the Engineer for check recommendations.

Computer File Information Creation Date: 1/06 initials: Last Modification Date: initials: Full Path: Drawing File Name: Acad Ver.: 2004 Scale: Units: English		Index of Revisions <table border="1"> <tr><td> </td><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td><td> </td></tr> </table>																						Colorado Department of Transportation  XXX XXX XXX FAX: XXX		As Constructed No Revisions: Revised: Void: Designer: Drafter: Sheet Subst:		Stormwater Management Plan Project No./Code: xxx xxx Sheet Number: 2 of 4 Sheet Subst: C4.2	

**DURING CONSTRUCTION**

**MATERIALS HANDLING:**

- 1.) Material stockpile locations for projects in sensitive areas. Any material stockpiles shall be located away from sensitive areas and confined so that no material or their run-off will enter state waters. Locations shall be approved by the Engineer in consultation with Region Environmental.
- 2.) Silt fence, berms or other sediment control devices shall be placed at the toe (or just beyond toe) of all stockpiles (including topsoil). Sediment control for stockpiles will not be paid for separately.
- 3.) There shall be no stockpiling or side casting of waste materials including but not limited to paint chips, asphalt, and concrete adjacent to any state waters that could potentially result from project activities.
- 4.) Containment and cleanup of equipment fuel, oil and lubricant leaks  
 Contractor shall inspect and certify equipment and vehicles daily to ensure petroleum, oils, and lubricants (POL) are properly stored, transported, and contained. Absorbent material shall be used to prevent leaking POL from reaching the soil or pavement. Contractor shall have ready approved absorbent material or containers of sufficient capacity to contain any leak POL that can reasonably be foreseen. All materials resulting from POL leakage control and cleanup shall be property of the Contractor and removed from the site. The cost for control and cleanup of POL leaks shall not be paid for separately, but shall be included in the cost of the work.

**STREET CLEANING:**

- 1.) Whenever sediment is transported onto the highway, the road shall be cleaned as needed. Street washing will not be allowed. Storm drain inlet protection shall be in place prior to shoveling or sweeping. Street cleaning will not be paid for separately.

**GENERAL SITE CONDITIONS:**

- 1.) At the end of each day the Contractor shall be responsible for collecting all trash and disposing it in appropriate containers. Containers shall be emptied as needed.

**MAINTENANCE OF EROSION CONTROL DEVICES:**

- 1.) Inspections shall be continuous and repairs or replacements of erosion control measures shall be made within 2 days or as directed by the Engineer. Erosion bales, silt fence, erosion logs, storm drain inlet protection devices shall be inspected following each occurrence of precipitation or snow melt event that may cause erosion. Sediment shall be cleaned out when silt depth is 50% or greater than erosion control device. Sediment removal and disposal shall be paid for separately.
- Shall not be paid for separately, cost of cleaning is included in the erosion control device.

**INSPECTIONS:**

- 1.) The project is subject to inspections by CDPHE, COE, EPA and Colorado Department of Transportation at any time.
- 2.) Inspection of the stormwater management system shall be performed at least every 14 calendar days and after the occurrence of precipitation or snow melt event that may cause erosion or run-off. Time span greater than 14 calendar days is a violation of the CDPS permit.

**RECORD KEEPING  
 THE FOLLOWING ARE REQUIREMENTS OF FORM 1176  
 in accordance with Standard Specification 208.03(c).**

- 1.) Keeping accurate and complete records is a requirement of the Stormwater Construction Permit; enforcement action, including fines could result if records are not adequate.
  - 2.) The SWMP should be considered a "living document" that is continuously reviewed and modified. Changes to the SWMP, including but not limited to: additions, deletions, changing locations of BMP's shall be marked in the plans, dated and signed at time of occurrence.
  - 3.) All inspection and maintenance activities or other repairs shall be documented by the ECS and kept on the project site.
  - 4.) Records of spill, leaks or overflows that result in the discharge of pollutants must be documented and maintained. Information that should be recorded for all occurrences include the time and date, weather conditions, reasons for spill, etc. Some spills may need to be reported to the Water Quality Control Division immediately. Specifically, a release of any chemical, oil, petroleum product, sewage, etc., which may enter state waters must be reported.
  - 5.) At 14 day inspections incidents of noncompliance, such as uncontrolled releases of pollutants including mud, muddy water or measurable quantities of sediment found off-site shall be noted, along with a brief explanation as to measures taken to prevent future violations and measures taken to clean up sediment that has left the site.
  - 6.) After measures have been taken to correct any problems and recorded, or where a report does not identify incidents of noncompliance, the report shall contain a signed certification indicating the site is in compliance.
- \* By signing the certificate the signer certifies:  
 I certify under penalty of law that this document and all attachments were prepared under my direction or supervision in accordance with a system designed to assure that a qualified personnel properly gather and evaluate the information submitted. Based on my inquiry of the person or persons who manage the system, or those persons directly responsible for gathering the information, the information submitted is, to the best of my knowledge and belief, true, accurate, and complete. I am aware that there are significant penalties for submitting false information, including the possibility of fine and imprisonment for knowing violations.

**PRIOR TO FINAL ACCEPTANCE**

- 1.) After all concrete operations are complete, areas affected by these operations (including washout areas) shall be restored by the Contractor at no additional cost to the project.
- 2.) Prior to final acceptance, a final walk through of the project shall occur with the CDOT Landscape Architect, Engineer, Region Environmental, Hydraulics and Maintenance in attendance. At this time BMPs shall be inspected for cleaning, maintenance or removal. Areas will be inspected for any additional BMP's that may be required.
- 3.) BMP's shall be removed when 70% of preexisting cover has been established within the disturbed project limits.  
 BMP's subject to removal shall be determined at the final walk through of the project. The Contractor shall remove approved BMP's; cost of BMP removal will be included in the BMP.
- 4.) Upon completion of work required by walk through the ECS will modify the SWMP to an accurate depiction of what remains on the project site.

Computer File Information		Index of Revisions		Colorado Department of Transportation		Stormwater Management Plan		Project No./Code	
Creation Date:	1/06 initials:			No Revisions:		As Constructed		xxx	
Last Modification Date:	initials:			Revised:		No Revisions:		xxx	
Full Path:				Voice:		No Revisions:		xxx	
Drawing File Name:				Sheet, Subset:		Structure Number:		Sheet Number	
Acad Ver.: 2004	Scale:			FAX: xxx		Designer:		C4.3	
				XXX		Detailer:		3 of 4	
				XXX		Sheet, Subset:		Subset Sheets:	

**SEEDING PLAN**

Soil preparation, seedings, mulching and mulch tackifier will be required for an estimated 2.4 acres of disturbed area within the right-of-way limits which are not surfaced. The following types and rates shall be used:

REFER TO EXHIBIT A OF ACCESS PERMIT

**SEEDING APPLICATION:** Drill seed 0.25" to 0.5" into the soil. In small areas not accessible to a drill, hand broadcast at double the rate and rake 0.25" to 0.5" into the soil.

**MULCHING APPLICATION:** Apply 1 1/2 tons of certified weed free hay per acre mechanically crimped into the soil in combination with an organic mulch tackifier. On slopes and ditches requiring a blanket, the blanket shall be placed in lieu of mulch and mulch tackifier.

**SPECIAL REQUIREMENTS:** Due to high failure rates hydromulching and/or hydroseeding will not be allowed.

**SOIL CONDITIONING AND FERTILIZER REQUIREMENTS:**

- a.) Soil conditioner, organic amendment shall be applied to all seeded areas at 3 CY/1000 SF.
- b.) Fertilizer shall consist of 90% fungal biomass (mycellium) and 10% potassium-magnesia with a grade of 6-1-3 or approved equal. Fertilizer shall be applied as follows.

COMMERCIAL FERTILIZER	ANALYSIS(%)	LBS./NUTRIENT/ACRE
Nitrogen	18	27
Phosphorus	46	69

**RESEEDING OPERATIONS/CORRECTIVE STABILIZATION**

Prior to final acceptance

- a.) Seeded areas shall be reviewed at 14 day inspections by the Erosion Control Supervisor for bare soils caused by surface or wind erosion. Bare areas caused by surface or gully erosion, blown away mulch, etc. shall be regraded, seeded, mulched and have mulch tackifier (or blanket) applied as necessary.
- b.) Areas where seed has not germinated after one season shall be evaluated by the Engineer and CDOT Landscape Architect. Areas that have not germinated shall have seed, mulch and mulch tackifier (or blanket) reapplied. Work shall be paid for by appropriate bid item.
- c.) The Contractor shall maintain, mow to control weeds or apply herbicide to control weeds in the seeded areas until Final Acceptance. Work shall be paid for as FA Erosion Control.

<p><b>Computer File Information</b></p> <p>Creation Date: 1/06 Initials: [ ]</p> <p>Last Modification Date: Initials: [ ]</p> <p>File Path: [ ]</p> <p>Drawing File Name: [ ]</p> <p>Acad Ver.: 2004 Scale: [ ] Units: English</p>	<p><b>Index of Revisors</b></p> <table border="1" style="width: 100%; height: 100px;"> <tr><td> </td><td> </td></tr> <tr><td> </td><td> </td></tr> <tr><td> </td><td> </td></tr> <tr><td> </td><td> </td></tr> <tr><td> </td><td> </td></tr> <tr><td> </td><td> </td></tr> </table>													<p style="text-align: center;">Colorado Department of Transportation</p> <div style="text-align: center;">  <p>XXX XXX XXX</p> </div> <p style="text-align: right;">FAX: xxx</p>	<p style="text-align: center;"><b>Stormwater Management Plan</b></p> <p style="text-align: right;">Project No./Code: xxx</p> <table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 50%;">                 Designer: [ ]                  Detailer: [ ]                  Sheet Subject: [ ]             </td> <td style="width: 50%;">                 Structure Number: [ ]                  Subst. Sheets: 4 of 4             </td> </tr> <tr> <td colspan="2" style="text-align: right;">Sheet Number: C4.4</td> </tr> </table>	Designer: [ ] Detailer: [ ] Sheet Subject: [ ]	Structure Number: [ ] Subst. Sheets: 4 of 4	Sheet Number: C4.4	
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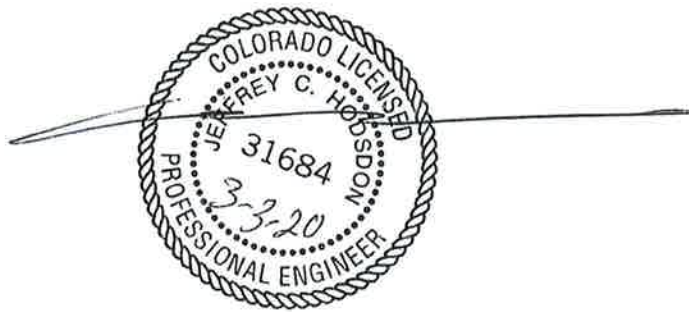


13A  
**LSC TRANSPORTATION CONSULTANTS, INC.**  
 545 East Pikes Peak Avenue, Suite 210  
 Colorado Springs, CO 80903  
 (719) 633-2868  
 FAX (719) 633-5430  
 E-mail: [lsc@lsctrans.com](mailto:lsc@lsctrans.com)  
 Website: <http://www.lsctrans.com>

**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@lsctrans.com](mailto:lsc@lsctrans.com)  
Website: <http://www.lsctrans.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.

**MASTER DEVELOPMENT DRAINAGE PLAN &  
FINAL DRAINAGE REPORT**

**for**

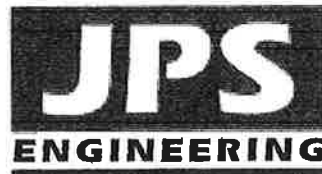
**MONUMENT ACADEMY**

**Prepared for:**

**Monument Academy Foundation**  
1150 Village Ridge Point  
Monument, CO 80132

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

**Prepared by:**



19 E. Willamette Avenue  
Colorado Springs, CO 80903  
(719)-477-9429  
[www.jpsegr.com](http://www.jpsegr.com)

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

## **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.

### **Bond Terms and Conditions for Draws**

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 within 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.

### **Process to Draw on or Release Bond**

#### **CDOT Notification to Draw**

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.
2. 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.

#### **Partial Draws**

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



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

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

### **Partial 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).

### **Full Release**

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

- 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.

### **Warranty Bond**

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.

## COLORADO DEPARTMENT OF TRANSPORTATION 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 Permittees), 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 (OAHP), 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 and RPEM. **Contact Information:** Contact the OAHP for file searches at (303) 866-5216.

**Paleontological Resources** - The applicant must request a fossil locality file search through the University of Colorado Museum, Boulder (<https://cumuseum.colorado.edu/research/paleontology/vertebrates/policies>), and the Denver Museum of Nature and Science (<http://www.dmns.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](mailto: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 of entities 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 (HMWMD) Solid

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 APCD and HMWMD 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) 5125519, or Theresa Santangelo-Dreiling, Hazardous Materials Management Supervisor: (303) 512-5524.

**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.

**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.

**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>.

**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 CDPS Stormwater Permit. **Contact Information:** Contact the CDPHE Water Quality Control Division at (303) 692-3500. Website: <https://www.colorado.gov/pacific/cdphe/wq-construction-general-permits> and <https://colorado.gov/pacific/cdphe/wq-commerce-andindustry-permits>.

**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>.

**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 # COS000005 (<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>.

**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.

**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).

**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/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.

**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).

**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.

**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.

**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>.

**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](mailto:daniel.roussin@state.co.us)

# Seeding Requirements - Mountainous

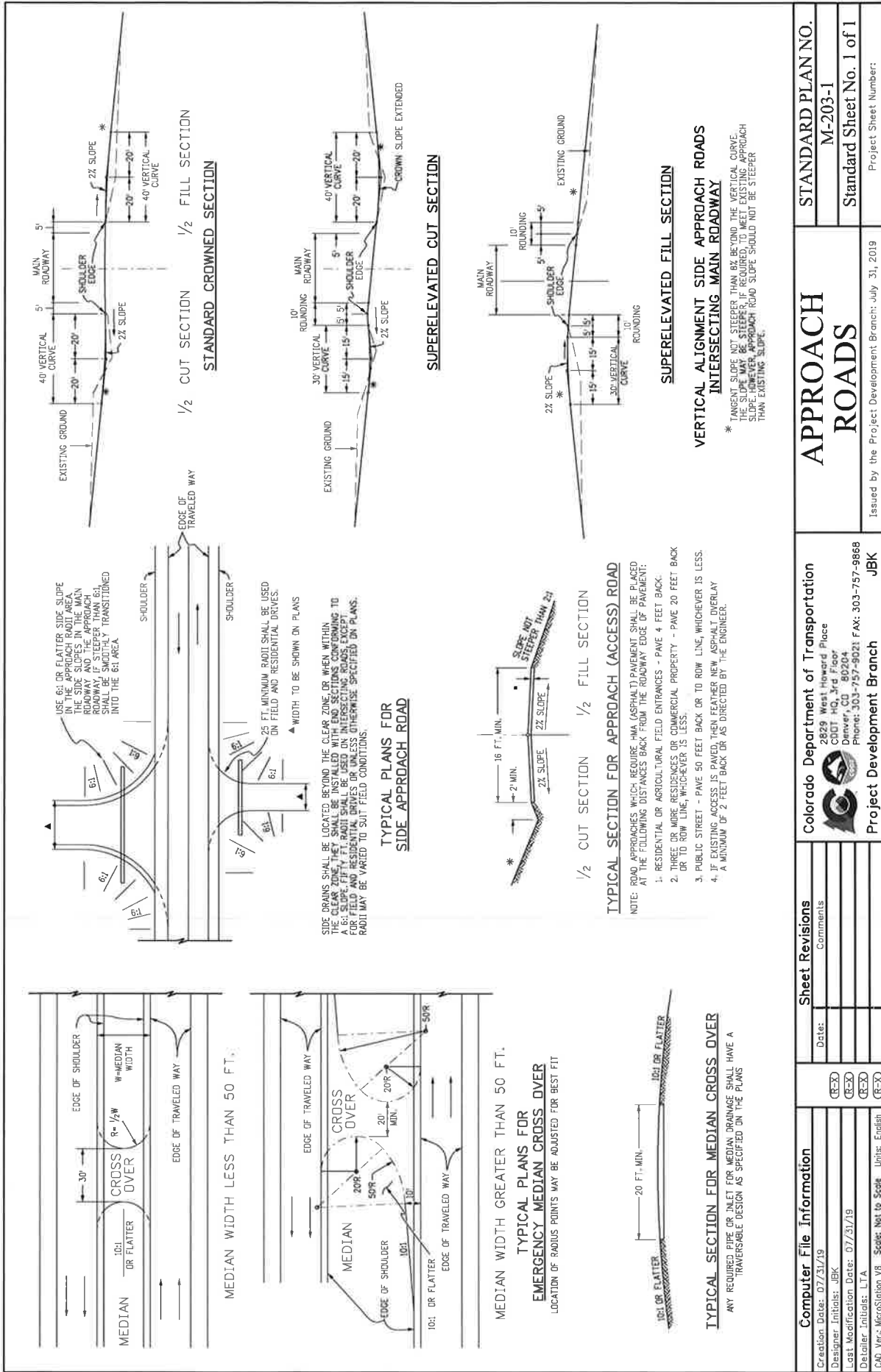
Soil preparation, seeding, and mulching will be required within the right-of way limits on all disturbed areas not surfaced. The following types and rates shall be used:

COMMON NAME	BOTANICAL NAME	LBS. PLS/ACRE
Western Wheat grass V.Rosana	Pascopyrum Smithii	6
Slender Wheat grass V.Primar	Agropyron Trachycaulum	3
Blue Grama Grass V.Lovington	Bouteloua Gracilis	2
Sandberg Bluegrass	Poa Sandbergi	1
Sheep Fescue	Festuca Ovina	3
Alsike Clover	Trifolium Hybrioum	1
	<b>TOTAL</b>	<b>16 lbs pls/acre</b>

COMMERCIAL FERTILIZER	ANALYSIS(%)	LBS. NUTRIENT/ACRE
Nitrogen	18	27
Phosphorus	46	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.



**VERTICAL ALIGNMENT SIDE APPROACH ROADS INTERSECTING MAIN ROADWAY**  
 \* TANGENT SLOPE NOT STEEPER THAN 8% BEYOND THE VERTICAL CURVE. THE SLOPE MAY BE STEEPER IF REQUIRED, TO MEET EXISTING APPROACH SLOPE. HOWEVER, APPROACH ROAD SLOPE SHOULD NOT BE STEEPER THAN EXISTING SLOPE.

- NOTE:** ROAD APPROACHES WHICH REQUIRE PMA (ASPHALT) PAVEMENT SHALL BE PLACED AT THE FOLLOWING DISTANCES BACK FROM THE ROADWAY EDGE OF PAVEMENT:
1. RESIDENTIAL OR AGRICULTURAL FIELD ENTRANCES - PAVE 4 FEET BACK.
  2. THREE OR MORE RESIDENCES OR COMMERCIAL PROPERTY - PAVE 20 FEET BACK OR TO ROW LINE, WHICHEVER IS LESS.
  3. PUBLIC STREET - PAVE 50 FEET BACK OR TO ROW LINE, WHICHEVER IS LESS.
  4. IF EXISTING ACCESS IS PAVED, THEN FEATHER NEW ASPHALT OVERLAY A MINIMUM OF 2 FEET BACK OR AS DIRECTED BY THE ENGINEER.

<b>Computer File Information</b>		<b>Sheet Revisions</b>	
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Last Modification Date: 07/31/19	Detailer: Initials: LTA		
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Units: English			
<b>STANDARD PLAN NO.</b>		<b>APPROACH ROADS</b>	
M-203-1		Colorado Department of Transportation	
Standard Sheet No. 1 of 1		2829 West Howard Place	
Project Sheet Number:		CDDT HQ, 3rd Floor	
		Denver, CO 80204	
		Phone: 303-757-9021 FAX: 303-757-9888	
		Project Development Branch	
		JBK	

**GENERAL NOTES**

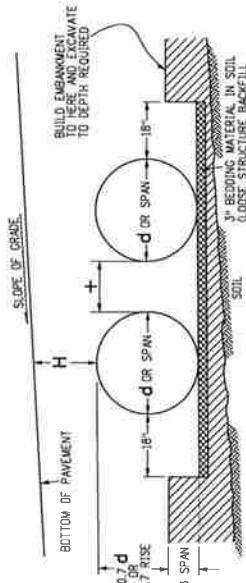
- STEEL PIPES SHALL CONFORM TO THE REQUIREMENTS OF AASHTO M36. ALUMINUM PIPES SHALL CONFORM TO THE REQUIREMENTS OF AASHTO M96. GALVANIZED STEEL SHALL CONFORM TO THE REQUIREMENTS OF AASHTO M274.
- MINIMUM COVER SHALL BE PROVIDED DURING CONSTRUCTION TO PROTECT THE STRUCTURE FROM DAMAGE.
- PIPE SHALL BE PLACED WITH LONGITUDINAL SEAMS AT THE SIDES OR QUARTER POINTS BUT NOT ALONG TOP OF VERTICAL AXIS.
- STRUCTURAL PLATE PIPES OF EQUAL OR GREATER DIAMETER THAT CONFORM TO SECTION 510 MAY BE SUBSTITUTED FOR THE PIPES ON THESE SHEETS AT THE CONTRACTOR'S EXPENSE.
- WHEN A PIPE IS TO BE EXTENDED, THE SAME PIPE MATERIAL AND SIZE AS IN THE ORIGINAL INSTALLATION SHALL BE USED.
- EXTENSIONS FOR CMP ARCH PIPE SHALL MATCH THE CORRUGATIONS, AND THE SPAN AND RISE DIMENSIONS OF THE PIPE TO BE EXTENDED.
- WHEN INSTALLING A CURB OR A STON POST DIRECTLY ABOVE A PIPE, THE HOLE FOR THE POST MUST BE CAST INTO THE LAST FOOT OF THE TOP OF THE PIPE. THE HOLE FOR THE POST SHALL BE DRILLED INTO THE SOIL.
- PIPE ARCH WITH EQUAL PERIPHERY AND WITH SPAN AND RISE DIMENSIONS APPROXIMATELY EQUAL TO THOSE SPECIFIED ON THE PLANS WILL BE PERMITTED.
- PIPE ARCH IS INTENDED FOR USE WHERE MINIMUM COVER REQUIREMENTS FOR ROUND PIPE CANNOT BE MET. WHEN COVER EXCEEDS 11 FT, USE ROUND PIPE.
- PIPE COVER GREATER THAN 90 FT SHALL REQUIRE AN INVESTIGATION OF THE FOUNDATION MATERIAL.

**LEGEND**

- H = THE MAXIMUM ALLOWABLE HEIGHTS OF FILL OVER THE TOP OF THE PIPE, EXCLUDING PAVEMENT THICKNESS, ARE SHOWN IN THE TABLES OF THIS STANDARD. THE MINIMUM COVER SHALL BE AS SHOWN ON THESE TABLES OR CONFORM TO AASHTO REQUIREMENTS, WHICHEVER IS GREATER.
- THE MINIMUM COVER FOR PIPE IS MEASURED FROM THE TOP OF THE PIPE TO THE BOTTOM OF THE PAVEMENT: HMA OR PCC.
- THE MINIMUM COVER IS MEASURED FROM THE TOP OF THE PIPE TO THE TOP OF THE SUBGRADE FOR CONSTRUCTION LOADS.
- L<sub>1</sub> = LENGTH OF PIPE TO BE MEASURED WHEN PLACED IN ACCORDANCE WITH SECTION 624.
- L<sub>2</sub> = LENGTH OF PIPE TO BE MEASURED WHEN PLACED IN ACCORDANCE WITH SECTION 603.
- THE MINIMUM SPACING BETWEEN THE OUTSIDE WALLS OF MULTIPLE PIPES OR END SECTIONS IS 18" OR 1/2 d, WHICHEVER IS GREATER, BUT NOT TO EXCEED 36".

GAGE NO.	CONVERSION OF NOMINAL GAGE TO THICKNESS							
	16	14	12	10	8	6	4	2
ALUMINUM THICKNESS - IN.	0.080	0.075	0.065	0.055	0.045	0.035	0.025	0.015
ALUMINIZED OR GALVANIZED STEEL THICKNESS - IN.	0.064	0.079	0.109	0.139	0.169	0.200	0.230	0.260

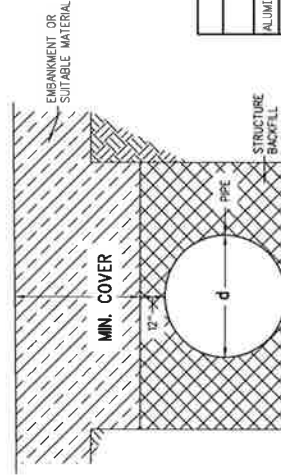
**ALLOWED WALL THICKNESS**



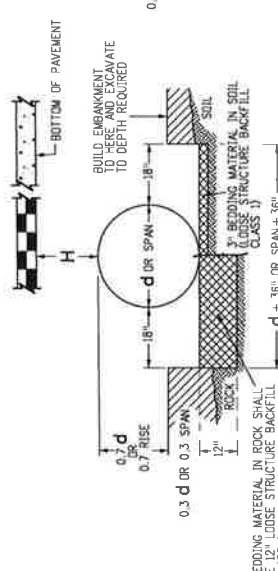
**INSTALLATION OF MULTIPLE METAL PIPES**

PIPE SPAN (DN)	MINIMUM COVER (DN) FOR INDICATED ALE LOADS, kips
12.0 - 42.0	24
48.0 - 72.0	36
78.0 - 120.0	48
126.0 - 144.0	54

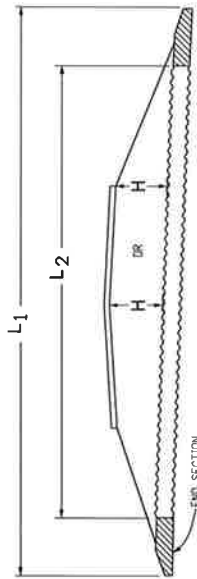
**MINIMUM COVER FOR CONSTRUCTION LOADS**



**CONSTRUCTION MINIMUM COVER FOR PIPE**

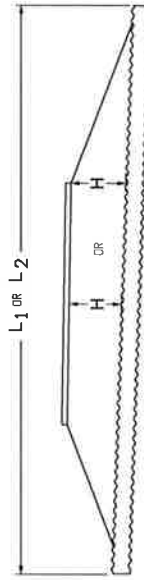


**INSTALLATION OF METAL PIPE**



**METAL PIPE WITH END SECTIONS**

NOTE: USE THE H THAT IS GREATER FOR MAXIMUM ALLOWABLE FILL HEIGHT.



**METAL PIPE WITHOUT END SECTIONS**

NOTE: USE THE H THAT IS GREATER FOR MAXIMUM ALLOWABLE FILL HEIGHT.

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<b>Colorado Department of Transportation</b> 2829 West Howard Place CDOT HQ, 3rd Floor Denver, CO 80204 Phone: 303-757-9021 FAX: 303-757-9868		<b>Project Development Branch</b> JBK	
<b>METAL PIPE</b>		<b>STANDARD PLAN NO.</b> M-603-1	
Issued by the Project Development Branch: July 31, 2019		Standard Sheet No. 1 of 4 Project Sheet Number:	

THESE TABLES ARE APPLICABLE FOR THE FOLLOWING LIST OF CORRUGATED STEEL PIPE:

1. GALVANIZED CORRUGATED STEEL PIPE (GSP)
2. ALUMINIZED CORRUGATED STEEL PIPE TYPE 2 (ALT2 CSP)
3. ALUMINIZED CORRUGATED STEEL PIPE TYPE 1 (ALT1 CSP)
4. ARAMID FIBER BONDED CORRUGATED STEEL PIPE (A.F. BD. CSP)
5. PRECOATED CORRUGATED STEEL PIPE (PCSP - BOTH SIDES)

DIAMETER (IN.)	H MINIMUM COVER (IN.)	PIPE GAGE					
		16	14	12	10	8	
12	24	207	259				
15	24	165	207				
18	24	138	172	242			
21	24	118	148	207			
24	24	103	129	181			
30	24	82	103	145			
36	24	68	86	120	155		
42	24	58	73	103	133	163	
48	36	51	64	90	103	142	
54	36		57	80	83	126	
60	36				72	84	114
66	36					77	103
72	36						84
78	36						84
84	36						72

2-3/8" X 1/2" CORRUGATIONS  
CORRUGATED STEEL PIPE

DIAMETER (IN.)	H MINIMUM COVER (IN.)	PIPE GAGE	
		16	14
6	24	408	509
8	24	306	382
10	24	244	305

1-1/2" X 1/4" CORRUGATIONS  
CORRUGATED STEEL PIPE

DIAMETER (IN.)	H MINIMUM COVER (IN.)	PIPE GAGE					
		16	14	12	10	8	
48	36	59	74	104	134	164	
54	36	52	65	92	119	146	
60	36	47	59	83	107	131	
66	36	42	53	75	97	119	
72	36	39	49	69	89	109	
78	36		45	63	82	101	
84	36		42	59	76	93	
90	36				55	71	87
96	36				51	66	81
102	36				48	62	77
108	36					59	72
114	36					56	68
120	36					53	65
126	42					42	62

3" X 1" CORRUGATIONS  
CORRUGATED STEEL PIPE

SPAN X RISE (IN. X IN.)	ROUND EQUIVALENT (IN.)	H MINIMUM COVER (IN.)	PIPE GAGE	H MAXIMUM COVER (FT.)
21 X 15	18	24	16	12
24 X 18	21	24	16	13
28 X 20	24	24	16	12
35 X 24	30	24	16	12
42 X 29	36	24	16	12
49 X 33	42	24	14	12
57 X 38	48	36	12	12
64 X 43	54	36	12	12
71 X 47	60	36	10	12
77 X 52	66	36	8	12
83 X 57	72	36	8	12

2-3/8" X 1/2" CORRUGATIONS \*  
CORRUGATED STEEL PIPE ARCH

\* CORNER BEARING PRESSURE OF 2 TONS PER SQ. FT.

SPAN X RISE (IN. X IN.)	ROUND EQUIVALENT (IN.)	H MINIMUM COVER (IN.)	PIPE GAGE	H MAXIMUM COVER (FT.)
60 X 46	54	36	14	20
66 X 51	60	36	14	20
73 X 55	66	36	14	20
81 X 59	72	36	14	17
87 X 63	78	36	14	16
95 X 67	84	36	14	16
103 X 71	90	36	12	16
112 X 75	96	36	12	16
117 X 79	102	36	12	16

3" X 1" CORRUGATIONS \*  
CORRUGATED STEEL PIPE ARCH

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Colorado Department of Transportation

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 Project Development Branch  
 JBK

STANDARD PLAN NO.

M-603-1  
 Standard Sheet No. 2 of 4  
 Project Sheet Number:

METAL PIPE

Issued by the Project Development Branch: July 31, 2019



THESE TABLES ARE APPLICABLE FOR THE FOLLOWING LIST OF CORRUGATED STEEL PIPE:

1. GALVANIZED CORRUGATED STEEL PIPE (CSP)
2. ALUMINIZED CORRUGATED STEEL PIPE TYPE 2 (AL72 CSP)
3. BITUMINOUS COATED CORRUGATED STEEL PIPE (BIT. CO. CSP)
4. ARAMID FIBER BONDED CORRUGATED STEEL PIPE (A.F. BD. CSP)
5. PRECATED CORRUGATED STEEL PIPE (PCSP- BOTH SIDES)

DIAMETER (IN.)	H MINIMUM COVER (IN.)	PIPE GAGE				
		16	14	12	10	8
54	36	46	58	82	106	129
60	36	52	74	98	122	145
66	36	47	66	86	106	126
72	36	61	79	97		
78	36	56	73	89		
84	36	53	68	83		
90	36	77	63	77		
96	36	59	59	72		
102	36	55	55	66		
108	36			64		

5" X 1" CORRUGATIONS CORRUGATED STEEL PIPE

SPAN X RISE (IN. X IN.)	ROUND EQUIVALENT (IN.)	H MINIMUM COVER (IN.)	PIPE GAGE	H MAXIMUM COVER (FT.)
81 X 59	72	36	12	17
87 X 63	78	36	12	18
93 X 67	84	36	12	18

5" X 1" CORRUGATIONS CORRUGATED STEEL PIPE ARCH \*

\* CORNER BEARING PRESSURE OF 2 TONS PER SQ. FT.

DIAMETER (IN.)	H MINIMUM COVER (IN.)	PIPE GAGE				
		16	14	12	10	8
18	24	90	126			
21	24	77	108	151		
24	24	67	95	158		
30	24	54	75	126		
36	24	45	63	105		
42	24	38	54	90		
48	36	33	47	78	114	
54	36	29	41	70	101	
60	36	37	63	91		
66	36	34	57	83		
72	36		52	76		
78	36		48	70		
84	36		44	65		
90	36			60		
96	36			56		
102	36			50		

3/4" X 3/4" 7-1/2" CORRUGATIONS CORRUGATED STEEL PIPE

SPAN X RISE (IN. X IN.)	ROUND EQUIVALENT (IN.)	H MINIMUM COVER (IN.)	PIPE GAGE	H MAXIMUM COVER (FT.)
20 X 16	18	24	16	18
23 X 19	21	24	16	15
27 X 21	24	24	16	13
33 X 26	30	24	16	13
40 X 31	36	24	16	14
46 X 36	42	24	12	13
53 X 41	48	36	12	13
60 X 46	54	36	12	20
66 X 51	60	36	12	20

3/4" X 3/4" 7-1/2" CORRUGATIONS CORRUGATED STEEL PIPE ARCH \*

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Sheet Revisions

Date:	Comments

Colorado Department of Transportation

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 Denver, CO 80204  
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Project Development Branch

JBK

STANDARD PLAN NO.

M-603-1

METAL PIPE

Standard Sheet No. 3 of 4

Issued by the Project Development Branch: July 31, 2019  
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THESE TABLES ARE APPLICABLE FOR THE FOLLOWING LIST OF CORRUGATED STEEL PIPE:

1. GALVANIZED CORRUGATED STEEL PIPE (GSP)
2. ALUMINIZED CORRUGATED STEEL PIPE TYPE 2 (ALT2 GSP)
3. ALUMINIZED CORRUGATED STEEL PIPE TYPE 1 (ALT1 GSP)
4. BLIND-FIBER GLASS REINFORCED CORRUGATED STEEL PIPE (BFRCP) (A SIDES)
5. PRECASTED CORRUGATED STEEL PIPE (PCSP- BOTH SIDES)

DIAMETER (IN.)	H MINIMUM COVER (IN.)	PIPE GAGE			
		H MAXIMUM OF COVER (FT.)			
6	24	16	18	24.7	
8	24	18.5			
10	24	14.8			

**1-1/2" X 1/4" CORRUGATIONS  
CORRUGATED ALUMINUM PIPE**

DIAMETER (IN.)	H MINIMUM COVER (IN.)	PIPE GAGE			
		H MAXIMUM OF COVER (FT.)			
18	24	4.3	5.1	8.4	
21	24	3.8	4.5	7.3	
24	24	3.3	4.0	6.4	
30	24	2.6	3.2	5.0	
36	24	2.1	2.6	4.1	5.9
42	24	1.6	2.0	3.2	4.6
48	36	1.2	1.5	2.3	3.2
54	36	1.0	1.2	1.9	2.7
60	36	0.8	1.0	1.5	2.1
66	36	0.7	0.9	1.3	1.8
72	36	0.6	0.8	1.1	1.5

**3/4" X 3/4" 7-1/2" CORRUGATIONS  
CORRUGATED ALUMINUM PIPE**

SPAN X RISE (IN. X IN.)	ROUND EQUIVALENT (IN.)	H MINIMUM COVER (IN.)	PIPE GAGE			
			H MAXIMUM OF COVER (FT.)			
20 X 18	18	24	16	12	10	
23 X 19	21	24	15			
27 X 21	24	24	13	13		
33 X 26	30	24	13	13	13	
40 X 31	36	24	13	13	13	
46 X 36	42	24	13	13	13	
53 X 41	48	36	13	13	13	
60 X 46	54	36	20	20	20	
66 X 51	60	36	20	20	20	

**3/4" X 3/4" 7-1/2" CORRUGATIONS  
CORRUGATED ALUMINUM PIPE ARCH \***

DIAMETER (IN.)	H MINIMUM COVER (IN.)	PIPE GAGE			
		H MAXIMUM OF COVER (FT.)			
12	24	125	157		8
15	24	100	125		
18	24	85	104		
21	24	71	89		
24	24	62	78	109	
27	24	56	69	97	
30	24	51	62	87	
36	24	43	51	73	94
42	24	36	42	62	80
48	36	30	36	54	70
54	36	26	30	48	62
60	36	22	26	42	52
66	36	19	22	36	43
72	36	17	19	32	38

**2-3/8" X 1/2" CORRUGATIONS  
CORRUGATED ALUMINUM PIPE**

SPAN X RISE (IN. X IN.)	ROUND EQUIVALENT (IN.)	H MINIMUM COVER (IN.)	PIPE GAGE			
			H MAXIMUM OF COVER (FT.)			
17 X 13	15	24	16	13		
21 X 15	18	24	16	12		
24 X 18	21	24	16	12		
28 X 20	24	24	16	12		
35 X 24	30	24	16	12		
42 X 29	36	24	16	12		
49 X 33	42	24	14	12		
57 X 38	48	36	12	12		
64 X 43	54	36	12	12		
71 X 47	60	36	10	12		

**2-3/8" X 1/2" CORRUGATIONS  
CORRUGATED ALUMINUM PIPE ARCH \***

\* CORNER BEARING PRESSURE OF 2 TONS PER SQ. FT.

DIAMETER (IN.)	H MINIMUM COVER (IN.)	PIPE GAGE					
		H MAXIMUM OF COVER (FT.)					
30	24	57	72	101	135	159	
36	24	47	60	84	112	132	
42	24	40	51	72	96	113	
48	36	35	44	62	84	99	
54	36	31	39	55	74	88	
60	36	28	35	50	67	79	
66	36	25	32	45	61	72	
72	36	23	29	41	56	66	
78	36	21	27	38	51	61	
84	36	19	25	35	48	58	
90	36	17	23	33	44	52	
96	36	16	22	31	41	49	
102	36	15	21	30	39	46	
108	36	14	20	29	37	43	
114	36	13	19	28	36	42	
120	36	12	18	27	35	41	

**3" X 1" CORRUGATIONS  
CORRUGATED ALUMINUM PIPE**

SPAN X RISE (IN. X IN.)	ROUND EQUIVALENT (IN.)	H MINIMUM COVER (IN.)	PIPE GAGE			
			H MAXIMUM OF COVER (FT.)			
60 X 46	54	36	14	20		
66 X 51	60	36	14	20		
73 X 55	66	36	14	20		
81 X 59	72	36	12	16		
87 X 63	78	36	12	16		
95 X 67	84	36	12	16		
103 X 71	90	36	10	16		
112 X 75	96	36	8	16		

**3" X 1" CORRUGATIONS  
CORRUGATED ALUMINUM PIPE ARCH \***

<b>Computer File Information</b>	<b>Sheet Revisions</b>	<b>STANDARD PLAN NO.</b>	
Creation Date: 07/31/19	Date:	M-603-1	
Designer: Initials: JBK	Comments:	Standard Sheet No. 4 of 4	
Last Modification Date: 07/31/19			
Detailer: Initials: LTA			
CAD Ver.: MicroStation V8	Scale: Not to Scale	Units: English	Project Sheet Number:

**METAL PIPE**

Colorado Department of Transportation  
 2828 West Howard Place  
 CDOT HQ, 3rd Floor  
 Denver, CO 80204  
 Phone: 303-757-9021 Fax: 303-757-9868  
**Project Development Branch** **JBK**

Issued by the Project Development Branch: July 31, 2019

**GENERAL NOTES**

- ALL MATERIAL DIMENSIONS AND WEIGHTS ON THIS STANDARD ARE NOMINAL, UNLESS OTHERWISE INDICATED.
  - AT EACH LOCATION WHERE AN ELECTRIC TRANSMISSION DISTRIBUTION OR SECONDARY LINE CROSSES A WOOD POST FENCE, THE DISTRIBUTION SHALL FURNISH AND INSTALL A GROUND CONFORMING TO ARTICLE 250 OF THE NATIONAL ELECTRICAL CODE. THE GROUND ROD SHALL BE A MINIMUM DIAMETER OF 1/2" IN. AND 8 FT. IN LENGTH, AND DRIVEN AT LEAST 7 1/2' FT. INTO THE GROUND. THE ROD SHALL BE CONNECTED TO EACH WIRE WITH A MINIMUM ANG NO. 8 STRANDED COPPER WIRE. GROUNDING WILL NOT BE PAID FOR SEPARATELY BUT SHALL BE INCLUDED IN THE WORK.  
A METAL LINE POST SHALL BE INSTALLED A MAXIMUM OF EVERY 900 FT. ALONG A WOOD POST FENCE. THE METAL POST SHALL BE WITHIN 1 FT. OF THE NEAREST WOOD POST, AND SHALL BE TIED TO EACH STRAND WITH A WIRE CLAMP.
  - DIMENSIONS SHOWN FOR 'STANDARD' AND 'ALTERNATIVE' APPLY FOR BOTH WOOD AND METAL POST FENCE.
  - FENCE WIRE SHALL BE ENDED DOUBLE WRAPPED AND TIED OFF AT END POSTS, ANGLE POSTS AND LINE BRACE POSTS FENCE TO BE CONTINUED SHALL THEN BE RESTARTED IN THE SAME MANNER.
  - FENCE WIRE SHALL BE PLACED ON EITHER ROAD OR FIELD SIDE OF POSTS, DEPENDING ON LOCAL CONDITIONS, I.E. ON CURVES THE WIRE SHALL BE PLACED ON THE INSIDE OF THE CURVE WHICH WILL LEAVE THE LEAST TENSION IN THE WIRE. THE POSTS SHALL BE PLACED AT THE CORNER OF THE FENCE. OTHER CONDITIONS WOULD EXERT UNUSUAL PRESSURE AGAINST THE WIRE. WHERE POSSIBLE, WIRE SHOULD BE PLACED ON THE LIVESTOCK SIDE OF THE POSTS.
  - WHERE STEEL POSTS ARE SPECIFIED, EVERY FIFTH POST SHALL BE WOOD, WHEN SPECIFIED ON THE PLANS.
  - RIGHT OF WAY FENCES SHALL BE CONSTRUCTED APPROXIMATELY 6 IN. OR AS STAKED, INSIDE THE BOUNDARY OF THE RIGHT OF WAY AS SHOWN ON THE PLANS, OR AS STAKED.
  - THE CONTRACTOR SHALL BE RESPONSIBLE FOR RE-ESTABLISHING DISTURBED OR DESTROYED SURVEY MONUMENTS TO THE APPROPRIATE ACCURACY IN ACCORDANCE WITH SUBSECTION 625.08 OF THE STANDARD SPECIFICATIONS.
- WOOD POSTS:**  
ALL LINE POSTS SHALL HAVE A MINIMUM DIAMETER OF 4 IN. AND BE A MINIMUM OF 6 FT.-0 IN. LONG.  
ALL END CORNER, INTERSECTION AND BRACE POSTS SHALL HAVE A MINIMUM DIAMETER OF 5 IN. AND BE 7 FT. IN LENGTH.  
WOOD POSTS HAVING NON-UNIFORM CROSS SECTION SHALL BE SET WITH THE LARGER DIAMETER END IN THE GROUND.  
FENCE WIRE SHALL BE STAPLED TO WOOD POSTS OR TIED TO METAL POSTS AS SHOWN MARKED \* ON BARBED WIRE OR COMBINATION WIRE FENCE DETAILS. STAPLES SHALL BE NO. 9 WIRE, MINIMUM, AND AT LEAST 1/2" IN-LONG.
- METAL POSTS:**  
ALL POSTS AND BRACES SHALL BE THE TYPES AND WEIGHTS SHOWN OR ACCEPTABLE EQUIVALENTS, AND SHALL BE IN ACCORDANCE WITH AASHTO M 281. HOLES SHALL BE PROVIDED IN END, CORNER, AND GATE POSTS AS DETAILED.
- CORNER AND LINE BRACE POSTS:**  
TYPE: 2 1/2" IN. x 2 1/2" IN. x 1/4" IN. STRUCTURAL STEEL ANGLES  
WEIGHT: 4.10 LBS./LIN. FT.  
LENGTH: 6 FT.-6 IN. MIN.  
NUMBER OF BRACES: TWO

**LINE POSTS:**

TYPE: 'STANDARD' TYP OR "U"  
WEIGHT: 1.33 LBS./LIN. FT. (WITHOUT ANCHOR)  
LENGTH: 6 FT.-0 IN. MINIMUM  
ANCHOR: SECURELY FASTENED WITH BEARING SURFACE SUFFICIENT TO RESIST MOVEMENT OF POST; WEIGHT: 0.67 LB.

**METAL END POSTS AND GATE POSTS:**

TYPE: 2 1/2" IN. x 2 1/2" IN. x 1/4" IN. STRUCTURAL STEEL ANGLES  
WEIGHT: 4.10 LBS./LIN. FT.  
NUMBER OF BRACES: ONE  
LENGTH: END: 6 FT.-6 IN. MINIMUM. PANEL GATE, 7 FT.-0 IN. MINIMUM.

**BRACES: FOR CORNER END OR LINE BRACE POSTS:**

TYPE: 2 IN. x 2 IN. x 1/4" IN. STRUCTURAL STEEL ANGLES  
WEIGHT: 3.19 LBS./LIN. FT.  
LENGTH: SAME AS CORNER AND END POSTS USED.

**FOOTINGS OR BASES:**

FENCE POSTS SHALL BE CLASS B.  
CONCRETE SHALL BE LIGHTWEIGHT AGGREGATES CONFORMING TO AASHTO M 195 (ASTM C 330) WILL BE PERMITTED.

**ALTERNATIVES: CORNERS, OPTION**

END, CORNER, AND LINE BRACE POSTS	I.D. INCHES	O.D. INCHES	WEIGHT LB./FT.	WALL THICKNESS INCHES
1. STD. GALV. PIPE	2 1/2"	2 7/8"	5.79 ± 5%	0.203
2. H.S. COLD ROLLED PIPE	2 1/2"	2 7/8" ± 0.16	4.64 ± 5%	0.160 ± 5%

LENGTHS SHALL BE 6 FT.-6 IN. MINIMUM

**BRACES:**

TYPE: 1/4" IN. O.D. TUBULAR STEEL WITH 2 1/2" IN. BRACE BAND.  
HINGE BOLT AND 1 1/2" IN. I.D. RAIL END, ALL GALVANIZED.  
WEIGHT: 15 LBS./LIN. FT. ± 5%  
LENGTH: 6 FT.-6 IN. MINIMUM.

**BARBED WIRE:**

ZINC-COATED STEEL BARBED WIRE SHALL CONFORM TO AASHTO M 280 (ASTM A 102), 12-1/2 GAGE WITH CLASS 1 COATING OR ALUMINUM-COATED STEEL BARBED WIRE CONFORMING TO ASTM A 565 TYPE 1.

**WOMEN WIRE MESH:**

WOMEN WIRE USED IN COMBINATION WIRE FENCE SHALL BE GALVANIZED AND CONFORM TO AASHTO M 279, (ASTM A 118) COATING CLASS 1, AND THE FOLLOWING:

STANDARD	WOMEN WIRE FIELD FENCE, STYLE OR DESIGN NO.	ALTERNATIVE	4 IN. X 4 IN. WIRE "M" MESH
832-6-1*	32 IN. WIDTH 0.65 LBS./LIN. FT.	34 IN. WIDTH - 0.75 LBS./LIN. FT.	
728-6-1*	26 IN. WIDTH 0.55 LBS./LIN. FT.	26 IN. WIDTH - 0.54 LBS./LIN. FT.	
		CROSS WIRES-1 STRAND-14 1/2 GAGE MIN. HORIZONTAL-2 STRAND-12 1/2 GAGE	

\* 2 1/2" GAGE WOMEN WIRE FENCE FABRIC (832-6-12 1/2 OR 728-6-12 1/2) MAY BE USED WHEN SPECIFIED IN THE CONTRACT

ALL FENCE WIRE TIES, CLIPS, CLAMPS, STAPLES AND OTHER WIRE APPURTENANCES SHALL BE GALVANIZED IN ACCORDANCE WITH AASHTO M 232.

**DRIVEWAY GATES (SINGLES):**

HEIGHT: 42 IN. LESS THAN 90 LBS. COMPLETE WITH LATCH AND HINGES.  
WIDTH: OF GATE OPENING: 16 FT.-0 IN. MINIMUM TO 20 FT.-0 IN. MAXIMUM.  
GATE FRAME: IN I.D. STANDARD GALVANIZED PIPE OR ACCEPTABLE EQUIVALENT AND SHALL BE OF ALL WELDED CONSTRUCTION.  
WOMEN WIRE SHALL ENCLOSE THE GATE FRAME AS SHOWN AND SHALL BE THE SAME WOMEN WIRE DESIGN AS THE FENCE, OR AS APPROVED BY THE ENGINEER.

**ALTERNATIVE DRIVEWAY GATES (SINGLE PANELS):**

WEIGHT: GALVANIZED STEEL, 75 LBS.  
HEIGHT: APPROXIMATELY 42 IN. (5 PANELS).  
WIDTH: OF GATE OPENING: 16 FT.-0 IN. MINIMUM TO 20 FT.-0 IN. MAXIMUM.  
GATES SHALL BE OF RIVETED CONSTRUCTION AS FOLLOWS:  
MINIMUM FOUR NO. 10 RIVETS AT EACH RIGHT ANGLE CONNECTION AND WHERE DIAGONAL BRACES CONNECT TO HORIZONTAL PANELS.  
MINIMUM THREE NO. 10 RIVETS WHERE DIAGONAL BRACES CONNECT TO TOP AND BOTTOM PANELS.

**WALK GATES:**

HEIGHT: APPROXIMATELY 42 IN. (5 PANELS)  
WEIGHT: GALVANIZED STEEL, 16 LBS. TEMPERED ALUMINUM, 10 LBS.  
WIDTH: OF GATE OPENING: 3 FT.-0 IN. MINIMUM.

**ALTERNATIVE WALK GATES:**

HEIGHT: 42 IN.  
WEIGHT: NOT LESS THAN 18 LBS. COMPLETE WITH LATCH AND HINGES.  
WIDTH OF GATE OPENING: 3 FT.-0 IN. MINIMUM.  
GATE FRAME: 3/4" IN. I.D. STANDARD GALVANIZED PIPE OR ACCEPTABLE EQUIVALENT AND SHALL BE OF ALL-WELDED CONSTRUCTION.

**WOOD STAYS:**

WOOD STAYS SHALL BE UNTREATED NATIVE TIMBER STAY DIMENSIONS SHALL BE 2 IN. X 2 IN. NOMINAL MINIMUM (1/2" IN. X 1 1/2" IN.). WOOD STAYS MAY BE STAPLED, OR DRILLED AND TIED WITH WIRE. METAL STAYS MAY BE TIED TO THE BOTTOM WIRE.

**LATCHES AND HINGES:**

GALVANIZED STEEL OR ALUMINUM OF STANDARD MANUFACTURE. HINGES SHALL BE PLACED AS SHOWN TO PREVENT THEFT.  
IN LIEU OF STANDARD MAKE LATCHES, THE CONTRACTOR MAY USE AN ELECTRO-GALVANIZED CHAIN, EYEBOLT AND SNAPHOOK TYPE LATCH. EYEBOLT, CHAIN AND SNAPHOOK ASSEMBLY SHALL BE SECURED TO LATCH SIDE OF GATE. GATE CLOSURE MAY BE ACCOMPLISHED BY WRAPPING CHAIN AROUND END POST AND SNAPPING HOOK INTO CHAIN.

**WOOD STAYS:**

WOOD STAYS SHALL BE UNTREATED NATIVE TIMBER STAY DIMENSIONS SHALL BE 2 IN. X 2 IN. NOMINAL MINIMUM (1/2" IN. X 1 1/2" IN.). WOOD STAYS MAY BE STAPLED, OR DRILLED AND TIED WITH WIRE. METAL STAYS MAY BE TIED TO THE BOTTOM WIRE.

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Drafter Initials: LTA  
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**Sheet Revisions**

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

**Colorado Department of Transportation**

2829 West Howard Place  
CDOT HQ, 3rd Floor  
Denver, CO 80204  
Phone: 303-757-9021 Fax: 303-757-9868



**Project Development Branch**

**JBK**

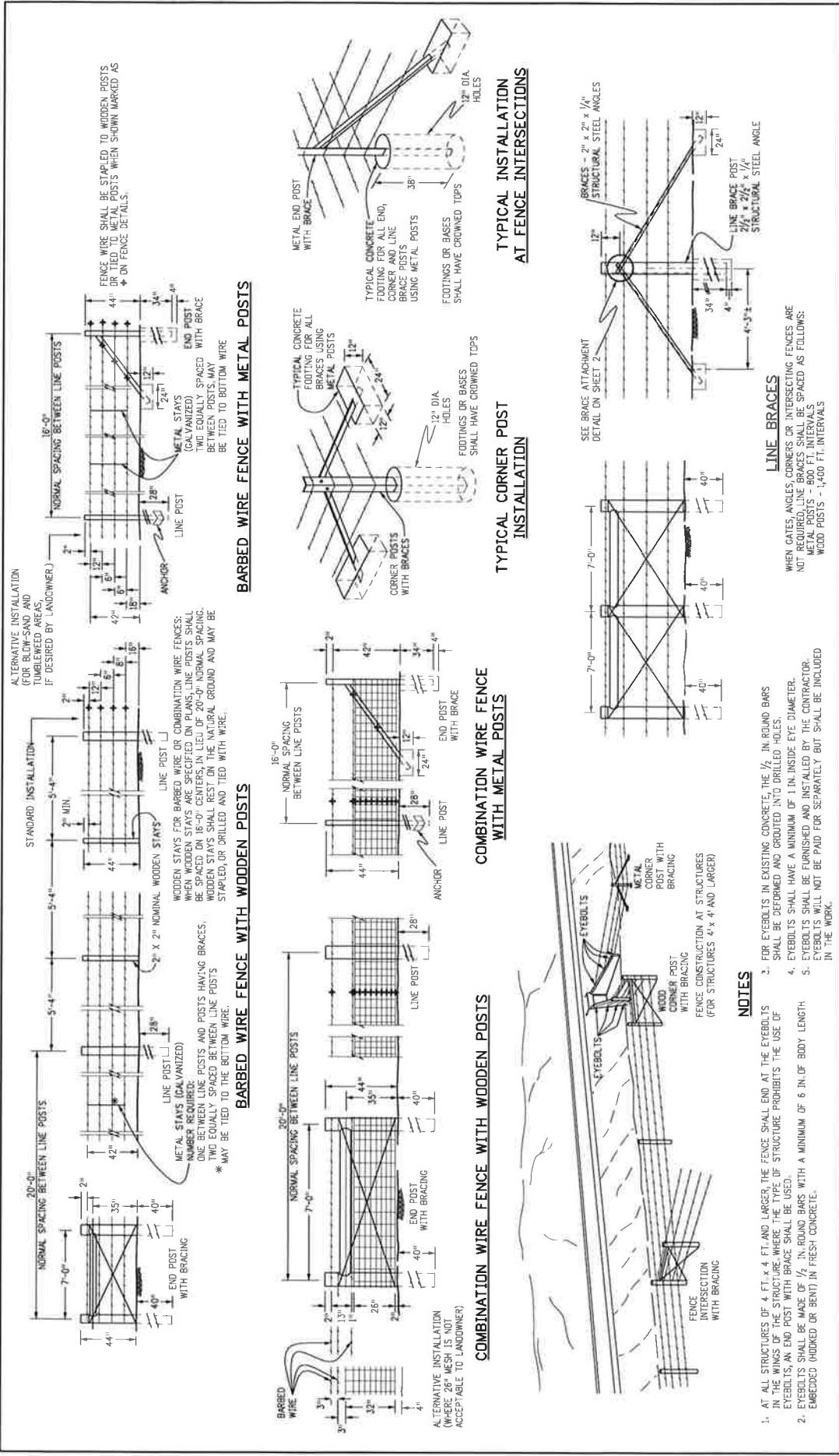
**WIRE FENCES AND GATES**

**STANDARD PLAN NO.**  
M-607-1

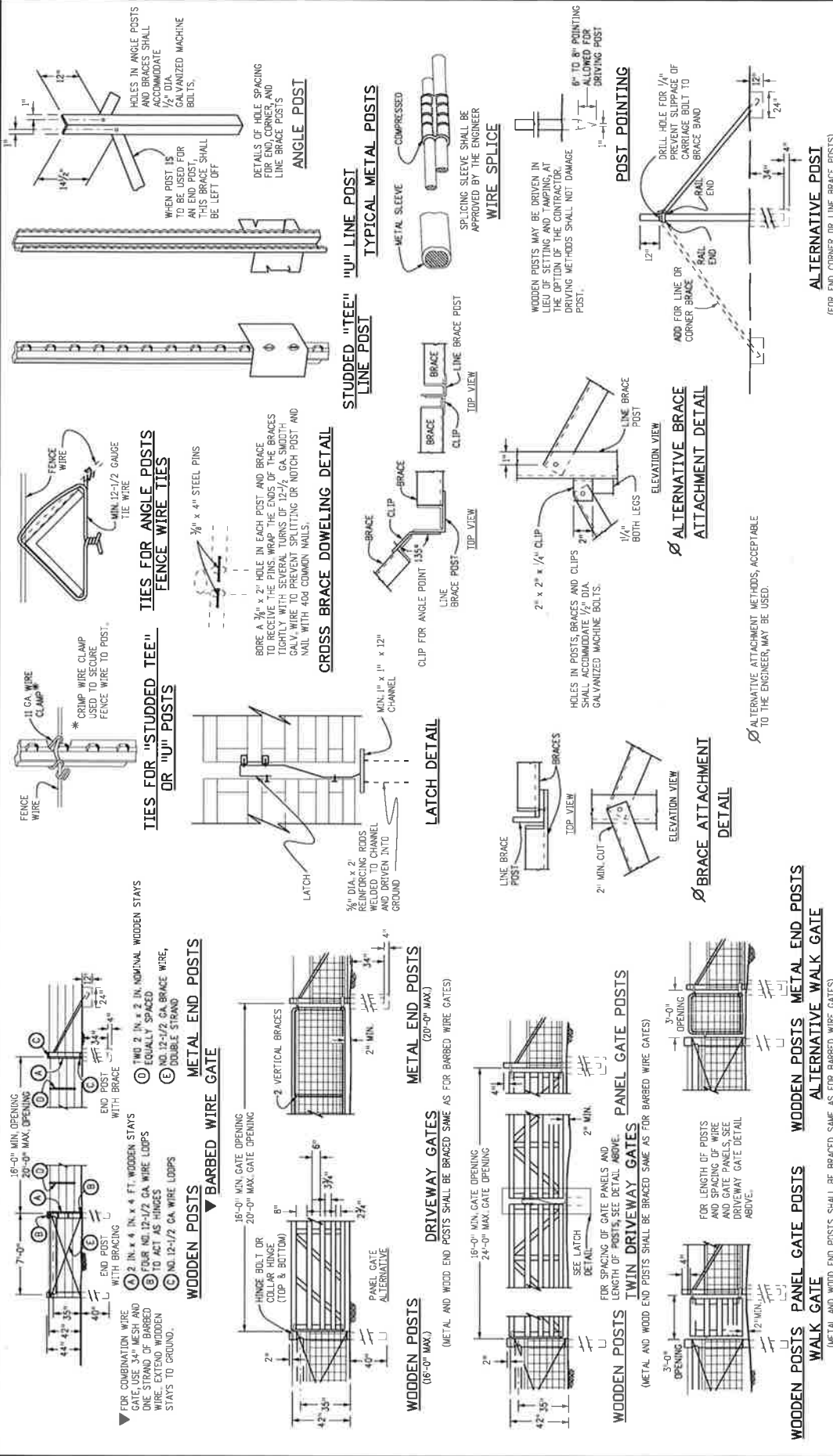
**Standard Sheet No. 1 of 3**

Issued by the Project Development Branch: July 31, 2019

Project Sheet Number:



<b>Computer File Information</b>		<b>Sheet Revisions</b>	
Creation Date: 07/31/19	Designer: JKB	Date:	Comments:
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Drafter: LTA	Checker: LTA		
CAD Ver.: MicroStation V8	Scale: Not to Scale		
Units: English			
<b>Colorado Department of Transportation</b>		<b>Project Development Branch</b>	
2829 West Howard Place CSOT HQ, 3rd Floor Denver, CO 80204 Phone: 303-757-9021 Fax: 303-757-9868		JKB	
<b>WIRE FENCES AND GATES</b>		<b>STANDARD PLAN NO. M-607-1</b>	
Issued by the Project Development Branch; July 31, 2019		Standard Sheet No. 2 of 3	
Project Sheet Number:			



<p><b>Computer File Information</b></p> <p>Creation Date: 07/31/19                  Designer Initials: JBK                  Last Modification Date: 07/31/19                  Designer: L.T.A.                  CAD Ver.: MicroStation V8 Scale: Not to Scale Units: English</p>			<p><b>Sheet Revisions</b></p> <table border="1"> <thead> <tr> <th>Date:</th> <th>Comments</th> </tr> </thead> <tbody> <tr> <td>(RE-0)</td> <td></td> </tr> <tr> <td>(RE-1)</td> <td></td> </tr> <tr> <td>(RE-2)</td> <td></td> </tr> <tr> <td>(RE-3)</td> <td></td> </tr> </tbody> </table>			Date:	Comments	(RE-0)		(RE-1)		(RE-2)		(RE-3)	
Date:	Comments														
(RE-0)															
(RE-1)															
(RE-2)															
(RE-3)															
<p><b>Colorado Department of Transportation</b>                  2825 West Howard Place                  CDOT HQ, 3rd Floor                  Denver, CO 80204                  Phone: 303-757-9021 Fax: 303-757-9868</p> <p><b>Project Development Branch</b>                  JBK</p>			<p><b>WIRE FENCES AND GATES</b>                  STANDARD PLAN NO. M-607-1                  Standard Sheet No. 3 of 3</p>												
<p><b>Project Sheet Number:</b></p>			<p>Issued by the Project Development Branch: July 31, 2019</p>												

ALTERNATIVE ATTACHMENT METHODS, ACCEPTABLE TO THE ENGINEER, MAY BE USED.

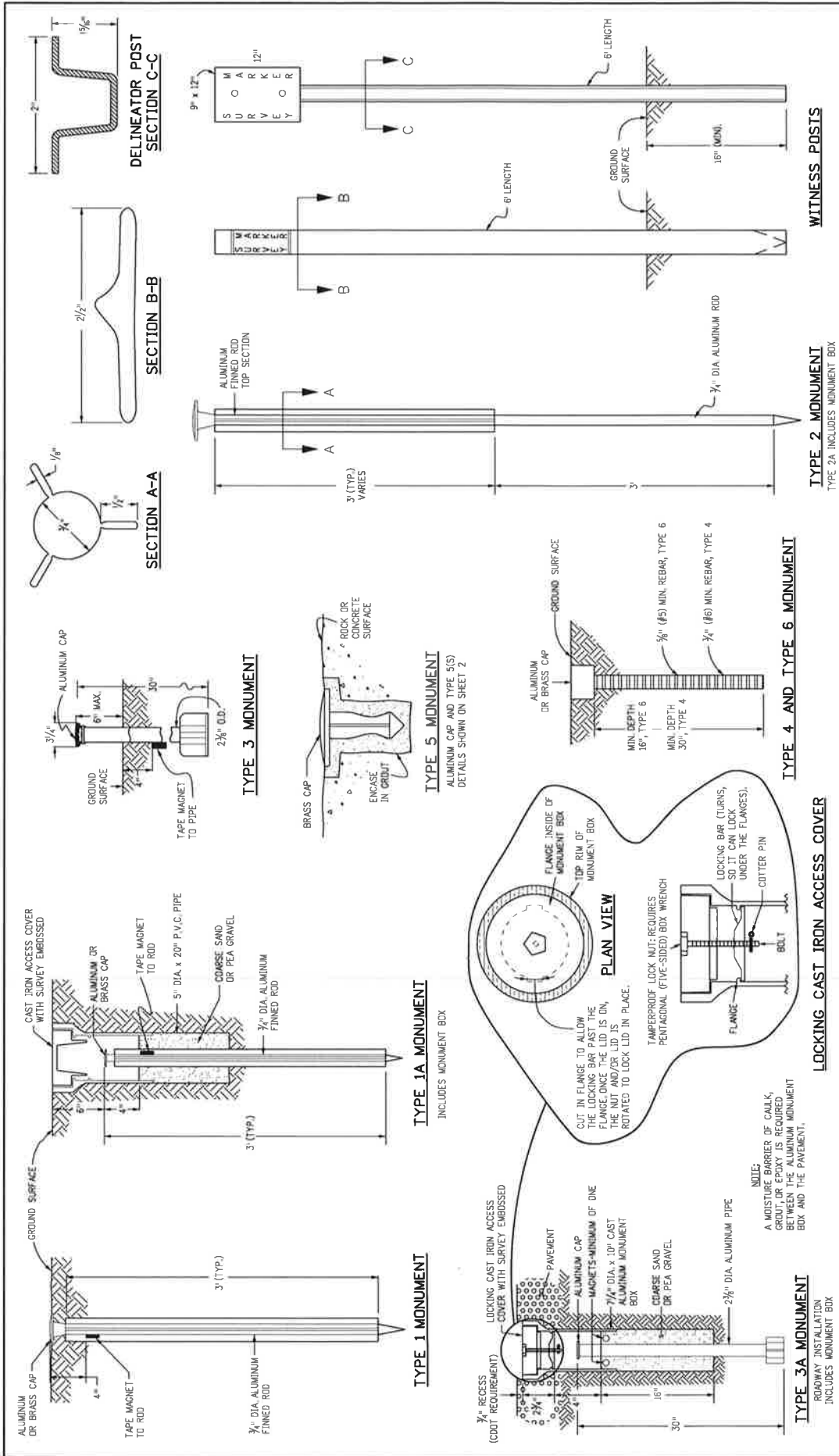
Ø ALTERNATIVE BRACE ATTACHMENT DETAIL

Ø ALTERNATIVE BRACE ATTACHMENT DETAIL

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<b>Computer File Information</b> Creation Date: 07/31/19 Designer: JBK Last Modification Date: 07/31/19 Designer: JBK Deliber: LTA CAD Ver.: MicroStation V8 Scale: Not to Scale Units: English	<b>Sheet Revisions</b> <table border="1"> <thead> <tr> <th>Date:</th> <th>Comments</th> </tr> </thead> <tbody> <tr> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> </tr> </tbody> </table>	Date:	Comments									<b>Colorado Department of Transportation</b> 2829 West Howard Place CDDT HQ, 3rd Floor Denver, CO 80204 Phone: 303-757-9021 FAX: 303-757-9866 <b>Project Development Branch</b>	<b>STANDARD PLAN NO.</b> M-629-1
		Date:	Comments										
<b>Project Development Branch</b>	<b>MONUMENTS</b> Issued by the Project Development Branch: July 31, 2019												

**ALL MONUMENTATION MATERIALS WILL BE FURNISHED BY CDOT**  
 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 CDOT 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 STEEL ADAPTER OR THE HAMMER TO CONTACT TYPE MONUMENTS SHALL USE A MINIMUM 3 FT. SECTION OF FINNED ROD. THE FINNED ROD SHALL BE EMBEDDED IN THE ROCK OR IN CONCRETE AT LEAST 6 IN. AND GROUDED IN PLACE. THE ROD MAY BE SHORTENED TO ACCOMMODATE THE CONDITIONS.  
 WHEN UNSTABLE SOIL 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. 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 ADDED AND DRIVEN FLUSH WITH THE GROUND UNTIL THE MONUMENT IS IN A STABLE POSITION. THE FINS ARE BENT OVER USING PLIERS TO ACCOMMODATE INSTALLING THE CAP. THE CAP IS FIRMLY SEALED ONTO THE LAST FINNED SECTION OF ROD USING A DEAD BLOW SLEDGE 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.

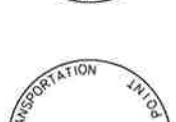
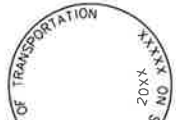
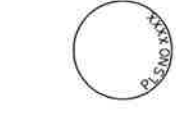
**TYPE 3 AND TYPE 3A ALUMINUM PIPE MONUMENTS**  
 THIS MONUMENT SHALL BE USED FOR AN ALIQUOT CORNER MONUMENT. THE INSTALLATION OF THIS MONUMENT AND RECORD FILING REQUIREMENTS SHALL BE AS STATED FOR TYPE 1 AND TYPE 1A MONUMENTS. THE MONUMENT SHALL BE INSTALLED BY FIRST ATTACHING THE PROPER SIZE TIP TO 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 ADDED AND DRIVEN FLUSH WITH THE GROUND UNTIL THE MONUMENT IS IN A STABLE POSITION. THE FINS ARE BENT OVER USING PLIERS TO ACCOMMODATE INSTALLING THE CAP. THE CAP IS FIRMLY SEALED ONTO THE LAST FINNED SECTION OF ROD USING A DEAD BLOW SLEDGE HAMMER.  
 TYPE 3A 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. (F6) REBAR.

**TYPE 5 BRASS/ALUMINUM CAP MONUMENT**  
 THIS MONUMENT MAY BE INSTALLED IN LIEU OF ALL OTHER CDOT 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 A 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.

**\* WITNESS POSTS**  
 THE WITNESS POST WILL BE SUPPLIED BY CDOT 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-612-1. A REQUIRED WITNESS POST MAY BE OMITTED WITH THE APPROVAL OF THE ENGINEER IF THE WITNESS POST LOCATION IS WITHIN A TRAVELER WAY, DRIVEWAY, OR ACCESS OPENING.



REFERENCE MONUMENT CAP

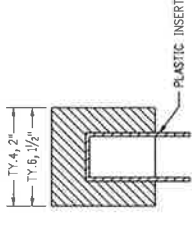
ALIQUOT CORNER MONUMENT CAP

CONTROL MONUMENT CAP

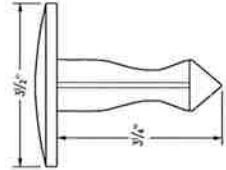
ROW MONUMENT CAP

ALUMINUM CAP

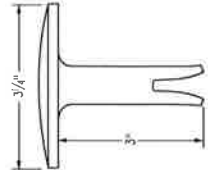
NOTE: A BLANK CAP MAY BE SUBSTITUTED IF THE APPROPRIATE CAP SHOWN ABOVE IS NOT AVAILABLE. IF A BLANK CAP IS USED, ALL INFORMATION NORMALLY INCLUDED ON THE MONUMENT CAP, SHALL BE STAMPED ON THE CAP ALONG WITH SPECIFIC PROJECT INFORMATION SUCH AS PROJECT NO., DATE, POINT NO., ETC.



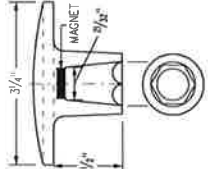
ALUMINUM CAP



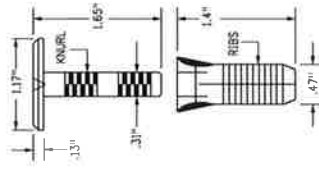
BRASS CAP



ALUMINUM CAP TYPE 5



ALUMINUM CAP USED WITH ALUMINUM ROD



COPPER ALLOY CAP TYPE 5(S)

**MONUMENT APPLICATION**

CAP TYPE	MONUMENT TYPE					
	1	1A	2	2A	3	3A
REFERENCE	X	X				
ROW	X	X				
CONTROL	X	X				
ALIQUOT CORNER	X	X	X	X	X	X
PERMANENT EASEMENT						
PROJECT POINTS						
WITNESS POST (REQUIRED)	X	X	X	X	X	X

**Computer File Information**

Creation Date: 07/31/19  
 Designer: JBK  
 Last Modification Date: 07/31/19  
 Detailer Initials: LTA  
 CAD Ver.: MicroStation V8 Scale: Not to Scale Units: English

**Sheet Revisions**

Date:	Comments
(R-X)	
(R-X)	

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**Project Development Branch**

JBK  
 Issued by the Project Development Branch: July 31, 2019

**STANDARD PLAN NO.**

M-629-1  
 Standard Sheet No. 2 of 2

**SURVEY MONUMENTS**