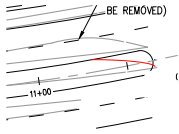


# V1Construction Drawings.pdf Markup Summary

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## Arc (1)

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**Subject:** Arc  
**Page Label:** [28] 28 SIGNAGE & STRIPING PLAN  
**Author:** dsdlaforce  
**Date:** 6/20/2023 10:54:30 AM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**

---

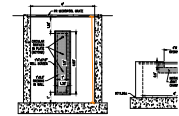
## Architect (2)

---



**Subject:** Architect  
**Page Label:** [1] 1 COVER  
**Author:** Kishia  
**Date:** 6/21/2023 3:17:06 PM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**

SITUATED IN THE NORTHWEST 1/4 OF SECTION 7, TOWNSHIP 15 SOUTH, RANGE 65 WEST OF THE 6TH P.M.,



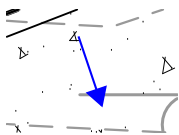
---

**Subject:** Architect  
**Page Label:** [2] 23 DETENTION POND DETAILS  
**Author:** Mikayla Hartford  
**Date:** 6/21/2023 5:17:55 PM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**

---

## Arrow (3)

---



**Subject:** Arrow  
**Page Label:** [58] 58 DETAILED GRADING PLAN  
**Author:** dsdlaforce  
**Date:** 6/20/2023 4:21:53 PM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**



---

**Subject:** Arrow  
**Page Label:** [1] 1 COVER  
**Author:** Kishia  
**Date:** 6/21/2023 3:17:28 PM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**

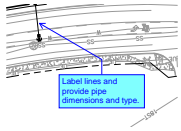


---

**Subject:** Arrow  
**Page Label:** [1] 1 COVER  
**Author:** Kishia  
**Date:** 6/21/2023 3:18:01 PM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**

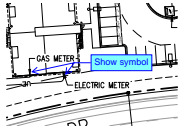
---

Callout (117)



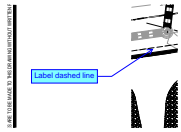
**Subject:** Callout  
**Page Label:** [5] 5 DRY UTILITY PLAN  
**Author:** Carlos  
**Date:** 6/21/2023 4:35:03 PM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**

Label lines and provide pipe dimensions and type.



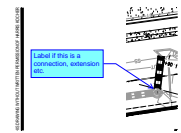
**Subject:** Callout  
**Page Label:** [5] 5 DRY UTILITY PLAN  
**Author:** Carlos  
**Date:** 6/19/2023 1:14:41 PM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**

Show symbol



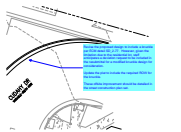
**Subject:** Callout  
**Page Label:** [6] 6 BYPASS STORM LINE PLAN & PROFILE  
**Author:** Carlos  
**Date:** 6/19/2023 1:18:47 PM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**

Label dashed line



**Subject:** Callout  
**Page Label:** [6] 6 BYPASS STORM LINE PLAN & PROFILE  
**Author:** Carlos  
**Date:** 6/19/2023 1:19:27 PM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**

Label if this is a connection, extension etc.

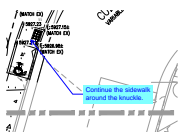


**Subject:** Callout  
**Page Label:** [35] 35 DETAILED GRADING PLAN  
**Author:** dsdlaforce  
**Date:** 6/20/2023 3:20:06 PM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**

Revise the proposed design to include a knuckle per ECM detail SD\_2-77. However, given the limitation due to the residential lot, staff anticipates a deviation request to be included in the resubmittal for a modified knuckle design for consideration.

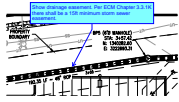
Update the plat to include the required ROW for the knuckle.

These offsite improvement should be detailed in the street construction plan set.



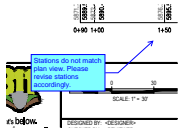
**Subject:** Callout  
**Page Label:** [35] 35 DETAILED GRADING PLAN  
**Author:** dsdlaforce  
**Date:** 6/19/2023 1:33:12 PM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**

Continue the sidewalk around the knuckle.



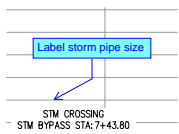
**Subject:** Callout  
**Page Label:** [6] 6 BYPASS STORM LINE PLAN & PROFILE  
**Author:** Carlos  
**Date:** 6/19/2023 3:07:08 PM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**

Show drainage easement. Per ECM Chapter 3.3.1K there shall be a 15ft minimum storm sewer easement.



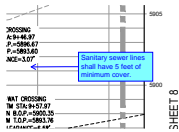
**Subject:** Callout  
**Page Label:** [6] 6 BYPASS STORM LINE PLAN & PROFILE  
**Author:** Carlos  
**Date:** 6/19/2023 3:08:15 PM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**

Stations do not match plan view. Please revise stations accordingly.



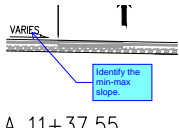
**Subject:** Callout  
**Page Label:** [7] 7 BYPASS STORM LINE PLAN & PROFILE  
**Author:** Carlos  
**Date:** 6/19/2023 3:28:55 PM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**

Label storm pipe size



**Subject:** Callout  
**Page Label:** [7] 7 BYPASS STORM LINE PLAN & PROFILE  
**Author:** Carlos  
**Date:** 6/19/2023 3:34:22 PM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**

Sanitary sewer lines shall have 5 feet of minimum cover.



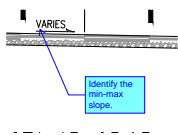
**Subject:** Callout  
**Page Label:** [5] 5 TYPICAL SECTIONS  
**Author:** Carlos  
**Date:** 6/19/2023 4:27:36 PM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**

Identify the min-max slope.



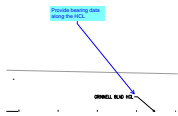
**Subject:** Callout  
**Page Label:** [3] 3 GENERAL NOTES  
**Author:** dsdlaforce  
**Date:** 6/19/2023 3:53:07 PM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**

Add the following Traffic Signal Notes.



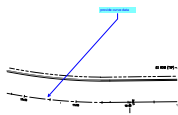
**Subject:** Callout  
**Page Label:** [5] 5 TYPICAL SECTIONS  
**Author:** Carlos  
**Date:** 6/19/2023 4:28:18 PM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**

Identify the min-max slope.



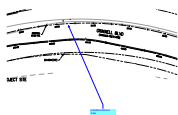
**Subject:** Callout  
**Page Label:** [6] 6 GEOMETRIC CONTROL DIAGRAM  
**Author:** dsdlaforce  
**Date:** 6/19/2023 4:34:29 PM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**

Provide bearing data along the HCL



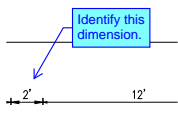
**Subject:** Callout  
**Page Label:** [7] 7 GEOMETRIC CONTROL DIAGRAM  
**Author:** dsdlaforce  
**Date:** 6/19/2023 4:33:45 PM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**

provide curve data



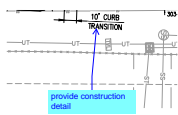
**Subject:** Callout  
**Page Label:** [8] 8 GEOMETRIC CONTROL DIAGRAM  
**Author:** dsdlaforce  
**Date:** 6/19/2023 4:34:58 PM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**

provide line/curve data.



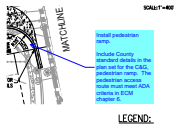
**Subject:** Callout  
**Page Label:** [5] 5 TYPICAL SECTIONS  
**Author:** Carlos  
**Date:** 6/19/2023 4:35:39 PM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**

Identify this dimension.



**Subject:** Callout  
**Page Label:** [12] 12 GRINNELL BLVD PLAN & PROFILE  
EAST  
**Author:** dsdlaforce  
**Date:** 6/19/2023 4:37:11 PM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**

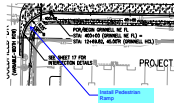
provide construction detail



**Subject:** Callout  
**Page Label:** [12] 12 GRINNELL BLVD PLAN & PROFILE EAST  
**Author:** dsdlaforce  
**Date:** 6/19/2023 4:47:32 PM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**

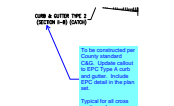
Install pedestrian ramp.

Include County standard details in the plan set for the C&G, pedestrian ramp. The pedestrian access route must meet ADA criteria in ECM chapter 6.



**Subject:** Callout  
**Page Label:** [13] 13 GRINNELL BLVD PLAN & PROFILE EAST  
**Author:** dsdlaforce  
**Date:** 6/19/2023 4:39:42 PM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**

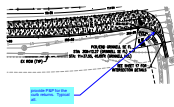
Install Pedestrian Ramp



**Subject:** Callout  
**Page Label:** [5] 5 TYPICAL SECTIONS  
**Author:** dsdlaforce  
**Date:** 6/19/2023 4:45:44 PM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**

To be constructed per County standard C&G. Update callout to EPC Type A curb and gutter. Include EPC detail in the plan set.

Typical for all cross sections shown.



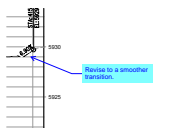
**Subject:** Callout  
**Page Label:** [12] 12 GRINNELL BLVD PLAN & PROFILE EAST  
**Author:** dsdlaforce  
**Date:** 6/19/2023 4:52:21 PM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**

provide P&P for the curb returns. Typical all.



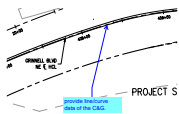
**Subject:** Callout  
**Page Label:** [12] 12 GRINNELL BLVD PLAN & PROFILE EAST  
**Author:** dsdlaforce  
**Date:** 6/19/2023 4:48:19 PM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**

update asphalt hatch in the legend to match the plan scale.



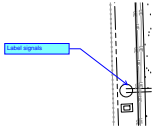
**Subject:** Callout  
**Page Label:** [14] 14 GRINNELL BLVD PLAN & PROFILE EAST  
**Author:** dsdlaforce  
**Date:** 6/19/2023 4:57:21 PM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**

Revise to a smoother transition.



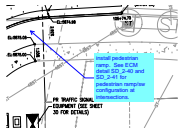
**Subject:** Callout  
**Page Label:** [8] 8 GEOMETRIC CONTROL DIAGRAM  
**Author:** dsdlaforce  
**Date:** 6/19/2023 4:58:46 PM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**

provide line/curve data of the C&G.



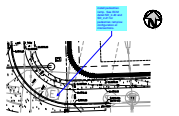
**Subject:** Callout  
**Page Label:** [17] 17 GOLDFIELD DRIVE INTERSECTION  
DETAIL SHEET  
**Author:** Carlos  
**Date:** 6/19/2023 5:05:21 PM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**

Label signals



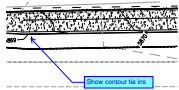
**Subject:** Callout  
**Page Label:** [17] 17 GOLDFIELD DRIVE INTERSECTION  
DETAIL SHEET  
**Author:** dsdlaforce  
**Date:** 6/19/2023 5:11:40 PM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**

install pedestrian ramp. See ECM detail SD\_2-40 and SD\_2-41 for pedestrian ramp/sw configuration at intersections.



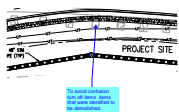
**Subject:** Callout  
**Page Label:** [17] 17 GOLDFIELD DRIVE INTERSECTION  
DETAIL SHEET  
**Author:** dsdlaforce  
**Date:** 6/19/2023 5:12:02 PM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**

install pedestrian ramp. See ECM detail SD\_2-40 and SD\_2-41 for pedestrian ramp/sw configuration at intersections.



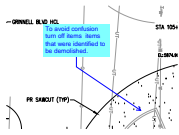
**Subject:** Callout  
**Page Label:** [21] 21 GRINNELL BLVD GRADING  
**Author:** Carlos  
**Date:** 6/19/2023 5:11:50 PM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**

Show contour tie ins



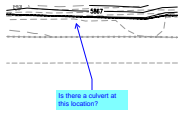
**Subject:** Callout  
**Page Label:** [20] 20 UTILITY PLAN  
**Author:** dsdlaforce  
**Date:** 6/19/2023 5:17:50 PM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**

To avoid confusion turn off items items that were identified to be demolished.



**Subject:** Callout  
**Page Label:** [17] 17 GOLDFIELD DRIVE INTERSECTION  
**DETAIL SHEET**  
**Author:** dsdlaforce  
**Date:** 6/19/2023 5:18:07 PM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**

To avoid confusion turn off items items that were identified to be demolished.



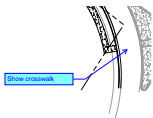
**Subject:** Callout  
**Page Label:** [21] 21 GRINNELL BLVD GRADING  
**Author:** dsdlaforce  
**Date:** 6/19/2023 5:21:28 PM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**

Is there a culvert at this location?



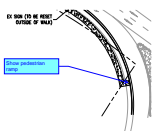
**Subject:** Callout  
**Page Label:** [27] 27 SIGNAGE & STRIPING PLAN  
**Author:** Carlos  
**Date:** 6/19/2023 5:23:27 PM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**

Show station location



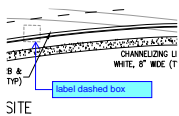
**Subject:** Callout  
**Page Label:** [29] 29 SIGNAGE & STRIPING PLAN  
**Author:** Carlos  
**Date:** 6/20/2023 2:16:56 PM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**

Show crosswalk



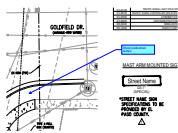
**Subject:** Callout  
**Page Label:** [29] 29 SIGNAGE & STRIPING PLAN  
**Author:** Carlos  
**Date:** 6/19/2023 5:27:37 PM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**

Show pedestrian ramp



**Subject:** Callout  
**Page Label:** [29] 29 SIGNAGE & STRIPING PLAN  
**Author:** Carlos  
**Date:** 6/19/2023 5:28:02 PM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**

label dashed box



**Subject:** Callout  
**Page Label:** [30] 30 TRAFFIC SIGNAL PLAN  
**Author:** Carlos  
**Date:** 6/20/2023 2:15:21 PM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**

Show pedestrian ramps



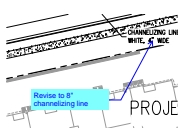
**Subject:** Callout  
**Page Label:** [22] 22 GRINNELL BLVD GRADING  
**Author:** dsdlaforce  
**Date:** 6/20/2023 10:21:55 AM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**

The demo plan show removal of existing asphalt mat. Update the grading sheets to proposed contour through the entire road section with the highpoint reset to the centerline alignment per the typical road cross section sheets.



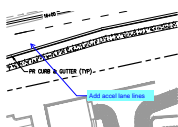
**Subject:** Callout  
**Page Label:** [28] 28 SIGNAGE & STRIPING PLAN  
**Author:** dsdlaforce  
**Date:** 6/20/2023 10:31:11 AM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**

install crosswalk striping per signing & striping note #11



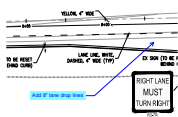
**Subject:** Callout  
**Page Label:** [28] 28 SIGNAGE & STRIPING PLAN  
**Author:** dsdlaforce  
**Date:** 6/20/2023 10:41:37 AM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**

Revise to 8" channelizing line



**Subject:** Callout  
**Page Label:** [28] 28 SIGNAGE & STRIPING PLAN  
**Author:** dsdlaforce  
**Date:** 6/20/2023 10:43:40 AM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**

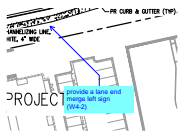
Add accel lane lines



**Subject:** Callout  
**Page Label:** [27] 27 SIGNAGE & STRIPING PLAN  
**Author:** dsdlaforce  
**Date:** 6/20/2023 10:45:46 AM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**

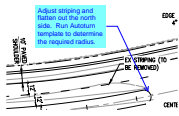
Add 8" lane drop lines





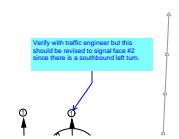
**Subject:** Callout  
**Page Label:** [28] 28 SIGNAGE & STRIPING PLAN  
**Author:** dsdlaforce  
**Date:** 6/20/2023 10:49:32 AM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**

provide a lane end merge left sign (W4-2)



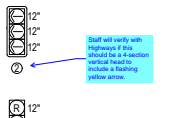
**Subject:** Callout  
**Page Label:** [28] 28 SIGNAGE & STRIPING PLAN  
**Author:** dsdlaforce  
**Date:** 6/20/2023 10:55:10 AM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**

Adjust striping and flatten out the north side. Run Autoturn template to determine the required radius.



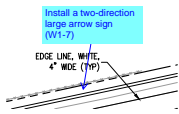
**Subject:** Callout  
**Page Label:** [30] 30 TRAFFIC SIGNAL PLAN  
**Author:** dsdlaforce  
**Date:** 6/20/2023 11:16:50 AM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**

Verify with traffic engineer but this should be revised to signal face #2 since there is a southbound left turn.



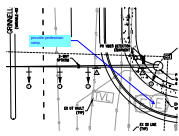
**Subject:** Callout  
**Page Label:** [30] 30 TRAFFIC SIGNAL PLAN  
**Author:** dsdlaforce  
**Date:** 6/20/2023 11:02:37 AM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**

Staff will verify with Highways if this should be a 4-section vertical head to include a flashing yellow arrow.



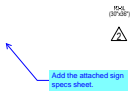
**Subject:** Callout  
**Page Label:** [28] 28 SIGNAGE & STRIPING PLAN  
**Author:** dsdlaforce  
**Date:** 6/20/2023 11:08:14 AM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**

Install a two-direction large arrow sign (W1-7)



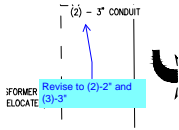
**Subject:** Callout  
**Page Label:** [30] 30 TRAFFIC SIGNAL PLAN  
**Author:** dsdlaforce  
**Date:** 6/20/2023 11:12:08 AM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**

provide pedestrian ramp



**Subject:** Callout  
**Page Label:** [30] 30 TRAFFIC SIGNAL PLAN  
**Author:** dsdlaforce  
**Date:** 6/20/2023 11:31:04 AM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**

Add the attached sign specs sheet.



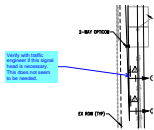
**Subject:** Callout  
**Page Label:** [30] 30 TRAFFIC SIGNAL PLAN  
**Author:** dsdlaforce  
**Date:** 6/20/2023 11:34:03 AM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**

Revise to (2)-2" and (3)-3"



**Subject:** Callout  
**Page Label:** [28] 28 SIGNAGE & STRIPING PLAN  
**Author:** dsdlaforce  
**Date:** 6/20/2023 11:41:28 AM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**

Add Stop Bar at the signalized intersection



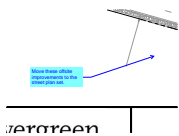
**Subject:** Callout  
**Page Label:** [30] 30 TRAFFIC SIGNAL PLAN  
**Author:** dsdlaforce  
**Date:** 6/20/2023 11:44:05 AM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**

Verify with traffic engineer if this signal head is necessary. This does not seem to be needed.



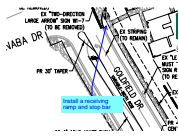
**Subject:** Callout  
**Page Label:** [1] 1 COVER SHEET  
**Author:** dsdlaforce  
**Date:** 6/20/2023 12:53:57 PM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**

Include offsite improvements to Goldfield and Cudahy with these plan set.



**Subject:** Callout  
**Page Label:** [60] 60 SIGNAGE & STRIPING PLAN  
**Author:** dsdlaforce  
**Date:** 6/20/2023 12:56:17 PM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**

Move these offsite improvements to the street plan set.



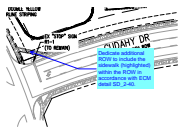
**Subject:** Callout  
**Page Label:** [60] 60 SIGNAGE & STRIPING PLAN  
**Author:** dsdlaforce  
**Date:** 6/20/2023 1:00:43 PM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**

Install a receiving ramp and stop bar



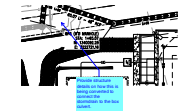
**Subject:** Callout  
**Page Label:** [60] 60 SIGNAGE & STRIPING PLAN  
**Author:** dsdlaforce  
**Date:** 6/20/2023 1:00:41 PM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**

install pedestrian ramp



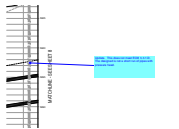
**Subject:** Callout  
**Page Label:** [60] 60 SIGNAGE & STRIPING PLAN  
**Author:** dsdlaforce  
**Date:** 6/20/2023 1:02:17 PM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**

Dedicate additional ROW to include the sidewalk (highlighted) within the ROW in accordance with ECM detail SD\_2-40.



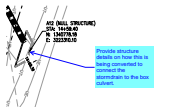
**Subject:** Callout  
**Page Label:** [6] 6 BYPASS STORM LINE PLAN & PROFILE  
**Author:** dsdlaforce  
**Date:** 6/20/2023 1:20:29 PM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**

Provide structure details on how this is being converted to connect the stormdrain to the box culvert.



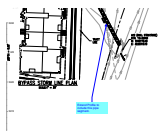
**Subject:** Callout  
**Page Label:** [7] 7 BYPASS STORM LINE PLAN & PROFILE  
**Author:** dsdlaforce  
**Date:** 6/20/2023 1:13:57 PM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**

Update. This does not meet ECM 3.3.1.D. The designed is not a short run of pipes with pressure head.



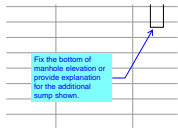
**Subject:** Callout  
**Page Label:** [8] 8 BYPASS STORM LINE PLAN & PROFILE  
**Author:** dsdlaforce  
**Date:** 6/20/2023 1:20:40 PM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**

Provide structure details on how this is being converted to connect the stormdrain to the box culvert.



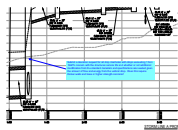
**Subject:** Callout  
**Page Label:** [8] 8 BYPASS STORM LINE PLAN & PROFILE  
**Author:** dsdlaforce  
**Date:** 6/20/2023 1:21:52 PM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**

Extend Profile to include this pipe segment.



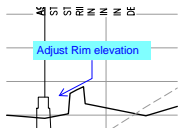
**Subject:** Callout  
**Page Label:** [6] 6 BYPASS STORM LINE PLAN & PROFILE  
**Author:** dsdlaforce  
**Date:** 6/20/2023 1:25:18 PM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**

Fix the bottom of manhole elevation or provide explanation for the additional sump shown.



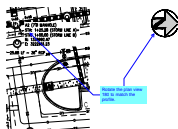
**Subject:** Callout  
**Page Label:** [9] 9 STORM LINE A PLAN & PROFILE  
**Author:** dsdlaforce  
**Date:** 6/20/2023 2:03:34 PM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**

Submit a deviation request for all drop manholes with drops exceeding 1 foot. Staff's concern with the structures service life and whether or not additional modification from the standard materials and specifications are needed given the amount of flow and energy from the vertical drop. Does this require thicker walls and base or higher strength concrete?



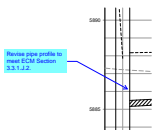
**Subject:** Callout  
**Page Label:** [10] 10 STORM LINE A PLAN & PROFILE  
**Author:** dsdlaforce  
**Date:** 6/20/2023 2:05:36 PM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**

Adjust Rim elevation



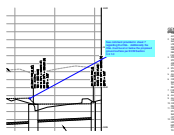
**Subject:** Callout  
**Page Label:** [11] 11 STORM LINE B PLAN & PROFILE  
**Author:** dsdlaforce  
**Date:** 6/20/2023 2:07:30 PM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**

Rotate the plan view 180 to match the profile.



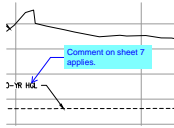
**Subject:** Callout  
**Page Label:** [11] 11 STORM LINE B PLAN & PROFILE  
**Author:** dsdlaforce  
**Date:** 6/20/2023 2:09:03 PM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**

Revise pipe profile to meet ECM Section 3.3.1.J.2.



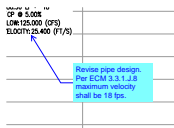
**Subject:** Callout  
**Page Label:** [11] 11 STORM LINE B PLAN & PROFILE  
**Author:** dsdlaforce  
**Date:** 6/20/2023 2:13:29 PM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**

See comment provided in sheet 7 regarding the HGL. Additionally the HGL must be at or below the proposed ground surface per ECM Section 3.3.1.C



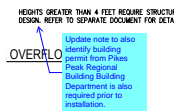
**Subject:** Callout  
**Page Label:** [13] 13 STORM LINE F PLAN & PROFILE  
**Author:** dsdlaforce  
**Date:** 6/20/2023 2:15:32 PM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**

Comment on sheet 7 applies.



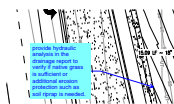
**Subject:** Callout  
**Page Label:** [20] 20 STORM RELOCATION LINE A PLAN & PROFILE  
**Author:** dsdlaforce  
**Date:** 6/20/2023 2:19:59 PM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**

Revise pipe design. Per ECM 3.3.1.J.8 maximum velocity shall be 18 fps.



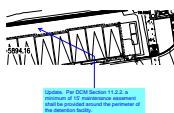
**Subject:** Callout  
**Page Label:** [1] 22 DETENTION POND PLAN  
**Author:** dsdlaforce  
**Date:** 6/20/2023 2:22:46 PM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**

Update note to also identify building permit from Pikes Peak Regional Building Department is also required prior to installation.



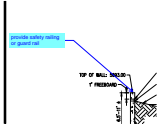
**Subject:** Callout  
**Page Label:** [1] 22 DETENTION POND PLAN  
**Author:** dsdlaforce  
**Date:** 6/20/2023 2:26:19 PM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**

provide hydraulic analysis in the drainage report to verify if native grass is sufficient or additional erosion protection such as soil riprap is needed.



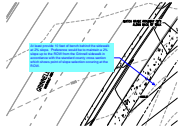
**Subject:** Callout  
**Page Label:** [1] 22 DETENTION POND PLAN  
**Author:** dsdlaforce  
**Date:** 6/20/2023 2:30:39 PM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**

Update. Per DCM Section 11.2.2. a minimum of 15' maintenance easement shall be provided around the perimeter of the detention facility.



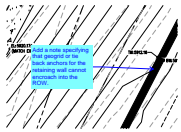
**Subject:** Callout  
**Page Label:** [1] 22 DETENTION POND PLAN  
**Author:** dsdlaforce  
**Date:** 6/20/2023 2:44:24 PM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**

provide safety railing or guard rail



**Subject:** Callout  
**Page Label:** [25] 25 DETAILED GRADING PLAN  
**Author:** dsdlaforce  
**Date:** 6/21/2023 11:29:03 AM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**

At least provide 10 feet of bench behind the sidewalk at 2% slope. Preference would be to maintain a 2% slope up to the ROW from the Grinnell sidewalk in accordance with the standard county cross section which shows point of slope selection occurring at the ROW.



**Subject:** Callout  
**Page Label:** [28] 28 DETAILED GRADING PLAN  
**Author:** dsdlaforce  
**Date:** 6/20/2023 3:02:08 PM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**

Add a note specifying that geogrid or tie back anchors for the retaining wall cannot encroach into the ROW.



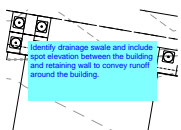
**Subject:** Callout  
**Page Label:** [28] 28 DETAILED GRADING PLAN  
**Author:** dsdlaforce  
**Date:** 6/20/2023 3:07:01 PM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**

Identify drainage swale and include spot elevation between the building and retaining wall to convey runoff around the building.



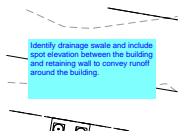
**Subject:** Callout  
**Page Label:** [29] 29 DETAILED GRADING PLAN  
**Author:** dsdlaforce  
**Date:** 6/20/2023 3:04:51 PM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**

provide a drainage swale that will capture and convey runoff into the inlet.



**Subject:** Callout  
**Page Label:** [29] 29 DETAILED GRADING PLAN  
**Author:** dsdlaforce  
**Date:** 6/20/2023 3:07:20 PM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**

Identify drainage swale and include spot elevation between the building and retaining wall to convey runoff around the building.



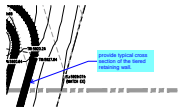
**Subject:** Callout  
**Page Label:** [30] 30 DETAILED GRADING PLAN  
**Author:** dsdlaforce  
**Date:** 6/20/2023 3:07:40 PM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**

Identify drainage swale and include spot elevation between the building and retaining wall to convey runoff around the building.



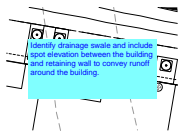
**Subject:** Callout  
**Page Label:** [2] 23 DETENTION POND DETAILS  
**Author:** Carlos  
**Date:** 6/20/2023 3:17:30 PM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**

Detail does not match detention basin spreadsheet in the final drainage report. Please revise.



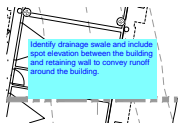
**Subject:** Callout  
**Page Label:** [31] 31 DETAILED GRADING PLAN  
**Author:** dsdlaforce  
**Date:** 6/20/2023 3:17:49 PM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**

provide typical cross section of the tiered retaining wall.



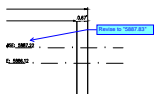
**Subject:** Callout  
**Page Label:** [31] 31 DETAILED GRADING PLAN  
**Author:** dsdlaforce  
**Date:** 6/20/2023 3:17:53 PM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**

Identify drainage swale and include spot elevation between the building and retaining wall to convey runoff around the building.



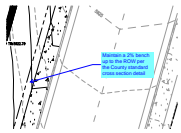
**Subject:** Callout  
**Page Label:** [35] 35 DETAILED GRADING PLAN  
**Author:** dsdlaforce  
**Date:** 6/20/2023 3:20:22 PM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**

Identify drainage swale and include spot elevation between the building and retaining wall to convey runoff around the building.



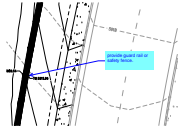
**Subject:** Callout  
**Page Label:** [2] 23 DETENTION POND DETAILS  
**Author:** Carlos  
**Date:** 6/20/2023 3:30:59 PM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**

Revise to "5887.83"



**Subject:** Callout  
**Page Label:** [39] 39 DETAILED GRADING PLAN  
**Author:** dsdlaforce  
**Date:** 6/20/2023 3:48:09 PM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**

Maintain a 2% bench up to the ROW per the County standard cross section detail



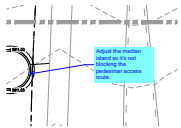
**Subject:** Callout  
**Page Label:** [43] 43 DETAILED GRADING PLAN  
**Author:** dsdlaforce  
**Date:** 6/20/2023 3:51:53 PM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**

provide guard rail or safety fence.



**Subject:** Callout  
**Page Label:** [47] 47 DETAILED GRADING PLAN  
**Author:** dsdlaforce  
**Date:** 6/20/2023 4:07:54 PM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**

Similar to the property across the street, Staff request additional ROW to include the pedestrian ramp within the ROW.



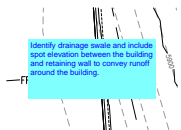
**Subject:** Callout  
**Page Label:** [47] 47 DETAILED GRADING PLAN  
**Author:** dsdlaforce  
**Date:** 6/20/2023 4:08:41 PM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**

Adjust the median island so it's not blocking the pedestrian access route.



**Subject:** Callout  
**Page Label:** [48] 48 DETAILED GRADING PLAN  
**Author:** dsdlaforce  
**Date:** 6/20/2023 4:10:05 PM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**

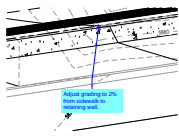
show the proposed grading within Grinnell.



**Subject:** Callout  
**Page Label:** [51] 51 DETAILED GRADING PLAN  
**Author:** dsdlaforce  
**Date:** 6/20/2023 4:11:07 PM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**

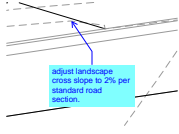
Identify drainage swale and include spot elevation between the building and retaining wall to convey runoff around the building.





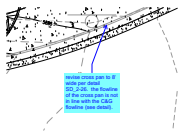
**Subject:** Callout  
**Page Label:** [57] 57 DETAILED GRADING PLAN  
**Author:** dsdlaforce  
**Date:** 6/20/2023 4:19:13 PM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**

Adjust grading to 2% from sidewalk to retaining wall.



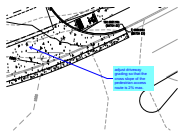
**Subject:** Callout  
**Page Label:** [57] 57 DETAILED GRADING PLAN  
**Author:** dsdlaforce  
**Date:** 6/20/2023 4:19:58 PM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**

adjust landscape cross slope to 2% per standard road section.



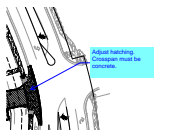
**Subject:** Callout  
**Page Label:** [58] 58 DETAILED GRADING PLAN  
**Author:** dsdlaforce  
**Date:** 6/20/2023 4:25:01 PM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**

revise cross pan to 8' wide per detail SD\_2-26. the flowline of the cross pan is not in line with the C&G flowline (see detail).



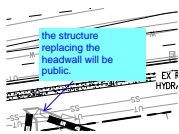
**Subject:** Callout  
**Page Label:** [58] 58 DETAILED GRADING PLAN  
**Author:** dsdlaforce  
**Date:** 6/20/2023 4:22:40 PM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**

adjust driveway grading so that the cross slope of the pedestrian access route is 2% max.



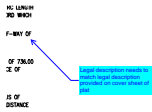
**Subject:** Callout  
**Page Label:** [1] PAVING PLAN  
**Author:** dsdlaforce  
**Date:** 6/20/2023 5:05:01 PM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**

Adjust hatching. Crosspan must be concrete.



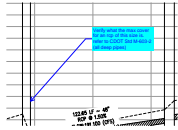
**Subject:** Callout  
**Page Label:** [4] 4 OVERALL UTILITY PLAN  
**Author:** dsdlaforce  
**Date:** 6/20/2023 5:32:28 PM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**

the structure replacing the headwall will be public.



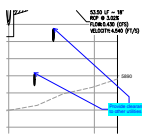
**Subject:** Callout  
**Page Label:** [1] 1 COVER  
**Author:** CDurham  
**Date:** 6/22/2023 4:45:48 PM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**

Legal description needs to match legal description provided on cover sheet of plat



**Subject:** Callout  
**Page Label:** [6] 6 BYPASS STORM LINE PLAN & PROFILE  
**Author:** CDurham  
**Date:** 6/22/2023 4:50:07 PM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**

Verify what the max cover for an rcp of this size is. refer to CDOT Std M-603-2 (all deep pipes)



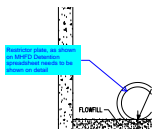
**Subject:** Callout  
**Page Label:** [19] 19 STORM LINE R & T PLAN & PROFILE  
**Author:** CDurham  
**Date:** 6/22/2023 5:04:32 PM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**

Provide clearance to other utilities



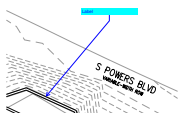
**Subject:** Callout  
**Page Label:** [2] 23 DETENTION POND DETAILS  
**Author:** CDurham  
**Date:** 6/26/2023 9:03:20 AM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**

Per MHFD detention pond orifice height is 2" at 3.70' above pond bottom, not at top of box. Opening needs to be shown on orifice plate, not in the box wall.



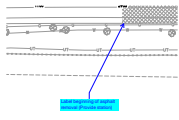
**Subject:** Callout  
**Page Label:** [2] 23 DETENTION POND DETAILS  
**Author:** CDurham  
**Date:** 6/26/2023 9:08:04 AM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**

Restrictor plate, as shown on MHFD Detention spreadsheet needs to be shown on detail



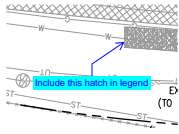
**Subject:** Callout  
**Page Label:** [31] 31 DETAILED GRADING PLAN  
**Author:** CDurham  
**Date:** 6/26/2023 9:10:30 AM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**

Label



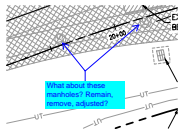
**Subject:** Callout  
**Page Label:** [9] 9 REMOVAL PLAN  
**Author:** CDurham  
**Date:** 6/26/2023 9:20:40 AM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**

Label beginning of asphalt removal (Provide station)



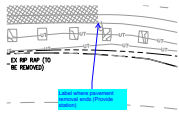
**Subject:** Callout  
**Page Label:** [10] 10 REMOVAL PLAN  
**Author:** CDurham  
**Date:** 6/26/2023 9:21:08 AM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**

Include this hatch in legend



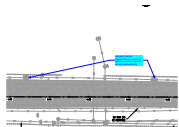
**Subject:** Callout  
**Page Label:** [11] 11 REMOVAL PLAN  
**Author:** CDurham  
**Date:** 6/26/2023 9:22:11 AM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**

What about these manholes? Remain, remove, adjusted?



**Subject:** Callout  
**Page Label:** [11] 11 REMOVAL PLAN  
**Author:** CDurham  
**Date:** 6/26/2023 9:22:36 AM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**

Label where pavement removal ends (Provide station)



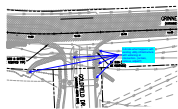
**Subject:** Callout  
**Page Label:** [9] 9 REMOVAL PLAN  
**Author:** CDurham  
**Date:** 6/26/2023 9:25:53 AM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**

Indicate if electric manhole/boxes need to be removed, remain, adjusted, etc with road widening



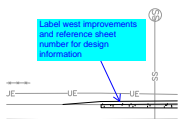
**Subject:** Callout  
**Page Label:** [12] 12 GRINNELL BLVD PLAN & PROFILE EAST  
**Author:** CDurham  
**Date:** 6/26/2023 9:26:59 AM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**

Label new signal and reference sheet numbers for design information



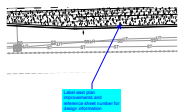
**Subject:** Callout  
**Page Label:** [10] 10 REMOVAL PLAN  
**Author:** CDurham  
**Date:** 6/26/2023 9:29:14 AM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**

Indicate what happens with existing utility infrastructure with widening at intersection. (remain, remove, adjust?)



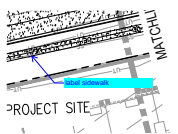
**Subject:** Callout  
**Page Label:** [12] 12 GRINNELL BLVD PLAN & PROFILE EAST  
**Author:** CDurham  
**Date:** 6/26/2023 9:31:27 AM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**

Label west improvements and reference sheet number for design information



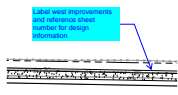
**Subject:** Callout  
**Page Label:** [15] 15 GRINNELL BLVD PLAN & PROFILE WEST  
**Author:** CDurham  
**Date:** 6/26/2023 9:32:07 AM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**

Label east plan improvements and reference sheet number for design information



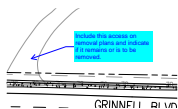
**Subject:** Callout  
**Page Label:** [15] 15 GRINNELL BLVD PLAN & PROFILE WEST  
**Author:** CDurham  
**Date:** 6/26/2023 9:35:13 AM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**

label sidewalk



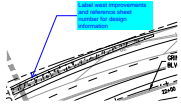
**Subject:** Callout  
**Page Label:** [13] 13 GRINNELL BLVD PLAN & PROFILE EAST  
**Author:** CDurham  
**Date:** 6/26/2023 9:37:43 AM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**

Label west improvements and reference sheet number for design information



**Subject:** Callout  
**Page Label:** [13] 13 GRINNELL BLVD PLAN & PROFILE EAST  
**Author:** CDurham  
**Date:** 6/26/2023 9:38:48 AM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**

Include this access on removal plans and indicate if it remains or is to be removed.



**Subject:** Callout  
**Page Label:** [14] 14 GRINNELL BLVD PLAN & PROFILE EAST  
**Author:** CDurham  
**Date:** 6/26/2023 9:39:03 AM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**

Label west improvements and reference sheet number for design information



**Subject:** Callout  
**Page Label:** [17] 17 GOLDFIELD DRIVE INTERSECTION DETAIL SHEET  
**Author:** CDurham  
**Date:** 6/26/2023 9:44:48 AM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**

Per ECM section 2.5.2.F.2 maximum cross length of any cross walk is 48'. Any crossing longer than 48' shall provide a pedestrian refuge area.



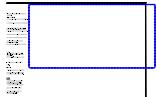
**Subject:** Callout  
**Page Label:** [28] 28 SIGNAGE & STRIPING PLAN  
**Author:** CDurham  
**Date:** 6/26/2023 9:47:55 AM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**

Turn off old striping

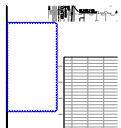
---

## Cloud (10)

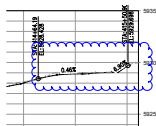
---



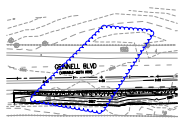
**Subject:** Cloud  
**Page Label:** [3] 3 GENERAL NOTES  
**Author:** dsdlaforce  
**Date:** 6/19/2023 3:55:35 PM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**



**Subject:** Cloud  
**Page Label:** [13] 13 GRINNELL BLVD PLAN & PROFILE EAST  
**Author:** dsdlaforce  
**Date:** 6/19/2023 4:55:04 PM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**



**Subject:** Cloud  
**Page Label:** [14] 14 GRINNELL BLVD PLAN & PROFILE EAST  
**Author:** dsdlaforce  
**Date:** 6/19/2023 4:57:01 PM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**



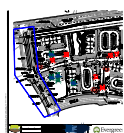
---

**Subject:** Cloud  
**Page Label:** [21] 21 GRINNELL BLVD GRADING  
**Author:** dsdlaforce  
**Date:** 6/19/2023 5:19:53 PM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**



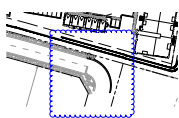
---

**Subject:** Cloud  
**Page Label:** [30] 30 TRAFFIC SIGNAL PLAN  
**Author:** dsdlaforce  
**Date:** 6/20/2023 11:31:08 AM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**



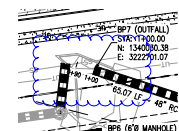
---

**Subject:** Cloud  
**Page Label:** [60] 60 SIGNAGE & STRIPING PLAN  
**Author:** dsdlaforce  
**Date:** 6/20/2023 12:55:04 PM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**



---

**Subject:** Cloud  
**Page Label:** [60] 60 SIGNAGE & STRIPING PLAN  
**Author:** dsdlaforce  
**Date:** 6/20/2023 12:55:12 PM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**



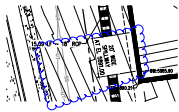
---

**Subject:** Cloud  
**Page Label:** [6] 6 BYPASS STORM LINE PLAN & PROFILE  
**Author:** dsdlaforce  
**Date:** 6/20/2023 1:09:54 PM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**



---

**Subject:** Cloud  
**Page Label:** [11] 11 STORM LINE B PLAN & PROFILE  
**Author:** dsdlaforce  
**Date:** 6/20/2023 2:08:17 PM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**

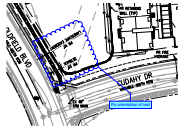


**Subject:** Cloud  
**Page Label:** [1] 22 DETENTION POND PLAN  
**Author:** dsdlaforce  
**Date:** 6/20/2023 2:24:44 PM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**

---

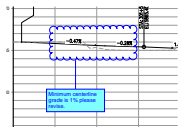
Cloud+ (5)

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**Subject:** Cloud+  
**Page Label:** [4] 4 OVERALL UTILITY PLAN  
**Author:** Carlos  
**Date:** 6/19/2023 1:10:50 PM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**

Fix orientation of text



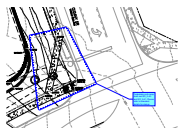
**Subject:** Cloud+  
**Page Label:** [12] 12 GRINNELL BLVD PLAN & PROFILE EAST  
**Author:** Carlos  
**Date:** 6/20/2023 2:39:03 PM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**

Minimum centerline grade is 1% please revise.



**Subject:** Cloud+  
**Page Label:** [57] 57 DETAILED GRADING PLAN  
**Author:** Carlos  
**Date:** 6/20/2023 2:59:53 PM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**

Coordinate with design engineer for % recommendations.



**Subject:** Cloud+  
**Page Label:** [55] 55 DETAILED GRADING PLAN  
**Author:** Carlos  
**Date:** 6/20/2023 3:05:36 PM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**

Pedestrian curb ramp shall meet SD\_2-40 and SD\_2-41. Please refer to standard details for design.



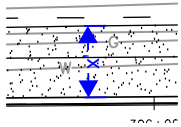
**Subject:** Cloud+  
**Page Label:** [47] 47 DETAILED GRADING PLAN  
**Author:** Carlos  
**Date:** 6/21/2023 5:03:50 PM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**

Mark this pedestrian ramp for removal. Applicant will be required to remove the pedestrian ramp as there is no receiving ramp on the other side.

---

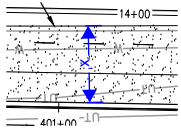
### Dimension (3)

---



**Subject:** Dimension  
**Page Label:** [12] 12 GRINNELL BLVD PLAN & PROFILE x'  
**EAST**  
**Author:** CDurham  
**Date:** 6/26/2023 9:36:48 AM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**

---



**Subject:** Dimension  
**Page Label:** [13] 13 GRINNELL BLVD PLAN & PROFILE x'  
**EAST**  
**Author:** CDurham  
**Date:** 6/26/2023 9:37:17 AM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**

---



**Subject:** Dimension  
**Page Label:** [17] 17 GOLDFIELD DRIVE INTERSECTION x'  
**DETAIL SHEET**  
**Author:** CDurham  
**Date:** 6/26/2023 9:44:40 AM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**

---

### File Attachment (1)

---

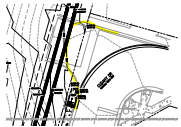


**Subject:** File Attachment  
**Page Label:** [30] 30 TRAFFIC SIGNAL PLAN  
**Author:** dsdlaforce  
**Date:** 6/20/2023 11:30:43 AM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**

---

### Highlight (15)

---



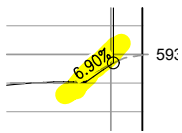
**Subject:** Highlight  
**Page Label:** [35] 35 DETAILED GRADING PLAN  
**Author:** dsdlaforce  
**Date:** 6/19/2023 1:24:29 PM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**

---



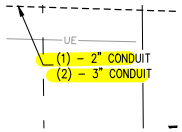
**Subject:** Highlight  
**Page Label:** [35] 35 DETAILED GRADING PLAN  
**Author:** dsdlaforce  
**Date:** 6/19/2023 1:30:27 PM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**





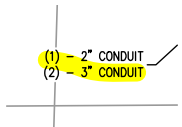
---

**Subject:** Highlight  
**Page Label:** [14] 14 GRINNELL BLVD PLAN & PROFILE  
**Author:** dsdlaforce  
**Date:** 6/19/2023 5:08:07 PM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**



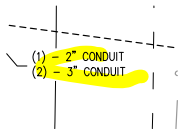
---

**Subject:** Highlight  
**Page Label:** [30] 30 TRAFFIC SIGNAL PLAN  
**Author:** dsdlaforce  
**Date:** 6/20/2023 11:33:31 AM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**



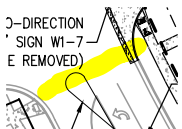
---

**Subject:** Highlight  
**Page Label:** [30] 30 TRAFFIC SIGNAL PLAN  
**Author:** dsdlaforce  
**Date:** 6/20/2023 11:33:32 AM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**



---

**Subject:** Highlight  
**Page Label:** [30] 30 TRAFFIC SIGNAL PLAN  
**Author:** dsdlaforce  
**Date:** 6/20/2023 11:33:35 AM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**



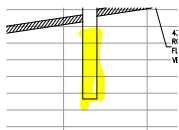
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**Subject:** Highlight  
**Page Label:** [60] 60 SIGNAGE & STRIPING PLAN  
**Author:** dsdlaforce  
**Date:** 6/20/2023 12:59:36 PM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**



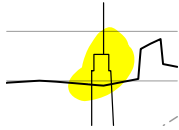
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**Subject:** Highlight  
**Page Label:** [60] 60 SIGNAGE & STRIPING PLAN  
**Author:** dsdlaforce  
**Date:** 6/20/2023 1:00:08 PM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**



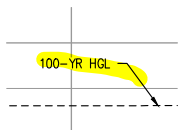
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**Subject:** Highlight  
**Page Label:** [6] 6 BYPASS STORM LINE PLAN & PROFILE  
**Author:** dsdlaforce  
**Date:** 6/20/2023 1:23:21 PM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**



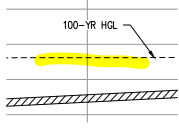
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**Subject:** Highlight  
**Page Label:** [10] 10 STORM LINE A PLAN & PROFILE  
**Author:** dsdlaforce  
**Date:** 6/20/2023 2:05:26 PM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**



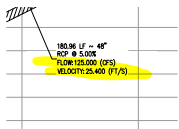
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**Subject:** Highlight  
**Page Label:** [13] 13 STORM LINE F PLAN & PROFILE  
**Author:** dsdlaforce  
**Date:** 6/20/2023 2:15:19 PM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**



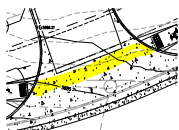
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**Subject:** Highlight  
**Page Label:** [13] 13 STORM LINE F PLAN & PROFILE  
**Author:** dsdlaforce  
**Date:** 6/20/2023 2:15:21 PM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**



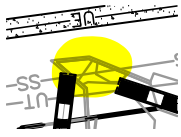
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**Subject:** Highlight  
**Page Label:** [20] 20 STORM RELOCATION LINE A PLAN & PROFILE  
**Author:** dsdlaforce  
**Date:** 6/20/2023 2:19:18 PM  
**Status:**  
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**Layer:**  
**Space:**



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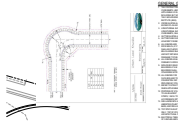
**Subject:** Highlight  
**Page Label:** [58] 58 DETAILED GRADING PLAN  
**Author:** dsdlaforce  
**Date:** 6/20/2023 4:23:05 PM  
**Status:**  
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**Layer:**  
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**Subject:** Highlight  
**Page Label:** [4] 4 OVERALL UTILITY PLAN  
**Author:** dsdlaforce  
**Date:** 6/20/2023 5:32:01 PM  
**Status:**  
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**Layer:**  
**Space:**

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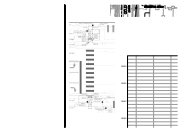
Image (9)



**Subject:** Image  
**Page Label:** [35] 35 DETAILED GRADING PLAN  
**Author:** dsdlaforce  
**Date:** 6/19/2023 1:27:01 PM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**



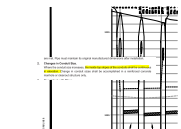
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**Page Label:** [3] 3 GENERAL NOTES  
**Author:** dsdlaforce  
**Date:** 6/19/2023 3:52:42 PM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**



**Subject:** Image  
**Page Label:** [13] 13 GRINNELL BLVD PLAN & PROFILE  
EAST  
**Author:** dsdlaforce  
**Date:** 6/19/2023 4:54:52 PM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**



**Subject:** Image  
**Page Label:** [7] 7 BYPASS STORM LINE PLAN & PROFILE  
**Author:** dsdlaforce  
**Date:** 6/20/2023 1:08:46 PM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**



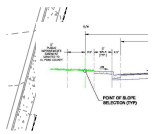
**Subject:** Image  
**Page Label:** [11] 11 STORM LINE B PLAN & PROFILE  
**Author:** dsdlaforce  
**Date:** 6/20/2023 2:09:48 PM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**



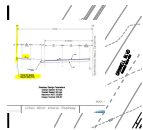
**Subject:** Image  
**Page Label:** [1] 22 DETENTION POND PLAN  
**Author:** dsdlaforce  
**Date:** 6/20/2023 2:35:03 PM  
**Status:**  
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**Layer:**  
**Space:**



**Subject:** Image  
**Page Label:** [1] 22 DETENTION POND PLAN  
**Author:** dsdlaforce  
**Date:** 6/20/2023 2:43:46 PM  
**Status:**  
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**Layer:**  
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**Subject:** Image  
**Page Label:** [39] 39 DETAILED GRADING PLAN  
**Author:** dsdlaforce  
**Date:** 6/20/2023 3:48:12 PM  
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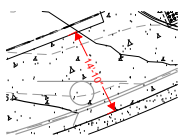


**Subject:** Image  
**Page Label:** [25] 25 DETAILED GRADING PLAN  
**Author:** dsdlaforce  
**Date:** 6/20/2023 4:00:24 PM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**

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Length Measurement (1)

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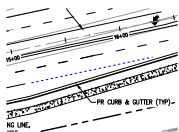
**Subject:** Length Measurement  
**Page Label:** [58] 58 DETAILED GRADING PLAN  
**Author:** dsdlaforce  
**Date:** 6/20/2023 4:20:55 PM  
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**Color:** ■  
**Layer:**  
**Space:**

14'-10"

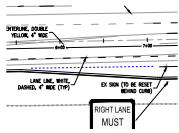
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Line (6)

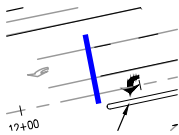
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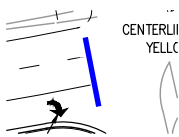
**Subject:** Line  
**Page Label:** [28] 28 SIGNAGE & STRIPING PLAN  
**Author:** dsdlaforce  
**Date:** 6/20/2023 10:43:28 AM  
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**Layer:**  
**Space:**



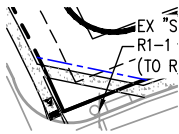
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**Page Label:** [27] 27 SIGNAGE & STRIPING PLAN  
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**Color:** ■  
**Layer:**  
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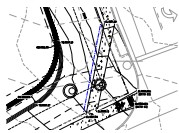
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**Color:** ■  
**Layer:**  
**Space:**



**Subject:** Line  
**Page Label:** [28] 28 SIGNAGE & STRIPING PLAN  
**Author:** dsdlaforce  
**Date:** 6/20/2023 11:41:09 AM  
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**Color:** ■  
**Layer:**  
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**Subject:** Line  
**Page Label:** [60] 60 SIGNAGE & STRIPING PLAN  
**Author:** dsdlaforce  
**Date:** 6/20/2023 1:01:17 PM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**



**Subject:** Line  
**Page Label:** [55] 55 DETAILED GRADING PLAN  
**Author:** dsdlaforce  
**Date:** 6/20/2023 4:12:02 PM  
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Pen (69)



**Subject:** Pen  
**Page Label:** 1  
**Author:** msustad  
**Date:** 5/8/2023 5:53:12 PM  
**Status:**  
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 **Subject:** Pen  
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 **Subject:** Pen  
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**Subject:** Pen  
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**Subject:** Pen  
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 **Subject:** Pen  
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 **Subject:** Pen  
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**Author:** msustad  
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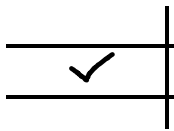
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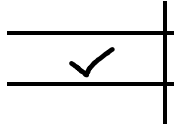
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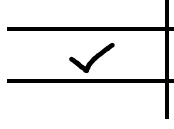
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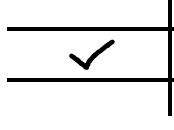
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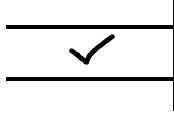
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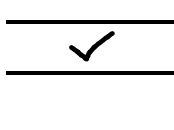
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**Subject:** Pen  
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 **Subject:** Pen  
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 **Subject:** Pen  
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 **Subject:** Pen  
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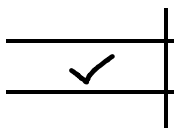
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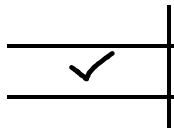
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**Subject:** Pen  
**Page Label:** 3  
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**Subject:** Pen  
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**Subject:** Pen  
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**Subject:** Pen  
**Page Label:** 3  
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**Subject:** Pen  
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**Subject:** Pen  
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✓  
**Subject:** Pen  
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 **Subject:** Pen  
**Page Label:** 3  
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**Page Label:** 3  
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 **Subject:** Pen  
**Page Label:** 3  
**Author:** msustad  
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 **Subject:** Pen  
**Page Label:** 3  
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**Space:**

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 **Subject:** Pen  
**Page Label:** 3  
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**Date:** 5/8/2023 6:17:46 PM  
**Status:**  
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**Layer:**  
**Space:**

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 **Subject:** Pen  
**Page Label:** 3  
**Author:** msustad  
**Date:** 5/8/2023 6:17:55 PM  
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**Space:**

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**Subject:** Pen  
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**Subject:** Pen  
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**Subject:** Pen  
**Page Label:** 2  
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**Subject:** Pen  
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**Subject:** Pen  
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**Subject:** Pen  
**Page Label:** 2  
**Author:** msustad  
**Date:** 5/8/2023 6:20:35 PM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**

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 **Subject:** Pen  
**Page Label:** 2  
**Author:** msustad  
**Date:** 5/8/2023 6:20:43 PM  
**Status:**  
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**Date:** 5/8/2023 6:20:50 PM  
**Status:**  
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 **Subject:** Pen  
**Page Label:** 2  
**Author:** msustad  
**Date:** 5/8/2023 6:20:52 PM  
**Status:**  
**Color:** ■  
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 **Subject:** Pen  
**Page Label:** 2  
**Author:** msustad  
**Date:** 5/8/2023 6:21:54 PM  
**Status:**  
**Color:** ■  
**Layer:**  
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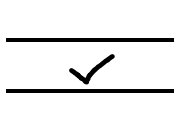
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 **Subject:** Pen  
**Page Label:** 2  
**Author:** msustad  
**Date:** 5/8/2023 6:21:57 PM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**

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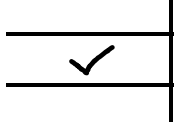
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 **Subject:** Pen  
**Page Label:** 2  
**Author:** msustad  
**Date:** 5/8/2023 6:21:57 PM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**



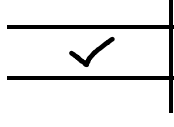
**Subject:** Pen  
**Page Label:** 2  
**Author:** msustad  
**Date:** 5/8/2023 6:22:00 PM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**

v



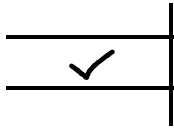
**Subject:** Pen  
**Page Label:** 2  
**Author:** msustad  
**Date:** 5/8/2023 6:22:03 PM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**

v



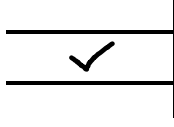
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**Page Label:** 2  
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**Date:** 5/8/2023 6:22:08 PM  
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**Color:** ■  
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v



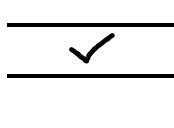
**Subject:** Pen  
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**Date:** 5/8/2023 6:22:04 PM  
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**Color:** ■  
**Layer:**  
**Space:**

v



**Subject:** Pen  
**Page Label:** 2  
**Author:** msustad  
**Date:** 5/8/2023 6:22:05 PM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**

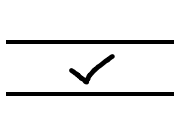
v



**Subject:** Pen  
**Page Label:** 2  
**Author:** msustad  
**Date:** 5/8/2023 6:22:12 PM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**

v





Subject: Pen  
 Page Label: 2  
 Author: msustad  
 Date: 5/8/2023 6:22:20 PM  
 Status:  
 Color: ■  
 Layer:  
 Space:

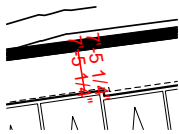
v



Subject: Pen  
 Page Label: 2  
 Author: msustad  
 Date: 5/8/2023 6:22:22 PM  
 Status:  
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 Space:

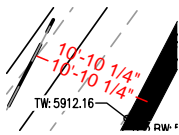
v

Polylength Measurement (2)



Subject: Polylength Measurement  
 Page Label: [1] 22 DETENTION POND PLAN  
 Author: dsdlaforce  
 Date: 6/20/2023 2:27:21 PM  
 Status:  
 Color: ■  
 Layer:  
 Space:

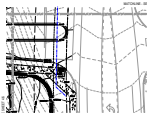
7'-5 1/4"



Subject: Polylength Measurement  
 Page Label: [28] 28 DETAILED GRADING PLAN  
 Author: dsdlaforce  
 Date: 6/20/2023 2:59:22 PM  
 Status:  
 Color: ■  
 Layer:  
 Space:

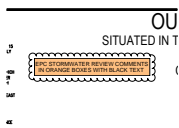
10'-10 1/4"

PolyLine (1)



Subject: PolyLine  
 Page Label: [47] 47 DETAILED GRADING PLAN  
 Author: dsdlaforce  
 Date: 6/20/2023 4:09:04 PM  
 Status:  
 Color: ■  
 Layer:  
 Space:

Stamp - Stormwater Comment Legend (1)

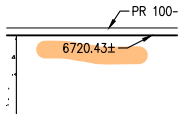


Subject: Stamp - Stormwater Comment Legend  
 Page Label: [1] 1 COVER  
 Author: Mikayla Hartford  
 Date: 6/20/2023 10:42:20 AM  
 Status:  
 Color: ■  
 Layer:  
 Space:

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## SW - Highlight (1)

---



**Subject:** SW - Highlight  
**Page Label:** [2] 23 DETENTION POND DETAILS  
**Author:** Mikayla Hartford  
**Date:** 6/21/2023 5:20:40 PM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**

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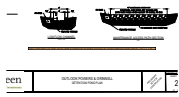
## SW - Textbox (3)

---



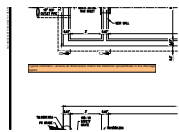
**Subject:** SW - Textbox  
**Page Label:** [5] 5 DRY UTILITY PLAN  
**Author:** Mikayla Hartford  
**Date:** 6/21/2023 3:56:34 PM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**

The swales in Basin areas E and M require underdrains per the drainage report. Show the underdrains and their tie into the storm sewer.



**Subject:** SW - Textbox  
**Page Label:** [1] 22 DETENTION POND PLAN  
**Author:** Mikayla Hartford  
**Date:** 6/21/2023 5:03:29 PM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**

Assign a name/number to all PBMPs and then update all submitted text and drawings accordingly with consistent labeling throughout (example: "Pond A" or "Pond 1").



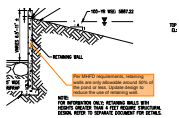
**Subject:** SW - Textbox  
**Page Label:** [2] 23 DETENTION POND DETAILS  
**Author:** Mikayla Hartford  
**Date:** 6/21/2023 5:29:29 PM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**

Typical comment - ensure all dimensions match the detention spreadsheet in the drainage report.

---

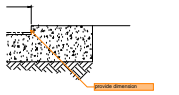
## SW - Textbox with Arrow (9)

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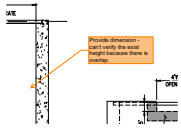
**Subject:** SW - Textbox with Arrow  
**Page Label:** [1] 22 DETENTION POND PLAN  
**Author:** Mikayla Hartford  
**Date:** 6/21/2023 5:05:22 PM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**

Per MHFD requirements, retaining walls are only allowable around 50% of the pond or less. Update design to reduce the use of retaining wall.



**Subject:** SW - Textbox with Arrow  
**Page Label:** [1] 22 DETENTION POND PLAN  
**Author:** Mikayla Hartford  
**Date:** 6/21/2023 5:12:20 PM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**

provide dimension



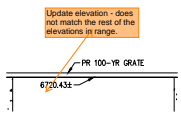
**Subject:** SW - Textbox with Arrow  
**Page Label:** [2] 23 DETENTION POND DETAILS  
**Author:** Mikayla Hartford  
**Date:** 6/21/2023 5:18:23 PM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**

Provide dimension - can't verify the exist height because there is overlap.



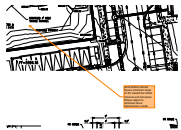
**Subject:** SW - Textbox with Arrow  
**Page Label:** [1] 22 DETENTION POND PLAN  
**Author:** Mikayla Hartford  
**Date:** 6/21/2023 5:19:21 PM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**

Provide Forebay details.



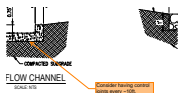
**Subject:** SW - Textbox with Arrow  
**Page Label:** [2] 23 DETENTION POND DETAILS  
**Author:** Mikayla Hartford  
**Date:** 6/21/2023 5:20:55 PM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**

Update elevation - does not match the rest of the elevations in range.



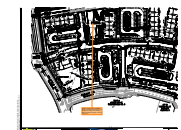
**Subject:** SW - Textbox with Arrow  
**Page Label:** [1] 22 DETENTION POND PLAN  
**Author:** Mikayla Hartford  
**Date:** 6/21/2023 5:30:35 PM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**

pond bottom should have a minimum slope of 3% toward the trickle channel and micropool. Please adjust to minimize future maintenance needs.



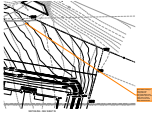
**Subject:** SW - Textbox with Arrow  
**Page Label:** [1] 22 DETENTION POND PLAN  
**Author:** Mikayla Hartford  
**Date:** 6/21/2023 5:31:08 PM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**

Consider having control joints every ~10ft.



**Subject:** SW - Textbox with Arrow  
**Page Label:** [3] 3 OVERALL SITE PLAN  
**Author:** Mikayla Hartford  
**Date:** 6/21/2023 5:35:34 PM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**

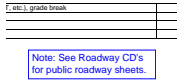
Assign a name/number to all PBMPs and then update all submitted text and drawings accordingly with consistent labeling throughout (example: "Pond A" or "Pond 1").



**Subject:** SW - Textbox with Arrow  
**Page Label:** [31] 31 DETAILED GRADING PLAN  
**Author:** Mikayla Hartford  
**Date:** 6/21/2023 5:40:37 PM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**

Show detail for filling in the erosion and incorporate the recommendations from the geotech report to the plans. Show current contours of the 10-20' deep eroded channel.

Text Box (47)



**Subject:** Text Box  
**Page Label:** 2  
**Author:** msustad  
**Date:** 5/8/2023 6:08:54 PM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**

Note: See Roadway CD's for public roadway sheets.



**Subject:** Text Box  
**Page Label:** 3  
**Author:** msustad  
**Date:** 5/8/2023 6:14:58 PM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**

NA



**Subject:** Text Box  
**Page Label:** 3  
**Author:** msustad  
**Date:** 5/8/2023 6:15:43 PM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**

NA



**Subject:** Text Box  
**Page Label:** 2  
**Author:** msustad  
**Date:** 5/8/2023 6:23:03 PM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**

NA



**Subject:** Text Box  
**Page Label:** 2  
**Author:** msustad  
**Date:** 5/8/2023 6:25:47 PM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**

NA

Add "PCD File No. SF2318"

**Subject:** Text Box  
**Page Label:** [1] 1 COVER  
**Author:** Carlos  
**Date:** 6/20/2023 4:00:17 PM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**

Add "PCD File No. SF2318"

Provide legend for linetypes used

**Subject:** Text Box  
**Page Label:** [2] 2 NOTES  
**Author:** Carlos  
**Date:** 6/20/2023 4:00:30 PM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**

Provide legend for linetypes used

Include a legend for all the utility lines and infrastructure

**Subject:** Text Box  
**Page Label:** [5] 5 DRY UTILITY PLAN  
**Author:** Carlos  
**Date:** 6/20/2023 4:00:43 PM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**

Include a legend for all the utility lines and infrastructure.

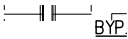
Label road and show right-of-way lines



**Subject:** Text Box  
**Page Label:** [6] 6 BYPASS STORM LINE PLAN & PROFILE  
**Author:** Carlos  
**Date:** 6/19/2023 1:18:19 PM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**

Label road and show right-of-way lines

Show and label contours.



**Subject:** Text Box  
**Page Label:** [6] 6 BYPASS STORM LINE PLAN & PROFILE  
**Author:** Carlos  
**Date:** 6/19/2023 3:11:26 PM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**

Show and label contours.

Upload the Roadway Plans as a separate item on the eDARP submittal matrix.

**Subject:** Text Box  
**Page Label:** [1] 1 COVER SHEET  
**Author:** dsdlaforce  
**Date:** 6/19/2023 3:38:17 PM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**

Upload the Roadway Plans as a separate item on the eDARP submittal matrix.

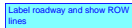
The civil site design will be approved with the site plan application. However these offsite improvements to the public streets will need to be approved with the final plat application.

Staff's recommendation is to remove the Site specific civil plan set from the SF2318 final plat application and submit it with the site plan application (PPR2320).



**Subject:** Text Box  
**Page Label:** [1] 1 COVER SHEET  
**Author:** dsdlaforce  
**Date:** 6/19/2023 3:30:30 PM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**

Add PCD File No SF2318



**Subject:** Text Box  
**Page Label:** [8] 8 BYPASS STORM LINE PLAN & PROFILE  
**Author:** Carlos  
**Date:** 6/19/2023 3:34:59 PM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**

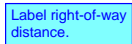
Label roadway and show ROW lines



**Subject:** Text Box  
**Page Label:** [2] 2 M&S STANDARD PLANS LIST  
**Author:** dsdlaforce  
**Date:** 6/19/2023 3:36:14 PM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**

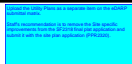
Markup any detailed being used/referenced with the project.

Remove this sheet if no CDOT M&S details is being referenced.



**Subject:** Text Box  
**Page Label:** [5] 5 TYPICAL SECTIONS  
**Author:** Carlos  
**Date:** 6/19/2023 3:46:50 PM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**

Label right-of-way distance.



**Subject:** Text Box  
**Page Label:** [1] 1 COVER SHEET  
**Author:** dsdlaforce  
**Date:** 6/19/2023 3:50:05 PM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**

Upload the Utility Plans as a separate item on the eDARP submittal matrix.

Staff's recommendation is to remove the Site specific improvements from the SF2318 final plat application and submit it with the site plan application (PPR2320).



**Subject:** Text Box  
**Page Label:** [3] 3 GENERAL NOTES  
**Author:** dsdlaforce  
**Date:** 6/19/2023 3:56:49 PM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**

Add the County Standard Signage & Striping Notes

Signing and Striping Notes:

1. All signs and pavement markings shall be in compliance with the current Manual on Uniform Traffic Control Devices (MUTCD).
2. Removal of existing pavement markings shall be accomplished by a method that does not materially damage the pavement. The pavement markings shall be removed to the extent that they will not be visible under day or night conditions. At no time will it be acceptable to paint over existing pavement markings.
3. Any deviation from the striping and signing plan shall be approved by El Paso County Planning and Community Development.
4. All signs shown on the signing and striping plan shall be new signs. Existing signs may remain or be reused if they meet current El Paso County and MUTCD standards.
5. Street name and regulatory stop signs shall be on the same post at intersections.
6. All removed signs shall be disposed of in a proper manner by the contractor.
7. All street name signs shall have "D" series letters, with local roadway signs being 4" upper-lower case lettering on 8" blank and non-local roadway signs being 6" lettering, upper-lower case on 12" blank, with a white border that is not recessed. Multi-lane roadways with speed limits of 35 mph or higher shall have 8" upper-lower case lettering on 12" blank with a white border that is not recessed. The width of the non-recessed white borders shall match page 255 of the 2012 MUTCD "Standard Highway Signs". Signal pole mounted and overhead street name signs shall be per MUTCD size standards.
8. All traffic signs shall have a minimum High Intensity Prismatic grade sheeting.
9. All local residential street signs shall be mounted on a 1.75" x 1.75" square tube sign post and stub post base. For other applications, refer to the CDOT Standard S-614-8 regarding use of the P2 tubular steel post slipbase design.
10. All signs shall be single sheet aluminum with 0.100" minimum thickness.
11. All limit lines/stop lines, crosswalk lines, pavement legends, and arrows shall be a minimum 125 mil thickness preformed thermoplastic pavement markings with tapered leading edges per CDOT Standard S-627-1. Stop bars shall be 24" in width. Crosswalks lines shall be 24" wide and a minimum of 9' long.
12. Word and symbol markings shall be the narrow type.
13. All longitudinal lines shall be a minimum 15mil thickness epoxy paint. All non-local residential roadways shall include both right and left edge line striping and any additional striping as required by CDOT S-627-1.
14. The contractor shall notify El Paso County Planning and Community Development (719) 520-6819 prior to and upon completion of signing and striping.
15. The contractor shall obtain a work in the right of way permit from the El Paso County Department of Public Works (DPW) prior to any signage or striping work within an existing El Paso County roadway.



**Subject:** Text Box  
**Page Label:** [3] 3 GENERAL NOTES  
**Author:** dsdlaforce  
**Date:** 6/19/2023 3:56:46 PM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**

Add the County Standard Construction Drawing Notes.

Standard Notes for El Paso County Construction Plans

1.All drainage and roadway construction shall meet the standards and specifications of the City of Colorado Springs/El Paso County Drainage Criteria Manual, Volumes 1 and 2, and the El Paso County Engineering Criteria Manual.

2.Contractor shall be responsible for the notification and field notification of all existing utilities, whether shown on the plans or not, before beginning construction. Location of existing utilities shall be verified by the contractor prior to construction. Call 811 to contact the Utility Notification Center of Colorado (UNCC).

3.Contractor shall keep a copy of these approved plans, the Grading and Erosion Control Plan, the Stormwater Management Plan (SWMP), the soils and geotechnical report, and the appropriate design and construction standards and specifications at the job site at all times, including the following:

- a.El Paso County Engineering Criteria Manual (ECM)
- b.City of Colorado Springs/El Paso County Drainage Criteria Manual, Volumes 1 and 2
- c.Colorado Department of Transportation (CDOT) Standard Specifications for Road and Bridge Construction
- d.CDOT M & S Standards

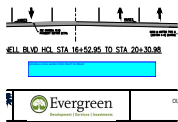
4.Notwithstanding anything depicted in these plans in words or graphic representation, all design and construction related to roads, storm drainage and erosion control shall conform to the standards and requirements of the most recent version of the relevant adopted El Paso County standards, including the Land Development Code, the Engineering Criteria Manual, the Drainage Criteria Manual, and the Drainage Criteria Manual Volume 2. Any deviations from regulations and standards must be requested, and approved, in writing. Any modifications necessary to meet criteria after-the-fact will be entirely the developer's responsibility to rectify.

5.It is the design engineer's responsibility to accurately show existing conditions, both onsite and offsite, on the construction plans. Any modifications necessary due to conflicts, omissions, or changed conditions will be entirely the developer's responsibility to rectify.

6.Contractor shall schedule a pre-construction meeting with El Paso County Planning and Community Development (PCD) – Inspections, prior to starting construction.

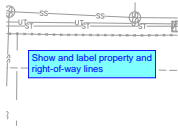
7.It is the contractor's responsibility to understand the requirements of all jurisdictional agencies and to obtain all required permits, including but not limited to El Paso County Erosion and Stormwater Quality Control Permit (ESQCP), Regional Building Floodplain Development Permit, U.S. Army Corps of Engineers-issued 401 and/or 404 permits, and county and state fugitive dust permits.





**Subject:** Text Box  
**Page Label:** [5] 5 TYPICAL SECTIONS  
**Author:** dsdlaforce  
**Date:** 6/19/2023 4:28:55 PM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**

provide a cross section from 20+31 to 28+00



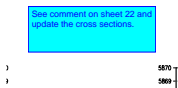
**Subject:** Text Box  
**Page Label:** [9] 9 REMOVAL PLAN  
**Author:** Carlos  
**Date:** 6/19/2023 4:37:11 PM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**

Show and label property and right-of-way lines



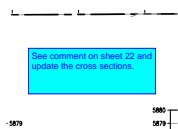
**Subject:** Text Box  
**Page Label:** [13] 13 GRINNELL BLVD PLAN & PROFILE EAST  
**Author:** dsdlaforce  
**Date:** 6/19/2023 4:55:38 PM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**

provide a detailed spot grading with slope tags for all proposed pedestrian ramps. Example from other projects



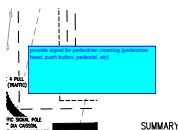
**Subject:** Text Box  
**Page Label:** [24] 24 GRINNELL BLVD CROSS SECTIONS  
**Author:** dsdlaforce  
**Date:** 6/20/2023 10:23:07 AM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**

See comment on sheet 22 and update the cross sections.



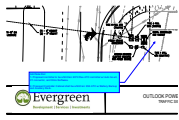
**Subject:** Text Box  
**Page Label:** [25] 25 GRINNELL BLVD CROSS SECTIONS  
**Author:** dsdlaforce  
**Date:** 6/20/2023 10:24:03 AM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**

See comment on sheet 22 and update the cross sections.



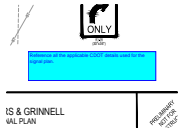
**Subject:** Text Box  
**Page Label:** [30] 30 TRAFFIC SIGNAL PLAN  
**Author:** dsdlaforce  
**Date:** 6/20/2023 11:11:49 AM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**

provide signal for pedestrian crossing (pedestrian head, push button, pedestal, etc)



**Subject:** Text Box  
**Page Label:** [30] 30 TRAFFIC SIGNAL PLAN  
**Author:** dsdlaforce  
**Date:** 6/20/2023 11:23:38 AM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**

Add Note that  
 1. Proposed controller to be a McCain 2070 Flex ATC controller w/ rack mount, C1 connector, and Omni Software.  
 2. Proposed Controller Cabinet shall be a McCain 350i ATC w/ Battery Backup and Auxiliary Rack.



**Subject:** Text Box  
**Page Label:** [30] 30 TRAFFIC SIGNAL PLAN  
**Author:** dsdlaforce  
**Date:** 6/20/2023 11:25:32 AM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**

Reference all the applicable CDOT details used for the signal plan.



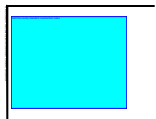
**Subject:** Text Box  
**Page Label:** [1] 1 COVER SHEET  
**Author:** dsdlaforce  
**Date:** 6/20/2023 12:50:01 PM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**

Add PCD File No SF2318



**Subject:** Text Box  
**Page Label:** [1] 1 COVER SHEET  
**Author:** dsdlaforce  
**Date:** 6/20/2023 12:51:33 PM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**

Add the El Paso County standard signature blocks for the developer/owner statement, design engineer statement, and county engineer.



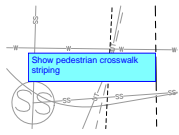
**Subject:** Text Box  
**Page Label:** [2] 2 GENERAL NOTES  
**Author:** dsdlaforce  
**Date:** 6/20/2023 12:52:10 PM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**

Add the county standard construction notes



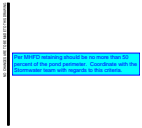
**Subject:** Text Box  
**Page Label:** [2] 2 NOTES  
**Author:** dsdlaforce  
**Date:** 6/20/2023 12:57:25 PM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**

Add the EPC Construction plans notes.



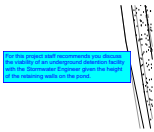
**Subject:** Text Box  
**Page Label:** [30] 30 TRAFFIC SIGNAL PLAN  
**Author:** Carlos  
**Date:** 6/20/2023 2:16:48 PM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**

Show pedestrian crosswalk striping



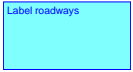
**Subject:** Text Box  
**Page Label:** [1] 22 DETENTION POND PLAN  
**Author:** dsdlaforce  
**Date:** 6/20/2023 2:43:17 PM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**

Per MHFD retaining should be no more than 50 percent of the pond perimeter. Coordinate with the Stormwater team with regards to this criteria.



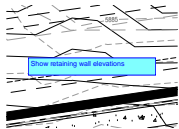
**Subject:** Text Box  
**Page Label:** [1] 22 DETENTION POND PLAN  
**Author:** dsdlaforce  
**Date:** 6/20/2023 2:47:17 PM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**

For this project staff recommends you discuss the viability of an underground detention facility with the Stormwater Engineer given the height of the retaining walls on the pond.



**Subject:** Text Box  
**Page Label:** [1] PAVING PLAN  
**Author:** Carlos  
**Date:** 6/20/2023 2:52:07 PM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**

Label roadways



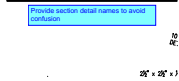
**Subject:** Text Box  
**Page Label:** [57] 57 DETAILED GRADING PLAN  
**Author:** Carlos  
**Date:** 6/20/2023 3:00:34 PM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**

Show retaining wall elevations



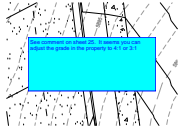
**Subject:** Text Box  
**Page Label:** [57] 57 DETAILED GRADING PLAN  
**Author:** Carlos  
**Date:** 6/20/2023 4:34:18 PM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**

- Add a note stating that retaining walls over 4 feet in height require a building permit and structural engineering plans.



**Subject:** Text Box  
**Page Label:** [2] 23 DETENTION POND DETAILS  
**Author:** Carlos  
**Date:** 6/20/2023 5:09:57 PM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**

Provide section detail names to avoid confusion



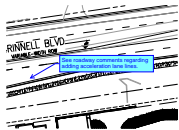
**Subject:** Text Box  
**Page Label:** [40] 40 DETAILED GRADING PLAN  
**Author:** dsdlaforce  
**Date:** 6/20/2023 4:04:27 PM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**

See comment on sheet 25. It seems you can adjust the grade in the property to 4:1 or 3:1



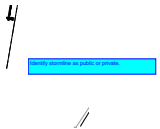
**Subject:** Text Box  
**Page Label:** [1] 22 DETENTION POND PLAN  
**Author:** Carlos  
**Date:** 6/20/2023 4:48:17 PM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**

Final drainage report shows a 25' spillway length. Please revise detail.



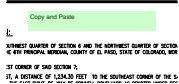
**Subject:** Text Box  
**Page Label:** [60] 60 SIGNAGE & STRIPING PLAN  
**Author:** Carlos  
**Date:** 6/20/2023 4:59:09 PM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**

See roadway comments regarding adding acceleration lane lines.



**Subject:** Text Box  
**Page Label:** [4] 4 OVERALL UTILITY PLAN  
**Author:** dsdlaforce  
**Date:** 6/20/2023 5:31:35 PM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**

Identify stormline as public or private.



**Subject:** Text Box  
**Page Label:** [1] 1 COVER  
**Author:** Kishia  
**Date:** 6/21/2023 3:18:11 PM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**

Copy and Paste

DN B-B OVERFLOW SPILL  
NTS

Provide profile view of spillway

**Subject:** Text Box  
**Page Label:** [1] 22 DETENTION POND PLAN  
**Author:** CDurham  
**Date:** 6/22/2023 5:06:44 PM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**

Provide profile view of spillway

Sections B-B and C-C need to be labeled in plan view.

Sections B-B and C-C need to be labeled in plan view.

**Subject:** Text Box  
**Page Label:** [1] 22 DETENTION POND PLAN  
**Author:** CDurham  
**Date:** 6/26/2023 9:06:04 AM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**

Sections B-B and C-C need to be labeled in plan view.

Include what the existing sign is

EX SIGN (TO REMAIN)

**Subject:** Text Box  
**Page Label:** [27] 27 SIGNAGE & STRIPING PLAN  
**Author:** CDurham  
**Date:** 6/26/2023 9:47:12 AM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**

Include what the existing sign is

show existing and proposed stormwater flow direction arrows (typ.)

**Subject:** Text Box  
**Page Label:** [25] 25 DETAILED GRADING PLAN  
**Author:** Christina Prete  
**Date:** 6/26/2023 2:35:10 PM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**

show existing and proposed stormwater flow direction arrows (typ.)

Label all swales and provide detailed cross section. include Sod and Permanent Irrigation requirements in accordance with Drainage Report Calculations.

**Subject:** Text Box  
**Page Label:** [5] 5 DRY UTILITY PLAN  
**Author:** Christina Prete  
**Date:** 6/26/2023 2:48:58 PM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**

Label all swales and provide detailed cross section. include Sod and Permanent Irrigation requirements in accordance with Drainage Report Calculations.