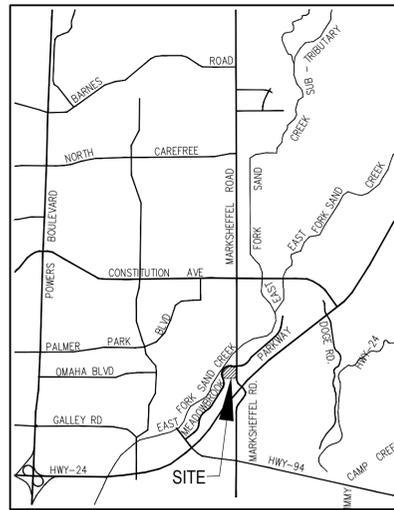


CLAREMONT BUSINESS PARK 2 FILING NO. 2

COUNTY OF EL PASO, STATE OF COLORADO

CONSTRUCTION PLANS

JUNE 2023



VICINITY MAP
N.T.S.

AGENCIES:

- OWNER/DEVELOPER:** DOUBLETREE VENTURES
BRIAN ZUREK, MANAGING PARTNER
106 S. KYRENE RD. #2
CHANDLER, AZ 85226
(480) 313-2724
- CIVIL ENGINEER:** M & S CIVIL CONSULTANTS, INC.
212 N. WAHSATCH, SUITE 305
COLORADO SPRINGS, CO 80903
VIRGIL A. SANCHEZ P.E. (719) 955-5485
- COUNTY ENGINEERING:** EL PASO COUNTY PLANNING AND COMMUNITY DEVELOPMENT
2880 INTERNATIONAL CIRCLE, SUITE 110
COLORADO SPRINGS, CO 80910
(719) 520-6300
- TRAFFIC ENGINEERING:** EL PASO COUNTY DEPARTMENT OF PUBLIC WORKS
3275 AKERS DRIVE
COLORADO SPRINGS, CO 80922
JOSHUA PALMER, P.E. (719) 520-6460
- WATER RESOURCES:** CHEROKEE METROPOLITAN DISTRICT
6250 PALMER PARK BOULEVARD
COLORADO SPRINGS, CO 80915-1721
JEFF MUNGER (719) 597-5080
- FIRE DISTRICT:** CIMARRON HILLS FIRE DEPARTMENT
1835 TUSKEGEE PLACE
COLORADO SPRINGS, CO 80915
(719) 591-0960
- GAS DEPARTMENT:** COLORADO SPRINGS UTILITIES
7710 DURANT DR.
COLORADO SPRINGS, CO 80947
TIM WENDT (719) 688-3556
- ELECTRIC DEPARTMENT:** COLORADO SPRINGS UTILITIES
7710 DURANT DR.
COLORADO SPRINGS, CO 80947
TIM WENDT (719) 688-3556
- COMMUNICATIONS:** QWEST COMMUNICATIONS (U.S.C.C. LOCATORS) (800) 922-1987
AT&T (LOCATORS) (719) 635-3674

NOTE:

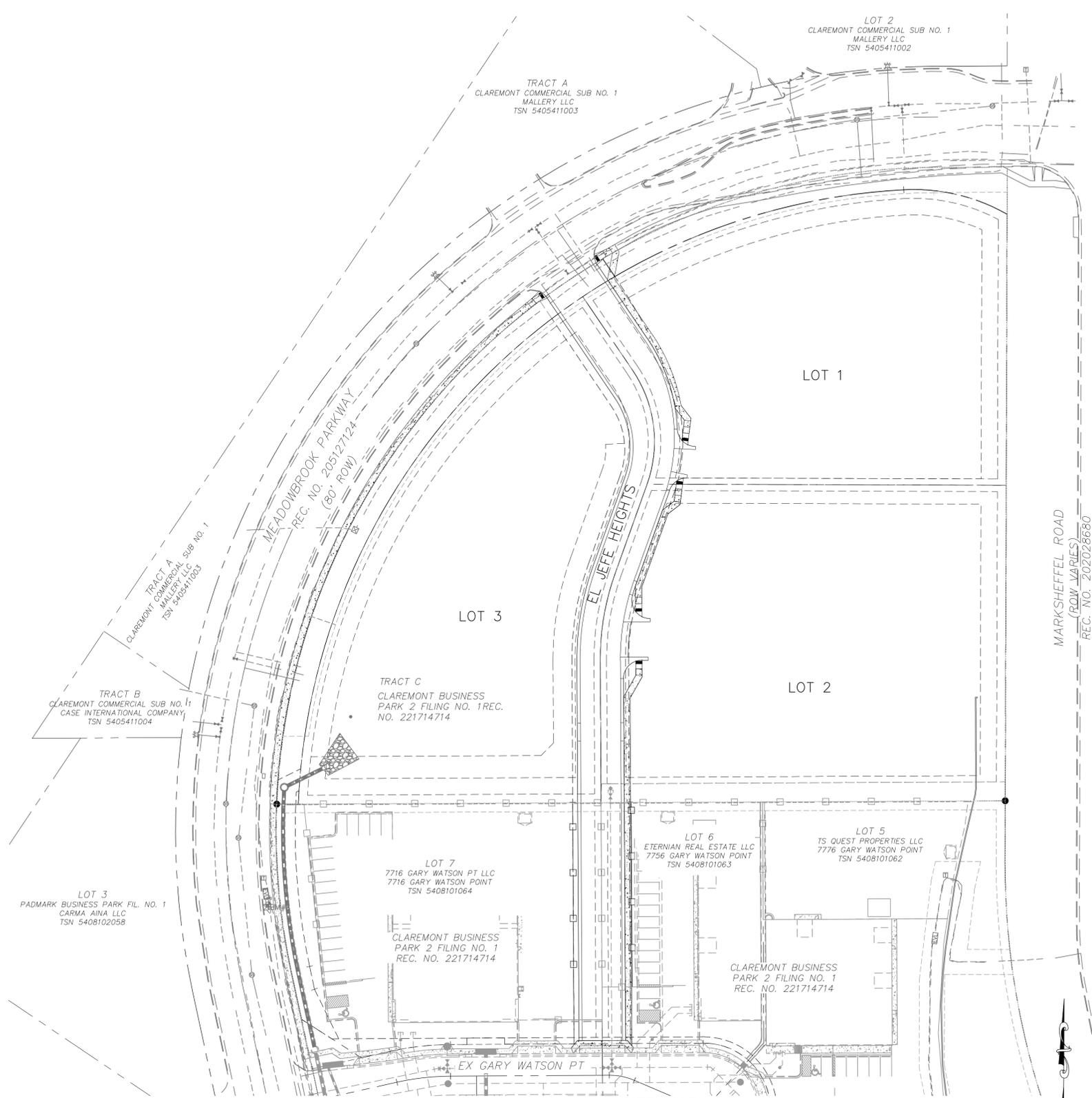
THE CONTRACTOR SHALL FIELD VERIFY THE ELEVATION OF ALL TIE-IN/CONNECTIONS TO EXISTING MANHOLES AND/OR STUBS PRIOR TO CONSTRUCTION. ANY DISCREPANCY TO THE ANTICIPATED/PREVIOUSLY MEASURED ELEVATIONS PROVIDED ON THE PLANS SHALL BE CONVEYED TO THE ENGINEER AND A RESOLVE REACHED PRIOR TO INSTALLATION.

BENCHMARKS:

- BL33 BEING A BERNTSEN TOP SECURITY MONUMENT IN RANGE BOX 5' SOUTH OF SOUTH ROW FENCE OF HWY 24 UNDER CENTERLINE OF TRANSMISSION LINE. ELEVATION = 6372.26' PLAT AVE.
- CONTROL POINT 1, SET PK NAIL IN NE CORNER OF ELECTRIC TRANSFORMER PAD ELEVATION = 6372.26'

BASIS OF BEARINGS

THE NORTH LINE OF LOTS 5, 6 AND 7 "CLAREMONT BUSINESS PARK 2 FILING NO. 1" AS RECORDED UNDER RECEPTION NO. 221714714 OF THE RECORDS OF EL PASO COUNTY, COLORADO, MONUMENTED AT THE NORTHEAST CORNER OF LOT 5 WITH A NO. 5 REBAR WITH ORANGE SURVEYOR'S CAP STAMPED "M&S CIVIL PLS 25966", FROM WHICH THE NORTHWEST CORNER OF LOT 7, MONUMENTED WITH A NO. 5 REBAR WITH ORANGE SURVEYOR'S CAP STAMPED M&S CIVIL PLS 25966, BEARS S89°44'12"W, A DISTANCE OF 578.27 U.S. SURVEY FEET.



SITE MAP
N.T.S.

DESIGN ENGINEER'S STATEMENT

THESE DETAILED PLANS AND SPECIFICATIONS WERE PREPARED UNDER MY DIRECTION AND SUPERVISION. SAID PLANS AND SPECIFICATIONS HAVE BEEN PREPARED ACCORDING TO THE CRITERIA ESTABLISHED BY THE COUNTY FOR DETAILED ROADWAY, DRAINAGE, GRADING AND EROSION CONTROL PLANS AND SPECIFICATIONS, AND SAID PLANS AND SPECIFICATIONS ARE IN CONFORMITY WITH APPLICABLE MASTER DRAINAGE PLANS AND MASTER TRANSPORTATION PLANS. SAID PLANS AND SPECIFICATIONS MEET THE PURPOSES FOR WHICH THE PARTICULAR ROADWAY AND DRAINAGE FACILITIES ARE DESIGNED AND ARE CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. I ACCEPT RESPONSIBILITY FOR ANY LIABILITY CAUSED BY ANY NEGLIGENT ACTS, ERRORS OR OMISSIONS ON MY PART IN PREPARATION OF THESE DETAILED PLANS AND SPECIFICATIONS.



VIRGIL A. SANCHEZ, COLORADO P.E. #37160
FOR AND ON BEHALF OF M & S CIVIL CONSULTANTS, INC.

OWNER/DEVELOPER'S STATEMENT:

I, THE DEVELOPER HAVE READ AND WILL COMPLY WITH THE REQUIREMENTS IN THESE DETAILED PLANS AND SPECIFICATIONS.

[Signature] 06-11-23
BRIAN ZUREK, MANAGING PARTNER DATE

DOUBLETREE VENTURES

ADDRESS: 106 S. KYRENE RD, CHANDLER, AZ 85226

EL PASO COUNTY:

COUNTY PLAN REVIEW IS PROVIDED ONLY FOR GENERAL CONFORMANCE WITH COUNTY DESIGN CRITERIA. THE COUNTY IS NOT RESPONSIBLE FOR THE ACCURACY AND ADEQUACY OF THE DESIGN, DIMENSIONS, AND/OR ELEVATIONS WHICH SHALL BE CONFIRMED AT THE JOB SITE. THE COUNTY THROUGH THE APPROVAL OF THIS DOCUMENT ASSUMES NO RESPONSIBILITY FOR COMPLETENESS AND/OR ACCURACY OF THIS DOCUMENT.

FILED IN ACCORDANCE WITH THE REQUIREMENTS OF THE EL PASO COUNTY LAND DEVELOPMENT CODE, DRAINAGE CRITERIA MANUAL, VOLUMES 1 AND 2, AND ENGINEERING CRITERIA MANUAL AS AMENDED.

IN ACCORDANCE WITH ECOM SECTION 1.12, THESE CONSTRUCTION DOCUMENTS WILL BE VALID FOR CONSTRUCTION FOR A PERIOD OF 2 YEARS FROM THE DATE SIGNED BY THE EL PASO COUNTY ENGINEER. IF CONSTRUCTION HAS NOT STARTED WITHIN THOSE 2 YEARS, THE PLANS WILL NEED TO BE RESUBMITTED FOR APPROVAL, INCLUDING PAYMENT OF REVIEW FEES AT THE PLANNING AND COMMUNITY DEVELOPMENT DIRECTORS DISCRETION.

JOSHUA PALMER, P.E. DATE
COUNTY ENGINEER / ECM ADMINISTRATOR

SHEET INDEX

- SHEET 1 TITLE SHEET
- SHEET 2 CONSTRUCTION NOTES, LEGEND & DETAILS
- SHEET 3 CONSTRUCTION STANDARD DETAILS
- SHEET 4 STREET IMPROVEMENT PLAN
- SHEET 5 SIDEWALK AND INTERSECTION DETAILS
- SHEET 6 STRIPING AND SIGNAGE PLAN
- SHEET 7 STORM SEWER PLAN AND PROFILE
- SHEET 8 STORM SEWER PLAN AND PROFILE
- SHEET 9 STORM SEWER PLAN AND PROFILE
- SHEET 10 STORM SEWER NOTES
- SHEET 11 STORM SEWER DETAILS
- SHEET 12 OUTLET POND STRUCTURE DETAILS
- SHEET 13 OUTLET POND STRUCTURE DETAILS
- SHEET 14 OUTLET POND STRUCTURE DETAILS

Resolved - dothernandez
07/05/2023 2:59:02 PM

CLAREMONT BUSINESS PARK 2 FIL. NO. 2

TITLE SHEET

PROJECT NO. 10-020 SCALE: HORIZONTAL: DATE: 06/01/23
DESIGNED BY: GW N/A VERTICAL: SHEET 1 OF 14
DRAWN BY: CLP N/A
CHECKED BY: VAS N/A

212 N. WAHSATCH AVE, STE 305
COLORADO SPRINGS, CO 80903
PHONE: 719.955.5485

VIRGIL A. SANCHEZ, COLORADO P.E. NO. 37160

FOR AND ON BEHALF OF M&S CIVIL CONSULTANTS, INC.

EL PASO COUNTY REGISTERED PROFESSIONAL ENGINEER VIRGIL A. SANCHEZ P.E. #37160 06-11-23

REV. NO.	DATE	BY	DESCRIPTION

THE ENGINEER PREPARING THESE PLANS WILL NOT BE RESPONSIBLE, OR LIABLE FOR, UNAUTHORIZED CHANGES TO OR USES OF THESE PLANS. ALL CHANGES TO THE PLANS MUST BE IN WRITING AND MUST BE APPROVED BY THE PREPARE OF THESE PLANS.

CAUTION

EL PASO COUNTY FILE NO. VR233

GENERAL CONSTRUCTION NOTES:

- IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY THE EXISTENCE AND LOCATION OF ALL UNDERGROUND UTILITIES ALONG THE ROUTE OF THE WORK. THE OMISSION FROM OR THE INCLUSION OF UTILITY LOCATIONS ON THE PLANS IS NOT TO BE CONSIDERED AS THE NONEXISTENCE OF OR A DEFINITE LOCATION OF EXISTING UNDERGROUND UTILITIES.
- THE CONTRACTOR WILL TAKE THE NECESSARY PRECAUTIONS TO PROTECT EXISTING UTILITIES FROM DAMAGE DUE TO THIS OPERATION. ANY DAMAGE TO THE UTILITIES WILL BE REPAIRED AT THE CONTRACTOR'S EXPENSE, AND ANY SERVICE DISRUPTION WILL BE SETTLED BY THE CONTRACTOR.
- ADDITIONAL EROSION CONTROL STRUCTURES MAY BE REQUIRED AT THE TIME OF CONSTRUCTION.
- ALL BACKFILL, SUB-BASE, AND/OR BASE COURSE (CLASS 6) MATERIAL SHALL BE COMPACTED PER THE SOILS ENGINEER'S RECOMMENDATIONS, AND APPROVED BY EL PASO COUNTY PCD.
- ALL STATIONING IS CENTERLINE OF IMPROVEMENTS UNLESS OTHERWISE INDICATED. ALL ELEVATIONS ARE FLOW LINE UNLESS OTHERWISE INDICATED AS TOP BACK OF CURB (TBC), ASPHALT (ASP), OR TOP OF INLET OR BOX (TOB).
- ALL DISTURBED PAVEMENT EDGES SHALL BE CUT TO NEAT LINES. REPAIR SHALL CONFORM TO EPC ECM APPENDIX K - 1.2C.
- ALL INTERSECTION ACCESSES TO BE CONSTRUCTED WITH A 25 FOOT SIGHT VISIBILITY TRIANGLES IS REQUIRED AND THERE SHALL BE NO OBSTRUCTIONS GREATER THAN 18" VERTICAL IN THIS AREA.
- ALL CULVERTS AND STORM DRAIN PIPES SHALL BE SMOOTH INTERIOR CORRUGATED POLYETHYLENE PIPE (HDPE), REINFORCED CONCRETE PIPE (RCP). ALL CULVERTS SHALL BE PLACED COMPLETE WITH FLARED END SECTIONS. ADEQUACY OF MATERIAL THICKNESS FOR ANY CSP INSTALLED SHALL BE VERIFIED BY OWNER'S GEOTECHNICAL ENGINEER TO SUPPORT MINIMUM 50 YEAR DESIGN LIFE. CULVERTS MUST CONFORM TO EPC ECM SECTION 3.32 - CULVERTS.
- ASPHALT THICKNESS AND BASE COURSE THICKNESS (COMPACTED) FOR ROADS SHALL BE PER DESIGN REPORT BY OWNER'S GEOTECHNICAL ENGINEER. OWNER'S GEOTECHNICAL ENGINEER TO BE ON SITE AT THE TIME OF ROAD CONSTRUCTION TO EVALUATE SOIL CONDITIONS AND DETERMINE IF ADDITIONAL MEASURES ARE NECESSARY TO ASSURE STABILITY OF THE NEW ROADS. PAVEMENT DESIGN SHALL BE APPROVED BY EL PASO COUNTY PCD PRIOR TO CONSTRUCTION.

STANDARD NOTES FOR EL PASO COUNTY CONSTRUCTION PLANS

- ALL DRAINAGE AND ROADWAY CONSTRUCTION SHALL MEET THE STANDARDS AND SPECIFICATIONS OF THE CITY OF COLORADO SPRINGS/EL PASO COUNTY DRAINAGE CRITERIA MANUAL, VOLUMES 1 AND 2, AND THE EL PASO COUNTY ENGINEERING CRITERIA MANUAL.
- CONTRACTOR SHALL BE RESPONSIBLE FOR THE NOTIFICATION AND FIELD NOTIFICATION OF ALL EXISTING UTILITIES, WHETHER SHOWN ON THE PLANS OR NOT, BEFORE BEGINNING CONSTRUCTION. LOCATION OF EXISTING UTILITIES SHALL BE VERIFIED BY THE CONTRACTOR PRIOR TO CONSTRUCTION. CALL 811 TO CONTACT THE UTILITY NOTIFICATION CENTER OF COLORADO (UNCC).
- CONTRACTOR SHALL KEEP A COPY OF THESE APPROVED PLANS, THE GRADING AND EROSION CONTROL PLAN, THE STORMWATER MANAGEMENT PLAN (SWMP), THE SOILS AND GEOTECHNICAL REPORT, AND THE APPROPRIATE DESIGN AND CONSTRUCTION STANDARDS AND SPECIFICATIONS AT THE JOB SITE AT ALL TIMES, INCLUDING THE FOLLOWING:
 - EL PASO COUNTY ENGINEERING CRITERIA MANUAL (ECM)
 - CITY OF COLORADO SPRINGS/EL PASO COUNTY DRAINAGE CRITERIA MANUAL, VOLUMES 1 AND 2
 - COLORADO DEPARTMENT OF TRANSPORTATION (CDOT) STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION
 - CDOT M & S STANDARDS
- NOTWITHSTANDING ANYTHING DEPICTED IN THESE PLANS IN WORDS OR GRAPHIC REPRESENTATION, ALL DESIGN AND CONSTRUCTION RELATED TO ROADS, STORM DRAINAGE AND EROSION CONTROL SHALL CONFORM TO THE STANDARDS AND REQUIREMENTS OF THE MOST RECENT VERSION OF THE RELEVANT ADOPTED EL PASO COUNTY STANDARDS, INCLUDING THE LAND DEVELOPMENT CODE, THE ENGINEERING CRITERIA MANUAL, THE DRAINAGE CRITERIA MANUAL, AND THE DRAINAGE CRITERIA MANUAL VOLUME 2. ANY DEVIATIONS FROM REGULATIONS AND STANDARDS MUST BE REQUESTED, AND APPROVED, IN WRITING. ANY MODIFICATIONS NECESSARY TO MEET CRITERIA AFTER-THE-FACT WILL BE ENTIRELY THE DEVELOPER'S RESPONSIBILITY TO RECTIFY.
- IT IS THE DESIGN ENGINEER'S RESPONSIBILITY TO ACCURATELY SHOW EXISTING CONDITIONS, BOTH ONSITE AND OFFSITE, ON THE CONSTRUCTION PLANS. ANY MODIFICATIONS NECESSARY DUE TO CONFLICTS, OMISSIONS, OR CHANGED CONDITIONS WILL BE ENTIRELY THE DEVELOPER'S RESPONSIBILITY TO RECTIFY.
- CONTRACTOR SHALL SCHEDULE A PRE-CONSTRUCTION MEETING WITH EL PASO COUNTY PCD - INSPECTIONS, PRIOR TO STARTING CONSTRUCTION.
- IT IS THE CONTRACTOR'S RESPONSIBILITY TO UNDERSTAND THE REQUIREMENTS OF ALL JURISDICTIONAL AGENCIES AND TO OBTAIN ALL REQUIRED PERMITS, INCLUDING BUT NOT LIMITED TO EL PASO COUNTY EROSION AND STORMWATER QUALITY CONTROL PERMIT (ESQCP), REGIONAL BUILDING FLOODPLAIN DEVELOPMENT PERMIT, U.S. ARMY CORPS OF ENGINEERS-ISSUED 401 AND/OR 404 PERMITS, AND COUNTY AND STATE FUGITIVE DUST PERMITS.
- CONTRACTOR SHALL NOT DEVIATE FROM THE PLANS WITHOUT FIRST OBTAINING WRITTEN APPROVAL FROM THE DESIGN ENGINEER AND PCD. CONTRACTOR SHALL NOTIFY THE DESIGN ENGINEER IMMEDIATELY UPON DISCOVERY OF ANY ERRORS OR INCONSISTENCIES.
- ALL STORM DRAIN PIPE SHALL BE CLASS III RCP UNLESS OTHERWISE NOTED AND APPROVED BY PCD.
- CONTRACTOR SHALL COORDINATE GEOTECHNICAL TESTING PER ECM STANDARDS. PAVEMENT DESIGN SHALL BE APPROVED BY EL PASO COUNTY PCD PRIOR TO PLACEMENT OF CURB AND GUTTER AND PAVEMENT.
- ALL CONSTRUCTION TRAFFIC MUST ENTER/EXIT THE SITE AT APPROVED CONSTRUCTION ACCESS POINTS.
- SIGHT VISIBILITY TRIANGLES AS IDENTIFIED IN THE PLANS SHALL BE PROVIDED AT ALL INTERSECTIONS. OBSTRUCTIONS GREATER THAN 18 INCHES ABOVE FLOWLINE ARE NOT ALLOWED WITHIN SIGHT TRIANGLES.
- SIGNING AND STRIPING SHALL COMPLY WITH EL PASO COUNTY DPW AND MUTCD CRITERIA. [IF APPLICABLE, ADDITIONAL SIGNING AND STRIPING NOTES WILL BE PROVIDED.]
- CONTRACTOR SHALL OBTAIN ANY PERMITS REQUIRED BY EL PASO COUNTY DPW, INCLUDING WORK WITHIN THE RIGHT-OF-WAY AND SPECIAL TRANSPORT PERMITS.
- THE LIMITS OF CONSTRUCTION SHALL REMAIN WITHIN THE PROPERTY LINE UNLESS OTHERWISE NOTED. THE OWNER/DEVELOPER SHALL OBTAIN WRITTEN PERMISSION AND EASEMENTS, WHERE REQUIRED, FROM ADJOINING PROPERTY OWNER(S) PRIOR TO ANY OFF-SITE DISTURBANCE, GRADING, OR CONSTRUCTION.

SIGNING AND STRIPING NOTES:

- ALL SIGNS AND PAVEMENT MARKINGS SHALL BE IN COMPLIANCE WITH THE CURRENT MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD).
- REMOVAL OF EXISTING PAVEMENT MARKINGS SHALL BE ACCOMPLISHED BY A METHOD THAT DOES NOT MATERIALLY DAMAGE THE PAVEMENT. THE PAVEMENT MARKINGS SHALL BE REMOVED TO THE EXTENT THAT THEY WILL NOT BE VISIBLE UNDER DAY OR NIGHT CONDITIONS. AT NO TIME WILL IT BE ACCEPTABLE TO PAINT OVER EXISTING PAVEMENT MARKINGS.
- ANY DEVIATION FROM THE STRIPING AND SIGNING PLAN SHALL BE APPROVED BY EL PASO COUNTY PLANNING AND COMMUNITY DEVELOPMENT.
- ALL SIGNS SHOWN ON THE SIGNING AND STRIPING PLAN SHALL BE NEW SIGNS. EXISTING SIGNS MAY REMAIN OR BE REUSED IF THEY MEET CURRENT EL PASO COUNTY AND MUTCD STANDARDS.
- STREET NAME AND REGULATORY STOP SIGNS SHALL BE ON THE SAME POST AT INTERSECTIONS.
- ALL REMOVED SIGNS SHALL BE DISPOSED OF IN A PROPER MANNER BY THE CONTRACTOR.
- ALL STREET NAME SIGNS SHALL HAVE "D" SERIES LETTERS, WITH LOCAL ROADWAY SIGNS BEING 4" UPPER-LOWER CASE LETTERING ON 8" BLANK AND NON-LOCAL ROADWAY SIGNS BEING 6" LETTERING, UPPER-LOWER CASE ON 12" BLANK, WITH A WHITE BORDER THAT IS NOT RECESSED. MULTI-LANE ROADWAYS WITH SPEED LIMITS OF 40 MPH OR HIGHER SHALL HAVE 8" UPPER-LOWER CASE LETTERING ON 18" 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"
- ALL TRAFFIC SIGNS SHALL HAVE A MINIMUM HIGH INTENSITY PRISMATIC GRADE SHEETING.
- ALL LOCAL RESIDENTIAL STREET SIGNS SHALL BE MOUNTED ON A 1.75" X 1.75" SQUARE TUBE SIGN POST AND STUB POST BASE. FOR OTHER APPLICATIONS, REFER TO THE CDOT STANDARD S-614-8 REGARDING USE OF THE P2 TUBULAR STEEL POST SLIPBASE DESIGN.
- ALL SIGNS SHALL BE SINGLE SHEET ALUMINUM WITH 0.100" MINIMUM THICKNESS.
- ALL LIMIT LINES/STOP LINES, CROSSWALK LINES, PAVEMENT LEGENDS, AND ARROWS SHALL BE A MINIMUM 125 MIL THICKNESS PREFORMED THERMOPLASTIC PAVEMENT MARKINGS WITH TAPERED LEADING EDGES PER CDOT STANDARD S-627-1. WORD AND SYMBOL MARKINGS SHALL BE THE NARROW TYPE. STOP BARS SHALL BE 24" IN WIDTH. CROSSWALKS LINES SHALL BE 12" WIDE AND 8' LONG PER CDOT S-627-1.
- ALL LONGITUDINAL LINES SHALL BE A MINIMUM 15MIL THICKNESS EPOXY PAINT. ALL NON-LOCAL RESIDENTIAL ROADWAYS SHALL INCLUDE BOTH RIGHT AND LEFT EDGE LINE STRIPING AND ANY ADDITIONAL STRIPING AS REQUIRED BY CDOT S-627-1.
- THE CONTRACTOR SHALL NOTIFY EL PASO COUNTY PLANNING AND COMMUNITY DEVELOPMENT (719) 520-6819 PRIOR TO AND UPON COMPLETION OF SIGNING AND STRIPING.
- THE CONTRACTOR SHALL OBTAIN A WORK IN THE RIGHT OF WAY PERMIT FROM THE EL PASO COUNTY DEPARTMENT OF PUBLIC WORKS (DPW) PRIOR TO ANY SIGNAGE OR STRIPING WORK WITHIN AN EXISTING EL PASO COUNTY ROADWAY.

SPECIAL NOTE:

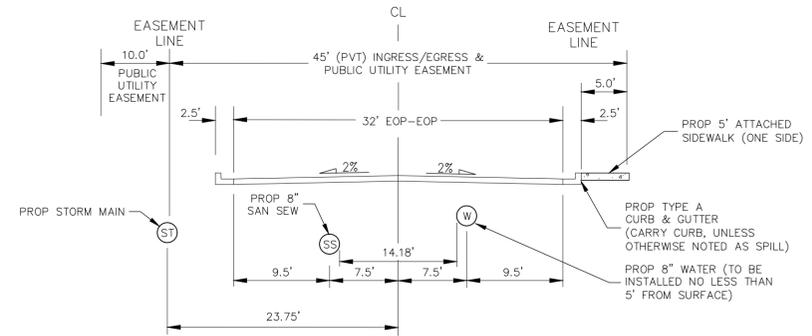
THE PARTIES RESPONSIBLE FOR THIS PLAN HAVE FAMILIARIZED THEMSELVES WITH ALL CURRENT ACCESSIBILITY CRITERIA AND SPECIFICATIONS AND THE PROPOSED PLAN REFLECTS ALL SITE ELEMENTS REQUIRED BY THE APPLICABLE ADA DESIGN STANDARDS AND GUIDELINES AS PUBLISHED BY THE UNITED STATES DEPARTMENT OF JUSTICE. APPROVAL OF THIS PLAN BY EL PASO COUNTY DOES NOT ASSURE COMPLIANCE WITH THE ADA OR ANY REGULATIONS OR GUIDELINES ENACTED OR PROMULGATED UNDER OR WITH RESPECT TO SUCH LAWS.

ABBREVIATION LEGEND:

CL	CENTERLINE INTERSECTION	LT	LEFT
FL-FL	FLOWLINE INTERSECTION	RT	RIGHT
BT	BEGIN TRANSITION	FL	FLOWLINE
ET	END TRANSITION	TBC	TOP BACK OF CURB
PC	POINT OF CURVE	XPAN	CROSSSPAN
PCC	POINT OF COMPOUND CURVE	STD	STANDARD
PCR	POINT OF CURB RETURN	SHT	SHEET
PRC	POINT OF REVERSE CURVE	P&P	PLAN AND PROFILE
PT	POINT OF TANGENT	C&G	CURB AND GUTTER
EL	ELEVATION	W	WEST
CDS	CUL-DE-SAC	E	EAST
KN	KNUCKLE	ROW	RIGHT OF WAY
LP	LOW POINT	EOP	EDGE OF PAVEMENT
N	NORTH	WTR	WATER
S	SOUTH	SAN	SANITARY SEWER
HP	HIGH POINT	PVT	PRIVATE
PUB	PUBLIC	WV	WATER VALVE
C&G	CURB AND GUTTER	PED	PEDESTRIAN
CMD	CHEROKEE METRO DISTRICT		

LEGEND:

SAWCUT LINE	---
SITE BOUNDARY	---
ADJACENT PROPERTY	---
EXIST STORM SEWER LINE	---
EX. UNDERGROUND ELECTRIC LINE	---
EX. SANITARY SEWER LINE	---
EX. WATER LINE	---
EX. GAS MAIN	---
EX. FENCE	---
EASEMENT	---
PROP C&G	---
EX. STORM MH	ST
EX. SANITARY MANHOLE	SS
EX. WATER VALVE	W



**EL JEFF HEIGHTS
URBAN LOCAL CROSS SECTION (PRIVATE)**

POSTED SPEED 25 MPH
DESIGN SPEED 30 MPH



CLAREMONT BUSINESS PARK 2 FIL. NO. 2

CONSTRUCTION NOTES, LEGEND & DETAILS

PROJECT NO. 10-020 DATE: 06/01/23

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

DESIGNED BY: GW CLP

DRAWN BY: VAS

CHECKED BY: VAS

SHEET 2 OF 14

CD02

210 N. WABATCH AVE. STE 305
COLORADO SPRINGS CO 80903
PHONE: 719.555.5465

CIVIL CONSULTANTS, INC.

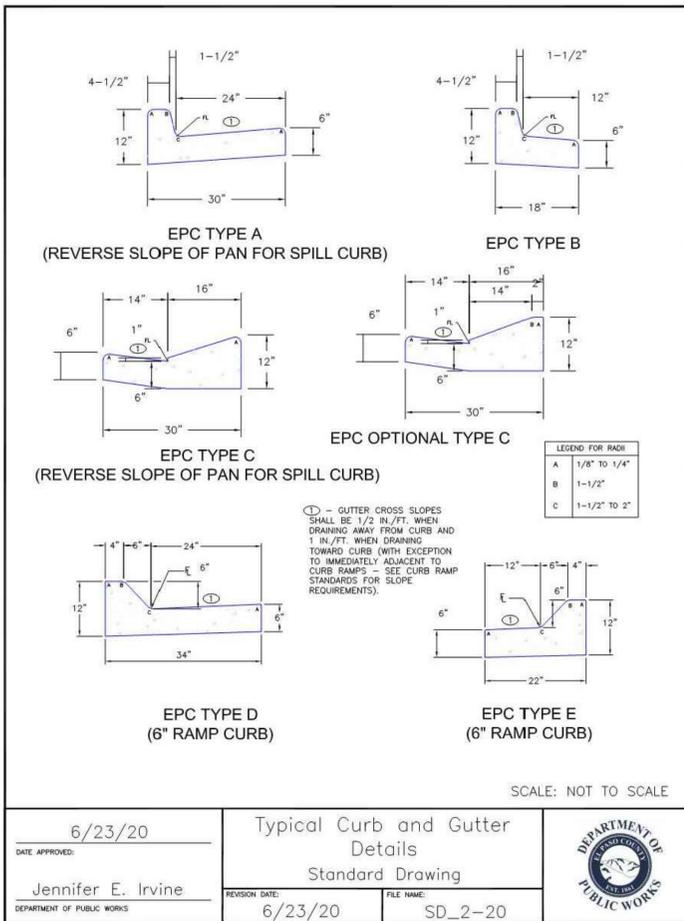
VIRGIL A. SANCHEZ, COLORADO, P.E. NO. 37160

FOR AND ON BEHALF OF
WKS CIVIL CONSULTANTS, INC.

REVISIONS:	NO.	DATE:	BY:	DESCRIPTION:

THE ENGINEER PREPARING THESE PLANS WILL NOT BE RESPONSIBLE, OR LIABLE FOR, UNAUTHORIZED CHANGES TO OR USES OF THESE PLANS. ALL CHANGES TO THE PLANS MUST BE IN WRITING AND MUST BE APPROVED BY THE PREPARE OF THESE PLANS.

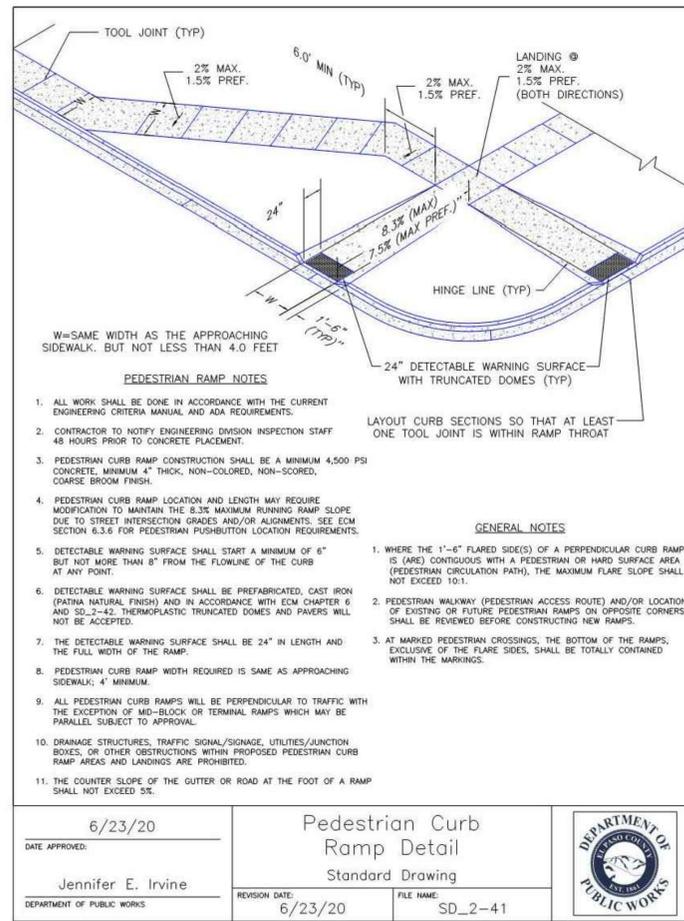
CAUTION



6/23/20
DATE APPROVED:
Jennifer E. Irvine
DEPARTMENT OF PUBLIC WORKS

Typical Curb and Gutter Details
Standard Drawing

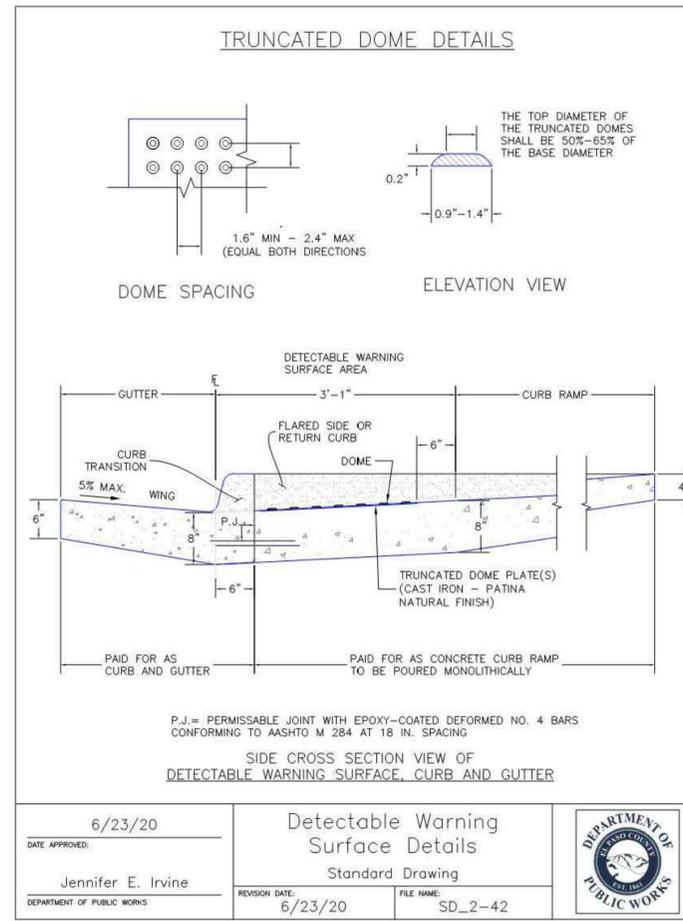
REVISION DATE: 6/23/20
FILE NAME: SD_2-20



6/23/20
DATE APPROVED:
Jennifer E. Irvine
DEPARTMENT OF PUBLIC WORKS

Pedestrian Curb Ramp Detail
Standard Drawing

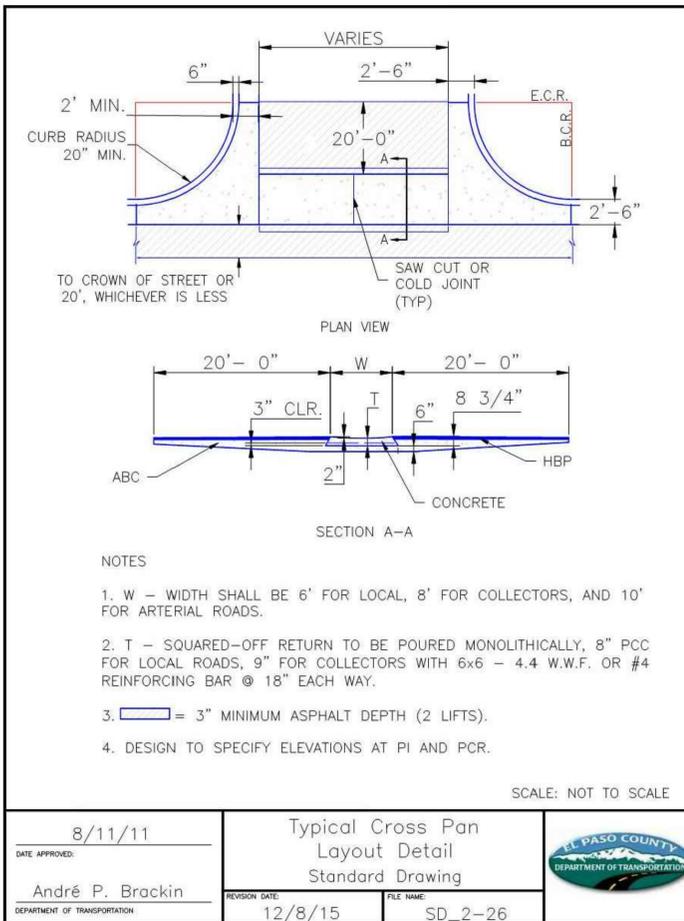
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FILE NAME: SD_2-41



6/23/20
DATE APPROVED:
Jennifer E. Irvine
DEPARTMENT OF PUBLIC WORKS

Detectable Warning Surface Details
Standard Drawing

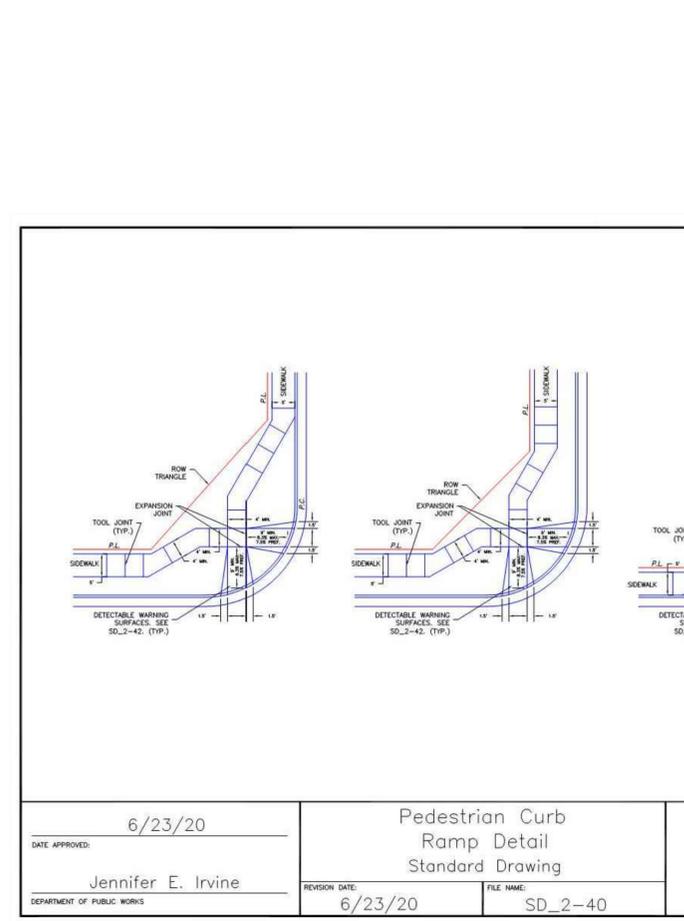
REVISION DATE: 6/23/20
FILE NAME: SD_2-42



8/11/11
DATE APPROVED:
André P. Brackin
DEPARTMENT OF TRANSPORTATION

Typical Cross Pan Layout Detail
Standard Drawing

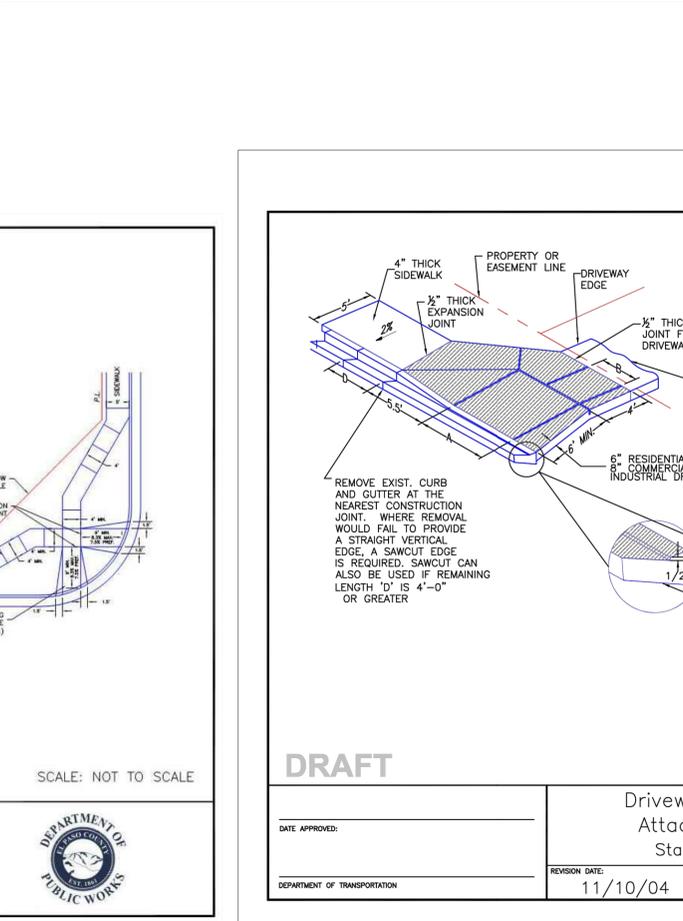
REVISION DATE: 12/8/15
FILE NAME: SD_2-26



6/23/20
DATE APPROVED:
Jennifer E. Irvine
DEPARTMENT OF PUBLIC WORKS

Pedestrian Curb Ramp Detail
Standard Drawing

REVISION DATE: 6/23/20
FILE NAME: SD_2-40



11/10/04
DATE APPROVED:
DEPARTMENT OF TRANSPORTATION

Driveway Detail With Attached Sidewalk
Standard Drawing

REVISION DATE: 11/10/04
FILE NAME: SD_2-24

CLAREMONT BUSINESS PARK 2 FIL. NO. 2

CONSTRUCTION STANDARD DETAILS

PROJECT NO. 10-020
DATE: 06/01/23

DESIGNED BY: GW
DRAWN BY: CLP
CHECKED BY: VAS

HORIZONTAL: N/A
VERTICAL: N/A

SHEET 3 OF 14
CD03

212 N. WAHATCH AVE., STE 305
COLORADO SPRINGS, CO 80903
PHONE: 719.555.5485

CIVIL CONSULTANTS, INC.

FOR AND ON BEHALF OF
MKS CIVIL CONSULTANTS, INC.

VIRGIL A. SANCHEZ, COLORADO, P.E. NO. 371160

REGISTERED PROFESSIONAL ENGINEER
37160
06-11-23

REVISIONS:

NO.	DATE	BY	DESCRIPTION

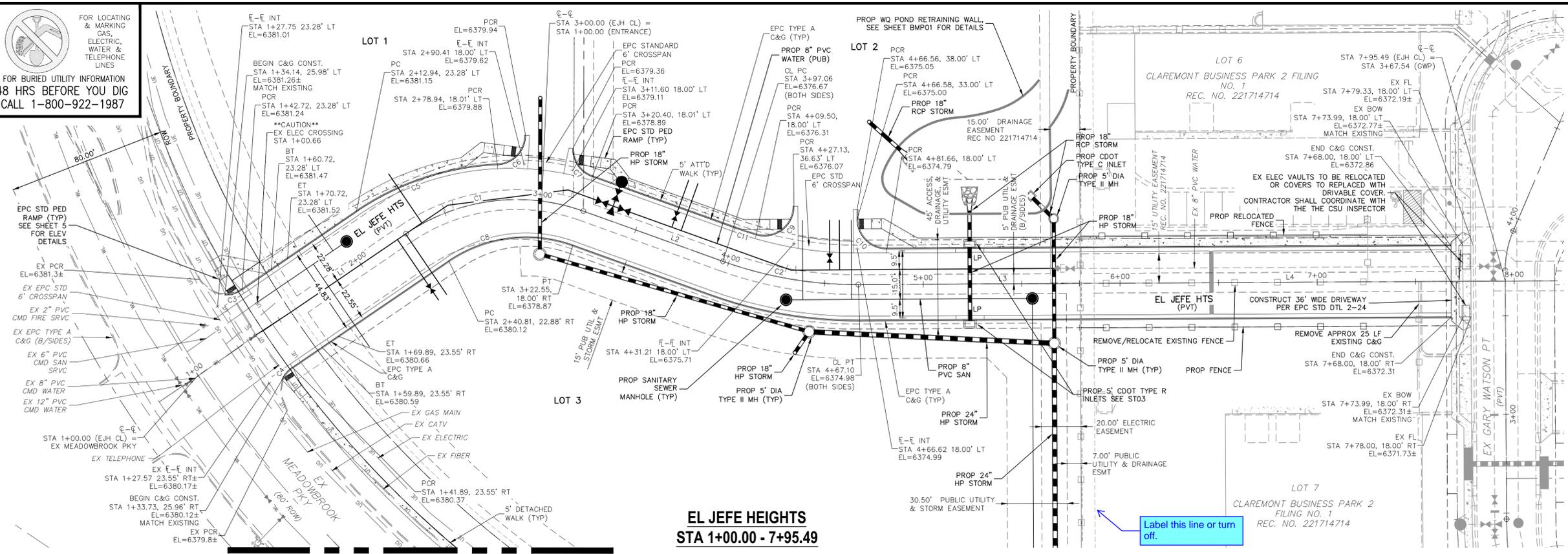
DATE:

APPROVED BY:

THE ENGINEER PREPARING THESE PLANS WILL NOT BE RESPONSIBLE, OR LIABLE FOR, UNAUTHORIZED CHANGES TO OR USES OF THESE PLANS. ALL CHANGES TO THE PLANS MUST BE IN WRITING AND MUST BE APPROVED BY THE PREPARER OF THESE PLANS.

CAUTION

FOR LOCATING & MARKING GAS, ELECTRIC, WATER & TELEPHONE LINES
 FOR BURIED UTILITY INFORMATION 48 HRS BEFORE YOU DIG CALL 1-800-922-1987



CENTERLINE LINE TABLE

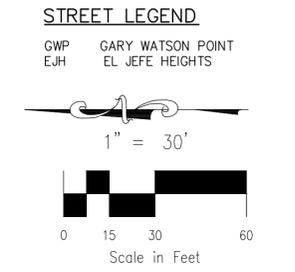
LINE	LENGTH	DIRECTION
L1	87.63	S34°12'27"E
L2	75.27	S19°45'08"W
L3	112.61	S018°37"E
L4	188.29	S018°37"E

CENTERLINE CURVE TABLE

CURVE	LENGTH	RADIUS	DELTA
C1	94.18	100.00	53.96
C2	70.03	200.00	20.06

FLOWLINE CURVE TABLE

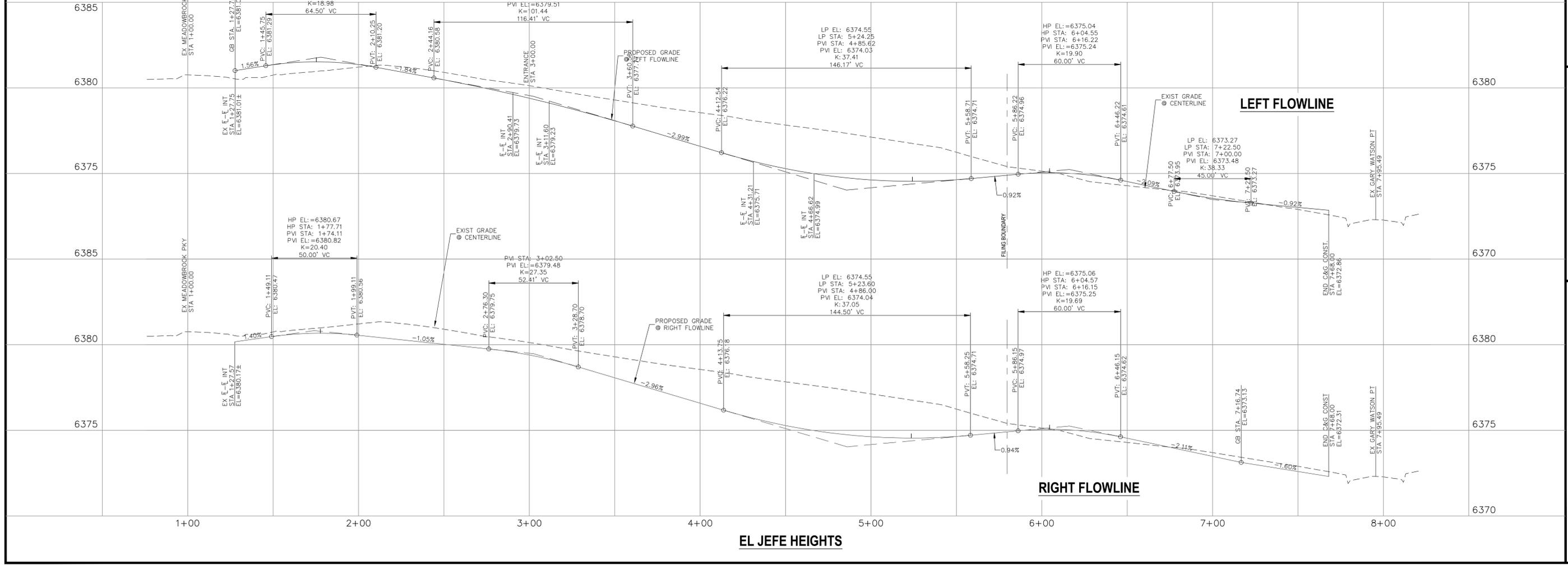
CURVE	LENGTH	RADIUS	DELTA
C3	9.14	15.00	34.91
C4	8.63	15.00	32.95
C5	76.41	139.00	31.50
C6	22.81	15.00	87.11
C7	18.43	14.97	70.54
C8	65.92	70.00	53.96
C9	27.88	15.00	106.50
C10	23.56	15.00	90.00
C11	11.31	182.00	3.56



MATCHLINE SEE S102

EL JEFE HEIGHTS
 STA 1+00.00 - 7+95.49

Label this line or turn off.



LEFT FLOWLINE

RIGHT FLOWLINE

EL JEFE HEIGHTS

CLAREMONT BUSINESS PARK 2 FIL. NO. 2
STREET IMPROVEMENT PLAN

PROJECT NO. 10-020
 DATE: 06/01/23
 SCALE: HORIZONTAL: 1"=30'
 VERTICAL: 1"=3'

DESIGNED BY: GW
 DRAWN BY: CLP
 CHECKED BY: VAS

210 N. WABATCH AVE, STE 305
 COLORADO SPRINGS, CO 80903
 PHONE: 719.555.5485

CIVIL CONSULTANTS, INC.

FOR AND ON BEHALF OF MKS CIVIL CONSULTANTS, INC.

VIRGIL A. SANCHEZ, COLORADO, P.E. NO. 371160

REGISTERED PROFESSIONAL ENGINEER
 06-11-23

NO. DATE: BY: DESCRIPTION: APPROV. BY: DATE:

THE ENGINEER PREPARING THESE PLANS WILL NOT BE RESPONSIBLE, OR LIABLE FOR, UNAUTHORIZED CHANGES TO OR USES OF THESE PLANS. ALL CHANGES TO THE PLANS MUST BE IN WRITING AND MUST BE APPROVED BY THE PREPARER OF THESE PLANS.

CAUTION

FOR LOCATING & MARKING GAS, ELECTRIC, WATER & TELEPHONE LINES
 FOR BURIED UTILITY INFORMATION
 48 HRS BEFORE YOU DIG
 CALL 1-800-922-1987

CLAREMONT BUSINESS PARK 2 FIL. NO. 2
 SIDEWALK & INTERSECTION DETAILS
 PROJECT NO. 10-020
 SCALE: HORIZONTAL: VERTICAL: N/A
 DATE: 06/01/23
 DESIGNED BY: GW
 DRAWN BY: CLP
 CHECKED BY: VAS
 SHEET 5 OF 14
 S102

210 N. WABATCH AVE, STE 305
 COLORADO SPRINGS CO 80903
 PHONE: 719.555.5485

 CIVIL CONSULTANTS, INC.

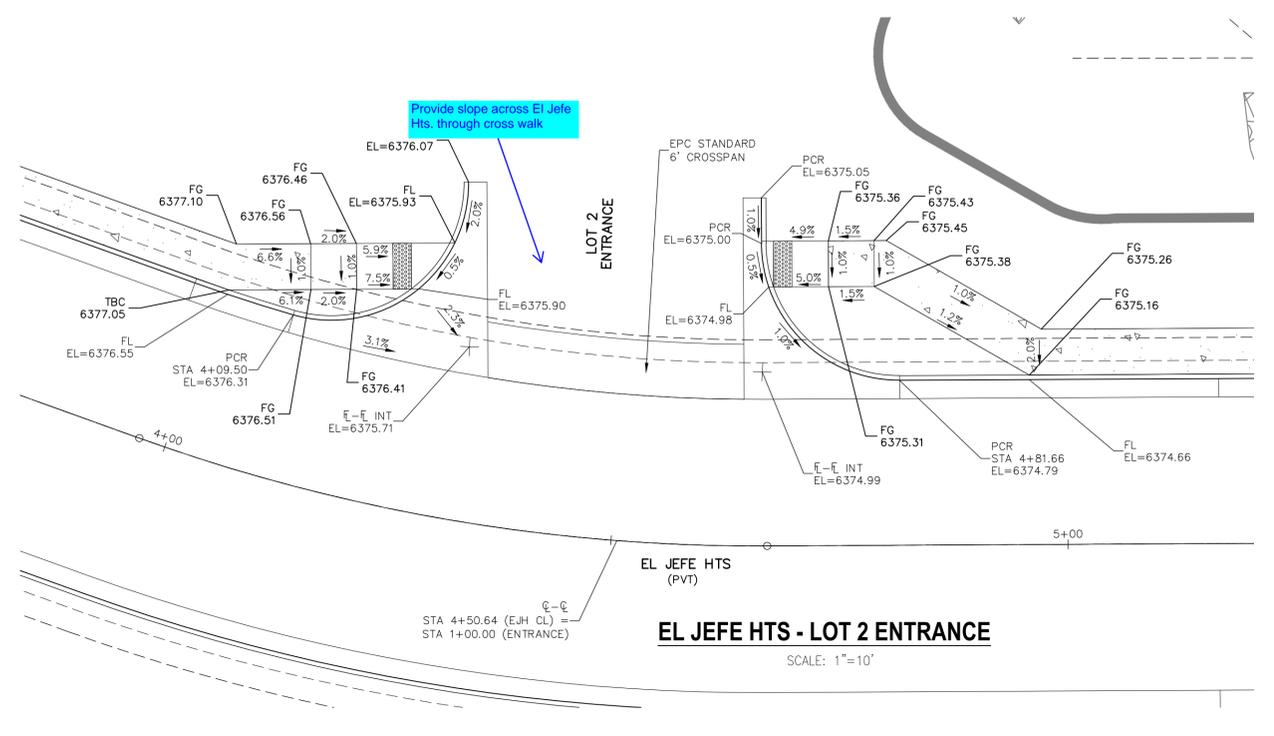
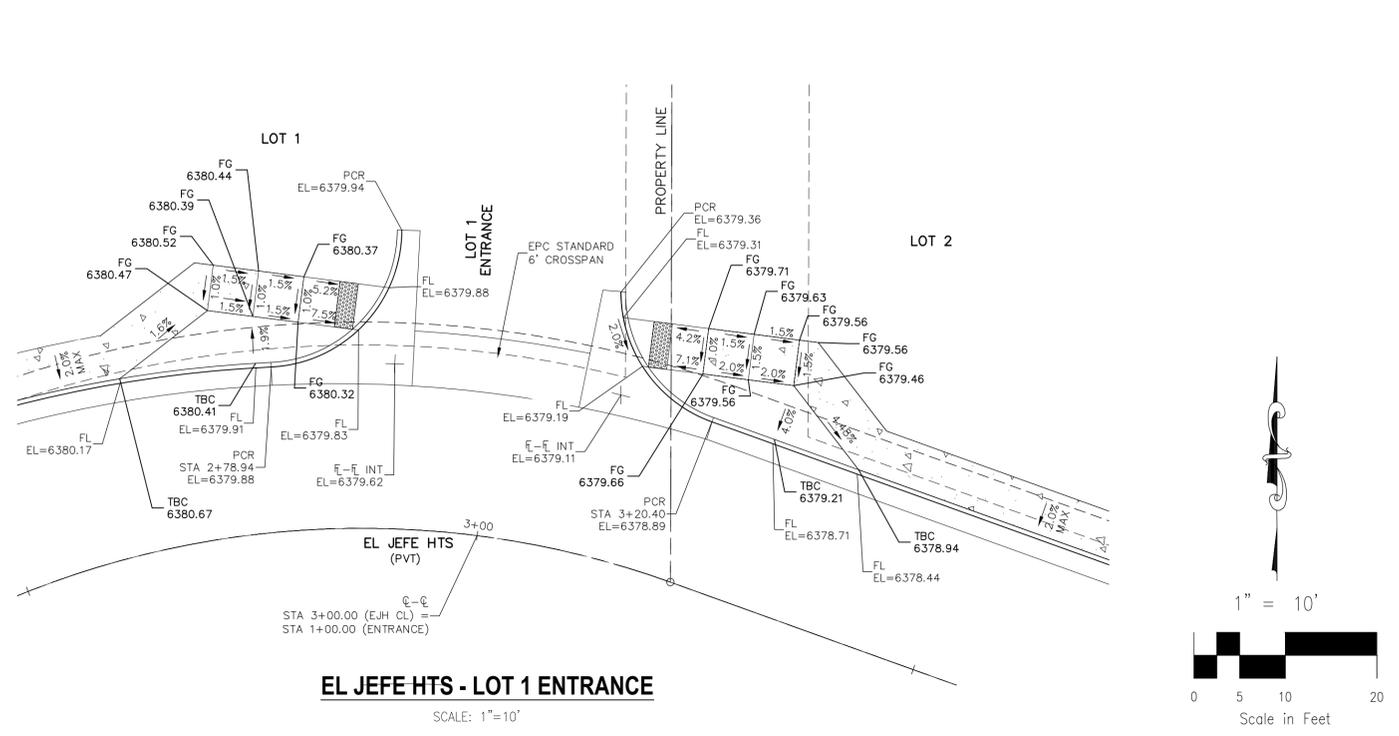
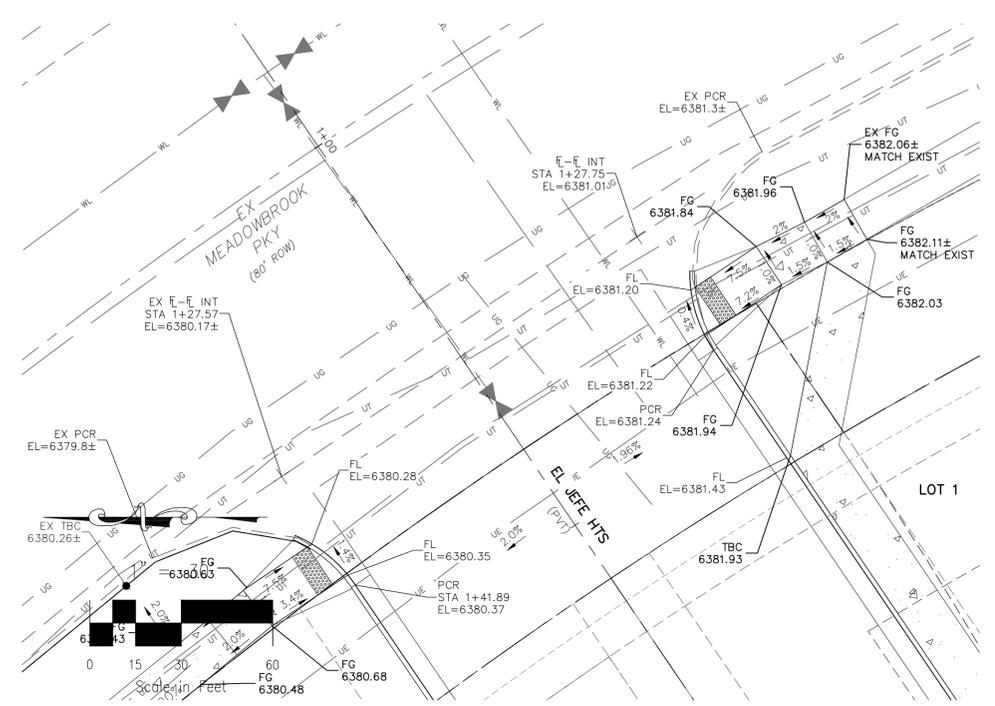
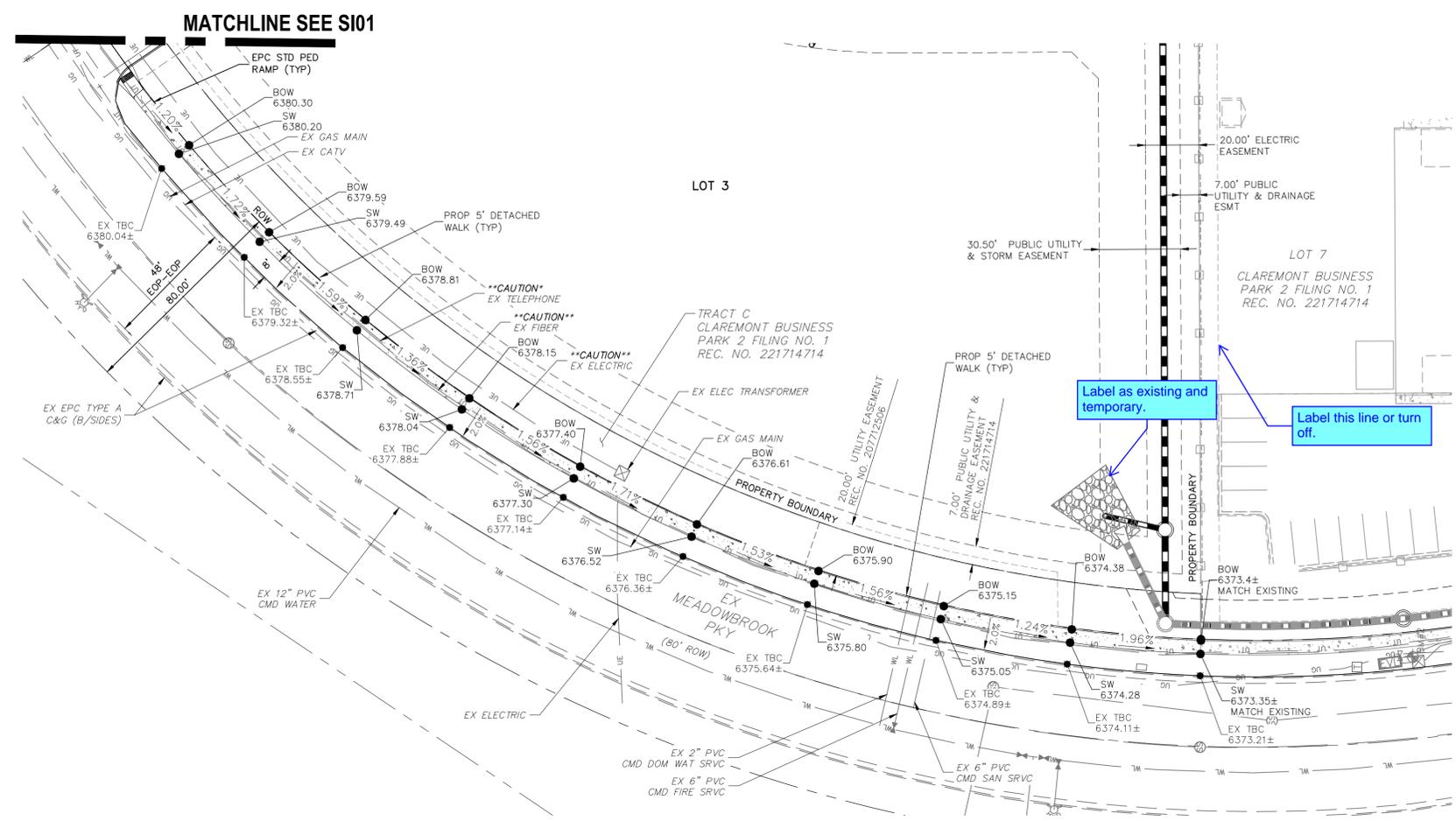
FOR AND ON BEHALF OF
 MKS CIVIL CONSULTANTS, INC.


NO.	DATE	BY	DESCRIPTION

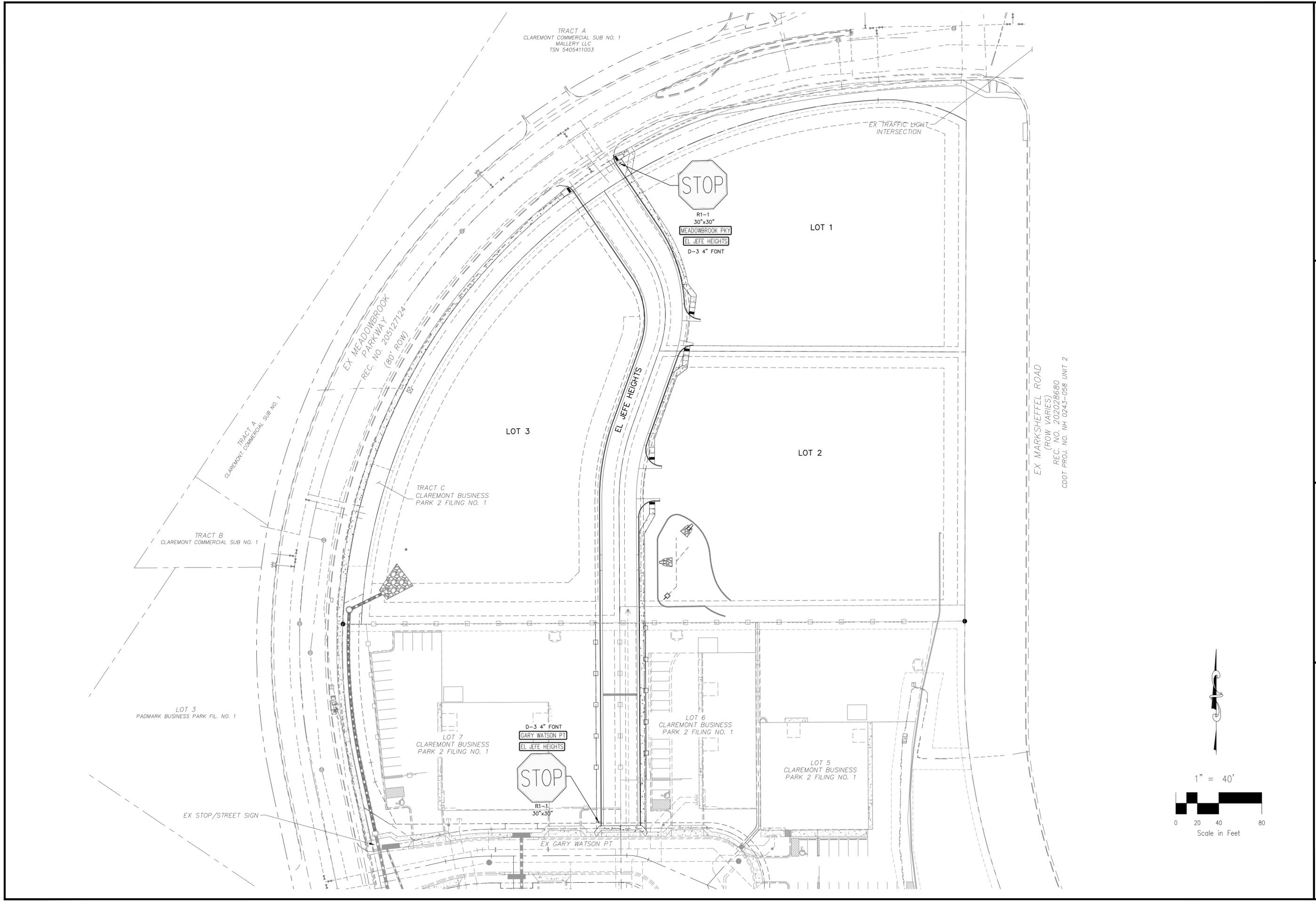
APPRO'D. BY: _____ DATE: _____

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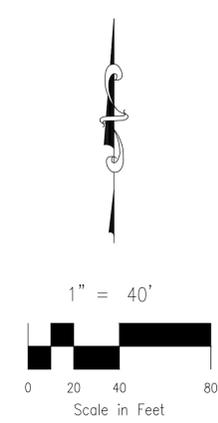
CAUTION



File: C:\10020A-CBP-Dunkin Donuts\Drawings\Const\Drawings\Sheet\S102.dwg PlotStamp: 6/5/2023 10:57 AM



EX MARKSHEFFEL ROAD
(ROW VARIES)
REC. NO. 202028680
CDDT PROJ. NO. NH 0243-058 UNIT 2



CLAREMONT BUSINESS PARK 2 FIL. NO. 2	
SIGNAGE AND STRIPING PLAN	
PROJECT NO. 10-020	SCALE: HORIZONTAL: 1"=40' VERTICAL: N/A
DESIGNED BY: GW	DATE: 06/01/23
DRAWN BY: CLP	SHEET 6 OF 14
CHECKED BY: VAS	SIO3

CIVIL CONSULTANTS, INC.

212 N. WASHATCH AVE., STE 305
COLORADO SPRINGS, CO 80903
PHONE: 719.555.5485

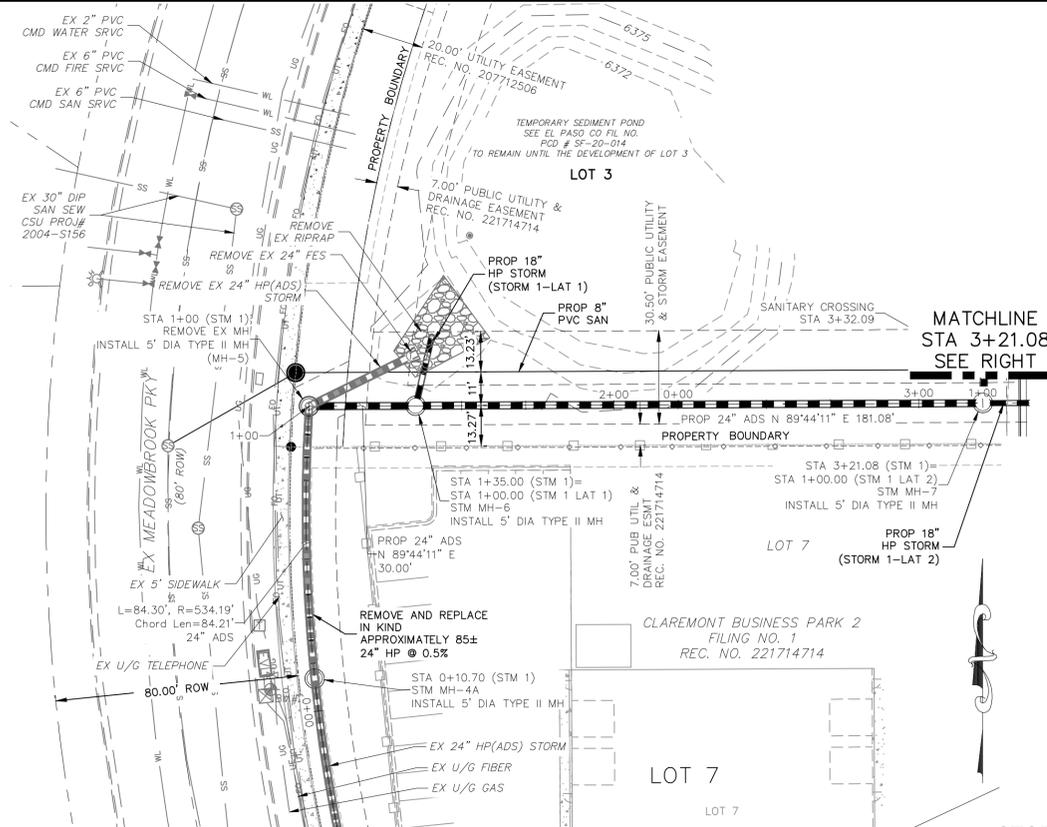
FOR AND ON BEHALF OF
MKS CIVIL CONSULTANTS, INC.

PROF. REG. NO. 37160
EXPIRES 06-11-23

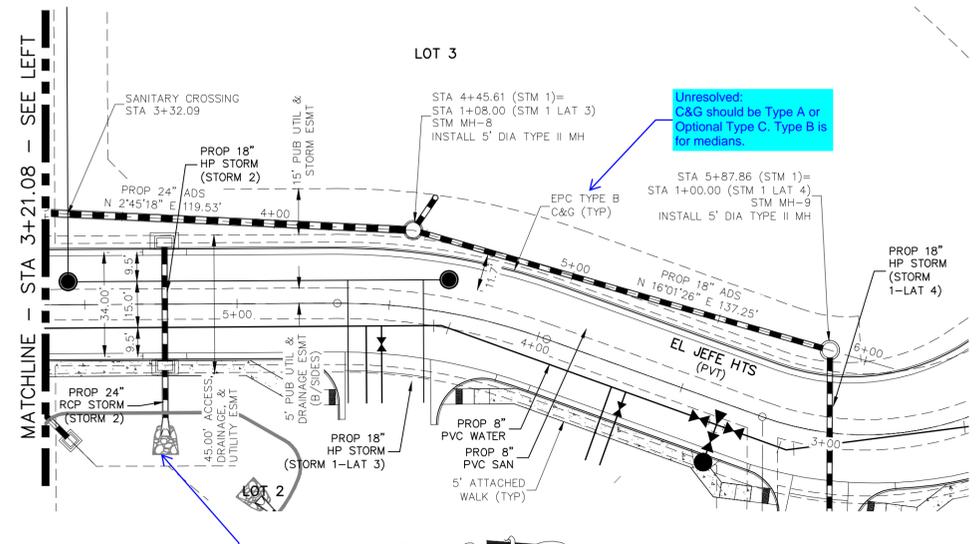
NO.	DATE	BY	DESCRIPTION	APPR'D. BY	DATE

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CAUTION



STORM 1 (PRIVATE)
STA 0+10.70 TO STA 5+87.86

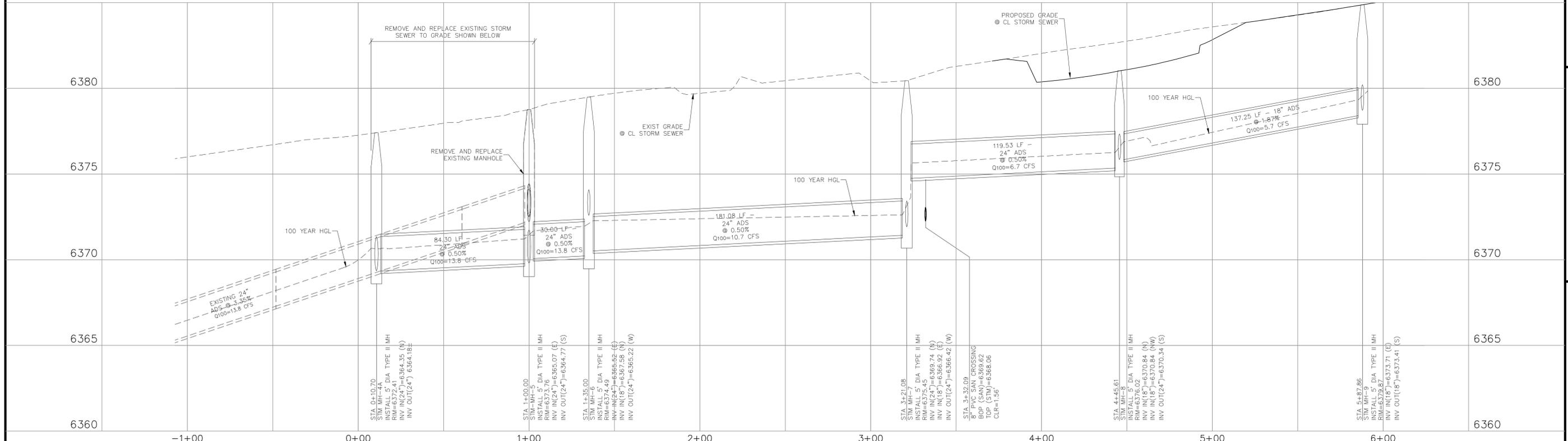
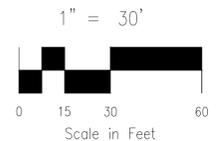


NOTE:

- ALL STORM SEWER CONSTRUCTED WITH THESE PLANS SHALL BE CONSIDERED PRIVATE.
- GAS LINE NOT LOCATED, LOCATION TO BE DETERMINED BY CONTRACTOR

ABBREVIATION LEGEND

C&G	CURB AND GUTTER
CL	CENTERLINE
CONST	CONSTRUCTION
EL	ELEVATION
EX	EXISTING
LT	LEFT
N	NORTH
NTS	NOT TO SCALE
PUB	PUBLIC
PVT	PRIVATE
PROP	PROPOSED
RT	RIGHT
S	SOUTH
SAN	SANITARY SEWER
SLV	SLEEVE
SRV	SERVICE
STA	STATION
STM	STORM SEWER
W	WEST
WTR	WATER



STORM 1

FOR LOCATING & MARKING GAS, ELECTRIC, WATER & TELEPHONE LINES

FOR BURIED UTILITY INFORMATION 48 HRS BEFORE YOU DIG CALL 1-800-922-1987

CLAREMONT BUSINESS PARK 2 FIL. NO. 2

STORM SEWER PLAN & PROFILE

PROJECT NO. 10-020 DATE: 05/22/23

DESIGNED BY: GW SCALE: HORIZONTAL: 1"=30' VERTICAL: 1"=3'

DRAWN BY: CLP SHEET 7 OF 14

CHECKED BY: VAS ST01

212 N. WABATCH AVE., STE 305
 COLORADO SPRINGS, CO 80903
 PHONE: 719.555.5465

CIVIL CONSULTANTS, INC.

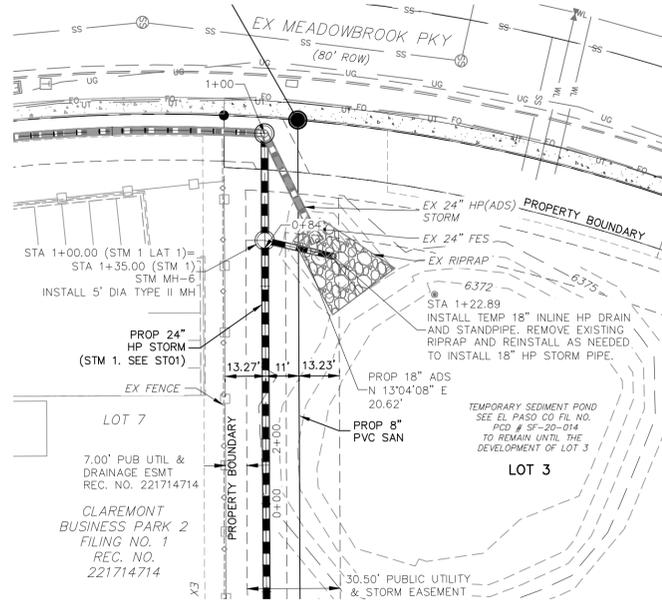
VIRGIL A. SANCHEZ, COLORADO, P.E. NO. 37160

FOR AND ON BEHALF OF MRS. CIVIL CONSULTANTS, INC.

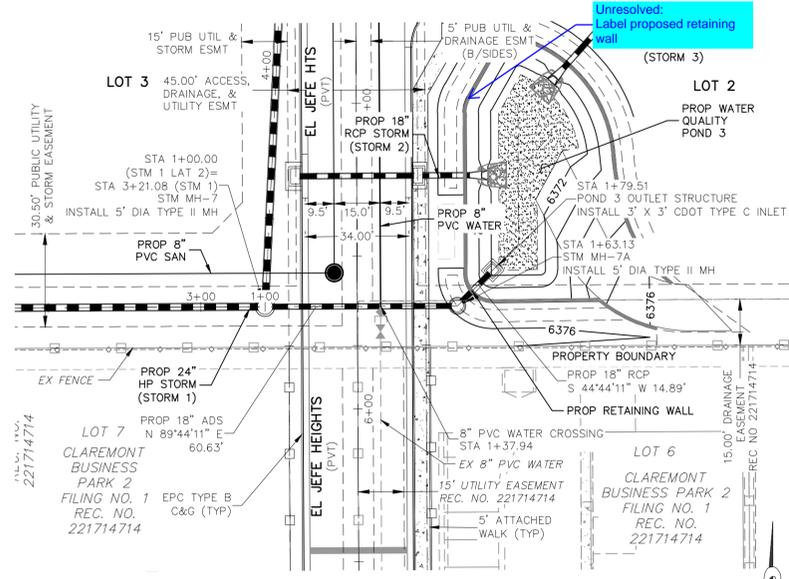
NO. DATE: BY: DESCRIPTION: APPROV. BY: DATE:

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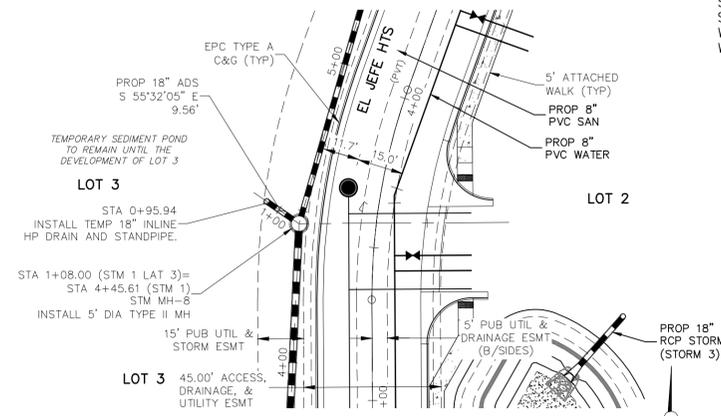
CAUTION



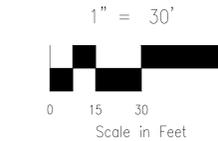
**STORM 1 LAT-1 (PRIVATE)
STA 1+00.00 TO STA 1+22.89**



**STORM 1 LAT-2 (PRIVATE)
STA 1+00.00 TO STA 1+79.51**



**STORM 1 LAT-3 (PRIVATE)
STA 0+95.94 TO STA 1+08.00**



NOTE:

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- GAS LINE NOT LOCATED, LOCATION TO BE DETERMINED BY CONTRACTOR

ABBREVIATION LEGEND

C&G	CURB AND GUTTER
CL	CENTERLINE
CONST	CONSTRUCTION
EL	ELEVATION
EX	EXISTING
LT	LEFT
N	NORTH
NTS	NOT TO SCALE
PUB	PUBLIC
PVT	PRIVATE
PROP	PROPOSED
RT	RIGHT
S	SOUTH
SLV	SANITARY SEWER
SRV	SLEEVE
STA	STATION
STM	STORM SEWER
W	WEST
WTR	WATER

STATION	DESCRIPTION	ELEVATION	STATION	DESCRIPTION	ELEVATION	STATION	DESCRIPTION	ELEVATION
1+00	STA 1+00.00 INSTALL 5' DIA TYPE II MH RIM=6374.49 INV IN(24")=6365.52 (E) INV IN(18")=6367.58 (N) INV OUT(24")=6365.22 (W)	6380	2+00	STA 1+22.89 INV OUT(18")=6367.78 INSTALL 18" HP DRAIN AND STANDPIPE. REMOVE EXISTING RIPRAP AND REINSTALL AS NEEDED TO INSTALL 18" HP STORM PIPE.	6375	1+00	STA 1+00.00 INSTALL 5' DIA TYPE II MH RIM=6375.45 INV IN(24")=6366.92 (E) INV IN(18")=6368.92 (E) INV OUT(24")=6366.42 (W)	6380
1+00	STA 1+22.89 INSTALL 18" ADS N 13°04'08" E 20.62' @ 0.50% Q100=3.0 CFS	6370	2+00	STA 1+37.94 INSTALL 8" PVC WATER CROSSING BOP (STM)=6366.97 TOP (WAL)=6365.46 CLR=1.51'	6370	1+00	STA 1+37.94 INSTALL 5' DIA TYPE II MH RIM=6376.55 INV IN(18")=6367.53 (NE) INV OUT(18")=6367.23 (W)	6375
1+00	STA 1+22.89 INSTALL 18" ADS N 13°04'08" E 20.62' @ 0.50% Q100=3.0 CFS	6370	2+00	STA 1+63.13 INSTALL 5' DIA TYPE II MH RIM=6376.55 INV IN(18")=6367.53 (NE) INV OUT(18")=6367.23 (W)	6370	1+00	STA 1+79.51 POND 3 OUTLET STRUCTURE 3' X 3' CDOT TYPE C INLET RIM=6371.80 INV OUT(18")=6367.60 (SW)	6370
1+00	STA 1+22.89 INSTALL 18" ADS N 13°04'08" E 20.62' @ 0.50% Q100=3.0 CFS	6370	2+00	STA 1+79.51 INSTALL 5' DIA TYPE II MH RIM=6376.55 INV IN(18")=6367.53 (NE) INV OUT(18")=6367.23 (W)	6370	1+00	STA 0+95.94 INSTALL TEMP 18" INLINE HP DRAIN AND STANDPIPE.	6380
1+00	STA 1+22.89 INSTALL 18" ADS N 13°04'08" E 20.62' @ 0.50% Q100=3.0 CFS	6370	2+00	STA 1+79.51 INSTALL 5' DIA TYPE II MH RIM=6376.55 INV IN(18")=6367.53 (NE) INV OUT(18")=6367.23 (W)	6370	1+00	STA 1+08.00 INSTALL 5' DIA TYPE II MH RIM=6376.02 INV IN(18")=6370.84 (N) INV IN(18")=6370.84 (NW) INV OUT(24")=6370.34 (S)	6375
1+00	STA 1+22.89 INSTALL 18" ADS N 13°04'08" E 20.62' @ 0.50% Q100=3.0 CFS	6370	2+00	STA 1+79.51 INSTALL 5' DIA TYPE II MH RIM=6376.55 INV IN(18")=6367.53 (NE) INV OUT(18")=6367.23 (W)	6370	1+00	STA 1+08.00 INSTALL 5' DIA TYPE II MH RIM=6376.02 INV IN(18")=6370.84 (N) INV IN(18")=6370.84 (NW) INV OUT(24")=6370.34 (S)	6370
1+00	STA 1+22.89 INSTALL 18" ADS N 13°04'08" E 20.62' @ 0.50% Q100=3.0 CFS	6370	2+00	STA 1+79.51 INSTALL 5' DIA TYPE II MH RIM=6376.55 INV IN(18")=6367.53 (NE) INV OUT(18")=6367.23 (W)	6370	1+00	STA 1+08.00 INSTALL 5' DIA TYPE II MH RIM=6376.02 INV IN(18")=6370.84 (N) INV IN(18")=6370.84 (NW) INV OUT(24")=6370.34 (S)	6370
1+00	STA 1+22.89 INSTALL 18" ADS N 13°04'08" E 20.62' @ 0.50% Q100=3.0 CFS	6370	2+00	STA 1+79.51 INSTALL 5' DIA TYPE II MH RIM=6376.55 INV IN(18")=6367.53 (NE) INV OUT(18")=6367.23 (W)	6370	1+00	STA 1+08.00 INSTALL 5' DIA TYPE II MH RIM=6376.02 INV IN(18")=6370.84 (N) INV IN(18")=6370.84 (NW) INV OUT(24")=6370.34 (S)	6370

STORM 1 LAT-1

STORM 1 LAT-2

STORM 1 LAT-3



CLAREMONT BUSINESS PARK 2 FIL. NO. 2
STORM SEWER PLAN & PROFILE
 PROJECT NO. 10-020
 DATE: 05/22/23
 SCALE: HORIZONTAL: 1"=30' VERTICAL: 1"=3'
 DESIGNED BY: GW
 DRAWN BY: CLP
 CHECKED BY: VAS

212 N. WABATCH AVE., STE 305
 COLORADO SPRINGS, CO 80903
 PHONE: 719.555.5465

CIVIL CONSULTANTS, INC.

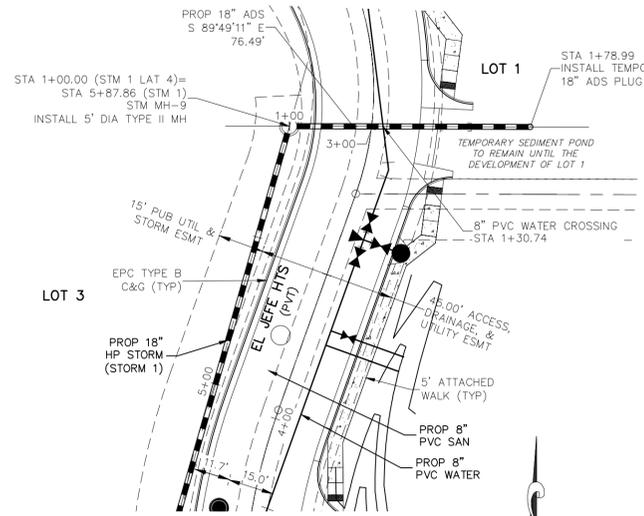
FOR AND ON BEHALF OF
 MRS. CIVIL CONSULTANTS, INC.

VIRGIL A. SANCHEZ, COLORADO, P.E. NO. 37160

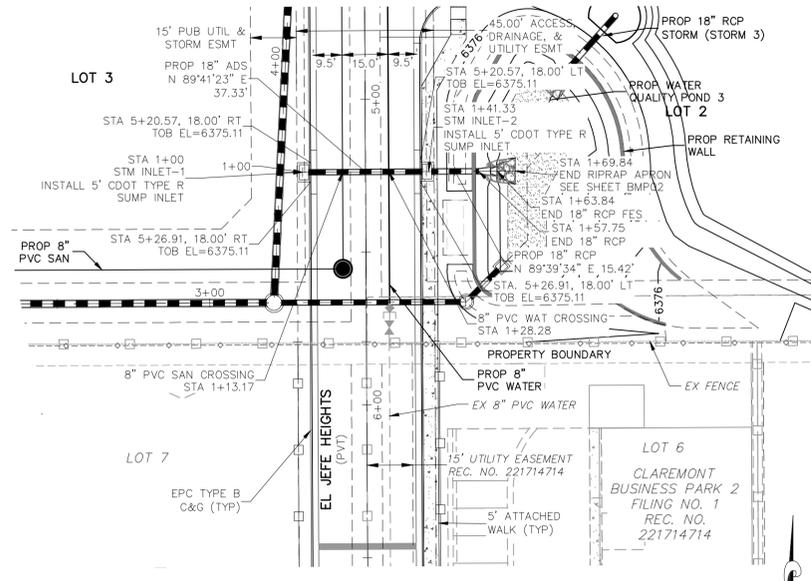
NO.	DATE	DESCRIPTION	APPROV. BY	DATE

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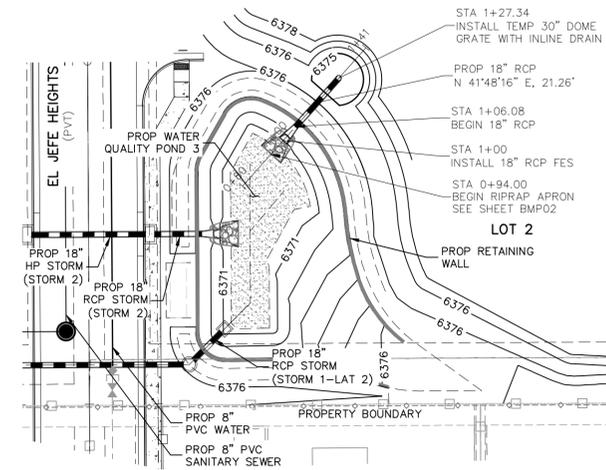
CAUTION



STORM 1 LAT-4 (PRIVATE)
STA 1+00.00 TO STA 1+78.99



STORM 2 (PRIVATE)
STA 1+00.00 TO STA 1+69.84



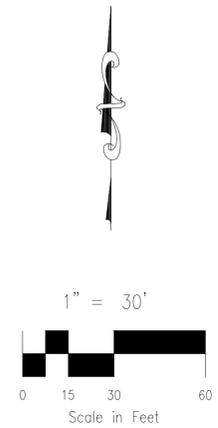
STORM 3 (PRIVATE)
STA 0+94.00 TO STA 1+30.08

NOTE:

- ALL STORM SEWER CONSTRUCTED WITH THESE PLANS SHALL BE CONSIDERED PRIVATE.
- GAS LINE NOT LOCATED, LOCATION TO BE DETERMINED BY CONTRACTOR.
- STATIONING AT CORNER OF INLETS (TOB) REFERS TO CENTERLINE STATIONING.

ABBREVIATION LEGEND

C&G	CURB AND GUTTER
CL	CENTERLINE
CONST	CONSTRUCTION
EL	ELEVATION
EX	EXISTING
LT	LEFT
N	NORTH
NTS	NOT TO SCALE
PUB	PUBLIC
PVT	PRIVATE
PROP	PROPOSED
RT	RIGHT
S	SOUTH
SLV	SANITARY SEWER
SRV	SLEEVE
STA	STATION
STM	STORM SEWER
W	WEST
WTR	WATER
TOB	TOP OF BOX AT CORNER OF INLET



6380	EXIST GRADE CL STORM SEWER	6380	EXIST GRADE CL STORM SEWER	6380	EXIST GRADE CL STORM SEWER	6380	EXIST GRADE CL STORM SEWER		
6375	100 YEAR HGL 76.49 LF - 18" ADS @ 0.50% Q100=5.7 CFS	6375	100 YEAR HGL 15.42 LF - 18" RCP @ 0.88% Q100=3.9 CFS	6375	100 YEAR HGL 21.26 LF - 18" RCP @ 1.00% Q100=11.6 CFS	6375	100 YEAR HGL 6.373.36 100 YR WSE		
6370	PROPOSED GRADE CL STORM SEWER	6370	PROPOSED GRADE CL STORM SEWER	6370	PROPOSED GRADE CL STORM SEWER	6370	PROPOSED GRADE CL STORM SEWER		
6365	STA 1+00.00 INSTALL 5' DIA TYPE II MH RM=6379.67 INV IN(18")=6373.71 (E) INV OUT(18")=6373.41 (S) STA 1+30.74 8" PVC WAT CROSSING BOP (STM)=6373.72 TOP (WAT)=6371.89 CLR=1.83'	6365	STA 1+78.99 INSTALL TEMP 18" ADS PLUG AND STANDPIPE.	6365	STA 1+00.00 INSTALL 5' CDOT TYPE R SUMP INLET STA 1+13.17 8" PVC SAN CROSSING BOP (SAN)=6368.93 CLR=1.88'	6365	STA 1+28.28 8" PVC WAT CROSSING BOP (STM)=6370.73 TOP (WAT)=6368.21 CLR=2.52'	6365	STA 1+69.84 INSTALL 5' CDOT TYPE R SUMP INLET STA 1+69.84 END 18" RCP INV=6370.40 STA 1+69.84 BEGIN RIPRAP APRON EL=6370.35
1+00	STORM 1 LAT-4		2+00	STORM 2		1+00	STORM 3		2+00



CIVIL CONSULTANTS, INC.
212 N. WASHCATCH AVE., STE 305
COLORADO SPRINGS, CO 80903
PHONE: 719.555.5465

CLAREMONT BUSINESS PARK 2 FIL. NO. 2
STORM SEWER PLAN & PROFILE

PROJECT NO. 10-020
SCALE: HORIZONTAL: 1"=30'
VERTICAL: 1"=3'

DESIGNED BY: GW
DRAWN BY: CLP
CHECKED BY: VAS

DATE: 05/22/23
SHEET 9 OF 14
ST03

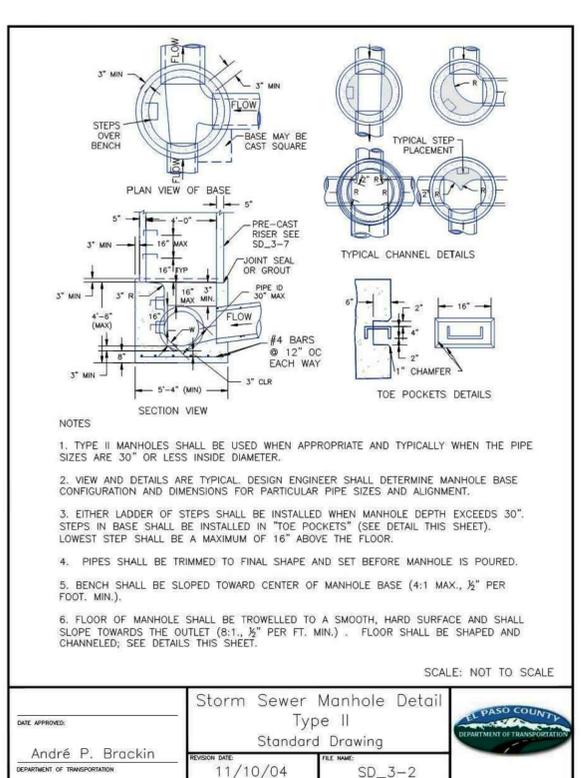
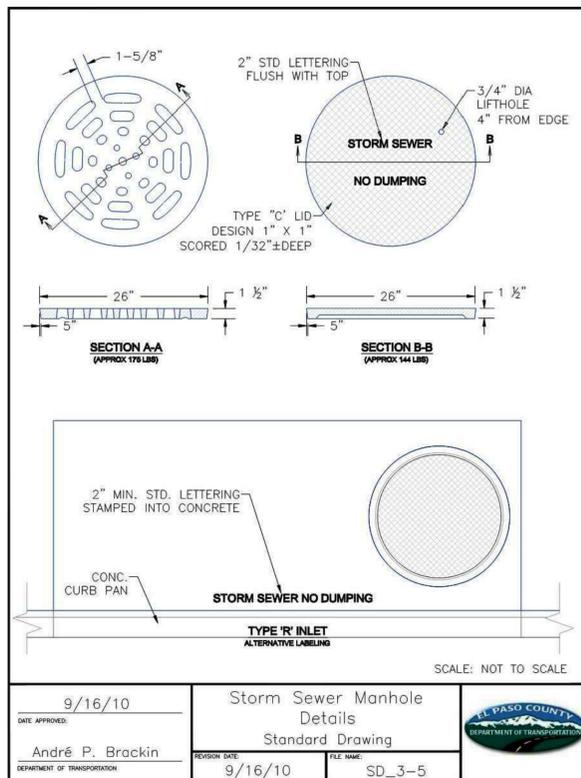
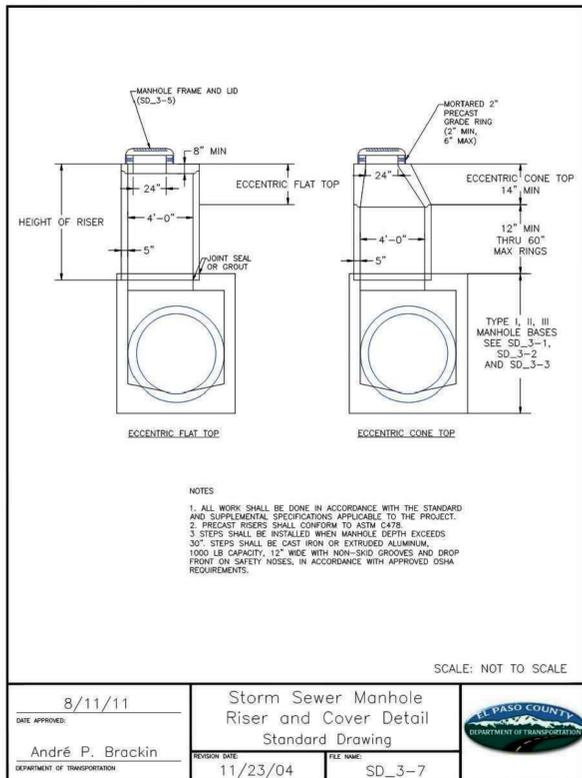
VIRGIL A. SANCHEZ, COLORADO, P.E. NO. 37160
FOR AND ON BEHALF OF M&S CIVIL CONSULTANTS, INC.

REGISTERED PROFESSIONAL ENGINEER
NO. 37160
06-11-23

REVISIONS:
NO. DATE BY DESCRIPTION

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CAUTION



Inline Drains

HOW DO YOU BUILD A PART NUMBER?
 See page (32) for Inline Drains

Part/Prefix	Product Description	Available Outlets
270AG_X	8" Inline Drain	4" thru 8"
2710AG_X	10" Inline Drain	4" thru 10"
2712AG_X	12" Inline Drain	4" thru 12"
2715AG_X	15" Inline Drain	4" thru 15"
2718AG_X	18" Inline Drain	4" thru 18"
2724AG_X	24" Inline Drain	4" thru 24"
2730AG_X	30" Inline Drain	4" thru 30"

Includes any grate option except bronze and domed. Bronze grates are available in 8", 10", 12", or 15" for Drain Basins and Inline Drains only.

When are Inline Drains Used?

- To enter a new or existing line by means of a riser and a tee.
- At the beginning of a drain line.

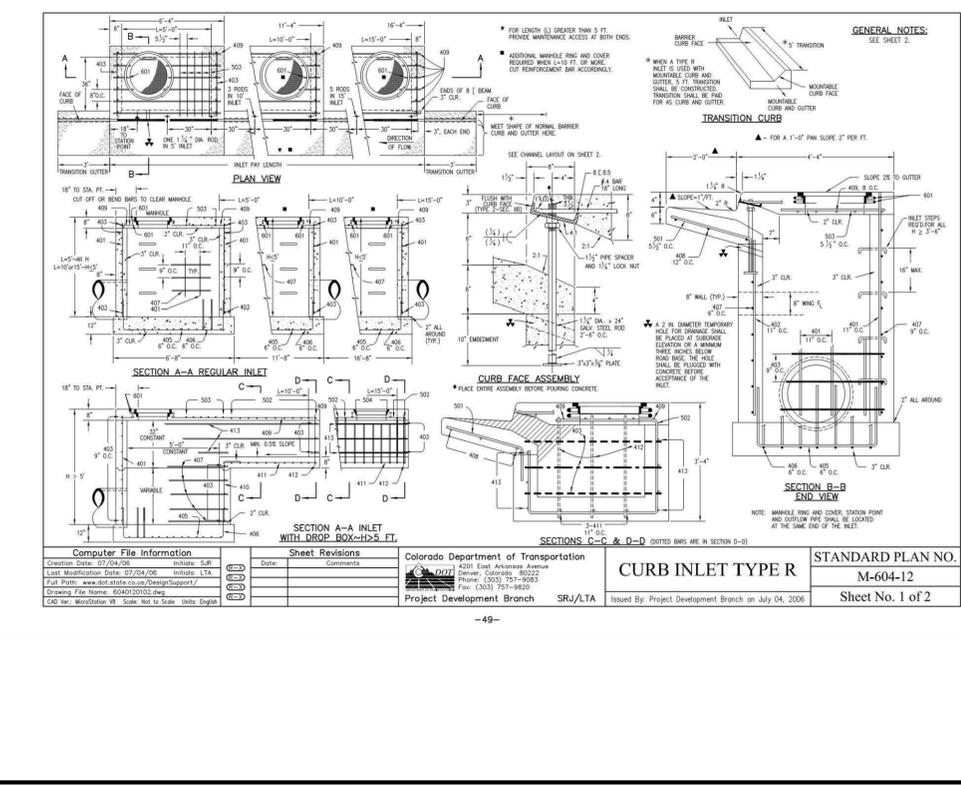


TABLE ONE - BAR LIST FOR CURB INLETS, TYPE "R"

WIRE NO.	BAR SIZE	O.C. SPACING	TYPE	INLETS L=5 FT.			INLETS L=10 FT.			INLETS L=15 FT.		
				NO. REIN.	LENGTH	NO. REIN.	LENGTH	NO. REIN.	LENGTH	NO. REIN.	LENGTH	NO. REIN.
401	4	12"	REGULAR	10	10'	20	20'	30	30'	40	40'	
402	4	12"	DROP BOX	10	10'	20	20'	30	30'	40	40'	
403	4	12"	CONC.	10	10'	20	20'	30	30'	40	40'	
404	4	12"	STEEL	10	10'	20	20'	30	30'	40	40'	

TABLE TWO - BARS AND QUANTITIES VARIABLE WITH "H"

WIRE NO.	BAR SIZE	O.C. SPACING	TYPE	NO. REIN.	LENGTH	NO. REIN.	LENGTH	NO. REIN.	LENGTH
405	4	12"	REGULAR	10	10'	20	20'	30	30'
406	4	12"	DROP BOX	10	10'	20	20'	30	30'
407	4	12"	CONC.	10	10'	20	20'	30	30'
408	4	12"	STEEL	10	10'	20	20'	30	30'

Grate Options

for Inline Drains & Drain Basins

Grate Markers

Public education and outreach is part of the NPDES requirement. Storm drain marking is an established method of involving the public and increasing community awareness about non-point source pollution.

Many Nyloplast castings come with a recessed area on the grate designed to accommodate these grate markers.

Nyloplast keeps inventory of only the featured marker shown below, however, other markers may be purchased in 100 piece lots as custom orders. Call for details.

Grate Riser Extensions

Extension rings can be used to quickly raise the grade of existing grates when resurfacing is required. Nyloplast extension rings are only to be used with Nyloplast ductile iron castings.

CLAREMONT BUSINESS PARK 2 FIL. NO. 2

STORM SEWER DETAILS

PROJECT NO. 10-020
 SCALE: HORIZONTAL: N/A
 DATE: 05/22/23
 DESIGNED BY: GW
 DRAWN BY: CLP
 CHECKED BY: VAS
 SHEET 11 OF 14
 ST05

212 N. WABATCH AVE. STE 305
 COLORADO SPRINGS CO 80903
 PHONE: 719.955.5485

CIVIL CONSULTANTS, INC.

FOR AND ON BEHALF OF: M&S CIVIL CONSULTANTS, INC.

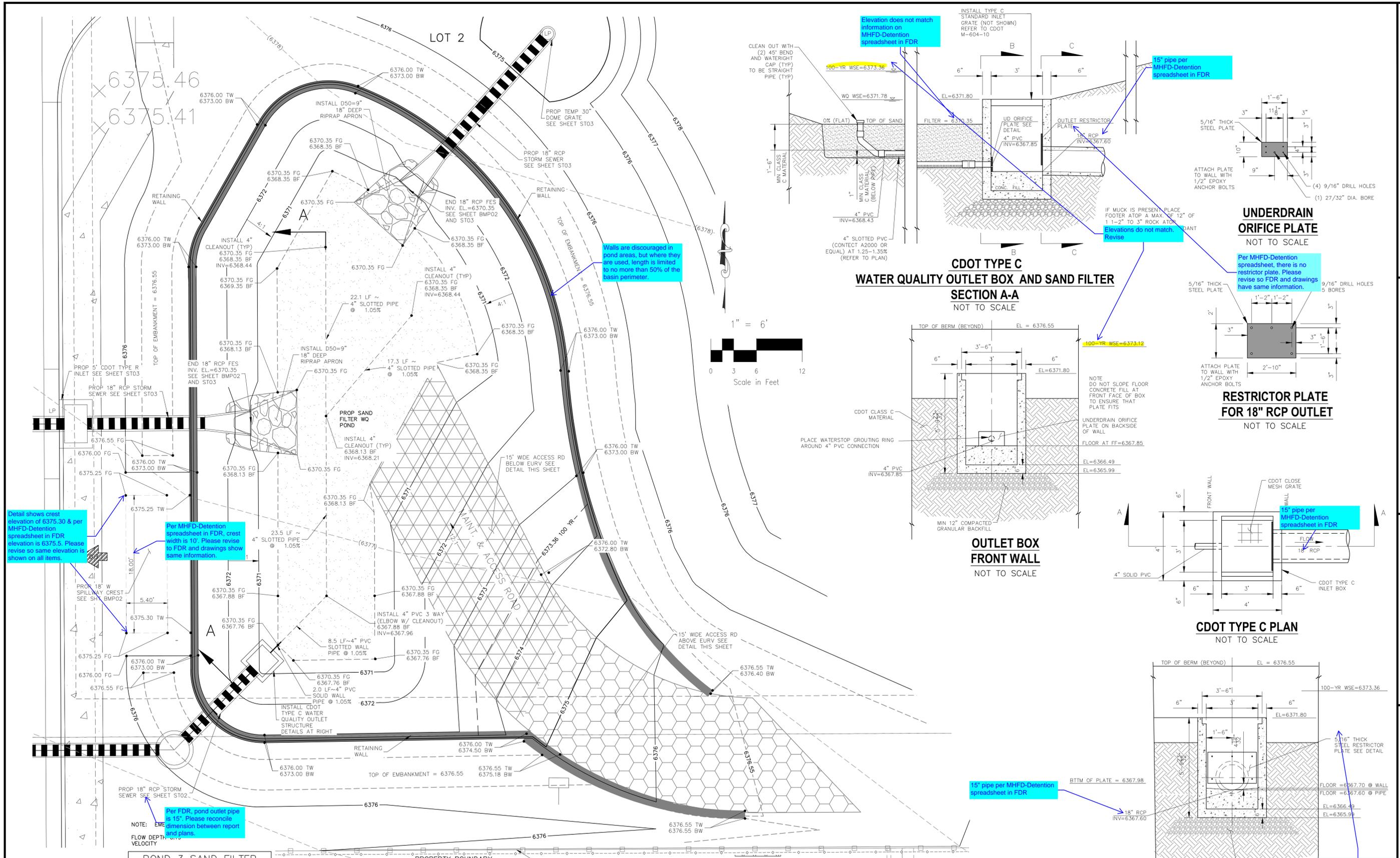
PROFESSIONAL SEAL: VIRGIL A. SANCHEZ, COLORADO, P.E. NO. 37160

REVISIONS: NO. DATE: BY: DESCRIPTION:

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CAUTION

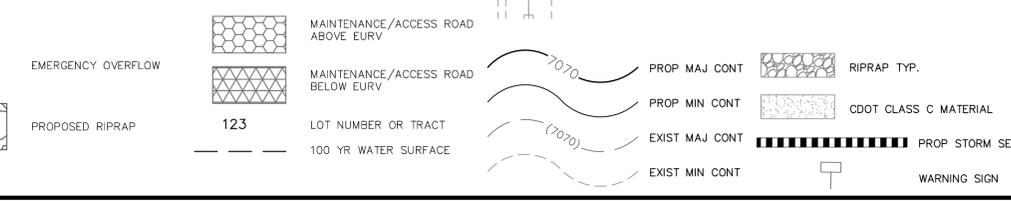
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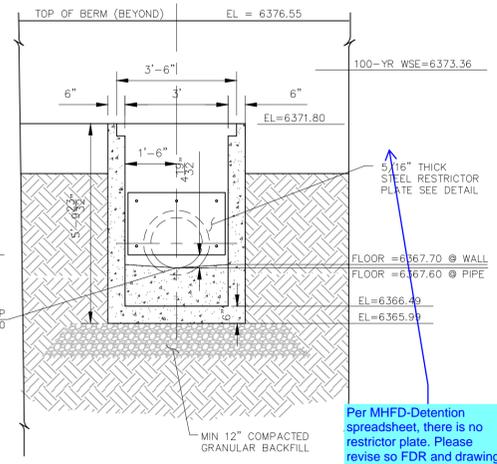
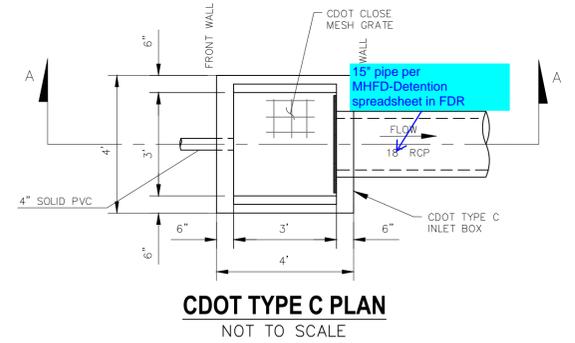
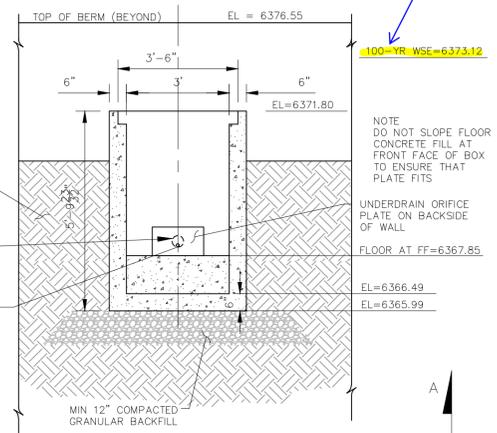
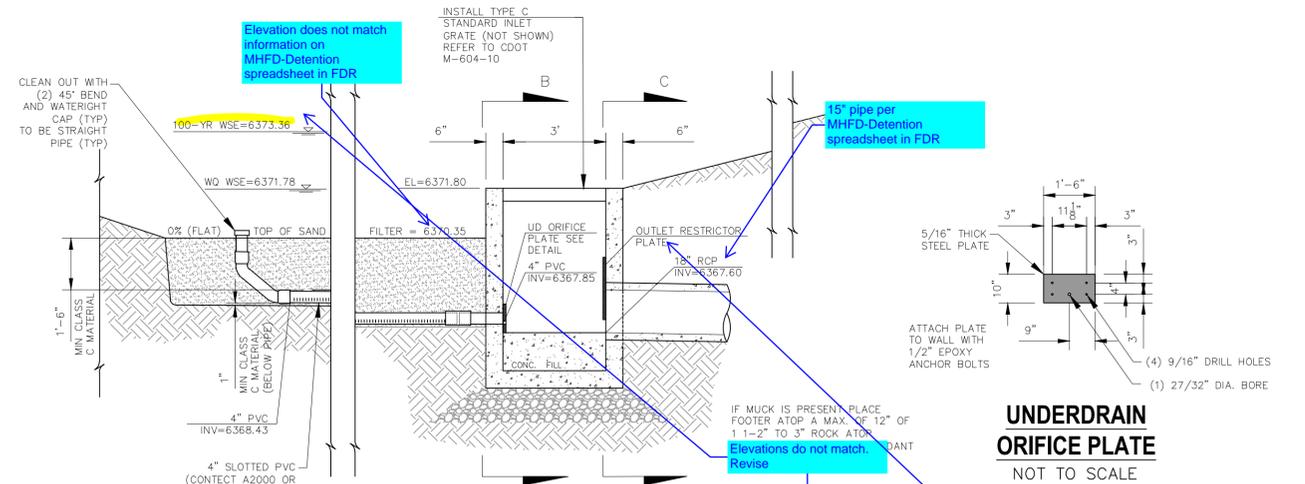
POND 3 SAND FILTER DETENTION BASIN DATA

WQ WATER SURFACE EL = 6371.78
WQ VOLUME=0.051 AC-FT
100-YR WATER SURFACE EL=6373.36
100-YR VOLUME=0.153 AC-FT
SPILLWAY CREST EL=6375.30
TOP OF EMBANKMENT EL=6376.55
RATIONAL 100-YR INFLOW=14.8 CFS
MHFD 100-YR INFLOW = 9.0 CFS
MHFD 100-YR RELEASE = 4.0 CFS

**LOT 2 - SAND FILTER POND 3
SITE PLAN
SCALE 1"=6'**



**CDOT TYPE C
WATER QUALITY OUTLET BOX AND SAND FILTER
SECTION A-A
NOT TO SCALE**



Detail shows crest elevation of 6375.30 & per MHFD-Detention spreadsheet in FDR elevation is 6375.5. Please revise so same elevation is shown on all items.

Per MHFD-Detention spreadsheet in FDR, crest width is 10'. Please revise to FDR and drawings show same information.

Per FDR, pond outlet pipe is 15". Please reconcile dimension between report and plans.

Walls are discouraged in pond areas, but where they are used, length is limited to no more than 50% of the basin perimeter.

Elevation does not match information on MHFD-Detention spreadsheet in FDR

15" pipe per MHFD-Detention spreadsheet in FDR

Elevations do not match. Revise

**UNDERDRAIN ORIFICE PLATE
NOT TO SCALE**

Per MHFD-Detention spreadsheet, there is no restrictor plate. Please revise so FDR and drawings have same information.

**RESTRICTOR PLATE FOR 18" RCP OUTLET
NOT TO SCALE**

15" pipe per MHFD-Detention spreadsheet in FDR

Per MHFD-Detention spreadsheet, there is no restrictor plate. Please revise so FDR and drawings have same information.

**CLAREMONT BUSINESS PARK 2 FIL. NO. 2
OUTLET STRUCTURE POND 3 DETAILS**

PROJECT NO. 10-020 DATE: 05/22/23
DESIGNED BY: GW HORIZONTAL: 1"=6'
DRAWN BY: CJP VERTICAL: 1"=6'
CHECKED BY: VAS

212 N. WASHCATCH AVE., STE 305
COLORADO SPRINGS, CO 80903
PHONE: 719.555.5485

CIVIL CONSULTANTS, INC.

FOR AND ON BEHALF OF M&S CIVIL CONSULTANTS, INC.

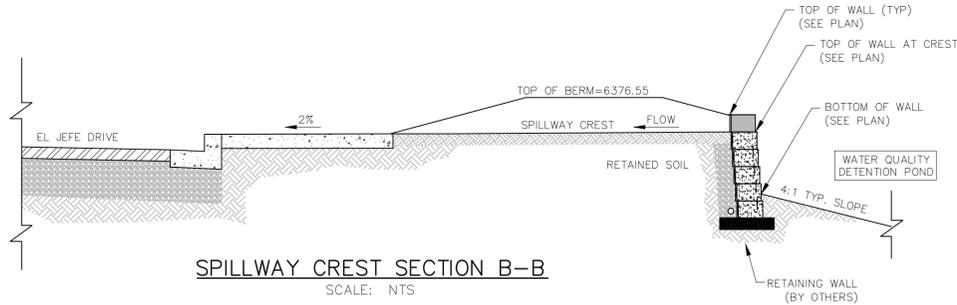
VIRGIL A. SANCHEZ, COLORADO P.E. NO. 37160

REGISTERED PROFESSIONAL ENGINEER
NO. 37160
EXPIRES 06-11-23

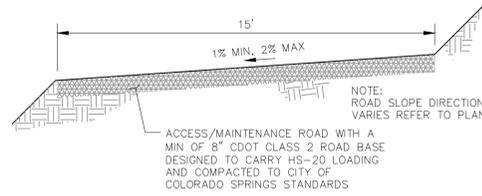
REVISIONS:
NO. DATE BY DESCRIPTION

THE ENGINEER PREPARING THESE PLANS WILL NOT BE RESPONSIBLE, OR LIABLE FOR, UNAUTHORIZED CHANGES TO OR USES OF THESE PLANS. ALL CHANGES TO THE PLANS MUST BE IN WRITING AND MUST BE APPROVED BY THE PREPARER OF THESE PLANS.

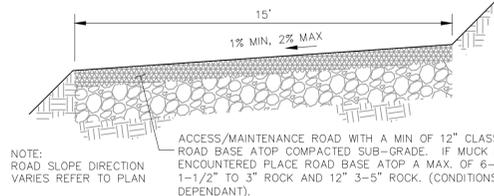
CAUTION



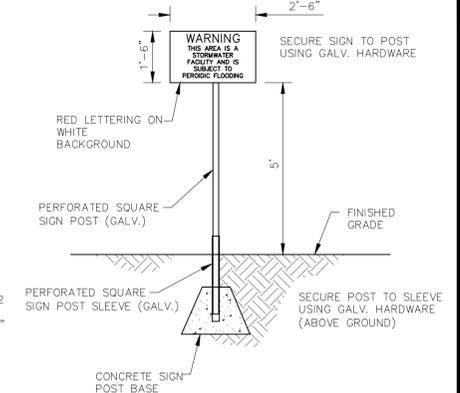
SPILLWAY CREST SECTION B-B
SCALE: NTS



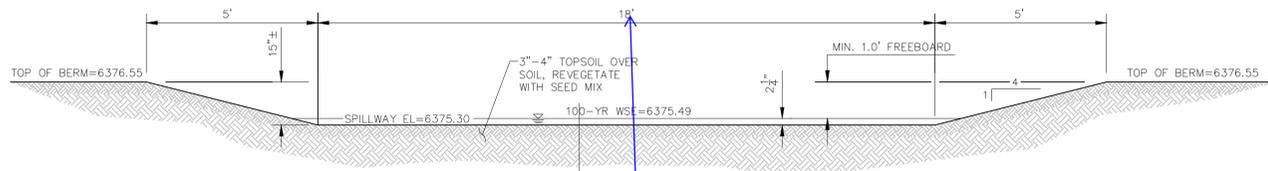
MAINTENANCE & ACCESS ROAD
ABOVE EURV TYPICAL SECTION
NOT TO SCALE



MAINTENANCE & ACCESS ROAD
BELOW EURV TYPICAL SECTION
NOT TO SCALE



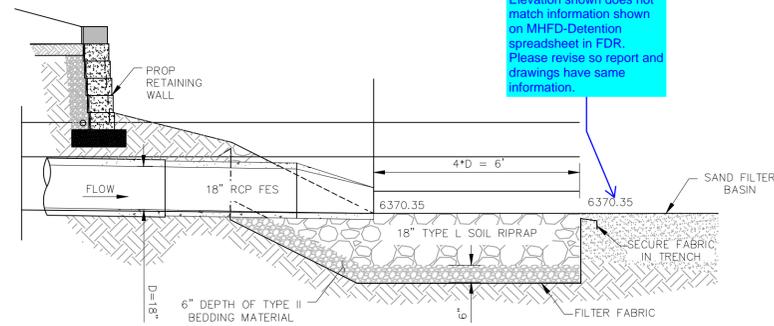
POND WARNING SIGN (3)
SCALE: 3/8" = 1'



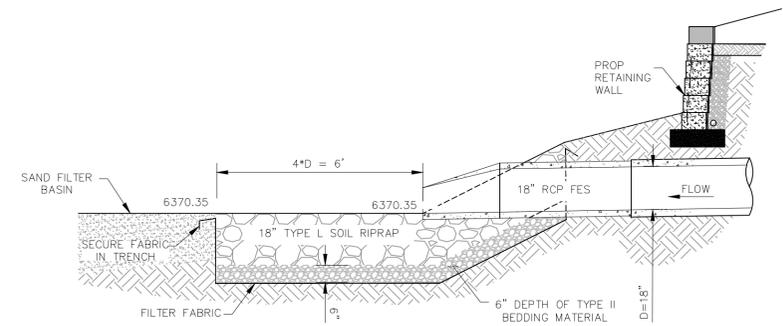
SPILLWAY CREST SECTION A-A
SCALE: NTS

10' per mHFD-Detention spreadsheet in FDR

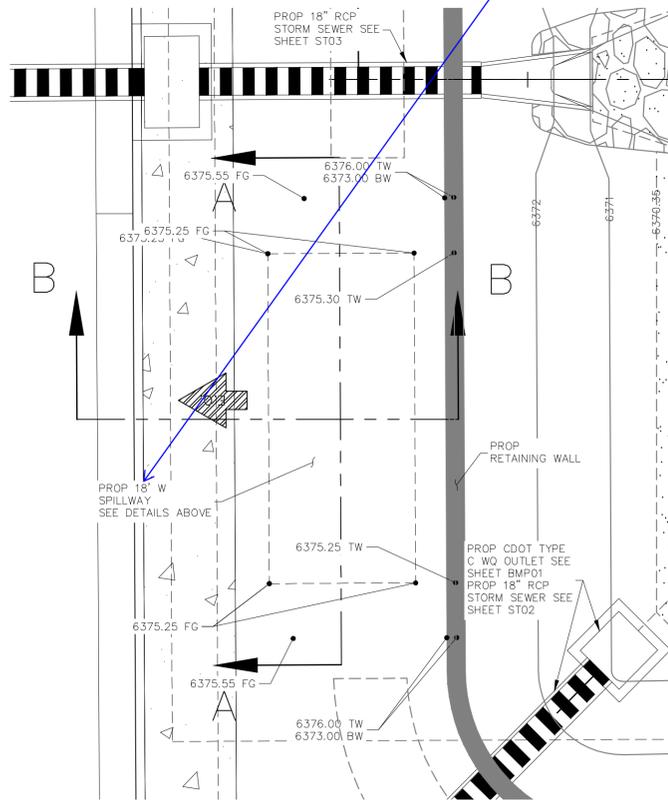
Elevation shown does not match information shown on MHFD-Detention spreadsheet in FDR. Please revise so report and drawings have same information.



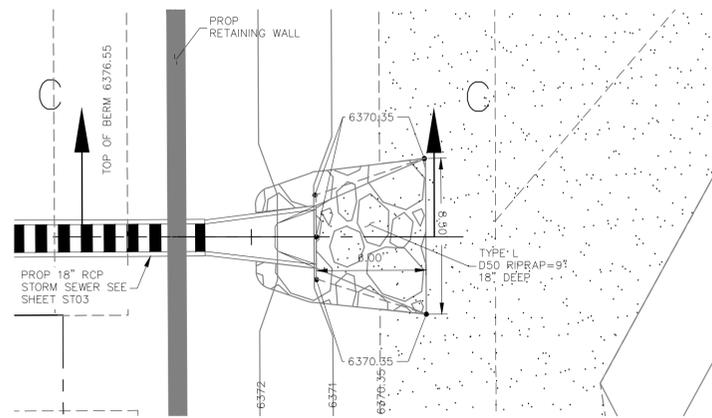
18" RCP RIPRAP APRON
SECTION C-C
SCALE: NTS



18" RCP RIPRAP APRON
SECTION D-D
SCALE: NTS



LOT 2 - SAND FILTER POND 3
SPILLWAY PLAN
SCALE 1"=10'

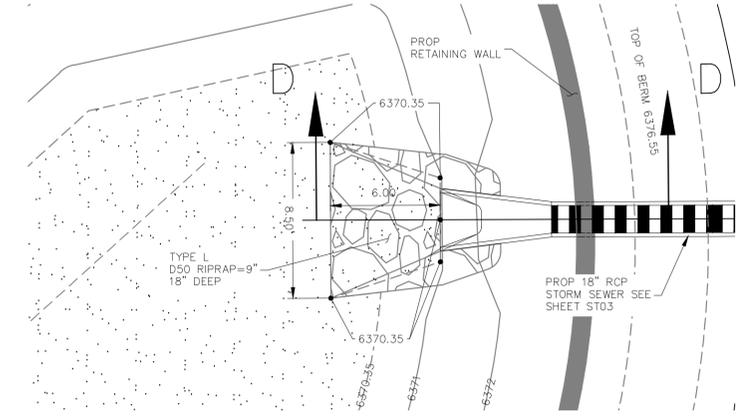


LOT 2 - SAND FILTER POND 3
WEST RIPRAP APRON (TYPICAL)
SCALE 1"=5'

TABLE 1

RIPRAP DESIGNATION	% SMALLER THAN GIVEN SIZE BY WEIGHT	INTERMEDIATE ROCK DIMENSION (INCHES)	D ₅₀ (INCHES)
TYPE VL	70-100	12	6
	50-70	9	
	35-50	6	
	2-10	2	
TYPE L	70-100	15	9
	50-70	12	
	35-50	9	
	2-10	3	
TYPE M	70-100	21	12
	50-70	18	
	35-50	12	
	2-10	4	
TYPE H	70-100	30	18
	50-70	24	
	35-50	18	
	2-10	6	
TYPE VH	70-100	41	24
	50-70	33	
	35-50	24	
	2-10	9	

*D₅₀ = MEAN PARTICLE SIZE
REFER TO SECTION 506 RIPRAP OF CDOT SPECIFICATIONS



LOT 2 - SAND FILTER POND 3
NORTHEAST RIPRAP APRON (TYPICAL)
SCALE 1"=5'

212 N. WABATCH AVE., STE 305
COLORADO SPRINGS, CO 80903
PHONE: 719.555.5465



TOP AND ON BEHALF OF
WAS CIVIL CONSULTANTS, INC.

VIRGIL A. SANCHEZ, COLORADO, P.E. NO. 37160



REVISIONS: NO. DATE: BY: DESCRIPTION: DATE: APPROVED BY:

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CAUTION

CLAREMONT BUSINESS PARK 2 FIL. NO. 2

OUTLET STRUCTURE POND 3 DETAILS

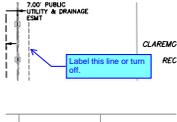
PROJECT NO. 10-020 SCALE: HORIZONTAL: N/A VERTICAL: N/A DATE: 05/22/23

DESIGNED BY: GW DRAWN BY: CJP CHECKED BY: VAS SHEET 13 OF 14

BMP02

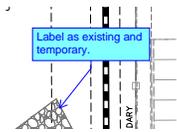
V2_Construction Drawings.pdf Markup Summary

Callout (18)



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Author: Carlos
Date: 7/5/2023 4:58:55 PM
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Layer:
Space:

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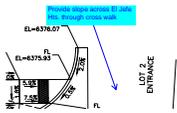
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Page Label: [1] SI02
Author: Carlos
Date: 7/5/2023 5:01:12 PM
Status:
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Layer:
Space:

Label as existing and temporary.



Subject: Callout
Page Label: [1] SI02
Author: CDurham
Date: 7/6/2023 3:22:37 PM
Status:
Color: ■
Layer:
Space:

Label this line or turn off.



Subject: Callout
Page Label: [1] SI02
Author: CDurham
Date: 7/12/2023 7:08:45 AM
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Space:

Provide slope across El Jefe Hts. through cross walk



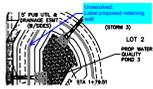
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Page Label: [1] ST01
Author: CDurham
Date: 7/12/2023 7:09:56 AM
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Color: ■
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Unresolved:
C&G should be Type A or Optional Type C. Type B is for medians.



Subject: Callout
Page Label: [1] ST01
Author: CDurham
Date: 7/12/2023 7:14:51 AM
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Color: ■
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Unresolved:
Provide riprap details



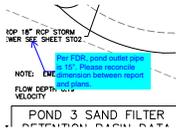
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Author: CDurham
Date: 7/12/2023 7:16:46 AM
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Color: ■
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Unresolved:
 Label proposed retaining wall



Subject: Callout
Page Label: [1] BMP01
Author: CDurham
Date: 7/12/2023 7:32:11 AM
Status:
Color: ■
Layer:
Space:

Detail shows crest elevation of 6375.30 & per MHFD-Detention spreadsheet in FDR elevation is 6375.5. Please revise so same elevation is shown on all items.



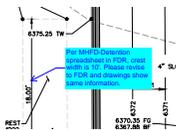
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Per FDR, pond outlet pipe is 15". Please reconcile dimension between report and plans.



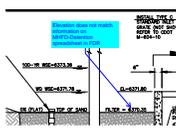
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Author: CDurham
Date: 7/12/2023 7:29:02 AM
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Elevation shown does not match information shown on MHFD-Detention spreadsheet in FDR. Please revise so report and drawings have same information.



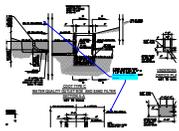
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Date: 7/12/2023 7:32:49 AM
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Per MHFD-Detention spreadsheet in FDR, crest width is 10'. Please revise to FDR and drawings show same information.



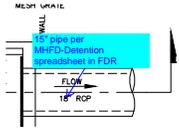
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Elevation does not match information on MHFD-Detention spreadsheet in FDR



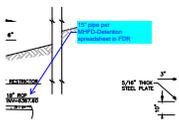
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Author: CDurham
Date: 7/12/2023 7:37:34 AM
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Space:

Elevations do not match. Revise



Subject: Callout
Page Label: [1] BMP01
Author: CDurham
Date: 7/12/2023 7:38:09 AM
Status:
Color: ■
Layer:
Space:

15" pipe per MHFD-Detention spreadsheet in FDR



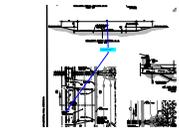
Subject: Callout
Page Label: [1] BMP01
Author: CDurham
Date: 7/12/2023 7:40:12 AM
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15" pipe per MHFD-Detention spreadsheet in FDR



Subject: Callout
Page Label: [1] BMP01
Author: CDurham
Date: 7/12/2023 7:41:59 AM
Status:
Color: ■
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15" pipe per MHFD-Detention spreadsheet in FDR



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Date: 7/12/2023 7:44:33 AM
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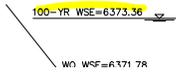
10' per mHFD-Detention spreadsheet in FDR



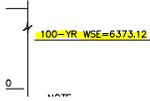
Subject: Callout
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Author: CDurham
Date: 7/12/2023 8:03:24 AM
Status:
Color: ■
Layer:
Space:

Walls are discouraged in pond areas, but where they are used, length is limited to no more than 50% of the basin perimeter.

Highlight (2)



Subject: Highlight
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Author: CDurham
Date: 7/12/2023 7:37:10 AM
Status:
Color: ■
Layer:
Space:



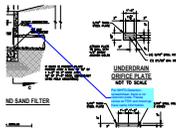
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Status:
Color: ■
Layer:
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Resolved (1)



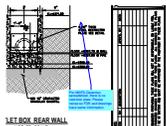
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Page Label: [1] CD01
Author: Carlos
Date: 7/5/2023 2:59:02 PM
Status:
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Space:

Text Box (2)



Subject: Text Box
Page Label: [1] BMP01
Author: CDurham
Date: 7/12/2023 7:40:24 AM
Status:
Color: ■
Layer:
Space:

Per MHFD-Detention spreadsheet, there is no restrictor plate. Please revise so FDR and drawings have same information.



Subject: Text Box
Page Label: [1] BMP01
Author: CDurham
Date: 7/12/2023 7:42:19 AM
Status:
Color: ■
Layer:
Space:

Per MHFD-Detention spreadsheet, there is no restrictor plate. Please revise so FDR and drawings have same information.