

THE LANDINGS OF DENMARK

FILING NO. 2 - UPDATED PLANS

COUNTY OF EL PASO, STATE OF COLORADO

CONSTRUCTION PLANS

UPDATED

AGENCIES:

DEVELOPER
 CHARLES M. MCALLISTER
 PO BOX 6797
 COLORADO SPRINGS, CO 80934
 (719) 338-5223

CIVIL ENGINEER
 PREMIER ENGINEERING, INC
 2110 VICKERS DRIVE
 COLORADO SPRINGS, COLORADO 80918
 JEFFREY C. JUREW, P.E.
 (719) 598-6951

REVIEW AGENCY
 EL PASO COUNTY
 PLANNING & COMMUNITY DEVELOPMENT
 2880 INTERNATIONAL CIRCLE
 COLORADO SPRINGS, CO 80910
 (719) 520-6300

ELECTRIC DIVISION
 MOUNTAINVIEW ELECTRIC ASSOCIATION
 11140 E WOODMEN ROAD
 FALCON, COLORADO 80831
 (719) 495-2283

TELEPHONE COMPANY
 U S WEST COMMUNICATIONS
 (LOCATIONS) (800) 922-1987
 A T & T
 (LOCATIONS) (719) 635-3674

UPDATED BY:
 M.V.E., INC.
 1903 LELARAY STREET, SUITE 200
 COLORADO SPRINGS, CO 80909
 (719) 635-5736

SHEET INDEX

PLAN SET SHEET NO.	SHEET TITLE	MVE DRAWING NO.
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2 OF 4	BYRD COURT PLAN & PROFILE	CON-PP1
3 OF 4	O'STEEN COURT PLAN & PROFILE	CON-PP2
4 OF 4	CONSTRUCTION DETAILS	CON-CD

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. Word and symbol markings shall be the narrow type. Stop bars shall be 24" in width. Crosswalk lines shall be 12" wide and a minimum of 8' long per CDOT S-627-1. (Crosswalk lines 9' long are preferred).
 12. 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.
 13. The contractor shall notify El Paso County Planning and Community Development (719) 520-6819 prior to and upon completion of signing and striping.
 14. 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.

GENERAL NOTES

- ALL NEW CONSTRUCTION IS TO CONFORM TO THE SPECIFICATIONS OF EL PASO COUNTY.
- UNDERGROUND FACILITIES, STRUCTURES AND UTILITIES HAVE BEEN DRAWN FROM AVAILABLE RECORDS AND/OR SURFACE EVIDENCE. THE LOCATION OF ALL UTILITIES MAY NOT BE SHOWN OR MAY NOT HAVE BEEN LOCATED. BELOW GROUND LOCATIONS HAVE NOT BEEN PERFORMED. THEREFORE, THE RELATIONSHIP BETWEEN PROPOSED WORK AND EXISTING FACILITIES, STRUCTURES AND UTILITIES MUST BE CONSIDERED APPROXIMATE. CONTRACTOR SHALL BE RESPONSIBLE FOR CONTACTING ALL SUBSURFACE UTILITY OWNERS PRIOR TO BEGINNING WORK TO DETERMINE LOCATION OF UTILITY FACILITIES. ALL UTILITIES SHALL BE LOCATED PRIOR TO ANY EARTH WORK OR DIGGING (1-800-922-1987). THE CONTRACTOR SHALL BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MAY BE OCCASIONED BY THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UTILITIES.
- EXISTING CONDITIONS SHALL BE VERIFIED BY THE GENERAL CONTRACTOR. DISCREPANCIES ARE TO BE REPORTED TO THE ENGINEER PRIOR TO CONSTRUCTION.
- SOIL PREPARATION, SEEDING, AND MULCHING FOR AN ESTIMATED 3.3 ACRES WILL BE REQUIRED ON ALL DISTURBED AREAS NOT SURFACED. THE FOLLOWING TYPES AND RATES SHALL BE USED:

GRASS	VARIETY	AMOUNT IN PLS. BY PER ACRE
SIDEWAYS GRAMA	EL BENO	3.0 lbs.
WESTERN WHEATGRASS	BARTON	2.5 lbs.
WESTERN WHEATGRASS	NATIVE	2.0 lbs.
LITTLE BLUESTEM	PASTURA	2.0 lbs.
SAND DROPSPEED	NATIVE	0.5 lbs.
SWITCH GRASS	NEBRASKA 28	3.0 lbs.
WEeping LOVE GRASS	MORPHA	1.0 lbs.
	TOTAL	14.0 lbs.
- SEEDING APPLICATION: DRILLED TO A DEPTH OF 2" TO 3" INTO SOIL WHERE POSSIBLE. BROADCAST AND RAKED TO COVER ON STEEPER THAN 3:1 SLOPES WHERE ACCESS IS LIMITED OR UNSAFE FOR EQUIPMENT.
- MULCHING REQUIREMENT AND APPLICATION: 2.0 TONS PER ACRE NATIVE HAY MECHANICALLY CRIMPED INTO SOIL.
- ALL STORM DRAIN SHALL BE REINFORCED CONCRETE PIPE. ALL CULVERTS SHALL BE PLACED COMPLETE WITH FLARED END SECTIONS. ALL STORM DRAIN FITTINGS AND BENDS SHALL BE PRE-CAST. STORM DRAIN PIPE MAY ALSO BE CORRUGATED METAL OR HOPE, PLACED IN ACCORDANCE WITH EL PASO COUNTY SPECIFICATIONS.
- CONTRACTOR WILL BE RESPONSIBLE FOR SCHEDULING A PRE-CONSTRUCTION MEETING HELD PRIOR TO CONSTRUCTION WITH EPC-PCD, ENGINEER, AND CONTRACTOR IN ATTENDANCE.
- CONTRACTOR IS RESPONSIBLE FOR ALL OF HIS OPERATIONS ON THE SITE. CONTRACTOR SHALL OBSERVE ALL SAFETY AND OSHA REGULATIONS DURING CONSTRUCTION OPERATIONS. TRENCH WIDTHS AND SLOPE ANGLES SHALL BE DETERMINED BY THE CONTRACTOR IN THE FIELD AND ACCORDING TO SAFETY AND OSHA REGULATIONS.
- ALL NECESSARY PERMITS, SUCH AS SWMP, FUGITIVE DUST, ACCESS, C.O.E. 404, ESQPC PERMIT, ETC. SHALL BE OBTAINED PRIOR TO CONSTRUCTION.

STANDARD EL PASO COUNTY CONSTRUCTION PLAN NOTES

- 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 PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT (PCDD) - 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 (ESQPC), 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 PCDD. 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 PCDD.
- CONTRACTOR SHALL COORDINATE GEOTECHNICAL TESTING PER ECM STANDARDS. PAVEMENT DESIGN SHALL BE APPROVED BY EL PASO COUNTY PCDD 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 DOT 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 RIGHT-OF-WAY (ROW) 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.

DEVELOPER'S STATEMENT

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

PHIL HOWERTON
 THE LANDINGS OF DENMARK, LLC
 930 N. MURRAY BLVD
 COLORADO SPRINGS, CO 80831

ENGINEER'S STATEMENT

THESE DETAILED PLANS AND SPECIFICATIONS WERE PREPARED UNDER MY DIRECTION AND SUPERVISION. SAID PLANS 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.

DAVID R. GORMAN, P.E. COLORADO NO. 31672
 FOR AND ON BEHALF OF M.V.E., INC.

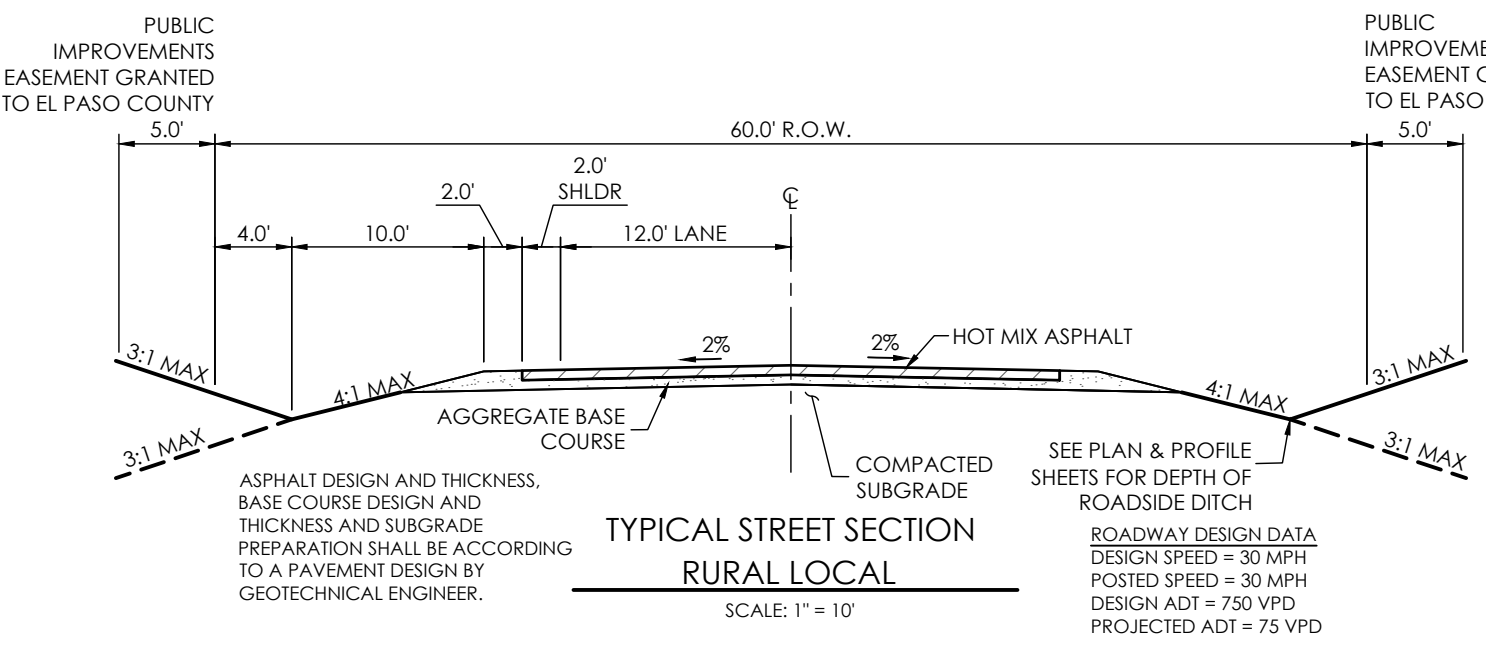
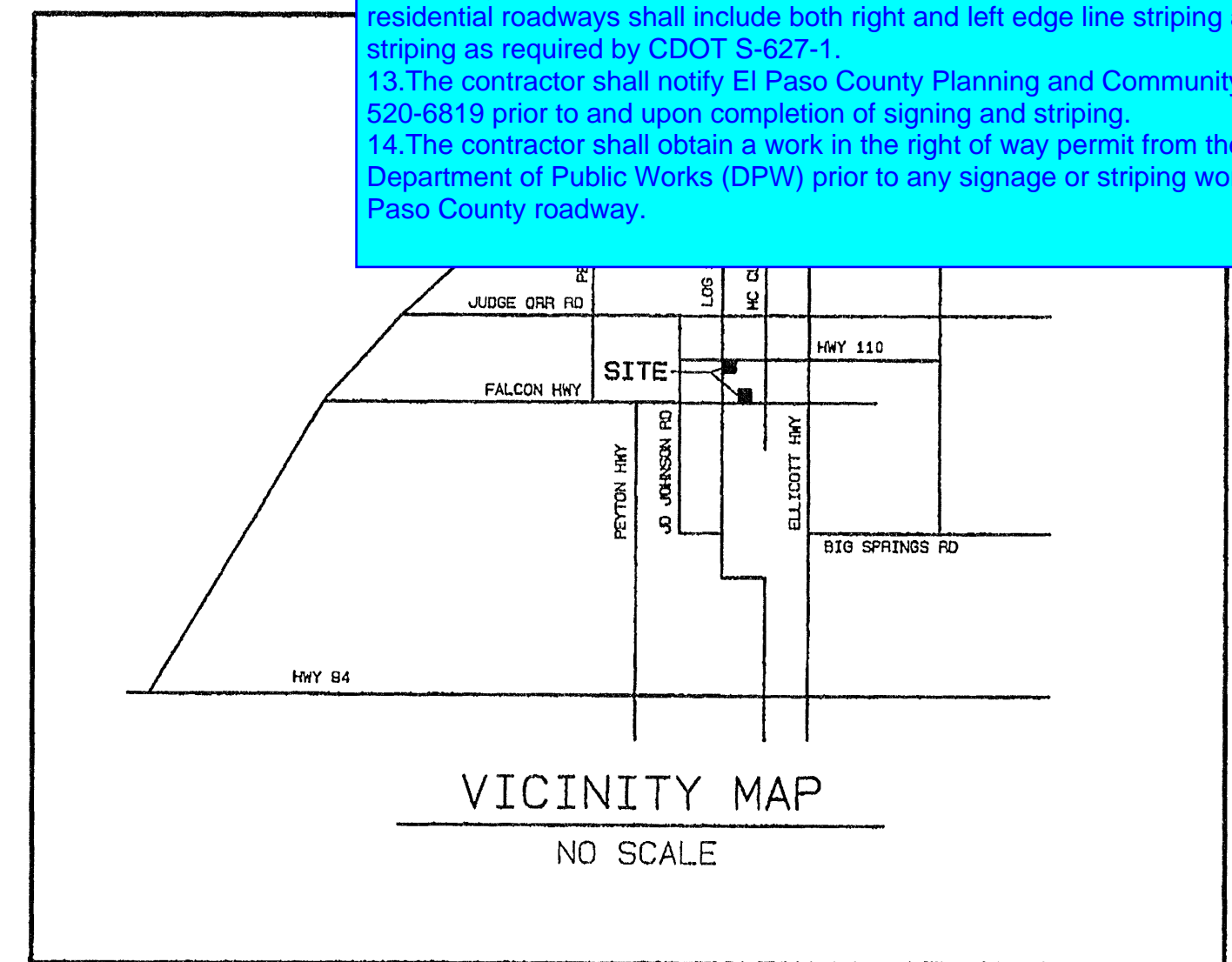
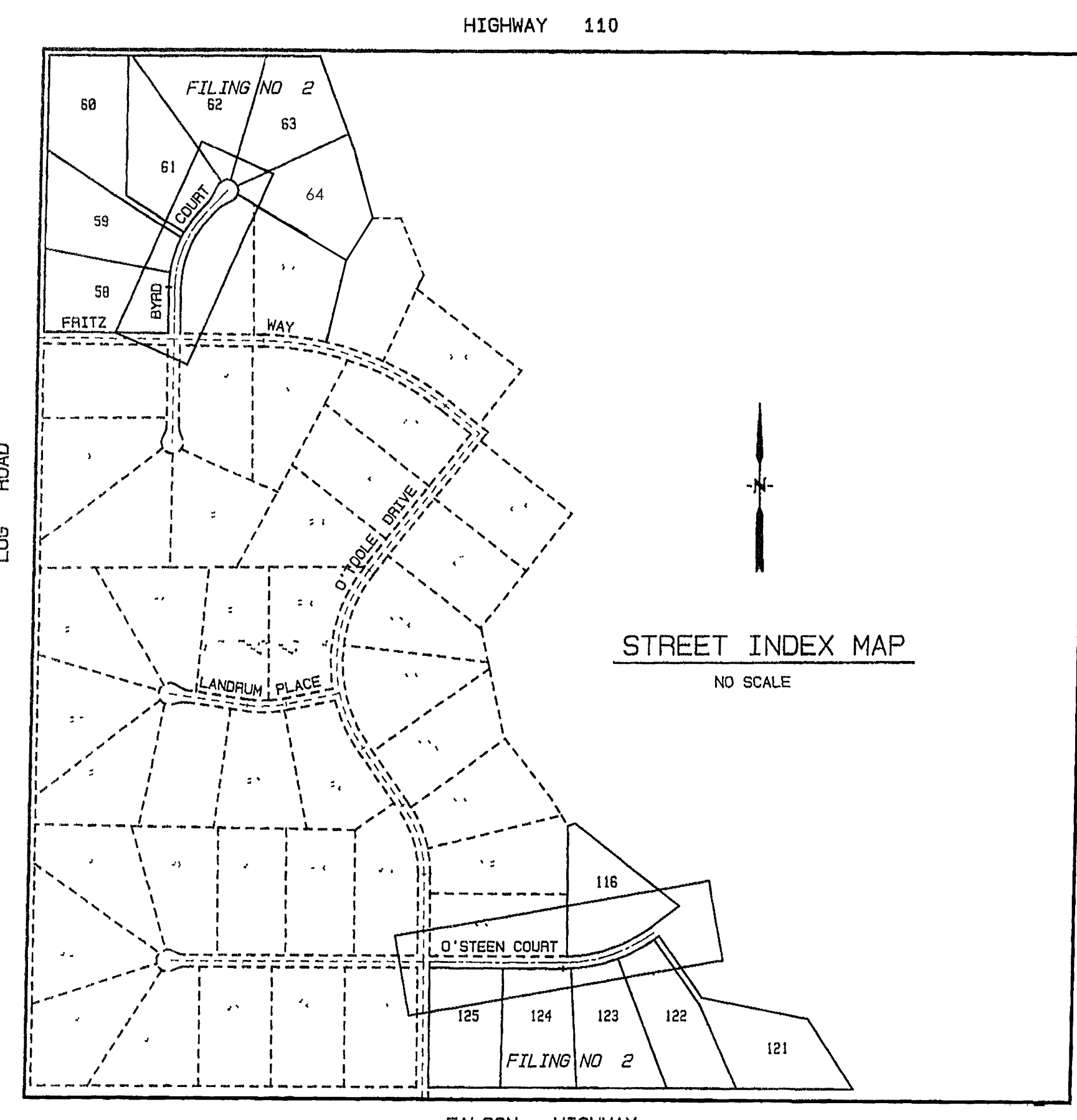
EL PASO COUNTY DEPARTMENT OF TRANSPORTATION

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

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

IN ACCORDANCE WITH ECM SECTION 1.1.2, 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 DIRECTOR'S DISCRETION.

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



Unresolved Review 1 Comment:
 - Include basis of bearings and benchmark

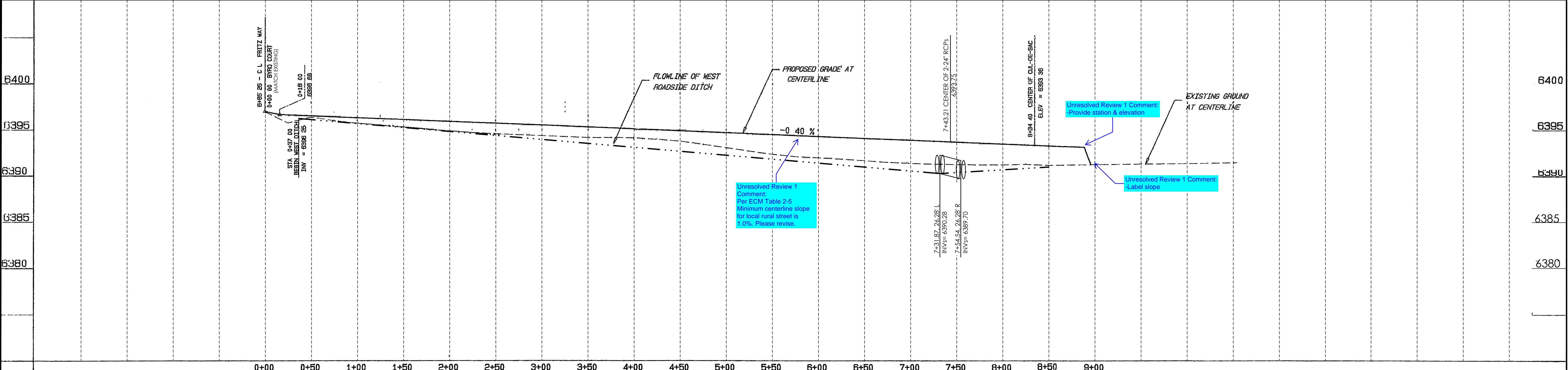
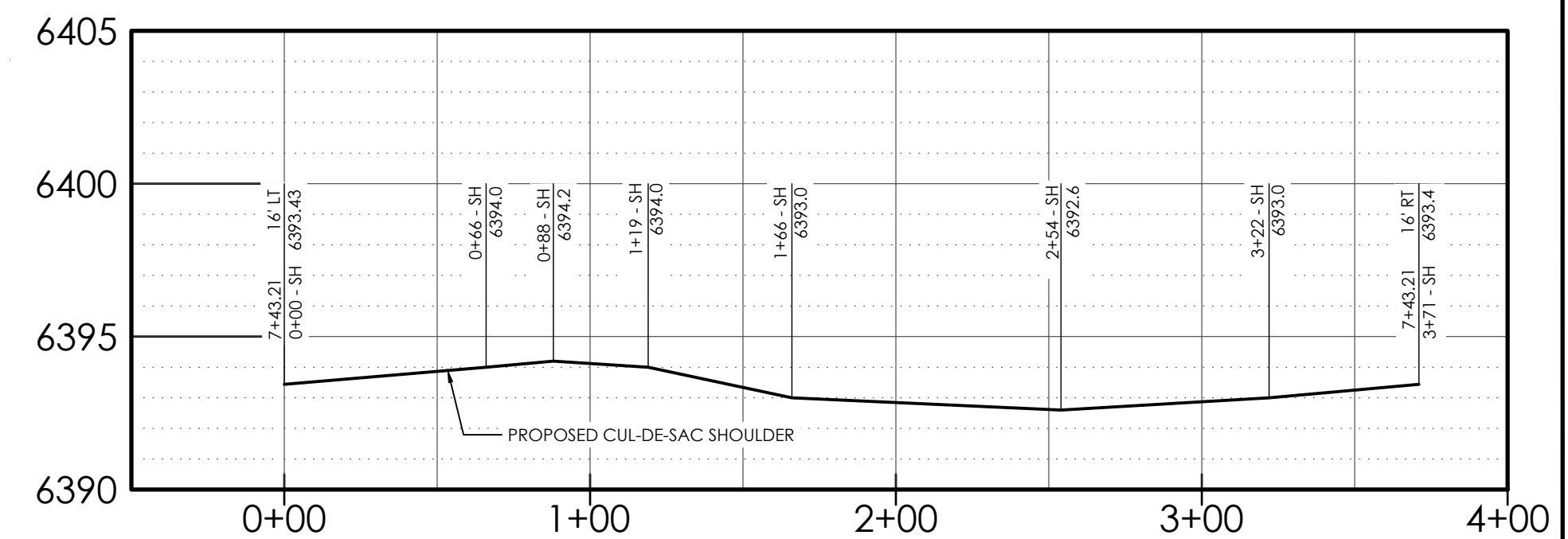
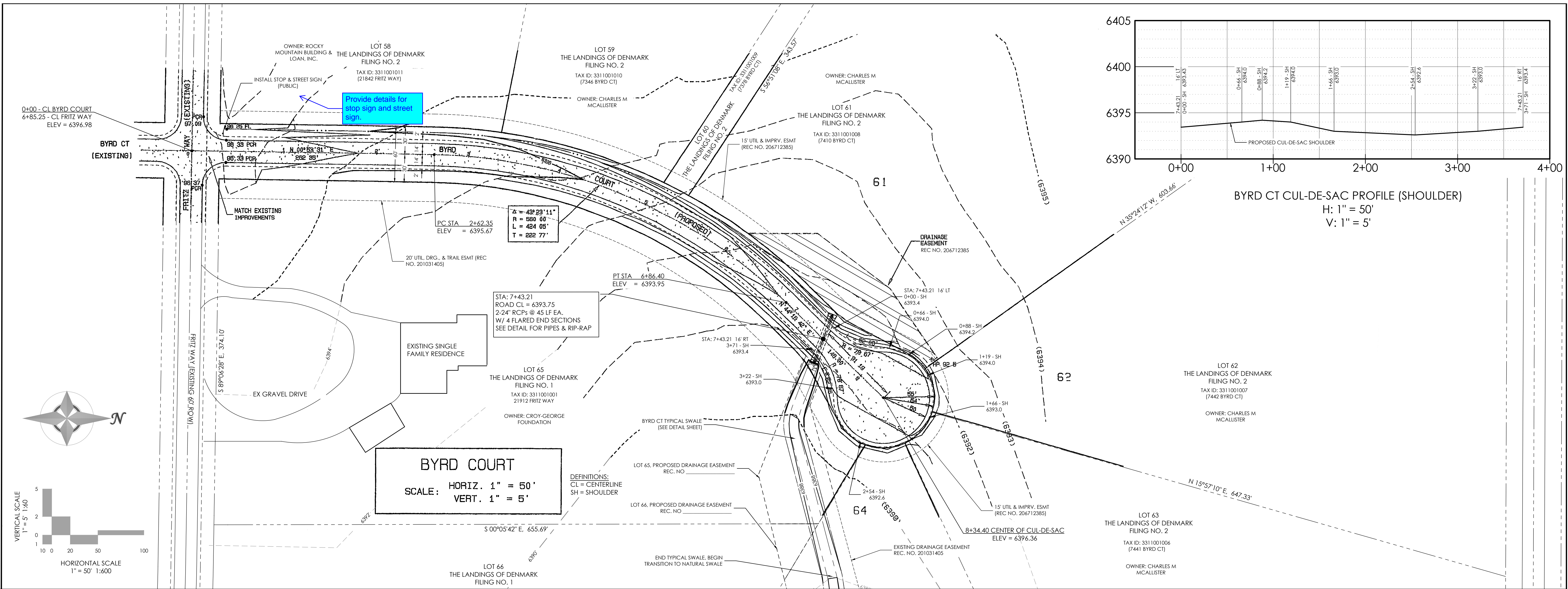
Indicate that roads are public.

List the name of the streets that the cross section is applicable for

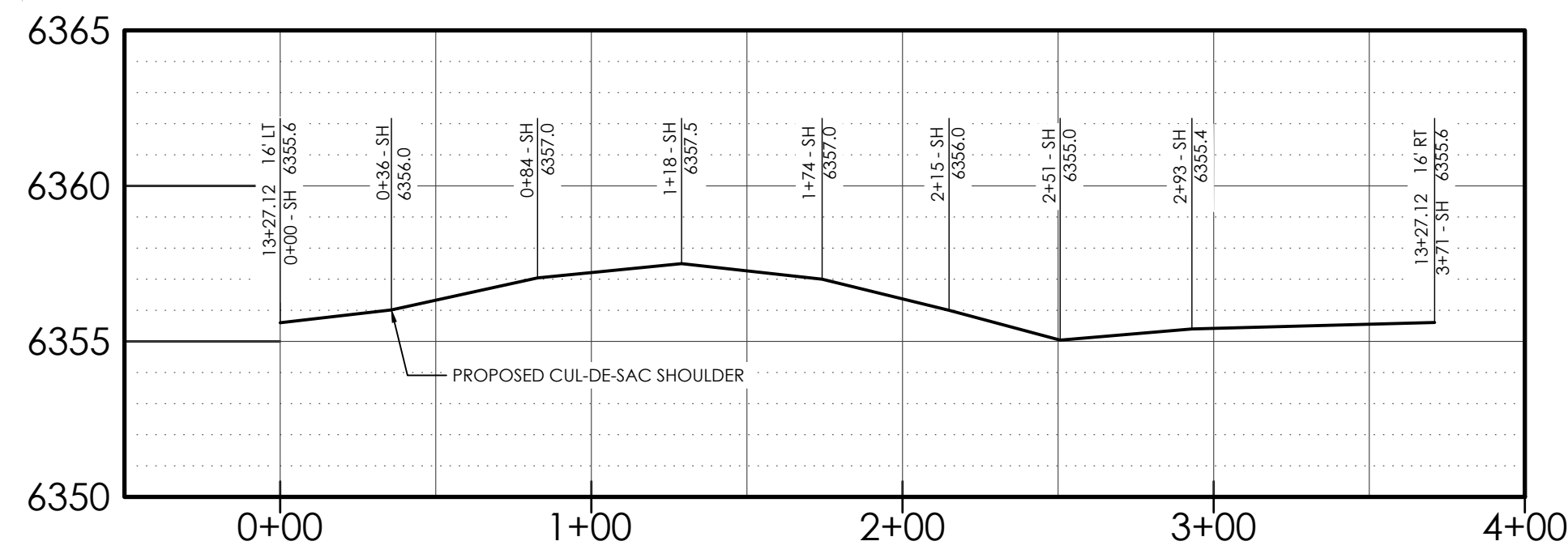
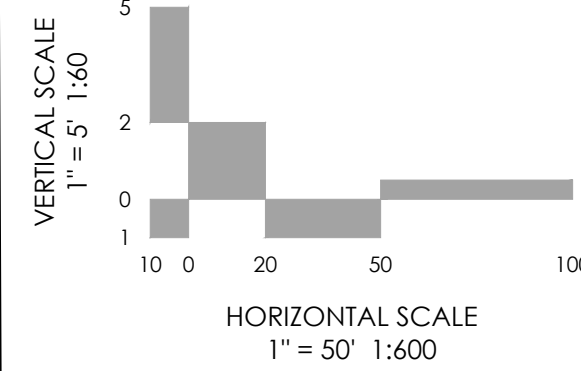
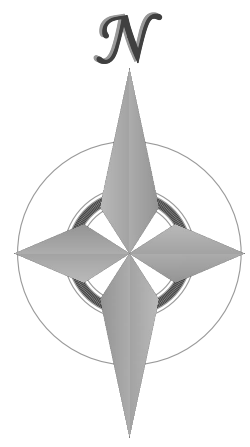


TITLE: CONSTRUCTION_PLAN COVER SHEET		UPDATED BY: MONUMENT VALLEY ENGINEERS INC.	
DRAWING NO. CON-CS		ENGINEERS * SURVEYORS 1903 LELARAY STREET, SUITE 200 COLORADO SPRINGS, CO 80909 Phone (719) 635-5736	
MVE PROJ. NO. 61108		Fax (719) 635-5450 E-mail mve@mcv.com	
DRAWN: JO ENGINEER: DRG CHECKED: 12/29/22		PREPARATION DATE: 12/29/22	

PREMIER ENGINEERING, INC.
 Professional Civil Engineers
 2110 Vickers Drive
 Colorado Springs, CO 80918
 (719) 598 6951
 PremierEng@aol.com



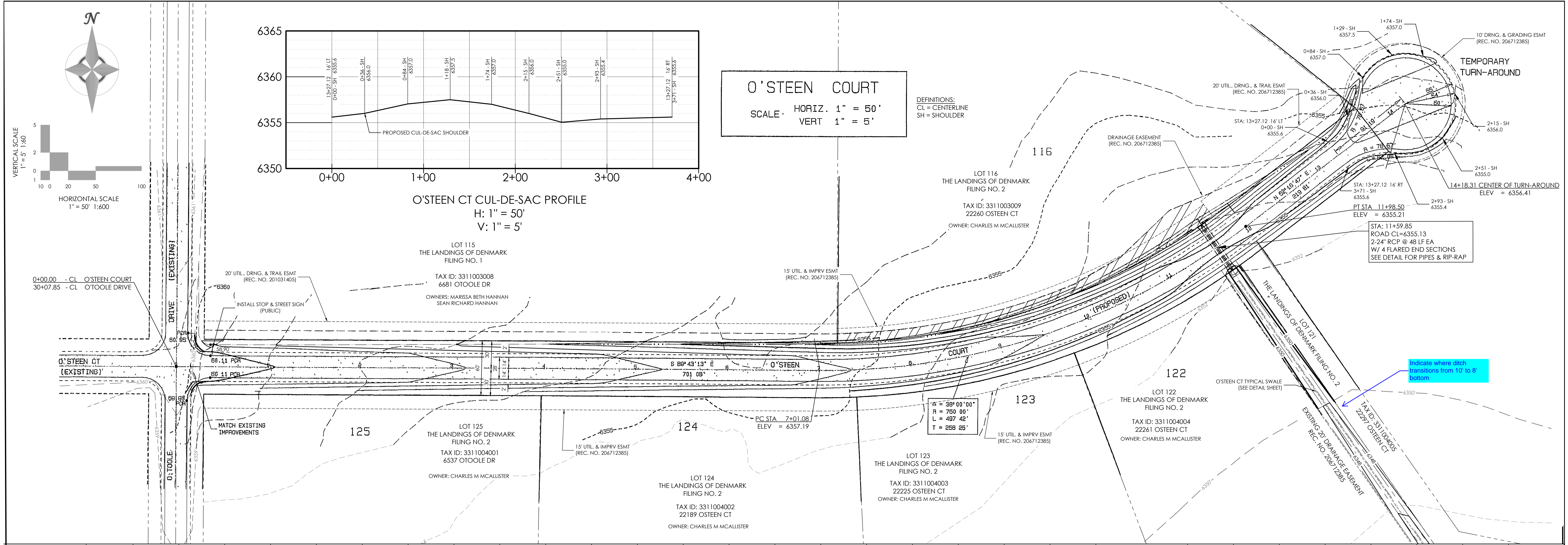
STATEMENT THE COUNTY OF EL PASO RECOGNIZES THE DESIGN ENGINEER AS HAVING RESPONSIBILITY FOR THE DESIGN. THE COUNTY HAS LIMITED ITS SCOPE OF REVIEW ACCORDINGLY. RESUBMITTAL REQUIRED IF CONSTRUCTION HAS NOT COMMENCED WITHIN 180 DAYS AFTER REVIEW DATE.	REVIEW UTILITY GRADE _____ DATE _____ CURB & GUTTER _____ DATE _____ PAVEMENT DESIGN _____ DATE _____ DRAINAGE DESIGN _____ DATE _____ FILED IN ACCORDANCE WITH THE CODE OF EL PASO COUNTY AS AMENDED _____ DATE _____	DESIGN DATA DESIGN SPEED = 30 MPH SIDEWALKS WIDTH _____ LOCATIONS Attached <input type="checkbox"/> Detached, 6' from P/L <input type="checkbox"/> CURB TYPE <input type="checkbox"/> 2' <input type="checkbox"/> 3' R/W WIDTH _____ EOA-EOA 24 STREET TYPE RES _____ HVEEM _____	ASPHALT THICKNESS AC Surface _____ AC Base _____ AGG BASE THICKNESS Class 6 _____ Class 5 _____ Class 2 _____	TITLE: CONSTRUCTION PLAN & PROFILE DRAWING NO. CON_PP1 MVE PROJ. NO. 61108 ENGINEER: DRG CHECKED: 12/29/22	UPDATED BY: MONUMENT VALLEY ENGINEERS INC. ENGINEERS + SURVEYORS 1903 LELARAY STREET, SUITE 200 COLORADO SPRINGS, CO 80909 Phone (719) 635-5736 Fax (719) 635-5450 E-mail mve@vecivil.com	PROJECT: ROAD CONSTRUCTION PLANS BYRD COURT SUBDIVISION THE LANDINGS AT DENMARK FILING NO. 2 DRAINAGE BASIN _____ JOB NO _____ SHEET 2 OF SHEET 4



O'STEEN COURT
SCALE: HORIZ. 1" = 50'
VERT. 1" = 5'

DEFINITIONS:
CL = CENTERLINE
SH = SHOULDER

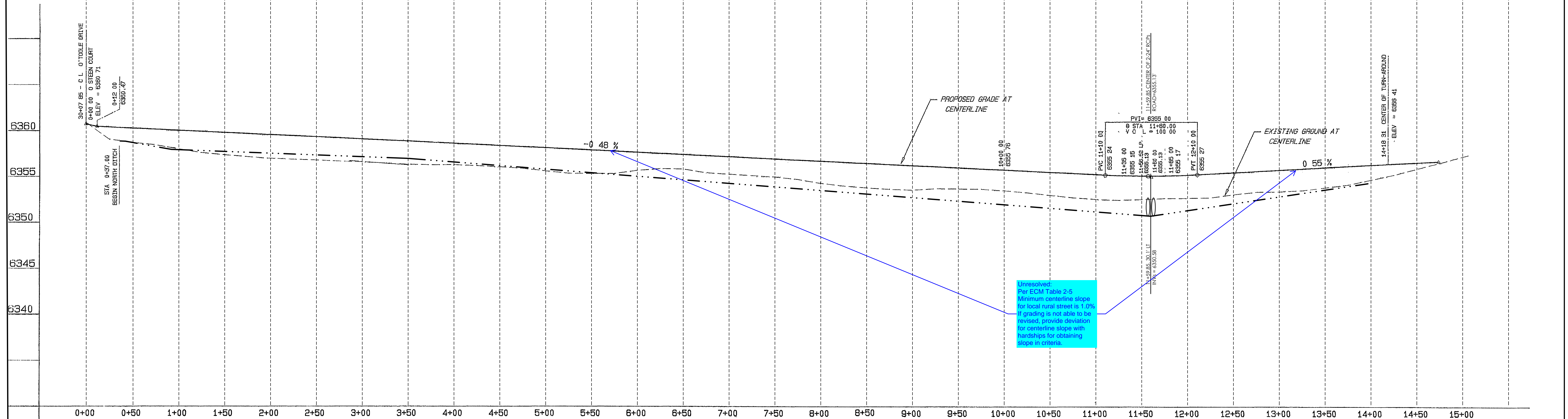
O'STEEN CT CUL-DE-SAC PROFILE
H: 1" = 50'
V: 1" = 5'



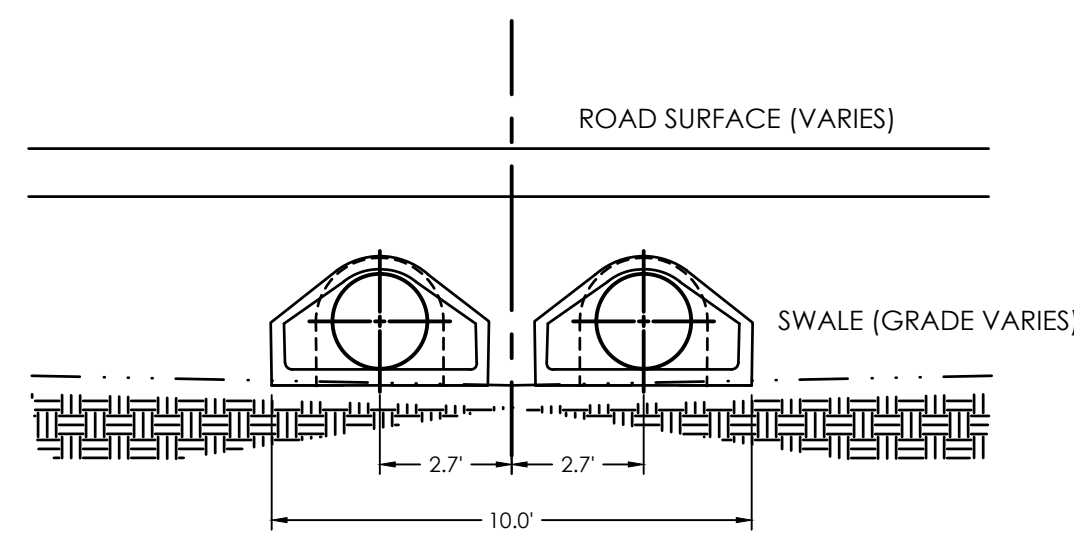
STA: 11+59.85
ROAD CL=6355.13
2-24" RCP @ 48 LF EA
W/ 4 FLARED END SECTIONS
SEE DETAIL FOR PIPES & RIP-RAP

Indicate where ditch
transitions from 10' to 8'
bottom

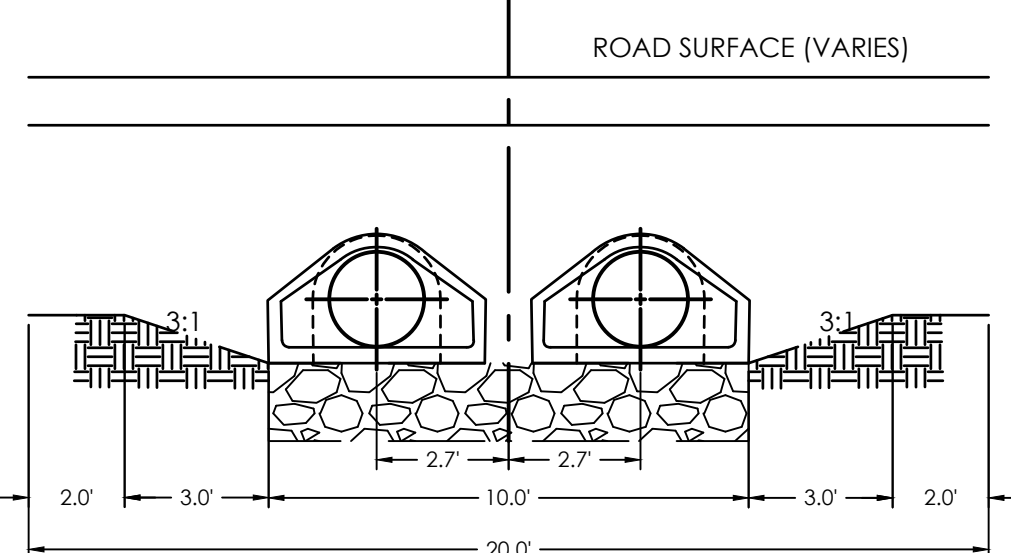
Unresolved:
Per ECM Table 2-5
Minimum centerline slope
for local rural street is 1.0%.
If grading is not able to be
revised, provide deviation
for centerline slope with
hardships for obtaining
slope in criteria.



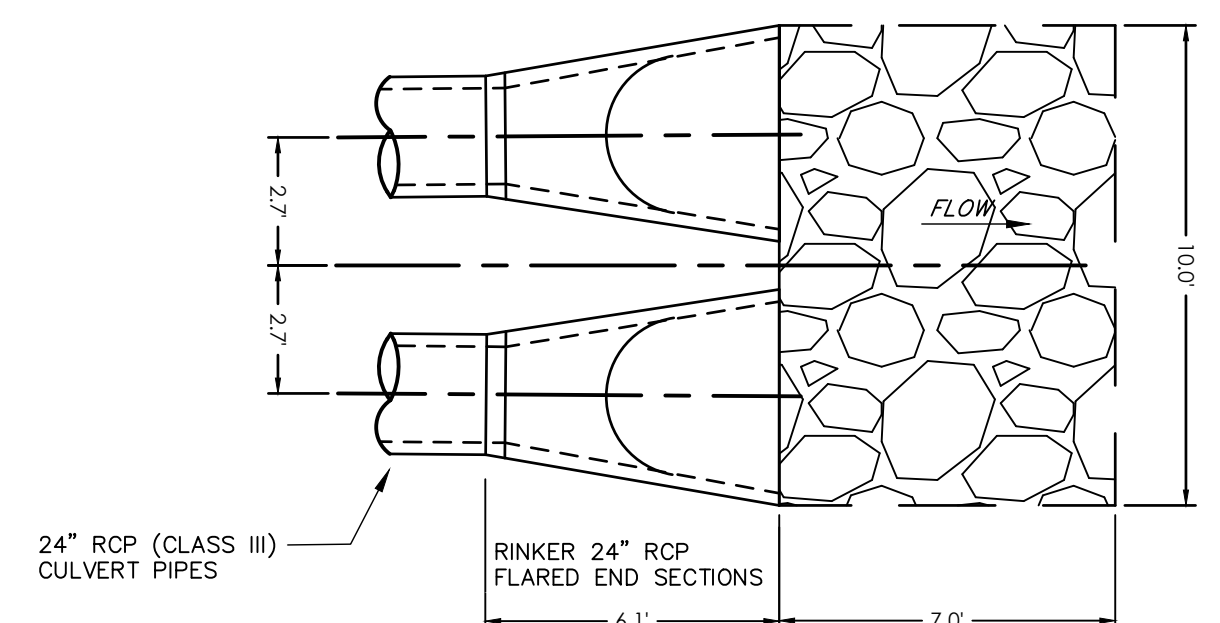
STATEMENT THE COUNTY OF EL PASO RECOGNIZES THE DESIGN ENGINEER AS HAVING RESPONSIBILITY FOR THE DESIGN. THE COUNTY HAS LIMITED ITS SCOPE OF REVIEW ACCORDINGLY. RESUBMITTAL REQUIRED IF CONSTRUCTION HAS NOT COMMENCED WITHIN 180 DAYS AFTER REVIEW DATE.	REVIEW	DESIGN DATA	TITLE: CONSTRUCTION PLAN PLAN_ & PROFILE DRAWING NO: CON_PP2 MVE PROJ. NO: 61108 ENGINEER: DRG CHECKED: 12/29/22	UPDATED BY: MONUMENT VALLEY ENGINEERS, INC. ENGINEERS • SURVEYORS 1903 LELARAY STREET, SUITE 200 COLORADO SPRINGS, CO 80909 Phone (719) 635-5450 Fax (719) 635-5450 E-mail mve@mvecivil.com	PROJECT: ROAD CONSTRUCTION PLANS O'STEEN COURT SUBDIVISION: THE LANDINGS AT DENMARK FILING DRAINAGE BASIN: JOB NO: 61108
	UTILITY GRADE _____ DATE _____ CURB & GUTTER _____ DATE _____ PAVEMENT DESIGN _____ DATE _____ DRAINAGE DESIGN _____ DATE _____ FILED IN ACCORDANCE WITH THE CODE OF EL PASO COUNTY AS AMENDED _____ DATE _____	DESIGN SPEED = 30 MPH SIDEWALKS WIDTH _____ LOCATIONS Attached <input type="checkbox"/> Detached, 6" from P/L <input type="checkbox"/> CURB TYPE 1 <input type="checkbox"/> 2 <input type="checkbox"/> 3 <input type="checkbox"/> R/W WIDTH 60' EOA-EOA 24' STREET TYPE RES HVEEM _____			



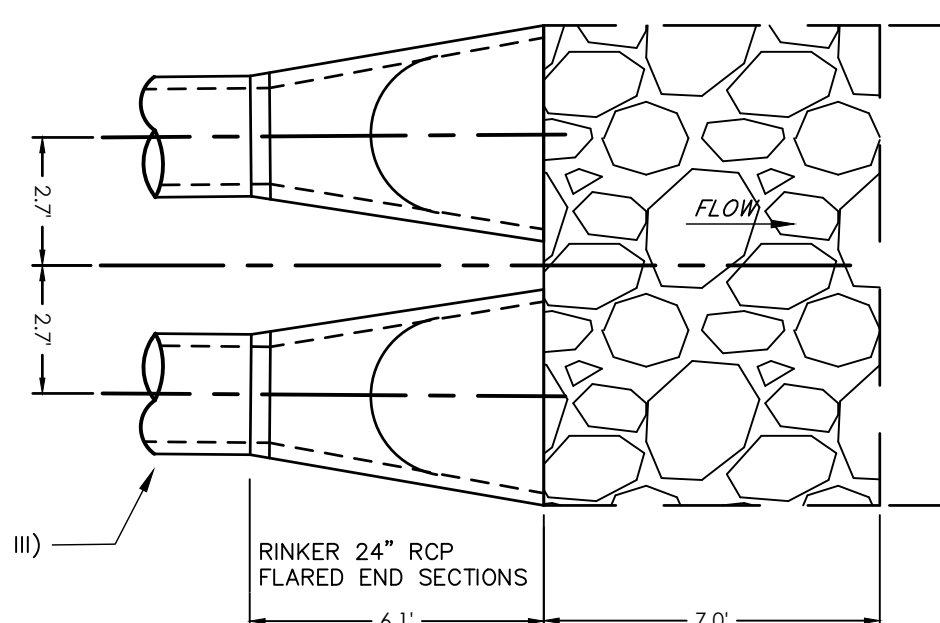
SEE ROAD PROFILE FOR SWALE GRADING
TYPICAL CULVERT INLET
1" = 4'



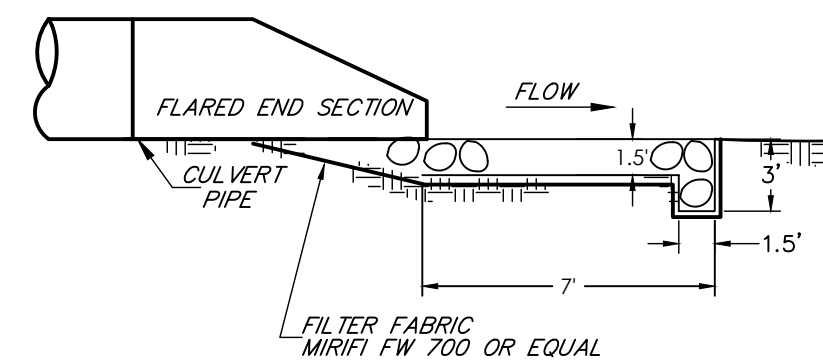
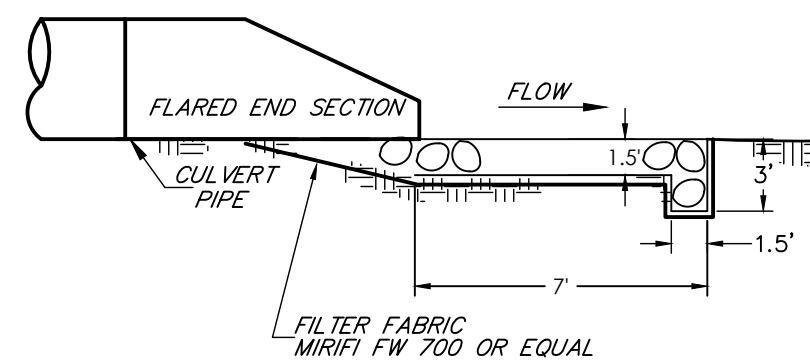
TYPICAL CULVERT OUTLET
1" = 4'



BYRD CT OUTLET



O'STEEN CT OUTLET



TYPICAL CULVERT OUTLET
1" = 4.0'

NOTE:
1. CDOT SECTION 506 GRADATION REQUIREMENTS APPLY
2. RIPRAP IS NOT REQUIRED AT CULVERT INLETS

RIP-RAP GRADATION TABLE	
% SMALLER BY WEIGHT	TYPE L INTERLOCK DIM. (INCHES)
70 - 100	ø ₁₀₀ = 15
50 - 70	ø ₇₀ = 12
35 - 50	ø ₅₀ = 9
2 - 10	ø ₁₀ = 3

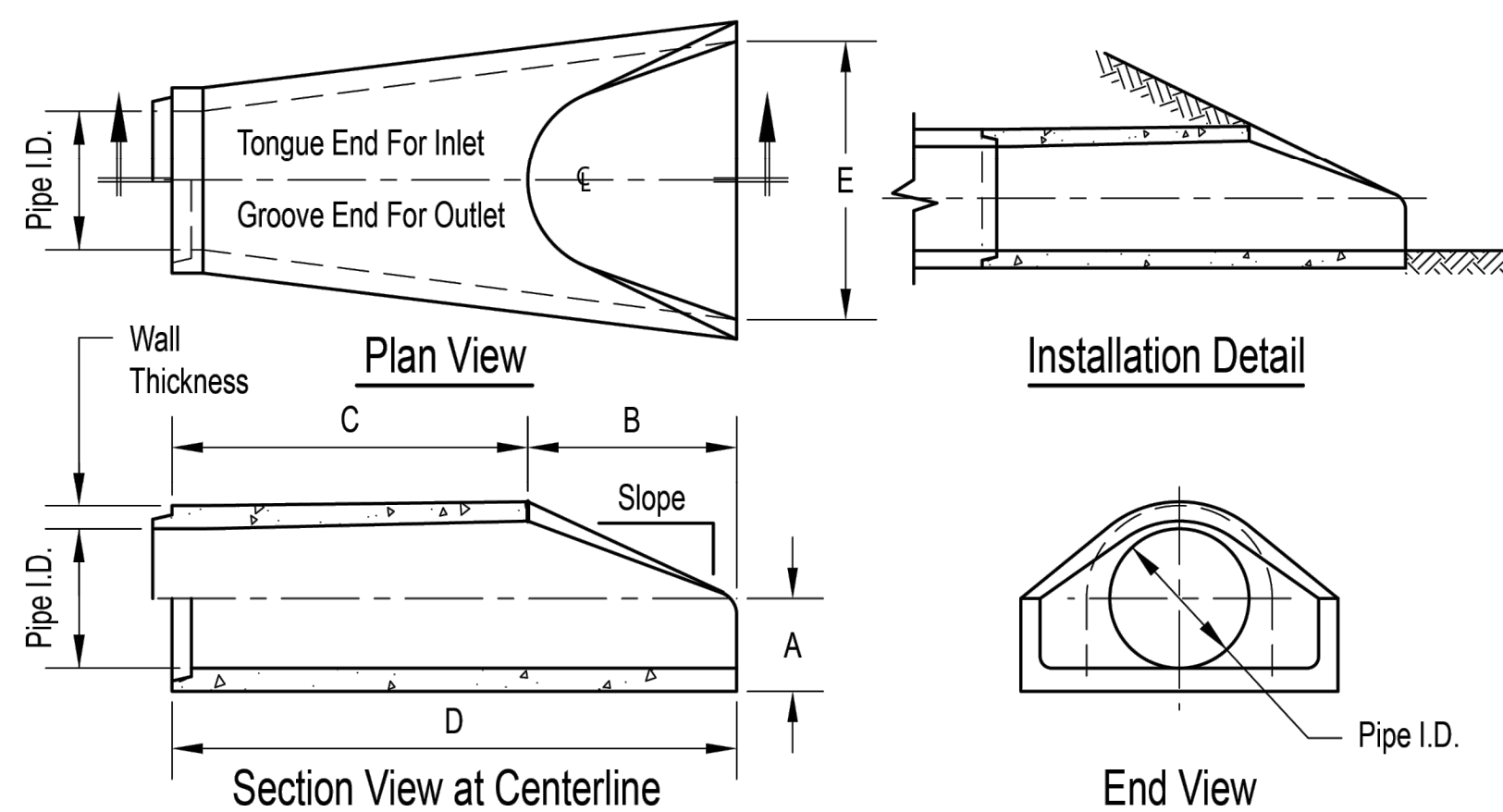
CULVERT PIPE DATA		CULVERT OUTLET APRON DATA							
CULVERT NO.	ROAD NAME	ROAD STATION	RC PIPE DIA.	RC PIPE LENGTH (FT.)	FLARED END SECTION	W1 (FT.)	W2 (FT.)	L (FT.)	RIP-RAP TYPE
1	BYRD CT	N/A	2-24"	45	4	10	10	7	VL
2	O'STEEN CT	N/A	2-24"	48	4	10	10	7	VL

provide calculations in DR



Concrete Pipe Division

**Flared End Section
12" - 72" Diameter Pipe**



Pipe Inner Diameter (inches)	Wall Thickness (inches)	A (inches)	B (inches)	C (inches)	D (inches)	E (inches)	Slope
12	2	4	24	48 7/8	72 7/8	30	3:1
15	2 1/4	6	27	46	73	30	3:1
18	2 1/2	9	27	46	73	36	3:1
24	3	9 1/2	43 1/2	30	73 1/2	48	3:1
30	3 1/2	12	54	19 3/4	73 3/4	60	3:1
36	4	15	63	34 3/4	97 3/4	72	3:1
42	4 1/2	21	63	35	98	78	3:1
48	5	24	72	26	98	84	3:1
54	5 1/2	27	65	35	100	90	2.4:1
60	6	30	60	39	99	96	2:1
66	6 1/2	32	78	21	99	102	2:1
72	7	34	78	21	99	108	2:1

Dimensions may vary depending upon equipment availability.

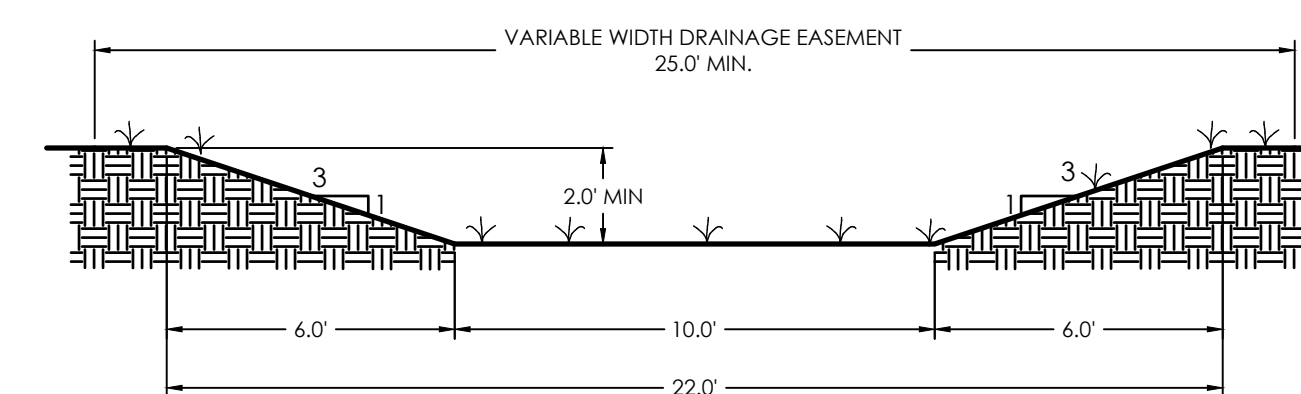
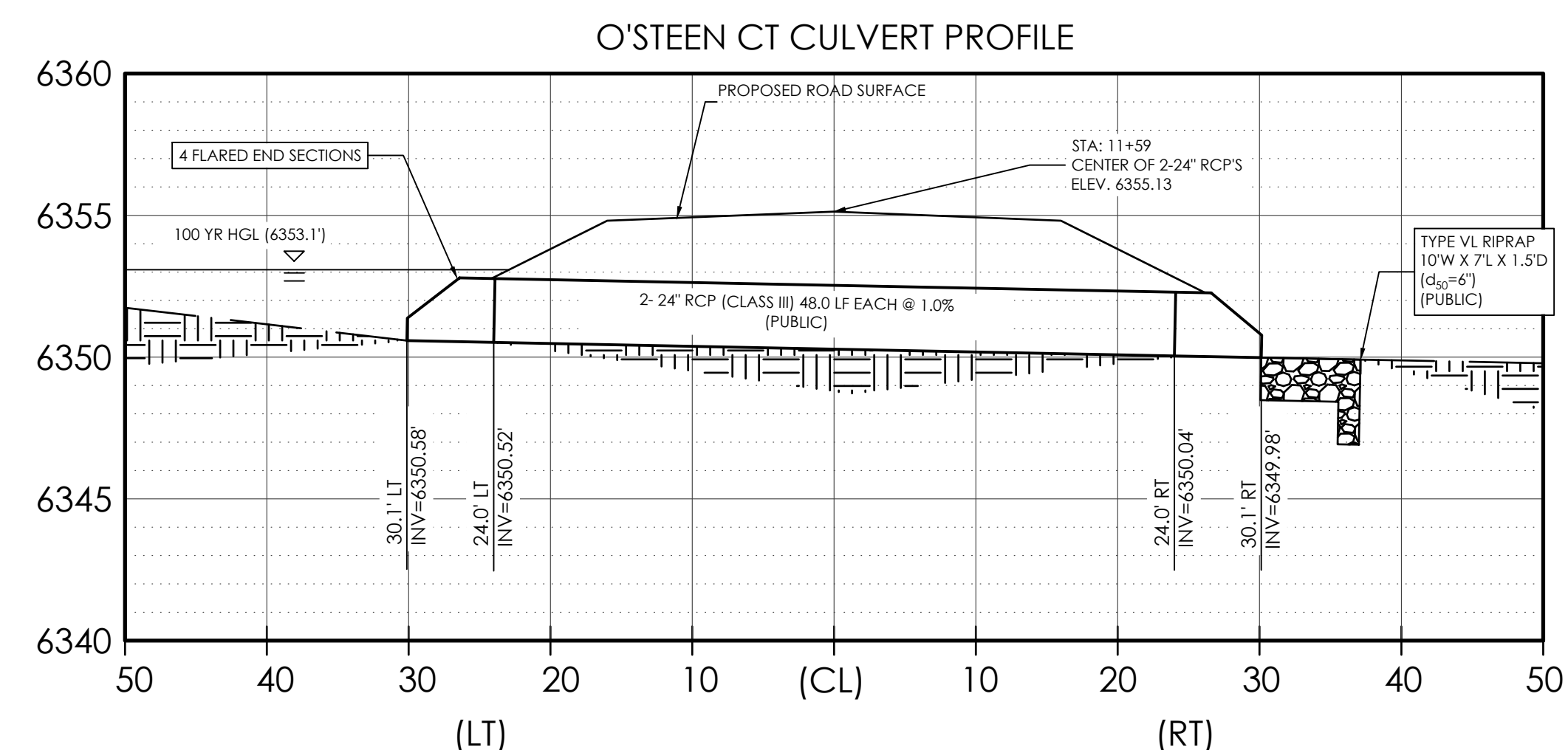
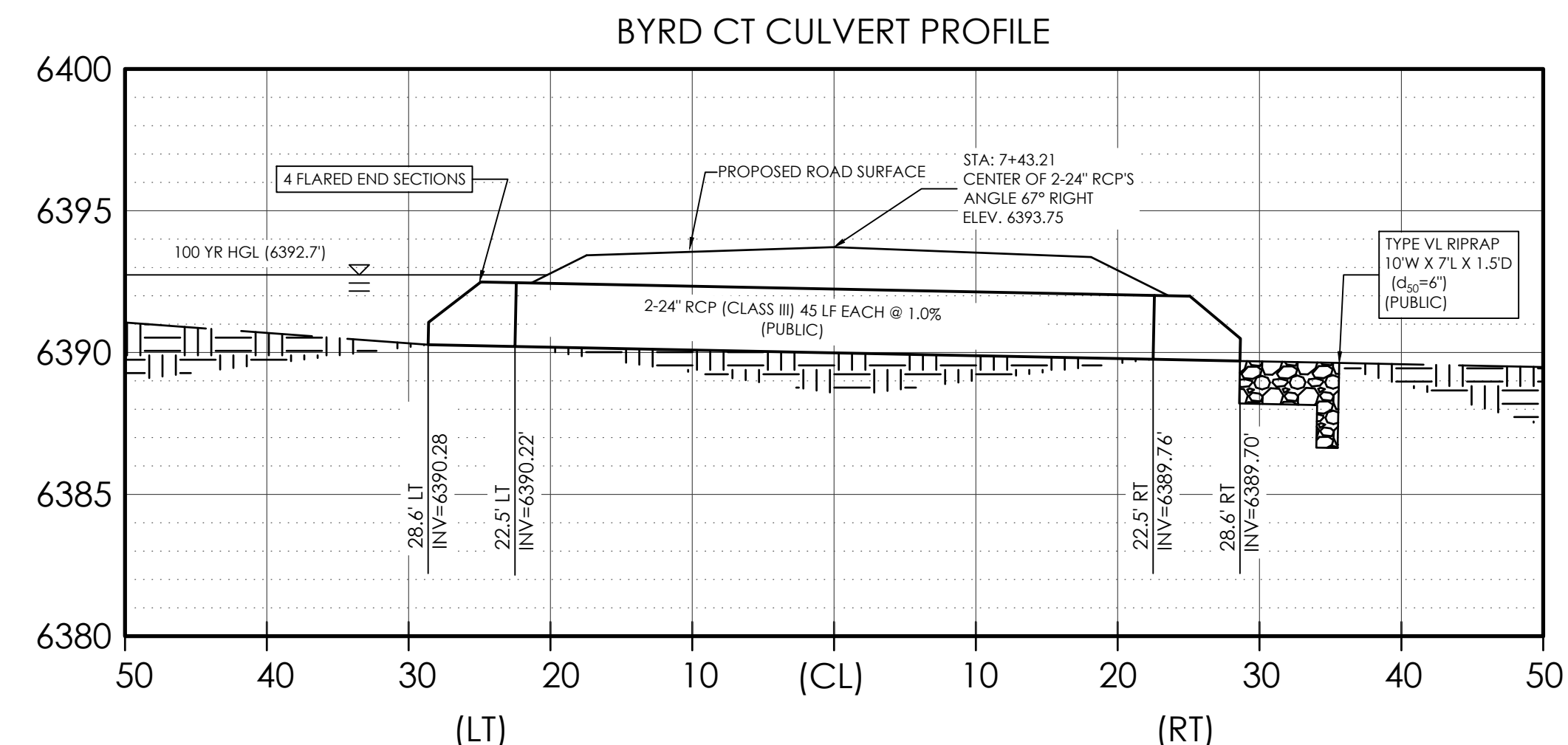
Notes:

- Produced to meet ASTM specifications.
- Contact a Concrete Pipe Division representative for details not listed on this sheet.

Rinker 024

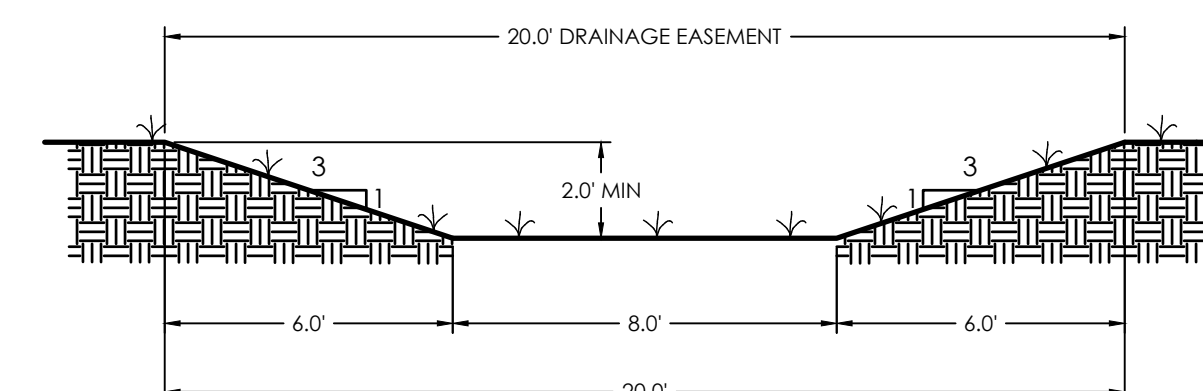
PROPOSED CULVERT PROFILES

H: 1" = 10'
V: 1" = 20'



BYRD CT TYPICAL SWALE DETAIL
1" = 4'

NOTE: RESEED DISTRIBUTED AREA
RE: GRADING & EROSION CONTROL PLAN



O'STEEN CT TYPICAL SWALE DETAIL
1" = 4'

NOTE: RESEED DISTRIBUTED AREA
RE: GRADING & EROSION CONTROL PLAN

SHEET 4 OF 4

THE LANDINGS OF DENMARK
FILING NO. 2
DETAIL SHEET

TITLE: CONSTRUCTION_PLAN CON_DETAILS	UPDATED BY: MONUMENT VALLEY ENGINEERS INC.
DRAWING NO. CON_CD	ENGINEERS + SURVEYORS 1903 LELARKY STREET, SUITE 200 COLORADO SPRINGS, CO 80909 Phone (719) 635-5736 Fax (719) 635-5450 E-mail mve@mvecivil.com
MVE PROJ. NO. 61108	MVE
DRAWN: JO	PREPARATION DATE: 12/29/22
ENGINEER: DRG	
CHECKED: 12/29/22	

PREMIER ENGINEERING, INC.
Professional Civil Engineers
2110 Vickers Drive
Colorado Springs, CO 80918
(719) 598 6951
PremierEng@aol.com

V2_Construction Drawings Redlines.pdf Markup Summary

Carlos (7)

Subject: Text Box
Page Label: [1] CON-CS
Author: Carlos
Date: 3/7/2023 5:15:15 PM
Length: 0
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Unresolved Review 1 Comment:
- Include basis of bearings and benchmark

Unresolved Review 1 Comment:
- Include basis of bearings and benchmark



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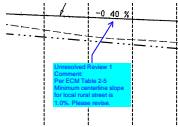
Signing and Striping Notes:

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 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. Word and symbol markings shall be the narrow type. Stop bars shall be 24" in width. Crosswalks lines shall be 12" wide and a minimum of 8' long per CDOT S-627-1. (Crosswalk lines 9' long are preferred.)
12. 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.
13. The contractor shall notify El Paso County Planning and Community Development (719) 520-6819 prior to and upon completion of signing and striping.
14. 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.

List the name of the streets that the cross section is applicable for

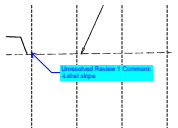
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Page Label: [1] CON-CS
Author: Carlos
Date: 3/14/2023 4:42:09 PM
Length: 0
Area: 0
Volume: 0

List the name of the streets that the cross section is applicable for



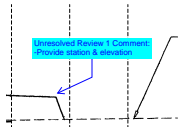
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Author: Carlos
Date: 3/8/2023 3:59:47 PM
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Unresolved Review 1 Comment:
Per ECM Table 2-5 Minimum centerline slope for local rural street is 1.0%. Please revise.



Subject: Callout
Page Label: [2] CON-PP1
Author: Carlos
Date: 3/8/2023 4:01:39 PM
Length: 0
Area: 0
Volume: 0

Unresolved Review 1 Comment:
-Label slope



Subject: Callout
Page Label: [2] CON-PP1
Author: Carlos
Date: 3/8/2023 4:02:21 PM
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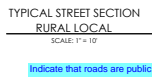
Unresolved Review 1 Comment:
-Provide station & elevation



Subject: Callout
Page Label: [2] CON-PP1
Author: Carlos
Date: 3/14/2023 4:42:18 PM
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Provide details for stop sign and street sign.

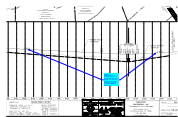
CDurham (4)



Indicate that roads are public.

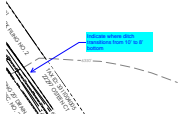
Subject: Text Box
Page Label: [1] CON-CS
Author: CDurham
Date: 3/13/2023 1:11:14 PM
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Area: 0
Volume: 0

Indicate that roads are public.



Subject: Callout
Page Label: [1] CON-CS
Author: CDurham
Date: 3/13/2023 1:17:40 PM
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Unresolved:
Per ECM Table 2-5 Minimum centerline slope for local rural street is 1.0%
If grading is not able to be revised, provide deviation for centerline slope with hardships for obtaining slope in criteria.



Subject: Callout
Page Label: [1] CON-CS
Author: CDurham
Date: 3/13/2023 1:16:45 PM
Length: 0
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Indicate where ditch transitions from 10' to 8' bottom

Provide detail for 10' section of O'Steen swale

Subject: Text Box
Page Label: [4] CON-CD
Author: CDurham
Date: 3/13/2023 1:04:44 PM
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Provide detail for 10' section of O'Steen swale

dotprete (1)

provide calculations in DR

CLEVERTY OUTLET APPROX DATA				
NO	WT	WT	L	AP- GAP TYPE
	(FT.)	(FT.)	(FT.)	
3				
304				

Subject: Text Box
Page Label: [4] CON-CD
Author: dotprete
Date: 3/15/2023 11:20:07 AM
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provide calculations in DR