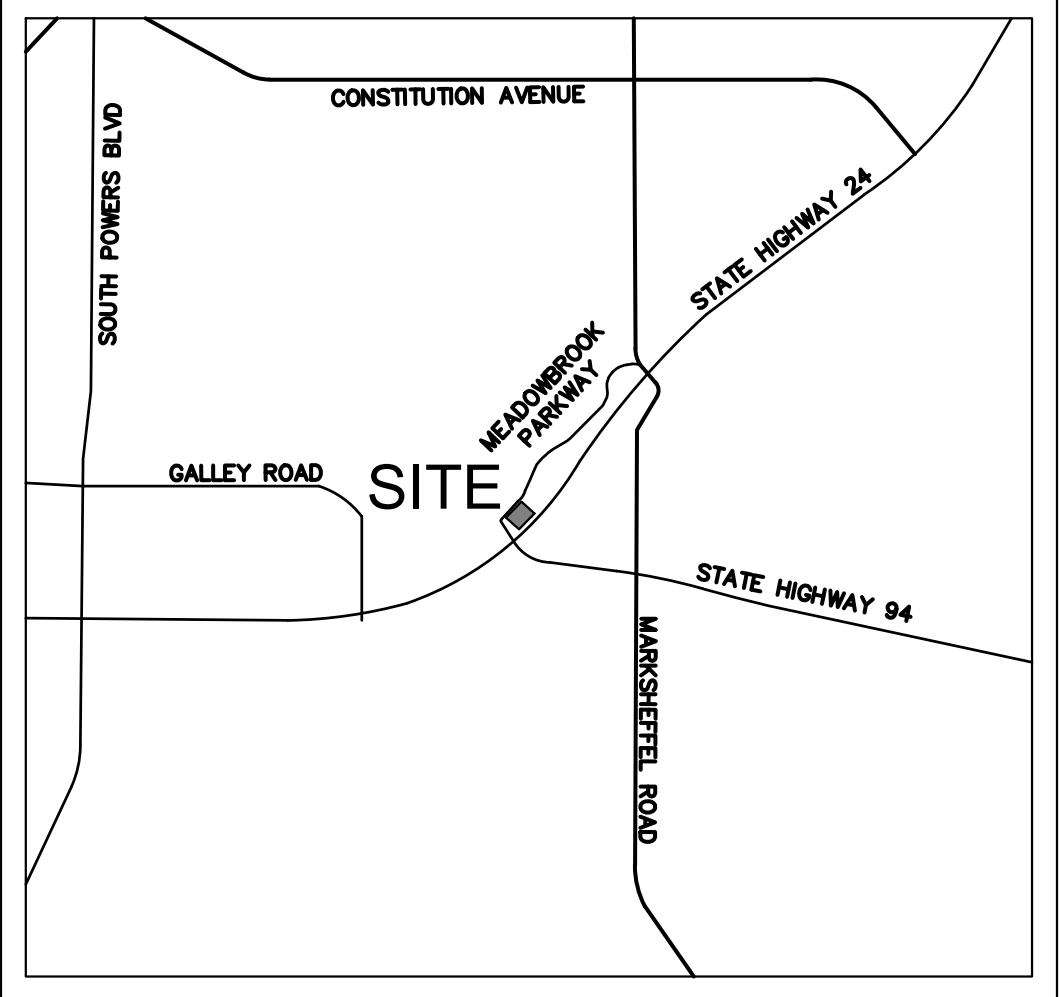


**MEADOWBROOK PARK
CIVIL CONSTRUCTION DOCUMENTS
TRACT A, 94/24 BUSINESS PARK, FILING NO.1
EL PASO COUNTY, STATE OF COLORADO
PCD FILING NO. SF-21-025**



**VICINITY MAP
N.T.S**

LAND AREA:

351,529 SQ. FT. OR 8.07 ACRES MORE OR LESS

BASIS OF BEARING:

MEASURED BETWEEN THE NW CORNER OF TRACT 1, 94/24 BUSINESS PARK FILING NO. 1, MONUMENTED WITH A NO. 4 REBAR WITH 1" RED PLASTIC CAP MARKED PLS 37928, AND THE SOUTHWEST CORNER OF LOT 1, MONUMENTED WITH A FOUND NO. 5 REBAR WITH BLUE PLASTIC CAP MARKED WITH PLS 32820

BENCHMARK/ PROJECT CONTROL:

NORTHWEST CORNER OF TRACT A AND IS MONUMENTED AS A NO. 4 REBAR WITH RED PLASTIC CAP FLUSH WITH THE GROUND EL.6321.70

LEGAL DESCRIPTION

TRACT A, 94/24 BUSINESS PARK FILING NO. 1, EL PASO COUNTY, STATE OF COLORADO

SOIL TYPE:

THE SOIL ON SITE IS CLASSIFIED WITH THE USCS AS NATIVE SILTY TO CLAYEY SAND (SM-SC)

FLOOD ZONE DESIGNATION

FEDERAL EMERGENCY MANAGEMENT AGENCY, FLOOD INSURANCE RATE MAP, MAP NUMBERS 08041C0752G EFFECTIVE DATE DECEMBER 7, 2018 INDICATES THIS PARCEL OF LAND IS LOCATED IN ZONE X (OUT OF THE 500 YEAR FLOODPLAIN)

CONTACTS:

OWNER:
MEADOWBROOK, LLC
90 S. NEVADA AVENUE
COLORADO SPRINGS, CO 80903
TEL: (719) 475-7621
CONTACT: DANNY MIENKA

ENGINEER:
KIMLEY-HORN AND ASSOCIATES, INC.
2 NEVADA NORTH AVE., SUITE 300
COLORADO SPRINGS, CO 80903
TEL: (719) 453-0182
CONTACT: JOHN HEIBERGER, P.E.

SURVEYOR:
CLARK LAND SURVEYING, INC.
177 S. TIFFANY DRIVE, UNIT 1
PUEBLO WEST, CO 81007
TEL: (719) 582-1270
CONTACT: STEWART L. MAPES JR., PLS

EL PASO COUNTY:
EL PASO COUNTY
PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT
2880 INTERNATIONAL CIRCLE, SUITE 110
COLORADO SPRINGS, CO 80910
PHONE: (719) 520-6300

WATER & WASTEWATER:
CHEROKEE METROPOLITAN DISTRICT
6250 PALMER PARK BLVD.
COLORADO SPRINGS, CO 80910
TEL: (719) 595-5080

FIRE:
CIMARRON HILLS FIRE DEPT.
1835 TUSKEGEE PLACE
COLORADO SPRINGS, CO 80910
PHONE: (719) 591-1960

SHEET NO.	SHEET TITLE
C1.0	COVER SHEET
C1.1	GENERAL NOTES
C1.2	EXISTING CONDITIONS AND DEMO PLAN
C1.3	EXISTING CONDITIONS AND DEMO PLAN
C1.4	HORIZONTAL CONTROL PLAN
C1.5	SIGNING AND STRIPING PLAN
C1.6	SIGNING AND STRIPING DETAILS
C1.7	NOVA VIEW ROADWAY PLAN AND PROFILE
C1.8	NOVA VIEW ROADWAY PLAN AND PROFILE
C1.9	LUX POINT ROADWAY PLAN AND PROFILE
C1.10	SPATIUM VIEW ROADWAY PLAN AND PROFILE
C1.11	TENEBRIS POINT ROADWAY PLAN AND PROFILE
C1.12	SOLUM GROVE ROADWAY PLAN AND PROFILE
C1.13	STREET TYPICAL CROSS SECTIONS
C1.14	DETAILED GRADING PLAN
C1.15	DETAILED GRADING PLAN
C1.16	OVERALL OVERLOT GRADING PLAN
C1.17	DETAILED OVERLOT GRADING PLAN
C1.18	DETAILED OVERLOT GRADING PLAN
C1.19	FINAL EROSION CONTROL PLAN
C1.20	RETAINING WALL PLANS
C1.21	RETAINING WALL PLANS
C1.22	RETAINING WALL PLANS
C1.23	STORM SEWER PLAN & PROFILES-LINE A
C1.24	STORM SEWER PLAN & PROFILES-LINE A
C1.25	STORM SEWER PLAN & PROFILES-LINE B&C
C1.26	STORM SEWER PLAN & PROFILES-LINES D&E
C1.27	STORM SEWER PLAN & PROFILES- LINES F,G,&H
C1.28	STORM SEWER PLAN & PROFILES-LINE I&K
C1.29	STORM SEWER PLAN & PROFILES-LINES J
C1.30	DETENTION POND PLAN
C1.31	POND DETAILS
C1.32	RAIN GARDEN DETAILS

OWNER'S SIGNATURE BLOCK

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

NAME _____ DATE _____

ENGINEER'S SIGNATURE BLOCK

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 THE 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 THE DETAILED PLANS AND SPECIFICATIONS

JOHN HEIBERGER, PE - KIMLEY-HORN AND ASSOCIATES, INC. DATE _____

EL PASO COUNTY REVIEW STATEMENT

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 1.12, 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 DIRECTIONS DISCRETION.

JENNIFER IRVINE, P.E. COUNTY ENGINEER/ECM ADMINISTRATOR DATE _____

NO.	REVISION	BY	DATE	APPR.

2021 KIMLEY-HORN AND ASSOCIATES, INC.
2 North Nevada Avenue Suite 300
Colorado Springs, Colorado 80903 (719) 453-0180

DESIGNED BY: KK
DRAWN BY: KK
CHECKED BY: JH
DATE: 06/07/2021

**MEADOWBROOK PARK
EL PASO COUNTY, COLORADO
CONSTRUCTION DOCUMENTS
COVER SHEET**

PRELIMINARY
FOR REVIEW ONLY
NOT FOR
CONSTRUCTION
Kimley-Horn
Kimley-Horn and Associates, Inc.

PROJECT NO.
096956009

SHEET
C1.0

ENGINEERING CONSTRUCTION NOTES

1. ALL EXISTING UTILITIES SHOWN ARE LOCATED ACCORDING TO THE INFORMATION AVAILABLE TO THE ENGINEER AT THE TIME THE DRAWINGS WERE PREPARED AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE OWNER OR THE ENGINEER. GUARANTEE IS NOT MADE THAT ALL EXISTING UNDERGROUND UTILITIES ARE SHOWN OR THAT THE LOCATION OF THOSE SHOWN ARE ENTIRELY ACCURATE. THE LOCATIONS SHOWN ARE FOR BIDDING PURPOSES ONLY. FINDING THE ACTUAL LOCATION OF ANY EXISTING UTILITIES IS THE CONTRACTOR'S RESPONSIBILITY AND SHALL BE DONE BEFORE HE COMMENCES ANY WORK IN THE VICINITY. FURTHERMORE, THE CONTRACTOR SHALL BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES DUE TO THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES. THE OWNER OR ENGINEER WILL ASSUME NO LIABILITY FOR ANY DAMAGES SUSTAINED OR COST INCURRED BECAUSE OF THE OPERATIONS IN THE VICINITY OF EXISTING UTILITIES OR STRUCTURES, NOR FOR TEMPORARY BRACING AND SHORING OF SAME. IF IT IS NECESSARY TO SHORE, BRACE, SWING OR RELOCATE A UTILITY, THE UTILITY COMPANY OR DEPARTMENT AFFECTED SHALL BE CONTACTED AND THEIR PERMISSION OBTAINED REGARDING THE METHOD TO USE FOR SUCH WORK.
2. IT IS THE CONTRACTOR'S RESPONSIBILITY TO CONTACT THE VARIOUS UTILITY COMPANIES WHICH MAY HAVE BURIED OR AERIAL UTILITIES WITHIN OR NEAR THE CONSTRUCTION AREA BEFORE COMMENCING WORK. THE CONTRACTOR SHALL PROVIDE 48 HOURS MINIMUM NOTICE TO ALL UTILITY COMPANIES PRIOR TO BEGINNING CONSTRUCTION.
3. CONTRACTOR SHALL CONTACT UTILITY NOTIFICATION CENTER FOR THE LOCATION OF UNDERGROUND UTILITIES AT LEAST 48 HOURS PRIOR TO COMMENCEMENT OF CONSTRUCTION (1-800-922-1987).
4. CONSTRUCTION SHALL COMPLY WITH ALL GOVERNING CODES AND BE CONSTRUCTED TO SAME.
5. THE CONTRACTOR SHALL BE RESPONSIBLE TO OBTAIN ALL REQUIRED CONSTRUCTION PERMITS AND BONDS PRIOR TO CONSTRUCTION.
6. THE CONTRACTOR SHALL RESTORE ALL DISTURBED VEGETATION IN KIND, UNLESS SHOWN OTHERWISE.
7. ALL PAVING, CONSTRUCTION, MATERIALS, AND WORKMANSHIP WITHIN THE PUBLIC RIGHT-OF-WAY OR EASEMENT SHALL CONFORM TO THE CITY OF COLORADO SPRINGS' SPECIFICATIONS AND STANDARDS. (LATEST EDITION)
8. CONTRACTOR SHALL PROVIDE ALL LIGHTS, SIGNS, BARRICADES, FLAGGERS, AND ALL OTHER DEVICES NECESSARY TO PROVIDE FOR PUBLIC SAFETY IN ACCORDANCE WITH MUTCD CONSTRUCTION AREA TRAFFIC CONTROL.
9. ALL LANDSCAPE WORK IS SUBJECT TO A 1-YEAR SURVIVAL/THRIVE WARRANTY. CONTRACTOR SHALL PROVIDE 1-YEAR MAINTENANCE AS PART OF INSTALLATION. MAINTENANCE OF TURF GRASSES WITH WEEKLY MOWING IS TO BE INCLUDED. MAINTENANCE OF IRRIGATION TO INCLUDE STARTUP AND BLOWOUT OF SYSTEM, REPLACEMENT OF DAMAGED HEADS, ADJUSTMENTS TO TIMING AND SPRAY AREA TO OPTIMIZE SYSTEM, ETC.
10. UPON COMPLETION OF INSTALLATION AND COMMISSIONING OF SYSTEM AS WELL AS A PART OF 1-YEAR WARRANTY WALK, CONTRACTOR SHALL PROVIDE OWNER'S DESIGNATED REPRESENTATIVE AN INSTRUCTIONAL ORIENTATION TO SYSTEM OPERATION AND MAINTENANCE.
11. ALL DEVIATIONS FROM IRRIGATION DESIGN DRAWINGS AS WELL AS MEASURED OFFSET DISTANCES FOR MAINLINES (FROM SIDEWALKS) SHALL BE MARKED BY CONTRACTOR ON IRRIGATION PLANS AND PROVIDED TO OWNER AT COMPLETION OF INSTALLATION.
12. AFTER COMPLETION OF CONSTRUCTION, CONTRACTOR SHALL PROVIDE AS-BUILD DRAWINGS OF ALL IMPROVEMENTS INCLUDED IN THE CIVIL CONSTRUCTION DRAWINGS TO THE OWNER AND ENGINEER OF RECORD.

ENGINEERING DEMOLITION NOTES

1. ALL DEMOLITION SHALL BE CARRIED OUT IN A SAFE MANNER AND IN STRICT ACCORDANCE WITH OSHA REGULATIONS.
2. ALL CONDITIONS SHOWN TO BE "EXISTING" SHALL BE VERIFIED IN THE FIELD BY THE GENERAL CONTRACTOR PRIOR TO START OF CONSTRUCTION. ANY DISCREPANCIES SHALL BE NOTED AND SUBMITTED TO THE OWNER AND THE ENGINEER FOR REVIEW. CHANGES TO THE ORIGINAL DESIGN OF THIS PROJECT DUE TO EXISTING SITE CONDITIONS MUST BE APPROVED BY BOTH THE OWNER AND THE ENGINEER PRIOR TO MAKING ANY CHANGES.
3. THE CONTRACTOR SHALL FIELD VERIFY THE EXTENT OF DEMOLITION.
4. WHEN UTILITIES ARE REMOVED, CAP AND SEAL AT A MINIMUM DEPTH OF 8" BELOW FINISH GRADE.

ENGINEERING SITE NOTES

1. CONTRACTOR IS RESPONSIBLE FOR PROTECTION OF ALL PROPERTY CORNERS.
2. CONTRACTOR SHALL MATCH PROPOSED CURB AND GUTTER, CONCRETE, AND PAVEMENT TO EXISTING GRADE AT ALL TIE IN LOCATIONS.
3. CONTRACTOR SHALL REMOVE PAVEMENT AND CONCRETE IN ACCORDANCE WITH SPECIFICATIONS OF THE CITY OF COLORADO SPRINGS AND/OR THE COLORADO STATE DEPARTMENT OF TRANSPORTATION.
4. THE EARTHWORK FOR ALL BUILDING FOUNDATIONS AND SLABS SHALL BE IN ACCORDANCE WITH ARCHITECTURAL BUILDING PLANS AND SPECIFICATIONS.
5. CONTRACTOR SHALL REFER TO BUILDING PLANS AND SPECIFICATIONS FOR ACTUAL LOCATION OF ALL UTILITY ENTRANCES, TO INCLUDE, SANITARY SEWER LATERALS, DOMESTIC AND FIRE PROTECTION WATER SERVICE, ELECTRICAL, AND TELEPHONE SERVICE. CONTRACTOR SHALL COORDINATE INSTALLATION OF UTILITIES IN SUCH A MANNER AS TO AVOID CONFLICTS AND ASSURE PROPER DEPTHS ARE ACHIEVED, AS WELL AS, COORDINATE WITH ANY UTILITY COMPANIES FOR APPROVED LOCATIONS AND SCHEDULING OF TIE-INS/CONNECTIONS TO THEIR FACILITIES.
6. CONTRACTOR IS RESPONSIBLE FOR REPAIRING THE DAMAGE DONE TO ANY EXISTING ITEM DURING CONSTRUCTION, SUCH AS, BUT NOT LIMITED TO, DRAINAGE, UTILITIES, PAVEMENT, STRIPING, CURB, ETC. REPAIRS SHALL BE EQUAL TO, OR BETTER THAN, EXISTING CONDITIONS. CONTRACTOR IS RESPONSIBLE TO DOCUMENT ALL EXISTING DAMAGE AND NOTIFY CONSTRUCTION MANAGER PRIOR TO CONSTRUCTION START.
7. CONTRACTOR TO REMOVE OR RELOCATE, WHEN APPLICABLE, ALL EXISTING BUILDINGS, FOUNDATIONS, BASEMENTS, CONNECTING IMPROVEMENTS, DRAIN PIPES, SANITARY SEWER PIPES, POWER POLES, AND GUY WIRES, WATER METERS AND WATER LINES, WELLS, SIDEWALKS, SIGN POLES, UNDERGROUND GAS, SEPTIC TANKS, AND ASPHALT, SHOWN AND NOT SHOWN, WITHIN CONSTRUCTION LIMITS AND WHERE NEEDED, TO ALLOW FOR NEW CONSTRUCTION AS SHOWN.
8. CONTRACTOR SHALL BE RESPONSIBLE FOR PROCURING ENGINEERED WALL PLANS FOR ALL SITE RETAINING WALLS SHOWN HEREON FOR REFERENCE. CONTRACTOR SHALL SUBMIT ENGINEERED WALL PLANS TO ENGINEER OF RECORD AND EL PASO COUNTY FOR REVIEW AND ISSUANCE OF WALL BUILDING PERMITS PRIOR TO CONSTRUCTION.

ENGINEERING PAVING NOTES

1. CONTRACTOR SHALL ADJUST AND/OR CUT EXISTING PAVEMENT AS NECESSARY TO ASSURE A SMOOTH FIT AND CONTINUOUS GRADE.
2. ALL CONCRETE SIDEWALKS SHALL HAVE CONTROL JOINTS CUT ON 5' CENTERS AND EXPANSION JOINTS PLACED ON 20' CENTERS. CONCRETE PAVEMENT JOINTS SHALL BE SPACED AT 12' CENTERS MAXIMUM.
3. ALL AREAS INDICATED AS PAVEMENT SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE TYPICAL PAVEMENT SECTIONS.
4. WHERE NEW PAVEMENT MEETS THE EXISTING PAVEMENT, THE CONTRACTOR SHALL SAW CUT THE EXISTING PAVEMENT A MINIMUM 2" DEEP FOR A SMOOTH AND STRAIGHT JOINT AND MATCH THE EXISTING PAVEMENT ELEVATION WITH THE PROPOSED PAVEMENT UNLESS OTHERWISE INDICATED.

ENGINEERING GRADING NOTES

1. CONTOURS ON SIDEWALKS AND PRIVATE/PUBLIC ROADWAYS ARE TO FINISH GRADE.
2. FOR GROUND TREATMENT OF ALL OPEN AREAS WITHIN THE PROJECT SITE, REFER TO LANDSCAPE PLANS.
3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE CONTROL OF DUST AND DIRT RISING AND SCATTERING IN THE AIR DURING CONSTRUCTION AND SHALL PROVIDE WATER SPRINKLING OR OTHER SUITABLE METHODS OF CONTROL. THE CONTRACTOR SHALL COMPLY WITH ALL GOVERNING REGULATIONS PERTAINING TO ENVIRONMENTAL PROTECTION.
4. THE CONTRACTOR SHALL GRADE THE SITE TO THE ELEVATIONS INDICATED AND SHALL REGRADE WASHOUTS WHERE THEY OCCUR AFTER EVERY RAINFALL UNTIL A GRASS STAND OR OTHER FINAL LANDSCAPE PLANTING IS WELL ESTABLISHED.

ENGINEERING DRAINAGE AND STORM WATER NOTES

1. ON-SITE STORM SEWER SYSTEM HAS BEEN PROVIDED TO MAINTAIN THE EXISTING DRAINAGE PATTERNS.
2. ALL ON-SITE STORM SEWER IS PRIVATE, UNLESS OTHERWISE NOTED.
3. EXISTING DRAINAGE STRUCTURES TO BE INSPECTED AND REPAIRED AS NEEDED, AND ANY EXISTING PIPES TO BE CLEANED OUT TO REMOVE ALL SILT AND DEBRIS.
4. THE CONTRACTOR SHALL DE-SILT ALL DRAINAGE STRUCTURES AS REQUIRED DURING AND AT THE END OF CONSTRUCTION TO PROVIDE POSITIVE DRAINAGE FLOWS.
5. IF TEMPORARY OR PERMANENT DEWATERING IS REQUIRED, THE CONTRACTOR SHALL OBTAIN ANY APPLICABLE REQUIRED PERMITS. THE CONTRACTOR IS TO COORDINATE WITH THE OWNER PRIOR TO EXCAVATION.
6. OWNER AND CONTRACTOR ARE RESPONSIBLE FOR OBTAINING THE STATE STORMWATER DISCHARGE PERMIT FOR CONSTRUCTION ACTIVITIES AT LEAST TEN BUSINESS DAYS PRIOR TO COMMENCEMENT OF CONSTRUCTION ACTIVITIES.

ENGINEERING 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 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"
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. CROSSWALKS LINES SHALL BE 12" WIDE AND 8' LONG PER CDOT S-627-1.
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. OWNER AND CONTRACTOR ARE RESPONSIBLE FOR OBTAINING THE STATE STORMWATER DISCHARGE PERMIT FOR CONSTRUCTION ACTIVITIES AT LEAST TEN BUSINESS DAYS PRIOR TO COMMENCEMENT OF CONSTRUCTION ACTIVITIES.

ENGINEERING 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.
8. 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.
9. ALL STORM DRAIN PIPE SHALL BE CLASS III RCP UNLESS OTHERWISE NOTED AND APPROVED BY PCD.
10. 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.
11. ALL CONSTRUCTION TRAFFIC MUST ENTER/EXIT THE SITE AT APPROVED CONSTRUCTION ACCESS POINTS.
12. 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.
13. SIGNING AND STRIPING SHALL COMPLY WITH EL PASO COUNTY DPW AND MUTCD CRITERIA. [IF APPLICABLE, ADDITIONAL SIGNING AND STRIPING NOTES WILL BE PROVIDED.]
14. CONTRACTOR SHALL OBTAIN ANY PERMITS REQUIRED BY EL PASO COUNTY DPW, INCLUDING WORK WITHIN THE RIGHT-OF-WAY AND SPECIAL TRANSPORT PERMITS.
15. THE LIMITS OF CONSTRUCTION SHALL REMAIN WITHIN THE PROPERTY LINE UNLESS OTHERWISE NOTED. THE OWNER/DEVELOPER SHALL OBTAIN WRITTEN PERMISSION AND EASEMENTS, WHEN REQUIRED, FROM ADJOINING PROPERTY OWNER(S) PRIOR TO ANY OFF-SITE DISTURBANCE, GRADING, OR CONSTRUCTION.

NO.	REVISION	BY	DATE	APPR.



2021 KIMLEY-HORN AND ASSOCIATES, INC.
2 North Nevada Avenue Suite 300
Colorado Springs, Colorado 80903 (719) 453-0180

DESIGNED BY: KK
DRAWN BY: KK
CHECKED BY: JH
DATE: 06/07/2021

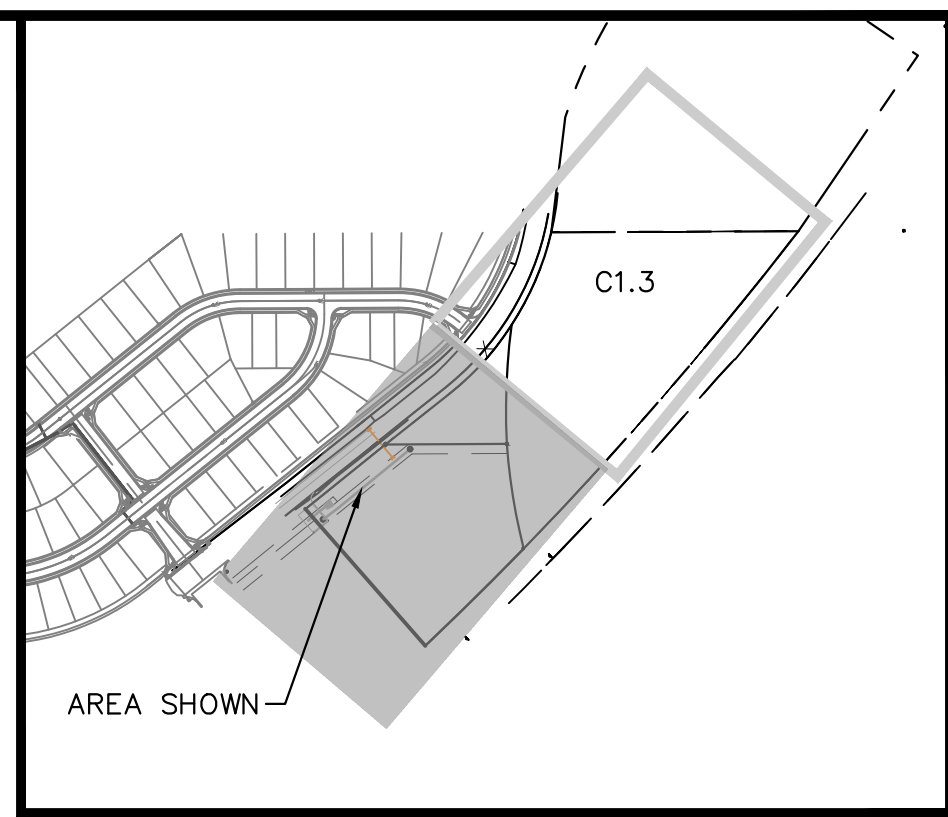
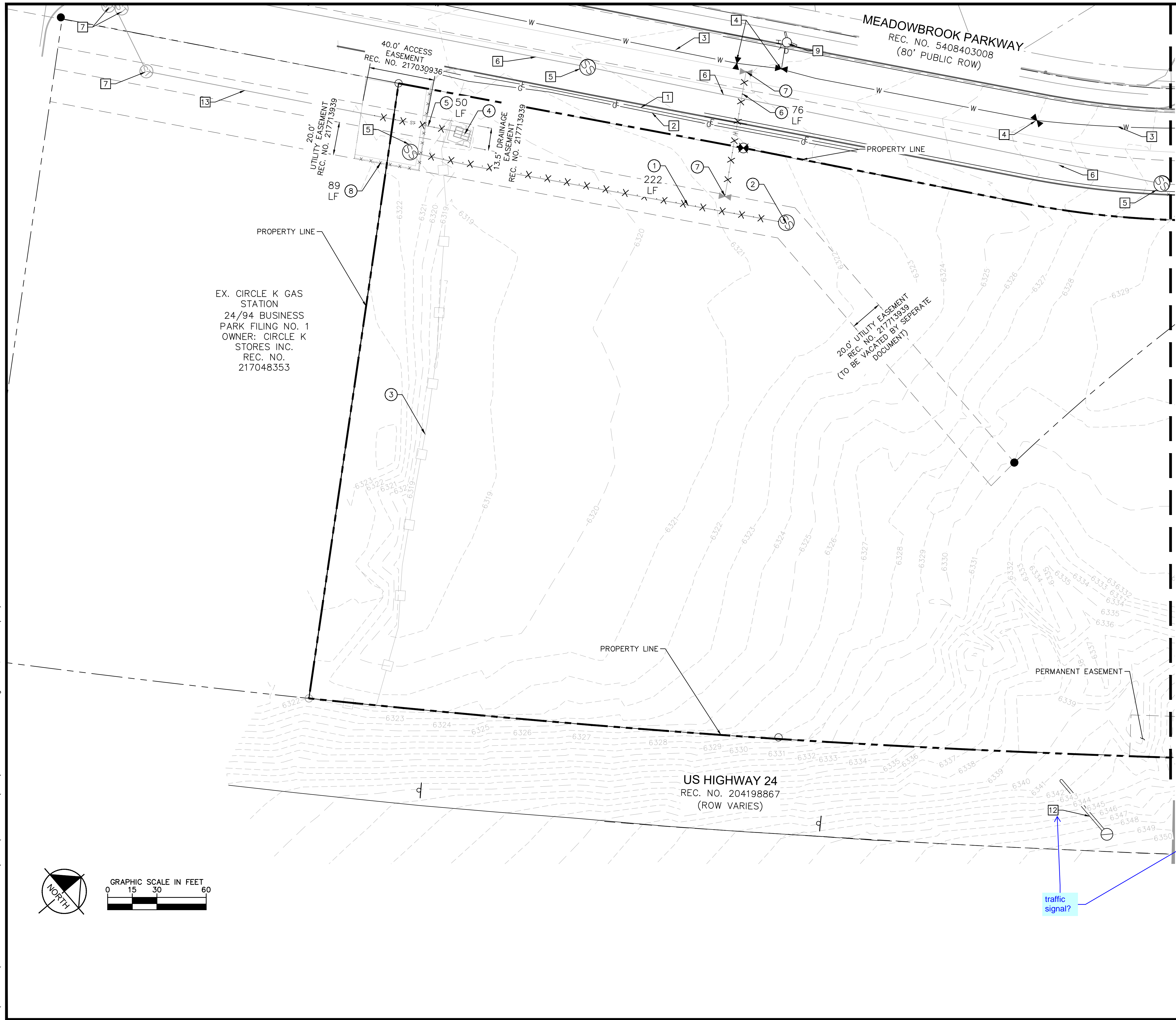
MEADOWBROOK PARK
EL PASO COUNTY, COLORADO
CONSTRUCTION DOCUMENTS
GENERAL NOTES

PRELIMINARY
FOR REVIEW ONLY
NOT FOR
CONSTRUCTION
Kimley»Horn
Kimley-Horn and Associates, Inc.

PROJECT NO.
096956009

SHEET
C1.1

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LEGEND

- PROPERTY LINE
- - - - - PARCEL LINE
- G - EX. GAS LINE
- S - EX. SANITARY SEWER LINE
- E - EX. ELECTRIC LINE
- W - EX. WATER LINE
- - - - - EX. STORM SEWER
- X · X · X · X · X DEMO EXISTING UTILITY
- XXXXXX DEMO EXISTING ASPHALT PAVEMENT
- //// //// DEMO EXISTING ROADWAY STRIPING
- — — — — DEMO CURB AND GUTTER
- x x x x x x x x x x PROPOSED SAWCUT LINE

GENERAL NOTES

1. ALL EXISTING UTILITIES TO REMAIN UNLESS OTHERWISE NOTED.
2. UTILITIES TO BE REMOVED ARE TO BE CAPPED IN PLACE IN ACCORDANCE WITH LOCAL UTILITY REGULATIONS.

EXISTING SITE FEATURES TO REMAIN

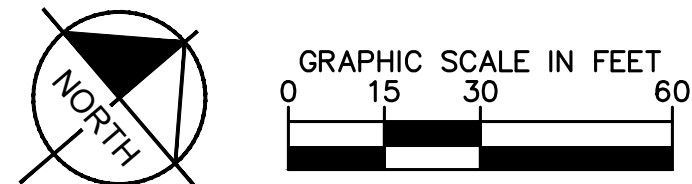
- 1 EX. ELECTRIC LINE
- 2 EX. GAS LINE
- 3 EX. 12" WATER MAIN
- 4 EX. WATER VALVE
- 5 EX. SANITARY SEWER MANHOLE
- 6 EX. 30" PVC SANITARY SEWER
- 7 EX. STORM SEWER INLET
- 8 EX. 30" CMP STORM SEWER CULVERT
- 9 EX. FIRE HYDRANT
- 10 EX. TREES
- 11 EX. IRRIGATION CONTROL
- 12 EX. TRAFFIC SIGNAL
- 13 EX. 36" RCP STORM SEWER

DEMO/RELOCATE

- 1 DEMO 8" PVC SANITARY SEWER LINE
- 2 DEMO SANITARY SEWER MANHOLE
- 3 DEMO CONSTRUCTION FENCE
- 4 DEMO STORM SEWER INLET
- 5 DEMO 36" RCP STORM SEWER LINE
- 6 DEMO 12" PVC WATER LINE
- 7 DEMO WATER VALVE
- 8 DEMO EXISTING CURB AND GUTTER

traffic signal?

MATCHLINE REFER TO SHEET C1.3



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 2021 KIMLEY-HORN AND ASSOCIATES, INC.
 2 North Nevada Avenue Suite 300
 Colorado Springs, Colorado 80903 (719) 453-0180

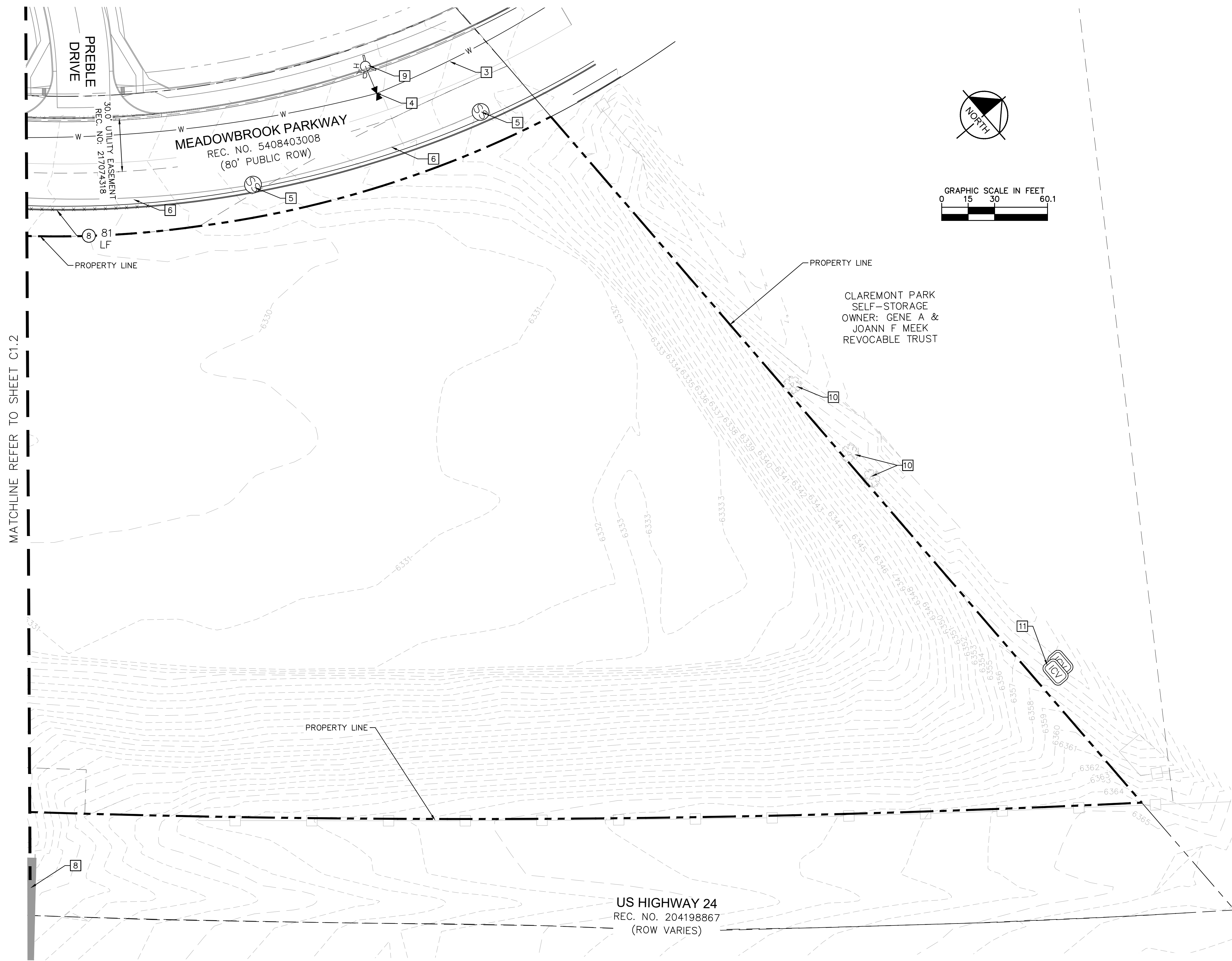
DESIGNED BY: KK
 DRAWN BY: KK
 CHECKED BY: JH
 DATE: 06/07/2021

MEADOWBROOK PARK
 EL PASO COUNTY, COLORADO
 CONSTRUCTION DOCUMENTS
EXISTING CONDITIONS AND DEMO PLAN

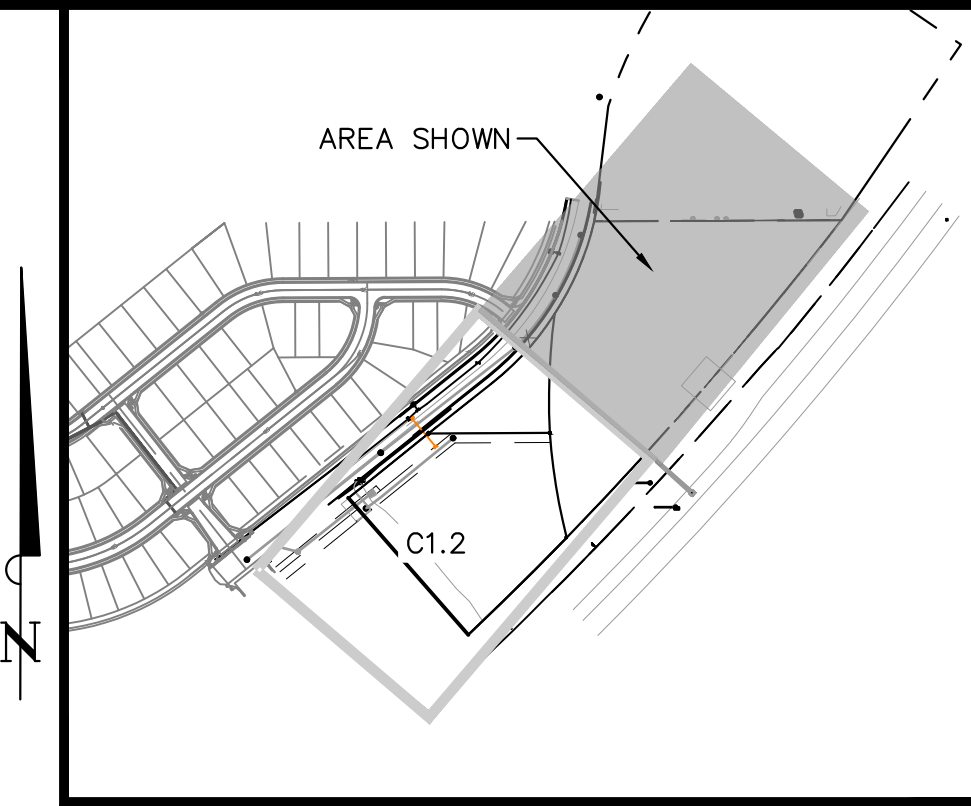
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PROJECT NO.
 096956009
 SHEET
C1.2

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MATCHLINE REFER TO SHEET C1.2



- LEGEND**
- PROPERTY LINE
 - PARCEL LINE
 - EX. GAS LINE
 - EX. SANITARY SEWER LINE
 - EX. ELECTRIC LINE
 - EX. WATER LINE
 - EX. STORM SEWER
 - DEMO EXISTING UTILITY
 - DEMO EXISTING ASPHALT PAVEMENT
 - DEMO EXISTING ROADWAY STRIPING
 - DEMO CURB AND GUTTER
 - PROPOSED SAWCUT LINE

- GENERAL NOTES**
1. ALL EXISTING UTILITIES TO REMAIN UNLESS OTHERWISE NOTED.
 2. UTILITIES TO BE REMOVED ARE TO BE CAPPED IN PLACE IN ACCORDANCE WITH LOCAL UTILITY REGULATIONS.

EXISTING SITE FEATURES TO REMAIN

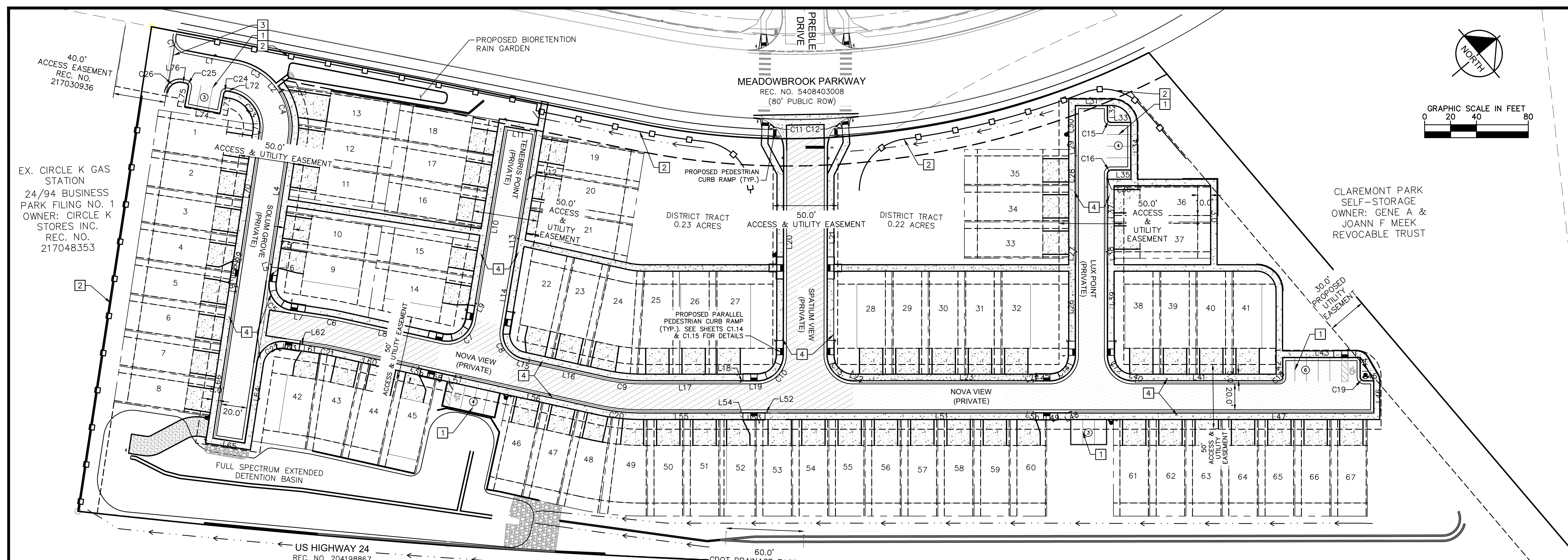
- 1 EX. ELECTRIC LINE
- 2 EX. GAS LINE
- 3 EX. 12" WATER MAIN
- 4 EX. WATER VALVE
- 5 EX. SANITARY SEWER MANHOLE
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- 6 DEMO 12" PVC WATER LINE
- 7 DEMO WATER VALVE
- 8 DEMO EXISTING CURB AND GUTTER

CLAREMONT PARK SELF-STORAGE OWNER: GENE A & JOANN F MEEK REVOCABLE TRUST

<p>2021 KIMLEY-HORN AND ASSOCIATES, INC. 2 North Nevada Avenue Suite 300 Colorado Springs, Colorado 80903 (719) 453-0180</p>	DESIGNED BY: KK	DATE: 06/07/2021
	DRAWN BY: KK	
	CHECKED BY: JH	
<p>MEADOWBROOK PARK EL PASO COUNTY, COLORADO CONSTRUCTION DOCUMENTS EXISTING CONDITIONS AND DEMO PLAN</p>		
<p>PRELIMINARY FOR REVIEW ONLY NOT FOR CONSTRUCTION</p>		
PROJECT NO. 096956009		
SHEET C1.3		
	NO.	REVISION
	BY	DATE
	APPR	



LINE TABLE				LINE TABLE				LINE TABLE				CURVE TABLE							
LINE	LENGTH	BEARING	CURB TYPE	LINE	LENGTH	BEARING	CURB TYPE	LINE	LENGTH	BEARING	CURB TYPE	CURVE	RADIUS	LENGTH	CHORD BEARING	CHORD	DELTA	TANGENT	CURB TYPE
L1	39.92	S50°58'49.63"W	TYPE A-CATCH	L27	5.07	N40°24'57.83"W	TRANSITION	L53	17.00	S40°07'31.19"W	TYPE A-CATCH	C1	10.00'	16.68'	N81°13'59"W	14.81'	95°34'24"	11.02'	TYPE A-CATCH
L2	1.99	N88°41'41.86"W	TYPE A-CATCH	L28	79.00	N49°52'28.81"W	TYPE C-CATCH/MOUNTABLE	L54	2.17	S62°44'13.41"W	TRANSITION	C3	52.00'	35.83'	S70°43'08"W	35.12'	39°28'36"	18.66'	TYPE A-CATCH
L3	5.17	N75°08'53.52"W	TRANSITION	L29	5.07	N59°19'59.79"W	TRANSITION	L55	75.30	S40°07'31.19"W	TYPE C-CATCH/MOUNTABLE	C4	51.17'	36.09'	N61°28'23"W	35.35'	40°24'51"	18.83'	TYPE A-CATCH
L4	99.52	N41°13'42.99"W	TYPE C-CATCH/MOUNTABLE	L30	28.47	N49°52'28.81"W	TYPE A-CATCH	L56	111.99	S52°37'31.48"W	TYPE C-CATCH/MOUNTABLE	C5	20.00'	31.42'	N86°13'43"W	28.28'	90°00'00"	20.00'	TYPE A-SPILL
L5	2.17	N63°50'25.21"W	TRANSITION	L31	24.00	N40°14'13.47"E	TYPE A-CATCH	L57	2.17	S30°00'22.34"W	TRANSITION	C6	163.00'	10.96'	S50°41'54"W	10.96'	3°51'14"	5.48'	TYPE A-SPILL
L6	11.00	N41°13'42.99"W	TYPE A-CATCH	L32	9.93	S49°52'28.81"E	TYPE A-SPILL	L58	25.33	S52°37'30.92"W	TYPE A-SPILL	C7	20.00'	32.46'	S6°07'31"W	29.01'	93°00'00"	21.08'	TYPE A-SPILL
L7	28.12	S48°46'17.01"W	TRANSITION	L33	15.00	N40°07'31.19"E	TYPE A-SPILL	L59	2.17	S75°14'39.51"W	TRANSITION	C8	20.00'	30.37'	N83°52'29"W	27.53'	87°00'00"	18.98'	TYPE A-CATCH
L8	80.00	S52°37'30.92"W	TYPE A-SPILL	L34	36.00	S49°52'28.81"E	TYPE A-SPILL	L60	67.00	S52°37'30.92"W	TYPE C-SPILL/MOUNTABLE	C9	138.83'	30.29'	S46°22'31"W	30.23'	12°30'00"	15.20'	TYPE C-CATCH/MOUNTABLE
L9	2.17	S17°45'46.86"E	TRANSITION	L35	15.00	S40°07'31.19"W	TYPE A-SPILL	L61	15.12	S48°46'17.01"W	TYPE C-SPILL/MOUNTABLE	C10	20.50'	32.16'	S4°49'17"E	28.96'	89°53'36"	20.46'	TYPE A-CATCH
L10	138.11	S40°22'29.08"E	TYPE C-SPILL/MOUNTABLE	L36	5.07	S40°24'57.83"E	TRANSITION	L62	2.17	S26°09'08.42"W	TRANSITION	C11	25.00'	37.95'	N86°44'34"E	34.41'	86°58'41"	23.72'	TYPE A-CATCH
L11	22.33	S49°37'30.92"W	TYPE A-SPILL	L37	55.00	S49°52'28.81"E	TYPE C-CATCH/MOUNTABLE	L63	11.00	S48°46'17.01"W	TYPE A-SPILL	C12	25.00'	38.39'	S5°46'35"E	34.73'	87°59'00"	24.14'	TYPE A-CATCH
L12	83.34	N40°22'29.08"W	TYPE C-CATCH/MOUNTABLE	L38	5.07	S59°19'59.79"E	TRANSITION	L64	62.00	S41°13'42.99"E	TYPE A-CATCH	C13	20.50'	32.24'	N85°10'43"E	29.02'	90°06'24"	20.54'	TYPE A-CATCH
L13	5.07	N49°50'00.06"W	TRANSITION	L39	75.00	S49°52'28.81"E	TYPE A-CATCH	L65	23.17	S48°46'17.01"W	TYPE A-SPILL	C14	20.00'	31.42'	N4°52'29"W	28.28'	90°00'07"	20.00'	TYPE A-CATCH
L14	66.12	N40°22'29.08"W	TYPE A-CATCH	L40	2.17	N62°44'13.41"E	TRANSITION	L66	118.00	N41°13'42.99"W	TYPE C-SPILL/MOUNTABLE	C15	3.00'	4.71'	N85°07'31"E	4.24'	90°00'00"	3.00'	TYPE A-CATCH
L15	5.07	S62°05'01.90"W	TRANSITION	L41	111.00	N40°07'31.19"E	TYPE C-CATCH/MOUNTABLE	L67	2.17	N63°50'25.21"W	TRANSITION	C16	3.57'	5.01'	S9°16'24"E	4.61'	80°20'58"	3.02'	TYPE A-SPILL
L16	59.23	S52°37'30.92"W	TYPE C-CATCH/MOUNTABLE	L42	15.83	N49°57'06.62"W	TYPE A-CATCH	L68	17.00	N41°13'42.99"W	TYPE A-SPILL	C17	20.00'	31.42'	N85°07'31"E	28.28'	90°00'00"	20.00'	TYPE A-CATCH
L17	75.30	S40°07'31.19"W	TYPE C-CATCH/MOUNTABLE	L43	59.01	N39°52'35.48"E	TYPE A-CATCH	L69	2.17	N18°36'34.41"W	TRANSITION	C18	3.01'	4.71'	N4°54'48"W	4.25'	89°33'44"	2.99'	TYPE A-CATCH
L18	2.17	S17°30'48.97"W	TRANSITION	L44	15.00	S49°52'28.81"E	TYPE A-CATCH	L70	99.49	N41°13'42.99"W	TYPE C-SPILL/MOUNTABLE	C19	3.54'	5.25'	N82°57'37"E	4.78'	85°04'09"	3.24'	TYPE A-CATCH
L19	11.00	S40°07'31.19"W	TYPE A-CATCH	L45	6.98	N40°10'55.50"E	TYPE A-CATCH	L71	5.23	N55°34'08.95"W	TRANSITION	C20	161.17'	35.16'	S46°22'31"W	35.09'	12°30'00"	17.65'	TYPE A-CATCH
L20	158.07	S49°46'04.97"E	TYPE A-CATCH	L46	23.17	S49°52'28.81"E	TYPE A-SPILL	L72	1.86	S51°03'12.44"W	TYPE A-CATCH	C21	139.83'	9.41'	S50°41'54"W	9.40'	3°51'14"	4.70'	TYPE A-SPILL
L21	159.17	S49°46'04.97"E	TYPE A-CATCH	L47	233.13	S40°07'31.19"W	TYPE C-CATCH/MOUNTABLE	L73	15.00	S38°56'47.56"E	TYPE A-CATCH	C22	20.00'	31.42'	S3°46'17"W	28.28'	90°00'00"	20.00'	TYPE A-SPILL
L22	2.17	N62°44'13.41"E	TRANSITION	L48	2.17	S17°30'48.97"W	TRANSITION	L74	27.00	S51°03'12.44"W	TYPE A-SPILL	C23	28.00'	38.40'	S89°03'04"W	35.46'	78°34'43"	22.91'	TYPE A-SPILL
L23	136.89	N40°07'31.19"E	TYPE C-CATCH/MOUNTABLE	L49	25.34	S40°07'31.19"W	TYPE A-CATCH	L75	14.96	N38°56'47.56"W	TYPE A-SPILL	C24	3.00'	4.71'	S6°03'12"W	4.24'	90°00'00"	3.00'	TYPE A-CATCH
L24	2.17	N17°30'48.97"E	TRANSITION	L50	2.17	S62°44'13.41"W	TRANSITION	L76	2.76	S50°58'49.63"W	TYPE A-SPILL	C25	3.00'	4.72'	N83°58'59"W	4.25'	90°04'23"	3.00'	TYPE A-SPILL
L25	11.00	N40°07'31.19"E	TYPE A-CATCH	L51	204.89	S40°07'31.19"W	TYPE C-CATCH/MOUNTABLE					C26	10.00'	16.09'	S4°52'33"W	14.41'	92°12'33"	10.39'	TYPE A-SPILL
L26	75.00	N49°52'28.81"W	TYPE A-CATCH	L52	2.17	S17°30'48.97"W	TRANSITION												

NO. REVISION BY DATE APPR.

Kimley»Horn
2021 KIMLEY-HORN AND ASSOCIATES, INC.
2 North Nevada Avenue Suite 300
Colorado Springs, Colorado 80903 (719) 453-0180

DESIGNED BY: KK
DRAWN BY: KK
CHECKED BY: JH
DATE: 06/07/2021

MEADOWBROOK PARK
EL PASO COUNTY, COLORADO
CONSTRUCTION DOCUMENTS
HORIZONTAL CONTROL PLAN

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Kimley-Horn and Associates, Inc.

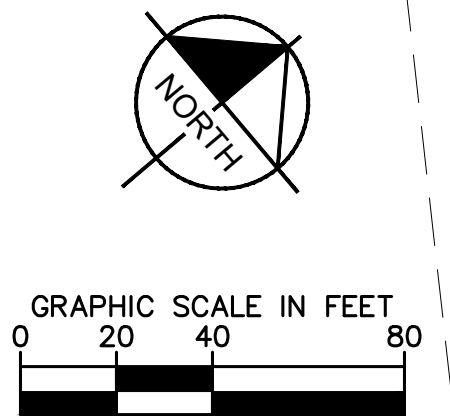
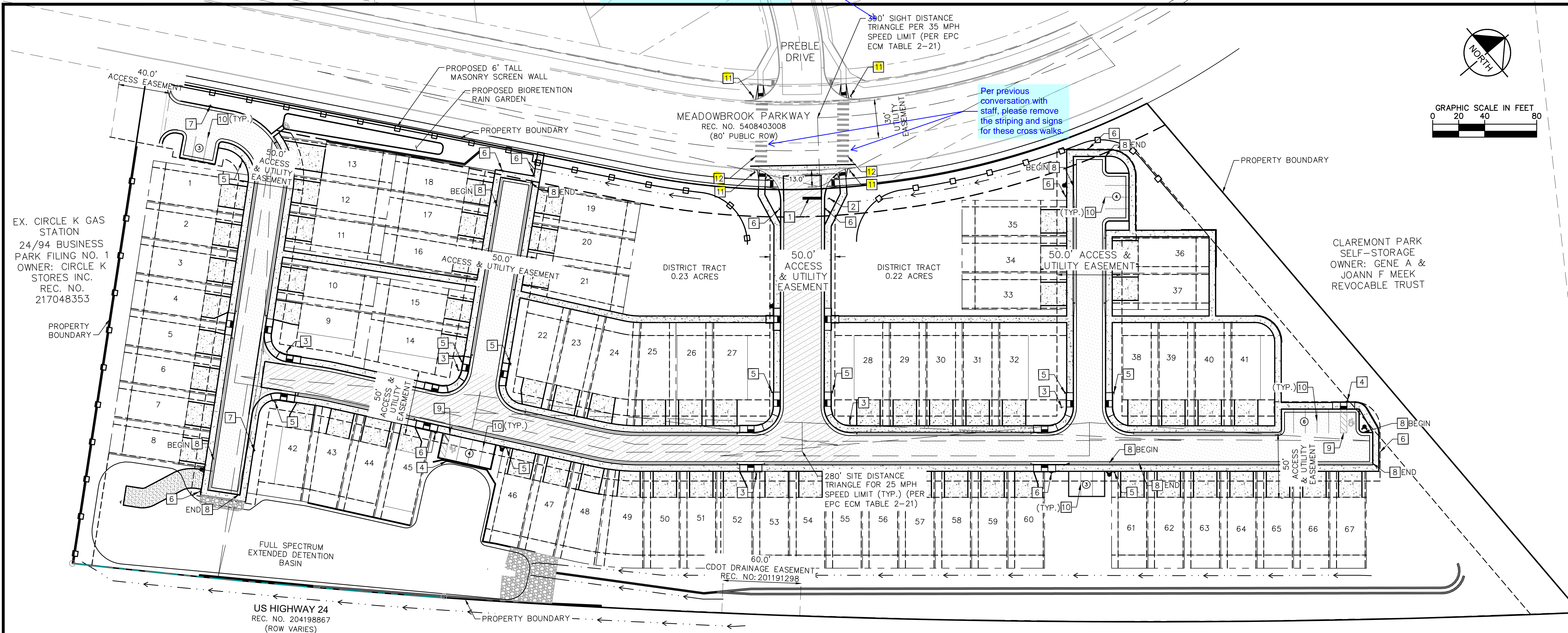
PROJECT NO.
096956009

SHEET
C1.4

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table 2-21 is based on design speed. As Meadowbrook parkway is a non-residential collector roadway the design speed is 40 mph therefore the site distance per table 2-21 is 445'. Please revise

Per previous conversation with staff, please remove the striping and signs for these cross walks.



SIGNING AND STRIPING KEY NOTES

- 1 PROPOSED STOP BAR PER DETAIL ON SHEET C1.6
- 2 PROPOSED R1-1 STOP SIGN PER DETAIL ON SHEET C1.6
- 3 PROPOSED D3 STREET NAME SIGN WITH R1-1 STOP SIGN PER DETAIL ON SHEET C1.6
- 4 PROPOSED ADA SIGN PER DETAIL ON SHEET C1.6
- 5 FIRE LANE NO PARKING, TYPE A, SIGN PER CIMARRON HILLS FIRE DEPT. DETAIL ON SHEET C1.6
- 6 FIRE LANE NO PARKING, TYPE C, SIGN PER CIMARRON HILLS FIRE DEPT. DETAIL ON SHEET C1.6
- 7 FIRE LANE NO PARKING, TYPE D, SIGN PER CIMARRON HILLS FIRE DEPT. DETAIL ON SHEET C1.6
- 8 'NO PARKING FIRE LANE' CURB PAINTED RED WITH WHITE LETTERING PER CIMARRON HILLS FIRE DEPT. DETAIL ON SHEET C1.6
- 9 PROPOSED ADA PARKING STALL STRIPING. DETAIL ON SHEET C1.6
- 10 PROPOSED STANDARD PARKING STALL STRIPING. DETAIL ON SHEET C1.6
- 11 PROPOSED W11-2 PEDESTRIAN SIGN AND W16-7P DIRECTIONAL ARROW SIGN. DETAIL ON SHEET C1.6
- 12 PROPOSED PEDESTRIAN CROSSWALK STRIPING. DETAIL ON SHEET C1.6

LEGEND

- PROPERTY BOUNDARY
- - - EASEMENT
- PROPOSED MSE BLOCK RETAINING WALL
- - - SITE DISTANCE TRIANGLE
- 6' TALL MASONRY SCREEN WALL
- ▨ PROPOSED CONCRETE
- ▩ LOCAL LOW VOLUME ASPHALT SECTION
- ▧ LOCAL ASPHALT SECTION

NO.	REVISION	BY	DATE	APPR.

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 2021 KIMLEY-HORN AND ASSOCIATES, INC.
 2 North Nevada Avenue Suite 300
 Colorado Springs, Colorado 80903 (719) 453-0180

DESIGNED BY: KK
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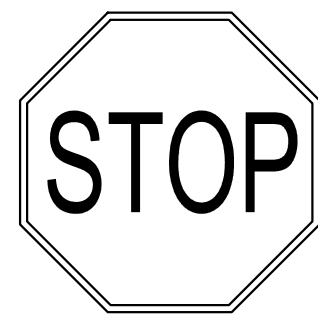
MEADOWBROOK PARK
 EL PASO COUNTY, COLORADO
 CONSTRUCTION DOCUMENTS
SIGNING AND STRIPING PLAN

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PROJECT NO.
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SHEET
C1.5

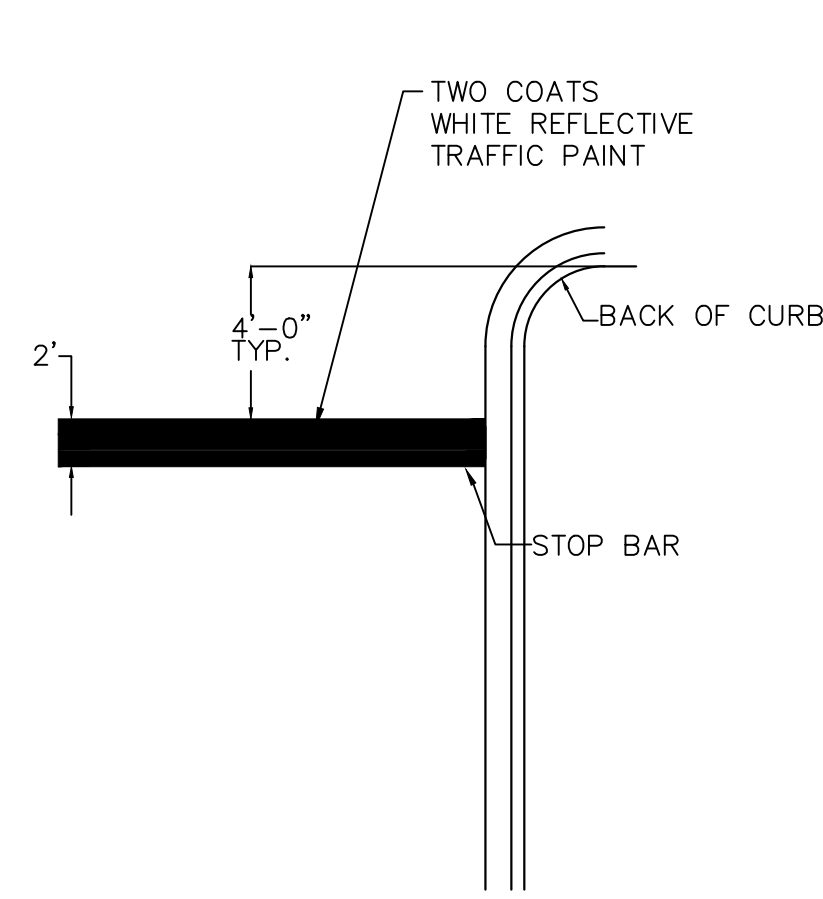
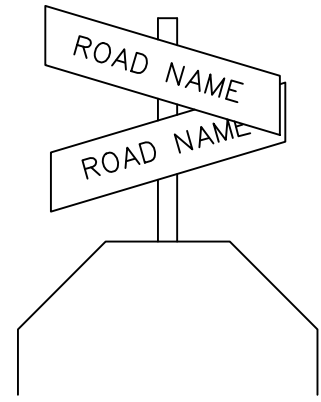
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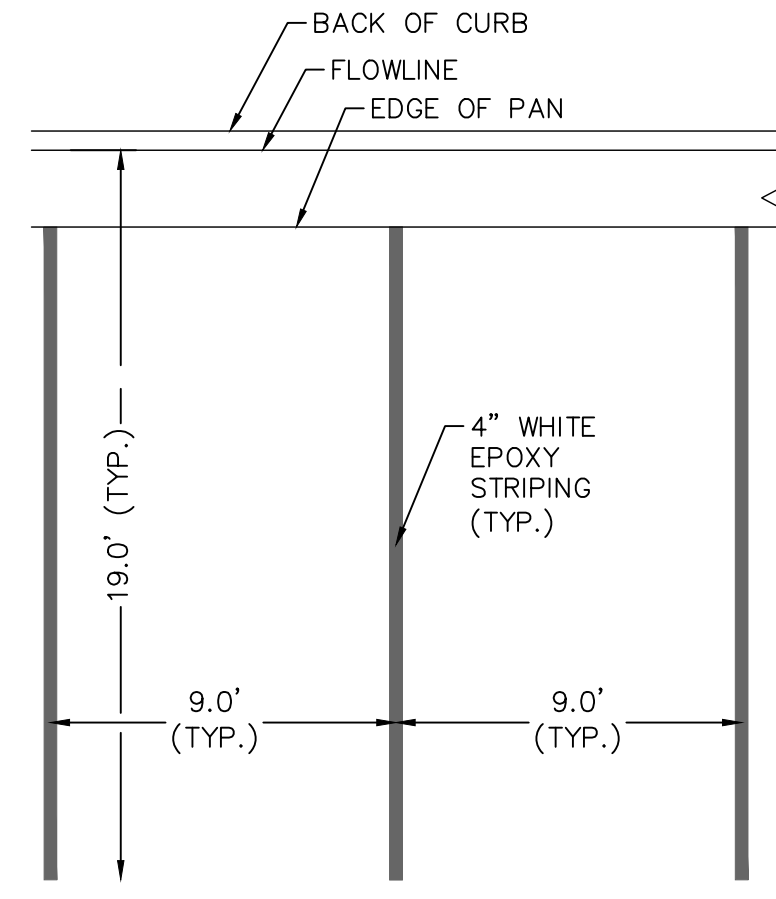
30"x30"
MINIMUM SIZE

BACKGROUND
4090 (3M-WHITE DIAMOND GRADE) OR EQUIVALENT
FOREGROUND
1172 C (3M-RED EC FILM) OR EQUIVALENT

MUTCD R1-1 STOP SIGN DETAIL
NOT TO SCALE



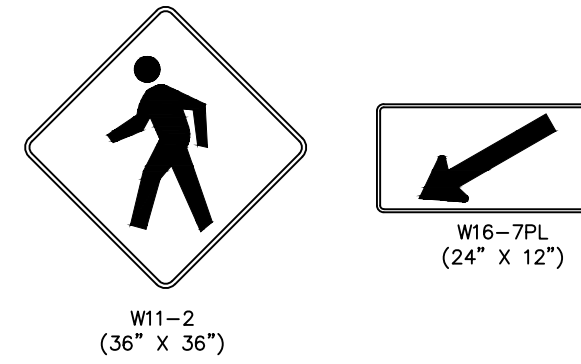
STOP BAR DETAIL
NOT TO SCALE



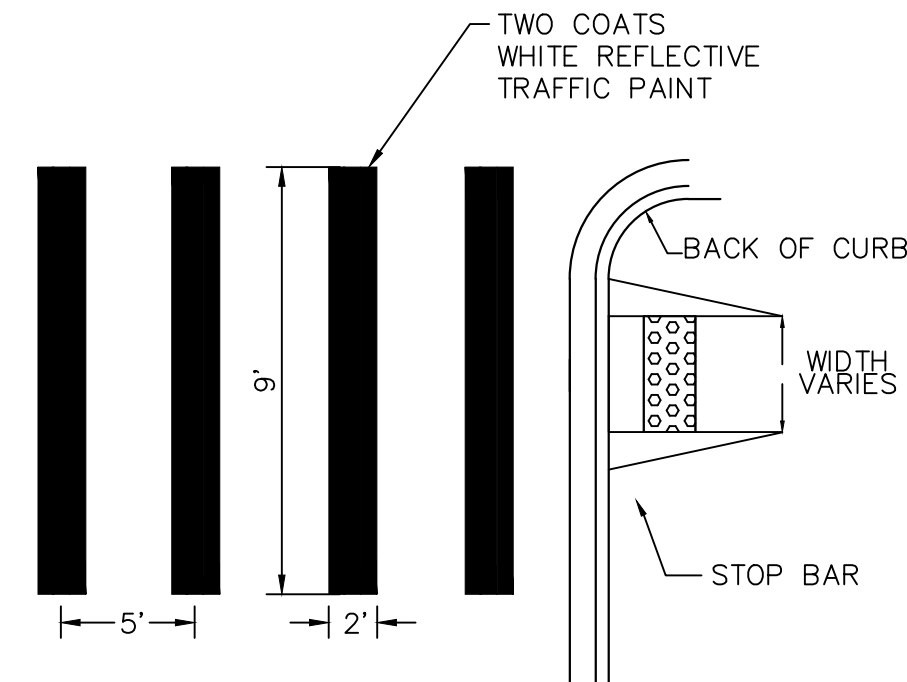
STANDARD PARKING STALL STRIPING DETAIL
NOT TO SCALE



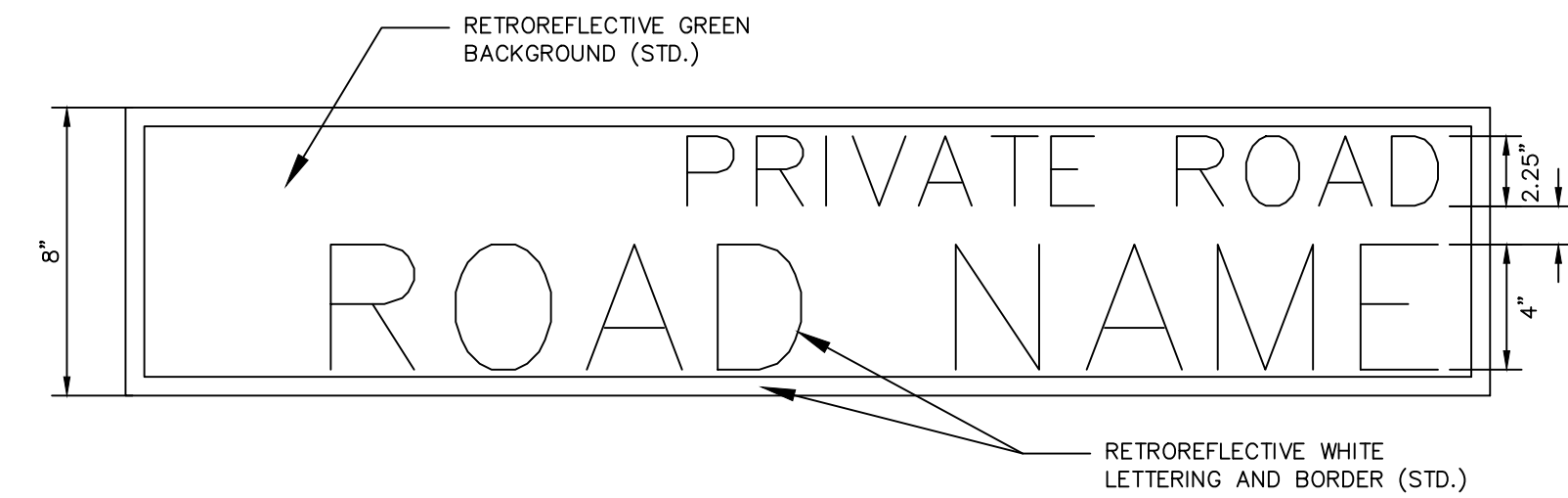
FIRE LANE STRIPING DETAIL
NOT TO SCALE



MUTCD W11-2 PEDESTRIAN SIGN WITH W1-7PL DIRECTIONAL ARROW SIGN DETAIL
NOT TO SCALE



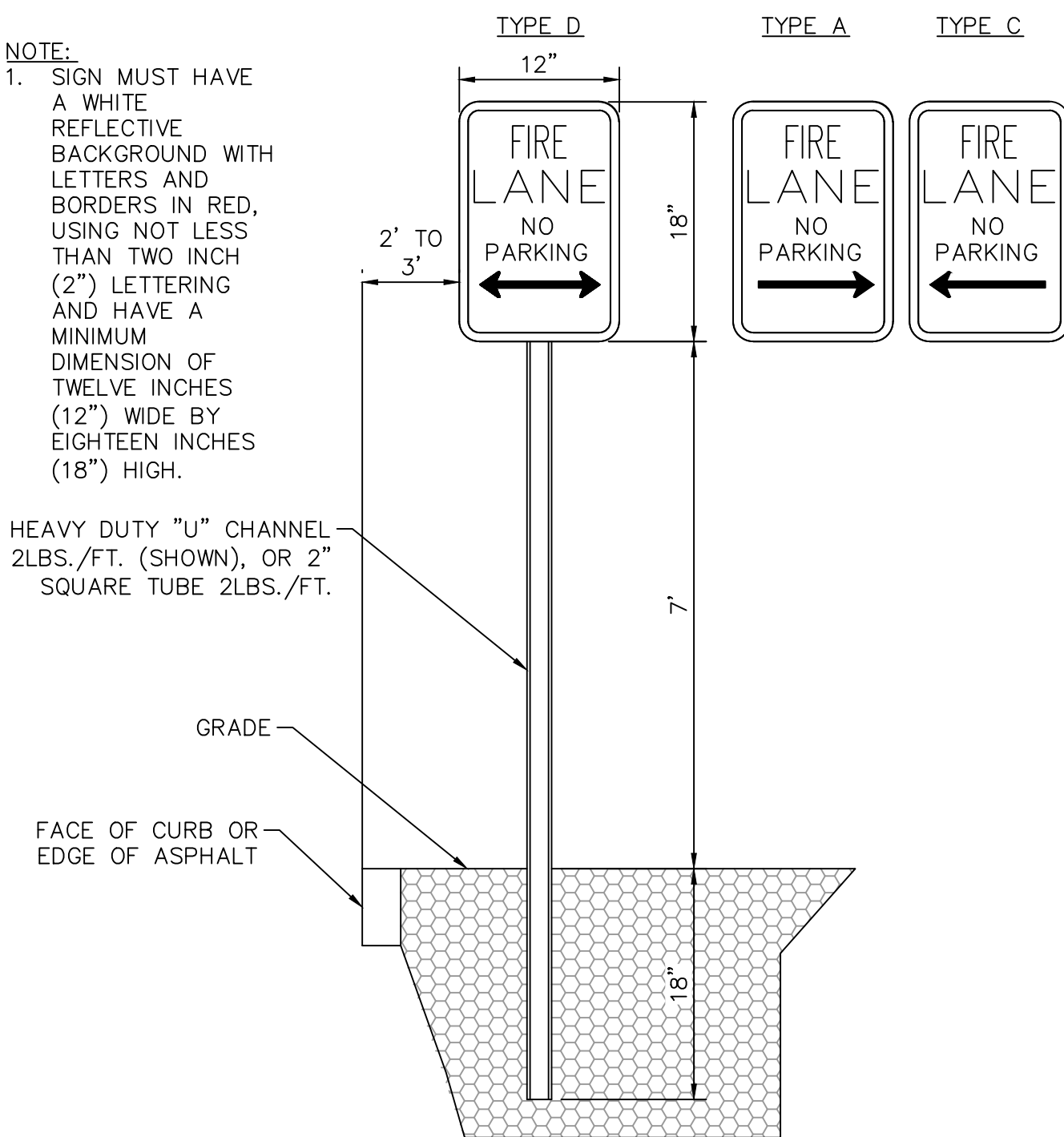
PEDESTRIAN CROSS WALK DETAIL
NOT TO SCALE



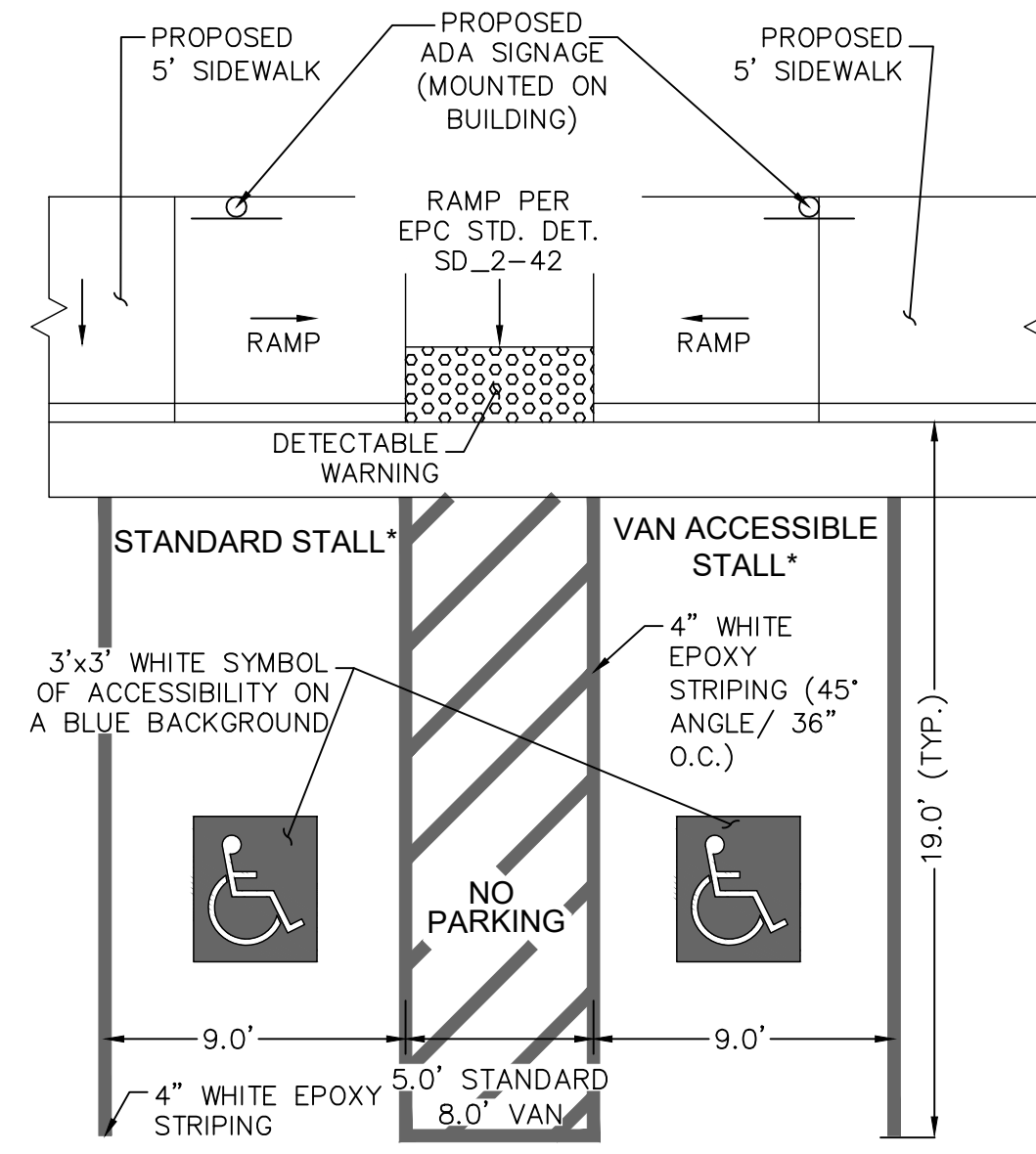
PRIVATE ROADWAY SIGN DETAIL
NOT TO SCALE

REF. CIMARRON HILLS FIRE DEPT. LANE MARKING REQUIREMENTS

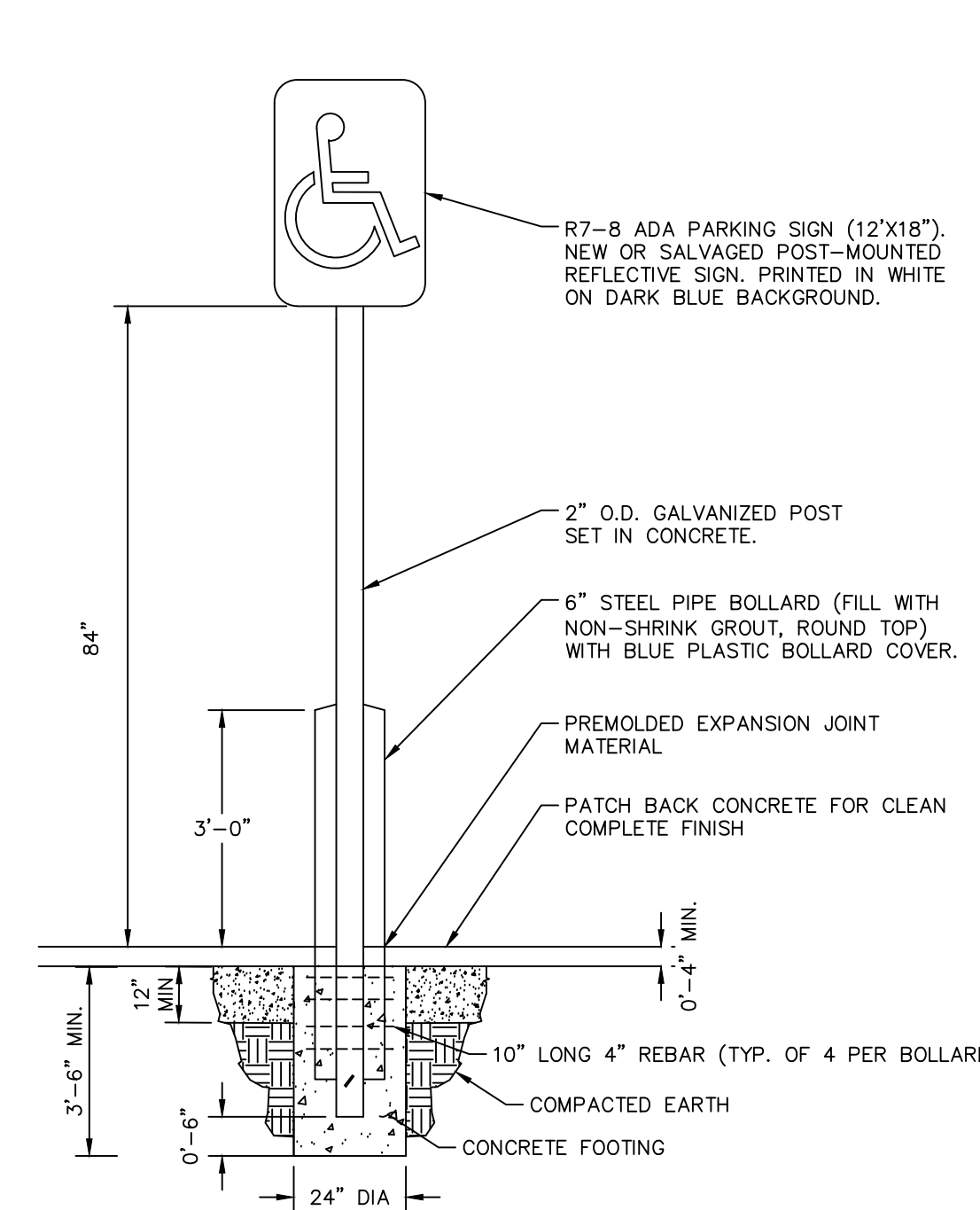
NOTE:
1. SIGN MUST HAVE A WHITE REFLECTIVE BACKGROUND WITH LETTERS AND BORDERS IN RED, USING NOT LESS THAN TWO INCH (2") LETTERING AND HAVE A MINIMUM DIMENSION OF TWELVE INCHES (12") WIDE BY EIGHTEEN INCHES (18") HIGH.



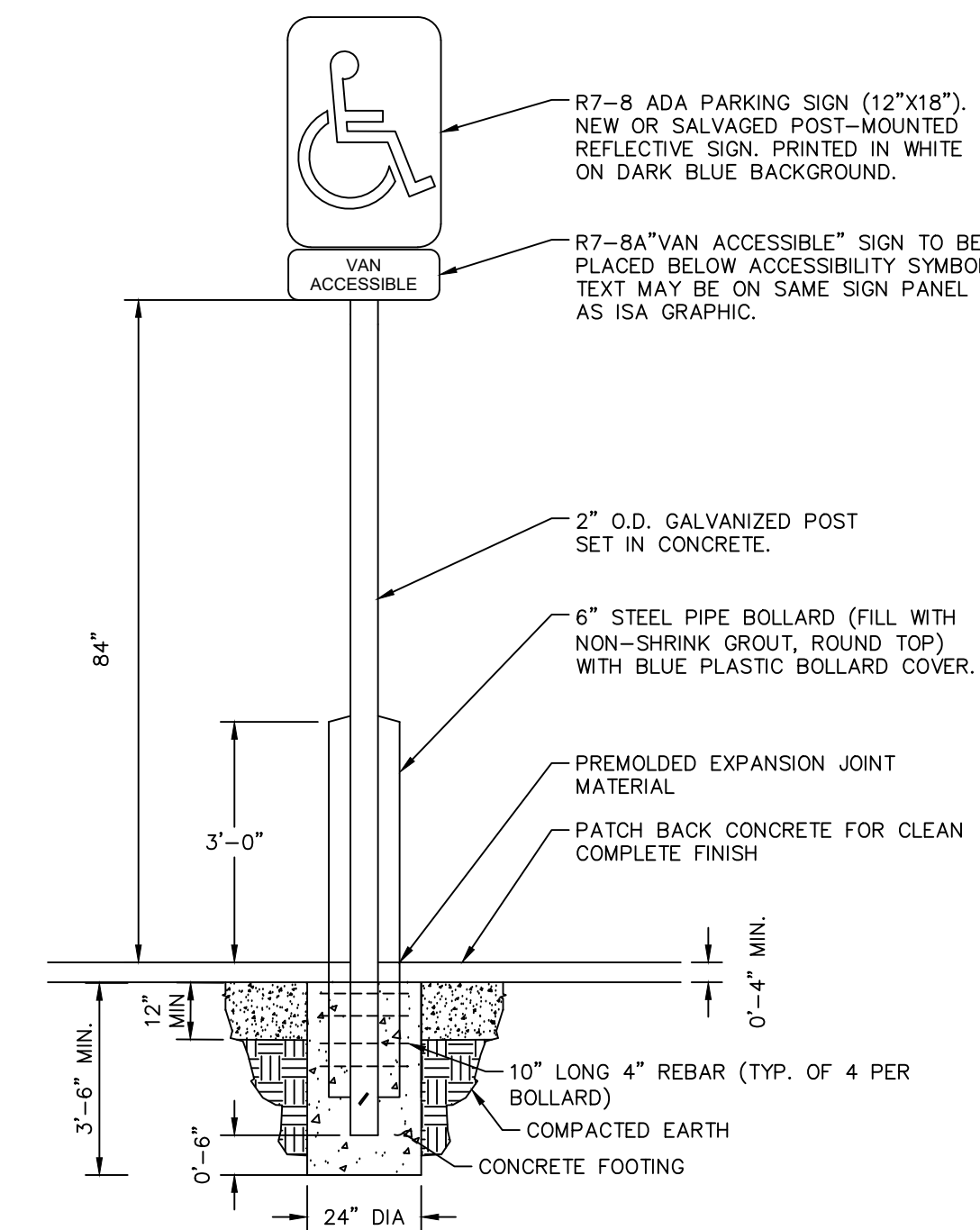
FIRE LANE SIGNAGE DETAIL
NOT TO SCALE
REF. CIMARRON HILLS FIRE DEPT. LANE MARKING REQUIREMENTS



*ALL STALLS ARE STANDARD UNLESS OTHERWISE NOTED ON PLAN.
ADA PARKING STALL STRIPING DETAIL
NOT TO SCALE



ADA PARKING STALL SIGNAGE DETAIL
NOT TO SCALE



ADA PARKING STALL SIGNAGE DETAIL
NOT TO SCALE

NO.	REVISION	BY	DATE	APPR.

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2 North Nevada Avenue Suite 300
Colorado Springs, Colorado 80903 (719) 453-0180

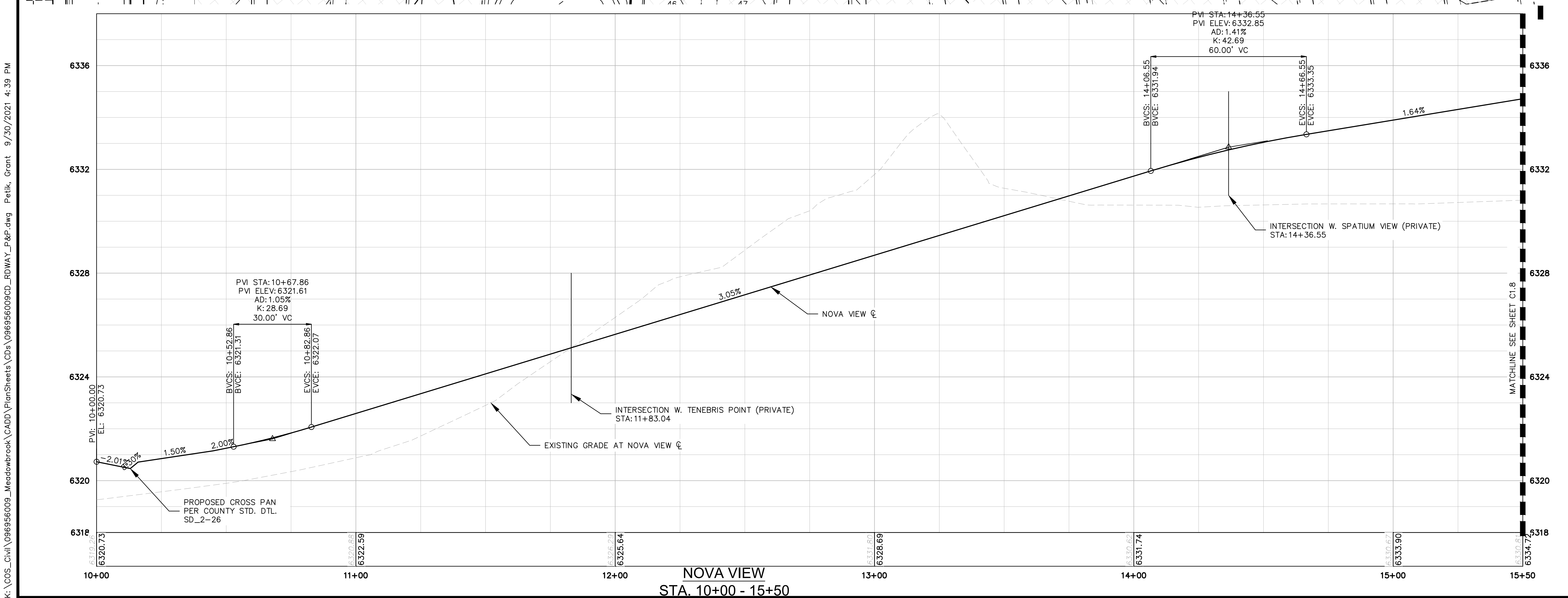
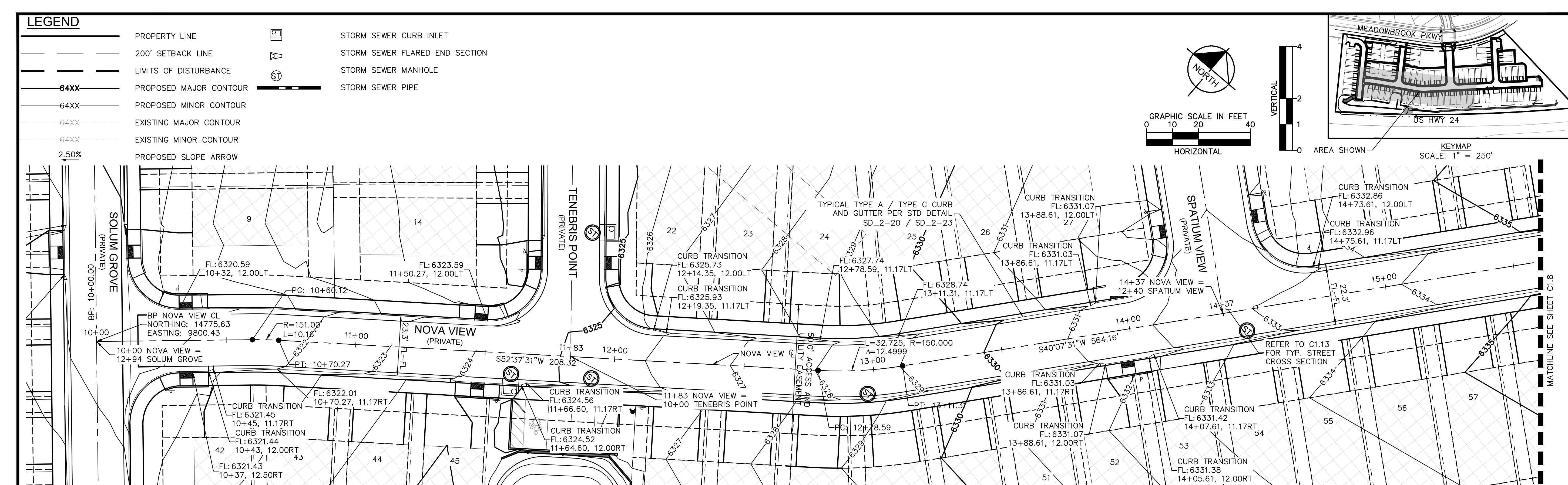
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MEADOWBROOK PARK
EL PASO COUNTY, COLORADO
CONSTRUCTION DOCUMENTS
SIGNING AND STRIPING DETAILS

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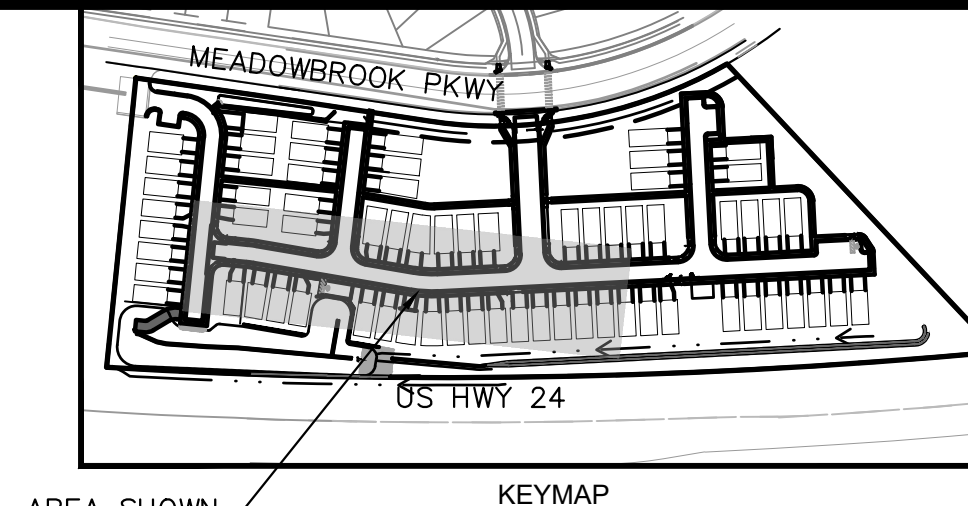
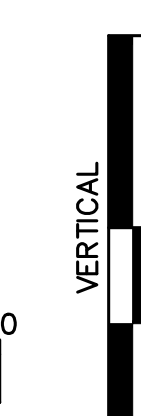
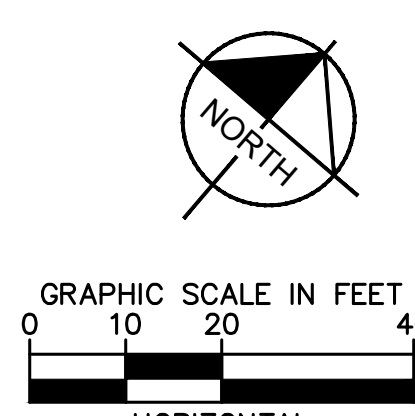
SHEET
C1.6



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LEGEND

- PROPERTY LINE
- 200' SETBACK LINE
- LIMITS OF DISTURBANCE
- 64XX — PROPOSED MAJOR CONTOUR
- 64XX — PROPOSED MINOR CONTOUR
- - - 64XX — EXISTING MAJOR CONTOUR
- - - 64XX — EXISTING MINOR CONTOUR
- 2.50% — PROPOSED SLOPE ARROW
- — STORM SEWER CURB INLET
- ▽ — STORM SEWER FLARED END SECTION
- — STORM SEWER MANHOLE
- — STORM SEWER PIPE



NO.	REVISION	DATE	APPR.

Kimley»Horn
 2021 KIMLEY-HORN AND ASSOCIATES, INC.
 2 North Nevada Avenue Suite 300
 Colorado Springs, Colorado 80903 (719) 453-0180

DESIGNED BY: KK
 DRAWN BY: KK
 CHECKED BY: JH
 DATE: 06/07/2021

MEADOWBROOK PARK
 EL PASO COUNTY, COLORADO
 CONSTRUCTION DOCUMENTS
 NOVA VIEW ROADWAY PLAN AND PROFILE

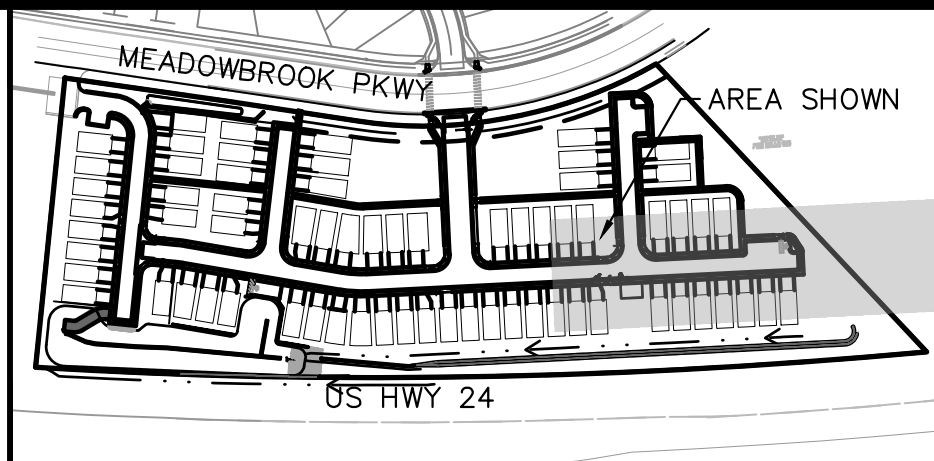
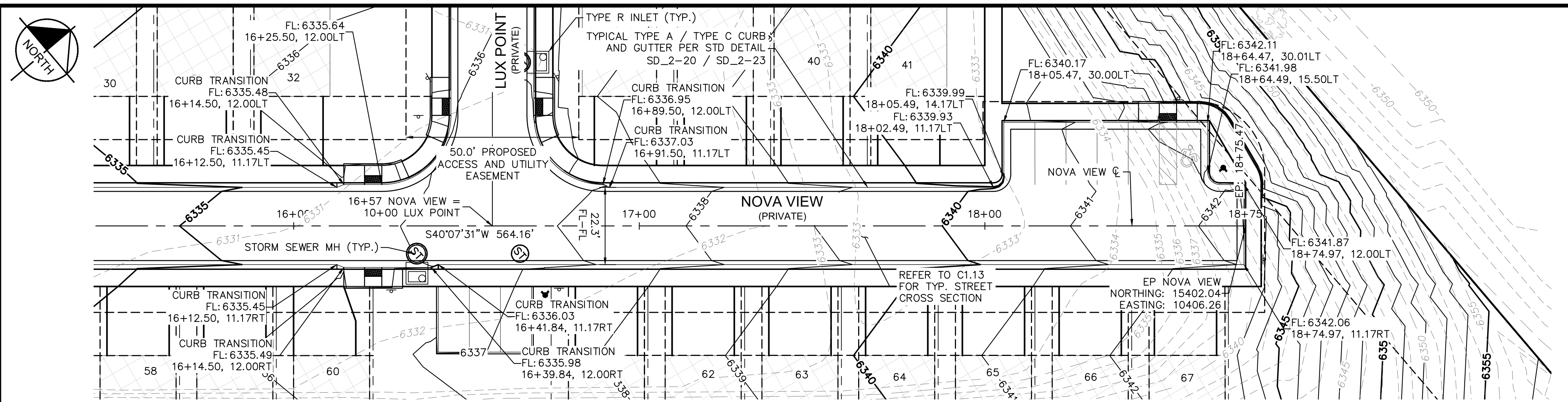
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 Kimley-Horn and Associates, Inc.

PROJECT NO.
 096956009
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C1.7

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- KEYMAP
SCALE: 1" = 250'
- LEGEND**
- PROPERTY LINE
 - 200' SETBACK LINE
 - LIMITS OF DISTURBANCE
 - 64XX — PROPOSED MAJOR CONTOUR
 - 64XX — PROPOSED MINOR CONTOUR
 - 64XX- - EXISTING MAJOR CONTOUR
 - 64XX- - EXISTING MINOR CONTOUR
 - 2.50% — PROPOSED SLOPE ARROW
 - STORM SEWER PIPE
 - STORM SEWER CURB INLET
 - ▽ STORM SEWER FLARED END SECTION
 - ⊙ STORM SEWER MANHOLE

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 2 North Nevada Avenue Suite 300
 Colorado Springs, Colorado 80903 (719) 453-0180

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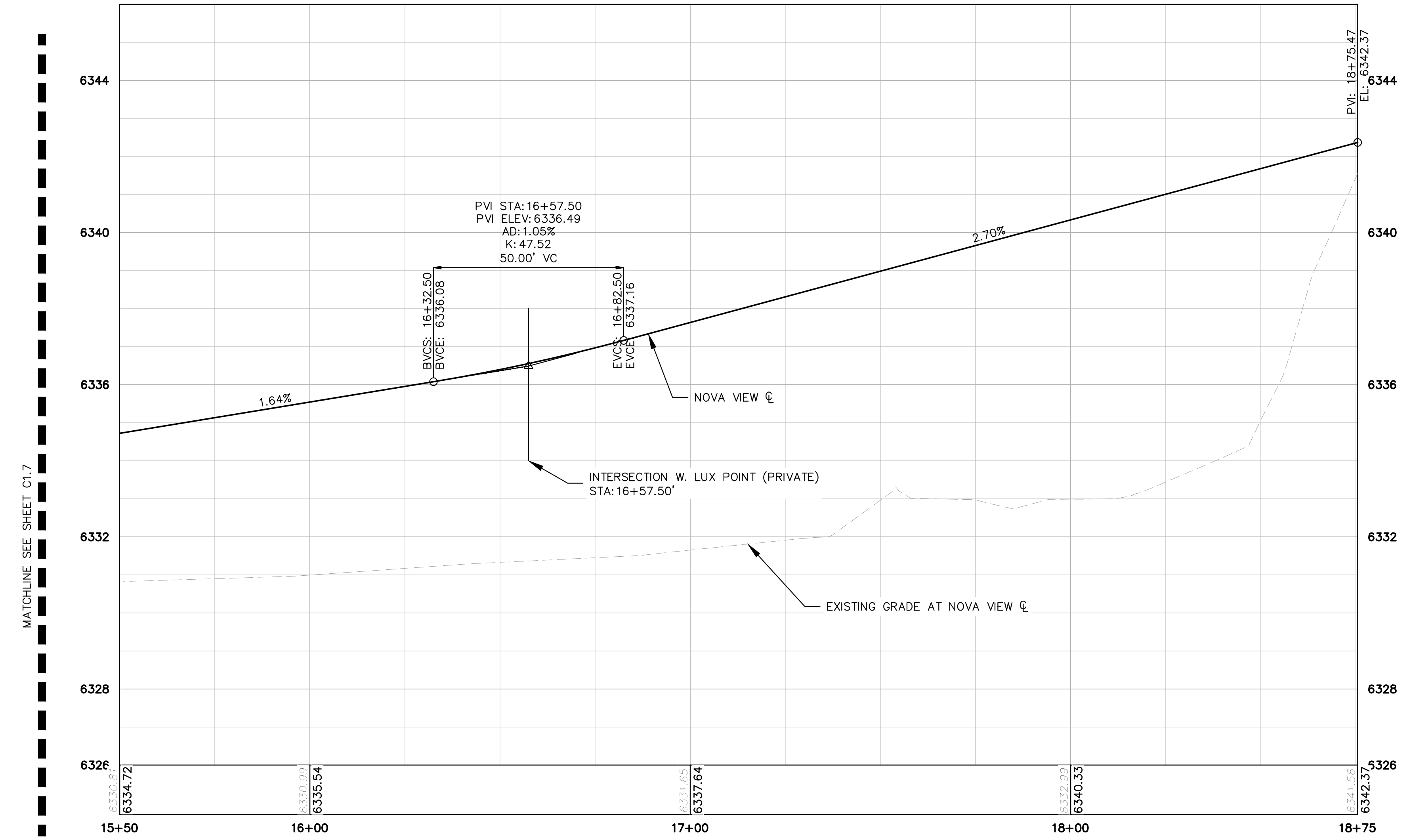
MEADOWBROOK PARK
 EL PASO COUNTY, COLORADO
 CONSTRUCTION DOCUMENTS
 NOVA VIEW ROADWAY PLAN AND PROFILE

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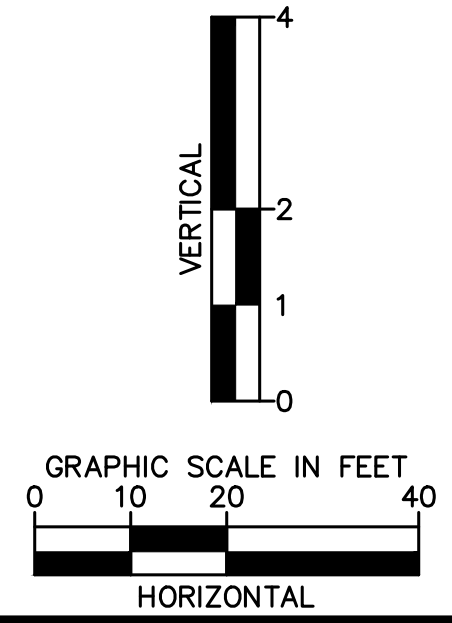
 Kimley-Horn and Associates, Inc.

PROJECT NO.
096956009

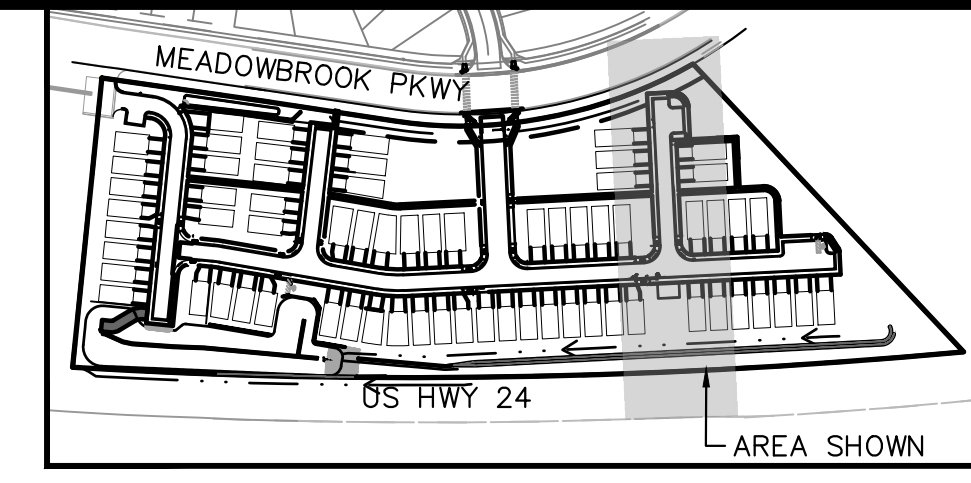
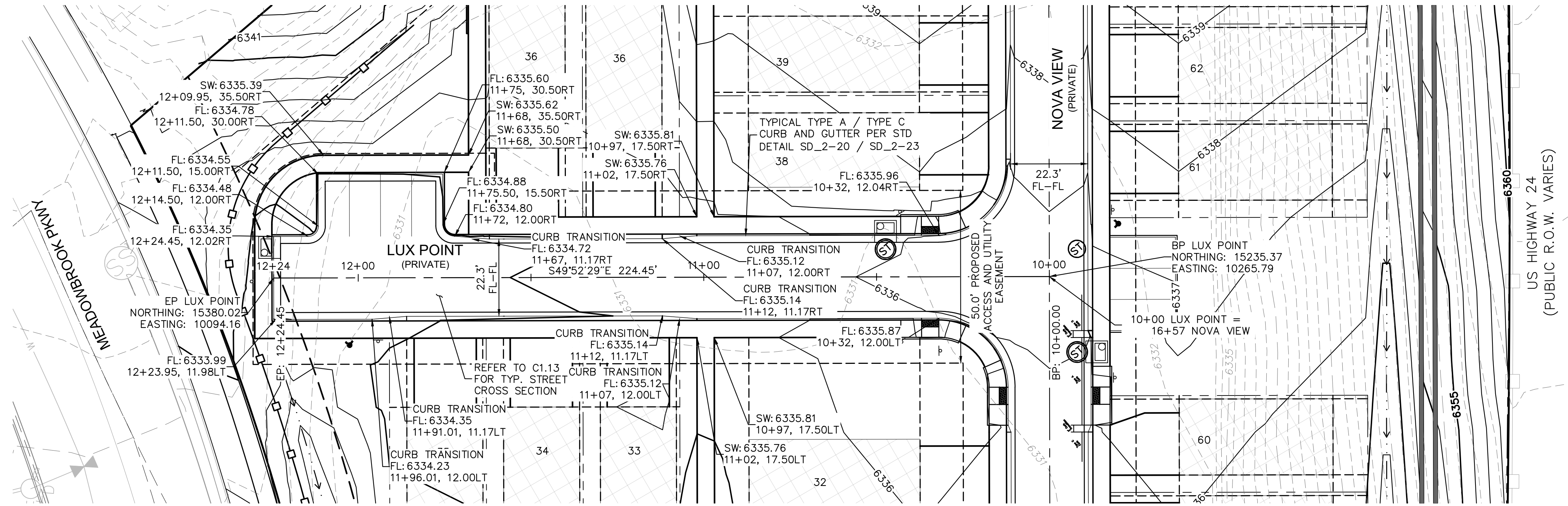
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NOVA VIEW
 STA. 15+50 - 18+75



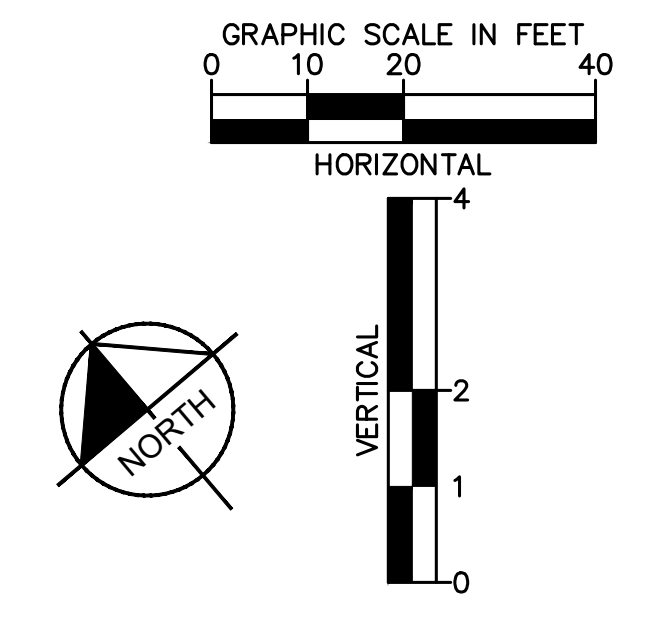
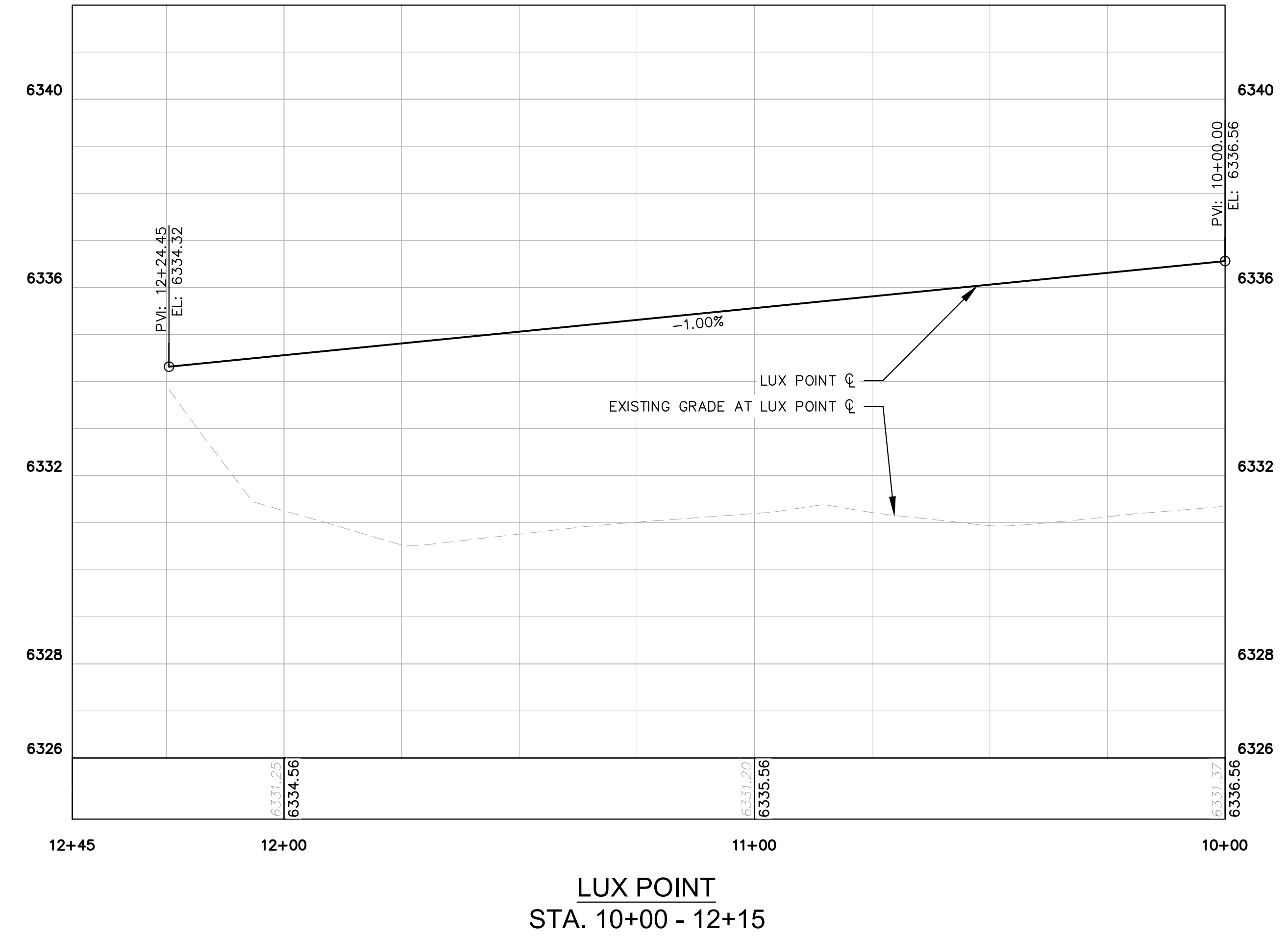
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KEYMAP
SCALE: 1" = 250'

LEGEND

	PROPERTY LINE
	200' SETBACK LINE
	LIMITS OF DISTURBANCE
	PROPOSED MAJOR CONTOUR
	PROPOSED MINOR CONTOUR
	EXISTING MAJOR CONTOUR
	EXISTING MINOR CONTOUR
	PROPOSED SLOPE ARROW
	STORM SEWER PIPE
	STORM SEWER CURB INLET
	STORM SEWER FLARED END SECTION
	STORM SEWER MANHOLE



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Kimley»Horn
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2 North Nevada Avenue Suite 300
Colorado Springs, Colorado 80903 (719) 453-0180

DESIGNED BY: KK
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DATE: 06/07/2021

MEADOWBROOK PARK
EL PASO COUNTY, COLORADO
CONSTRUCTION DOCUMENTS
LUX POINT ROADWAY PLAN AND PROFILE

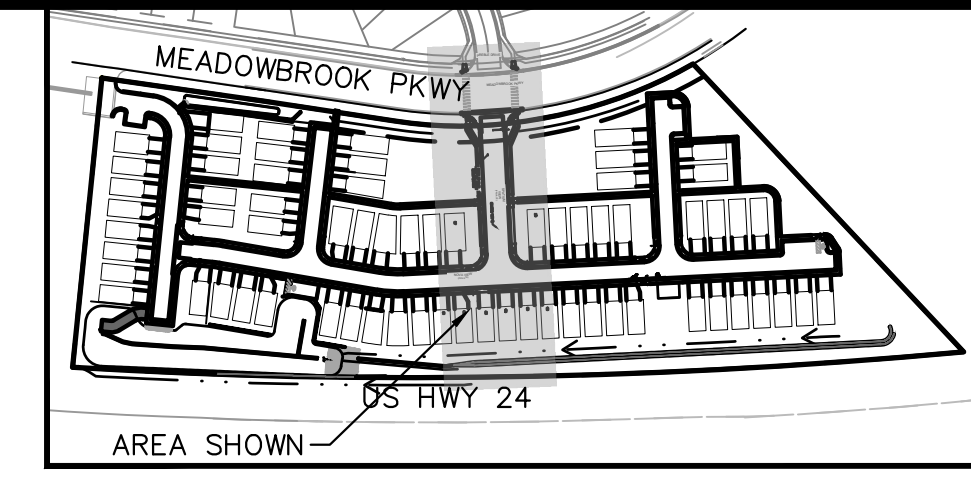
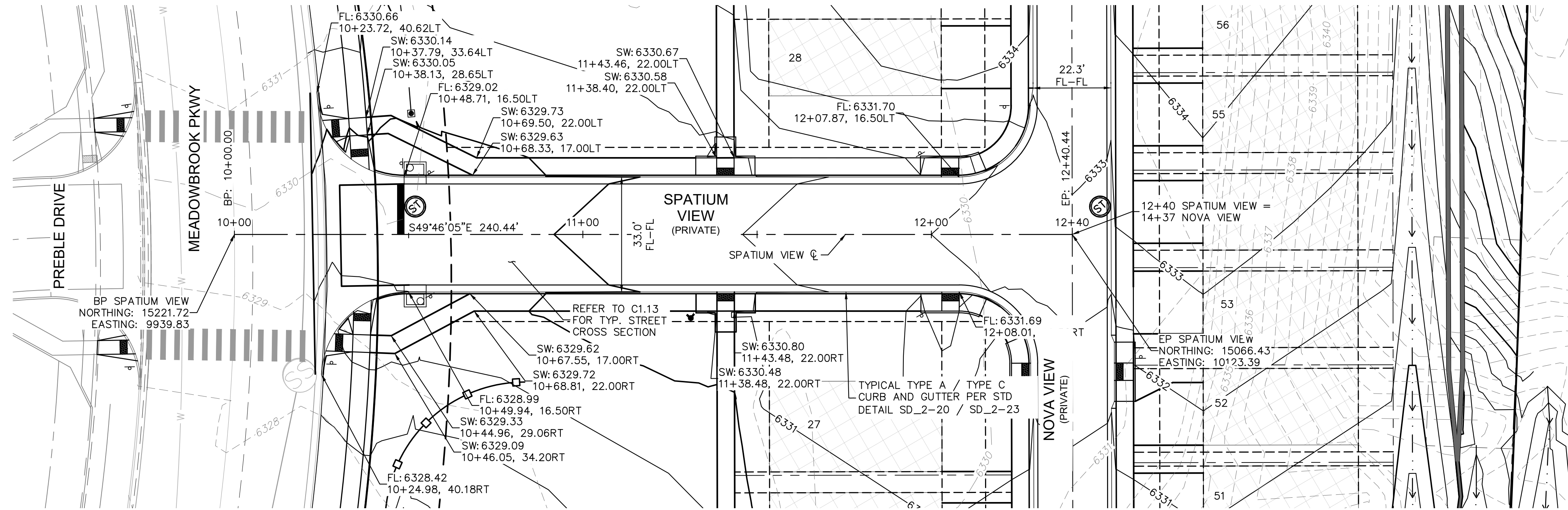
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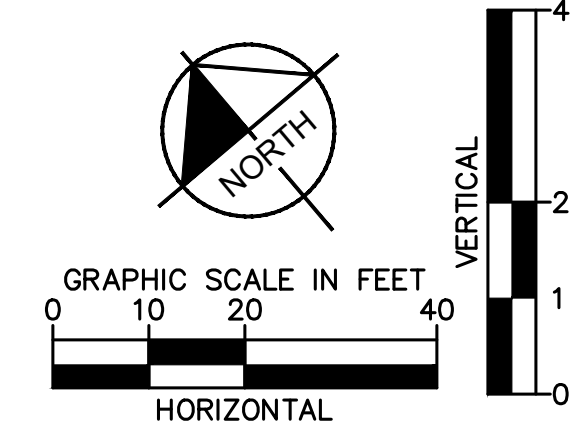
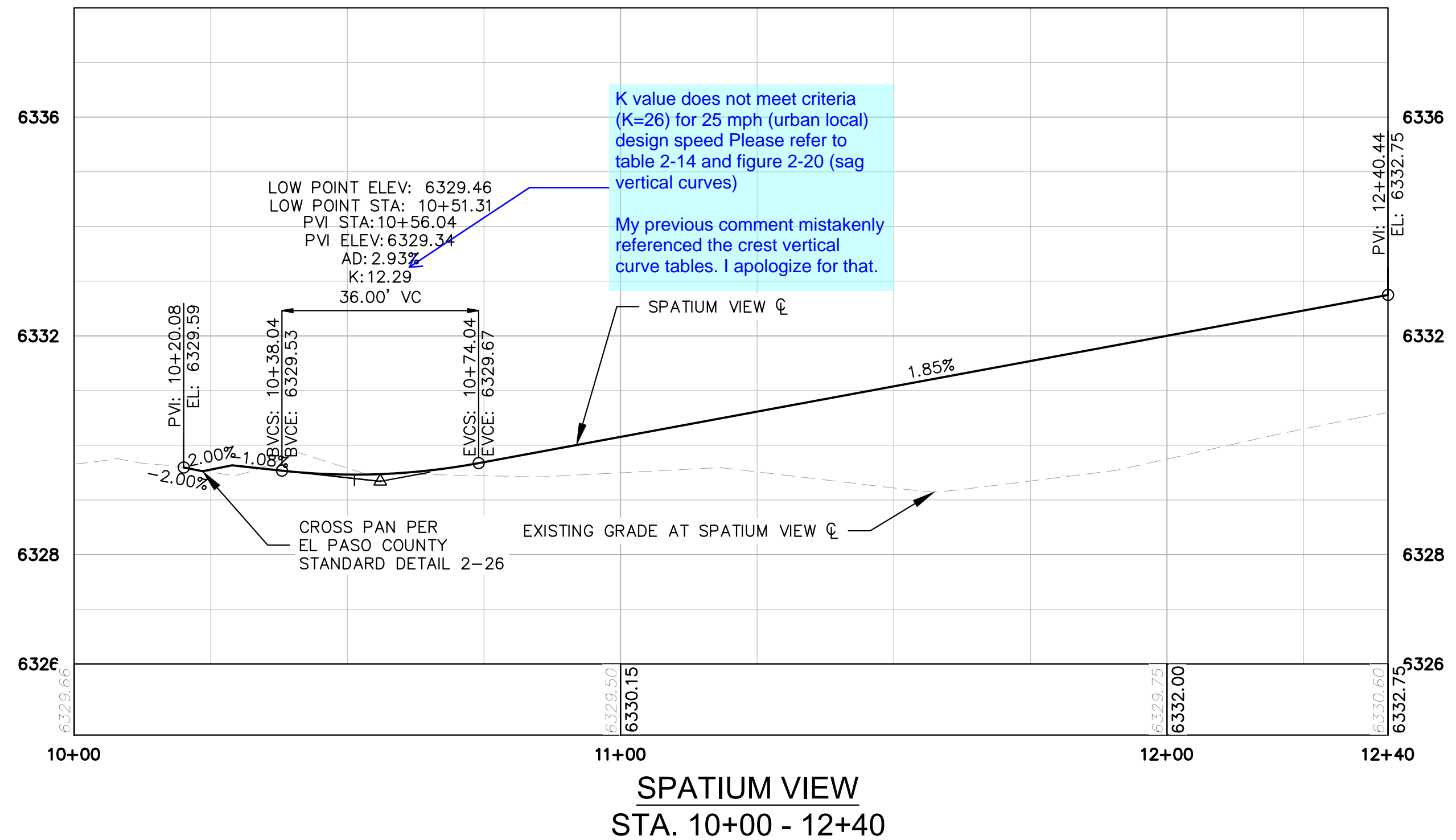
PROJECT NO.
096956009

SHEET
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- KEYMAP
SCALE: 1" = 250'
- LEGEND**
- PROPERTY LINE
 - 200' SETBACK LINE
 - LIMITS OF DISTURBANCE
 - 64XX— PROPOSED MAJOR CONTOUR
 - 64XX— PROPOSED MINOR CONTOUR
 - - -64XX- - - EXISTING MAJOR CONTOUR
 - - -64XX- - - EXISTING MINOR CONTOUR
 - 2.50%— PROPOSED SLOPE ARROW
 - S— STORM SEWER PIPE
 - S— STORM SEWER CURB INLET
 - S— STORM SEWER FLARED END SECTION
 - S— STORM SEWER MANHOLE



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2 North Nevada Avenue Suite 300
Colorado Springs, Colorado 80903 (719) 453-0180

DESIGNED BY: KK
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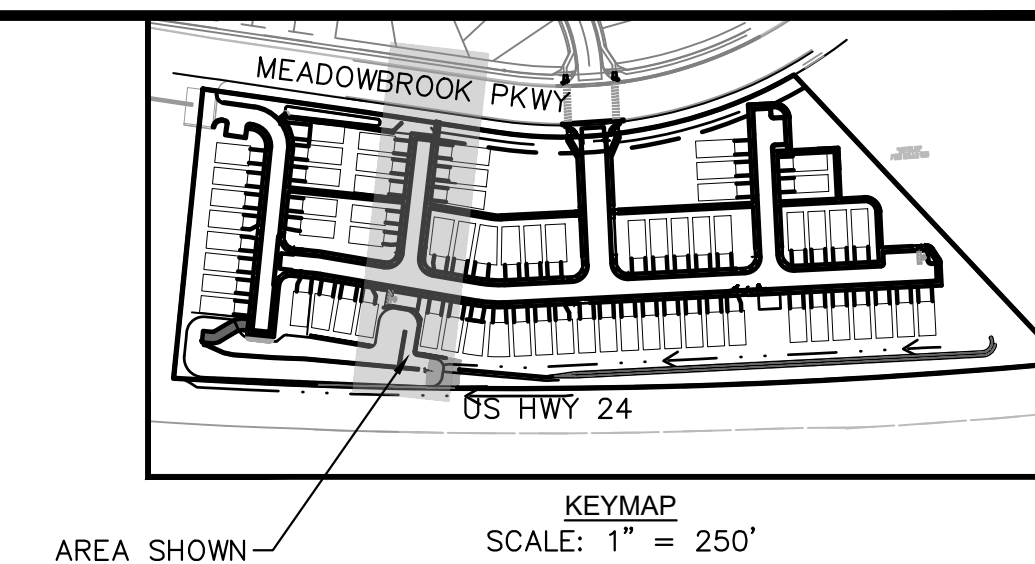
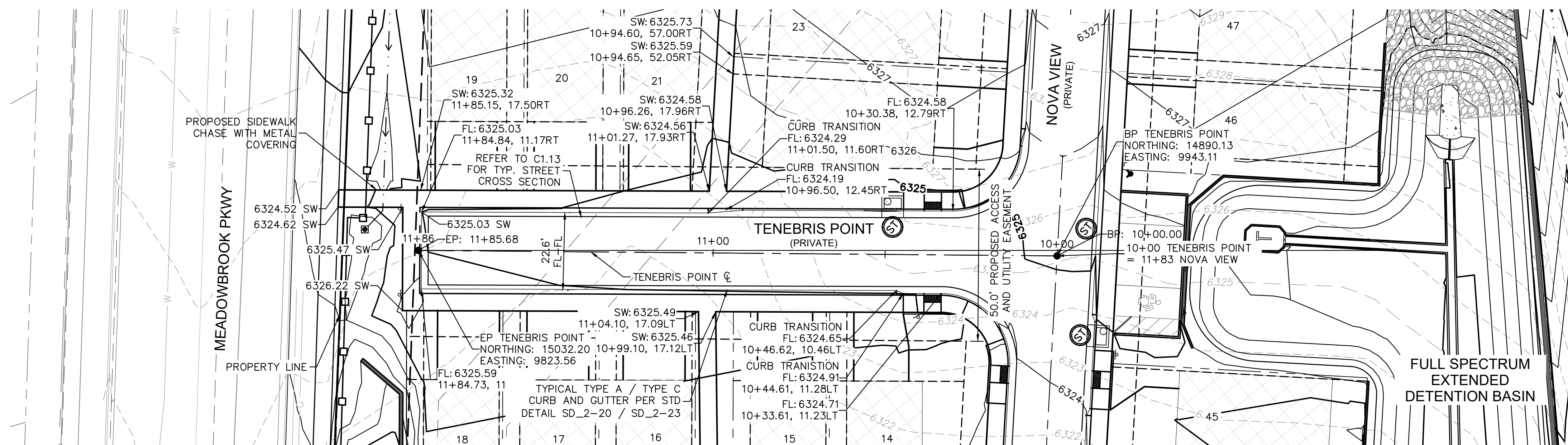
MEADOWBROOK PARK
EL PASO COUNTY, COLORADO
CONSTRUCTION DOCUMENTS
SPATIUM VIEW ROADWAY PLAN AND PROFILE

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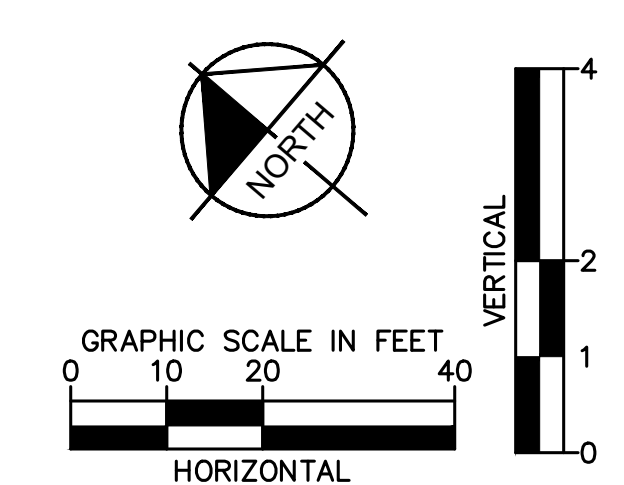
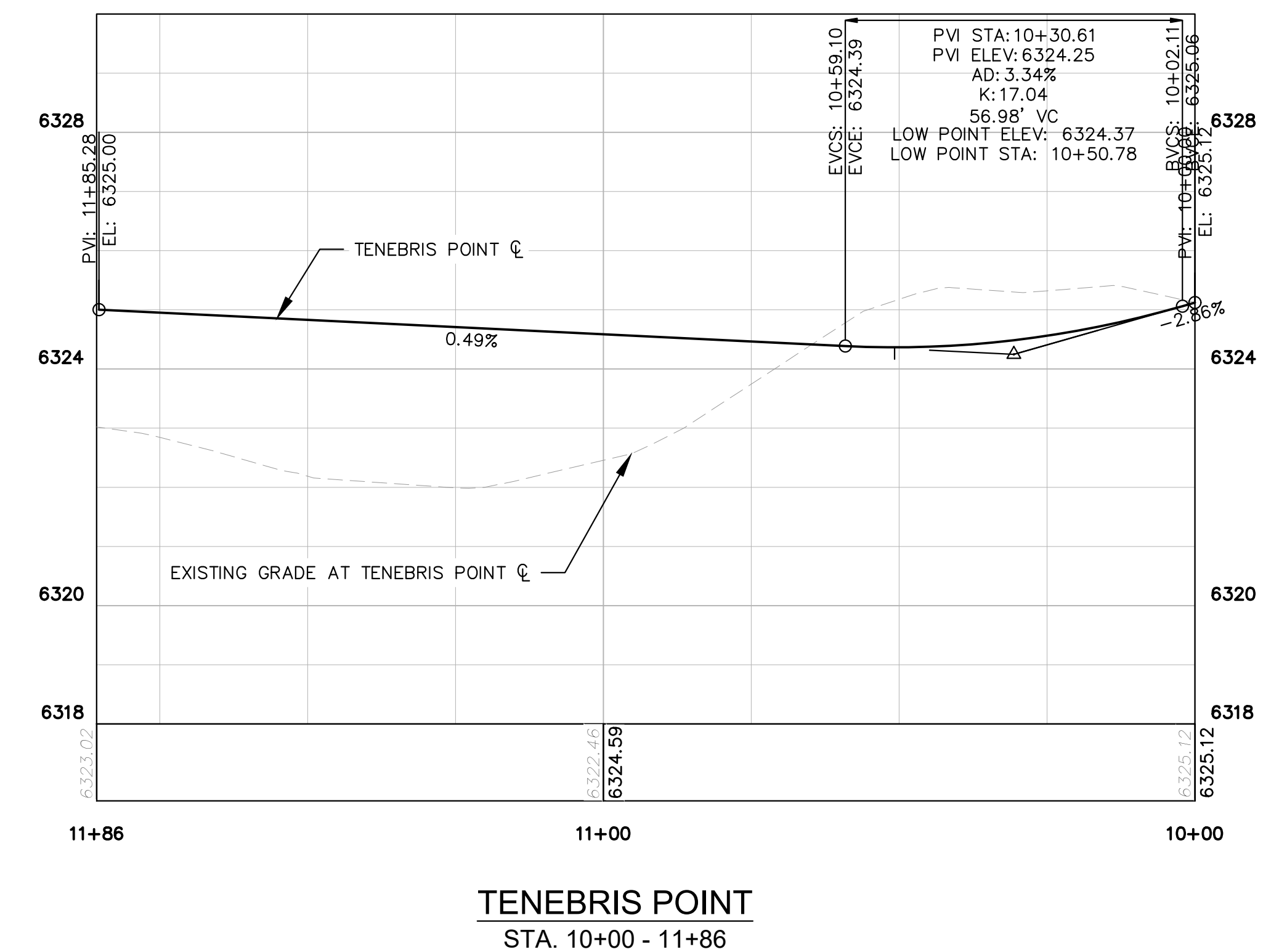
LEGEND

	PROPERTY LINE
	200' SETBACK LINE
	LIMITS OF DISTURBANCE
	PROPOSED MAJOR CONTOUR
	PROPOSED MINOR CONTOUR
	EXISTING MAJOR CONTOUR
	EXISTING MINOR CONTOUR
	PROPOSED SLOPE ARROW
	STORM SEWER PIPE
	STORM SEWER CURB INLET
	STORM SEWER FLARED END SECTION
	STORM SEWER MANHOLE

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DESIGNED BY: KK
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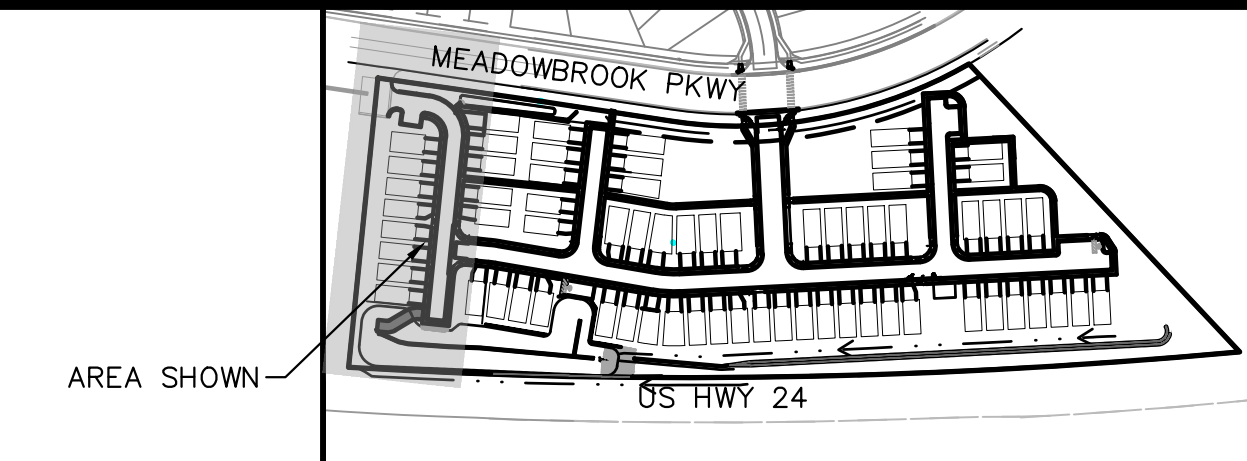
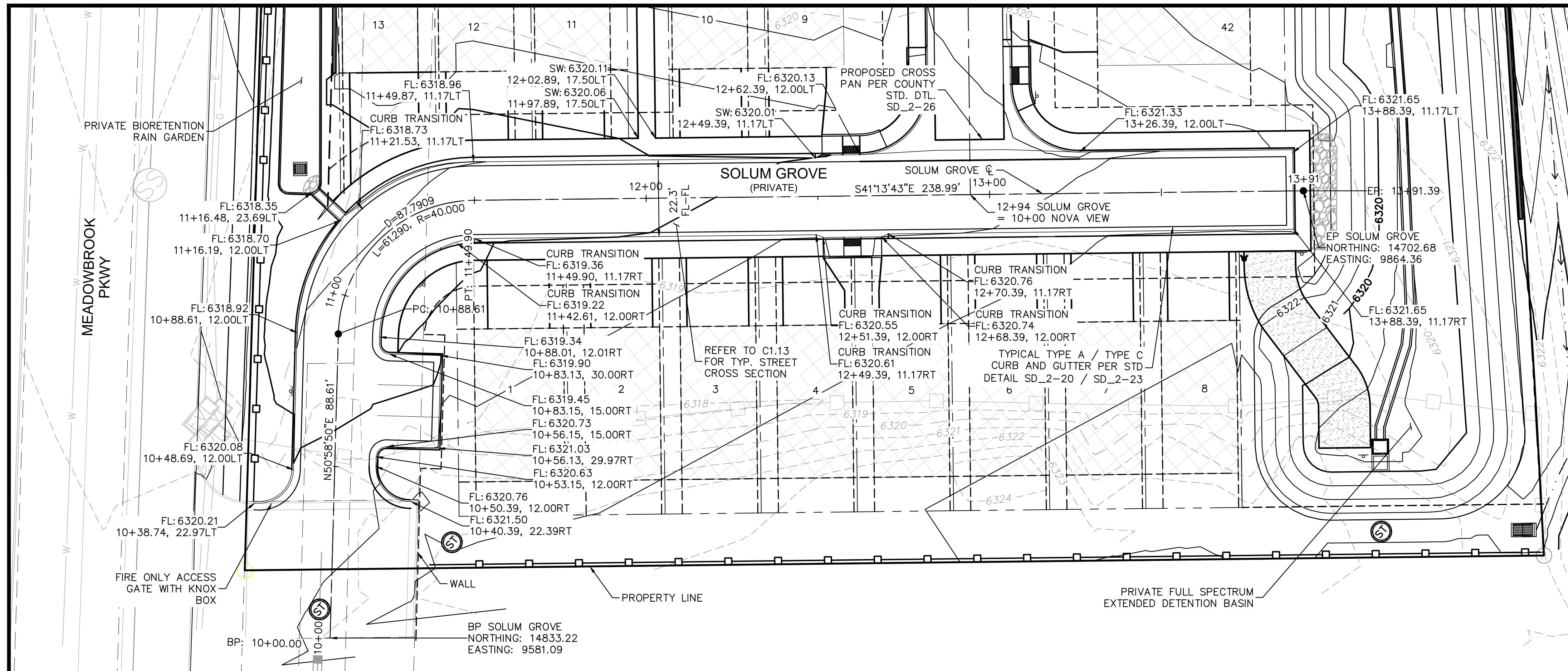


MEADOWBROOK PARK
 EL PASO COUNTY, COLORADO
 CONSTRUCTION DOCUMENTS
TENEBRIS POINT ROADWAY PLAN AND PROFILE

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PROJECT NO.
096956009
 SHEET
C1.11

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KEYMAP
SCALE: 1" = 250'

LEGEND

	PROPERTY LINE
	200' SETBACK LINE
	LIMITS OF DISTURBANCE
	PROPOSED MAJOR CONTOUR
	PROPOSED MINOR CONTOUR
	EXISTING MAJOR CONTOUR
	EXISTING MINOR CONTOUR
	PROPOSED SLOPE ARROW
	STORM SEWER PIPE
	STORM SEWER CURB INLET
	STORM SEWER FLARED END SECTION
	STORM SEWER MANHOLE

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Kimley»Horn
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2 North Nevada Avenue Suite 300
Colorado Springs, Colorado 80903 (719) 453-0180

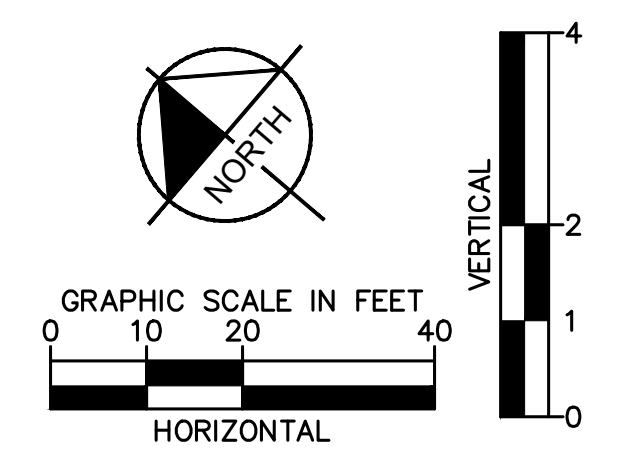
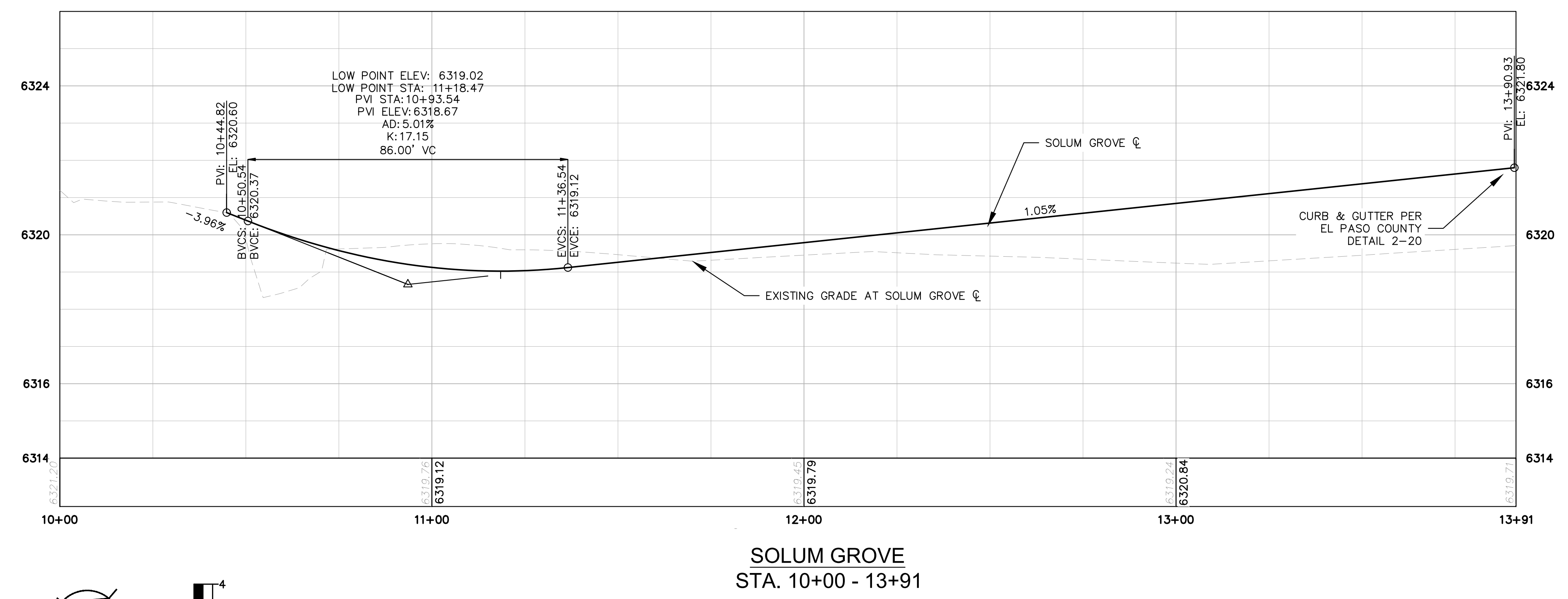
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DATE: 06/07/2021

MEADOWBROOK PARK
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CONSTRUCTION DOCUMENTS
SOLUM GROVE ROADWAY PLAN AND PROFILE

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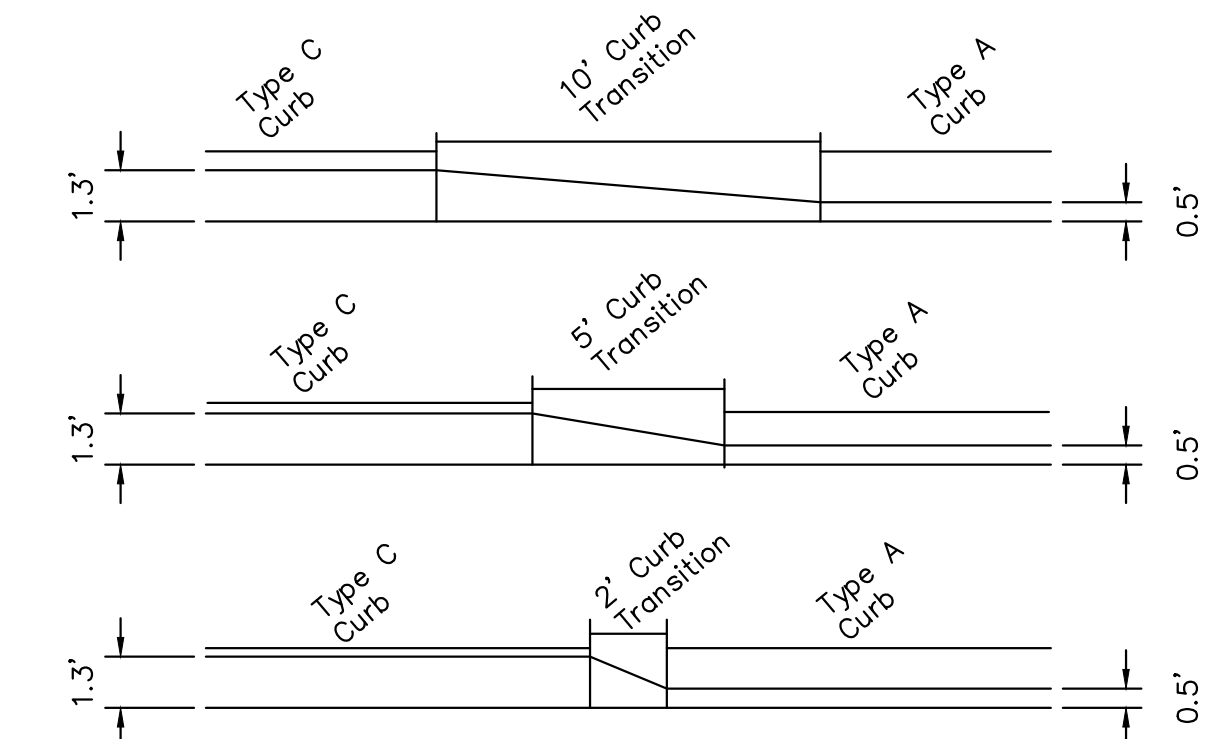
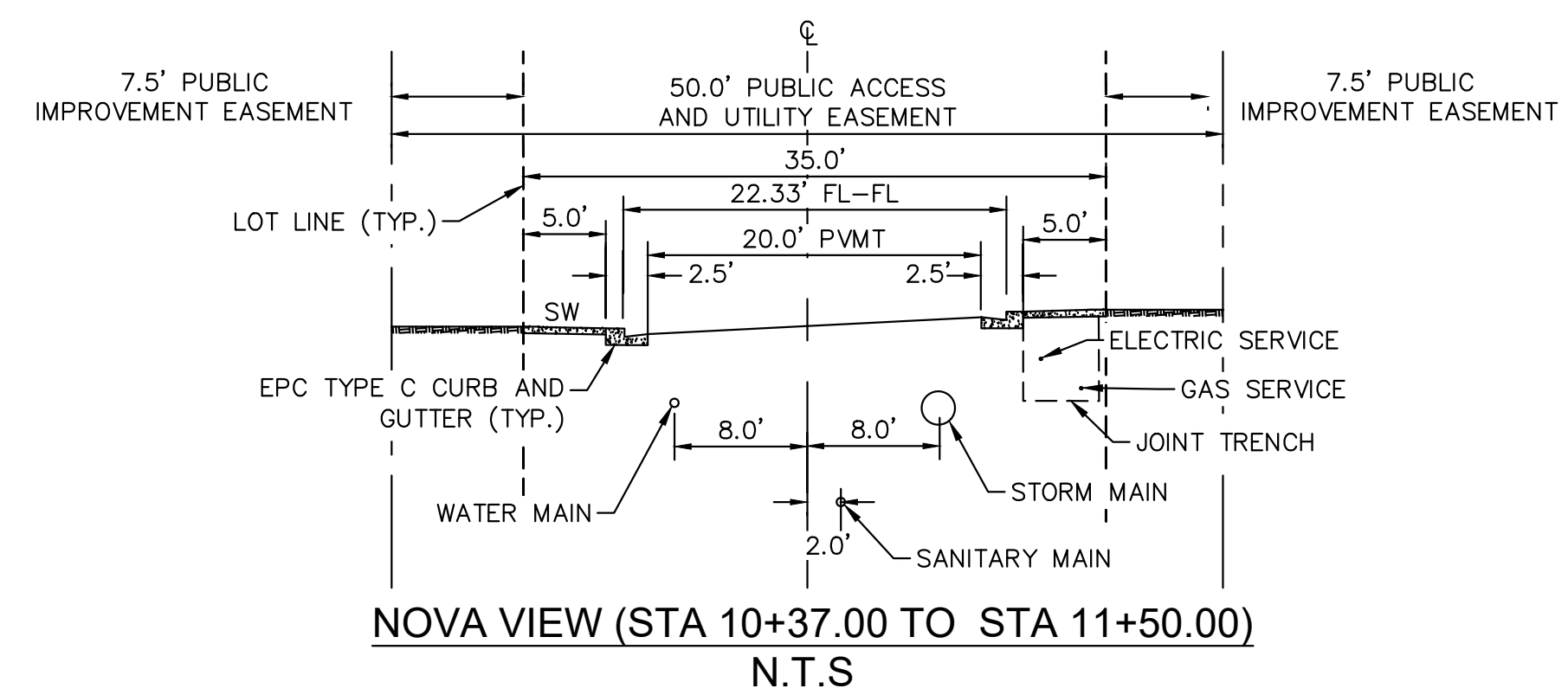
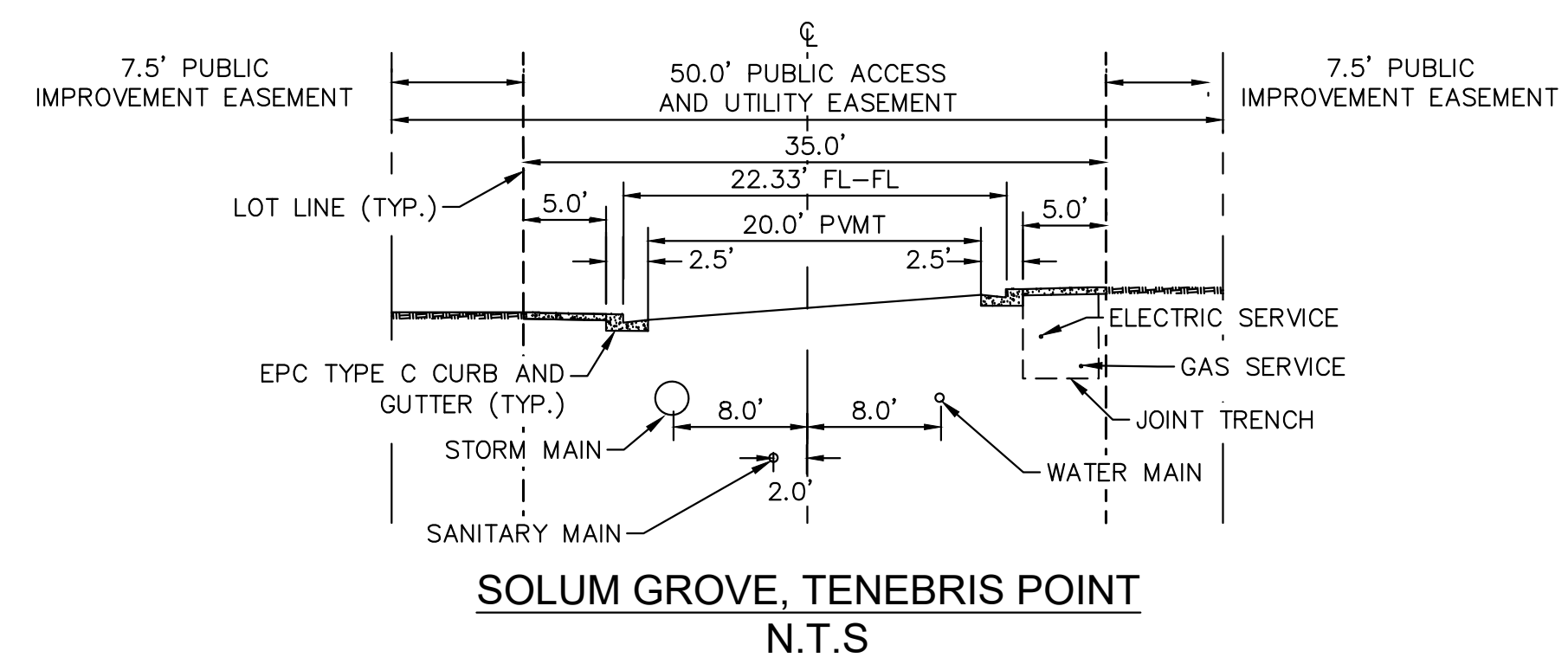
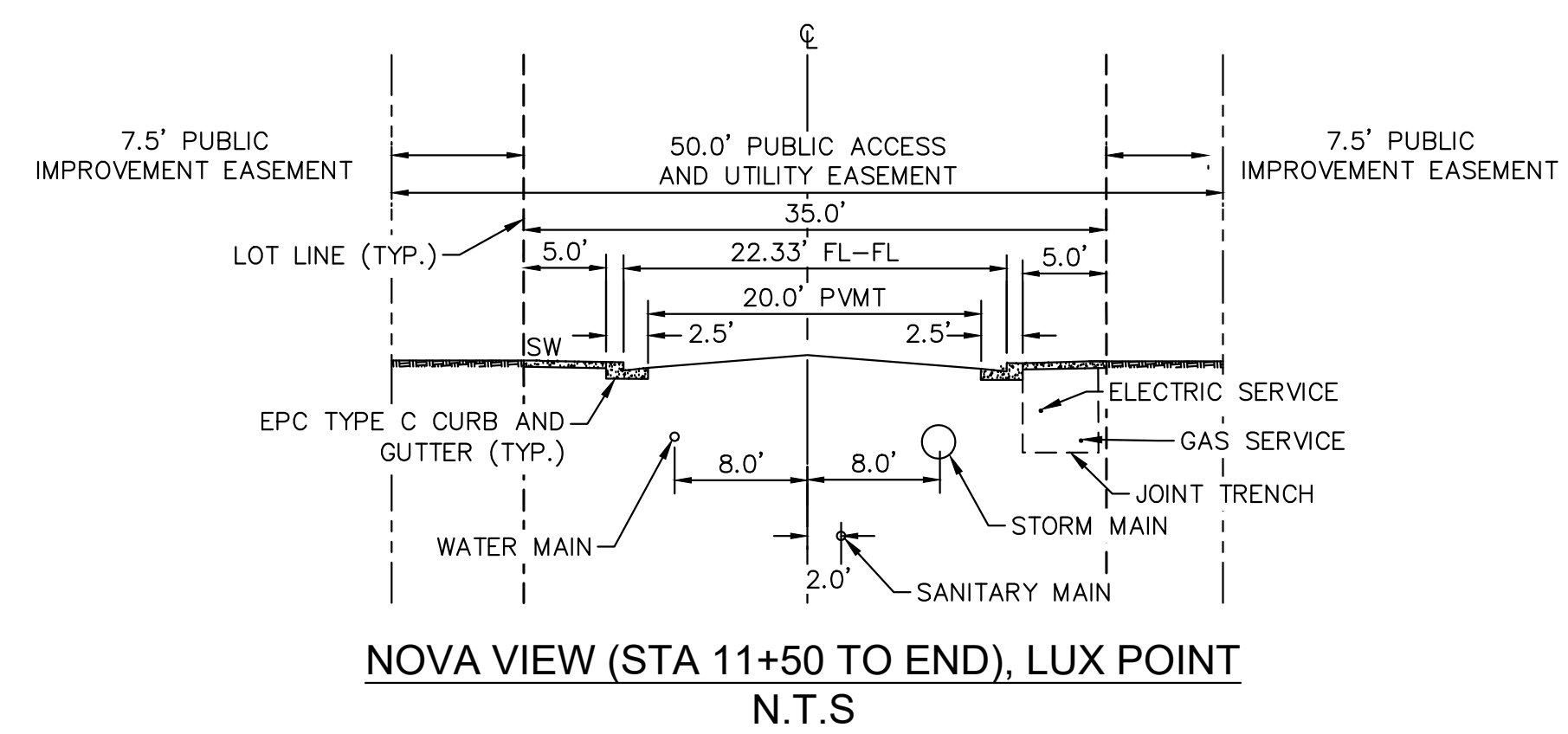
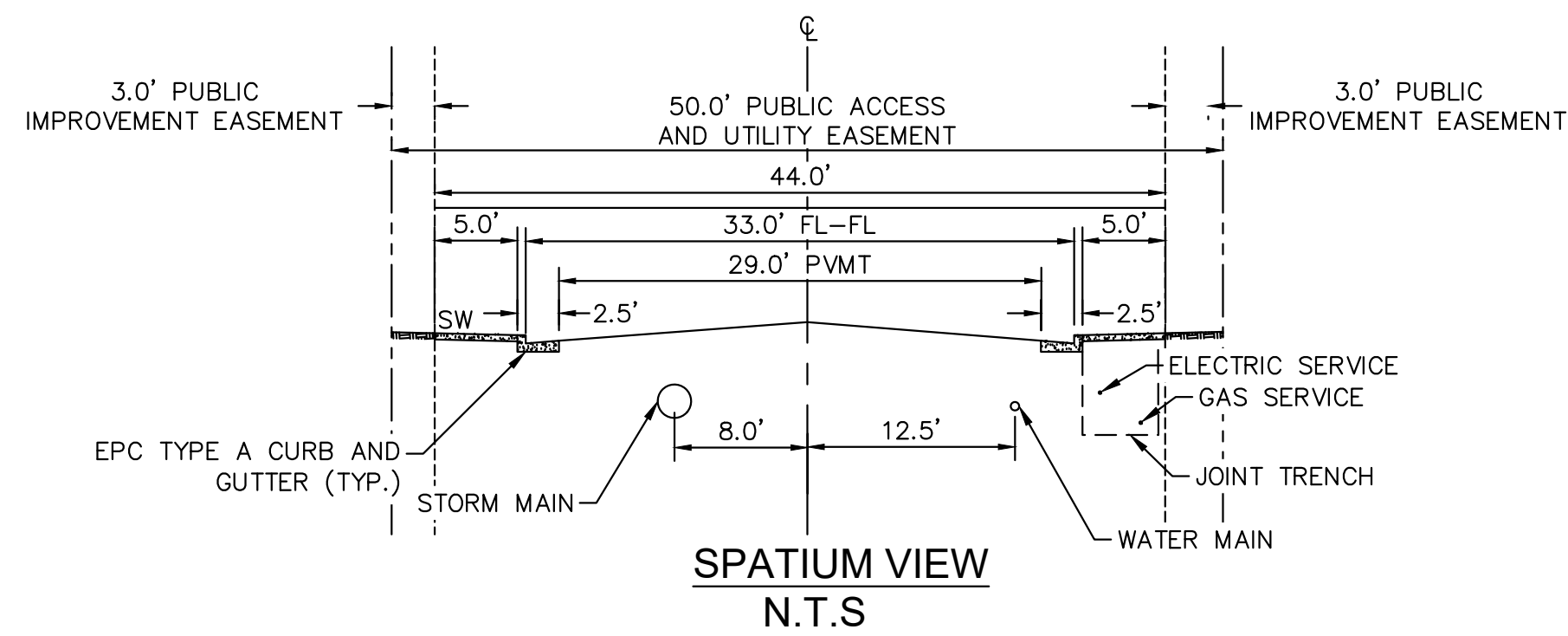
PROJECT NO.
096956009

SHEET
C1.12



SOLUM GROVE
STA. 10+00 - 13+91

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Kimley»Horn
2021 KIMLEY-HORN AND ASSOCIATES, INC.
2 North Nevada Avenue Suite 300
Colorado Springs, Colorado 80903 (719) 453-0180

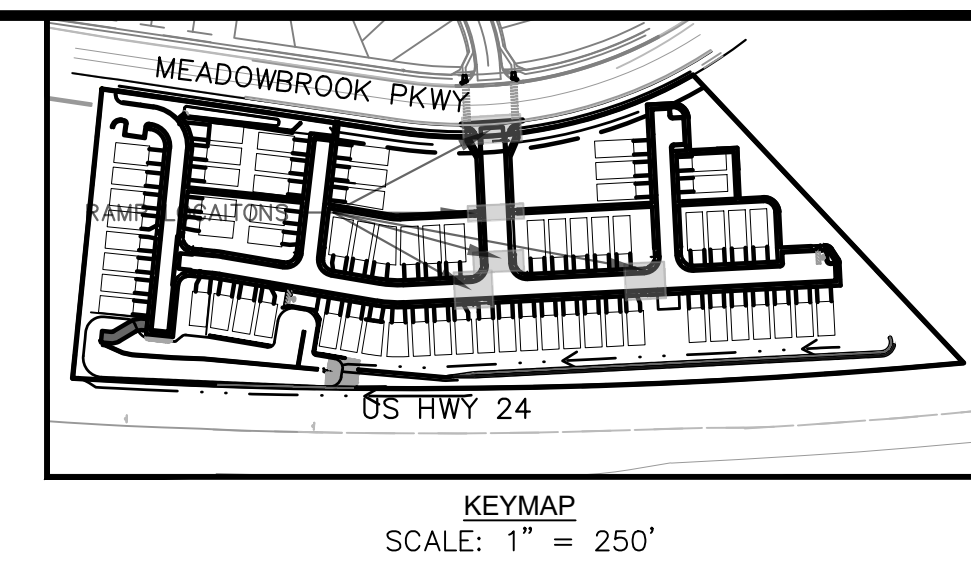
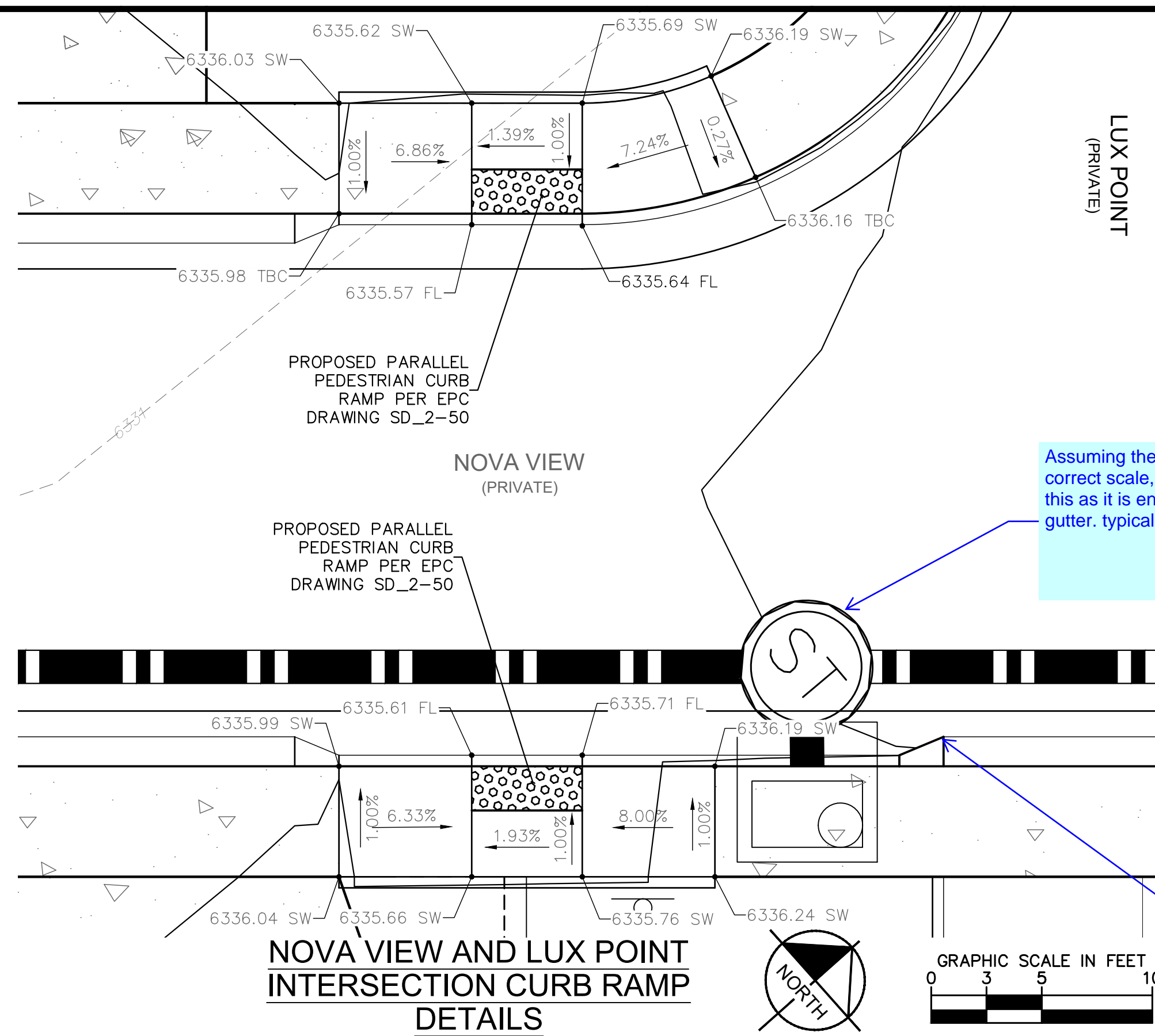
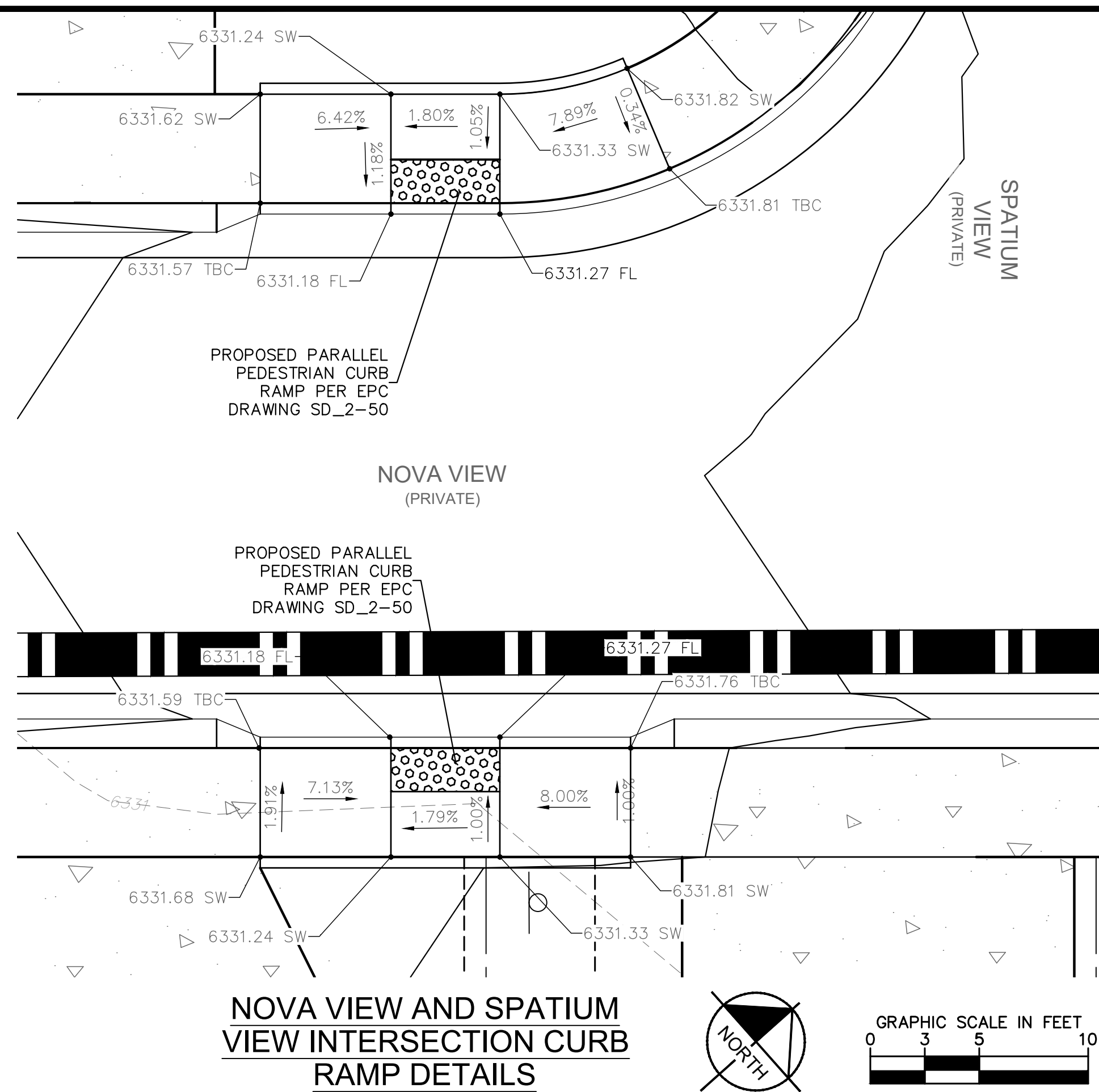
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CHECKED BY: JH
DATE: 06/07/2021

MEADOWBROOK PARK
EL PASO COUNTY, COLORADO
CONSTRUCTION DOCUMENTS
STREET TYPICAL CROSS SECTIONS

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PROJECT NO.
096956009
SHEET
C1.13

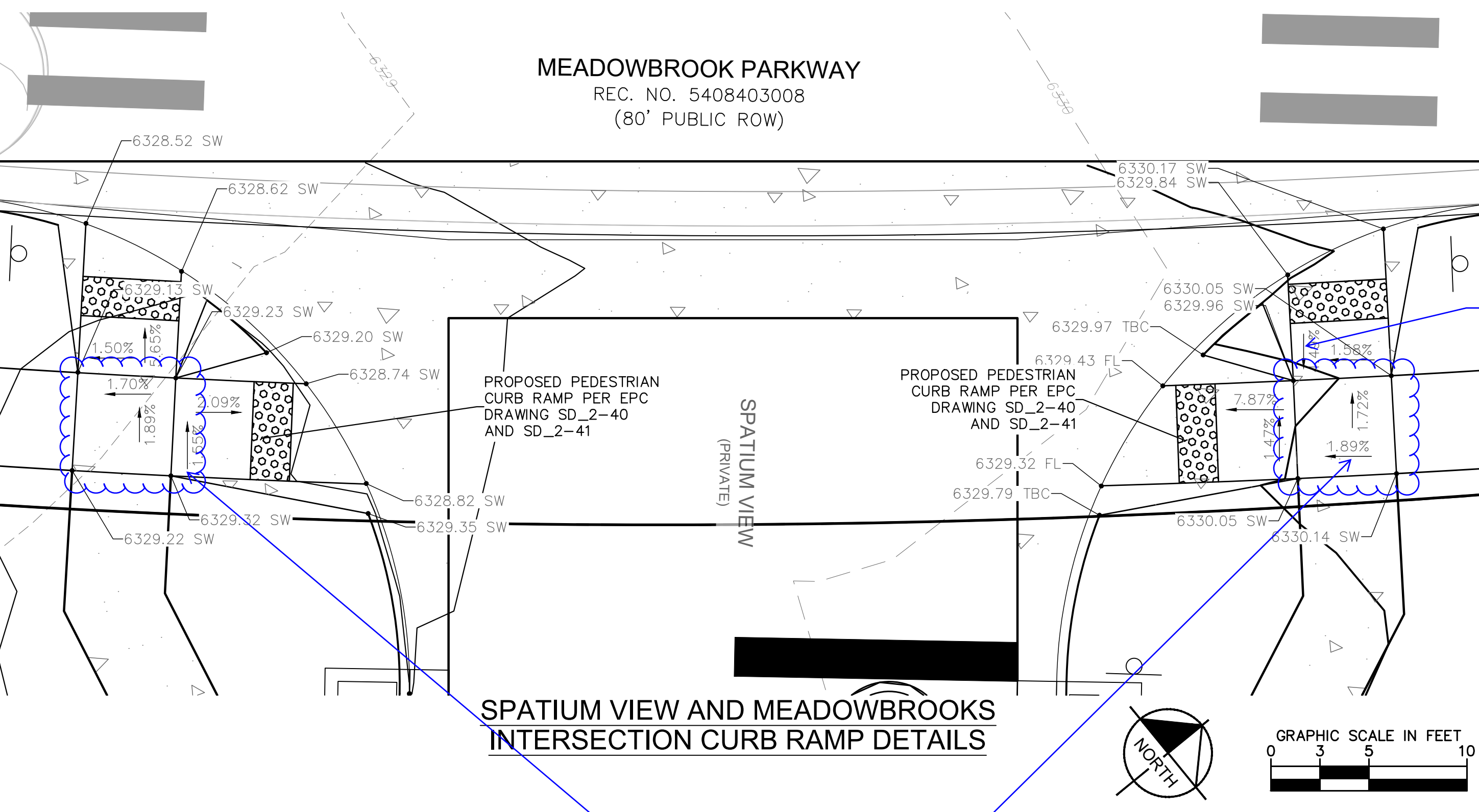
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Review 1 comment: Please provide ramp details for PED ramps on Lux Point and those on Meadowbrook Parkway/ Peble Drive
Review 2: unresolved

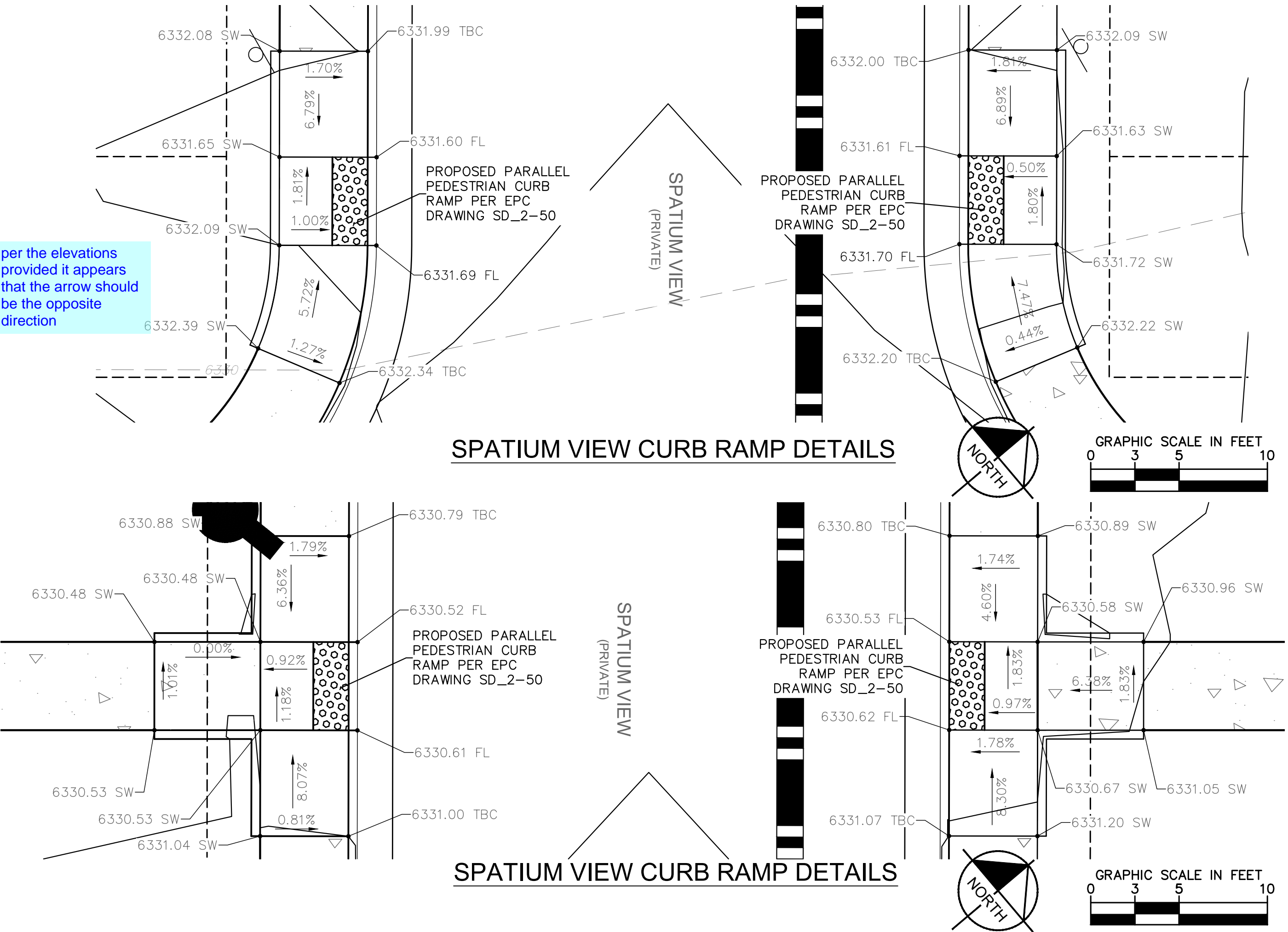
Assuming the manhole is the correct scale, consider relocating this as it is encroaching into the gutter. typical where this occurs

Please label which of the 3 transition details shown will apply on the drawings or identify on the transition curb detail where each type would occur.



cross slopes need to be $\le 1.4\%$ to avoid any slope being over 2% on the landing.

per the elevations provided it appears that the arrow should be the opposite direction



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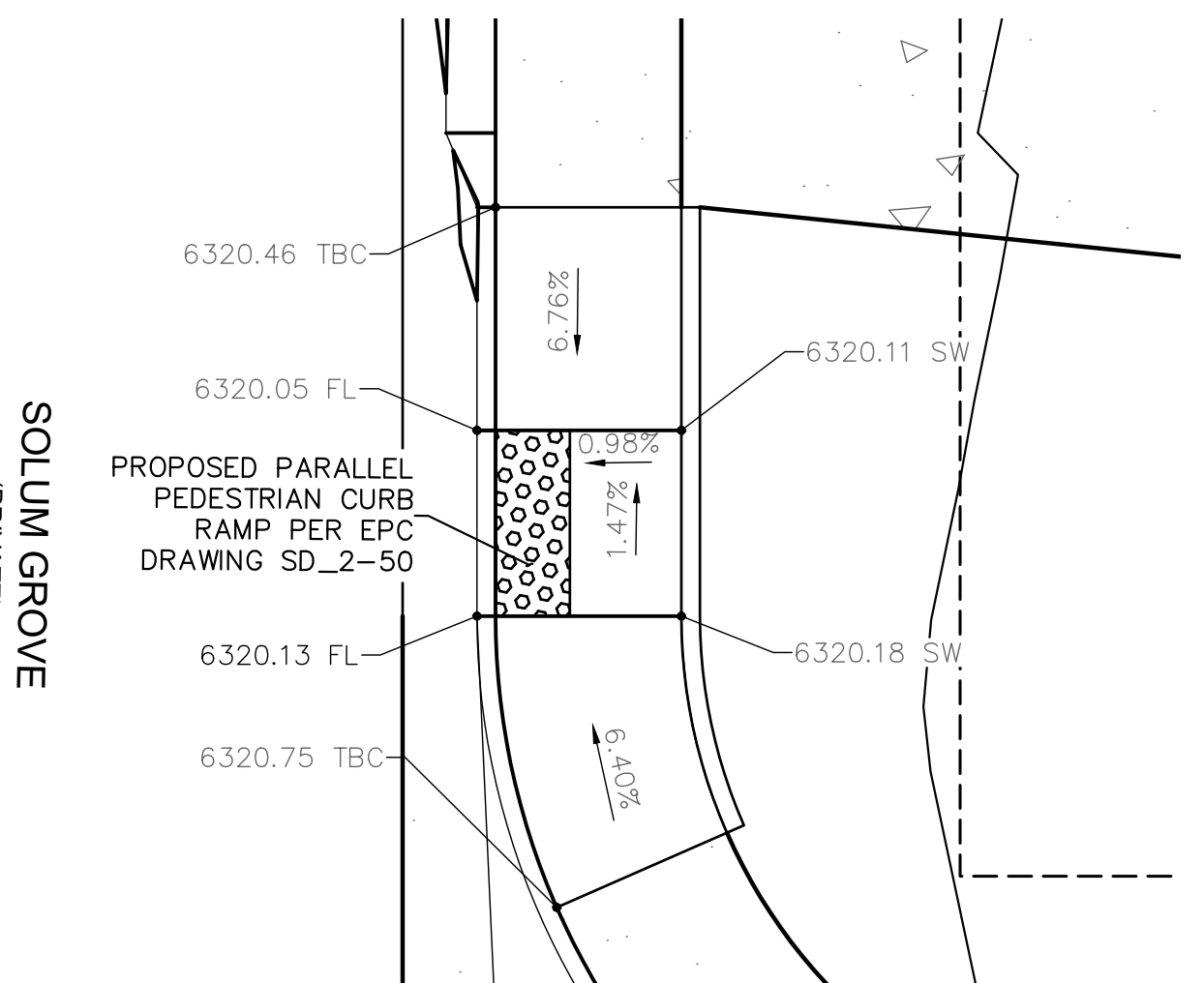
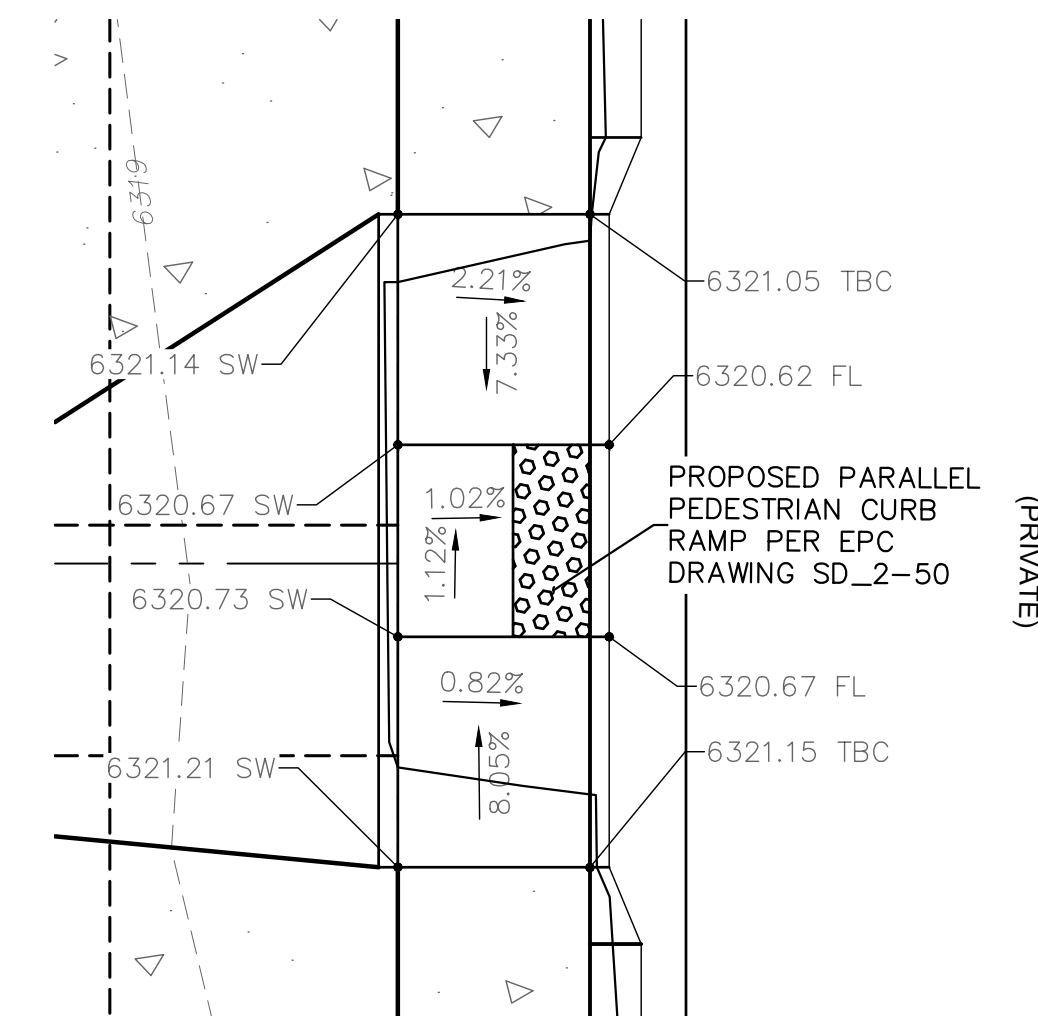
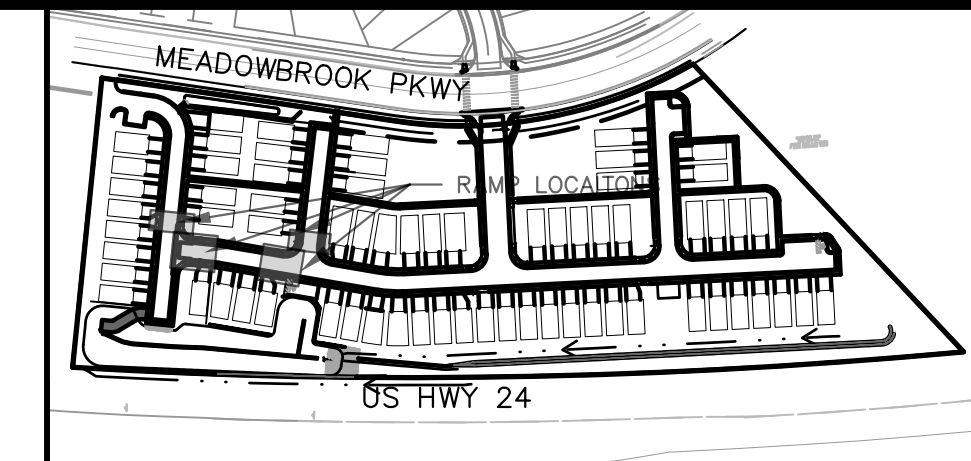
MEADOWBROOK PARK
EL PASO COUNTY, COLORADO
CONSTRUCTION DOCUMENTS
DETAILED GRADING PLAN

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Kimley-Horn and Associates, Inc.

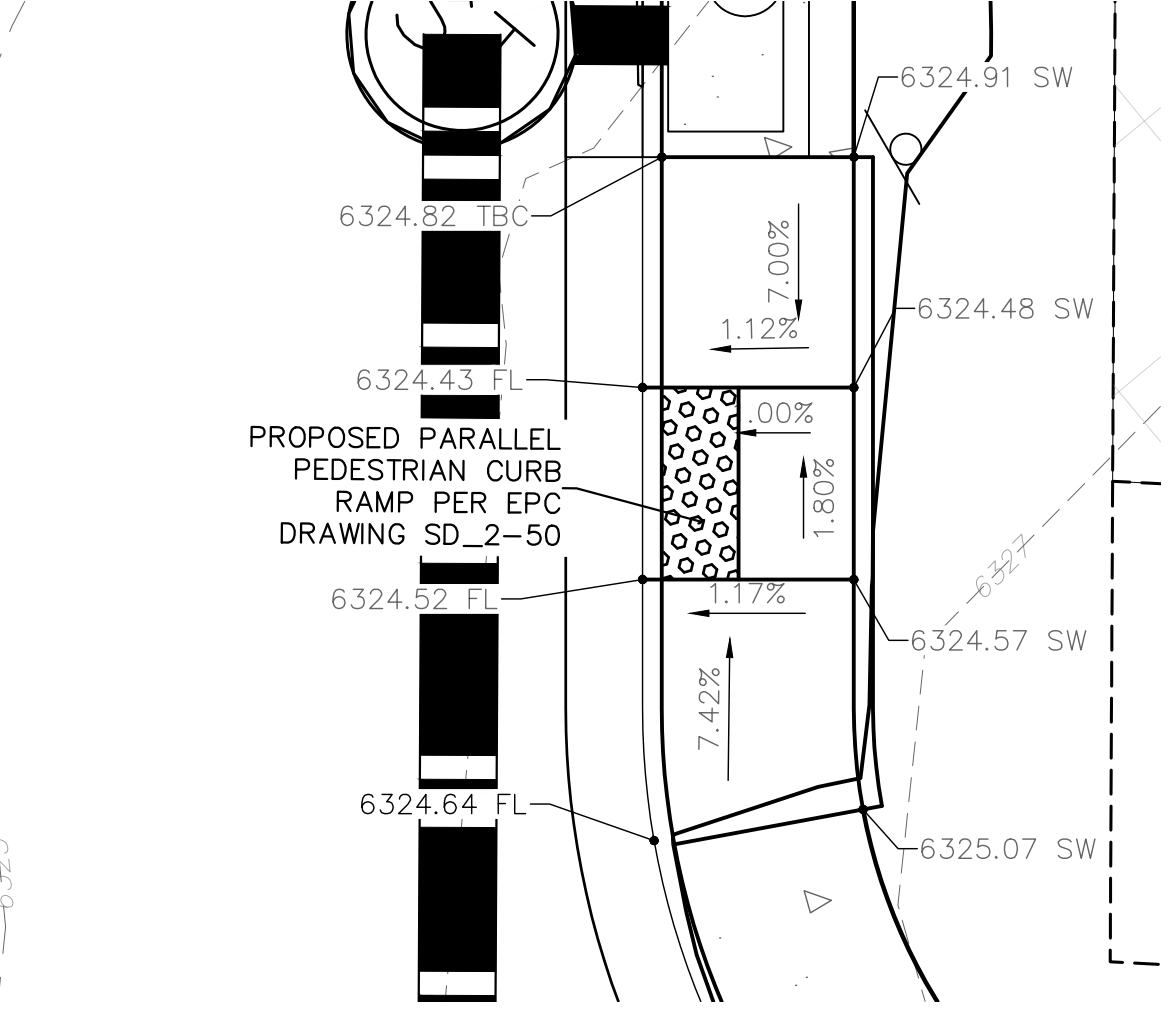
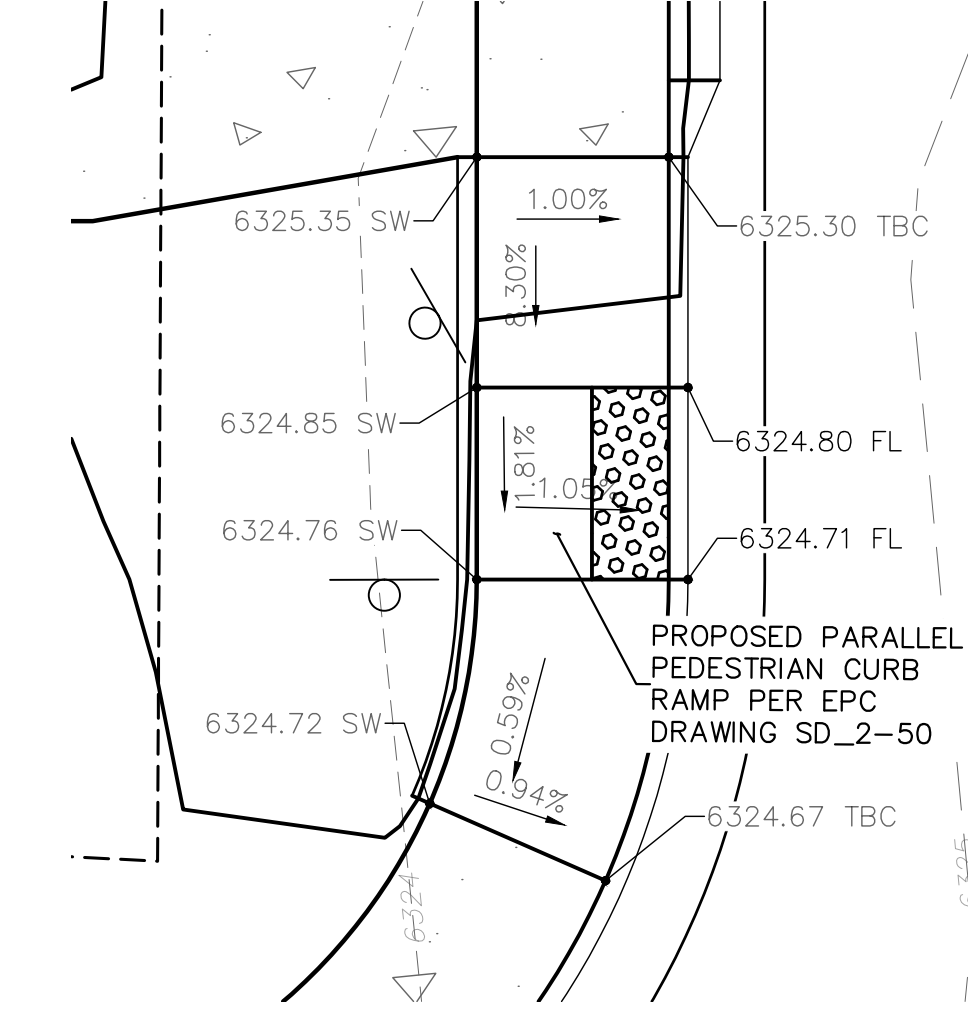
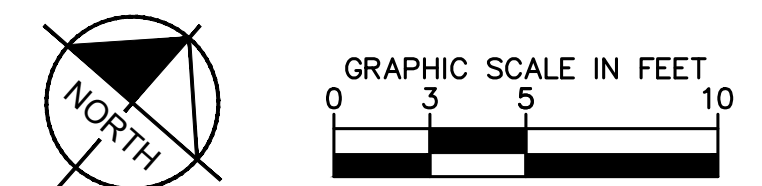
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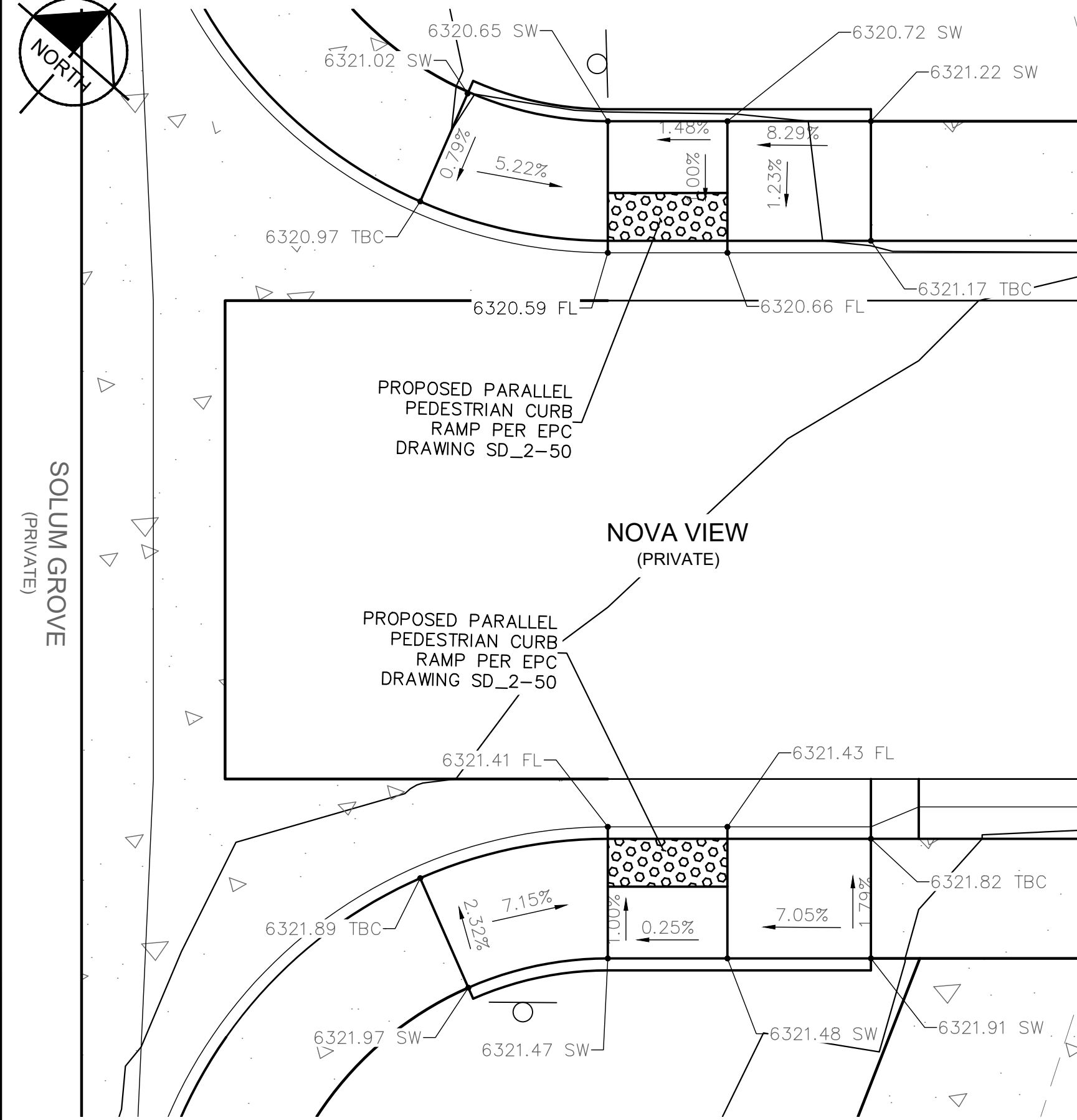
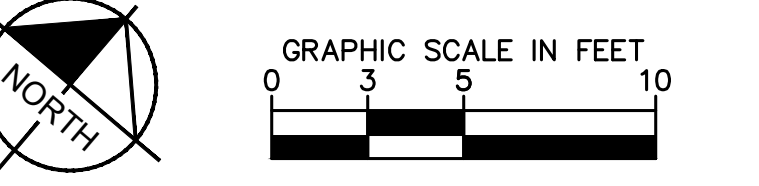
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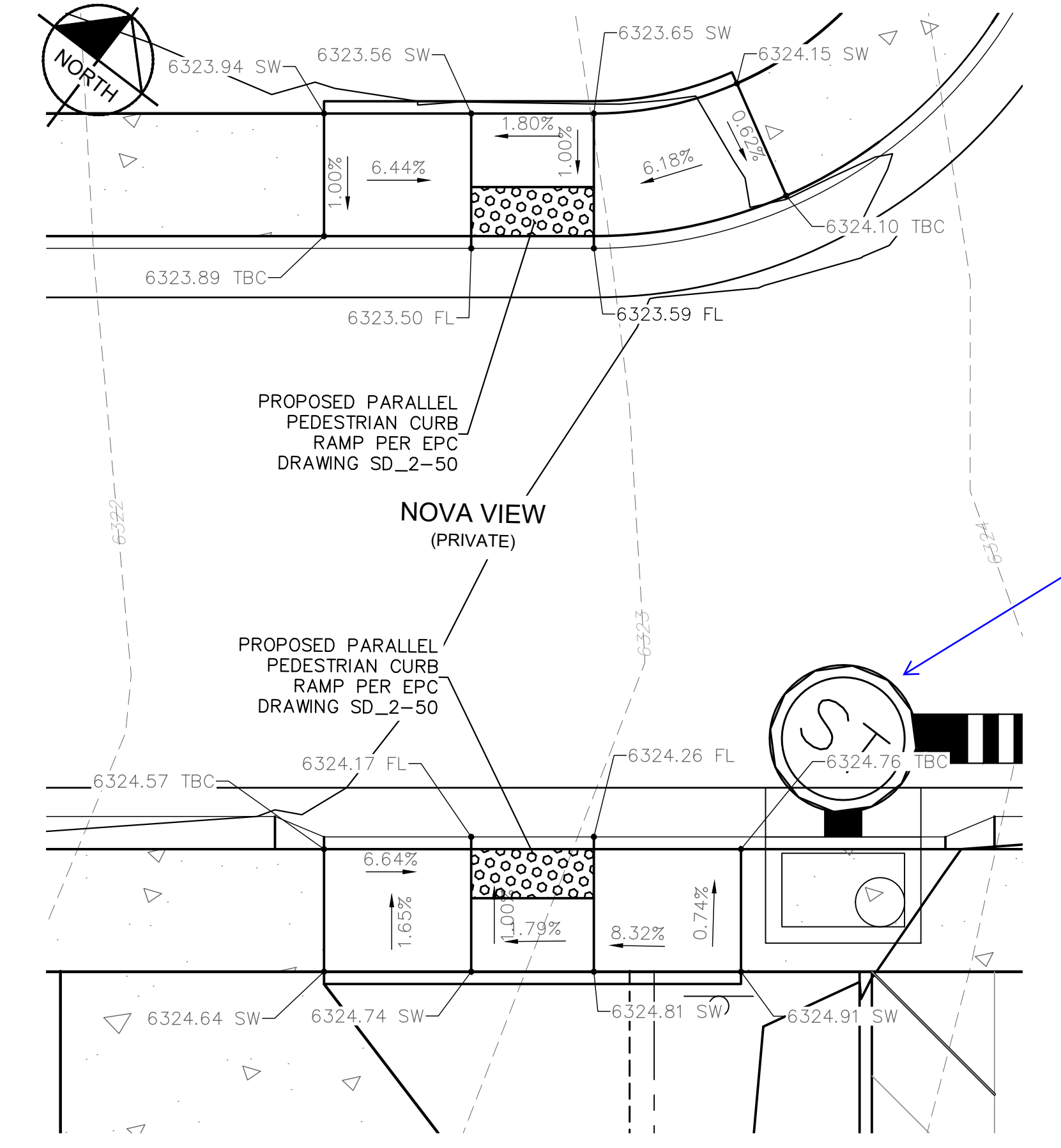
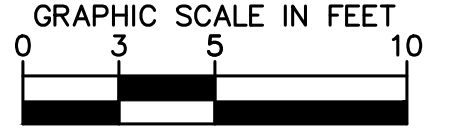
SOLUM GROVE CURB RAMP DETAILS



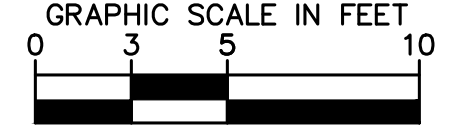
TENEBRIS POINT CURB RAMP DETAILS



NOVA VIEW AND SOLUM GROVE INTERSECTION CURB RAMP DETAILS



NOVA VIEW AND TENEBRIS POINT INTERSECTION CURB RAMP DETAILS



see comment on the previous sheet

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 2 North Nevada Avenue Suite 300
 Colorado Springs, Colorado 80903 (719) 453-0180

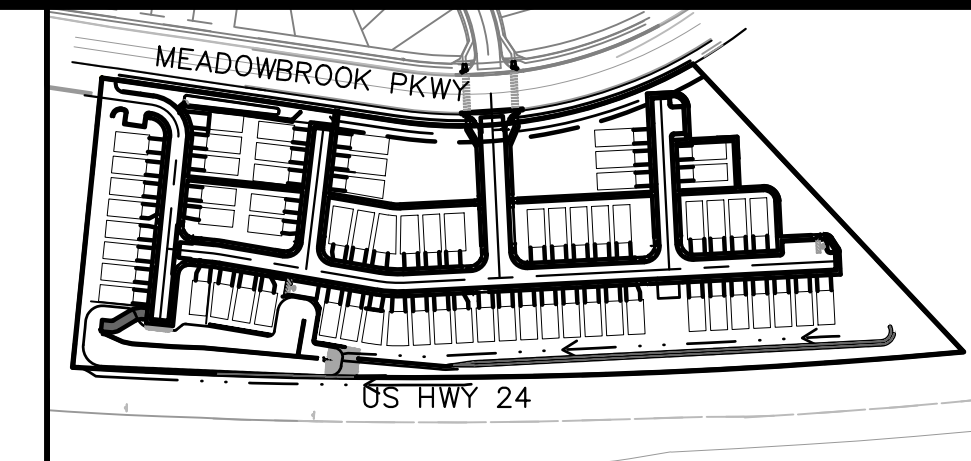
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 DRAWN BY: KK
 CHECKED BY: JH
 DATE: 06/07/2021

**MEADOWBROOK PARK
 EL PASO COUNTY, COLORADO
 CONSTRUCTION DOCUMENTS
 DETAILED GRADING PLAN**

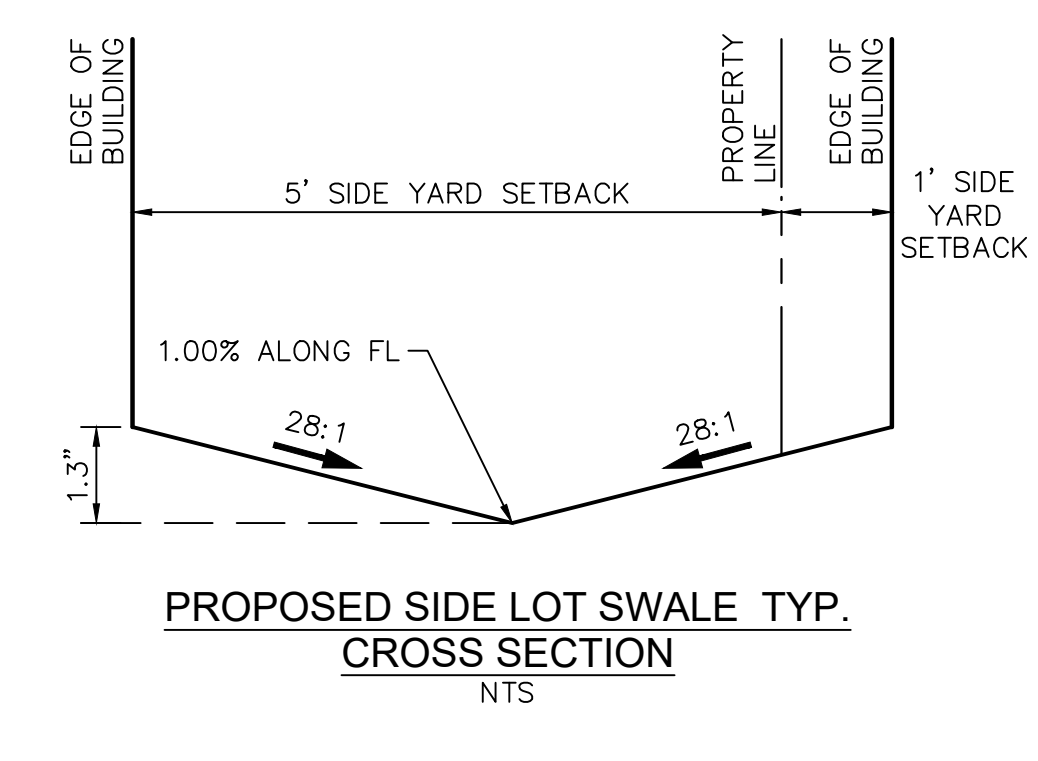
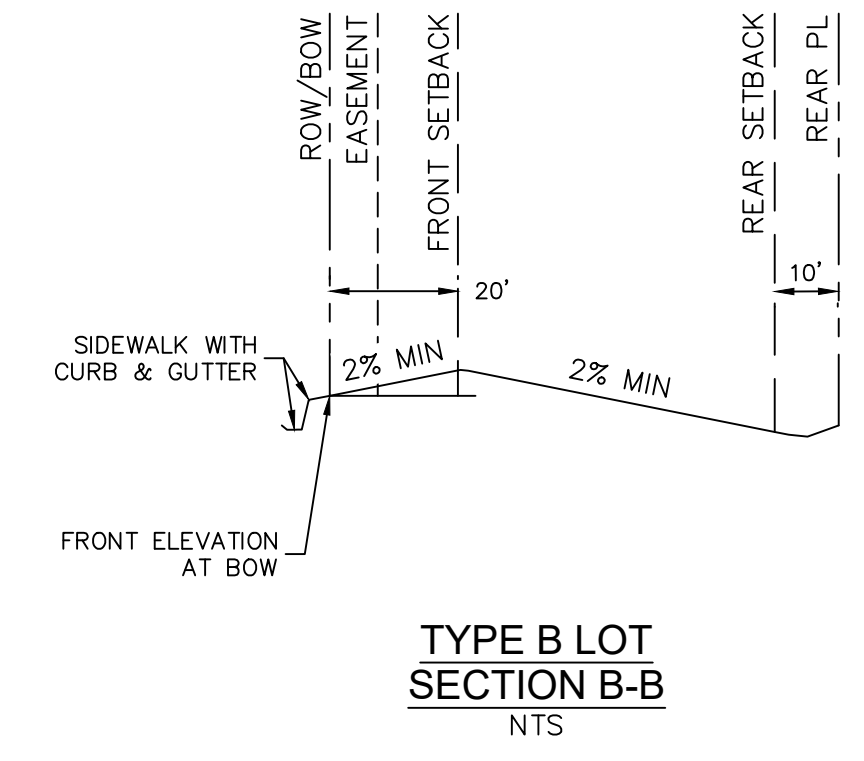
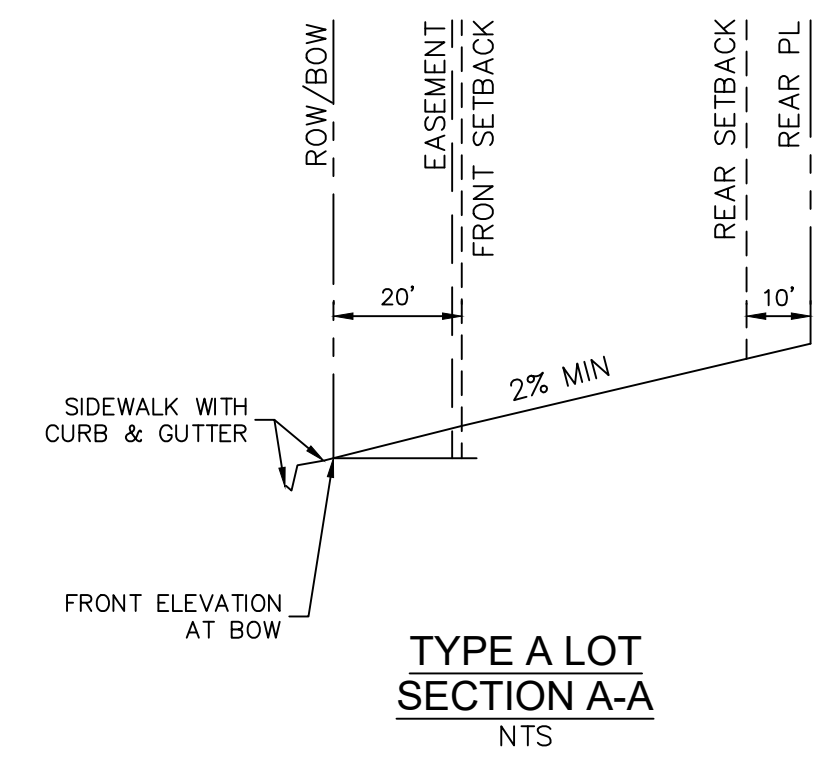
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PROJECT NO.
 096956009

SHEET
C1.15

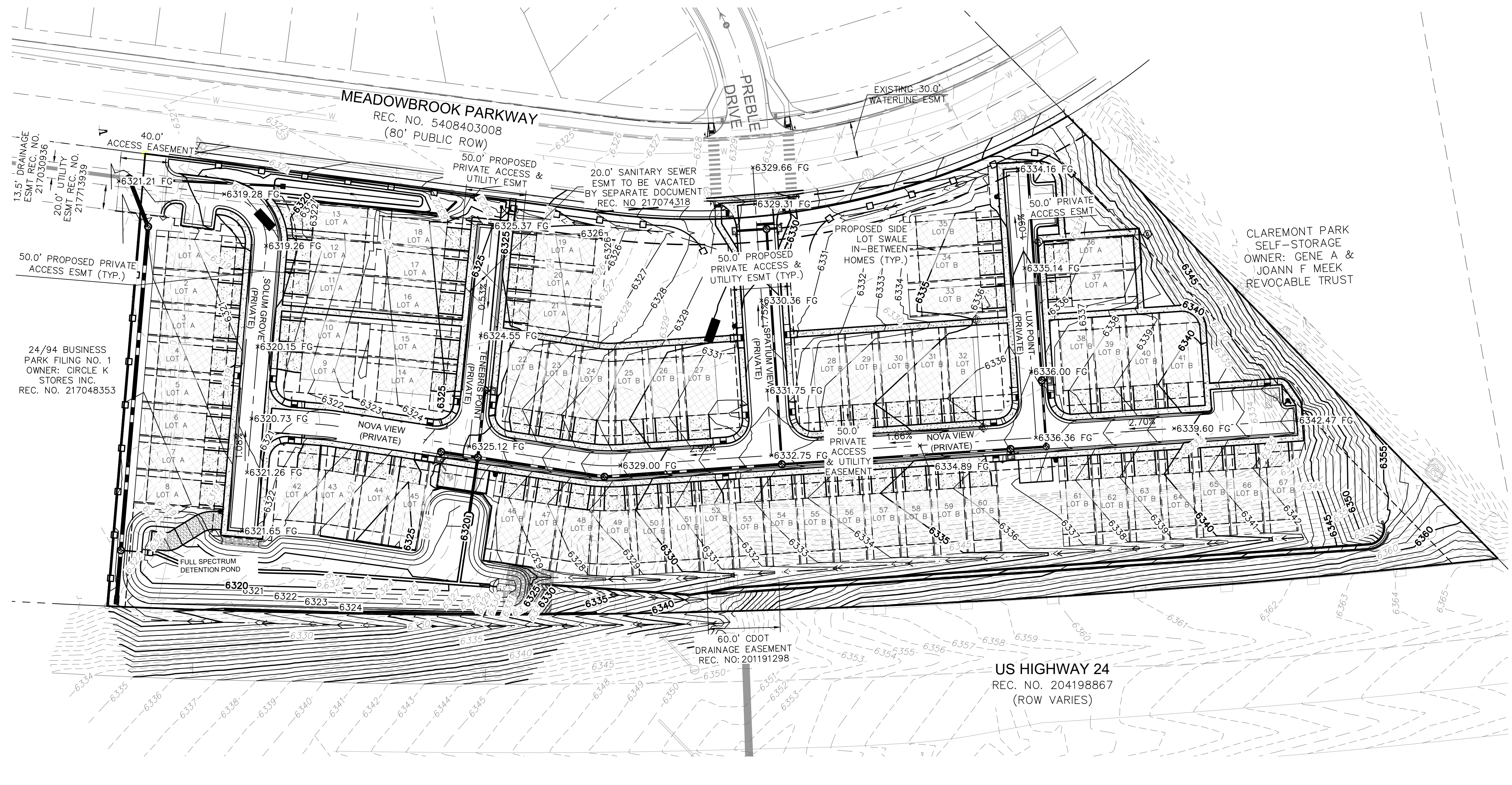


KEYMAP
SCALE: 1" = 250'



NOTES

1. ALL BUILDINGS, LOTS 1-67, WILL BE CONSTRUCTED AS, SLAB ON GRADE. LOTS ARE NOT PERMITTED TO HAVE BASEMENTS.
2. SIDE LOT SWALES ARE REQUIRED WITHIN EACH 6-FT CORRIDOR BETWEEN HOMES, PER THE TYPICAL DETAIL SHOWN HEREON. CORRIDORS BETWEEN HOMES SHALL NOT BE GRADED FLAT.



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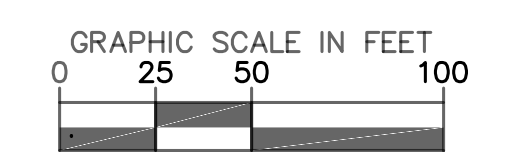
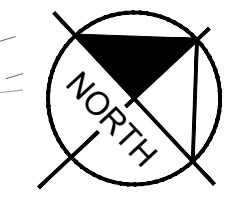
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DRAWN BY: FSA
CHECKED BY: JH
DATE: 10/09/2020

MEADOWBROOK PARK
EL PASO COUNTY, COLORADO
GRADING AND EROSION CONTROL PLAN
OVERALL OVERLOT GRADING PLAN



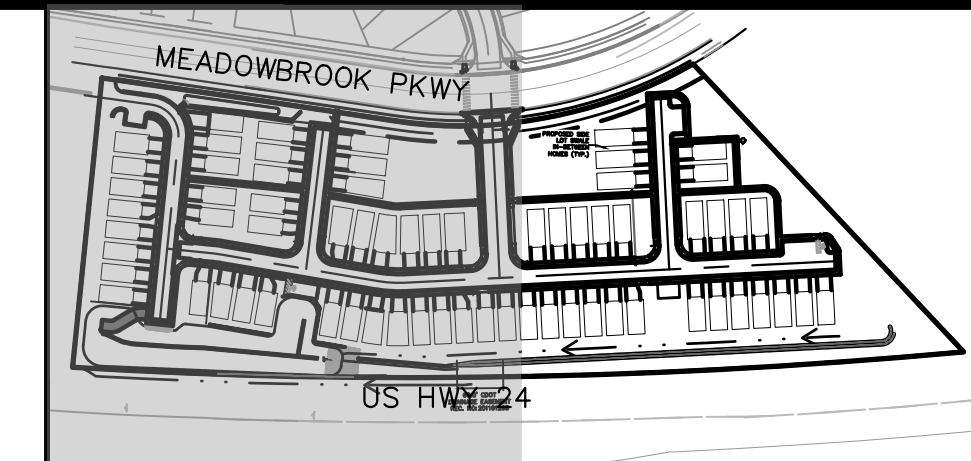
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LEGEND

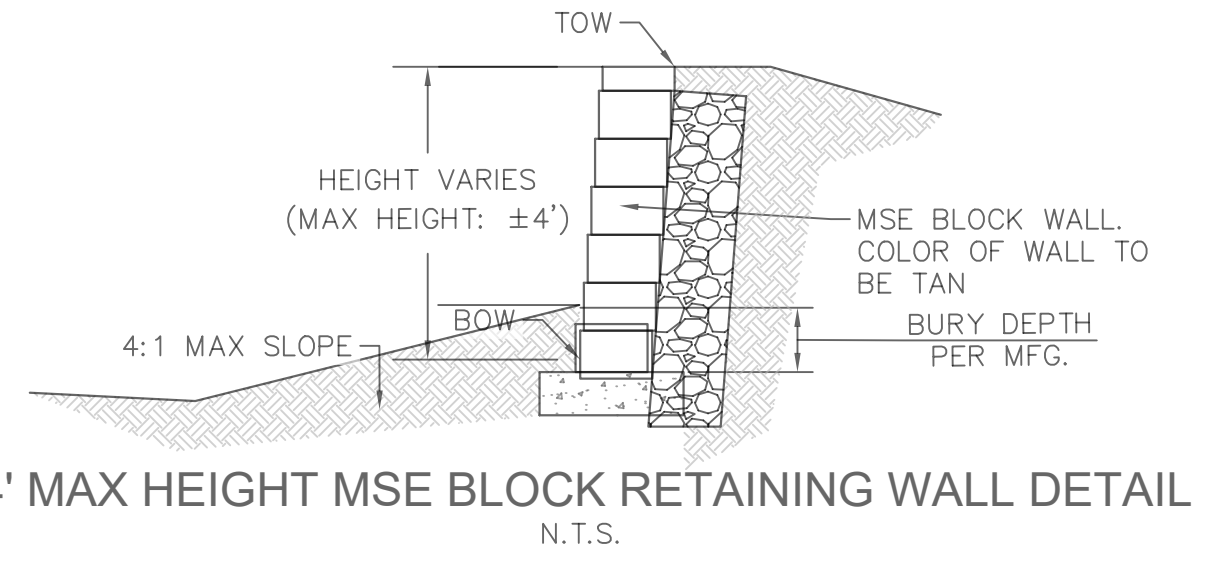
- PROPERTY LINE
- 200' SETBACK LINE
- - - LIMITS OF DISTURBANCE
- - - PROPOSED SWALE
- 64XX PROPOSED MAJOR CONTOUR
- 64XX PROPOSED MINOR CONTOUR
- 64XX EXISTING MAJOR CONTOUR
- 64XX EXISTING MINOR CONTOUR
- STORM SEWER PIPE
- ⊕ STORM SEWER CURB INLET
- ⊕ STORM SEWER AREA INLET
- ⊕ STORM SEWER MANHOLE
- ⊕ STORM SEWER XXXX
- ⊕ STORM SEWER DETENTION POND OUTLET STRUCTURE

ABBREVIATIONS LEGEND

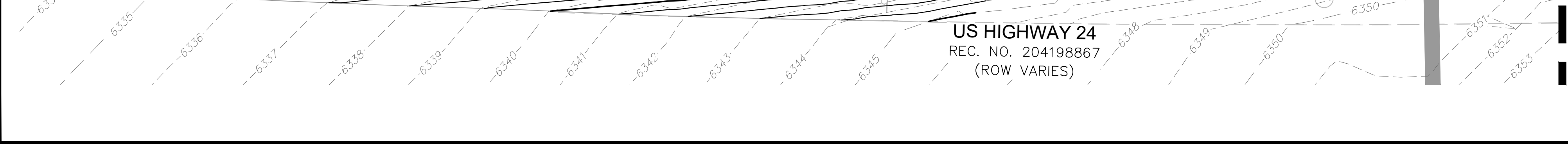
- FG - FINISH GRADE
- FL - FLOW LINE
- LP - LOW POINT
- HP - HIGH POINT
- ME - MATCH EXISTING
- SW - SIDEWALK
- TOW - TOP OF WALL FINISH GRADE
- BOW - BOTTOM OF WALL FINISH GRADE
- PL - PROPERTY LINE

NOTES

1. REFERENCE SHEETS C1.7-C1.13 FOR PLAN AND PROFILE AND DETAILED GRADING FOR PUBLIC ROADWAYS AND SIDEWALKS.
2. PROPOSED GRADING CONTOURS AND SPOT ELEVATIONS SHOWN REPRESENT OVERLOT GRADING FOR AREAS OUTSIDE OF THE PROPOSED ROADWAYS.
3. DETAILED LOT GRADING PLANS TO BE PROVIDED FOR EACH LOT DURING THE BUILDING PERMIT PHASE.
4. RETAINING WALLS SHOWN HEREON TO BE MSE BLOCK PER DETAIL THIS SHEET.
5. ALL BUILDINGS, LOTS 1-67, WILL BE CONSTRUCTED AS, SLAB ON GRADE, LOTS ARE NOT PERMITTED TO HAVE BASEMENTS.
6. SIDE LOT SWALES ARE REQUIRED WITHIN EACH 6-FT CORRIDOR BETWEEN HOMES, PER THE TYPICAL DETAIL SHOWN HEREON. CORRIDORS BETWEEN HOMES SHALL NOT BE GRADED FLAT.



SITE KEYNOTES	
1	PROPOSED STORM SEWER MANHOLE
2	PROPOSED TYPE R INLET CURB INLET
3	PROPOSED AREA INLET
4	PROPOSED STORM SEWER
5	PROPOSED 4' MAX HEIGHT MSE BLOCK RETAINING WALL (SEE DETAIL THIS SHEET)
6	PROPOSED 10' MAX HEIGHT SINGLE TIER BIG BLOCK RETAINING WALL (SEE DETAIL SHEET C1.20)
7	PROPOSED 10' MAX HEIGHT TWO TIER BIG BLOCK RETAINING WALL (SEE DETAIL SHEET C1.20)



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Kimley»Horn
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 2 North Nevada Avenue Suite 300
 Colorado Springs, Colorado 80903 (719) 453-0180

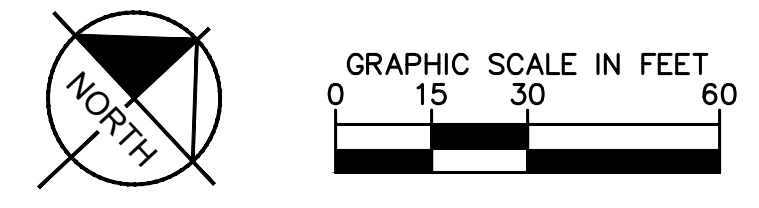
DESIGNED BY: FSA
 DRAWN BY: FSA
 CHECKED BY: JH
 DATE: 10/09/2020

**MEADOWBROOK PARK
 EL PASO COUNTY, COLORADO
 GRADING AND EROSION CONTROL PLAN
 DETAILED OVERLOT GRADING PLAN**

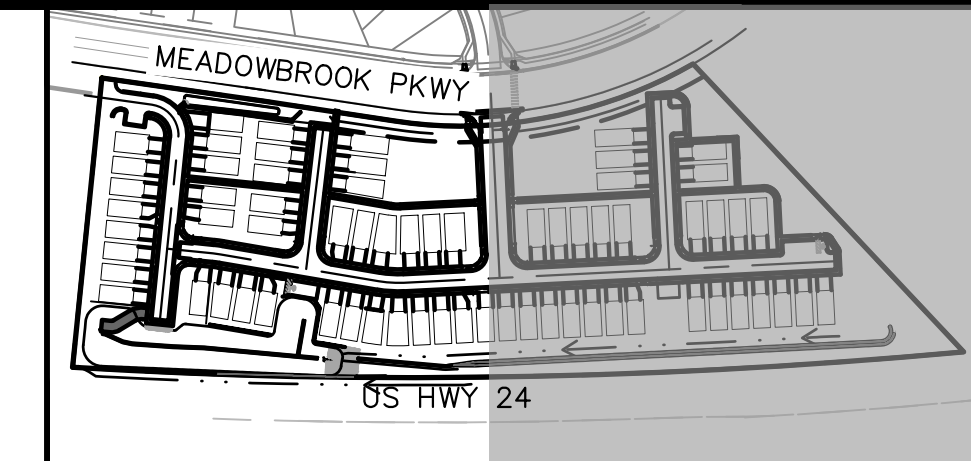
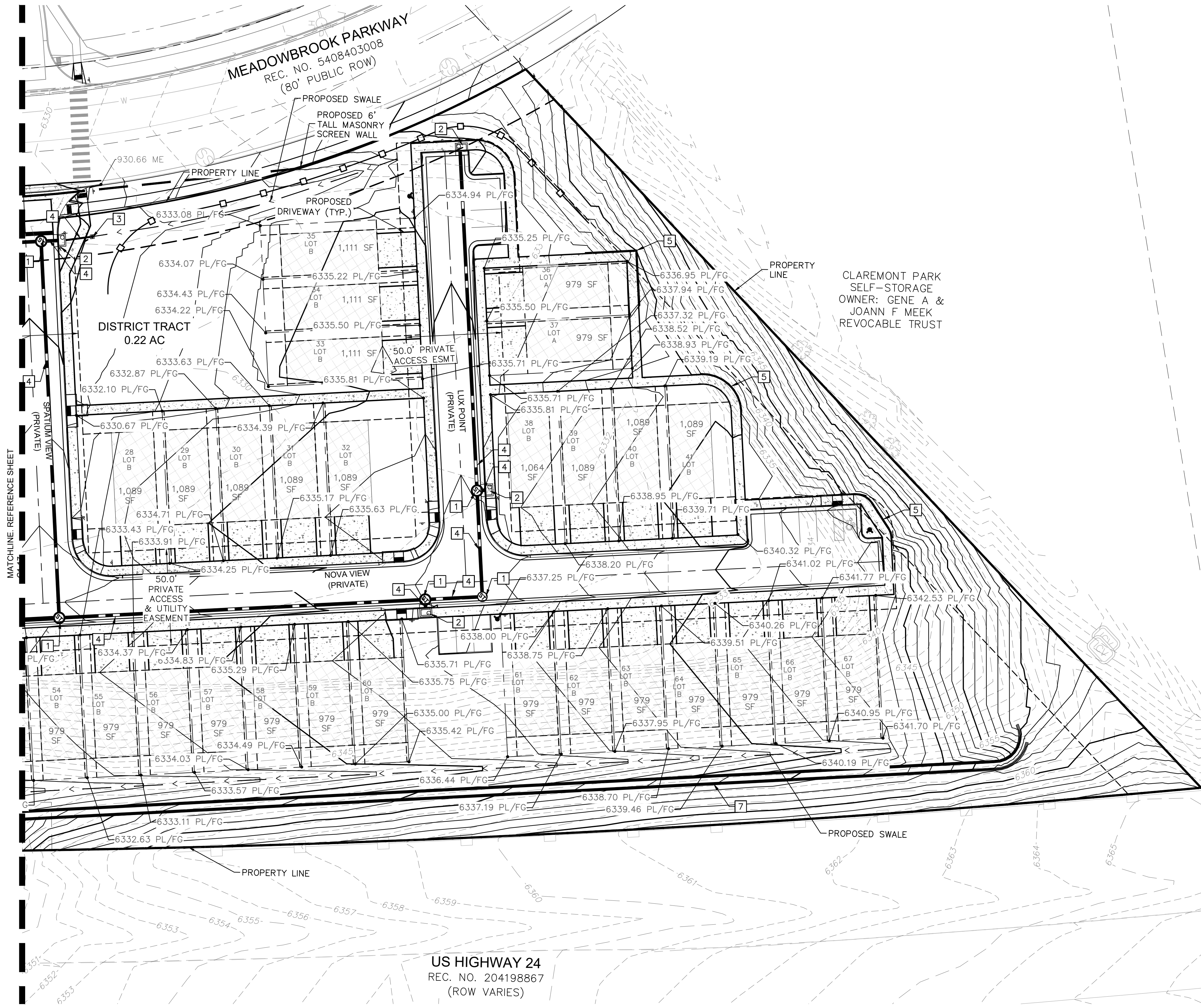


PROJECT NO.
 096956009
 SHEET

C1.17



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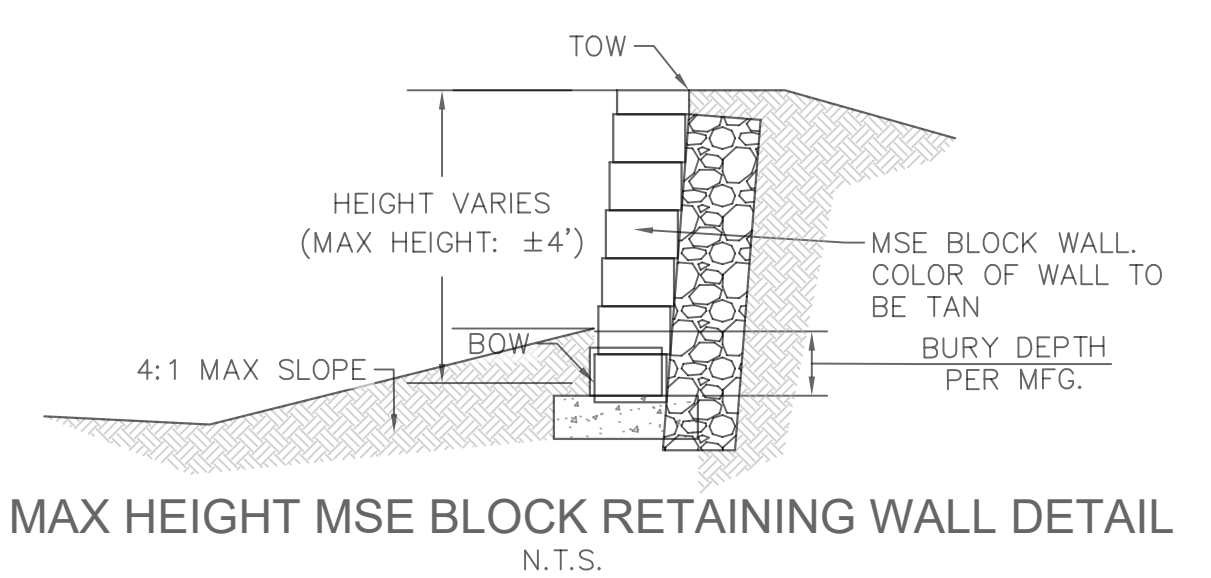
LEGEND

	PROPERTY LINE
	200' SETBACK LINE
	LIMITS OF DISTURBANCE
	PROPOSED SWALE
	PROPOSED MAJOR CONTOUR
	PROPOSED MINOR CONTOUR
	EXISTING MAJOR CONTOUR
	EXISTING MINOR CONTOUR
	STORM SEWER PIPE
	STORM SEWER CURB INLET
	STORM SEWER AREA INLET
	STORM SEWER MANHOLE
	STORM SEWER XXXX
	STORM SEWER XXXX

ABBREVIATIONS LEGEND

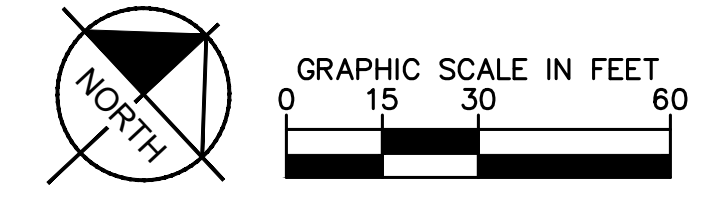
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 2 North Nevada Avenue Suite 300
 Colorado Springs, Colorado 80903 (719) 453-0180

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 DATE: 10/09/2020

**MEADOWBROOK PARK
 EL PASO COUNTY, COLORADO
 GRADING AND EROSION CONTROL PLAN
 DETAILED OVERLOT GRADING PLAN**

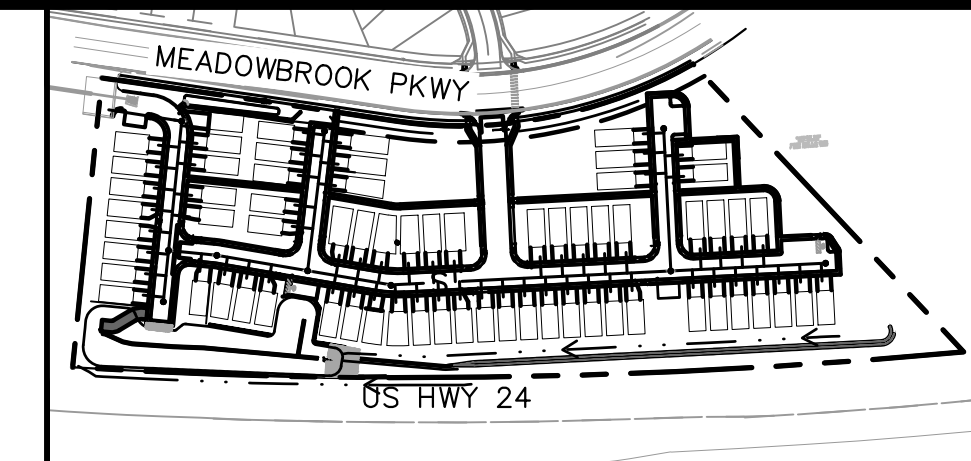


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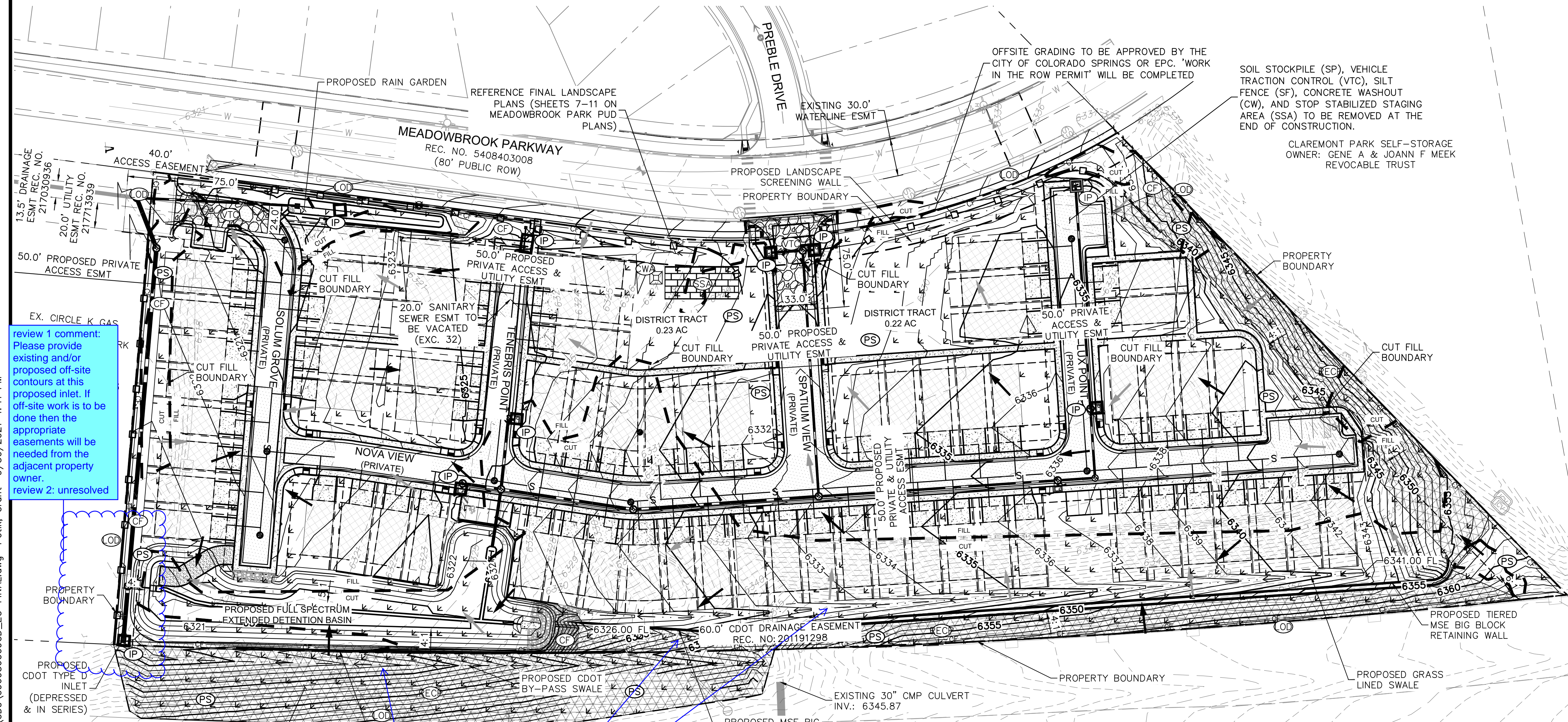
SHEET

C1.18

MEADOWBROOK PARK PRE-DEVELOPMENT GRADING AND EROSION CONTROL PLANS TRACT A, 94/24 BUSINESS PARK FILING NO. 1 EL PASO COUNTY, STATE OF COLORADO



review 1 comment:
Please provide cross-section detail of the proposed swales



review 1 comment:
Please provide existing and/or proposed off-site contours at this proposed inlet. If off-site work is to be done then the appropriate easements will be needed from the adjacent property owner.
review 2: unresolved

LEGEND

---	PROPERTY LINE
---	PROPERTY SETBACK LINE
- - -	CUT/FILL LINE
---	①D LIMITS OF DISTURBANCE/ CONSTRUCTION BOUNDARY
---	①S DRAINAGE SWALE
---	①F SILT FENCE
---	①D CHECK DAM
---	①SA STABILIZED STAGING AREA
---	①VTC VEHICLE TRACKING CONTROL
---	①SP SOIL STOCKPILE
---	①SB TEMPORARY SEDIMENT BASIN
---	①EC ROLLED EROSION CONTROL PRODUCTS
---	①PS PERMANENT SEEDING/FINAL STABILIZATION ROOF
---	CONCRETE PAVEMENT
---	ASPHALT PAVEMENT
---	PROP. FLOW ARROW
---	EX. FLOW ARROW
---	64XX PROPOSED MAJOR CONTOUR
---	64XX PROPOSED MINOR CONTOUR
---	64XX EXISTING MAJOR CONTOUR
---	64XX EXISTING MINOR CONTOUR
---	①P INLET PROTECTION
---	①WA CONCRETE WASHOUT AREA

LIMITS OF CONSTRUCTION

ONSITE DISTURBANCE	= ±8.07 ACRES
OFFSITE DISTURBANCE	= ±0.95 ACRES
TOTAL	= ±9.02 ACRES

- NOTES**
- THE INTENT OF THIS PLAN IS TO IDENTIFY THE EROSION CONTROL PRACTICES RECOMMENDED.
 - TEMPORARY STABILIZATION (TS) SHALL BE IMPLEMENTED WITHIN THE DISTURBED PORTIONS OF THE PROJECT SITE NO LATER THAN 14 DAYS FOLLOWING THE CEASE OF CONSTRUCTION ACTIVITIES WITHIN THE DISTURBED AREAS.
 - PERMANENT STABILIZATION (PS) MAY BE USED WITHIN AREAS OF TEMPORARY STABILIZATION (TS) AT THE CONTRACTOR'S DISCRETION. STABILIZATION SHALL BE APPLIED IN ACCORDANCE WITH APPLICABLE TEMPORARY STABILIZATION SEQUENCING REQUIREMENTS.
 - CONTRACTOR SHALL UTILIZE ROLLED EROSION CONTROL PRODUCTS ON ALL SLOPES 3H:1V OR GREATER TO ACHIEVE REQUIRED STABILIZATION.
 - CONTRACTOR SHALL MAINTAIN ACCEPTABLE EROSION CONTROL PRACTICES WITHIN THE ANTICIPATED LIMITS OF CONSTRUCTION IDENTIFIED HEREIN. BEST MANAGEMENT PRACTICES AND STABILIZATION SHALL BE COMPLETED AS IDENTIFIED HEREIN IN ACCORDANCE WITH COUNTY AND STATE REQUIREMENT.
 - CONTRACTOR SHALL MAINTAIN STABILIZED STAGING AREA (SSA) AND VEHICLE TRACKING CONTROL (VTC) AT THE CONSTRUCTION ENTRANCE AT ALL TIMES.
 - CONTRACTOR SHALL UPDATE THE EROSION CONTROL PLAN IN THE FIELD TO INDICATE THE LOCATION OF THE SOIL STOCKPILE AREA AS MINING SEQUENCING DICTATES.
 - CHECK DAMS TO BE SPACED ALONG DRAINAGE SWALES PER UDPCD DETAILS. SCL MAY BE USED IN PLACE OF RIP RAP.

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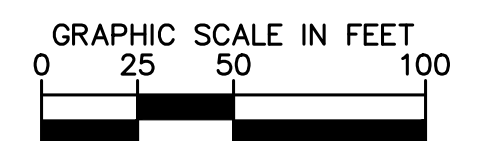
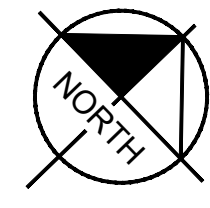
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DRAWN BY: FSA
CHECKED BY: JH
DATE: 10/09/2020

**MEADOWBROOK PARK
EL PASO COUNTY, COLORADO
GRADING AND EROSION CONTROL PLAN
FINAL EROSION CONTROL PLAN**



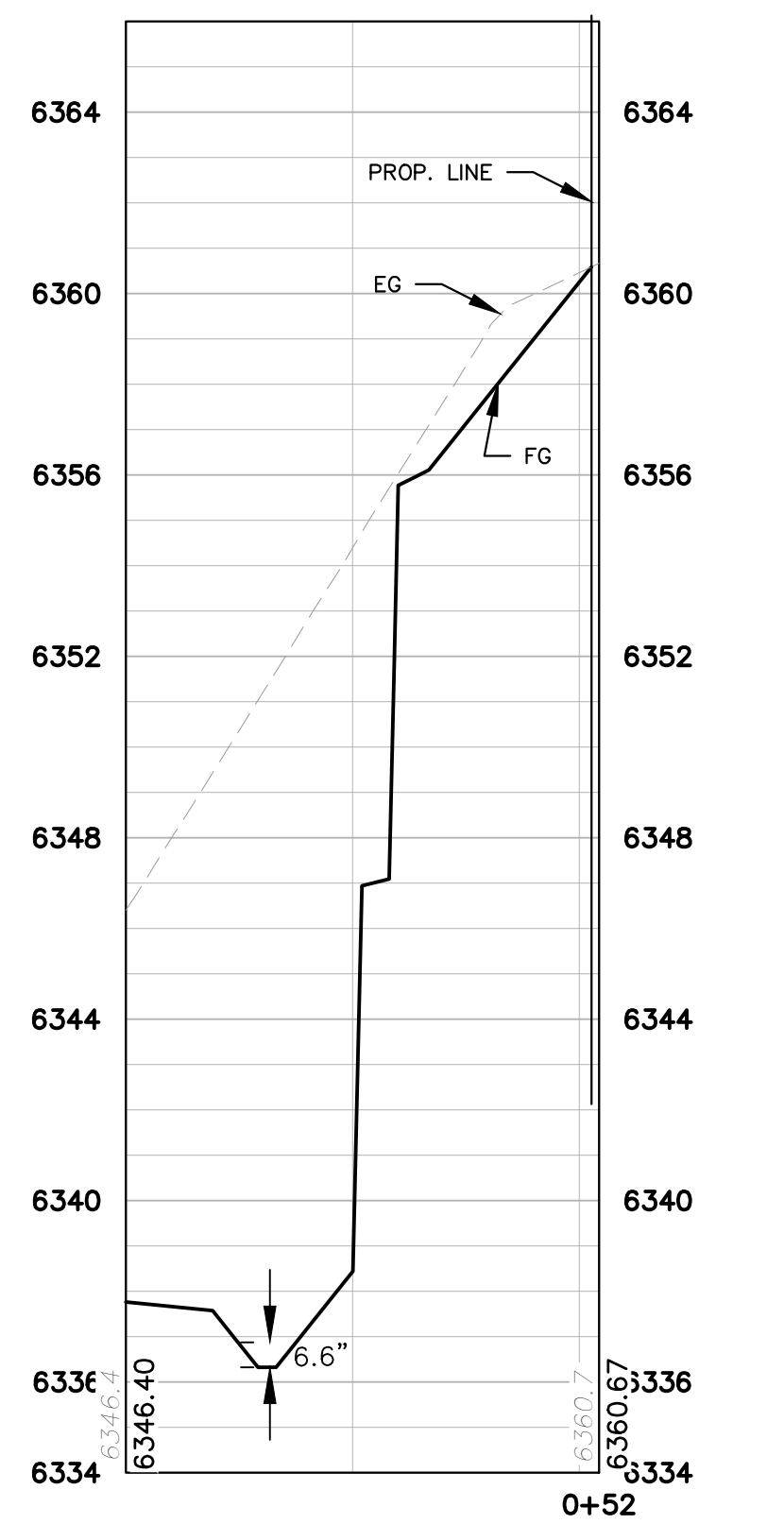
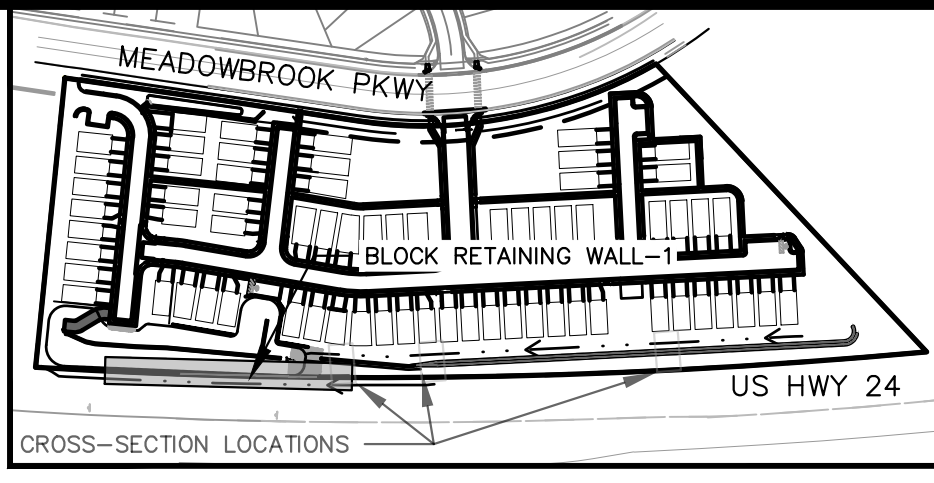
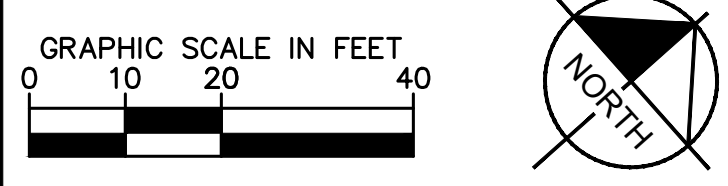
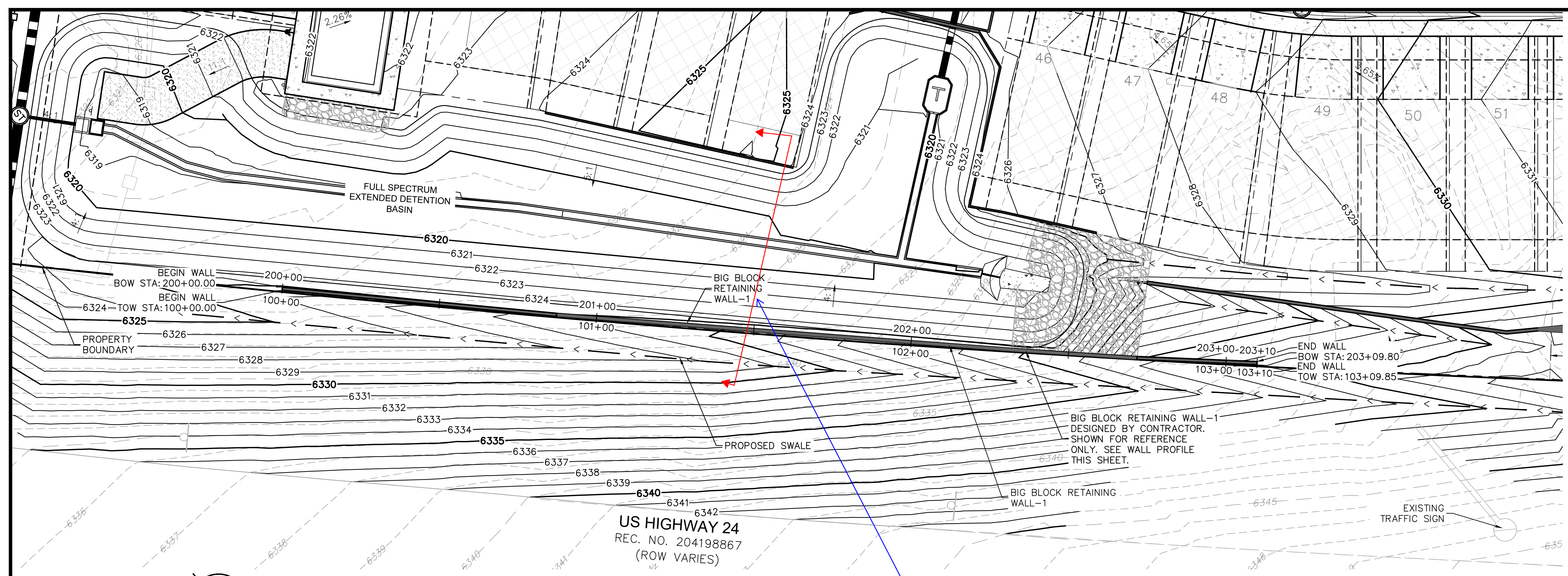
PROJECT NO.
096956009
SHEET

C1.19



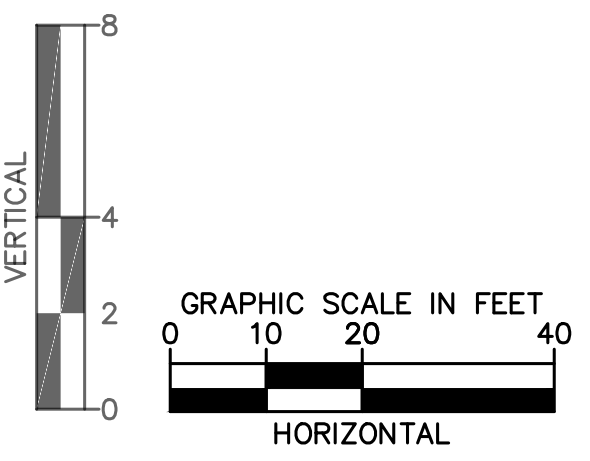
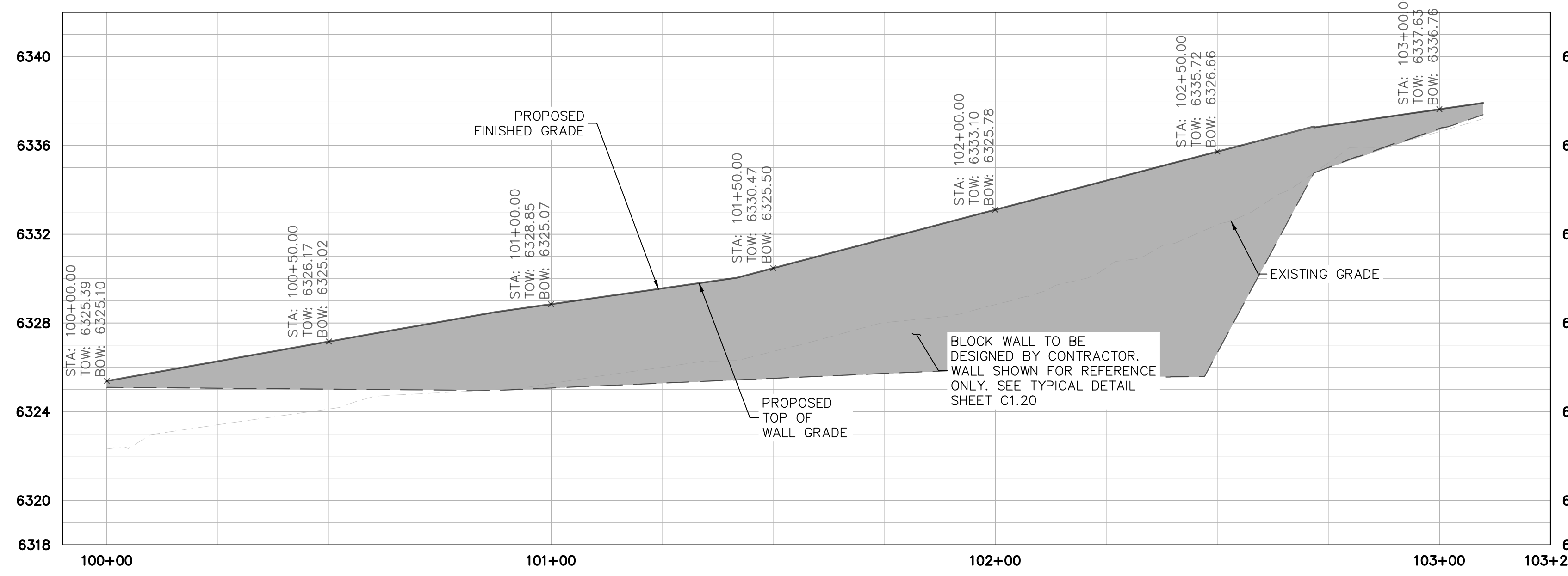
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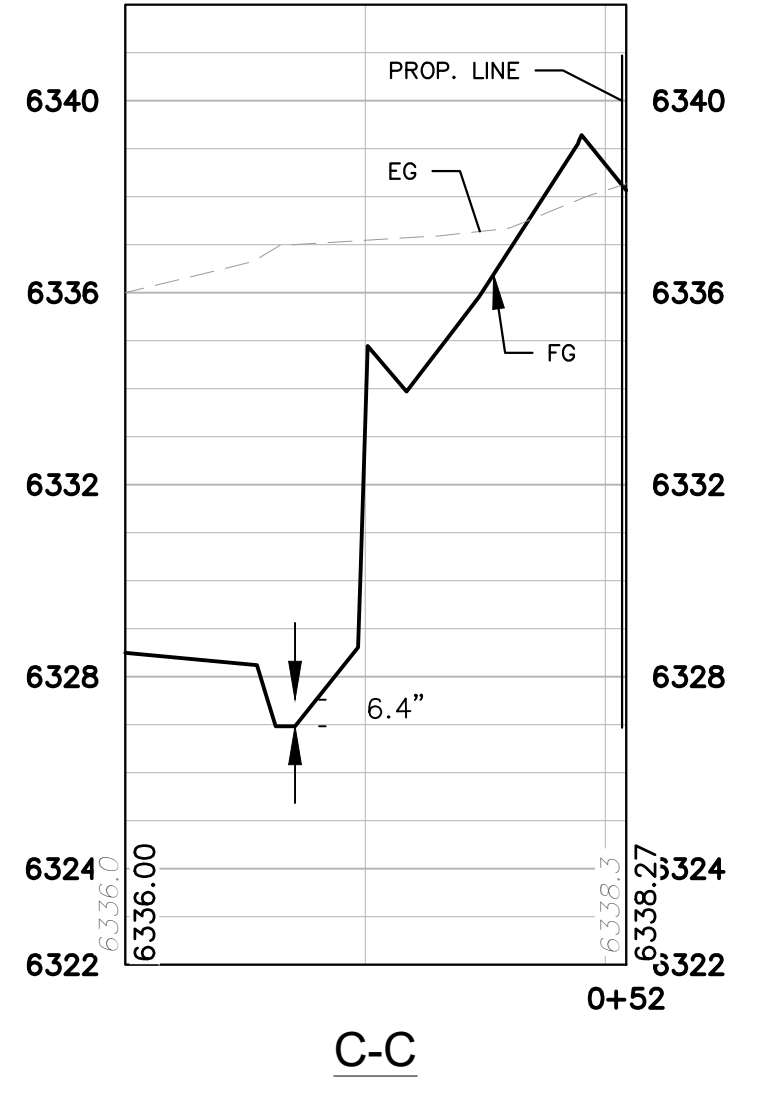
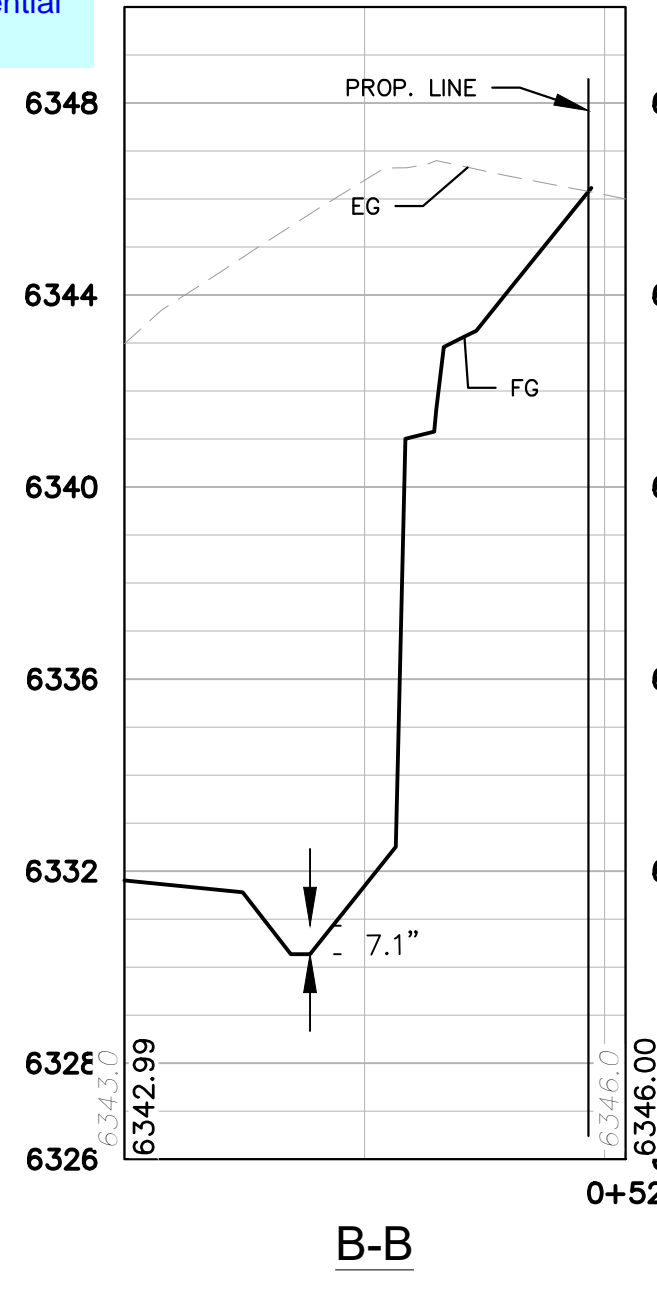


Provide cross section at this location as indicated in the review 1 comment.

Please label these cross sections on the plans. Also please show the 100yr water surface elevation as indicated in the review 1 comment. Also, extend the viewport to also see the property line at the residential lots.



NOTE:
FOR REFERENCE ONLY. CONTRACTOR SHALL PROCURE ENGINEERED WALL DRAWINGS AND SUBMIT THEM TO THE ENGINEER OF RECORD AND EL PASO COUNTY FOR REVIEW AND ISSUANCE OF A WALL BUILDING PERMIT PRIOR TO CONSTRUCTION.



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Kimley»Horn
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2 North Nevada Avenue Suite 300
Colorado Springs, Colorado 80903 (719) 453-0180

DESIGNED BY: KK
DRAWN BY: KK
CHECKED BY: JH
DATE: 06/07/2021

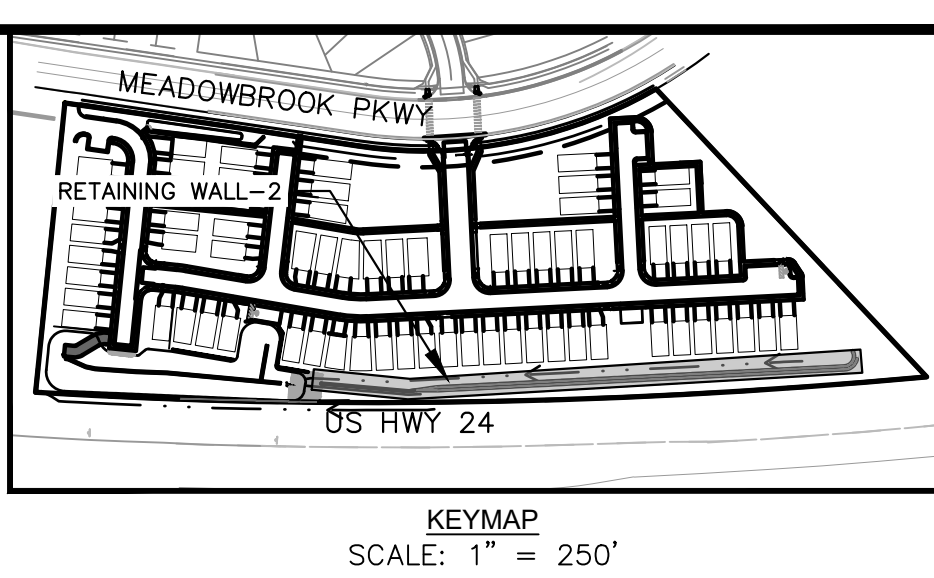
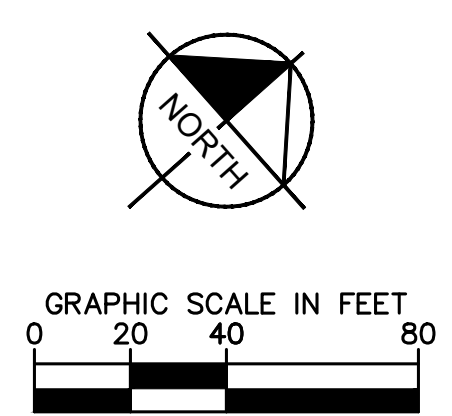
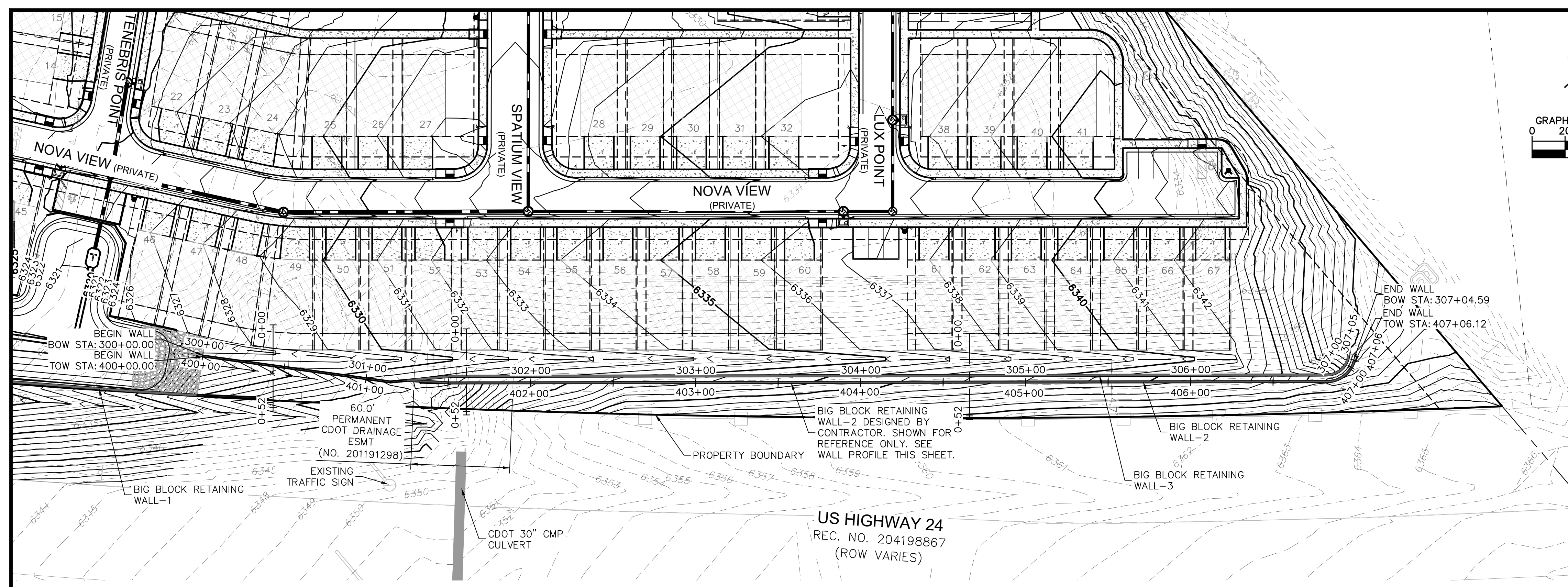
MEADOWBROOK PARK
EL PASO COUNTY, COLORADO
CONSTRUCTION DOCUMENTS
RETAINING WALL PLANS

PRELIMINARY
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Kimley»Horn
Kimley-Horn and Associates, Inc.

PROJECT NO.
096956009

SHEET
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2021 KIMLEY-HORN AND ASSOCIATES, INC.
2 North Nevada Avenue Suite 300
Colorado Springs, Colorado 80903 (719) 453-0180

DESIGNED BY: KK
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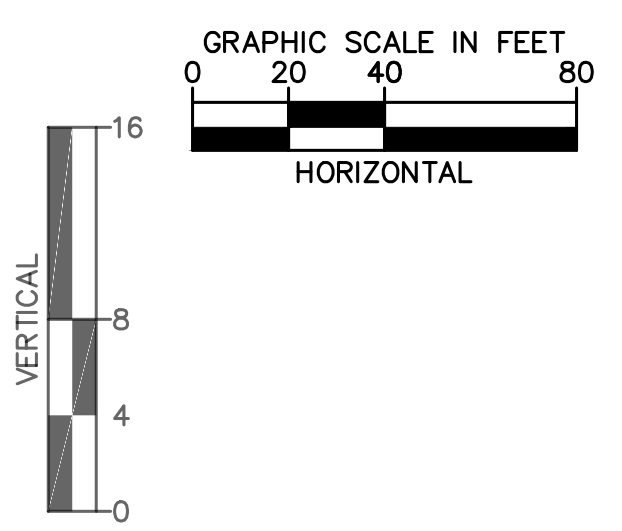
MEADOWBROOK PARK
EL PASO COUNTY, COLORADO
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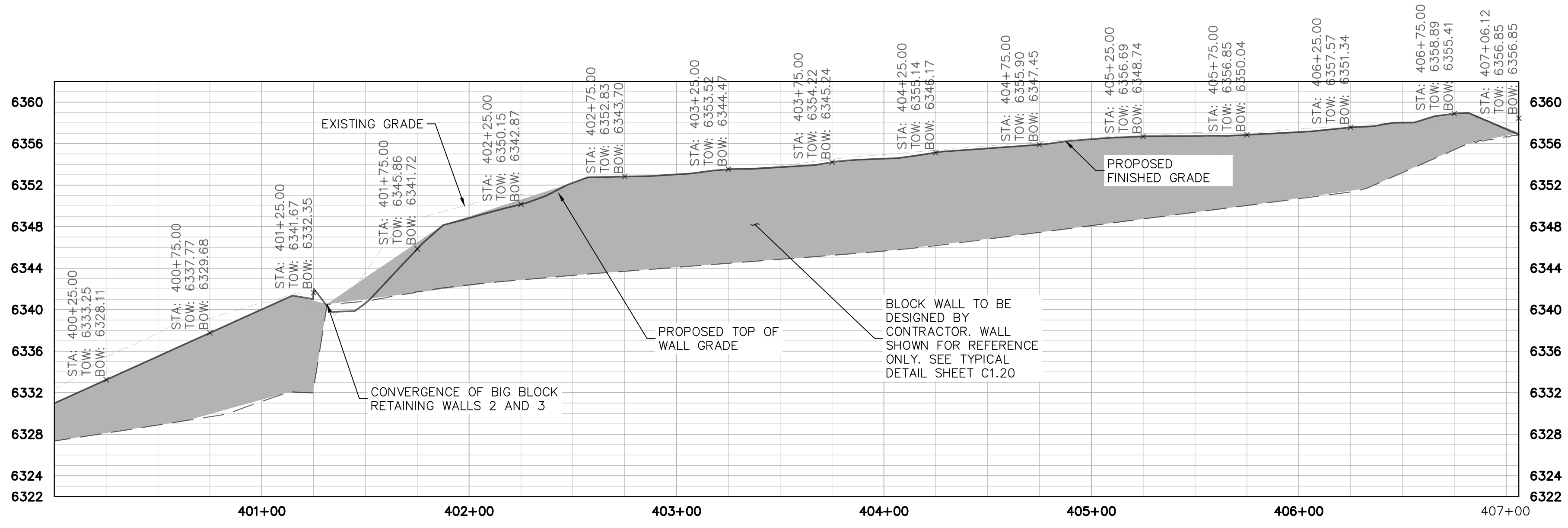
PROJECT NO.
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SHEET

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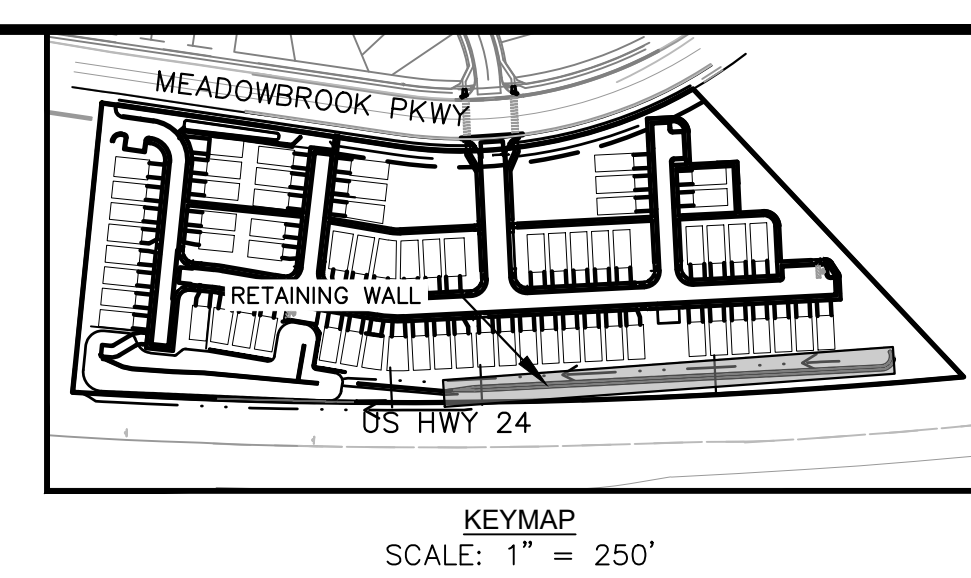
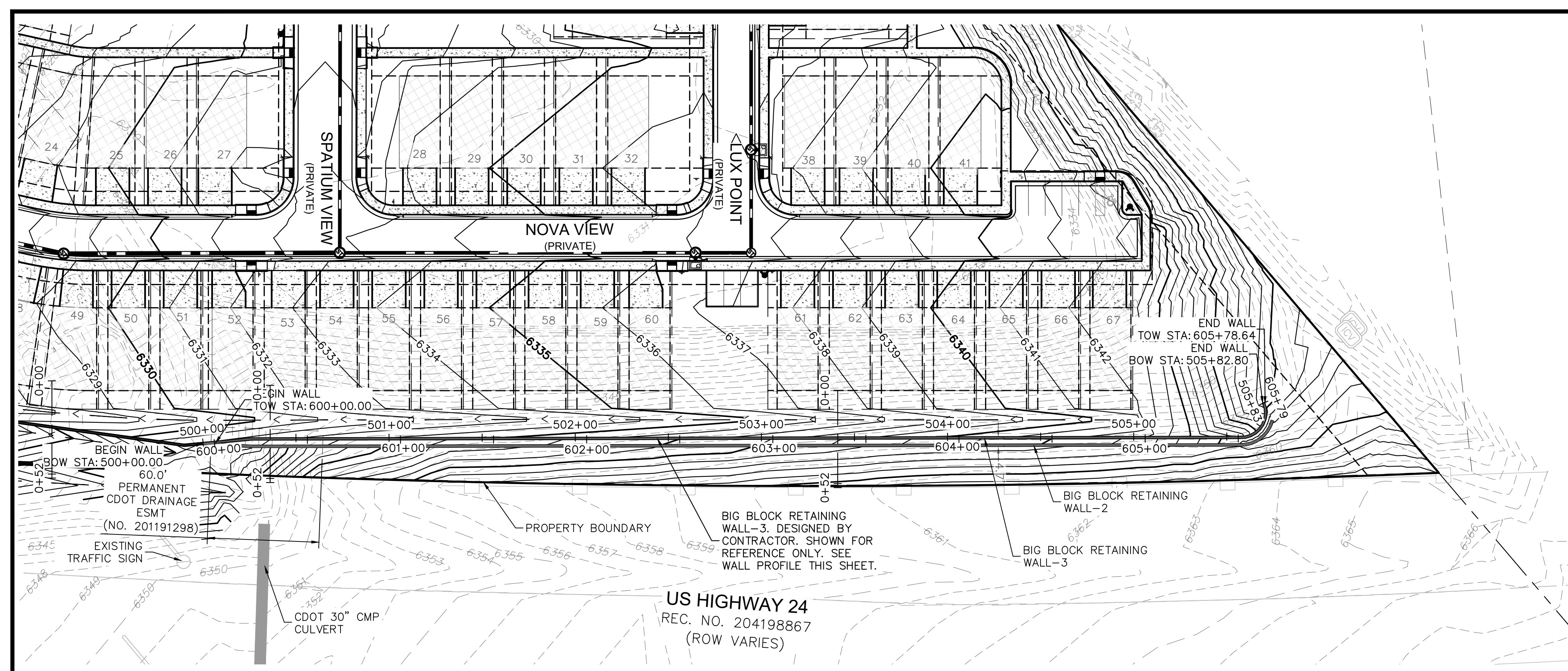


BIG BLOCK RETAINING WALL-2

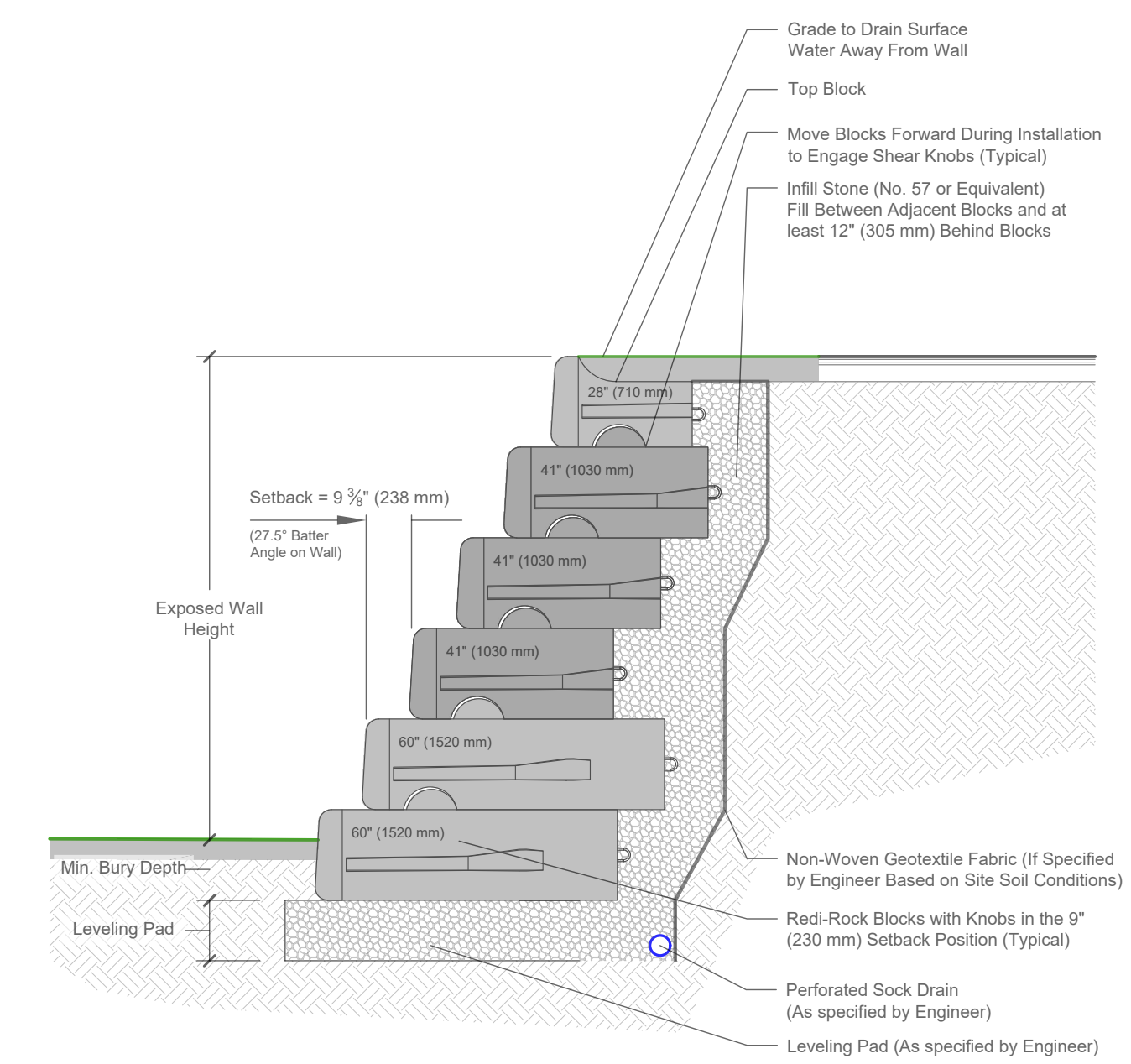
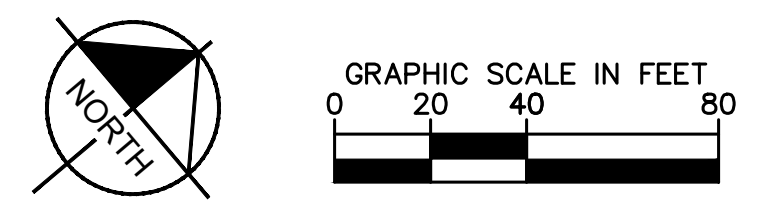
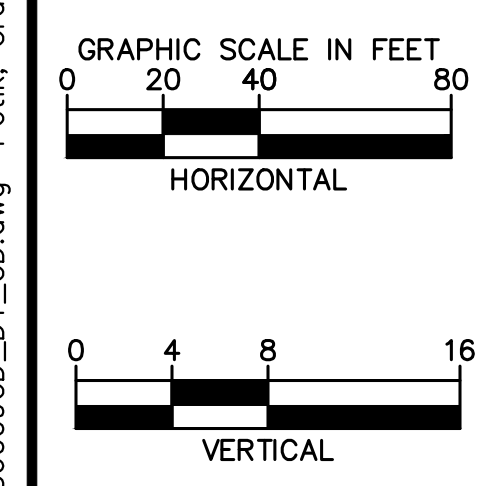
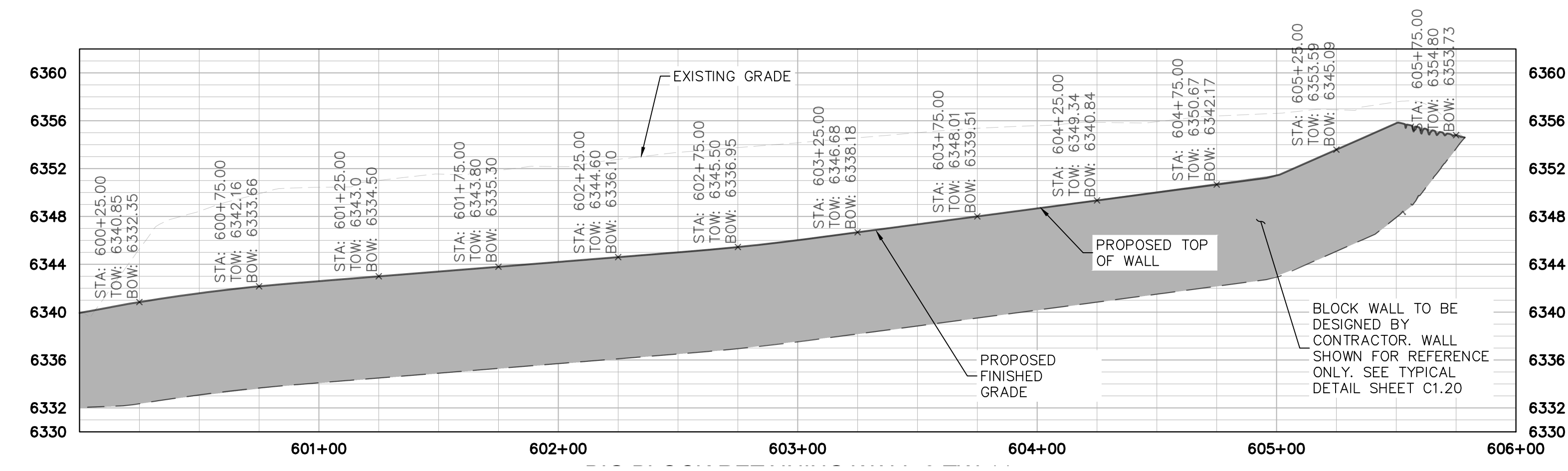


NOTE:
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BIG BLOCK RETAINING WALL-3



BIG BLOCK RETAINING WALL TYP. SCHEMATIC

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This drawing is for reference only. Determination of the suitability and/or manner of use of any details contained in this document is the sole responsibility of the design engineer of record. Final project designs, including all construction details, shall be prepared by a licensed professional engineer using the actual conditions of the proposed site. Final wall design must address both internal and external drainage and all modes of wall stability.

NO.	REVISION	BY	DATE	APPR.

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 2021 KIMLEY-HORN AND ASSOCIATES, INC.
 2 North Nevada Avenue Suite 300
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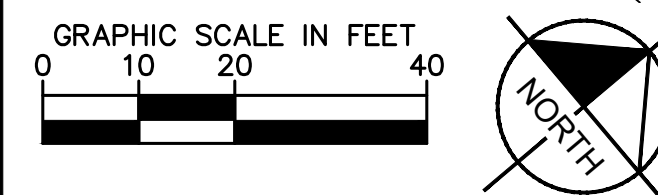
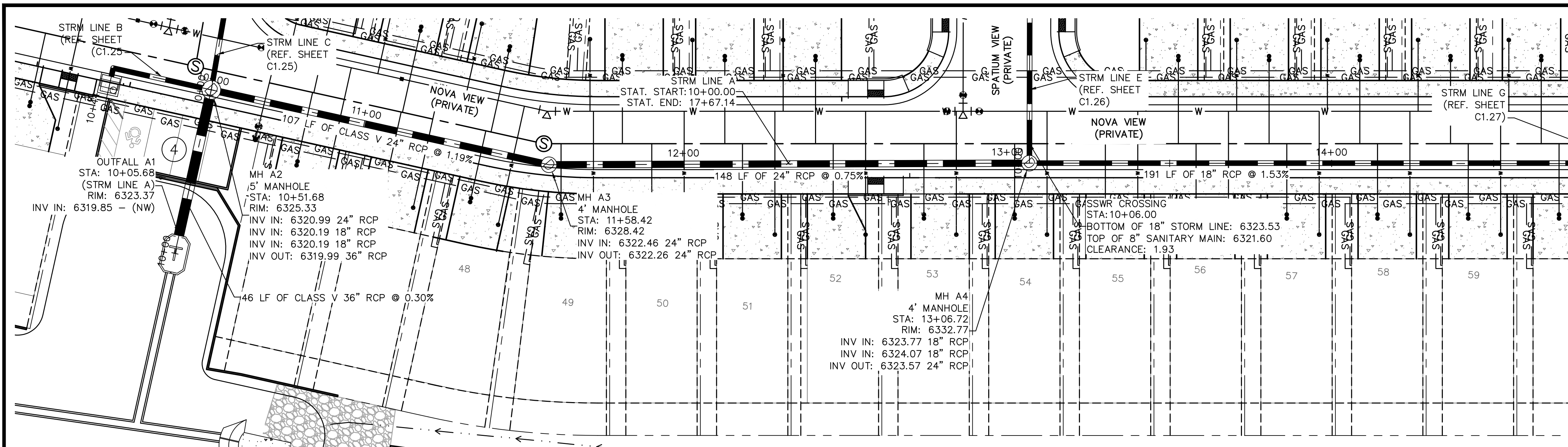
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 DRAWN BY: KK
 CHECKED BY: JH
 DATE: 06/07/2021

**MEADOWBROOK PARK
 EL PASO COUNTY, COLORADO
 CONSTRUCTION DOCUMENTS
 RETAINING WALL PLANS**

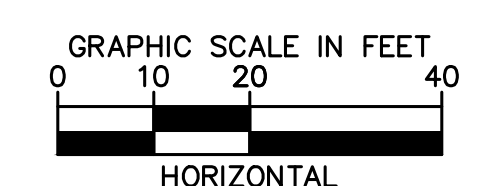
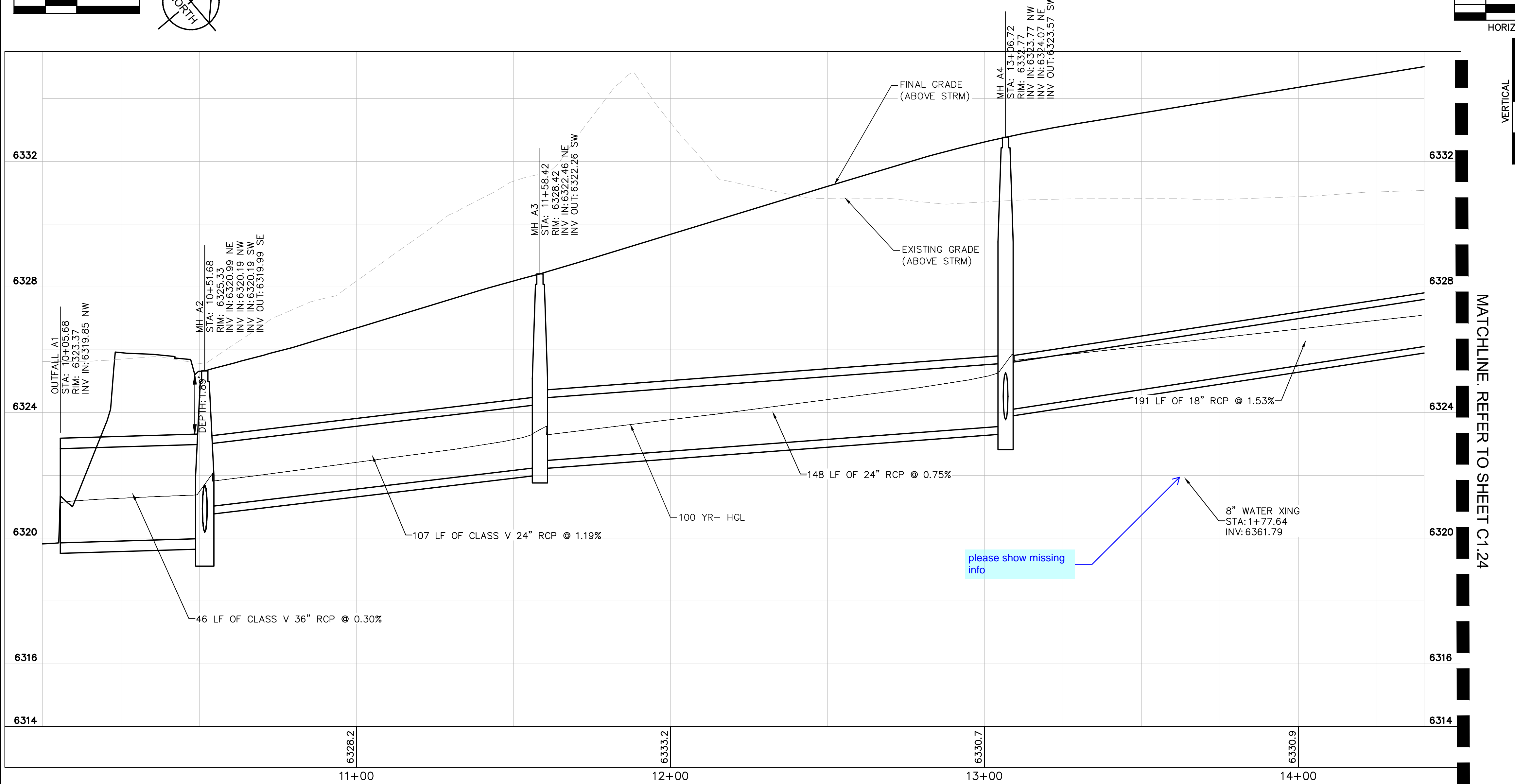
PRELIMINARY
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 Kimley-Horn and Associates, Inc.

PROJECT NO.
 096956009
 SHEET
C1.22

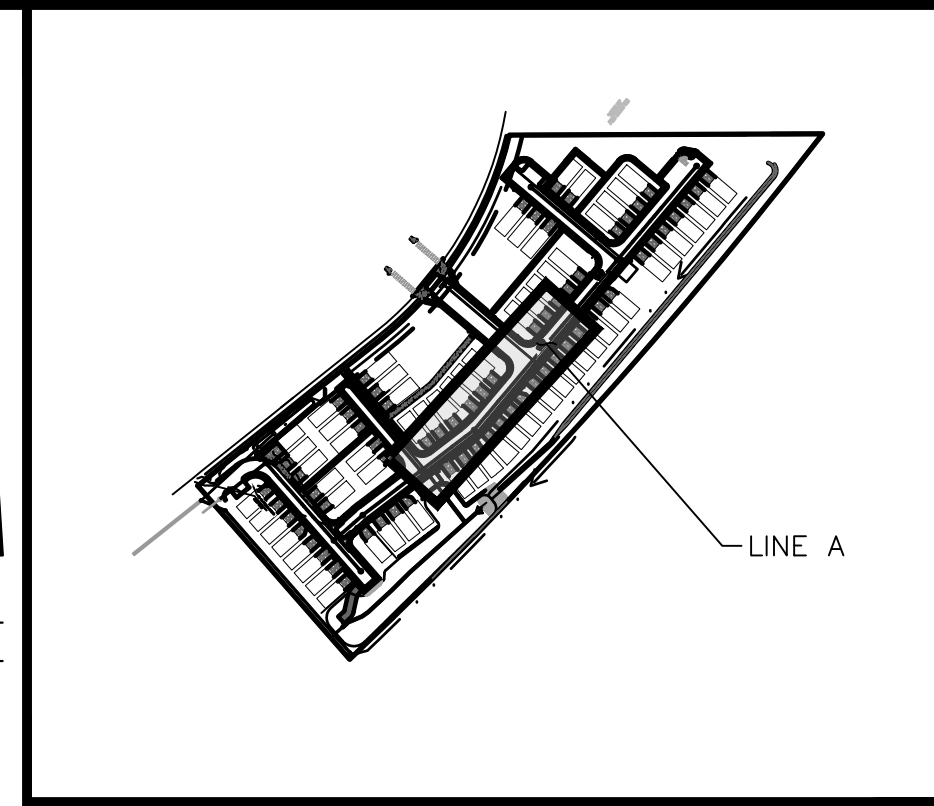
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STORM SEWER LINE A STA 10+00-14+00 PLAN VIEW



STORM SEWER LINE A STA 10+00-14+00 PROFILE VIEW



- LEGEND:**
- PROPERTY LINE
 - - - EXISTING EASEMENT LINE
 - - - PROPOSED EASEMENT LINE
 - EXISTING STORM SEWER
 - PROPOSED STORM SEWER
 - EXISTING WATER LINE
 - PROPOSED WATER LINE
 - EXISTING FIRE HYDRANT
 - PROPOSED FIRE HYDRANT AND BOLLARD ASSEMBLY PER COA STD DETAIL 208
 - PROPOSED FIRE DEPARTMENT CONNECTION W/ APPROVED KNOX HARDWARE
 - EXISTING SANITARY SEWER
 - PROPOSED SANITARY SEWER
 - SANITARY SEWER MANHOLE
 - PROPOSED STORM MANHOLE
 - EXISTING STORM MANHOLE
 - PROPOSED CURB INLET
 - EXISTING CURB INLET
 - PROPOSED GRATE INLET
 - PROPOSED LANDSCAPE DRAIN
 - DAE DRAINAGE ACCESS EASEMENT
 - TOC TOP OF CURB

- STORM SEWER NOTES:**
- MANHOLE RIM ELEVATIONS PROVIDED FOR REFERENCE ONLY. CONTRACTOR SHALL INSTALL MANHOLES IN ACCORDANCE WITH APPLICABLE DETAILS BASED UPON FINAL FINISH GRADING AT MANHOLE LOCATION. CONTRACTOR SHALL BE RESPONSIBLE FOR ADJUSTMENTS TO ACCOMMODATE DEVIATIONS IN SITE GRADING AT NO COST TO THE OWNER.
 - CONTRACTOR SHALL MODIFY STANDARD INLET STRUCTURE DIMENSIONS AND STRUCTURAL COMPONENTS TO ACCOMMODATE ASSOCIATED ENTRY AND OUTLET PIPES.
 - ALL STORM SEWER MAINS PIPE, INLETS AND MANHOLES ARE PRIVATELY OWNED AND MAINTAINED BY THE METRO DISTRICT OTHERWISE NOTED ON THE PLANS.
 - ALL CURB INLET STATIONS ARE BASED ON THE MIDPOINT OF THE CURB INLET AT THE FLOWLINE.
 - ALL CURB INLET TOC ELEVATIONS AND STATIONING ARE BASED ON THE MIDPOINT OF THE CURB INLET AT FLOWLINE.
 - ALL STORM SEWER PIPE 12" AND GREATER SHALL BE CLASS III RCP UNLESS OTHERWISE NOTED.
 - ALL PRIVATE LANDSCAPE DRAINS SHALL BE NYOPLAST TYPE OR APPROVED EQUIVALENT. RE: UTILITY DETAILS FOR NYOPLAST DETAILED DRAWINGS.
 - CONTRACTOR SHALL VERIFY LOCATIONS AND ELEVATIONS OF EXISTING STORM SEWER AT ALL CONNECTION POINTS AND NOTIFY ENGINEER OF ANY DISCREPANCIES PRIOR TO CONSTRUCTION.
 - CONTRACTOR TO MODIFY EXISTING MANHOLE RIM ELEVATIONS TO MATCH PROPOSED FINISH GRADE AS NECESSARY.
 - ALL STORM INLET STRUCTURES TO BE 5' TYPE R CURB INLETS.

NO. _____ BY _____ DATE _____
 REVISION _____

Kimley»Horn
 2020 KIMLEY-HORN AND ASSOCIATES, INC.
 2 North Nevada Avenue Suite 300
 Colorado Springs, Colorado 80903 (719) 453-0180

DESIGNED BY: KK
 DRAWN BY: KK
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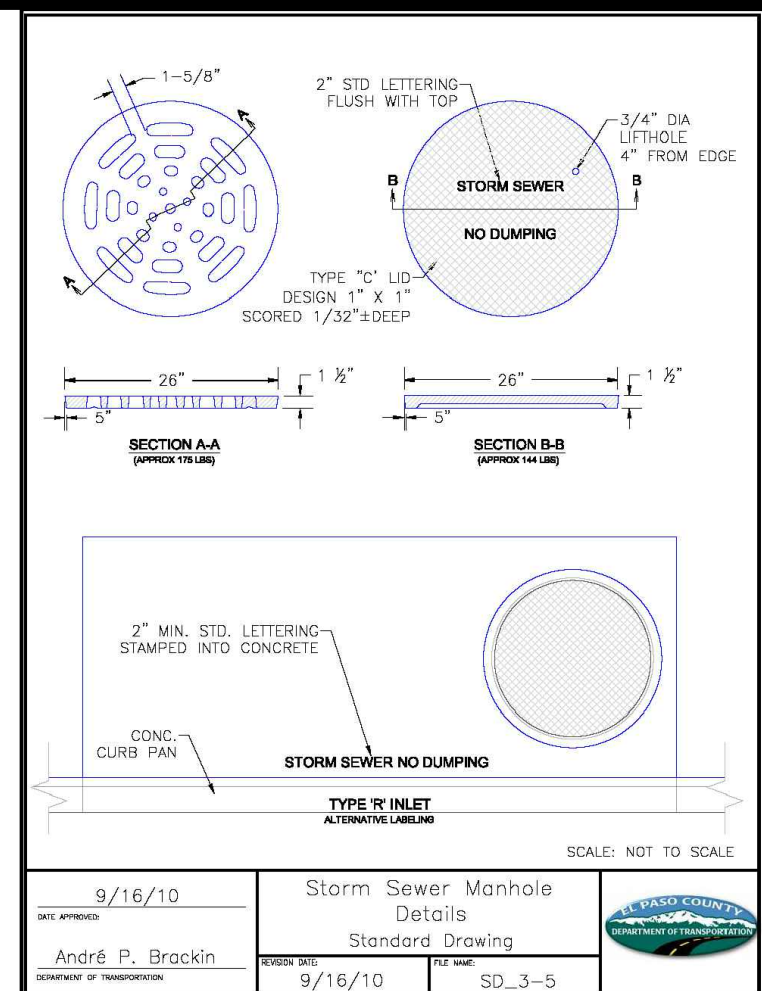
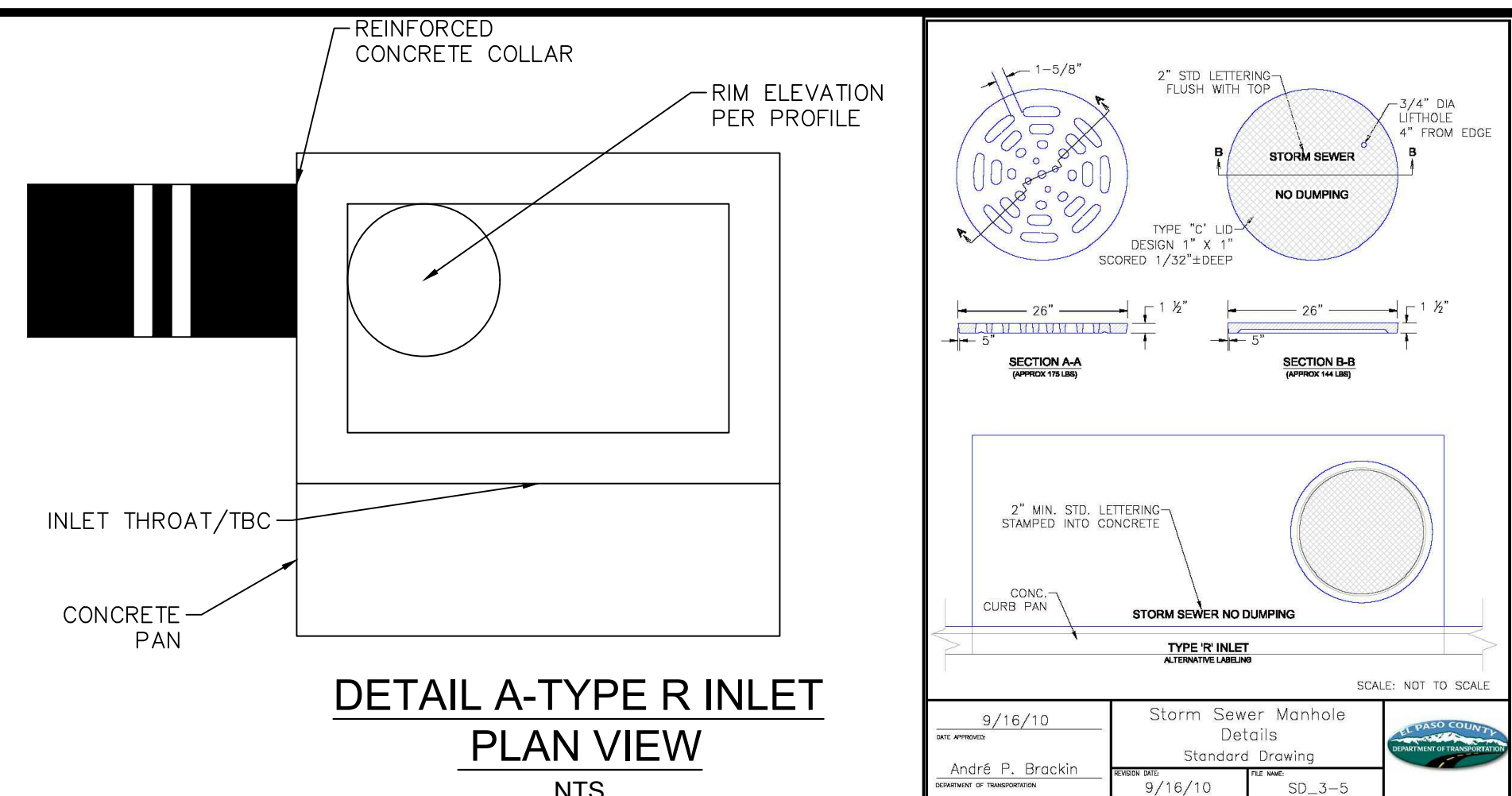
MEADOWBROOK PARK
 EL PASO COUNTY, COLORADO
 UTILITY AND WATER SERVICE PLANS
 STORM SEWER PLAN & PROFILES-LINE A

PROJECT NO.
096956009

SHEET
C1.23

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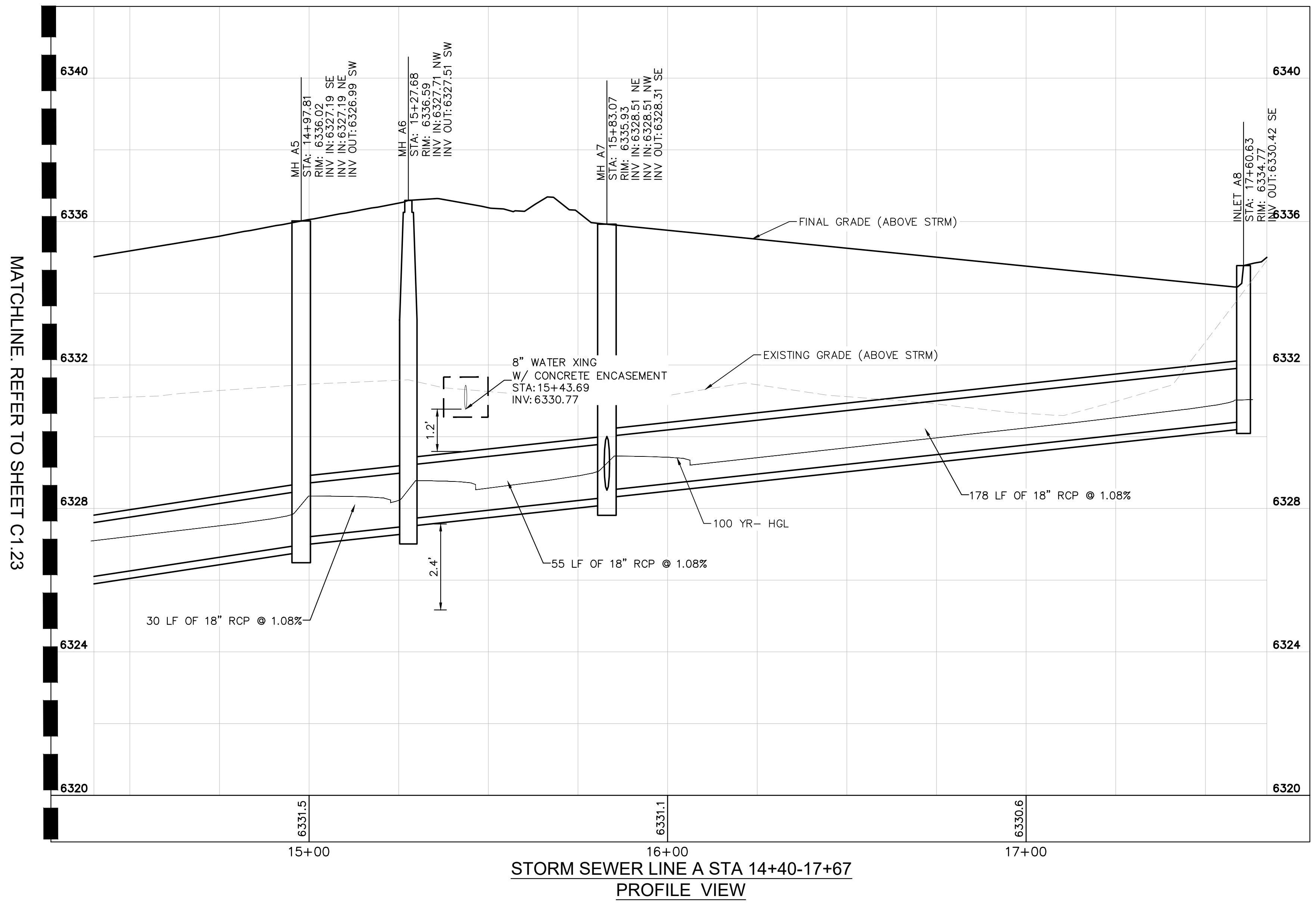
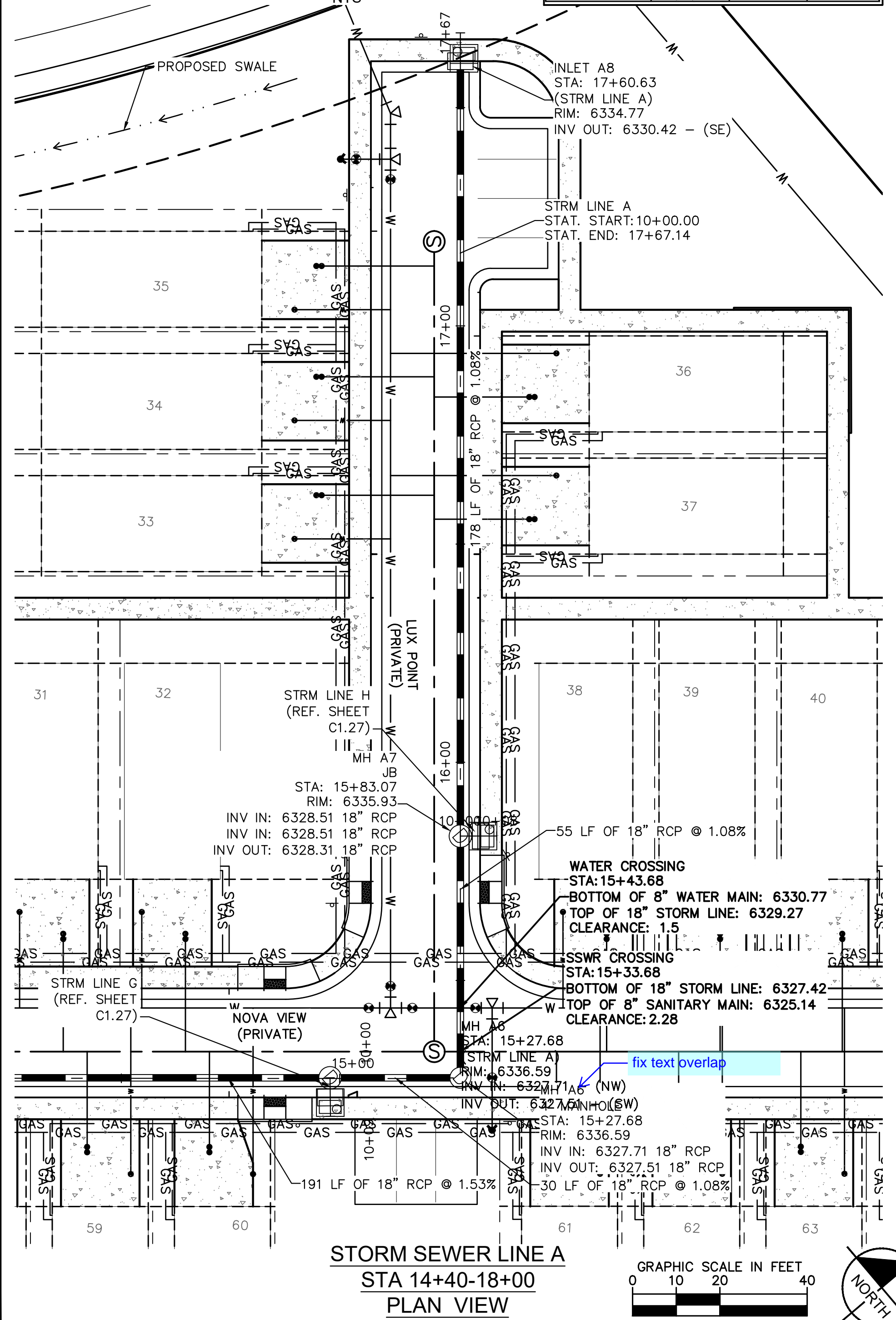
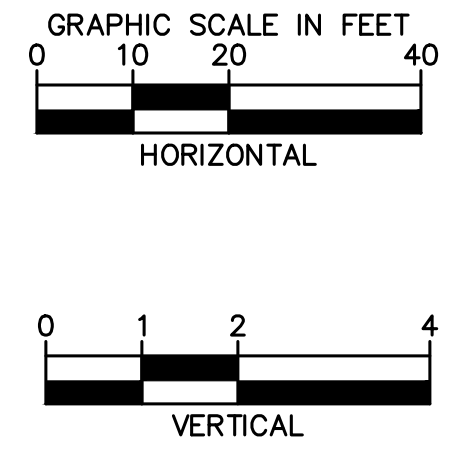
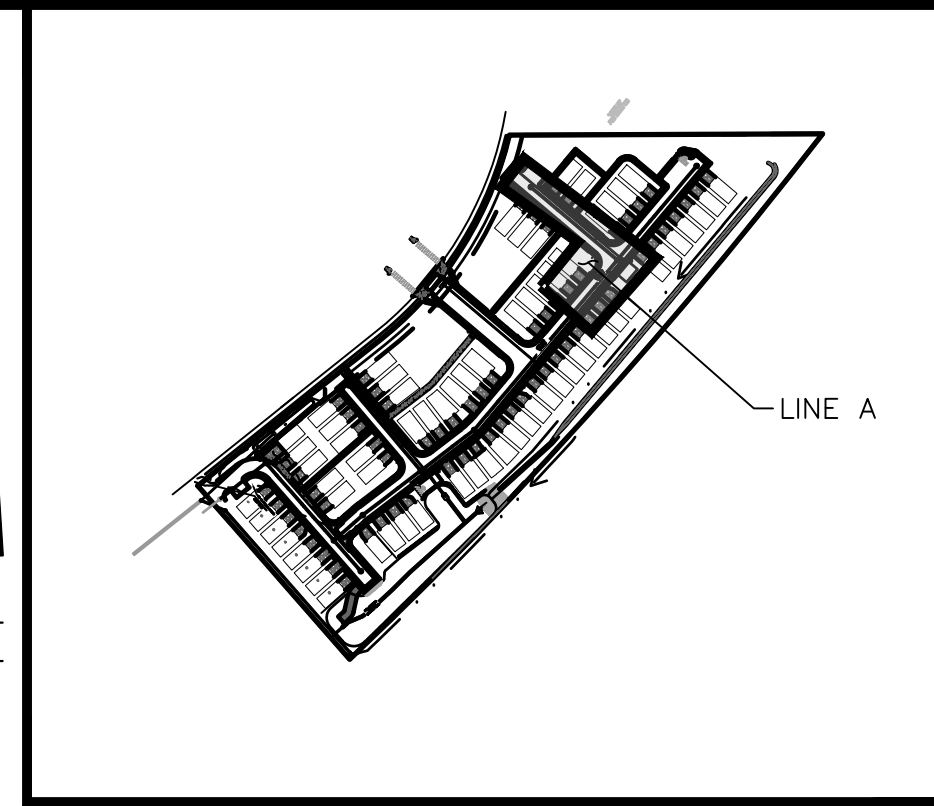


STORM SEWER NOTES:

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3. ALL STORM SEWER MAINS PIPE, INLETS AND MANHOLES ARE PRIVATELY OWNED AND MAINTAINED BY THE METRO DISTRICT OTHERWISE NOTED ON THE PLANS.
4. ALL CURB INLET STATIONS ARE BASED ON THE MIDPOINT OF THE CURB INLET AT THE FLOWLINE.
5. ALL CURB INLET TOC ELEVATIONS AND STATIONING ARE BASED ON THE MIDPOINT OF THE CURB INLET AT FLOWLINE.
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7. ALL PRIVATE LANDSCAPE DRAINS SHALL BE NYOPLAST TYPE OR APPROVED EQUIVALENT. RE: UTILITY DETAILS FOR NYOPLAST DETAILED DRAWINGS.
8. CONTRACTOR SHALL VERIFY LOCATIONS AND ELEVATIONS OF EXISTING STORM SEWER AT ALL CONNECTION POINTS AND NOTIFY ENGINEER OF ANY DISCREPANCIES PRIOR TO CONSTRUCTION.
9. CONTRACTOR TO MODIFY EXISTING MANHOLE RIM ELEVATIONS TO MATCH PROPOSED FINISH GRADE AS NECESSARY.
10. ALL STORM INLET STRUCTURES TO BE 5' TYPE R CURB INLETS.

LEGEND:

- PROPERTY LINE
- EXISTING EASEMENT LINE
- PROPOSED EASEMENT LINE
- EXISTING STORM SEWER
- PROPOSED STORM SEWER
- EXISTING WATER LINE
- PROPOSED WATER LINE
- EXISTING FIRE HYDRANT
- PROPOSED FIRE HYDRANT AND BOLLARD ASSEMBLY PER COA STD DETAIL 208
- PROPOSED FIRE DEPARTMENT CONNECTION W/ APPROVED KNOX HARDWARE
- EXISTING SANITARY SEWER
- PROPOSED SANITARY SEWER
- SANITARY SEWER MANHOLE
- PROPOSED STORM MANHOLE
- EXISTING STORM MANHOLE
- PROPOSED CURB INLET
- EXISTING CURB INLET
- PROPOSED GRATE INLET
- PROPOSED LANDSCAPE DRAIN
- DRAINAGE ACCESS EASEMENT (DAE)
- TOP OF CURB (TOC)



NO.	REVISION	BY	DATE	APPR.

Kimley»Horn
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2 North Nevada Avenue Suite 300
Colorado Springs, Colorado 80903 (719) 453-0180

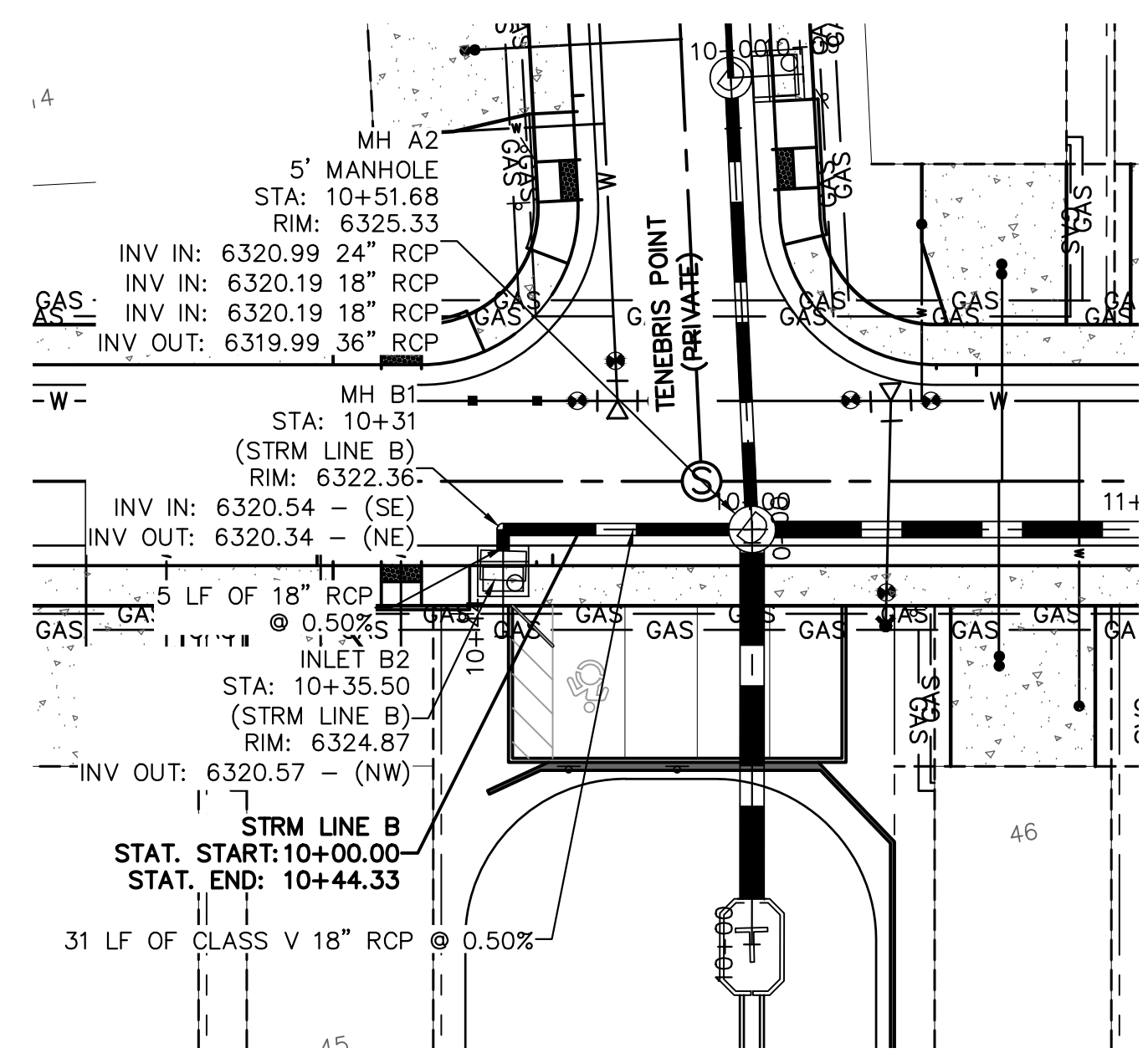
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DRAWN BY: KK
CHECKED BY: JH
DATE: 10/09/2020

MEADOWBROOK PARK
EL PASO COUNTY, COLORADO
UTILITY AND WATER SERVICE PLANS
STORM SEWER PLAN & PROFILES-LINE A

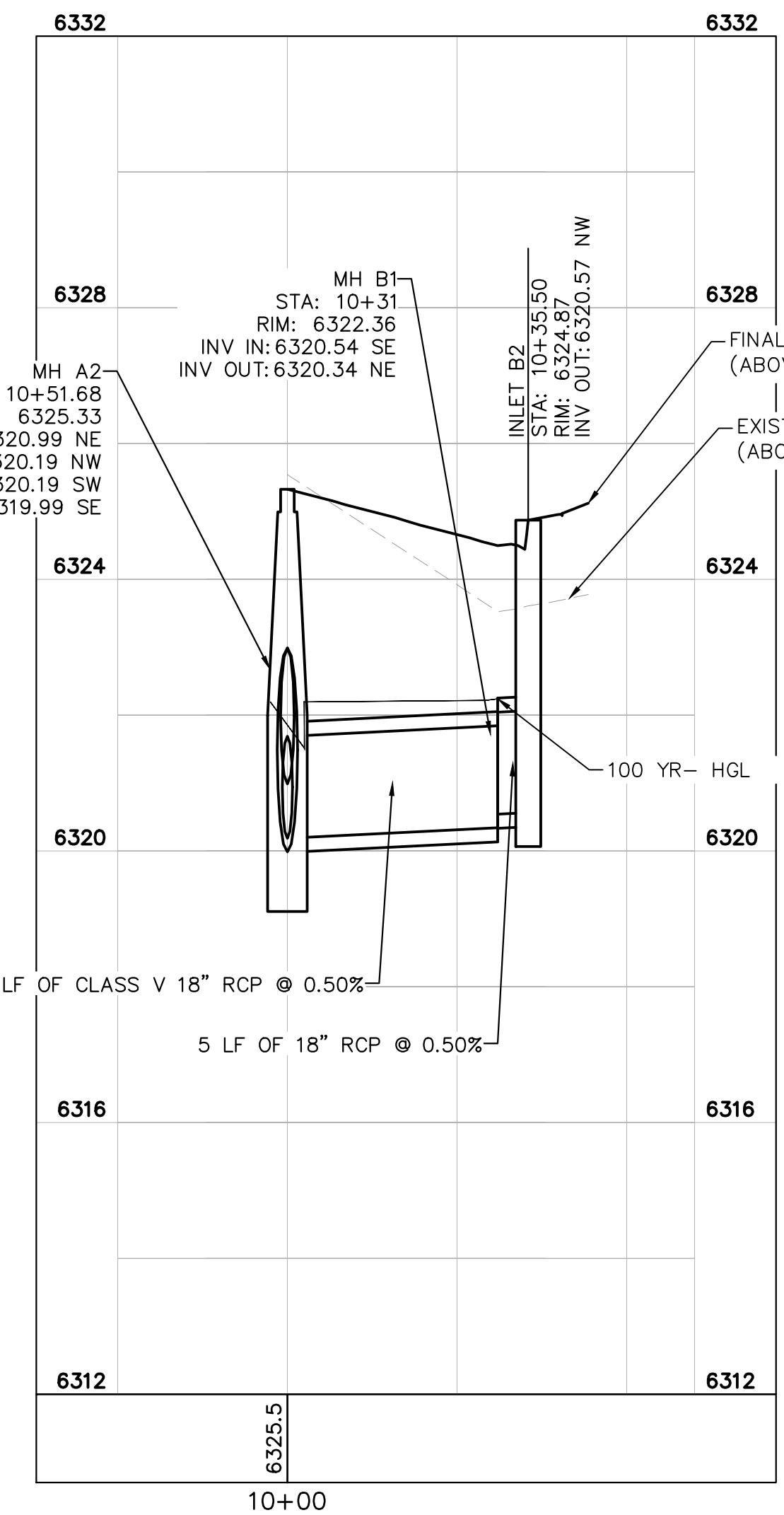
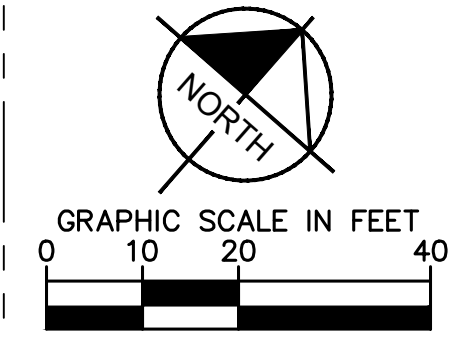


PROJECT NO.
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SHEET
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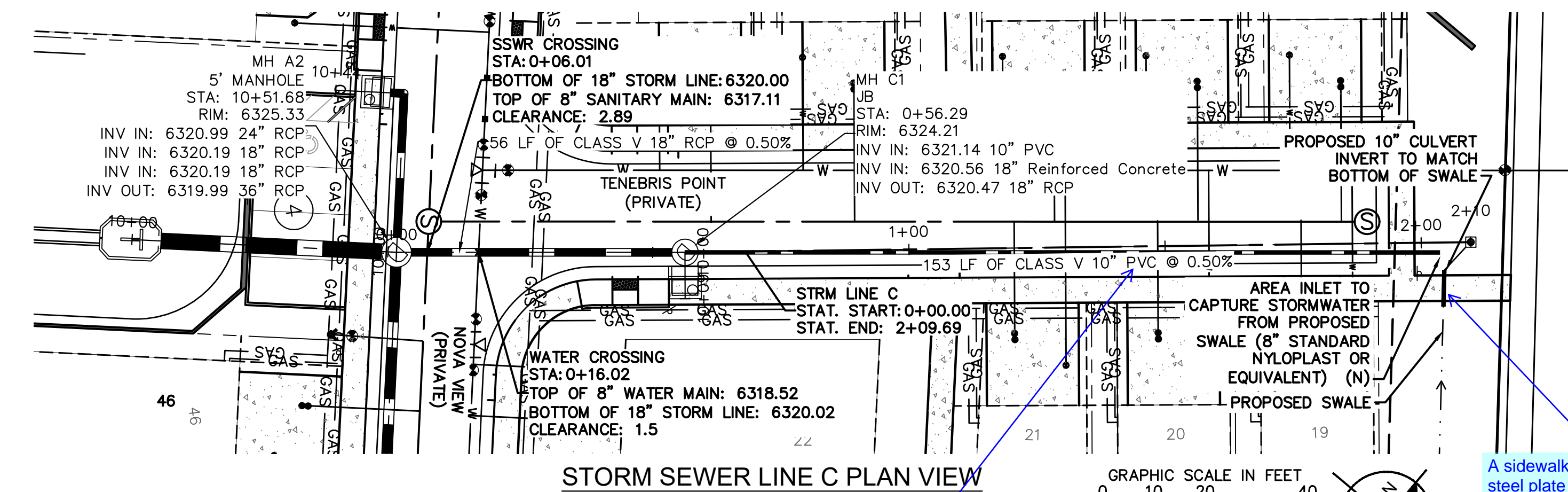
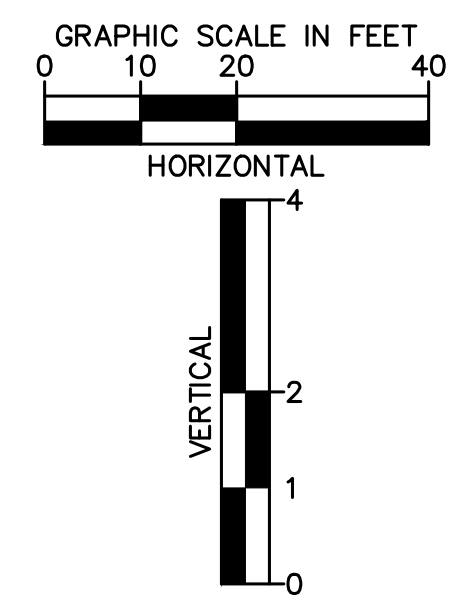
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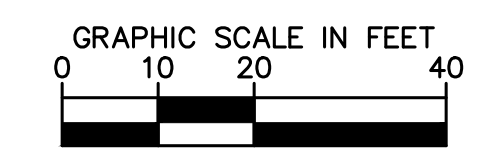
STORM SEWER LINE B PLAN VIEW



STORM SEWER LINE B PROFILE VIEW

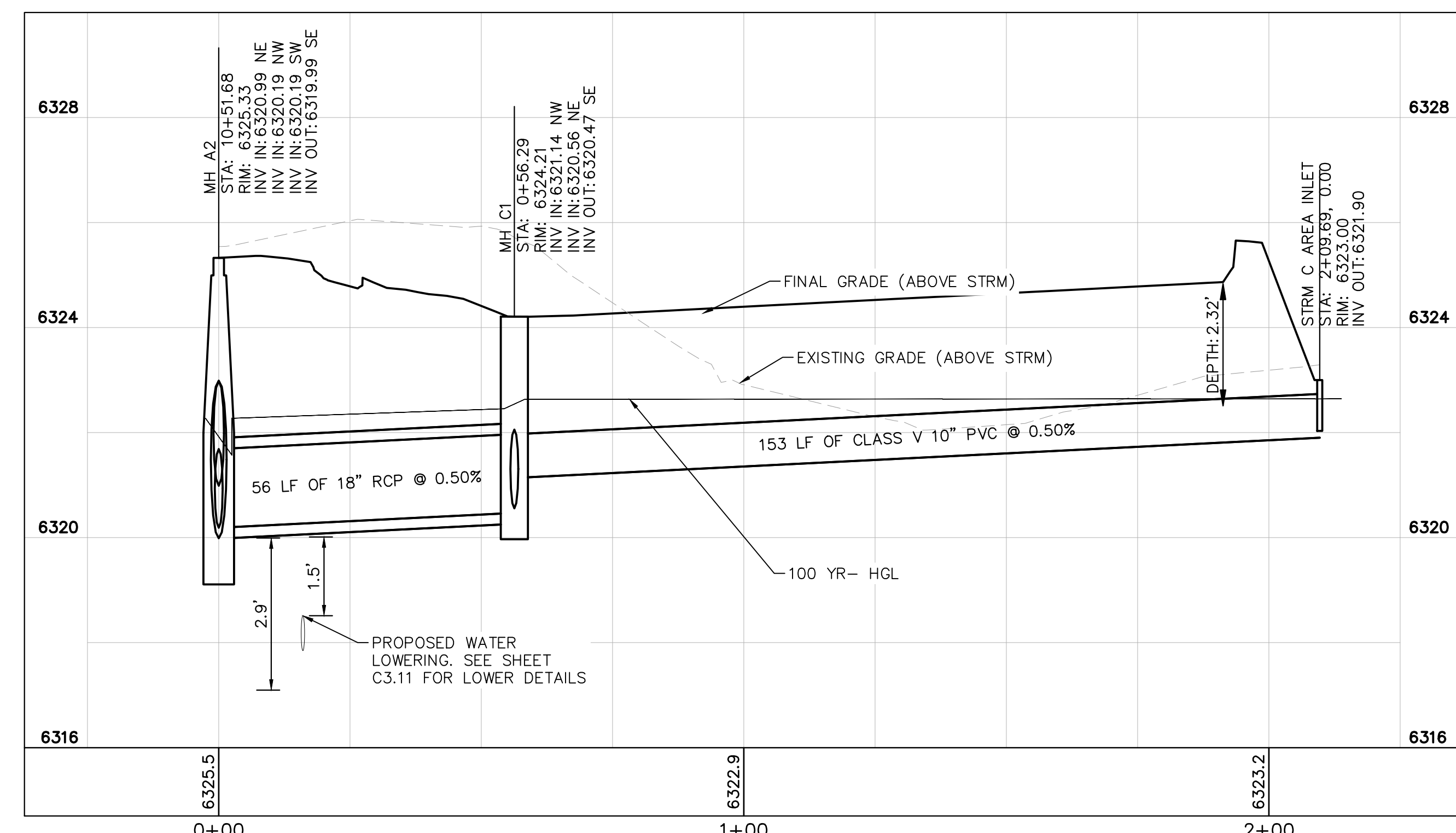


STORM SEWER LINE C PLAN VIEW

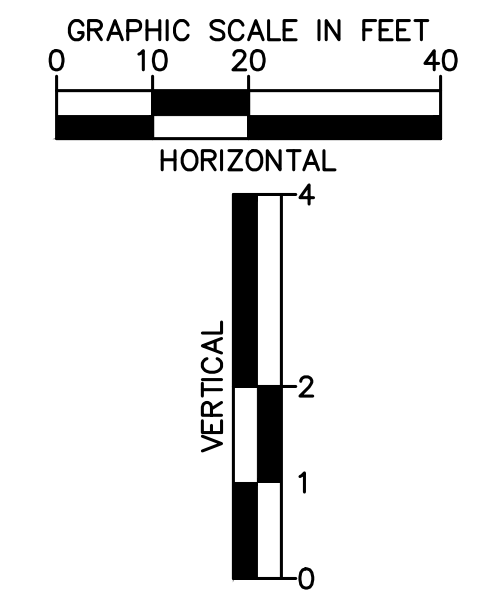


the drainage plan indicates an 18" RCP. Revise so that they are consistent with each other

A sidewalk chase with steel plate is indicated in the drainage plan. Revise so that they are consistent with each other.



STORM SEWER LINE C PROFILE VIEW

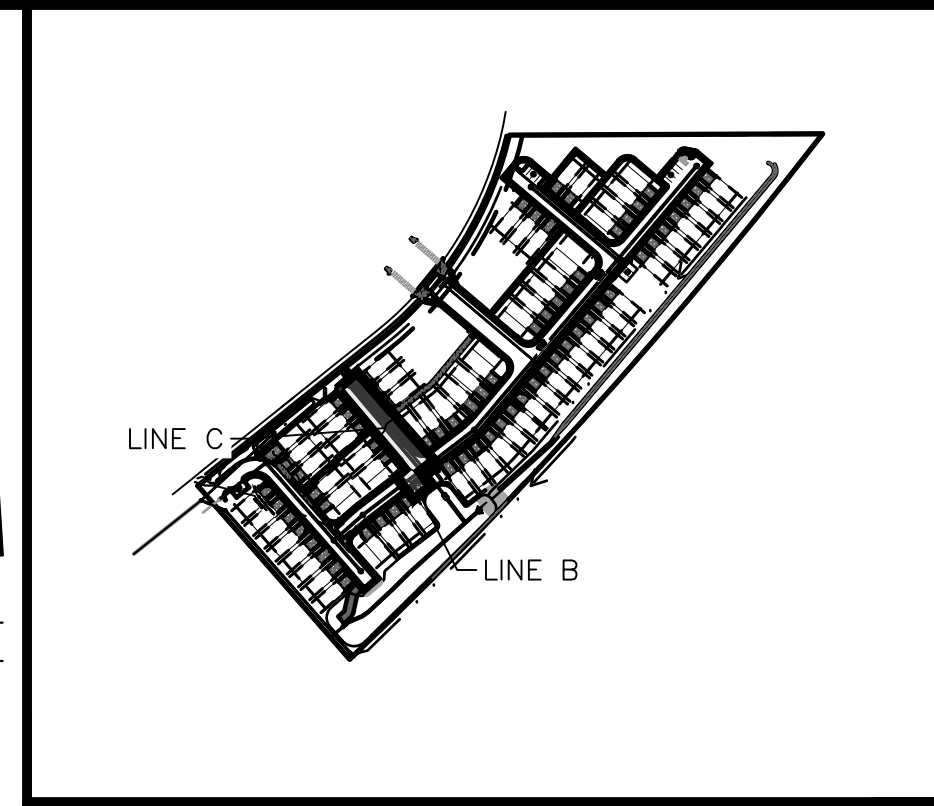


LEGEND:

- PROPERTY LINE
- - - EXISTING EASEMENT LINE
- - - PROPOSED EASEMENT LINE
- EXISTING STORM SEWER
- PROPOSED STORM SEWER
- EXISTING WATER LINE
- PROPOSED WATER LINE
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- PROPOSED FIRE HYDRANT AND BOLLARD ASSEMBLY PER COA STD DETAIL 208
- PROPOSED FIRE DEPARTMENT CONNECTION W/ APPROVED KNOX HARDWARE
- EXISTING SANITARY SEWER
- PROPOSED SANITARY SEWER
- SANITARY SEWER MANHOLE
- PROPOSED STORM MANHOLE
- EXISTING STORM MANHOLE
- PROPOSED CURB INLET
- EXISTING CURB INLET
- PROPOSED GRATE INLET
- PROPOSED LANDSCAPE DRAIN
- DAE DRAINAGE ACCESS EASEMENT
- TOC TOP OF CURB

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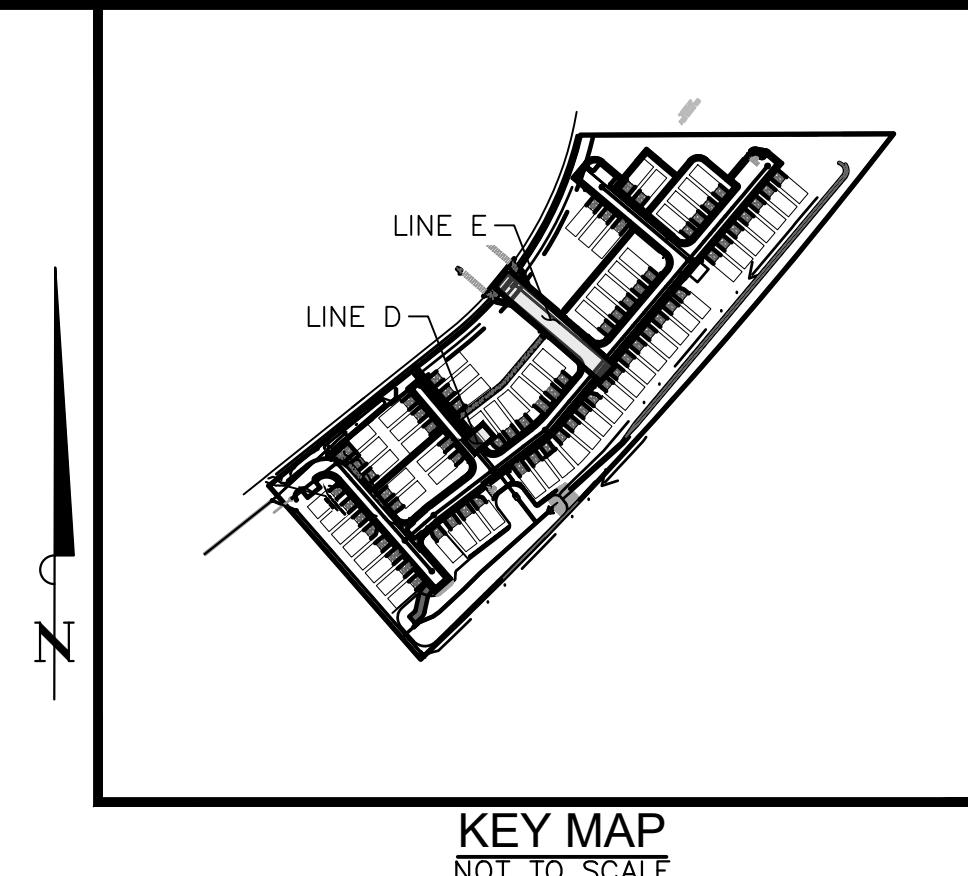
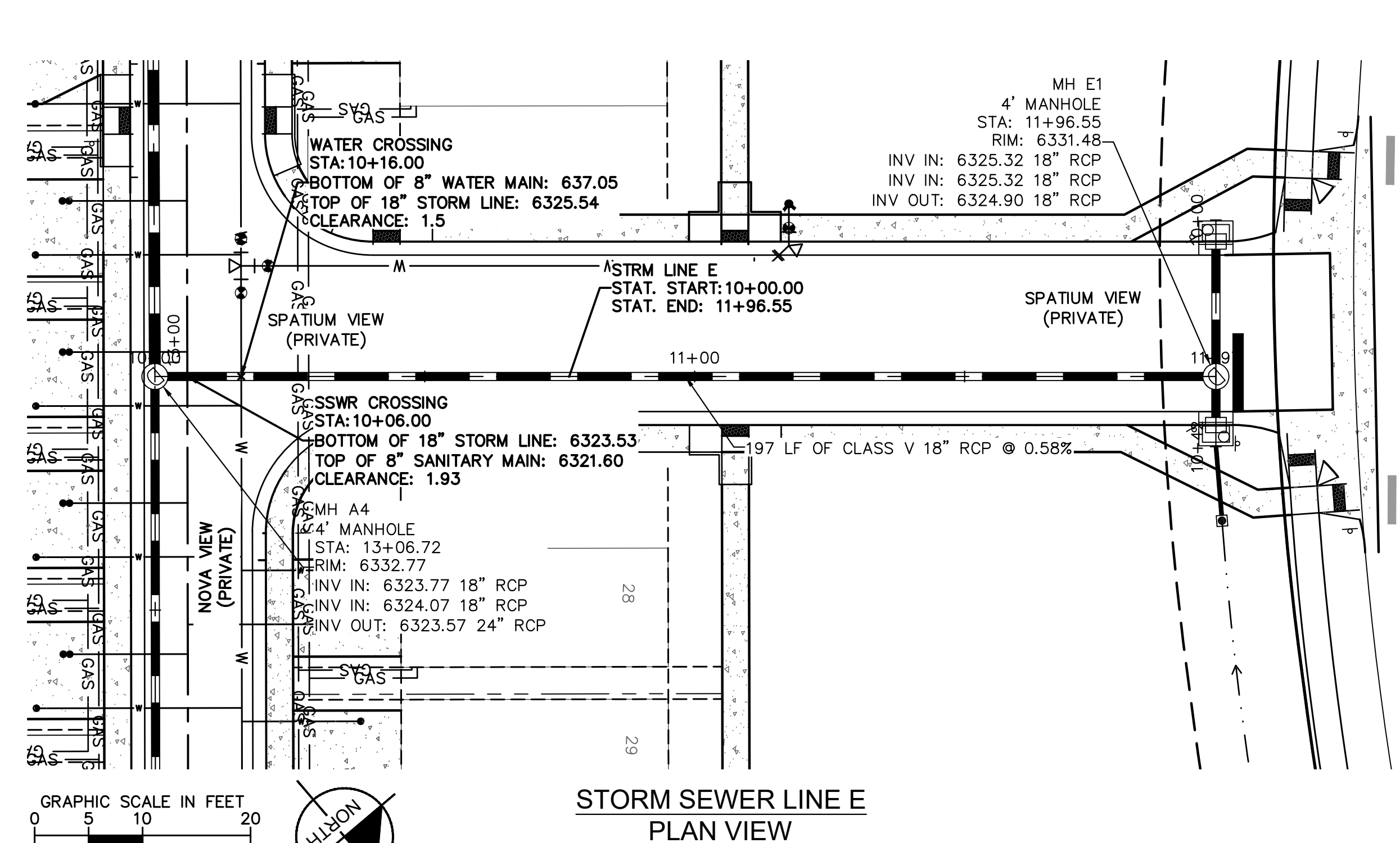
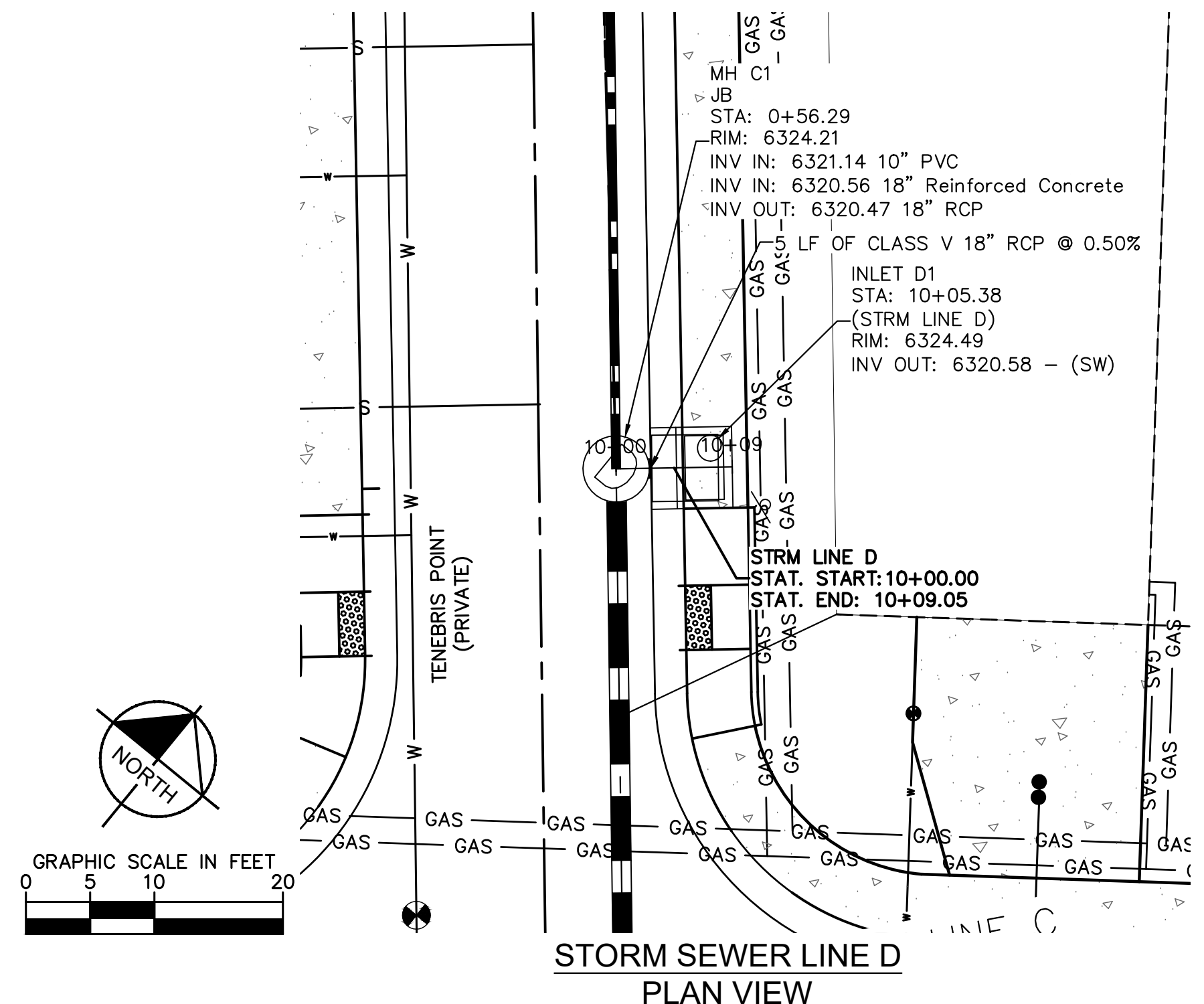
DESIGNED BY: KK
DRAWN BY: KK
CHECKED BY: JH
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MEADOWBROOK PARK
EL PASO COUNTY, COLORADO
UTILITY AND WATER SERVICE PLANS
STORM SEWER PLAN & PROFILES-LINE B&C

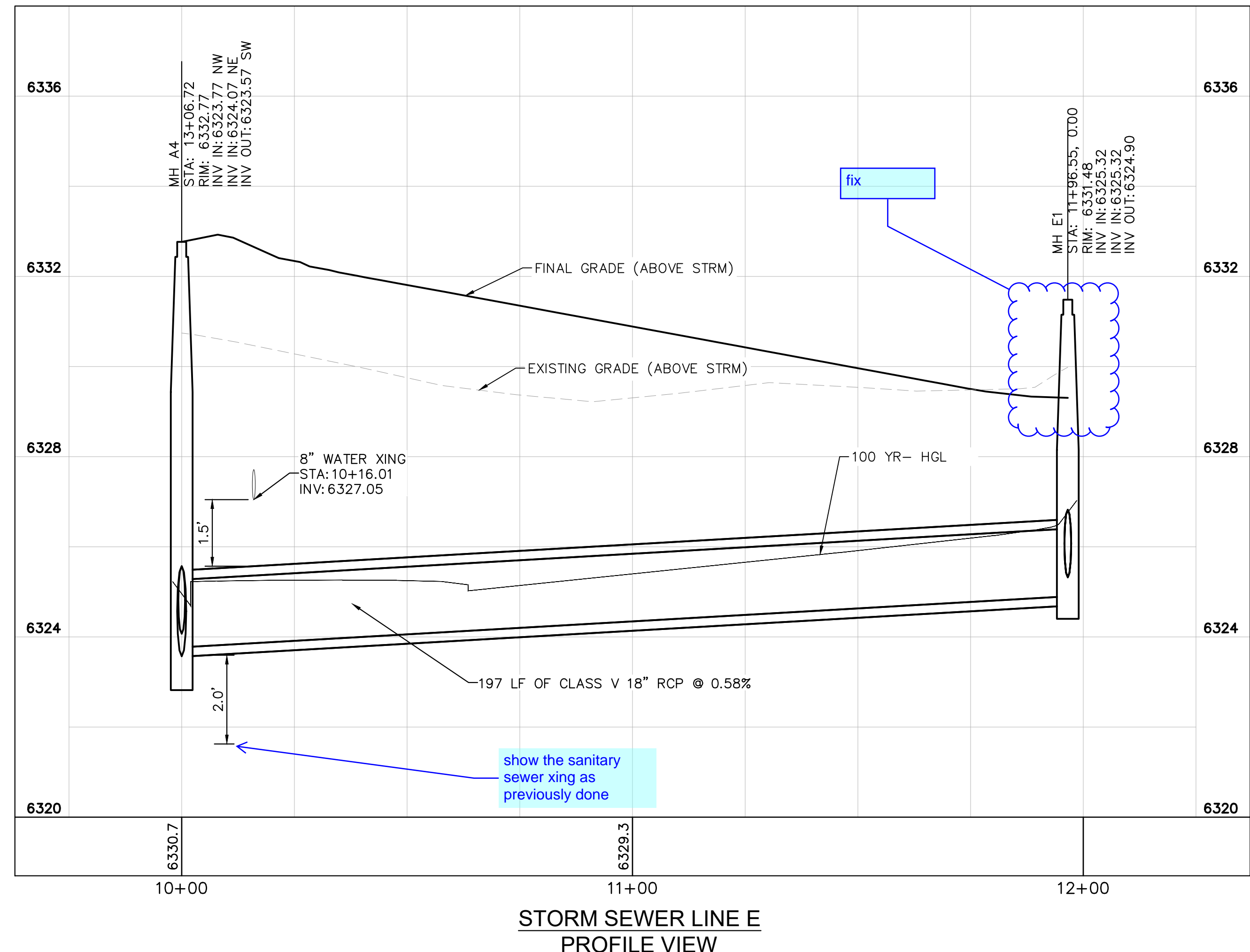
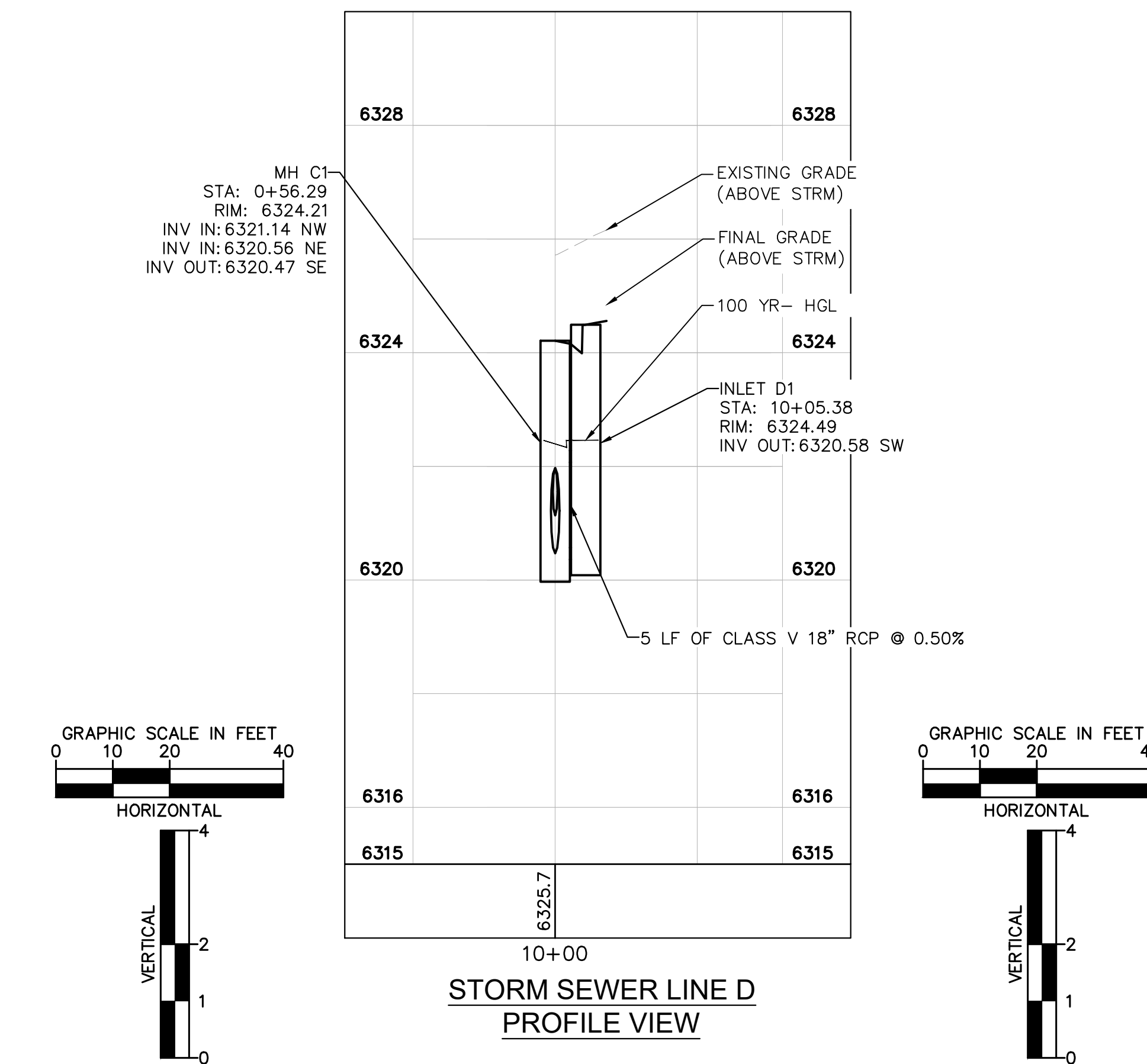


PROJECT NO.
096956009
SHEET
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- LEGEND:**
- PROPERTY LINE
 - - - EXISTING EASEMENT LINE
 - - - PROPOSED EASEMENT LINE
 - EXISTING STORM SEWER
 - PROPOSED STORM SEWER
 - EXISTING WATER LINE
 - PROPOSED WATER LINE
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 - PROPOSED SANITARY SEWER
 - SANITARY SEWER MANHOLE
 - PROPOSED STORM MANHOLE
 - EXISTING STORM MANHOLE
 - PROPOSED CURB INLET
 - EXISTING CURB INLET
 - PROPOSED GRATE INLET
 - PROPOSED LANDSCAPE DRAIN
 - DAE DRAINAGE ACCESS EASEMENT
 - TOC TOP OF CURB



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 Colorado Springs, Colorado 80903 (719) 453-0180

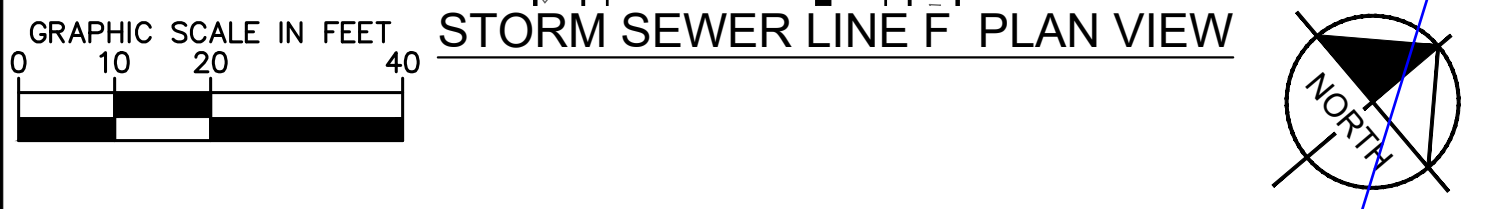
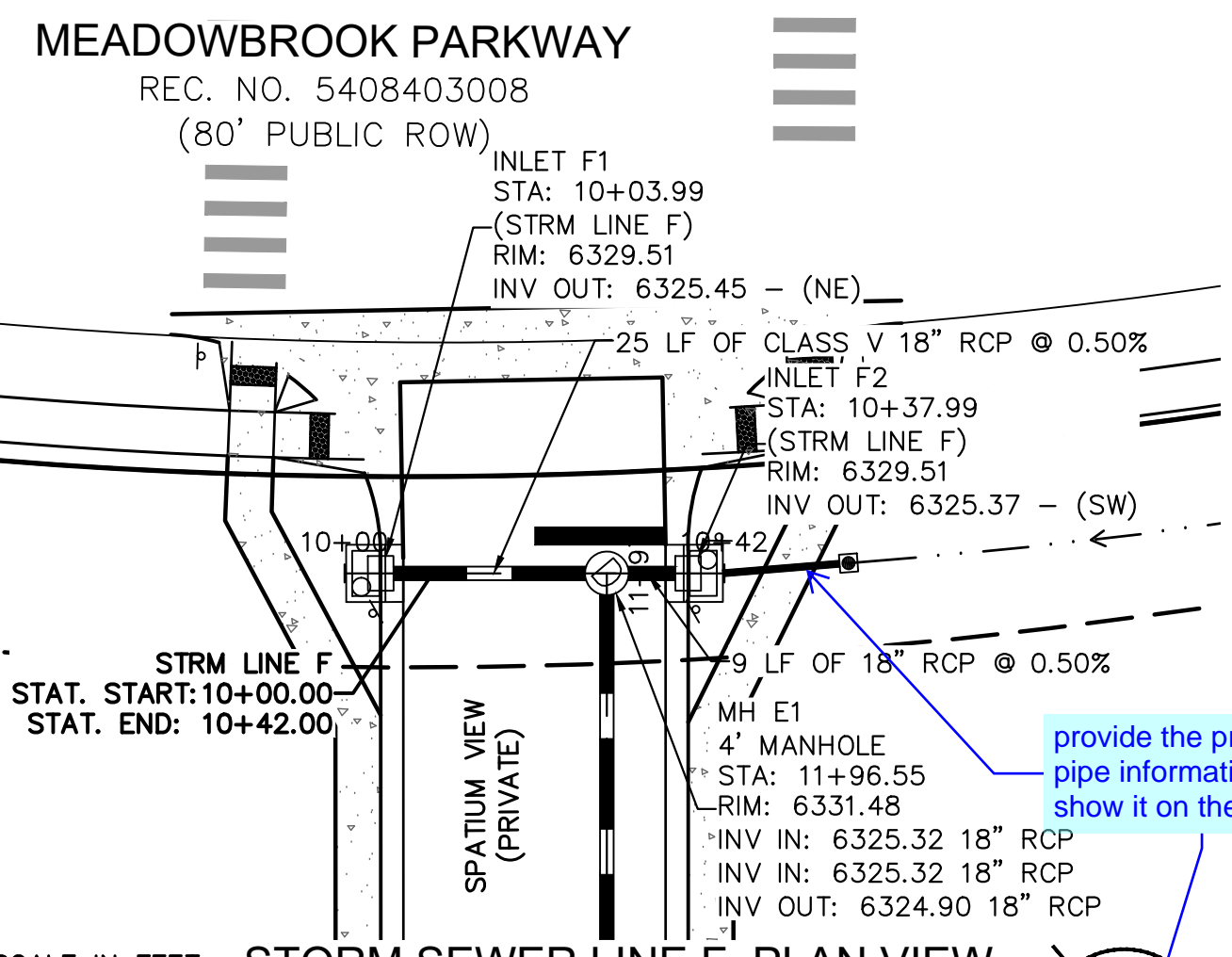
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 DRAWN BY: KK
 CHECKED BY: JH
 DATE: 10/09/2020

MEADOWBROOK PARK
 EL PASO COUNTY, COLORADO
 UTILITY AND WATER SERVICE PLANS
 STORM SEWER PLAN & PROFILES- LINES D&E

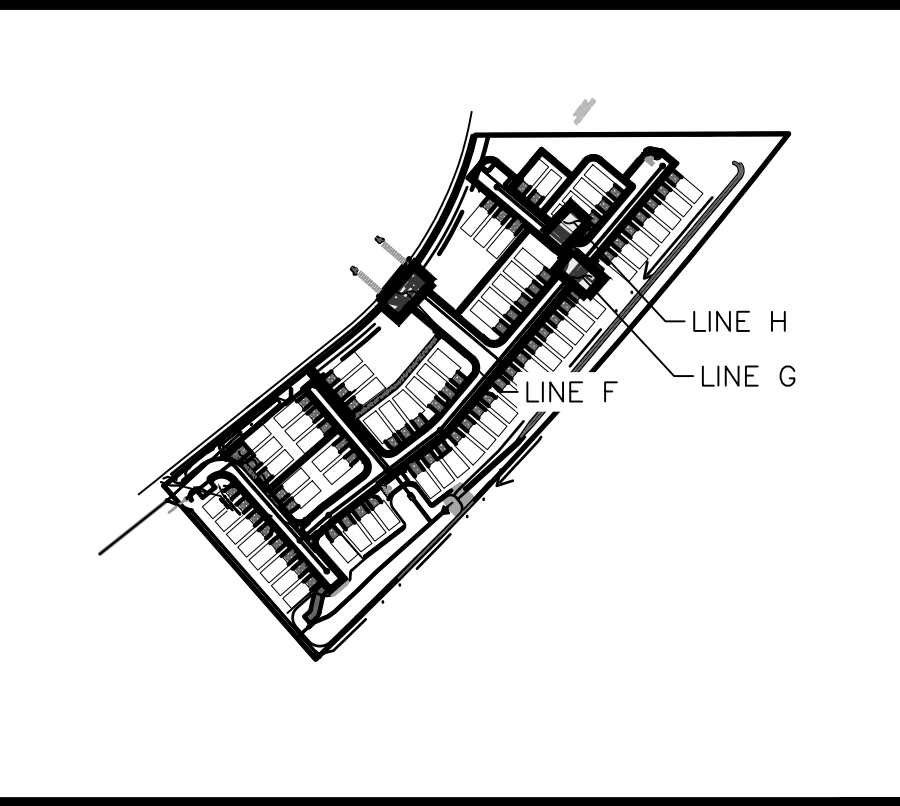
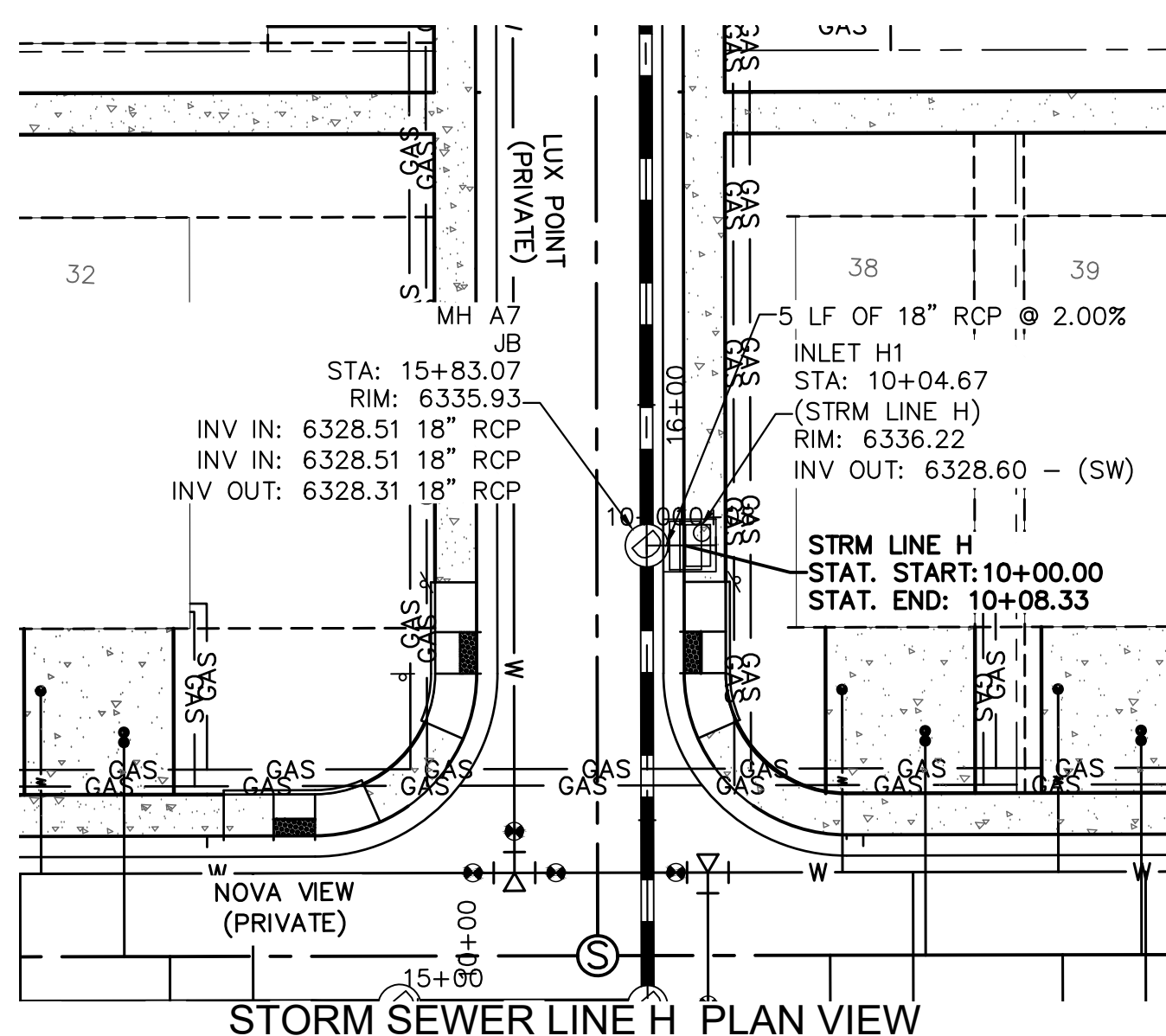
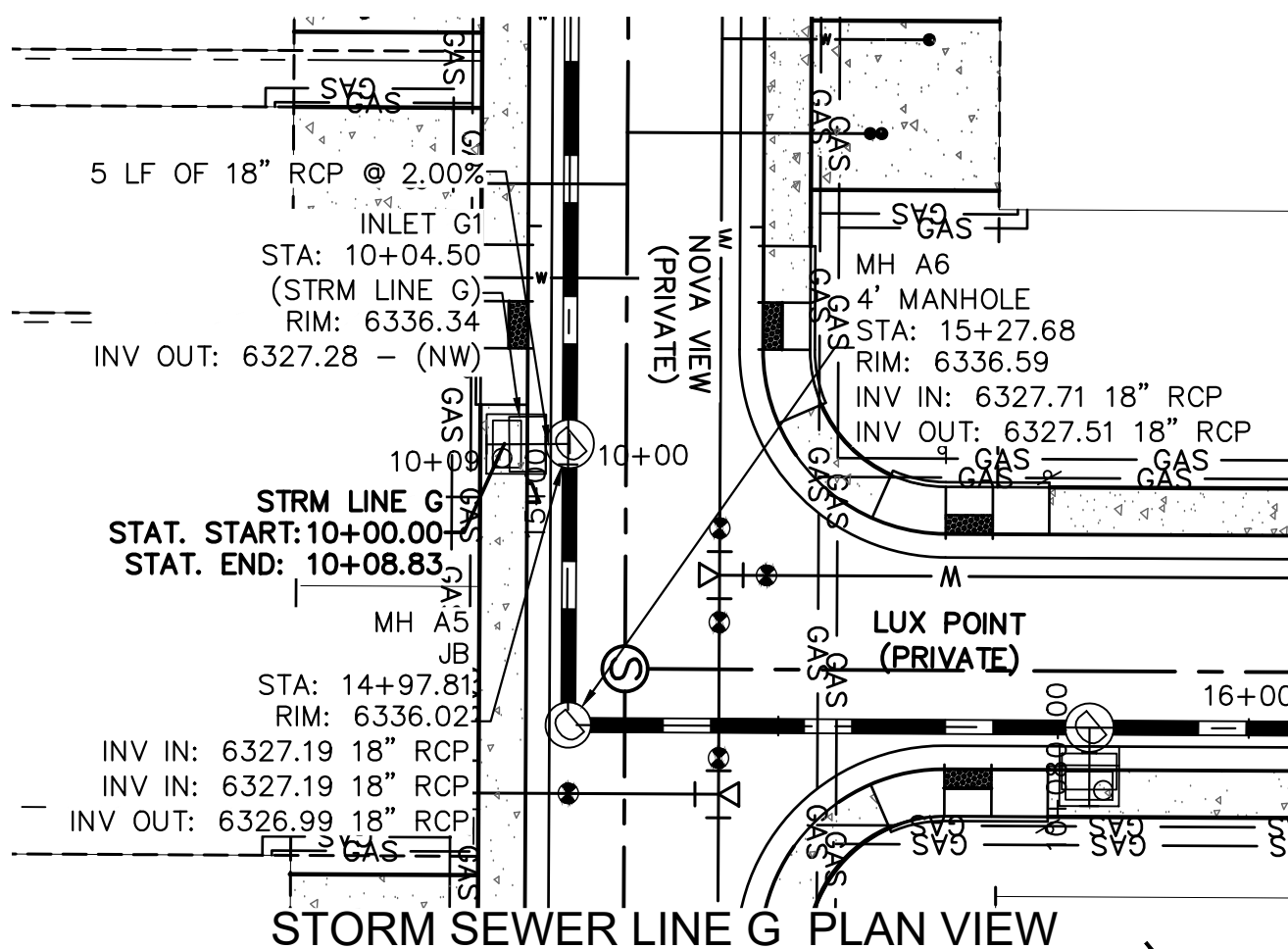


PROJECT NO.
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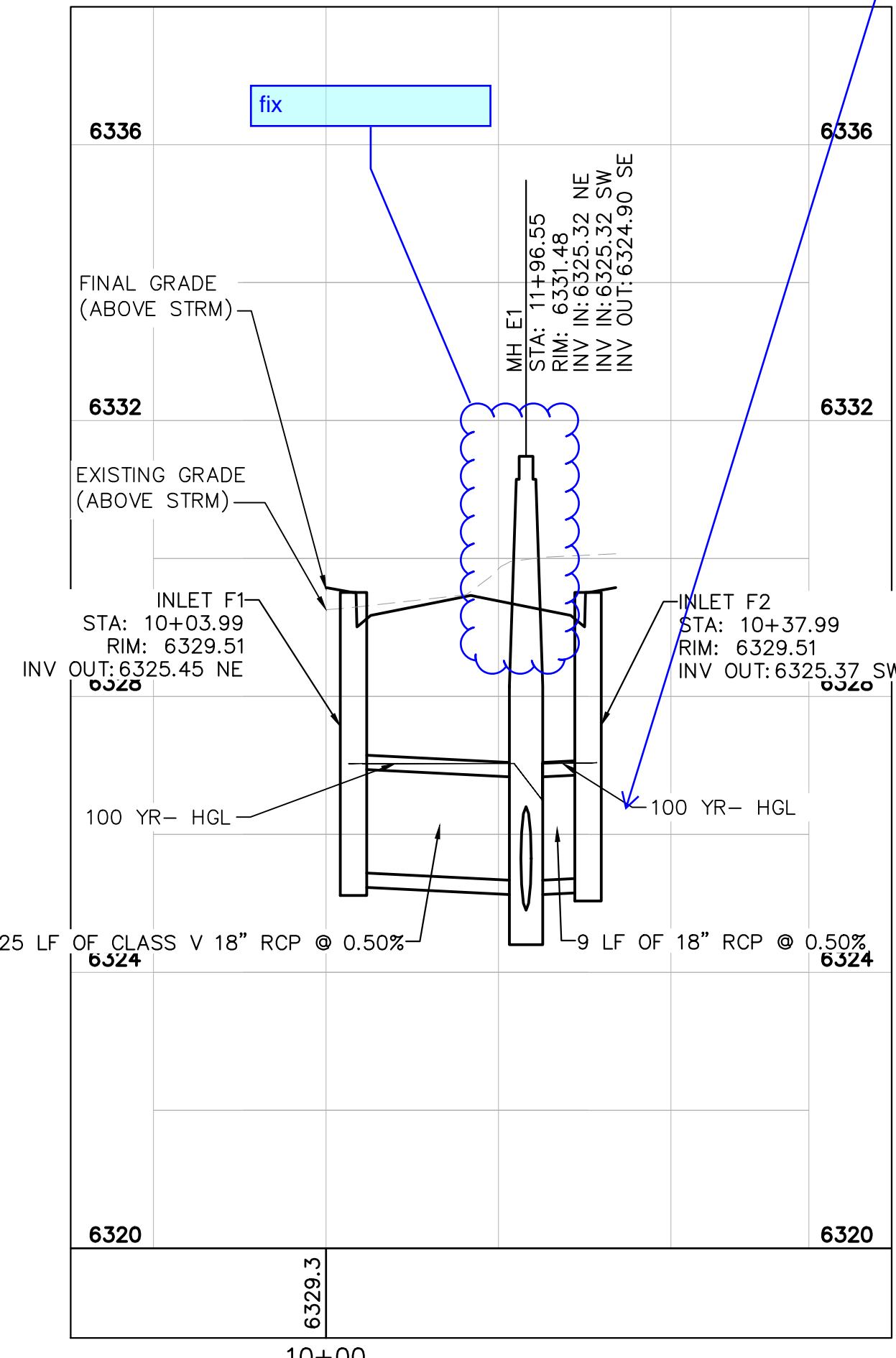
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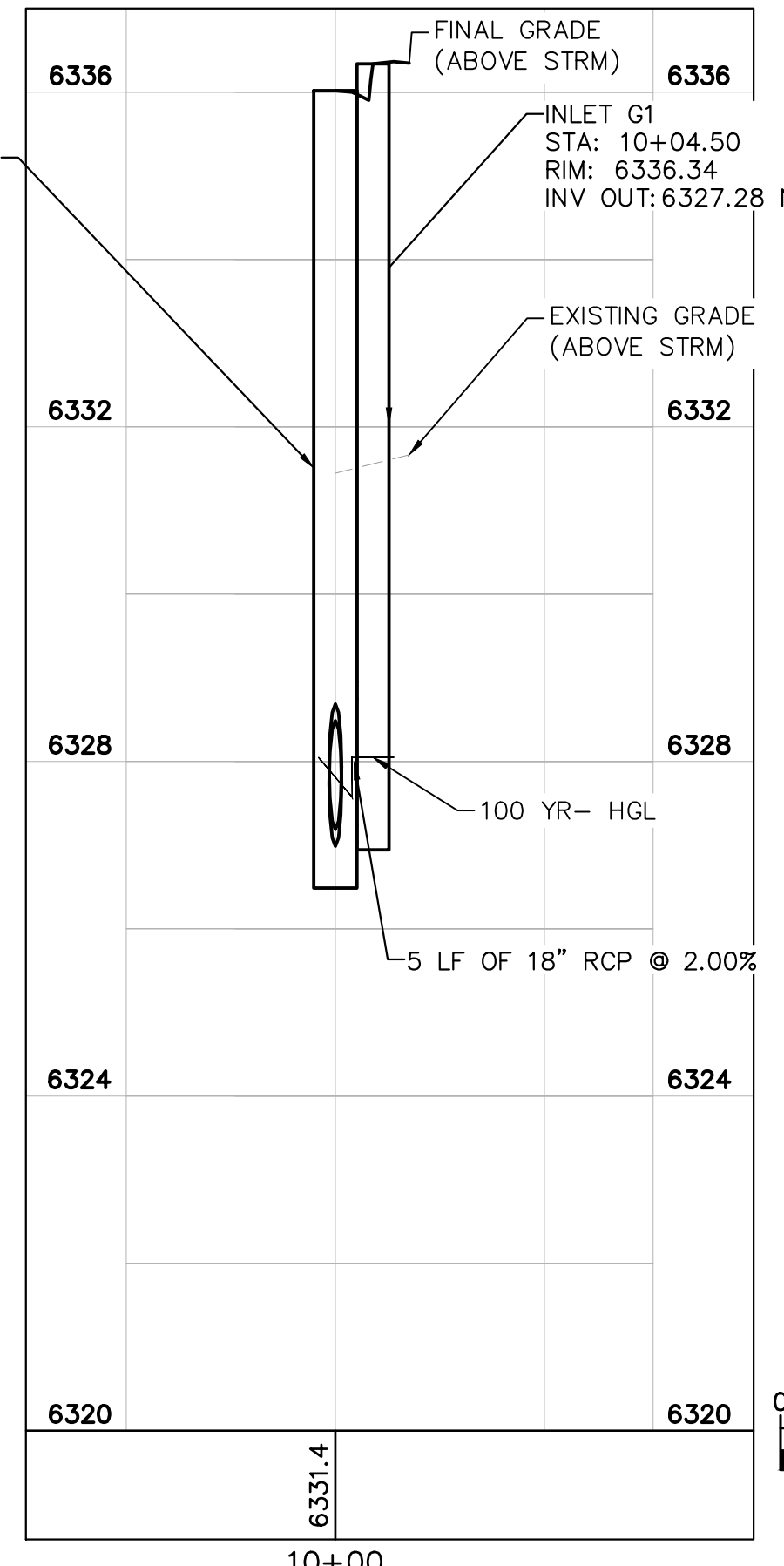
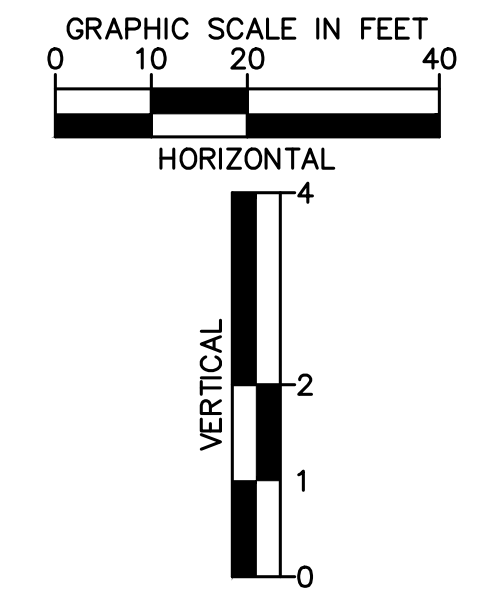
provide the proposed pipe information and show it on the profile



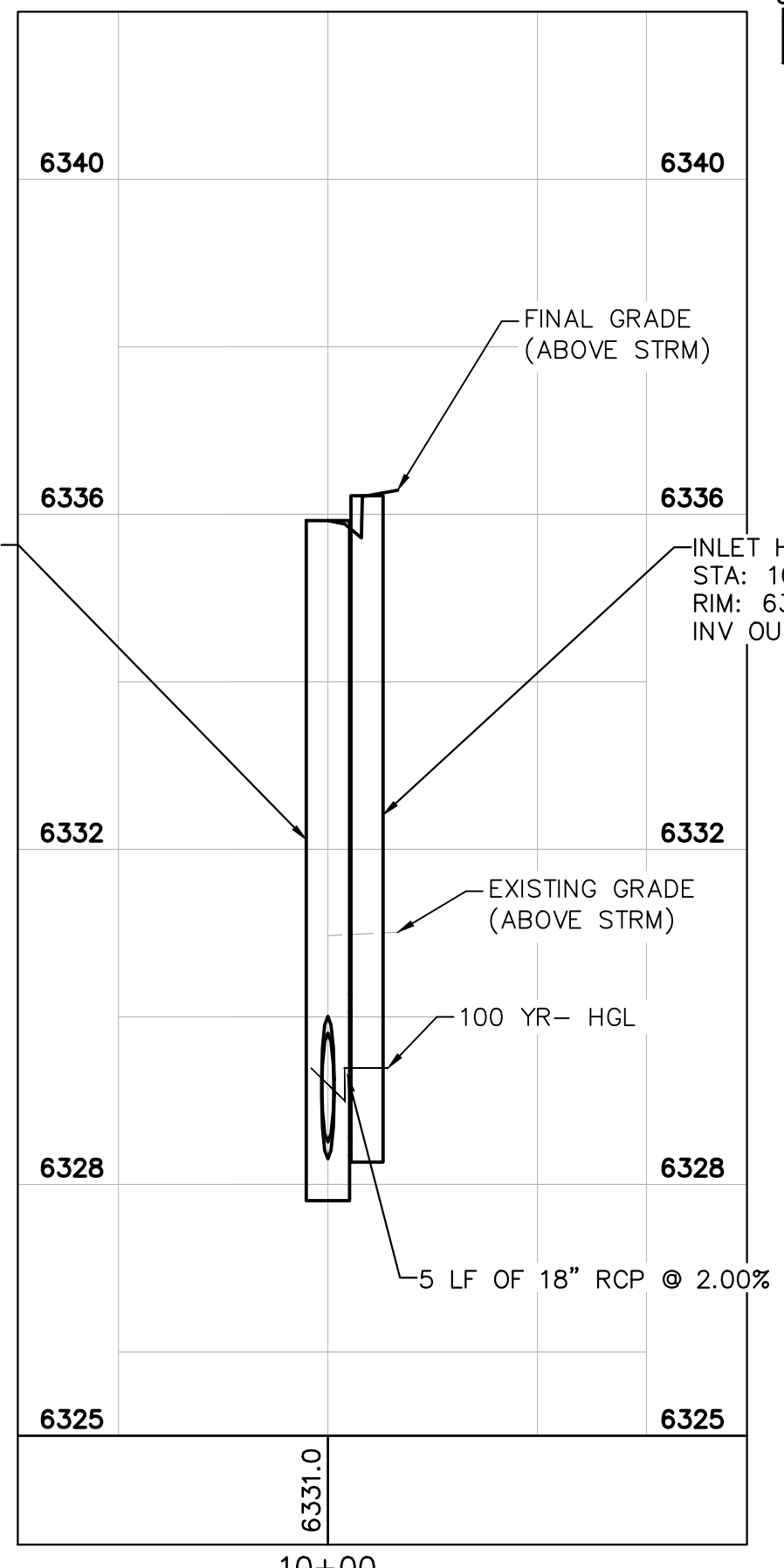
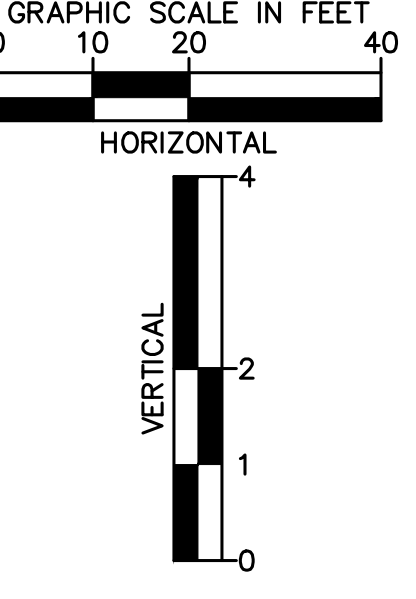
- LEGEND:**
- PROPERTY LINE
 - - - EXISTING EASEMENT LINE
 - - - PROPOSED EASEMENT LINE
 - EXISTING STORM SEWER
 - PROPOSED STORM SEWER
 - EXISTING WATER LINE
 - PROPOSED WATER LINE
 - EXISTING FIRE HYDRANT
 - PROPOSED FIRE HYDRANT AND BOLLARD ASSEMBLY PER COA STD DETAIL 208
 - PROPOSED FIRE DEPARTMENT CONNECTION W/ APPROVED KNOX HARDWARE
 - EXISTING SANITARY SEWER
 - PROPOSED SANITARY SEWER
 - SANITARY SEWER MANHOLE
 - PROPOSED STORM MANHOLE
 - EXISTING STORM MANHOLE
 - PROPOSED CURB INLET
 - EXISTING CURB INLET
 - PROPOSED GRATE INLET
 - PROPOSED LANDSCAPE DRAIN
 - DAE DRAINAGE ACCESS EASEMENT
 - TOC TOP OF CURB



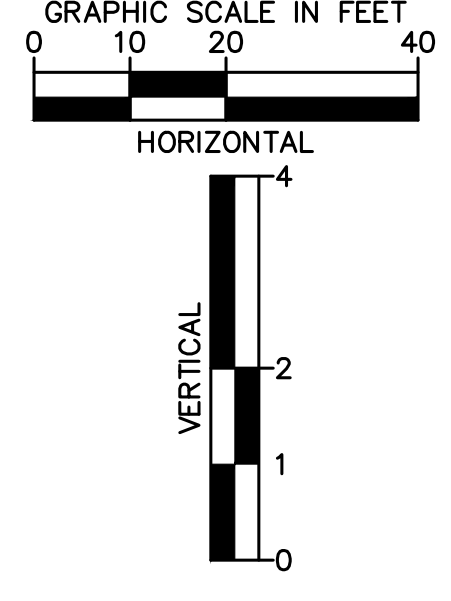
STORM SEWER LINE F PROFILE VIEW



STORM SEWER LINE G PROFILE VIEW



STORM SEWER LINE H PROFILE VIEW



STORM SEWER NOTES:

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NO.	REVISION	BY	DATE	APPR.

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 Colorado Springs, Colorado 80903 (719) 453-0180

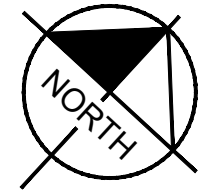
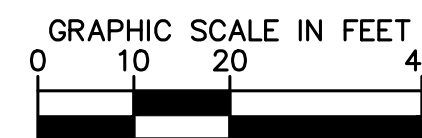
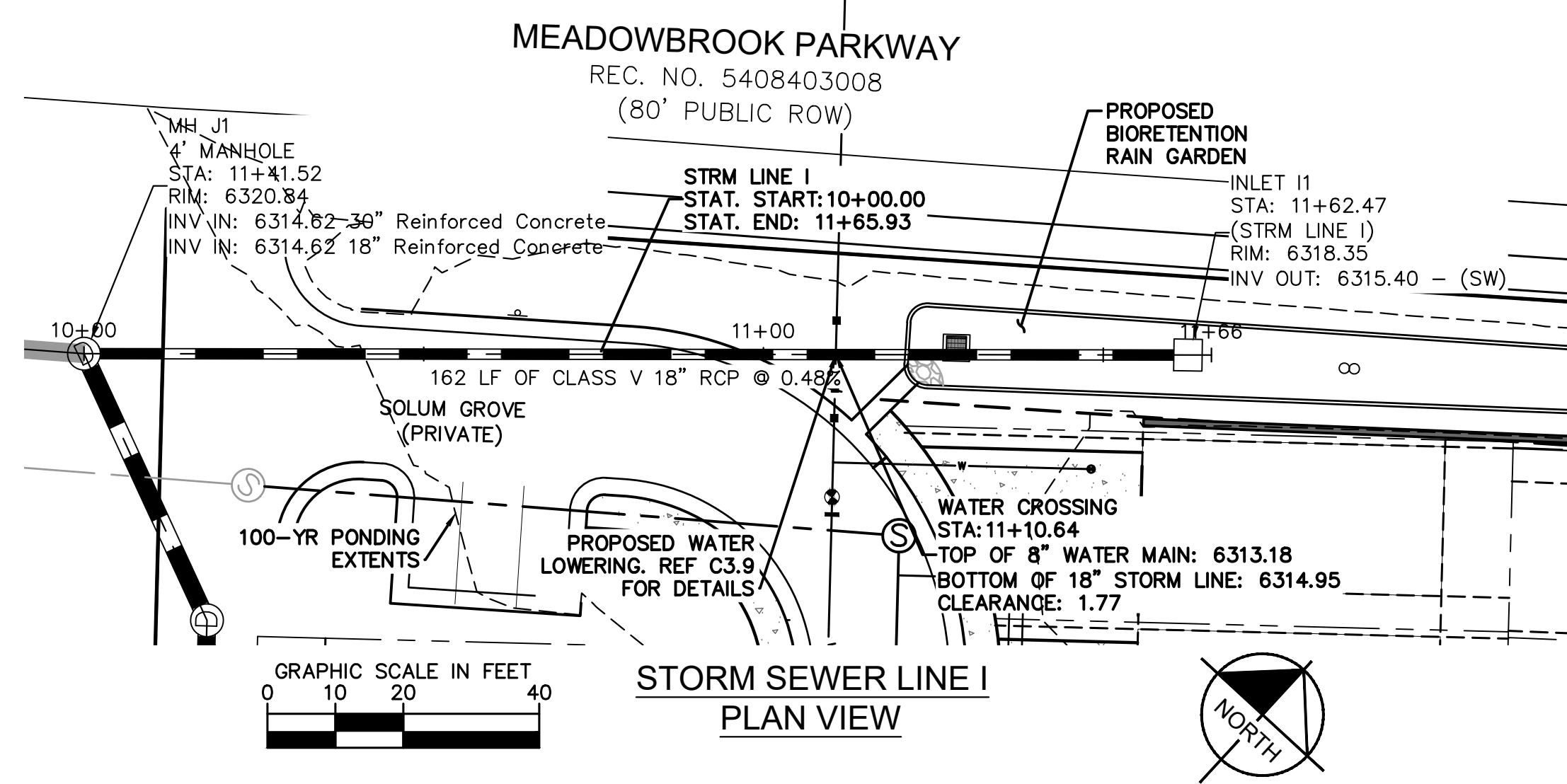
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MEADOWBROOK PARK
 EL PASO COUNTY, COLORADO
 UTILITY AND WATER SERVICE PLANS
 STORM SEWER PLAN & PROFILES- LINES F,G,&H

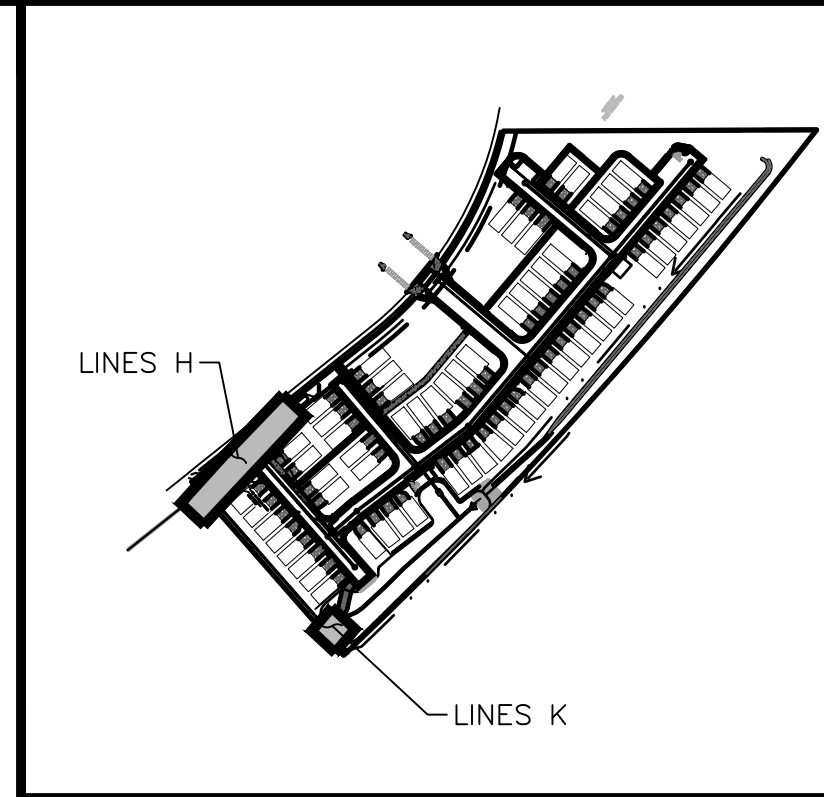
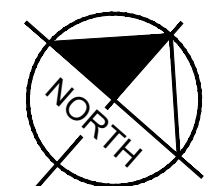
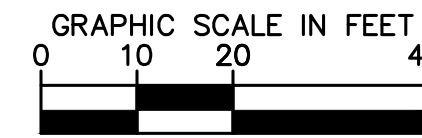
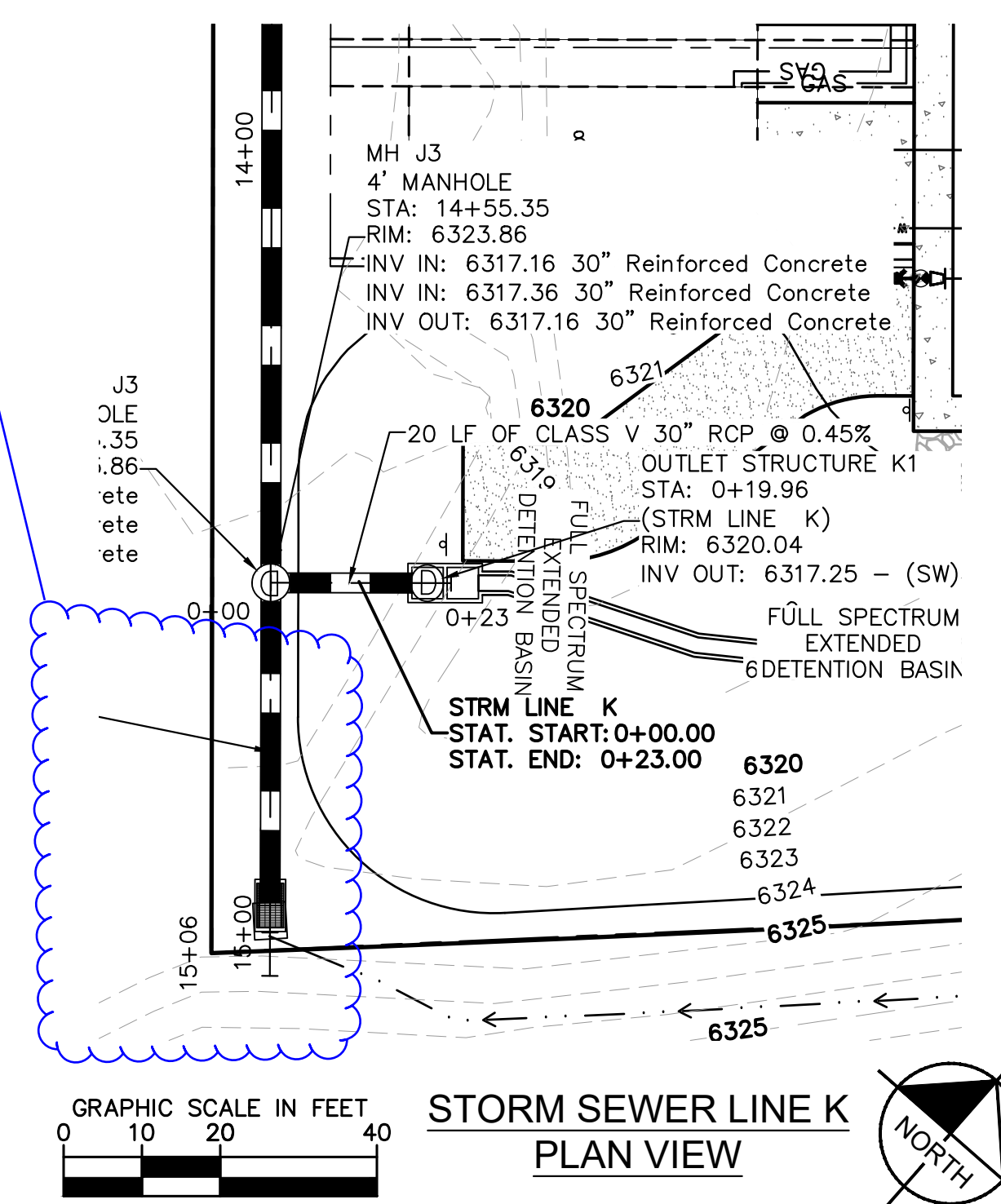


PROJECT NO.
096956009
 SHEET
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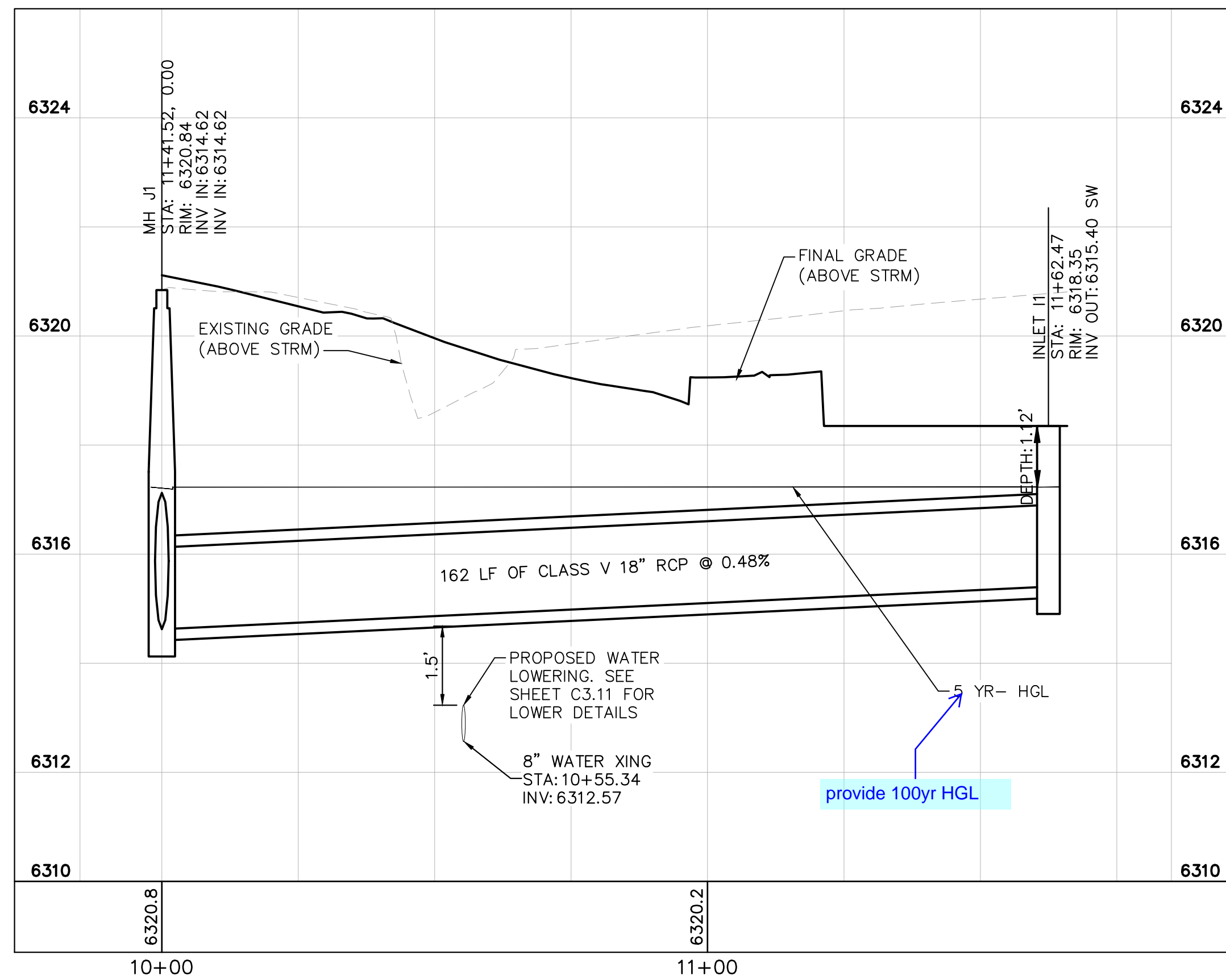
review 1 comment:
Please provide
existing and/or
proposed off-site
contours at this
proposed inlet.
review 2: unresolved



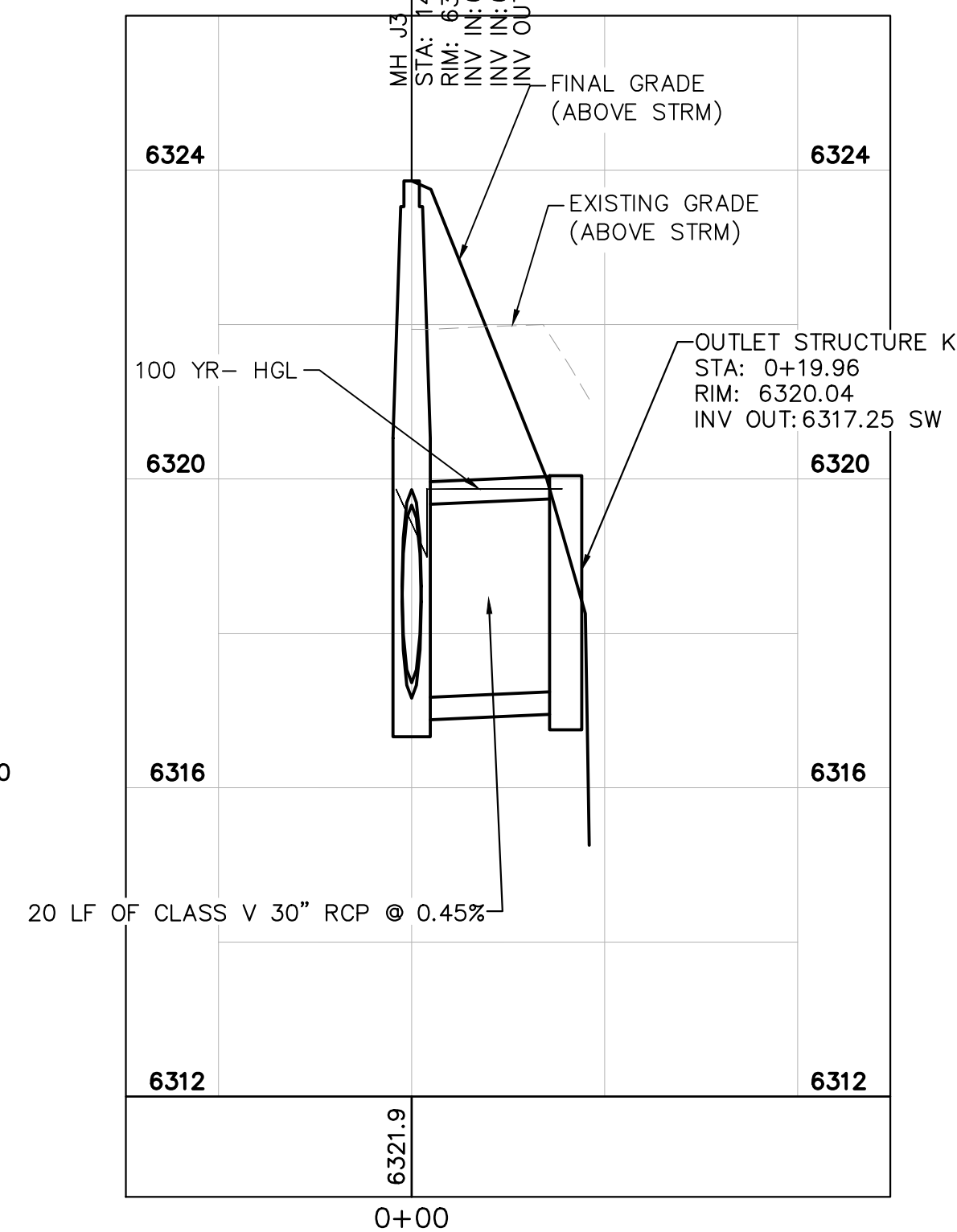
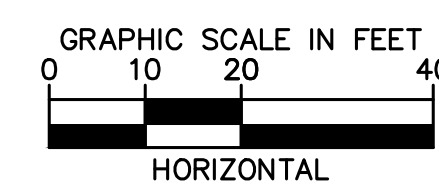
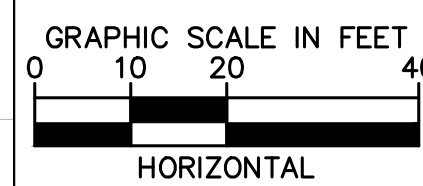
KEY MAP
NOT TO SCALE

LEGEND:

- PROPERTY LINE
- - - - - EXISTING EASEMENT LINE
- - - - - PROPOSED EASEMENT LINE
- EXISTING STORM SEWER
- PROPOSED STORM SEWER
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- PROPOSED SANITARY SEWER
- SANITARY SEWER MANHOLE
- ⊙ PROPOSED STORM MANHOLE
- EXISTING STORM MANHOLE
- PROPOSED CURB INLET
- EXISTING CURB INLET
- PROPOSED GRATE INLET
- ⊕ PROPOSED LANDSCAPE DRAIN
- DAE DRAINAGE ACCESS EASEMENT
- TOC TOP OF CURB



STORM SEWER LINE I PROFILE VIEW



STORM SEWER LINE K PROFILE VIEW

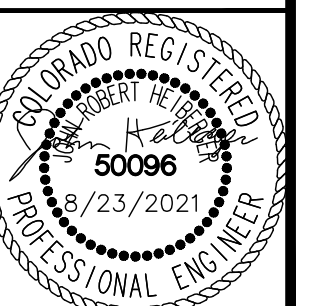
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DESIGNED BY: KK
DRAWN BY: KK
CHECKED BY: JH
DATE: 10/09/2020

MEADOWBROOK PARK
EL PASO COUNTY, COLORADO
UTILITY AND WATER SERVICE PLANS
STORM SEWER PLAN & PROFILES-LINE I&K

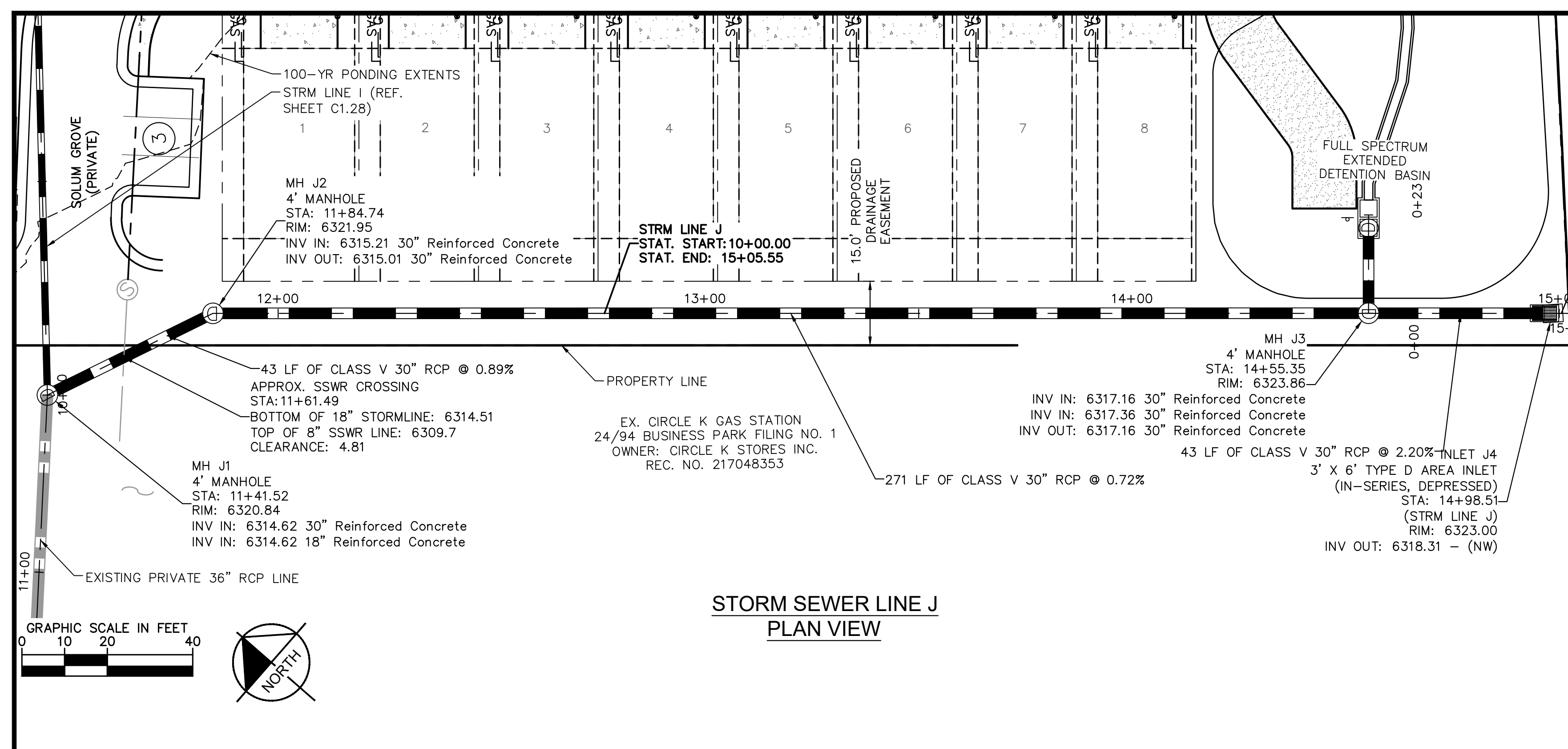


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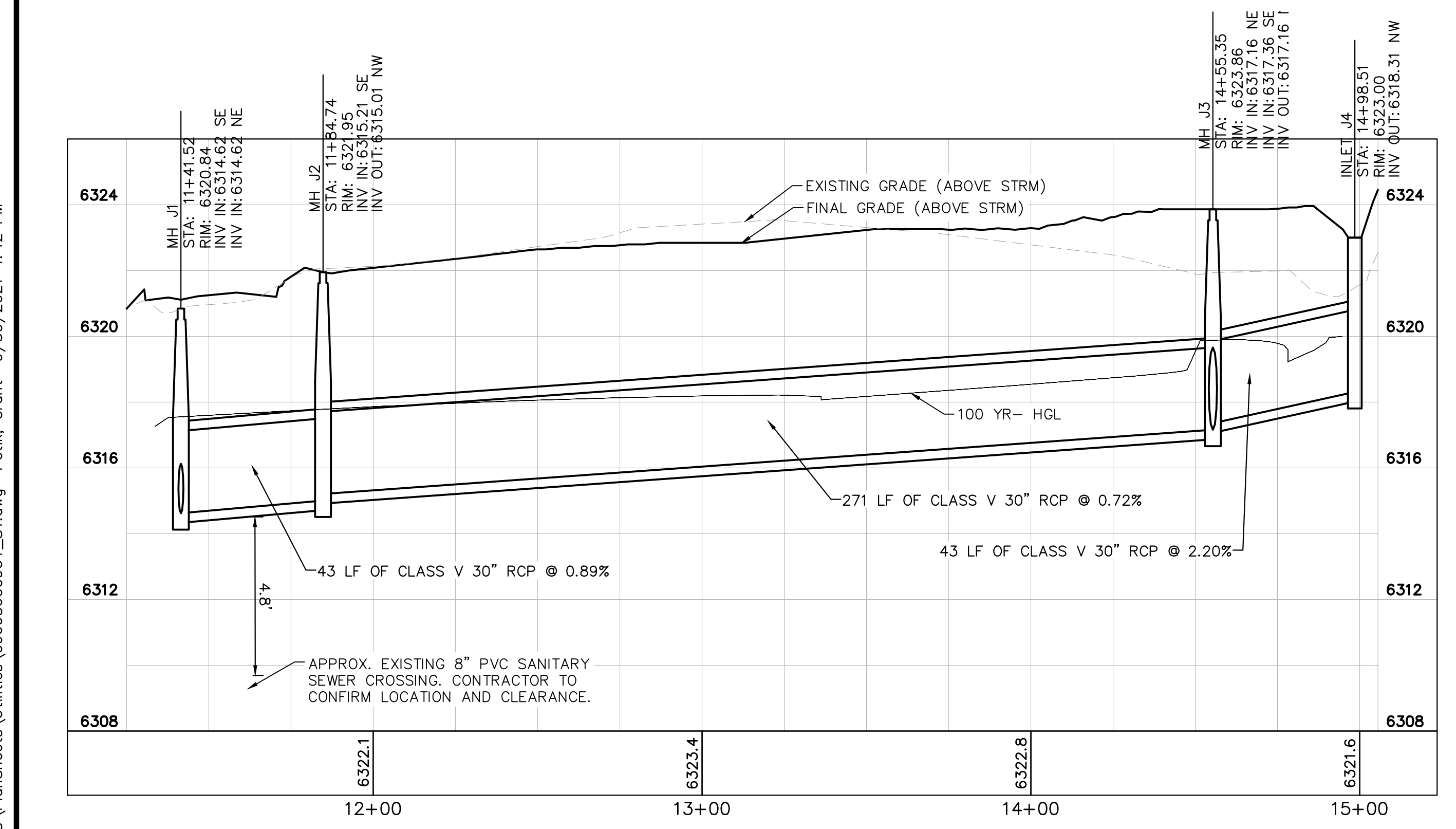
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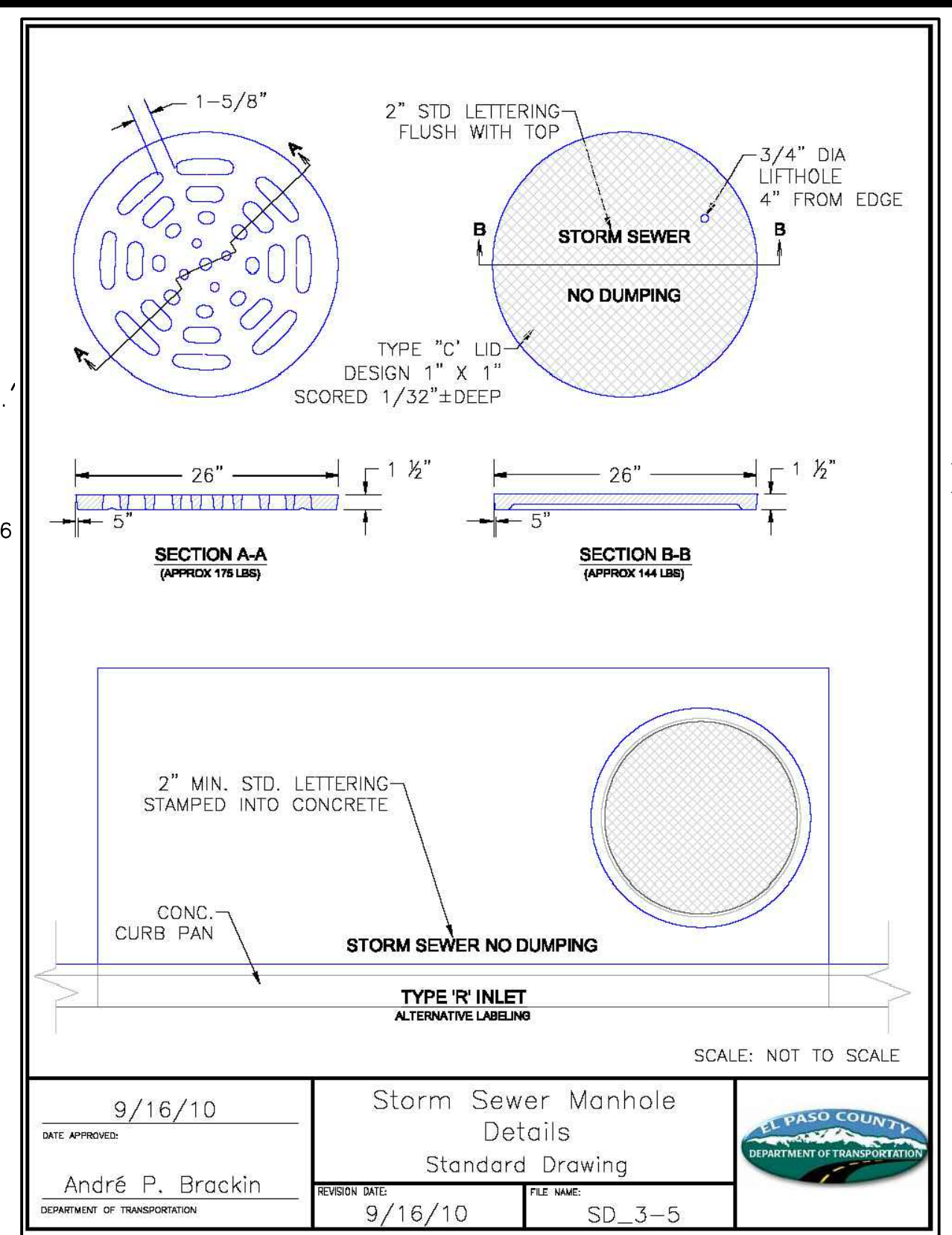
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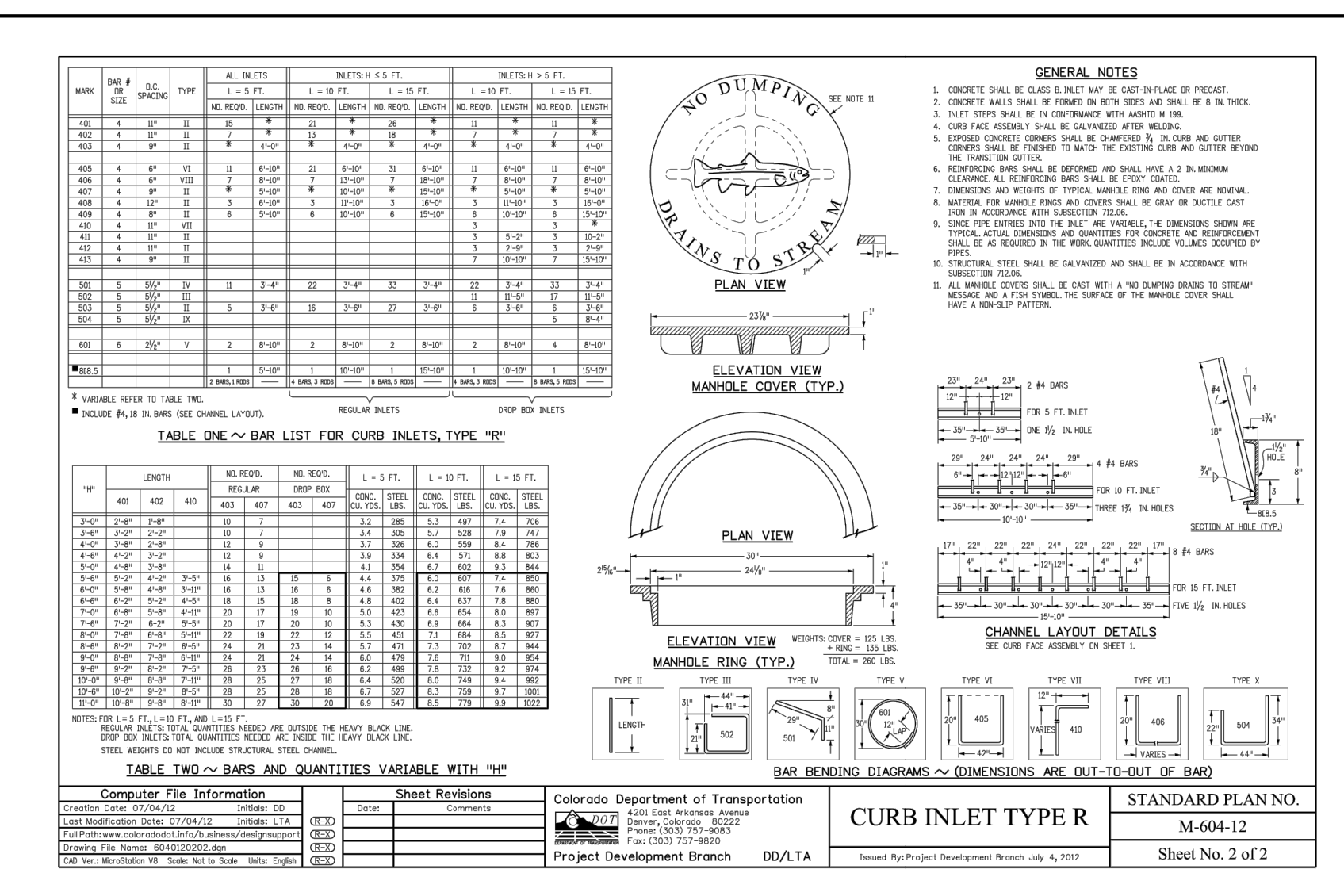
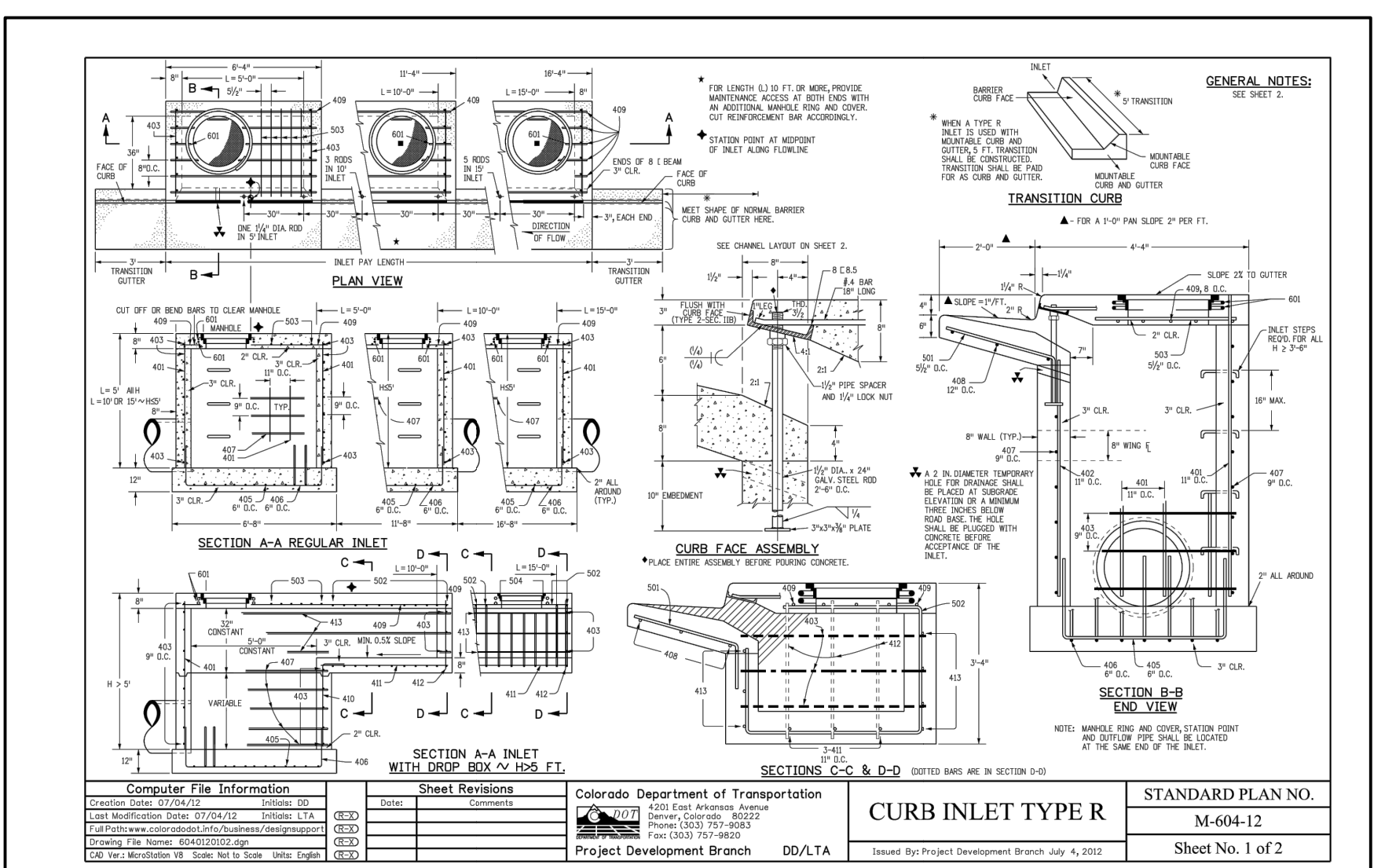
STORM SEWER LINE J
PLAN VIEW



STORM SEWER LINE J
PROFILE VIEW



9/16/10 Storm Sewer Manhole Details Standard Drawing
André P. Brackin
9/16/10 SD_3-5



- LEGEND:**
- PROPERTY LINE
 - - - - - EXISTING EASEMENT LINE
 - - - - - PROPOSED EASEMENT LINE
 - EXISTING STORM SEWER
 - PROPOSED STORM SEWER
 - EXISTING WATER LINE
 - PROPOSED WATER LINE
 - EXISTING FIRE HYDRANT
 - PROPOSED FIRE HYDRANT AND BOLLARD ASSEMBLY PER COA STD DETAIL 208
 - PROPOSED FIRE DEPARTMENT CONNECTION W/ APPROVED KNOX HARDWARE
 - EXISTING SANITARY SEWER
 - PROPOSED SANITARY SEWER
 - ⊙ SANITARY SEWER MANHOLE
 - ⊙ PROPOSED STORM MANHOLE
 - ⊙ EXISTING STORM MANHOLE
 - ⊙ PROPOSED CURB INLET
 - ⊙ EXISTING CURB INLET
 - ⊙ PROPOSED GRATE INLET
 - ⊙ PROPOSED LANDSCAPE DRAIN
 - DAE DRAINAGE ACCESS EASEMENT
 - TOC TOP OF CURB

- STORM SEWER NOTES:**
- MANHOLE RIM ELEVATIONS PROVIDED FOR REFERENCE ONLY. CONTRACTOR SHALL INSTALL MANHOLES IN ACCORDANCE WITH APPLICABLE DETAILS BASED UPON FINAL FINISH GRADING AT MANHOLE LOCATION. CONTRACTOR SHALL BE RESPONSIBLE FOR ADJUSTMENTS TO ACCOMMODATE DEVIATIONS IN SITE GRADING AT NO COST TO THE OWNER.
 - CONTRACTOR SHALL MODIFY STANDARD INLET STRUCTURE DIMENSIONS AND STRUCTURAL COMPONENTS TO ACCOMMODATE ASSOCIATED ENTRY AND OUTLET PIPES.
 - ALL STORM SEWER MAINS PIPE, INLETS AND MANHOLES ARE PRIVATELY OWNED AND MAINTAINED BY THE METRO DISTRICT OTHERWISE NOTED ON THE PLANS.
 - ALL CURB INLET STATIONS ARE BASED ON THE MIDPOINT OF THE CURB INLET AT THE FLOWLINE.
 - ALL CURB INLET TOC ELEVATIONS AND STATIONING ARE BASED ON THE MIDPOINT OF THE CURB INLET AT FLOWLINE.
 - ALL STORM SEWER PIPE 12" AND GREATER SHALL BE CLASS III RCP UNLESS OTHERWISE NOTED.
 - ALL PRIVATE LANDSCAPE DRAINS SHALL BE NYOPLAST TYPE OR APPROVED EQUIVALENT. RE: UTILITY DETAILS FOR NYOPLAST DETAILED DRAWINGS.
 - CONTRACTOR SHALL VERIFY LOCATIONS AND ELEVATIONS OF EXISTING STORM SEWER AT ALL CONNECTION POINTS AND NOTIFY ENGINEER OF ANY DISCREPANCIES PRIOR TO CONSTRUCTION.
 - CONTRACTOR TO MODIFY EXISTING MANHOLE RIM ELEVATIONS TO MATCH PROPOSED FINISH GRADE AS NECESSARY.

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2020 KIMLEY-HORN AND ASSOCIATES, INC.
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Colorado Springs, Colorado 80903 (719) 453-0180

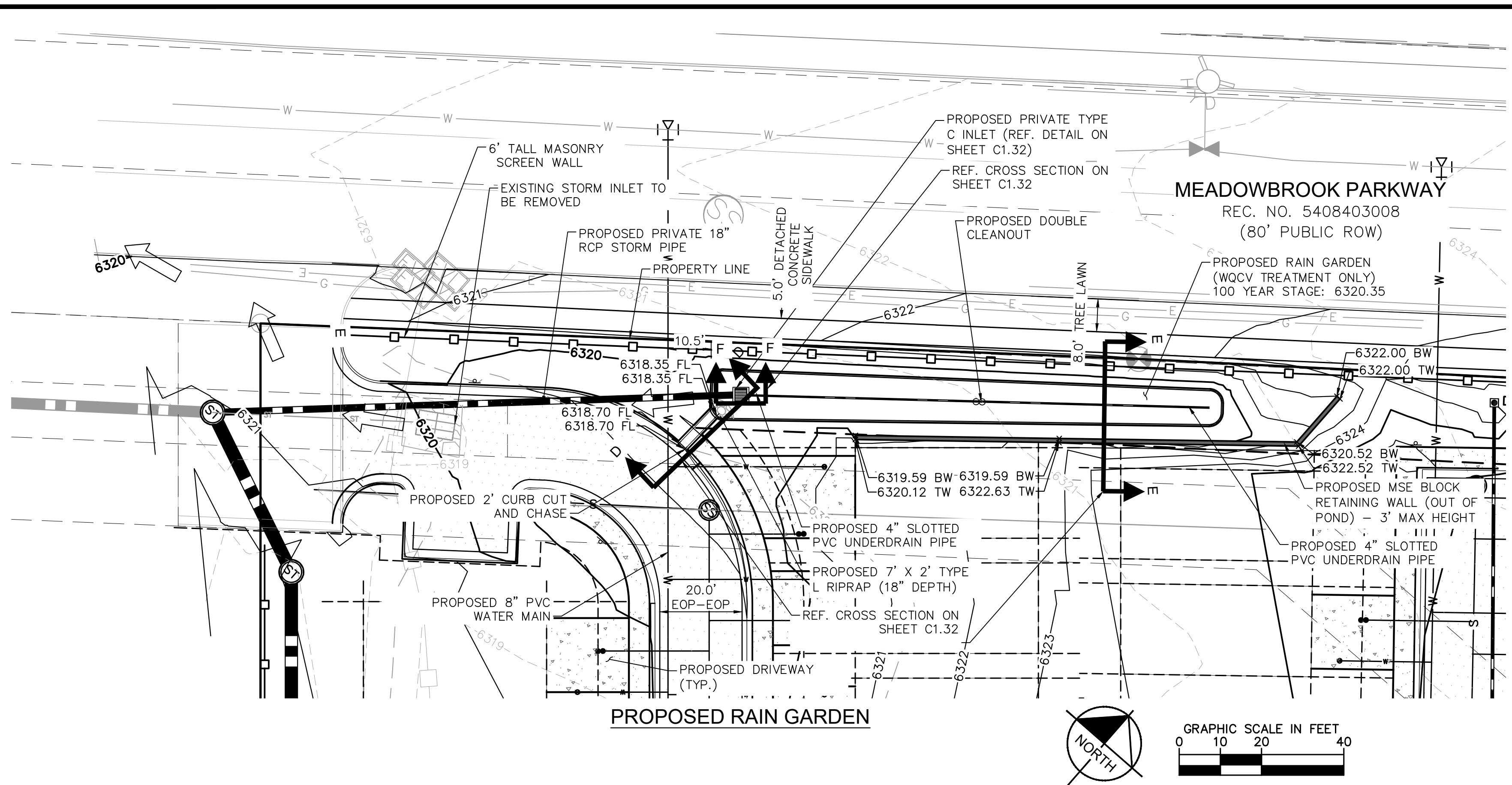
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MEADOWBROOK PARK
EL PASO COUNTY, COLORADO
UTILITY AND WATER SERVICE PLANS
STORM SEWER PLAN & PROFILES-LINES J & DETAILS

PROJECT NO. 096956009
SHEET C1.29

PROFESSIONAL ENGINEER
50096
8/23/2021

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WARNING
KEEP SCREEN AND GRATE CLEAN. UNAUTHORIZED MODIFICATION OF THIS OUTLET STRUCTURE IS A CODE OF VIOLATION.

WARNING
STORMWATER DETENTION POND MAINTENANCE ROAD. UNAUTHORIZED ACCESS IS PROHIBITED.

SIGN 1 **SIGN 2**

WARNING
THIS AREA IS A STORMWATER FACILITY AND IS SUBJECT TO PERIODIC FLOODING.

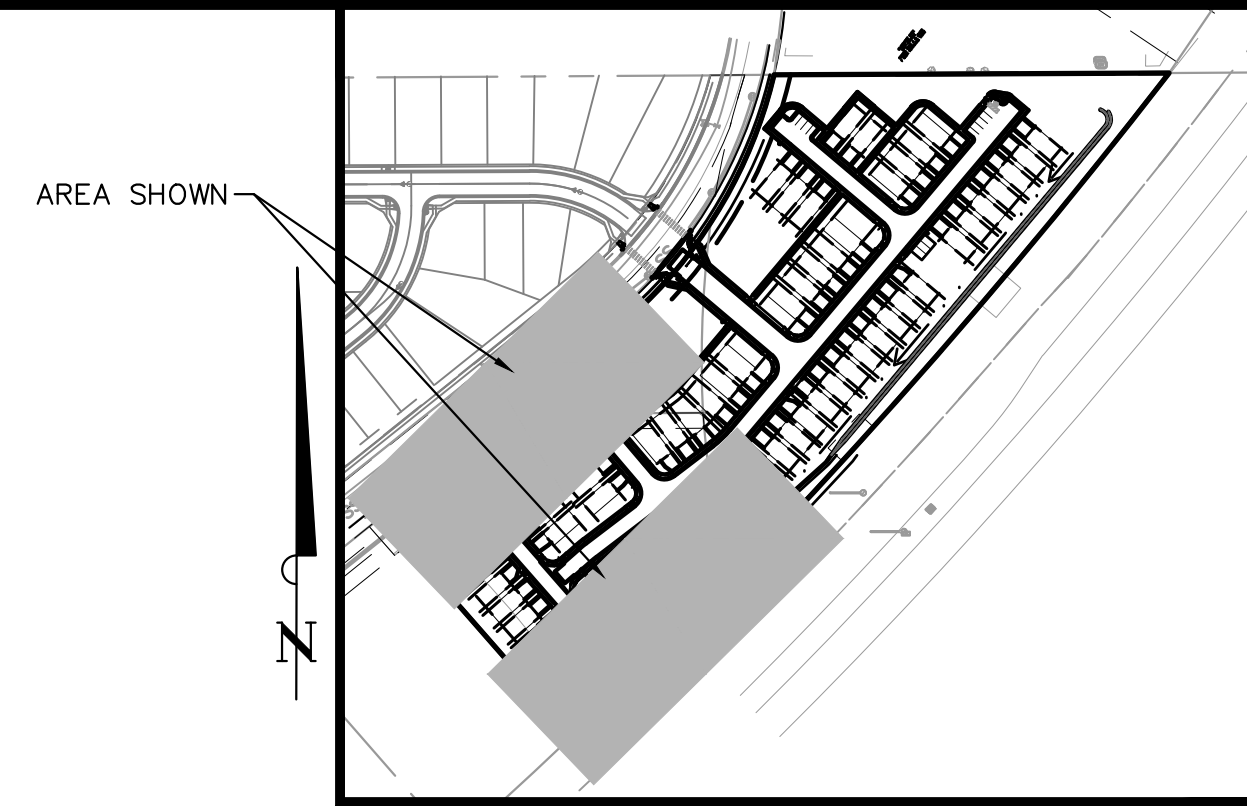
SIGN 3

DETECTION POND SIGNAGE NOTES:

SIGN 1. A SIGN WITH A MINIMUM AREA OF 1.0 SQUARE FOOT SHALL BE ATTACHED TO THE DETENTION POND OUTLET STRUCTURE OR POSTED ON THE RETAINING WALL ADJACENT TO THE OUTLET STRUCTURE (IF UNABLE TO BE POSTED TO THE OUTLET) WITH THE FOLLOWING MESSAGE: "WARNING KEEP SCREEN AND GRATE CLEAN. UNAUTHORIZED MODIFICATION OF THIS OUTLET STRUCTURE IS A CODE VIOLATION."

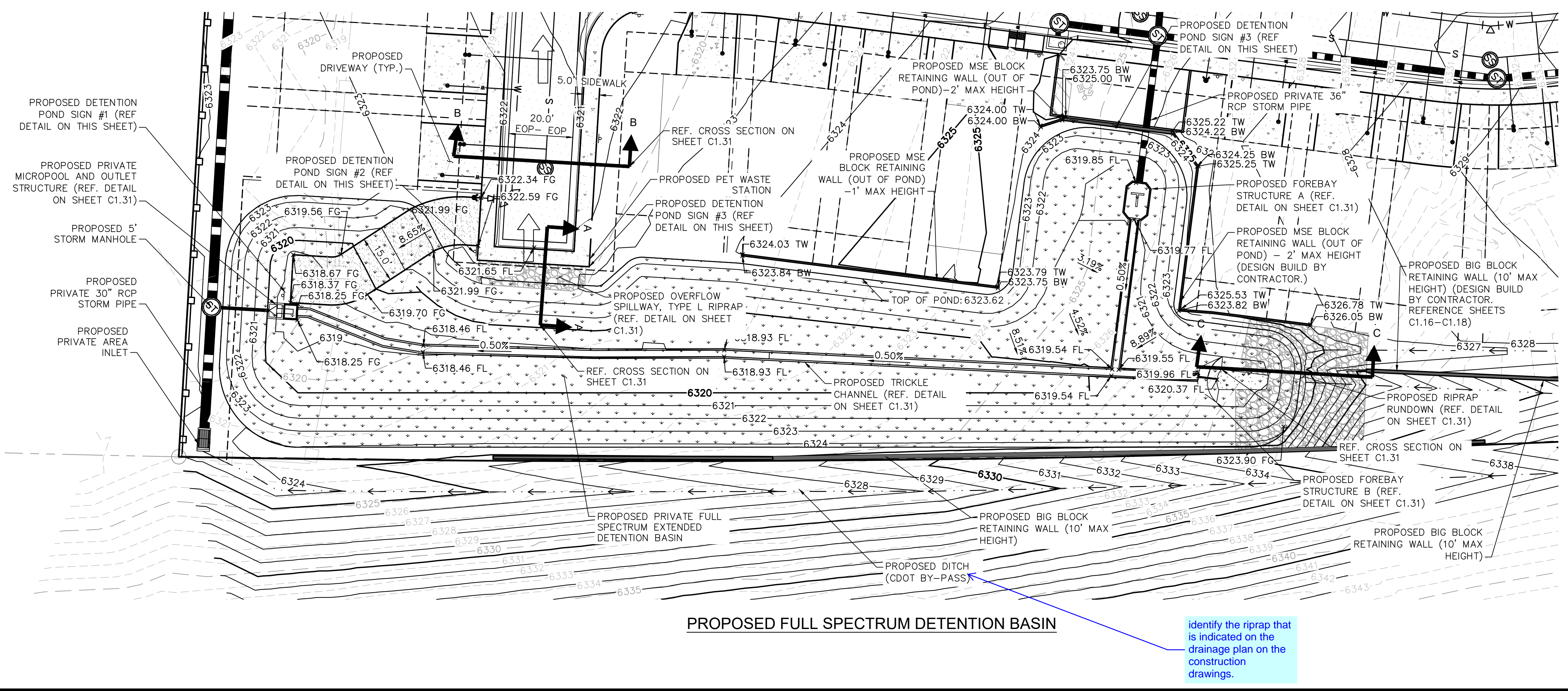
SIGN 2. A SIGN WITH A MINIMUM AREA OF 1.0 SQUARE FOOT SHALL BE PLACED ADJACENT TO THE DETENTION POND ACCESS ROAD WITH THE FOLLOWING MESSAGE: "STORMWATER DETENTION POND MAINTENANCE ROAD. UNAUTHORIZED ACCESS IS PROHIBITED."

SIGN 3. TWO SIGNS, EACH WITH A MINIMUM AREA OF 3.0 SQUARE FEET, SHALL BE POSTED IN THE LOCATIONS SHOWN ON EACH CORRESPONDING SHEET. THE SIGNS SHALL BE FABRICATED OF DURABLE MATERIALS, SUCH AS METAL OR PLASTIC, USING RED LETTERING ON A WHITE BACKGROUND WITH THE FOLLOWING MESSAGE: "WARNING THIS AREA IS A STORMWATER FACILITY AND IS SUBJECT TO PERIODIC FLOODING."

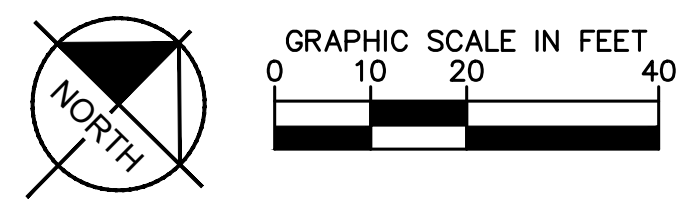


LEGEND

- PROPERTY LINE
- EASEMENT
- PROPOSED STORM SEWER
- PROPOSED FLOW DIRECTION
- 6000 PROPOSED MAJOR CONTOUR
- 6001 PROPOSED MINOR CONTOUR
- 6000 EXISTING MAJOR CONTOUR
- 6001 EXISTING MINOR CONTOUR
- PROPOSED CONCRETE
- PROPOSED LANDSCAPE AREA/ NATIVE SEEDING
- PROPOSED MAINTENANCE ACCESS ROAD
- PROPOSED RIPRAP
- OVERFLOW ROUTING
- FG FINISHED GRADE SPOT ELEVATION
- FL FLOW LINE SPOT ELEVATION
- TW TOP OF WALL SPOT ELEVATION
- BW BOTTOM OF WALL SPOT ELEVATION



NOTE: CONTRACTOR SHALL BE RESPONSIBLE FOR PROCURING ENGINEERED WALL PLANS FOR ALL SITE RETAINING WALLS SHOWN HEREON FOR REFERENCE. CONTRACTOR SHALL SUBMIT ENGINEERED WALL PLANS TO ENGINEER OF RECORD AND EL PASO COUNTY FOR REVIEW AND ISSUANCE OF WALL BUILDING PERMITS PRIOR TO CONSTRUCTION.



Identify the riprap that is indicated on the drainage plan on the construction drawings.

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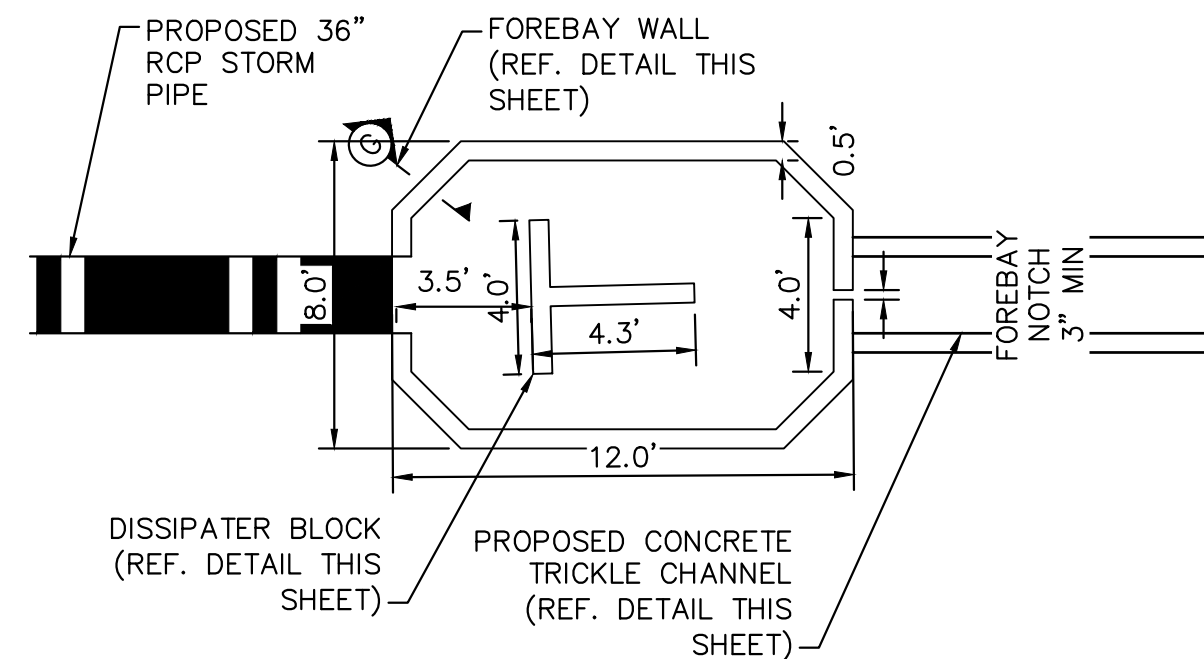
MEADOWBROOK PARK
EL PASO COUNTY, COLORADO
CONSTRUCTION DOCUMENTS
DETECTION POND PLAN

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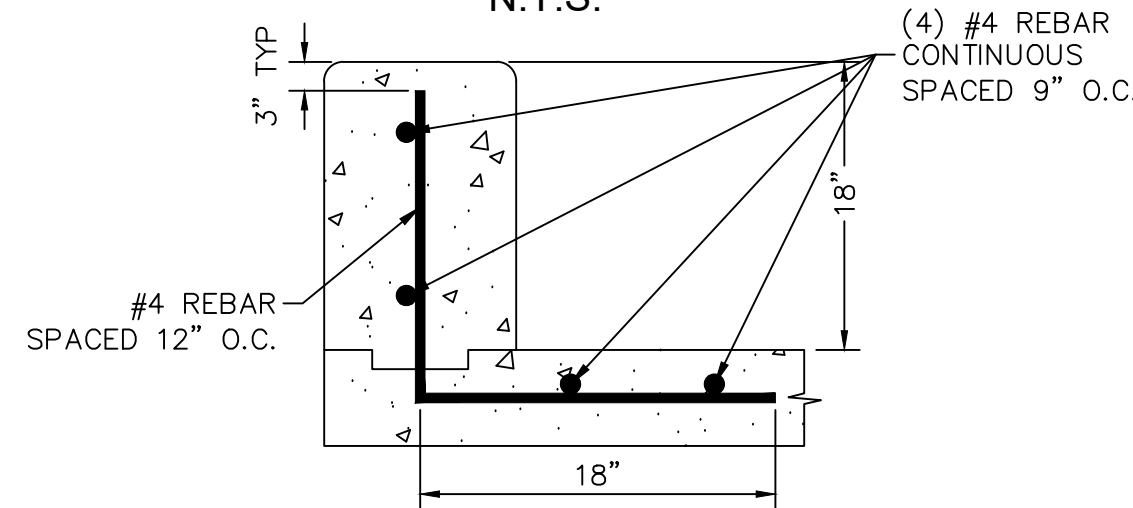
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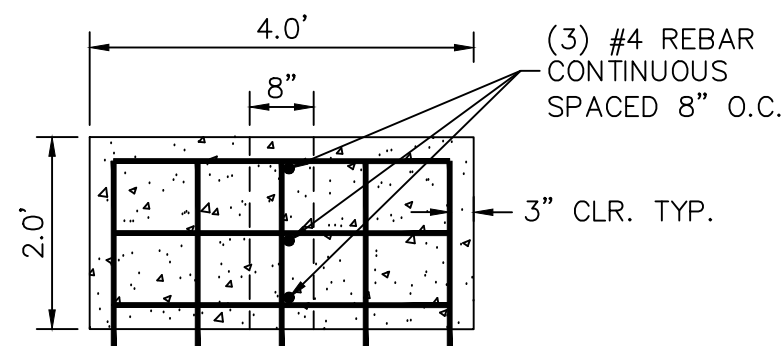
NO.	REVISION	DATE	BY	APPR.



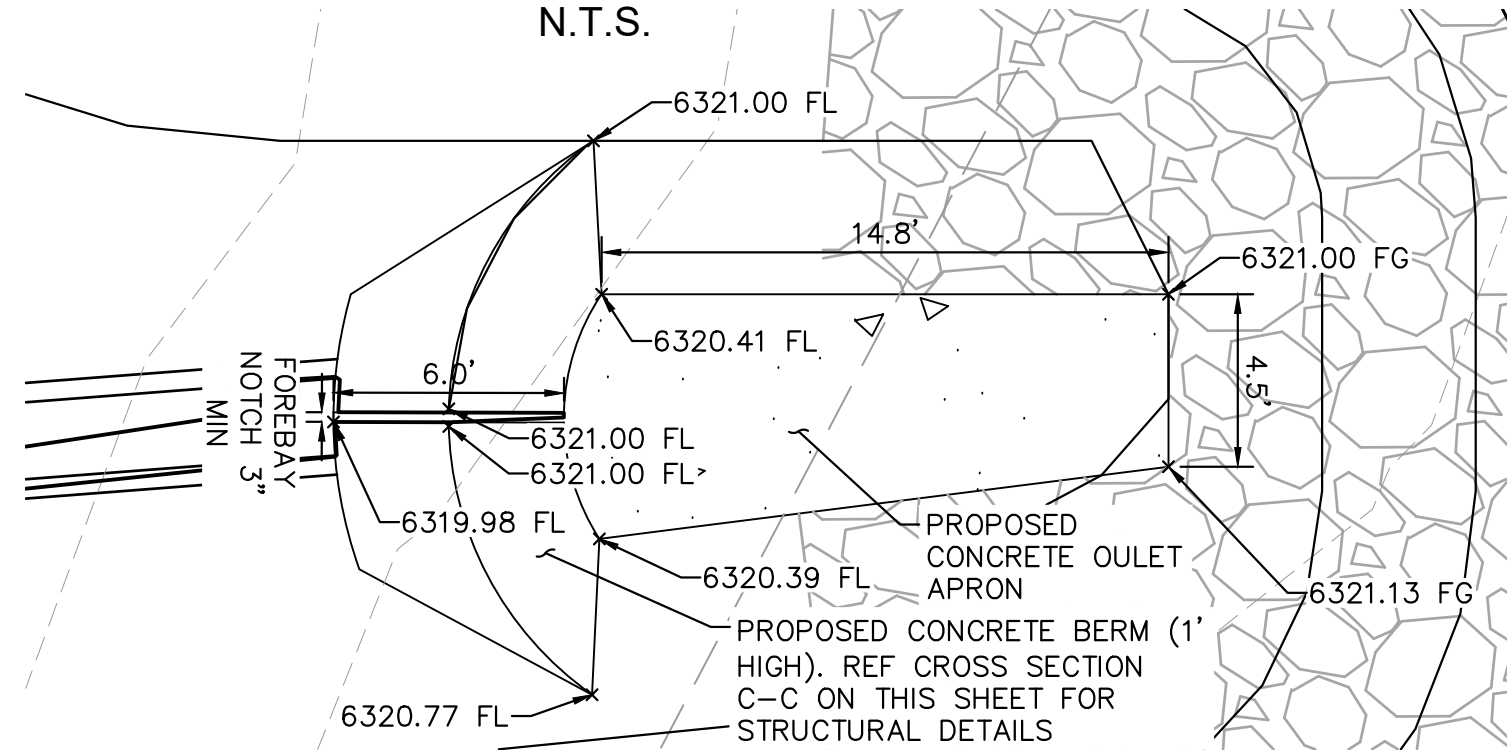
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N.T.S.



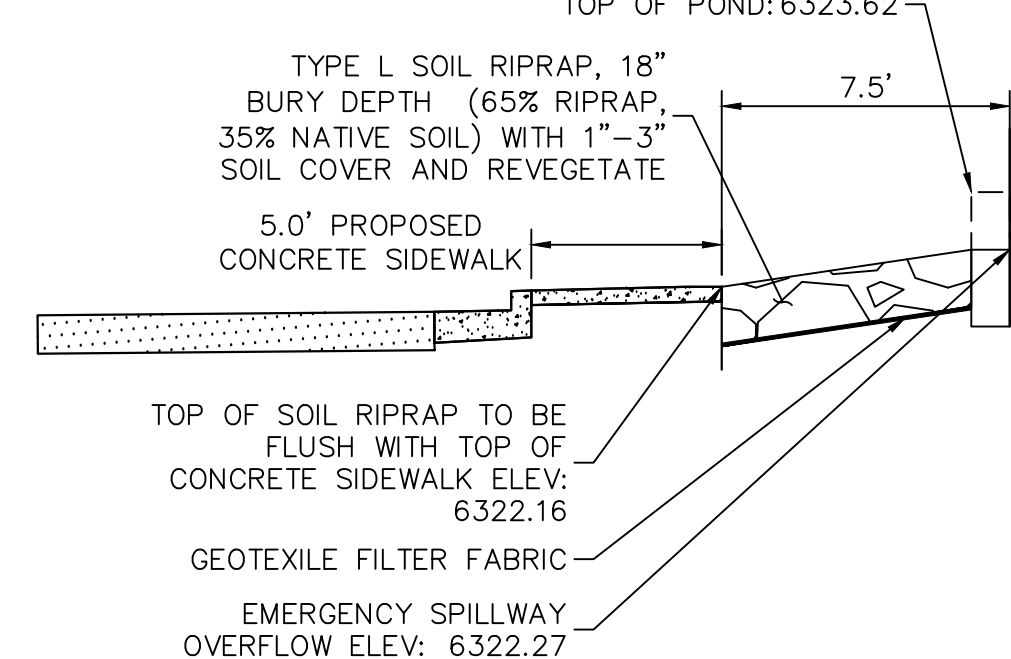
FOREBAY A WALL SECTION G
N.T.S.



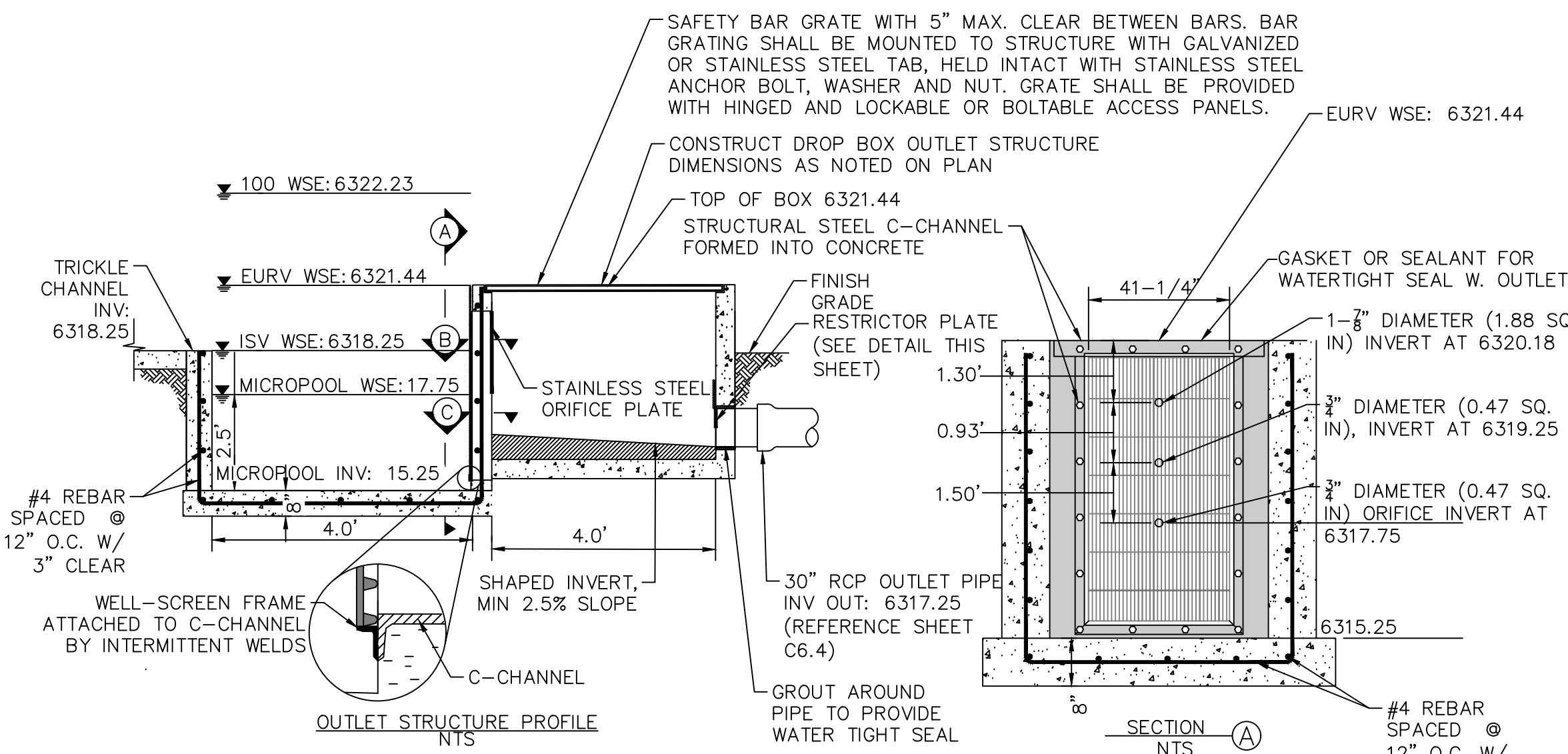
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N.T.S.



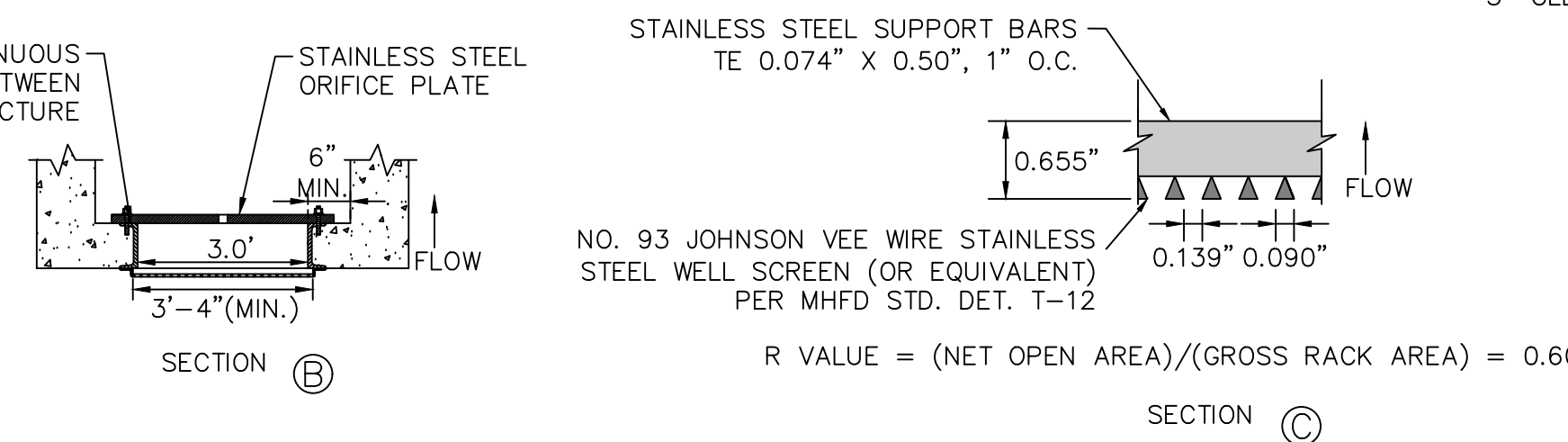
FOREBAY B WALL PLAN VIEW
N.T.S.



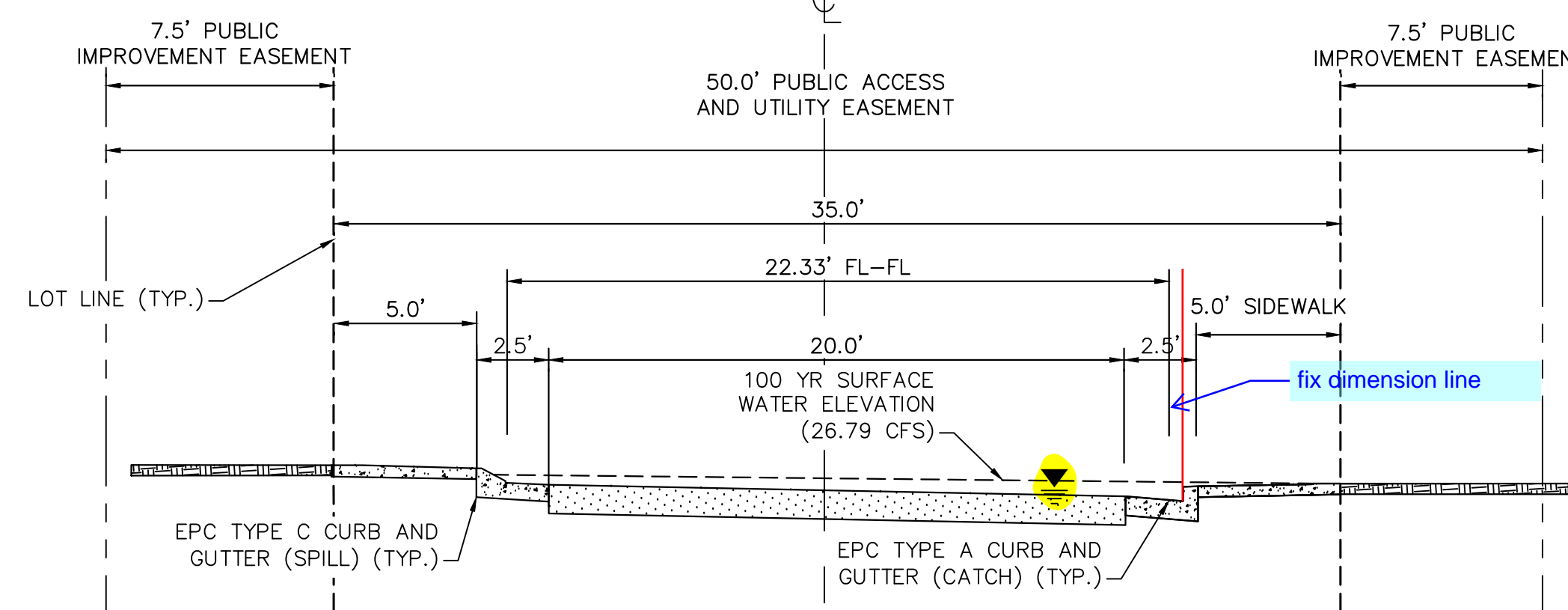
SECTION A-A: EMERGENCY OVERFLOW
SCALE: 1" = 2'



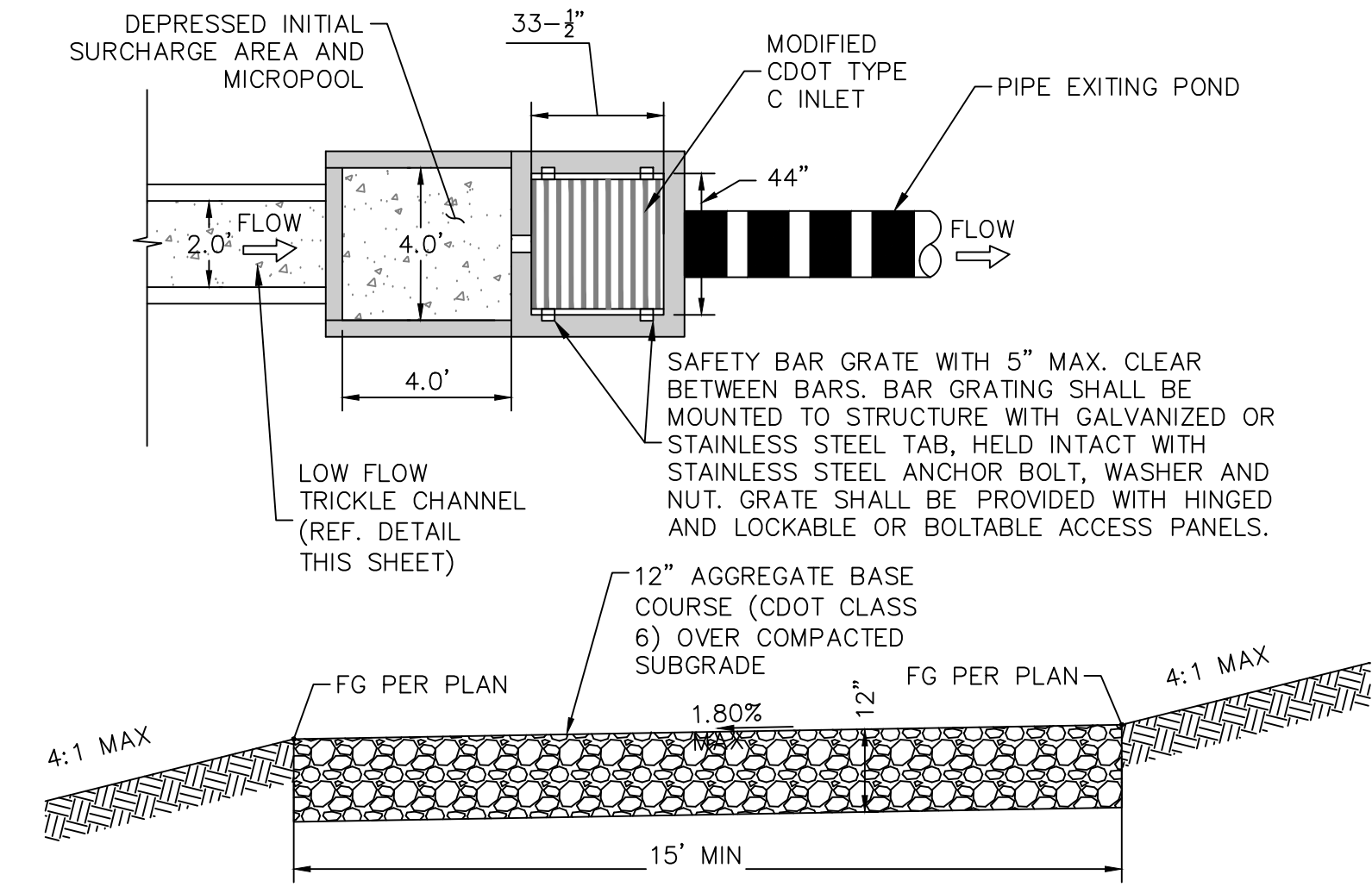
OUTLET STRUCTURE PROFILE DETAIL
N.T.S.



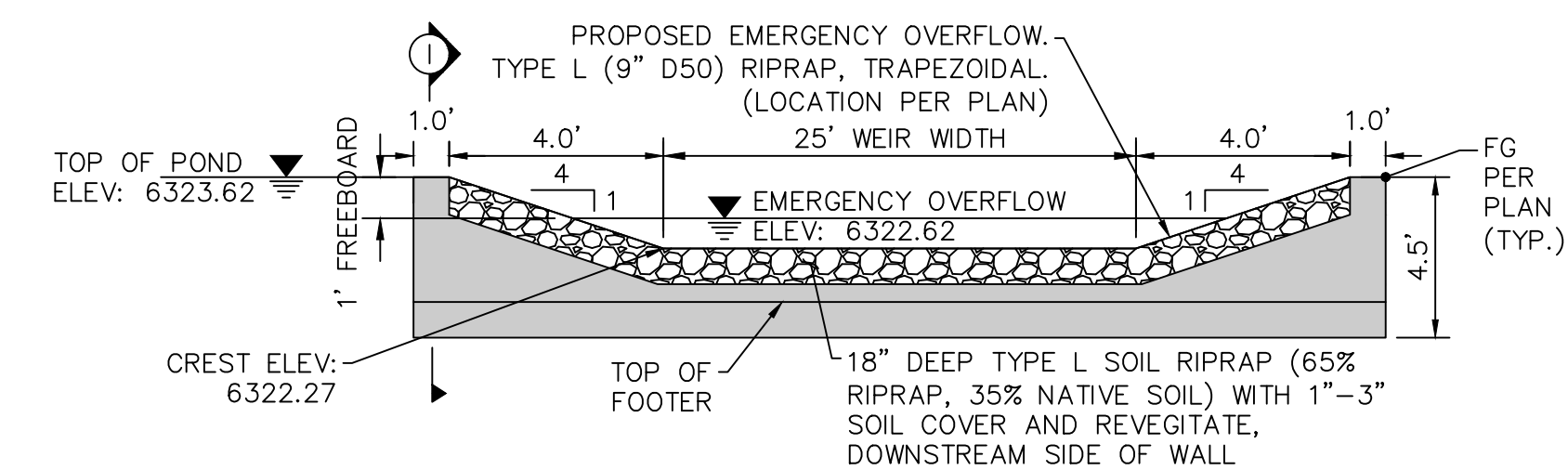
100-YEAR FLOW RESTRICTOR DETAIL
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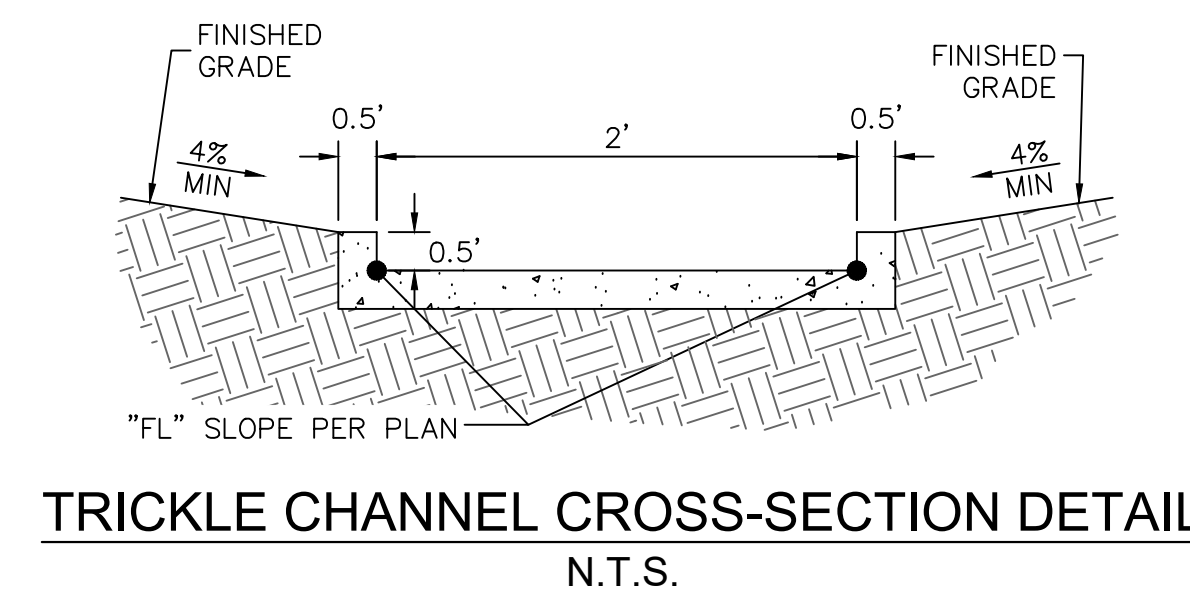
**SECTION B-B: SOLUM GROVE CROSS SECTION-
EMERGENCY OVERFLOW PATH**
SCALE: 1" = 5'



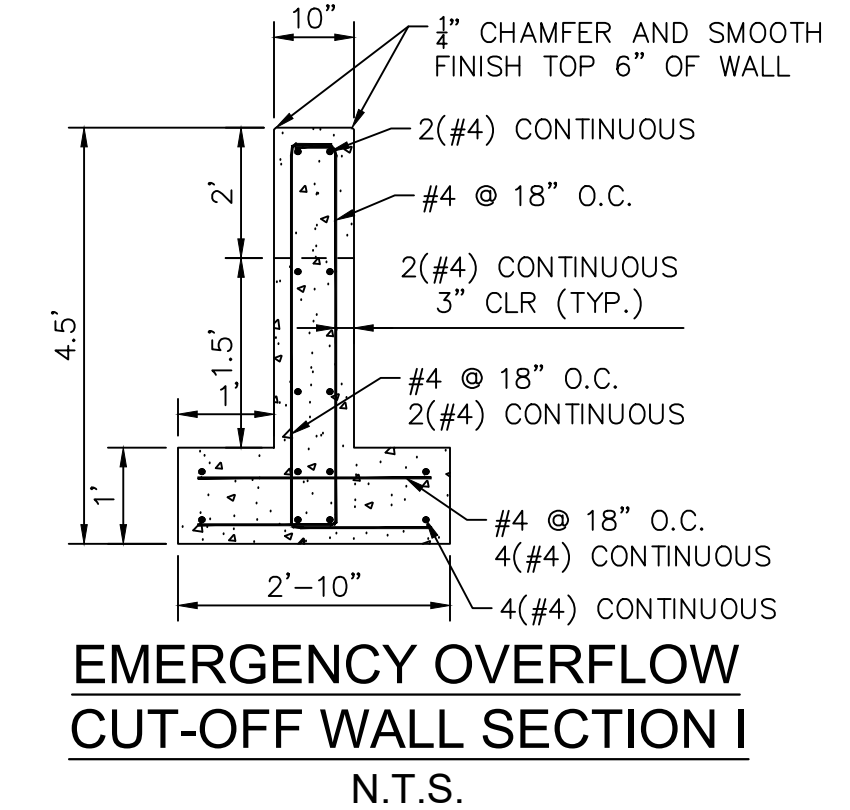
MAINTENANCE ROAD CROSS SECTION
N.T.S.



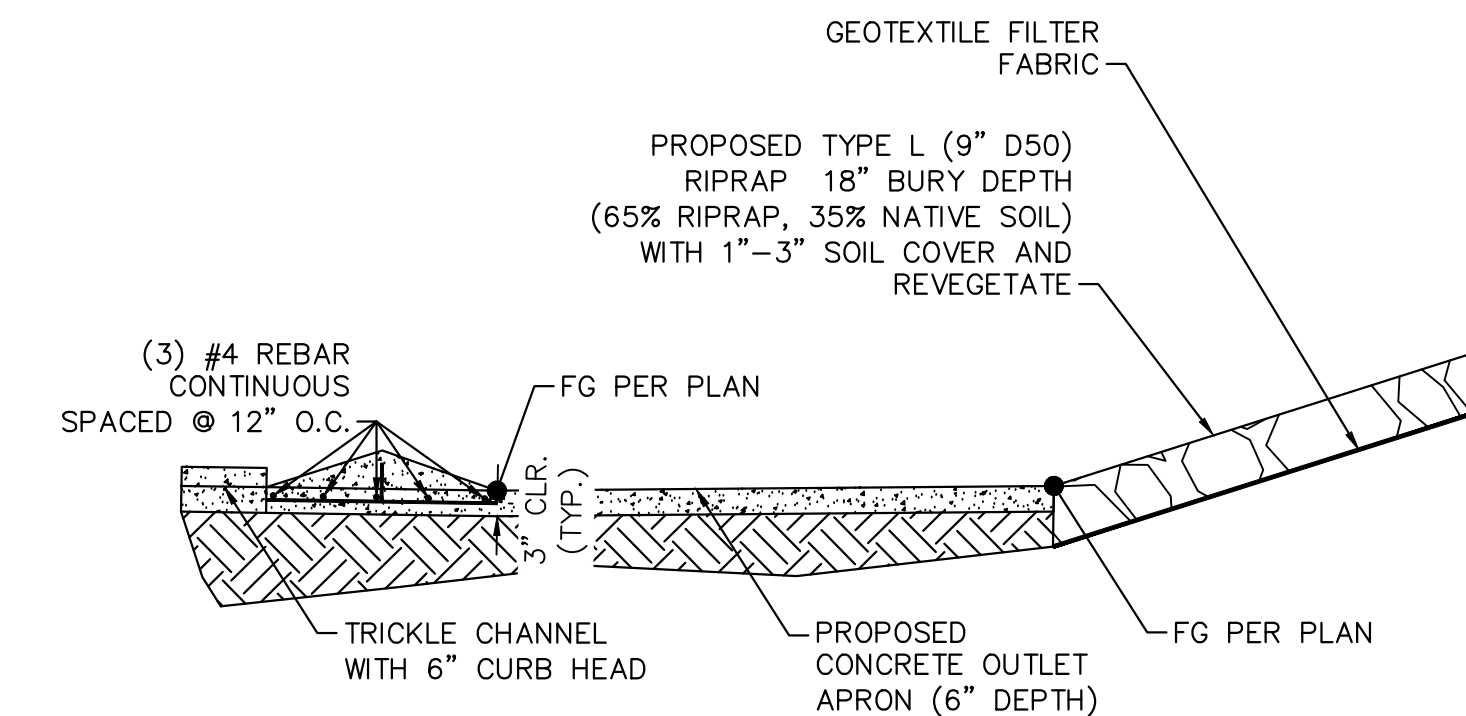
EMERGENCY OVERFLOW CUT-OFF WALL PROFILE
N.T.S.



TRICKLE CHANNEL CROSS-SECTION DETAIL
N.T.S.



**EMERGENCY OVERFLOW
CUT-OFF WALL SECTION I**
N.T.S.



**SECTION C-C: CONCRETE BERM, APRON AND
RUNOFF DETAIL**
SCALE: 1" = 5'

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Table GS-2. Gradation Specifications for Class C Filter Material
(Source: CDOT Table 703-7)

Sieve Size	Mass Percent Passing Square Mesh Sieves
19.0 mm (3/4")	100
4.75 mm (No. 4)	60 - 100
300 µm (No. 50)	10 - 30
150 µm (No. 100)	0 - 10
75 µm (No. 200)	0 - 3

NOTES

- WHERE POSSIBLE, IRRIGATION SYSTEMS SHALL BE INSTALLED IN CONJUNCTION WITH FINISH GRADING. IF IRRIGATION INSTALLATION WILL LAG, BUFFER AND SWALE SHALL BE RESTORED TO ORIGINAL CONDITION FOLLOWING INSTALLATION. DISTURBED MEDIA LAYERS SHALL BE RESTORED, GEOTEXTILES AND EROSION CONTROL BLANKETS SHALL BE REPLACED OR PATCHED, AND FINISH GRADES SHALL BE RESTORED TO THE DESIGNED SLOPES.
- FERTILIZERS SHALL NOT BE APPLIED WHEN HEAVY PRECIPITATION IS ANTICIPATED. APPLICATION SHALL BE IN ACCORDANCE WITH THE SITE'S STANDARD OPERATION PROCEDURES AND THE MANUFACTURER'S RECOMMENDATIONS.
- SEE BMP MATERIAL SPECIFICATIONS, THIS SHEET, FOR ADDITIONAL DETAILS.

BMP MATERIAL SPECIFICATIONS:

SANDY LOAM (GROWING MEDIA)

SANDY LOAM SHALL CONSIST OF NATIVE TOPSOIL (SURFACE 0 - AND A-HORIZONS HAVING MAXIMUM ROOT MASS, ORGANIC MATTER, AND BIOLOGICAL ACTIVITY) STRIPPED FROM GRASSY AREAS OF THE SITE OR A NEARBY SITE AND SHALL MEET THE FOLLOWING PROPERTIES:

ORGANIC MATTER: 2.0% OR GREATER

SOIL TEXTURE: SANDY LOAM OR SANDY CLAY LOAM MEETING THE FOLLOWING COMPONENT RANGES:

SAND OR COARSER 50 - 80 %
SILT 5 - 40 %
CLAY 5 - 25 %
COARSE PARTICLES > 2MM 0 - 20 %

SALTS, SALINITY (ELECTRICAL CONDUCTIVITY, EC): 0 TO 2 MILL-MHOS PER CENTIMETER (MMHOS/CM) OR DECI-SIEMENS PER METER (DS/M) (MMHOS/CM ARE EQUIVALENT TO DS/M)

SODIUM (SODIUM ADSORPTION RATIO, SAR): 0 TO 4

ACIDITY, ALKALINITY (PH): 6.5 TO 7.5

TO DETERMINE ADEQUACY OF SANDY LOAM, AT LEAST THREE REPRESENTATIVE SAMPLES OF THE NATIVE TOPSOIL SHALL RECEIVE A TEXTURAL ANALYSIS AND STANDARD AGRONOMIC TEST BY A QUALIFIED SOIL LAB. IF ORGANIC MATTER OR PH IS OUTSIDE OF THE SPECIFIED RANGE, AMENDMENTS MAY BE RECOMMENDED FOR REVIEW AND APPROVAL OF SEMSWA. ANY RECOMMENDATION FOR AMENDMENTS SHALL INCLUDE DOCUMENTATION OF AMENDMENT PROPERTIES, RATER OF APPLICATION, AND METHOD OF INCORPORATION. THE USE OF CHEMICAL FERTILIZERS OTHER THAN AN ORGANIC SLOW-RELEASE TYPE SUCH AS BIOSOL BY ROCKY MOUNTAIN BIO PRODUCTS IS NOT PERMITTED. THE USE OF ORGANIC MATTER THAT WOULD SIGNIFICANTLY INCREASE SOIL SALINITY IS NOT PERMITTED.

FILTER MATERIAL

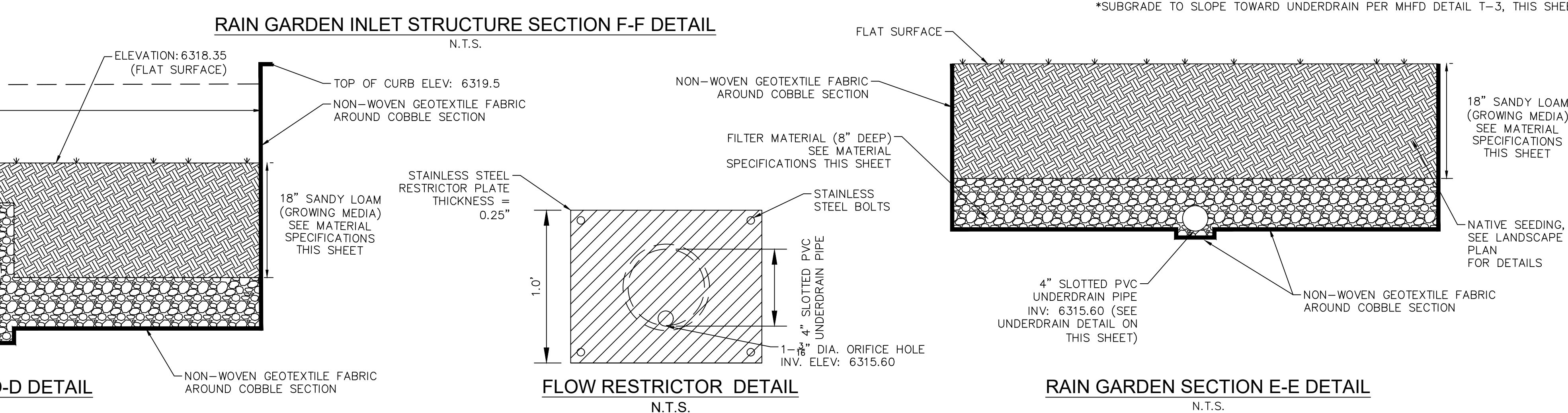
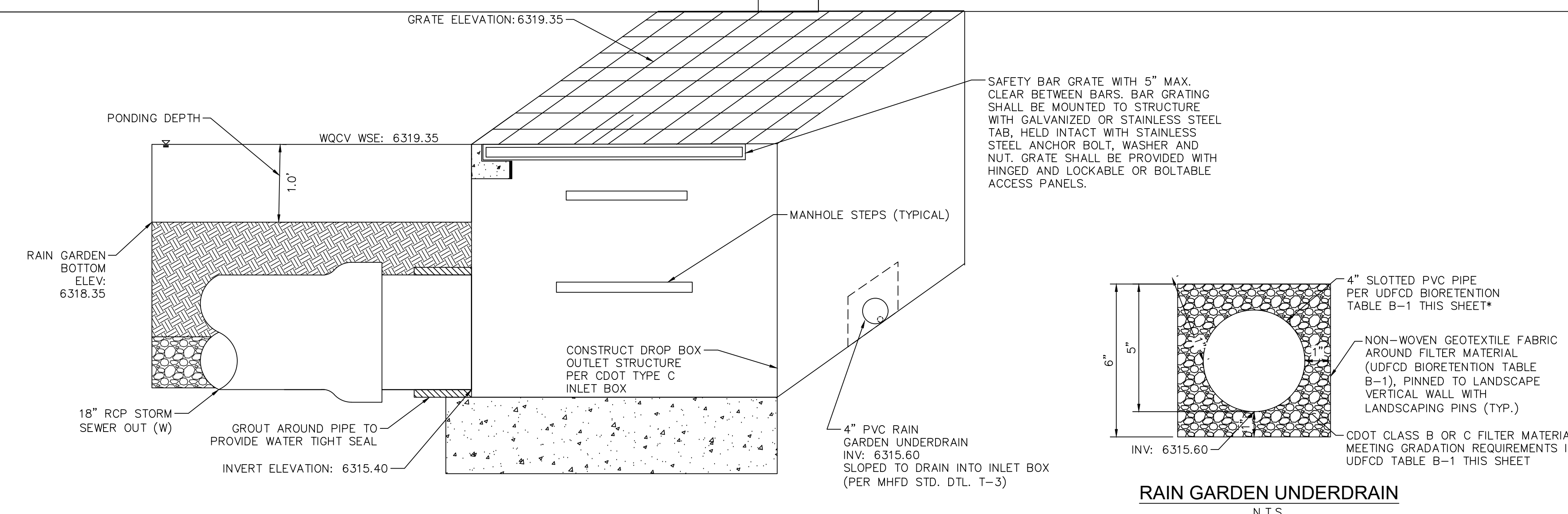
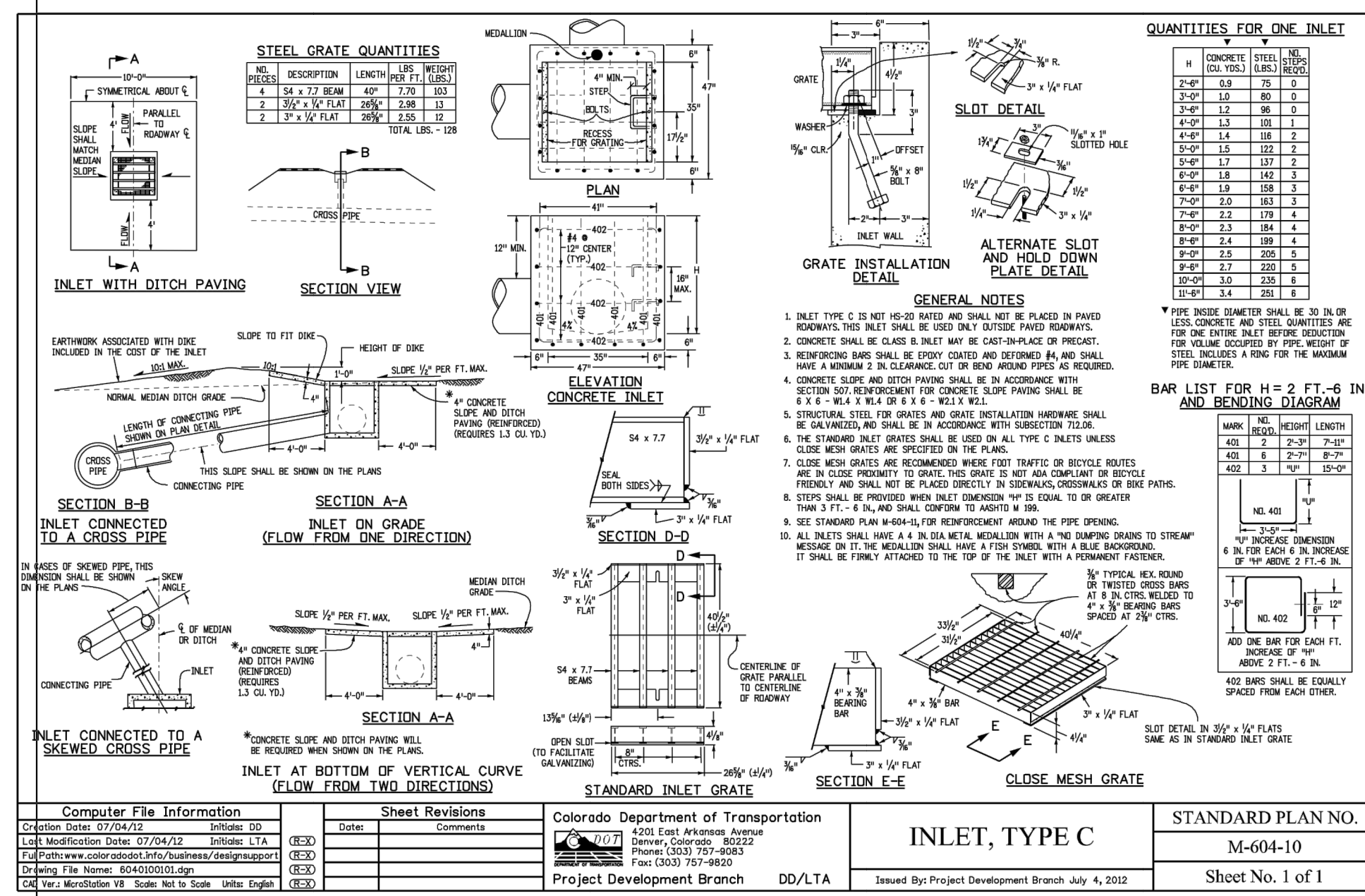
FILTER MATERIAL SHALL BE CDOT CLASS C OR APPROVED EQUAL.

NONWOVEN GEOTEXTILE

PROPERTY	ELONGATION < 50%	CRITERION ELONGATION > 50%	TEST METHOD
GRAB STRENGTH	800N (180 LBS)	510N (115 LBS)	ASTM D4632
PUNCTURE RESISTANCE	310N (70 LBS)	180N (40 LBS)	ASTM D6241
TRAPEZOIDAL TEAR STRENGTH	310N (70 LBS)	180N (40 LBS)	ASTM D6241
APPARENT OPENING SIZE	0.3MM (NO. 50)		ASTM D4751
PERMITTIVITY	0.02 SEC-1 DEFAULT VALUE		ASTM D4491
PERMEABILITY	K FABRIC > K SOIL CM/SEC		ASTM D4491
UV DEGRADATION AT 500 HOURS	50% STRENGTH		ASTM D4355

Material	Specification	Submittals	Testing	Notes	
Bioretention Growing media (soil + organics)	Particle size distribution: 80-80% sand (0.05 - 2.0 mm diameter) 3-17% silt (0.002-0.5 mm diameter) 3-17% clay (<0.002 diameter) Chemical attribute and nutrient analysis: pH 6.8 - 7.5 organic matter < 15% nitrogen < 5 ppm phosphorus < 5 ppm sulfate < 5 mmol/l	Particle size distribution and nutrient analysis required		Percentages are in weight.	
Bioretention organics	3 to 5% shredded mulch (by weight of growing media)			bioretention soil required. Aged 6 months (minimum). No weed fabric allowed.	
Landscape mulch	Shredded hardwood				
Underdrain aggregate	CDOT filter material (Class B or C as specified)	Mass Percent Passing Square Mesh Sieve	Particle size distribution required		
Underdrain Pipe	Pipe diameter and type	Sieve Size	Class B	Class C	
		37.5 mm (1.5")	100	100	
Impermeable liner	Thickness, Tolerance	4.75 mm (No. 4)	20-80	80-100	
		150 µm (No. 100)	10-30	10-30	
		300 µm (No. 50)	0-30	0-30	
		75 µm (No. 200)	0-3	0-3	
Impermeable liner	Tensile strength, kN/m (lbf/in)	4-inch slotted PVC	0.032	150 m ² /ft	Required
		6-inch slotted PVC	0.032	150 m ² /ft	Required
		Thickness (mm)	Test method		
		4" ±	ASTM D 559		
Impermeable liner	Tensile strength, kN/m (lbf/in)	4" ±	ASTM D 559		
		5.28 (30)	ASTM D 882, method B		
		5.28 (30)	ASTM D 882, method B		
		38	ASTM D 882, method A		
Impermeable liner	Ultimate elongation, %	38	ASTM D 882, method A		
		38	ASTM D 882, method A		
		38 (E.5)	ASTM D 1004		
		29 (E.5)	ASTM D 1790		
Impermeable liner	Low temperature impact, °C (°F)	0.7	ASTM D 882, method A		
		0.7	ASTM D 882, method A		
		0.7	ASTM D 882, method A		
		0.7	ASTM D 882, method A		
Impermeable liner	Punches, no. per 8 m ² (no. per 10 sq ft)	1	NA		
		1	NA		
		1	NA		
		1	NA		
Impermeable liner	Bonded seam strength, % of tensile	80	NA		
		80	NA		
		80	NA		
		80	NA		

Table B-1. Material specification for bioretention/rain garden facilities



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