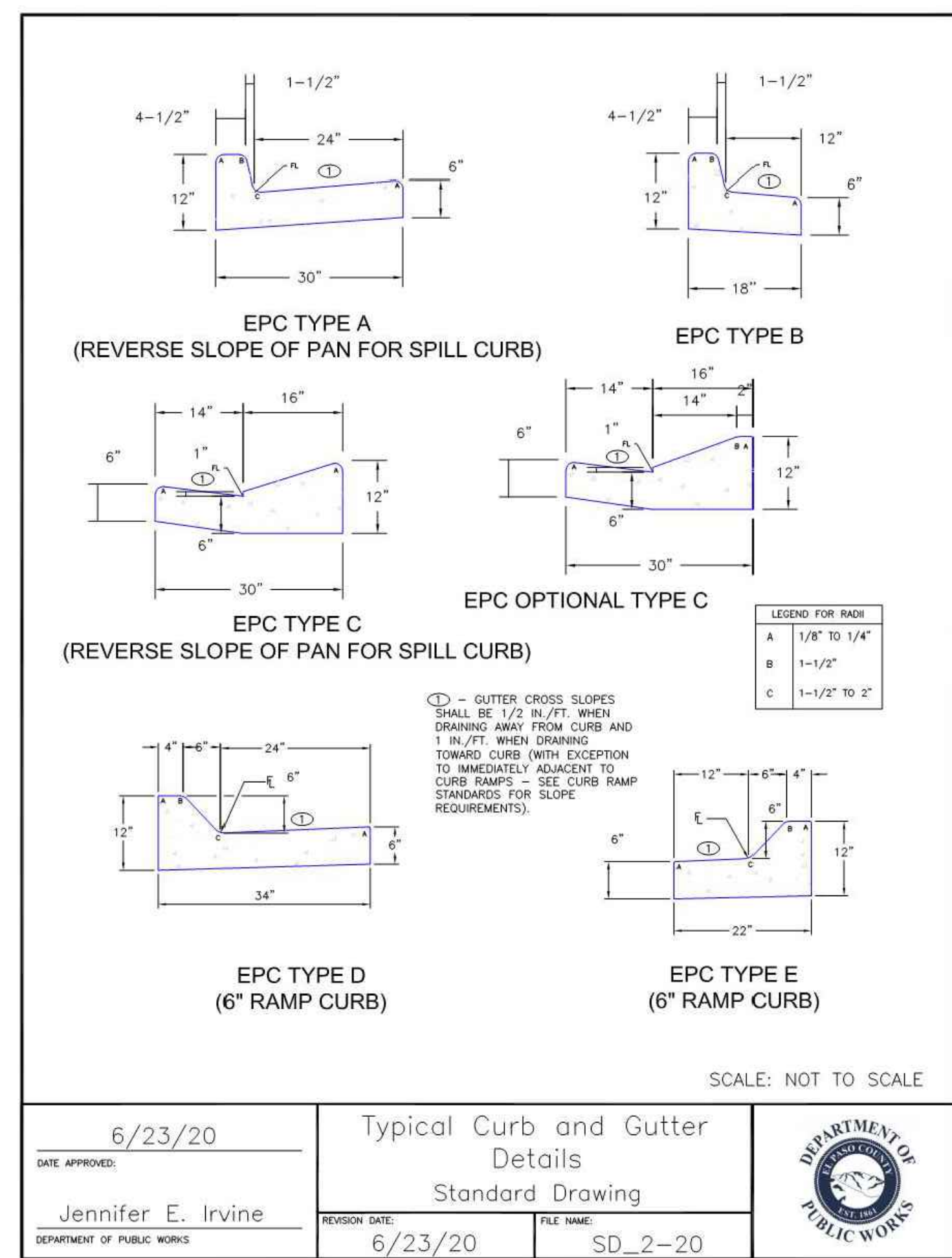
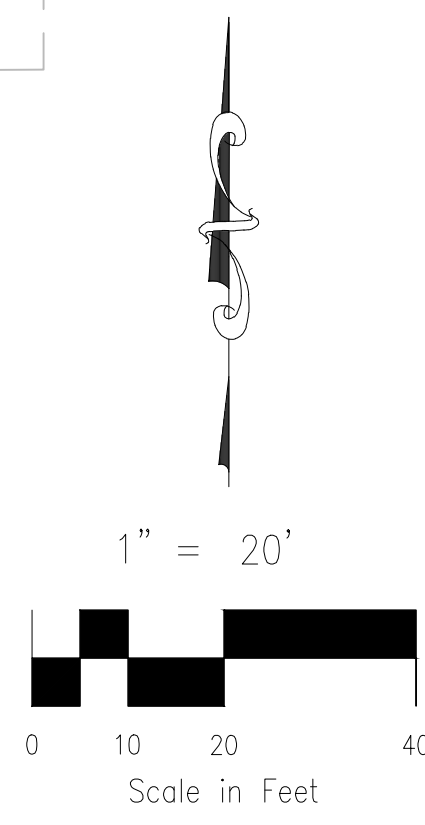


**SIGNAGE AND STRIPING PLAN**  
SCALE: 1"=20'



DATE APPROVED: 6/23/20	REVISION DATE: 6/23/20	FILE NAME: SD_2-20
Typical Curb and Gutter Standard Drawing		
DEPARTMENT OF PUBLIC WORKS		

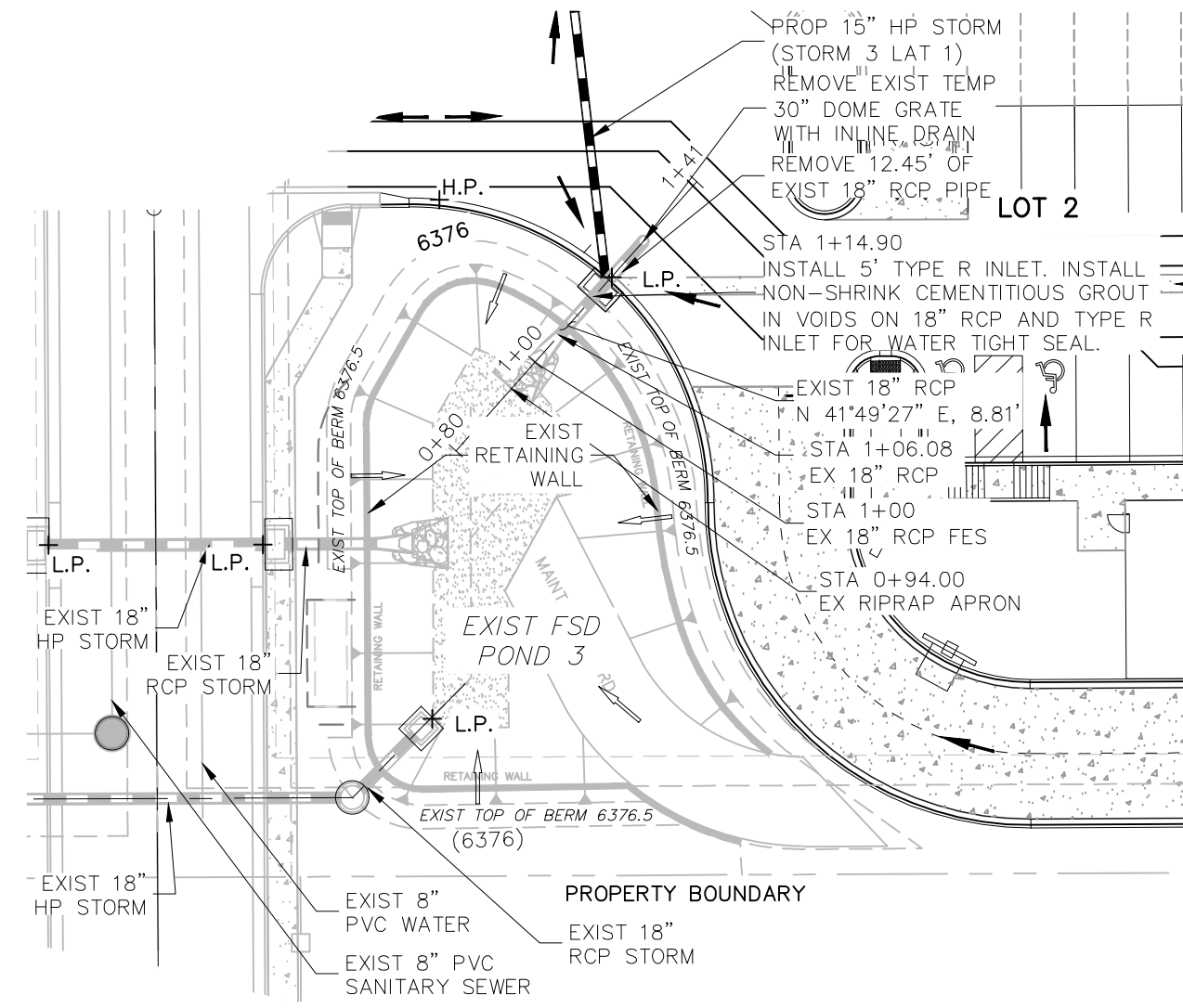
<p>LOT2 CLAREMONT BUSINESS PARK2 FILN.O.2</p> <p><b>SIGNAGE AND STRIPING PLAN AND DETAILS</b></p>		<p>DATE: 08/01/23</p> <p>HORIZONTAL: N/A</p> <p>VERTICAL: N/A</p>																																				
<p>PROJECT NO. 10-025</p>		<p>DESIGNED BY: GT</p> <p>DRAWN BY: GT</p> <p>CHECKED BY: VAS</p>																																				
<p>212 N. WAKATCH AVE. STE 305 COLORADO SPRINGS CO 80903 PHONE: 719.555.5465</p>		<p>SHEET 2 OF 4</p> <p><b>S101</b></p>																																				
<p><b>CIVIL CONSULTANTS, INC.</b></p>																																						
<p>VIRGIL A. SANCHEZ, COLORADO P.E. NO. 37160</p> <p>FOR AND ON BEHALF OF CIVIL CONSULTANTS, INC.</p>																																						
<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th>NO.</th> <th>DATE</th> <th>BY</th> <th>DESCRIPTION</th> <th>APPR'D. BY</th> <th>DATE</th> </tr> </thead> <tbody> <tr><td> </td><td> </td><td> </td><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td><td> </td><td> </td><td> </td></tr> </tbody> </table>			NO.	DATE	BY	DESCRIPTION	APPR'D. BY	DATE																														
NO.	DATE	BY	DESCRIPTION	APPR'D. BY	DATE																																	
<p>THE ENGINEER PREPARING THESE PLANS WILL NOT BE RESPONSIBLE, OR LIABLE FOR, UNAUTHORIZED CHANGES TO OR USES OF THESE PLANS. ALL CHANGES TO THE PLANS MUST BE IN WRITING AND MUST BE APPROVED BY THE PREPARE OF THESE PLANS.</p>																																						
<p>EL PASO COUNTY FILE NO. _____</p>																																						
<p><b>CAUTION</b></p>																																						

**NOTE:**

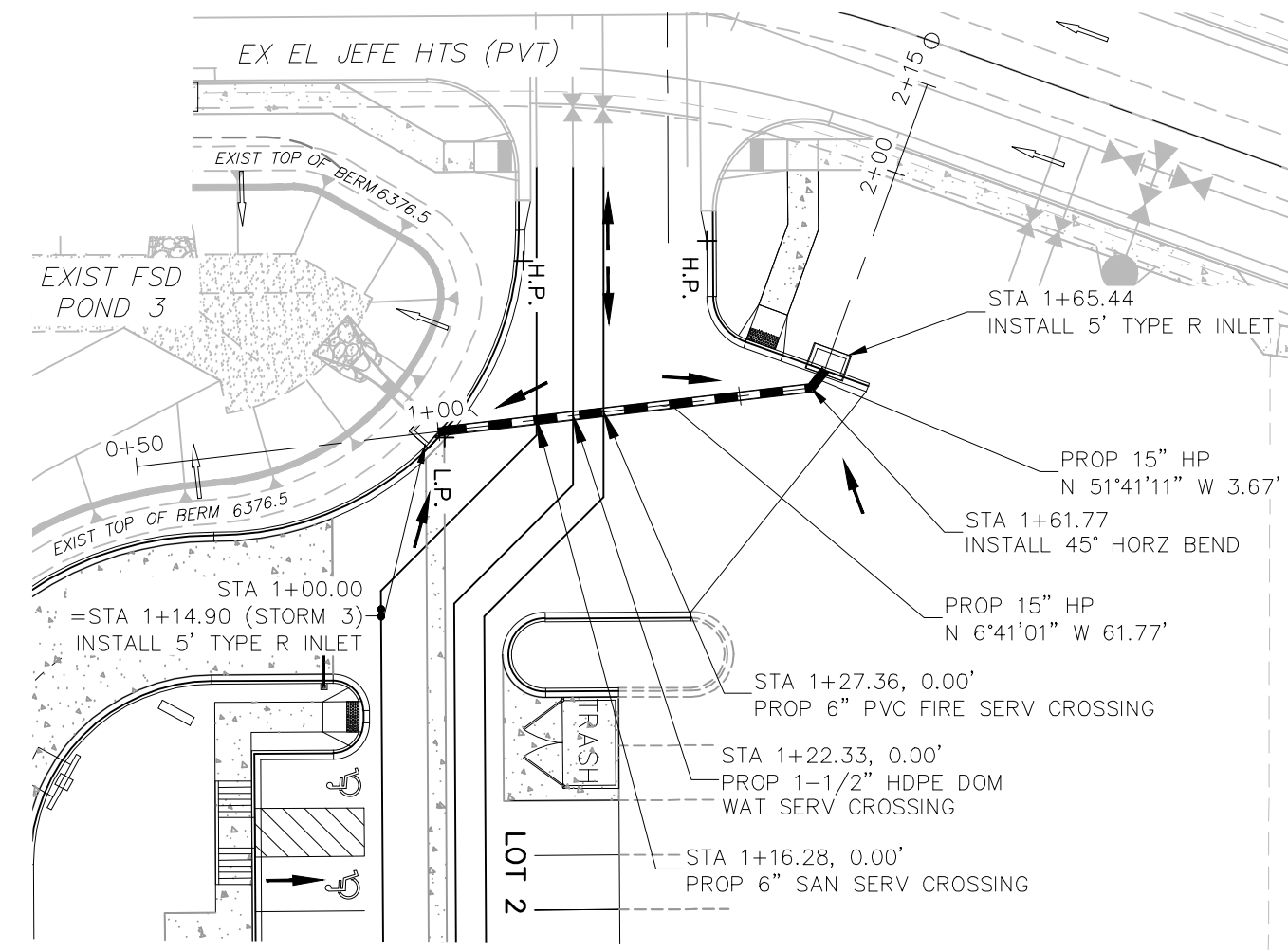
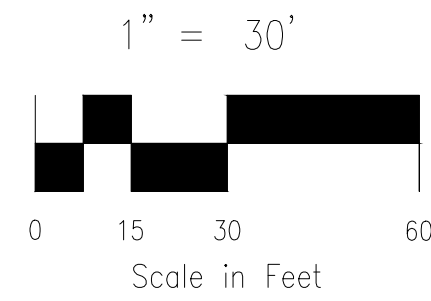
1. ALL STORM SEWER CONSTRUCTED WITH THESE PLANS SHALL BE CONSIDERED PRIVATE.
2. GAS LINE NOT LOCATED, LOCATION TO BE DETERMINED BY CONTRACTOR.
3. STATIONING AT CORNER OF INLETS (TOB) REFERS TO CENTERLINE STATIONING.

**ABBREVIATION LEGEND**

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



**EX STORM 3 (PRIVATE)**  
**STA 0+94.00 TO STA 1+27.34**



**PROP STORM 3 LAT 1 (PRIVATE)**  
**STA 1+00.00 TO STA 1+65.44**

6380		6380	6380	6380
6375		6375	6375	6375
6370		6370	6370	6370
6365		6365	6365	6365
1+00	<b>EX STORM 3</b>	2+00		2+00

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

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

**LOT2 CLAREMONT BUSINESS PARK2 FIL.NO.2**

**STORM SEWER PLAN & PROFILE**

PROJECT NO. 10-025 SCALE: HORIZONTAL: 1"=30' VERTICAL: 1"=3'

DESIGNED BY: GT DRAWN BY: GT CHECKED BY: VAS

DATE: 08/01/23 SHEET 3 OF 4 **ST01**

712 N WAHATCH AVE, STE 305  
COLORADO SPRINGS, CO 80903  
PHONE: 719.955.5466

**CIVIL CONSULTANTS, INC.**

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

FOR AND ON BEHALF OF  
MKS CIVIL CONSULTANTS, INC.

REVISIONS:

NO.	DATE	BY	DESCRIPTION	APPR'D. BY	DATE

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

**CAUTION**

**STANDARD CONSTRUCTION NOTES:**

- ALL DRAINAGE AND ROADWAY CONSTRUCTION SHALL MEET THE STANDARDS AND SPECIFICATIONS OF THE CITY OF COLORADO SPRINGS/EL PASO COUNTY DRAINAGE CRITERIA MANUAL VOLUMES 1 AND 2, AND THE EL PASO COUNTY ENGINEERING CRITERIA MANUAL.
- CONTRACTOR SHALL BE RESPONSIBLE FOR THE NOTIFICATION AND FIELD LOCATION OF ALL EXISTING UTILITIES, WHETHER SHOWN ON THE PLANS OR NOT, BEFORE BEGINNING CONSTRUCTION. LOCATION OF EXISTING UTILITIES SHALL BE VERIFIED BY THE CONTRACTOR PRIOR TO CONSTRUCTION. CALL 811 TO CONTACT THE UTILITY NOTIFICATION CENTER OF COLORADO (UNCC).
- CONTRACTOR SHALL KEEP A COPY OF THESE APPROVED PLANS, THE GRADING AND EROSION CONTROL PLAN, THE STORMWATER MANAGEMENT PLAN (SWMP), THE SOILS AND GEOTECHNICAL REPORT AND THE APPROPRIATE DESIGN AND CONSTRUCTION STANDARDS AND SPECIFICATIONS AT THE JOB SITE AT ALL TIME INCLUDING THE FOLLOWING:
  - EL PASO COUNTY ENGINEERING CRITERIA MANUAL (ECM)
  - CITY OF COLORADO SPRINGS/EL PASO COUNTY ENGINEERING CRITERIA MANUAL VOLUMES 1 AND 2.
  - COLORADO DEPARTMENT OF TRANSPORTATION (CDOT) STANDARDS SPECIFICATION FOR ROAD AND BRIDGE CONSTRUCTION.
  - CDOT M&S STANDARDS.
- IT IS THE DESIGN ENGINEERS RESPONSIBILITY TO ACCURACY SHOW EXISTING CONDITION BOTH ONSITE AND OFFSITE ON THE CONSTRUCTION PLANS. ANY MODIFICATION NECESSARY DUE TO CONFLICT OMISSIONS OR CHANGED CONDITIONS WILL BE ENTIRELY THE DEVELOPERS RESPONSIBILITY TO RECTIFY.
- IT IS THE CONTRACTORS 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 STORM WATER QUALITY CONTROL PERMIT (ESQCP), REGIONAL BUILDING FLOODPLAIN DEVELOPMENT PERMIT, US ARMY CORPS OF ENGINEER ISSUED 401 AND/OR 404 PERMITS AND COUNTY AND STATE FUGITIVE DUST PERMITS.
- ANY TEMPORARY SIGNAGE AND STRIPING SHALL COMPLY WITH EL PASO COUNTY DOW AND MUTCD CRITERIA.
- CONTRACTOR SHALL OBTAIN ANY PERMITS REQUIRED BY EL PASO COUNTY DOT INCLUDING WORK WITHIN THE RIGHT-OF-WAY AND SPECIAL TRANSPORT PERMITS.
- THE LIMITS OF CONSTRUCTION SHALL REMAIN WITHIN THE PROPERTY LINE UNLESS OTHERWISE NOTED. THE OWNER/DEVELOPER SHALL OBTAIN WRITTEN PERMISSION AND EASEMENTS, WHERE REQUIRED, FROM ADJOINING PROPERTY OWNER(S) PRIOR TO ANY OFFSITE DISTURBANCE GRADING, OR CONSTRUCTION.

**STORM SEWER GENERAL NOTES**

- ALL STATIONING IS ALONG STORM SEWER CENTERLINE UNLESS OTHERWISE INDICATED. ALL ELEVATIONS ARE INVERT UNLESS OTHERWISE INDICATED.
- ALL STORM SEWER BENDS AND WYES SHOWN ON THE PLAN SHALL BE PREFABRICATED.
- JOINTS SHALL BE IN ACCORDANCE WITH ASTM C443 "STANDARD SPECIFICATIONS FOR JOINTS FOR CIRCULAR CONCRETE SEWER AND CULVERT PIPE USING RUBBER GASKET." IN NO CASE SHALL THE MAXIMUM JOINT OPENING FOR STRAIGHT ALIGNMENT EXCEED 1 INCH OR ONE AND ONE-HALF INCH ON CURVED ALIGNMENT.
- INLET DIMENSIONS SHOWN ON PLANS REFER TO DISTANCES FROM INSIDE FACES OF BOX BETWEEN THE WIDTHS AND LENGTHS.
- ALL REINFORCED CONCRETE PIPE STORM SEWER SHALL BE A MINIMUM OF CLASS III. ALL POLYPROPYLENE PIPE SHALL BE ADS N-12 DUAL WALL PIPE OR APPROVED EQUAL. SPECIFIC SEGMENTS OF STORM SEWER SHALL BE REQUIRED TO BE CONSTRUCTED OF A MINIMUM OF 5000 PSI CONCRETE DUE TO EXCESSIVE VELOCITIES. REFER TO ADDITIONAL NOTES WITHIN CONSTRUCTION PLANS.
- SINCE ALL PIPE ENTRIES INTO THE BASE ARE VARIABLE, THE DIMENSIONS SHOWN ARE TYPICAL. ACTUAL DIMENSIONS AND QUANTITIES FOR CONCRETE AND REINFORCEMENT SHALL BE AS REQUIRED IN THE WORK.
- THE MH RING (FRAME) SHALL BE SET IN A BED OF GROUT. THE FRAME SHALL BE SURROUNDED WITH A GROUT IN UNPAVED AREA, OR A CONCRETE COLLAR IN PAVED AREA.
- PRECAST MANHOLES AND REINFORCEMENT SHALL CONFORM TO ASTM C 478 (AASHTO M 199).
- CAST IN PLACE MANHOLES SHALL BE CLASS B CONCRETE.
- STEPS SHALL BE REQUIRED WHEN THE MANHOLE DEPTH EXCEEDS 3'-6" AND SHALL BE IN ACCORDANCE WITH AASHTO M 199.
- ALL REINFORCING STEEL SHALL HAVE A MINIMUM YIELD STRENGTH OF 60,000 PSI. VERTICAL STEEL SHALL BE PLACED AT 1/4 OF WALL. ALL BARS SHALL HAVE A 2" MINIMUM CLEARANCE.
- FLOW CHANNELS AND INVERTS SHALL BE FORMED BY SHAPING WITH CLASS B CONCRETE OR APPROVED GROUT.
- STUB-OUTS SHALL EXTEND 4 FT MINIMUM BEYOND OUTSIDE WALL SURFACE OF MANHOLE AND BE SATISFACTORILY PLUGGED.
- CHECK WITH THE LOCAL GOVERNMENT AUTHORITY FOR ANY ADDITIONAL STORM SEWER SPECIFICATIONS, DETAILS, OR REGULATIONS.
- THE SLOPE OF THE MANHOLE COVER SHALL MATCH THE ROADWAY PROFILE AND CROSS SLOPE.
- THE CONTRACTOR SHALL PROVIDE SHOP DRAWINGS OF ALL PREFABRICATED STRUCTURES TO THE ENGINEER FOR REVIEW PRIOR TO INSTALLATION.

**RIPRAP NOTES:**

- RIPRAP USED SHALL BE THE TYPE DESIGNATED ON THE DRAWINGS AND SHALL CONFIRM TO TABLE 1.
- THE RIPRAP DESIGNATION AND TOTAL THICKNESS OF RIPRAP SHALL BE AS SHOWN THE DRAWINGS. THE MAXIMUM STONE SIZE SHALL NOT BE LARGER THAN THE THICKNESS OF THE RIPRAP.
- NEITHER WIDTH NOR THICKNESS OF A SINGLE STONE OF RIPRAP SHALL BE LESS THAN ONE-THIRD (1/3) OF ITS LENGTH
- THE SPECIFIC GRAVITY OF THE RIPRAP SHALL BE TWO AND ONE HALF (2.5) OR GREATER.
- RIPRAP SPECIFIC GRAVITY SHALL BE ACCORDING THE BULK-SATURATED, SURFACE-DRY BASIS, IN ACCORDANCE WITH AASHTO T85.
- THE BULK DENSITY FROM THE RIPRAP SHALL BE 1.3 TON/CY OR GREATER.
- THE RIPRAP SHALL HAVE A PERCENTAGE LOSS OF NOT MORE THAN FORTY PERCENT (40%) AFTER FIVE HUNDRED (500) REVOLUTIONS WHEN TESTED IN ACCORDANCE WITH AASHTO T96.
- THE RIPRAP SHALL HAVE A PERCENTAGE LOSS OF NOT MORE THAN TEN PERCENT (10%) AFTER FIVE (5) CYCLES WHEN TESTED IN ACCORDANCE WITH AASHTO T104 FOR LEDGE ROCK USING SODIUM SULFATE.
- THE RIPRAP SHALL HAVE A PERCENTAGE LOSS OF NOT MORE THAN TEN PERCENT (10%) AFTER TWELVE (12) CYCLES OF FREEZING AND THAWING WHEN TESTED IN ACCORDANCE WITH AASHTO T103 FOR LEDGE ROCK PROCEDURE A.
- ROCK SHALL BE FREE OF CALCITE INTRUSIONS.
- ROUND RIPRAP (RIVER ROCK) IS NOT ACCEPTABLE, UNLESS SPECIFICALLY DESIGNATE ON THE DRAWINGS.

**STRUCTURAL CONCRETE NOTES:**

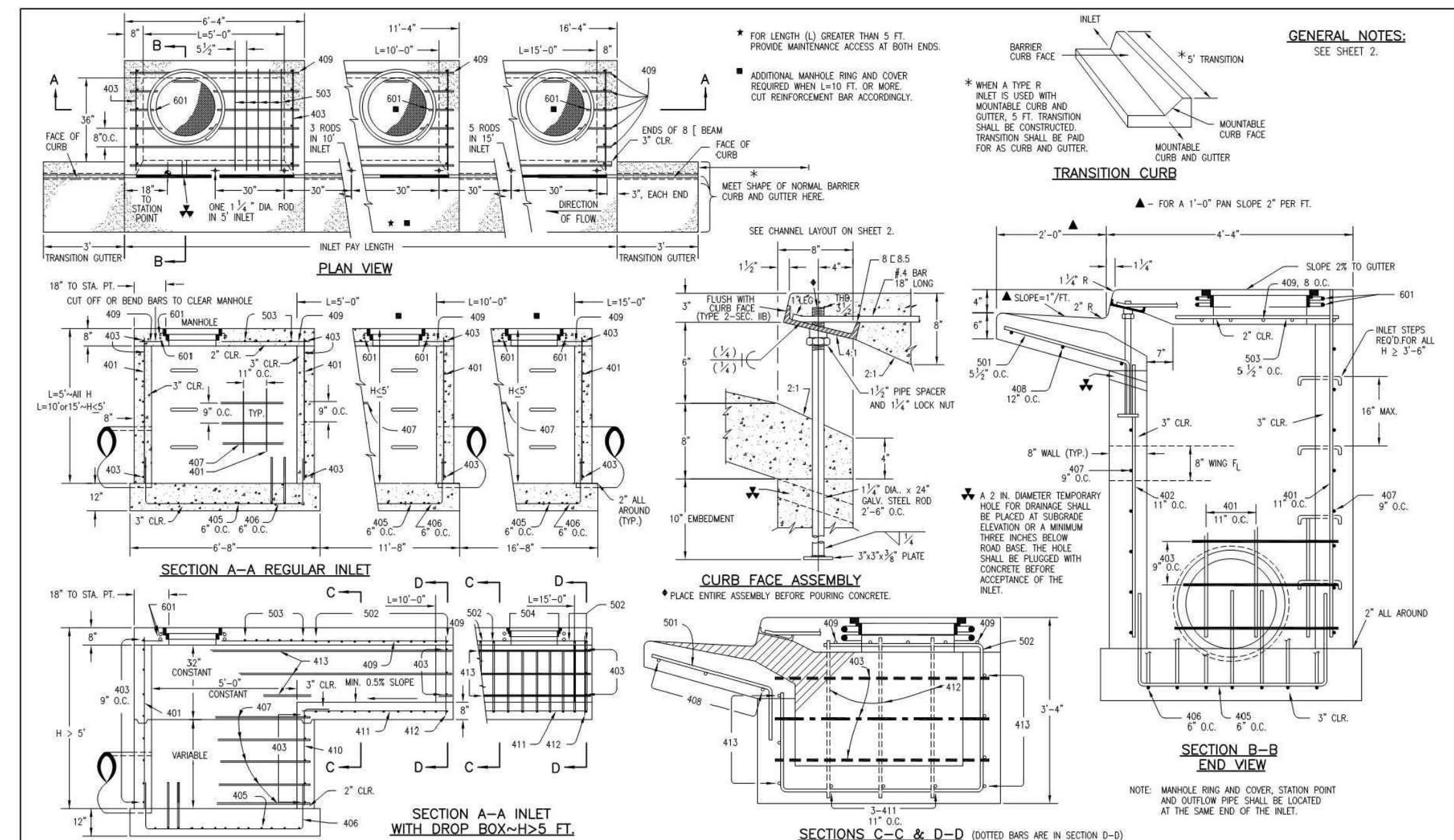
- ALL CONSTRUCTION INVOLVING THE PLACEMENT OF STRUCTURAL CONCRETE SHALL BE COMPLETED IN ACCORDANCE WITH STANDARD SPECIFICATIONS, AND AS SUPPLEMENTED BY THE COLORADO DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS FOR ROADWAY AND BRIDGE CONSTRUCTION.
- STEEL REINFORCING SHALL BE GRADE 60 FOR ALL REINFORCING STEEL GREATER THAN #4. SPLICING, LAP SPLICING SHALL BE MINIMUM IN THE FOLLOWING TABLE UNLESS OTHERWISE SPECIFIED:  

BAR SIZE	#4	#5	#6	#7	#8
SPLICE LENGTH	1'-9"	2'-2"	2'-7"	3'-4"	4'-3"

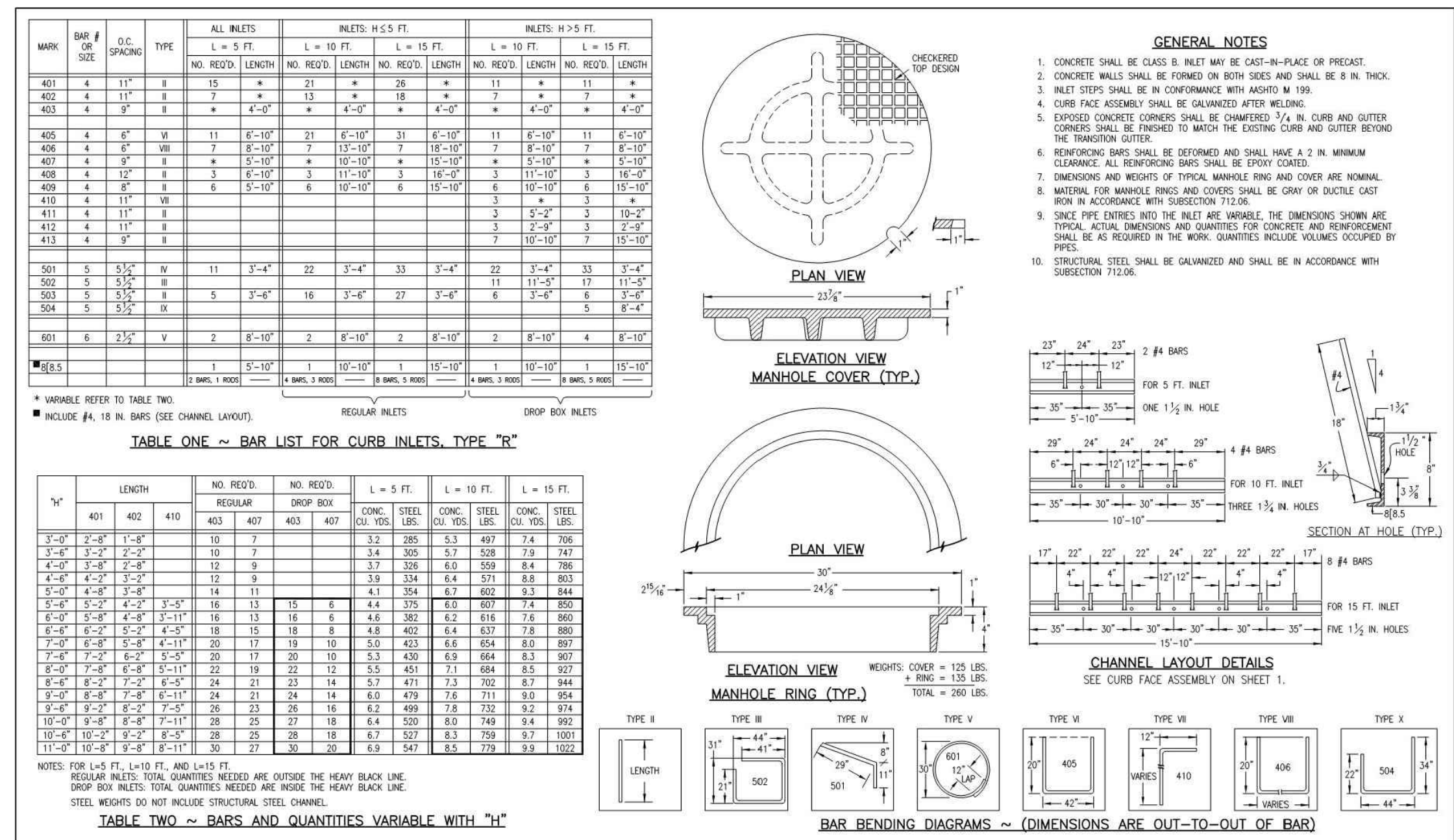
 ALL REINFORCING SHALL HAVE A 2-INCH MINIMUM COVER UNLESS OTHERWISE SPECIFIED. ALL REINFORCED STEEL TO BE EPOXY COATED.
- CAST-IN-PLACE CONCRETE SHALL HAVE A MINIMUM COMPRESSIVE STRENGTH (f<sub>c</sub>) OF 4,000 PSI AT 28 DAYS. ALL CONCRETE PLACED AGAINST SOIL SHALL BE TYPE II PORTLAND CEMENT. ALL EXPOSED CORNERS SHALL BE FORMED WITH A 3/4" CHAMFER UNLESS OTHERWISE SPECIFIED.
- EXPANSION JOINT MATERIAL SHALL MEET AASHTO SPECIFICATION M-213.
- BACKFILL AGAINST STRUCTURES SHALL NOT COMMENCE UNTIL ALL SUPPORTING DIAPHRAGMS ARE IN PLACE AND CONCRETE HAS OBTAINED ITS FULL SEVEN DAY STRENGTH. BACKFILL SHALL BE PLACED EQUALLY ON EACH SIDE OF RETAINING WALL STRUCTURES AND CUTOFF WALLS UNTIL THE FINAL GRADE IS REACHED.
- FOOTING EXCAVATIONS SHALL BE EXAMINED BY THE GEOTECHNICAL ENGINEER WITH A 24-HOUR MINIMUM NOTIFICATION FOR SOIL AND/OR CONCRETE TESTING. PLACEMENT OF CONCRETE IN THE ABSENCE OF TESTING SHALL BE COMPLETED AT THE SOLE RISK OF THE CONTRACTOR.
- PRIOR TO THE PLACEMENT OF CONCRETE IN AREAS WHERE SOIL IS PRESENT, THE SOIL SHALL BE SCARIFIED TO A MINIMUM DEPTH OF 6-INCHES. THE MOISTURE CONTENT SHALL BE ADJUSTED TO WITHIN PLUS OR MINUS 2 PERCENT OF THE OPTIMUM MOISTURE CONTENT AND RECOMPACTED TO AT LEAST 95 PERCENT RELATIVE COMPACTION (AASHTO-T-180).

**ABBREVIATIONS**

EC --- EPOXY COATED O.F. --- OUTSIDE FACE E.F. --- EACH FACE E.W. --- EACH WAY I.F. --- INSIDE FACE N.F. --- NEAR FACE T.O.C. --- TOP OF CONCRETE B.O.C. --- BOTTOM OF CONCRETE CONT. --- CONTINUOUS



<b>Computer File Information</b> Creation Date: 07/24/06 Last Modification Date: 07/24/06 Full Path: www.dot.state.co.us/DesignSupport/ Drawing File Name: 6040120102.dwg CUI User: Modification: VB Scale: Not Set to Scale Units: English	<b>Sheet Revisions</b> Date: _____ Comments: _____	<b>Colorado Department of Transportation</b> 4201 East Arkansas Avenue Denver, Colorado 80222 Phone: (303) 757-2683 Fax: (303) 757-8620 Project Development Branch SRJ/LTA	<b>CURB INLET TYPE R</b> STANDARD PLAN NO. M-604-12 Sheet No. 1 of 2
--	--	--	--



<b>Computer File Information</b> Creation Date: 07/24/06 Last Modification Date: 07/24/06 Full Path: www.dot.state.co.us/DesignSupport/ Drawing File Name: 6040120202.dwg CUI User: Modification: VB Scale: Not Set to Scale Units: English	<b>Sheet Revisions</b> Date: _____ Comments: _____	<b>Colorado Department of Transportation</b> 4201 East Arkansas Avenue Denver, Colorado 80222 Phone: (303) 757-2683 Fax: (303) 757-8620 Project Development Branch SRJ/LTA	<b>CURB INLET TYPE R</b> STANDARD PLAN NO. M-604-12 Sheet No. 2 of 2
--	--	--	--

Add standard details for following  
 Crossspan SD-2-26  
 PED crossing and ramps  
 SD 2-25  
 SD-2-40  
 SD-2-41  
 SD-2-42

**LOT 2 CLAREMONT BUSINESS PARK 2 FIL. NO. 2**

**STORM SEWER NOTES**

PROJECT NO. 10-025 DATE: 08/01/23  
 SCALE: HORIZONTAL: N/A VERTICAL: N/A  
 DESIGNED BY: GT DRAWN BY: GT CHECKED BY: VAS  
 SHEET 4 OF 4  
**ST02**

212 N WABASH AVE, STE 305  
 COLORADO SPRINGS CO 80903  
 PHONE: 719.555.5468

**CIVIL CONSULTANTS, INC.**

FOR AND ON BEHALF OF  
 CIVIL CONSULTANTS, INC.

REVISIONS:  
 NO. DATE: \_\_\_\_\_ BY: \_\_\_\_\_ DESCRIPTION: \_\_\_\_\_

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

CAUTION