

# LOT 2 - CLAREMONT BUSINESS PARK 2, FILING NO. 2

## COUNTY OF EL PASO, STATE OF COLORADO CONSTRUCTION PLANS

JANUARY 2024

### GENERAL CONSTRUCTION NOTES:

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

### STANDARD NOTES FOR EL PASO COUNTY CONSTRUCTION PLANS

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

### BENCHMARKS:

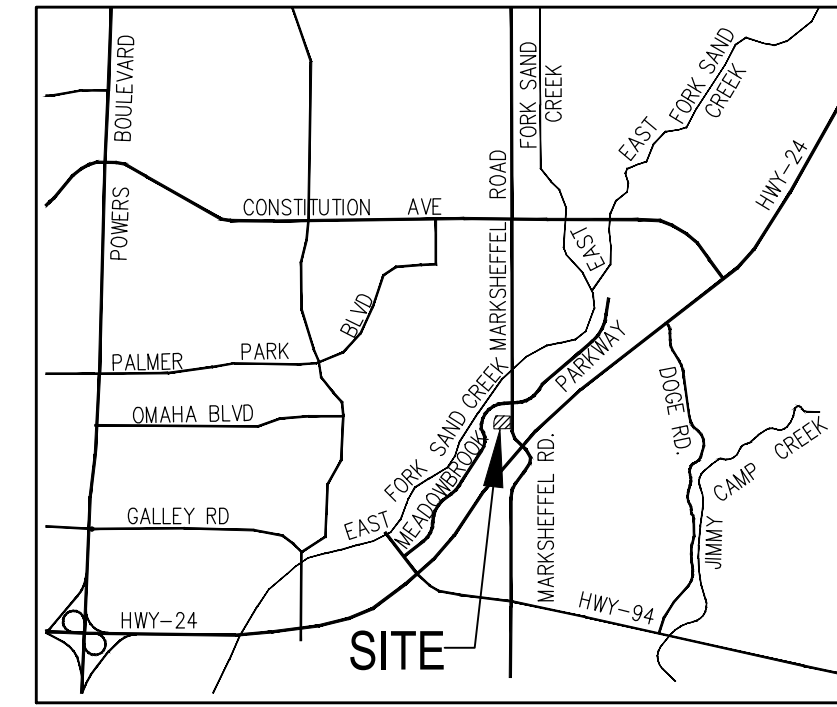
- BL33 BEING A BERNTSEN TOP SECURITY MONUMENT IN RANGE BOX 5' SOUTH OF SOUTH ROW FENCE OF HWY 24 UNDER CENTERLINE OF TRANSMISSION LINE. ELEVATION = 6372.26' PLATTE AVENUE
- CONTROL POINT 1, SET PK NAIL IN NE CORNER OF ELECTRIC TRANSFORMER PAD ELEVATION = 6372.26'

### BASIS OF BEARINGS

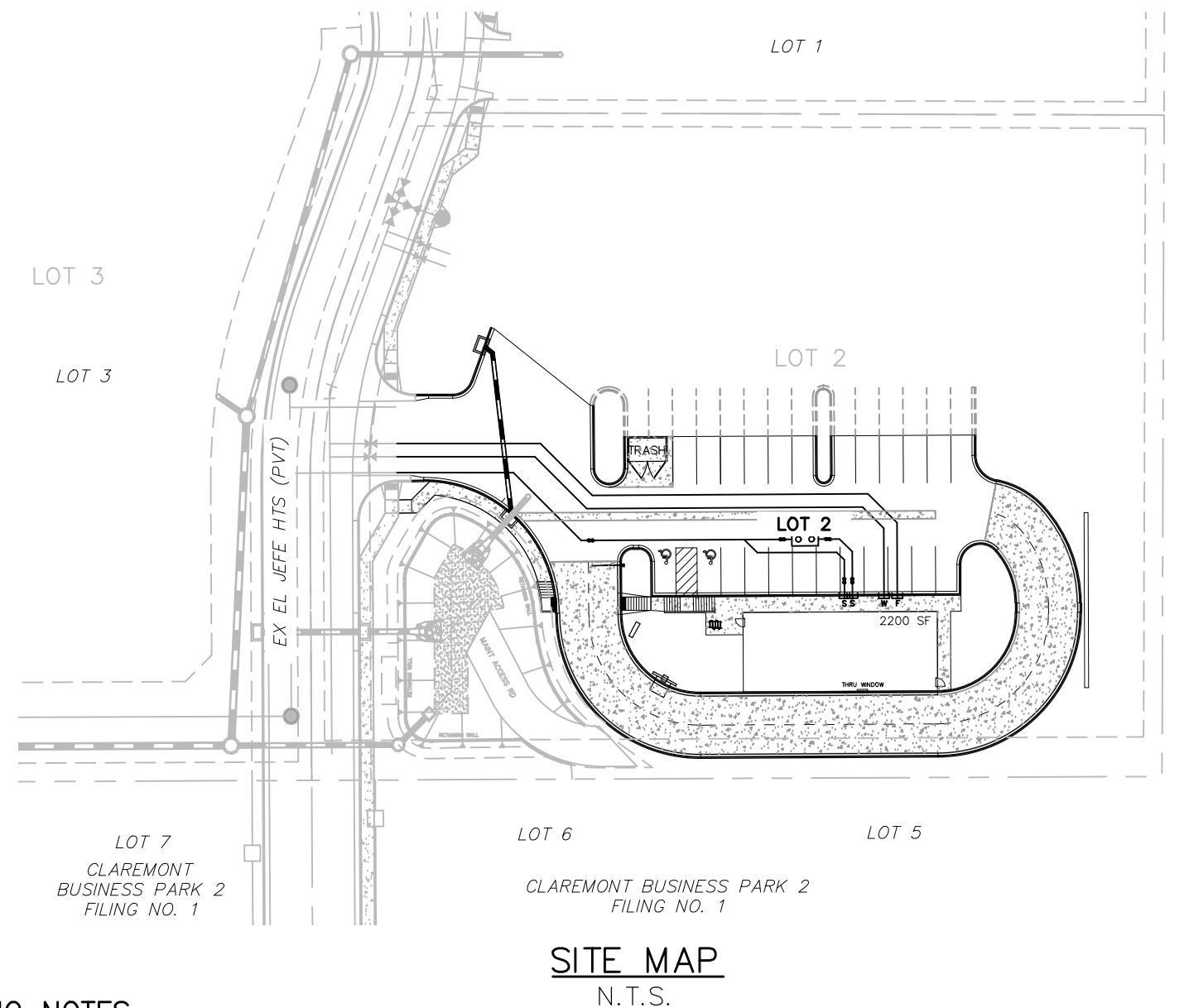
THE NORTH LINE OF LOTS 5, 6 AND 7 "CLAREMONT BUSINESS PARK 2 FILING NO. 1" AS RECORDED UNDER RECEPTION NO. 221714714 OF THE RECORDS OF EL PASO COUNTY, COLORADO, MONUMENTED AT THE NORTHEAST CORNER OF LOT 5 WITH A NO. 5 REBAR WITH ORANGE SURVEYOR'S CAP STAMPED "M&S CIVIL PLS 25966", FROM WHICH THE NORTHWEST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

### NOTE:

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



VICINITY MAP  
N.T.S.



SITE MAP  
N.T.S.

### SIGNAGE AND STRIPING NOTES:

- ALL SIGNS AND PAVEMENT MARKINGS SHALL BE IN COMPLIANCE WITH THE CURRENT MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD).
- REMOVAL OF EXISTING PAVEMENT MARKINGS SHALL BE ACCOMPLISHED BY A METHOD THAT DOES NOT MATERIALLY DAMAGE THE PAVEMENT. THE PAVEMENT MARKINGS SHALL BE REMOVED TO THE EXTENT THAT THEY WILL NOT BE VISIBLE UNDER DAY OR NIGHT CONDITIONS. AT NO TIME WILL IT BE ACCEPTABLE TO PAINT OVER EXISTING PAVEMENT MARKINGS.
- ANY DEVIATION FROM THE STRIPING AND SIGNING PLAN SHALL BE APPROVED BY EL PASO COUNTY PLANNING AND COMMUNITY DEVELOPMENT.
- ALL SIGNS SHOWN ON THE SIGNING AND STRIPING PLAN SHALL BE NEW SIGNS. EXISTING SIGNS MAY REMAIN OR BE REUSED IF THEY MEET CURRENT EL PASO COUNTY AND MUTCD STANDARDS.
- STREET NAME AND REGULATORY STOP SIGNS SHALL BE ON THE SAME POST AT INTERSECTIONS.
- ALL REMOVED SIGNS SHALL BE DISPOSED OF IN A PROPER MANNER BY THE CONTRACTOR.
- ALL STREET NAME SIGNS SHALL HAVE "D" SERIES LETTERS, WITH LOCAL ROADWAY SIGNS BEING 4" UPPER-LOWER CASE LETTERING ON 8" BLANK AND NON-LOCAL ROADWAY SIGNS BEING 6" LETTERING, UPPER-LOWER CASE ON 12" BLANK, WITH A WHITE BORDER THAT IS NOT RECESSED. MULTI-LANE ROADWAYS WITH SPEED LIMITS OF 40 MPH OR HIGHER SHALL HAVE 8" UPPER-LOWER CASE LETTERING ON 18" BLANK WITH A WHITE BORDER THAT IS NOT RECESSED. THE WIDTH OF THE NON-RECESSED WHITE BORDERS SHALL MATCH PAGE 255 OF THE 2012 MUTCD "STANDARD HIGHWAY SIGNS"
- ALL TRAFFIC SIGNS SHALL HAVE A MINIMUM HIGH INTENSITY PRISMATIC GRADE SHEETING.
- ALL LOCAL RESIDENTIAL STREET SIGNS SHALL BE MOUNTED ON A 1.75" X 1.75" SQUARE TUBE SIGN POST AND STUB POST BASE. FOR OTHER APPLICATIONS, REFER TO THE CDOT STANDARD S-614-8 REGARDING USE OF THE P2 TUBULAR STEEL POST SLIPBASE DESIGN.
- ALL SIGNS SHALL BE SINGLE SHEET ALUMINUM WITH 0.100" MINIMUM THICKNESS.
- ALL LIMIT LINES/STOP LINES, CROSSWALK LINES, PAVEMENT LEGENDS, AND ARROWS SHALL BE A MINIMUM 125 MIL THICKNESS PREFORMED THERMOPLASTIC PAVEMENT MARKINGS WITH TAPERED LEADING EDGES PER CDOT STANDARD S-627-1. WORD AND SYMBOL MARKINGS SHALL BE THE NARROW TYPE. STOP BARS SHALL BE 24" IN WIDTH. CROSSWALKS LINES SHALL BE 12" WIDE AND 8' LONG PER CDOT S-627-1.
- ALL LONGITUDINAL LINES SHALL BE A MINIMUM 15MIL THICKNESS EPOXY PAINT. ALL NON-LOCAL RESIDENTIAL ROADWAYS SHALL INCLUDE BOTH RIGHT AND LEFT EDGE LINE STRIPING AND ANY ADDITIONAL STRIPING AS REQUIRED BY CDOT S-627-1.
- THE CONTRACTOR SHALL NOTIFY EL PASO COUNTY PLANNING AND COMMUNITY DEVELOPMENT (719) 520-6819 PRIOR TO AND UPON COMPLETION OF SIGNING AND STRIPING.
- THE CONTRACTOR SHALL OBTAIN A WORK IN THE RIGHT OF WAY PERMIT FROM THE EL PASO COUNTY DEPARTMENT OF PUBLIC WORKS (DPW) PRIOR TO ANY SIGNAGE OR STRIPING WORK WITHIN AN EXISTING EL PASO COUNTY ROADWAY.

### AGENCIES:

OWNER/DEVELOPER: DOUBLETREE VENTURES  
BRIAN ZUREK, MANAGERING PARTNER  
106 S. KYRENE RD. #2  
CHANDLER, AZ 85226  
(480) 313-2724

CIVIL ENGINEER: M & S CIVIL CONSULTANTS, INC.  
212 N. WAHSATCH, SUITE 305  
COLORADO SPRINGS, CO 80903  
VIRGIL A. SANCHEZ P.E. (719) 955-5485

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

TRAFFIC ENGINEERING: EL PASO COUNTY DEPARTMENT OF PUBLIC WORKS  
3275 AKERS DRIVE  
COLORADO SPRINGS, CO 80922  
JOSHUA PALMER, P.E. (719) 520-6460

WATER RESOURCES: CHEROKEE METROPOLITAN DISTRICT  
6250 PALMER PARK BOULEVARD  
COLORADO SPRINGS, CO 80915-1721  
JEFF MUNGER (719) 597-5080

FIRE DISTRICT: CIMARRON HILLS FIRE DEPARTMENT  
1835 TUSKEGEE PLACE  
COLORADO SPRINGS, CO 80915  
(719) 591-0960

GAS DEPARTMENT: COLORADO SPRINGS UTILITIES  
7710 DURANT DR.  
COLORADO SPRINGS, CO 80947  
TIM WENDT (719) 668-3556

ELECTRIC DEPARTMENT: COLORADO SPRINGS UTILITIES  
7710 DURANT DR.  
COLORADO SPRINGS, CO 80947  
TIM WENDT (719) 668-3556

COMMUNICATIONS: QWEST COMMUNICATIONS  
(U.N.C.C. LOCATORS) (800) 922-1987  
AT&T (LOCATORS) (719) 635-3674

### DESIGN ENGINEER'S STATEMENT:

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



VIRGIL A. SANCHEZ, COLORADO P.E. #37160  
FOR AND ON BEHALF OF M & S CIVIL CONSULTANTS, INC. DATE 01-31-24

### OWNER/DEVELOPER'S STATEMENT:

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

BRIAN ZUREK, MANAGING PARTNER DATE 01-31-24

### EL PASO COUNTY:

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

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

IN ACCORDANCE WITH 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 DIRECTORS DISCRETION.

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

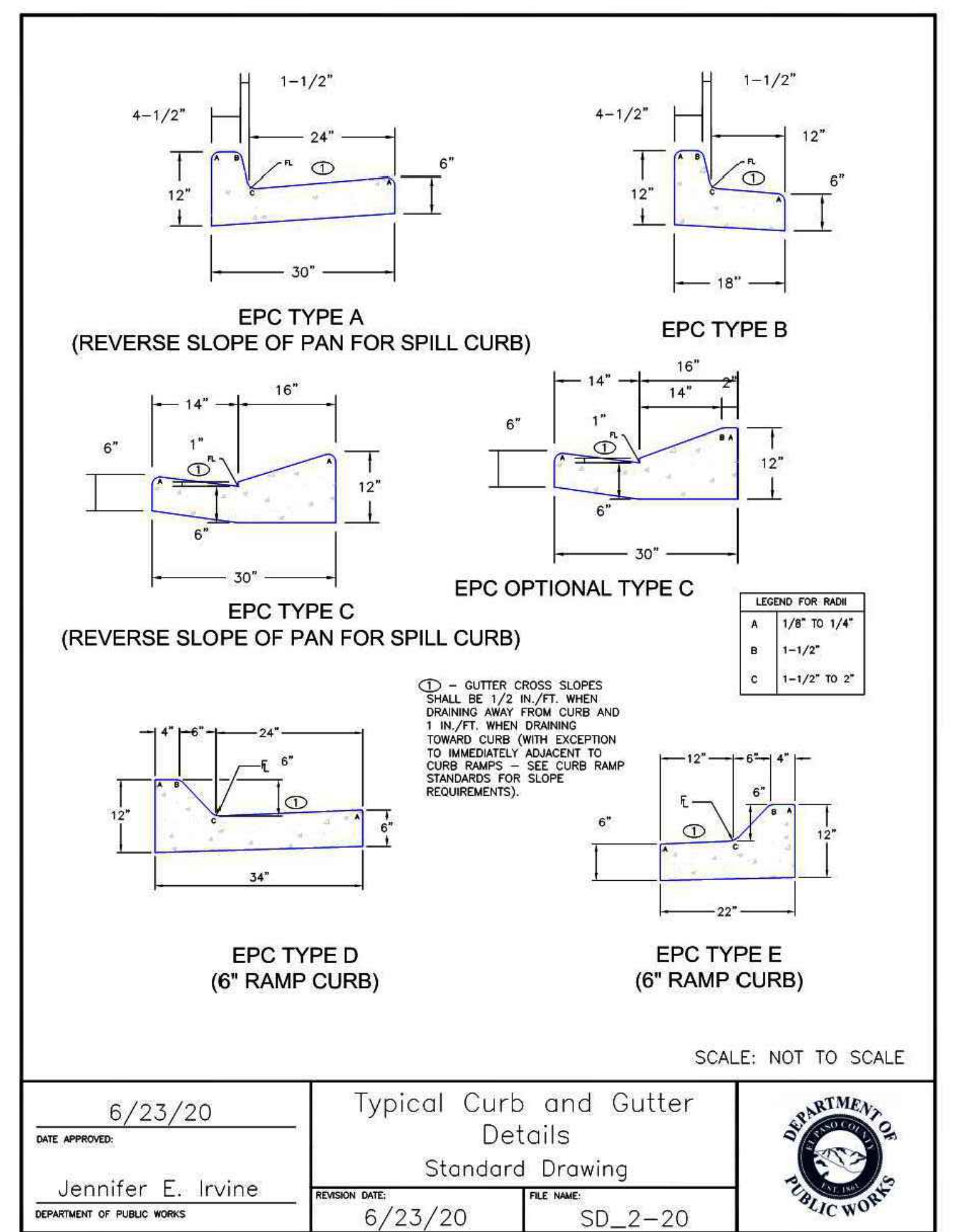
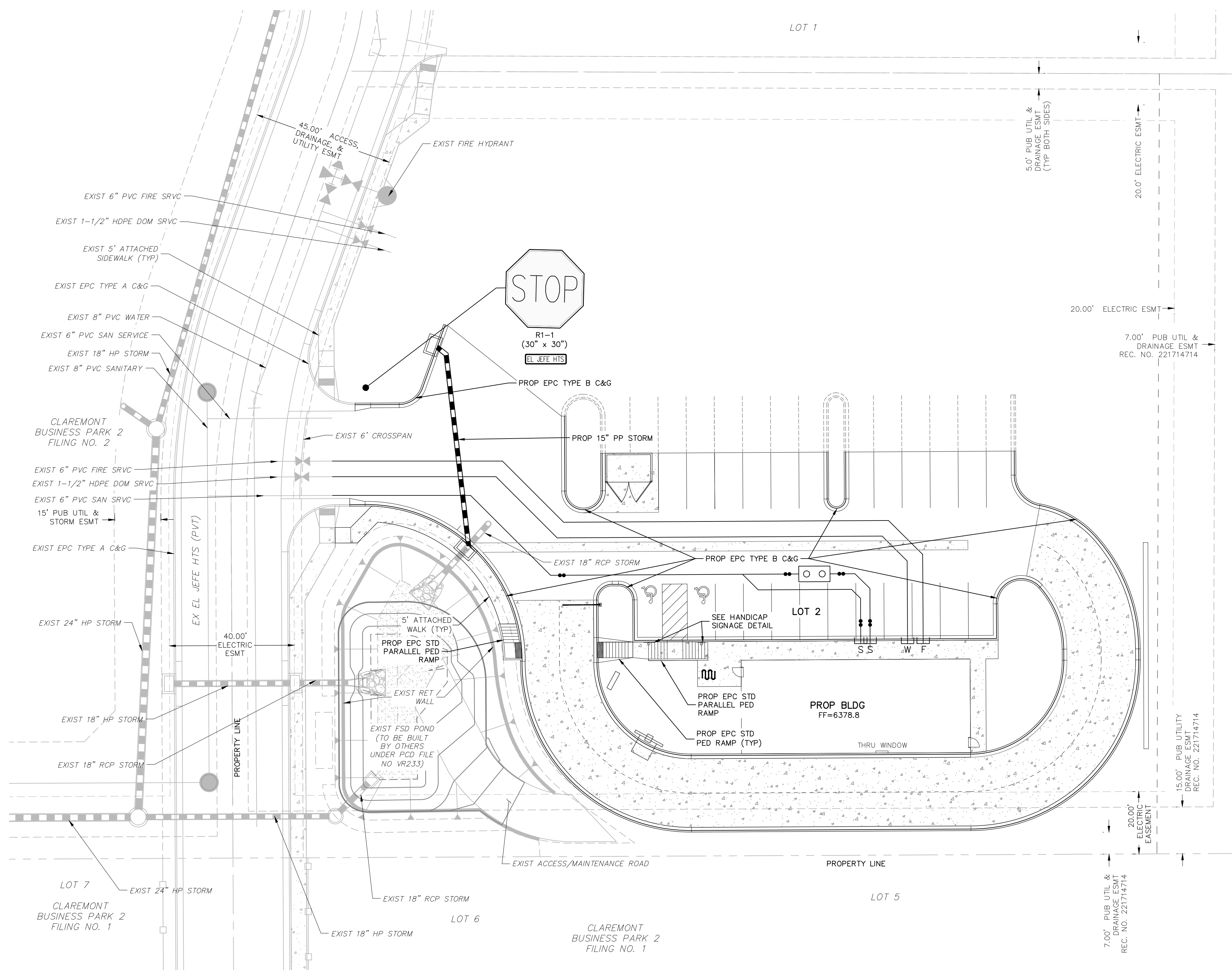
EL PASO COUNTY FILE NO. PPR2345



LOT2 CLAREMONT BUSINESS PARK2 FILN0.2		COVER SHEET	
PROJECT NO. 10-025	SCALE: HORIZONTAL: N/A VERTICAL: N/A	DATE: 01/19/24	SHEET 1 OF 5
DESIGNED BY: GT	DRAWN BY: GT	CHECKED BY: VAS	CD01
212 N. WAHSATCH AVE, STE 305 COLORADO SPRINGS CO 80903 PHONE: 719.955.5485			
FOR AND ON BEHALF OF M&S 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 PREPAREY OF THESE PLANS.			
CAUTION			

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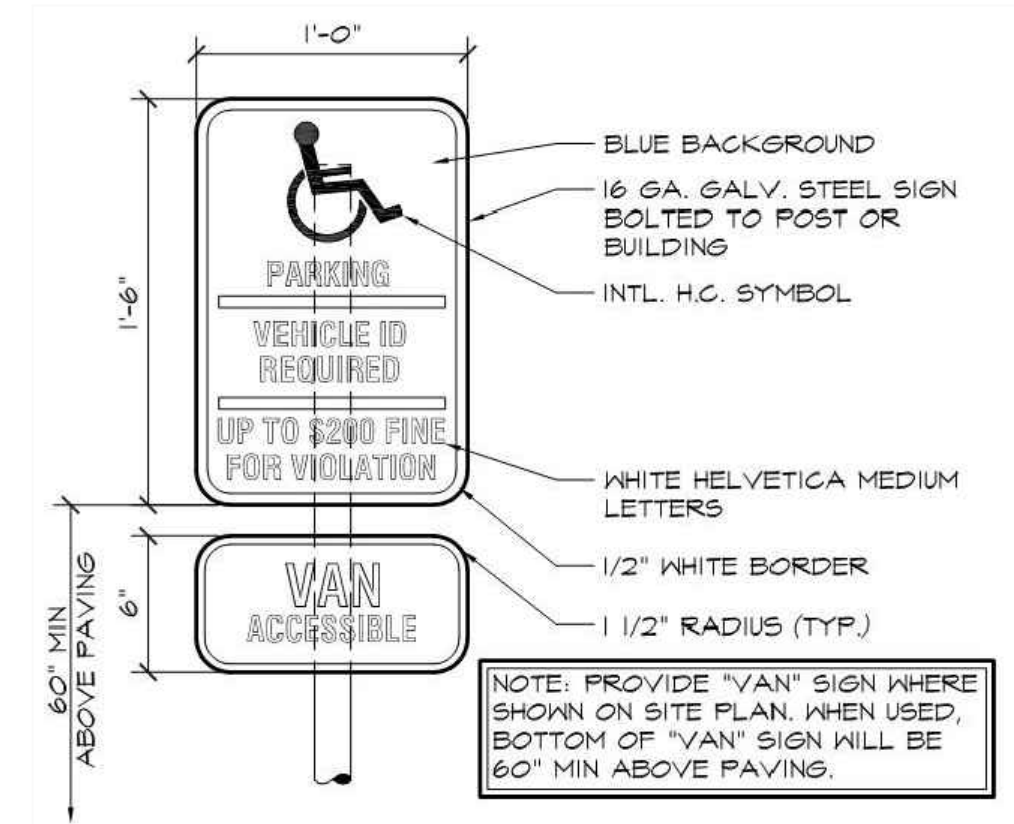
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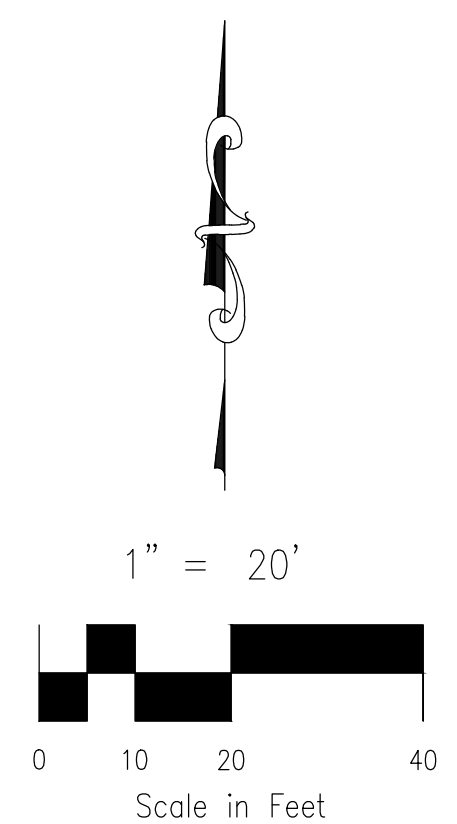
DATE APPROVED: 6/23/20	TYPICAL CURB AND GUTTER DETAILS	REVISION DATE: 6/23/20	FILE NAME: SD_2-20
JENNIFER E. IRVINE		DEPARTMENT OF PUBLIC WORKS	

**SIGNAGE AND STRIPING PLAN**

SCALE: 1"=20'

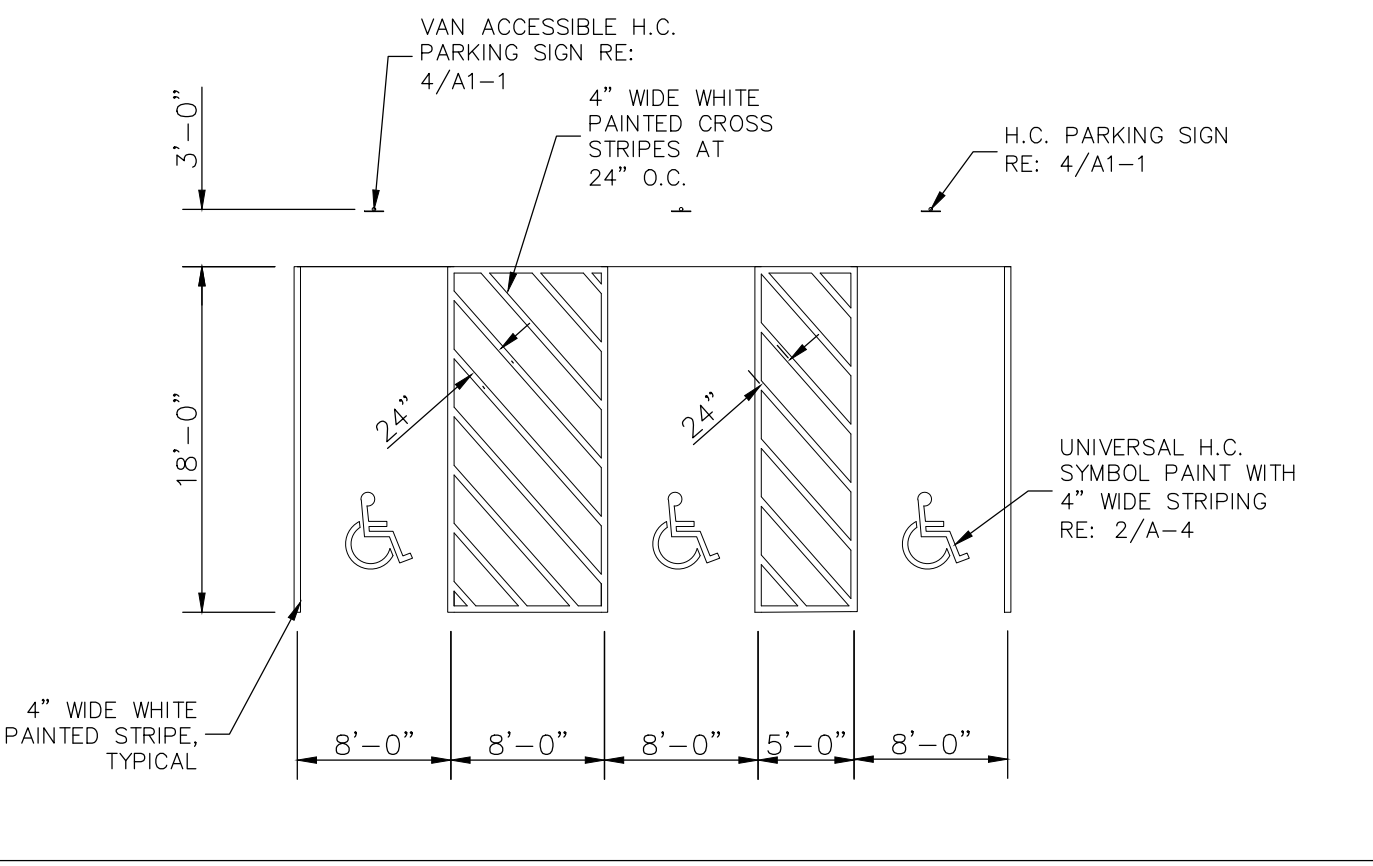


HANDICAPPED PARKING SIGN DETAIL  
N.T.S.



**HANDICAPPED PARKING DESIGN CRITERIA:**

- RAMP SHALL NOT BE PLACED IN HANDICAPPED ACCESS AISLE, BUT SHALL BE PLACED WITHIN THE ADJOINING SIDEWALKS.
- ACCESS AISLES MAY NOT EXCEED 2% SLOPE IN ANY DIRECTION.
- HANDICAPPED RAMP SHALL NOT EXCEED A SLOPE OF 8%.
- THE MINIMUM WIDTH FOR HANDICAPPED RAMP IS 36 INCHES.
- THE SIDES OF RAMP MAY NOT EXCEED A SLOPE OF 10% UNLESS PROTECTED WITH A HANDRAIL.
- HANDICAPPED PARKING SHALL MEET ALL OTHER APPLICABLE CITY AND ADA CODE REQUIREMENTS.



LOT 2 CLAREMONT BUSINESS PARK2 FIL NO. 2  
SIGNAGE AND STRIPING PLAN AND DETAILS

PROJECT NO. 10-025  
DESIGNED BY: GT  
DRAWN BY: GT  
CHECKED BY: VAS

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

DATE: 01/19/24  
SHEET 2 OF 5  
SI01

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

CIVIL CONSULTANTS, INC.

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

FOR AND ON BEHALF OF  
MKS CIVIL CONSULTANTS, INC.

REVISIONS:	NO.	DATE:	BY:	DESCRIPTION:

DATE: \_\_\_\_\_  
APPROVED BY: \_\_\_\_\_

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

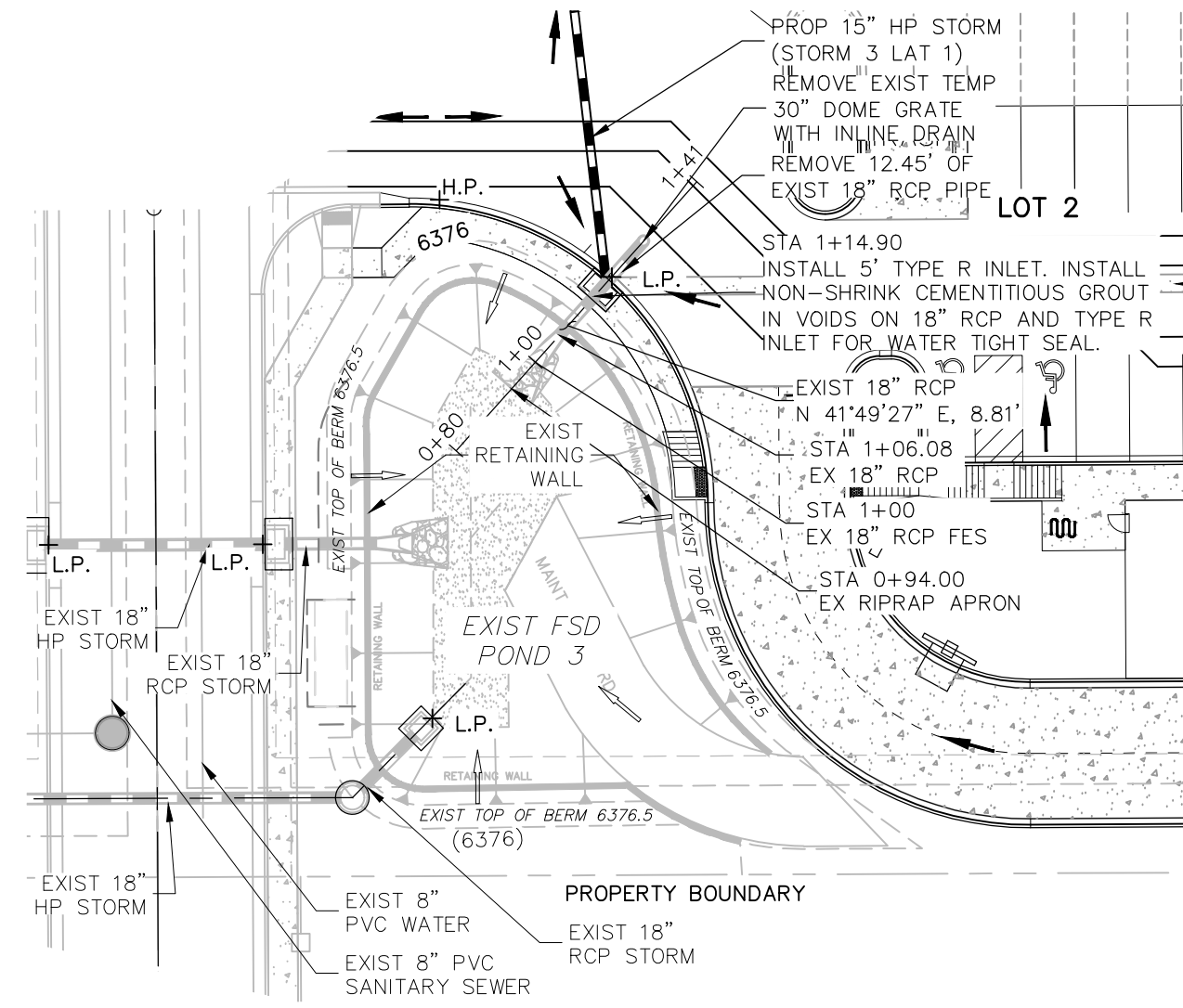
CAUTION

**NOTE:**

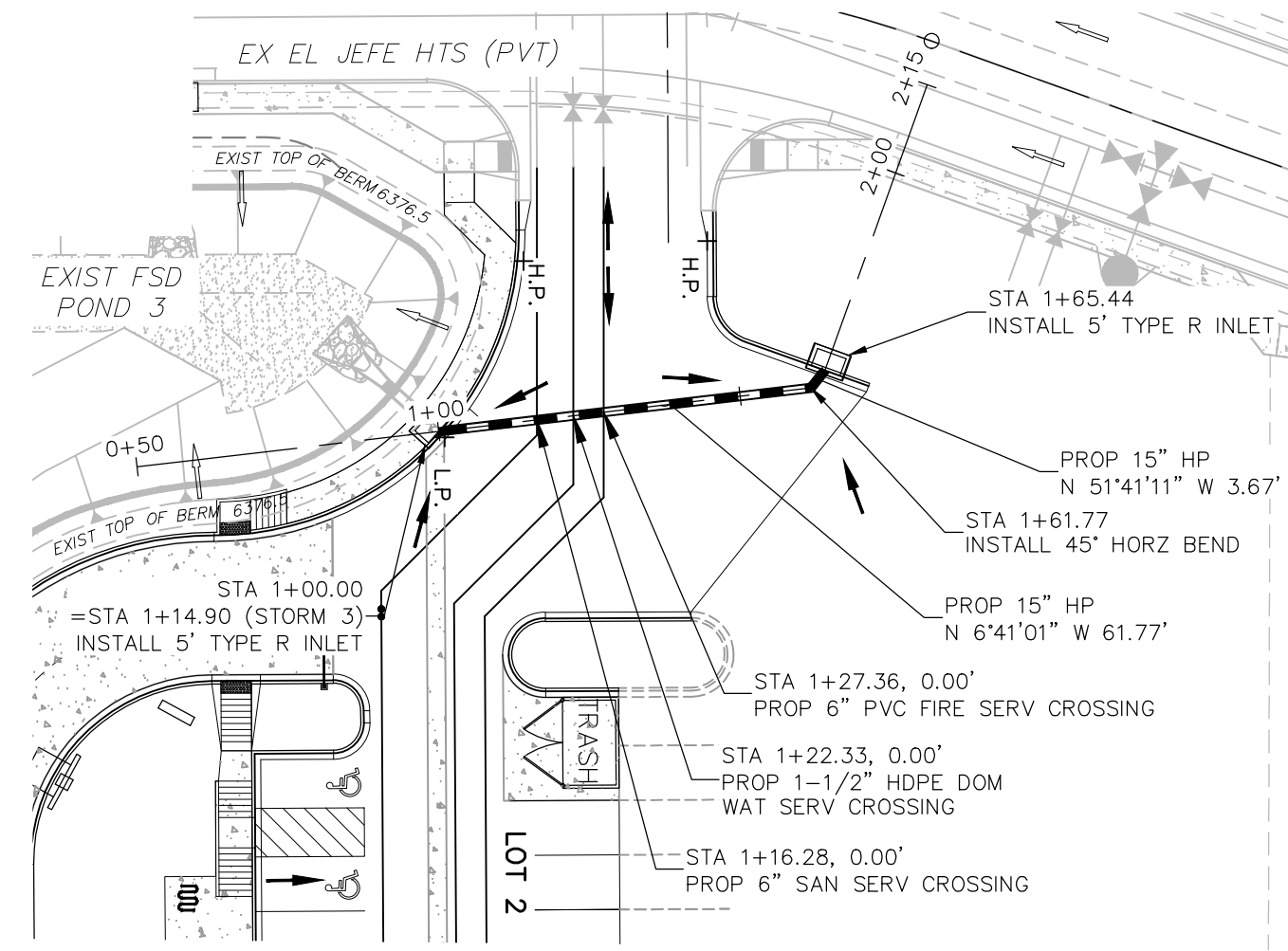
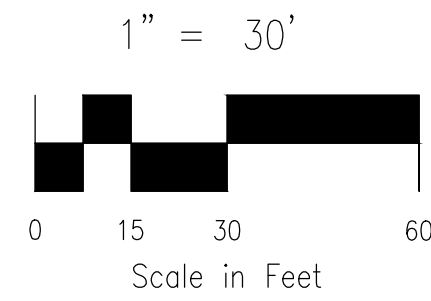
1. ALL STORM SEWER CONSTRUCTED WITH THESE PLANS SHALL BE CONSIDERED PRIVATE.
2. GAS LINE NOT LOCATED, LOCATION TO BE DETERMINED BY CONTRACTOR.
3. STATIONING AT CORNER OF INLETS (TOB) REFERS TO CENTERLINE STATIONING.

**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	PROPOSED
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	<p>EXIST GRADE ● CL STORM SEWER</p> <p>EX RETAINING WALL</p> <p>100 YEAR HGL</p> <p>8.81 LF - 18" RCP @ 1.00% Q100=11.6 CFS</p> <p>6373.36 100 YR WSE</p> <p>EX WATER QUALITY POND 3</p> <p>PROPOSED GRADE ● CL STORM SEWER</p> <p>REMOVE EXIST 1.50 LF - 18" RCP @ 0.99% Q100=11.6 CFS</p>	6375	6375	6375
6370		6370	6370	6370
6365	<p>STA 0+94.00 EX RIPRAP APRON EL=6370.35</p> <p>STA 1+00.00 EX 18" RCP INV=6370.35</p> <p>STA 1+06.08 EX 18" RCP INV=6370.41</p> <p>STA 1+14.90 =STA 1+00.00 STORM 3 LAT 1 TOP OF 5" TYPE R INLET INV IN (15")=6371.67 INV OUT (18")=6370.50 INSTALL 5" TYPE R INLET INSTALL NON SHRINK GROUT IN VOIDS OF EX-18" RCP AND TYPE R INLET FOR WATER TIGHT SEAL STA 1+27.34 30" DOME GRATE AND INLINE DRAIN</p>	6365	6365	6365
	1+00	2+00	1+00	2+00
	<b>EX STORM 3</b>		<b>STORM 3 LAT 1</b>	

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

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

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



FOR AND ON BEHALF OF  
MKS CIVIL CONSULTANTS, INC.

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

REGISTERED PROFESSIONAL  
01-31-24

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 PREPARER OF THESE PLANS.

**CAUTION**

**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: 01/19/24

SHEET 3 OF 5

**ST01**

STANDARD CONSTRUCTION NOTES:

- 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 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).
- 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 TIME INCLUDING THE FOLLOWING:
  - 3.1 EL PASO COUNTY ENGINEERING CRITERIA MANUAL (ECM)
  - 3.2 CITY OF COLORADO SPRINGS/EL PASO COUNTY ENGINEERING CRITERIA MANUAL VOLUMES 1 AND 2.
  - 3.3 COLORADO DEPARTMENT OF TRANSPORTATION (CDOT) STANDARDS SPECIFICATION FOR ROAD AND BRIDGE CONSTRUCTION.
  - 3.4 CDOT M&S STANDARDS.
- 4. 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.
- 5. 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.
- 6. ANY TEMPORARY SIGNAGE AND STRIPING SHALL COMPLY WITH EL PASO COUNTY DOW AND MUTCD CRITERIA.
- 7. CONTRACTOR SHALL OBTAIN ANY PERMITS REQUIRED BY EL PASO COUNTY DOT INCLUDING WORK WITHIN THE RIGHT-OF-WAY AND SPECIAL TRANSPORT PERMITS.
- 8. 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

- 1. ALL STATIONING IS ALONG STORM SEWER CENTERLINE UNLESS OTHERWISE INDICATED. ALL ELEVATIONS ARE INVERT UNLESS OTHERWISE INDICATED.
- 2. ALL STORM SEWER BENDS AND WYES SHOWN ON THE PLAN SHALL BE PREFABRICATED.
- 3. 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.
- 4. INLET DIMENSIONS SHOWN ON PLANS REFER TO DISTANCES FROM INSIDE FACES OF BOX BETWEEN THE WIDTHS AND LENGTHS.
- 5. 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.
- 6. 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.
- 7. 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.
- 8. PRECAST MANHOLES AND REINFORCEMENT SHALL CONFORM TO ASTM C 478 (AASHTO M 199).
- 9. CAST IN PLACE MANHOLES SHALL BE CLASS B CONCRETE.
- 10. STEPS SHALL BE REQUIRED WHEN THE MANHOLE DEPTH EXCEEDS 3'-6" AND SHALL BE IN ACCORDANCE WITH AASHTO M 199.
- 11. ALL REINFORCING STEEL SHALL HAVE A MINIMUM YIELD STRENGTH OF 60,000 PSI. VERTICAL STEEL SHALL BE PLACED AT Q OF WALL. ALL BARS SHALL HAVE A 2" MINIMUM CLEARANCE.
- 12. FLOW CHANNELS AND INVERTS SHALL BE FORMED BY SHAPING WITH CLASS B CONCRETE OR APPROVED GROUT.
- 13. STUB-OUTS SHALL EXTEND 4 FT MINIMUM BEYOND OUTSIDE WALL SURFACE OF MANHOLE AND BE SATISFACTORILY PLUGGED.
- 14. CHECK WITH THE LOCAL GOVERNMENT AUTHORITY FOR ANY ADDITIONAL STORM SEWER SPECIFICATIONS, DETAILS, OR REGULATIONS.
- 15. THE SLOPE OF THE MANHOLE COVER SHALL MATCH THE ROADWAY PROFILE AND CROSS SLOPE.
- 16. THE CONTRACTOR SHALL PROVIDE SHOP DRAWINGS OF ALL PREFABRICATED STRUCTURES TO THE ENGINEER FOR REVIEW PRIOR TO INSTALLATION.

RIPRAP NOTES:

- 1. RIPRAP USED SHALL BE THE TYPE DESIGNATED ON THE DRAWINGS AND SHALL CONFIRM TO TABLE 1.
- 2. 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.
- 3. NEITHER WIDTH NOR THICKNESS OF A SINGLE STONE OF RIPRAP SHALL BE LESS THAN ONE-THIRD (1/3) OF ITS LENGTH
- 4. THE SPECIFIC GRAVITY OF THE RIPRAP SHALL BE TWO AND ONE HALF (2.5) OR GREATER.
- 5. RIPRAP SPECIFIC GRAVITY SHALL BE ACCORDING THE BULK-SATURATED, SURFACE-DRY BASIS, IN ACCORDANCE WITH AASHTO T85.
- 6. THE BULK DENSITY FROM THE RIPRAP SHALL BE 1.3 TON/CY OR GREATER.
- 7. 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.
- 8. 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.
- 9. 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.
- 10. ROCK SHALL BE FREE OF CALCITE INTRUSIONS.
- 11. ROUND RIPRAP (RIVER ROCK) IS NOT ACCEPTABLE, UNLESS SPECIFICALLY DESIGNATE ON THE DRAWINGS.

STRUCTURAL CONCRETE NOTES:

- 1. 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.
- 2. 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.
- 3. CAST-IN-PLACE CONCRETE SHALL HAVE A MINIMUM COMPRESSIVE STRENGTH (fc) 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.
- 4. EXPANSION JOINT MATERIAL SHALL MEET AASHTO SPECIFICATION M-213.
- 5. 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.
- 6. 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.
- 7. 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

Plan view and cross-sections of Curb Inlet Type R (M-604-12). Includes Section A-A (Regular Inlet), Section A-B (Inlet with Drop Box), Section C-C, and Section D-D. Details include inlet dimensions, manhole ring, curb face assembly, and reinforcement details. Includes general notes and a table of bar lists.

MARK	BAR #	O.C. SPACING	TYPE	ALL INLETS	INLETS: H & S FT.		INLETS: H > S FT.				
				NO. REQ'D	LENGTH	NO. REQ'D	LENGTH	NO. REQ'D	LENGTH	NO. REQ'D	LENGTH
401	4	11"	II	15	6'-10"	21	8'-10"	31	8'-10"	11	6'-10"
402	4	11"	II	7	13	13	13	7	13	7	13
403	4	9"	II	6	4'-0"	4	4'-0"	4	4'-0"	4	4'-0"
404	4	8"	II	11	6'-10"	21	8'-10"	31	8'-10"	11	6'-10"
405	4	8"	II	7	8'-10"	7	13'-10"	7	13'-10"	7	8'-10"
407	4	9"	II	6	5'-10"	4	10'-10"	4	10'-10"	4	5'-10"
408	4	12"	II	3	6'-10"	3	11'-10"	3	11'-10"	3	6'-10"
409	4	8"	II	6	5'-10"	6	10'-10"	6	10'-10"	6	5'-10"
410	4	11"	II	6	5'-10"	3	6'-10"	3	6'-10"	3	6'-10"
411	4	11"	II	3	6'-10"	3	6'-10"	3	6'-10"	3	6'-10"
412	4	11"	II	3	6'-10"	3	6'-10"	3	6'-10"	3	6'-10"
413	4	9"	II	6	5'-10"	3	6'-10"	3	6'-10"	3	6'-10"

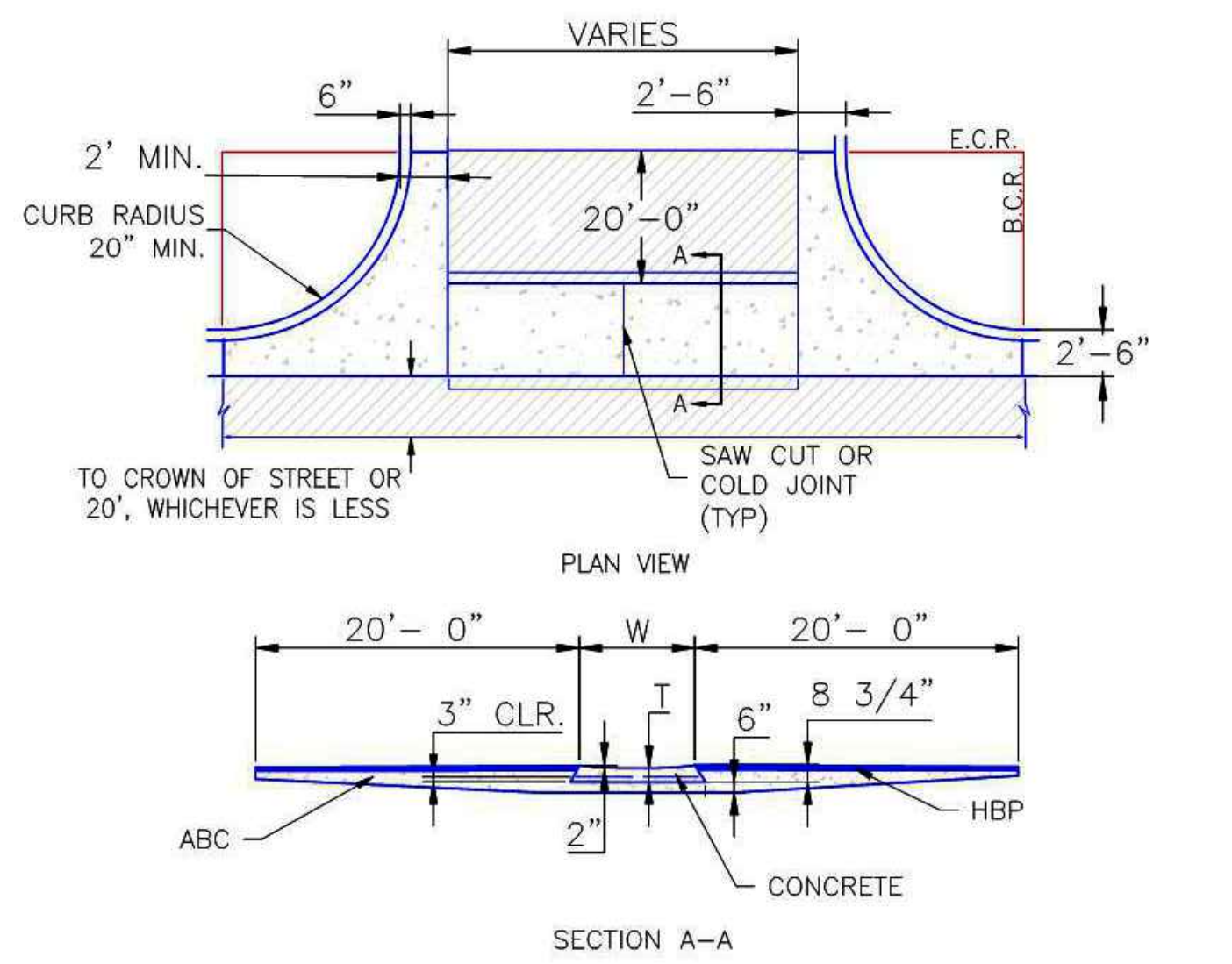
Plan view, elevation view, and channel layout details for Curb Inlet Type R (M-604-12). Includes Section A-A (Regular Inlet), Section A-B (Inlet with Drop Box), and Section C-C & D-D. Details include inlet dimensions, manhole ring, curb face assembly, and reinforcement details. Includes general notes and a table of bar lists.

"H"	LENGTH	NO. REQ'D	NO. REQ'D	L = 5 FT.	L = 10 FT.	L = 15 FT.			
		REGULAR	DROP BOX	CONC. OUI. YDS.	STEEL OUI. YDS.	CONC. OUI. YDS.	STEEL OUI. YDS.	CONC. OUI. YDS.	STEEL OUI. YDS.
3'-0"	2'-8"	1'-8"	10	7	3.3	3.88	5.3	6.9	7.4
3'-6"	3'-2"	2'-2"	10	7	3.4	3.95	5.7	5.8	7.9
4'-0"	3'-8"	2'-8"	12	9	3.7	3.98	6.0	5.99	8.4
5'-0"	4'-8"	3'-8"	12	9	3.9	3.94	6.4	5.9	8.8
5'-6"	4'-8"	3'-8"	14	11	4.1	3.94	6.7	6.92	9.3
6'-0"	5'-2"	4'-2"	16	13	4.4	3.95	6.9	6.97	9.4
6'-6"	5'-8"	4'-8"	16	13	4.6	3.82	6.2	6.16	7.6
6'-8"	6'-2"	5'-2"	18	15	4.8	4.02	6.4	6.37	7.8
7'-0"	6'-8"	5'-8"	19	16	5.0	4.23	6.6	6.64	8.0
7'-6"	7'-2"	6'-2"	20	17	5.3	4.30	6.9	6.64	8.3
8'-0"	7'-8"	6'-8"	22	19	5.5	4.51	7.1	6.84	8.5
8'-6"	7'-2"	6'-2"	24	21	5.7	4.71	7.3	7.02	8.7
9'-0"	8'-8"	7'-8"	24	21	6.0	4.79	7.6	7.11	9.0
9'-6"	8'-2"	7'-2"	26	23	6.2	4.99	7.8	7.32	9.4
10'-0"	8'-8"	7'-8"	28	25	6.4	5.20	8.0	7.49	9.4
10'-6"	9'-2"	8'-2"	28	25	6.7	5.23	8.3	7.59	9.1
11'-0"	10'-8"	9'-8"	30	27	6.9	5.47	8.5	7.79	9.1

Project information and title block. Includes project name "STORM SEWER NOTES", project number "10-025", date "01/19/24", and sheet information "SHEET 4 OF 5". Also includes the name "VIRGIL A. SANCHEZ, COLORADO P.E. NO. 37160" and the company logo for "CIVIL CONSULTANTS, INC.".

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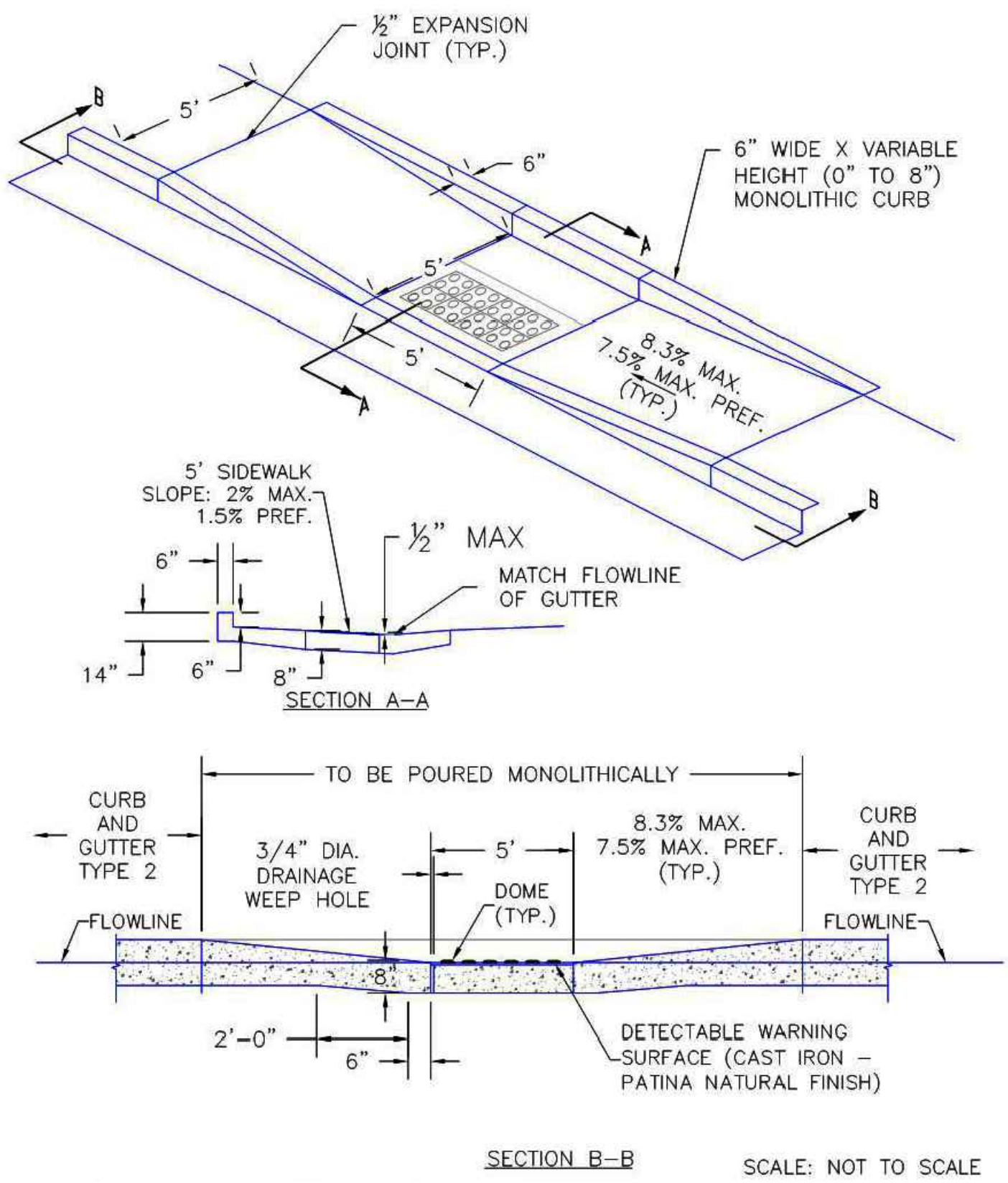
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- NOTES
1. W - WIDTH SHALL BE 6' FOR LOCAL, 8' FOR COLLECTORS, AND 10' FOR ARTERIAL ROADS.
  2. T - SQUARED-OFF RETURN TO BE POURED MONOLITHICALLY, 8" PCC FOR LOCAL ROADS, 9" FOR COLLECTORS WITH 6x6 - 4.4 W.W.F. OR #4 REINFORCING BAR @ 18" EACH WAY.
  3. [Symbol] = 3" MINIMUM ASPHALT DEPTH (2 LIFTS).
  4. DESIGN TO SPECIFY ELEVATIONS AT PI AND PCR.

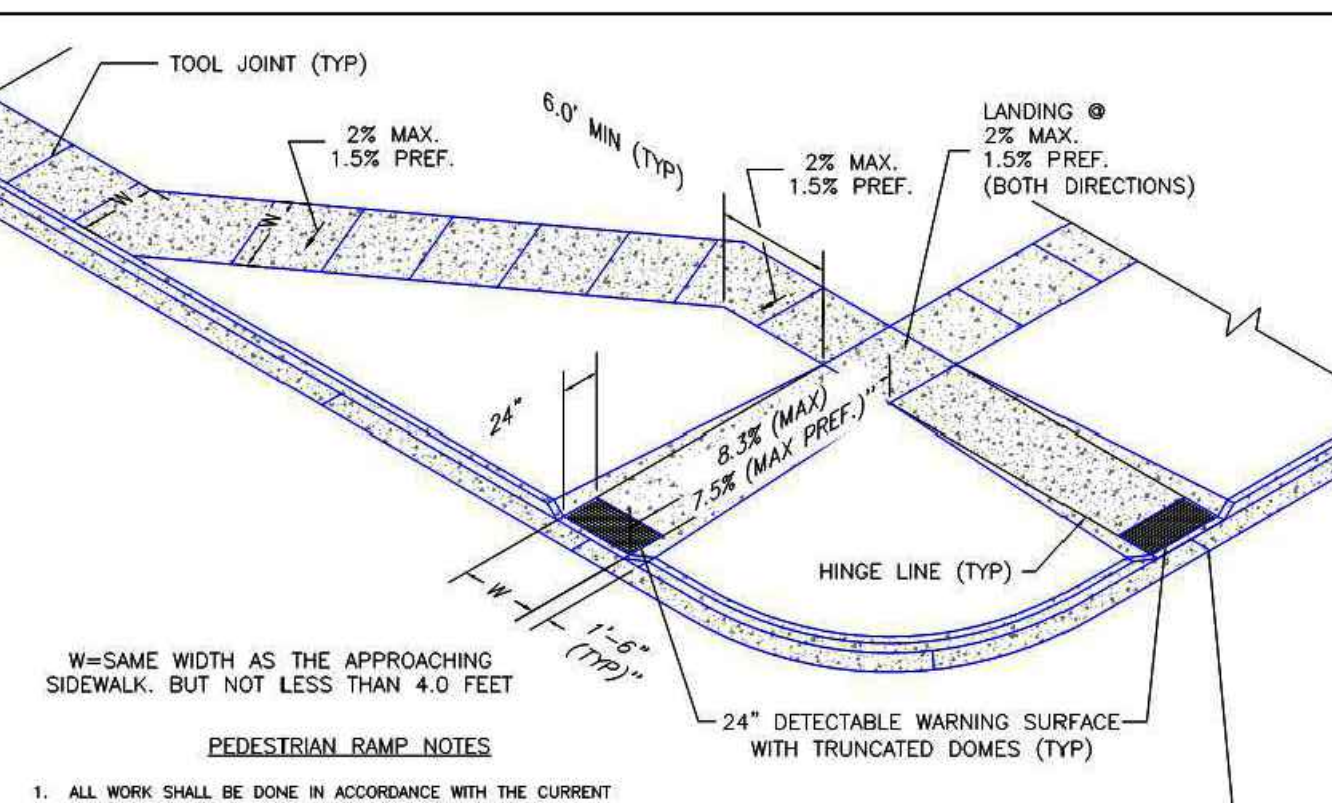
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DATE APPROVED: 8/11/11	Typical Cross Plan Layout Detail Standard Drawing		
DESIGNED BY: André P. Brackin	REVISION DATE: 12/8/15	FILE NAME: SD_2-26	



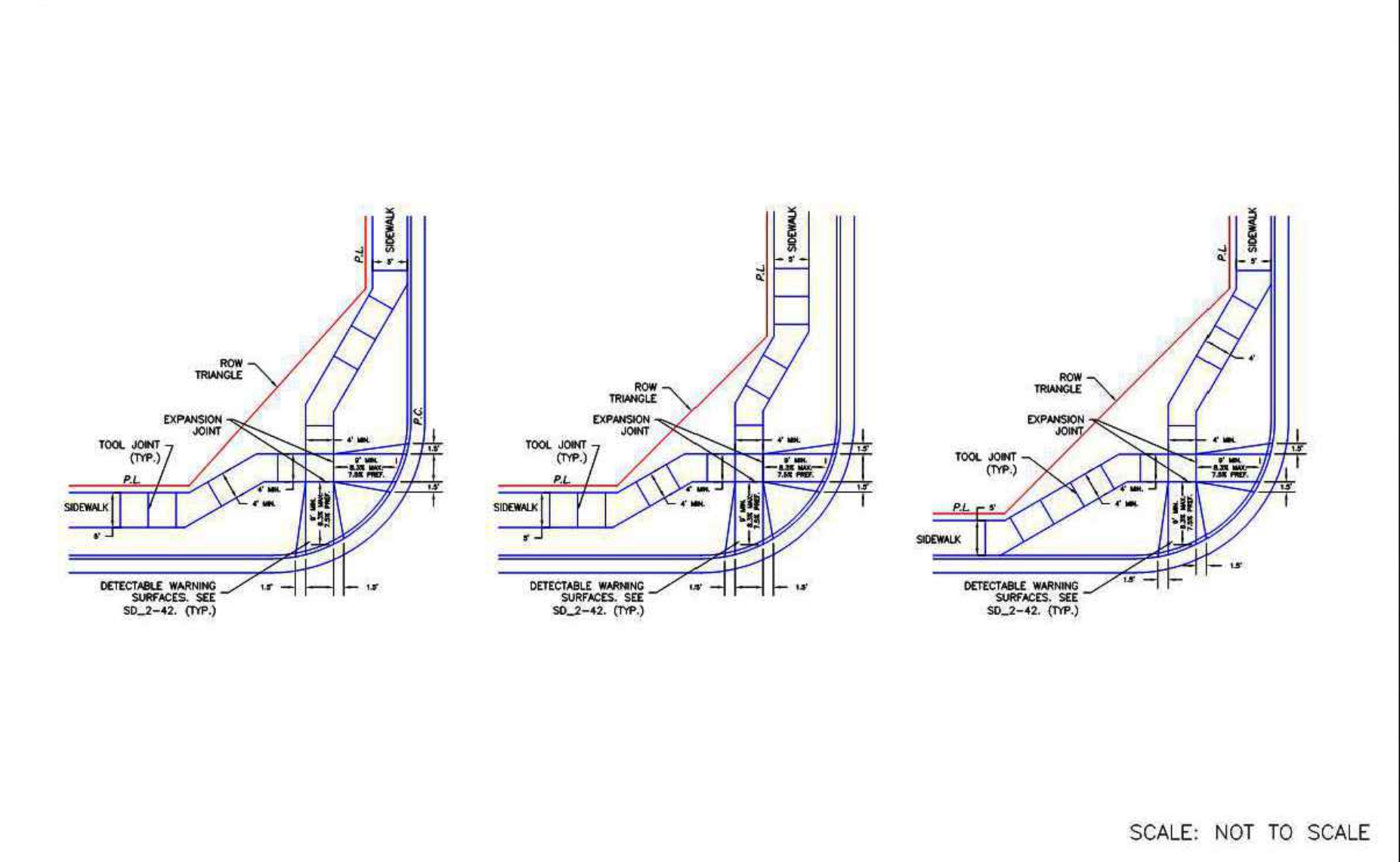
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DATE APPROVED: 6/23/20	Parallel Pedestrian Curb Ramp Detail Standard Drawing		
DESIGNED BY: Jennifer E. Irvine	REVISION DATE: 6/23/20	FILE NAME: SD_2-50	



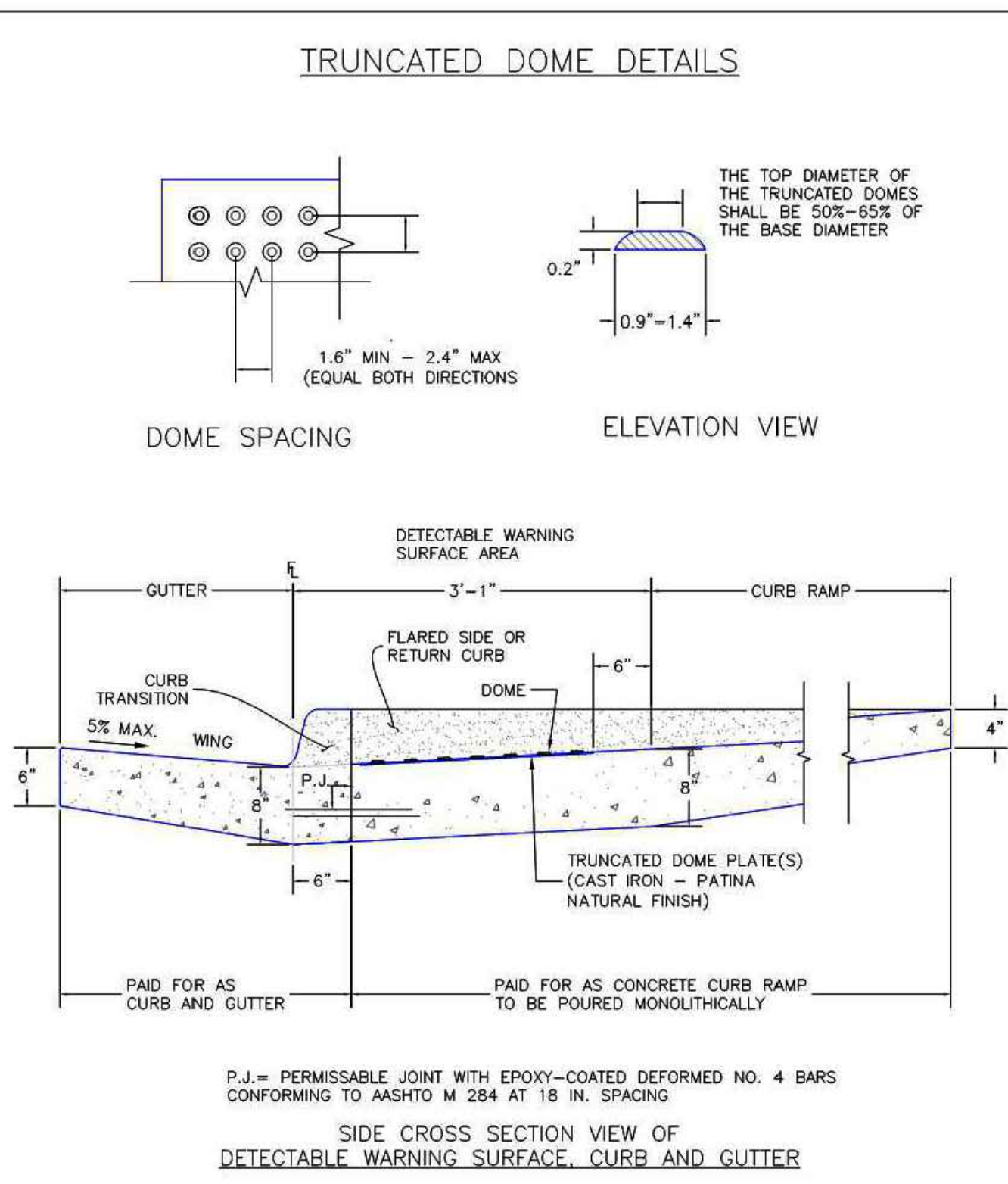
- PEDESTRIAN RAMP NOTES
1. ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE CURRENT ENGINEERING CRITERIA MANUAL AND ADA REQUIREMENTS.
  2. CONTRACTOR TO NOTIFY ENGINEERING DIVISION INSPECTION STAFF 48 HOURS PRIOR TO CONCRETE PLACEMENT.
  3. PEDESTRIAN CURB RAMP CONSTRUCTION SHALL BE A MINIMUM 4,500 PSI CONCRETE, MINIMUM 4" THICK, NON-COLORED, NON-SCORED, COARSE BROOM FINISH.
  4. PEDESTRIAN CURB RAMP LOCATION AND LENGTH MAY REQUIRE MODIFICATION TO MAINTAIN THE 8.3% MAXIMUM RUNNING RAMP SLOPE DUE TO STREET INTERSECTION GRADES AND/OR ALIGNMENTS. SEE EGM SECTION 6.3.6 FOR PEDESTRIAN PUSHBUTTON LOCATION REQUIREMENTS.
  5. DETECTABLE WARNING SURFACE SHALL START A MINIMUM OF 6" BUT NOT MORE THAN 8" FROM THE FLOWLINE OF THE CURB AT ANY POINT.
  6. DETECTABLE WARNING SURFACE SHALL BE PREFABRICATED, CAST IRON (PATINA NATURAL FINISH) AND IN ACCORDANCE WITH EGM CHAPTER 6 AND SD\_2-42. THERMOPLASTIC TRUNCATED DOMES AND PAVERS WILL NOT BE ACCEPTED.
  7. THE DETECTABLE WARNING SURFACE SHALL BE 24" IN LENGTH AND THE FULL WIDTH OF THE RAMP.
  8. PEDESTRIAN CURB RAMP WIDTH REQUIRED IS SAME AS APPROACHING SIDEWALK; 4" MINIMUM.
  9. ALL PEDESTRIAN CURB RAMP SHALL BE PERPENDICULAR TO TRAFFIC WITH THE EXCEPTION OF MID-BLOCK OR TERMINAL RAMP WHICH MAY BE PARALLEL. SUBJECT TO APPROVAL.
  10. DRAINAGE STRUCTURES, TRAFFIC SIGNAL/SIGNAGE, UTILITIES/JUNCTION BOXES, OR OTHER OBSTRUCTIONS WITHIN PROPOSED PEDESTRIAN CURB RAMP AREAS AND LANDINGS ARE PROHIBITED.
  11. THE COUNTER SLOPE OF THE GUTTER OR ROAD AT THE FOOT OF A RAMP SHALL NOT EXCEED 5%.
- GENERAL NOTES
1. WHERE THE 1'-6" FLARED SIDES OF A PERPENDICULAR CURB RAMP IS (ARE) CONTIGUOUS WITH A PEDESTRIAN OR HARD SURFACE AREA (PEDESTRIAN CIRCULATION PATH), THE MAXIMUM FLARE SLOPE SHALL NOT EXCEED 10:1.
  2. PEDESTRIAN WALKWAY (PEDESTRIAN ACCESS ROUTE) AND/OR LOCATION OF EXISTING OR FUTURE PEDESTRIAN RAMP ON OPPOSITE CORNERS SHALL BE REVIEWED BEFORE CONSTRUCTING NEW RAMP.
  3. AT MARKED PEDESTRIAN CROSSINGS, THE BOTTOM OF THE RAMP, EXCLUSIVE OF THE FLARE SIDES, SHALL BE TOTALLY CONTAINED WITHIN THE MARKINGS.

DATE APPROVED: 6/23/20	Pedestrian Curb Ramp Detail Standard Drawing		
DESIGNED BY: Jennifer E. Irvine	REVISION DATE: 6/23/20	FILE NAME: SD_2-41	



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DATE APPROVED: 6/23/20	Pedestrian Curb Ramp Detail Standard Drawing		
DESIGNED BY: Jennifer E. Irvine	REVISION DATE: 6/23/20	FILE NAME: SD_2-40	



DATE APPROVED: 6/23/20	Detectable Warning Surface Details Standard Drawing		
DESIGNED BY: Jennifer E. Irvine	REVISION DATE: 6/23/20	FILE NAME: SD_2-42	

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

CIVIL CONSULTANTS, INC.

FOR AND ON BEHALF OF  
 CIVIL CONSULTANTS, INC.

REVISIONS:	NO.	DATE:	BY:	DESCRIPTION:

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CAUTION