



COLORADO
Department of
Transportation

Region 2 Traffic Section
5615 Wills Blvd.
Pueblo, Colorado 81008
(719) 546-5732 Fax: (719) 546-5414

Permit No. **218054**

March 9, 2021

To: Jeff Hodsdon
LSC Transportation Consultants Inc.
545 East Pikes Peak Ave., Ste 210
Colorado Springs, Colorado 80903

Dear Applicant:

1. Please **review** the attached State Highway Access Permit (Form #101) and all enclosed attachments.
2. If you choose **NOT** to act on the permit, within 60 days of the date of this transmittal letter, Colorado Department of Transportation will consider this permit withdrawn and reapplication will be required.
3. If you wish to **APEAL** the Terms and Conditions of the permit, please refer to the attached Form 101, Pages 2 and 3 for an explanation of the appeal procedures.
4. If you **ACCEPT** the Permit and its Terms and Conditions and are authorized to sign as legal owner of the property or as an authorized representative, please sign and date the DocuSign Access Permit form #101 on the line marked "PERMITTEE". Your signature confirms your agreement to all the listed Terms and Conditions. It will be returned electronically to the permit Author for final signatures and completion. The executed DocuSign envelope will be returned to you electronically through email once the permit author has signed, executing the permit. Keep in mind that this by no means grants access, permission to construct or perform any work in the CDOT right-of-way. This will come with a Notice to Proceed to construct. This agreement step merely states that we have an agreement to grant access at the given location to you.
5. **Upon affixing** the Permittees signature a link to pay the fee will be provided. **The link will be through PayPal for the total amount due of \$300.00.** If the Permittee is not paying the fee and the fee is being paid by third party a PayPal link can be requested through your permit author.
6. As described in the attached Terms and Conditions, you must make a written request to obtain a Notice to Proceed. **DO NOT** begin any work within the State Highway Right-of-Way without a validated Access Permit and Notice to Proceed. Use of this permit without the Colorado Department of Transportation's validation shall be considered a violation of State Law and the permit will be revoked.

If you have any questions please call Arthur Gonzales, Access Manager at cell (719) 248-0905, or office (719) 546-5732.

COLORADO DEPARTMENT OF TRANSPORTATION			CDOT Permit No.
STATE HIGHWAY ACCESS PERMIT			218054
			State Highway No / MP / Side 094A / 15.812 / Right
Permit Fee \$300.00	Date of Transmittal 03/09/2021	Region / Section / Patrol / Name 2 / 04 / 67 / Bradley Bauer	Local Jurisdiction El Paso County

The Permittee(s): John Mick Mayberry Communities, LLC 3296 Divine Heights #207 Colorado Springs, CO 80922 (541) 810-2122	The Applicant(s): Jeff Hodsdon LSC Transportation Consultants Inc. 545 East Pikes Peak Ave., Ste 210 Colorado Springs, Colorado 80903 (719) 633-2868	
is hereby granted permission to have an access to the state highway at the location noted below. The access shall be constructed, maintained and used in accordance with this permit, including the State Highway Access Code and any attachments, terms, conditions and exhibits. This permit may be revoked by the Issuing Authority if at any time the permitted access and its use violate any parts of this permit. The issuing authority, the Department and their duly appointed agents and employees shall be held harmless against any action for personal injury or property damage sustained by reason of the exercise of the permit.		
Location: On SH94 approximately 992 ft west of MP 16 @ MM15.812		
Access to Provide Service to: (Land Use Code)	(Size)	(Units)
130 - Industrial Park - 3 of 7 Commercial Lots Filing 2	3	Each
997 - Agriculture Springs Rd RI/RO	552.16	Acres
Additional Information: SEE ADDITIONAL TERMS AND CONDITIONS		

MUNICIPALITY OR COUNTY APPROVAL			
Required only when the appropriate local authority retains issuing authority.			
Signature	Print Name	Date	Title
Upon the signing of this permit the permittee agrees to the terms and conditions and referenced attachments contained herein. All construction shall be completed in an expeditious and safe manner and shall be finished within 45 days from Initiation. The permitted access shall be completed in accordance with the terms and conditions of the permit prior to being used.			
The permittee shall notify Teresa Guagliardo with the Colorado Department of Transportation, at 719-248-0318 at least 5-days prior to commencing construction within the State Highway right-of-way.			
The person signing as the permittee must be the owner or legal representative of the property served by the permitted access and have full authority to accept the permit and its terms and conditions.			
DocuSigned by: Permittee Signature:  3252304ZCE0C49Z	Print Name John Mick	Date 5/11/2021 1:49 PM MDT	
Co-Permittee Signature: (if applicable)	Print Name	Date	
This permit is not valid until signed by a duly authorized representative of the Department.			
COLORADO DEPARTMENT OF TRANSPORTATION			
DocuSigned by: Signature:  87CFE2E184624D2	Print Name Arthur Gonzales	Title R2 - Access Manager	Date (of issue) 6/4/2021 10:37 AM MDT

Copy Distribution:

Required:

- 1.Region
- 2.Applicant

- 3.Staff Access Section
- 4.Central Files

Make copies as necessary for:

- Local Authority
- Inspector
- MTCE Patrol
- Traffic Engineer

Previous editions are obsolete and may not be used

Page 1 of 3 CDOT Form #101 5/07

**State Highway Access Permit
Form 101, Page 2**

The following paragraphs are excerpts of the State Highway Access Code. These are provided for your convenience but do not alleviate compliance with all sections of the Access Code. A copy of the State Highway Access Code is available from your local issuing authority (local government) or the Colorado Department of Transportation (Department). When this permit was issued, the issuing authority made its decision based in part on information submitted by the applicant, on the access category which is assigned to the highway, what alternative access to other public roads and streets is available, and safety and design standards. Changes in use or design not approved by the permit or the issuing authority may cause the revocation or suspension of the permit.

APPEALS

1. Should the permittee or applicant object to the denial of a permit application by the Department or object to any of the terms or conditions of a permit placed there by the Department, the applicant and permittee (appellant) have a right to appeal the decision to the [Transportation] Commission [of Colorado]. To appeal a decision, submit a request for administrative hearing to the Transportation Commission of Colorado within 60 days of transmittal of notice of denial or transmittal of the permit for signature. Submit the request to the Transportation Commission of Colorado, 4201 East Arkansas Avenue, Denver, Colorado 80222-3400. The request shall include reasons for the appeal and may include changes, revisions, or conditions that would be acceptable to the permittee or applicant.

2. Any appeal by the applicant or permittee of action by a local issuing authority shall be filed with the local authority and be consistent with the appeal procedures of the local authority.

3. In submitting the request for administrative hearing, the appellant has the option of including within the appeal a request for a review by the Department's internal administrative review committee pursuant to [Code] subsection 2.10. When such committee review is requested, processing of the appeal for formal administrative hearing, 2.9(5) and (6), shall be suspended until the appellant notifies the Commission to proceed with the administrative hearing, or the appellant submits a request to the Commission or the administrative law judge to withdraw the appeal. The two administrative processes, the internal administrative review committee, and the administrative hearing, may not run concurrently.

4. Regardless of any communications, meetings, administrative reviews or negotiations with the Department or the internal administrative review Committee regarding revisions or objections to the permit or a denial, if the permittee or applicant wishes to appeal the Department's decision to the Commission for a hearing, the appeal must be brought to the Commission within 60 days of transmittal of notice of denial or transmittal of the permit.

PERMIT EXPIRATION

1. A permit shall be considered expired if the access is not under construction within one year of the permit issue date or before the expiration of any authorized extension. When the permittee is unable to commence construction within one year after the permit issue date, the permittee may request a one year extension from the issuing authority. No more than two one-year extensions may be granted under any circumstances. If the access is not under construction within three years from date of issue the permit will be considered expired. Any request for an extension must be in writing and submitted to the issuing authority before the permit expires. The request should state the reasons why the extension is necessary, when construction is anticipated, and include a copy of page 1 (face of permit) of the access permit. Extension approvals shall be in writing. The local issuing authority shall obtain the concurrence of the Department prior to the approval of an extension, and shall notify the Department of all denied extensions within ten days. Any person wishing to reestablish an access permit that has expired may begin again with the application procedures. An approved Notice to Proceed, automatically renews the access permit for the period of the Notice to Proceed.

CONSTRUCTION

1. Construction may not begin until a Notice to Proceed is approved. (Code subsection 2.4)

2. The construction of the access and its appurtenances as required by the terms and conditions of the permit shall be completed at the expense of the permittee except as provided in subsection 2.14. All materials used in the construction of the access within the highway right-of-way or on permanent easements, become public property. Any materials removed from the highway right-of-way will be disposed of only as directed by the Department. All fencing, guard rail, traffic control devices and other equipment and materials removed in the course of access construction shall be given to the Department unless otherwise instructed by the permit or the Department inspector.

3. The permittee shall notify the individual or the office specified on the permit or Notice to Proceed at least two working days prior to any construction within state highway right-of-way. Construction of the access shall not proceed until both the access permit and the Notice to Proceed are issued. The access shall be completed in an expeditious and safe manner and shall be finished within 45 days from initiation of construction within the highway right-of-way. A construction time extension not to exceed 30 working days may be requested from the individual or office specified on the permit.

4. The issuing authority and the Department may inspect the access during construction and upon completion of the access to ensure that all terms and conditions of the permit are met. Inspectors are authorized to enforce the conditions of the permit during construction and to halt any activities within state right-of-way that do not comply with the provisions of the permit, that conflict with concurrent highway construction or maintenance work, that endanger highway property, natural or cultural resources protected by law, or the health and safety of workers or the public.

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5. Prior to using the access, the permittee is required to complete the construction according to the terms and conditions of the permit. Failure by the permittee to abide by all permit terms and conditions shall be sufficient cause for the Department or issuing authority to initiate action to suspend or revoke the permit and close the access. If in the determination of the Department or issuing authority the failure to comply with or complete the construction requirements of the permit create a highway safety hazard, such shall be sufficient cause for the summary suspension of the permit. If the permittee wishes to use the access prior to completion, arrangements must be approved by the issuing authority and Department and included in the permit. The Department or issuing authority may order a halt to any unauthorized use of the access pursuant to statutory and regulatory powers. Reconstruction or improvement of the access may be required when the permittee has failed to meet required specifications of design or materials. If any construction element fails within two years due to improper construction or material specifications, the permittee shall be responsible for all repairs. Failure to make such repairs may result in suspension of the permit and closure of the access.

6. The permittee shall provide construction traffic control devices at all times during access construction, in conformance with the M.U.T.C.D. as required by section 42-4-104, C.R.S., as amended.

7. A utility permit shall be obtained for any utility work within highway right-of-way. Where necessary to remove, relocate, or repair a traffic control device or public or private utilities for the construction of a permitted access, the relocation, removal or repair shall be accomplished by the permittee without cost to the Department or issuing authority, and at the direction of the Department or utility company. Any damage to the state highway or other public right-of-way beyond that which is allowed in the permit shall be repaired immediately. The permittee is responsible for the repair of any utility damaged in the course of access construction, reconstruction or repair.

8. In the event it becomes necessary to remove any right-of-way fence, the posts on either side of the access shall be securely braced with an approved end post before the fence is cut to prevent any slacking of the remaining fence. All posts and wire removed are Department property and shall be turned over to a representative of the Department.

9. The permittee shall ensure that a copy of the permit is available for review at the construction site at all times. The permit may require the contractor to notify the individual or office specified on the permit at any specified phases in construction to allow the field inspector to inspect various aspects of construction such as concrete forms, subbase, base course compaction, and materials specifications. Minor changes and additions may be ordered by the Department or local authority field inspector to meet unanticipated site conditions.

10. Each access shall be constructed in a manner that shall not cause water to enter onto the roadway or shoulder, and shall not interfere with the existing drainage system on the right-of-way or any adopted municipal system and drainage plan.

11. By accepting the permit, permittee agrees to save, indemnify, and hold harmless to the extent allowed by law, the issuing authority, the Department, its officers, and employees from suits, actions, claims of any type or character brought because of injuries or damage sustained by any person resulting from the permittee's use of the access permit during the construction of the access.

CHANGES IN ACCESS USE AND PERMIT VIOLATIONS

1. It is the responsibility of the property owner and permittee to ensure that the use of the access to the property is not in violation of the Code, permit terms and conditions or the Act. The terms and conditions of any permit are binding upon all assigns, successors-in-interest, heirs and occupants. If any significant changes are made or will be made in the use of the property which will affect access operation, traffic volume and or vehicle type, the permittee or property owner shall contact the local issuing authority or the Department to determine if a new access permit and modifications to the access are required.

2. When an access is constructed or used in violation of the Code, section 43-2-147(5)(c), C.R.S., of the Act applies. The Department or issuing authority may summarily suspend an access permit and immediately order closure of the access when its continued use presents an immediate threat to public health, welfare or safety. Summary suspension shall comply with article 4 of title 24, C.R.S.

MAINTENANCE

1. The permittee, his or her heirs, successors-in-interest, assigns, and occupants of the property serviced by the access shall be responsible for meeting the terms and conditions of the permit, the repair and maintenance of the access beyond the edge of the roadway including any cattle guard and gate, and the removal or clearance of snow or ice upon the access even though deposited on the access in the course of Department snow removal operations. Within unincorporated areas the Department will keep access culverts clean as part of maintenance of the highway drainage system. However, the permittee is responsible for the repair and replacement of any access-related culverts within the right-of-way. Within incorporated areas, drainage responsibilities for municipalities are determined by statute and local ordinance. The Department will maintain the roadway including auxiliary lanes and shoulders, except in those cases where the access installation has failed due to improper access construction and/or failure to follow permit requirements and specifications in which case the permittee shall be responsible for such repair. Any significant repairs such as culvert replacement, resurfacing, or changes in design or specifications, requires authorization from the Department.

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March 9, 2021

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PERMIT # 218054

Permittee: Mayberry Communities, LLC (Formerly Colorado Springs Mayberry, LLC.)(Formerly Ellicott Town Center)

Applicant: LSC Transportation Consultants Inc. - Jeff Hodsdon

Access Location: On SH94 approximately 992-ft. West of MP 16 @ MM15.661

1. **A NOTICE TO PROCEED TO CONSTRUCTION, CDOT Form 1265, is required before beginning the construction of the access or any activity in the highway right-of-way.**
2. The Permittee/Applicant shall provide the Department with the following submittals, documents, plans and other items for review/approval as a condition of the NTP prior to the issuance of a NOTICE TO PROCEED to construction:
 - a) A written request for a NOTICE TO PROCEED including the access permit number listed above.
 - b) The Permittee, through a Colorado registered professional engineer, shall provide design, construction, pavement striping and signing plans to the Department and/or Issuing Authority for approval. Design plans must include, but not limited to, layout of auxiliary lanes, utility locations, present and proposed right-of-way lines, present and proposed traffic control devices, and seeding requirements. Upon approval and prior to issuing a NOTICE TO PROCEED, the auxiliary lane(s) and intersection improvement design plans shall be provided and shall be stamped and sealed by a Colorado registered professional engineer. The final design plans will be incorporated into this Access Permit. The Permittee shall furnish the Department with a minimum of three sets of final design plans. Attached are guidelines for Design Requirements.
 - c) **A performance bond from the Permittee's contractor to CDOT that will insure completion of the approved highway and all related intersection improvements in conformance with CDOT standards and specifications is required and shall be in place prior to issuance of the Notice to Proceed.** The bond must be in the amount equal to 110% of the cost necessary to complete the project in accordance with access permit terms and conditions, as estimated by the Engineer of Record (EOR) and approved by CDOT. The bond company must be licensed to do business in the State of Colorado. The Cost Estimate and a draft of the bond language must be provided and approved by CDOT before acceptance of the final bond and before issuance of the Notice to Proceed. Attached are performance bond guidelines to aid in the creation of the draft bond.
 - d) A copy of the final recorded plat, stamped signed and sealed is a condition of NTP.
 - e) Proof of donation of right-of-way shall be provided to accommodate all improvements would be done on public property. The Department will accept recorded documents along with a subdivision plat indicating donation of ROW.
 - f) Update Table 12 as an additional attachment of the Traffic Impact Study dated 03/31/20 for the permit with new improvements and construction timing as a condition of the Notice to Proceed to include median barrier as a time line item. This will need to be signed and sealed by the Engineer as a condition of the NTP.
3. This Access Permit is issued to construct a new RI/RO access to State Highway 94 to be known as Springs Rd. The access will be temporary in nature until such a time additional road connections are made to the eastern side of the development from Old Log Rd. or Handle Road Extension. The RI/RO access will serve Mayberry, Colorado Springs - Filing No. 2 Commercial Development incorporated with overall Ellicott Town Center PUD development that is planned to contain 1,048 residential dwelling units, a school, a county park with a recreational community center, and approximately 239,000 square feet of retail and industrial development with filings ranging from 1-7. **This permit will be issued to grant access for Filing No. 2, (3 commercial lots).** Future filings will require additional reviews and may need new improvements.

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PERMIT # 218054

Permittee: Mayberry Communities, LLC (Formerly Colorado Springs Mayberry, LLC.)(Formerly Ellicott Town Center)

Applicant: LSC Transportation Consultants Inc. - Jeff Hodsdon

Access Location: On SH94 approximately 992-ft. West of MP 16 @ MM15.661

4. The access is located on the right side of State Highway 94, a distance of 992-feet West from milepost 16(15.661).
5. This section of highway is a Category R-A highway. The information submitted with the application requires the following Right In/Right Out access improvements be designed and installed in a phased approach as stated in the revised Table 12 of the TIS.:

Filing No. 2 State Highway Roadway Improvements:

 - a) A single RI/RO point of access will be granted for egress/ingress vehicular movements to the development for Filing No. 2 approximately mile marker 15.812 or Springs Rd. additional filings will be reviewed and new roadway improvements may be required. A primary access to be known as New Log Rd. is being developed at MM15.24.
 - b) **Highway widening will be required as part of this permit to the south side of SH94 for the additional eastbound right turn auxiliary lane requirements as detailed in items j and k below.**
 - c) As part of Filing No. 2 Permit, a raised median barrier will also be required to be constructed as detailed in item 60, 70-72 and added to the revised Table 12 of the TIS dated June 2, 2020.
 - d) **The access will be 35-feet in width, measured at the Right of Way.**
 - e) 4-foot shoulders are required as part of this permit at the widened section for the auxiliary lanes along SH94 as detailed in item "b" above.
 - f) Springs Rd. shoulders south are not determined as of this permit and shall follow CDOT or El Paso County standards at minimum.
 - g) A R1-1 "Stop" sign will be required for all ingress/exiting vehicular movements from Springs Rd. onto SH94.
 - h) Removal and installation of new rumble strips is required as part of this permit.
 - i) All necessary auxiliary lane signage eastbound egress and eastbound ingress are required for this permit.
 - j) An EB right-turn deceleration lane at Springs Rd. will be required as part of this permit.
 - k) An EB right-turn acceleration lane from Springs Rd. onto SH94 will be required as part of this permit as detailed in revised Table 12 timelines for roadway improvements of TIS dated June 2, 2020 and upon future filings.
 - l) A WB egress left turn acceleration lane at New Log Rd will be required as part of this permit as detailed in Table 12 timelines for roadway improvements of TIS dated June 2, 2020 and upon future filings.
 - m) A WB ingress left turn deceleration lane at New Log Rd. will be required as part of this permit as detailed in Table 12 timelines for roadway improvements of TIS dated June 2, 2020 and upon future filings.
 - n) Escrow dollars shall be collected as part of any additional permits according to the escrow tables in Traffic Impact Study dated 03/31/2020, by LSC Transportation Consultants, Inc., PE Jeff Hodsdon #31684.
 - o) Right of Way dedication along SH94 and the north boundary of parcels 3400000362, 3400000349, 3400000350, 3400000259 and 3400000260 to take the ROW width from centerline of 50-feet to 90-feet to be designated as "CDOT Future Public ROW", this will be a condition of the Notice to Proceed.
 - p) Update Table 12 of the Traffic Impact Study dated 03/31/2020 for the permit with new improvements and timing as a condition of the Notice to Proceed as detailed in previous items.

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PERMIT # 218054

Permittee: Mayberry Communities, LLC (Formerly Colorado Springs Mayberry, LLC.)(Formerly Ellicott Town Center)

Applicant: LSC Transportation Consultants Inc. - Jeff Hodsdon

Access Location: On SH94 approximately 992-ft. West of MP 16 @ MM15.661

6. **AT LEAST 5 DAYS BEFORE STARTING ANY WORK** a pre-construction meeting/discussion shall be held with Mrs. Teresa Guagliardo, CDOT Access Construction Inspector prior to any construction within the state highway right-of-way. To schedule meeting contact Mrs. Guagliardo at (719) 248-0318 and teresa.guagliardo@state.co.us
7. **UPON COMPLETION OF THE ACCESS CONSTRUCTION** notify CDOT's Inspector, in Pueblo for a final inspection and to request a Letter of Acceptance. Please note that there is a 2-year warranty period for all construction elements. The 2-year warranty period begins with the date of the acceptance letter.
8. **Cost estimate for the improvements of the highway shall be submitted to the Access Inspector at the time of acceptance.**
9. Under no circumstances shall the construction of a private driveway by a private interest interfere with the completion of a public highway construction project. The private interest shall coordinate work the CDOT resident engineer named below.
10. The Permittee is responsible for wind and air borne erosion control measures during the construction phase. The developer is responsible for MS4 compliance; best management practice during construction should include clean project entry. The project landfall must be shaped and armored in such a way that no head-cutting will occur. No construction traffic is allowed to enter the highway along pioneered pathways through the ditches.
11. The ditches may not be used for any construction purposes unless allowed under appropriate legal permits; any construction traffic accessing SH 94 under permits shall have appropriate flagging or traffic control.
12. Equipment and vehicles cannot be parked in the clear zone; this includes when occupied by construction personnel; the clear zone shall be kept clear of vehicles, equipment and stockpile to prevent accidents.
13. No additional access will be allowed to State Highway 94 between milepost 14.61 and milepost 15.964.
14. The Permittee shall refer to all additional standard requirements attached to this permit. This includes CDOT Form 101b, enclosed additional terms, conditions, exhibits, and noted attachments.
15. The following criteria were used to establish this Access Permit:
 - a) The Application for Access Permit (CDOT Form 137) dated 07/26/18 and accepted by the regional office on 05/11/2020 and all attachments.
 - b) State Highway Access Code, Volume 2, CCR-601-1; Effective date August 31, 1998
 - c) The State Highway Access Category Assignment Schedule, as revised.
 - d) The Colorado Department of Transportation (CDOT) M&S Standard Plans
 - e) Vicinity Map
 - f) Attached Details
 - g) Exhibit A, "Seeding Requirements"
 - h) Environmental Clearances Information Summary
 - i) Design Plans

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PERMIT # 218054

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- j) The Colorado Department of Transportation (CDOT) M&S Standard Plans, "M-603-1" Metal Pipe
 - k) The Colorado Department of Transportation (CDOT) M&S Standard Plans, "M-607-1" Wire Fences and Gates
 - l) The Colorado Department of Transportation (CDOT) M&S Standard Plans, "M-629-1" Survey Monuments
 - m) Construction Plan Requirements for Access
 - n) Performance Bond Guidelines
 - o) Approved Traffic Impact Study, signed and sealed by LSC Transportation Consultants, Inc., PE Jeff Hodsdon #31684, dated 06/2/2020.
 - p) Accepted Drainage Report, signed and sealed, JPS Engineering, John P. Schwab, PE#29891, dated 04/24/2020.
16. The Permittee is required to comply with the Americans with Disabilities Act Accessibility Guidelines (ADAAG) that have been adopted by the U.S. Architectural and Transportation Barriers Compliance Board (Access Board), and incorporated by the U.S. Attorney General as a federal standard. These guidelines are defining traversable slope requirements and prescribing the use of a defined pattern of truncated domes as detectable warnings at street crossings. The new Standards Plans and can be found on the Design and Construction Project Support web page at:
<https://www.codot.gov/business/designsupport/standard-plans>.
17. It is the responsibility of the Permittee/applicant to determine which environmental clearances and/or regulations apply to the project, and to obtain any clearances that are required directly from the appropriate agency. Please refer to or request a copy of the "CDOT Environmental Clearance Information Summary" for details. FAILURE TO COMPLY WITH REGULATORY REQUIREMENTS MAY RESULT IN SUSPENSION OR REVOCATION OF YOUR CDOT PERMIT, OR ENFORCEMENT ACTIONS BY OTHER AGENCIES.
18. ALL discharges are subject to the provisions of the Colorado Water Quality Control Act and the Colorado Discharge Permit Regulations. Prohibited discharges include substances such as: wash water, paint, automotive fluids, solvents, oils or soaps.
19. Unless otherwise identified by CDOT or the Colorado Department of Public Health and Environment (CDPHE) Water Quality Control Division (WQCD) as significant sources of pollutants to the waters of the State, the following discharges to storm water systems are allowed without a Colorado Discharge Permit System permit: landscape irrigation, diverted stream flows, uncontaminated ground water infiltration to separate storm sewers, discharges from potable water sources, foundation drains, air conditioning condensation, irrigation water, springs, footing drains; water line flushing, flows from riparian habitats and wetlands, and flow from firefighting activities. However, construction activities may require a Construction Stormwater Permit. Contact the CDOT Water Quality Program Manager at 303-757-9343.
20. Any other discharges may require Colorado Discharge Permit(s) or separate permits from CDPHE or the appropriate agency before work begins. For additional information and forms, go to the CDPHE website at:
<http://www.cdphe.state.co.us/wq/PermitsUnits/wqcdpmt.html>.

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PERMIT # 218054

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21. All discharges to the CDOT highway drainage system must comply with the applicable provisions of the Colorado Water Quality Control Act and the Colorado Discharge Permit Regulations, and are subject to inspection by the CDOT and CDPHE. Although (City or County Name) may or may not be a municipality that is required to obtain MS-4 permits, CDOT would like to emphasize this development devise and implement a permanent plan for periodic removal and disposal of sediment from detention facilities and for maintenance of development detention facilities. Attached is the CDOT Environmental Clearances Information Summary listing some of the more commonly encountered environmental permits/clearances that may apply to activities and contacts for questions regarding these permits/clearances.
22. This Access Permit is issued in accordance with the 1998 State Highway Access Code (2CCR 601-1), and is based in part upon the information submitted by the Permittee. This Access Permit is only for the use and purpose stated in the Application and on the Permit. Any changes, based upon existing and/or anticipated future conditions in traffic volumes, drainage, types of traffic, or other operational aspects may render this permit void, requiring a new Application for Access Permit to be submitted for review by the Department and/or Issuing Authority.
23. If necessary, minor changes, corrections and/or additions to the Permit may be ordered by the Department Inspector, other Department representative, or the local authority, to meet unanticipated site conditions. Changes may not be in violation of the State Highway Access Code. All major changes to the permit must be approved in writing by the Department prior to commencement of any work on or within the State Highway right-of-way.
24. All work is to conform to the plans referenced by this permit on file with the Colorado Department of Transportation or as modified by this Permit or a valid Notice to Proceed. If discrepancies arise, this permit and the valid Notice to Proceed shall take precedence over the plans. The Department plan review is only for the general conformance with the Department's design and code requirements. The Department is not responsible for the accuracy and adequacy of the design, dimensions, elevations or any other elements, which shall be confirmed and correlated at the work site. The Department through the approval of this document assumes no responsibility for the completeness and/or accuracy of the plans.
25. The Department standards, specifications, and regulations shall override the design plans incorporated in this permit should an oversight, omission, or conflict occur. The Department assumes no liability or responsibility whatsoever for the accuracy, completeness or correctness of the Permittee's design plans. Any design plan errors are the sole responsibility of the Permittee and/or the engineer.
- 26. The access shall be completed in an expeditious and safe manner and shall be finished within 45 days from initiation of construction within State Highway right-of-way.**
27. Backing maneuvers within and into the State Highway right-of-way are strictly prohibited. All vehicles shall enter and exit the highway right-of-way in a forward movement. Backing into the right-of-way shall be considered a violation of the Terms and Conditions of the Access Permit and may result in the revocation of the Permit by the Department and/or Issuing Authority.

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PERMIT # 218054

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Applicant: LSC Transportation Consultants Inc. - Jeff Hodsdon

Access Location: On SH94 approximately 992-ft. West of MP 16 @ MM15.661

28. **This access will be allowed a right turning movements only.** Left turning movements are not allowed. Access limited to right turns shall have a physical barrier such as a non-traversal median to prevent unauthorized left turns coming from SH94 to use the access.
29. **A Fully Executed Complete Copy of this Permit and a valid Notice to Proceed to Construction must be on the job site with the contractor at all times during the construction.** Failure to comply with this or any other construction requirement may result in the immediate suspension of the work by order of the Department Inspector or the Issuing Authority.
30. Any additional permits and clearances required by other Federal, State, Local Government Agencies or Ditch Companies is the responsibility of the Permittee and/or Applicant.
31. The Permittee is responsible for obtaining any necessary additional federal, state and/or local government agency permits or clearances required for construction of the access. Approval of this access permit does not constitute verification of this action by the Permittee.
32. Whenever there is work within the highway right of way, the Permittee shall develop and implement a professionally developed traffic control plan.
- This plan shall utilize traffic control devices as necessary to ensure the safe and expeditious movement of traffic around and through the work site as well as ensure the safety of the work force.
 - A certified Traffic Control Supervisor or a Professional Traffic Engineer may prepare the traffic control plan.
 - The plan shall be in conformance with the latest Manual on Uniform Traffic Control Devices (MUTCD) and other applicable standards.
 - The plan must be submitted and approved by the Senior Maintenance Supervisor listed below five working days prior to beginning construction within the highway right of way.
 - The approved traffic control plan will be attached to the Permit and the NOTICE TO PROCEED TO CONSTRUCTION and must be available on site throughout the duration of the construction.
 - All work that requires traffic control shall be supervised by a registered professional traffic engineer or by a certified traffic control supervisor.
 - The contractor in accordance with the Department Standards shall certify flagging personnel, when required.
33. If any traffic control devices are evident within 50 feet of the construction area, the Permittee/Contractor must contact Mr. Jimmy Biren, Asst. Traffic Operations Engineer, in Pueblo. Mr. Biren can be contacted in Pueblo at (o)719-546-5404 (c)719-248-8315.
34. Bauer - Five working days prior to beginning construction, the Permittee/Contractor must contact Mr. Brad Bauer, Senior Maintenance Supervisor, to coordinate the construction. Mr. Bauer can be contacted in Colorado Springs at (o)719-227-3203 (c)719-659-8205. Failure to comply with this requirement may result in the revocation of this permit.

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PERMIT # 218054

Permittee: Mayberry Communities, LLC (Formerly Colorado Springs Mayberry, LLC.)(Formerly Ellicott Town Center)

Applicant: LSC Transportation Consultants Inc. - Jeff Hodsdon

Access Location: On SH94 approximately 992-ft. West of MP 16 @ MM15.661

35. CDOT retains the right to perform any necessary maintenance work in this area.
36. At Minimum work shall BEGIN AFTER 8:30 a.m. and all equipment shall be off the right-of-way BEFORE 3:30 p.m. each day. No work is allowed within the highway right-of-way on weekends or State/Federal holidays. No interference with traffic will be allowed after 12:00 Noon the day before a 3- or 4-day holiday weekend, as listed under 108.06 of the Standard Specifications for Road and Bridge Construction.
37. Traffic control and work hours on state highways, interstates and freeways will be allowed as determined by the CDOT Inspector for this permit and area only.
38. No construction vehicles shall be parked, or construction materials stockpiled on the highway right-of-way overnight. No private vehicles may be parked on the highway right-of-way at any time during construction.
39. Two-way traffic shall be maintained throughout the work area at all times.
40. **The Average Daily Traffic (ADT) volumes using this access shall not exceed 175 trips.**
41. All costs associated with the installation of this access are the responsibility of the Permittee. This includes the design, construction, utility relocation, testing of materials and inspection.
42. FAILURE OF MATERIALS - Reconstruction or improvements to the access may be required when the Permittee has failed to meet the required design and/or materials specifications. If any construction element fails within two years due to improper construction or material specifications, the Permittee shall be responsible for all repairs. Failure to make such repairs may result in the revoking of the permit and closure of the access.
43. All required access improvements shall be installed prior to the herein-authorized use of this access.
44. Signing and striping are the responsibilities of the Permittee. All signs shall be manufactured in accordance with the Manual on Uniform Traffic Control Devices (M.U.T.C.D.). The sheeting for the signs shall be highway intensity sheeting (ASTM Type III retro reflective sheeting). The Department shall approve the striping.
45. All workers within the State Highway right of way shall comply with their employer's safety and health policies/procedures and all applicable US Occupational Safety and Health Administration (OSHA) regulations- including but not limited to the applicable sections of 29 CFR Part 1910 - Occupational Safety and Health Standards and 29 CFR Part 1926 - Safety and Health Regulations for Construction.
46. Personal protective equipment (e.g. head protection, footwear, high visibility apparel, safety glasses, hearing protection, respirators, gloves, etc.) shall be worn as appropriate for the work being performed and as specified in regulation. At a minimum, all workers in the State Highway right of way, except when in their vehicles, shall wear the following personal protective equipment:
 - a) Head protection that complies with the ANSI Z89.1-1997 standard;

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PERMIT # 218054

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- b) At all construction sites or whenever there is danger of injury to feet, workers shall comply with OSHA's PPE requirements for foot protection per 29 CFR 1910.136, 1926.95, and 1926.96. If required, such footwear shall meet the requirements of ANSI Z41-1999;
- c) High visibility apparel as specified in the Traffic Control provisions of this permit (at a minimum, ANSI/ISEA 107-1999, Class 2).
- d) Where any of the above-referenced ANSI standards have been revised, the most recent version of the standard shall apply.

47. CDOT will require the Permittee to hire a Colorado registered professional engineer to inspect the work carefully, and to affirm to the best of their knowledge and belief that the construction is in compliance with the permit specifications, and to report any item which may not be in compliance or cannot be determined to be in compliance, and the nature and scope of the item relative to compliance. CDOT may require testing of materials. When so required, test results shall be provided to the Department or as specified on the permit. CDOT is requesting a written confirmation from the Permittee that this requirement is met. Two complete sets of the accepted plans (half size, 11" x 17"), signed and sealed by a Colorado registered Professional Engineer, must be submitted to CDOT.

48. The Department (CDOT) will require the Permittee to have a Colorado registered Professional Engineer to be in responsible charge of construction observation. The PE's responsibilities include, but are not limited to:
- a) The PE in Responsible Charge of Construction Observation shall evaluate compliance with plans and specifications with regard to the roadway improvements within the State Highway right-of-way only. The PE's responsibilities shall be as defined in Section 5 of the "Bylaws and Rules of the State Board of Registration for Professional Engineers and Land Surveyors", and the relevant sections of the 1999 CDOT Standard Specifications for Road and Bridge Construction. The PE shall carefully monitor the contractor's compliance on all aspects of construction, including Construction Zone Traffic Control.
 - b) Engineering Certification: After inspection and before final acceptance, the Engineer shall certify to CDOT, in writing, that all inspections, materials, materials testing, and construction methods conform to the plans, specifications and purpose of design. The PE shall be experienced and competent in road and bridge construction management, and inspection and materials testing. Certification is defined as a statement that includes all of the following:
 - i. Is signed and/or sealed by a Professional Engineer representing that the engineering services addressed therein have been performed by the Professional Engineer, or under the Professional Engineer in Responsible Charge.
 - ii. Is based upon the Professional Engineer's knowledge, information, and belief; and
 - iii. Is in accordance with applicable standards of practice.
 - iv. CDOT is requesting a written confirmation from the Permittee that this requirement is met.

49. All construction materials, techniques and processes shall be in conformance with the specification on the permit and shall be consistent with Department standard specifications for road construction as set forth in the latest "Standard Specifications for Road and Bridge Construction" manual.

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PERMIT # 218054

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Applicant: LSC Transportation Consultants Inc. - Jeff Hodsdon

Access Location: On SH94 approximately 992-ft. West of MP 16 @ MM15.661

50. UTILITIES - The Permittee is hereby advised that other utilities may exist within the proposed permit area. Permittee shall implement any and all measures to protect any existing utilities from damage.
51. The Permittee is responsible to comply with the Subsurface Utility Engineering (SUE) requirements as defined in the ASCE 38 (American Society for Civil Engineering).
52. The Permittee is responsible for any utilities and/or traffic control devices disrupted by the construction of this access and all expense incurred for repair. There are existing utilities on the highway right-of-way by permit. Owners of those utilities must be contacted. Any work necessary to protect existing permitted utilities, such as encasements, bulwarks, etc. will be the responsibility of the Permittee.
- a) The Permittee is hereby advised that other utilities may exist within the proposed permit area. Permittee shall implement any and all measures to protect any existing utilities from damage.
 - b) Non-Destructive Air-vacuum Excavation (potholing) to expose the utilities being surveyed to determine their exact depth and location maybe necessary before any work commences. A core hole saw cut is the recommended method of entry through pavement for potholing. Flowfill is required for backfill of the core hole under the pavement or on the roadway.
 - c) The vacuum excavation technique is used not only to expose utilities but also for other uses that are benefited by the non-invasive/non-destructive, environmentally friendly technology such as dewatering or drill fluid/saw cutting fluid removal.
 - d) The Contractor shall utilize a spotter to assist in the visual inspection of all excavation work as it progresses near existing CDOT Intelligent Transportation Systems fiber optic line conduits, pull boxes and manholes. The Contractor shall provide a spotter to aid equipment operators when construction activities are near marked or unmarked fiber lines.
 - e) The spotter shall observe all excavation work as it progresses to ensure that no damage occurs to existing underground fiber lines. When the spotter has visual sight of the underground conduit, the spotter shall notify the equipment operator of the proximity to the conduit and begin to guide the excavation work. The spotter shall guide all excavation work around the conduit to ensure no damage occurs.
53. Additional CDOT permits are required for work involving water, sanitary sewer, gas, electrical, telephone and landscaping within the right-of-way.
54. Any damage to existing highway facilities shall be repaired immediately at no cost to the Department and prior to continuing other work. Any mud or other material tracked or otherwise deposited on the roadway shall be removed daily or as ordered by the Department inspector.
55. The Department Inspector or the Issuing Authority may suspend any work due to noncompliance with the provisions of this permit, adverse weather or traffic conditions, concurrent highway construction or maintenance in conflict with permit work or any condition deemed unsafe for workers or the general public. The work may be resumed upon notice from the Department Inspector or Issuing Authority.
56. The Permittee shall maintain adequate, unobstructed sight distance in both directions from the access. When determining the distance between accesses, the point of

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Access Location: On SH94 approximately 992-ft. West of MP 16 @ MM15.661

- tangent shall be used where a radius is present, or the beginning of the curb cut. The minimum sight distance that shall be maintained along the highway for the access shall be 550-feet. The minimum sight distance that shall be maintained for the vehicle entering the highway shall be 845-feet.
57. Any landscaping or potentially obstructing objects such as but not limited to advertising signs, structures, trees, and bushes, shall be designed, placed, and maintained at a height not to interfere with the sight distance needed by any vehicle using the access. Planting of tree(s), which will be over 4 inches in caliper at maturity, will not be allowed within 30 feet of the edge of the traveled way. All other objects shall not exceed a total height of thirty inches from the top of final grade. The Department will require any object or landscaping that becomes unsightly or is considered to be a traffic hazard to be removed by the Permittee at no cost to the Department.
 58. Attached is CDOT Standard Plan M-203-1, entitled "Approach Roads". The radii, surfacing, side drains, and side slope requirements shall be as specified in this permit.
 59. ACCESS WIDTH w/o CURB & GUTER - The access width, for an access without curbs, shall be measured exclusive of the radii or flares. The width of any non-traversal median is not counted as part of the access width. Only the travel portion is measured.
 60. The equivalent turning radii of the access shall accommodate the turning radius of the largest vehicle using the access on a daily basis. Where roadway shoulders are present, the radius is measured to the edge of the closest lane. Where roadway shoulders are not present, the minimum access radii shall be 25 feet.
 61. The access width shall be 35-feet, measured at the ROW.
 62. The radii of the access shall be 25-feet. Where paved shoulders are present, the radius is measured to the edge of the closest lane.
 63. The radii of the access shall be large enough to accommodate the largest vehicle using the access on a daily basis without encroaching on the adjacent travel lane.
 64. The traffic island shall be constructed. The island must have tapered offsets beginning at approach nose and tapering to the edge of the highway travel lane to the face of curb and/or stripe.
 65. ACCESS SURFACING - The access shall be surfaced upon completion of earthwork construction and prior to being used. The access shall be surfaced from the highway roadway to the right-of-way line.
 - a) Any access requiring a turn lane shall have a hard surface pavement for a minimum distance of 50 feet from the traveled way. The surfacing for the access and the widening shall be per an approved pavement design and Hot Mix Asphalt design on a sub-grade with "R>66". The pavement design shall be submitted to Mr. Jody Pieper, CDOT Materials Engineer for review and approval. The pavement and mix designs shall be incorporated in the design plans. Mr. Pieper can be contacted in Pueblo at (o)719-562-5532 (c)719-248-2323
 - b) The Permittee will be responsible for removing the existing rumble strips that are located in the shoulder of the existing highway at the access connection point. The

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- strips must be removed 300 feet east and west from the point of tangent of the radii along the highway.
- c) If patching is required due to saw cutting, 6 inches of Hot Mix Asphalt Type __ shall be used. The material will be placed in 3 lifts.
 - d) If hard surfacing (concrete or bituminous pavement) abuts existing pavement, the existing pavement shall be saw cut and removed a minimum of one (1) foot back from the existing edge of pavement.
 - e) Compaction of Hot Mix Asphalt shall be in accordance to section 401.17 of the Department's standard specifications. Compaction of the Aggregate Base Course shall comply with section 304.06.
 - f) Compaction of sub-grade, embankments and backfills shall be in accordance to section 203.07 of the Department's standard specification.
 - g) Placement of base course materials shall be in accordance with section 304.04 of the standard specifications. Compaction shall be in conformance with AASHTO procedure T-99.
 - h) If frost, water or moisture is present in the sub-grade, no surfacing materials shall be placed until all frost, water or moisture is gone or removed.
 - i) A delay in installation of the Hot Mix Asphalt until __ due to seasonal restrictions is allowed provided adequate temporary gravel surfacing is substituted.
66. When highway widening is necessary, the following apply;
- a) Prior to placement of fill material, the permitted owner/contractor shall clear and grub the affected access area. Clearing and grubbing shall consist of clearing, grubbing, removing and disposing of vegetation and debris within the limits of construction and/or fill placement. Upon completion of clearing and grubbing activities, the area shall be proof-rolled with heavy construction equipment to provide assurance that no soft spots are present that would prove detrimental to the final product. Soft spots shall be removed and/or stabilized with suitable material.
 - b) If fill is placed, it shall be constructed with suitable soil in maximum 8 inch loose lifts and compacted as specified before the next lift is placed. Once the fill section is complete, the area shall be proof-rolled with heavy construction equipment to provide assurance that no soft spots are present that would prove detrimental to the final product.
 - c) Base course shall be constructed in maximum 8 inch loose lifts and compacted as specified before the next lift is placed. Prior to asphalt/concrete placement, the area shall be proof-rolled with heavy construction equipment to provide assurance that no soft spots are present that would prove detrimental to the final product.
67. Refer to the State Highway Access Code for the auxiliary lane tapers and re-direction tapers for auxiliary and speed change lane criteria in proximity to parallel and immediately adjacent through travel lane for the RI/RO access design/construction.
68. The auxiliary lanes shall be 12-feet wide exclusive of gutter pan and/or shoulder.
69. Shoulders adjacent to an auxiliary lane shall be four feet in width.
70. When it is necessary to establish a left turn lane or median island, or otherwise redirect the vehicles on the traveled way, redirect tapers required for redirecting through travel lanes. The redirect taper shall be designed at 65-mph.

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PERMIT # 218054

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71. For any access that is not a curb cut, including streets and private access using curb returns, the first 20 feet beyond the closest highway lane, including speed change lanes or the distance to the side drain, whichever is greater, shall slope down and away from the highway at a two percent grade to ensure proper drainage control.
72. Installation of auxiliary lane(s) (i.e. right/left acceleration lanes, right/left deceleration lanes) may be required in the future as determined by the Department. These improvements will be determined based on safety problems created by the access. If the vehicular volume of the access meet warrants as required by Section 3 of the State Highway Access Code, or if the warrants for a signal are met in accordance with the Manual on Uniform Traffic Control Devices (M.U.T.C.D.), a new access permit will be required. The improvements shall be designed and installed by the Permittee in a timely manner to the Department's standards and specifications and at no cost to the Department. Failure by the Permittee to provide such improvements shall result in the revocation of this access permit and closure of the access approach.
73. **MEDIAN DESIGN** - Where a single right turn lane is necessary, a median area of shall be a minimum of 20 feet in width. The median will consist of a 12-foot right turn lane, a 4-foot raised long pork chop median island section and 4-foot shoulder. Where a median area does not exist the roadway shall be widened to accommodate the median and right turn lane criteria.
74. When a barrier median is required, the median area shall consist of a 12-foot lane, exclusive of gutter and a minimum 4-foot raised median divider.
75. Where it is necessary to widen a highway for a median and public right-of-way is made available, the highway shall be widened equally on both sides in order to maintain the existing highway centerline.
76. The design of the horizontal and vertical curves, super-elevations, transitions, and related specifications shall be no less than the current highway design.
77. Within the right-of-way, maximum grades shall be limited to ten per cent for low volume field and residential access.
78. The horizontal axis of an access to the highway shall be at a right angle to the centerline of the highway and extend a minimum of 40 feet from the edge of pavement or to the right-of-way line, whichever is greater.
79. The minimum side slope template shall provide a 4:1 slope for six feet, and then not steeper than 3:1 unless physically restricted.
80. Soil preparation including topsoil, seeding and mulching is required with the highway right-of-way on all disturbed areas not surfaced and those areas beyond the highway that may erode and send debris into the highway right-of-way. The Department or local municipality shall provide minimum seed mixes, types and rates of seeding and preparation. (See attached Exhibit)
81. Installation or removal of any right-of-way fence by the Permittee shall be consistent with right-of-way fence law in section 35-46-111 C.R.S. The Permittee is required to obtain a highway right-of-way fence agreement for a special fence if the Permittee

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PERMIT # 218054

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desires to remove the existing standard highway fencing in the area. The Permittee shall contact Mrs. Amber Billings at (719) 546-5413 for information regarding the fence agreement.

82. In the event it becomes necessary to remove any right-of-way fence, the posts on either side of the entrance shall be securely braced with an approved end post before the fence is cut to prevent any slacking of the remaining fence. This shall be in conformance with the Department's Standard M-607-1.
83. All right-of-way fence posts and wire removed are Department property and shall be turned over to a representative of the Department.
84. Installation of any traffic control device necessary for the safe and proper operation and control of the access shall be required by the permit at the cost of the Permittee.
85. All traffic control devices within the highway or other public right-of-way or access that serve the general public shall conform to the M.U.T.C.D.
86. Prior to removing any existing highway signs within the limits of the construction activities, the Permittee must contact Mr. Walter Garcia at the Department. Mr. Garcia can be contacted at (o)719-252-2477 (c)719-251-3420.
87. PROPERTY BOUNDARIES AND SURVEY - Physical separation and delineation along a property frontage such as curb and gutter or fencing, may be required when necessary to ensure that access will be limited to permitted locations.
 - a) Survey markers or monuments must be preserved in their original positions. Notify a CDOT Land Surveyor, at (719) 546-5456 immediately upon damage to or discovery of any such markers or monuments at the work site.
 - b) Any survey markers or monuments disturbed during the execution of this permit shall be repaired and/or replaced immediately to the satisfaction of the CDOT Land Surveyor at the expense of the Permittee.
 - c) All survey procedures and minimum tolerances shall be in conformance with the Department Survey Manual and the "Manual of Instruction for the Survey of Public Lands of the United States" 1972 and section 38-53-101 et seq, C.R.S.
 - d) Monuments shall conform to Department Standard M-629-1.
88. DRAINAGE - Each access shall be constructed in a manner that shall not cause water to enter onto the roadway or shoulder, and shall not interfere with the existing drainage system in the right-of-way or any adopted municipal system and drainage plan.
89. The highway drainage system is for the protection of the state highway right-of-way, structures, and appurtenances. It is not designed nor intended to serve the drainage requirement of abutting or other properties beyond undeveloped historical flow. Drainage to the state highway right-of-way shall not exceed the undeveloped historical rate of flow.
90. Drainage shall be according to the approved drainage report dated 04/24/2020 by JPS Engineering, PE #29891 and attached to this permit. If a copy is needed CDOT will provide a copy.

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PERMIT # 218054

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91. The Permittee shall provide, at their own expense, drainage structures for access that will become an integral part of the existing drainage system. Drainage structures under the access should extend beyond the access radius to accommodate the side slopes.
92. The Permittee shall install a new 18-inch corrugated metal pipe. It shall be a sufficient length to allow for the side slopes.
93. All existing drainage structures shall be extended, modified or upgraded as applicable to accommodate all new construction and safety standards. This shall be done in accordance to the Department's standard specifications.
94. Culverts installed in open ditches shall have flared end sections.
95. Any work in area adjacent to open water (streams, drainage, ponds, etc.) will require adequate erosion control measures in accordance with Section 107.25 of the Department standard specifications.
96. All drainage appurtenances required for detention and release shall be located and fully maintainable outside the highway right-of-way.
97. **This Permit hereby replaces all previous access permit(s) for this ownership, which now become null and void with the exception of AP218053 (permit for New Log Rd. intersection improvements with SH94).**
98. **A certificate of insurance naming the Colorado Department of Transportation (CDOT) as an additional insured is required to be submitted before work begins.**
99. The Permittee or the contractor shall be required to provide comprehensive general liability and property damage insurance naming the Department and the issuing authority (if applicable) as an additional insured party, in the amounts of not less than \$600,000 per occurrence and automobile liability insurance of \$600,000 combined single limit bodily injury and property damage for each accident, during the period of access construction. By accepting the permit, the Permittee agrees to save, indemnify, and hold harmless to the extent allowed by law, the issuing authority, the Department, its officers, and employees from suits, actions, claims of any type or character brought because of injuries or damage sustained by any person resulting from the Permittee's use of the access permit during the construction of the access.
100. READ ALL ADDITIONAL STANDARD REQUIREMENTS ON THE ATTACHED FORM 101 AND OTHER TERMS AND CONDITIONS ON THESE ATTACHED SHEETS. A COPY OF THIS PERMIT MUST BE ON THE JOB SITE WITH THE CONTRACTOR. Call for an inspection of forms at least one working day prior to placing any concrete. The Colorado Department of Transportation inspection is not an approval of the grade or alignment of the work. The contractor and/or engineer are responsible for the proper grade and alignment. Minor changes or additions may be ordered by the field inspector to meet field conditions. Any survey markers or monuments disturbed during the execution of this permit shall be repaired immediately at the expense of the permittee. Minimum cover for buried utilities shall be 48 inches.

**COLORADO DEPARTMENT OF TRANSPORTATION
STATE HIGHWAY ACCESS PERMIT APPLICATION**

 Issuing authority application
acceptance date:

- Instructions:
- Contact the Colorado Department of Transportation (CDOT) or your local government to determine your issuing authority.
 - Contact the issuing authority to determine what plans and other documents are required to be submitted with your application.
 - Complete this form (some questions may not apply to you) and attach all necessary documents and Submit it to the issuing authority.
 - Submit an application for each access affected.
 - If you have any questions contact the issuing authority.
 - For additional information see CDOT's Access Management website at <http://www.dot.state.co.us/AccessPermits/index.htm>
- Please print
or type**

1) Property owner (Permittee) Mayberry Communities, LLC		2) Agent for permittee (if different from property owner) LSC Transportation Consultants, Inc.	
Street address 3296 Divine Heights # 207		Mailing address 2504 E. Pikes Peak Ave. Suite 304	
City, state & zip Colo Springs, CO 80922	Phone # 541-810-2122	City, state & zip CO. Springs, CO. 80909	Phone # (required) 719-633-2868
E-mail address johnmick@mayberrycoloradosprings.com		E-mail address if available jeff@lscctrans.com	
3) Address of property to be served by permit (required) 22555 State Highway 94			
4) Legal description of property: If within jurisdictional limits of Municipality, city and/or County, which one? <small>county subdivision block lot section township range</small> El Paso (see site plan)			
5) What State Highway are you requesting access from? State Highway 94A		6) What side of the highway? <input type="checkbox"/> N <input checked="" type="checkbox"/> S <input type="checkbox"/> E <input type="checkbox"/> W	
7) How many feet is the proposed access from the nearest mile post? 992 feet <input type="checkbox"/> N <input type="checkbox"/> S <input type="checkbox"/> E <input checked="" type="checkbox"/> W from: MP 16		How many feet is the proposed access from the nearest cross street? 2,280 feet <input type="checkbox"/> N <input type="checkbox"/> S <input type="checkbox"/> E <input checked="" type="checkbox"/> W from: Log Road	
8) What is the approximate date you intend to begin construction? 12/7/2020			
9) Check here if you are requesting a: <input type="checkbox"/> new access <input type="checkbox"/> temporary access (duration anticipated: _____) <input checked="" type="checkbox"/> improvement to existing access <input checked="" type="checkbox"/> change in access use <input type="checkbox"/> removal of access <input type="checkbox"/> relocation of an existing access (provide detail)			
10) Provide existing property use grazing land and mini-storage (Closed); PLANNED (FIL 1- 98 LOTS - separate permit)			
11) Do you have knowledge of any State Highway access permits serving this property, or adjacent properties in which you have a property interest? <input type="checkbox"/> no <input checked="" type="checkbox"/> yes, if yes - what are the permit number(s) and provide copies: _____ and/or, permit date: _____ #218053 ("offer") Fil 1; #204029 5/10/2004; #206090 12/15/2006; #212011, 212012			
12) Does the property owner own or have any interests in any adjacent property? <input checked="" type="checkbox"/> no <input type="checkbox"/> yes, if yes - please describe: _____			
13) Are there other existing or dedicated public streets, roads, highways or access easements bordering or within the property? <input checked="" type="checkbox"/> no <input type="checkbox"/> yes, if yes - list them on your plans and indicate the proposed and existing access points.			
14) If you are requesting agricultural field access - how many acres will the access serve? N/A			
15) If you are requesting commercial or industrial access please indicate the types and number of businesses and provide the floor area square footage of each.			
<small>business/land use</small>	<small>square footage</small>	<small>business</small>	<small>square footage</small>
General Light Industrial (Filing 2)	30 Ksf		
16) If you are requesting residential development access, what is the type (single family, apartment, townhouse) and number of units?			
<small>type</small>	<small>number of units</small>	<small>type</small>	<small>number of units</small>
17) Provide the following vehicle count estimates for vehicles that will use the access. Leaving the property then returning is two counts.			
Indicate if your counts are <input checked="" type="checkbox"/> peak hour volumes or <input type="checkbox"/> average daily volumes.	<small># of passenger cars and light trucks at peak hour volumes</small> 13	<small># of multi unit trucks at peak hour volumes</small> 1	
<small># of single unit vehicles in excess of 30 ft.</small> 1	<small># of farm vehicles (field equipment)</small> 0	Total count of all vehicles 15	

18) Check with the issuing authority to determine which of the following documents are required to complete the review of your application.

- | | |
|--|---|
| a) Property map indicating other access, bordering roads and streets. | e) Subdivision, zoning, or development plan. |
| b) Highway and driveway plan profile. | f) Proposed access design. |
| c) Drainage plan showing impact to the highway right-of-way. | g) Parcel and ownership maps including easements. |
| d) Map and letters detailing utility locations before and after development in and along the right-of-way. | h) Traffic studies. |
| | i) Proof of ownership. |

1- It is the applicant's responsibility to contact appropriate agencies and obtain all environmental clearances that apply to their activities. Such clearances may include Corps of Engineers 404 Permits or Colorado Discharge Permit System permits, or ecological, archeological, historical or cultural resource clearances. The CDOT Environmental Clearances Information Summary presents contact information for agencies administering certain clearances, information about prohibited discharges, and may be obtained from Regional CDOT Utility/Special Use Permit offices or accessed via the CDOT Planning/Construction-Environmental-Guidance webpage <http://www.dot.state.co.us/environmental/Forms.asp>.

2- All workers within the State Highway right of way shall comply with their employer's safety and health policies/ procedures, and all applicable U.S. Occupational Safety and Health Administration (OSHA) regulations - including, but not limited to the applicable sections of 29 CFR Part 1910 - Occupational Safety and Health Standards and 29 CFR Part 1926 - Safety and Health Regulations for Construction.

Personal protective equipment (e.g. head protection, footwear, high visibility apparel, safety glasses, hearing protection, respirators, gloves, etc.) shall be worn as appropriate for the work being performed, and as specified in regulation. At a minimum, all workers in the State Highway right of way, except when in their vehicles, shall wear the following personal protective equipment: High visibility apparel as specified in the Traffic Control provisions of the documentation accompanying the Notice to Proceed related to this permit (at a minimum, ANSI/ISEA 107-1999, class 2); head protection that complies with the ANSI Z89.1-1997 standard; and at all construction sites or whenever there is danger of injury to feet, workers shall comply with OSHA's PPE requirements for foot protection per 29 CFR 1910.136, 1926.95, and 1926.96. If required, such footwear shall meet the requirements of ANSI Z41-1999.

Where any of the above-referenced ANSI standards have been revised, the most recent version of the standard shall apply.

3- The Permittee is responsible for complying with the Revised Guidelines that have been adopted by the Access Board under the American Disabilities Act (ADA). These guidelines define traversable slope requirements and prescribe the use of a defined pattern of truncated domes as detectable warnings at street crossings. The new Standards Plans and can be found on the Design and Construction Project Support web page at: <http://www.dot.state.co.us/DesignSupport/>, then click on *Design Bulletins*.

If an access permit is issued to you, it will state the terms and conditions for its use. Any changes in the use of the permitted access not consistent with the terms and conditions listed on the permit may be considered a violation of the permit.

The applicant declares under penalty of perjury in the second degree, and any other applicable state or federal laws, that all information provided on this form and submitted attachments are to the best of their knowledge true and complete.

I understand receipt of an access permit does not constitute permission to start access construction work.

Applicant's signature 	Print name Jeffrey C. Hodsdon	Date 3/8/2021
---	----------------------------------	------------------

If the applicant is not the owner of the property, we require this application also to be signed by the property owner or their legally authorized representative (or other acceptable written evidence). This signature shall constitute agreement with this application by all owners-of-interest unless stated in writing. If a permit is issued, the property owner, in most cases, will be listed as the permittee.

Property owner signature 	Print name John Mick	Date 3/8/2021
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ELLICOTT TOWN CENTER FILING NO 2 ZONE CHANGE AND FINAL PLAT**LETTER OF INTENT****MARCH 2019, REVISED AUGUST 2019****OWNER/APPLICANT:**Colorado Springs Mayberry, LLC
32823 Temecula Parkway
Temecula, CA 92592**CONSULTANT:**N.E.S. Inc.
619 North Cascade Avenue
Colorado Springs, Colorado 80903**REQUEST**

Colorado Springs Mayberry, LLC requests the approval of a:

1. Zone Change of 9.5 acres from Planned Unit Development (PUD) to Commercial Services (CS).
2. A Final Plat for Ellicott Town Center Filing No. 2 for 3 lots and 4 tracts on 84.78 Acres.

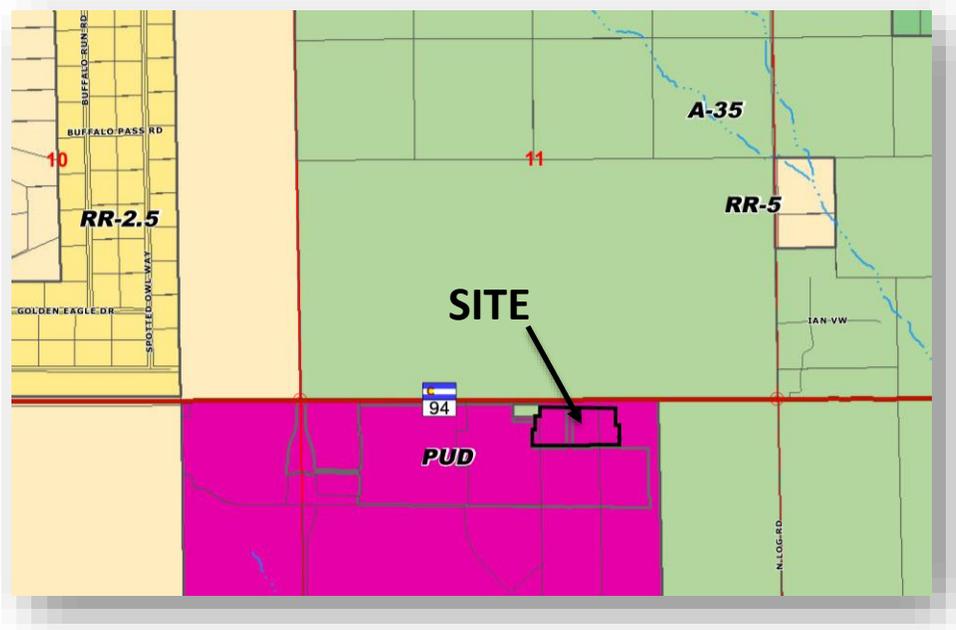
SITE CONTEXT

The site is located south of State Highway 94 and approximately ½ mile west of Log Road in eastern El Paso County. The site topography is gently rolling with grades of 3 to 5 percent. The dominant ground cover is a mix of native grasses. The site is currently zoned PUD and a part of the proposed Ellicott Town Center Overall PUD Plan approved on January 12, 2006. Of the 550 AC of the original PUD 540.5 AC will remain PUD. Existing PUD commitments for the remaining 540.5 acres of PUD area will be honored. Existing uses on site include a warehouse and outside storage, with the remainder used for livestock



grazing. Previous uses on the site at the time of the original PUD approval included a concrete batch plant and mini-storage units.

A majority of the site is surrounded to the south, east and west by vacant PUD parcels, currently undeveloped and used for livestock grazing. Beyond the overall PUD parcel to the east is a ranch with a large agricultural barn on an 80-acre agricultural parcel. A portion of the site is bounded on the west by a parcel owned by the Cherokee Water and Sanitation District, zoned A-35, with an existing water tank. To the north, on the opposite side of State Highway 94, is a parcel zoned A-35, which is primarily used for livestock grazing. The town of Ellicott further to the east has a mix of uses including churches, banks, junk car storage, mobile home storage, mobile home parks, and single family residential.



PROJECT HISTORY

The site is part of phase 3 of the Ellicott Town Center Overall PUD Plan (SKP 05-005); a 550-acre PUD west of Ellicott that was approved by the County Commissioners on January 12, 2006. The Phase 1 Preliminary Plan for the Ellicott Town Center was approved on May 11, 2006 and the Final Plat for the Ellicott Town Center Filing No. 1 was approved April 12, 2007. Ellicott Town Center Filing No. 1 consists of 98 residential lots on 228.0 acres, including several tracts for future development.

TABLE 1

Date	Approved
January 12, 2006	Ellicott Town Center Overall PUD Plan
May 11, 2006	Phase 1 Preliminary Plan
April 12, 2007	Ellicott Town Center Filing No. 1 Final Plat

The Ellicott Town Center is a proposed urban-density subdivision designed to create a functional and pedestrian friendly development that enhances the Ellicott area as a community. The development is intended to serve as a community center in support of the goals and visions for the future of Ellicott as envisioned in the Ellicott Valley Comprehensive Plan and El Paso County Master Plan. The approved overall PUD plan identifies the subject site for the commercial uses existing at that time, including a concrete batch plant and mini-storage.

PROJECT DESCRIPTION

Colorado Springs Mayberry, LLC is proposing to initiate recording of the final plat for Filing No. 1 of Ellicott Town Center and commence construction of residential development. The proposed zone change to CS for the 9.5-acre site and replat for Filing No. 2. will facilitate a manufacturing building to be used for panelized framing in the home-building operations associated with the development of Filing No. 1. The proposed zone change to CS will also extend the permitted commercial uses to include a variety of retail, wholesale or service commercial uses that serve the general public. This will better support the existing and proposed residential communities in Ellicott than the proposed uses in this part of the approved Overall PUD Plan, which were limited to the existing industrial uses on the site (a concrete batch plant and mini-storage/outside storage). All future development on the subject site will need to be in compliance with the CS zoning district regulations.

PROJECT JUSTIFICATION

The proposed Zone change to CS will amend the approved PUD zoning. Colorado Revised Statutes §24-67-106(1) gives a County the authority to enforce those provisions of a PUD plan related to use. Colorado Revised Statutes §24-67-106(3)(b) allows a County to modify, remove or release those provisions, provided that the modification, removal, or release meet the following criteria:

1. Is consistent with the efficient development and preservation of the entire PUD

The subject site is part of a broader PUD zoning that included residential development and an area for industrial use, consistent with the then existing uses on site including a concrete batch plant and mini-storage/outside storage. The zone change to CS of the industrial portion of the original PUD will not impact the development of the remaining area for residential development. The commercial uses allowed in the CS zone include a wider range of community-serving uses that will be more beneficial to and compatible with existing and proposed adjacent residential uses than the industrial uses previously proposed.

2. Does not affect in a substantially adverse manner either the enjoyment of land abutting upon or across a street from the PUD or the public interest

The zone change will provide commercial services to the surrounding existing and proposed residential communities in the Ellicott area. The CS zone is separated and buffered from the

undeveloped property to the north by Highway 94. Appropriate buffers will be included within the proposed commercial development to the future residential development within the rest of Ellicott Town Center in accordance with the County landscape code.

3. Is not granted solely to confer a special benefit upon any person.

Granting a zone change to CS for the subject site will not confer a special benefit upon any person. The zone change to CS will provide a greater diversity of potential commercial services for the surrounding existing and proposed residential communities in the Ellicott area.

Chapter 5.2.5.B: Map Amendment (Rezoning) Criteria

1. The application is in general conformance with the El Paso County Master Plan including applicable Small Area Plans or there has been a substantial change in the character of the neighborhood since the land was last zoned;

County Policy Plan

The proposed zone change is consistent with the following policies of the El Paso County Policy Plan.

Policy 5.1.5

Promote quality and diverse economic development that is consistent with adopted plans, emphasizing both the creation and retention of jobs that meet the needs of citizens of the County at all skill levels.

Policy 5.1.9

Encourage appropriate economic development in rural areas of the County as a means of providing local employment opportunities, increasing community tax base, and reducing long commutes.

Policy 6.1.1

Allow for a balance of mutually supporting interdependent land uses, including employment, housing and services in the more urban and urbanizing areas of the County.

Policy 6.1.3

Encourage new development which is contiguous and compatible with previously developed areas in terms of factors such as density, land use and access.

Policy 6.3.6

Where feasible, when compatible and service level issues have been addressed; smaller commercial, office and institutional uses should be allowed to locate within, or convenient to, the residential neighborhoods they serve or complement.

The zone change to CS will offer commercial services that support existing and future residential land uses.

Ellicott Valley Comprehensive Plan

The Ellicott Valley Comprehensive Plan was prepared in 1989 to provide an element of consistency to growth and planning in the Ellicott area. The plan acknowledges the dynamic nature of the Ellicott Valley and wide range of potential alternatives for future development, including commercial services. The proposed change of zone to CS supports the following policies from the Ellicott Valley Comprehensive Plan.

Policy 1.3

Encourage the phased development of urban facilities and services so that urban density projects are able to maintain an adequate cash flow during their early stages

Policy 2.1

Support the development of infrastructure which will be necessary to support economic development in the Ellicott Valley.

Policy 4.1

Encourage new commercial uses to locate either in association with existing commercial areas or within planned urban density projects.

The zone change to CS fits into the overall residential and commercial development for the area as envisioned in the Ellicott Valley Comprehensive Plan and supports the Ellicott Town Center as a planned urban density project. The zone change to CS will support the need and trend toward increasing commercial space in the area to support growing residential needs as outlined in the Ellicott Valley Comprehensive Plan.

El Paso County Water Master Plan

Section 6 of the Water Master Plan sets out goals and policies for stewarding the future use of water. Goal 6.0 requires adequate water availability for proposed development and Policy 6.07 specifically encourages the submission of a water supply plan documenting an adequate supply of water to serve a proposed development at the earliest stage of the development process, in collaboration with the water provider. The Water Master Plan encourages development patterns and higher density, mixed use developments in appropriate locations that propose to incorporate meaningful water conservation measures (Policy 6.0.8) and indicates that the County should continue to limit urban level development to those areas served by centralized utilities (Policy 6.0.11).

The subject site is consistent with these policies of the Water Master Plan as it supports the Ellicott Valley Comprehensive Plan and a mix of uses in the overall PUD in an appropriate location that can be served by centralized facilities. Water service for the subject site will be provided by Ellicott Utilities Company, LLC. The Ellicott Utilities Company Service Area has a sufficient available and contingent supply to serve the long-term needs of the subject site. This is addressed in the Water Resources and Wastewater Report prepared by JPS Engineering.

2. The rezoning is in compliance with all applicable statutory provisions, including but not limited to C.R.S. §30-28-111 §30-28-113, and §30-28-116;

The zone change is in compliance with all applicable statutory provisions.

3. The proposed land use or zone district is compatible with the existing and permitted land uses and zone districts in all directions; and

The subject site was identified for commercial uses on the 2006 Overall PUD Plan, consistent with the then existing commercial uses on site. The zone change will provide commercial services to the surrounding existing and proposed residential communities in the Ellicott area. The CS zone is separated and buffered from the undeveloped property to the north by Highway 94. Appropriate buffers will be included within the proposed commercial development to the future residential development within the rest of Ellicott Town Center in accordance with the County landscape code.

4. The site is suitable for the intended use, including the ability to meet the standards as described in Chapter 5 of the Land Development Code, for the intended zone district.

The intended use is suitable for the site as it is consistent with precious commercial uses on the property and the intent for these to remain in the 2006 Overall PUD Plan. Future Site Development Plans for the proposed commercial development will address the specific zone standards, buffering requirements and other development standards of the Land Development Code.

7.2.1.D.3.f. Final Plat Criteria of Approval

1. The subdivision is in conformance with the goals, objectives, and policies of the Master Plan;
Conformance with the goals, objectives and policies of the Master Plan is addressed above.

2. The subdivision is in substantial conformance with the approved preliminary plan;
This is a replat of Ellicott Town Center Filing No. 1, which is in substantial conformance with the approved preliminary plan for Phase 1 and the Overall PUD Plan.

3. The subdivision is consistent with the subdivision design standards and regulations and meets all planning, engineering, and surveying requirements of the County for maps, data, surveys, analyses, studies, reports, plans, designs, documents, and other supporting materials;
Filing No. 2 of the Ellicott Town Center is consistent with the subdivision design standards and regulations. Supporting materials for the Final Plat meet El Paso County planning, engineering and surveying requirements.

4. A sufficient water supply has been acquired in terms of quantity, quality, and dependability for the type of subdivision proposed, as determined in accordance with the standards set forth in the water supply standards [C.R.S. §30-28-133(6)(a)] and the requirements of Chapter 8 of this Code;
Filing No. 2 of the Ellicott Town Center will connect to the existing central water system owned and operated by Ellicott Utilities Company, LLC and Ellicott Town Center Metropolitan District. The

details of this commitment are outlined in the Water and Wastewater Report prepared by JPS Engineering and the Service Commitment Letter from Ellicott Utilities Company, LLC that is part of this submittal.

5. A public sewage disposal system has been established and, if other methods of sewage disposal are proposed, the system complies with State and local laws and regulations, [C.R.S. §30-28-133(6)(b)] and the requirements of Chapter 8 of this Code;

Wastewater and sewer for Filing No. 2 of the Ellicott Town Center will be provided by the Ellicott Utilities Company, LLC and Ellicott Town Center Metropolitan District. The details of this commitment are outlined in the Water and Wastewater Report prepared by JPS Engineering and the Service Commitment Letter from Ellicott Utilities Company, LLC that is part of this submittal.

6. All areas of the proposed subdivision which may involve soil or topographical conditions presenting hazards or requiring special precautions have been identified and that the proposed subdivision is compatible with such conditions [C.R.S. §30-28-133(6)(c)];

A geotechnical investigation report for the parcel conducted by CTL Thompson in February of 2019 identified the presence of suspect quality fill in various areas. This existing suspect quality fill is not suitable to underlie new foundations and the materials will be reconstructed as moisture conditioned and densely compacted fill in accordance with the report's recommendations.

7. Adequate drainage improvements are proposed that comply with State Statute [C.R.S. §30-28-133(3)(c)(VIII)] and the requirements of this Code and the ECM;

The proposed commercial development will generate an increase in undetained developed run-off from the site, which will be mitigated through on-site stormwater detention facilities. These detention facilities will be designed to El Paso County engineering standards. The proposed drainage patterns will remain consistent with historic conditions and the new drainage facilities will safely convey runoff to adequate outfalls. Further details are provided in the Final Drainage Report prepared by JPS Engineering.

8. Legal and physical access is provided to all parcels by public rights-of-way or recorded easement, acceptable to the County in compliance with this Code and the ECM;

Legal and physical access is provided from State Highway 94 and the following proposed streets: Springs Road, Cattlemen Run and Bottlebrush Street. All public rights-of-way will be designed and constructed in compliance with the El Paso County Code and the Engineering Criteria Manual.

9. Necessary services, including police and fire protection, recreation, utilities, and transportation systems, are or will be made available to serve the proposed subdivision;

The Ellicott Fire Protection District is a local volunteer fire district supported by property taxes and provides fire protection to Filing No. 2 of the Ellicott Town Center. The Ellicott Fire Protection District also provides emergency ambulance services and fire station 2 is located in close proximity to the site. St Mary's Hospital also provides air evacuation when needed. Law enforcement to the site is the combined responsibility of the Colorado State Patrol and El Paso County Sherriff's Office.

The Overall PUD for the Ellicott Town Center identifies an anticipated 24.53 AC for park areas and a network of gravel trails to provide recreation opportunities for the Ellicott community.

10. The final plans provide evidence to show that the proposed methods for fire protection comply with Chapter 6 of this Code;

A Fire Protection Report is provided. The site is within a low impact area for wildfire surrounded by native grasses that range in height from 4"-8". The site will have paved roads and landscaped areas. Any grass fires would be inhibited by the developed streets within the development, and the irrigated and maintained open space.

11. Off-site impacts were evaluated and related off-site improvements are roughly proportional and will mitigate the impacts of the subdivision in accordance with applicable requirements of Chapter 8;

A Traffic Impact Study dated March 25, 2019 was completed by LSC Transportation Consultants Inc. This identifies the off-site road improvements required to support the development. A noise analysis was completed by LSC Transportation Consultants, Inc. on December 2, 2005 and updated with on January 11, 2019. The noise analysis determines that no noise mediation will be needed for the site.

12. Adequate public facilities or infrastructure, or cash-in-lieu, for impacts reasonably related to the proposed subdivision have been constructed or are financially guaranteed through the SIA so the impacts of the subdivision will be adequately mitigated;

All required public facilities or infrastructure will be constructed with this development as detailed in the submitted construction drawings.

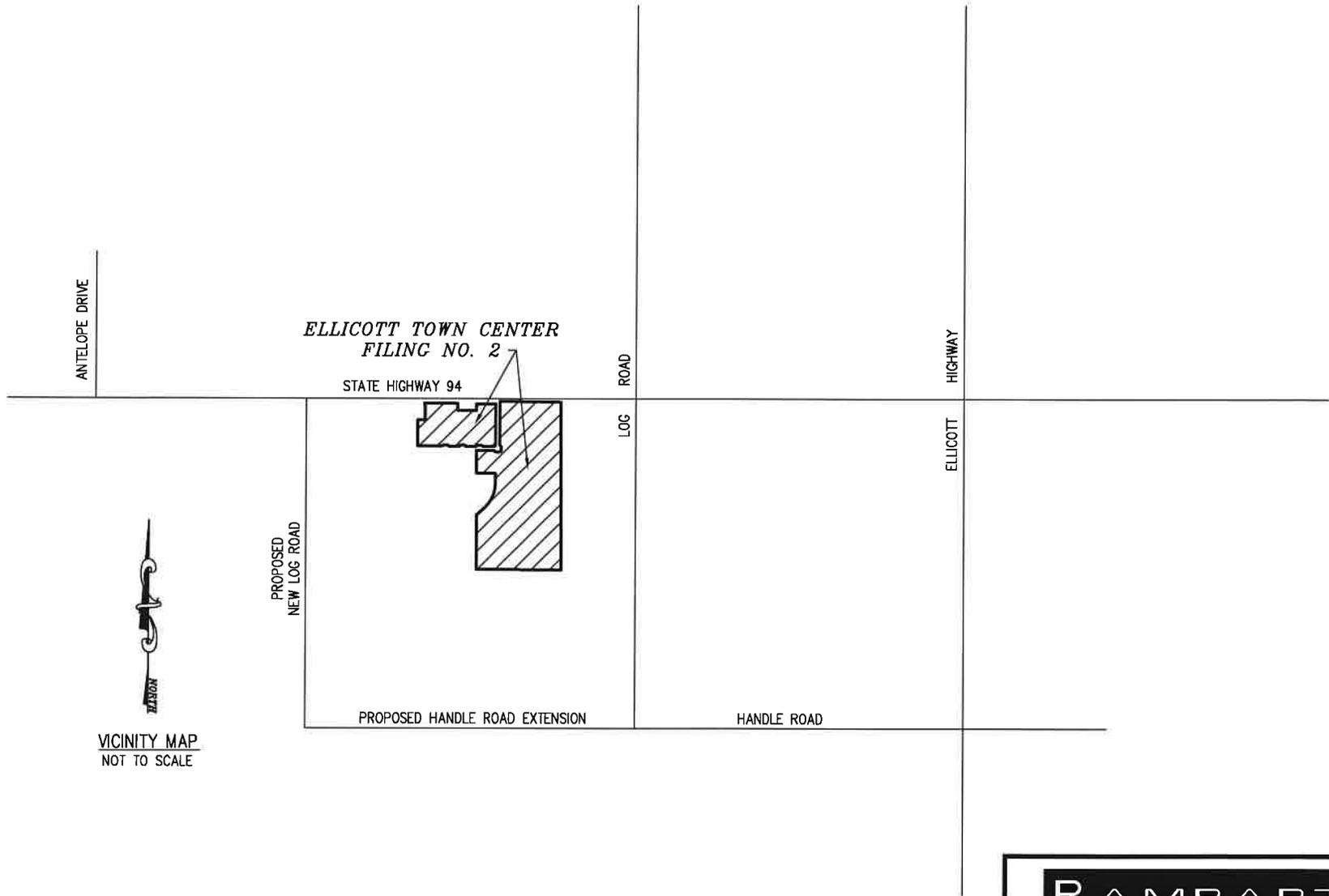
13. The subdivision meets other applicable sections of Chapter 6 and 8; and El Paso County, Colorado Land Development Code Rules Governing Divisions of Land – Chapter 7-Page 10 Effective 05/2016

The final plat for Ellicott Town Center Filing No. 2 meets all applicable sections in Chapter 6, 7 and 8 of the El Paso County Code.

14. The extraction of any known commercial mining deposit shall not be impeded by this subdivision [C.R.S. §§34-1-302(1), et seq.]

Per the Mineral Rights Certification, no commercial mining deposits exist for Filing No. 2 of the Ellicott Town Center.

VICINITY MAP – ELLICOTT TOWN CENTER FILING NO. 2



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RAMPART
SURVEYS

P.O. Box 5101
Woodland Park, CO. 80866
(719) 687-0920

El Paso County
ASSESSOR

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Start Tour

Area Overview

Assessment

Census

Sales

Permits

Map Layers

Property Search

Search by your Schedule Number, Street / Road or Ownername to find information on your property

Schedule Number:

Search Results **Information**

Schedule Number: 3400000362 [Property Record](#)

Ownership and Property Location

Owner(s): COLORADO SPRINGS MAYBERRY LLC

Property Location: HIGHWAY 94

Land Details

Sequence #	Land Use	Assessment Rate	Area
1	AG. GRAZING LAND	29.000	45.1 Acres

Sales History

Sale Date	Sale Price	Sale Type
Feb-20-2018	\$1,000,000	Multiple properties, Vacant land

Current Property Appraisal

Building Value	\$0
Land Value	\$1,544
Total	\$1,544

Map

Satellite

Map data ©2020 Imagery ©2020, Mapbox Technologies, USDA Farm Service Agency

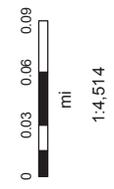
300 m

Summary By: Map Area

Mayberry of Colorado Springs (Ellicott Town Center) Filing No. 2/3 lots/SH94, MM15.661



Source: Esri, DeLorme, Garmin, Earthstar Geographics, CNES/Airbus D.S., USDA, USGS, AeroGRID, IGN, Esri, Mapbox



- Legend**
- Find Route Point
 - Override 1
 - Find Route Line
 - Milepoints
 - Highways
 - Counties

Created:
Date: 11/9/2020
Time: 12:26:25 PM

MAYBERRY, COLORADO SPRINGS FILING NO. 2

A REPLAT OF TRACT L & TRACT Q, MAYBERRY, COLORADO SPRINGS FILING NO. 1 AND THE E1/2 OF THE W1/2 OF THE NE1/4 OF SECTION 14, ALL IN THE N1/2 OF SECTION 14 TOWNSHIP 14 SOUTH, RANGE 63 WEST OF THE 6th P.M., EL PASO COUNTY, COLORADO

BE IT KNOWN BY THESE PRESENTS:

THAT COLORADO SPRINGS MAYBERRY, LLC, A DELAWARE LIMITED LIABILITY COMPANY, OWNER, BY COLORADO LAND AND CATTLE, LLC, A DELAWARE LIMITED LIABILITY COMPANY, ITS PROJECT MANAGER, IS THE OWNER OF THE FOLLOWING DESCRIBED TRACT OF LAND.

TO WH:

PARCEL A.
TRACT L, MAYBERRY, COLORADO SPRINGS FILING NO. 1, AS RECORDED UNDER RECEPTION NO. _____ OF THE RECORDS OF THE EL PASO COUNTY CLERK AND RECORDER, LOCATED IN THE NORTH ONE-HALF OF THE NORTH ONE-HALF (N1/2 N1/2) OF SECTION 14, TOWNSHIP 14 SOUTH, RANGE 63 WEST OF THE 6th P.M., EL PASO COUNTY, COLORADO.

SAID TRACT CONTAINS 16.72 ACRES OF LAND, MORE OR LESS.

PARCEL B.

TRACT Q, MAYBERRY, COLORADO SPRINGS FILING NO. 1, AS RECORDED UNDER RECEPTION NO. _____ OF THE RECORDS OF THE EL PASO COUNTY CLERK AND RECORDER, LOCATED IN THE WEST ONE-HALF OF THE WEST ONE-HALF OF THE NORTHEAST ONE-QUARTER (W1/2 W1/2 NE1/4) OF SECTION 14, TOWNSHIP 14 SOUTH, RANGE 63 WEST OF THE 6th P.M., EL PASO COUNTY, COLORADO.

SAID TRACT CONTAINS 29.17 ACRES OF LAND, MORE OR LESS

PARCEL C.

A TRACT OF LAND BEING THE EAST ONE-HALF OF THE WEST ONE-HALF OF THE NORTHEAST ONE-QUARTER (E1/2 W1/2 NE1/4) OF SECTION 14, TOWNSHIP 14 SOUTH, RANGE 63 WEST OF THE 6th P.M., EL PASO COUNTY, COLORADO, EXCEPT THAT PORTION CONVEYED TO EL PASO COUNTY IN DEED RECORDED NOVEMBER 2, 1939 IN BOOK 978 AT PAGE 99, COUNTY OF EL PASO, STATE OF COLORADO, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF THE NORTHWEST ONE-QUARTER (NW1/4) OF SAID SECTION 14, SAID POINT ALSO BEING THE NORTHWEST CORNER OF THE NORTHEAST ONE-QUARTER (NE1/4) OF SAID SECTION 14, AS MONUMENTED BY A REBAR AND 2" ALUMINUM CAP IN A RANGE BOX STAMPED "U.P.&E. PLS 11624 1999", FROM WHICH THE NORTHWEST CORNER OF SAID NW1/4, SAID POINT ALSO BEING THE NORTHEAST CORNER OF THE NORTHEAST ONE-QUARTER (NE1/4) OF SECTION 15 OF SAID TOWNSHIP 14 SOUTH, RANGE 63 WEST, AS MONUMENTED BY A REBAR AND 3-1/2" ALUMINUM CAP STAMPED "U.P.&E. PLS 116_4 1999" BEARS N89°44'49"W, A DISTANCE OF 2066.55 FEET AND IS THE BASIS OF BEARINGS USED HEREIN;

THENCE S89°44'50"E ALONG THE NORTH LINE OF THE NE1/4 OF SAID SECTION 14, A DISTANCE OF 851.81 FEET TO THE CALCULATED POSITION OF THE NORTHWEST CORNER OF SAID E1/2 W1/2 NE1/4, SAID POINT ALSO BEING THE CALCULATED POSITION OF THE NORTHEAST CORNER OF THE WEST ONE-HALF OF THE WEST ONE-HALF OF THE NORTHEAST ONE-QUARTER (W1/2 W1/2 NE1/4) OF SAID SECTION 14; THENCE S00°17'46"E ALONG THE WESTERLY LINE OF SAID E1/2 W1/2 NE1/4, SAID LINE ALSO BEING THE EASTERLY LINE OF SAID W1/2 W1/2 NE1/4, A DISTANCE OF 38.51 FEET TO A REBAR AND ORANGE CAP STAMPED "RAMPART PLS 38560" AND THE POINT OF BEGINNING OF THE TRACT HEREIN DESCRIBED.

THENCE S89°28'49"E, A DISTANCE OF 651.72 FEET TO A POINT ON THE EASTERLY LINE OF SAID E1/2 W1/2 NE1/4, SAID POINT ALSO BEING A POINT ON THE WESTERLY LINE OF THE EAST ONE-HALF OF THE NORTHEAST ONE-QUARTER (E1/2 NE1/4) OF SAID SECTION 14, AS MONUMENTED BY A REBAR AND YELLOW CAP (ILLEGIBLE); THENCE S00°21'12"E ALONG THAT LINE COMMON TO SAID E1/2 W1/2 NE1/4 AND SAID E1/2 NE1/4, A DISTANCE OF 2594.09 FEET TO THE SOUTHERLY COMMON CORNER THEREOF, SAID POINT ALSO BEING A POINT ON THE NORTHERLY LINE OF THE NORTH ONE-HALF OF THE NORTH ONE-HALF OF THE SOUTHEAST ONE-QUARTER (N1/2 N1/2 SE1/4) OF SAID SECTION 14, AS MONUMENTED BY A REBAR AND 2-1/2" ALUMINUM CAP STAMPED "RAMPART PLS 38560 2019"; THENCE S89°36'00"W ALONG THAT LINE COMMON TO SAID E1/2 W1/2 NE1/4 AND SAID N1/2 N1/2 SE1/4, A DISTANCE OF 654.29 FEET TO THE SOUTHWEST CORNER OF SAID E1/2 W1/2 NE1/4, SAID POINT ALSO BEING THE SOUTHEAST CORNER OF SAID W1/2 W1/2 NE1/4; THENCE N00°17'46"W ALONG THAT LINE COMMON TO SAID E1/2 W1/2 NE1/4 AND SAID W1/2 W1/2 NE1/4, A DISTANCE OF 2595.42 FEET TO THE POINT OF BEGINNING.

SAID TRACT CONTAINS 38.89 ACRES OF LAND, MORE OR LESS.

OWNERS CERTIFICATE:

THE UNDERSIGNED, BEING ALL THE OWNERS AND HOLDERS OF OTHER INTERESTS IN THE LAND DESCRIBED HEREIN, HAVE LAID OUT, SUBDIVIDED, AND PLATTED SAID LANDS INTO LOTS, TRACTS, STREETS, AND EASEMENTS AS SHOWN HEREON UNDER THE NAME AND SUBDIVISION OF "MAYBERRY, COLORADO SPRINGS FILING NO. 2". ALL PUBLIC IMPROVEMENTS SO PLATTED ARE HEREBY DEDICATED TO PUBLIC USE AND SAID OWNER DOES HEREBY COVENANT AND AGREE THAT THE PUBLIC IMPROVEMENTS WILL BE CONSTRUCTED TO EL PASO COUNTY STANDARDS AND THAT PROPER DRAINAGE AND EROSION CONTROL FOR SAME WILL BE PROVIDED AT SAID OWNER'S EXPENSE. ALL TO THE SATISFACTION OF THE BOARD OF COUNTY COMMISSIONERS OF EL PASO COUNTY, COLORADO, UPON ACCEPTANCE BY RESOLUTION, ALL PUBLIC IMPROVEMENTS SO DEDICATED WILL BECOME MATTERS OF MAINTENANCE BY EL PASO COUNTY, COLORADO. THE UTILITY EASEMENTS SHOWN HEREON ARE HEREBY DEDICATED FOR PUBLIC UTILITIES AND COMMUNICATION SYSTEMS AND OTHER PURPOSES AS SHOWN HEREON. THE ENTITIES RESPONSIBLE FOR PROVIDING THE SERVICES FOR WHICH THE EASEMENTS ARE ESTABLISHED ARE HEREBY GRANTED THE PERPETUAL RIGHT OF INGRESS AND EGRESS FROM AND TO ADJACENT PROPERTIES FOR INSTALLATION, MAINTENANCE, AND REPLACEMENT OF UTILITY LINES AND RELATED FACILITIES.

MANAGER/MEMBER, COLORADO SPRINGS MAYBERRY, LLC, A DELAWARE LIMITED LIABILITY COMPANY, BY COLORADO LAND AND CATTLE, LLC, A DELAWARE LIMITED LIABILITY COMPANY, ITS PROJECT MANAGER

BY: _____

TITLE: _____

STATE OF _____ }
COUNTY OF _____ } ss.

ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____, 2020 BY _____ AS MANAGER/MEMBER, COLORADO SPRINGS MAYBERRY, LLC, A DELAWARE LIMITED LIABILITY COMPANY, BY COLORADO LAND AND CATTLE, LLC, A DELAWARE LIMITED LIABILITY COMPANY, ITS PROJECT MANAGER.

MY COMMISSION EXPIRES _____

WITNESS MY HAND AND OFFICIAL SEAL _____

NOTARY PUBLIC

FEES:

- SCHOOL FEES: _____
- PARK FEES: _____
- DRAINAGE FEES: _____
- BRIDGE FEES: _____

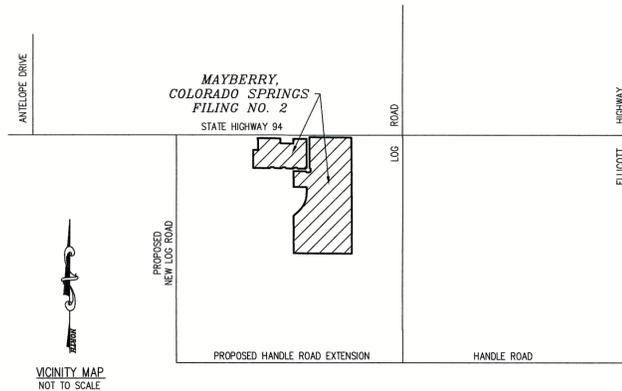
RECORDING:

STATE OF COLORADO }
COUNTY OF EL PASO } ss.

I HEREBY CERTIFY THAT THIS INSTRUMENT WAS FILED IN MY OFFICE ON THIS _____ DAY OF _____, 2020, AND WAS RECORDED AT RECEPTION NO. _____ OF THE RECORDS OF EL PASO COUNTY.

CHUCK BROERMAN, RECORDER

DEPUTY, EL PASO COUNTY CLERK AND RECORDER



BOARD OF COUNTY COMMISSIONERS CERTIFICATE:

THIS PLAT FOR "MAYBERRY, COLORADO SPRINGS FILING NO. 2" WAS APPROVED FOR FILING BY THE EL PASO COUNTY, COLORADO BOARD OF COUNTY COMMISSIONERS ON THE _____ DAY OF _____, 2020, SUBJECT TO ANY NOTES SPECIFIED HEREON AND ANY CONDITIONS INCLUDED IN THE RESOLUTION OF APPROVAL. THE DEDICATIONS OF LAND TO THE PUBLIC (STREETS, TRACTS AND EASEMENTS) ARE ACCEPTED, BUT THE PUBLIC IMPROVEMENTS THEREON WILL NOT BECOME THE MAINTENANCE RESPONSIBILITY OF EL PASO COUNTY UNTIL PRELIMINARY ACCEPTANCE OF THE PUBLIC IMPROVEMENTS IN ACCORDANCE WITH THE REQUIREMENTS OF THE LAND DEVELOPMENT CODE AND ENGINEERING CRITERIA MANUAL AND THE SUBDIVISION IMPROVEMENTS AGREEMENT.

MAYBERRY, COLORADO SPRINGS FILING NO. 1 IS VACATED AND AMENDED FOR THE AREAS DESCRIBED BY THIS REPLAT SUBJECT TO ALL COVENANTS, CONDITIONS, AND RESTRICTIONS RECORDED AGAINST AND APPURTENANT TO THE ORIGINAL PLAT RECORDED IN THE OFFICE OF THE EL PASO COUNTY CLERK AND RECORDER, RECEPTION NO. _____

CHAIR, BOARD OF COUNTY COMMISSIONERS _____ DATE _____

PCD DIRECTOR CERTIFICATE:

THIS PLAT FOR "MAYBERRY, COLORADO SPRINGS FILING NO. 2" WAS APPROVED FOR FILING BY THE EL PASO COUNTY, COLORADO PLANNING AND COMMUNITY DEVELOPMENT DIRECTOR ON THE _____ DAY OF _____, 2020, SUBJECT TO ANY NOTES OR CONDITIONS SPECIFIED HEREON.

PLANNING AND COMMUNITY DEVELOPMENT DIRECTOR _____ DATE _____

EASEMENTS:

UNLESS OTHERWISE INDICATED, ALL SIDE, FRONT AND REAR LOT LINES ARE HEREBY PLATTED ON EITHER SIDE WITH A 10 FOOT (USE 5 FEET FOR LOTS SMALLER THAN 2.5 ACRES) PUBLIC UTILITY AND DRAINAGE EASEMENT. ALL EXTERIOR SUBDIVISION BOUNDARIES ARE HEREBY PLATTED WITH A 20 FOOT (USE 7 FEET FOR LOTS SMALLER THAN 2.5 ACRES) PUBLIC UTILITY AND DRAINAGE EASEMENT. THE SOLE RESPONSIBILITY FOR MAINTENANCE OF THESE EASEMENTS IS HEREBY VESTED WITH THE INDIVIDUAL PROPERTY OWNERS.

DRAINAGE:

THE INDIVIDUAL LOT PURCHASER(S) SHALL BE RESPONSIBLE FOR FINAL DESIGN, CONSTRUCTION, AND MAINTENANCE OF PRIVATE DETENTION POND/WATER QUALITY BMP(S) AS DESCRIBED IN THE APPROVED PRELIMINARY/FINAL DRAINAGE REPORT FOR THIS SUBDIVISION. FINAL DESIGN, CONSTRUCTION DRAWINGS AND DRAINAGE REPORT UPDATES FOR THE DETENTION POND/WATER QUALITY BMP(S) SERVING EACH LOT SHALL BE PROVIDED WITH SITE DEVELOPMENT PLAN SUBMITTALS. THE DETENTION POND/WATER QUALITY BMP(S) SHALL BE CONSTRUCTED AND COMPLETED PRIOR TO THE ISSUANCE OF ANY BUILDING PERMITS FOR THE SUBJECT LOTS. THE SUBDIVISION DEVELOPER IS RESPONSIBLE FOR PROVIDING FINANCIAL ASSURANCES AS INDICATED IN THE SUBDIVISION IMPROVEMENTS AGREEMENT AND ESTIMATE OF GUARANTEED FUNDS FOR ALL DETENTION PONDS/WATER QUALITY BMP(S). ALL DETENTION PONDS/WATER QUALITY BMP(S) SHALL BE CONSTRUCTED PRIOR TO THE RELEASE OF SAID FINANCIAL ASSURANCES. INDIVIDUAL LOT PURCHASERS SHALL ENTER INTO A PRIVATE DETENTION BASIN/STORMWATER QUALITY BMP MAINTENANCE AGREEMENT AND EASEMENT ("AGREEMENT") PRIOR TO THE ISSUANCE OF ANY BUILDING PERMITS FOR THE SUBJECT LOTS. IN THE CASE THAT THE DEVELOPER CONSTRUCTS THE DETENTION POND(S), THE DEVELOPER SHALL ENTER INTO AN AGREEMENT FOR EACH POND CONSTRUCTED.

SPECIAL DISTRICT NOTES:

A TITLE 32 SPECIAL DISTRICT ANNUAL REPORT AND DISCLOSURE FORM SATISFACTORY TO THE PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT SHALL BE RECORDED WITH EACH PLAT.

SURVEYORS CERTIFICATION:

I, ERIC SIMONSON, A DULY REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THIS PLAT TRULY AND CORRECTLY REPRESENTS THE RESULTS OF A SURVEY MADE ON NOVEMBER 19, 2018, BY ME OR UNDER MY DIRECT SUPERVISION AND THAT ALL MONUMENTS EXIST AS SHOWN HEREON; THAT MATHEMATICAL CLOSURE ERRORS ARE LESS THAN 1:10,000; AND THAT SAID PLAT HAS BEEN PREPARED IN FULL COMPLIANCE WITH ALL APPLICABLE LAWS OF THE STATE OF COLORADO DEALING WITH MONUMENTS, SUBDIVISION, OR SURVEYING OF LAND (THE REQUIREMENTS OF TITLE 38 OF THE COLORADO REVISED STATUTES, 1973, AS AMENDED, HAVE BEEN MET TO THE BEST OF HIS KNOWLEDGE AND BELIEF) AND ALL APPLICABLE PROVISIONS OF THE EL PASO COUNTY LAND DEVELOPMENT CODE.

I ATTEST THE ABOVE ON THIS _____ DAY OF _____, 2020.

ERIC SIMONSON, COLORADO P.L.S. NO. 38560 _____ DATE _____
FOR AND ON BEHALF OF
RAMPART SURVEYS, LLC
P.O. BOX 5101
WOODLAND PARK, CO 80866

NOTICE: ACCORDING TO COLORADO LAW, YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY WITHIN THREE (3) YEARS AFTER YOU FIRST DISCOVER SUCH DEFECT, IN NO EVENT MAY ANY ACTION BASED UPON ANY DEFECT IN THIS SURVEY BE COMMENCED MORE THAN TEN (10) YEARS FROM THE DATE OF THE CERTIFICATION SHOWN HEREON.

NOTES:

- 1.) BEARINGS USED HEREIN ARE ASSUMED TO BEAR N89°44'49"W, A DISTANCE OF 2066.55 FEET BETWEEN THE NORTH ONE-QUARTER CORNER OF SECTION 14, TOWNSHIP 14 SOUTH, RANGE 63 WEST OF THE 6TH P.M., EL PASO COUNTY, COLORADO, AS MONUMENTED BY A 2" ALUMINUM CAP IN A RANGE BOX STAMPED "U. P. & E. 1999 PLS 11624" AND THE NORTHWEST CORNER OF SAID SECTION 14, AS MONUMENTED BY A 3-1/2" ALUMINUM CAP STAMPED "U. P. & E. 1999 PLS 116_4".
- 2.) THIS PLAT DOES NOT CONSTITUTE A TITLE SEARCH BY RAMPART SURVEYS FOR EITHER OWNERSHIP OR EASEMENTS OF RECORD. FOR EASEMENTS OF RECORD SHOWN HEREON, RAMPART SURVEYS RELIED ON A "TBD" COMMITMENT ISSUED BY LAND TITLE GUARANTEE COMPANY, ORDER NUMBER: RND5507511-3, (EFFECTIVE DATE: 03/23/2019 AT 5:00 P.M.) AS PROVIDED TO RAMPART SURVEYS BY THE CLIENT. NO OTHER EASEMENTS OF RECORD ARE SHOWN EXCEPT AS FOUND THEREIN. THE NUMBERS USED BELOW CORRESPOND WITH THE NUMBERS USED IN SCHEDULE B, PART II (EXCEPTIONS) IN THE ABOVE REFERENCED COMMITMENT:

1. -- 7. RAMPART SURVEYS DID NOT ADDRESS THESE ITEMS.
8. THE PROPERTY IS SUBJECT TO EXISTING LEASES AND TENANCIES, IF ANY.
9. THE PROPERTY IS SUBJECT TO ANY INTEREST WHICH MAY HAVE BEEN ACQUIRED BY THE PUBLIC IN AND TO THE 30 FEET OF SUBJECT PROPERTY BY REASON OF RESOLUTION OF BOARD OF COUNTY COMMISSIONERS DATED AND RECORDED OCTOBER 3, 1987, IN ROAD BOOK A AT PAGE 78 WHICH PROVIDED FOR PUBLIC ROADS 60 FEET IN WIDTH BEING 30 FEET ON EITHER SIDE OF SECTION LINES ON THE PUBLIC DOMAIN.
10. THE PROPERTY IS SUBJECT TO RESERVATIONS, RIGHTS, AND RIGHTS OF WAY AS SET FORTH IN PATENT OF THE UNITED STATES RECORDED SEPTEMBER 28, 1905 IN BOOK 350 AT PAGE 274.
11. THE PROPERTY IS SUBJECT TO RESERVATIONS, RIGHTS, AND RIGHTS OF WAY AS SET FORTH IN PATENT OF THE UNITED STATES RECORDED JANUARY 13, 1909 IN BOOK 526 AT PAGE 436.
12. THE PROPERTY IS SUBJECT TO A RIGHT OF WAY EASEMENT GRANTED TO MOUNTAIN VIEW ELECTRIC ASSOCIATION, INC. FOR ELECTRICITY, AND INCIDENTAL PURPOSES, BY INSTRUMENT RECORDED DECEMBER 15, 1982, IN BOOK 3647 AT PAGE 674. (BLANKET EASEMENT OVER NE1/4 SECTION 14 - NOT PLOTTABLE)
13. THE PROPERTY IS SUBJECT TO A RIGHT OF WAY EASEMENT GRANTED TO MOUNTAIN VIEW ELECTRIC ASSOCIATION, FOR ELECTRICITY, AND INCIDENTAL PURPOSES, BY INSTRUMENT RECORDED DECEMBER 20, 1982, IN BOOK 3649 AT PAGE 449. (BLANKET EASEMENT - NOT PLOTTABLE)
14. THE PROPERTY IS SUBJECT TO ANY TAX, LIEN, FEE, OR ASSESSMENT BY REASON OF INCLUSION OF SUBJECT PROPERTY IN THE ELLICOTT METROPOLITAN DISTRICT, AS EVIDENCED BY INSTRUMENT RECORDED FEBRUARY 11, 1997, UNDER RECEPTION 97015577.
15. THE PROPERTY IS SUBJECT TO ALL WATER RIGHTS CONVEYED OR ASSIGNED BY INSTRUMENTS RECORDED NOVEMBER 12, 1998 UNDER RECEPTION NO. 204063312, JANUARY 12, 2004 UNDER RECEPTION NOS. 204006312 AND 204006313, APRIL 2, 2004 UNDER RECEPTION NOS. 204053279 AND 204053280, SEPTEMBER 9, 2008 UNDER RECEPTION NOS. 208100005 AND 208100007, MARCH 22, 2013 UNDER RECEPTION NO. 213038017.
16. THE PROPERTY IS SUBJECT TO THE EFFECT OF RESOLUTION 00-205 OF THE BOARD OF COUNTY COMMISSIONERS, RECORDED FEBRUARY 15, 2001, UNDER RECEPTION NO. 201091028.
17. THE PROPERTY IS SUBJECT TO THE EFFECT OF RESOLUTION NO. 00-364 OF THE BOARD OF COUNTY COMMISSIONERS RECORDED FEBRUARY 23, 2001 UNDER RECEPTION NO. 201021723.
18. THE PROPERTY IS SUBJECT TO THE EFFECT OF RESOLUTION NO. 01-17 OF THE BOARD OF COUNTY COMMISSIONERS, RECORDED MARCH 21, 2001, UNDER RECEPTION NO. 201034352.
19. THE PROPERTY IS SUBJECT TO THE EFFECT OF RESOLUTION NO. 02-97 OF THE BOARD OF COUNTY COMMISSIONERS RECORDED APRIL 1, 2002 UNDER RECEPTION NO. 202050995.
20. THE PROPERTY IS SUBJECT TO THE EFFECT OF PUD MAP AND DEVELOPMENT PLAN RECORDED NOVEMBER 28, 2001, UNDER RECEPTION NO. 201173795.
21. THE PROPERTY IS SUBJECT TO THE EFFECT OF RESOLUTION NO. 02-98 OF THE BOARD OF COUNTY COMMISSIONERS RECORDED APRIL 1, 2002 UNDER RECEPTION NO. 202050996.
22. THE PROPERTY IS SUBJECT TO THE EFFECT OF RESOLUTION NO. 02-42 OF THE BOARD OF COUNTY COMMISSIONERS RECORDED JUNE 07, 2002, UNDER RECEPTION NO. 202092688.
23. THE PROPERTY IS SUBJECT TO AN EASEMENT GRANTED TO EL PASO COUNTY, FOR ROADWAY AND PUBLIC UTILITY EASEMENT, AND INCIDENTAL PURPOSES, BY INSTRUMENT RECORDED JUNE 20, 2003, UNDER RECEPTION NO. 203139552. (AS SHOWN HEREON)
24. THE PROPERTY IS SUBJECT TO AN EASEMENT GRANTED TO EL PASO COUNTY, FOR ROADWAY, LANDSCAPE, DRAINAGE, PUBLIC UTILITY, AND INCIDENTAL PURPOSES, BY INSTRUMENT RECORDED JUNE 20, 2003, UNDER RECEPTION NO. 203139553. (AS SHOWN HEREON)
25. THE PROPERTY IS SUBJECT TO AN EASEMENT GRANTED TO EL PASO COUNTY, FOR ROADWAY, PUBLIC UTILITY, AND INCIDENTAL PURPOSES, BY INSTRUMENT RECORDED JUNE 20, 2003, UNDER RECEPTION NO. 203139554. (AS SHOWN HEREON)
26. THE PROPERTY IS SUBJECT TO EASEMENTS GRANTED TO SUNSET METROPOLITAN DISTRICT, FOR PERMANENT ACCESS AND UTILITY EASEMENT, AND INCIDENTAL PURPOSES, BY INSTRUMENT RECORDED JANUARY 12, 2004, UNDER RECEPTION NO. 204006308. ("TO BE VACATED" AS NOTED ON PAGE 4 OF PLAT OF ELLICOTT TOWN CENTER FILING NO. 1)
27. THE PROPERTY IS SUBJECT TO A CERTIFICATE OF NON-COMPLIANCE FILED BY PIKES PEAK REGIONAL BUILDING DEPARTMENT RECORDED JANUARY 27, 2004 UNDER RECEPTION NO. 204015159.
28. THE PROPERTY IS SUBJECT TO THE EFFECT OF RESOLUTION NO. 03-487 TO BOARD OF COUNTY COMMISSIONERS, RECORDED MARCH 18, 2004 UNDER RECEPTION NO. 204043959.
29. THE PROPERTY IS SUBJECT TO THE EFFECT OF RESOLUTION NO. 03-499 TO BOARD OF COUNTY COMMISSIONERS, RECORDED MARCH 22, 2004, UNDER RECEPTION NO. 204045661.
30. THE PROPERTY IS SUBJECT TO AN EASEMENT GRANTED TO EL PASO COUNTY, FOR LANDSCAPE, DRAINAGE, PUBLIC UTILITY, AND INCIDENTAL PURPOSES, BY INSTRUMENT RECORDED APRIL 16, 2004, UNDER RECEPTION 204061415. (AS SHOWN HEREON)
31. THE PROPERTY IS SUBJECT TO THE EFFECT OF COLORADO GROUND WATER COMMISSION FINDINGS AND ORDER, DETERMINATION 598-BD, RECORDED NOVEMBER 16, 2004, UNDER RECEPTION NO. 204189404.
32. THE PROPERTY IS SUBJECT TO THE EFFECT OF COLORADO GROUND WATER COMMISSION FINDINGS AND ORDER, DETERMINATION 599-BD, RECORDED NOVEMBER 16, 2004, UNDER RECEPTION NO. 204189405.
- PERMITS TO USE EXISTING WELLS, NOS. 61972-F AND 61973-F, FILED IN CONNECTION THEREWITH RECORDED NOVEMBER 17, 2004 UNDER RECEPTION NOS. 204190085 AND 204190086.
33. THE PROPERTY IS SUBJECT TO AN EASEMENT GRANTED TO EL PASO COUNTY, FOR ROADWAY, AND INCIDENTAL PURPOSES, BY INSTRUMENT RECORDED JANUARY 26, 2005, UNDER RECEPTION NO. 205012856. ("TO BE VACATED" AS NOTED ON PAGE 4 OF PLAT OF ELLICOTT TOWN CENTER FILING NO. 1)
34. THE PROPERTY IS SUBJECT TO THE EFFECT OF RESOLUTION NO. 06-18, REGARDING SKETCH PLAN FOR ELLICOTT TOWN CENTER, RECORDED FEBRUARY 28, 2006 UNDER RECEPTION NO. 206029796.
35. THE PROPERTY IS SUBJECT TO ANY TAX, LIEN, FEE, ASSESSMENT OR OTHER EFFECT BY REASON OF INCLUSION OF SUBJECT PROPERTY IN THE ELLICOTT TOWN CENTER METROPOLITAN DISTRICT, AS EVIDENCED BY RESOLUTION NO. 06-228 OF THE BOARD OF COUNTY COMMISSIONERS RECORDED JULY 05, 2006, UNDER RECEPTION NO. 206086820 AND DISTRICT COURT ORDER FROM CASE NO. 06CV3948 RECORDED JANUARY 4, 2007 UNDER RECEPTION NO. 207001700.
36. THE PROPERTY IS SUBJECT TO THE EFFECTS OF ELLICOTT TOWN CENTER OVERALL PUD DEVELOPMENT PLANS, RECORDED OCTOBER 06, 2006 UNDER RECEPTION NOS. 206149054 AND 206149055.
37. THE PROPERTY IS SUBJECT TO THE EFFECT OF RESOLUTION NO. 06-161 OF THE BOARD OF COUNTY COMMISSIONERS, APPROVING REZONE FROM PUD ZONE DISTRICT TO AN OVERALL PUD ZONE DISTRICT, RECORDED NOVEMBER 08, 2006, UNDER RECEPTION NO. 206165180.
38. THE PROPERTY IS SUBJECT TO THE EFFECT OF RESOLUTION NO. 06-162 OF THE BOARD OF COUNTY COMMISSIONERS, APPROVING REZONE FROM PUD ZONE DISTRICT TO A MORE SPECIFIC DISTRICT WITH A SITE SPECIFIC DEVELOPMENT PLAN, RECORDED NOVEMBER 08, 2006 UNDER RECEPTION NO. 206165181.
39. THE PROPERTY IS SUBJECT TO THE EFFECT OF RESOLUTION NO. 06-163 OF THE BOARD OF COUNTY COMMISSIONERS, APPROVING PRELIMINARY PLAN FOR ELLICOTT TOWN CENTER PHASE I, RECORDED NOVEMBER 08, 2006, UNDER RECEPTION NO. 206165182.
40. THE PROPERTY IS SUBJECT TO AN EASEMENT GRANTED TO MOUNTAIN VIEW ELECTRIC ASSOCIATION, INC., FOR ELECTRICITY, AND INCIDENTAL PURPOSES, BY INSTRUMENT RECORDED APRIL 27, 2009, UNDER RECEPTION NO. 209043451. (AS SHOWN HEREON)
41. THE PROPERTY IS SUBJECT TO THE EFFECT OF RESOLUTION NO. 14-12 OF THE BOARD OF COUNTY COMMISSIONERS, APPROVING THE SERVICE PLAN AMENDMENT FOR THE ELLICOTT TOWN CENTER METROPOLITAN DISTRICT, RECORDED JANUARY 15, 2014, UNDER RECEPTION NO. 21403567.
42. THE PROPERTY IS SUBJECT TO THE EFFECT OF RESOLUTION NO. 09-160 OF THE BOARD OF COUNTY COMMISSIONERS, FOR RECONSIDERATION OF EXPIRED FINAL PLAT OF ELLICOTT TOWN CENTER, RECORDED MARCH 06, 2014, UNDER RECEPTION NO. 214018538.

NOTES - CONTINUED:

43. THE PROPERTY IS SUBJECT TO THE EFFECT OF RESOLUTION NO. 10-139 OF THE BOARD OF COUNTY COMMISSIONERS, TO APPROVE A TWO-YEAR TIME EXTENSION TO RECORD THE FINAL PLAT FOR ELLICOTT TOWN CENTER FILING NO. 1 SUBDIVISION, RECORDED APRIL 15, 2014, UNDER RECEPTION NO. 214030731.
44. THE PROPERTY IS SUBJECT TO THE EFFECT OF RESOLUTION NO. 07-132 OF THE BOARD OF COUNTY COMMISSIONERS, APPROVING FINAL PLAT FOR ELLICOTT TOWN CENTER PHASE I, RECORDED MAY 07, 2014, UNDER RECEPTION NO. 214038668.
45. THE PROPERTY IS SUBJECT TO THE EFFECT OF SPECIAL DISTRICT DISCLOSURE DOCUMENT-ELLICOTT TOWN CENTER METROPOLITAN DISTRICT, RECORDED DECEMBER 22, 2014, UNDER RECEPTION NO. 214117420.
46. THE PROPERTY IS SUBJECT TO THE EFFECT OF RESOLUTION NO. 16-345 OF THE BOARD OF COUNTY COMMISSIONERS, APPROVING THE SERVICE PLAN FOR THE MEADOWBROOK CROSSING METROPOLITAN DISTRICT, RECORDED OCTOBER 05, 2016, UNDER RECEPTION NO. 216114888.
47. THE PROPERTY IS SUBJECT TO THE EFFECT OF RESOLUTION 17-354 OF THE BOARD OF COUNTY COMMISSIONERS, FOR RECONSIDERATION TO APPROVE AN EXTENSION OF TIME TO RECORD A FINAL PLAT, RECORDED DECEMBER 13, 2017, UNDER RECEPTION NO. 217150656 AND AMENDED RESOLUTION RECORDED DECEMBER 14, 2017 UNDER RECEPTION NO. 217151050.
- 3.) ELLICOTT TOWN CENTER METROPOLITAN DISTRICT, C/O SPECIAL DISTRICT MANAGEMENT SERVICES, INC., MANAGER, 141 UNION BOULEVARD, SUITE 150, LAKEWOOD, COLORADO, 80228, WILL HAVE OVERALL MAINTENANCE AND OPERATION RESPONSIBILITY TO PROVIDE WATER AND WASTEWATER SERVICES.
- 4.) ALL PROPOSED ROAD AND DRAINAGE CONSTRUCTION WITHIN MAYBERRY, COLORADO SPRINGS FILING NO. 2 WILL BE PERFORMED TO EL PASO COUNTY STANDARDS. INTERIOR ROADS WILL BE DEDICATED AS PUBLIC RIGHT-OF-WAY. ROADS AND DRAINAGE FACILITIES WITHIN THE PUBLIC RIGHT-OF-WAY WILL BE MAINTAINED BY EL PASO COUNTY UPON FINAL ACCEPTANCE OF THESE FACILITIES AFTER THE TWO-YEAR DEFECT WARRANTY PERIOD. THE ELLICOTT TOWN CENTER METROPOLITAN DISTRICT WILL MAINTAIN ALLEYS, DRAINAGE CHANNELS, STORMWATER DETENTION PONDS, AND TRAILS WITHIN THE PROPOSED OPEN SPACE AREAS.
- 5.) THE FOLLOWING REPORTS HAVE BEEN SUBMITTED IN ASSOCIATION WITH THE PRELIMINARY PLAN OR FINAL PLAT FOR THIS SUBDIVISION AND ARE ON FILE AT THE COUNTY PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT: NATURAL FEATURES, WILDLIFE HAZARD AND VEGETATION, GEOLOGY AND SOILS, WATER SUPPLY, WASTEWATER TREATMENT, FINAL DRAINAGE REPORT, EROSION CONTROL PLAN, NOISE STUDY, TRAFFIC IMPACT STUDY.
- 6.) THE ADDRESSES EXHIBITED ON THIS PLAT ARE FOR INFORMATIONAL PURPOSES ONLY. THEY ARE NOT THE LEGAL DESCRIPTION AND ARE SUBJECT TO CHANGE.
- 7.) MAILBOXES SHALL BE INSTALLED IN ACCORDANCE WITH ALL EL PASO COUNTY AND UNITED STATES POSTAL SERVICE REGULATIONS.
- 8.) PROPERTY CORNERS SET ARE NO. 5 REBAR WITH SURVEYORS CAP P.L.S. 38560 UNLESS OTHERWISE SHOWN.
- 9.) ACCORDING TO NATIONAL FLOOD INSURANCE PROGRAM FLOOD INSURANCE RATE MAP NUMBER 08041C0810G (MAP REVISED DECEMBER 7, 2018), THIS PROPERTY LIES WITHIN OTHER AREAS, ZONE X, AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.
- 10.) NO DRIVEWAY SHALL BE ESTABLISHED UNLESS AN ACCESS PERMIT HAS BEEN GRANTED BY EL PASO COUNTY.
- 11.) NO LOT PLATTED HEREON IS ALLOWED DIRECT ACCESS TO STATE HIGHWAY 94.
- 12.) NO BUILDING PERMITS WILL BE ISSUED FOR THIS SUBDIVISION UNTIL THE SECONDARY ACCESS THROUGH SPRINGS ROAD HAS BEEN CONSTRUCTED TO THE SATISFACTION OF THE EL PASO COUNTY ENGINEERING DIVISION.
- 13.) TRACTS A, B, C AND D ARE FOR FUTURE DEVELOPMENT. ALL FEES FOR THE AFOREMENTIONED TRACTS (PARK, SCHOOL, DRAINAGE, BRIDGE, TRAFFIC, ETC) WILL BE DUE AT THE TIME OF RECORDING THE FUTURE PLAT(S).
- 14.) ALL PROPERTY OWNERS ARE RESPONSIBLE FOR MAINTAINING PROPER STORM WATER DRAINAGE IN AND THROUGH THEIR PROPERTY. PUBLIC DRAINAGE EASEMENTS AS SPECIFICALLY NOTED ON THE PLAT SHALL BE MAINTAINED BY THE INDIVIDUAL LOT OWNERS UNLESS OTHERWISE INDICATED. STRUCTURES, FENCES, MATERIALS OR LANDSCAPING THAT COULD IMPEDE THE FLOW OF RUNOFF SHALL NOT BE PLACED IN DRAINAGE EASEMENTS.
- 15.) DEVELOPER SHALL COMPLY WITH FEDERAL AND STATE LAWS, REGULATIONS, ORDINANCES, REVIEW AND PERMIT REQUIREMENTS, AND OTHER AGENCY REQUIREMENTS, IF ANY, OF APPLICABLE AGENCIES INCLUDING, BUT NOT LIMITED TO, THE COLORADO DIVISION OF WILDLIFE, COLORADO DEPARTMENT OF TRANSPORTATION, U.S. ARMY CORPS OF ENGINEERS AND THE U.S. FISH AND WILDLIFE SERVICE REGARDING THE ENDANGERED SPECIES ACT.
- 16.) NO LOT OR INTEREST THEREIN SHALL BE SOLD, CONVEYED, OR TRANSFERRED WHETHER BY DEED OR BY CONTRACT, NOR SHALL BUILDING PERMITS BE ISSUED, UNTIL AND UNLESS EITHER THE REQUIRED PUBLIC AND COMMON DEVELOPMENT IMPROVEMENTS HAVE BEEN CONSTRUCTED AND COMPLETED AND PRELIMINARILY ACCEPTED IN ACCORDANCE WITH THE SUBDIVISION IMPROVEMENTS AGREEMENT BETWEEN THE APPLICANT/OWNER AND EL PASO COUNTY AS RECORDED UNDER RECEPTION NO. _____ IN THE OFFICE OF THE CLERK AND RECORDER OF EL PASO COUNTY, COLORADO OR, IN THE ALTERNATIVE, OTHER COLLATERAL IS PROVIDED TO MAKE PROVISION FOR THE COMPLETION OF SAID IMPROVEMENTS IN ACCORDANCE WITH THE EL PASO COUNTY LAND DEVELOPMENT CODE AND ENGINEERING CRITERIA MANUAL. ANY SUCH ALTERNATIVE COLLATERAL MUST BE APPROVED BY THE BOARD OF COUNTY COMMISSIONERS OR, IF PERMITTED BY THE SUBDIVISION IMPROVEMENTS AGREEMENT, BY THE PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT DIRECTOR AND MEET THE POLICY AND PROCEDURE REQUIREMENTS OF EL PASO COUNTY PRIOR TO THE RELEASE BY THE COUNTY OF ANY LOTS FOR SALE, CONVEYANCE OR TRANSFER.
- THIS PLAT RESTRICTION MAY BE REMOVED OR RESCINDED BY THE BOARD OF COUNTY COMMISSIONERS OR, IF PERMITTED BY THE SUBDIVISION IMPROVEMENTS AGREEMENT, BY THE PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT DIRECTOR UPON EITHER APPROVAL OF AN ALTERNATIVE FORM OF COLLATERAL OR COMPLETION AND PRELIMINARY ACCEPTANCE BY THE EL PASO BOARD OF COUNTY COMMISSIONERS OF ALL IMPROVEMENTS REQUIRED TO BE CONSTRUCTED AND COMPLETED IN ACCORDANCE WITH SAID SUBDIVISION IMPROVEMENTS AGREEMENT. THE PARTIAL RELEASE OF LOTS FOR SALE, CONVEYANCE OR TRANSFER MAY ONLY BE GRANTED IN ACCORDANCE WITH ANY PLANNED PARTIAL RELEASE OF LOTS AUTHORIZED BY THE SUBDIVISION IMPROVEMENTS AGREEMENT.
- 17.) A 25-FOOT EASEMENT FOR THE HIGHWAY 94 SECONDARY REGIONAL TRAIL, AS SHOWN ALONG THE SOUTH SIDE OF HIGHWAY 94, IS HEREBY DEDICATED TO EL PASO COUNTY. THIS EASEMENT ALLOWS FOR PUBLIC ACCESS, AS WELL AS CONSTRUCTION AND MAINTENANCE BY EL PASO COUNTY.
- 18.) ALL DEVELOPMENT WITHIN THE ELLICOTT TOWN CENTER SUBDIVISION SHALL COMPLY WITH THE ELLICOTT TOWN CENTER OVERALL PUD DEVELOPMENT PLAN AND THE ELLICOTT TOWN CENTER PHASE ONE PUD DEVELOPMENT PLAN, AS RECORDED UNDER RECEPTION NOS. 206149054 AND 206149055, RESPECTIVELY. ALL OF THE RECORDS OF THE EL PASO COUNTY CLERK AND RECORDER OR OTHERWISE AMENDED FOLLOWING APPROPRIATE HEARINGS.
- ALSO NOTE: A PORTION WILL BE IN THE CS ZONE.
- 19.) THE SUBDIVIDER(S) AGREE(S) ON BEHALF OF HIM/HERSELF AND ANY DEVELOPER OR BUYER SUCCESSORS AND ASSIGNEES THAT SUBVEEYER AND/OR SAID SUCCESSORS AND ASSIGNS SHALL BE REQUIRED TO PAY TRAFFIC IMPACT FEES IN ACCORDANCE WITH THE EL PASO COUNTY ROAD IMPACT FEE PROGRAM RESOLUTION (RESOLUTION NO. 16-471), OR ANY AMENDMENTS THERETO, AT OR PRIOR TO THE TIME OF BUILDING PERMIT SUBMITTALS. IF THE FEE OBLIGATION, IF NOT PAID AT FINAL PLAT RECORDING, SHALL BE DOCUMENTED ON ALL SALES DOCUMENTS AND ON PLAT NOTES TO ENSURE THAT A TITLE SEARCH WOULD FIND THE FEE OBLIGATION BEFORE SALE OF THE PROPERTY.
- 20.) ALL LINEAL UNITS DEPICTED ON THIS SUBDIVISION PLAT ARE U.S. SURVEY FEET.
- 21.) A 40' TRACT HAS BEEN DEDICATED TO THE COLORADO DEPARTMENT OF TRANSPORTATION FOR ADDITIONAL RIGHT-OF-WAY PURPOSES. (SEE PAGE 3 OF 3)

REVISION DATE: MARCH 17, 2020 (PER COUNTY, MVEA AND CDOT COMMENTS)
REVISION DATE: NOVEMBER 25, 2019 (MODIFIED PLAT NAME)
REVISION DATE: OCTOBER 31, 2019 (PER COUNTY COMMENTS)
REVISION DATE: JULY 24, 2019 (ADDED UTILITY EASEMENT, LOT 1)
REVISION DATE: MAY 28, 2019 (PER COUNTY COMMENTS)
DATE OF PREPARATION: MARCH 18, 2019

MAYBERRY, COLORADO SPRINGS FIL. NO. 2 - PT. SEC. 14
T14S, R63W OF THE 6th P.M., EL PASO COUNTY, COLORADO

RAMPART SURVEYS, LLC

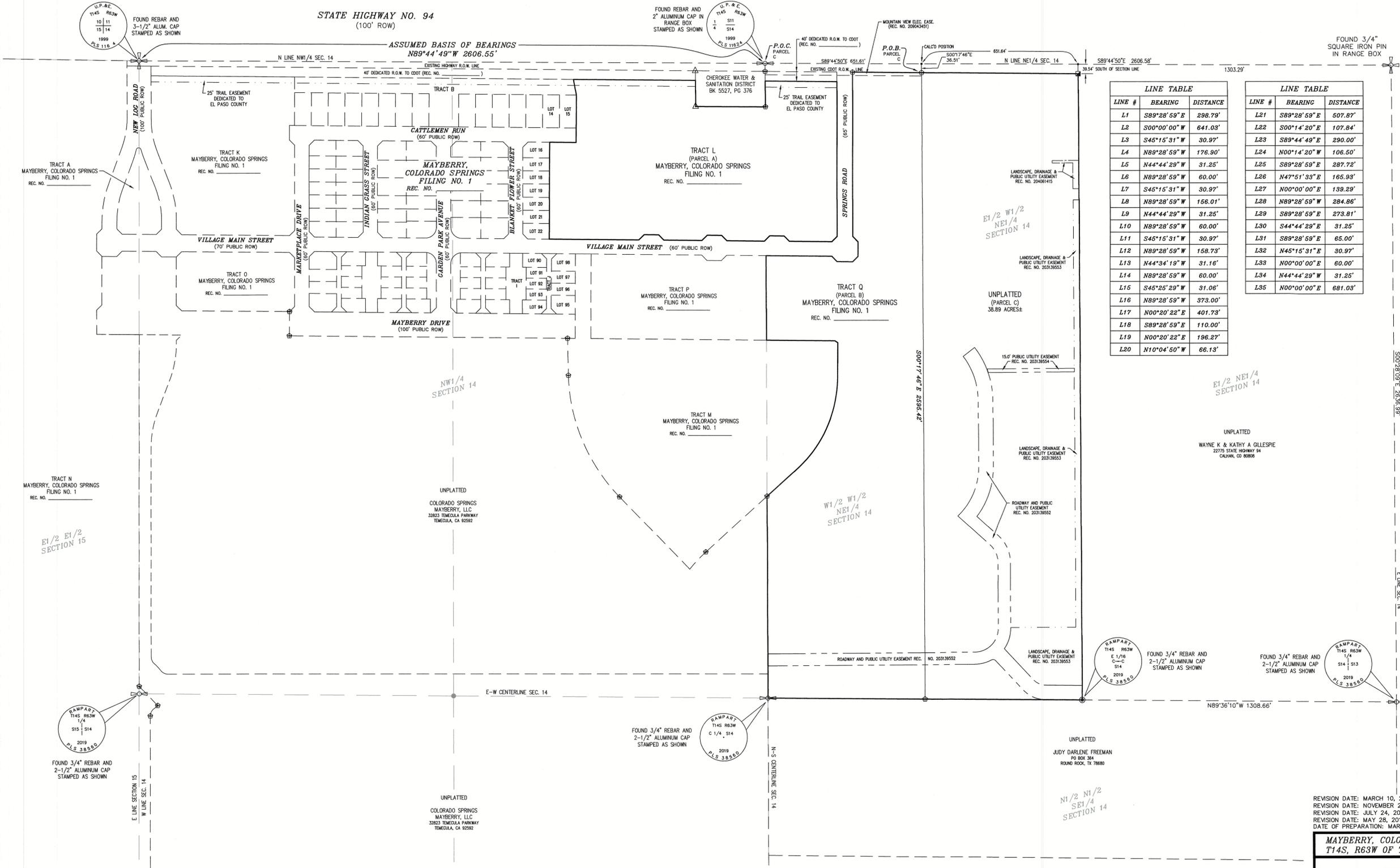
P.O. Box 5101 Woodland Park, CO. 80866 (719) 687-0920

DRAWING: 19011FP.DWG PAGE 1 OF 3

PCD FILE NO.: SF1910

MAYBERRY, COLORADO SPRINGS FILING NO. 2

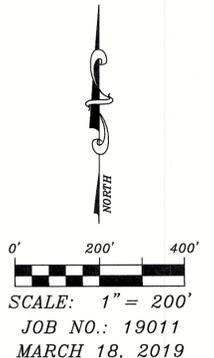
A REPLAT OF TRACT L & TRACT Q, MAYBERRY, COLORADO SPRINGS FILING NO. 1 AND THE E1/2 OF THE W1/2 OF THE NE1/4 OF SECTION 14, ALL IN THE N1/2 OF SECTION 14 TOWNSHIP 14 SOUTH, RANGE 63 WEST OF THE 6th P.M., EL PASO COUNTY, COLORADO



LINE #	BEARING	DISTANCE
L1	S89°28'59"E	298.79'
L2	S00°00'00"W	641.03'
L3	S45°15'31"W	30.97'
L4	N89°28'59"W	176.90'
L5	N44°44'29"W	31.25'
L6	N89°28'59"W	60.00'
L7	S45°15'31"W	30.97'
L8	N89°28'59"W	156.01'
L9	N44°44'29"W	31.25'
L10	N89°28'59"W	60.00'
L11	S45°15'31"W	30.97'
L12	N89°28'59"W	158.73'
L13	N44°34'19"W	31.16'
L14	N89°28'59"W	60.00'
L15	S45°25'29"W	31.06'
L16	N89°28'59"W	373.00'
L17	N00°20'22"E	401.73'
L18	S89°28'59"E	110.00'
L19	N00°20'22"E	196.27'
L20	N10°04'50"W	66.13'

LINE #	BEARING	DISTANCE
L21	S89°28'59"E	507.87'
L22	S00°14'20"E	107.84'
L23	S89°44'49"E	290.00'
L24	N00°14'20"W	106.50'
L25	S89°28'59"E	287.72'
L26	N47°51'33"E	165.93'
L27	N00°00'00"E	139.29'
L28	N89°28'59"W	284.86'
L29	S89°28'59"E	273.81'
L30	S44°44'29"E	31.25'
L31	S89°28'59"E	65.00'
L32	N45°15'31"E	30.97'
L33	N00°00'00"E	60.00'
L34	N44°44'29"W	31.25'
L35	N00°00'00"E	681.03'

- LEGEND:**
- SET 5/8" REBAR AND ORANGE CAP STAMPED "RAMPART PLS 38560"
 - ⊕ FOUND 5/8" REBAR AND ORANGE CAP STAMPED "RAMPART PLS 38560"
 - ⊙ FOUND 5/8" REBAR AND ORANGE CAP STAMPED "RAMPART PLS 26965"
 - △ FOUND REBAR AND YELLOW CAP STAMPED "UP&E PLS 11624"
 - ⊠ FOUND REBAR AND YELLOW CAP STAMPED (ILLEGIBLE)
 - ⊕ FOUND 3-1/4" ALUMINUM CAP STAMPED "LS 25361" (NOT ACCEPTED)
 - ⊙ FOUND OR SET 1/16" CORNER, STAMPED AS SHOWN
 - ⊕ FOUND OR SET 1/4" CORNER, STAMPED AS SHOWN
 - ⊕ FOUND SECTION CORNER, STAMPED AS SHOWN



REVISION DATE: MARCH 10, 2020 (PER CDOT COMMENTS)
 REVISION DATE: NOVEMBER 25, 2019 (MODIFIED PLAT NAME)
 REVISION DATE: JULY 24, 2019 (ADDED UTILITY EASEMENT, LOT 1)
 REVISION DATE: MAY 28, 2019 (PER COUNTY COMMENTS)
 DATE OF PREPARATION: MARCH 18, 2019

MAYBERRY, COLORADO SPRINGS FIL. NO. 2 - PT. SEC. 14
 T14S, R63W OF THE 6th P.M., EL PASO COUNTY, COLORADO

RAMPART SURVEYS, LLC

P.O. Box 5101 Woodland Park, CO. 80866 (719) 687-0920

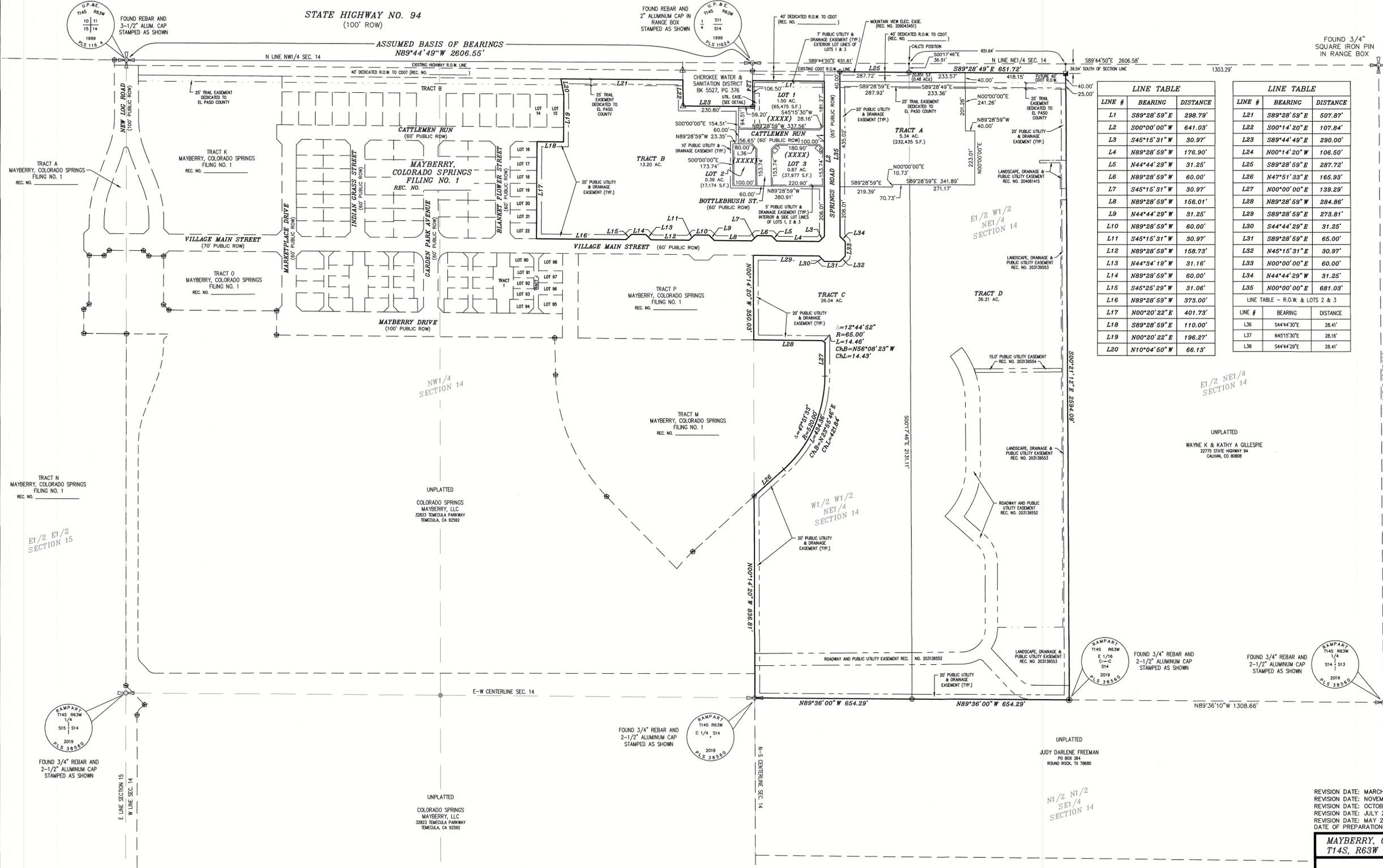
DRAWING: 19011FP.DWG PAGE 2 OF 3

AS PLATTED AND DEEDED

ONLY PLATTED OR DEEDED BEARINGS AND DISTANCES SHOWN

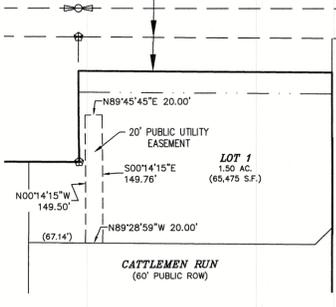
MAYBERRY, COLORADO SPRINGS FILING NO. 2

A REPLAT OF TRACT L & TRACT Q, MAYBERRY, COLORADO SPRINGS FILING NO. 1 AND THE E1/2 OF THE W1/2 OF THE NE1/4 OF SECTION 14, ALL IN THE N1/2 OF SECTION 14 TOWNSHIP 14 SOUTH, RANGE 63 WEST OF THE 6th P.M., EL PASO COUNTY, COLORADO

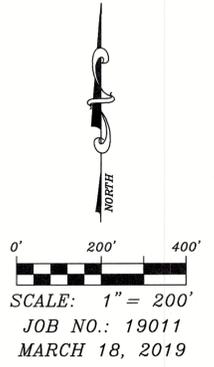


LINE #	BEARING	DISTANCE
L1	S89°28'59"E	298.79'
L2	S00°00'00"W	641.03'
L3	S45°15'31"W	30.97'
L4	N89°28'59"W	176.90'
L5	N44°44'29"W	31.25'
L6	N89°28'59"W	60.00'
L7	S45°15'31"W	30.97'
L8	N89°28'59"W	156.01'
L9	N44°44'29"W	31.25'
L10	N89°28'59"W	60.00'
L11	S45°15'31"W	30.97'
L12	N89°28'59"W	158.73'
L13	N44°34'19"W	31.16'
L14	N89°28'59"W	60.00'
L15	S45°25'29"W	31.06'
L16	N89°28'59"W	373.00'
L17	N00°20'22"E	401.73'
L18	S89°28'59"E	110.00'
L19	N00°20'22"E	196.27'
L20	N10°04'50"W	66.13'

LINE #	BEARING	DISTANCE
L21	S89°28'59"E	507.87'
L22	S00°14'20"E	107.84'
L23	S89°44'49"E	290.00'
L24	N00°14'20"W	106.50'
L25	S89°28'59"E	287.72'
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REVISION DATE: MARCH 10, 2020 (PER CDOT COMMENTS)
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MAYBERRY, COLORADO SPRINGS FIL. NO. 2 - PT. SEC. 14
 T14S, R63W OF THE 6th P.M., EL PASO COUNTY, COLORADO

RAMPART SURVEYS, LLC

P.O. Box 5101 Woodland Park, CO. 80866 (719) 687-0920

DRAWING: 19011FP.DWG PAGE 3 OF 3

AS PLATTED AND REPLATTED

ONLY MEASURED BEARINGS AND DISTANCES SHOWN



LSC TRANSPORTATION CONSULTANTS, INC.
 545 East Pikes Peak Avenue, Suite 210
 Colorado Springs, CO 80903
 (719) 633-2868
 FAX (719) 633-5430
 E-mail: lsc@lsctrans.com
 Website: <http://www.lsctrans.com>

Ellicott Town Center Filing 2
 Traffic Impact Study
 PCD File Nos. CS192 & SF1910
 (LSC #194060)
 March 31, 2020*

Traffic Engineer's Statement

This traffic report and supporting information were prepared under my responsible charge and they comport with the standard of care. So far as is consistent with the standard of care, said report was prepared in general conformance with the criteria established by the County for traffic reports.



Developer's Statement

I, the Developer, have read and will comply with all commitments made on my behalf within this report.

Rick Scott
 Rick Scott

6.2.2020
 Date

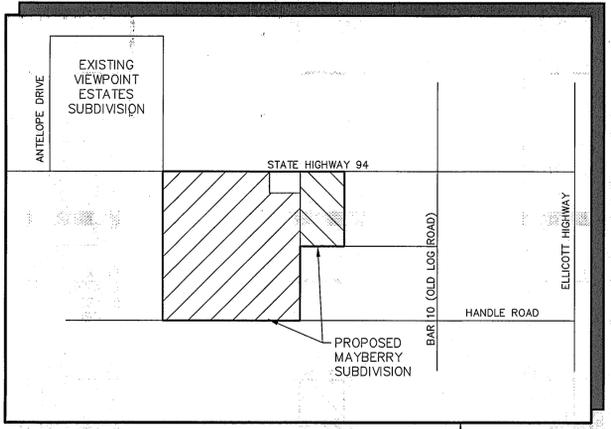
*Note: Minor Revision 6-2-2020

Mayberry, Colorado Springs

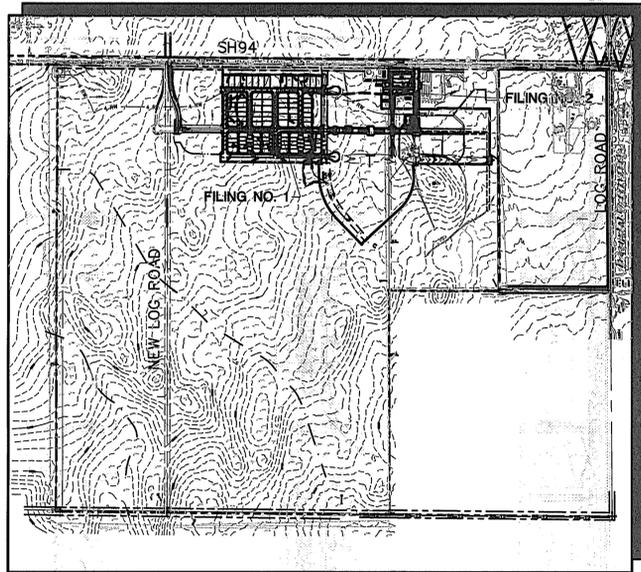
Filing No. 2

Construction Drawings El Paso County, Colorado

CALL UTILITY NOTIFICATION
CENTER OF COLORADO
1-800-922-1987
CALL 2-BUSINESS DAYS IN ADVANCE
BEFORE YOU DIG, GRADE, OR EXCAVATE
FOR THE MARKING OF UNDERGROUND
MEMBER UTILITIES.

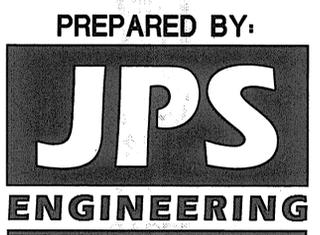


VICINITY MAP
NOT TO SCALE



SITE MAP
NOT TO SCALE

PREPARED FOR:
Colorado Springs Mayberry, LLC
32823 Temecula Parkway
Temecula, CA 92592



PREPARED BY:
19 East Willamette Avenue
Colorado Springs, Colorado 80903

September, 2020

AGENCIES/CONTACTS

DEVELOPER:	COLORADO SPRINGS MAYBERRY, LLC 32823 TEMECULA PARKWAY TEMECULA, CA 92592 MR. RANDY GOODSON (858) 692-6262	WATER/WASTEWATER:	ELLICOTT UTILITIES COMPANY, LLC MR. RANDY GOODSON (858) 692-6262
CIVIL ENGINEER:	JPS ENGINEERING, INC. 19 E. WILLAMETTE AVENUE COLORADO SPRINGS, CO 80903 MR. JOHN P. SCHWAB, P.E. (719)477-9429	GAS DEPARTMENT:	BLACK HILLS ENERGY MR. SEBASTIAN SCHWENDER (719) 359-3176
SURVEYOR:	RAMPART SURVEYS P.O. BOX 5101 WOODLAND PARK, CO 80866 MR. KEVIN LLOYD PLS (719) 687-0920	ELECTRIC DEPARTMENT:	MOUNTAIN VIEW ELECTRIC ASSOCIATION 11140 E. WOODMEN ROAD COLORADO SPRINGS, CO 80908 MR. DAVE WALDNER (719)495-2283
COUNTY ENGINEERING:	EL PASO COUNTY PLANNING AND COMMUNITY DEVELOPMENT 2880 INTERNATIONAL CIRCLE COLORADO SPRINGS, CO 80922 MR. DANIEL TORRES, P.E. (719) 520-6305	TELEPHONE COMPANY:	QWEST COMMUNICATIONS (LOCATORS) (800)922-1987 A.T. & T. (LOCATORS) (719)635-3674
STATE HIGHWAY	COLORADO DEPARTMENT OF TRANSPORTATION REGION 2 5615 WILLS BLVD. PUEBLO, CO 81008 MS. VALERIE SWORD (719)546-5407 (REFERENCE CDOT ACCESS PERMIT NO. 212011)		

SHEET INDEX

G1	TITLE SHEET/VICINITY MAP/LOCATION MAP
G2	GENERAL NOTES & LEGEND
C1	OVERALL SITE PLAN & GENERAL NOTES
C1.03	SITE GRADING & EROSION CONTROL PLAN
C1.04	EROSION CONTROL NOTES & DETAILS
U1.1	FILING NO. 2 UTILITY PLAN
TY1	TYPICAL ROAD SECTIONS & DETAILS
PP1	BOTTLE BRUSH STREET PLAN & PROFILE
PP2	CATTLEMEN RUN PLAN & PROFILE

ENGINEER:

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 PREPARING THESE DETAILED PLANS AND SPECIFICATIONS.

John P. Schwab
JOHN P. SCHWAB, P.E. 29891
10/27/20
DATE

DEVELOPER:

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

John P. Schwab
DEVELOPER
10/27/2020
DATE

WATER & WASTEWATER:

John P. Schwab
ELLICOTT UTILITIES COMPANY, LLC
10/27/2020
DATE

FIRE DEPARTMENT:

Mark Stanwood
ELLICOTT FIRE PROTECTION DISTRICT
10/26/2020
DATE

COUNTY:

COUNTY PLAN REVIEW 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 DIRECTOR'S DISCRETION.

EL PASO COUNTY ENGINEER/ECM ADMINISTRATOR
DATE

⊕ BENCHMARK:
A # 5 REBAR LOCATED AT THE NORTH 1/4 CORNER OF SECTION 14. AIR PHOTO PANEL NEAR NORTH 1/4 CORNER, SECTION 14 NO. 5 REBAR EL=6058.55.

BASIS OF BEARINGS:
THE BASIS OF BEARING FOR THIS SURVEY IS THE NORTH LINE OF SECTION 14, T.14S., R.63W. ASSUMED AS S 89-44-49 E FROM REBAR & 3-1/2" ALUM. CAP NW CORNER SEC 14, T14S, R63W TO REBAR & 2" ALUM. CAP IN RANGE BOX, N 1/4 CORNER SEC. 14.

COUNTY GENERAL 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 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 DRAINAGE CRITERIA MANUAL, AND THE DRAINAGE CRITERIA MANUAL VOLUME 2. ANY DEVIATIONS FROM REGULATIONS AND STANDARDS MUST BE REQUESTED, AND APPROVED, IN WRITING. ANY MODIFICATIONS NECESSARY TO MEET CRITERIA AFTER-THE-FACT WILL BE ENTIRELY THE DEVELOPER'S RESPONSIBILITY TO RECTIFY.
- IT IS THE DESIGN ENGINEER'S RESPONSIBILITY TO ACCURATELY SHOW EXISTING CONDITIONS, BOTH ONSITE AND OFFSITE, ON THE CONSTRUCTION PLANS. ANY MODIFICATIONS NECESSARY DUE TO CONFLICTS, OMISSIONS, OR CHANGED CONDITIONS WILL BE ENTIRELY THE DEVELOPER'S RESPONSIBILITY TO RECTIFY.
- CONTRACTOR SHALL SCHEDULE A PRE-CONSTRUCTION MEETING WITH EL PASO COUNTY PLANNING AND COMMUNITY DEVELOPMENT (PCD) - INSPECTIONS, PRIOR TO STARTING CONSTRUCTION.
- IT IS THE CONTRACTOR'S RESPONSIBILITY TO UNDERSTAND THE REQUIREMENTS OF ALL JURISDICTIONAL AGENCIES AND TO OBTAIN ALL REQUIRED PERMITS, INCLUDING BUT NOT LIMITED TO EL PASO COUNTY EROSION AND STORMWATER QUALITY CONTROL PERMIT (ESQCP), REGIONAL BUILDING FLOODPLAIN DEVELOPMENT PERMIT, U.S. ARMY CORPS OF ENGINEERS-ISSUED 401 AND/OR 404 PERMITS, AND COUNTY AND STATE FUGITIVE DUST PERMITS.
- CONTRACTOR SHALL NOT DEVIATE FROM THE PLANS WITHOUT FIRST OBTAINING WRITTEN APPROVAL FROM THE DESIGN ENGINEER AND PCD. CONTRACTOR SHALL NOTIFY THE DESIGN ENGINEER IMMEDIATELY UPON DISCOVERY OF ANY ERRORS OR INCONSISTENCIES.
- ALL STORM DRAIN PIPE SHALL BE CLASS III RCP WITH CLASS B BEDDING UNLESS OTHERWISE NOTED AND APPROVED BY PCD.
- CONTRACTOR SHALL COORDINATE GEOTECHNICAL TESTING PER ECM STANDARDS. PAVEMENT DESIGN SHALL BE APPROVED BY EL PASO COUNTY PCD PRIOR TO PLACEMENT OF CURB AND GUTTER AND PAVEMENT.
- ALL CONSTRUCTION TRAFFIC MUST ENTER/EXIT THE SITE AT APPROVED CONSTRUCTION ACCESS POINTS.
- SIGHT VISIBILITY TRIANGLES AS IDENTIFIED IN THE PLANS SHALL BE PROVIDED AT ALL INTERSECTIONS. OBSTRUCTIONS GREATER THAN 18 INCHES ABOVE FLOWLINE ARE NOT ALLOWED WITHIN SIGHT TRIANGLES.
- SIGNING AND STRIPING SHALL COMPLY WITH EL PASO COUNTY DPW (DEPT. OF PUBLIC WORKS) AND MUTCD CRITERIA.
- CONTRACTOR SHALL OBTAIN ANY PERMITS REQUIRED BY EL PASO COUNTY DPW, INCLUDING WORK WITHIN THE RIGHT-OF-WAY AND SPECIAL TRANSPORT PERMITS.
- THE LIMITS OF CONSTRUCTION SHALL REMAIN WITHIN THE PROPERTY LINE UNLESS OTHERWISE NOTED. THE OWNER/DEVELOPER SHALL OBTAIN WRITTEN PERMISSION AND EASEMENTS, WHERE REQUIRED, FROM ADJOINING PROPERTY OWNER(S) PRIOR TO ANY OFF-SITE DISTURBANCE, GRADING, OR CONSTRUCTION.

GENERAL DRAINAGE NOTES:

- INDIVIDUAL BUILDERS SHALL PROVIDE POSITIVE DRAINAGE AWAY FROM STRUCTURES AND ACCOUNT FOR POTENTIAL CROSS-LOT DRAINAGE IMPACTS WITHIN EACH LOT.
- BUILDERS AND PROPERTY OWNERS SHALL IMPLEMENT & MAINTAIN EROSION CONTROL BEST MANAGEMENT PRACTICES FOR PROTECTION OF DOWNSTREAM PROPERTIES AND FACILITIES INCLUDING PROTECTION OF EXISTING GRASS BUFFER STRIPS ALONG THE DOWNSTREAM PROPERTY BOUNDARIES.
- GRADING AND DRAINAGE WITHIN LOTS IS THE RESPONSIBILITY OF THE INDIVIDUAL BUILDERS AND PROPERTY OWNERS.

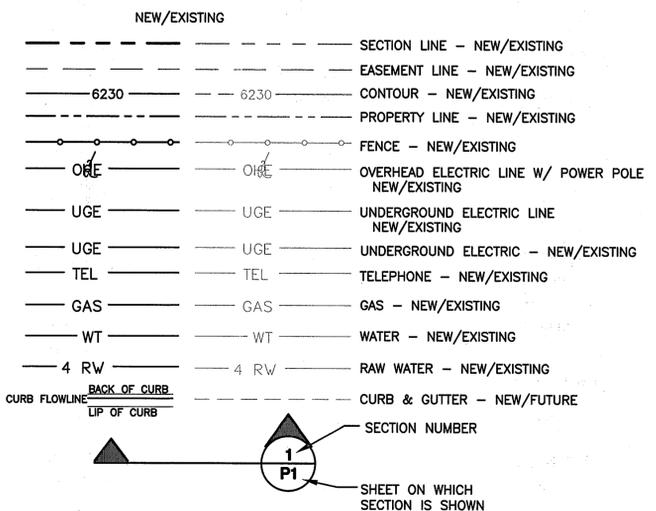
COUNTY SIGNING AND STRIPING NOTES:

- ALL SIGNS AND PAVEMENT MARKINGS SHALL BE IN COMPLIANCE WITH THE CURRENT MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD).
- REMOVAL OF EXISTING PAVEMENT MARKINGS SHALL BE ACCOMPLISHED BY A METHOD THAT DOES NOT MATERIALLY DAMAGE THE PAVEMENT. THE PAVEMENT MARKINGS SHALL BE REMOVED TO THE EXTENT THAT THEY WILL NOT BE VISIBLE UNDER DAY OR NIGHT CONDITIONS. AT NO TIME WILL IT BE ACCEPTABLE TO PAINT OVER EXISTING PAVEMENT MARKINGS.
- ANY DEVIATION FROM THE STRIPING AND SIGNING PLAN SHALL BE APPROVED BY EL PASO COUNTY.
- 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 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 (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 PRIOR TO ANY SIGNAGE OR STRIPING WORK WITHIN AN EXISTING EL PASO COUNTY ROADWAY.

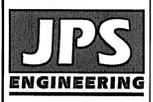
PROJECT GENERAL NOTES:

- THE 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 ACTUAL CONSTRUCTION.
- EXISTING CONTOUR DATA PROVIDED BY OWNER GENERALLY CONSISTS OF AERIAL MAPPING FROM UNITED PLANNING & ENGINEERING. JPS ENGINEERING TAKES NO RESPONSIBILITY FOR THE ACCURACY OF EXISTING TOPOGRAPHIC MAPPING.
- THE CONTRACTOR SHALL HAVE ONE (1) SIGNED COPY OF THESE APPROVED PLANS AND ONE (1) COPY OF THE APPROPRIATE DESIGN AND CONSTRUCTION STANDARDS AND SPECIFICATIONS AT THE JOB SITE AT ALL TIMES:
 - EL PASO COUNTY ENGINEERING CRITERIA MANUAL
 - CDOT STANDARD SPECIFICATIONS FOR ROAD & BRIDGE CONSTRUCTION
 - ELLCOTT UTILITIES STANDARDS SPECIFICATIONS (REFER TO CSU STANDARDS IN THE ABSENCE OF PUBLISHED SPECIFICATIONS)
- STORM DRAIN PIPE SHALL BE RCP CLASS III WITH CLASS C BEDDING UNLESS OTHERWISE NOTED. PROVIDE WATER-TIGHT JOINTS ON STORM SEWER PIPE.
- STATIONING IS AT CENTERLINE UNLESS OTHERWISE NOTED. ALL ELEVATIONS ARE AT FLOWLINE UNLESS OTHERWISE NOTED. ALL DIMENSIONS ARE FROM FACE OF CURB UNLESS OTHERWISE NOTED.
- PROPOSED CONTOURS SHOWN ARE TO FINISHED GRADE.
- LENGTHS SHOWN FOR STORM SEWER PIPES ARE TO CENTER OF MANHOLE.
- CONTRACTOR SHALL REMOVE AND DISPOSE OF ALL EXISTING STRUCTURES, DEBRIS, WASTE AND OTHER UNSUITABLE FILL MATERIAL FOUND WITHIN THE LIMITS OF EXCAVATION.
- MATCH INTO EXISTING GRADES AT 3:1 MAX CUT AND FILL SLOPES.
- REVEGETATION OF ALL DISTURBED AREAS SHALL BE DONE WITH SPECIFIED SEED MIX WITHIN 30 DAYS AFTER FINE GRADING IS COMPLETE.
- EROSION CONTROL SHALL CONSIST OF SILT FENCE AND OTHER BMP'S AS SHOWN ON THE DRAWINGS, AND TOPSOIL WITH GRASS SEED, WHICH WILL BE WATERED UNTIL VEGETATION HAS BEEN REESTABLISHED.
- THE EROSION CONTROL MEASURES OUTLINED ON THIS PLAN ARE THE RESPONSIBILITY OF THE DEVELOPER TO MONITOR AND REPLACE, REGRADE, AND REBUILD AS NECESSARY UNTIL VEGETATION IS REESTABLISHED.
- EROSION CONTROL MEASURES SHALL BE IMPLEMENTED IN A MANNER THAT WILL PROTECT ADJACENT PROPERTIES AND PUBLIC FACILITIES FROM THE ADVERSE EFFECTS OF EROSION AND SEDIMENTATION AS A RESULT OF CONSTRUCTION AND EARTHWORK ACTIVITIES WITHIN THE PROJECT SITE.
- ADDITIONAL EROSION CONTROL MEASURES MAY BE REQUIRED AS DETERMINED BY SITE CONDITIONS.
- 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
- PEDESTRIAN RAMPS SHALL BE INSTALLED AT ALL INTERSECTIONS AND CONFORM TO COUNTY ENGINEERING STANDARDS AND SPECIFICATIONS.
- ALL FINISHED GRADES SHALL HAVE A MINIMUM 0.5% SLOPE TO PROVIDE POSITIVE DRAINAGE.
- WHERE PROPOSED SLOPES CONFLICT WITH PROPOSED SPOT ELEVATIONS, SPOT ELEVATIONS SHALL GOVERN.
- CONTRACTOR SHALL OBTAIN ALL REQUIRED PERMITS PRIOR TO BEGINNING WORK.
- ALL RESIDENTIAL STREET CURB RETURN RADII ARE 20- FEET AT FLOWLINE UNLESS OTHERWISE NOTED. ARTERIAL STREET CURB RETURN RADII ARE 35' UNLESS NOTED OTHERWISE.
- 25-FOOT SIGHT VISIBILITY TRIANGLES SHALL BE PROVIDED AT ALL RESIDENTIAL STREET INTERSECTIONS. 50-FOOT SIGHT TRIANGLES SHALL BE PROVIDED AT ARTERIAL STREET INTERSECTIONS. NO OBSTRUCTIONS TALLER THAN 18" ARE PERMITTED WITHIN THESE TRIANGLES.
- CONTRACTOR SHALL SCHEDULE A PRE-CONSTRUCTION MEETING WITH EL PASO COUNTY AND ALL UTILITIES INVOLVED IN PROJECT PRIOR TO MOBILIZING ON SITE.
- TYPE C STORM INLETS SHALL HAVE CLOSE-MESH GRATES.
- PROVIDE 10' TRANSITION FROM RAMP CURB TO VERTICAL CURB ON EACH SIDE OF STORM INLETS.
- ALL BACKFILL, SUB-BASE, AND/OR BASE COURSE MATERIAL SHALL BE COMPACTED PER EL PASO COUNTY AND CDOT STANDARDS AND SPECIFICATIONS AND PROJECT GEOTECHNICAL REPORT. CONTRACTOR SHALL STABILIZE ALL SUBGRADE AREAS PER GEOTECHNICAL ENGINEER'S RECOMMENDATIONS.

LEGEND:



MAYBERRY, COLORADO SPRINGS - FILING NO. 2



19 E. Willamette Ave.
Colorado Springs, CO
80903
Ph: 719-477-9429
Fax: 719-471-0766
www.jpsegr.com



CALL UTILITY NOTIFICATION CENTER OF COLORADO
1-800-922-1987
CALL 2-BUSINESS DAYS IN ADVANCE BEFORE YOU DIG, GRADE, OR EXCAVATE FOR THE MEMBER UTILITIES.

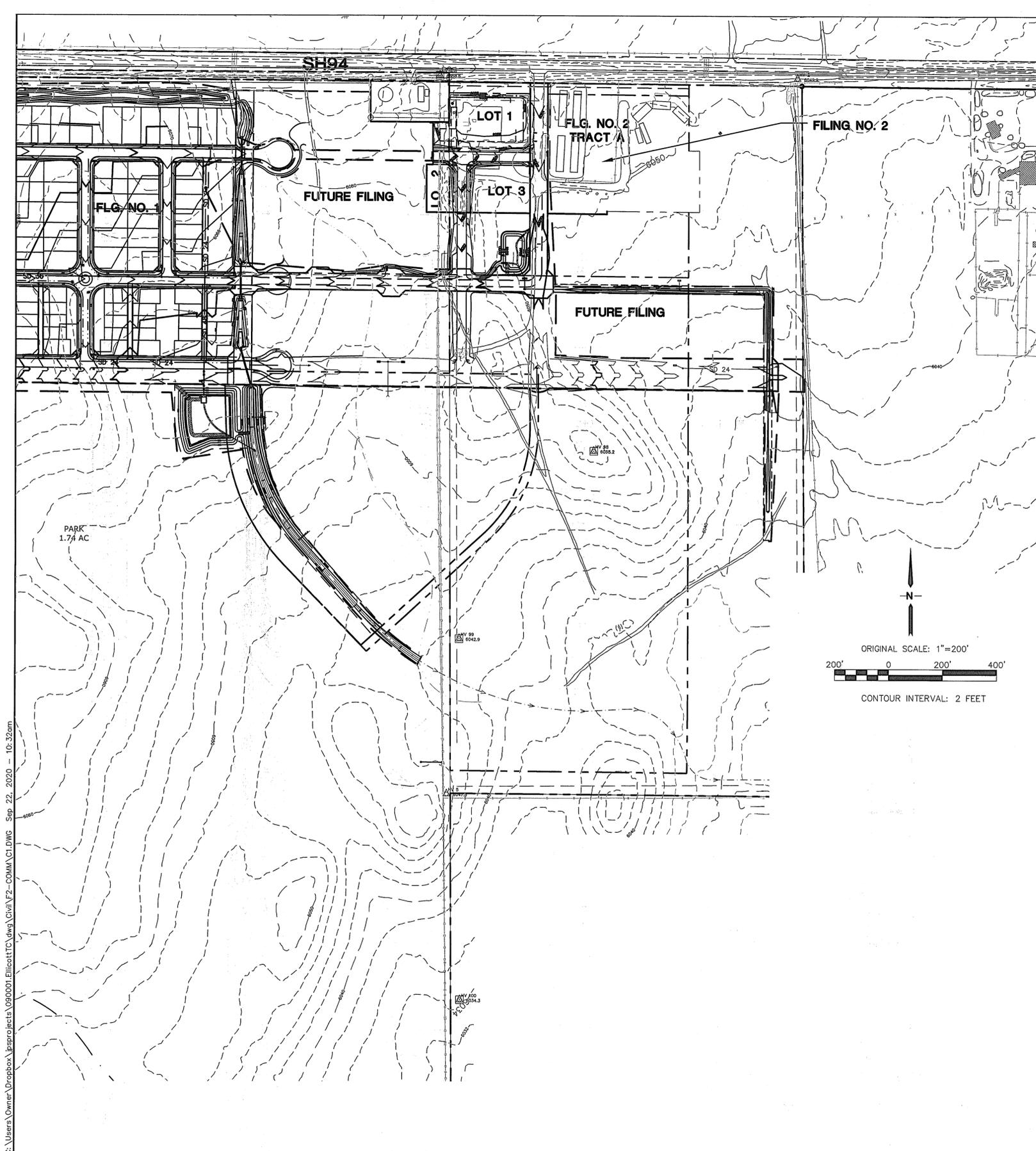
No.	REVISION	BY	DATE
1	FINAL PLAT SUBMITTAL	JPS	3/22/19
2	EPC COMMENTS	JPS	7/18/19
3	EPC COMMENTS	JPS	1/30/20

GENERAL NOTES



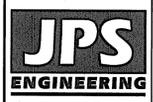
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VERT. SCALE: N/A	DESIGNED: JPS
SURVEYED: UP&E	CHECKED: JPS
CREATED: 3/18/19	LAST MODIFIED: 1/30/20
PROJECT NO: 090001	MODIFIED BY: BJJ

SHEET: G2-F2



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MAYBERRY, COLORADO SPRINGS - FILING NO. 2



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FOR THE MARKING OF UNDERGROUND
UTILITY UTILITIES.

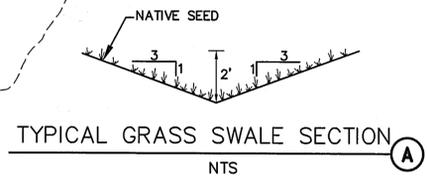
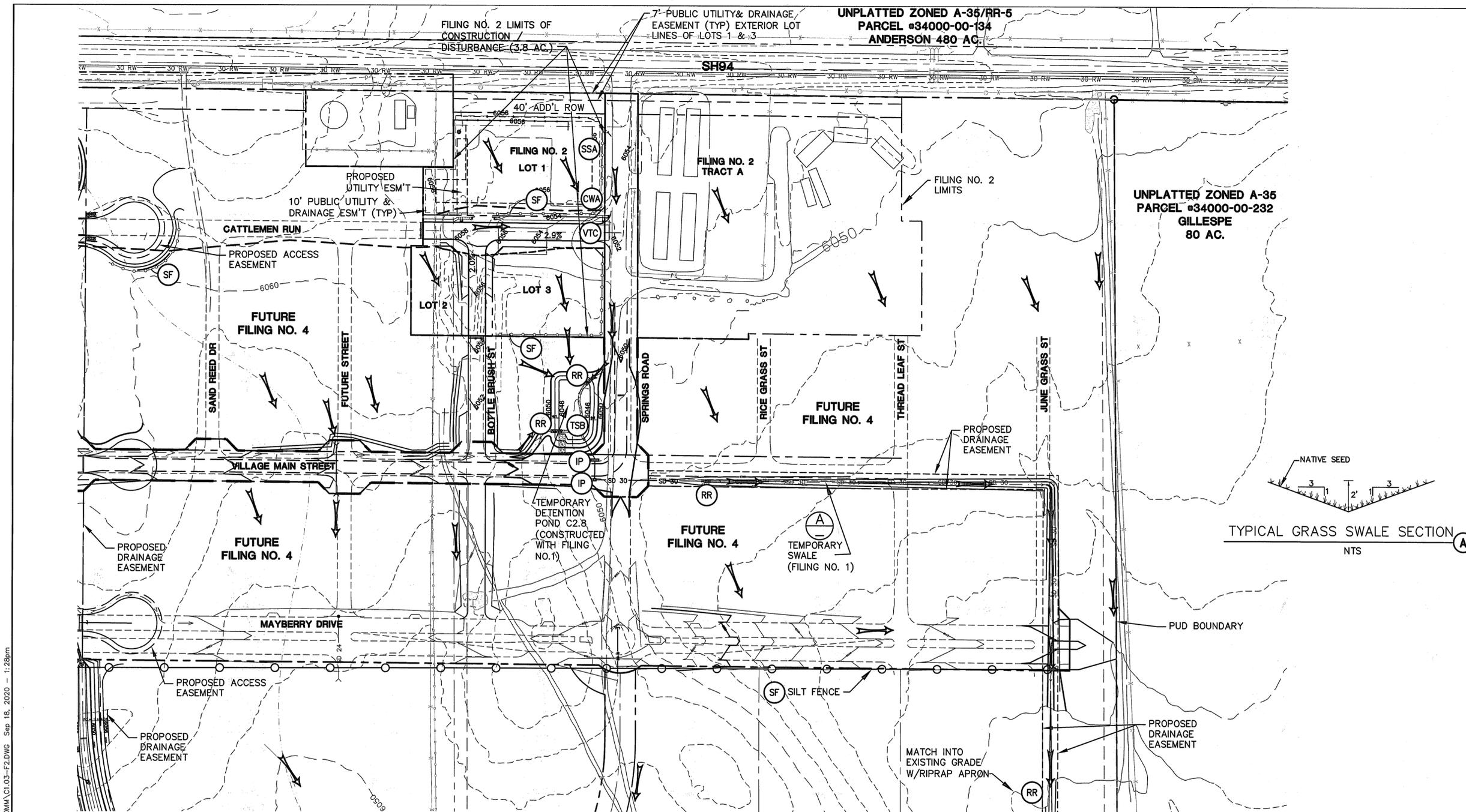
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2	COUNTY COMMENTS	JPS	1/30/20
3	COUNTY COMMENTS	JPS	4/17/20
4	COUNTY COMMENTS	JPS	9/22/20

OVERALL SITE PLAN & GENERAL NOTES



HORIZ. SCALE: 1"=200'	DRAWN: RMD
VERT. SCALE: N/A	DESIGNED: JPS
SURVEYED: UP&E	CHECKED: JPS
CREATED: 3/19/19	LAST MODIFIED: 9/22/20
PROJECT NO: 090001	MODIFIED BY: BJJ

SHEET C1-F2



LEGEND:

- BOUNDARY LINES
- 6490 --- EXISTING CONTOURS
- 6490 --- PROPOSED CONTOURS
- x 99.00 PROPOSED SPOT ELEVATION (FLOWLINE)
- PROPOSED STREET PROFILE GRADE
- CUT-FILL DEMARCATION LINES
- FLOW DIRECTION ARROWS

EROSION CONTROL LEGEND:

- IP INLET PROTECTION (GRAVEL FILTER)
- SF SILT FENCE
- VTC VEHICLE TRACKING CONTROL PAD (PER EPC STD. DETAIL)
- TM TEMPORARY SEED AND MULCH ON DISTURBED SLOPES
- STB STRAW BALE BARRIER
- TSB TEMPORARY SEDIMENT BASIN
- RR RIPRAP
- CWA CONCRETE WASHOUT AREA
- SSA STABILIZED STAGING AREA

CONTROL MEASURE/BMP PHASING:

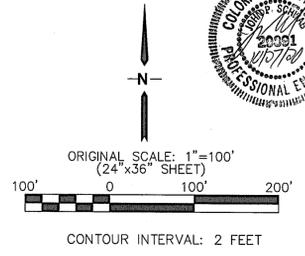
- INITIAL BMP'S:**
- VTC AT SPRINGS ROAD
 - SILT FENCE ALONG DOWNSTREAM EDGE OF GRADING LIMITS
 - SEDIMENT BASINS
- INTERIM BMP'S:**
- INLET PROTECTION
 - TEMPORARY SEED & MULCH
- FINAL BMP'S:**
- SEEDING & MULCHING

SEQUENCING NOTES:

- INSTALLATION OF INITIAL BMP'S
- INSPECTION OF INITIAL BMP'S BY COUNTY STAFF
- PRECONSTRUCTION MEETING WITH COUNTY STAFF
- THE MAXIMUM AREA TO BE OPENED AT ANY TIME IS 30 ACRES, AND THE MAXIMUM HEIGHT OF STOCKPILES IS TO BE 10- FEET

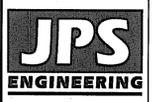
NOTE:

EXISTING VEGETATION IS LIMITED TO NATIVE GRASSES AND SHRUBS



MAYBERRY, COLORADO SPRINGS - FILING NO. 2

SITE GRADING & EROSION CONTROL PLAN



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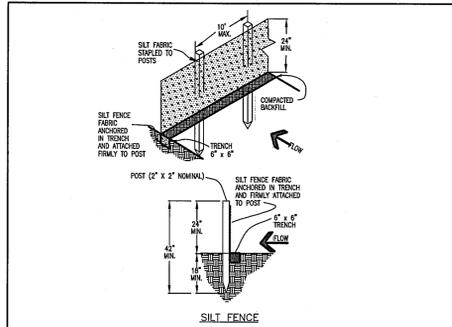
No.	REVISION	BY	DATE
A	EPC COMMENTS	JPS	7/18/19
B	EPC COMMENTS	JPS	1/30/20
C	EPC COMMENTS	JPS	4/17/20
D	EPC COMMENTS	JPS	6/24/20
E	EPC COMMENTS	JPS	9/18/20

HORZ. SCALE: 1"=100'	DRAWN: RMD
VERT. SCALE: N/A	DESIGNED: JPS
SURVEYED: UP&E	CHECKED: JPS
CREATED: 12/03/00	LAST MODIFIED: 9/18/20
PROJECT NO: 090001	MODIFIED BY: BJJ

SHEET: **C1.03-F2**

REVISED 7/02/19

- STORMWATER DISCHARGES FROM CONSTRUCTION SITES SHALL NOT CAUSE OR THREATEN TO CAUSE POLLUTION, CONTAMINATION, OR DEGRADATION OF STATE WATERS. ALL WORK AND EARTH DISTURBANCE SHALL BE DONE IN A MANNER THAT MINIMIZES POLLUTION OF ANY ON-SITE OR OFF-SITE WATERS, INCLUDING WETLANDS.
- 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.
- A SEPARATE STORMWATER MANAGEMENT PLAN (SMWP) FOR THIS PROJECT SHALL BE COMPLETED AND AN EROSION AND STORMWATER QUALITY CONTROL PERMIT (ESQCP) ISSUED PRIOR TO COMMENCING CONSTRUCTION. MANAGEMENT OF THE SMWP DURING CONSTRUCTION IS THE RESPONSIBILITY OF THE DESIGNATED QUALIFIED STORMWATER MANAGER OR CERTIFIED EROSION CONTROL INSPECTOR. THE SMWP SHALL BE LOCATED ON SITE AT ALL TIMES DURING CONSTRUCTION AND SHALL BE KEPT UP TO DATE WITH WORK PROGRESS AND CHANGES IN THE FIELD.
- ONCE THE ESQCP IS APPROVED AND A "NOTICE TO PROCEED" HAS BEEN ISSUED, THE CONTRACTOR MAY INSTALL THE INITIAL STAGE EROSION AND SEDIMENT CONTROL MEASURES AS INDICATED ON THE APPROVED GEC. A PRECONSTRUCTION MEETING BETWEEN THE CONTRACTOR, ENGINEER, AND EL PASO COUNTY WILL BE HELD PRIOR TO ANY CONSTRUCTION. IT IS THE RESPONSIBILITY OF THE APPLICANT TO COORDINATE THE MEETING TIME AND PLACE WITH COUNTY STAFF.
- CONTROL MEASURES MUST BE INSTALLED PRIOR TO COMMENCEMENT OF ACTIVITIES THAT COULD CONTRIBUTE POLLUTANTS TO STORMWATER. CONTROL MEASURES FOR ALL SLOPES, CHANNELS, DITCHES, AND DISTURBED LAND AREAS SHALL BE INSTALLED IMMEDIATELY UPON COMPLETION OF THE DISTURBANCE.
- ALL TEMPORARY SEDIMENT AND EROSION CONTROL MEASURES SHALL BE MAINTAINED AND REMAIN IN EFFECTIVE OPERATING CONDITION UNTIL PERMANENT SOIL EROSION CONTROL MEASURES ARE IMPLEMENTED AND FINAL STABILIZATION IS ESTABLISHED. ALL PERSONS ENGAGED IN LAND DISTURBANCE ACTIVITIES SHALL ASSESS THE ADEQUACY OF CONTROL MEASURES AT THE SITE AND IDENTIFY IF CHANGES TO THOSE CONTROL MEASURES ARE NEEDED TO ENSURE THE CONTINUED EFFECTIVE PERFORMANCE OF THE CONTROL MEASURES. ALL CHANGES TO TEMPORARY SEDIMENT AND EROSION CONTROL MEASURES MUST BE INCORPORATED INTO THE STORMWATER MANAGEMENT PLAN.
- TEMPORARY STABILIZATION SHALL BE IMPLEMENTED ON DISTURBED AREAS AND STOCKPILES WHERE GROUND DISTURBING CONSTRUCTION ACTIVITY HAS PERMANENTLY CEASED OR TEMPORARILY CEASED FOR LONGER THAN 14 DAYS.
- FINAL STABILIZATION MUST BE IMPLEMENTED AT ALL APPLICABLE CONSTRUCTION SITES. FINAL STABILIZATION IS ACHIEVED WHEN ALL GROUND DISTURBING ACTIVITIES ARE COMPLETE AND ALL DISTURBED AREAS EITHER HAVE A UNIFORM VEGETATIVE COVER WITH INDIVIDUAL PLANT DENSITY OF 70 PERCENT OF PRE-DISTURBANCE LEVELS ESTABLISHED OR EQUIVALENT PERMANENT ALTERNATIVE STABILIZATION METHOD IS IMPLEMENTED. ALL TEMPORARY SEDIMENT AND EROSION CONTROL MEASURES SHALL BE REMOVED UPON FINAL STABILIZATION AND BEFORE PERMIT CLOSURE.
- ALL PERMANENT STORMWATER MANAGEMENT FACILITIES SHALL BE INSTALLED AS DESIGNED IN THE APPROVED PLANS. ANY PROPOSED CHANGES THAT AFFECT THE DESIGN OR FUNCTION OF PERMANENT STORMWATER MANAGEMENT STRUCTURES MUST BE APPROVED BY THE ECM ADMINISTRATOR PRIOR TO IMPLEMENTATION.
- EARTH DISTURBANCES SHALL BE CONDUCTED IN SUCH A MANNER SO AS TO EFFECTIVELY MINIMIZE ACCELERATED SOIL EROSION AND RESULTING SEDIMENTATION. ALL DISTURBANCES SHALL BE DESIGNED, CONSTRUCTED, AND COMPLETED SO THAT THE EXPOSED AREA OF ANY DISTURBED LAND SHALL BE LIMITED TO THE SHORTEST PRACTICAL PERIOD OF TIME. PRE-EXISTING VEGETATION SHALL BE PROTECTED AND MAINTAINED WITHIN 50 HORIZONTAL FEET OF A WATERS OF THE STATE UNLESS SHOWN TO BE INFEASIBLE AND SPECIFICALLY REQUESTED AND APPROVED.
- COMPACTION OF SOIL MUST BE PREVENTED IN AREAS DESIGNATED FOR INFILTRATION CONTROL MEASURES OR WHERE FINAL STABILIZATION WILL BE ACHIEVED BY VEGETATIVE COVER. AREAS DESIGNATED FOR INFILTRATION CONTROL MEASURES SHALL ALSO BE PROTECTED FROM SEDIMENTATION DURING CONSTRUCTION UNTIL FINAL STABILIZATION IS ACHIEVED. IF COMPACTION PREVENTION IS NOT FEASIBLE DUE TO SITE CONSTRAINTS, ALL AREAS DESIGNATED FOR INFILTRATION AND VEGETATION CONTROL MEASURES MUST BE LOOSENEED PRIOR TO INSTALLATION OF THE CONTROL MEASURE(S).
- ANY TEMPORARY OR PERMANENT FACILITY DESIGNED AND CONSTRUCTED FOR THE CONVEYANCE OF STORMWATER AROUND, THROUGH, OR FROM THE EARTH DISTURBANCE AREA SHALL BE A STABILIZED CONVEYANCE DESIGNED TO MINIMIZE EROSION AND THE DISCHARGE OF SEDIMENT OFF SITE.
- CONCRETE WASH WATER SHALL BE CONTAINED AND DISPOSED OF IN ACCORDANCE WITH THE SMWP. NO WASH WATER SHALL BE DISCHARGED TO OR ALLOWED TO ENTER STATE WATERS, INCLUDING ANY SURFACE OR SUBSURFACE STORM DRAINAGE SYSTEM OR FACILITIES. CONCRETE WASHOUTS SHALL NOT BE LOCATED IN AN AREA WHERE SHALLOW GROUNDWATER MAY BE PRESENT, OR WITHIN 50 FEET OF A SURFACE WATER BODY, CREEK OR STREAM.
- DURING DEWATERING OPERATIONS OF UNCONTAMINATED GROUND WATER MAY BE DISCHARGED ON SITE, BUT SHALL NOT LEAVE THE SITE IN THE FORM OF SURFACE RUNOFF UNLESS AN APPROVED STATE DEWATERING PERMIT IS IN PLACE.
- EROSION CONTROL BLANKETING OR OTHER PROTECTIVE COVERING SHALL BE USED ON SLOPES STEEPER THAN 3:1.
- CONTRACTOR SHALL BE RESPONSIBLE FOR THE REMOVAL OF ALL WASTES FROM THE CONSTRUCTION SITE FOR DISPOSAL IN ACCORDANCE WITH LOCAL AND STATE REGULATORY REQUIREMENTS. NO CONSTRUCTION DEBRIS, TREE SLASH, BUILDING MATERIAL WASTES OR UNUSED BUILDING MATERIALS SHALL BE BURIED, DUMPED, OR DISCHARGED AT THE SITE.
- WASTE MATERIALS SHALL NOT BE TEMPORARILY PLACED OR STORED IN THE STREET, ALLEY, OR OTHER PUBLIC WAY, UNLESS IN ACCORDANCE WITH AN APPROVED TRAFFIC CONTROL PLAN. CONTROL MEASURES MAY BE REQUIRED BY EL PASO COUNTY ENGINEERING IF DEEMED NECESSARY, BASED ON SPECIFIC CONDITIONS AND CIRCUMSTANCES.
- TRACKING OF SOILS AND CONSTRUCTION DEBRIS OFF-SITE SHALL BE MINIMIZED. MATERIALS TRACKED OFF-SITE SHALL BE CLEANED UP AND PROPERLY DISPOSED OF IMMEDIATELY.
- THE OWNER/DEVELOPER SHALL BE RESPONSIBLE FOR THE REMOVAL OF ALL CONSTRUCTION DEBRIS, DIRT, TRASH, ROCK, SEDIMENT, SOIL, AND SAND THAT MAY ACCUMULATE IN ROADS, STORM DRAINS AND OTHER DRAINAGE CONVEYANCE SYSTEMS AND STORMWATER APPURTENANCES AS A RESULT OF SITE DEVELOPMENT.
- THE QUANTITY OF MATERIALS STORED ON THE PROJECT SITE SHALL BE LIMITED, AS MUCH AS PRACTICAL, TO THAT QUANTITY REQUIRED TO PERFORM THE WORK IN AN ORDERLY SEQUENCE. ALL MATERIALS STORED ON-SITE SHALL BE STORED IN A NEAT, ORDERLY MANNER, IN THEIR ORIGINAL CONTAINERS, WITH ORIGINAL MANUFACTURER'S LABELS.
- NO CHEMICAL(S) HAVING THE POTENTIAL TO BE RELEASED IN STORMWATER ARE TO BE STORED OR USED ONSITE UNLESS PERMISSION FOR THE USE OF SUCH CHEMICAL(S) IS GRANTED IN WRITING BY THE ECM ADMINISTRATOR. IN GRANTING APPROVAL FOR THE USE OF SUCH CHEMICAL(S), SPECIAL CONDITIONS AND MONITORING MAY BE REQUIRED.
- BULK STORAGE OF ALLOWED PETROLEUM PRODUCTS OR OTHER ALLOWED LIQUID CHEMICALS IN EXCESS OF 55 GALLONS SHALL REQUIRE ADEQUATE SECONDARY CONTAINMENT PROTECTION TO CONTAIN ALL SPILLS ONSITE AND TO PREVENT ANY SPILLED MATERIALS FROM ENTERING STATE WATERS, ANY SURFACE OR SUBSURFACE STORM DRAINAGE SYSTEM OR OTHER FACILITIES.
- NO PERSON SHALL CAUSE THE IMPEDIMENT OF STORMWATER FLOW IN THE CURB AND GUTTER OR DITCH EXCEPT WITH APPROVED SEDIMENT CONTROL MEASURES.
- OWNER/DEVELOPER AND THEIR AGENTS SHALL COMPLY WITH THE "COLORADO WATER QUALITY CONTROL ACT" (TITLE 25, ARTICLE 8, CRS), AND THE "CLEAN WATER ACT" (33 USC 1344), IN ADDITION TO THE REQUIREMENTS OF THE LAND DEVELOPMENT CODE, DCM VOLUME II AND THE ECM APPENDIX I. ALL APPROPRIATE PERMITS MUST BE OBTAINED BY THE CONTRACTOR PRIOR TO CONSTRUCTION (1041, NPDES, FLOODPLAIN, 404, FUGITIVE DUST, ETC.). IN THE EVENT OF CONFLICTS BETWEEN THESE REQUIREMENTS AND OTHER LAWS, RULES, OR REGULATIONS OF OTHER FEDERAL, STATE, LOCAL, OR COUNTY AGENCIES, THE MOST RESTRICTIVE LAWS, RULES, OR REGULATIONS SHALL APPLY.
- ALL CONSTRUCTION TRAFFIC MUST ENTER/EXIT THE SITE ONLY AT APPROVED CONSTRUCTION ACCESS POINTS.
- PRIOR TO CONSTRUCTION THE PERMITTEE SHALL VERIFY THE LOCATION OF EXISTING UTILITIES.
- A WATER SOURCE SHALL BE AVAILABLE ON SITE DURING EARTHWORK OPERATIONS AND SHALL BE UTILIZED AS REQUIRED TO MINIMIZE DUST FROM EARTHWORK EQUIPMENT AND WIND.
- THE SOILS REPORT FOR THIS SITE HAS BEEN PREPARED BY CTL THOMPSON, DATED JULY 13, 2006 AND SHALL BE CONSIDERED A PART OF THESE PLANS.
- AT LEAST TEN (10) DAYS PRIOR TO THE ANTICIPATED START OF CONSTRUCTION, FOR PROJECTS THAT WILL DISTURB ONE (1) ACRE OR MORE, THE OWNER OR OPERATOR OF CONSTRUCTION ACTIVITY SHALL SUBMIT A PERMIT APPLICATION FOR STORMWATER DISCHARGE TO THE COLORADO DEPARTMENT OF PUBLIC HEALTH AND ENVIRONMENT, WATER QUALITY DIVISION. THE APPLICATION CONTAINS CERTIFICATION OF COMPLETION OF A STORMWATER MANAGEMENT PLAN (SMWP), OF WHICH THIS GRADING AND EROSION CONTROL PLAN MAY BE A PART. FOR INFORMATION OR APPLICATION MATERIALS CONTACT:
COLORADO DEPARTMENT OF PUBLIC HEALTH AND ENVIRONMENT
WATER QUALITY CONTROL DIVISION
WQCD - PERMITS
4300 CHERRY CREEK DRIVE SOUTH
DENVER, CO 80246-1530
ATTN: PERMITS UNIT



SILT FENCE NOTES

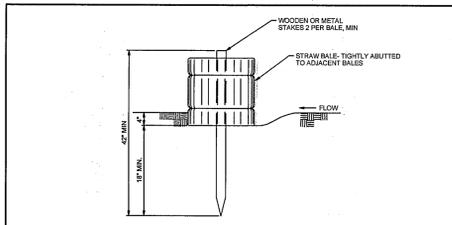
INSTALLATION REQUIREMENTS

- SILT FENCES SHALL BE INSTALLED PRIOR TO ANY LAND DISTURBING ACTIVITIES.
- WHEN JOINTS ARE NECESSARY, SILT FENCE GEOTEXTILE SHALL BE SPIZZED TOGETHER ONLY AT SUPPORT POSTS AND SECURELY SEALED.
- METAL POSTS SHALL BE "STUDDER TEE" OR "T" TYPE WITH MINIMUM HEIGHT OF 1.5 FEET PER LINEAR FOOT. WOOD POSTS SHALL HAVE A MINIMUM DIAMETER OR CROSS SECTION DIMENSION OF 2 INCHES.
- THE FILTER MATERIAL SHALL BE FASTENED SECURELY TO METAL OR WOOD POSTS USING WIRE NETS, OR TO WOOD POSTS WITH 3/4" LONG #8 HEAVY-DUTY STAPLES. THE SILT FENCE GEOTEXTILE SHALL NOT BE STAPLED TO EXISTING TREES.
- WIRE NETS OR WIRE MESH FENCE MAY BE USED TO SUPPORT THE GEOTEXTILE. WIRE NETS SHALL BE FASTENED SECURELY TO THE UPSLOPE SIDE OF THE POSTS USING HEAVY-DUTY WIRE STAPLES AT LEAST 3/4" LONG. WIRE NETS OR WIRE STAPLES SHALL EXTEND INTO THE TRENCH A MINIMUM OF 2" AND SHALL NOT EXTEND MORE THAN 3" ABOVE THE ORIGINAL GROUND SURFACE.
- ALONG THE TOE OF FILL, INSTALL THE SILT FENCE ALONG A LEVEL CONTOUR AND PROVIDE AN APRON TO ALLOW FOR RUNOFF TO FLOW AND SEDIMENT TO SETTLE. A MINIMUM DISTANCE OF 3 FEET FROM THE TOE OF THE FILL IS RECOMMENDED.
- THE HEIGHT OF THE SILT FENCE FROM THE GROUND SURFACE SHALL BE MINIMUM OF 24 INCHES AND SHALL NOT EXCEED 36 INCHES. HIGHER FENCES MAY IMPROVE VOLUMES OF WATER SUFFICIENT TO CAUSE FAILURE OF THE STRUCTURE.

MAINTENANCE REQUIREMENTS

- CONTRACTOR SHALL INSPECT SILT FENCES IMMEDIATELY AFTER EACH RAINFALL. AT LEAST DAILY DURING PROLONGED RAINFALL, AND IMMEDIATELY DURING PERIODS OF NO RAINFALL. DAMAGED, COLLAPSED, UNINTENDED OR DEFECTIVE SILT FENCES SHALL BE PROMPTLY REPAIRED OR REPLACED.
- SEDIMENT SHALL BE REMOVED FROM BEHIND SILT FENCE WHEN IT ACCUMULATES TO HALF THE EXPOSED GEOTEXTILE HEIGHT.
- SILT FENCES SHALL BE REMOVED WHEN ADEQUATE VEGETATIVE COVER IS ATTAINED AS APPROVED BY THE CITY.

City of Colorado Springs Stormwater Quality Figure SF-2 Silt Fence Construction Detail and Maintenance Requirements 3-38



STRAW BALE BARRIER NOTES

INSTALLATION REQUIREMENTS

- STRAW BALE BARRIERS SHALL BE INSTALLED PRIOR TO ANY LAND DISTURBING ACTIVITIES.
- BALES SHALL CONSIST OF APPROXIMATELY 5 CUBIC FEET OF DRYED WOOD FREE HAY OR STRAW AND WEIGH NOT LESS THAN 35 POUNDS.
- BALES ARE TO BE PLACED IN A SINGLE ROW WITH THE END OF THE BALES TIGHTLY ABUTTING ONE ANOTHER.
- EACH BALE IS TO BE SECURELY ANCHORED WITH AT LEAST TWO STAKES AND THE FIRST STAKE IS TO BE DRIVEN TOWARD THE DOWNSTREAM END TO FORCE THE BALES TOGETHER.
- STAKES ARE TO BE A MINIMUM OF 42 INCHES LONG. METAL STAKES SHALL BE STANDARD "T" OR "I" TYPE WITH MINIMUM HEIGHT OF 1.5 FEET PER LINEAR FOOT. WOOD STAKES SHALL HAVE A MINIMUM DIAMETER OR CROSS SECTION DIMENSION OF 2 INCHES.
- BALES ARE TO BE STAKED WITH EITHER WIRE OR STAPLES AND ORIENTED SUCH THAT THE BUNDLES ARE ACROSS THE SIDES AND NOT ALONG THE TOPS AND BOTTOMS OF THE BALE.
- GAPS BETWEEN BALES ARE TO BE CHECKED (FILLED BY WOODING) WITH STRAW OR THE SAME MATERIAL OF THE BALE.
- END BALES ARE TO EXTEND UPSLOPE SO THE TRAPPED RUNOFF CANNOT FLOW AROUND THE ENDS OF THE BARRIER.

MAINTENANCE REQUIREMENTS

- CONTRACTOR SHALL INSPECT STRAW BALE BARRIERS IMMEDIATELY AFTER EACH RAINFALL, AND WEEKLY DURING PERIODS NO RAINFALL.
- DAMAGED OR INEFFECTIVE BARRIERS SHALL PROMPTLY BE REPAIRED. REPLACING BALES TO BE REPAIRED WITH COMPACTED BACKFILL MATERIAL.
- SEDIMENT SHALL BE REMOVED FROM BEHIND STRAW BALE BARRIERS WHEN IT ACCUMULATES TO APPROXIMATELY 1/2 THE HEIGHT OF THE BARRIER.
- STRAW BALE BARRIERS SHALL BE REMOVED WHEN ADEQUATE VEGETATIVE COVER IS ATTAINED AS APPROVED BY THE CITY.

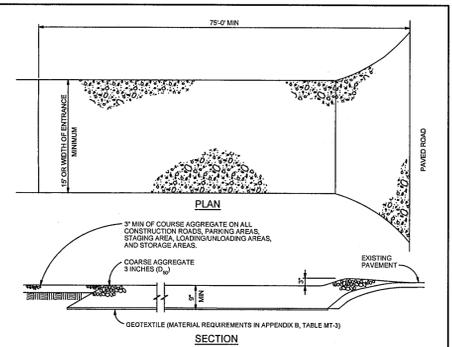
City of Colorado Springs Stormwater Quality Figure SBB-2 Straw Bale Barrier Construction Detail and Maintenance Requirements 3-42

SEEDING MIX:

GRASS	VARIETY	AMOUNT IN PLS LBS. PER ACRE
CRESTED WHEAT GRASS	EPHRAIM OR HYCREST	4.0 LBS.
PERENIAL RYE	LINN	2.0 LBS.
WESTERN WHEATGRASS	SARTON	3.0 LBS.
SMOOTH BROME GRASS	LINCOLN OR MANCHAR	5.0 LBS.
SIDEOLATS GRAMA	EPHRAIM	2.5 LBS.
TOTAL:		16.5 LBS.

SEEDING & FERTILIZER APPLICATION: DRILL SEED OR HYDRO-SEED PER CDOT SPEC. SECTION 212.

MULCHING APPLICATION: CONFORM TO CDOT SPEC-SECTION 213.



VEHICLE TRACKING NOTES

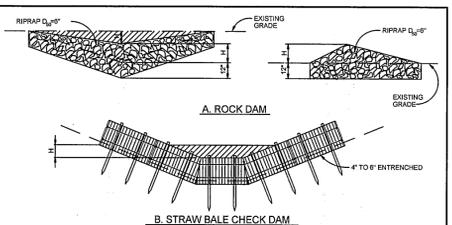
INSTALLATION REQUIREMENTS

- ALL ENTRANCES TO THE CONSTRUCTION SITE ARE TO BE STABILIZED PRIOR TO CONSTRUCTION BEGINNING.
- CONSTRUCTION ENTRANCES ARE TO BE BUILT WITH AN APRON TO ALLOW FOR TURNING TRAFFIC. APRONS SHOULD NOT BE BUILT OVER EXISTING PAVEMENT EXCEPT FOR A SLIGHT OVERLAY.
- AREAS TO BE STABILIZED ARE TO BE PROPERLY GRADED AND COMPACTED PRIOR TO LAYING DOWN GEOTEXTILE AND STONE.
- CONSTRUCTION ROADS, PARKING AREAS, LOADING/UNLOADING ZONES, STORAGE AREAS, AND STAGING AREAS ARE TO BE STABILIZED.
- CONSTRUCTION ROADS ARE TO BE BUILT TO CONFORM TO SITE GRADES, BUT SHOULD NOT HAVE STEEP SLOPES OR ROAD GRADES THAT ARE EXCESSIVELY STEEP.

MAINTENANCE REQUIREMENTS

- REGULAR INSPECTIONS ARE TO BE MADE OF ALL STABILIZED AREAS, ESPECIALLY AFTER STORM EVENTS.
- STONES ARE TO BE REPLACED PERIODICALLY AND REPAIR IS NECESSARY.
- SEDMENT TRACKED ONTO PAVED ROADS IS TO BE REMOVED DAILY BY SHOVELING OR SWEEPING. SEEDMENT IS NOT TO BE WASHED DOWN STORM SEWER DRAINS.
- STORM SEWER INLET PROTECTION IS TO BE IN PLACE, INSPECTED, AND CLEANED IF NECESSARY.
- OTHER ASSOCIATED SEDIMENT CONTROL MEASURES ARE TO BE INSPECTED TO ENSURE GOOD WORKING CONDITION.

City of Colorado Springs Stormwater Quality Figure VT-2 Vehicle Tracking Application Examples 3-54



CHECK DAM NOTES

INSTALLATION REQUIREMENTS

- STRAW BALES USED AS CHECK DAMS ARE TO MEET THE REQUIREMENTS STATED IN FIGURE SBB-2.
- THE 1/2" OVERFLOW SHALL BE DIRECTED TO PROVIDE DEEP FLOW CONVEYANCE FOR 2-YEAR FLOW OR GREATER.

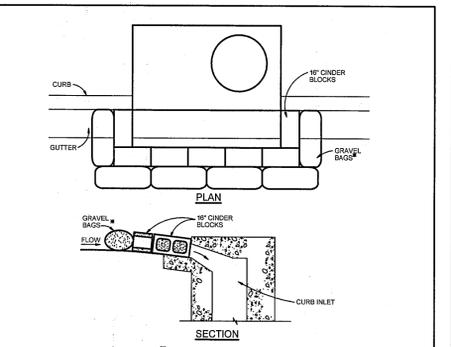
MAINTENANCE REQUIREMENTS

- REGULAR INSPECTIONS ARE TO BE MADE OF ALL CHECK DAMS, ESPECIALLY AFTER STORM EVENTS.
- REPLACE STONE AS NECESSARY TO MAINTAIN THE CORRECT HEIGHT OF THE DAM.
- ACCUMULATED SEDIMENT AND DEBRIS IS TO BE REMOVED FROM BEHIND THE DAMS AFTER EACH STORM ON WHEN 1/2 OF THE ORIGINAL HEIGHT OF THE DAM IS REACHED.
- CHECK DAMS ARE TO REMAIN IN PLACE AND OPERATIONAL UNTIL THE DRAINAGE AREA AND CHANNEL ARE PERMANENTLY STABILIZED.
- WHEN CHECK DAMS ARE REMOVED THE CHANNEL LINING OR VEGETATION IS TO BE RESTORED.

City of Colorado Springs Stormwater Quality Figure CD-1 Check Dam Construction Detail and Maintenance Requirements 3-60

EROSION CONTROL NOTES:

AT LEAST TEN DAYS PRIOR TO THE ANTICIPATED START OF CONSTRUCTION, FOR PROJECTS THAT WILL DISTURB 1 ACRE OR MORE, THE OWNER OR OPERATOR OF THE CONSTRUCTION ACTIVITY SHALL SUBMIT A PERMIT APPLICATION FOR STORMWATER DISCHARGE TO THE COLORADO DEPARTMENT OF PUBLIC HEALTH AND ENVIRONMENT, WATER QUALITY CONTROL DIVISION. THE APPLICATION CONTAINS CERTIFICATION OF COMPLETION OF A STORMWATER MANAGEMENT PLAN (SMWP), OF WHICH THIS GRADING AND EROSION CONTROL PLAN MAY BE A PART. FOR INFORMATION OR APPLICATION MATERIALS CONTACT:
COLORADO DEPARTMENT OF PUBLIC HEALTH AND ENVIRONMENT
WATER QUALITY CONTROL DIVISION
WQCD - PERMITS
4300 CHERRY CREEK DRIVE SOUTH
DENVER, COLORADO 80246-1530
ATTN: PERMITS UNIT



BLOCK AND GRAVEL BAG CURB INLET PROTECTION NOTES

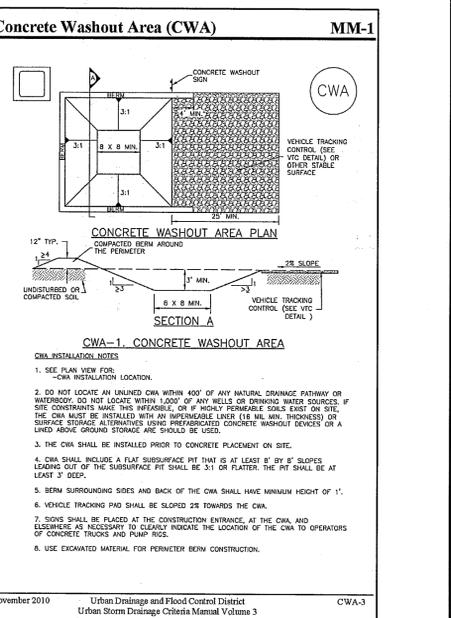
INSTALLATION REQUIREMENTS

- INLET PROTECTION SHALL BE INSTALLED IMMEDIATELY AFTER CONSTRUCTION OF INLET.
- CONCRETE BLOCKS ARE TO BE Laid AROUND THE INLET IN A SINGLE ROW OR TWO ROWS ABUTTING ONE ANOTHER WITH THE OPEN ENDS OF THE BLOCK FACING OUTWARD.
- GRAVEL BAGS ARE TO BE PLACED AROUND THE CONCRETE BLOCKS CLOSELY ABUTTING ONE ANOTHER SO THERE ARE NO GAPS.
- GRAVEL BAGS ARE TO CONTAIN WASHED SAND OR GRAVEL APPROXIMATELY 20 INCH IN DIAMETER.
- BAGS ARE TO BE MADE OF 100 INCH WIRE MESH USED WITH GRAVEL ONLY OR GEOTEXTILE.
- AN ALTERNATE 3/4" TO 1" GRAVEL FILTER OVER A WIRE SCREEN MAY BE USED IN PLACE OF GRAVEL BAGS. THE WIRE MESH SHALL EXTEND ABOVE THE TOP OF THE CONCRETE BLOCKS AND THE GRAVEL PLACED OVER THE WIRE SCREEN TO THE TOP OF THE CONCRETE BLOCKS.

MAINTENANCE REQUIREMENTS

- CONTRACTOR SHALL INSPECT INLET PROTECTION IMMEDIATELY AFTER EACH RAINFALL, AND WEEKLY DURING PERIODS NO RAINFALL.
- DAMAGED OR INEFFECTIVE INLET PROTECTION SHALL PROMPTLY BE REPAIRED OR REPLACED.
- SEDIMENT SHALL BE REMOVED WHEN SEDIMENT HAS ACCUMULATED TO APPROXIMATELY TO THE DESIGN DEPTH OF THE TRAP.
- INLET PROTECTION SHALL BE REMOVED WHEN ADEQUATE VEGETATIVE COVER IS ATTAINED WITHIN THE DRAINAGE AREA AS APPROVED BY THE CITY.

City of Colorado Springs Stormwater Quality Figure IP-3 Block & Gravel Bag Curb Inlet Protection Construction Detail and Maintenance Requirements 3-57



CONCRETE WASHOUT AREA (CWA) MM-1

INSTALLATION NOTES

- SEE PLAN VIEW FOR CWA INSTALLATION LOCATION.
- DO NOT LOCATE AN UNLINED CWA WITHIN 400' OF ANY NATURAL DRAINAGE PATHWAY OR WETLANDS. DO NOT LOCATE WITHIN 200' OF ANY WELLS OR DRINKING WATER SOURCES. IF SITE CONSTRAINTS MAKE THIS INFEASIBLE, OR IF HIGHLY PERMEABLE SOILS EXIST ON SITE, THE CWA MUST BE INSTALLED WITH AN IMPROVED USER (18 IN. MIN. THICKNESS) OR SURFACE STORAGE ALTERNATIVES USING PREFABRICATED CONCRETE WASHOUT DECKS OR A LINED ABOVE GROUND STORAGE AREA SHALL BE USED.
- THE CWA SHALL BE INSTALLED PRIOR TO CONCRETE PLACEMENT ON SITE.
- CWA SHALL INCLUDE A FLAT SUBSURFACE PIT THAT IS AT LEAST 8" BY 8" SLOPES LEADING OUT OF THE SUBSURFACE PIT SHALL BE 3:1 OR FLATTER. THE PIT SHALL BE AT LEAST 2' DEEP.
- BERM SURROUNDING SIDES AND BACK OF THE CWA SHALL HAVE MINIMUM HEIGHT OF 1'.
- VEHICLE TRACKING PAD SHALL BE SLOPED 2% TOWARDS THE CWA.
- SOILS SHALL BE PLACED AT THE CONSTRUCTION ENTRANCE, AT THE CWA, AND ELSEWHERE AS NECESSARY TO CLEARLY INDICATE THE LOCATION OF THE CWA TO OPERATORS OF CONCRETE TRUCKS AND PUMP RIGS.
- USE EXCAVATED MATERIAL FOR PERMANENT BERM CONSTRUCTION.

November 2010 Urban Drainage and Flood Control District Urban Storm Drainage Criteria Manual Volume 3 CWA-3

ESTIMATED TIME SCHEDULE:

ACTIVITY	START DATE	END DATE
INSTALL BMP'S	MARCH, 2021	
GRADING START	MARCH, 2021	
GRADING COMPLETION	AUGUST, 2021	
SEEDING & MULCHING	AUGUST, 2021	
STABILIZATION	AUGUST, 2022	

SEDIMENT CONTROL MAINTENANCE PROGRAM:

FREQUENCY 1

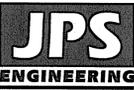
ACTIVITY	FREQUENCY
PERIODIC SITE INSPECTIONS	BI-WEEKLY
RE-VEGETATION OF EXPOSED SOILS	WITHIN 21 DAYS OF GRADING
SEDIMENT REMOVAL FROM BMP'S	MONTHLY
REMOVAL OF BMP'S	AFTER STABILIZATION ACHIEVED

1 AND AFTER ANY PRECIPITATION OR SNOW MELT EVENT THAT CAUSES SURFACE EROSION.

2 ACCUMULATED SEDIMENT AND DEBRIS SHALL BE REMOVED WHEN THE SEDIMENT LEVEL REACHES ONE HALF THE HEIGHT OF THE BMP OR AT ANY TIME THAT SEDIMENT OR DEBRIS ADVERSELY IMPACTS THE FUNCTION OF THE BMP.

MAYBERRY, COLORADO SPRINGS - FILING NO. 2

EROSION CONTROL NOTES & DETAILS



19 E. Wilmamette Ave.
Colorado Springs, CO 80903
PH: 719-477-9429
FAX: 719-471-0786
www.jpsenr.com

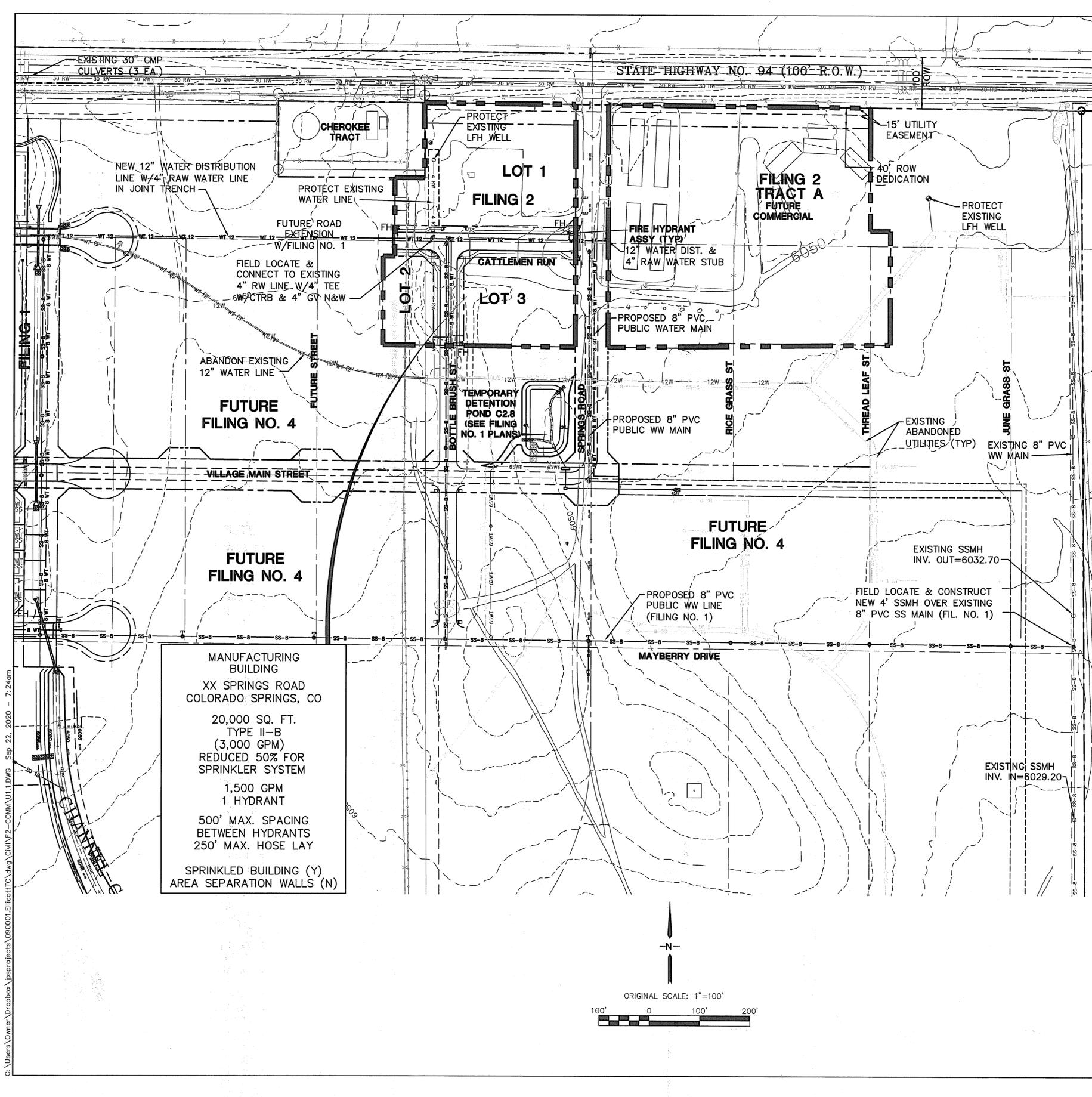


CALL UTILITY NOTIFICATION
CENTER OF COLORADO
1-800-922-1987
1-800-922-1987
BEFORE YOU DIG, GRADE, OR EXCAVATE FOR THE MEMBER UTILITIES.

No.	REVISION	BY	DATE
A	EPC COMMENTS	JPS	7/18/20
B	EPC COMMENTS	JPS	1/30/20
C	EPC COMMENTS	JPS	9/15/20

HORIZ. SCALE: NTS DRAWN: BJJ
VERT. SCALE: N/A DESIGNED: JPS
SURVEYED: CHECKED: JPS
CREATED: 3/24/06 LAST MODIFIED: 9/15/20
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SHEET: C1.04-F2

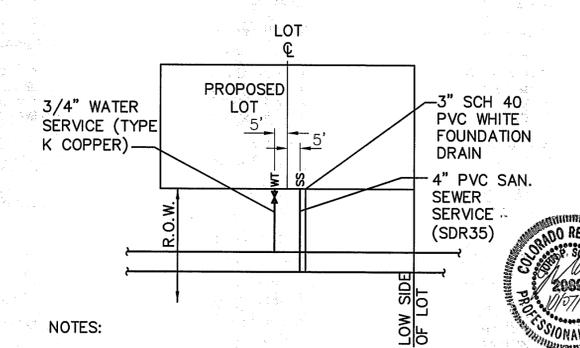




GENERAL UTILITY NOTES:

1. ALL WATER AND SEWER INSTALLATIONS SHALL CONFORM TO ELLICOTT UTILITIES COMPANY STANDARD SPECIFICATIONS, WHICH FOLLOW CSU STANDARD SPECIFICATIONS.
2. THE 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 ACTUAL CONSTRUCTION.
3. STORM DRAIN PIPE SHALL BE RCP (CLASS III) UNLESS OTHERWISE NOTED.
4. STORM DRAIN PIPE BEDDING SHALL BE CLASS C.
5. SANITARY SEWER PIPE SHALL BE PVC ASTM D3034-SDR 35 OR ASTM F679 UNLESS OTHERWISE NOTED.
6. STATIONING IS AT CENTERLINE UNLESS OTHERWISE NOTED.
7. ALL ELEVATIONS ARE AT FLOWLINE UNLESS OTHERWISE NOTED. ALL DIMENSIONS ARE FROM FACE OF CURB UNLESS OTHERWISE NOTED.
8. WATER PIPES AND FITTINGS SHALL BE INSTALLED PER SMD SPECIFICATIONS. ALL TRENCH BEDDING, THRUST BLOCKS AND REVERSE ANCHORS SHALL BE INSTALLED PER CSU STANDARDS. ALL WATER PIPE SHALL BE PVC AWWA C900 (DR14). DISINFECTION AND TESTING SHALL BE COMPLETED PER CSU SPECIFICATIONS.
9. LENGTHS SHOWN FOR STORM SEWER PIPES ARE TO CENTER OF MANHOLE.
10. CONTRACTOR SHALL MAKE WATER CONNECTIONS WITHOUT SHUTDOWN OR NOTIFY OWNER AND AFFECTED RESIDENTS OF ANY SERVICE SHUTDOWNS NECESSARY TO CONNECT TO EXISTING LINES.
11. BENDS, DEFLECTION & CUT PIPE LENGTHS SHALL BE USED TO HOLD HORIZONTAL ALIGNMENT OF SEWER AND WATER LINES TO 10 FEET SEPARATION AT ALL POINTS REQUIRED. ALIGNMENT CONSTRUCTION STAKES SHALL BE PLACED AT 25' INTERVALS ALONG CURVES FOR PLACEMENT OF SEWER AND WATER LINES.
12. FIRE HYDRANT ASSEMBLIES SHALL BE INSTALLED PER CSU STANDARDS AND SHALL INCLUDE LATERAL, VALVE, ELBOW, HYDRANT, AND THRUST BLOCKS.
13. WHEREVER DUCTILE IRON PIPE IS USED, THE PIPE, FITTINGS AND HYDRANTS SHALL BE WRAPPED IN POLYETHYLENE.
14. SERVICE LINES SHALL BE INSTALLED PER CSU STANDARDS.
15. CONTRACTOR SHALL COORDINATE WITH GAS, ELECTRIC, TELEPHONE AND CABLE T.V. UTILITY SUPPLIERS FOR INSTALLATION OF ALL UTILITIES. MINIMUM COVER FOR ALL UTILITIES SHALL BE 36".
16. UTILITY BEDDING SHALL BE PLACED PER CSU REQUIREMENTS.
17. CONTRACTOR SHALL REMOVE AND DISPOSE OF ALL EXISTING STRUCTURES, DEBRIS, WASTE AND OTHER UNSUITABLE FILL MATERIAL FOUND WITHIN THE LIMITS OF EXCAVATION.
18. REFER TO CSU SPECIFICATIONS FOR BACKFILL AND COMPACTION SPECIFICATIONS, ALSO MEET ALL EL PASO COUNTY BACKFILL SPECIFICATIONS IN THE ROADWAY R.O.W.'S.
19. CONTRACTOR SHALL OBTAIN ALL REQUIRED PERMITS.
20. CONTRACTOR SHALL SUBMIT SHOP DRAWINGS FOR ALL MATERIALS TO OWNER FOR APPROVAL PRIOR TO BEGINNING WORK.
21. WATER MAIN FITTINGS 5' OR LESS APART REQUIRE ALL-THREAD (2 EA. 3/4").
22. INSTALLATION OF CURVILINEAR WATER & SANITARY SEWER MAINS SHALL FOLLOW MANUFACTURER'S RECOMMENDATIONS.
23. INSTALL POLY-WRAP AS BOND BREAKER AT ALL THRUST BLOCKS.
24. ALL WATER LINE LOWERINGS UNDER STORM DRAIN SHALL MEET CSU SPECIFICATIONS. ANY STEEL SLEEVES IN ROADWAY R.O.W. NEED TO MEET 50-YEAR DESIGN LIFE MINIMUM.
25. SEWER MAINS SHALL BE TV INSPECTED AFTER INSTALLATION FOR APPROVAL BY OWNER.
26. THE WATER MAIN HAS BEEN DESIGNED TO PROVIDE FOR A MINIMUM OF 4- FEET OF CLEARANCE BETWEEN THE GUTTER LIP AND THE CENTER LINE OF THE WATER MAIN. THE CONTRACTOR SHALL INSTALL THE WATER MAIN IN ACCORDANCE WITH THE CONSTRUCTION DRAWINGS, PROVIDING FOR A MINIMUM OF 4- FEET OF CLEARANCE AS DESIGNED.
27. CURBS TO BE MARKED WITH "W" AND "S" FOR RESPECTIVE LOCATIONS OF SERVICE LINES TO LOTS FOR WATER AND SEWER.
28. GATE VALVES ARE REQUIRED ON EACH SIDE OF ALL TEES AND CROSSES WITHIN THE PROJECT.

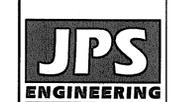
MANUFACTURING BUILDING
XX SPRINGS ROAD
COLORADO SPRINGS, CO
20,000 SQ. FT.
TYPE II-B
(3,000 GPM)
REDUCED 50% FOR
SPRINKLER SYSTEM
1,500 GPM
1 HYDRANT
500' MAX. SPACING
BETWEEN HYDRANTS
250' MAX. HOSE LAY
SPRINKLED BUILDING (Y)
AREA SEPARATION WALLS (N)



- NOTES:
1. MARK CURB WITH "W/W" AND "S" FOR LOCATION OF WATER AND SEWER LOCATIONS.
 2. SET SS SERVICE STUB INVERT AT 8' BELOW CURB FLOWLINE GRADE UNLESS NOTED OTHERWISE.

TYPICAL SERVICE LOCATIONS (A)
NTS

MAYBERRY, COLORADO SPRINGS - FILING NO. 2



19 E. Willamette Ave.
Colorado Springs, CO
80903
PH: 719-477-9429
FAX: 719-471-0766
www.jpseng.com

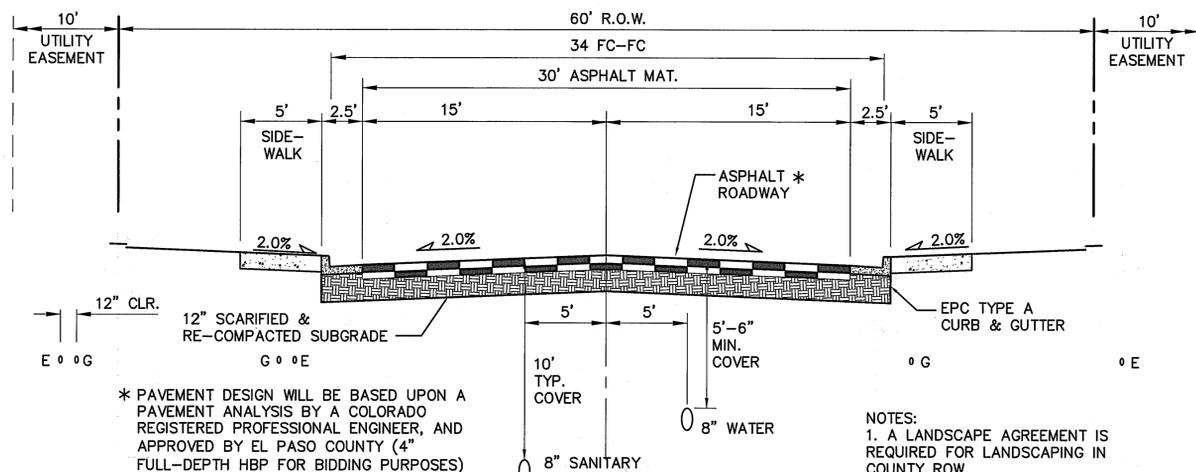
CALL UTILITY NOTIFICATION
CENTER OF COLORADO
1-800-922-1987
CALL 2-BUSINESS DAYS IN ADVANCE
BEFORE YOU DIG, GRADE, OR EXCAVATE
FOR THE MEMBER UTILITIES.

NO.	REVISION	DATE	BY
1	FINAL PLAN SUBMITTAL	3/27/19	JPS
2	EPC COMMENTS	7/18/19	JPS
3	EPC COMMENTS	9/22/20	JPS

**FILING NO. 2
UTILITY PLAN**

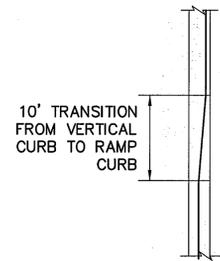


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VERT. SCALE: N/A	DESIGNED: JPS
SURVEYED: UP&E	CHECKED: JPS
CREATED: 3/18/19	LAST MODIFIED: 9/22/20
PROJECT NO: 090001	MODIFIED BY: BJJ
SHEET: U1.1-F2	

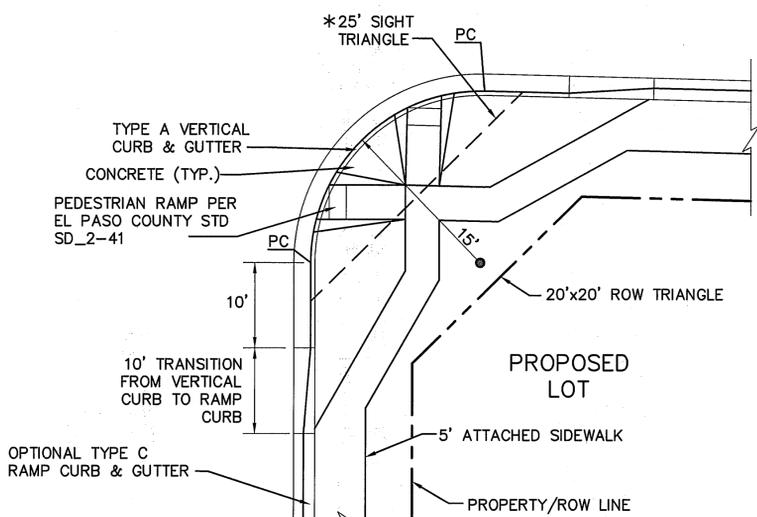


* PAVEMENT DESIGN WILL BE BASED UPON A PAVEMENT ANALYSIS BY A COLORADO REGISTERED PROFESSIONAL ENGINEER, AND APPROVED BY EL PASO COUNTY (4" FULL-DEPTH HBP FOR BIDDING PURPOSES)

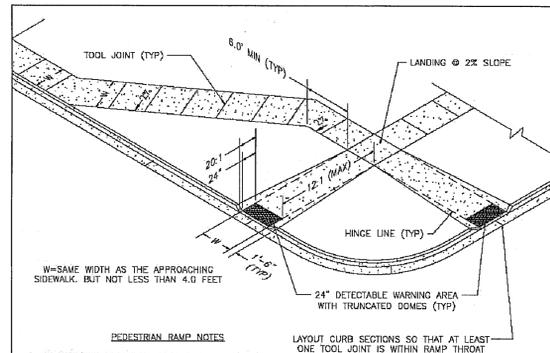
NOTES:
 1. A LANDSCAPE AGREEMENT IS REQUIRED FOR LANDSCAPING IN COUNTY ROW.
 2. NO UNDERDRAIN SYSTEM IS PROPOSED WITH THIS FILING.



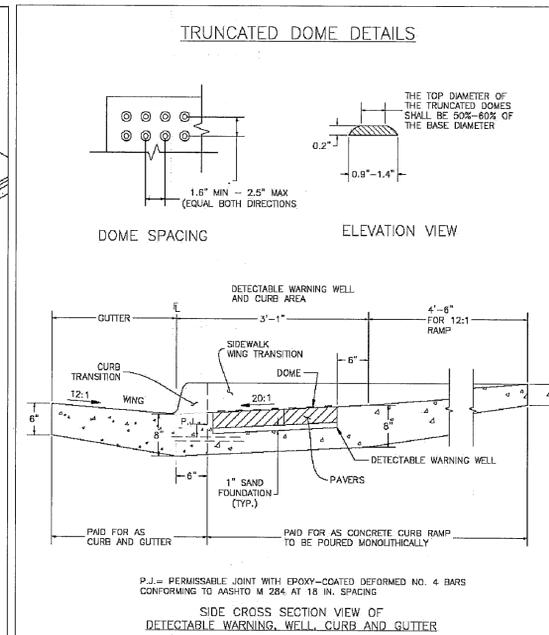
NOTE: TRANSITION FROM RAMP CURB TO VERTICAL CURB OVER 10' ON EACH SIDE OF ALL CURB RETURNS AND STORM INLETS.



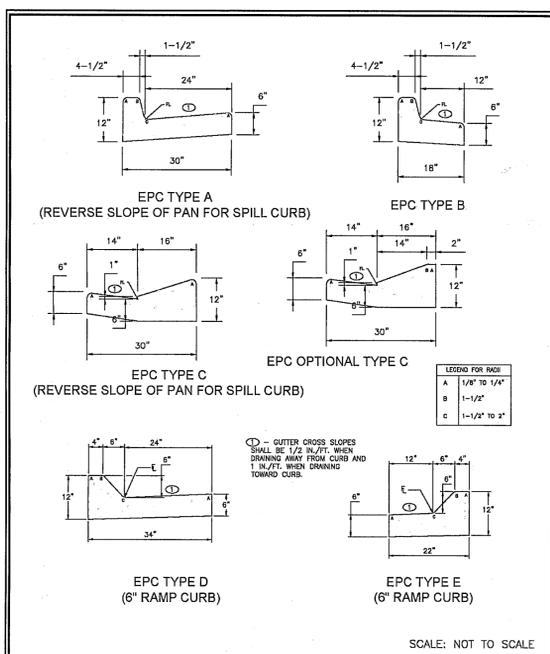
* NOTE: NO OBSTRUCTIONS TALLER THAN 18" ARE PERMITTED WITHIN SIGHT TRIANGLES.



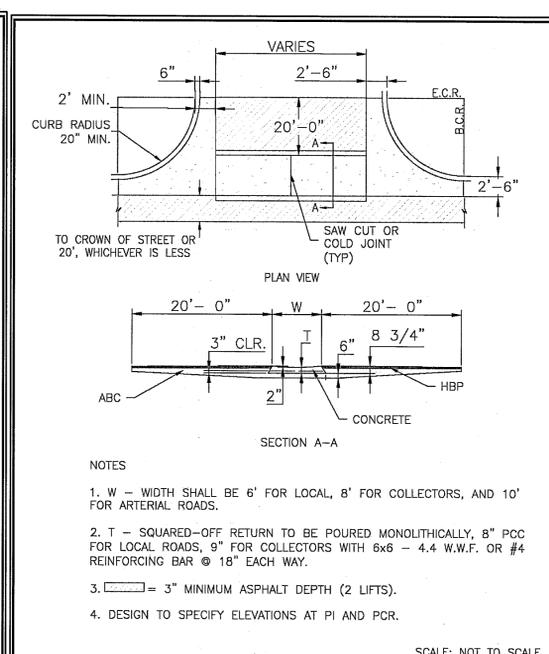
- PEDESTRIAN RAMP NOTES**
- ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE CURRENT ENGINEERING CRITERIA MANUAL AND ADA REQUIREMENTS.
 - CONTRACTOR TO NOTIFY ENGINEERING DESIGN INSPECTION STAFF 48 HOURS PRIOR TO CONCRETE PLACEMENT.
 - PEDESTRIAN RAMP CONSTRUCTION SHALL BE A MINIMUM 4,000 PSI CONCRETE, MINIMUM 4" THICK, NON-COLORED, NON-SCORED, CORNER BRUSH FINISH.
 - RAMP LOCATION AND LENGTH MAY REQUIRE MODIFICATION TO MAINTAIN THE 1:21 MAXIMUM RUNNING RAMP SLOPE AND 20:1 DETECTABLE WARNING AREA DUE TO STREET INTERSECTION GRADCS AND/OR ALIGNMENTS.
 - DETECTABLE WARNING AREA SHALL START A MINIMUM OF 6" BUT NOT MORE THAN 8" FROM THE FLOWLINE OF THE CURB AT ANY POINT.
 - DETECTABLE WARNING AREA SHALL BE PREFABRICATED, REDISH INTERNALLY COLORED TRUNCATED-DOME PAVERS, THERMOPLASTIC TRUNCATED DOME WILL NOT BE ACCEPTED.
 - THE DETECTABLE WARNING AREA SHALL BE 24" IN LENGTH AND THE FULL WIDTH OF THE RAMP.
 - RAMP WIDTH REQUIRED IS SAME AS APPROACHING SIDEWALK, 4" MINIMUM.
 - ALL RAMP SHALL BE PERPENDICULAR TO TRAFFIC WITH THE EXCEPTION OF MID-BLOCK OR TERMINAL RAMP WHICH MAY BE PARALLEL, SUBJECT TO APPROVAL.
 - AVOID PLACING DRAINAGE STRUCTURES, TRAFFIC SIGNAL/SIGNALAGE, UTILITIES/UTILITY BOXES, OR OTHER OBSTRUCTIONS WITHIN PROPOSED RAMP AREA.
- GENERAL NOTES**
- WHERE THE 1'-8" FLARED SIDES OF A PERPENDICULAR CURB RAMP IS HARD CONTIGUOUS WITH A PEDESTRIAN OR HARD SURFACE AREA, THE MAXIMUM FLARE SLOPE SHALL NOT EXCEED 10:1.
 - PEDESTRIAN WALKWAY AND/OR LOCATION OF EXISTING OR FUTURE PEDESTRIAN RAMP OR OPPOSITE CURBERS SHALL BE REVIEWED BEFORE CONSTRUCTING NEW RAMP.
 - AT MARKED PEDESTRIAN CROSSINGS, THE BOTTOM OF THE RAMP, EXCLUSIVE OF THE FRAME SIDES, SHALL BE TOTALLY CONTAINED WITHIN THE MARKINGS.



DATE APPROVED: 7/9/09	APPROVED: André P. Brackin	REVISION DATE: 12/8/15	FILE NAME: SD_2-41
DATE APPROVED: 1/1/08	APPROVED: John A. McCarty	REVISION DATE: 11/25/15	FILE NAME: SD_2-42

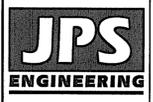


DATE APPROVED: 8/11/11	APPROVED: André P. Brackin	REVISION DATE: 12/8/15	FILE NAME: SD_2-20
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DATE APPROVED: 8/11/11	APPROVED: André P. Brackin	REVISION DATE: 12/8/15	FILE NAME: SD_2-26
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MAYBERRY, COLORADO SPRINGS - FILING NO. 2



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 Colorado Springs, CO 80903
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 FAX: 719-471-0766
 www.jpsengr.com



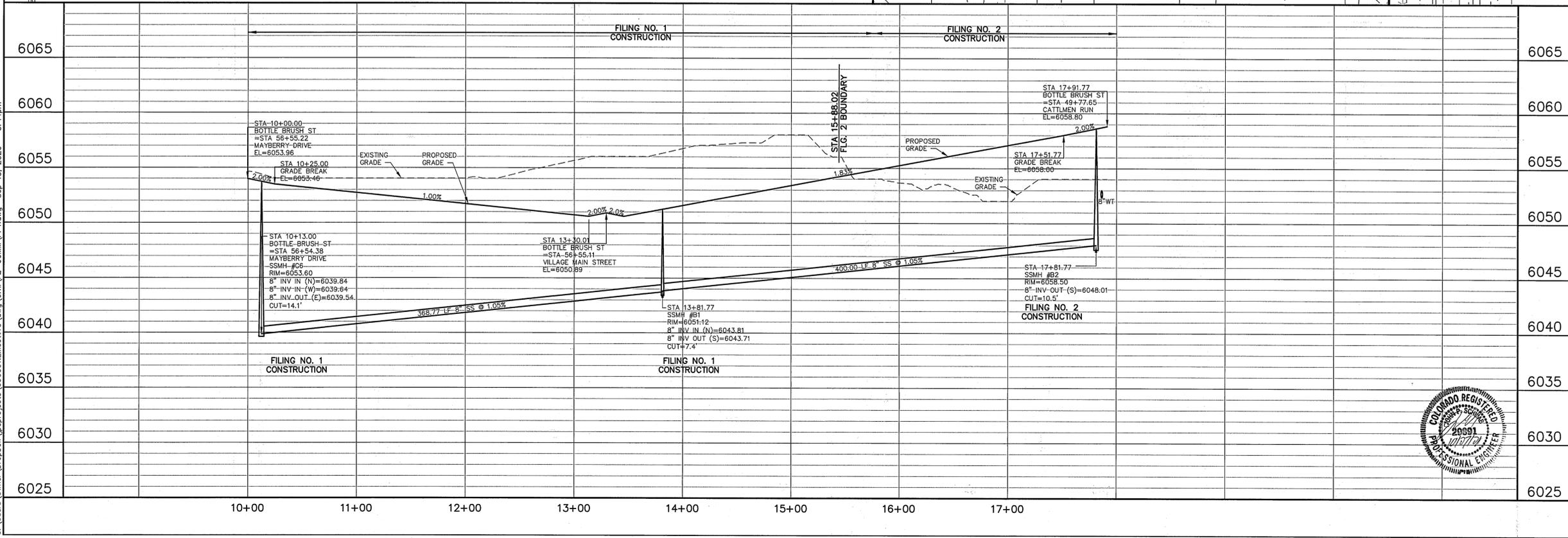
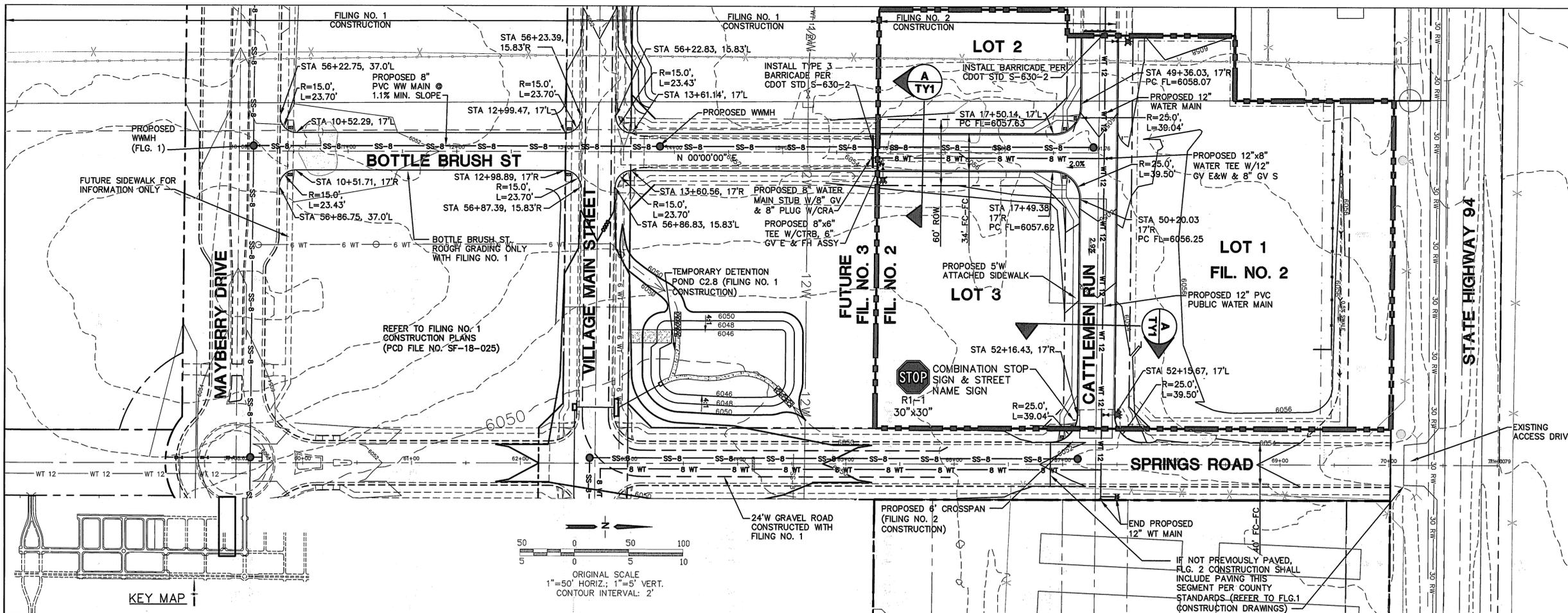
CALL UTILITY NOTIFICATION CENTER OF COLORADO
 1-800-922-1987
 CALL 2-BUSINESS DAYS IN ADVANCE BEFORE YOU DIG, GRADE, OR EXCAVATE FOR THE MEMBER UTILITIES.

NO.	REVISION	DATE	BY
1	FINAL PLAT SUBMITTAL	3/27/19	JPS
2	EPC COMMENTS	7/18/19	JPS
3	EPC COMMENTS	1/30/20	JPS
4	EPC COMMENTS	4/17/20	JPS

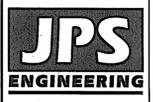
TYPICAL SECTIONS & DETAILS

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VERT. SCALE: N/A	DESIGNED: JPS
SURVEYED: RAMPART	CHECKED: JPS
CREATED: 3/18/19	LAST MODIFIED: 4/17/20
PROJECT NO: 090001	MODIFIED BY: BJJ
SHEET: TY1-F2	





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BY	DATE	REVISION
JPS	3/27/19	FINAL PLAT SUBMITTAL
JPS	7/18/19	EPC COMMENTS
JPS	1/30/20	EPC COMMENTS
JPS	4/17/20	EPC COMMENTS
JPS	9/15/20	EPC COMMENTS

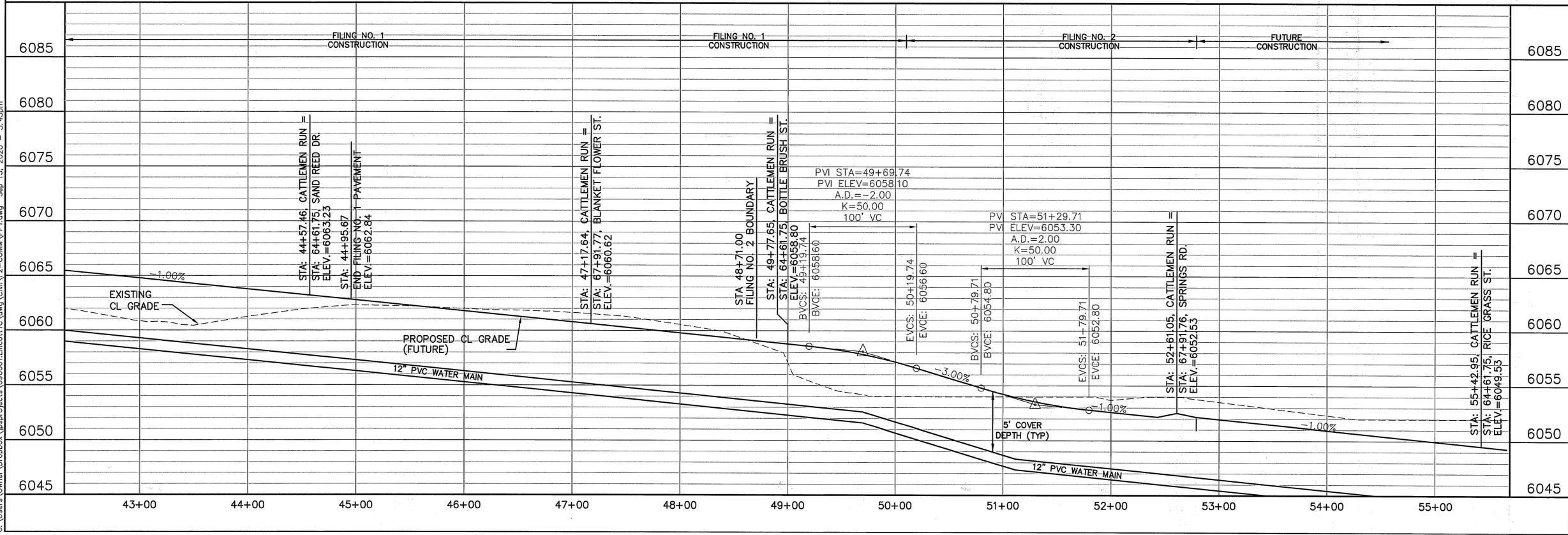
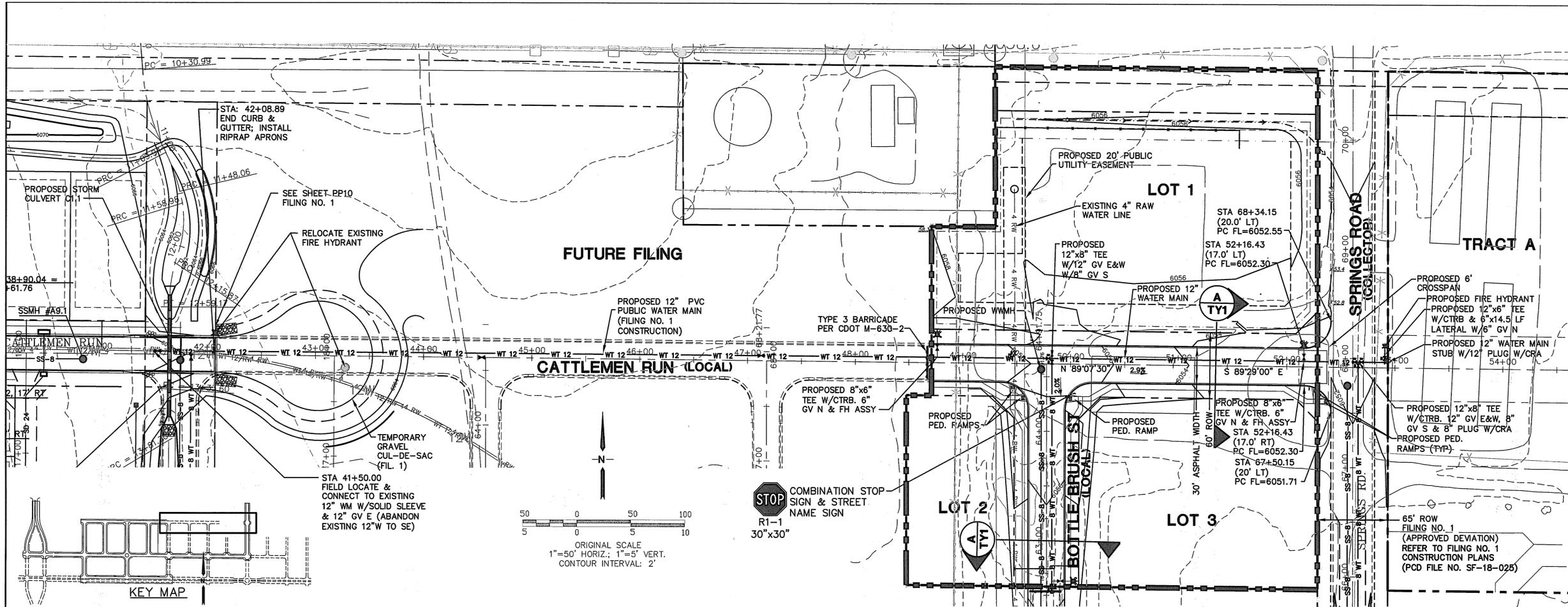
BOTTLE BRUSH STREET PLAN & PROFILE (STA 10+00 TO STA 17+01)



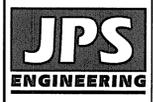
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SURVEYED: RAMPART	CHECKED: JPS
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PROJECT NO: 090001	MODIFIED BY: BJJ

SHEET: **PP1-F2**

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MAYBERRY, COLORADO SPRINGS - FILING NO. 2



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BEFORE YOU DIG, GRADE, OR EXCAVATE
FOR THE MARKING OF UNDERGROUND
MEMBER UTILITIES.

NO.	REVISION	DATE	BY
1	FINAL PLAN SUBMITTAL	3/27/19	JPS
2	EPC COMMENTS	7/18/19	JPS
3	EPC COMMENTS	1/30/20	JPS
4	EPC COMMENTS	4/17/20	JPS
5	EPC COMMENTS	9/15/20	JPS

**CATTLEMEN RUN
PLAN & PROFILE**

(STA 43+00 TO STA 55+00.00)

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VERT. SCALE: 1"=5'	DESIGNED: JPS
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PROJECT NO: 090001	MODIFIED BY: BJJ

SHEET: **PP2-F2**

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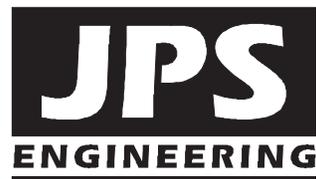
**FINAL DRAINAGE REPORT
FOR
MAYBERRY, COLORADO SPRINGS – FILING NO. 2**

Prepared for:

Colorado Springs Mayberry, LLC
32823 Temecula Parkway
Temecula, CA 92592

March 28, 2019
Revised July 19, 2019
Revised October 27, 2020

Prepared by:



**19 East Willamette Avenue
Colorado Springs, CO 80903
(719)-477-9429
www.jpsengr.com**

**JPS Project No. 030502
EPC Project No. SF1910**

COLORADO DEPARTMENT OF TRANSPORTATION

Environmental Clearances Information Summary

PURPOSE - This summary is intended to inform entities external to CDOT that may be entering the state highway right-of-way to perform work related to their own facilities (such as Utility, Special Use or Access Permittees), about some of the more commonly encountered environmental permits/clearances that may apply to their activities. This listing is not all-inclusive—additional environmental or cultural resource permits/clearances may be required in certain instances. Appropriate local, state and federal agencies should be contacted for additional information if there is any uncertainty about what permits/clearances are required for a specific activity. **IMPORTANT: Please Review The Following Information Carefully – Failure to Comply With Regulatory Requirements May Result In Suspension or Revocation of Your CDOT Permit, Or Enforcement Actions By Other Agencies.**

CLEARANCE CONTACTS - As indicated in the permit/clearance descriptions listed below, the following agencies may be contacted for additional information:

- Colorado Department of Public Health and Environment (CDPHE): General Information – (303) 692-2000
Water Quality Control Division (WQCD): (303) 692-3500
Environmental Permitting Website <https://www.colorado.gov/pacific/cdphe/all-permits>
- CDOT Water Quality Program Manager: (303) 512-4053 <https://www.codot.gov/programs/environmental/water-quality>
- CDOT Asbestos Project Manager: (303) 512-5519
- Colorado Office of Archaeology and Historic Preservation: (303) 866-5216
- U.S. Army Corps of Engineers, District Regulatory Offices:
Omaha District (Northeastern CO), Denver Office (303) 979-4120
<http://www.nwo.usace.army.mil/Missions/RegulatoryProgram/Colorado.aspx>
Sacramento District (Western CO), Grand Junction Office (970) 243-1199
<http://www.spk.usace.army.mil/Missions/Regulatory.aspx>
Albuquerque District (Southeastern CO), Pueblo Office (719) 543-9459
<http://www.spa.usace.army.mil/Missions/RegulatoryProgramandPermits.aspx>
- CDOT Utilities, Special Use and Access Permitting: (303) 757-9654 <https://www.codot.gov/business/permits>

Wildlife Resources - Disturbance of wildlife shall be avoided to the maximum extent practicable. Entry into areas of known or suspected threatened or endangered species habitat requires special authorization from the CDOT permitting office. If any threatened or endangered species are encountered during the progress of the permitted work, work in the subject area shall be halted and the CDOT Regional Permitting Office and Region Planning and Environmental Manager shall be contacted immediately. Authorization must be provided by CDOT prior to the continuation of work. Information about threatened or endangered species may be obtained from the CDOT website, <http://www.codot.gov/programs/environmental/wildlife/guidelines>, or the Colorado Parks and Wildlife (CPW) website, <http://www.cpw.state.co.us/learn/Pages/SOC-ThreatenedEndangeredList.aspx>. Additional guidance may be provided by the appropriate Region Planning and Environmental Manager (RPEM).

Cultural Resources - The applicant must request a file search of the permit area through the Colorado Office of Archaeology and Historic Preservation (OAHP), Denver, to ascertain if historic or archaeological resources have previously been identified (<https://www.historycolorado.org/file-access>; 303-866-5216). Inventory of the permit area by a qualified cultural resources specialist may be necessary, per the recommendation of CDOT. If archaeological sites/artifacts or historic resources are encountered as the project progresses, all work in the subject area shall be halted and the CDOT Regional Permitting Office and Region Planning and Environmental Manager shall be contacted immediately. Authorization must be provided by CDOT prior to the continuation of work. Additional guidance may be provided by the Regional Permitting Office and RPEM.

Paleontological Resources - The level of effort required for paleontological resources is dependent on the amount of ground disturbance, including rock scaling, digging, trenching, boring, ground leveling, and similar activities.

- If the permit will involve extensive ground disturbance (generally involving more than one mile of CDOT ROW), a full review will be required by a qualified paleontologist, including map, file, and locality searches, with final recommendations provided by the CDOT paleontologist upon receipt of the report. Based on results of the review, a survey or inventory of the permit area may be necessary.
- If the permit will involve a small amount of ground disturbance (less than one mile of ROW), the applicant must request a fossil locality search through the University of Colorado Museum of Natural History (<https://www.colorado.edu/cumuseum/research-collections/paleontology/policies-procedure>) and the Denver Museum of Nature and Science (<https://www.dmns.org/science/earth-sciences/earth-sciences-collections/>). The museum collections manager will provide information about localities in the project area. If there are no known localities, the permit requirement for paleontology is complete upon submitting that information to CDOT. If there are known localities, the CDOT paleontologist will be contacted by the museum with details, and additional recommendations will be made if necessary. Note that museum staff are not required to disclose the details of fossil localities to the permit applicant, nor is detailed locality information required for the permit application to proceed.
- If the permit involve no ground disturbance, no action is required for paleontological resources. If fossils are encountered during the permitted action, all work in the immediate area of the find should stop and the CDOT Staff Paleontologist and the Region Environmental Manager should be contacted immediately. Authorization must be provided by CDOT prior to the continuation of work. Additional guidance may be provided by the Regional Permitting Office in the Permit Special Provisions. Contact Information: See the museum websites listed above. The CDOT Paleontologist is not able to conduct locality searches independently. For further information contact CDOT Paleontologist Nicole Peavey at nicole.peavey@state.co.us or (303)757-9632.

Hazardous Materials, Solid Waste - The Solid Wastes Disposal Sites and Facilities Act C.R.S. 30-20-100, et al, and Regulations Pertaining to Solid Waste Disposal Sites and Facilities (6 CCR 1007-2), prohibit solid waste disposal without an approved Certificate of Designation (a landfill permit). The Colorado Hazardous Waste Act C.R.S. 25-15-301 et al, and the Colorado Hazardous Waste Regulations (6 CCR 1007-3) prohibit the transfer, storage or disposal (TSD) of hazardous waste except at permitted TSD sites. There are no permitted landfills or TSD sites within the State Highway Right of Way. Therefore, all solid or hazardous wastes that might be generated by the activities of entities entering the State Highway Right of Way must be removed from the ROW and disposed of at a permitted facility or designated collection point (e.g., for solid waste, a utility or construction company's own dumpster). If pre-existing solid waste or hazardous materials contamination (including oil or petroleum contaminated soil, asbestos, chemicals, mine tailings, etc.) is encountered during the performance of work, the permittee shall halt work in the affected area and immediately contact the CDOT Regional Permitting Office for direction as to how to proceed.

Contact Information: Theresa Santangelo-Dreiling, CDOT Hazardous Materials Management Supervisor: (303) 512-5524.

Asbestos Containing Materials, Asbestos Contaminated Soil - All work on asbestos containing materials (ACM) must comply with the applicable requirements of the CDPHE Air Pollution Control Division's (APCD) Regulation 8. Disposal of ACM, and work done in asbestos-contaminated soil, must comply with the CDPHE Hazardous Materials and Waste Management Division's (HMWMD) Solid Waste Regulations. The application for any CDOT permit must specifically identify any ACM involved in the work for which authorization is being requested. Additional guidance or requirements may be specified in the permit special provisions.

Contact Info: CDPHE APCD and HMWMD Regulations can be accessed via the CDPHE Environmental Permitting Website listed above. Additional information **concerning clearance on CDOT projects** is available from the CDOT Asbestos Project Manager (303) 512-5519, or Theresa Santangelo-Dreiling, Hazardous Materials Management Supervisor: (303) 512-5524.

Transportation of Hazardous Materials - No person may offer or accept a hazardous material for transportation in commerce unless that person is registered in conformance with the United States Department of Transportation regulations at 49 CFR, Part 171. The hazardous material must be properly classed, described, packaged, marked, labeled, and in condition for shipment as required or authorized by applicable requirements, or an exemption, approval or registration has been issued. Vehicles requiring a placard, must obtain authorization and a State HAZMAT Permit from the Colorado Public Utilities Commission. **Contact**

Information: For authorization and more info call the Federal Motor Safety Carrier Administration, US DOT for inter- and intra-state HAZMAT Registration (303) 969-6748. Colorado Public Utilities Commission: (303) 894-2868.

Discharge of Dredged or Fill Material – 404 Permits Administered By the U.S. Army Corps of Engineers, and Section 401 Water Quality Certifications Issued by the CDPHE WQCD - Clean Water Act section 404 permits are often required for the discharge of dredged or fill material into waters of the U.S., including wetlands. Several types of section 404 permits exist,

including nationwide, regional general, and individual permits. Nationwide permits are the most commonly authorized type for activities with relatively minor impacts. If an individual 404 permit is required, section 401 water quality certification from the CDPHE WQCD is also required. Contact the appropriate Corps District Regulatory Office for information about what type of 404 permit may be required (contact information above). Contact the CDPHE Water Quality Control Division at (303) 692-3500.

Working on or in any stream or its bank - In order to protect and preserve the state's fish and wildlife resources from actions that may obstruct, diminish, destroy, change, modify, or vary a natural existing stream or its banks or tributaries, it may be necessary to obtain a Senate Bill 40 certification from the Colorado Department of Natural Resources. A stream is defined as 1) represented by a solid blue line on USGS 7.5' quadrangle maps; and/or 2) intermittent streams providing live water beneficial to fish and wildlife; and/or 3) segments of streams supporting 25% or more cover within 100 yards upstream or downstream of the project; and/or 4) segments of streams having wetlands present within 200 yards upstream or downstream of the project measured by valley length. The CPW application, as per guidelines agreed upon by CDOT and CPW, can be accessed at

<https://www.codot.gov/programs/environmental/wildlife/guidelines>.

Erosion and Sediment Control Practices - Any activities that disturb one or more acres of land require a Stormwater Construction Permit (SCP) from the CDPHE-WQCD. Erosion & sediment control requirements will be specified in that permit. In situations where a stormwater permit is *not* required, all reasonable erosion and sediment control measures should be taken to minimize erosion and sedimentation. Control practices should be in accordance with CDOT Standard Specifications 107.25, 208, 213 and 216 (<https://www.codot.gov/business/designsupport/cdot-construction-specifications>). The CDOT Erosion Control and Stormwater Quality Guide (website: <https://www.codot.gov/programs/environmental/landscape-architecture/erosion-storm-quality>) can also be used to design erosion/sediment controls. **Contact Information:** Contact the CDPHE-WQCD at (303) 692-3500. Website: <https://www.colorado.gov/pacific/cdphe/wq-construction-general-permits>

Site Stabilization - All disturbances require a stabilization plan, native seeding or landscape design plan according to applicable CDOT Standard Specifications 212-217 and 623. The CDOT Erosion Control and Stormwater Quality Guide should also be used to plan restoration of disturbed vegetation. Website: <https://www.codot.gov/programs/environmental/landscape-architecture/erosion-storm-quality>

Stormwater Discharge From Industrial Facilities - Discharges of stormwater runoff from certain types of industrial facilities, such as concrete batch plants - require a CDPS Stormwater Permit. **Contact Information:** Contact the CDPHE-WQCD at (303) 692-3500. Website: <https://colorado.gov/pacific/cdphe/wq-commerce-and-industry-permits>

Concrete Washout - Waste generated from concrete activities shall NOT be allowed to flow into the drainage ways, inlets, receiving waters, or in the CDOT ROW. Concrete waste shall be placed in a temporary concrete washout facility and must be located a minimum of 50 feet from state waters, drainageways, and inlets. Concrete washout shall be in accordance to CDOT specifications and guidelines at <https://www.codot.gov/business/designsupport/cdot-construction-specifications> and refer to the specifications and their revisions for sections 101, 107 and 208.

Construction Dewatering (Discharge or Infiltration) and Remediation Activities - Discharges of water encountered during excavation or work in wet areas may require a Construction Dewatering or Remediation Activities Discharge Permit. **Contact**

Information: Contact the CDPHE-WQCD at (303) 692-3500. For Applications and Instructions: <https://www.colorado.gov/pacific/cdphe/wq-construction-general-permits>.

Municipal Separate Storm Sewer System (MS4) Requirements - When working in a MS4 area, discharges to the storm sewer system are subject to CDOT's or other municipalities' MS4 Permit. For activities within the boundaries of a municipality that has a MS4 permit, the owner of such activity should contact the municipality regarding stormwater related requirements. All discharges to the CDOT highway drainage system or within the Right of Way (ROW) must comply with the applicable provisions of the Colorado Water Quality Control Act, the Water Quality Control Commission (WQCC) Regulations (<https://www.colorado.gov/pacific/cdphe/wqcc-regulations-and-policies-and-water-quality-statutes>) and the CDOT MS4 Permit #COS-000005 (<https://www.codot.gov/programs/environmental/water-quality/documents>). Discharges are subject to inspection by CDOT and CDPHE. For CDOT-related MS4 programs and requirements, go to: <https://www.codot.gov/programs/environmental/water-quality/stormwater-programs>.

Post-Construction Permanent Water Quality - When working in a CDOT MS4 area and the activity disturbs one or more acres, permanent water quality control measures may be required. Information on the requirements can be found under the CDOT Permanent Water Quality MS4 Program at: <https://www.codot.gov/programs/environmental/water-quality/stormwater-programs/pwq-permanent-water-quality>

Discharges to Storm Sewer Systems

Prohibited Discharges - All discharges are subject to the provisions of the Colorado Water Quality Control Act and the Colorado Discharge Permit Regulations. Prohibited discharges include, but are not limited to, substances such as wash water, paint, automotive fluids, solvents, oils or soaps and sediment.

Allowable Discharges - The following discharges to stormwater systems are allowed without a permit from the CDPHE-WQCD: landscape irrigation, diverted stream flows, uncontaminated ground water infiltration to separate storm sewers, discharges from potable water sources, foundation drains, air conditioning condensation, irrigation water, uncontaminated springs, footing drains, water line flushing, flows from riparian habitats and wetlands, and flow from firefighting activities. **Contact Information:** Contact the CDPHE-WQCD at (303) 692-3500. Information can also be found in the CDOT Illicit Discharge MS4 Program PDD at: <https://www.codot.gov/programs/environmental/water-quality/stormwater-programs/idde.html>.

Spill Reporting - Spills shall be contained and cleaned up as soon as possible. Spills shall NOT be washed down into the storm drain or buried. All spills shall be reported to the CDOT Illicit Discharge Hotline at (303) 512-4426 (4H20), as well as the Regional Permitting Office and Regional Maintenance Supervisor. Spills on highways, into waterways, any spill in the highway right-of-way exceeding 25 gallons, or that may otherwise present an immediate danger to the public shall be reported by calling 911, and shall also be reported to the CDPHE at 1-877-518-5608. More information can be found at <https://www.colorado.gov/pacific/cdphe/emergency-reporting-line>.

Disposal of Drilling Fluids - Drilling fluids used in operations such as Horizontal Directional Drilling may be classified as "discharges" or "solid wastes," and in general, should be pumped or vacuumed from the construction area, removed from the State Highway Right of Way, and disposed of at permitted facilities that specifically accept such wastes. Disposal of drilling fluids into storm drains, storm sewers, roadside ditches or any other type of man-made or natural waterway is prohibited by Water Quality Control and/or Solid Waste regulations. Small quantities of drilling fluid solids (less than 1 cubic yard of solids) may be left on-site after either being separated from fluids or after infiltration of the water, provided: 1) the drilling fluid consists of only water and bentonite clay, or, if required for proper drilling properties, small quantities of polymer additives that are approved for use in drinking water well drilling; 2) the solids are fully contained in a pit, and are not likely to pose a nuisance to future work in the area, 3) the solids are covered and the area restored as required by CDOT permit requirements (Utility, Special Use, or Access Permits, etc.). **Contact Information:** Contact CDPHE (telephone #'s listed above).

Noxious Weeds and Invasive Species Management Plan - Noxious Weeds and Invasive Species guidance can be found by contacting the Colorado Department of Agriculture (<https://www.colorado.gov/pacific/agconservation/noxiousweeds>) and the Colorado Division of Parks and Wildlife (<http://cpw.state.co.us/aboutus/Pages/RS-NoxiousWeeds.aspx>). In either case, management plans involving the control of noxious weeds associated with the permitted activity and cleaning of equipment will be required.

Performance Bond Process Guidelines

The Permittee is responsible to obtain and fund the performance bond in conformance with the State Highway Access Code and these Guidelines.

General Bond Requirements

- 1) The Permittee will provide CDOT with a performance bond for an amount equal to 110% of the cost necessary to complete the project in accordance with the access permit terms and conditions, as estimated by the Engineer of Record (EOR) and approved by CDOT.
- 2) The bond shall incorporate access permit(s) and any design waivers by reference.
- 3) The bond company must be licensed to do business in Colorado.
- 4) The bond shall include the name, title, address and statement that the agent is approved to serve as an agent for /on behalf of the bond company.
- 5) CDOT needs a statement from the Permittee that includes:
 - a) The Permittee has authorized the person who is their representative to serve as its agent for the purposes of the bond.
 - b) The name, address and title of the agent serving as representative for the Permittee.
- 6) The bond shall include a binding statement that the bond company will pay for completion of the project in accordance with Access Permit terms and conditions - must be binding on heirs, executors and assigns.
- 7) The performance bond can be extended only if CDOT agrees to extend the bond.

Bond Terms and Conditions for Draws

CDOT may draw from the performance bond when any one or more of the following conditions occur:

- 1) Construction activity ceases for an unreasonable amount of time not due to forces of nature or other crisis not of the contractor's making prior to completion of permitted improvements.
- 2) The project is not completed within the permitted timeframe (initial or as later extended in writing by CDOT).
- 3) The Permittee notifies CDOT that the construction will not be completed in accordance with permit requirements.
- 4) The completed project does not reasonably conform to Access Permit terms and conditions.

Process to Draw Bond

- 1) **CDOT Notification to Draw**
 - 1) CDOT will notify the Permittee, EOR, and bond agent in writing when any of the conditions for draw are met, and CDOT is contemplating making a draw request.
 - 2) The CDOT notification letter will include:
 - a) Permit Number and Project Location.
 - b) Reason for draw (condition that was met).
 - c) Amount and basis of draw amount.

- d) Statement that additional draws may be necessary for reasons as stated in the (this) notification letter.
- 3) CDOT may stop the bond withdrawal process if the conditions for draw are resolved to CDOT's satisfaction.

2) Partial Draws

- a) CDOT will draw an amount of the performance bond funds commensurate with the amount of money necessary for CDOT to complete the required improvements. This could include the cost it would take for CDOT to hire the work out, including Davis-Bacon Act wages, etc.
- b) CDOT will determine the funding necessary to finish the permitted improvements based on field review, testing reports, and an engineer's estimate of the cost to complete the project in accordance with Access Permit terms and conditions.
- c) CDOT will release remaining bond funds once all required improvements have been completed in accordance with Access Permit terms and conditions.

3) Partial Release

- a) If CDOT draws from the bond amount and completes the construction, and the Engineer of Record submits a statement certifying that the completed project is in accordance with Access Permit terms and conditions, then CDOT will release remaining bond funds with a Letter of Acceptance once all permitted improvements have been completed by CDOT
- b) CDOT will release partial bond amounts for a planned phased improvement. The release will occur at the end of each identified phase, in accordance with the conditions listed in the next section (full release).

4) Full Release

CDOT will fully release the performance bond when the conditions for CDOT initial acceptance are met, including:

- a) CDOT review and acceptance of construction, including punch list items;
- b) CDOT receipt of as-built plans (if necessary due to changes); and
- c) The Engineer of Record submits a statement certifying that the completed project is in accordance with Access Permit terms and conditions.

Seeding Requirements - Plains

Soil preparation, fertilizing, seeding and mulching will be required within the right-of-way limits on all disturbed areas not surfaced. The following types and rates shall be used:

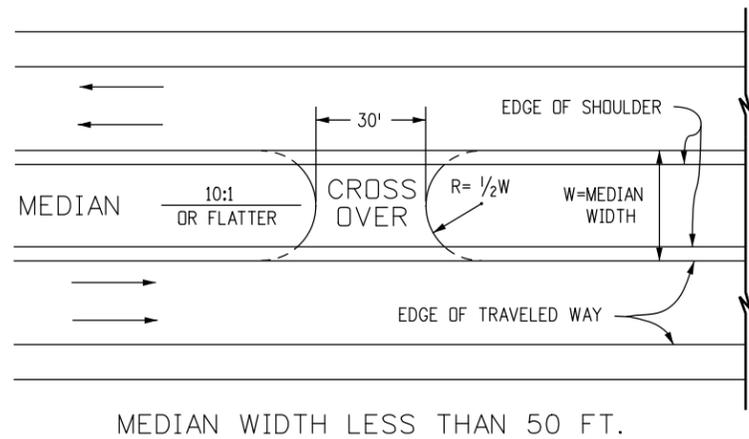
COMMON NAME	BOTANICAL NAME	LBS. PLS/ACRE
Blue grama v. n.m. native	Bouteloua gracilis	3
Smooth brome v. manchar	Bromus inermis	2
Western wheat grass v. arriba	Pascopyrum smithii	5
Little bluestem	Schizachyrium scoparium	2
Buffalo grass (treated)	Buchloe dactyloides	4
	TOTAL	16 lbs pls/acre

COMMERCIAL FERTILIZER	ANALYSIS(%)	LBS. NUTRIENT/ACRE
Nitrogen	18	45
Phosphorus	46	115

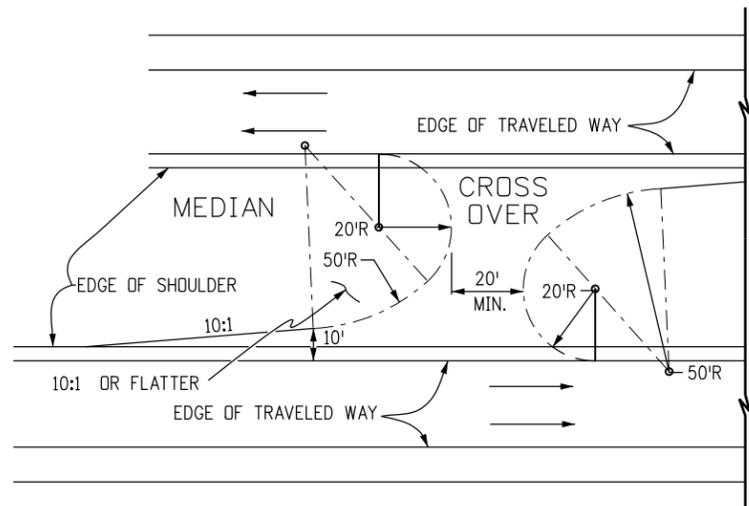
SEEDING APPLICATION: Drill seed or hand broadcast .25"-.50" into topsoil.

MULCHING REQUIREMENT AND APPLICATION: 1 1/2 tons native hay per acre mechanically or hand crimped into topsoil.

Incorporate fertilizer to a depth of 2 to 4 inches into topsoil.



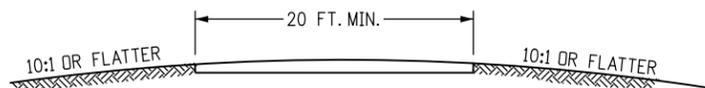
MEDIAN WIDTH LESS THAN 50 FT.



MEDIAN WIDTH GREATER THAN 50 FT.

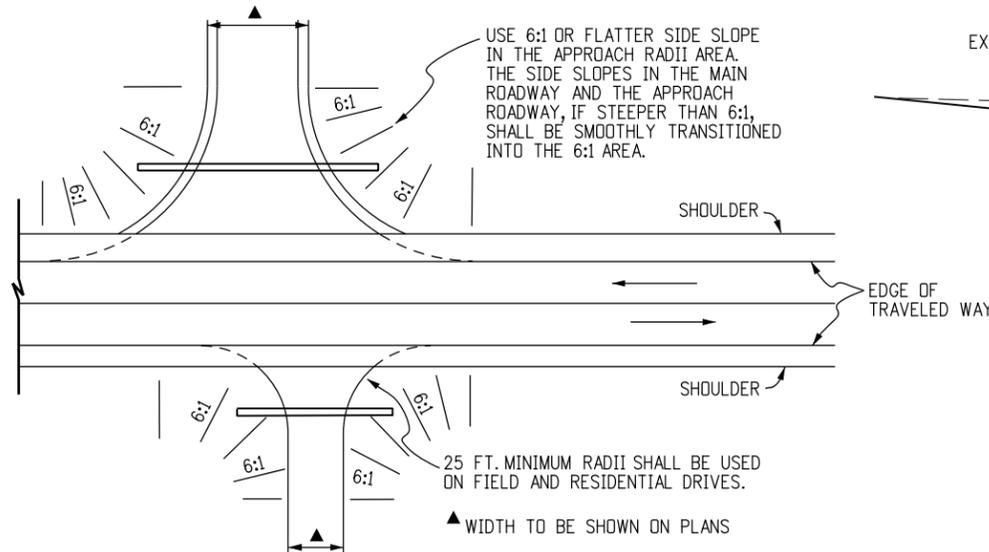
TYPICAL PLANS FOR EMERGENCY MEDIAN CROSS OVER

LOCATION OF RADIUS POINTS MAY BE ADJUSTED FOR BEST FIT



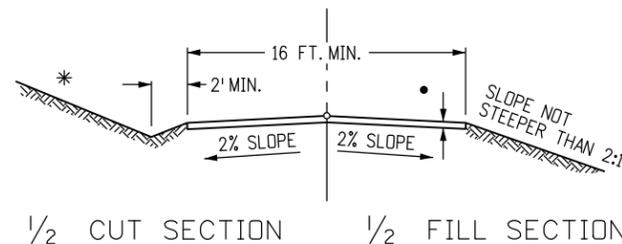
TYPICAL SECTION FOR MEDIAN CROSS OVER

ANY REQUIRED PIPE OR INLET FOR MEDIAN DRAINAGE SHALL HAVE A TRAVERSABLE DESIGN AS SPECIFIED ON THE PLANS



SIDE DRAINS SHALL BE LOCATED BEYOND THE CLEAR ZONE, OR WHEN WITHIN THE CLEAR ZONE, THEY SHALL BE INSTALLED WITH END SECTIONS CONFORMING TO A 6:1 SLOPE. FIFTY FT. RADII SHALL BE USED ON INTERSECTING ROADS, EXCEPT FOR FIELD AND RESIDENTIAL DRIVES OR UNLESS OTHERWISE SPECIFIED ON PLANS. RADII MAY BE VARIED TO SUIT FIELD CONDITIONS.

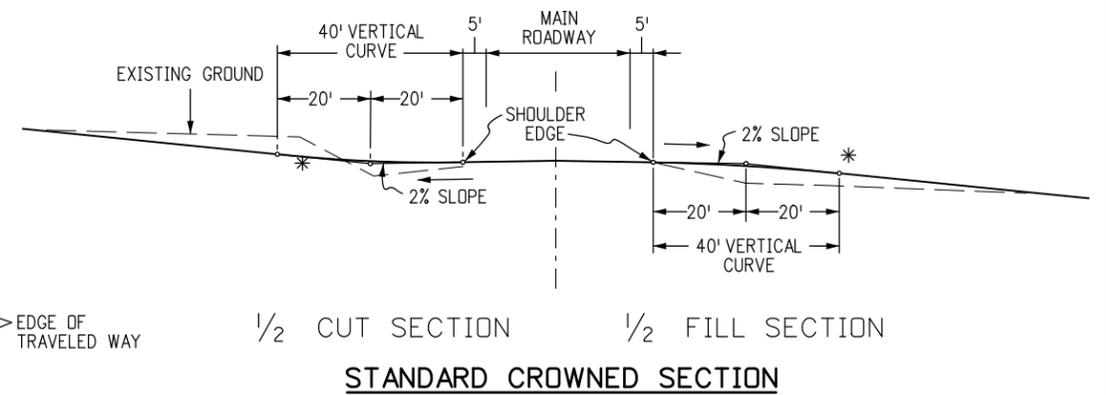
TYPICAL PLANS FOR SIDE APPROACH ROAD



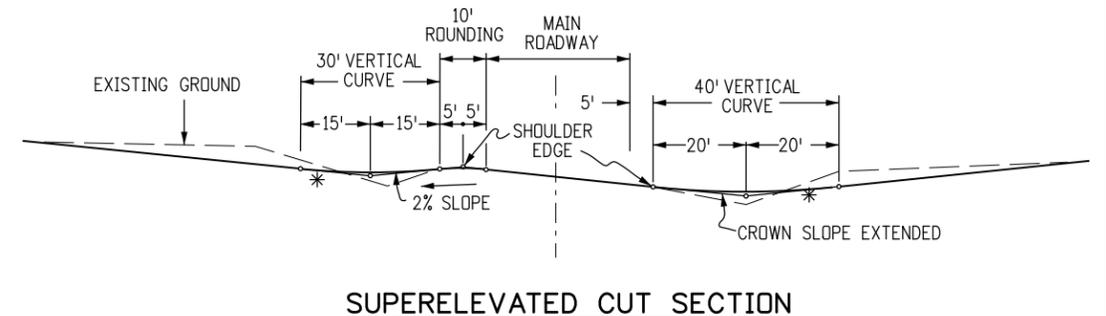
TYPICAL SECTION FOR APPROACH (ACCESS) ROAD

NOTE: ROAD APPROACHES WHICH REQUIRE HMA (ASPHALT) PAVEMENT SHALL BE PLACED AT THE FOLLOWING DISTANCES BACK FROM THE ROADWAY EDGE OF PAVEMENT:

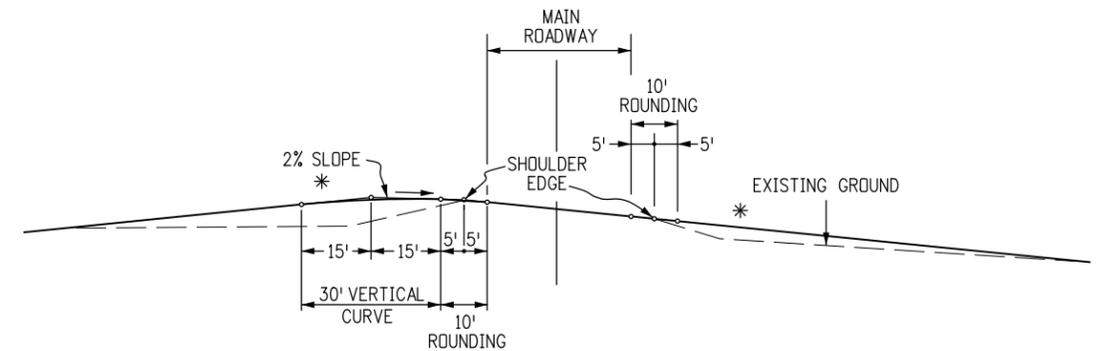
1. RESIDENTIAL OR AGRICULTURAL FIELD ENTRANCES - PAVE 4 FEET BACK.
2. THREE OR MORE RESIDENCES OR COMMERCIAL PROPERTY - PAVE 20 FEET BACK OR TO ROW LINE, WHICHEVER IS LESS.
3. PUBLIC STREET - PAVE 50 FEET BACK OR TO ROW LINE, WHICHEVER IS LESS.
4. IF EXISTING ACCESS IS PAVED, THEN FEATHER NEW ASPHALT OVERLAY A MINIMUM OF 2 FEET BACK OR AS DIRECTED BY THE ENGINEER.



STANDARD CROWNED SECTION



SUPERELEVATED CUT SECTION



SUPERELEVATED FILL SECTION

VERTICAL ALIGNMENT SIDE APPROACH ROADS INTERSECTING MAIN ROADWAY

* TANGENT SLOPE NOT STEEPER THAN 8% BEYOND THE VERTICAL CURVE. THE SLOPE MAY BE STEEPER, IF REQUIRED, TO MEET EXISTING APPROACH SLOPE. HOWEVER, APPROACH ROAD SLOPE SHOULD NOT BE STEEPER THAN EXISTING SLOPE.

Computer File Information	
Creation Date: 07/31/19	
Designer Initials: JBK	(R-X)
Last Modification Date: 07/31/19	(R-X)
Detailer Initials: LTA	(R-X)
CAD Ver.: MicroStation V8 Scale: Not to Scale Units: English	(R-X)

Sheet Revisions	
Date:	Comments

Colorado Department of Transportation
 2829 West Howard Place
 CDDT HQ, 3rd Floor
 Denver, CO 80204
 Phone: 303-757-9021 FAX: 303-757-9868
 Project Development Branch **JBK**

APPROACH ROADS
 Issued by the Project Development Branch: July 31, 2019

STANDARD PLAN NO.
M-203-1
 Standard Sheet No. 1 of 1
 Project Sheet Number:

GENERAL NOTES

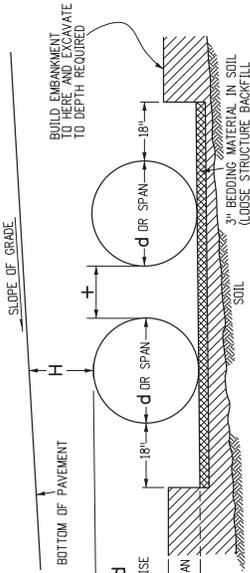
- STEEL PIPES SHALL CONFORM TO THE REQUIREMENTS OF AASHTO M36. ALUMINUM PIPES SHALL CONFORM TO THE REQUIREMENTS OF AASHTO M96. ALUMINIZED STEEL SHALL CONFORM TO THE REQUIREMENTS OF AASHTO M274.
- MINIMUM COVER SHALL BE PROVIDED DURING CONSTRUCTION TO PROTECT THE STRUCTURE FROM DAMAGE.
- PIPE SHALL BE PLACED WITH LONGITUDINAL SEAMS AT THE SIDES OR QUARTER POINTS BUT NOT ALONG TOP OF VERTICAL AXIS.
- STRUCTURAL PLATE PIPES OF EQUAL OR GREATER DIAMETER THAT CONFORM TO SECTION 510 MAY BE SUBSTITUTED FOR THE PIPES ON THESE SHEETS AT THE CONTRACTOR'S EXPENSE.
- WHEN A PIPE IS TO BE EXTENDED, THE SAME PIPE MATERIAL AND SIZE AS IN THE ORIGINAL INSTALLATION SHALL BE USED.
- EXTENSIONS FOR CMP ARCH PIPE SHALL MATCH THE CORRUGATIONS, AND THE SPAN AND RISE DIMENSIONS OF THE PIPE TO BE EXTENDED.
- WHEN INSTALLING A CURB OR A SIGN POST DIRECTLY ABOVE A PIPE, THE BOTTOM OF THE POST MUST BE AT LEAST 1 FOOT ABOVE THE TOP OF THE PIPE. THE HOLE FOR THE POST SHALL BE DRILLED INTO THE SOIL.
- PIPE ARCH WITH EQUAL PERIPHERY AND WITH SPAN AND RISE DIMENSIONS APPROXIMATELY EQUAL TO THOSE SPECIFIED ON THE PLANS WILL BE PERMITTED.
- PIPE ARCH IS INTENDED FOR USE WHERE MINIMUM COVER REQUIREMENTS FOR ROUND PIPE CANNOT BE MET. WHEN COVER EXCEEDS 11 FT, USE ROUND PIPE.
- PIPE COVER GREATER THAN 90 FT SHALL REQUIRE AN INVESTIGATION OF THE FOUNDATION MATERIAL.

LEGEND

- H** = THE MAXIMUM ALLOWABLE HEIGHTS OF FILL OVER THE TOP OF THE PIPE, EXCLUDING PAVEMENT THICKNESS, ARE SHOWN IN THE TABLES OF THIS STANDARD. THE MINIMUM COVER SHALL BE AS SHOWN ON THESE TABLES OR CONFORM TO AASHTO REQUIREMENTS, WHICHEVER IS GREATER.
- THE MINIMUM COVER FOR PIPE IS MEASURED FROM THE TOP OF THE PIPE TO THE BOTTOM OF THE PAVEMENT: HMA OR PCOP.
- THE MINIMUM COVER IS MEASURED FROM THE TOP OF THE PIPE TO THE TOP OF THE SUBGRADE FOR CONSTRUCTION LOADS.
- L1** = LENGTH OF PIPE TO BE MEASURED WHEN PLACED IN ACCORDANCE WITH SECTION 624.
- L2** = LENGTH OF PIPE TO BE MEASURED WHEN PLACED IN ACCORDANCE WITH SECTION 603.
- +** = MINIMUM SPACING BETWEEN THE OUTSIDE WALLS OF MULTIPLE PIPES OR END SECTIONS IS 18" OR 1/2 **d**, WHICHEVER IS GREATER, BUT NOT TO EXCEED 36".

CONVERSION OF NOMINAL GAGE TO THICKNESS					
GAGE NO.	16	14	12	10	8
ALUMINUM THICKNESS - IN.	0.060	0.075	0.105	0.135	0.164
ALUMINIZED OR GALVANIZED STEEL THICKNESS - IN.	0.064	0.079	0.109	0.138	0.168

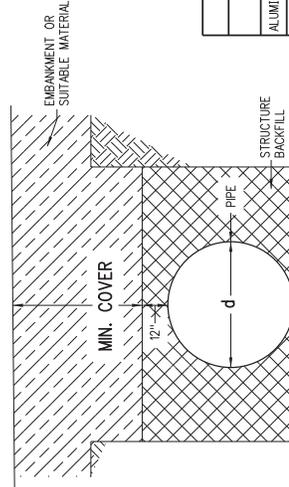
ALLOWED WALL THICKNESS



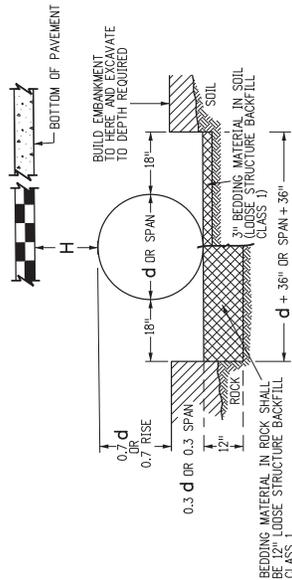
INSTALLATION OF MULTIPLE METAL PIPES

PIPE SPAN (IN.)	MINIMUM COVER (IN.) FOR INDICATED AXLE LOADS, kips				
	18.0 - 50.0	50.0 - 75.0	75.0 - 110.0	110.0 - 150.0	150.0 - 200.0
12.0 - 42.0	24	30	36	42	48
48.0 - 72.0	36	36	42	48	48
78.0 - 120.0	36	42	48	48	48
126.0 - 144.0	42	48	54	54	54

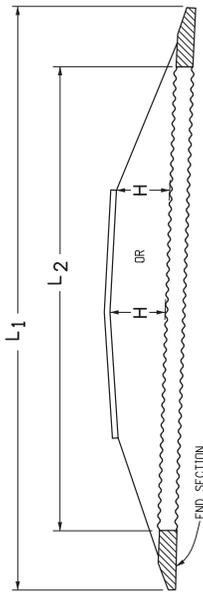
MINIMUM COVER FOR CONSTRUCTION LOADS



CONSTRUCTION MINIMUM COVER FOR PIPE

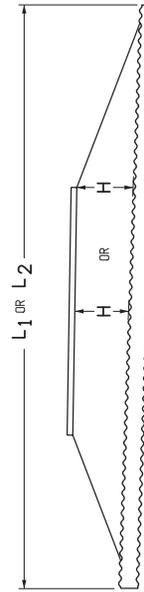


INSTALLATION OF METAL PIPE



METAL PIPE WITH END SECTIONS

NOTE: USE THE H THAT IS GREATER FOR MAXIMUM ALLOWABLE FILL HEIGHT.



METAL PIPE WITHOUT END SECTIONS

NOTE: USE THE H THAT IS GREATER FOR MAXIMUM ALLOWABLE FILL HEIGHT.

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	Designer Initials: JBK		Date:	
Last Modification Date: 07/31/19	CDOT HO, 3rd Floor	Colorado Department of Transportation	2829 West Howard Place	
Detailer Initials: LTA	Denver, CO 80204		CDOT HO, 3rd Floor	
CAD Ver.: MicroStation V8 Scale: Not to Scale Units: English	Phone: 303-757-9021 FAX: 303-757-9868		Project Development Branch	
METAL PIPE		Standard Sheet No. 1 of 4		Project Sheet Number:
Issued by the Project Development Branch: July 31, 2019		M-603-1		Standard Plan No.



JBK

THESE TABLES ARE APPLICABLE FOR THE FOLLOWING LIST

- 1. GALVANIZED STEEL PIPE
- 2. ALUMINIZED CORRUGATED STEEL PIPE (CSP)
- 3. ALUMINIZED CORRUGATED STEEL PIPE TYPE 2 (ALT2 CSP)
- 4. BITUMINOUS COATED CORRUGATED STEEL PIPE (BIT. CO CSP)
- 5. ARAMID FIBER BONDED CORRUGATED STEEL PIPE (AF. BD. CSP)
- 6. PRECOATED CORRUGATED STEEL PIPE (PCSP- BOTH SIDES)

DIAMETER (IN.)	H MINIMUM COVER (IN.)	PIPE GAGE	
		H MAXIMUM OF COVER (FT.)	B
6	24	408	509
8	24	306	382
10	24	244	305

1-1/2" X 1/4" CORRUGATIONS CORRUGATED STEEL PIPE

DIAMETER (IN.)	H MINIMUM COVER (IN.)	PIPE GAGE				
		16	14	12	10	8
12	24	207	259			
15	24	165	207			
18	24	138	172	242		
21	24	118	148	207		
24	24	103	129	181		
30	24	82	103	145		
36	24	68	86	120	155	
42	24	58	73	103	133	163
48	36	51	64	90	103	142
54	36		57	80	93	126
60	36			72	84	114
66	36				77	103
72	36					94
78	36					84
84	36					72

2-2/3" X 1/2" CORRUGATIONS CORRUGATED STEEL PIPE

SPAN X RISE (IN. X IN.)	ROUND EQUIVALENT (IN.)	H MINIMUM COVER (IN.)	PIPE GAGE	H MAXIMUM COVER (FT.)
21 X 15	18	24	16	12
24 X 18	21	24	16	13
28 X 20	24	24	16	12
35 X 24	30	24	16	12
42 X 29	36	24	16	12
49 X 33	42	24	14	12
57 X 38	48	36	12	12
64 X 43	54	36	12	12
71 X 47	60	36	10	12
77 X 52	66	36	8	12
83 X 57	72	36	8	12

2-2/3" X 1/2" CORRUGATIONS * CORRUGATED STEEL PIPE ARCH

* CORNER BEARING PRESSURE OF 2 TONS PER SQ. FT.

DIAMETER (IN.)	H MINIMUM COVER (IN.)	PIPE GAGE				
		16	14	12	10	8
48	36	59	74	104	134	164
54	36	52	65	92	119	146
60	36	47	59	83	107	131
66	36	42	53	75	97	119
72	36	39	49	69	89	109
78	36	36	45	63	82	101
84	36		42	59	76	93
90	36			55	71	87
96	36			51	66	81
102	36			48	62	77
108	36				59	72
114	36				56	68
120	36				53	65
126	42					62

3" X 1" CORRUGATIONS CORRUGATED STEEL PIPE

SPAN X RISE (IN. X IN.)	ROUND EQUIVALENT (IN.)	H MINIMUM COVER (IN.)	PIPE GAGE	H MAXIMUM COVER (FT.)
60 X 46	54	36	14	20
66 X 51	60	36	14	20
73 X 55	66	36	14	20
81 X 59	72	36	14	17
87 X 63	78	36	14	16
95 X 67	84	36	14	16
103 X 71	90	36	12	16
112 X 75	96	36	12	16
117 X 79	102	36	12	16

3" X 1" CORRUGATIONS * CORRUGATED STEEL PIPE ARCH

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Colorado Department of Transportation

 2829 West Howard Place
 CDDT HQ, 3rd Floor
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Project Development Branch
JBK

METAL PIPE

STANDARD PLAN NO.	M-603-1
Standard Sheet No. 2 of 4	Project Sheet Number:

Issued by the Project Development Branch: July 31, 2019

THESE TABLES ARE APPLICABLE FOR THE FOLLOWING LIST OF CORRUGATED STEEL PIPE:

1. GALVANIZED CORRUGATED STEEL PIPE (CSP)
2. ALUMINIZED CORRUGATED STEEL PIPE TYPE 2 (ALT2 CSP)
3. BITUMINOUS COATED CORRUGATED STEEL PIPE (BIT. CO. CSP)
4. ARAMID FIBER BONDED CORRUGATED STEEL PIPE (A.F. BD. CSP)
5. PRECOATED CORRUGATED STEEL PIPE (PCSP-- BOTH SIDES)

DIAMETER (IN.)	H MINIMUM COVER (IN.)	PIPE GAGE				
		H MAXIMUM OF COVER (FT.)				
		16	14	12	10	8
54	36	46	58	82	106	129
60	36	52	74	96	116	141
66	36	58	80	104	128	153
72	36	64	86	110	134	165
78	36	70	92	116	140	177
84	36	76	98	122	146	189
90	36	82	104	128	152	201
96	36	88	110	134	158	213
102	36	94	116	140	164	225
108	36	100	122	146	170	237

5" X 1" CORRUGATIONS CORRUGATED STEEL PIPE

SPAN X RISE (IN. X IN.)	ROUND EQUIVALENT (IN.)	H MINIMUM COVER (IN.)	PIPE GAGE	H MAXIMUM COVER (FT.)
81 X 59	72	36	12	17
87 X 63	78	36	12	16
95 X 67	84	36	12	16

5" X 1" CORRUGATIONS CORRUGATED STEEL PIPE ARCH

* CORNER BEARING PRESSURE OF 2 TONS PER SQ. FT.

DIAMETER (IN.)	H MINIMUM COVER (IN.)	PIPE GAGE				
		H MAXIMUM OF COVER (FT.)				
		16	14	12	10	8
18	24	90	126	162	216	270
21	24	77	108	144	189	243
24	24	67	95	126	165	217
30	24	54	75	105	135	177
36	24	45	63	105	135	177
42	24	38	54	90	114	144
48	36	33	47	78	114	144
60	36	29	41	70	101	121
66	36	37	56	83	113	143
72	36	34	57	83	113	143
78	36	48	70	99	129	161
84	36	44	65	91	119	151
90	36	50	72	100	130	162
96	36	56	79	109	141	173
102	36	62	86	118	152	184

3/4" X 3/4" CORRUGATIONS CORRUGATED STEEL PIPE

SPAN X RISE (IN. X IN.)	ROUND EQUIVALENT (IN.)	H MINIMUM COVER (IN.)	PIPE GAGE	H MAXIMUM COVER (FT.)
20 X 16	18	24	16	16
23 X 19	21	24	16	15
27 X 21	24	24	16	13
33 X 26	30	24	16	13
40 X 31	36	24	16	14
46 X 36	42	24	12	13
53 X 41	48	36	12	13
60 X 46	54	36	12	20
66 X 51	60	36	12	20

3/4" X 3/4" CORRUGATIONS CORRUGATED STEEL PIPE ARCH

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Colorado Department of Transportation

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Project Development Branch

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STANDARD PLAN NO.

M-603-1
 Standard Sheet No. 3 of 4
 Project Sheet Number:

METAL PIPE

Issued by the Project Development Branch: July 31, 2019

THESE TABLES ARE APPLICABLE FOR THE FOLLOWING LIST OF CORRUGATED STEEL PIPE:

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3. BITUMINOUS COATED CORRUGATED STEEL PIPE (BIT. CO. CSP)
4. ARAMID FIBER BONDED CORRUGATED STEEL PIPE (A.F. BD. CSP)
5. PRECOATED CORRUGATED STEEL PIPE (PCSP- BOTH SIDES)

DIAMETER (IN.)	H MINIMUM COVER (IN.)	PIPE GAGE			
		H MAXIMUM OF COVER (FT.)			
6	24	16			
8	24	24.7			
10	24	14.8			

1-1/2" X 1/4" CORRUGATIONS CORRUGATED ALUMINUM PIPE

DIAMETER (IN.)	H MINIMUM COVER (IN.)	PIPE GAGE			
		H MAXIMUM OF COVER (FT.)			
18	24	16	14	12	10
21	24	38	52	84	
24	24	33	45	73	
30	24	26	36	58	
36	24	21	30	49	69
42	24		25	41	59
48	36			36	51
54	36			32	46
60	36			29	41
66	36				37
72	36				34

3/4" X 3/4" 7-1/2" CORRUGATIONS CORRUGATED ALUMINUM PIPE

SPAN X RISE (IN. X IN.)	H MINIMUM COVER (IN.)	PIPE GAGE			
		H MAXIMUM OF COVER (FT.)			
20 X 16	18	16	14	12	10
23 X 19	21				
27 X 21	24				
33 X 26	30				
40 X 31	36				
46 X 36	42				13
53 X 41	48				13
60 X 46	54				20
66 X 51	60				20

3/4" X 3/4" 7-1/2" CORRUGATIONS CORRUGATED ALUMINUM PIPE ARCH *

DIAMETER (IN.)	H MINIMUM COVER (IN.)	PIPE GAGE			
		H MAXIMUM OF COVER (FT.)			
12	24	16	14	12	10
15	24	100	125		
18	24	83	104		
21	24	71	89		
24	24	62	78	109	
27	24		69	97	
30	24		62	87	
36	24		51	73	94
42	24			62	80
48	36			54	70
54	36			48	62
60	36			48	52
66	36				52
72	36				43

2-2 1/2" X 1/2" CORRUGATIONS CORRUGATED ALUMINUM PIPE

SPAN X RISE (IN. X IN.)	H MINIMUM COVER (IN.)	PIPE GAGE			
		H MAXIMUM OF COVER (FT.)			
17 X 13	15	24	16	16	13
21 X 15	18	24	16	16	12
24 X 18	21	24	16	16	13
28 X 20	24	24	16	16	12
35 X 24	30	24	16	16	12
42 X 29	36	24	16	16	12
49 X 33	42	24	14	12	12
57 X 38	48	36	12	12	12
64 X 43	54	36	12	12	12
71 X 47	60	36	10	10	12

2-2 1/2" X 1/2" CORRUGATIONS CORRUGATED ALUMINUM PIPE ARCH *

* CORNER BEARING PRESSURE OF 2 TONS PER SQ. FT.

DIAMETER (IN.)	H MINIMUM COVER (IN.)	PIPE GAGE					
		H MAXIMUM OF COVER (FT.)					
30	24	57	72	101	135	159	8
36	24	47	60	84	112	132	
42	24	40	51	72	96	113	
48	36	35	44	62	84	99	
54	36	31	39	55	74	88	
60	36	28	35	50	67	79	
66	36	25	32	45	61	72	
72	36	23	29	41	56	66	
78	36		27	38	51	61	
84	36			35	48	56	
90	36			33	44	52	
96	36			31	41	49	
102	36						46
108	36						43
114	36						39
120	36						36

3" X 1" CORRUGATIONS CORRUGATED ALUMINUM PIPE

SPAN X RISE (IN. X IN.)	H MINIMUM COVER (IN.)	PIPE GAGE			
		H MAXIMUM OF COVER (FT.)			
60 X 46	54	36	14		20
66 X 51	60	36	14		20
73 X 55	66	36	14		20
81 X 59	72	36	12		16
87 X 63	78	36	12		16
95 X 67	84	36	12		16
103 X 71	90	36	10		16
112 X 75	96	36	8		16

3" X 1" CORRUGATIONS CORRUGATED ALUMINUM PIPE ARCH *

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METAL PIPE		Project Sheet Number:	
Colorado Department of Transportation		Issued by: the Project Development Branch: July 31, 2019	
2829 West Howard Place CDDT HO, 3rd Floor Denver, CO 80204 Phone: 303-757-9021 Fax: 303-757-9868		JBK	
Project Development Branch			

GENERAL NOTES

- ALL MATERIAL DIMENSIONS AND WEIGHTS ON THIS STANDARD ARE NOMINAL UNLESS OTHERWISE INDICATED.
- AT EACH LOCATION WHERE AN ELECTRIC TRANSMISSION, DISTRIBUTION OR SECONDARY LINE CROSSES A WOOD POST FENCE, THE CONTRACTOR SHALL FURNISH AND INSTALL A GROUND CONFORMING TO ARTICLE 250 OF THE NATIONAL ELECTRICAL CODE. THE GROUND ROD SHALL BE A MINIMUM DIAMETER OF 1/2 IN. AND 8 FT. IN LENGTH, AND DRIVEN AT LEAST 7/2 FT. INTO THE GROUND. THE ROD SHALL BE CONNECTED TO EACH WIRE WITH A MINIMUM AWG NO. 8 STRANDED COPPER WIRE. GROUNDING WILL NOT BE PAID FOR SEPARATELY BUT SHALL BE INCLUDED IN THE WORK.
- A METAL LINE POST SHALL BE INSTALLED A MAXIMUM OF EVERY 500 FT. ALONG A WOOD POST FENCE. THE METAL POST SHALL BE WITHIN 1 FT. OF THE NEAREST WOOD POST, AND SHALL BE TIED TO EACH STRAND WITH A WIRE CLAMP.
- DIMENSIONS SHOWN FOR "STANDARD" AND "ALTERNATIVE" APPLY FOR BOTH WOOD AND METAL POST FENCE.
- FENCE WIRE SHALL BE ENDED, DOUBLE WRAPPED AND TIED OFF AT END POSTS. SINGLE POSTS, LINE BRACE POSTS, FENCE TO BE CONTINUED SHALL THEN BE RESTARTED IN THE SAME MANNER.
- FENCE WIRE SHALL BE PLACED ON EITHER ROAD OR FIELD SIDE OF POSTS, DEPENDING ON LOCAL CONDITIONS, I.E. ON CURVES, THE WIRE SHALL BE PLACED ON THE SIDE OF THE POST WHICH WILL RESULT IN THE LEAST TENSION ON FENCE TIES. THIS WILL ALSO APPLY WHERE WIND DRIFT, TUMBLE WEEDS OR OTHER CONDITIONS WOULD EXERT UNUSUAL PRESSURE AGAINST THE WIRE. WHERE POSSIBLE, WIRE SHOULD BE PLACED ON THE LIVESTOCK SIDE OF THE POSTS.
- WHERE STEEL POSTS ARE SPECIFIED, EVERY FIFTH POST SHALL BE WOOD, WHEN SPECIFIED ON THE PLANS.
- RIGHT OF WAY FENCES SHALL BE CONSTRUCTED APPROXIMATELY 6 IN. INSIDE THE BOUNDARY OF THE RIGHT OF WAY AS SHOWN ON THE PLANS, OR AS STAKED.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR RE-ESTABLISHING DISTURBED OR DESTROYED SURVEY MONUMENTS TO THE APPROPRIATE ACCURACY IN ACCORDANCE WITH SUBSECTION 625.08 OF THE STANDARD SPECIFICATIONS.

WOOD POSTS:

ALL LINE POSTS SHALL HAVE A MINIMUM DIAMETER OF 4 IN. AND BE A MINIMUM OF 6 FT.-0 IN. LONG.
 ALL END, CORNER, INTERSECTION, AND BRACE POSTS SHALL HAVE A MINIMUM DIAMETER OF 5 IN. AND BE 7 FT. IN LENGTH.
 WOOD POSTS HAVING NONUNIFORM CROSS SECTION SHALL BE SET WITH THE LARGER DIAMETER END IN THE GROUND.
 FENCE WIRE SHALL BE STARTED TO WOOD POSTS OR TIED TO METAL POSTS AS SHOWN MARKED ON BRACED WIRE. IN COMBINATION WIRE FENCE STAPLES SHALL BE NO. 9 WIRE MINIMUM, AND AT LEAST 1/2 IN. LONG.

METAL POSTS:

ALL POSTS AND BRACES SHALL BE THE TYPES AND WEIGHTS SHOWN OR SPECIFIED ON THE PLANS, AND SHALL BE IN ACCORDANCE WITH ASTM M 281. HOLES SHALL BE PROVIDED IN END, CORNER, AND GATE POSTS AS DETAILED.

CORNER AND LINE BRACE POSTS:

TYPE: 2 1/2 IN. x 2 1/2 IN. x 1/4 IN. STRUCTURAL STEEL ANGLES
 WEIGHT: 4.10 LBS./LIN. FT.
 LENGTH: 6 FT. ± 5/8 IN. MIN.
 NUMBER OF BRACES: TWO

LINE POSTS:

TYPE: "STUDDER TEE" OR "W" WITHOUT ANCHOR)
 WEIGHT: 4 LBS./LIN. MINIMUM
 LENGTH: 6 FT. IN. MINIMUM
 ANCHOR: SECURELY FASTENED, WITH BEARING SURFACE EQUIVALENT TO RESIST MOVEMENT OF POST. WEIGHT: 0.67 LB.

METAL END POSTS AND GATE POSTS:

TYPE: 2 1/2 IN. x 2 1/2 IN. x 1/4 IN. STRUCTURAL STEEL ANGLES
 WEIGHT: 4.10 LBS./LIN. FT.
 NUMBER OF BRACES: ONE
 LENGTH: END, 6 FT.-6 IN. MINIMUM. PANEL GATE, 7 FT.-0 IN. MINIMUM.

BRACES: (FOR CORNER, END OR LINE BRACE POSTS)

TYPE: 2 IN. x 2 IN. x 1/4 IN. STRUCTURAL STEEL ANGLES
 WEIGHT: 3.19 LBS./LIN. FT.
 LENGTH: SAME AS CORNER AND END POSTS USED.

FOOTINGS OR BASES:

CONCRETE SHALL BE CLASS B.
 CONCRETE WITH LIGHTWEIGHT AGGREGATES CONFORMING TO ASHTO M 195 (ASTM C 330) WILL BE PERMITTED.

ALTERNATIVES (CONTRACTORS OPTION)

END, CORNER, AND LINE BRACE POSTS

TYPE	I.D. INCHES	D.D. INCHES	WEIGHT LB./FT.	WALL THICKNESS INCHES
1. STD. GALV. PIPE	2 1/2	2 7/8	5.79 ± 5%	0.203
2. H.S. COLD ROLLED PIPE	2 1/2	2 7/8 ± 0.16	4.64 ± 5%	0.160 ± 5%

LENGTHS SHALL BE 6 FT.-6 IN. MINIMUM

BRACES:

TYPE: 1 1/2 IN. O.D. TUBULAR STEEL WITH 2 1/2 IN. BRACE BAND, HINGE BOLT AND 1 1/2 IN. I.D. RAIL END; ALL GALVANIZED.
 WEIGHT: 16 LBS./LIN. FT. ± 5%
 LENGTH: 6 FT.-6 IN. MINIMUM.

BARBED WIRE:

ZINC-COATED STEEL BARBED WIRE SHALL CONFORM TO ASHTO M 280, (ASTM A 121), 12-1/2 GAGE WITH CLASS 1 COATING, OR ALUMINUM-COATED STEEL BARBED WIRE CONFORMING TO ASTM A 585 TYPE 1.

WOVEN WIRE MESH:

WOVEN WIRE USED IN COMBINATION WIRE FENCE SHALL BE GALVANIZED AND CONFORM TO ASHTO M 279, (ASTM A 116) COATING CLASS 1, AND THE FOLLOWING:

STANDARD	WOVEN WIRE FIELD FENCE, STYLE OR DESIGN NO.	ALTERNATIVE 4 IN. X 4 IN. WIRE "W" MESH
832-6-11*	32 IN. WIDTH 0.65 LBS./LIN.FT.	34 IN. WIDTH - 0.75 LBS./LIN.FT.
726-6-11*	26 IN. WIDTH 0.55 LBS./LIN.FT.	26 IN. WIDTH - 0.54 LBS./LIN.FT.
		CROSS WIRES-1 STRAND-14-1/2 GAGE MIN. HORIZONTAL-2 STRAND-12-1/2 GAGE

* 12-1/2 GAGE WOVEN WIRE FENCE FABRIC (832-6-12-1/2 OR 726-6-12-1/2) MAY BE USED WHEN SPECIFIED IN THE CONTRACT.

ALL FENCE WIRE TIES, CLIPS, CLAMPS, STAPLES AND OTHER WIRE APPURTENANCES SHALL BE GALVANIZED IN ACCORDANCE WITH ASHTO M 232.

DRIVEWAY GATES (SINGLE):

HEIGHT: 42 IN.
 WEIGHT: NOT LESS THAN 90 LBS. COMPLETE WITH LATCH AND HINGES.
 WIDTH OF GATE OPENING: 16 FT.-0 IN. MINIMUM TO 20 FT.-0 IN. MAXIMUM.
 GATE FRAME: 1 IN. I.D. STANDARD GALVANIZED PIPE OR ACCEPTABLE EQUIVALENT AND SHALL BE OF ALL WELDED CONSTRUCTION.
 WOVEN WIRE SHALL ENCLOSE THE GATE FRAME AS SHOWN AND SHALL BE THE SAME WOVEN WIRE DESIGN AS THE FENCE, OR AS APPROVED BY THE ENGINEER.

ALTERNATIVE DRIVEWAY GATES (SINGLE PANEL):

WEIGHT: GALVANIZED STEEL, 75 LBS.
 HEIGHT: APPROXIMATELY 42 IN. (5 PANELS).
 WIDTH OF GATE OPENING: 16 FT.-0 IN. MINIMUM TO 20 FT.-0 IN. MAXIMUM.
 GATES SHALL BE OF RIVETED CONSTRUCTION AS FOLLOWS:
 MINIMUM FOUR NO. 10 RIVETS AT EACH RIGHT ANGLE CONNECTION AND WHERE DIAGONAL BRACES CONNECT TO HORIZONTAL PANELS.
 MINIMUM THREE NO. 10 RIVETS WHERE DIAGONAL BRACES CONNECT TO TOP AND BOTTOM PANELS.

WALK GATES:

HEIGHT: APPROXIMATELY 42 IN. (5 PANELS)
 WEIGHT: GALVANIZED STEEL, 16 LBS.-TEMPERED ALUMINUM, 10 LBS.
 WIDTH OF GATE OPENING: 3 FT.-0 IN. MINIMUM.

ALTERNATIVE WALK GATES:

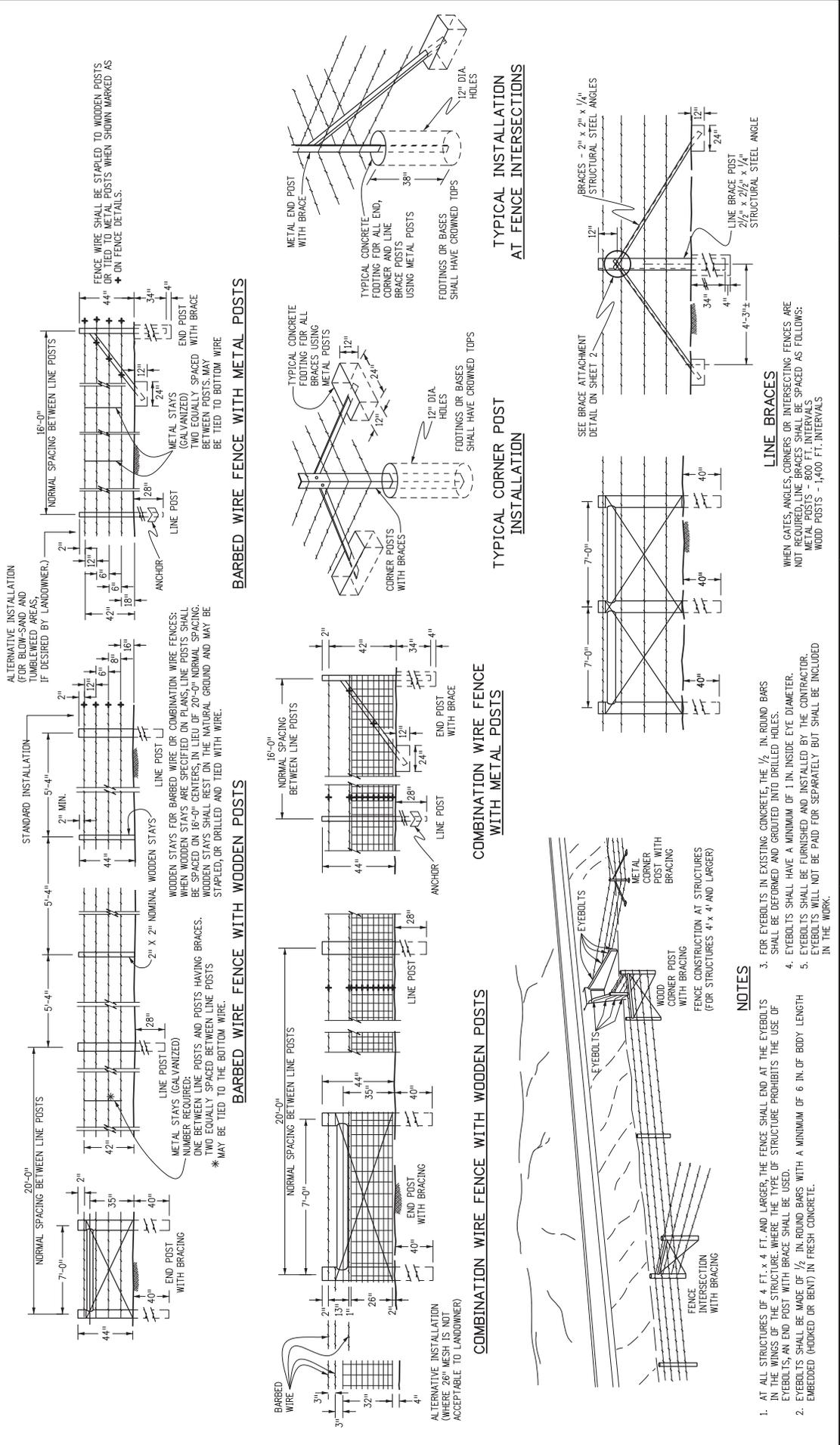
HEIGHT: 42 IN.
 WEIGHT: NOT LESS THAN 18 LBS. COMPLETE WITH LATCH AND HINGES.
 WIDTH OF GATE OPENING: 3 FT.-0 IN. MINIMUM.
 GATE FRAME: 3/4 IN. I.D. STANDARD GALVANIZED PIPE OR ACCEPTABLE EQUIVALENT AND SHALL BE OF ALL-WELDED CONSTRUCTION.
 WOVEN WIRE SHALL BE OF THE SAME CONSTRUCTION DESIGNATED FOR DRIVEWAY GATE.

LATCHES AND HINGES:

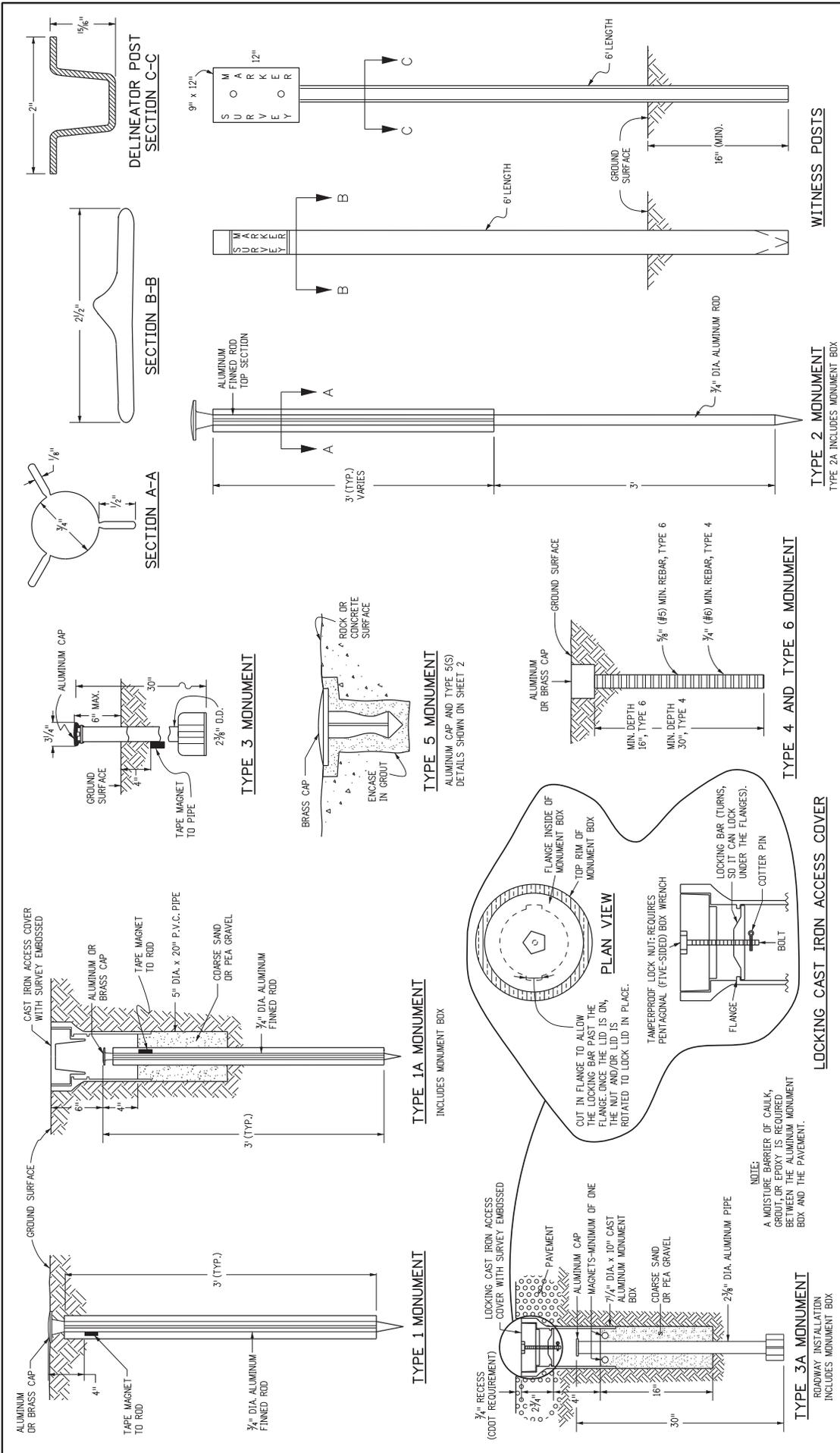
GALVANIZED STEEL OR ALUMINUM OF STANDARD MANUFACTURE. HINGES SHALL BE PLACED AS SHOWN TO PREVENT THEFT.
 IN LIEU OF STANDARD MAKE LATCHES, THE CONTRACTOR MAY USE AN ELECTRO-GALVANIZED CHAIN, EYEBOLT AND SNAPHOOK TYPE LATCH. EYEBOLT CHAIN AND SNAPHOOK ASSEMBLY SHALL BE SECURED TO LATCH SIDE OF GATE. GATE CLOSURE MAY BE ACCOMPLISHED BY WRAPPING CHAIN AROUND END POST AND SNAPPING HOOK INTO CHAIN.
WOOD STAYS:
 WOOD STAYS SHALL BE UNTREATED NATIVE TIMBER. STAY DIMENSIONS SHALL BE 2 IN. x 2 IN. NOMINAL MINIMUM (1/2 IN. x 1 1/2 IN.). WOOD STAYS MAY BE STAPLED, OR DRILLED AND TIED WITH WIRE. METAL STAYS MAY BE TIED TO THE BOTTOM WIRE.

<p>Computer File Information</p> <p>Creation Date: 07/31/19 Designer Initials: JBK Last Modification Date: 07/31/19 Detailer Initials: LTA CAD Ver.: MicroStation V8 Scale: Not to Scale Units: English</p>	<p>Sheet Revisions</p> <table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th>Date:</th> <th>Comments</th> </tr> </thead> <tbody> <tr> <td style="text-align: center;">(R-X)</td> <td></td> </tr> <tr> <td style="text-align: center;">(R-X)</td> <td></td> </tr> <tr> <td style="text-align: center;">(R-X)</td> <td></td> </tr> </tbody> </table>	Date:	Comments	(R-X)		(R-X)		(R-X)		<p>WIRE FENCES AND GATES</p> <p>Colorado Department of Transportation 2829 West Howard Place CDDT HO, 3rd Floor Denver, CO 80204 Phone: 303-757-9021 FAX: 303-757-9868</p> <p>Project Development Branch JBK</p>	<p>STANDARD PLAN NO.</p> <p>M-607-1</p> <p>Standard Sheet No. 1 of 3</p> <p>Project Sheet Number:</p>
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Last Modification Date: 07/31/19	Detailer: LTA			CDOT HO, 3rd Floor		Standard Sheet No. 2 of 3			
CAD Ver.: MicroStation V8	Scale: Not to Scale			Denver, CO 80204		Issued by the Project Development Branch: July 31, 2019			
	Units: English			Phone: 303-757-9021 FAX: 303-757-9868		JBK			
				Project Development Branch					

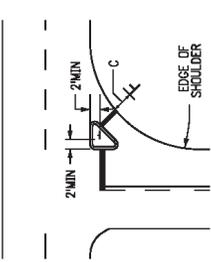


Computer File Information		Sheet Revisions	
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Last Modification Date: 07/31/19	Detailer: LTA		
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TYPE 2 MONUMENT TYPE 2A INCLUDES MONUMENT BOX		LOCKING CAST IRON ACCESS COVER	
WITNESS POSTS		Project Development Branch	
STANDARD PLAN NO. M-629-1		Colorado Department of Transportation	
Standard Sheet No. 1 of 2		2829 West Howard Place CDDT HO, 3rd Floor Denver, CO 80204 Phone: 303-757-9021 FAX: 303-757-9868	
Project Sheet Number:		JBK	
Issued by the Project Development Branch: July 31, 2019		Project Development Branch	

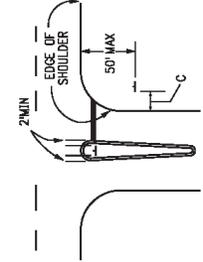
SURVEY MONUMENTS

GENERAL NOTES

1. THE ENGINEER WILL ESTABLISH GRADES AND LOCATIONS FOR ALL SIGN POSTS IN ACCORDANCE WITH DETAILS SHOWN ON THE PLANS.
2. SPECIAL CARE SHALL BE TAKEN IN SIGN LOCATION TO ENSURE AN UNOBSTRUCTED VIEW OF EACH SIGN.
3. MINIMUM POST EMBEDMENT SHALL BE 3 FT. FOR U-2 POSTS AND 4-IN X 4-IN X 4-IN TIMBER POSTS, AND 5 FT. FOR 6-IN X 6-IN TIMBER POSTS. SEE APPLICABLE STANDARDS FOR FOOTING DEPTH.
4. IF A SHOULDER IS WIDER THAN 6 FT., THE MINIMUM LATERAL OFFSET DISTANCE SHOULD BE 6 FT. FROM THE EDGE OF SHOULDER, EXCEPT FOR MILE MARKER SIGNS. SEE FIGURE 2A-200) OF THE 2009 MUTCD.
5. NORMAL LATERAL PLACEMENT IS MEASURED FROM THE EDGE OF THE TRAVEL LANE.
6. IN URBAN AREAS, A LATERAL CLEARANCE OF 1 FT. FROM THE CURB FACE IS PERMISSIBLE WHERE SIDEWALK WIDTH IS LIMITED OR WHERE EXISTING POLES ARE CLOSE TO THE CURB.
7. TYPICAL POST MOUNTING HEIGHTS FROM GROUND TO BOTTOM OF SIGN PANEL ARE 7 OR 8 FT. OTHER HEIGHTS WILL BE REQUIRED WHEN SIGNS ARE MOUNTED ON STEEPER FILL OR CUT SLOPES.
8. "EDUCATIONAL PLAQUES" FOR SYMBOL SIGNS WILL NOT BE CONSIDERED WHEN DETERMINING VERTICAL PLACEMENT FOR INFORMATION OF EDUCATIONAL PLAQUES. SEE PAGE 3 OF THE 2012 CDDT GUIDE SIGNING POLICIES & PROCEDURES, AND SECTION 2A.06 OF THE 2009 MUTCD.
9. WHEN LATERAL PLACEMENT IS 30 FT. OR MORE FOR SIGNS WITHOUT A SUPPLEMENTAL PLAQUE, VERTICAL PLACEMENT MAY BE REDUCED TO 5 FT. WHEN LATERAL PLACEMENT IS 30 FT. OR MORE FOR SIGNS WITH A SUPPLEMENTAL PLAQUE. VERTICAL PLACEMENT DOES NOT APPLY - USE ONLY VERTICAL PLACEMENT H. NORMAL ANGULAR PLACEMENT IS 0 DEG. SIGNS CLOSER THAN 30 FT. SHOULD BE TURNED SLIGHTLY AWAY TO MINIMIZE SPECULAR REFLECTION. SIGNS PLACED 30 FT. OR MORE SHOULD GENERALLY BE TURNED TOWARD THE ROAD.
10. THE EXIT PANEL IS MOUNTED ON THE RIGHT HAND SIDE FOR RIGHT HAND EXITS AND THE LEFT SIDE FOR LEFT HAND EXITS.
11. POST SHALL BE INSTALLED PLUMB, VERTICAL DEVIATION SHALL NOT EXCEED 1/2-IN. IN 10 FT.
12. ON ALL TWO-LANE UNDIVIDED HIGHWAYS THE MILE MARKER AND POST SHALL BE INSTALLED ON THE RIGHT SHOULDER IN THE ASCENDING DIRECTION WITH THE MILE MARKER PANELS DISPLAYED ON THE FRONT AND BACK SIDE OF THE POST.
13. ON ALL UNDIVIDED MULTILANE AND DIVIDED HIGHWAYS AND INTERSTATES THE MILE MARKER AND POST SHALL BE INSTALLED ON THE OUTSIDE SHOULDER (OR SIDEWALK IF APPLICABLE) IN BOTH DIRECTIONS OF TRAVEL.
15. VERTICAL SPACING BETWEEN SIGN PANELS SHALL BE 1 TO 1 1/2 IN., TYPICAL.

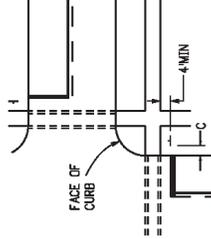


CHANNELIZED INTERSECTION



ACUTE ANGLE INTERSECTION

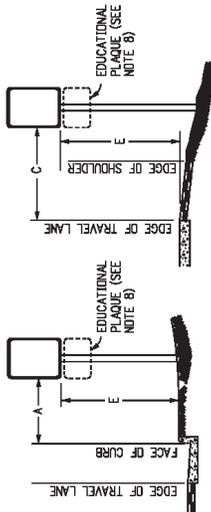
DIVISIONAL ISLAND



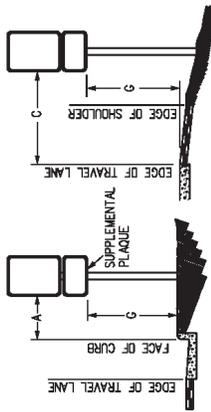
WIDE THROAT INTERSECTION

URBAN INTERSECTION

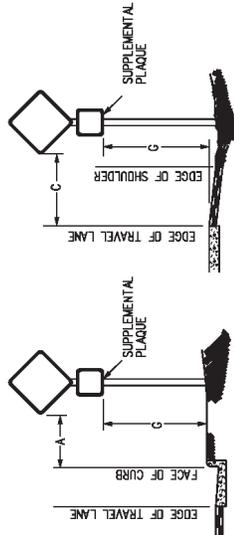
TYPICAL LOCATIONS-STOP SIGNS AND YIELD SIGNS



REGULATORY, RECREATIONAL AND CULTURAL INFORMATION SIGN PLACEMENT



WARNING SIGN PLACEMENT



PLACEMENT TABLES

KEY	LATERAL PLACEMENT ALL CLASSES OF STREETS AND HIGHWAYS		VERTICAL PLACEMENT			
	MINIMUM	NORMAL	MIN.	MAX.	MIN.	MAX.
A	2'-0"	15'-0" PLUS CURB	D	7'-0" OR NOTE NO. 9	12'-0"	8'-0" MIN. 8'-0" MAX.
B	2'-0"	30'-0" OR MORE INCLUDES CURB	E	7'-0"	8'-0"	5'-0" MIN. 8'-0" MAX.
C	2'-0"	6'-0" PLUS EDGE OF WIDE SHOULDER, OR 4'-0" PLUS EDGE OF TRAVEL LANE	F	8'-0" OR NOTE NO. 9	12'-0"	5'-0" MIN. 9'-0" MAX.
			G	6'-0"	7'-0"	4'-0" MIN. 7'-0" MAX.
			H	5'-0"	10'-0"	6'-0" MIN. 7'-0" MAX.

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Sheet Revisions

Date:	Comments

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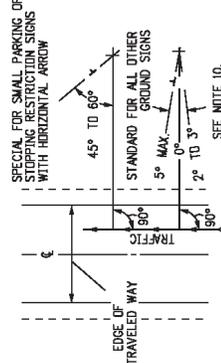
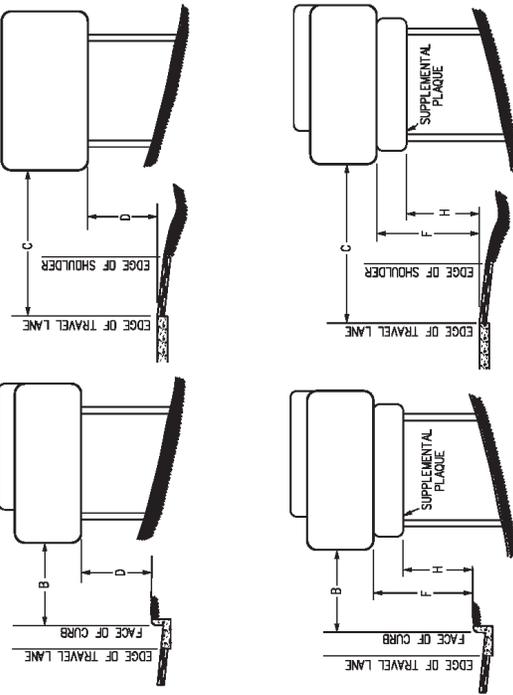
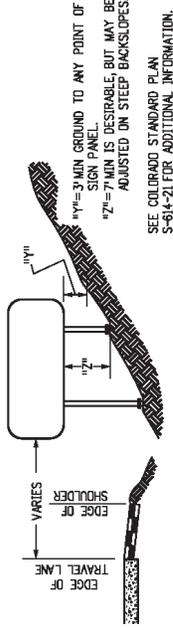
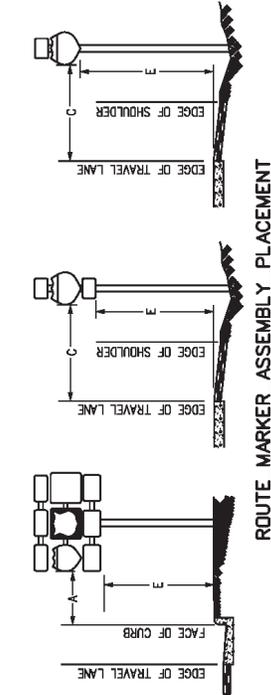
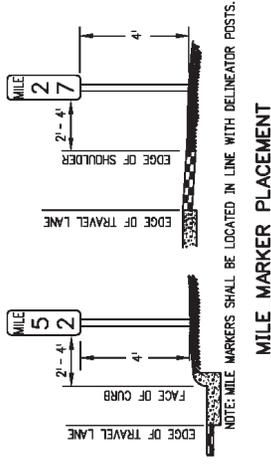
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GROUND SIGN PLACEMENT

STANDARD PLAN NO.
 S-614-1

Standard Sheet No. 1 of 2

Project Sheet Number:
 Issued By: Traffic & Safety Engineering Branch July 31, 2019



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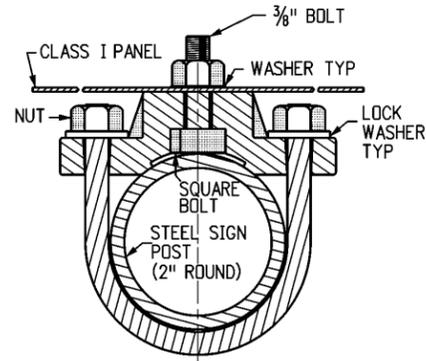
Traffic & Safety Engineering MKB

GROUND SIGN PLACEMENT

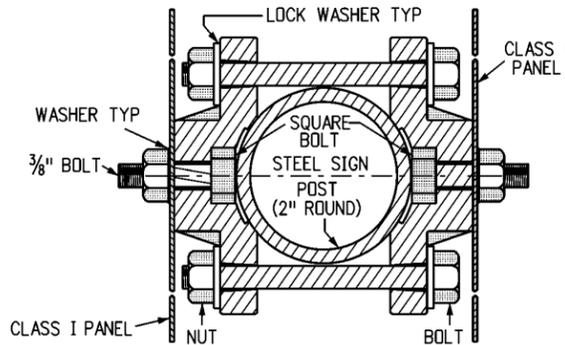
STANDARD PLAN NO.
 S-614-1
Standard Sheet No. 2 of 2
 Project Sheet Number:

Issued By: Traffic & Safety Engineering Branch July 31, 2018

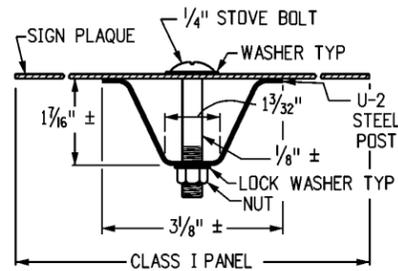
TYPICAL SINGLE BRACKET



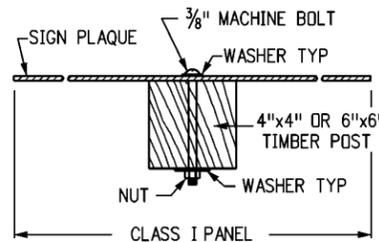
TYPICAL BACK TO BACK



TYPICAL ROUND STEEL POLE SECTION



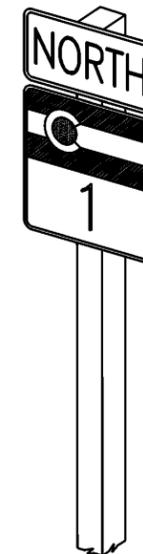
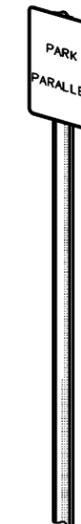
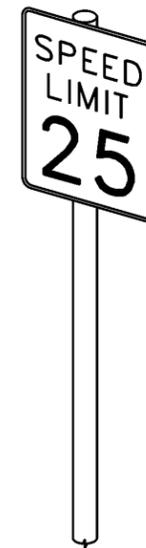
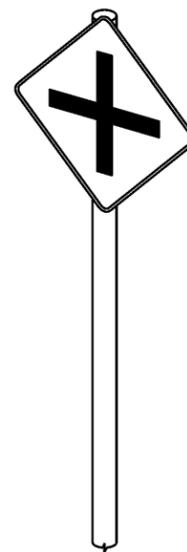
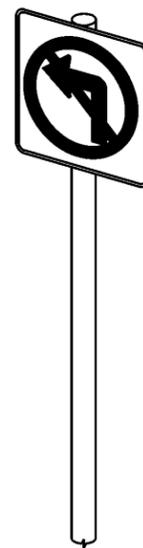
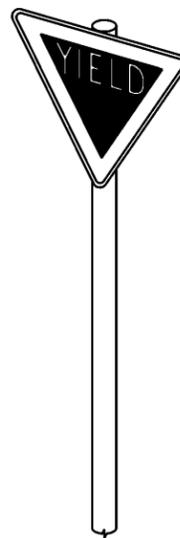
TYPICAL U-2 POST SECTION



TYPICAL TIMBER POST SECTION

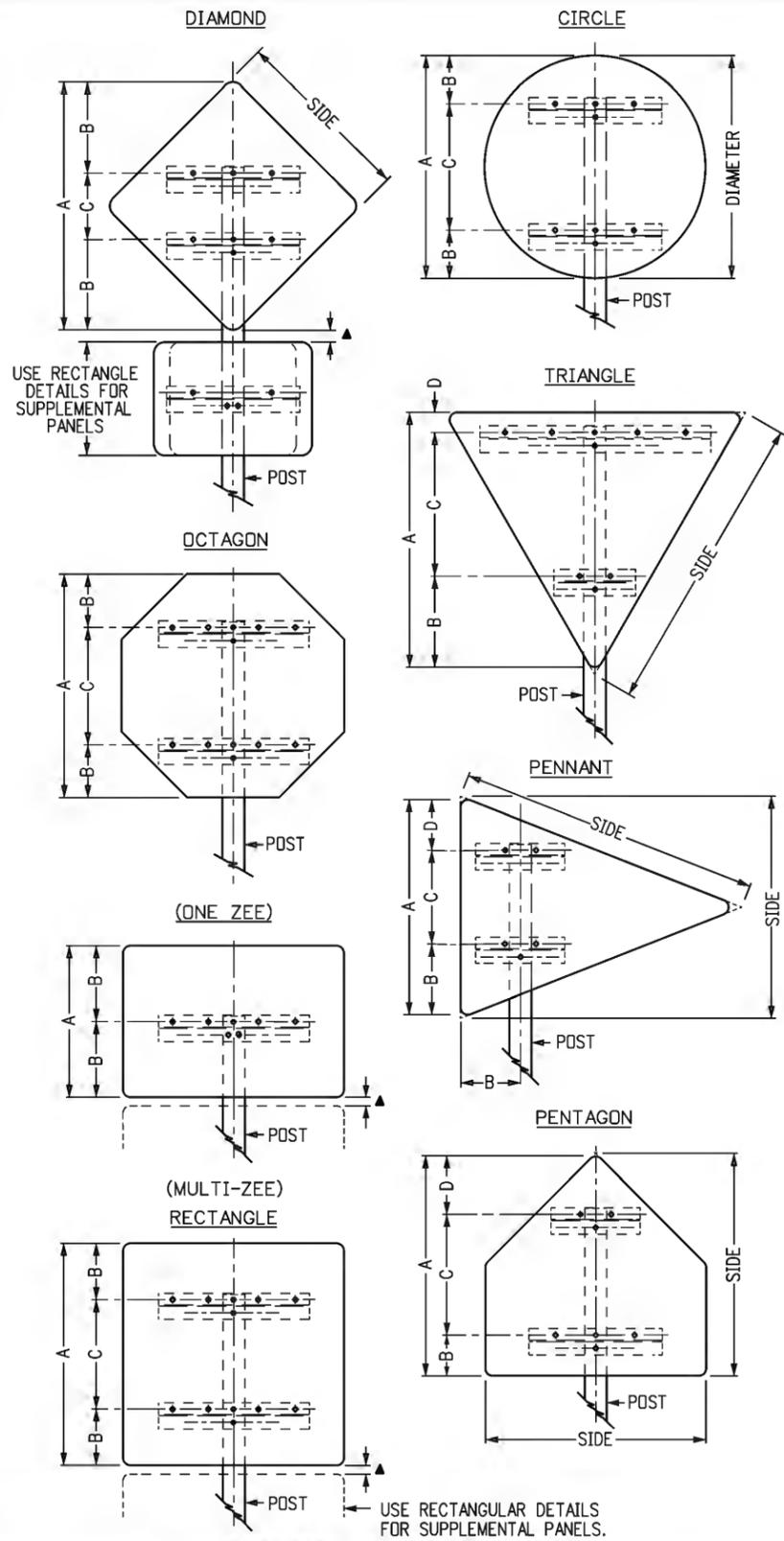
GENERAL NOTES

1. TIMBER SIGN POSTS MAY ONLY BE USED FOR TEMPORARY SIGNAGE DURING CONSTRUCTION. TUBULAR STEEL SHALL BE USED FOR PERMANENT INSTALLATIONS.
2. CLASS I SIGN PANELS ARE ALL THOSE THAT DO NOT REQUIRE BACKING ZEES. CLASS I PANELS SHALL GENERALLY BE 0.100" MINIMUM THICKNESS SINGLE SHEET ALUMINUM, BUT 0.080" THICKNESS MAY BE USED FOR SIGN PANELS WHERE BOTH THE HORIZONTAL AND VERTICAL DIMENSIONS ARE LESS THAN 36 IN.
3. CLASS I SIGN PANELS SHALL BE FASTENED TO THE U-2 POST WITH 2- IN. STOVE BOLTS AND TO TIMBER POSTS WITH 2- IN. MACHINE BOLTS. SEE STANDARD PLANS S-614-20 AND S-614-22 FOR EXCEPTIONS.
4. A WASHER SHALL BE PLACED BETWEEN THE BOLT HEAD AND THE FACE OF THE SIGN PANEL. A 1 IN. DIA. WASHER SHALL BE PLACED UNDER THE NUT ON THE BACK OF THE TIMBER POST.
5. BOLTS, NUTS AND WASHERS SHALL BE GALVANIZED OR CADMIUM PLATED.
6. ALL SIGNS SHALL BE FABRICATED USING RETROREFLECTIVE SHEETING CONFORMING TO ASTM D4956. THE TYPE SHALL BE AS DESCRIBED IN THE CDOT STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION SECTION 630.02 AND/OR AS SHOWN ON THE PLANS.
7. FOR SIGN PLACEMENT SEE STANDARD PLAN S-614-1.
8. U-2 POSTS MAY ONLY BE USED FOR DELINEATORS, MILE MARKERS AND STRUCTURE NUMBER PLAQUES. "U" SHAPE STEEL POSTS SHALL BE A UNIFORM FLANGED CHANNEL SECTION MADE FROM HOT ROLLED STRUCTURAL STEEL, RE-ROLLED RAIL STEEL, OR NEW BILLET STEEL HAVING A MINIMUM YIELD STRENGTH OF AT LEAST 30,000 PSI, AND A MINIMUM TENSILE STRENGTH OF AT LEAST 50,000 PSI. "U" SHAPE POSTS SHALL WEIGH 2 LBS/FT, EXCEPT THAT A MILL TOLERANCE OF MINUS 3 % OF THE WEIGHT OF ANY ONE POST WILL BE ALLOWED. "U" SHAPE POSTS SHALL HAVE 1/2 IN. HOLES DRILLED OR PUNCHED ON 1 IN. OR 2 IN. CENTERS FOR THE TOP 4 FEET OF THE POST AS A MINIMUM, WITH THE FIRST HOLE 1 IN. FROM THE TOP OF THE POST. COLOR OF POSTS SHALL BE INTERSTATE GREEN.
9. VERTICAL SPACING BETWEEN PANELS ON THE SAME POST SHALL BE 1 IN. TO 1 1/2 IN.



TYPICAL CLASS I GROUND SIGNS

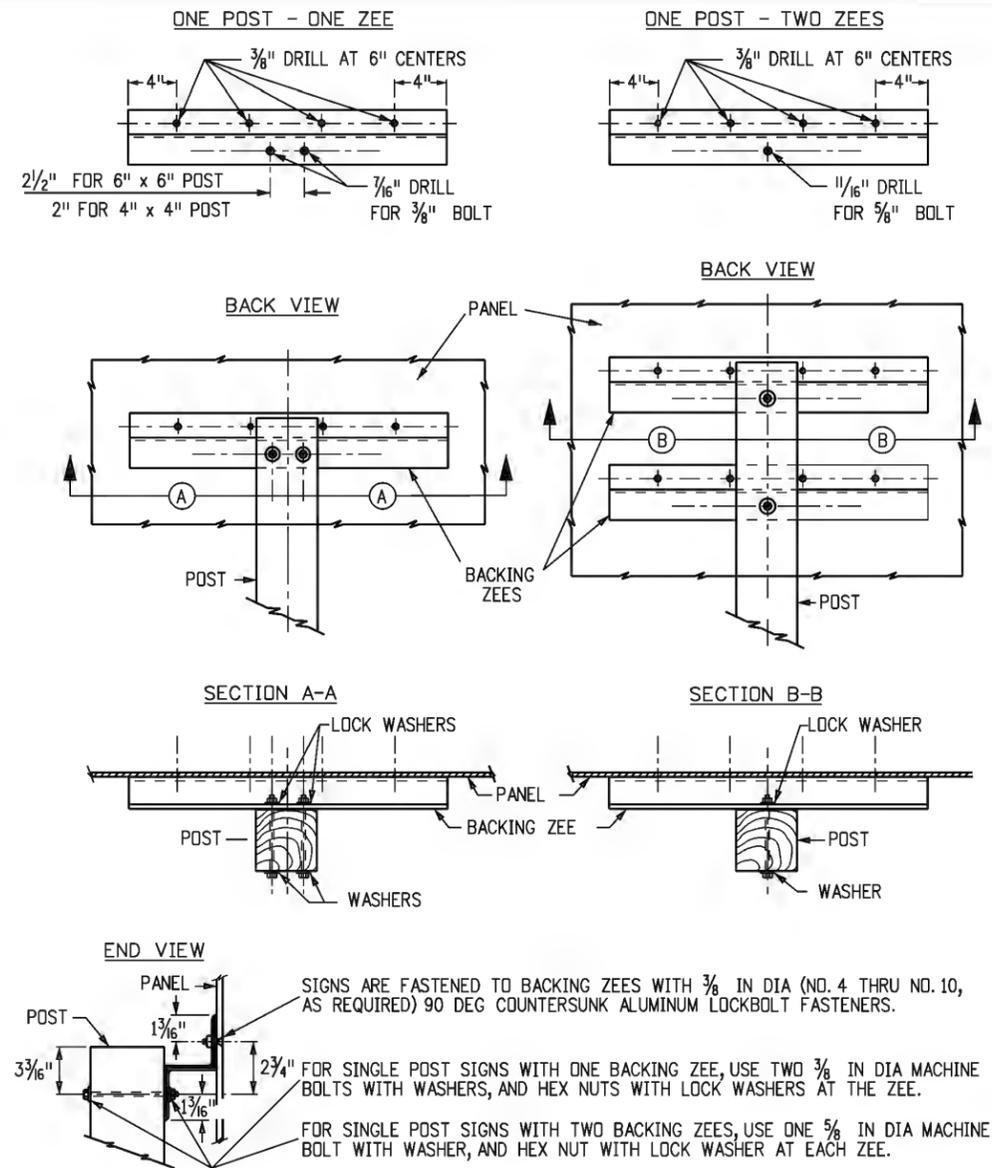
Computer File Information		Sheet Revisions		Colorado Department of Transportation  2829 W. Howard Pl. Denver, CO 80204 Phone: 303-757-9436 FAX: 303-757-9219 Traffic & Safety Engineering	CLASS I SIGNS Issued By: Traffic & Safety Engineering Branch July 31, 2019	STANDARD PLAN NO.	
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Last Modified By: EBUTTA							
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TYPICAL PANEL DETAILS

CLASS II PANEL MOUNTING DATA (*TIMBER POSTS)					
SIGN TYPE	A	B	C	D	POST SIZE
DIAMOND, 36" SIDES	49 1/16"	14 1/32"	21"	--	6" x 6"
48" SIDES	65 3/8"	20 3/16"	25"	--	6" x 6"
60" SIDES	81 1/2"	25 3/4"	30"	--	6" x 6"
TRIANGLE, 36" SIDES	29 3/16"	14 3/16"	9"	6"	4" x 4"
48" SIDES	38 3/16"	14 3/16"	18"	6"	4" x 4"
60" SIDES	48"	20"	22"	6"	6" x 6"
OCTAGON, 36" x 36"	36"	9"	18"	--	6" x 6"
48" x 48"	48"	12"	24"	--	6" x 6"
CIRCLE, 36" DIAMETER	36"	8"	20"	--	6" x 6"
PENNANT, 48" x 36" SIDES	34"	10 3/4"	15"	8 1/4"	4" x 4"
64" x 48" SIDES	45"	12 1/2"	21 1/2"	11"	6" x 6"
PENTAGON, 36" SIDES	35"	6"	20"	9"	4" x 4"
48" SIDES	46 3/4"	9"	25 3/4"	12"	6" x 6"
RECTANGLE					
WIDTH	HEIGHT				
36"	24"	24"	12"	--	4" x 4"
48"	24"	24"	12"	--	6" x 6"
36" to 60"	30"	30"	9"	12"	6" x 6"
36" to 60"	36"	36"	9"	18"	6" x 6"
36" to 60"	42"	42"	9"	24"	6" x 6"
36" to 60"	48"	48"	12"	24"	6" x 6"
48"	54"	54"	12"	30"	6" x 6"
48" to 60"	60"	60"	12"	36"	6" x 6"
SUPPLEMENTAL PANELS					
RECTANGLE, 24" x 18"	18"	9"	--	--	4" x 4" or 6" x 6"
48" x 18"	18"	9"	--	--	6" x 6"
24" x 24"	24"	12"	--	--	6" x 6"
36" x 24"	24"	12"	--	--	6" x 6"
48" x 36"	36"	9"	18"	--	6" x 6"

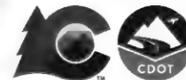
* FOR ADDITIONAL CLASS II SIZES THAT UTILIZE STEEL POSTS, SEE STANDARD PLAN S-614-8.



TYPICAL BACKING ZEES

GENERAL NOTES

- TIMBER SIGN POSTS MAY ONLY BE USED FOR TEMPORARY SIGNAGE DURING CONSTRUCTION. TUBULAR STEEL SIGN POSTS SHALL BE USED FOR PERMANENT INSTALLATIONS.
- CLASS II SIGN PANELS ARE THOSE THAT REQUIRE AT LEAST ONE, BUT NO MORE THAN TWO BACKING ZEES (THESE WILL BE SIGN PANELS THAT ARE LESS THAN 72 INCH IN HEIGHT), UNLESS THEY ARE ATTACHED TO A CLASS III ASSEMBLY. ALL CLASS II PANELS SHALL BE 0.100 INCH MINIMUM THICKNESS SINGLE SHEET ALUMINUM.
- Z-BAR LENGTH SHALL BE 3 INCHES (± 1/2 INCH) SHORT OF THE EDGE OF THE SIGN ON BOTH SIDES.
- FOR TUBULAR STEEL POST INFORMATION, SEE STANDARD PLAN S-614-08.
- BACKING ZEES ARE 3 INCH x 2 1/16 INCH x 2.33, 6061-TB ALUMINUM ALLOY WEIGHING 2.33 POUNDS PER FOOT.
- FOR SIGN PLACEMENT, SEE STANDARD PLAN S-614-1.
- ALL SIGNS SHALL BE FABRICATED USING RETRO-REFLECTIVE SHEETING CONFORMING TO ASTM D4956. THE TYPE SHALL BE AS DIRECTED IN THE STANDARD SPECIFICATIONS, SECTION 713 AND/OR AS SHOWN ON THE PLANS.
- BOLTS, NUTS, AND METAL WASHERS SHALL BE GALVANIZED OR CADMIUM PLATED.
- ▲ VERTICAL SPACING BETWEEN PANELS SHALL BE 1 IN TO 1/2 INCHES.
- WASHERS ON TIMBER POSTS SHALL BE 1/2 INCHES DIAMETER.

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				MKB					

REVISION OF SECTION 627 AND 713
MODIFIED EPOXY PAVEMENT MARKING

Sections 627 and 713 of the Standard Specifications are hereby revised for this project as follows:

Section 627.05 shall include the following:

Modified Epoxy Pavement Marking shall conform to subsection 713.17.

Subsection 627.13 shall include the following:

Pay Item	Pay Unit
Modified Epoxy Pavement Marking	Gallon

In subsection 713.17, delete (f) and (k), and replace with the following:

(f) *Color.* The epoxy material, without drop-on beads, shall correspond following requirements:

White – Federal Standard No. 595B-17925. The Yellowness Index (YI) of white shall not exceed 8.0 per ASTM E-313-10 initially.

After 72 QUV exposure per ASTM G-154 with a UVA-340 Lamp at an irradiance of 0.89 W/m²/nm with alternating cycles of 4 hours U.V @ 140° F, and 4 hours humidity @ 122° F the YI shall not exceed 15 when measured per ASTM E-313.

The YI, after 500-hour QUV testing as above, shall not exceed 27.

Yellow – Materials for pavement markings shall meet the initial daytime chromaticity that fall within the box created by the following corner points:

Initial Daytime Chromaticity Coordinates (Corner Points)

	1	2	3	4
x	0.530	0.510	0.455	0.472
y	0.456	0.485	0.444	0.400

After 72-hour QUV exposure per ASTM G-154 with a UVA-340 Lamp at an irradiance of 0.89 W/m²/nm with alternating cycles of 4 hours U.V @ 140° F, and 4 hours humidity @ 122° F the Yellow shall fall within the initial chromaticity coordinates stated above.

(k) *Abrasion Resistance.* The abrasion resistance shall be evaluated on Taber Abrader with a 1000 gram load and CS-17 wheels. The duration of the test shall be 1000 cycles. The wear index shall be calculated based on ASTM test method C-501 and the wear index for the catalyzed material shall not be more than 60. The tests shall be run on cured samples of material which have been applied at film thickness of 15 ± ½ mils to code S-16 stainless steel plates. The samples shall be allowed to cure at 75 ± 2 °F for a minimum of 72 hours prior to performing the indicated tests.

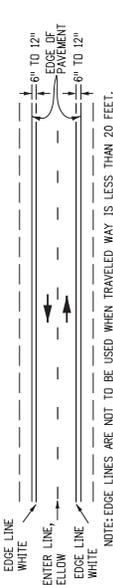
GENERAL NOTES

(CONTINUED FROM SHEET NO. 1)

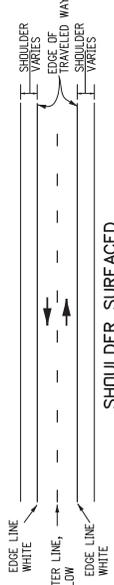
10. **LANE DROP / ANY LINES**
 BROKEN WHITE 8 INCHES WIDE - 3 FEET SEGMENTS WITH 12 FEET GAPS.
 THESE LINES SHOULD BEGIN 2600 FEET IN ADVANCE OF THE THEORETICAL GORE POINT TO DISTINGUISH THE LANE DROP FROM A CONTINUOUS LANE. THE CHANNELIZING LINE MAY BE EXTENDED APPROXIMATELY 300 FEET UPSTREAM.
11. **ACCEL. LANE LINES**
 BROKEN WHITE 4 OR 6 INCHES WIDE-3 FEET SEGMENTS WITH 12 FEET GAPS.
 THESE LINES SHOULD BE USED WHERE TWO THRU LANES OR AN ACCEL LANE MERGE INTO ONE THRU LANE. LANE WIDTH SHALL MATCH THE WIDTH OF THE ADJACENT LANE LINE.
12. **CROSSWALK LINES**
 a. SOLID WHITE 12 INCHES WIDE FOR TRANSVERSE LINE TYPE. EXTEND ACROSS ENTIRE WIDTH OF PAVEMENT. IF NO ADVANCE STOP LINE IS PROVIDED, INCREASE THE WIDTH OF THE CROSSWALK LINES TO 24 INCHES. THE DISTANCE BETWEEN THE LINES IS USUALLY DETERMINED BY THE WIDTH OF THE SIDEWALKS CONNECTED. IN ANY CASE THIS SHALL NOT BE LESS THAN 6 FEET.
 b. COMPLICATED AND/OR CHANNELIZED INTERSECTIONS AND MID-BLOCK CROSSWALKS SHALL BE SOLID WHITE 12 INCHES TO 24 INCHES WIDE AND 8 TO 10 FEET LONG FOR LONGITUDINAL LINE TYPE AS DETAILED IN THE PLANS OR AS DIRECTED BY THE ENGINEER.
13. **WORD, ARROW AND SYMBOL MARKINGS**
 ALL LETTERS, WORDS AND SYMBOLS SHALL BE IN CONFORMANCE WITH "THE STANDARD ALPHABETS FOR HIGHWAY SIGNS AND PAVEMENT MARKINGS" ADOPTED BY THE FEDERAL HIGHWAY ADMINISTRATION.
14. **MERGING TAPER LENGTH OF TAPER**
 L = MINIMUM LENGTH OF TAPER
 S = POSTED SPEED LIMIT OR DESIGN SPEED OR NUMERICAL VALUE OF THE POSTED SPEED LIMIT OF THE 85TH PERCENTILE SPEED OF EXISTING TRAFFIC.
 W = WIDTH TRANSITIONED.
 FORMULA FOR SPEED 45 MPH OR MORE, L=SW
 FOR SPEED 40 MPH OR LESS, L= WS²
15. **TRANSITION LINES**
 SOLID YELLOW, 8 INCHES WIDE. THESE LINES ARE USED WHERE ADDITIONAL EMPHASIS OR VISIBILITY IS DESIRABLE AT PAVEMENT WIDTH TRANSITIONS. PLACE AT LOCATIONS INDICATED ON THE PLANS OR AS DIRECTED BY THE ENGINEER.
16. **SPEED MEASURING MARKING**
 SOLID WHITE, 24 INCHES EXTEND 4 FEET FROM OUTSIDE OF EDGE LINES ON SHOULDERS.
17. **ALL SPACING IS DETERMINED CENTER ON CENTER EXCEPT FOR DOUBLE LINES.**

▲ NOTE:
 D = THE DISTANCE FROM THE LANE ENDS SIGN (W4-2) TO THE BEGINNING OF THE MERGING TAPER. SEE THE "MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES" TABLE 2C-4, CONDITION A, SPEED REDUCTION AND LANE CHANGING IN HEAVY TRAFFIC AND FOOTNOTE 2 REGARDING TYPICAL CONDITIONS.

LEGEND
 → Direction of Travel



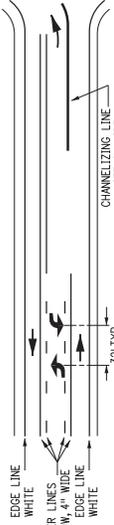
NO SHOULDER OR UNSURFACED SHOULDER



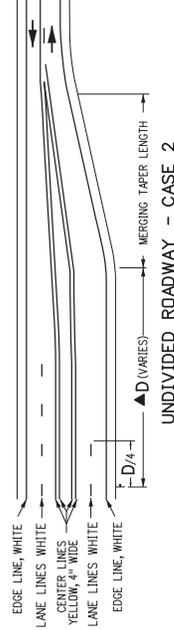
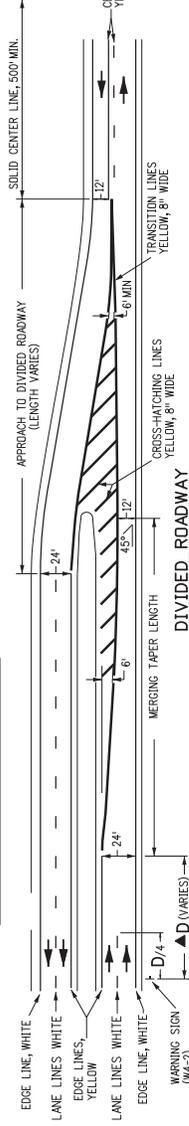
SHOULDER SURFACED



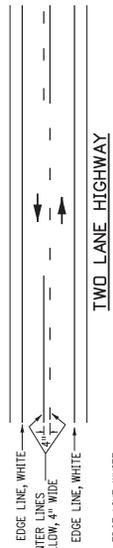
EDGE LINE WITH OPTIONAL DIAGONAL SHOULDER MARKING



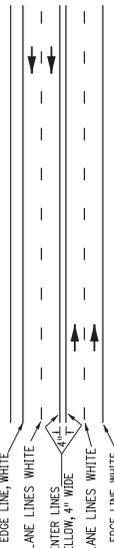
TYPICAL TWO WAY LEFT TURN LANE



TYPICAL PAVEMENT WIDTH TRANSITION MARKINGS



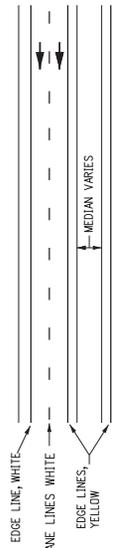
TWO LANE HIGHWAY



FOUR LANE UNDIVIDED HIGHWAY

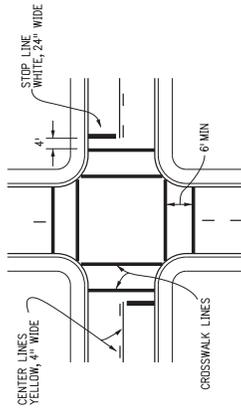
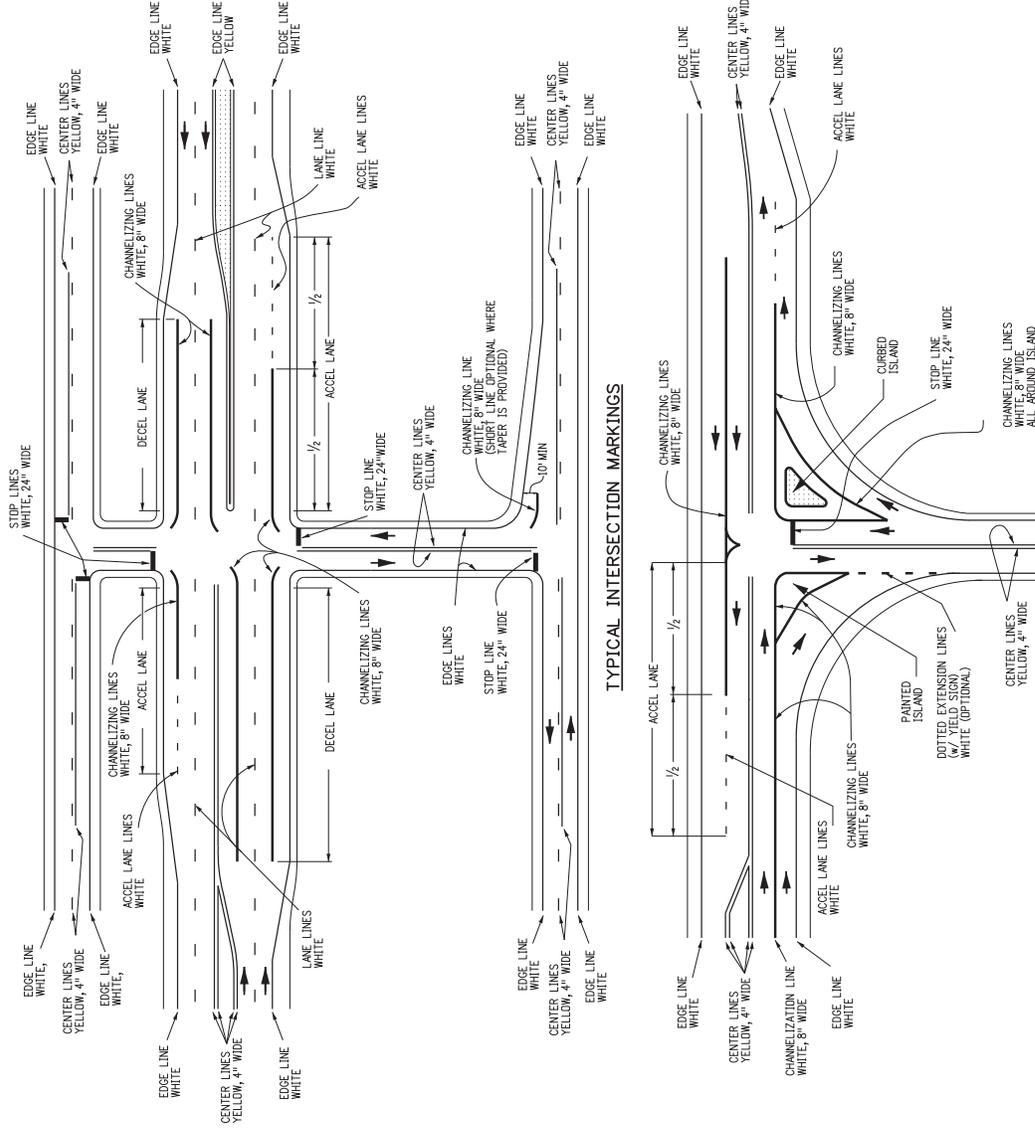


FOUR LANE PAINT DIVIDED HIGHWAY

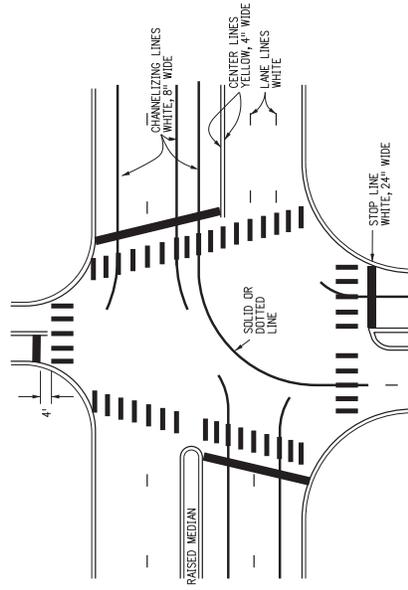


FOUR LANE DIVIDED HIGHWAY

Computer File Information Creation Date: 07/04/12 Created By: KEN Last Modified Date: 04/17/20 Last Modified By: Ebutto CAD Ver.: MicroStation V8 Scale: Not to Scale Units: English	Sheet Revisions Date: 04/17/20 Comments: LINE WIDTH UPDATE.	Colorado Department of Transportation 2829 W. Howard Pl. Denver, CO 80204 Phone: 303-757-9436 FAX: 303-757-9219	Traffic & Safety Engineering MKB	Issued By: Traffic & Safety Engineering Branch July 31, 2019	STANDARD PLAN NO. S-627-1
					Standard Sheet No. 2 of 9



TYPICAL TRANSVERSE LINE CROSSWALK MARKINGS



TYPICAL CONTINENTAL CROSSWALK MARKINGS

CROSSWALK LINE DETAIL



LEGEND



CONTINENTAL CROSSWALK NOTES

1. CENTER CROSSWALKS ON CURB RAMPS, STOP RAMPS ARE NOT PROVIDED. CENTER ON SIGNAL POLES WHERE PRACTICAL.
2. CENTER CROSSWALKS ON EDGE LINES, LANE LINES AND CHANNELIZING LINES, ADJACENT LINES.
3. CENTER CROSSWALKS BETWEEN ADJACENT LINES.
4. MARKINGS SHALL NOT BE WITHIN WHEEL PATH OF VEHICLES.
5. CENTER ON EXTENDED FLOW LINE.
6. LINES AND SPACES TO APPROXIMATE ADJACENT PATTERN.

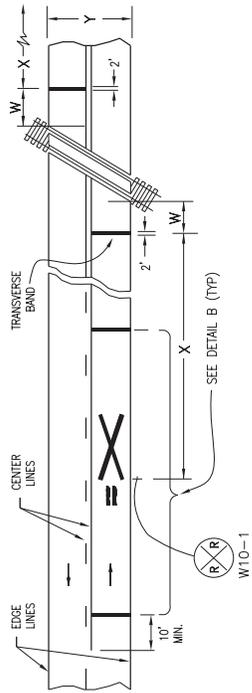
INTERSECTIONS, ISLANDS AND CROSSWALKS

Computer File Information		Sheet Revisions		STANDARD PLAN NO.	
Creation Date: 07/04/12		Date: 04/17/20	Comments: LINE WIDTH & CROSSWALK NOTES UPDATE	S-627-1	
Created By: JSW				Standard Sheet No. 3 of 9	
Last Modified By: EButta				Project Sheet Number:	
CAD Ver.: MicroStation V8	Scale: Not to Scale	Units: English		Issued By: Traffic & Safety Engineering Branch August 1, 2019	

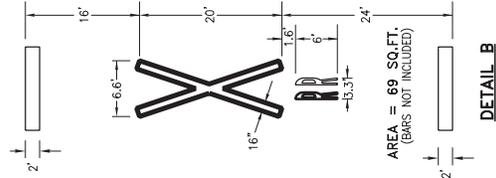
Colorado Department of Transportation
 2829 W. Howard Pl.
 Denver, CO 80204
 Phone: 303-757-9436
 FAX: 303-757-9219

Traffic & Safety Engineering

MKB



TYPICAL PAVEMENT MARKING AT RAILROAD CROSSING



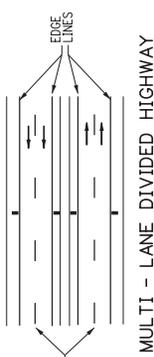
NOTES

1. THE WARNING SIGN SHALL BE PLACED ACCORDING TO THE WARNING SIGN PLACEMENT TABLE IN THE MUTCD (CHAPTER 2C, TABLE 2C-4). IF CONDITIONS DO NOT ALLOW PLACEMENT ACCORDING TO THE TABLE, IT SHALL BE AS APPROVED BY THE ENGINEER.
2. FOR RR SYMBOL DETAILS, REFER TO "THE STANDARD ALPHABETS FOR HIGHWAY SIGNS AND PAVEMENT MARKINGS", ADOPTED BY THE FEDERAL HIGHWAY ADMINISTRATION.

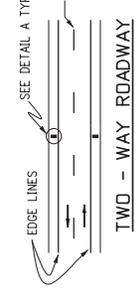
W= APPROXIMATELY 15 FT. (STOP LINE SHOULD BE 8' IN ADVANCE OF ACTIVE TRAFFIC CONTROL SYSTEMS; I.E., AUTOMATIC GATES AND/OR FLASHING SIGNALS).

X= THE DISTANCE FROM THE RAILROAD CROSSING MARKING TO THE NEAREST TRACK WILL VARY ACCORDING TO THE APPROACH SPEED AND THE SIGHT DISTANCE OF THE VEHICULAR TRAFFIC APPROACHING, BUT NOT LESS THAN 100 FT. (REFERENCE NOTE 1).

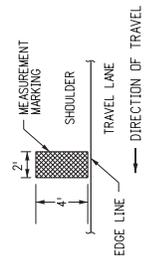
Y= ON MULTI-LANE ROADS THE TRANSVERSE BANDS SHOULD EXTEND ACROSS ALL APPROACH LANES, AND INDIVIDUAL RR SYMBOLS SHOULD BE USED IN EACH APPROACH LANE.



MULTI-LANE DIVIDED HIGHWAY

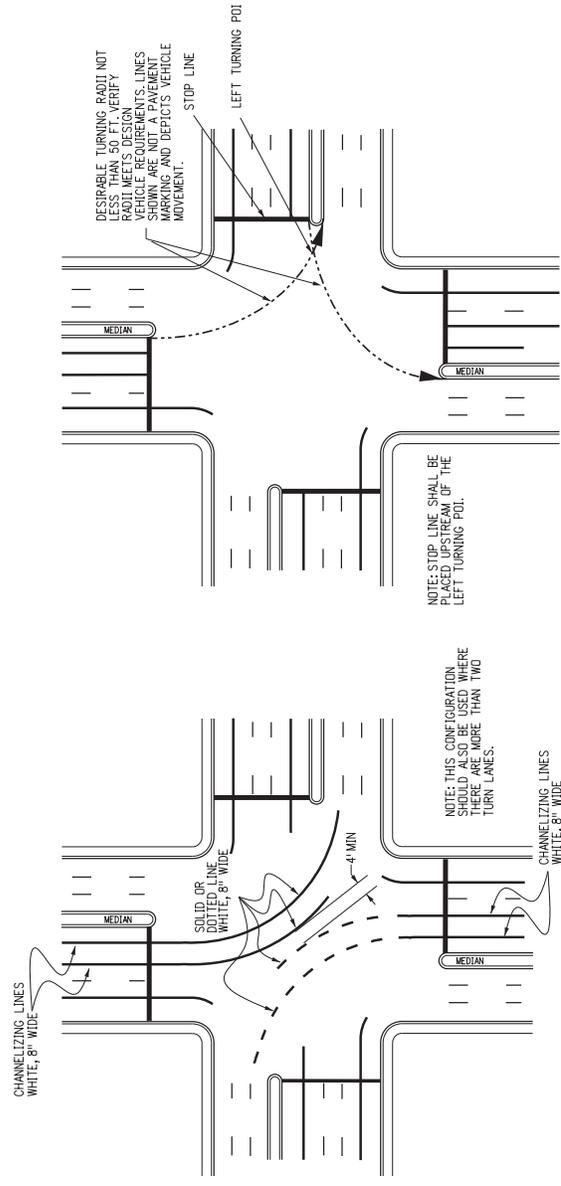


TWO-WAY ROADWAY



DETAIL A

TYPICAL SPEED MEASUREMENT MARKING



TYPICAL STOP LINE PLACEMENT

TYPICAL DOUBLE LEFT TURN MARKINGS

Computer File Information		Sheet Revisions		STANDARD PLAN NO.	
Creation Date: 07/04/12	Date:	Comments		S-627-1	
Created By: SCL				Standard Sheet No. 4 of 9	
Last Modified By: EButto				Project Sheet Number:	
CAD Ver.: MicroStation V8	Scale: Not to Scale	Units: English		Issued By: Traffic & Safety Engineering Branch July 31, 2019	
Colorado Department of Transportation 2829 W. Howard Pl. Denver, CO 80204 Phone: 303-757-9436 FAX: 303-757-9219				Traffic & Safety Engineering MKB	

GENERAL NOTES

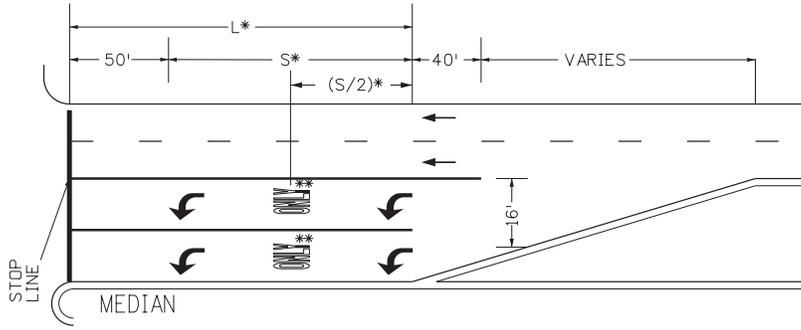
1. THE SPACING, IN THE TABLE APPLIES TO LEFT & RIGHT TURN LANES.
2. ** 'ONLY' MARKING IS OPTIONAL. CONTACT REGION TRAFFIC ENGINEER FOR DIRECTION.
3. WHEN ONE (1) ARROW IS USED, IT SHALL BE PLACED AT THE BEGINNING OF THE FULL WIDTH TURN LANE, OTHERWISE USE THE TABLE BELOW FOR ARROW PLACEMENT.

LENGTH (L)	LEFT AND RIGHT TURN ARROW		NO. OF ONLY PER LANE
	NO. OF ARROWS PER LANE	SPACING (S)	
L < 200'	1	NA	NA
200' - 350'	2	EVENLY SPACED	1
350' - 650'	3	BETWEEN	2
650' - 950'	4	150' - 300'	3
950' \leq	≥ 5		≥ 4

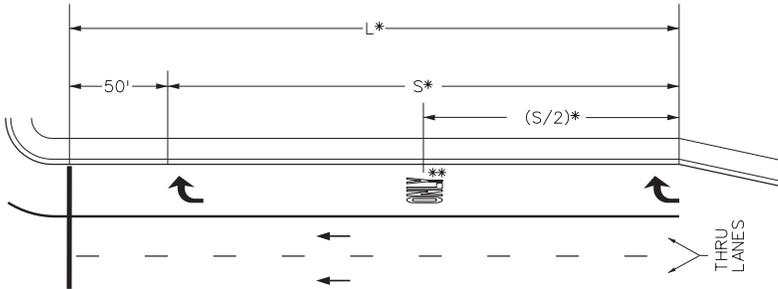
* (LENGTH) AND *S (SPACING) PROVIDED IN THE TABLE ABOVE WILL HELP DETERMINE THE NUMBER OF ARROWS AND ONLY MARKINGS NEEDED PER LANE.

LEGEND

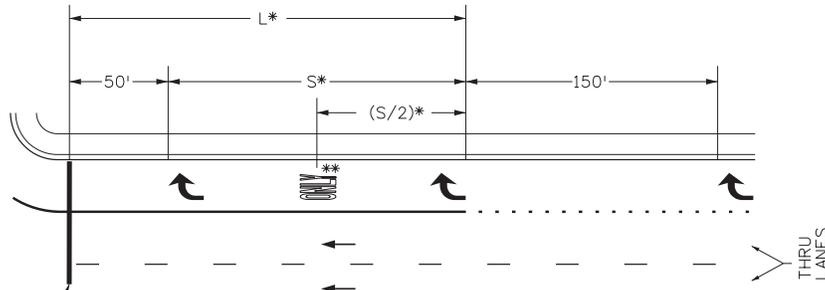
→ Direction of Travel



DOUBLE TURNING



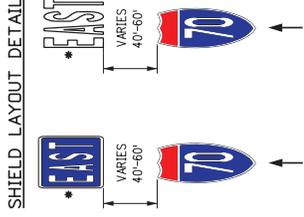
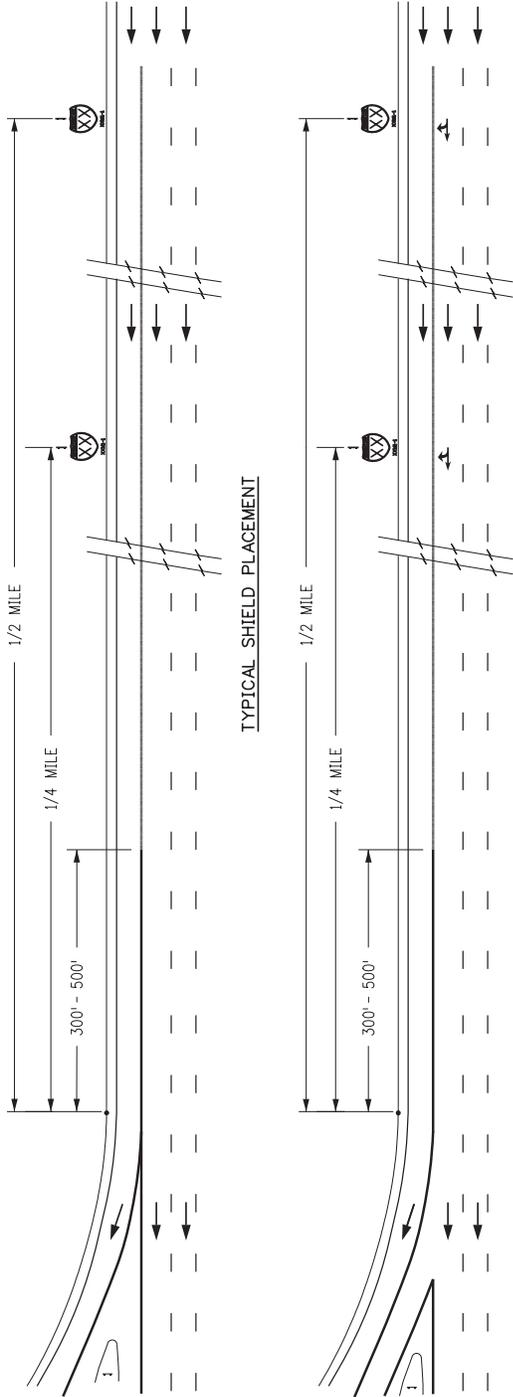
POCKET LANE



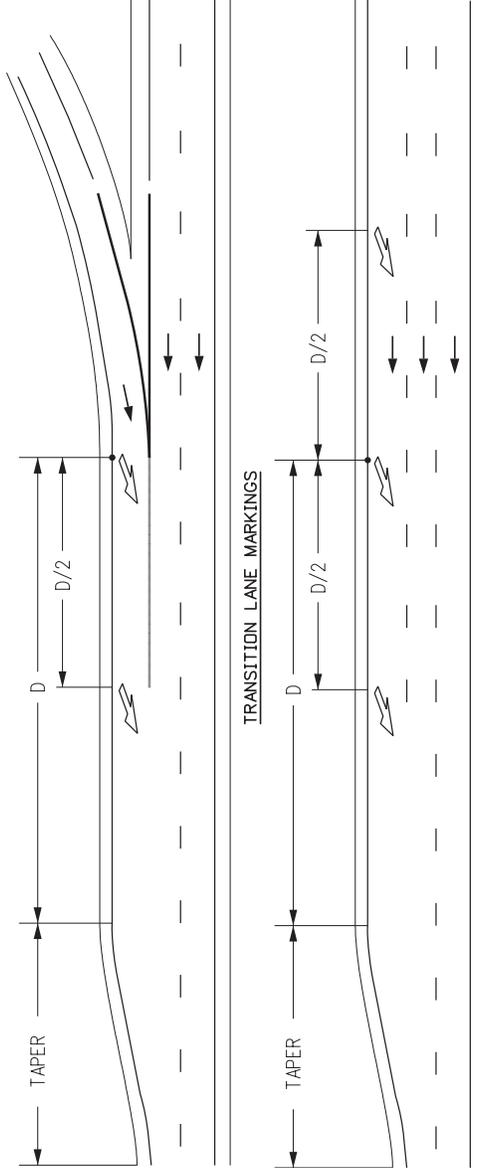
LANE DROP

ARROW PLACEMENTS AT INTERSECTIONS

Computer File Information	Sheet Revisions		STANDARD PLAN NO.
	Creation Date: 02/08/17	Date:	
Created By: MBhat	Comments		Standard Sheet No. 5 of 9
Last Modified Date: 05/14/19			
Last Modified By: EButta			
CAD Ver.: MicroStation V8 Scale: Not to Scale Units: English			
Colorado Department of Transportation		Issued By: Traffic & Safety Engineering Branch July 31, 2019	
2829 W. Howard Pl. Denver, CO 80204 Phone: 303-757-9436 FAX: 303-757-9219		MKB	
Traffic & Safety Engineering			



TYPICAL SHIELD & OPTION ARROW PAVEMENT MARKING PLACEMENT



NOTES

- D = THE DISTANCE FROM THE PAVEMENT WIDTH TRANSITION SIGN (W4-2) TO THE BEGINNING OF THE TRANSITION TAPER.
- SEE GENERAL NOTE 2 ON SHEET 9.

LEGEND

← Direction of Travel

LANE REDUCTION TRANSITION MARKINGS

THRU LANE DROP MARKINGS

Computer File Information	Creation Date: 02/08/17	Sheet Revisions	Comments	STANDARD PLAN NO.	S-627-1
	Created By: MBhat				Standard Sheet No. 6 of 9
Last Modified By: EButta	Last Modification Date: 07/31/19	Issued By: Traffic & Safety Engineering Branch July 31, 2019	MKB	Project Sheet Number:	
CAD Ver.: MicroStation V8	Scale: Not to Scale			Units: English	

Colorado Department of Transportation

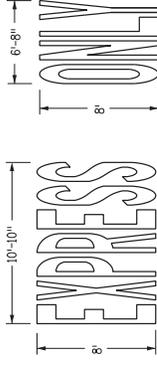
2829 W. Howard Pl.
Denver, CO 80204
Phone: 303-757-9436
Fax: 303-757-9219



Traffic & Safety Engineering

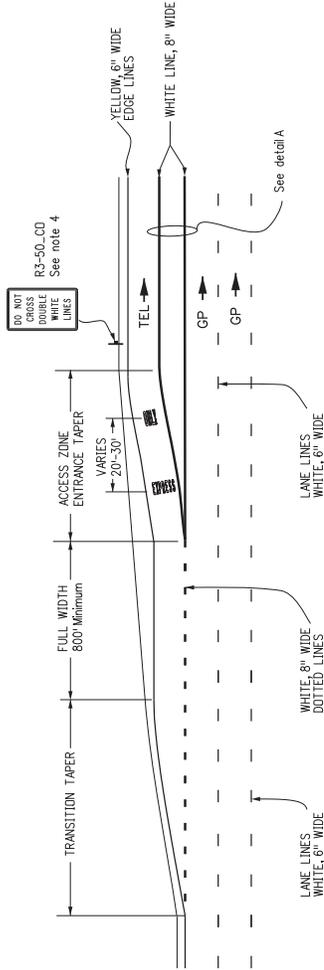
PAVEMENT MARKINGS

LANE REDUCTION TRANSITION MARKINGS

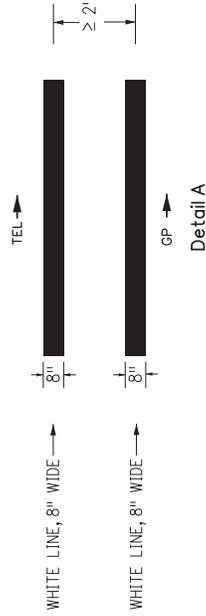


GENERAL NOTES

1. For transition taper use 25:1 ratio.
2. For access zone entrance taper length use:
 $L = S \times W$
 L = MINIMUM LENGTH OF TAPER
 S = DESIGN SPEED FOR NEW CONSTRUCTION OR NUMERICAL VALUE OF THE POSTED SPEED LIMIT
 W = WIDTH TRANSITIONED
3. If buffer space is wider than 4 feet, chevron markings are required (See MUCTD Section 3B.24 and figure 3D.2(A)).
4. For each section prohibiting entering and exiting movements, the R3-50_CD sign shall be installed within 300 feet of the start of the express lane. Additional R3-50_CD signing shall be installed as shown in the plans.
5. For each section prohibiting entering and exiting movements, an EXPRESS ONLY marking should be placed within 50 feet of the start of the express lane.
6. EXPRESS ONLY markings should supplement the signs.



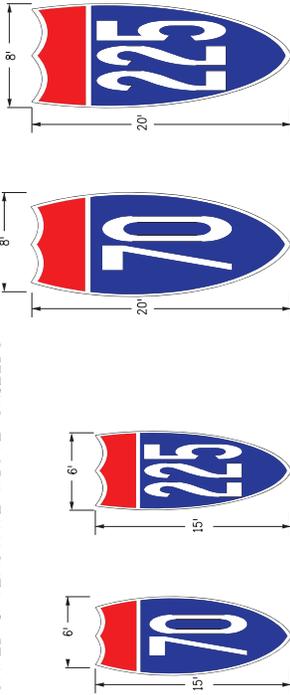
TYPICAL ENTRANCE MARKING FOR BUFFER WIDTH $\geq 2'$ AND WHERE BUFFER CROSSING IS PROHIBITED



TOLL EXPRESS LANE PAVEMENT MARKINGS

Computer File Information		Sheet Revisions		Colorado Department of Transportation		PAVEMENT MARKINGS		STANDARD PLAN NO.	
Creation Date: 07/31/19	(CR)	Date: 04/17/20	Comments: STRIPING LAYOUT & GENERAL NOTE UPDATE	2829 W. Howard Pl. Denver, CO 80204 Phone: 303-757-9436 FAX: 303-757-9219		S-627-1		Standard Sheet No. 7 of 9	
Created By: EButta				Traffic & Safety Engineering		Standard Sheet No. 7 of 9		Project Sheet Number:	
Last Modified By: EButta				MKB		Issued By: Traffic & Safety Engineering Branch July 31, 2019			
CAD Ver.: MicroStation V8									

ELONGATED INTERSTATE ROUTE SHIELDS



DESIGNATED PAYMENT AREAS

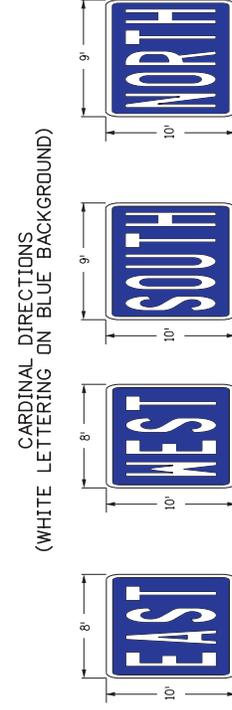
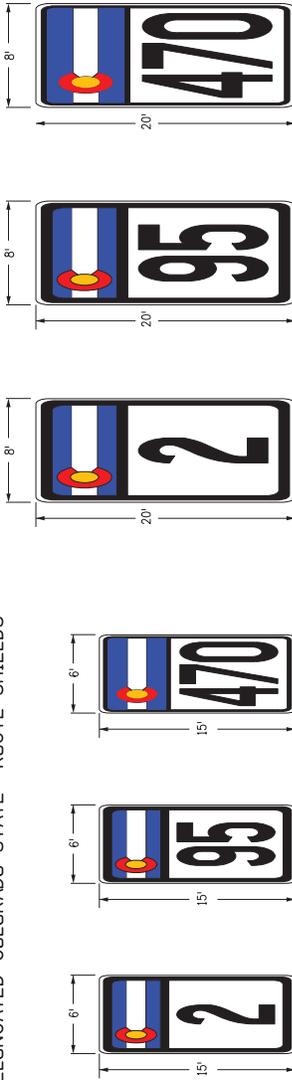
FOR THE FOLLOWING ROUTE SHIELDS
& CARDINAL DIRECTIONS DIMENSIONS PAY:

- INTERSTATE** 8' X 20' - 128 SQ.FT.
- COLORADO STATE** 8' X 20' - 160 SQ.FT.
- US HIGHWAYS** 9' X 21' - 189 SQ.FT.
- CARDINAL** 9' X 10' - 90 SQ.FT.

GENERAL NOTES

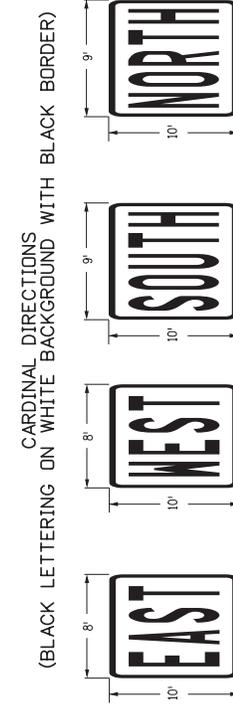
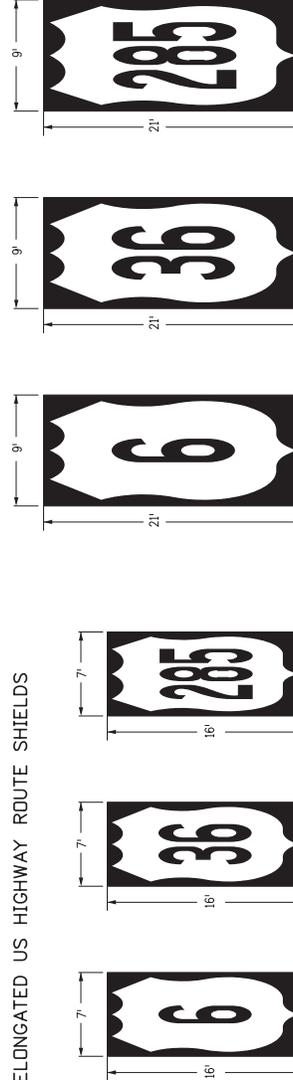
1. DIMENSIONS
ELONGATED ROUTE SHIELDS SHALL BE AT LEAST 8'-0" WHEN USED ON HIGH SPEED ROADWAYS (55 MPH OR MORE).
PER FIGURE 3B-25 OF THE 2009 MUTCD ELONGATED ROUTE SHIELD COLORS SHALL CONFORM WITH THE STANDARD HIGHWAY SIGNS AND MARKINGS BOOK.
2. CARDINAL DIRECTIONS
USE CARDINAL DIRECTIONS WITH WHITE ON BLUE WHEN USING INTERSTATE ROUTE SHIELDS.
USE CARDINAL DIRECTIONS WITH BLACK ON WHITE WHEN USING COLORADO STATE OR US HIGHWAY ROUTE SHIELDS.
CARDINAL DIRECTION MARKING WORD SYMBOL, FROM PAGE 7 OF 8 MAY BE USED INSTEAD OF PLAQUE.

ELONGATED COLORADO STATE ROUTE SHIELDS



CARDINAL DIRECTIONS
(WHITE LETTERING ON BLUE BACKGROUND)

ELONGATED US HIGHWAY ROUTE SHIELDS



CARDINAL DIRECTIONS
(BLACK LETTERING ON WHITE BACKGROUND WITH BLACK BORDER)

ELONGATED ROUTE SHIELDS & CARDINAL DIRECTION MARKINGS

Computer File Information	Creation Date: 02/08/17	STANDARD PLAN NO.	S-627-1
	Created By: MBhat		Standard Sheet No. 9 of 9
Sheet Revisions	Date:	PAVEMENT MARKINGS	Project Sheet Number:
	Comments		
Issued By: Traffic & Safety Engineering Branch July 31, 2019 MKB		Issued By: Traffic & Safety Engineering Branch July 31, 2019 MKB	

Last Modified By: CAD Ver.: MicroStation V8 Scale: Not to Scale Units: English
