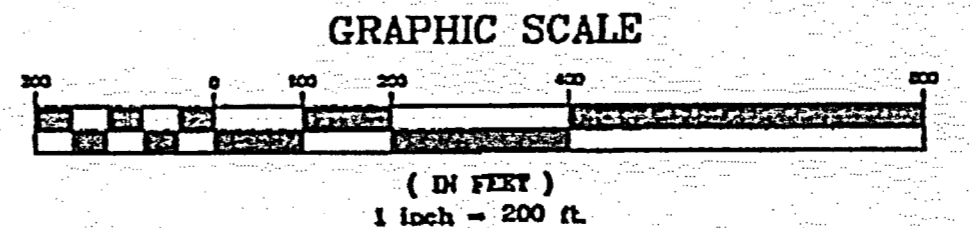


BENCHMARK:
 "FMS MONUMENT 100 IS N.G.S. TRIANGULATION STATION 'MONUMENT' - A STANDARD TRIANGULATION STATION DISK. THE MARK IS APPROXIMATELY 0.7 MILES SOUTH ALONG INTERSTATE HIGHWAY 25 FROM THE BAPTIST ROAD OVERPASS. THE MARK IS 75.1 FEET SOUTHWEST OF A FENCE LINE AND 84.5 FEET WEST OF REFERENCE MONUMENT #1."
 ELEVATION - 6768.48 FEET NGVD '29

THE BASIS OF BEARINGS FOR THIS PROJECT IS THE WEST LINE OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 6, T12S, R68W N00°15'35"W - 1324.20 FEET. THE BEARING IS A GRID BEARING OF THE COLORADO STATE PLANE CENTRAL ZONE NAD 83. THE LINE IS MONUMENTED BY 1934 GLO BRASS CAP ON THE NORTH END AND A 2" DIAMETER ALUMINUM CAP PLS 4842 ON THE SOUTH END.

NOTE:
 A MIN OF 18" DRIVEWAY CULVERTS SHALL BE DESIGNED AND PLACED BY THE CONTRACTOR FOR ALL LOTS ADJACENT TO DITCH SECTIONS AT TIME OF DEVELOPMENT

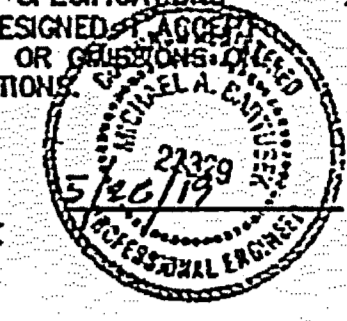
NOTE:
 IF CONSTRUCTION HAS NOT STARTED WITHIN 2 YEARS OF PLANS BEING SIGNED BY THE EL PASO COUNTY ENGINEER, THE PLANS WILL NEED TO BE RESUBMITTED FOR APPROVAL UNDER CURRENT CRITERIA.
 DRAINAGE DESIGN CAN BE FOUND IN THE DRAINAGE, GRADING AND EROSION CONTROL PLAN SET.



ENGINEER'S STATEMENT:

THESE DETAILED PLANS AND SPECIFICATIONS WERE PREPARED UNDER MY DIRECTION AND SUPERVISION. SAID DETAILED PLANS AND SPECIFICATIONS HAVE BEEN PREPARED ACCORDING TO THE CRITERIA ESTABLISHED BY THE CITY/COUNTY FOR DETAILED DRAINAGE PLANS AND SPECIFICATIONS AND SAID DETAILED PLANS AND SPECIFICATIONS ARE IN CONFORMITY WITH THE MASTER PLAN OF THE DRAINAGE BASIN. SAID DETAILED DRAINAGE PLANS AND SPECIFICATIONS MEET THE PURPOSES FOR WHICH THE PARTICULAR DRAINAGE FACILITY(S) IS DESIGNED. I ACCEPT RESPONSIBILITY FOR ANY LIABILITY CAUSED BY ANY NEGLIGENT ACTS, ERRORS OR OMISSIONS IN MY PART IN PREPARATION OF THE DETAILED DRAINAGE PLANS AND SPECIFICATIONS.

Michael A. Bartusek
 MICHAEL A. BARTUSEK, P.E. COLORADO NO. 23329 DATE 5/29/19



OWNER/DEVELOPER STATEMENT

I HEREBY AGREE TO COMPLY WITH THE REQUIREMENTS OF THIS GRADING AND EROSION CONTROL PLAN. I ACKNOWLEDGE THE RESPONSIBILITY TO DETERMINE WHETHER THE CONSTRUCTION ACTIVITIES ON THESE PLANS REQUIRE COPS PERMITTING FOR STORMWATER DISCHARGES ASSOCIATED WITH CONSTRUCTION ACTIVITY.

Scott Gratrix
 G & S DEVELOPMENT, INC
 BY: MR. SCOTT GRATRAX
 TITLE: PRESIDENT
 ADDRESS: 9800 PYRAMID CT. #340
 ENGLEWOOD, CO 80112

5/29/19
 DATE

COUNTY ENGINEER STATEMENT

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

APPROVED BY:
 BY: JENNIFER IRVINE, P.E.
 COUNTY ENGINEER/ECM ADMINISTRATOR

Approved
 by Elizabeth Nijamp
 El Paso County Planning and Community Development
 on behalf of Jennifer Irvine, County Engineer, ECM Administrator
 06/04/2019 2:03:18 PM



CONTACT LIST:

G&S DEVELOPMENT INC.
 MR. SCOTT GRATRAX, PRESIDENT
 9800 PYRAMID CT. #340
 ENGLEWOOD, CO 80112
 720-490-4250

DESIGN ENGINEER
 RESPEC
 MR. MIKE BARTUSEK, P.E.
 3520 AUSTIN BLUFFS PARKWAY, #102
 COLORADO SPRINGS, CO 80918
 719-266-5212

EL PASO COUNTY PCD ENGINEER
 EL PASO COUNTY
 MS. ELIZABETH NIJAMP, P.E.
 2880 INTERNATIONAL CIR. #110
 COLORADO SPRINGS, CO 80910
 719-520-7852

UTILITY - WATER & WASTEWATER
 DONALD WATER & SANITARY DISTRICT
 MR. KIP PETERSON
 15500 HOLDEN DRIVE
 COLORADO SPRINGS, CO 80921
 719-488-3603

UTILITY - GAS
 BLACK HILLS ENERGY INC
 1515 WYNKOOP ST. #500
 DENVER, CO 80202
 303-568-3260

UTILITY - ELECTRIC
 MOUNTAIN VIEW ELECTRIC ASSOCIATES
 11140 E. WOODMEN RD
 FALCON, CO 80831
 719-495-2283



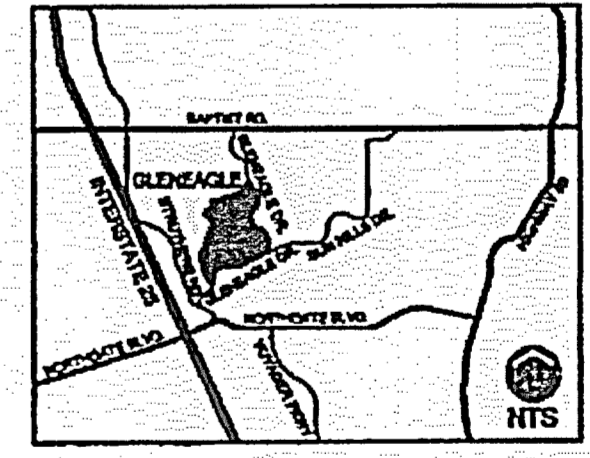
AS-BUILT
 DRAWING

LEGEND:

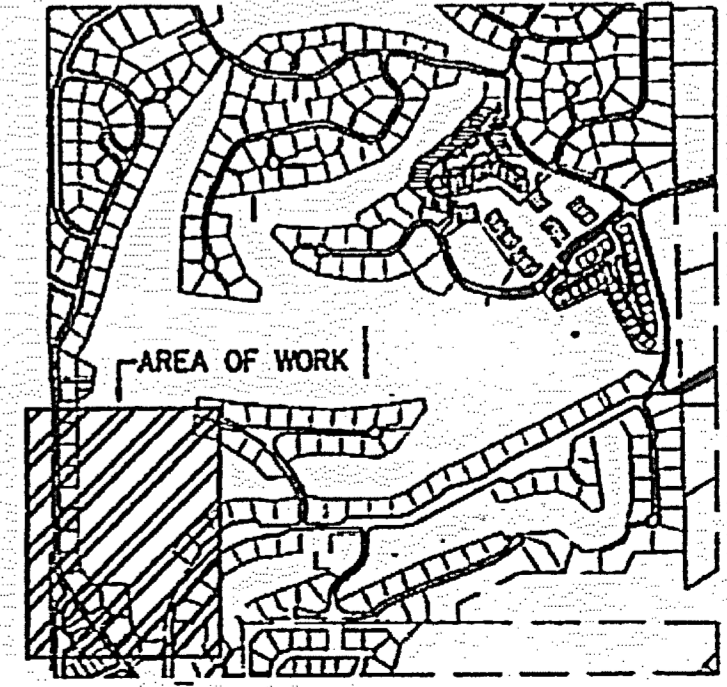
- ⊗ EXISTING WATER VALVES
- ⊙ EXISTING FIRE HYDRANT
- ⊙ PROPOSED FIRE HYDRANT
- ⊙ PROPOSED WATER VALVES & REDUCERS
- ⊙ EXISTING SANITARY MANHOLE
- ⊙ PROPOSED SANITARY MANHOLE
- ⊗ EXISTING SANITARY MANHOLE TO BE REMOVED
- ⊗ EXISTING FIRE HYDRANT TO BE REMOVED

- SHEET INDEX:**
- 1 - ROADWAY OVER ALL PLAN
 - 2 - STONE EAGLE PL PLAN AND PROFILE
 - 3 - SIGNING AND STRIPING PLAN
 - 4 - STORM SEWER PLAN AND PROFILE
 - 5 - DETAIL SHEET
 - 6 - DETAIL SHEET

VICINITY MAP N.T.S.

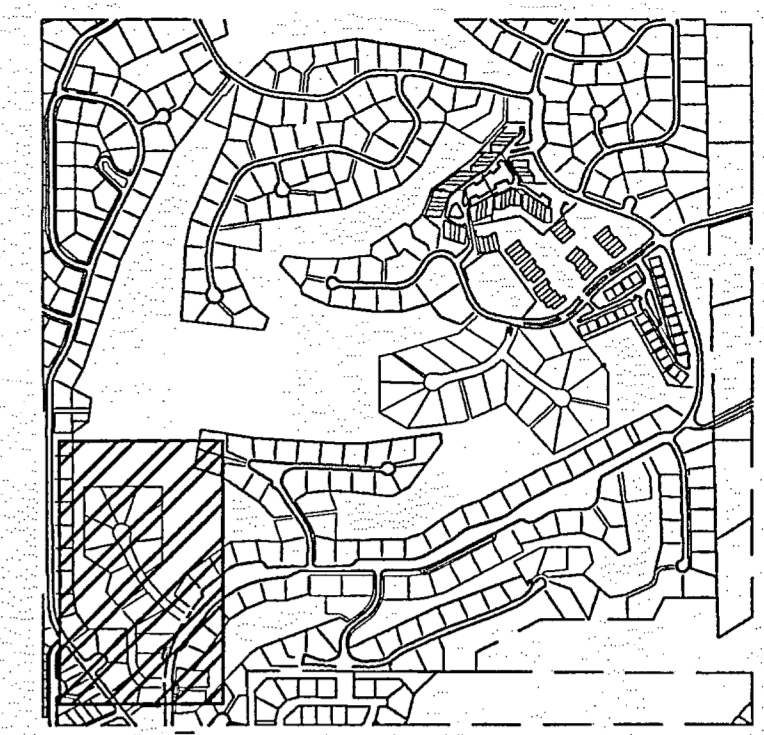


KEY MAP N.T.S.



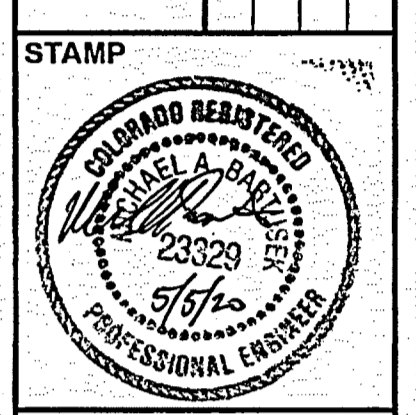
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MAB	HJC	MAB	11/28/18	
RESPEC	720 S COLORADO BLVD			
	SUITE 4105			
	DENVER, CO 80246			
	PHONE (303) 757-5665			
Know what's below. Call before you dig.				
PROJ NO. 03524 DWG NO. 03524-Dev-F12				
Guman & Associates, LLC 731 N Weber St, Suite 10 COLORADO SPRINGS, CO. 80903				
GLENEAGLE SUBDIVISION, FIL #2				
ROADWAY PLAN OVERALL				
DRAWING NUMBER: C				
SHEET 1				

VR-18-018



DESIGNED	MAB
DRAWN	HUG
CHECKED	MAB
DATE	11/26/18

RESPEC
720 S COLORADO BLVD
SUITE 4105
DENVER, CO 80246
PHONE (303) 757-3655



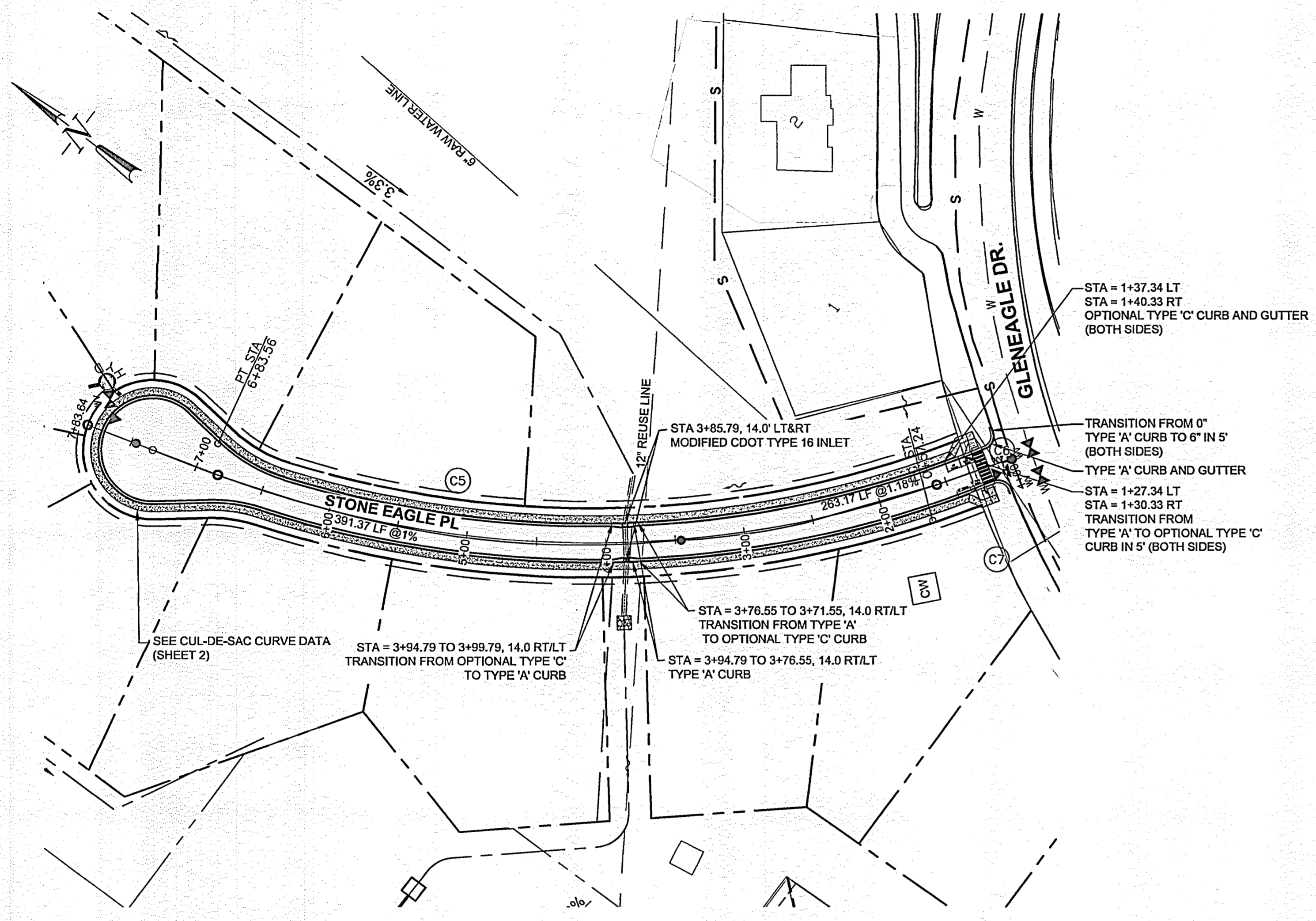
811
Know what's below.
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PROJ NO. 03524
DWG NM. 03524-Dev-Fil2

Guman & Associates, LLC
731 N Weber St, Suite 10
COLORADO SPRINGS, CO. 80903

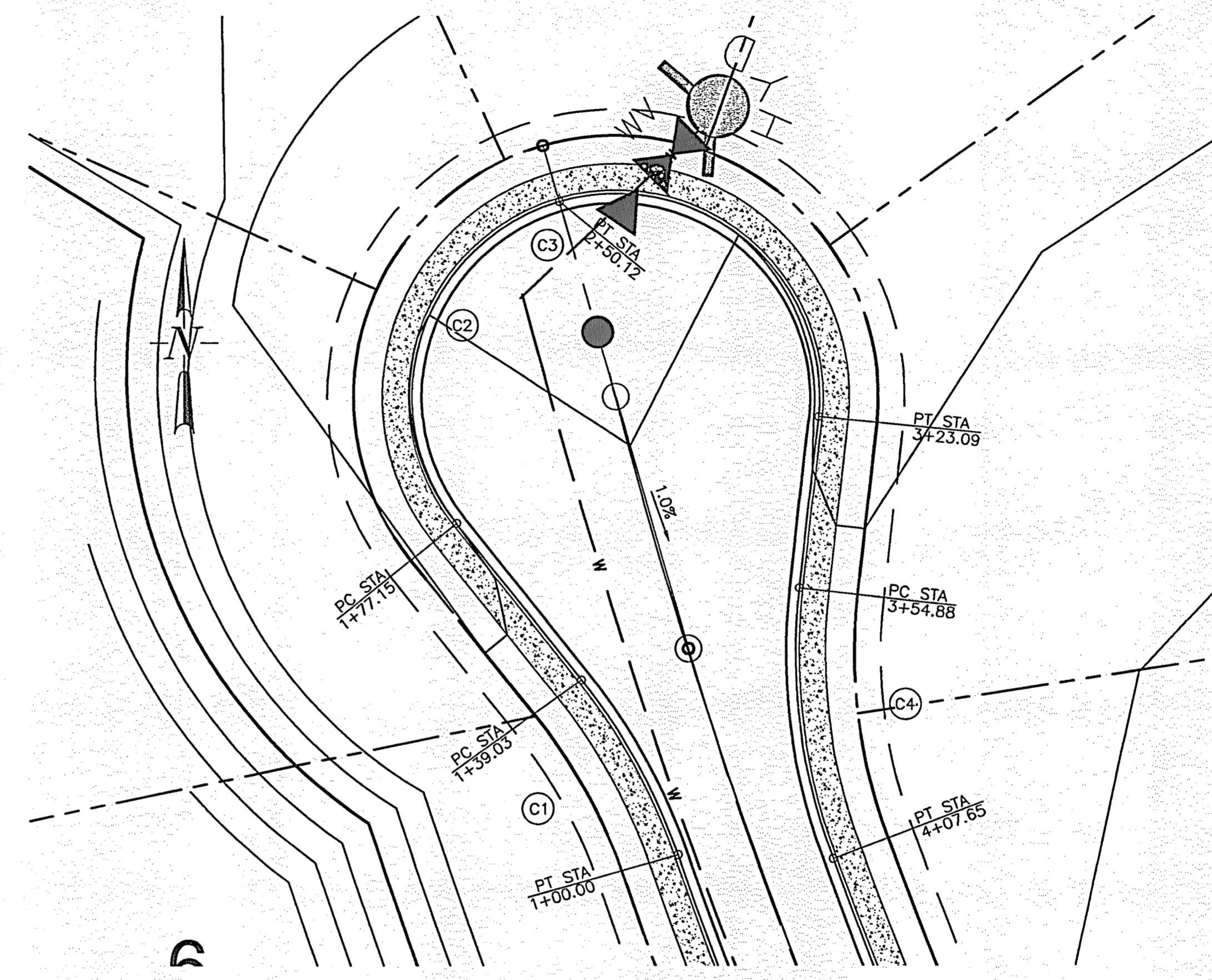
GLENEAGLE
SUBDIVISION,
FIL #2

STONE EAGLE PL
PLAN AND PROFILE

DRAWING NUMBER:
C
SHEET 2

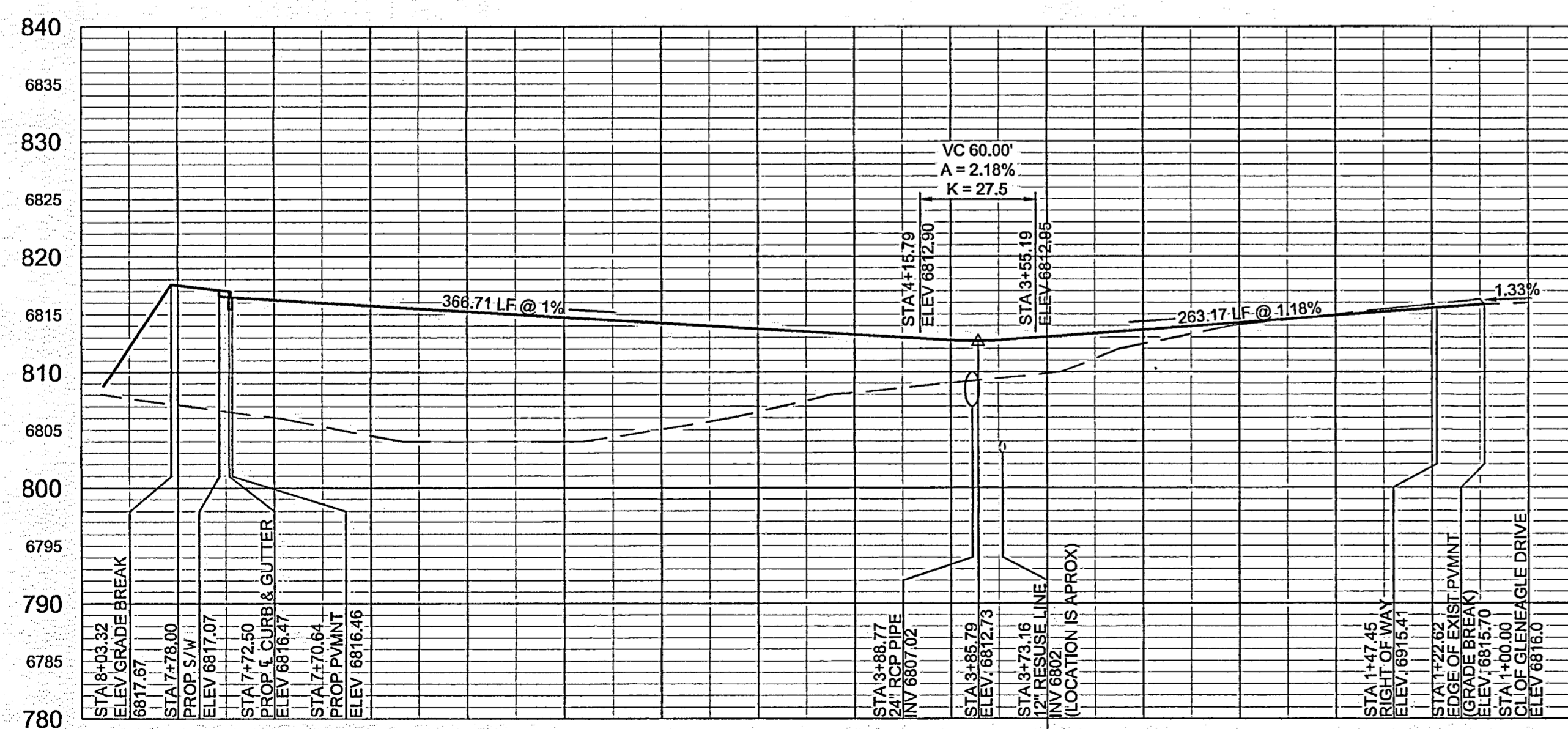


STONE EAGLE PLACE PLAN
SCALES HORIZONTAL 1" = 60'
GRAPHIC SCALE
(IN FEET)
1 inch = 60 ft.

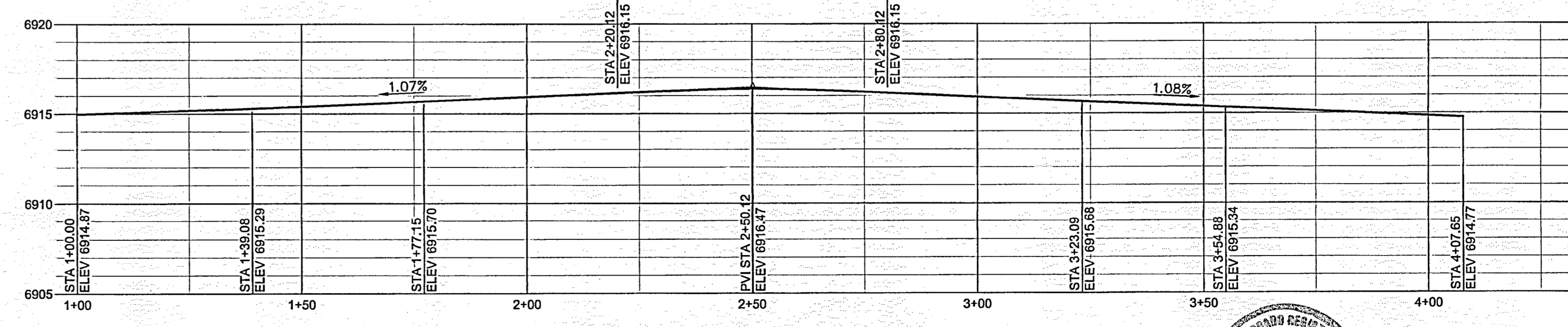


STONE EAGLE PLACE CUL-DE-SAC CURVE DATA
SCALES HORIZONTAL 1" = 20'
GRAPHIC SCALE
(IN FEET)
1 inch = 20 ft.

CURVE #	R	Δ	L
C1	113.55	19.79°	39.03
C2	39.00	67.50°	72.79
C3	39.00	67.50°	72.79
C4	113.68	27.43°	52.77
C5	750.00	40.22°	526.41
C6	8.16	85.93°	12.25
C7	8.16	88.05°	12.55



CENTERLINE PROFILE OF STONE EAGLE PLACE
SCALES HORIZONTAL 1"=60' VERTICAL 1"=10'



CURVE DATA OF STONE EAGLE PL CUL-DE-SAC
SCALES HORIZONTAL 1"=20' VERTICAL 1"=5'

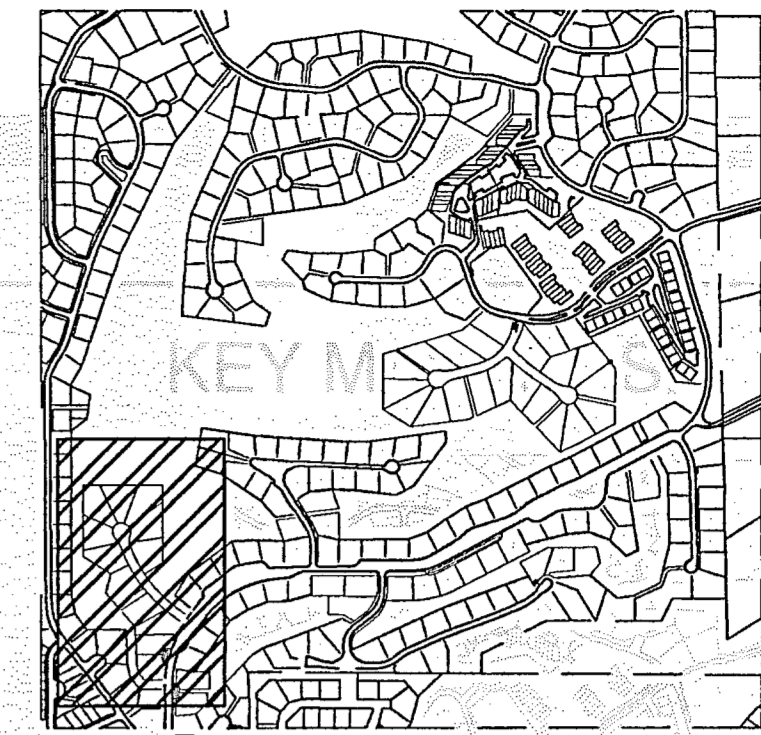


AS-BUILT
DRAWING

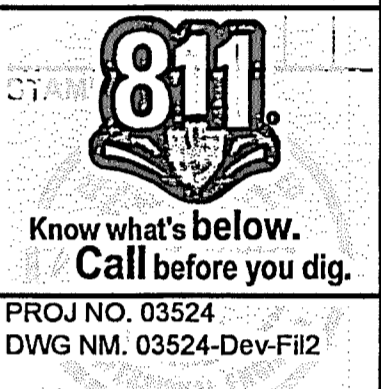
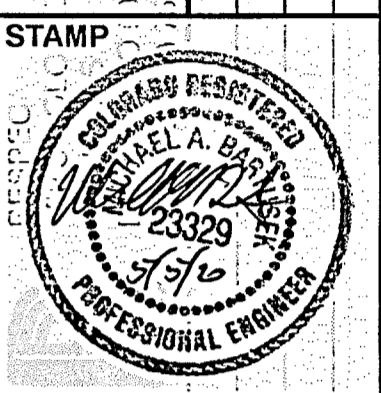
VR-18-018

NAME: K:\AUTOCAD\LAND PROJECTS\2018\03524-GLENEAGLE FIL 2\CAD\SHEETS\03524-RD-WY-FIL2.DWG
 PLOT DATE: May 5, 2020 8:07 AM, BY: MARK FERRARESE

KEY MAP N.T.S.



DESIGNED	MAB	REVISION
DRAWN	HJG	
CHECKED	MAB	
DATE	11/28/18	



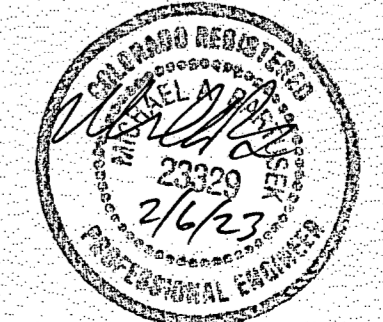
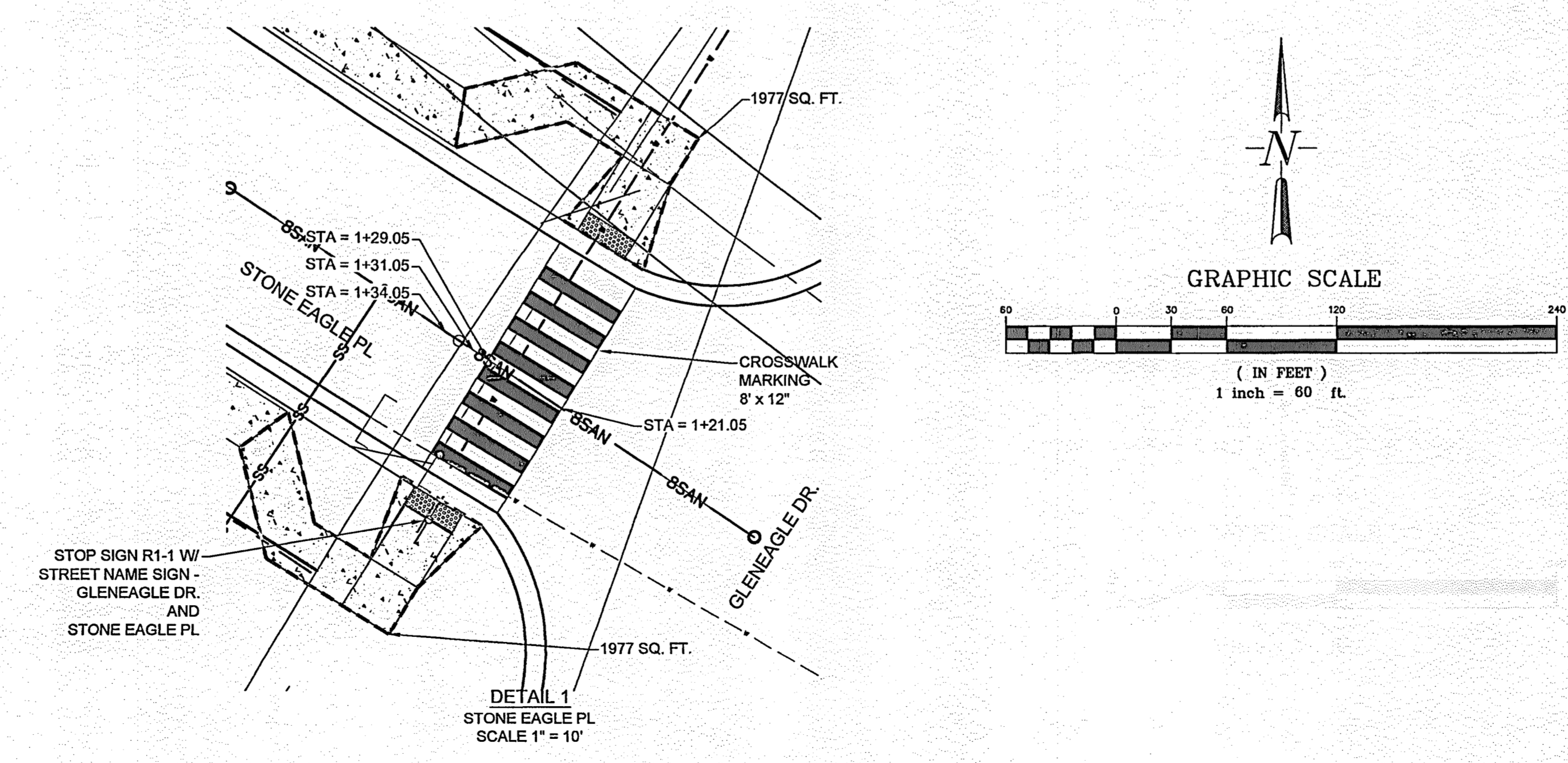
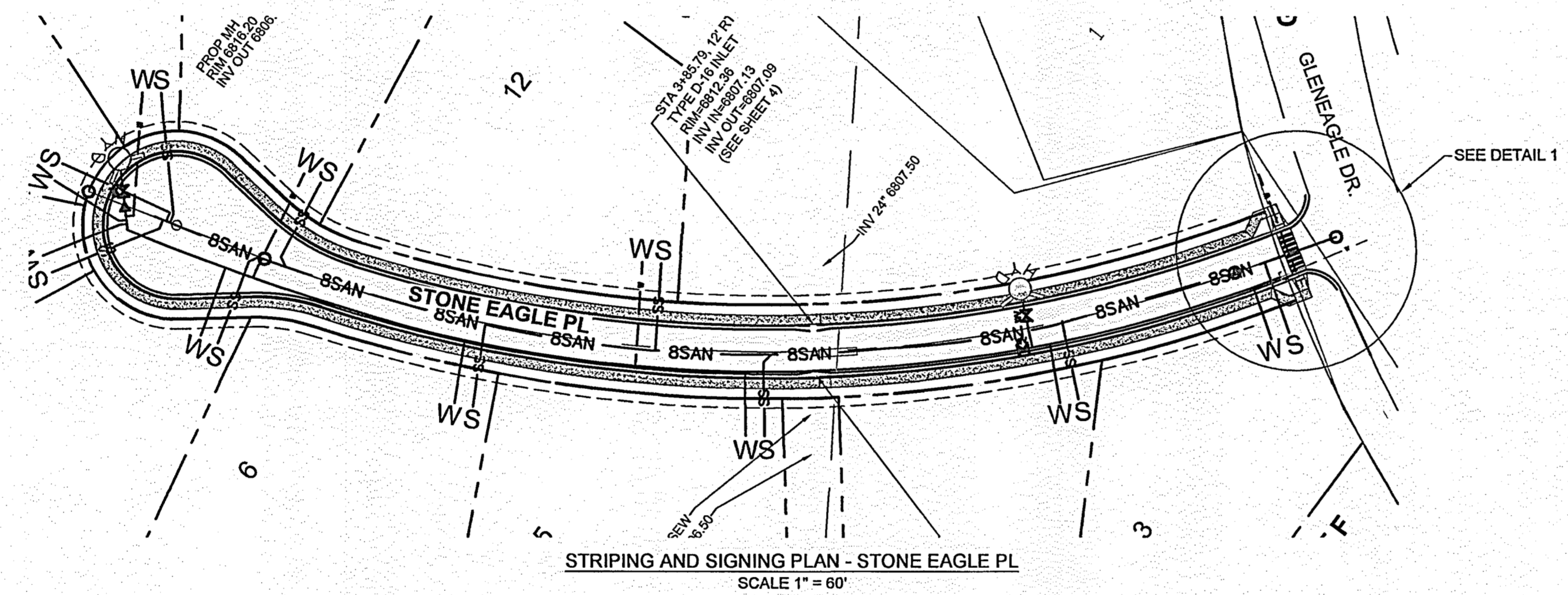
PROJ NO. 03524
 DWG NM. 03524-Dev-Fil2

GLENEAGLE SUBDIVISION
 GLENEAGLE & ASSOCIATES, LLC
 1100 Weber St., Suite 10
 SPRING COLORADO SPRINGS, CO. 80903
 FILE #2

STRIPING AND SIGNING PLAN
 FILE #2

DRAWING NUMBER:
 SHEET 3

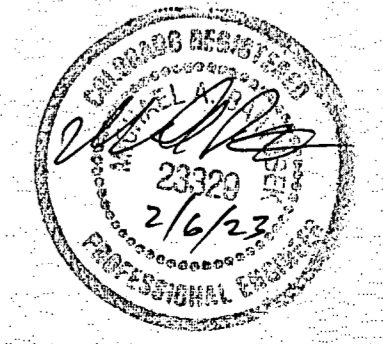
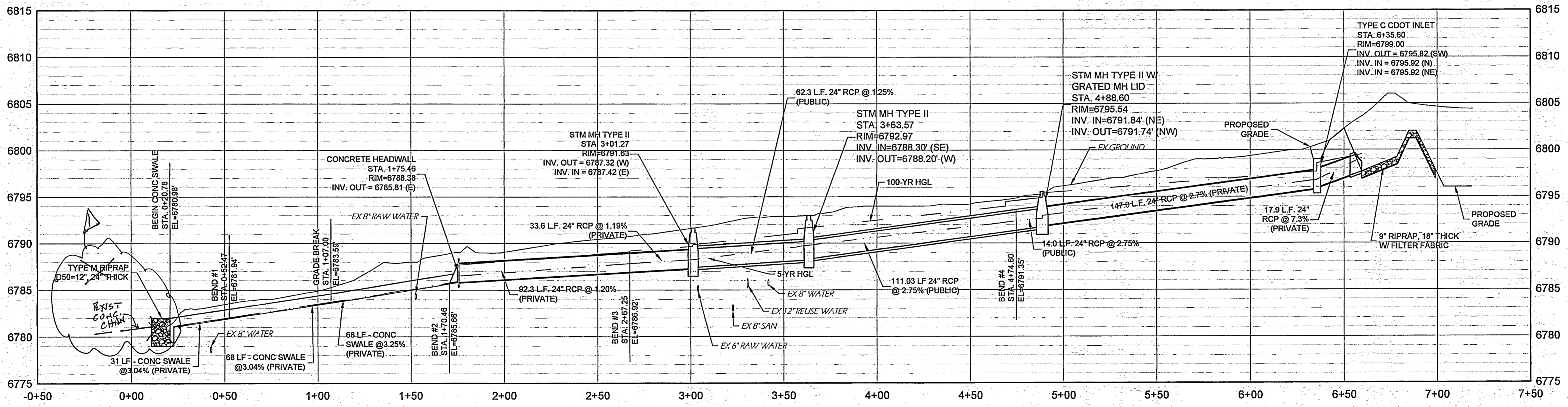
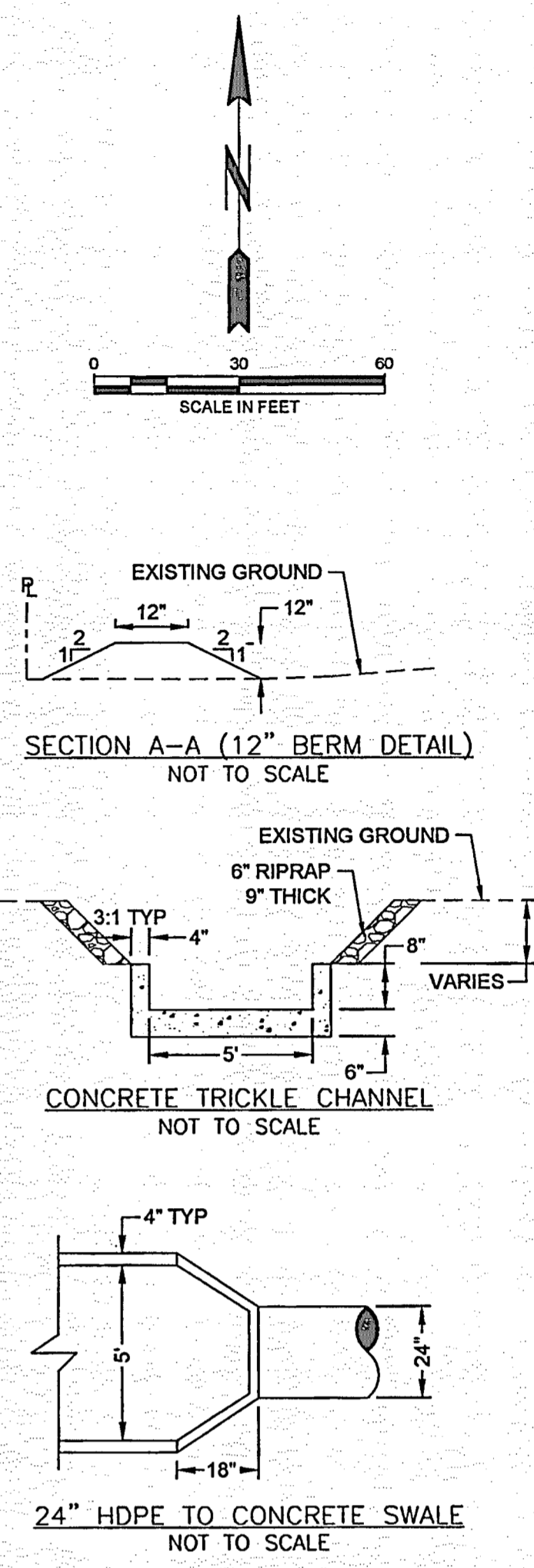
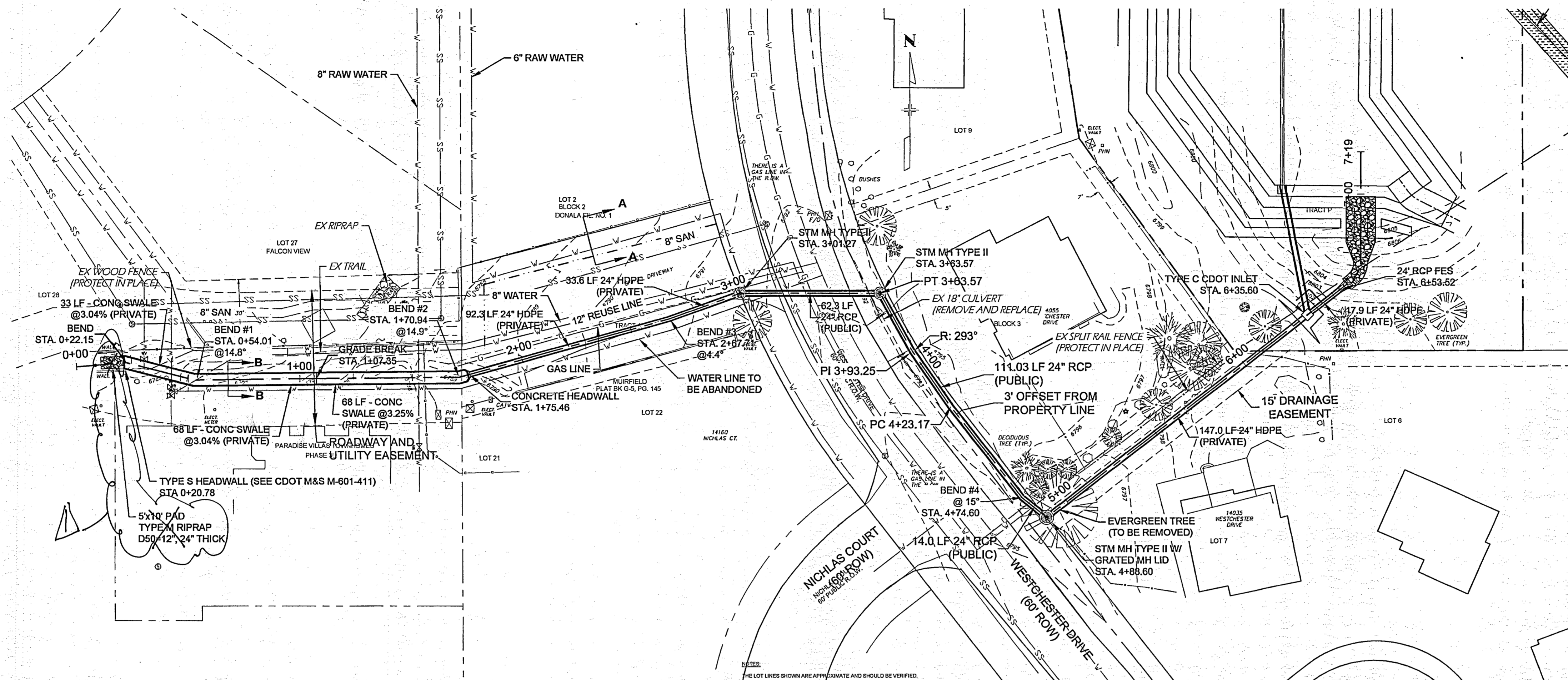
- SIGNING AND STRIPING NOTES:**
- ALL SIGNS AND PAVEMENT MARKINGS SHALL BE IN COMPLIANCE WITH THE CURRENT MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD).
 - REMOVAL OF EXISTING PAVEMENT MARKINGS SHALL BE ACCOMPLISHED BY A METHOD THAT DOES NOT MATERIALLY DAMAGE THE PAVEMENT. THE PAVEMENT MARKINGS SHALL 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 PLANNING AND COMMUNITY DEVELOPMENT.
 - ALL SIGNS SHOWN ON THE SIGNING AND STRIPING PLAN SHALL BE NEW SIGNS. EXISTING SIGNS MAY REMAIN OR BE REUSED IF THEY MEET CURRENT EL PASO COUNTY AND MUTCD STANDARDS.
 - ALL TRAFFIC SIGNS SHALL HAVE A MINIMUM HIGH INTENSITY PRISMATIC GRADE SHEETING.
 - ALL REMOVED SIGNS SHALL BE DISPOSED OF IN A PROPER MANNER BY THE CONTRACTOR.
 - ALL STREET NAME SIGNS SHALL HAVE 'D' SERIES LETTERS, WITH LOCAL ROADWAY SIGNS BEING 4" UPPER-LOWER CASE LETTERING ON 8" BLANK AND NON-LOCAL ROADWAY SIGNS BEING 6" LETTERING, UPPER-LOWER CASE ON 12" BLANK, WITH A WHITE BORDER THAT IS NOT RECESSED. MULTI-LANE ROADWAYS WITH SPEED LIMITS OF 40 MPH OR HIGHER SHALL HAVE 8" UPPER-LOWER CASE LETTERING ON 18" BLANK WITH A WHITE BORDER THAT IS NOT RECESSED. THE WIDTH OF THE NON-RECESSED WHITE BORDERS SHALL MATCH PAGE 255 OF THE 2012 MUTCD 'STANDARD HIGHWAY SIGNS'.
 - ALL TRAFFIC SIGNS SHALL HAVE A MINIMUM HIGH INTENSITY PRISMATIC GRADE SHEETING.
 - ALL LOCAL RESIDENTIAL STREET SIGNS SHALL BE MOUNTED ON A 1.75" X 1.75" SQUARE TUBE SIGN POST AND STUB POST BASE. FOR OTHER APPLICATIONS, REFER TO THE CDOT STANDARD S-614-8 REGARDING USE OF THE P2 TUBULAR STEEL POST SLIPBASE DESIGN.
 - ALL SIGNS SHALL BE SINGLE SHEET ALUMINUM WITH 0.100" MINIMUM THICKNESS.
 - ALL LIMIT LINES/STOP LINES, CROSSWALK LINES, PAVEMENT LEGENDS, AND ARROWS SHALL BE A MINIMUM 125 MIL THICKNESS PREFORMED THERMOPLASTIC PAVEMENT MARKINGS WITH TAPERED LEADING EDGES PER CDOT STANDARD S-627-1. WORD AND SYMBOL MARKINGS SHALL BE THE NARROW TYPE. STOP BARS SHALL BE 24" IN WIDTH. CROSSWALKS LINES SHALL BE 12" WIDE AND 8' LONG PER CDOT S-627-1.
 - ALL LONGITUDINAL LINES SHALL BE A MINIMUM 15MIL THICKNESS EPOXY PAINT. ALL NON-LOCAL RESIDENTIAL ROADWAYS SHALL INCLUDE BOTH RIGHT AND LEFT EDGE LINE STRIPING AND ANY ADDITIONAL STRIPING AS REQUIRED BY CDOT S-627-1.
 - THE CONTRACTOR SHALL NOTIFY EL PASO COUNTY PLANNING AND COMMUNITY DEVELOPMENT (719) 520-6819 PRIOR TO AND UPON COMPLETION OF SIGNING AND STRIPING.
 - THE CONTRACTOR SHALL OBTAIN A WORK IN THE RIGHT OF WAY PERMIT FROM THE EL PASO COUNTY DEPARTMENT OF PUBLIC WORKS (DPW) PRIOR TO ANY SIGNAGE OR STRIPING WORK WITHIN AN EXISTING EL PASO COUNTY ROADWAY.



AS-BUILT
 DRAWING

VR-18-018

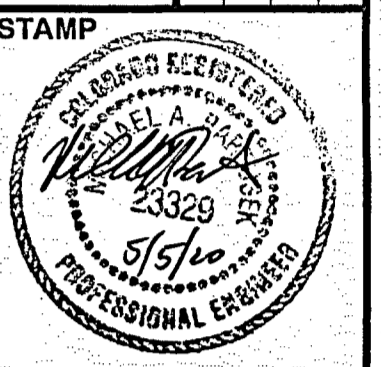
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 PLOT DATE: October 18, 2018 11:31 AM, BY: MARK FERRARESE



AS-BUILT
DRAWING

VR-18-018

REVISION	
DESIGNED	MAB
DRAWN	CM
CHECKED	MAB
DATE	2/14/2019
PHONE	(303) 757-3655
DATE	2/14/2019
DATE	2/14/2019



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PROJ. NO. 03437
DWG. NM. 03437-DEV

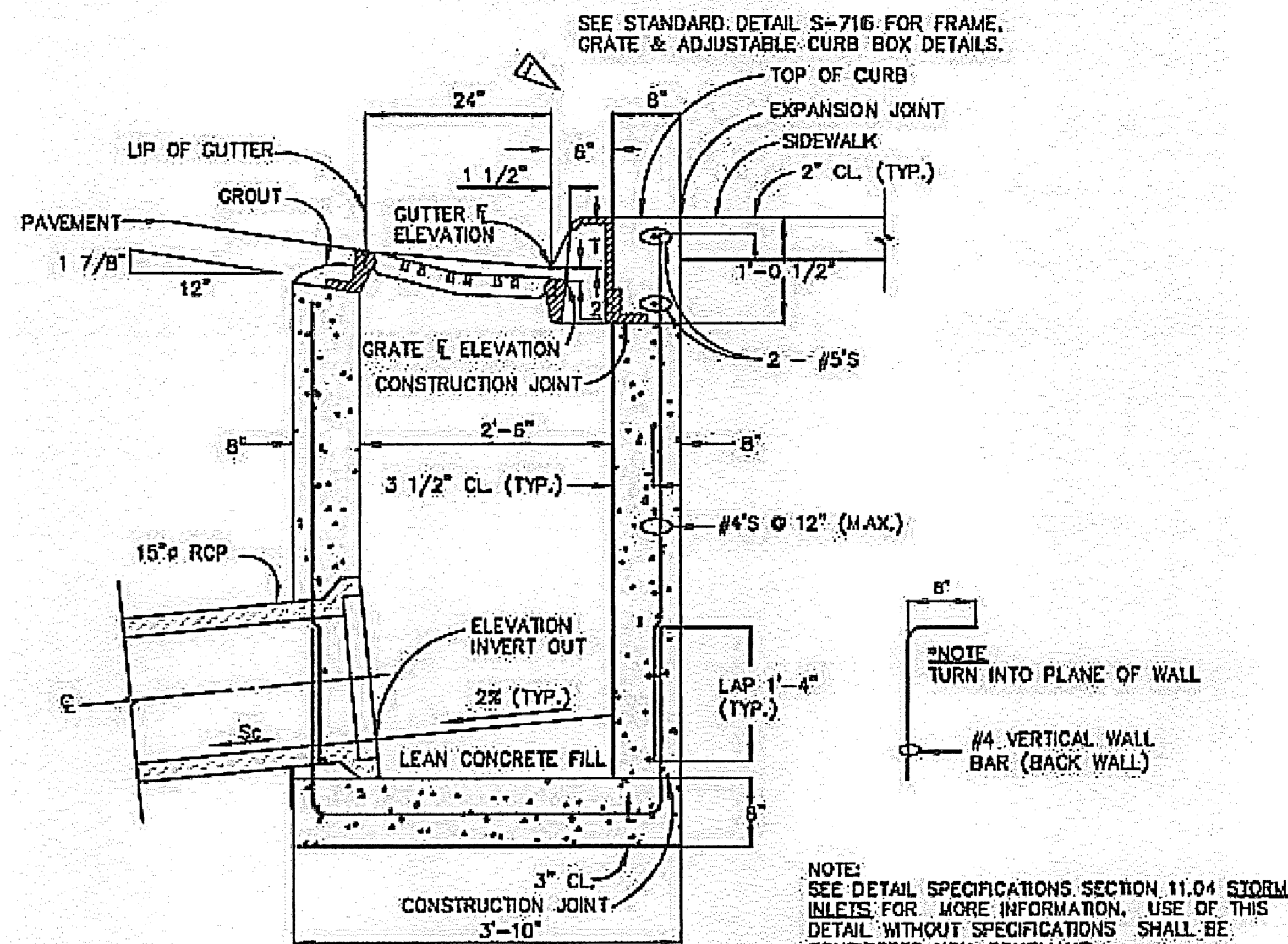
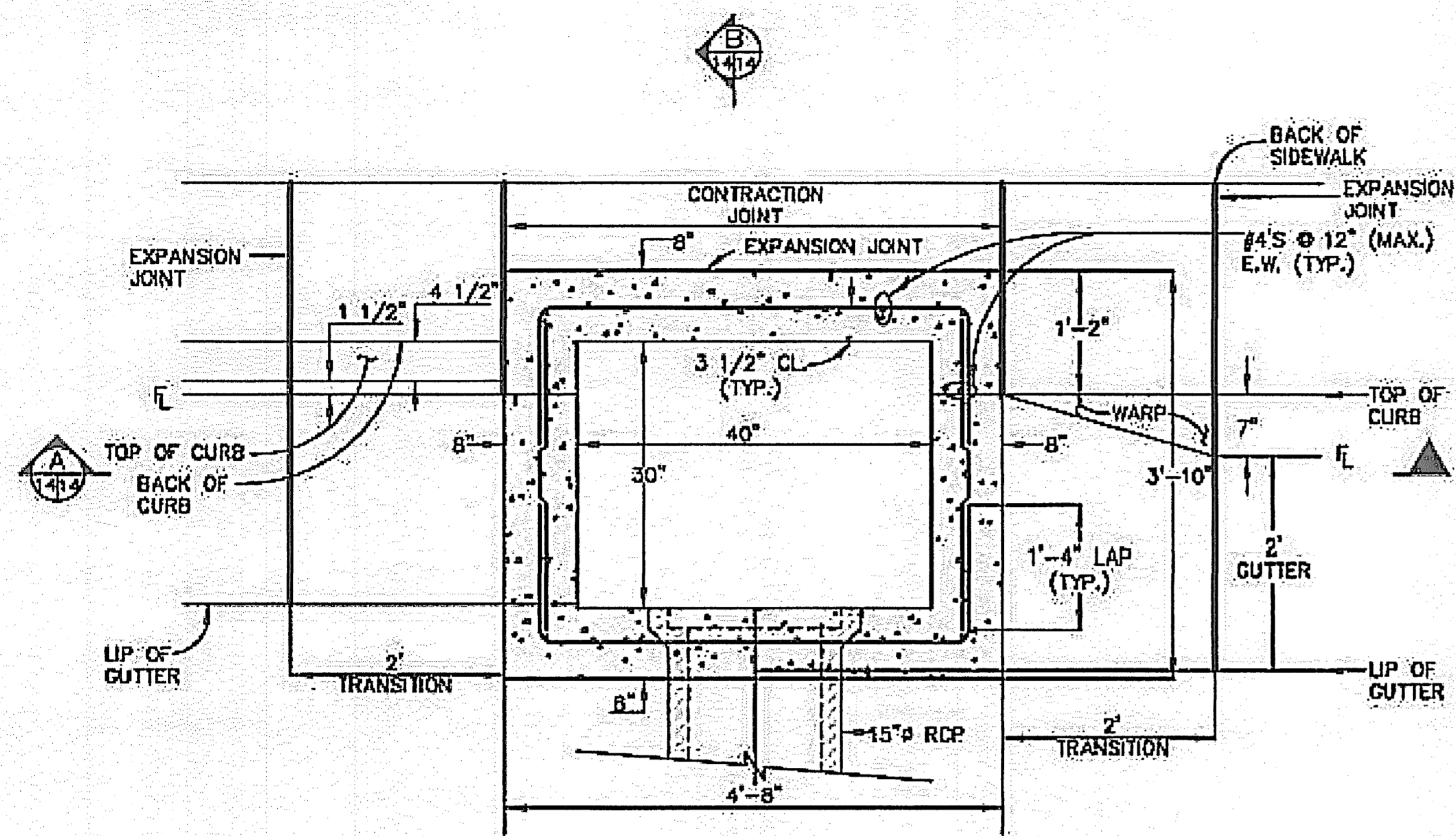
GUMAN & ASSOCIATES, LLC
731 N. WEBER ST., SUITE 10
COLORADO SPRINGS, CO 80903

GLENEAGLE
SUBDIVISION FIL #2

DETENTION BASIN
OUTFALL

DRAWING NUMBER:
C
SHEET 4

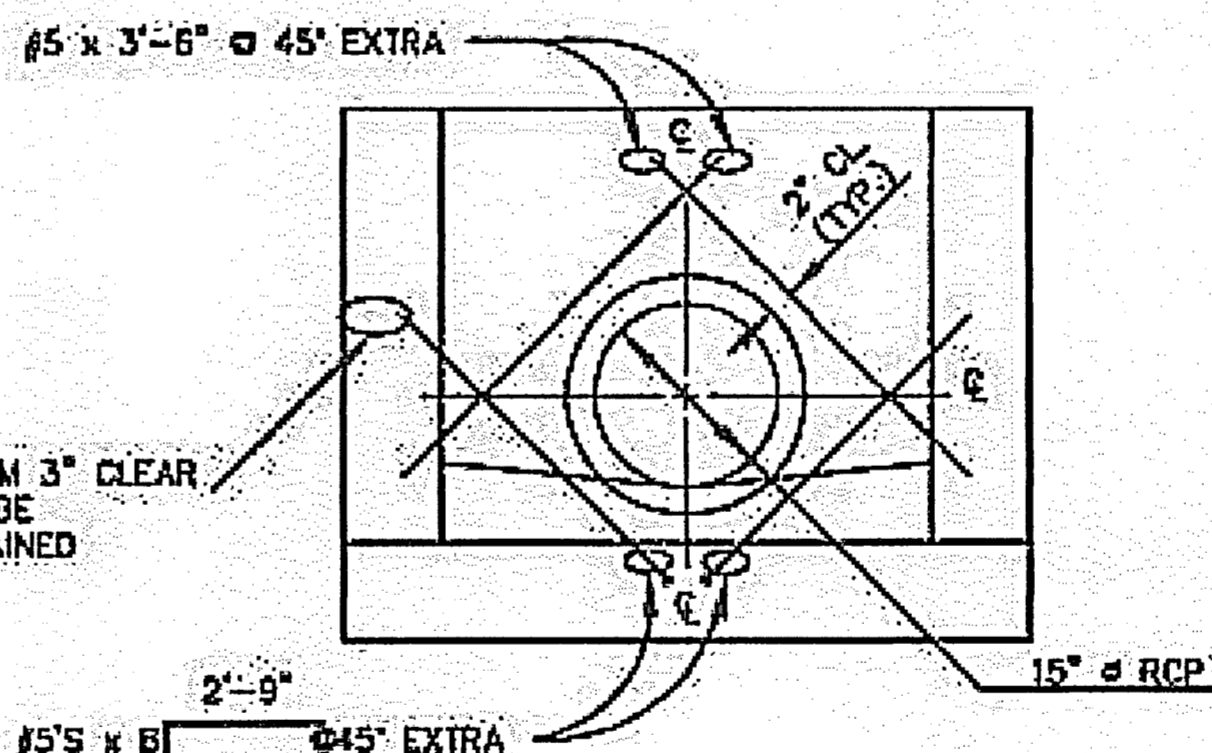
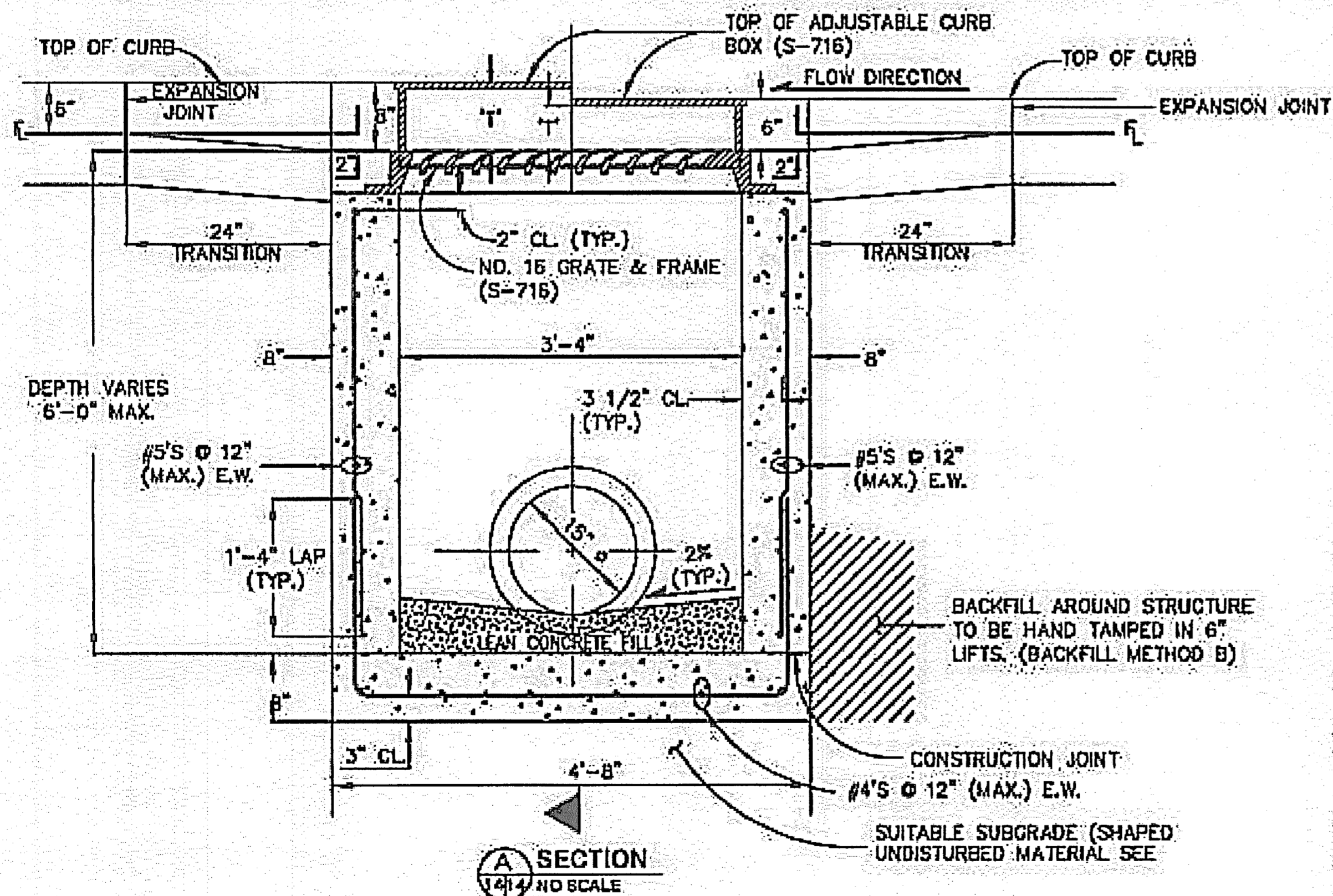
DENVER TYPE 16 INLET



T = THROAT OPENING
 T = 6" FOR 6" VERTICAL CURB & GUTTER
 T = 5" FOR COMBINATION CURB GUTTER & SIDEWALK DROP FROM GUTTER ELEVATION TO GRATE ELEVATION (TRANSITION) IS 2"

VERTICAL CURB AND GUTTER

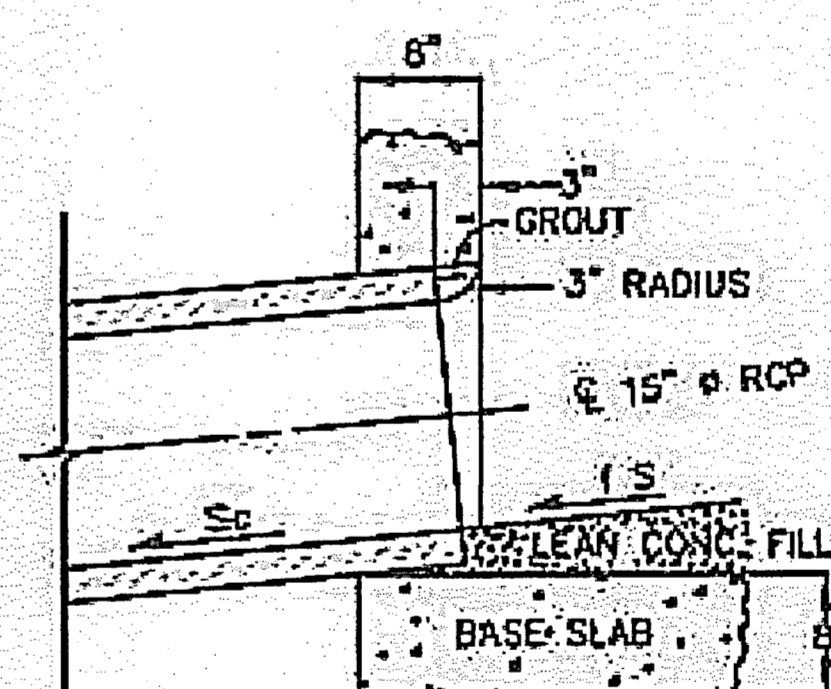
COMBINATION CURB, GUTTER AND SIDEWALK



NOTES:

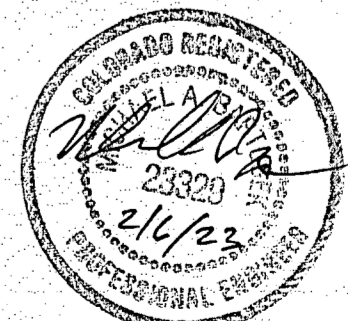
- FOR PAYMENT PURPOSES, INLET STRUCTURES SHALL ALSO INCLUDE 2'-0" CURB & GUTTER TRANSITION SECTION AT EACH END OF INLET PLUS SIDEWALK SECTIONS WHERE REQUIRED BEHIND INLET STRUCTURE AND TRANSITION SECTIONS.
- SUB-GRADE SHALL BE A GRADATION EQUAL TO CLASS B BEDDING COMPACTED TO 95% MAXIMUM DRY DENSITY, AASHTO DESIGNATION T-180.
- SUB-GRADE SHALL BE SHAPED UNDISTURBED MATERIAL OR OVEREXCAVATED AND BACKFILLED WITH CLASS B BEDDING MATERIAL, COMPACTED PER VMD SPECIFICATIONS.
- FLOOR SLOPE MAY BE POURED MONOLITHIC WITH BASE.
- S_c = SLOPE OF CONNECTOR = 2% MIN.
- UNLESS OTHERWISE SPECIFIED ON THE DRAWINGS OR OTHERWISE APPROVED, ALL #16 INLETS SHALL BE CONSTRUCTED WITH AN ADJUSTABLE C.I. CURB BOX (S-716).
- DESIGN CONDITIONS FOR INLET ALLOWS DEPTHS OF 6' (MAX.). FOR INLETS MORE THAN 6 FEET IN DEPTH, SHOP DRAWINGS AND DESIGN ANALYSIS SHALL BE SUBMITTED FOR APPROVAL.

CONTRACTOR TO NOTCH & BLOCK OUT AROUND PIPE OPENING AND FORM SMOOTH RADIUS AROUND PIPE WITH NON SHRINK GROUT.



NOTES (CONT.):

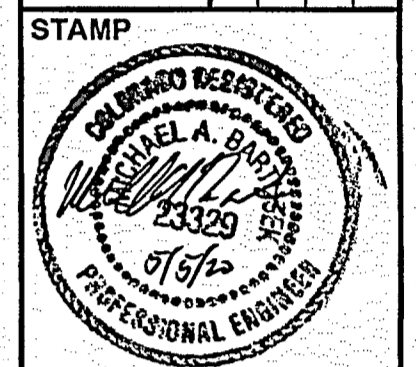
- ALL REINFORCING STEEL SHALL BE ASTM, A-615, GRADE 60 DEFORMED. BARS, DIAMETER OF BEND MEASURED ON THE INSIDE OF THE BAR SHALL BE A MINIMUM OF 6 BAR DIAMETER.
- ALL WORK SHALL CONFORM TO AASHTO "STANDARD SPECIFICATIONS FOR HIGHWAY BRIDGES", FIFTEENTH EDITION, 1992.
- NO FORMWORK SHALL REMAIN INSIDE STRUCTURE WHEN COMPLETE.
- CONCRETE SHALL HAVE A 28 DAY COMPRESSIVE STRENGTH OF 4500 PSL.
- SPLICING OF REINFORCING STEEL SHALL BE PERMITTED ONLY WHERE DETAILED IN DRAWINGS.
- INLET WALLS SHALL BE FORMED BOTH INSIDE AND OUTSIDE. CASTING OF SIDEWALLS AGAINST EARTH IS NOT PERMITTED.
- LEAN CONCRETE FILL TO BE f_c = 2000 PSI.
- FOR THROUGH STRUCTURES, BENCHES MUST COME TO TOP OF PIPE.
- NO CORNER PENETRATIONS ON STRUCTURE.



AS-BUILT
DRAWING

VR-18-018

DESIGNED	DRAWN	CHECKED	DATE
MAB	HAB	MAB	7/6/18



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DWG NM. 03524-Dev-F12

Guman & Associates, LLC
731 N Weber St, Suite 10
COLORADO SPRINGS, CO. 80903

GLENEAGLE
SUBDIVISION,
FIL #2

ROADWAY DETAILS

DRAWING NUMBER:

C
SHEET 5

Standard Notes for El Paso County Construction Plans

ALL DRAINAGE AND ROADWAY CONSTRUCTION SHALL MEET THE STANDARDS AND SPECIFICATIONS OF THE CITY OF COLORADO SPRINGS/EL PASO COUNTY DRAINAGE CRITERIA MANUAL, VOLUMES 1 AND 2, AND THE EL PASO COUNTY ENGINEERING CRITERIA MANUAL.

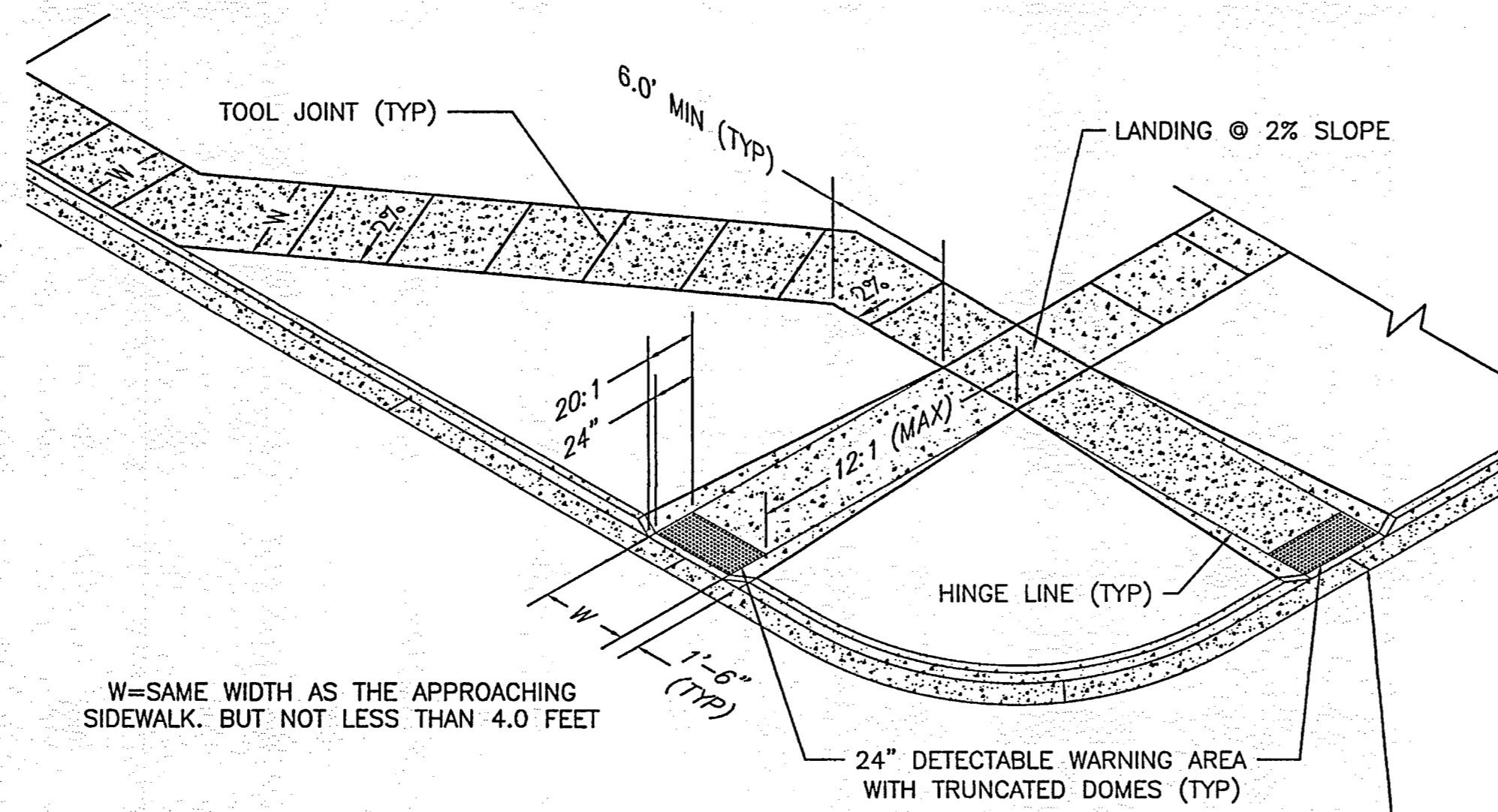
- CONTRACTOR SHALL BE RESPONSIBLE FOR THE NOTIFICATION AND FIELD NOTIFICATION OF ALL EXISTING UTILITIES, WHETHER SHOWN ON THE PLANS OR NOT, BEFORE BEGINNING CONSTRUCTION. LOCATION OF EXISTING UTILITIES SHALL BE VERIFIED BY THE CONTRACTOR PRIOR TO CONSTRUCTION. CALL 811 TO CONTACT THE UTILITY NOTIFICATION CENTER OF COLORADO (UNCC).
- CONTRACTOR SHALL KEEP A COPY OF THESE APPROVED PLANS, THE GRADING AND EROSION CONTROL PLAN, THE STORMWATER MANAGEMENT PLAN (SWMP), THE SOILS AND GEOTECHNICAL REPORT, AND THE APPROPRIATE DESIGN AND CONSTRUCTION STANDARDS AND SPECIFICATIONS AT THE JOB SITE AT ALL TIMES, INCLUDING THE FOLLOWING:
 - EL PASO COUNTY ENGINEERING CRITERIA MANUAL (ECM)
 - CITY OF COLORADO SPRINGS/EL PASO COUNTY DRAINAGE CRITERIA MANUAL, VOLUMES 1 AND 2
 - COLORADO DEPARTMENT OF TRANSPORTATION (CDOT) STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION
 - CDOT M & S STANDARDS
- NOTWITHSTANDING ANYTHING DEPICTED IN THESE PLANS IN WORDS OR GRAPHIC REPRESENTATION, ALL DESIGN AND CONSTRUCTION RELATED TO ROADS, STORM DRAINAGE AND EROSION CONTROL SHALL CONFORM TO THE STANDARDS AND REQUIREMENTS OF THE MOST RECENT VERSION OF THE RELEVANT ADOPTED EL PASO COUNTY STANDARDS, INCLUDING THE LAND DEVELOPMENT CODE, THE ENGINEERING CRITERIA MANUAL, THE DRAINAGE CRITERIA MANUAL, AND THE DRAINAGE CRITERIA MANUAL VOLUME 2. ANY DEVIATIONS FROM REGULATIONS AND STANDARDS MUST BE REQUESTED, AND APPROVED, IN WRITING. ANY MODIFICATIONS NECESSARY TO MEET CRITERIA AFTER-THE-FACT WILL BE ENTIRELY THE DEVELOPER'S RESPONSIBILITY TO RECTIFY.
- IT IS THE DESIGN ENGINEER'S RESPONSIBILITY TO ACCURATELY SHOW EXISTING CONDITIONS, BOTH 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 SERVICES (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 DSD. CONTRACTOR SHALL NOTIFY THE DESIGN ENGINEER IMMEDIATELY UPON DISCOVERY OF ANY ERRORS OR INCONSISTENCIES.
- ALL STORM DRAIN PIPE SHALL BE CLASS III RCP UNLESS OTHERWISE NOTED AND APPROVED BY DSD.
- CONTRACTOR SHALL COORDINATE GEOTECHNICAL TESTING PER ECM STANDARDS. PAVEMENT DESIGN SHALL BE APPROVED BY EL PASO COUNTY DSD PRIOR TO PLACEMENT OF CURB AND GUTTER AND PAVEMENT.
- ALL CONSTRUCTION TRAFFIC MUST ENTER/EXIT THE SITE AT APPROVED CONSTRUCTION ACCESS POINTS.
- SIGHT VISIBILITY TRIANGLES AS IDENTIFIED IN THE PLANS SHALL BE PROVIDED AT ALL INTERSECTIONS. OBSTRUCTIONS GREATER THAN 18 INCHES ABOVE FLOWLINE ARE NOT ALLOWED WITHIN SIGHT TRIANGLES.
- SIGNING AND STRIPING SHALL COMPLY WITH EL PASO COUNTY DOT AND MUTCD CRITERIA. [IF APPLICABLE, ADDITIONAL SIGNING AND STRIPING NOTES WILL BE PROVIDED.]
- CONTRACTOR SHALL OBTAIN ANY PERMITS REQUIRED BY EL PASO COUNTY DOT, INCLUDING WORK WITHIN THE RIGHT-OF-WAY AND SPECIAL TRANSPORT PERMITS.
- THE LIMITS OF DISTURBANCE 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.

NOTES:

- CONTRACTOR SHALL VERIFY LOCATION OF UTILITIES PRIOR TO ANY CONSTRUCTION.
- CONTRACTOR SHALL NOTIFY EL PASO COUNTY DEPARTMENT OF TRANSPORTATION FOR A PRE-CONSTRUCTION CONFERENCE PRIOR TO COMMENCEMENT OF CONSTRUCTION.
- CONTRACTOR SHALL OBTAIN NECESSARY CONSTRUCTION PERMITS PRIOR TO CONSTRUCTION.
- ALL ROAD AND DRAINAGE CONSTRUCTION SHALL CONFORM TO EL PASO COUNTY STANDARD SPECIFICATIONS.

NOTE:

AT LEAST 10 DAYS PRIOR TO THE ANTICIPATED START OF CONSTRUCTION, FOR PROJECTS THAT WILL DISTURB ONE 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 (SWMP), OF WHICH THIS GRADING AND EROSION CONTROL PLAN MAY BE A PART.



W=SAME WIDTH AS THE APPROACHING SIDEWALK. BUT NOT LESS THAN 4.0 FEET

PEDESTRIAN RAMP NOTES

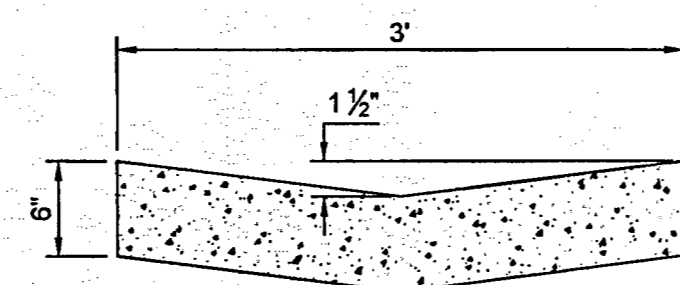
- ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE CURRENT ENGINEERING CRITERIA MANUAL AND ADA REQUIREMENTS.
- CONTRACTOR TO NOTIFY ENGINEERING DIVISION INSPECTION STAFF 48 HOURS PRIOR TO CONCRETE PLACEMENT.
- PEDESTRIAN RAMP CONSTRUCTION SHALL BE A MINIMUM 3000 PSI CONCRETE, MINIMUM 4" THICK, NON-COLORED, NON-SCORED, COARSE BROOM FINISH.
- RAMP LOCATION AND LENGTH MAY REQUIRE MODIFICATION TO MAINTAIN THE 12:1 MAXIMUM RUNNING RAMP SLOPE AND 20:1 DETECTABLE WARNING AREA DUE TO STREET INTERSECTION GRADES 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 REDDISH INTEGRALLY COLORED TRUNCATED-DOME SURFACED THERMOPLASTIC.
- 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 WILL 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/SIGNAGE, UTILITIES/JUNCTION BOXES, OR OTHER OBSTRUCTIONS WITHIN PROPOSED RAMP AREAS.

LAYOUT CURB SECTIONS SO THAT AT LEAST ONE TOOL JOINT IS WITHIN RAMP THROAT

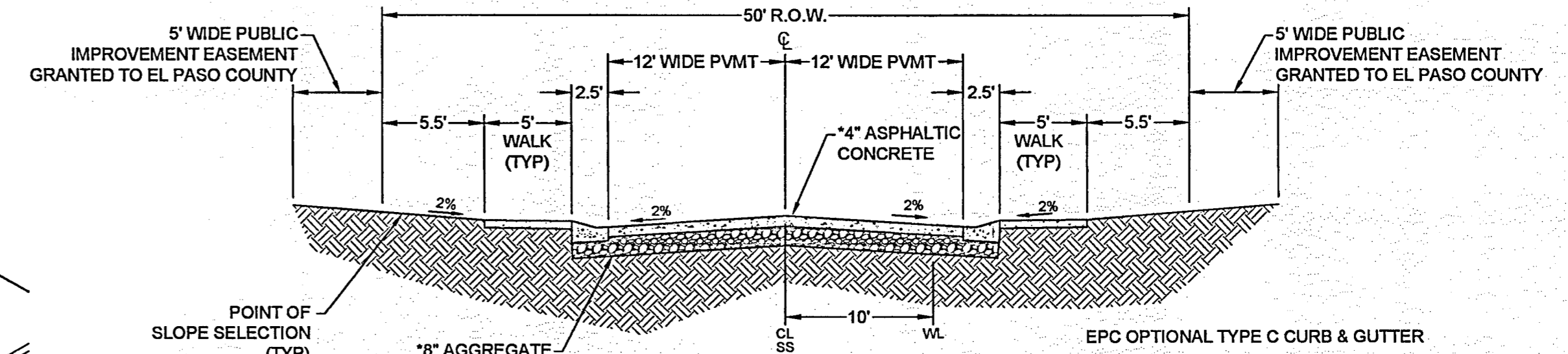
GENERAL NOTES

- WHERE THE 1'-6" FLARED SIDE(S) OF A PERPENDICULAR CURB RAMP IS (ARE) 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 ON OPPOSITE CORNERS SHALL BE REVIEWED BEFORE CONSTRUCTING NEW RAMP.
- AT MARKED PEDESTRIAN CROSSINGS, THE BOTTOM OF THE RAMP, EXCLUSIVE OF THE FLARE SIDES, SHALL BE TOTALLY CONTAINED WITHIN THE MARKINGS.

PEDESTRIAN INTERSECTION RAMP DETAIL
SCALE: 1" = 10'

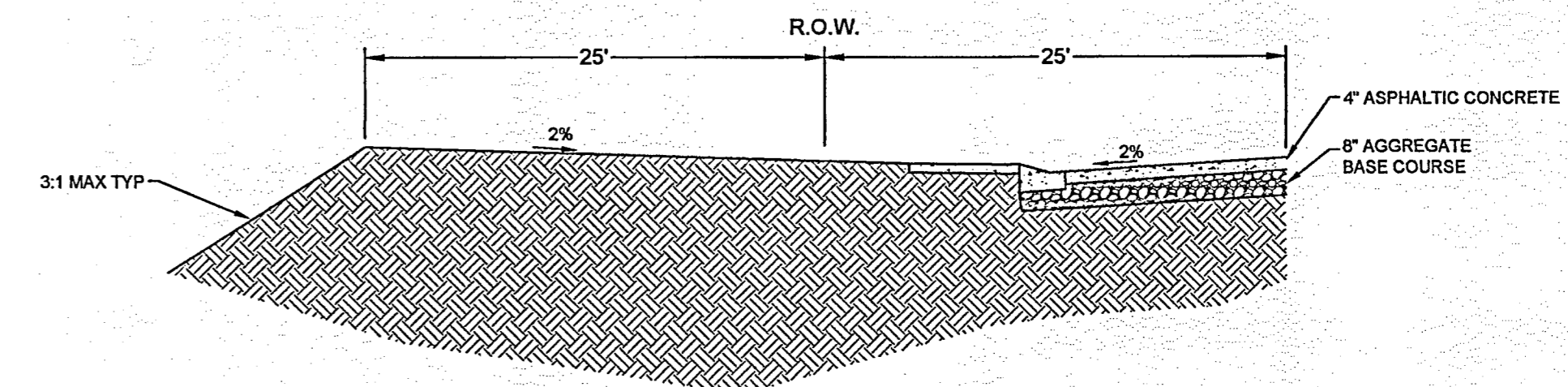


CONCRETE TRICKLE CHANNEL
NOT TO SCALE

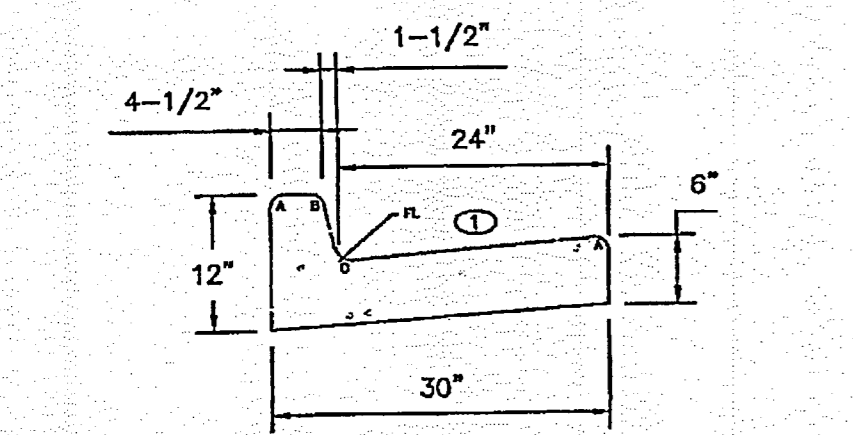


*ASPHALT PAVEMENT AND AGGREGATE BASE COURSE SUBJECT TO A PAVEMENT DESIGN REVIEW AND APPROVAL BY EL PASO COUNTY

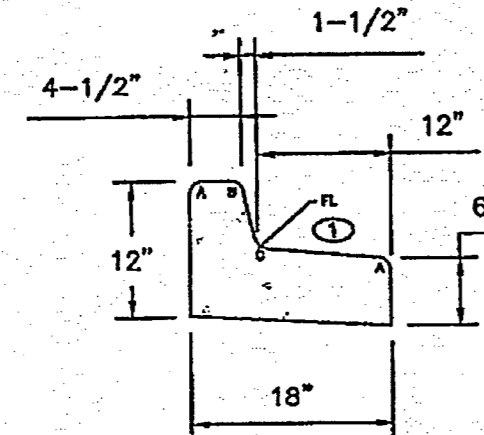
LOCAL LOW VOLUME TYPICAL STREET SECTION 50' R.O.W.
NOT TO SCALE



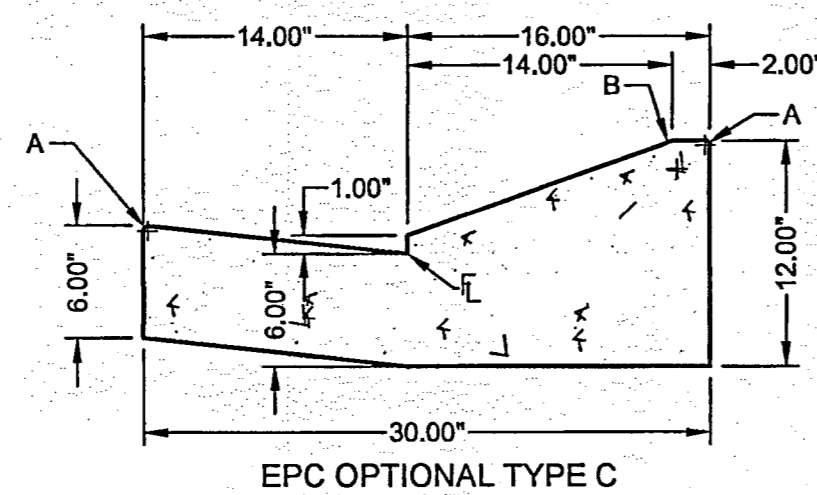
TYPICAL STREET SECTION @ FILL
NOT TO SCALE



EPC TYPE A
(REVERSE SLOPE OF PAN FOR SPILL CURB)



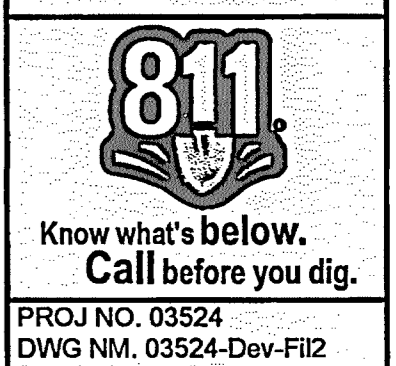
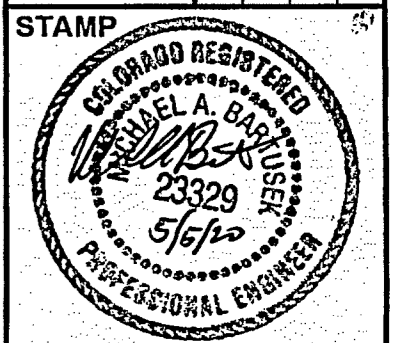
EPC TYPE B
LEGEND FOR RADI
A 1/8" TO 1/4"
B 1-1/2"
C 1-1/2" TO 2"



EPC OPTIONAL TYPE C

TYPICAL CURB AND GUTTER DETAILS

REVISION	
DESIGNED	MAB
DRAWN	HJG
CHECKED	MAB
DATE	11/26/18



PROJ NO. 03524
DWG NM. 03524-Dev-Fil2

Guman & Associates, LLC
731 N Weber St, Suite 10
COLORADO SPRINGS, CO. 80903

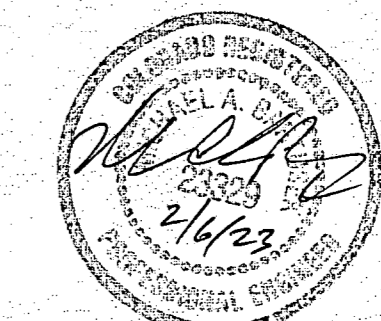
GLENEAGLE
SUBDIVISION,
FIL #2

ROADWAY DETAILS

DRAWING NUMBER:

C

SHEET 6



**AS-BUILT
DRAWING**

VR-18-018