



Know what's below.
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PROPERTY DESCRIPTION PER SURVEY:

TRACT H, CLAREMONT RANCH-SECTION 4 FILING NO. 4, COUNTY OF EL PASO, STATE OF COLORADO.

BENCHMARK:

ELEVATIONS ARE BASED UPON THE FIMS MONUMENT BL05, A 3-1/4" DIA. CAP MARKED "BL05" IN A RANGE BOX. ELEVATION = 6158.40 NAVD29 DATUM.

BASIS OF BEARING:

BEARINGS ARE ASSUMED AND ARE BASED UPON THE NORTH LINE OF THE NORTHEAST QUARTER OF SAID SECTION 4, AS BEARING S89°13'38"W BETWEEN THE NORTHEAST CORNER OF SAID SECTION 4, BEING A 2" DIA. STEEL PIPE WITH A 2-1/2" ALUMINUM CAP STAMPED LS# 17664 AND THE NORTH QUARTER CORNER OF SAID SECTION 4, BEING A FOUND #6 REBAR WITH A 3-1/4" ALUMINUM CAP STAMPED, LS# 4842.

PROJECT DIRECTORY

WATER AND SEWER DISTRICT

CHEROKEE METROPOLITAN DISTRICTS
6250 PALMER PARK BOULEVARD
COLORADO SPRINGS, CO 80915
JEFF MUNGER
P: 719-597-5080

PUBLIC WORKS DEPARTMENT

EL PASO COUNTY DEPARTMENT OF PUBLIC WORKS
3275 AKERS DRIVE
COLORADO SPRING, CO 80922
SCOT CUTHBERTSON
P: 719-520-6460

FIRE

FALCON FIRE PROTECTION DISTRICT
7030 OLD MERIDIAN ROAD
REYTON, CO 80831
TRENT HARWIG
P: 719-495-4050

PLANNING DEPARTMENT

EL PASO COUNTY PLANNING & COMMUNITY DEVELOPMENT
2880 INTERNATIONAL CIRCLE, SUITE 110
COLORADO SPRINGS, CO 80910
LINDSAY DARDEN
P: 719-520-6302
GILBERT LaFORCE, P.E.
P: 719-520-7945

ABBREVIATIONS:

EX	EXISTING
STM	STORM
RCP	REINFORCED CONCRETE PIPE
SRVC	SERVICE
O.D.	OUTSIDE DIAMETER
W/	WITH
ELEC	ELECTRIC
DIP	DUCTILE IRON PIPE
STL	STEEL
BFP	BACK FLOW PREVENTER
T/P	TOP OF PIPE
ROW	RIGHT-OF-WAY
KB	KICK BLOCK
TYP	TYPICAL
RP	REDUCED PRESSURE
WTR	WATER
SAN	SANITARY
SWR	SEWER
VERT	VERTICAL

OWNER/DEVELOPER

NATIONAL HERITAGE ACADEMIES
3850 BROADMOOR SE
GRAND RAPIDS, MI 49512
JACQUES SOUMIS
P: 616-285-1589

CIVIL ENGINEER

MERRICK & COMPANY
5970 GREENWOOD PLAZA BLVD.
GREENWOOD VILLAGE, CO 80111
SCOTT ZIMMERMANN, P.E.
P: 303-353-3637

SURVEYOR

MERRICK & COMPANY
5970 GREENWOOD PLAZA BLVD.
GREENWOOD VILLAGE, CO 80111
JOHN A. WILHELM
P: 303-353-3505

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GEC Checklist Item ii

DESIGN ENGINEER'S STATEMENT:	
THESE DETAILED PLANS AND SPECIFICATIONS WERE PREPARED UNDER MY DIRECTION AND SUPERVISION. SAID PLANS AND SPECIFICATIONS HAVE BEEN PREPARED ACCORDING TO THE CRITERIA ESTABLISHED BY THE COUNTY FOR DETAILED ROADWAY, DRAINAGE, GRADING AND EROSION CONTROL PLANS AND SPECIFICATIONS, AND SAID PLANS AND SPECIFICATIONS ARE IN CONFORMITY WITH APPLICABLE MASTER DRAINAGE PLANS AND MASTER TRANSPORTATION PLANS. SAID PLANS AND SPECIFICATIONS MEET THE PURPOSES FOR WHICH THE PARTICULAR ROADWAY AND DRAINAGE FACILITIES ARE DESIGNED AND ARE CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. I ACCEPT RESPONSIBILITY FOR ANY LIABILITY CAUSED BY ANY NEGLIGENT ACTS, ERRORS OR OMISSIONS ON MY PART IN PREPARATION OF THESE DETAILED PLANS AND SPECIFICATIONS.	
SCOTT ZIMMERMANN, P.E. #38571	DATE
OWNER/DEVELOPER'S STATEMENT:	
I, THE OWNER/DEVELOPER HAVE READ AND WILL COMPLY WITH ALL OF THE REQUIREMENTS SPECIFIED IN THESE DETAILED PLANS AND SPECIFICATIONS.	
JACQUES SOUMIS NATIONAL HERITAGE ACADEMIES 3850 BROADMOOR SE GRAND RAPIDS, MI 49512	DATE
EL PASO COUNTY:	
COUNTY PLAN REVIEW IS PROVIDED ONLY FOR GENERAL CONFORMANCE WITH COUNTY DESIGN CRITERIA. THE COUNTY IS NOT RESPONSIBLE FOR THE ACCURACY AND ADEQUACY OF THE DESIGN, DIMENSIONS, AND/OR ELEVATIONS WHICH SHALL BE CONFIRMED AT THE JOB SITE. THE COUNTY THROUGH THE APPROVAL OF THIS DOCUMENT ASSUMES NO RESPONSIBILITY FOR COMPLETENESS AND/OR ACCURACY OF THIS DOCUMENT.	
FILED IN ACCORDANCE WITH THE REQUIREMENTS OF THE EL PASO COUNTY LAND DEVELOPMENT CODE, DRAINAGE CRITERIA MANUAL, VOLUMES 1 AND 2, AND ENGINEERING CRITERIA MANUAL AS AMENDED.	
IN ACCORDANCE WITH ECM SECTION 1.12, THESE CONSTRUCTION DOCUMENTS WILL BE VALID FOR CONSTRUCTION FOR A PERIOD OF 2 YEARS FROM THE DATE SIGNED BY THE EL PASO COUNTY ENGINEER. IF CONSTRUCTION HAS NOT STARTED WITHIN THOSE 2 YEARS, THE PLANS WILL NEED TO BE RESUBMITTED FOR APPROVAL, INCLUDING PAYMENT OF REVIEW FEES AT THE PLANNING AND COMMUNITY DEVELOPMENT DIRECTORS DISCRETION.	
JENNIFER IRVINE, P.E. COUNTY ENGINEER / ECM ADMINISTRATOR	DATE



LEGEND:

	PROPOSED FIRE HYDRANT
	PROPOSED FIRE HYDRANT LINE
	PROPOSED 6" WATER LINE
	PROPOSED TEE FITTING
	PROPOSED 90° FITTING
	PROPOSED 45° FITTING
	PROPOSED 22.5° FITTING
	PROPOSED 11.25° FITTING
	PROPOSED VALVE
	PROPOSED METER IN MANHOLE
	PROPOSED STORM INLET
	ELECTRIC TRANSFORMER
	EXISTING FIRE HYDRANT
	EXISTING VALVE
	EXISTING WATER LINE
	EX TEE FITTING
	EX 90° FITTING
	EX 45° FITTING
	EX 22.5° FITTING
	EX 11.25° FITTING
	EASEMENT
	LOT LINE
	COURTYARD FENCE
	ELECTRIC LIGHT POLE
	PROPOSED SANITARY MANHOLE
	PROPOSED SANITARY
	SIGN STEEL POST
	TELEPHONE BOX
	EXISTING PHONE
	EXISTING ELECTRIC
	EXISTING SANITARY SEWER
	EXISTING GAS
	EXISTING STORM SEWER
	EXISTING OVERHEAD ELECTRIC LINE
	EXISTING SANITARY MANHOLE
	EXISTING ELECTRIC POLE
	EXISTING INLET
	EXISTING STORM MANHOLE



ALL CONTRACTORS AND SUBCONTRACTORS SHALL HAVE A SET OF APPROVED CONSTRUCTION DOCUMENTS ON SITE AT ALL TIMES.

2. THE OWNER SHALL BE RESPONSIBLE FOR RECORDING AS-BUILT INFORMATION ON A SET OF RECORD DRAWINGS. KEPT ON THE CONSTRUCTION SITE, AND AVAILABLE TO THE LOCAL ENTITY'S INSPECTOR AT ALL TIMES.

3. THE PROJECT PLANS AND SPECIFICATIONS AS SIGNED AND SEALED BY A PROFESSIONAL ENGINEER, FOR AND ON BEHALF OF MERRICK AND COMPANY, REPRESENT THE FINAL CONSTRUCTION DOCUMENTS FOR THIS PROJECT. THE USE OF ANY ELECTRONIC OR OTHER MEDIA PURPORTING TO REPRESENT THE FINAL CONSTRUCTION DOCUMENTS FOR THIS PROJECT SHALL NOT BE RELIED UPON AS FINAL CONSTRUCTION DOCUMENTS. SHOULD THERE BE A CONFLICT BETWEEN SEALED DRAWINGS AND ELECTRONIC OR OTHER MEDIA FILES, THE SEALED DRAWINGS SHALL GOVERN. EACH USER OF ANY ELECTRONIC OR OTHER MEDIA WAVES AND RELEASES MERRICK FROM ALL ACTIONS, CLAIMS, DAMAGES, ACTIONS, OBLIGATIONS AND LIABILITIES OF ANY KIND OR NATURE WITH RESPECT TO THE ELECTRONIC OR OTHER MEDIA FILES.

4. NOTHING CONTAINED IN THE CONTRACT DOCUMENTS SHALL CREATE, NOR SHALL BE CONSTRUED TO CREATE ANY CONTRACTUAL RELATIONSHIP BETWEEN THE ENGINEER AND THE CONTRACTOR OR ANY SUBCONTRACTOR.

5. THE PROJECT PLANS AND SPECIFICATIONS ARE INTENDED TO PROVIDE THE COMPLETED PROJECT IN A COMPLETE AND OPERABLE CONDITION. THE CONTRACTOR SHALL FURNISH AND INSTALL ALL MATERIALS AND PROVIDE ALL LABOR NECESSARY TO COMPLETE THE PROJECT IN A NEAT AND WORKMANLIKE MANNER, INCLUDING ALL INCIDENTALS NECESSARY TO COMPLETE THE WORK, WITHOUT ADDITIONAL COST TO THE OWNER.

6. UPON COMPLETION OF CONSTRUCTION, THE SITE SHALL BE CLEANED AND RESTORED TO A CONDITION EQUAL TO, OR BETTER THAN, THAT WHICH EXISTED BEFORE CONSTRUCTION, OR TO THE GRADES AND CONDITION AS REQUIRED BY THESE PLANS. EXISTING FENCES, TREES, STREETS, SIDEWALKS, CURBS AND GUTTERS, LANDSCAPING, STRUCTURES, AND IMPROVEMENTS DESTROYED, DAMAGED OR REMOVED DUE TO CONSTRUCTION OF THIS PROJECT SHALL BE REPLACED OR RESTORED IN LIKE KIND AT THE OWNER'S EXPENSE, UNLESS OTHERWISE INDICATED ON THESE PLANS.

7. DEVIATIONS FROM THESE PLANS AND SPECIFICATIONS WITHOUT PRIOR WRITTEN APPROVAL OF THE OWNER OR HIS DESIGNATED REPRESENTATIVE MAY CAUSE THE WORK TO BE DEEMED UNACCEPTABLE.

8. MERRICK & COMPANY IS NOT RESPONSIBLE FOR CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES OR PROCEDURES OR FOR SAFETY PRECAUTIONS OR PROGRAMS UTILIZED IN CONNECTION WITH THE WORK. MERRICK WILL NOT BE RESPONSIBLE FOR THE CONTRACTOR'S FAILURE TO CARRY OUT THE WORK IN ACCORDANCE WITH THE CONTRACT DOCUMENTS.

9. WHEN APPLICABLE, THE OWNER SHALL HAVE ONSITE AT ALL TIMES, EACH OF THE FOLLOWING:

- 9.a. THE NOTICE OF INTENT (NOI)
- 9.b. BEST MANAGEMENT PRACTICES (BMP) MAINTENANCE FOLDER
- 9.c. UP TO DATE STORMWATER MANAGEMENT PLAN (SWMP) THAT ACCURATELY REPRESENTS CURRENT FIELD CONDITIONS
- 9.d. ONE (1) SIGNED COPY OF THE APPROVED PLANS
- 9.e. ONE (1) COPY OF THE APPROPRIATE STANDARDS AND SPECIFICATIONS
- 9.f. A COPY OF ANY PERMITS AND EXTENSION AGREEMENTS NEEDED FOR THE JOB.

10. ALL MATERIALS, WORKMANSHIP, AND CONSTRUCTION OF PUBLIC IMPROVEMENTS SHALL MEET OR EXCEED THE STANDARDS AND SPECIFICATIONS SET FORTH IN THE EL PASO COUNTY STANDARDS AND APPLICABLE STATE AND FEDERAL REGULATIONS, WHERE THERE IS CONFLICT BETWEEN THESE PLANS AND THE SPECIFICATIONS, OR ANY APPLICABLE STANDARDS, THE MOST RESTRICTIVE STANDARD SHALL APPLY.

11. ALL WORK SHALL BE INSPECTED AND APPROVED BY THE LOCAL ENTITY.

12. DO NOT SCALE DRAWINGS. DIMENSIONS FOR LAYOUT AND CONSTRUCTION ARE NOT TO BE SCALED FROM ANY DRAWING. IF PERTINENT DIMENSIONS ARE NOT SHOWN, CONTACT THE DESIGNER FOR CLARIFICATION, AND ANNOTATE THE DIMENSION ON THE AS-BUILT RECORD DRAWINGS.

13. THE BOUNDARY AND TOPOGRAPHIC INFORMATION ON THESE PLANS IS TAKEN FROM FIELD SURVEYS PREPARED BY MERRICK & CO, DATED SEPTEMBER 20, 2019.

14. THE CONTRACTOR SHALL COMPLY WITH THE RECOMMENDATIONS OF THE GEOTECHNICAL REPORT FOR MOUNTAIN VIEW ACADEMY PREPARED BY TERRACON CONSULTANTS, INC., DATED NOVEMBER 8, 2019.

15. THE CONTRACTOR SHALL OBTAIN ALL PERMITS NECESSARY TO COMPLETE THE WORK AND SHALL COMPLY WITH ALL LOCAL, STATE AND FEDERAL REGULATIONS. A COPY OF ALL PERMITS SHALL BE MAINTAINED ON-SITE AT ALL TIMES.

16. AFTER ACCEPTANCE BY THE LOCAL ENTITY, PUBLIC IMPROVEMENTS DEPICTED IN THESE PLANS SHALL BE GUARANTEED TO BE FREE FROM MATERIAL AND WORKMANSHIP DEFECTS FOR A PERIOD OF TWO YEARS FROM THE DATE OF ACCEPTANCE.

17. THESE PUBLIC IMPROVEMENT CONSTRUCTION PLANS SHALL BE VALID FOR A PERIOD OF THREE YEARS FROM THE DATE OF APPROVAL BY THE LOCAL ENTITY ENGINEER. USE OF THESE PLANS AFTER THE EXPIRATION DATE WILL REQUIRE A NEW REVIEW AND APPROVAL PROCESS BY THE LOCAL ENTITY PRIOR TO COMMENCEMENT OF ANY WORK SHOWN IN THESE PLANS.

18. NO WORK MAY COMMENCE WITHIN ANY IMPROVED PUBLIC RIGHT-OF-WAY UNTIL A RIGHT-OF-WAY PERMIT OR DEVELOPMENT CONSTRUCTION PERMIT IS OBTAINED, IF APPLICABLE. THE OWNER SHALL SUBMIT A CONSTRUCTION TRAFFIC CONTROL PLAN, IN ACCORDANCE WITH MUTCD, TO THE APPROPRIATE RIGHT-OF-WAY AUTHORITY, (LOCAL ENTITY, COUNTY OR STATE), FOR APPROVAL, PRIOR TO ANY CONSTRUCTION ACTIVITIES WITHIN, OR AFFECTING, THE RIGHT-OF-WAY. THE OWNER SHALL BE RESPONSIBLE FOR PROVIDING ANY AND ALL TRAFFIC CONTROL DEVICES AS MAY BE REQUIRED BY THE CONSTRUCTION ACTIVITIES.

19. THE CONTRACTOR IS RESPONSIBLE FOR SAFETY OF ALL PERSONNEL AND EQUIPMENT ON THE PROJECT SITE AT ALL TIMES, AND IS NOT LIMITED TO NORMAL WORKING HOURS. ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH ALL LOCAL, STATE AND FEDERAL SAFETY AND HEALTH REGULATIONS.

20. IF, DURING THE CONSTRUCTION PROCESS, CONDITIONS ARE ENCOUNTERED WHICH COULD INDICATE A SITUATION THAT IS NOT IDENTIFIED IN THE PLANS OR SPECIFICATIONS, THE OWNER SHALL CONTACT THE DESIGNER AND THE LOCAL ENTITY ENGINEER IMMEDIATELY.

21. ALL REFERENCES TO ANY PUBLISHED STANDARDS SHALL REFER TO THE LATEST REVISION OF SAID STANDARD, UNLESS SPECIFICALLY STATED OTHERWISE.

22. THERE SHALL BE NO WORK PERFORMED ON WEEKENDS OR HOLIDAYS, UNLESS ACCEPTED AND APPROVED IN WRITING AND IN ADVANCE BY THE OWNER, ENGINEER, AND LOCAL JURISDICTION.

23. MAINTAIN EMERGENCY VEHICLE ACCESS TO AND THROUGH THE PROJECT SITE AT ALL TIMES.

24. ACCESS TO PRIVATE PROPERTY AND BUSINESSES SHALL BE MAINTAINED AT ALL TIMES. CONTRACTOR TO PROVIDE ALTERNATIVE MEANS OF INGRESS AND EGRESS TO PRIVATE PROPERTY AND BUSINESS LOCATIONS AS NECESSARY TO PROVIDE FOR THE TIMELY COMPLETION OF THE PROJECT.

25. THE CONTRACTOR SHALL CALL THE NATIONWIDE UTILITY CONTACT NUMBER (811) OR LOCAL UTILITY LOCATE SERVICE, TO REQUEST LOCATES OF ALL UNDERGROUND UTILITIES AT LEAST 72 HOURS PRIOR TO COMMENCEMENT OF ANY LAND DISTURBING ACTIVITY.

26. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE LOCATION AND PROTECTION OF ALL EXISTING UTILITIES, INCLUDING DEPTH. THE TYPE, SIZE, LOCATION AND NUMBER OF ALL KNOWN UNDERGROUND UTILITIES ARE APPROXIMATE ONLY AND ARE NOT RELIABLE FOR CONSTRUCTION PURPOSES. THE UTILITIES SHOWN ON THE PLANS ARE FROM THE BEST AVAILABLE INFORMATION AND MAY NOT INCLUDE ALL UTILITIES THAT EXIST ON THE PROJECT SITE. IT SHALL BE THE RESPONSIBILITY OF THE OWNER TO VERIFY THE EXISTENCE AND LOCATION OF ALL UNDERGROUND UTILITIES ALONG THE ROUTE OF THE WORK BEFORE COMMENCING NEW CONSTRUCTION. THE OWNER SHALL BE RESPONSIBLE FOR UNKNOWN UNDERGROUND UTILITIES.

27. APPROXIMATE WHEN SHOWN ON THE DRAWINGS. ALL UTILITY INSTALLATIONS WITHIN OR ACROSS THE ROADBED OF NEW RESIDENTIAL ROADS MUST BE COMPLETED PRIOR TO THE FINAL STAGES OF ROAD CONSTRUCTION. FOR THE PURPOSES OF THESE STANDARDS, ANY WORK EXCEPT C/G ABOVE THE SUBGRADE IS CONSIDERED FINAL STAGE WORK. ALL SERVICE LINES MUST BE SUBURBED TO THE PROPERTY LINES AND MARKED SO AS TO REDUCE THE EXCAVATION NECESSARY FOR BUILDING CONNECTIONS.

28. A STATE CONSTRUCTION DEWATERING WASTEWATER DISCHARGE PERMIT IS REQUIRED IF DEWATERING IS REQUIRED IN ORDER TO INSTALL UTILITIES BEFORE WATER IS DISCHARGED INTO A STORM SEWER, CHANNEL, IRRIGATION DITCH OR ANY WATERS OF THE UNITED STATES.

29. THE OWNER SHALL COORDINATE AND COOPERATE WITH THE LOCAL ENTITY, AND ALL UTILITY COMPANIES INVOLVED, WITH REGARD TO RELOCATIONS, ADJUSTMENTS, EXTENSIONS AND REARRANGEMENTS OF EXISTING UTILITIES DURING CONSTRUCTION, AND TO ASSURE THAT THE WORK IS ACCOMPLISHED IN A TIMELY FASHION AND WITH A MINIMUM DISRUPTION OF SERVICE. THE OWNER SHALL BE RESPONSIBLE FOR CONTACTING, IN ADVANCE, ALL PARTIES AFFECTED BY ANY DISRUPTION OF ANY UTILITY SERVICE AS WELL AS THE UTILITY COMPANIES. IN GENERAL, STORM SEWER AND SANITARY SEWER SHOULD BE CONSTRUCTED PRIOR TO INSTALLATION OF THE WATER LINES AND DRY UTILITIES.

30. NO WORK MAY COMMENCE WITHIN ANY PUBLIC STORM WATER, SANITARY SEWER OR POTABLE WATER SYSTEM UNTIL THE OWNER NOTIFIES THE UTILITY PROVIDER. NOTIFICATION SHALL BE A MINIMUM OF TWO (2) WORKING DAYS PRIOR TO COMMENCEMENT OF ANY WORK. AT THE DISCRETION OF THE WATER UTILITY PROVIDER, A PRE-CONSTRUCTION MEETING MAY BE REQUIRED PRIOR TO COMMENCEMENT OF ANY WORK.

31. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING ALL UTILITIES DURING CONSTRUCTION AND FOR COORDINATING WITH THE APPROPRIATE UTILITY COMPANY FOR ANY UTILITY CROSSINGS REQUIRED.

32. THE CONTRACTOR SHALL VERIFY SITE CONDITIONS, EXISTING TOPOGRAPHIC DATA, AND LOCATIONS OF ALL UTILITIES PRIOR TO INITIATING CONSTRUCTION. THE CONTRACTOR SHALL PROTECT ALL EXISTING UTILITIES AND STRUCTURES ON THE PROJECT SITE. ANY DAMAGE TO EXISTING UTILITIES OR STRUCTURES, WHETHER SHOWN OR NOT ON THE PROJECT PLANS SHALL BE REPAIRED OR REPLACED AT THE CONTRACTOR'S EXPENSE AT NO ADDITIONAL COST TO THE OWNER. NOTIFY ENGINEER AND OWNER OF ANY DISCREPANCIES FOUND PRIOR TO INITIATING ANY WORK.

33. ANY DISRUPTION IN UTILITIES SHALL BE COORDINATED AT LEAST 48 HOURS IN ADVANCE WITH THE UTILITY OWNER, PROJECT OWNER, EMERGENCY PROVIDERS, ALL IMPACTED LOCAL RESIDENTS, AND IMPACTED BUSINESS OWNERS. METHOD OF NOTIFICATION SHALL BE SUBJECT TO APPROVAL OF THE PROJECT OWNER AND AFFECTED UTILITY.

34. THE CONTRACTOR IS RESPONSIBLE FOR RESTORATION OF SURFACE CONDITIONS DISTURBED BY CONSTRUCTION ACTIVITIES TO THE SATISFACTION OF THE OWNER, PROPERTY OWNER, AFFECTED UTILITY, AND/OR LOCAL JURISDICTION. ALL SURFACE AND UTILITY RESTORATION SHALL BE REPLACED WITH LIKE KIND, SIZE, AND TYPE OF IMPROVEMENT THAT EXISTED PRIOR TO INITIATING CONSTRUCTION AT NO ADDITIONAL EXPENSE TO THE PROJECT OWNER.

35. OVERLOT GRADING CONSTRUCTION MUST COMPLY WITH THE STATE OF COLORADO PERMITTING PROCESS FOR "STORM WATER DISCHARGES ASSOCIATED WITH CONSTRUCTION ACTIVITY." CONTACT THE COLORADO DEPARTMENT OF PUBLIC HEALTH & ENVIRONMENT, WATER QUALITY CONTROL DIVISION, PHONE (303) 692-3500.
36. PAVING SHALL NOT START UNTIL A SOILS REPORT AND PAVEMENT DESIGN IS ACCEPTED BY THE LOCAL ENTITY ENGINEER AND SUBGRADE COMPACTION TESTS ARE TAKEN AND ACCEPTED BY THE LOCAL ENTITY ENGINEER.
37. THE OWNER SHALL BE RESPONSIBLE FOR OBTAINING SOILS TESTS WITHIN THE PUBLIC RIGHT-OF-WAY AFTER RIGHT OF WAY GRADING AND ALL UTILITY TRENCH WORK IS COMPLETE. IF THE FINAL SOILS/PAVEMENT DESIGN REPORT DOES NOT CORRESPOND WITH THE RESULTS OF THE ORIGINAL GEOTECHNICAL REPORT, THE OWNER SHALL BE RESPONSIBLE FOR A RE-DESIGN OF THE SUBJECT PAVEMENT SECTION OR, THE OWNER MAY USE THE LOCAL ENTITY'S DEFAULT PAVEMENT THICKNESS SECTION(S), REGARDLESS OF THE OPTION USED, ALL FINAL SOILS/PAVEMENT DESIGN REPORTS SHALL BE PREPARED BY A LICENSED PROFESSIONAL ENGINEER. THE FINAL REPORT SHALL BE SUBMITTED TO THE INSPECTOR A MINIMUM OF TEN (10) WORKING DAYS PRIOR TO PLACEMENT OF BASE AND ASPHALT. PLACEMENT OF BASE AND ASPHALT SHALL NOT OCCUR UNTIL THE ENGINEERING DIVISION APPROVES THE FINAL REPORT.
38. ALL ROAD CONSTRUCTION IN AREAS DESIGNATED AS WILD FIRE HAZARD AREAS SHALL BE DONE IN ACCORDANCE WITH THE CONSTRUCTION CRITERIA AS ESTABLISHED IN THE WILD FIRE HAZARD AREA MITIGATION REGULATIONS IN FORCE AT THE TIME OF FINAL PLAT APPROVAL.
39. THE ENGINEER MAKES NO REPRESENTATION OR GUARANTEE REGARDING EARTHWORK QUANTITIES OR THAT THE EARTHWORK FOR THIS PROJECT WILL BALANCE DUE TO VARIOUS FIELD CONDITIONS, CHANGING SOIL TYPES, ALLOWABLE CONSTRUCTION TOLERANCES AND CONSTRUCTION METHODS THAT ARE BEYOND THE CONTROL OF THE ENGINEER.
40. TRAFFIC CONTROL STANDARDS FOR THIS PROJECT SHALL COMPLY WITH THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES, LATEST EDITION. A TRAFFIC CONTROL PLAN APPROVED BY THE LOCAL ENTITY EXERCISING JURISDICTION SHALL BE OBTAINED BY THE CONTRACTOR AT NO ADDITIONAL EXPENSE TO THE OWNER.
41. THE OWNER SHALL SUBMIT A CONSTRUCTION TRAFFIC CONTROL PLAN, IN ACCORDANCE WITH MUTCD, TO THE APPROPRIATE RIGHT-OF-WAY AUTHORITY. (LOCAL ENTITY, COUNTY OR STATE), FOR APPROVAL, PRIOR TO ANY CONSTRUCTION ACTIVITIES WITHIN, OR AFFECTING, THE RIGHT-OF-WAY. THE OWNER SHALL BE RESPONSIBLE FOR PROVIDING ANY AND ALL TRAFFIC CONTROL DEVICES AS MAY BE REQUIRED BY THE CONSTRUCTION ACTIVITIES.
42. SAW CUT ALL JOINTS IN EXISTING PAVEMENTS. SAW CUT JOINTS IN CURB AND GUTTER SECTIONS SHALL BE CONTINUOUS THROUGH THE CURB HEAD.
43. INSTALL SEDIMENTATION AND EROSION CONTROL MEASURES PRIOR TO INITIATING ANY WORK ON THE PROJECT SITE. MAINTAIN ALL EROSION CONTROL MEASURES UNTIL FINAL ACCEPTANCE OF THE PROJECT BY THE OWNER.
44. ALL STRUCTURAL EROSION CONTROL MEASURES SHALL BE INSTALLED, AT THE LIMITS OF CONSTRUCTION AND AT AREAS WITH DISTURBED SOIL, ON-OR OFF-SITE, PRIOR TO ANY OTHER GROUND-DISTURBING ACTIVITY. ALL EROSION CONTROL MEASURES SHALL BE MAINTAINED IN GOOD REPAIR BY THE OWNER UNTIL SUCH TIME AS THE ENTIRE DISTURBED AREAS IS STABILIZED WITH HARD SURFACE OR LANDSCAPING. TO MITIGATE EROSION, THE OWNER SHALL USE STANDARD EROSION CONTROL TECHNIQUES DESCRIBED IN THE URBAN STORM DRAINAGE CRITERIA MANUAL, VOLUME 3 - BEST MANAGEMENT PRACTICES, AS PUBLISHED BY THE URBAN DRAINAGE AND FLOOD CONTROL DISTRICT (UDFCO).
45. THE OWNER SHALL BE RESPONSIBLE FOR INSURING THAT NO MUD OR DEBRIS SHALL BE TRACKED ONTO THE EXISTING PUBLIC STREET SYSTEM. MUD AND DEBRIS MUST BE REMOVED BY THE END OF EACH WORKING DAY BY AN APPROPRIATE MECHANICAL METHOD (I.E. MACHINE BROOM SWEEP, LIGHT DUTY FRONT END LOADER, ETC.) OR AS APPROVED BY THE LOCAL ENTITY STREET INSPECTOR.
46. ALL WASTE MATERIALS SHALL BE PROPERLY DISPOSED OF IN AN APPROVED LANDFILL PERMITTED TO ACCEPT THAT PARTICULAR TYPE OF WASTE.
47. WHERE CONFLICTS EXIST BETWEEN GENERAL NOTES AND THE NOTES OF SPECIFIC GOVERNING JURISDICTIONS, THE GREATER STANDARD OR REQUIREMENT SHALL PREVAIL. WHERE CONFLICTS BETWEEN THE PLANS AND SPECIFICATIONS AND THE NOTES OR REQUIREMENTS OF SPECIFIC GOVERNING JURISDICTIONS OCCUR, THE CONTRACTOR SHALL NOTIFY THE ENGINEER OR OWNER IMMEDIATELY AND REQUEST CLARIFICATION.



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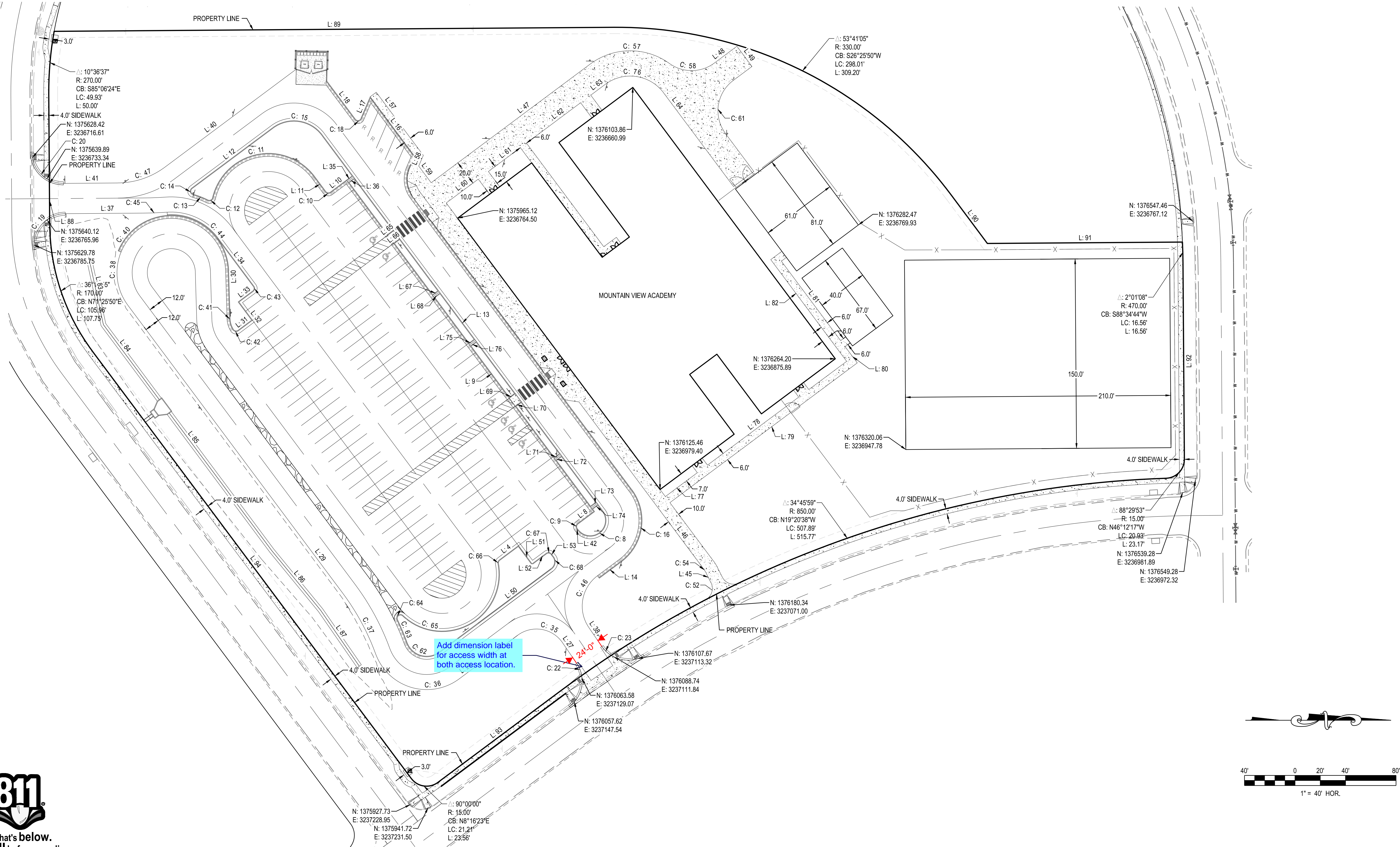
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BENCHMARK:

ELEVATIONS ARE BASED UPON THE FIMS MONUMENT BL05, A 3-1/4" DIA. CAP MARKED "BL05" IN A RANGE BOX. ELEVATION = 6158.40 NAVD29 DATUM.

BASIS OF BEARING:

BEARINGS ARE ASSUMED AND ARE BASED UPON THE NORTH LINE OF THE NORTHEAST QUARTER OF SAID SECTION 4, AS BEARING S89°13'38"W BETWEEN THE NORTHEAST CORNER OF SAID SECTION 4, BEING A 2" DIA. STEEL PIPE WITH A 2-1/2" ALUMINUM CAP STAMPED LS# 17664 AND THE NORTH QUARTER CORNER OF SAID SECTION 4, BEING A FOUND #6 REBAR WITH A 3-1/4" ALUMINUM CAP STAMPED, LS# 4842.

LEGEND

- DENOTES THE USE OF SPILL CURB
- TX TRANSITION CURB, CATCH TO SPILL

NOTES:

- ALL CURB AND GUTTER IS CATCH CURB, UNLESS OTHERWISE NOTED.
- ALL CURB AND GUTTER IS 6" VERTICAL CURB WITH 2' GUTTER.

THE ANY OTHER ELECTRONIC MEANS. THIS DOCUMENT IS AN INSTRUMENT OF SERVICE. PREPARED BY MERRICK AND COMPANY, INC., A MERRICK PROJECT. REUSE OR MODIFICATION OF ANY INFORMATION IS NOT A MERRICK INSTRUMENT. WITHOUT THE PRIOR WRITTEN CONSENT OF MERRICK AND COMPANY, NO PART OF THIS DOCUMENT SHALL BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM.

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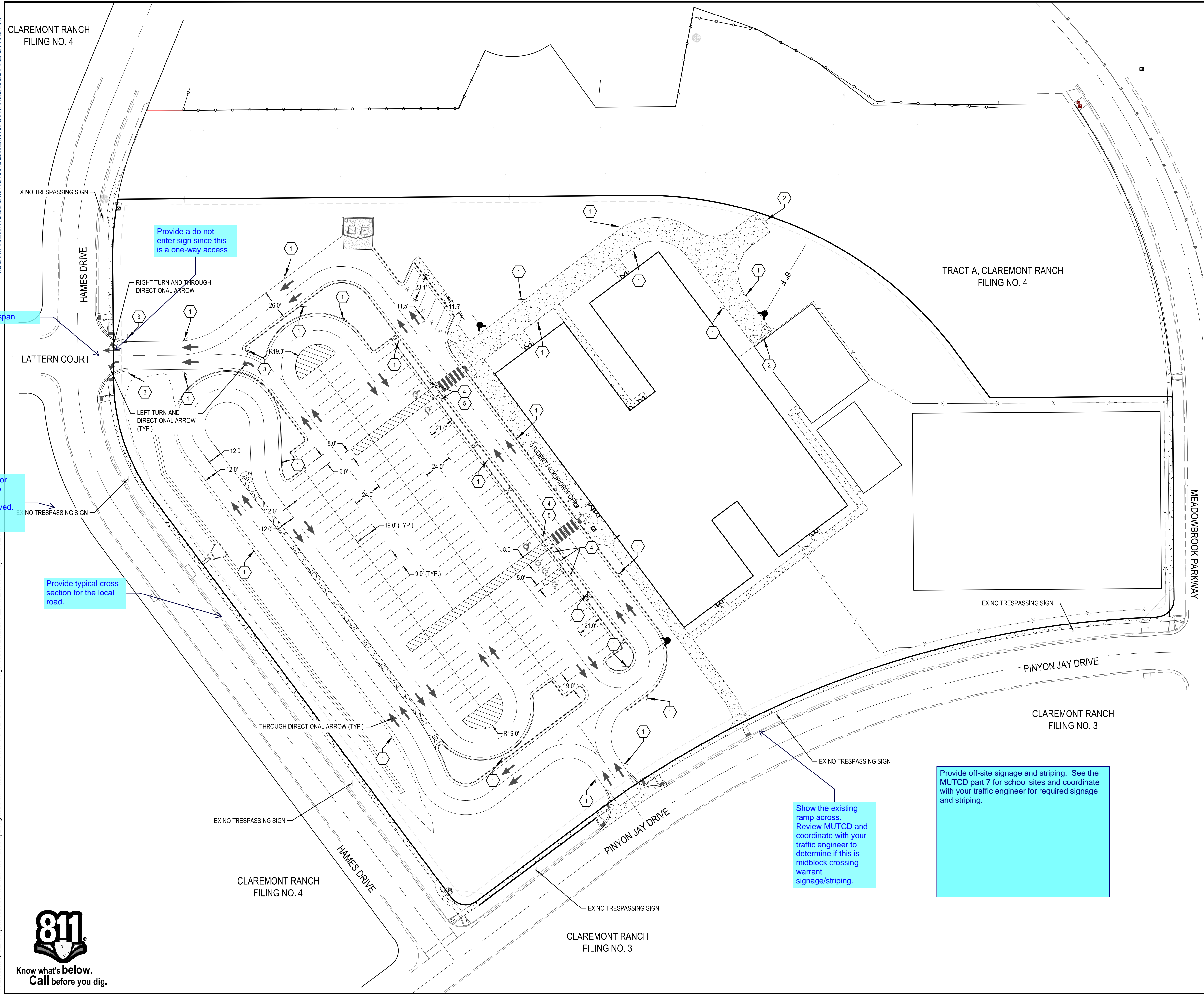
LINE TABLE				
LINE #	BEARING	LENGTH	START NORTHING EASTING	END NORTHING EASTING
L: 4	S36° 43' 35"E	18.84'	1376013.304 3237023.897	1375998.206 3237035.162
L: 8	S36° 43' 35"E	16.00'	1376072.972 3236996.846	1376060.148 3237006.414
L: 9	S53° 16' 25"W	327.00'	1376072.972 3236996.846	1375877.427 3236734.756
L: 10	S36° 43' 35"E	16.00'	1375877.427 3236734.756	1375864.603 3236744.324
L: 11	S53° 16' 25"W	15.00'	1375860.405 3236743.714	1375851.435 3236731.691
L: 12	S36° 43' 35"E	79.99'	1375818.740 3236692.887	1375754.628 3236740.721
L: 13	S53° 16' 25"W	371.65'	1376080.173 3236996.464	1375857.926 3236698.585
L: 14	S36° 43' 35"E	21.60'	1376094.373 3237036.400	1376077.058 3237049.318
L: 16	S53° 16' 25"W	57.74'	1375930.548 3236715.653	1375896.023 3236669.379
L: 17	S66° 43' 35"E	17.90'	1375896.023 3236669.379	1375888.951 3236685.820
L: 18	S53° 16' 25"W	37.83'	1375883.791 3236686.429	1375861.171 3236656.112
L: 27	S55° 36' 06"W	19.78'	1376059.409 3237117.112	1376048.233 3237100.789
L: 28	S36° 43' 35"E	57.73'	1376012.655 3237094.875	1375966.384 3237129.397
L: 29	S53° 16' 25"W	284.96'	1375874.376 3237061.773	1375703.973 3236833.380
L: 30	S88° 16' 25"W	37.99'	1375784.562 3236844.279	1375783.417 3236806.311
L: 31	S36° 43' 35"E	13.96'	1375802.750 3236845.370	1375791.558 3236853.720
L: 32	S53° 16' 25"W	18.00'	1375802.750 3236845.370	1375791.986 3236830.943
L: 33	S36° 43' 35"E	14.02'	1375803.207 3236822.571	1375791.967 3236830.957
L: 34	S53° 16' 25"W	47.68'	1375803.818 3236818.372	1375775.307 3236780.159
L: 35	N36° 43' 35"W	6.00'	1375877.427 3236731.168	1375882.236 3236731.168
L: 36	N36° 43' 35"W	6.00'	1375878.623 3236736.359	1375883.432 3236732.771
L: 37	N0° 24' 42"W	61.29'	1375654.490 3236760.961	1375715.783 3236760.520
L: 38	S55° 36' 06"W	18.23'	1376079.345 3237103.747	1376069.048 3237088.709
L: 40	S36° 43' 35"E	129.78'	1375837.370 3236646.549	1375733.350 3236724.157
L: 41	N0° 24' 42"W	43.02'	1375653.108 3236736.970	1375696.129 3236736.661
L: 42	S53° 16' 25"W	1.00'	1376060.136 3237011.414	1376059.538 3237010.613
L: 45	N63° 24' 25"E	8.43'	1376162.045 3237045.813	1376165.818 3237053.349
L: 46	N53° 16' 25"E	164.69'	1376061.245 3236910.058	1376159.727 3237042.054
L: 47	S36° 43' 35"E	157.10'	1376070.111 3236642.500	1375944.192 3236736.448
L: 48	S36° 43' 35"E	22.40'	1376168.289 3236628.341	1376168.336 3236641.735
L: 49	S53° 16' 25"W	20.00'	1376198.249 3236644.371	1376186.289 3236644.371
L: 50	N36° 43' 36"W	110.70'	1375950.836 3237108.558	1376039.558 3237042.363
L: 51	S53° 16' 25"W	18.00'	1376024.068 3237038.324	1376013.304 3237023.897
L: 52	S36° 43' 35"E	14.00'	1376035.289 3237029.952	1376034.068 3237038.324
L: 53	S53° 16' 25"W	2.50'	1376040.983 3237032.566	1376039.488 3237030.563
L: 57	S53° 16' 25"W	62.35'	1375938.002 3236714.774	1375900.715 3236664.797
L: 58	N66° 43' 35"W	9.24'	1375934.352 3236723.260	1375938.002 3236714.774
L: 59	S53° 16' 25"W	16.45'	1375944.192 3236736.448	1375934.352 3236723.260
L: 60	N36° 43' 35"W	31.61'	1375956.152 3236752.478	1375981.491 3236733.573
L: 61	N36° 43' 35"W	31.61'	1375989.506 3236727.593	1376014.845 3236708.687

LINE TABLE				
LINE #	BEARING	LENGTH	START NORTHING EASTING	END NORTHING EASTING
L: 62	N36° 43' 35"W	53.51'	1376019.654 3236705.099	1376062.543 3236673.100
L: 63	N36° 43' 35"W	14.36'	1376070.558 3236667.120	1376082.071 3236658.530
L: 64	N53° 16' 25"E	92.62'	1376128.254 3236665.246	1376183.643 3236739.485
L: 65	N36° 43' 35"W	6.00'	1375909.719 3236778.037	1375914.528 3236774.449
L: 66	N36° 43' 35"W	6.00'	1375914.503 3236784.449	1375919.312 3236780.861
L: 67	N36° 43' 35"W	6.00'	1375945.300 3236825.726	1375950.109 3236822.138
L: 68	N36° 43' 35"W	6.00'	1375946.496 3236827.329	1375951.305 3236823.741
L: 69	N36° 43' 35"W	6.00'	1376005.996 3236907.078	1376010.805 3236903.490
L: 70	N36° 43' 35"W	6.00'	1376010.780 3236913.490	1376015.589 3236909.902
L: 71	N36° 43' 35"W	6.00'	1376041.577 3236954.768	1376046.386 3236951.180
L: 72	N36° 43' 35"W	6.00'	1376042.773 3236956.371	1376047.582 3236952.783
L: 73	N36° 43' 35"W	6.00'	1376070.281 3236993.240	1376075.090 3236989.652
L: 74	N36° 43' 35"W	5.00'	1376072.177 3236994.944	1376076.184 3236991.954
L: 75	N36° 43' 35"W	6.00'	1375974.004 3236864.198	1375978.813 3236860.610
L: 76	N36° 43' 35"W	6.00'	1375975.200 3236865.801	1375980.009 3236862.213
L: 77	S36° 43' 35"E	31.61'	1376154.985 3236966.108	1376129.646 3236985.013
L: 78	S36° 43' 35"E	90.13'	1376235.235 3236906.233	1376163.000 3236960.128
L: 79	N36° 43' 35"W	185.10'	1376133.234 3236989.822	1376281.594 3236879.130
L: 80	S53° 16' 25"W	16.00'	1376281.594 3236879.130	1376272.026 3236866.306
L: 81	S53° 16' 25"W	78.50'	1376268.438 3236861.497	1376221.496 3236798.580
L: 82	N53° 16' 25"E	100.50'	1376213.099 3236797.359	1376273.197 3236877.909
L: 83	N77° 43' 16"E	34.06'	1375677.437 3236815.581	1375684.680 3236848.857
L: 84	N53° 18' 59"E	73.23'	1375684.680 3236848.857	1375728.426 3236907.582
L: 85	N53° 18' 59"E	135.84'	1375736.883 3236918.935	1375818.035 3237027.875
L: 86	N50° 41' 19"E	60.92'	1375818.035 3237027.875	1375856.632 3237075.012
L: 87	N55° 20' 25"E	53.93'	1375856.632 3237075.012	1375887.302 3237119.371
L: 88	N89° 35' 18"E	103.04'	1375641.406 3236666.290	1375642.147 3236769.328
L: 89	S0° 24' 42"E	443.34'	1376088.994 3236613.358	1375645.665 3236616.544
L: 90	S53° 16' 23"W	48.10'	1376384.622 3236784.560	1376355.858 3236746.009
L: 91	S0° 24' 42"E	154.47'	1376539.088 3236783.450	1376384.622 3236784.560
L: 92	S89° 35' 18"W	155.40'	1376540.616 3236955.401	1376539.499 3236900.005
L: 93	N36° 43' 37"W	121.53'	1375949.501 3237211.419	1376046.906 3237138.744
L: 94	N53° 16' 23"E	422.45'	1375675.882 3236869.776	1375628.582 3237208.367

CURVE TABLE							
CURVE #	LENGTH	DELTA	RADIUS	CRD LENGTH	CRD BEARING	START NORTHING EASTING	END NORTHING EASTING
C: 8	39.27'	180° 00' 00"	12.50'	25.00	N36° 43' 35"W	1376060.136 3237011.414	1376080.173 3236996.464
C: 9	4.71'	90° 00' 00"	3.00'	4.24	S81° 43' 35"E	1376060.148 3237006.414	1376059.538 3237010.613
C: 10	4.71'	90° 00' 00"	3.00'	4.24	N8° 16' 25"E	1375860.405 3236743.714	1375864.603 3236744.324
C: 11	102.35'	130° 18' 44"	45.00'	81.67	S11° 52' 58"E	1375851.435 3236731.691	1375771.514 3236748.508
C: 12	5.43'	103° 47' 05"	3.00'	4.72	N25° 08' 47"W	1375767.240 3236750.514	1375771.514 3236748.508
C: 13	12.48'	11° 10' 32"	64.00'	12.46	S21° 09' 29"W	1375767.240 3236750.514	1375755.617 3236746.015
C: 14	6.69'	127° 42' 11"	3.00'	5.39	N79° 25' 19"E	1375754.628 3236740.721	1375755.617 3236746.015
C: 15	43.98'	90° 00' 00"	28.00'	39.60	S8° 16' 25"W	1375857.926 3236698.585	1375818.740 3236692.887
C: 16	63.62'	90° 00' 00"	40.50'	57.28	N81° 43' 35"W	1376094.373 3237036.400	1376102.615 3236979.720
C: 18	6.28'	120° 00' 00"	3.00'	5.20	N6° 43' 35"W	1375883.791 3236686.429	1375888.951 3236685.820
C: 19	42.60'	97° 38' 09"	25.00'	37.63	S49° 13' 46"E	1375654.490 3236760.961	1375629.916 3236789.460
C: 20	39.25'	89° 57' 37"	25.00'	35.34	N44° 34' 05"E	1375627.929 3236712.168	1375653.108 3236736.970
C: 22	38.34'	87° 52' 20"	25.00'	34.69	N80° 27' 44"W	1376053.660 3237151.325	1376059.409 3237117.112
C: 23	37.65'	86° 17' 03"	25.00'	34.19	N12° 27' 35"E	1376079.345 3237103.747	1376112.730 3237111.124
C: 35	40.29'	92° 19' 42"	25.00'	36.07	S9° 26' 15"W	1376048.233 3237100.789	1376012.655 3237094.875
C: 36	80.05'	106° 39' 31"	43.00'	68.98	N16° 36' 10"E	1375900.281 3237109.687	1375966.384 3237129.397
C: 37	54.66'	16° 39' 31"	188.00'	54.47	S61° 36' 10"W	1375900.281 3237109.687	1375874.376 3237061.773
C: 38	161.36'	215° 00' 00"	43.00'	82.02	S19° 13' 35"E	1375781.418 3236806.371	1375703.973 3236833.380
C: 40	122.48'	155° 56' 56"	45.00'	88.02	S10° 17' 57"W	1375783.417 3236806.311	1375696.811 3236790.573
C: 41	9.17'	30° 54' 14"	17.00'	9.06	N72° 49' 17"E	1375784.562 3236844.279	1375787.237 3236852.933
C: 42	4.93'	94° 05' 46"	3.00'	4.39	N10° 19' 17"E	1375787.237 3236852.933	1375791.558 3236853.720
C: 43	4.71'	90° 00' 00"	3.00'	4.24	N81° 43' 35"W	1375803.207 3236822.571	1375803.818 3236818.372
C: 44	45.95'	57° 14' 21"	46.00'	44.07	S24° 39' 14"W	1375775.307 3236780.159	1375735.257 3236761.777
C: 45	19.35'	3° 33' 14"	312.00'	19.35	N2° 11' 19"W	1375715.783 3236760.520	1375735.118 3236759.782
C: 46	45.90'	87° 40' 18"	30.00'	41.56	S80° 33' 45"E	1376075.862 3237047.715	1376069.048 3237088.709
C: 47	39.93'	36° 18' 53"	63.00'	39.27	N18° 34' 09"W	1375696.129 3236736.661	1375733.350 3236724.157
C: 52	15.53'	89° 00' 02"	10.00'	14.02	S72° 05' 34"E	1376165.818 3237053.349	1376161.507 3237066.688
C: 54	4.42'	10° 08' 01"	25.00'	4.42	N58° 20' 25"E	1376159.727 3237042.054	1376162.045 3237045.813
C: 57	67.12'	72° 33' 38"	53.00'	62.72	S0° 26' 47"E	1376132.833 3236642.012	1376070.111 3236642.500
C: 58	37.99'	72° 33' 38"	30.00'	35.50	S0° 26' 47"E	1376168.336 3236641.735	1376132.833 3236642.012
C: 61	47.12'	90° 00' 00"	30.00'	42.43	N81° 43' 35"W	1376177.249 3236697.469	1376183.354 3236655.484
C: 62	30.72'	106° 39' 31"	16.50'	26.47	N16° 36' 10"E	1375925.172 3237100.594	1375950.537 3237108.157
C: 63	19.59'	5° 14' 44"	214.00'	19.59	N67° 18' 34"E	1375917.147 3237082.696	1375924.702 3237100.766
C: 64	8.31'	158° 43' 37"	3.00'	5.90	S35° 57' 00"E	1375921.921 3237079.234	1375917.147 3237082.696
C: 65	113.25'	144° 11' 44"	45.00'	85.64	S28° 41' 03"E	1375997.053 3237038.128	1375921.921 3237079.234
C: 66	3.35'	64° 03' 20"	3.00'	3.18	S68° 45' 15"E	1375998.206 3237035.162	1375997.053 3237038.128
C: 67	4.71'	90° 00' 00"	3.00'	4.24	S8° 16' 25"W	1376039.488 3237030.563	1376035.289 3237029.952
C: 68	11.00'	90° 00' 00"	7.00'	9.90	N81° 43' 35"W	1376039.558 3237042.363	1376040.983 3237032.566
C: 76	51.84'	90° 00' 00"	33.00'	46.67	N8° 16' 25"E	1376082.071 3236658.530	1376128.254 3236665.246

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- NOTES:**
1. ALL PAVEMENT MARKINGS SHALL BE SOLID 4" WIDE TRAFFIC WHITE PAINT
 2. ACCESSIBLE LOADING ZONES TO BE STRIPED WITH 4" WIDE WHITE DIAGONAL STRIPE AT 48" ON CENTER
 3. DIRECTIONAL ARROWS SHALL BE REFLECTIVE WHITE PAIN ON ASPHALT AND REFLECTIVE YELLOW PAINT ON CONCRETE.
 4. SIGNS SHOWN ON PLAN ARE SYMBOLIC. ALL SIGN MATERIALS, DIMENSIONS, INSTALLATION, PLACEMENT, AND OFFSET FROM CURB SHALL CONFORM TO STANDARDS FROM MUTCD 2009 EDITION WITH CURRENT REVISIONS.

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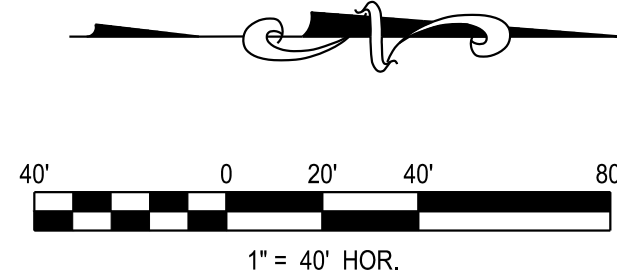
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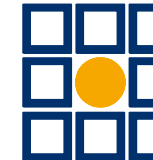
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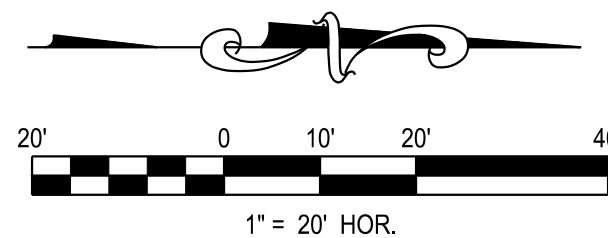


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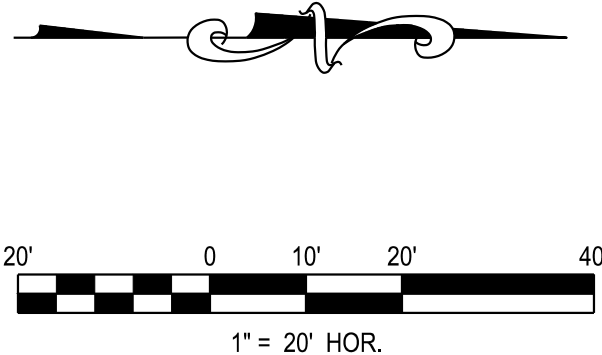
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MATCHLINE
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20' 0 10' 20' 40'



1" = 20' HOR.

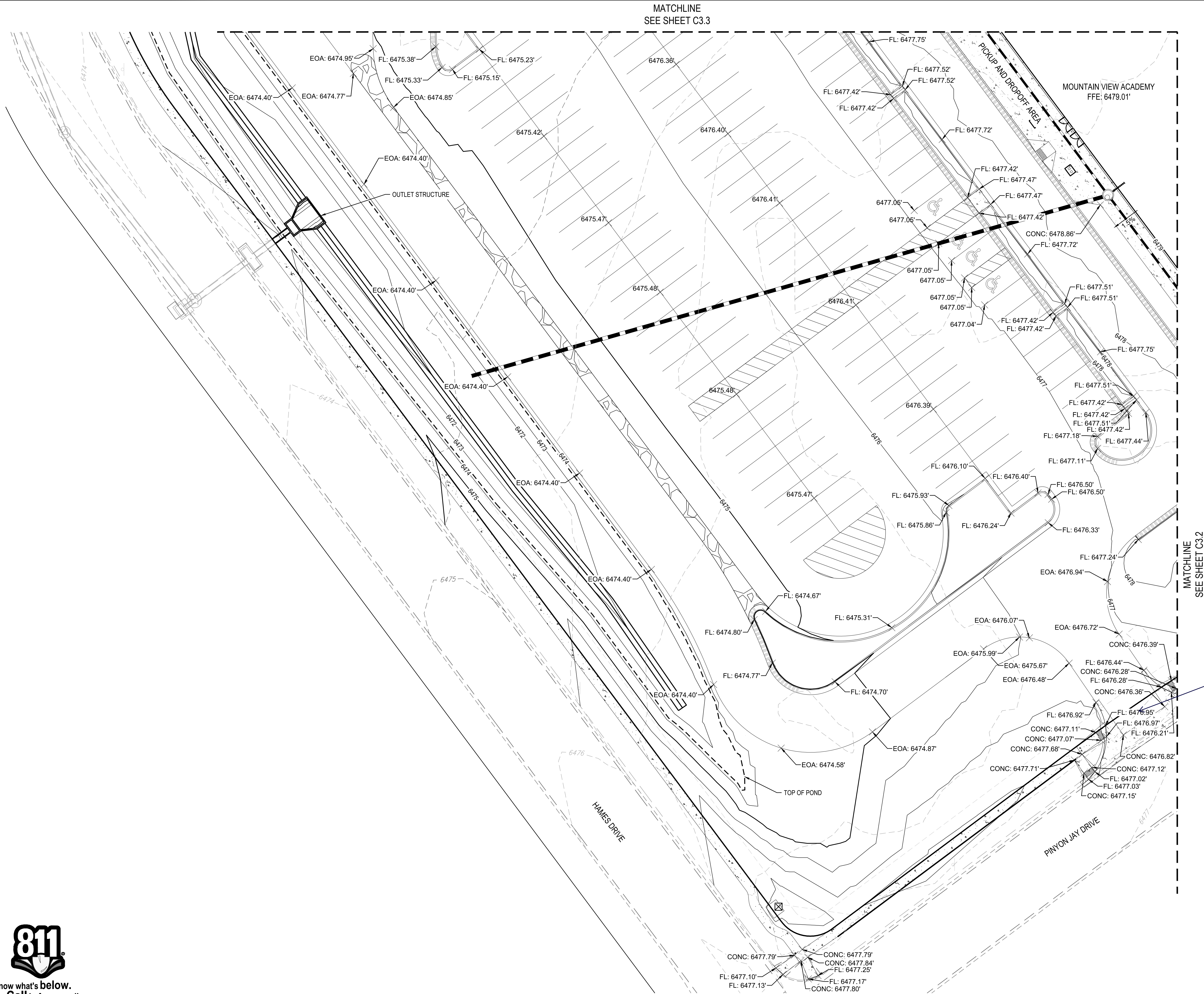
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add slope tag. Slope be 2% or less along the pedestrian access route.



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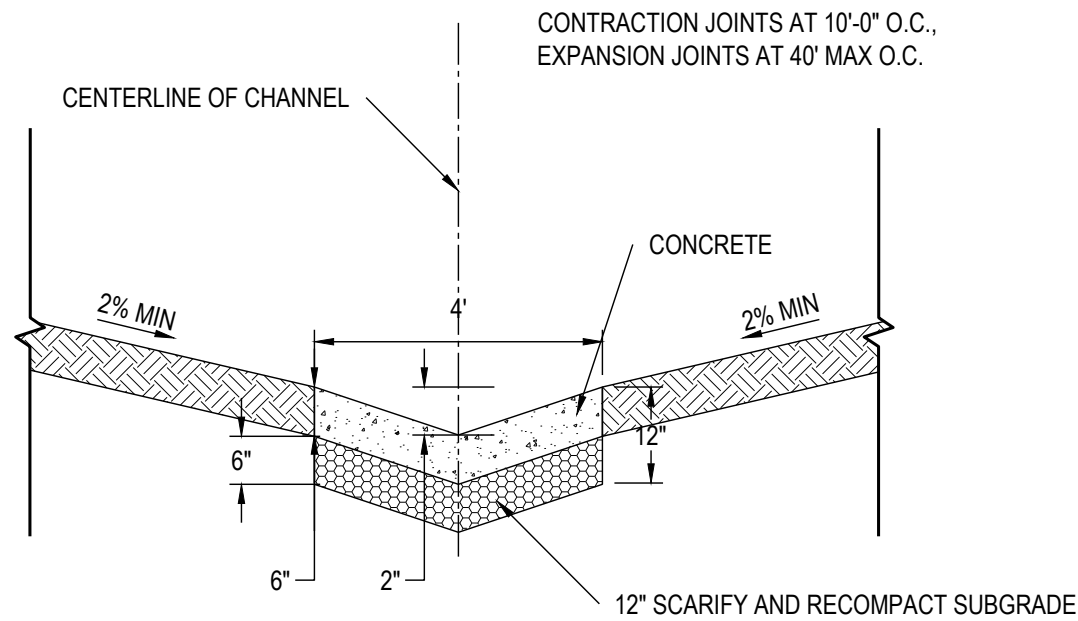
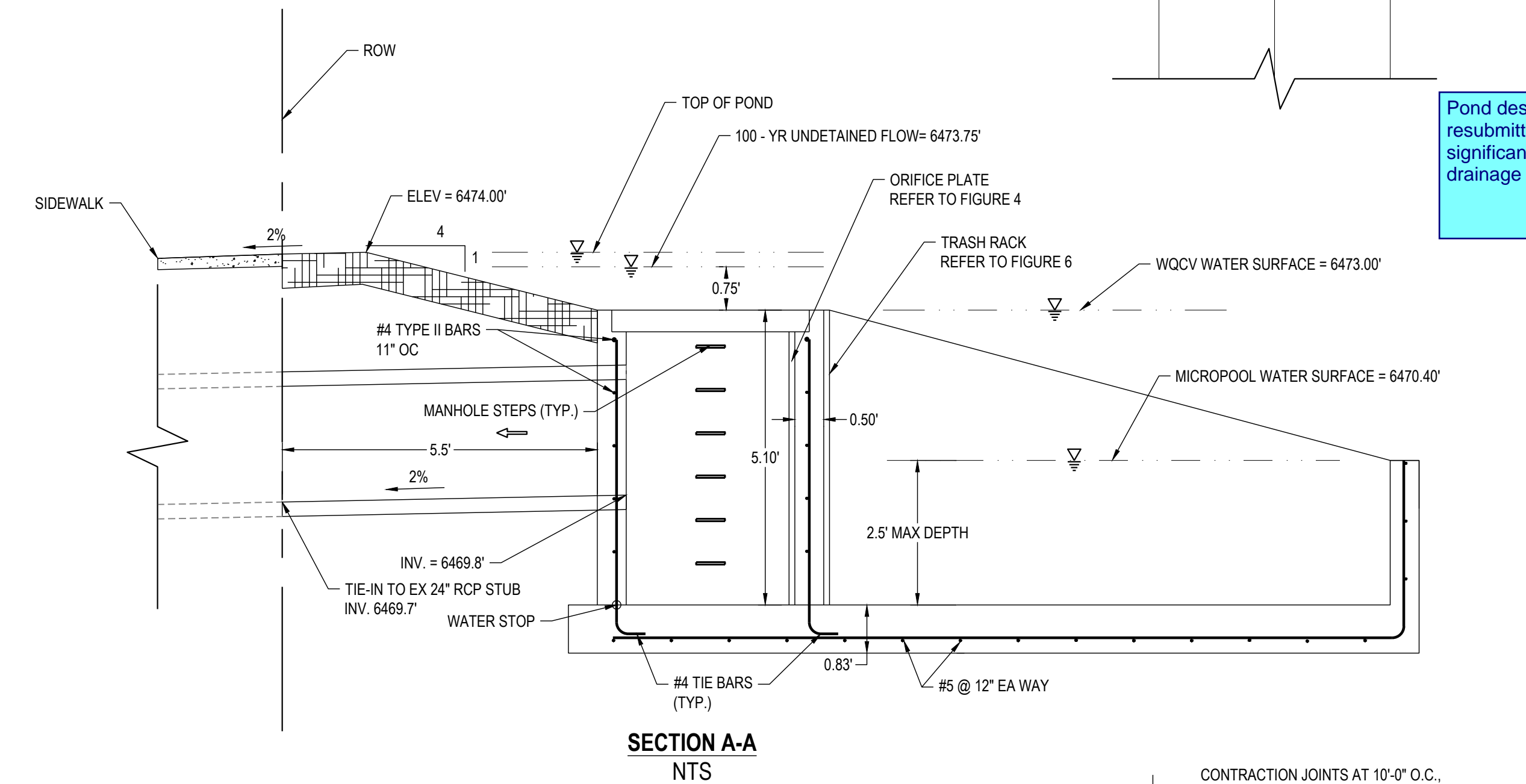
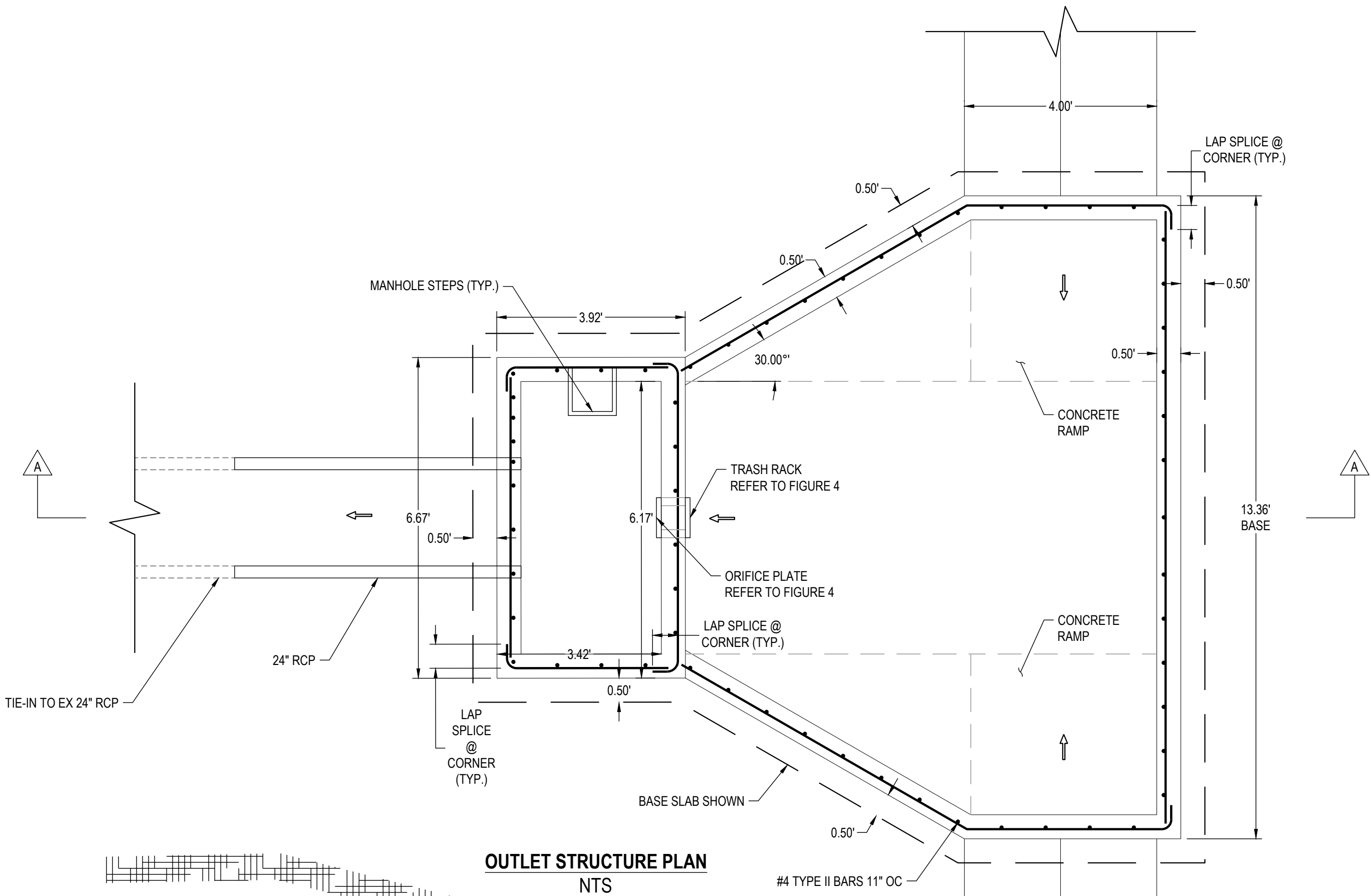
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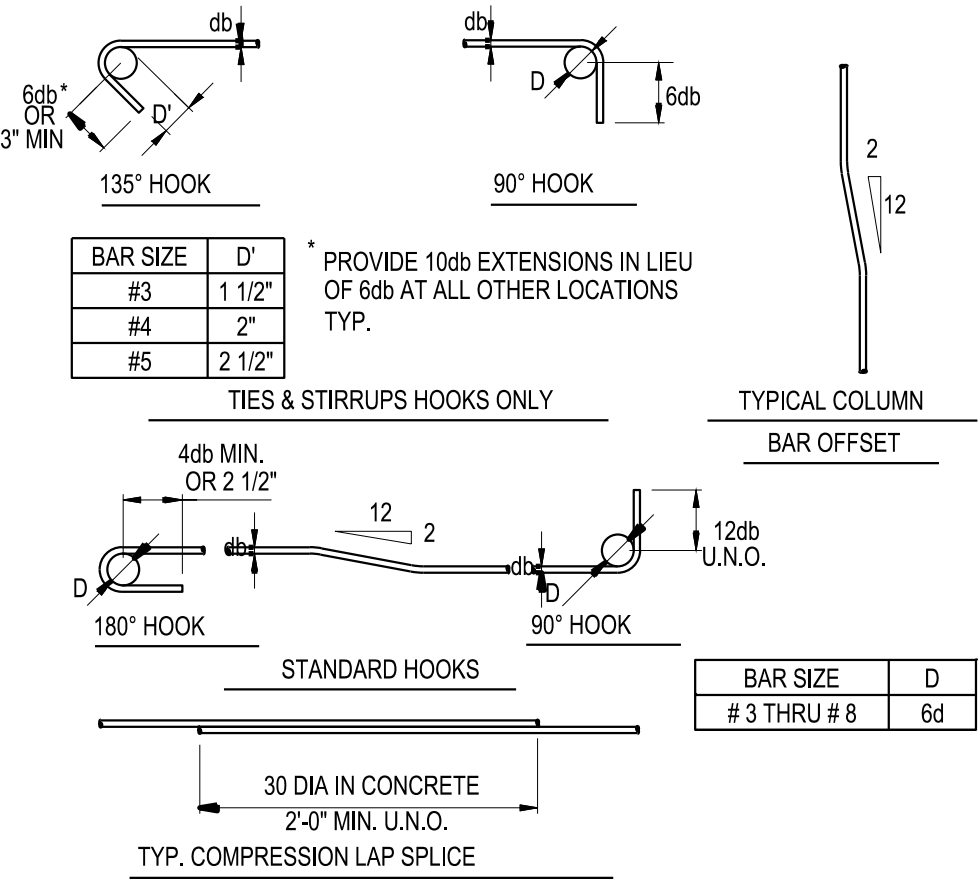
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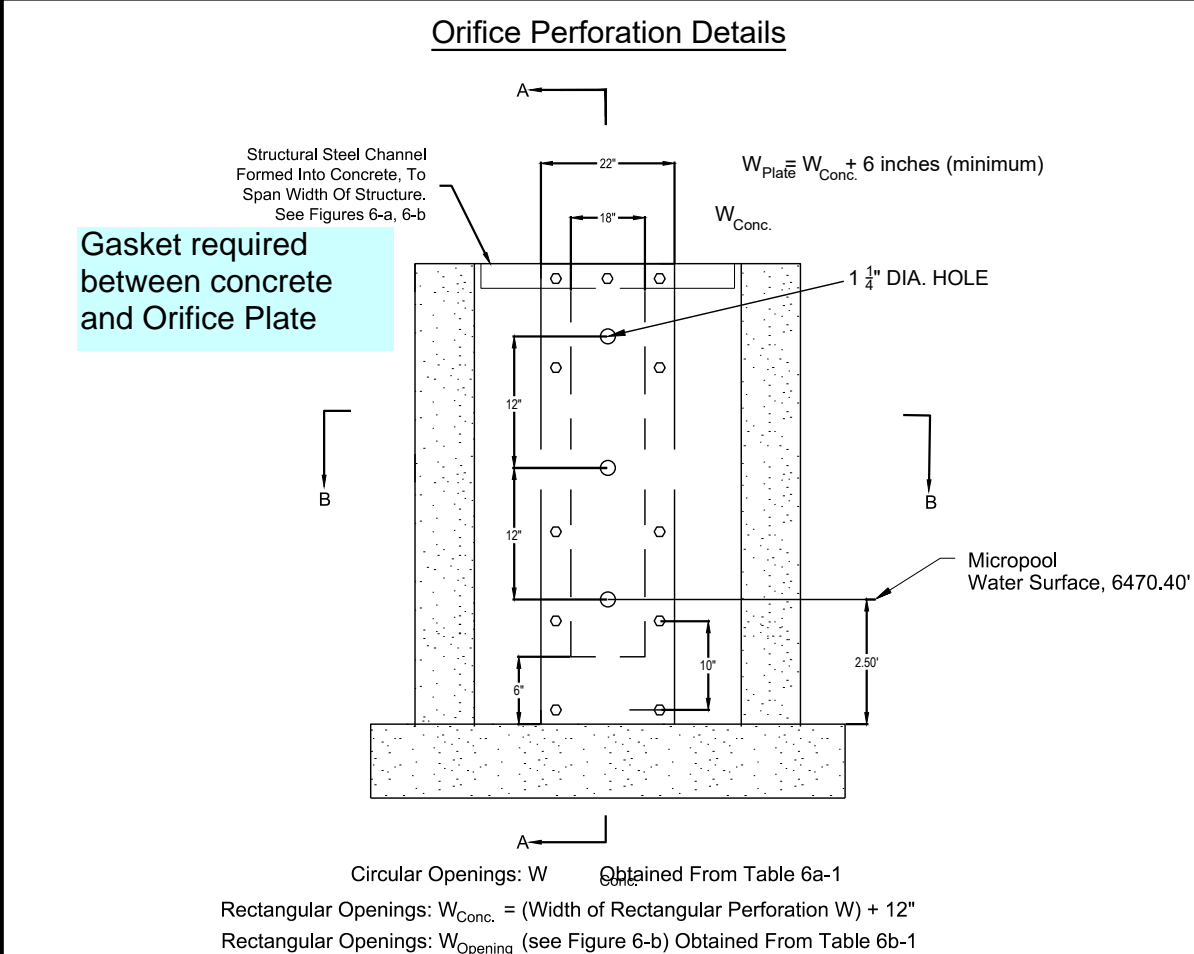


Pond design will be reviewed on the resubmittal. Pond design may be altered significantly based on comments in the drainage report.

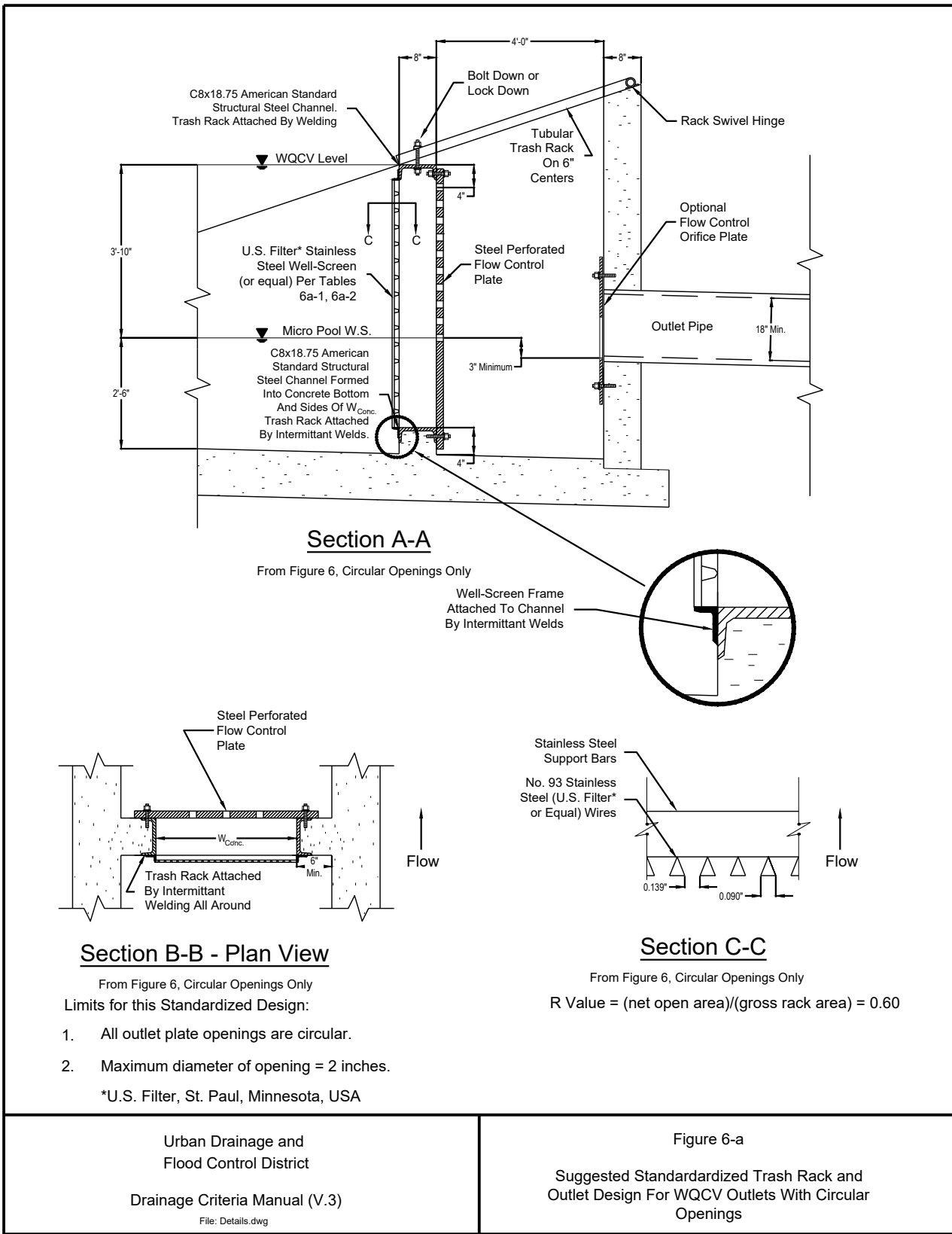


BAR DESCRIPTION AND LOCATION IN STRUCTURE	CONCRETE STRENGTH psi	BAR SIZE LAP CLASS	#4		#5		#6	
			A	B	A	B	A	B
BAR WITH SPACING > 2" db CLEAR COVER > db OR BEAM & COLUMN BARS WITH SPACING > db CLEAR COVER > DB	4500	TOP	2'-0"	2'-7"	2'-8"	3'-2"	2'-11"	3'-10"
		BOTTOM	1'-6"	2'-0"	1'-11"	2'-8"	2'-3"	2'-11"
OTHER CASES	4500	TOP	2'-11"	2'-10"	3'-8"	4'-9"	4'-5"	4'-9"
		BOTTOM	2'-3"	2'-11"	2'-10"	3'-8"	3'-5"	4'-5"

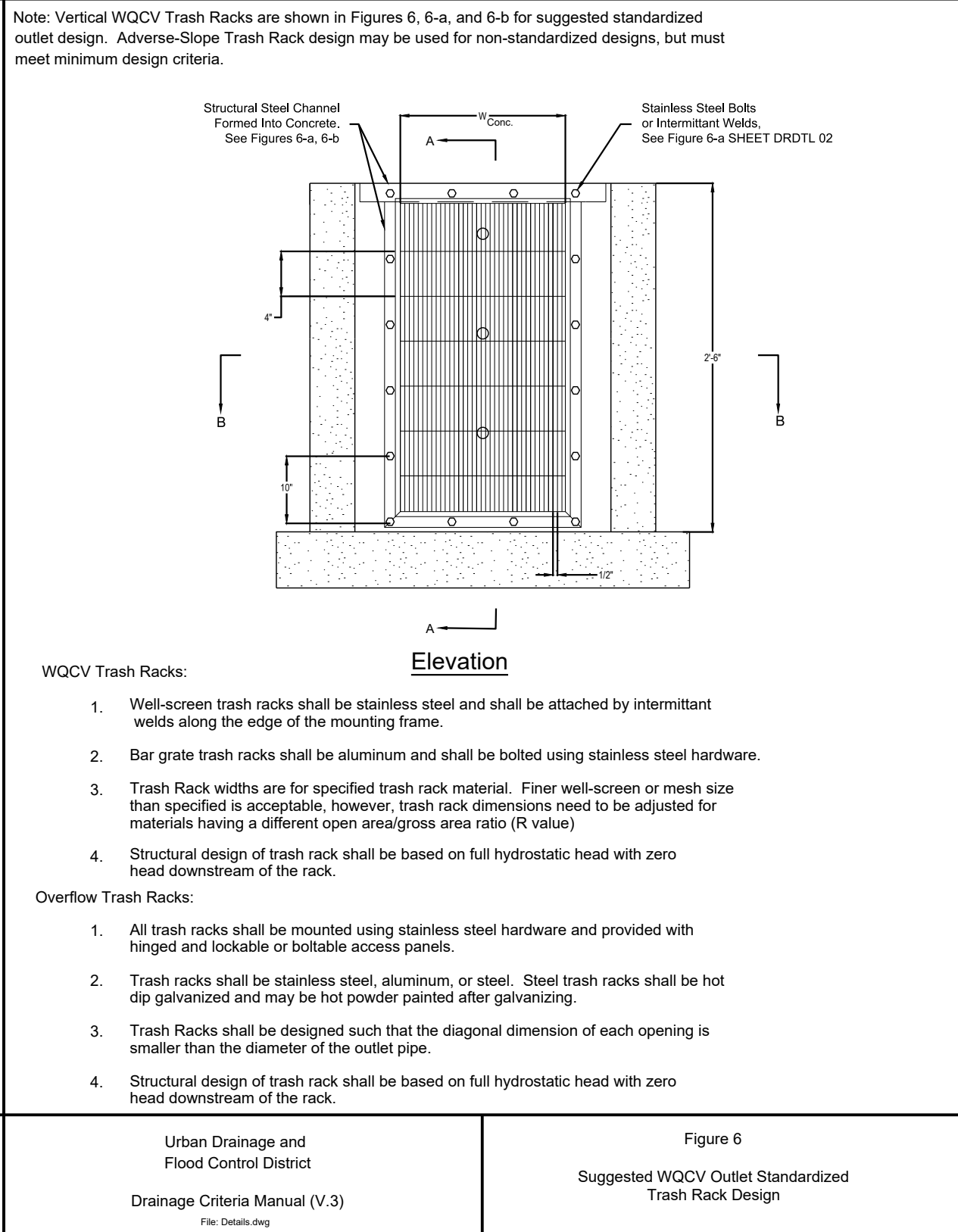
- NOTES:
- USE THIS TABLE FOR BAR SPLICES UNLESS SPECIFICALLY DETAILED AND DIMENSIONED ON PLANS.
 - FOR TENSION DEVELOPMENT LENGTHS "Ld", USE CLASS "B" SPLICE LENGTHS.
 - ALL SPLICES SHALL BE CLASS "B" UNLESS NOTED OTHERWISE ON PLANS.
 - TOP BARS ARE HORIZONTAL REINFORCEMENT WITH MORE THAN 12" OF CONCRETE CAST BELOW BAR.
 - BOTTOM BARS ARE ALL VERTICAL BARS, ALL HORIZONTAL WALL REINFORCEMENT, AND HORIZONTAL REINFORCEMENT WITH LESS THAN 12" OF CONCRETE CAST BELOW BAR.
 - COVER DESIGNATES CLEAR CONCRETE COVER FROM SPLICED BAR TO FACE OF MEMBER, SPACING DESIGNATES CLEAR DIMENSION BETWEEN SPLICED BARS.
 - STAGGER CONTINUOUS FOOTING BOTTOM SPLICES AT LEAST 6'-0" FROM SPLICES IN OTHER BOTTOM REINFORCEMENT; STAGGER SPICES FOR TOP REINFORCEMENT SIMILARLY.



Urban Drainage and Flood Control District
Drainage Criteria Manual (V.3)
Figure 4
Orifice Details for Draining WQCV
File: Details.dwg



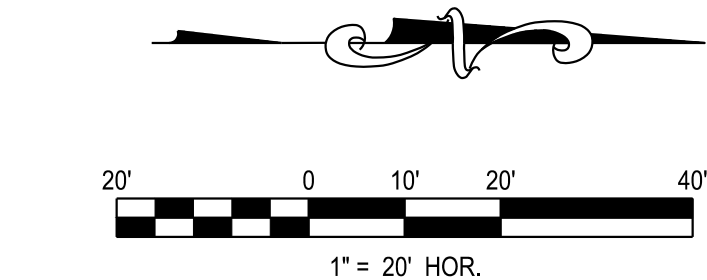
Urban Drainage and Flood Control District
Drainage Criteria Manual (V.3)
File: Details.dwg
Figure 6-a
Suggested Standardized Trash Rack and Outlet Design For WQCV Outlets With Circular Openings
R Value = (net open area)/(gross rack area) = 0.60



Urban Drainage and Flood Control District
Drainage Criteria Manual (V.3)
Figure 6
Suggested WQCV Outlet Standardized Trash Rack Design
File: Details.dwg



Now what's below.
Call before you dig.



- LEGEND**
1. CONTRACTOR TO FIELD VERIFY DOWN SPOUT LOCATIONS AND CONNECT TO STORM SEWER.
 2. AREA DRAINS TO BE 10" DOME NYOPLAST GRATE INLET.

[illegible]

MOUNTAIN VIEW ACADEMY

CIVIL CONSTRUCTION DOCUMENTS

ROOF DRAIN PLAN

TITLE:

PE STAMP

65120399

02/07/2020

3.8

of

20

of

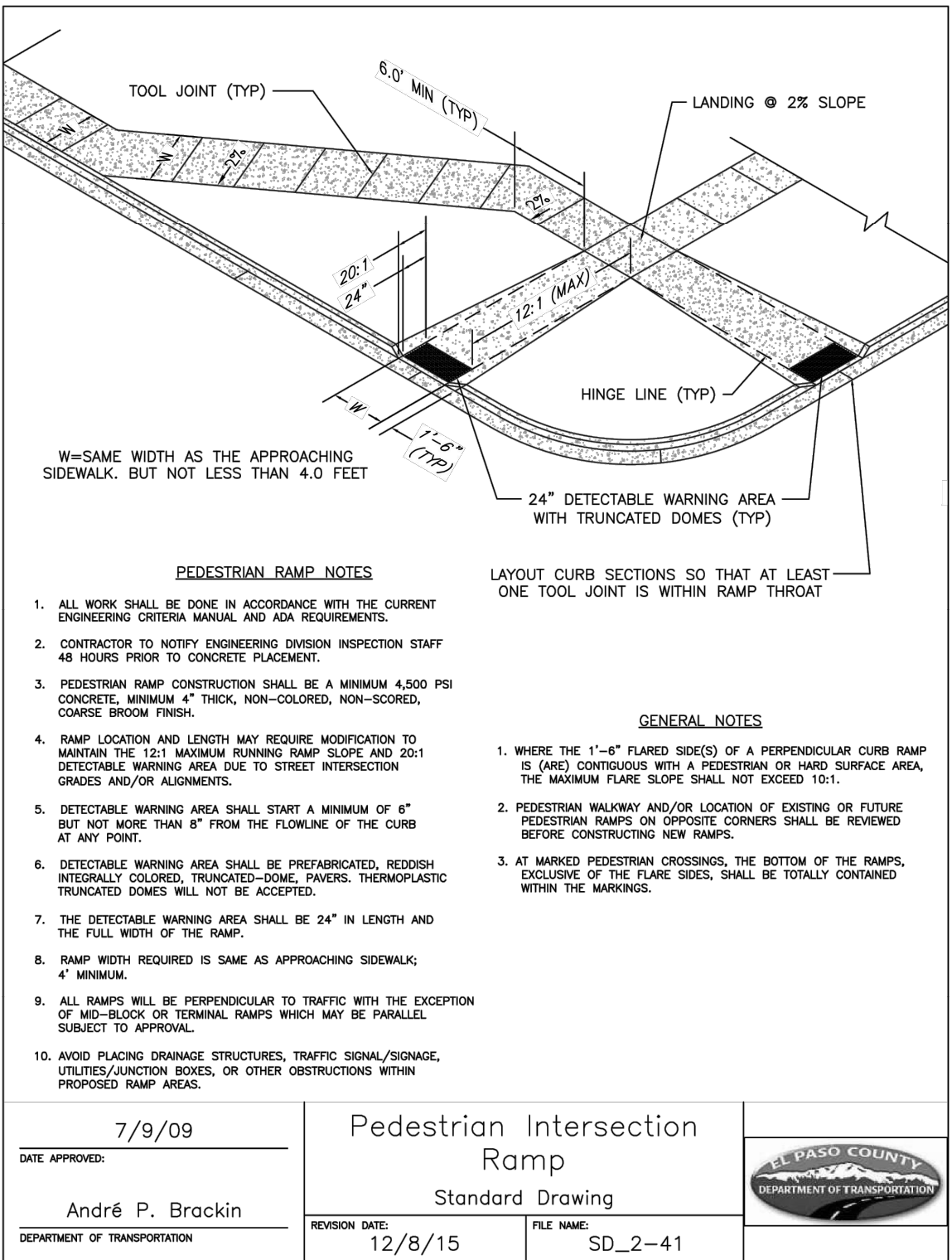
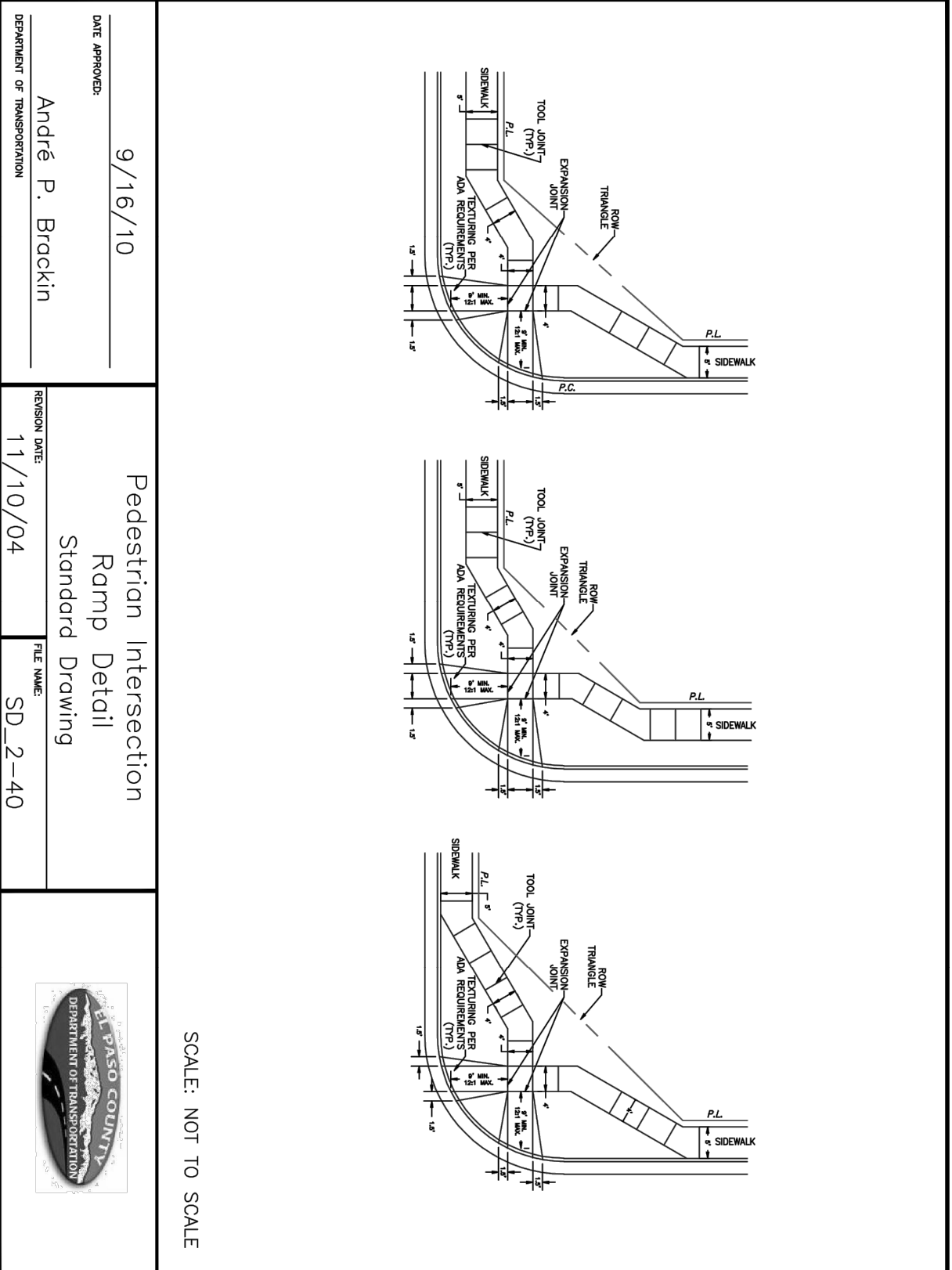
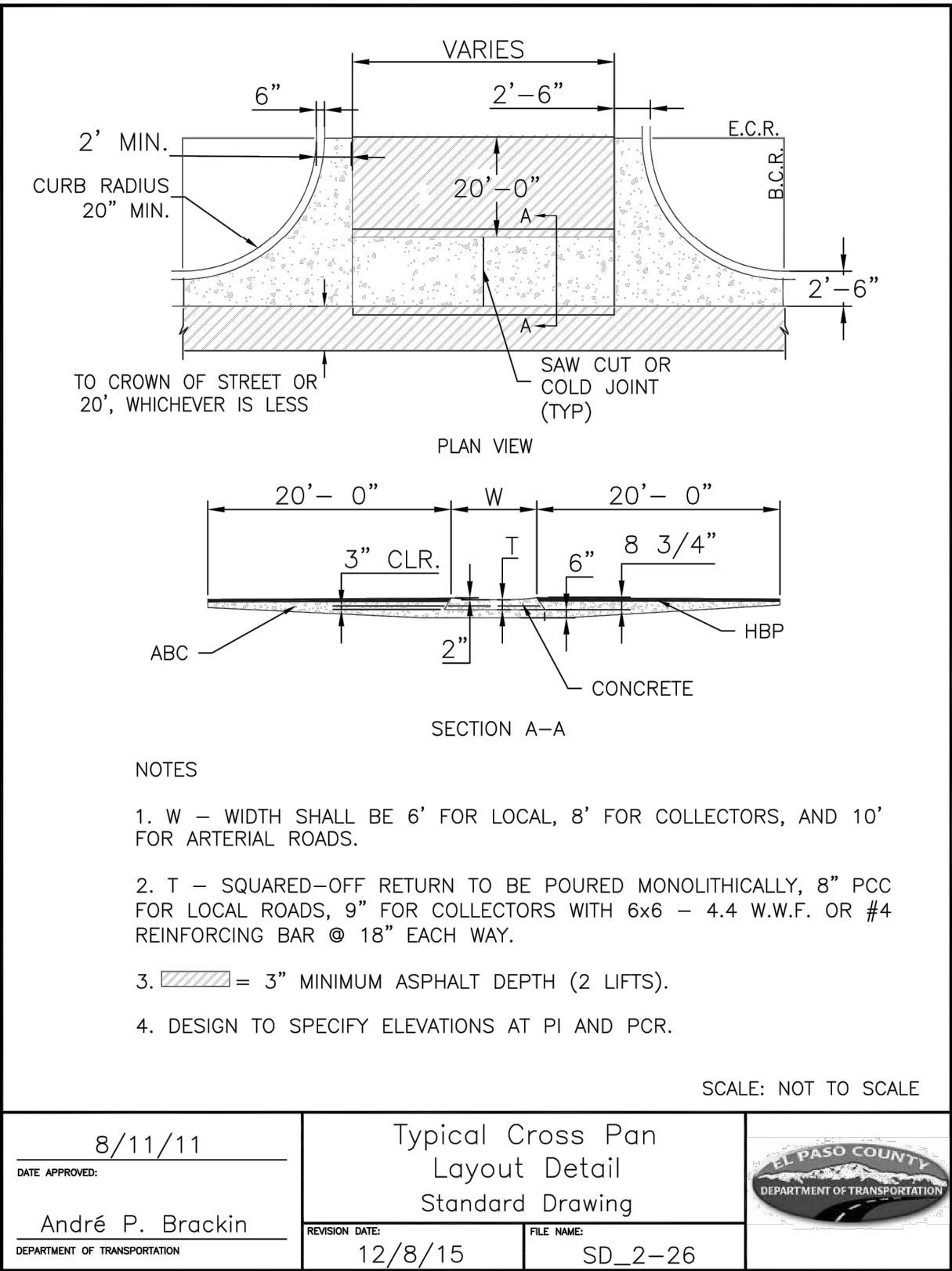
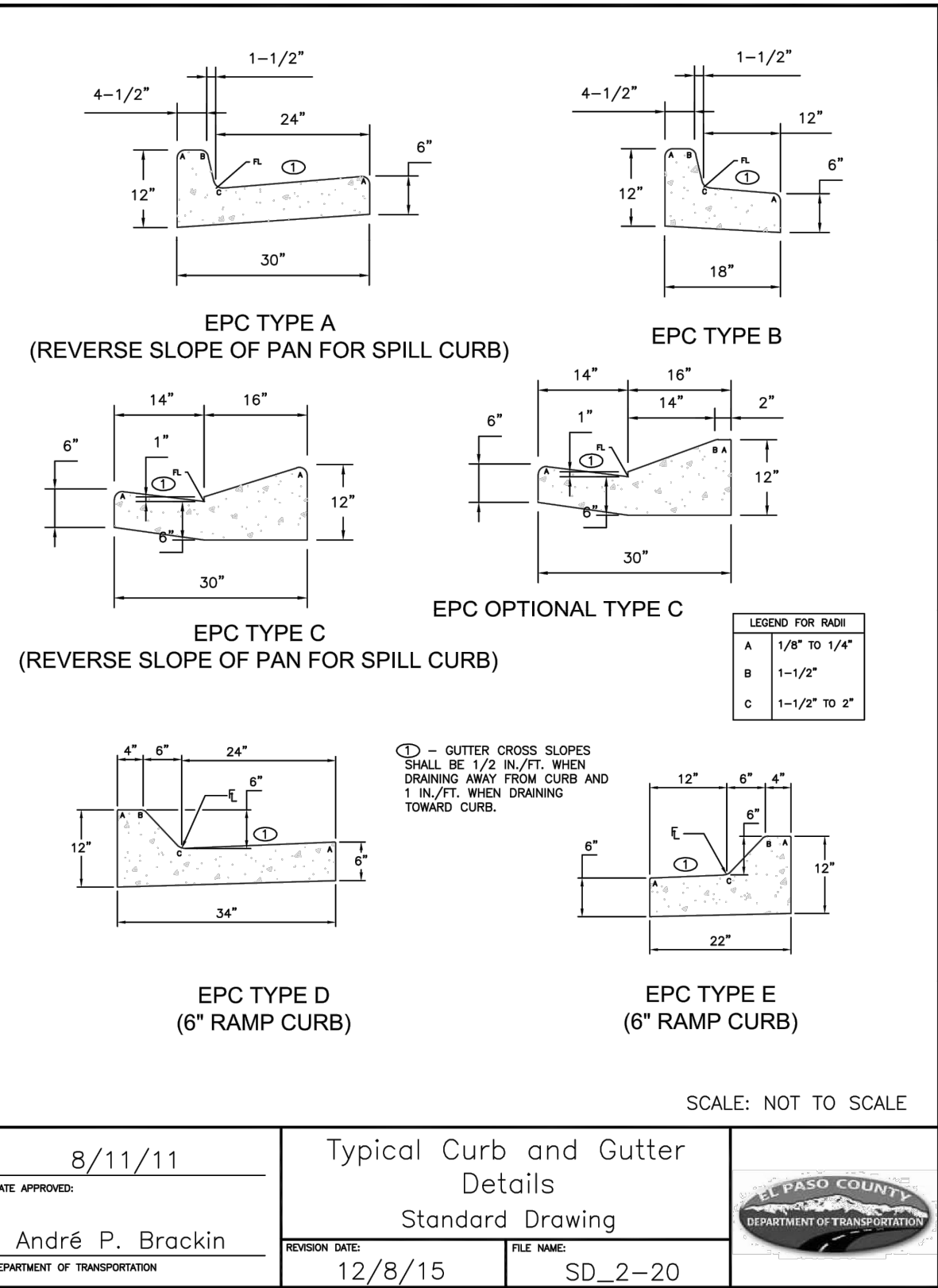
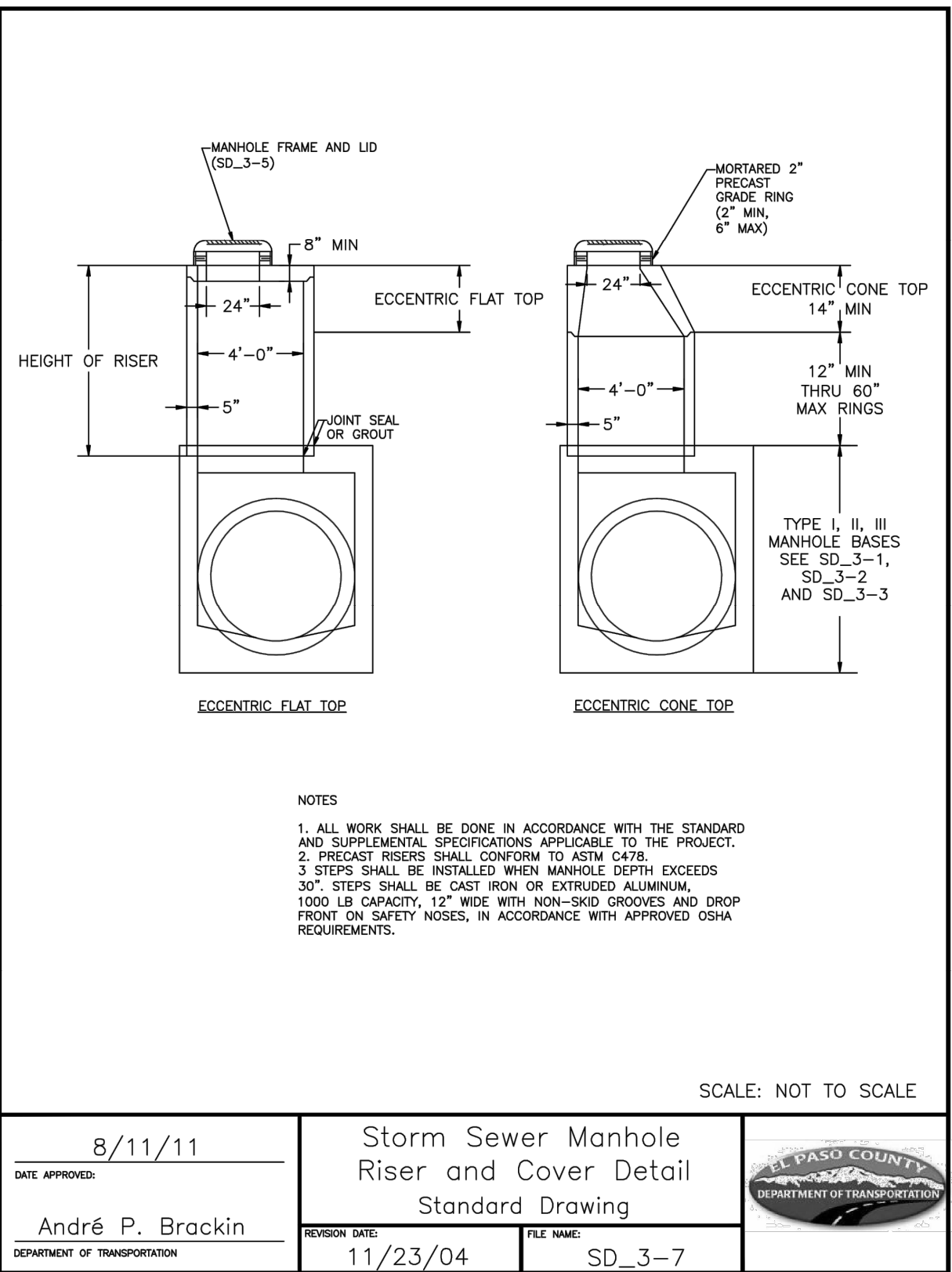
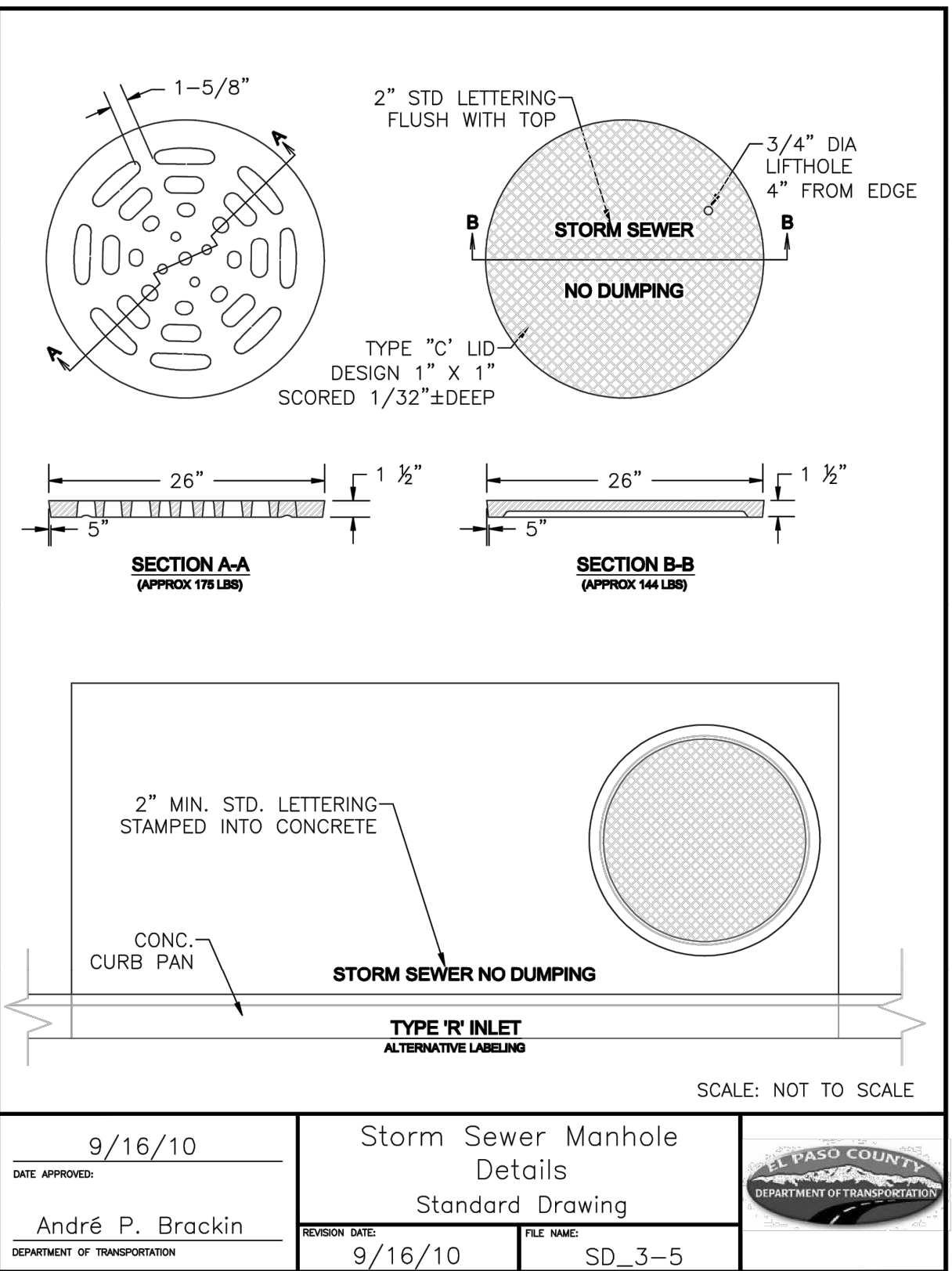
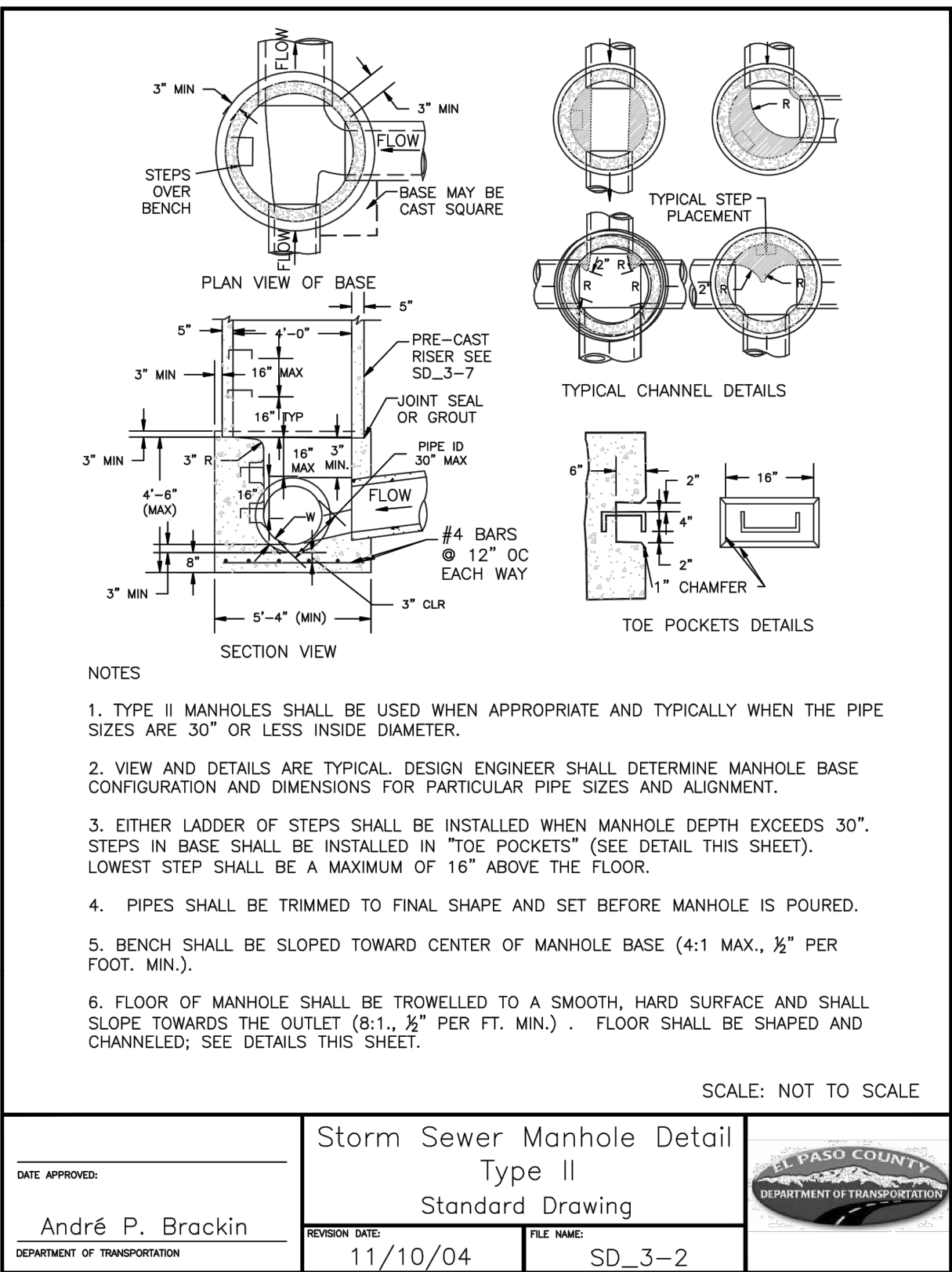
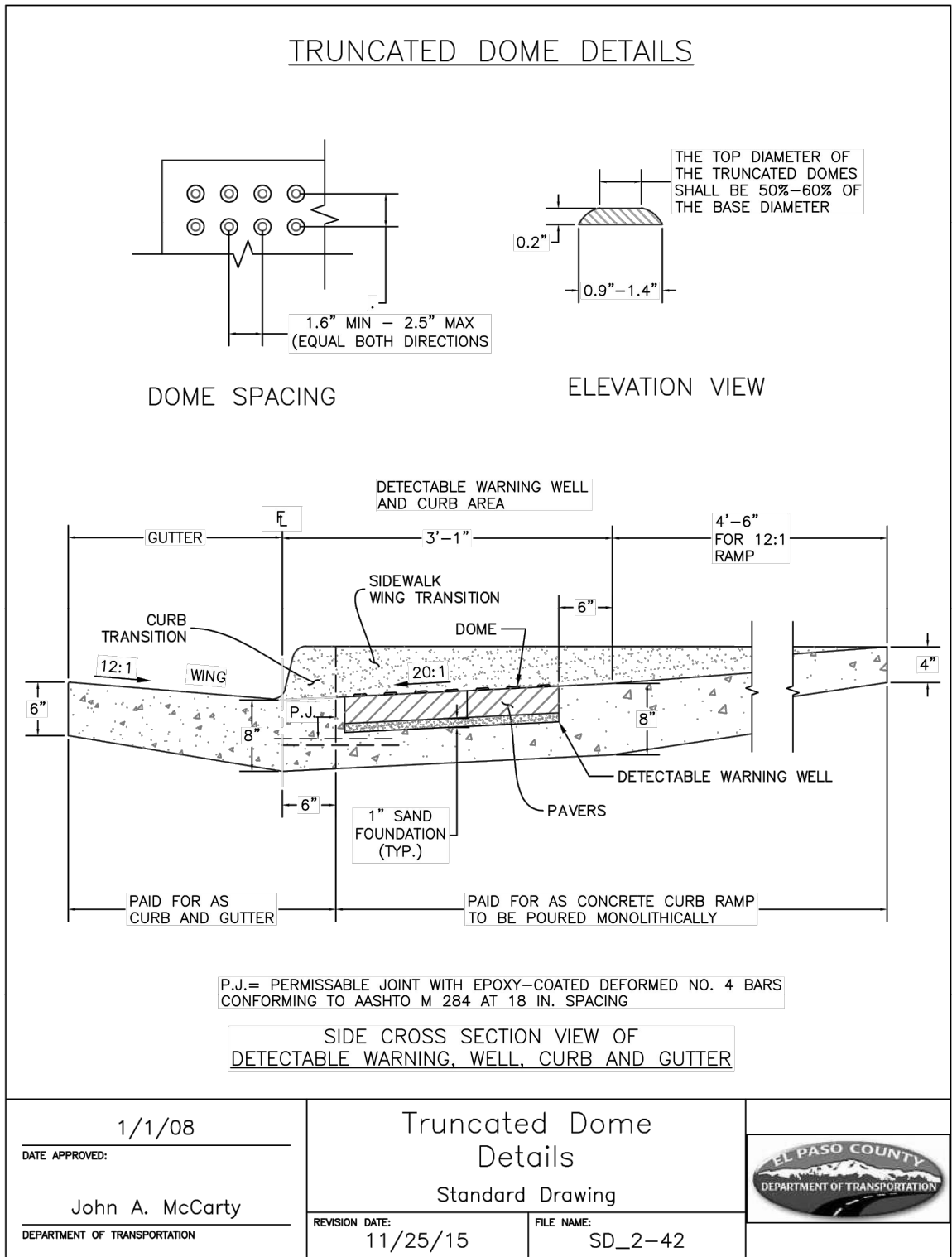
17

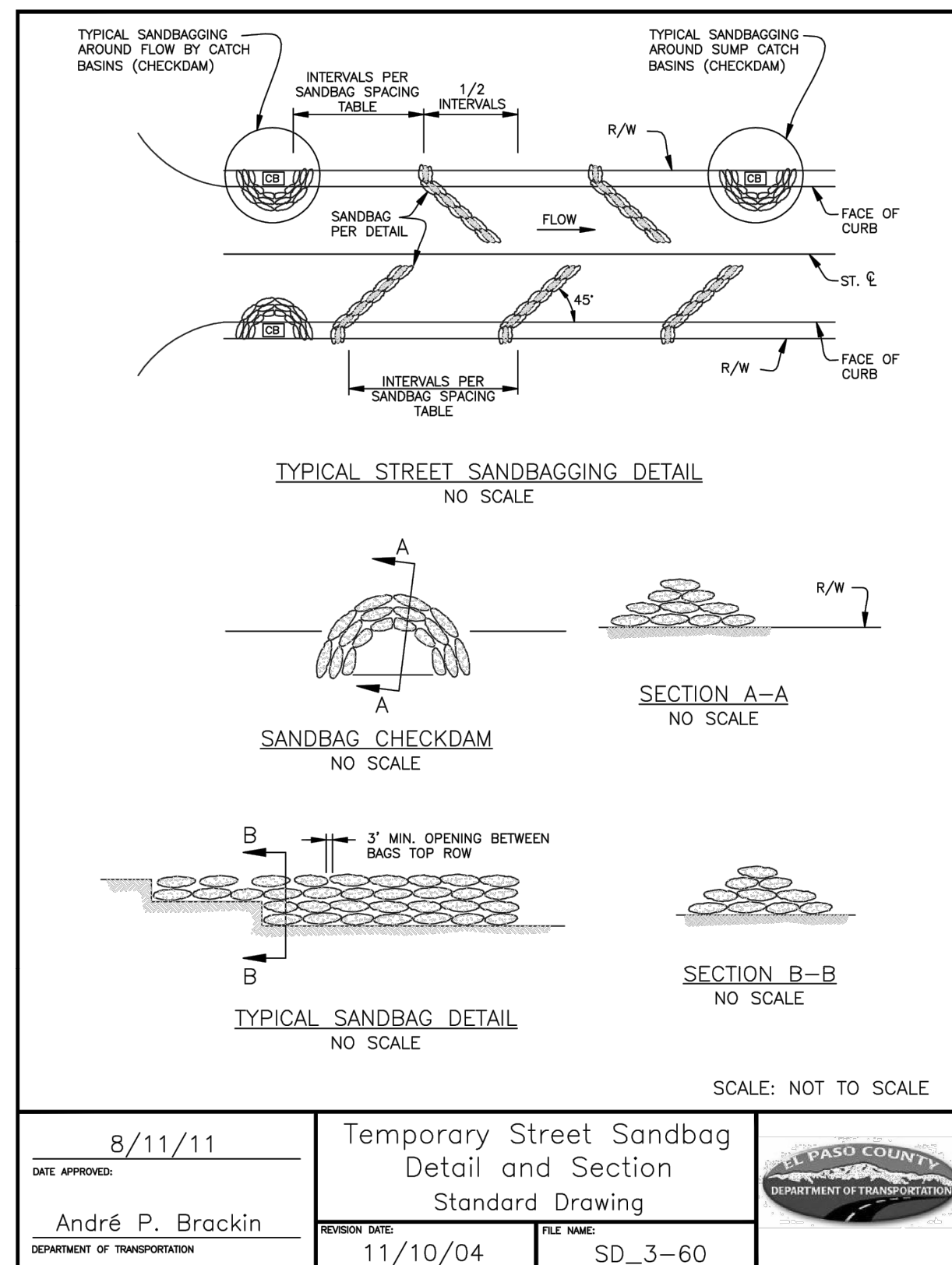
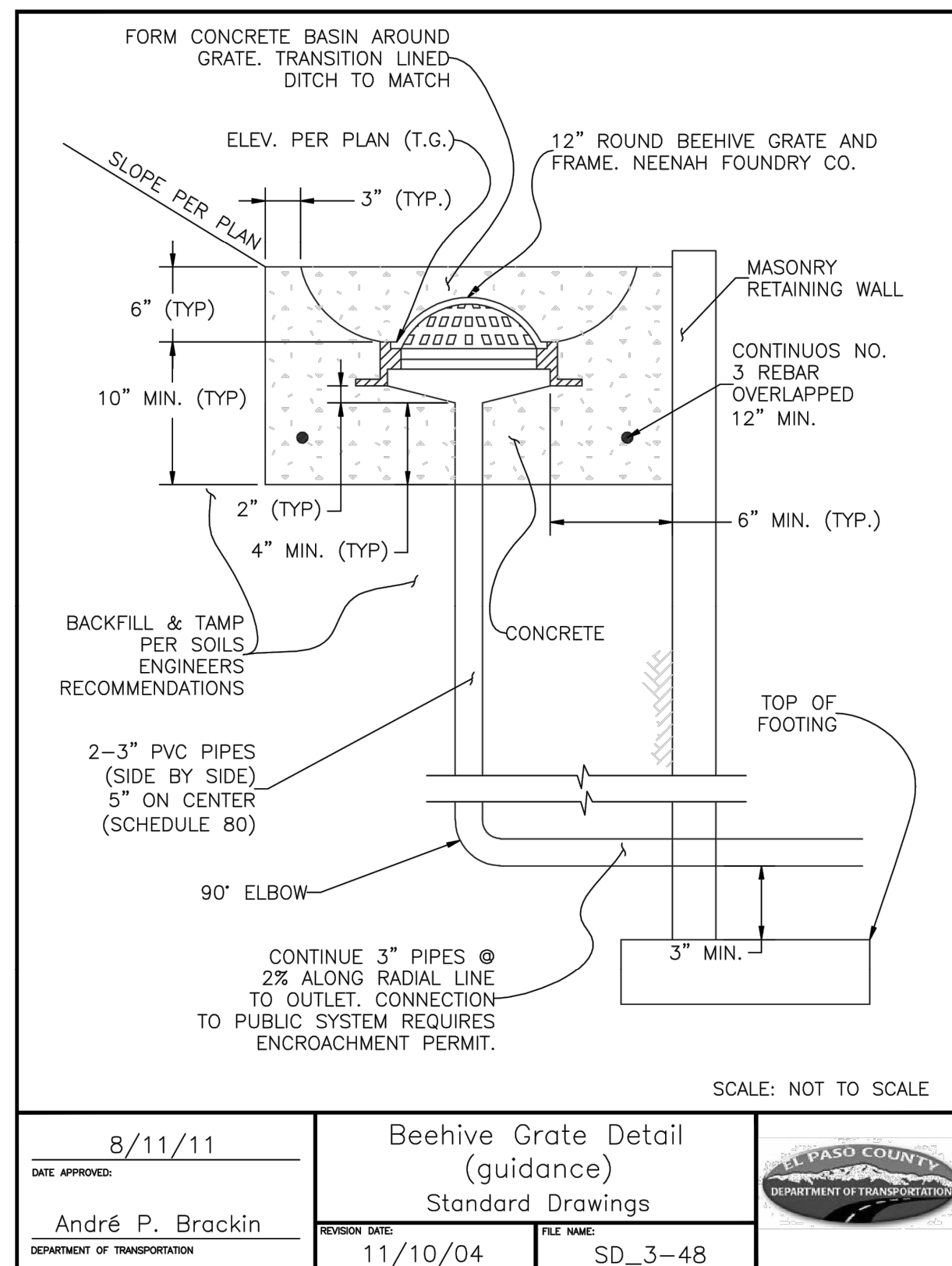
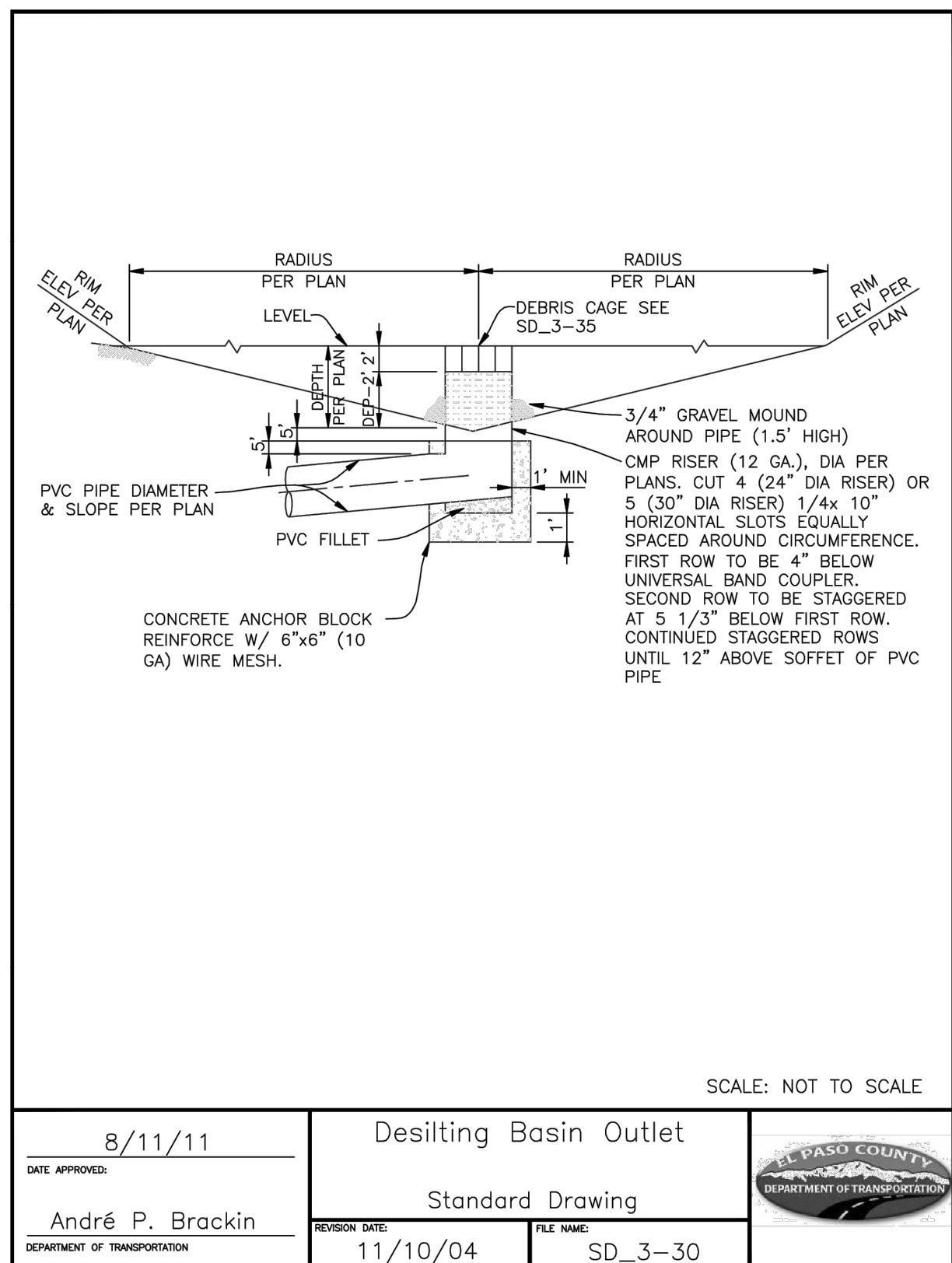
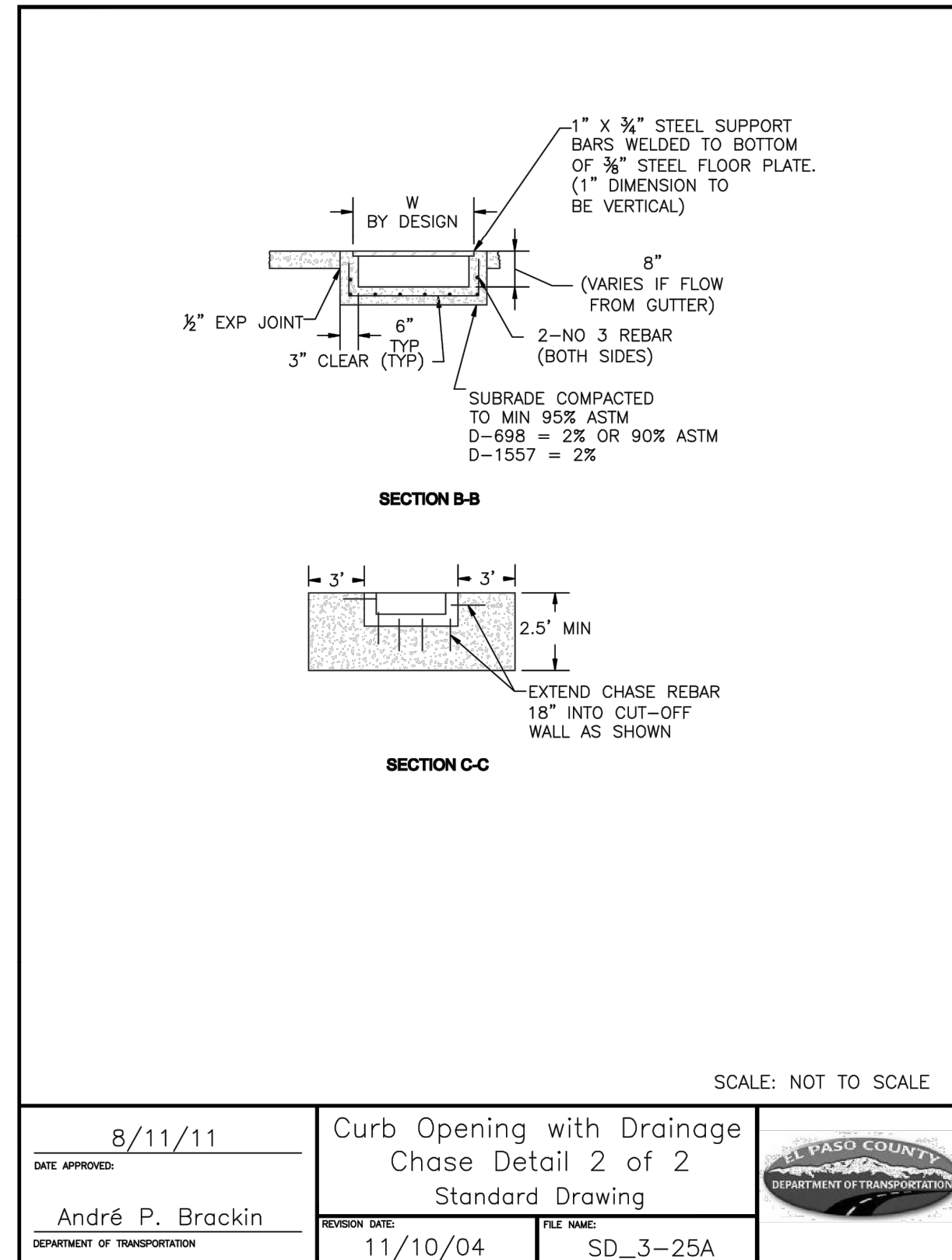
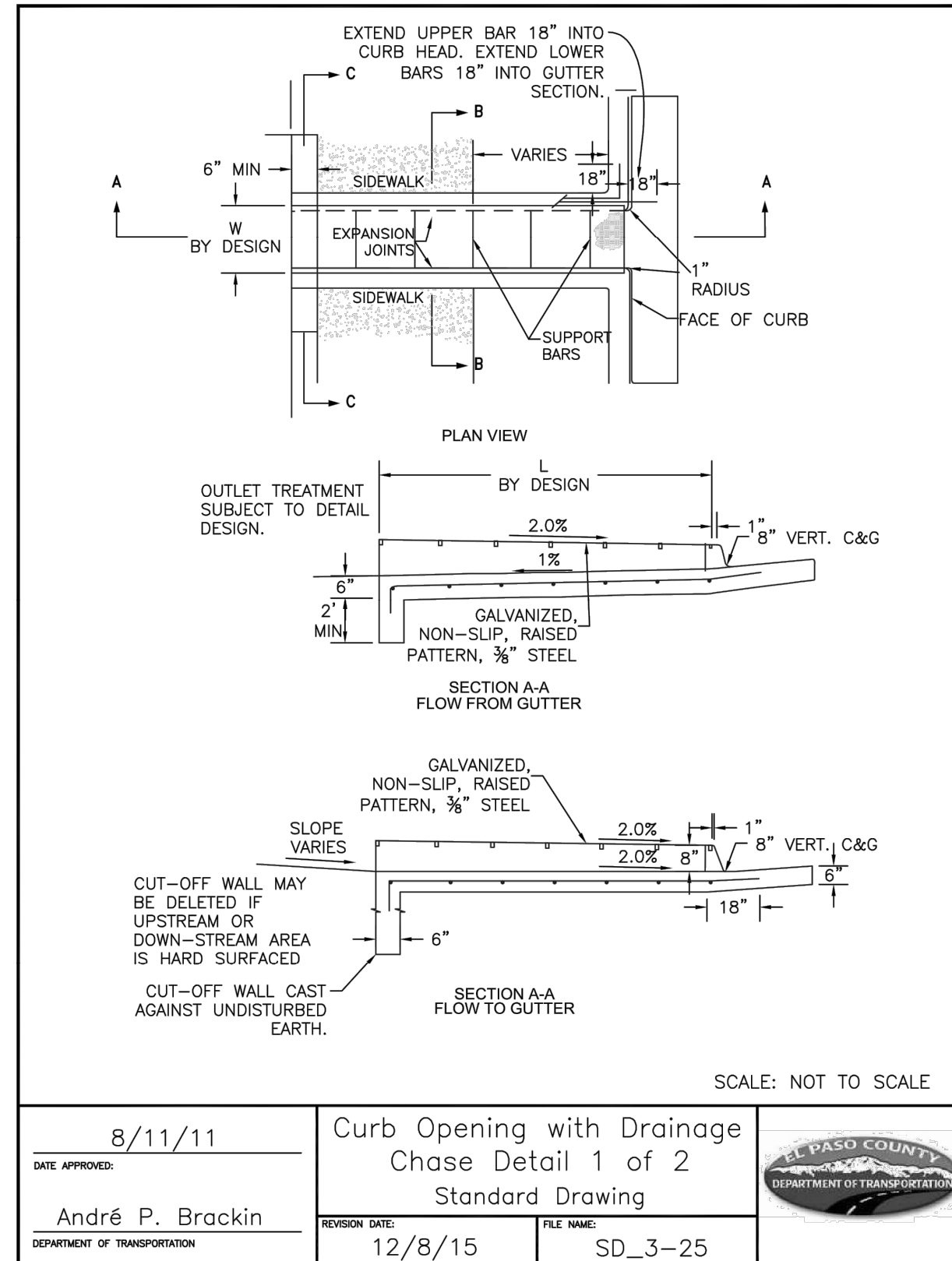
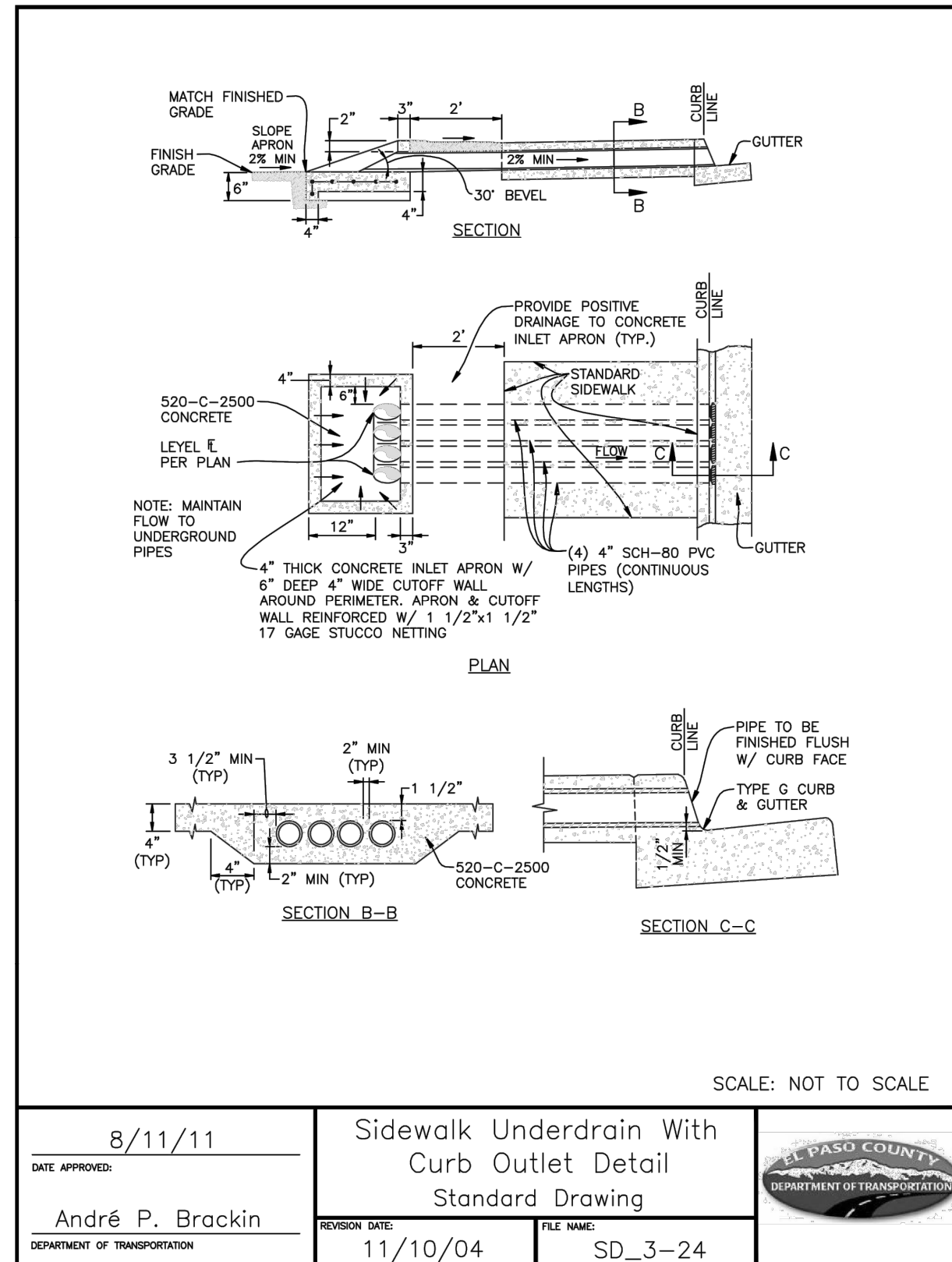
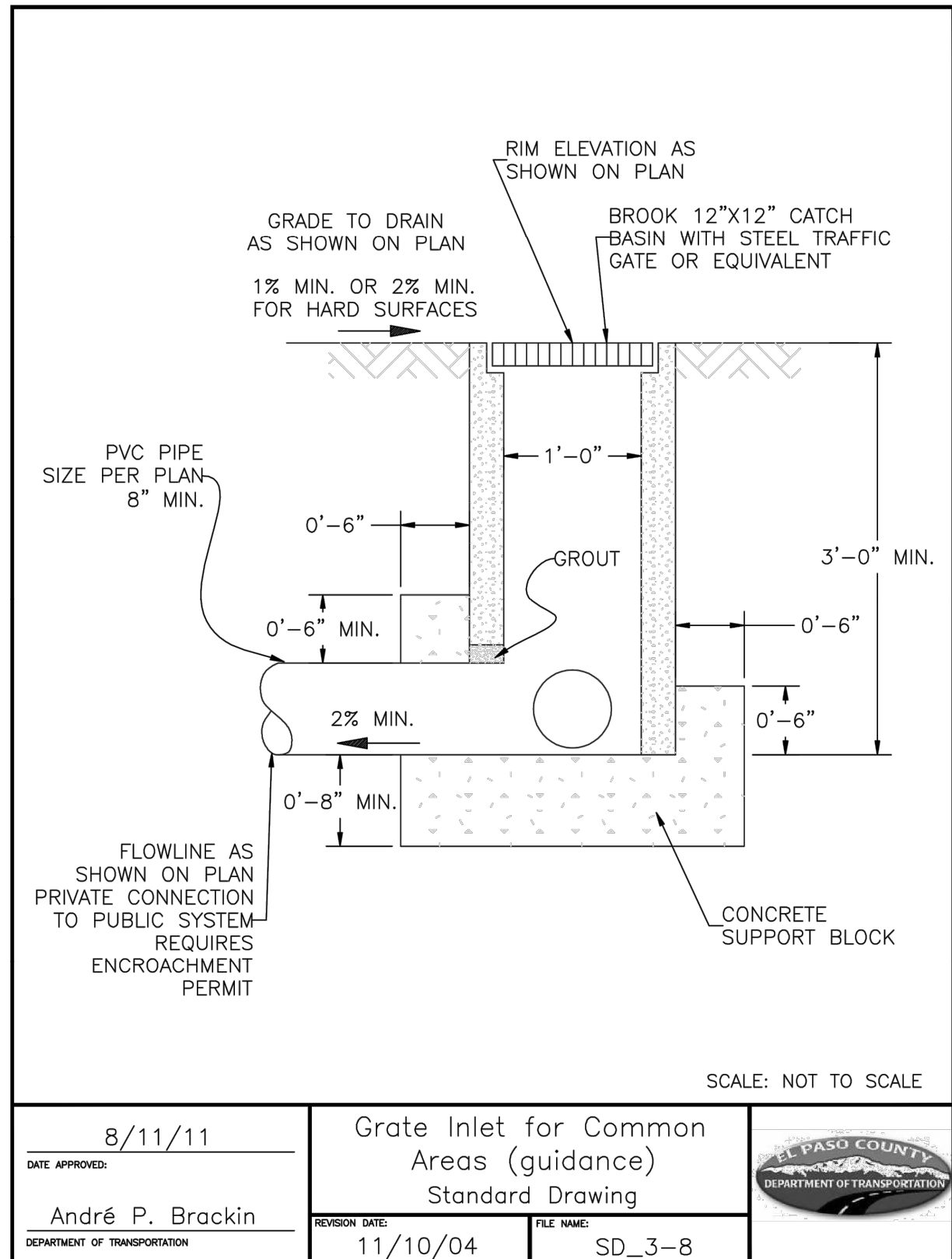
[illegible]

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Call before you dig.



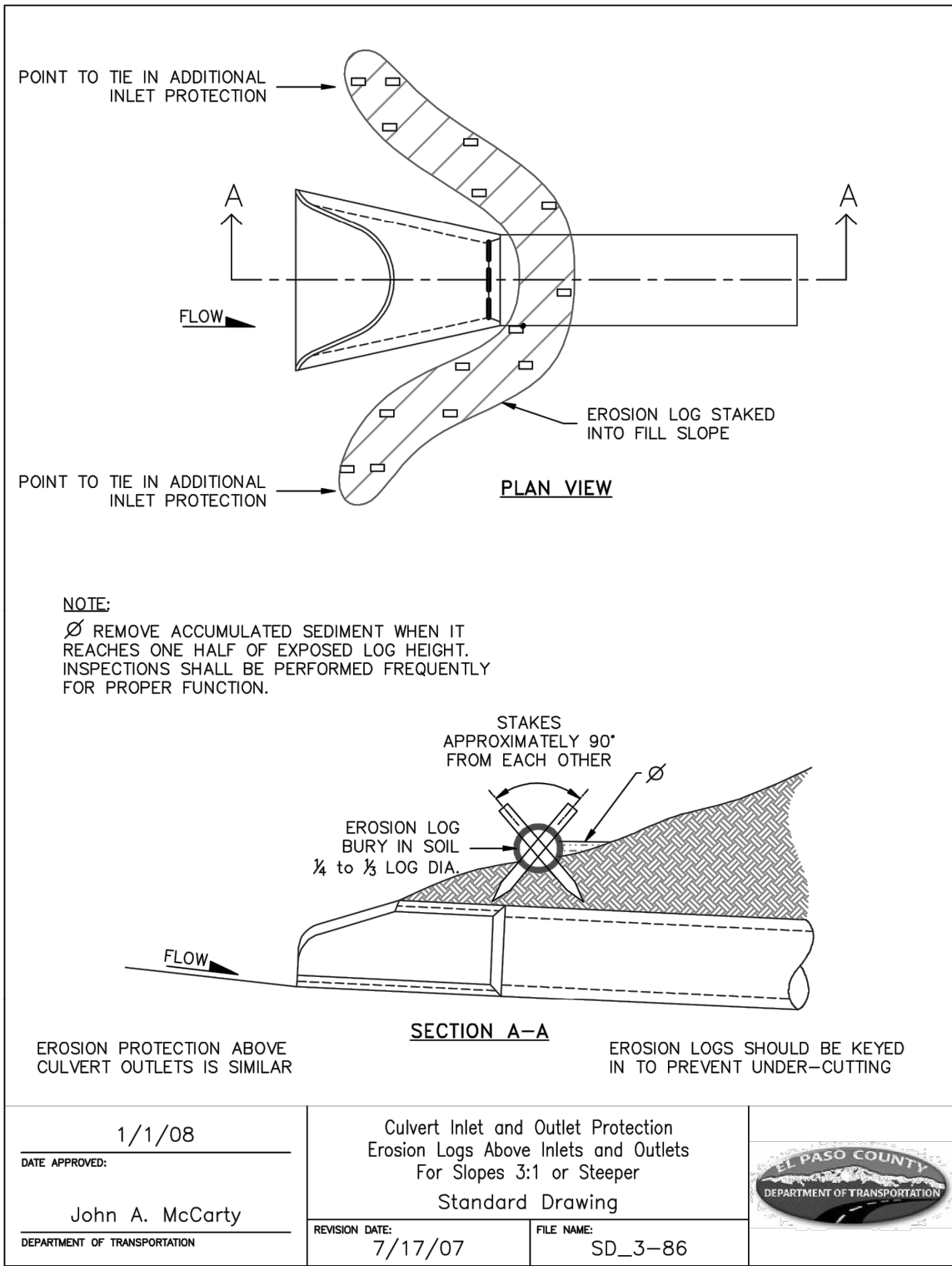
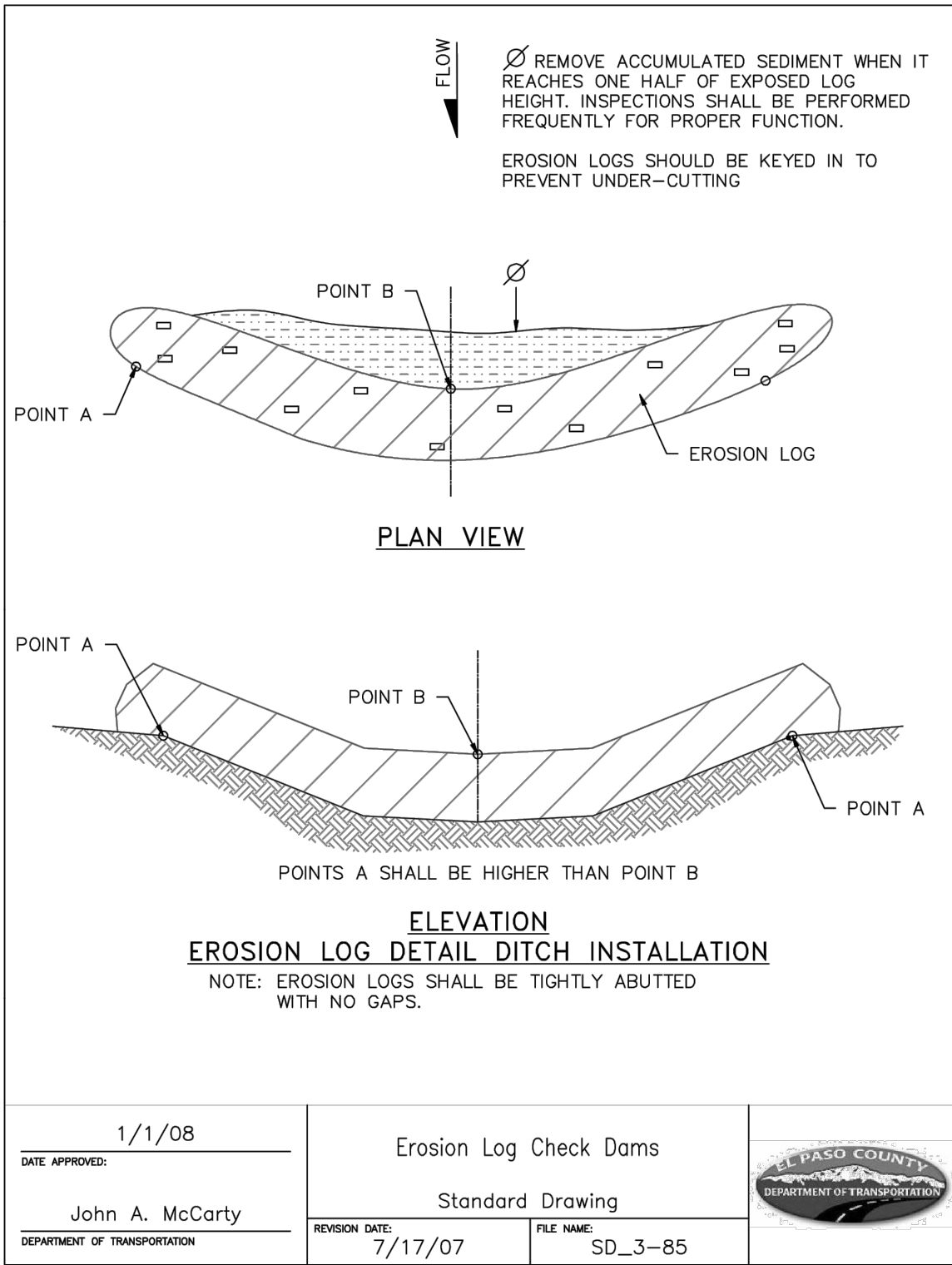
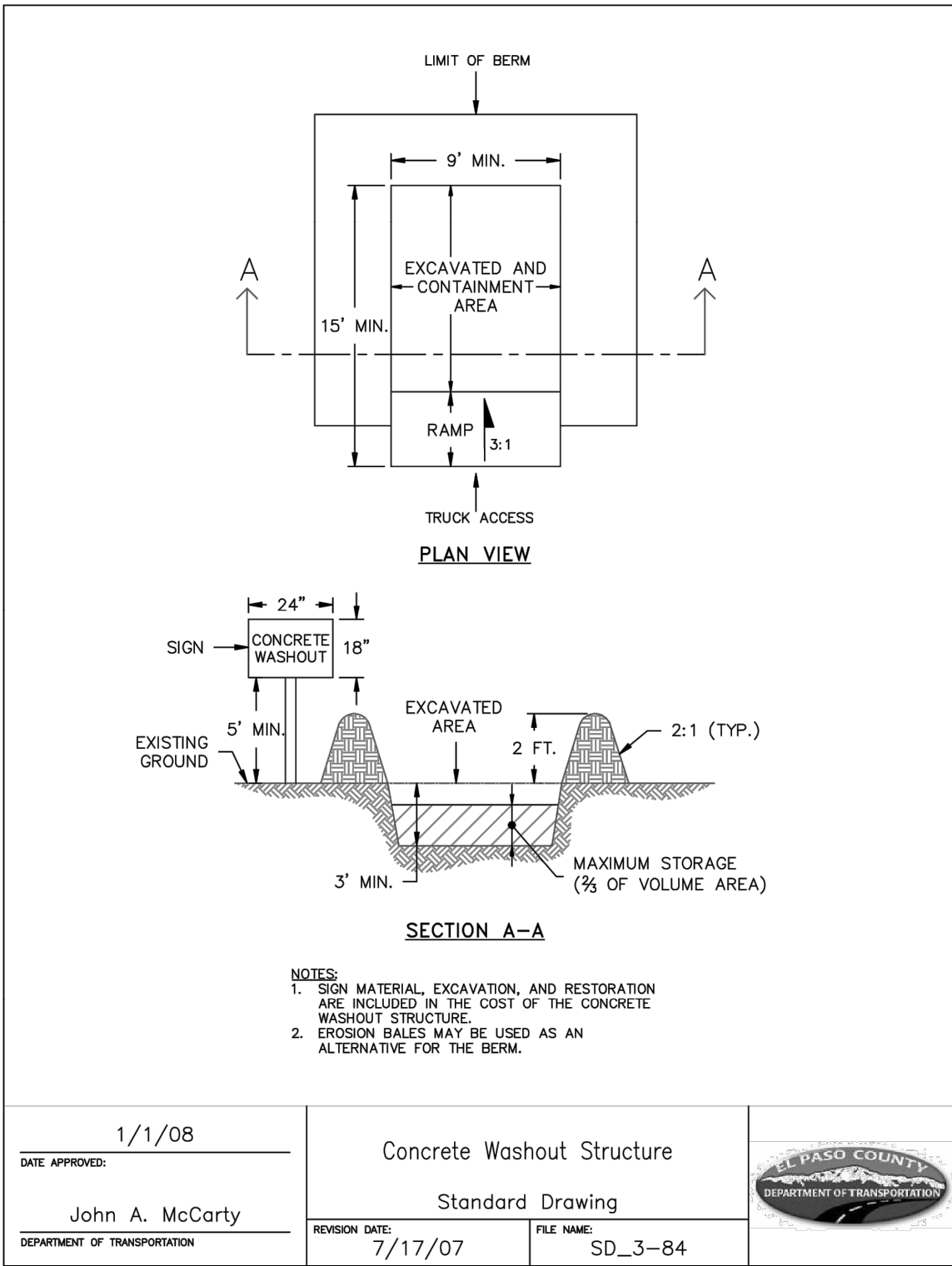
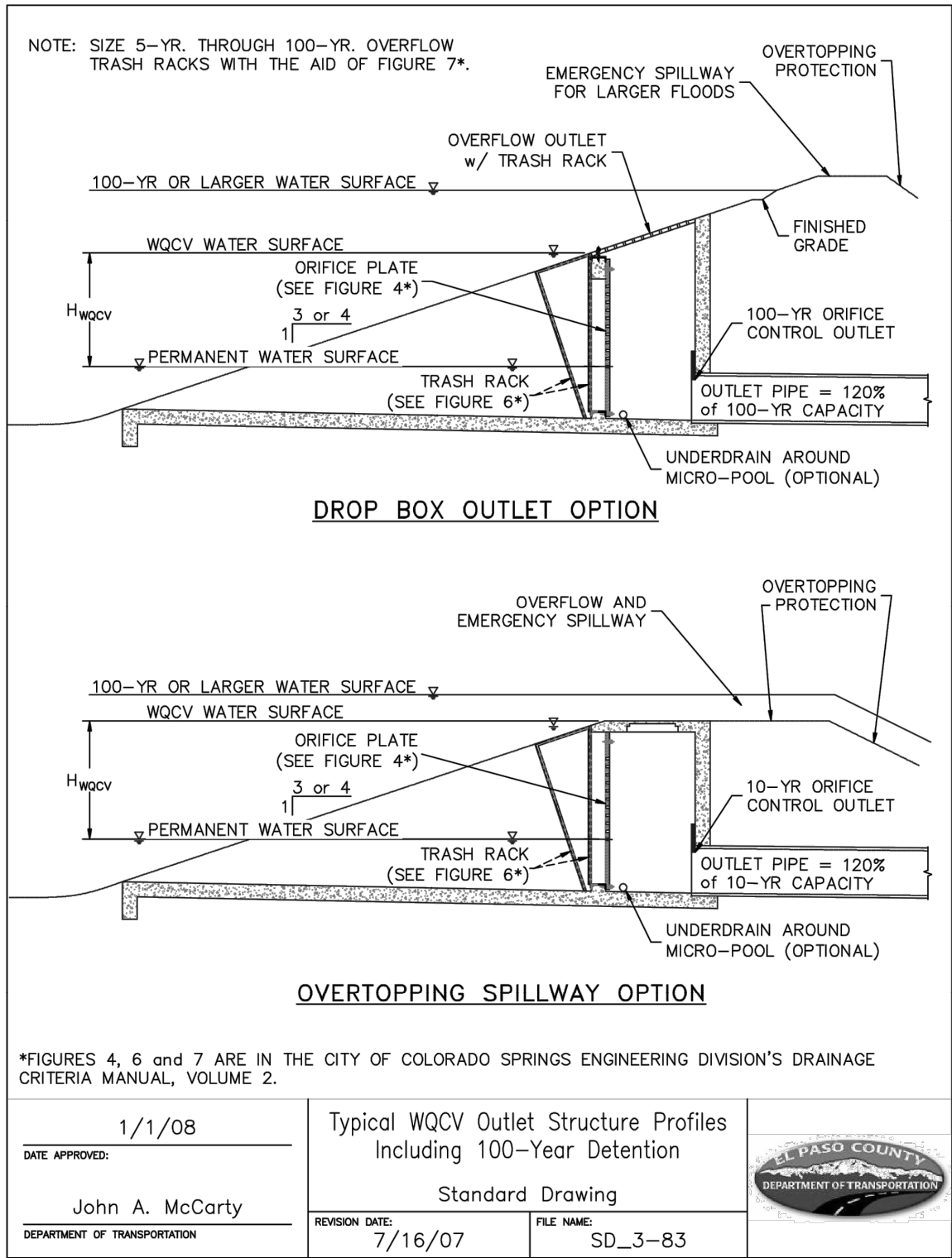


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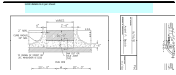


Know what's below.
Call before you dig.



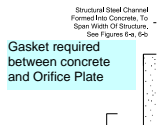
CDs_V1.pdf Markup Summary

CFurchak (3)



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Author: CFurchak
Date: 3/17/2020 12:12:18 PM
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Layer:
Space:

Limit details to 4 per sheet



Subject: Engineer
Page Label:
Author: CFurchak
Date: 3/17/2020 12:26:26 PM
Status:
Color: ■
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Gasket required between concrete and Orifice Plate



Subject: Engineer
Page Label:
Author: CFurchak
Date: 3/17/2020 12:51:42 PM
Status:
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Update text using GEC Checklist Item ii

dsdlaforce (38)



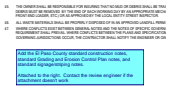
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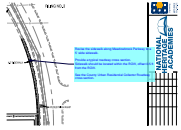
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Date: 3/17/2020 2:16:47 PM
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Add the El Paso County standard construction notes, standard Grading and Erosion Control Plan notes, and standard signage/stripping notes.

Attached to the right. Contact the review engineer if the attachment doesn't work

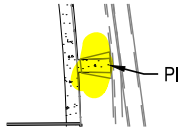


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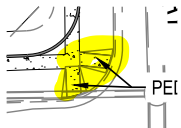
Revise the sidewalk along Meadowbrook Parkway to a 5' wide sidewalk.

Provide a typical roadway cross section. Sidewalk should be located within the ROW, offset 0.5 ft from the ROW.

See the County Urban Residential Collector Roadway cross section.



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Date: 3/17/2020 2:43:15 PM
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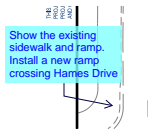


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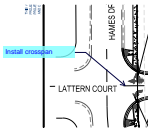
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Remove these two ramps. There are no receiving ramps across the street.



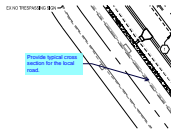
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Show the existing sidewalk and ramp.
Install a new ramp crossing Hames Drive



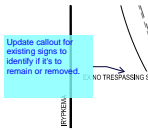
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Install crossspan



Subject: Callout
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Provide typical cross section for the local road.



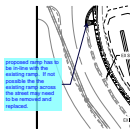
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Update callout for existing signs to identify if it's to remain or removed.



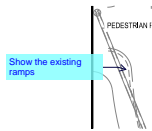
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Date: 3/17/2020 3:00:28 PM
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Revise all sidewalks along Pinyon Jay Drive and Hames Drive to 5' wide attached sidewalk per standard urban local cross section. Relocate any existing sign to the back of sidewalk and out of the clear zone.



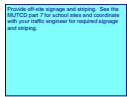
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Date: 3/17/2020 3:02:33 PM
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proposed ramp has to be in-line with the existing ramp. If not possible the the existing ramp across the street may need to be removed and replaced.



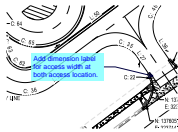
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Author: dsdlaforce
Date: 3/17/2020 3:02:39 PM
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Show the existing ramps



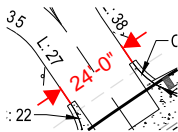
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Date: 3/17/2020 3:10:50 PM
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Provide off-site signage and striping. See the MUTCD part 7 for school sites and coordinate with your traffic engineer for required signage and striping.



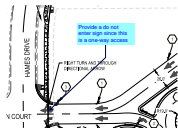
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Date: 3/17/2020 3:12:22 PM
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Add dimension label for access width at both access locations.



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Page Label:
Author: dsdlaforce
Date: 3/17/2020 3:12:49 PM
Status:
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24'-0"



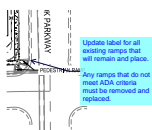
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Author: dsdlaforce
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Provide a do not enter sign since this is a one-way access



Subject: Callout
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Date: 3/17/2020 3:16:23 PM
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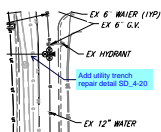
Show the existing ramp across.
Review MUTCD and coordinate with your traffic engineer to determine if this is midblock crossing warrant signage/striping.



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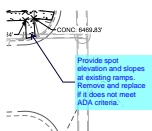
Update label for all existing ramps that will remain and place.

Any ramps that do not meet ADA criteria must be removed and replaced.



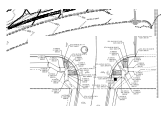
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Add utility trench repair detail SD_4-20



Subject: Callout
Page Label:
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
Provide spot elevation and slopes at existing ramps. Remove and replace if it does not meet ADA criteria.





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Subject: Highlight
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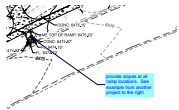
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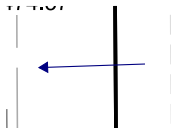
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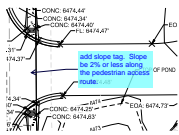


Subject: Callout
Page Label:
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Date: 3/17/2020 3:34:33 PM
Status:
Color: 
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Space:

provide slopes at all ramp locations. See example from another project to the right

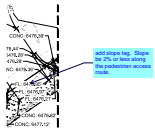


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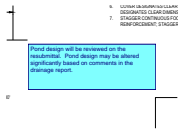
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Page Label:
Author: dsdlaforce
Date: 3/17/2020 3:42:50 PM
Status:
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Space:

add slope tag. Slope be 2% or less along the pedestrian access route.



Subject: Callout
Page Label:
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Date: 3/17/2020 3:43:10 PM
Status:
Color: ■
Layer:
Space:

add slope tag. Slope be 2% or less along the pedestrian access route.



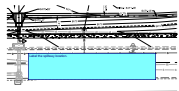
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Date: 3/17/2020 3:45:09 PM
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Pond design will be reviewed on the resubmittal.
Pond design may be altered significantly based on comments in the drainage report.



Subject: Callout
Page Label:
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Date: 3/17/2020 3:47:34 PM
Status:
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Layer:
Space:

Revise crossspan to 6' wide for local roads per crossspan detail (SD_2-26)



Subject: Text Box
Page Label:
Author: dsdlaforce
Date: 3/17/2020 3:50:03 PM
Status:
Color: ■
Layer:
Space:

Label the spillway location.