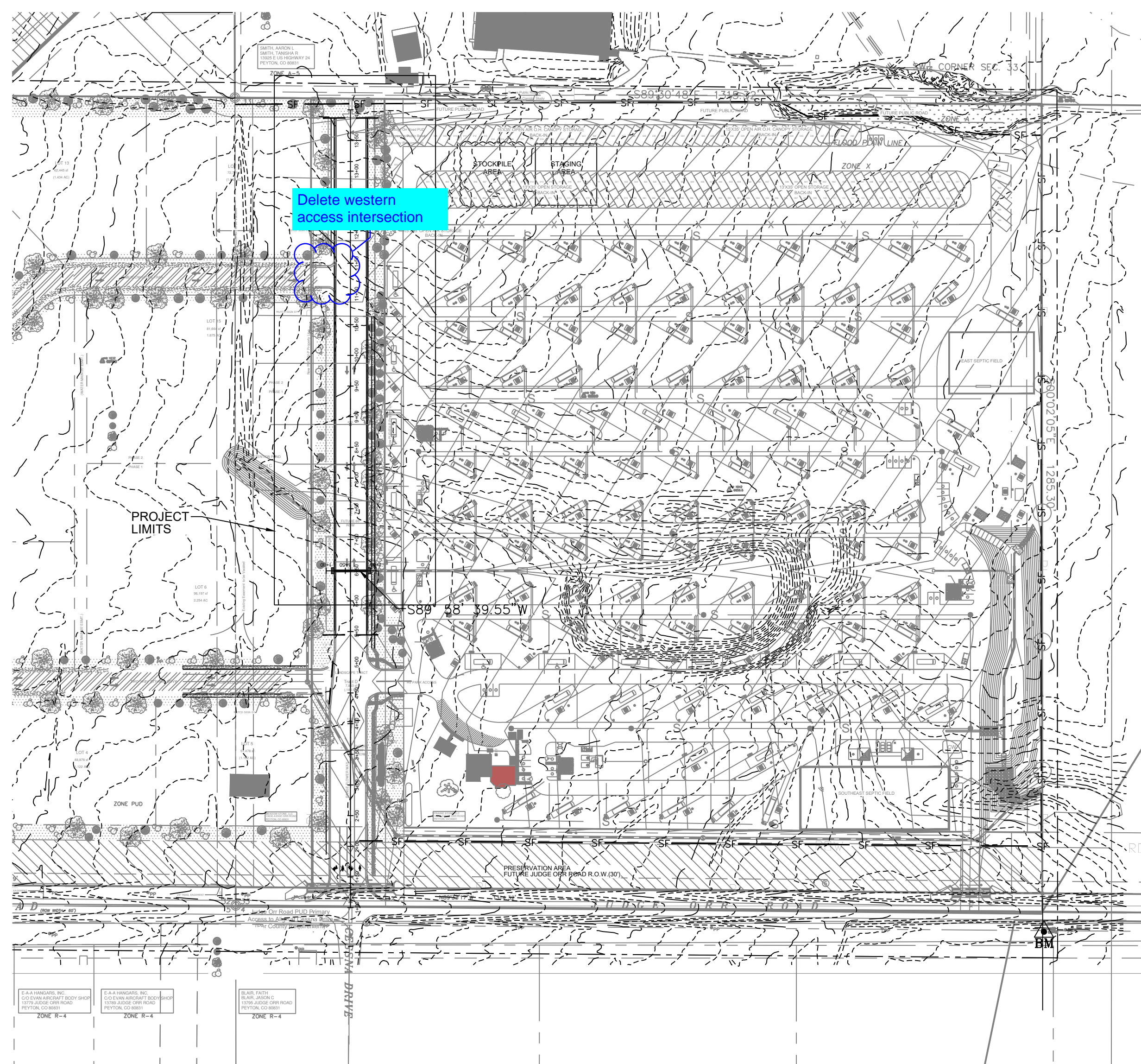


PROPOSED ROADWAY PLANS FOR JUDGE ORR ROAD RV PARK & STORAGE EL PASO COUNTY, COLORADO

JANUARY 2022

Add the County standard signage and striping notes.



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 COUNTY FOR DETAILED ROADWAY, DRAINAGE, GRADING AND SPECIFICATIONS AND SAID DETAILED PLANS AND SPECIFICATIONS ARE IN CONFORMITY WITH THE 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 THE DETAILED PLANS AND SPECIFICATIONS.

RICH GALLEGOS, P.E. COLORADO NO. 36247 DATE
OWNER/DEVELOPER STATEMENT

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

McDONALD PAVING & CHIP SEALING DATE
BY: TEDDY McDONALD
TITLE: OWNER
ADDRESS: 3507 EL PASO STREET
COLORADO SPRINGS, CO 80907
719-590-1680

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.

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 UNDER CURRENT CRITERIA.

APPROVED BY:

BY: _____ DATE: _____
JENNIFER IRVINE, P.E.

COUNTY ENGINEER/ECM ADMINISTRATOR
CONTACT LIST:

McDONALD PAVING & CHIP SEALING
TEDDY McDONALD, OWNER
3507 N. EL PASO STREET
COLORADO SPRINGS, CO 80907
719-590-1680

UTILITY - WATER & WASTEWATER
McDONALD PAVING & CHIP SEALING
TEDDY McDONALD, OWNER
3507 N. EL PASO STREET
COLORADO SPRINGS, CO 80907
719-590-1680

DESIGN ENGINEER
RESPEC
MR. RICH GALLEGOS, P.E.
121 S. TEJON STREET, SUITE #1110
COLORADO SPRINGS, CO 80903
719-492-8296

UTILITY - GAS & ELECTRIC
COLORADO SPRINGS UTILITIES
1521 HANCOCK EXP
COLORADO SPRINGS, CO
719-668-8276

EL PASO COUNTY PCD ENGINEER
EL PASO COUNTY
MR. GILBERT LAFORCE, P.E.
2880 INTERNATIONAL CIR. #110
COLORADO SPRINGS, CO 80910
719-520-7945

LEGEND:

- ⊗ EXISTING WATER VALVES
- ⊙ EXISTING FIRE HYDRANT
- ⊛ PROPOSED FIRE HYDRANT
- ⊗ PROPOSED WATER VALVES & REDUCERS
- ⊙ EXISTING SANITARY MANHOLE
- PROPOSED SANITARY MANHOLE

NOTE:

DRAINAGE DESIGN CAN BE FOUND IN THE DRAINAGE, GRADING AND EROSION CONTROL PLAN SET.

Please update to PCD File # CDR-22-002 all sheets

PDC PROJECT # PPR-16-040

VICINITY MAP:



Add a grading and erosion control plan for the proposed roadway extension.

Show both existing BMPs that are to remain that were installed with the site plan application (PPR1640) and new BMPs to be installed with the proposed extension.

Plans shall differentiate between the two.

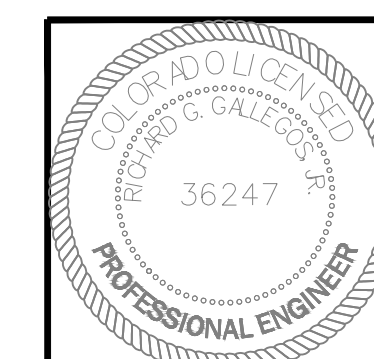
ABBR.	NAME	SHEET #S
DPC	ROADWAY GRADING COVER	1 OF 3
DPC	ROADWAY PLAN & PROFILE	2 OF 3
DPC	OVERALL ROADWAY NOTES & DETAILS	3 OF 3

BENCHMARK

CONTROL POINT SET ON FENCE LINE, SOUTH SIDE OF JUDGE ORR ROAD FT DUE SOUTH OF EAST PROPERTY LINE. ELEV = 6841.90 (HV100)

BASIS OF BEARING

WEST LINE SW ¼ OF THE SW ¼ SECTION 33 N00°04' 00"W



Rev #	Date	Description	By	Chk'd



121 SOUTH TEJON ST, SUITE 1110
COLORADO SPRINGS, CO. 80903
WWW.RESPEC.COM (719) 283-7671

Designed By: MAB	Drawn By: DGW	Checked By: MAB	Project No. W-3925.21002	Date: JANUARY 2022	Sheet 1 OF 3
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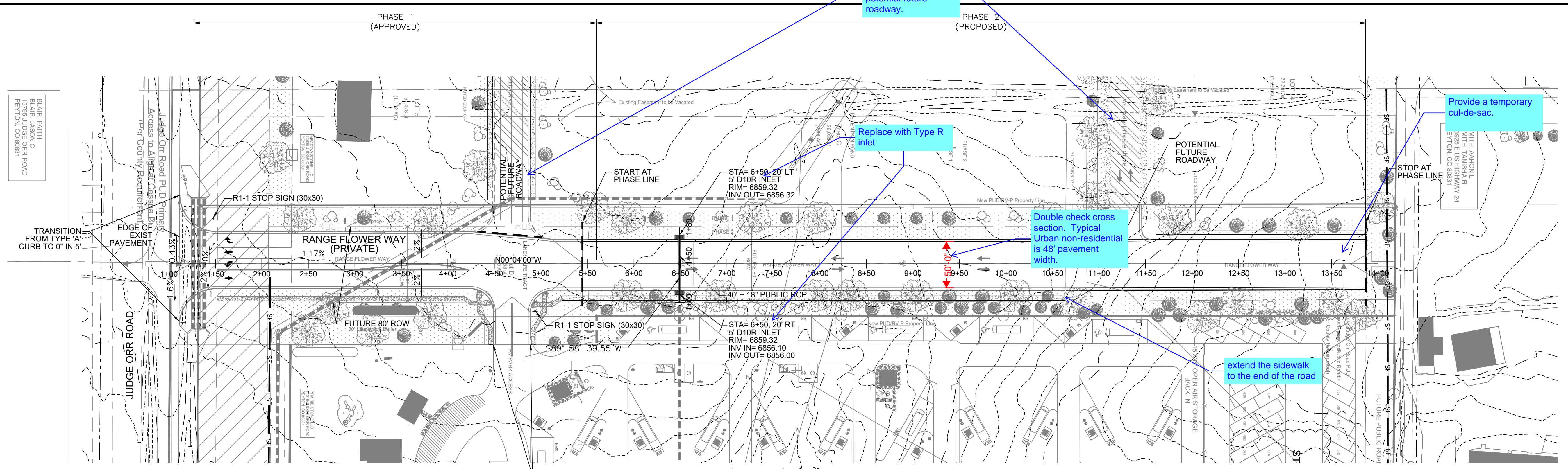
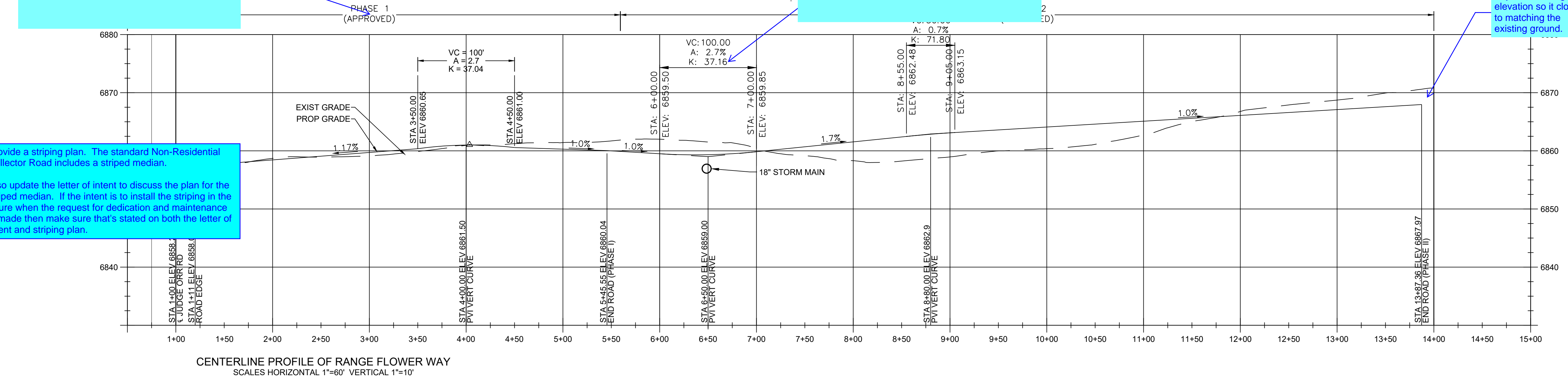
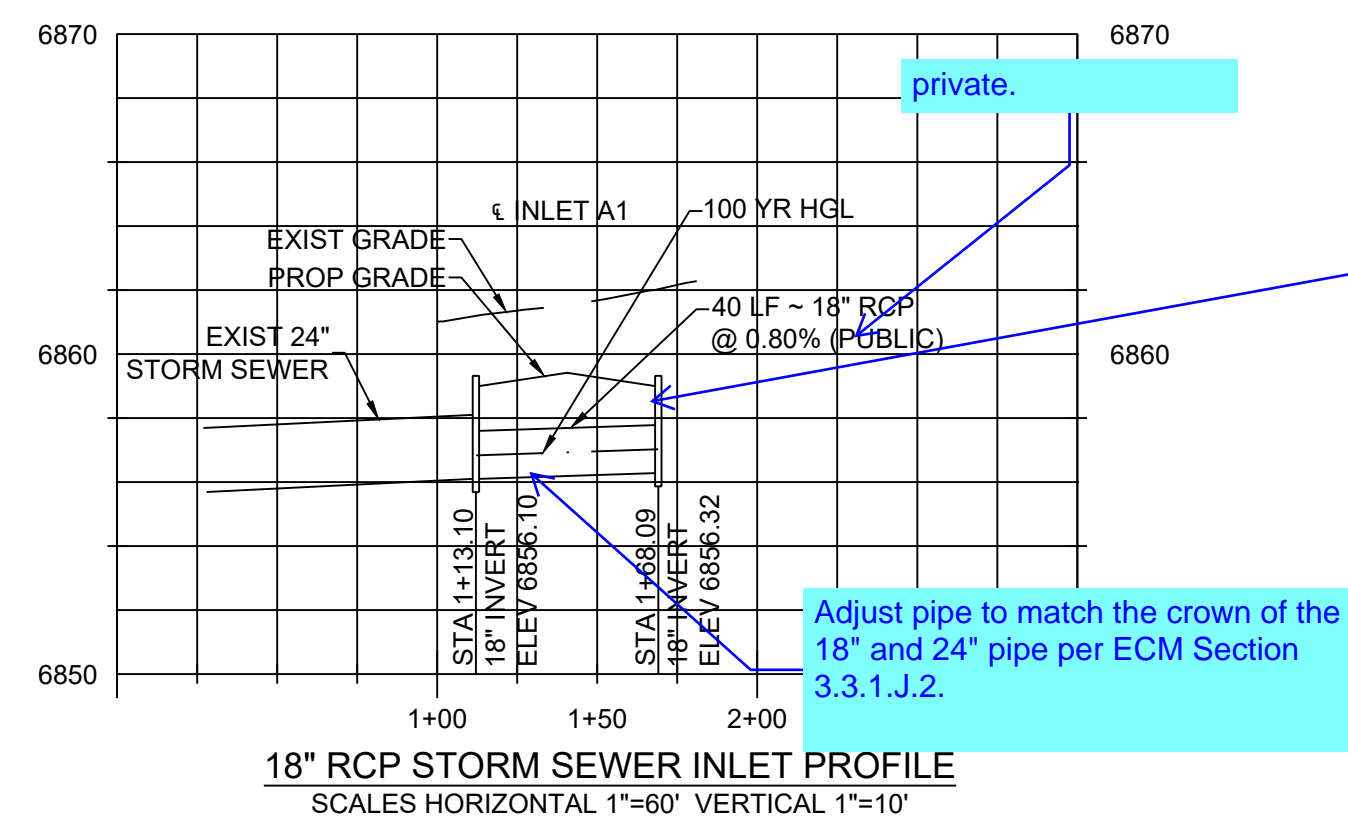
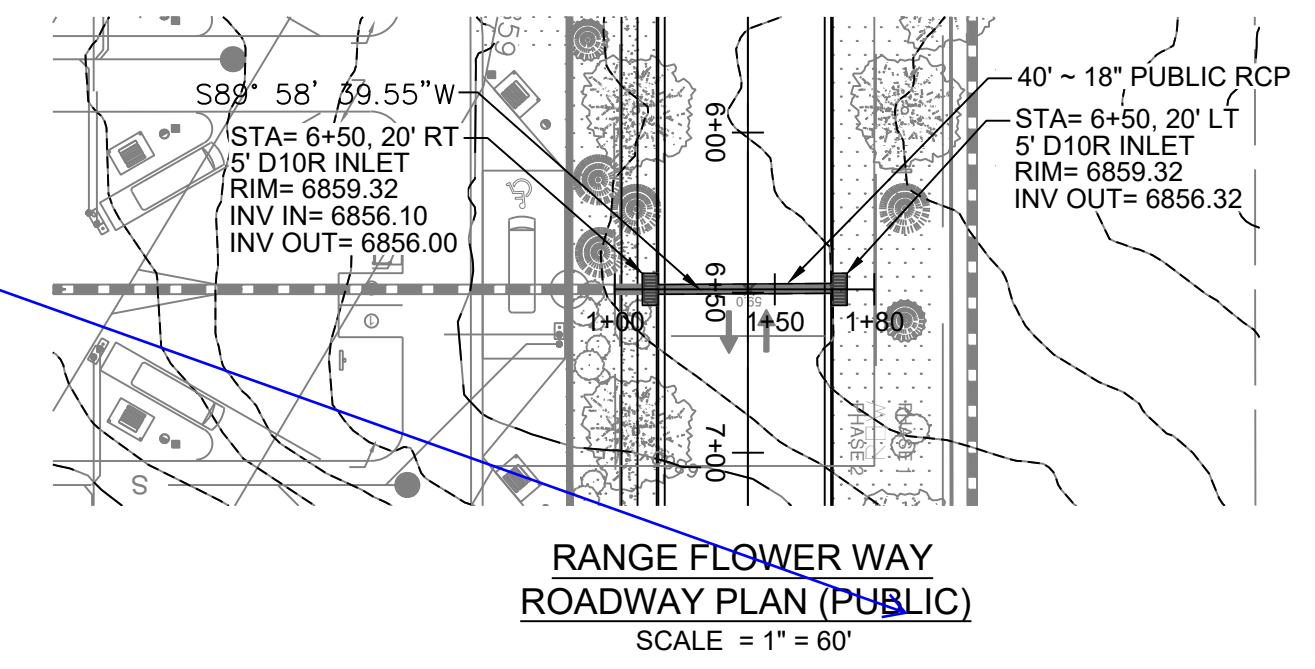
NAME: N:\Projects\W3925 - Misc. COS Projects\W3925_21002 - Judge Orr Road RV Park\Roadway Plans (DCW)\Base & Plans\160301-Base.dwg PLOT DATE: Jan 11, 2022, 10:40am

BLAIR FAITH
BLAIR ANSON
BLAIR ANSON
REVISION CO 80881

Add a note or callout referencing the approved roadway plans. Reference to include the following information: title of construction drawing, prepared by, approval date and PCD File No. PPR-16-040.

Provide a striping plan. The standard Non-Residential Collector Road includes a striped median. Also update the letter of intent to discuss the plan for the striped median. If the intent is to install the striping in the future when the request for dedication and maintenance is made then make sure that's stated on both the letter of intent and striping plan.

Change to private. Add the following note: The private roads as shown on this plan will not be maintained by El Paso County until and unless the streets are constructed in conformance with El Paso County standards in effect at the date of the request for dedication and maintenance.



DESIGNED	DRAWN	CHECKED	DATE
			1.11.2022
COMMUNITY DESIGN SOLUTIONS 1311 N. UNIVERSITY BLVD. SUITE 100 COLORADO SPRINGS, COLORADO 80902 WWW.RESPEC.COM PHONE: (719)283-7600			
THIS DRAWING IS INCOMPLETE AND NOT TO BE USED FOR CONSTRUCTION UNLESS IT IS STAMPED, SIGNED AND DATED.			
Know what's below. Call before you dig.			
PROJECT NAME: JUDGE ORR ROAD RV PARK & STORAGE COLORADO SPRINGS, COLORADO			
SHEET TITLE: ROADWAY PLAN & PROFILE			
SUBMITTED FOR: FINAL ROADWAY DESIGN			
SHEET NUMBER: 2 OF 3			

PDC PROJECT # PPR-16-040

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 DEVELOPMENT SERVICES DEPARTMENT (DSD) - 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.

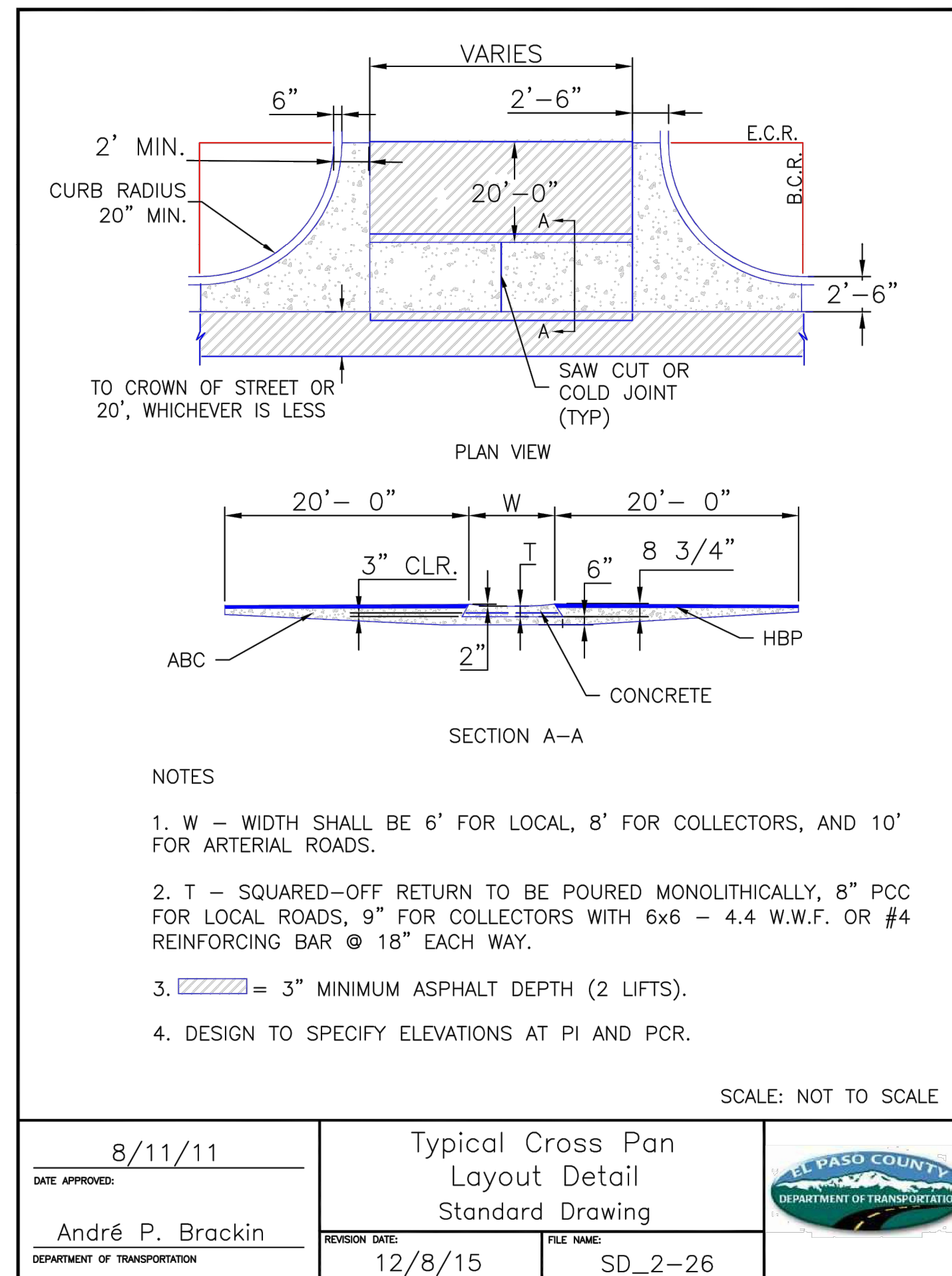
NOTES:

- 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.

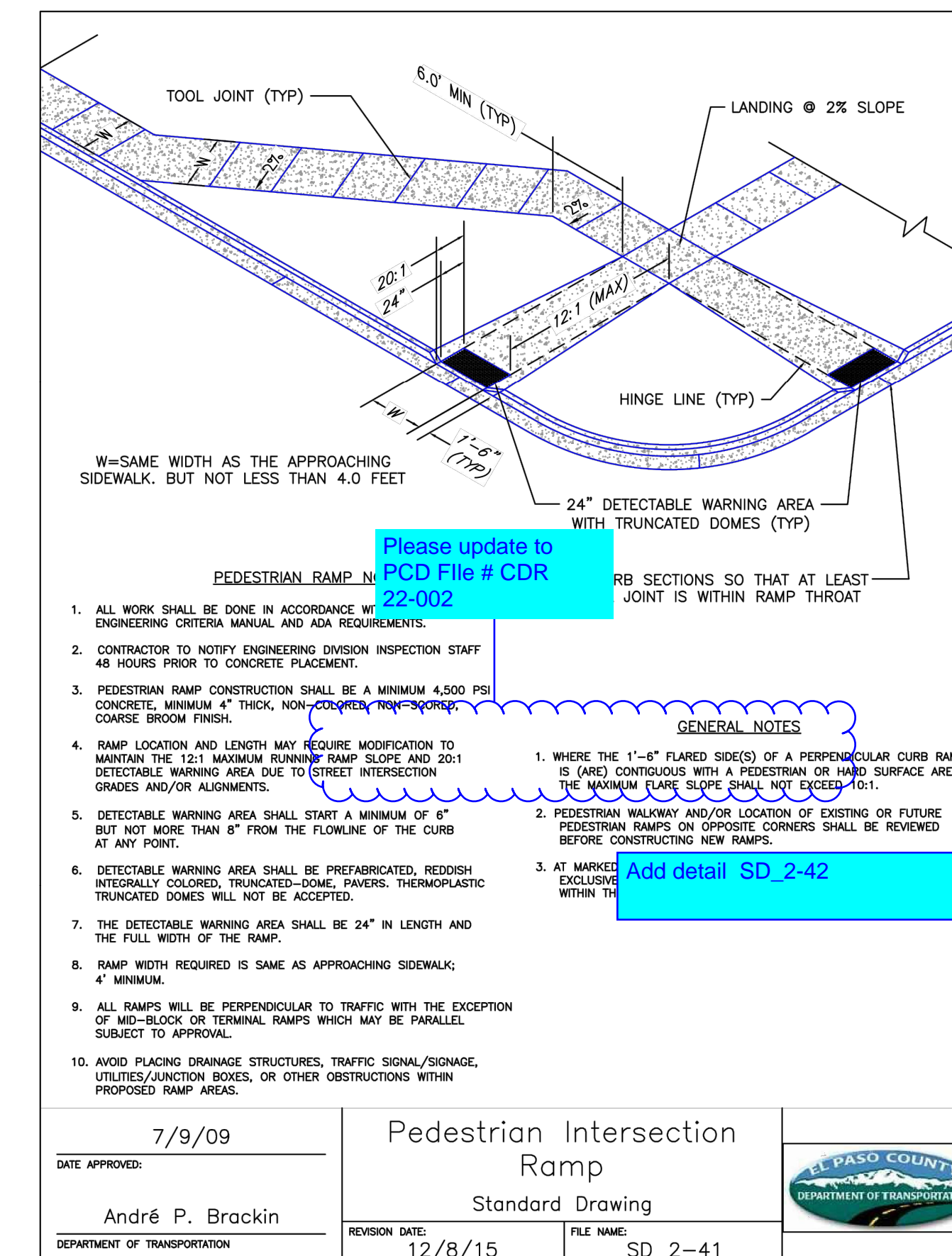
NOTE:

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.

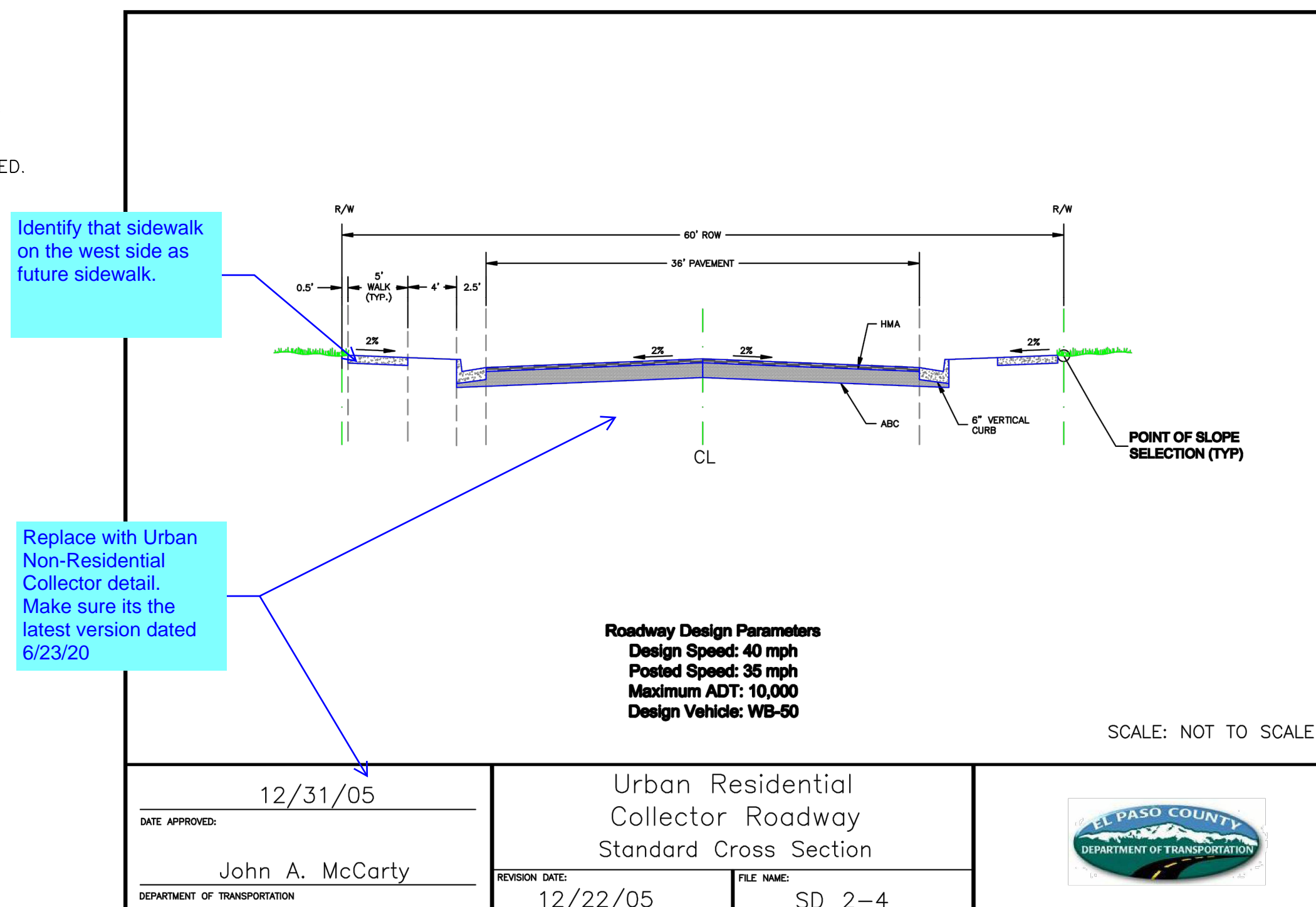
Replace any and all references from DSD to Planning and Community Development (PCD)



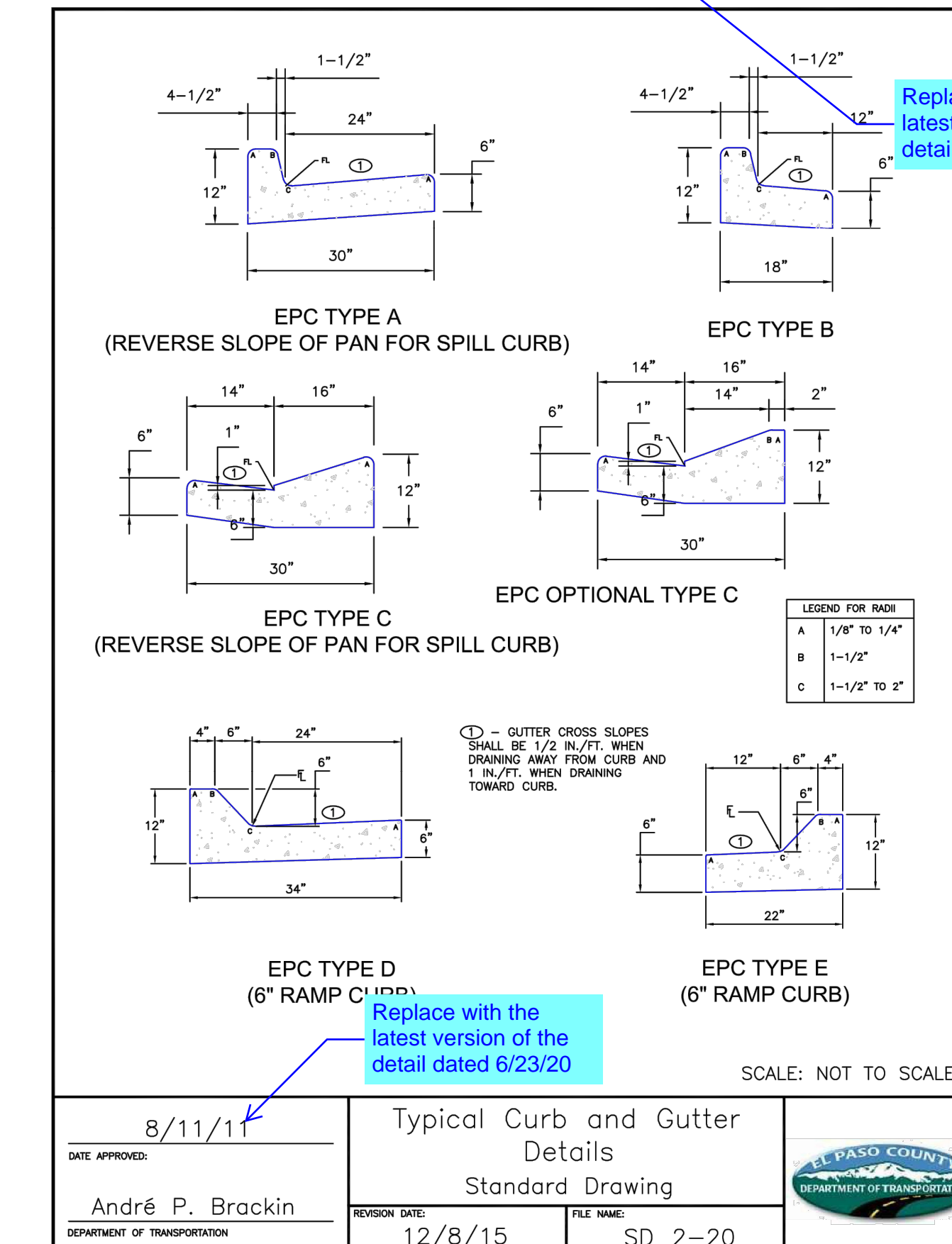
CROSS PAN LAYOUT DETAIL
N.T.S.



PEDESTRIAN INTERSECTION RAMP DETAIL
N.T.S.



URBAN RESIDENTIAL COLLECTOR ROADWAY DETAIL
N.T.S.



CURB AND GUTTER DETAIL
N.T.S.

Identify that sidewalk on the west side as future sidewalk.

Replace with Urban Non-Residential Collector detail. Make sure its the latest version dated 6/23/20

Please update to PCD File # CDR 22-002

Add detail SD_2-42

Replace with the latest version of the detail dated 6/23/20

Replace with the latest version of the detail dated 6/23/20

DESIGNED: _____ DRAWN: _____ CHECKED: _____ DATE: 1.11.2022

REVISION

RESPEC Community Design Solutions, Inc. 1511 S. W. 10th Street, Suite 100, Colorado Springs, CO 80904
 PHONE: (719) 283-7600 WWW.RESPEC.COM

STAMP: COLORADO LICENSED SURVEYING & GEODESY PROFESSIONAL ENGINEER 36247

THIS DRAWING IS INCOMPLETE AND NOT TO BE USED FOR CONSTRUCTION UNLESS IT IS STAMPED, SIGNED AND DATED

811 Know what's below. Call before you dig.

PROJECT NAME: JUDGE ORR ROAD RV PARK & STORAGE COLORADO SPRINGS, COLORADO

SHEET TITLE: ROADWAY OVERALL NOTES & DETAILS

SUBMITTED FOR: FINAL ROADWAY DESIGN

SHEET NUMBER: 3 OF 3

NAME: N:\Projects\W3925 - Misc. COS Projects\W3925.2\1002 - Judge Orr Road RV Park\Roadway Plans (DCW)\Base & Plans\160301-Base.dwg PLOT DATE: Jan 11, 2022 8:09am