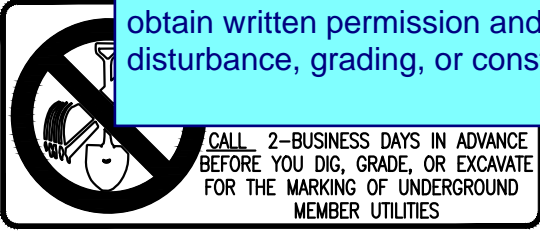


K:\COS_Civil\196106001_Winsome Filing No. 3\CADD\PlanSheets\Winsome 1 Roadway\196106002_CV.dwg Kofford, Kevin 9/29/2022 10:38 AM



CONTACTS:

DEVELOPER:
WINSOME, LLC
1864 WOODMOOR DRIVE, SUITE 100
MONUMENT, CO 80132
TEL: (719) 476-0800
CONTACT: JOE DESJARDIN

PLANNER/LANDSCAPE ARCHITECT:
NES, INC
619 N CASCADE AVENUE, SUITE 200
COLORADO SPRINGS, CO 80903
TEL: (719) 471-0073
EMAIL: ABARLOW@NESCOLORADO.COM
CONTACT: ANDREA BARLOW

ENGINEER:
KIMLEY-HORN AND ASSOCIATES, INC.
2 NORTH NEVADA, SUITE 300
COLORADO SPRINGS, CO 80903
(719) 453-0180
EMAIL:
KEVIN.KOFFORD@KIMLEY-HORN.COM
CONTACT: KEVIN KOFFORD

SURVEY:
EDWARD JAMES SURVEYING, INC.
926 ELKTON DRIVE
COLORADO SPRINGS, CO 80907
TEL: (719) 576-1216
CONTACT: JONATHAN TESSIN

EL PASO COUNTY PLANNING
DEPARTMENT
2880 INTERNATIONAL CIRCLE, SUITE
110
COLORADO SPRINGS, CO 80910

PLANNING REVIEWER:
JUSTIN KILGORE
TEL: (719) 520-6313
EMAIL: JUSTINKILGORE@ELPASOCO.COM

ENGINEERING REVIEWER:
GILBERT LAFORCE
TEL: (719) 520-7945
EMAIL:
GILBERTLAFORCE@ELPASOCO.COM

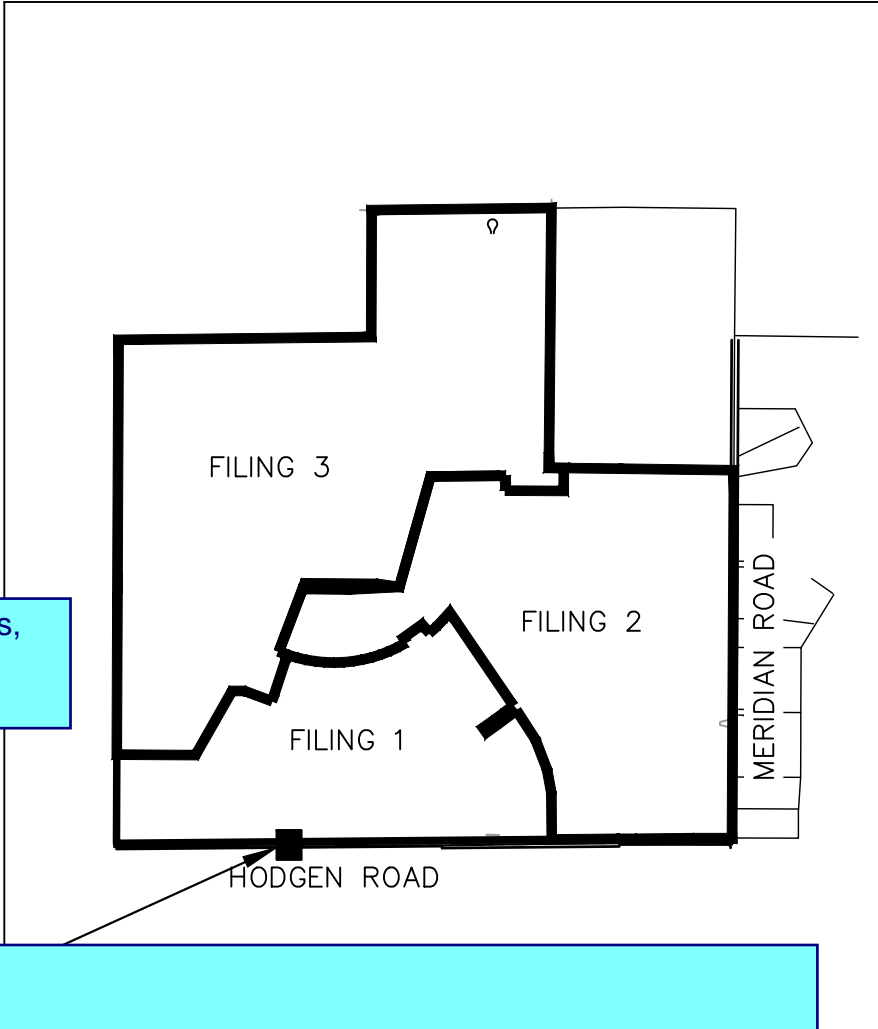
EPC DPW STORMWATER TEAM:
CHRISTINA FURCHAK
(719) 433-4863
EMAIL:
CHRISTINAFURCHAK@ELPASOCO.COM

EPC PCD INSPECTIONS SUPERVISOR:
TEM: BRAD WALTERS
(719) 520-6819
EMAIL:BRADWALTERS@ELPASOCO.COM

FALCON FIRE DEPARTMENT:
AREA: FAL D2
FIRE CHIEF T. HARWIG
7030 OLD MERIDIAN ROAD
PAYTON, CO 80831
TEL: (719) 495-4050
EMAIL:
FALCONFIRE@FALCONFIREPD.ORG

COLORADO DEPARTMENT OF PUBLIC
HEALTH AND ENVIRONMENT:
WATER QUALITY CONTROL DIVISION
4300 CHERRY CREEK DRIVE SOUTH
DENVER, CO 80246
TEL: (303) 692-3500

Add County Standard Construction Notes,
Standard Signage & Striping Notes and
Grading & Erosion Control notes.



El Paso County Signing and Striping Notes:

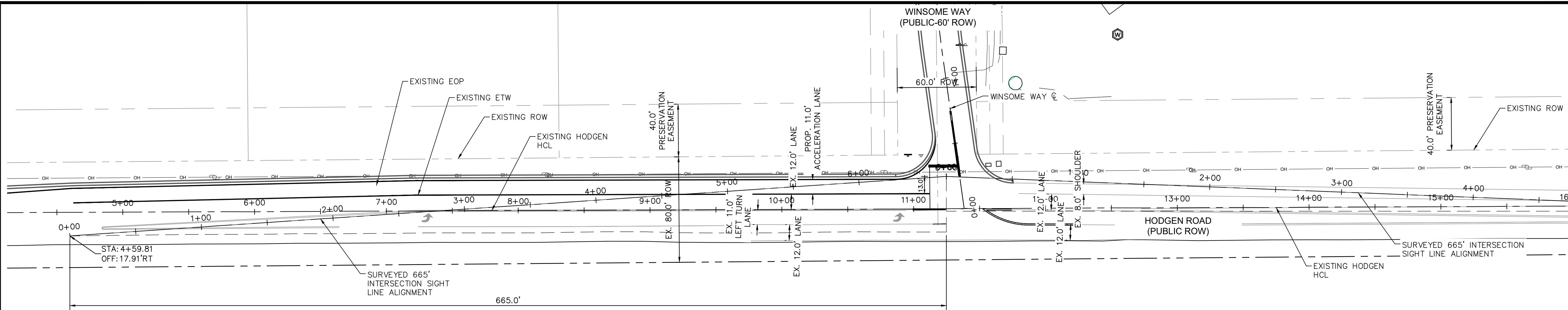
- 1.All signs and pavement markings shall be in compliance with the current Manual on Uniform Traffic Control Devices (MUTCD).
- 2.Removal of existing pavement markings shall be accomplished by a method that does not materially damage the pavement. The pavement markings shall be removed to the extent that they will not be visible under day or night conditions. At no time will it be acceptable to paint over existing pavement markings.
- 3.Any deviation from the striping and signing plan shall be approved by El Paso County Planning and Community Development.
- 4.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.
- 5.Street name and regulatory stop signs shall be on the same post at intersections.
- 6.All removed signs shall be disposed of in a proper manner by the contractor.
- 7.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 35 mph or higher shall have 8" upper-lower case lettering on 12" 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". Signal pole mounted and overhead street name signs shall be per MUTCD size standards.
- 8.All traffic signs shall have a minimum High Intensity Prismatic grade sheeting.
- 9.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.
- 10.All signs shall be single sheet aluminum with 0.100" minimum thickness.
- 11.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 a minimum of 8' long per CDOT S-627-1. (Crosswalk lines 9' long are preferred.)
- 12.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.
- 13.The contractor shall notify El Paso County Planning and Community Development (719) 520-6819 prior to and upon completion of signing and striping.
- 14.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.

WINSOME W
RURAL LOCAL (LOW
30 MPH
30 MPH
1.0%/8.0%
1.0%/4.0%
200'
200'/19
200'/37
200'
ADT< 750
7'
WB-50/SU-
RIA MANUAL ("ECM")

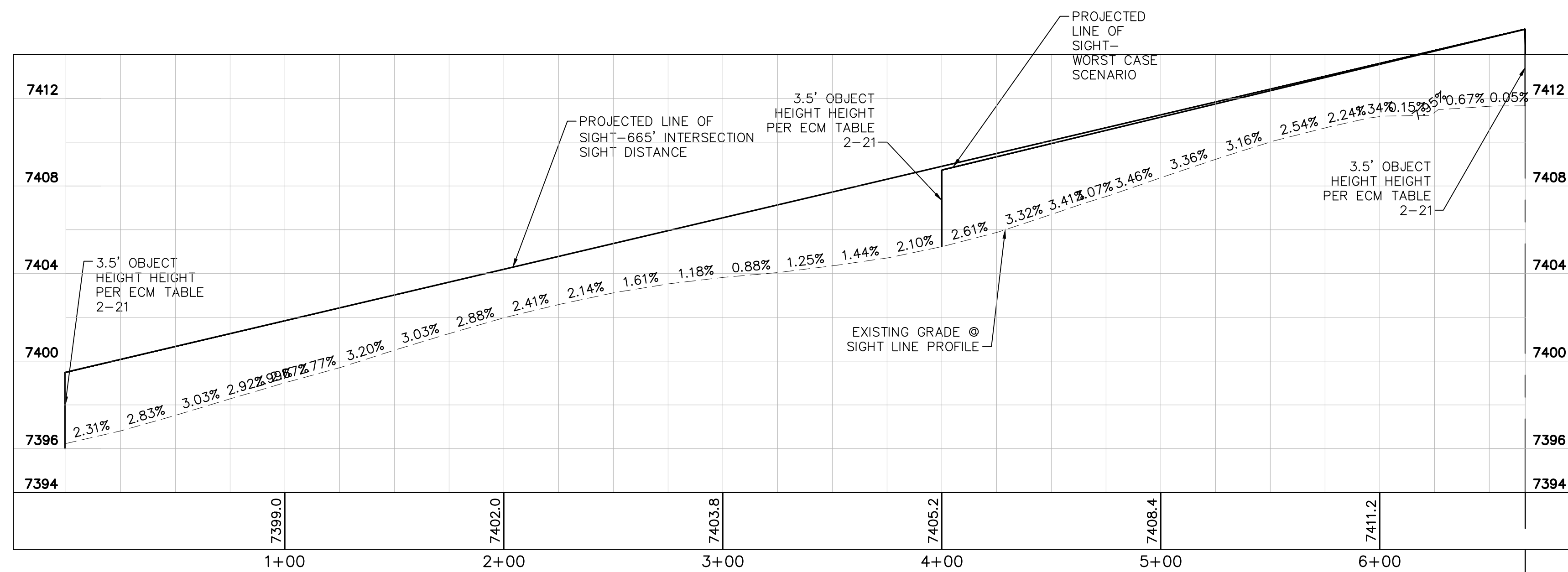
- 1.Stormwater discharges from construction sites shall not cause or threaten to cause pollution, contamination, or degradation of State Waters. All work and earth disturbance shall be done in a manner that minimizes pollution of any on-site or off-site waters, including wetlands.
- 2.Notwithstanding 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.
- 3.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 SWMP during construction is the responsibility of the designated Qualified Stormwater Manager or Certified Erosion Control Inspector. The SWMP 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.
- 4.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.
- 5.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.
- 6.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.
- 7.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.
- 8.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.
- 9.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.
- 10.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.
- 11.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 loosened prior to installation of the control measure(s).
- 12.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.
- 13.Concrete wash water shall be contained and disposed of in accordance with the SWMP. 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.
- 14.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.
- 15.Erosion control blanketing or other protective covering shall be used on slopes steeper than 3:1.
- 16.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.
- 17.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.
- 18.Tracking of soils and construction debris off-site shall be minimized. Materials tracked off-site shall be cleaned up and properly disposed of immediately.
- 19.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.
- 20.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.
- 21.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.
- 22.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.
- 23.No person shall cause the impediment of stormwater flow in the curb and gutter or ditch except with approved sediment control measures.
- 24.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.
- 25.All construction traffic must enter/exit the site only at approved construction access points.
- 26.Prior to construction the permittee shall verify the location of existing utilities.
- 27.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.
- 28.The soils report for this site has been prepared by _____ and shall be considered a part of these plans.
- 29.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 (SWMP), 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

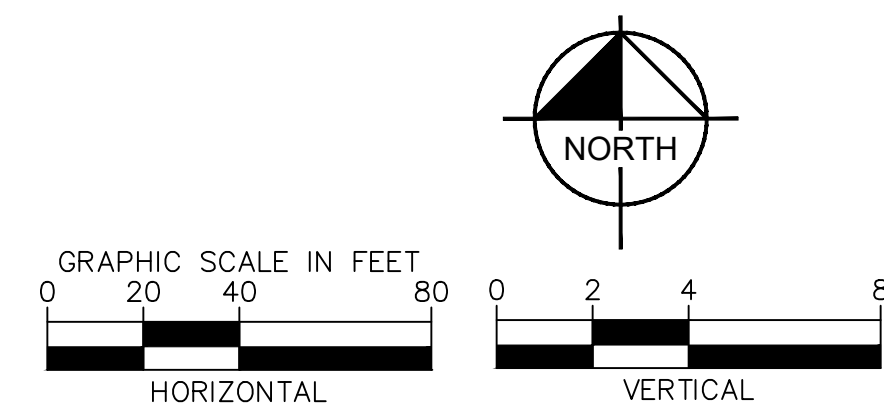
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SB-EB LEFT TURN



SB-EB LEFT TURN PROFILES



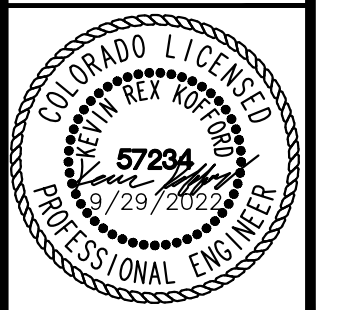
PCD FILE NO. 2020-SF203

Kimley»Horn

2022 KIMLEY-HORN AND ASSOCIATES, INC.
2 North Nevada Avenue Suite 300
Colorado Springs, Colorado 80903 (719) 453-0180

DESIGNED BY: KRK
DRAWN BY: KRK
CHECKED BY: EUG
DATE: 1/28/2022

WINSOME FILING NO. 1
EL PASO COUNTY, COLORADO
CONSTRUCTION DOCUMENTS
SB-EB LEFT TURN



PROJECT NO.
196106002

SHEET

2

NO.	REVISION	BY	DATE	APPR.
1	ALIGNMENT DESIGN	KRK	9/29/22	KRK

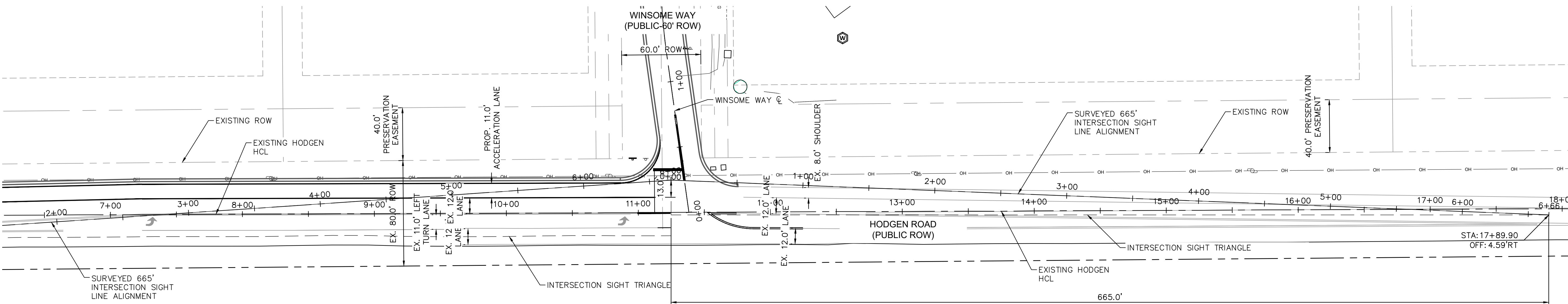
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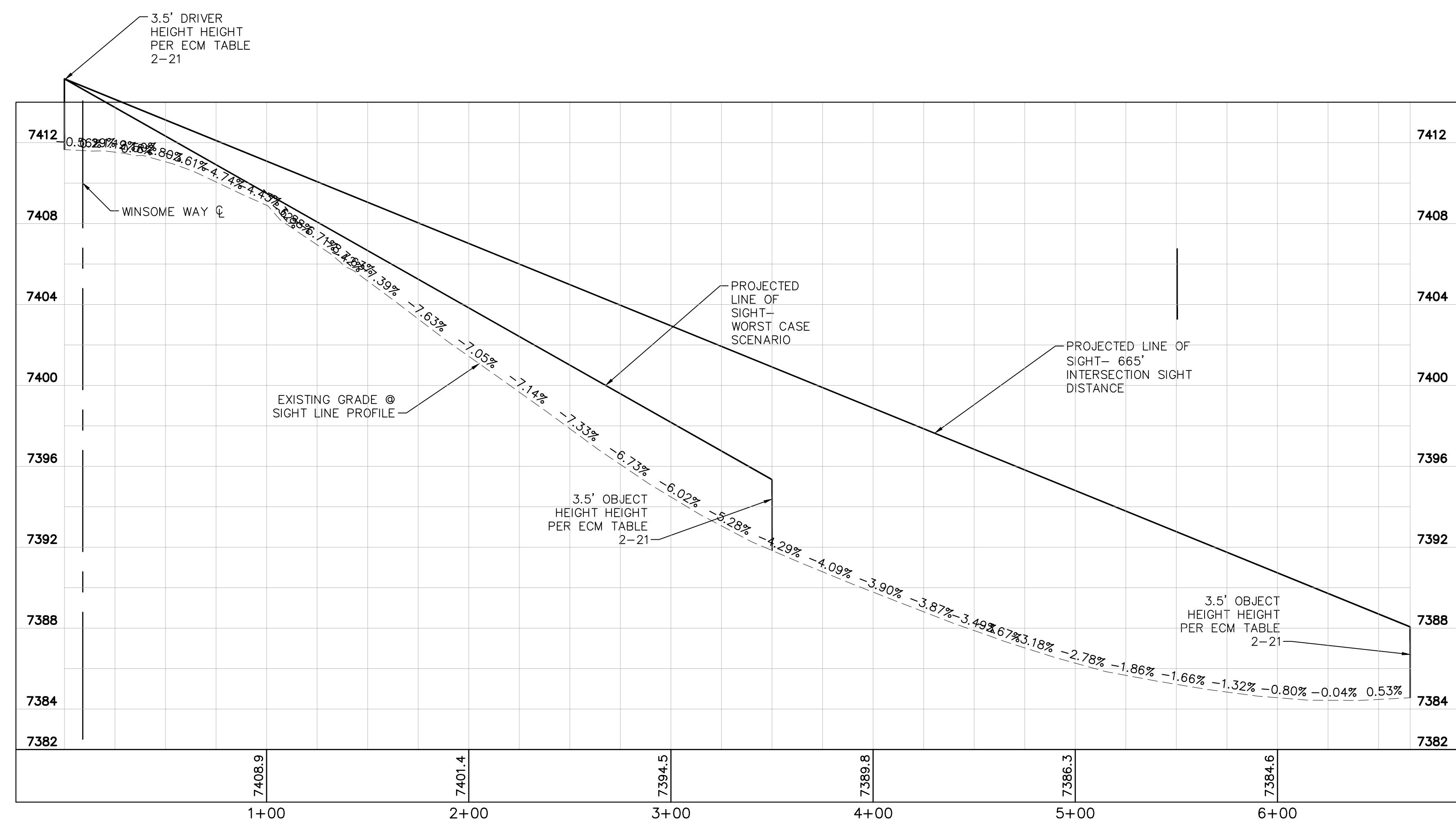
Know what's below.
Call before you dig.



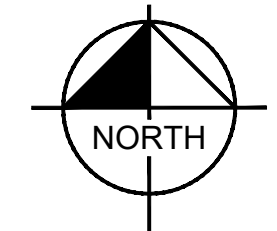
CALL UTILITY NOTIFICATION
CENTER OF COLORADO
1-800-922-1987
CALL 2-BUSINESS DAYS IN ADVANCE
BEFORE YOU DIG, GRADE, OR EXCAVATE
FOR THE MARKING OF UNDERGROUND
MEMBER UTILITIES



SB-WB RIGHT TURN




SB-WB RIGHT TURN PROFILES




PCD FILE NO. 2020-SF203

KIMLEY-HORN	
2022 KIMLEY-HORN AND ASSOCIATES, INC. 2 North Nevada Avenue Suite 300 Colorado Springs, Colorado 80903 (719) 453-0180	
DESIGNED BY: KRK	CHECKED BY: EUG
DRAWN BY: KRK	DATE: 1/28/2022
PROJECT NO. 196106002	
SHEET 3	
WINSOME FILING NO. 1 EL PASO COUNTY, COLORADO CONSTRUCTION DOCUMENTS SB-WB RIGHT TURN	
REVISION	DATE
1	9/29/22
BY	APPR
KRK	KRK

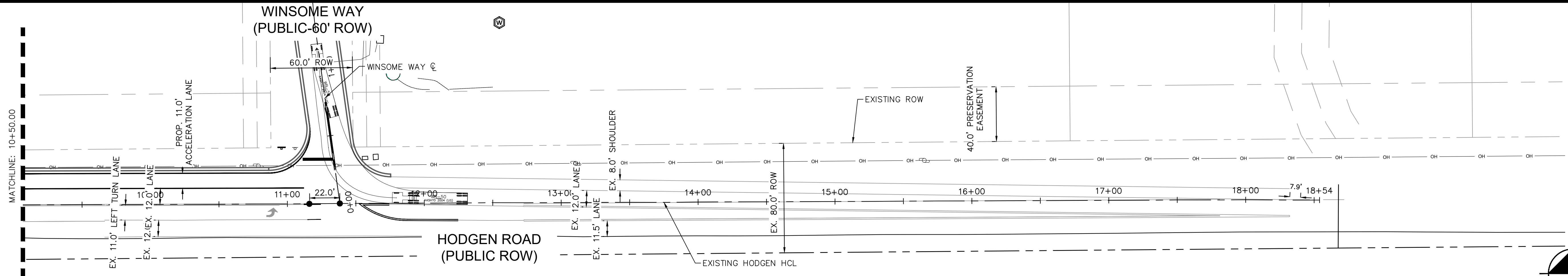
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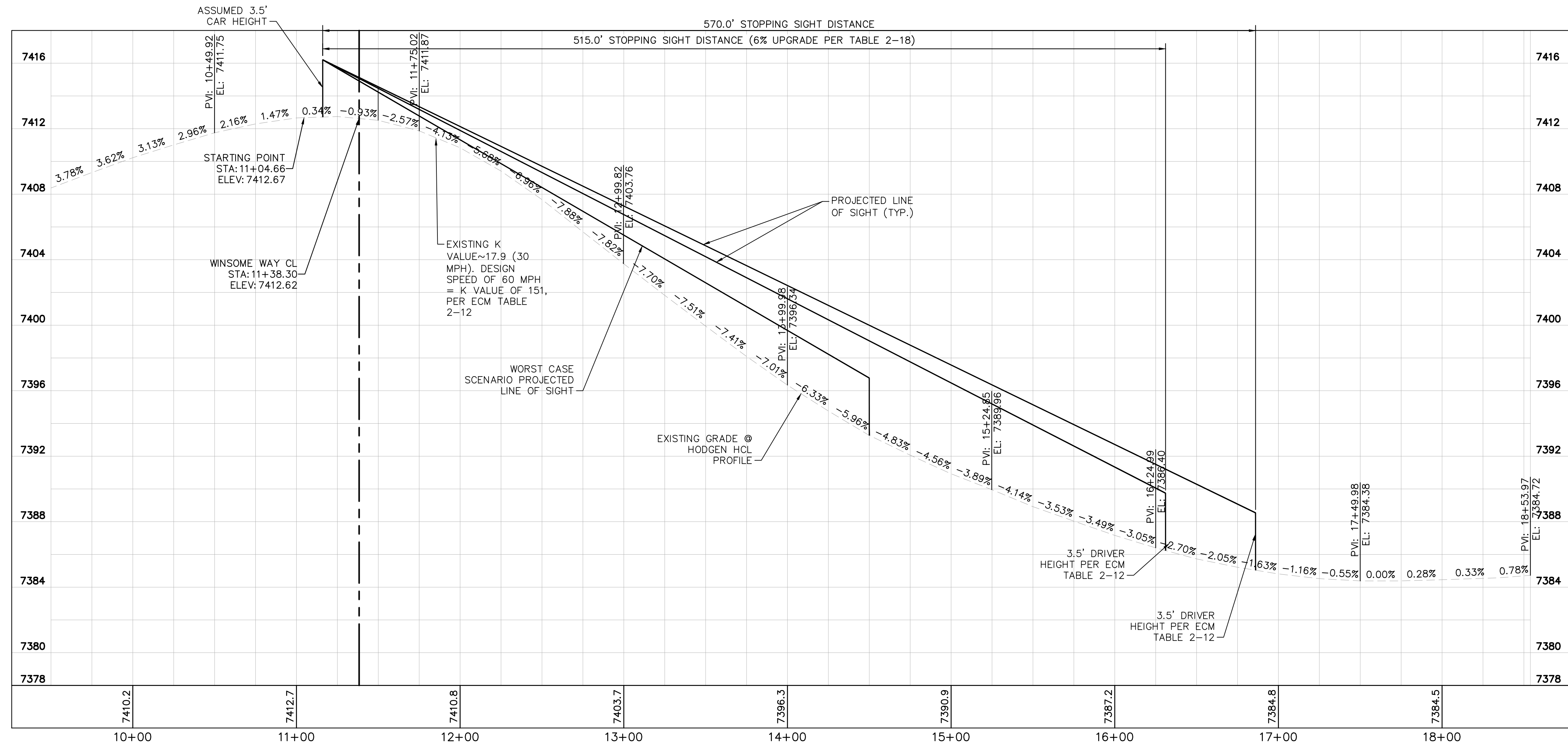
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Call before you dig.



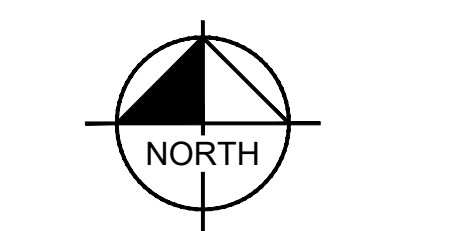
CALL UTILITY NOTIFICATION
CENTER OF COLORADO
1-800-922-1987
CALL 2-BUSINESS DAYS IN ADVANCE
BEFORE YOU DIG, GRADE, OR EXCAVATE
FOR THE MARKING OF UNDERGROUND
MEMBER UTILITIES



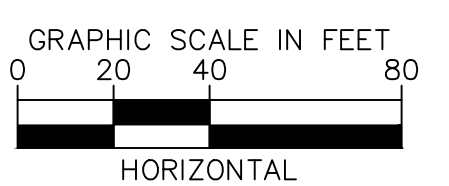
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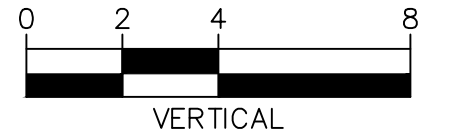
WB-NB RIGHT TURN PROFILE



NORTH




GRAPHIC SCALE IN FEET
0 20 40 80
HORIZONTAL




0 2 4 8
VERTICAL

PCD FILE NO. 2020-SF203



DESIGNED BY: KRK
DRAWN BY: KRK
CHECKED BY: EJK
DATE: 1/28/2022

WINSOME FILING NO. 1
EL PASO COUNTY, COLORADO
CONSTRUCTION DOCUMENTS
WB-NB RIGHT TURN



PROFESSIONAL ENGINEER
57234
1/28/2022

PROJECT NO.
196106002

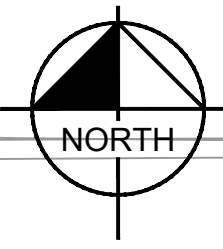
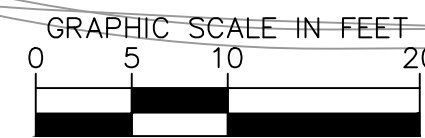
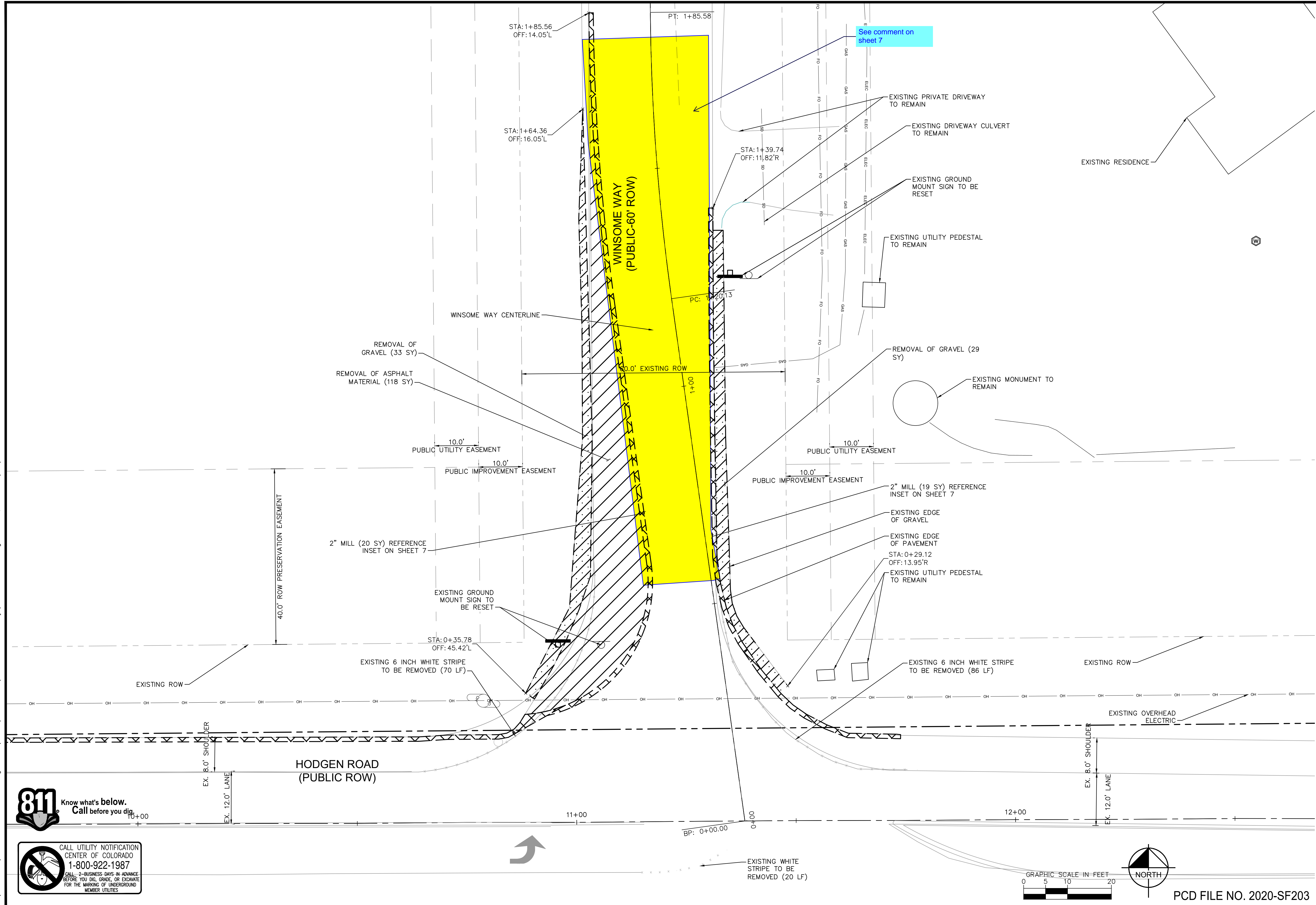
SHEET
5

NO.	REVISION	BY	DATE	APPR.
1	ALIGNMENT DESIGN	KRK	9/29/22	KRK

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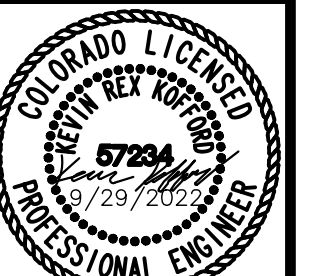


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WINSOME FILING NO. 1
EL PASO COUNTY, COLORADO
CONSTRUCTION DOCUMENTS
REMOVAL & RESET



PROJECT NO.
196106002
SHEET

6

Kimley»Horn

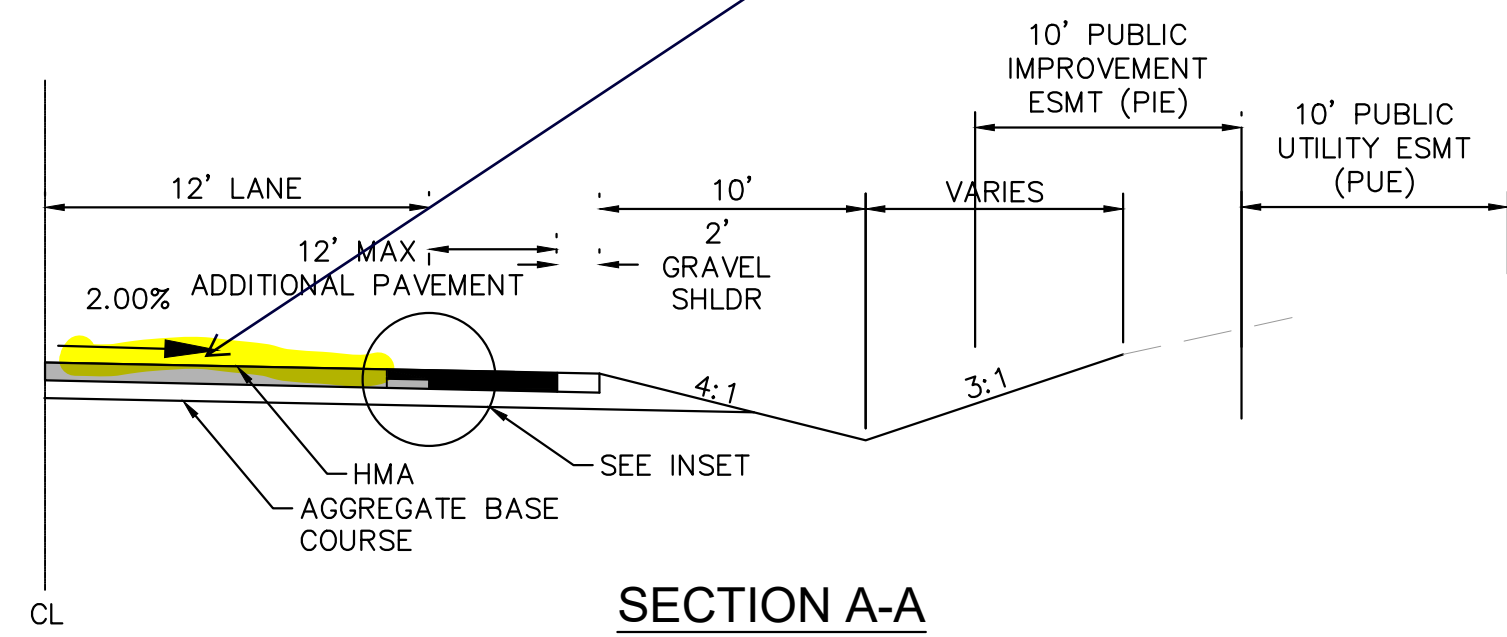
2022 KIMLEY-HORN AND ASSOCIATES, INC.
2 North Nevada Avenue Suite 300
Colorado Springs, Colorado 80903 (719) 453-0180

DESIGNED BY: KRK
DRAWN BY: KRK
CHECKED BY: EUG
DATE: 1/28/2022

NO.	REVISION	DATE	BY	DATE	APPR
1	ALIGNMENT DESIGN	9/29/22	KRK		

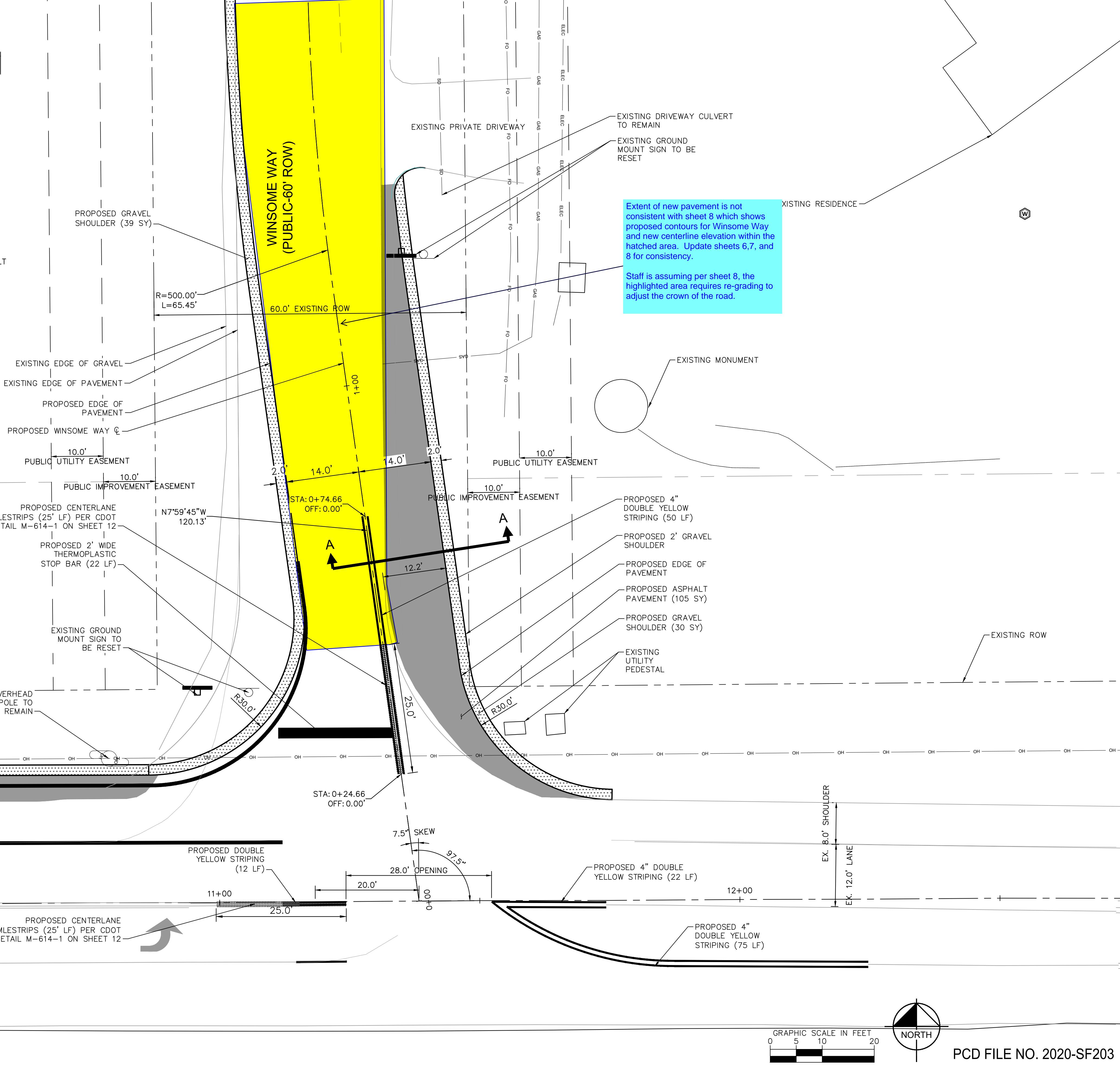
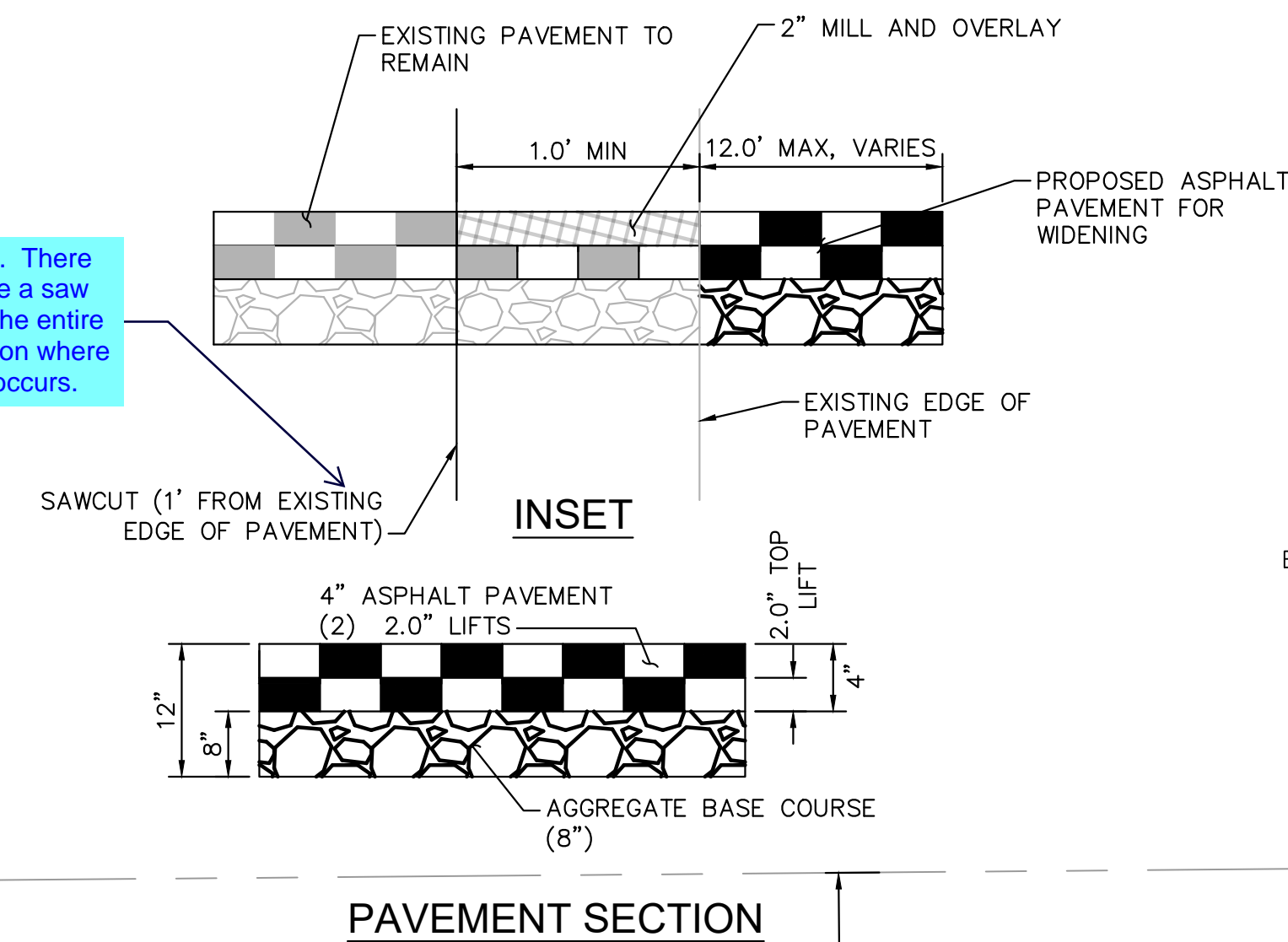
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9/29/2022 11:15 AM
Kofford, Kevin

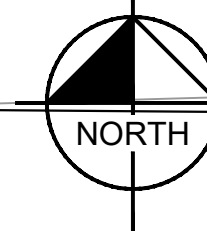
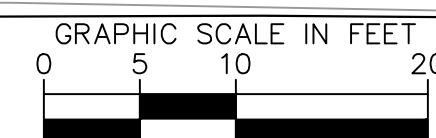


Is the existing paved area to be removed and replaced, or milled/overlayed to adjust for the new realigned centerline crown?
Update section A-A to provide additional detail on how the road realignment is achieved.

Clarify notes. There should not be a saw cut through the entire asphalt section where mill/overlay occurs.



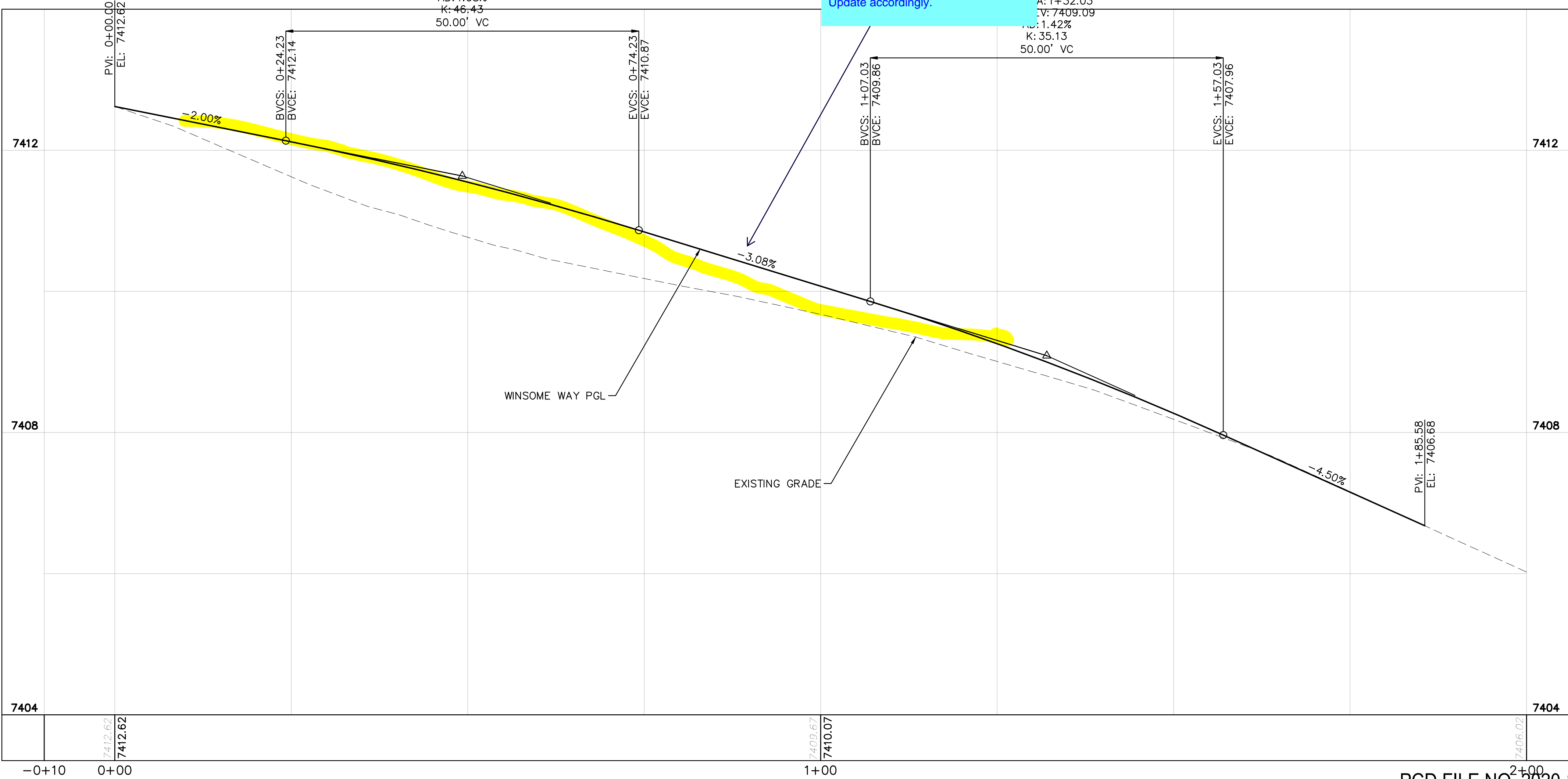
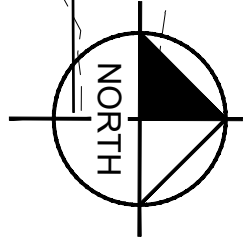
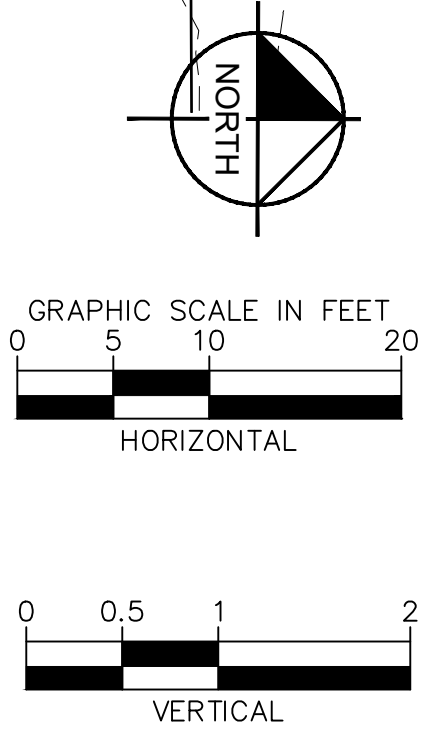
Extent of new pavement is not consistent with sheet 8 which shows proposed contours for Winsome Way and new centerline elevation within the hatched area. Update sheets 6,7, and 8 for consistency.
Staff is assuming per sheet 8, the highlighted area requires re-grading to adjust the crown of the road.



PCD FILE NO. 2020-SF203

KIMLEY-HORN		DESIGNED BY: KRK	1	NO.
2022 KIMLEY-HORN AND ASSOCIATES, INC. 2 North Nevada Avenue Suite 300 Colorado Springs, Colorado 80903 (719) 453-0180		CHECKED BY: EUG	1	NO.
WINSOME FILING NO. 1 EL PASO COUNTY, COLORADO CONSTRUCTION DOCUMENTS WINSOME WAY ROADWAY PLAN		DATE: 1/28/2022	REVISION	DATE
PROFESSIONAL ENGINEER 57294 1/28/2022		PROJECT NO. 196106002	BY: KRK	DATE: 9/29/22
SHEET		APPR		
7				

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This is not consistent with sheets 6 & 7.
Update accordingly.

HODGEN ROAD
(PUBLIC ROW)

WINSOME WAY
(PUBLIC-60' ROW)



WINSOME FILING NO. 1
EL PASO COUNTY, COLORADO
CONSTRUCTION DOCUMENTS
WINSOME WAY PLAN AND PROFILE

PROJECT NO.
196106002

SHEET

8

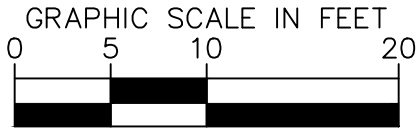
Kimley»Horn

2022 KIMLEY-HORN AND ASSOCIATES, INC.
2 North Nevada Avenue Suite 300
Colorado Springs, Colorado 80903 (719) 453-0180

DESIGNED BY: KRK
DRAWN BY: KRK
CHECKED BY: EUG
DATE: 1/28/2022

NO.	REVISION	BY	DATE	APPR.
1	ALIGNMENT DESIGN	KRK	9/29/22	KRK

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SHEET

9

2022 KIMLEY-HORN AND ASSOCIATES, INC.
2 North Nevada Avenue Suite 300
Colorado Springs, Colorado 80903 (719) 451-1100

DESIGNED BY: KRK
DRAWN BY: KRK
CHECKED BY: EJC
DATE: 1/28/2022

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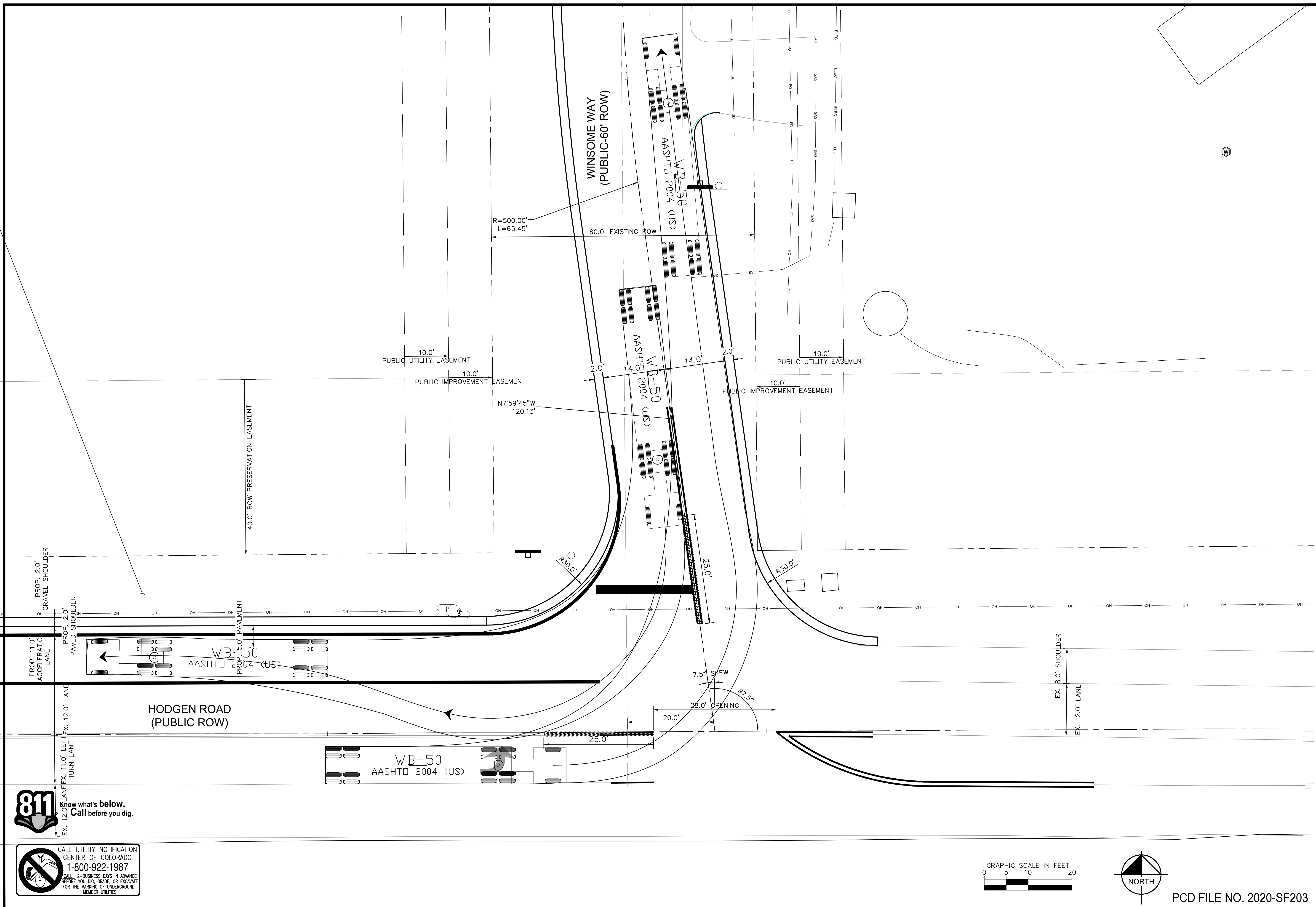
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Know what's below.
Call before you dig



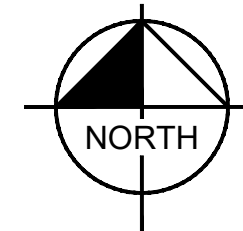
**CALL UTILITY NOTIFICATION
CENTER OF COLORADO
1-800-922-1987**
**CALL 2-BUSINESS DAYS IN ADVANCE
BEFORE YOU DIG, GRADE, OR EXCAVATE
FOR THE MARKING OF UNDERGROUND
MEMBER UTILITIES**



GRAPHIC SCALE IN FEET

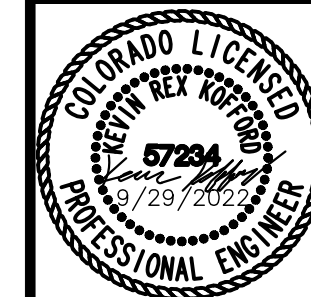


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PCD FILE NO. 2020-SF203

WINSOME FILING NO. 1
EL PASO COUNTY, COLORADO
CONSTRUCTION DOCUMENTS
WB-50 TURNING TEMPLATE



PROJECT NO.	196106002
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SHEET

10

Kimley»Horn

2022 KIMLEY-HORN AND ASSOCIATES, INC.
2 North Nevada Avenue Suite 300
Colorado Springs, Colorado 80903 (719) 453-0180

DESIGNED BY: KRK
DRAWN BY: KRK
CHECKED BY: EJG
DATE: 1/28/2022

[illegible]

K:\COS_Civil\196106001_Winsome Filing No. 3\CADD\PlanSheets\Winsome 1 Roadway\196106002_Winsome Way Realignment-3.dwg 9/29/2022 11:17 AM
K:\COS_Civil\196106001_Winsome Filing No. 3\CADD\PlanSheets\Winsome 1 Roadway\196106002_Winsome Way Realignment-3.dwg Kofford, Kevin



Know what's below.
Call before you dig.



Update so proposed contour is solid line, not shaded.
Show the proposed road side ditch shown on the cross section below. The existing contours shown on the plans does not appear to indicate roadside ditch exist. Evaluate the actual field condition along Hodgen and update plans accordingly since note #1 stated this is pre-design survey.
If no roadside ditch is in place you may need to update the cross section to just match to existing and allow runoff to sheet flow and not introduce concentrated flow.
Contact the review engineer to discuss prior to updating the plans.

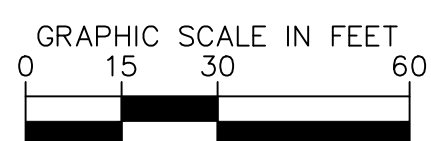
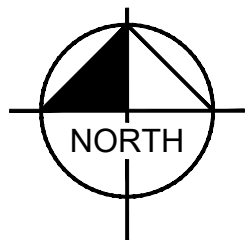
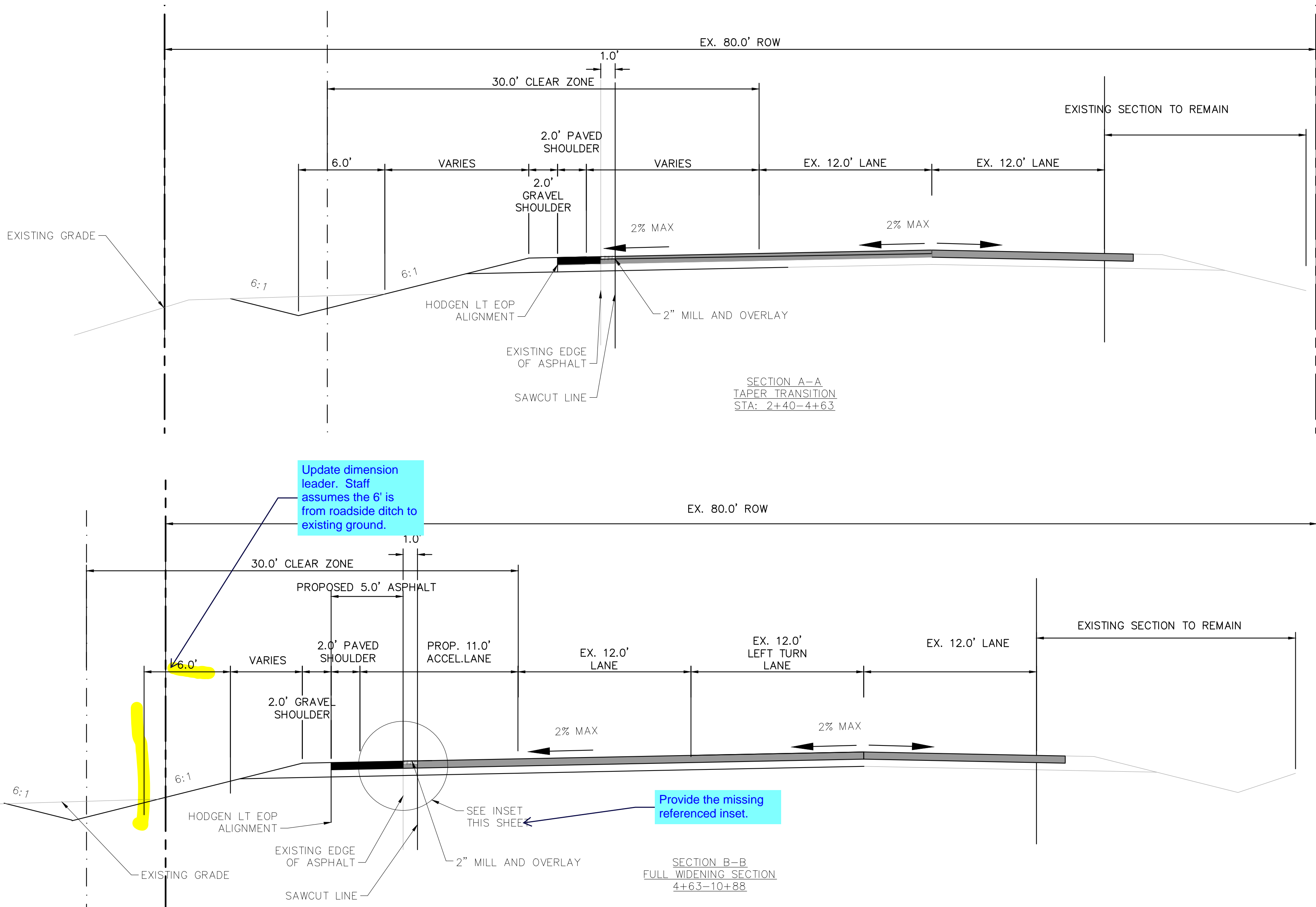
Provide GEC for temporary BMPs at toe of slope.

Provide centerline bearing information

TYPICAL SECTIONS

NOTES

- ELEVATIONS ARE BASED ON PRE-DESIGN SURVEY AND NOT OFF AS-BUILT CONDITIONS. FIELD VERIFICATION MAY BE NEEDED.



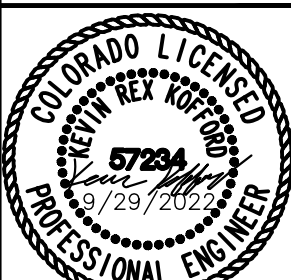
PCD FILE NO. 2020-SF203

Kimley»Horn

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Colorado Springs, Colorado 80903 (719) 453-0180

DESIGNED BY: KRK
DRAWN BY: KRK
CHECKED BY: EUG
DATE: 1/28/2022

WINSOME FILING NO. 1
EL PASO COUNTY, COLORADO
CONSTRUCTION DOCUMENTS
ACCELERATION LANE PLAN



PROJECT NO.
196106002

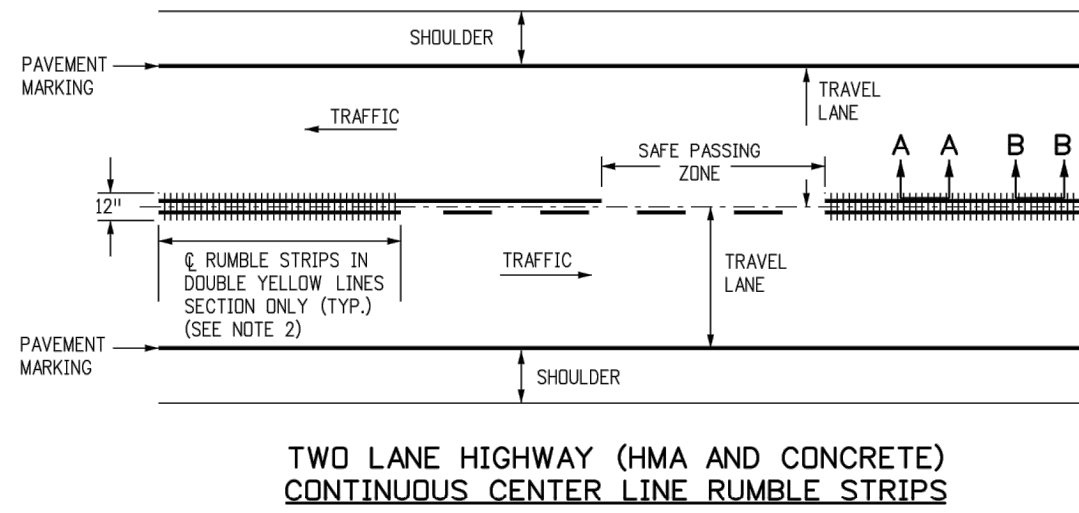
SHEET

11

NO.	REVISION	DATE	BY	DATE	APPROV.
1					

KRK 9/29/22 KRK

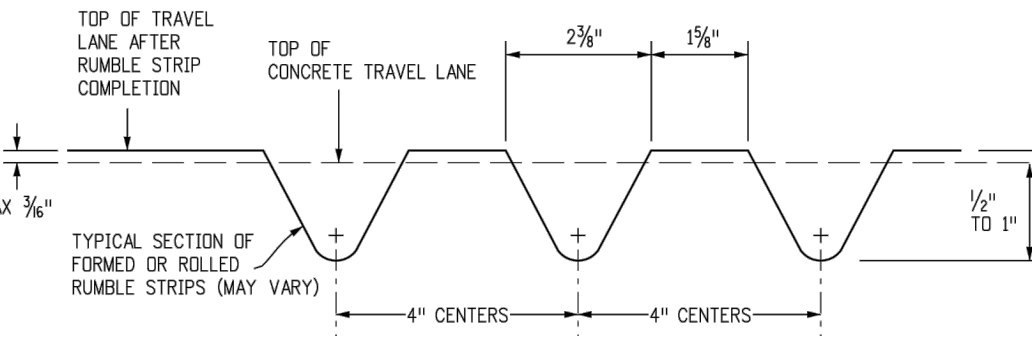
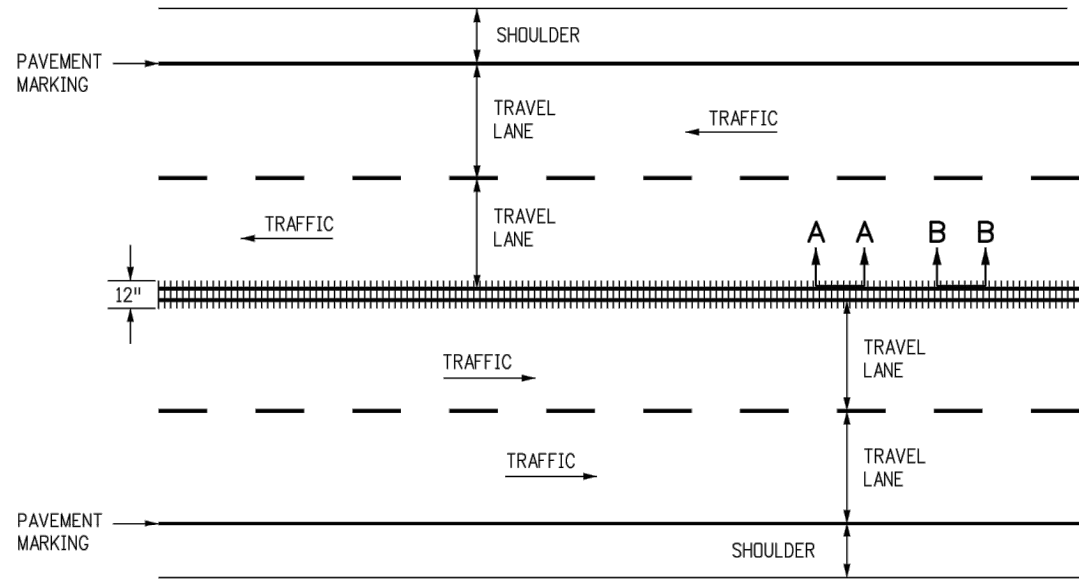
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1. RUMBLE STRIP WIDTH SHALL BE 12 IN. FOR GRIND-IN, FORMED, OR ROLLED.
2. CENTERLINE RUMBLE STRIPS MAY BE CONTINUOUS THROUGH PASSING ZONES AS DETERMINED BY THE ENGINEER AND SHOWN ON THE PLANS.



FOR GRIND-IN RUMBLE STRIP
ON EXISTING ASPHALT OR CONCRETE PAVEMENT



FOR FORMED OR ROLLED ON CONCRETE PAVEMENTS ONLY

DETAILS FOR CENTER LINE RUMBLE STRIPS

Computer File Information			Sheet Revisions		Colorado Department of Transportation		STANDARD PLAN NO.	
Creation Date: 07/31/19		Date:	Comments	 2825 West Howard Place CDDT HQ, 3rd Floor Denver, CO 80204 Phone: 303-757-9021 FAX: 303-757-9868	RUMBLE STRIPS			M-614-1
Designer Initials: JBK	(X)							Standard Sheet No. 2 of 3
Last Modification Date: 07/31/19	(X)							
Detailer Initials: LTA	(X)							
CAD Ver.: MicroStation V8 Scale: Not to Scale Units: English	(X)							
Project Development Branch				JBK	Issued by the Project Development Branch: July 31, 2019			Project Sheet Number:

PROJECT NO
196106002

SHEE

12

WINSOME FILING NO. 1 EL PASO COUNTY, COLORADO CONSTRUCTION DOCUMENT DETAILS

Kimley»Horn
2022 KIMLEY-HORN AND ASSOCIATES, INC.
2 North Nevada Avenue Suite 300
Colorado Springs, Colorado 80903 (719) 453-0180

DESIGNED BY: KRM
DRAWN BY: KRM
CHECKED BY: EJC
DATE: 1/28/2022

KRK	9/29/22	KRK
BY	DATE	APPR

REALIGNMENT DESIGN
REVISION

1	NC
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2 North Nevada Avenue Suite 300
Colorado Springs, Colorado 80903 (719) 453-0180

KRK
KRK
EJG
2022