

ON-SITE CONSTRUCTION DRAWINGS

OFF-SITE ROADWAY CONSTRUCTION DRAWINGS

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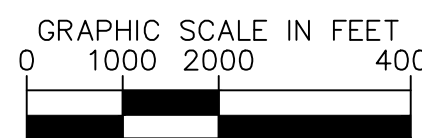
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VENTURE ON VENETUCCI CIVIL CONSTRUCTION DOCUMENTS

LOCATED IN THE SOUTH HALF OF SECTION 4,
TOWNSHIP 15 SOUTH, RANGE 66 WEST OF THE 6TH P.M.
COUNTY OF EL PASO, STATE OF COLORADO



VICINITY MAP



DESIGN CONTACTS:

OWNER/DEVELOPER
THOMPSON THRIFT DEVELOPMENT, INC.
111 MONUMENT CIRCLE, SUITE 1500,
INDIANAPOLIS, IN 46204
TEL: (336) 609-2131
CONTACT: DONALD DUNGU

CIVIL ENGINEER
KIMLEY-HORN AND ASSOCIATES, INC.
6200 SOUTH SYRACUSE WAY, SUITE 300
GREENWOOD VILLAGE, CO 80111
PHONE: (303) 228-2300
CONTACT: MICHAEL HART, P.E.

SURVEYOR
KIMLEY-HORN AND ASSOCIATES, INC.
6200 SOUTH SYRACUSE WAY, SUITE 300
GREENWOOD VILLAGE, CO 80111
PHONE: (303) 228-2300
CONTACT: DARREN WOLTERSTORFF, P.L.S.

AGENCY CONTACTS:

STRATMOOR HILLS FIRE DISTRICT
2160 B ST.
COLORADO SPRINGS, CO 80906
PHONE: (719) 576-1200
CONTACT: MARK STANWOOD

PIKES PEAK REGIONAL BUILDING DEPT.
2880 INTERNATIONAL CIRCLE,
COLORADO SPRINGS, CO 80910
PHONE: (719) 327-2880

BENCHMARK:

ELEVATIONS ARE BASED UPON MONUMENT FH12, A 3-1/4" ALUMINUM CAP IN RANGE BOX IN THE MEDIAN OF THE PARKING LOT AT MARY KYER PARK, COLORADO SPRINGS, COLORADO. (ELEVATION = 6745.47 NAVD 88)

FEMA CLASSIFICATION

FEDERAL EMERGENCY MANAGEMENT AGENCY, FLOOD INSURANCE RATE MAP, MAP NUMBER 08041C0743G, EFFECTIVE DATE DECEMBER 07, 2018, INDICATES THIS PARCEL OF LAND TO BE LOCATED IN ZONE X (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN).

GENERAL NOTES

THE PARTIES RESPONSIBLE FOR THIS PLAN HAVE FAMILIARIZED THEMSELVES WITH ALL CURRENT ACCESSIBILITY CRITERIA AND SPECIFICATIONS AND THE PROPOSED PLAN REFLECTS ALL SITE ELEMENTS REQUIRED BY THE APPLICABLE ADA DESIGN STANDARDS AND GUIDELINES AS PUBLISHED BY THE UNITED STATES DEPARTMENT OF JUSTICE. APPROVAL OF THIS PLAN BY EL PASO COUNTY DOES NOT ASSURE COMPLIANCE WITH THE ADA OR ANY REGULATIONS OR GUIDELINES ENACTED OR PROMULGATED UNDER OR WITH RESPECT TO SUCH LAWS.

ARCHITECT
STUDIO M
275 VETERANS WAY, SUITE 200
CARMEL, IN 46032
PHONE: (317) 810-1502
CONTACT: NICK ALEXANDER, AIA, LEED AP

LANDSCAPE ARCHITECT
N.E.S. INC.
619 N. CASCADE AVENUE, SUITE 200
COLORADO SPRINGS, CO 80903
TEL: (719) 471-0073
CONTACT: JORDAN SMITH

STRATMOOR HILLS WATER AND SANITATION DISTRICTS
1811 B ST.
COLORADO SPRINGS, CO 80906
PHONE: (719) 210-5295
CONTACT: KIRK MEDINA

PLANNING AND COMMUNITY DEVELOPMENT
2880 INTERNATIONAL CIRCLE,
COLORADO SPRINGS, CO 80910
PHONE: (719) 520-7952
CONTACT: SCOTT WEEKS

revise to: Joshua Palmer

LEGAL DESCRIPTION

COMMENCING AT THE SOUTHEAST QUARTER OF SAID SECTION 4, AS MONUMENTED BY A RECOVERED 2-1/2" ALUMINUM CAP, 0.1 FEET ABOVE GRADE, STAMPED "ASC 1999 PLS 28651", WHENCE THE EAST QUARTER CORNER OF SAID SECTION 4, AS MONUMENTED BY A RECOVERED 2-1/2" ALUMINUM CAP IN RANGE BOX, STAMPED "ASC 1999 PLS 28651, BEARS N 01°01'43" W, FOR A DISTANCE OF 2633.35 FEET, SAID LINE FORMING THE BASIS OF BEARINGS FOR THIS DESCRIPTION;

THENCE N 73°56'11" W, A DISTANCE OF 2734.78 FEET TO THE NORTHEAST CORNER OF LOT 1, SOUTH ACADEMY HIGHLANDS FILING NO. 4 AS RECORDED AT RECEPTION NO. 222714970 IN THE RECORDS OF EL PASO COUNTY, SAID POINT BEING THE POINT OF BEGINNING;

THENCE COINCIDENT WITH THE NORTH LINE AND EXTENSION THEREOF OF SAID LOT 1 THE FOLLOWING THREE (3) COURSES:

- S 89°29'47" W, A DISTANCE OF 62.20 FEET;
- ALONG A TANGENT CURVE TO THE LEFT WITH A CENTRAL ANGLE OF 35°30'48", A RADIUS OF 238.00 FEET, AN ARC LENGTH OF 147.52 FEET; AND A CHORD BEARING AND DISTANCE OF S 71°44'24" W, 145.17 FEET;
- S 53°58'59" W, A DISTANCE OF 190.82 FEET;

THENCE N 36°03'36" W, A DISTANCE OF 155.64 FEET;

THENCE N 21°58'50" W, A DISTANCE OF 272.69 FEET;

THENCE N 02°31'59" W, A DISTANCE OF 127.26 FEET;

THENCE N 21°58'47" W, A DISTANCE OF 284.99 FEET;

THENCE N 08°14'28" W, A DISTANCE OF 450.13 FEET;

THENCE N 18°57'10" E, A DISTANCE OF 224.76 FEET;

THENCE N 68°01'13" E, A DISTANCE OF 452.74 FEET TO A POINT ON THE WEST LINE OF TRACT B, SOUTH ACADEMY HIGHLANDS FILING NO. 2 AS RECORDED AT RECEPTION NO. 216713726 IN SAID RECORDS;

THENCE COINCIDENT WITH SAID WEST LINE THE FOLLOWING TWO (2) COURSES:

- S 05°08'13" W, A DISTANCE OF 273.60 FEET;
- ALONG A TANGENT CURVE TO THE LEFT WITH A CENTRAL ANGLE OF 27°13'21", A RADIUS OF 605.00 FEET, AN ARC LENGTH OF 287.45 FEET; AND A CHORD BEARING AND DISTANCE OF S 08°28'27" E, 284.75 FEET TO A POINT ON THE WEST LINE OF TRACT A, SOUTH ACADEMY HIGHLANDS FILING NO. 1 AS RECORDED AT RECEPTION NO. 214713425 IN SAID RECORDS;

THENCE COINCIDENT WITH THE WEST LINE OF SAID TRACT A AND EXTENSION THEREOF S 22°05'08" E, A DISTANCE OF 501.71 FEET TO A POINT ON THE WEST LINE OF VENETUCCI BOULEVARD AS DEDICATED IN SAID SOUTH ACADEMY HIGHLANDS FILING NO. 1;

THENCE COINCIDENT WITH SAID WEST LINE THE FOLLOWING FOUR (4) COURSES:

- ALONG A TANGENT CURVE TO THE RIGHT WITH A CENTRAL ANGLE OF 21°34'55", A RADIUS OF 560.00 FEET, AN ARC LENGTH OF 210.94 FEET; AND A CHORD BEARING AND DISTANCE OF S 11°17'40" E, 209.69 FEET;
- S 00°30'10" E, A DISTANCE OF 51.78 FEET;
- S 89°29'47" W, A DISTANCE OF 17.00 FEET;
- S 00°30'13" E, A DISTANCE OF 162.77 FEET TO THE POINT OF BEGINNING.

CONTAINING A CALCULATED AREA OF 706,978 SQUARE FEET OR 16.2300 ACRES, MORE OR LESS.

EL PASO COUNTY STANDARD SIGNATURE BLOCK

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.

_____ DATE
JENNIFER IRVINE, P.E.
COUNTY ENGINEER / ECM ADMINISTRATOR

ENGINEER'S SIGNATURE BLOCK

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 CONFORMANCE WITH THE 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

MITCHELL HART, PE - KIMLEY-HORN AND ASSOCIATES, INC. DATE

provide standard signature block for the developer

Add text:
EPC EDARP Filing #: PPR2444 & SF2431

NO.	REVISION	BY	DATE	APPR

Kimley-Horn
2024 KIMLEY-HORN AND ASSOCIATES, INC.
6200 South Syracuse Way, Suite 300
Greenwood Village, Colorado 80111 (303) 228-2300

DESIGNED BY: AX
DRAWN BY: FCR
CHECKED BY: MTH
DATE: 11/12/2024

VENTURE ON VENETUCCI
EL PASO COUNTY, COLORADO
CONSTRUCTION DOCUMENTS
COVER SHEET

PRELIMINARY
FOR REVIEW ONLY
NOT FOR
CONSTRUCTION
Kimley-Horn
Kimley-Horn and Associates, Inc.
PROJECT NO.
096302017
SHEET
C001



ENGINEERING GENERAL NOTES

- 1. TOPOGRAPHIC INFORMATION PROVIDED BY A REGISTERED LAND SURVEYOR, KIMLEY-HORN AND ASSOCIATES, INC. PROVIDED ON APRIL 11, 2024. IF CONTRACTOR DOES NOT ACCEPT EXISTING TOPOGRAPHY AS SHOWN ON THE PLANS, WITHOUT EXCEPTION, THEY SHALL HAVE MADE, AT THEIR OWN EXPENSE, A TOPOGRAPHIC SURVEY BY A REGISTERED LAND SURVEYOR AND SUBMIT IT TO THE OWNER AND ENGINEER FOR REVIEW.
2. THE ENGINEER SHALL NOT BE RESPONSIBLE FOR CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES OR PROCEDURES OR FOR SAFETY PRECAUTIONS OR PROGRAMS UTILIZED IN CONNECTION WITH THE WORK. AND WILL NOT BE RESPONSIBLE FOR THE CONTRACTOR'S FAILURE TO CARRY OUT THE WORK IN ACCORDANCE WITH THE CONTRACT DOCUMENTS.
3. THE CONTRACTOR SHALL FURNISH ALL NECESSARY MATERIALS, EQUIPMENT, MACHINERY, TOOLS, MEANS OF TRANSPORTATION AND LABOR NECESSARY TO COMPLETE THE WORK IN FULL AND COMPLETE IN ACCORDANCE WITH THE SHOWN, DESCRIBED AND REASONABLY INTENDED REQUIREMENTS OF THE CONTRACT DOCUMENTS AND JURISDICTIONAL AGENCY REQUIREMENTS.
4. IN THE EVENT THAT THE CONTRACT DOCUMENTS AND THE JURISDICTIONAL AGENCY REQUIREMENTS ARE NOT IN AGREEMENT, THE MOST STRINGENT SHALL GOVERN.
5. THE CONTRACTOR SHALL BE RESPONSIBLE TO OBTAIN ALL REQUIRED CONSTRUCTION PERMITS, CERTIFICATIONS, BONDS, ETC. REQUIRED FOR CONSTRUCTION PRIOR TO COMMENCING CONSTRUCTION.
6. THE ENGINEER AND APPLICABLE AGENCY MUST APPROVE, PRIOR TO CONSTRUCTION, ANY ALTERATION OR VARIANCE FROM THESE PLANS. ANY VARIATIONS FROM THESE PLANS SHALL BE PROPOSED ON CONSTRUCTION FIELD PRINTS AND TRANSMITTED TO THE ENGINEER PRIOR TO PROCEEDING. THE CONTRACTOR ASSUMES ALL RISK (COST OF MATERIALS, LABOR, RE-STOCKING, SHIPPING, ETC.) RELATED TO PROCEEDING WITH VARIATIONS FROM THE APPROVED PLANS PRIOR TO FORMAL ACCEPTANCE FROM THE OWNER AND ENGINEER.
7. ANY INSPECTION BY THE CITY, COUNTY, OR THE ENGINEER SHALL NOT, IN ANY WAY, RELIEVE THE CONTRACTOR FROM ANY OBLIGATION TO PERFORM THE WORK IN STRICT COMPLIANCE WITH THE APPLICABLE CODES AND AGENCY REQUIREMENTS.
8. CONTRACTOR TO LOCATE ALL EXISTING PROPERTY MONUMENTS PRIOR TO CONSTRUCTION, ANY MONUMENTS DISTURBED DURING THE CONSTRUCTION OF THIS PROJECT SHALL BE REPLACED BY REGISTERED LAND SURVEYOR AT THE CONTRACTOR'S EXPENSE.
9. CONTRACTOR SHALL VERIFY BENCHMARKS AND DATUMS PRIOR TO COMMENCING CONSTRUCTION OR STAKING OF IMPROVEMENTS. ANY DISCREPANCIES SHALL BE IMMEDIATELY BROUGHT TO THE ATTENTION OF THE OWNER AND ENGINEER PRIOR TO COMMENCING WITH CONSTRUCTION.
10. CONTRACTOR IS RESPONSIBLE FOR PROTECTION OF ALL PROPERTY CORNERS
11. ANY DISCREPANCIES ON THE DRAWINGS SHALL BE IMMEDIATELY BROUGHT TO THE ATTENTION OF THE OWNER AND ENGINEER BEFORE COMMENCING WORK. NO FIELD CHANGES OR DEVIATIONS FROM DESIGN ARE TO BE MADE WITHOUT PRIOR APPROVAL OF THE OWNER AND NOTIFICATION TO THE ENGINEER. NO CONSIDERATION WILL BE GIVEN TO CHANGE ORDERS FOR WHICH THE OWNER AND ENGINEER WERE NOT CONTACTED PRIOR TO CONSTRUCTION OF THE EFFECTED ITEM.
12. THE SCALE OF THESE DRAWINGS MAY HAVE BEEN DISTORTED DURING THE REPRODUCTION PROCESS. CONTRACTOR SHALL UTILIZE PROVIDED DIMENSIONS FOR CONSTRUCTION. CONTRACTOR SHALL NOT SCALE FROM ANY DRAWING. SHOULD ADDITIONAL DIMENSIONS BE NEEDED, THE CONTRACTOR SHALL CONTACT THE ENGINEER.
13. ALL NECESSARY INSPECTIONS AND/OR CERTIFICATIONS REQUIRED BY CODES, JURISDICTIONAL AGENCIES AND/OR UTILITY SERVICE COMPANIES SHALL BE PERFORMED PRIOR TO ANNOUNCED BUILDING POSSESSION AND THE FINAL CONNECTION OF SERVICES.
14. CONSTRUCTION OF THE IDENTIFIED IMPROVEMENTS SHALL BE COMPLETED IN STRICT ACCORDANCE WITH THE ISSUED FOR CONSTRUCTION PLANS PROVIDED BY THE OWNER OR ENGINEER IN HARD COPY OR EQUIVALENT ELECTRONIC FORMAT (ADOBE PDF OR DWG). IN THE EVENT SUPPLEMENTAL ELECTRONIC FILES (AUTOCAD, EXCEL TABULATION WORKSHEETS, ETC.) ARE PROVIDED, THESE FILES SHALL BE PROVIDED FOR CONTRACTOR AND/OR SURVEYOR'S CONVENIENCE ONLY. USE OF SUPPLEMENTAL ELECTRONIC FILES SHALL BE AT THE CONTRACTOR AND/OR SURVEYOR'S SOLE RISK. IN THE EVENT OF A DISCREPANCY WITHIN THE FILES PROVIDED, HARD COPY OR EQUIVALENT ELECTRONIC FORMAT (ADOBE PDF OR DWG) SHALL GOVERN.
15. THE CONTRACTOR SHALL RESTORE ALL DISTURBED VEGETATION IN KIND, UNLESS SHOWN OTHERWISE.
16. CONTRACTOR SHALL PROVIDE ALL LIGHTS, SIGNS, BARRICADES, FLAGGERS, AND ALL OTHER DEVICES NECESSARY TO PROVIDE FOR PUBLIC SAFETY IN ACCORDANCE WITH MUTCD CONSTRUCTION AREA TRAFFIC CONTROL.
17. CONTRACTOR IS RESPONSIBLE FOR REPAIRING THE DAMAGE DONE TO ANY EXISTING ITEM DURING CONSTRUCTION, SUCH AS, BUT NOT LIMITED TO, DRAINAGE, UTILITIES, PAVEMENT, STRIPING, CURB, ETC. REPAIRS SHALL BE EQUAL TO, OR BETTER THAN, EXISTING CONDITIONS. CONTRACTOR IS RESPONSIBLE TO DOCUMENT ALL EXISTING DAMAGE AND NOTIFY CONSTRUCTION MANAGER PRIOR TO CONSTRUCTION START.
18. ALL PAVING, CONSTRUCTION, MATERIALS, AND WORKMANSHIP WITHIN THE COLORADO DEPARTMENT OF TRANSPORTATION'S (CDOT'S) PUBLIC RIGHT-OF-WAY SHALL BE IN ACCORDANCE WITH CDOT'S SPECIFICATIONS AND STANDARDS. (LATEST EDITION)
19. ALL PAVING, CONSTRUCTION, MATERIALS, AND WORKMANSHIP WITHIN THE PUBLIC RIGHT-OF-WAY OR EASEMENT SHALL BE CONFORM TO THE CITY OF AURORA STANDARDS (LATEST EDITION)
20. RECORD SURVEY: THE CONTRACTOR SHALL BE RESPONSIBLE FOR SUBMITTING TO THE ENGINEER A CERTIFIED RECORD SURVEY SIGNED AND SEALED BY A PROFESSIONAL LAND SURVEYOR REGISTERED IN THE STATE OF COLORADO DEPICTING THE ACTUAL FIELD LOCATION OF ALL CONSTRUCTED IMPROVEMENTS THAT ARE REQUIRED BY THE JURISDICTIONAL AGENCIES FOR THE CERTIFICATION PROCESS. ALL SURVEY COST WILL BE THE CONTRACTORS LIABILITY.

ENGINEERING DEMOLITION NOTES

- 1. ALL DEMOLITION SHALL BE CARRIED OUT IN A SAFE MANNER AND IN STRICT ACCORDANCE WITH OSHA REGULATIONS.
2. ALL CONDITIONS SHOWN TO BE 'EXISTING' SHALL BE VERIFIED IN THE FIELD BY THE GENERAL CONTRACTOR PRIOR TO START OF CONSTRUCTION. ANY DISCREPANCIES SHALL BE NOTED AND SUBMITTED TO THE OWNER AND THE ENGINEER FOR REVIEW. CHANGES TO THE ORIGINAL DESIGN OF THIS PROJECT DUE TO EXISTING SITE CONDITIONS MUST BE APPROVED BY BOTH THE OWNER AND THE ENGINEER PRIOR TO MAKING ANY CHANGES.
3. THE CONTRACTOR SHALL FIELD VERIFY THE EXTENT OF DEMOLITION.
4. WHEN UTILITIES ARE REMOVED, CAP AND SEAL A MINIMUM OF 8" BELOW FINISH GRADE.
5. CONTRACTOR SHALL REMOVE PAVEMENT AND CONCRETE IN ACCORDANCE WITH SPECIFICATIONS OF THE CITY OF AURORA, COUNTY OF ADAMS, AND/OR THE COLORADO STATE DEPARTMENT OF TRANSPORTATION.
6. CONTRACTOR TO REMOVE OR RELOCATE, WHEN APPLICABLE, ALL EXISTING BUILDINGS, FOUNDATIONS, BASEMENTS, CONNECTING IMPROVEMENTS, DRAIN PIPES, SANITARY SEWER PIPES, POWER POLES, AND GUY WIRES, WATER METERS AND WATER LINES, WELLS, SIDEWALKS, SIGN POLES, UNDERGROUND GAS, SEPTIC TANKS, AND ASPHALT, SHOWN AND NOT SHOWN, WITHIN CONSTRUCTION LIMITS AND WHERE NEEDED, TO ALLOW FOR NEW CONSTRUCTION AS SHOWN.
7. GENERAL CONTRACTOR IS RESPONSIBLE FOR RECEIVING, UNLOADING, STORING, AND PROTECTING OF EXISTING MATERIALS TO BE REUSED ON-SITE OR OWNER SUPPLIED MATERIALS AND EQUIPMENT UNTIL IT HAS BEEN INSTALLED AND ACCEPTED BY THE OWNER.
8. THE GENERAL CONTRACTOR IS RESPONSIBLE FOR ENSURING THE SAFETY OF ALL PERSONS ON THE JOB SITE INCLUDING (BUT NOT LIMITED TO) ALL GENERAL CONTRACTORS, DESIGN STAFF PROFESSIONALS AND INSPECTION PERSONNEL.
9. IT IS THE CONTRACTOR'S RESPONSIBILITY TO PROVIDE ADEQUATE SHORING, BRACING AND SUPPORT SYSTEMS AND TO KEEP EXISTING INTACT AND IN SAFE CONDITION DURING THE REMOVAL OF ITEMS AND NEW CONSTRUCTION.
10. REFER TO LANDSCAPE PLANS FOR TREE REMOVAL AND TREE PROTECTION REQUIREMENTS, IF REQUIRED.
11. CITY INSPECTOR MAY REQUIRE SIDEWALK, CURB, AND GUTTER DEMOLITION AND RECONSTRUCTION WITHIN RIGHT-OF-WAY ADJACENT TO THE SITE. CONTRACTOR SHALL COORDINATE RIGHT-OF-WAY SIDEWALK, CURB, AND GUTTER RECONSTRUCTION WITH THE CITY INSPECTOR.

ENGINEERING DRY UTILITY NOTE

- 1. BACKFILL FOR THE DRY UTILITY TRENCHING WILL NOT BE COMPACTED BY XCEL ENERGY. IF COMPACTION IS REQUIRED, THE CONTRACTOR SHALL RE-COMPACT THE TRENCH BACKFILL TO SPECIFICATION.

ADDITIONAL UTILITY NOTES

- 1. ALL FIRE SERVICE LINES SHALL BE INSTALLED, IN THEIR ENTIRETY, BY A STATE LICENSED CONTRACTOR. LICENSING CAN BE OBTAINED FROM THE COLORADO DIVISION OF FIRE SAFETY LOCATED AT 690 KLIPLING STREET, LAKEWOOD, CO 80215, 303-239-4800 OR ONLINE AT WWW.DFPC.STATE.CO.US. IN ADDITION, APPROVED CIVIL PLANS FROM THE CITY OF AURORA WATER DEPARTMENT ARE REQUIRED FOR ALL FIRE SERVICE LINE CONNECTIONS. THE CONTRACTOR MUST PRESENT LICENSED AND APPROVED CIVIL PLANS TO THE PUBLIC IMPROVEMENTS DIVISION OF THE PUBLIC WORKS DEPARTMENT BEFORE PERMITS ARE ISSUED. ONCE THE PERMIT HAS BEEN ISSUED CONTACT THE CITY OF AURORA BUILDING CODES DIVISION AT 303-739-7420 TO SCHEDULE A FLUSH INSPECTION WITH A LIFE SAFETY INSPECTOR. FIRE SERVICE LINES SHALL BE RESTRAINED FOR THEIR ENTIRE LENGTH. REFER TO THE CITY OF AURORA PUBLIC UTILITY IMPROVEMENTS RULES AND REGULATIONS REGARDING STANDARDS AND SPECIFICATIONS, SECTION 15.D.O.
2. UPON PERMIT ISSUANCE CONTACT THE CITY OF AURORA BUILDING DIVISION AT 303-739-7420 TO SCHEDULE A FLUSH INSPECTION WITH A LIFE SAFETY INSPECTOR.
3. FIRE SERVICE LINES SHALL BE RESTRAINED FOR THEIR ENTIRE LENGTH AND SPECIFICATIONS REGARDING WATER, SANITARY SEWER AND STORM DRAINAGE INFRASTRUCTURE, OF THESE SPECIFICATIONS LATEST EDITION.
4. OTHER THAN THE NINETY DEGREE (90°) VERTICAL BEND IN THE FIRE SERVICE LINE AT THE BUILDING RISER, FIRE SERVICE LINES MAY HAVE ONE NINETY DEGREE (90°) BEND, OR MORE THAN ONE (1) BEND WHEN THE SUM OF ALL BENDS DOES NOT EXCEED NINETY DEGREES (90°), IN THE LENGTH OR LINE FROM THE WATER MAIN TEE TO THE RISER. SUBMISSION OF HYDRAULIC CALCULATIONS AND A REVISED CIVIL DRAWING IS REQUIRED IF THE SUM OF ALL BENDS EXCEEDS MORE THAN NINETY DEGREES (90°).
5. NO CONNECTIONS ARE ALLOWED TO THE FIRE SERVICE LINE BETWEEN THE GATE VALVE AT THE WATER LINE MAIN AND THE BACKFLOW PREVENTER (WITHIN THE BUILDING).
6. THE CONTRACTOR SHALL EXPOSE ALL REQUIRED UTILITY CONNECTION POINTS TO VERIFY APPROPRIATE HORIZONTAL LOCATIONS AND ELEVATIONS PRIOR TO THE START OF CONSTRUCTION STAKING. ANY VARIATION OF CONNECTION LOCATIONS FOUND IN THE FIELD SHALL BE REPORTED TO THE DESIGN ENGINEER PRIOR TO THE START OF CONSTRUCTION STAKING.
7. LINES UNDERGROUND SHALL BE INSTALLED AND INSPECTED BEFORE BACKFILLING.
8. ALL NECESSARY INSPECTIONS AND/OR CERTIFICATIONS REQUIRED BY CODES AND/OR UTILITY SERVICE COMPANIES SHALL BE PERFORMED PRIOR TO ANNOUNCED BUILDING POSSESSION AND THE FINAL CONNECTION OF SERVICE.
9. TOPS OF EXISTING MANHOLES SHALL BE RAISED AS NECESSARY TO BE FLUSH WITH PROPOSED PAVEMENT ELEVATIONS, AND TO BE 6" ABOVE FINISHED GROUND ELEVATIONS IN UNPAVED AREAS.
10. DEFLECTION OF PIPE JOINTS AND CURVATURE OF PIPE SHALL NOT EXCEED THE MANUFACTURER'S SPECIFICATIONS. SECURELY CLOSE ALL OPEN ENDS OF PIPE AND FITTINGS WITH A WATER-TIGHT PLUG WHEN WORK IS NOT IN PROGRESS. THE INTERIOR OF ALL PIPES SHALL BE CLEAN AND JOINT SURFACES WIPED CLEAN AND DRY AFTER THE PIPE HAS BEEN LOWERED INTO THE TRENCH. VALVES SHALL BE PLUMB AND LOCATED ACCORDING TO THE PLANS.
11. ALL PHASES OF INSTALLATION, INCLUDING UNLOADING, TRENCHING, LAYING AND BACKFILLING, SHALL BE DONE IN A FIRST CLASS WORKMANLIKE MANNER. ALL PIPE AND FITTINGS SHALL BE CAREFULLY STORED FOLLOWING MANUFACTURER'S RECOMMENDATIONS. CARE SHALL BE TAKEN TO AVOID DAMAGE TO THE COATING OR LININGS IN ANY D.I. PIPE FITTINGS. ANY PIPE OR FITTING WHICH IS DAMAGED OR WHICH HAS FLAWS OR IMPERFECTIONS WHICH, IN THE OPINION OF THE ENGINEER OR OWNER, RENDERS IT UNFIT FOR USE, SHALL NOT BE USED. ANY PIPE NOT SATISFACTORY FOR USE SHALL BE CLEARLY MARKED AND IMMEDIATELY REMOVED FROM THE JOB SITE, AND SHALL BE REPLACED AT THE CONTRACTOR'S EXPENSE.
12. SHOP DRAWINGS FOR ALL MATERIALS AND APPURTENANCES SHALL BE SUBMITTED TO AND APPROVED BY THE GOVERNING UTILITIES DEPARTMENT. CONTRACTOR TO COPY KIMLEY-HORN AND ASSOCIATES INC. WITH APPROVED DRAWINGS. NO WORK IS TO BEGIN UNTIL SHOP DRAWINGS HAVE BEEN REVIEWED, APPROVED AND RETURNED TO THE CONTRACTOR.
13. THE CONTRACTOR IS RESPONSIBLE FOR COORDINATING RELOCATIONS AND INSTALLATIONS OF FRANCHISE UTILITIES NECESSARY FOR ON AND OFF SITE CONSTRUCTION.
14. ALL EXISTING UTILITIES SHOWN ARE LOCATED ACCORDING TO THE INFORMATION AVAILABLE TO THE ENGINEER AT THE TIME THE DRAWINGS WERE PREPARED AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE ENGINEER OR THE ENGINEER GUARANTEES IS NOT MADE THAT ALL EXISTING UNDERGROUND UTILITIES ARE SHOWN OR THAT THE LOCATION OF THOSE SHOWN ARE ENTIRELY ACCURATE. THE LOCATIONS SHOWN ARE FOR BIDDING PURPOSES ONLY. FINDING THE ACTUAL LOCATION OF ANY EXISTING UTILITIES IS THE CONTRACTOR'S RESPONSIBILITY AND SHALL BE DONE BEFORE HE COMMENCES ANY WORK IN THE VICINITY. FURTHERMORE, THE CONTRACTOR SHALL BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES DUE TO THE CONTRACTORS FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES. THE OWNER OR ENGINEER WILL ASSUME NO LIABILITY FOR ANY DAMAGES SUSTAINED OR COST INCURRED BECAUSE OF THE OPERATIONS IN THE VICINITY OF EXISTING UTILITIES OR STRUCTURES, NOR FOR TEMPORARY BRACING AND SHORING OF SAME. IF IT IS NECESSARY TO SHORE, BRACE, SWING OR RELOCATE A UTILITY, THE UTILITY COMPANY OR DEPARTMENT AFFECTED SHALL BE CONTACTED AND THEIR PERMISSION OBTAINED REGARDING THE METHOD TO USE FOR SUCH WORK.
15. IT IS THE CONTRACTORS RESPONSIBILITY TO CONTACT THE VARIOUS UTILITY COMPANIES WHICH MAY HAVE BURIED OR AERIAL UTILITIES WITHIN OR NEAR THE CONSTRUCTION AREA BEFORE COMMENCING WORK. THE CONTRACTOR SHALL PROVIDE 48 HOURS MINIMUM NOTICE TO ALL UTILITY COMPANIES PRIOR TO BEGINNING CONSTRUCTION.
16. CONTRACTOR SHALL CONTACT UTILITY NOTIFICATION CENTER FOR THE LOCATION OF UNDERGROUND UTILITIES AT LEAST 48 HOURS PRIOR TO COMMENCEMENT OF CONSTRUCTION (1-800-922-1987).
17. CONTRACTOR SHALL REFER TO BUILDING PLANS AND SPECIFICATIONS FOR ACTUAL LOCATION OF ALL UTILITY ENTRANCES, TO INCLUDE, SANITARY SEWER LATERALS, DOMESTIC AND FIRE PROTECTION WATER SERVICE, ELECTRICAL, AND TELEPHONE SERVICE. CONTRACTOR SHALL COORDINATE INSTALLATION OF UTILITIES IN SUCH A MANNER AS TO AVOID CONFLICTS AND ASSURE PROPER DEPTHS ARE ACHIEVED, AS WELL AS, COORDINATE WITH ANY UTILITY COMPANIES FOR APPROVED LOCATIONS AND SCHEDULING OF TIE-INS/CONNECTIONS TO THEIR FACILITIES.
18. ALL EXISTING UTILITIES SHOWN ARE BASED UPON THE SURVEY COMPLETED BY KIMLEY-HORN DATED 4/15/2024.
19. ELECTRICAL SERVICE TO BUILDING AND SITE LIGHTING TO BE CONFIRMED WITH MEP AND ELECTRICAL SUBCONSULTANT.
20. GAS SERVICE DESIGN SHOWN FOR INFORMATION ONLY. DESIGN TO BE COMPLETED BY OTHERS.
21. MIN. VERTICAL CLEARANCE REQUIRED IS 18" ON ALL UTILITIES.
22. ALL WATER/SEWER UTILITIES CONSTRUCTION SHALL CONFORM TO CITY OF AURORA REQUIREMENTS.
23. ALL DRY UTILITIES ARE SHOWN FOR REFERENCE ONLY. EXACT LOCATION AND CONNECTION TO EXISTING UTILITIES TO BE DETERMINED BY UTILITY PROVIDER.
24. PROPOSED FIRE DEPARTMENT CONNECTION (FDC) LOCATION IS ESTIMATED AND WILL NEED TO BE VERIFIED BY SELECTED SPRINKLER DESIGNER AND COORDINATED WITH AURORA FIRE.
25. CONNECTIONS WITHIN RIGHT-OF-WAY SHALL BE COORDINATED WITH THE CITY OF AURORA.
26. FIELD VERIFY ALL UTILITY CROSSINGS. EXISTING UTILITY DEPTHS HAVE BEEN SHOWN FOR REFERENCE ONLY.
27. REFER TO ARCHITECTURAL PLANS FOR ALL UTILITY CONNECTIONS WITHIN 5' OF THE BUILDING.
28. ALL ONSITE STORM SEWER IS PRIVATE AND SHALL BE OWNED AND MAINTAINED BY THE OWNER. PUBLIC STORM TO BE MAINTAINED BY THE CITY OF AURORA.
29. REFER TO GRADING PLAN FOR STORM SEWER DETAILS.
30. CLEANOUTS LOCATED IN PAVEMENT AREAS SHALL BE TRAFFIC RATED.

provide EPC standard construction notes

ENGINEERING TRAFFIC CONTROL NOTES

- 1. TRAFFIC CONTROL PLANS IN ACCORDANCE WITH THE CURRENT MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD), PERMITTING AGENCY (CITY, COUNTY, ETC.) AND THE DEPARTMENT OF TRANSPORTATION (DOT) SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.
2. TRAFFIC CONTROL PLANS SHALL CONSIST OF THE FURNISHING, INSTALLING, MOVING, MAINTAINING AND REMOVING TEMPORARY TRAFFIC CONTROL DEVICES (SIGNS, PANELS, BEACONS, BARRICADES, ETC.) AS REQUIRED BY APPLICABLE STANDARDS.
3. THE CONTRACTOR SHALL PREPARE AND SUBMIT A METHOD OF HANDLING TRAFFIC (MHT) PLAN TO THE PERMITTING AGENCY AND/OR DEPARTMENT OF TRANSPORTATION, AS REQUIRED, FOR APPROVAL PRIOR TO CONSTRUCTION.

ENGINEERING PAVING NOTES

- 1. CONTRACTOR SHALL ADJUST AND/OR CUT EXISTING PAVEMENT AS NECESSARY TO ASSURE A SMOOTH FIT AND CONTINUOUS GRADE.
2. CONTRACTOR SHALL MATCH PROPOSED CURB AND GUTTER, CONCRETE, AND PAVEMENT TO EXISTING GRADE AT ALL TIE IN LOCATIONS.
3. ALL CONCRETE SIDEWALKS SHALL HAVE CONTROL JOINTS CUT ON 5' CENTERS AND EXPANSION JOINTS PLACED ON 25' CENTERS. CONCRETE PAVEMENT JOINTS SHALL BE SPACED AT 12' CENTERS MAXIMUM.
4. ALL AREAS INDICATED AS PAVEMENT SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE TYPICAL PAVEMENT SECTIONS AS INDICATED IN THE GEOTECHNICAL INVESTIGATION DATED JULY 19, 2024 PREPARED BY CTL THOMPSON, INC.

ABBREVIATIONS

Table with 2 columns: Abbreviation and Description. Includes FG (FINISHED GRADE), EG (EXISTING GRADE), FL (FLOW LINE), TOW (FINISHED GRADE AT TOP OF WALL), BOW (FINISHED GRADE AT BOTTOM OF WALL), FFE (FINISHED FLOOR ELEVATION), ME (MATCH EXISTING), SW (SIDEWALK), LP (LOW POINT), HP (HIGH POINT), TOS (TOP OF STAIRS), BOS (BOTTOM OF STAIRS), LA (LANDSCAPE), N (NORTHING), E (EASTING), BOC (BACK OF CURB), TOC (TOP OF CURB), LF (LINEAR FEET), EX (EXISTING), SAN (SANITARY), XING (CROSSING), W/ (WITH), CO (CLEANOUT)

Revision table with columns: NO., REVISION, BY, DATE. Includes rows for APPR, DATE, NO., REVISION, BY, DATE.

Kimley»Horn logo and address: 2024 KIMLEY-HORN AND ASSOCIATES, INC. 6200 South Syracuse Way, Suite 300 Greenwood Village, Colorado 80111 (303) 228-2300

DESIGNED BY: AX
DRAWN BY: FCR
CHECKED BY: MTH
DATE: 11/12/2024

VENTURE ON VENETUCCI
EL PASO COUNTY, COLORADO
CONSTRUCTION DOCUMENTS
ENGINEERING GENERAL NOTES

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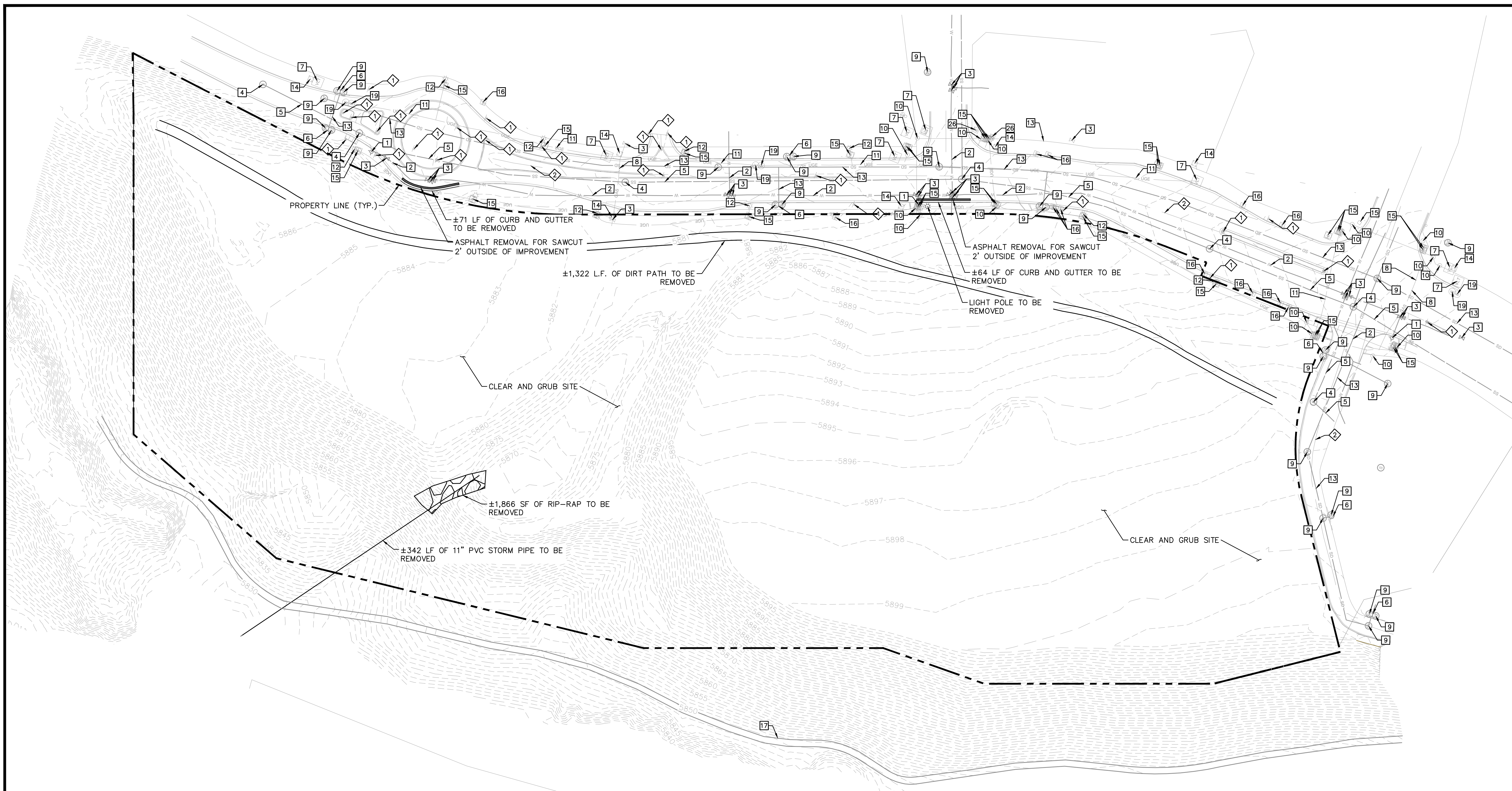
PROJECT NO.
096302017

SHEET

C100



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LEGEND

- PROPERTY LINE
- EXISTING CURB AND GUTTER TO BE REMOVED
- EXISTING SANITARY SEWER MANHOLE TO REMAIN
- EXISTING WATER MAIN TO REMAIN
- EXISTING UNDERGROUND ELECTRIC TO REMAIN
- EXISTING STORM LINE TO REMAIN
- EXISTING SANITARY LINE TO REMAIN
- EXISTING STORM SEWER MANHOLE TO REMAIN

NOTES

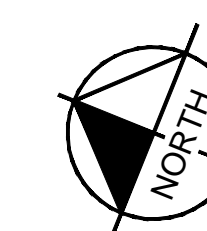
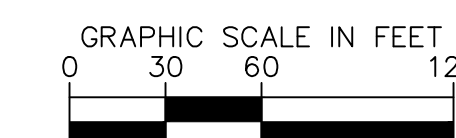
1. ALL EXISTING UTILITIES TO REMAIN UNLESS OTHERWISE NOTED.
2. EXISTING CONDITIONS AS SHOWN ON THESE PLANS IS BASED ON WSB'S REVISED SURVEY DATED 7/24/2024. THE INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE. CONTRACTOR TO VERIFY SURVEY INFORMATION PRIOR TO CONSTRUCTION AND ALERT ENGINEER OF RECORD OF ANY DISCREPANCIES WITH PLANS.
3. CONTRACTOR TO COORDINATE RELOCATION/ADJUSTMENT OF ANY NEEDED REVISED DRY UTILITY LOCATIONS. COORDINATE WITH DRY UTILITY FRANCHISE PROVIDERS FOR THE EXTENT OF THESE IMPROVEMENTS.

EXISTING UTILITIES TO REMAIN AND BE PROTECTED IN PLACE

1	EX. FIRE HYDRANT	11	EX. UNDERGROUND ELECTRIC LINE
2	EX. WATER LINE	12	EX. STREETLIGHT
3	EX. WATER VALVE	13	EX. STORM SEWER
4	EX. SANITARY SEWER MANHOLE	14	EX. FIBER OPTIC BOX
5	EX. SANITARY SEWER	15	EX. ELECTRICAL EQUIPMENT
6	EX. STORM SEWER INLET	16	EX. IRRIGATION BOX
7	EX. ELECTRIC VAULT	17	EX. DIRT PATH
8	EX. GAS LINE		
9	EX. STORM MANHOLE		
10	EX. TRAFFIC CONTROL STRUCTURE		

EXISTING FEATURES TO REMAIN

	EX. SIGN
	EX. STRIPING



NO.	REVISION	BY	DATE	APPR

Kimley»Horn
 2024 KIMLEY-HORN AND ASSOCIATES, INC.
 6200 South Syracuse Way, Suite 300
 Greenwood Village, Colorado 80111 (303) 228-2300

DESIGNED BY: AX
 DRAWN BY: FCR
 CHECKED BY: MTH
 DATE: 11/12/2024

**VENTURE ON VENETUCCI
 EL PASO COUNTY, COLORADO
 CONSTRUCTION DOCUMENTS
 EXISTING CONDITIONS AND DEMOLITION PLAN**

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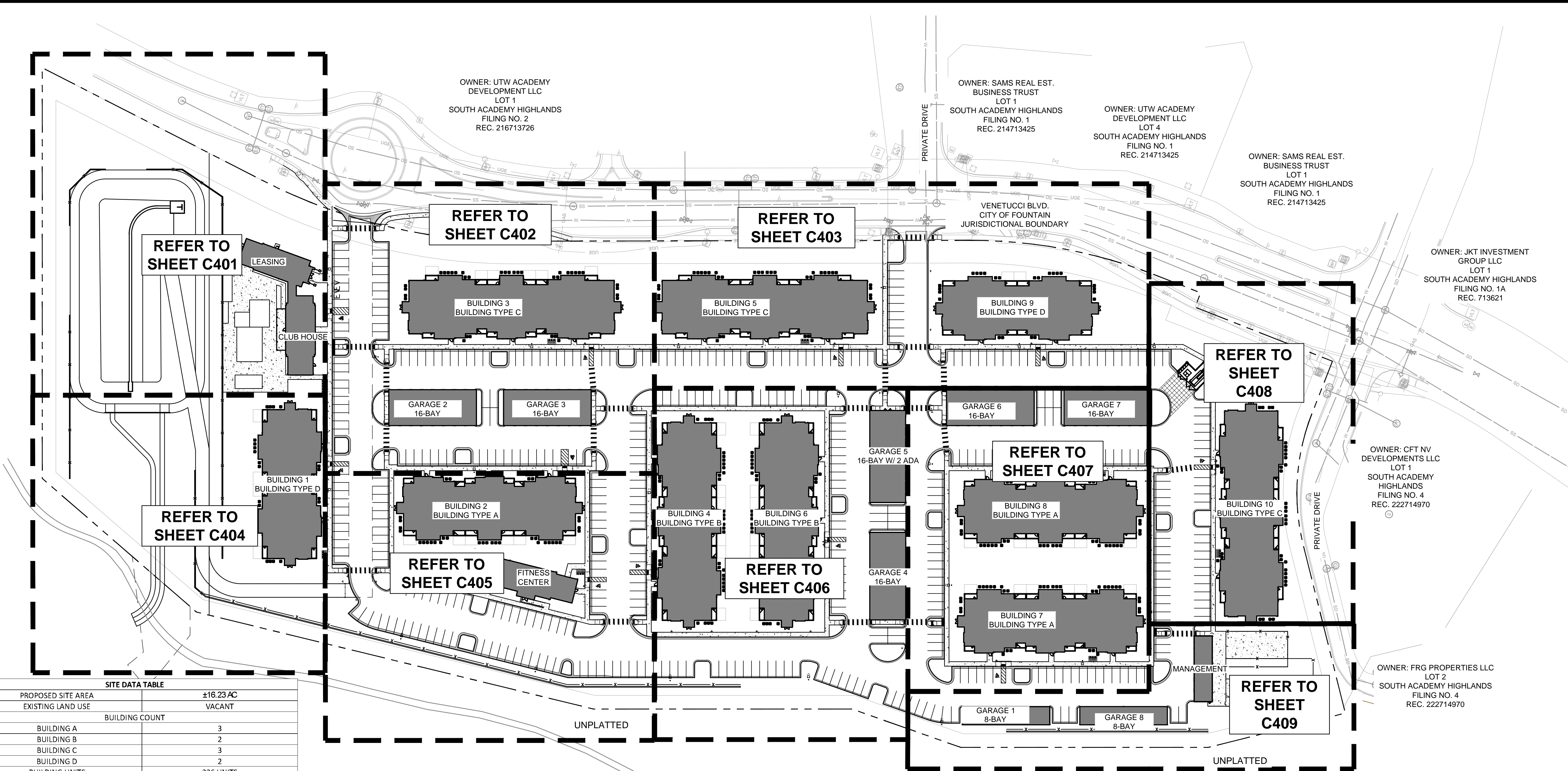


PROJECT NO.
 096302017

SHEET

C200

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OWNER: UTW ACADEMY DEVELOPMENT LLC
LOT 1
SOUTH ACADEMY HIGHLANDS
FILING NO. 2
REC. 216713726

OWNER: SAMS REAL EST. BUSINESS TRUST
LOT 1
SOUTH ACADEMY HIGHLANDS
FILING NO. 1
REC. 214713425

OWNER: UTW ACADEMY DEVELOPMENT LLC
LOT 4
SOUTH ACADEMY HIGHLANDS
FILING NO. 1
REC. 214713425

OWNER: SAMS REAL EST. BUSINESS TRUST
LOT 1
SOUTH ACADEMY HIGHLANDS
FILING NO. 1
REC. 214713425

OWNER: JKT INVESTMENT GROUP LLC
LOT 1
SOUTH ACADEMY HIGHLANDS
FILING NO. 1A
REC. 713621

OWNER: CFT NV DEVELOPMENTS LLC
LOT 1
SOUTH ACADEMY HIGHLANDS
FILING NO. 4
REC. 222714970

OWNER: FRG PROPERTIES LLC
LOT 2
SOUTH ACADEMY HIGHLANDS
FILING NO. 4
REC. 222714970

REFER TO SHEET C401

REFER TO SHEET C402

REFER TO SHEET C403

REFER TO SHEET C408

REFER TO SHEET C404

REFER TO SHEET C405

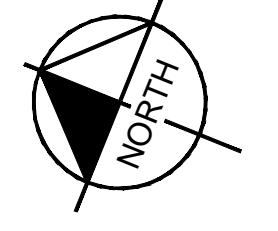
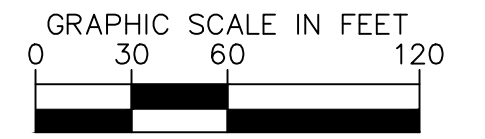
REFER TO SHEET C406

REFER TO SHEET C407

REFER TO SHEET C409

SITE DATA TABLE	
PROPOSED SITE AREA	±16.23 AC
EXISTING LAND USE	VACANT
BUILDING COUNT	
BUILDING A	3
BUILDING B	2
BUILDING C	3
BUILDING D	2
BUILDING UNITS	336 UNITS
1-BEDROOM UNIT	132 UNITS
2-BEDROOM UNIT	168 UNITS
3-BEDROOM UNIT	36 UNITS
PARKING DATA	
PARKING REQUIRED	
PER THOMPSON THRIFT DESIGN GUIDELINES	
1 SPACE / 1-BEDROOM UNIT	132 SPACES (132 UNITS)
2 SPACES / 2-BEDROOM UNIT	336 SPACES (168 UNITS)
3 SPACES / 3-BEDROOM UNIT	108 SPACES (36 UNITS)
TOTAL PARKING PER THOMPSON THRIFT GUIDELINES	576 SPACES
PER EL PASO COUNTY CODE	
1.5 SPACES / 1-BEDROOM UNIT	198 SPACES (132 UNITS)
1.7 SPACES / 2-BEDROOM UNIT	286 SPACES (168 UNITS)
2 SPACES / 3-BEDROOM UNIT	72 SPACES (36 UNITS)
TOTAL PARKING PER EL PASO COUNTY CODE	682 SPACES*
ACCESSIBLE (2% OF STANDARD PARKING)	14 SPACES
GUEST (1 SPACE / 3 DWELLING UNITS)	112 SPACES (336 UNITS)
TOTAL PARKING PROVIDED	
STANDARD PARKING	450
ELECTRIC VEHICLE (EV) PARKING	2
ADA NON-VAN PARKING	11
ADA VAN PARKING	3
GARAGE PARKING	113
TOTAL PARKING PROVIDED	579

BUILDING DATA TABLE					
BUILDING TYPE	NUMBER OF BUILDINGS	UNIT COUNT	TOTAL UNITS	TOTAL GSF PER BUILDING	TOTAL GSF PER BUILDING TYPE
THREE-STORY BUILDING A	3	36	108	34747	104241
THREE-STORY BUILDING B	2	36	72	39639	79278
THREE-STORY BUILDING C	3	36	108	41743	125229
THREE-STORY BUILDING D	2	24	48	29748	59496
TOTALS	10		336		368244



NO.	REVISION	BY	DATE	APPR.

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2024 KIMLEY-HORN AND ASSOCIATES, INC.
6200 South Syracuse Way, Suite 300
Greenwood Village, Colorado 80111 (303) 228-2300

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DRAWN BY: FCR
CHECKED BY: MTH
DATE: 11/12/2024

VENTURE ON VENETUCCI
EL PASO COUNTY, COLORADO
CONSTRUCTION DOCUMENTS
OVERALL SITE PLAN

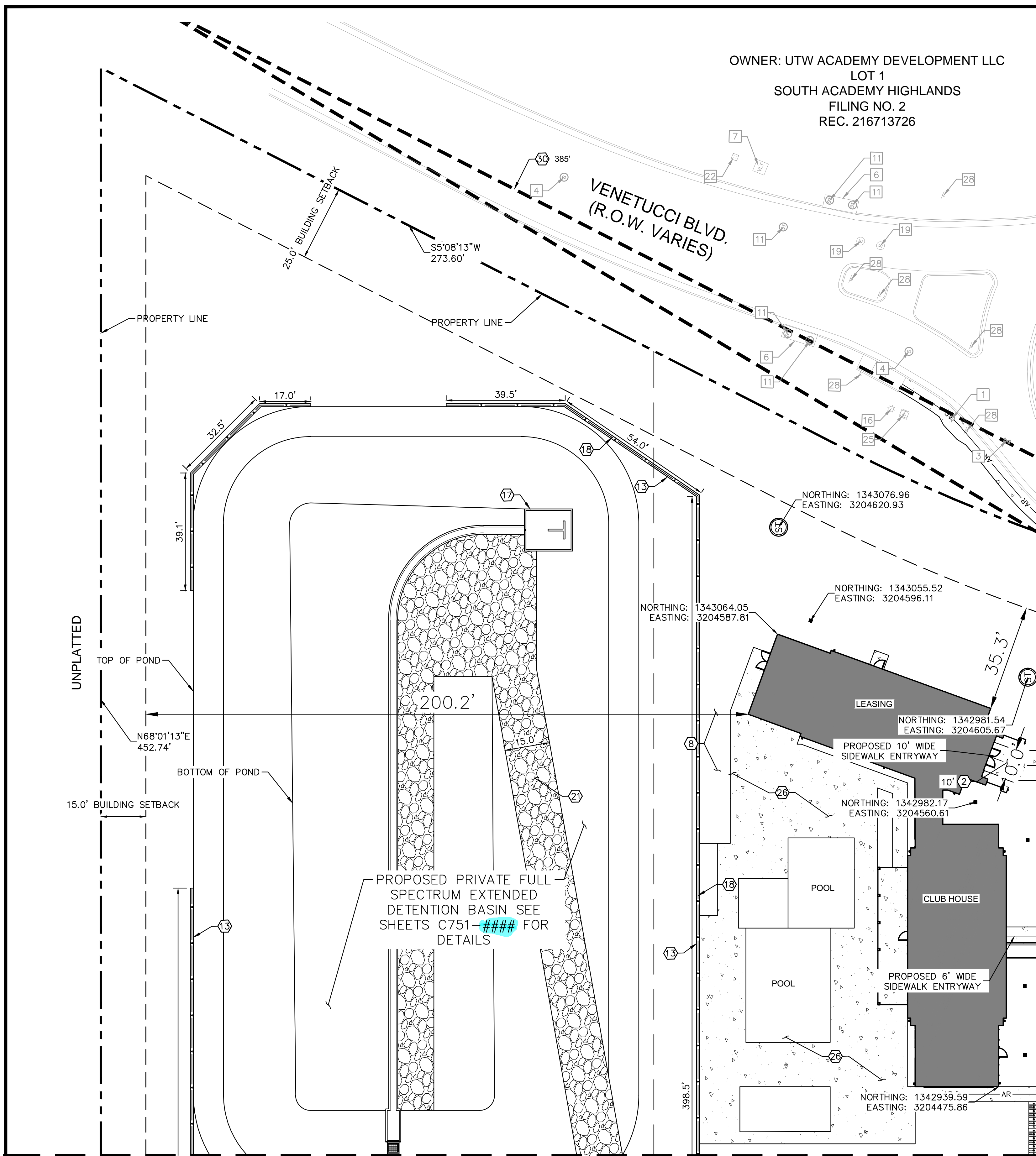
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PROJECT NO.
096302017

SHEET

C400

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OWNER: UTW ACADEMY DEVELOPMENT LLC
 LOT 1
 SOUTH ACADEMY HIGHLANDS
 FILING NO. 2
 REC. 216713726

VENETUCCI BLVD.
 (R.O.W. VARIES)

MATCHLINE - SEE SHEET 404 FOR CONTINUATION

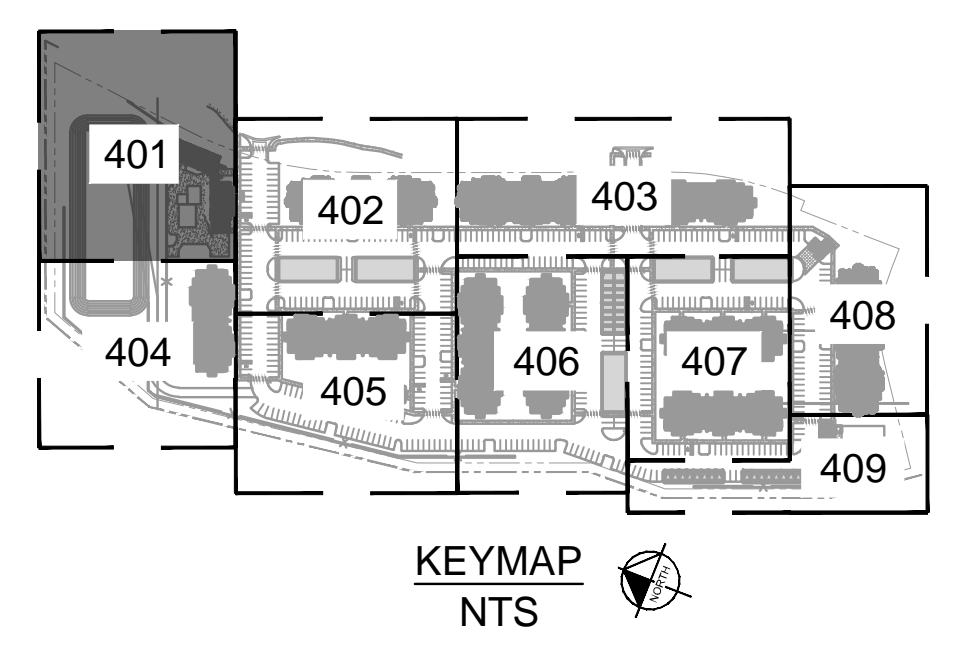
MATCHLINE - SEE SHEET 402 FOR CONTINUATION

KEY NOTES: PROPOSED

- 1 PROPOSED 6" VERTICAL CURB AND GUTTER (TYPE A) PER EL PASO COUNTY STANDARD DRAWING SD_2-20
- 2 PROPOSED 5.5' WIDE CONCRETE SIDEWALK PER EL PASO COUNTY STANDARD DRAWING D-2 UNLESS OTHERWISE NOTED
- 3 PROPOSED ACCESS AND CROSSSPAN PER EL PASO COUNTY STANDARD DRAWING SD_2-26
- 4 PROPOSED CURB RAMP PER EL PASO COUNTY STANDARD DRAWING SD_2-40 AND SD_2-41
- 5 PROPOSED TRASH ENCLOSURE WITH SCREEN WALL - REF. ARCHITECT PLANS FOR DETAILS
- 6 PROPOSED ACCESSIBLE ADA PARKING STALL (VAN ACCESSIBLE STALLS PER PLAN) - REF. CONSTRUCTION DETAILS
- 7 PROPOSED PEDESTRIAN CROSSWALK (18" STRIPING) - REF. CONSTRUCTION DETAILS
- 8 PROPOSED LANDSCAPE AREA - REF. LANDSCAPE PLANS FOR DETAILS
- 9 PROPOSED ELECTRIC VEHICLE DESIGNATED PARKING STALL (LEVEL 2 CHARGER) - REF. CONSTRUCTION DETAILS
- 10 PROPOSED ADA PARKING STRIPING - REF. CONSTRUCTION DETAILS
- 11 PROPOSED SIDEWALK RAMP WITH HANDRAILS - REF. CONSTRUCTION DETAILS
- 12 PROPOSED DETACHED GARAGE - REF. ARCHITECT PLANS FOR DETAILS
- 13 PROPOSED RETAINING WALL TO BE DESIGNED BY OTHERS UNLESS OTHERWISE NOTED - REF. DETAILED GRADING PLANS FOR HEIGHT
- 14 PROPOSED R1-1 STOP SIGN (30 IN X 30 IN)
- 15 PROPOSED R7-8 ADA SIGN (12 IN X 18 IN)
- 16 PROPOSED FIRE LANE NO PARKING SIGN (12 IN X 18 IN)
- 17 PROPOSED FOREBAY - REF. POND PLANS FOR DETAILS
- 18 PROPOSED FENCE - REF. LANDSCAPE PLANS FOR DETAILS
- 19 PROPOSED 4" WIDE PARKING STRIPE (TYP.) - REF. CONSTRUCTION DETAILS
- 20 PROPOSED GATE - REF. LANDSCAPE PLANS FOR DETAILS
- 21 PROPOSED GRAVEL POND MAINTENANCE PRIVATE ACCESS ROAD - REF. POND DETAILS
- 22 PROPOSED TRANSFORMER - REF. MEP PLANS FOR DETAILS
- 23 PROPOSED MONUMENT SIGN LOCATION (TO BE APPROVED UNDER SEPARATE PERMIT)
- 24 PROPOSED STREET SIGN - MUTCD D-03
- 25 PROPOSED LIGHT POLE (TYP.) - REF. LIGHTING PLANS FOR DETAILS
- 26 PROPOSED AMENITY AREA - REF. LANDSCAPE PLANS FOR DETAILS
- 27 PROPOSED DOG PARK WITH FENCE - REF. LANDSCAPE PLANS FOR DETAILS
- 28 PROPOSED BOLLARD - REF. CONSTRUCTION DETAILS
- 29 PROPOSED BIKE RACKS (NUMBER PER PLAN) - REF. LANDSCAPE DETAILS
- 30 PROPOSED SITE TRIANGLE (LINE OF SIGHT DISTANCE PER PLAN)
- 31 PROPOSED FIRE HYDRANT - REF. UTILITY PLANS FOR DETAILS
- 32 PROPOSED CURB CUT (WIDTH PER PLAN) - REF. SHEETS C802 FOR DETAILS
- 33 PROPOSED STRIPING - REF. SHEETS C407, C408 AND CONSTRUCTION DETAILS
- 34 PROPOSED SIDEWALK CHASE
- 35 PROPOSED WHEEL STOP, NUMBER PER PLAN - REF. CONSTRUCTION DETAILS
- 36 PROPOSED CURB RAMP PER EL PASO COUNTY STANDARD DRAWINGS SD_2-50.

KEY NOTES: EXISTING

- | | |
|----------------------------------|-----------------------------|
| 1 EX. FIRE HYDRANT | 15 EX. ELECTRIC METER |
| 2 EX. WATER LINE | 16 EX. STREETLIGHT |
| 3 EX. WATER VALVE | 17 EX. TRANSFORMER |
| 4 EX. SANITARY SEWER MANHOLE | 18 EX. WATER METER |
| 5 EX. SANITARY SEWER | 19 EX. ELECTRIC MANHOLE |
| 6 EX. STORM SEWER INLET | 20 EX. TRAFFIC VAULT |
| 7 EX. ELECTRIC VAULT | 21 EX. STORM SEWER |
| 8 EX. FIBER OPTIC VAULT | 22 EX. FIBER OPTIC BOX |
| 9 EX. GAS LINE | 23 EX. TELEPHONE BOX |
| 10 EX. TELEPHONE LINE | 24 EX. STORM GRATE |
| 11 EX. STORM MANHOLE | 25 EX. ELECTRICAL EQUIPMENT |
| 12 EX. TRAFFIC CONTROL STRUCTURE | 26 EX. ELECTRICAL BOX |
| 13 EX. UNDERGROUND ELECTRIC LINE | 27 EX. IRRIGATION EQUIPMENT |
| 14 EX. OVERHEAD ELECTRIC LINE | 28 EX. SIGN |

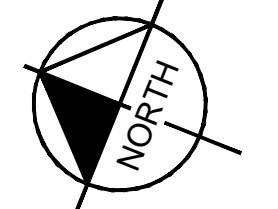
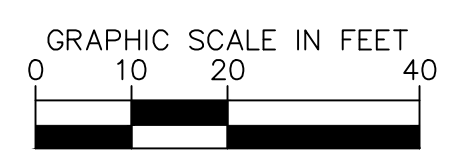


NOTES

- 1. ALL INTERNAL DRIVES TO BE PRIVATE.
- 2. ALL DIMENSIONS ARE TO THE FLOWLINE UNLESS OTHERWISE NOTED.
- 3. SEE LANDSCAPE PLANS FOR OPEN SPACE AND COMMON AREA LOCATIONS AND SIZE DETAILS.
- 4. ALL PARKING CURB RADII SHALL BE 5' UNLESS SPECIFIED ON PLANS.
- 5. NORTHINGS AND EASTINGS ARE SHOWN AS FOLLOWS UNLESS OTHERWISE NOTED:
 STORM INLETS (CURB): MIDPOINT/FLOWLINE
 STORM INLETS (AREA): CENTER OF GRATE
 MANHOLE: CENTER OF MANHOLE LID
 HYDRANTS: CENTER OF HYDRANT
 LIGHT POLES: CENTER OF BASE
 POLE SIGNS: CENTER OF POLE
 ELECTRIC TRANSFORMERS: CORNER OF CONCRETE PAD
 BUILDINGS & GARAGES: OUTSIDE FACE OF STUD/EDGE OF SLAB
- 6. RETAINING WALLS OVER 30" WHERE FALL PROTECTION IS BUILT WITHIN, REFERENCE WALL PLANS AND STRUCTURAL DETAIL. FOR WALLS WHERE PROTECTION RUNS PARALLEL, REFERENCE LANDSCAPE PLANS

LEGEND

- PROPERTY LINE
- - - - BUILDING AND LANDSCAPE SETBACK
- - - - PROPOSED UTILITY EASEMENT
- - - - PROPOSED ACCESSIBLE ROUTE
- SDA PROPOSED STANDARD DUTY ASPHALT PAVEMENT
- HDA PROPOSED HEAVY DUTY ASPHALT PAVEMENT
- PROPOSED RIP RAP
- PROPOSED GRAVEL MAINTENANCE PATH
- PROPOSED HEAVY DUTY CONCRETE
- PROPOSED CATCH GUTTER
- PROPOSED SPILL GUTTER
- PROPOSED PARKING COUNT (ELECTRIC VEHICLE SPACE AS NOTED WITH AN "EV")
- PROPOSED HAND RAIL
- PROPOSED SWALE
- PROPOSED HVAC
- PROPOSED LIGHTPOLE
- PROPOSED STORM SEWER MANHOLE
- PROPOSED STORM INLET, TYPE R
- PROPOSED TRANSFORMER
- PROPOSED AREA DRAIN
- PROPOSED STORM INLET, TYPE C



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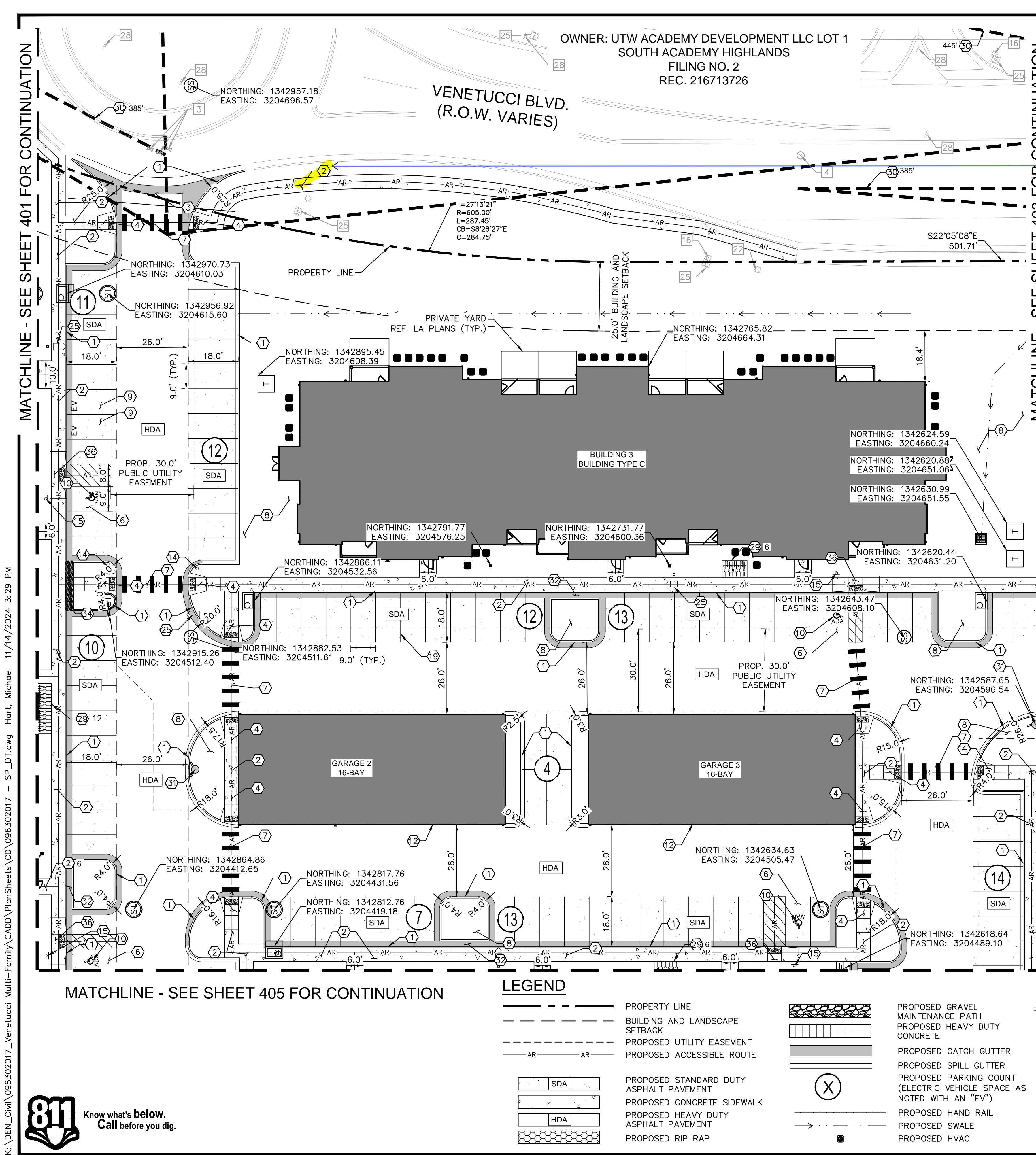
VENTURE ON VENETUCCI
 EL PASO COUNTY, COLORADO
 CONSTRUCTION DOCUMENTS
 DETAILED SITE PLAN

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 Kimley»Horn
 Kimley-Horn and Associates, Inc.

PROJECT NO.
 096302017

SHEET
C401

NO.	REVISION	BY	DATE



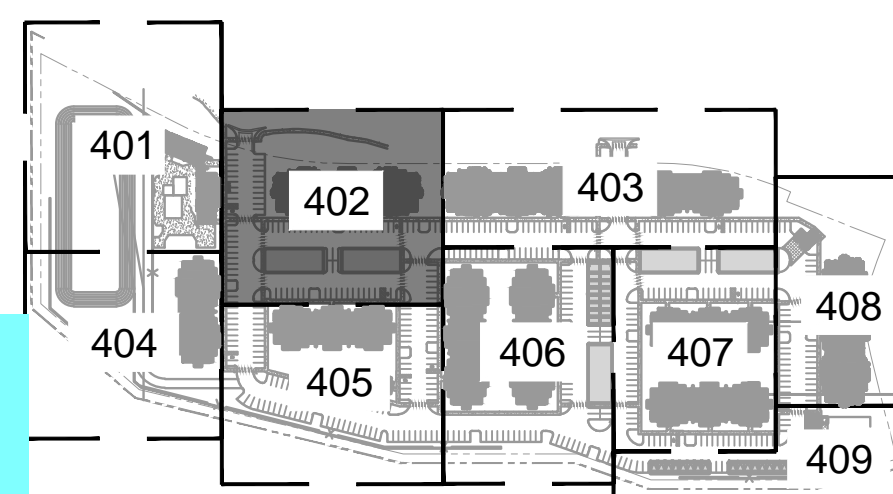
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SOUTH ACADEMY HIGHLANDS
FILING NO. 2
REC. 216713726

VENETUCCI BLVD.
(R.O.W. VARIES)

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HYDRANTS: CENTER OF HYDRANT
LIGHT POLES: CENTER OF BASE
POLE SIGNS: CENTER OF POLE
ELECTRIC TRANSFORMERS: CORNER OF CONCRETE PAD
BUILDINGS & GARAGES: OUTSIDE FACE OF STUD/EDGE OF SLAB
6. RETAINING WALLS OVER 30" WHERE FALL PROTECTION IS BUILT WITHIN, REFERENCE WALL PLANS AND STRUCTURAL DETAIL. FOR WALLS WHERE PROTECTION RUNS PARALLEL, REFERENCE LANDSCAPE PLANS

Coordinate with City of Fountain for infrastructure in their ROW as Venetucci Blvd is a City roadway. Please revise accordingly.



KEYMAP NTS

KEY NOTES: PROPOSED

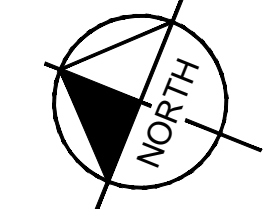
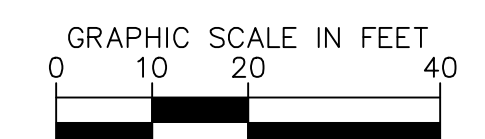
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KEY NOTES: EXISTING

1	EX. FIRE HYDRANT
2	EX. WATER LINE
3	EX. WATER VALVE
4	EX. SANITARY SEWER MANHOLE
5	EX. SANITARY SEWER
6	EX. STORM SEWER INLET
7	EX. ELECTRIC VAULT
8	EX. FIBER OPTIC VAULT
9	EX. GAS LINE
10	EX. TELEPHONE LINE
11	EX. STORM MANHOLE
12	EX. TRAFFIC CONTROL STRUCTURE
13	EX. UNDERGROUND ELECTRIC LINE
14	EX. OVERHEAD ELECTRIC LINE
15	EX. ELECTRIC METER
16	EX. STREETLIGHT
17	EX. TRANSFORMER
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19	EX. ELECTRIC MANHOLE
20	EX. TRAFFIC VAULT
21	EX. STORM SEWER
22	EX. FIBER OPTIC BOX
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24	EX. STORM GRATE
25	EX. ELECTRICAL EQUIPMENT
26	EX. ELECTRICAL BOX
27	EX. IRRIGATION EQUIPMENT
28	EX. SIGN

LEGEND

	PROPERTY LINE		PROPOSED GRAVEL MAINTENANCE PATH		PROPOSED LIGHTPOLE
	BUILDING AND LANDSCAPE SETBACK		PROPOSED HEAVY DUTY CONCRETE		PROPOSED STORM SEWER MANHOLE
	PROPOSED UTILITY EASEMENT		PROPOSED CATCH GUTTER		PROPOSED STORM INLET, TYPE R
	PROPOSED ACCESSIBLE ROUTE		PROPOSED SPILL GUTTER		PROPOSED STORM INLET, TYPE C
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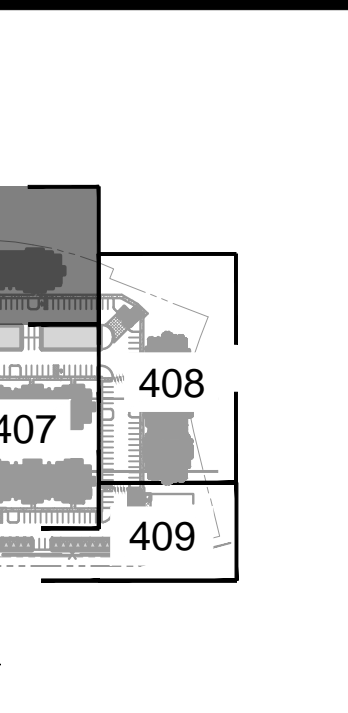
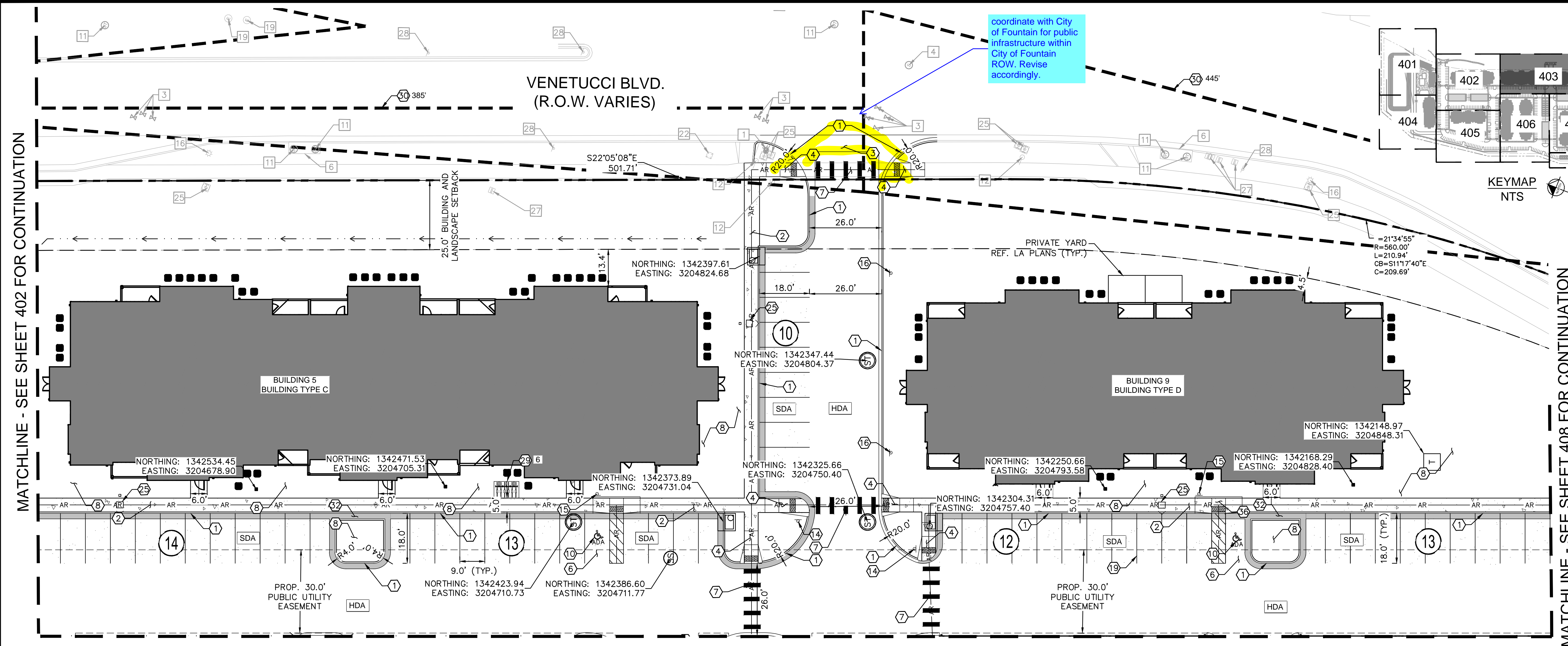


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Kimley»Horn	2024 KIMLEY-HORN AND ASSOCIATES, INC. 6200 South Syracuse Way, Suite 300 Greenwood Village, Colorado 80111 (303) 228-2300						
VENTURE ON VENETUCCI EL PASO COUNTY, COLORADO CONSTRUCTION DOCUMENTS DETAILED SITE PLAN	DESIGNED BY: AX DRAWN BY: FCR CHECKED BY: MTH DATE: 11/12/2024						
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FOR REVIEW ONLY NOT FOR CONSTRUCTION							
 Kimley-Horn and Associates, Inc.							
PROJECT NO. 096302017							
SHEET							
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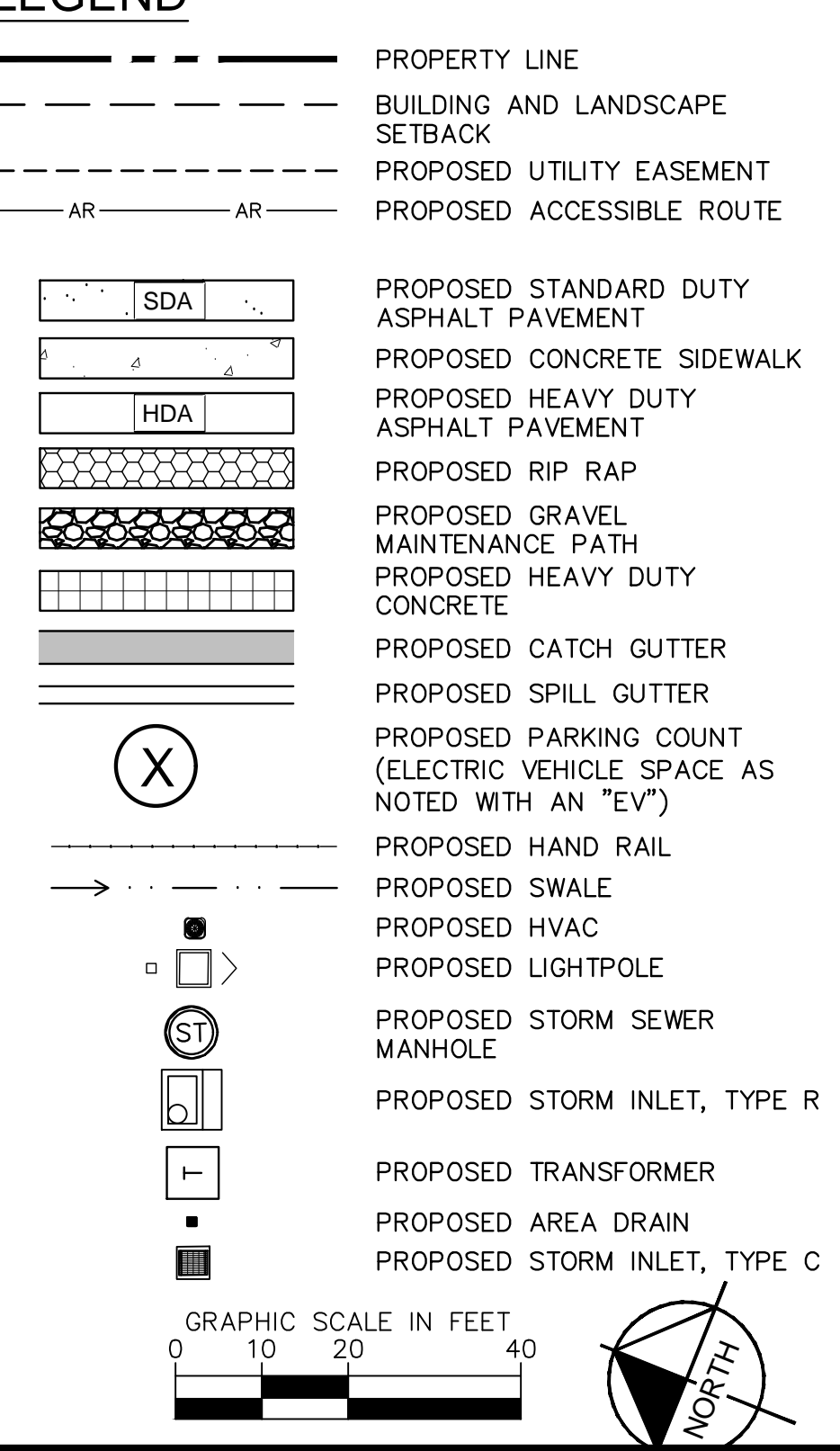
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NOTES

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LEGEND



NO.	REVISION	BY	DATE	APPR

Kimley»Horn
 2024 KIMLEY-HORN AND ASSOCIATES, INC.
 6200 South Syracuse Way, Suite 300
 Greenwood Village, Colorado 80111 (303) 228-2300

DESIGNED BY: AX
 DRAWN BY: FCR
 CHECKED BY: MTH
 DATE: 11/12/2024

VENTURE ON VENETUCCI
 EL PASO COUNTY, COLORADO
 CONSTRUCTION DOCUMENTS
DETAILED SITE PLAN

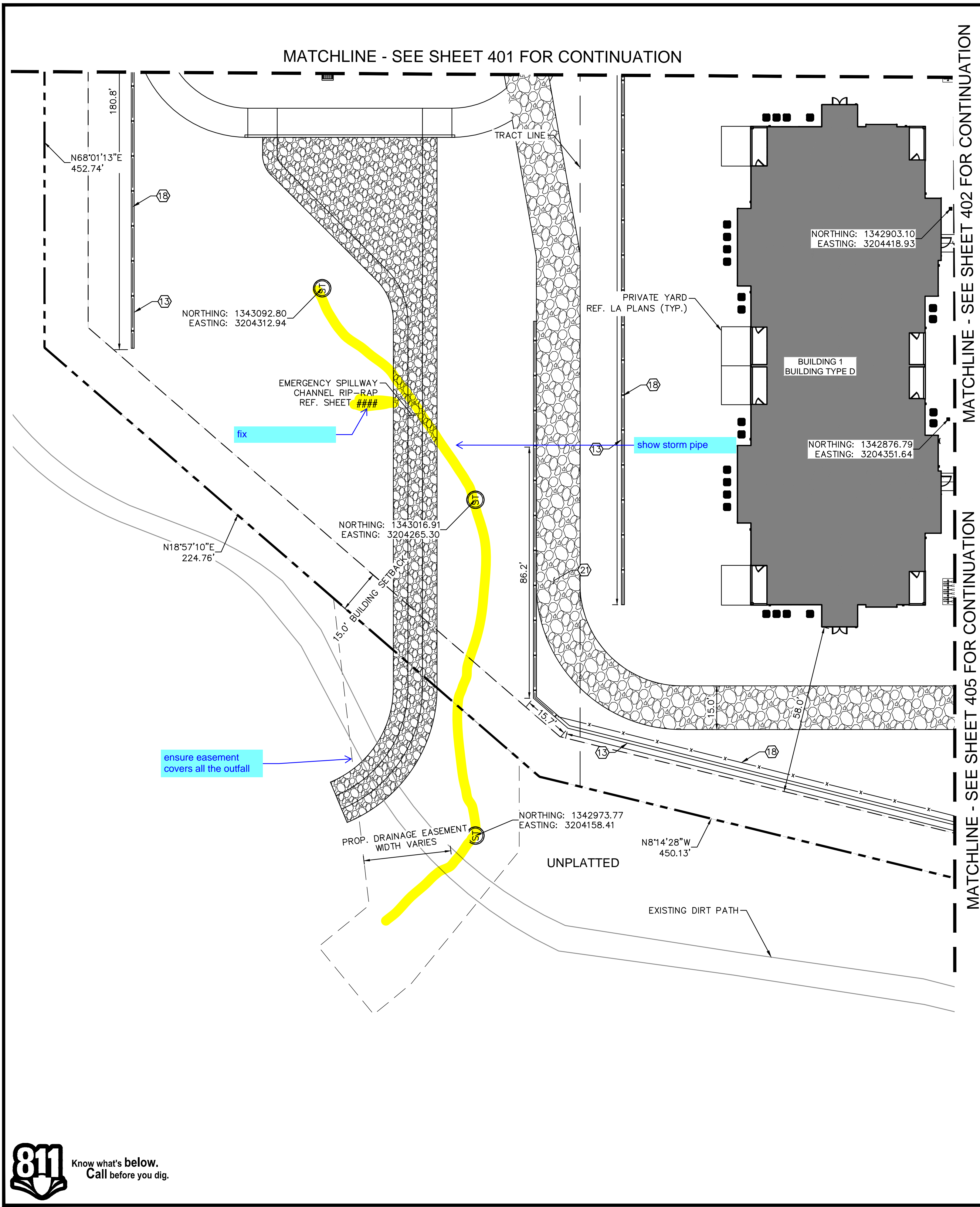
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PROJECT NO.
 096302017

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C403

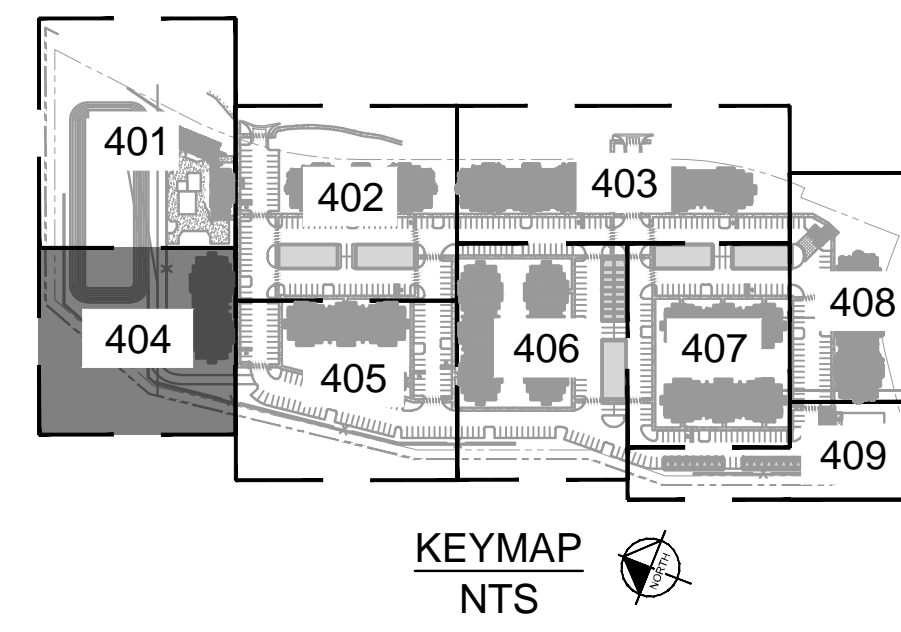


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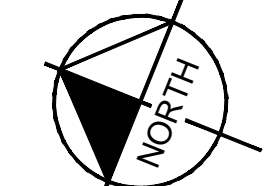
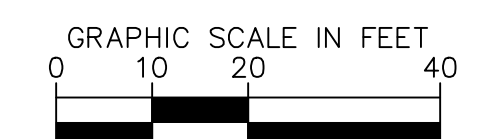
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LEGEND

- PROPERTY LINE
- - - BUILDING AND LANDSCAPE SETBACK
- - - PROPOSED UTILITY EASEMENT
- - - AR AR PROPOSED ACCESSIBLE ROUTE
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- - - PROPOSED HAND RAIL
- - - PROPOSED SWALE
- PROPOSED HVAC
- PROPOSED LIGHTPOLE
- ST PROPOSED STORM SEWER MANHOLE
- R PROPOSED STORM INLET, TYPE R
- T PROPOSED TRANSFORMER
- PROPOSED AREA DRAIN
- PROPOSED STORM INLET, TYPE C

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<p>VENTURE ON VENETUCCI EL PASO COUNTY, COLORADO CONSTRUCTION DOCUMENTS DETAILED SITE PLAN</p>	<p>PRELIMINARY FOR REVIEW ONLY NOT FOR CONSTRUCTION Kimley»Horn Kimley-Horn and Associates, Inc.</p>
<p>PROJECT NO. 096302017</p>	<p>SHEET C404</p>

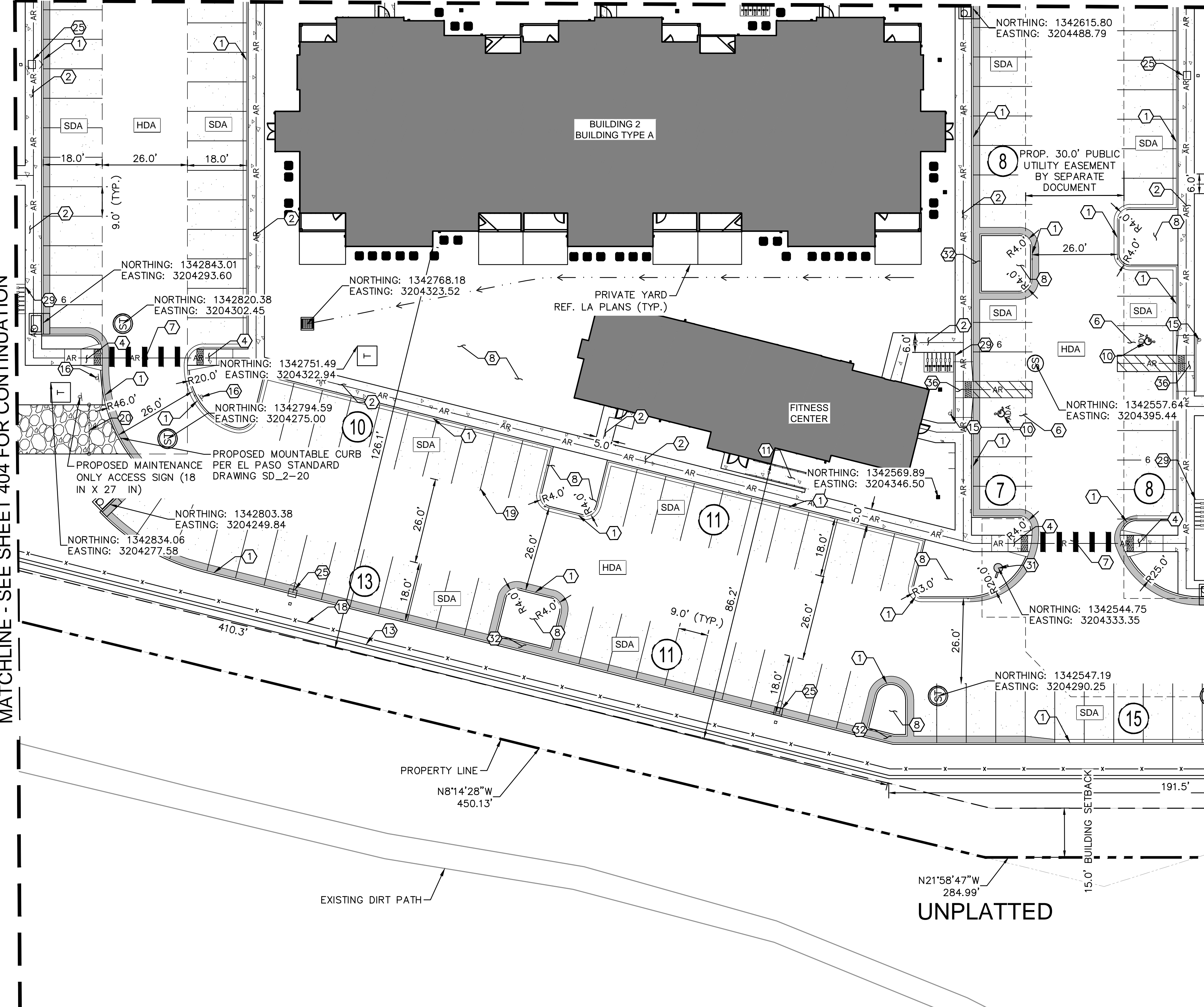


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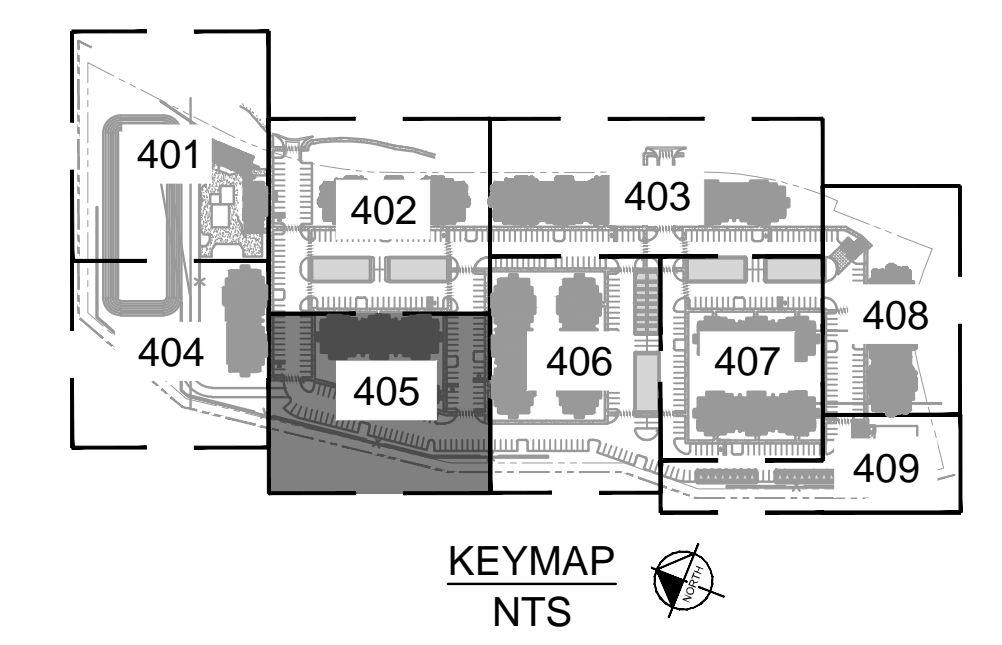
MATCHLINE - SEE SHEET 404 FOR CONTINUATION

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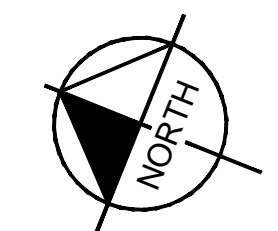
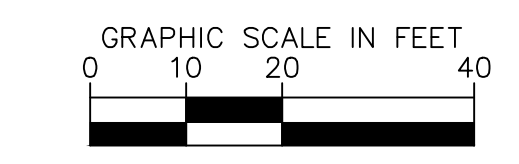
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- 25 PROPOSED LIGHT POLE (TYP.) - REF. LIGHTING PLANS FOR DETAILS
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LEGEND

- PROPERTY LINE
- BUILDING AND LANDSCAPE SETBACK
- PROPOSED UTILITY EASEMENT
- PROPOSED ACCESSIBLE ROUTE
- PROPOSED STANDARD DUTY ASPHALT PAVEMENT
- PROPOSED CONCRETE SIDEWALK
- PROPOSED HEAVY DUTY ASPHALT PAVEMENT
- PROPOSED RIP RAP
- PROPOSED GRAVEL MAINTENANCE PATH
- PROPOSED HEAVY DUTY CONCRETE
- PROPOSED PARKING COUNT (ELECTRIC VEHICLE SPACE AS NOTED WITH AN "EV")
- PROPOSED HAND RAIL
- PROPOSED CATCH GUTTER
- PROPOSED SPILL GUTTER
- PROPOSED SWALE
- PROPOSED HVAC
- PROPOSED LIGHTPOLE
- PROPOSED STORM SEWER MANHOLE
- PROPOSED STORM INLET, TYPE R
- PROPOSED TRANSFORMER
- PROPOSED AREA DRAIN
- PROPOSED STORM INLET, TYPE C



Kimley»Horn
 2024 KIMLEY-HORN AND ASSOCIATES, INC.
 6200 South Syracuse Way, Suite 300
 Greenwood Village, Colorado 80111 (303) 228-2300

DESIGNED BY: AX
 DRAWN BY: FCR
 CHECKED BY: MTH
 DATE: 11/12/2024

VENTURE ON VENETUCCI
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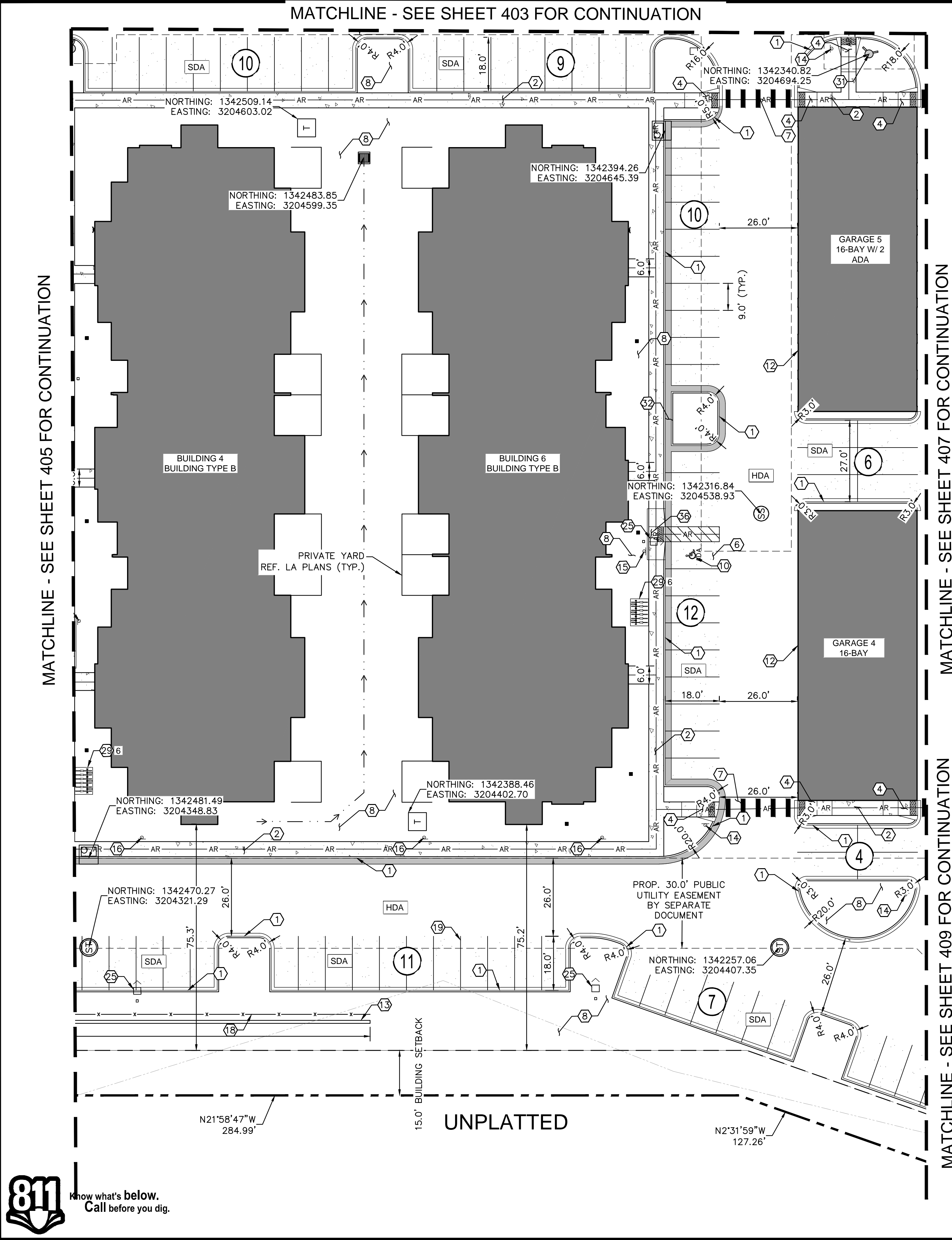
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PROJECT NO.
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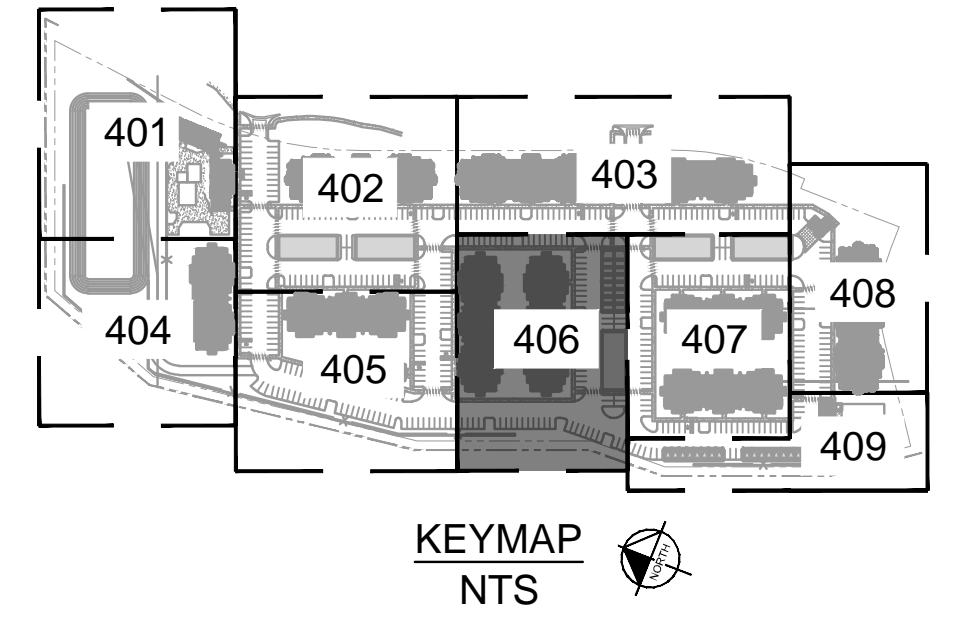
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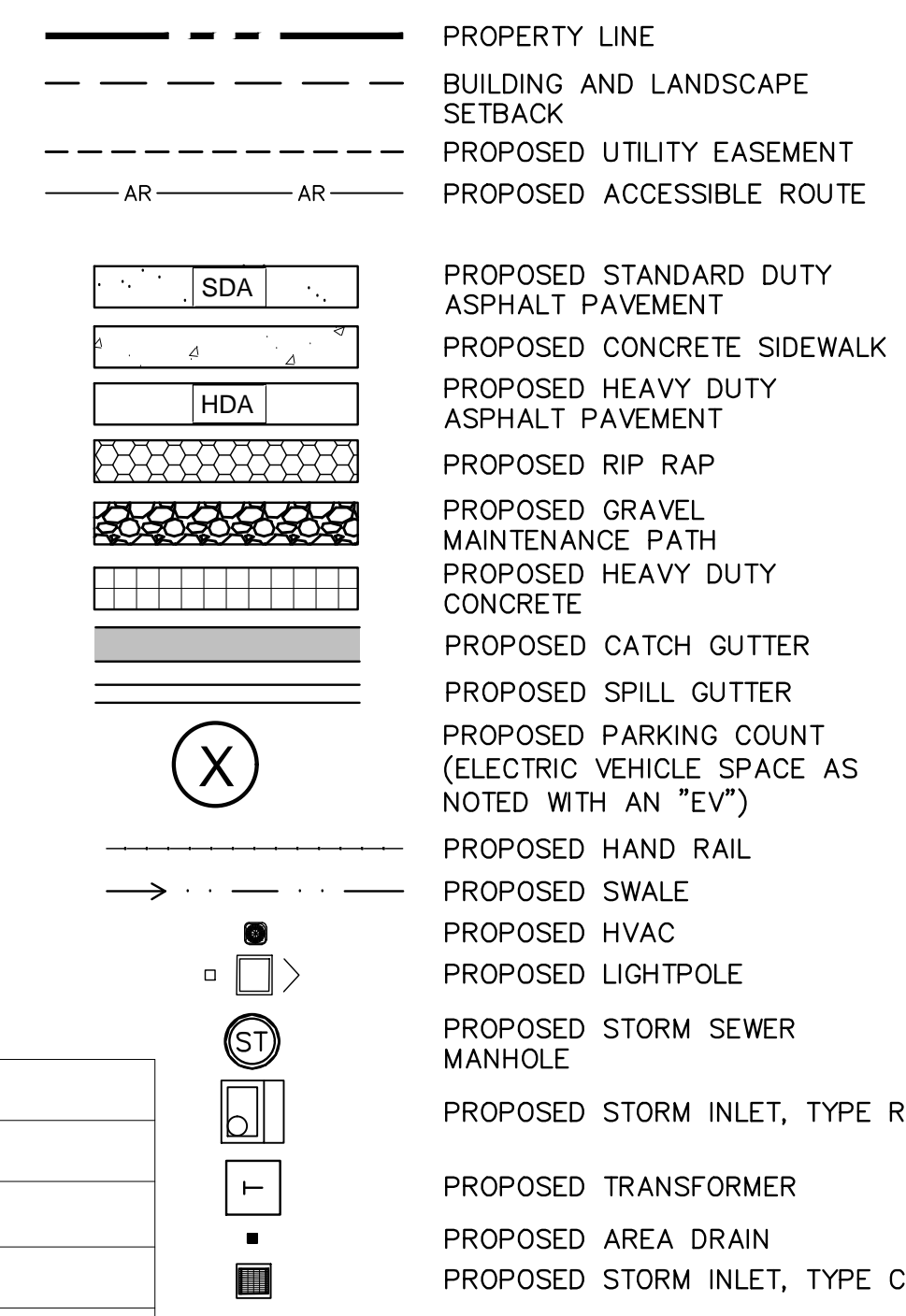
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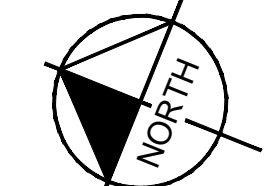
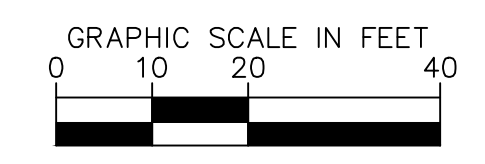
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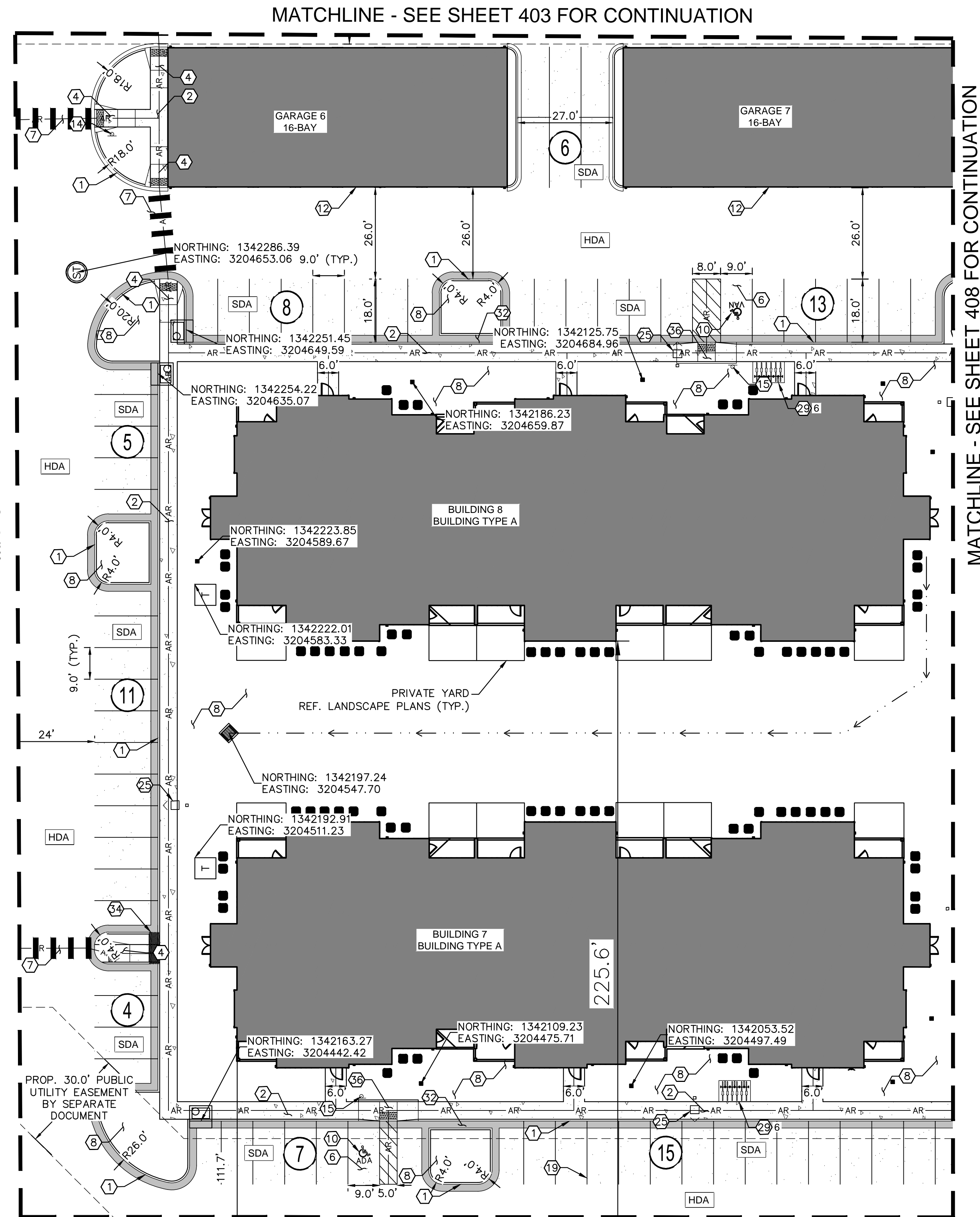
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096302017

SHEET
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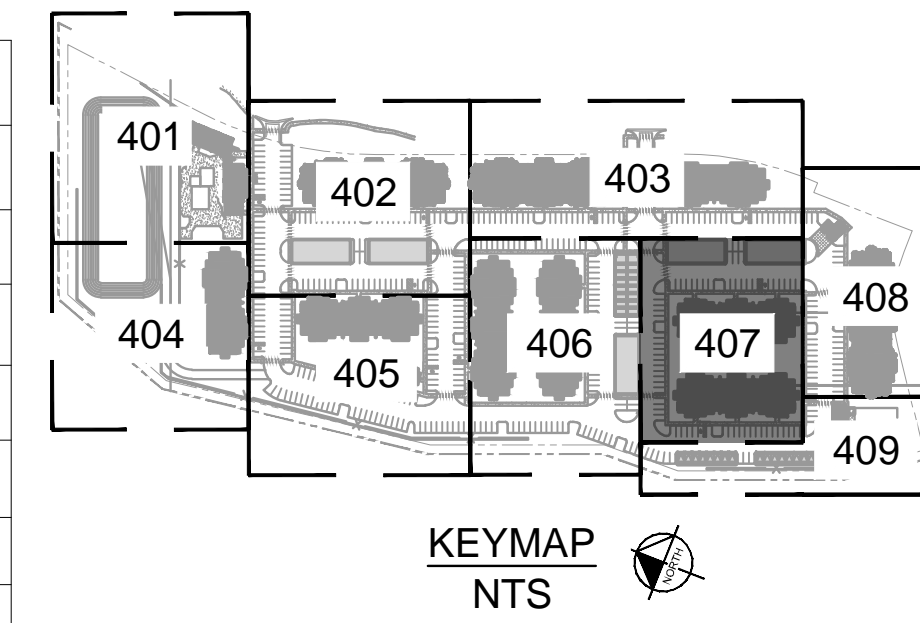


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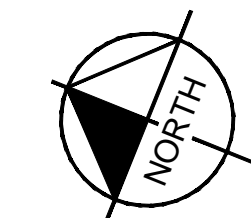
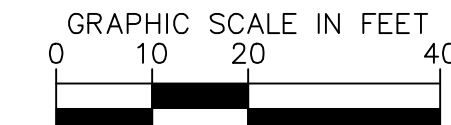
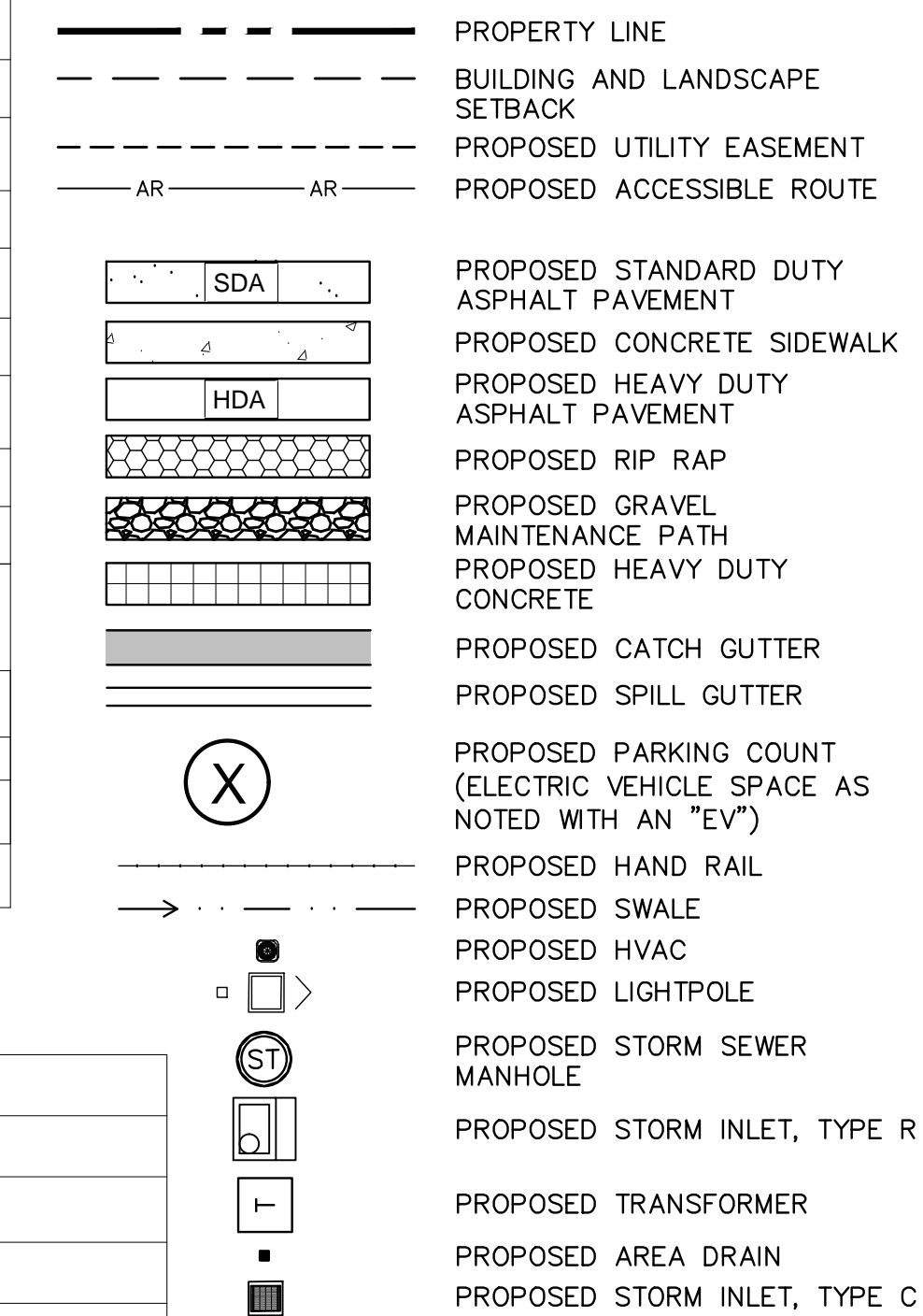
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LEGEND



Kimley»Horn

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6200 South Syracuse Way, Suite 300
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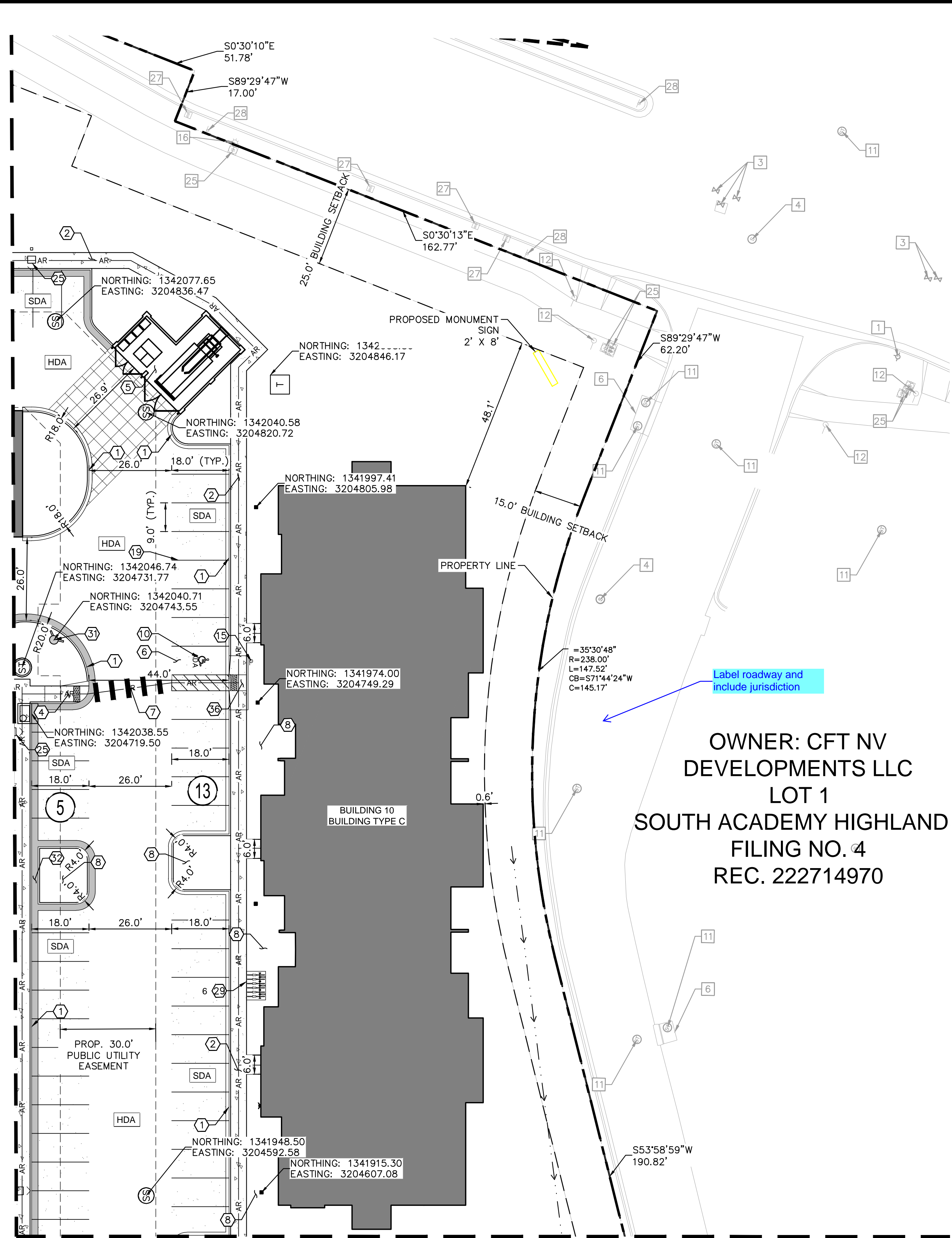
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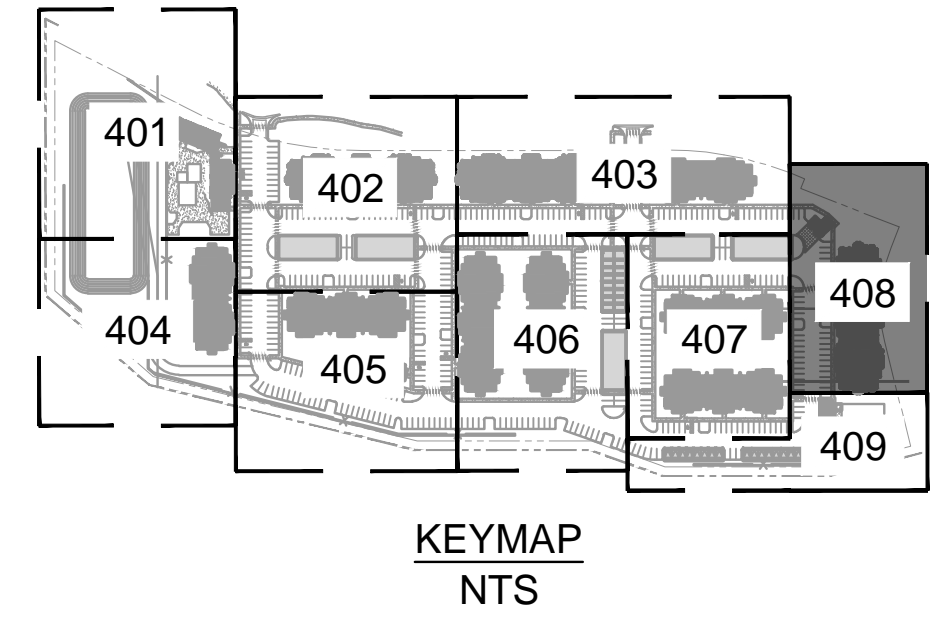
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DEVELOPMENTS LLC
LOT 1
SOUTH ACADEMY HIGHLAND
FILING NO. 4
REC. 222714970

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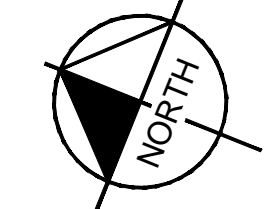
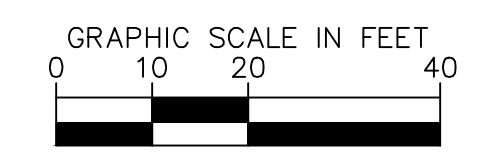
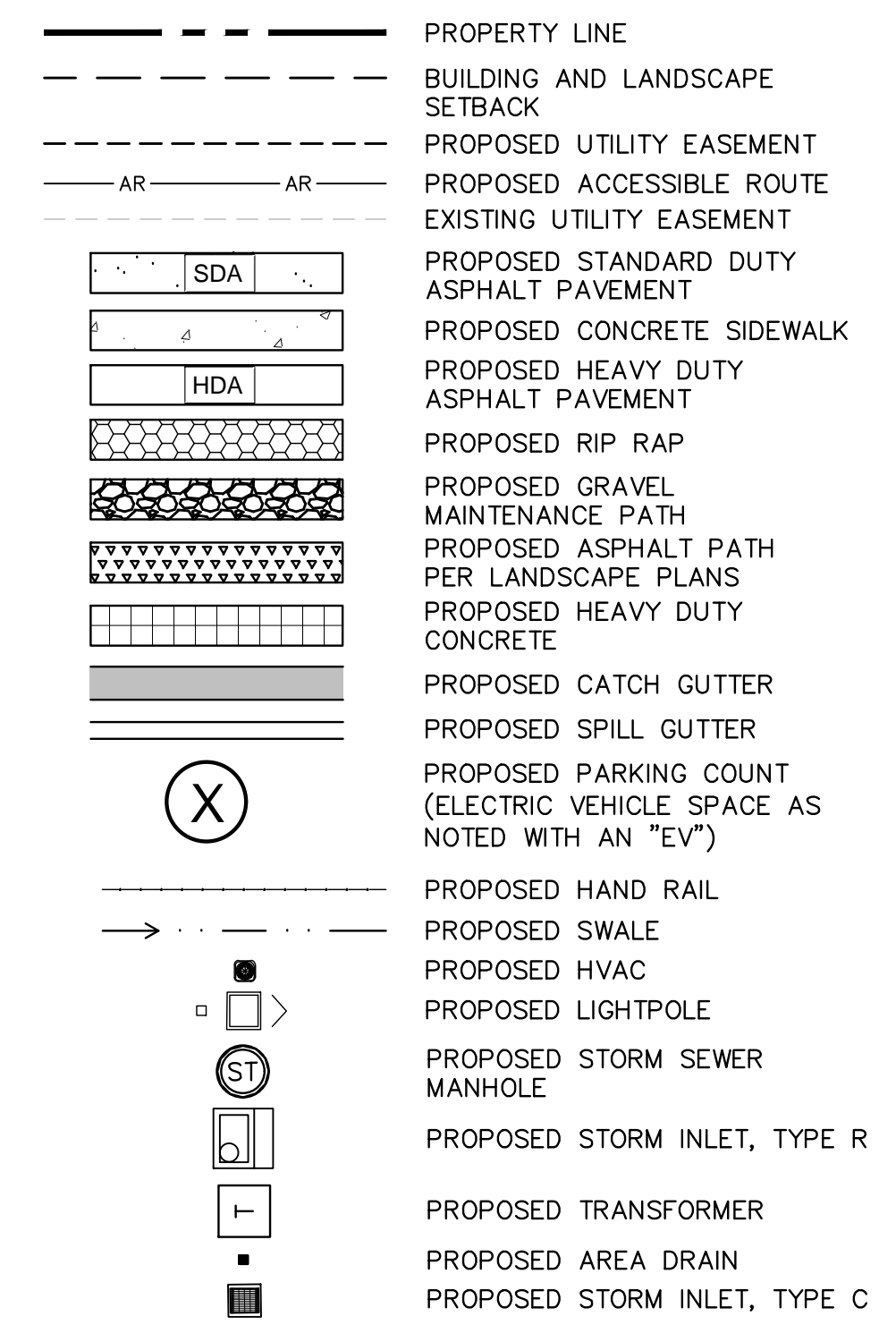
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- 4. SEE FIRE PLAN FOR FIRE LANES AND FIRE TRUCK AUTOTURN.
- 5. ALL PARKING CURB RADII SHALL BE 4' UNLESS SPECIFIED ON PLANS.
- 6. NORTHINGS AND EASTINGS ARE SHOWN AS FOLLOWS UNLESS OTHERWISE NOTED:
STORM INLETS (CURB): MIDPOINT/FLOWLINE
STORM INLETS (AREA): CENTER OF GRATE
MANHOLES: CENTER OF MANHOLE LID
HYDRANTS: CENTER OF HYDRANT
LIGHT POLES: CENTER OF BASE
POLE SIGNS: CENTER OF POLE
ELECTRIC TRANSFORMERS: CORNER OF CONCRETE PAD
BUILDINGS & GARAGES: OUTSIDE FACE OF STUD/EDGE OF SLAB
- 7. RETAINING WALLS OVER 30" WHERE FALL PROTECTION IS BUILT WITHIN, REFERENCE WALL PLANS AND STRUCTURAL DETAIL. FOR WALLS WHERE PROTECTION RUNS PARALLEL, REFERENCE LANDSCAPE PLANS

LEGEND



NO. _____ BY _____ DATE _____

REVISION _____

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Greenwood Village, Colorado 80111 (303) 228-2300

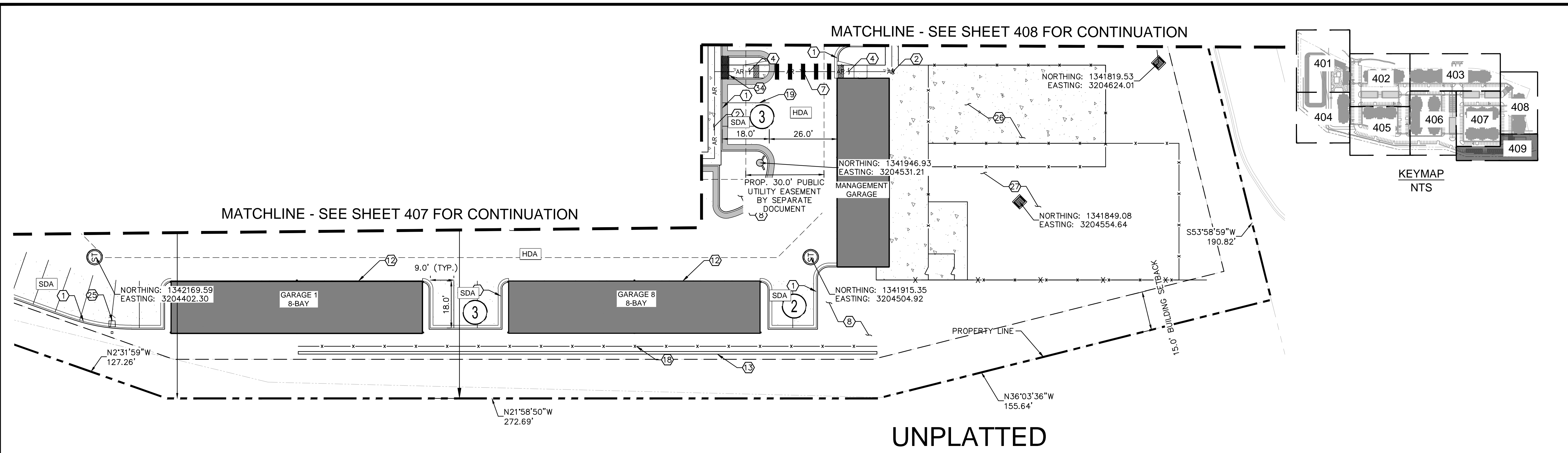
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CHECKED BY: MTH
DATE: 11/12/2024

VENTURE ON VENETUCCI
EL PASO COUNTY, COLORADO
CONSTRUCTION DOCUMENTS
DETAILED SITE PLAN

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PROJECT NO.
096302017
SHEET
C408

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UNPLATTED

KEY NOTES: PROPOSED

1	PROPOSED 6" VERTICAL CURB AND GUTTER (TYPE A) PER EL PASO COUNTY STANDARD DRAWING SD_2-20
2	PROPOSED 5.5' WIDE CONCRETE SIDEWALK PER COLORADO SPRINGS STANDARD DRAWING D-2
3	PROPOSED ACCESS AND CROSSSPAN PER EL PASO COUNTY STANDARD DRAWING SD_2-26
4	PROPOSED CURB RAMP PER EL PASO COUNTY STANDARD DRAWING SD_2-40 AND SD_2-41
5	PROPOSED TRASH ENCLOSURE WITH SCREEN WALL - REF. ARCHITECT PLANS FOR DETAILS
6	PROPOSED ACCESSIBLE ADA PARKING STALL (VAN ACCESSIBLE STALLS PER PLAN) - REF. CONSTRUCTION DETAILS
7	PROPOSED PEDESTRIAN CROSSWALK (18" STRIPING) - REF. CONSTRUCTION DETAILS
8	PROPOSED LANDSCAPE AREA - REF. OVERALL LANDSCAPE PLAN ON FOR DETAILS
9	PROPOSED ELECTRIC VEHICLE DESIGNATED PARKING STALL (LEVEL 2 CHARGER) - REF. CONSTRUCTION DETAILS
10	PROPOSED ADA PARKING STRIPING - REF. CONSTRUCTION DETAILS
11	PROPOSED SIDEWALK RAMP WITH HANDRAILS - REF. CONSTRUCTION DETAILS
12	PROPOSED DETACHED GARAGE - REF. ARCHITECT PLANS FOR DETAILS
13	PROPOSED RETAINING WALL TO BE DESIGNED BY OTHERS UNLESS OTHERWISE NOTED - REF. DETAILED GRADING PLANS FOR HEIGHT
14	PROPOSED R1-1 STOP SIGN (30 IN X 30 IN)
15	PROPOSED R7-8 ADA SIGN (12 IN X 18 IN)
16	PROPOSED FIRE LANE NO PARKING SIGN (12 IN X 18 IN)
17	PROPOSED FOREBAY - REF. POND PLANS FOR DETAILS
18	PROPOSED FENCE - REF. LANDSCAPE PLANS FOR DETAILS
19	PROPOSED 4" WIDE PARKING STRIPE (TYP.) - REF. CONSTRUCTION DETAILS
20	PROPOSED GATE - REF. LANDSCAPE PLANS FOR DETAILS
21	PROPOSED GRAVEL POND MAINTENANCE PRIVATE ACCESS ROAD - REF. POND DETAILS
22	PROPOSED TRANSFORMER - REF. MEP PLANS FOR DETAILS
23	PROPOSED MONUMENT SIGN LOCATION (TO BE APPROVED UNDER SEPARATE PERMIT)
24	PROPOSED STREET SIGN - MUTCD D-03

25	PROPOSED LIGHT POLE (TYP.) - REF. LIGHTING PLANS FOR DETAILS
26	PROPOSED AMENITY AREA - REF. LANDSCAPE PLANS FOR DETAILS
27	PROPOSED DOG PARK WITH FENCE - REF. LANDSCAPE PLANS FOR DETAILS
28	PROPOSED BOLLARD - REF. CONSTRUCTION DETAILS
29	PROPOSED BIKE RACKS (NUMBER PER PLAN) - REF. LANDSCAPE DETAILS
30	PROPOSED SITE TRIANGLE (LINE OF SIGHT DISTANCE PER PLAN)
31	PROPOSED FIRE HYDRANT - REF. UTILITY PLANS FOR DETAILS
32	PROPOSED CURB CUT (WIDTH PER PLAN) - REF. SHEETS C802 FOR DETAILS
33	PROPOSED STRIPING - REF. SHEETS C407, C408 AND CONSTRUCTION DETAILS
34	PROPOSED SIDEWALK CHASE
35	PROPOSED WHEEL STOP, NUMBER PER PLAN - REF. CONSTRUCTION DETAILS
36	PROPOSED CURB RAMP PER EL PASO COUNTY STANDARD DRAWINGS SD_2-50.

KEY NOTES: EXISTING

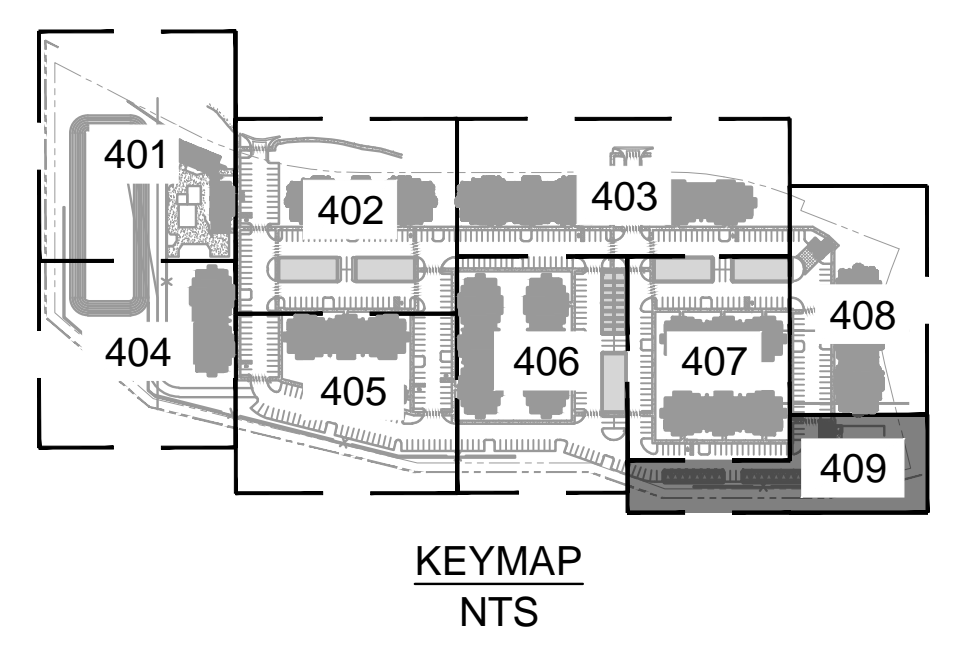
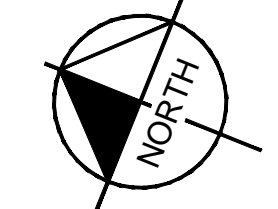
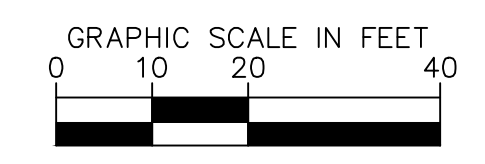
1	EX. FIRE HYDRANT	15	EX. ELECTRIC METER
2	EX. WATER LINE	16	EX. STREETLIGHT
3	EX. WATER VALVE	17	EX. TRANSFORMER
4	EX. SANITARY SEWER MANHOLE	18	EX. WATER METER
5	EX. SANITARY SEWER	19	EX. ELECTRIC MANHOLE
6	EX. STORM SEWER INLET	20	EX. TRAFFIC VAULT
7	EX. ELECTRIC VAULT	21	EX. STORM SEWER
8	EX. FIBER OPTIC VAULT	22	EX. FIBER OPTIC BOX
9	EX. GAS LINE	23	EX. TELEPHONE BOX
10	EX. TELEPHONE LINE	24	EX. STORM GRATE
11	EX. STORM MANHOLE	25	EX. ELECTRICAL EQUIPMENT
12	EX. TRAFFIC CONTROL STRUCTURE	26	EX. ELECTRICAL BOX
13	EX. UNDERGROUND ELECTRIC LINE	27	EX. IRRIGATION EQUIPMENT
14	EX. OVERHEAD ELECTRIC LINE	28	EX. SIGN

NOTES

- ALL INTERNAL DRIVES TO BE PRIVATE.
- ALL DIMENSIONS ARE TO THE FLOWLINE UNLESS OTHERWISE NOTED.
- SEE LANDSCAPE PLANS FOR OPEN SPACE AND COMMON AREA LOCATIONS AND SIZE DETAILS.
- SEE FIRE PLAN FOR FIRE LANES AND FIRE TRUCK AUTOTURN.
- ALL PARKING CURB RADII SHALL BE 4' UNLESS SPECIFIED ON PLANS.
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 STORM INLETS (CURB): MIDPOINT/FLOWLINE
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- RETAINING WALLS OVER 30" WHERE FALL PROTECTION IS BUILT WITHIN, REFERENCE WALL PLANS AND STRUCTURAL DETAIL. FOR WALLS WHERE PROTECTION RUNS PARALLEL, REFERENCE LANDSCAPE PLANS

LEGEND

	PROPERTY LINE
	BUILDING AND LANDSCAPE SETBACK
	PROPOSED UTILITY EASEMENT
	PROPOSED ACCESSIBLE ROUTE
	EXISTING UTILITY EASEMENT
	PROPOSED STANDARD DUTY ASPHALT PAVEMENT
	PROPOSED CONCRETE SIDEWALK
	PROPOSED HEAVY DUTY ASPHALT PAVEMENT
	PROPOSED RIP RAP
	PROPOSED GRAVEL MAINTENANCE PATH
	PROPOSED ASPHALT PATH PER LANDSCAPE PLANS
	PROPOSED HEAVY DUTY CONCRETE
	PROPOSED PARKING COUNT (ELECTRIC VEHICLE SPACE AS NOTED WITH AN "EV")
	PROPOSED HAND RAIL
	PROPOSED SWALE
	PROPOSED HVAC
	PROPOSED LIGHTPOLE



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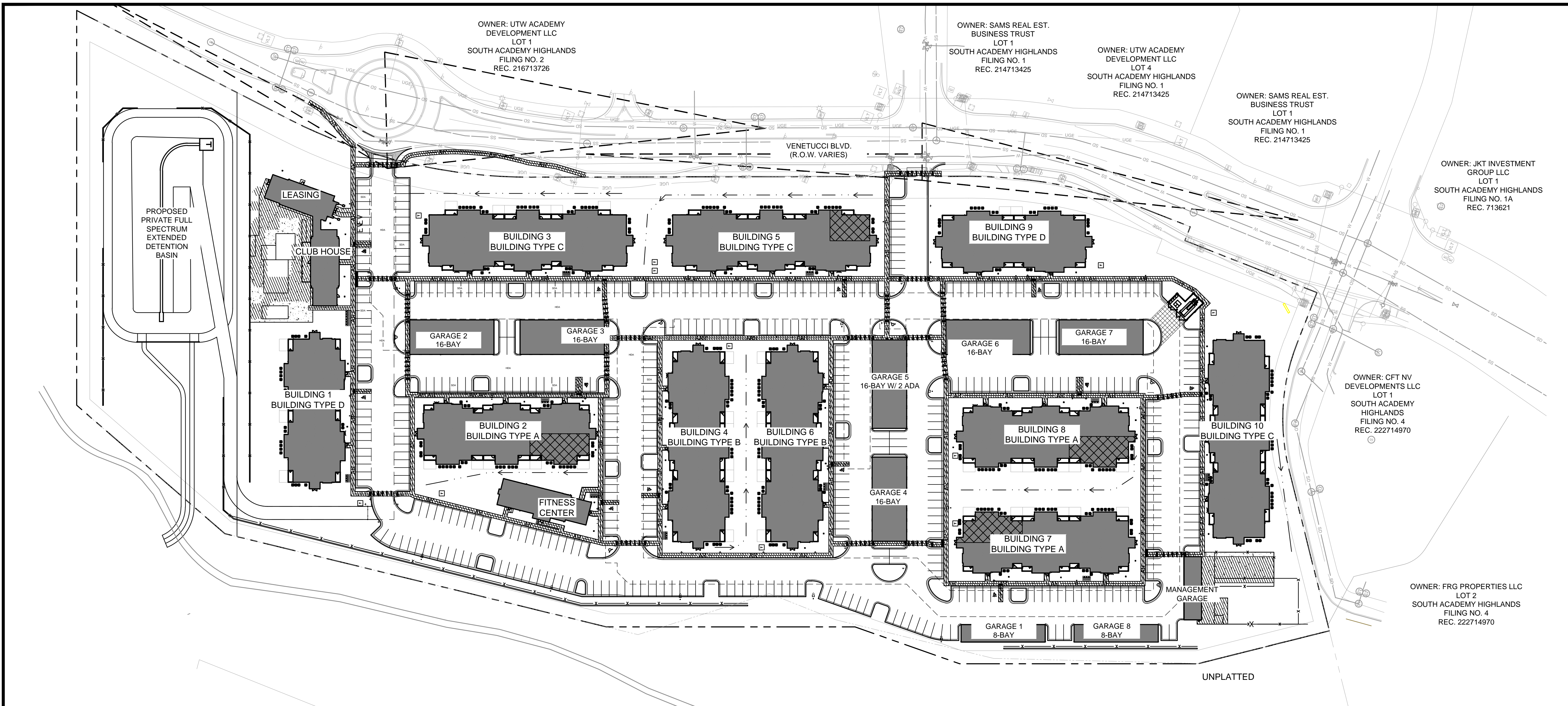
VENTURE ON VENETUCCI
 EL PASO COUNTY, COLORADO
 CONSTRUCTION DOCUMENTS
 DETAILED SITE PLAN

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PROJECT NO.
 096302017

SHEET
C409

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LEGEND

-  HATCH INDICATES AREAS OF FEDERALLY MANDATED 2% MAXIMUM CROSS SLOPE. THIS HATCH SHOWS THE ACCESSIBLE PATH ACROSS THE ENTIRE SITE
-  ACCESSIBLE UNIT OR GARAGE, REFER TO ARCH PLANS

PARKING

PARKING DATA	
PARKING REQUIRED	
PER THOMPSON THRIFT DESIGN GUIDELINES	
1 SPACE / 1-BEDROOM UNIT	132 SPACES (132 UNITS)
2 SPACES / 2-BEDROOM UNIT	336 SPACES (168 UNITS)
3 SPACES / 3-BEDROOM UNIT	108 SPACES (36 UNITS)
TOTAL PARKING PER THOMPSON THRIFT GUIDELINES	576 SPACES
PER EL PASO COUNTY CODE	
1.5 SPACES / 1-BEDROOM UNIT	198 SPACES (132 UNITS)
1.7 SPACES / 2-BEDROOM UNIT	286 SPACES (168 UNITS)
2 SPACES / 3-BEDROOM UNIT	72 SPACES (36 UNITS)
TOTAL PARKING PER EL PASO COUNTY CODE	682 SPACES*
ACCESSIBLE (2% OF STANDARD PARKING)	14 SPACES
GUEST (1 SPACE / 3 DWELLING UNITS)	112 SPACES (336 UNITS)
TOTAL PARKING PROVIDED	
STANDARD PARKING	450
ELECTRIC VEHICLE (EV) PARKING	2
ADA NON-VAN PARKING	11
ADA VAN PARKING	3
GARAGE PARKING	113
TOTAL PARKING PROVIDED	579

*Variance was approved allowing a 15% reduction in required parking, making the required parking per El Paso County code 579 spaces.

ADA GENERAL NOTES

- REFERENCE DETAILED GRADING PLAN SHEETS FOR FINAL GRADES
- REFERENCE DETAILED GRADING PLAN SHEETS FOR LEVEL LANDING DESIGNATIONS.



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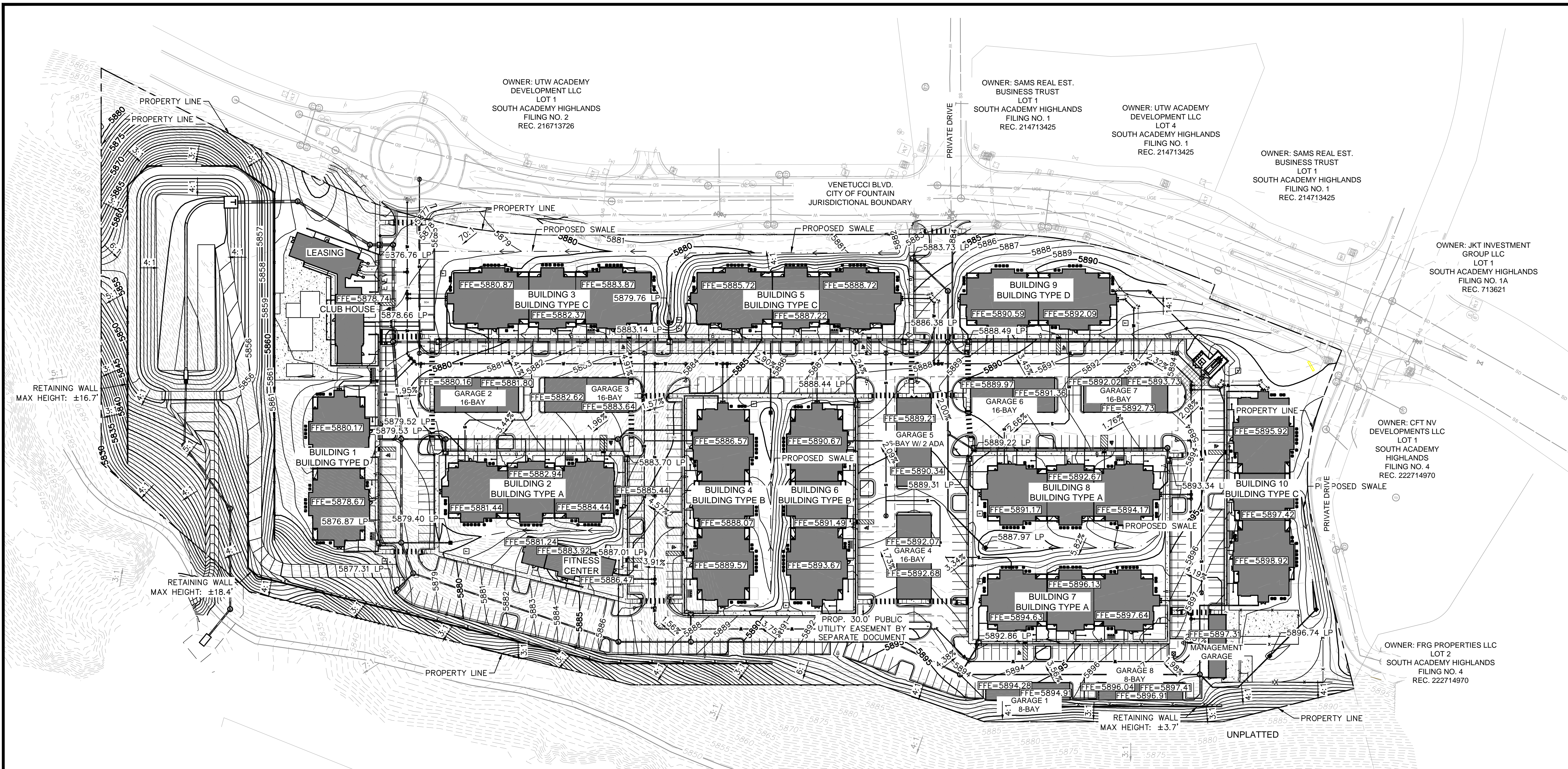
VENTURE ON VENETUCCI
 EL PASO COUNTY, COLORADO
 CONSTRUCTION DOCUMENTS
ADA ACCESSIBILITY PLAN

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PROJECT NO.
 096302017
 SHEET
C410

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OWNER: UTW ACADEMY DEVELOPMENT LLC
LOT 1
SOUTH ACADEMY HIGHLANDS
FILING NO. 2
REC. 216713726

OWNER: SAMS REAL EST. BUSINESS TRUST
LOT 1
SOUTH ACADEMY HIGHLANDS
FILING NO. 1
REC. 214713425

OWNER: UTW ACADEMY DEVELOPMENT LLC
LOT 4
SOUTH ACADEMY HIGHLANDS
FILING NO. 1
REC. 214713425

OWNER: SAMS REAL EST. BUSINESS TRUST
LOT 1
SOUTH ACADEMY HIGHLANDS
FILING NO. 1
REC. 214713425

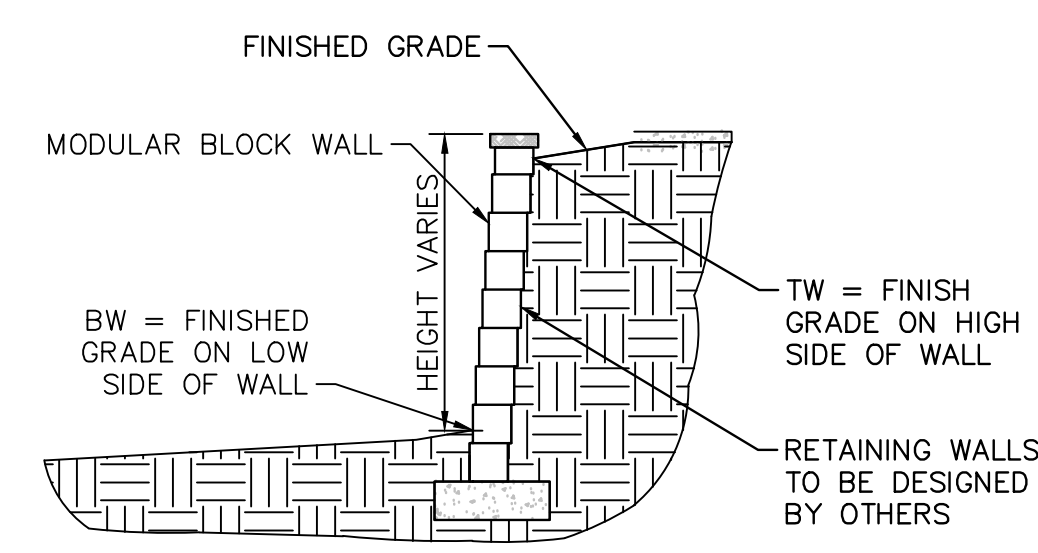
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LOT 1
SOUTH ACADEMY HIGHLANDS
FILING NO. 1A
REC. 713621

OWNER: CFT NV DEVELOPMENTS LLC
LOT 1
SOUTH ACADEMY HIGHLANDS
FILING NO. 4
REC. 222714970

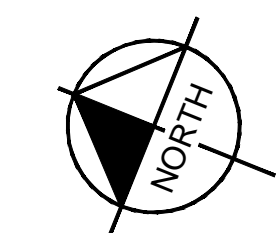
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LOT 2
SOUTH ACADEMY HIGHLANDS
FILING NO. 4
REC. 222714970

LEGEND

- PROPERTY LINE
- BUILDING SETBACK
- LANDSCAPE SETBACK
- PROP. UTILITY ESMT
- AR --- AR --- PROP. ACCESSIBLE ROUTE
- █ PROP. CATCH CURB
- 3:1 PROP. SLOPE ARROW
- 3:1 EX. SLOPE ARROW
- ███ PROP. SIDEWALK
- XXXX PROP. MAJOR CONTOUR
- XXXX PROP. MINOR CONTOUR
- XXXX EX. MAJOR CONTOUR
- XXXX EX. MINOR CONTOUR



RETAINING WALL DETAIL



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VENTURE ON VENETUCCI
EL PASO COUNTY, COLORADO
CONSTRUCTION DOCUMENTS
OVERALL GRADING PLAN

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Kimley-Horn and Associates, Inc.

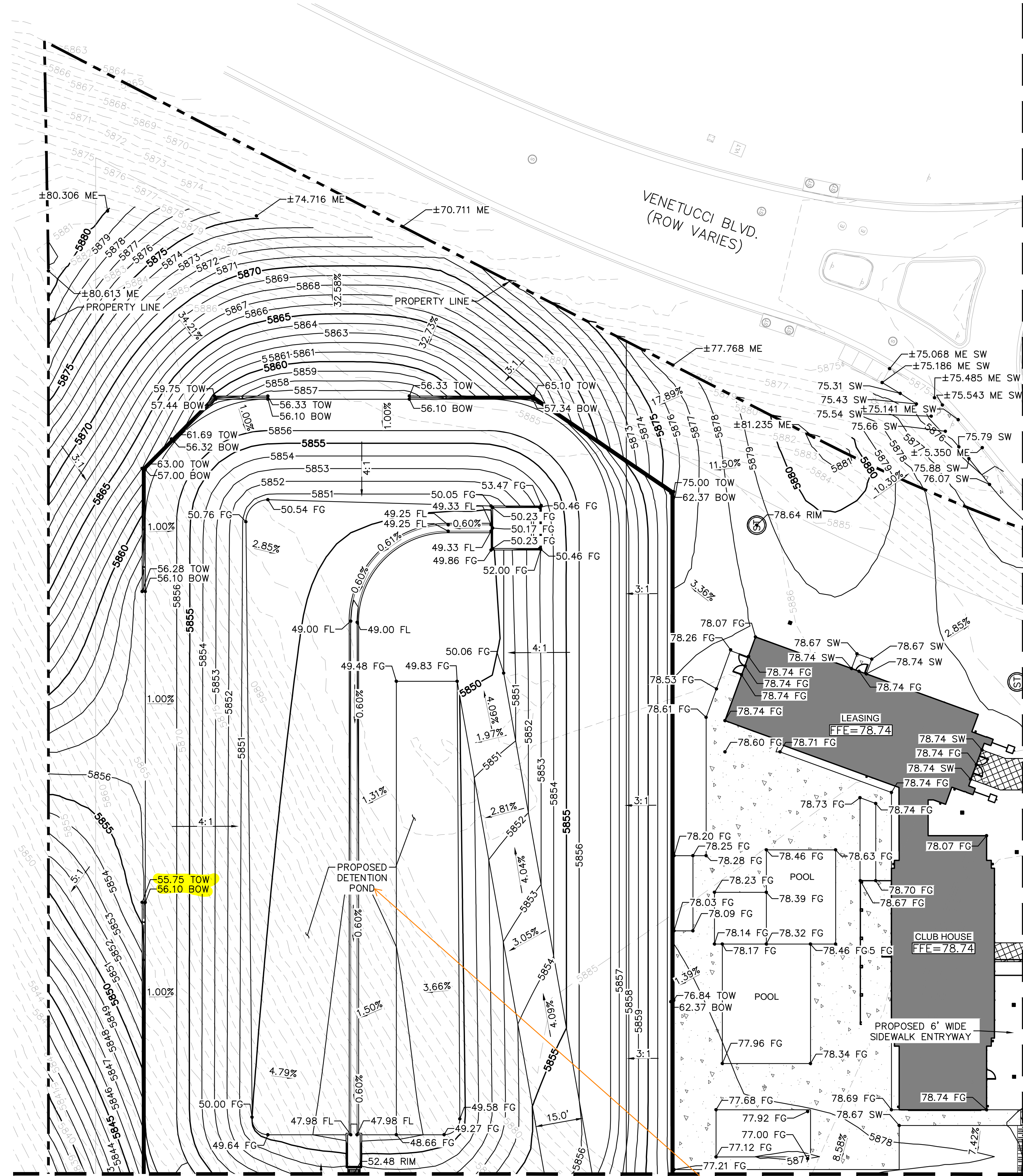
PROJECT NO.
096302017

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C500

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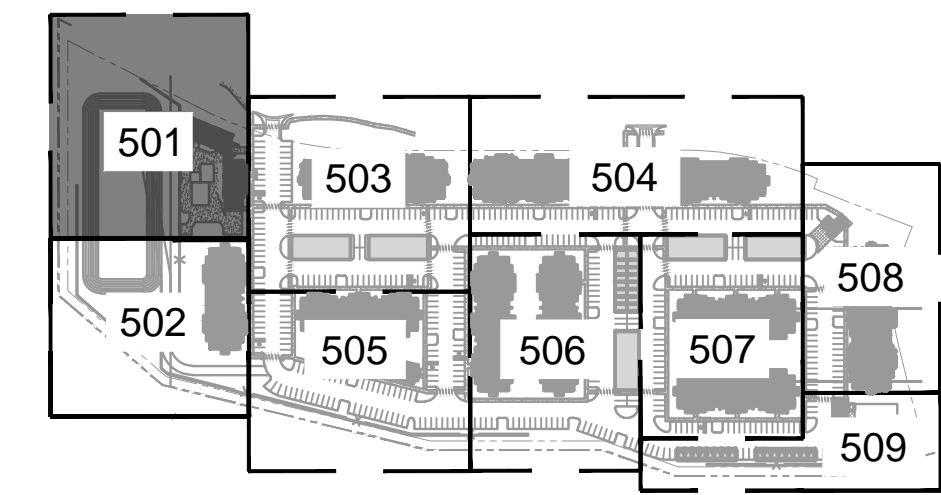


MATCHLINE - SEE SHEET 503 FOR CONTINUATION

MATCHLINE - SEE SHEET 502 FOR CONTINUATION



Assign a name/number to all PBMPs and then update all submitted text and drawings accordingly with consistent labeling throughout (example: "Pond A" or "Pond 1").



KEYMAP NTS

LEGEND

- PROPERTY LINE
PROPOSED MAJOR CONTOURS
PROPOSED MINOR CONTOURS
EXISTING MAJOR CONTOURS
EXISTING MINOR CONTOURS
PROPOSED STORM PIPES
ADA ROUTE
ADA PARKING AND ACCESS. SLOPES NOT TO EXCEED 2% IN THIS AREA
PROPOSED STORM DRAIN
DRAINAGE SLOPE DIRECTION
PROPOSED SWALE
PROPOSED LEVEL LANDING

NOTES

- 1. ALL PROPOSED SIDEWALKS ARE TO BE ADA COMPLIANT...
2. ACCESSIBLE PARKING AND LEVEL LANDINGS SHALL HAVE A MAX SLOPE OF 2% IN ANY DIRECTION...
3. REFER TO THE EROSION CONTROL PLAN SHEETS...
4. ALL SPOT ELEVATIONS ARE FLOWLINE UNLESS OTHERWISE NOTED...
5. ALL GRADING SHALL BE PER EL PASO COUNTY STANDARD DETAILS...
6. BEFORE PLACING PAVEMENT, CONTRACTOR SHALL VERIFY THAT SUITABLE ACCESSIBLE PEDESTRIAN ROUTES...
7. ALL ACCESSIBLE RAMP SLOPES SHALL NOT EXCEED 1 VERTICAL TO 12 HORIZONTAL...
8. ACCESSIBLE PARKING SPACES AND ACCESS AISLES SHALL NOT EXCEED 2.0% SLOPE IN ANY DIRECTION...
9. ALL SIDEWALKS SHALL HAVE CROSS SLOPES 1.8% OR LESS AND LONGITUDINAL SLOPES 4.8% OR LESS...
10. ALL ON-SITE STORM INFRASTRUCTURE TO BE PRIVATELY OWNED AND MAINTAINED...
11. ALL INTERNAL DRIVES TO BE PRIVATE...
12. CORNER OF BUILDING GRADES SHALL BE 8-INCHES LOWER THAN FFE ELEVATIONS...
13. ALL ELEVATIONS SHALL ADD 5800.

Combine these two notes

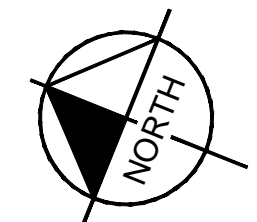
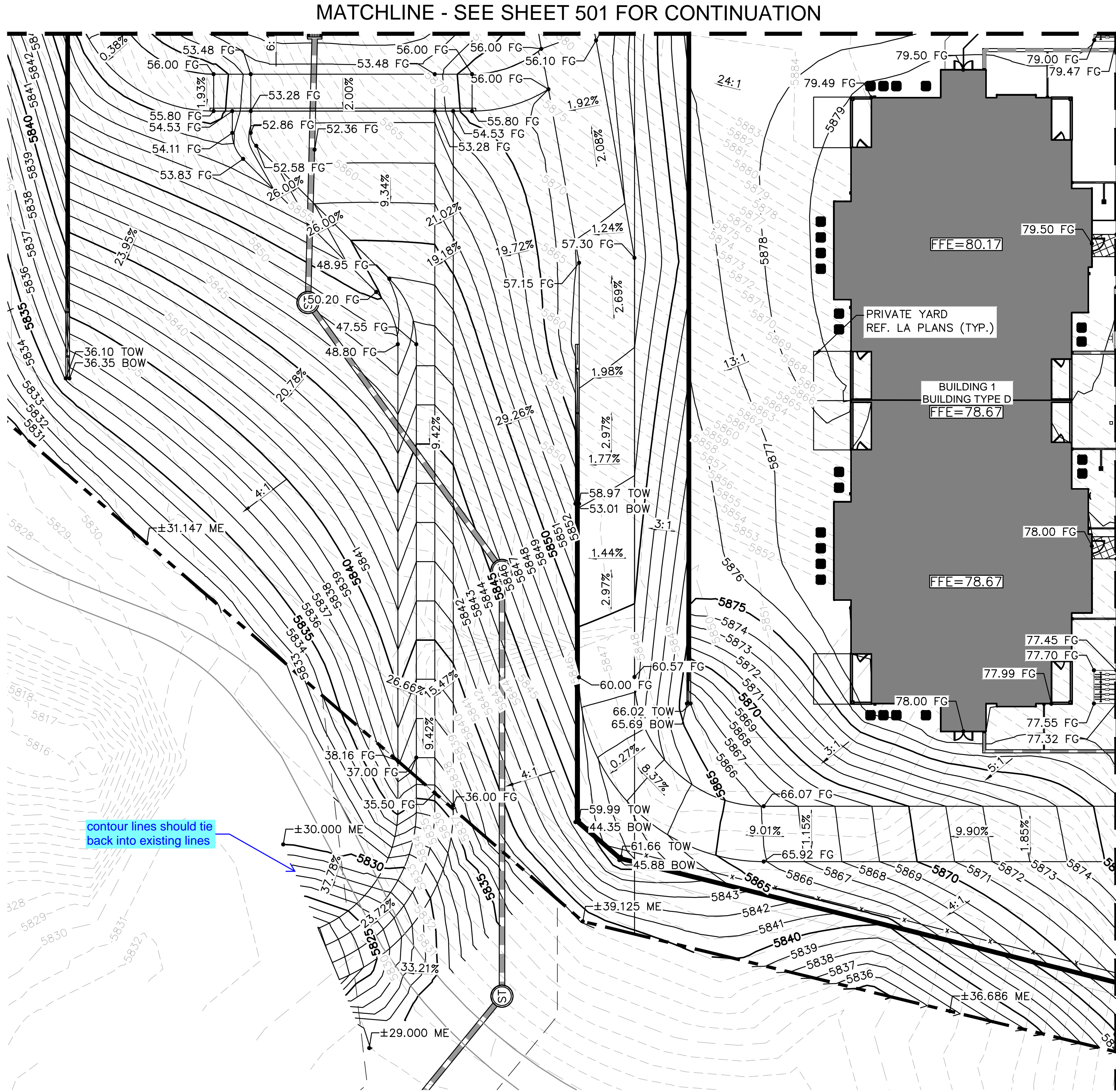


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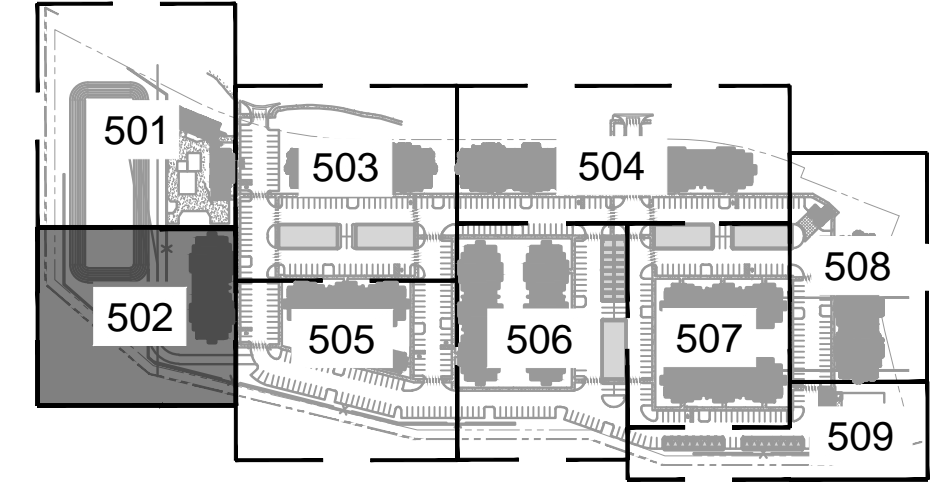


MATCHLINE - SEE SHEET 501 FOR CONTINUATION

MATCHLINE - SEE SHEET 503 FOR CONTINUATION

MATCHLINE - SEE SHEET 505 FOR CONTINUATION

contour lines should tie back into existing lines

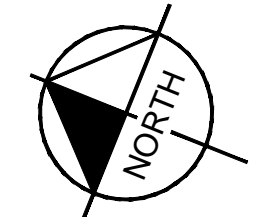


KEYMAP NTS

- LEGEND**
- PROPERTY LINE
 - PROPOSED MAJOR CONTOURS
 - PROPOSED MINOR CONTOURS
 - EXISTING MAJOR CONTOURS
 - EXISTING MINOR CONTOURS
 - PROPOSED STORM PIPES
 - ADA ROUTE
 - ADA PARKING AND ACCESS. SLOPES NOT TO EXCEED 2% IN THIS AREA
 - PROPOSED STORM DRAIN
 - DRAINAGE SLOPE DIRECTION
 - PROPOSED SWALE
 - PROPOSED LEVEL LANDING

NOTES

1. ALL PROPOSED SIDEWALKS ARE TO BE ADA COMPLIANT. LONGITUDINAL SLOPES SHALL NOT EXCEED 5%, CROSS SLOPES NOT TO EXCEED 2%.
2. ACCESSIBLE PARKING AND LEVEL LANDINGS SHALL HAVE A MAX SLOPE OF 2% IN ANY DIRECTION.
3. REFER TO THE EROSION CONTROL PLAN SHEETS AND REPORT FOR TEMPORARY CONTROL MEASURES AND CONSTRUCTION SEQUENCING THAT SHALL BE USED IN ORDER TO PREVENT LOADING OF LID DRAINAGE FACILITIES WITH SEDIMENT DURING CONSTRUCTION.
4. ALL SPOT ELEVATIONS ARE FLOWLINE UNLESS OTHERWISE NOTED.
5. ALL GRADING SHALL BE PER EL PASO COUNTY STANDARD DETAILS AND SPECIFICATIONS.
6. BEFORE PLACING PAVEMENT, CONTRACTOR SHALL VERIFY THAT SUITABLE ACCESSIBLE PEDESTRIAN ROUTES (PER ADA) EXIST TO AND FROM EVERY DOOR AND ALONG SIDEWALKS, ACCESSIBLE PARKING SPACES, ACCESS AISLES, AND ACCESSIBLE ROUTES.
7. ALL ACCESSIBLE RAMP SLOPES SHALL NOT EXCEED 1 VERTICAL TO 12 HORIZONTAL.
8. ACCESSIBLE PARKING SPACES AND ACCESS AISLES SHALL NOT EXCEED 2.0% SLOPE IN ANY DIRECTION.
9. ALL SIDEWALKS SHALL HAVE CROSS SLOPES 1.8% OR LESS AND LONGITUDINAL SLOPES 4.8% OR LESS.
10. ALL ON-SITE STORM INFRASTRUCTURE TO BE PRIVATELY OWNED AND MAINTAINED. FOR DETAILED STORM SEWER SIZES AND MATERIALS, REF. STORM CDS ON PAGES C620-C625.
11. ALL INTERNAL DRIVES TO BE PRIVATE.
12. CORNER OF BUILDING GRADES SHALL BE 8-INCHES LOWER THAN FFE ELEVATIONS SHOWN. PLEASE REFER TO ARCHITECTURE PLANS FOR DOOR THRESHOLD ELEVATIONS.
13. ALL ELEVATIONS SHALL ADD 5800.



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VENTURE ON VENETUCCI
EL PASO COUNTY, COLORADO
CONSTRUCTION DOCUMENTS

DETAILED GRADING PLAN

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Kimley-Horn and Associates, Inc.

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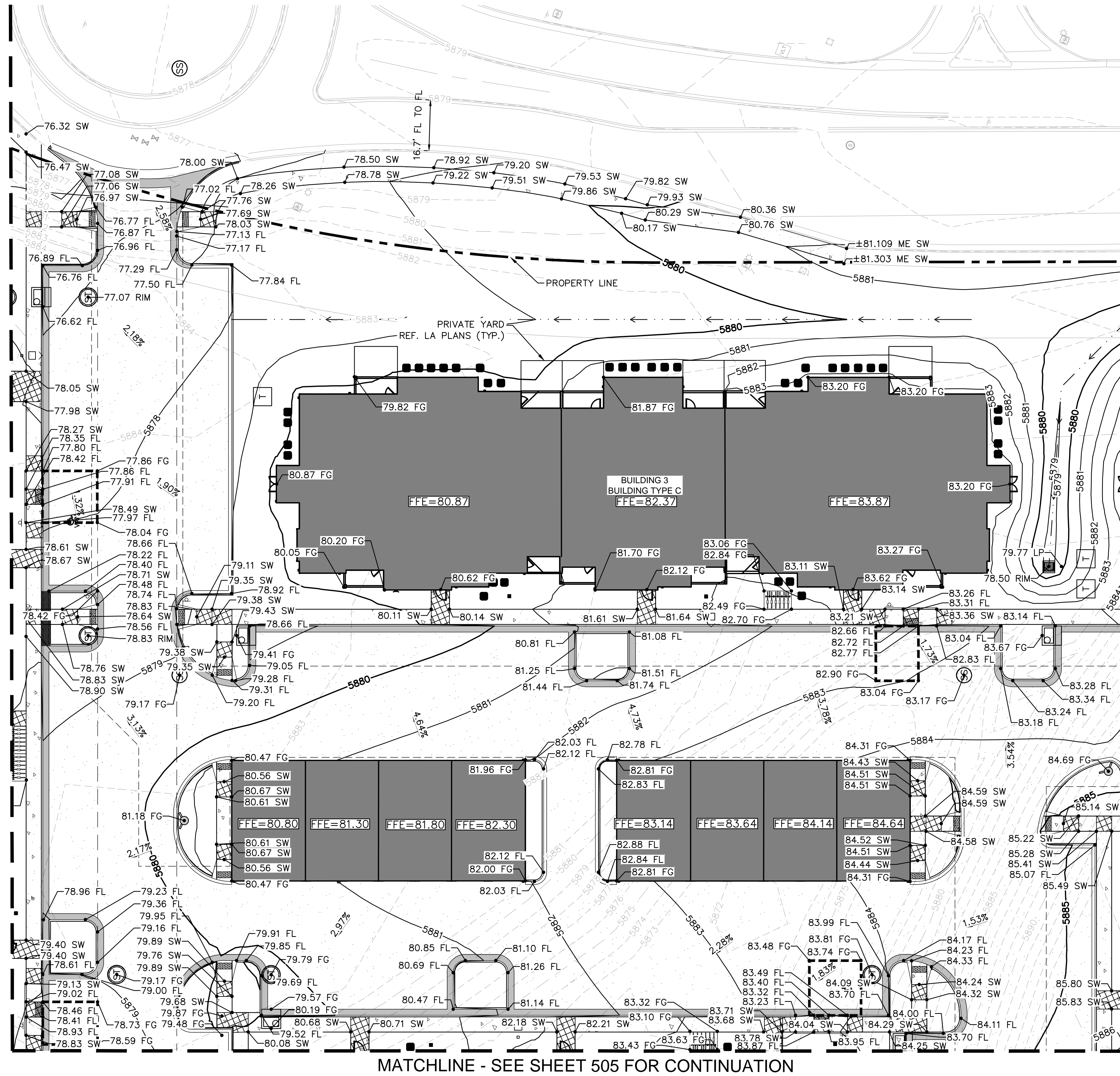
SHEET

C502

NO.	REVISION	BY	DATE	APPR

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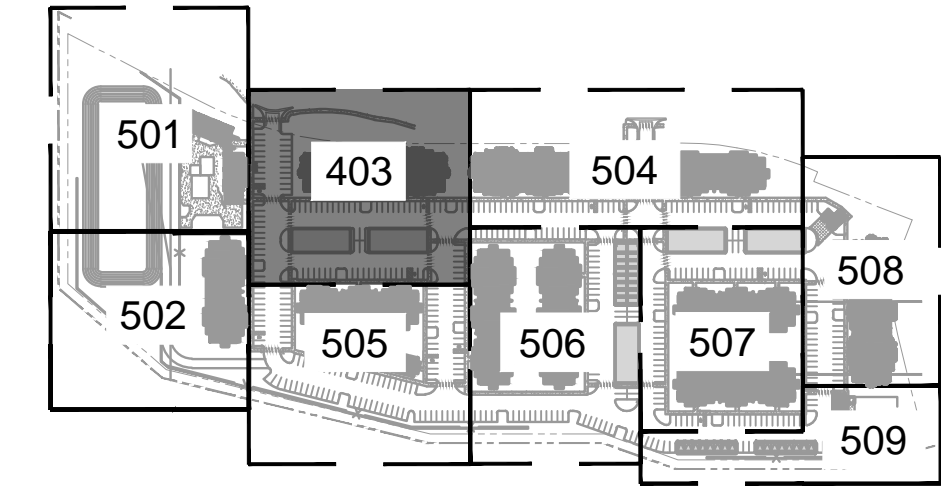
MATCHLINE - SEE SHEET 402 FOR CONTINUATION



MATCHLINE - SEE SHEET 505 FOR CONTINUATION

MATCHLINE - SEE SHEET 406 FOR CONTINUATION

MATCHLINE - SEE SHEET 404 FOR CONTINUATION



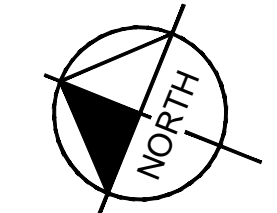
KEYMAP NTS

LEGEND

- PROPERTY LINE
- 50 — PROPOSED MAJOR CONTOURS
- 49 — PROPOSED MINOR CONTOURS
- 50 — EXISTING MAJOR CONTOURS
- 49 — EXISTING MINOR CONTOURS
- PROPOSED STORM PIPES
- AR — ADA ROUTE
- - - - - ADA PARKING AND ACCESS. SLOPES NOT TO EXCEED 2% IN THIS AREA
- PROPOSED STORM DRAIN
- X.XXX% DRAINAGE SLOPE DIRECTION
- PROPOSED SWALE
- ▒ PROPOSED LEVEL LANDING

NOTES

1. ALL PROPOSED SIDEWALKS ARE TO BE ADA COMPLIANT. LONGITUDINAL SLOPES SHALL NOT EXCEED 5%, CROSS SLOPES NOT TO EXCEED 2%.
2. ACCESSIBLE PARKING AND LEVEL LANDINGS SHALL HAVE A MAX SLOPE OF 2% IN ANY DIRECTION.
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VENTURE ON VENETUCCI
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DETAILED GRADING PLAN



2024 KIMLEY-HORN AND ASSOCIATES, INC.
6200 South Syracuse Way, Suite 300
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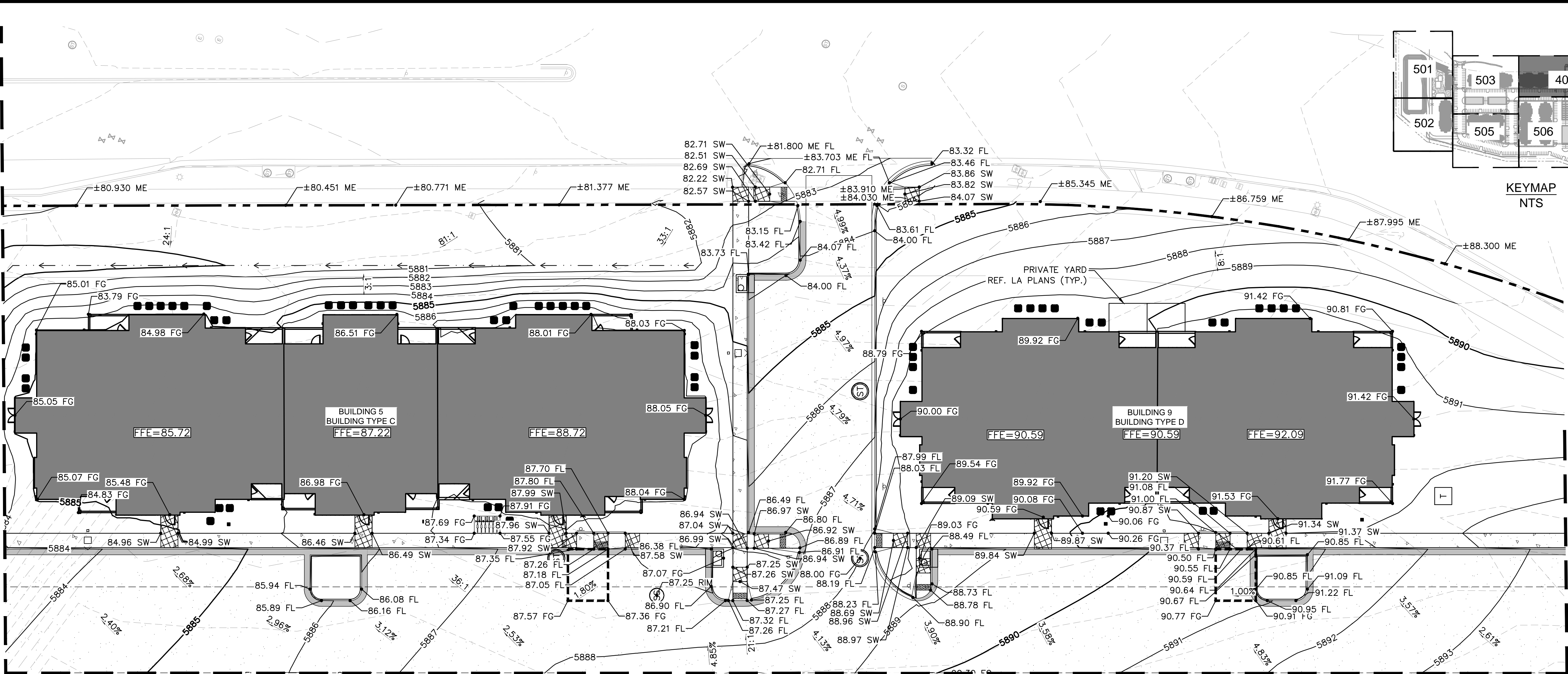
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C503

NO.	REVISION	BY	DATE	APPR

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MATCHLINE - SEE SHEET 503 FOR CONTINUATION



MATCHLINE - SEE SHEET 508 FOR CONTINUATION

MATCHLINE - SEE SHEET 506 FOR CONTINUATION

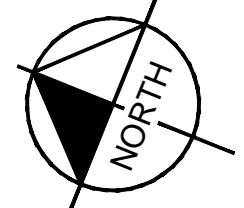
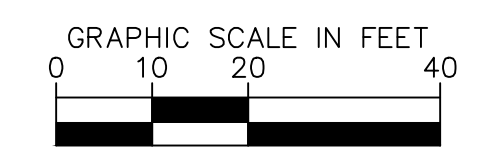
MATCHLINE - SEE SHEET 507 FOR CONTINUATION

NOTES

1. ALL PROPOSED SIDEWALKS ARE TO BE ADA COMPLIANT. LONGITUDINAL SLOPES SHALL NOT EXCEED 5%, CROSS SLOPES NOT TO EXCEED 2%.
2. ACCESSIBLE PARKING AND LEVEL LANDINGS SHALL HAVE A MAX SLOPE OF 2% IN ANY DIRECTION.
3. REFER TO THE EROSION CONTROL PLAN SHEETS AND REPORT FOR TEMPORARY CONTROL MEASURES AND CONSTRUCTION SEQUENCING THAT SHALL BE USED IN ORDER TO PREVENT LOADING OF LID DRAINAGE FACILITIES WITH SEDIMENT DURING CONSTRUCTION.
4. ALL SPOT ELEVATIONS ARE FLOWLINE UNLESS OTHERWISE NOTED.
5. ALL GRADING SHALL BE PER EL PASO COUNTY STANDARD DETAILS AND SPECIFICATIONS.
6. BEFORE PLACING PAVEMENT, CONTRACTOR SHALL VERIFY THAT SUITABLE ACCESSIBLE PEDESTRIAN ROUTES (PER ADA) EXIST TO AND FROM EVERY DOOR AND ALONG SIDEWALKS, ACCESSIBLE PARKING SPACES, ACCESS AISLES, AND ACCESSIBLE ROUTES.
7. ALL ACCESSIBLE RAMP SLOPES SHALL NOT EXCEED 1 VERTICAL TO 12 HORIZONTAL.
8. ACCESSIBLE PARKING SPACES AND ACCESS AISLES SHALL NOT EXCEED 2.0% SLOPE IN ANY DIRECTION.
9. ALL SIDEWALKS SHALL HAVE CROSS SLOPES 1.8% OR LESS AND LONGITUDINAL SLOPES 4.8% OR LESS.
10. ALL ON-SITE STORM INFRASTRUCTURE TO BE PRIVATELY OWNED AND MAINTAINED. FOR DETAILED STORM SEWER SIZES AND MATERIALS, REF. STORM CDS ON PAGES C620-C625.
11. ALL INTERNAL DRIVES TO BE PRIVATE.
12. CORNER OF BUILDING GRADES SHALL BE 8-INCHES LOWER THAN FFE ELEVATIONS SHOWN. PLEASE REFER TO ARCHITECTURE PLANS FOR DOOR THRESHOLD ELEVATIONS.
13. ALL ELEVATIONS SHALL ADD 5800.

LEGEND

- PROPERTY LINE
- PROPOSED MAJOR CONTOURS
- PROPOSED MINOR CONTOURS
- EXISTING MAJOR CONTOURS
- EXISTING MINOR CONTOURS
- PROPOSED STORM PIPES
- ADA ROUTE
- ADA PARKING AND ACCESS. SLOPES NOT TO EXCEED 2% IN THIS AREA
- PROPOSED STORM DRAIN
- DRAINAGE SLOPE DIRECTION
- PROPOSED SWALE
- PROPOSED LEVEL LANDING



VENTURE ON VENETUCCI
EL PASO COUNTY, COLORADO
CONSTRUCTION DOCUMENTS
DETAILED GRADING PLAN

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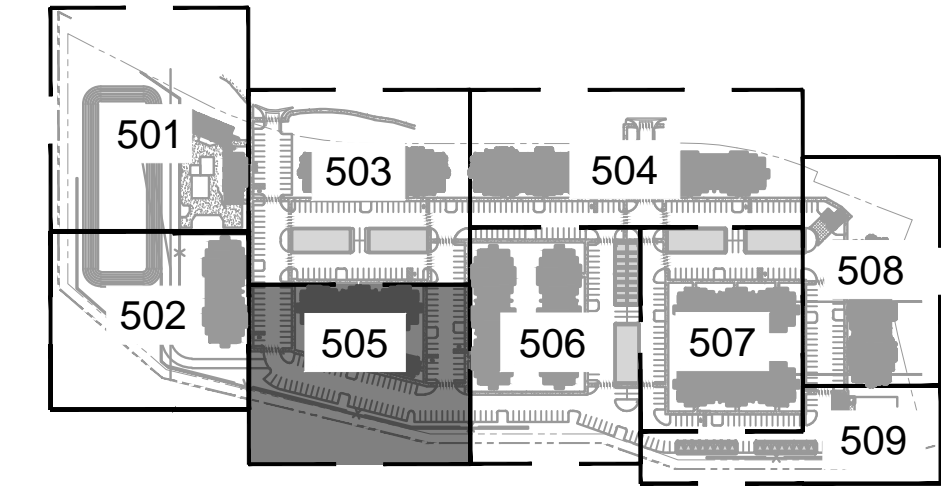
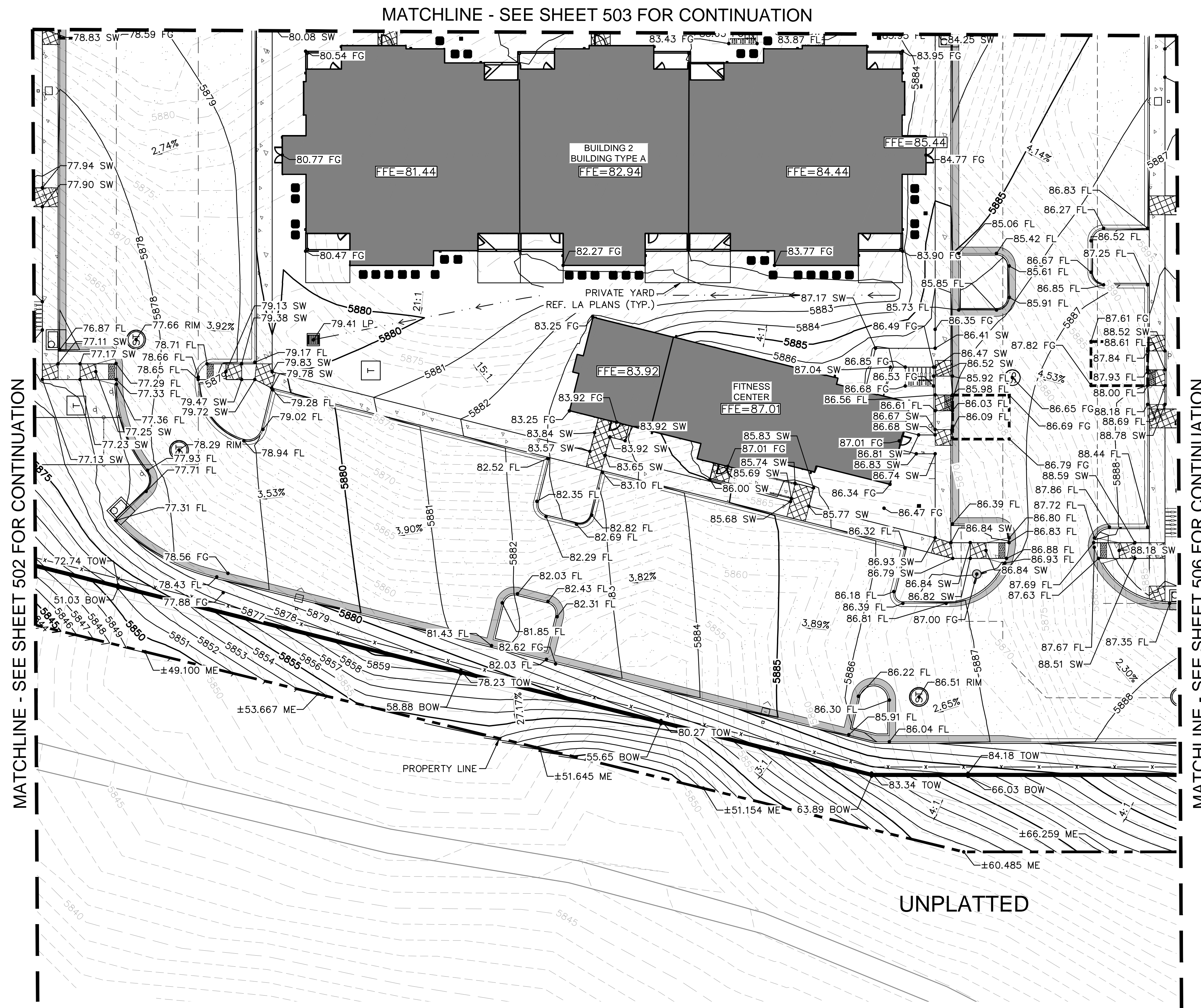
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KEYMAP NTS

LEGEND

- PROPERTY LINE
- 50 PROPOSED MAJOR CONTOURS
- 49 PROPOSED MINOR CONTOURS
- 50 EXISTING MAJOR CONTOURS
- 49 EXISTING MINOR CONTOURS
- PROPOSED STORM PIPES
- ADA ROUTE
- ADA PARKING AND ACCESS. SLOPES NOT TO EXCEED 2% IN THIS AREA
- PROPOSED STORM DRAIN
- DRAINAGE SLOPE DIRECTION
- PROPOSED SWALE
- PROPOSED LEVEL LANDING

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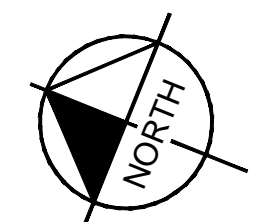
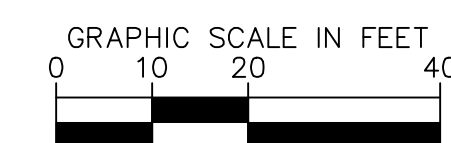
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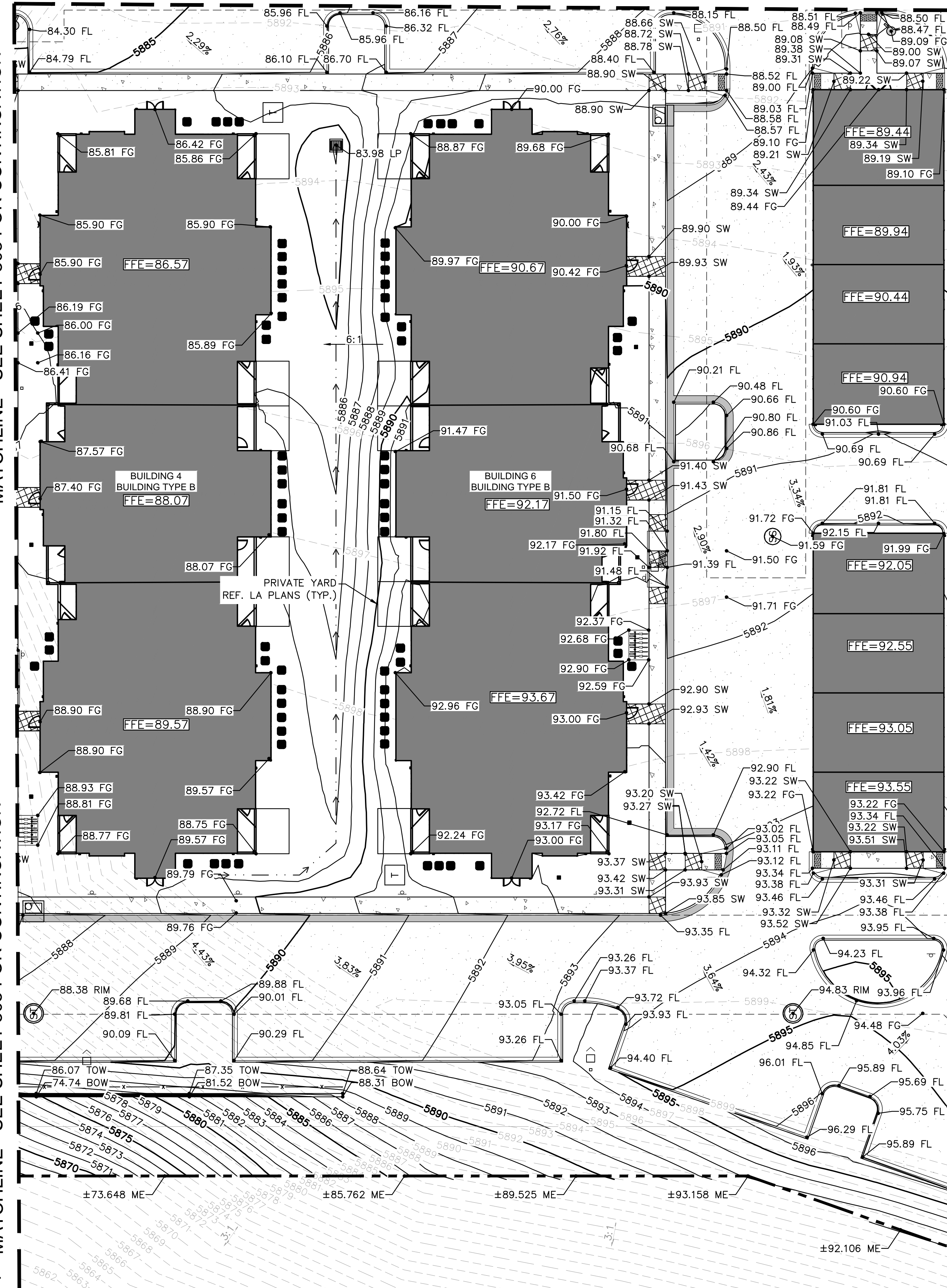
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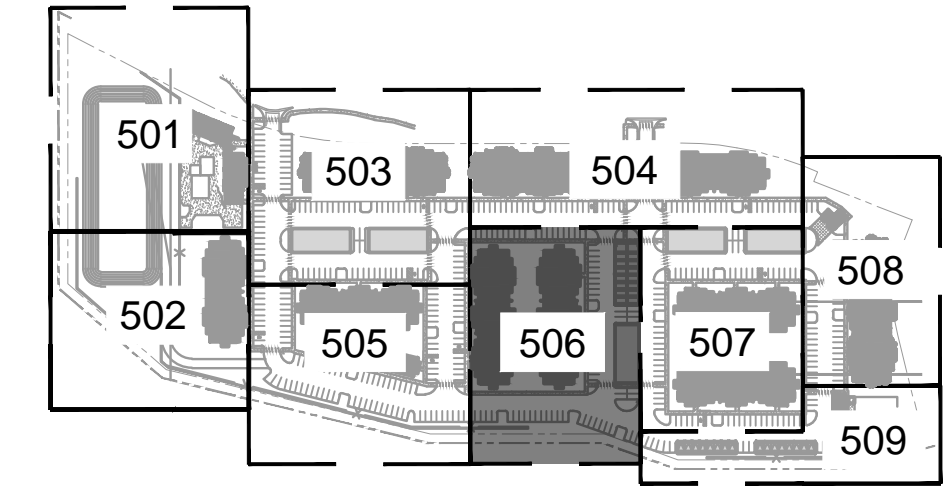
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MATCHLINE - SEE SHEET 507 FOR CONTINUATION

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MATCHLINE - SEE SHEET 504 FOR CONTINUATION



KEYMAP NTS

LEGEND

- PROPERTY LINE
- 50 PROPOSED MAJOR CONTOURS
- 49 PROPOSED MINOR CONTOURS
- 50 EXISTING MAJOR CONTOURS
- 49 EXISTING MINOR CONTOURS
- PROPOSED STORM PIPES
- ADA ROUTE
- ADA PARKING AND ACCESS. SLOPES NOT TO EXCEED 2% IN THIS AREA
- PROPOSED STORM DRAIN
- X.XX% DRAINAGE SLOPE DIRECTION
- PROPOSED SWALE
- PROPOSED LEVEL LANDING

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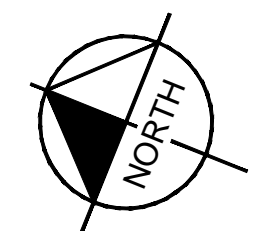
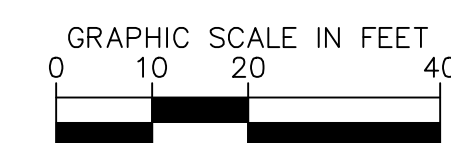
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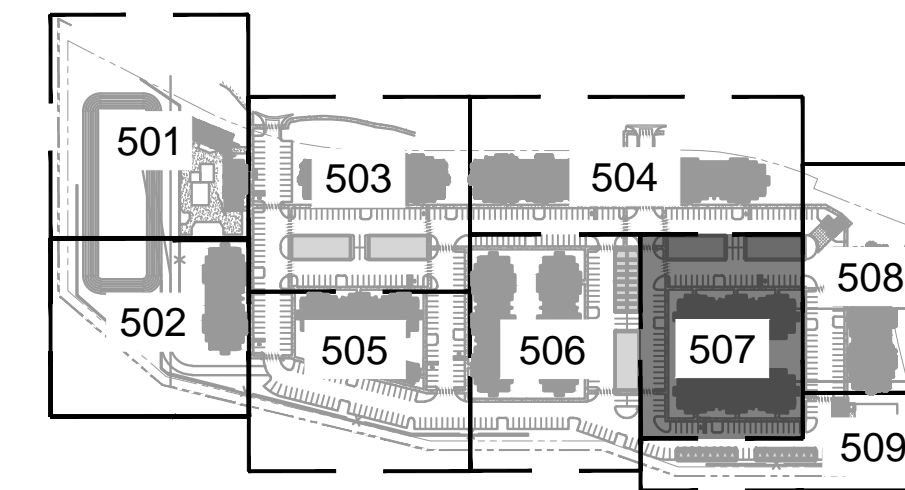
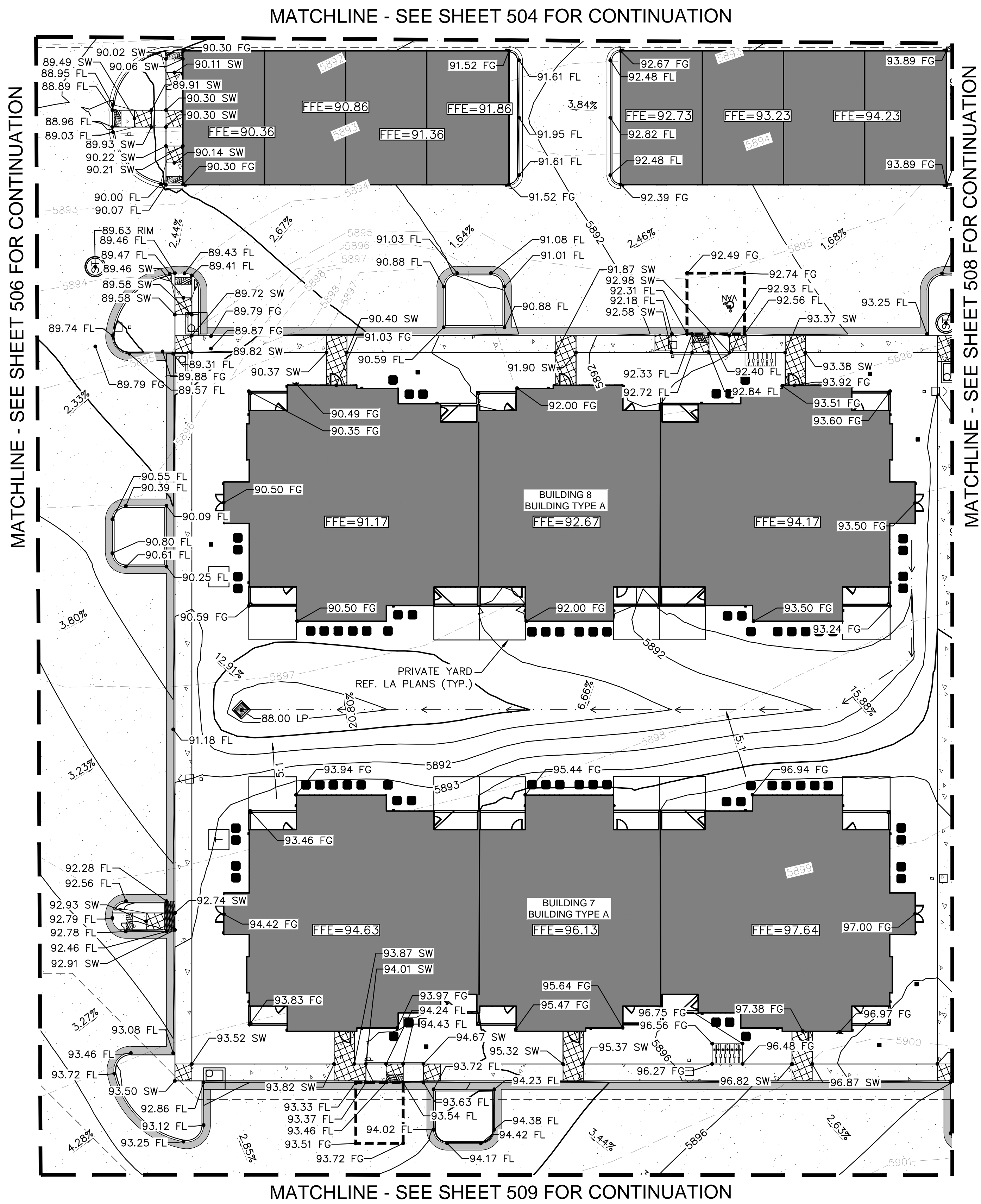
PROJECT NO.
096302017
SHEET

C506



NO.	REVISION	BY	DATE	APPR

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KEYMAP NTS

LEGEND

- PROPERTY LINE
- 50 PROPOSED MAJOR CONTOURS
- 49 PROPOSED MINOR CONTOURS
- 50 EXISTING MAJOR CONTOURS
- 49 EXISTING MINOR CONTOURS
- PROPOSED STORM PIPES
- ADA ROUTE
- ADA PARKING AND ACCESS. SLOPES NOT TO EXCEED 2% IN THIS AREA
- PROPOSED STORM DRAIN
- DRAINAGE SLOPE DIRECTION
- PROPOSED SWALE
- PROPOSED LEVEL LANDING

NOTES

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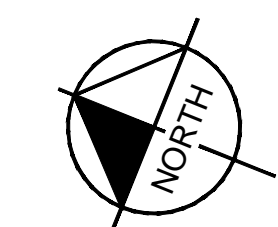
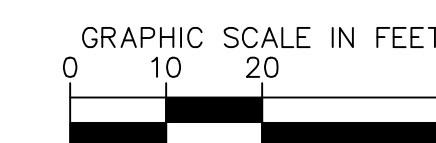
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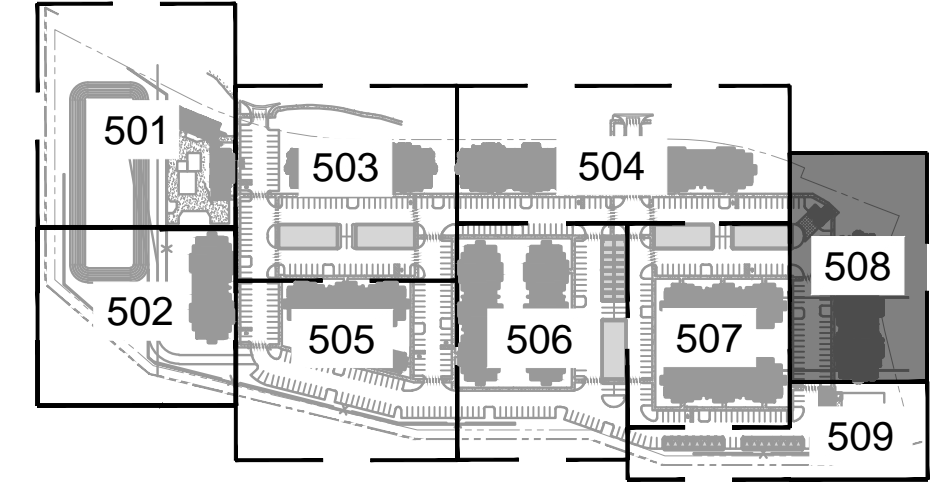
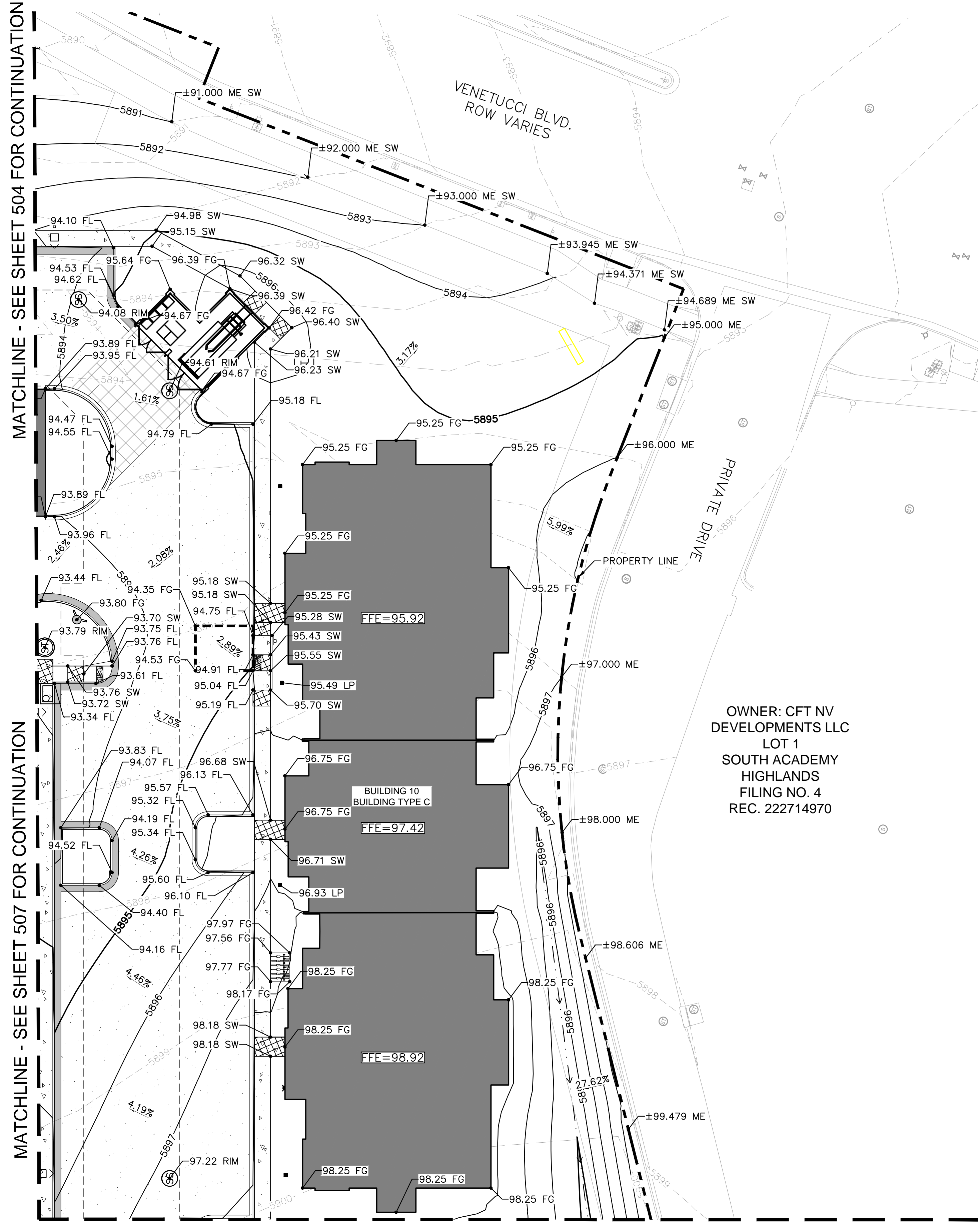
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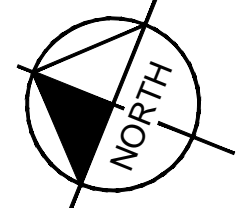
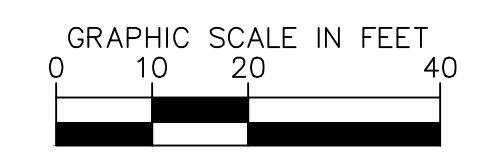
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KEYMAP NTS

- LEGEND**
- PROPERTY LINE
 - 50 PROPOSED MAJOR CONTOURS
 - 49 PROPOSED MINOR CONTOURS
 - 50 EXISTING MAJOR CONTOURS
 - 49 EXISTING MINOR CONTOURS
 - PROPOSED STORM PIPES
 - ADA ROUTE
 - ADA PARKING AND ACCESS. SLOPES NOT TO EXCEED 2% IN THIS AREA
 - PROPOSED STORM DRAIN
 - DRAINAGE SLOPE DIRECTION
 - PROPOSED SWALE
 - PROPOSED LEVEL LANDING

- NOTES**
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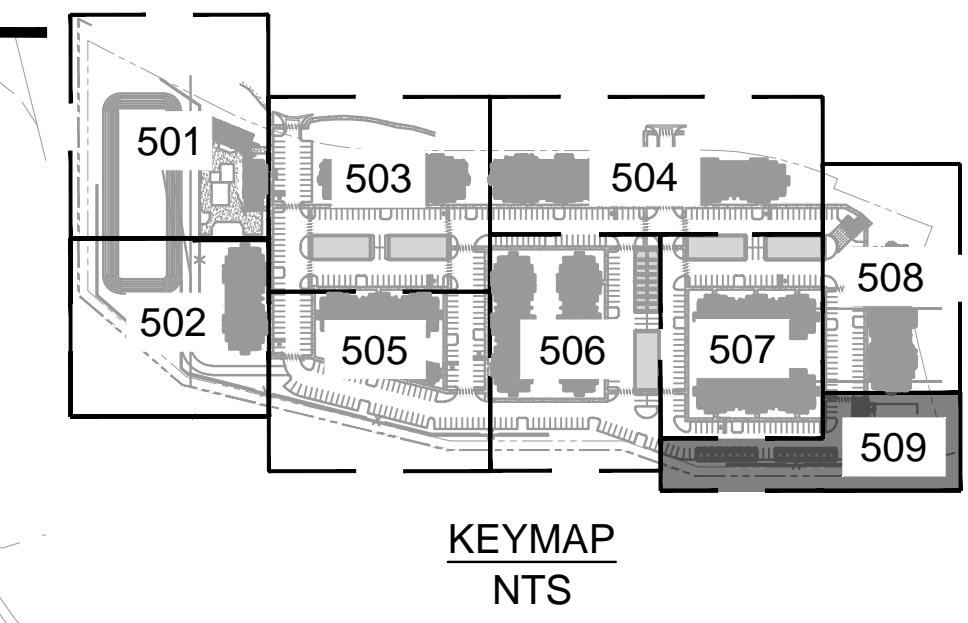
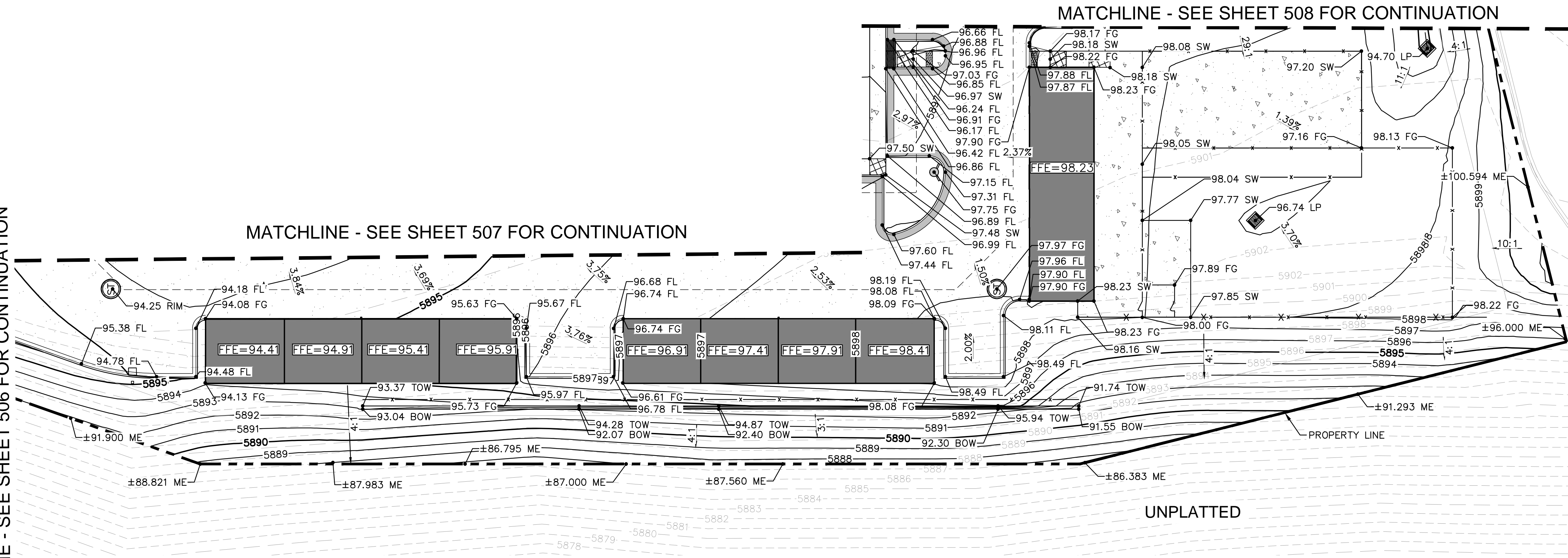
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SHEET
C508

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MATCHLINE - SEE SHEET 506 FOR CONTINUATION



LEGEND

- PROPERTY LINE
- 50 PROPOSED MAJOR CONTOURS
- 49 PROPOSED MINOR CONTOURS
- 50 EXISTING MAJOR CONTOURS
- 49 EXISTING MINOR CONTOURS
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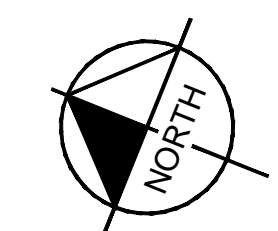
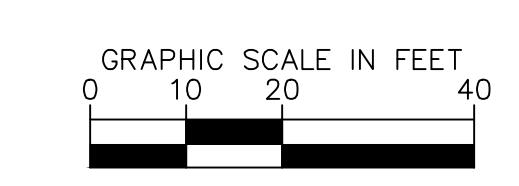
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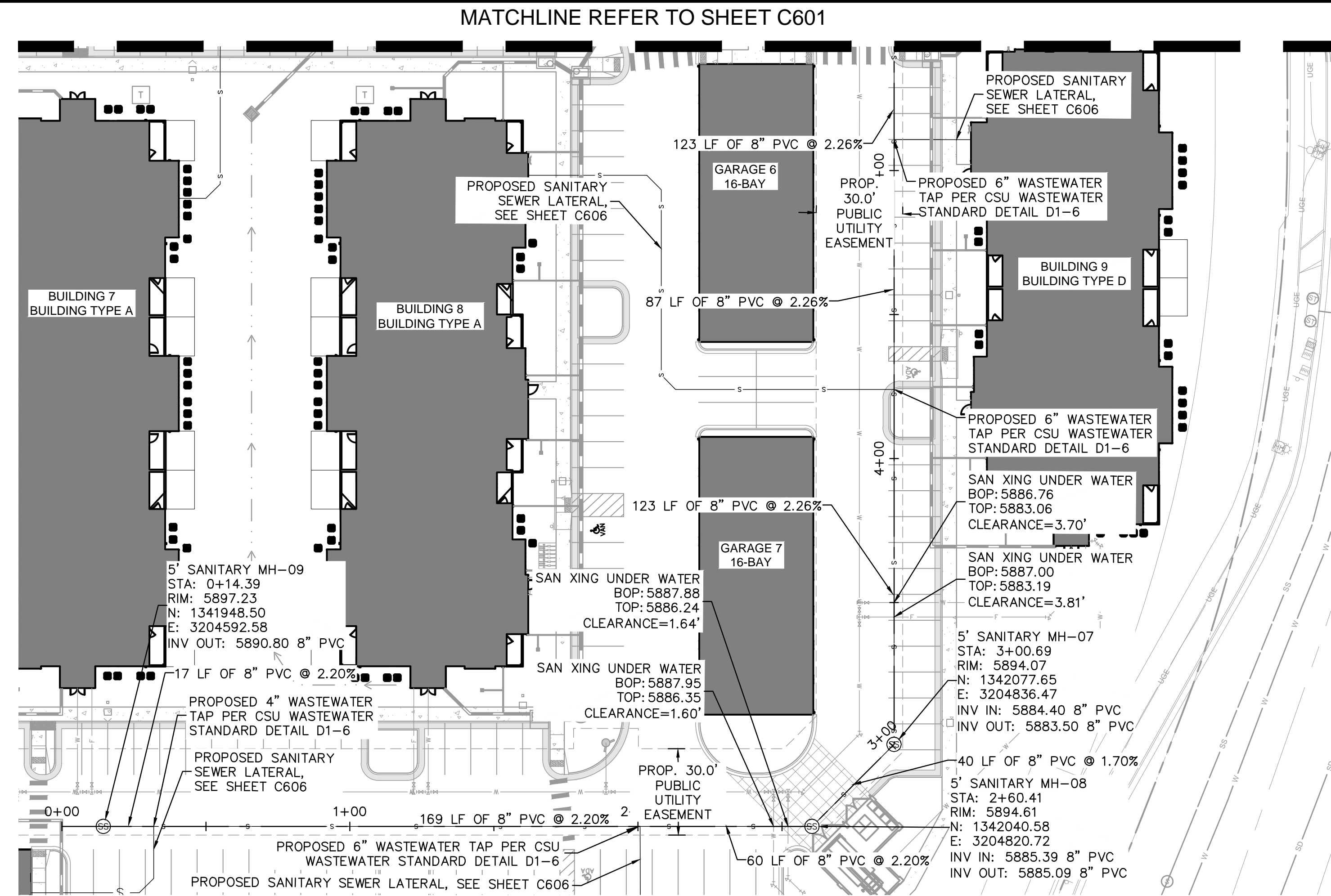
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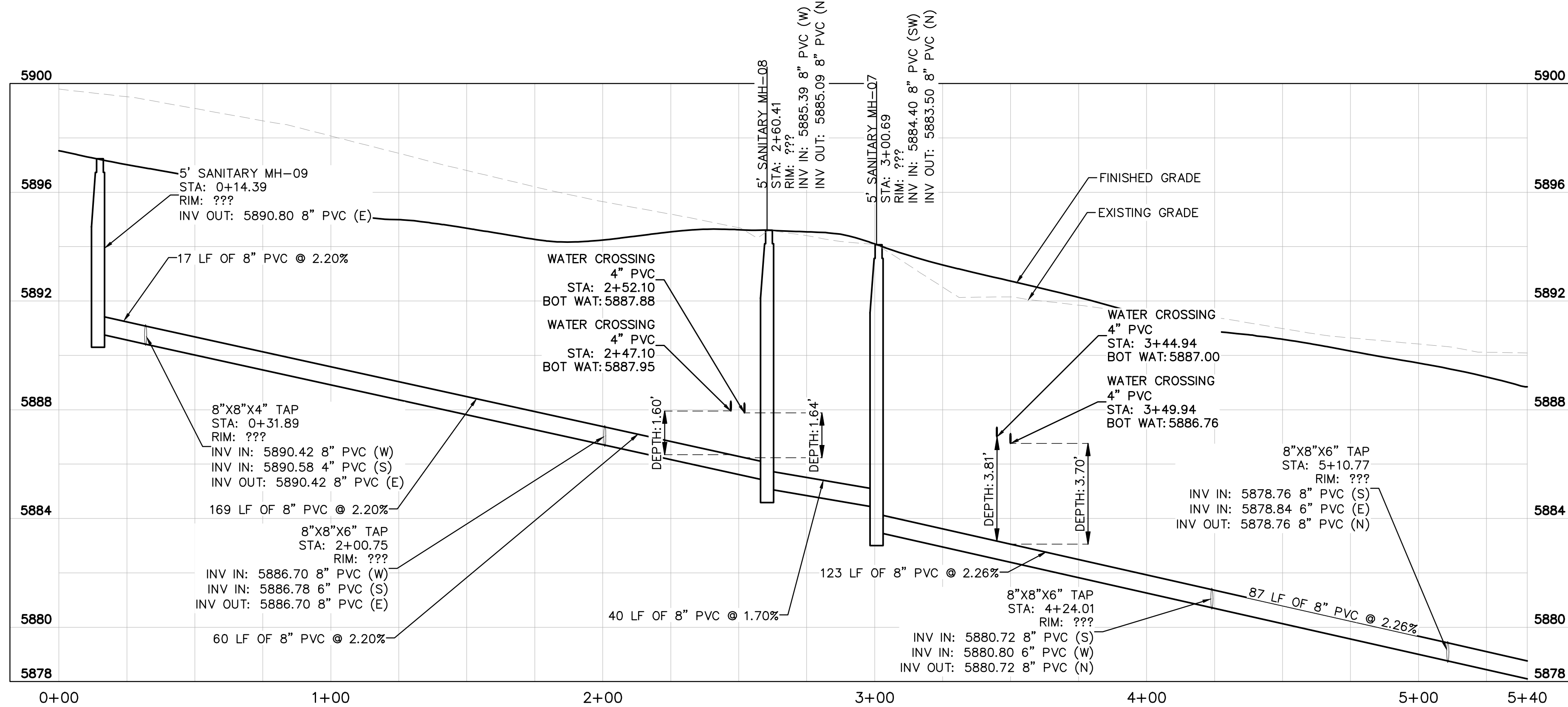
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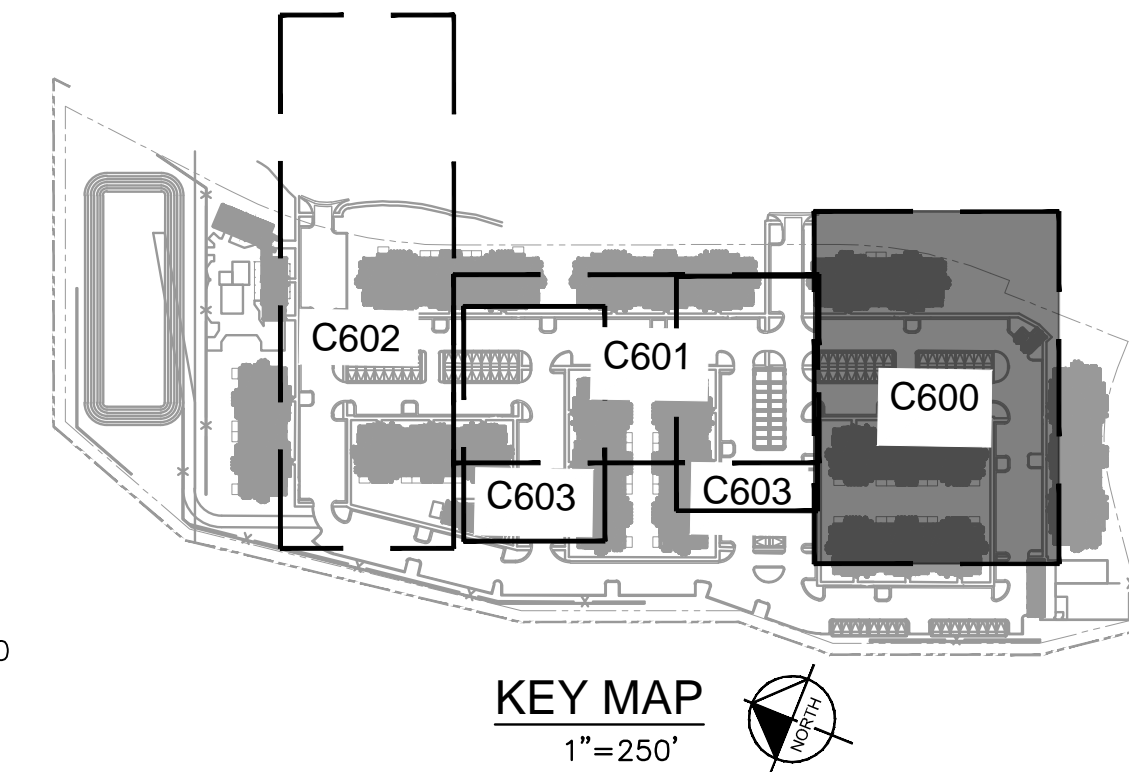
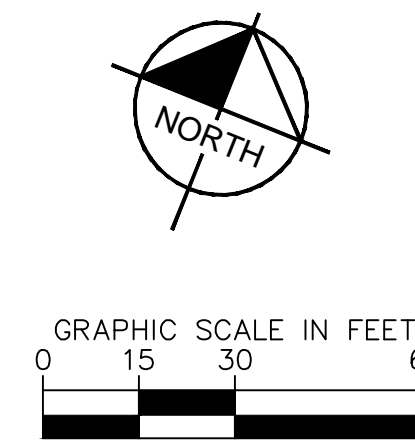
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SSWR A - PLAN
SCALE: 1"=30'



SSWR A - PROFILE
HORIZONTAL SCALE: 1"=30'
VERTICAL SCALE: 1"=3'



LEGEND

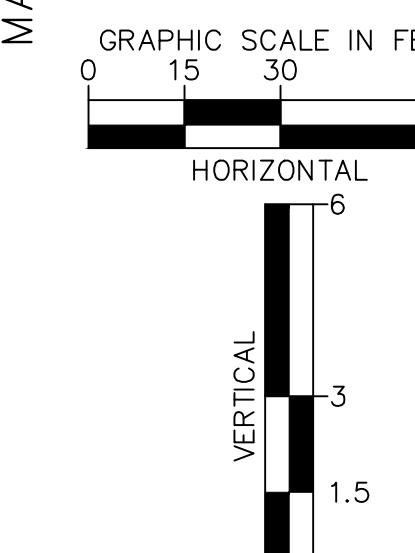
	PROPERTY LINE
	EX. UNDERGROUND ELECTRIC LINE
	PROP. EASEMENT LINE
	PROP. CURB & GUTTER
	EX. STORM SEWER
	PROP. STORM SEWER
	PROP. STORM INLET
	PROP. STORM MANHOLE
	PROP. STORM DRAIN
	EX. WATER LINE
	PROP. WATER LINE
	PROP. FIRE HYDRANT
	EX. SANITARY LINE
	PROP. SANITARY LINE
	PROP. SANITARY MANHOLE
	EX. SANITARY MANHOLE

SANITARY SEWER NOTES

- MANHOLE RIM ELEVATIONS PROVIDED FOR REFERENCE ONLY. CONTRACTOR SHALL INSTALL MANHOLES IN ACCORDANCE WITH APPLICABLE DETAILS BASED UPON FINAL FINISH GRADING AT MANHOLE LOCATION. CONTRACTOR SHALL BE RESPONSIBLE FOR ADJUSTMENTS TO ACCOMMODATE DEVIATIONS IN SITE GRADING AT NO COST TO THE OWNER.
- ALL SANITARY SEWER MANHOLES AND MAINS ARE PUBLIC UNLESS OTHERWISE NOTED.
- ALL SERVICE LATERALS SHALL BE 6" PVC AND PRIVATE UNLESS OTHERWISE NOTED.
- CONTRACTOR SHALL VERIFY LOCATIONS AND ELEVATIONS OF EXISTING SANITARY SEWER AT ALL CONNECTION POINTS AND NOTIFY ENGINEER OF ANY DISCREPANCIES PRIOR TO CONSTRUCTION.
- SANITARY MAINS UNDER 1.04% SLOPE SHALL REQUIRE SELECT BEDDING PER CSU WASTEWATER LESS 5.11.D.3
- ALL WASTEWATER LINES TO BE BEDDED PER COLORADO SPRINGS UTILITIES SPECIFICATIONS.
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GENERAL NOTES

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Kimley»Horn
2024 KIMLEY-HORN AND ASSOCIATES, INC.
6200 South Syracuse Way, Suite 300
Greenwood Village, Colorado 80111 (303) 228-2300

DESIGNED BY: AX
DRAWN BY: FCR
CHECKED BY: MTH
DATE: 11/12/2024

VENTURE ON VENETUCCI
EL PASO COUNTY, COLORADO
CONSTRUCTION DOCUMENTS
SANITARY SEWER PLAN & PROFILE

PRELIMINARY
FOR REVIEW ONLY
NOT FOR CONSTRUCTION
Kimley»Horn
Kimley-Horn and Associates, Inc.

PROJECT NO.
096302017

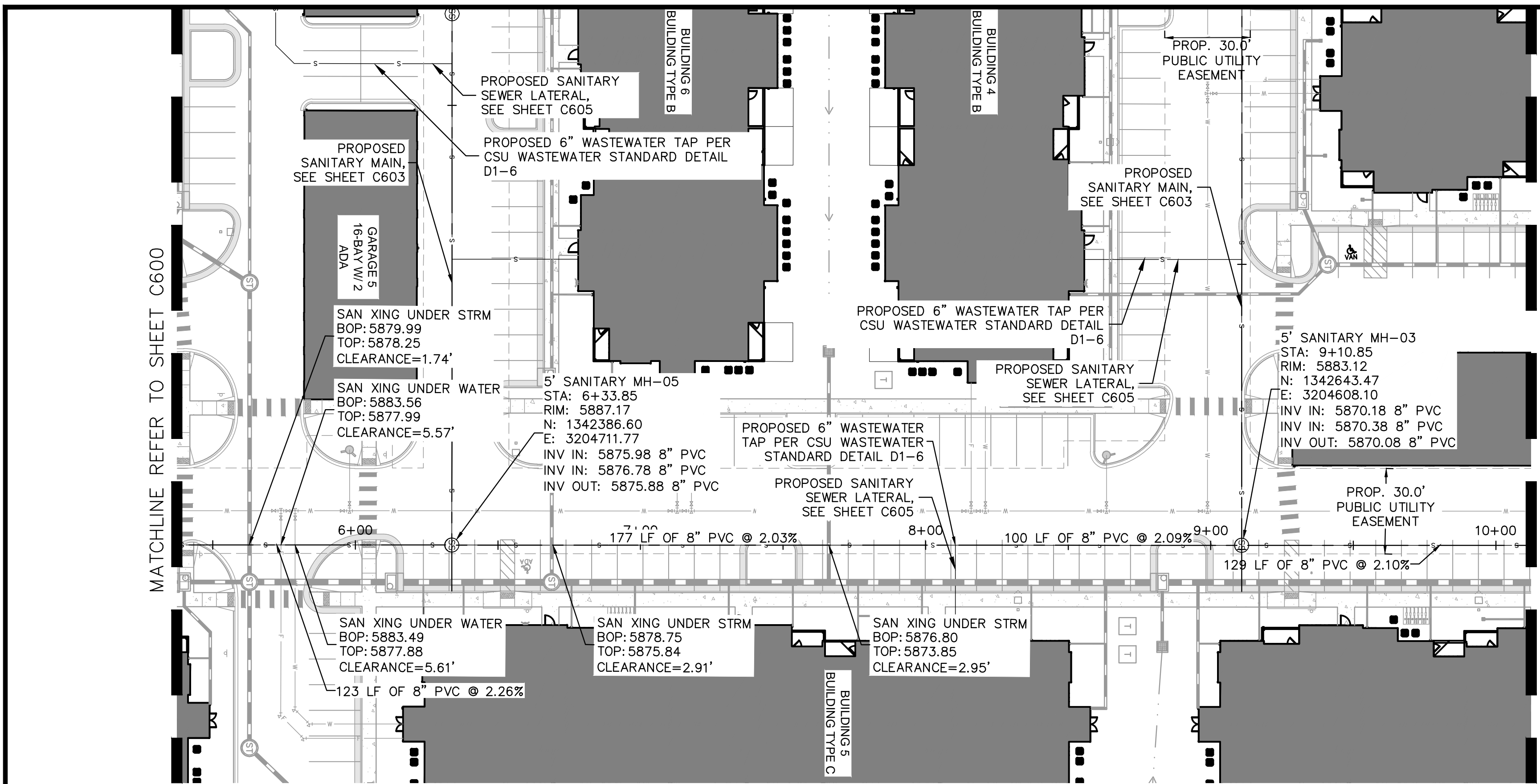
SHEET

C600

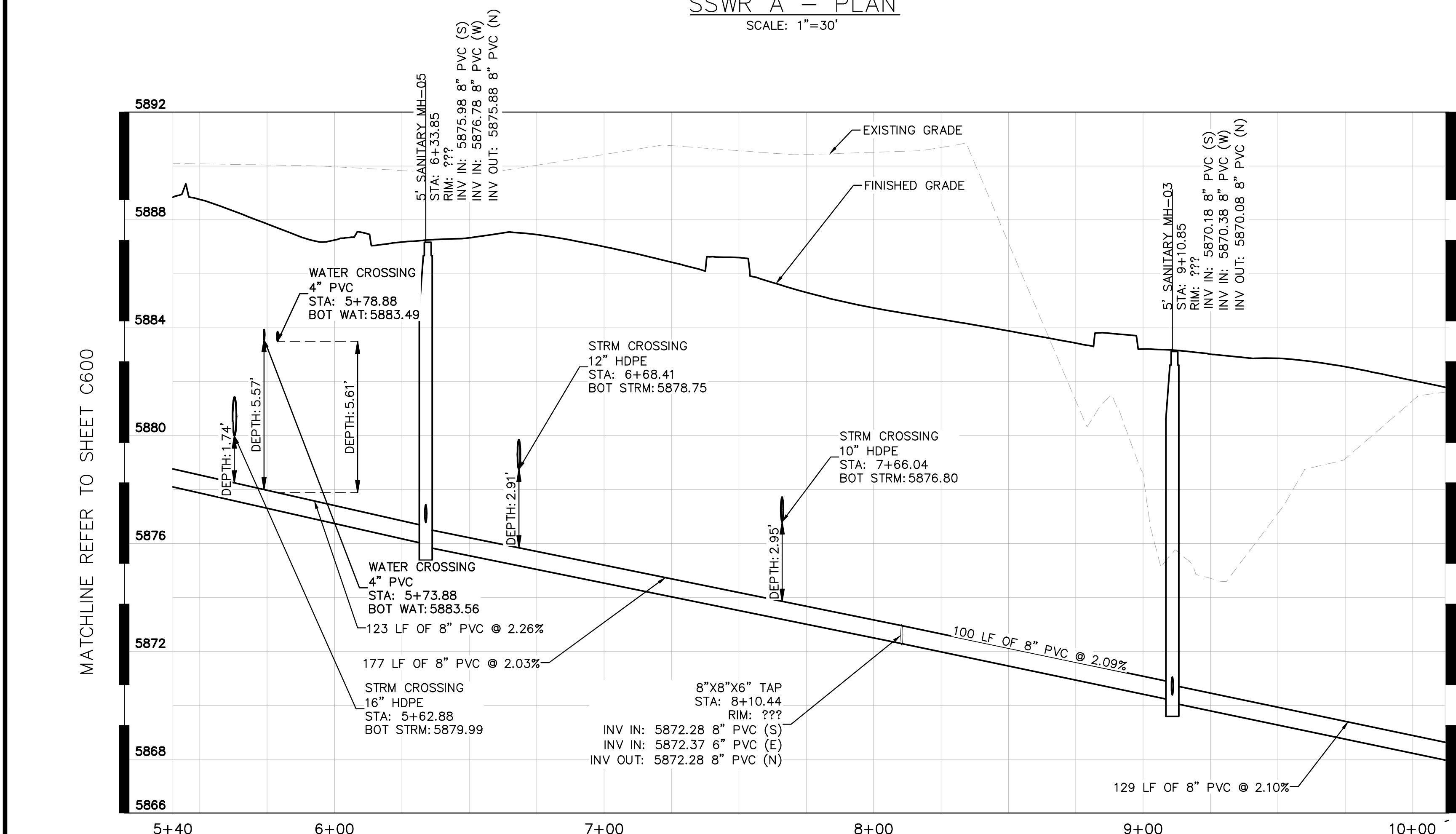
NO.	REVISION	BY	DATE	APPR



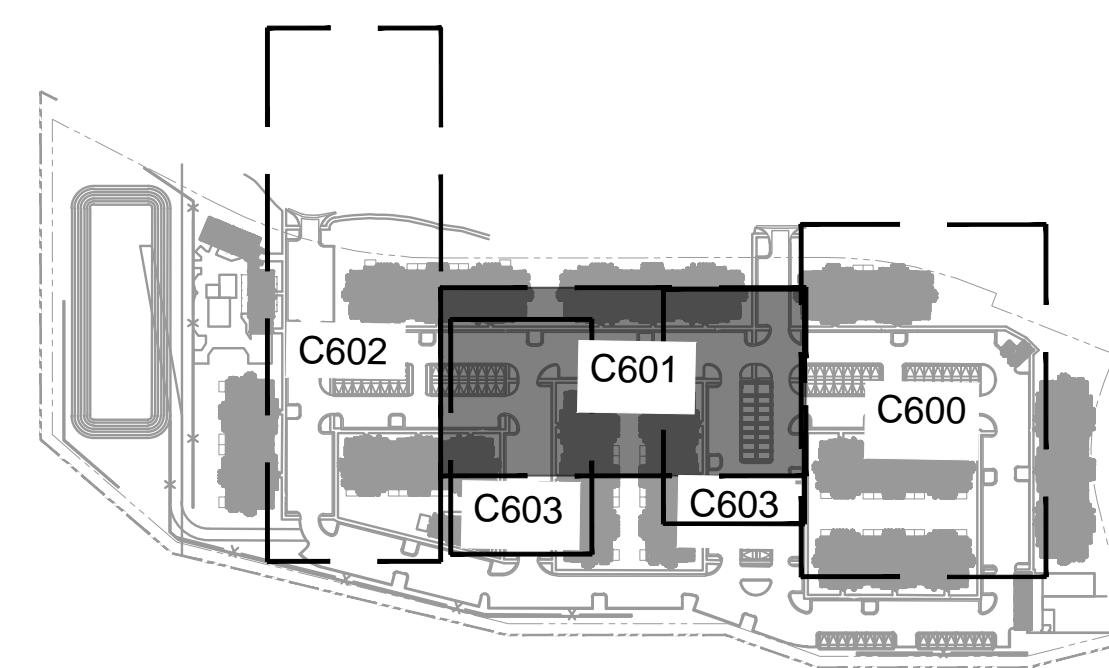
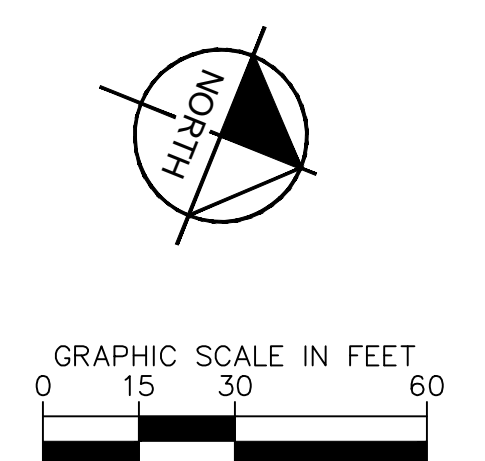
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SSWR A - PLAN
SCALE: 1"=30'



SSWR A - PROFILE
HORIZONTAL SCALE: 1"=30'
VERTICAL SCALE: 1"=3'

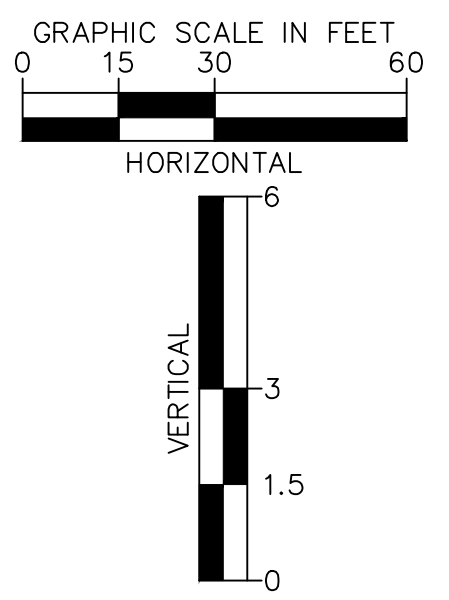


KEY MAP
1"=250'

- LEGEND**
- PROPERTY LINE
 - EX. UNDERGROUND ELECTRIC LINE
 - - - PROP. EASEMENT LINE
 - PROP. CURB & GUTTER
 - EX. STORM SEWER
 - PROP. STORM SEWER
 - PROP. STORM INLET
 - ⊙ PROP. STORM MANHOLE
 - PROP. STORM DRAIN
 - EX. WATER LINE
 - PROP. WATER LINE
 - PROP. FIRE HYDRANT
 - EX. SANITARY LINE
 - PROP. SANITARY LINE
 - ⊙ PROP. SANITARY MANHOLE
 - ⊙ EX. SANITARY MANHOLE

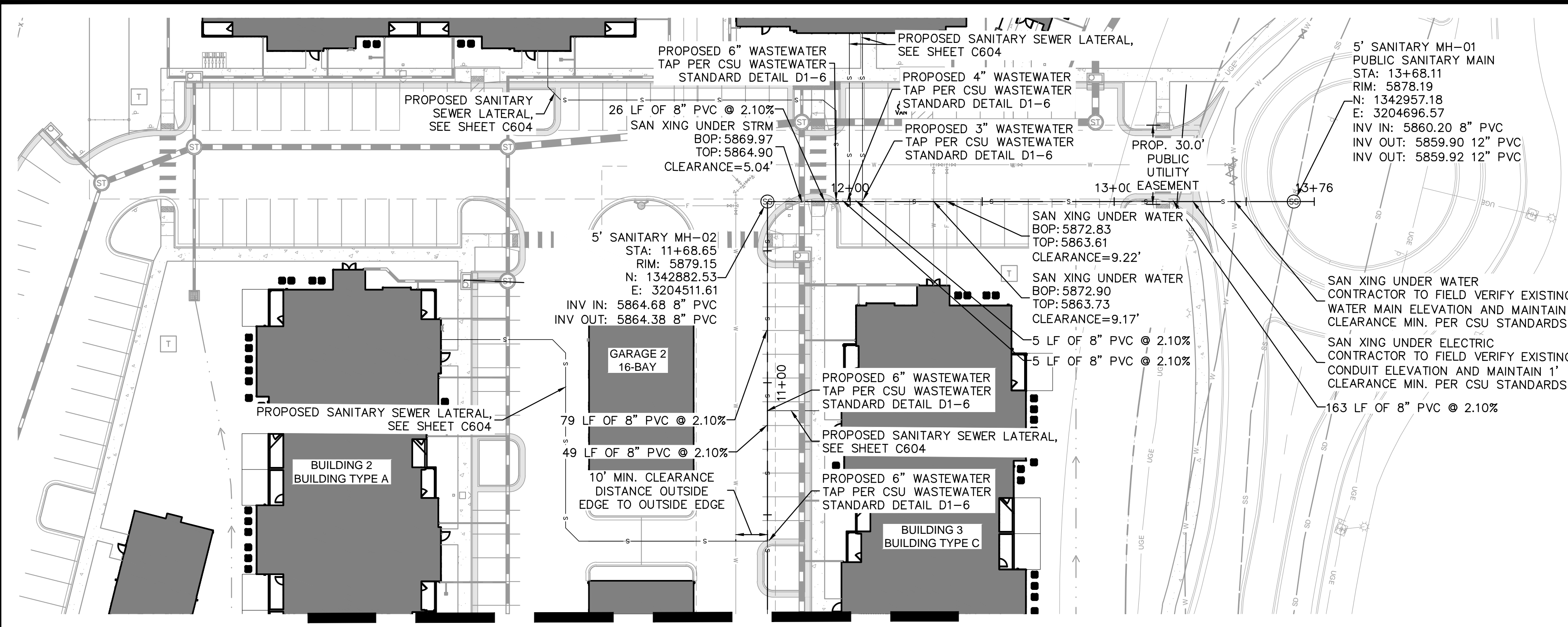
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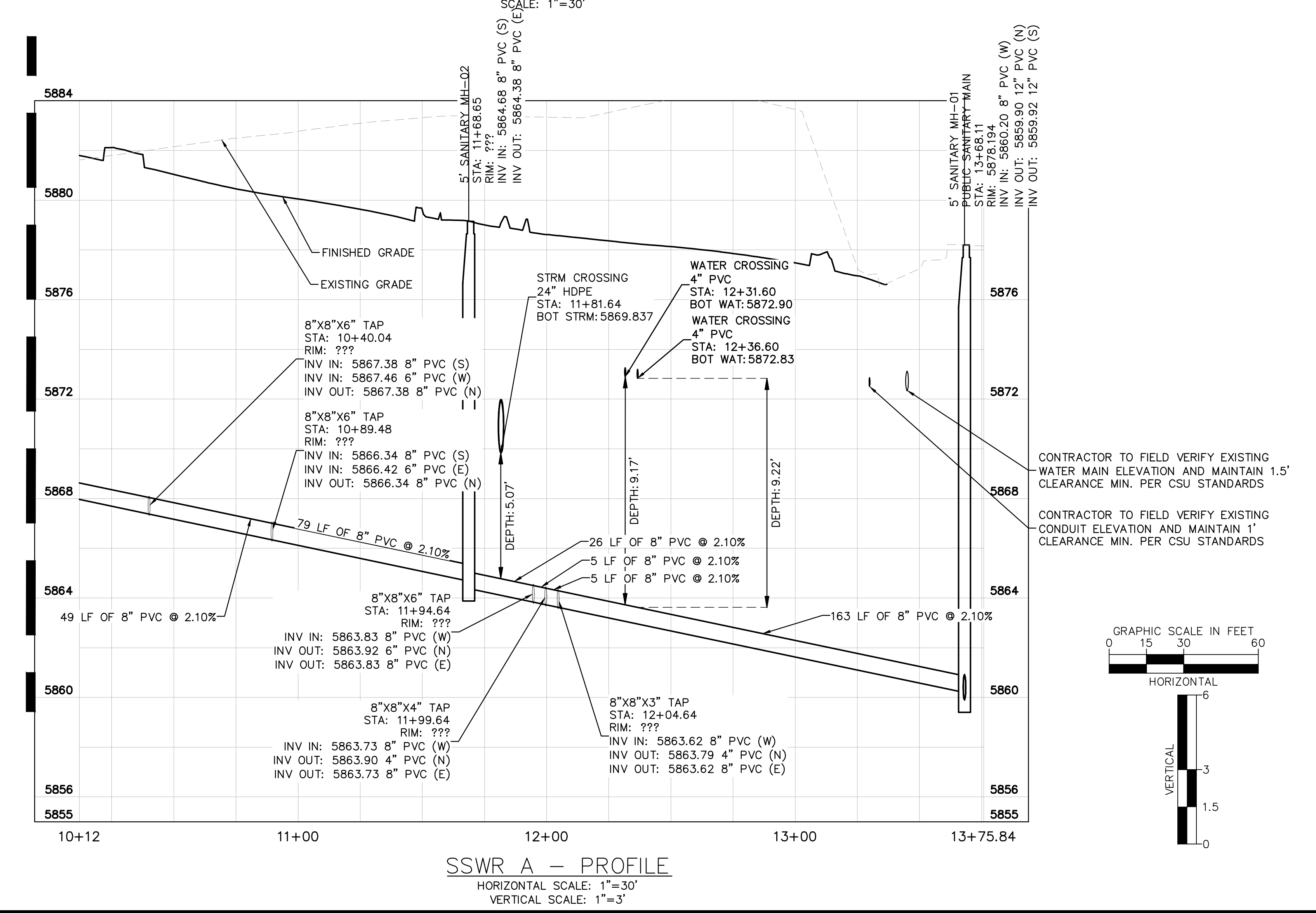


Kimley»Horn	NO. _____ DATE _____
2024 KIMLEY-HORN AND ASSOCIATES, INC. 6200 South Syracuse Way, Suite 300 Greenwood Village, Colorado 80111 (303) 228-2300	
DESIGNED BY: AX DRAWN BY: FCR CHECKED BY: MTH DATE: 11/12/2024	
VENTURE ON VENETUCCI EL PASO COUNTY, COLORADO CONSTRUCTION DOCUMENTS	
SANITARY SEWER PLAN & PROFILE	
PRELIMINARY FOR REVIEW ONLY NOT FOR CONSTRUCTION Kimley»Horn Kimley-Horn and Associates, Inc.	
PROJECT NO. 096302017	
SHEET	
C601	

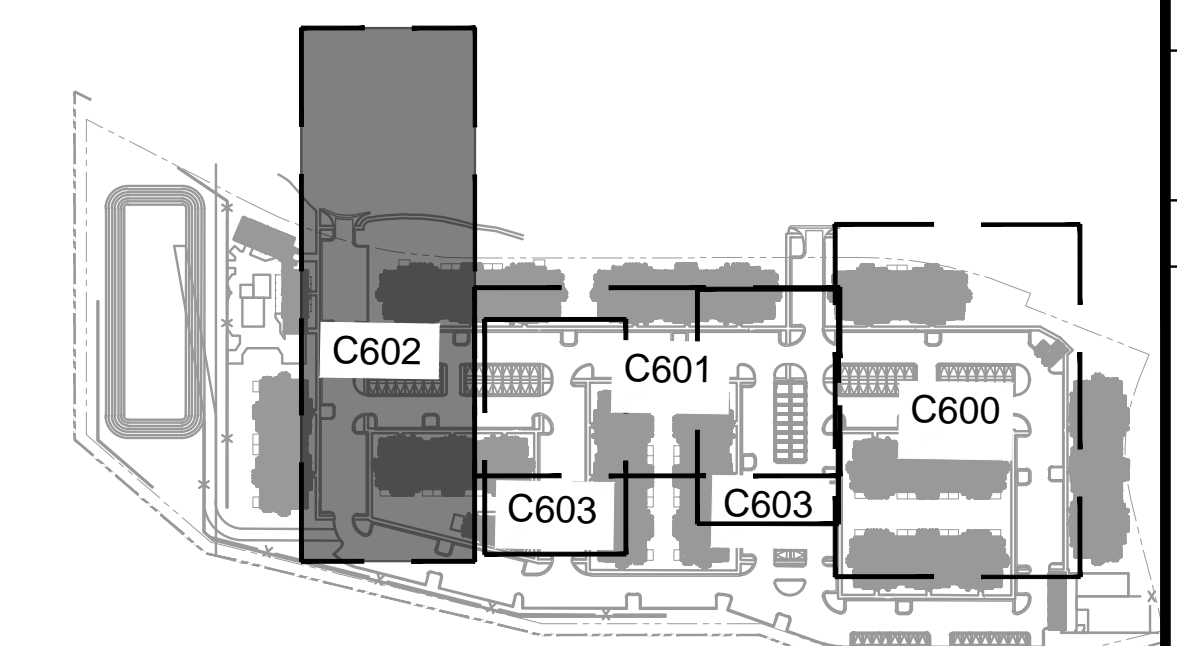
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SSWR A - PLAN
SCALE: 1"=30'



SSWR A - PROFILE
HORIZONTAL SCALE: 1"=30'
VERTICAL SCALE: 1"=3'



KEY MAP
1"=250'

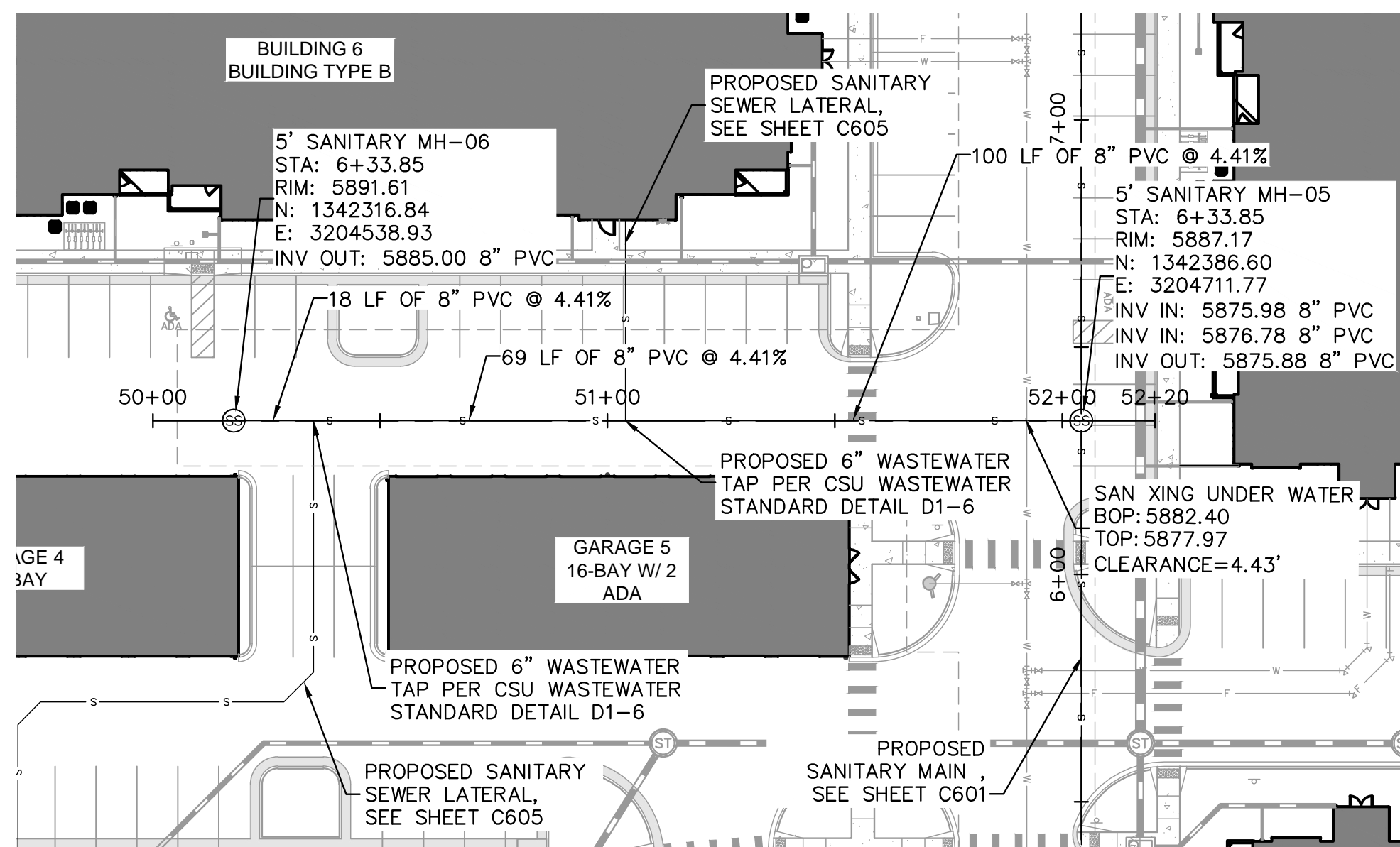
LEGEND

---	PROPERTY LINE
---	EX. UNDERGROUND ELECTRIC LINE
---	PROP. EASEMENT LINE
---	PROP. CURB & GUTTER
---	EX. STORM SEWER
---	PROP. STORM SEWER
⊕	PROP. STORM INLET
⊙	PROP. STORM MANHOLE
⊚	PROP. STORM DRAIN
---	EX. WATER LINE
---	PROP. WATER LINE
---	PROP. FIRE HYDRANT
---	EX. SANITARY LINE
---	PROP. SANITARY LINE
⊙	PROP. SANITARY MANHOLE
⊚	EX. SANITARY MANHOLE

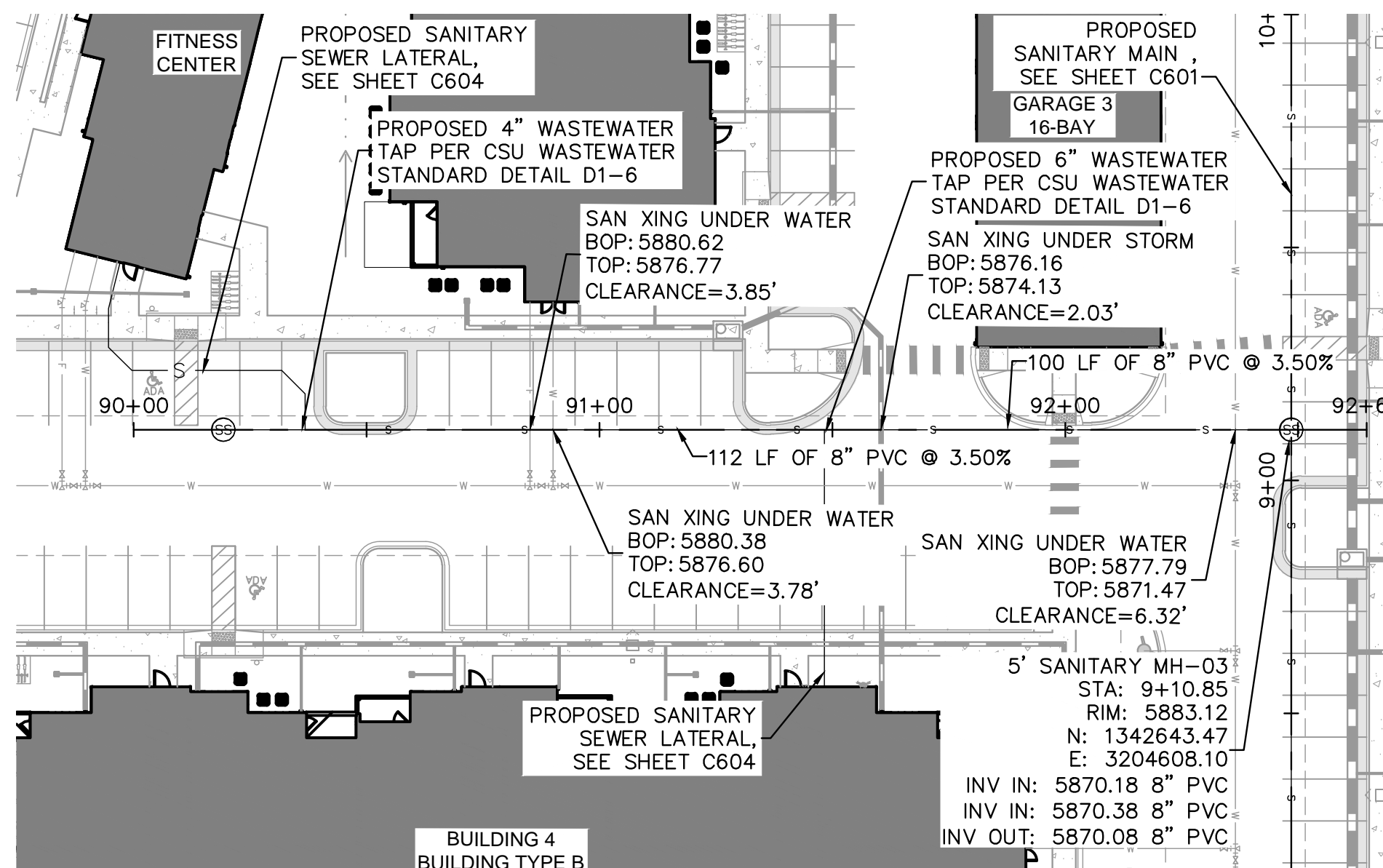
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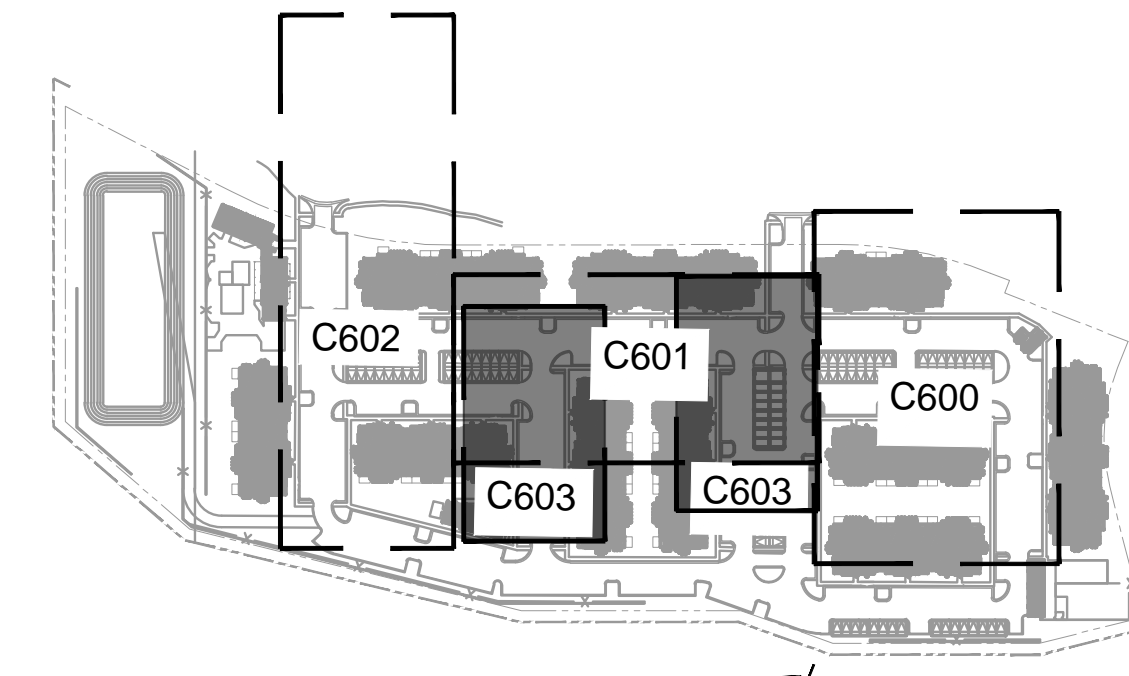
<p>Kimley»Horn 2024 KIMLEY-HORN AND ASSOCIATES, INC. 6200 South Syracuse Way, Suite 300 Greenwood Village, Colorado 80111 (303) 228-2300</p>	<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td>NO.</td> <td>BY</td> <td>DATE</td> <td>APPR.</td> </tr> <tr> <td> </td> <td> </td> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> <td> </td> <td> </td> </tr> </table>	NO.	BY	DATE	APPR.												
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<p>DESIGNED BY: AX DRAWN BY: FCR CHECKED BY: MTH DATE: 11/12/2024</p>	<p>VENTURE ON VENETUCCI EL PASO COUNTY, COLORADO CONSTRUCTION DOCUMENTS</p> <p>SANITARY SEWER PLAN & PROFILE</p>																
<p>PRELIMINARY FOR REVIEW ONLY NOT FOR CONSTRUCTION</p> <p>Kimley»Horn Kimley-Horn and Associates, Inc.</p>																	
<p>PROJECT NO. 096302017</p> <p>SHEET</p> <p>C602</p>																	



SSWR B - PLAN
SCALE: 1"=30'



SSWR C - PLAN
SCALE: 1"=30'



KEY MAP
1"=250'

LEGEND

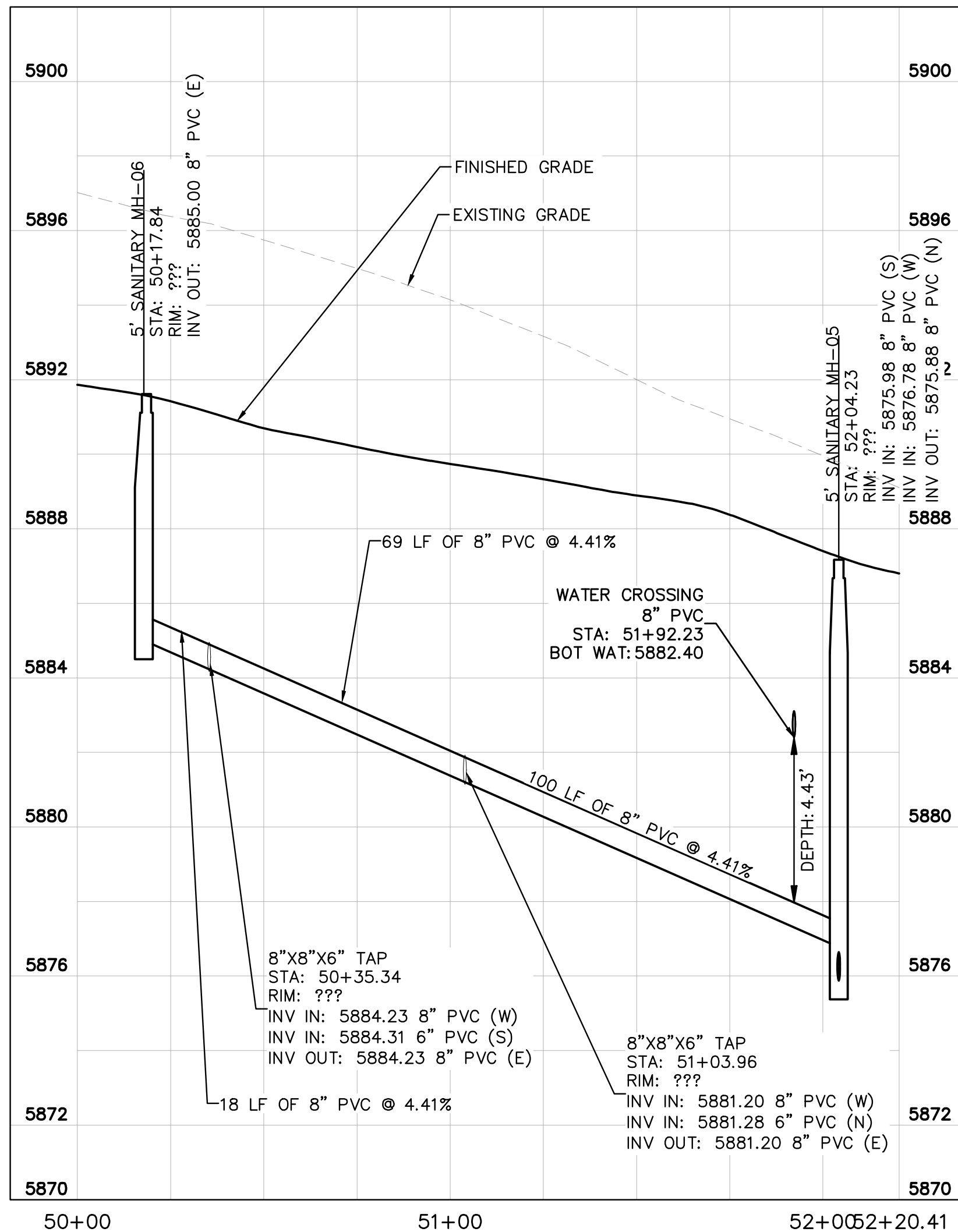
---	PROPERTY LINE
---	EX. UNDERGROUND ELECTRIC LINE
---	PROP. EASEMENT LINE
---	PROP. CURB & GUTTER
---	EX. STORM SEWER
---	PROP. STORM SEWER
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⊙	PROP. STORM DRAIN
---	EX. WATER LINE
---	PROP. WATER LINE
---	PROP. FIRE HYDRANT
---	EX. SANITARY LINE
---	PROP. SANITARY LINE
⊙	PROP. SANITARY MANHOLE
⊙	EX. SANITARY MANHOLE

SANITARY SEWER NOTES

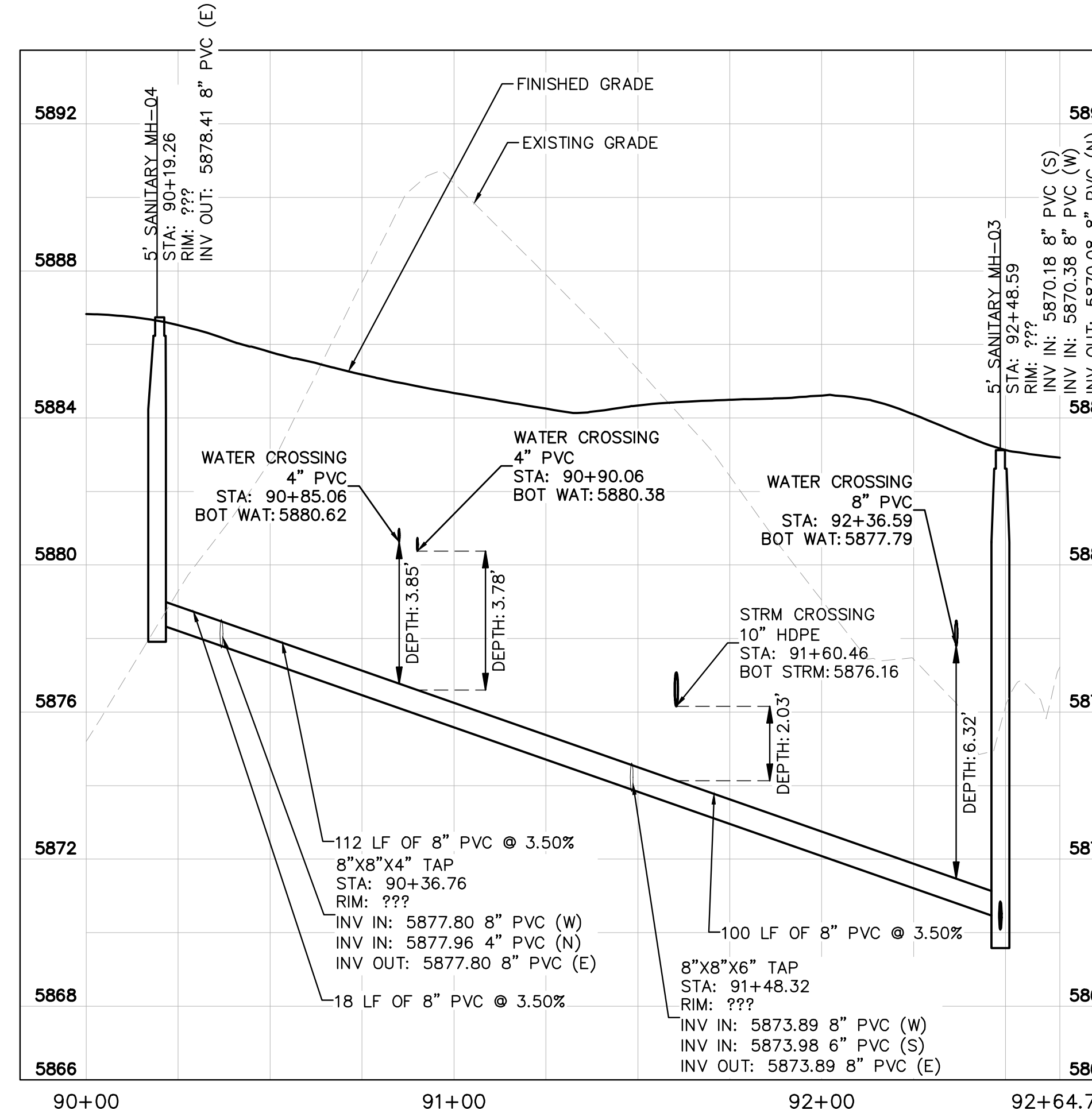
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GENERAL NOTES

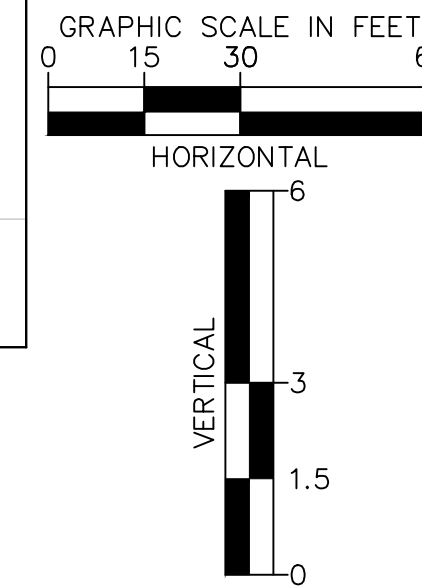
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SSWR B - PROFILE
HORIZONTAL SCALE: 1"=30'
VERTICAL SCALE: 1"=3'



SSWR C - PROFILE
HORIZONTAL SCALE: 1"=30'
VERTICAL SCALE: 1"=3'



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Kimley»Horn
2024 KIMLEY-HORN AND ASSOCIATES, INC.
6200 South Syracuse Way, Suite 300
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VENTURE ON VENETUCCI
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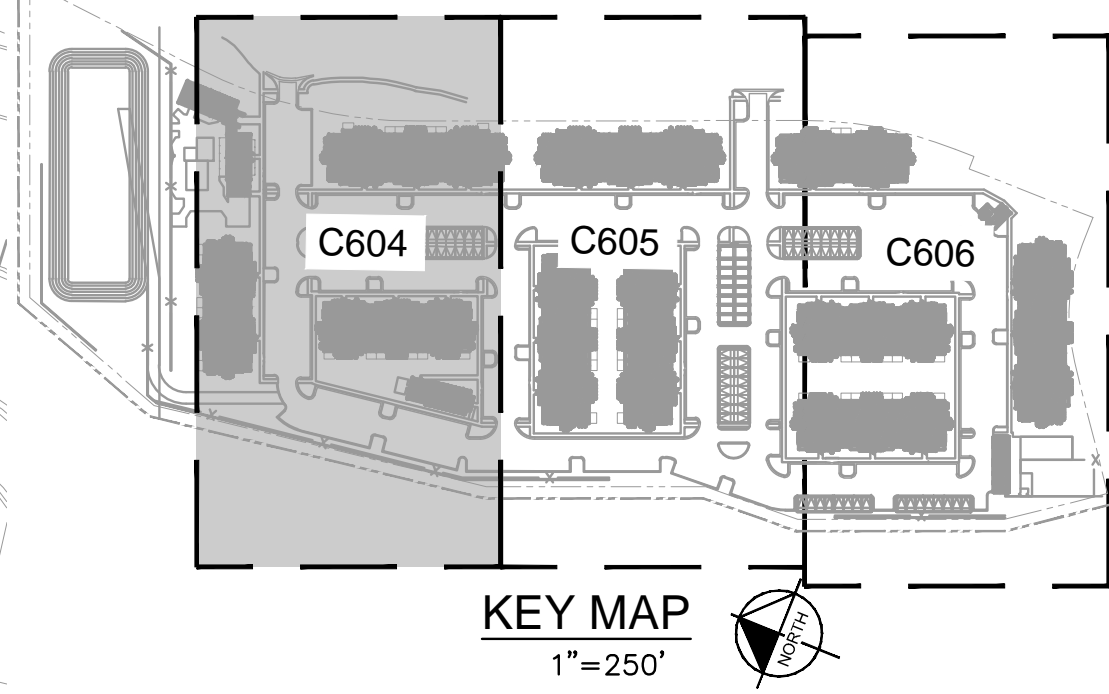
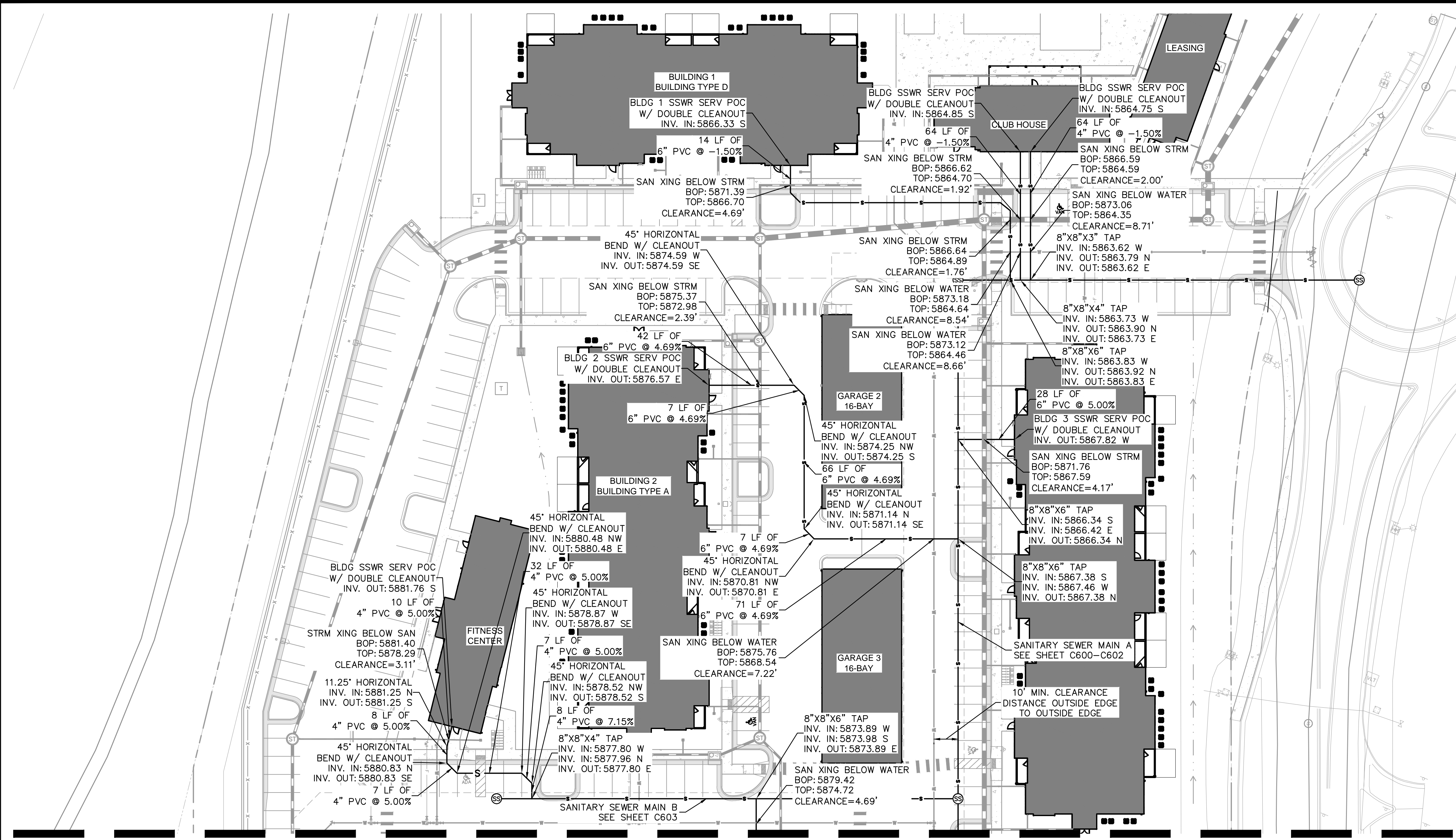
PROJECT NO.
096302017

SHEET

C603

NO.	REVISION	BY	DATE	APPR

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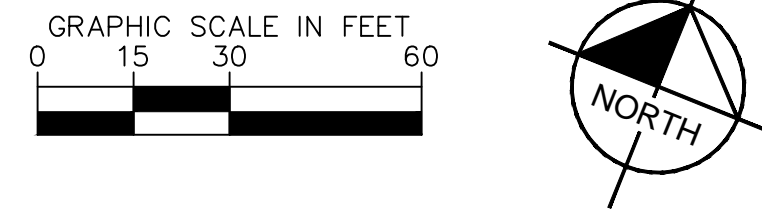


- LEGEND**
- PROPERTY LINE
 - EX. UNDERGROUND ELECTRIC LINE
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 - PROP. FIRE HYDRANT
 - EX. SANITARY LINE
 - PROP. SANITARY LINE
 - PROP. SANITARY MANHOLE
 - EX. SANITARY MANHOLE
 - PROPOSED GATE VALVE
 - PROPOSED BEND W/ THRUST BLOCK
 - PROPOSED TEE W/ THRUST BLOCK

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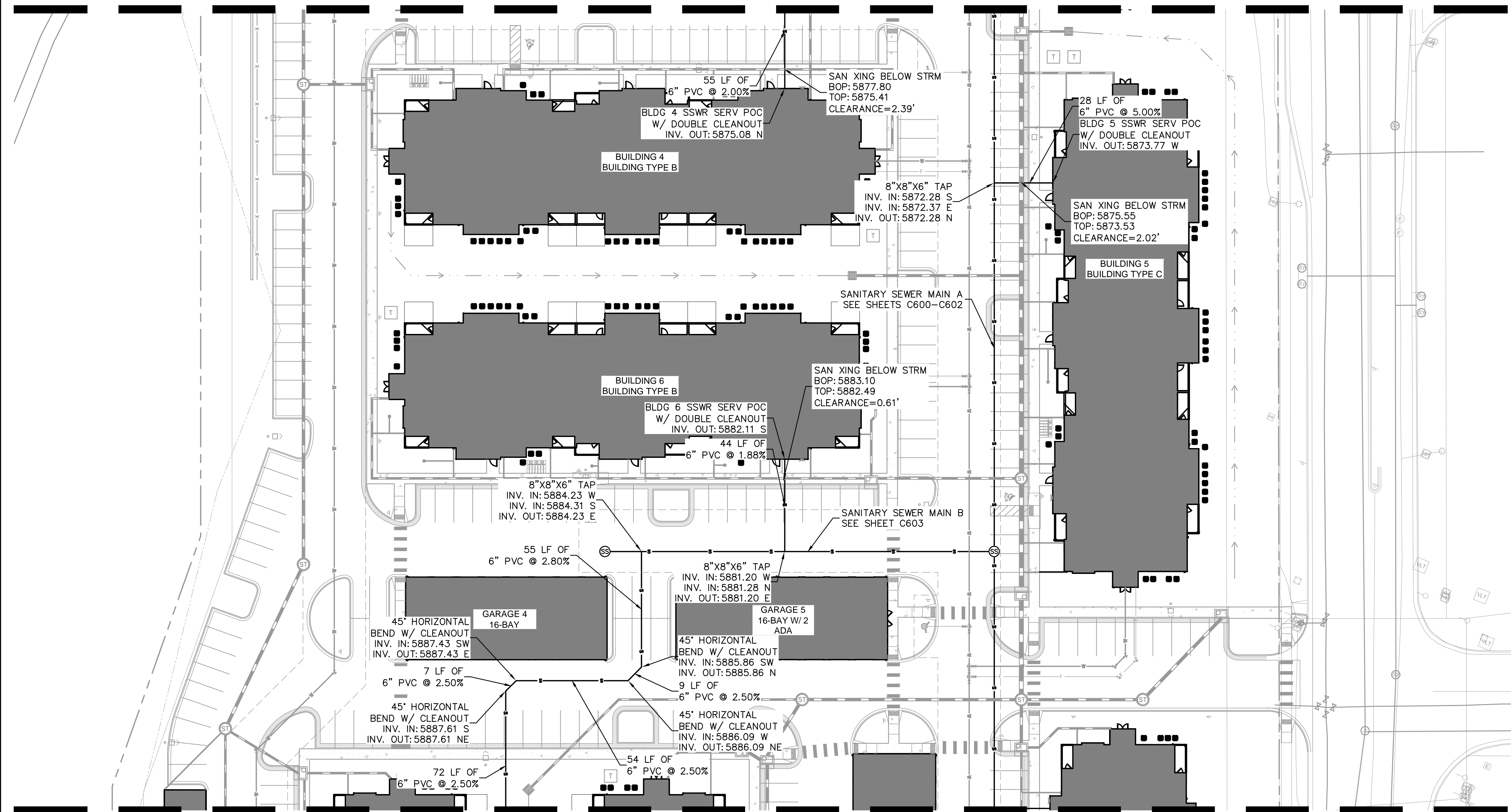
MATCHLINE REFER TO SHEET C605



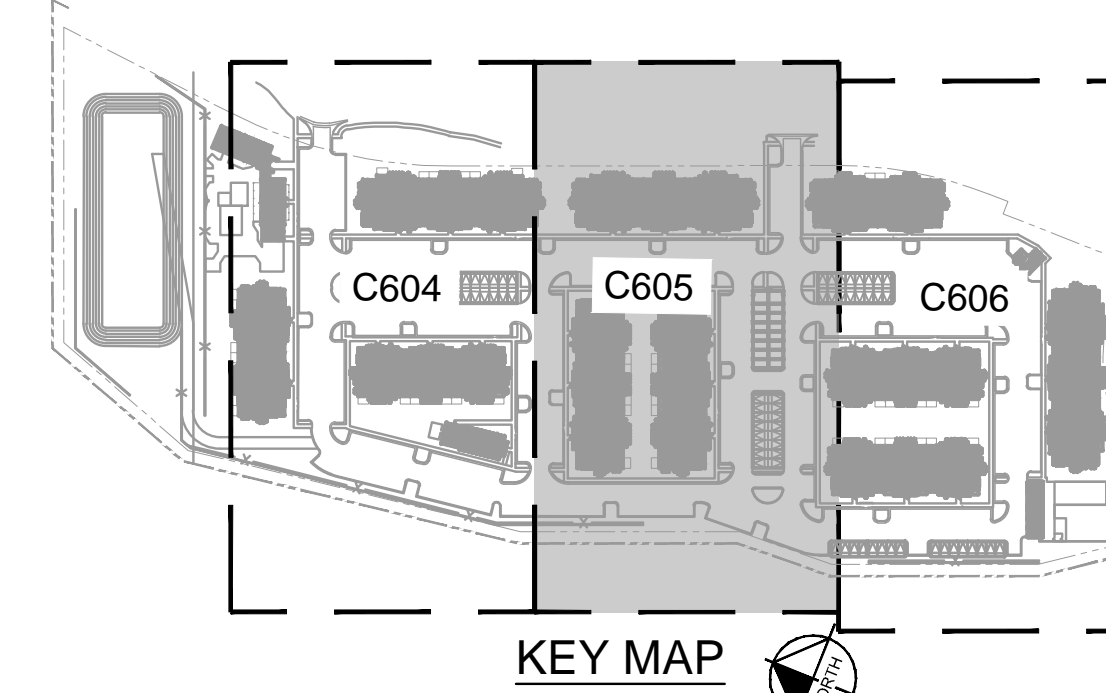
<p>Kimley»Horn 2024 KIMLEY-HORN AND ASSOCIATES, INC. 6200 South Syracuse Way, Suite 300 Greenwood Village, Colorado 80111 (303) 228-2300</p>	<p>NO. _____ BY _____ DATE _____ REVISION _____</p>
<p>DESIGNED BY: AX DRAWN BY: FCR CHECKED BY: MTH DATE: 11/12/2024</p>	<p>VENTURE ON VENETUCCI EL PASO COUNTY, COLORADO CONSTRUCTION DOCUMENTS SANITARY SERVICE LINES</p>
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<p>PROJECT NO. 096302017</p>	
<p>SHEET</p>	
<p>C604</p>	



MATCHLINE REFER TO SHEET C604



MATCHLINE REFER TO SHEET C606



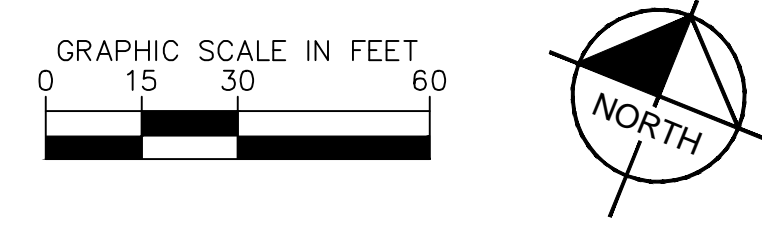
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4. CONTRACTOR SHALL VERIFY LOCATIONS AND ELEVATIONS OF EXISTING SANITARY SEWER AT ALL CONNECTION POINTS AND NOTIFY ENGINEER OF ANY DISCREPANCIES PRIOR TO CONSTRUCTION.
5. SANITARY MAINS UNDER 1.04% SLOPE SHALL REQUIRE SELECT BEDDING PER CSU WASTEWATER LESS 5.11.D.3
6. ALL WASTEWATER LINES TO BE BEDDED PER COLORADO SPRINGS UTILITIES SPECIFICATIONS.
7. ALL CONDITIONS SHOWN TO BE "EXISTING" OR "ASSUMED" SHALL BE VERIFIED IN THE FIELD BY THE GENERAL CONTRACTOR PRIOR TO START OF CONSTRUCTION INCLUDING BUT NOT LIMITED TO POT-HOLING OF EXISTING UTILITY ELEVATIONS AT CROSSINGS AND TIE-IN LOCATIONS. ANY DISCREPANCIES SHALL BE NOTED AND SUBMITTED TO THE OWNER AND THE ENGINEER FOR REVIEW. CHANGES TO THE ORIGINAL DESIGN OF THIS PROJECT DUE TO EXISTING SITE CONDITIONS MUST BE APPROVED BY BOTH THE ENGINEER AND OWNER PRIOR TO MAKING ANY CHANGES.
8. THE HORIZONTAL DIMENSIONS BETWEEN PROPOSED UTILITY LINES MAY VARY SLIGHTLY BASED ON INSTALLED VALVES, ADAPTER, AND PUMPS.
9. ALL WASTEWATER PVC SHALL BE SDR-35 UNLESS OTHERWISE NOTED.
10. TWO WAY CLEANOUTS ARE REQUIRED APPROXIMATELY 2' FROM BUILDING ON ALL SERVICE LINES.
11. CLEANOUTS IN DRIVEWAYS OR OTHER TRAFFIC AREAS MUST BE TRAFFIC RATED

- GENERAL NOTES**
1. ALL EXISTING UTILITIES ARE TO REMAIN UNLESS NOTED OTHERWISE
 2. PER SECTION 5.11.D.3 OF THE COLORADO SPRINGS SERVICE STANDARDS, LATEST EDITION, THE WASTEWATER MAIN SHALL BE BEDDED AND COMPACTED IN MAXIMUM 6" LIFTS WITH SELECT BEDDING WHERE THE PIPE IS INSTALLED AT SLOPES LESS THAN 1.04%.



NO.	REVISION	BY	DATE	APPR

Kimley»Horn
2024 KIMLEY-HORN AND ASSOCIATES, INC.
6200 South Syracuse Way, Suite 300
Greenwood Village, Colorado 80111 (303) 228-2300

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DRAWN BY: FCR
CHECKED BY: MTH
DATE: 11/12/2024

VENTURE ON VENETUCCI
EL PASO COUNTY, COLORADO
CONSTRUCTION DOCUMENTS
SANITARY SERVICE LINES

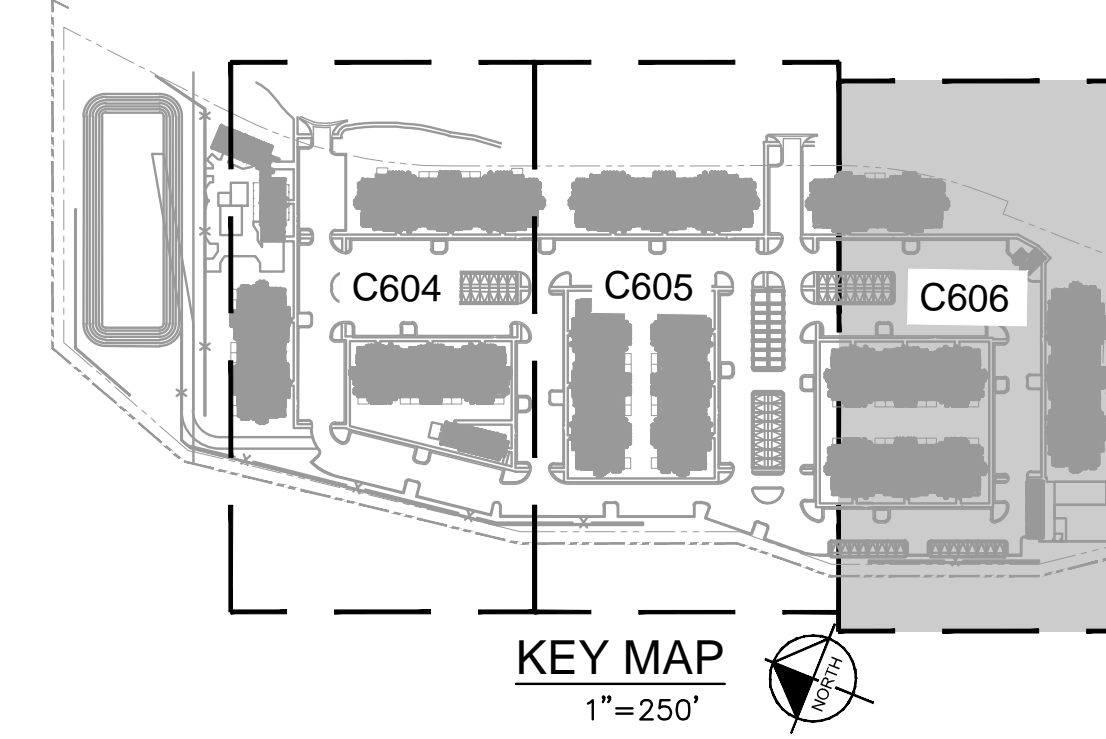
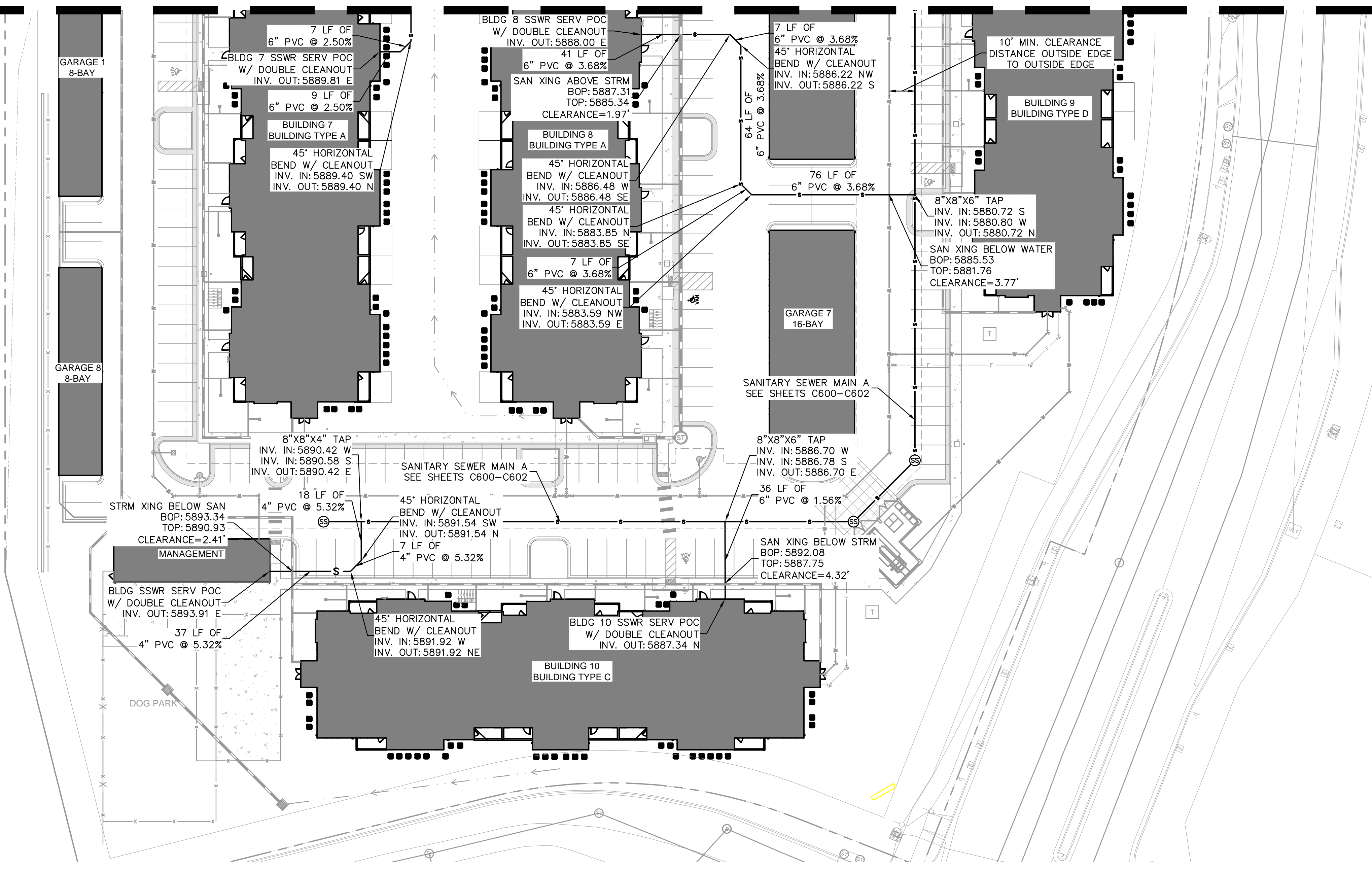
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Kimley-Horn and Associates, Inc.

PROJECT NO.
096302017
SHEET
C605

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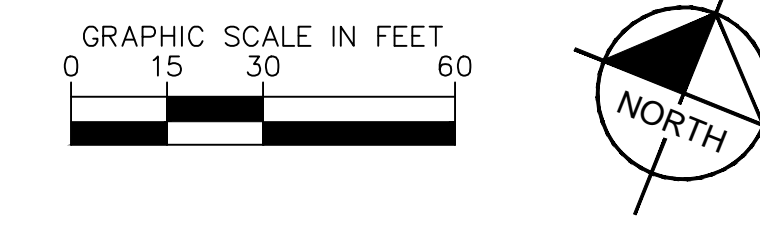
MATCHLINE REFER TO SHEET C605



- LEGEND**
- PROPERTY LINE
 - EX. UNDERGROUND ELECTRIC LINE
 - PROP. EASEMENT LINE
 - PROP. CURB & GUTTER
 - EX. STORM SEWER
 - PROP. STORM SEWER
 - PROP. STORM INLET
 - PROP. STORM MANHOLE
 - PROP. STORM DRAIN
 - EX. WATER LINE
 - PROP. WATER LINE
 - PROP. FIRE HYDRANT
 - EX. SANITARY LINE
 - PROP. SANITARY LINE
 - PROP. SANITARY MANHOLE
 - EX. SANITARY MANHOLE
 - PROPOSED GATE VALVE
 - PROPOSED BEND W/ THRUST BLOCK
 - PROPOSED TEE W/ THRUST BLOCK

- SANITARY SEWER NOTES**
1. MANHOLE RIM ELEVATIONS PROVIDED FOR REFERENCE ONLY. CONTRACTOR SHALL INSTALL MANHOLES IN ACCORDANCE WITH APPLICABLE DETAILS BASED UPON FINAL FINISH GRADING AT MANHOLE LOCATION. CONTRACTOR SHALL BE RESPONSIBLE FOR ADJUSTMENTS TO ACCOMMODATE DEVIATIONS IN SITE GRADING AT NO COST TO THE OWNER.
 2. ALL SANITARY SEWER MANHOLES AND MAINS ARE PUBLIC UNLESS OTHERWISE NOTED.
 3. ALL SERVICE LATERALS SHALL BE 6" PVC AND PRIVATE UNLESS OTHERWISE NOTED ON PLANS.
 4. CONTRACTOR SHALL VERIFY LOCATIONS AND ELEVATIONS OF EXISTING SANITARY SEWER AT ALL CONNECTION POINTS AND NOTIFY ENGINEER OF ANY DISCREPANCIES PRIOR TO CONSTRUCTION.
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- GENERAL NOTES**
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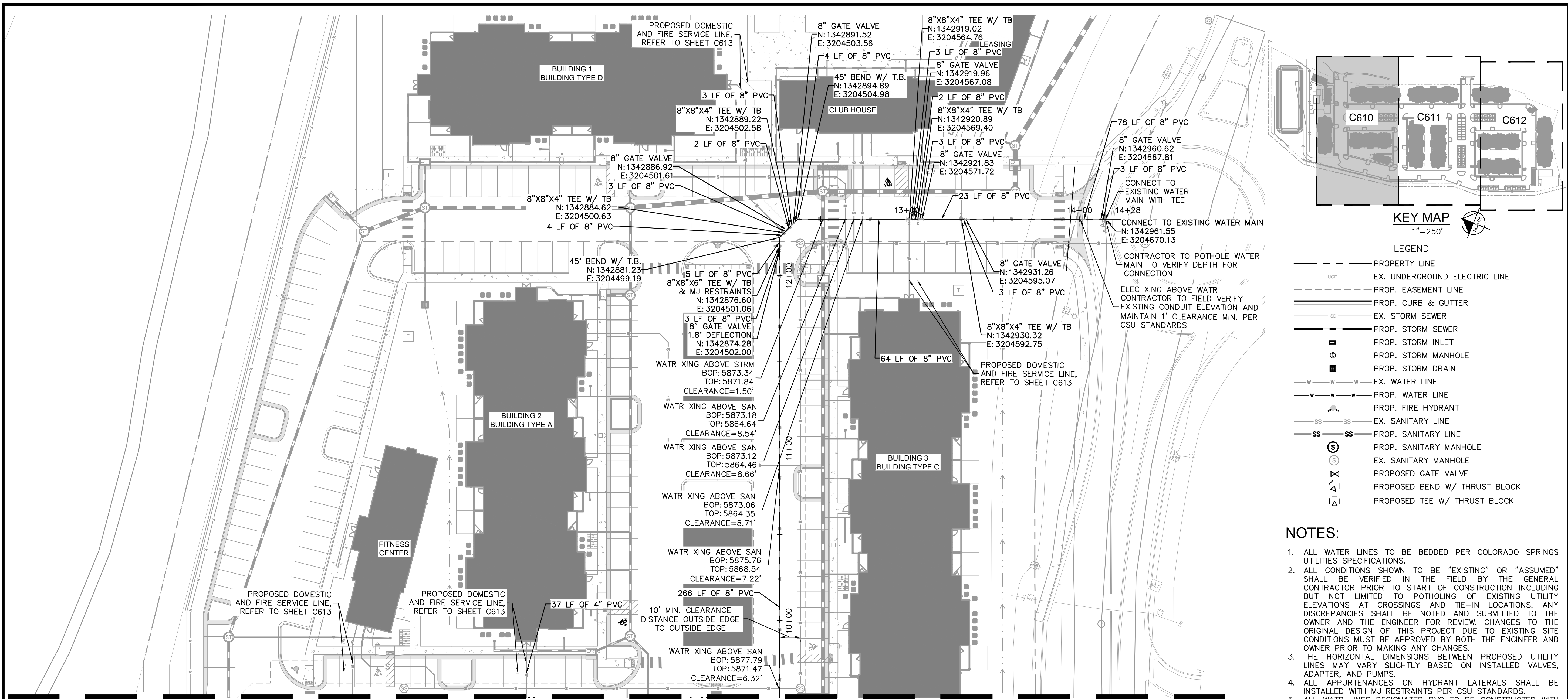


<p>2024 KIMLEY-HORN AND ASSOCIATES, INC. 6200 South Syracuse Way, Suite 300 Greenwood Village, Colorado 80111 (303) 228-2300</p>	<p>DESIGNED BY: AX DRAWN BY: FCR CHECKED BY: MTH DATE: 11/12/2024</p>
<p>VENTURE ON VENETUCCI EL PASO COUNTY, COLORADO CONSTRUCTION DOCUMENTS</p> <p>SANITARY SERVICE LINES</p>	<p>PRELIMINARY FOR REVIEW ONLY NOT FOR CONSTRUCTION</p> <p></p> <p>PROJECT NO. 096302017</p> <p>SHEET C606</p>

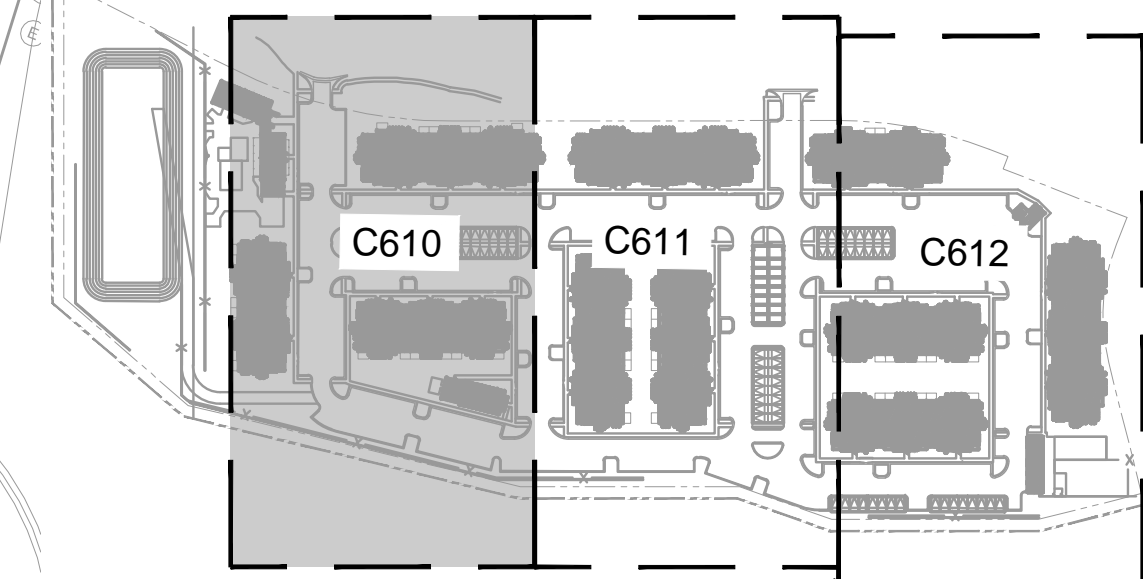
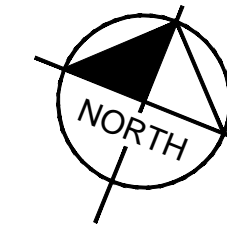
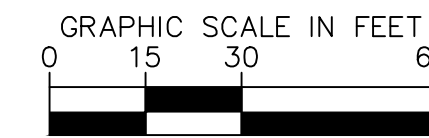
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MATCHLINE REFER TO SHEET C611



KEY MAP
1"=250'

LEGEND

- PROPERTY LINE
- EX. UNDERGROUND ELECTRIC LINE
- PROP. EASEMENT LINE
- PROP. CURB & GUTTER
- EX. STORM SEWER
- PROP. STORM SEWER
- PROP. STORM INLET
- PROP. STORM MANHOLE
- PROP. STORM DRAIN
- EX. WATER LINE
- PROP. WATER LINE
- PROP. FIRE HYDRANT
- EX. SANITARY LINE
- PROP. SANITARY LINE
- PROP. SANITARY MANHOLE
- EX. SANITARY MANHOLE
- PROPOSED GATE VALVE
- PROPOSED BEND W/ THRUST BLOCK
- PROPOSED TEE W/ THRUST BLOCK

NOTES:

1. ALL WATER LINES TO BE BEDDED PER COLORADO SPRINGS UTILITIES SPECIFICATIONS.
2. ALL CONDITIONS SHOWN TO BE "EXISTING" OR "ASSUMED" SHALL BE VERIFIED IN THE FIELD BY THE GENERAL CONTRACTOR PRIOR TO START OF CONSTRUCTION INCLUDING BUT NOT LIMITED TO POT-HOLING OF EXISTING UTILITY ELEVATIONS AT CROSSINGS AND TIE-IN LOCATIONS. ANY DISCREPANCIES SHALL BE NOTED AND SUBMITTED TO THE OWNER AND THE ENGINEER FOR REVIEW. CHANGES TO THE ORIGINAL DESIGN OF THIS PROJECT DUE TO EXISTING SITE CONDITIONS MUST BE APPROVED BY BOTH THE ENGINEER AND OWNER PRIOR TO MAKING ANY CHANGES.
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4. ALL APPURTENANCES ON HYDRANT LATERALS SHALL BE INSTALLED WITH MJ RESTRAINTS PER CSU STANDARDS.
5. ALL WATER LINES DESIGNATED PVC TO BE CONSTRUCTED WITH C900 PVC PIPE.
6. UNLESS OTHERWISE NOTED, WATER LINES ARE HORIZONTAL WITHOUT SLOPES
7. WATER MAIN IS TO BE BETWEEN 5'-6' BELOW GROUND

VENTURE ON VENETUCCI
EL PASO COUNTY, COLORADO
CONSTRUCTION DOCUMENTS
WATER PLAN

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PROJECT NO.
096302017

SHEET

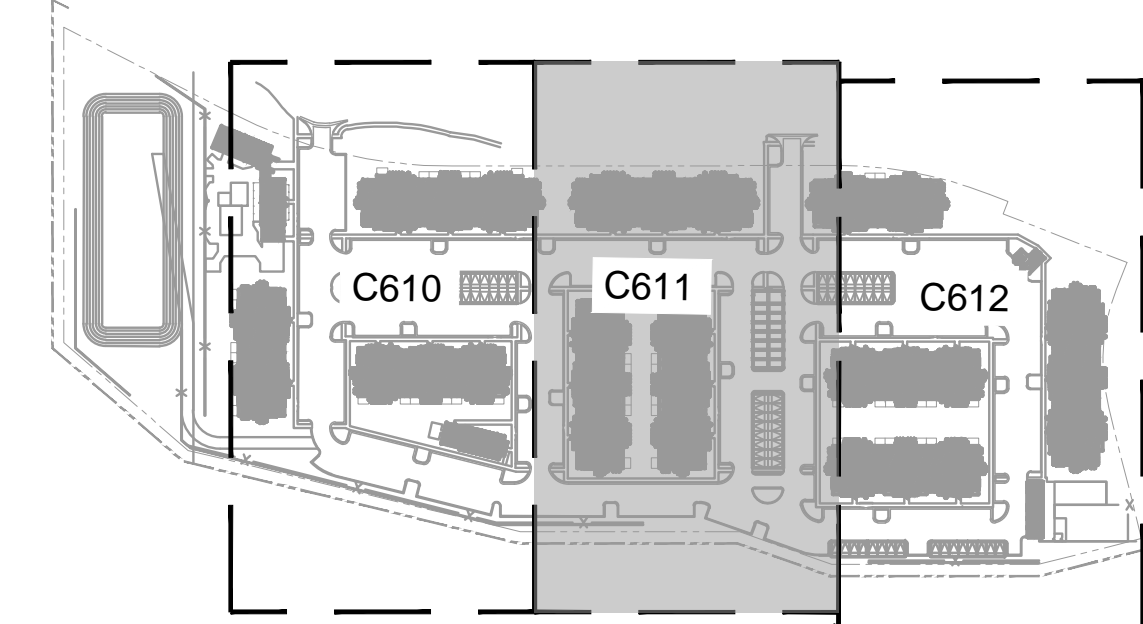
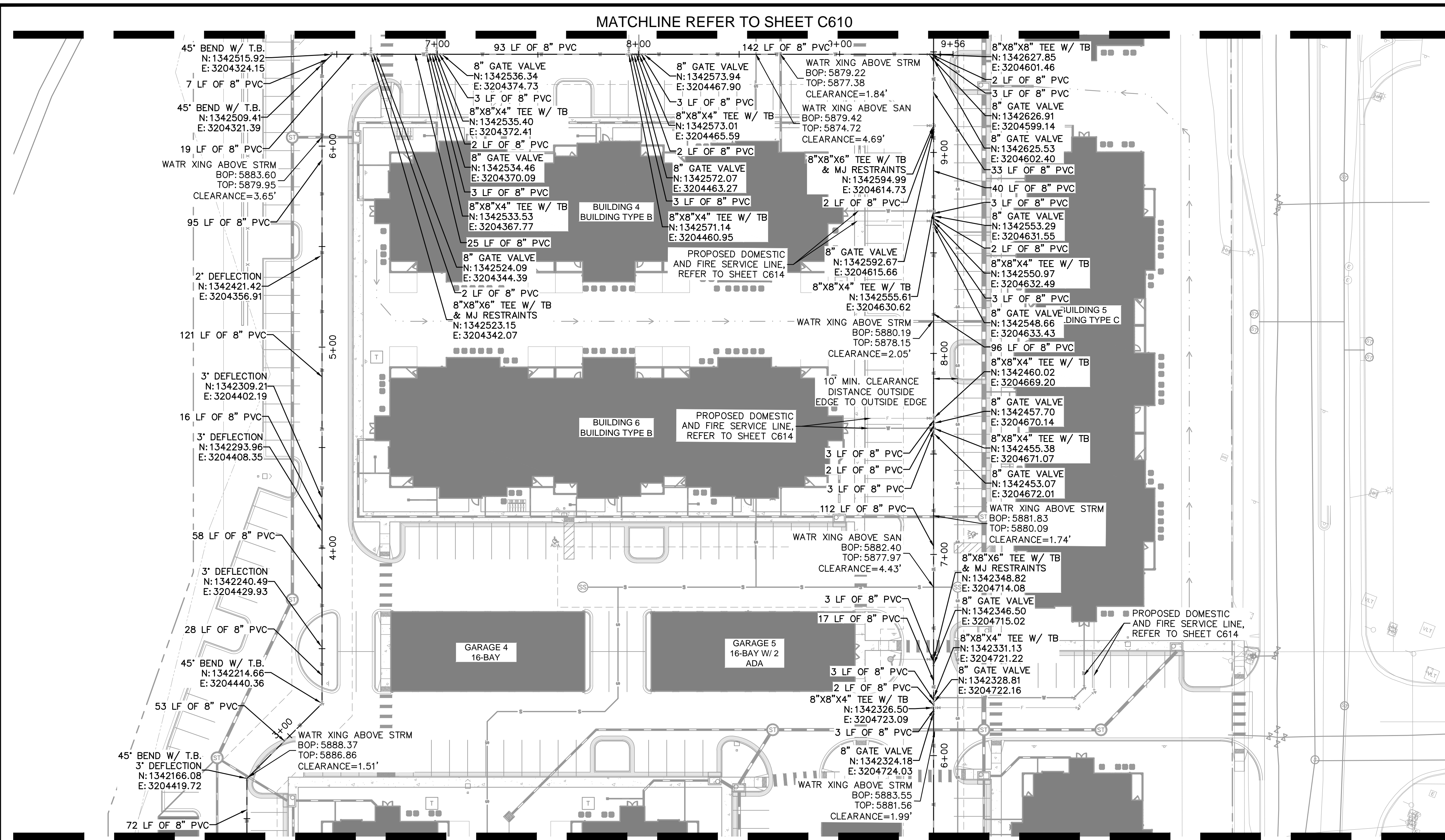
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Greenwood Village, Colorado 80111 (303) 228-2300

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DATE: 11/12/2024

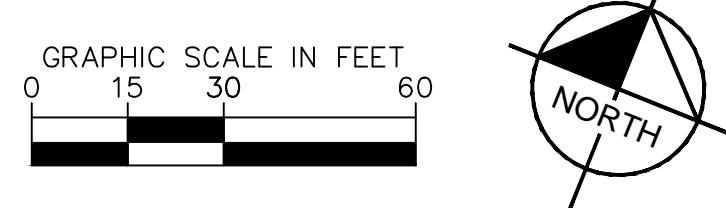
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- LEGEND**
- PROPERTY LINE
 - EX. UNDERGROUND ELECTRIC LINE
 - PROP. EASEMENT LINE
 - PROP. CURB & GUTTER
 - EX. STORM SEWER
 - PROP. STORM SEWER
 - PROP. STORM INLET
 - PROP. STORM MANHOLE
 - PROP. STORM DRAIN
 - EX. WATER LINE
 - PROP. WATER LINE
 - PROP. FIRE HYDRANT
 - EX. SANITARY LINE
 - PROP. SANITARY LINE
 - PROP. SANITARY MANHOLE
 - EX. SANITARY MANHOLE
 - PROPOSED GATE VALVE
 - PROPOSED BEND W/ THRUST BLOCK
 - PROPOSED TEE W/ THRUST BLOCK

- NOTES:**
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 5. ALL WATER LINES DESIGNATED PVC TO BE CONSTRUCTED WITH C900 PVC PIPE.
 6. UNLESS OTHERWISE NOTED, WATER LINES ARE HORIZONTAL WITHOUT SLOPES
 7. WATER MAIN IS TO BE BETWEEN 5-6' BELOW GROUND

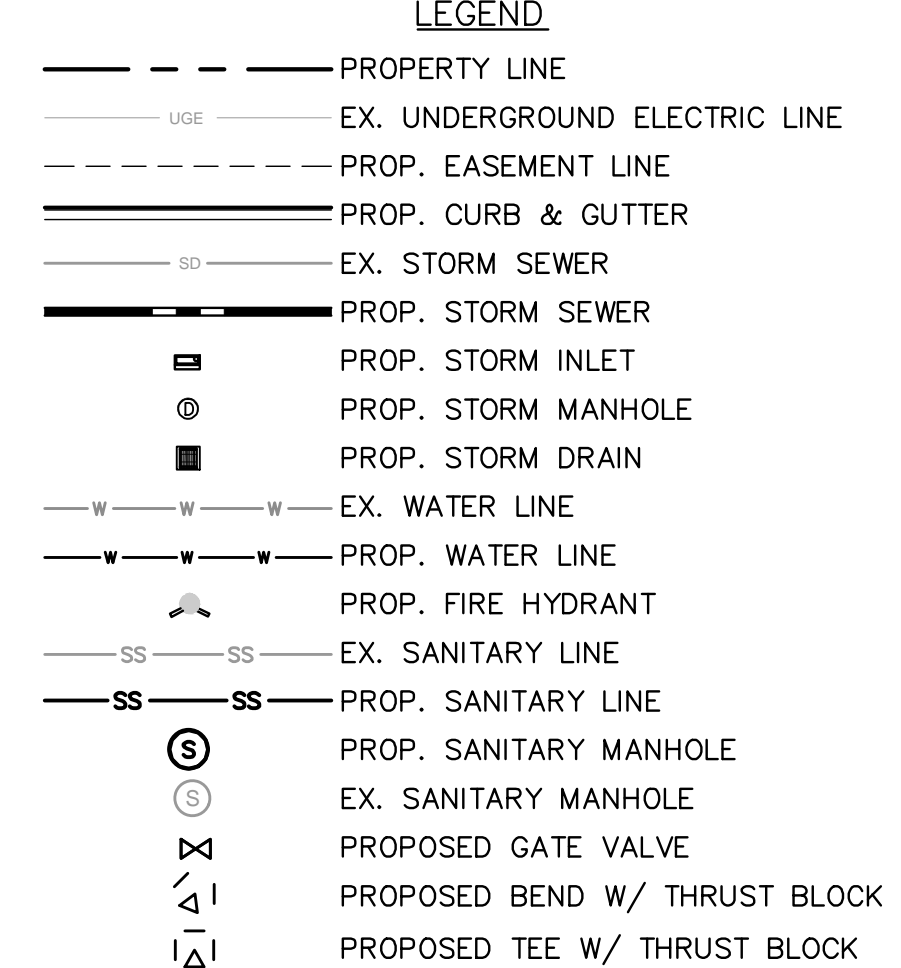
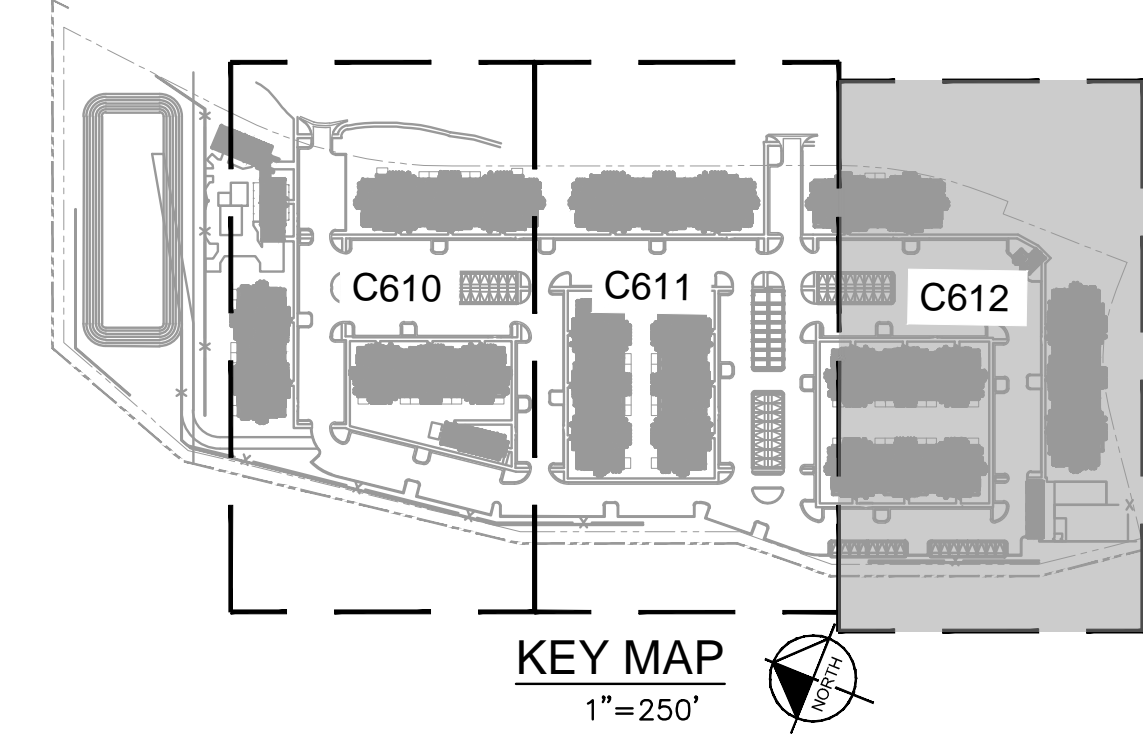
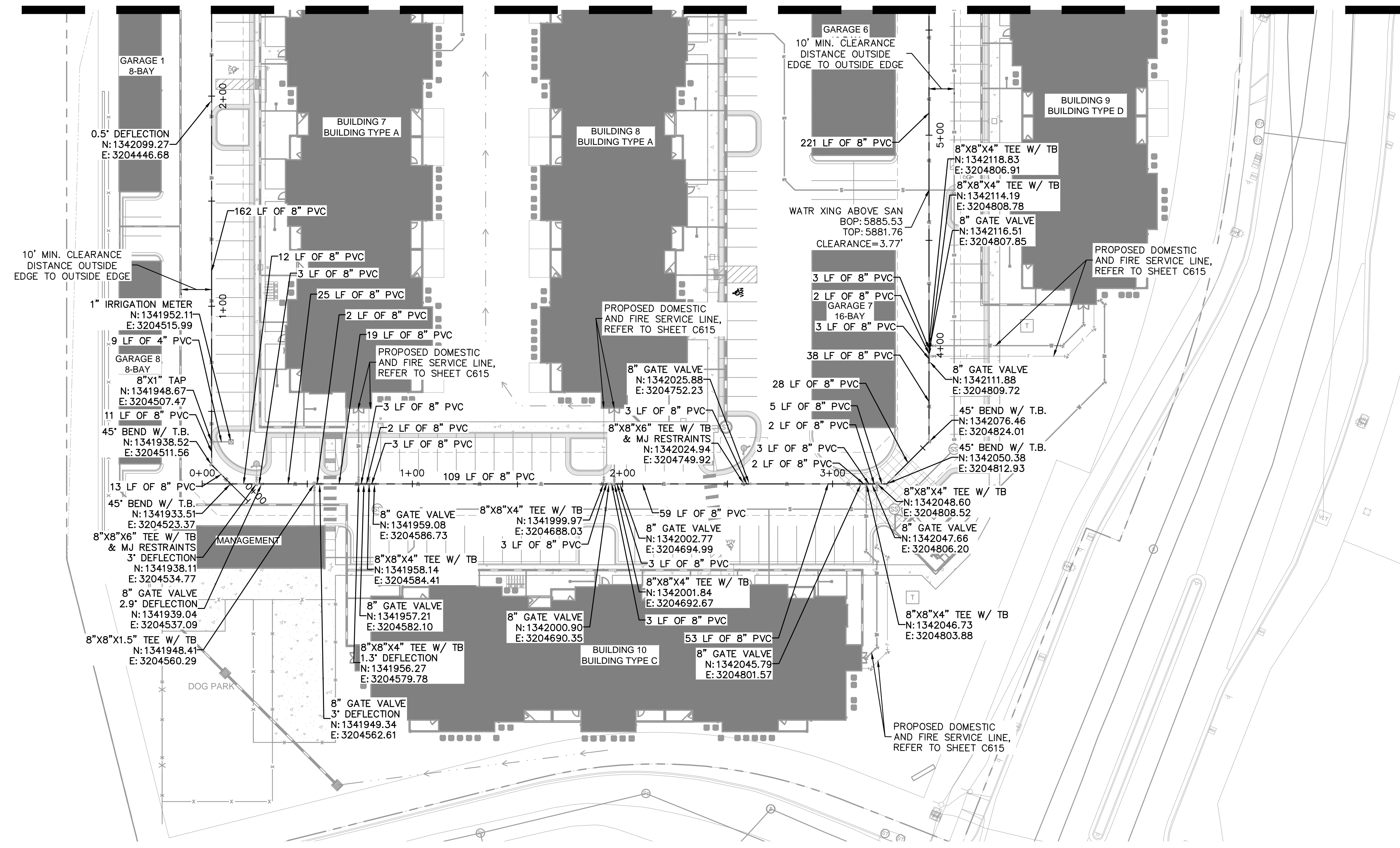


Kimley»Horn	NO. _____
2024 KIMLEY-HORN AND ASSOCIATES, INC. 6200 South Syracuse Way, Suite 300 Greenwood Village, Colorado 80111 (303) 228-2300	BY _____
DESIGNED BY: AX DRAWN BY: FCR CHECKED BY: MTH DATE: 11/12/2024	REVISION _____
VENTURE ON VENETUCCI EL PASO COUNTY, COLORADO CONSTRUCTION DOCUMENTS	WATER PLAN
PRELIMINARY FOR REVIEW ONLY NOT FOR CONSTRUCTION	PROJECT NO. 096302017
Kimley»Horn Kimley-Horn and Associates, Inc.	SHEET
C611	

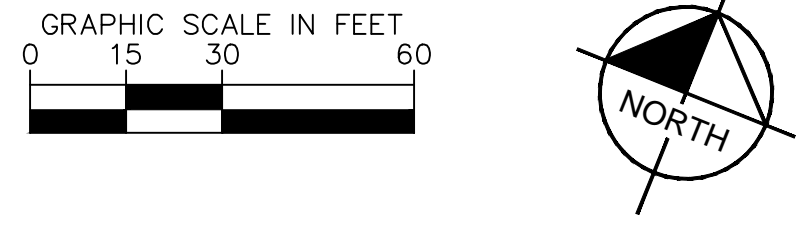


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MATCHLINE REFER TO SHEET C611



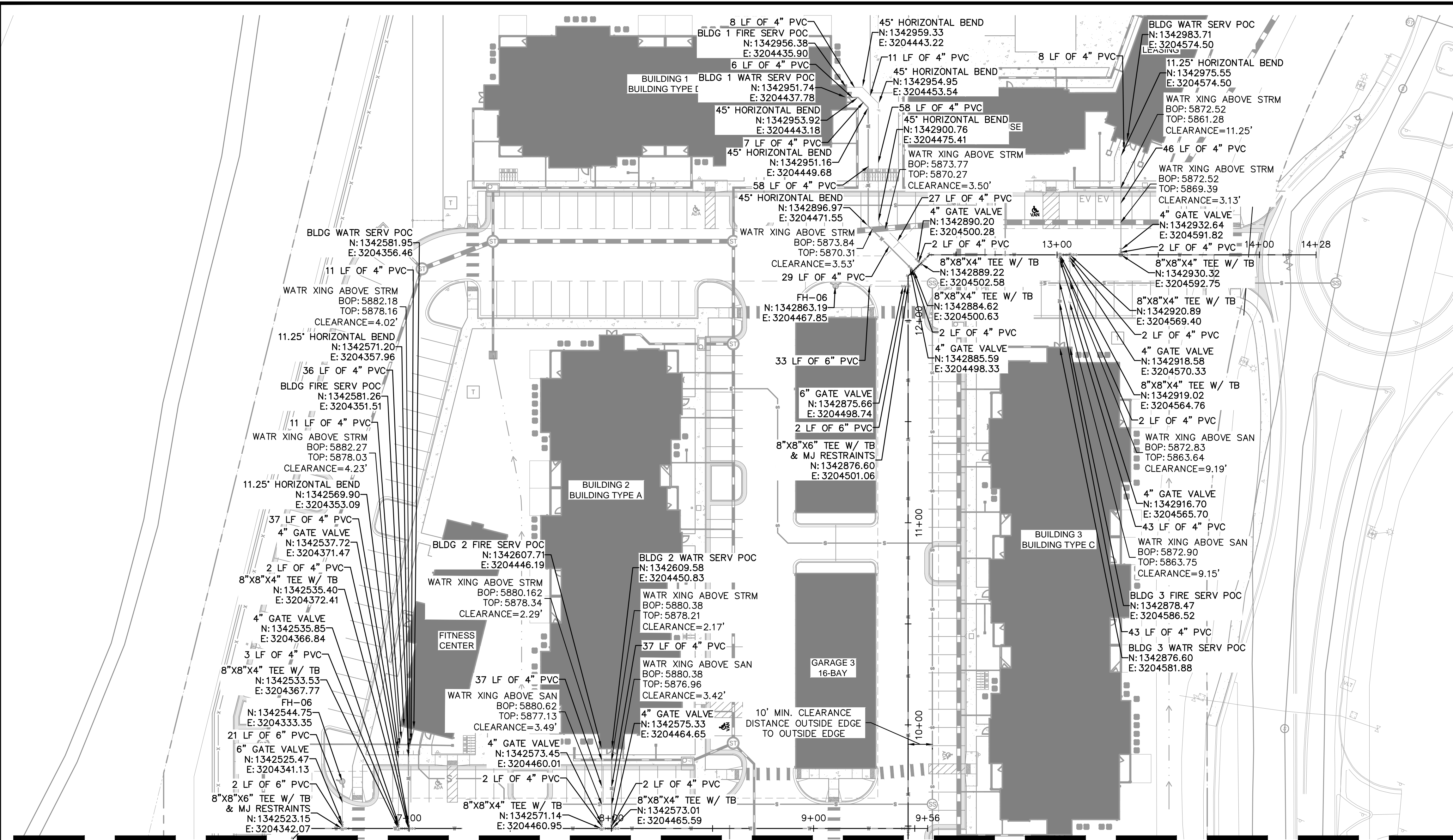
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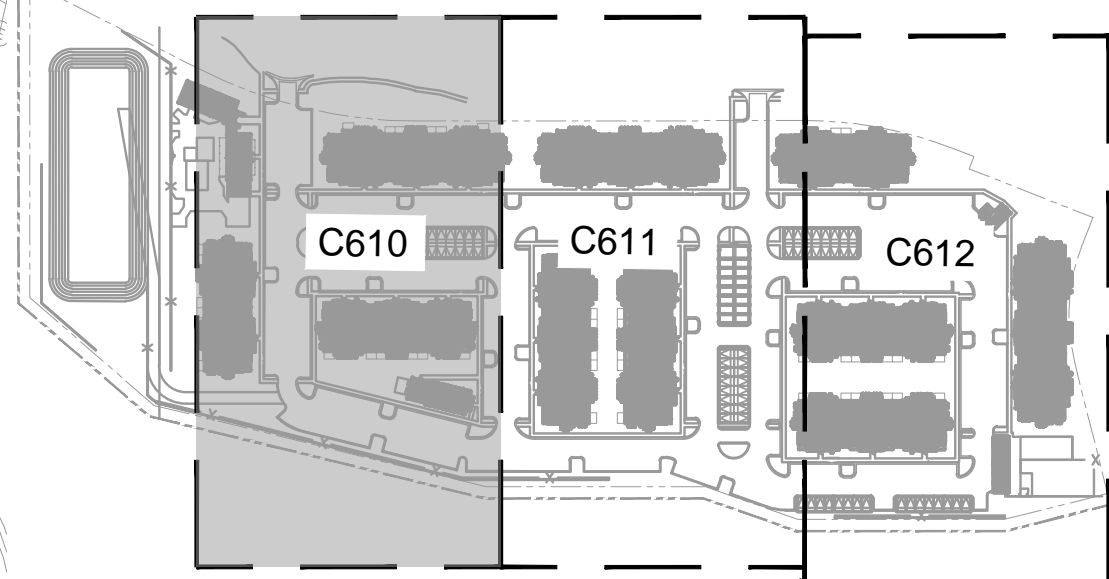
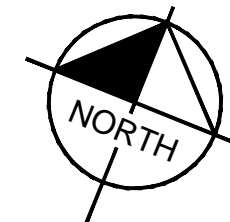
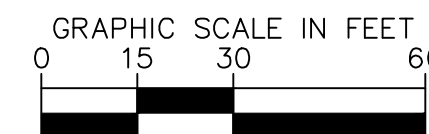
Kimley»Horn	2024 KIMLEY-HORN AND ASSOCIATES, INC. 6200 South Syracuse Way, Suite 300 Greenwood Village, Colorado 80111 (303) 228-2300
Venture on Venetucci	EL PASO COUNTY, COLORADO CONSTRUCTION DOCUMENTS
WATER PLAN	
PRELIMINARY	FOR REVIEW ONLY NOT FOR CONSTRUCTION
	Kimley-Horn and Associates, Inc.
PROJECT NO. 096302017	DATE 11/12/2024
SHEET	NO.
C612	BY DATE APPR



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MATCHLINE REFER TO SHEET C614



KEY MAP
1"=250'

- LEGEND**
- PROPERTY LINE
 - EX. UNDERGROUND ELECTRIC LINE
 - PROP. EASEMENT LINE
 - PROP. CURB & GUTTER
 - EX. STORM SEWER
 - PROP. STORM SEWER
 - PROP. STORM INLET
 - PROP. STORM MANHOLE
 - PROP. STORM DRAIN
 - EX. WATER LINE
 - PROP. WATER LINE
 - PROP. FIRE HYDRANT
 - EX. SANITARY LINE
 - PROP. SANITARY LINE
 - PROP. SANITARY MANHOLE
 - EX. SANITARY MANHOLE
 - PROPOSED GATE VALVE
 - PROPOSED BEND W/ THRUST BLOCK
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NOTES:

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5. ALL WATER LINES DESIGNATED PVC TO BE CONSTRUCTED WITH C900 PVC PIPE.
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7. WATER MAIN IS TO BE BETWEEN 5'-6' BELOW GROUND

NO.	REVISION	BY	DATE	APPR.

Kimley»Horn
2024 KIMLEY-HORN AND ASSOCIATES, INC.
6200 South Syracuse Way, Suite 300
Greenwood Village, Colorado 80111 (303) 228-2300

DESIGNED BY: AX
DRAWN BY: FCR
CHECKED BY: MTH
DATE: 11/12/2024

VENTURE ON VENETUCCI
EL PASO COUNTY, COLORADO
CONSTRUCTION DOCUMENTS
DOMESTIC AND FIRE SERVICE PLAN

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Kimley-Horn and Associates, Inc.

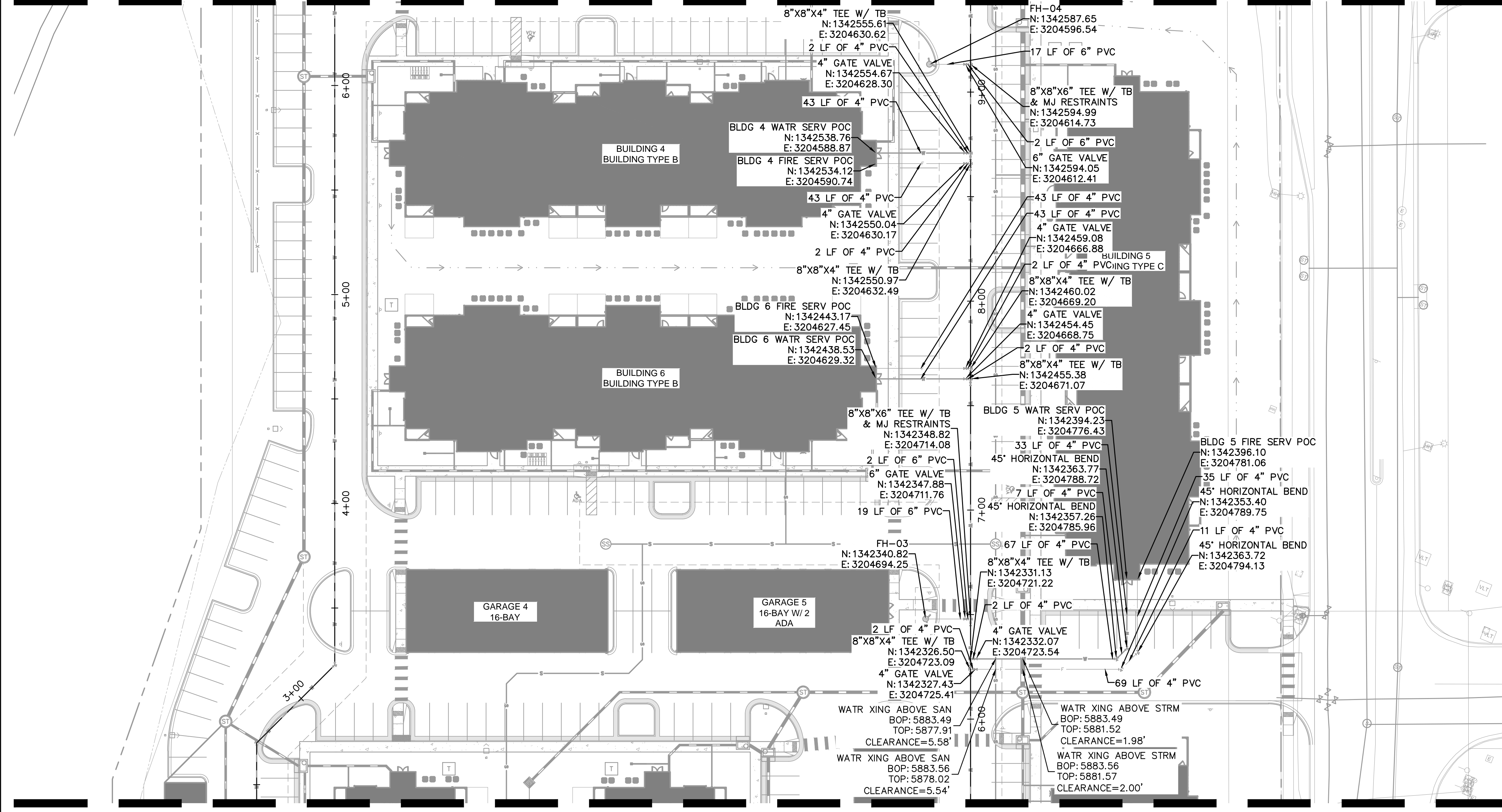
PROJECT NO.
096302017

SHEET
C613

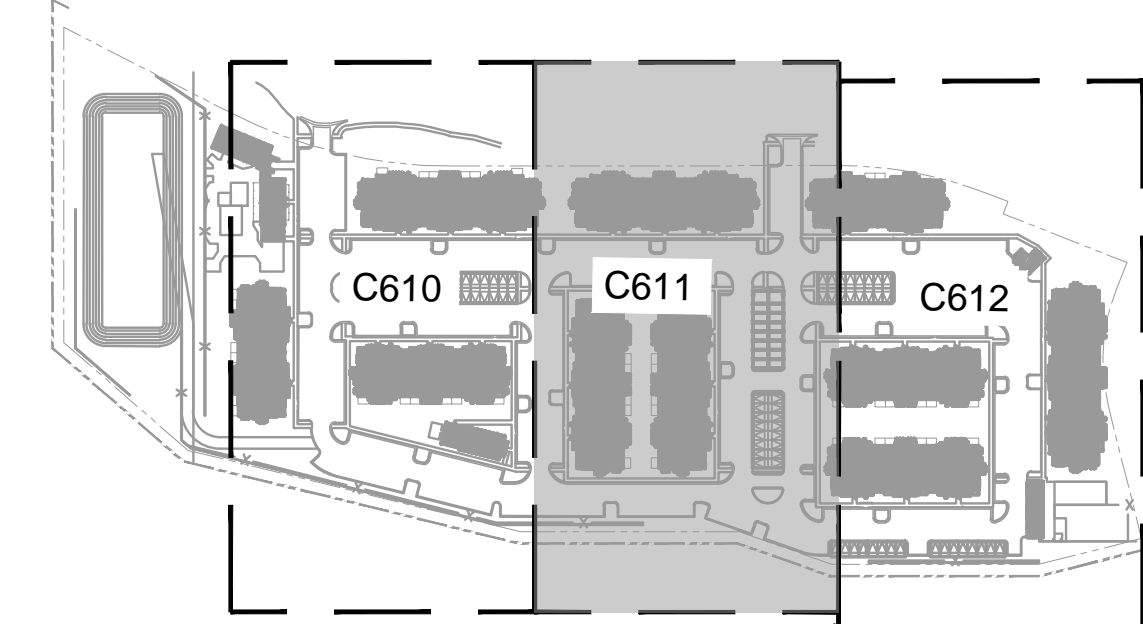
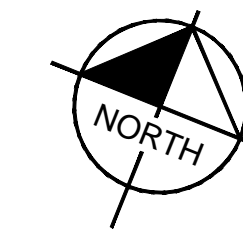
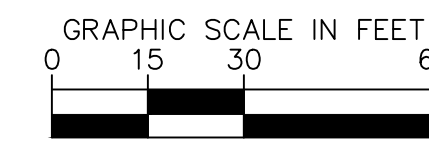


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MATCHLINE REFER TO SHEET C613



MATCHLINE REFER TO SHEET C615



KEY MAP
1"=250'

- LEGEND**
- PROPERTY LINE
 - EX. UNDERGROUND ELECTRIC LINE
 - PROP. EASEMENT LINE
 - PROP. CURB & GUTTER
 - EX. STORM SEWER
 - PROP. STORM SEWER
 - PROP. STORM INLET
 - PROP. STORM MANHOLE
 - PROP. STORM DRAIN
 - EX. WATER LINE
 - PROP. WATER LINE
 - PROP. FIRE HYDRANT
 - EX. SANITARY LINE
 - PROP. SANITARY LINE
 - PROP. SANITARY MANHOLE
 - EX. SANITARY MANHOLE
 - PROPOSED GATE VALVE
 - PROPOSED BEND W/ THRUST BLOCK
 - PROPOSED TEE W/ THRUST BLOCK

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NO.	REVISION	BY	DATE	APPR

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VENTURE ON VENETUCCI
EL PASO COUNTY, COLORADO
CONSTRUCTION DOCUMENTS
DOMESTIC AND FIRE SERVICE PLAN

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Kimley»Horn
Kimley-Horn and Associates, Inc.

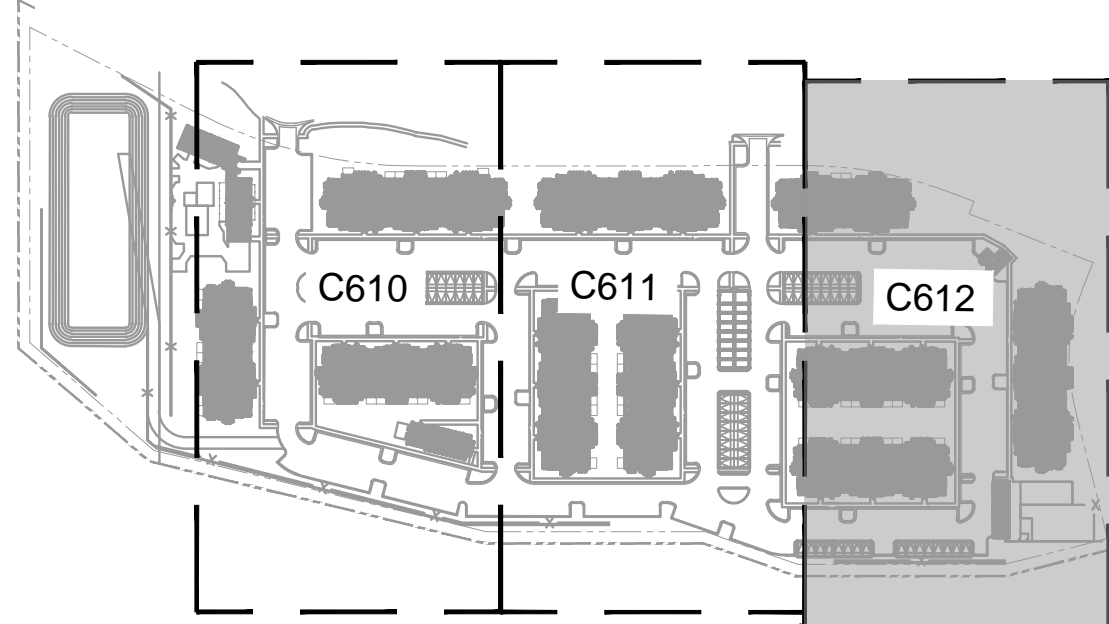
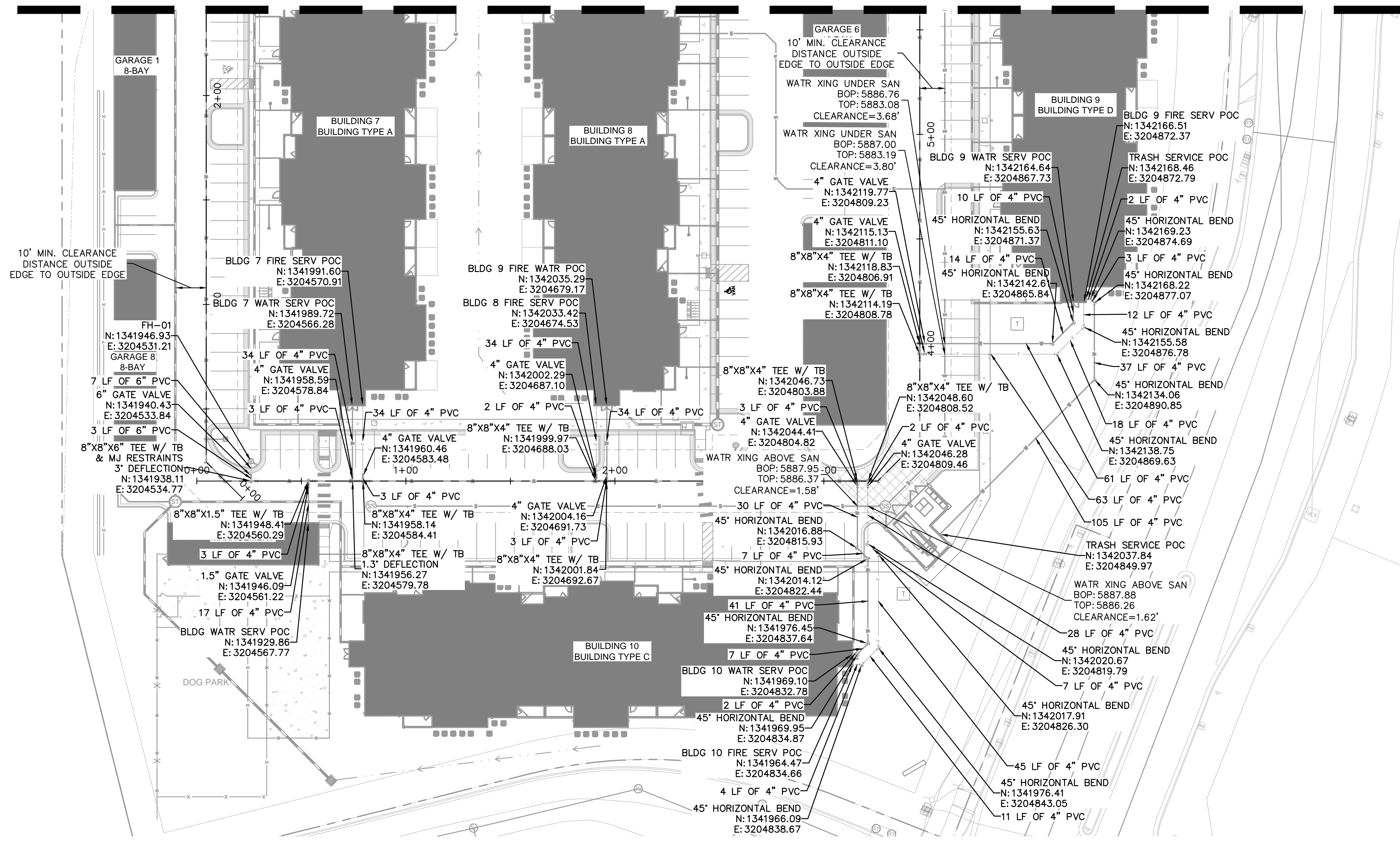
PROJECT NO.
096302017

SHEET

C614

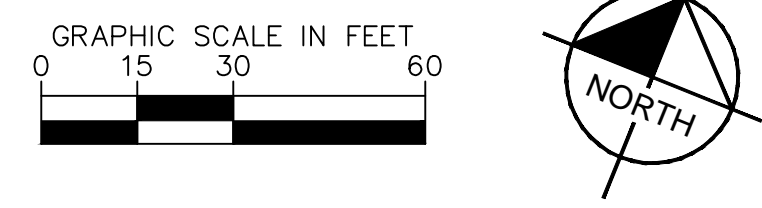


MATCHLINE REFER TO SHEET C614



- LEGEND**
- PROPERTY LINE
 - EX. UNDERGROUND ELECTRIC LINE
 - PROP. EASEMENT LINE
 - PROP. CURB & GUTTER
 - EX. STORM SEWER
 - PROP. STORM SEWER
 - PROP. STORM INLET
 - PROP. STORM MANHOLE
 - PROP. STORM DRAIN
 - EX. WATER LINE
 - PROP. WATER LINE
 - PROP. FIRE HYDRANT
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- NOTES:**
1. ALL WATER LINES TO BE BEDDED PER COLORADO SPRINGS UTILITIES SPECIFICATIONS.
 2. ALL CONDITIONS SHOWN TO BE "EXISTING" OR "ASSUMED" SHALL BE VERIFIED IN THE FIELD BY THE GENERAL CONTRACTOR PRIOR TO START OF CONSTRUCTION INCLUDING BUT NOT LIMITED TO POT-HOLING OF EXISTING UTILITY ELEVATIONS AT CROSSINGS AND TIE-IN LOCATIONS. ANY DISCREPANCIES SHALL BE NOTED AND SUBMITTED TO THE OWNER AND THE ENGINEER FOR REVIEW. CHANGES TO THE ORIGINAL DESIGN OF THIS PROJECT DUE TO EXISTING SITE CONDITIONS MUST BE APPROVED BY BOTH THE ENGINEER AND OWNER PRIOR TO MAKING ANY CHANGES.
 3. THE HORIZONTAL DIMENSIONS BETWEEN PROPOSED UTILITY LINES MAY VARY SLIGHTLY BASED ON INSTALLED VALVES, ADAPTER, AND PUMPS.
 4. ALL APPURTENANCES ON HYDRANT LATERALS SHALL BE INSTALLED WITH MJ RESTRAINTS PER CSU STANDARDS.
 5. ALL WATER LINES DESIGNATED PVC TO BE CONSTRUCTED WITH C900 PVC PIPE.
 6. UNLESS OTHERWISE NOTED, WATER LINES ARE HORIZONTAL WITHOUT SLOPES
 7. WATER MAIN IS TO BE BETWEEN 5'-6' BELOW GROUND



NO.	REVISION	BY	DATE	APPR

Kimley»Horn
 2024 KIMLEY-HORN AND ASSOCIATES, INC.
 6200 South Syracuse Way, Suite 300
 Greenwood Village, Colorado 80111 (303) 228-2300

DESIGNED BY: AX
 DRAWN BY: FCR
 CHECKED BY: MTH
 DATE: 11/12/2024

VENTURE ON VENETUCCI
 EL PASO COUNTY, COLORADO
 CONSTRUCTION DOCUMENTS

DOMESTIC AND FIRE SERVICE PLAN

PRELIMINARY
 FOR REVIEW ONLY
 NOT FOR
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Kimley»Horn
 Kimley-Horn and Associates, Inc.

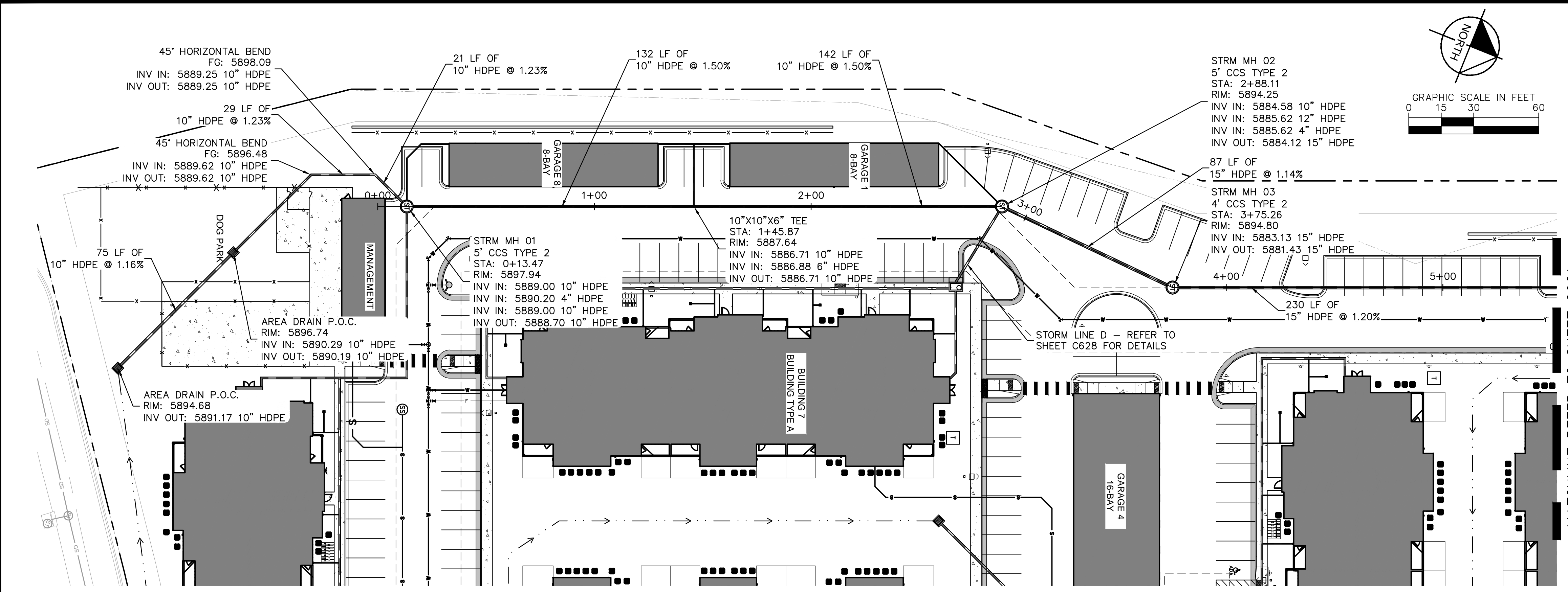
PROJECT NO.
 096302017

SHEET
C615

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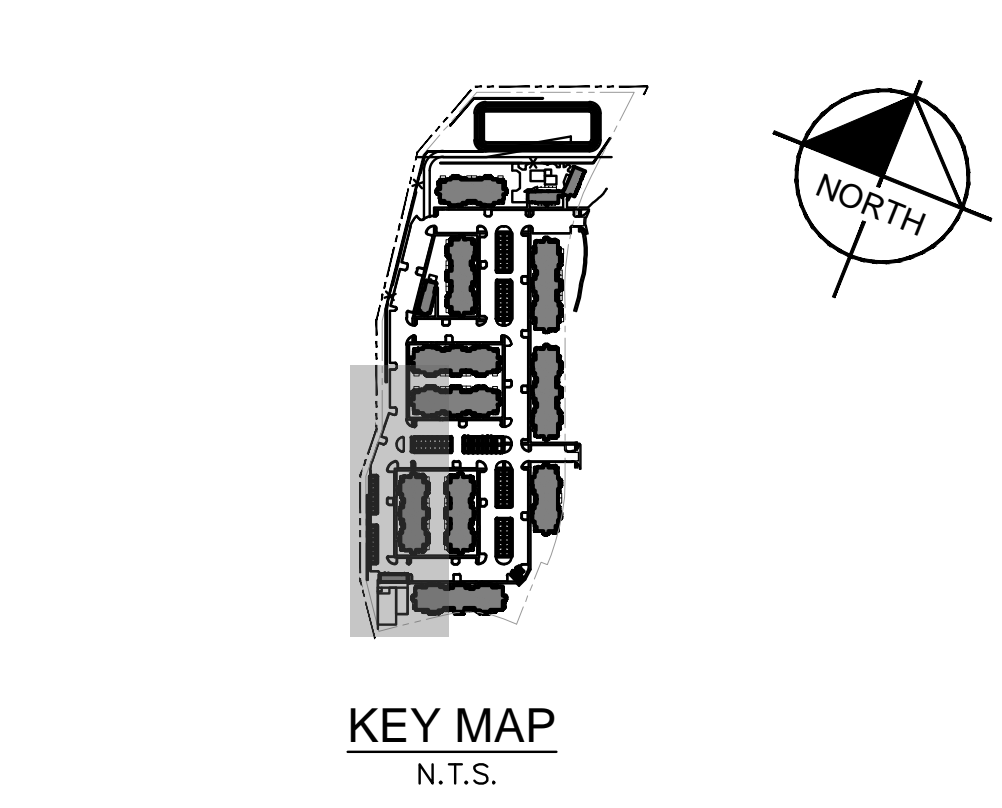


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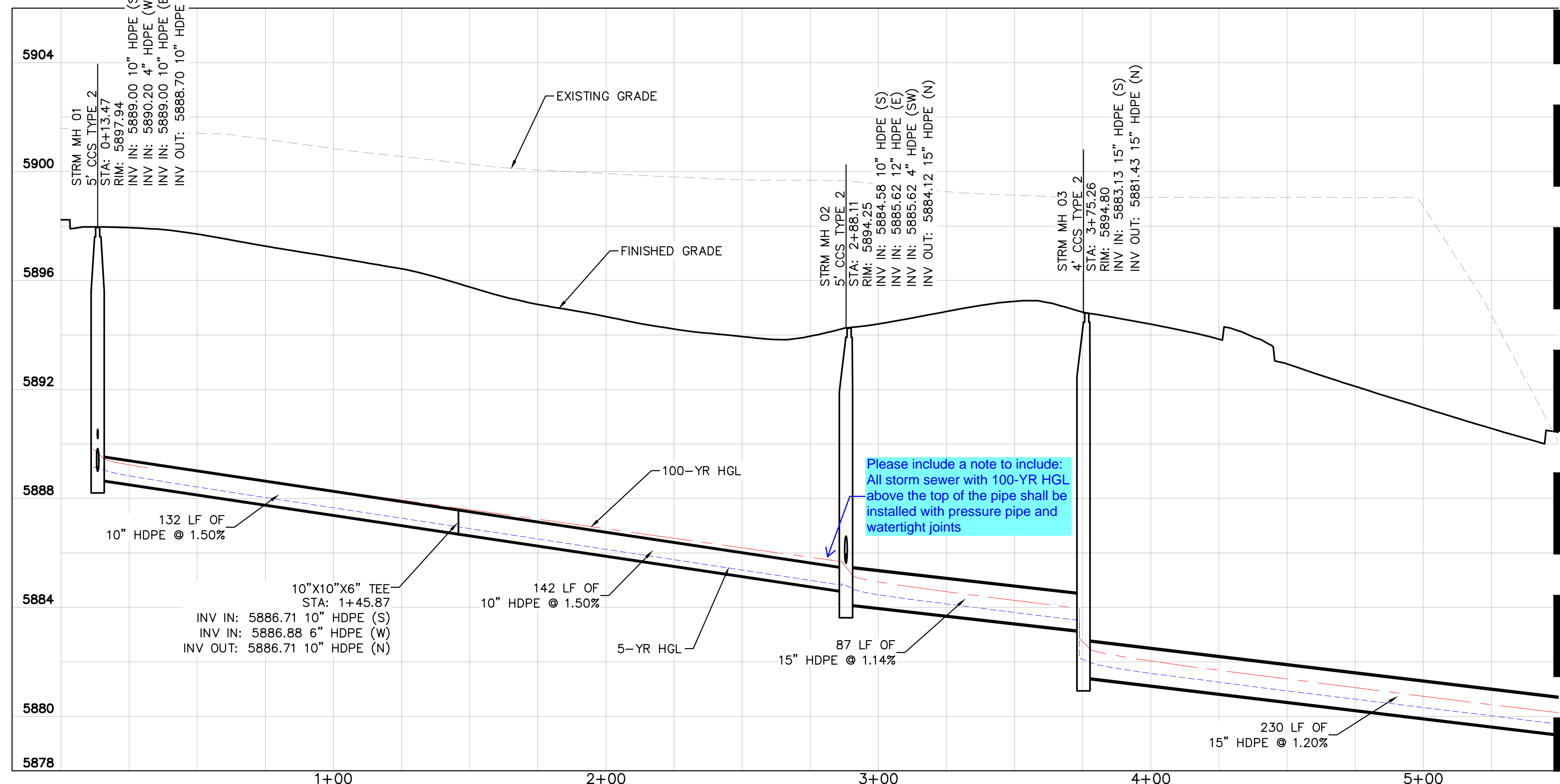
STRM A - PLAN
SCALE: 1"=30'

MATCHLINE REFER TO SHEET C621



LEGEND

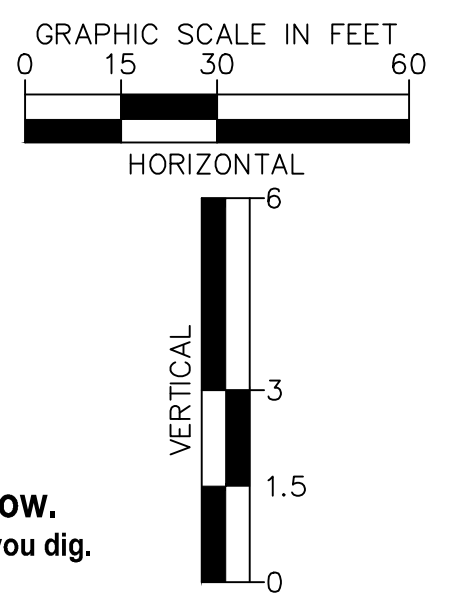
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	EX. EASEMENT LINE
	PROP. EASEMENT LINE
	PROP. CURB & GUTTER
	EX. STORM SEWER
	PROP. STORM SEWER
	PROP. STORM INLET
	PROP. STORM MANHOLE
	PROP. STORM DRAIN
	EX. WATER LINE
	PROP. WATER LINE
	PROP. FIRE HYDRANT
	EX. SANITARY LINE
	PROP. SANITARY LINE
	PROP. SANITARY MANHOLE
	EX. SANITARY MANHOLE



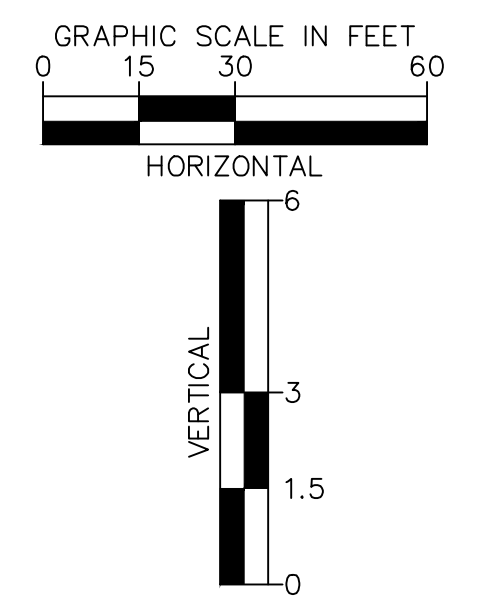
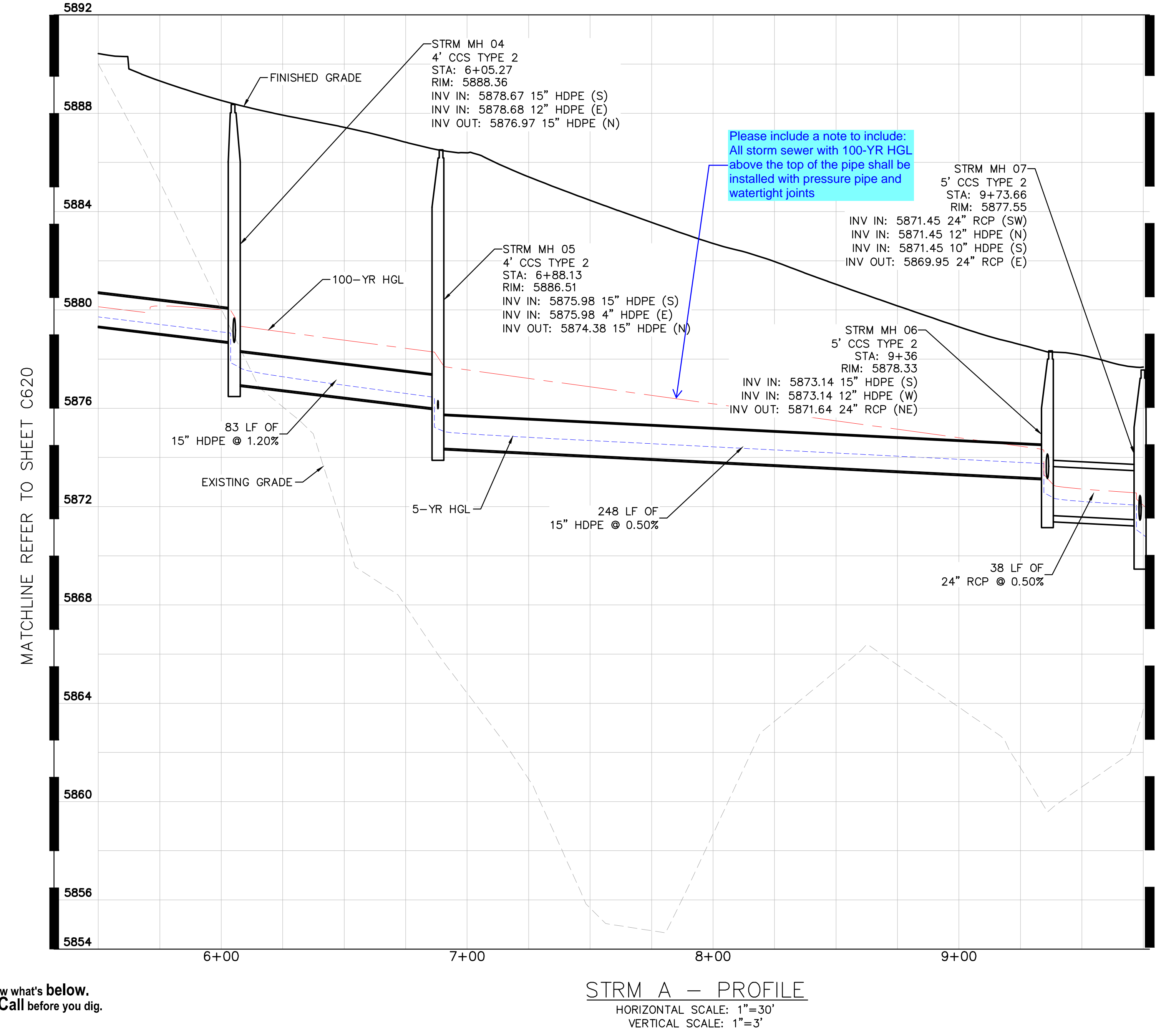
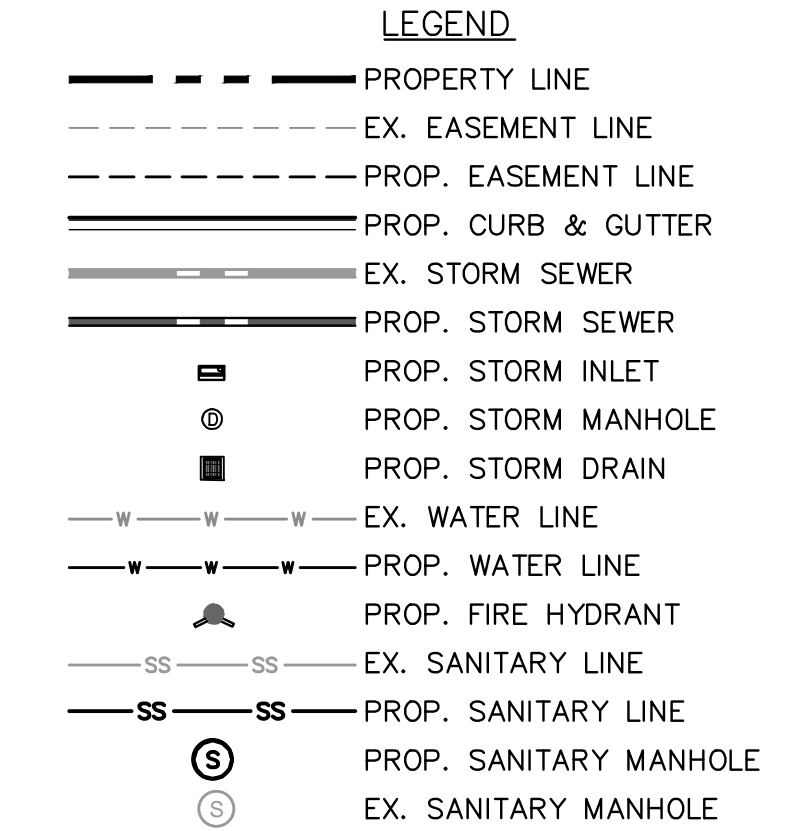
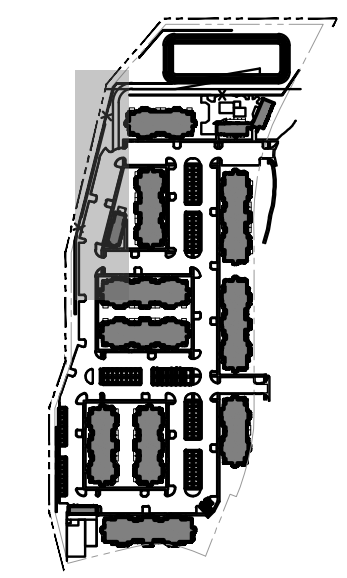
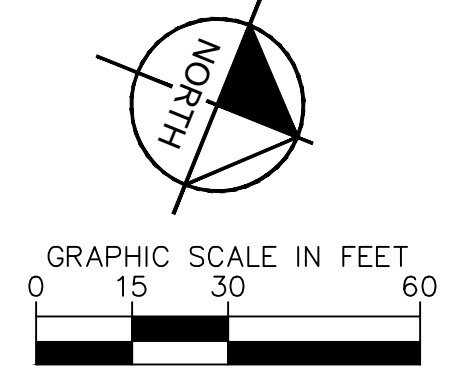
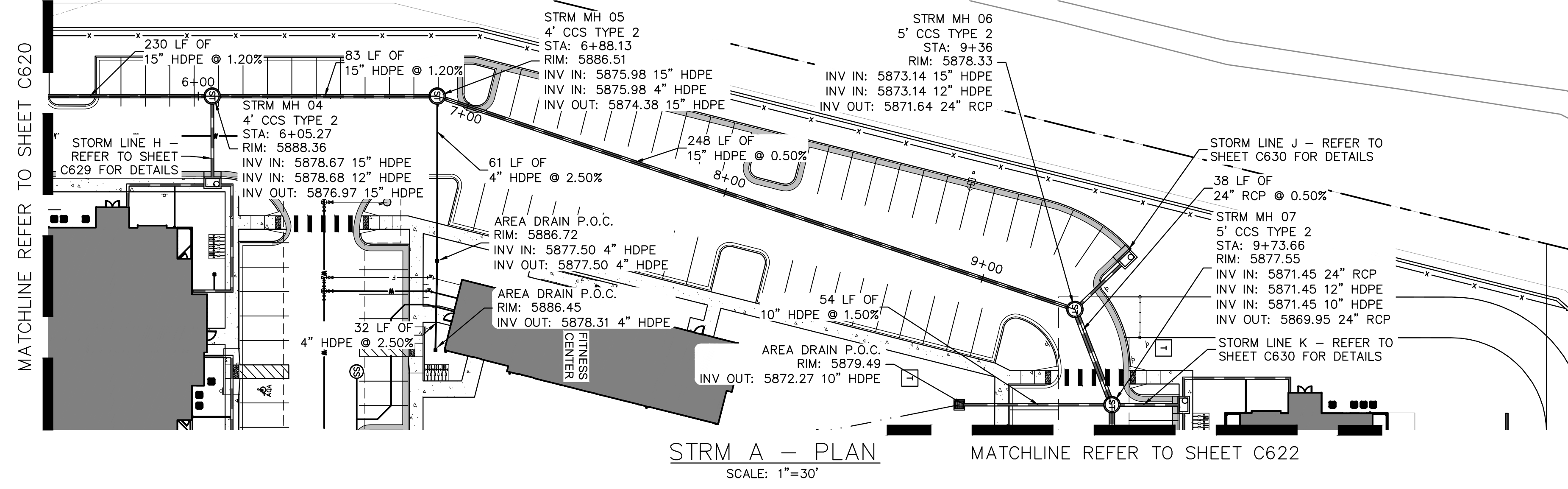
STRM A - PROFILE
HORIZONTAL SCALE: 1"=30'
VERTICAL SCALE: 1"=3'

MATCHLINE REFER TO SHEET C621

- STORM SEWER NOTES**
- MANHOLE RIM ELEVATIONS PROVIDED FOR REFERENCE ONLY. CONTRACTOR SHALL INSTALL MANHOLES IN ACCORDANCE WITH APPLICABLE DETAILS BASED UPON FINAL FINISH GRADING AT MANHOLE LOCATION. CONTRACTOR SHALL BE RESPONSIBLE FOR ADJUSTMENTS TO ACCOMMODATE DEVIATIONS IN SITE GRADING AT NO COST TO THE OWNER.
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 - REFER TO SHEETS C632-C643 FOR ROOF DRAIN PLANS.



<p>2024 KIMLEY-HORN AND ASSOCIATES, INC. 6200 South Syracuse Way, Suite 300 Greenwood Village, Colorado 80111 (303) 228-2300</p>	<p>DESIGNED BY: AX DRAWN BY: FCR CHECKED BY: MTH DATE: 11/12/2024</p>
<p>VENTURE ON VENETUCCI EL PASO COUNTY, COLORADO CONSTRUCTION DOCUMENTS</p> <p>STORM PLAN & PROFILE</p>	<p>PRELIMINARY FOR REVIEW ONLY NOT FOR CONSTRUCTION</p> <p></p> <p>PROJECT NO. 096302017</p> <p>SHEET C620</p>



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STORM PLAN & PROFILE

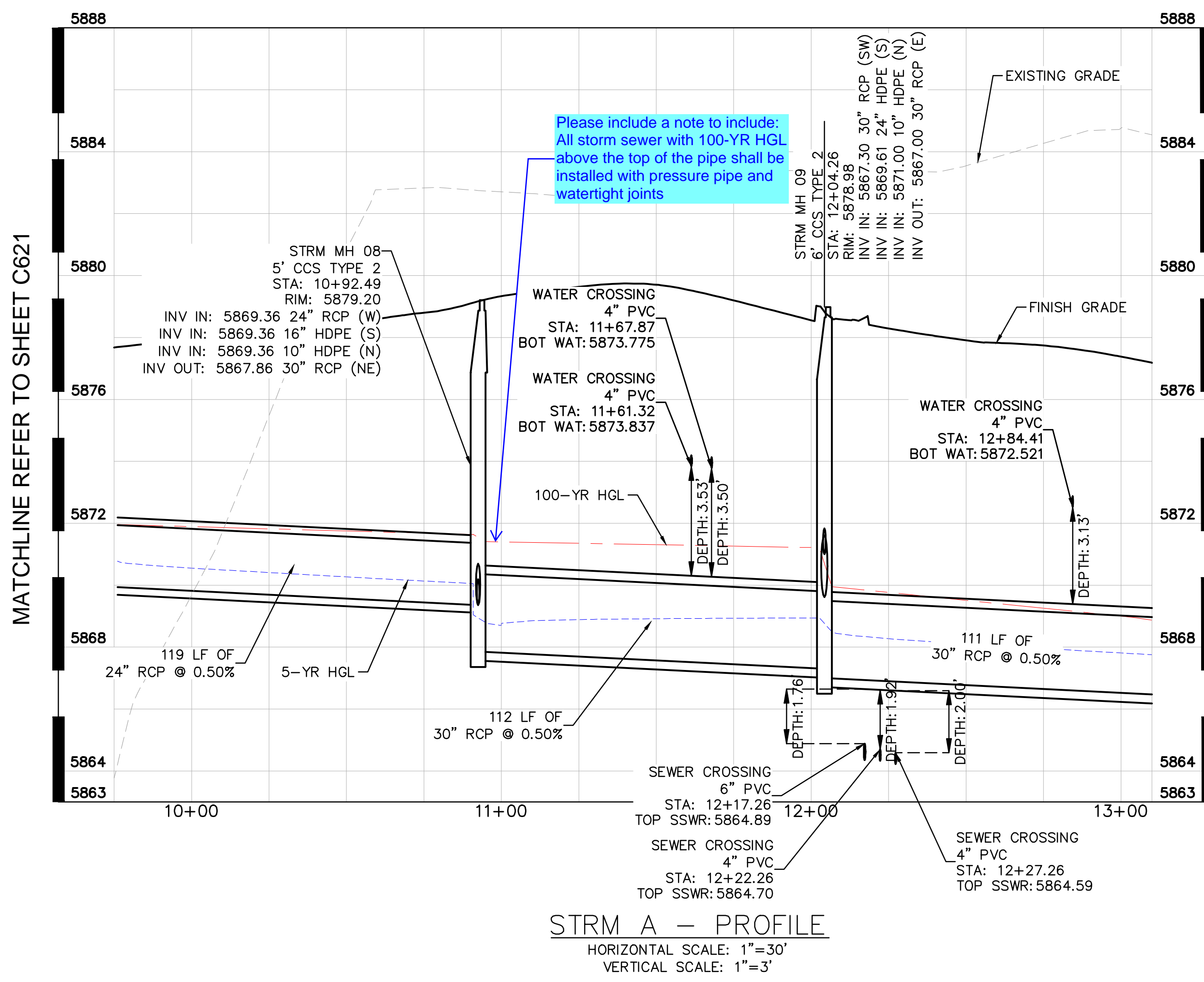
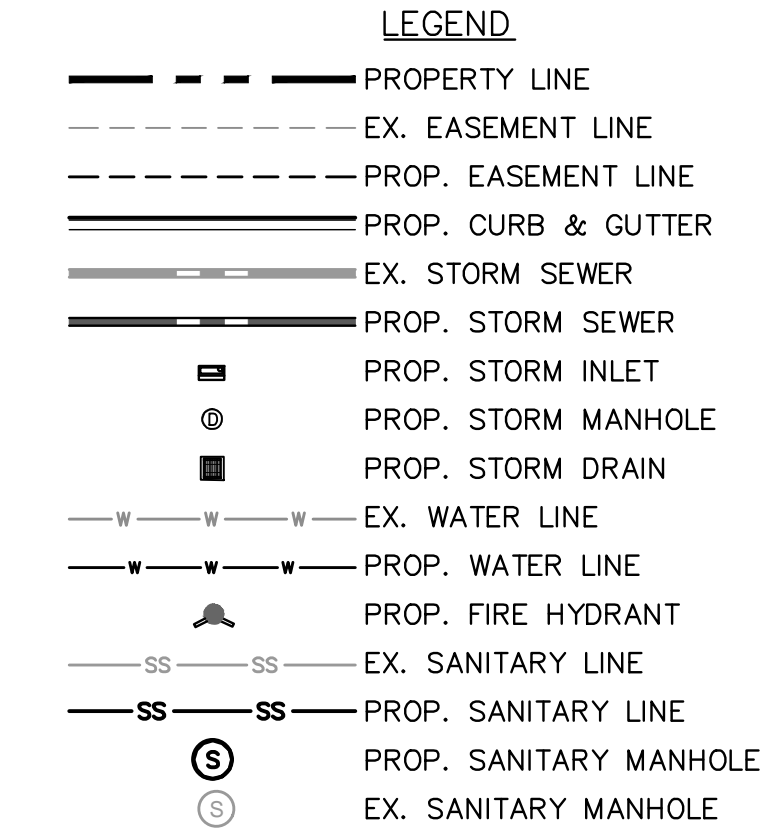
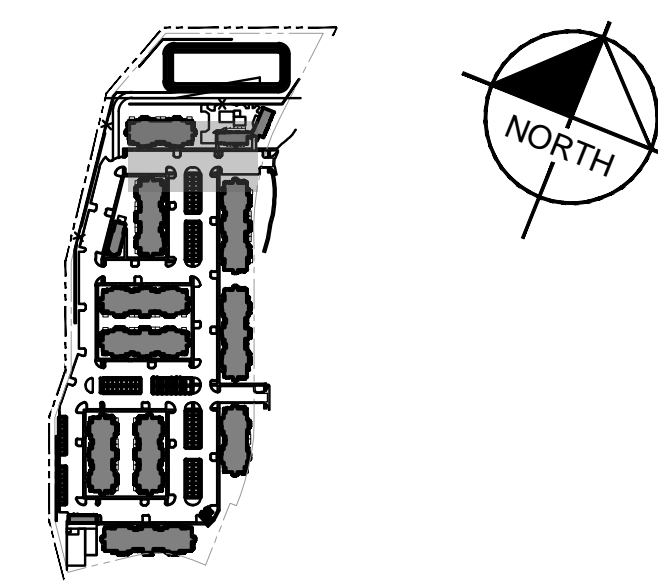
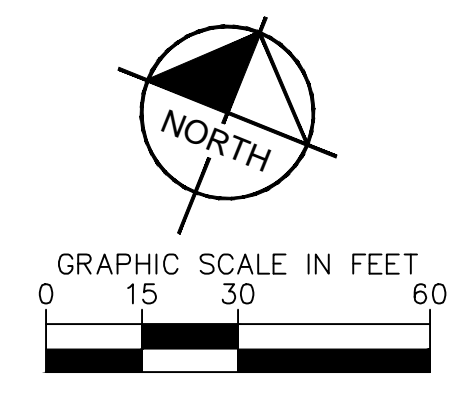
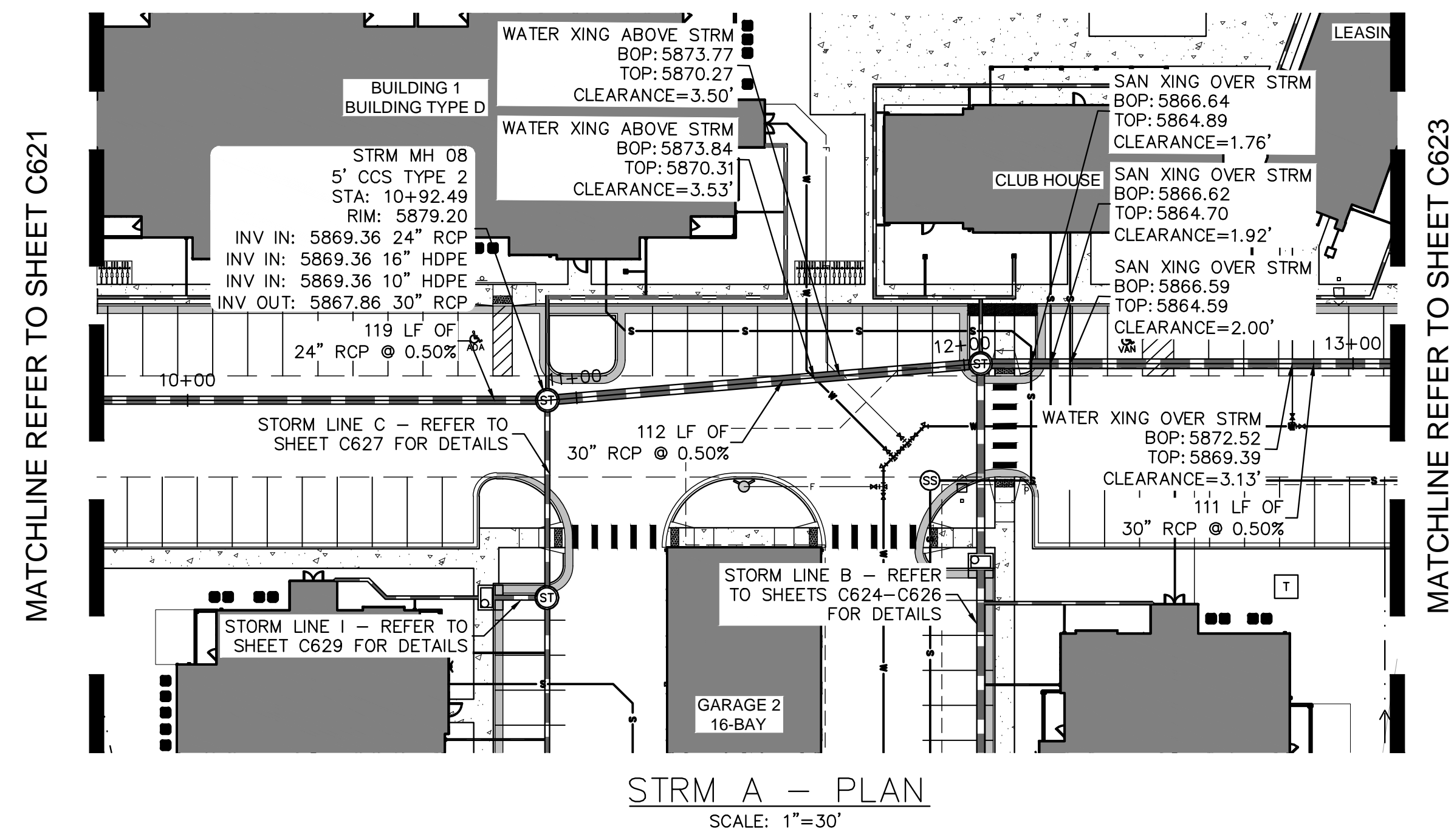
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PROJECT NO.
096302017
SHEET
C621

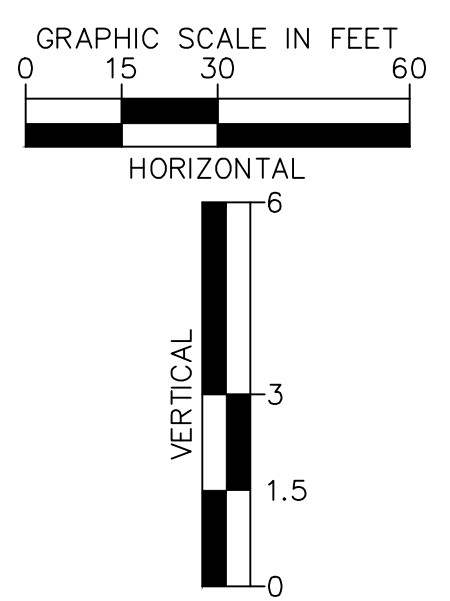
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MATCHLINE REFER TO SHEET C623



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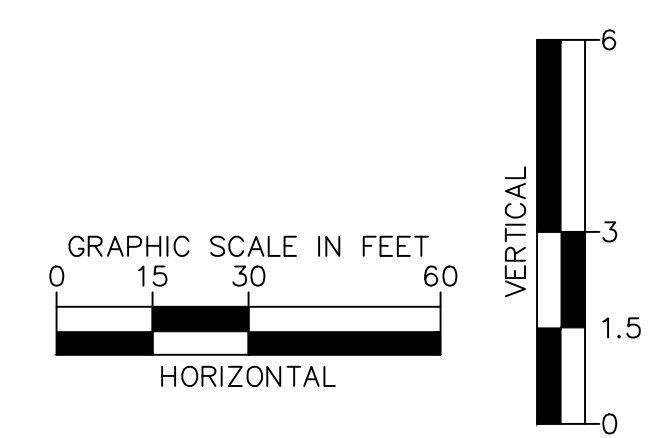
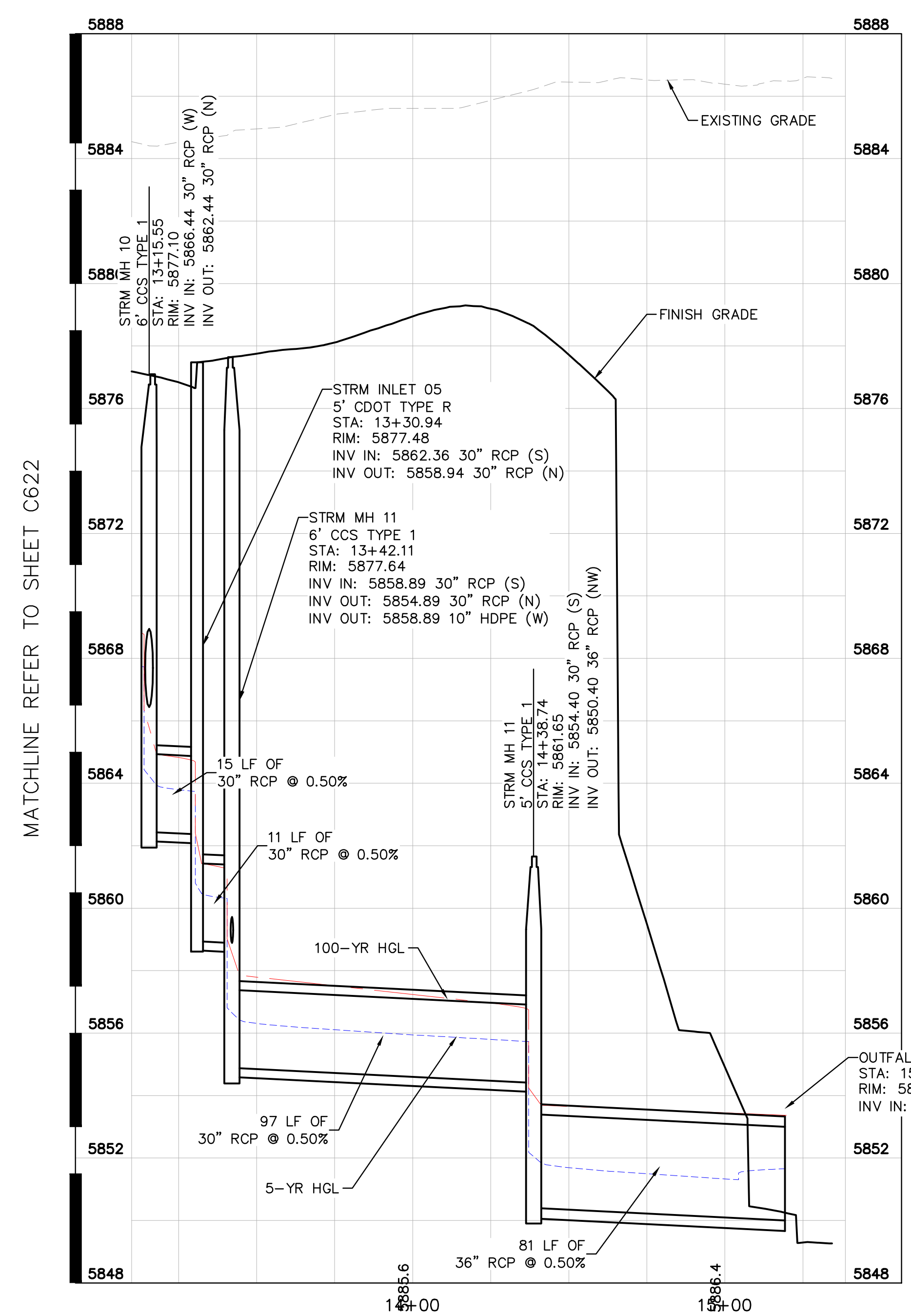
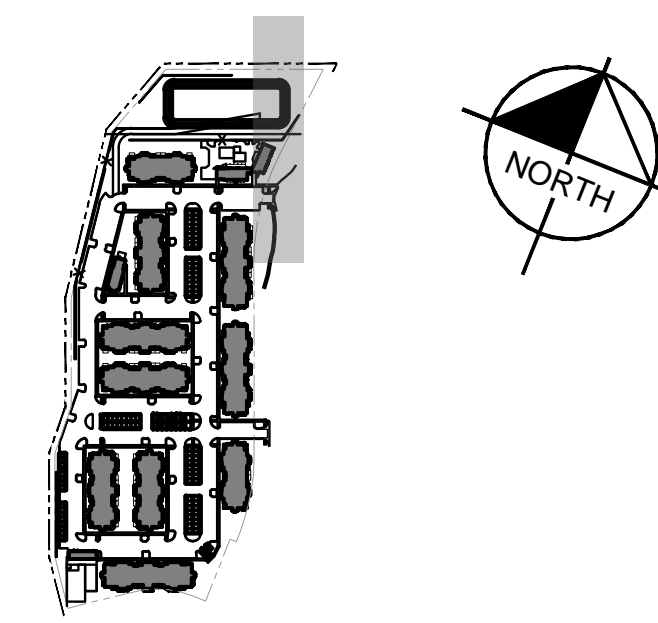
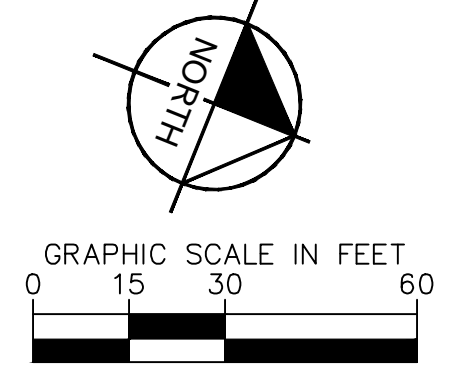
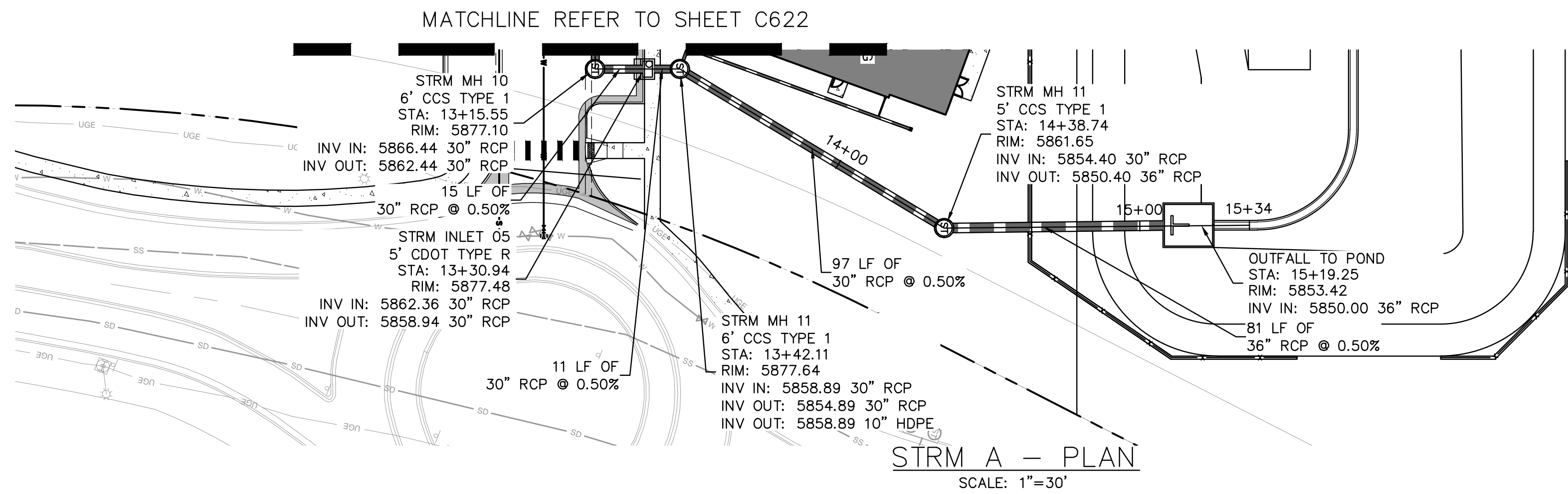
STORM PLAN & PROFILE

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PROJECT NO.
096302017

SHEET
C622

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LEGEND

---	PROPERTY LINE
- - - -	EX. EASEMENT LINE
- - - -	PROP. EASEMENT LINE
---	PROP. CURB & GUTTER
---	EX. STORM SEWER
---	PROP. STORM SEWER
⊕	PROP. STORM INLET
⊙	PROP. STORM MANHOLE
⊙	PROP. STORM DRAIN
---	EX. WATER LINE
---	PROP. WATER LINE
---	PROP. FIRE HYDRANT
---	EX. SANITARY LINE
---	PROP. SANITARY LINE
⊙	PROP. SANITARY MANHOLE
⊙	EX. SANITARY MANHOLE

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STORM PLAN & PROFILE

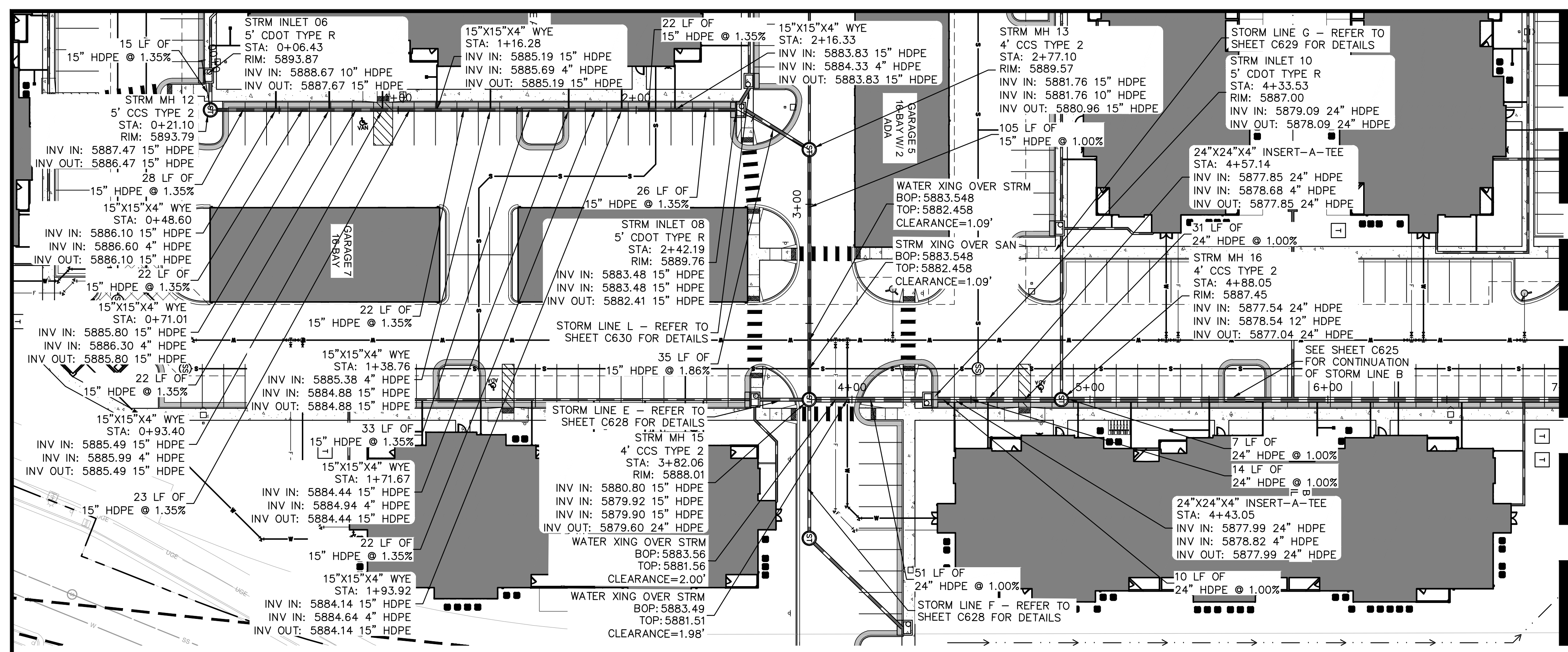
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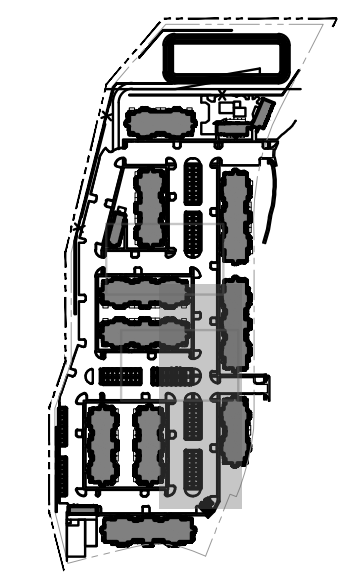
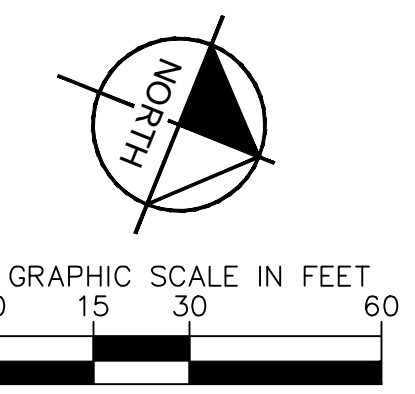
SHEET

C623



STRM B - PLAN
SCALE: 1"=30'

MATCHLINE REFER TO SHEET C625

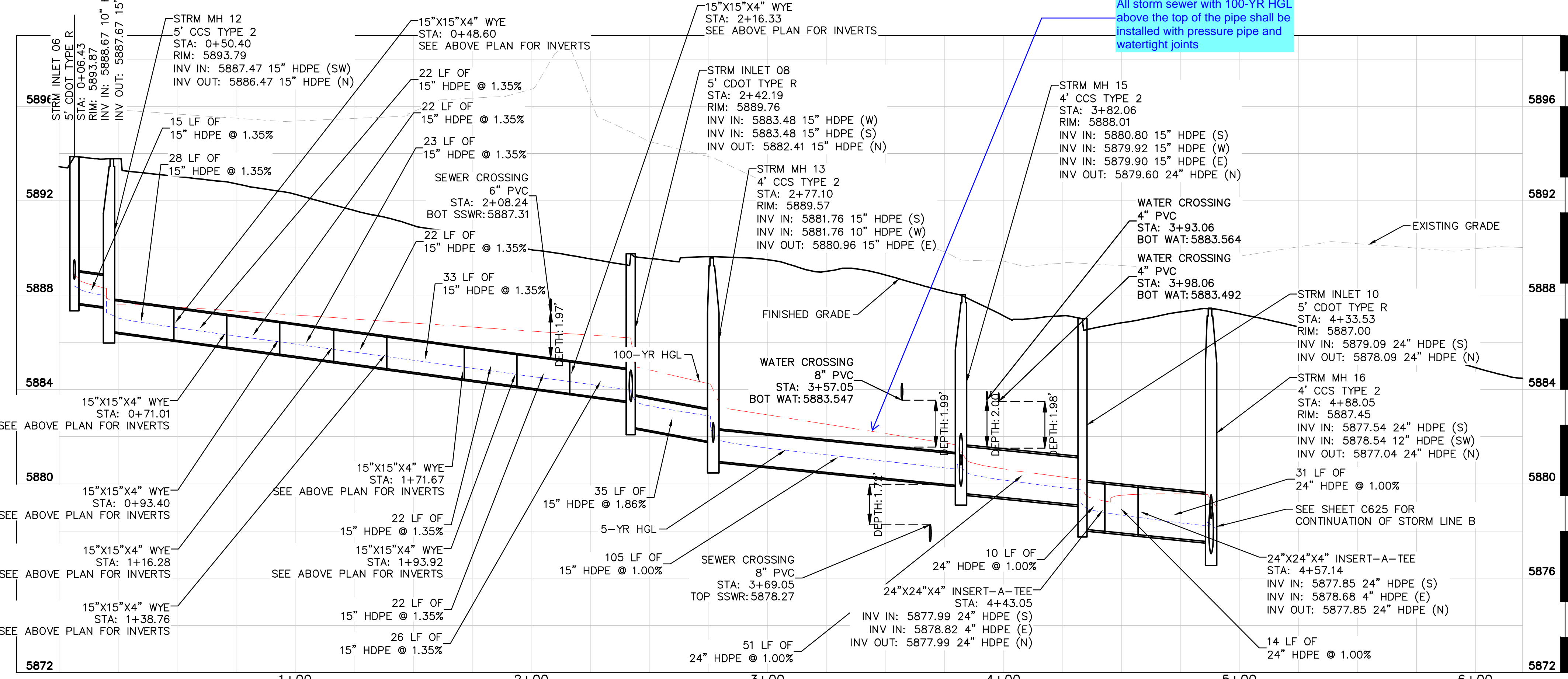


KEY MAP
N.T.S.

LEGEND

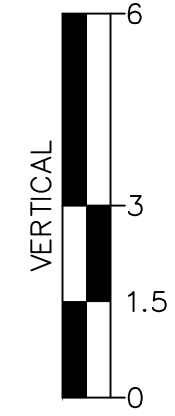
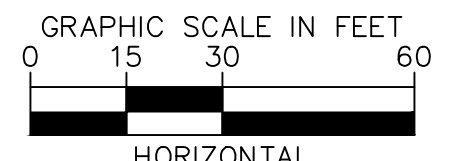
---	PROPERTY LINE
- - -	EX. EASEMENT LINE
- · - · -	PROP. EASEMENT LINE
---	PROP. CURB & GUTTER
---	EX. STORM SEWER
---	PROP. STORM SEWER
⊙	PROP. STORM INLET
⊙	PROP. STORM MANHOLE
⊙	PROP. STORM DRAIN
---	EX. WATER LINE
---	PROP. WATER LINE
---	PROP. FIRE HYDRANT
---	EX. SANITARY LINE
---	PROP. SANITARY LINE
⊙	PROP. SANITARY MANHOLE
⊙	EX. SANITARY MANHOLE

Please include a note to include:
All storm sewer with 100-YR HGL
above the top of the pipe shall be
installed with pressure pipe and
watertight joints



STRM B - PROFILE
HORIZONTAL SCALE: 1"=30'
VERTICAL SCALE: 1"=3'

MATCHLINE REFER TO SHEET C625



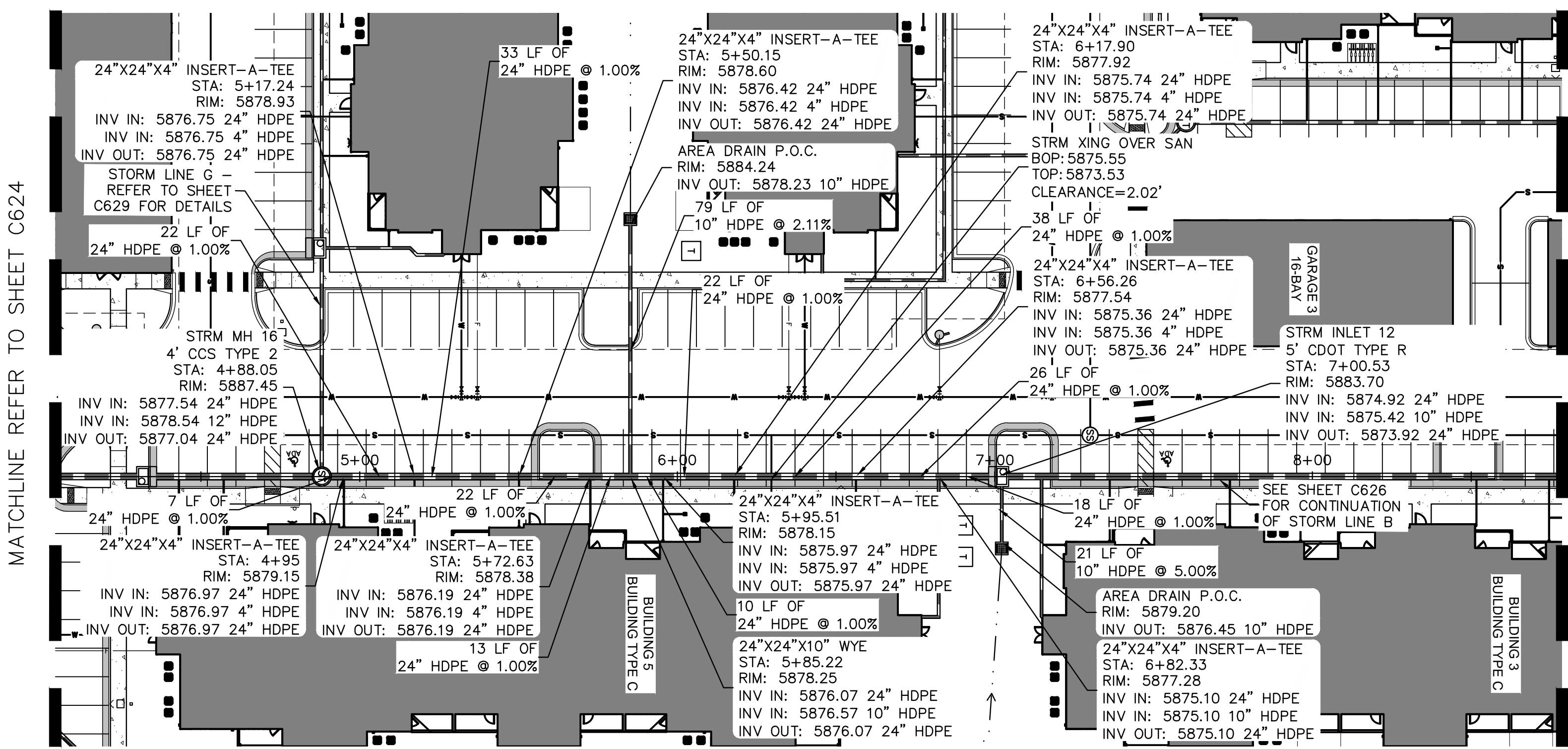
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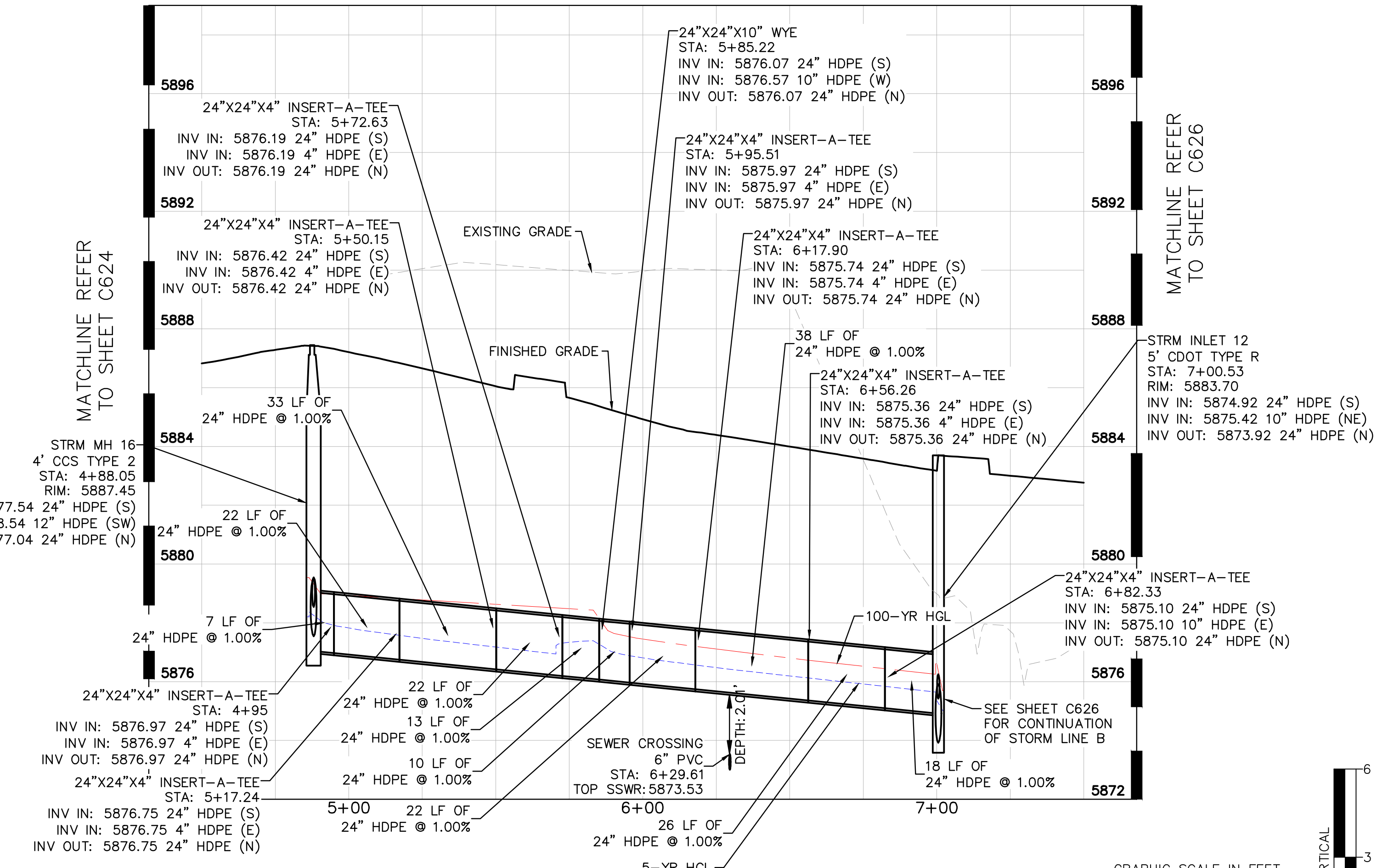
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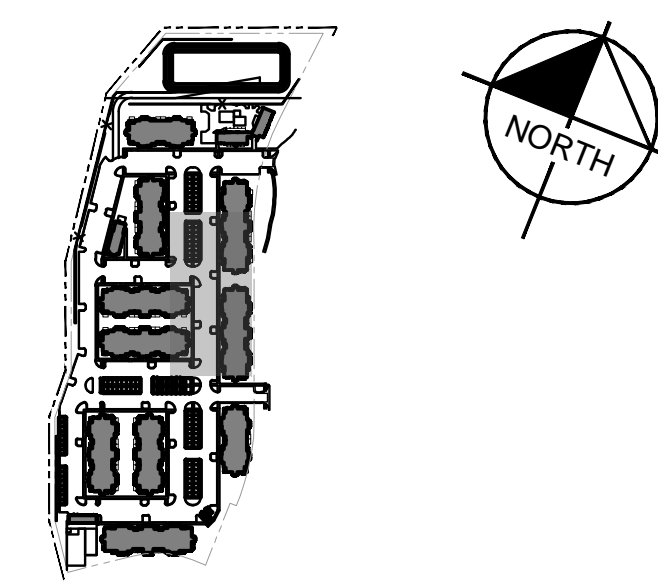




STRM B - PLAN
SCALE: 1"=30'

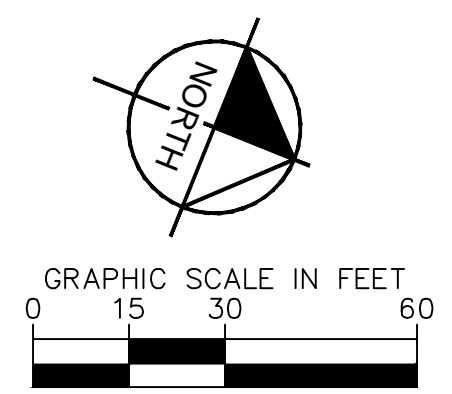


STRM B - PROFILE
HORIZONTAL SCALE: 1"=30'
VERTICAL SCALE: 1"=3'



LEGEND

	PROPERTY LINE
	EX. EASEMENT LINE
	PROP. EASEMENT LINE
	PROP. CURB & GUTTER
	EX. STORM SEWER
	PROP. STORM SEWER
	PROP. STORM INLET
	PROP. STORM MANHOLE
	PROP. STORM DRAIN
	EX. WATER LINE
	PROP. WATER LINE
	PROP. FIRE HYDRANT
	EX. SANITARY LINE
	PROP. SANITARY LINE
	PROP. SANITARY MANHOLE
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VENTURE ON VENETUCCI
EL PASO COUNTY, COLORADO
CONSTRUCTION DOCUMENTS
STORM PLAN & PROFILE

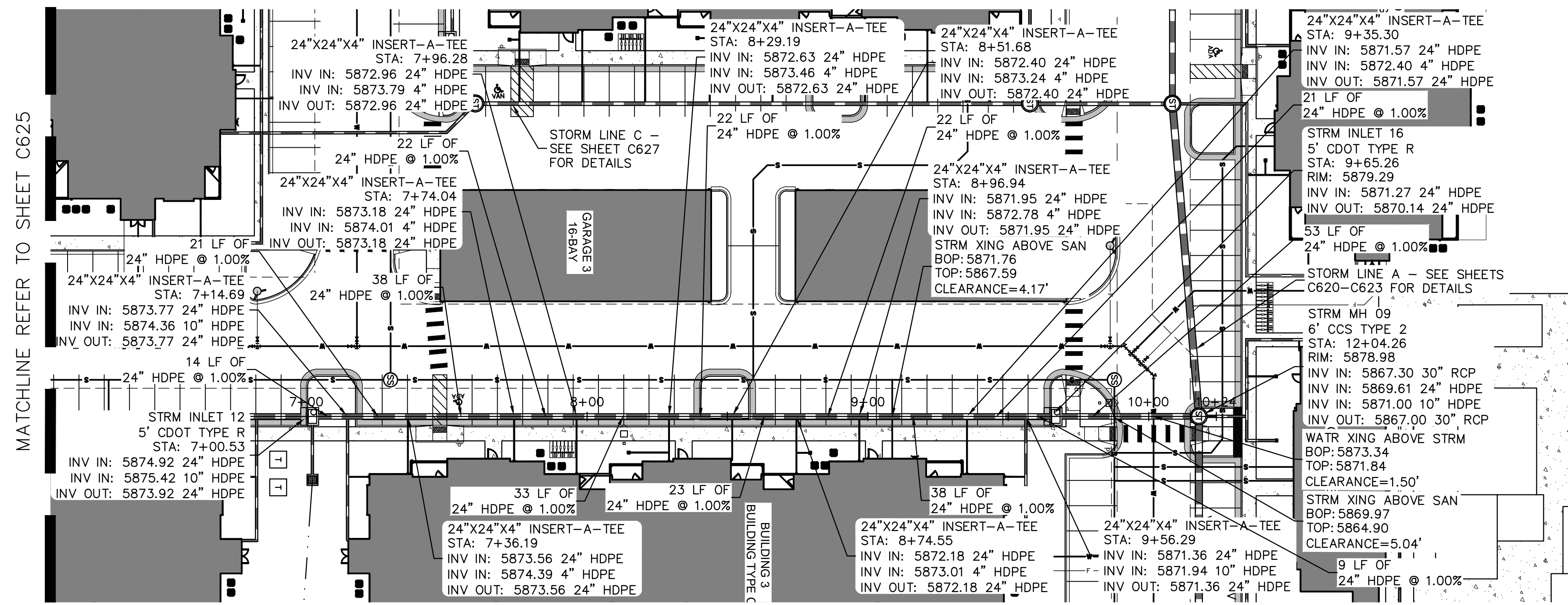
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Kimley-Horn and Associates, Inc.

PROJECT NO.
096302017

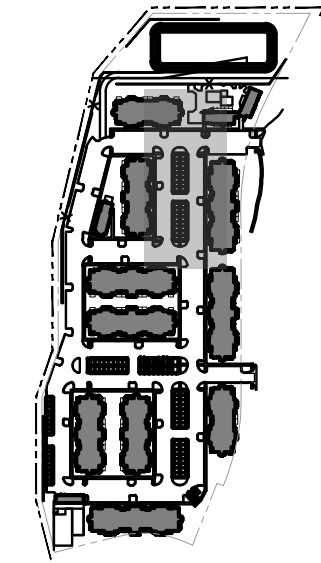
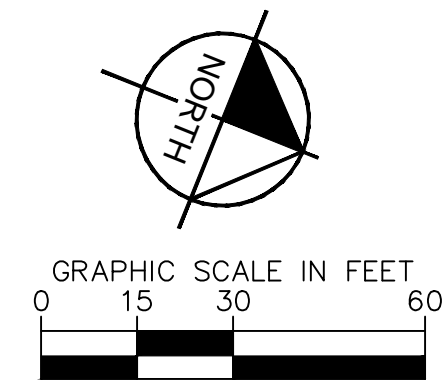
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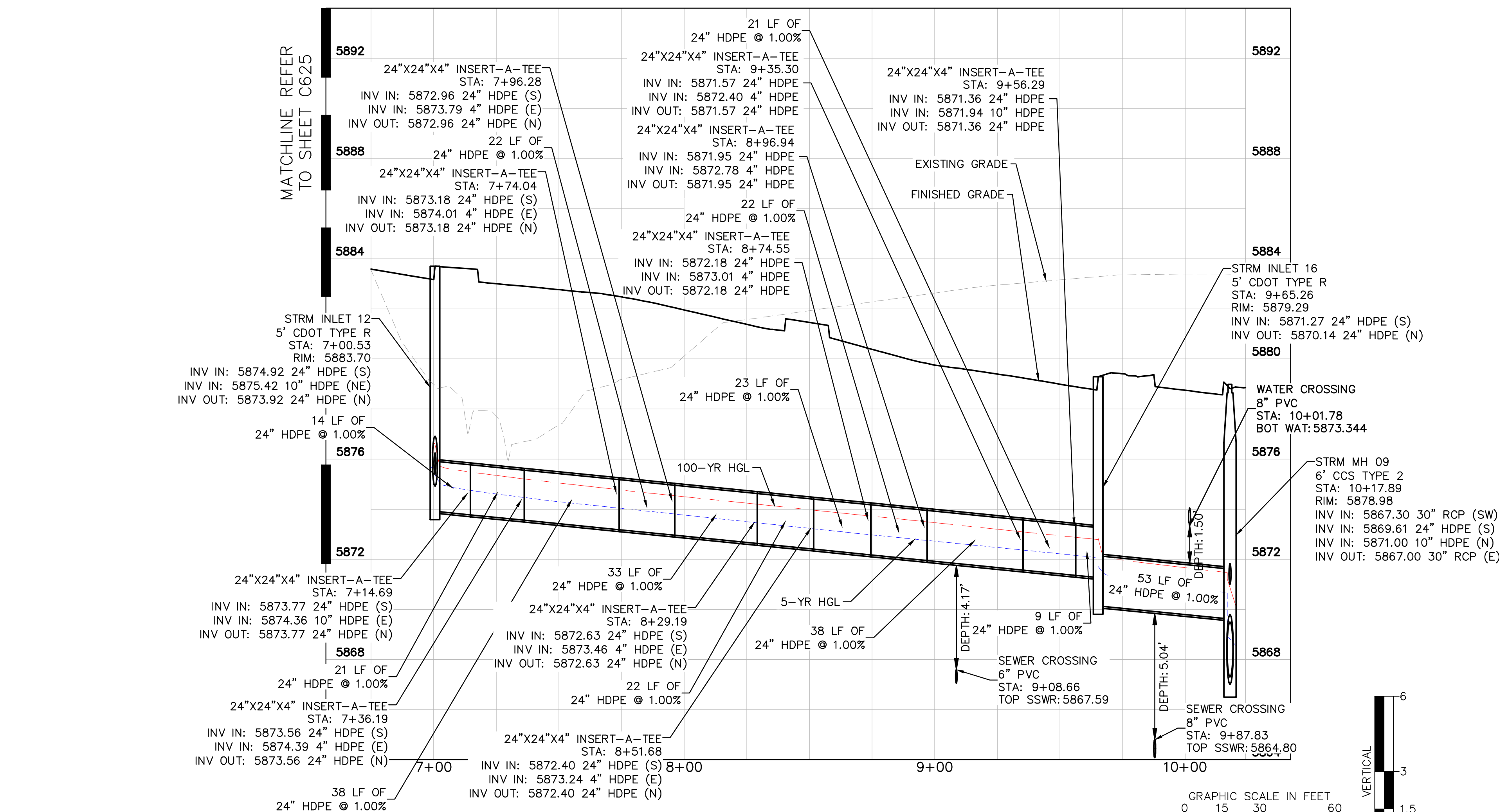
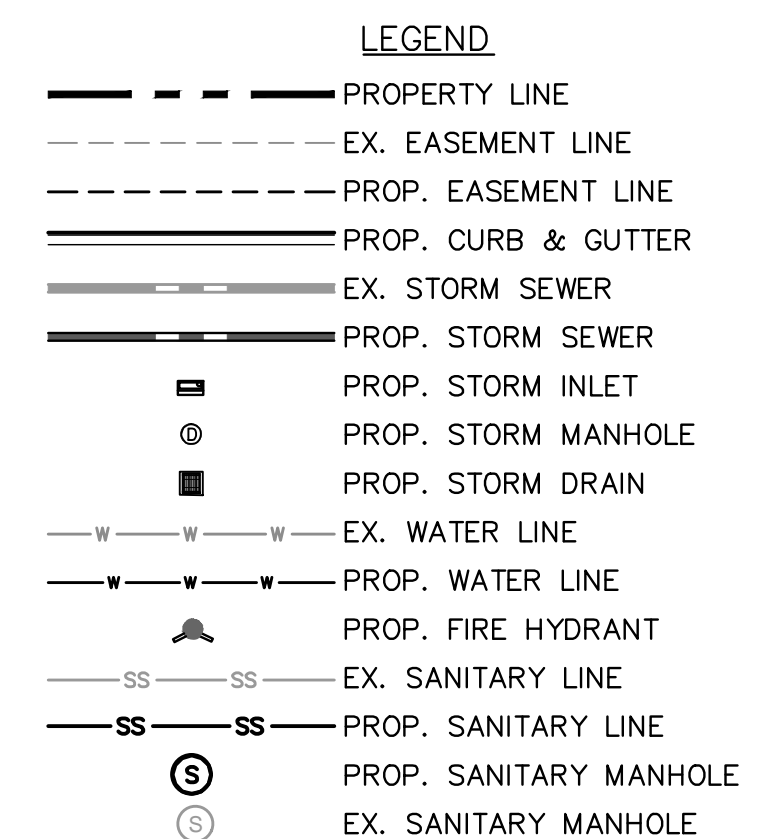




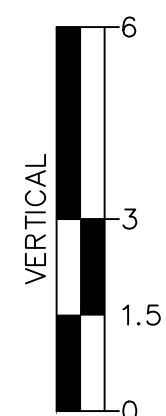
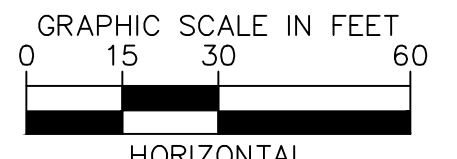
STRM B - PLAN
SCALE: 1"=30'



KEY MAP
N.T.S.



STRM B - PROFILE
HORIZONTAL SCALE: 1"=30'
VERTICAL SCALE: 1"=3'



- STORM SEWER NOTES**
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6200 South Syracuse Way, Suite 300
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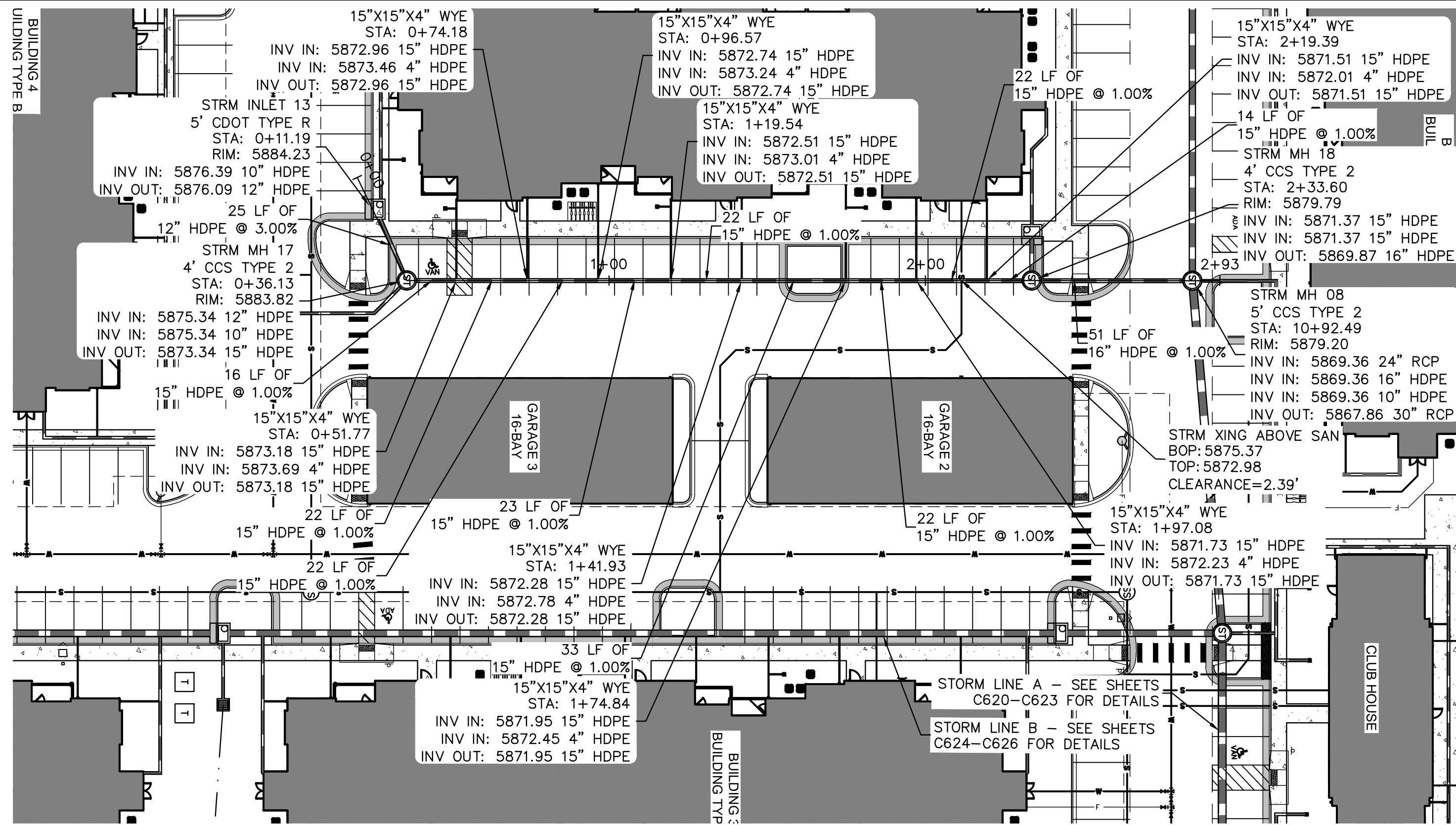
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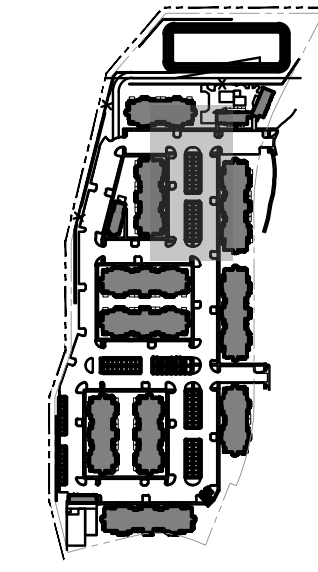
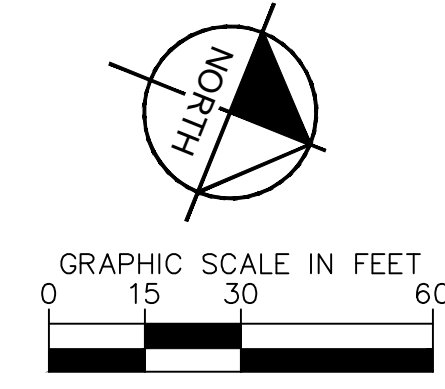
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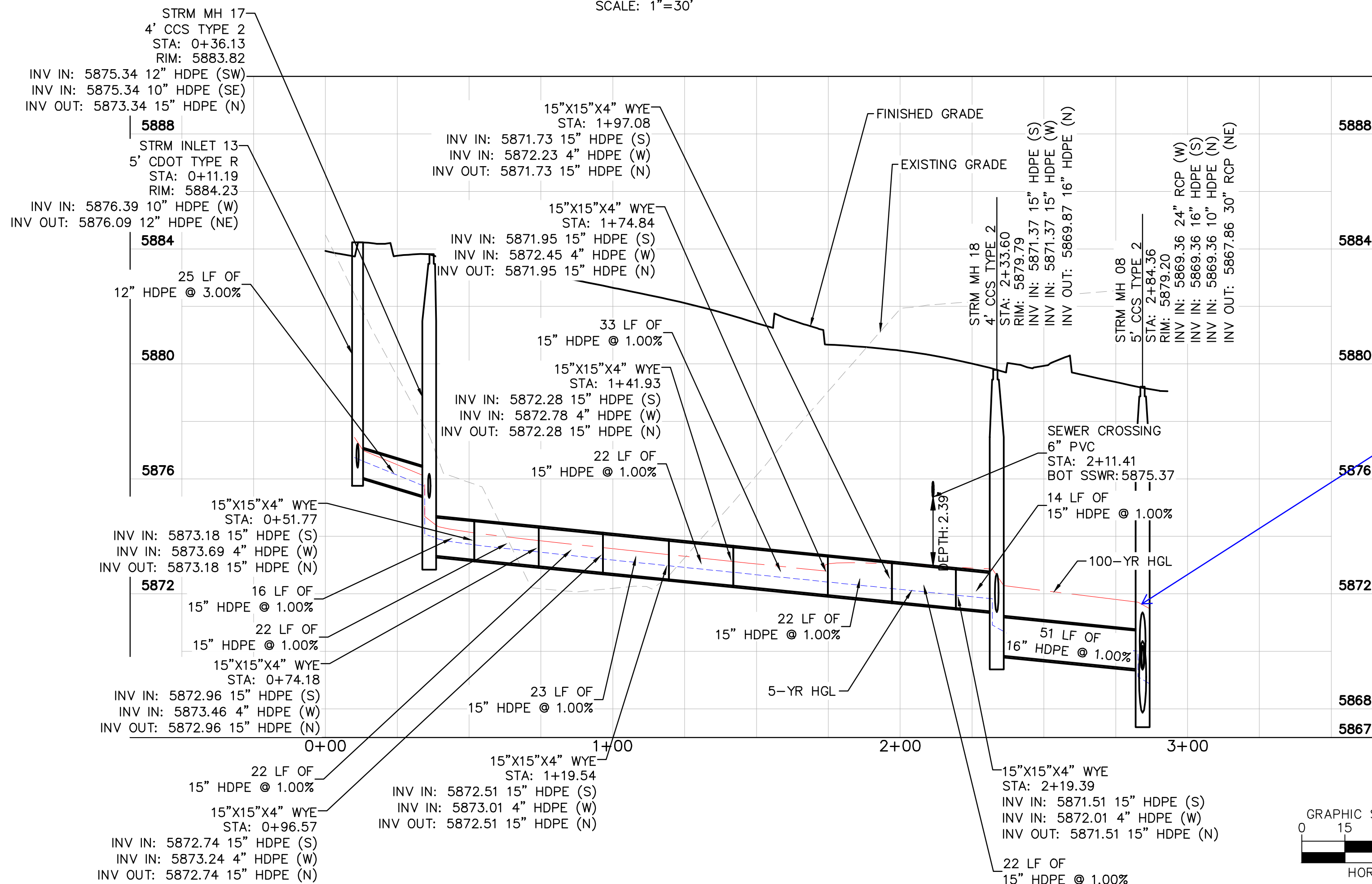
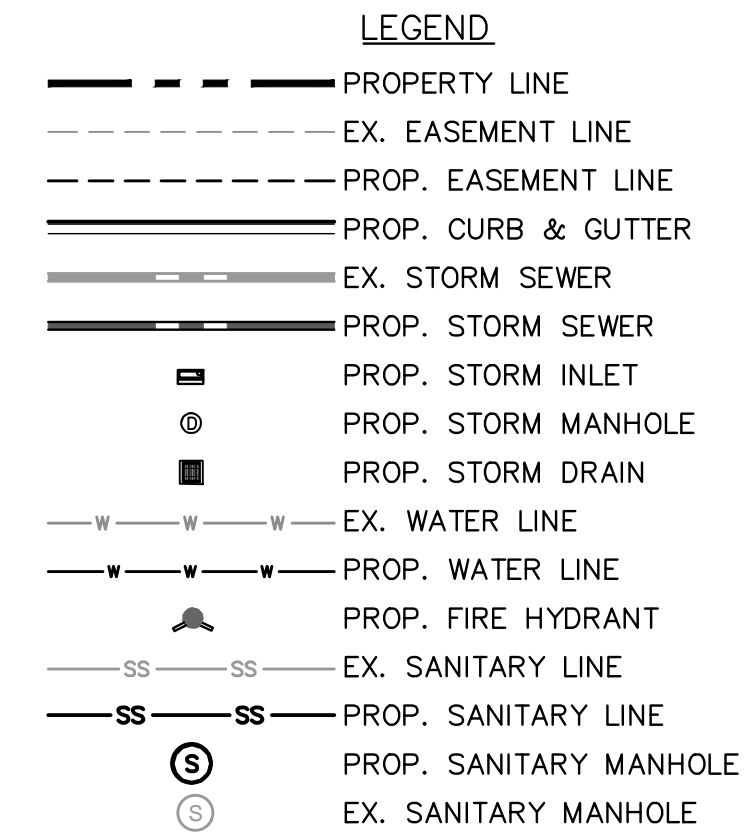
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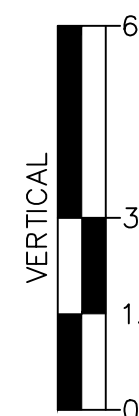
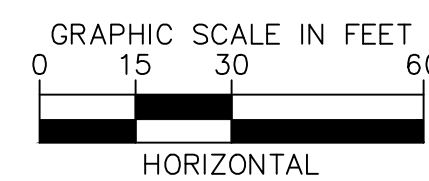
STRM C - PLAN
SCALE: 1"=30'



KEY MAP
N.T.S.



STRM C - PROFILE
HORIZONTAL SCALE: 1"=30'
VERTICAL SCALE: 1"=3'



Please include a note to include:
All storm sewer with 100-YR HGL
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installed with pressure pipe and
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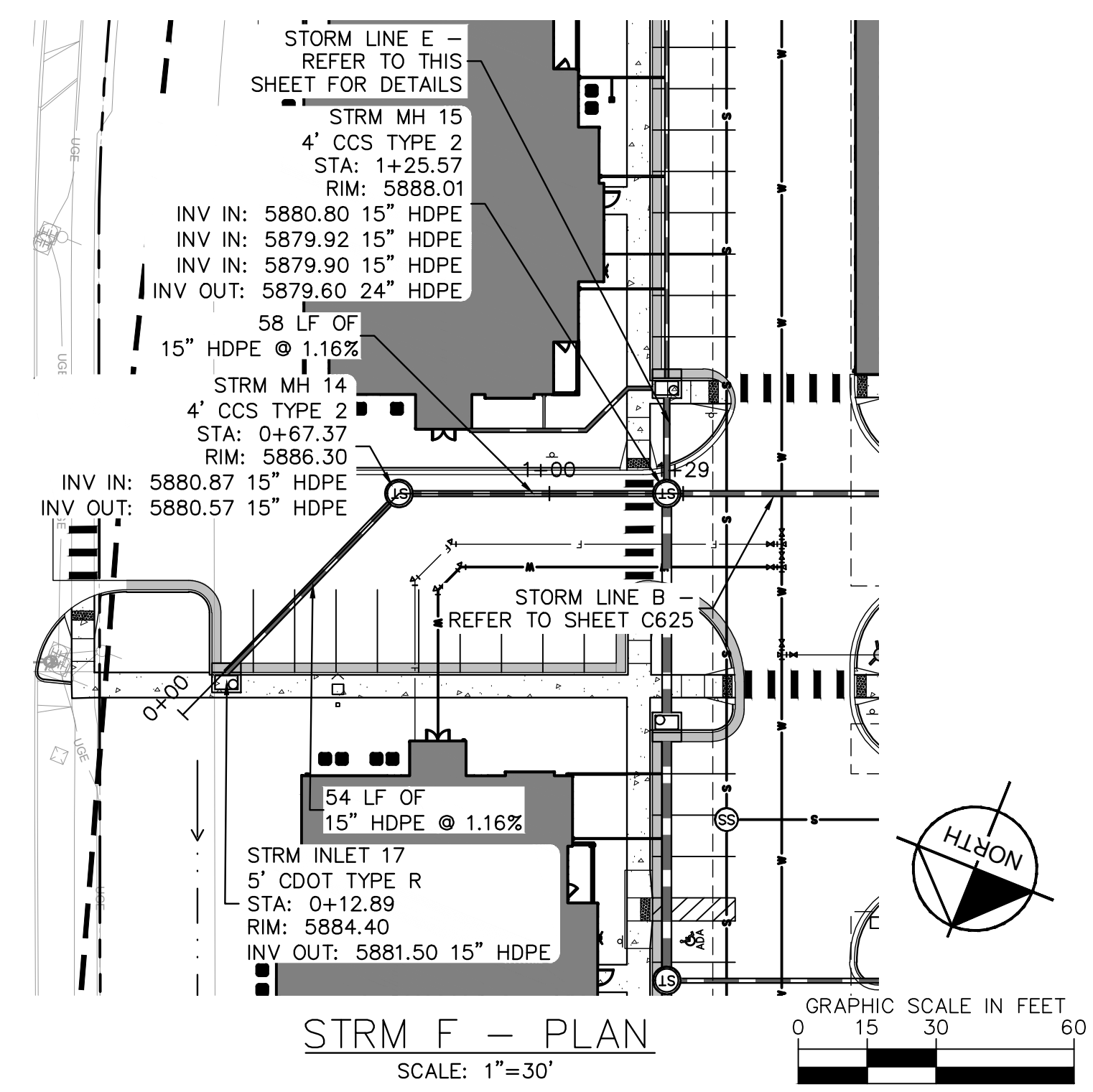
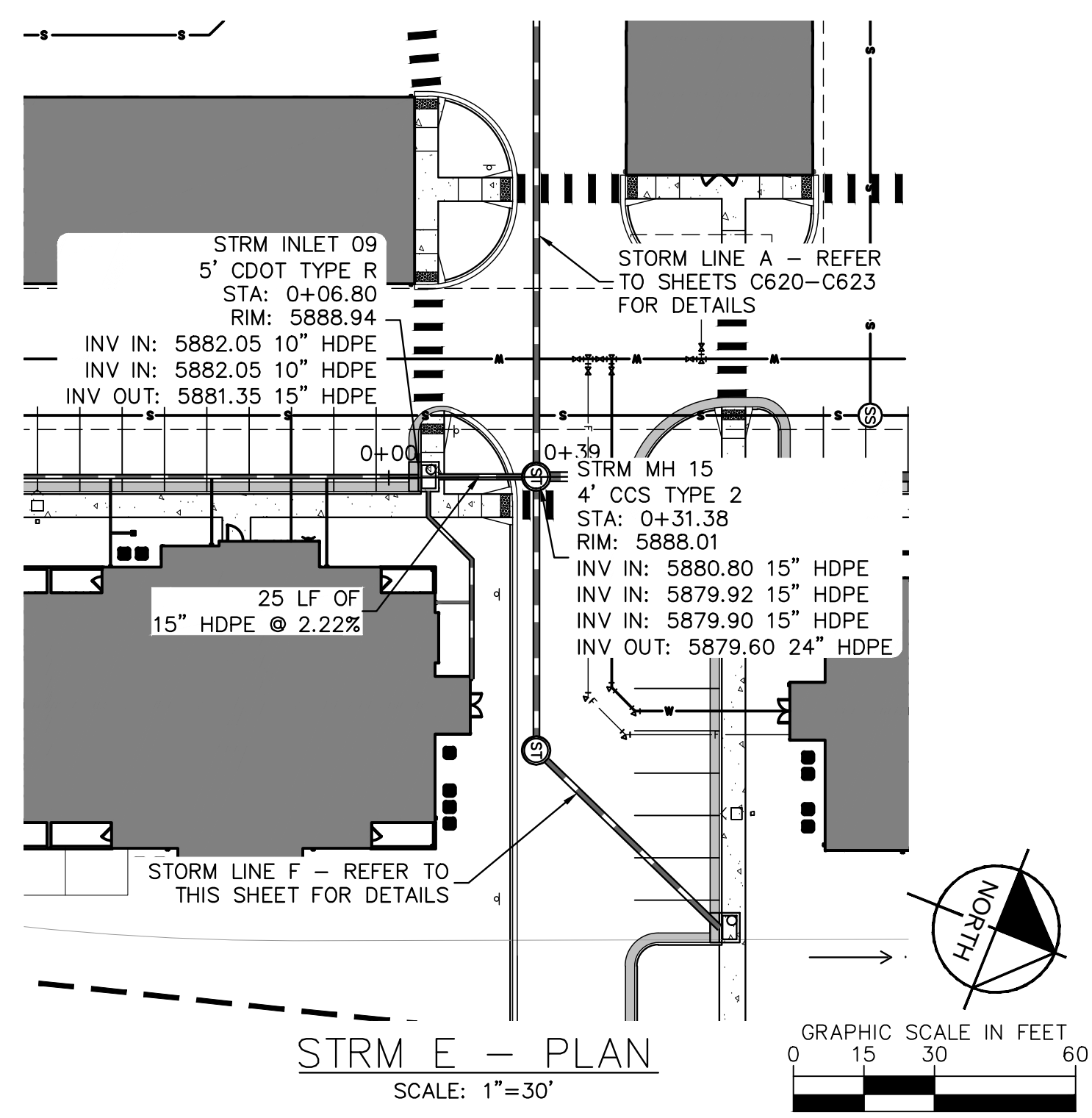
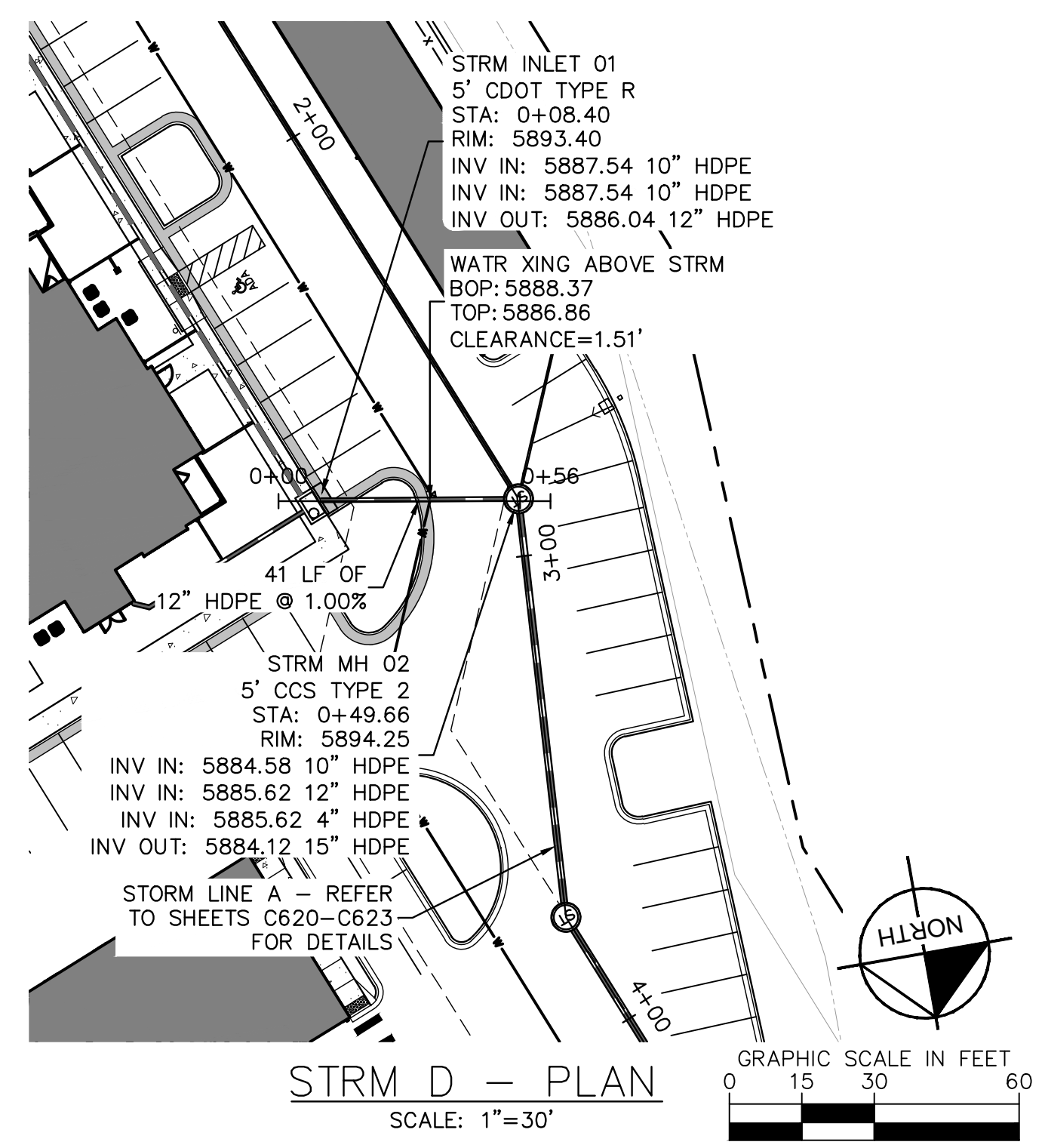
PROJECT NO.
096302017

SHEET

C627

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KEY MAP
N.T.S.

LEGEND

- PROPERTY LINE
- EX. EASEMENT LINE
- PROP. EASEMENT LINE
- PROP. CURB & GUTTER
- EX. STORM SEWER
- PROP. STORM SEWER
- PROP. STORM INLET
- PROP. STORM MANHOLE
- PROP. STORM DRAIN
- EX. WATER LINE
- PROP. WATER LINE
- PROP. FIRE HYDRANT
- EX. SANITARY LINE
- PROP. SANITARY LINE
- PROP. SANITARY MANHOLE
- EX. SANITARY MANHOLE

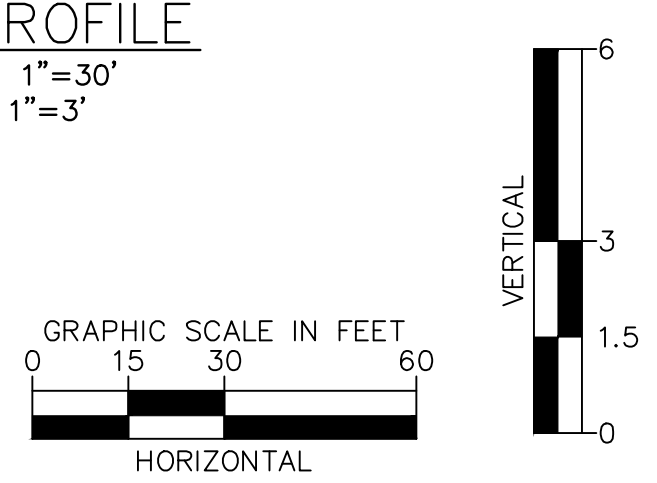
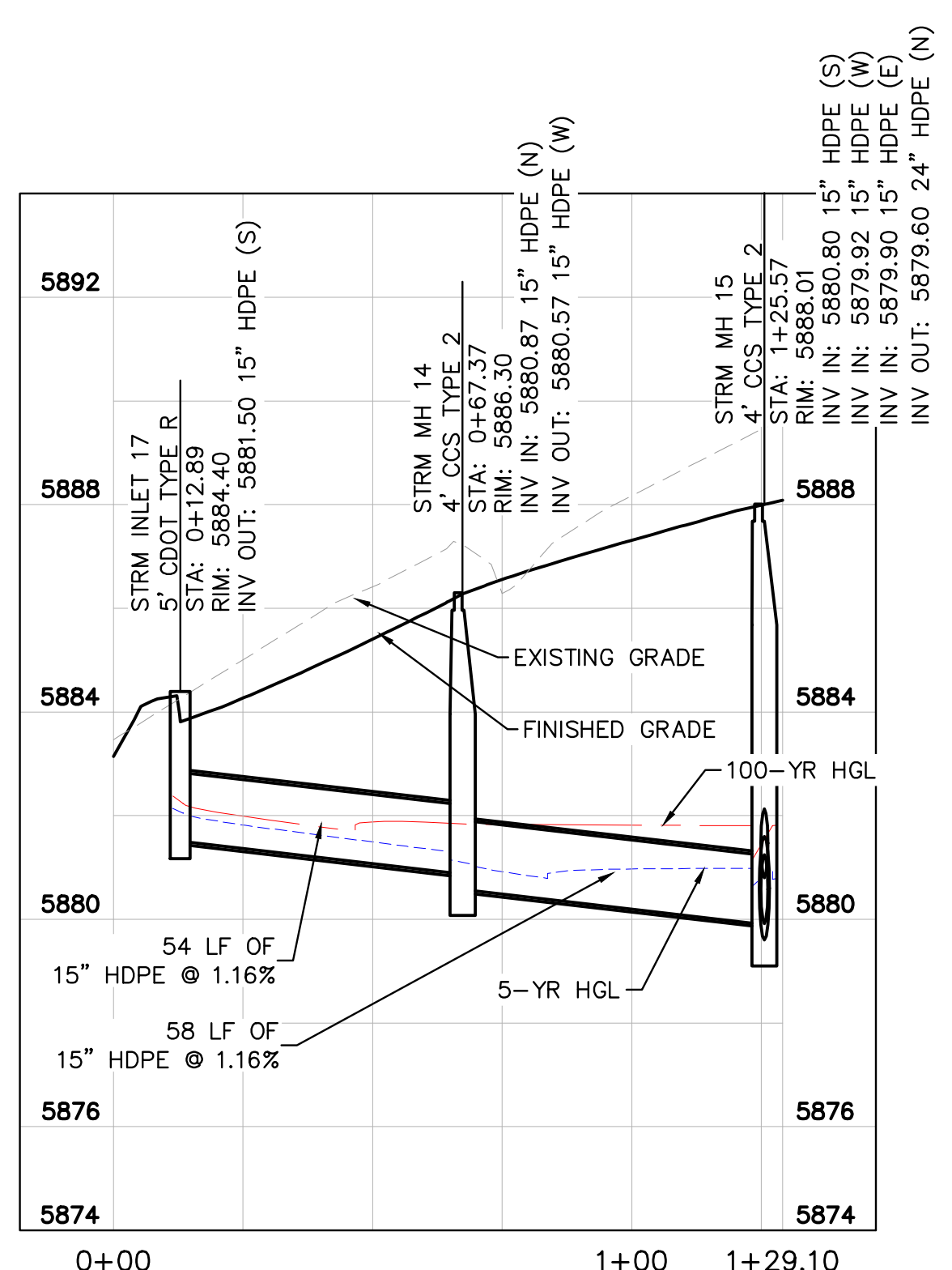
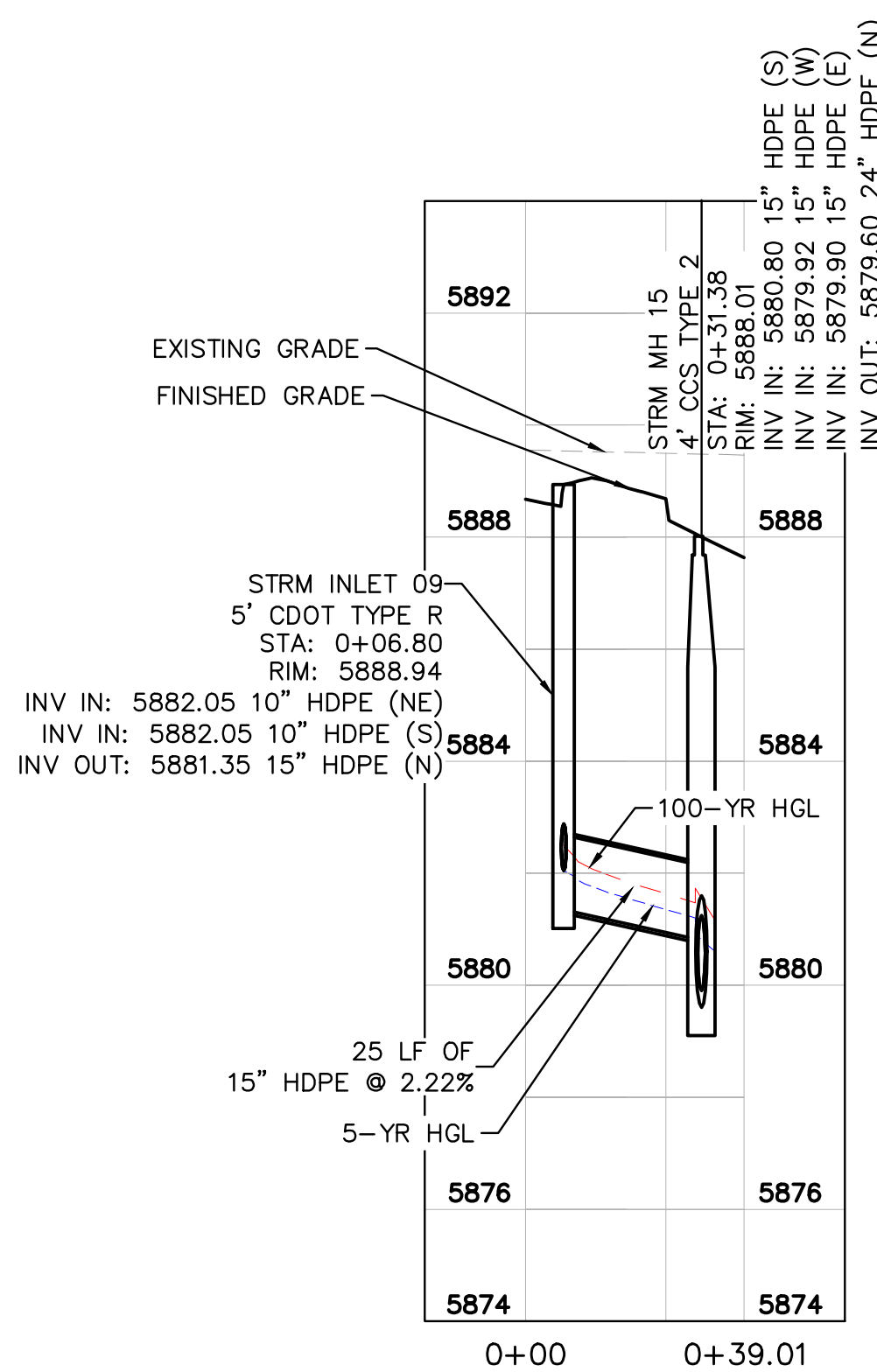
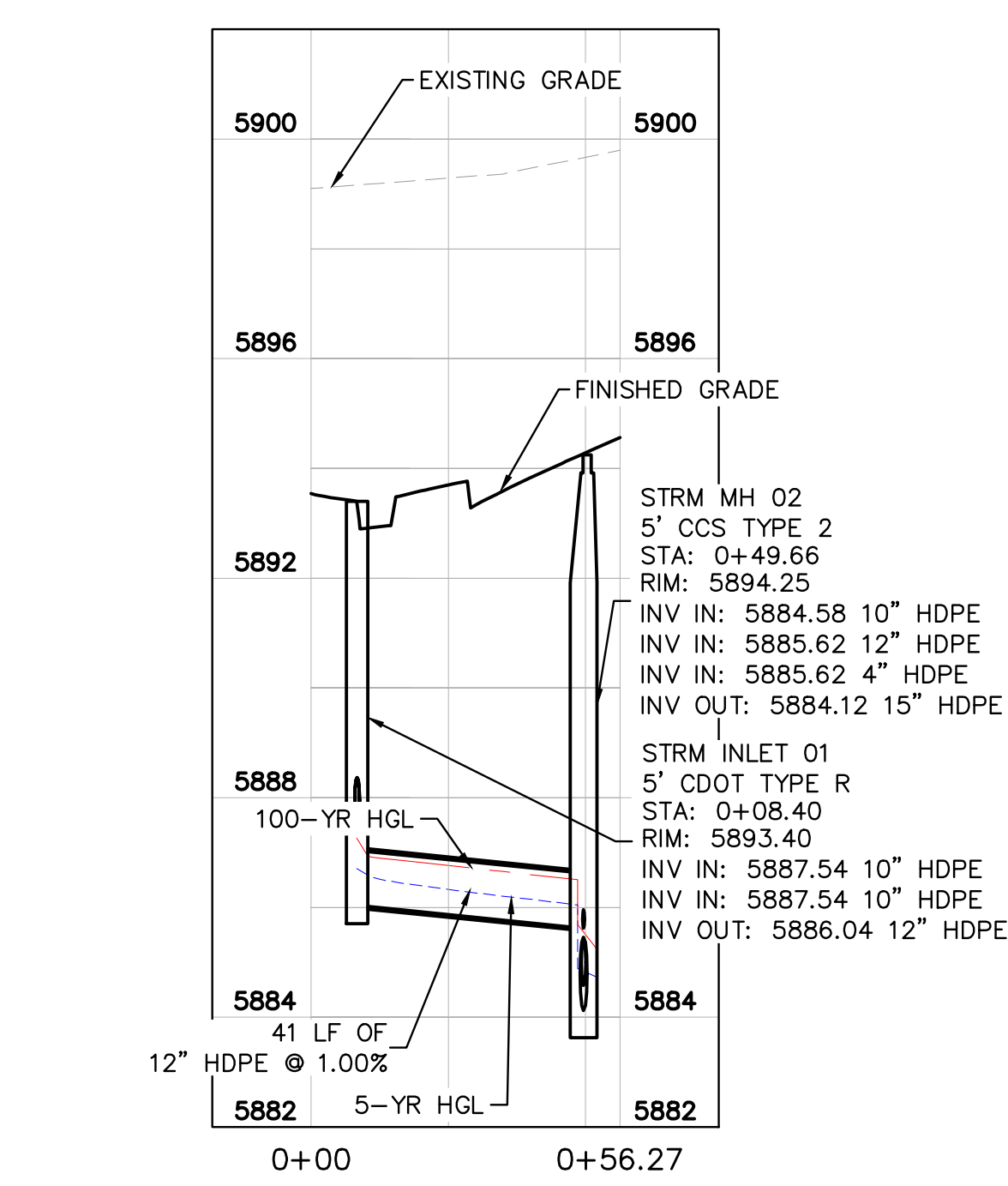
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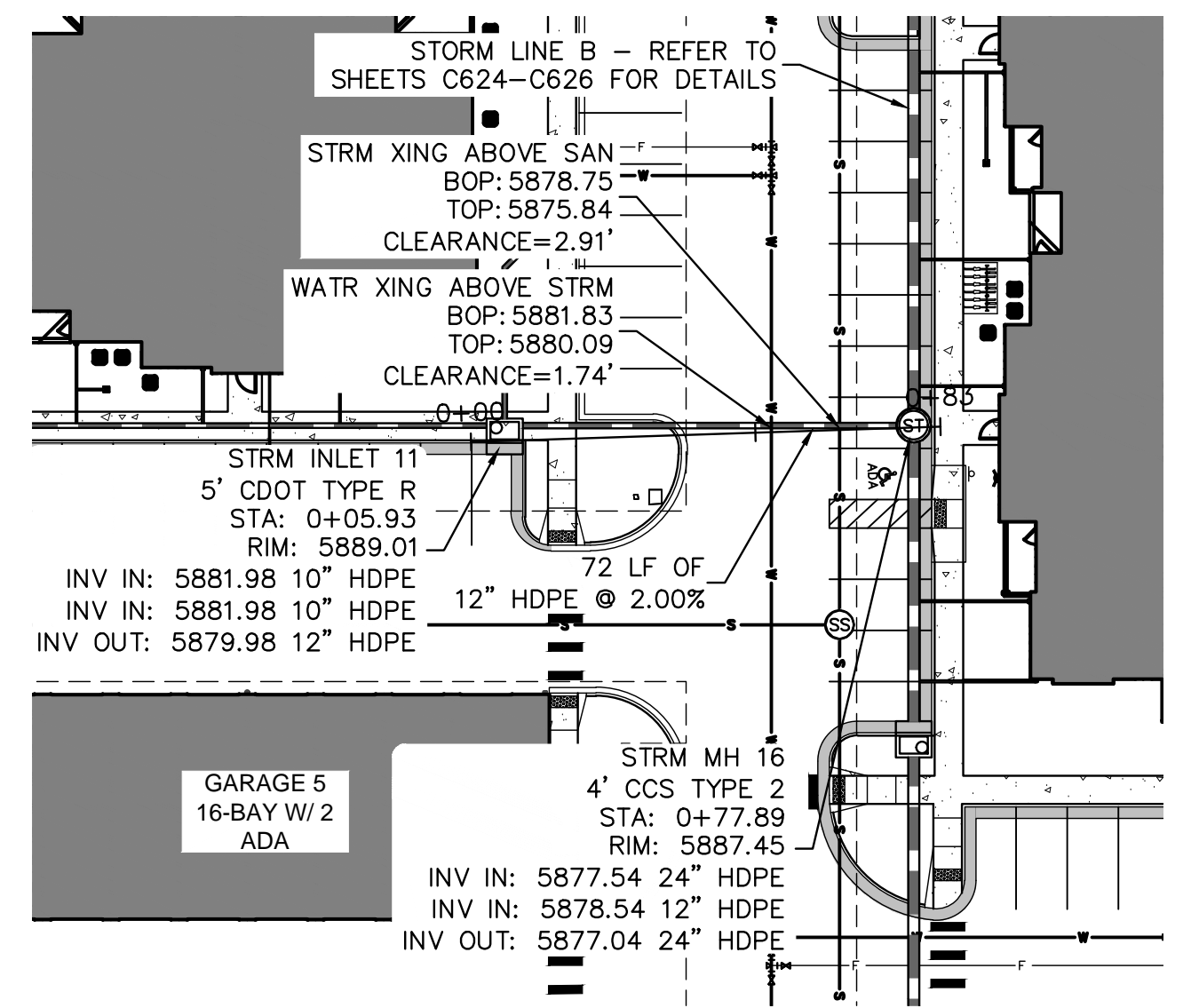


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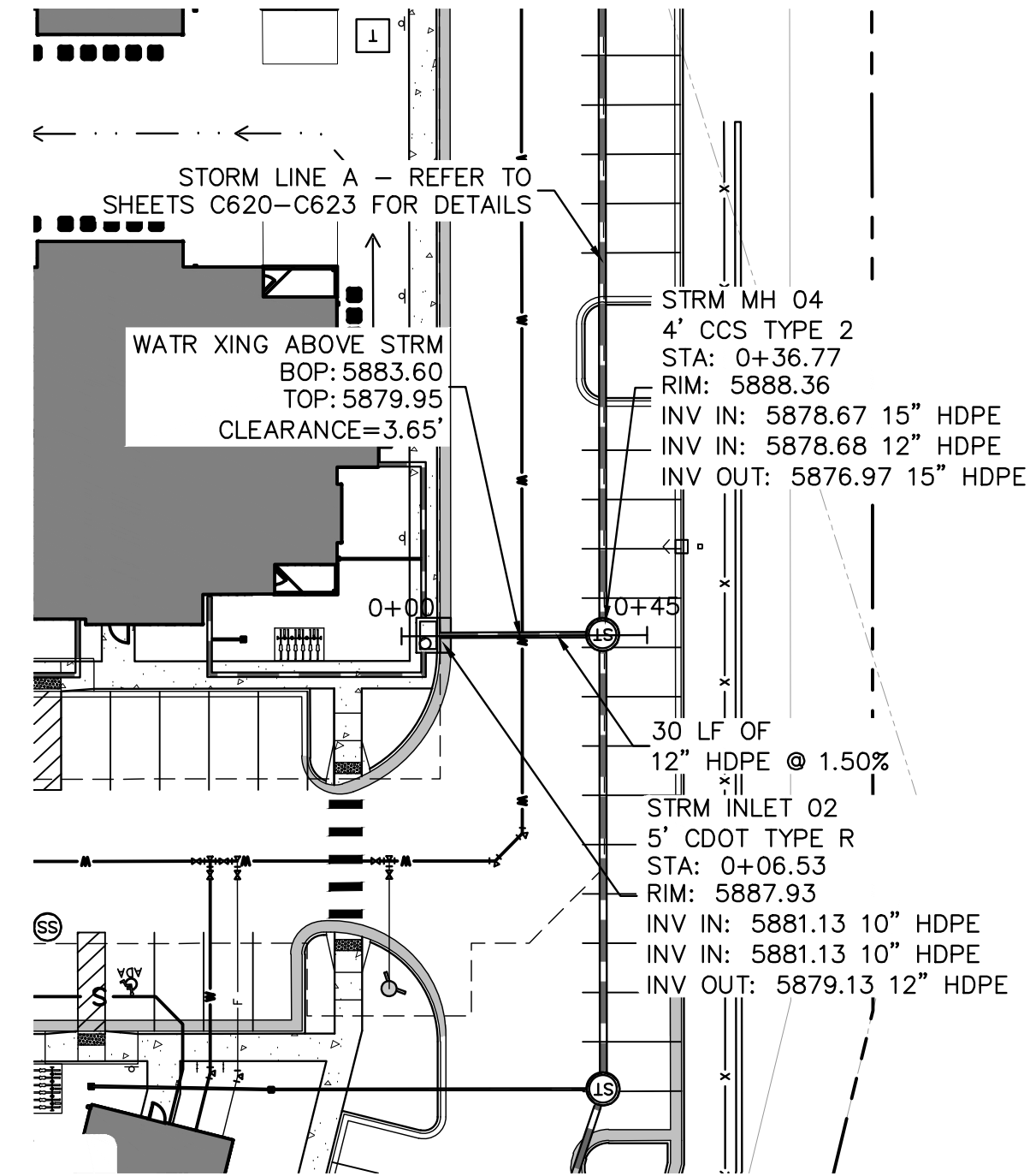
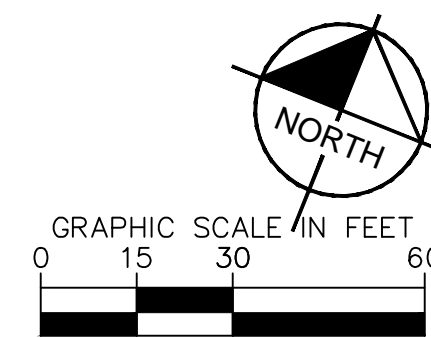
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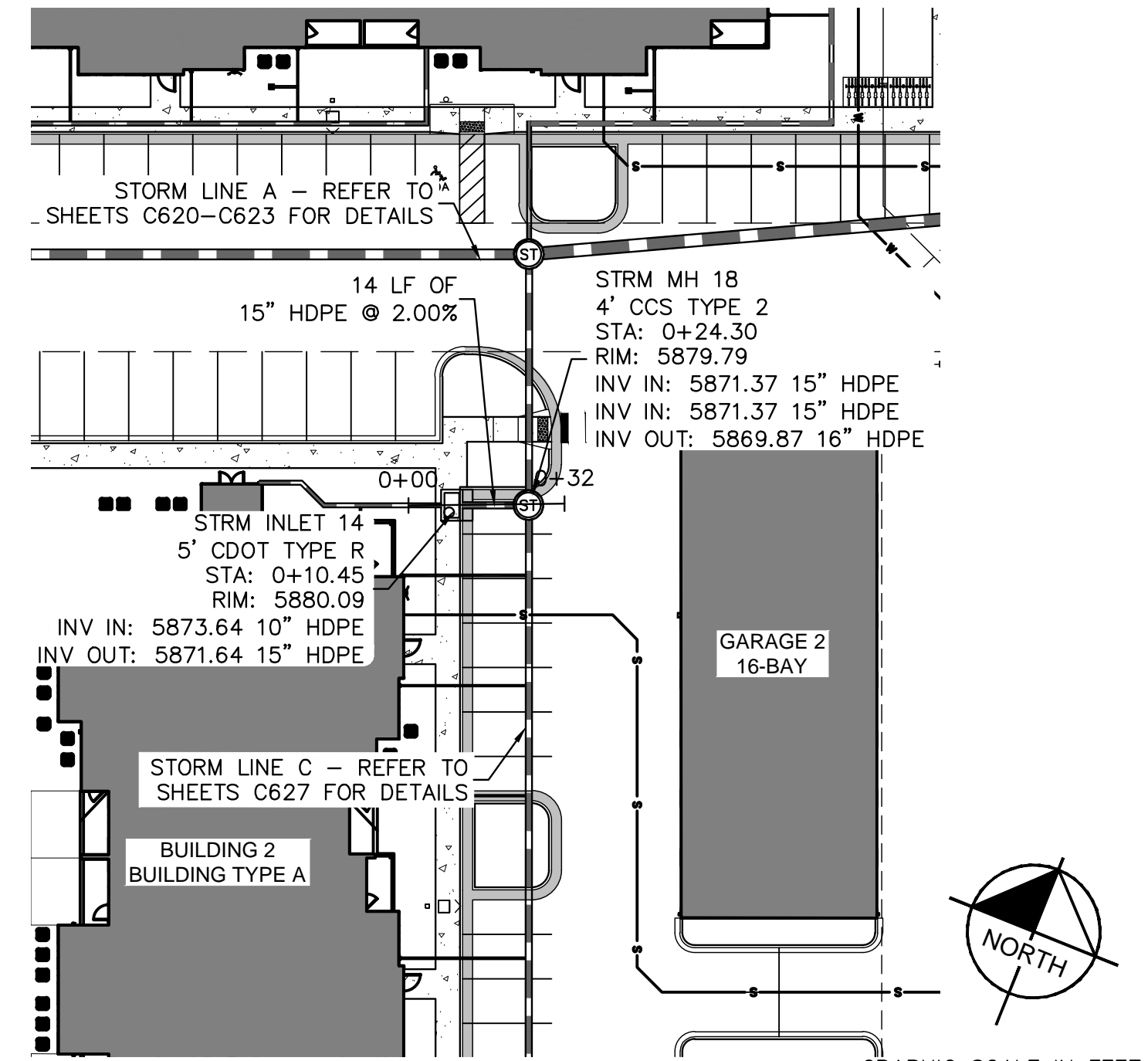
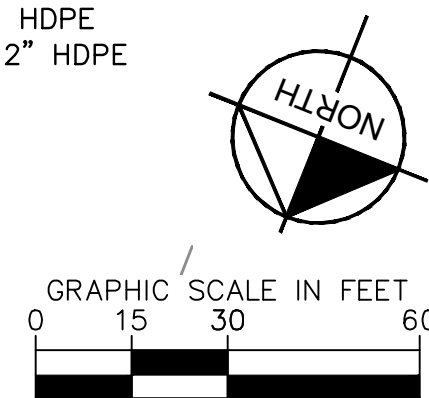
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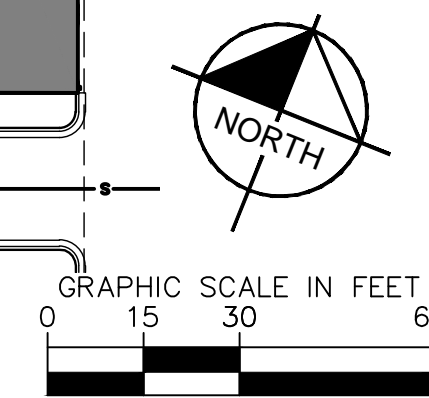
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STRM H - PLAN
SCALE: 1"=30'



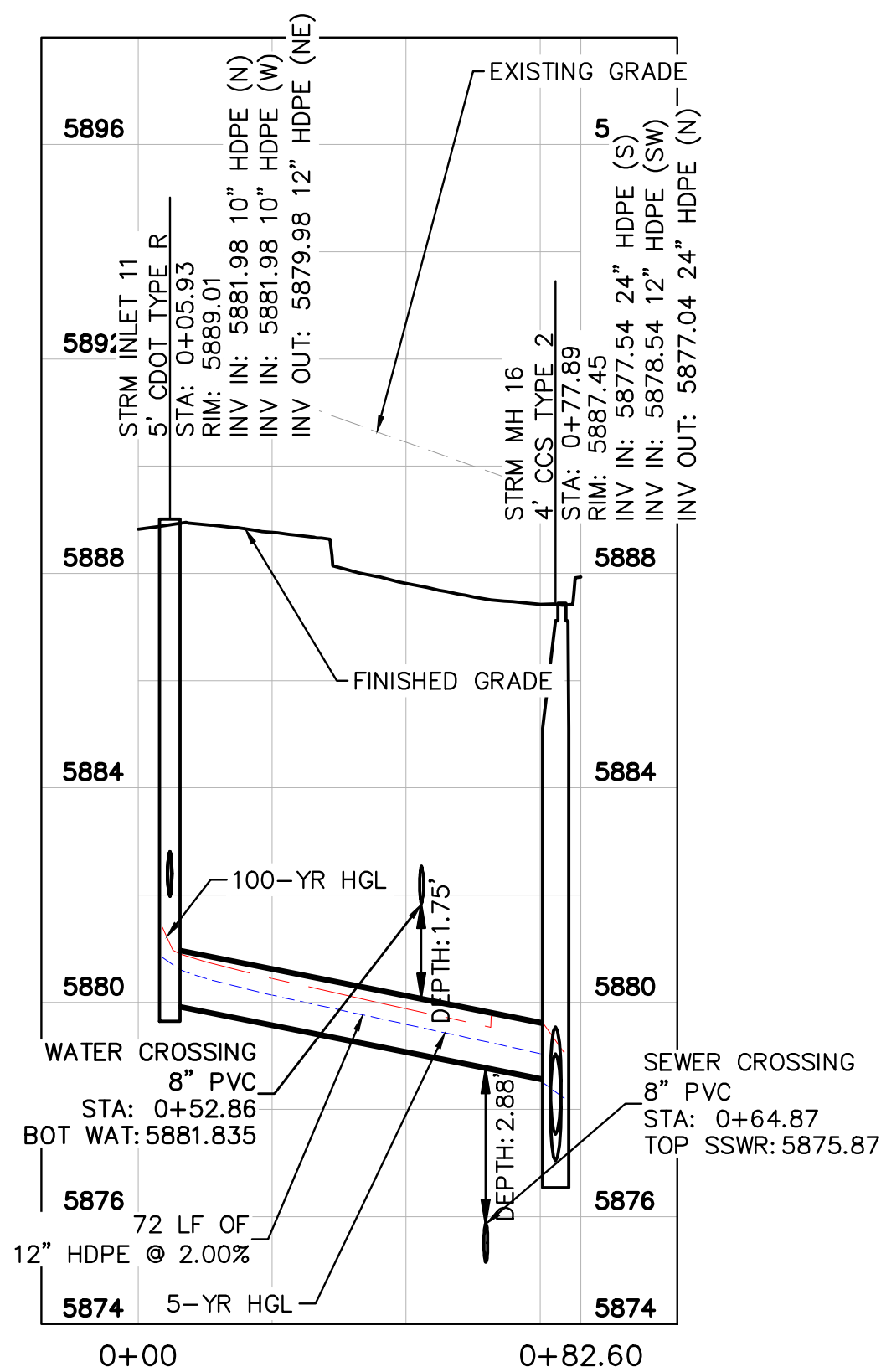
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SCALE: 1"=30'



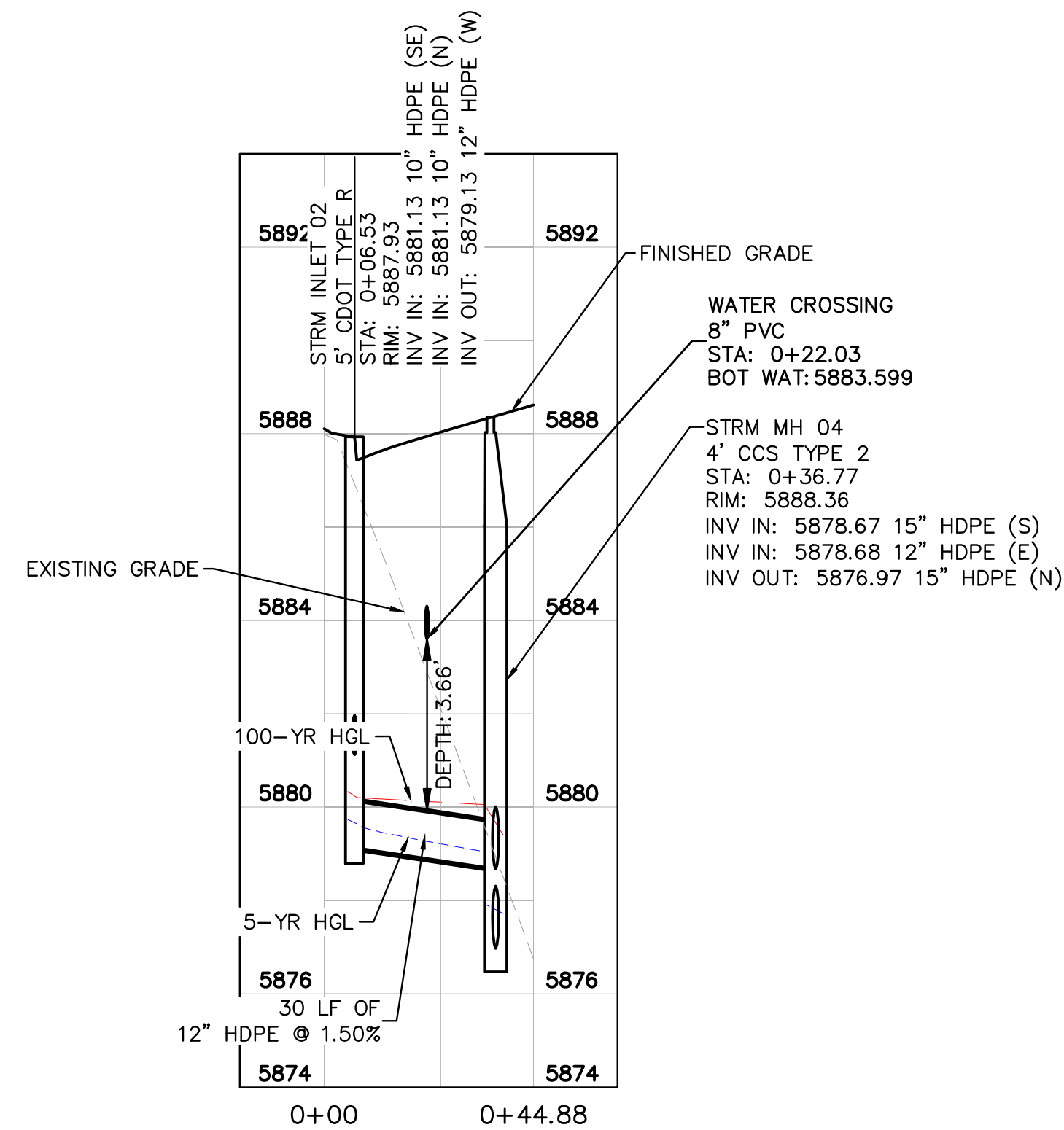
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N.T.S.

LEGEND

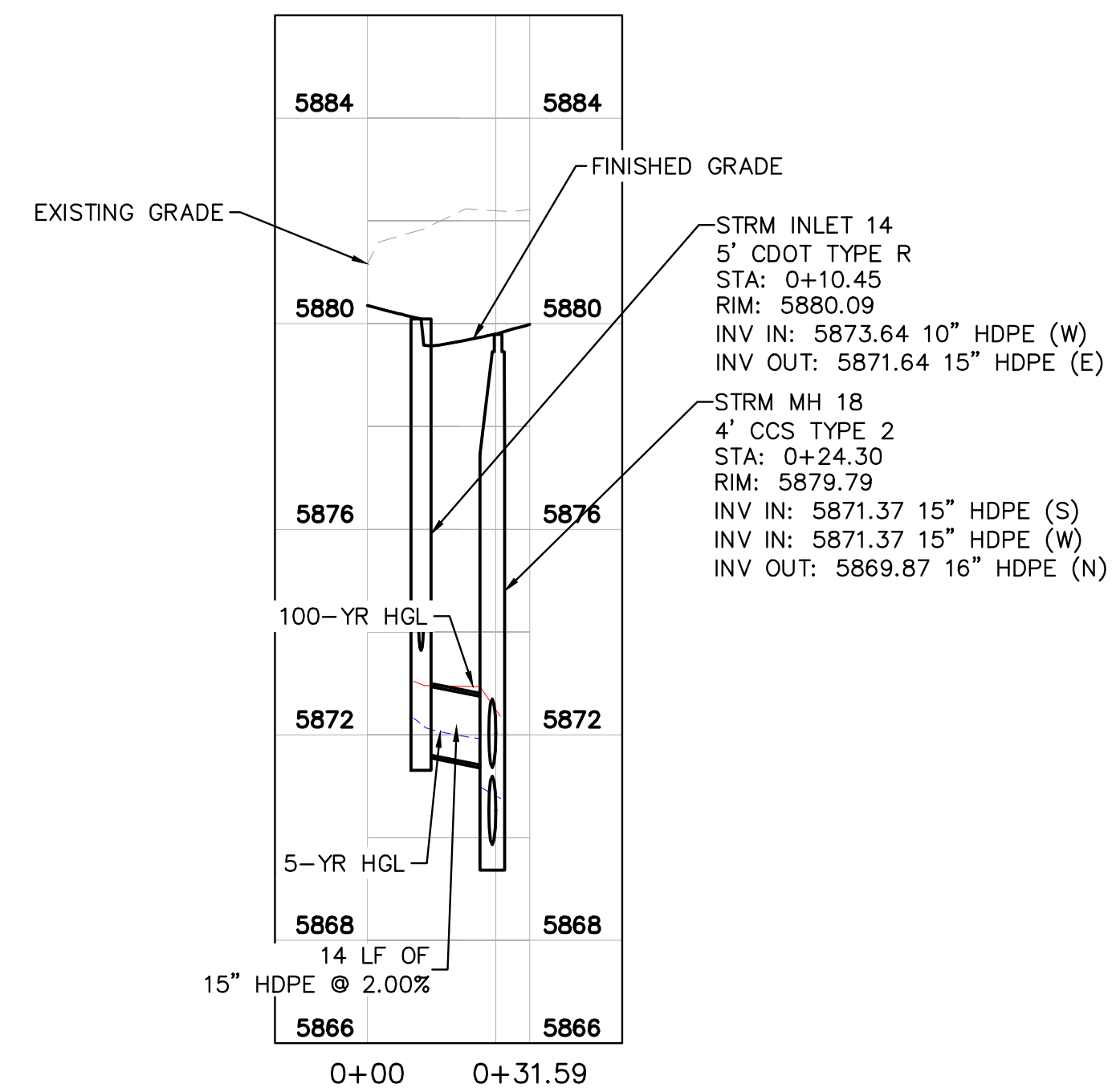
- PROPERTY LINE
- - - EX. EASEMENT LINE
- - - PROP. EASEMENT LINE
- PROP. CURB & GUTTER
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- PROP. STORM SEWER
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- PROP. FIRE HYDRANT
- EX. SANITARY LINE
- PROP. SANITARY LINE
- PROP. SANITARY MANHOLE
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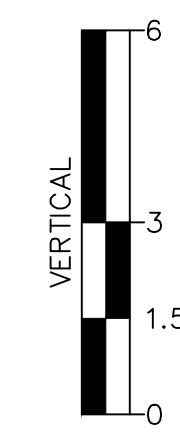
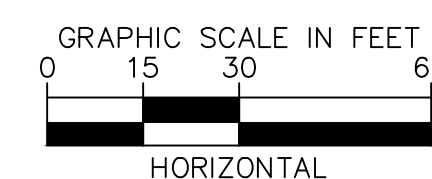
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HORIZONTAL SCALE: 1"=30'
VERTICAL SCALE: 1"=3'



STRM H - PROFILE
HORIZONTAL SCALE: 1"=30'
VERTICAL SCALE: 1"=3'



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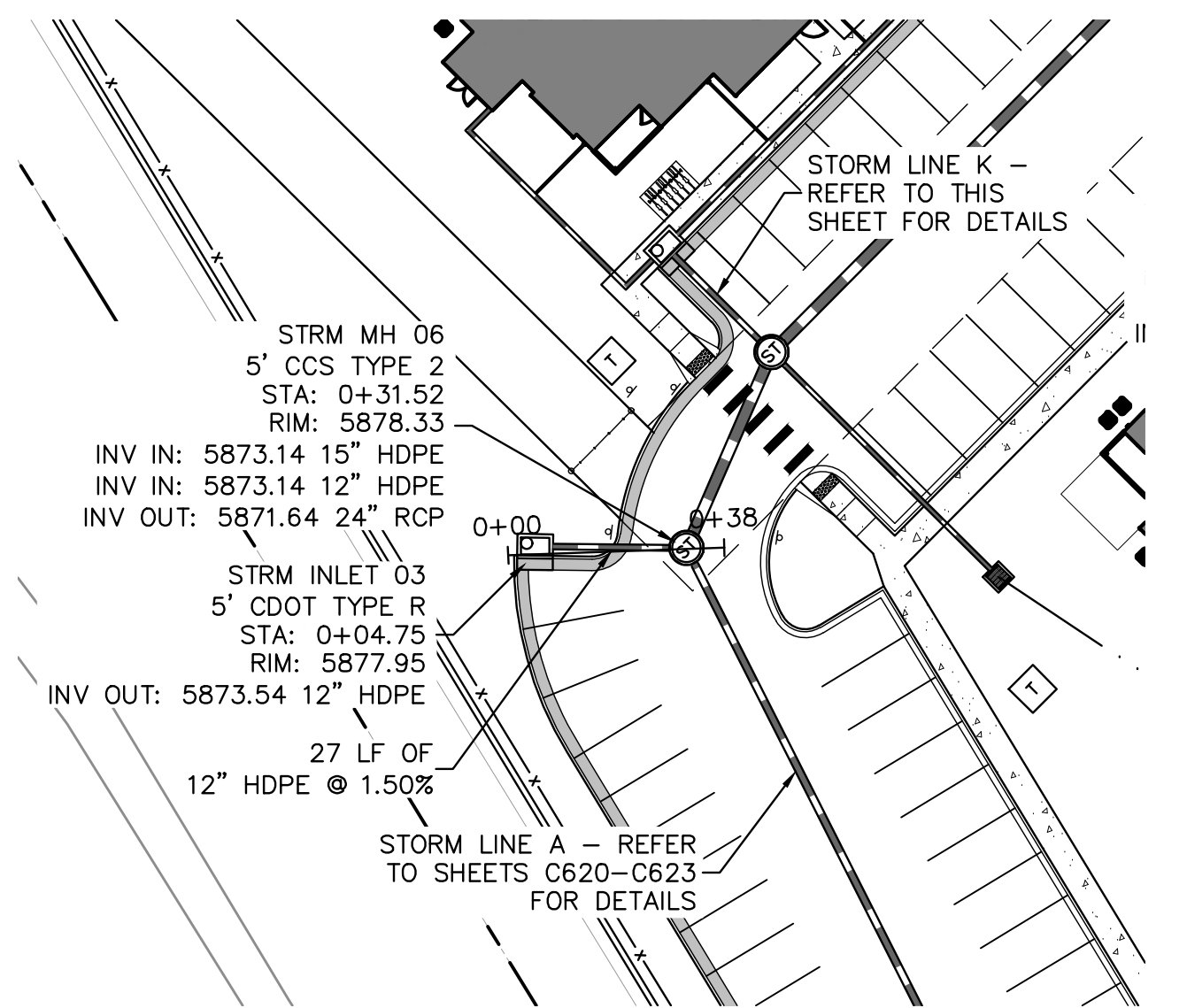
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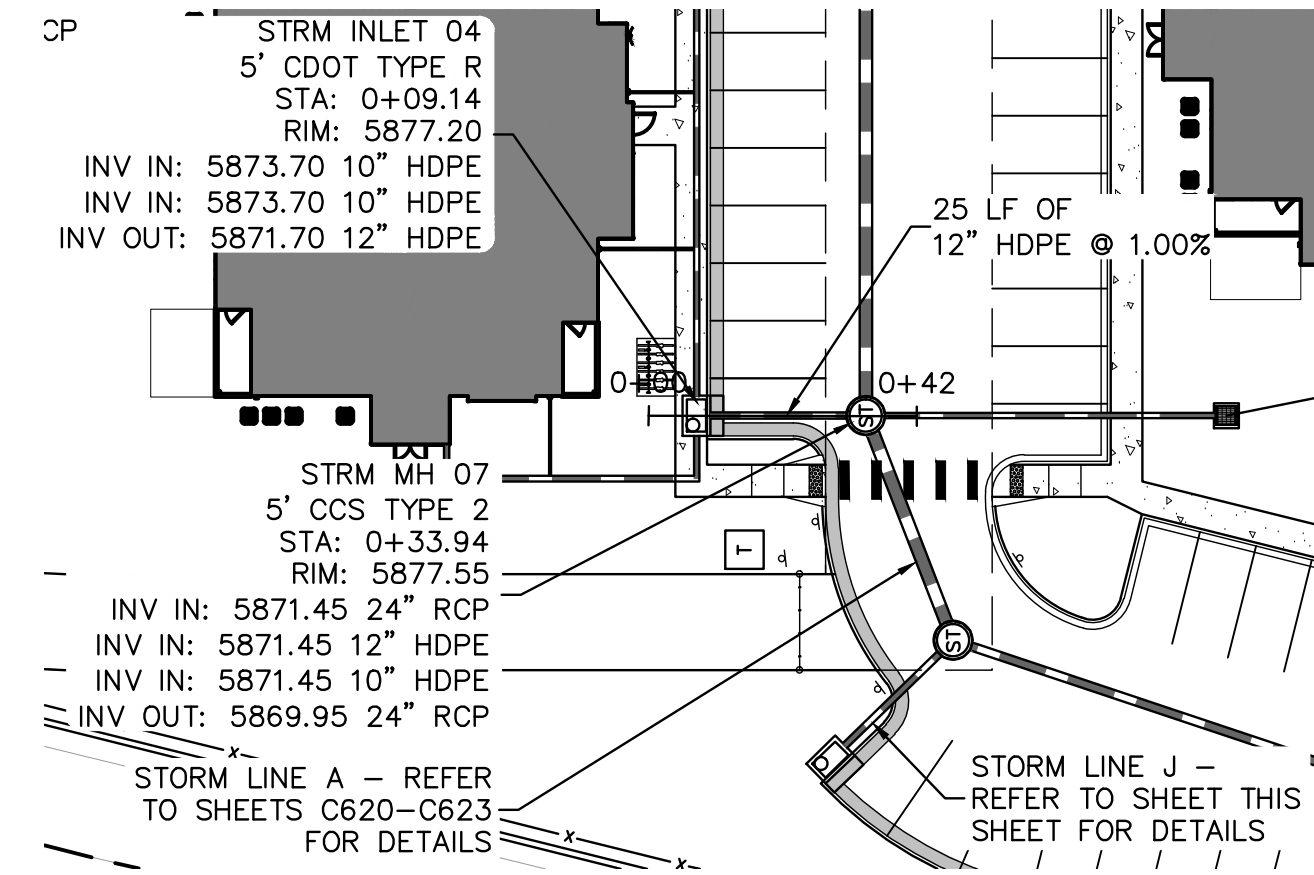
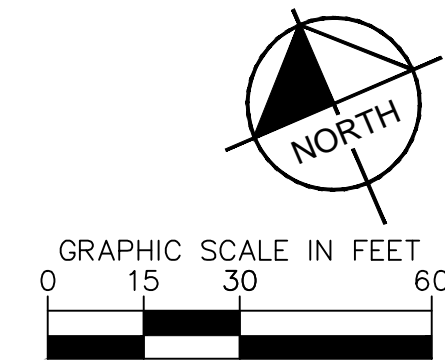
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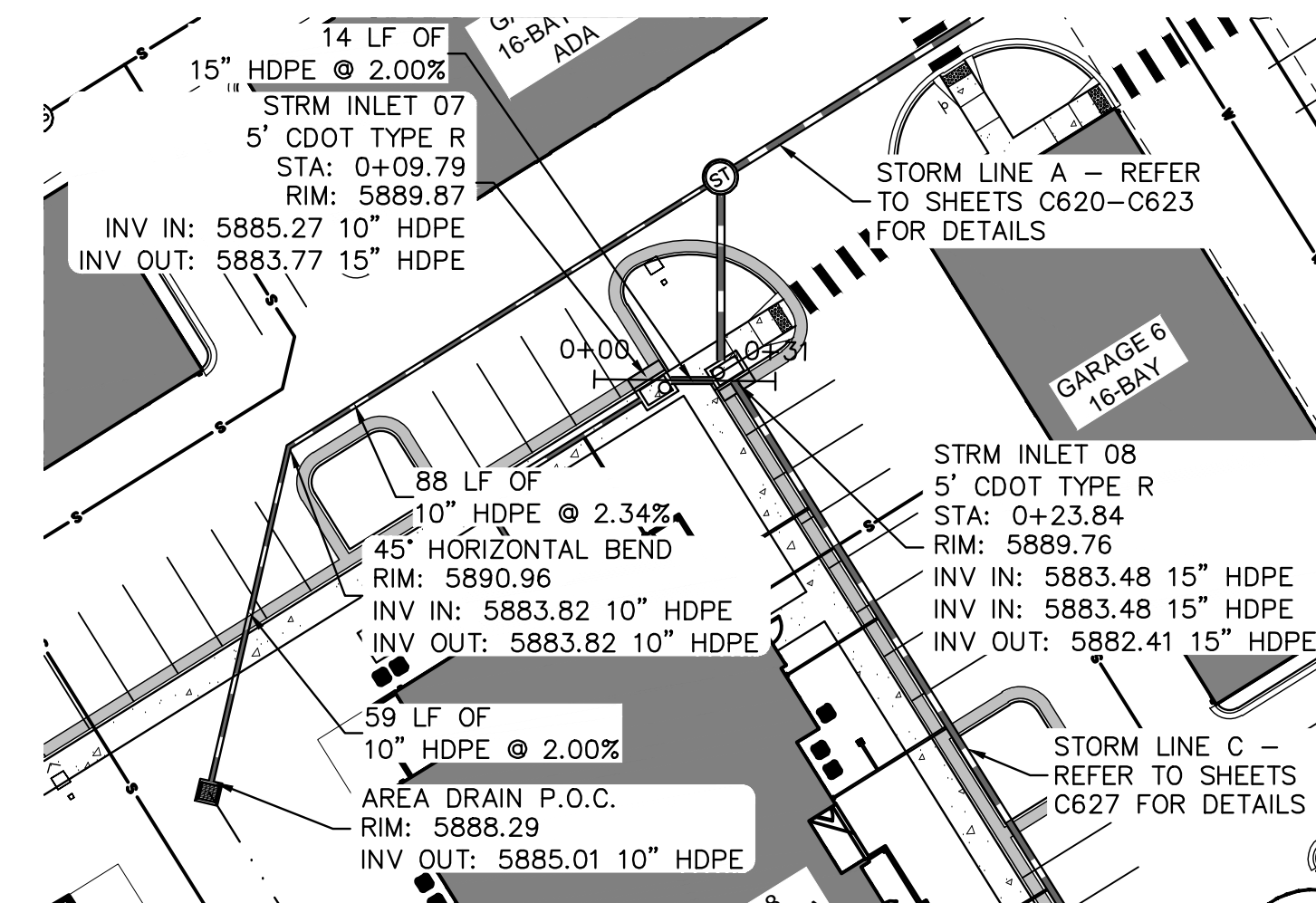
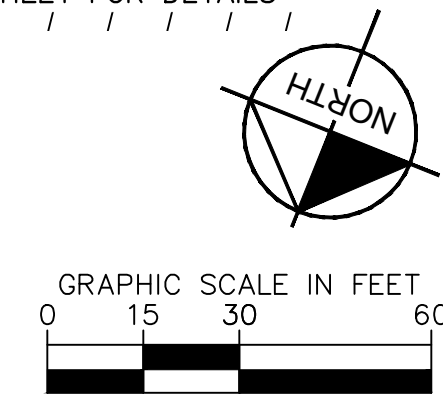
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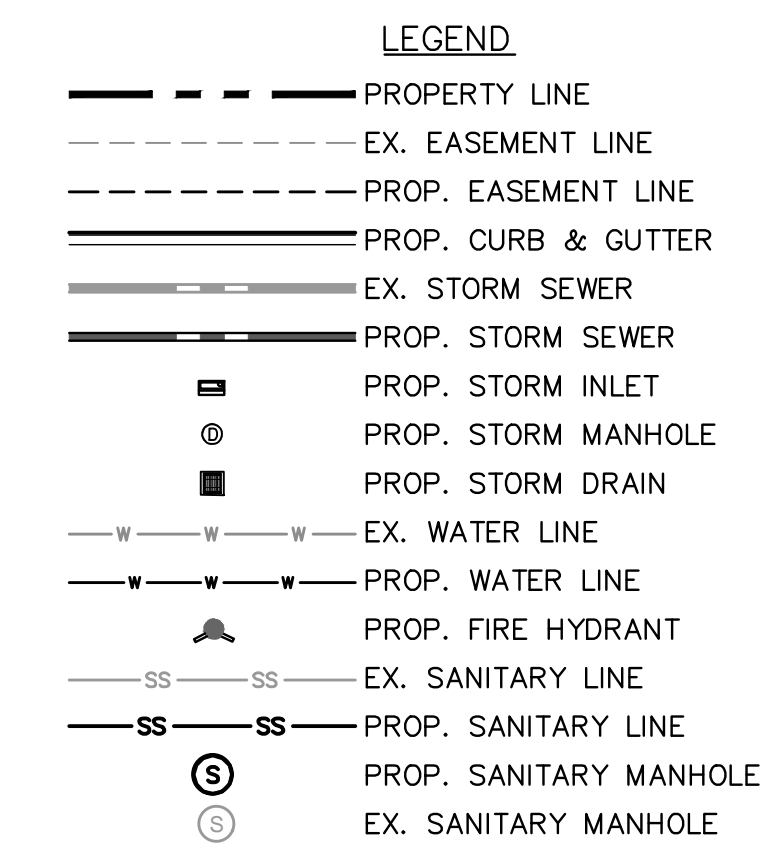
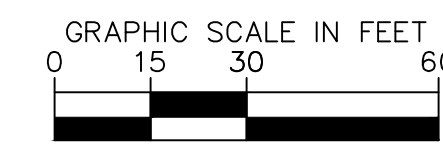
STRM J - PLAN
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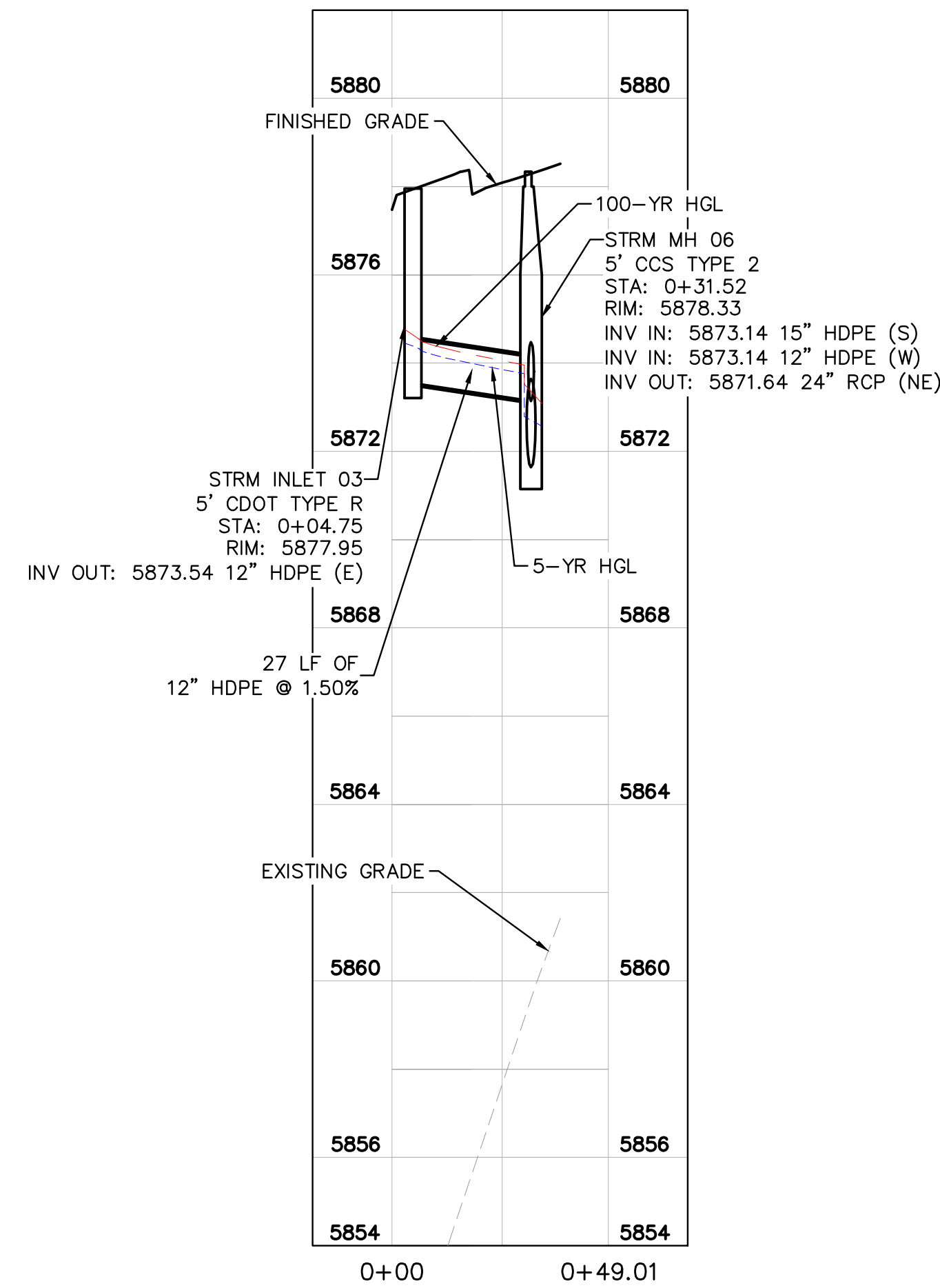
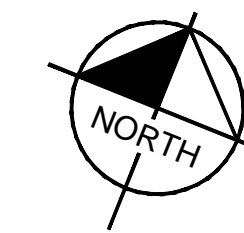
STRM K - PLAN
SCALE: 1"=30'



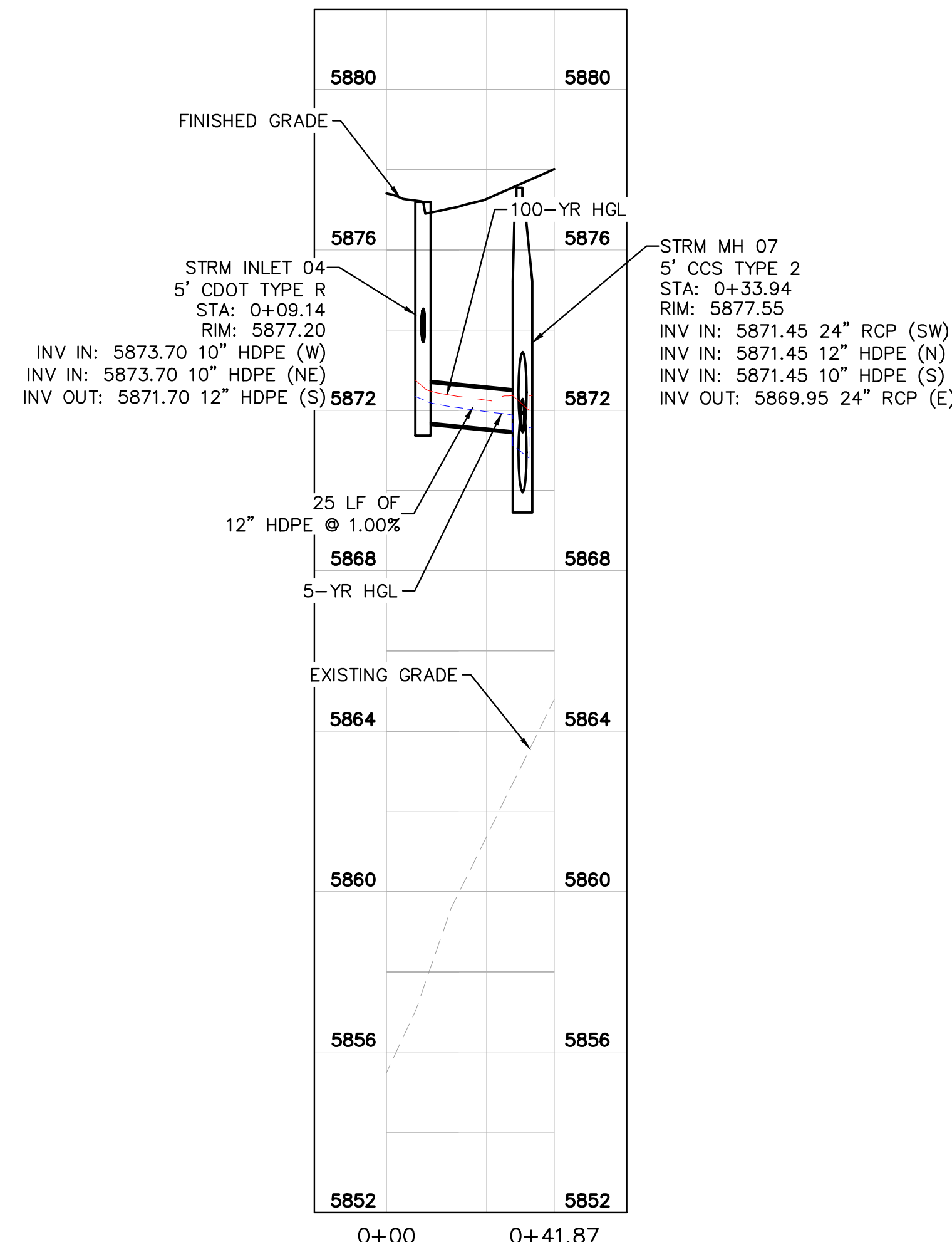
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SCALE: 1"=30'



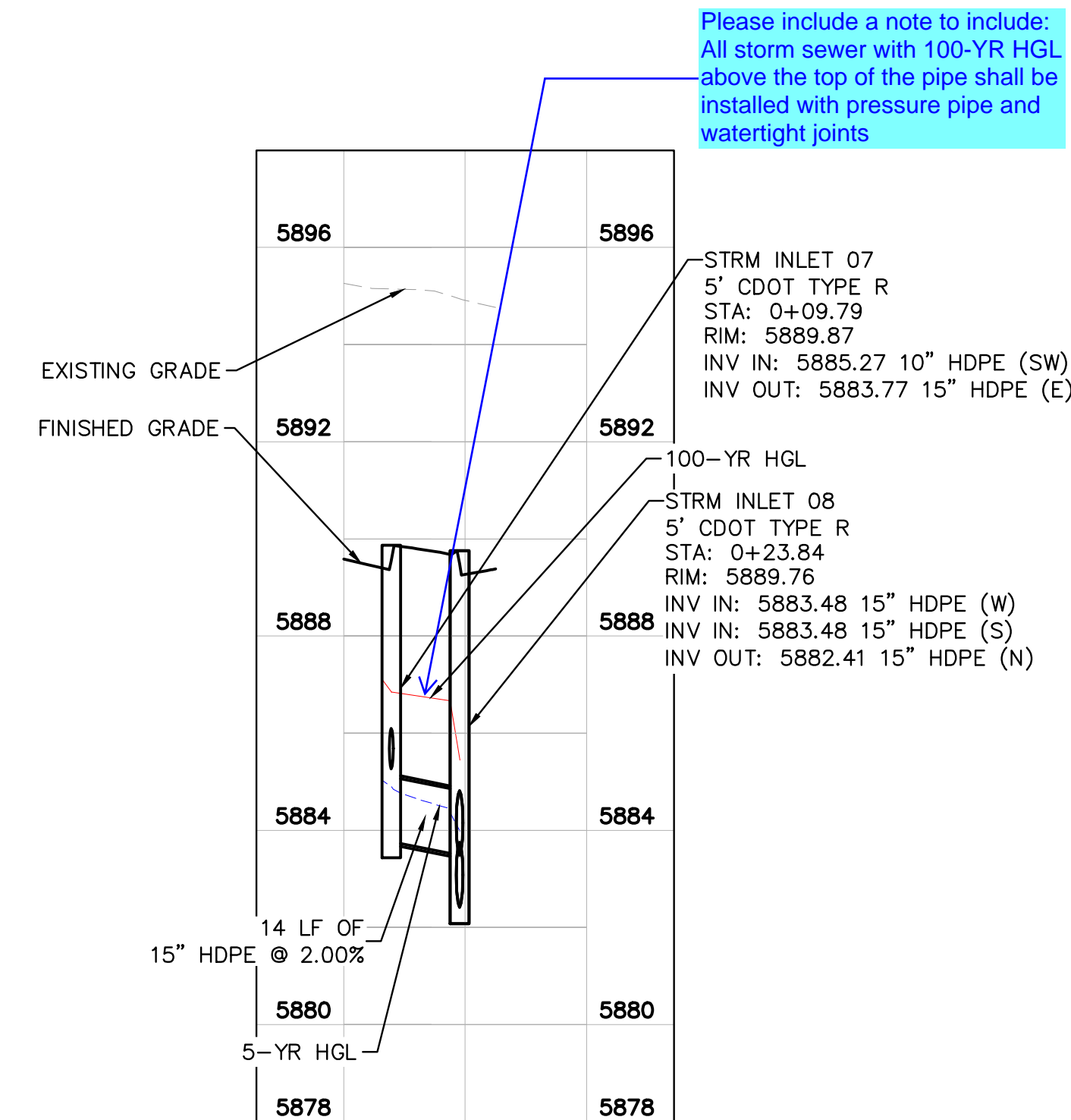
KEY MAP
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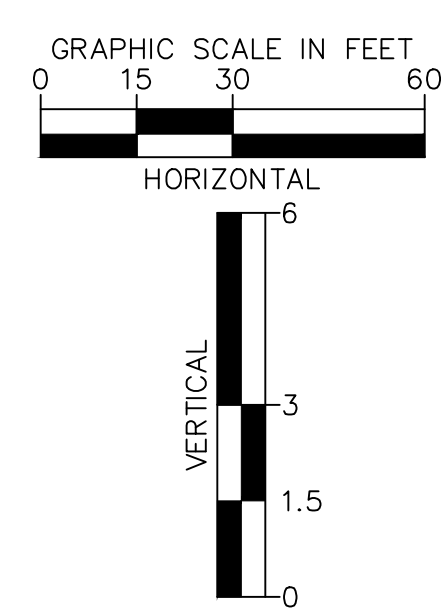
STRM J - PROFILE
HORIZONTAL SCALE: 1"=30'
VERTICAL SCALE: 1"=3'



STRM K - PROFILE
HORIZONTAL SCALE: 1"=30'
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STRM L - PROFILE
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Greenwood Village, Colorado 80111 (303) 228-2300

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DATE: 11/12/2024

VENTURE ON VENETUCCI
EL PASO COUNTY, COLORADO
CONSTRUCTION DOCUMENTS
STORM PLAN & PROFILE

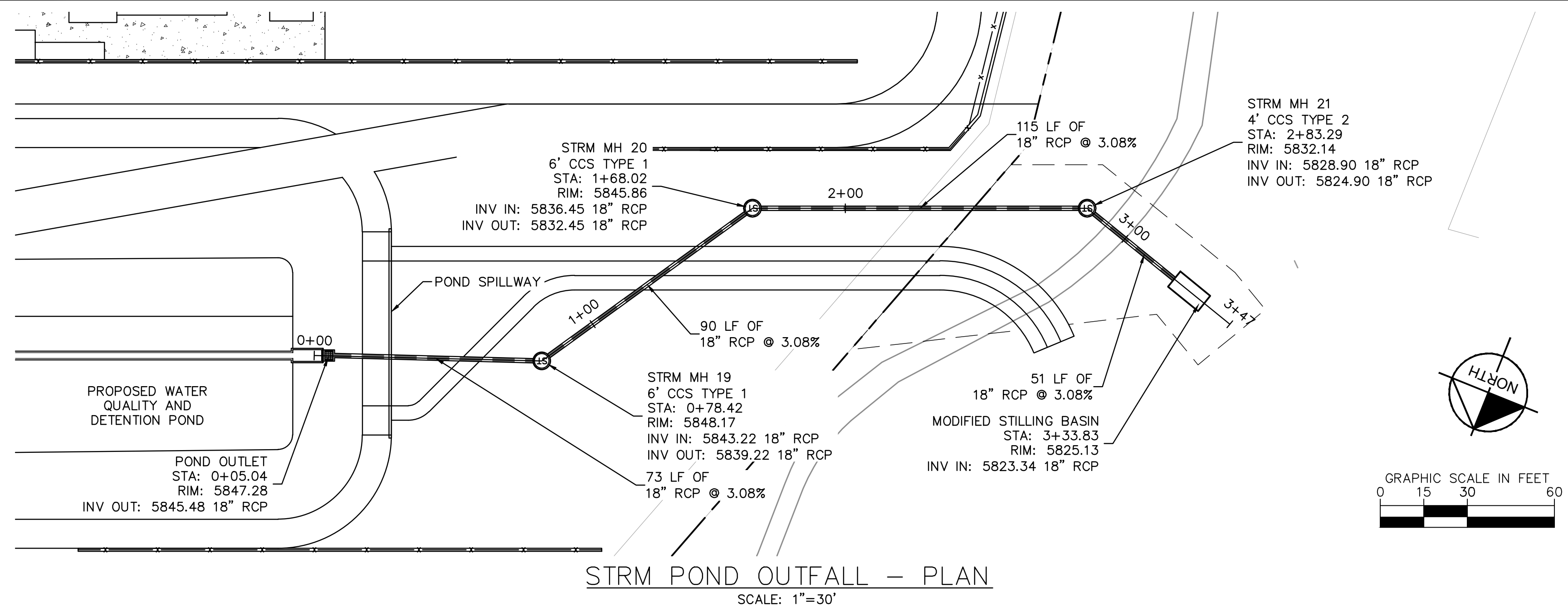
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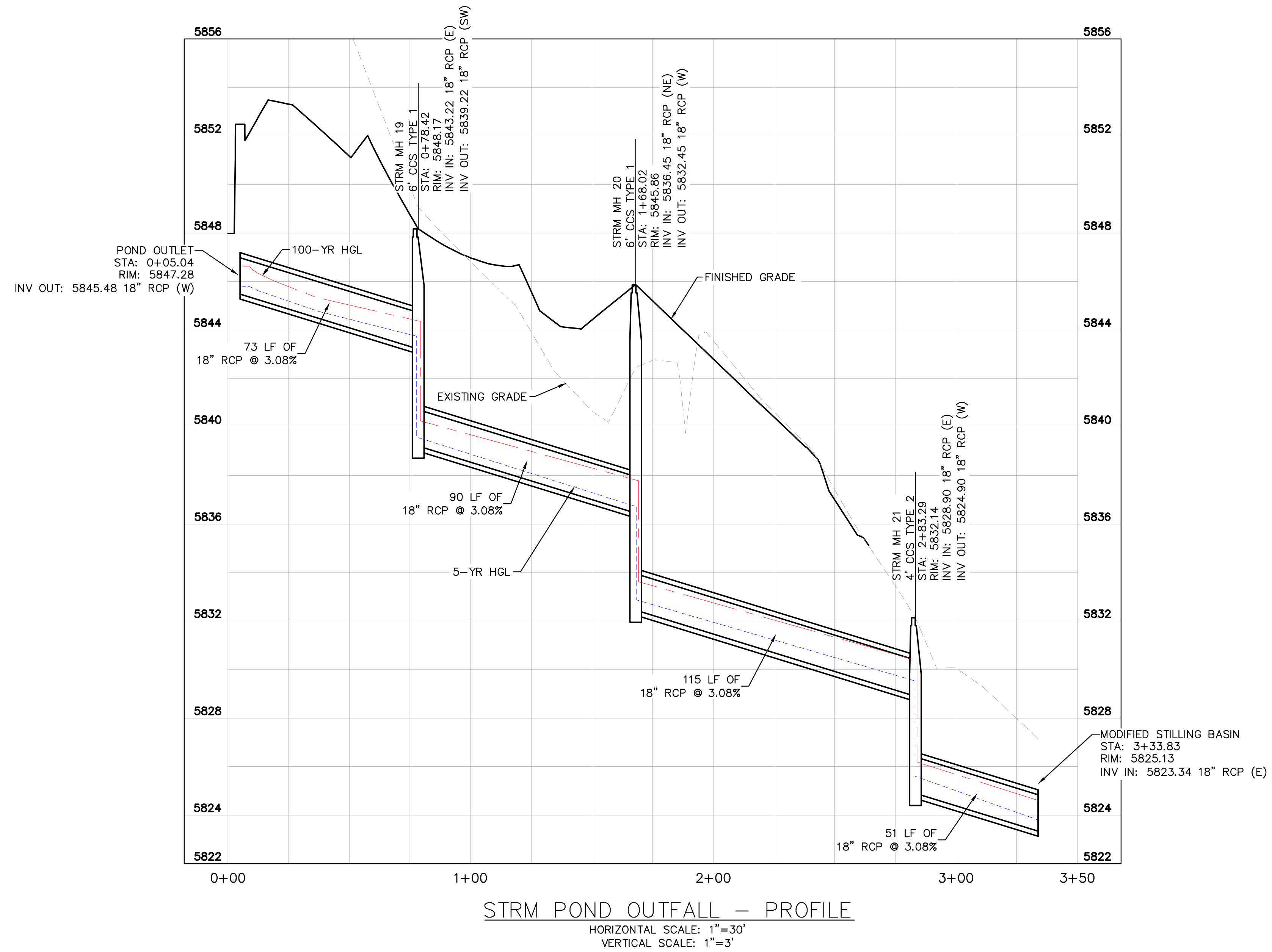
SHEET
C630



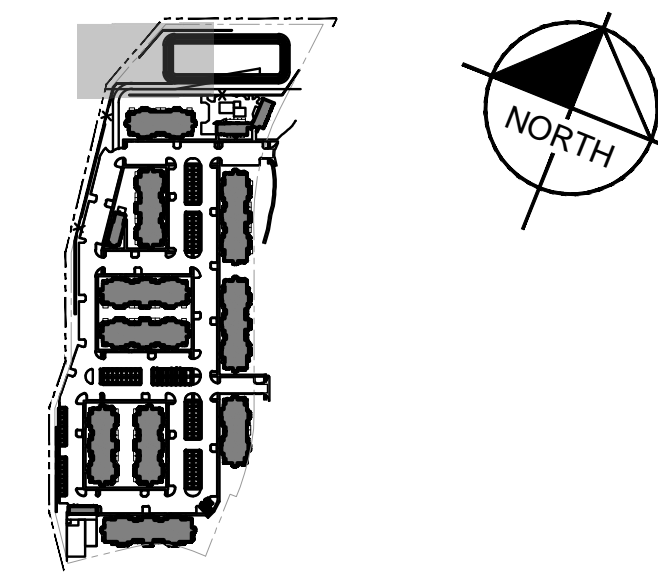
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STRM POND OUTFALL - PLAN
SCALE: 1"=30'



STRM POND OUTFALL - PROFILE
HORIZONTAL SCALE: 1"=30'
VERTICAL SCALE: 1"=3'

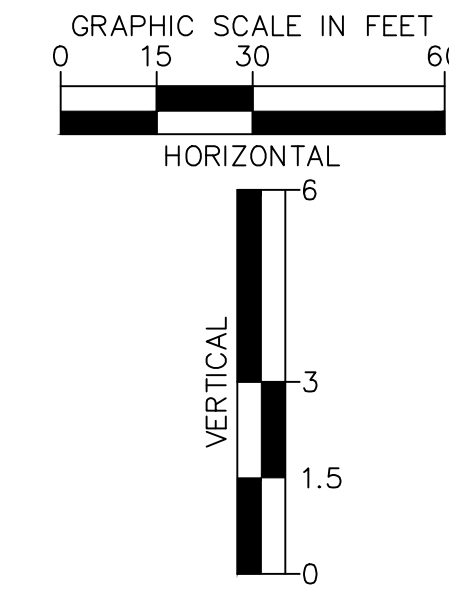


KEY MAP
N.T.S.

LEGEND

	PROPERTY LINE
	EX. EASEMENT LINE
	PROP. EASEMENT LINE
	PROP. CURB & GUTTER
	EX. STORM SEWER
	PROP. STORM SEWER
	PROP. STORM INLET
	PROP. STORM MANHOLE
	PROP. STORM DRAIN
	EX. WATER LINE
	PROP. WATER LINE
	PROP. FIRE HYDRANT
	EX. SANITARY LINE
	PROP. SANITARY LINE
	PROP. SANITARY MANHOLE
	EX. SANITARY MANHOLE

- STORM SEWER NOTES**
- MANHOLE RIM ELEVATIONS PROVIDED FOR REFERENCE ONLY. CONTRACTOR SHALL INSTALL MANHOLES IN ACCORDANCE WITH APPLICABLE DETAILS BASED UPON FINAL FINISH GRADING AT MANHOLE LOCATION. CONTRACTOR SHALL BE RESPONSIBLE FOR ADJUSTMENTS TO ACCOMMODATE DEVIATIONS IN SITE GRADING AT NO COST TO THE OWNER.
 - CONTRACTOR SHALL MODIFY STANDARD INLET STRUCTURE DIMENSIONS AND STRUCTURAL COMPONENTS TO ACCOMMODATE ASSOCIATED ENTRY AND OUTLET PIPES.
 - ALL STORM SEWER MAINS PIPE, INLETS AND MANHOLES ARE PRIVATELY OWNED AND MAINTAINED BY THE OWNER UP UNTIL THE PUBLIC CONNECTION POINT, UNLESS OTHERWISE NOTED ON THE PLANS.
 - ALL CURB INLET STATIONS ARE BASED ON THE MIDPOINT OF THE CURB INLET AT THE FLOWLINE.
 - ALL CURB INLET FL ELEVATIONS AND STATIONING ARE BASED ON THE MIDPOINT OF THE CURB INLET AT FLOWLINE.
 - ALL STORM SEWER PIPE 12" AND GREATER SHALL BE HDPE UNLESS OTHERWISE NOTED.
 - ALL PRIVATE LANDSCAPE DRAINS SHALL BE NYLOPLAST TYPE OR APPROVED EQUIVALENT. RE: UTILITY DETAILS FOR NYLOPLAST DETAILED DRAWINGS.
 - CONTRACTOR SHALL VERIFY LOCATIONS AND ELEVATIONS OF EXISTING STORM SEWER AT ALL CONNECTION POINTS AND NOTIFY ENGINEER OF ANY DISCREPANCIES PRIOR TO CONSTRUCTION.
 - CONTRACTOR TO MODIFY EXISTING MANHOLE RIM ELEVATIONS TO MATCH PROPOSED FINISH GRADE AS NECESSARY.
 - REFER TO SHEETS C632-C643 FOR ROOF DRAIN PLANS.



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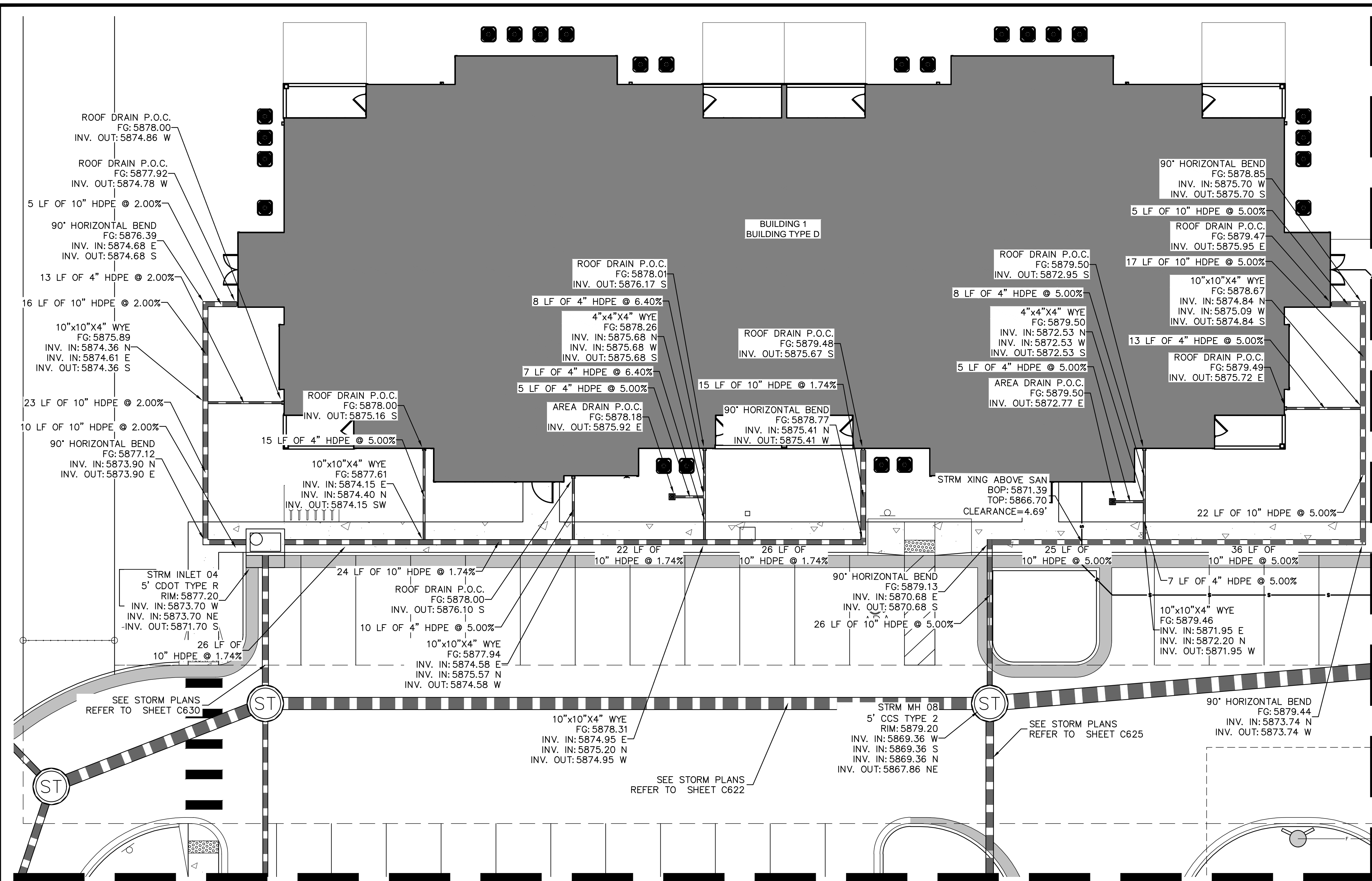
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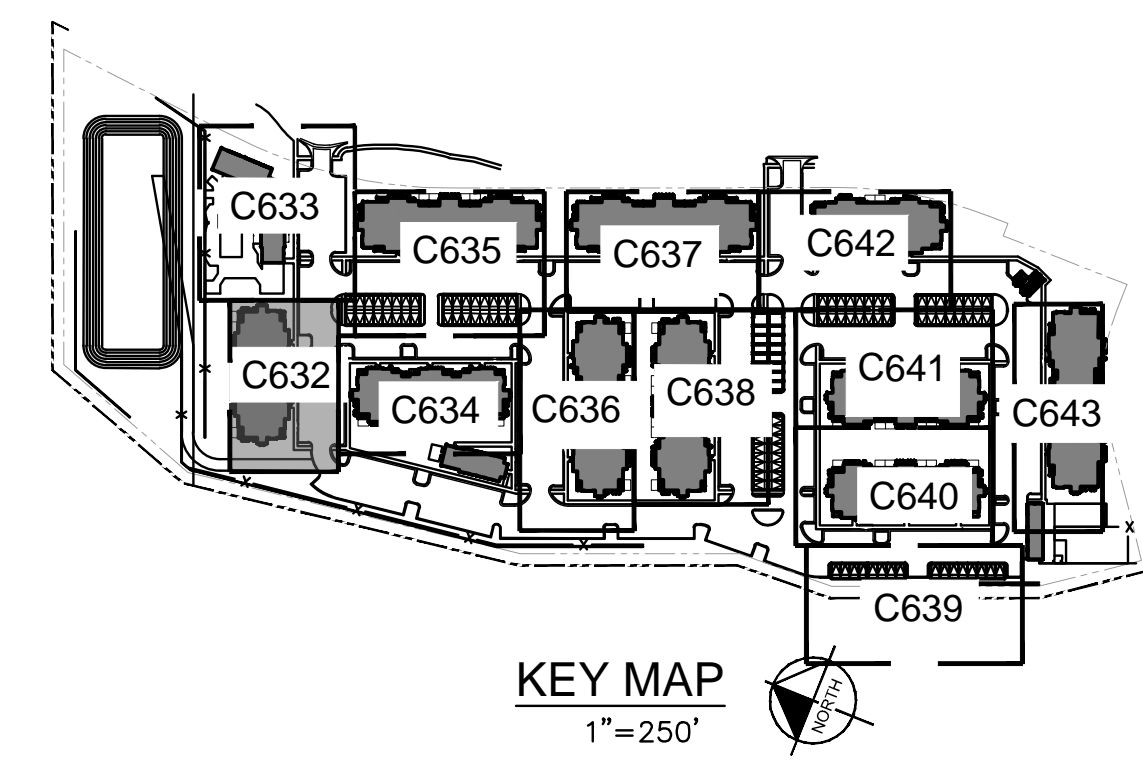


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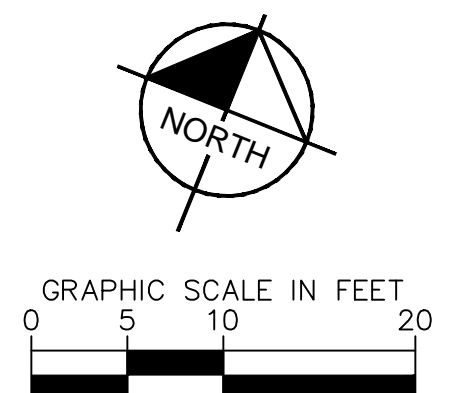


MATCHLINE REFER TO SHEET C633

MATCHLINE REFER TO SHEET C634



- NOTES**
1. REFER TO ARCHITECTURE PLANS FOR ROOF DRAIN POINT OF CONNECTION DETAILS.
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 3. AREA DRAINS IN POOL AND AMENITY AREAS ARE TO BE NDS DECORATIVE BLACK BOTANICAL GRATES. TRENCH DRAINS SHALL BE NDS SPEE-D CHANNEL DRAIN OR APPROVED EQUAL.
 4. CLEANOUTS SHALL BE PROVIDED AT ALL BENDS. HS-20 LIDS SHALL BE PROVIDED IN ALL TRAFFIC AREAS.
 5. REFERENCE GRADING PLANS ON SHEETS C500 - C509 FOR AREA DRAIN GRADING INFORMATION.
 6. REFERENCE STORM PLANS FOR ADDITIONAL



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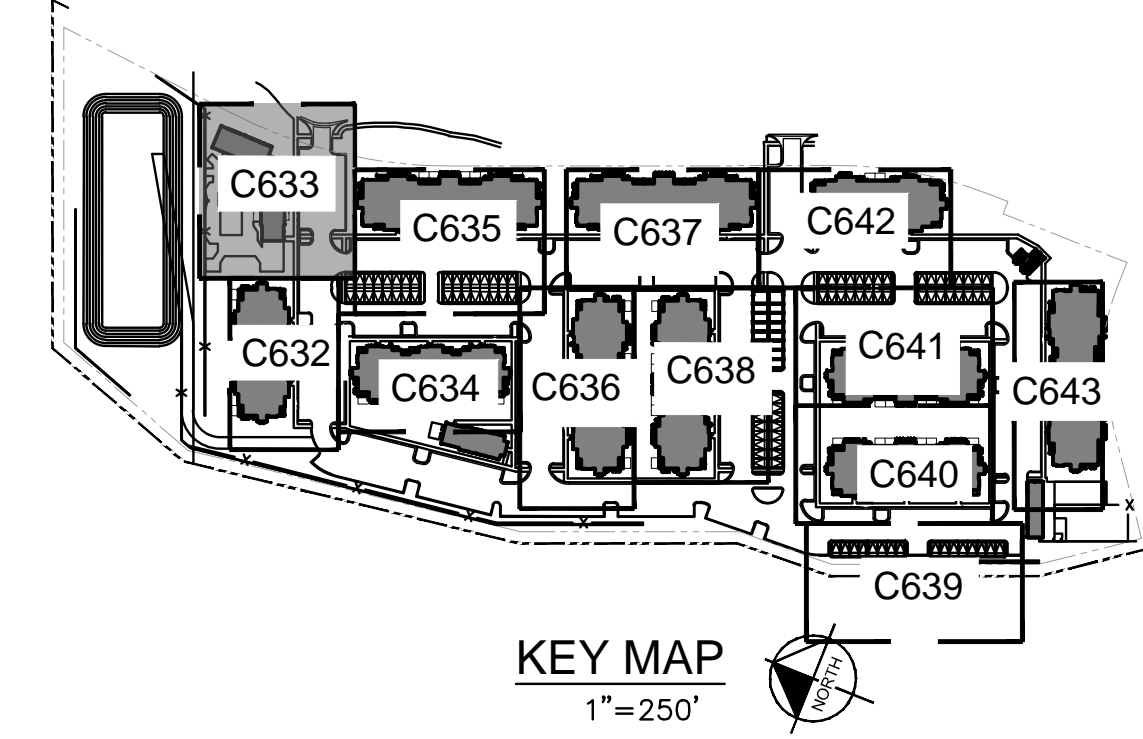
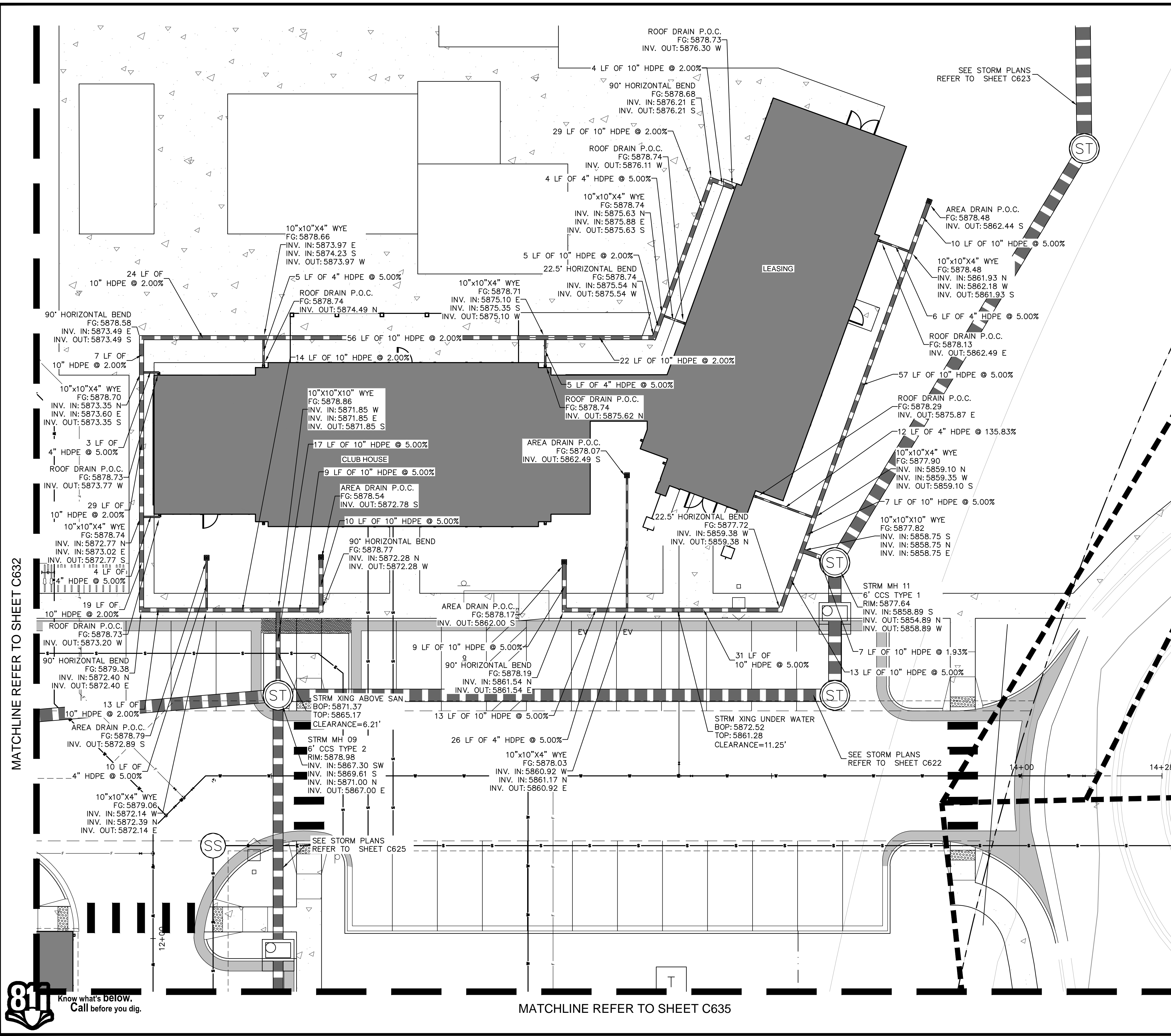
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C632

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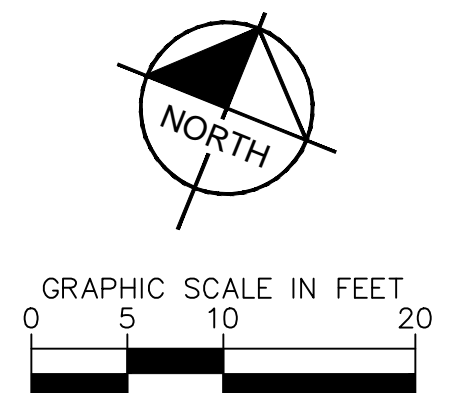
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MATCHLINE REFER TO SHEET C632

MATCHLINE REFER TO SHEET C635



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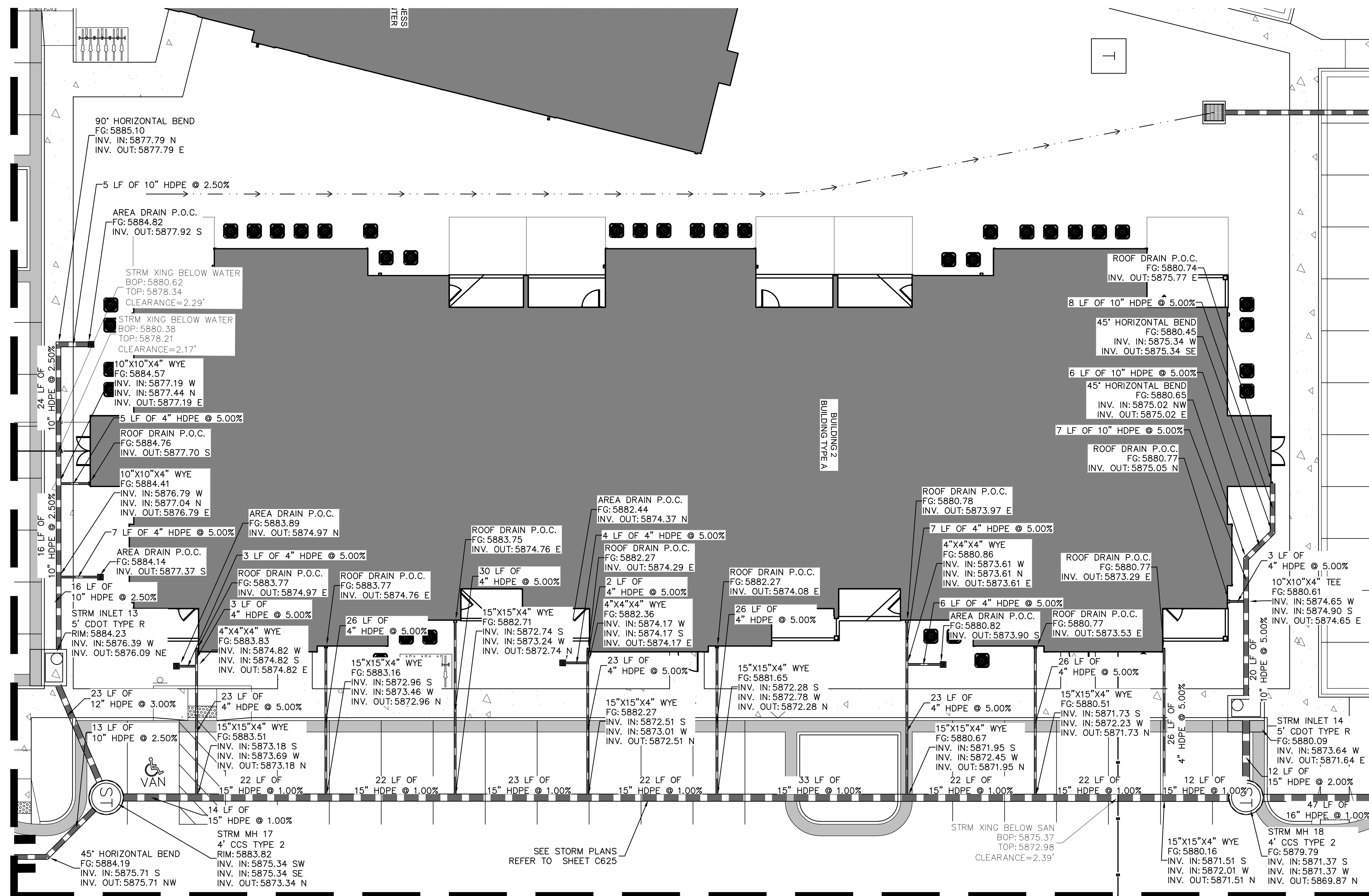
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SHEET
C633

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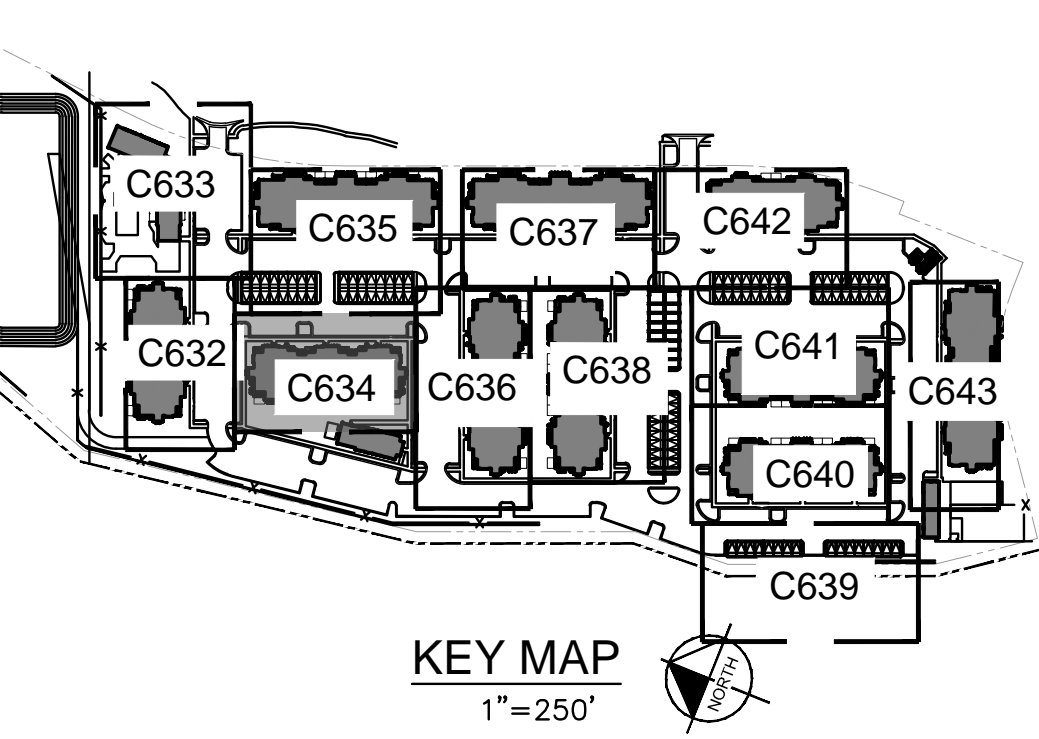
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MATCHLINE REFER TO SHEET C636



MATCHLINE REFER TO SHEET C635

MATCHLINE REFER TO SHEET C632



NOTES

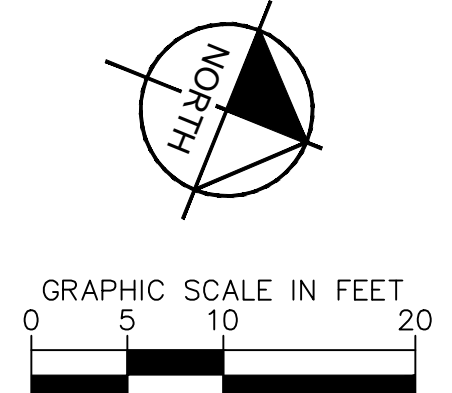
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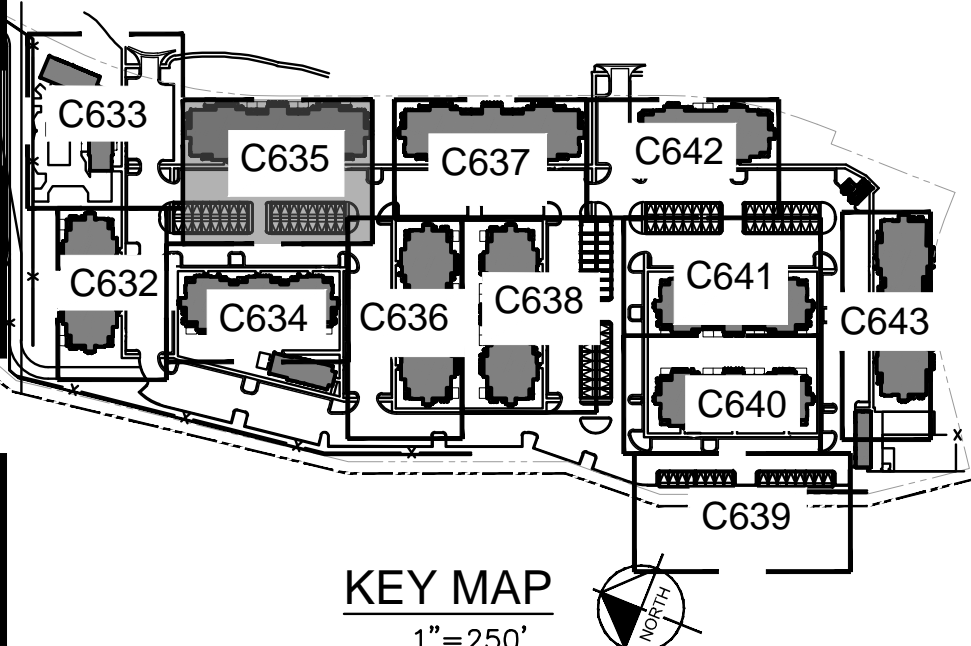
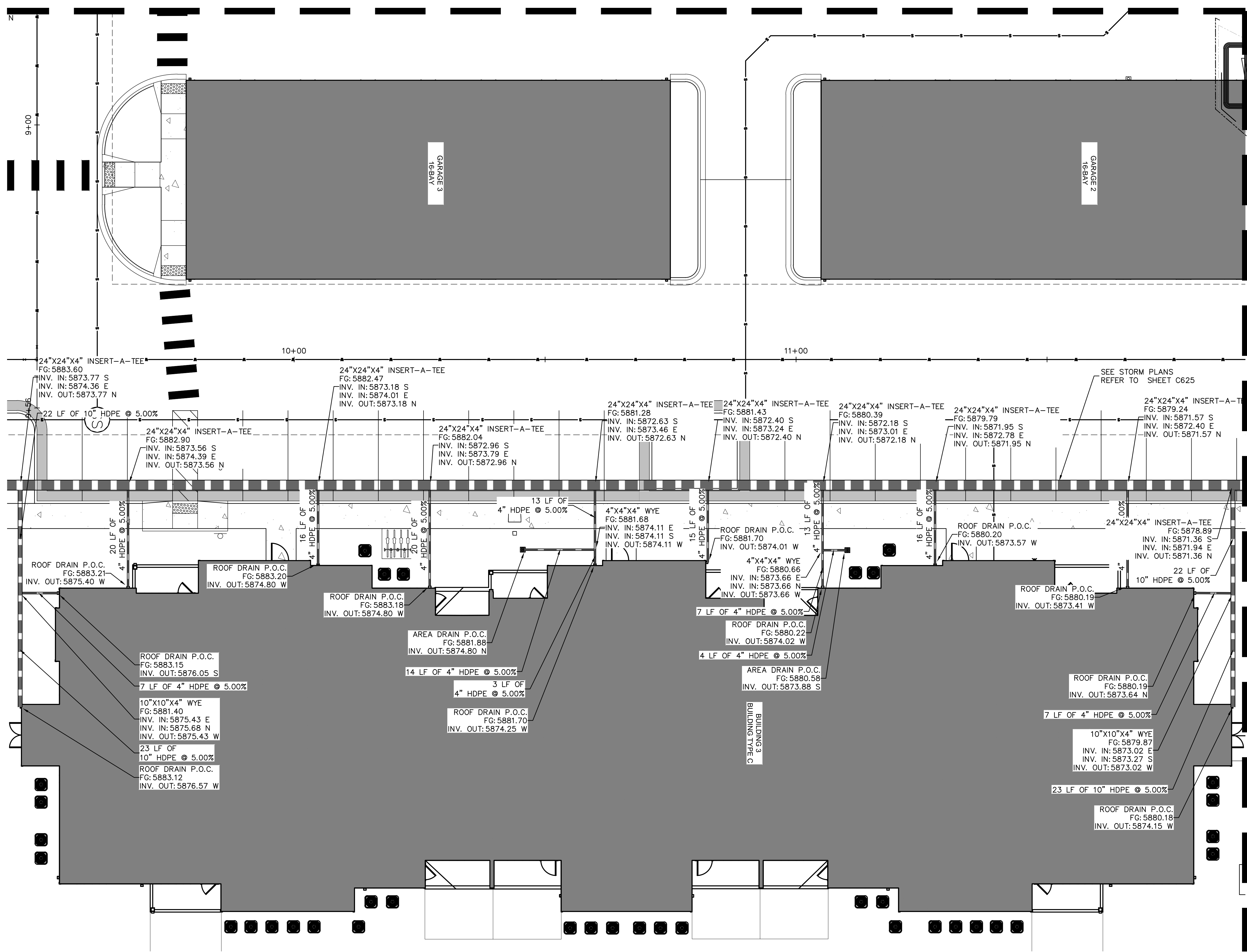
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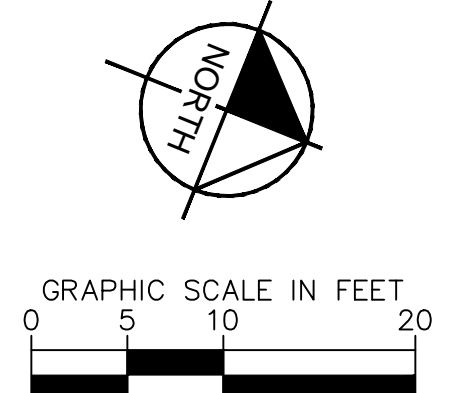
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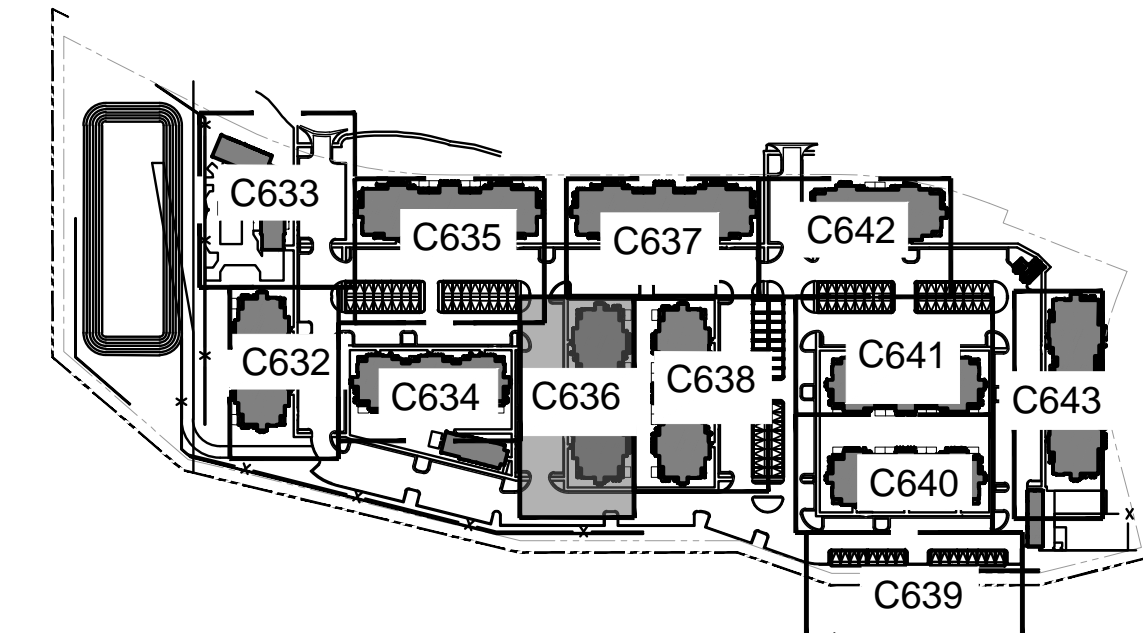
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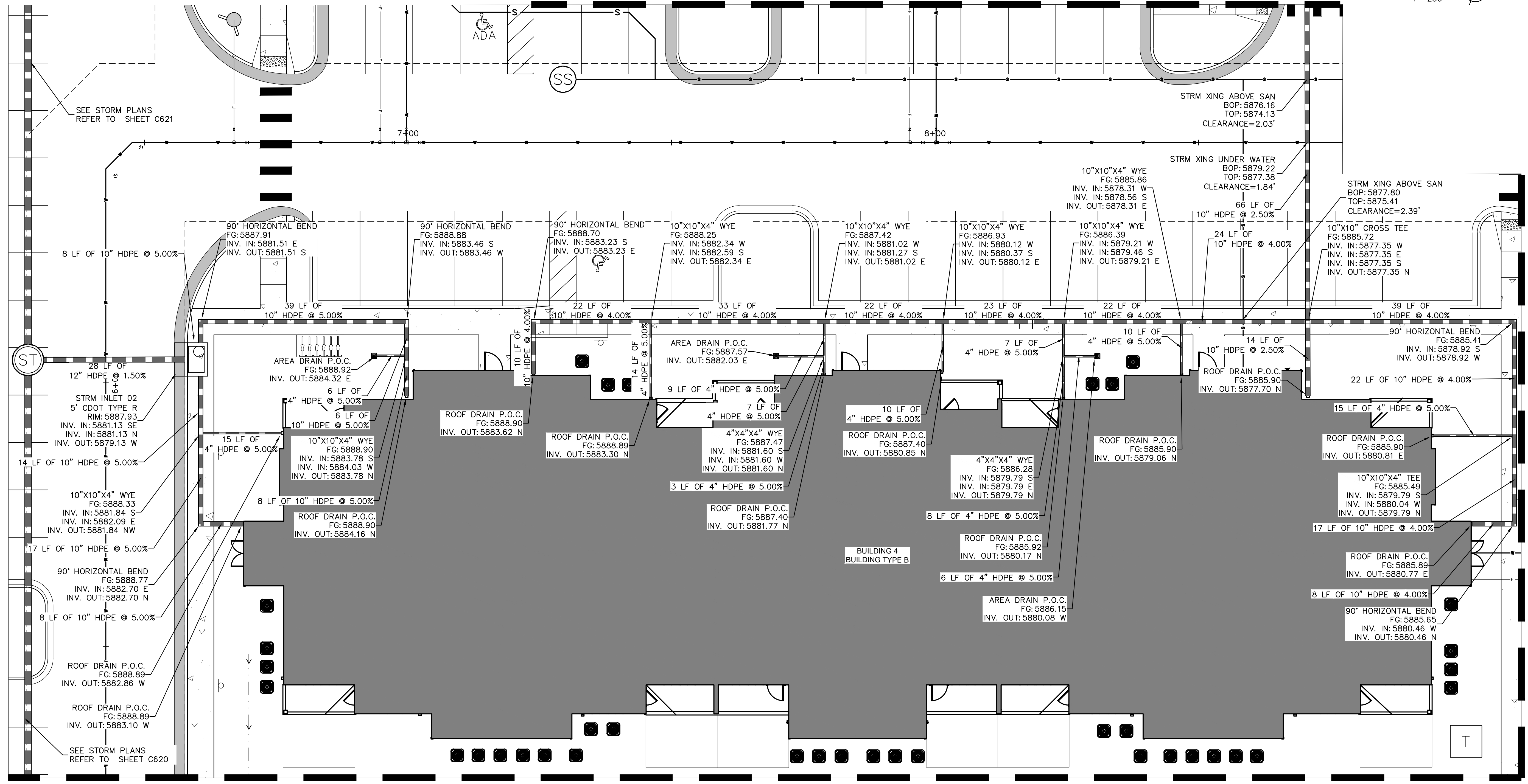
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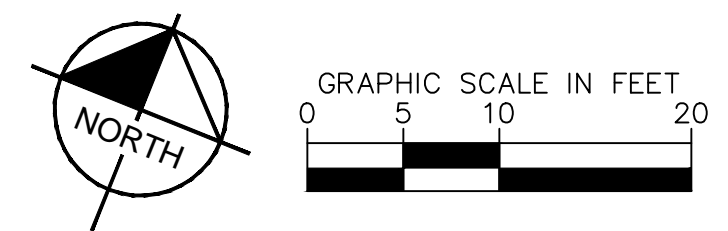
KEY MAP
1"=250'

MATCHLINE REFER TO SHEET C634



MATCHLINE REFER TO SHEET C637

MATCHLINE REFER TO SHEET C638



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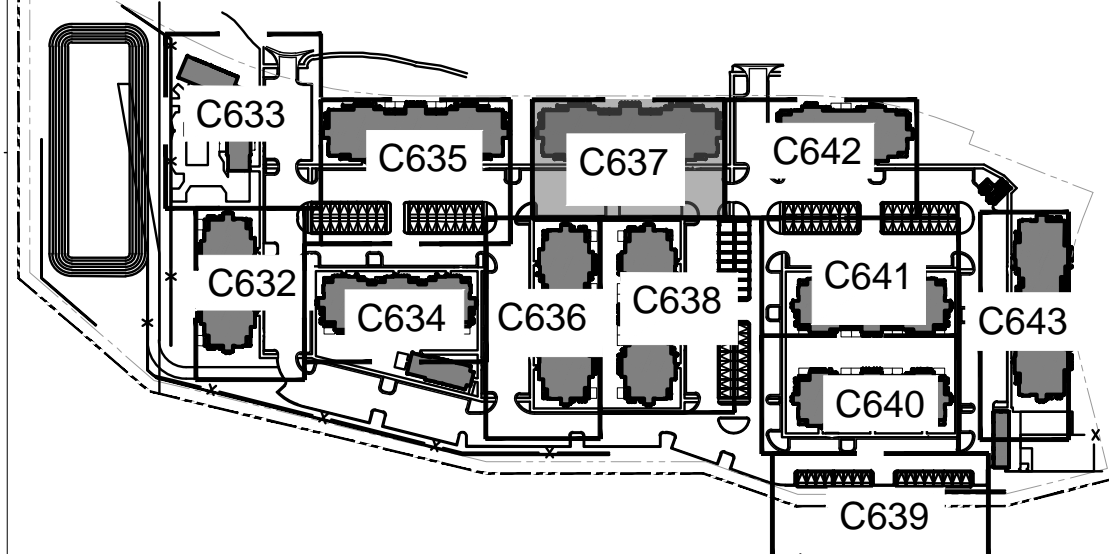
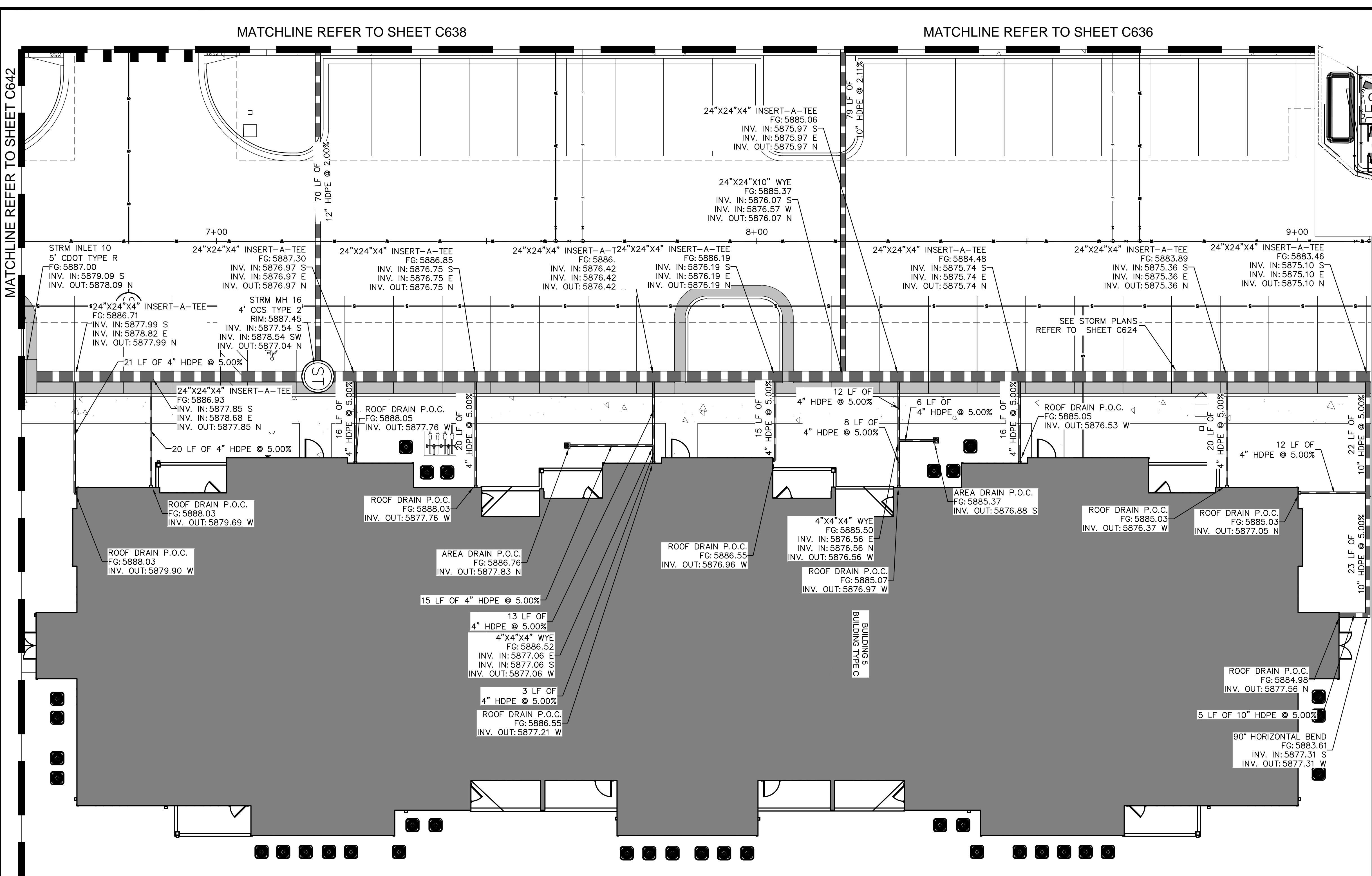
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ROOF DRAIN PLAN

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KEY MAP
1"=250'

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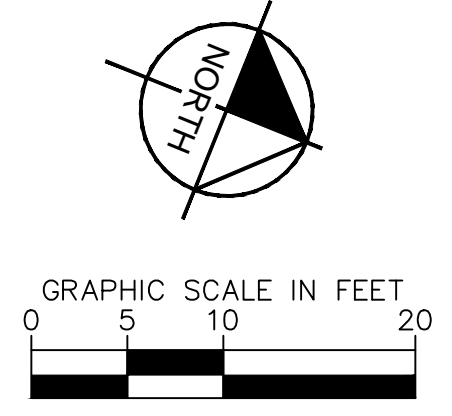
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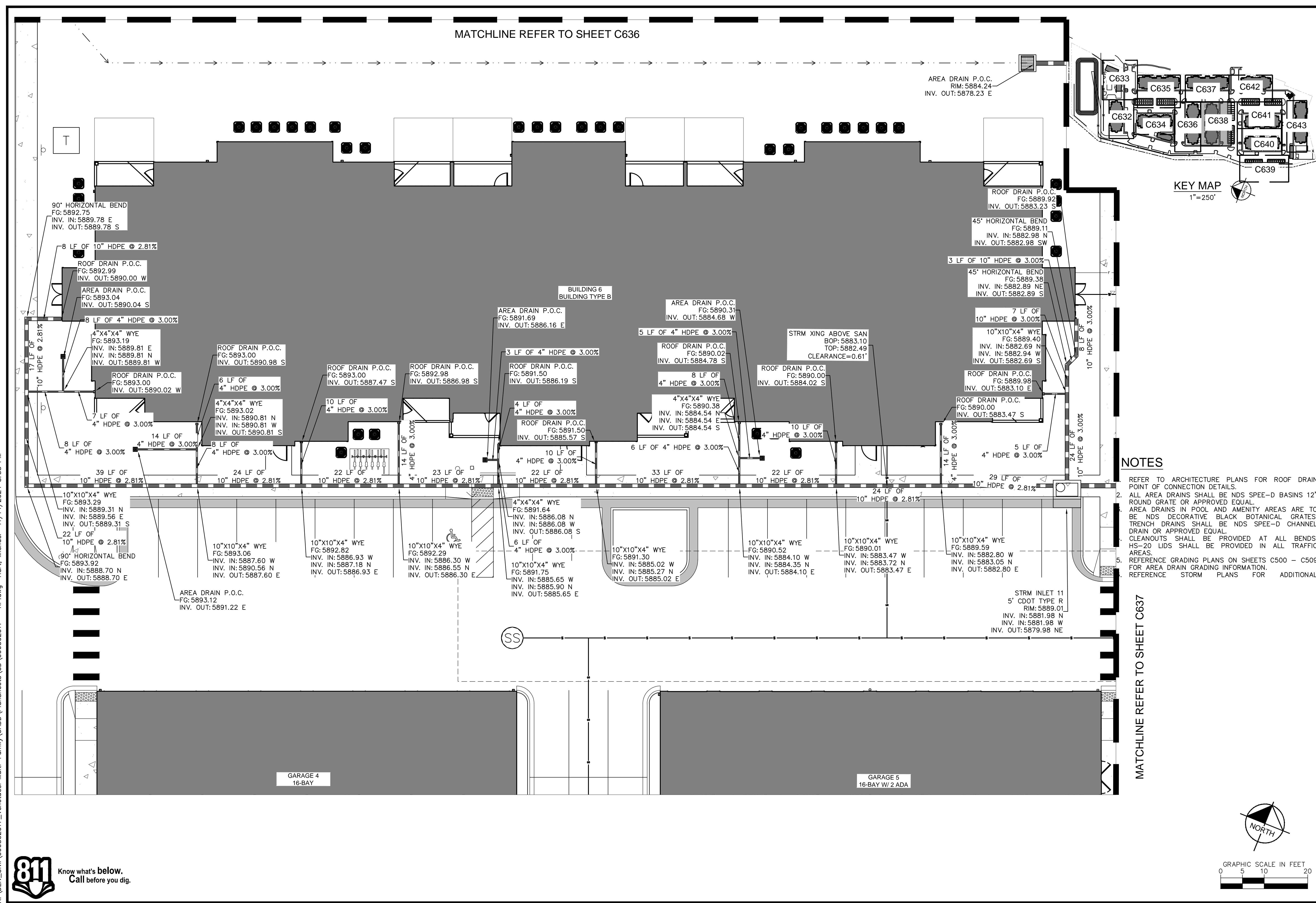
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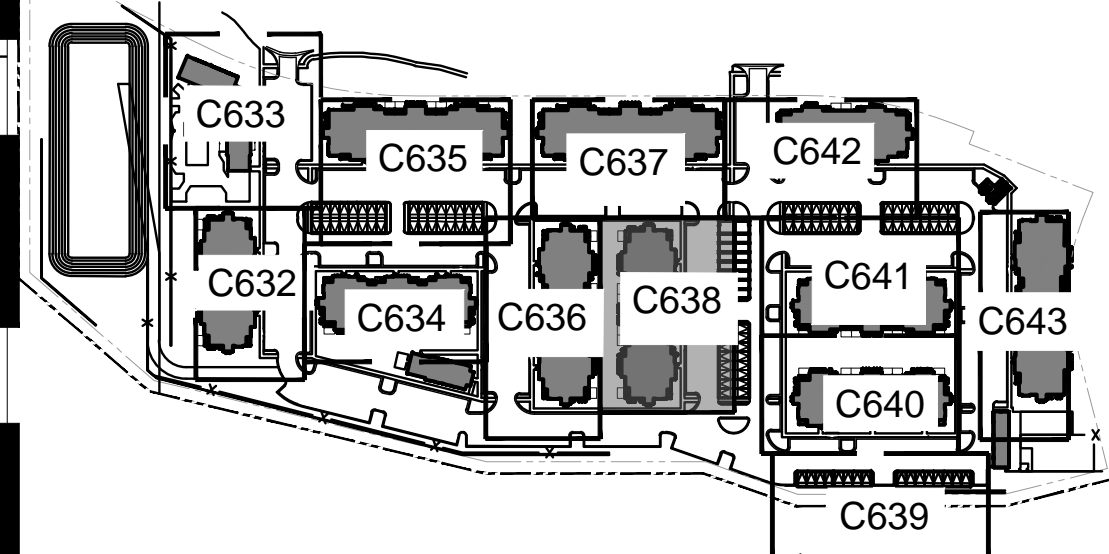
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MATCHLINE REFER TO SHEET C636



KEY MAP
1"=250'

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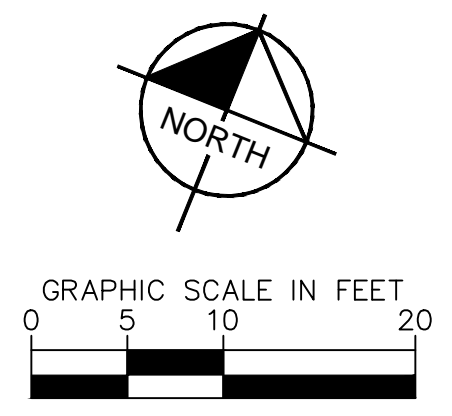
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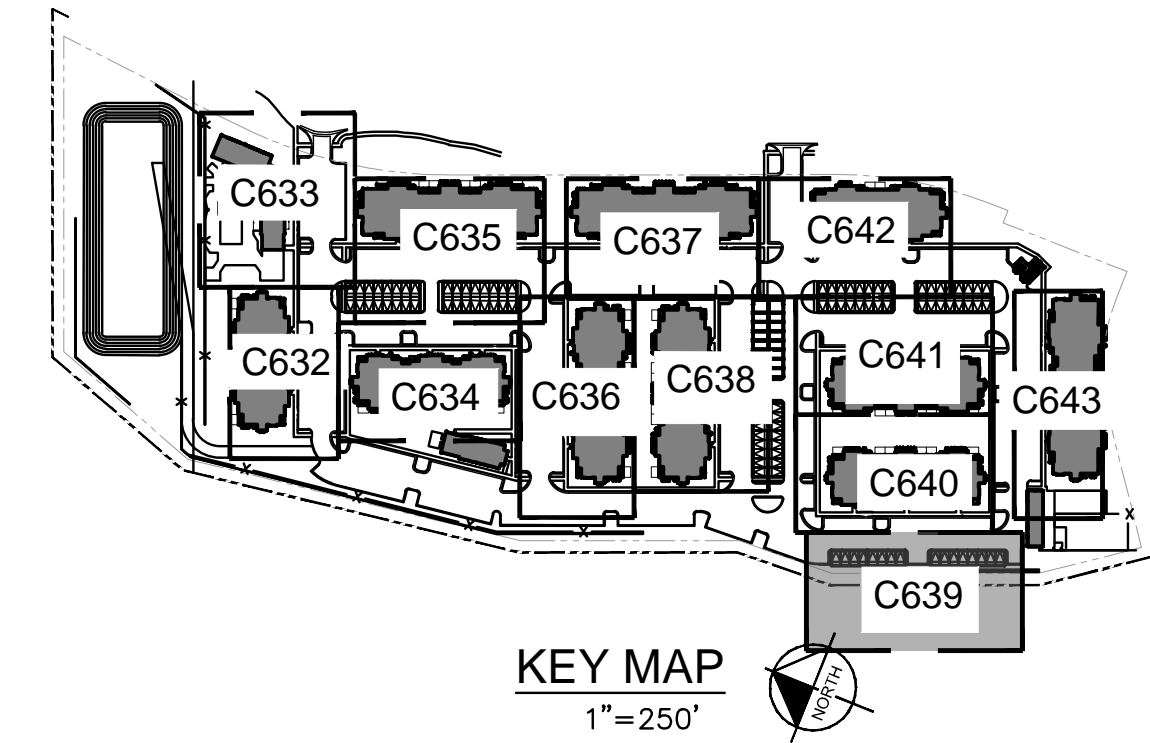
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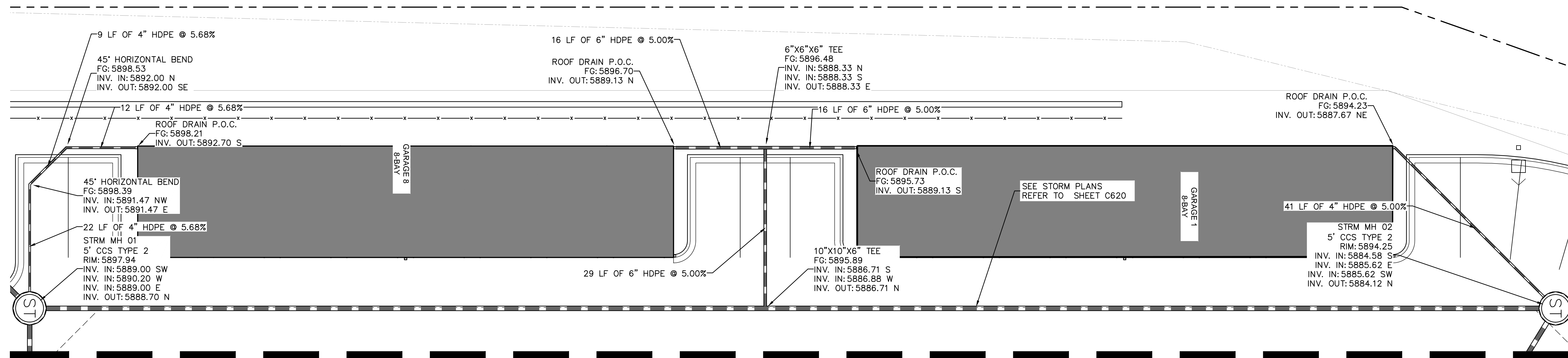
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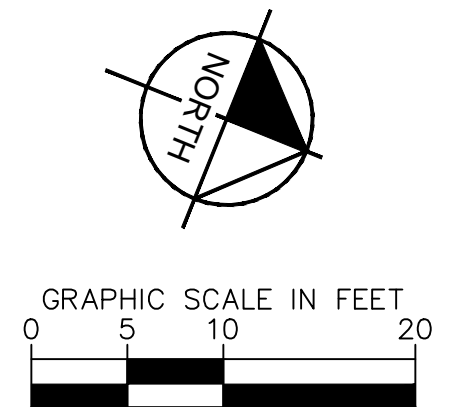


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MATCHLINE REFER TO SHEET C640



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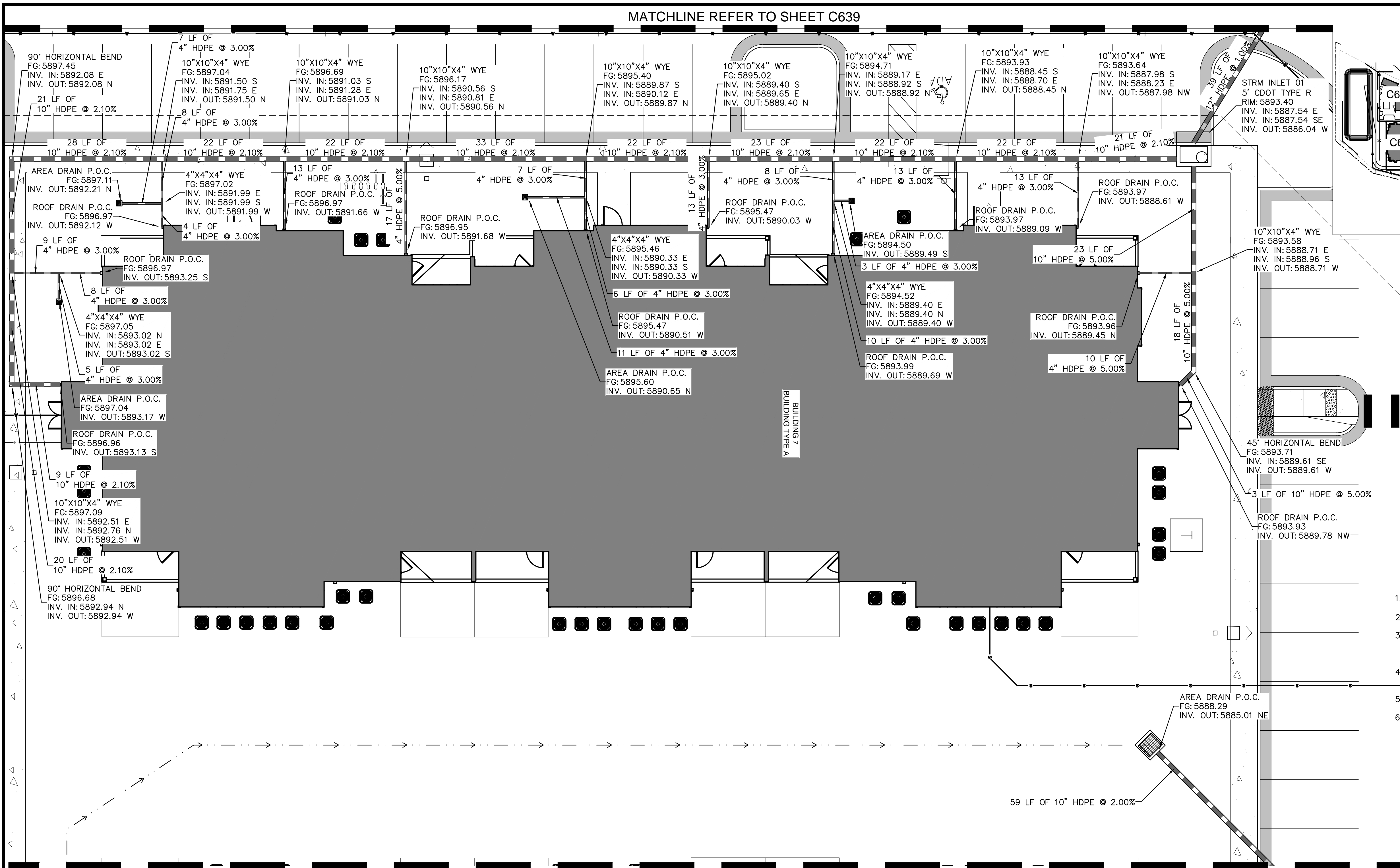
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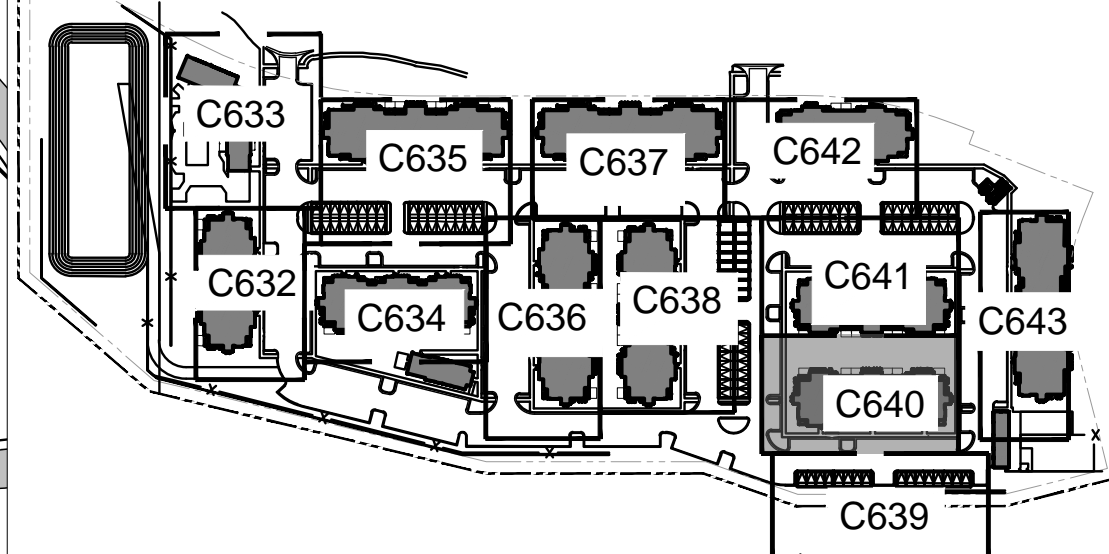


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MATCHLINE REFER TO SHEET C639

MATCHLINE REFER TO SHEET C641



KEY MAP
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NOTES

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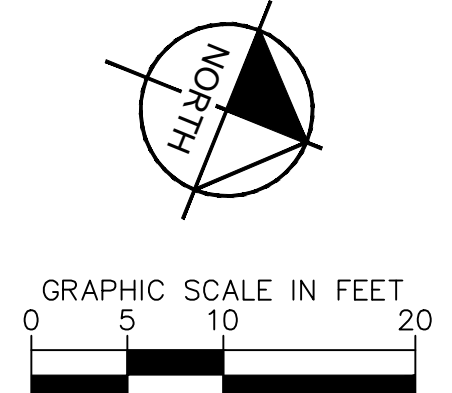
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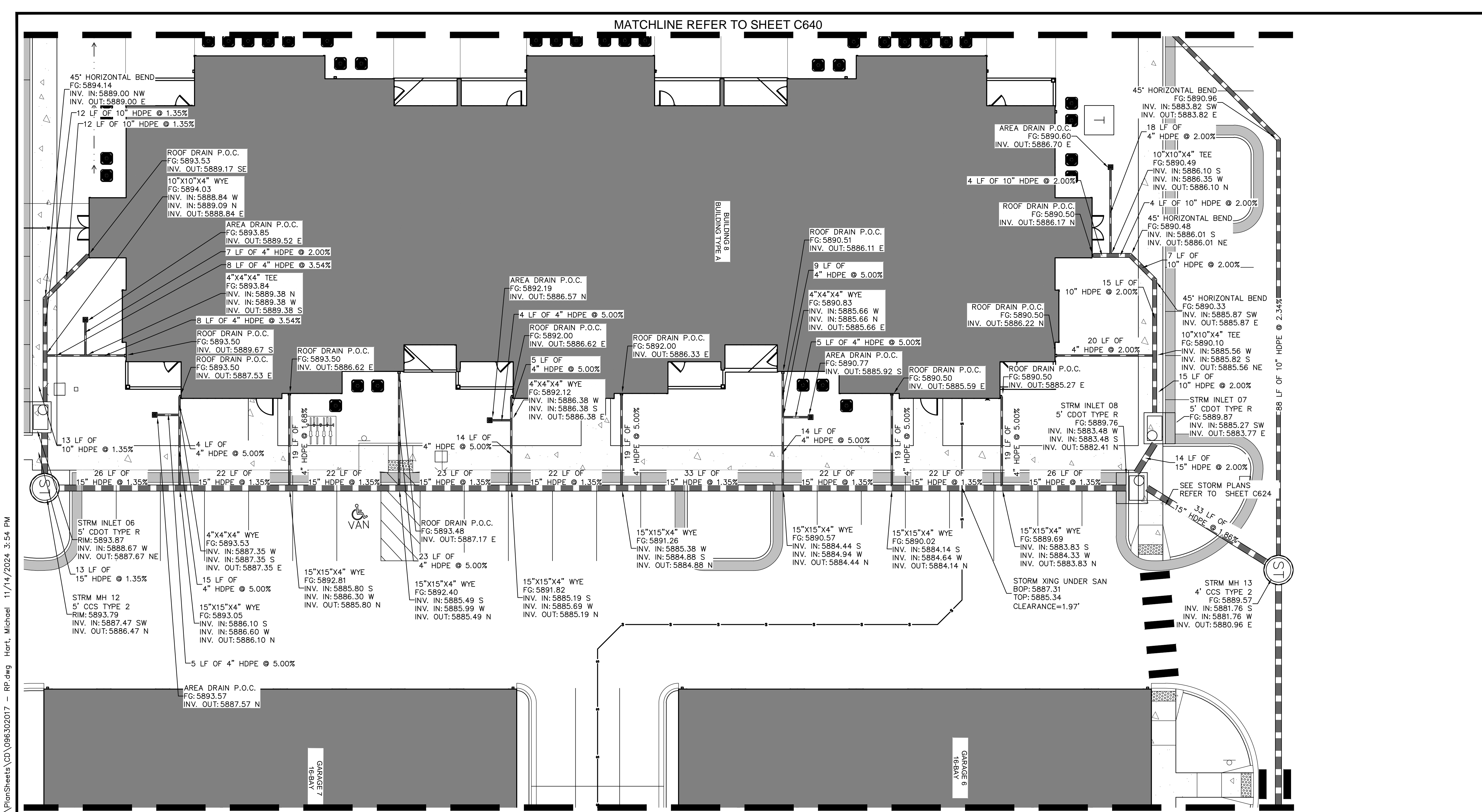
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 096302017

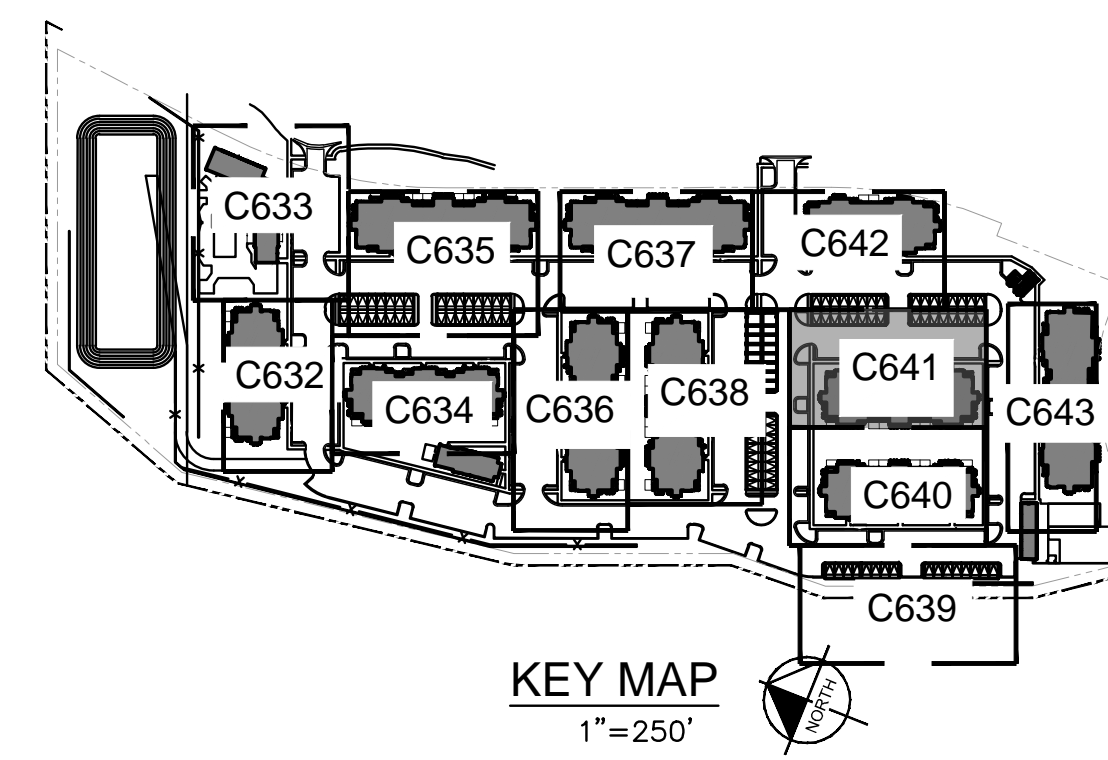
SHEET

C640

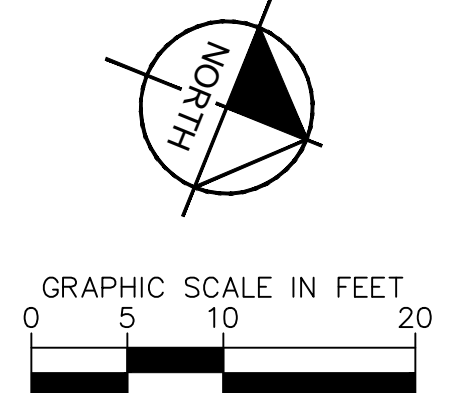




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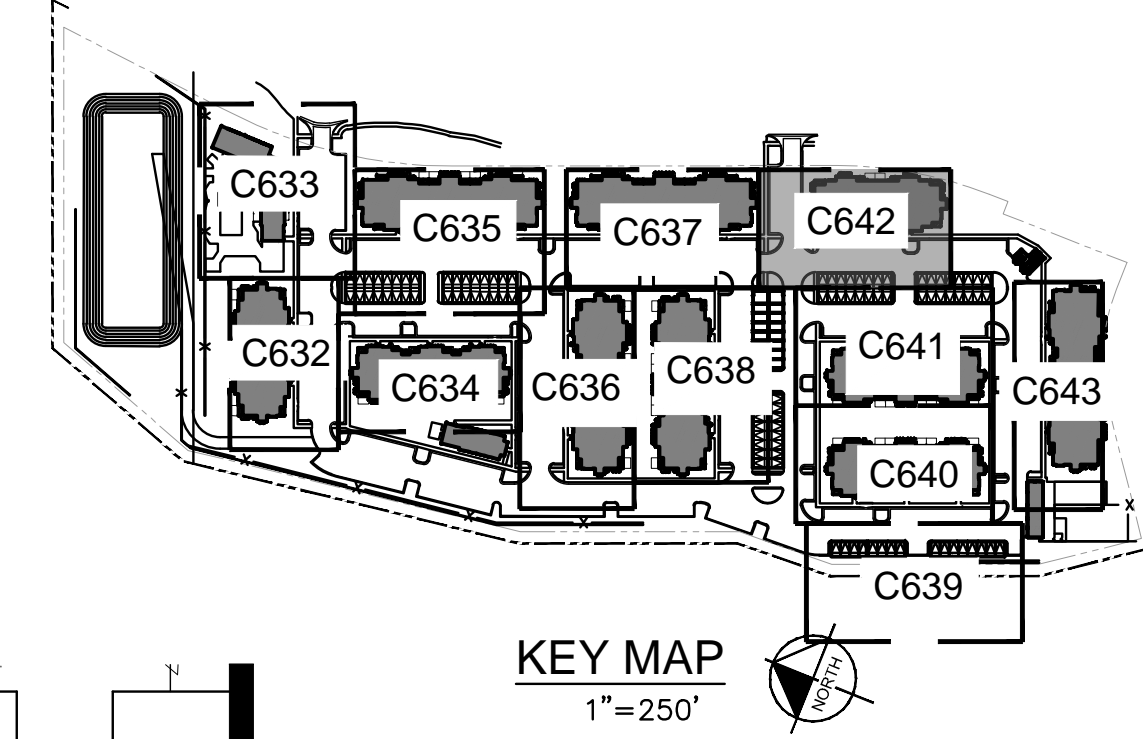
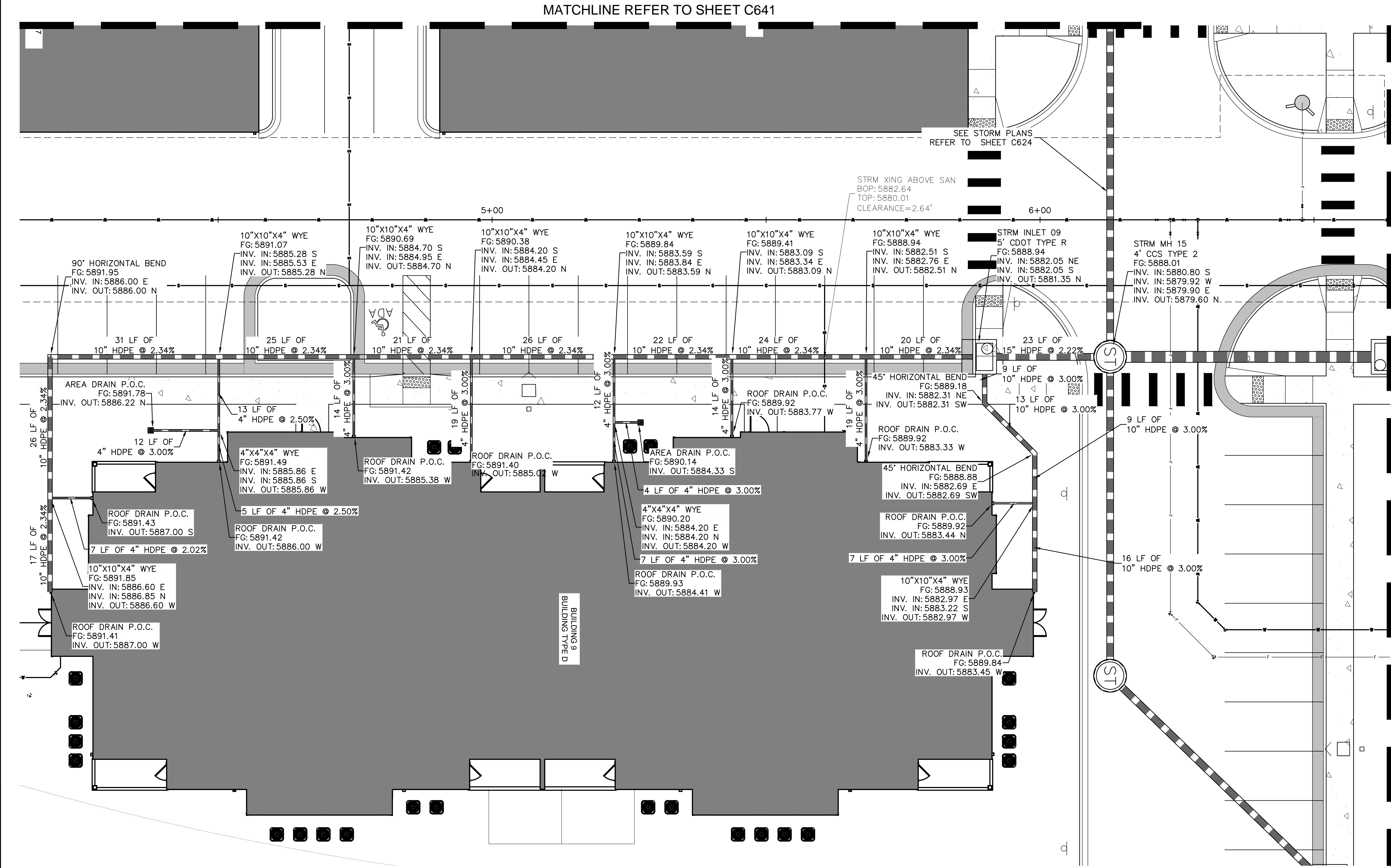


- NOTES**
- REFER TO ARCHITECTURE PLANS FOR ROOF DRAIN POINT OF CONNECTION DETAILS.
 - ALL AREA DRAINS SHALL BE NDS SPEE-D BASINS 12" ROUND GRATE OR APPROVED EQUAL.
 - AREA DRAINS IN POOL AND AMENITY AREAS ARE TO BE NDS DECORATIVE BLACK BOTANICAL GRATES. TRENCH DRAINS SHALL BE NDS SPEE-D CHANNEL DRAIN OR APPROVED EQUAL.
 - CLEANOUTS SHALL BE PROVIDED AT ALL BENDS. HS-20 LIDS SHALL BE PROVIDED IN ALL TRAFFIC AREAS.
 - REFERENCE GRADING PLANS ON SHEETS C500 - C509 FOR AREA DRAIN GRADING INFORMATION.
 - REFERENCE STORM PLANS FOR ADDITIONAL

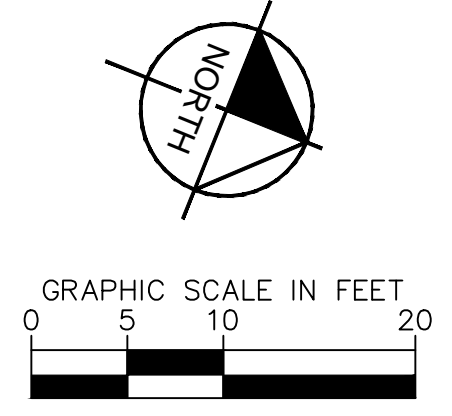


<p>Kimley»Horn</p> <p>2024 KIMLEY-HORN AND ASSOCIATES, INC. 6200 South Syracuse Way, Suite 300 Greenwood Village, Colorado 80111 (303) 228-2300</p>	<p>NO. _____</p> <p>REVISION _____</p> <p>DATE _____</p> <p>BY _____</p> <p>APPR _____</p>
<p>DESIGNED BY: AX DRAWN BY: FCR CHECKED BY: MTH DATE: 11/12/2024</p>	
<p>VENTURE ON VENETUCCI EL PASO COUNTY, COLORADO CONSTRUCTION DOCUMENTS</p> <p>ROOF DRAIN PLAN</p>	
<p>PRELIMINARY FOR REVIEW ONLY NOT FOR CONSTRUCTION</p> <p>Kimley»Horn Kimley-Horn and Associates, Inc.</p>	
<p>PROJECT NO. 096302017</p> <p>SHEET C641</p>	

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- NOTES**
- REFER TO ARCHITECTURE PLANS FOR ROOF DRAIN POINT OF CONNECTION DETAILS.
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 - REFERENCE STORM PLANS FOR ADDITIONAL



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ROOF DRAIN PLAN

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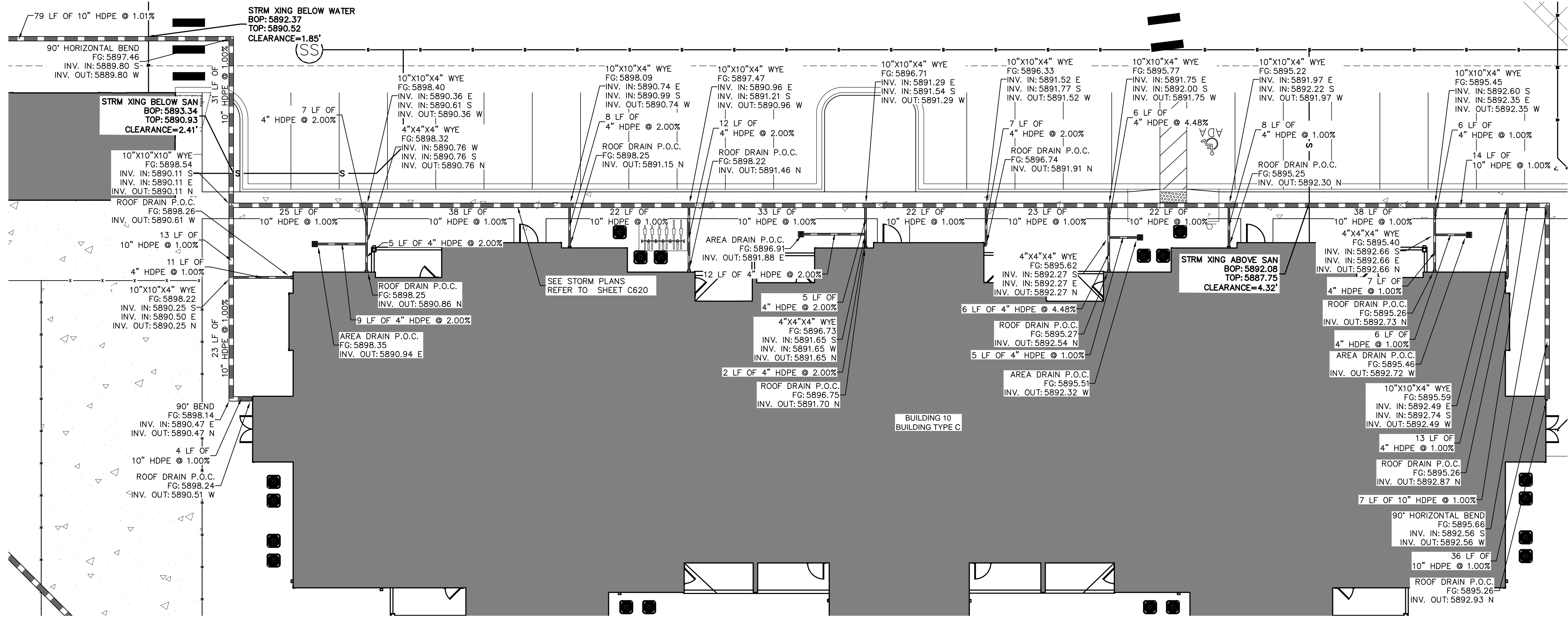
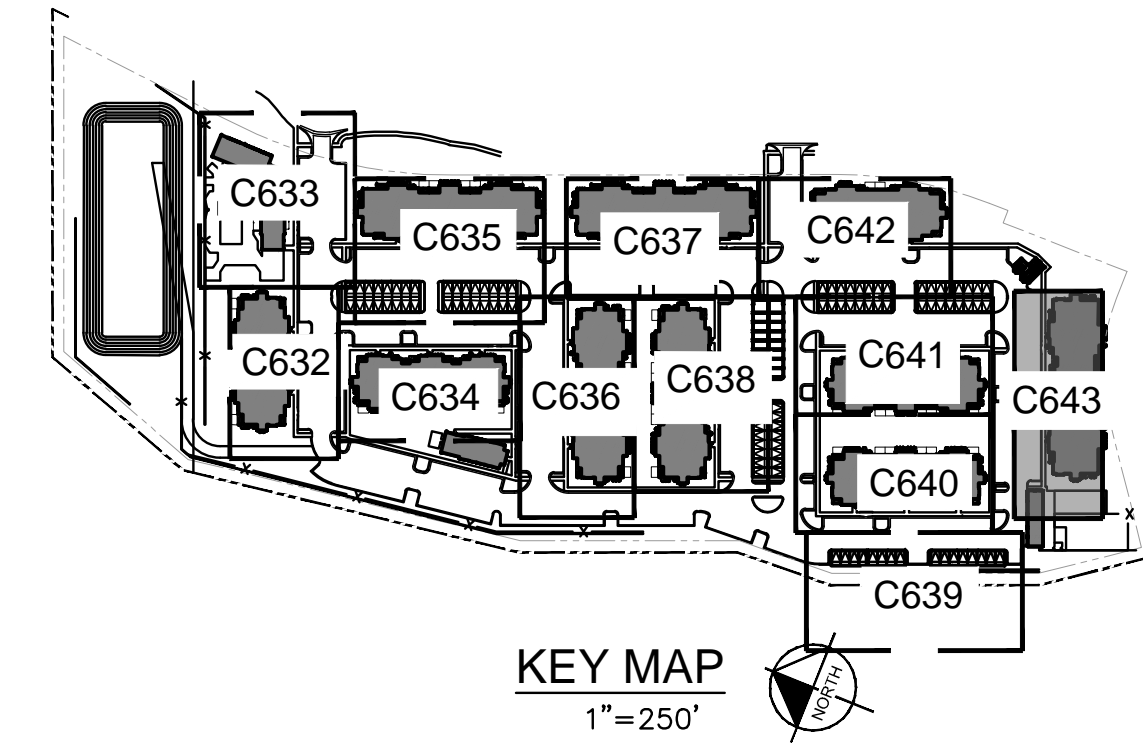
PROJECT NO.
 096302017
 SHEET
C642

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NOTES

1. REFER TO ARCHITECTURE PLANS FOR ROOF DRAIN POINT OF CONNECTION DETAILS.
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4. CLEANOUTS SHALL BE PROVIDED AT ALL BENDS. HS-20 LIDS SHALL BE PROVIDED IN ALL TRAFFIC AREAS.
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6. REFERENCE STORM PLANS FOR ADDITIONAL



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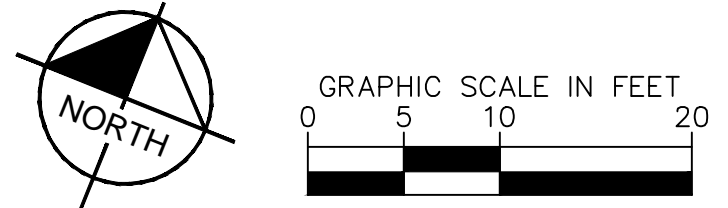
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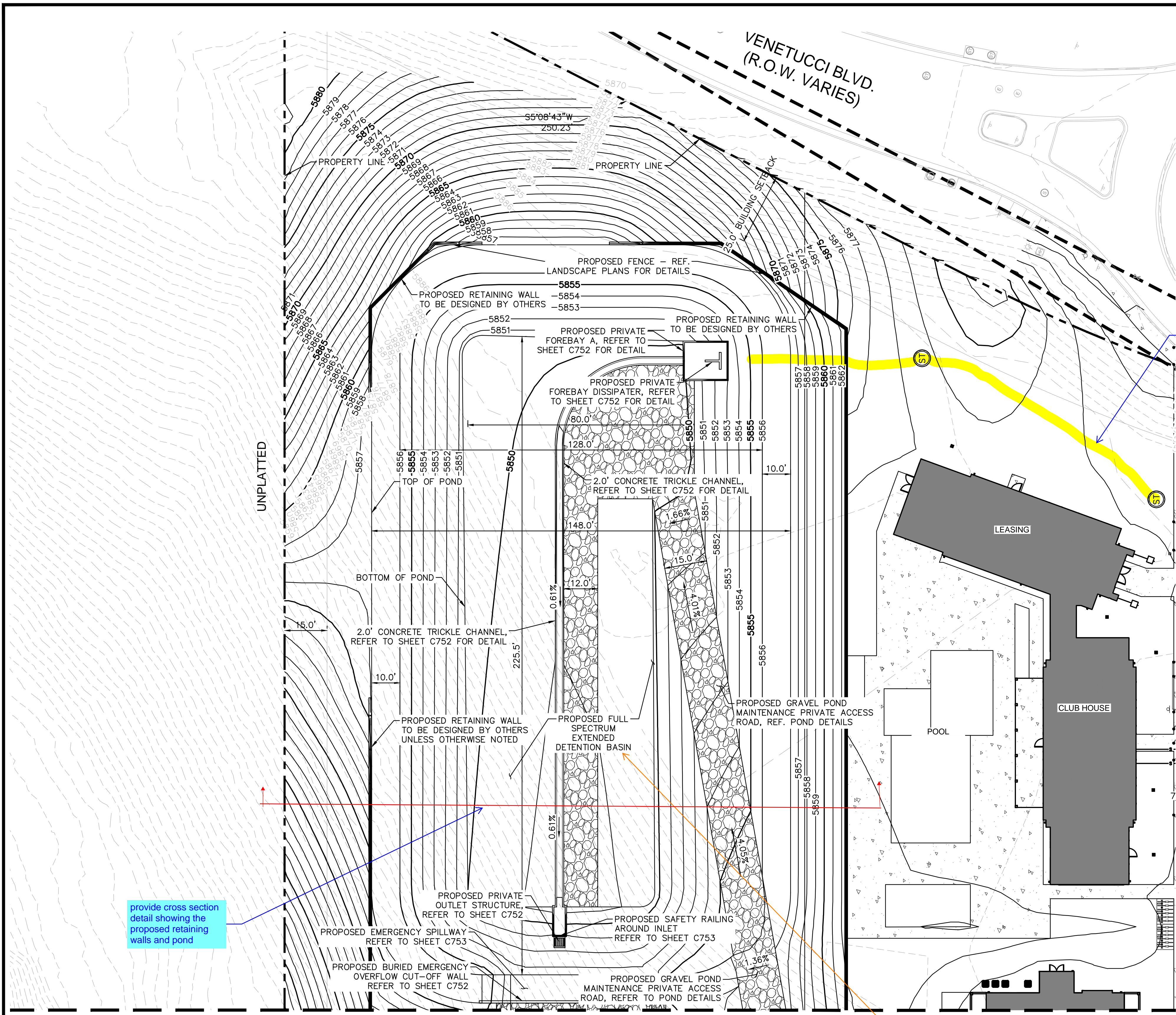
PROJECT NO.
096302017

SHEET
C643

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VENETUCCI BLVD.
(R.O.W. VARIES)

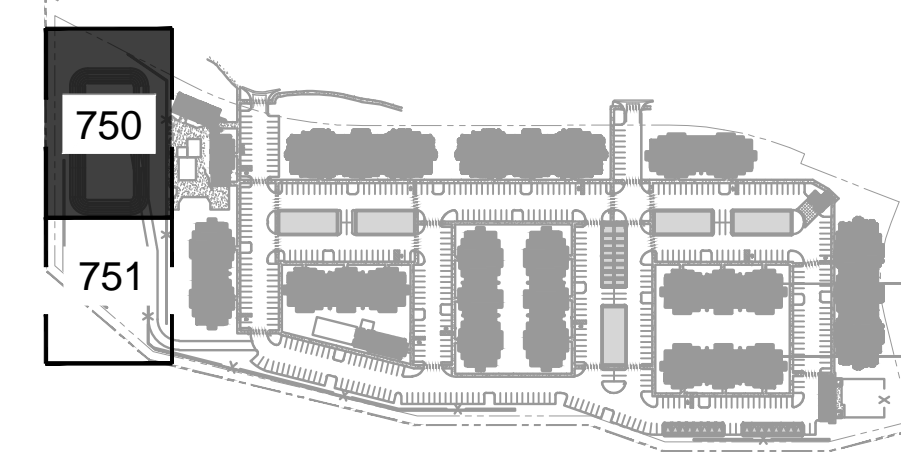
UNPLATTED

MATCHLINE - SEE SHEET 751 FOR CONTINUATION

provide cross section detail showing the proposed retaining walls and pond

show storm pipe

Assign a name/number to all PBMPs and then update all submitted text and drawings accordingly with consistent labeling throughout (example: "Pond A" or "Pond 1").



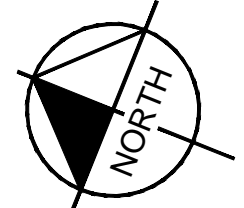
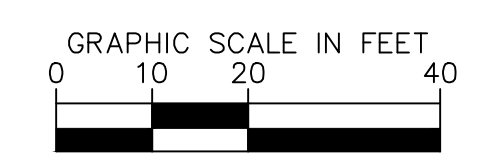
KEYMAP
NTS

LEGEND

- PROPERTY LINE
- XXXX PROPOSED MAJOR CONTOUR
- XXXX PROPOSED MINOR CONTOUR
- XXXX EXISTING MAJOR CONTOUR
- XXXX EXISTING MINOR CONTOUR
- PROPOSED CONCRETE SIDEWALK
- EMERGENCY SPILLWAY RIP RAP
- PROP. MAINTENANCE ACCESS ROAD GRAVEL
- PROPOSED RETAINING WALL
- PROPOSED FENCE
- PROPOSED STORM MANHOLE
- PROPOSED STORM INLET

NOTES

1. ALL SPOT ELEVATIONS ARE FINISHED GRADE UNLESS OTHERWISE NOTED.
2. MANHOLE AND INLET RIM ELEVATIONS SHALL BE AT FINISHED GRADE ELEVATION UNLESS OTHERWISE NOTED.
3. SLOPES WITHIN THE POND SHALL NOT EXCEED 4:1.



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DETENTION POND PLAN

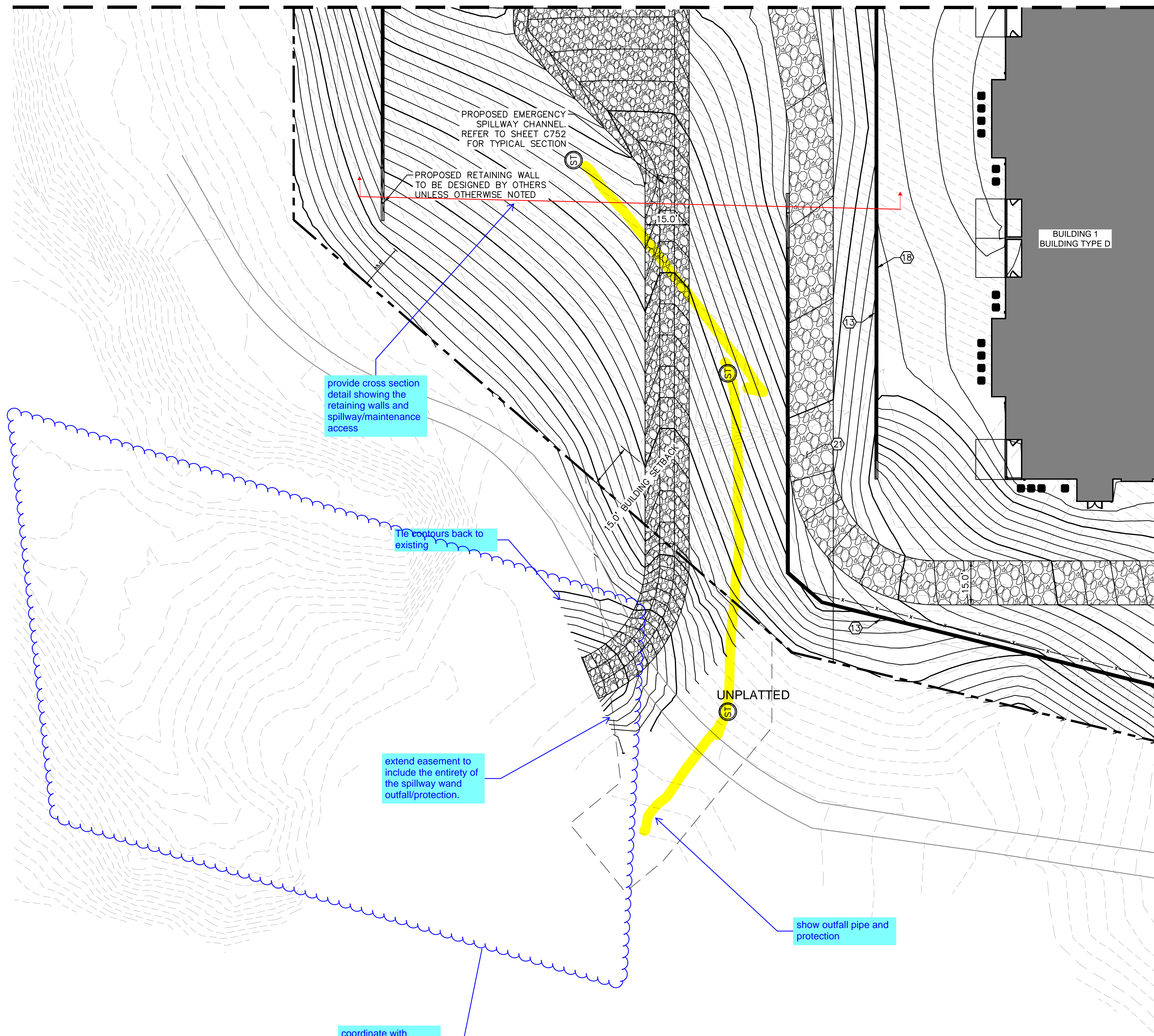
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096302017

SHEET
C750

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MATCHLINE - SEE SHEET 750 FOR CONTINUATION



LEGEND

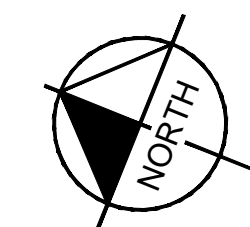
	PROPERTY LINE
	PROPOSED MAJOR CONTOUR
	PROPOSED MINOR CONTOUR
	EXISTING MAJOR CONTOUR
	EXISTING MINOR CONTOUR
	PROPOSED CONCRETE SIDEWALK
	EMERGENCY SPILLWAY RIP RAP
	PROP. MAINTENANCE ACCESS ROAD GRAVEL
	PROPOSED RETAINING WALL
	PROPOSED FENCE
	PROPOSED STORM MANHOLE
	PROPOSED STORM INLET

NOTES

1. ALL SPOT ELEVATIONS ARE FINISHED GRADE UNLESS OTHERWISE NOTED.
2. MANHOLE AND INLET RIM ELEVATIONS SHALL BE AT FINISHED GRADE ELEVATION UNLESS OTHERWISE NOTED.
3. SLOPES WITHIN THE POND SHALL NOT EXCEED 4:1.

ABBREVIATIONS

BOW	FINISHED GRADE AT BOTTOM OF WALL
FG	FINISHED GRADE
FL	FLOW LINE ELEVATION
SW	SIDEWALK ELEVATION
TOW	FINISHED GRADE AT TOP OF WALL



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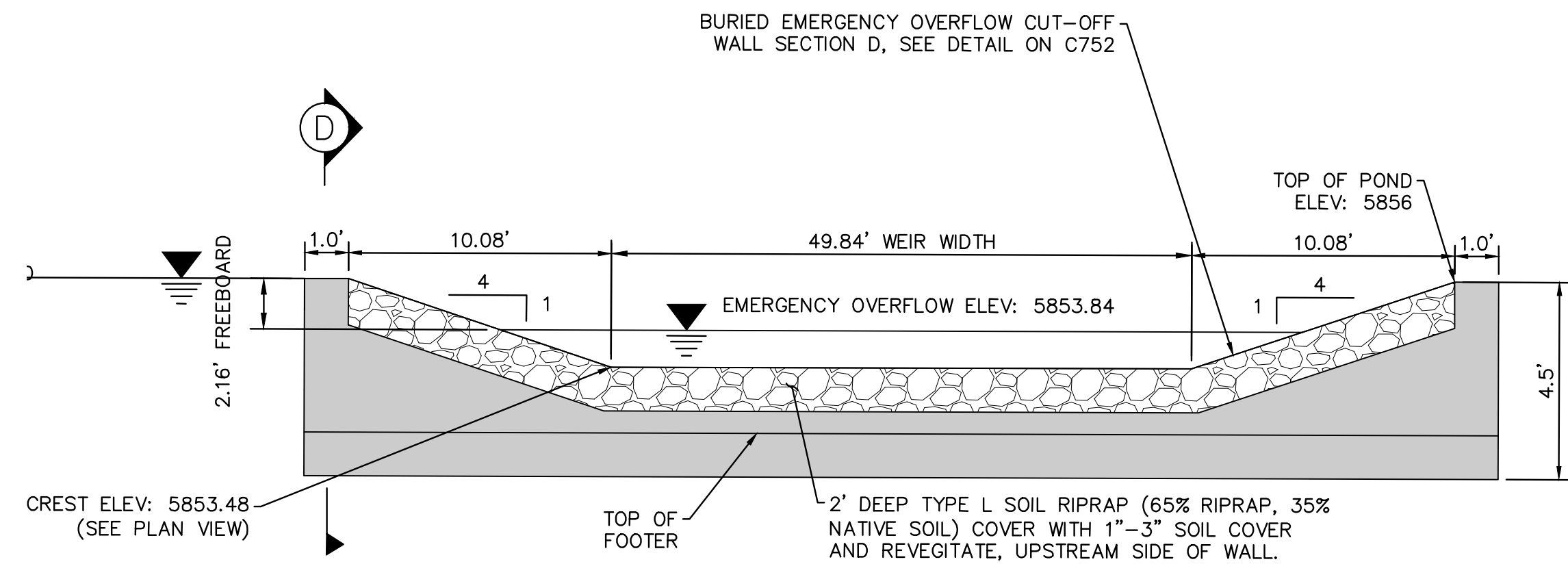
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C751

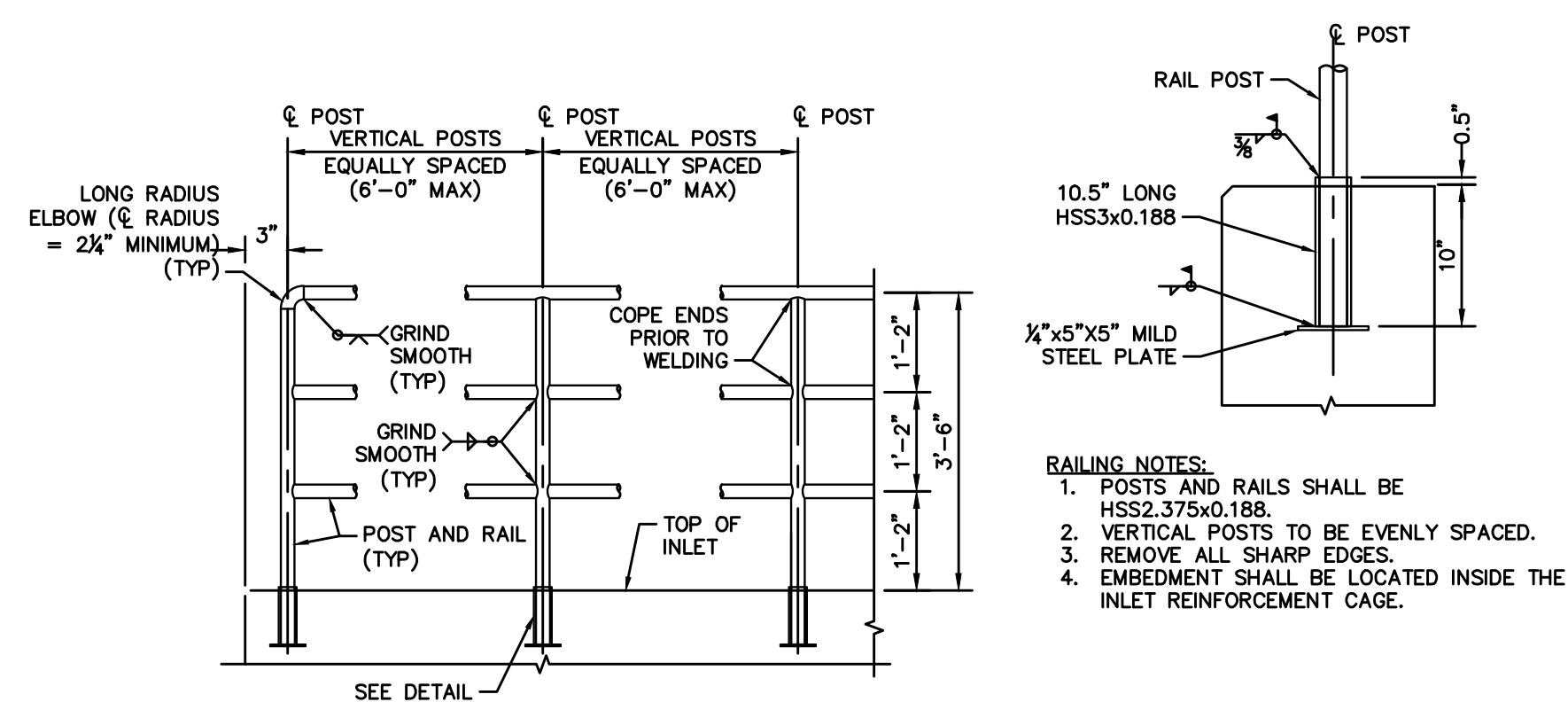
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EMERGENCY SPILLWAY PROFILE
N.T.S.



OUTLET STRUCTURE SAFETY RAILING DETAIL N.T.S.

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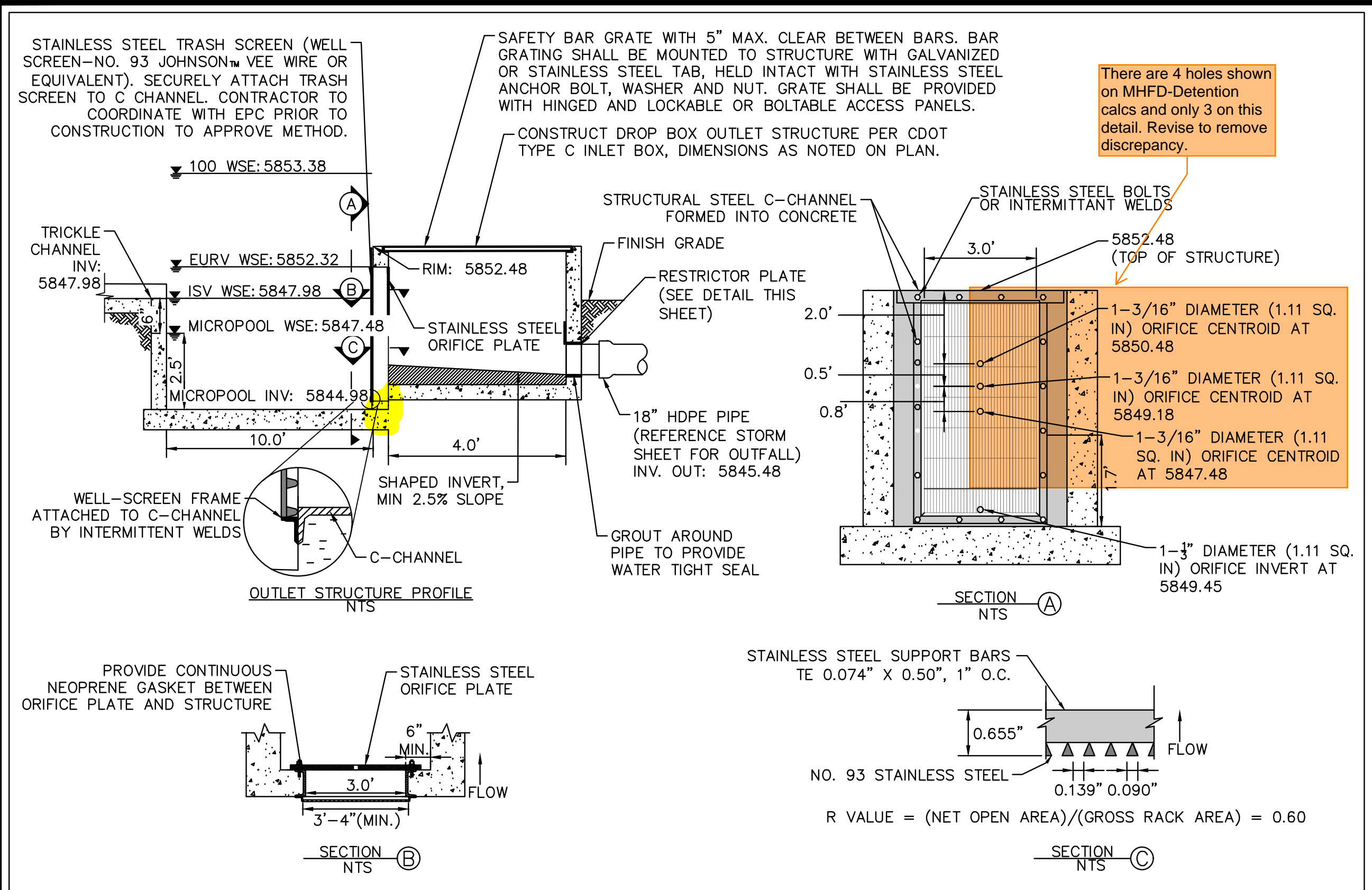
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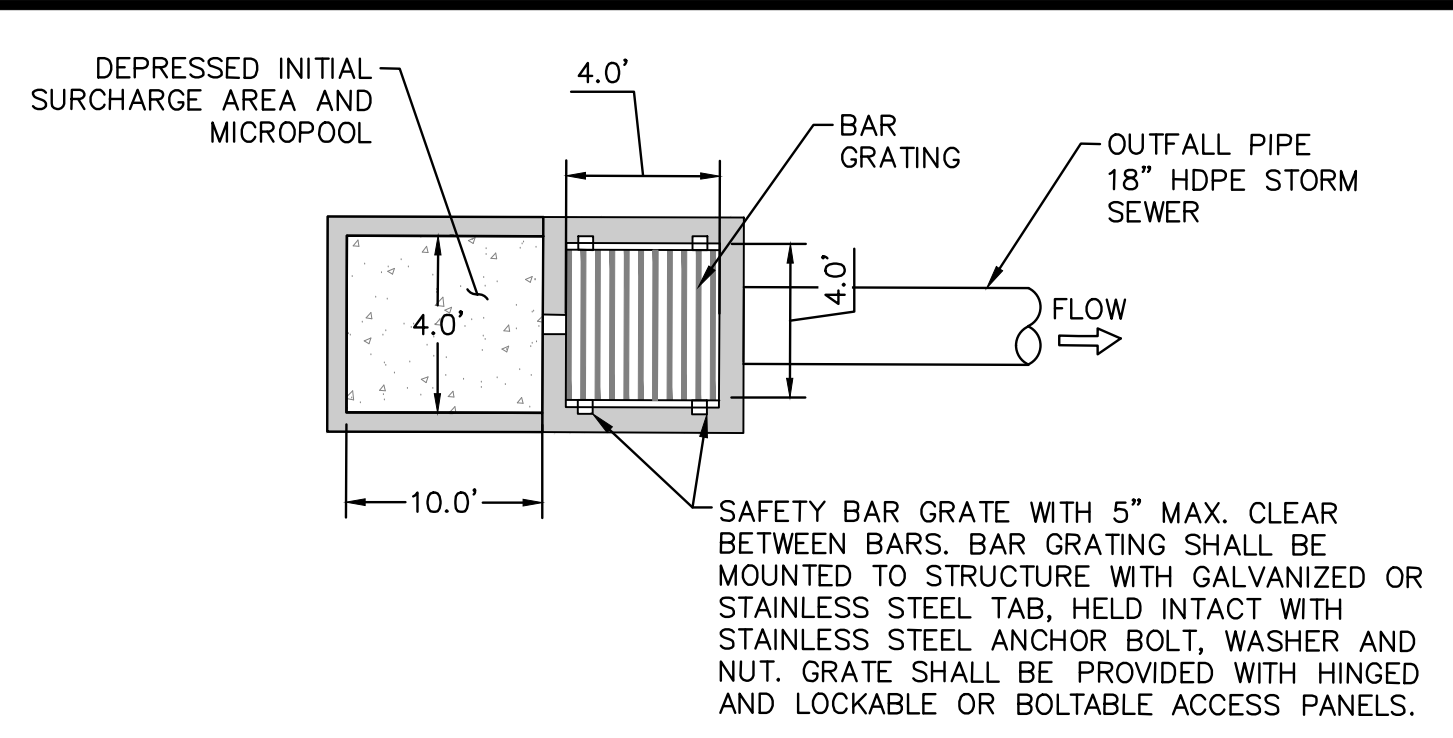
PROJECT NO.
096302017

SHEET

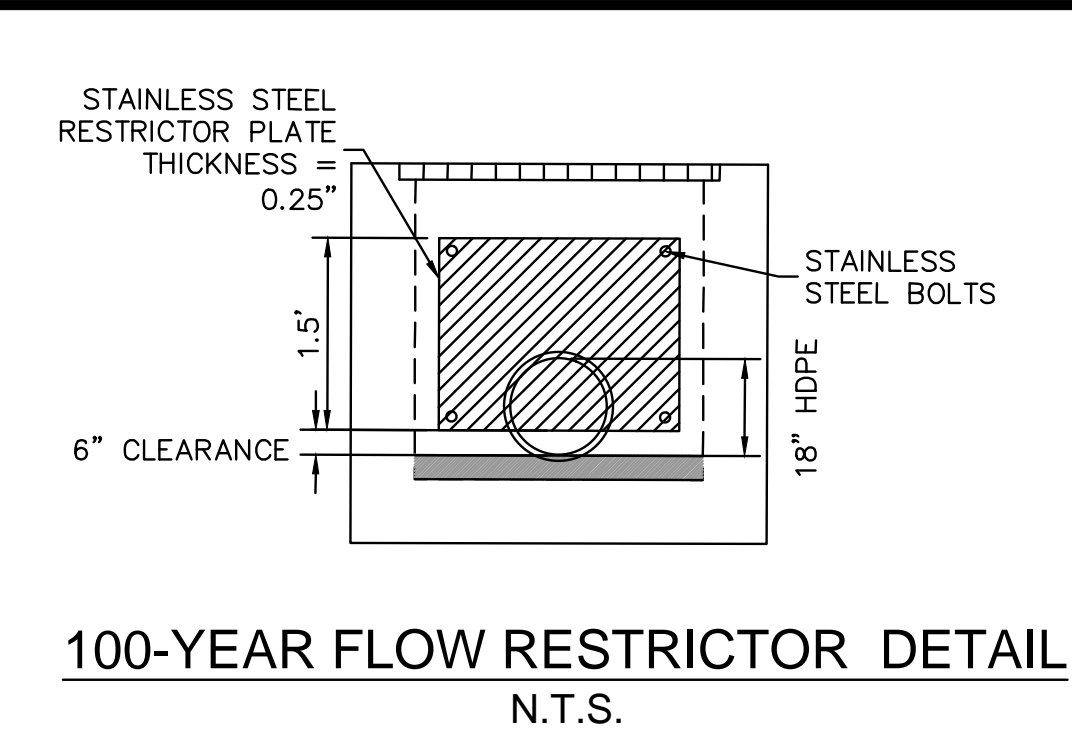
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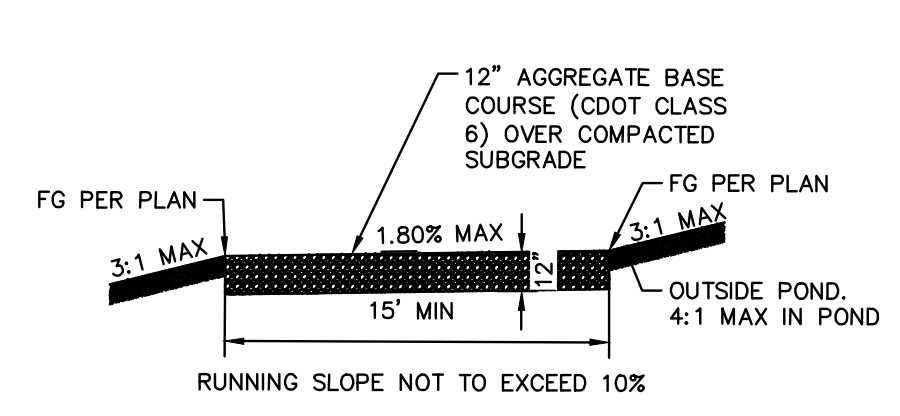
OUTLET STRUCTURE PROFILE DETAIL N.T.S.



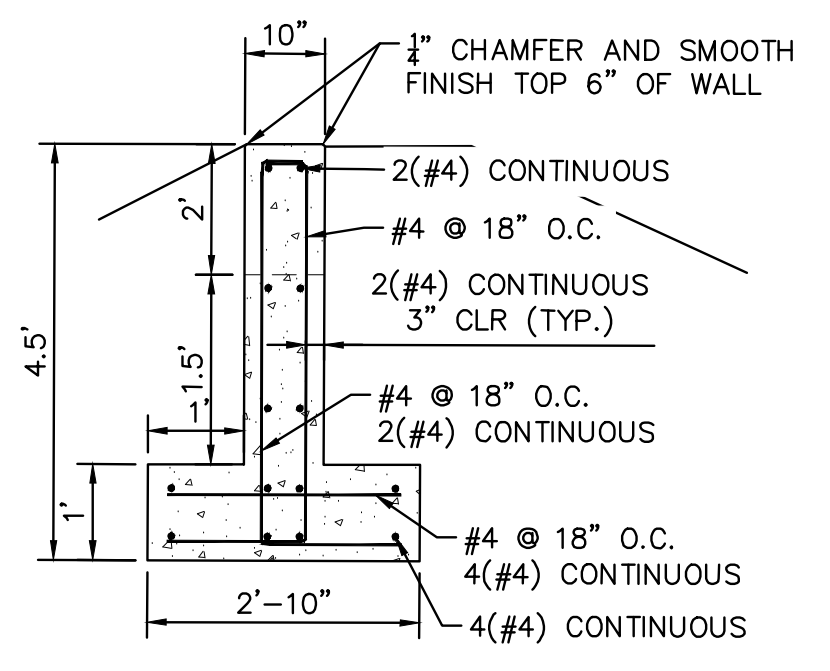
OUTLET STRUCTURE PLAN VIEW DETAIL N.T.S.



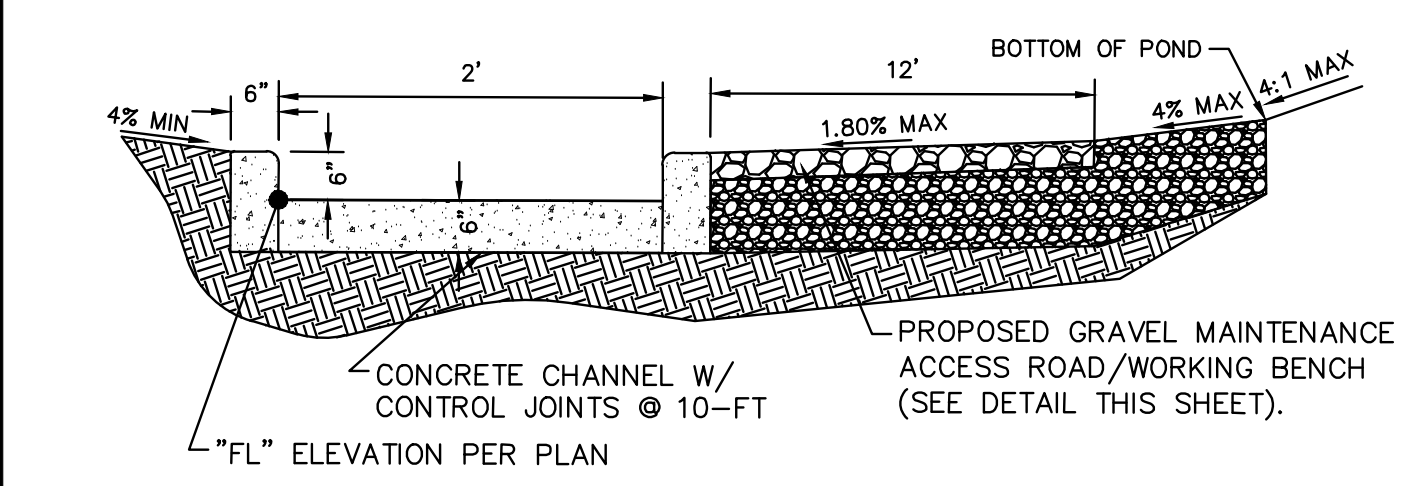
100-YEAR FLOW RESTRICTOR DETAIL N.T.S.



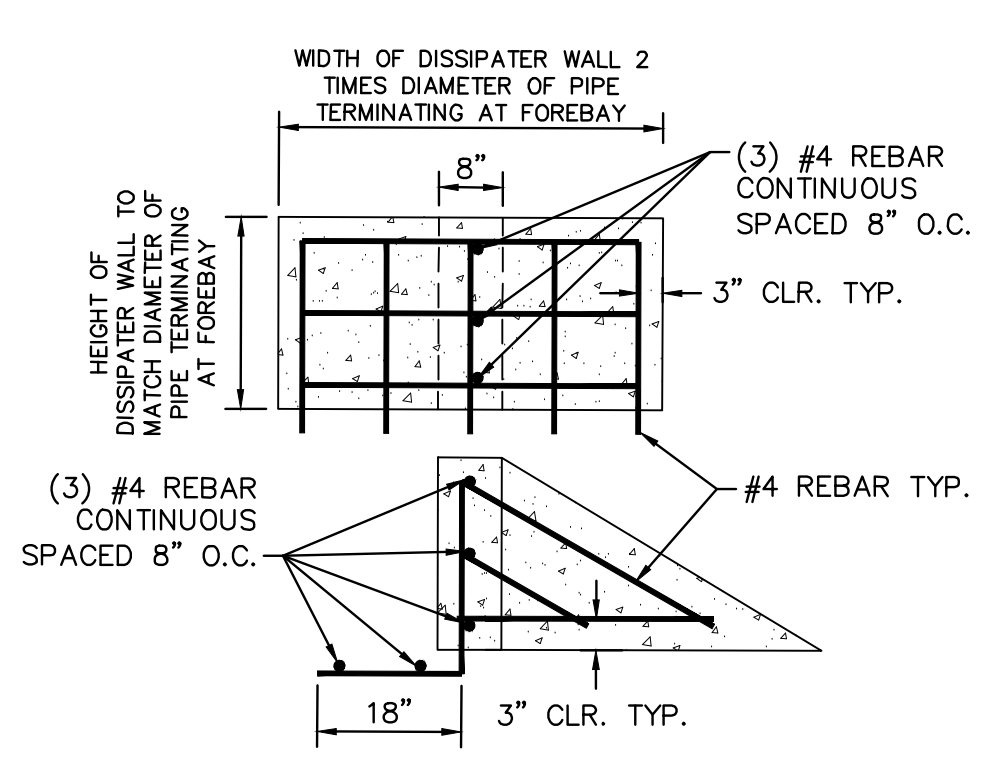
MAINTENANCE ROAD CROSS SECTION N.T.S.



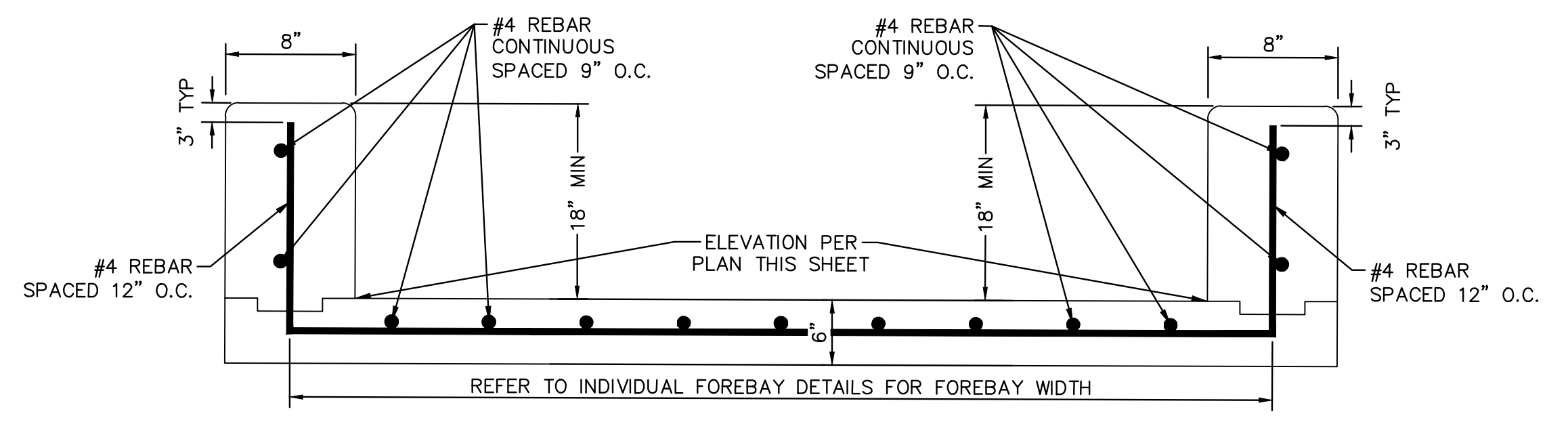
BURIED EMERGENCY OVERFLOW CUT-OFF WALL SECTION D N.T.S.



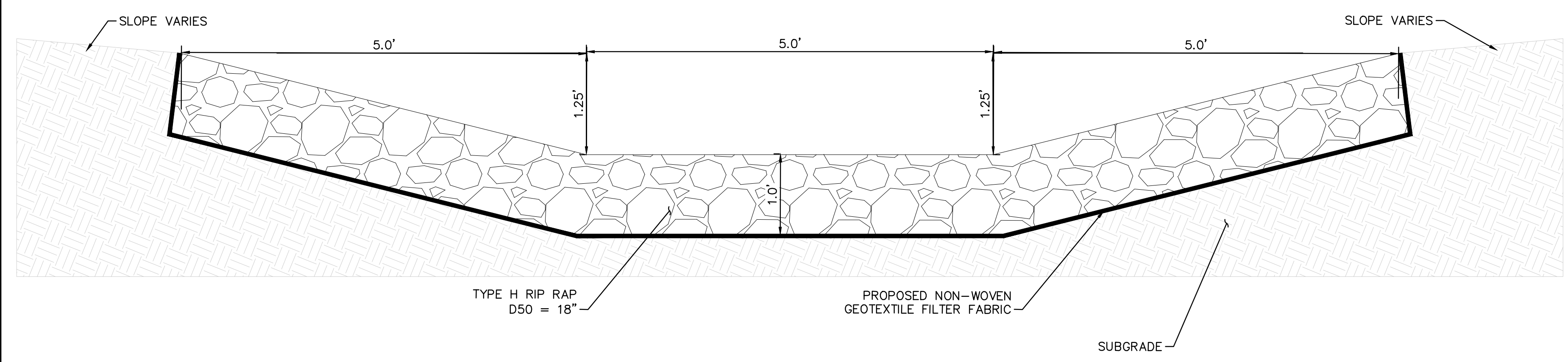
TRICKLE CHANNEL TYPICAL SECTION N.T.S.



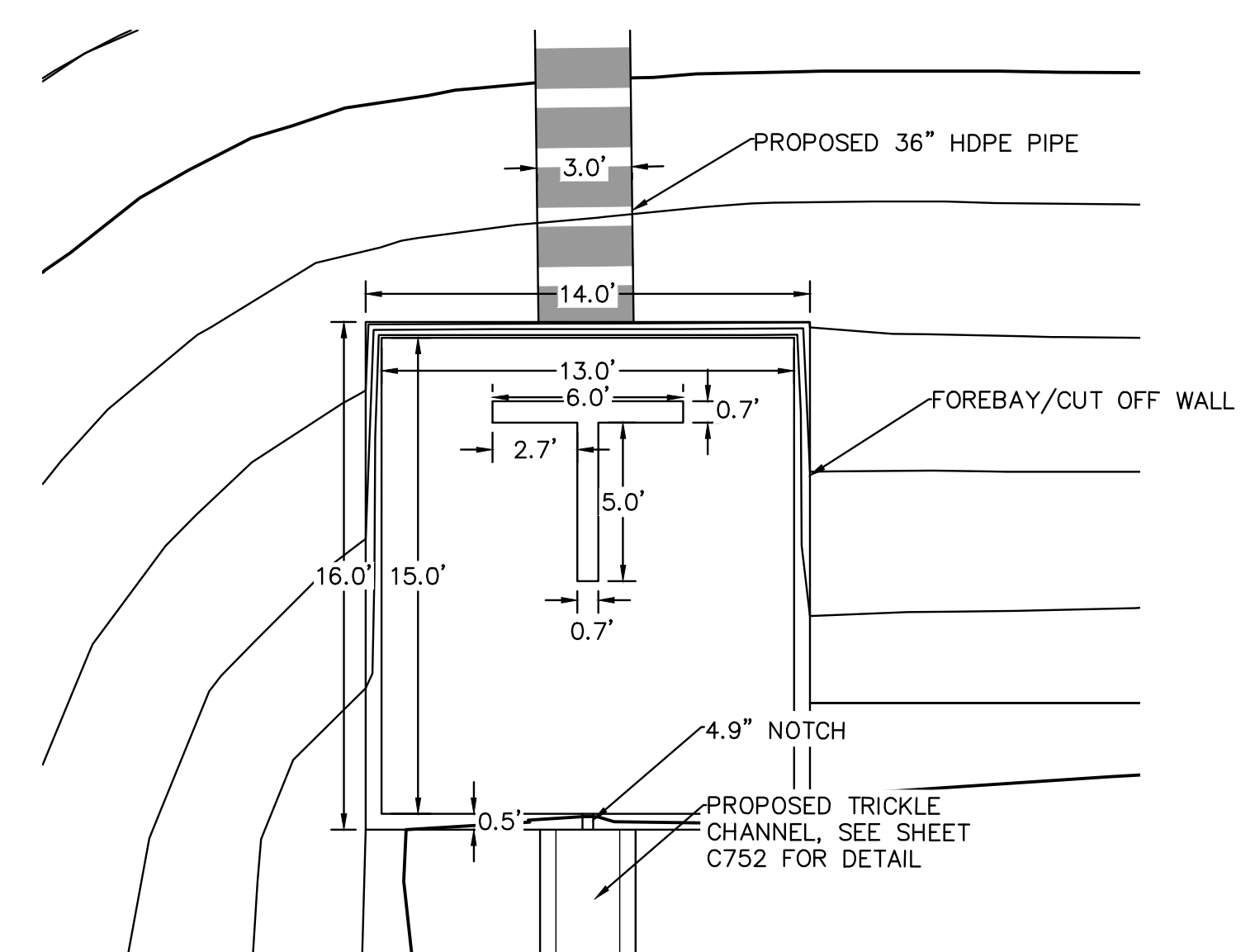
FOREBAY "T" DISSIPATER DETAIL N.T.S.



FOREBAY TYPICAL WALL SECTION N.T.S.



EMERGENCY SPILLWAY CHANNEL- CROSS SECTION DETAIL N.T.S.



FOREBAY PLAN VIEW DETAIL N.T.S.

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VENTURE ON VENETUCCI
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POND DETAILS

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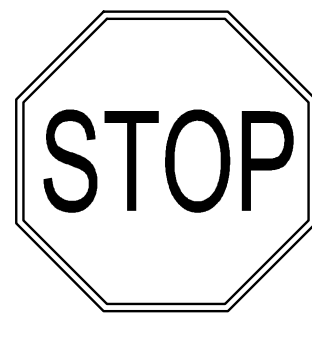
PROJECT NO.
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SHEET
C753



12"x18"
MINIMUM SIZE

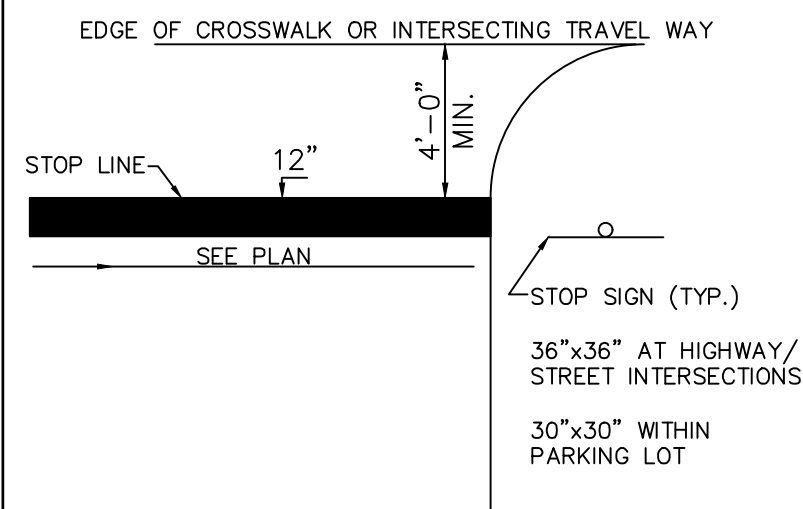
**MUTCD R8-31 FIRE LANE
SIGN DETAIL**
NOT TO SCALE



30"x30"
MINIMUM SIZE

BACKGROUND
4090 (3M-WHITE DIAMOND GRADE) OR EQUIVALENT
FOREGROUND
1172 C (3M-RED EC FILM) OR EQUIVALENT

MUTCD R1-1 SIGN DETAIL

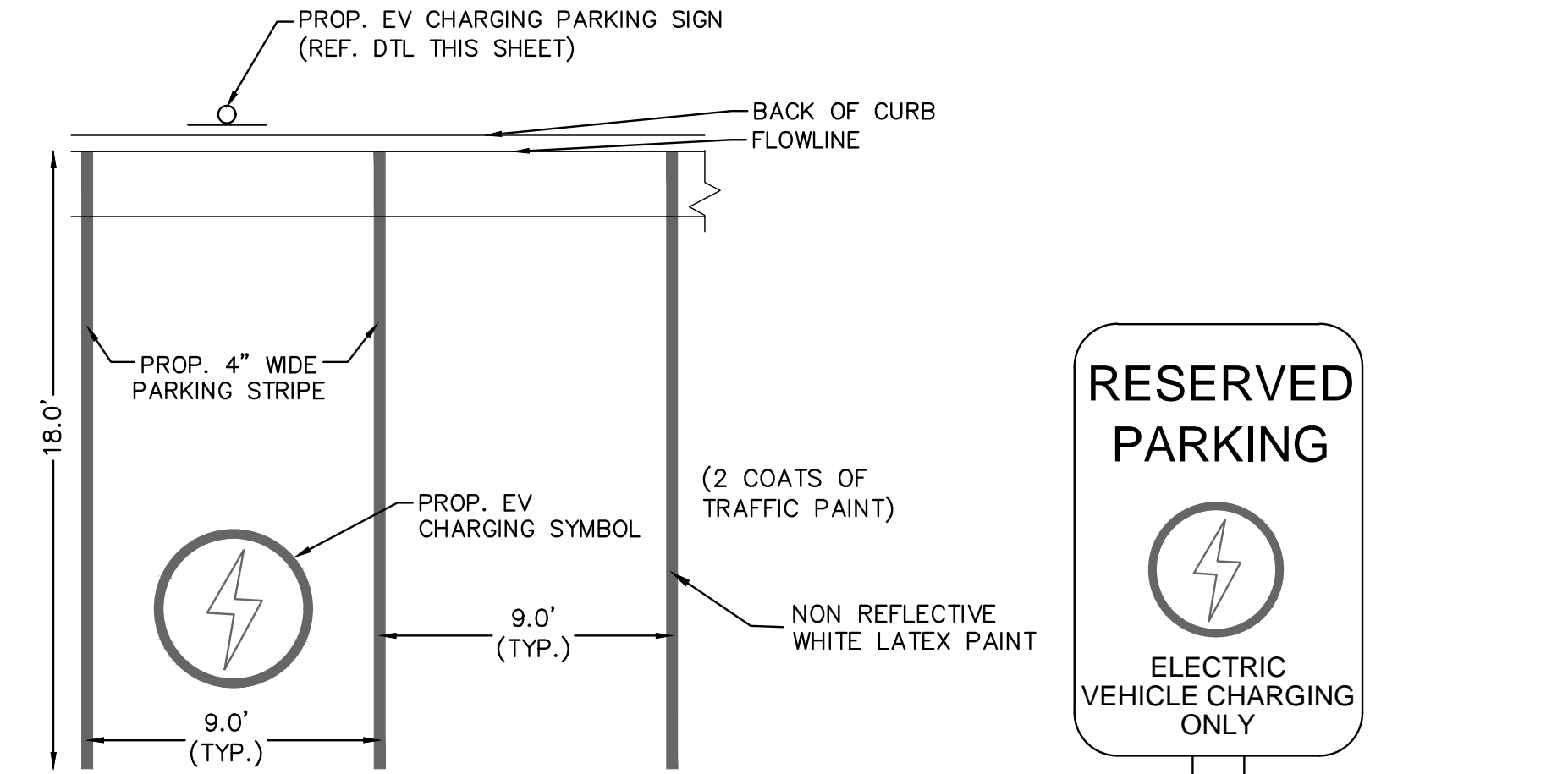


NOTE:

- WORDS AND LINES SHALL BE APPLIED IN ACCORDANCE WITH SECTIONS 3B.16 AND 3B.20 OF THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES FOR STREETS AND HIGHWAYS.
- THESE WORDS AND BAR ARE TO BE PAINTED RETROREFLECTIVE WHITE.

**STOP SIGNAGE AND
MARKING**

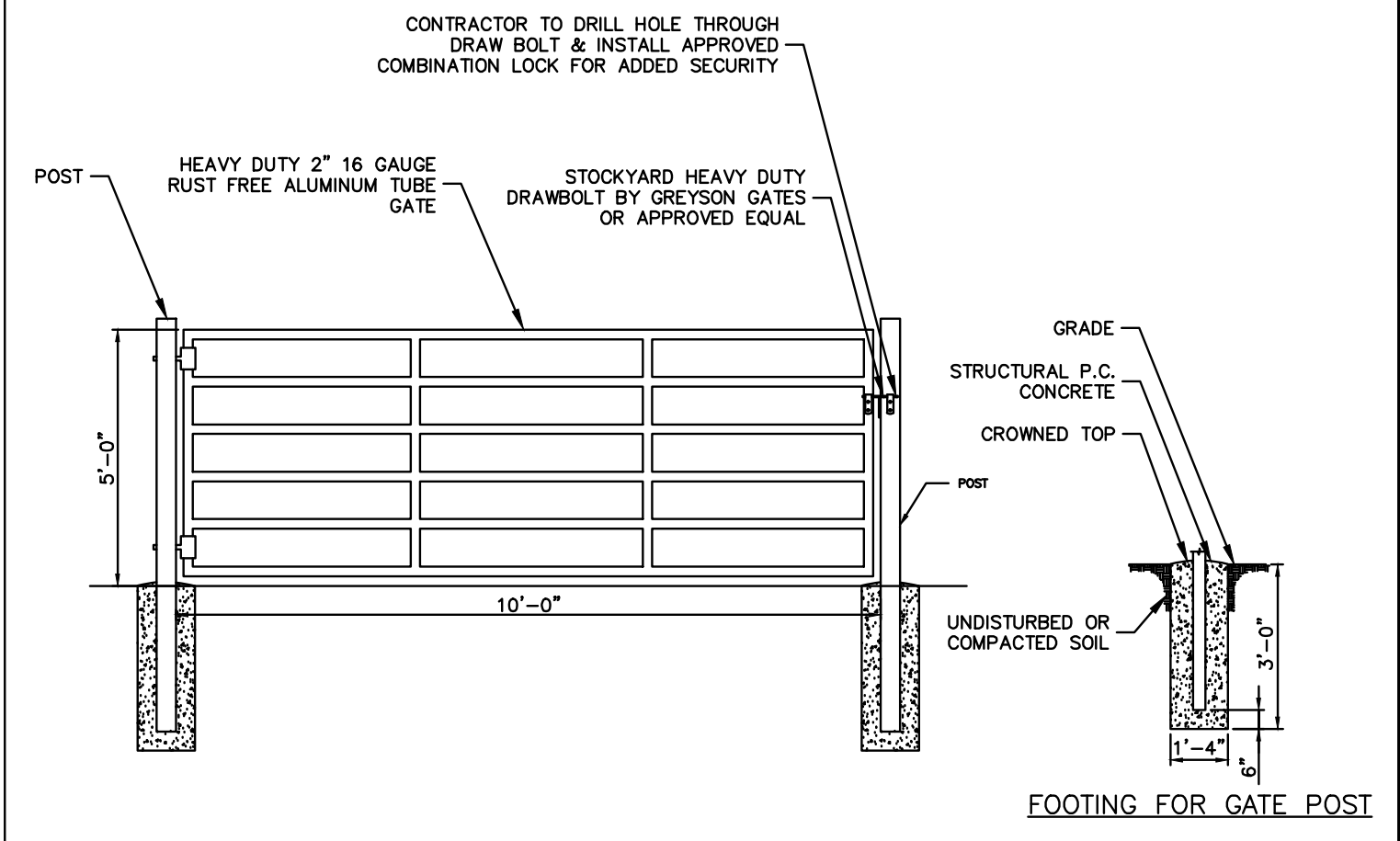
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ELECTRIC VEHICLE PARKING DETAIL

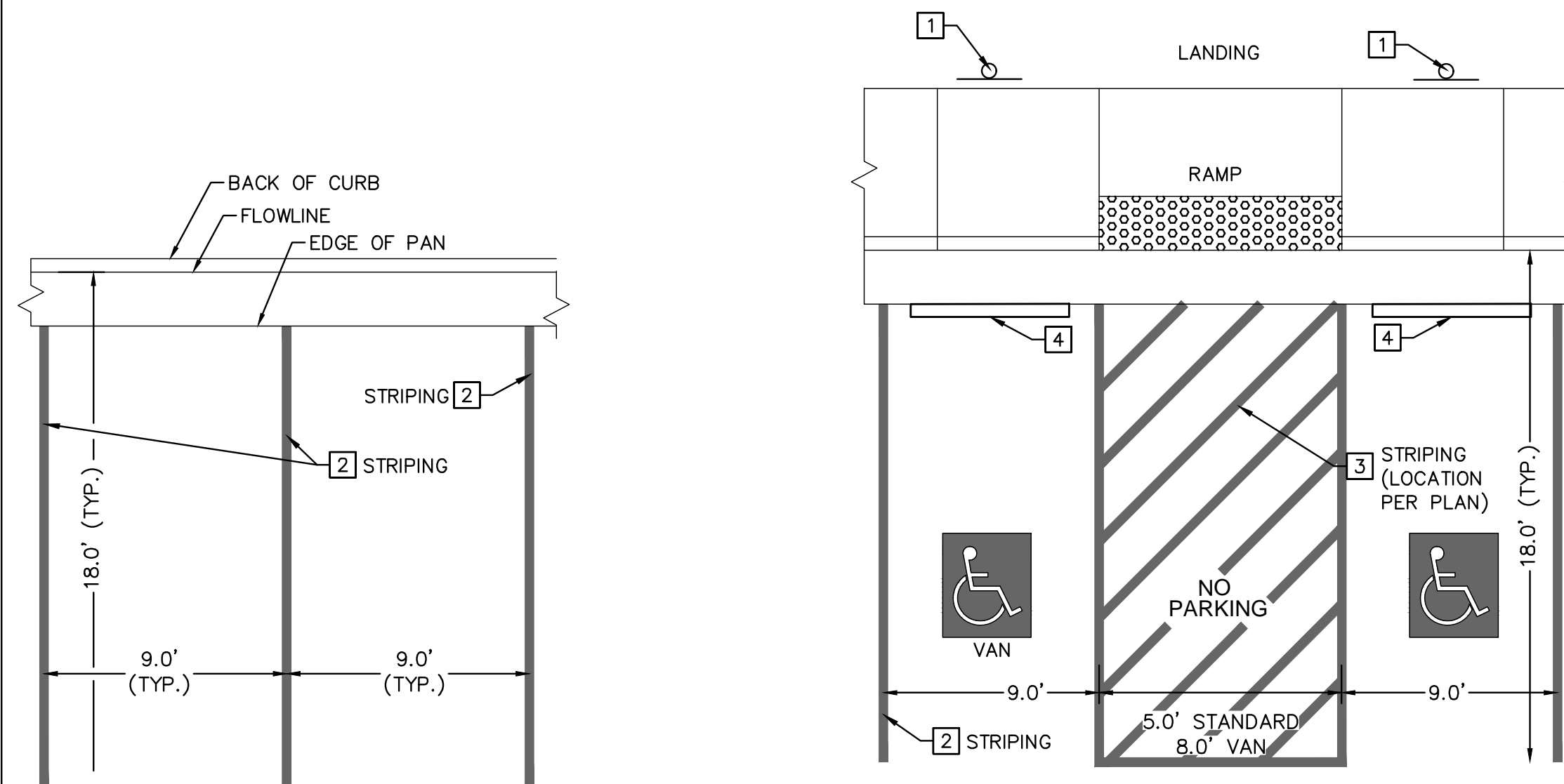
N.T.S.

EV CHARGING PARKING SIGNAGE



POND MAINTENANCE ACCESS GATE DETAIL

N.T.S.



STANDARD PARKING DETAIL

N.T.S.

ACCESSIBLE PARKING DETAIL

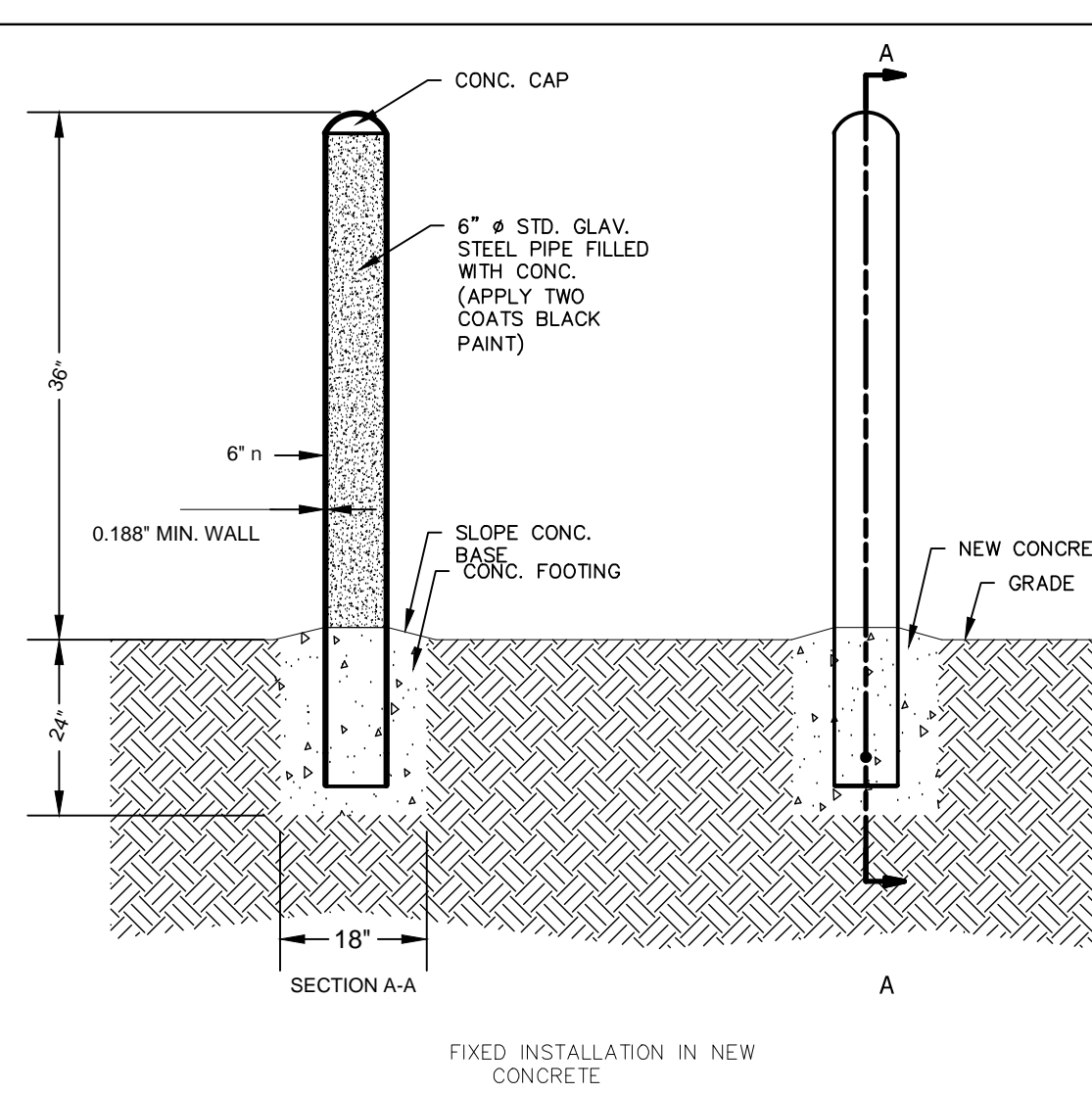
N.T.S.

*ALL STALLS ARE STANDARD UNLESS OTHERWISE NOTED ON PLAN.

- PROPOSED ADA SIGNAGE. BOTTOM OF SIGN TO BE MOUNTED 5' ABOVE FINISHED GRADE.
- PROPOSED 4" WIDE PARKING STRIPE
- PROPOSED 4" WIDE DIAGONAL PAVEMENT MARKINGS AT 36" ON CENTER
- PROPOSED WHEEL STOP BLOCK

PARKING DETAILS

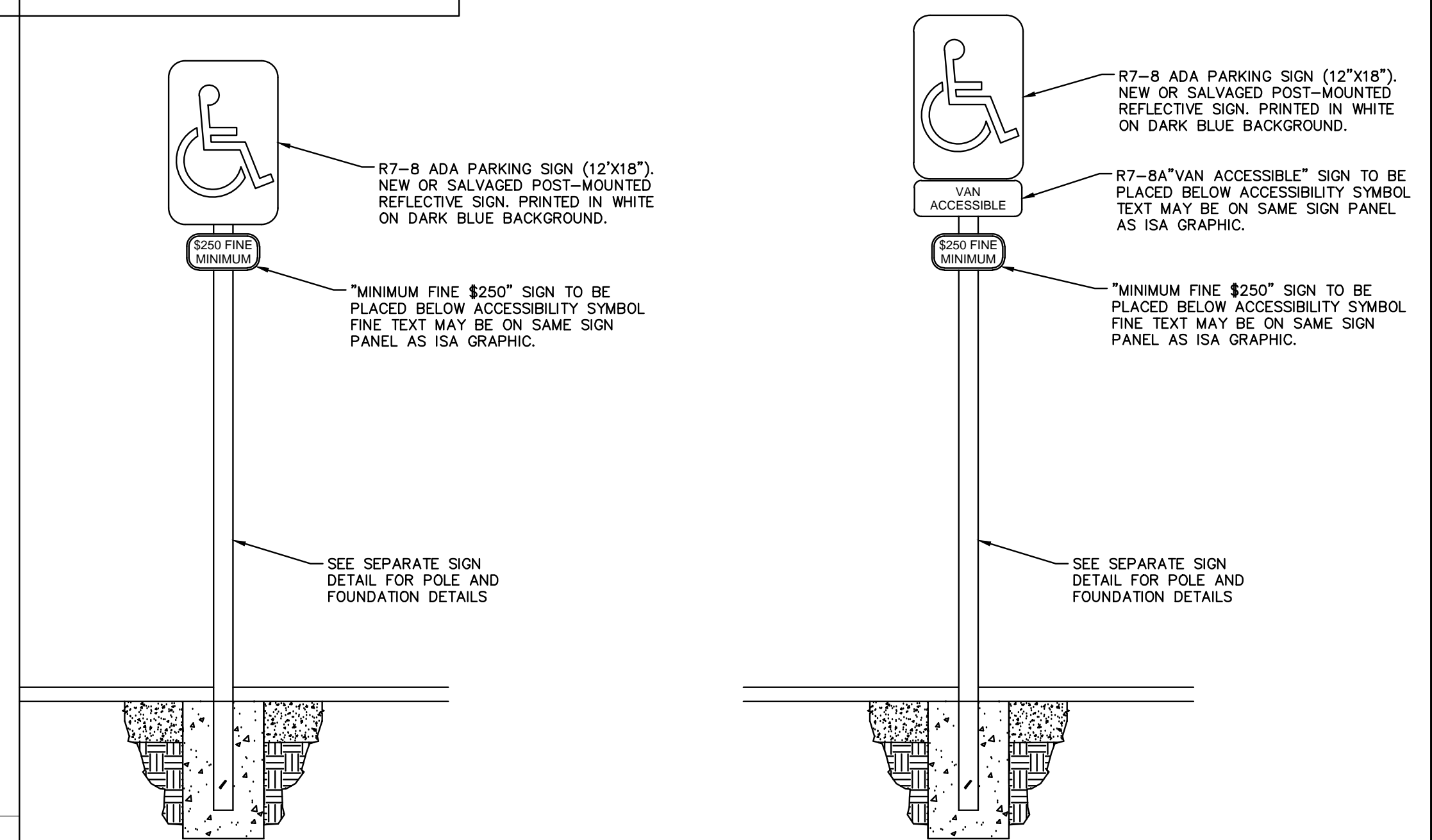
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NOTES:
1) EMBEDMENT DETAILS ARE FOR REFERENCE ILLUSTRATION ONLY. MINIMUM FOUNDATION SIZES DEPEND ON LOCAL SOIL CONDITIONS, WEATHER CONDITIONS, AND ENGINEERING REQUIREMENTS.

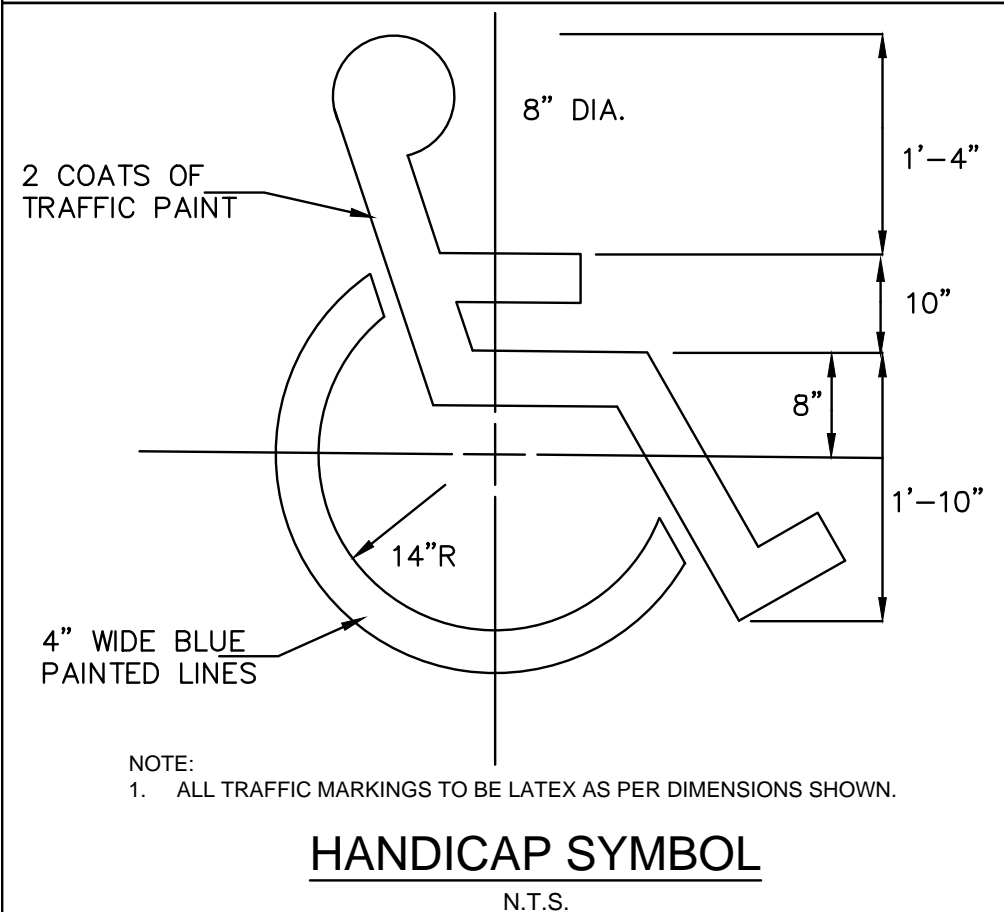
BARRIER BOLLARD

SECTION
N.T.S.



ADA PARKING SIGN DETAILS

N.T.S.



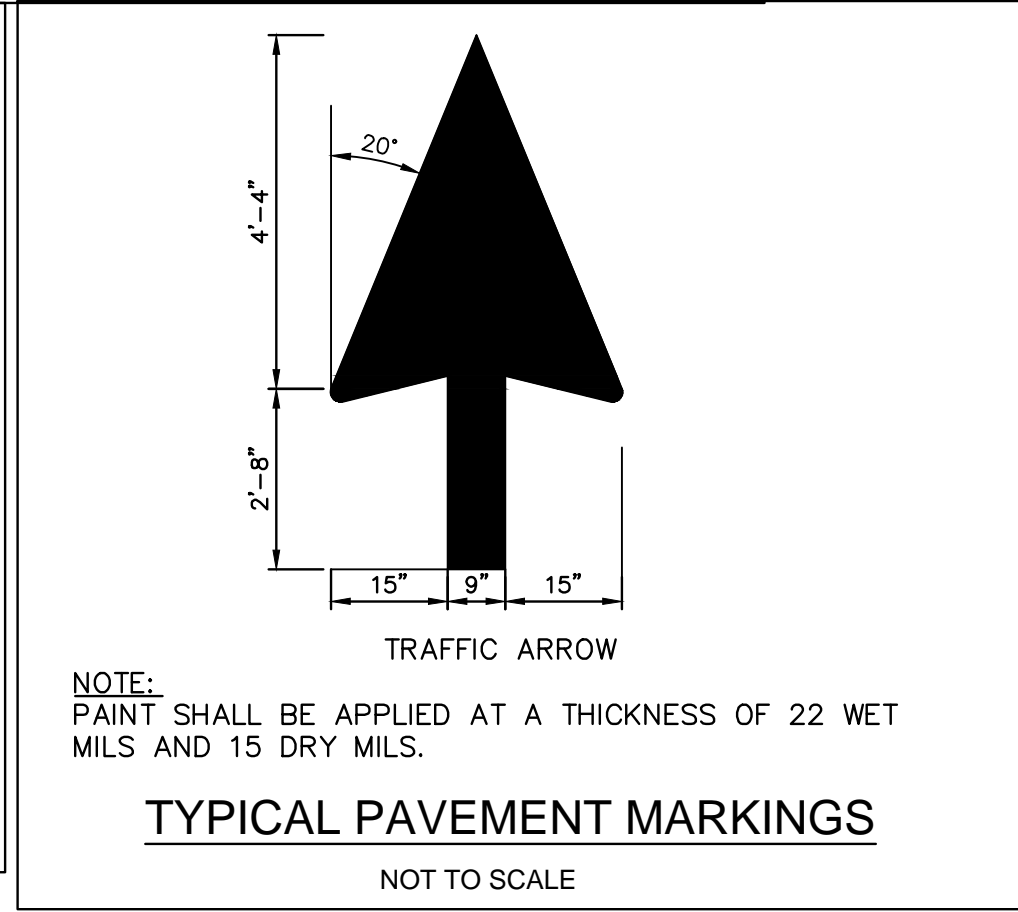
HANDICAP SYMBOL

N.T.S.



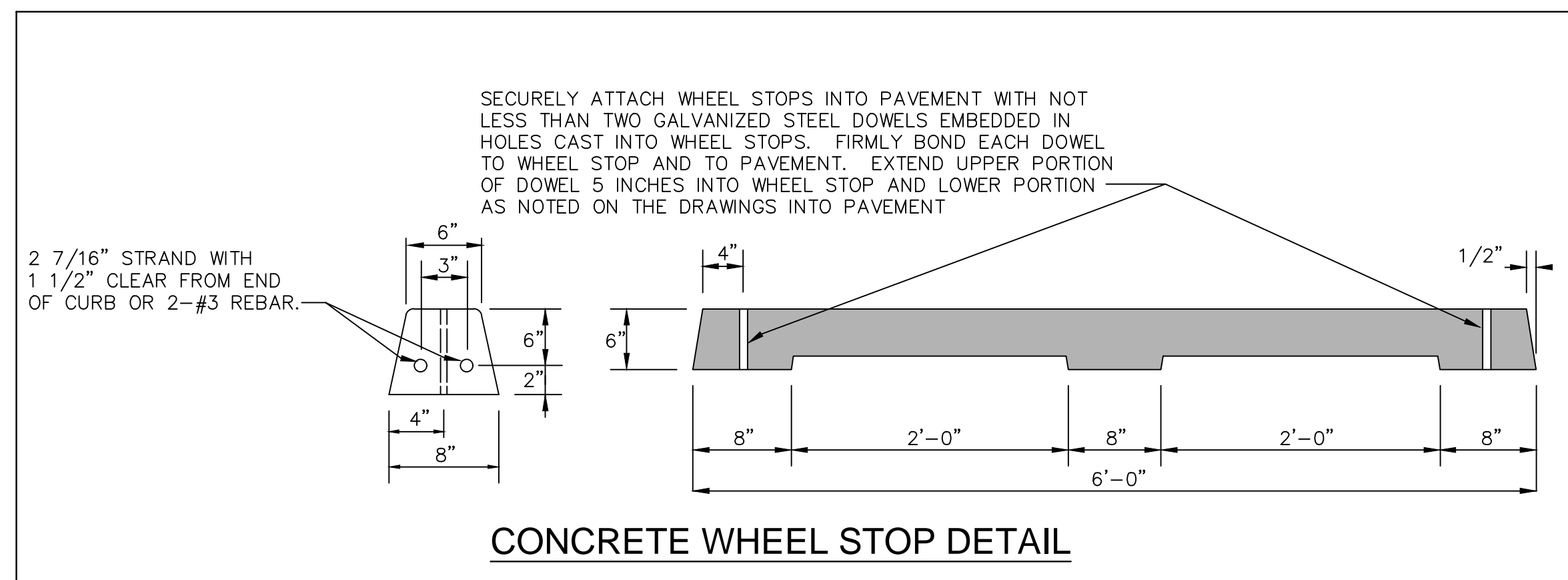
**MUTCD R7-8 AND R7-8a
ACCESSIBLE PARKING
SIGN**

N.T.S.



TYPICAL PAVEMENT MARKINGS

NOT TO SCALE



CONCRETE WHEEL STOP DETAIL

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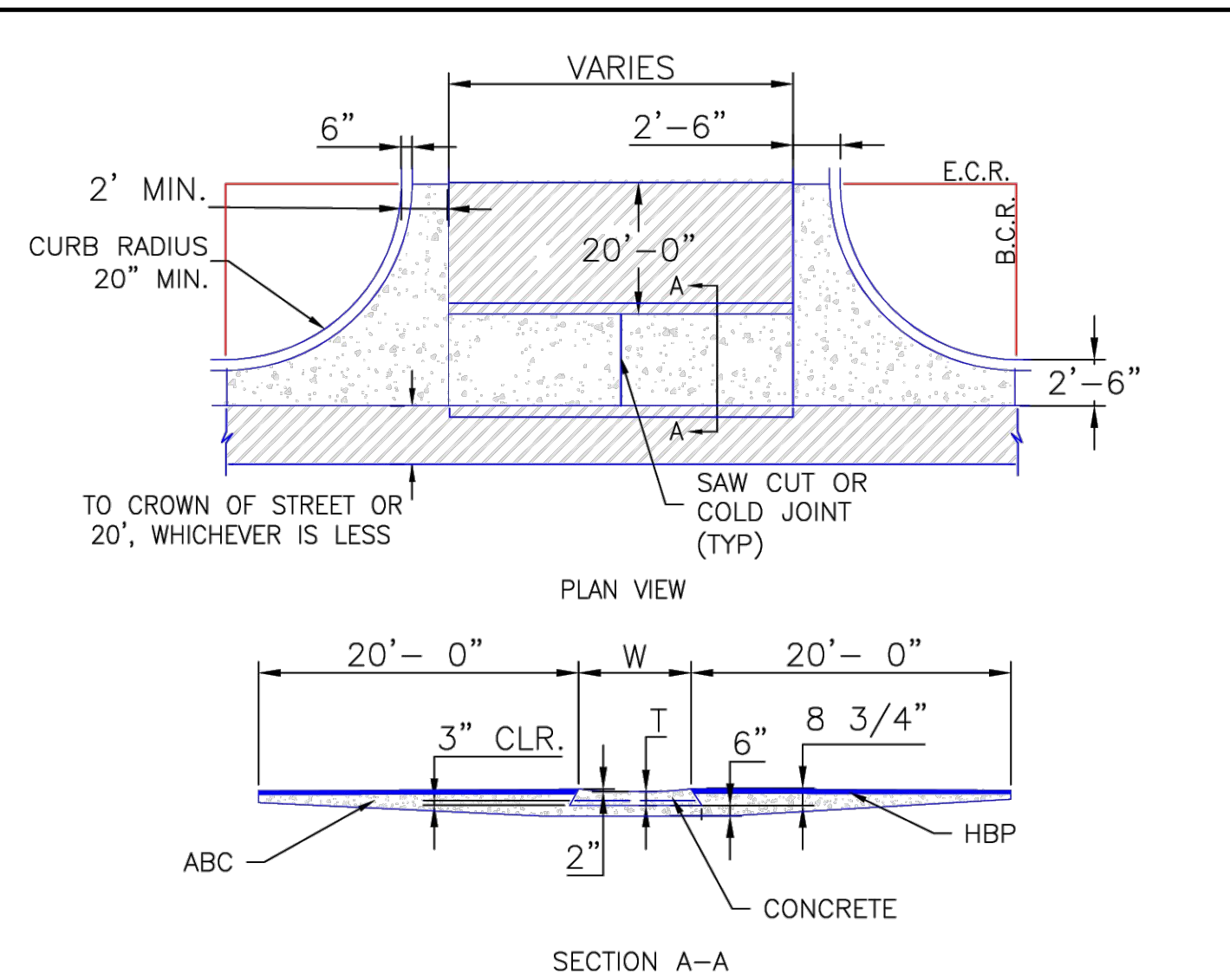
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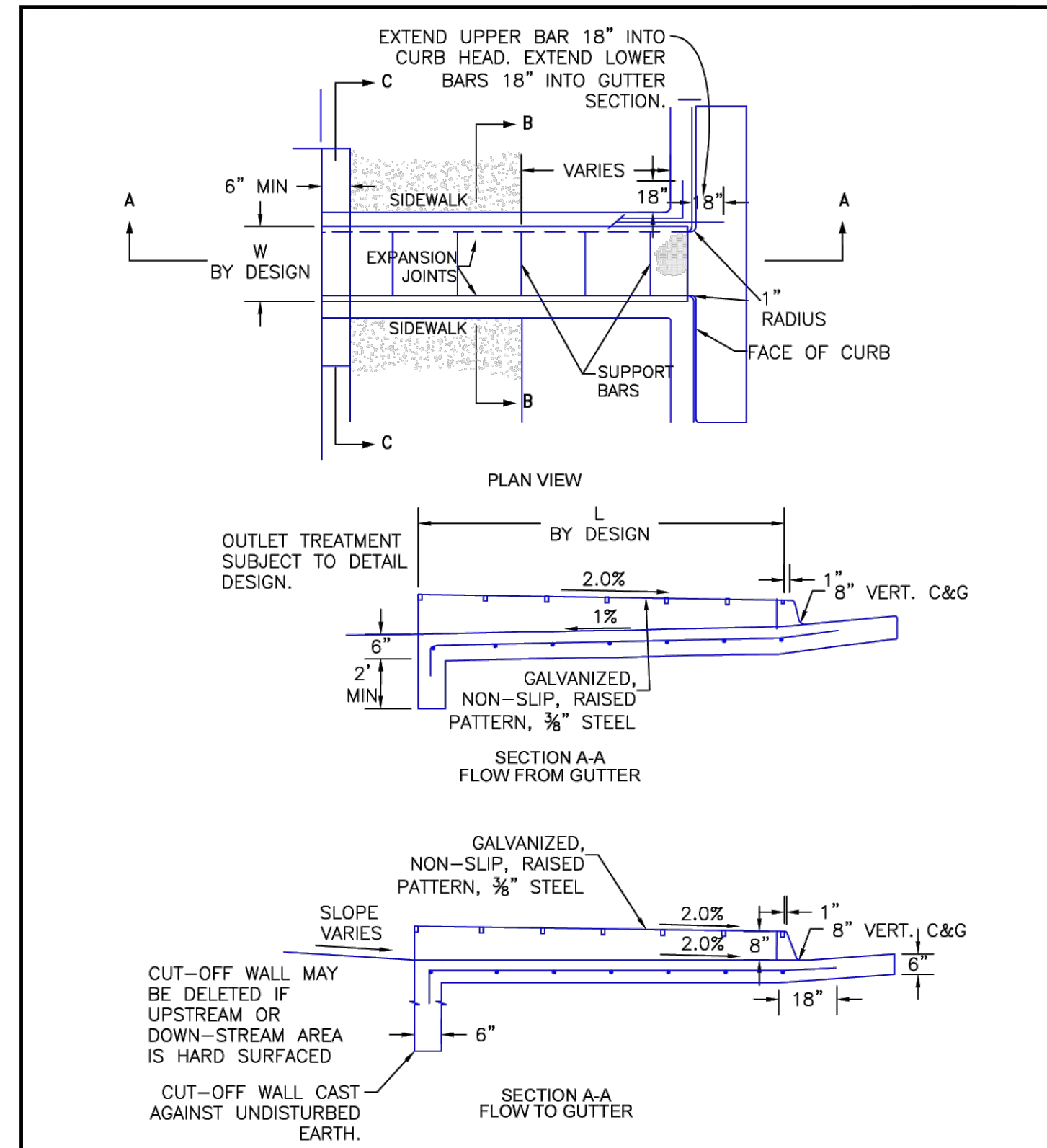




- NOTES
1. W - WIDTH SHALL BE 6' FOR LOCAL, 8' FOR COLLECTORS, AND 10' FOR ARTERIAL ROADS.
 2. T - SQUARED-OFF RETURN TO BE POURED MONOLITHICALLY, 8" PCC FOR LOCAL ROADS, 9" FOR COLLECTORS WITH 6x6 - 4.4 W.W.F. OR #4 REINFORCING BAR @ 18" EACH WAY.
 3. [Hatched Area] = 3" MINIMUM ASPHALT DEPTH (2 LIFTS).
 4. DESIGN TO SPECIFY ELEVATIONS AT PI AND PCR.

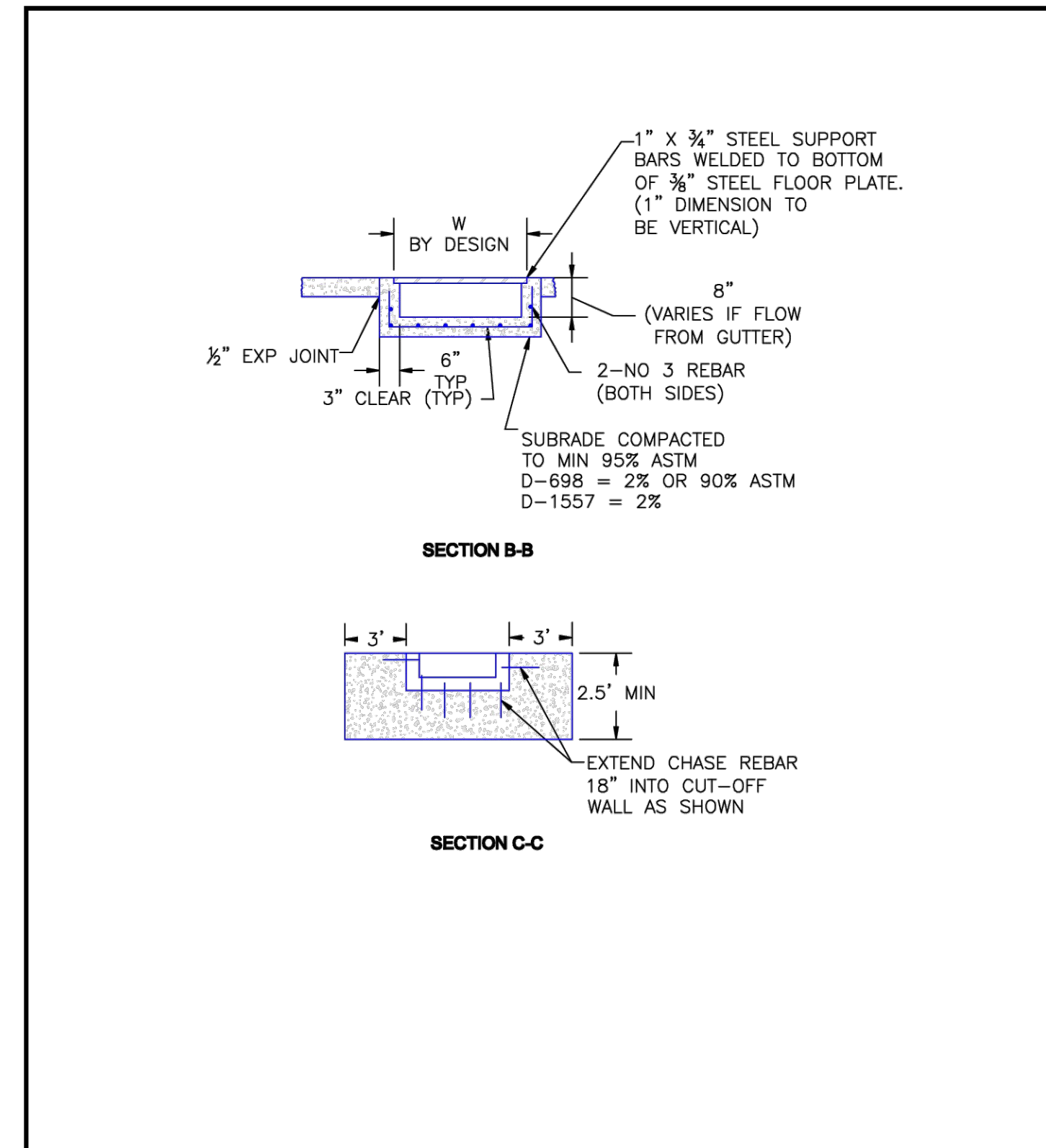
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8/11/11	Typical Cross Plan Layout Detail Standard Drawing	
André P. Brackin	12/8/15	SD_2-26



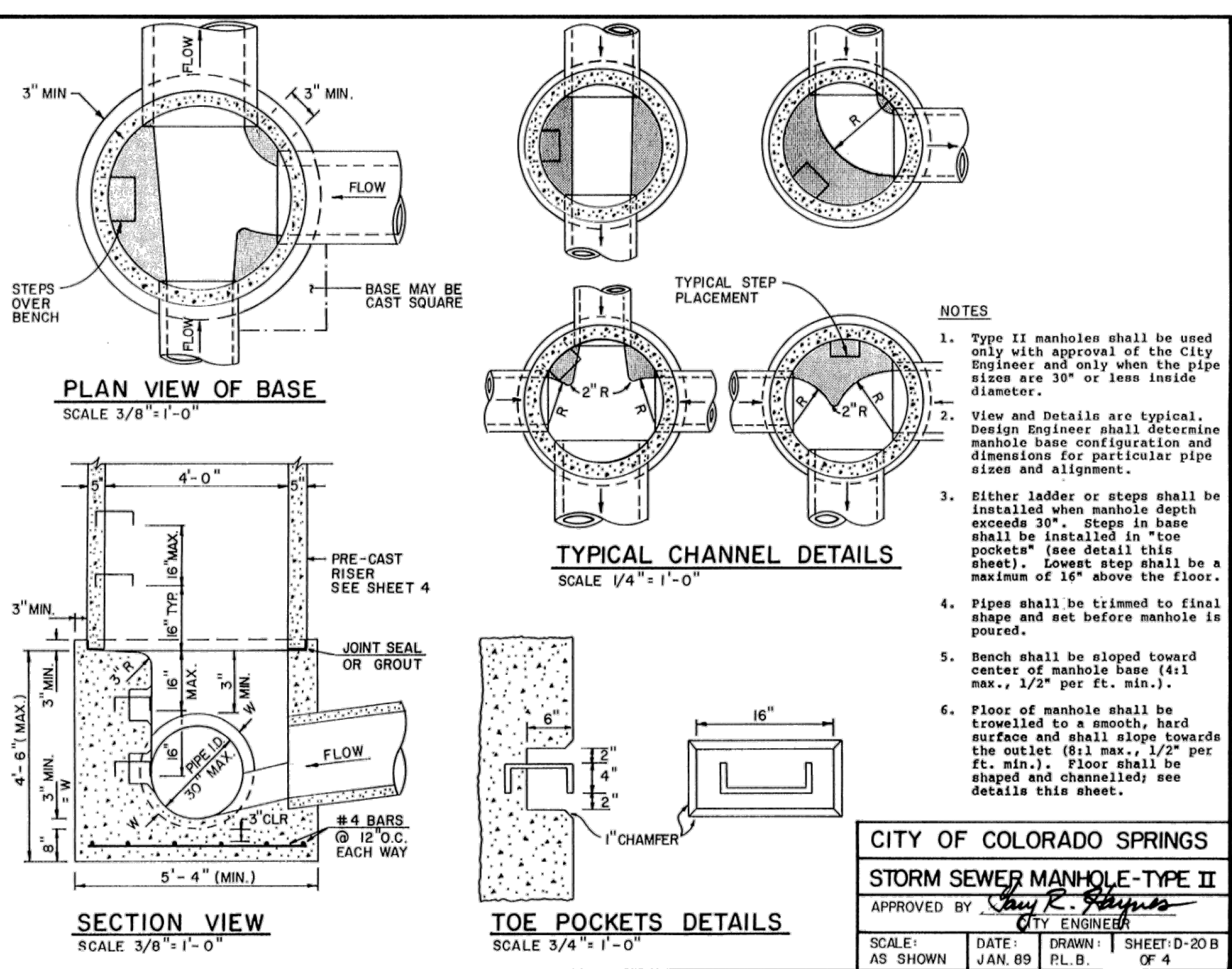
SCALE: NOT TO SCALE

8/11/11	Curb Opening with Drainage Chase Detail 1 of 2 Standard Drawing	
André P. Brackin	12/8/15	SD_3-25



SCALE: NOT TO SCALE

8/11/11	Curb Opening with Drainage Chase Detail 2 of 2 Standard Drawing	
André P. Brackin	11/10/04	SD_3-25A



Please include standard drawings SD_2-40, SD_2-41, and SD_2-20

CITY OF COLORADO SPRINGS			
STORM SEWER MANHOLE-TYPE II			
APPROVED BY <i>Ray R. [Signature]</i>			
SCALE: AS SHOWN	DATE: JAN. 89	DRAWN: PL. B.	SHEET: D-20 B OF 4

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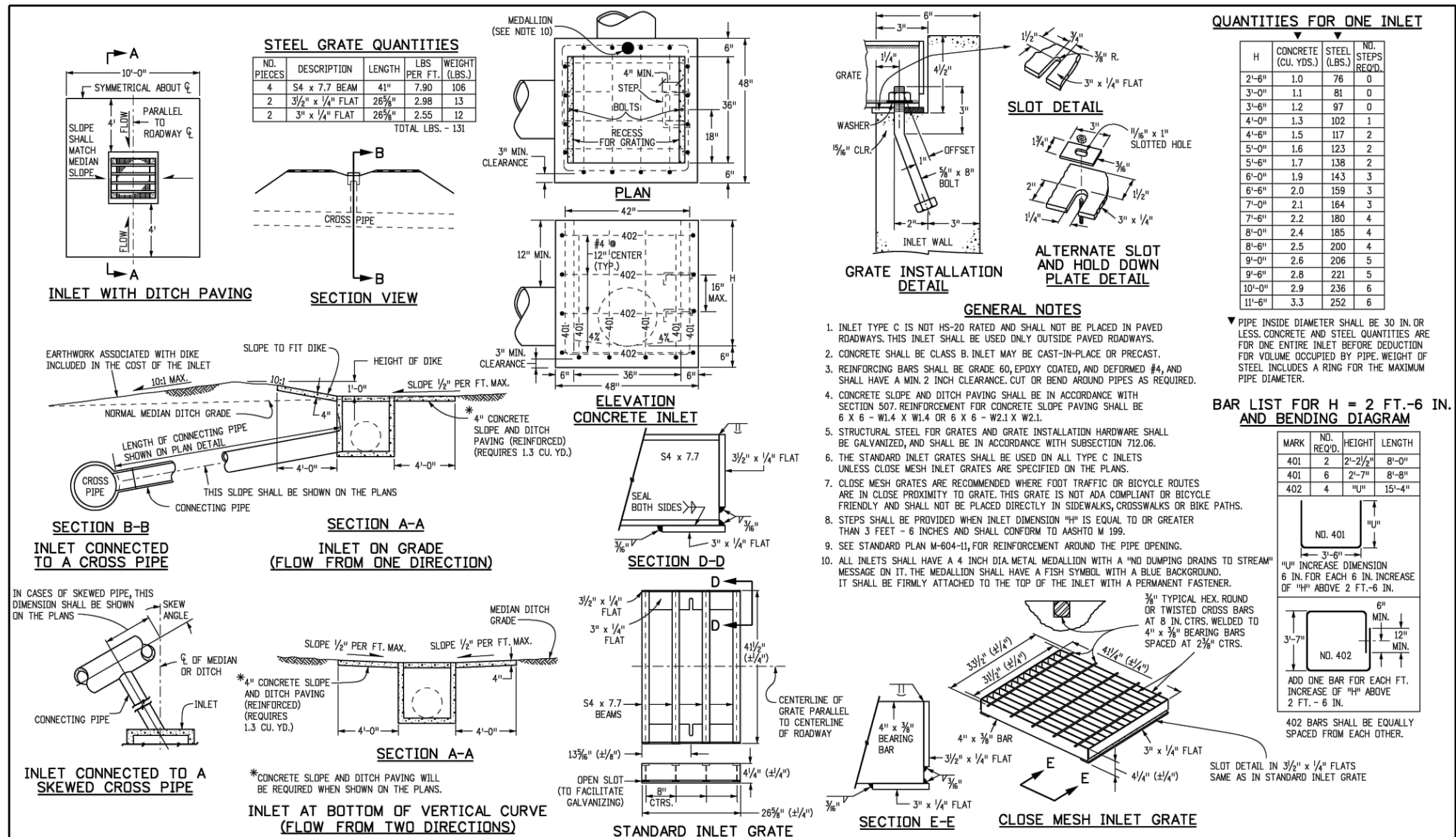
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 CHECKED BY: MTH
 DATE: 11/12/2024

VENTURE ON VENETUCCI
 EL PASO COUNTY, COLORADO
 CONSTRUCTION DOCUMENTS
 CONSTRUCTION DETAILS

PRELIMINARY
 FOR REVIEW ONLY
 NOT FOR CONSTRUCTION

Kimley»Horn and Associates, Inc.
 PROJECT NO. 096302017
 SHEET
C801



NDS CATCH BASIN FLOW CAPACITIES

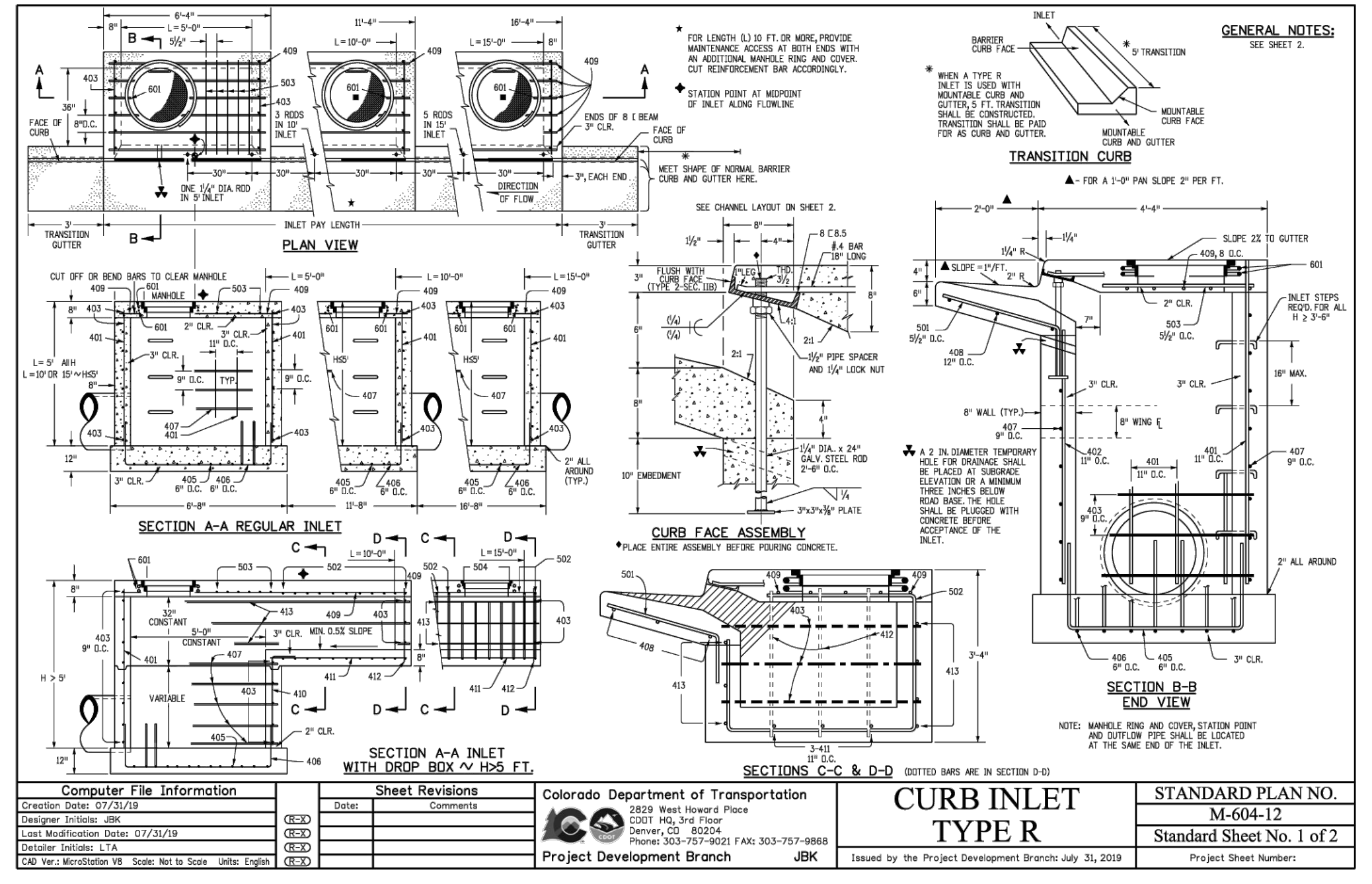
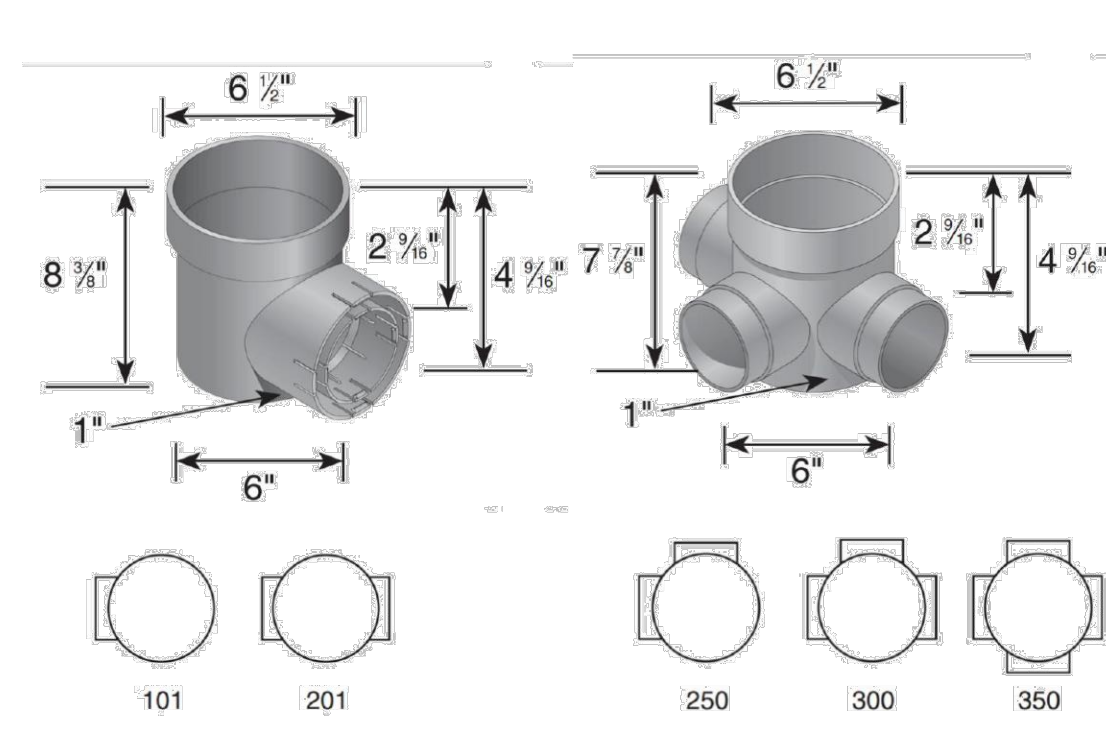
SPEE-D BASIN
Part # 101, 201, 250, 300, 350

GRATE CAPACITIES

Grate Number(s)	Description	Flow Rate with 1/2" Head
10, 20, 30, 30S	8" Round Grate	35.18 GPM
40, 50, 60, 60S	6" Round Grate	27.84 GPM
80, 81, 90, 90S	6" Atrium Grate	86.88 GPM

OUTLET FLOW CAPACITIES

Part #	Flow Rate per Outlet
101, 201	68.41 GPM
250, 300, 350	83.55 GPM

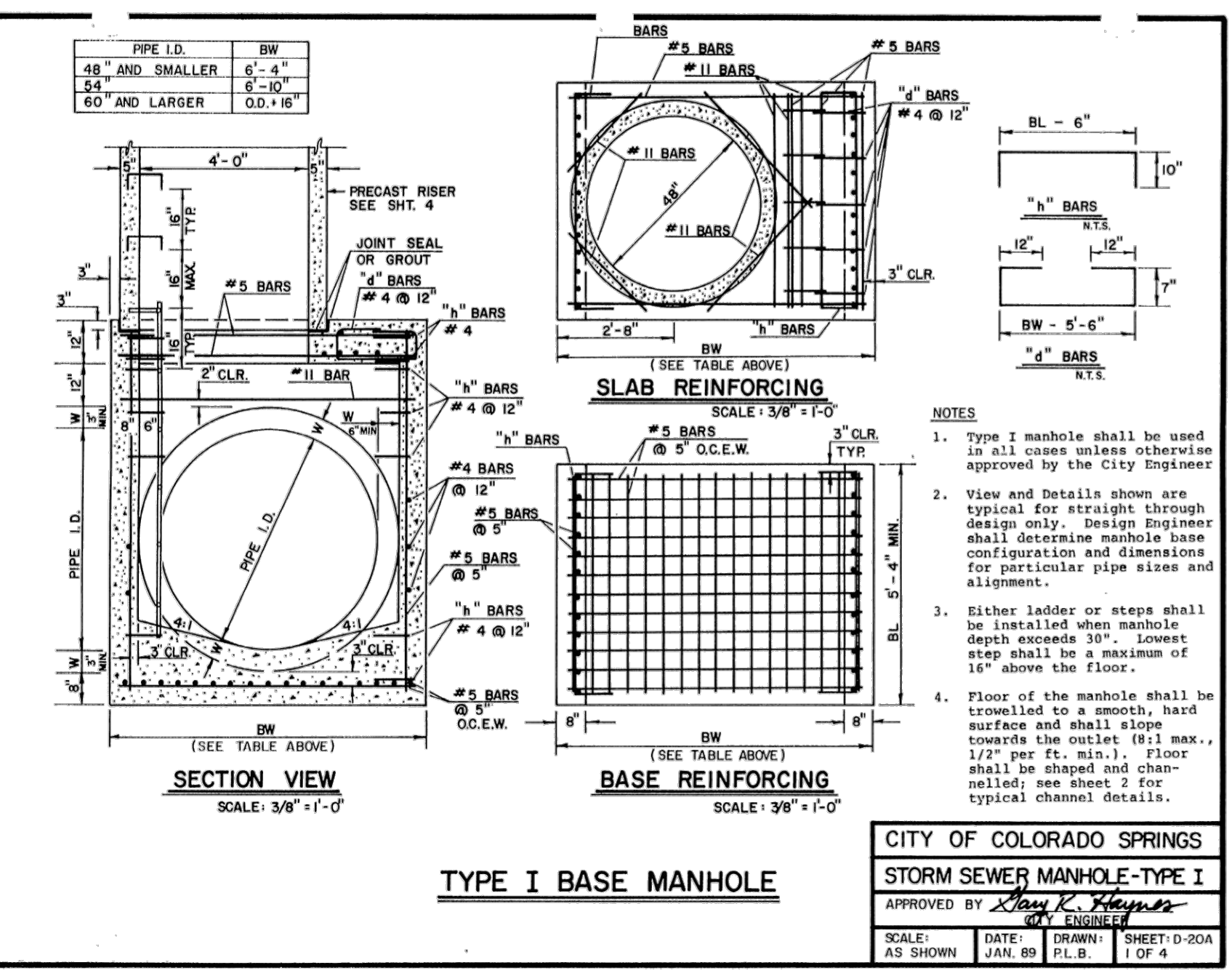


Computer File Information

Date	By	Description
07/23/19	JMK	DESIGN
07/23/19	JMK	CHECK
07/23/19	JMK	CHECK
07/23/19	JMK	CHECK
07/23/19	JMK	CHECK

Colorado Department of Transportation
2829 West Howard Place
COIT NO. 3rd Floor
Denver, CO 80204
Phone: 303-757-8000 FAX: 303-757-8998
Project Development Branch JMK

STANDARD PLAN NO. M-604-10
Standard Sheet No. 1 of 1



NDS TECHNICAL SPECIFICATIONS

BOTANICAL 12" X 12" DECORATIVE GRATE

1 of 7

Material: High Density Polyethylene (HDPE)
Colors: Black (1218), Gray (1218GY), Green (1218GR), Sand (1218S)
Fits Use with 12" x 12" catch basin series.
Opening: 24.44 in² open space
Will accommodate 74.77 gallons per minute with 1/2" of head.

ADA COMPLIANCE

NDS provides a wide selection of grates that are compliant with the Americans with Disabilities Act. The ADA Accessibility Guidelines for Buildings and Facilities (2010) require that ground and floor grates "that have spaces no greater than 1/2 in (13 mm) wide in one direction". We are pleased to provide grates that comply with these requirements, so that no individual need be treated from accessing the area safely and comfortably.

To use a grate as ADA compliant, please check the description of the product in our NDS Drainage Catalogue products that meet these requirements are marked "ADA compliant".

Use of our ADA compliant grates does not ensure ADA compliance and NDS does not accept any responsibility for any individual who may be treated from accessing the area safely and comfortably.

WEIGHT = 3.27 LBS
HEIGHT = 1.52
LOAD COMPLIANT

Leaf Recommendation

GENERAL NOTES:

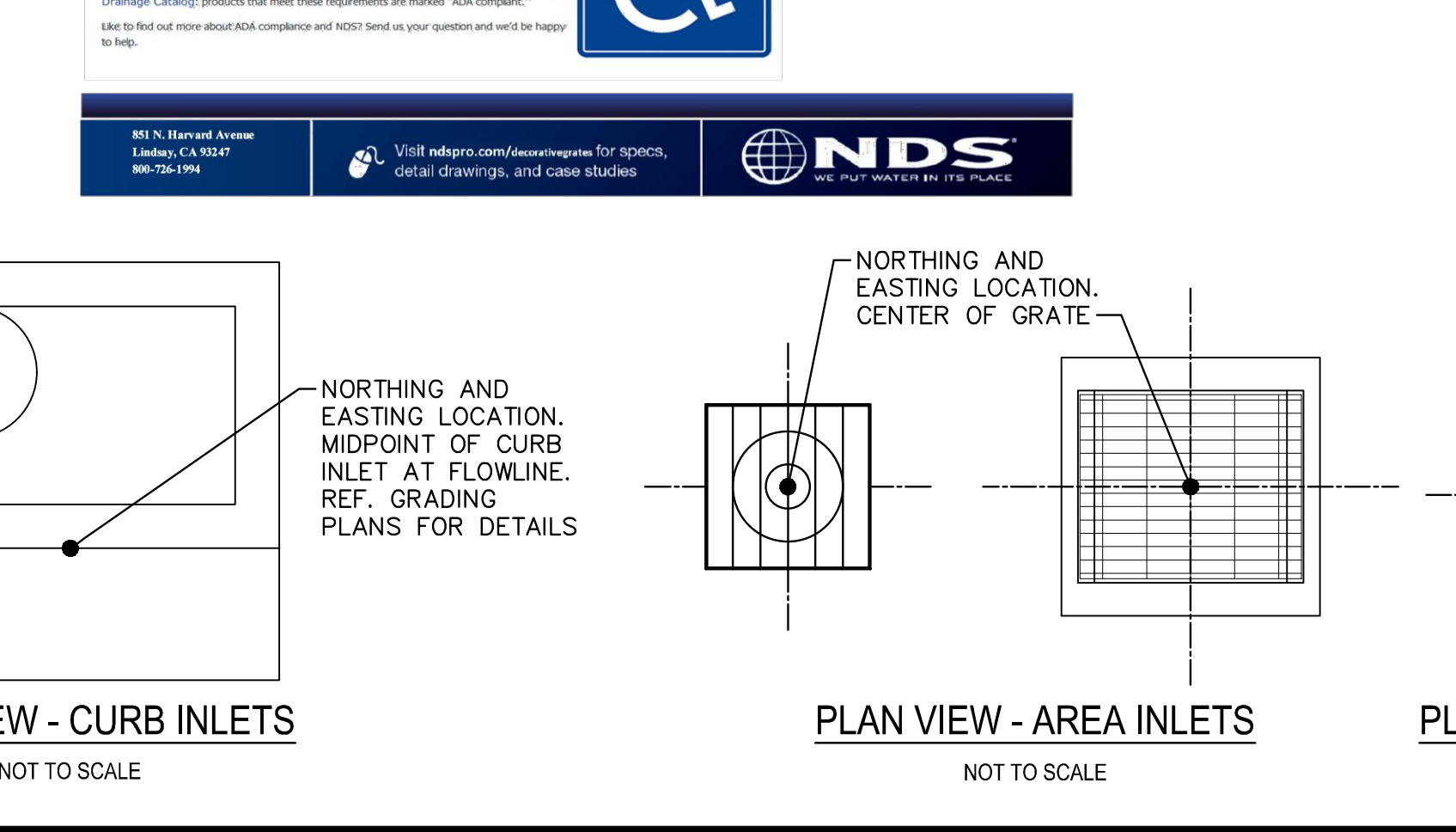
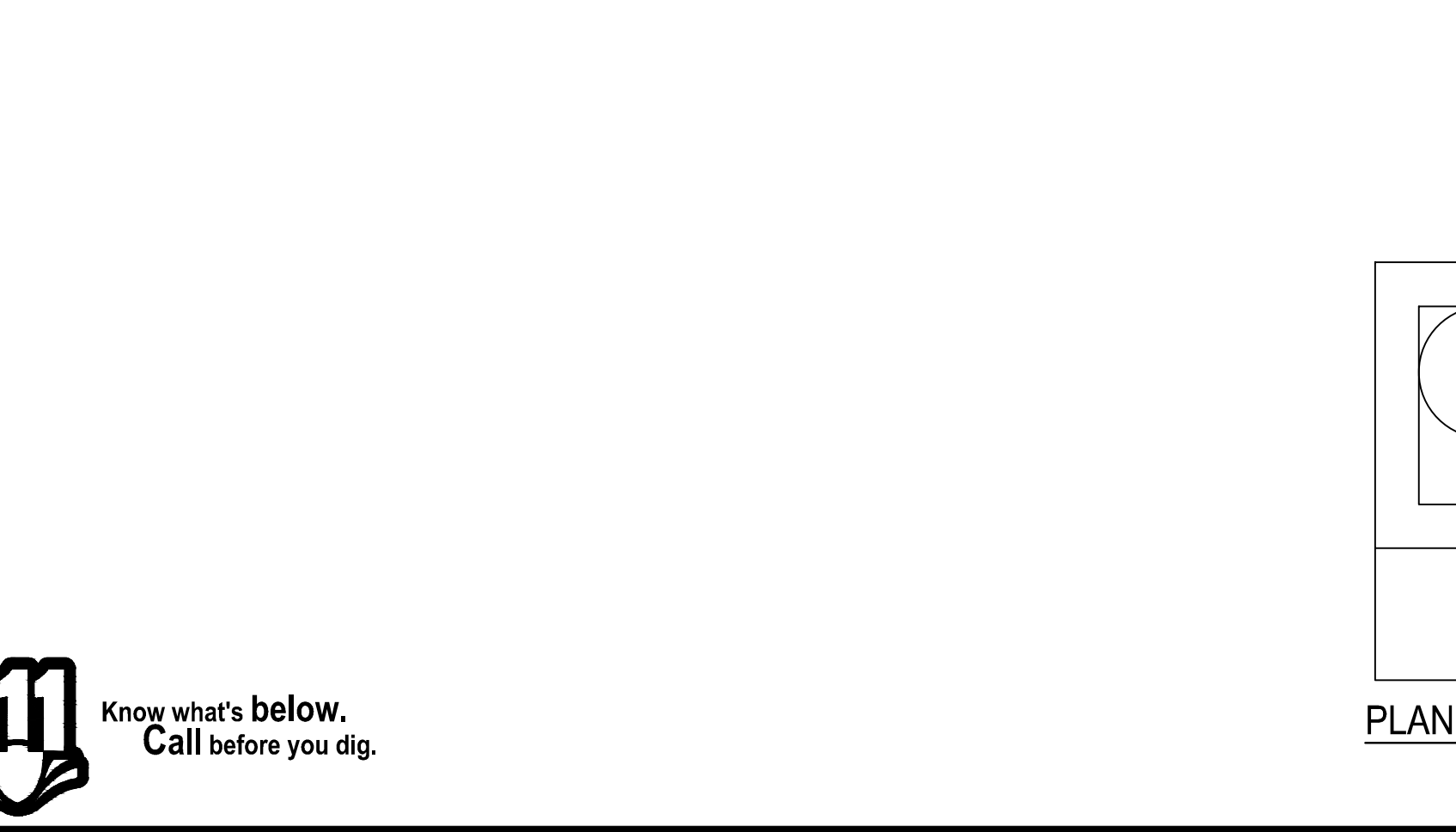
- CONCRETE SHALL BE CLASS II INLET MAY BE CAST-IN-PLACE OR PRECAST.
- CONCRETE WALLS SHALL BE FORMED ON BOTH SIDES AND SHALL BE 6 INCHES THICK.
- INLET STEPS SHALL BE IN CONFORMANCE WITH ASTM M 193.
- CURB FACE ASSEMBLY SHALL BE GALVANNEZED AND GALVANIZED.
- EXPOSED CONCRETE SURFACES SHALL BE FINISHED BY A 2 INCH CURB AND GUTTER CONCRETE SHALL BE FINISHED TO MATCH THE EXISTING CURB AND GUTTER BEYOND.
- REINFORCING BARS SHALL BE GALVANNEZED AND GALVANIZED.
- CLEARANCE ALL REINFORCING BARS SHALL BE GALVANNEZED AND GALVANIZED.
- CLEARANCE AND HEIGHTS OF TYPES MANHOLE RING AND COVERS ARE NOMINAL.
- MATERIAL FOR MANHOLE RINGS AND COVERS SHALL BE GRAY 60 AND PROXY COATED FOR IN ACCORDANCE WITH SECTION 307.
- ONCE PIPE ENTRIES INTO THE INLET ARE VARIABLE, THE DIMENSIONS SHOWN ARE TYPICAL. ACTUAL DIMENSIONS AND QUANTITIES FOR CONCRETE AND REINFORCEMENT SHALL BE AS REQUIRED IN THE WORK QUANTITIES INCLUDE VOLUMES OCCUPIED BY PIPES.
- STRUCTURE STEEL SHALL BE GALVANNEZED AND SHALL BE IN ACCORDANCE WITH SECTION 307.
- ALL MANHOLE COVERS SHALL BE CAST WITH A "NO DUMPING DRAINS TO STREAM" MESSAGE AND A 7/8" STYLED ON THE SURFACE OF THE MANHOLE COVER SHALL HAVE A NON-SLIP PATTERN.
- MANHOLE LID PER CONCRETE SPRINGS STANDARD DETAIL D-17A (REF. THIS SHEET).

TABLE ONE ~ BAR LIST FOR CURB INLETS, TYPE "R"

MARK	NO.	REQD.	LENGTH = 5 FT.			LENGTH = 10 FT.			LENGTH = 15 FT.		
			REGULAR	DRIP BOX	DRIP BOX INLETS	REGULAR	DRIP BOX	DRIP BOX INLETS	REGULAR	DRIP BOX	DRIP BOX INLETS
402	4	4	10	20	30	10	20	30	10	20	30
403	4	4	10	20	30	10	20	30	10	20	30
402	4	4	10	20	30	10	20	30	10	20	30
403	4	4	10	20	30	10	20	30	10	20	30

TABLE TWO ~ BARS AND QUANTITIES VARIABLE WITH "H"

H	LENGTH	REGULAR			DRIP BOX			CONC. OUT. VOLS.			CONC. IN. VOLS.		
		NO. REQS.	NO. REQS.	NO. REQS.	NO. REQS.	NO. REQS.	NO. REQS.	NO. REQS.	NO. REQS.	NO. REQS.	NO. REQS.	NO. REQS.	
3'-0"	3'-0"	10	7	14	10	7	14	10	7	14	10	7	
3'-2"	3'-2"	12	9	18	12	9	18	12	9	18	12	9	
3'-4"	3'-4"	14	11	21	14	11	21	14	11	21	14	11	
3'-6"	3'-6"	16	13	24	16	13	24	16	13	24	16	13	
3'-8"	3'-8"	18	15	27	18	15	27	18	15	27	18	15	
3'-10"	3'-10"	20	17	30	20	17	30	20	17	30	20	17	
4'-0"	4'-0"	22	19	33	22	19	33	22	19	33	22	19	
4'-2"	4'-2"	24	21	36	24	21	36	24	21	36	24	21	
4'-4"	4'-4"	26	23	39	26	23	39	26	23	39	26	23	
4'-6"	4'-6"	28	25	42	28	25	42	28	25	42	28	25	
4'-8"	4'-8"	30	27	45	30	27	45	30	27	45	30	27	
4'-10"	4'-10"	32	29	48	32	29	48	32	29	48	32	29	
5'-0"	5'-0"	34	31	51	34	31	51	34	31	51	34	31	
5'-2"	5'-2"	36	33	54	36	33	54	36	33	54	36	33	
5'-4"	5'-4"	38	35	57	38	35	57	38	35	57	38	35	
5'-6"	5'-6"	40	37	60	40	37	60	40	37	60	40	37	
5'-8"	5'-8"	42	39	63	42	39	63	42	39	63	42	39	
5'-10"	5'-10"	44	41	66	44	41	66	44	41	66	44	41	



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07/23/19	JMK	CHECK
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Colorado Department of Transportation
2829 West Howard Place
COIT NO. 3rd Floor
Denver, CO 80204
Phone: 303-757-8000 FAX: 303-757-8998
Project Development Branch JMK

STANDARD PLAN NO. M-604-12
Standard Sheet No. 2 of 2



Kimley»Horn

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6200 South Syracuse Way, Suite 300
Greenwood Village, Colorado 80111 (303) 228-2300

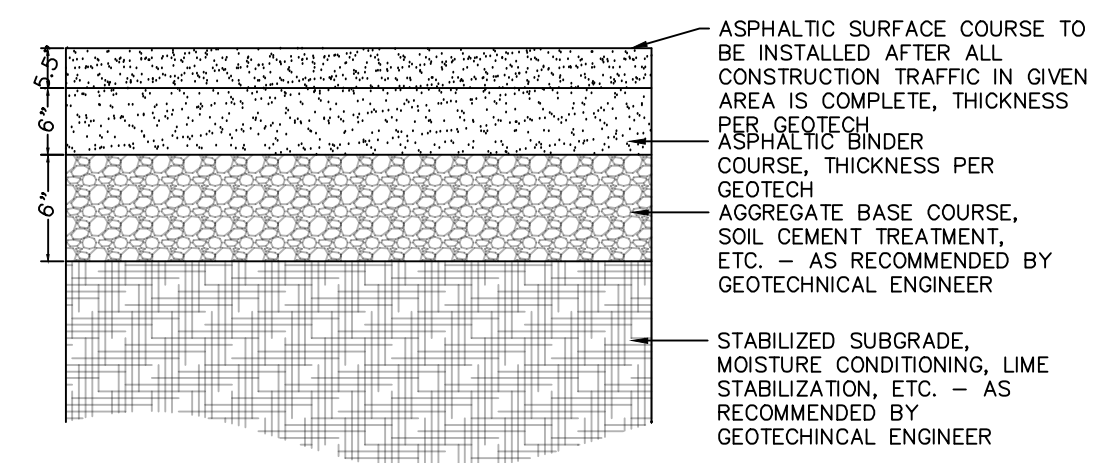
DESIGNED BY: AX
DRAWN BY: FCR
DATE: 11/12/2024

VENTURE ON VENETUCCI
EL PASO COUNTY, COLORADO
CONSTRUCTION DOCUMENTS
CONSTRUCTION DETAILS

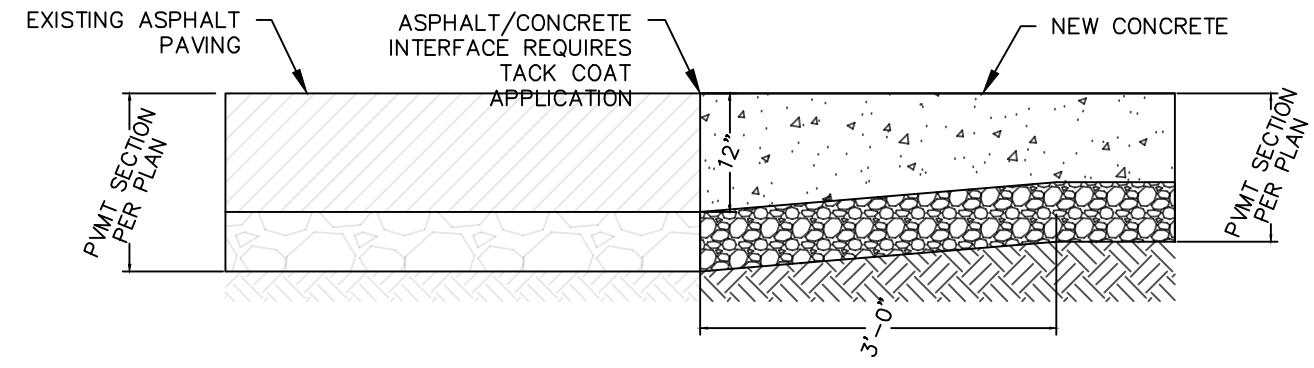
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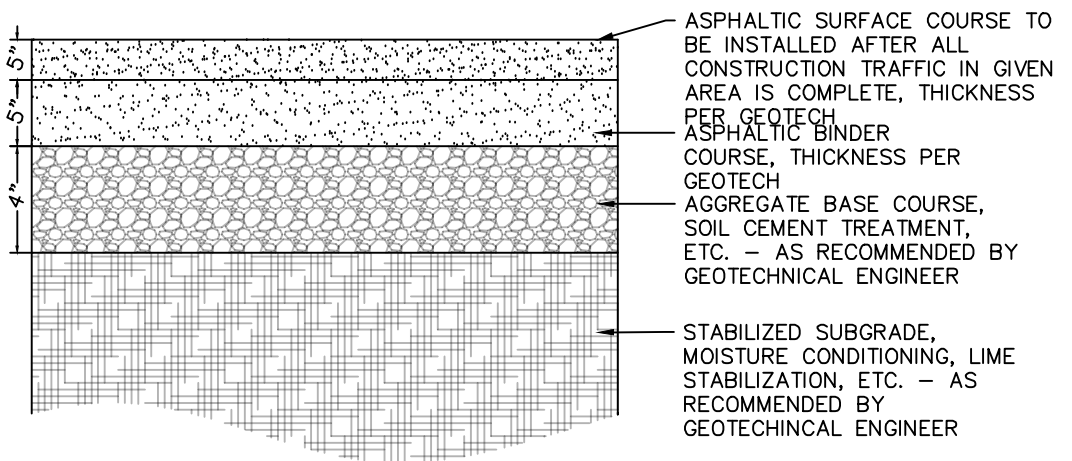
PROJECT NO. 096302017
SHEET C802



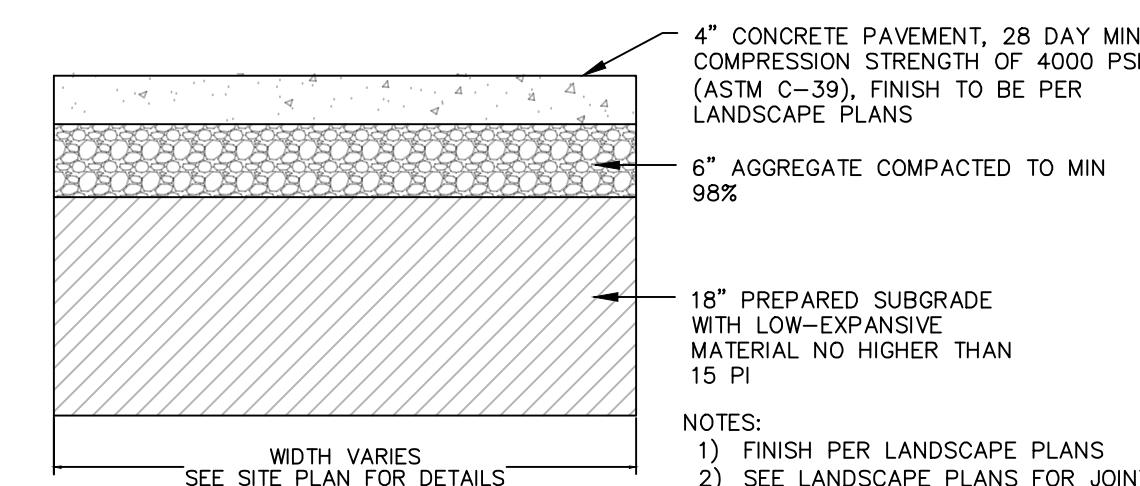
HEAVY DUTY - PAVEMENT
SECTION
N.T.S.



EXISTING ASPHALT AND NEW CONCRETE
SECTION
N.T.S.

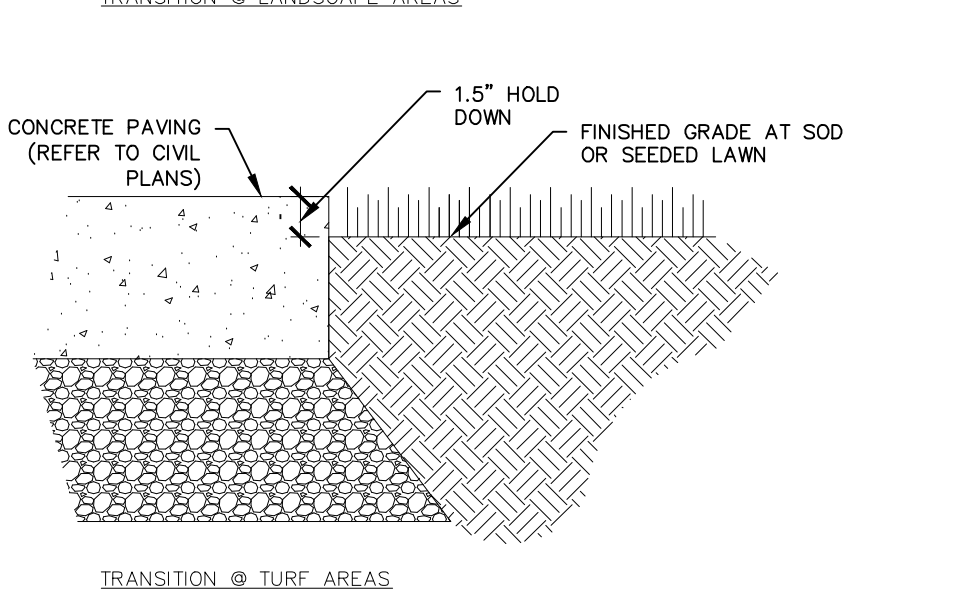
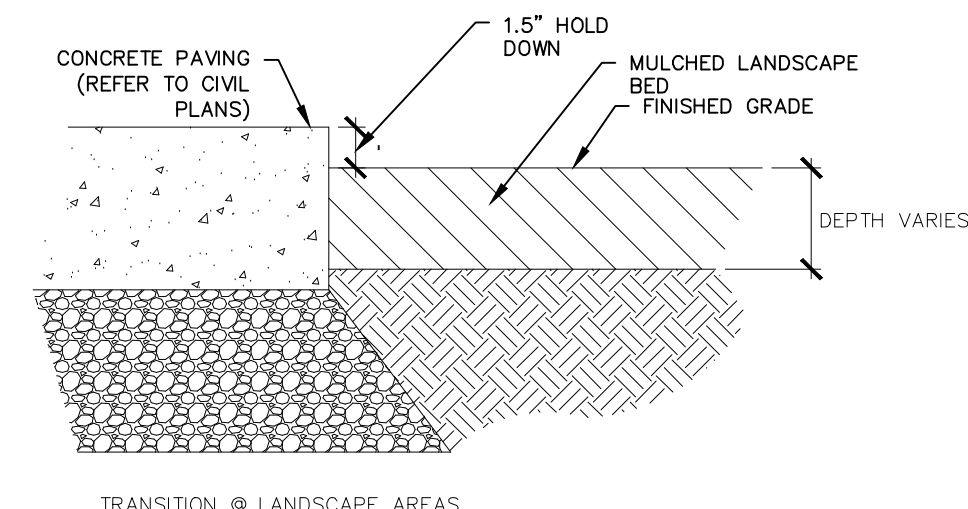


LIGHT DUTY - PAVEMENT
SECTION
N.T.S.

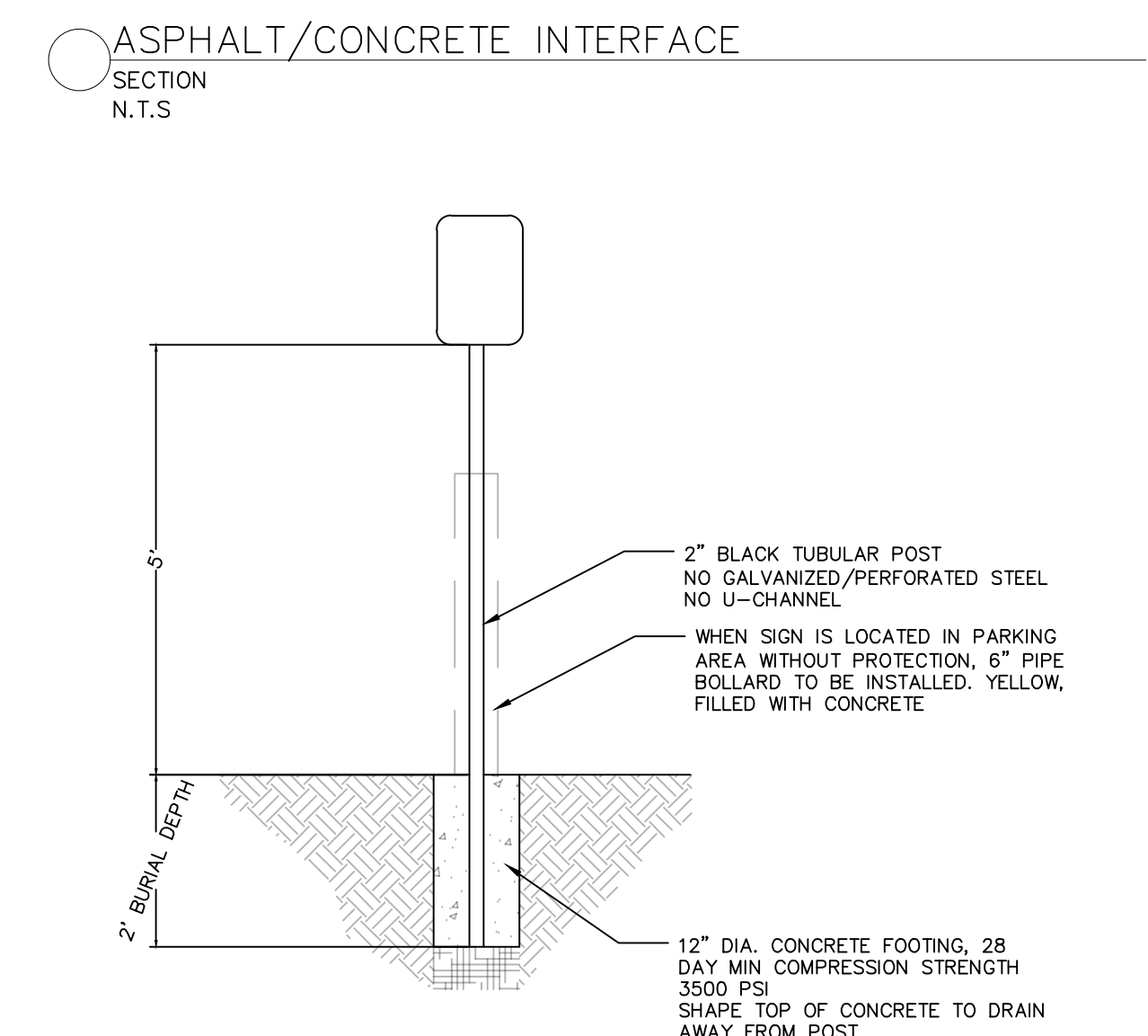


CONCRETE POOL DECK
SECTION
N.T.S.

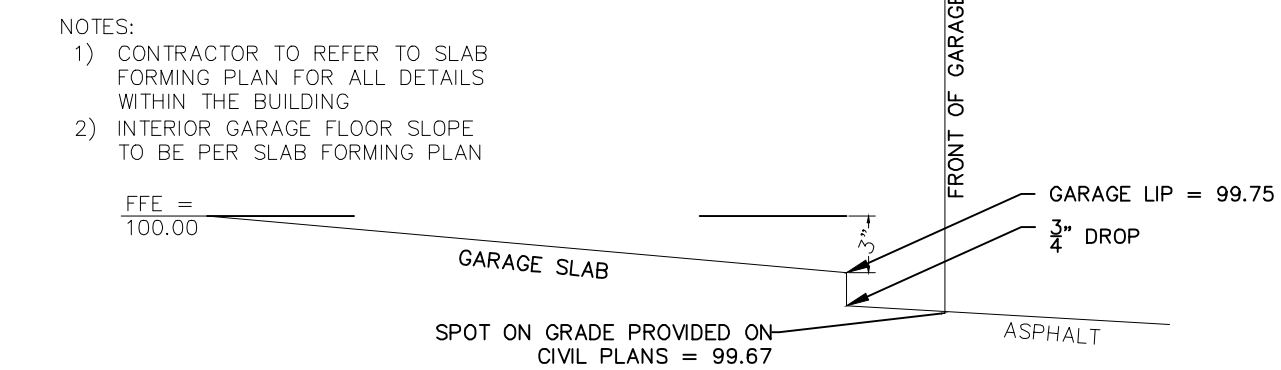
4" CONCRETE PAVEMENT, 28 DAY MIN COMPRESSION STRENGTH OF 4000 PSI (ASTM C-39), FINISH TO BE PER LANDSCAPE PLANS
6" AGGREGATE COMPACTED TO MIN 98%
18" PREPARED SUBGRADE WITH LOW-EXPANSIVE MATERIAL NO HIGHER THAN 15 PI
NOTES:
1) FINISH PER LANDSCAPE PLANS
2) SEE LANDSCAPE PLANS FOR JOINTING
A) CONTROL JOINTING EVERY 5'
B) 45-DEGREE ANGLE AT ALL POOL CORNERS
C) EXPANSION JOINTING EVERY 50'



NOTE: MULCH SHOULD NOT SPILL OVER PAVING



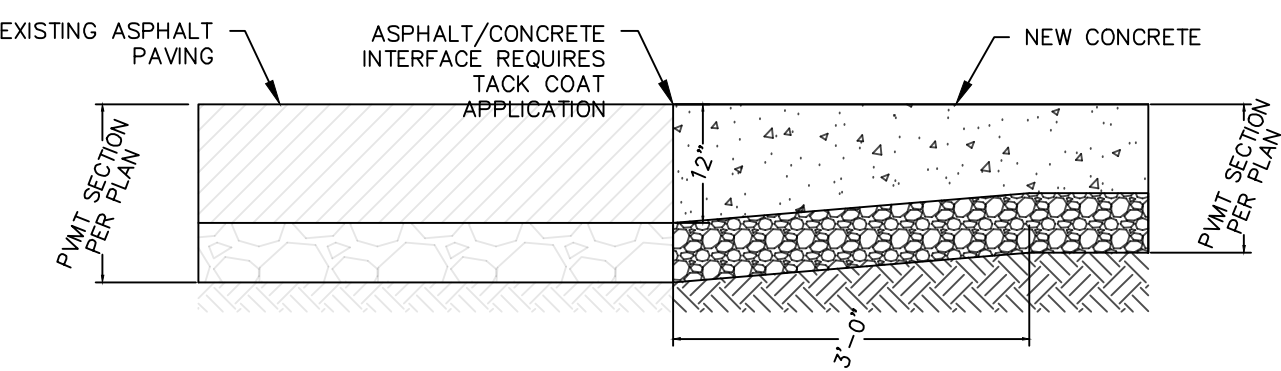
SIGN
SECTION
N.T.S.



GARAGE TRANSITION
SECTION
N.T.S.

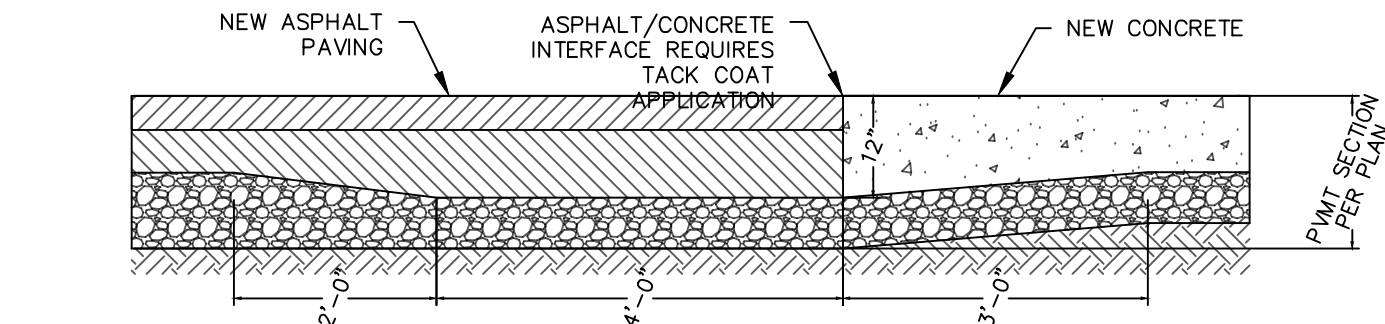
NOTES:
1) CONTRACTOR TO REFER TO SLAB FORMING PLAN FOR ALL DETAILS WITHIN THE BUILDING
2) INTERIOR GARAGE FLOOR SLOPE TO BE PER SLAB FORMING PLAN

PAVING TO GRADE TRANSITION
SECTION
N.T.S.



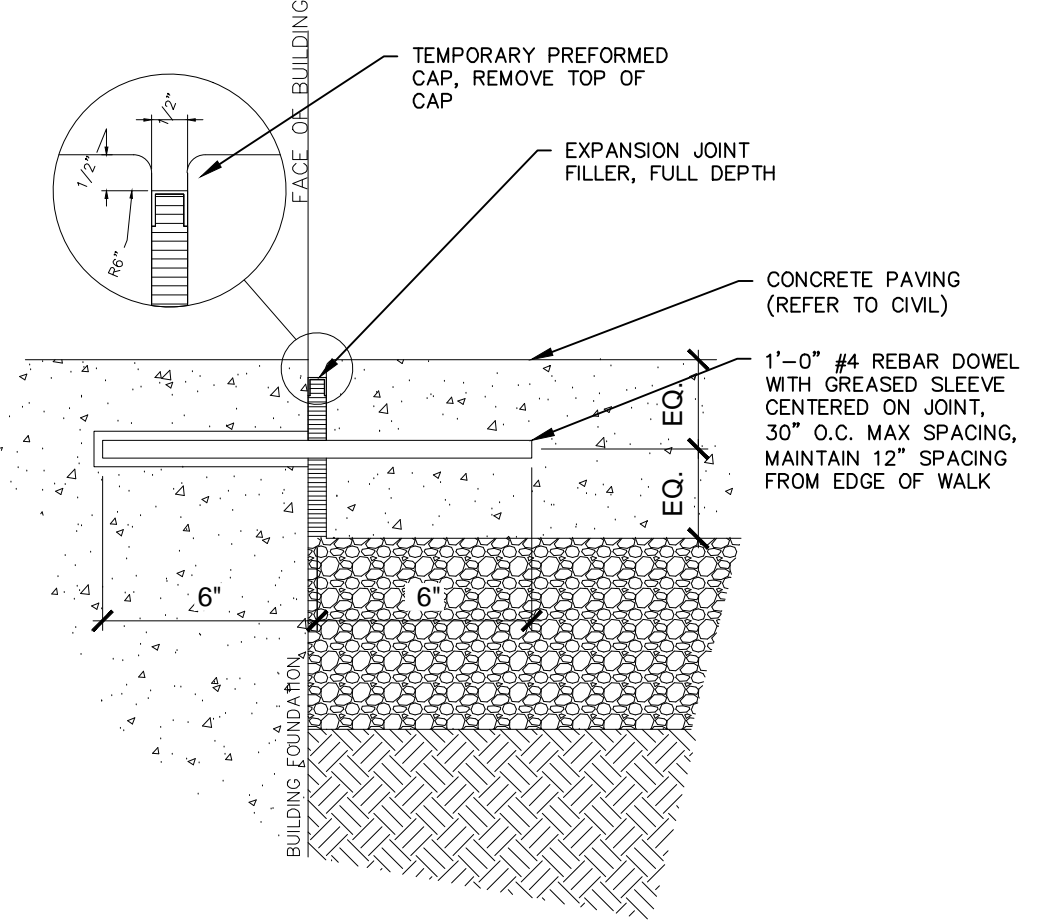
EXISTING ASPHALT AND NEW CONCRETE
SECTION
N.T.S.

ASPHALT/CONCRETE INTERFACE
SECTION
N.T.S.

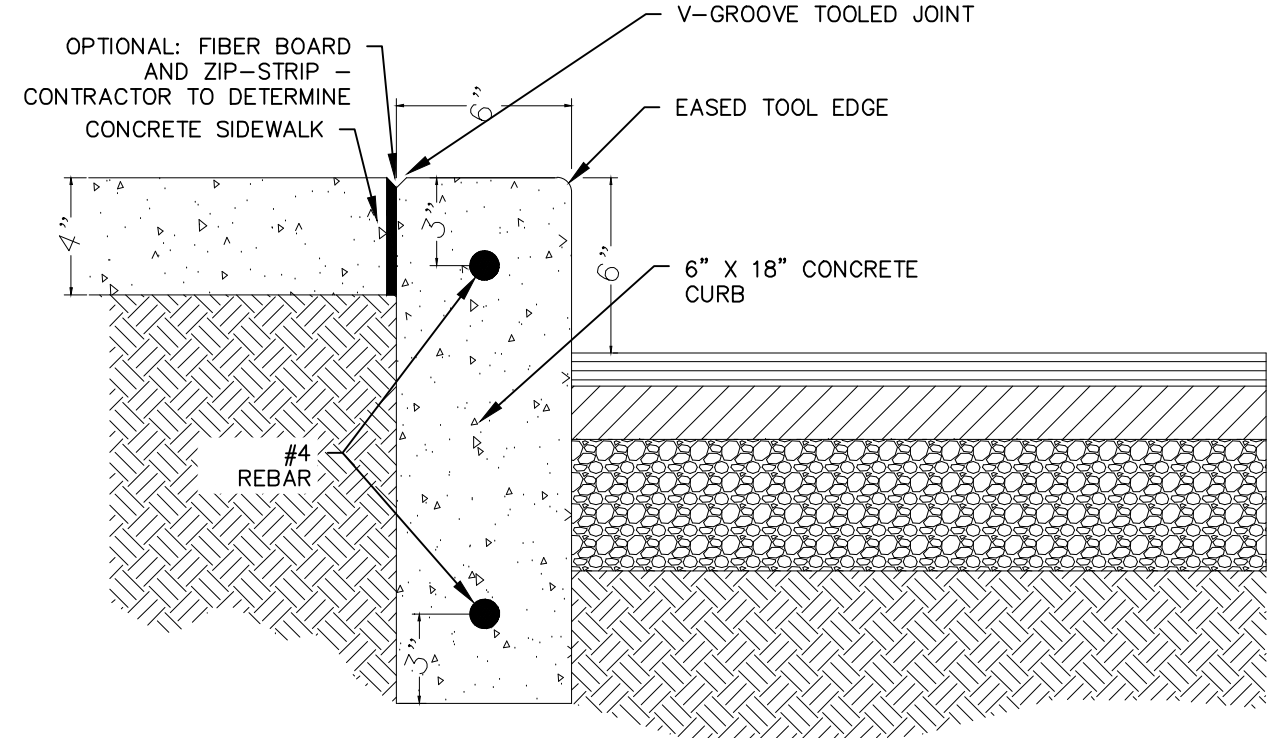


NEW ASPHALT AND NEW CONCRETE
SECTION
N.T.S.

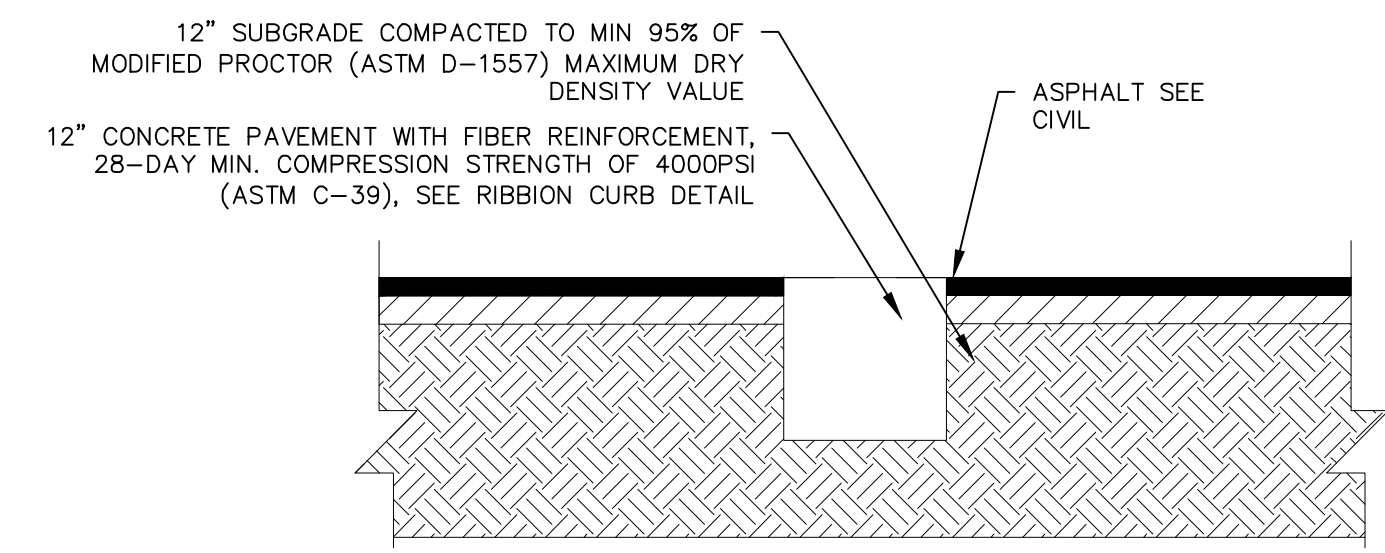
ASPHALT/CONCRETE INTERFACE
SECTION
N.T.S.



SITE CONCRETE TO BUILDING TRANSITION
SECTION
N.T.S.



CONCRETE GATE CHANNEL
SECTION
N.T.S.



ON-SITE SIDEWALK RAMP DETAILS
SECTION
N.T.S.

NOTES:
1) CONTROL ELEVATIONS SHOWN HERE ARE IN RELATION TO THE GUTTER, GUTTER ELEVATION = 0
2) CLASS "AA" CONCRETE CONSTRUCTION PER MAG SPECIFICATION SHEET 725
3) ALL RAMPS MUST MEET ADA ACCESSIBILITY GUIDELINES (ADAAG) STANDARDS: 2% MAX CROSS SLOPES AND 12:1 MAX LONGITUDINAL SLOPES
4) SIDEWALKS WITH LONGITUDINAL SLOPES OF LESS THAN 5% ARE NOT CONSIDERED RAMPS PER ADA
5) CURB RAMPS ON ACCESSIBLE ROUTES SHALL COMPLY WITH ADA 406.405.2 THROUGH 405.5, 405.6, AND 406.1
6) THE RUNNING SLOPE OF WALKING SURFACES SHALL NOT BE STEEPER THAN 1:20. THE CROSS SLOPE OF WALKING SURFACES SHALL NOT BE STEEPER THAN 1:48 PER 2010 ADA 403.3

STRAIGHT CURB
SECTION
N.T.S.

NOTES:
1) VERTICAL SAW-CUT JOINT EVERY 10'
2) VERTICAL BROOM FINISH
3) CLEAR, CURE AND SEAL



NO.	REVISION	BY	DATE	APPR

Kimley»Horn
2024 KIMLEY-HORN AND ASSOCIATES, INC.
6200 South Syracuse Way, Suite 300
Greenwood Village, Colorado 80111 (303) 228-2300

DESIGNED BY: AX
DRAWN BY: FCR
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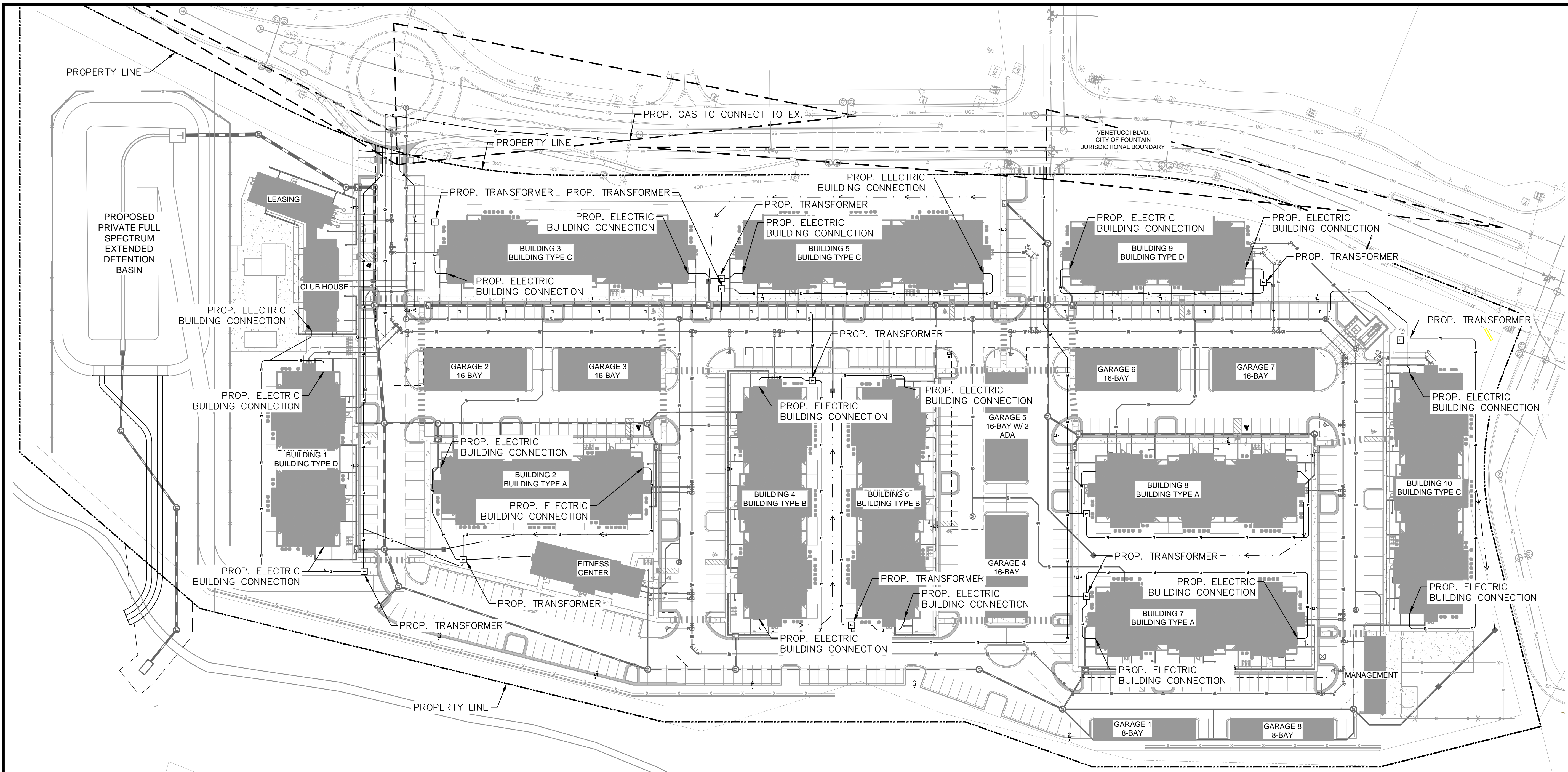
VENTURE ON VENETUCCI
EL PASO COUNTY, COLORADO
CONSTRUCTION DOCUMENTS
CONSTRUCTION DETAILS

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Kimley-Horn and Associates, Inc.

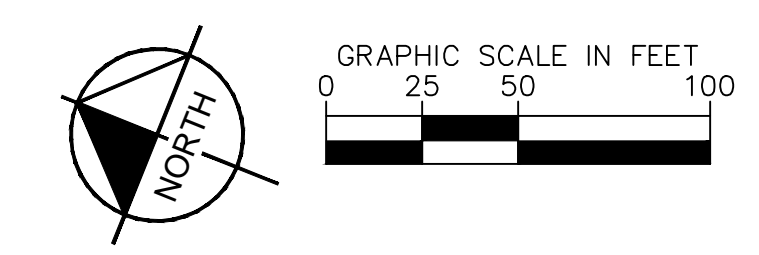
PROJECT NO.
096302017
SHEET
C803

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- LEGEND**
- — — — — PROPERTY LINE
 - — — — — BUILDING SETBACK
 - - - - - PROPOSED UTILITY EASEMENT
 - — — — — PROPOSED UNDERGROUND ELECTRIC LINE
 - — — — — GAS
 - — — — — PROPOSED UNDERGROUND GAS LINE



NO.	REVISION	BY	DATE	APPR

Kimley»Horn
 2024 KIMLEY-HORN AND ASSOCIATES, INC.
 6200 South Syracuse Way, Suite 300
 Greenwood Village, Colorado 80111 (303) 228-2300

DESIGNED BY: AX
 DRAWN BY: FCR
 CHECKED BY: MTH
 DATE: 11/12/2024

VENTURE ON VENETUCCI
 EL PASO COUNTY, COLORADO
 CONSTRUCTION DOCUMENTS
DRY UTILITY PLAN

PRELIMINARY
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 NOT FOR
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Kimley»Horn
 Kimley-Horn and Associates, Inc.

PROJECT NO.
 096302017

SHEET
C1000



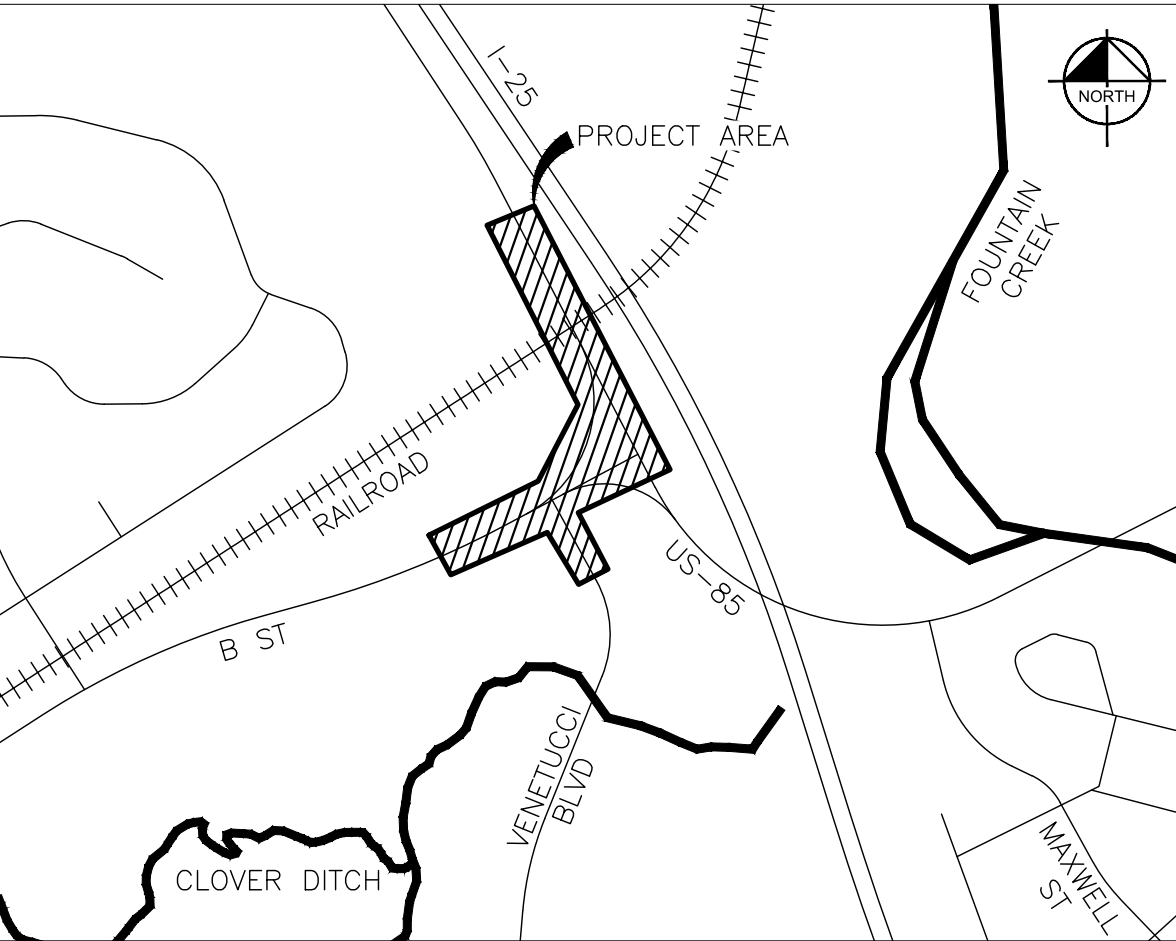
OVERSIGHT/NHS	
FHWA PROJECTS OF DIVISION INTEREST (PoDI) OVERSIGHT?	<input checked="" type="checkbox"/> NO <input type="checkbox"/> YES
NATIONAL HIGHWAY SYSTEM?	<input type="checkbox"/> NO <input checked="" type="checkbox"/> YES

VENETUCCI BLVD. & B ST. AT US-85 MP 137 TOHMPSON THRIFT ACCESS PERMIT #:XXXXXX EL PASO COUNTY, COLORADO

Please separate these offsite improvement plans from the Venture on Venetucci construction drawings and include the County Signature block on this sheet.

TABULATION OF LENGTH & DESIGN DATA		
STATION	LENGTH	
	LINEAR FEET	MILES
BEGIN PROJECT VENETUCCI AVE STA 46+40.22	122.46 LF	0.02
END PROJECT VENETUCCI AVE STA 47+62.68		
BEGIN PROJECT B ST STA 11+74.52	900.52 LF	0.17
END PROJECT B ST STA 20+75.04		
BEGIN PROJECT US-85 STA 66+85.29	938.16 LF	0.18
END PROJECT US-85 STA 76+23.45		
SUMMARY OF PROJECT LENGTH	1,961.14 LF	0.37

DESIGN DATA	VENETUCCI AVE.	B ST.	US-85
MAXIMUM DESIGN SPEED (NB/EB)	35 MPH	45 MPH	55 MPH
MAXIMUM DESIGN SPEED (SB/WB)	35 MPH	45 MPH	55 MPH
POSTED SPEED	30 MPH	40 MPH	45 MPH



SHEET INDEX

1	TITLE SHEET
2 - 3	GENERAL NOTES
4	M&S STANDARDS
5 - 6	SUMMARY OF APPROXIMATE QUANTITIES
7 - 8	TYPICAL SECTIONS
9 - 11	HORIZONTAL CONTROL
12 - 14	REMOVAL & RESET PLAN
15 - 17	PAVING & ROADWAY PLAN
18 - 21	ROADWAY PROFILE

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.

Joshua Palmer Date
County Engineer / ECM Administrator

K:\DEN_PublicSector\196825002_Venetucci Offsites\CADD\PlanSheets\C-COVR.dwg Reyes, Vianca 10/25/2024 1:25 PM
THIS DOCUMENT, TOGETHER WITH THE CONCEPTS AND DESIGN PRESENTED HEREIN, AS AN INSTRUMENT OF SERVICE, IS INTENDED ONLY FOR THE SPECIFIC PURPOSE AND CLIENT FOR WHICH IT WAS PREPARED. REUSE OF AND IMPROPER RELIANCE ON THIS DOCUMENT WITHOUT WRITTEN AUTHORIZATION AND ADAPTATION BY KIMLEY-HORN AND ASSOCIATES, INC. SHALL BE WITHOUT LIABILITY TO KIMLEY-HORN AND ASSOCIATES, INC.

Print Date: October 25, 2024	Sheet Revisions	VENETUCCI BLVD. & B ST. ACCESS PERMIT #XXXXXX	FOR REVIEW ONLY NOT FOR CONSTRUCTION Kimley-Horn Kimley-Horn and Associates, Inc.	As Constructed	VENETUCCI BLVD. & B ST. TITLE SHEET	Project No./Code
Drawing File Name: c-covr.dwg	Date: Comments: Init.			No Revisions:	Designer: CAS	PROJECT NO
Horiz. Scale: N/A Vert. Scale: N/A				Revised:	Detailer: VIR	196825002
Kimley-Horn <small>KIMLEY-HORN AND ASSOCIATES, INC. 6200 SOUTH SYRACUSE WAY SUITE 300 GREENWOOD VILLAGE, COLORADO 80111 (303) 228-2300</small>				Void:	Sheet Subset: TITLE	Sheet Number 1
					Subset Sheet: 1 of 1	

October 25, 2024

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 THIS DOCUMENT, TOGETHER WITH THE CONCEPTS AND DESIGN PRESENTED HEREIN, AS AN INSTRUMENT OF SERVICE, IS INTENDED ONLY FOR THE SPECIFIC PURPOSE AND CLIENT FOR WHICH IT WAS PREPARED. REUSE OF AND IMPROPER RELIANCE ON THIS DOCUMENT WITHOUT WRITTEN AUTHORIZATION AND ADAPTATION BY KIMLEY-HORN AND ASSOCIATES, INC. SHALL BE WITHOUT LIABILITY TO KIMLEY-HORN AND ASSOCIATES, INC.

GENERAL NOTES

1. ALL MATERIALS, EQUIPMENT, INSTALLATION AND CONSTRUCTION WITHIN THE STATE HIGHWAY ROW SHALL BE IN ACCORDANCE WITH THE LATEST EDITION OF THE FOLLOWING STANDARD REFERENCES AS APPLICABLE:
 - a. CDOT MATERIALS MANUAL
 - b. CDOT CONSTRUCTION MANUAL
 - c. CDOT STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION, LATEST EDITION
 - d. CDOT STANDARD SPECIAL PROVISIONS, AS APPLICABLE TO PROJECT
 - e. CDOT STANDARD PLANS (M&S STANDARDS)
 - f. FHWA MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD) FOR STREETS AND HIGHWAYS AND THE COLORADO SUPPLEMENT THERETO
 - g. AASHTO ROADSIDE DESIGN GUIDE
2. ACCESS CONSTRUCTION WITHIN HIGHWAY ROW AND ALL HIGHWAY IMPROVEMENTS SHALL COMPLY WITH THE ACCESS PERMIT AND NOTICE TO PROCEED (NTP). A COPY OF THE PERMIT AND NTP SHALL BE AVAILABLE ON THE CONSTRUCTION SITE AT ALL TIMES.
3. A LIST OF UTILITY CONTACTS (COMPANY, CONTACT PERSON & PHONE NUMBER) SHALL BE PROVIDED ON THE PLAN SET.
4. THE CONTRACTOR SHALL PROVIDE ON-SITE SANITARY FACILITIES UNLESS FACILITIES ARE ALREADY PROVIDED THAT ARE REASONABLY CLOSE TO THE CONSTRUCTION SITE.
5. THE CONTRACTOR SHALL MAINTAIN ACCESS TO AFFECTED PROPERTY OWNERS AT ALL TIMES DURING CONSTRUCTION AT NO ADDITIONAL COST.
6. THE CONTRACTOR SHALL CONDUCT ALL CONSTRUCTION ACTIVITIES WITHIN THE BOUNDARY OF THE PUBLIC RIGHT OF WAY.
7. PERMITTEE SHALL DESIGNATE A CERTIFIED TRAFFIC CONTROL SUPERVISOR (TCS) TO MANAGE CONSTRUCTION SIGNAGE AND SAFETY OF OPERATIONS DURING ACTIVITIES WITHIN CDOT RIGHT OF WAY. THE TCS SHALL BE AVAILABLE WHENEVER WORK IS IN PROGRESS.
8. NO PERSONAL VEHICLES ARE ALLOWED TO PARK IN CDOT RIGHT OF WAY.
9. THE PERMITTEE SHALL COMPLETE ALL WORK IN THE CDOT RIGHT OF WAY WITHIN A SINGLE CONSTRUCTION SEASON.
10. IT IS THE RESPONSIBILITY OF THE PERMITTEE TO DETERMINE WHICH ENVIRONMENTAL CLEARANCES AND/OR REGULATIONS APPLY TO THE PROJECT, AND TO OBTAIN ANY CLEARANCES THAT ARE REQUIRED DIRECTLY FROM THE APPROPRIATE AGENCY PRIOR TO COMMENCING WORK. PLEASE REFER TO OR REQUEST A COPY OF THE CDOT ENVIRONMENTAL CLEARANCE INFORMATION SUMMARY™ (ECIS) FOR DETAILS. THE ECIS MAY BE OBTAINED FROM CDOT PERMITTING OFFICES OR MAY BE ACCESSED VIA THE CDOT PLANNING/CONSTRUCTION-ENVIRONMENTAL GUIDANCE WEBPAGE FAILURE TO COMPLY WITH REGULATORY REQUIREMENTS MAY RESULT IN SUSPENSION OR REVOCATION OF YOUR CDOT PERMIT, OR ENFORCEMENT ACTIONS BY OTHER AGENCIES. ALL DISCHARGES ARE SUBJECT TO THE PROVISIONS OF THE COLORADO WATER QUALITY ACT AND THE COLORADO DISCHARGE PERMIT REGULATIONS. PROHIBITED DISCHARGES INCLUDE SUBSTANCES SUCH AS: WASH WATER, PAINT, AUTOMOTIVE FLUIDS, SOLVENTS, OILS, OR SOAPS. UNLESS OTHERWISE IDENTIFIED BY CDOT OR THE COLORADO DEPARTMENT OF PUBLIC HEALTH AND ENVIRONMENTAL (CDPHE) WATER QUALITY CONTROL DIVISION (WQCD) AS SIGNIFICANT SOURCES OF POLLUTANTS TO THE WATERS OF THE STATE, THE FOLLOWING DISCHARGES TO STORMWATER SYSTEMS ARE ALLOWED WITHOUT A COLORADO DISCHARGE PERMIT SYSTEM PERMIT: LANDSCAPE IRRIGATION, DIVERTED STREAM FLOWS, UNCONTAMINATED GROUNDWATER INFILTRATION TO SEPARATE STORM SEWERS, DISCHARGES FROM POTABLE WATER SOURCES, FOUNDATION DRAINS, AIR CONDITION CONDENSATION, IRRIGATION WATER, SPRINGS, FOOTING DRAINS, WATER LINE FLUSHING, FLOWS FROM RIPARIAN HABITATS AND WETLANDS, AND FLOW FROM FIRE FIGHTING ACTIVITIES. NY OTHER DISCHARGES, INCLUDING STORMWATER DISCHARGES FROM INDUSTRIAL FACILITY OR CONSTRUCTION SITES, MAY REQUIRE

COLORADO DISCHARGE PERMIT SYSTEM PERMITS FROM CDPHE BEFORE WORK BEGINS.

TYPICAL SECTION NOTES

1. CDOT MUST APPROVE THE ASPHALT MIX DESIGN PRIOR TO CONSTRUCTION. THE PERMITTEE'S ENGINEER OF RECORD SHALL COORDINATE WITH THE CDOT PERMIT UNIT TO OBTAIN APPROVAL.
2. BREAK POINT ON SLOPES AND IN BOTTOMS OF DITCHES SHALL BE ROUNDED DURING CONSTRUCTION.
3. THE LONGITUDINAL PAVEMENT SEAM CREATED BETWEEN THE EXISTING ASPHALT AND THE NEW ASPHALT SHALL NOT BE LOCATED IN THE WHEEL PATH.
4. AT THE LOCATIONS WHERE NEW ASPHALT IS TO ABUT EXISTING ASPHALT, SAW CUT THE EXISTING PAVEMENT A MINIMUM OF 1 FOOT BACK FROM THE EXISTING EDGE AND REMOVE PAVEMENT. FROM THE SAW CUT LINE, MILL EXISTING PAVEMENT BACK A MINIMUM OF 1 FOOT TO A DEPTH OF 2 INCHES. TACK EXPOSED VERTICAL ASPHALT EDGE PRIOR TO PAVING. THE SAW CUTTING WILL NOT BE PAID FOR SEPARATELY, BUT SHALL BE INCLUDED IN THE REMOVAL OF THE ASPHALT ITEM.
5. FOR THE HOT MIX ASPHALT (HMA) TO BE USED ON THIS PROJECT, THE CONTRACTOR SHALL SUBMIT TO THE ENGINEER AN APPROVED CDOT MIX DESIGN (FORM 43) ISSUED AND VERIFIED ON A CDOT PROJECT WITHIN THE LAST 36 MONTHS. THE ASPHALT CEMENT BINDER GRADE SHALL BE AS SPECIFIED IN THE PLANS. THE HMA MIX DESIGN SHALL CONFORM TO THE GRADATION REQUIREMENTS AS SPECIFIED IN THE PLANS.
6. AGGREGATE FOR BASES SHALL MEET THE MINIMUM R VALUE REQUIREMENTS OF 70 FOR CLASS 1 AND 78 FOR CLASS 6, UNLESS OTHERWISE SPECIFIED.

SIGNING & MARKING NOTES

1. CDOT REGION 2 ALL SIGN POSTS SHALL BE GALVANIZED TUBULAR STEEL.
2. FULL-COMPLIANCE, TEMPORARY PAVEMENT MARKINGS SHALL BE APPLIED PER CDOT SPECIFICATIONS AT THE END OF EACH CONSTRUCTION DAY.
3. THE CONTRACTOR SHALL CONTACT CDOT PROJECT MANAGER AND ENGINEER OF RECORD, AT LEAST TWO WEEKS PRIOR TO SCHEDULE STRIPING. THE PERMITTEE WILL BE RESPONSIBLE FOR ANY CORRECTIONS REQUIRED UPON FINAL INSPECTION OF THE ACCESS.
4. STRIPING SHALL BE EPOXY PAINT AS PER SECTION 627 OF THE CDOT STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION.
5. ALL HIGHWAY STRIPING SHALL BE INLAID A DEPTH OF 40 MILS +/- 5 MILS IN ASPHALT AND CONCRETE UNLESS WAVED BY THE PERMIT ENGINEER. GROVE WIDTH SHALL BE PAVEMENT MARKING WIDTH PLUS 1 INCH, +/- 1/4 INCH.
6. ALL STENCILS SHALL BE INLAID A DEPTH OF 90 MILS +/- 10 MILS. GRINDING WIDTH NO MORE THAN 1 INCH LARGER THAN THE STENCIL.
7. UNLESS AN ASPHALT OVERLAY IS REQUIRED, GRINDING OF EXISTING PAVEMENT MARKINGS IS REQUIRED BY CDOT WHERE GRINDING WILL NOT INTERFERE WITH THE NEW PAVEMENT MARKINGS. IF GRINDING WILL INTERFERE WITH THE NEW PAVEMENT MARKINGS THEN THE CONTRACTOR SHALL USE WATER BLASTING TO REMOVE PAVEMENT MARKINGS. THE PAVEMENT MARKINGS SHALL BE REMOVED TO THE EXTENT THAT THEY WILL NOT BE VISIBLE UNDER DAY OR NIGHT CONDITIONS AND IN A MANNER THAT WILL NOT AFFECT TRAFFIC FLOW. GRINDING OF EXISTING PAVEMENT MARKINGS IS REQUIRED BY CDOT WHERE GRINDING WILL NOT INTERFERE WITH THE NEW PAVEMENT MARKINGS. IF GRINDING WILL INTERFERE WITH THE NEW PAVEMENT MARKINGS THEN CONTRACTOR SHALL USE WATER BLASTING TO REMOVE PAVEMENT MARKINGS.
8. TYPE II DELINEATORS (DOUBLE CRYSTAL) SHALL BE INSTALLED AT 100 FOOT SPACING ON ALL ACCELERATION LANES AND TAPERS AND DECELERATION LANES AND TAPERS THAT ARE ADJACENT TO THE

SHOULDER.

UTILITY NOTES

1. ALL UTILITIES IN THE CDOT ROW SHALL HAVE A CDOT UTILITY PERMIT ISSUED PRIOR TO ANY UTILITY CONSTRUCTION. A SEPARATE UTILITY PERMIT IS REQUIRED FOR EACH UTILITY BEING INSTALLED OR SERVICE CONNECTION IN CDOT ROW.
2. ALL UTILITY PERMITS ASSOCIATED WITH THIS PROJECT SHALL ISSUED PRIOR TO RECEIVING THE NOTICE TO PROCEED FOR THE ACCESS PERMIT.
3. THE CONTRACTOR SHALL CONTACT THE UTILITY NOTIFICATION CENTER OF COLORADO (UNCC) AT 811 OR 1-800-922-1987, TO HAVE LOCATIONS OF UNCC REGISTERED LINES MARKED BY MEMBER COMPANIES. ALL OTHER UNDERGROUND FACILITIES SHALL BE LOCATED BY CONTACTING THE RESPECTIVE OWNER.
4. EXISTING UTILITY LINES AS SHOWN ON THE PLAN SHEETS ARE PLOTTED FROM THE BEST AVAILABLE INFORMATION. (SUBSURFACE UTILITY ENGINEERING (SUE) STANDARD QUALITY LEVEL A OR B IS RECOMMENDED). EACH UTILITY SHALL BE LABELED AS TO THE QUALITY LEVEL OF LOCATION.
5. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE LOCATION AND DEPTH OF ALL EXISTING UTILITIES AS NECESSARY TO INSURE THE UTILITIES WILL NOT BE IMPACTED BY CONSTRUCTION ACTIVITIES.
6. THE CONTRACTOR SHALL COMPLY WITH ARTICLE 1.5 OF TITLE 9, CRS ("EXCAVATION REQUIREMENTS") WHEN EXCAVATING OR GRADING IS PLANNED IN THE AREA OF UNDERGROUND UTILITY FACILITIES. THE CONTRACTOR SHALL NOTIFY ALL AFFECTED UTILITIES AT LEAST TWO (2) BUSINESS DAYS, NOT INCLUDING THE ACTUAL DAY OF NOTICE, PRIOR TO COMMENCING SUCH OPERATIONS.
7. ALL UTILITIES SHALL BE INSTALLED OR RELOCATED PER THE CDOT UTILITY ACCOMMODATION CODE.


ADA PLAN NOTES

1. ALL ADA CURB RAMPS SHALL BE INDIVIDUALLY DETAILED WITH DIMENSIONS AND GRADES. EACH RAMP SHALL BE IDENTIFIED AS TO THE TYPE OF ADA RAMP (TYPE 1A, 1B, 2A, 2B, 2C, 3A, 3B, 3C, 4A, 5A OR MODIFIED VERSIONS), AS SHOWN ON THE M-608-1 CURB RAMPS (Revised on Feb 23, 2017), IN THE M & S STANDARDS.
2. ALL TRUNCATED DOMES INSTALLED SHALL BE ON THE CURRENT CDOT APPROVED PRODUCTS LIST. INDICATE THE MANUFACTURER AND PRODUCT NAME OF TRUNCATED DOMES ON THE ASBUILT PLANS.

GUARDRAIL NOTES

1. ALL GUARDRAILS SHALL BE DIMENSIONED AND EACH END SECTION PROVIDED IN THE PLAN SET. EACH END SECTION SHALL BE CLEARLY MARKED AS TO THE TYPE OF END SECTION AND BE ON THE CURRENT APPROVED PRODUCTS LIST. INDICATE THE MANUFACTURER AND PRODUCT NAME.

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TRAFFIC CONTROL NOTES

1. PRIOR TO BEGINNING OF WORK IN THE CDOT ROW, THE PERMITTEE SHALL CREATE A SITE SPECIFIC, DETAILED CONSTRUCTION TRAFFIC CONTROL PLAN WHICH COVERS ALL PHASES AND DAY/NIGHT SIGNAGE CONDITIONS OF WORK, INCLUDING FINAL SIGNING AND STRIPING.
2. PERMITTEE SHALL DESIGNATE A TRAFFIC CONTROL SUPERVISOR (TCS) AS DESCRIBED IN THE GENERAL NOTES. THE TCS MUST BE AVAILABLE 24 HOURS THROUGHOUT CONSTRUCTION.
3. PERMITTEE SHALL ONLY USE THE TRAFFIC CONTROL PLANS STAMPED WITH "NOTICE TO PROCEED PLANS - EXHIBIT A"; CDOT SHALL CONCUR WITH ALL OTHER TRAFFIC CONTROL PLANS PRIOR TO THEM BEING USED ON THE HIGHWAY.
4. PERMITTEE SHALL REMOVE ALL TRAFFIC CONTROL DEVICES AT THE END OF THE DAY'S CONSTRUCTION ACTIVITIES, ON WEEKENDS AND HOLIDAYS, UNLESS OTHERWISE DIRECTED BY CDOT.

PAVING NOTES

1. DILUTED EMULSIFIED ASPHALT FOR TACK COAT SHALL CONSIST OF 1 PART EMULSIFIED ASPHALT AND 1 PART WATER. TACK COAT IS REQUIRED BETWEEN EACH LIFT OF HMA AND SHALL BE APPLIED TO OVERLAP THE LONGITUDINAL SEAM.
2. A TACK COAT OF EMULSIFIED ASPHALT (SLOW-SETTING) SHALL BE APPLIED AT THE FOLLOWING LOCATIONS:
 - BEFORE PLACING NEW PAVEMENT OVER EXISTING OR NEW PAVEMENT
 - ADJACENT TO EXISTING PAVEMENT, AND OTHER SURFACES AGAINST WHICH ASPHALT IS PLACED
 - BETWEEN PAVEMENT COURSES
3. BEFORE PLACEMENT OF THE TACK COAT, THE CONTRACTOR SHALL CLEAN THE ROADWAY AS DIRECTED BY THE ENGINEER. CLEANING WILL NOT BE MEASURED AND PAID FOR SEPARATELY BUT SHALL BE CONSIDERED INCIDENTAL TO THE WORK.
4. PAVEMENT WIDTHS MAY VARY THROUGHOUT THE PROJECT. THE LAY DOWN MACHINE SHALL HAVE AN ADJUSTABLE SCREED TO ACCOMMODATE VARIATIONS IN THE PAVEMENT WIDTH. PAVEMENT OVERLAYS SHALL MATCH EXISTING WIDTH OF PAVEMENT.
5. ANY LAYER OF HOT MIX ASPHALT THAT IS TO HAVE A SUCCEEDING LAYER PLACED THEREON SHALL BE COMPLETED FULL WIDTH BEFORE THE SUCCEEDING LAYER IS PLACED. THE TOP LIFT OF HOT MIX ASPHALT SHALL BE TREATED AS AN OVERLAY; IT SHALL NOT BE PLACED UNTIL ALL OTHER WORK, INCLUDING WIDENING, PATCHING, AND RECONSTRUCTION THAT REQUIRE A LOWER LAYER OF HOT MIX ASPHALT, HAS BEEN COMPLETED.
6. ASPHALT JOINTS SHALL NOT FALL ON PERMANENT LANE LINES, SHOULDER LINES, MEDIAN LINES, OR IN EXPECTED WHEEL PATHS.
7. WHERE PAVEMENT IS TO ABUT EXISTING PAVEMENT OR IT IS REQUIRED TO CUT EXISTING ASPHALT, THE EXISTING ASPHALT SHALL BE REMOVED TO A NEAT VERTICAL LINE WITH A SAW OR AS APPROVED BY THE ENGINEER. CUT FACES SHALL NOT REMAIN UNPROTECTED OVERNIGHT. THIS WORK WILL NOT BE PAID SEPARATELY, BUT SHALL BE CONSIDERED SUBSIDIARY TO THE WORK. THE CONTRACTOR WILL BE REQUIRED TO PAINT OR SPRAY THE EDGE OF THE CUT ASPHALT WITH DILUTED EMULSIFIED ASPHALT (SLOW-SETTING) PRIOR TO PAVING OPERATIONS

EARTHWORK NOTES

1. WATER SOURCE REQUIRED FOR COMPACTION AND MOISTURE DENSITY CONTROL SHALL BE THE CONTRACTOR'S RESPONSIBILITY AND SHALL BE FREE OF EXCESSIVE SEDIMENTS OR OTHER CONTAMINATES THAT MAY BE DETRIMENTAL TO EMBANKMENTS, SUBBASES, AND BASE COURSE MATERIAL.
2. DEPTH OF MOISTURE-DENSITY CONTROL FOR THIS PROJECT SHALL BE AS FOLLOWS:
 - FULL DEPTH OF ALL EMBANKMENTS AND ENGINEERED FILLS
 - BASES OF CUTS AND FILL 6 INCHES
 - FULL DEPTH OF EMBANKMENT SECTIONS USED FOR DITCHES AND CHANNEL CHANGES
3. CONTRACTOR SHALL NOT UTILIZE MEASURES TO INCREASE THE RATE OF SETTLEMENT (SUCH AS PRE-LOADING AND WICK DRAINS) UNLESS PRIOR APPROVAL IS RECEIVED FROM CDOT.

LEGEND:

	EXISTING RIGHT OF WAY
	EXISTING FENCE
	EXISTING WATER LINE
	EXISTING SANITARY SEWER
	EXISTING STORM SEWER
	EXISTING GAS
	EXISTING UNDERGROUND ELECTRIC
	EXISTING UNDERGROUND TELEPHONE
	EXISTING POWER POLE
	EXISTING FIRE HYDRANT
	EXISTING WATER METER/VALVE
	EXISTING WATER MANHOLE
	EXISTING SANITARY MANHOLE
	EXISTING STORM SEWER MANHOLE
	EXISTING INLET
	EXISTING PULL BOX
	EXISTING STREET LIGHT
	EXISTING TREE
	EXISTING SIGN
	PROPOSED STORM MANHOLE
	PROPOSED STORM INLET
	PROPOSED SIGN

ABBREVIATIONS:

BL	BASELINE	PCR	POINT OF CURB RETURN
BP	BEGIN POINT	PGL	PROFILE GRADE LINE
CL	CENTERLINE	PGP	PROFILE GRADE POINT
CONC	CONCRETE	PRC	POINT OF REVERSE CURVE
C&G	CURB AND GUTTER	PROP	PROPOSED
CR	CURB RETURN	PT	POINT OF TANGENCY
DIA.	DIAMETER	PVI	POINT OF VERTICAL INTERSECTION
DTL	DETAIL	R	RADIUS
EL	ELEVATION	RD	ROAD
EG	EXISTING GROUND	RT	RIGHT
EP	END POINT	ROW	RIGHT OF WAY
ESMT	EASEMENT	SF	SQUARE FEET
ETW	EDGE OF TRAVELED WAY	SNS	STREET NAME SIGN
EX	EXISTING	SSD	STOPPING SIGHT DISTANCE
FG	FINISHED GRADE	STA	STATION
FL	FLOW LINE	STD	STANDARD
HCL	HORIZONTAL CONTROL LINE	SWK	SIDEWALK
LF	LINEAR FOOT/FEET	SY	SQUARE YARDS
LOD	LIMITS OF DISTURBANCE	TC	TOP OF CURB
LT	LEFT	TYP	TYPICAL
ME	MATCH EXISTING	UE	UTILITY EASEMENT
NO	NUMBER	UTIL	UTILITY
NTS	NOT TO SCALE	VAR	VARIES
OFF	OFFSET	VC	VERTICAL CURVE
PC	POINT OF CURVE	VPC	VERTICAL POINT OF CURVATURE
PCC	POINT OF COMPOUND CURVE	VPI	VERTICAL POINT OF INTERSECTION
		VPT	VERTICAL POINT OF TANGENCY

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						□ S-630-4	STEEL SIGN SUPPORT (TEMPORARY) INSTALLATION.....	316-317
							DETAILS (2 SHEETS)	
						□ S-630-5	PORTABLE RUMBLE STRIPS (TEMPORARY) (2 SHEETS)	318-319
						□ S-630-6	EMERGENCY PULL-OFF AREA (TEMPORARY).....	320
						□ S-630-7	ROLLING ROADBLOCKS FOR TRAFFIC CONTROL (3 SHEETS)	321-323

COLORADO
 DEPARTMENT OF TRANSPORTATION
M&S STANDARDS PLANS LIST
 July 31, 2019
 Revised on May 16, 2024

ALL OF THE M&S STANDARD PLANS, AS SUPPLEMENTED
 AND REVISED, APPLY TO THIS PROJECT WHEN USED
 BY DESIGNATED PAY ITEM OR SUBSIDIARY ITEM.


THE M&S STANDARD PLANS USED TO DESIGN THIS PROJECT ARE
 INDICATED BY A MARKED BOX ■, AND WILL BE ATTACHED TO THE
 PLANS. ALL OTHER M&S STANDARD PLANS ARE STILL ELIGIBLE FOR USE
 IN CONSTRUCTION IF APPROVED BY AN APPROPRIATE CDOT ENGINEER.

Computer File Information		Sheet Revisions		Colorado Department of Transportation 2829 West Howard Place CDOT HQ, 3rd Floor Denver, CO 80204 Phone: 303-757-9021 FAX: 303-757-9868	<h1 style="margin: 0;">STANDARD PLANS LIST</h1>	STANDARD PLAN NO.	
Creation Date: 07/31/19		Date:	Comments			STANDARDS PLANS LIST	
Designer Initials: JBK	(R-X)					Standard Sheet No. 1 of 1	
Last Modification Date: 05/16/24	(R-X)					Project Sheet Number: 4	
Detailer Initials: LTA	(R-X)						
CAD Ver.: MicroStation V8 Scale: Not to Scale Units: English		(R-X)		Construction Engineering Services JBK		Issued by the Project Development Branch: July 31, 2019	

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PAY ITEM NO.	ITEM DESCRIPTION	UNIT	QUANTITY
201-00000	CLEARING AND GRUBBING	LS	1
201-00816	RESET SIGN PANEL (SPECIAL)	EACH	3
202-00010	REMOVAL OF TREE	EACH	3
202-00019	REMOVAL OF INLET	EACH	1
202-00070	REMOVAL OF BARRICADE	EACH	1
202-00200	REMOVAL OF SIDEWALK (GRAVEL)	SY	443
202-00201	REMOVAL OF SIDEWALK (CONCRETE)	SY	167
202-00203	REMOVAL OF CURB AND GUTTER	LF	2620
202-00220	REMOVAL OF ASPHALT MAT	SY	5084
202-00240	REMOVAL OF ASPHALT MAT (PLANING)	SY	2677
202-00821	REMOVAL OF SIGN PANEL	EACH	4
202-00828	REMOVAL OF TRAFFIC SIGNAL EQUIPMENT	LS	1
212-00006	SEEDING (NATIVE)	ACRE	0.14
304-06007	AGGREGATE BASE COURSE (CLASS 6)	CY	150
403-32871	HOT MIX ASPHALT (GRADING SG) (100) (PG 76-28)	TON	1087
403-32841	HOT MIX ASPHALT (GRADING SG) (100) (PG 64-22)	TON	1186
503-00048	DRILLED CAISSON (48 INCH)	LF	38
606-00302	GUARDRAIL TYPE 3 (31 INCH MIDWEST GUARDRAIL SYSTEM)	LF	137
606-01340	END ANCHORAGE TYPE 3D	EACH	1
608-00010	CONCRETE CURB RAMP	SY	39
609-20010	CURB TYPE 2 (SECTION B)	LF	395
609-21010	CURB AND GUTTER TYPE 2 (SECTION I-B)	LF	1200
609-21020	CURB AND GUTTER TYPE 2 (SECTION II-B)	LF	1371
609-21021	CURB AND GUTTER TYPE 2 (SECTION II-M)	LF	28
613-00200	2 INCH ELECTRICAL CONDUIT	LF	58

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613-00206	2 INCH ELECTRICAL CONDUIT (BORED)	LF	336
613-00300	3 INCH ELECTRICAL CONDUIT	LF	112
613-00306	3 INCH ELECTRICAL CONDUIT (BORED)	LF	336
613-07023	PULL BOX (24"X36"X24")	EACH	3
613-10000	WIRING	LS	1
613-13000	LUMINAIRE (LED)	EACH	2
613-40000	CONCRETE FOUNDATION PAD	EACH	2
614-00011	SIGN PANEL (CLASS I)	SF	88
614-00216	STEEL SIGN POST (2X2 INCH TUBING)	LF	144
614-70336	TRAFFIC SIGNAL FACE (12-12-12)	EACH	5
614-70448	TRAFFIC SIGNAL FACE (12-12-12-12)	EACH	2
614-72895	VEHICLE DETECTION SYSTEM (SINGLE CAMERA)	EACH	1
614-81130	TRAFFIC SIGNAL-LIGHT POLE STEEL (1-30 FOOT MAST ARM)	EACH	1
614-81140	TRAFFIC SIGNAL-LIGHT POLE STEEL (1-40 FOOT MAST ARM)	EACH	1
614-84100	TRAFFIC SIGNAL PEDESTAL POLE ALUMINUM	EACH	1
614-87333	CLOSED CIRCUIT TELEVISION CAMERA (TRAFFIC SURVEILLANCE)	EACH	1
626-00000	MOBILIZATION	LS	1
627-00002	THERMOPLASTIC PAVEMENT MARKING	SF	409
627-00005	EPOXY PAVEMENT MARKING	GAL	35
630-00008	TRAFFIC CONTROL (SPECIAL)	LS	1
700-70010	F/A MINOR CONTRACT REVISIONS	F A	1

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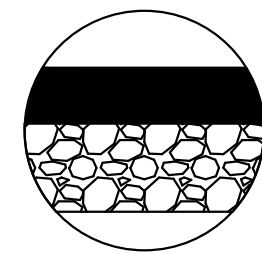
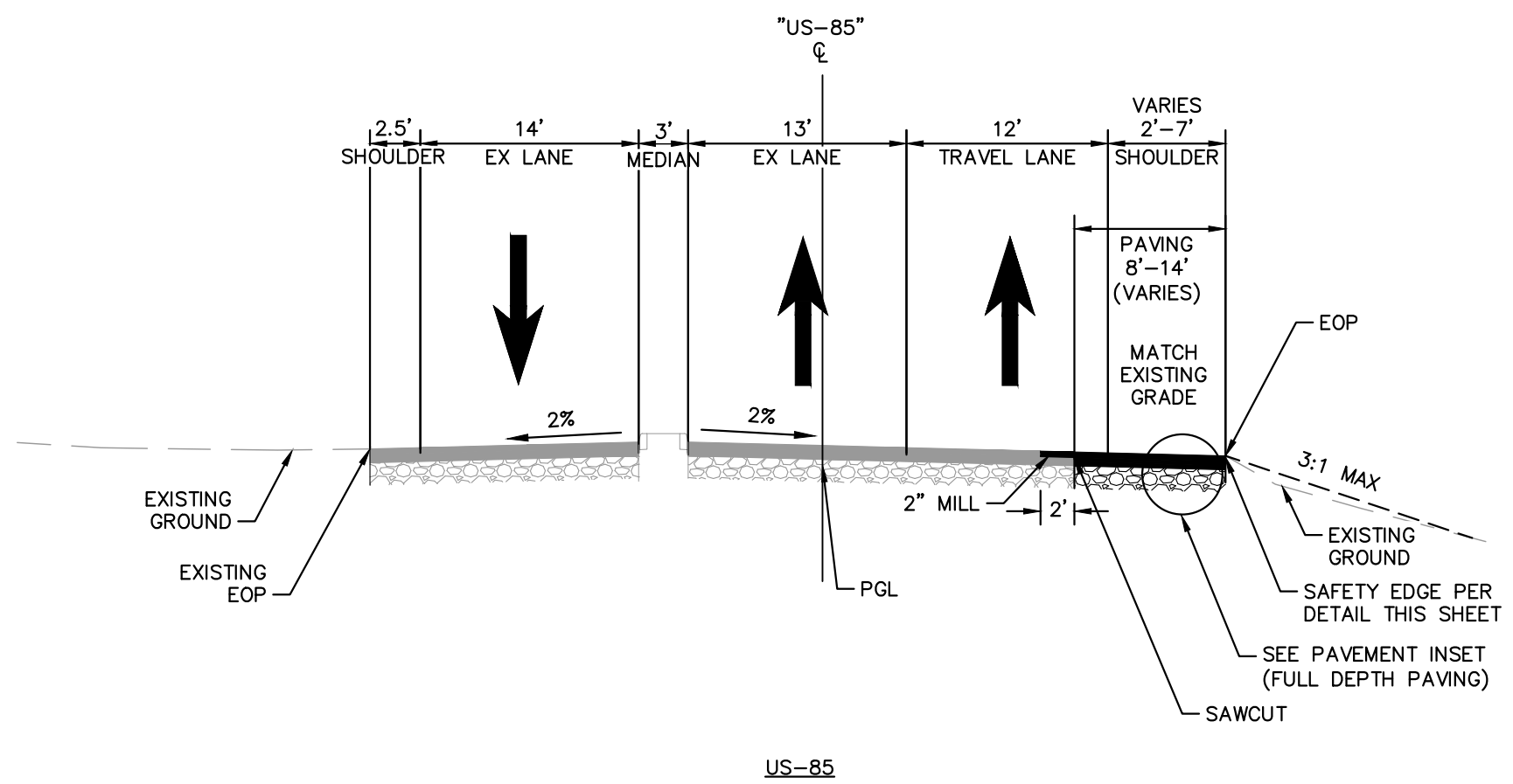


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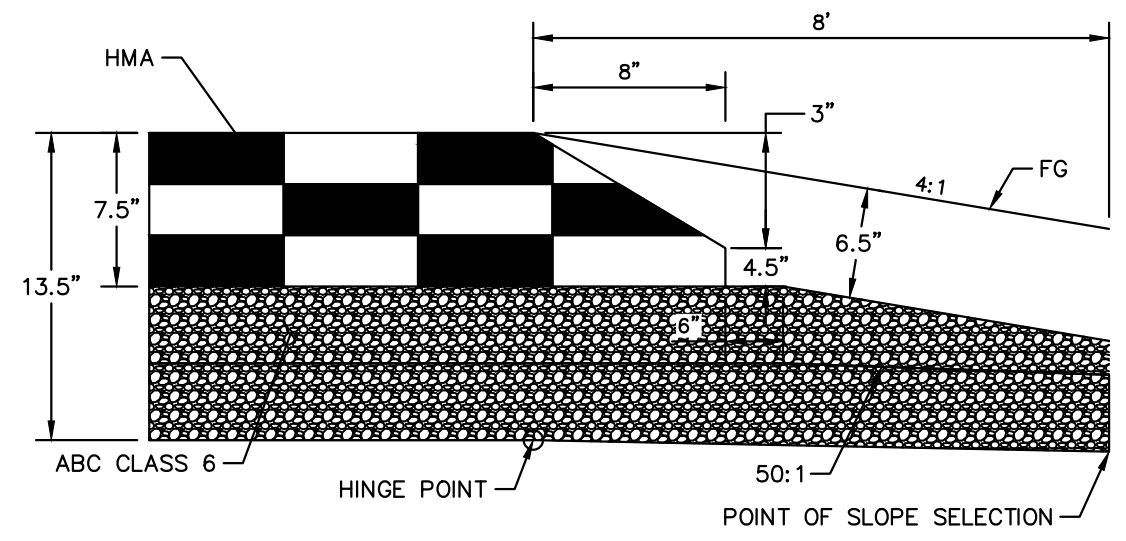
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2" HOT MIX ASPHALT (GRADING SX)(100)(PG 76-28)
 5.5" HOT MIX ASPHALT (GRADING SX)(100)(PG 64-22)*
 6" AGGREGATE BASE COURSE (CLASS 6)
 *CONTRACTOR SHALL MATCH EXISTING PAVEMENT SECTION. ANTICIPATED PAVEMENT SECTION PROVIDED BELOW.

- NOTE:**
1. ALL HMA AND CONCRETE MIX DESIGNS SHALL BE APPROVED AND POTENTIALLY AMENDED BY CDOT AND SHALL BE IN CONFORMANCE WITH CDOT'S MOST CURRENT FIELD MATERIALS MANUAL AND CP REQUIREMENTS. NO HMA OR CONCRETE IS TO BE INSTALLED WITHOUT FORMAL APPROVAL FROM CDOT.
 2. CDOT MAY ELECT TO PERFORM ACCEPTANCE TESTING ON ANY MATERIAL ON THE PROJECT.
 3. AS THIS IS NOT A CDOT PROJECT AND NOT SUBJECT TO INCENTIVE OR DISINCENTIVE PAYMENTS TO THE CONTRACTOR, ALL OUT OF CDOT SPECIFICATION WORKS SHALL BE REMOVED AND REPLACED WITH SPECIFICATION MATERIAL AT THE PERMITTEE'S SOLE EXPENSE.
 4. ALL PAVEMENTS SHALL BE CONSTRUCTED TO MRI CATEGORY 2 SMOOTHNESS REQUIREMENTS UNLESS OTHERWISE ASSIGNED BY THE CDOT REGION MATERIALS OFFICE. CDOT RESERVES THE RIGHT TO PERFORM SMOOTHNESS TESTING TO DETERMINE CONFORMANCE WITH REQUIREMENTS. ALL CORRECTIVE WORK SHALL BE AT THE SOLE EXPENSE OF THE PERMITTEE TO CORRECT.
 5. THE CONTRACTOR SHALL SUBMIT A PAVING SCHEDULE TO THE ENGINEER AT LEAST 5 WORKING DAYS PRIOR TO THE PRE-PAVING CONFERENCE. PAVING SHALL NOT BEGIN UNTIL THE SCHEDULE HAS BEEN ACCEPTED IN WRITING BY THE ENGINEER.
 6. AT PROPOSED EP CONTRACTOR SHALL CONSTRUCT SAFETY EDGE. SEE CDOT DETAIL D-614-1 TITLES "SAFETY EDGE FOR PAVEMENT GREATER THAN 5 INCHES".
 7. GUARDRAIL TO BE INSTALLED WITH 7' POST PER RESTRICTIVE ROADSIDE INSTALLATION CRITERIA PER CDOT M-606-1.
 8. SLOPES SHALL BE ROUNDED PER CDOT ROADWAY DESIGN GUIDE 4.7.8.
 9. CONTRACTOR TO MATCH EXISTING PAVEMENT.
 10. SEE SHEETS 30-38 FOR MORE DETAIL.



SAFETY EDGE DETAIL FOR HOT MIX ASPHALT PAVEMENT GREATER THAN 5 INCHES
 PER CDOT DETAIL D-614-1
 N.T.S.

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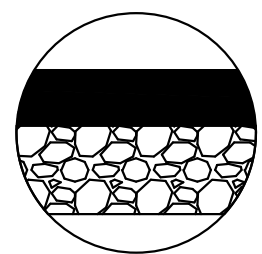
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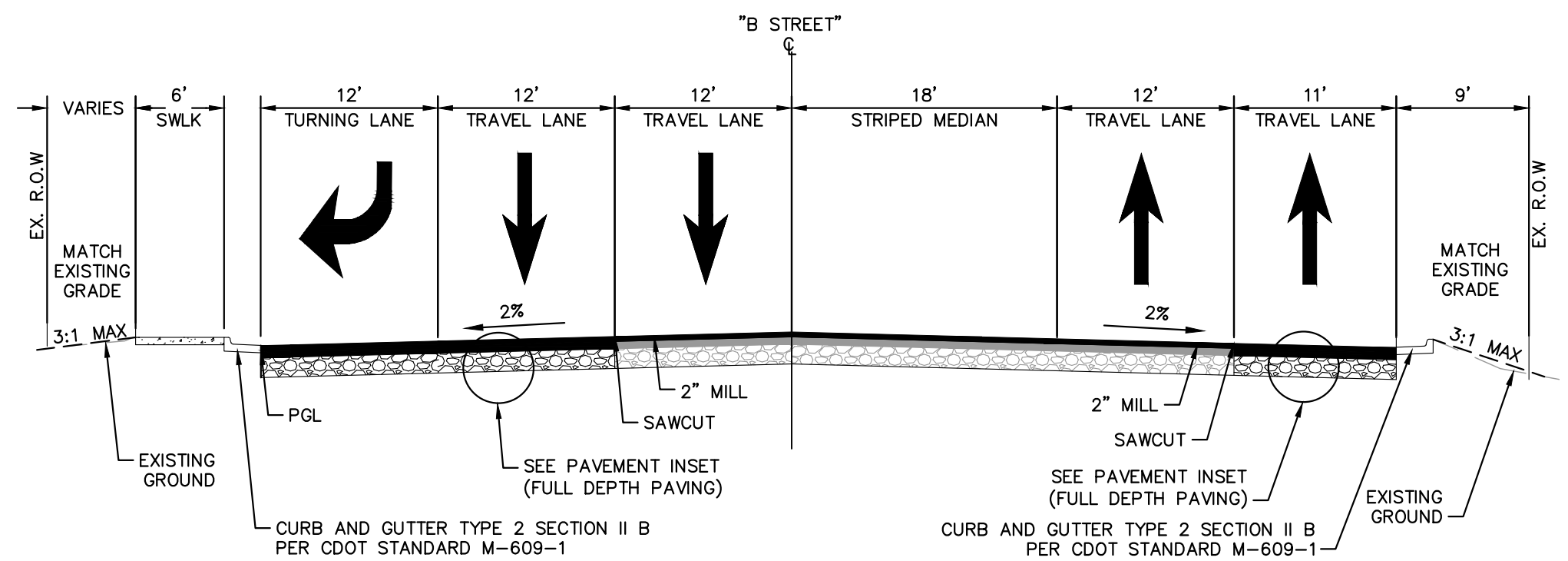
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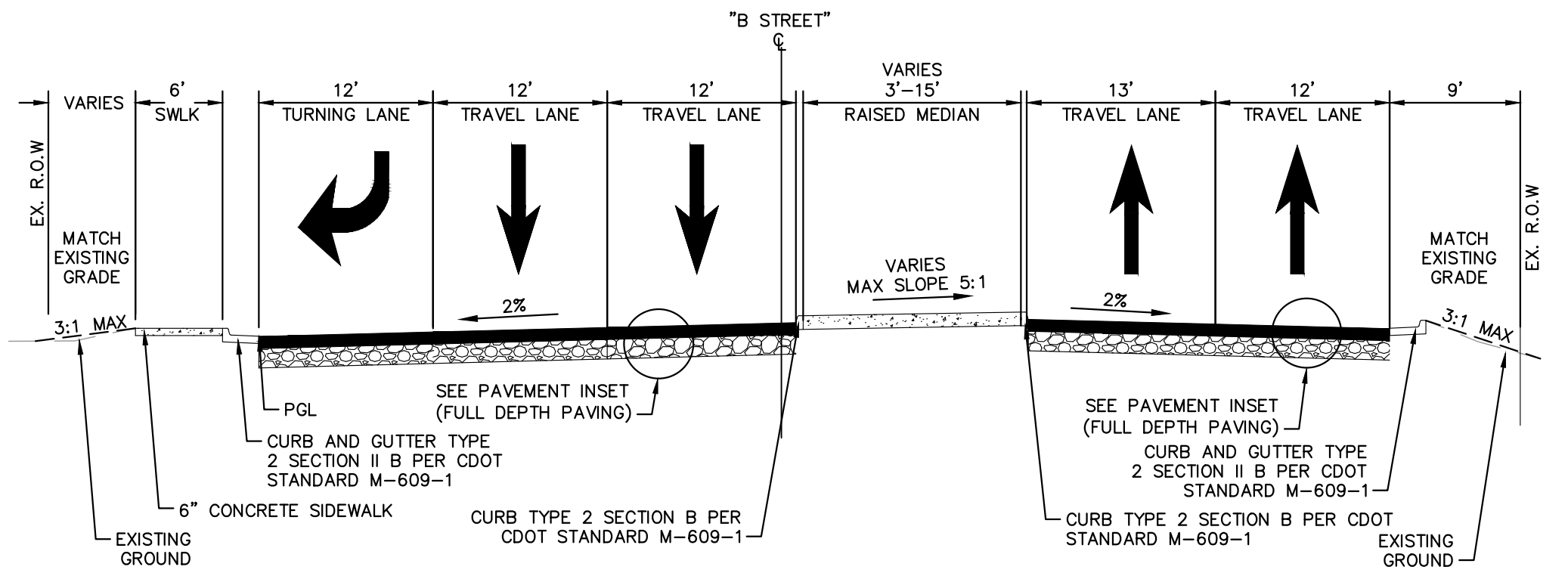
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9. CONTRACTOR TO MATCH EXISTING PAVEMENT.
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 6" AGGREGATE BASE COURSE (CLASS 6)
 *CONTRACTOR SHALL MATCH EXISTING PAVEMENT SECTION.
 ANTICIPATED PAVEMENT SECTION PROVIDED BELOW.



B STREET
STATION 11+74.52 TO 15+03.36



B STREET
STATION 15+03.36 TO 20+00.00

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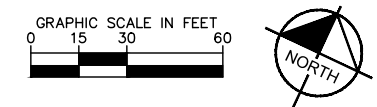
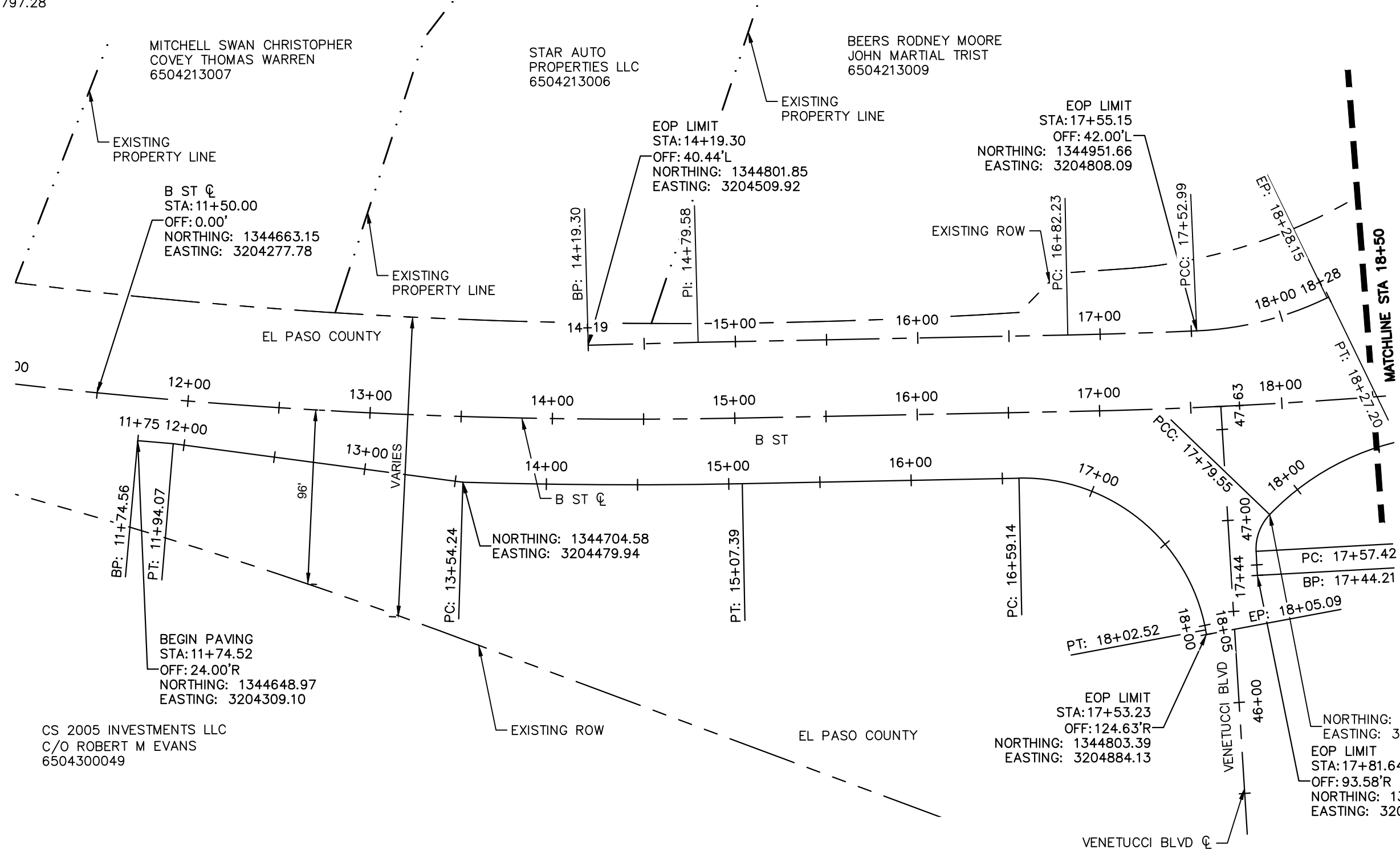


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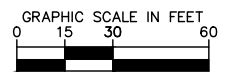
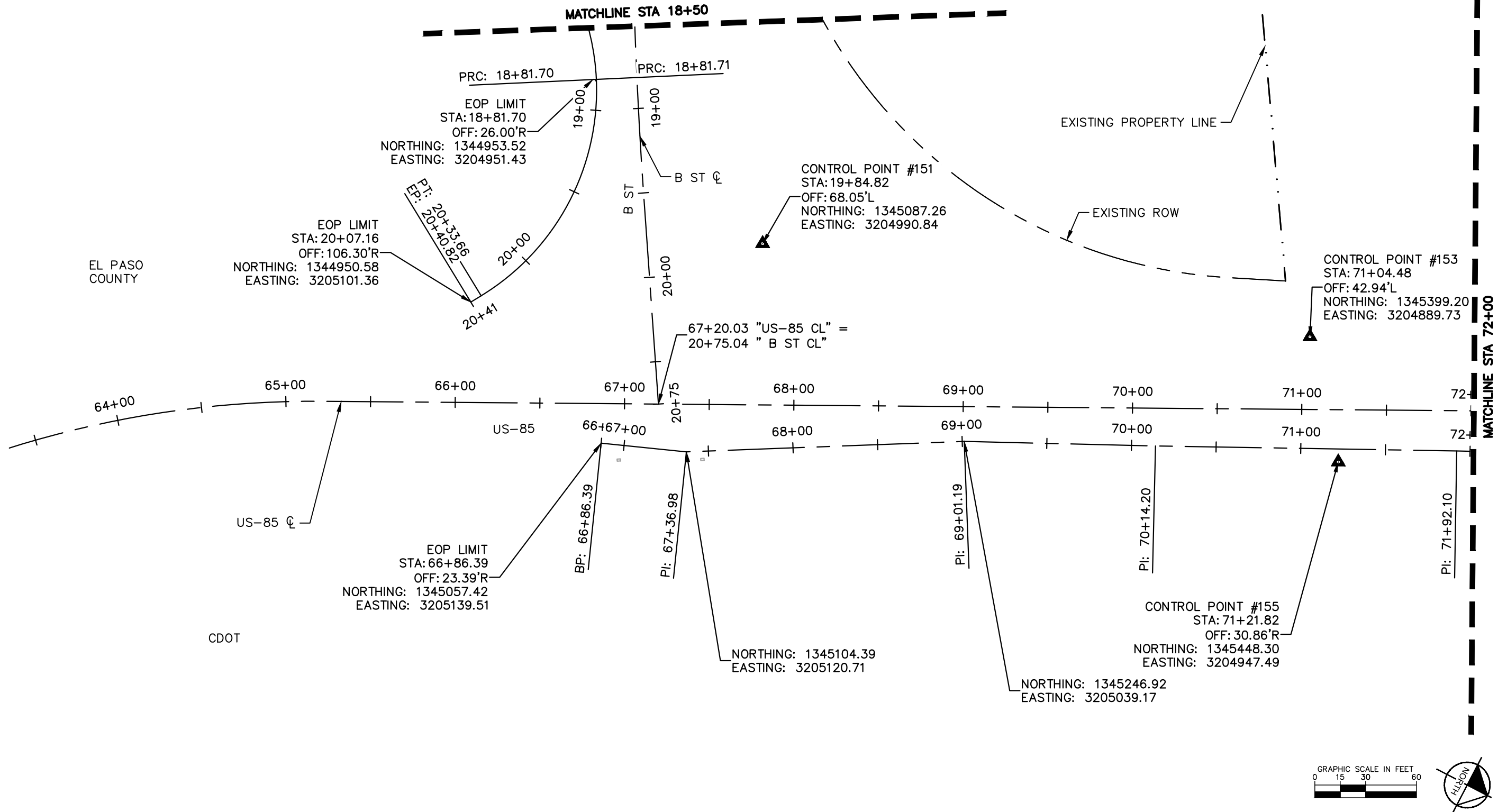


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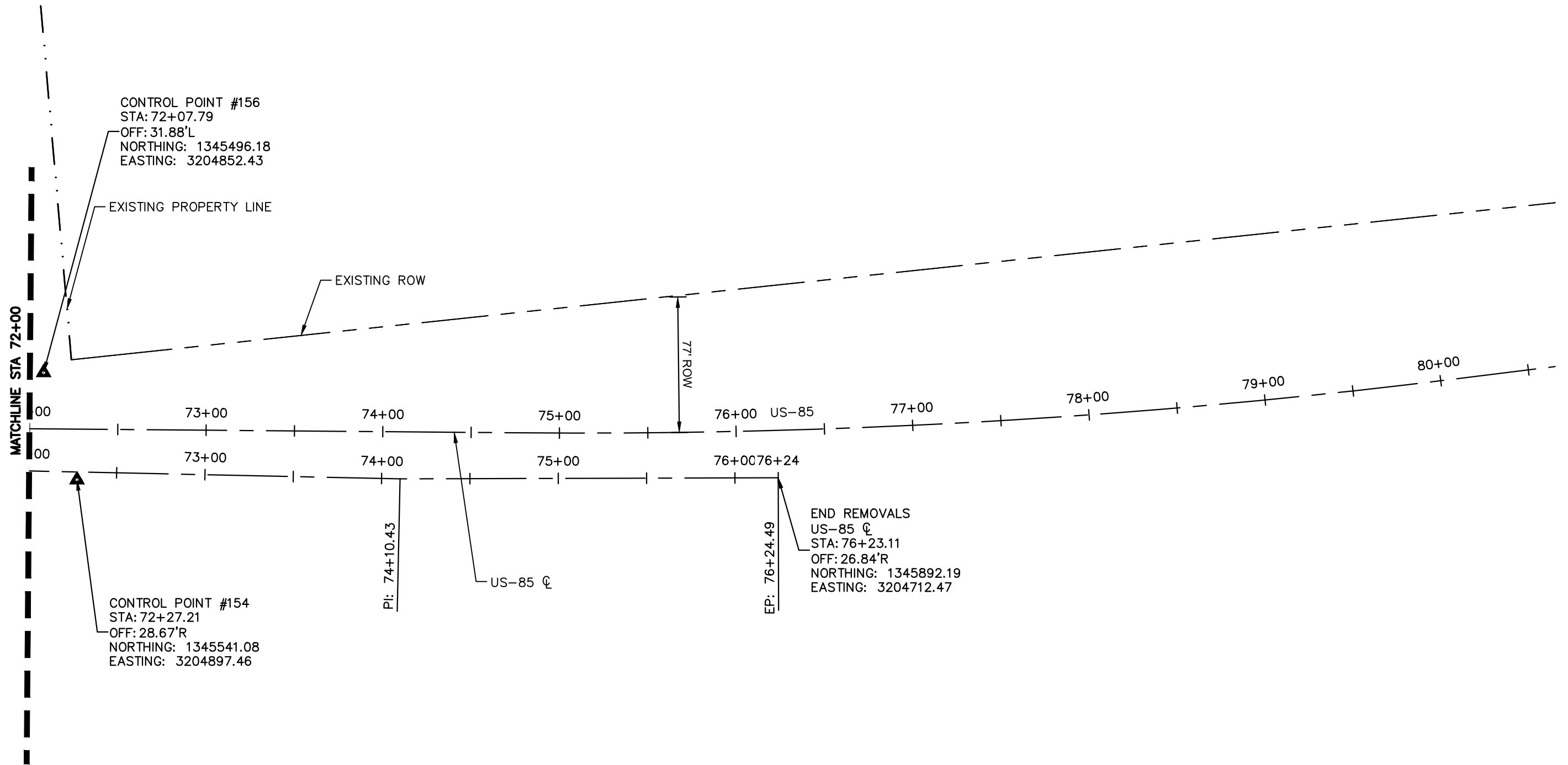
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CONTROL POINT #156
 STA: 72+07.79
 OFF: 31.88'L
 NORTHING: 1345496.18
 EASTING: 3204852.43

EXISTING PROPERTY LINE

EXISTING ROW

MATCHLINE STA 72+00

73+00
74+00
75+00
76+00
77+00
78+00
79+00
80+00

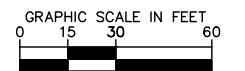
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 STA: 72+27.21
 OFF: 28.67'R
 NORTHING: 1345541.08
 EASTING: 3204897.46

PI: 74+10.43

US-85 C

EP: 76+24.49

END REMOVALS
 US-85 C
 STA: 76+23.11
 OFF: 26.84'R
 NORTHING: 1345892.19
 EASTING: 3204712.47



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






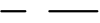
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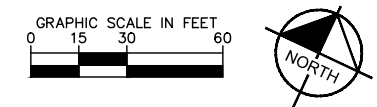
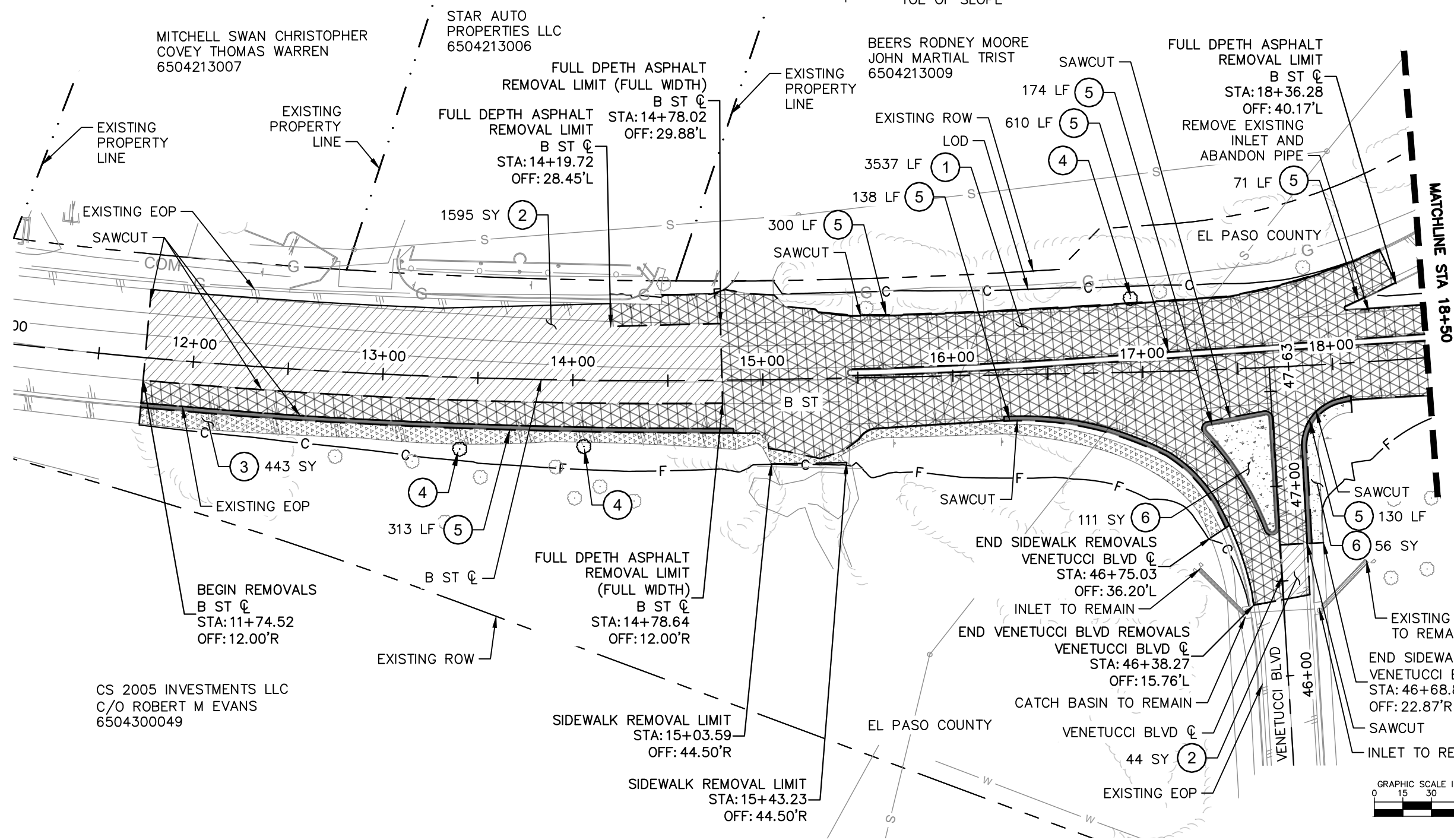
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CONSTRUCTION NOTES

- 1 REMOVAL OF ASPHALT PAVEMENT (FULL DEPTH)
- 2 REMOVAL OF ASPHALT PAVEMENT (MILL)
- 3 REMOVAL OF GRAVEL
- 4 REMOVAL OF TREE
- 5 REMOVAL OF EXISTING CURB
- 6 REMOVAL OF CONCRETE

LEGEND

-  REMOVE EXISTING PAVEMENT (MILL)
-  REMOVE EXISTING PAVEMENT (FULL DEPTH)
-  REMOVAL OF CURB AND GUTTER
-  REMOVAL OF GRAVEL
-  REMOVAL OF CONCRETE
-  TOP OF SLOPE
-  TOE OF SLOPE
-  SAWCUT



Print Date: October 25, 2024 Drawing File Name: c-demo.dwg Horiz. Scale: 1" = 30' Vert. Scale: N/A	<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th colspan="3">Sheet Revisions</th> </tr> <tr> <th>Date:</th> <th>Comments:</th> <th>Init.</th> </tr> </thead> <tbody> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> </tbody> </table>	Sheet Revisions			Date:	Comments:	Init.													VENETUCCI BLVD. & B ST. ACCESS PERMIT #XXXXXX		As Constructed No Revisions: Revised: Void:	VENETUCCI BLVD. & B ST. REMOVAL & RESET PLAN	Project No./Code PROJECT NO 196825002 Sheet Number 12
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	KIMLEY-HORN AND ASSOCIATES, INC. 6200 SOUTH SYRACUSE WAY SUITE 300 GREENWOOD VILLAGE, COLORADO 80111 (303) 228-2300	Designer: CAS Detailer: VIR Sheet Subset: REM Subset Sheet: 1 of 3																						

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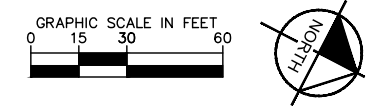
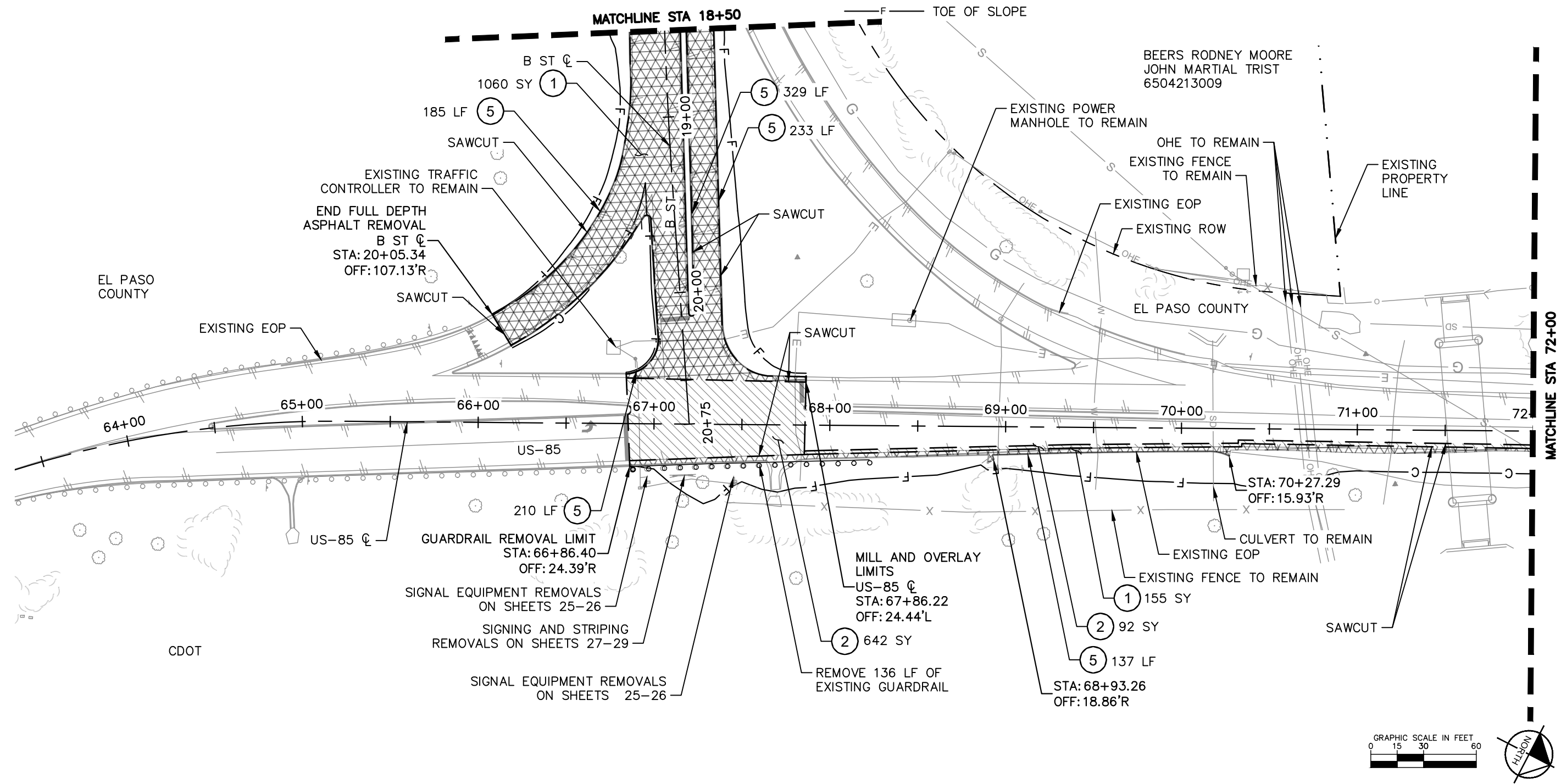
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CONSTRUCTION NOTES

- ① REMOVAL OF ASPHALT PAVEMENT (FULL DEPTH)
- ② REMOVAL OF ASPHALT PAVEMENT (MILL)
- ⑤ REMOVAL OF EXISTING CURB

LEGEND:

- REMOVE EXISTING PAVEMENT (MILL)
- REMOVE EXISTING PAVEMENT (FULL DEPTH)
- REMOVE OF CURB AND GUTTER
- REMOVAL OF GRAVEL
- REMOVAL OF CONCRETE
- TOP OF SLOPE



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Project No./Code	
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196825002	
Sheet Number	13






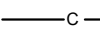

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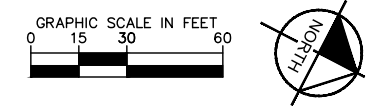
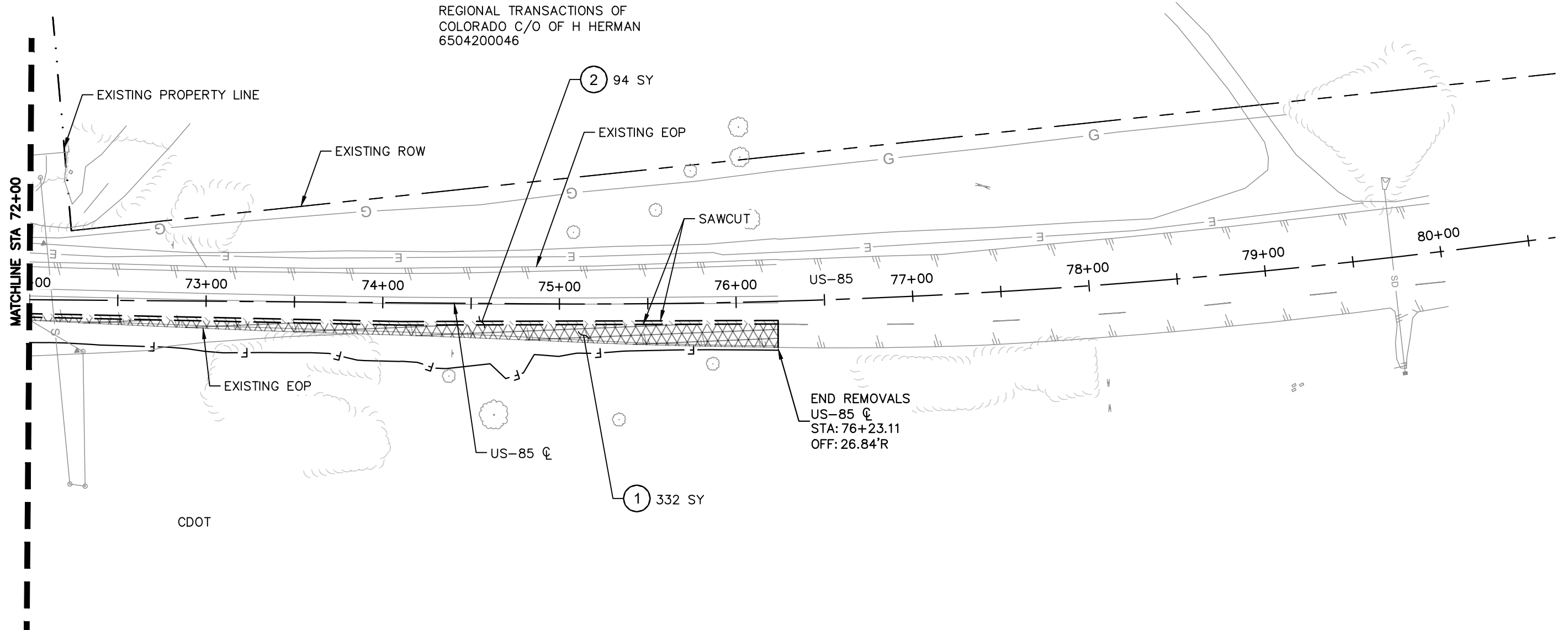
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CONSTRUCTION NOTES

- ① REMOVAL OF ASPHALT PAVEMENT (FULL DEPTH)
- ② REMOVAL OF ASPHALT PAVEMENT (MILL)

LEGEND

-  REMOVE EXISTING PAVEMENT (MILL)
-  REMOVE EXISTING PAVEMENT (FULL DEPTH)
-  REMOVE OF CURB AND GUTTER
-  REMOVAL OF GRAVEL
-  REMOVAL OF CONCRETE
-  TOP OF SLOPE
-  TOE OF SLOPE



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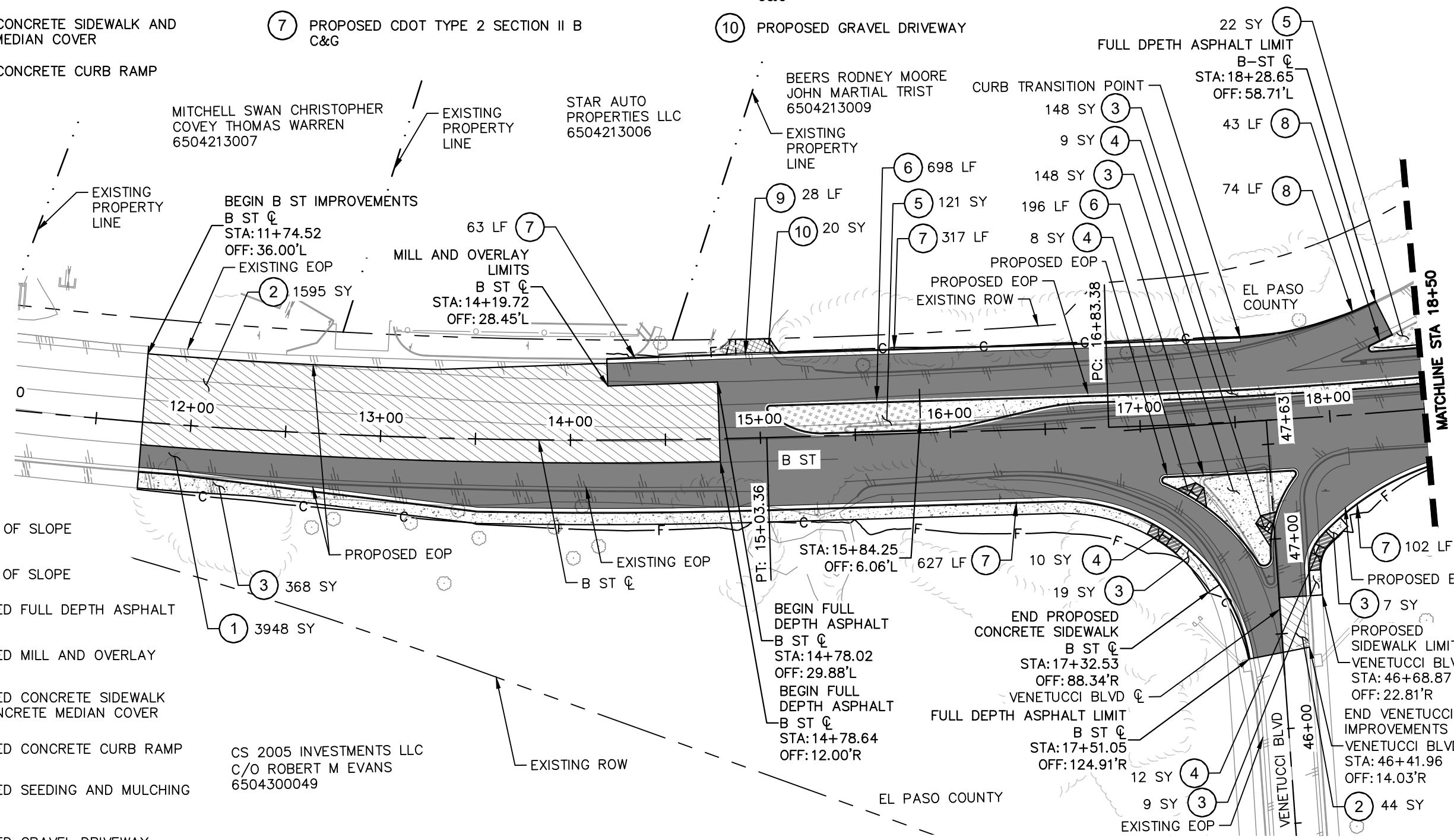
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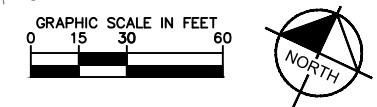
PAVING NOTES

- ① PROPOSED FULL DEPTH ASPHALT
- ② PROPOSED MILL AND OVERLAY
- ③ PROPOSED CONCRETE SIDEWALK AND CONCRETE MEDIAN COVER
- ④ PROPOSED CONCRETE CURB RAMP
- ⑤ PROPOSED SEEDING AND MULCHING
- ⑥ PROPOSED CDOT TYPE 2 SECTION I B C&G
- ⑦ PROPOSED CDOT TYPE 2 SECTION II B C&G
- ⑧ PROPOSED CDOT TYPE 2 SECTION B CURB
- ⑨ PROPOSED CDOT TYPE 2 SECTION II M C&G
- ⑩ PROPOSED GRAVEL DRIVEWAY



LEGEND

- C — TOP OF SLOPE
- F — TOE OF SLOPE
- [Hatched Box] PROPOSED FULL DEPTH ASPHALT
- [Hatched Box] PROPOSED MILL AND OVERLAY
- [Hatched Box] PROPOSED CONCRETE SIDEWALK AND CONCRETE MEDIAN COVER
- [Hatched Box] PROPOSED CONCRETE CURB RAMP
- [Hatched Box] PROPOSED SEEDING AND MULCHING AREA
- [Hatched Box] PROPOSED GRAVEL DRIVEWAY
- [Hatched Box] PROPOSED RIPRAP



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	KIMLEY-HORN AND ASSOCIATES, INC. 6200 SOUTH SYRACUSE WAY SUITE 300 GREENWOOD VILLAGE, COLORADO 80111 (303) 228-2300			Designer: CAS Detailer: VIR Sheet Subset: PAV Subset Sheet: 1 of 3																				







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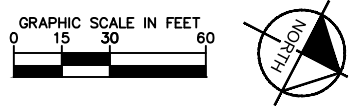
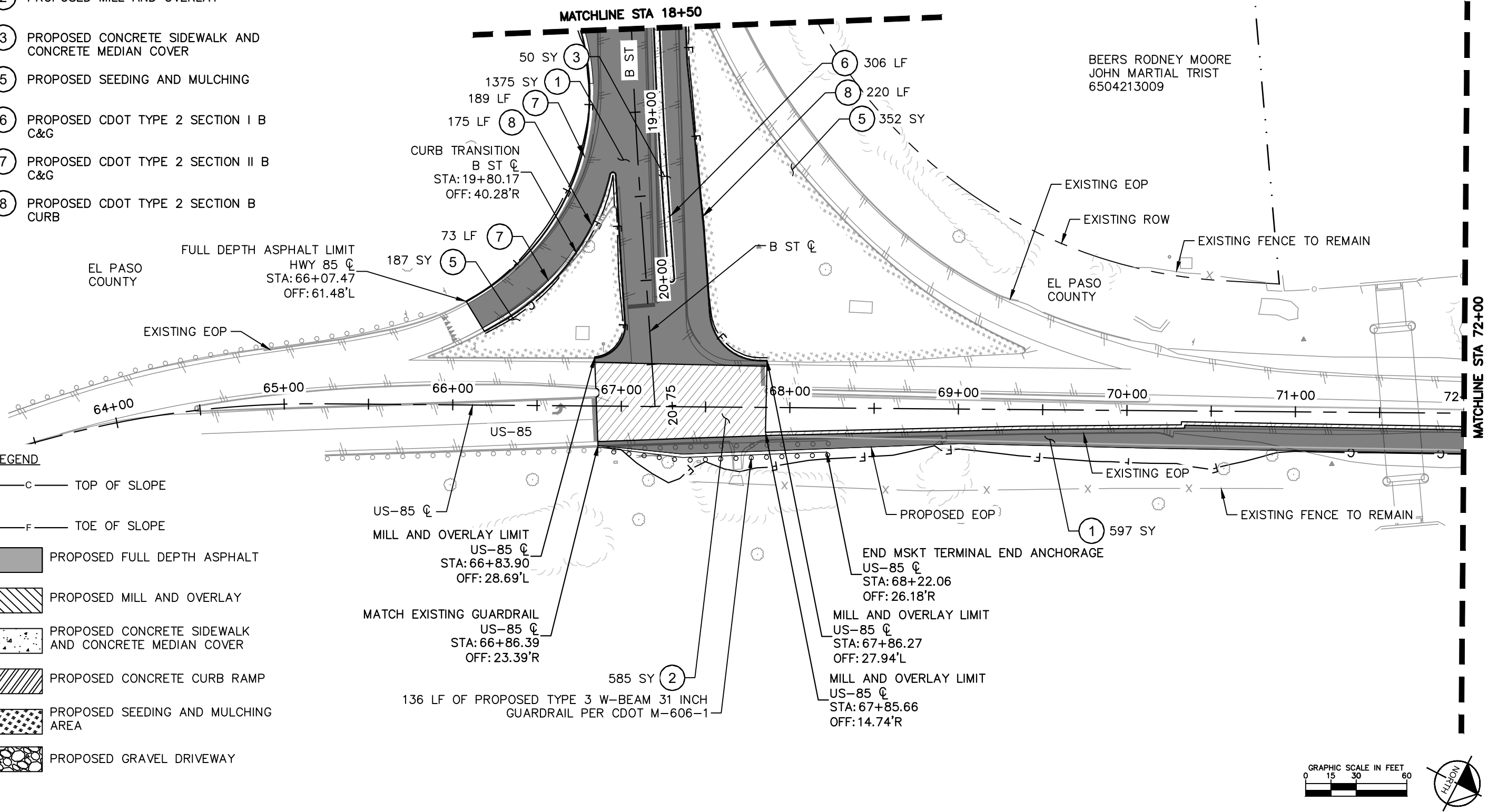
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PAVING NOTES

- ① PROPOSED FULL DEPTH ASPHALT
- ② PROPOSED MILL AND OVERLAY
- ③ PROPOSED CONCRETE SIDEWALK AND CONCRETE MEDIAN COVER
- ⑤ PROPOSED SEEDING AND MULCHING
- ⑥ PROPOSED CDOT TYPE 2 SECTION I B C&G
- ⑦ PROPOSED CDOT TYPE 2 SECTION II B C&G
- ⑧ PROPOSED CDOT TYPE 2 SECTION B CURB

LEGEND

- C — TOP OF SLOPE
- F — TOE OF SLOPE
-  PROPOSED FULL DEPTH ASPHALT
-  PROPOSED MILL AND OVERLAY
-  PROPOSED CONCRETE SIDEWALK AND CONCRETE MEDIAN COVER
-  PROPOSED CONCRETE CURB RAMP
-  PROPOSED SEEDING AND MULCHING AREA
-  PROPOSED GRAVEL DRIVEWAY



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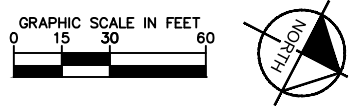
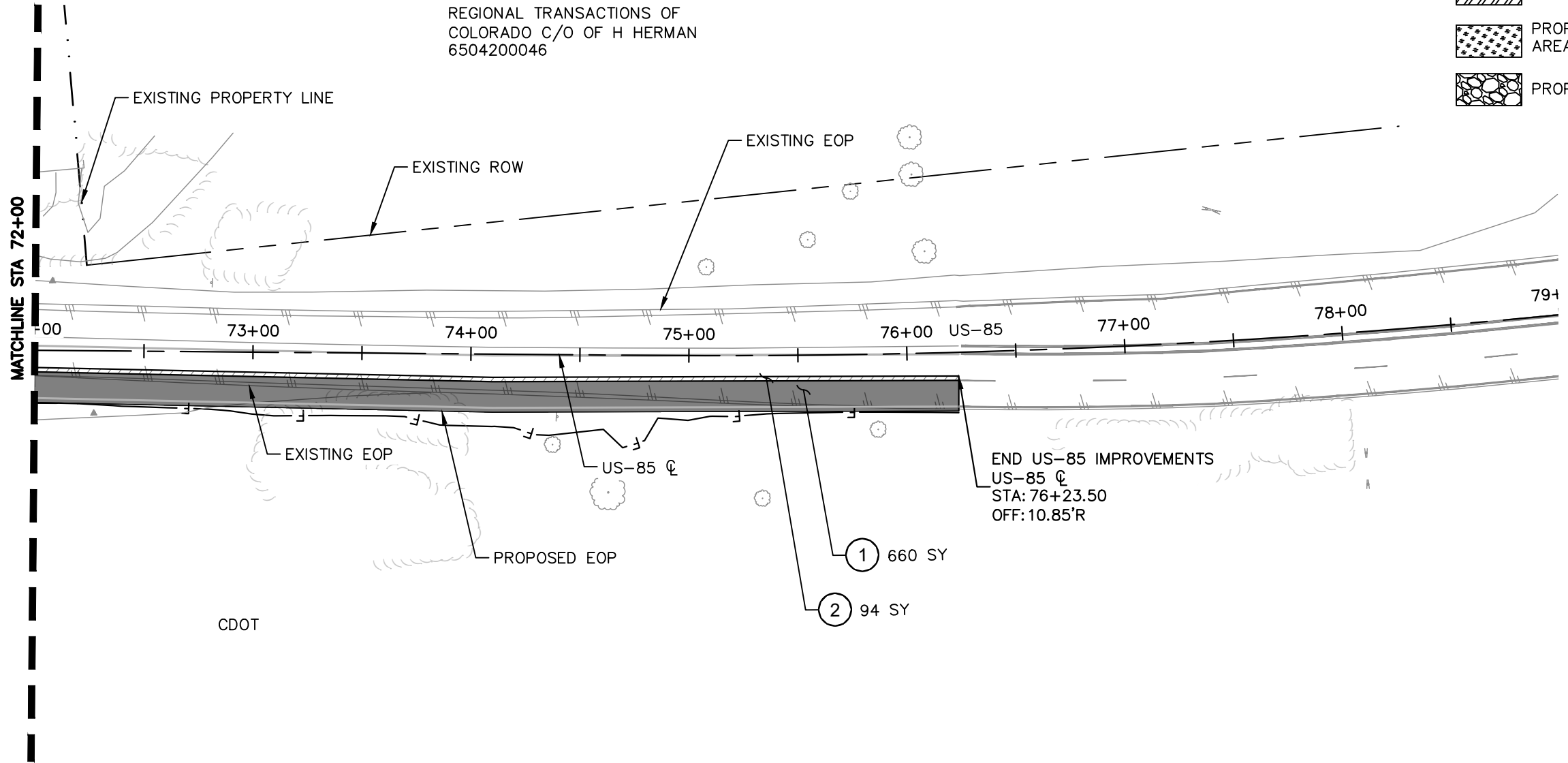
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PAVING NOTES

- ① PROPOSED FULL DEPTH ASPHALT
- ② PROPOSED MILL AND OVERLAY

LEGEND

- C— TOP OF SLOPE
- F— TOE OF SLOPE
- PROPOSED FULL DEPTH ASPHALT
- PROPOSED MILL AND OVERLAY
- PROPOSED CONCRETE SIDEWALK AND CONCRETE MEDIAN COVER
- PROPOSED CONCRETE CURB RAMP
- PROPOSED SEEDING AND MULCHING AREA
- PROPOSED GRAVEL DRIVEWAY



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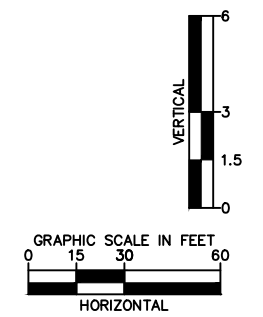
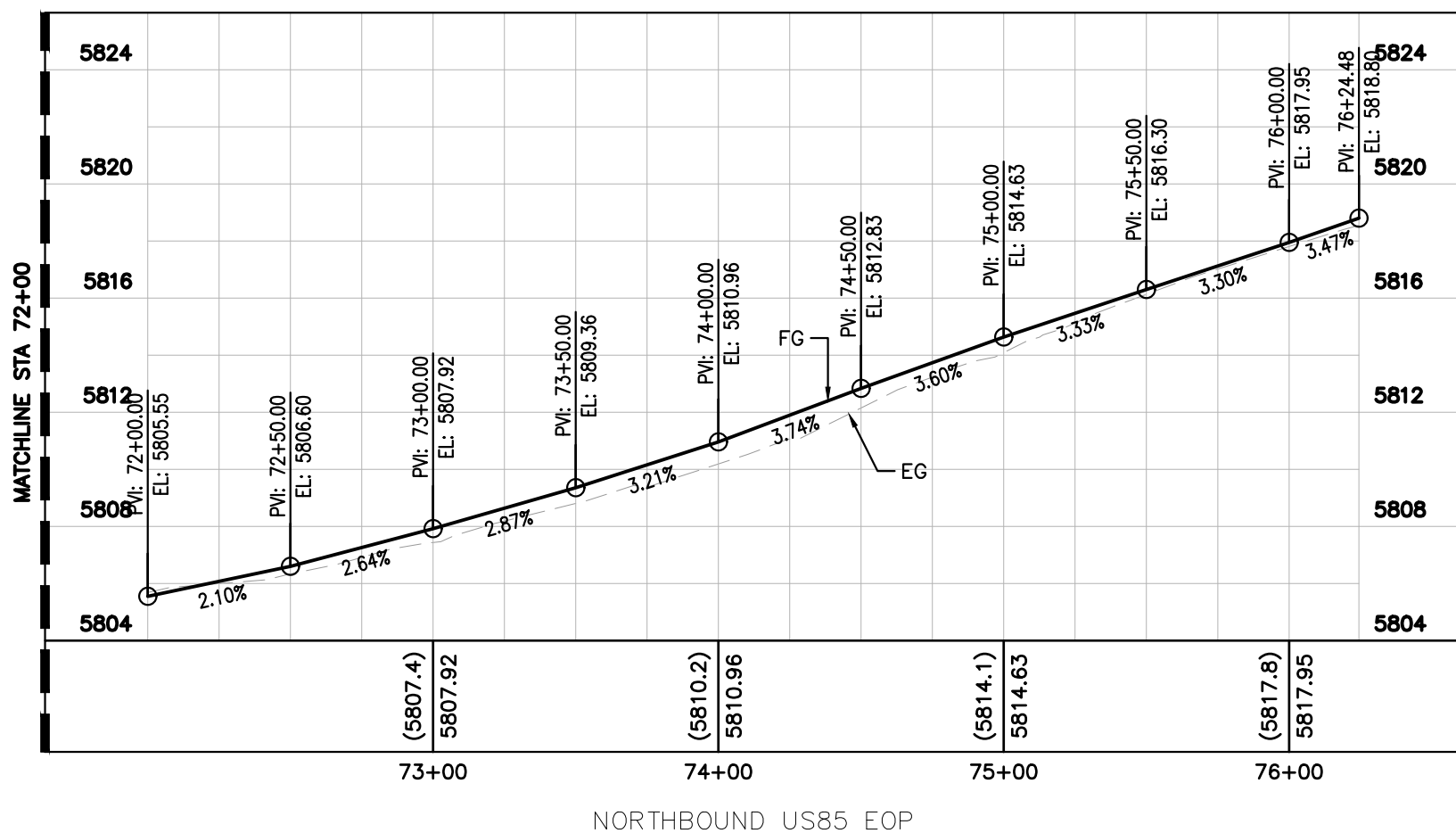
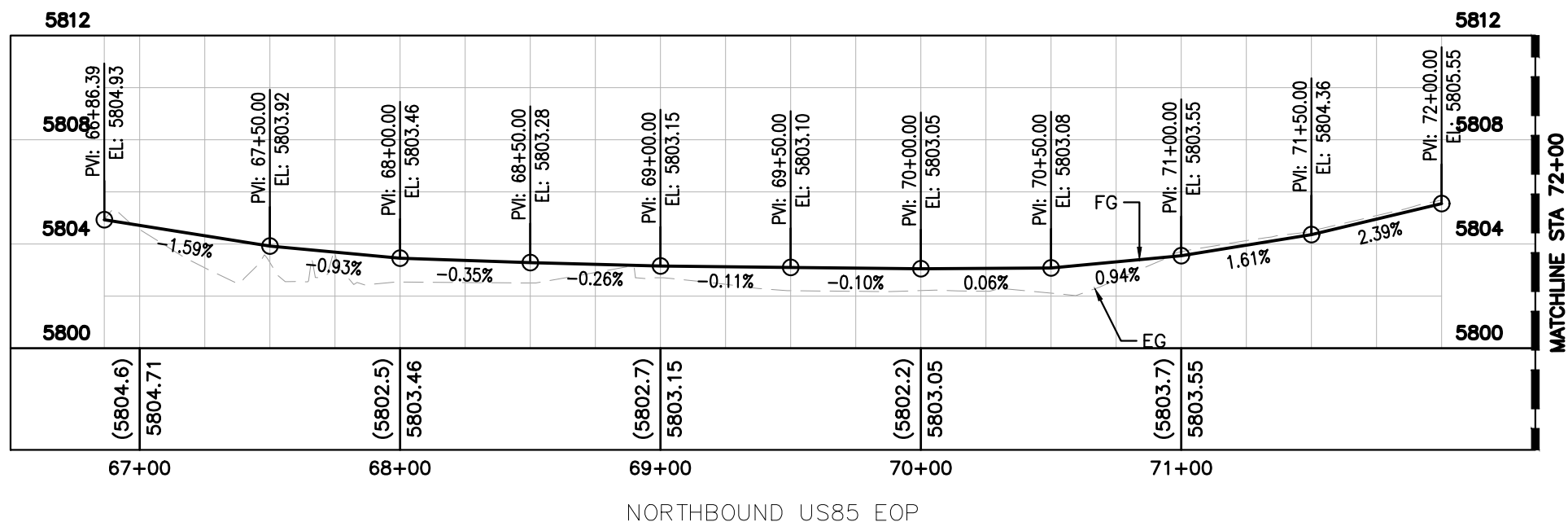
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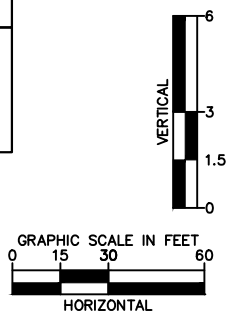
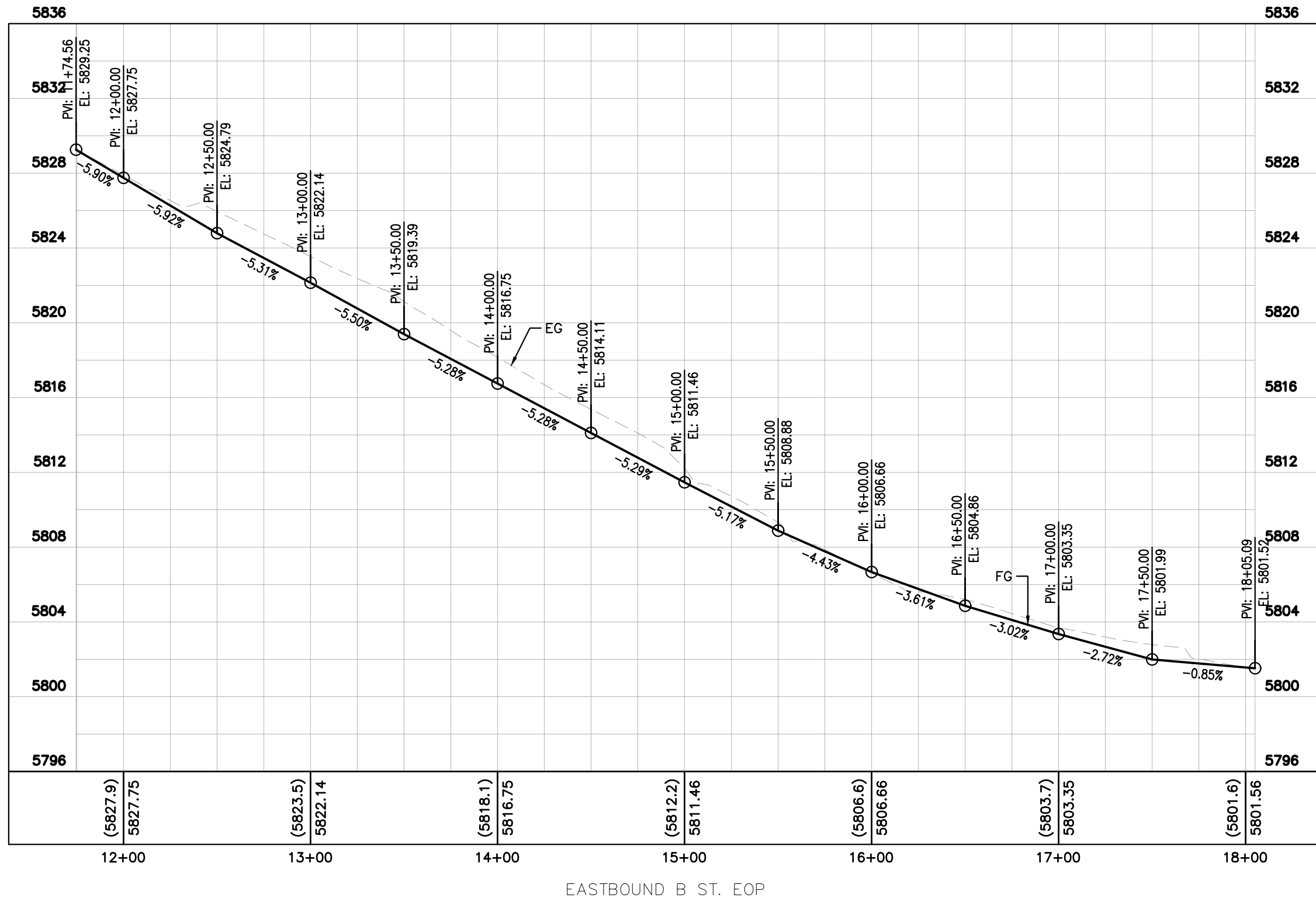


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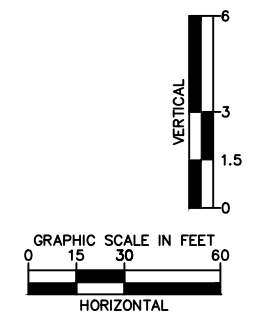
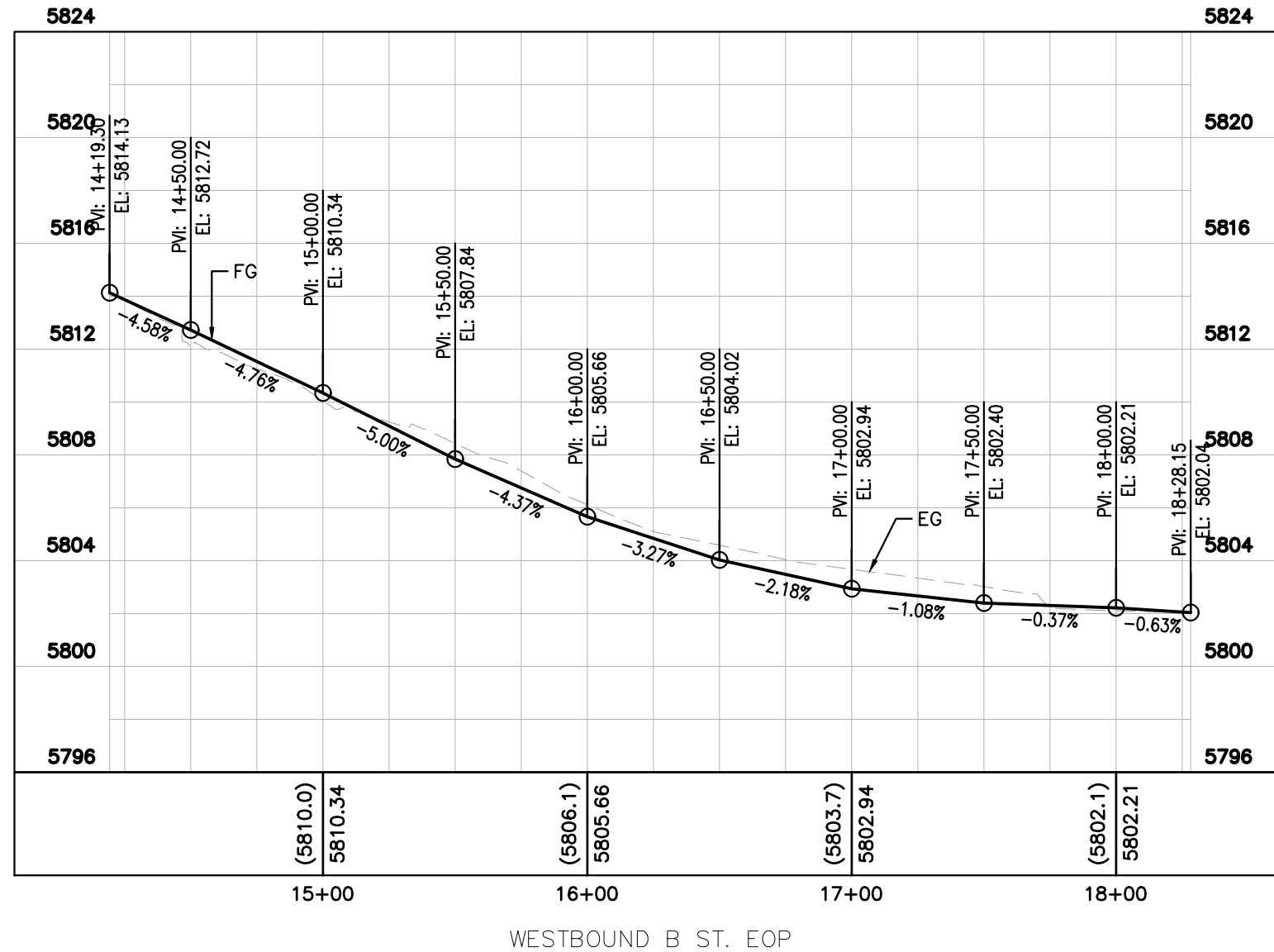
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196825002	
Sheet Number	19

October 25, 2024

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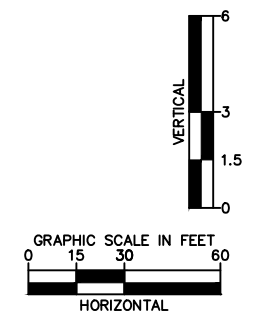
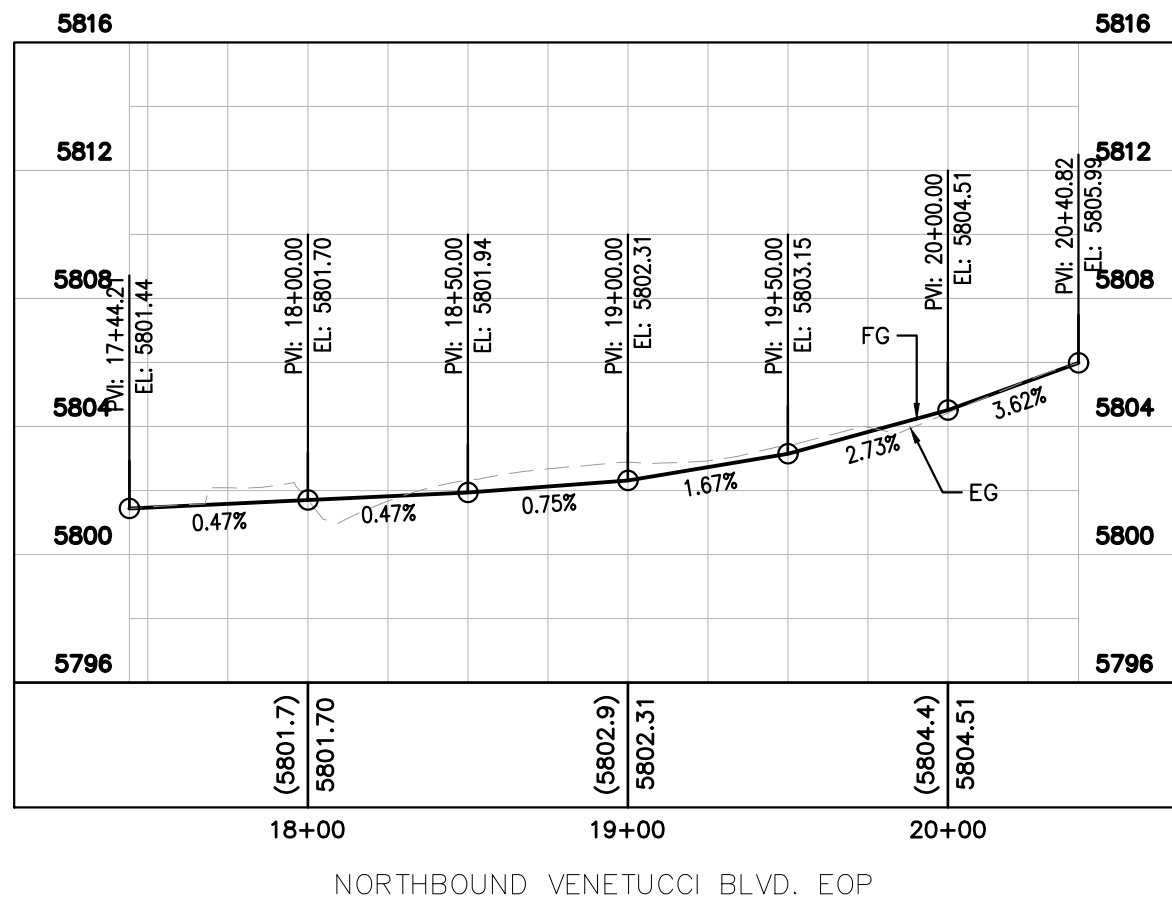


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Project No./Code
 PROJECT NO
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 Sheet Number 20

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 SUITE 300
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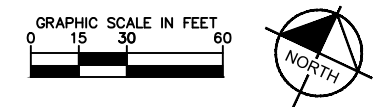
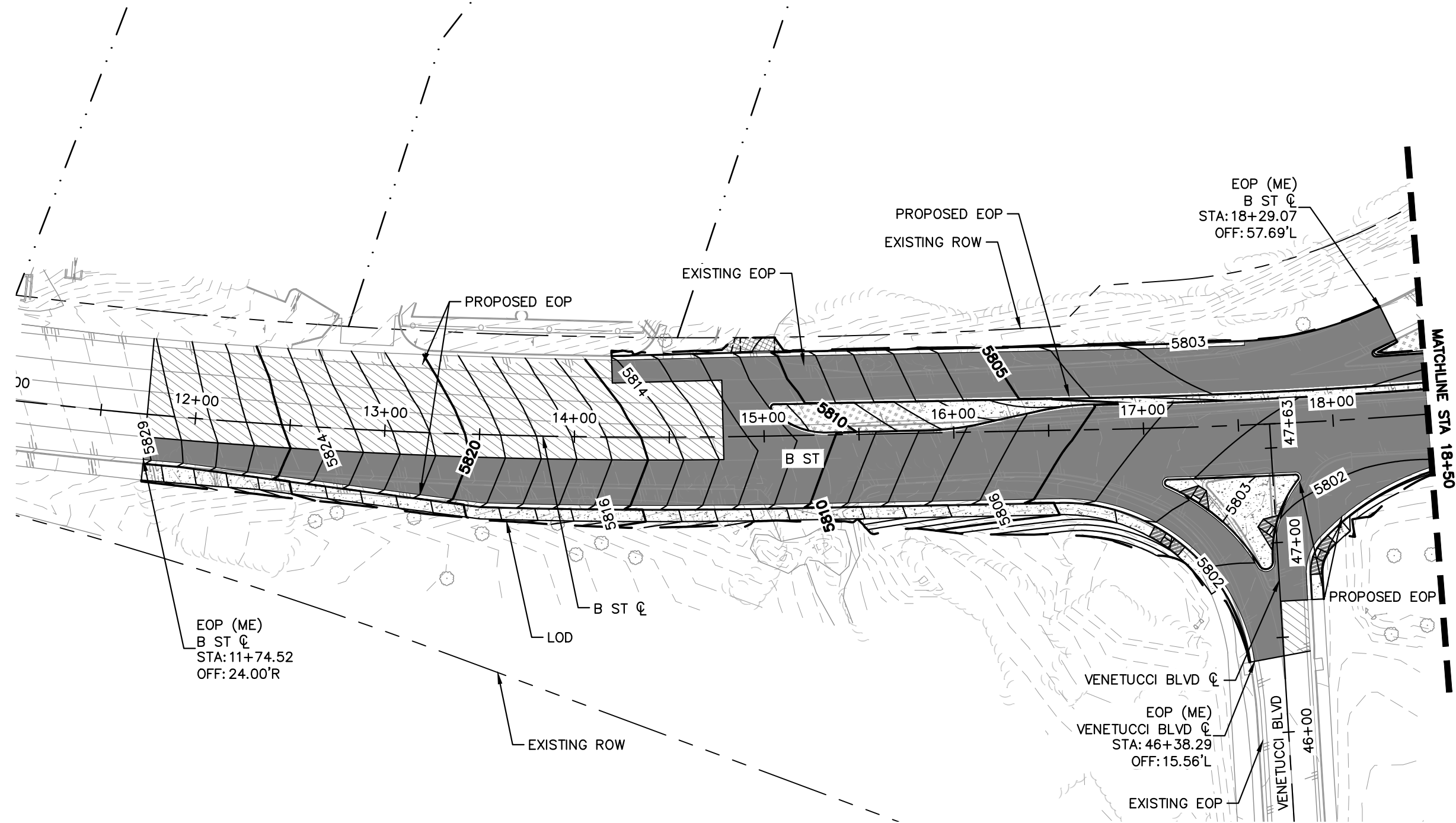
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NOTES:

1. GRADING PLAN IS FOR REFERENCE ONLY. CONTRACTOR SHALL UTILIZE ROADWAY PLAN AND PROFILE TO DETERMINE ROADWAY GEOMETRICS.
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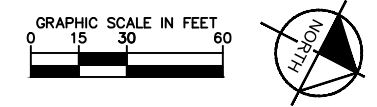
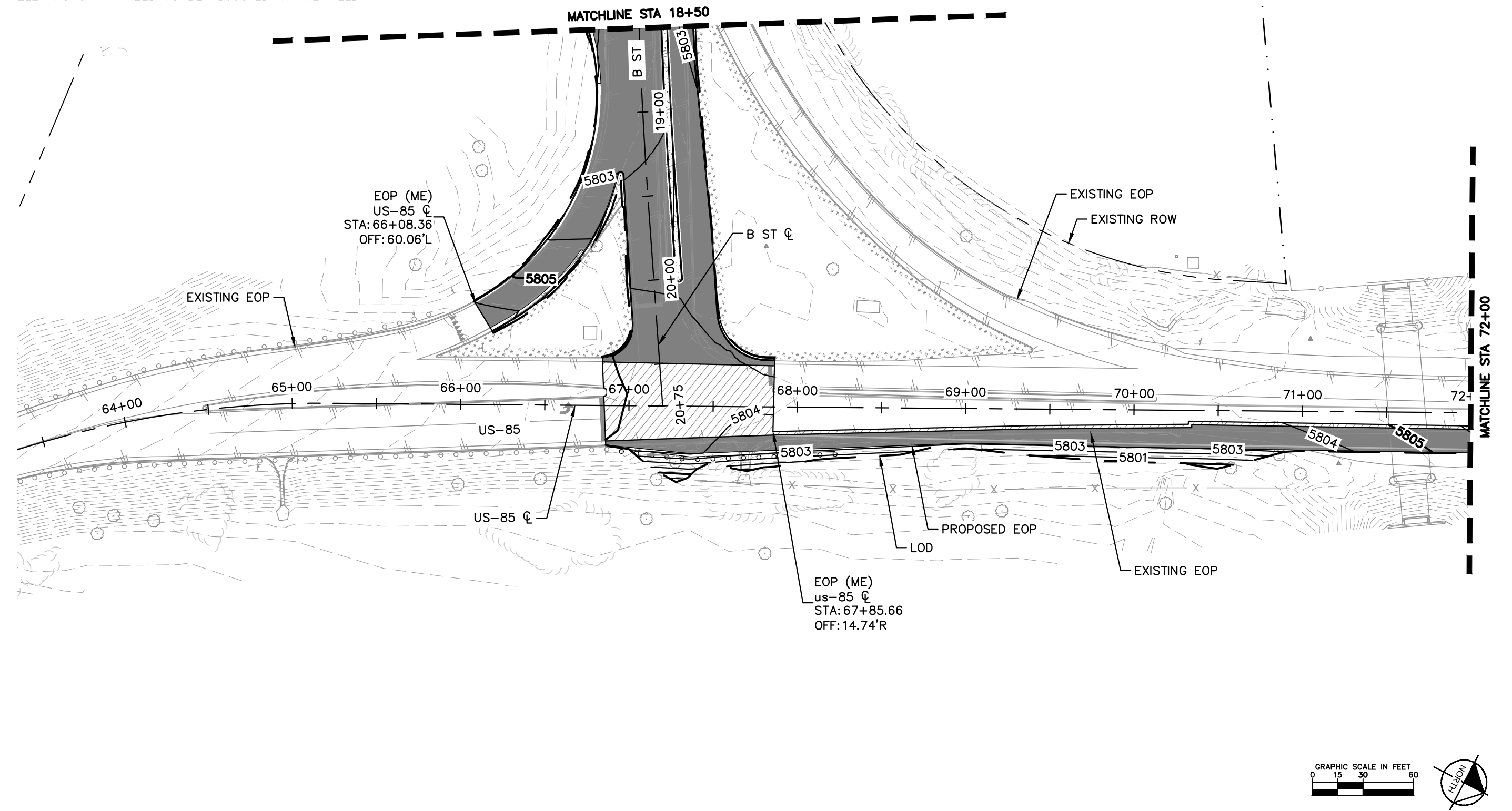
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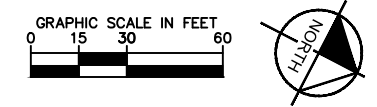
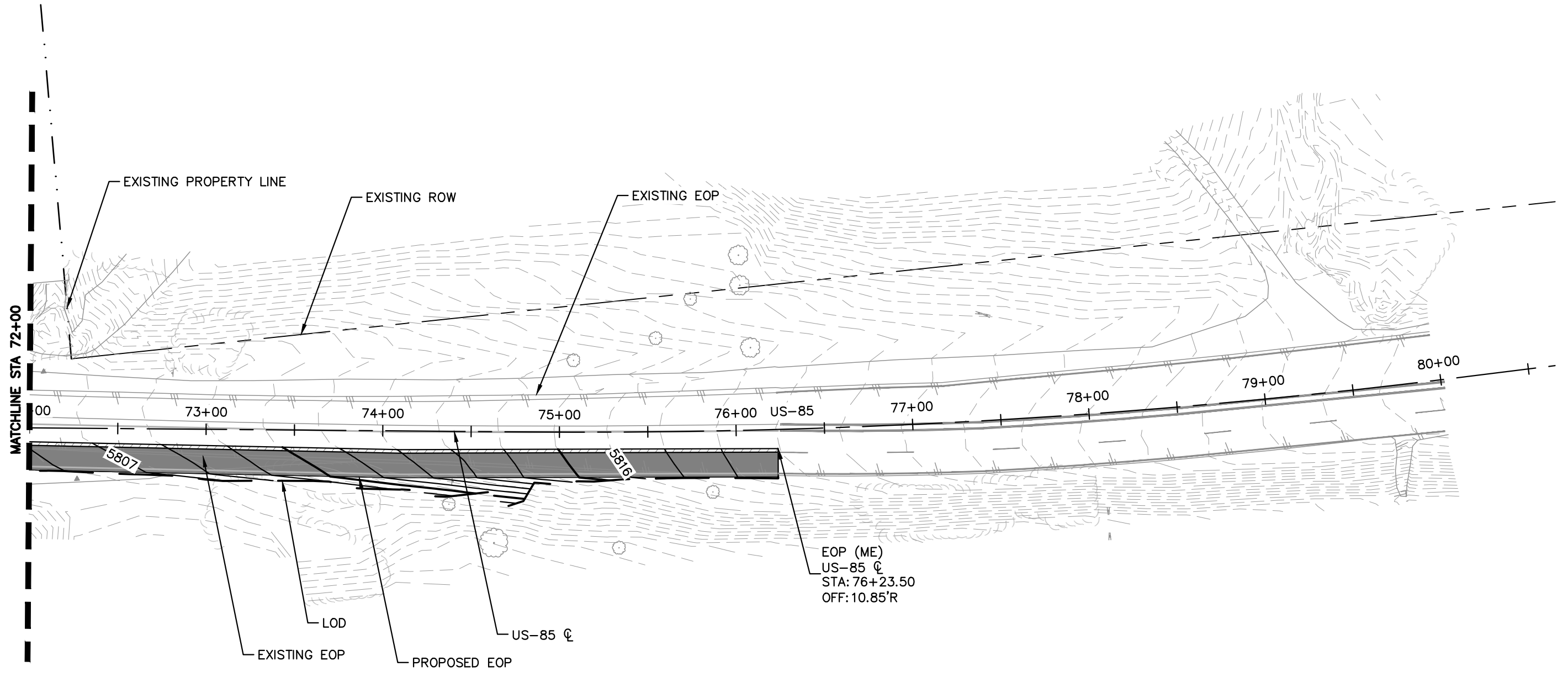
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Revised:	Detailer: VIR		196825002
Void:	Sheet Subset: GRAD	Subset Sheet: 2 of 3	Sheet Number 23

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Void:	Detailer: VIR		Sheet Number 24
Sheet Subset: GRAD		Subset Sheet: 3 of 3	

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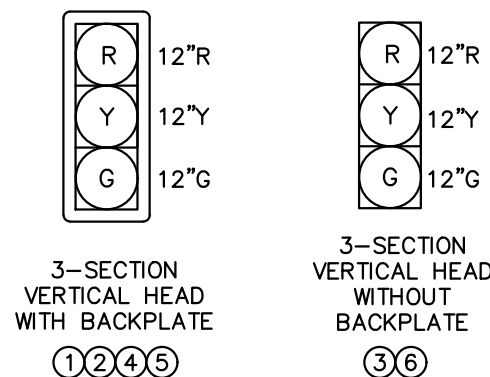
TRAFFIC SIGNAL LEGEND

- CONTROLLER
- PULL BOX (24"X36"X24")
- SIGNAL HEAD
- VIDEO DETECTION CAMERA (GRID SMART)
- MOUNTED SIGN
- MAST ARM POLE
- PEDESTAL
- LUMINAIRE (LED)
- CONDUIT
- MAST ARM
- MICROWAVE RADAR DETECTION CAMERA

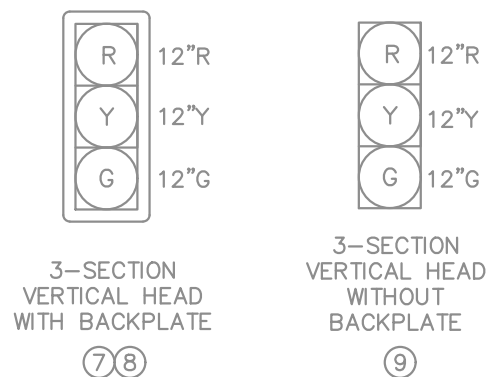
REMOVAL NOTES

- 1 REMOVE EXISTING SIGNAL POLE, MAST ARM, LUMINAIRE, AND FOUNDATION 2' BELOW FINISHED GRADE.
- 2 REMOVE EXISTING PULL BOX
- 3 REMOVE EXISTING MICROWAVE RADAR DETECTION
- 4 REMOVE EXISTING VIDEO DETECTION

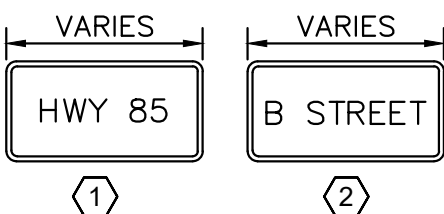
EXISTING HEADS TO BE REMOVED



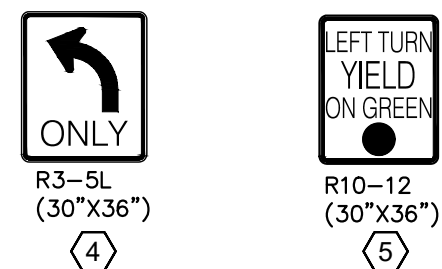
SIGNAL HEADS TO REMAIN



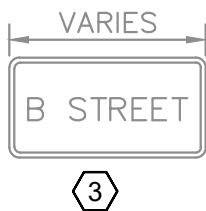
EXISTING STREET NAME SIGN PANELS TO BE REMOVED



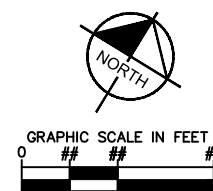
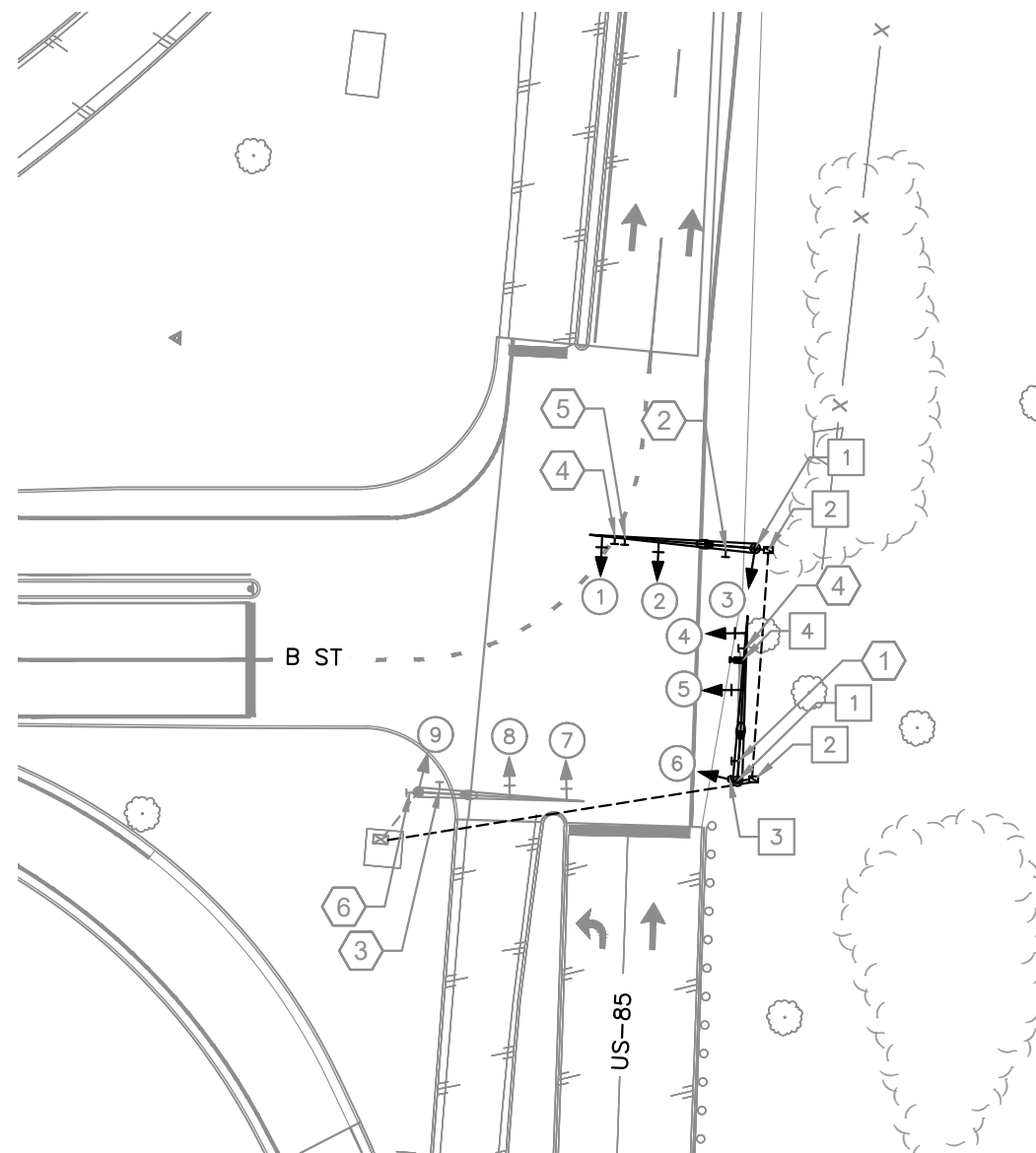
EXISTING MAST ARM SIGN TO BE REMOVED



EXISTING STREET NAME SIGN PANELS TO REMAIN



EXISTING MAST ARM SIGN TO REMAIN



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










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No Revisions:			PROJECT NO
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Void:	Detailer: VIR		Sheet Number 25
Sheet Subset: SIG		Subset Sheet: 2 of 3	

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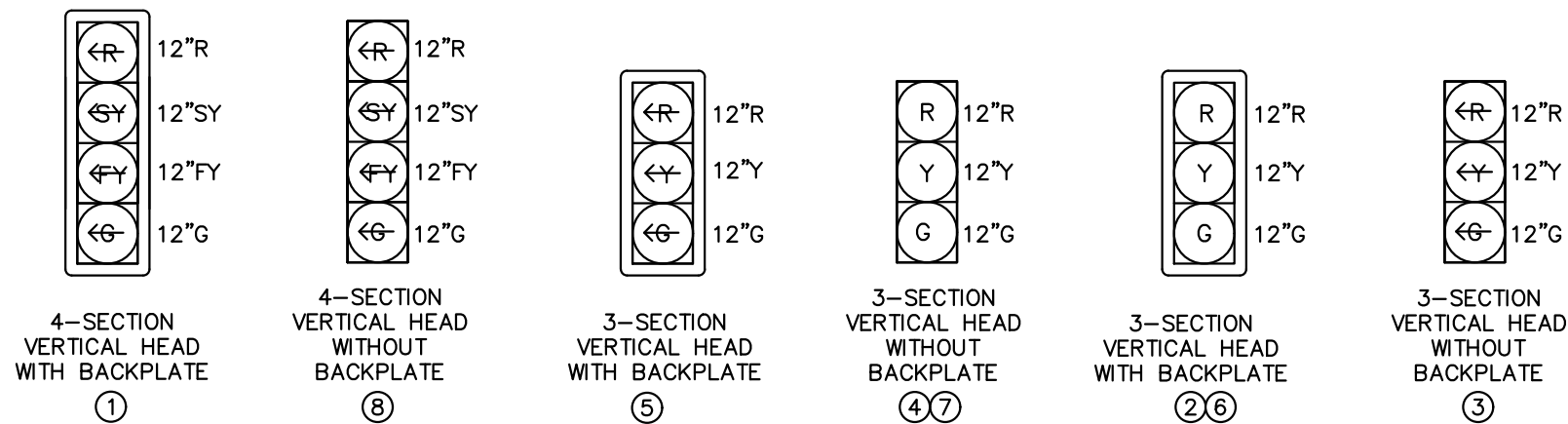
TRAFFIC SIGNAL LEGEND

-  CONTROLLER
-  PULL BOX (24"x36"x24")
-  SIGNAL HEAD
-  VIDEO DETECTION CAMERA (GRID SMART)
-  MOUNTED SIGN
-  MAST ARM POLE
-  PEDESTAL
-  LUMINAIRE (LED)
-  CONDUIT
-  MAST ARM
-  MICROWAVE RADAR DETECTION CAMERA

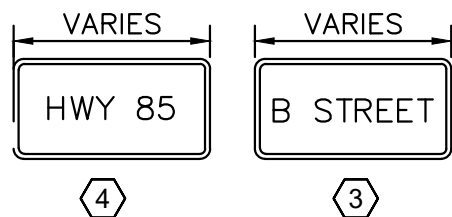
SIGNAL NOTES

- 1 FURNISH AND INSTALL CDOT TYPE 4 TRAFFIC SIGNAL CONDUIT PULL BOX
- 2 FURNISH AND INSTALL STREET NAME SIGN PER CDOT STANDARDS AND SPECIFICATIONS
- 3 FURNISH AND INSTALL LED LUMINAIRE PER CDOT STANDARDS AND SPECIFICATIONS
- 4 FURNISH AND INSTALL TRAFFIC SIGNAL MAST ARM AND POLE PER CDOT S-614-40A STANDARDS AND SPECIFICATIONS
- 5 FURNISH AND INSTALL EMERGENCY VEHICLE PREEMPTION
- 6 FURNISH AND INSTALL PEDESTAL POLE PER CDOT S-614-44 STANDARDS AND SPECIFICATIONS
- 7 FURNISH AND INSTALL MICROWAVE RADAR DETECTION CAMERA PER CDOT STANDARDS AND SPECIFICATIONS

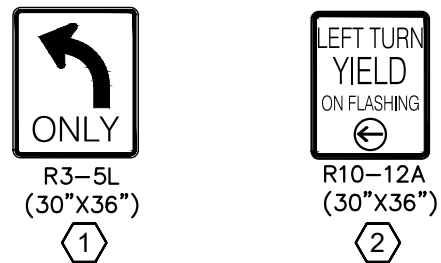
PROPOSED SIGNAL HEADS



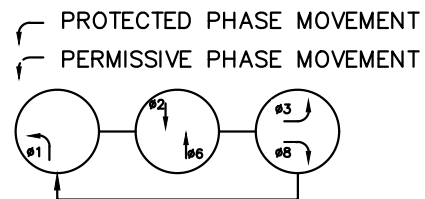
PROPOSED STREET NAME SIGNS



PROPOSED MAST ARM SIGNS

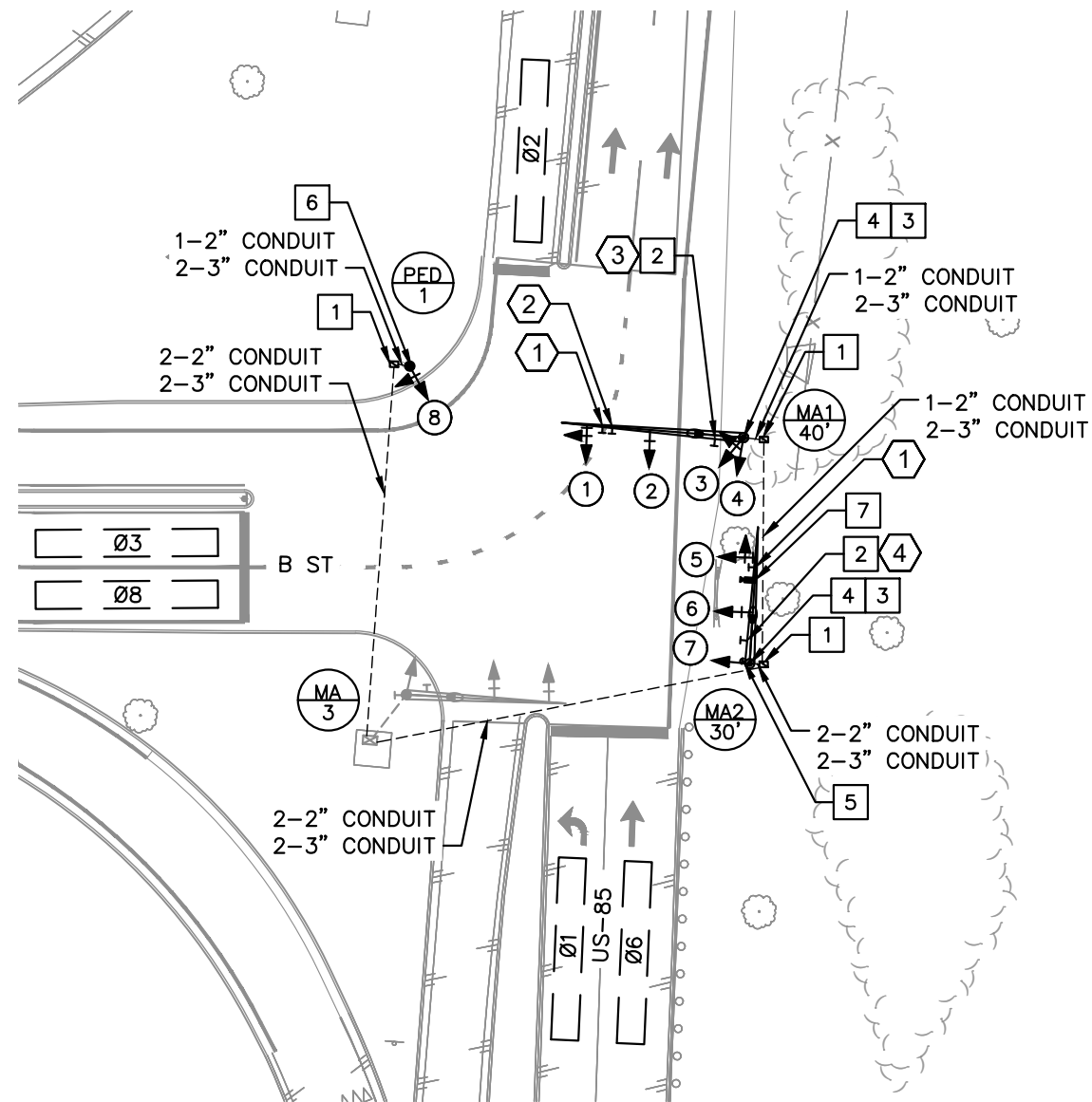


PROPOSED PHASING DIAGRAM

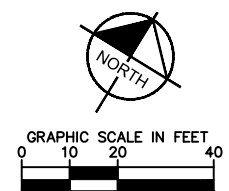


SIGNAL NOTES:


1. MAST ARMS, MAST ARM CAISSON DIAMETER, AND CAISSON DEPTHS WERE DETERMINED USING CRITERIA PER CDOT STD. DETAIL S-614-0 AND S-614-0A.
2. CONTRACTOR SHALL RESET AND MAKE OPERATIONAL ANY EXISTING TRAFFIC SIGNAL COMMUNICATION EQUIPMENT PER CDOT STANDARDS AND SPECIFICATIONS.
3. CONTRACTOR SHALL INSTALL MAST ARM MOUNTED TRAFFIC SIGNAL FACES WITH A 17' MINIMUM CLEARANCE FROM ROAD SURFACE PER CDOT S-614-40A STANDARDS AND SPECIFICATIONS.



SIGNAL POLE SCHEDULE				
POLE NUMBER	MA-1	MA-2	MA-3	PED 1
MAST ARM LENGTH	40'	30'	EXISTING	N/A
FND. DIAMETER	19'	19'	EXISTING	7"
NORTHING/EASTING	N: 1345119.17 E: 3205118.02	N: 1345077.63 E: 3205145.20	EXISTING	N: 1345094.06 E: 3205047.47
APPROXIMATE TOP OF CAISSON ELEVATION	5802.17'	5800.94'	EXISTING	5803.92'



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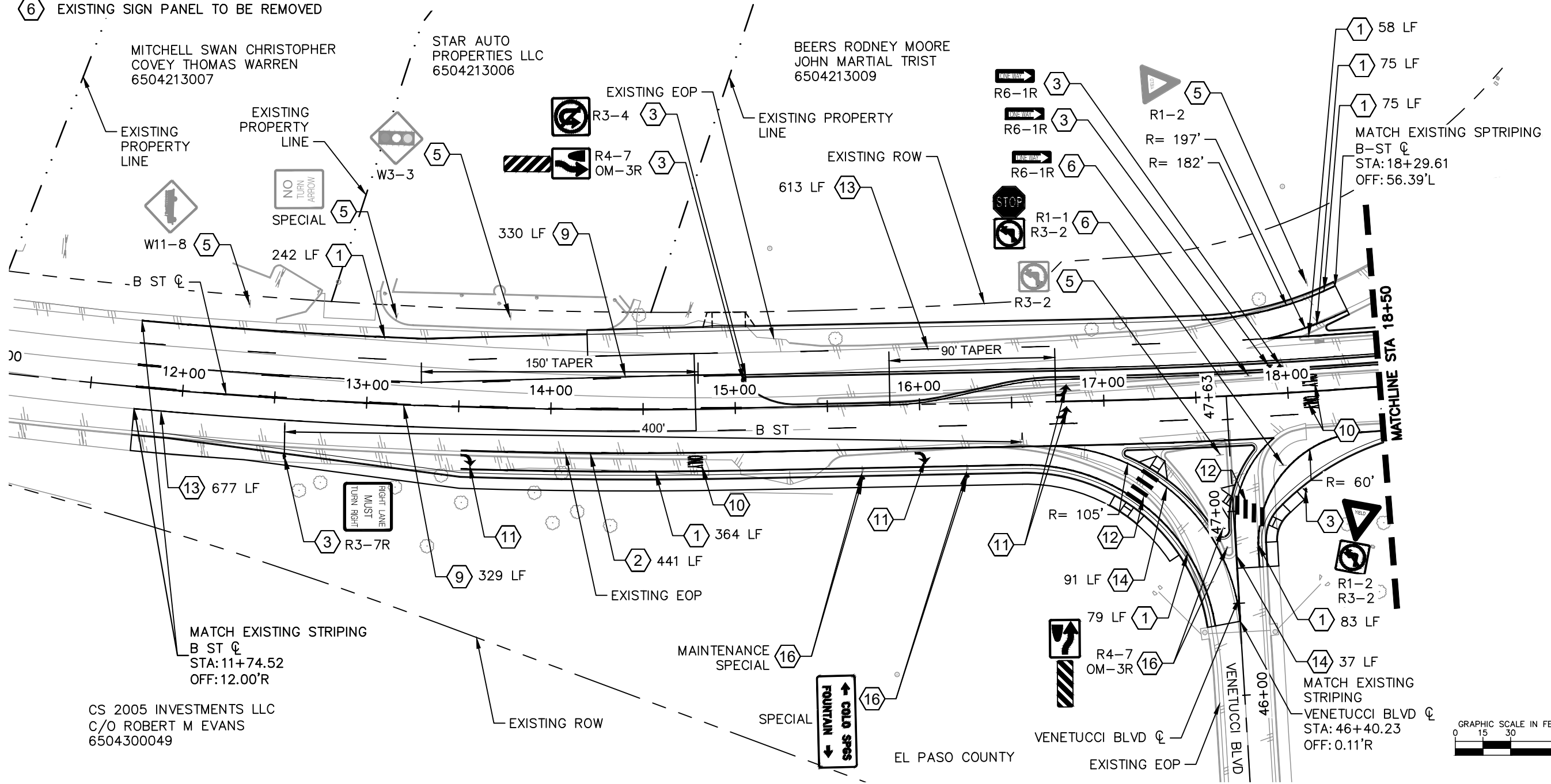
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LEGEND

- ① EDGE LINE: SOLID WHITE, 6" WIDE
- ② CHANNELIZING LINE: SOLID WHITE, 8" WIDE
- ③ NEW SIGN PANEL WITH NEW POST
- ⑤ EXISTING SIGN PANEL AND POST TO REMAIN
- ⑥ EXISTING SIGN PANEL TO BE REMOVED
- ⑨ PERMISSIVE DOUBLE YELLOW, 4" WIDE WITH 4" GAP, 10' LINE, 30' GAP
- ⑩ "ONLY" WHITE, 8" TALL, 6' WIDE, 22.5 SF
- ⑪ TURN ARROW: WHITE, 8'2" TALL, 6'3" WIDE, 16.1 SF PER CDOT S-627-1
- ⑫ CROSSWALK MARKING: 2' X 10' STRIPE
- ⑬ 4" SKIP WHITE LANE LINE, 10' LINE, 30' GAP
- ⑭ EDGE LINE: SOLID YELLOW, 4" WIDE
- ⑮ EXISTING SIGN PANEL TO BE RELOCATED ON NEW POST
- ⑯ 8" SKIP WHITE LANE LINE, 2' LINE, 6' GAP



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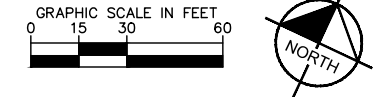
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	Sheet Number 27

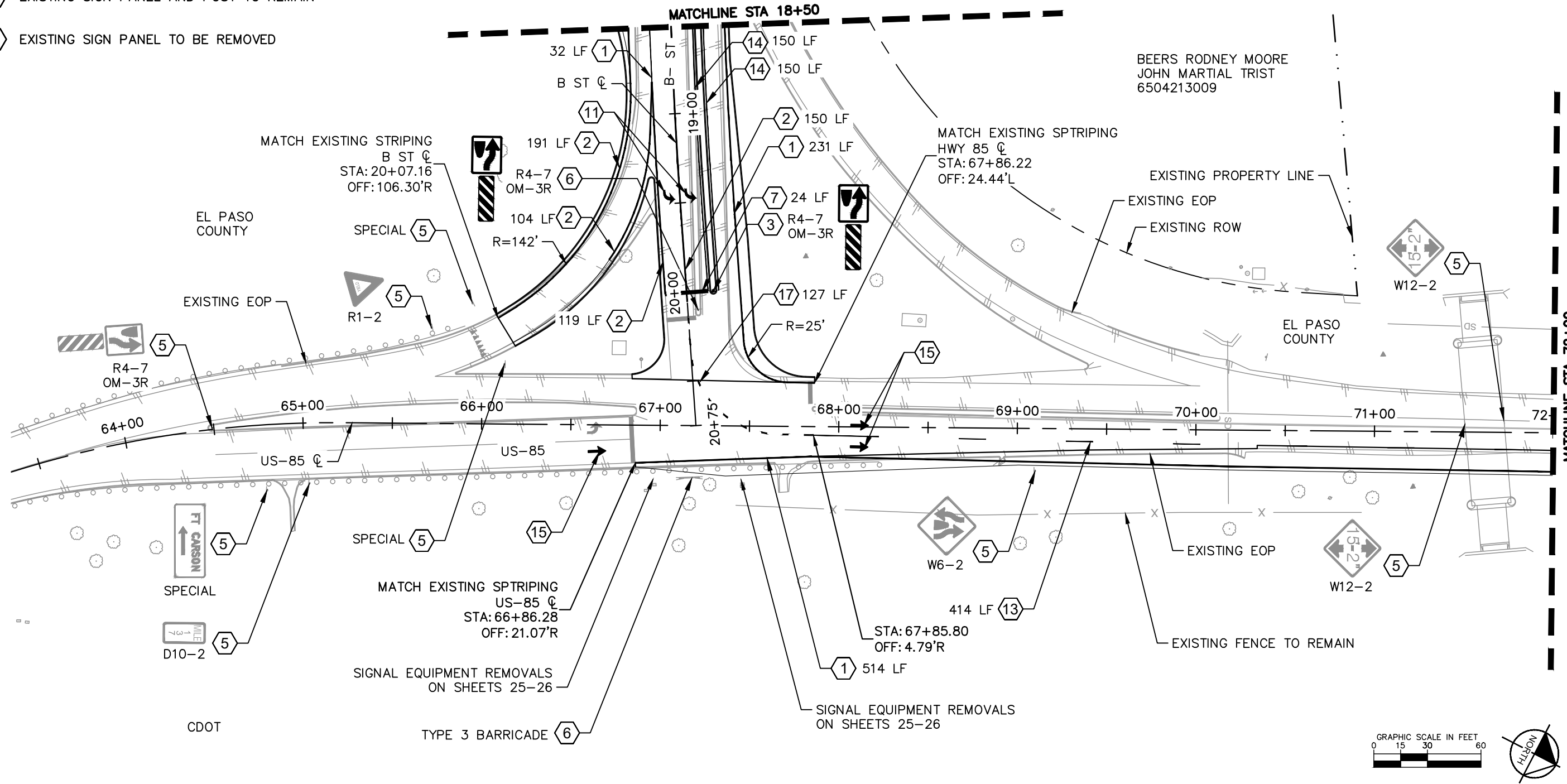


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LEGEND

- ① EDGE LINE: SOLID WHITE, 6" WIDE
- ② CHANNELIZING LINE: SOLID WHITE, 8" WIDE
- ③ NEW SIGN PANEL WITH NEW POST
- ⑤ EXISTING SIGN PANEL AND POST TO REMAIN
- ⑥ EXISTING SIGN PANEL TO BE REMOVED
- ⑪ TURN ARROW: WHITE, 8'2" TALL, 6'3" WIDE, 16.1 SF PER CDOT S-627-1
- ⑬ 4" SKIP WHITE LANE LINE, 10' LINE, 30' GAP
- ⑭ EDGE LINE: SOLID YELLOW, 4" WIDE
- ⑮ THROUGH ARROW: WHITE, 12.1 SF
- ⑯ EXISTING SIGN PANEL TO BE RELOCATED ON NEW POST
- ⑰ 8" SKIP WHITE LANE LINE, 2' LINE, 6' GAP



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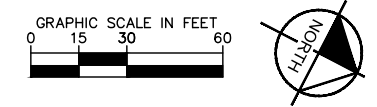
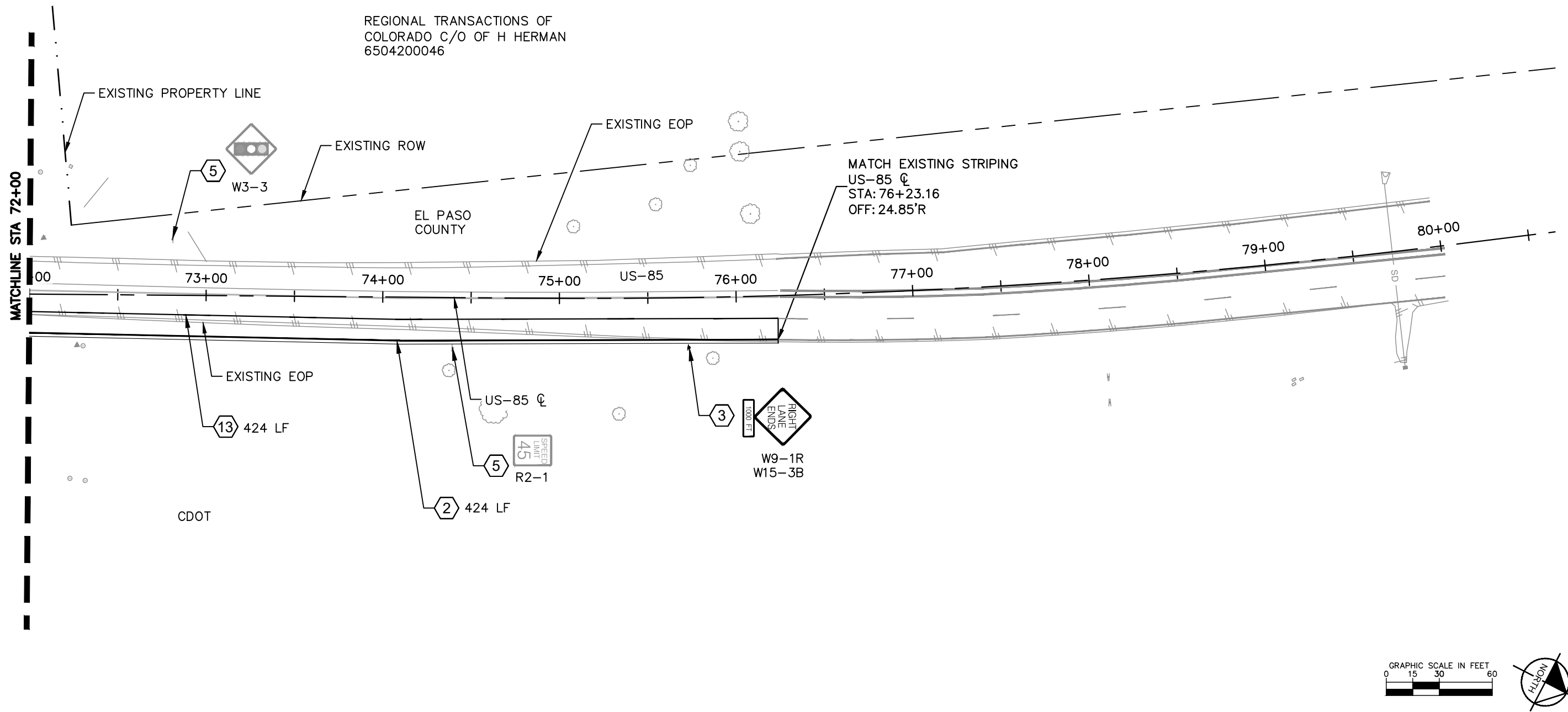
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LEGEND

- ② CHANNELIZING LINE: SOLID WHITE, 8" WIDE
- ③ NEW SIGN PANEL WITH NEW POST
- ⑤ EXISTING SIGN PANEL AND POST TO REMAIN
- ⑬ 4" SKIP WHITE LANE LINE, 10' LINE, 30' GAP



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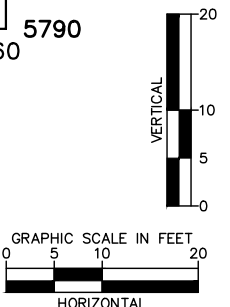
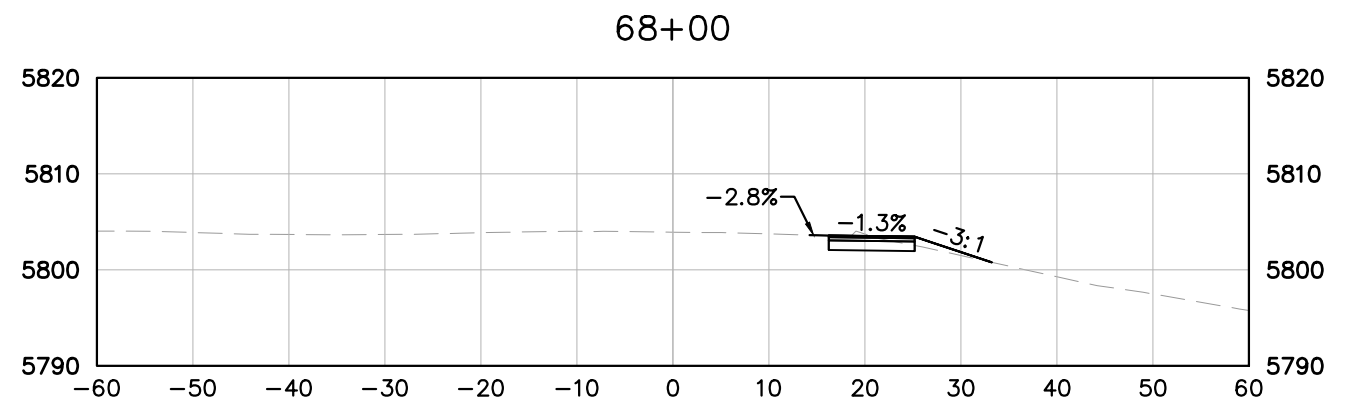
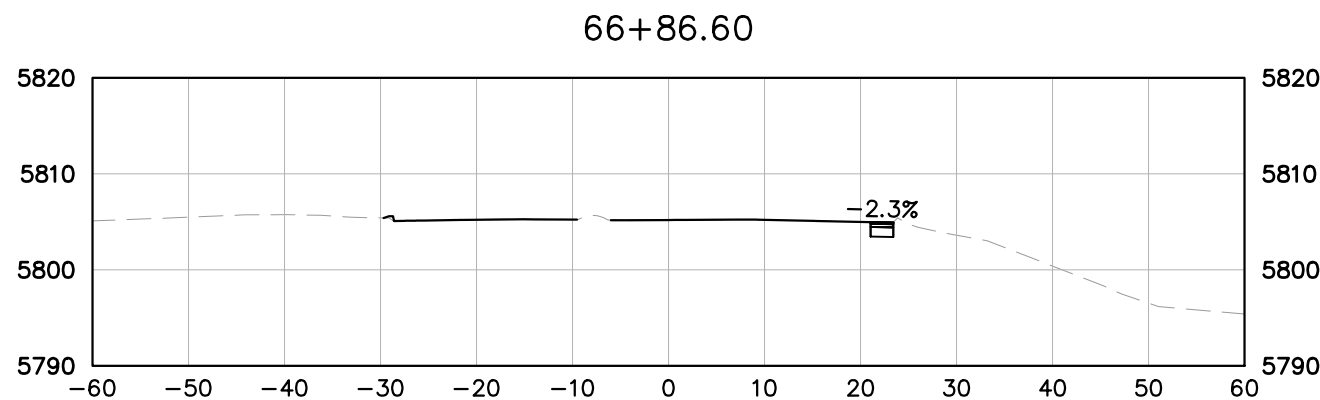
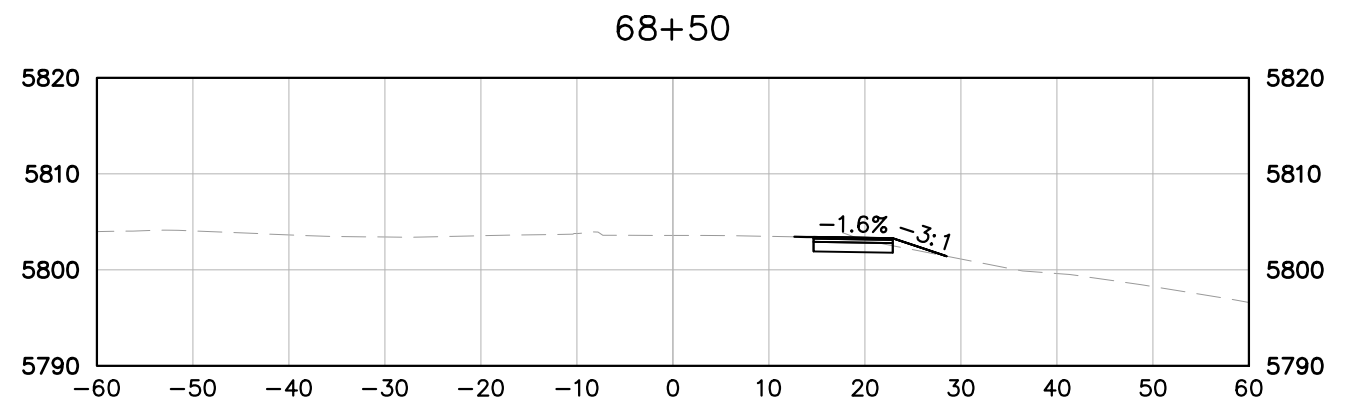
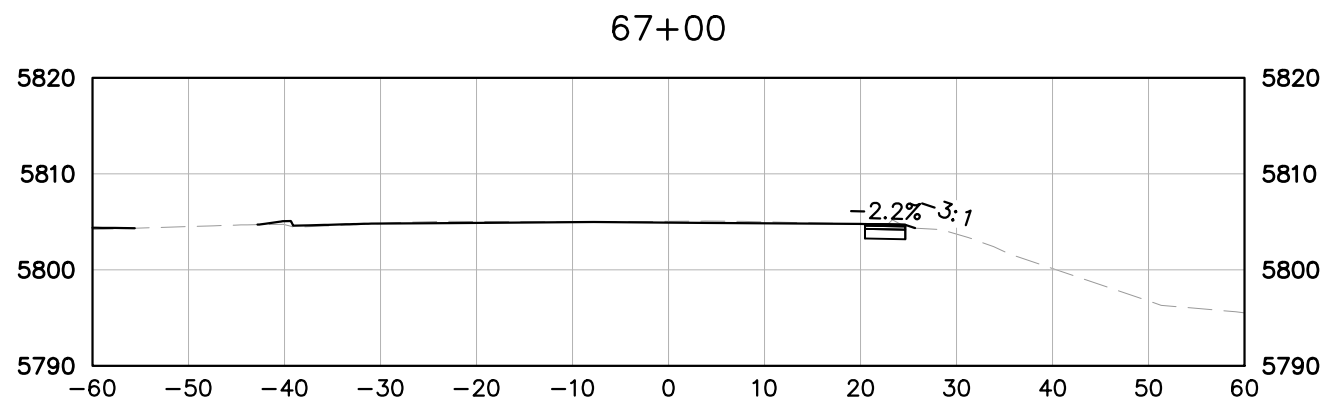
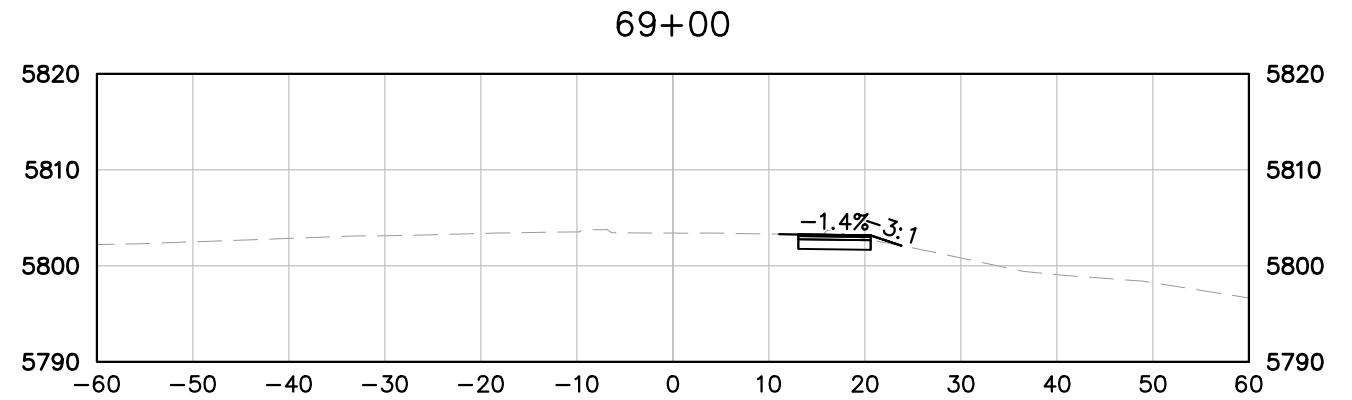
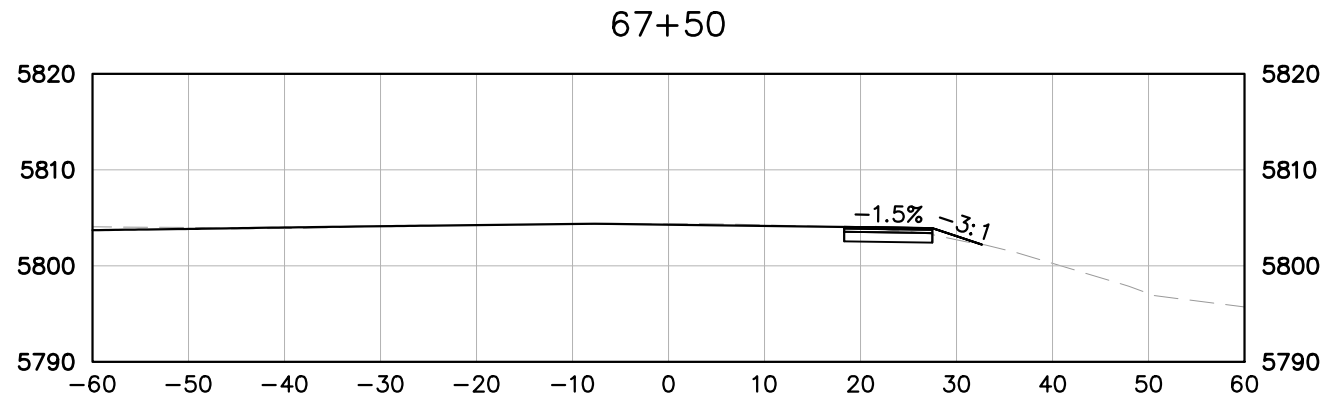
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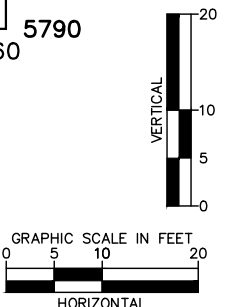
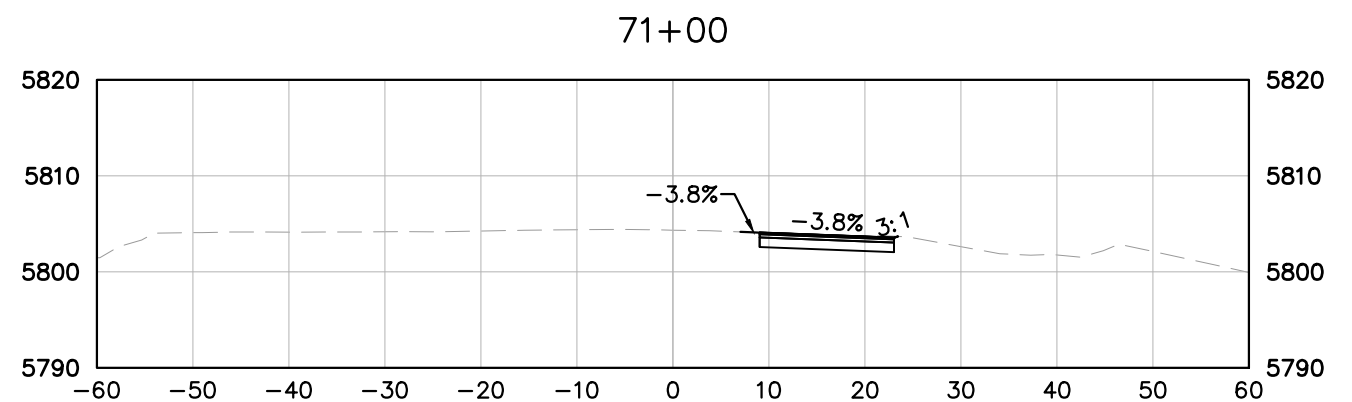
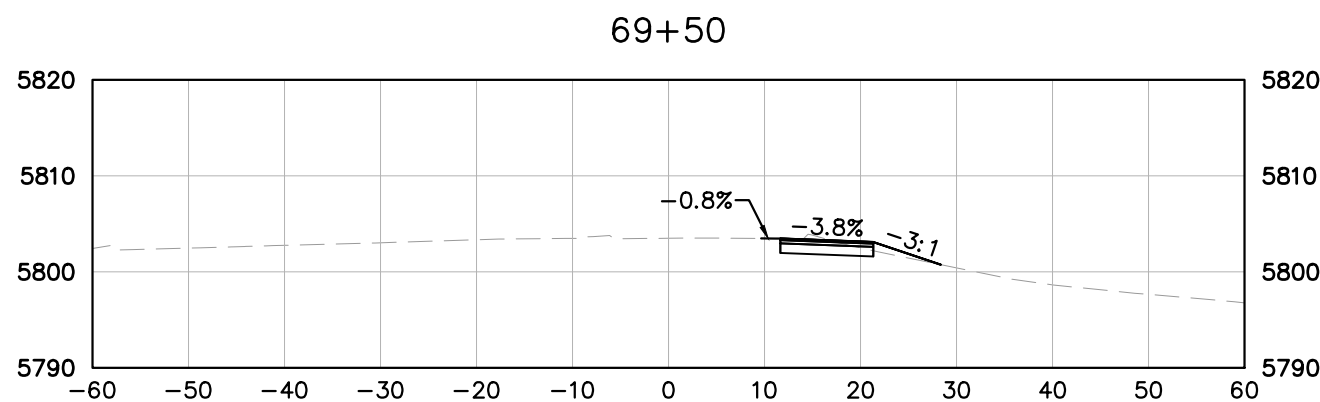
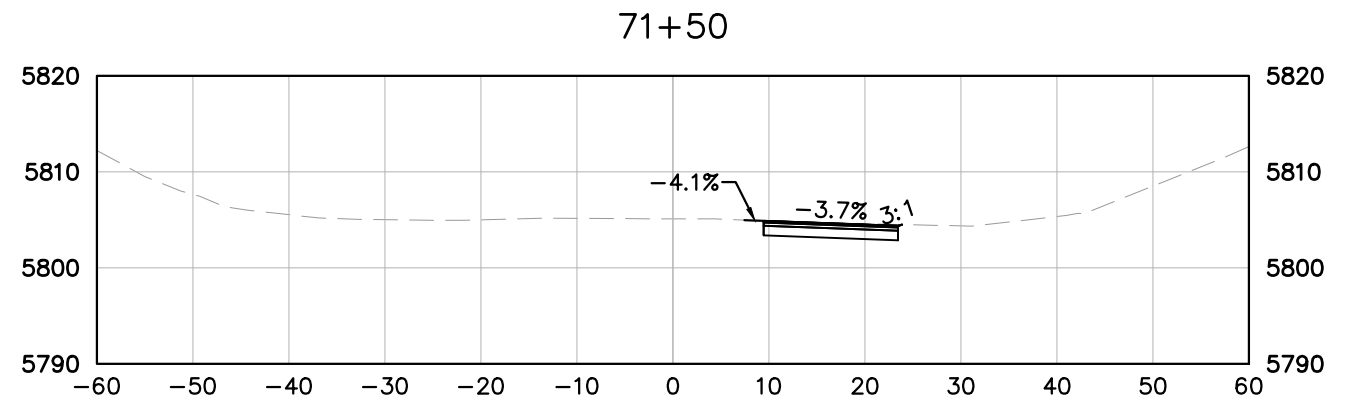
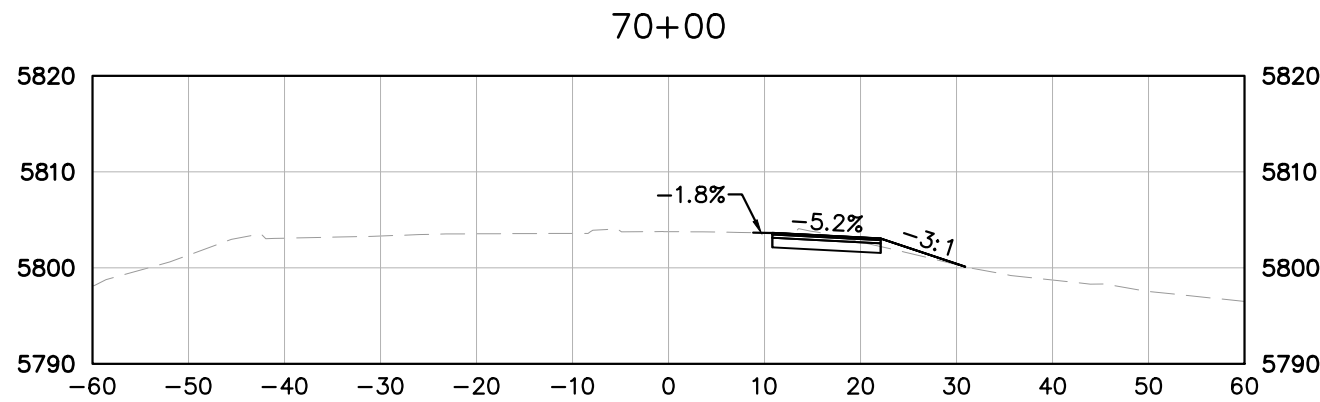
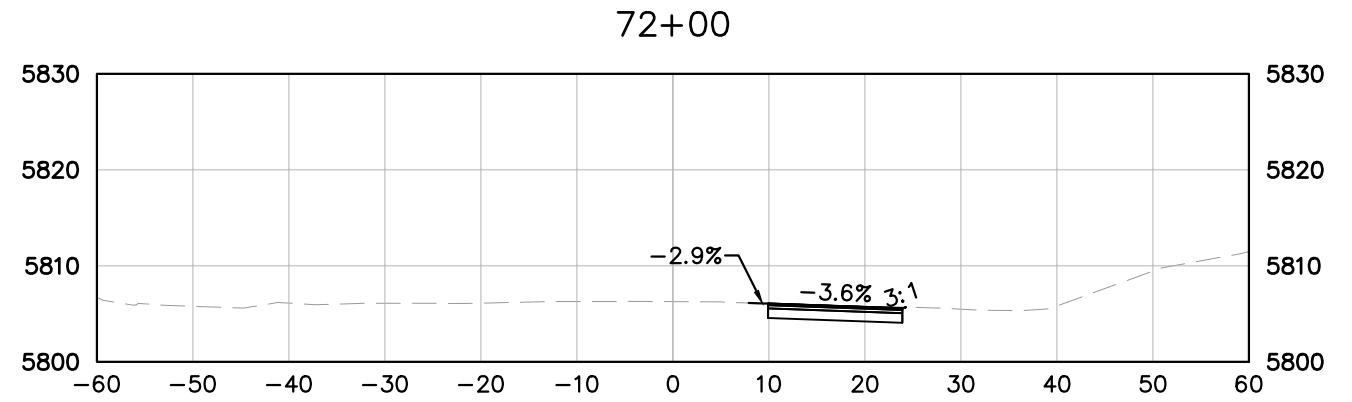
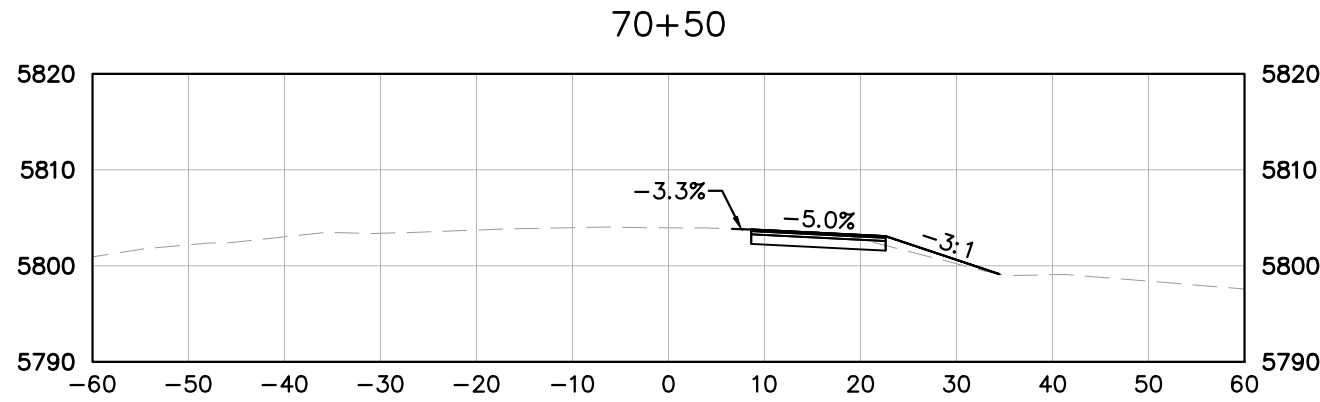
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Designer: CAS	
Detailer: VIR	
Sheet Subset: XSEC	Subset Sheet: 1 of 9

Project No./Code	PROJECT NO
	196825002
	Sheet Number 30

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 6200 SOUTH SYRACUSE WAY
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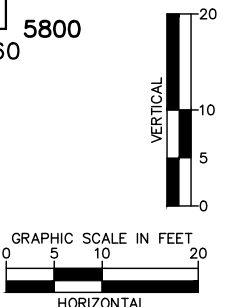
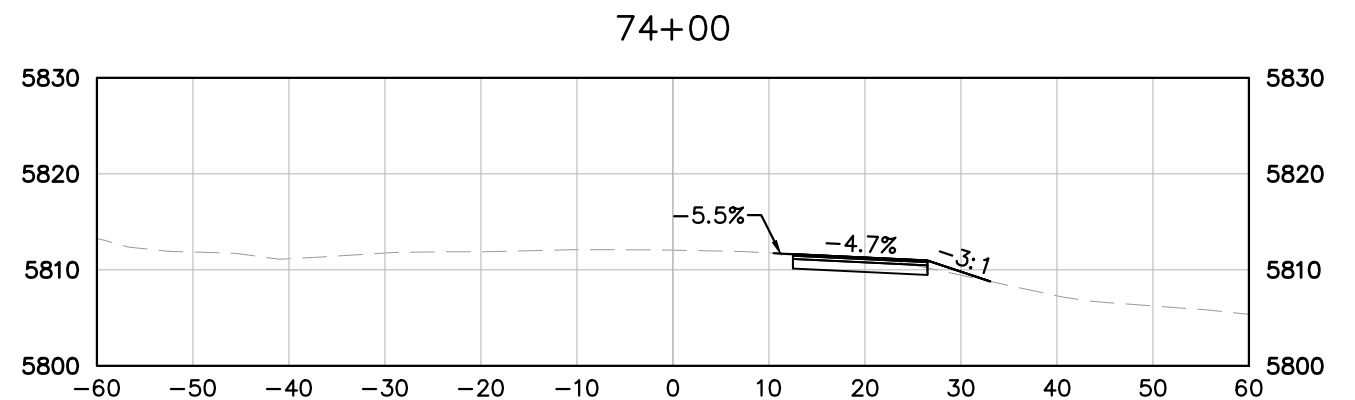
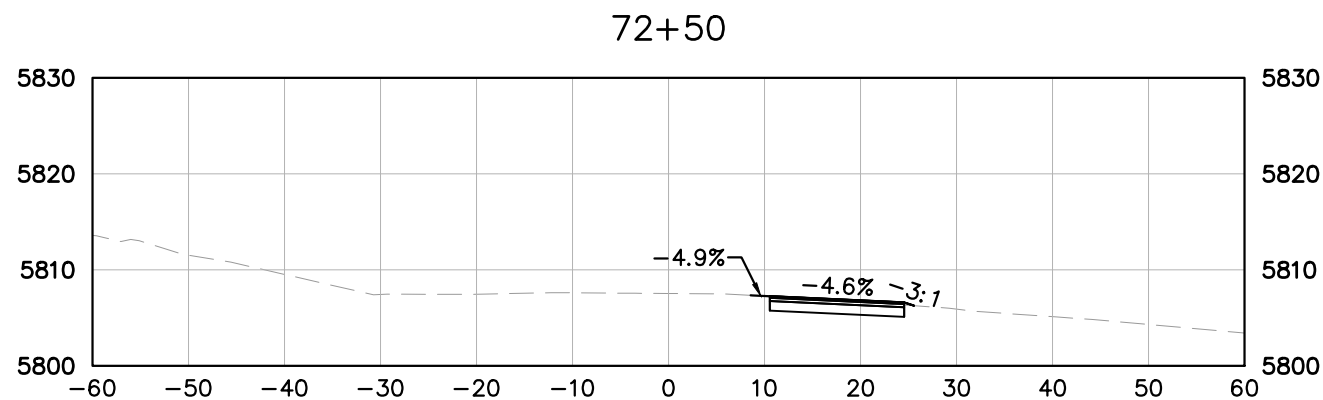
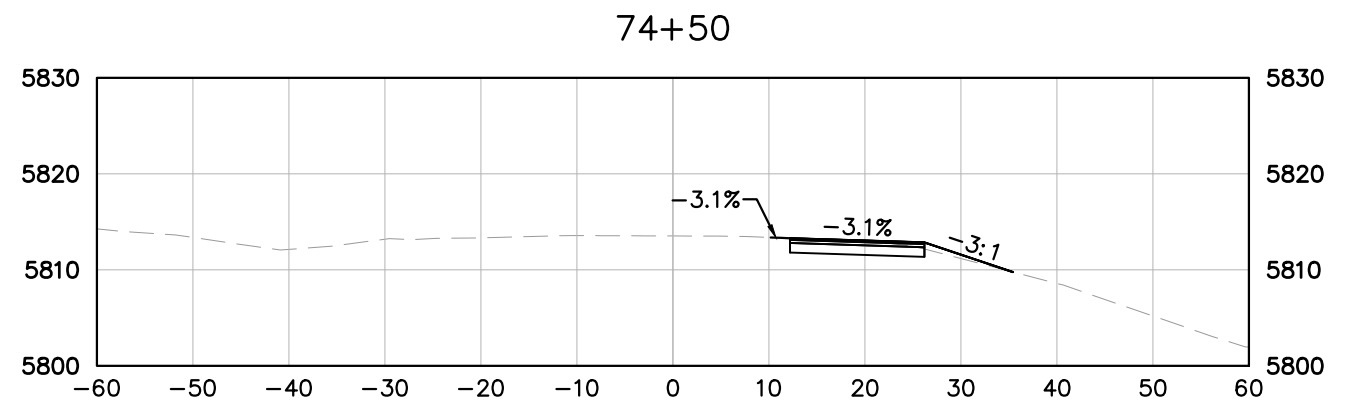
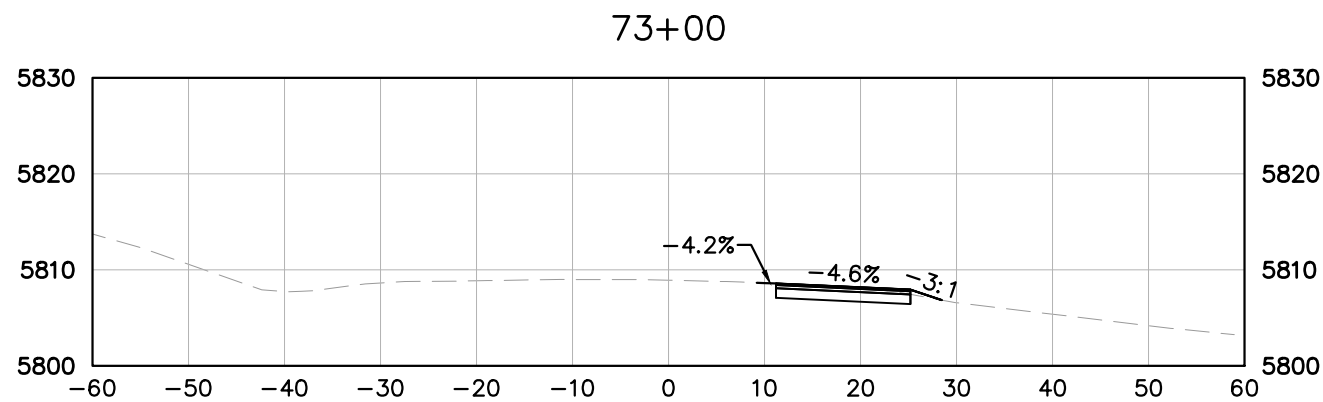
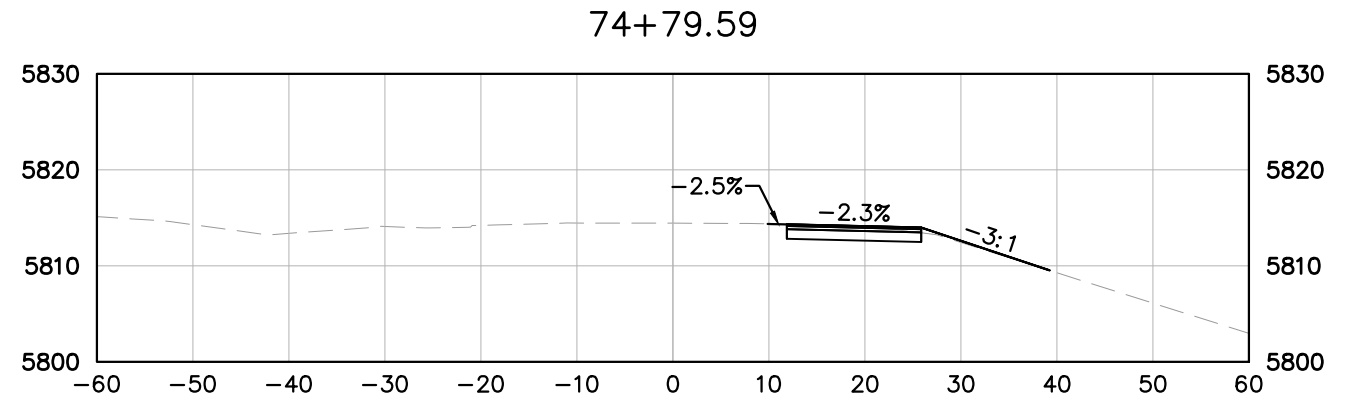
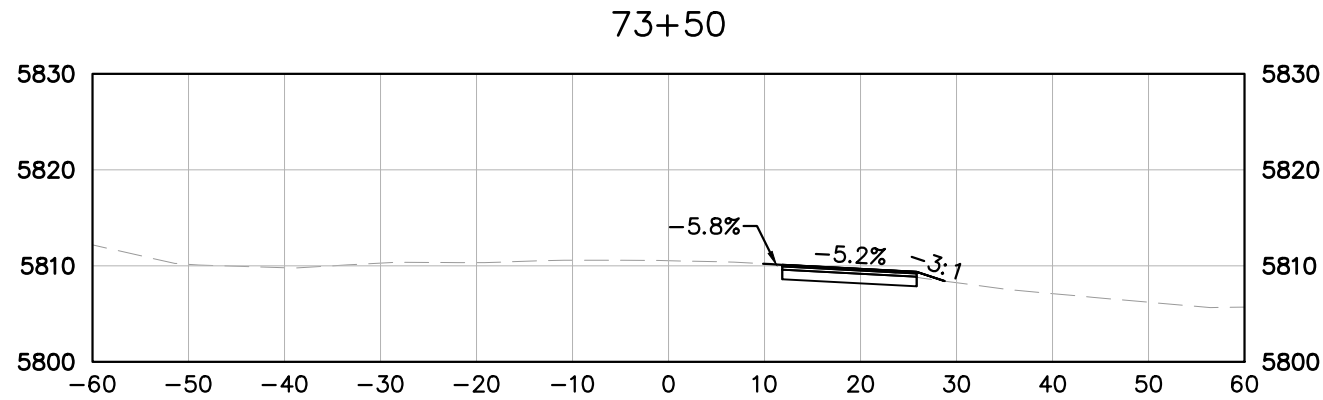
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Sheet Subset: XSEC	Subset Sheet: 2 of 9

Project No./Code	
PROJECT NO	
196825002	
Sheet Number	31

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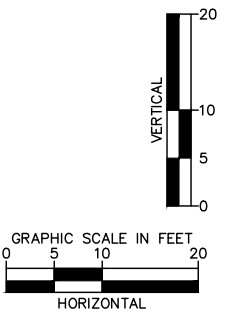
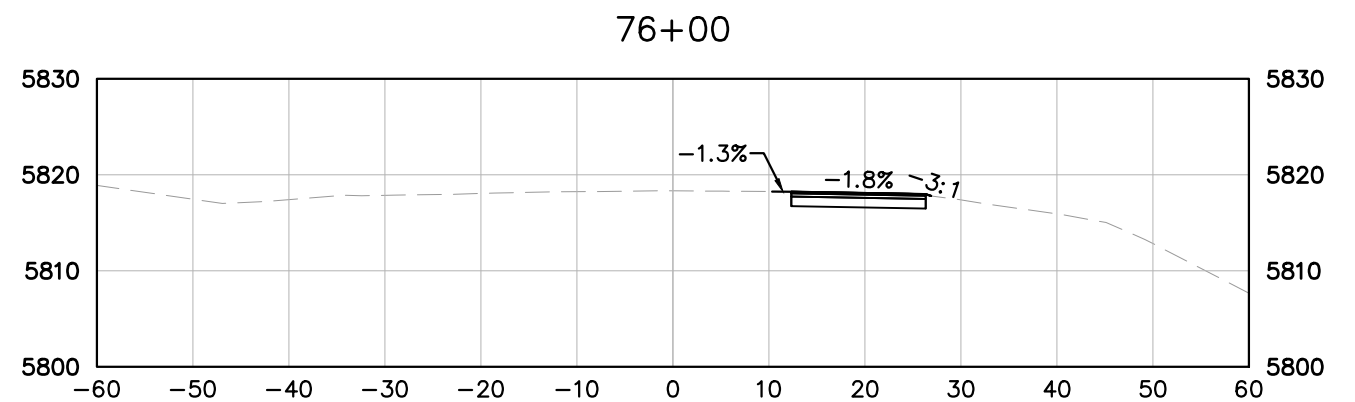
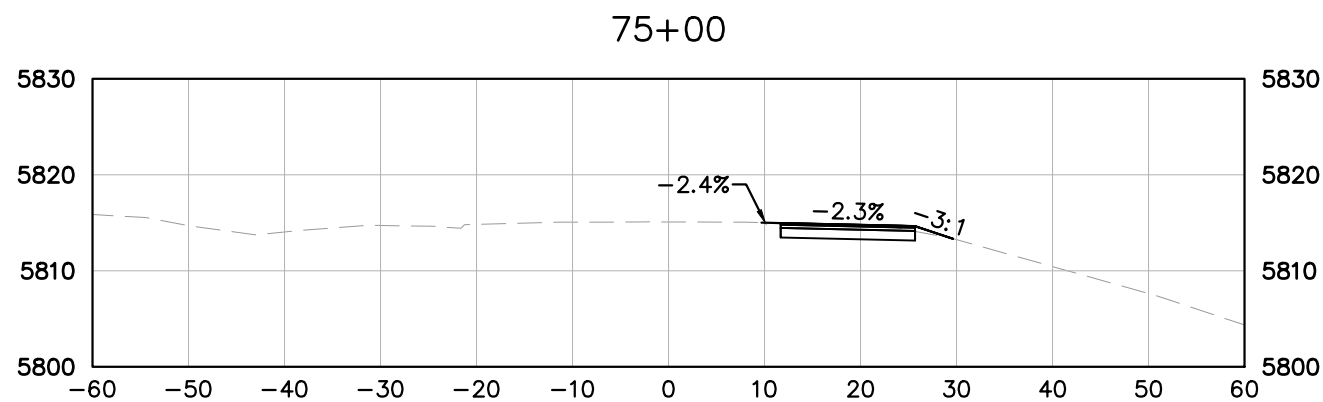
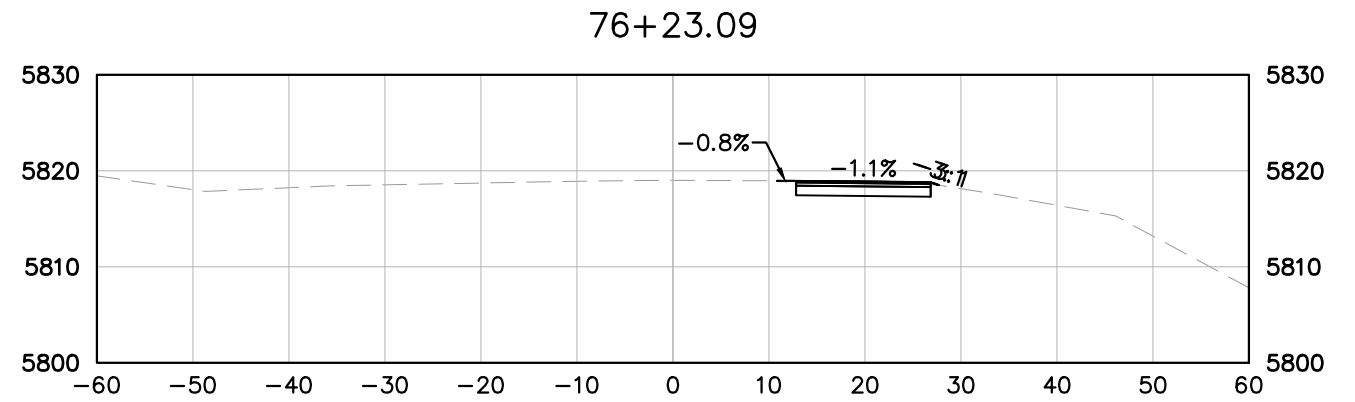
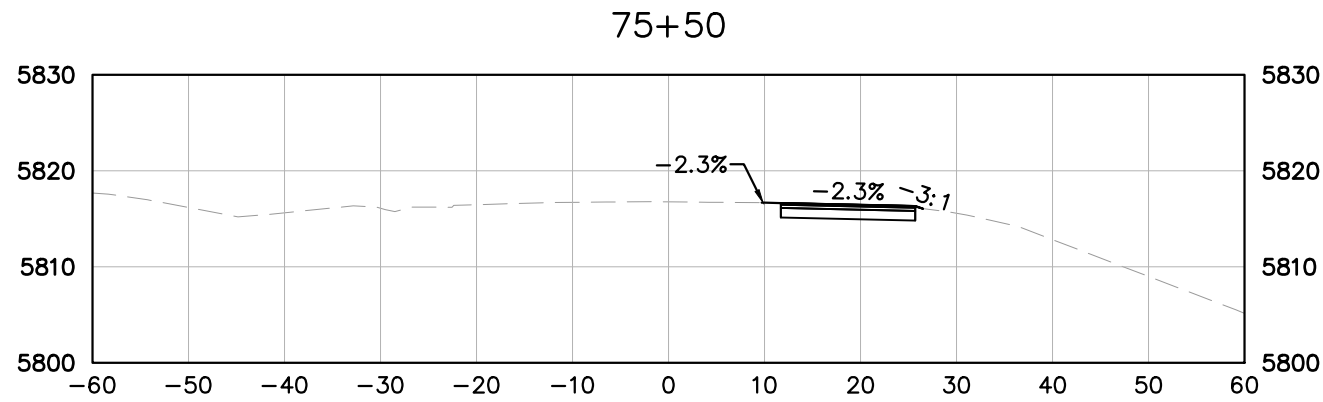


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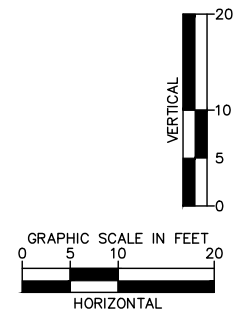
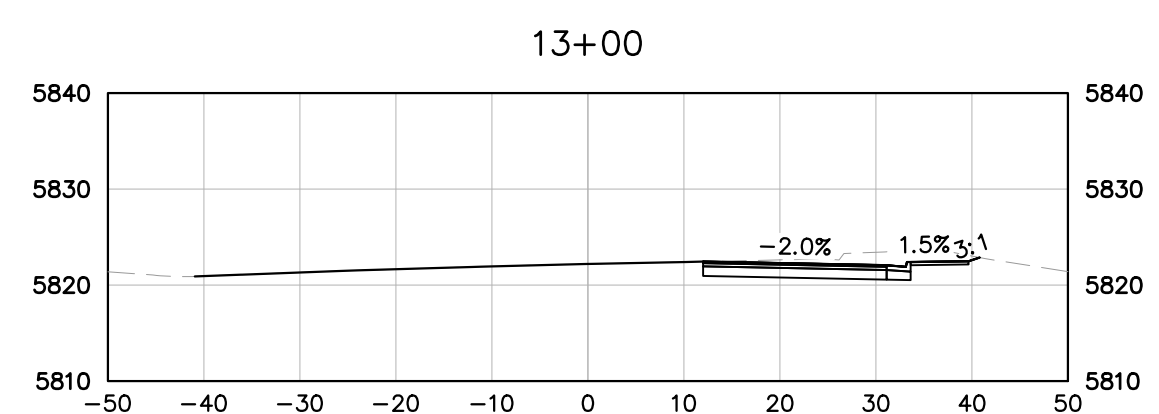
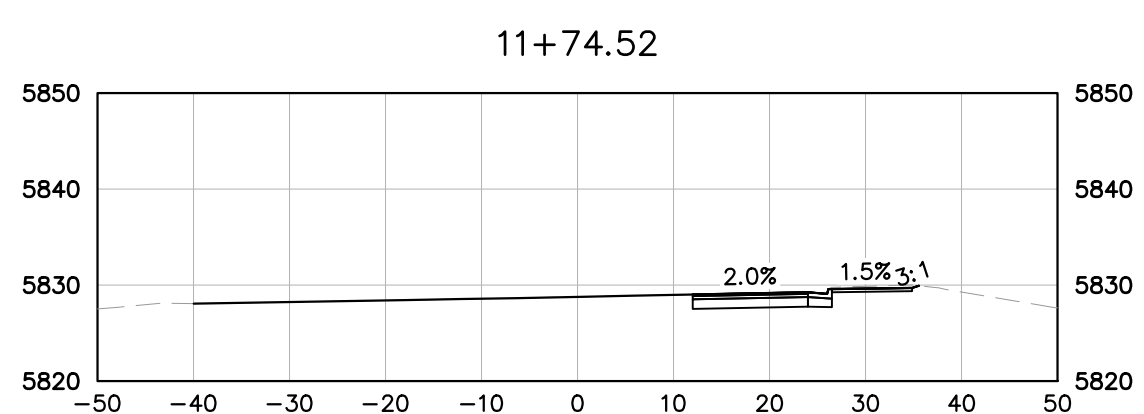
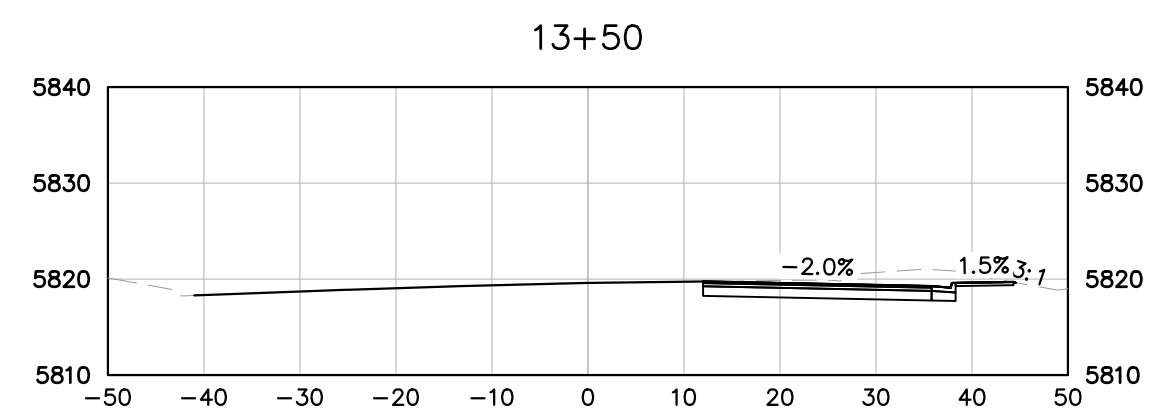
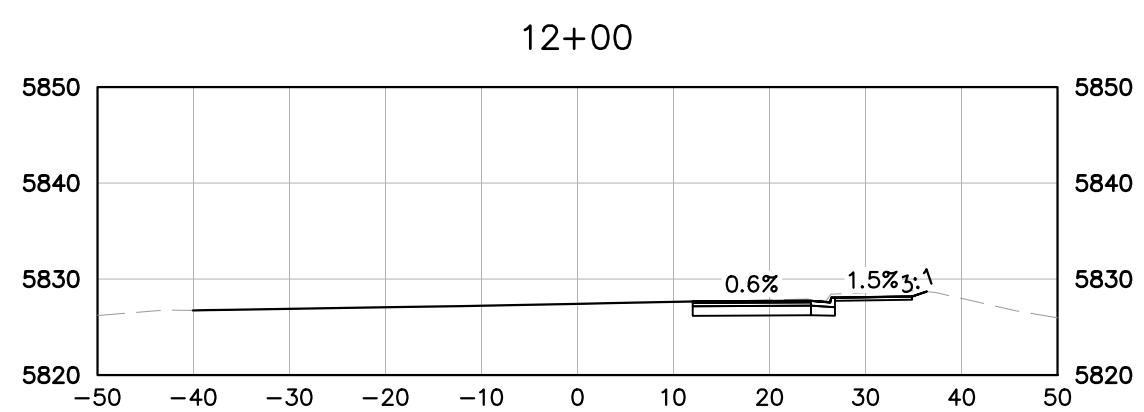
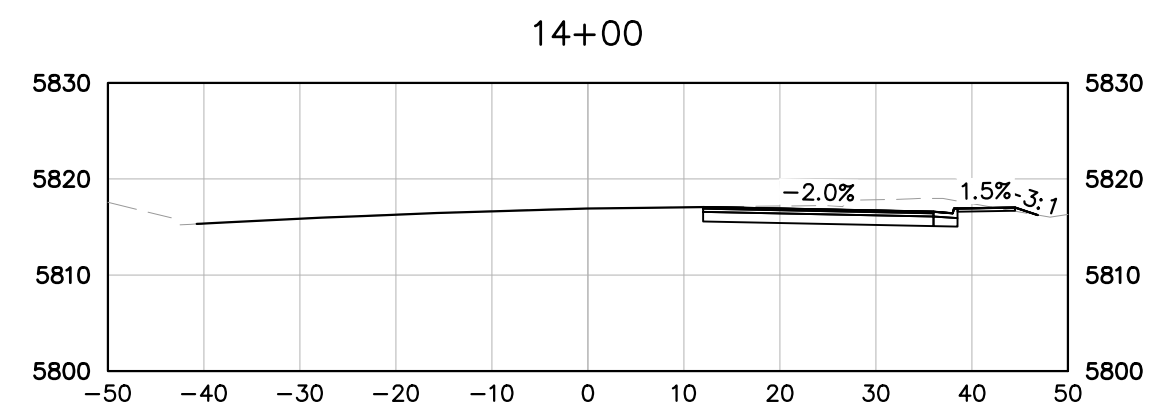
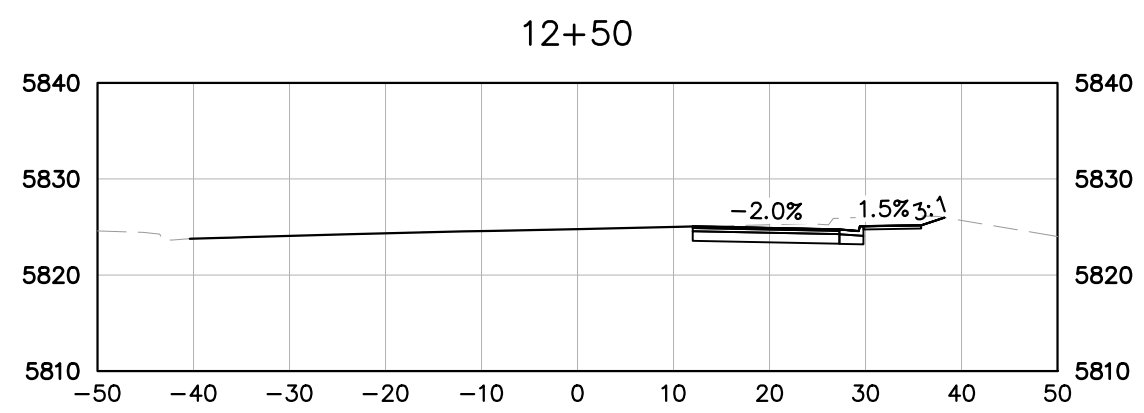


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Sheet Subset: XSEC	Subset Sheet: 4 of 9

Project No./Code	
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196825002	
Sheet Number	33

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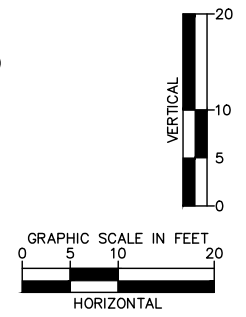
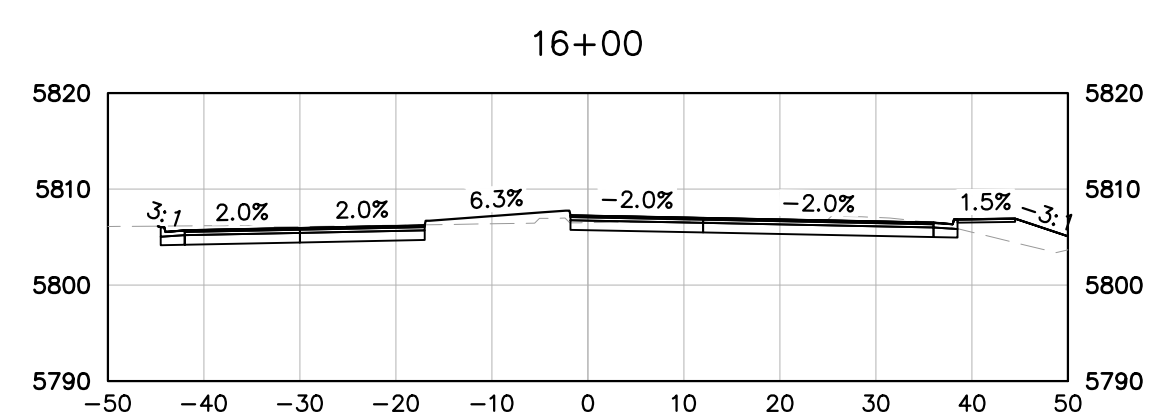
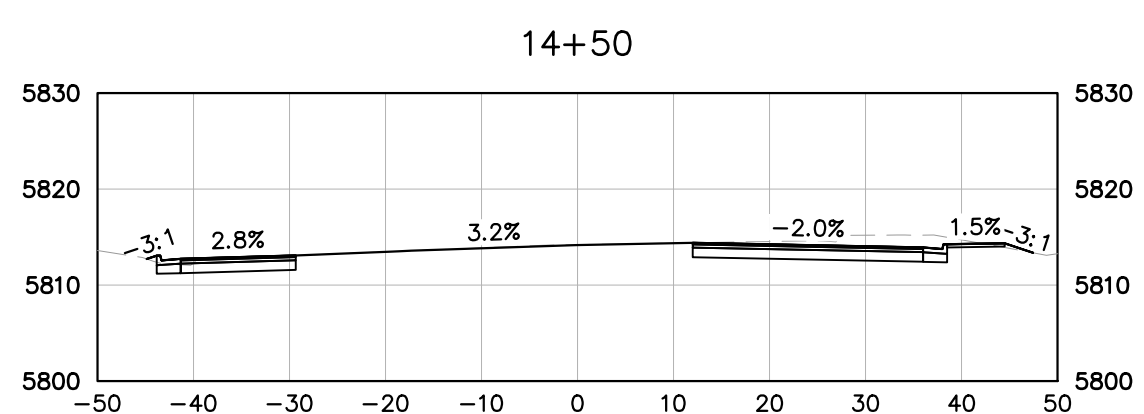
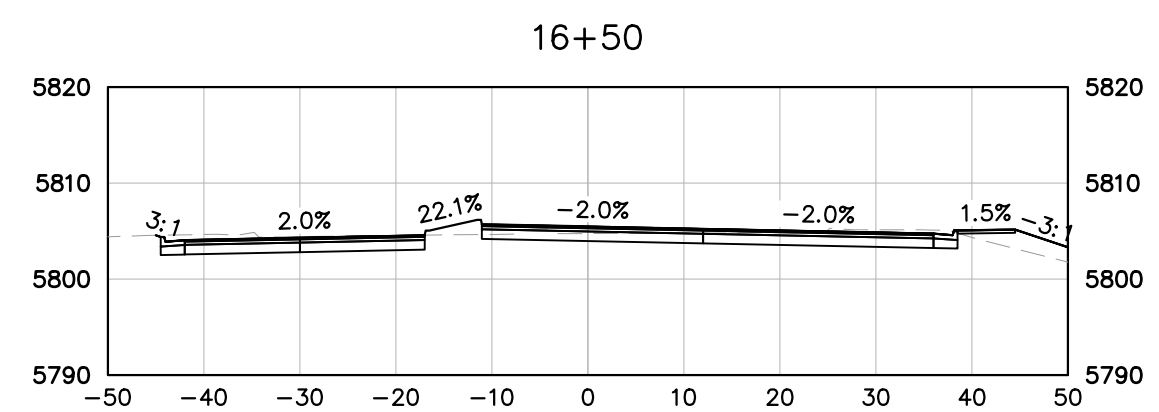
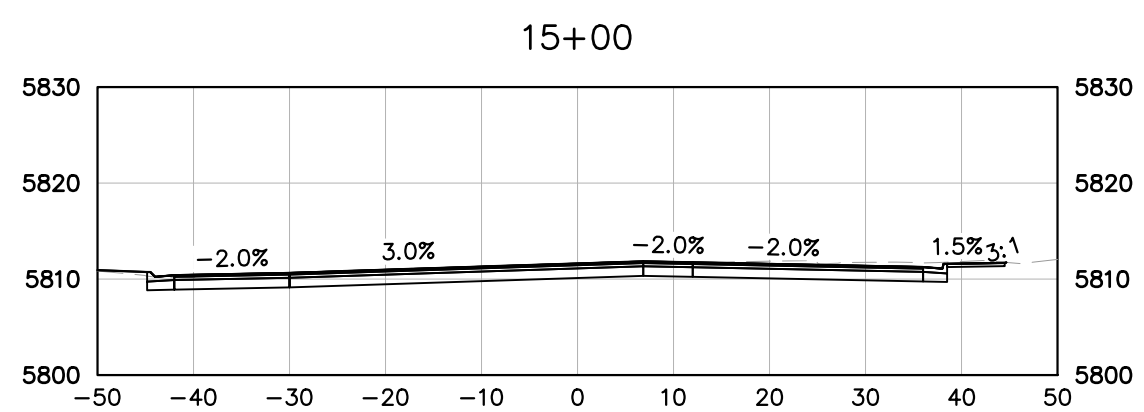
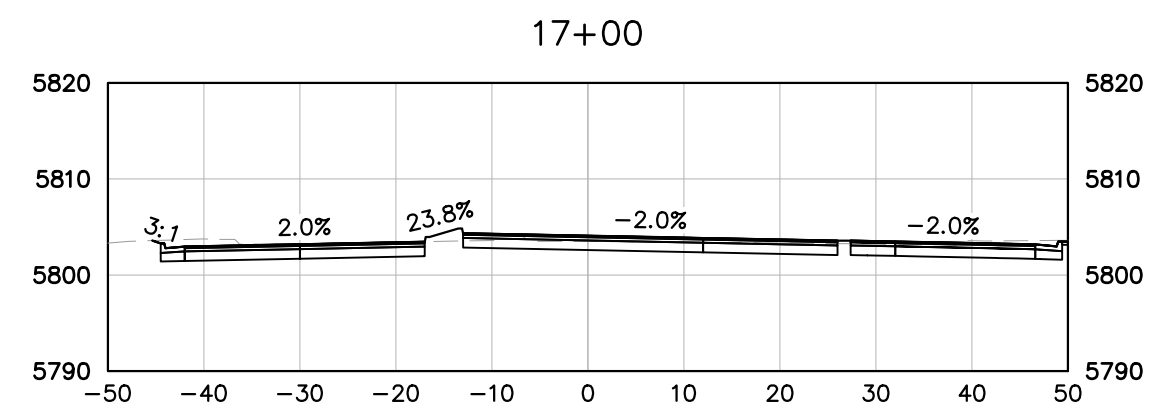
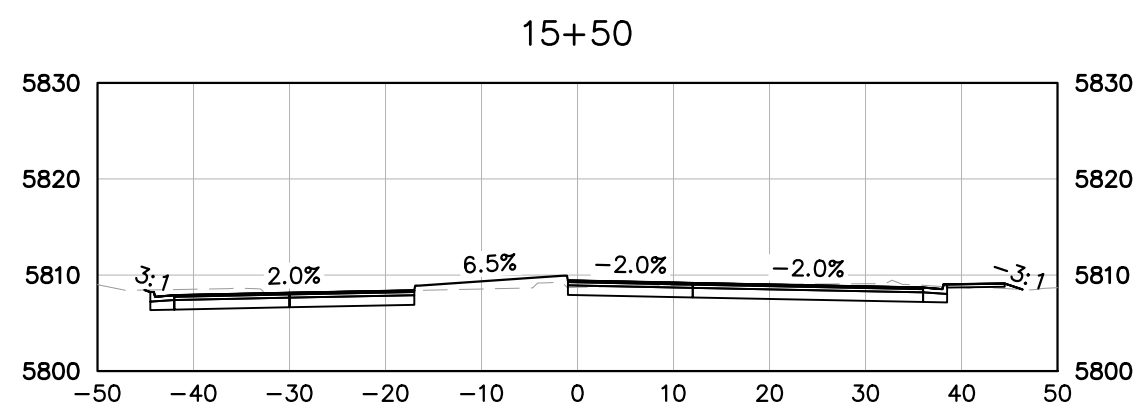
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Project No./Code	
PROJECT NO	196825002
Sheet Number	34

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 (303) 228-2300

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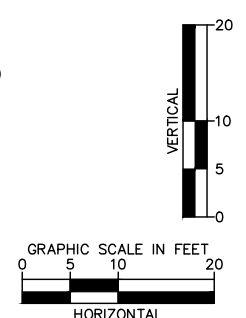
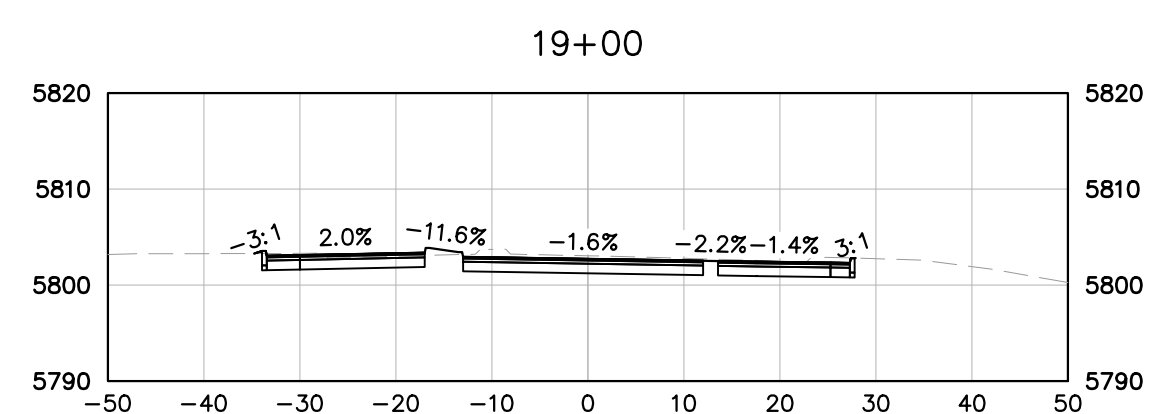
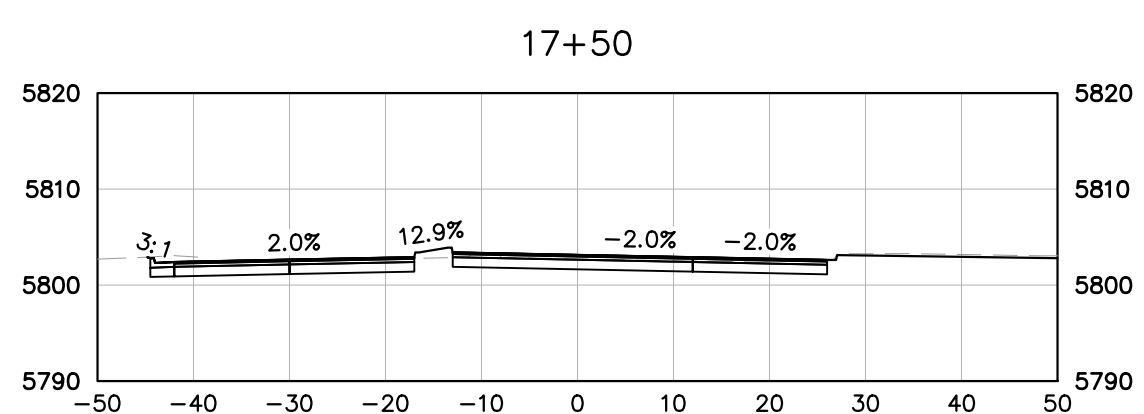
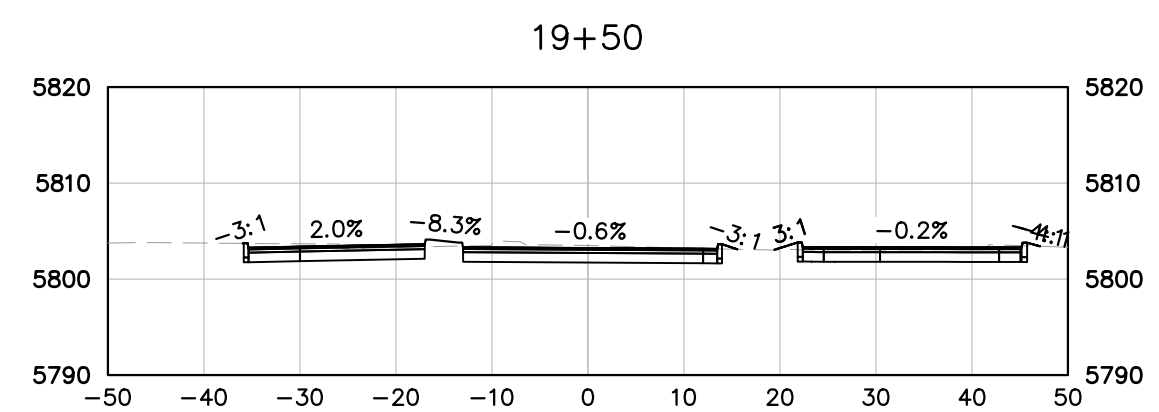
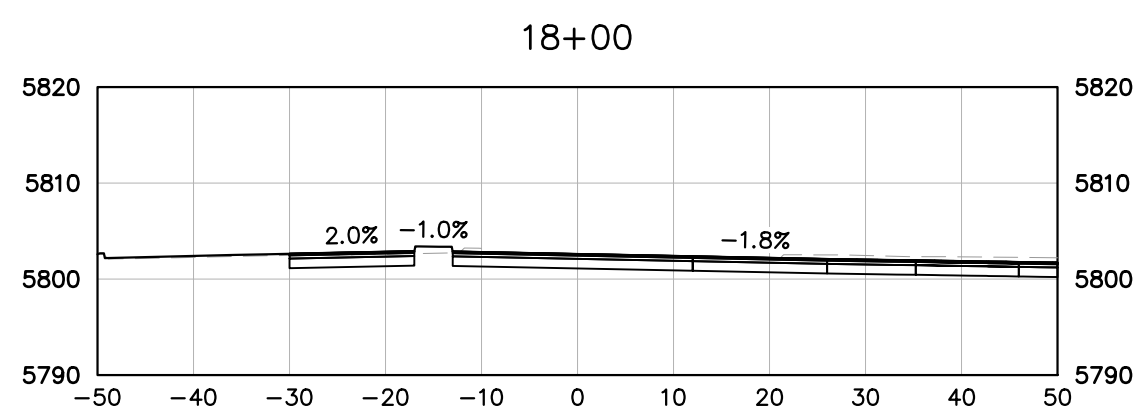
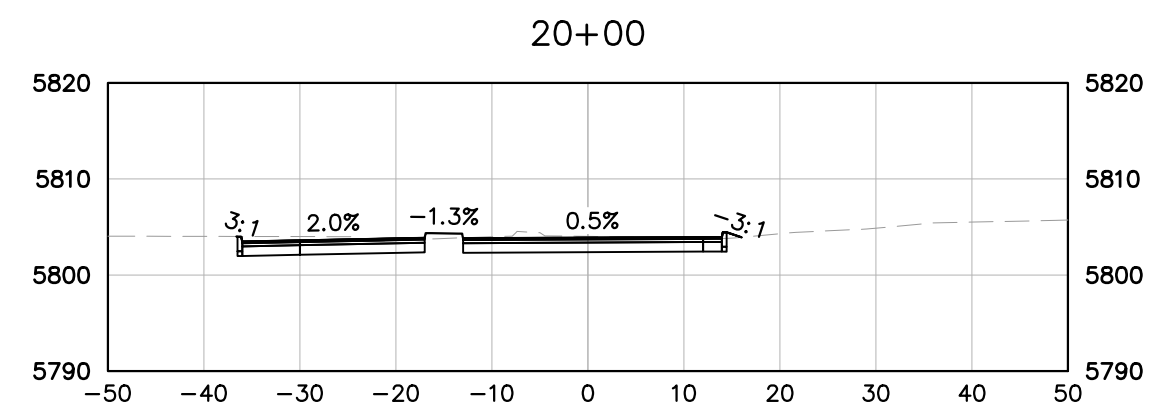
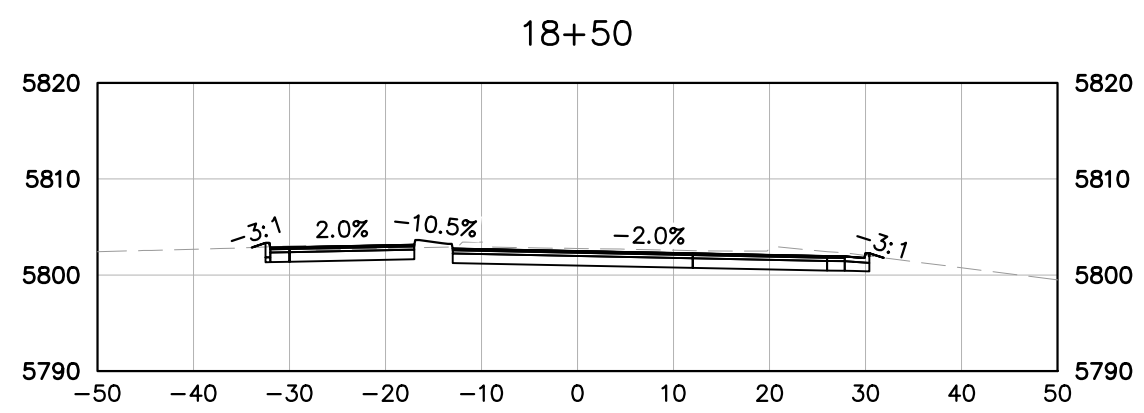
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Project No./Code	
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196825002	
Sheet Number	35

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Kimley»Horn
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 6200 SOUTH SYRACUSE WAY
 SUITE 300
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 (303) 228-2300

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Date:	Comments:	Init.

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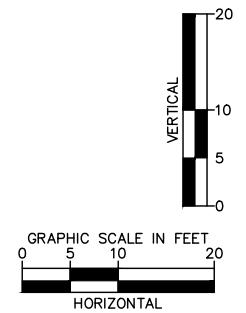
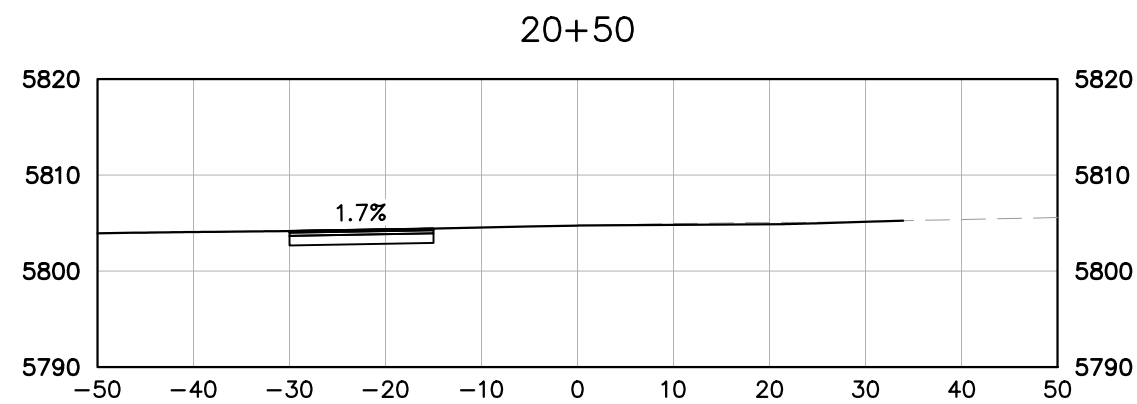
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Project No./Code
 PROJECT NO
 196825002
 Sheet Number 36

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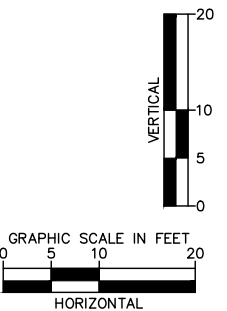
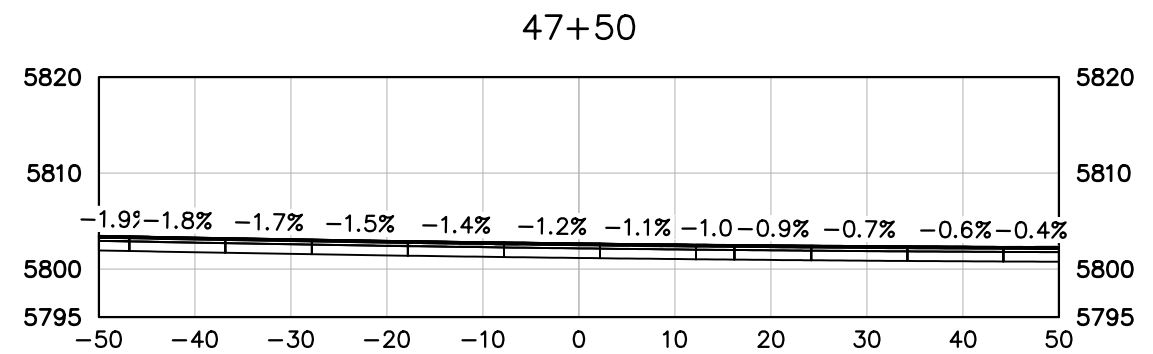
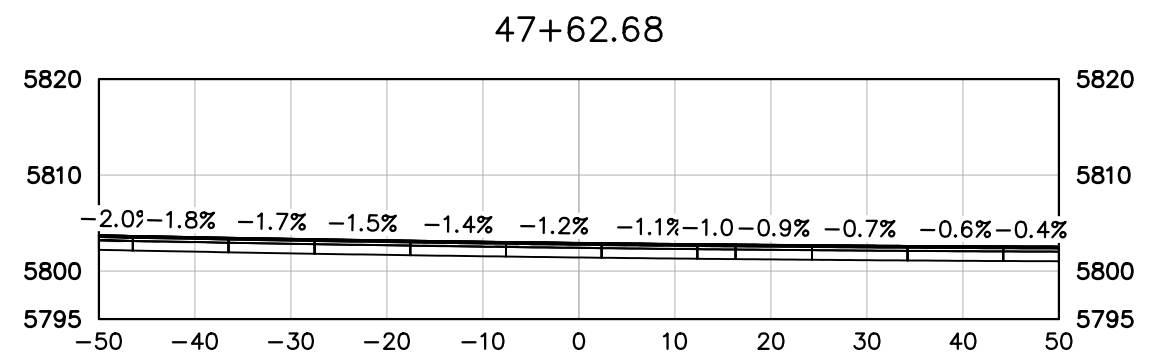
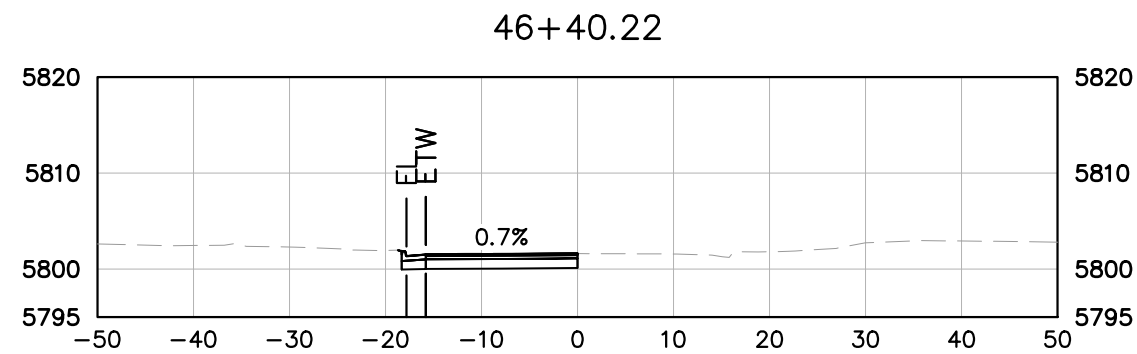
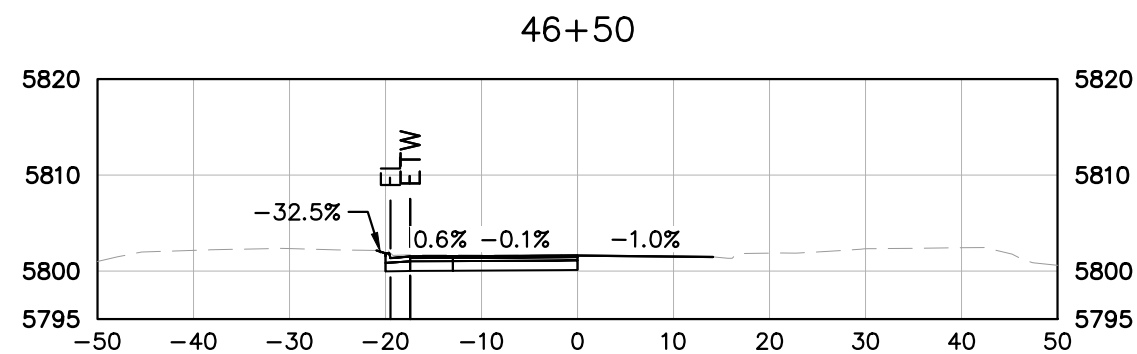
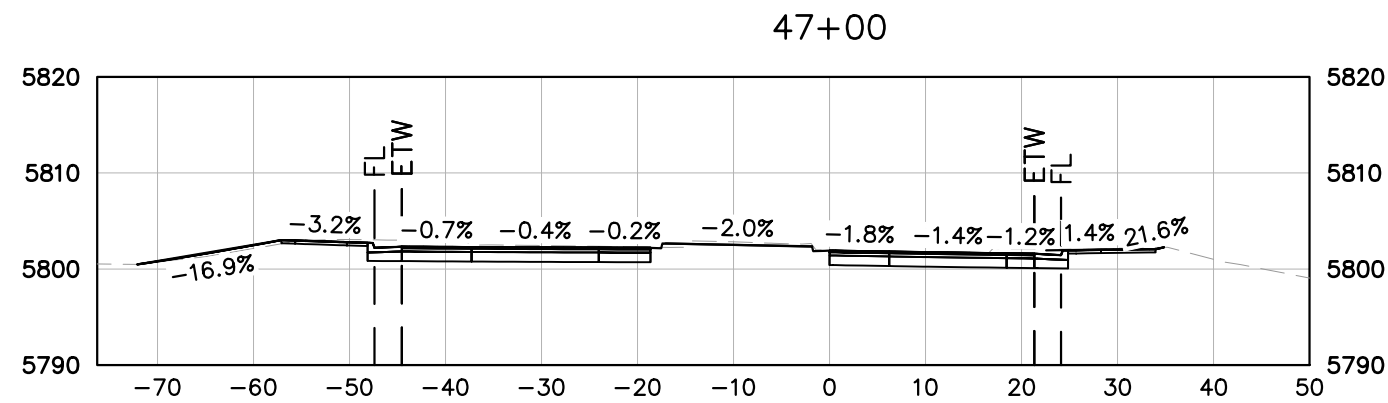


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PROJECT NO
196825002
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Project No./Code	
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196825002	
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