

NAME: W:\LAND PROJECTS\2018\03433-3050 CURTIS ROAD\DWG\03433-GRADERS.DWG  
PLOT DATE: April 17, 2019 10:02 AM. BY: JIM GILL

# ROADWAY PLANS WYOMING ESTATES SUBDIVISION EL PASO COUNTY, CO

Please use the standard EPC 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 conformity with applicable master drainage plans and master transportation plans. Said plans and specifications meet the purposes for which the particular roadway and drainage facilities are designed and are correct to the best of my knowledge and belief. I accept responsibility for any liability caused by any negligent acts, errors or omissions on my part in preparation of these detailed plans and specifications.

### ENGINEER'S STATEMENT:

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

MICHAEL A. BARTUSEK, P.E. COLORADO NO. 23329 DATE

### OWNER/DEVELOPER STATEMENT

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

BY: SHAWN SHAFFER  
OWNER  
HOME RUN RESTORATIONS, INC  
5090 WILEY RD  
PEYTON, CO 80831  
DATE

### COUNTY ENGINEER STATEMENT

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

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

### CONTACT LIST:

SHAWN SHAFFER  
OWNER  
HOME RUN RESTORATIONS, INC  
5090 WILEY RD  
PEYTON, CO 80831

UTILITY - ELECTRIC  
MOUNTAIN VIEW ELECTRICAL ASSOC.  
11140 E Woodmen Rd, Peyton, CO 80831  
719-495-2283

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

Please add the following paragraphs to this signature block:

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.

### SHEET INDEX:

- 1 - ROADWAY OVERALL PLAN
- 2 - ROADWAY PLAN, PROFILE, DETAIL AND SECTION

### NOTE:

IF CONSTRUCTION HAS NOT STARTED WITHIN 2 YEARS OF PLANS BEING SIGNED BY THE EL PASO COUNTY ENGINEER, THE PLANS WILL NEED TO BE RESUBMITTED FOR APPROVAL UNDER CURRENT CRITERIA.

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

Additional comments may be provided with the redesign of the proposed road to meet county criteria.

show the rip-rap size and type as indicated in the drainage report

Please extend the line for the access easement (to be vacated) to the western property line

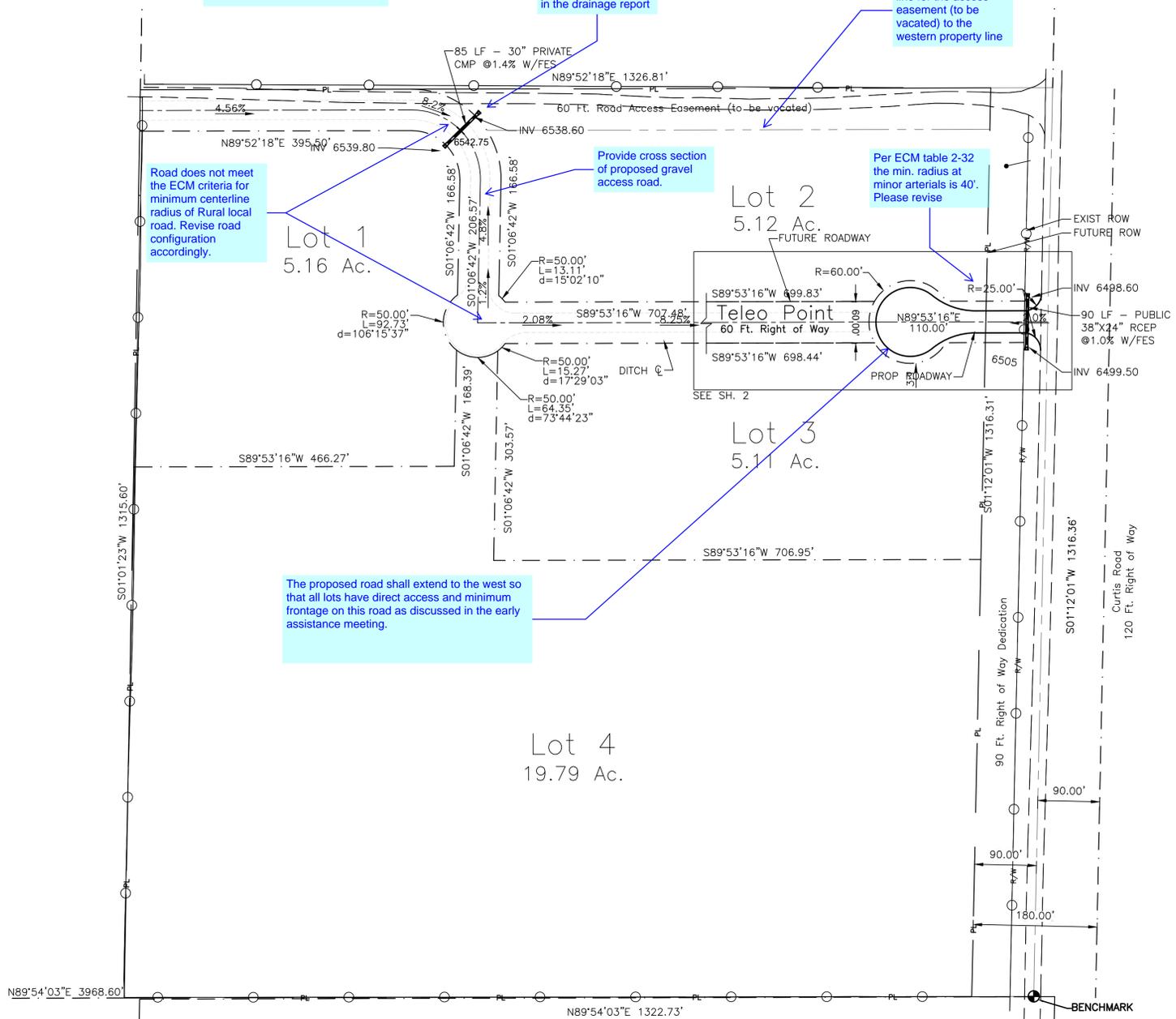
Road does not meet the ECM criteria for minimum centerline radius of Rural local road. Revise road configuration accordingly.

Provide cross section of proposed gravel access road.

Per ECM table 2-32 the min. radius at minor arterials is 40'. Please revise

Please use the standard EPC signature block: I, the owner/developer have read and will comply with the requirements of the grading and erosion control plan and all of the requirements specified in these detailed plans and specifications.

The proposed road shall extend to the west so that all lots have direct access and minimum frontage on this road as discussed in the early assistance meeting.

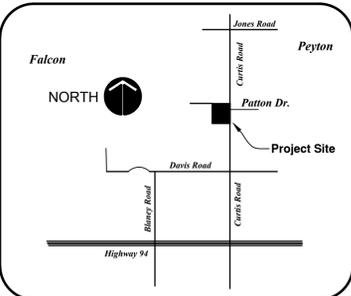


### SITE MAP

THE BASIS OF BEARINGS FOR THIS PROJECT IS THE WEST LINE OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 6, T12S, R66W N00°15'58"W - 1324.20 FEET, THE BEARING IS A GRID BEARING OF THE COLORADO STATE PLANE CENTRAL ZONE NAD 83. THE LINE IS MONUMENTED BY 1934 GLO BRASS CAP ON THE NORTH END AND A 2" DIAMETER ALUMINUM CAP PLS 4842 ON THE SOUTH END.

BENCHMARK:  
ALUM CAP LS 23890 LOCATED 30' WEST OF EXISTING SOUTHEAST PROPERTY CORNER.  
ELEV = 6549.00'

### VICINITY MAP:



REVISION	
MAB	DESIGNED
HIG	DRAWN
MAB	CHECKED
02/04/2019	DATE

RESPEC (FORMERLY ADP) 3520 AUSTIN BLUFFS PKWY SUITE 102 COLORADO SPRINGS, CO 80918 PHONE (719) 266-5212	STAMP
---	-------

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

PROJ NO. 03433 DWG NM. 03433-GrdEros
---

HOME RUN RESTORATIONS, INC 5090 WILEY RD PEYTON, CO 80831
---

WYOMING ESTATES SUBDIVISION EL PASO COUNTY, CO
--

ROADWAY OVERALL PLAN
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DRAWING NUMBER: <b>C</b>
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SHEET 1
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PCD PROJECT NO. MS196

# ROADWAY PLANS

## WYOMING ESTATES SUBDIVISION

### EL PASO COUNTY, CO

#### Standard Notes for El Paso County Construction Plans

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

- CONTRACTOR SHALL BE RESPONSIBLE FOR THE NOTIFICATION AND FIELD NOTIFICATION OF ALL EXISTING UTILITIES, WHETHER SHOWN ON THE PLANS OR NOT, BEFORE BEGINNING CONSTRUCTION. LOCATION OF EXISTING UTILITIES SHALL BE VERIFIED BY THE CONTRACTOR PRIOR TO CONSTRUCTION. CALL 811 TO CONTACT THE UTILITY NOTIFICATION CENTER OF COLORADO (UNCC).
- CONTRACTOR SHALL KEEP A COPY OF THESE APPROVED PLANS, THE GRADING AND EROSION CONTROL PLAN, THE STORMWATER MANAGEMENT PLAN (SWMP), THE SOILS AND GEOTECHNICAL REPORT, AND THE APPROPRIATE DESIGN AND CONSTRUCTION STANDARDS AND SPECIFICATIONS AT THE JOB SITE AT ALL TIMES, INCLUDING THE FOLLOWING:
  - EL PASO COUNTY ENGINEERING CRITERIA MANUAL (ECM)
  - CITY OF COLORADO SPRINGS/EL PASO COUNTY DRAINAGE CRITERIA MANUAL, VOLUMES 1 AND 2
  - COLORADO DEPARTMENT OF TRANSPORTATION (CDOT) STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION
  - CDOT M & S STANDARDS
- NOTWITHSTANDING ANYTHING DEPICTED IN THESE PLANS IN WORDS OR GRAPHIC REPRESENTATION, ALL DESIGN AND CONSTRUCTION RELATED TO ROADS, STORM DRAINAGE AND EROSION CONTROL SHALL CONFORM TO THE STANDARDS AND REQUIREMENTS OF THE MOST RECENT VERSION OF THE RELEVANT ADOPTED EL PASO COUNTY STANDARDS, INCLUDING THE LAND DEVELOPMENT CODE, THE ENGINEERING CRITERIA MANUAL, THE DRAINAGE CRITERIA MANUAL, AND THE DRAINAGE CRITERIA MANUAL VOLUME 2. ANY DEVIATIONS FROM REGULATIONS AND STANDARDS MUST BE REQUESTED, AND APPROVED, IN WRITING. ANY MODIFICATIONS NECESSARY TO MEET CRITERIA AFTER-THE-FACT WILL BE ENTIRELY THE DEVELOPER'S RESPONSIBILITY TO RECTIFY.
- IT IS THE DESIGN ENGINEER'S RESPONSIBILITY TO ACCURATELY SHOW EXISTING CONDITIONS, BOTH ONSITE AND OFFSITE, ON THE CONSTRUCTION PLANS. ANY MODIFICATIONS NECESSARY DUE TO CONFLICTS, OMISSIONS, OR CHANGED CONDITIONS WILL BE ENTIRELY THE DEVELOPER'S RESPONSIBILITY TO RECTIFY.
- CONTRACTOR SHALL SCHEDULE A PRE-CONSTRUCTION MEETING WITH EL PASO COUNTY DEVELOPMENT SERVICES DEPARTMENT (DSD) - INSPECTIONS, PRIOR TO STARTING CONSTRUCTION.
- IT IS THE CONTRACTOR'S RESPONSIBILITY TO UNDERSTAND THE REQUIREMENTS OF ALL JURISDICTIONAL AGENCIES AND TO OBTAIN ALL REQUIRED PERMITS, INCLUDING BUT NOT LIMITED TO EL PASO COUNTY EROSION AND STORMWATER QUALITY CONTROL PERMIT (ESQCP), REGIONAL BUILDING FLOODPLAIN DEVELOPMENT PERMIT, U.S. ARMY CORPS OF ENGINEERS-ISSUED 401 AND/OR 404 PERMITS, AND COUNTY AND STATE FUGITIVE DUST PERMITS.
- CONTRACTOR SHALL NOT DEVIATE FROM THE PLANS WITHOUT FIRST OBTAINING WRITTEN APPROVAL FROM THE DESIGN ENGINEER AND DSD. CONTRACTOR SHALL NOTIFY THE DESIGN ENGINEER IMMEDIATELY UPON DISCOVERY OF ANY ERRORS OR INCONSISTENCIES.
- ALL STORM DRAIN PIPE SHALL BE CLASS III RCP UNLESS OTHERWISE NOTED AND APPROVED BY DSD.
- CONTRACTOR SHALL COORDINATE GEOTECHNICAL TESTING PER ECM STANDARDS. PAVEMENT DESIGN SHALL BE APPROVED BY EL PASO COUNTY DSD PRIOR TO PLACEMENT OF CURB AND GUTTER AND PAVEMENT.
- ALL CONSTRUCTION TRAFFIC MUST ENTER/EXIT THE SITE AT APPROVED CONSTRUCTION ACCESS POINTS.
- SIGHT VISIBILITY TRIANGLES AS IDENTIFIED IN THE PLANS SHALL BE PROVIDED AT ALL INTERSECTIONS. OBSTRUCTIONS GREATER THAN 18 INCHES ABOVE FLOWLINE ARE NOT ALLOWED WITHIN SIGHT TRIANGLES.
- SIGNING AND STRIPING SHALL COMPLY WITH EL PASO COUNTY DOT AND MUTCD CRITERIA. [IF APPLICABLE, ADDITIONAL SIGNING AND STRIPING NOTES WILL BE PROVIDED.]
- CONTRACTOR SHALL OBTAIN ANY PERMITS REQUIRED BY EL PASO COUNTY DOT, INCLUDING WORK WITHIN THE RIGHT-OF-WAY AND SPECIAL TRANSPORT PERMITS.
- THE LIMITS OF DISTURBANCE SHALL REMAIN WITHIN THE PROPERTY LINE UNLESS OTHERWISE NOTED. THE OWNER/DEVELOPER SHALL OBTAIN WRITTEN PERMISSION AND EASEMENTS, WHERE REQUIRED, FROM ADJOINING PROPERTY OWNER(S) PRIOR TO ANY OFF-SITE DISTURBANCE, GRADING, OR CONSTRUCTION.

#### NOTES:

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

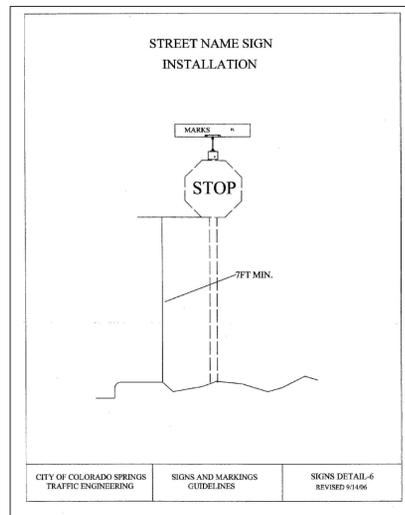
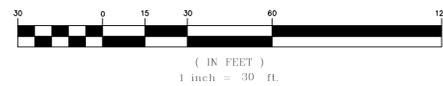
#### NOTE:

AT LEAST 10 DAYS PRIOR TO THE ANTICIPATED START OF CONSTRUCTION, FOR PROJECTS THAT WILL DISTURB ONE ACRE OR MORE, THE OWNER OR OPERATOR OF THE CONSTRUCTION ACTIVITY SHALL SUBMIT A PERMIT APPLICATION FOR STORMWATER DISCHARGE TO THE COLORADO DEPARTMENT OF PUBLIC HEALTH AND ENVIRONMENT, WATER QUALITY CONTROL DIVISION. THE APPLICATION CONTAINS CERTIFICATION OF COMPLETION OF A STORMWATER MANAGEMENT PLAN (SWMP), OF WHICH THIS GRADING AND EROSION CONTROL PLAN MAY BE A PART.

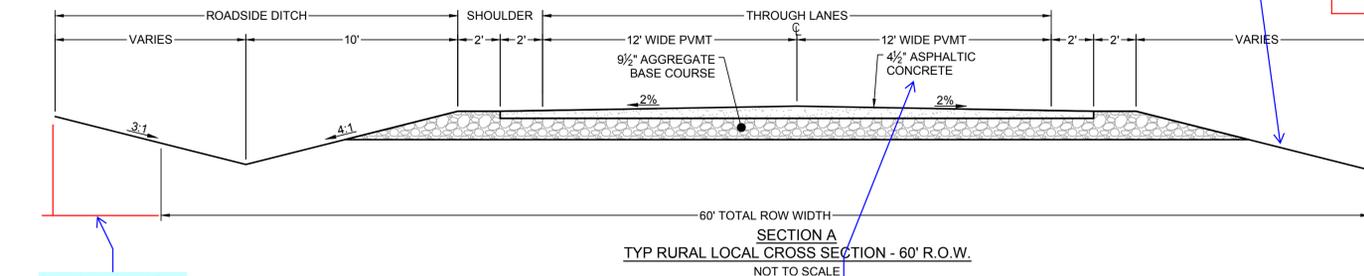
Revise Development Services Department (DSD) to Planning and Community Development (PCD)

Revise to PCD

Revise DOT to DPW (Department of Public Works)

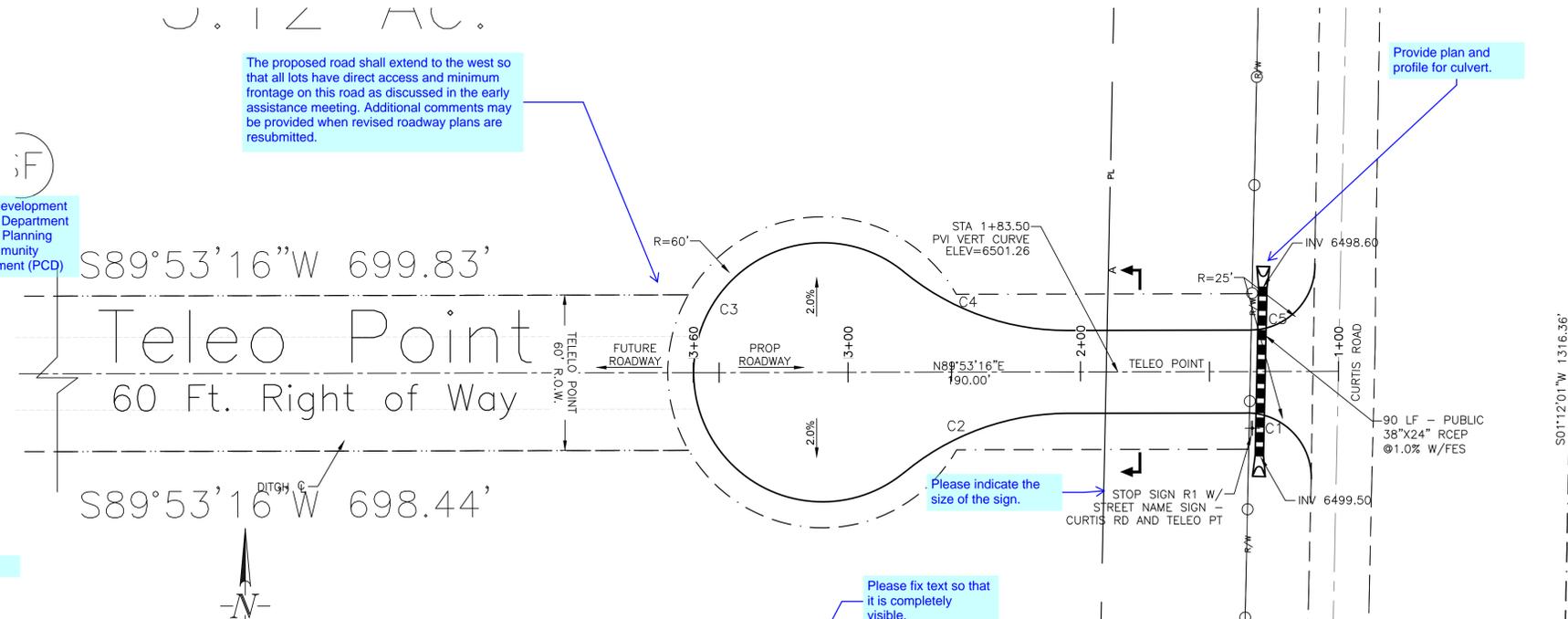


CURVE TABLE			
CURVE #	R	Δ	L
C1	25.00	90.00°	39.22
C2	100.00	40.54°	70.75
C3	50.00	225.00°	235.82
C4	100.00	40.54°	70.75
C5	25.00	90.00°	39.22



Identify the 5' public improvement easement at each side of the road.

Is this for bidding purposes? If so please indicate it with a footnote. Final pavement design shall be provided in a pavement report for review and approval by PCD.



The proposed road shall extend to the west so that all lots have direct access and minimum frontage on this road as discussed in the early assistance meeting. Additional comments may be provided when revised roadway plans are resubmitted.

Provide plan and profile for culvert.

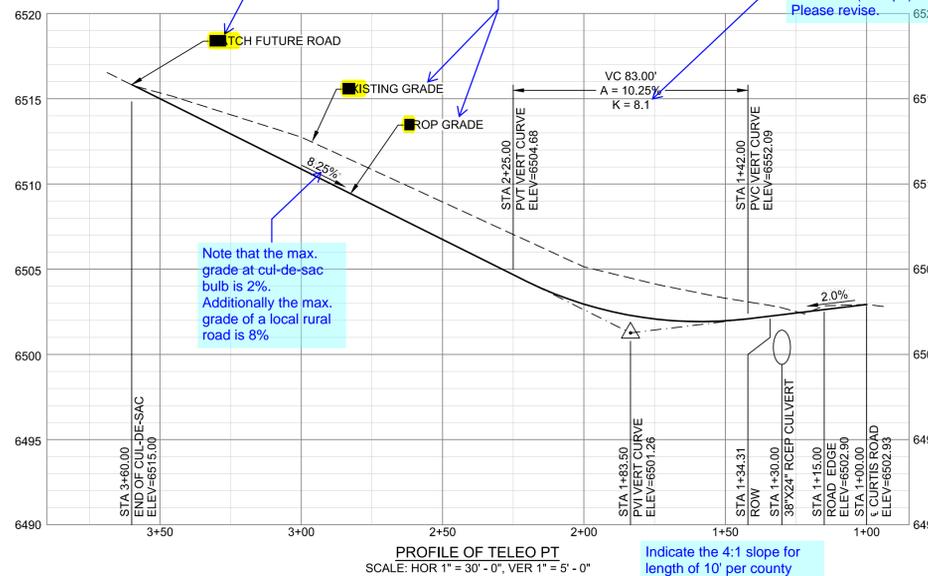
Please indicate the size of the sign.

Please fix text so that it is completely visible.

Indicate if this is at center line.

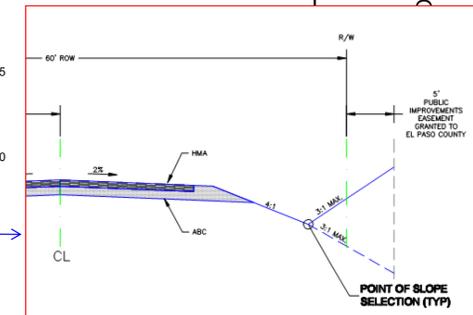
Min. K value is 37 for local road (30 mph). Please revise.

ROADWAY PLAN  
SCALE: 1" = 30' - 0"

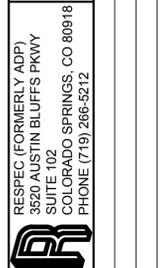


Note that the max. grade at cul-de-sac bulb is 2%. Additionally the max. grade of a local rural road is 8%

Indicate the 4:1 slope for length of 10' per county rural local road cross section. Identify the point of slope selection (hinge pt.)



DESIGNED		DRAWN		CHECKED		DATE	
MAB	HIG	MAB	HIG	MAB	HIG	MAB	HIG
RESPEC (FORMERLY ADP)		3520 AUSTIN BLUFFS PKWY		SUITE 102		COLORADO SPRINGS, CO 80918	
PHONE (719) 266-5212						02/04/2019	



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

PROJ NO. 03433  
DWG NM. 03433-GrdEros

HOME RUN RESTORATIONS, INC  
5090 WILEY RD  
PEYTON, CO 80831

ROADWAY PLAN  
PROFILE, DETAIL A  
SECTION

DRAWING NUMBER:  
C

SHEET 2

PCD PROJECT NO. \_\_\_\_\_

# Markup Summary

Daniel Torres (36)



**Subject:** Callout  
**Page Label:** 1  
**Lock:** Locked  
**Author:** Daniel Torres  
**Date:** 7/9/2019 11:29:53 AM  
**Color:** ■

Please extend the line for the access easement (to be vacated) to the western property line



**Subject:** Text Box  
**Page Label:** 1  
**Lock:** Locked  
**Author:** Daniel Torres  
**Date:** 7/9/2019 11:29:54 AM  
**Color:** ■

MS196



**Subject:** Callout  
**Page Label:** 1  
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**Author:** Daniel Torres  
**Date:** 7/9/2019 11:29:55 AM  
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Please add the following paragraphs to this signature block:

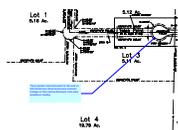
Filed in accordance with the requirements of the El Paso County Land Development Code, Drainage Criteria Manual, Volumes 1 and 2, and Engineering Criteria Manual as amended.

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.



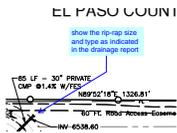
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**Author:** Daniel Torres  
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**Color:** ■

Please use the standard EPC 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 conformity with applicable master drainage plans and master transportation plans. Said plans and specifications meet the purposes for which the particular roadway and drainage facilities are designed and are correct to the best of my knowledge and belief. I accept responsibility for any liability caused by any negligent acts, errors or omissions on my part in preparation of these detailed plans and specifications.



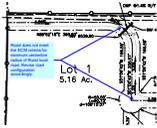
**Subject:** Callout  
**Page Label:** 1  
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**Author:** Daniel Torres  
**Date:** 7/9/2019 11:30:00 AM  
**Color:** ■

The proposed road shall extend to the west so that all lots have direct access and minimum frontage on this road as discussed in the early assistance meeting.



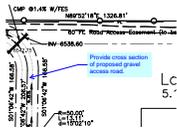
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**Author:** Daniel Torres  
**Date:** 7/9/2019 11:30:01 AM  
**Color:** ■

show the rip-rap size and type as indicated in the drainage report



**Subject:** Callout  
**Page Label:** 1  
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**Author:** Daniel Torres  
**Date:** 7/9/2019 11:30:02 AM  
**Color:** ■

Road does not meet the ECM criteria for minimum centerline radius of Rural local road. Revise road configuration accordingly.



**Subject:** Callout  
**Page Label:** 1  
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**Author:** Daniel Torres  
**Date:** 7/9/2019 11:30:04 AM  
**Color:** ■

Provide cross section of proposed gravel access road.

Additional comments may be provided with the redesign of the proposed road to meet county criteria.

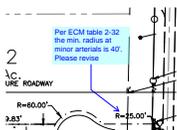
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**Author:** Daniel Torres  
**Date:** 7/9/2019 11:30:04 AM  
**Color:** ■

Additional comments may be provided with the redesign of the proposed road to meet county criteria.



**Subject:** Callout  
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**Lock:** Locked  
**Author:** Daniel Torres  
**Date:** 7/9/2019 11:30:06 AM  
**Color:** ■

Please use the standard EPC signature block: I, the owner/developer have read and will comply with the requirements of the grading and erosion control plan and all of the requirements specified in these detailed plans and specifications.



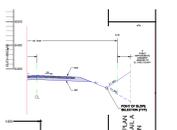
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**Author:** Daniel Torres  
**Date:** 7/9/2019 11:30:06 AM  
**Color:** ■

Per ECM table 2-32 the min. radius at minor arterials is 40'. Please revise



**Subject:** Callout  
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**Author:** Daniel Torres  
**Date:** 7/9/2019 11:30:08 AM  
**Color:** ■

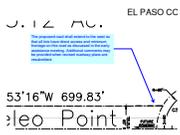
Revise Development Services Department (DSD) to Planning and Community Development (PCD)



**Subject:** Image  
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**Author:** Daniel Torres  
**Date:** 7/9/2019 11:30:08 AM  
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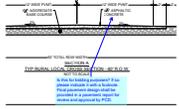
Revise Development Services Department (DSD) to Planning and Community Development (PCD)





**Subject:** Callout  
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**Lock:** Locked  
**Author:** Daniel Torres  
**Date:** 7/9/2019 11:30:20 AM  
**Color:** ■

The proposed road shall extend to the west so that all lots have direct access and minimum frontage on this road as discussed in the early assistance meeting. Additional comments may be provided when revised roadway plans are resubmitted.



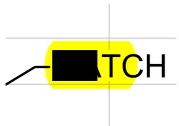
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**Author:** Daniel Torres  
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Is this for bidding purposes? If so please indicate it with a footnote. Final pavement design shall be provided in a pavement report for review and approval by PCD.



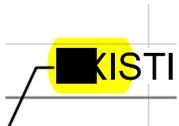
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Please fix text so that it is completely visible.



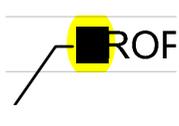
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MAT



**Subject:** Highlight  
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**Date:** 7/9/2019 11:30:24 AM  
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EXI



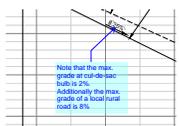
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**Date:** 7/9/2019 11:30:24 AM  
**Color:** ■

P



**Subject:** Callout  
**Page Label:** 2  
**Lock:** Locked  
**Author:** Daniel Torres  
**Date:** 7/9/2019 11:30:25 AM  
**Color:** ■

Min. K value is 37 for local road (30 mph). Please revise.



**Subject:** Callout  
**Page Label:** 2  
**Lock:** Locked  
**Author:** Daniel Torres  
**Date:** 7/9/2019 11:30:26 AM  
**Color:** ■

Note that the max. grade at cul-de-sac bulb is 2%. Additionally the max. grade of a local rural road is 8%

