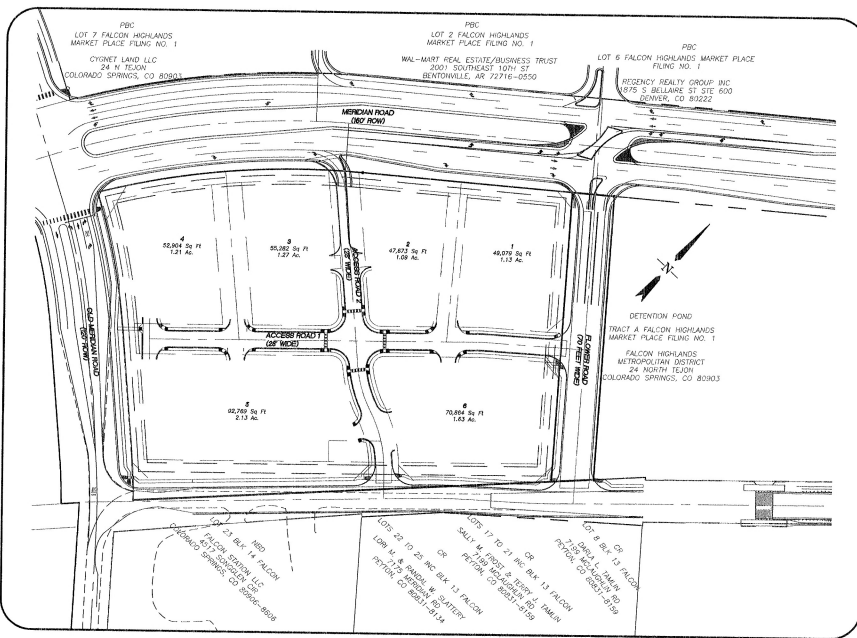
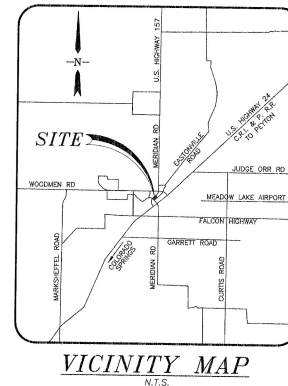


MERIDIAN ROAD/FLOWER ROAD INTERSECTION IMPROVEMENT PLANS

EL PASO COUNTY, COLORADO



EL PASO COUNTY CONSTRUCTION PLANS STANDARD NOTES

- 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 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 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 OMISSIONS, OR CHANGED CONDITIONS WILL BE ENTIRELY THE DEVELOPER'S RESPONSIBILITY TO RECTIFY.
- CONTRACTOR SHALL SCHEDULE A PRE-CONSTRUCTION MEETING WITH THE CONTRACTOR, ENGINEER, AND EL PASO COUNTY DEVELOPMENT SERVICES DEPARTMENT (DSD) - INSPECTIONS, PRIOR TO STARTING CONSTRUCTION. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO COORDINATE THE MEETING TIME AND PLACE WITH ALL PERSONS TO ATTEND.
- 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 (EQSCQ), 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 OUTER 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 CONSTRUCTION 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.
- ADDITIONAL STRUCTURES MAY BE REQUIRED AT TIME OF CONSTRUCTION.
- ALL DISTURBED PAVEMENT EDGES SHALL BE CUT TO NEAT LINES. ALL ROADS MUST BE COMPLETED TO SUBGRADE PRIOR TO UTILITY INSTALLATION.

SITE MAP
N.T.S.

SHEET INDEX

- TITLE SHEET
- PLAN AND PROFILE SHEET
- SIGNING AND STRIPING SHEET

ANY PROPOSED MODIFICATION TO THE APPROVED GRADING AND EROSION CONTROL PLAN MUST BE SUBMITTED, ALONG WITH SUPPORTING DOCUMENTS, TO THE COUNTY ENGINEER FOR APPROVAL PRIOR TO ANY WORK RELATED TO THE PROPOSED MODIFICATION TAKING PLACE. APPROVAL FROM THE COUNTY ENGINEER SHALL BE ISSUED IF THE APPLICANT DEMONSTRATES THAT THE MODIFICATION WILL PROVIDE SOIL EROSION CONTROLS EQUIVALENT TO OR EXCEEDING THOSE OF THE PREVIOUSLY APPROVED GRADING AND EROSION CONTROL PLAN.

THESE DETAILED PLANS AND SPECIFICATIONS WERE PREPARED UNDER MY DIRECTION AND SUPERVISION. SAID DETAILED PLANS AND SPECIFICATIONS HAVE BEEN PREPARED ACCORDING TO THE CRITERIA ESTABLISHED BY THE COUNTY FOR DETAILED 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 PURPOSE FOR WHICH THE PARTICULAR DRAINAGE FACILITY 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.

THESE PLANS WERE PREPARED FOR OR ON BEHALF OF SPRINGS.

Charles K. Cothern
CHARLES K. COTHERN, P.E. #24997



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.

Andrew Brackin
ANDREW BRACKIN, COUNTY ENGINEER/ECM ADMINISTRATOR

RECEIVED
JUL 27 2009
EPC DEVELOPMENT SERVICES

OWNER
FKJ PROPERTIES LLC | C/O FRANKLIN R MOORE JR
5165 GRAMBY CIR
COLORADO SPRINGS, CO 80919

DEVELOPER
PARK PLACE ENTERPRISES
15 MIRANDA ROAD
COLORADO SPRINGS, CO 80906

ENGINEER/PLANNER
SPRINGS ENGINEERING
31 N. TEJON STREET, SUITE 315
COLORADO SPRINGS, CO 80903

DATE OF PREPARATION
MAY 2008

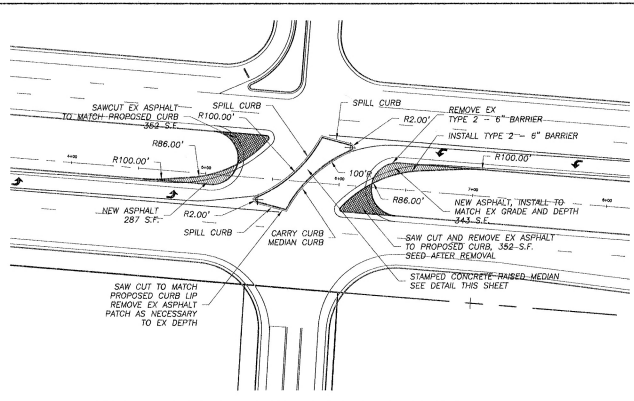
UTILITY CONTACTS:
WATER - FALCON HIGHLANDS METROPOLITAN DISTRICT
POC: JOHN POPOVICH
PHONE: (719) 235-5375
SANITARY SEWER - WOODMEN HILLS METROPOLITAN DISTRICT
POC: GENE COZZOLINO
PHONE: (719) 495-2500
GAS - COLORADO SPRINGS UTILITIES
PHONE: (719) 448-4800
ELECTRIC - MOUNTAIN VIEW ELECTRIC ASSOCIATION
PHONE: (719) 495-2283
DRAINAGE - FALCON HIGHLANDS METROPOLITAN DISTRICT
PHONE: (719) 531-0001
STREET - EL PASO COUNTY DEPARTMENT OF TRANSPORTATION
PHONE: (719) 520-6460

REVISIONS:		
NO.	DESCRIPTION	DATE

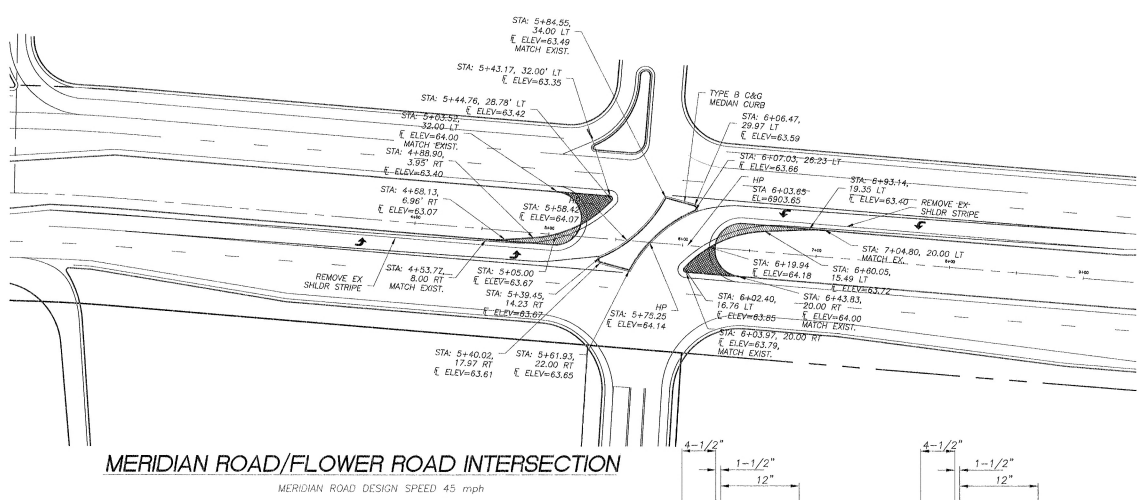
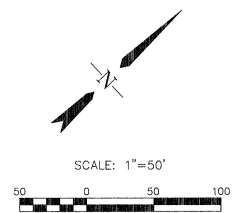
ENGINEER:
DESIGNED BY: WDC DATE: 7/23/09
DRAWN BY: WDC DATE: 7/23/09
CHECKED BY: WDC DATE: 7/23/09

48 HOURS BEFORE YOU DIG,
CALL UTILITY LOCATORS
1-800-922-1987
CITY OF COLORADO SPRINGS DEPT. OF UTILITIES
GAS, ELECTRIC, WATER AND WASTEWATER

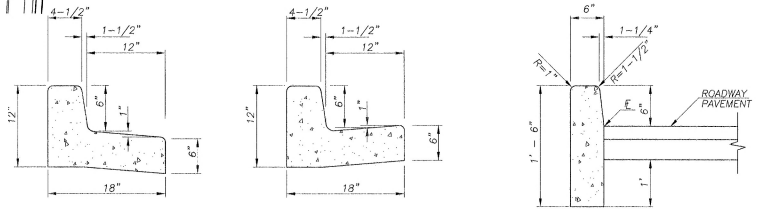
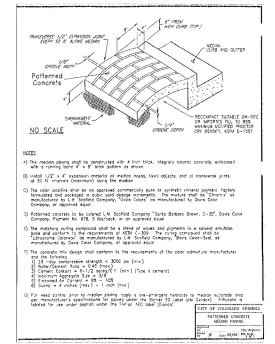
SE Springs Engineering
31 N. TEJON, SUITE 315
COLORADO SPRINGS, CO 80903
P: (719) 227-7388
F: (719) 227-7392
PROJECT: MERIDIAN ROAD/FLOWER ROAD INTERSECTION
SHEET TITLE: TITLE SHEET
FROM: n/a TO: n/a
JOB NO.: 057-07-032 SHEET 1 OF 3



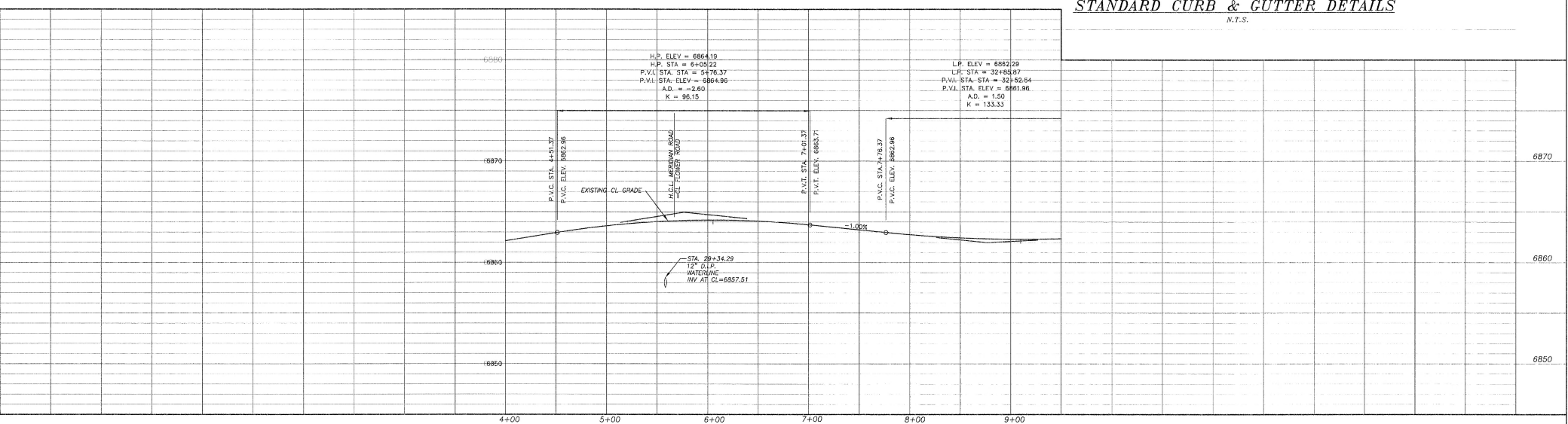
MEDIAN AND RADIUS INFORMATION



MERIDIAN ROAD/FLOWER ROAD INTERSECTION
MERIDIAN ROAD DESIGN SPEED 45 mph



TYPE B SPILL CURB AND GUTTER TYPE B CARRY CURB AND GUTTER TYPE 2-6" BARRIER C&G (CDOT)
STANDARD CURB & GUTTER DETAILS
N.T.S.



DESIGN: DRAINAGE BASIN
CONFORMANCE WITH SECTION 15-3-906
DO SPRINGS 1980, AS AMENDED

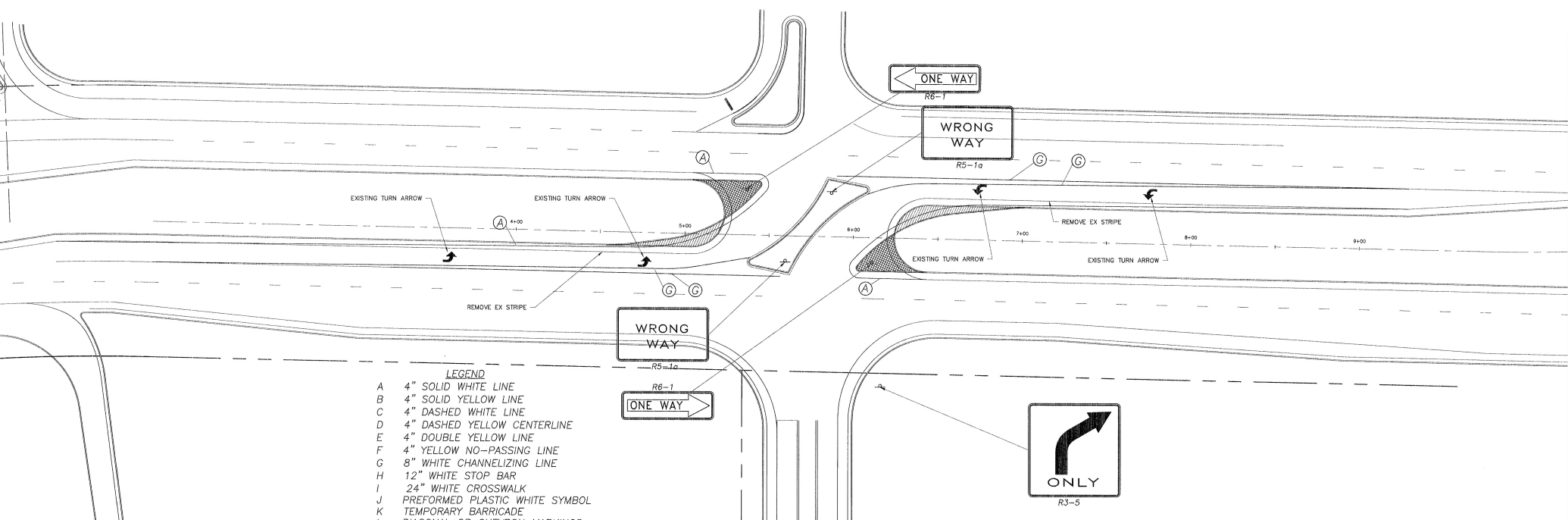
DESIGN DATA:
SIDEWALKS: WIDTH _____ ASPHALT THICKNESS: _____
AC SURFACE AC SURFACE _____
DETACHED, 6" FROM P/L AC BASE _____
CURB TYPE 1 2 3 AGGREGATE BASE THICKNESS: _____
R/W WIDTH _____ F/C-F/C _____ CLASS 6 _____
STREET TYPE _____ CLASS 5 _____
HVEEM _____ CLASS 2 _____

SCALE: HORIZONTAL: 1"=50' VERTICAL: 1"=5'
BENCH MARK:

REVISIONS:		
NO.	DESCRIPTION	DATE

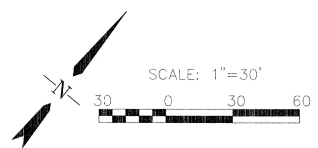
ENGINEER:
DESIGNED BY: WDC DATE: 7/23/09
DRAWN BY: WDC DATE: 7/23/09
CHECKED BY: WDC DATE: 7/23/09
48 HOURS BEFORE YOU DIG,
CALL UTILITY LOCATORS
1-800-922-1987
CITY OF COLORADO SPRINGS DEPT. OF UTILITIES
GAS, ELECTRIC, WATER AND WASTEWATER

SE Springs Engineering
31 N. TEJON, SUITE 315
COLORADO SPRINGS, CO 80903
(719) 227-7388
PROJECT: MERIDIAN ROAD/FLOW INTERSECTION
SHEET TITLE: PLAN & PROFILE - INTERIOR ACCESS ROAD 1
FROM 4+00 TO 9+00
JOB NO. 057-07-032 SHEET 2 OF 3



- LEGEND**
- A 4" SOLID WHITE LINE
 - B 4" SOLID YELLOW LINE
 - C 4" DASHED WHITE LINE
 - D 4" DASHED YELLOW CENTERLINE
 - E 4" DOUBLE YELLOW LINE
 - F 4" YELLOW NO-PASSING LINE
 - G 8" WHITE CHANNELIZING LINE
 - H 12" WHITE STOP BAR
 - I 24" WHITE CROSSWALK
 - J PREFORMED PLASTIC WHITE SYMBOL
 - K TEMPORARY BARRICADE
 - L DIAGONAL OR CHEVRON MARKINGS

SIGNING & STRIPING PLAN



REVISIONS:			ENGINEER:			31 N. TEJON, SUITE 315 COLORADO SPRINGS, CO 80903 P: (719) 227-7388 F: (719) 227-7392
NO.	DESCRIPTION	DATE	DESIGNED BY: WDC	DATE: 7/23/09		
			DRAWN BY: WDC	DATE: 7/23/09		
			CHECKED BY: WDC	DATE: 7/23/09		
			48 HOURS BEFORE YOU DIG, CALL UTILITY LOCATORS 1-800-922-1987 CITY OF COLORADO SPRINGS DEPT. OF UTILITIES GAS, ELECTRIC, WATER AND WASTEWATER		PROJECT MERIDIAN ROAD/FLOW INTERSECTION SHEET TITLE STRIPING PLAN FROM NA TO NA JOB NO. 057-07-032 SHEET 3 OF 3	