

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 PLANNING AND COMMUNITY DEVELOPMENT (PCD) -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 PCD. 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 PCD.
- CONTRACTOR SHALL COORDINATE GEOTECHNICAL TESTING PER ECM STANDARDS. PAVEMENT DESIGN SHALL BE APPROVED BY EL PASO COUNTY PCD 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.
- 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.
- EL PASO COUNTY DOES NOT OWN AND IS NOT RESPONSIBLE FOR THE UNDERDRAINS OR GROUNDWATER DISCHARGE SYSTEMS SHOWN ON THESE PLANS AND ASSUMES NO LIABILITY FOR WATER RIGHTS ADMINISTRATION BY APPROVING THESE PLANS. MAINTENANCE AND WATER RIGHTS ARE THE RESPONSIBILITY OF THE DEVELOPER AND METROPOLITAN DISTRICT.

LEGEND

- EXISTING CONTOUR - 2' LIDAR
- EXISTING CONTOUR - 2' WATERBURY FIL 1 DESIGN
- LIMITS OF DISTURBANCE/ CONSTRUCTION BOUNDARY
- PROPERTY LINES
- DIRECTION OF SURFACE FLOW
- 100-Y FEMA FLOODPLAIN
- EXISTING WETLANDS
- WATER LINE
- SANITARY FORCE MAIN
- GRAVITY SANITARY SEWER LINE
- GAS LINE
- UNDERGROUND ELECTRICAL LINE
- DATA LINE
- FIBER OPTIC LINE
- STORM SEWER LINE
- EXISTING FENCE
- PROPOSED
- EXISTING
- TRACER TEST STATION
- FORCE MAIN CLEANOUT
- FORCE MAIN AIR/VAC VALVE

Resolved - dotsaleh
Waterbury is building the force main and the force main is located on either Waterbury owned land or ROW. Where would there be temporary construction easements?

Resolved - dotsaleh
Define proposed FM temporary construction easement line/s.

Resolved - dotsaleh
Define proposed FM temporary easement line/s.

Submit all recorded easements as applicable.

Noted. The data is not yet.

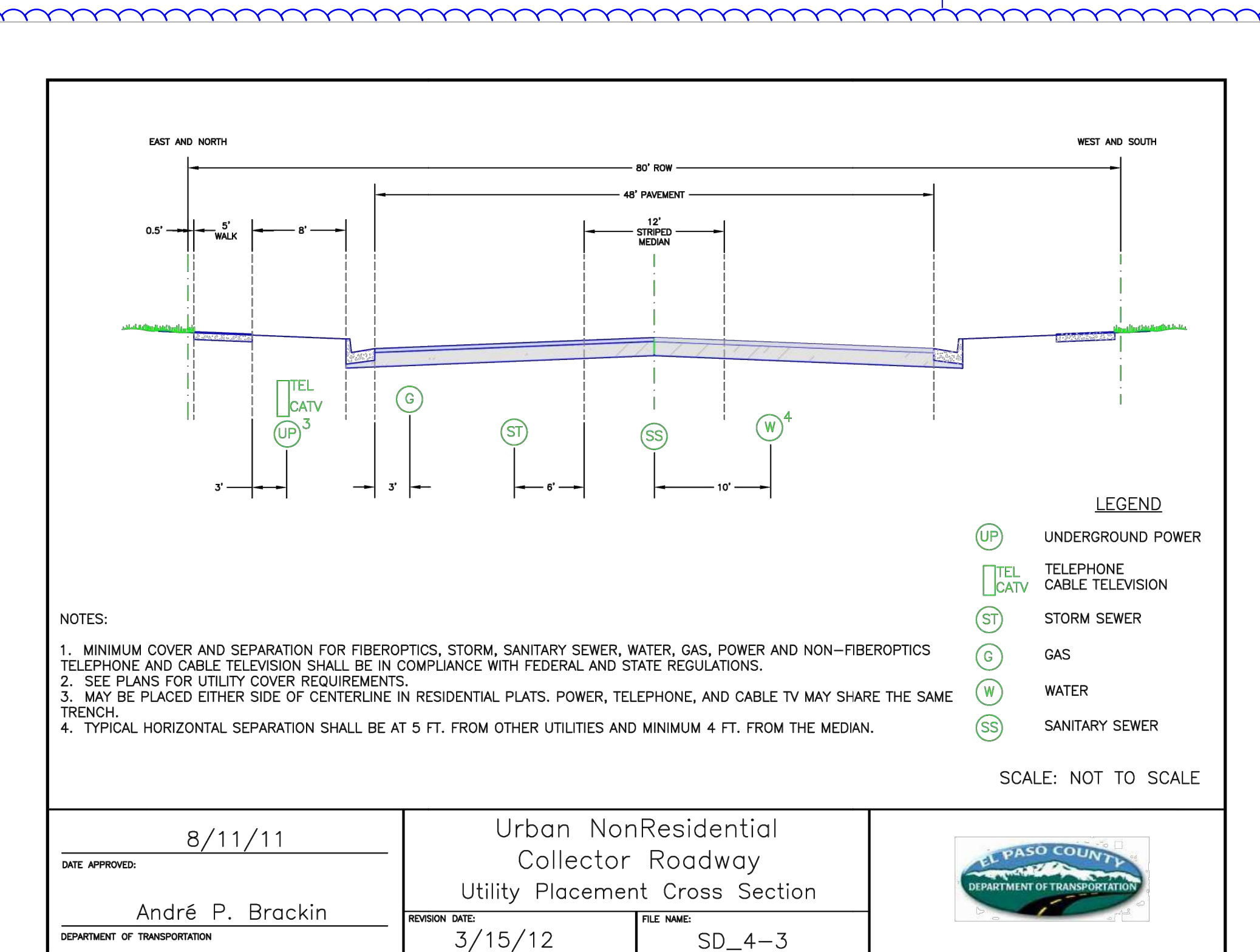
Resolved - dotsaleh
Replace this data 06/16/2026 2:01:31 PM

EROSION CONTROL LEGEND

KEY	TITLE	SYMBOL	IMPLEMENTATION PHASE
SF	SILT FENCE	SF	INITIAL
SSA	STABILIZED STAGING AREA	[Symbol]	INITIAL
VTC	VEHICLE TRACKING CONTROL	[Symbol]	INITIAL
SP	STOCKPILE MANAGEMENT WITH PROTECTION	[Symbol]	INITIAL
CWA	CONCRETE WASHOUT AREA	[Symbol]	INITIAL
SR	SURFACE ROUGHENING	[Symbol]	INITIAL
TSB	TEMPORARY SEDIMENT BASIN	NONE	INITIAL
PT	PORTABLE TOILET	NONE	INITIAL
IP	INLET PROTECTION	[Symbol]	INTERIM
SM	PERMANENT SEEDING AND MULCHING PS - DRILL SEED, HAND SEED, OR HYDROSEED; SEED MIX PER COLORADO SPRINGS STORMWATER CONSTRUCTION MANUAL (DECEMBER 2020), TABLE S-2 MU - MECHANICALLY CRIMP MULCH OR HYDROMULCH	[Symbol]	FINAL
DW	DEWATERING OPERATIONS	[Symbol]	AS NEEDED

Unresolved - dotsaleh
Define paved streets and streets (crossings or parallel streets) on all sheets (a gray shaded symbol would work).

Typical comment: Define New Asphalt for Proposed Street and show and label them on the plan layouts to all applicable sheets.



DESIGNED BY DLF
DRAWN BY DLF
CHECKED BY QNA
H-SCALE AS SHOWN
V-SCALE N/A
JOB NO. 2604.00
DATE ISSUED 04/03/26
SHEET NO. 2 OF 36

WATERBURY SANITARY FORCE MAIN
UTILITY CONSTRUCTION SET
LEGEND SHEET

PREPARED FOR:
ACM ALF VIII JV SUB II LLC
ATTN: JASON POCK
8350 E CRESCENT PKWY, #200,
GREENWOOD, CO 80111
303-984-9800

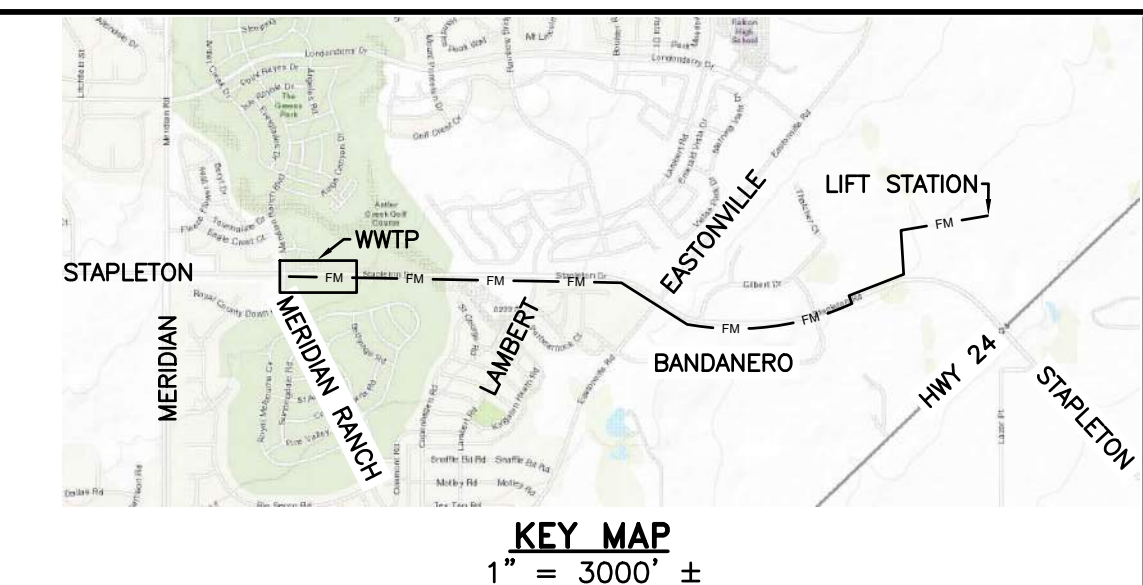
UNLESS SUCH TIME AS THESE DRAWINGS ARE APPROVED BY THE ENGINEER, THE USER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND AUTHORIZATIONS FROM THE APPROPRIATE AGENCIES. TERRA NOVA ENGINEERING, INC. APPROVES THEIR USE ONLY FOR THE PROJECT AND FOR THE PURPOSES AUTHORIZED BY WRITTEN AUTHORIZATION.

721 S. 23RD STREET
COLORADO SPRINGS, CO 80904
OFFICE: 719-635-6422
FAX: 719-635-6428
www.tnainc.com

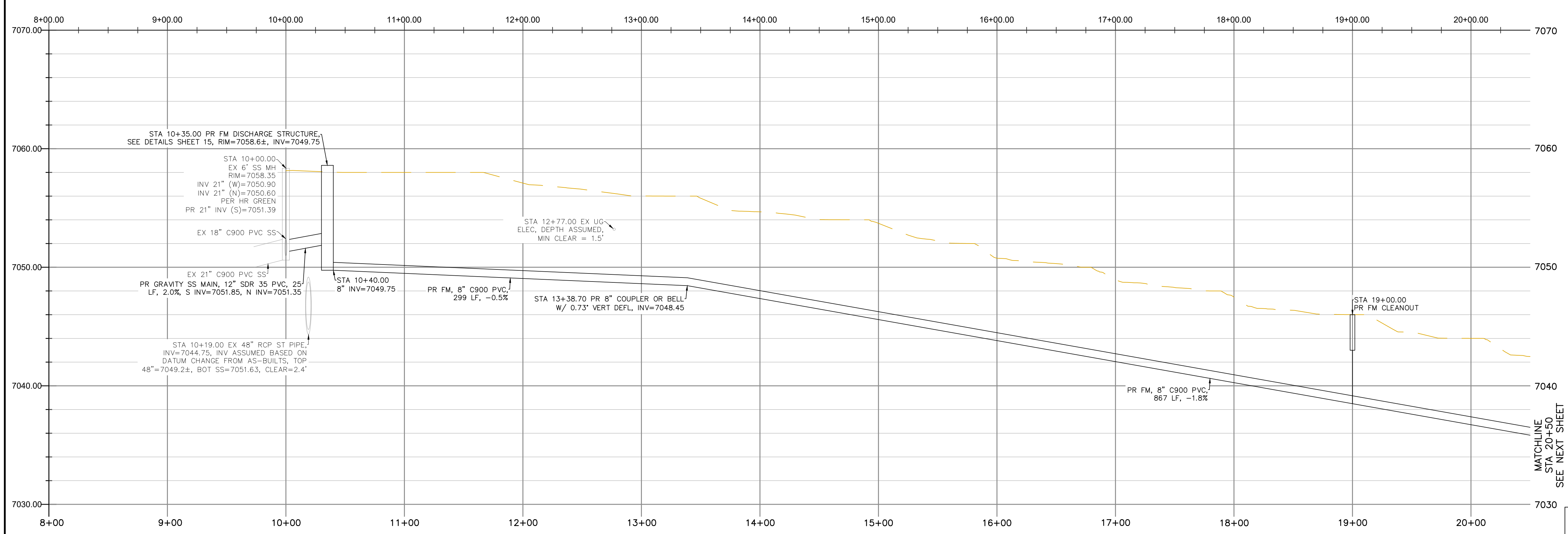
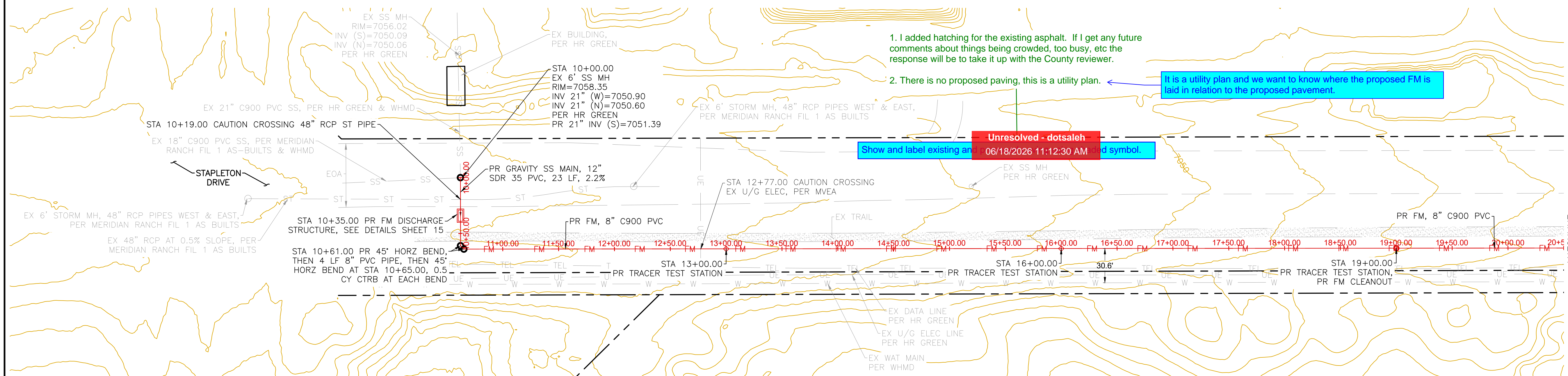
Terra Nova Engineering, Inc.
Civil/Environmental Engineer

REVISIONS

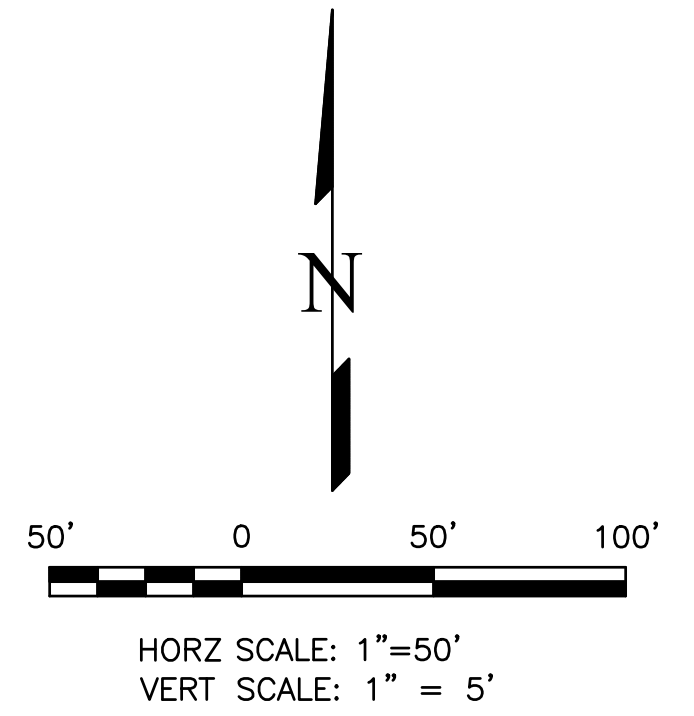
NO.	DESCRIPTION	DATE



I added this to the cover sheet under notes.
 Add the following note: "the open cut shall not exceed 250 LF per day, the developer can not block the road. The developer can not block it at the end of the same day and make it safe to the public (No open cut to remain open after working hours)."
 Resolved - dotsaleh
 06/18/2026 11:11:20 AM



- GENERAL NOTES:**
1. NO UNRESTRAINED JOINTS WITHIN 15' OF FITTINGS, ALL DIRECTIONS.
 2. CONTRACTOR TO SUPPORT ALL EXPOSED UTILITIES DURING CONSTRUCTION.
 3. ANY PAVEMENT REMOVED SHALL BE REPLACED IN KIND.
 4. ANY TRAIL REMOVED SHALL BE REPLACED IN KIND.
 5. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY THE EXISTENCE AND LOCATION OF ALL UNDERGROUND UTILITIES ALONG THE SITE. THE OMISSION FROM OR THE INCLUSION OF UTILITY LOCATIONS ON THE PLANS IS NOT TO BE CONSIDERED AS THE NON-EXISTENCE OF OR A DEFINITE LOCATION OF EXISTING UNDERGROUND UTILITIES.

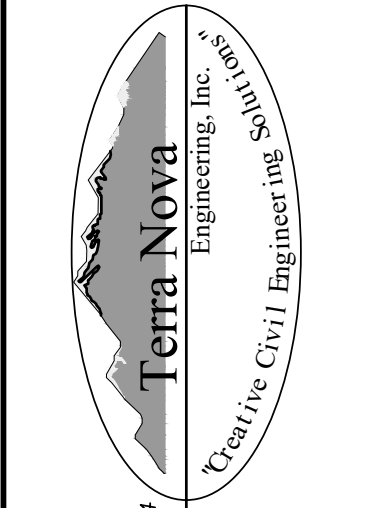


THIS DESIGN WAS PREPARED UNDER MY DIRECT SUPERVISION FOR AND ON BEHALF OF TERRA NOVA ENGINEERING, INC.

REVISIONS	NO.	DESCRIPTION	DATE

UNTIL SUCH TIME AS THESE DRAWINGS ARE APPROVED BY THE BOARD OF ARCHITECTS REVIEWING ARCHITECTS TERRA NOVA ENGINEERING, INC. APPROVES THEIR USE ONLY FOR THE PROJECTS AUTHORIZED BY WRITTEN AUTHORIZATION.

PREPARED FOR:
 ACM ALF VIII JV SUB II LLC
 ATTN: JASON POCK
 8350 E CRESCENT PKWY, #200,
 GREENWOOD, CO 80111
 303-984-9800



721 S. 23RD STREET
 COLORADO SPRINGS, CO 80904
 OFFICE: 719-635-6422
 FAX: 719-635-6426
 www.tnec.com

WATERBURY SANITARY FORCE MAIN
 UTILITY CONSTRUCTION SET
 SANITARY FORCE MAIN PLAN & PROFILE

DESIGNED BY DLF
DRAWN BY DLF
CHECKED BY QNA
H-SCALE AS SHOWN
V-SCALE N/A
JOB NO. 2604.00
DATE ISSUED 04/03/26
SHEET NO. 4 OF 36

QUENTIN ARMUJO
 COLORADO P.E. NO. 37170

I added this to the cover sheet. Resolved. 06/18/2026 11:15:25 AM
 Add the following note "the open cut shall not exceed 24" E per day, the developer can not open ground if he/she can not back fill it at the end of the same day and make it safe to the public (No open cut to remain open after working hours)".

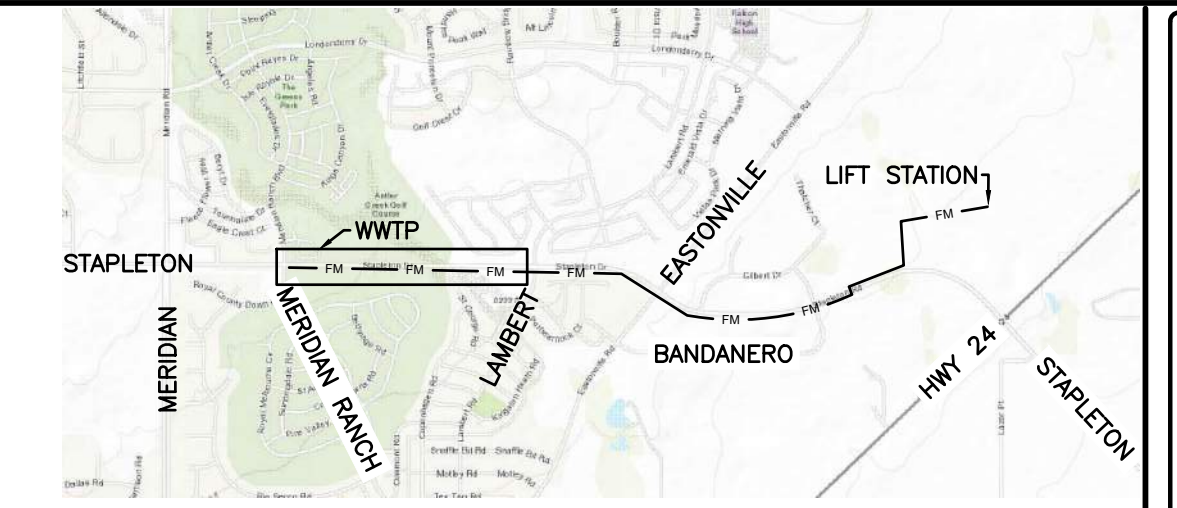
Resolved dotsaleh
 06/18/2026 11:15:34 AM

Typical comment: Indicate the following for each parcel abutting the proposed FM: Parcel number, parcel address and owner name.

I added this to the overview sheet.

Typical comment: Indicate the following for each parcel abutting the proposed FM: Parcel number, parcel address and owner name.

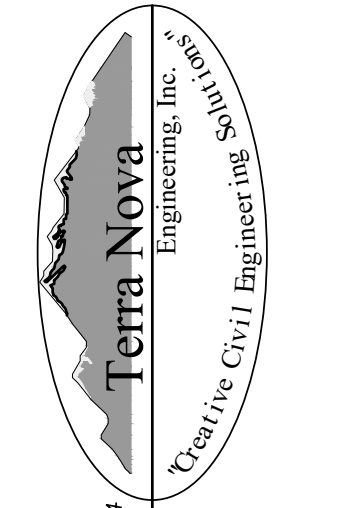
I added this to the overview sheet.



REVISIONS	NO.	DESCRIPTION	DATE

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 8350 E CRESCENT PKWY, #200
 GREENWOOD, CO 80111
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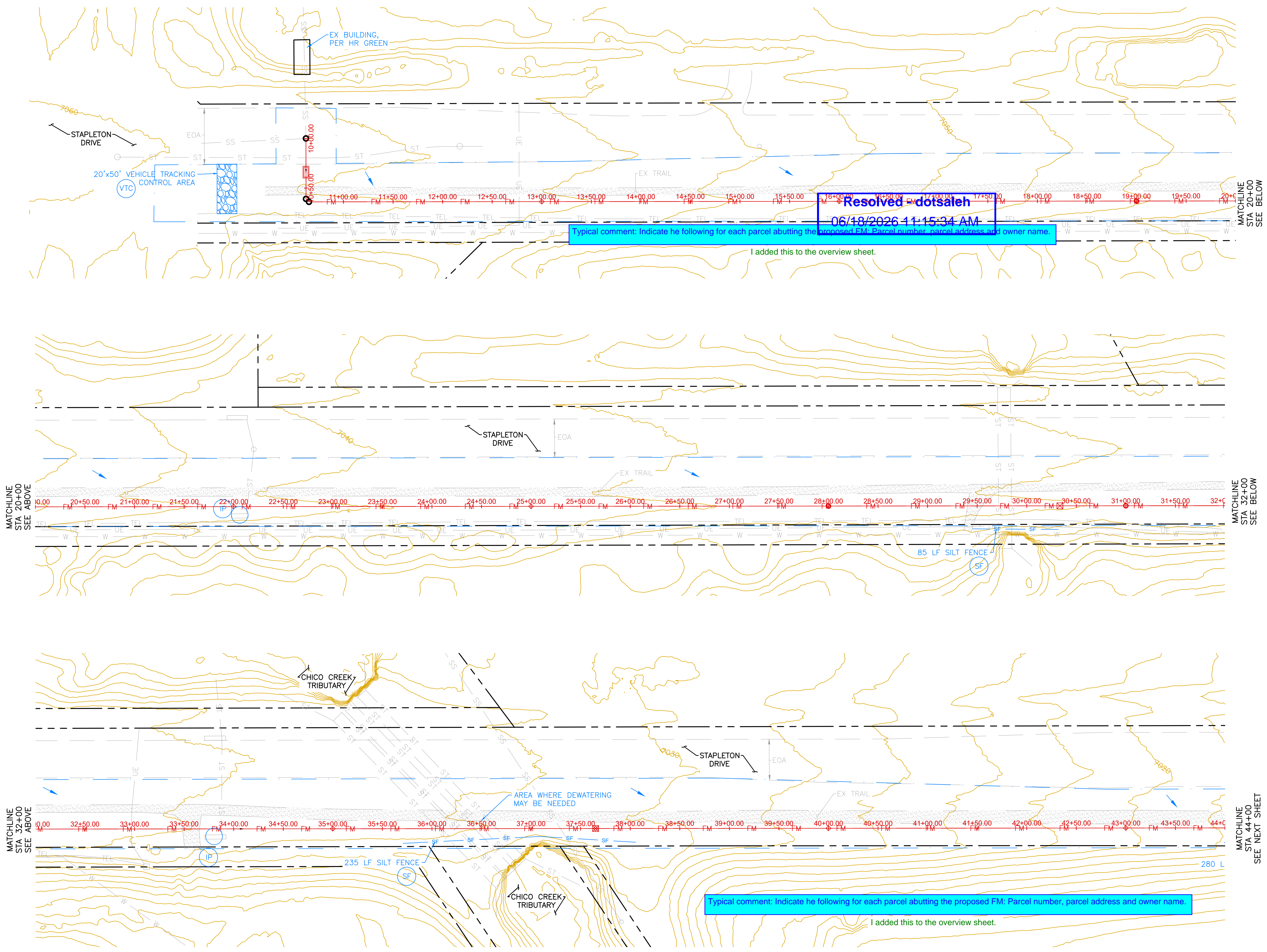
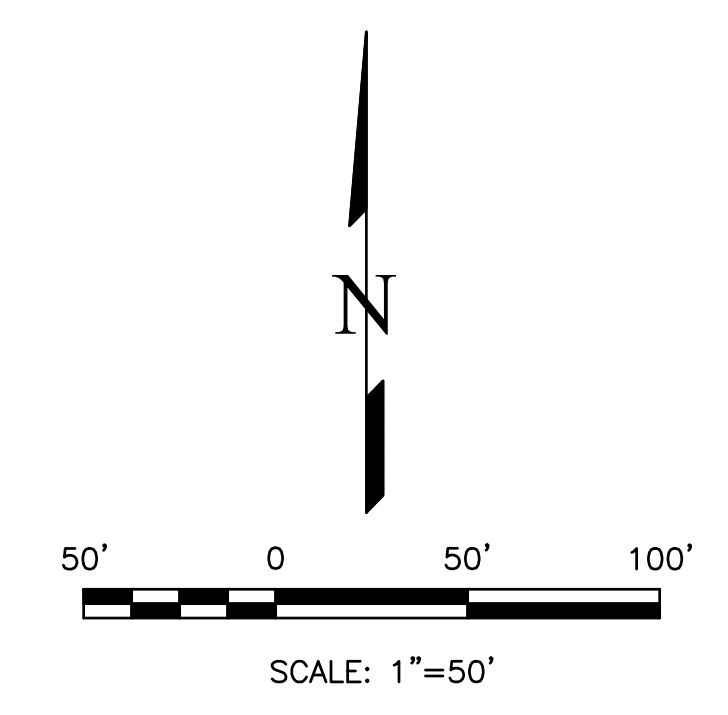
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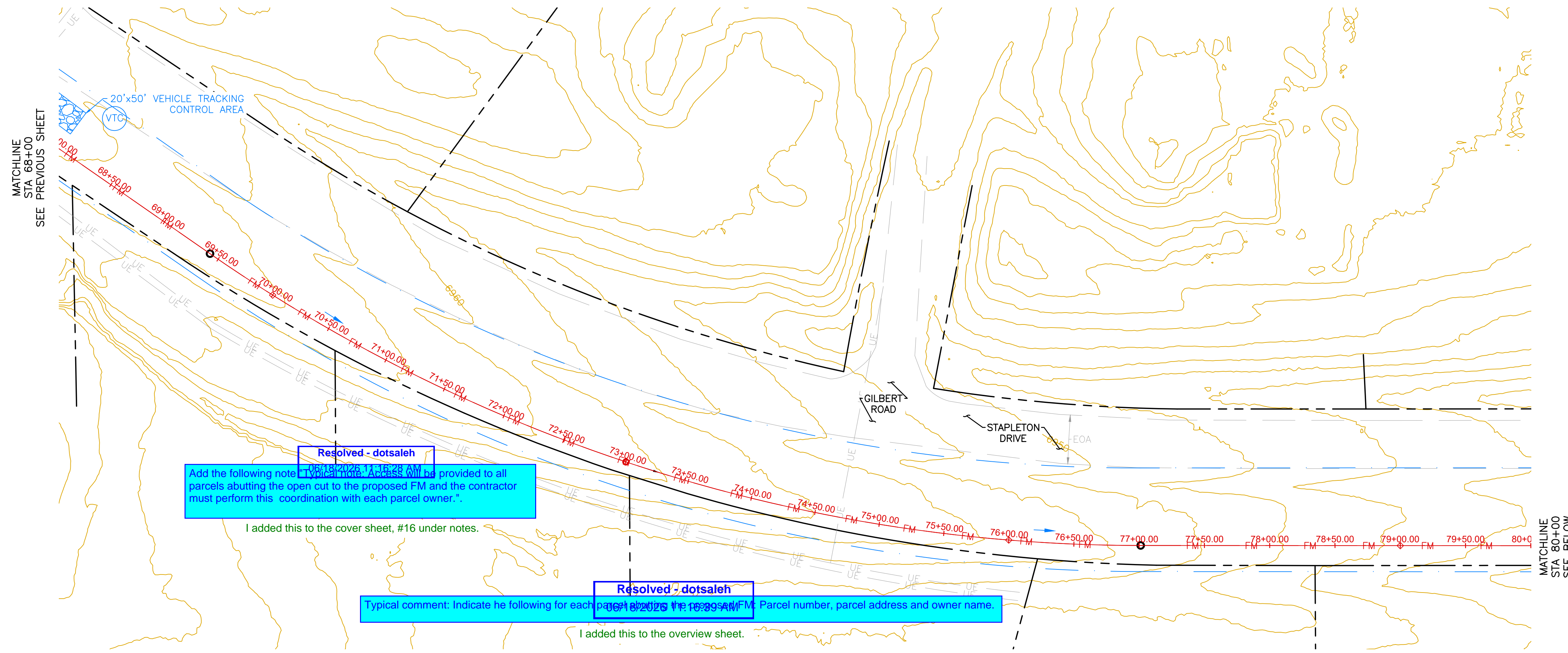
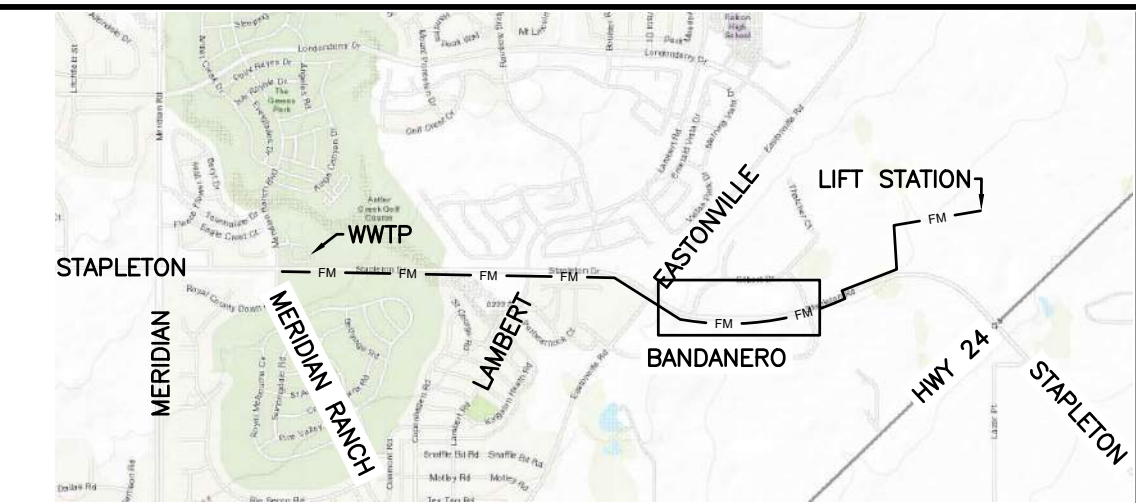
WATERBURY SANITARY FORCE MAIN
 UTILITY CONSTRUCTION SET
 EROSION CONTROL PLAN - INITIAL/INTERIM

DESIGNED BY DLF
 DRAWN BY DLF
 CHECKED BY QNA
 H-SCALE AS SHOWN
 V-SCALE N/A
 JOB NO. 2604.00
 DATE ISSUED 04/03/26
 SHEET NO. 19 OF 36

THIS DESIGN WAS PREPARED UNDER MY DIRECT SUPERVISION FOR AND ON BEHALF OF TERRA NOVA ENGINEERING, INC.

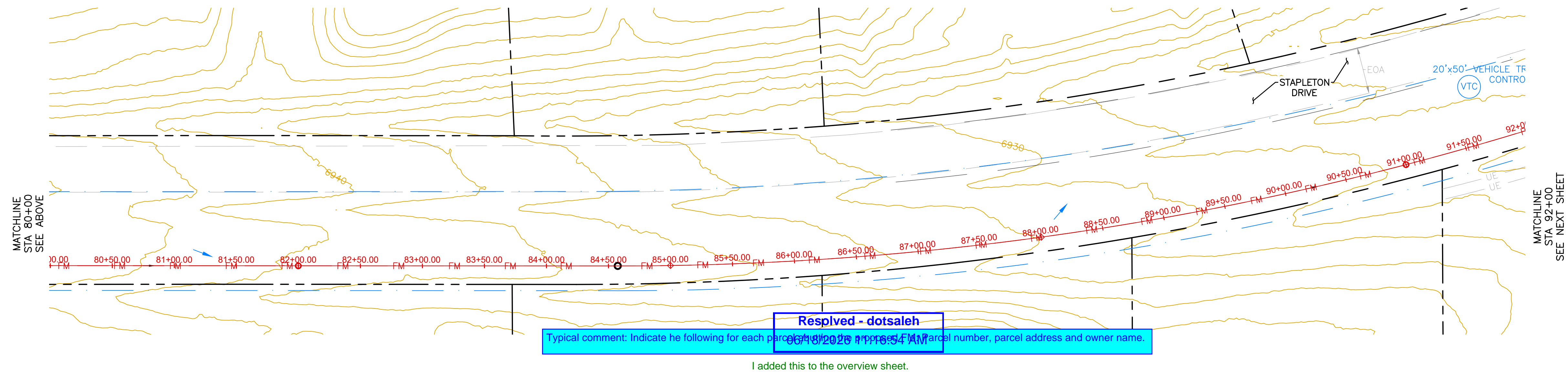
QUENTIN ARMUJO
 COLORADO P.E. NO. 37170



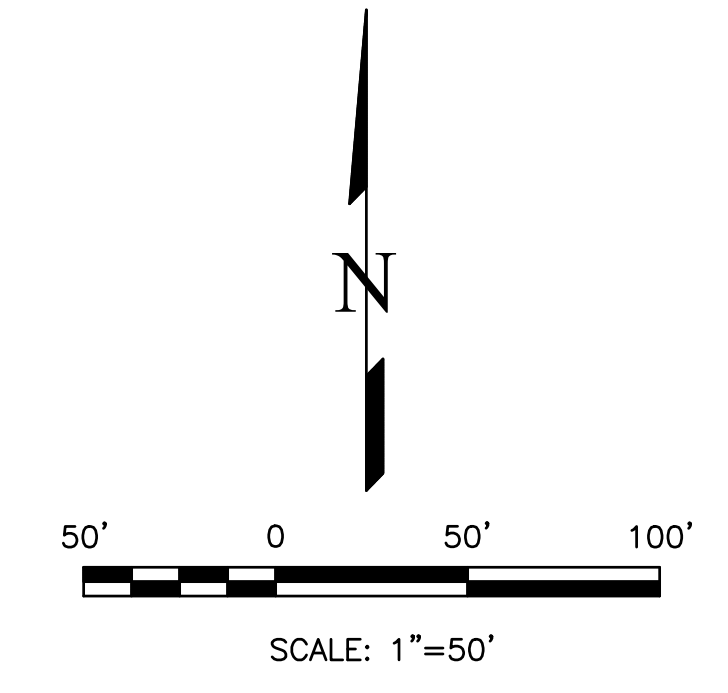


Resolved - dotsaleh
 Add the following note to the cover sheet: Access will be provided to all parcels abutting the open cut to the proposed FM and the contractor must perform this coordination with each parcel owner.
 I added this to the cover sheet, #16 under notes.

Resolved - dotsaleh
 Typical comment: Indicate the following for each parcel: Parcel number, parcel address and owner name.
 I added this to the overview sheet.



Resolved - dotsaleh
 Typical comment: Indicate the following for each parcel: Parcel number, parcel address and owner name.
 I added this to the overview sheet.



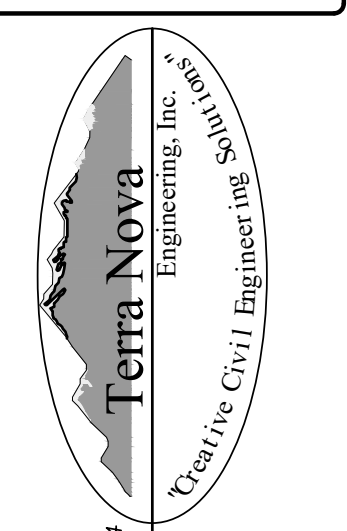
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QUENTIN ARMUJO
 COLORADO P.E. NO. 37170

REVISIONS NO.	DESCRIPTION	DATE

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WATERBURY SANITARY FORCE MAIN
 UTILITY CONSTRUCTION SET
 EROSION CONTROL PLAN - INITIAL/INTERIM

DESIGNED BY DLF
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CHECKED BY QNA
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V-SCALE N/A
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DATE ISSUED 04/03/26
SHEET NO. 21 OF 36