

# THE VILLAS AT CLAREMONT RANCH

## CONSTRUCTION DRAWINGS

### STREET IMPROVEMENTS PLANS

#### EL PASO COUNTY, COLORADO

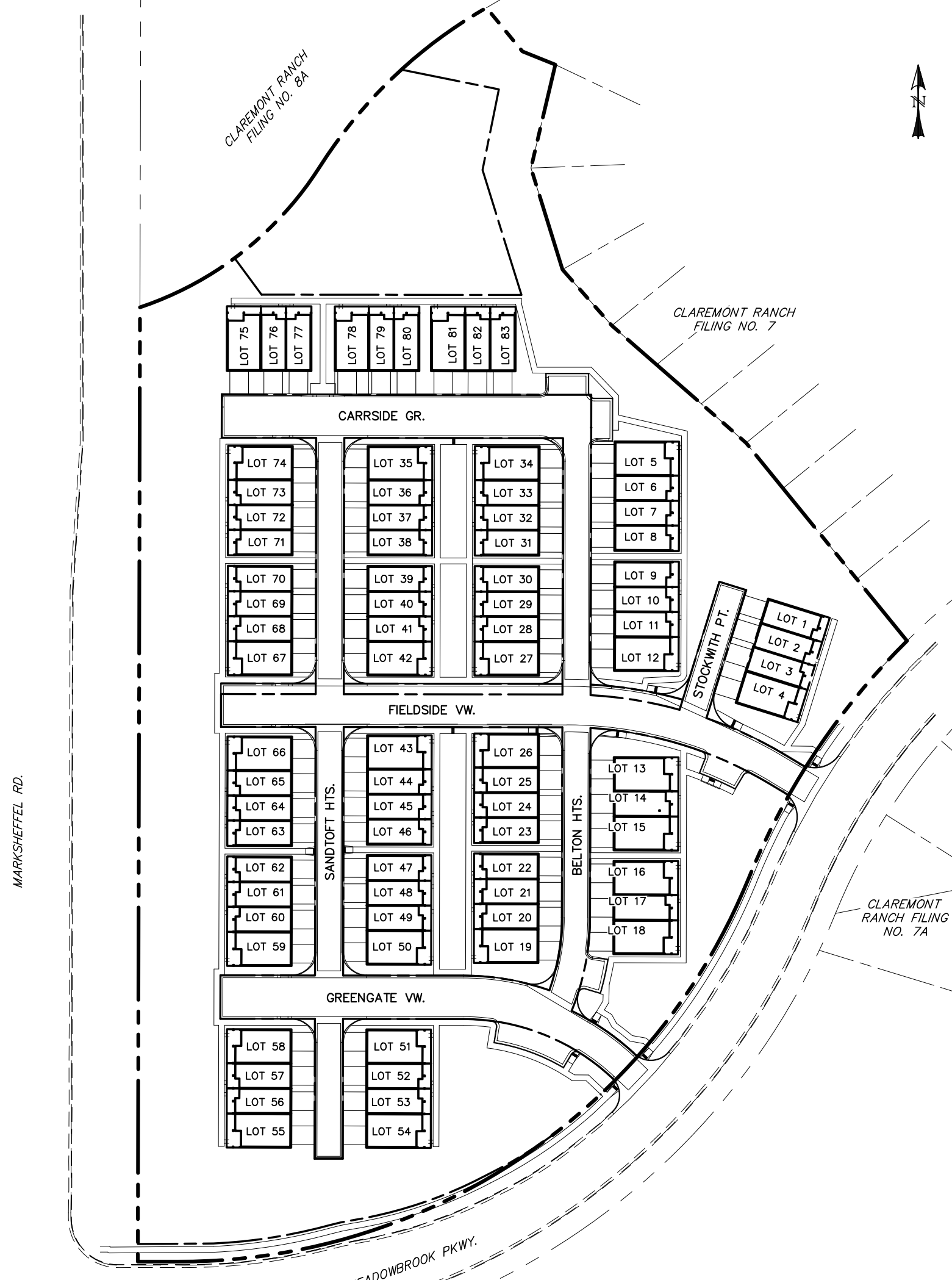
#### STANDARD CONSTRUCTION NOTES:

- 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 LOCATION 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 FLOORPLAN 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.
- 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.

#### GRADING NOTES:

- CONSTRUCTION MAY NOT COMMENCE UNTIL A CONSTRUCTION PERMIT IS OBTAINED FROM DEVELOPMENT SERVICES AND A PRECONSTRUCTION CONFERENCE IS HELD WITH DEVELOPMENT SERVICES INSPECTIONS.
- STORMWATER DISCHARGES FROM CONSTRUCTION SITES SHALL NOT CAUSE OR THREATEN TO CAUSE POLLUTION, CONTAMINATION, OR DEGRADATION OF STATE WATERS. ALL WORK AND EARTH DISTURBANCE SHALL BE DONE IN A MANNER THAT MINIMIZES POLLUTION OF ANY ON-SITE OR OFF-SITE WATERS, INCLUDING WETLANDS.
- 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.
- A SEPARATE STORMWATER MANAGEMENT PLAN (SWMP) FOR THIS PROJECT SHALL BE COMPLETED AND AN EROSION AND STORMWATER QUALITY CONTROL PERMIT (ESQCP) ISSUED PRIOR TO COMMENCING CONSTRUCTION. DURING CONSTRUCTION THE SWMP IS THE RESPONSIBILITY OF THE DESIGNATED STORMWATER MANAGER SHALL BE LOCATED ON SITE AT ALL TIMES AND SHALL BE KEPT UP TO DATE WITH WORK PROGRESS AND CHANGES IN THE FIELD.
- ONCE THE ESQCP HAS BEEN ISSUED, THE CONTRACTOR MAY INSTALL THE INITIAL STAGE EROSION AND SEDIMENT CONTROL BMPs AS INDICATED ON THE GEC. A PRECONSTRUCTION MEETING BETWEEN THE CONTRACTOR, ENGINEER, AND EL PASO COUNTY WILL BE HELD PRIOR TO ANY CONSTRUCTION. IT IS THE RESPONSIBILITY OF THE APPLICANT TO COORDINATE THE MEETING TIME AND PLACE WITH COUNTY DSD INSPECTIONS STAFF.
- SOIL EROSION CONTROL MEASURES FOR ALL SLOPES, CHANNELS, DITCHES, OR ANY DISTURBED LAND AREA SHALL BE COMPLETED WITHIN 21 CALENDAR DAYS AFTER FINAL GRADING, OR FINAL EARTH DISTURBANCE, HAS BEEN COMPLETED. DISTURBED AREAS AND STOCKPILES WHICH ARE NOT AT FINAL GRADE BUT WILL REMAIN DORMANT FOR LONGER THAN 30 DAYS SHALL ALSO BE MULCHED WITHIN 21 DAYS AFTER INTERIM GRADING. AN AREA THAT IS GOING TO REMAIN IN AN INTERIM STATE FOR MORE THAN 60 DAYS SHALL ALSO BE SEEDED. ALL TEMPORARY SOIL EROSION CONTROL MEASURES AND BMPs SHALL BE MAINTAINED UNTIL PERMANENT SOIL EROSION CONTROL MEASURES ARE IMPLEMENTED AND ESTABLISHED.
- TEMPORARY SOIL EROSION CONTROL FACILITIES SHALL BE REMOVED AND EARTH DISTURBANCE AREAS GRADED AND STABILIZED WITH PERMANENT SOIL EROSION CONTROL MEASURES PURSUANT TO STANDARDS AND SPECIFICATION PRESCRIBED IN THE DCM VOLUME II AND THE ENGINEERING CRITERIA MANUAL (ECM) APPENDIX I.
- ALL PERSONS ENGAGED IN EARTH DISTURBANCE SHALL IMPLEMENT AND MAINTAIN ACCEPTABLE SOIL EROSION AND SEDIMENT CONTROL MEASURES INCLUDING BMPs IN CONFORMANCE WITH THE EROSION CONTROL TECHNICAL STANDARDS OF THE DRAINAGE CRITERIA MANUAL (DCM) VOLUME II AND IN ACCORDANCE WITH THE STORMWATER MANAGEMENT PLAN (SWMP).
- ALL TEMPORARY EROSION CONTROL FACILITIES INCLUDING BMPs AND ALL PERMANENT FACILITIES INTENDED TO CONTROL EROSION OF ANY EARTH DISTURBANCE OPERATIONS, SHALL BE INSTALLED AS DEFINED IN THE APPROVED PLANS, THE SWMP AND THE DCM VOLUME II AND MAINTAINED THROUGHOUT THE DURATION OF THE EARTH DISTURBANCE OPERATION.
- ANY EARTH DISTURBANCE SHALL BE CONDUCTED IN SUCH A MANNER SO AS TO EFFECTIVELY REDUCE ACCELERATED SOIL EROSION AND RESULTING SEDIMENTATION. ALL DISTURBANCES SHALL BE DESIGNED, CONSTRUCTED, AND COMPLETED SO THAT THE EXPOSED AREA OF ANY DISTURBED LAND SHALL BE LIMITED TO THE SHORTEST PRACTICAL PERIOD OF TIME.
- ANY TEMPORARY OR PERMANENT FACILITY DESIGNED AND CONSTRUCTED FOR THE CONVEYANCE OF STORMWATER AROUND, THROUGH, OR FROM THE EARTH DISTURBANCE AREA SHALL BE DESIGNED TO LIMIT THE DISCHARGE TO A NON-EROSIVE VELOCITY.
- CONCRETE WASH WATER SHALL BE CONTAINED AND DISPOSED OF IN ACCORDANCE WITH THE SWMP. NO WASH WATER SHALL BE DISCHARGED TO OR ALLOWED TO RUNOFF TO STATE WATERS, INCLUDING ANY SURFACE OR SUBSURFACE STORM DRAINAGE SYSTEM OR FACILITIES.
- EROSION CONTROL BLANKETING SHALL BE USED ON SLOPES STEEPER THAN 3:1.
- BUILDING, CONSTRUCTION, EXCAVATION, OR OTHER WASTE MATERIALS SHALL NOT BE TEMPORARILY PLACED OR STORED IN THE STREET, ALLEY, OR OTHER PUBLIC WAY, UNLESS IN ACCORDANCE WITH AN APPROVED TRAFFIC CONTROL PLAN. BMPs MAY BE REQUIRED BY EL PASO COUNTY ENGINEERING IF DEEMED NECESSARY, BASED ON SPECIFIC CONDITIONS AND CIRCUMSTANCES.
- VEHICLE TRACKING OF SOILS AND CONSTRUCTION DEBRIS OFF-SITE SHALL BE MINIMIZED. MATERIALS TRACKED OFFSITE SHALL BE CLEANED UP AND PROPERLY DISPOSED OF IMMEDIATELY.
- CONTRACTOR SHALL BE RESPONSIBLE FOR THE REMOVAL OF ALL WASTES FROM THE CONSTRUCTION SITE FOR DISPOSAL IN ACCORDANCE WITH LOCAL AND STATE REGULATORY REQUIREMENTS. NO CONSTRUCTION DEBRIS, TREE SLASH, BUILDING MATERIAL WASTES OR UNUSED BUILDING MATERIALS SHALL BE BURIED, DUMPED, OR DISCHARGED AT THE SITE.
- THE OWNER, SITE DEVELOPER, CONTRACTOR, AND/OR THEIR AUTHORIZED AGENTS SHALL BE RESPONSIBLE FOR THE REMOVAL OF ALL CONSTRUCTION DEBRIS, DIRT, TRASH, ROCK, SEDIMENT, AND SAND THAT MAY ACCUMULATE IN THE STORM SEWER OR OTHER DRAINAGE CONVEYANCE SYSTEM AND STORMWATER APPURTENANCES AS A RESULT OF SITE DEVELOPMENT.
- THE QUANTITY OF MATERIALS STORED ON THE PROJECT SITE SHALL BE LIMITED, AS MUCH AS PRACTICAL, TO THAT QUANTITY REQUIRED TO PERFORM THE WORK IN AN ORDERLY SEQUENCE. ALL MATERIALS STORED ON-SITE SHALL BE STORED IN A NEAT, ORDERLY MANNER, IN THEIR ORIGINAL CONTAINERS, WITH ORIGINAL MANUFACTURER'S LABELS.
- NO CHEMICALS ARE TO BE USED BY THE CONTRACTOR, WHICH HAVE THE POTENTIAL TO BE RELEASED IN STORMWATER UNLESS PERMISSION FOR THE USE OF A SPECIFIC CHEMICAL IS GRANTED IN WRITING BY THE ECM ADMINISTRATOR. IN GRANTING THE USE OF SUCH CHEMICALS, SPECIAL CONDITIONS AND MONITORING MAY BE REQUIRED.
- BULK STORAGE STRUCTURES FOR PETROLEUM PRODUCTS AND OTHER CHEMICALS SHALL HAVE ADEQUATE PROTECTION SO AS TO CONTAIN ALL SPILLS AND PREVENT ANY SPILLED MATERIAL FROM ENTERING STATE WATERS, INCLUDING ANY SURFACE OR SUBSURFACE STORM DRAINAGE SYSTEM OR FACILITIES.
- NO PERSON SHALL CAUSE THE IMPEDIMENT OF STORMWATER FLOW IN THE FLOW LINE OF THE CURB AND GUTTER OR IN THE DITCHLINE.
- INDIVIDUALS SHALL COMPLY WITH THE "COLORADO WATER QUALITY CONTROL ACT" (TITLE 25, ARTICLE 8, CRS), AND THE "CLEAN WATER ACT" (33 USC 1344), IN ADDITION TO THE REQUIREMENTS INCLUDED IN THE DCM VOLUME II AND THE ECM APPENDIX I. ALL APPROPRIATE PERMITS MUST BE OBTAINED BY THE CONTRACTOR PRIOR TO CONSTRUCTION (NPDES, FLOODPLAIN, 404, FUGITIVE DUST, ETC.). IN THE EVENT OF CONFLICTS BETWEEN THESE REQUIREMENTS AND LAWS, RULES, OR REGULATIONS OF OTHER FEDERAL, STATE, OR COUNTY AGENCIES, THE MORE RESTRICTIVE LAWS, RULES, OR REGULATIONS SHALL APPLY.
- ALL CONSTRUCTION TRAFFIC MUST ENTER/EXIT THE SITE AT APPROVED CONSTRUCTION ACCESS POINTS.
- PRIOR TO ACTUAL CONSTRUCTION THE PERMITEE SHALL VERIFY THE LOCATION OF EXISTING UTILITIES.
- A WATER SOURCE SHALL BE AVAILABLE ON SITE DURING EARTHWORK OPERATIONS AND UTILIZED AS REQUIRED TO MINIMIZE DUST FROM EARTHWORK EQUIPMENT AND WIND.
- THE SOILS REPORT FOR THIS SITE HAS BEEN PREPARED BY ENTECH ENGINEERING AND SHALL BE CONSIDERED A PART OF THESE PLANS.
- AT LEAST TEN DAYS PRIOR TO THE ANTICIPATED START OF CONSTRUCTION, FOR PROJECTS THAT WILL DISTURB 1 ACRE OR MORE, THE OWNER OR OPERATOR OF CONSTRUCTION ACTIVITY SHALL SUBMIT A PERMIT APPLICATION FOR STORMWATER DISCHARGE TO THE COLORADO DEPARTMENT OF PUBLIC HEALTH AND ENVIRONMENT, WATER QUALITY DIVISION. THE APPLICATION CONTAINS CERTIFICATION OF COMPLETION OF A STORMWATER MANAGEMENT PLAN (SWMP), OF WHICH THIS GRADING AND EROSION CONTROL PLAN MAY BE A PART. FOR INFORMATION OR APPLICATION MATERIALS CONTACT:
 

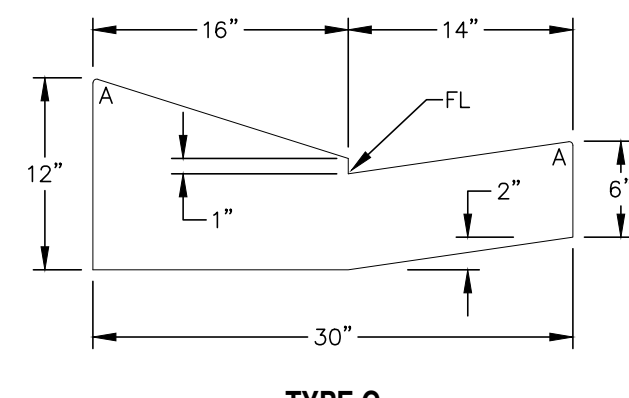
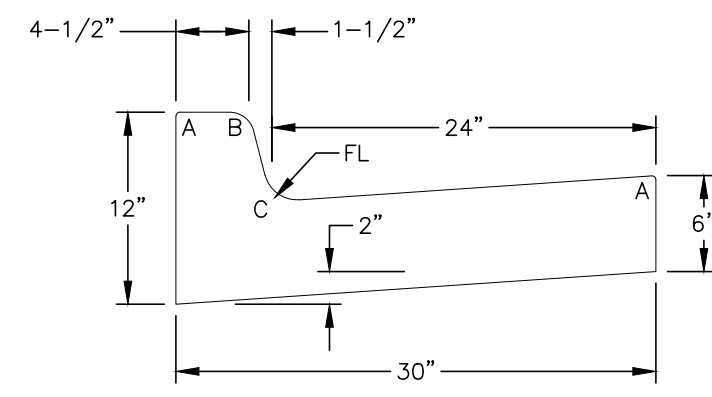
COLORADO DEPARTMENT OF PUBLIC HEALTH AND ENVIRONMENT  
WATER QUALITY CONTROL DIVISION  
WOOD PERMITS  
4300 CHERRY CREEK DRIVE SOUTH  
DENVER, CO 80246-1530  
ATTN: PERMITS UNIT



**SITE MAP**  
SCALE: N.T.S.

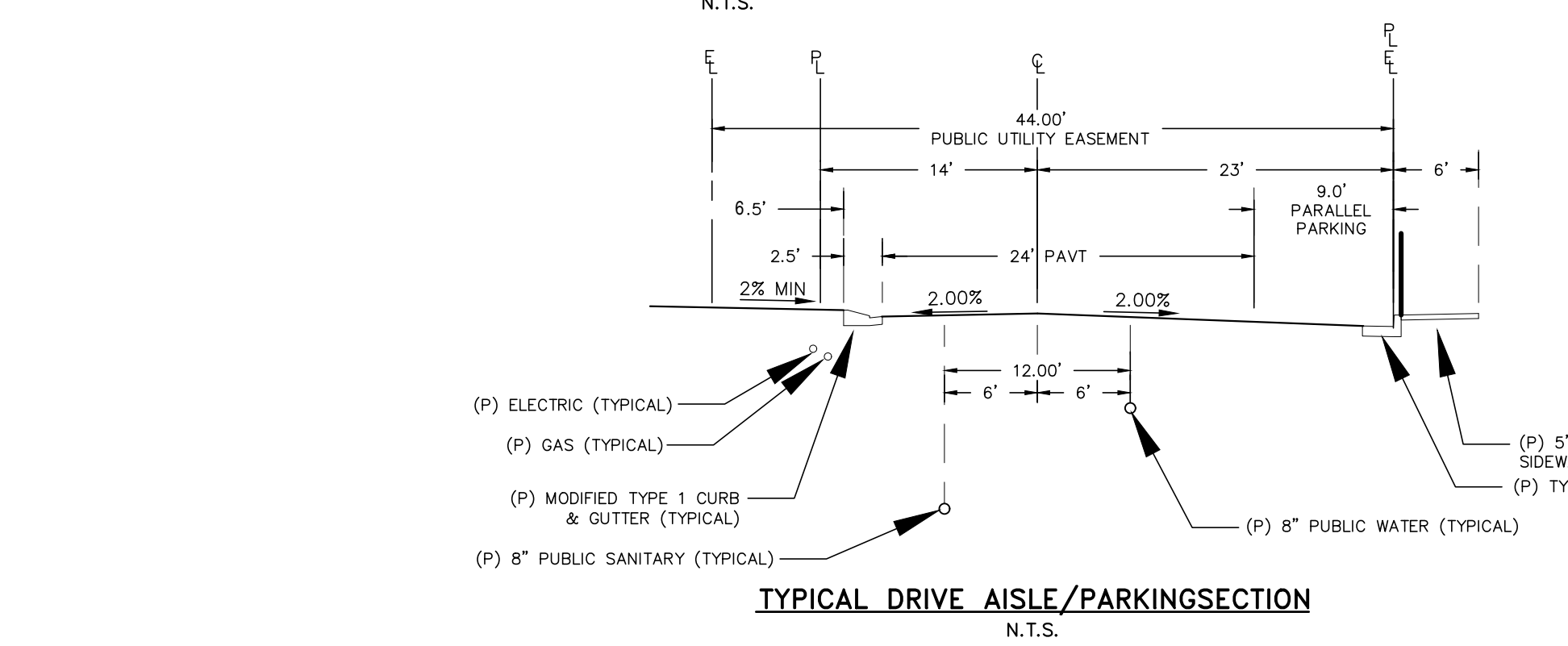
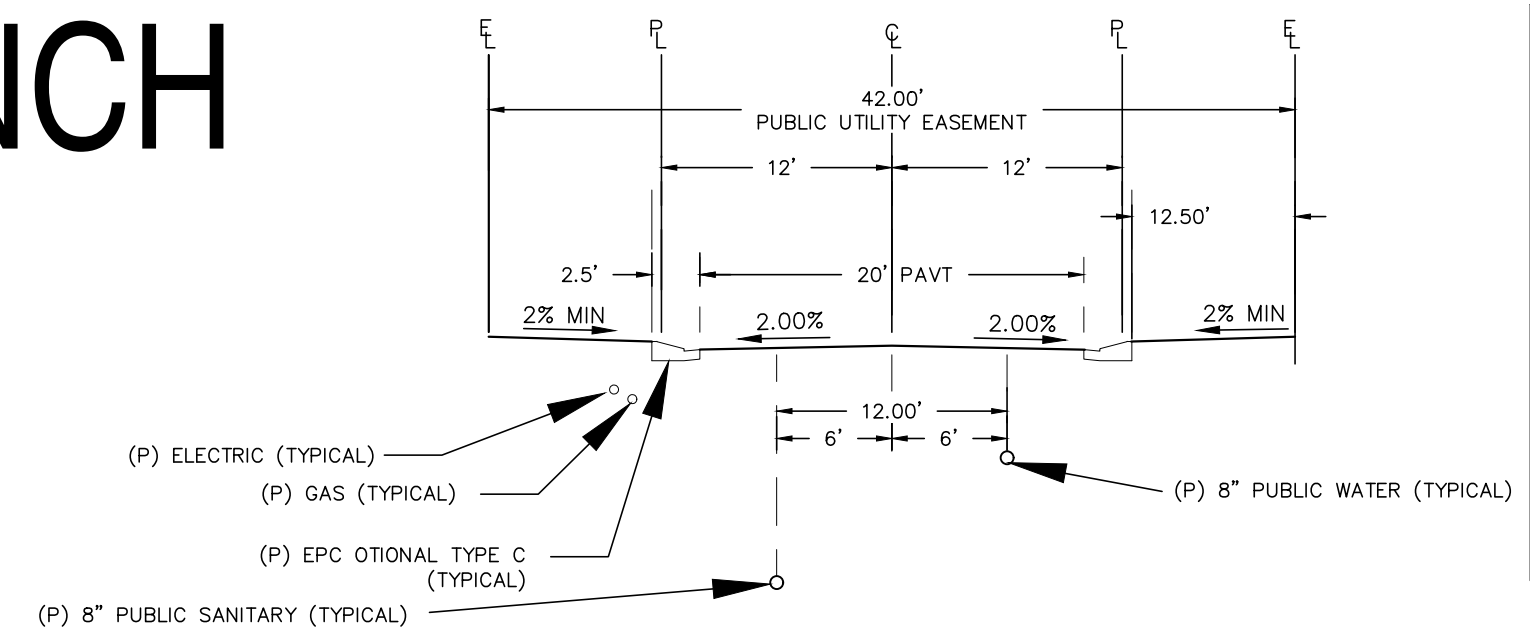
#### LEGEND

- |                             |                               |       |
|-----------------------------|-------------------------------|-------|
| EXISTING                    | (E) BOUNDARY                  | [---] |
| PROPOSED                    | (F) RIGHT-OF-WAY              | [---] |
| FUTURE                      | (F) LOT LINE                  | [---] |
| BEGIN TRANSITION            | BT EASEMENT                   | [---] |
| END TRANSITION              | ET (E) CONTOUR, INDEX         | [---] |
| CURB RETURN                 | CR (E) CONTOUR                | [---] |
| POINT OF CURVATURE          | PC (E) STORM SEWER            | [---] |
| POINT OF TANGENCY           | PT (P) CONTOUR, INDEX         | [---] |
| POINT ON CURVE              | POC (P) CONTOUR               | [---] |
| CL POINT NUMBER             | CL (P) STORM SEWER, INLET, MH | [---] |
| TYPE 'A' CURB AND GUTTER    | [A]                           | [---] |
| 'ZERO FACE' CURB AND GUTTER | [Z]                           | [---] |



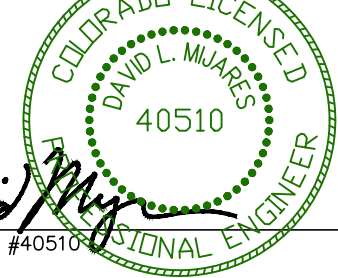
#### RADIUS LEGEND:

- A = 1/8" TO 1/4"
- B = 1-1/2"
- C = 1-1/2" TO 2"



#### CONSTRUCTION PLANS AND SPECIFICATIONS ENGINEERS STATEMENT:

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 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.

  
DAVID L. MJARES, COLORADO PE #40510

12/09/22  
DATE

#### OWNER STATEMENT:

I, PAUL BROUSSARD, HAVE READ AND WILL COMPLY WITH ALL OF THE REQUIREMENTS SPECIFIED IN THESE DETAILED PLANS AND SPECIFICATIONS.

NAME, TITLE: *Paul Broussard* Paul Broussard, Director of Operations  
12/14/2022  
DATE

BUSINESS NAME: PHI REAL ESTATE SERVICES, LLC  
ADDRESS: 200 W. CITY CENTER DRIVE, SUITE 200  
PUEBLO, CO 81003

#### EL PASO COUNTY APPROVAL:

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.

  
By: Elizabeth Nijamp, PE  
Date: 05/24/2023  
DATE

JOSH PALMER, P.E.  
COUNTY ENGINEER / EMC ADMINISTRATOR

#### SHEET INDEX:

TITLE SHEET	1	OF 6
STREET PLAN & PROFILE - GREENGATE VIEW, FIELDSTREET VIEW	2	OF 6
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STREET PLAN & PROFILE - SANDTOFT HEIGHTS, STOCKWITH PL.	4	OF 6
STANDARD DETAILS	5	OF 6
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REV.	DESCRIPTION	DATE

 Know what's below.  
Call 72 hours before you dig.  
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**BASIS OF BEARINGS**  
THE WESTERN BOUNDARY OF VILLAS AT CLAREMONT.  
HAVING AN ASSUMED BEARING OF: N 00°07'45" E

PREPARED FOR:  
PHI REAL ESTATE SERVICES  
200 W CITY CENTER DR #200  
PUEBLO CO 81003

**BENCHMARK**  
FIMS MOUNTAIN SR08: 2 INCH DIA. ALUM. FIMS CAP STAMPED "CSU FIMS CONTROL SR08" ON THE NORTHEAST CORNER OF THE CONCRETE BASE OF THE ELECTRIC VAULT NUMBER 02480 ON THE WEST SIDE OF PETERSON ROAD, ABOUT 110 FEET NORTH OF THE NORTH CURB OF CONSTITUTION AVENUE.  
ELEVATION: 6522.67

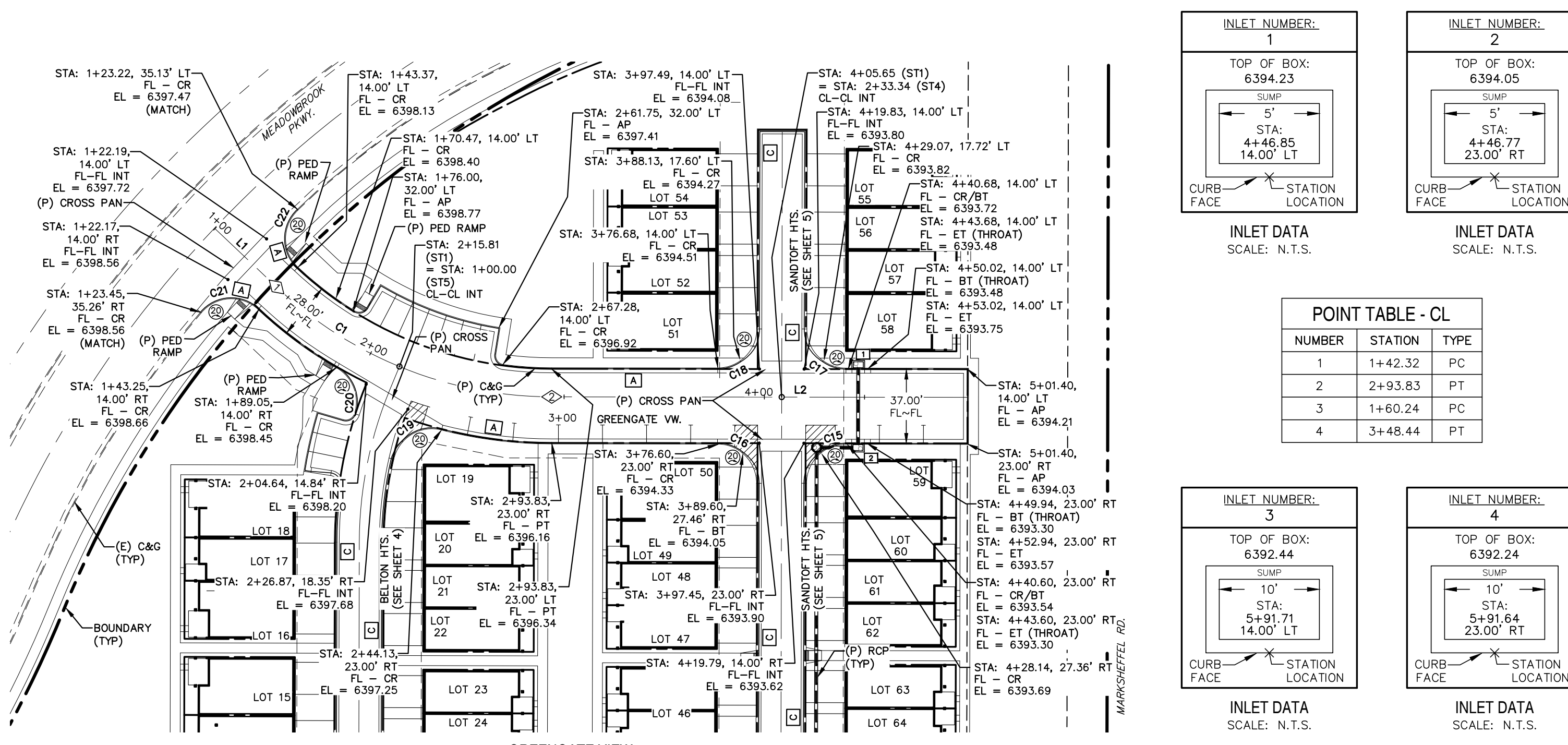
  
CATAMOUNT  
ENGINEERING  
221 W. HEINRICH AVENUE  
WOODLAND PARK, CO 80805  
PO BOX 221 (719)424-2124

THE VILLAS AT  
CLAREMONT RANCH

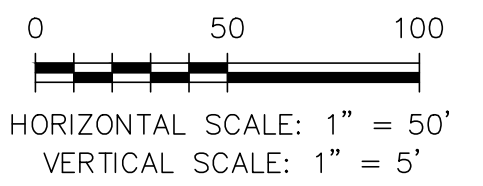
CONSTRUCTION DRAWINGS  
STREET IMPROVEMENT PLANS

DESIGNED BY: MGP DRAWN BY: MGP  
SCALE: N/A DATE: 01/17/20  
JOB NUMBER SHEET  
16-102 1 OF 6

SF-22-028

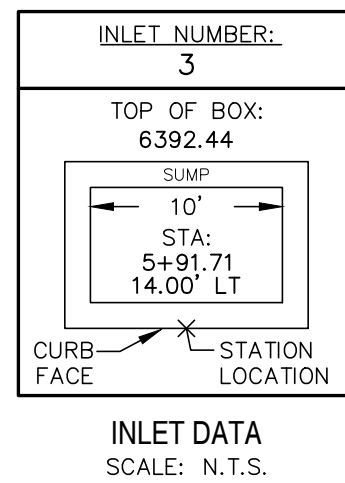


GREENGATE VIEW  
STA: 1+00 ~ 4+25



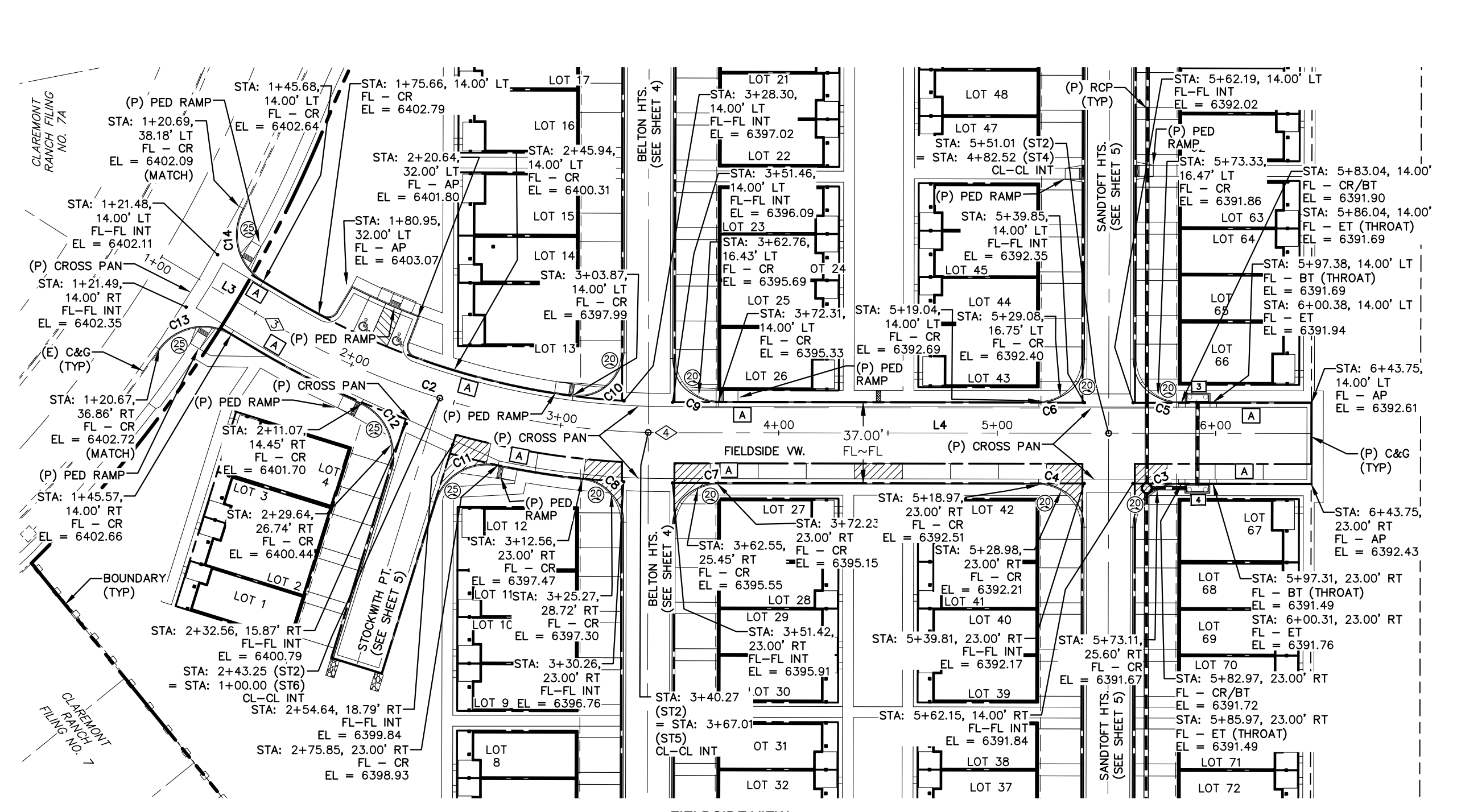
POINT TABLE - CL

NUMBER	STATION	TYPE
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2	2+93.83	PT
3	1+60.24	PC
4	3+48.44	PT



LINE TABLE

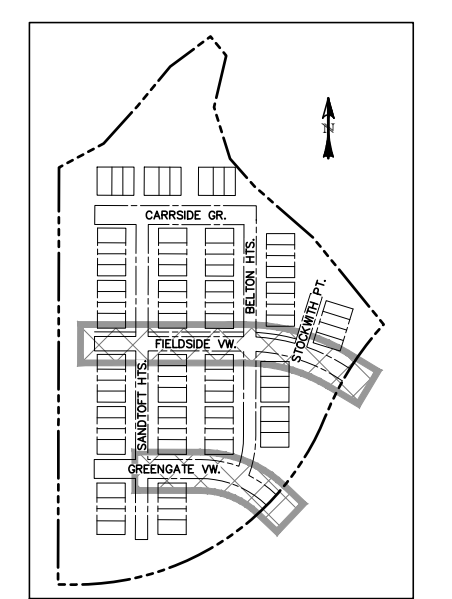
LINE	BEARING	DISTANCE
L1	N46° 31' 48.42"W	42.32
L2	N89° 56' 05.49"W	207.57



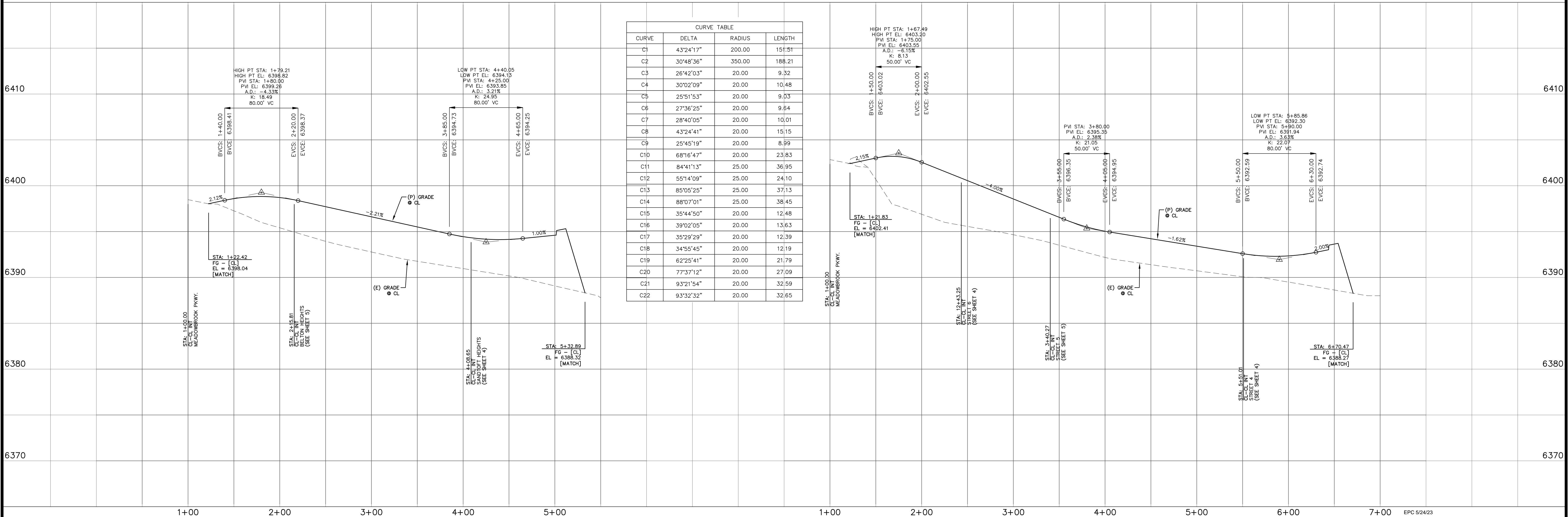
FIELDSIDE VIEW  
STA: 1+00 ~ 6+60

LINE TABLE

LINE	BEARING	DISTANCE
L3	N59° 07' 05.87"W	60.24
L4	N89° 55' 41.63"W	295.30



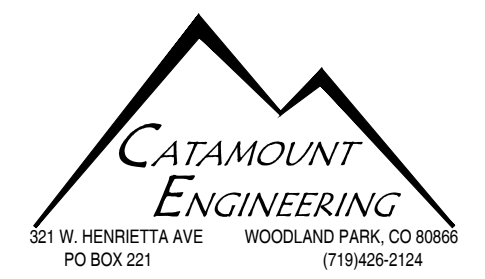
LOCATION MAP  
SCALE: N.T.S.

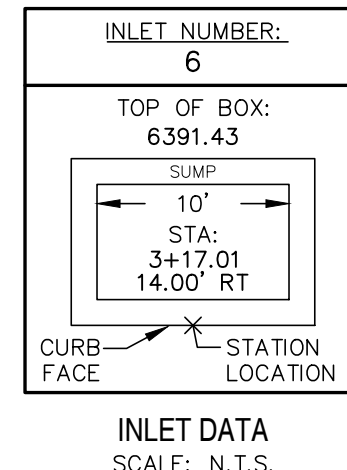
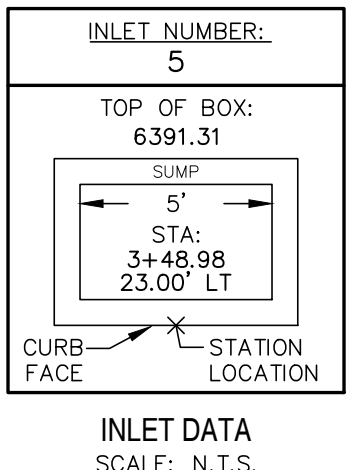
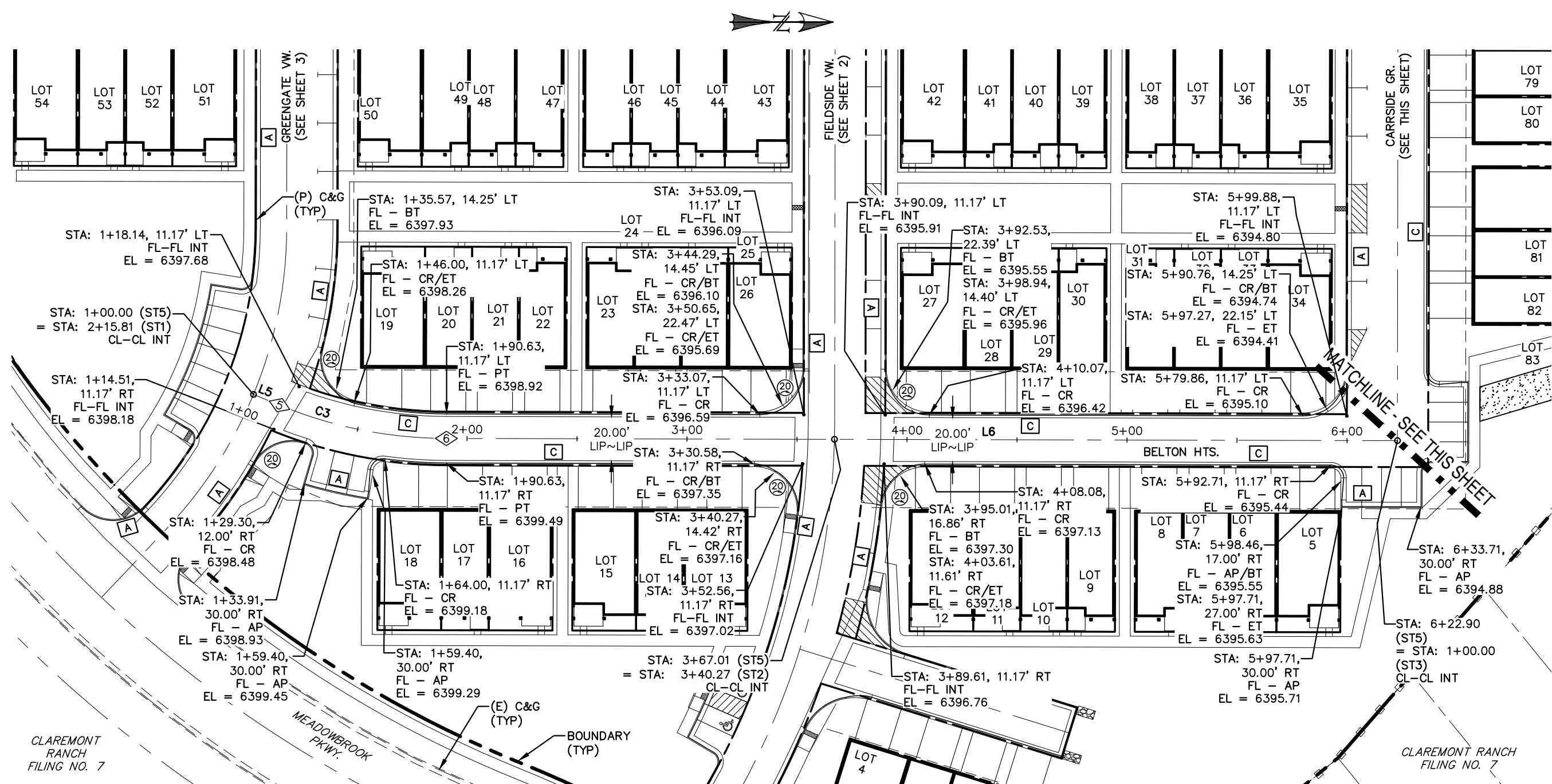


CURVE TABLE

CURVE	DELTA	RADIUS	LENGTH
C1	43°24'17"	200.00	151.51
C2	30°48'36"	350.00	188.21
C3	26°42'03"	20.00	9.32
C4	30°02'09"	20.00	10.48
C5	25°51'53"	20.00	9.03
C6	27°36'25"	20.00	9.64
C7	28°40'05"	20.00	10.01
C8	43°24'41"	20.00	15.15
C9	25°45'19"	20.00	8.99
C10	68°16'47"	20.00	23.83
C11	84°41'13"	25.00	36.95
C12	55°14'09"	25.00	24.10
C13	85°05'25"	25.00	37.13
C14	88°07'01"	25.00	38.45
C15	35°44'50"	20.00	12.48
C16	39°02'05"	20.00	13.63
C17	35°29'29"	20.00	12.39
C18	34°55'45"	20.00	12.19
C19	62°25'41"	20.00	21.79
C20	77°37'12"	20.00	27.09
C21	93°21'54"	20.00	32.59
C22	93°32'32"	20.00	32.65

REV.	DESCRIPTION	DATE	ALIGNMENT / STREET NAME ABBREVIATIONS: GREENGATE VIEW = S11 FIELDSIDE VIEW = S12 CARRISSE GROVE = S13 SANDTORT HEIGHTS = S14 BELTON HEIGHTS = S15 STOCKWITH POINT = S16	PREPARED FOR: PHI REAL ESTATE SERVICES 200 W CITY CENTER DR #200 PUEBLO CO 81003	PREPARED UNDER THE DIRECT SUPERVISION FOR AND BEHALF OF: CATAMOUNT ENGINEERING 40510 DAVID L. MUJARES, PE #40510	07/29/22 DATE	THE VILLAS AT CLAREMONT RANCH STREET IMPROVEMENT PLAN & PROFILE	SCALE: 1" = 50' JOB NUMBER: 16-102 DATE: 01/17/20	DRAWN BY: MGP SHEET: 2 OF 6
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**POINT TABLE - CL**

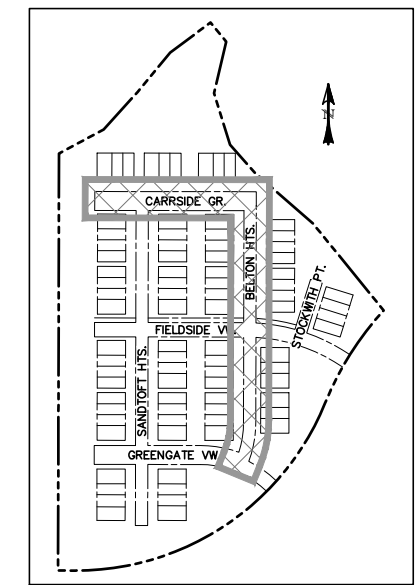
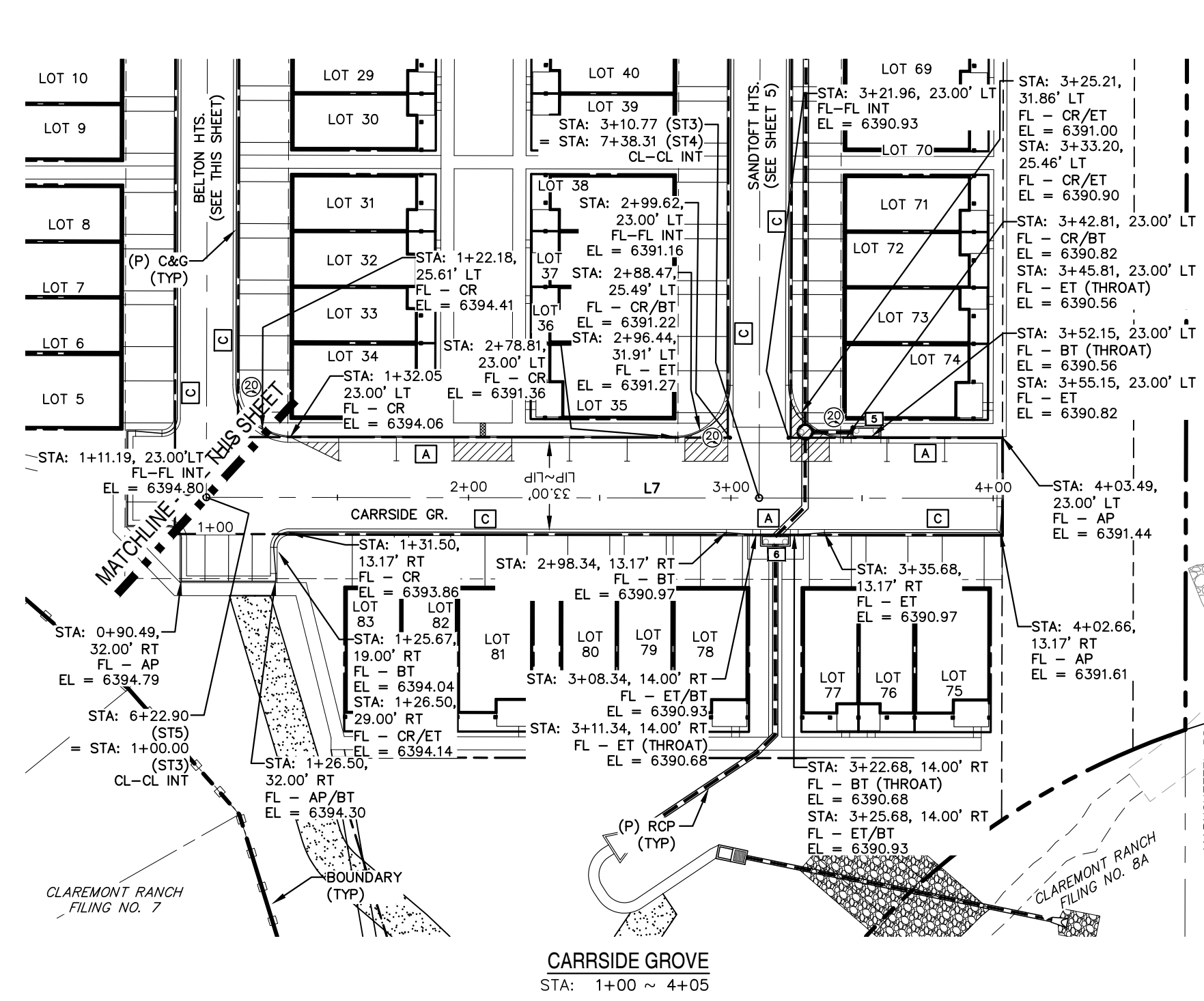
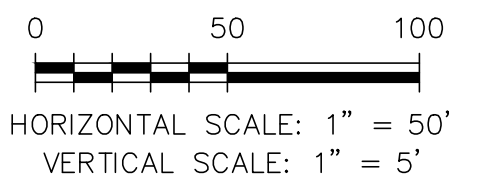
NUMBER	STATION	TYPE
5	1+12.84	PC
6	1+90.63	PT

**LINE TABLE**

LINE	BEARING	DISTANCE
L5	N22° 24' 59.72"E	12.84
L6	N0° 08' 00.65"E	432.27
L7	N89° 55' 41.63"W	303.49

**CURVE TABLE**

CURVE	DELTA	RADIUS	LENGTH
C3	22°16'59"	200.00	77.78



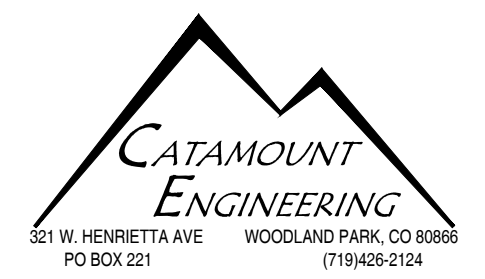
REV.	DESCRIPTION	DATE



ALIGNMENT / STREET NAME ABBREVIATIONS:  
 GREENGATE VIEW = S11  
 FIELDSTREET VIEW = S12  
 CARRISIDE GROVE = S13  
 SANDTOFT HEIGHTS = S14  
 BELTON HEIGHTS = S15  
 STOCKWITH POINT = S16

PREPARED FOR:  
**PHI REAL ESTATE SERVICES**  
 200 W CITY CENTER DR #200  
 PUEBLO CO 81003

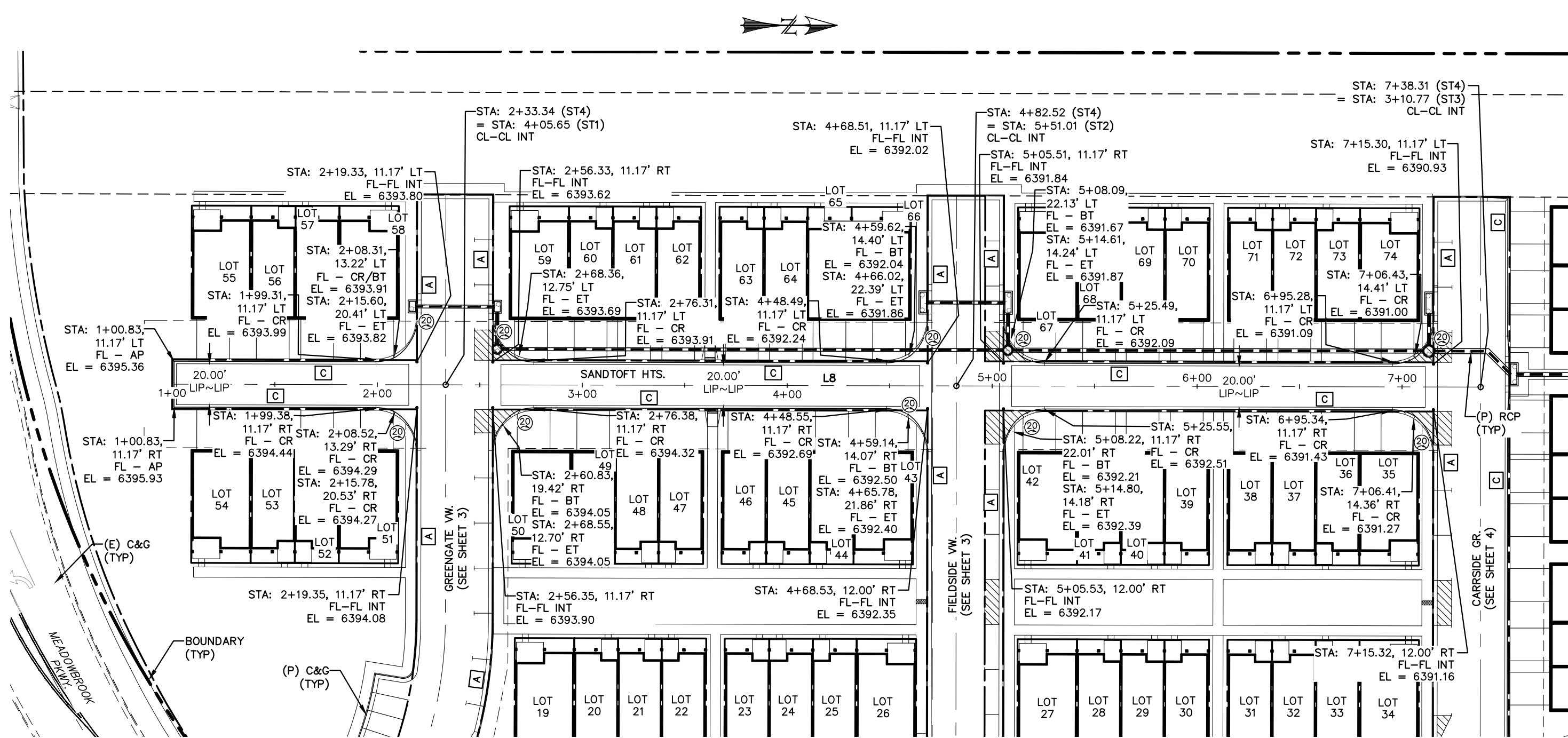
PREPARED UNDER THE DIRECT SUPERVISION FOR AND BEHALF OF  
**CATAMOUNT ENGINEERING**  
 DAVID L. MUJARES, PE #40510  
 07/29/22  
 DATE



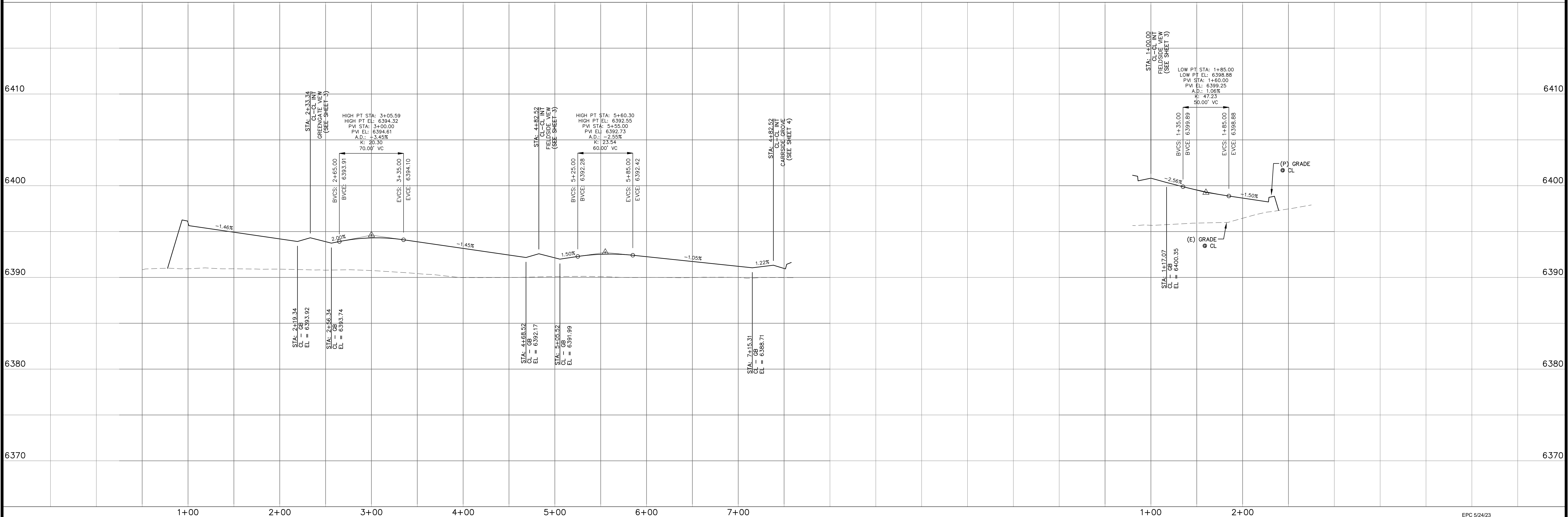
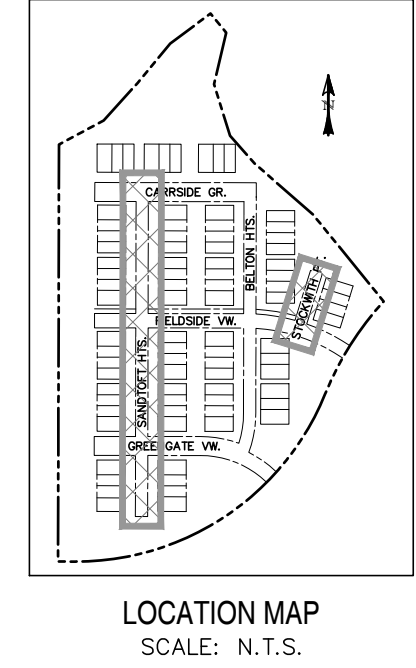
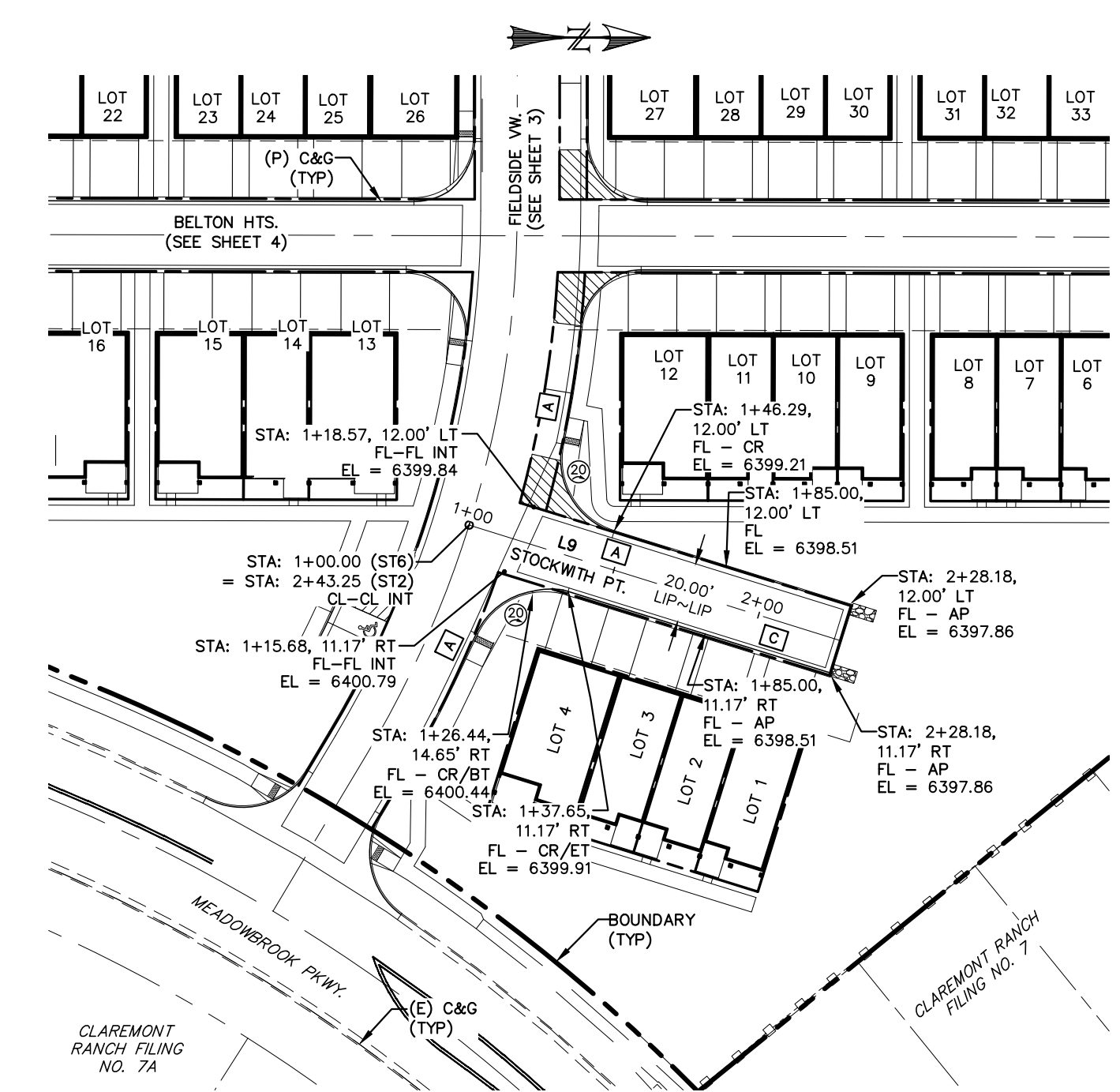
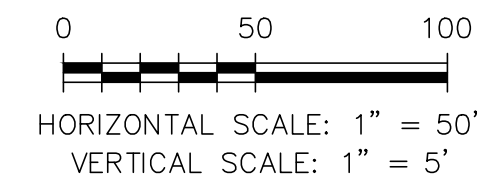
**THE VILLAS AT CLAREMONT RANCH**  
**STREET IMPROVEMENT PLAN & PROFILE**

SCALE: 1" = 50'	DATE: 01/17/20
JOB NUMBER: 16-102	SHEET: 3 OF 6

EPC 5/24/23



LINE	BEARING	DISTANCE
L8	N0° 07' 32.17"E	637.48
L9	N17° 16' 08.06"E	128.18



REV.	DESCRIPTION	DATE



ALIGNMENT / STREET NAME ABBREVIATIONS:  
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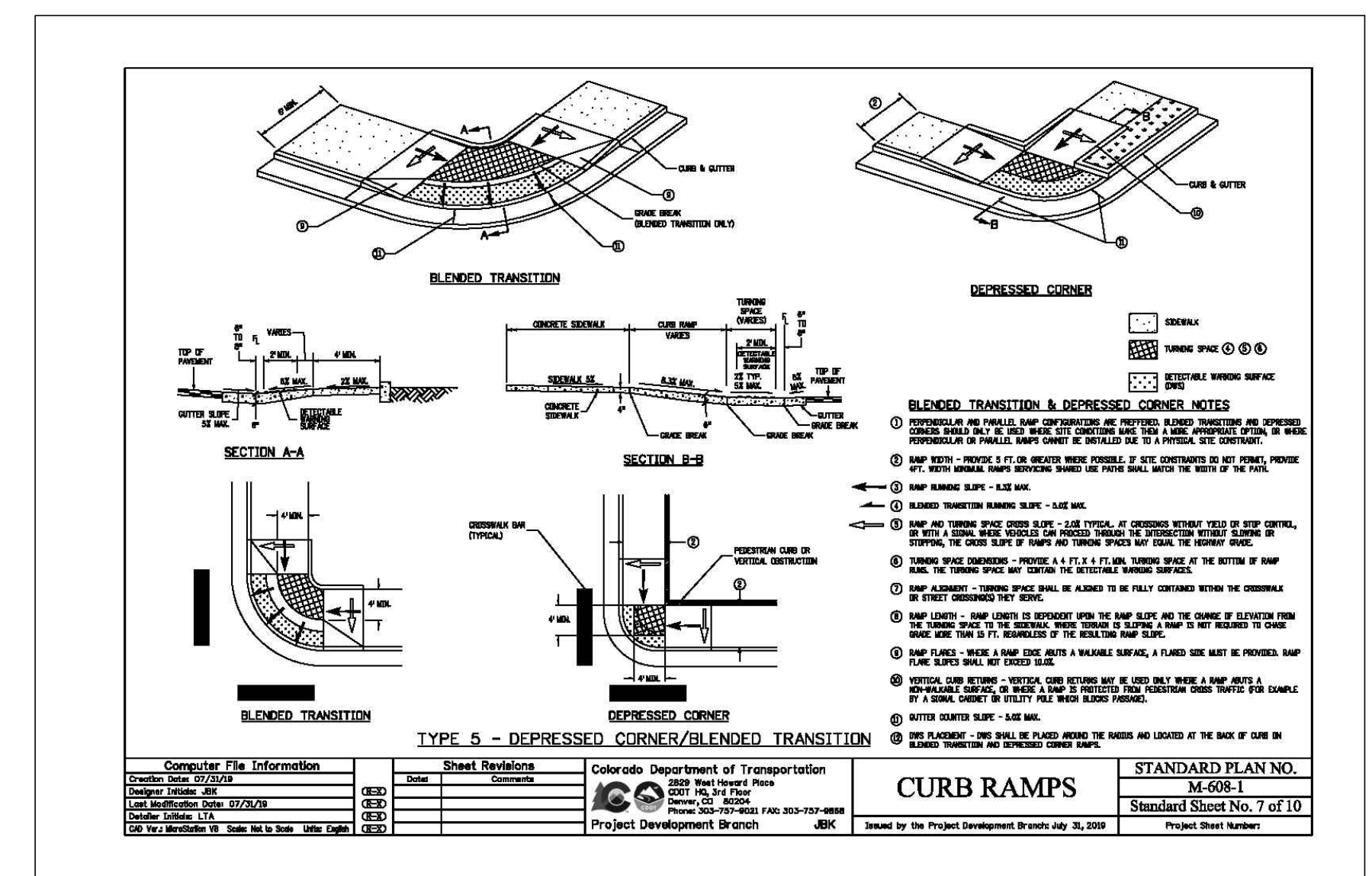
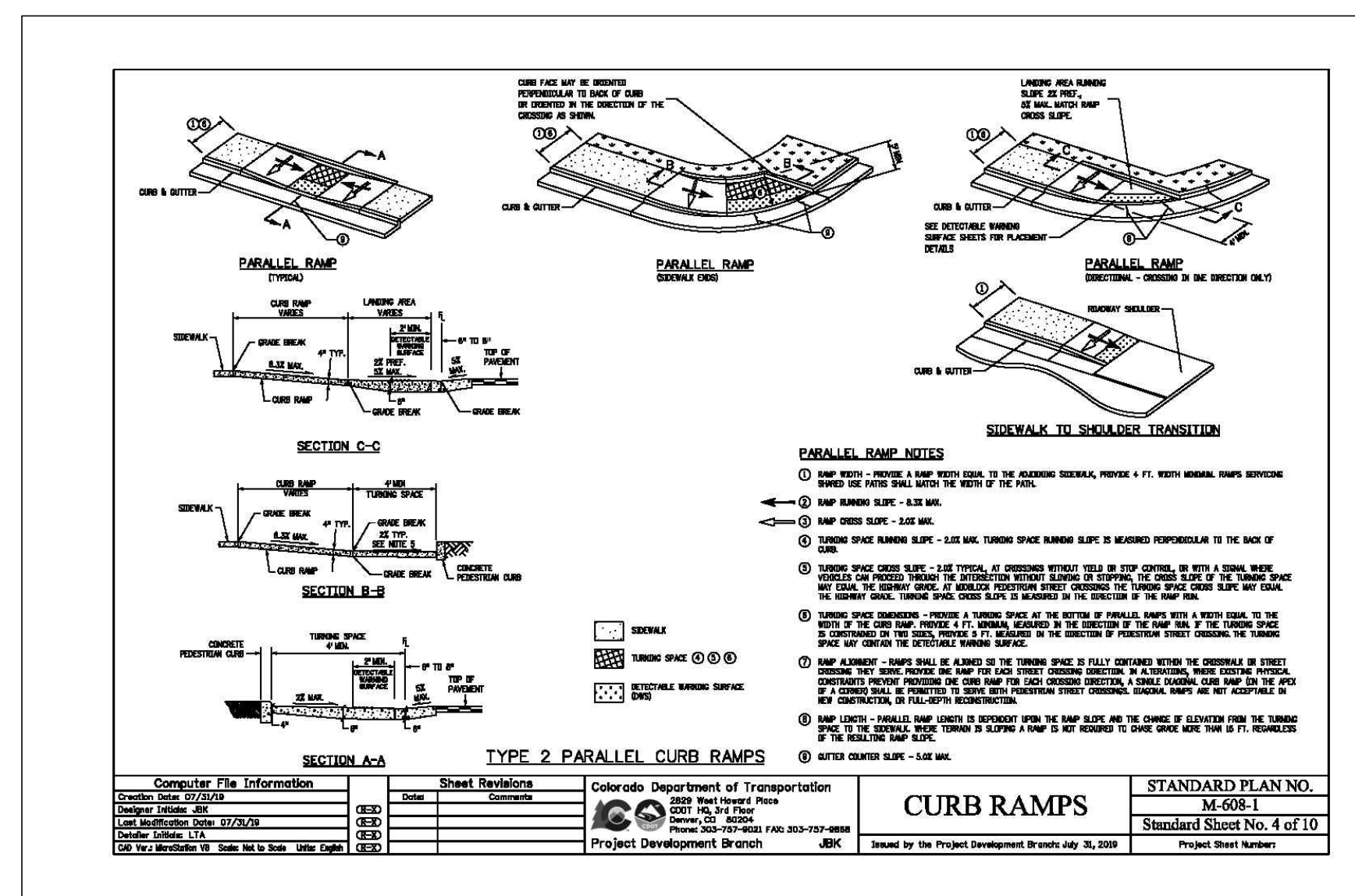
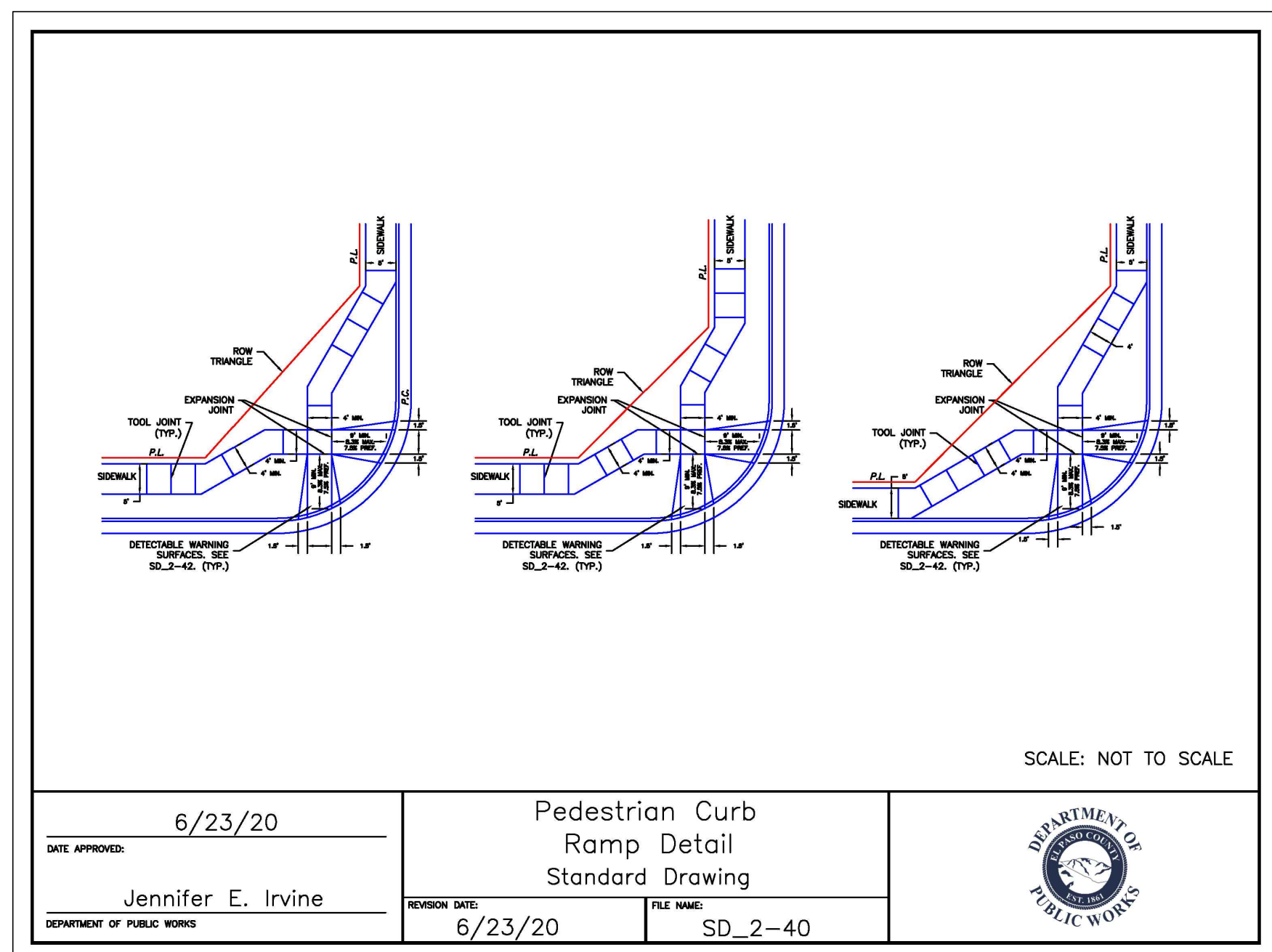
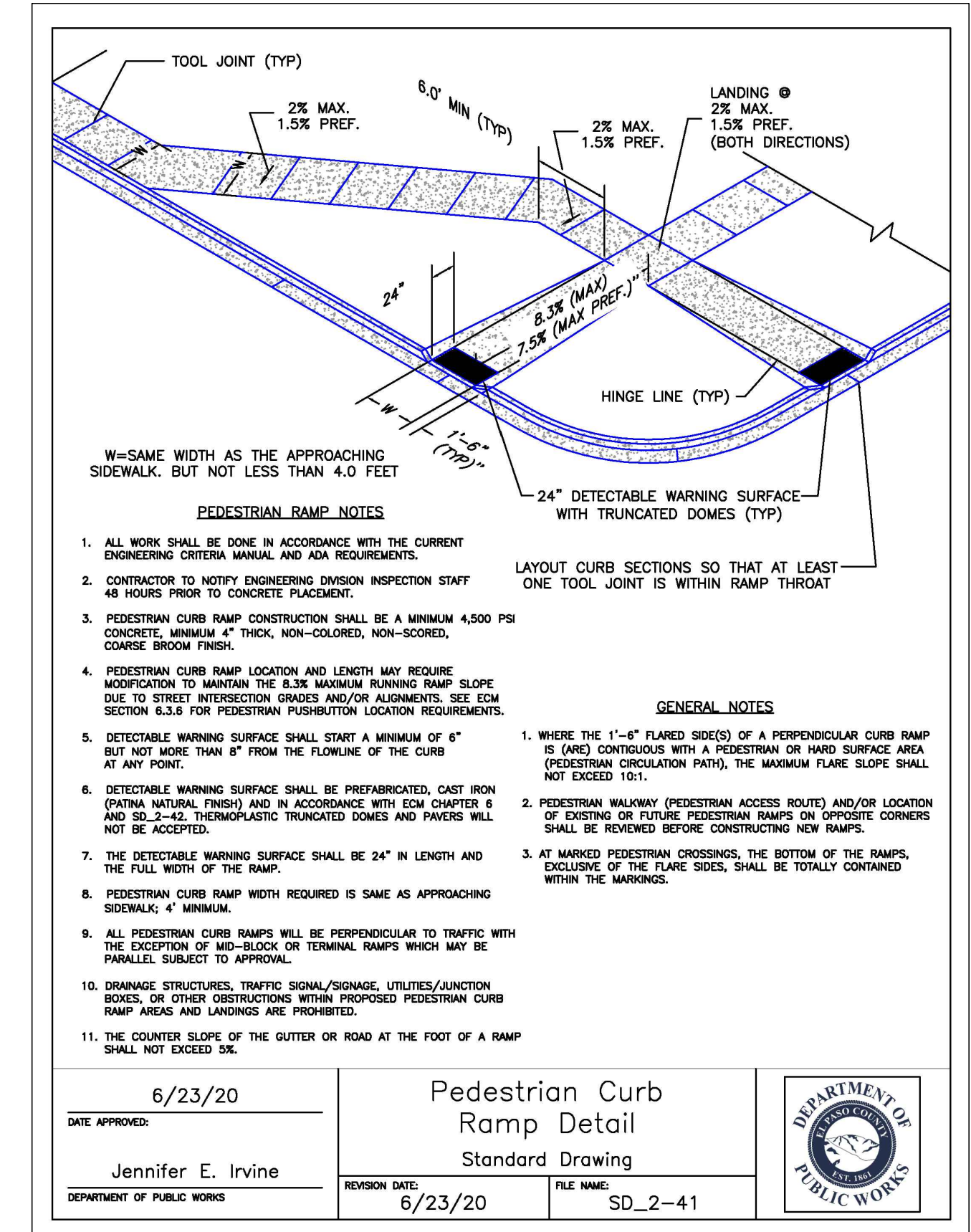
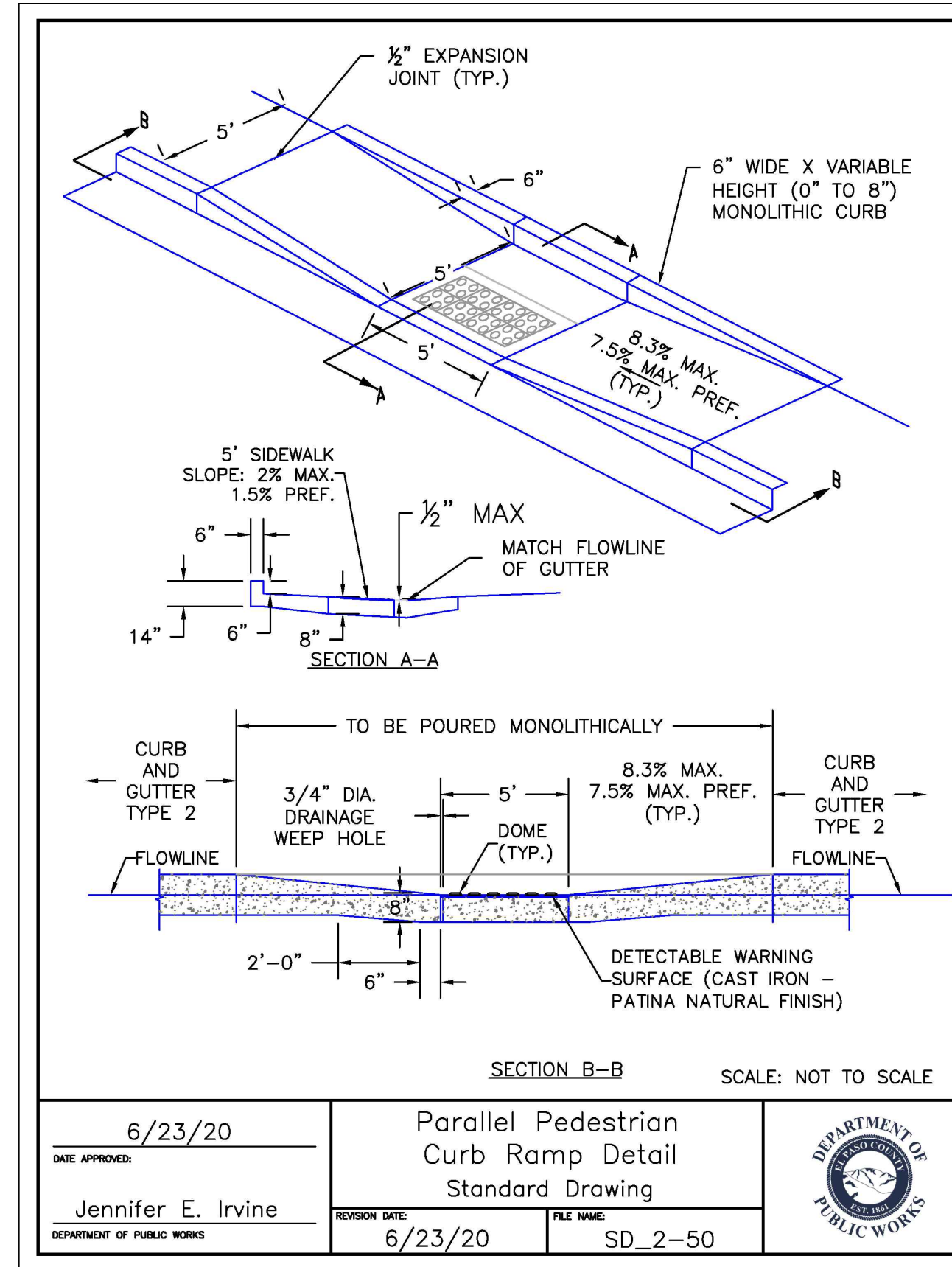
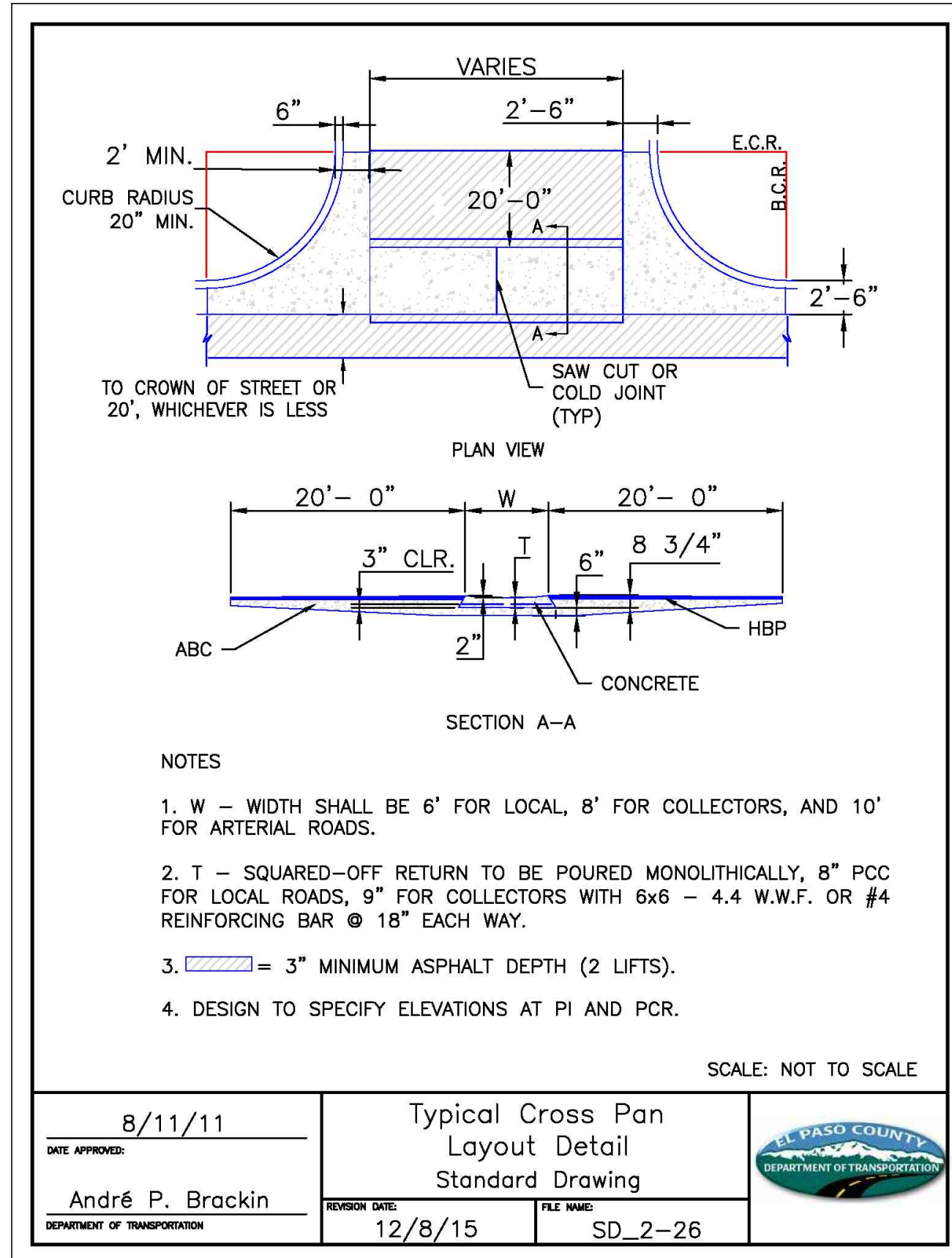
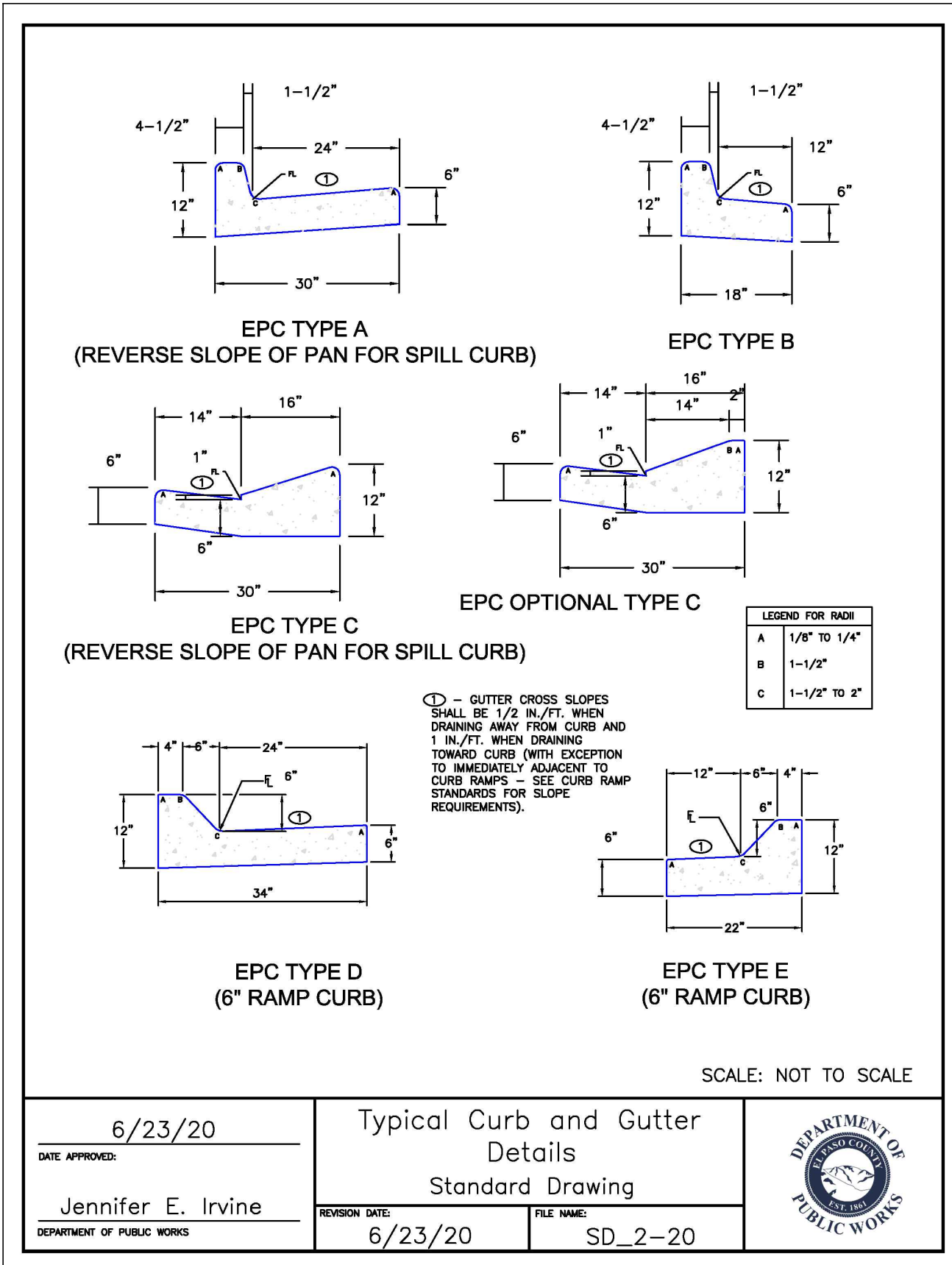
PREPARED UNDER DIRECT SUPERVISION FOR AND BEHALF OF CATAMOUNT ENGINEERING  

 DAVID L. MIJARES, PE #40510  
 07/29/22 DATE

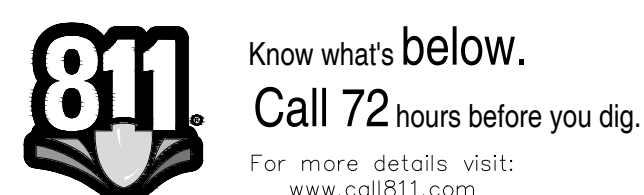


**THE VILLAS AT CLAREMONT RANCH**  
**STREET IMPROVEMENT PLAN & PROFILE**

SCALE: 1" = 50'	DATE: 01/17/20	DRAWN BY: MGP
JOB NUMBER: 16-102	SHEET: 4 OF 6	



REV.	DESCRIPTION	DATE



PREPARED UNDER DIRECT SUPERVISION FOR AND BEHALF OF CATAMOUNT ENGINEERING, INC.

PHI REAL ESTATE SERVICES, LLC  
200 W. QTY CENTER DR. STE 200  
PUEBLO, CO 81003

PREPARED UNDER DIRECT SUPERVISION FOR AND BEHALF OF CATAMOUNT ENGINEERING, INC.

DAVID L. MIJAREZ, LICENSED PROFESSIONAL ENGINEER #40510

12/08/22  
DATE



THE VILLAS AT CLAREMONT RANCH  
CONSTRUCTION DRAWINGS  
STREET IMPROVEMENT DETAILS

SCALE: N/A  
JOB NUMBER: 16-102  
DATE: 12/08/22  
SHEET: 5 OF 6

**SIGNAGE & STRIPING NOTES:**

1. ALL SIGNS AND PAVEMENT MARKINGS SHALL BE IN COMPLIANCE WITH THE CURRENT MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD).
2. REMOVAL OF EXISTING PAVEMENT MARKINGS SHALL BE ACCOMPLISHED BY A METHOD THAT DOES NOT MATERIALLY DAMAGE THE PAVEMENT. THE PAVEMENT MARKINGS SHALL BE REMOVED TO THE EXTENT THAT THEY WILL NOT BE VISIBLE UNDER DAY OR NIGHT CONDITIONS. AT NO TIME WILL IT BE ACCEPTABLE TO PAINT OVER EXISTING PAVEMENT MARKINGS.
3. ANY DEVIATION FROM THE STRIPING AND SIGNING PLAN SHALL BE APPROVED BY EL PASO COUNTY DEVELOPMENT SERVICES.
4. ALL SIGNS SHOWN ON THE SIGNING AND STRIPING PLAN SHALL BE NEW SIGNS. EXISTING SIGNS MAY REMAIN OR BE REUSED IF THEY MEET CURRENT EL PASO COUNTY AND MUTCD STANDARDS.
5. STREET NAME AND REGULATORY STOP SIGNS SHALL BE ON THE SAME POST AT INTERSECTIONS.
6. ALL REMOVED SIGNS SHALL BE DISPOSED OF IN A PROPER MANNER BY THE CONTRACTOR.
7. ALL STREET NAME SIGNS SHALL HAVE "C" SERIES LETTERS, WITH LOCAL ROADWAY SIGNS BEING 4" UPPER-LOWER CASE LETTERING ON 8" BLANK AND NON-LOCAL ROADWAY SIGNS BEING 6" LETTERING, UPPER-LOWER CASE ON 12" BLANK, WITH 1/2" WHITE BORDER THAT IS NOT RECESSED. MULTI-LANE ROADWAYS WITH SPEED LIMITS OF 40 MPH OR HIGHER SHALL HAVE 8" UPPER-LOWER CASE LETTERING ON 18" BLANK WITH 1/2" WHITE BORDER THAT IS NOT RECESSED.
8. ALL TRAFFIC SIGNS SHALL HAVE A MINIMUM HIGH INTENSITY PRISMATIC GRADE SHEETING.
9. ALL LOCAL RESIDENTIAL STREET SIGNS SHALL BE MOUNTED ON A 1.75" X 1.75" SQUARE TUBE SIGN POST AND STUB POST BASE. FOR OTHER APPLICATIONS, REFER TO THE CDOT STANDARD S-614-8 REGARDING USE OF THE P2 TUBULAR STEEL POST SLIPBASE DESIGN.
10. ALL SIGNS SHALL BE SINGLE SHEET ALUMINUM WITH 0.100" MINIMUM THICKNESS.
11. ALL LIMIT LINES/STOP LINES, CROSSWALK LINES, PAVEMENT LEGENDS, AND ARROWS SHALL BE A MINIMUM 125 MIL THICKNESS PREFORMED THERMOPLASTIC PAVEMENT MARKINGS WITH TAPERED LEADING EDGES PER CDOT STANDARD S-627-1. WORD AND SYMBOL MARKINGS SHALL BE THE NARROW TYPE. STOP BARS SHALL BE 24" IN WIDTH. CROSSWALKS LINES SHALL BE 12" WIDE AND 8' LONG PER CDOT S-627-1.
12. ALL LONGITUDINAL LINES SHALL BE A MINIMUM 15MIL THICKNESS EPOXY PAINT. ALL NON-LOCAL RESIDENTIAL ROADWAYS SHALL INCLUDE BOTH RIGHT AND LEFT EDGE LINE STRIPING AND ANY ADDITIONAL STRIPING AS REQUIRED BY CDOT S-627-1.
13. THE CONTRACTOR SHALL NOTIFY EL PASO COUNTY DEVELOPMENT SERVICES (719) 520-6819 PRIOR TO AND UPON COMPLETION OF SIGNING AND STRIPING.
14. THE CONTRACTOR SHALL OBTAIN A WORK IN THE RIGHT OF WAY PERMIT FROM THE EL PASO COUNTY PUBLIC SERVICE DEPARTMENT (PSD) PRIOR TO ANY SIGNAGE OR STRIPING WORK WITHIN AN EXISTING EL PASO COUNTY ROADWAY.

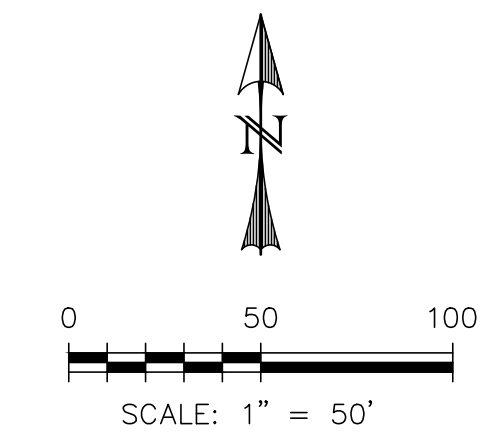
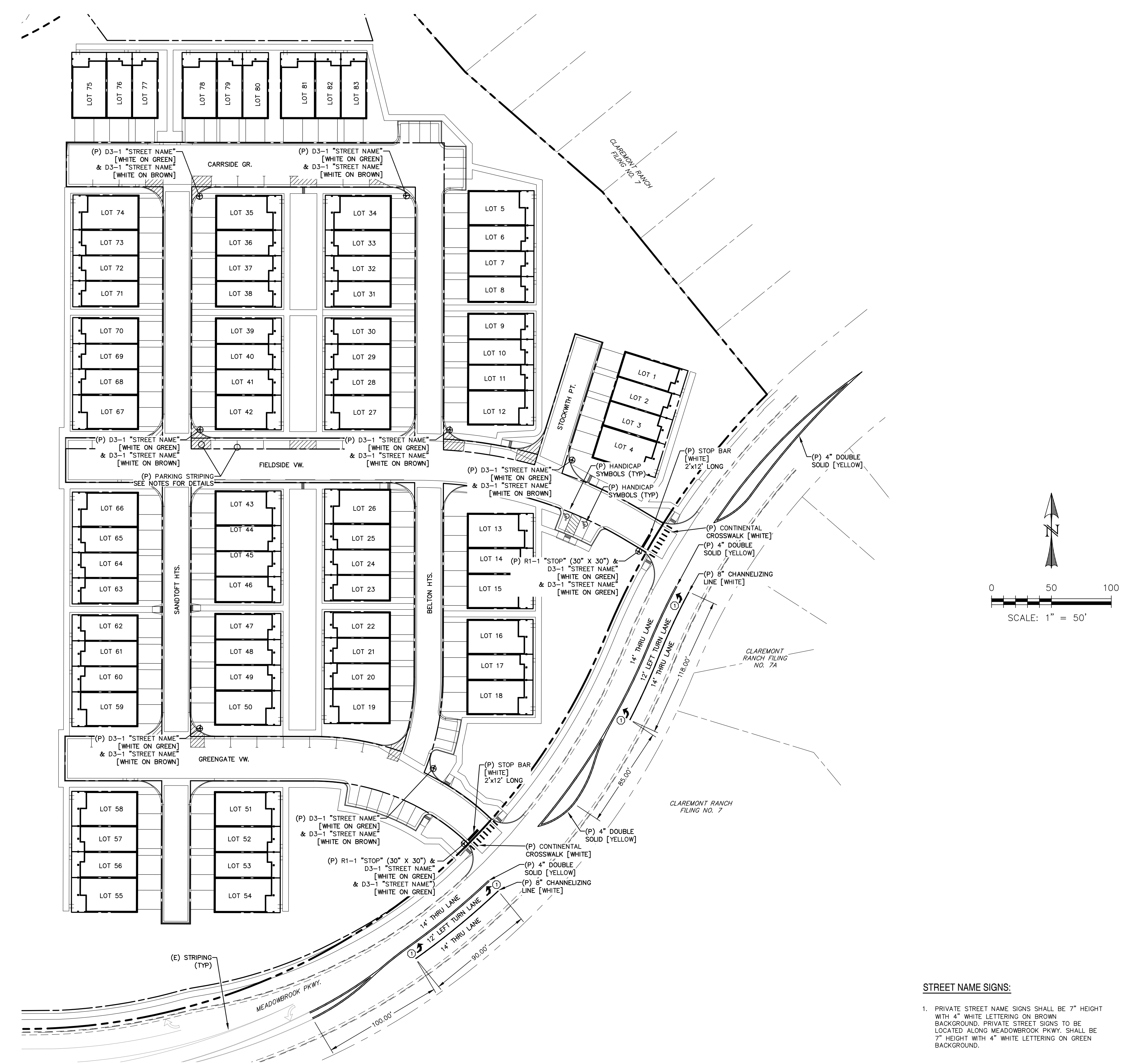
**PRIVATE ROAD SIGNS**

PRIVATE ROAD SIGNS SHALL GENERALLY CONFORM TO THE DIMENSIONS AND REQUIREMENTS DEFINED IN THE MOST CURRENT VERSION OF THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD) AND THE 2004 EDITION OF STANDARD HIGHWAY SIGNS 2012 SUPPLEMENT (SHS) FOR STREET NAME SIGNS.

PRIVATE ROAD STREET NAME SIGNING SHALL CONTAIN A RETROREFLECTIVE GREEN BACKGROUND WITH A RETROREFLECTIVE WHITE LEGEND AND BORDERS.

PRIVATE ROAD STREET NAME SIGNING THAT FACES APPROACH ROADS WHICH ARE CLASSIFIED OR OPERATE AS LOCAL RESIDENTIAL AREA SUBDIVISION ROADS THAT PROVIDE DIRECT ACCESS TO CONSISTENTLY SUBDIVIDED RESIDENTIAL LOTS WILL TYPICALLY UTILIZE AN 8 INCH SIGN PANEL HEIGHT WITH 4-INCH INITIAL UPPER-CASE LETTERING FOR THE PRIMARY STREET NAME LEGEND. PRIVATE ROAD STREET NAME SIGNING THAT FACES APPROACH ROADS WHICH ARE CLASSIFIED OR OPERATE AS NON-LOCAL RESIDENTIAL AREA SUBDIVISION ROADS WILL TYPICALLY UTILIZE A 12-INCH SIGN PANEL HEIGHT WITH 6-INCH INITIAL UPPER-CASE LETTERING FOR THE PRIMARY STREET NAME LEGEND. LARGER SIGNS MAY BE REQUIRED PER THE MUTCD.

THE WORDS "PRIVATE ROAD" SHALL BE LOCATED PRIOR TO THE STREET NAME AND SHALL BE RIGHT JUSTIFIED. THE WORDS SHALL BE ALL CAPITAL LETTERS, STACKED AND CENTERED VERTICALLY. FOR AN 8-INCH SIGN PANEL HEIGHT, USE 2.25 INCHES FOR THE PRIVATE ROAD LETTER HEIGHT AND A 1.5-INCH VERTICAL SPACE BETWEEN THE LEGEND. FOR A 12-INCH SIGN PANEL HEIGHT, USE 3 INCHES FOR THE PRIVATE ROAD LETTER HEIGHT AND A 2-INCH VERTICAL SPACE BETWEEN THE LEGEND.



**LEGEND**

PROPOSED	(P)
EXISTING	(E)
CURB AND GUTTER	C&G
RIGHT-OF-WAY	ROW
BOUNDARY	---
RIGHT-OF-WAY	---
LOT LINE	---
(E) SIGN	+
(P) SIGN	+
(P) PAVEMENT MARKING - ARROW SYMBOL	⊙
"LEFT TURN" [WHITE]	⊙

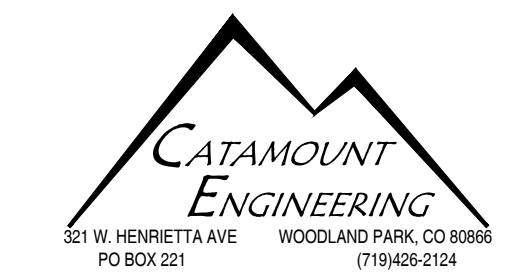
- STREET NAME SIGNS:**
1. PRIVATE STREET NAME SIGNS SHALL BE 7" HEIGHT WITH 4" WHITE LETTERING ON BROWN BACKGROUND. PRIVATE STREET SIGNS TO BE LOCATED ALONG MEADOWBROOK PKWY. SHALL BE 7" HEIGHT WITH 4" WHITE LETTERING ON GREEN BACKGROUND.

REV.	DESCRIPTION	DATE



PREPARED FOR:  
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 200 W CITY CENTER DR #200  
 PUEBLO CO 81003

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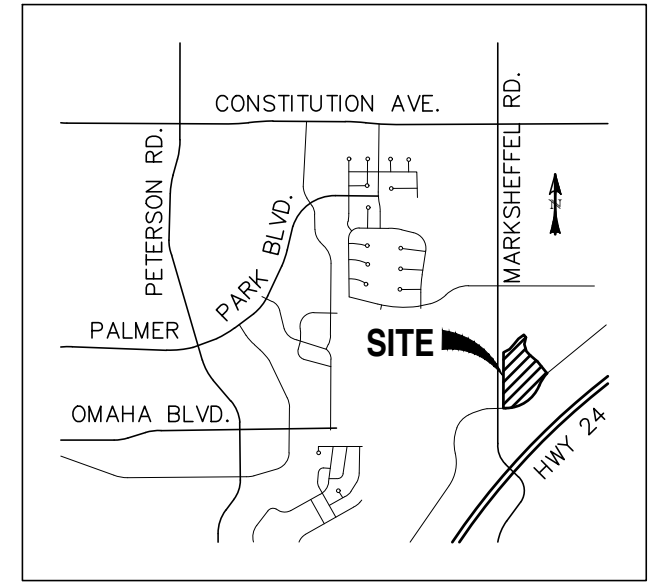
**THE VILLAS AT CLAREMONT RANCH**  
**SIGNAGE & STRIPING PLAN**

DESIGNED BY: MGP	DRAWN BY: MGP
SCALE: 1"=50'	DATE: 01/17/20
JOB NUMBER: 16-102	SHEET: 6 OF 6

# THE VILLAS AT CLAREMONT RANCH

## STORM SEWER PLANS

### EL PASO COUNTY, COLORADO



VICINITY MAP  
SCALE: N.T.S.

#### STANDARD CONSTRUCTION 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 LOCATION 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 FLOORPLAN 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.
- 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.

#### GRADING NOTES:

- CONSTRUCTION MAY NOT COMMENCE UNTIL A CONSTRUCTION PERMIT IS OBTAINED FROM DEVELOPMENT SERVICES AND A PRECONSTRUCTION CONFERENCE IS HELD WITH DEVELOPMENT SERVICES INSPECTIONS.
- STORMWATER DISCHARGES FROM CONSTRUCTION SITES SHALL NOT CAUSE OR THREATEN TO CAUSE POLLUTION, CONTAMINATION, OR DEGRADATION OF STATE WATERS. ALL WORK AND EARTH DISTURBANCE SHALL BE DONE IN A MANNER THAT MINIMIZES POLLUTION OF ANY ON-SITE OR OFF SITE WATERS, INCLUDING WETLANDS.
- 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.
- A SEPARATE STORMWATER MANAGEMENT PLAN (SWMP) FOR THIS PROJECT SHALL BE COMPLETED AND AN EROSION AND STORMWATER QUALITY CONTROL PERMIT (ESQCP) ISSUED PRIOR TO COMMENCING CONSTRUCTION. DURING CONSTRUCTION THE SWMP IS THE RESPONSIBILITY OF THE DESIGNATED STORMWATER MANAGER SHALL BE LOCATED ON SITE AT ALL TIMES AND SHALL BE KEPT UP TO DATE WITH WORK PROGRESS AND CHANGES IN THE FIELD.
- ONCE THE ESQCP HAS BEEN ISSUED, THE CONTRACTOR MAY INSTALL THE INITIAL STAGE EROSION AND SEDIMENT CONTROL BMPs AS INDICATED ON THE GEC. A PRECONSTRUCTION MEETING BETWEEN THE CONTRACTOR, ENGINEER, AND EL PASO COUNTY WILL BE HELD PRIOR TO ANY CONSTRUCTION. IT IS THE RESPONSIBILITY OF THE APPLICANT TO COORDINATE THE MEETING TIME AND PLACE WITH COUNTY DSD INSPECTIONS STAFF.
- SOIL EROSION CONTROL MEASURES FOR ALL SLOPES, CHANNELS, DITCHES, OR ANY DISTURBED LAND AREA SHALL BE COMPLETED WITHIN 21 CALENDAR DAYS AFTER FINAL GRADING, OR FINAL EARTH DISTURBANCE, HAS BEEN COMPLETED. DISTURBED AREAS AND STOCKPILES WHICH ARE NOT AT FINAL GRADE BUT WILL REMAIN DORMANT FOR LONGER THAN 30 DAYS SHALL ALSO BE MULCHED WITHIN 21 DAYS AFTER INTERIM GRADING. AN AREA THAT IS GOING TO REMAIN IN AN INTERIM STATE FOR MORE THAN 60 DAYS SHALL ALSO BE SEEDED. ALL TEMPORARY SOIL EROSION CONTROL MEASURES AND BMPs SHALL BE MAINTAINED UNTIL PERMANENT SOIL EROSION CONTROL MEASURES ARE IMPLEMENTED AND ESTABLISHED.
- TEMPORARY SOIL EROSION CONTROL FACILITIES SHALL BE REMOVED AND EARTH DISTURBANCE AREAS GRADED AND STABILIZED WITH PERMANENT SOIL EROSION CONTROL MEASURES PURSUANT TO STANDARDS AND SPECIFICATION PRESCRIBED IN THE DCM VOLUME II AND THE ENGINEERING CRITERIA MANUAL (ECM) APPENDIX I.
- ALL PERSONS ENGAGED IN EARTH DISTURBANCE SHALL IMPLEMENT AND MAINTAIN ACCEPTABLE SOIL EROSION AND SEDIMENT CONTROL MEASURES INCLUDING BMPs IN CONFORMANCE WITH THE EROSION CONTROL TECHNICAL STANDARDS OF THE DRAINAGE CRITERIA MANUAL (DCM) VOLUME II AND IN ACCORDANCE WITH THE STORMWATER MANAGEMENT PLAN (SWMP).
- ALL TEMPORARY EROSION CONTROL FACILITIES INCLUDING BMPs AND ALL PERMANENT FACILITIES INTENDED TO CONTROL EROSION OF ANY EARTH DISTURBANCE OPERATIONS, SHALL BE INSTALLED AS DEFINED IN THE APPROVED PLANS, THE SWMP AND THE DCM VOLUME II AND MAINTAINED THROUGHOUT THE DURATION OF THE EARTH DISTURBANCE OPERATION.
- ANY EARTH DISTURBANCE SHALL BE CONDUCTED IN SUCH A MANNER SO AS TO EFFECTIVELY REDUCE ACCELERATED SOIL EROSION AND RESULTING SEDIMENTATION. ALL DISTURBANCES SHALL BE DESIGNED, CONSTRUCTED, AND COMPLETED SO THAT THE EXPOSED AREA OF ANY DISTURBED LAND SHALL BE LIMITED TO THE SHORTEST PRACTICAL PERIOD OF TIME.
- ANY TEMPORARY OR PERMANENT FACILITY DESIGNED AND CONSTRUCTED FOR THE CONVEYANCE OF STORMWATER AROUND, THROUGH, OR FROM THE EARTH DISTURBANCE AREA SHALL BE DESIGNED TO LIMIT THE DISCHARGE TO A NON-EROSIVE VELOCITY.
- CONCRETE WASH WATER SHALL BE CONTAINED AND DISPOSED OF IN ACCORDANCE WITH THE SWMP. NO WASH WATER SHALL BE DISCHARGED TO OR ALLOWED TO RUNOFF TO STATE WATERS, INCLUDING ANY SURFACE OR SUBSURFACE STORM DRAINAGE SYSTEM OR FACILITIES.
- EROSION CONTROL BLANKETING SHALL BE USED ON SLOPES STEEPER THAN 3:1.
- BUILDING, CONSTRUCTION, EXCAVATION, OR OTHER WASTE MATERIALS SHALL NOT BE TEMPORARILY PLACED OR STORED IN THE STREET, ALLEY, OR OTHER PUBLIC WAY, UNLESS IN ACCORDANCE WITH AN APPROVED TRAFFIC CONTROL PLAN. BMPs MAY BE REQUIRED BY EL PASO COUNTY ENGINEERING IF DEEMED NECESSARY, BASED ON SPECIFIC CONDITIONS AND CIRCUMSTANCES.
- VEHICLE TRACKING OF SOILS AND CONSTRUCTION DEBRIS OFF-SITE SHALL BE MINIMIZED. MATERIALS TRACKED OFFSITE SHALL BE CLEANED UP AND PROPERLY DISPOSED OF IMMEDIATELY.
- CONTRACTOR SHALL BE RESPONSIBLE FOR THE REMOVAL OF ALL WASTES FROM THE CONSTRUCTION SITE FOR DISPOSAL IN ACCORDANCE WITH LOCAL AND STATE REGULATORY REQUIREMENTS. NO CONSTRUCTION DEBRIS, TREE SLASH, BUILDING MATERIAL WASTES OR UNUSED BUILDING MATERIALS SHALL BE BURIED, DUMPED, OR DISCHARGED AT THE SITE.
- THE OWNER, SITE DEVELOPER, CONTRACTOR, AND/OR THEIR AUTHORIZED AGENTS SHALL BE RESPONSIBLE FOR THE REMOVAL OF ALL CONSTRUCTION DEBRIS, DIRT, TRASH, ROCK, SEDIMENT, AND SAND THAT MAY ACCUMULATE IN THE STORM SEWER OR OTHER DRAINAGE CONVEYANCE SYSTEM AND STORMWATER APPURTENANCES AS A RESULT OF SITE DEVELOPMENT.
- THE QUANTITY OF MATERIALS STORED ON THE PROJECT SITE SHALL BE LIMITED, AS MUCH AS PRACTICAL, TO THAT QUANTITY REQUIRED TO PERFORM THE WORK IN AN ORDERLY SEQUENCE. ALL MATERIALS STORED ON-SITE SHALL BE STORED IN A NEAT, ORDERLY MANNER, IN THEIR ORIGINAL CONTAINERS, WITH ORIGINAL MANUFACTURER'S LABELS.
- NO CHEMICALS ARE TO BE USED BY THE CONTRACTOR, WHICH HAVE THE POTENTIAL TO BE RELEASED IN STORMWATER UNLESS PERMISSION FOR THE USE OF A SPECIFIC CHEMICAL IS GRANTED IN WRITING BY THE ECM ADMINISTRATOR. IN GRANTING THE USE OF SUCH CHEMICALS, SPECIAL CONDITIONS AND MONITORING MAY BE REQUIRED.
- BULK STORAGE STRUCTURES FOR PETROLEUM PRODUCTS AND OTHER CHEMICALS SHALL HAVE ADEQUATE PROTECTION SO AS TO CONTAIN ALL SPILLS AND PREVENT ANY SPILLED MATERIAL FROM ENTERING STATE WATERS, INCLUDING ANY SURFACE OR SUBSURFACE STORM DRAINAGE SYSTEM OR FACILITIES.
- NO PERSON SHALL CAUSE THE IMPEDIMENT OF STORMWATER FLOW IN THE FLOW LINE OF THE CURB AND GUTTER OR IN THE DITCHLINE.
- INDIVIDUALS SHALL COMPLY WITH THE "COLORADO WATER QUALITY CONTROL ACT" (TITLE 25, ARTICLE 8, CRS), AND THE "CLEAN WATER ACT" (33 USC 1344), IN ADDITION TO THE REQUIREMENTS INCLUDED IN THE DCM VOLUME II AND THE ECM APPENDIX I. ALL APPROPRIATE PERMITS MUST BE OBTAINED BY THE CONTRACTOR PRIOR TO CONSTRUCTION (NPDES, FLOODPLAIN, 404, FUGITIVE DUST, ETC.). IN THE EVENT OF CONFLICTS BETWEEN THESE REQUIREMENTS AND LAWS, RULES, OR REGULATIONS OF OTHER FEDERAL, STATE, OR COUNTY AGENCIES, THE MORE RESTRICTIVE LAWS, RULES, OR REGULATIONS SHALL APPLY.
- ALL CONSTRUCTION TRAFFIC MUST ENTER/EXIT THE SITE AT APPROVED CONSTRUCTION ACCESS POINTS.
- PRIOR TO ACTUAL CONSTRUCTION THE PERMITEE SHALL VERIFY THE LOCATION OF EXISTING UTILITIES.
- A WATER SOURCE SHALL BE AVAILABLE ON SITE DURING EARTHWORK OPERATIONS AND UTILIZED AS REQUIRED TO MINIMIZE DUST FROM EARTHWORK EQUIPMENT AND WIND.
- THE SOILS REPORT FOR THIS SITE HAS BEEN PREPARED BY ENTECH ENGINEERING AND SHALL BE CONSIDERED A PART OF THESE PLANS.
- AT LEAST TEN DAYS PRIOR TO THE ANTICIPATED START OF CONSTRUCTION, FOR PROJECTS THAT WILL DISTURB 1 ACRE OR MORE, THE OWNER OR OPERATOR OF CONSTRUCTION ACTIVITY SHALL SUBMIT A PERMIT APPLICATION FOR STORMWATER DISCHARGE TO THE COLORADO DEPARTMENT OF PUBLIC HEALTH AND ENVIRONMENT, WATER QUALITY DIVISION. THE APPLICATION CONTAINS CERTIFICATION OF COMPLETION OF A STORMWATER MANAGEMENT PLAN (SWMP), OF WHICH THIS GRADING AND EROSION CONTROL PLAN MAY BE A PART. FOR INFORMATION OR APPLICATION MATERIALS CONTACT:

COLORADO DEPARTMENT OF PUBLIC HEALTH AND ENVIRONMENT  
WATER QUALITY CONTROL DIVISION  
WOOD PERMITS  
4300 CHERRY CREEK DRIVE SOUTH  
DENVER, CO 80246-1530  
ATTN: PERMITS UNIT



#### BASIS OF BEARINGS

THE WESTERN BOUNDARY OF VILLAS AT CLAREMONT.  
HAVING AN ASSUMED BEARING OF: N 00°07'45" E

#### PREPARED FOR:

PHI REAL ESTATE SERVICES  
200 W CITY CENTER DR #200  
PUEBLO CO 81003

#### BENCHMARK

FIMS MONUMENT SR08: A 2 INCH DIA. ALUM. FIMS CAP STAMPED "CSU FIMS CONTROL SR08" ON THE NORTHEAST CORNER OF THE CONCRETE BASE OF THE ELECTRIC VAULT NUMBER 004810 ON THE WEST SIDE OF PETERSON ROAD, ABOUT 110 FEET NORTH OF THE NORTH CURB OF CONSTITUTION AVENUE.  
ELEVATION: 6522.67



THE VILLAS AT  
CLAREMONT RANCH  
STORM SEWER PLANS

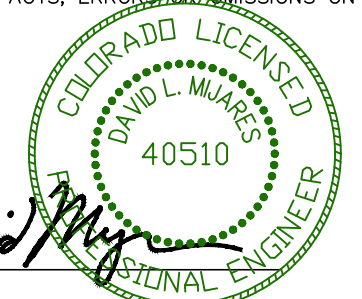
#### DESIGNED BY: MGP DRAWN BY: MGP

SCALE: N/A DATE: 01/17/20

JOB NUMBER SHEET  
16-102 1 OF 5

#### CONSTRUCTION PLANS AND SPECIFICATIONS ENGINEERS STATEMENT:

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.



DAVID L. MJARES, COLORADO PE #40510

07/29/22  
DATE

#### OWNER STATEMENT:

I, PAUL BROUSSARD, HAVE READ AND WILL COMPLY WITH ALL OF THE REQUIREMENTS SPECIFIED IN THESE DETAILED PLANS AND SPECIFICATIONS.

NAME, TITLE: Paul Broussard, Director of Operations  
12/14/2022  
DATE

BUSINESS NAME: PHI REAL ESTATE SERVICES, LLC

ADDRESS: 200 W. CITY CENTER DRIVE, SUITE 200  
PUEBLO, CO 81003

#### EL PASO COUNTY APPROVAL:

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.

JOSH PALMER, P.E.  
COUNTY ENGINEER / EMC ADMINISTRATOR

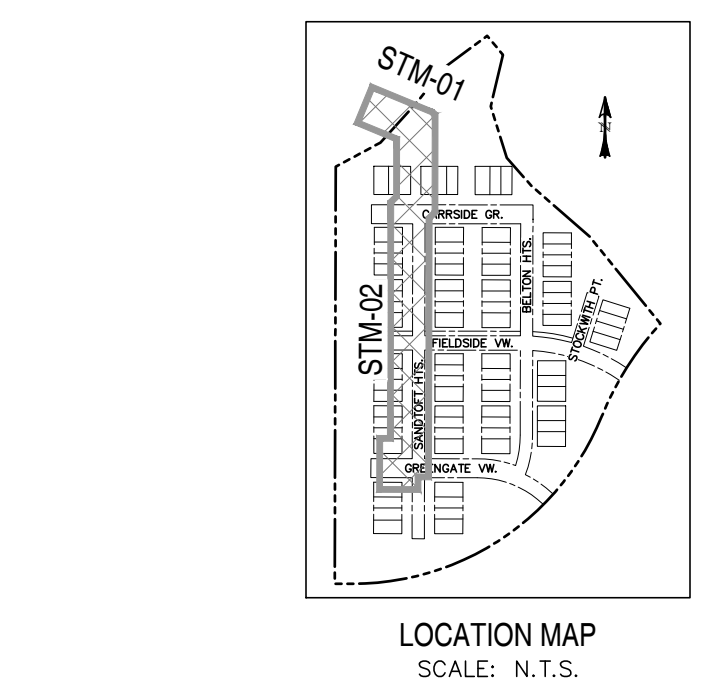
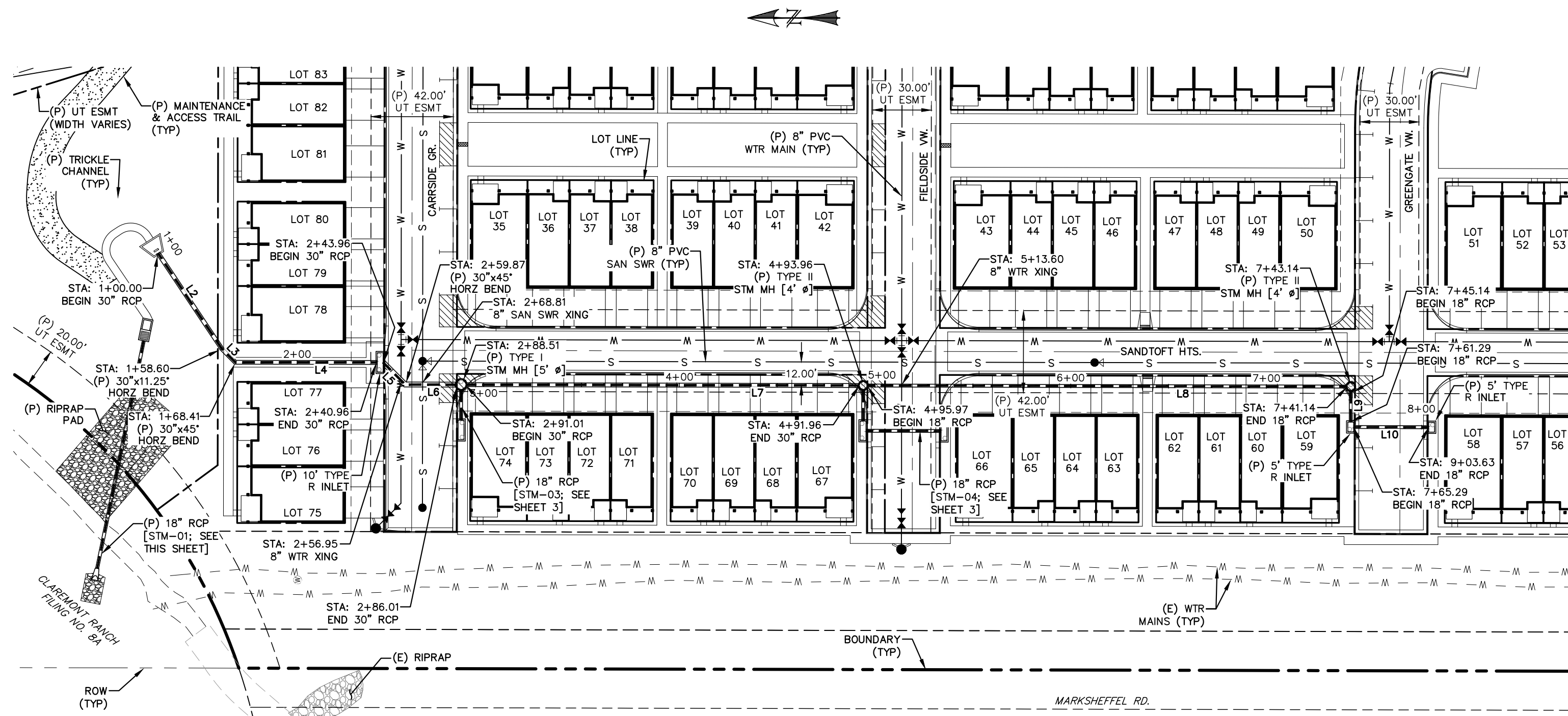
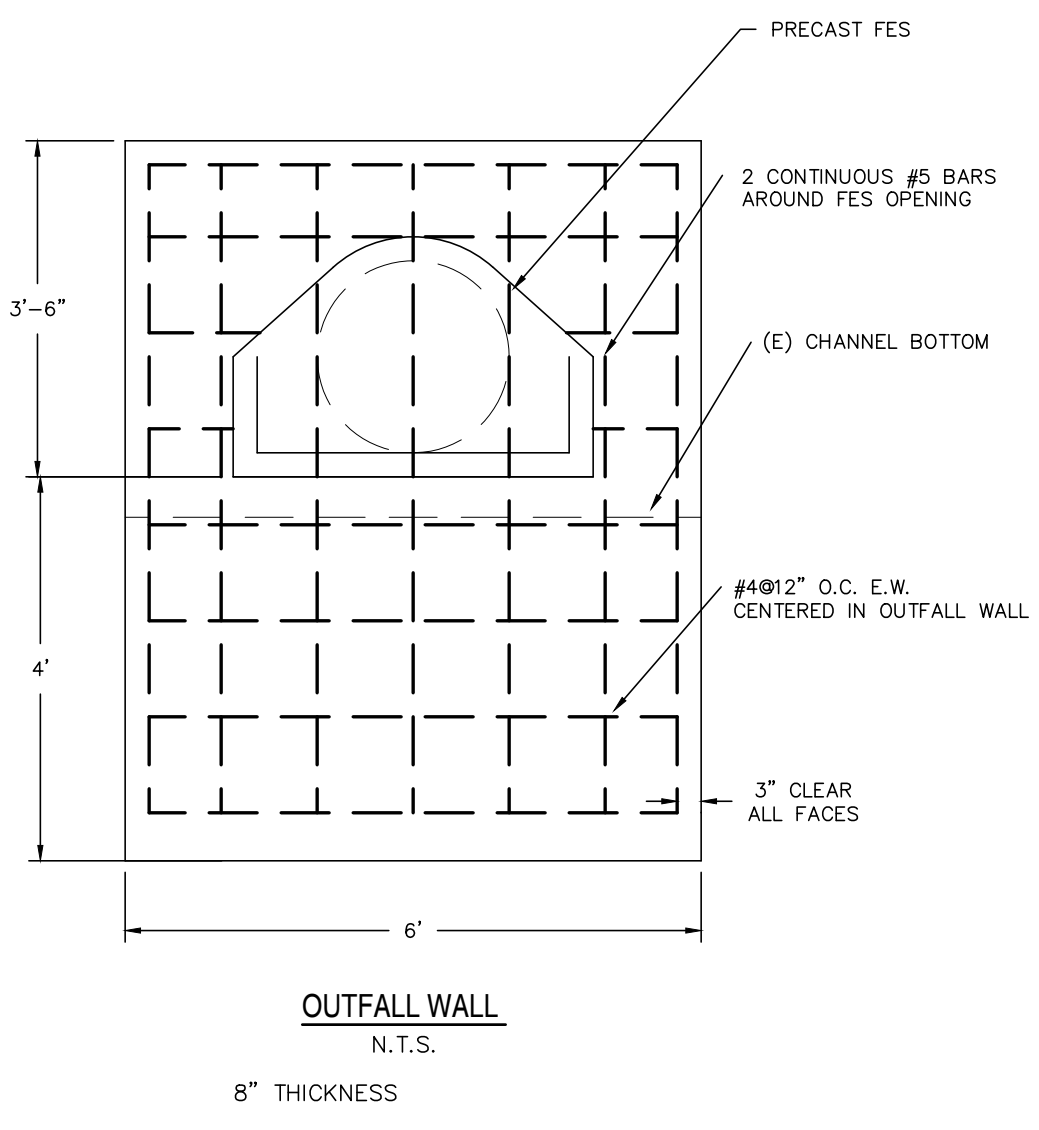
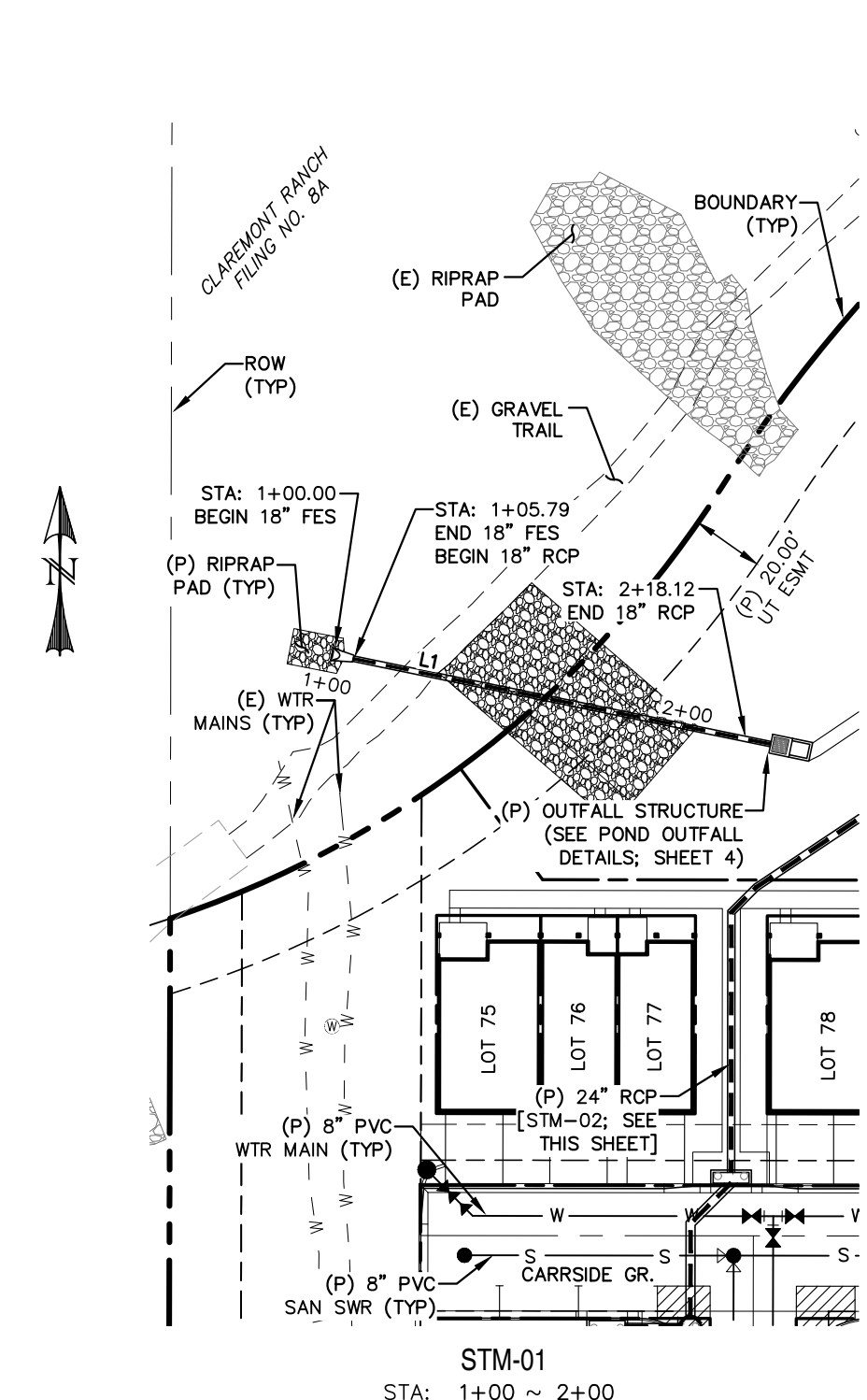
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#### SHEET INDEX:

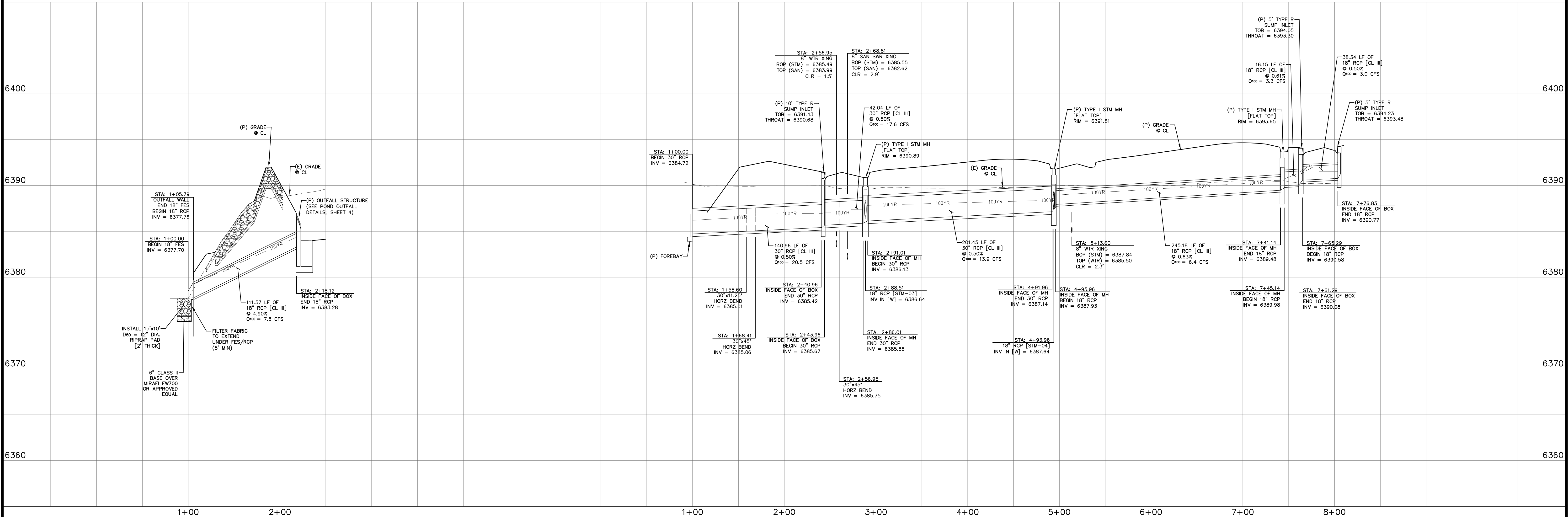
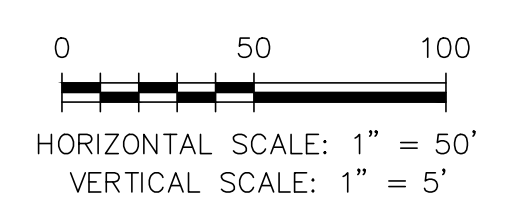
TITLE SHEET	1 OF 5
STORM SEWER PLAN & PROFILE (STM-01 & STM-02)	2 OF 5
STORM SEWER PLAN & PROFILE (STM-03 & STM-04)	3 OF 5
STORM SYSTEM DETAIL SHEET	4 OF 5
STORM POND DETAIL SHEET	4 OF 5

REV.	DESCRIPTION	DATE

EPC 52423 SF-22-028



LINE	BEARING	DISTANCE
L1	S78° 25' 55.14"E	112.33
L2	S56° 19' 18.37"W	58.60
L3	S45° 04' 18.37"W	9.81
L4	S0° 04' 18.37"W	72.55
L5	S45° 07' 32.17"W	15.91
L6	S0° 07' 36.33"W	26.14
L7	S0° 07' 32.17"W	200.95
L8	S0° 07' 32.17"W	245.18
L9	N89° 48' 48.36"W	16.15
L10	S0° 11' 11.64"W	38.34



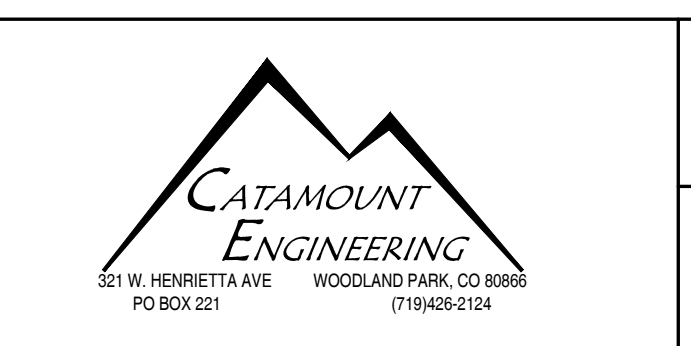
REV.	DESCRIPTION	DATE

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Call 72 hours before you dig.  
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PREPARED FOR:  
**PHI REAL ESTATE SERVICES**  
200 W CITY CENTER DR #200  
PUEBLO CO 81003

PREPARED UNDER THE SUPERVISION FOR AND BEHALF OF:  
**DAVID L. MUJARES, PE #40510**

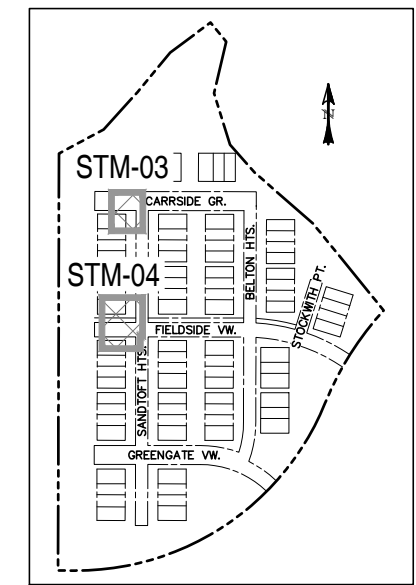
DATE: **07/29/22**



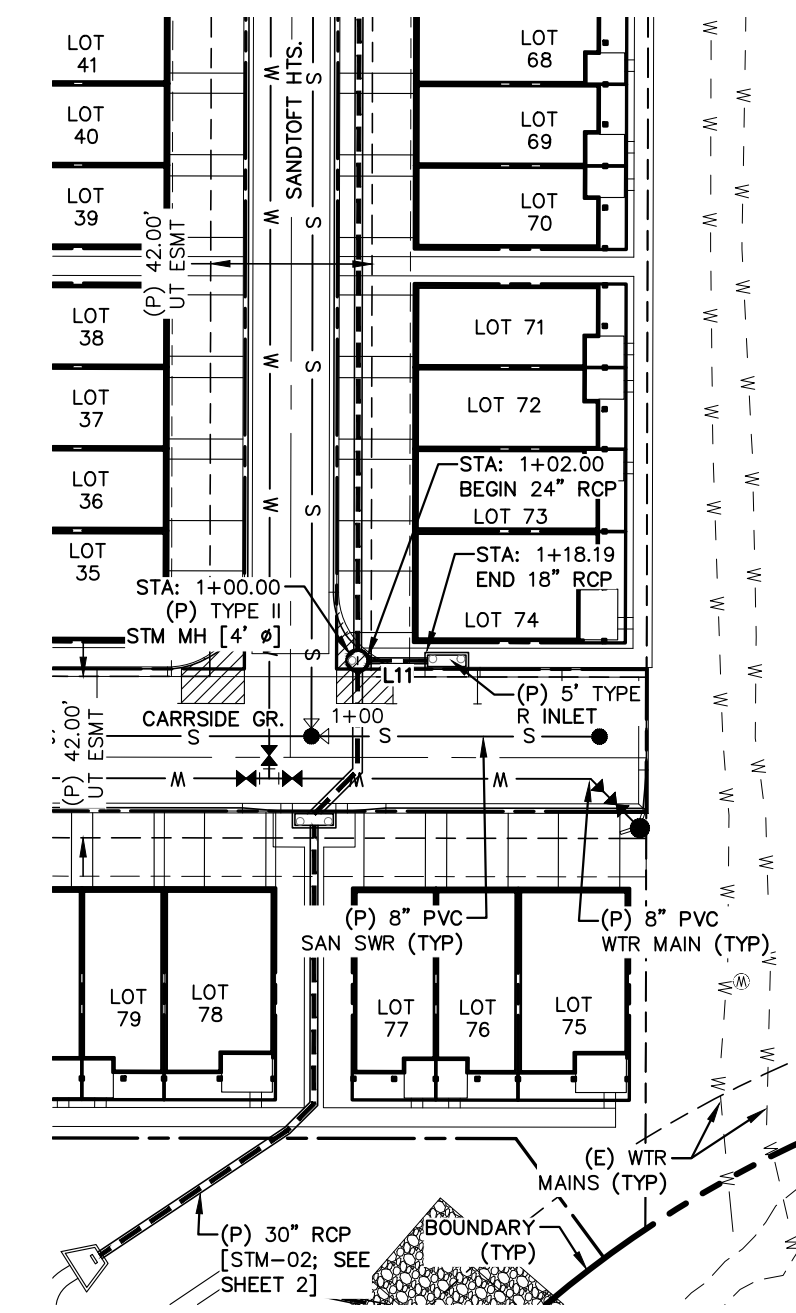
**THE VILLAS AT CLAREMONT RANCH**  
**STORM SEWER PLAN & PROFILES**

SCALE: 1" = 50'  
JOB NUMBER: 16-102  
DATE: 01/17/20  
SHEET: 2 OF 5



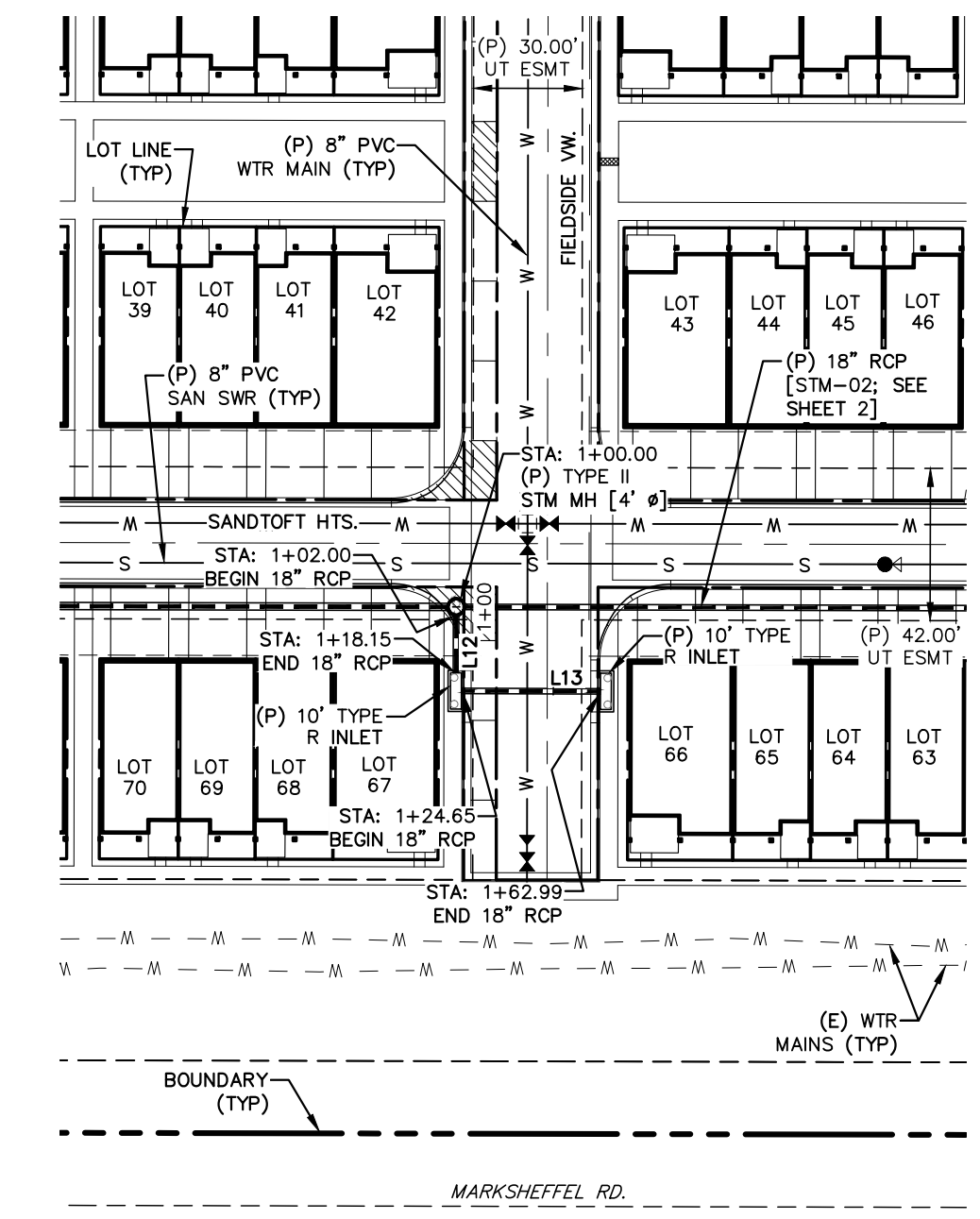
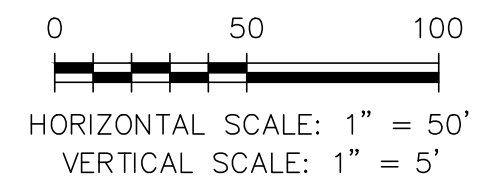


LOCATION MAP  
SCALE: N.T.S.

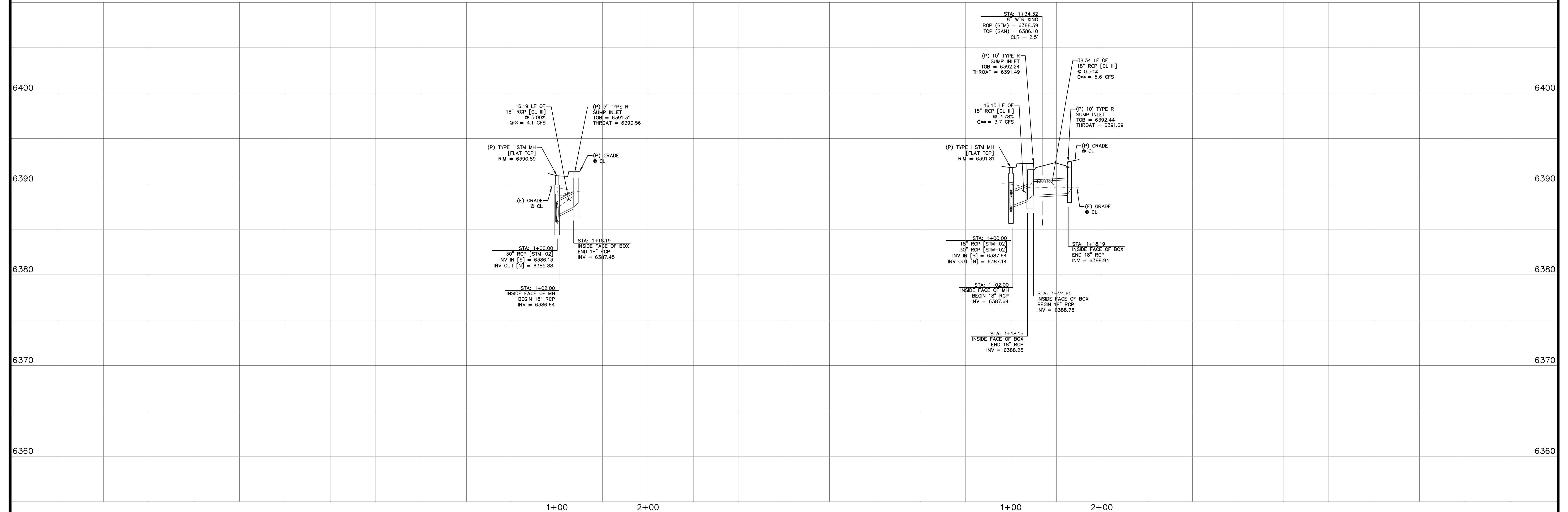


STM-03  
STA: 1+00 ~ 1+20

LINE TABLE - STORM		
LINE	BEARING	DISTANCE
L11	N89° 48' 48.36"W	16.19
L12	N89° 48' 48.36"W	16.15
L13	S0° 11' 11.64"W	38.34



STM-04  
STA: 1+00 ~ 1+70



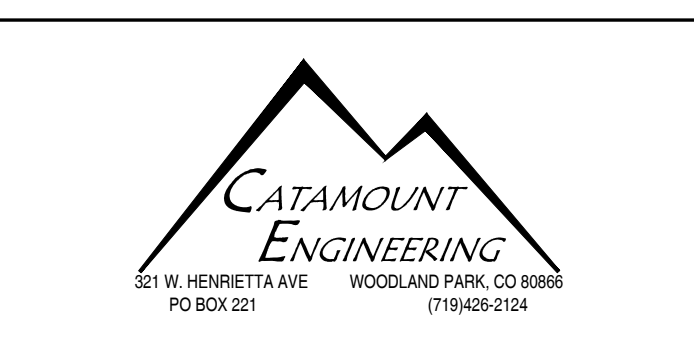
REV.	DESCRIPTION	DATE



PREPARED FOR:  
**PHI REAL ESTATE SERVICES**  
200 W. CITY CENTER DR #200  
PUEBLO CO 81003

PREPARED UNDER DIRECT SUPERVISION FOR AND BEHALF OF  
**CATAMOUNT ENGINEERING**  
DAVID L. MIJARES, PE #40510

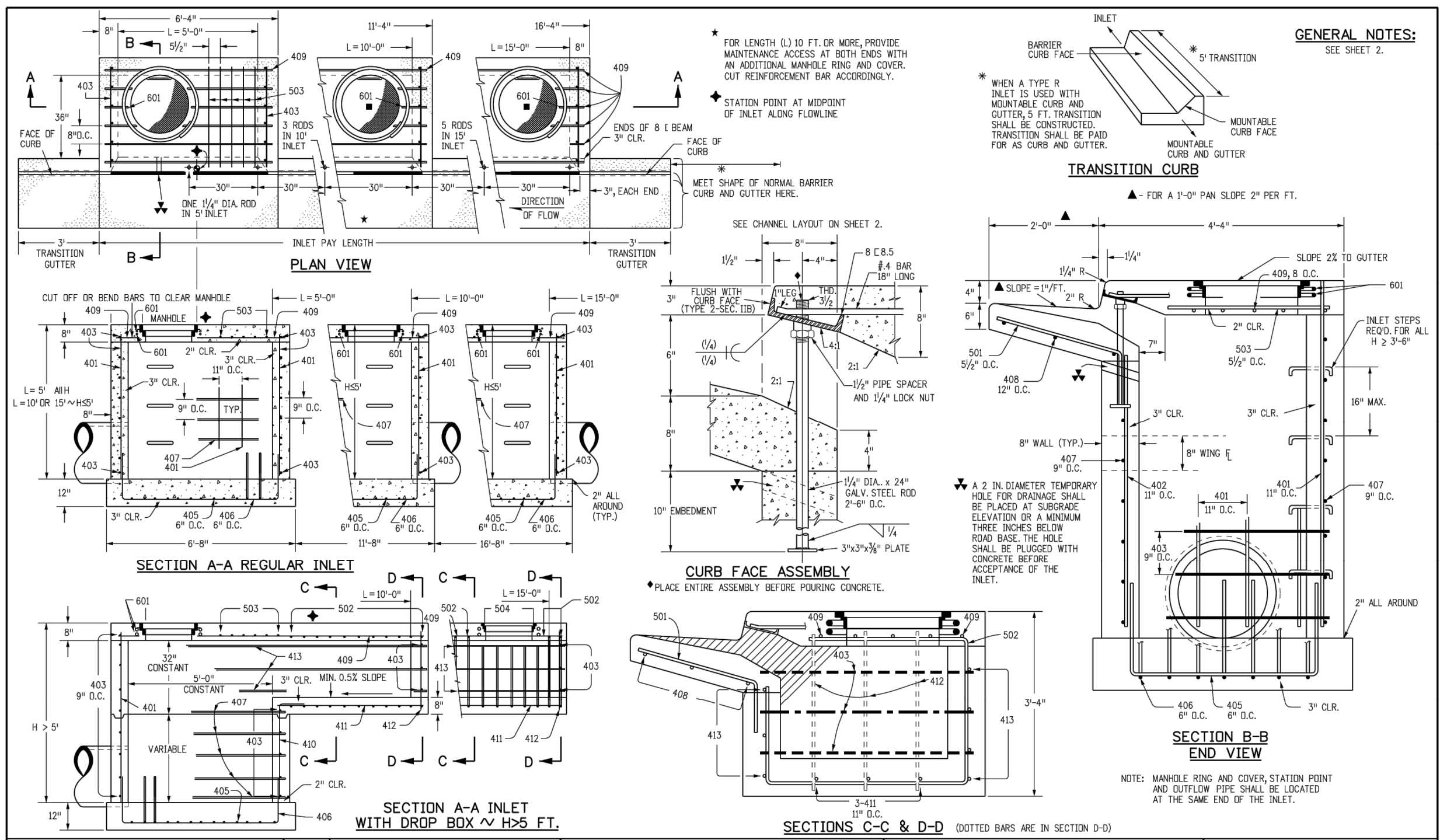
DATE: **07/29/22**



**THE VILLAS AT CLAREMONT RANCH**  
**STORM SEWER PLAN & PROFILES**

SCALE: 1" = 50'	DATE: 01/17/20
JOB NUMBER: 16-102	SHEET: 3 OF 5

EPC 5/24/23

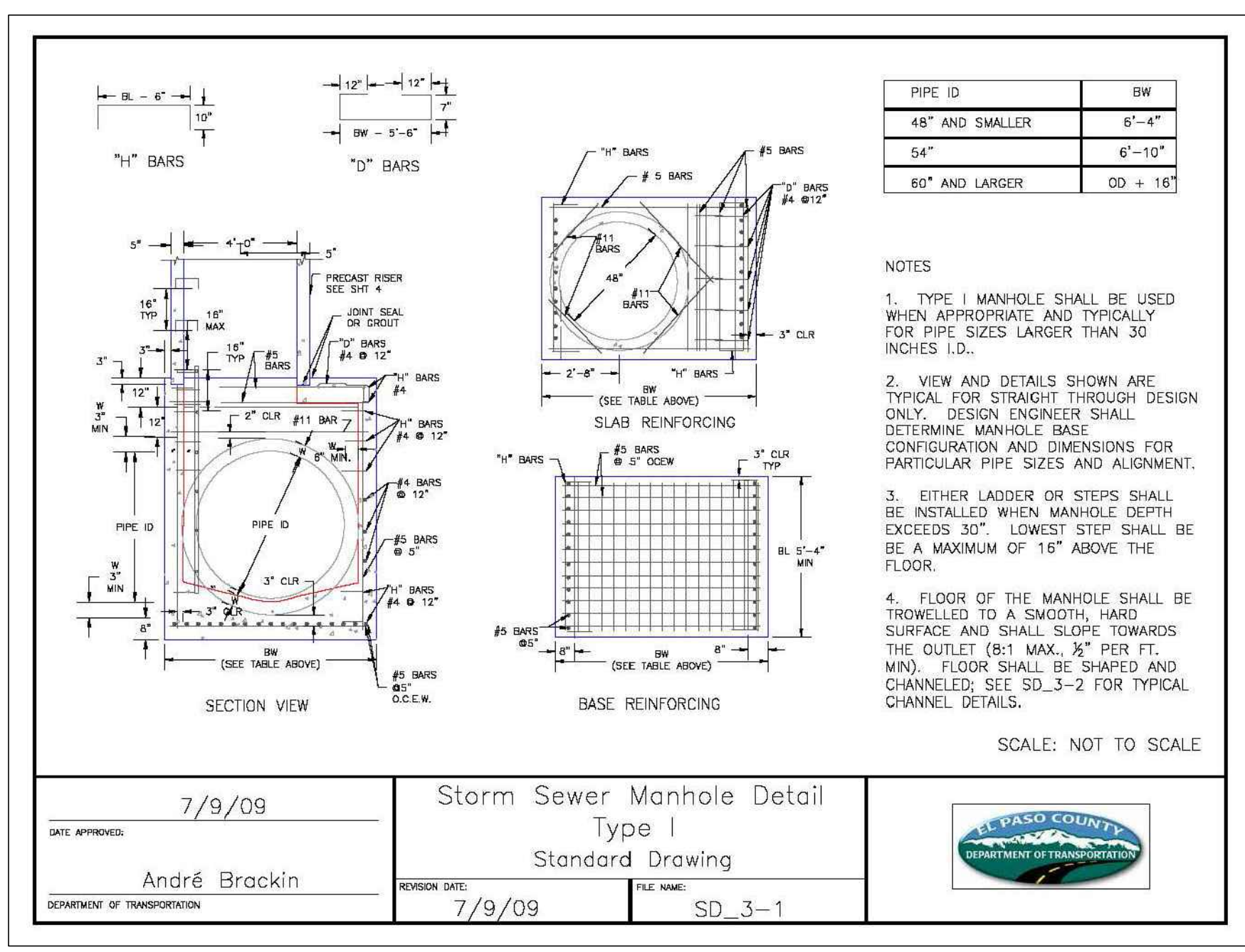
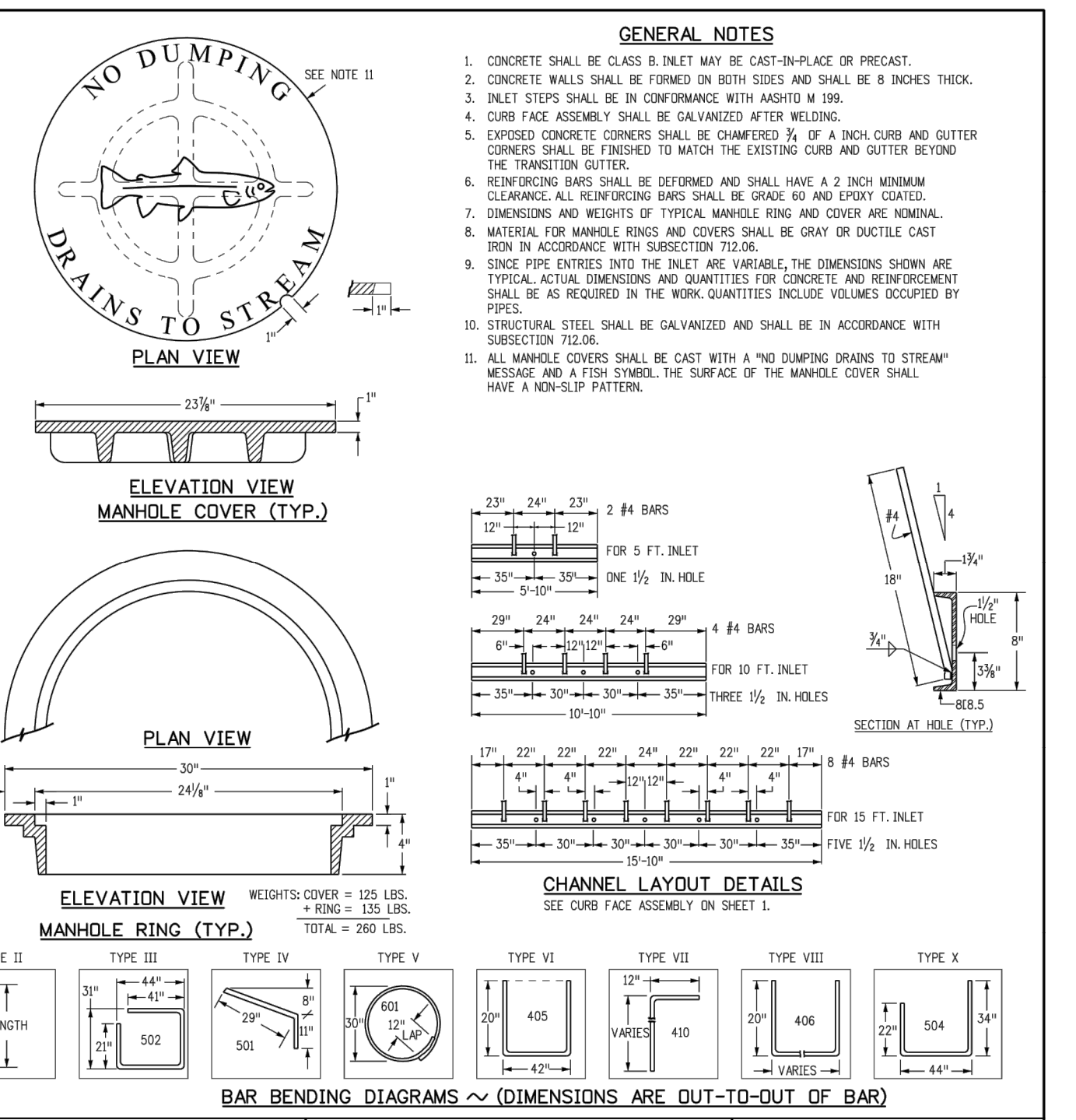


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Creation Date: 07/31/19	Designer: Initials: JBR	Date:	Comments:	2829 West Howard Place	SDOT, HQ, 3rd Floor	<b>CURB INLET TYPE R</b>	M-604-12
Last Modification Date: 07/31/19	Detailer: Initials: LTA			Denver, CO 80204	Phone: 303-757-8021 FAX: 303-757-8968	Project Development Branch	Standard Sheet No. 1 of 2
C.D. Ver.: Modification V8 Scale: Not to Scale Units: English				Project Development Branch		JBK	Project Sheet Number:

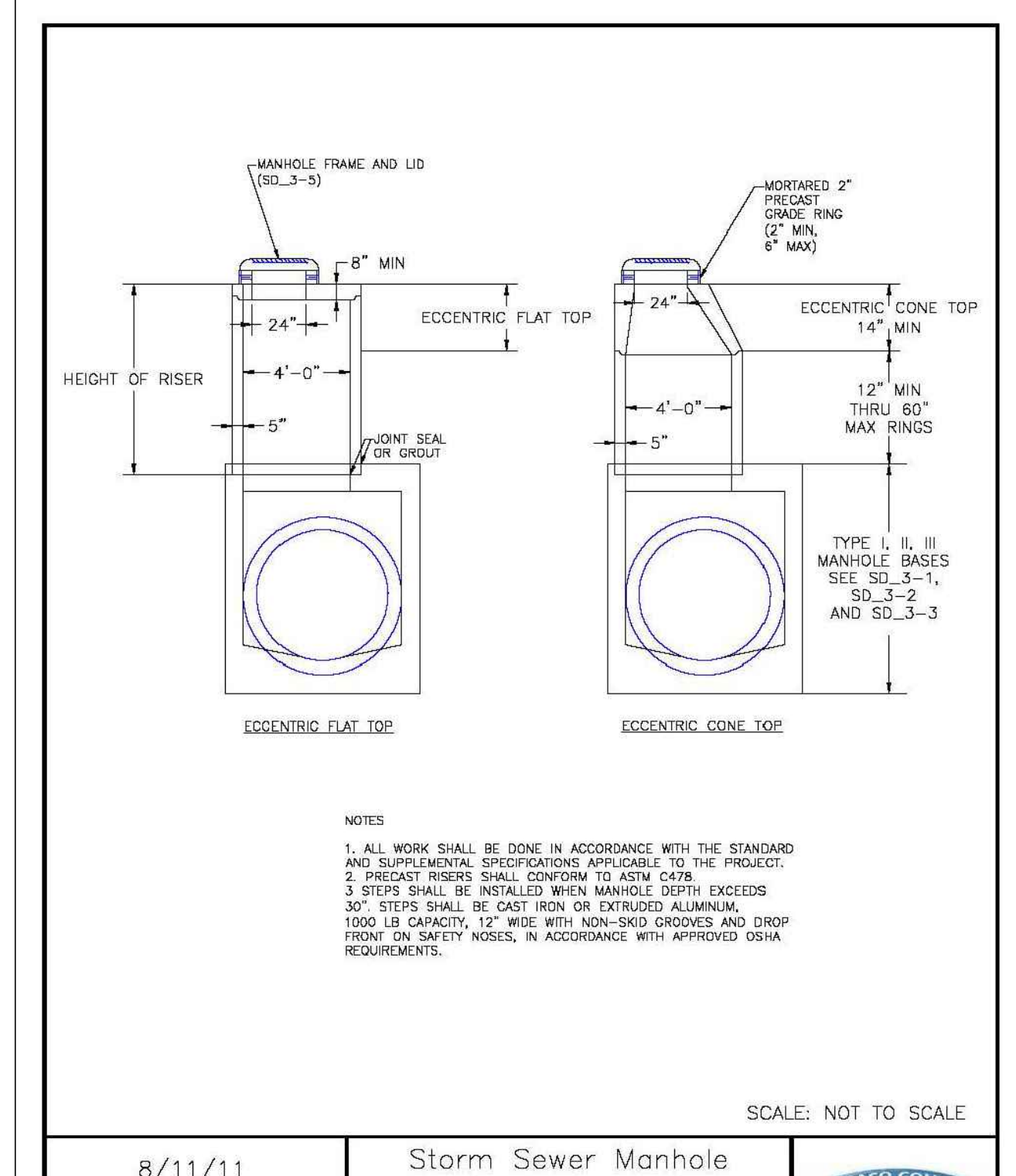
MARK	BAR OR SIZE	O.C. SPACING	TYPE	ALL INLETS			INLETS H ≤ 5 FT.			INLETS H > 5 FT.		
				NO. REQS.	LENGTH	NO. REQS.	LENGTH	NO. REQS.	LENGTH	NO. REQS.	LENGTH	NO. REQS.
401	4	12"	II	13	21	21	21	11	11	11	11	
402	4	12"	II	7	13	13	13	7	7	7	7	
403	4	9"	II	8	14	14	14	8	8	8	8	
404	4	9"	VI	11	18	18	18	11	11	11	11	
405	4	9"	VII	11	18	18	18	11	11	11	11	
406	4	9"	VIII	11	18	18	18	11	11	11	11	
407	4	9"	IX	11	18	18	18	11	11	11	11	
408	4	12"	II	3	11-10"	3	11-10"	3	11-10"	3	11-10"	
409	8	6"	II	6	10-10"	6	10-10"	6	10-10"	6	10-10"	
410	4	12"	VII	3	11-10"	3	11-10"	3	11-10"	3	11-10"	
411	4	12"	VIII	3	11-10"	3	11-10"	3	11-10"	3	11-10"	
412	4	12"	IX	3	11-10"	3	11-10"	3	11-10"	3	11-10"	
413	4	9"	II	7	10-10"	7	10-10"	7	10-10"	7	10-10"	

MARK	LENGTH	NO. REQS.	NO. REQS.	L = 5 FT.		L = 10 FT.		L = 15 FT.		
				REGULAR	DROP BOX	CONC.	STEEL	CONC.	STEEL	CONC.
3-0"	2'-8"	1-8"	10	7	3.2	285	5.3	497	7.4	706
3-6"	3'-2"	2'-2"	10	7	3.4	305	5.7	528	7.9	747
4-0"	3'-8"	2'-8"	12	8	3.7	326	6.0	559	8.4	796
4-6"	4'-2"	3'-2"	12	8	3.9	334	6.4	571	8.8	803
5-0"	4'-8"	3'-8"	14	11	4.1	354	6.7	602	9.3	844
5-6"	5'-2"	4'-2"	15	13	4.4	375	7.0	627	9.7	855
6-0"	5'-8"	4'-8"	15	13	4.6	382	7.2	635	9.9	860
6-6"	6'-2"	5'-2"	18	15	4.8	402	7.4	637	9.9	860
7-0"	6'-8"	5'-8"	20	17	5.0	423	7.6	654	10.1	897
7-6"	7'-2"	6'-2"	20	17	5.2	430	7.8	664	10.3	907
8-0"	7'-8"	6'-8"	22	19	5.5	451	8.0	684	10.5	927
8-6"	8'-2"	7'-2"	24	21	5.7	471	8.2	702	10.7	944
9-0"	8'-8"	7'-8"	24	21	6.0	479	8.4	716	10.9	954
9-6"	9'-2"	8'-2"	28	25	6.2	499	8.6	732	11.1	974
10-0"	9'-8"	8'-8"	28	25	6.4	520	8.8	749	11.4	992
10-6"	10'-2"	9'-2"	28	25	6.6	527	9.0	759	11.6	1001
11-0"	10'-8"	9'-8"	30	27	6.9	547	9.2	779	11.9	1022

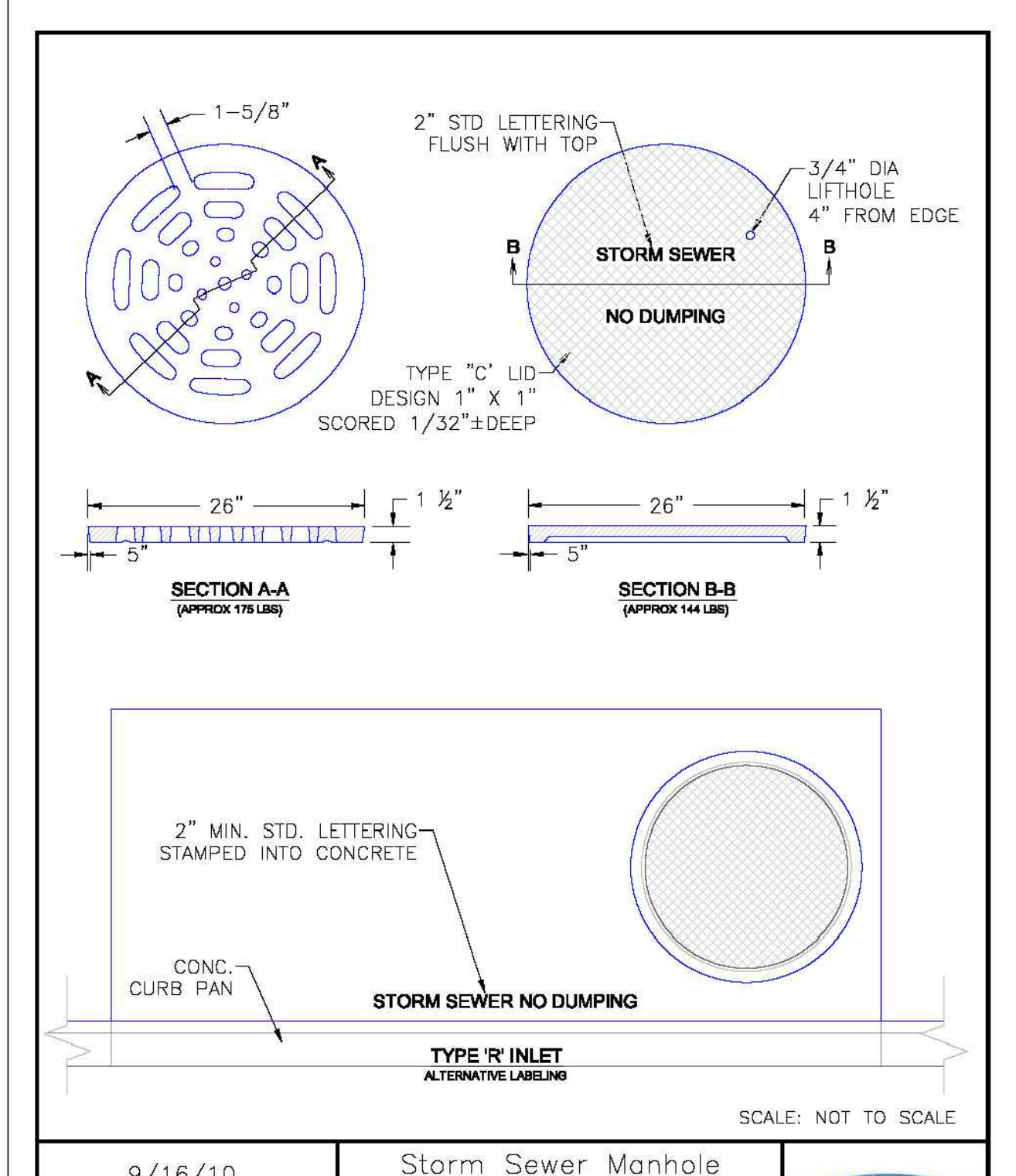
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Creation Date: 07/31/19	Designer: Initials: JBR	Date:	Comments:	2829 West Howard Place	SDOT, HQ, 3rd Floor	<b>CURB INLET TYPE R</b>	M-604-12
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C.D. Ver.: Modification V8 Scale: Not to Scale Units: English				Project Development Branch		JBK	Project Sheet Number:



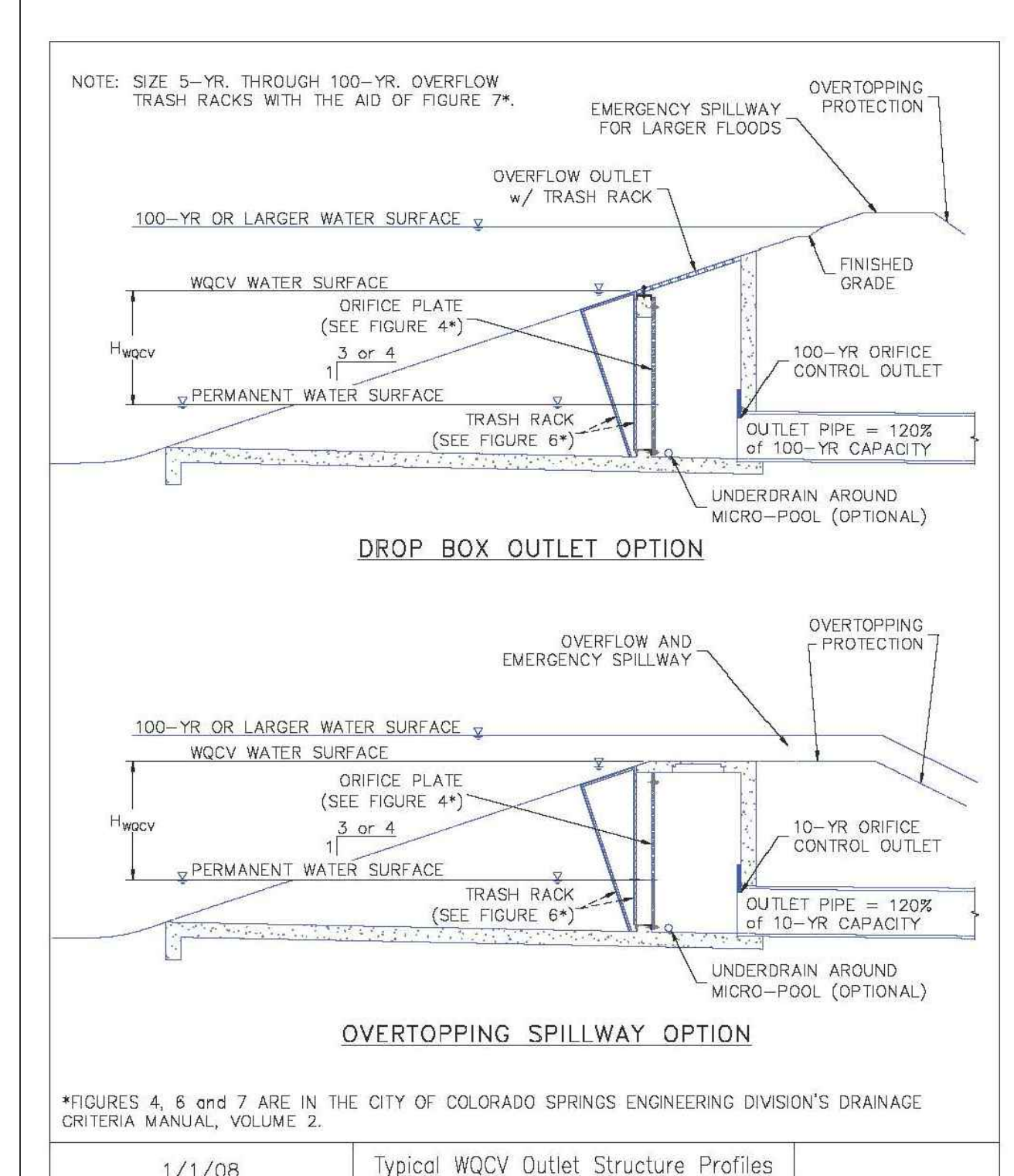
7/9/09	Storm Sewer Manhole Detail Type I	SD_3-1
DATE APPROVED:	REVISION DATE:	FILE NAME:
André Brackin	7/9/09	
DEPARTMENT OF TRANSPORTATION		



8/11/11	Storm Sewer Manhole Riser and Cover Detail	SD_3-7
DATE APPROVED:	REVISION DATE:	FILE NAME:
André P. Brackin	11/23/04	
DEPARTMENT OF TRANSPORTATION		



9/16/10	Storm Sewer Manhole Details	SD_3-5
DATE APPROVED:	REVISION DATE:	FILE NAME:
André P. Brackin	9/16/10	
DEPARTMENT OF TRANSPORTATION		



1/1/08	Typical WQCV Outlet Structure Profiles Including 100-Year Detention	SD_3-83
DATE APPROVED:	REVISION DATE:	FILE NAME:
John A. McCarty	7/15/07	
DEPARTMENT OF TRANSPORTATION		

REV.	DESCRIPTION	DATE	Know what's below. Call 72 hours before you dig. For more details visit: www.call811.com	PREPARED FOR: <b>PHI REAL ESTATE SERVICES, LLC</b> 200 W. QTY CENTER DR. STE 200 PUEBLO, CO 81003	PREPARED UNDER DIRECT SUPERVISION FOR AND BEHALF OF CATAMOUNT ENGINEERING, INC.  DAVID L. MIJAREZ, LICENSED PROFESSIONAL ENGINEER NO. 40510	DATE: 12/08/22	 <b>THE VILLAS AT CLAREMONT RANCH</b> <b>STORM SEWER - DETAILS</b>	DRAWN BY: SLP SCALE: N/A DATE: 12/08/22 JOB NUMBER: 16-102 SHEET: 4 OF 5
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**GENERAL NOTES:**

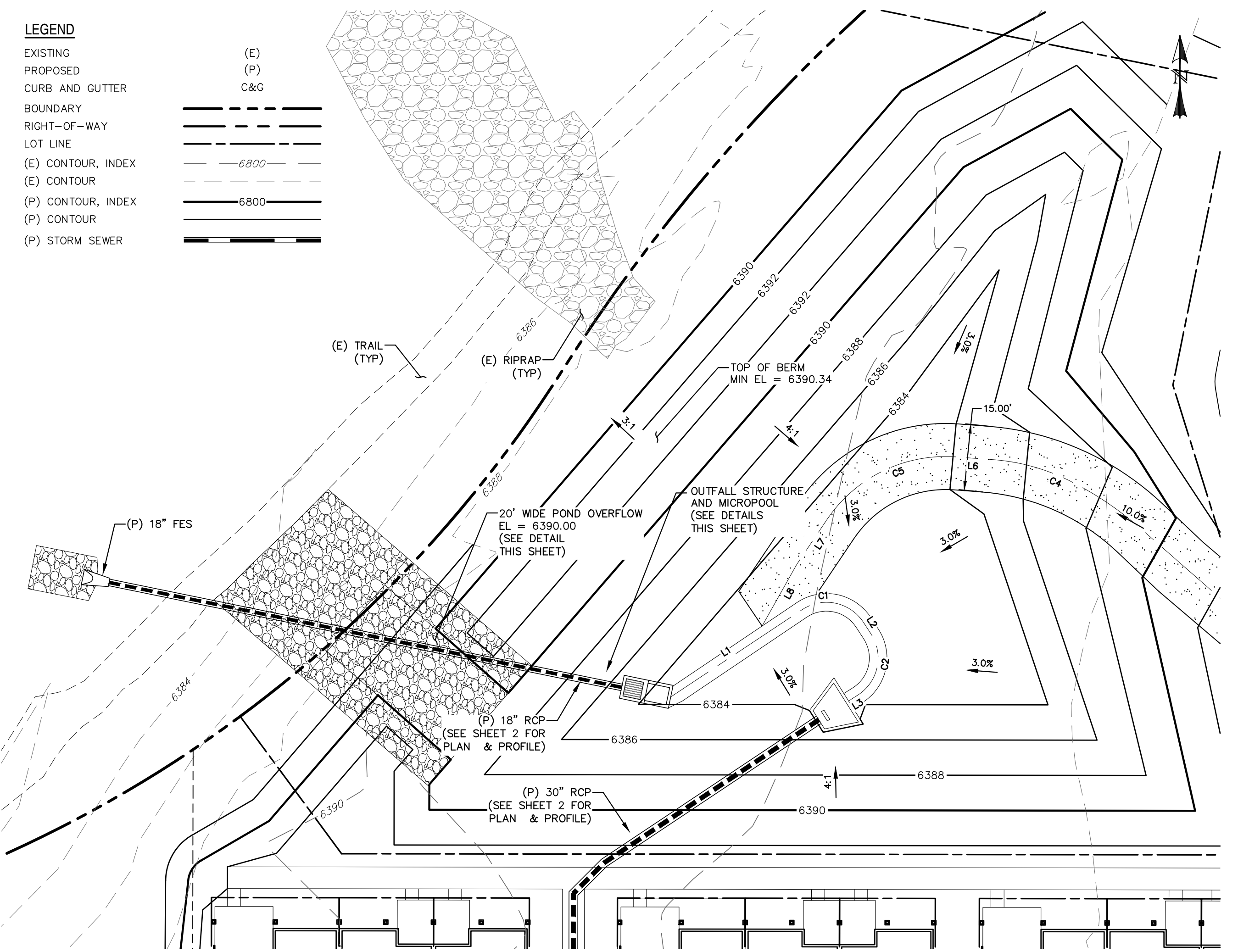
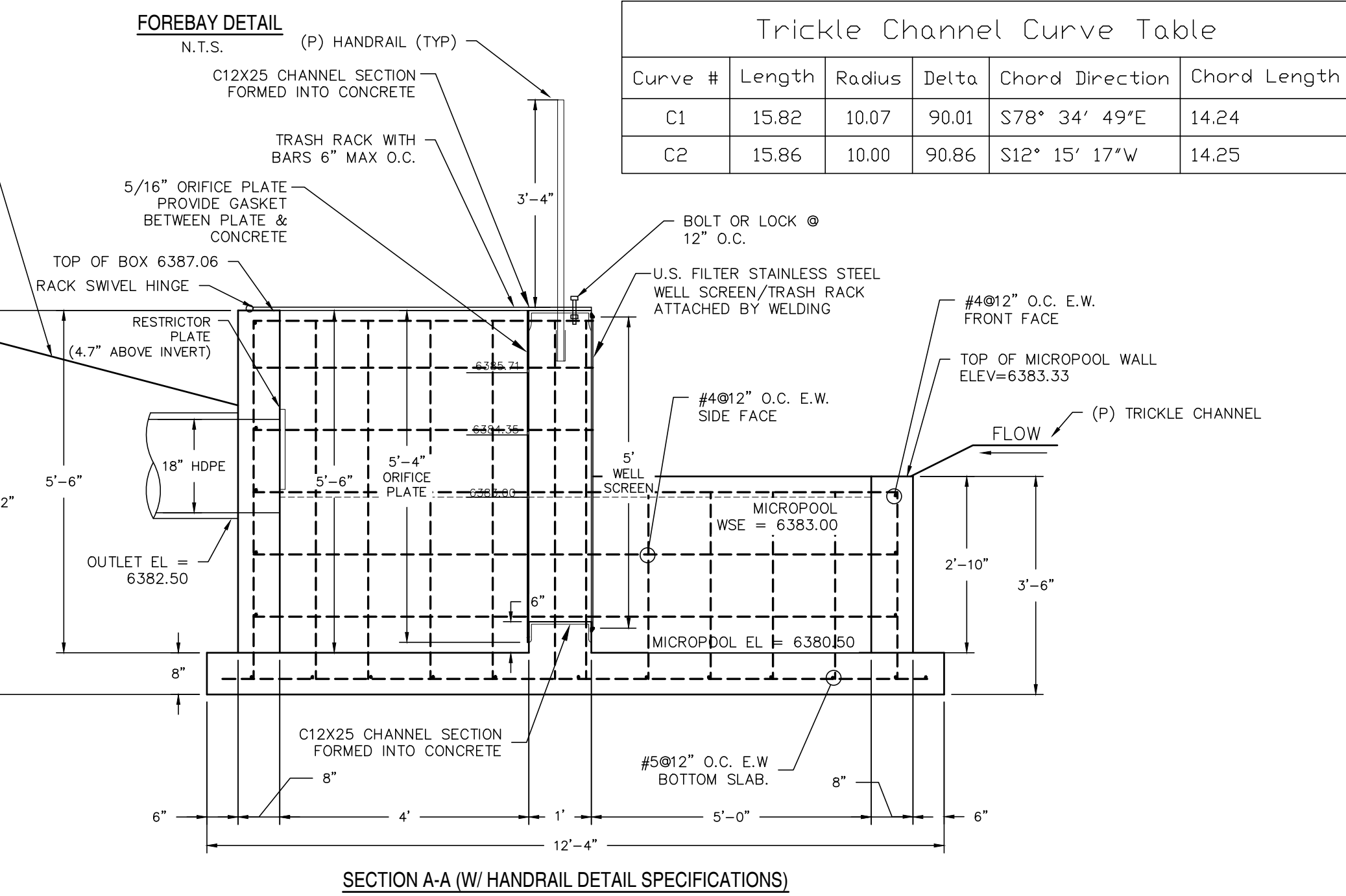
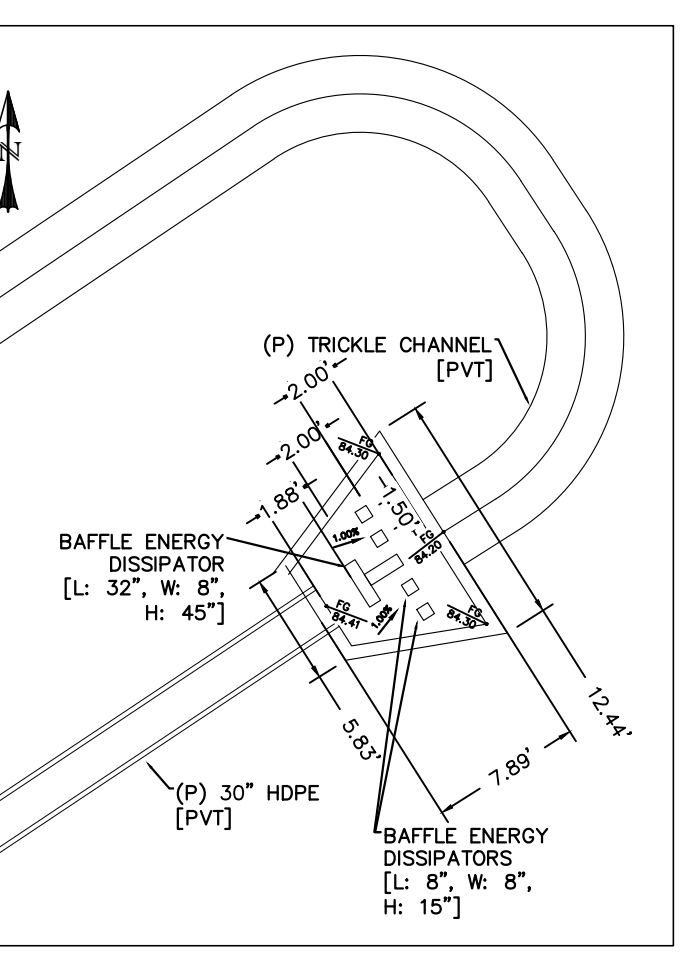
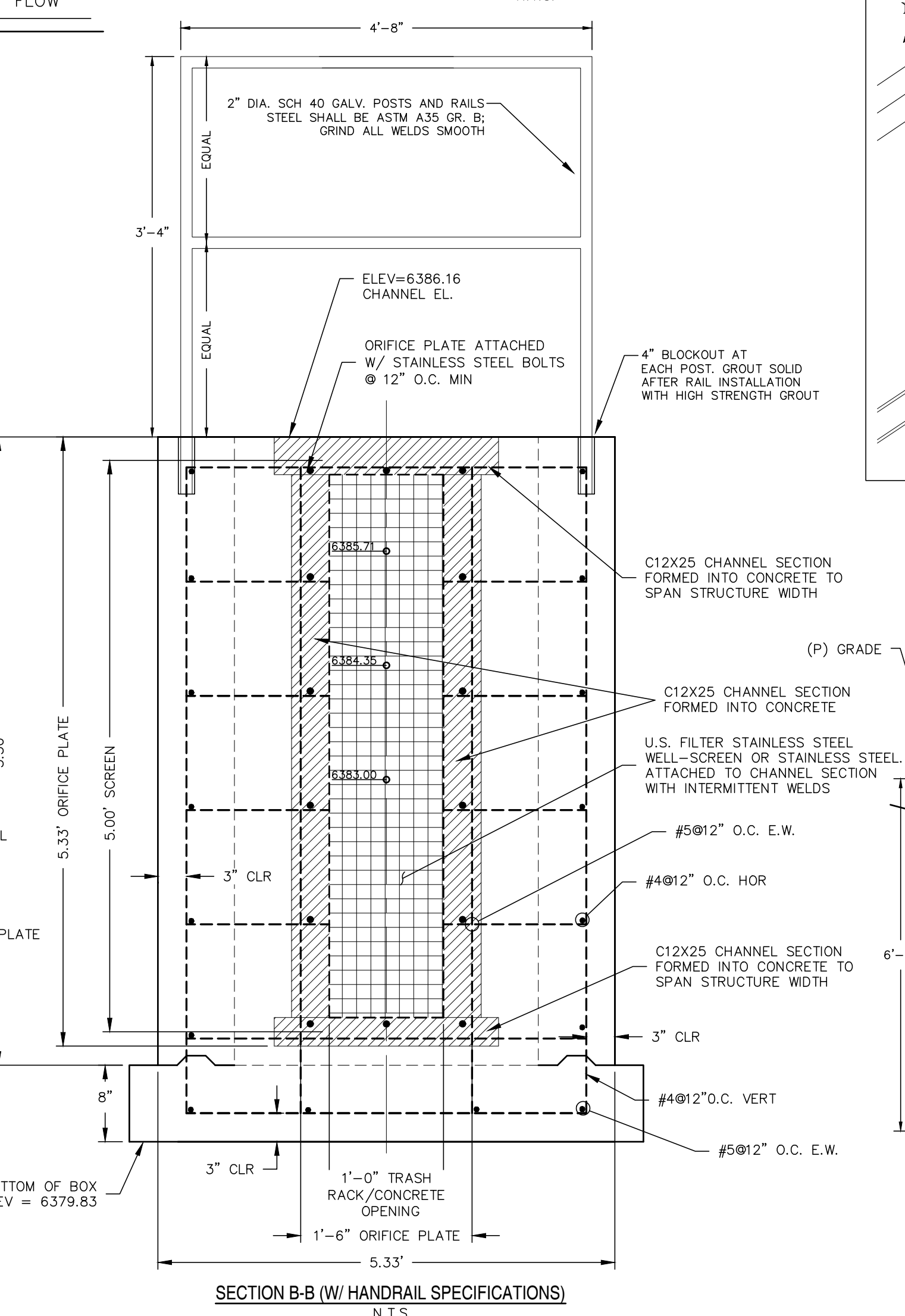
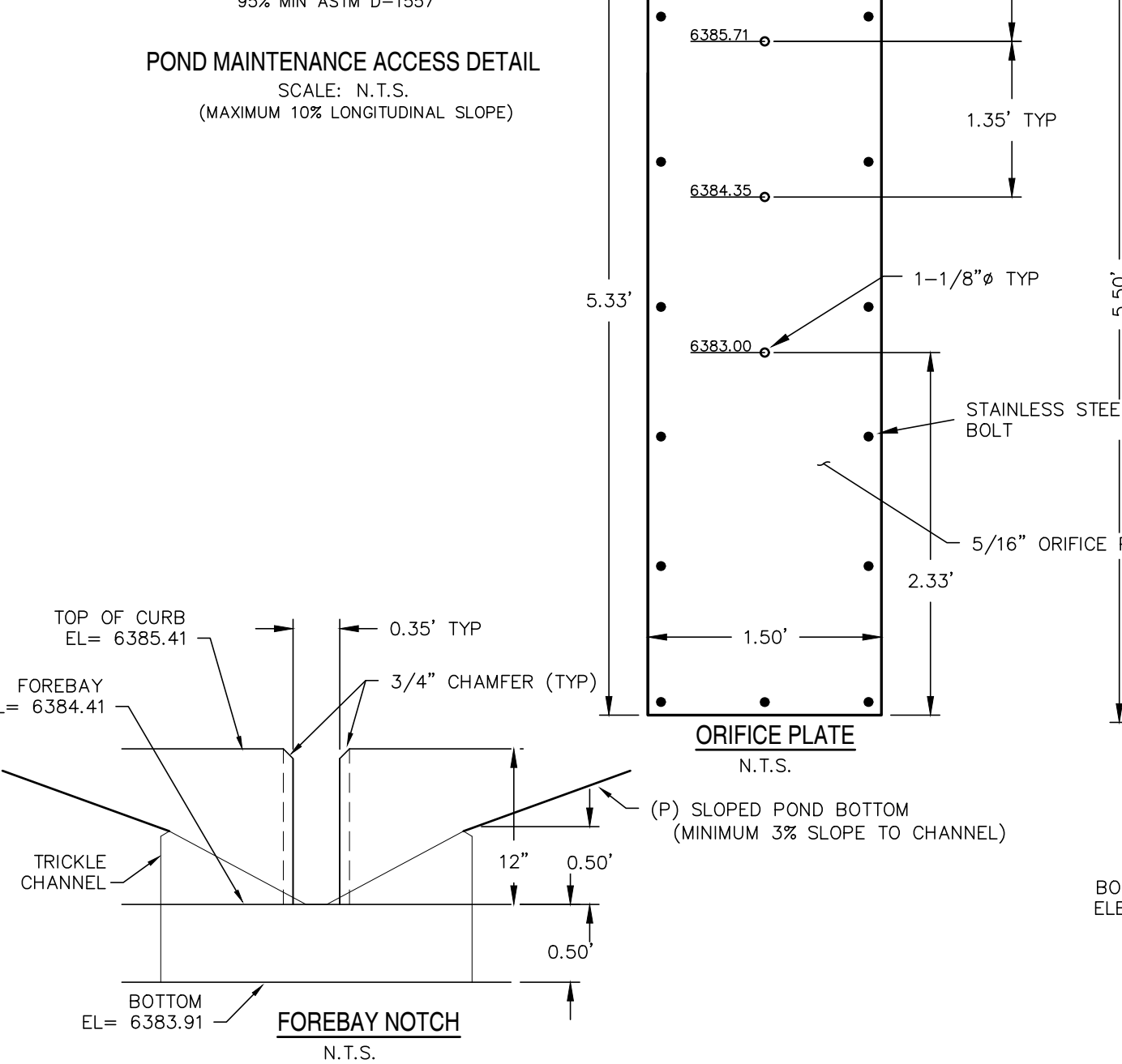
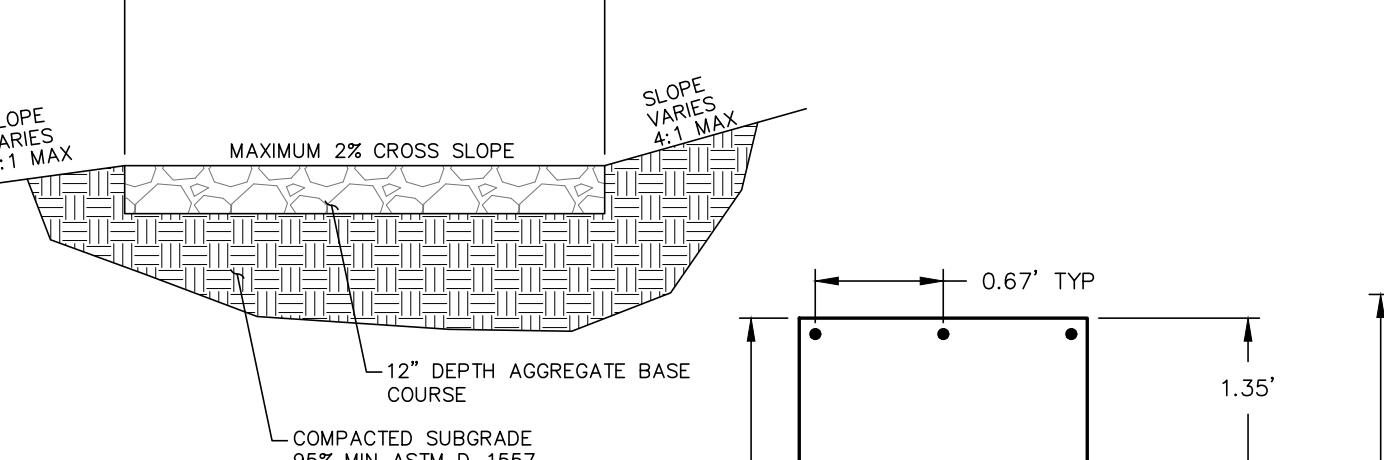
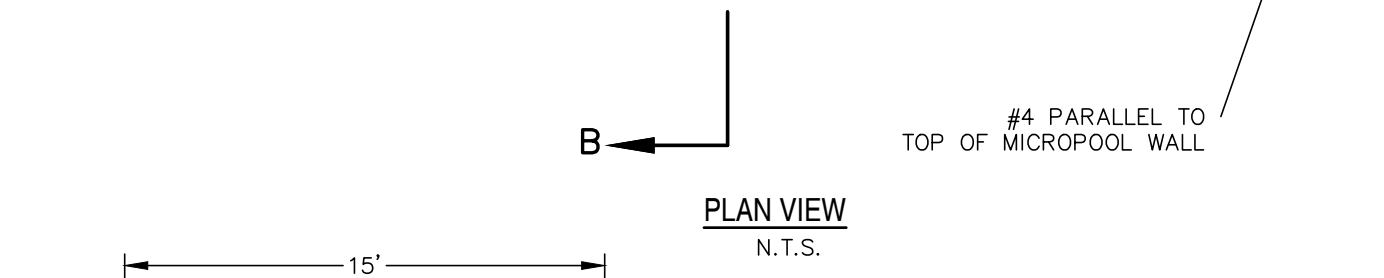
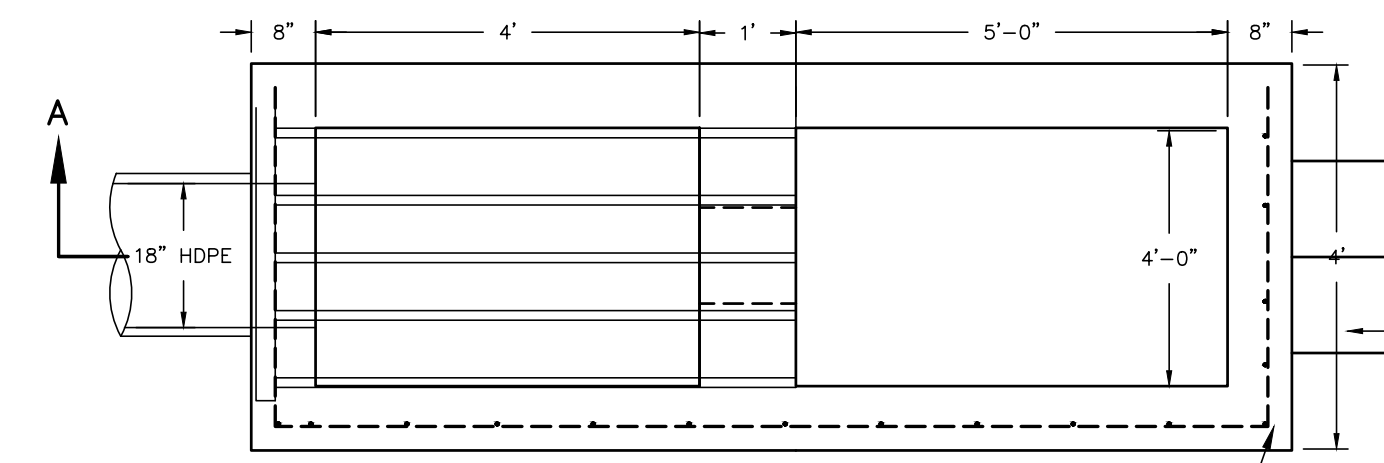
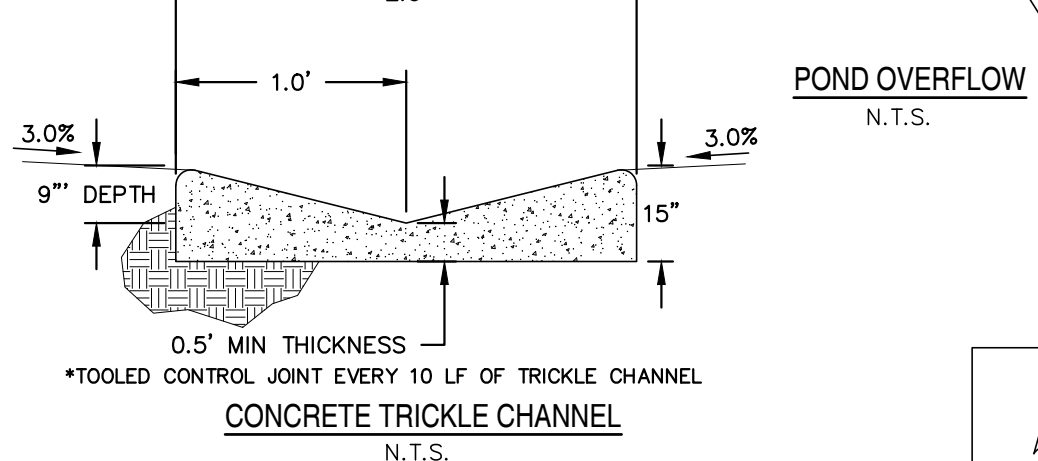
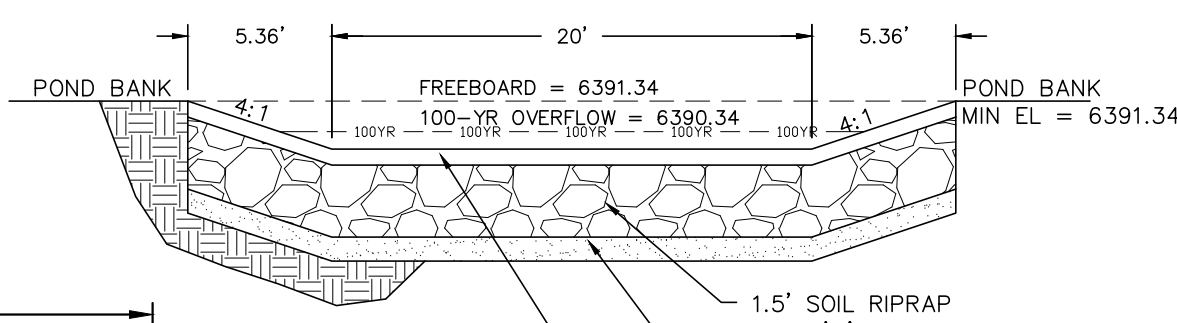
- ALL MATERIALS AND INSTALLATION PROCEDURES SHALL BE IN ACCORDANCE WITH CITY OF COLORADO SPRINGS STANDARD SPECIFICATIONS LATEST REVISION, UNLESS OTHERWISE IDENTIFIED.
- IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY THE EXISTENCE AND LOCATION OF ALL UNDERGROUND UTILITIES ALONG THE ROUTE OF THE WORK. THE OMISSION FROM OR THE INCLUSION OF UTILITY LOCATIONS ON THE PLANS IS NOT TO BE CONSIDERED AS THE NONEXISTENCE OF OR A DEFINITE LOCATION OF EXISTING UNDERGROUND UTILITIES.
- THE CONTRACTOR WILL TAKE NECESSARY PRECAUTIONS TO PROTECT EXISTING UTILITIES FROM DAMAGE DUE TO CONSTRUCTION OPERATIONS. ANY DAMAGE TO UTILITIES WILL BE REPAIRED AT THE CONTRACTOR'S EXPENSE, AND ANY SERVICE DISRUPTION SHALL BE SETTLED BY THE CONTRACTOR.
- IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO SCHEDULE A PRECONSTRUCTION CONFERENCE INCLUDING THE CONTRACTOR, ENGINEER, GEOTECHNICAL ENGINEER, PROJECT SURVEYOR, AND CITY REPRESENTATIVE. THE CONTRACTOR SHALL PROVIDE A DETAILED CONSTRUCTION SCHEDULE INDICATING THE PROJECT SEQUENCING AND TIME LINE FOR CONSTRUCTION ACTIVITIES FOR THE DURATION OF THE PROJECT.
- IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO NOTIFY THE GEOTECHNICAL ENGINEER, THE ENGINEER, AND/OR CITY REPRESENTATIVE FOR TESTING AND OBSERVATION AS ESTABLISHED AT THE PRECONSTRUCTION CONFERENCE AND AS REQUIRED BY THE PROJECT SPECIFICATIONS.
- IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO NOTIFY THE PROJECT SURVEYOR FOR STAKING REQUIREMENTS AS ESTABLISHED AT THE PRECONSTRUCTION CONFERENCE.
- THE CONTRACTOR SHALL PROVIDE COPIES OF ALL SUBMITTALS AND CERTIFICATIONS TO THE ENGINEER FOR APPROVAL A MINIMUM OF TWO (2) WEEKS PRIOR TO ORDERING MATERIALS.
- BEFORE EXCAVATING, CONTRACTOR SHALL VERIFY LOCATION OF UNDERGROUND UTILITIES.
- CONTRACTOR SHALL BE RESPONSIBLE FOR ANY MONUMENTATION AND/OR BENCHMARKS WHICH WILL BE DISTURBED OR DESTROYED BY CONSTRUCTION. SUCH POINTS SHALL BE REFERENCED AND REPLACED WITH APPROPRIATE MONUMENTATION BY A LICENSED LAND SURVEYOR.
- THE APPROVAL OF THESE PLANS OR ISSUANCE OF A PERMIT BY THE CITY OF COLORADO SPRINGS DOES NOT AUTHORIZE THE CONTRACTOR AND/OR THE OWNER TO VIOLATE ANY FEDERAL, STATE OR CITY LAWS, ORDINANCES, REGULATIONS, OR POLICIES.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL NEW, TEMPORARY AND EXISTING SIGNAGE FROM THE START OF THE CONSTRUCTION PROJECT UNTIL ACCEPTANCE BY THE OWNER.
- THE CONTRACTOR SHALL NOT REMOVE ANY EXISTING SIGNS, PAVEMENT MARKINGS OR TRAFFIC SIGNALS DURING THE PROJECT WITHOUT SIGNED AUTHORIZATION OF THE CITY REPRESENTATIVE ASSIGNED TO THE PROJECT.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL WORK ZONE TRAFFIC CONTROL. CONTRACTOR SHALL BE RESPONSIBLE FOR FURNISHING, INSTALLING AND MAINTAINING THE TEMPORARY TRAFFIC CONTROL DEVICES THROUGHOUT THE DURATION OF THE PROJECT.
- IF A DISCREPANCY IS IDENTIFIED BETWEEN THE CONSTRUCTION DRAWINGS, PROJECT SPECIFICATIONS, AND/OR CITY SPECIFICATIONS, THE CONTRACTOR SHALL NOTIFY THE ENGINEER OF RECORD FOR RESOLUTION PRIOR TO CONTINUATION OF WORK.
- PRIVATE EXTENDED DETENTION BASIN TO BE OWNED AND MAINTAINED BY CENTRAL MARKSHEFFEL METROPOLITAN DISTRICT.

**CONCRETE CONSTRUCTION NOTES:**

- ALL CAST INPLACE STRUCTURAL CONCRETE SHALL HAVE A MINIMUM COMPRESSIVE STRENGTH OF 4,000 PSI AT 28 DAYS. HIGHER COMPRESSIVE STRENGTH CONCRETE IS ACCEPTABLE TO ACHIEVE EARLY STRENGTH AS DEEMED NECESSARY TO MEET CONSTRUCTION SCHEDULING.
- REINFORCING BARS SHALL BE IN CONFORMANCE WITH ASTM A-615 GRADE 60.
- CONCRETE PROTECTIVE COVER SHALL BE 3" FOR CONCRETE POURED AGAINST EARTH AND 2" FOR FORMED CONCRETE, UNLESS OTHERWISE NOTED ON THE PLANS.
- MINIMUM LAP SPLICES SHALL BE 18".
- PLACEMENT OF CONCRETE SHALL BE IN ACCORDANCE WITH ACI-318. DROP CHUTES AND/OR PUMPING SHALL BE USED TO PREVENT SEGREGATION OF THE MIX DUE TO EXCESSIVE VERTICAL DROP.
- CONCRETE SHALL BE PLACED WITH A SLUMP BETWEEN 1" AND 4".
- NO CALCIUM CHLORIDE ADMIXTURE SHALL BE USED. AN APPROVED WATER REDUCING AGENT MAY BE USED.
- CONCRETE SHALL HAVE 5% TO 8% ENTRAINED AIR BY VOLUME.
- ALL EXPOSED CONCRETE EDGES SHALL BE CHAMFERED 1".
- ALL MATERIALS AND INSTALLATION PROCEDURES SHALL BE IN COMPLIANCE WITH CITY OF COLORADO SPRINGS STANDARDS. ANY DEVIATIONS FROM REGULATIONS AND STANDARDS MUST BE REQUESTED FROM THE ENGINEER AND MUST BE APPROVED IN WRITING PRIOR TO ACCEPTANCE.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR STRUCTURE STABILITY DURING CONSTRUCTION. BACKFILL SHALL BE BROUGHT UP EVENLY AGAINST STRUCTURE.

**LEGEND**

- (E) EXISTING
- (P) PROPOSED
- C&G CURB AND GUTTER
- BOUNDARY
- RIGHT-OF-WAY
- LOT LINE
- (E) CONTOUR, INDEX
- (E) CONTOUR
- (P) CONTOUR, INDEX
- (P) CONTOUR
- (P) STORM SEWER

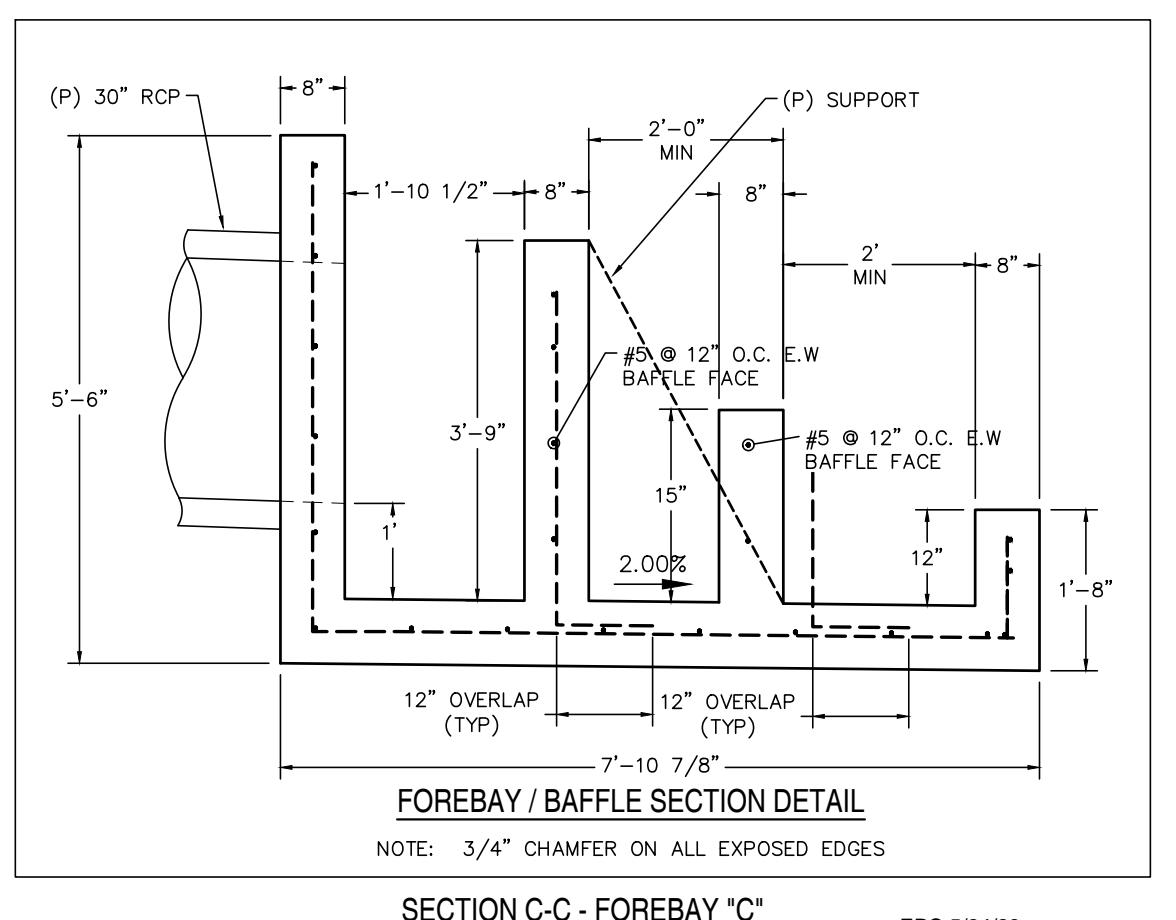


Line #	Length	Direction
L1	35.74	N56° 24' 54.95"E
L2	3.15	S33° 10' 36.00"E
L3	2.44	S57° 41' 09.57"W

Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C1	15.82	10.07	90.01	S78° 34' 49"E	14.24
C2	15.86	10.00	90.86	S12° 15' 17"W	14.25

Line #	Length	Direction
L4	95.29	N16° 33' 16.75"W
L5	47.84	N48° 46' 44.60"W
L6	6.48	N85° 35' 33.79"W
L7	12.34	S33° 56' 45.97"W
L8	15.95	S29° 20' 28.32"W

Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C3	15.86	27.50	33.04	N33° 04' 32"W	15.64
C4	19.65	46.83	24.04	N75° 49' 32"W	19.51
C5	17.15	32.50	30.23	S79° 17' 31"W	16.95

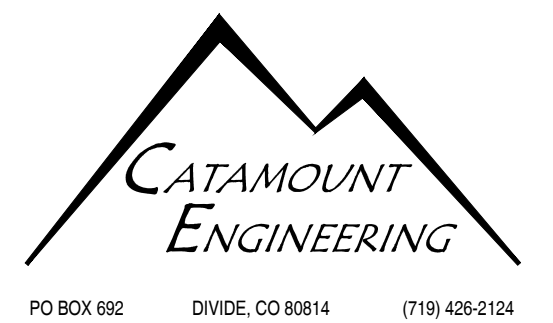


REV.	DESCRIPTION	DATE



PREPARED FOR:  
**PREMIER HOMES**  
200 W CITY CENTER DR #200  
PUEBLO CO 81003

PREPARED UNDER THE DIRECT SUPERVISION FOR AND BEHALF OF CATAMOUNT ENGINEERING  
DAVID L. MIJARES, LICENSED PROFESSIONAL ENGINEER  
40510  
07/29/22  
DATE



**THE VILLAS  
AT CLAREMONT RANCH**  
POND DETAIL SHEET

SCALE: N/A  
DATE: 07/29/22  
JOB NUMBER: 16-102  
SHEET: 5 OF 5  
DRAWN BY: SLP