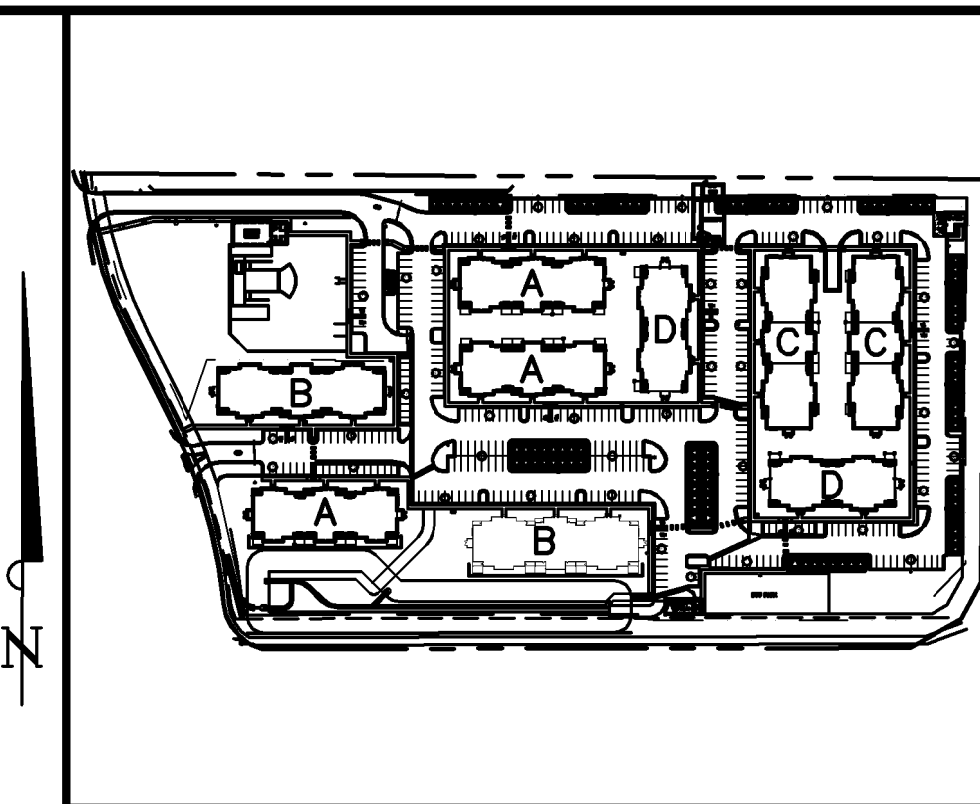
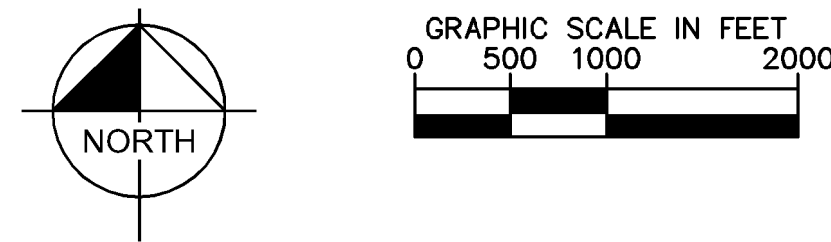
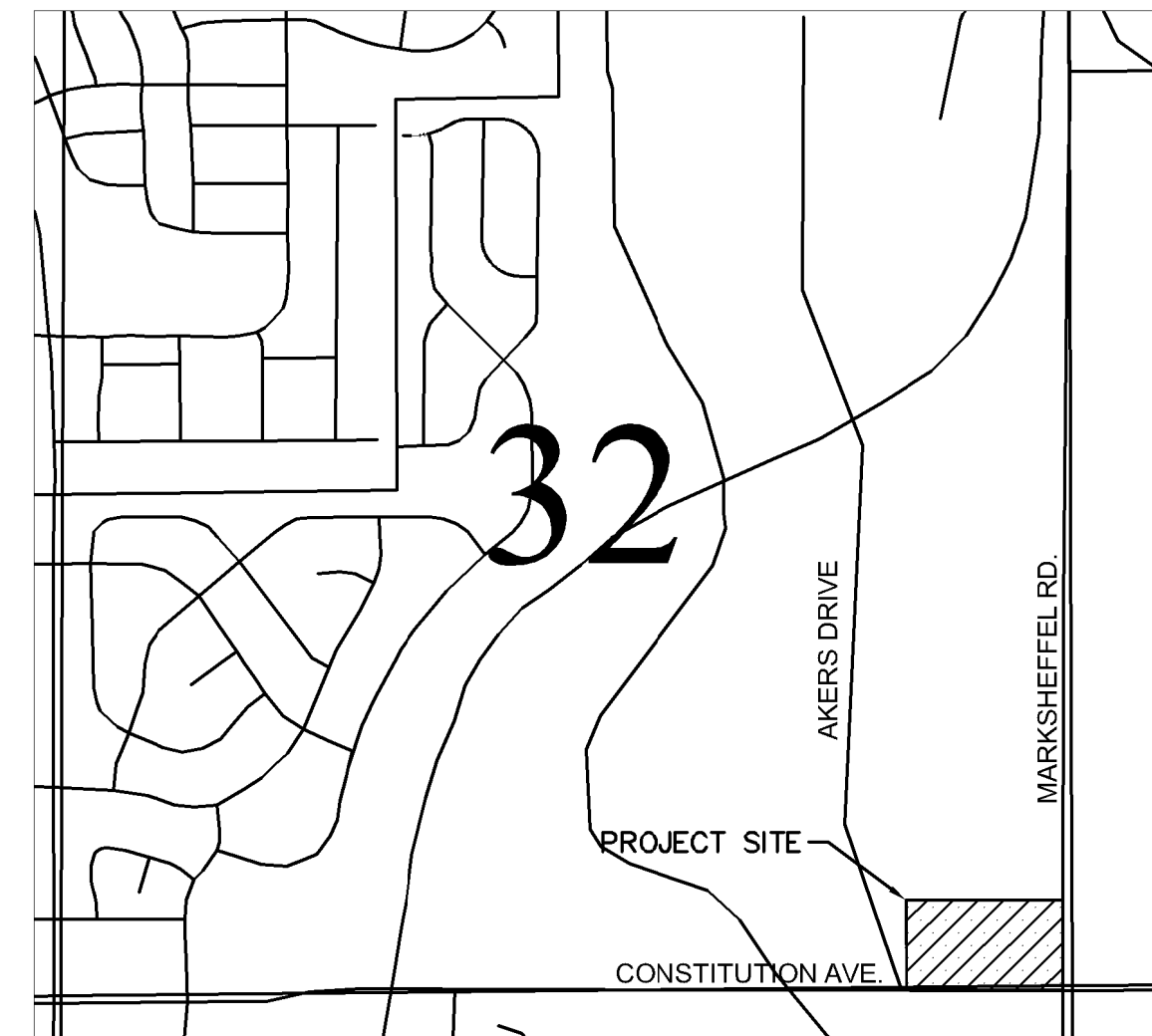


UPLAND FLATS BY WATERMARK CONSTRUCTION DRAWINGS

TRACT DD, HANNAH RIDGE AT FEATHERGRASS FILING NO. 1, AS AMENDED
SECTION 32, TOWNSHIP 13 SOUTH, RANGE 65 WEST OF THE 6TH P.M., CITY OF COLORADO
SPRINGS, COUNTY OF EL PASO, STATE OF COLORADO

Civil Construction Documents		04/23/2021	08/11/2021	09/17/2021
Sheet Number	Sheet Title			
C 100	COVER SHEET	●	●	
C 101	GENERAL NOTES	●	●	
C 102	CONSTRUCTION DETAILS (1 OF 3)	●	●	
C 103	CONSTRUCTION DETAILS (2 OF 3)	●	●	
C 104	CONSTRUCTION DETAILS (3 OF 3)	●	●	●
C 200	EXISTING CONDITIONS AND DEMO PLAN	●	●	
C 300	GEC COVER SHEET	●	●	
C 301	GEC INITIAL PLAN	●	●	●
C 302	GEC INTERIM PLAN	●	●	
C 303	GEC FINAL PLAN	●	●	
C304	PUBLIC IMPROVEMENT PLAN	●	●	●
C 305	GEC DETAILS (1 OF 3)	●	●	
C 306	GEC DETAILS (2 OF 3)	●	●	
C 307	GEC DETAILS (3 OF 3)	●	●	
C 400	OVERALL SITE PLAN	●	●	●
C 401	HORIZONTAL CONTROL PLAN	●	●	
C 402	PAVING PLAN	●	●	●
C 500	OVERALL GRADING PLAN	●	●	●
C 501	DETAILED GRADING PLAN (1 OF 6)	●	●	●
C 502	DETAILED GRADING PLAN (2 OF 6)	●	●	●
C 503	DETAILED GRADING PLAN (3 OF 6)	●	●	●
C 504	DETAILED GRADING PLAN (4 OF 6)	●	●	●
C 505	DETAILED GRADING PLAN (5 OF 6)	●	●	●
C 506	DETAILED GRADING PLAN (6 OF 6)	●	●	●
C 600	UTILITY COVER SHEET	●	●	●
C 601	NOTES	●	●	
C 602	NOTES	●	●	
C 603	OVERALL UTILITY PLAN	●	●	
C 604	UTILITY SERVICE PLAN	●	●	●
C 605	UTILITY SERVICE PLAN	●	●	●
C 606	UTILITY SERVICE PLAN	●	●	
C 607	UTILITY SERVICE PLAN	●	●	
C 608	OVERALL WATER PLAN	●	●	
C 609	WATER PLAN	●	●	●
C 610	WATER PLAN	●	●	
C 611	WATER PLAN	●	●	
C 612	WATER PLAN	●	●	
C 613	OVERALL SANITARY PLAN	●	●	
C 614	SAN. SEWER PLAN & PROFILE LINE A	●	●	
C 615	SAN. SEWER PLAN & PROFILE LINE A	●	●	
C 616	SAN. SEWER PLAN & PROFILE LINE A	●	●	●
C 617	SAN. SEWER PLAN & PROFILE LINE B	●	●	
C 618	SAN. SEWER PLAN & PROFILE LINE C	●	●	●
C 619	OVERALL STORM PLAN	●	●	●
C 620	STORM SEWER PLAN & PROFILE LINE A	●	●	
C 621	STORM PLAN AND PROFILE LINE A	●	●	
C 622	STORM PLAN AND PROFILE LINE A	●	●	
C 623	STORM PLAN AND PROFILE LINE B & C	●	●	●
C 624	AMENITY SPACE STORM SEWER	●	●	●
C 625	OVERALL DRY UTILITY PLAN	●	●	●
C 626	POND DETAILS	●	●	●
C 700	EXISTING DRAINAGE MAP	●	●	
C 701	PROPOSED DRAINAGE MAP	●	●	



KEY MAP
NOT TO SCALE

OWNER/DEVELOPER:

WATERMARK AT CO SPRINGS AKERS CO, LLC.
111 MONUMENT CIRCLE, SUITE 1500
INDIANAPOLIS, IN 46204
TELEPHONE: (720) 495-3693
CONTACT: MONICA UNGER

CIVIL ENGINEER:

KIMLEY-HORN AND ASSOCIATES., INC.
2 N. NEVADA AVE., SUITE 300
COLORADO SPRINGS, CO 80903
TELEPHONE: (719) 453-0182
CONTACT: ERIC GUNDERSON, P.E.

EL PASO COUNTY

EL PASO COUNTY PCD DEPARTMENT
2880 INTERNATIONAL CIRCLE, SUITE 110
COLORADO SPRINGS, CO 80910
PHONE: (719) 520-6300

SURVEYOR:

BARRON LAND, LLC
2790 N. ACADEMY BLVD., SUITE 311
COLORADO SPRINGS, CO 80917
PHONE: (719) 360-6827
CONTACT: SPENCER BARRON, PLS

LANDSCAPE ARCHITECT:

KIMLEY-HORN AND ASSOCIATES., INC.
2 N. NEVADA AVE., SUITE 310
COLORADO SPRINGS, CO 80903
TELEPHONE: (720) 636-8306
CONTACT: JEREMY POWELL, PLA

ARCHITECT:

STUDIO M ARCHITECTURE
2 WEST MAIN STREET
CARMEL, IN 46032
PHONE: (317) 810-1502
CONTACT: NICK ALEXANDER, AIA, LEED AP

LEGAL DESCRIPTION

TRACT DD, HANNAH RIDGE AT FEATHERGRASS FILING NO. 1, AS AMENDED BY AFFIDAVIT OF CORRECTION RECORDED JULY 14, 2014 UNDER RECEPTION NO. 214081923 AND AFFIDAVIT OF CLARIFICATIONS RECORDED SEPTEMBER 9, 2014 UNDER RECEPTION NO. 214081923, COUNTY OF EL PASO, STATE OF COLORADO.

BENCHMARK:

ELEVATIONS ARE BASED UPON COLORADO SPRINGS UTILITY FIMS CONTROL POINT "BLT104", DESCRIBED AS A 2" ALUMINUM CAP SET AT THE NORTHEAST TOP OF THE NORTH HEADWALL OF A BOX CULVERT AT THE FIRST CREEK CROSSING EAST OF MARKSHEFFEL ROAD, UNDER CONSTITUTION AVENUE, APPROXIMATELY 1400' EAST AND 70' NORTH OF THE SOUTHEAST CORNER OF THE SUBJECT SECTION 32. THE ELEVATION OF SAID BENCHMARK IS 6452.43', NGVD 29 VERTICAL DATUM.

BASIS OF BEARINGS:

BEARINGS ARE BASED UPON, AND IS ASSUMED TO BEAR S 89°37'59" E, A MEASURED DISTANCE OF 1188.72 FEET FOR THE NORTH LINE OF THE SUBJECT TRACT DD, SAID LINE BEING MONUMENTED ON THE WEST END BY A 5/8" METAL PIN WITH A YELLOW PLASTIC CAP STAMPED "PLS 31548" AND ON THE EAST END BY A 5/8" METAL PIN WITH A YELLOW PLASTIC CAP STAMPED "PLS 36567".

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 ESTABLISHED CRITERIA 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 PURPOSED 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.

GENERAL NOTES

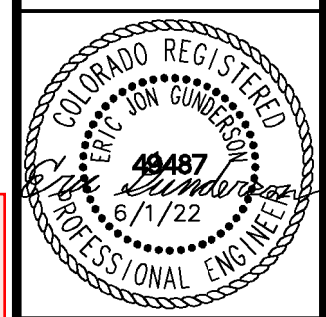
- BASED ON ELEVATION DATA, THE APPLICANT WILL NEED TO FILE FEDERAL AVIATION ADMINISTRATION (FAA) FORM 7460-1 "NOTICE OF PROPOSED CONSTRUCTION OR ALTERATION" FOR ANY NEW VERTICAL DEVELOPMENT AT THIS SITE, INCLUDING TEMPORARY CONSTRUCTION EQUIPMENT, AND PROVIDE FAA DOCUMENTATION TO THE AIRPORT BEFORE THE COMMENCEMENT OF CONSTRUCTION ACTIVITIES; FAA'S WEBSITE (HTTPS://OEAFAA.FAA.GOV/OEAFAA/EXTERNAL/PORTAL.ISP).

NO.	REVISION	DATE	BY	APPR.
7	REVISION 4	JAN 15/26/22	EJG	
6	REVISION 2	JAN 15/28/22	EJG	
5	REVISION 1	JAN 27/17/22	EJG	
4	ADDENDUM C	JAN 9/17	EJG	
3	ADDENDUM B	JAN 8/11	EJG	
2	ADDENDUM A	JAN 6/30	EJG	
1	FIRST RESUBMITTAL	JAN 5/19	EJG	
	REVISION			APPR.

Kimley-Horn
2022 KIMLEY-HORN AND ASSOCIATES, INC.
2 North Nevada Avenue Suite 300
Colorado Springs, Colorado 80903 (719) 453-0180

DESIGNED BY: EJG
DRAWN BY: JAR
CHECKED BY: EJG
DATE: 6/1/22

UPLAND FLATS BY WATERMARK
EL PASO COUNTY, COLORADO
CONSTRUCTION DRAWING PLANS
COVER SHEET



RECORD DRAWING

THIS DRAWING HAS BEEN REVISED TO SHOW THOSE CHANGES DURING THE CONSTRUCTION PROCESS REPORTED BY THE CONTRACTOR TO KIMLEY-HORN AND ASSOCIATES, INC. THIS DRAWING IS NOT GUARANTEED TO BE "AS BUILT" BUT IS BASED ON THE INFORMATION MADE AVAILABLE.

11/20/23
ERIC GUNDERSON, PE

PROJECT NO.
096302009

SHEET
C 100

K:\DEN_Civil\096302009_Akers Drive\CADD\PlanSheets\CD\096302009CD_NT.dwg Gunderson, Eric 11/16/2023 8:18 AM

ENGINEERING CONSTRUCTION NOTES

1. ALL EXISTING UTILITIES SHOWN ARE LOCATED ACCORDING TO THE INFORMATION AVAILABLE TO THE ENGINEER AT THE TIME THE DRAWINGS WERE PREPARED AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE OWNER OR THE ENGINEER. GUARANTEE IS NOT MADE THAT ALL EXISTING UNDERGROUND UTILITIES ARE SHOWN OR THAT THE LOCATION OF THOSE SHOWN ARE ENTIRELY ACCURATE. THE LOCATIONS SHOWN ARE FOR BIDDING PURPOSES ONLY. FINDING THE ACTUAL LOCATION OF ANY EXISTING UTILITIES IS THE CONTRACTORS RESPONSIBILITY AND SHALL BE DONE BEFORE HE COMMENCES ANY WORK IN THE VICINITY. FURTHERMORE, THE CONTRACTOR SHALL BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES DUE TO THE CONTRACTORS FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES. THE OWNER OR ENGINEER WILL ASSUME NO LIABILITY FOR ANY DAMAGES SUSTAINED OR COST INCURRED BECAUSE OF THE OPERATIONS IN THE VICINITY OF EXISTING UTILITIES OR STRUCTURES, NOR FOR TEMPORARY BRACING AND SHORING OF SAME. IF IT IS NECESSARY TO SHORE, BRACE, SWING OR RELOCATE A UTILITY, THE UTILITY COMPANY OR DEPARTMENT AFFECTED SHALL BE CONTACTED AND THEIR PERMISSION OBTAINED REGARDING THE METHOD TO USE FOR SUCH WORK.
2. IT IS THE CONTRACTORS RESPONSIBILITY TO CONTACT THE VARIOUS UTILITY COMPANIES WHICH MAY HAVE BURIED OR AERIAL UTILITIES WITHIN OR NEAR THE CONSTRUCTION AREA BEFORE COMMENCING WORK. THE CONTRACTOR SHALL PROVIDE 48 HOURS MINIMUM NOTICE TO ALL UTILITY COMPANIES PRIOR TO BEGINNING CONSTRUCTION.
3. CONTRACTOR SHALL CONTACT UTILITY NOTIFICATION CENTER FOR THE LOCATION OF UNDERGROUND UTILITIES AT LEAST 48 HOURS PRIOR TO COMMENCEMENT OF CONSTRUCTION (1-800-922-1987).
4. CONSTRUCTION SHALL COMPLY WITH ALL GOVERNING CODES AND BE CONSTRUCTED TO SAME.
5. THE CONTRACTOR SHALL BE RESPONSIBLE TO OBTAIN ALL REQUIRED CONSTRUCTION PERMITS AND BONDS PRIOR TO CONSTRUCTION.
6. THE CONTRACTOR SHALL RESTORE ALL DISTURBED VEGETATION IN KIND, UNLESS SHOWN OTHERWISE.
7. ALL PAVING, CONSTRUCTION, MATERIALS, AND WORKMANSHIP WITHIN THE PUBLIC RIGHT-OF-WAY OR EASEMENT SHALL CONFORM TO EL PASO COUNTY SPECIFICATIONS AND STANDARDS. (LATEST EDITION)
8. CONTRACTOR SHALL PROVIDE ALL LIGHTS, SIGNS, BARRICADES, FLAGGERS, AND ALL OTHER DEVICES NECESSARY TO PROVIDE FOR PUBLIC SAFETY IN ACCORDANCE WITH MUTCD CONSTRUCTION AREA TRAFFIC CONTROL.

ENGINEERING DEMOLITION NOTES

1. ALL DEMOLITION SHALL BE CARRIED OUT IN A SAFE MANNER AND IN STRICT ACCORDANCE WITH OSHA REGULATIONS.
2. ALL CONDITIONS SHOWN TO BE "EXISTING" SHALL BE VERIFIED IN THE FIELD BY THE GENERAL CONTRACTOR PRIOR TO START OF CONSTRUCTION. ANY DISCREPANCIES SHALL BE NOTED AND SUBMITTED TO THE OWNER AND THE ENGINEER FOR REVIEW. CHANGES TO THE ORIGINAL DESIGN OF THIS PROJECT DUE TO EXISTING SITE CONDITIONS MUST BE APPROVED BY BOTH THE OWNER AND THE ENGINEER PRIOR TO MAKING ANY CHANGES.
3. THE CONTRACTOR SHALL FIELD VERIFY THE EXTENT OF DEMOLITION.
4. WHEN UTILITIES ARE REMOVED, CAP AND SEAL A MINIMUM OF 8" BELOW FINISH GRADE.

ENGINEERING SITE NOTES

1. CONTRACTOR IS RESPONSIBLE FOR PROTECTION OF ALL PROPERTY CORNERS.
2. CONTRACTOR SHALL MATCH PROPOSED CURB AND GUTTER, CONCRETE, AND PAVEMENT TO EXISTING GRADE AT ALL TIE IN LOCATIONS.
3. CONTRACTOR SHALL REMOVE PAVEMENT AND CONCRETE IN ACCORDANCE WITH SPECIFICATIONS OF EL PASO COUNTY AND/OR THE COLORADO STATE DEPARTMENT OF TRANSPORTATION.
4. THE EARTHWORK FOR ALL BUILDING FOUNDATIONS AND SLABS SHALL BE IN ACCORDANCE WITH GEOTECHNICAL RECOMMENDATIONS AND ARCHITECTURAL BUILDING PLANS AND SPECIFICATIONS.
5. CONTRACTOR SHALL REFER TO BUILDING PLANS AND SPECIFICATIONS FOR ACTUAL LOCATION OF ALL UTILITY ENTRANCES, TO INCLUDE, SANITARY SEWER LATERALS, DOMESTIC AND FIRE PROTECTION WATER SERVICE, ELECTRICAL, AND TELEPHONE SERVICE. CONTRACTOR SHALL COORDINATE INSTALLATION OF UTILITIES IN SUCH A MANNER AS TO AVOID CONFLICTS AND ASSURE PROPER DEPTHS ARE ACHIEVED, AS WELL AS, COORDINATE WITH ANY UTILITY COMPANIES FOR APPROVED LOCATIONS AND SCHEDULING OF TIE-INS/CONNECTIONS TO THEIR FACILITIES.
6. CONTRACTOR IS RESPONSIBLE FOR REPAIRING THE DAMAGE DONE TO ANY EXISTING ITEM DURING CONSTRUCTION, SUCH AS, BUT NOT LIMITED TO, DRAINAGE, UTILITIES, PAVEMENT, STRIPING, CURB, ETC. REPAIRS SHALL BE EQUAL TO, OR BETTER THAN, EXISTING CONDITIONS. CONTRACTOR IS RESPONSIBLE TO DOCUMENT ALL EXISTING DAMAGE AND NOTIFY CONSTRUCTION MANAGER PRIOR TO CONSTRUCTION START.
7. CONTRACTOR TO REMOVE OR RELOCATE, WHEN APPLICABLE, ALL EXISTING BUILDINGS, FOUNDATIONS, BASEMENTS, CONNECTING IMPROVEMENTS, DRAIN PIPES, SANITARY SEWER PIPES, POWER POLES, AND GUY WIRES, WATER METERS AND WATER LINES, WELLS, SIDEWALKS, SIGN POLES, UNDERGROUND GAS, SEPTIC TANKS, AND ASPHALT, SHOWN AND NOT SHOWN, WITHIN CONSTRUCTION LIMITS AND WHERE NEEDED, TO ALLOW FOR NEW CONSTRUCTION AS SHOWN.

ENGINEERING PAVING NOTES

1. CONTRACTOR SHALL ADJUST AND/OR CUT EXISTING PAVEMENT AS NECESSARY TO ASSURE A SMOOTH FIT AND CONTINUOUS GRADE.
2. ALL CONCRETE SIDEWALKS SHALL HAVE CONTROL JOINTS CUT ON 5' CENTERS AND EXPANSION JOINTS PLACED ON 20' CENTERS. CONCRETE PAVEMENT JOINTS SHALL BE SPACED AT 12' CENTERS MAXIMUM.
3. ALL AREAS INDICATED AS PAVEMENT SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE TYPICAL PAVEMENT SECTIONS AS INDICATED ON SHEET C 402.
4. WHERE NEW PAVEMENT MEETS THE EXISTING PAVEMENT, THE CONTRACTOR SHALL SAW CUT THE EXISTING PAVEMENT A MINIMUM 2" DEEP FOR A SMOOTH AND STRAIGHT JOINT AND MATCH THE EXISTING PAVEMENT ELEVATION WITH THE PROPOSED PAVEMENT UNLESS OTHERWISE INDICATED.

ENGINEERING GRADING NOTES

1. CONTOURS ON SIDEWALKS AND PRIVATE/PUBLIC ROADWAYS ARE TO FINISH GRADE.
2. FOR GROUND TREATMENT OF ALL DISTURBED AREAS WITHIN THE PROJECT SITE, REFER TO LANDSCAPE PLANS.
3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE CONTROL OF DUST AND DIRT RISING AND SCATTERING IN THE AIR DURING CONSTRUCTION AND SHALL PROVIDE WATER SPRINKLING OR OTHER SUITABLE METHODS OF CONTROL. THE CONTRACTOR SHALL COMPLY WITH ALL GOVERNING REGULATIONS PERTAINING TO ENVIRONMENTAL PROTECTION.
4. THE CONTRACTOR SHALL GRADE THE SITE TO THE ELEVATIONS INDICATED AND SHALL RE-GRADE WASHOUTS WHERE THEY OCCUR AFTER EVERY RAINFALL UNTIL A GRASS STAND OR OTHER FINAL LANDSCAPE PLANTING IS WELL ESTABLISHED.

ENGINEERING DRAINAGE AND STORM WATER NOTES

1. ON-SITE STORM SEWER SYSTEM HAS BEEN PROVIDED TO MAINTAIN THE EXISTING DRAINAGE PATTERNS.
2. ALL ON-SITE STORM SEWER IS PRIVATE, UNLESS OTHERWISE NOTED.
3. EXISTING DRAINAGE STRUCTURES TO BE INSPECTED AND REPAIRED AS NEEDED. EXISTING PIPES TO BE CLEANED OUT TO REMOVE ALL SILT AND DEBRIS.
4. THE CONTRACTOR SHALL DE-SILT ALL DRAINAGE STRUCTURES AS REQUIRED DURING AND AT THE END OF CONSTRUCTION TO PROVIDE POSITIVE DRAINAGE FLOWS.
5. IF DEWATERING IS REQUIRED, THE CONTRACTOR SHALL OBTAIN ANY APPLICABLE REQUIRED PERMITS. THE CONTRACTOR IS TO COORDINATE WITH THE OWNER PRIOR TO EXCAVATION.

PRIVATE ENGINEER'S NOTICE TO CONTRACTORS:

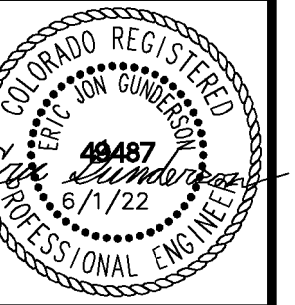
- THE FOLLOWING NOTES ARE PROVIDED TO GIVE DIRECTIONS TO THE CONTRACTOR BY THE ENGINEER OF THE PLANS.
1. THE COUNTY ENGINEER'S SIGNATURE ON THESE PLANS DOES NOT CONSTITUTE APPROVAL OF ANY OF THESE NOTES AND THE COUNTY WILL NOT BE HELD RESPONSIBLE FOR THEIR ENFORCEMENT.
 2. APPROVAL OF THESE PLANS BY THE COUNTY DOES NOT AUTHORIZE ANY WORK TO BE PERFORMED UNTIL A PERMIT HAS BEEN ISSUED.
 3. THE APPROVAL OF THIS PLAN OR ISSUANCE OF A PERMIT BY EL PASO COUNTY DOES NOT AUTHORIZE THE SUBDIVIDER AND OWNER TO VIOLATE ANY FEDERAL, STATE OR COUNTY LAWS, ORDINANCES, REGULATIONS, OR POLICIES.
 4. NEITHER THE OWNER, NOR THE ENGINEER OF WORK WILL ENFORCE SAFETY MEASURES OR REGULATIONS. THE CONTRACTOR SHALL DESIGN, CONSTRUCT, AND MAINTAIN ALL SAFETY DEVICES, INCLUDING SHORING, AND SHALL BE SOLELY RESPONSIBLE FOR CONFORMING TO ALL LOCAL, STATE AND FEDERAL SAFETY AND HEALTH STANDARDS, LAWS, AND REGULATIONS.
 5. CONTRACTOR AGREES THAT HE/SHE SHALL ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR JOBSITE CONDITIONS DURING THE COURSE OF CONSTRUCTION OF THIS PROJECT, INCLUDING: SAFETY OF ALL PERSONS AND PROPERTY, AND THIS REQUIREMENT SHALL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS; AND THAT THE CONTRACTOR SHALL DEFEND, INDEMNIFY, AND HOLD THE OWNER AND ENGINEER HARMLESS FROM ANY AND ALL LIABILITY, REAL OR ALLEGED, IN CONNECTION WITH THE PERFORMANCE OF WORK ON THIS PROJECT EXCEPT LIABILITY ARISING FROM THE SOLE NEGLIGENCE OF THE OWNER OR THE ENGINEER.
 6. THE CONTRACTOR SHALL BE RESPONSIBLE TO INSURE THAT ALL SLOPES, STREETS, UTILITIES, AND STORM SEWERS ARE BUILT IN ACCORDANCE WITH THESE PLANS. IF THERE IS ANY QUESTION REGARDING THESE PLANS OR FIELD STAKES, THE CONTRACTOR SHALL REQUEST AN INTERPRETATION BEFORE DOING ANY WORK BY CALLING THE ENGINEER OF WORK AT 719-453-0180. THE CONTRACTOR SHALL ALSO TAKE THE NECESSARY STEPS TO PROTECT THE PROJECT AND ADJACENT PROPERTY FROM ANY EROSION AND SILTATION THAT RESULT FROM HIS OPERATIONS BY APPROPRIATE MEANS (SAND BAGS, HAY BALES, TEMPORARY DESILTING BASINS, DIKES, SHORING, ETC.) UNTIL SUCH TIME THAT THE PROJECT IS COMPLETED AND ACCEPTED FOR MAINTENANCE BY WHATEVER OWNER, AGENCY, OR ASSOCIATION IS TO BE ULTIMATELY RESPONSIBLE FOR MAINTENANCE.
 7. EXCEPT AS NOTED HEREON ALL UTILITY SERVICES WITHIN THIS DEVELOPMENT ARE UNDERGROUND INSTALLATIONS. THE CONTRACTOR SHALL NOTIFY ALL UTILITY COMPANIES PRIOR TO STARTING WORK NEAR THEIR FACILITIES, AND SHALL COORDINATE HIS WORK WITH COMPANY REPRESENTATIVES. FOR UTILITY MARK-OUT SERVICE, CALL 811.
 8. THE EXISTENCE AND LOCATION OF UNDERGROUND UTILITIES OR STRUCTURES SHOWN ON THESE PLANS WERE OBTAINED FROM A SEARCH OF THE AVAILABLE RECORDS. TO THE BEST OF OUR KNOWLEDGE THERE ARE NO OTHER EXISTING UTILITIES EXCEPT AS SHOWN ON THESE PLANS. NO REPRESENTATION IS MADE AS TO THE ACCURACY OR COMPLETENESS OF SAID UTILITY INFORMATION. THE CONTRACTOR IS REQUIRED TO TAKE PRECAUTIONARY MEASURES TO PROTECT THE UTILITY LINES SHOWN HEREON AND ANY OTHERS NOT OF RECORD OR NOT SHOWN ON THESE PLANS. ALL DAMAGES THERETO CAUSED BY THE CONTRACTOR SHALL BE REPAIRED TO THE APPROPRIATE SPECIFICATIONS AND STANDARDS AT THE EXPENSE OF THE CONTRACTOR.
 9. LOCATION AND ELEVATION OF EXISTING IMPROVEMENTS SHALL BE CONFIRMED BY FIELD MEASUREMENTS PRIOR TO CONSTRUCTION OF NEW WORK.
 10. CONTRACTOR SHALL MAKE EXPLORATORY EXCAVATIONS AND LOCATE EXISTING UNDERGROUND FACILITIES SUFFICIENTLY AHEAD OF CONSTRUCTION TO PERMIT REVISIONS TO PLANS IF REVISIONS ARE NECESSARY BECAUSE OF ACTUAL LOCATION OF EXISTING FACILITIES.
 11. FOR ALL UTILITY TRENCHES, SOILS REPORTS SHALL BE SUBMITTED TO THE ENGINEER OF RECORD BY A QUALIFIED SOILS ENGINEER WHICH CERTIFY THAT TRENCH BACKFILL WAS COMPACTED AS DIRECTED BY THE SOILS ENGINEER IN ACCORDANCE WITH THE ON-SITE EARTHWORK SPECIFICATIONS.
 12. ANY WORK DONE WITHOUT INSPECTION OR MATERIALS TESTING IS SUBJECT TO REMOVAL OR CORRECTION.
 13. CONTRACTOR SHALL BE RESPONSIBLE FOR REMOVAL OF ANY DAMAGE TO THE EXISTING IMPROVEMENTS AND REPLACEMENT TO THE SATISFACTION OF THE FIELD ENGINEER.
 14. PRIOR TO COMMENCING CONSTRUCTION, THE CONTRACTOR SHALL VERIFY ALL JOIN CONDITIONS FOR GRADING, DRAINAGE AND UNDERGROUND FACILITIES, INCLUDING LOCATION AND ELEVATION OF EXISTING UNDERGROUND FACILITIES AT CROSSINGS WITH PROPOSED UNDERGROUND FACILITIES. IF CONDITIONS DIFFER FROM THOSE SHOWN ON THE PLANS THE CONTRACTOR SHALL NOTIFY THE ENGINEER AND SHALL NOT BEGIN CONSTRUCTION UNTIL THE CHANGED CONDITIONS HAVE BEEN EVALUATED.
 15. THE CONTRACTOR SHALL FAMILIARIZE HIMSELF/HERSELF WITH THE PLANS, THE SOILS AND/OR GEOLOGY REPORTS, AND THE SITE CONDITIONS PRIOR TO COMMENCING WORK.
 16. SHOULD CONFLICTING INFORMATION BE FOUND ON THE PLANS OR IN THE FIELD, THE CONTRACTOR SHALL NOTIFY THE PROJECT ENGINEER AT KIMLEY-HORN BEFORE PROCEEDING WITH THE WORK IN QUESTION.
 17. THE CONTRACTOR SHALL BE RESPONSIBLE FOR SURVEY MONUMENTS AND/OR VERTICAL CONTROL BENCHMARKS WHICH ARE DISTURBED OR DESTROYED BY CONSTRUCTION. A LAND SURVEYOR MUST FIELD LOCATE, REFERENCE, AND/OR PRESERVE ALL HISTORICAL OR CONTROLLING MONUMENTS PRIOR TO ANY EARTHWORK. IF DESTROYED, A LAND SURVEYOR SHALL REPLACE SUCH MONUMENTS WITH APPROPRIATE MONUMENTS. A CORNER RECORD OR RECORD OF SURVEY, AS APPROPRIATE, SHALL BE FILED AS REQUIRED BY THE PROFESSIONAL LAND SURVEYORS ACT. IF ANY VERTICAL CONTROL IS TO BE DISTURBED OR DESTROYED, THE JEFFERSON COUNTY FIELD SURVEY SECTION MUST BE NOTIFIED, IN WRITING, AT LEAST 3 DAYS PRIOR TO THE CONSTRUCTION. THE CONTRACTOR WILL BE RESPONSIBLE FOR THE COST OF REPLACING ANY VERTICAL CONTROL BENCHMARKS DESTROYED BY THE CONSTRUCTION.
 18. DEVIATIONS FROM THESE PLANS SIGNED PLANS WILL NOT BE ALLOWED UNLESS THE COUNTY ENGINEER APPROVES A CONSTRUCTION CHANGE OR THE COUNTY/AGENCY INSPECTOR REQUIRES THE CHANGE.
 19. AS-BUILT DRAWINGS MUST BE SUBMITTED TO THE ENGINEER PRIOR TO ACCEPTANCE OF THIS PROJECT.
 20. THE AREA WHICH IS DEFINED AS A NON GRADING AREA AND WHICH IS NOT TO BE DISTURBED SHALL BE STAKED PRIOR TO START OF THE WORK. THE PERMIT APPLICANT AND ALL OF THEIR REPRESENTATIVES OR CONTRACTORS SHALL COMPLY WITH THE REQUIREMENTS FOR PROTECTION OF THIS AREA AS REQUIRED BY ANY APPLICABLE AGENCY. ISSUANCE OF THE COUNTY'S GRADING PERMIT SHALL NOT RELIEVE THE APPLICANT OR ANY OF THEIR REPRESENTATIVES OR CONTRACTORS FROM COMPLYING WITH ANY STATE OR FEDERAL REQUIREMENTS BY AGENCIES INCLUDING BUT NOT LIMITED TO COLORADO DEPARTMENT OF PUBLIC HEALTH AND ENVIRONMENT OR COLORADO DIVISION OF WILDLIFE. COMPLIANCE MAY INCLUDE OBTAINING PERMITS, OTHER AUTHORIZATIONS, OR COMPLIANCE WITH MANDATES BY ANY APPLICABLE STATE OR FEDERAL AGENCY.
 21. NOTES AND DETAILS DRAWINGS SHALL TAKE PRECEDENCE OVER GENERAL NOTES AND TYPICAL DETAILS. WHERE NO DETAILS ARE GIVEN, CONSTRUCTION SHALL BE AS SHOWN FOR SIMILAR WORK.
 22. IF AT ANY TIME DURING THE GRADING OPERATION, ANY UNFAVORABLE GEOLOGICAL CONDITIONS ARE ENCOUNTERED, GRADING IN THAT AREA SHALL STOP UNTIL APPROVED CORRECTIVE MEASURES ARE OBTAINED.
 23. STRAIGHT GRADE SHALL BE MAINTAINED BETWEEN CONTOUR LINES AND SPOT ELEVATIONS UNLESS OTHERWISE SHOWN ON THE PLANS. THE CONTRACTOR SHALL TAKE ADDITIONAL CARE TO ENSURE POSITIVE DRAINAGE AWAY FROM THE STRUCTURE WHILE MEETING MINIMUM AND MAXIMUM PAVEMENT SLOPES AS DEFINED IN THE CRITERIA.
 24. ALL DEBRIS AND FOREIGN MATERIAL SHALL BE REMOVED FROM THE SITE AND DISPOSED OF AT APPROVED DISPOSAL SITES. THE CONTRACTOR SHALL OBTAIN NECESSARY PERMITS FOR THE TRANSPORTATION OF MATERIAL TO AND FROM THE SITE.
 25. DIMENSIONS TO PIPELINES ARE TO CENTERLINE UNLESS OTHERWISE NOTED.
 26. CONSTRUCTION STAKING FOR IMPROVEMENTS SHOWN IN THESE PLANS SHALL BE PERFORMED BY A LICENSED LAND SURVEYOR.
 27. ALL DIMENSIONS ARE IN FEET OR DECIMALS THEREOF.
 28. SPOT GRADES ARE TO FLOWLINE OR FINISH PAVEMENT GRADE UNLESS OTHERWISE NOTED.
 29. CONTRACTOR TO BE AWARE OF ALL OVERHEAD LINES AT ALL TIMES, SO AS NOT TO DISTURB THEM.
 30. WATER SHALL BE PROVIDED ONSITE AND USED TO CONTROL DUST DURING DEMOLITION AND CONSTRUCTION OPERATIONS.
 31. STORM DRAINAGE SYSTEMS SHOWN ON THESE PLANS HAVE BEEN DESIGNED FOR THE FINAL SITE CONDITION AT COMPLETION OF THE PROJECT. THE CONTRACTOR IS RESPONSIBLE FOR MAINTAINING ADEQUATE DRAINAGE OF THE SITE, DURING INTERIM CONDITIONS OF CONSTRUCTION.
 32. RETAINING WALLS LOCATED CLOSER TO THE PROPERTY LINE THAN THE HEIGHT OF THE WALL SHALL BE BACKFILLED NOT LATER THAN 10 DAYS AFTER CONSTRUCTION OF THE WALL AND NECESSARY STRUCTURAL SUPPORTING MEMBERS UNLESS RECOMMENDED OTHERWISE BY RESPONSIBLE ENGINEER.

7	REVISION 4	JAN 15/26/22	EJG
6	REVISION 2	JAN 15/28/22	EJG
5	REVISION 1	JAN 27/17/22	EJG
4	ADDENDUM C	JAN 9/17	EJG
3	ADDENDUM B	JAN 8/11	EJG
2	ADDENDUM A	JAN 6/30	EJG
1	FIRST RESUBMITTAL	JAN 5/19	EJG
NO.	REVISION	DATE	APPR.

Kimley»Horn
 2022 KIMLEY-HORN AND ASSOCIATES, INC.
 2 North Nevada Avenue Suite 300
 Colorado Springs, Colorado 80903 (719) 453-0180

DESIGNED BY: EJG
 DRAWN BY: JAR
 CHECKED BY: EJG
 DATE: 6/1/22

UPLAND FLATS BY WATERMARK
 EL PASO COUNTY, COLORADO
 CONSTRUCTION DRAWING PLANS
 GENERAL NOTES



PROJECT NO.
096302009

SHEET

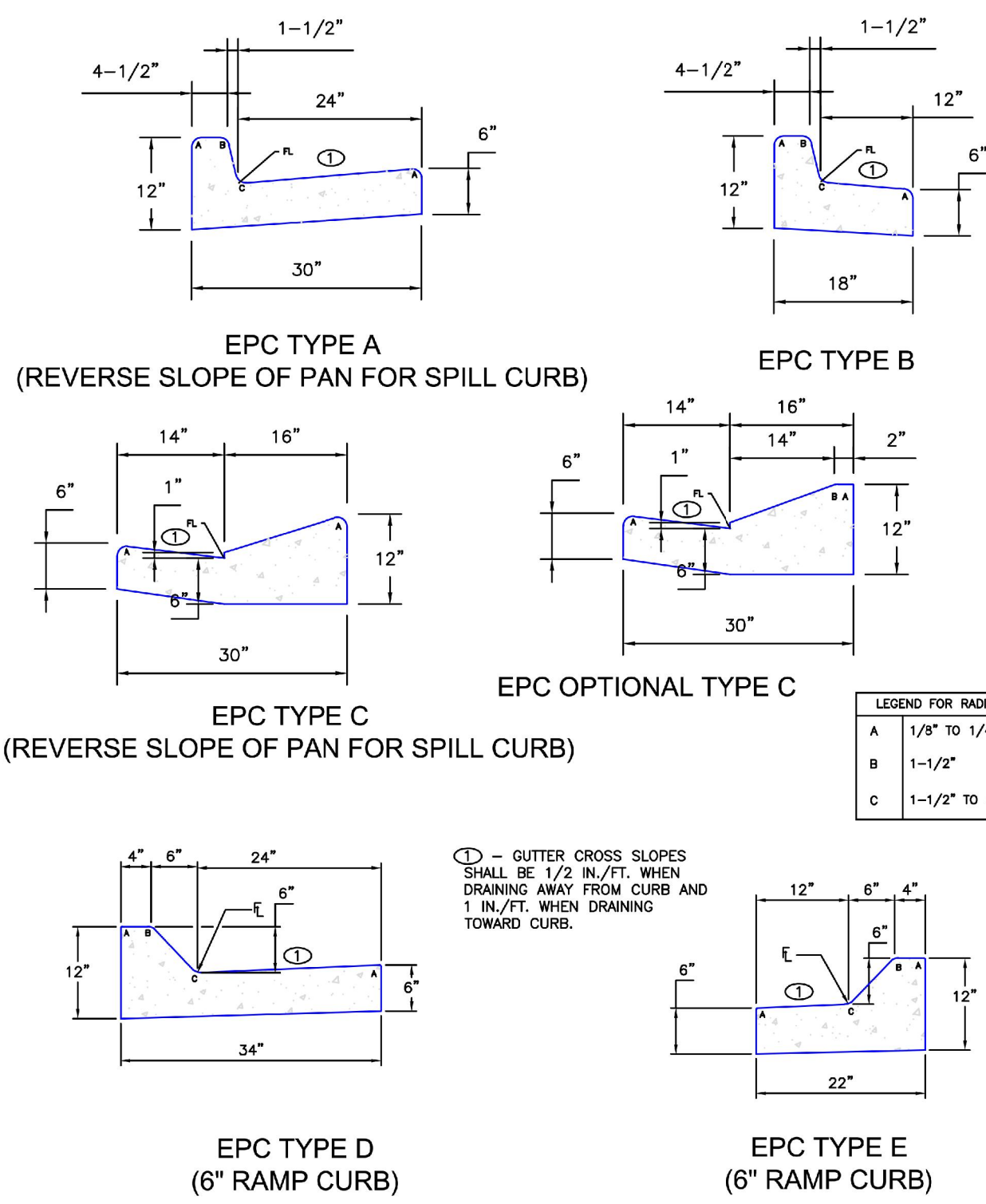
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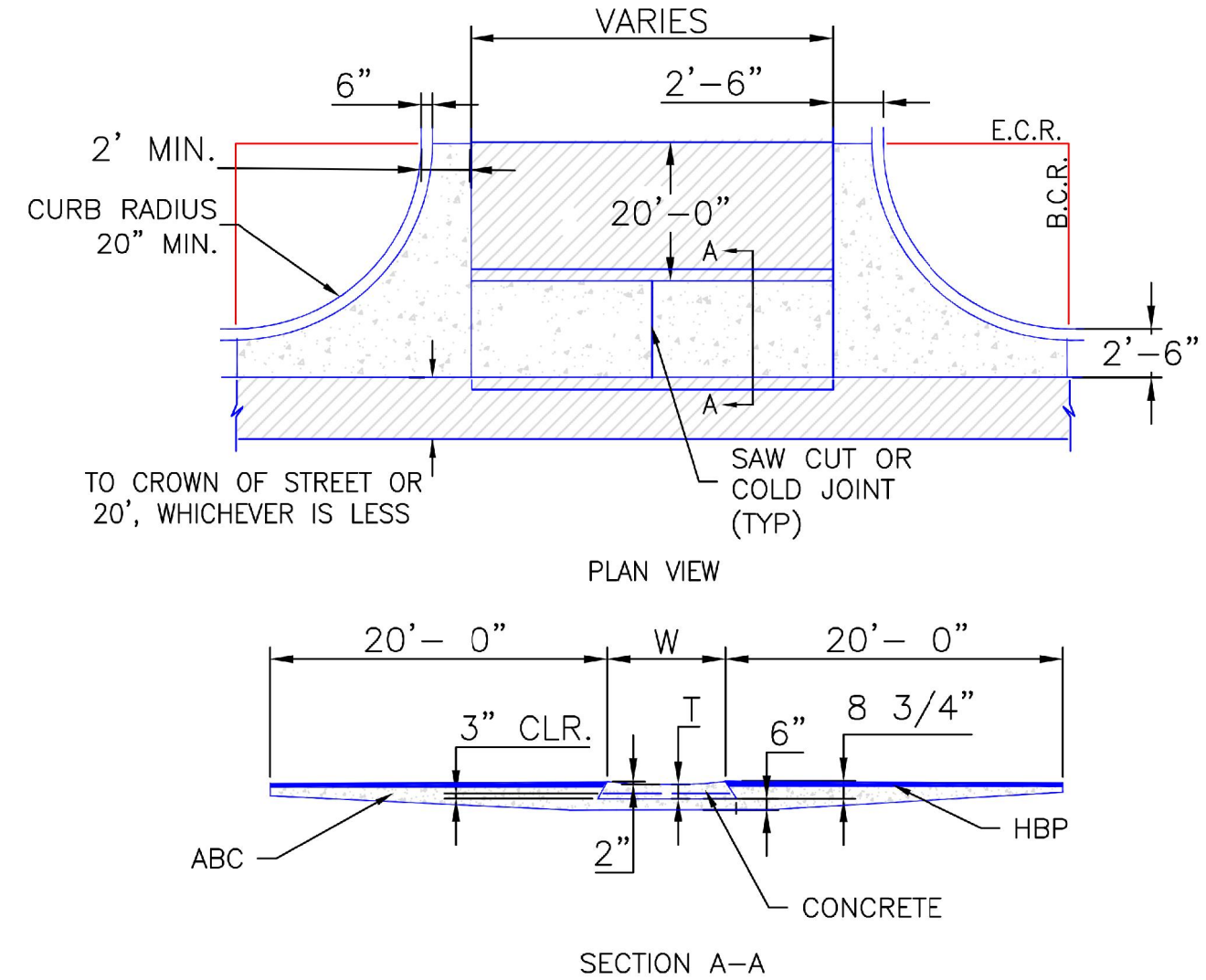
CALL UTILITY NOTIFICATION CENTER OF COLORADO
 1-800-922-1987
 CALL 2-BUSINESS DAYS IN ADVANCE BEFORE YOU DIG, GRADE, OR EXCAVATE FOR THE MARKING OF UNDERGROUND MEMBER UTILITIES

RECORD DRAWING
 THIS DRAWING HAS BEEN REVISED TO SHOW THOSE CHANGES DURING THE CONSTRUCTION PROCESS REPORTED BY THE CONTRACTOR TO KIMLEY-HORN AND ASSOCIATES, INC. THIS DRAWING IS NOT GUARANTEED TO BE "AS BUILT" BUT IS BASED ON THE INFORMATION MADE AVAILABLE.
 11/20/23
 ERIC GUNDERSON, PE

K:\DEN_Civil\096302009_Akers Drive\CADD\PlanSheets\CD\096302009CD_DT.dwg Gunderson, Eric 11/16/2023 8:18 AM



SCALE: NOT TO SCALE



NOTES

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

SCALE: NOT TO SCALE

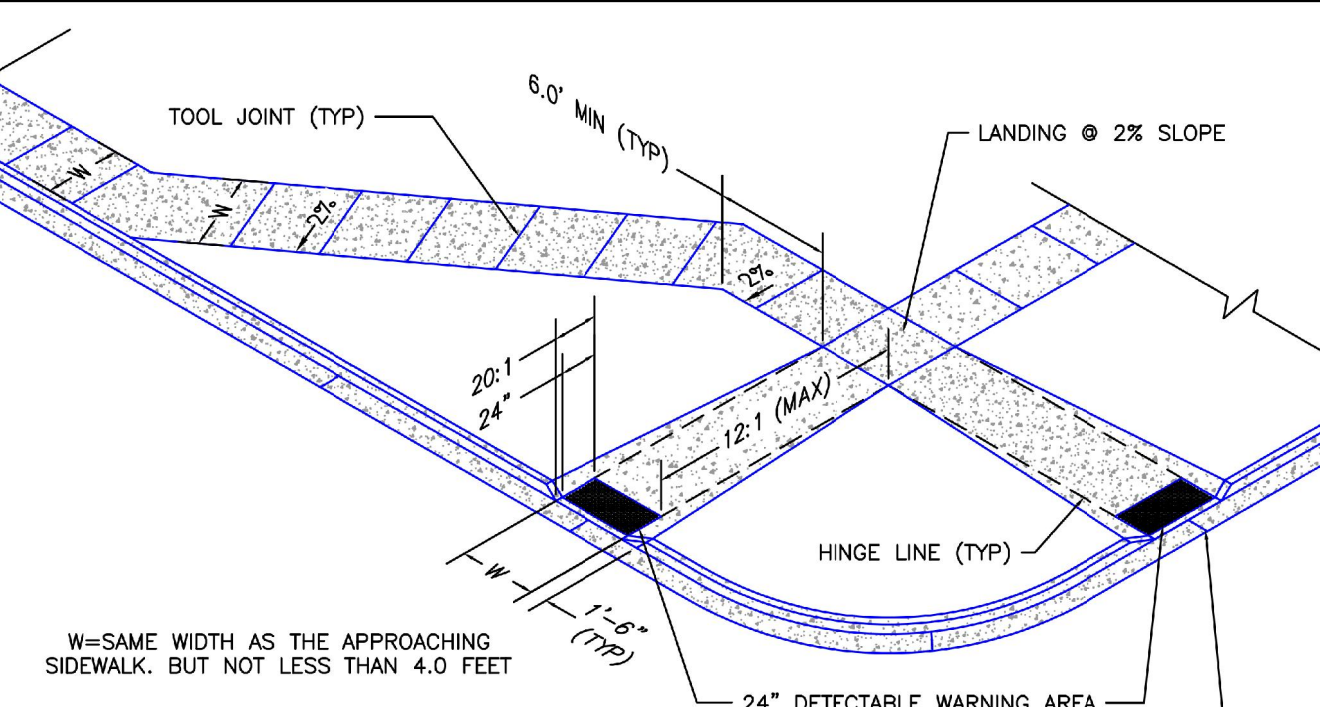
8/11/11
DATE APPROVED:
André P. Brackin
DEPARTMENT OF TRANSPORTATION

Typical Curb and Gutter Details
Standard Drawing
REVISION DATE: 12/8/15
FILE NAME: SD_2-20



8/11/11
DATE APPROVED:
André P. Brackin
DEPARTMENT OF TRANSPORTATION

Typical Cross Pan Layout Detail
Standard Drawing
REVISION DATE: 12/8/15
FILE NAME: SD_2-26



PEDESTRIAN RAMP NOTES

1. ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE CURRENT ENGINEERING CRITERIA MANUAL AND ADA REQUIREMENTS.
2. CONTRACTOR TO NOTIFY ENGINEERING DIVISION INSPECTION STAFF 48 HOURS PRIOR TO CONCRETE PLACEMENT.
3. PEDESTRIAN RAMP CONSTRUCTION SHALL BE A MINIMUM 4,500 PSI CONCRETE, MINIMUM 4" THICK, NON-COLORED, NON-Scored, COARSE BROOM FINISH.
4. RAMP LOCATION AND LENGTH MAY REQUIRE MODIFICATION TO MAINTAIN THE 12:1 MAXIMUM RUNNING RAMP SLOPE AND 20:1 DETECTABLE WARNING AREA DUE TO STREET INTERSECTION GRADES AND/OR ALIGNMENTS.
5. DETECTABLE WARNING AREA SHALL START A MINIMUM OF 6" BUT NOT MORE THAN 8" FROM THE FLOWLINE OF THE CURB AT ANY POINT.
6. DETECTABLE WARNING AREA SHALL BE PREFABRICATED, REDDISH INTEGRALLY COLORED, TRUNCATED-DOME, PAVERS, THERMOPLASTIC TRUNCATED DOMES WILL NOT BE ACCEPTED.
7. THE DETECTABLE WARNING AREA SHALL BE 24" IN LENGTH AND THE FULL WIDTH OF THE RAMP.
8. RAMP WIDTH REQUIRED IS SAME AS APPROACHING SIDEWALK, 4' MINIMUM.
9. ALL RAMP WILL BE PERPENDICULAR TO TRAFFIC WITH THE EXCEPTION OF MED-BLOCK OR TERMINAL RAMP WHICH MAY BE PARALLEL SUBJECT TO APPROVAL.
10. AVOID PLACING DRAINAGE STRUCTURES, TRAFFIC SIGNAL/SIGNAGE, UTILITIES/JUNCTION BOXES, OR OTHER OBSTRUCTIONS WITHIN PROPOSED RAMP AREAS.

LAYOUT CURB SECTIONS SO THAT AT LEAST ONE TOOL JOINT IS WITHIN RAMP THROAT

GENERAL NOTES

1. WHERE THE 1'-6" FLARED SIDE(S) OF A PERPENDICULAR CURB RAMP IS (ARE) CONTIGUOUS WITH A PEDESTRIAN OR HARD SURFACE AREA, THE MAXIMUM FLARE SLOPE SHALL NOT EXCEED 10:1.
2. PEDESTRIAN WALKWAY AND/OR LOCATION OF EXISTING OR FUTURE PEDESTRIAN RAMP(S) ON OPPOSITE CORNERS SHALL BE REVIEWED BEFORE CONSTRUCTING NEW RAMPS.
3. AT MARKED PEDESTRIAN CROSSINGS, THE BOTTOM OF THE RAMPS, EXCLUSIVE OF THE FLARE SIDES, SHALL BE TOTALLY CONTAINED WITHIN THE MARKINGS.

7/9/09
DATE APPROVED:
André P. Brackin
DEPARTMENT OF TRANSPORTATION

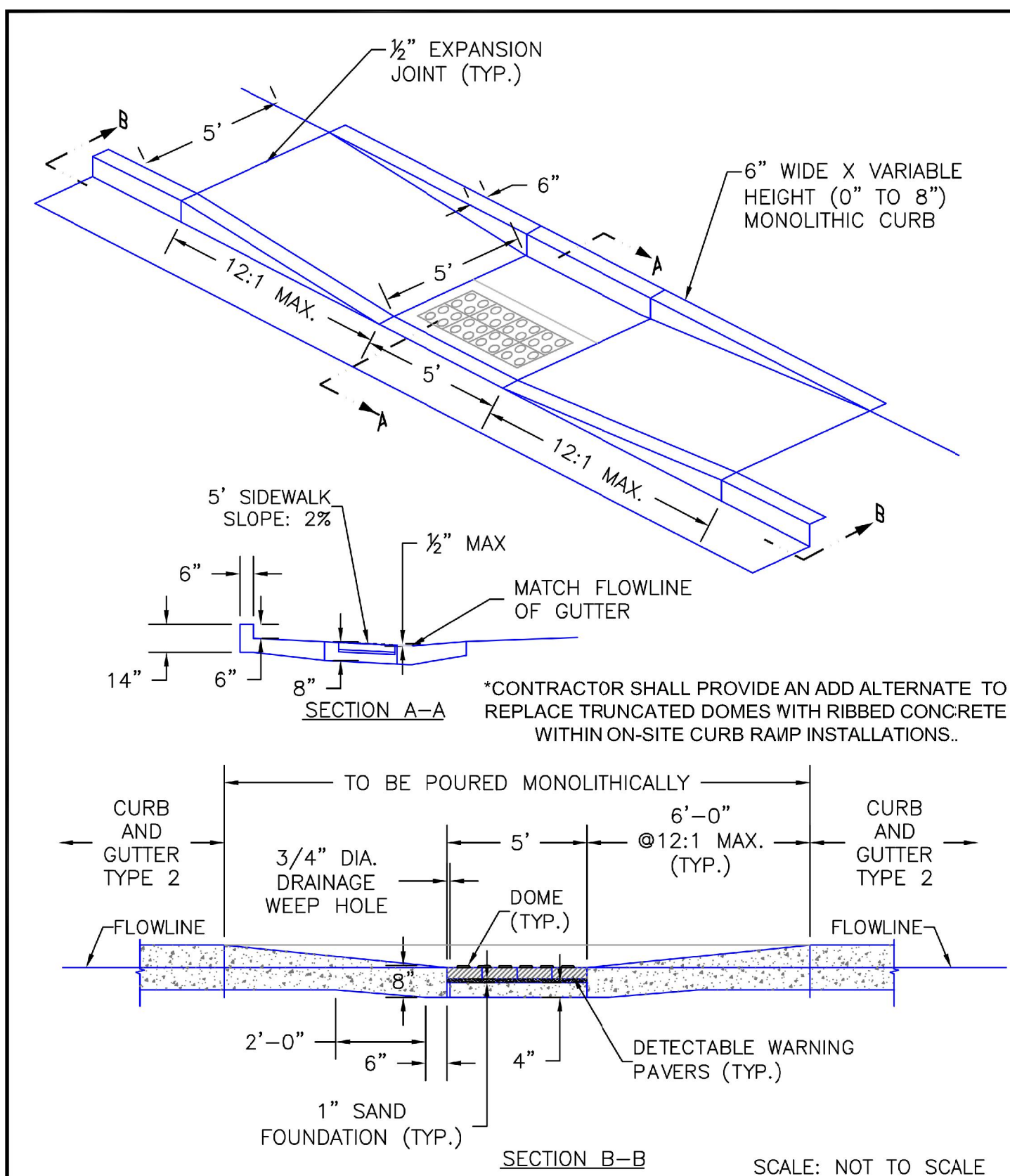
Pedestrian Intersection Ramp
Standard Drawing
REVISION DATE: 12/8/15
FILE NAME: SD_2-41

*CONTRACTOR TO PROVIDE RIBBED CONCRETE IN LIEU OF TRUNCATED DOMES WITHIN ON-SITE CURB RAMP INSTALLATIONS.

RECORD DRAWING

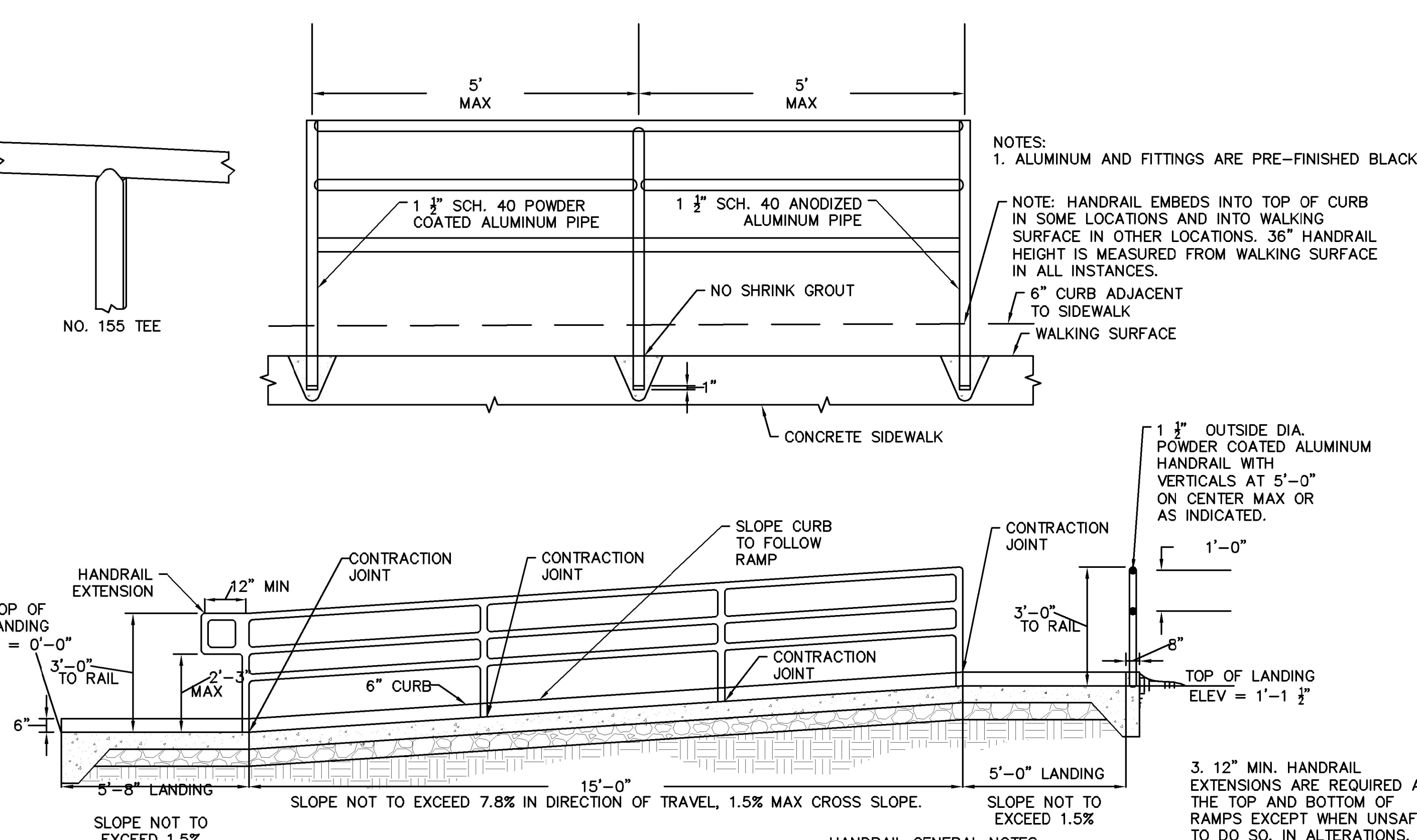
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11/20/23
ERIC GUNDERSON, PE



8/11/11
DATE APPROVED:
André P. Brackin
DEPARTMENT OF TRANSPORTATION

Parallel Pedestrian Ramp Detail
Standard Drawing
REVISION DATE: 12/8/15
FILE NAME: SD_2-50



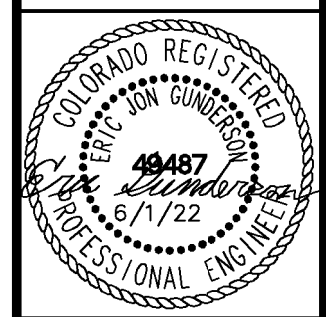
ADA HANDRAIL DETAIL

JAN 15/26/22	EJG	7	NO.
JAN 15/28/22	EJG	6	NO.
JAN 22/17/22	EJG	5	NO.
JAN 9/17/22	EJG	4	NO.
JAN 8/11/22	EJG	3	NO.
JAN 6/30/22	EJG	2	NO.
JAN 5/19/22	EJG	1	NO.
	BY	DATE	APPR.

Kimley-Horn
2022 KIMLEY-HORN AND ASSOCIATES, INC.
2 North Nevada Avenue Suite 300
Colorado Springs, Colorado 80903 (719) 453-0180

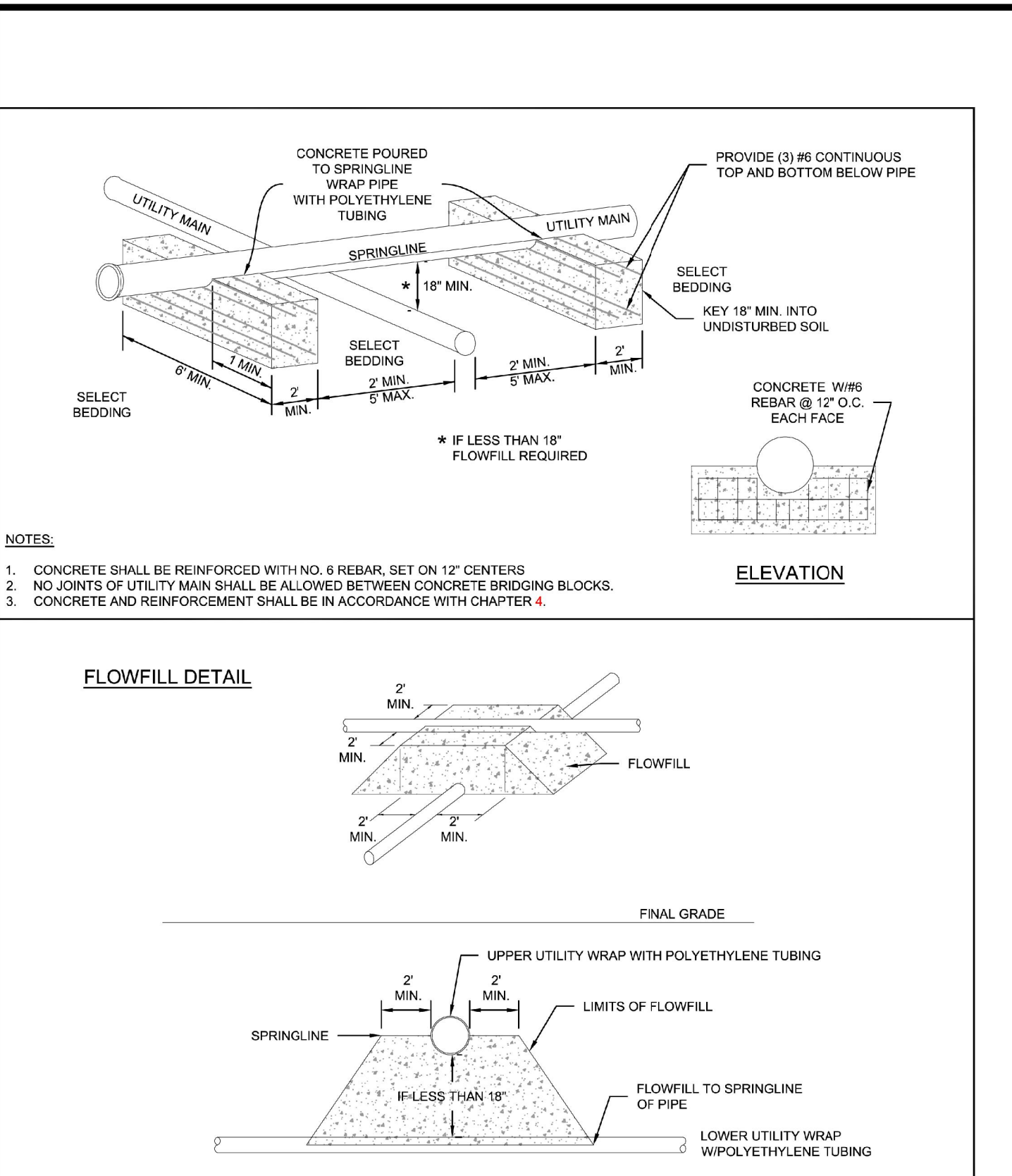
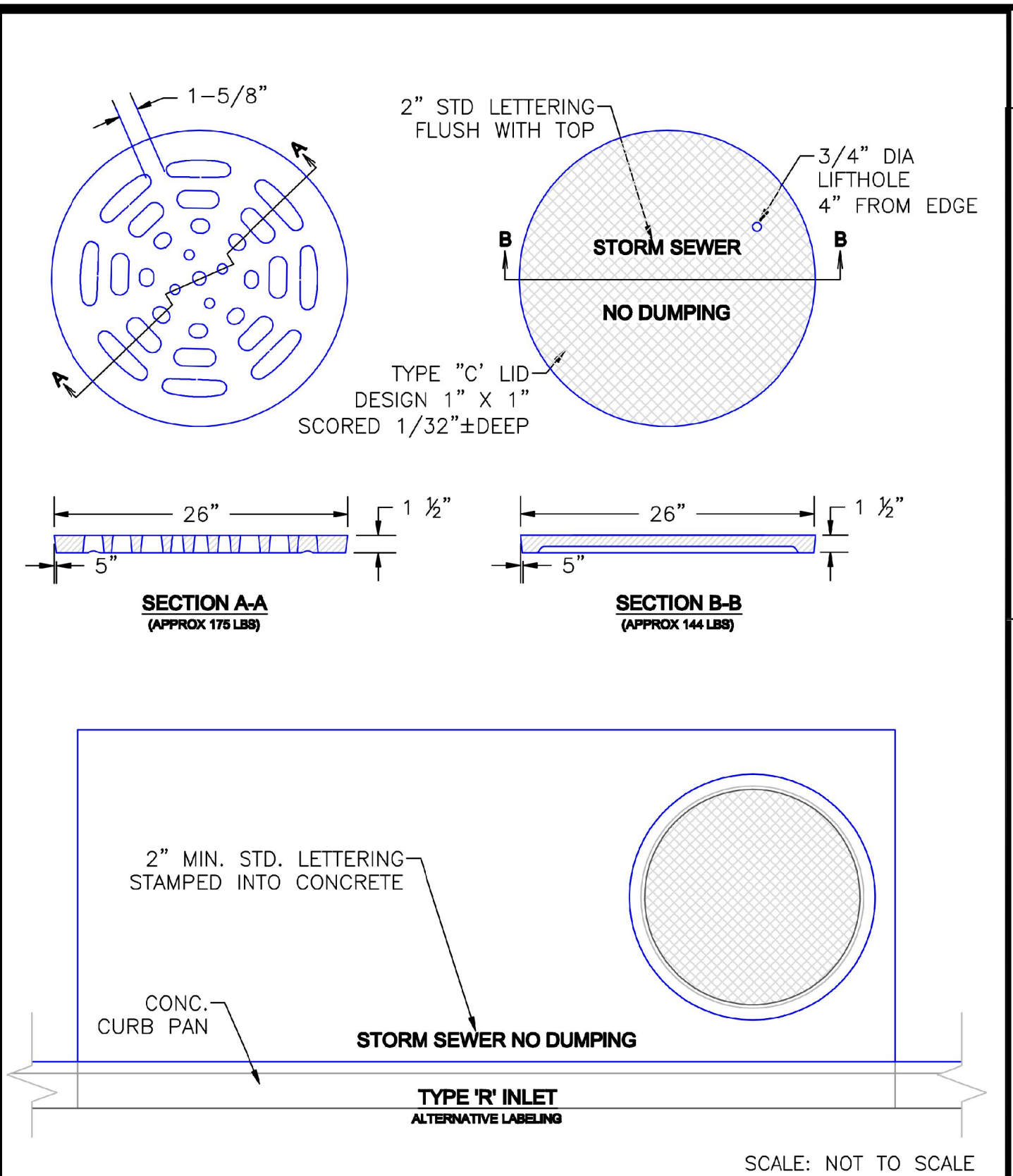
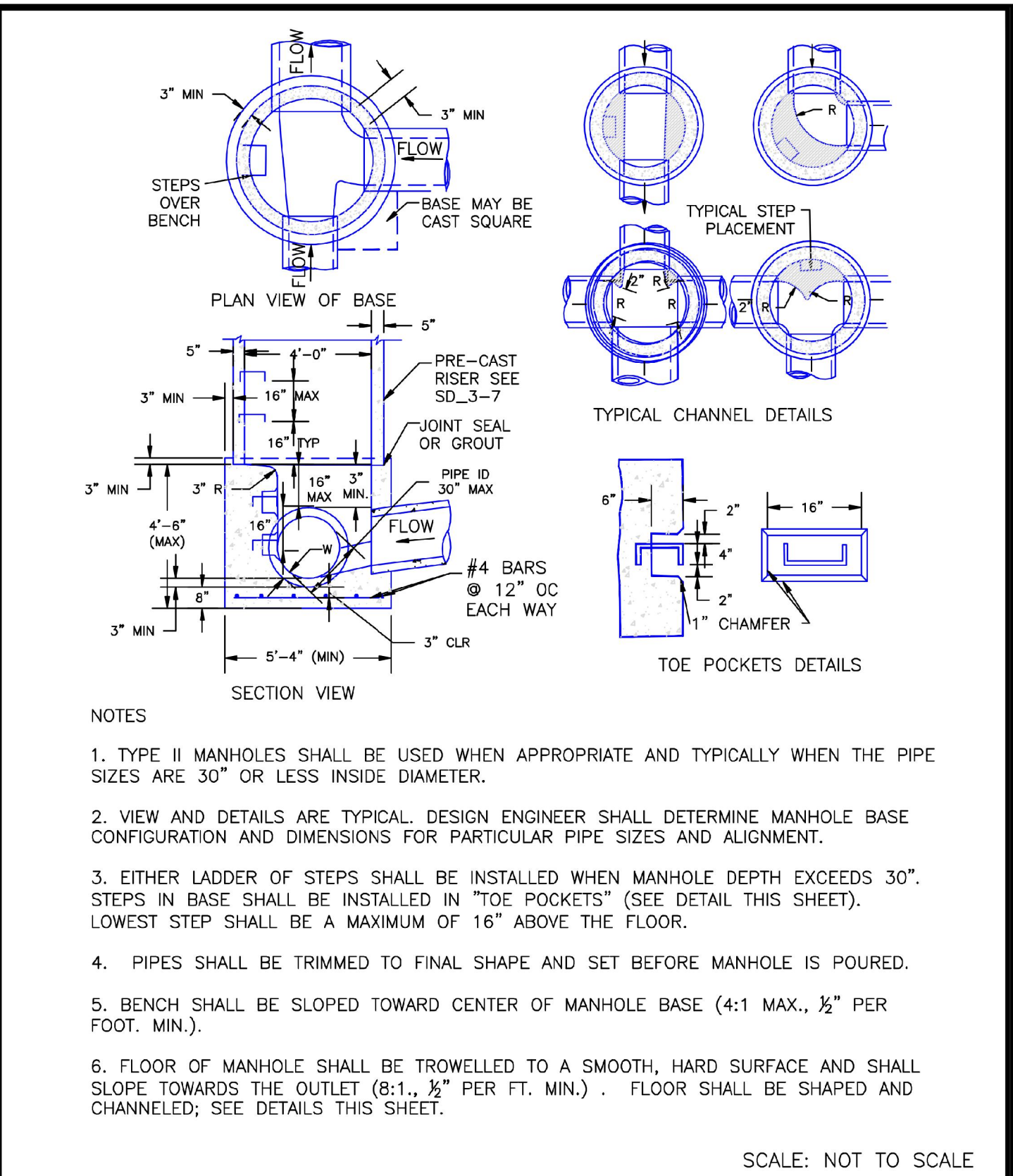
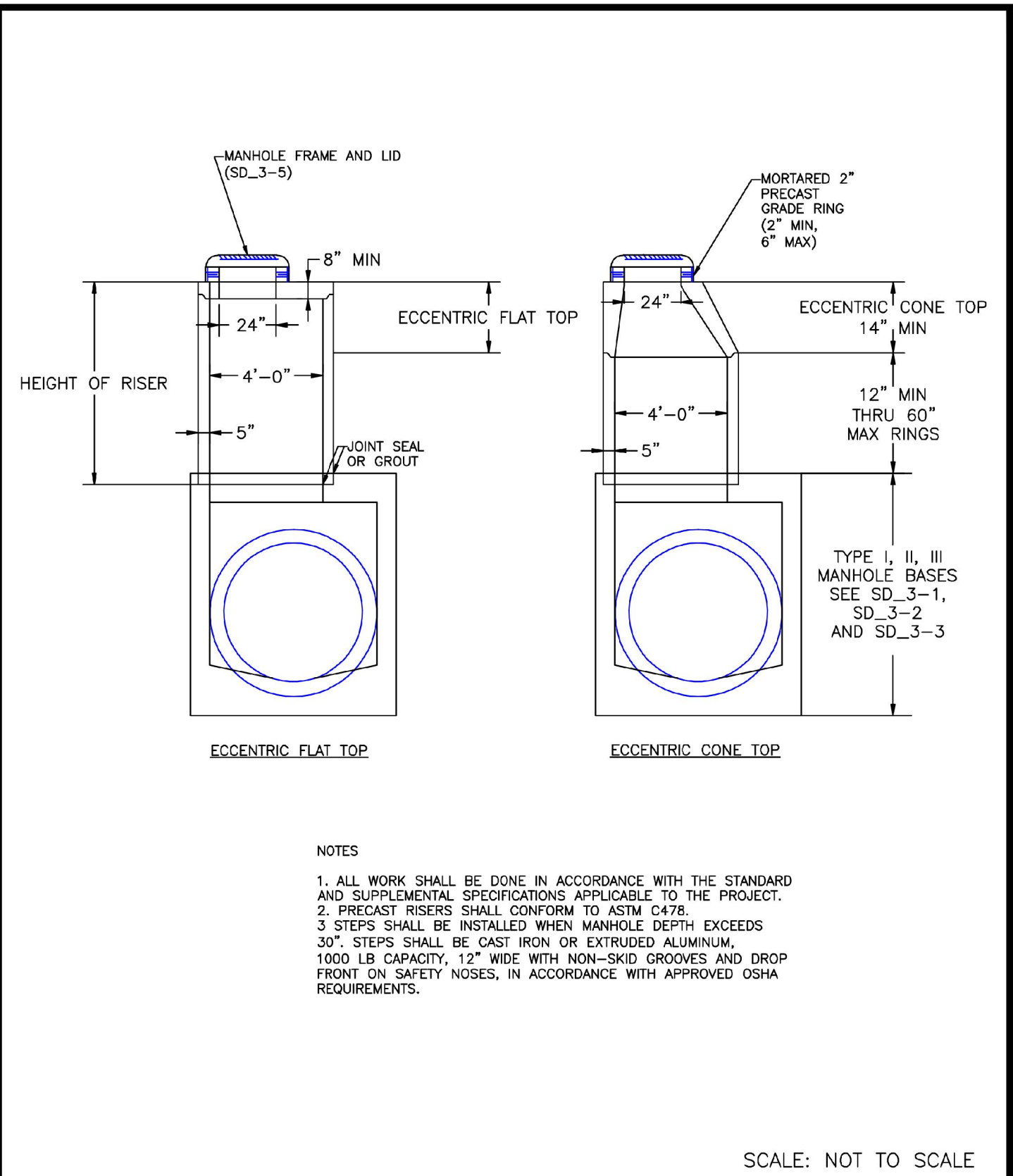
DESIGNED BY: EJG
DRAWN BY: JAR
CHECKED BY: EJG
DATE: 6/1/22

UPLAND FLATS BY WATERMARK
EL PASO COUNTY, COLORADO
CONSTRUCTION DRAWING PLANS
CONSTRUCTION DETAILS (1 OF 3)



PROJECT NO.
096302009

SHEET
C 102

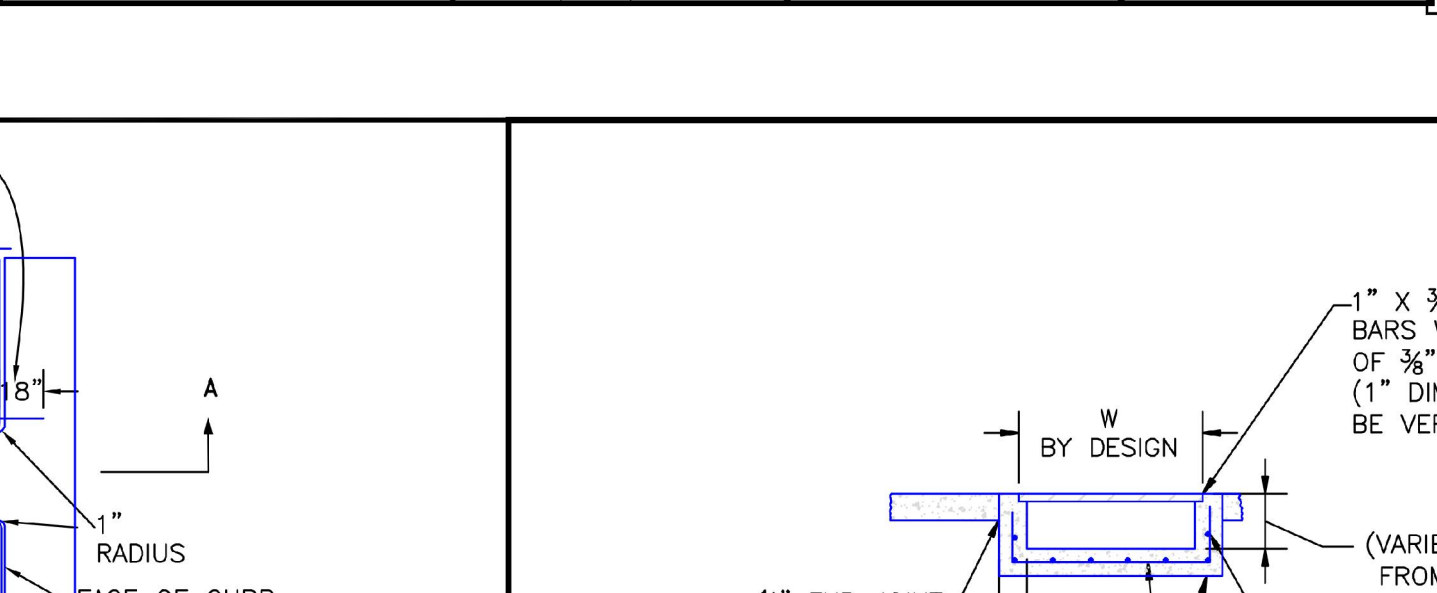
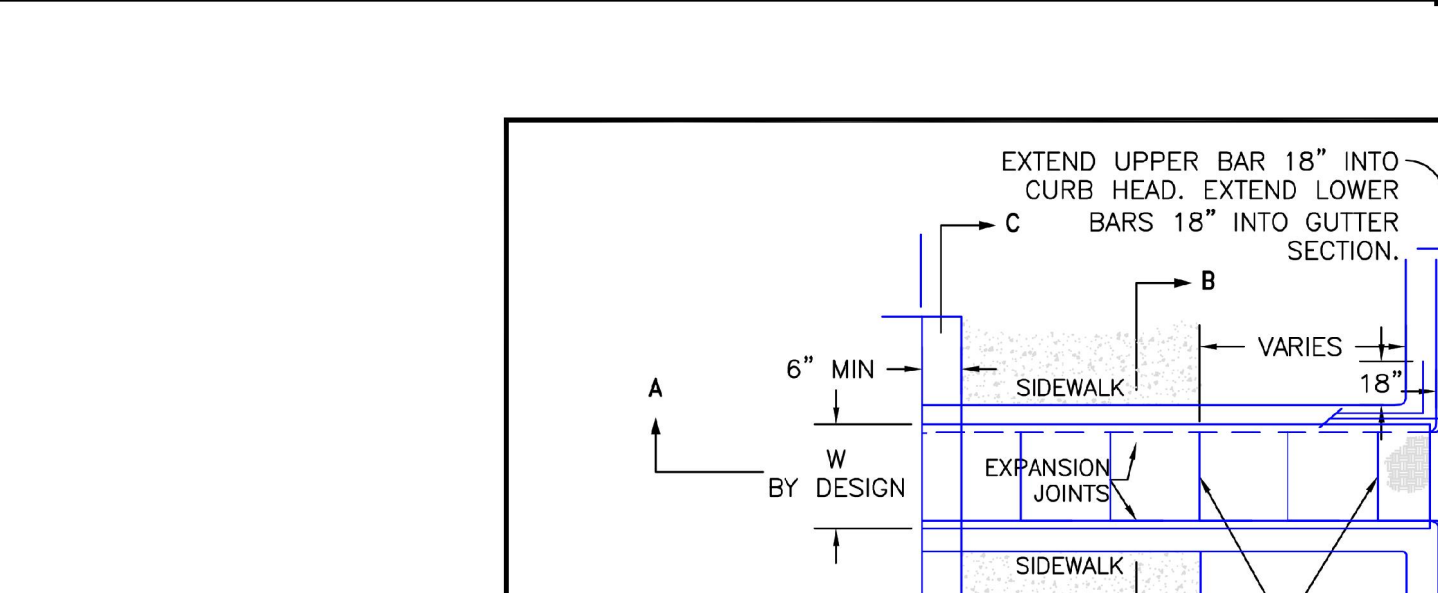


8/11/11	Storm Sewer Manhole Riser and Cover Detail Standard Drawing	
DATE APPROVED:	REVISION DATE:	FILE NAME:
André P. Brackin	11/23/04	SD_3-7
DEPARTMENT OF TRANSPORTATION		

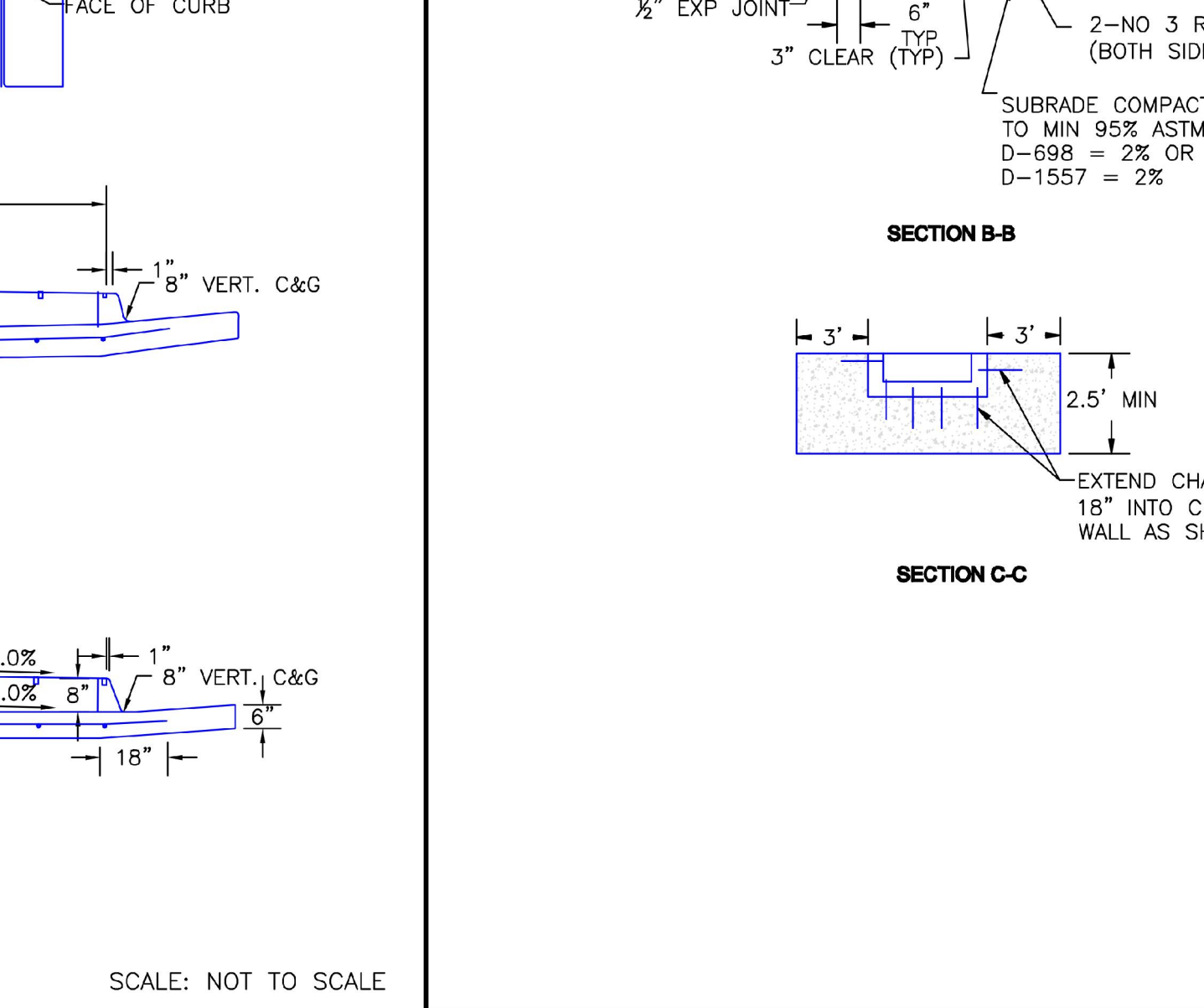
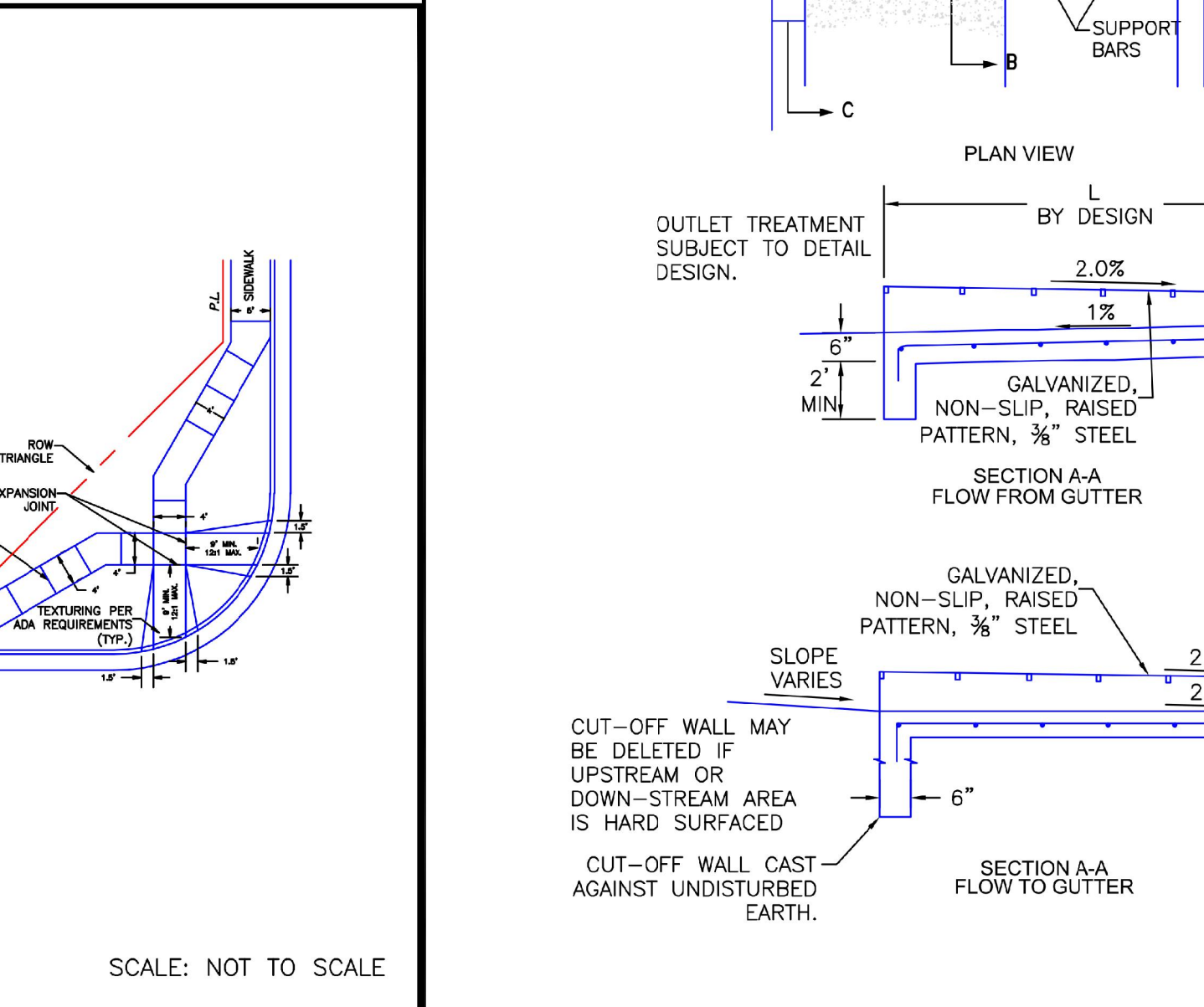
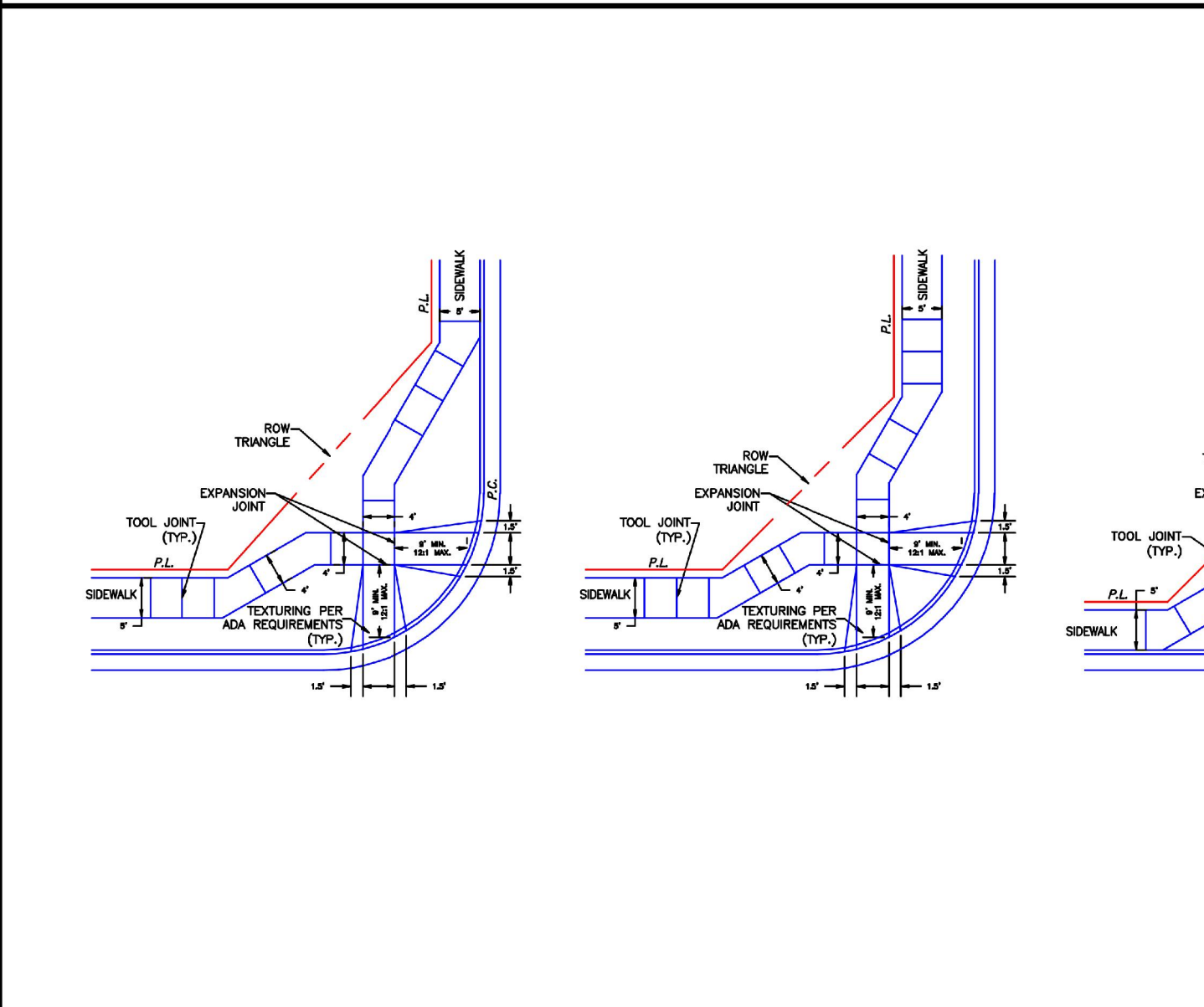
Storm Sewer Manhole Detail Type II Standard Drawing
DATE APPROVED:
André P. Brackin
DEPARTMENT OF TRANSPORTATION

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

Colorado Springs Utilities	PIPE BRIDGING DETAIL W/CONCRETE CRADLES	A7-6
		DATED: 03/2014



9/16/10	Pedestrian Intersection Ramp Detail Standard Drawing	
DATE APPROVED:	REVISION DATE:	FILE NAME:
André P. Brackin	11/10/04	SD_2-40
DEPARTMENT OF TRANSPORTATION		



8/11/11	Pedestrian Intersection Ramp Detail Standard Drawing	
DATE APPROVED:	REVISION DATE:	FILE NAME:
André P. Brackin	11/10/04	SD_2-40
DEPARTMENT OF TRANSPORTATION		

9/16/10	Pedestrian Intersection Ramp Detail Standard Drawing	
DATE APPROVED:	REVISION DATE:	FILE NAME:
André P. Brackin	11/10/04	SD_2-40
DEPARTMENT OF TRANSPORTATION		

8/11/11	Curb Opening with Drainage Chase Detail 1 of 2 Standard Drawing	
DATE APPROVED:	REVISION DATE:	FILE NAME:
André P. Brackin	12/8/15	SD_3-25
DEPARTMENT OF TRANSPORTATION		

8/11/11	Curb Opening with Drainage Chase Detail 2 of 2 Standard Drawing	
DATE APPROVED:	REVISION DATE:	FILE NAME:
André P. Brackin	11/10/04	SD_3-25A
DEPARTMENT OF TRANSPORTATION		

Colorado Springs Utilities	PIPE BRIDGING DETAIL W/CONCRETE CRADLES	A7-6
		DATED: 03/2014

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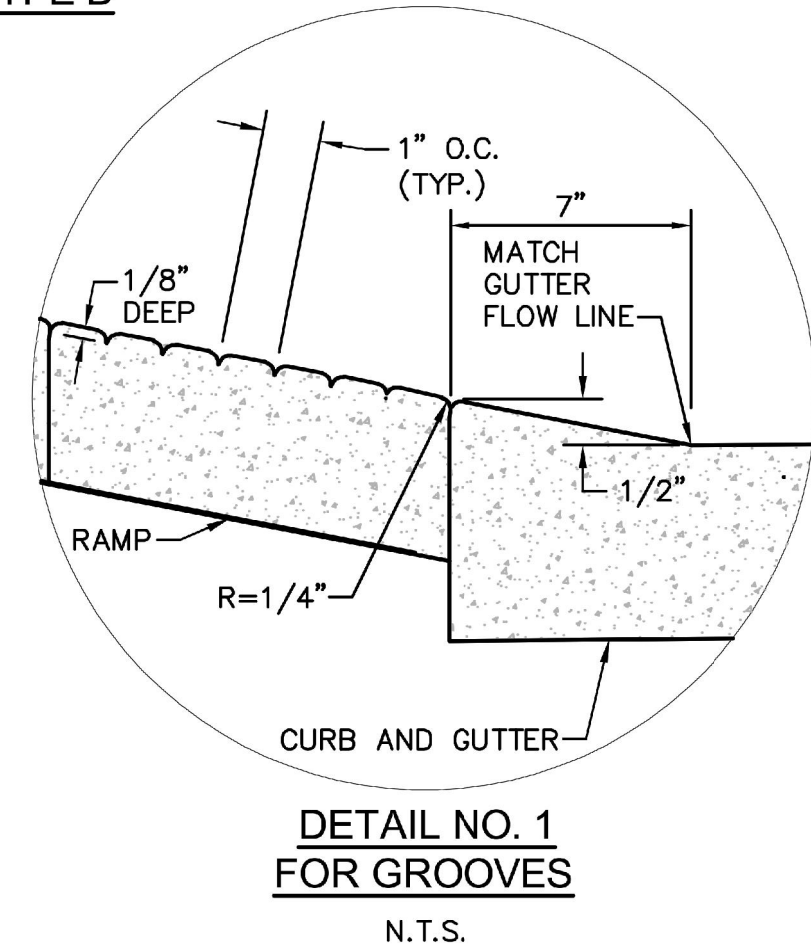
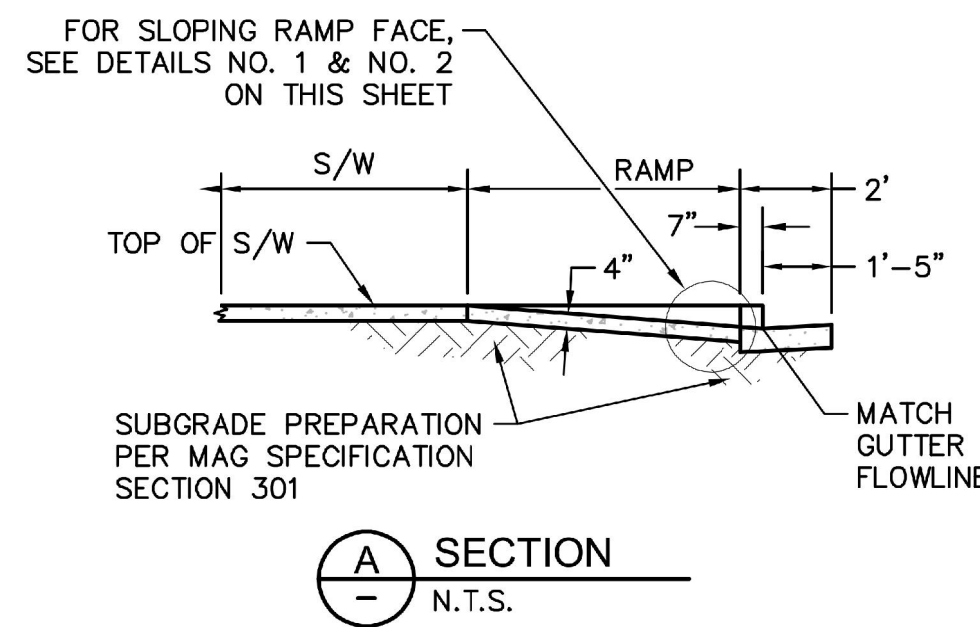
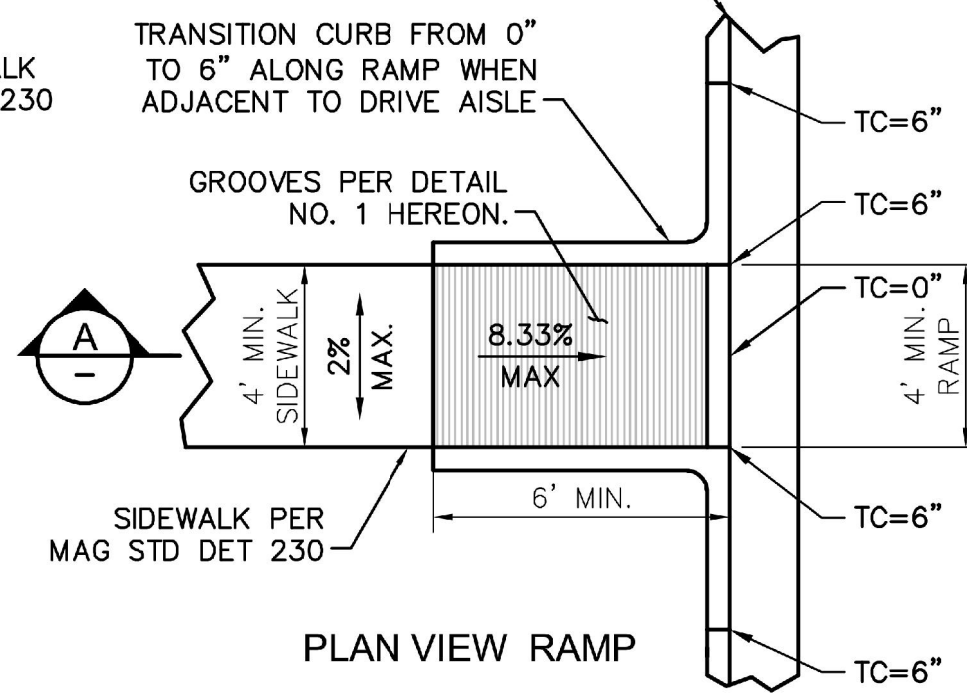
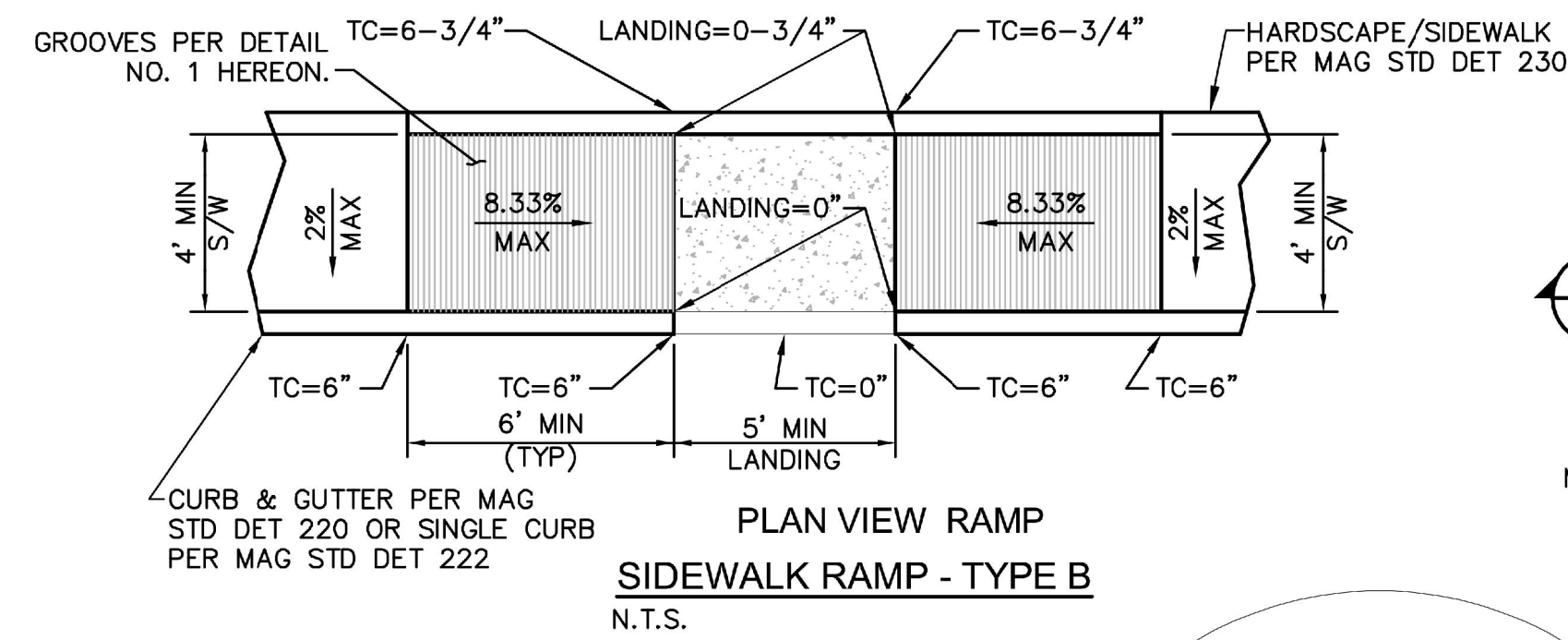
Kimley-Horn
 2022 KIMLEY-HORN AND ASSOCIATES, INC.
 2 North Nevada Avenue Suite 300
 Colorado Springs, Colorado 80903 (719) 453-0180

DESIGNED BY: EJC
 DRAWN BY: JAR
 CHECKED BY: EJC
 DATE: 6/1/22

UPLAND FLATS BY WATERMARK
 EL PASO COUNTY, COLORADO
 CONSTRUCTION DRAWING PLANS
 CONSTRUCTION DETAILS (2 OF 3)

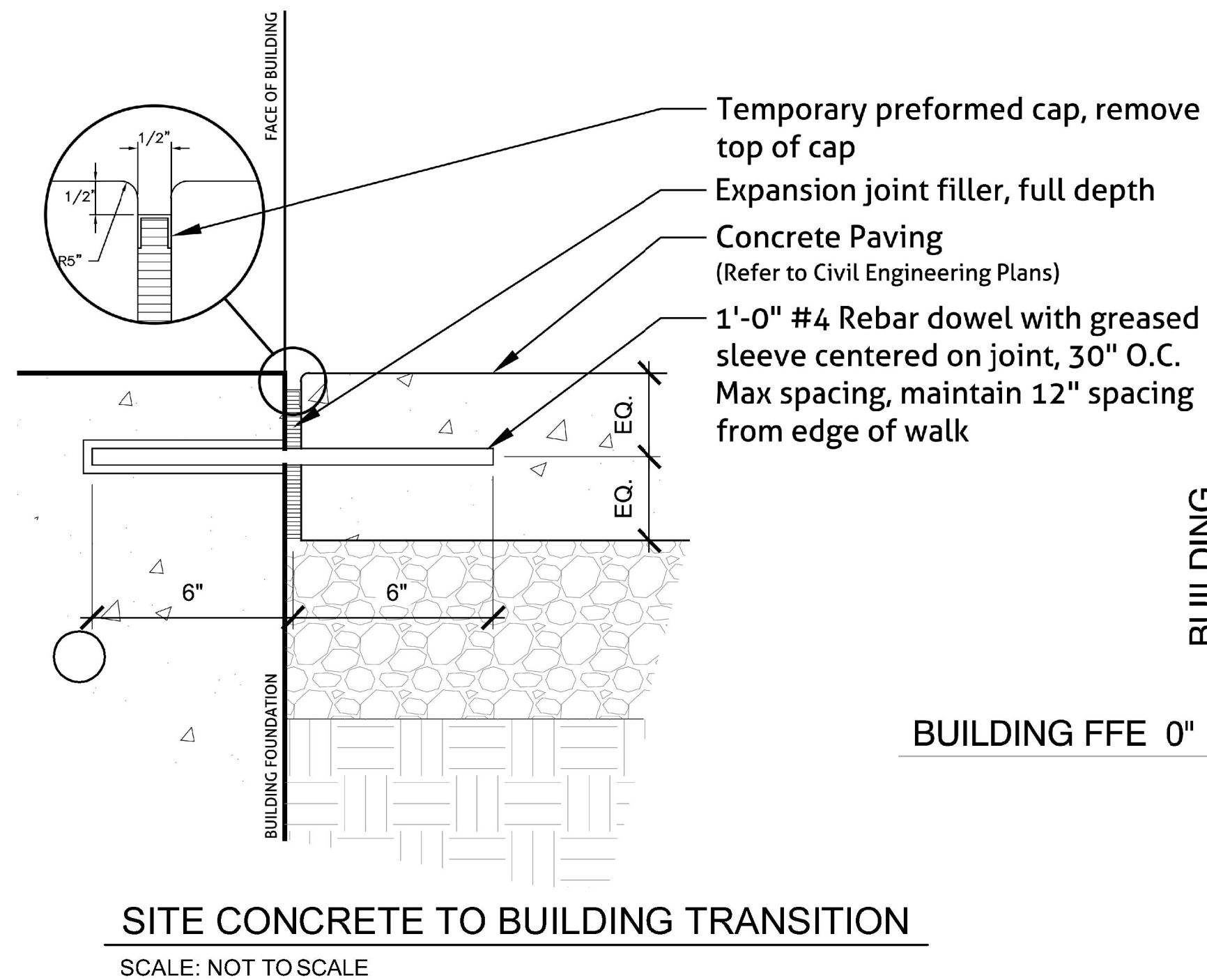
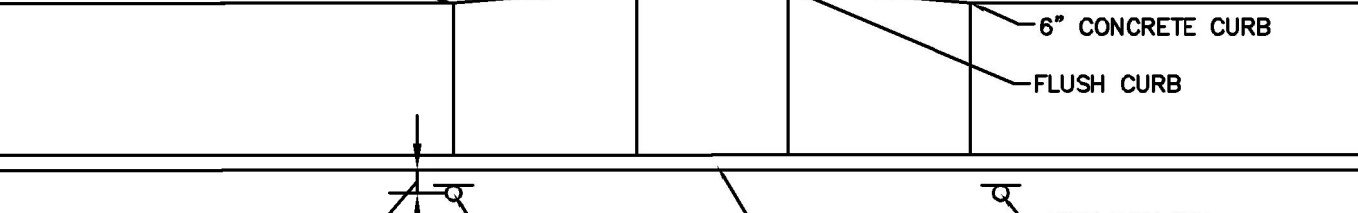
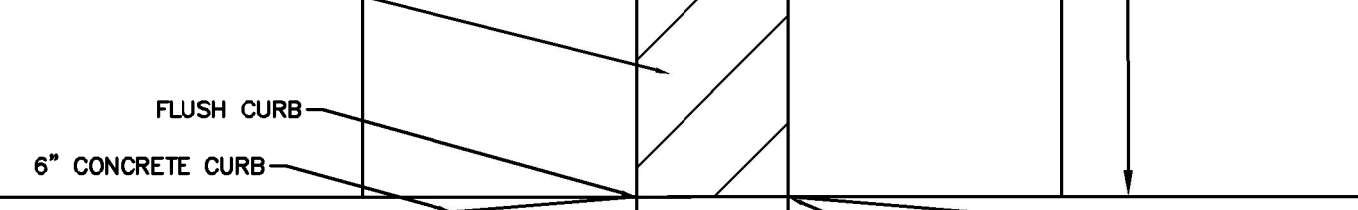
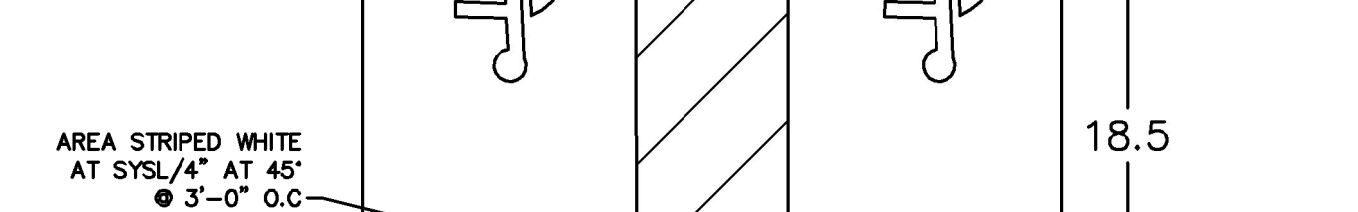
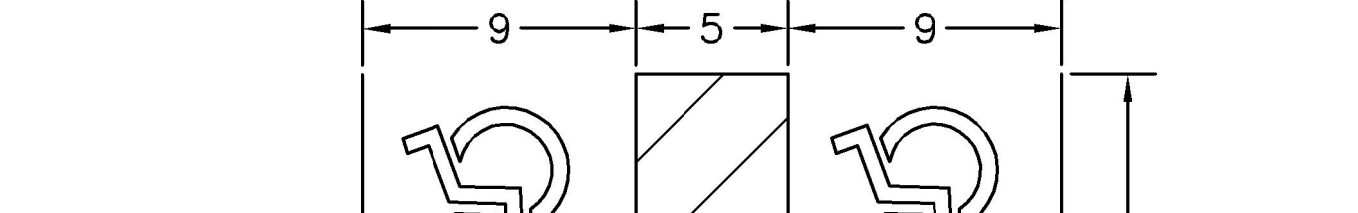
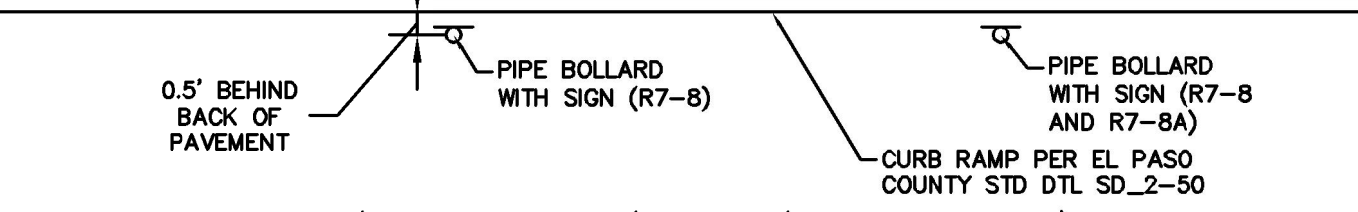
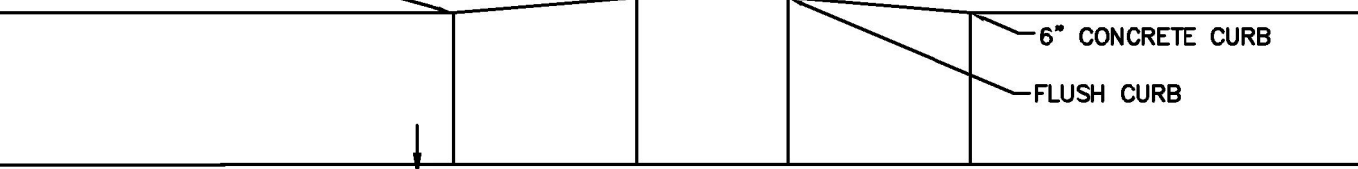
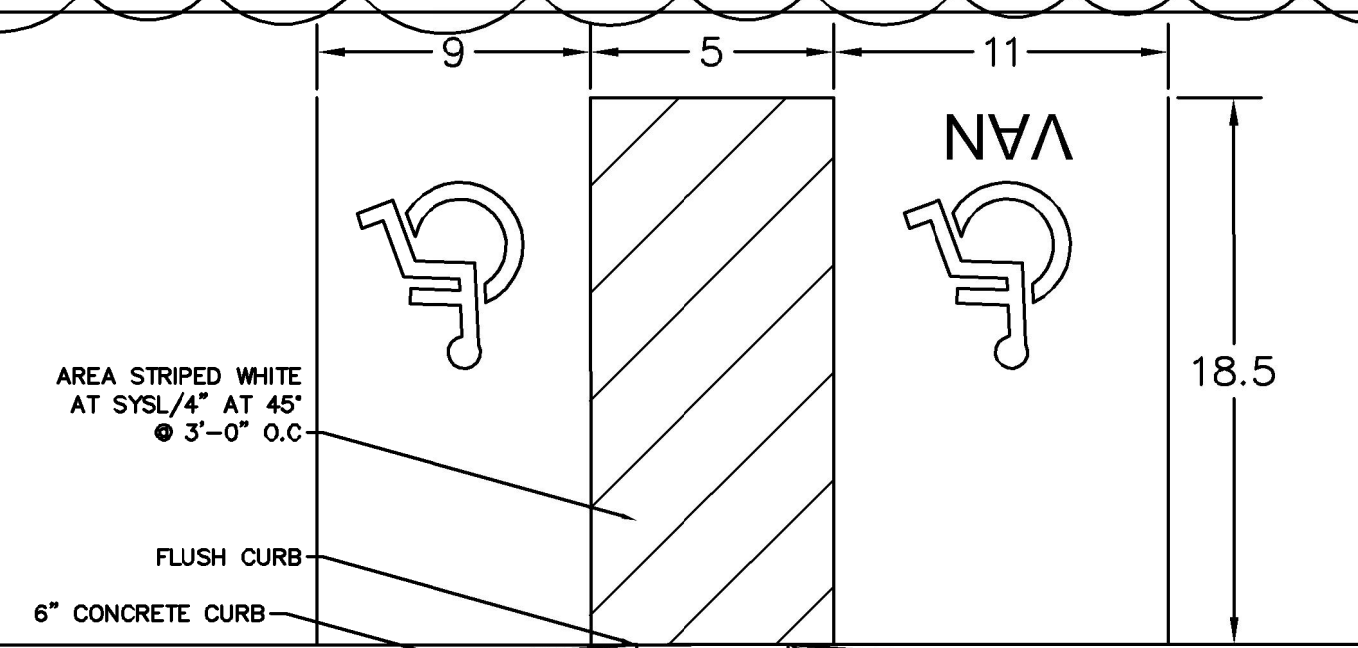
PROJECT NO. 096302009
 SHEET C 103

REVISIONS:
 NO. DATE BY REVISION
 1 5/19 EJC FIRST RESUBMITTAL
 2 6/11 EJC ADDENDUM A
 3 6/11 EJC ADDENDUM B
 4 9/17 EJC ADDENDUM C
 5 2/17/22 EJC REVISION 1
 6 5/28/22 EJC REVISION 2
 7 5/26/22 EJC REVISION 4



- NOTES:**
- CONTROL ELEVATIONS SHOWN HERE ARE IN RELATION TO THE GUTTER. GUTTER ELEVATION=0.
 - CLASS "AA" CONCRETE CONSTRUCTION PER MAG SPECIFICATION SECTION 725.
 - ALL RAMP MUST MEET ADA ACCESSIBILITY GUIDELINES (ADAA) STANDARDS; 2% MAX CROSS SLOPES AND 12:1 MAX LONGITUDINAL SLOPES.
 - SIDEWALKS WITH LONGITUDINAL SLOPES OF LESS THAN 5% ARE NOT CONSIDERED RAMP PER ADA.
 - CURB RAMP ON ACCESSIBLE ROUTES SHALL COMPLY WITH ADA 406, 405.2 THROUGH 405.5, 405.10, AND ADA 406.1.
 - THE RUNNING SLOPE OF WALKING SURFACES SHALL NOT BE STEEPER THAN 1:20. THE CROSS SLOPE OF WALKING SURFACES SHALL NOT BE STEEPER THAN 1:48 PER 2010 ADA 403.3.

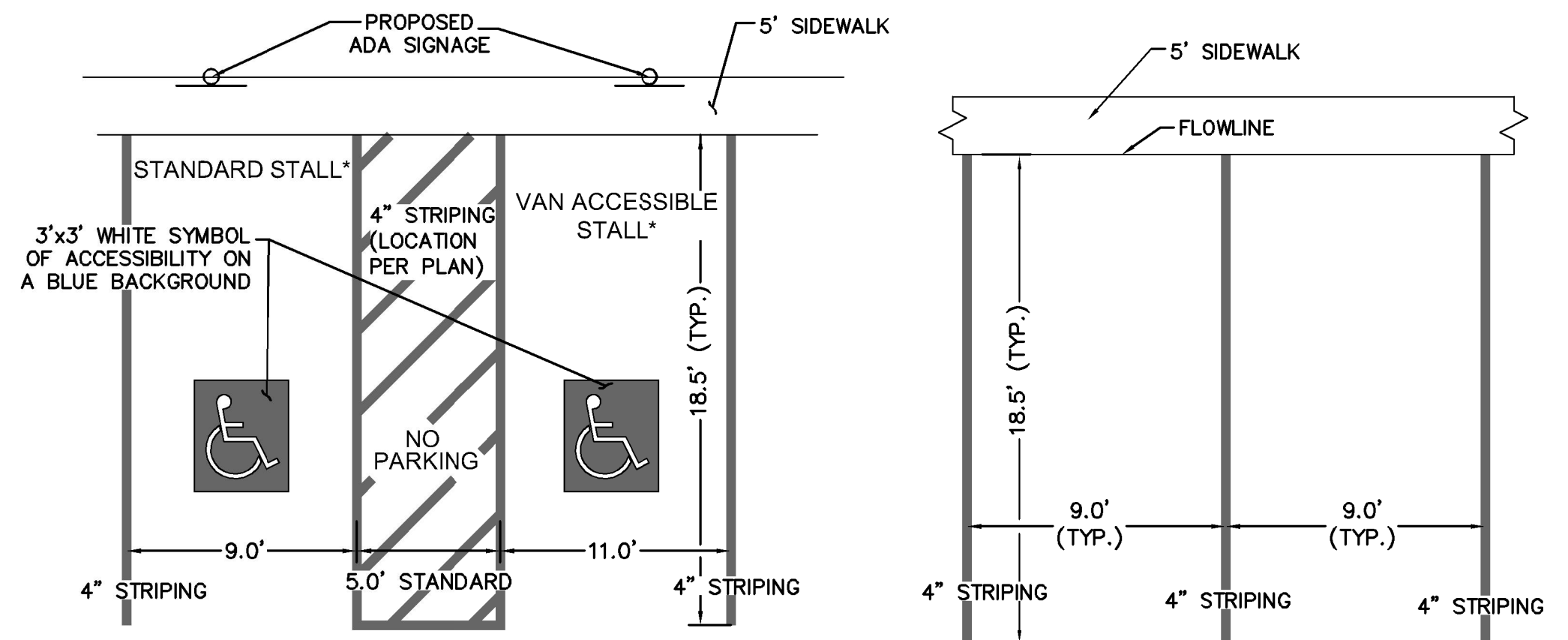
ON-SITE SIDEWALK RAMP DETAILS N.T.S.



RECORD DRAWING

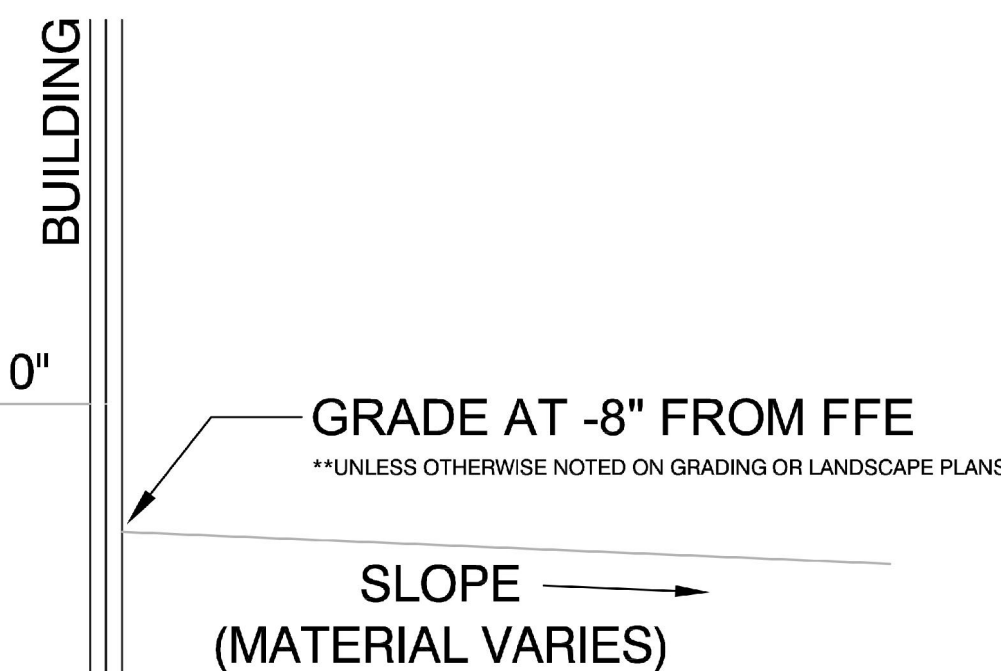
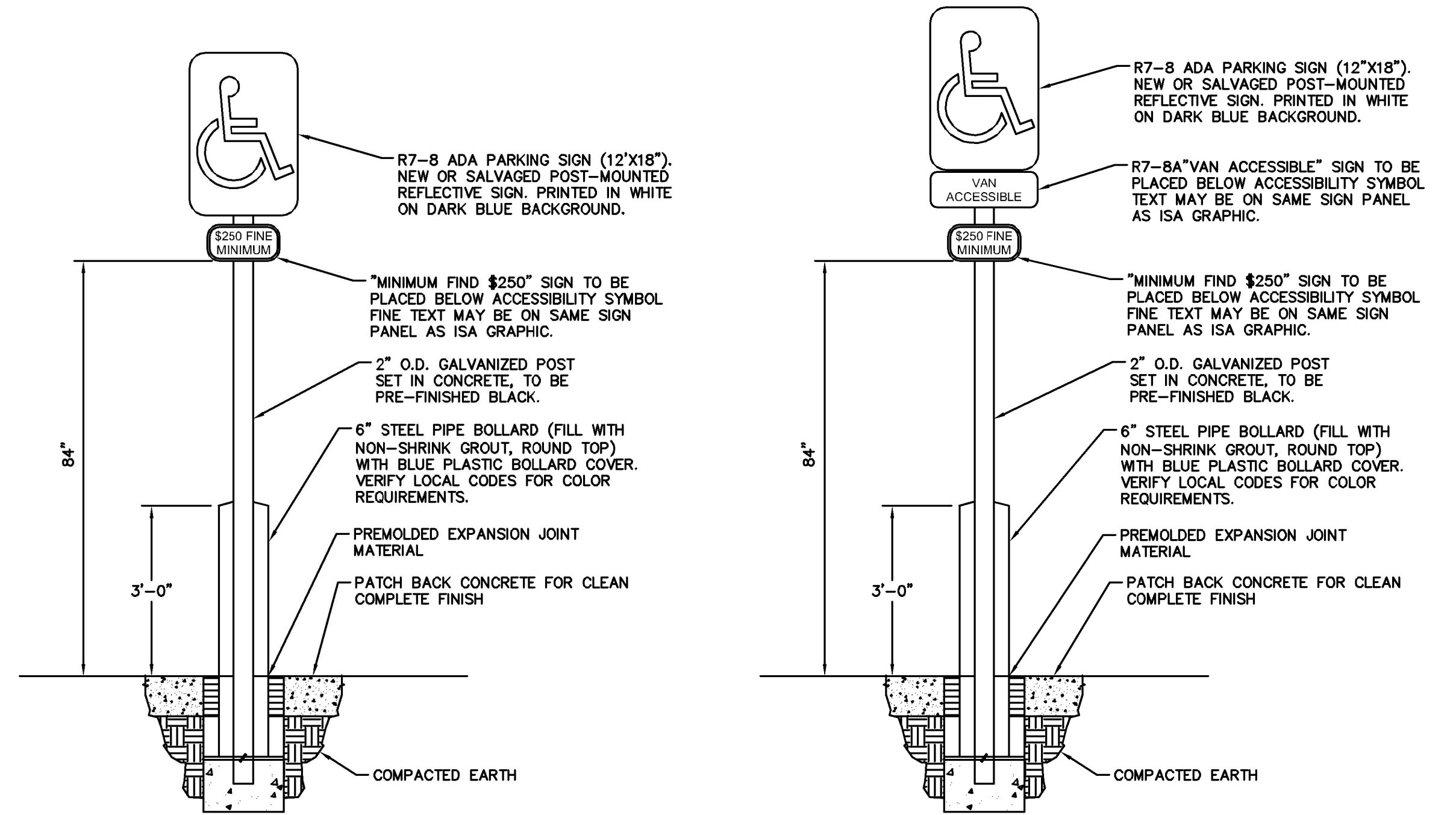
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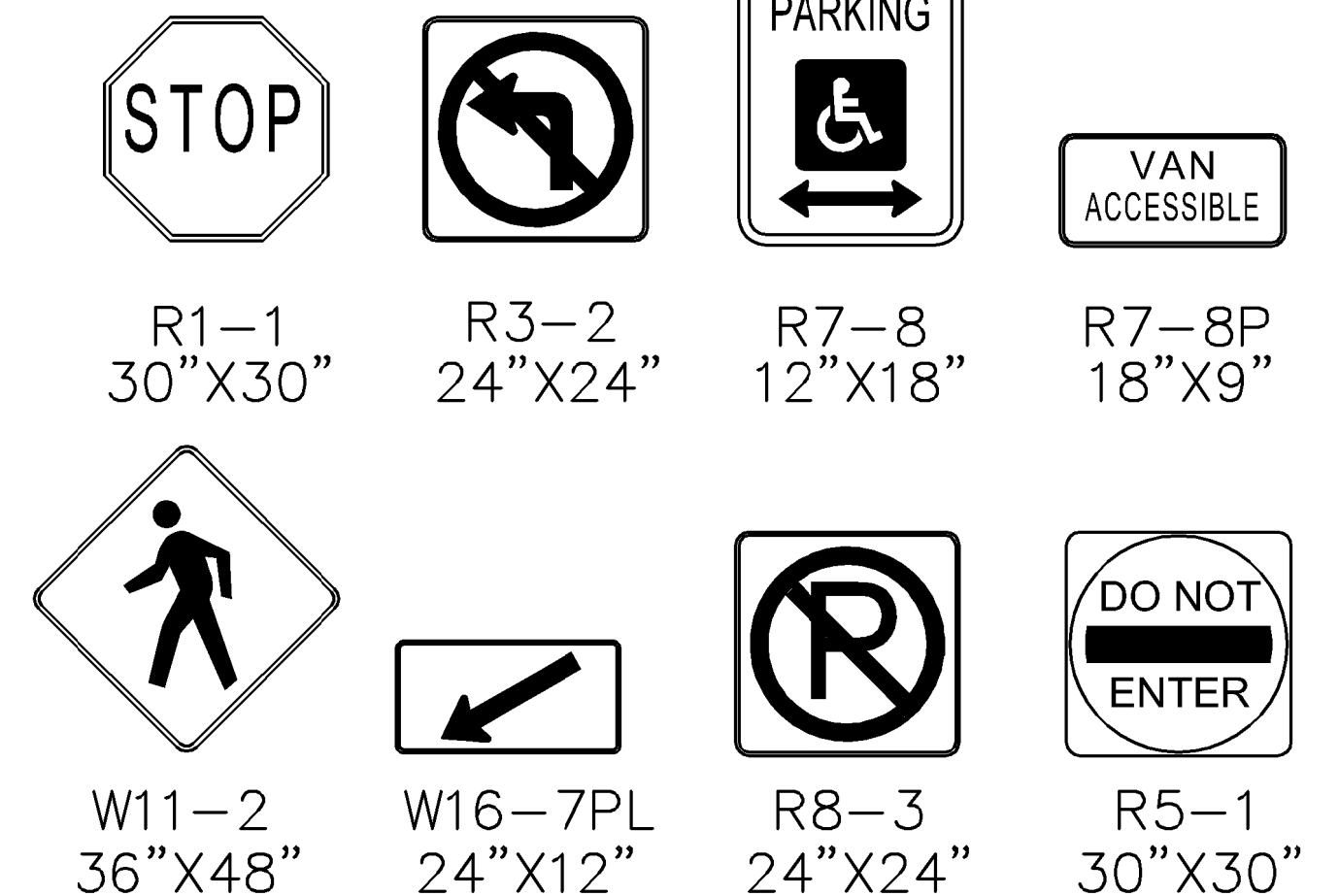


ACCESSIBLE PARKING DETAIL N.T.S.

STANDARD PARKING DETAIL N.T.S.



STANDARD GRADING DETAIL AT BUILDINGS SCALE: NOT TO SCALE



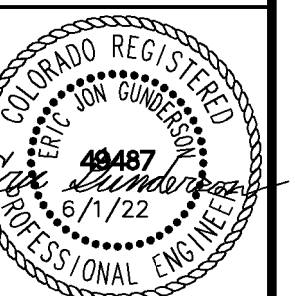
NO.	REVISION	DATE	BY	APPR.
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1	FIRST RESUBMITTAL	JAN 6/30	EJG	
	REVISION	JAN 5/19	EJG	

Kimley-Horn

2022 KIMLEY-HORN AND ASSOCIATES, INC.
2 North Nevada Avenue Suite 300
Colorado Springs, Colorado 80903 (719) 453-0180

DESIGNED BY: EJG
DRAWN BY: JAR
CHECKED BY: EJG
DATE: 6/1/22

UPLAND FLATS BY WATERMARK
EL PASO COUNTY, COLORADO
CONSTRUCTION DRAWING PLANS
CONSTRUCTION DETAILS (3 OF 3)

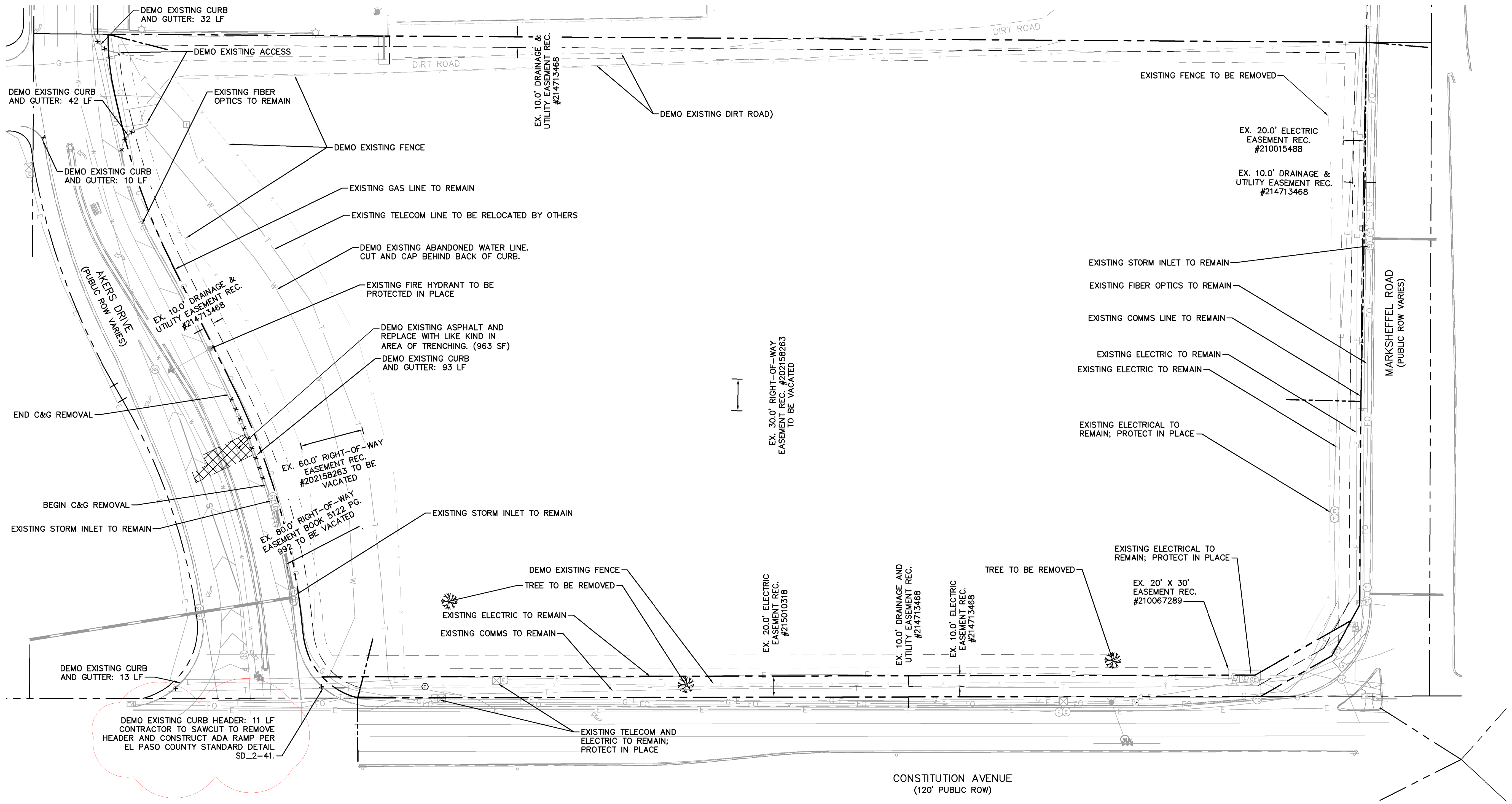


PROJECT NO. 096302009

SHEET

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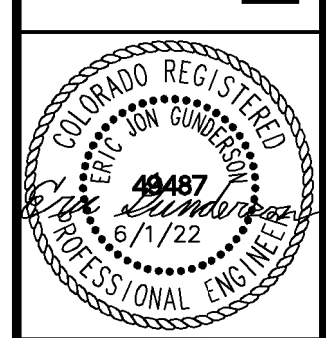


NO.	REVISION	DATE	BY
7	REVISION 4	JAN 15/26/22	EJG
6	REVISION 2	JAN 15/28/22	EJG
5	REVISION 1	JAN 2/17/22	EJG
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UPLAND FLATS BY WATERMARK
 EL PASO COUNTY, COLORADO
 CONSTRUCTION DRAWING PLANS
 EXISTING CONDITIONS AND DEMO PLAN



PROJECT NO.
096302009

SHEET
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LEGEND:

—	PROPERTY LINE
- - -	PARCEL LINE
G	EX. GAS LINE
S	EX. SANITARY SEWER LINE
E	EX. ELECTRIC LINE
W	EX. WATER LINE
—	EX. STORM SEWER
X X X X X	DEMO EXISTING UTILITY
XXXXXX	DEMO EXISTING PAVEMENT
XXXXXX	DEMO EXISTING BLDG
XXXXXX	MILL AND OVER EXISTING PAVEMENT
XXXXXX	DEMO EXISTING ROADWAY STRIPING
x x x x x x x x x x x	DEMO CURB AND GUTTER
- - -	PROPOSED SAWCUT LINE

GENERAL NOTES:

1. ALL EXISTING UTILITIES TO REMAIN UNLESS OTHERWISE NOTED.
2. UTILITIES TO BE REMOVED ARE TO BE CAPPED IN PLACE IN ACCORDANCE WITH LOCAL UTILITY REGULATIONS.
3. WAHSATCH AVE. TO HAVE CHIP SEAL OPERATIONS IN 2021. COORDINATE TIMING OF ALL IMPROVEMENTS ALONG WAHSATCH WITH THE STREETS DEPARTMENT.
4. PIKES PEAK AVE. IS UNDER MORATORIUM UNTIL 2023 FOR ANY PAVEMENT EXCAVATING. CONSULT THE STREETS DEPARTMENT TO DETERMINE THE EXTENT OF PAVEMENT REPAIR REQUIRED.

CAUTION NOTE:

CONTRACTOR SHALL TAKE EXTRA CAUTION WHEN REMOVING CONCRETE OR OTHER SURFACE MATERIAL THAT IS NEAR EXISTING TREES THAT ARE TO REMAIN. SEE THE TREE PROTECTION PLAN FOR MORE DETAILS OF PRECAUTIONARY MEASURES - DEVELOPMENT PLAN SHEET 13 & 14

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

CALL UTILITY NOTIFICATION CENTER OF COLORADO
1-800-922-1987

CALL 2-BUSINESS DAYS IN ADVANCE BEFORE YOU DIG, GRADE, OR EXCAVATE FOR THE MARKING OF UNDERGROUND MEMBER UTILITIES

RECORD DRAWING

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11/20/23
ERIC GUNDERSON, PE

STANDARD NOTES FOR EL PASO COUNTY GRADING AND EROSION CONTROL PLANS:

- 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 TO REGULATIONS AND STANDARDS MUST BE REQUESTED, AND APPROVED, IN WRITING.
- A SEPARATE STORMWATER MANAGEMENT PLAN (SMWP) FOR THIS PROJECT SHALL BE COMPLETED AND AN EROSION AND STORMWATER QUALITY CONTROL PERMIT (ESQCP) ISSUED PRIOR TO COMMENCING CONSTRUCTION. MANAGEMENT OF THE SWMP DURING CONSTRUCTION IS THE RESPONSIBILITY OF THE DESIGNATED QUALIFIED STORMWATER MANAGER OR CERTIFIED EROSION CONTROL INSPECTOR. THE SWMP SHALL BE LOCATED ON SITE AT ALL TIMES DURING CONSTRUCTION AND SHALL BE KEPT UP TO DATE WITH WORK PROGRESS AND CHANGES IN THE FIELD.
- ONCE THE ESQCP HAS BEEN APPROVED AND A "NOTICE TO PROCEED" HAS BEEN ISSUED, THE CONTRACTOR MAY INSTALL THE INITIAL STAGE EROSION AND SEDIMENT CONTROL MEASURES AS INDICATED ON THE APPROVED GEC. A PRE-CONSTRUCTION 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 STAFF.
- CONTROL MEASURES MUST BE INSTALLED PRIOR TO COMMENCEMENT OF ACTIVITIES THAT COULD CONTRIBUTE POLLUTANTS TO STORMWATER. CONTROL MEASURES FOR ALL SLOPES, CHANNELS, DITCHES, AND DISTURBED LAND AREAS SHALL BE INSTALLED IMMEDIATELY UPON COMPLETION OF THE DISTURBANCE.
- ALL TEMPORARY SEDIMENT AND EROSION CONTROL MEASURES SHALL BE MAINTAINED AND REMAIN IN EFFECTIVE OPERATING CONDITION UNTIL PERMANENT SOIL EROSION CONTROL MEASURES ARE IMPLEMENTED AND FINAL STABILIZATION IS ESTABLISHED. ALL PERSONS ENGAGED IN LAND DISTURBANCE ACTIVITIES SHALL ASSESS THE ADEQUACY OF CONTROL MEASURES AT THE SITE AND IDENTIFY CHANGES TO THOSE CONTROL MEASURES ARE NEEDED TO ENSURE THE CONTINUED EFFECTIVE PERFORMANCE OF THE CONTROL MEASURES. ALL CHANGES TO TEMPORARY SEDIMENT AND EROSION CONTROL MEASURES MUST BE INCORPORATED INTO THE STORMWATER MANAGEMENT PLAN.
- TEMPORARY STABILIZATION SHALL BE IMPLEMENTED ON DISTURBED AREAS AND STOCKPILES WHERE GROUND DISTURBING CONSTRUCTION ACTIVITY HAS PERMANENTLY CEASED OR TEMPORARILY CEASED FOR LONGER THAN 14 DAYS.
- FINAL STABILIZATION MUST BE IMPLEMENTED AT ALL APPLICABLE CONSTRUCTION SITES. FINAL STABILIZATION IS ACHIEVED WHEN ALL GROUND DISTURBING ACTIVITIES ARE COMPLETE AND ALL DISTURBED AREAS EITHER HAVE A UNIFORM VEGETATIVE COVER WITH INDIVIDUAL PLAN DENSITY OF 70 PERCENT OF PRE-DISTURBANCE LEVELS ESTABLISHED OR EQUIVALENT PERMANENT ALTERNATIVE STABILIZATION METHOD IS IMPLEMENTED. ALL TEMPORARY SEDIMENT AND EROSION CONTROL MEASURES SHALL BE REMOVED UPON FINAL STABILIZATION AND BEFORE PERMIT CLOSURE.
- ALL PERMANENT STORMWATER MANAGEMENT FACILITIES SHALL BE INSTALLED AS DESIGNED IN THE APPROVED PLANS. ANY PROPOSED CHANGES THAT EFFECT THE DESIGN OR FUNCTION OF PERMANENT STORMWATER MANAGEMENT STRUCTURES MUST BE APPROVED BY THE ECM ADMINISTRATOR PRIOR TO IMPLEMENTATION.
- EARTH DISTURBANCES SHALL BE CONDUCTED IN SUCH A MANNER SO AS TO EFFECTIVELY MINIMIZE 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. PRE-EXISTING VEGETATION SHALL BE PROTECTED AND MAINTAINED WITHIN 50 HORIZONTAL FEET OF A WATERS OF THE STATE, UNLESS SHOWN TO BE INFEASIBLE AND SPECIFICALLY REQUESTED AND APPROVED.
- COMPACTION OF SOIL MUST BE PREVENTED IN AREAS DESIGNATED FOR INFILTRATION CONTROL MEASURES OR WHERE FINAL STABILIZATION WILL BE ACHIEVED BY VEGETATIVE COVER. AREAS DESIGNATED FOR INFILTRATION CONTROL SHALL ALSO BE PROTECTED FROM SEDIMENTATION DURING CONSTRUCTION UNTIL FINAL STABILIZATION IS ACHIEVED. IF COMPACTION PREVENTION IS NOT FEASIBLE DUE TO SITE CONSTRAINTS, ALL AREAS DESIGNATED FOR INFILTRATION AND VEGETATION CONTROL MEASURES MUST BE LOOSENED PRIOR TO INSTALLATION OF THE CONTROL MEASURE(S).
- ANY TEMPORARY OR PERMANENT FACILITY DESIGNED AND CONSTRUCTED FOR THE CONVEYANCE OF STORMWATER AROUND, THROUGH, OR FROM THE EARTH DISTURBANCE AREA SHALL BE A STABILIZED CONVEYANCE DESIGNED TO MINIMIZE EROSION AND THE DISCHARGE OF SEDIMENT OFF SITE.
- CONCRETE WASH WATER SHALL BE CONTAINED AND DISPOSED OF IN ACCORDANCE WITH THE SWMP. NO WASH WATER SHALL BE DISCHARGED TO OR ALLOWED TO ENTER STATE WATERS, INCLUDING ANY SURFACE OR SUBSURFACE STORM DRAINAGE SYSTEM OR FACILITIES. CONCRETE WASHOUT SHALL NOT BE LOCATED IN AN AREA WHERE SHALLOW GROUNDWATER MAY BE PRESENT, OR WITHIN 50 FEET OF A SURFACE WATER BODY, CREEK, OR STREAM.
- DURING DEWATERING OPERATIONS OF UNCONTAMINATED GROUND WATER MAY BE DISCHARGED ON SITE, BUT SHALL NOT LEAVE THE SITE IN THE FORM OF SURFACE RUNOFF UNLESS AN APPROVED STATE DEWATERING PERMIT IS IN PLACE.
- EROSION CONTROL BLANKETING OR OTHER PROTECTIVE COVERING SHALL BE USED ON SLOPES STEEPER THAN 3:1.
- 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.
- 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. CONTROL MEASURES MAY BE REQUIRED BY EL PASO COUNTY ENGINEERING IF DEEMED NECESSARY, BASED ON SPECIFIC CONDITIONS AND CIRCUMSTANCES.
- TRACKING OF SOILS AND CONSTRUCTION DEBRIS OFF-SITE SHALL BE MINIMIZED. MATERIALS TRACKED OFF-SITE SHALL BE CLEANED UP AND PROPERLY DISPOSED OF IMMEDIATELY.
- THE OWNER/DEVELOPER SHALL BE RESPONSIBLE FOR THE REMOVAL OF ALL CONSTRUCTION DEBRIS, DIRT, TRASH, ROCK, SEDIMENT, SOIL, AND SAND THAT MAY ACCUMULATE IN ROADS, STORM DRAINS AND OTHER DRAINAGE CONVEYANCE SYSTEMS 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 CHEMICAL(S) HAVING THE POTENTIAL TO BE RELEASED IN STORMWATER ARE TO BE STORED OR USED ONSITE UNLESS PERMISSION FOR THE USE OF SUCH CHEMICAL(S) IS GRANTED IN WRITING BY THE ECM ADMINISTRATOR. IN GRANTING APPROVAL FOR THE USE OF SUCH CHEMICAL(S), SPECIAL CONDITIONS AND MONITORING MAY BE REQUIRED.

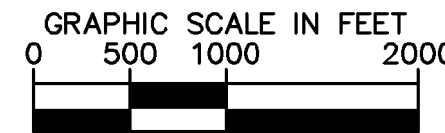
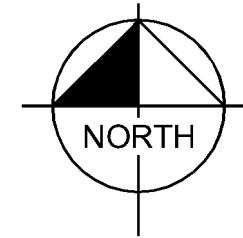
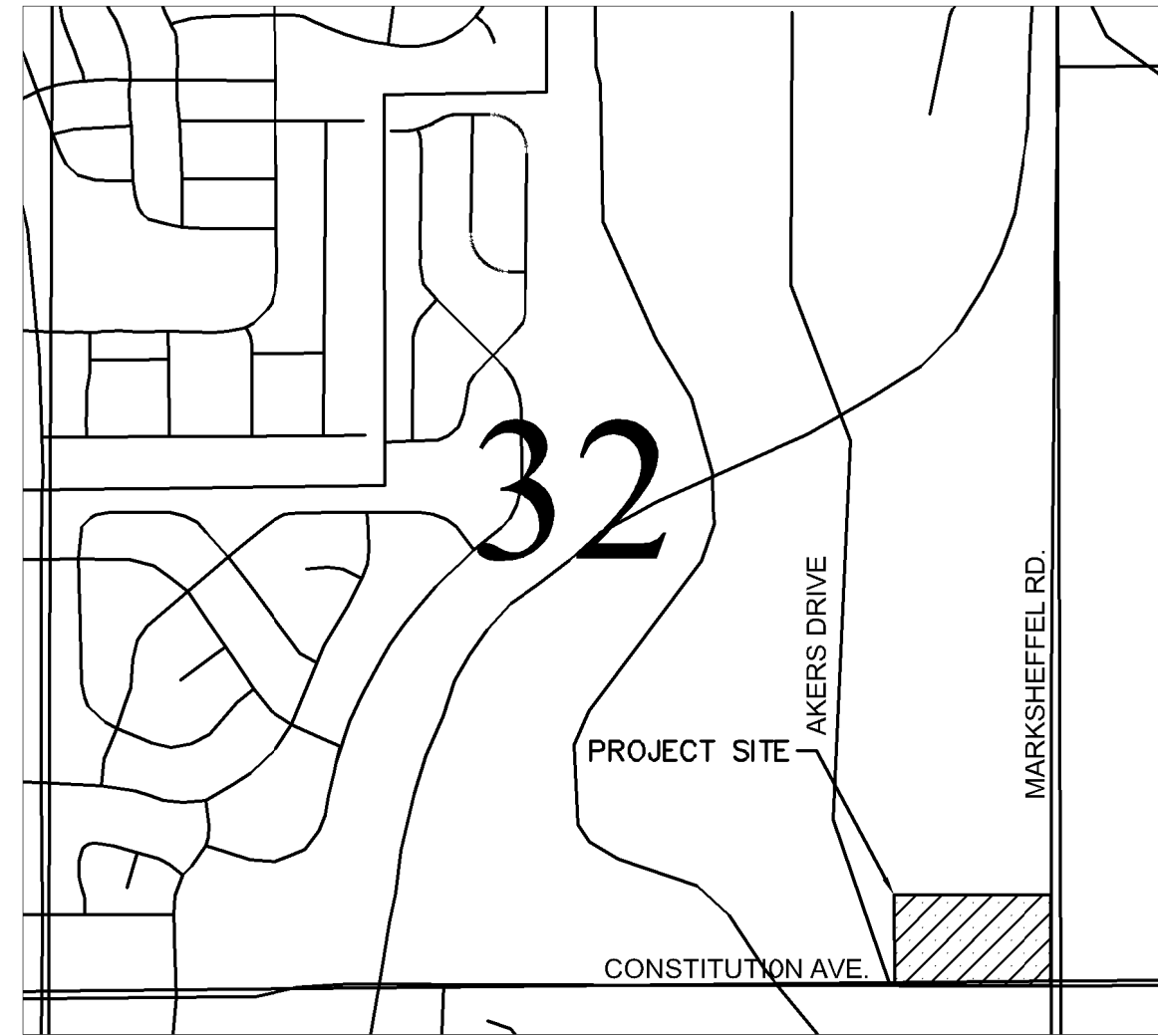
UPLAND FLATS BY WATERMARK

GRADING EROSION CONTROL AND PUBLIC IMPROVEMENT PLAN

TRACT DD, HANNAH RIDGE AT FEATHERGRASS FILING NO. 1, AS AMENDED

SECTION 32, TOWNSHIP 13 SOUTH, RANGE 65 WEST OF THE 6TH P.M., CITY OF COLORADO

SPRINGS, COUNTY OF EL PASO, STATE OF COLORADO



LAND AREA:

TOTAL PROPERTY AREA: +/- 15.39 ACRES

BENCHMARK:

ELEVATIONS ARE BASED UPON COLORADO SPRINGS UTILITY FIMS CONTROL POINT "BLT104", DESCRIBED AS A 2" ALUMINUM CAP SET AT THE NORTHEAST TOP OF THE NORTH HEADWALL OF A BOX CULVERT AT THE FIRST CREEK CROSSING EAST OF MARKSHEFFEL ROAD, UNDER CONSTITUTION AVENUE, APPROXIMATELY 1400' EAST AND 70' NORTH OF THE SOUTHEAST CORNER OF THE SUBJECT SECTION 32. THE ELEVATION OF SAID BENCHMARK IS 6452.43', NGVD 29 VERTICAL DATUM.

LEGAL DESCRIPTION

TRACT DD, HANNAH RIDGE AT FEATHERGRASS FILING NO. 1, AS AMENDED BY AFFIDAVIT OF CORRECTION RECORDED JULY 14, 2014 UNDER RECEPTION NO. 214081923 AND AFFIDAVIT OF CLARIFICATIONS RECORDED SEPTEMBER 9, 2014 UNDER RECEPTION NO. 214081923, COUNTY OF EL PASO, STATE OF COLORADO.

SOIL TYPE:

THE SOIL ON SITE IS USGS HYDROLOGIC SOIL GROUP A/B.

FLOOD ZONE DESIGNATION

FEDERAL EMERGENCY MANAGEMENT AGENCY, FLOOD INSURANCE RATE MAP, MAP NUMBER 08041C0756G, EFFECTIVE DATE DECEMBER 7, 2018 INDICATES THIS PARCEL OF LAND IS LOCATED IN ZONE X (AREA OF MINIMAL FLOOD HAZARD).

SITE INFORMATION:

TIMING:
 ANTICIPATED STARTING AND COMPLETION TIME PERIOD OF SITE GRADING:
 START: FALL 2021
 END: FALL 2022

EXPECTED DATE ON WHICH THE FINAL STABILIZATION WILL BE COMPLETE:
 FALL 2023

AREAS:

TOTAL DISTURBED AREA: 15.39 ACRES

RECEIVING WATERS:

NAME OF RECEIVING WATERS: SAND CREEK EAST FORK, ULTIMATELY SAND CREEK

DESCRIPTION OF EXISTING VEGETATION:

THE EXISTING SITE IS CURRENTLY UNDEVELOPED AND GROUND COVER CONSISTS OF 100% WEEDS, BRUSH, GRASSES, AND TREES.

DESCRIPTION OF PERMANENT BMPS:

FULL SPECTRUM EXTENDED DETENTION BASIN

SOILS INFORMATION:

SOIL GROUP: 80% A, 20% B
 SOIL SLOPES: 2.5 H: 1V OR LESS FOR ALL UN-RETAINED AREAS

DEVELOPER'S STATEMENT

I, THE OWNER/DEVELOPER HAVE READ AND WILL COMPLY WITH THE REQUIREMENTS OF THE GRADING AND EROSION CONTROL PLAN.

WATERMARK AT CO SPRINGS AKERS CO, LLC
 DEVELOPER SIGNATURE _____ DATE _____

ENGINEER'S STATEMENT

THIS GRADING AND EROSION CONTROL PLAN WAS PREPARED UNDER MY DIRECTION AND SUPERVISION AND IS CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. SAID PLAN HAS BEEN PREPARED ACCORDING TO THE CRITERIA ESTABLISHED BY THE COUNTY FOR GRADING AND EROSION CONTROL PLANS. I ACCEPT RESPONSIBILITY FOR ANY LIABILITY CAUSED BY ANY NEGLIGENT ACTS, ERRORS OR OMISSIONS ON MY PART IN PREPARING THIS PLAN.

Eric Gunderson 9/17/2020
 ERIC GUNDERSON, PE - KIMLEY-HORN AND ASSOCIATES, INC. DATE

EL PASO COUNTY

COUNTY PLAN REVIEW IS PROVIDED ONLY FOR GENERAL CONFORMANCE WITH COUNTY DESIGN CRITERIA. THE COUNTY IS NOT RESPONSIBLE FOR THE ACCURACY AND ADEQUACY OF THE DESIGN, DIMENSIONS, AND/OR ELEVATIONS WHICH SHALL BE CONFIRMED AT THE JOB SITE. THE COUNTY THROUGH THE APPROVAL OF THIS DOCUMENT ASSUMES NO RESPONSIBILITY FOR COMPLETENESS AND/OR ACCURACY OF THIS DOCUMENT. FILED IN ACCORDANCE WITH THE REQUIREMENTS OF THE EL PASO COUNTY LAND DEVELOPMENT CODE, DRAINAGE CRITERIA MANUAL VOLUMES 1 AND 2, AND ENGINEERING CRITERIA MANUAL, AS AMENDED.

IN ACCORDANCE WITH ECM SECTION 1.12, THESE CONSTRUCTION DOCUMENTS WILL BE VALID FOR CONSTRUCTION FOR A PERIOD OF 2 YEARS FROM THE DATE SIGNED BY THE EL PASO COUNTY ENGINEER. IF CONSTRUCTION HAS NOT STARTED WITHIN THOSE 2 YEARS, THE PLANS WILL NEED TO BE RESUBMITTED FOR APPROVAL, INCLUDING PAYMENT OF REVIEW FEES AT THE PLANNING AND COMMUNITY DEVELOPMENT DIRECTOR'S DISCRETION.

COUNTY ENGINEER/ECM ADMINISTRATOR _____ DATE _____

GENERAL NOTES

- BASED ON ELEVATION DATA, THE APPLICANT WILL NEED TO FILE FEDERAL AVIATION ADMINISTRATION (FAA) FORM 7460-1 "NOTICE OF PROPOSED CONSTRUCTION OR ALTERATION" FOR ANY NEW VERTICAL DEVELOPMENT AT THIS SITE, INCLUDING TEMPORARY CONSTRUCTION EQUIPMENT, AND PROVIDE FAA DOCUMENTATION TO THE AIRPORT BEFORE THE COMMENCEMENT OF CONSTRUCTION ACTIVITIES; FAA'S WEBSITE (HTTPS://OEAFAA.FAA.GOV/OEAFAA/EXTERNAL/PORTALISP).

CONTACTS:

OWNER:
 WATERMARK AT CO SPRINGS AKERS CO, LLC.
 111 MONUMENT CIRCLE, SUITE 1500
 INDIANAPOLIS, IN 46204
 TEL: (720) 495-3693
 CONTACT: MONICA UNGER

ENGINEER:
 KIMLEY-HORN AND ASSOCIATES, INC.
 2 NEVADA NORTH AVE., SUITE 300
 COLORADO SPRINGS, CO 80903
 TEL: (719) 453-0182
 CONTACT: ERIC GUNDERSON, P.E.

EL PASO COUNTY:
 EL PASO COUNTY
 PCD DEPARTMENT
 2880 INTERNATIONAL CIRCLE, SUITE 110
 COLORADO SPRINGS, CO 80910
 PHONE: (719) 520-6300

SURVEYOR:
 BARRON LAND, LLC
 2790 N. ACADEMY BLVD. SUITE 311
 COLORADO SPRINGS, CO 80917
 TEL: (719) 360-6827
 CONTACT: SPENCER BARRON, PLS

Sheet List Table	
Sheet Number	Sheet Title
C 300	GEC COVER SHEET
C 301	GEC INITIAL PLAN
C 302	GEC INTERIM PLAN
C 303	GEC FINAL PLAN
C304	PUBLIC IMPROVEMENT PLAN
C 305	GEC DETAILS (1 OF 3)
C 306	GEC DETAILS (2 OF 3)
C 307	GEC DETAILS (3 OF 3)

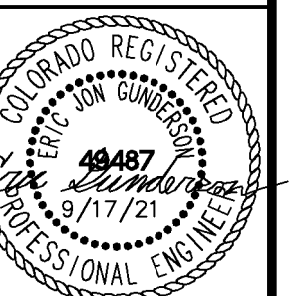


NO.	REVISION	DATE	BY	APPR.
1	FIRST RESUBMITTAL	JAR 4/8/21	JAR	
2	ADDENDUM B	JAR 8/17/21	JAR	
3	ADDENDUM C	JAR 9/17/21	JAR	

Kimley-Horn
 2021 KIMLEY-HORN AND ASSOCIATES, INC.
 2 North Nevada Avenue Suite 300
 Colorado Springs, Colorado 80903 (719) 453-0180

DESIGNED BY: EUG
 DRAWN BY: JAR
 CHECKED BY: EJJ
 DATE: 9/17/21

UPLAND FLATS BY WATERMARK
 EL PASO COUNTY, COLORADO
 GRADING EROSION CONTROL AND
 PUBLIC IMPROVEMENT PLAN
 GEC COVER SHEET



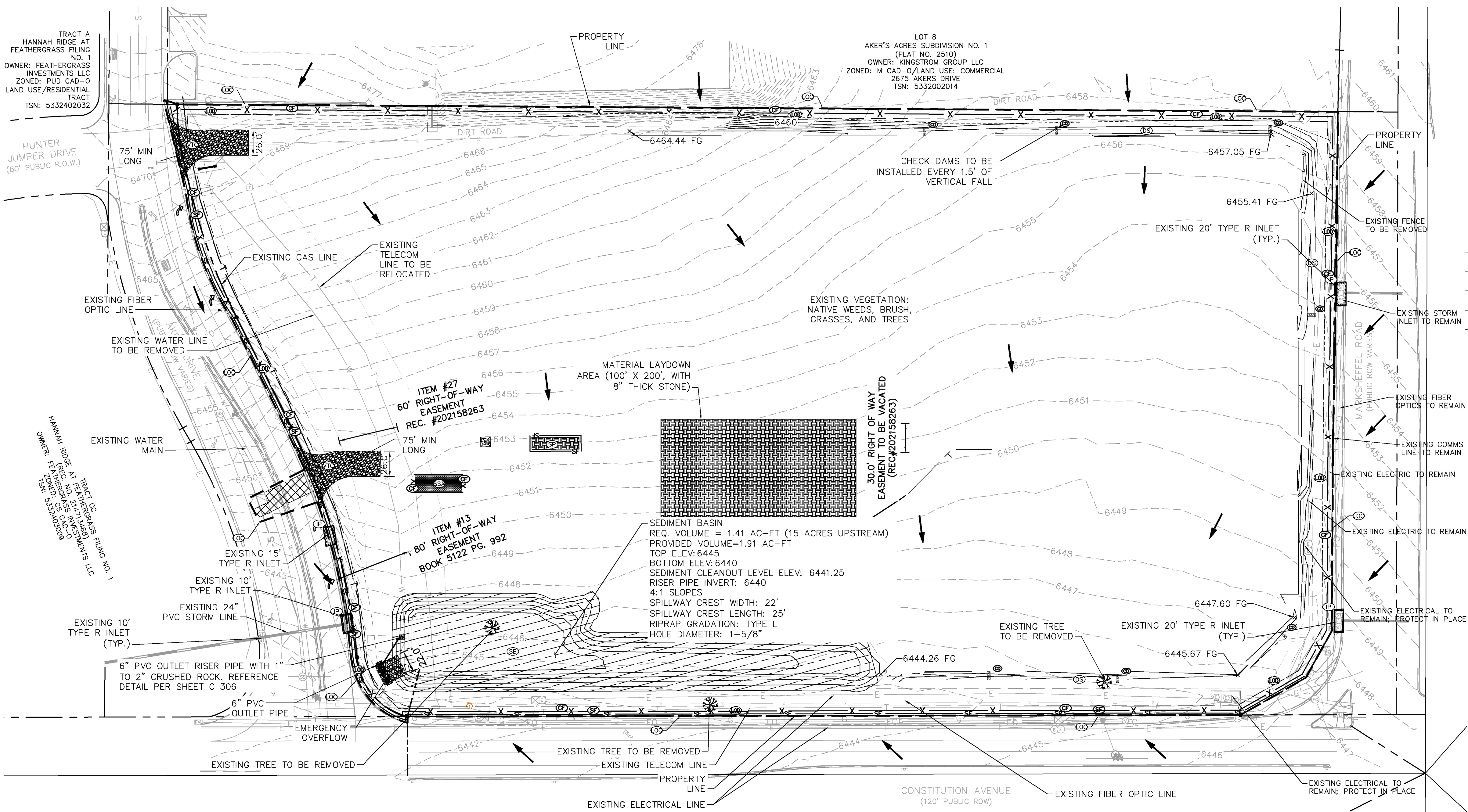
PROJECT NO.
 096302009

SHEET

C 300

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LEGEND

- PROPERTY LINE
- 100 YEAR FLOODPLAIN
- LIMITS OF DISTURBANCE
- SF SILT FENCE
- X CONSTRUCTION FENCE
- TOP TEMPORARY OUTLET PROTECTION
- IP CULVERT INLET/OUTLET PROTECTION
- WA CONCRETE WASHOUT AREA
- SA STABILIZED STAGING AREA
- EB EROSION CONTROL BLANKET
- VC VEHICLE TRACKING CONTROL
- SP SOIL STOCKPILE
- SB TEMPORARY SEDIMENT BASIN
- SM SEEDING AND MULCHING
- CD CHECK DAM
- EXISTING FLOW ARROW
- 64XX- EXISTING MINOR CONTOUR
- 64XX- EXISTING MAJOR CONTOUR
- 64XX- PROPOSED MAJOR CONTOUR
- 64XX- PROPOSED MINOR CONTOUR
- 64XX- PROPOSED DRAINAGE SWALE

LIMITS OF CONSTRUCTION

ONSITE DISTURBANCE	= ±15.05 ACRES
OFFSITE DISTURBANCE	= ±0.15 ACRES
TOTAL	= ±15.20 ACRES

- NOTES**
1. THE INTENT OF THIS PLAN IS TO IDENTIFY THE EROSION CONTROL PRACTICES RECOMMENDED. THE CONTRACTOR SHALL REFERENCE ADDITIONAL CONSTRUCTION PLANS FOR DEMOLITION OF EXISTING AND CONSTRUCTION OF PROPOSED IMPROVEMENTS.
 2. ADJACENT STREETS SHALL BE KEPT CLEAN AND FREE OF SEDIMENT AND/OR DEBRIS AT ALL TIMES.
 3. TEMPORARY STABILIZATION (TS) SHALL BE IMPLEMENTED WITHIN THE DISTURBED PORTIONS OF THE PROJECT SITE NO LATER THAN 14 DAYS FOLLOWING THE CEASE OF CONSTRUCTION ACTIVITIES WITHIN THE DISTURBED AREAS.
 4. PERMANENT STABILIZATION (PS) MAY BE USED WITHIN AREAS OF TEMPORARY STABILIZATION (TS) AT THE CONTRACTOR'S DISCRETION. STABILIZATION SHALL BE APPLIED IN ACCORDANCE WITH APPLICABLE TEMPORARY STABILIZATION SEQUENCING REQUIREMENTS.
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 7. ALL WORK IN THE AKERS ROAD AND CONSTITUTION AVENUE ROW REQUIRES A ROW PERMIT FROM EL PASO COUNTY. CONTRACTOR IS RESPONSIBLE FOR APPLYING FOR AND OBTAINING ALL NECESSARY ROW PERMITS.
 8. SILT FENCE TO BE INSTALLED PRIOR TO COMMENCEMENT OF ONSITE GRADING AND CONSTRUCTION ACTIVITIES.
 9. DEMOLITION, REMOVAL, OVEREXCAVATION AND SOIL TREATMENT SHALL BE IN ACCORDANCE WITH THE GEOTECHNICAL ENGINEER RECOMMENDATIONS AS NOTED IN THE APPROVED PROJECT GEOTECHNICAL REPORT.
 10. SEE DETAILS ON SHEET C 306 FOR RISER PIPE AND SEDIMENT BASIN DETAILS.

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

CALL UTILITY NOTIFICATION CENTER OF COLORADO 1-800-922-1987

CALL 2-BUSINESS DAYS IN ADVANCE BEFORE YOU DIG, GRADE, OR EXCAVATE FOR THE MARKING OF UNDERGROUND MEMBER UTILITIES

RECORD DRAWING

THIS DRAWING HAS BEEN REVISED TO SHOW THOSE CHANGES DURING THE CONSTRUCTION PROCESS REPORTED BY THE CONTRACTOR TO KIMLEY-HORN AND ASSOCIATES, INC. THIS DRAWING IS NOT GUARANTEED TO BE "AS BUILT" BUT IS BASED ON THE INFORMATION MADE AVAILABLE.

11/20/23
ERIC GUNDERSON, PE

NORTH

GRAPHIC SCALE IN FEET
0 30 60 120

Kimley-Horn

2021 KIMLEY-HORN AND ASSOCIATES, INC.
2 North Nevada Avenue Suite 300
Colorado Springs, Colorado 80903 (719) 453-0180

DESIGNED BY: EUG
DRAWN BY: JAR
CHECKED BY: EUG
DATE: 9/17/21

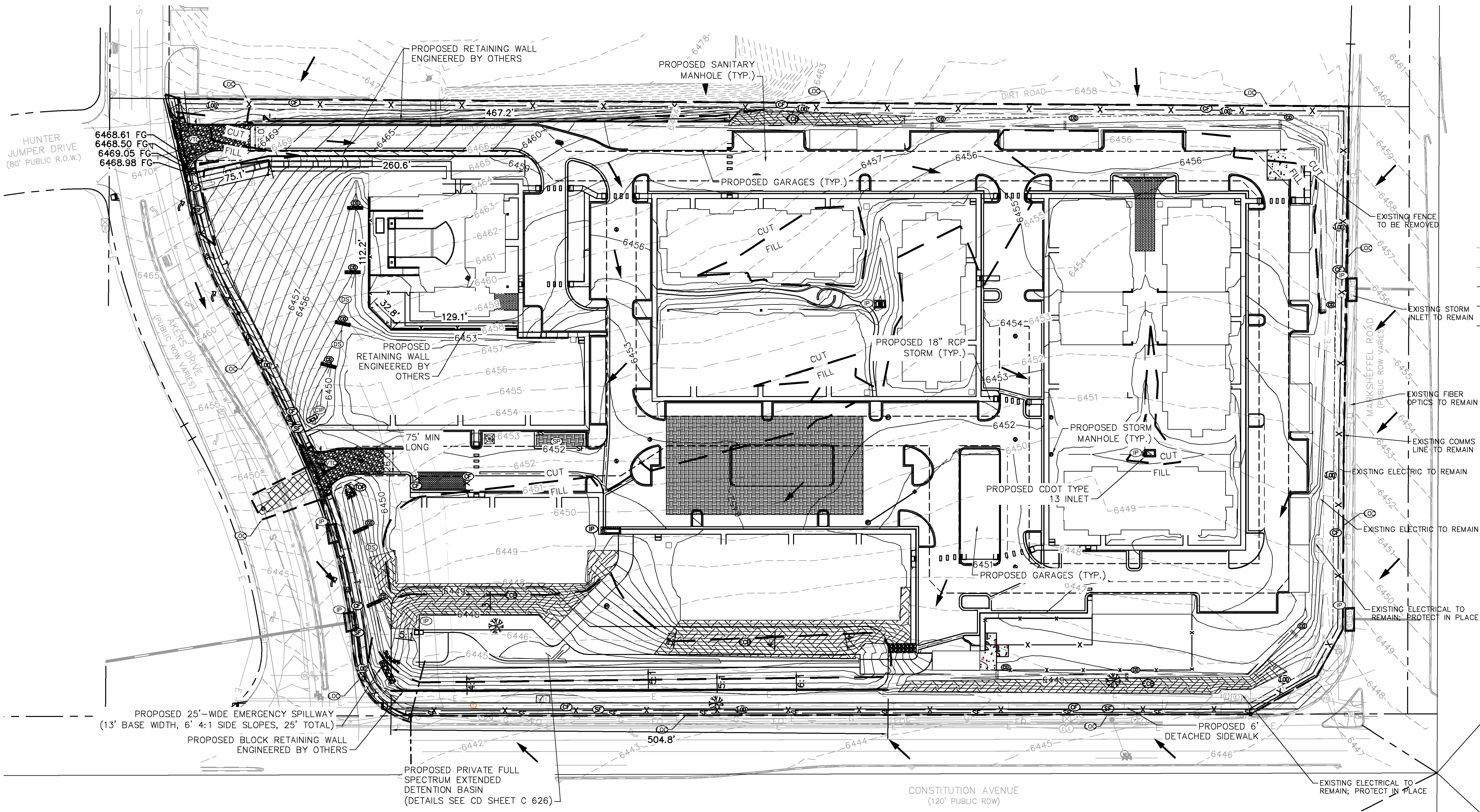
UPLAND FLATS BY WATERMARK
EL PASO COUNTY, COLORADO
GRADING EROSION CONTROL AND
PUBLIC IMPROVEMENT PLAN
GEC INITIAL PLAN

PROJECT NO.
096302009

SHEET
C 301

APP. DATE	BY	REVISION	NO.
JAR 9/17/21	EUG		3
JAR 8/17/21	EUG		2
JAR 4/8/21	EUG	FIRST RESUBMITTAL	1

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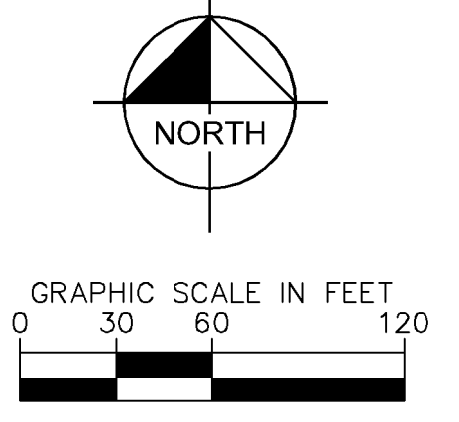


LEGEND

	PROPERTY LINE
	100 YEAR FLOODPLAIN
	LIMITS OF DISTURBANCE
	SILT FENCE
	CONSTRUCTION FENCE
	TEMPORARY OUTLET PROTECTION
	CULVERT INLET/OUTLET PROTECTION
	CONCRETE WASHOUT AREA
	STABILIZED STAGING AREA
	EROSION CONTROL BLANKET
	VEHICLE TRACKING CONTROL
	SOIL STOCKPILE
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	CHECK DAM
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	EXISTING MAJOR CONTOUR
	PROPOSED MAJOR CONTOUR
	PROPOSED MINOR CONTOUR
	PROPOSED DRAINAGE SWALE

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NOTES

1. THE INTENT OF THIS PLAN IS TO IDENTIFY THE EROSION CONTROL PRACTICES RECOMMENDED. THE CONTRACTOR SHALL REFERENCE ADDITIONAL CONSTRUCTION PLANS FOR DEMOLITION OF EXISTING AND CONSTRUCTION OF PROPOSED IMPROVEMENTS.
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10. SEE ENGINEERED RETAINING WALL PLANS FOR RETAINING WALL DESIGN.
11. CONTRACTOR TO DESIGNATE 100'X200' MATERIAL LAYDOWN AREA. TO BE PLACES WITH 8" THICK STONE.

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

CALL UTILITY NOTIFICATION CENTER OF COLORADO 1-800-922-1987

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11/20/23
ERIC GUNDERSON, PE

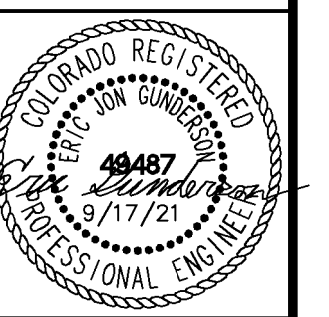
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3	ADDENDUM C	JAR	9/17/21	EJG
2	ADDENDUM B	JAR	8/17/21	EJG
1	FIRST RESUBMITTAL	JAR	4/28/21	EJG

Kimley-Horn

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2 North Nevada Avenue Suite 300
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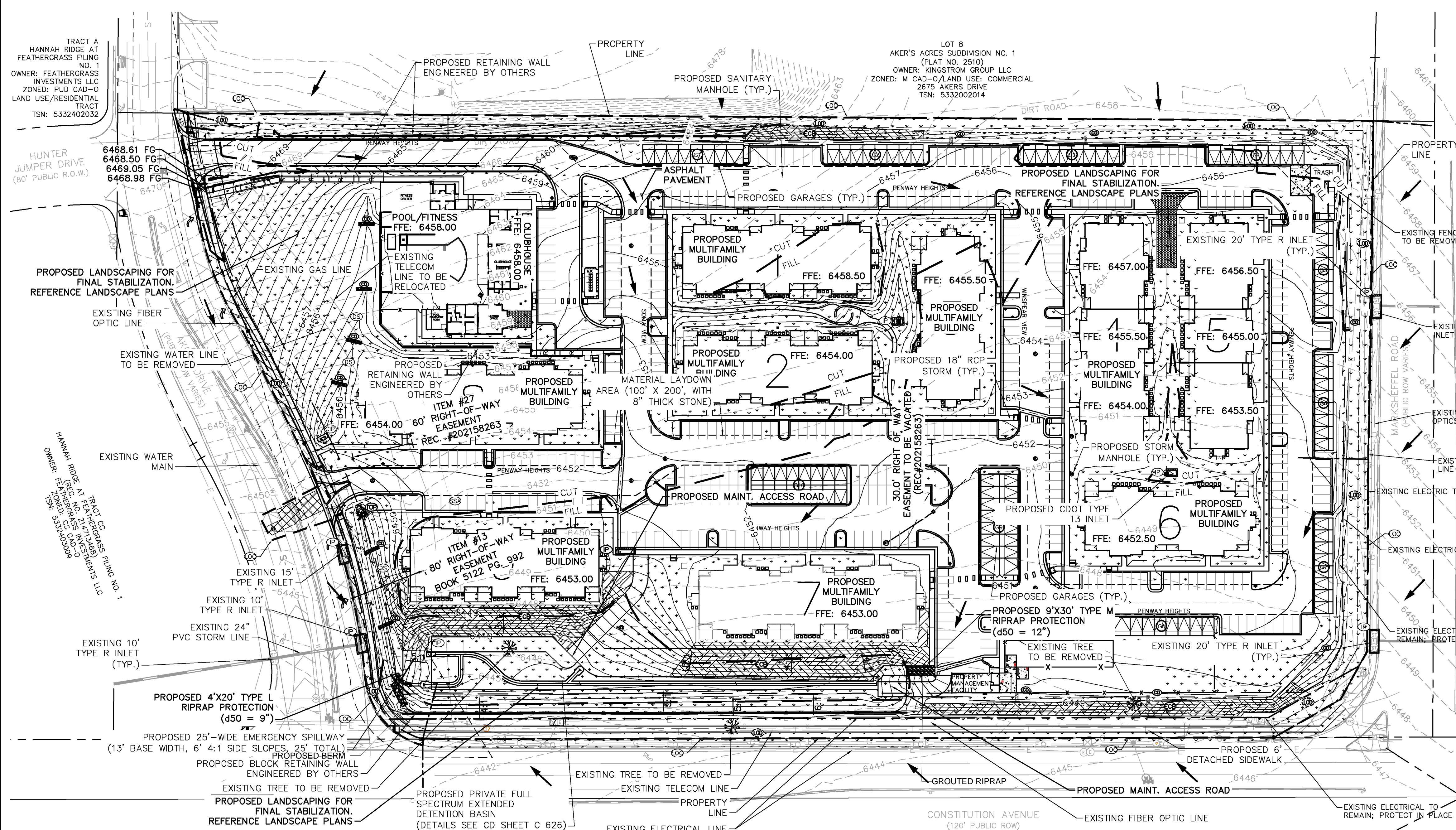
DESIGNED BY: EJG
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UPLAND FLATS BY WATERMARK
EL PASO COUNTY, COLORADO
GRADING EROSION CONTROL AND
PUBLIC IMPROVEMENT PLAN
GEC INTERIM PLAN



PROJECT NO. 096302009
SHEET
C 302

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LEGEND

	PROPERTY LINE
	100 YEAR FLOODPLAIN
	OD LIMITS OF DISTURBANCE
	SF SILT FENCE
	CF CONSTRUCTION FENCE
	TOP TEMPORARY OUTLET PROTECTION
	IP CULVERT INLET/OUTLET PROTECTION
	WA CONCRETE WASHOUT AREA
	SA STABILIZED STAGING AREA
	CB EROSION CONTROL BLANKET
	VC VEHICLE TRACKING CONTROL
	SP SOIL STOCKPILE
	SB TEMPORARY SEDIMENT BASIN
	SM SEEDING AND MULCHING
	CD CHECK DAM
	EXISTING FLOW ARROW
	EXISTING MINOR CONTOUR
	EXISTING MAJOR CONTOUR
	PROPOSED MAJOR CONTOUR
	PROPOSED MINOR CONTOUR
	PROPOSED DRAINAGE SWALE
	PROPOSED GARAGE BAYS

LIMITS OF CONSTRUCTION

ONSITE DISTURBANCE	= ±15.05 ACRES
OFFSITE DISTURBANCE	= ±0.15 ACRES
TOTAL	= ±15.20 ACRES

- NOTES**
- THE INTENT OF THIS PLAN IS TO IDENTIFY THE EROSION CONTROL PRACTICES RECOMMENDED. THE CONTRACTOR SHALL REFERENCE ADDITIONAL CONSTRUCTION PLANS FOR DEMOLITION OF EXISTING AND CONSTRUCTION OF PROPOSED IMPROVEMENTS.
 - ADJACENT STREETS SHALL BE KEPT CLEAN AND FREE OF SEDIMENT AND/OR DEBRIS AT ALL TIMES.
 - TEMPORARY STABILIZATION (TS) SHALL BE IMPLEMENTED WITHIN THE DISTURBED PORTIONS OF THE PROJECT SITE NO LATER THAN 14 DAYS FOLLOWING THE CEASE OF CONSTRUCTION ACTIVITIES WITHIN THE DISTURBED AREAS.
 - PERMANENT STABILIZATION (PS) MAY BE USED WITHIN AREAS OF TEMPORARY STABILIZATION (TS) AT THE CONTRACTOR'S DISCRETION. STABILIZATION SHALL BE APPLIED IN ACCORDANCE WITH APPLICABLE TEMPORARY STABILIZATION SEQUENCING REQUIREMENTS.
 - CONTRACTOR SHALL UTILIZE ROLLED EROSION CONTROL PRODUCTS ON ALL SLOPES 3H:1V OR GREATER TO ACHIEVE REQUIRED STABILIZATION.
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 - ALL WORK IN THE AKERS ROAD AND CONSTITUTION AVENUE ROW REQUIRES A ROW PERMIT FROM EL PASO COUNTY. CONTRACTOR IS RESPONSIBLE FOR APPLYING FOR AND OBTAINING ALL NECESSARY ROW PERMITS.
 - SILT FENCE TO BE INSTALLED PRIOR TO COMMENCEMENT OF ONSITE GRADING AND CONSTRUCTION ACTIVITIES.
 - DEMOLITION, REMOVAL, OVEREXCAVATION AND SOIL TREATMENT SHALL BE IN ACCORDANCE WITH THE GEOTECHNICAL ENGINEER RECOMMENDATIONS AS NOTED IN THE APPROVED PROJECT GEOTECHNICAL REPORT.
 - THERE WILL NOT BE ANY DEDICATED ASPHALT/CONCRETE BATCH PLANTS ONSITE.

RECORD DRAWING

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ERIC GUNDERSON, PE

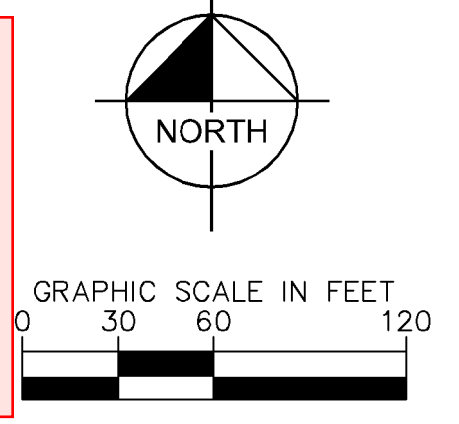


Table 506-2

Pay Item	Stone Size d50 ¹ (Inches)	Percent of Material Smaller Than Typical Stone ²	Typical Stone Dimensions ³ (Inches)	Typical Stone Weight ⁴ (Pounds)
Riprap 6	6	70-100	12	85
		50-70	9	35
		35-50	6	10
		2-10	2	0.4
Riprap 9	9	70-100	15	160
		50-70	12	85
		35-50	9	35
		2-10	3	1.3
Riprap 12	12	70-100	21	440
		50-70	18	275
		35-50	12	85
		2-10	4	3
Riprap 18	18	100	30	1280
		50-70	24	650
		35-50	18	275
		2-10	6	10
Riprap 24	24	100	42	3500
		50-70	33	1700
		35-50	24	650
		2-10	9	35

¹d50 = nominal stone size
²based on typical rock mass
³equivalent spherical diameter
⁴based on a specific gravity = 2.5

Nominal stone size and total thickness of the riprap shall be as shown on the plans.

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CALL UTILITY NOTIFICATION CENTER OF COLORADO 1-800-922-1987

CALL 2-BUSINESS DAYS IN ADVANCE BEFORE YOU DIG, GRADE, OR EXCAVATE FOR THE MARKING OF UNDERGROUND MEMBER UTILITIES

Kimley-Horn

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 Colorado Springs, Colorado 80903 (719) 453-0180

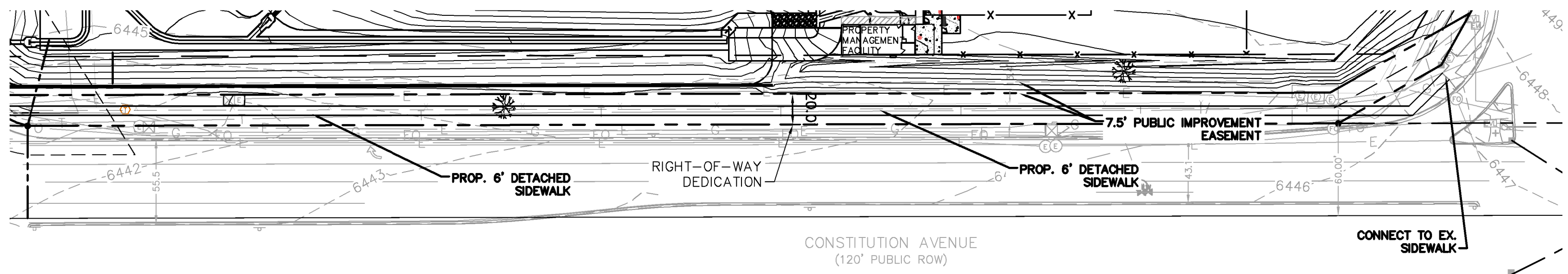
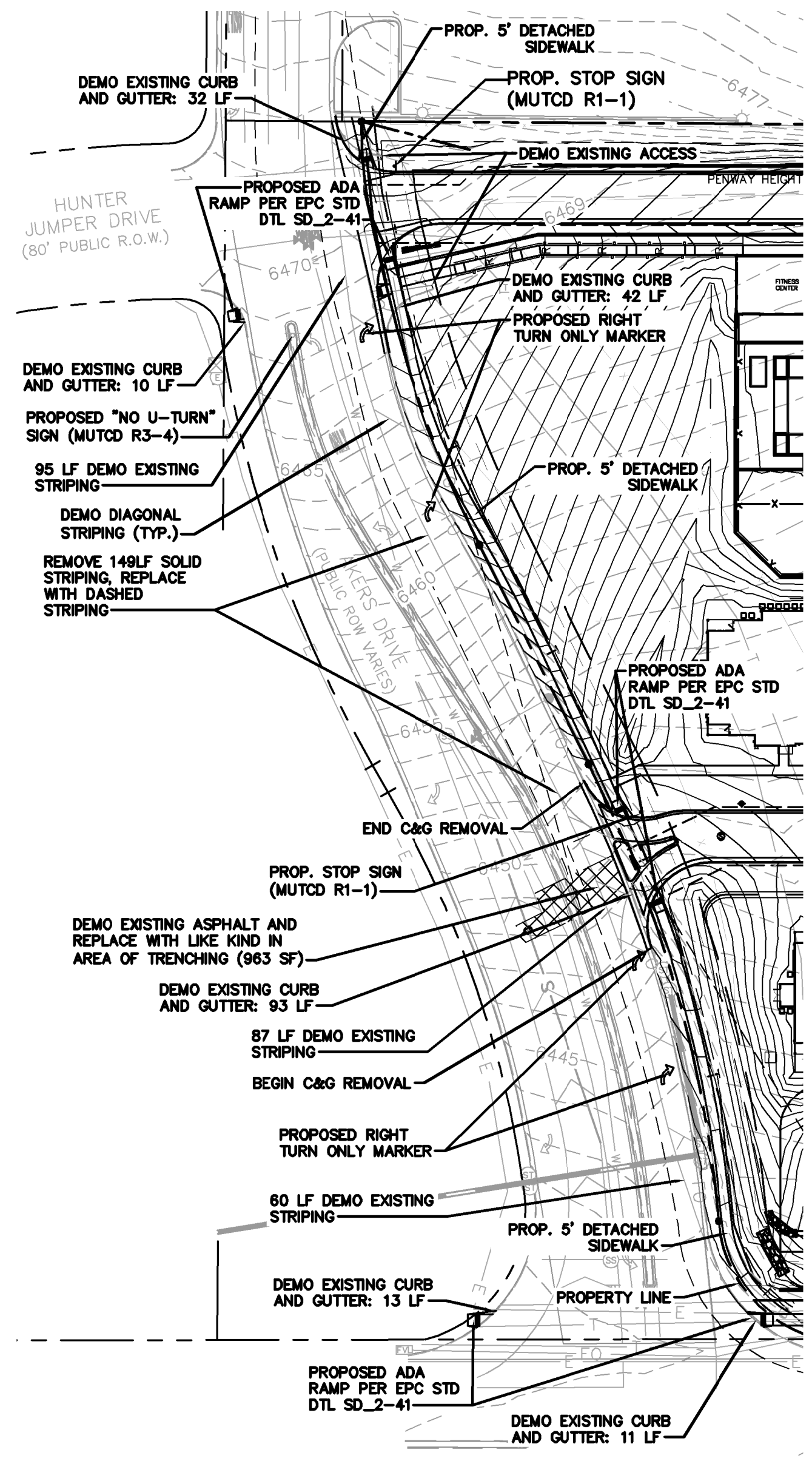
DESIGNED BY: EUG
 DRAWN BY: JAR
 CHECKED BY: EUG
 DATE: 9/17/21

UPLAND FLATS BY WATERMARK
 EL PASO COUNTY, COLORADO
 GRADING EROSION CONTROL AND
 PUBLIC IMPROVEMENT PLAN
GEC FINAL PLAN

PROJECT NO. 096302009
 SHEET **C 303**

NO.	REVISION	BY	DATE	APPR.
3	ADDENDUM C	JAR	9/17/21	EUG
2	ADDENDUM B	JAR	8/17/21	EUG
1	FIRST RESUBMITTAL	JAR	4/8/21	EUG

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LEGEND

- PROPERTY LINE
- 100 YEAR FLOODPLAIN
- LIMITS OF DISTURBANCE
- SILT FENCE
- CONSTRUCTION FENCE
- TEMPORARY OUTLET PROTECTION
- CULVERT INLET/OUTLET PROTECTION
- CONCRETE WASHOUT AREA
- STABILIZED STAGING AREA
- EROSION CONTROL BLANKET
- VEHICLE TRACKING CONTROL
- SOIL STOCKPILE
- TEMPORARY SEDIMENT BASIN
- SEEDING AND MULCHING
- CHECK DAM
- EXISTING FLOW ARROW
- EXISTING MINOR CONTOUR
- EXISTING MAJOR CONTOUR
- PROPOSED MAJOR CONTOUR
- PROPOSED MINOR CONTOUR
- PROPOSED DRAINAGE SWALE
- PROPOSED GARAGE BAYS

STOP R1-1 30" X 30"

R3-4

NOTES

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11/20/23
ERIC GUNDERSON, PE

NORTH

GRAPHIC SCALE IN FEET
0 30 60 120

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2 North Nevada Avenue Suite 300
Colorado Springs, Colorado 80903 (719) 453-0180

NO.	REVISION	BY	DATE	APPR.
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2	ADDENDUM B	JAR	8/17/21	EJG
1	FIRST RESUBMITTAL	JAR	4/8/21	EJG

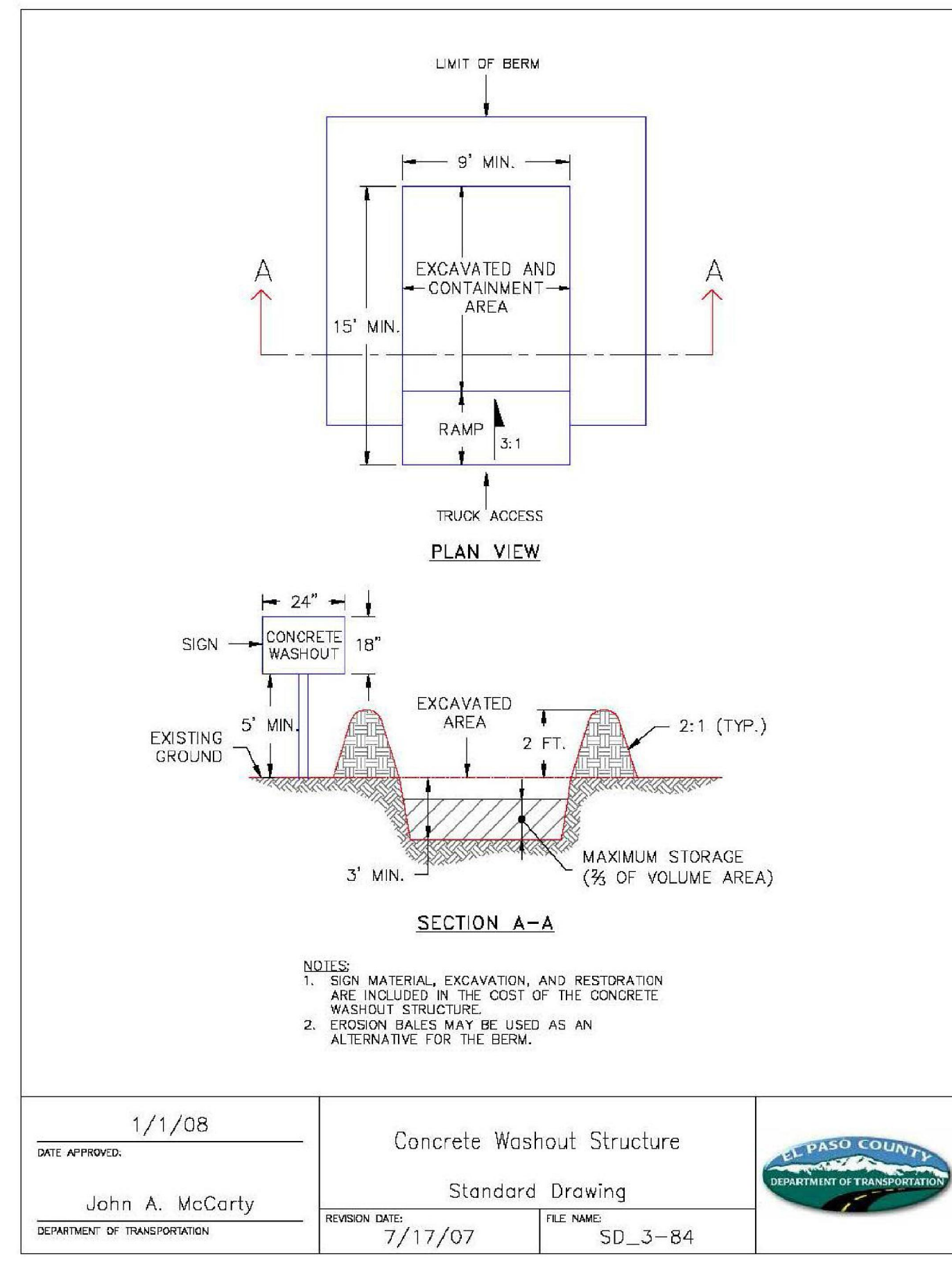
DESIGNED BY: EJG
DRAWN BY: JAR
CHECKED BY: EJG
DATE: 9/17/21

UPLAND FLATS BY WATERMARK
EL PASO COUNTY, COLORADO
GRADING EROSION CONTROL AND
PUBLIC IMPROVEMENT PLAN
PUBLIC IMPROVEMENT PLAN

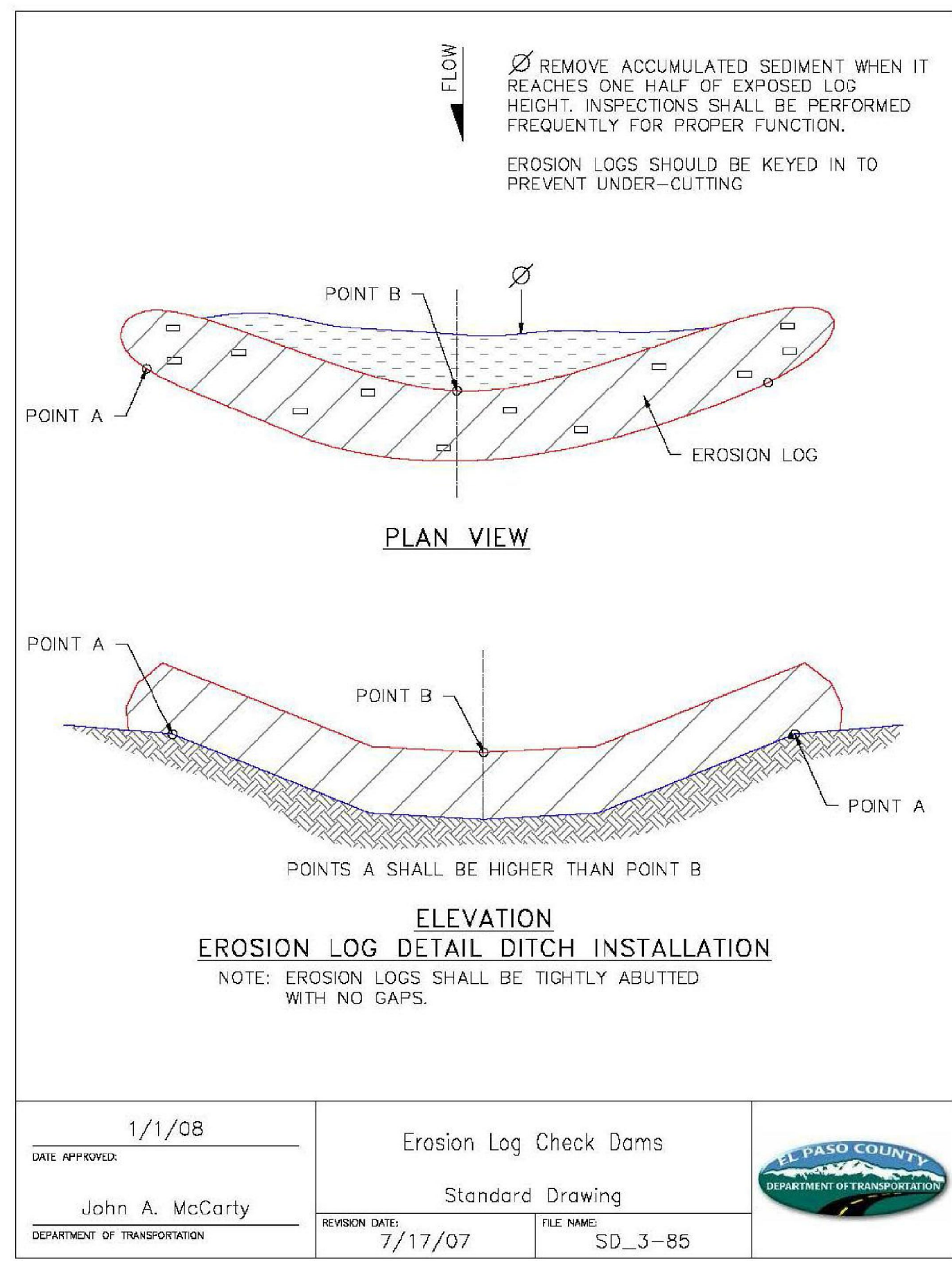
PROJECT NO. 096302009
SHEET C304

PROFESSIONAL ENGINEER
ERIC GUNDERSON
11/17/21

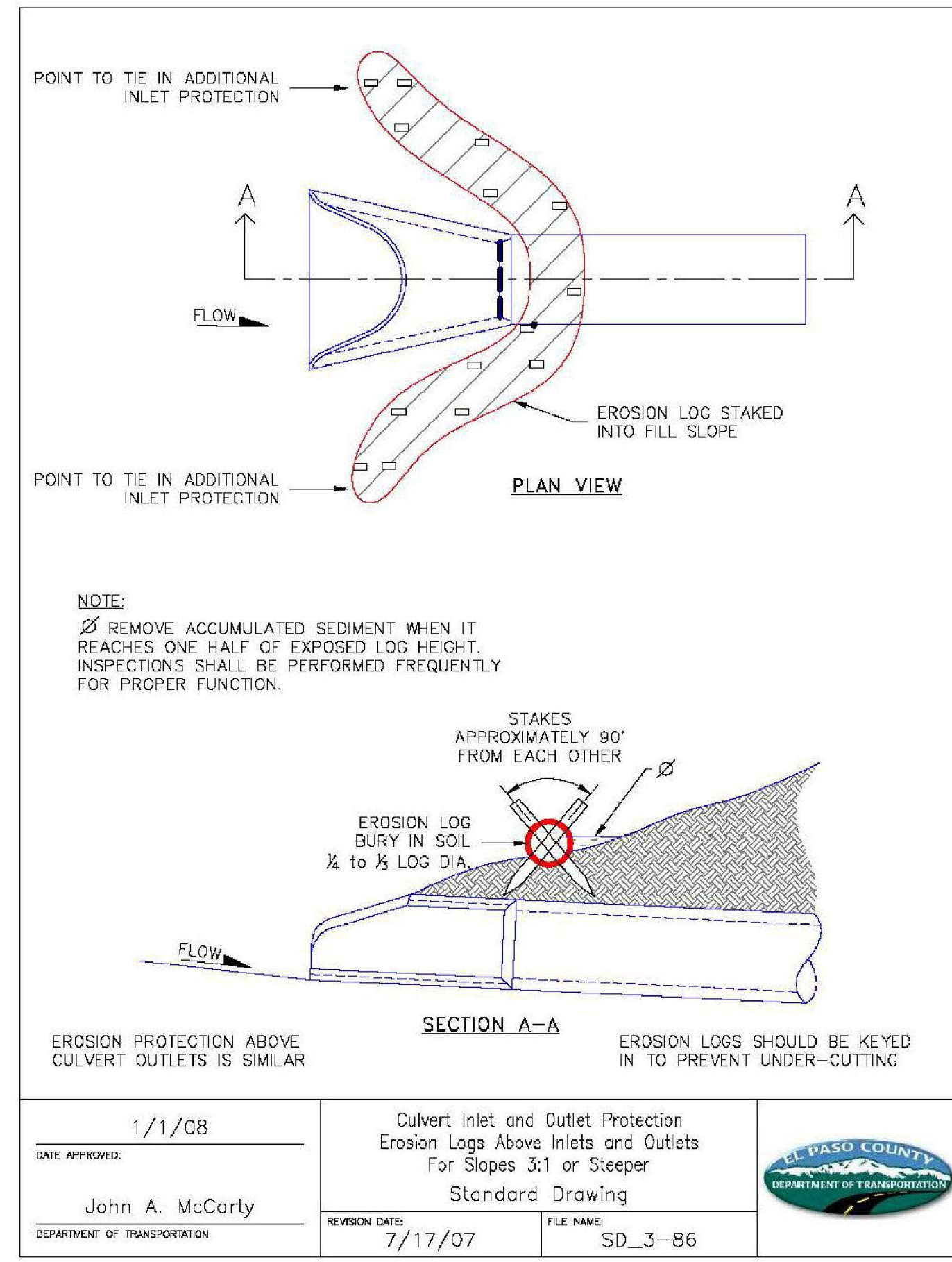
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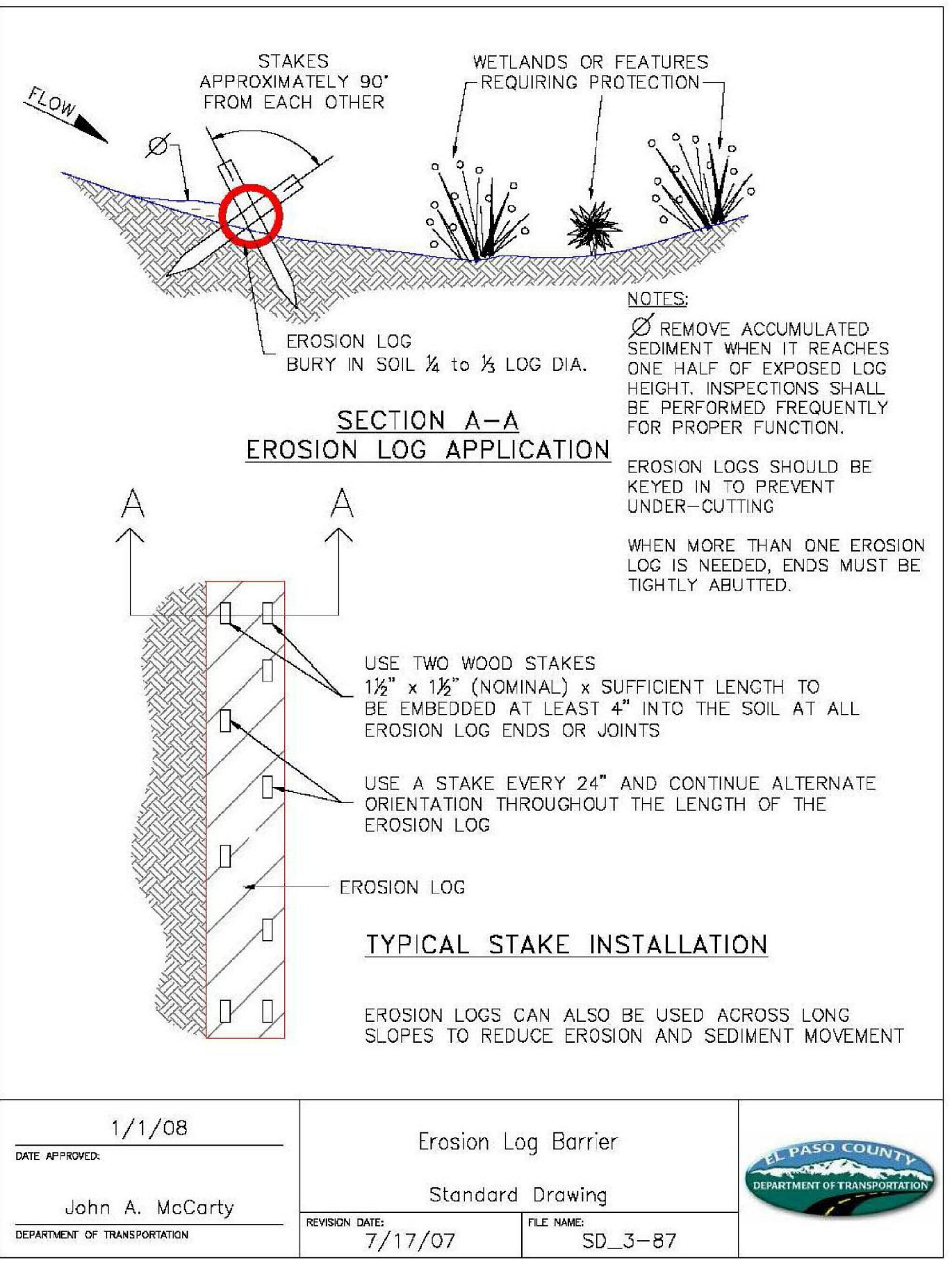
1/1/08	Concrete Washout Structure	EL PASO COUNTY DEPARTMENT OF TRANSPORTATION
John A. McCarty	Standard Drawing	
REVISION DATE: 7/17/07	FILE NAME: SD_3-84	



1/1/08	Erosion Log Check Dams	EL PASO COUNTY DEPARTMENT OF TRANSPORTATION
John A. McCarty	Standard Drawing	
REVISION DATE: 7/17/07	FILE NAME: SD_3-85	

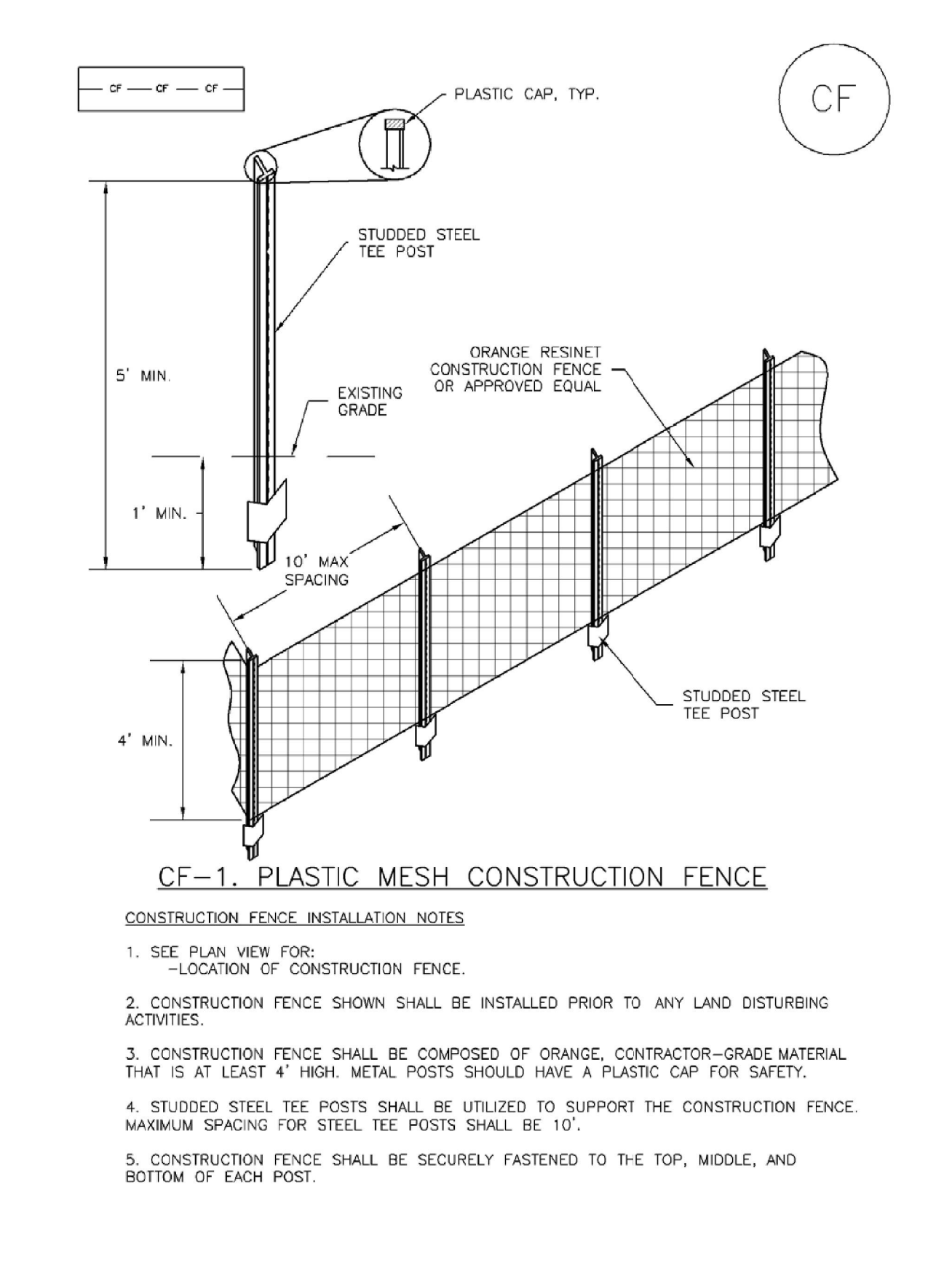


1/1/08	Culvert Inlet and Outlet Protection Erosion Logs Above Inlets and Outlets For Slopes 3:1 or Steeper	EL PASO COUNTY DEPARTMENT OF TRANSPORTATION
John A. McCarty	Standard Drawing	
REVISION DATE: 7/17/07	FILE NAME: SD_3-86	



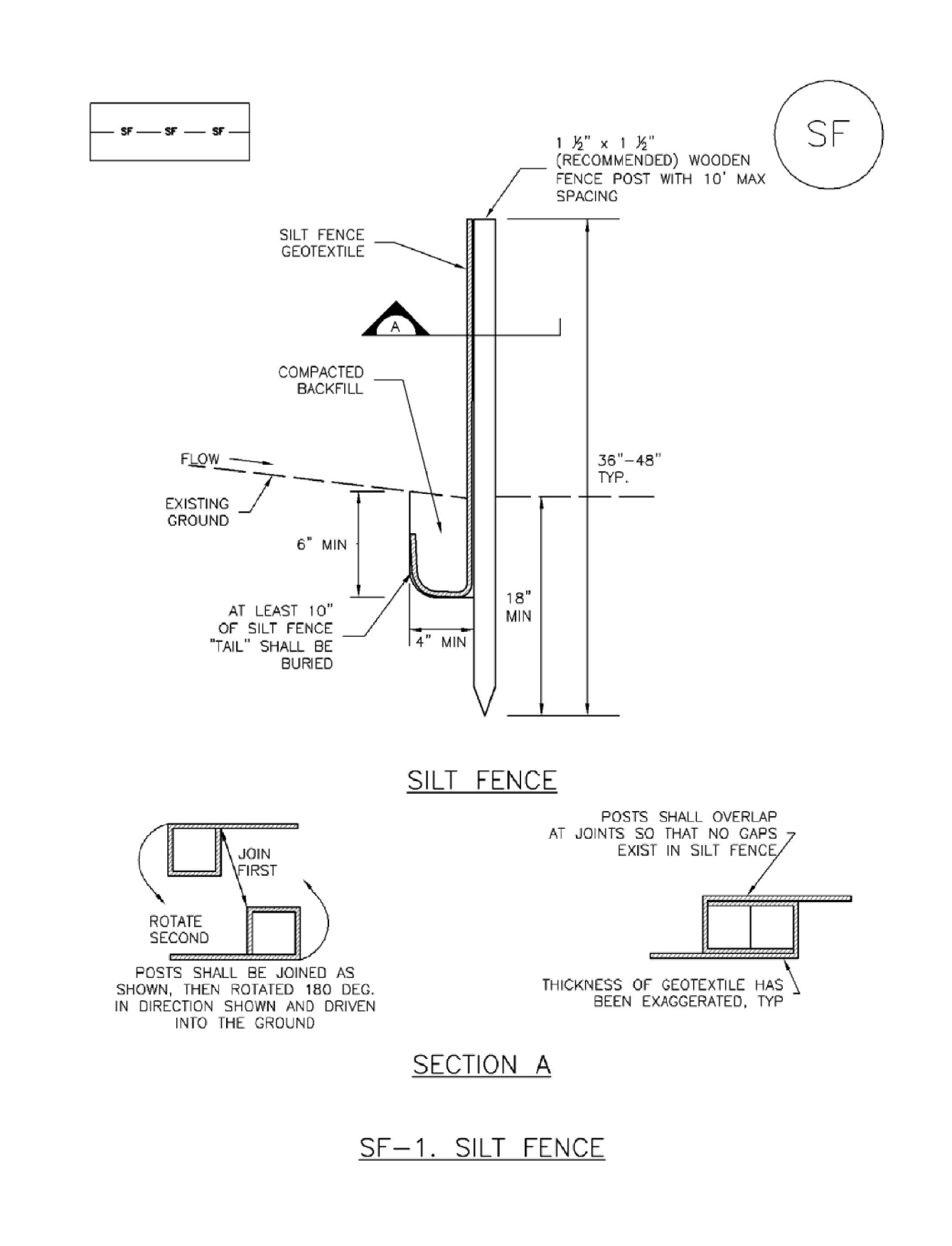
1/1/08	Erosion Log Barrier	EL PASO COUNTY DEPARTMENT OF TRANSPORTATION
John A. McCarty	Standard Drawing	
REVISION DATE: 7/17/07	FILE NAME: SD_3-87	

SM-3 Construction Fence (CF)



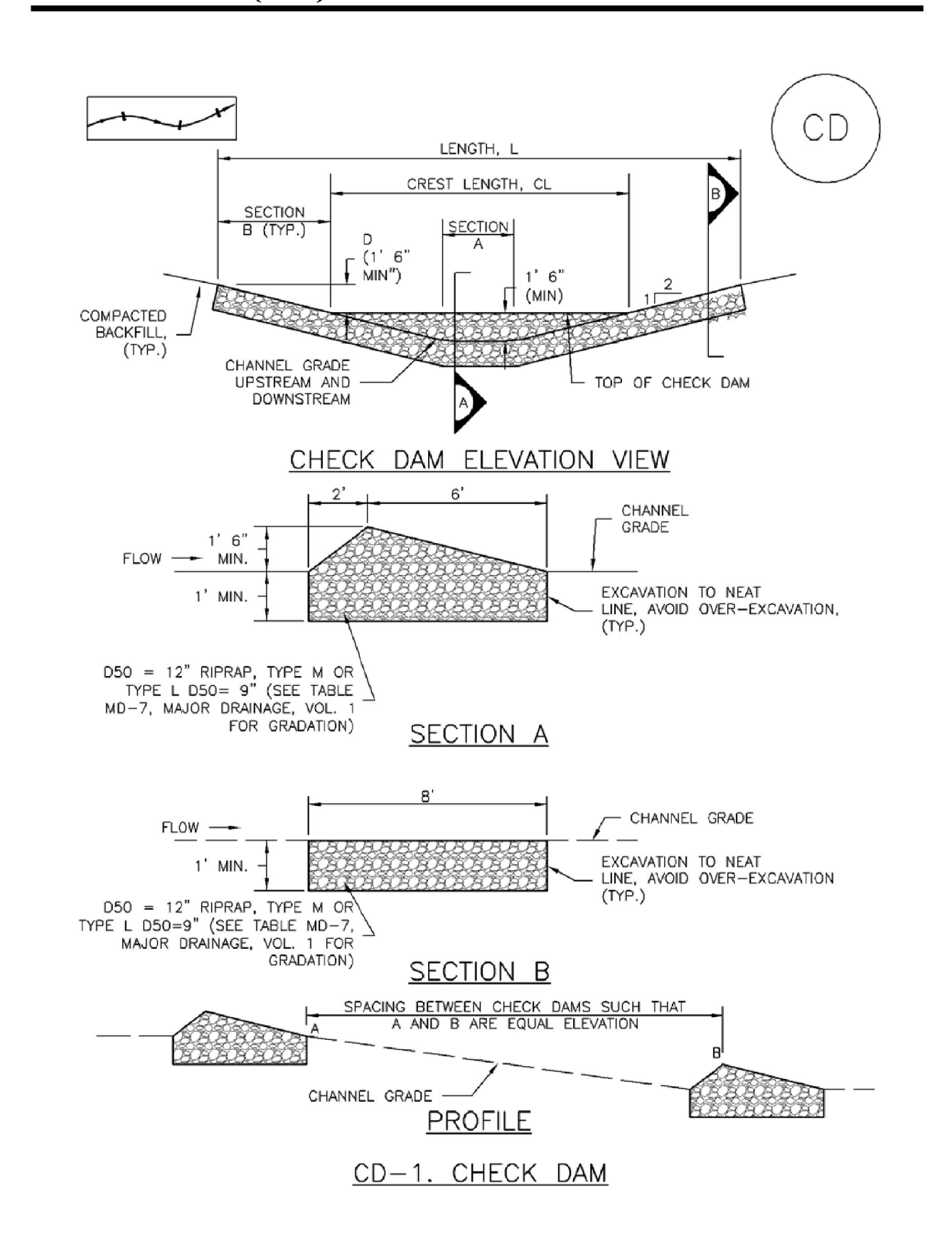
CF-2	Urban Drainage and Flood Control District Urban Storm Drainage Criteria Manual Volume 3	November 2010
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Silt Fence (SF) SC-1



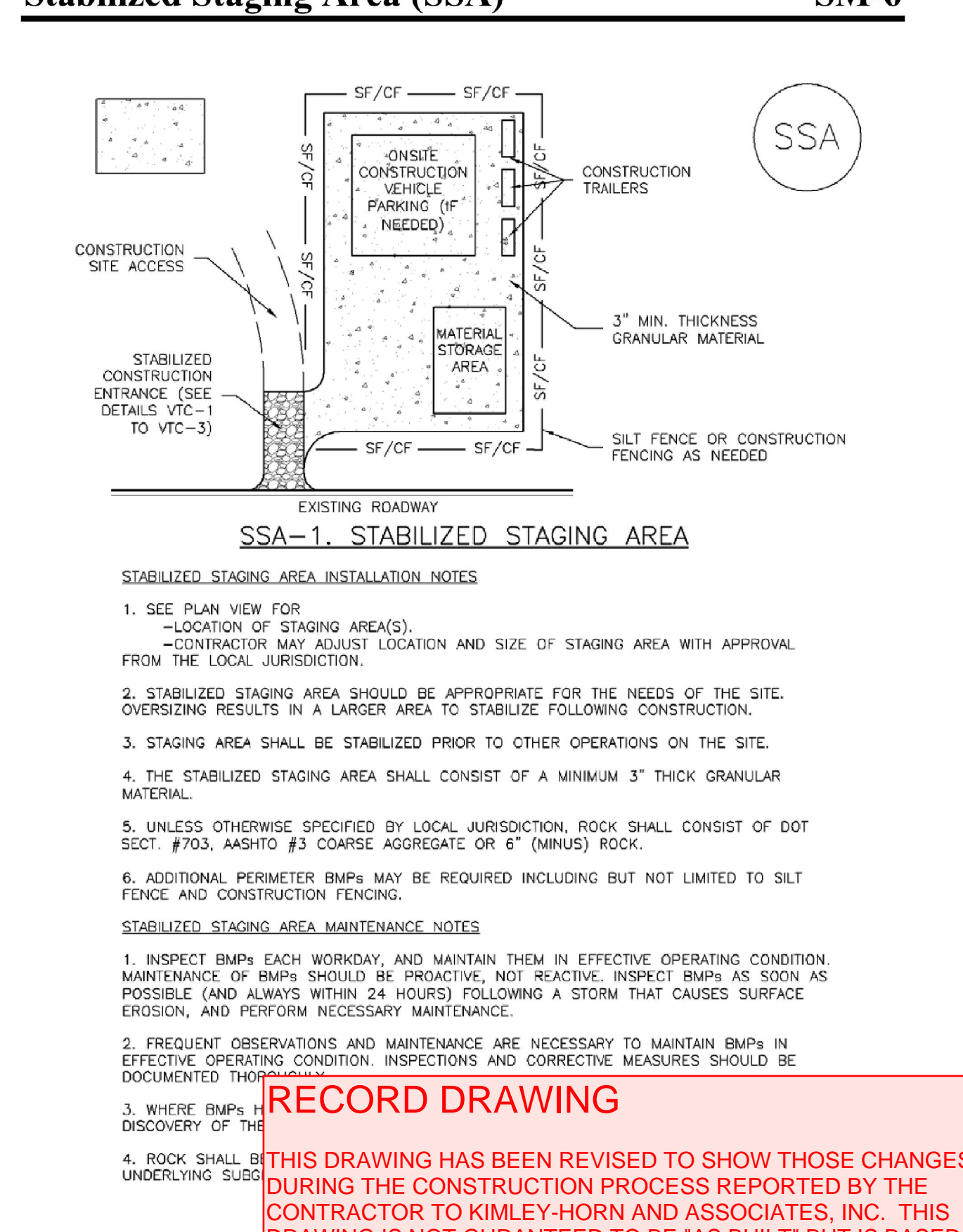
November 2010	Urban Drainage and Flood Control District Urban Storm Drainage Criteria Manual Volume 3	SF-3
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Check Dams (CD) EC-12



November 2010	Urban Drainage and Flood Control District Urban Storm Drainage Criteria Manual Volume 3	CD-3
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Stabilized Staging Area (SSA) SM-6



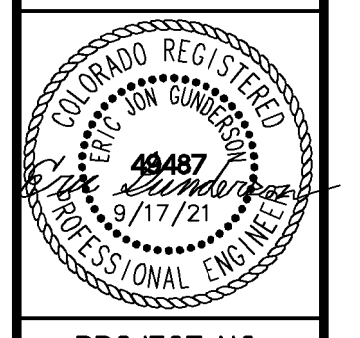
November 2010	Urban Drainage and Flood Control District Urban Storm Drainage Criteria Manual Volume 3	CD-3
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NO.	REVISION	DATE	BY	APPR.
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2	ADDENDUM B	JAR 8/17/21	EJG	
1	FIRST RESUBMITTAL	JAR 4/8/21	EJG	

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 Colorado Springs, Colorado 80903 (719) 453-0180

DESIGNED BY: EJG
 DRAWN BY: JAR
 CHECKED BY: EJG
 DATE: 9/17/21

UPLAND FLATS BY WATERMARK
 EL PASO COUNTY, COLORADO
 GRADING EROSION CONTROL AND
 PUBLIC IMPROVEMENT PLAN
 GEC DETAILS (1 OF 3)



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PROJECT NO. 096302009
 SHEET

C 305

11/20/23
 ERIC GUNDERSON, PE

Sediment Basin (SB)

SC-7

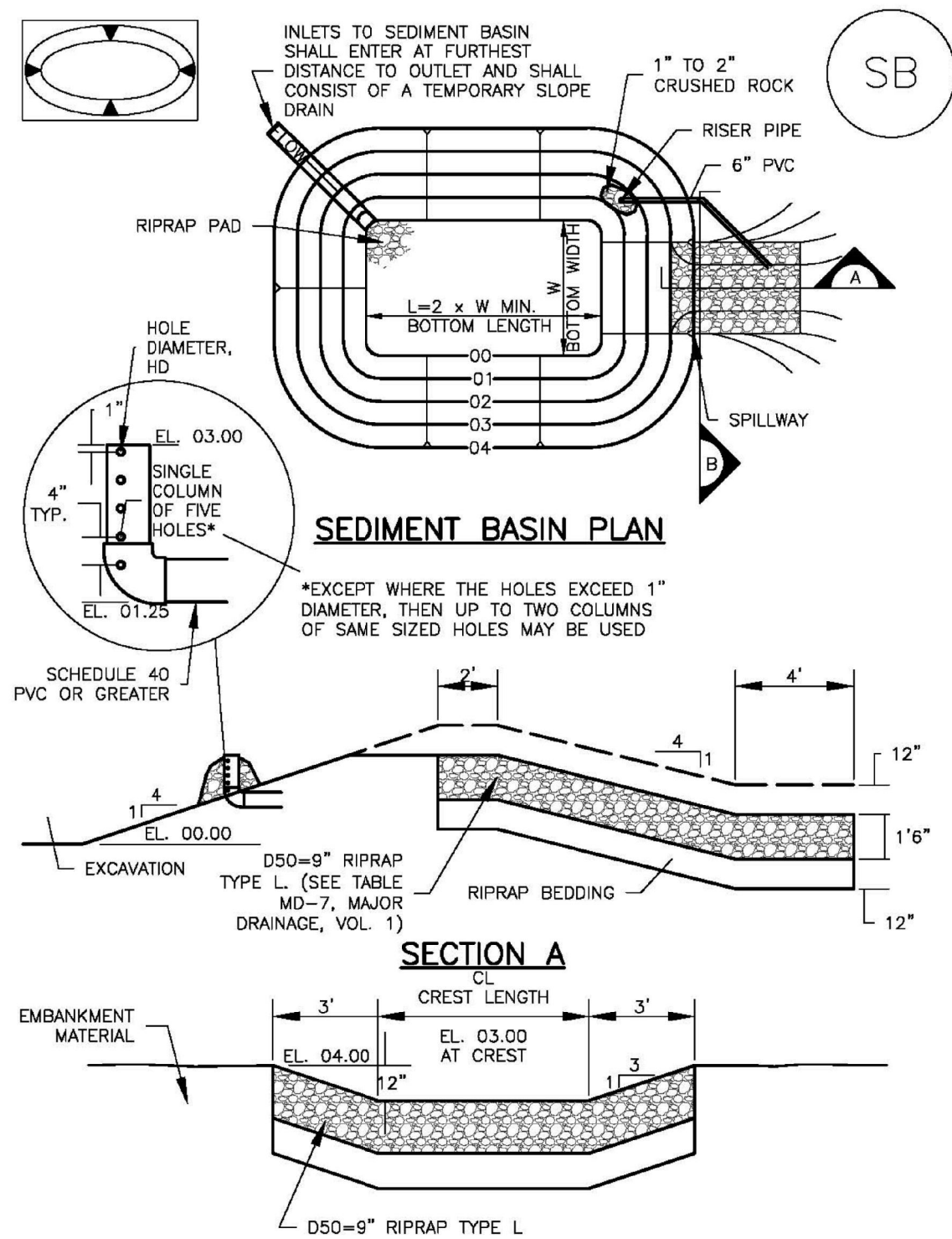


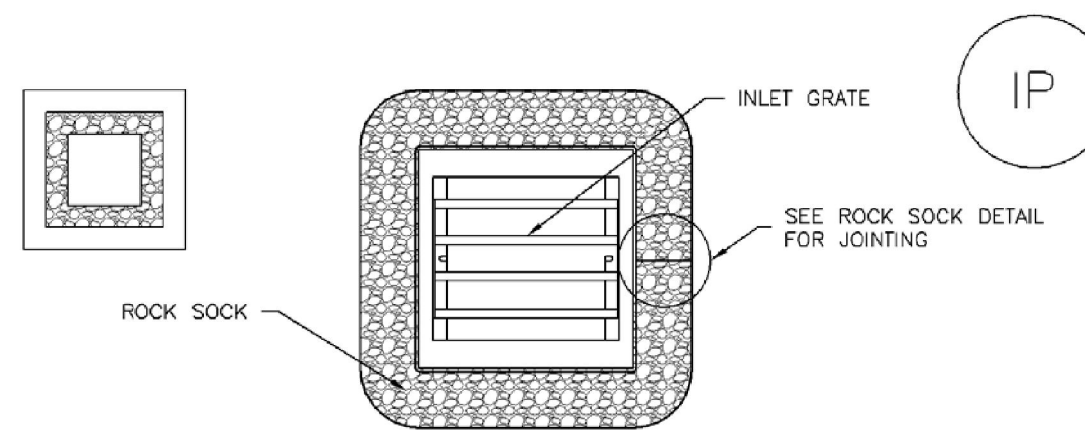
TABLE SB-1. SIZING INFORMATION FOR STANDARD SEDIMENT BASIN. Table with columns: Upstream Drainage Area (ac), Basin Bottom Width (ft), Spillway Crest Length (ft), and Hole Diameter (in).

SEDIMENT BASIN INSTALLATION NOTES

- 1. SEE PLAN VIEW FOR: -LOCATION OF SEDIMENT BASIN. -TYPE OF BASIN (STANDARD BASIN OR NONSTANDARD BASIN). -FOR STANDARD BASIN, BOTTOM WIDTH W, CREST LENGTH CL AND HOLE DIAMETER, HD. -FOR NONSTANDARD BASIN, SEE CONSTRUCTION DRAWINGS FOR DESIGN OF BASIN INCLUDING RISER HEIGHT H, NUMBER OF COLUMNS N, HOLE DIAMETER HD AND PIPE DIAMETER D.
2. FOR STANDARD BASIN, BOTTOM DIMENSION MAY BE MODIFIED AS LONG AS BOTTOM AREA IS NOT REDUCED.
3. SEDIMENT BASINS SHALL BE INSTALLED PRIOR TO ANY OTHER LAND-DISTURBING ACTIVITY THAT RELIES ON ON BASINS AS AS A STORMWATER CONTROL.
4. EMBANKMENT MATERIAL SHALL CONSIST OF SOIL FREE OF DEBRIS, ORGANIC MATERIAL, AND ROCKS OR CONCRETE GREATER THAN 3 INCHES AND SHALL HAVE A MINIMUM OF 15 PERCENT BY WEIGHT PASSING THE NO. 200 SIEVE.
5. EMBANKMENT MATERIAL SHALL BE COMPACTED TO AT LEAST 95 PERCENT OF MAXIMUM DENSITY IN ACCORDANCE WITH ASTM D698.
6. PIPE SCH 40 OR GREATER SHALL BE USED.
7. THE DETAILS SHOWN ON THESE SHEETS PERTAIN TO STANDARD SEDIMENT BASIN(S) FOR DRAINAGE AREAS LESS THAN 15 ACRES. SEE CONSTRUCTION DRAWINGS FOR EMBANKMENT, STORAGE VOLUME, SPILLWAY, OUTLET, AND OUTLET PROTECTION DETAILS FOR ANY SEDIMENT BASIN(S) THAT HAVE BEEN INDIVIDUALLY DESIGNED FOR DRAINAGE AREAS LARGER THAN 15 ACRES.

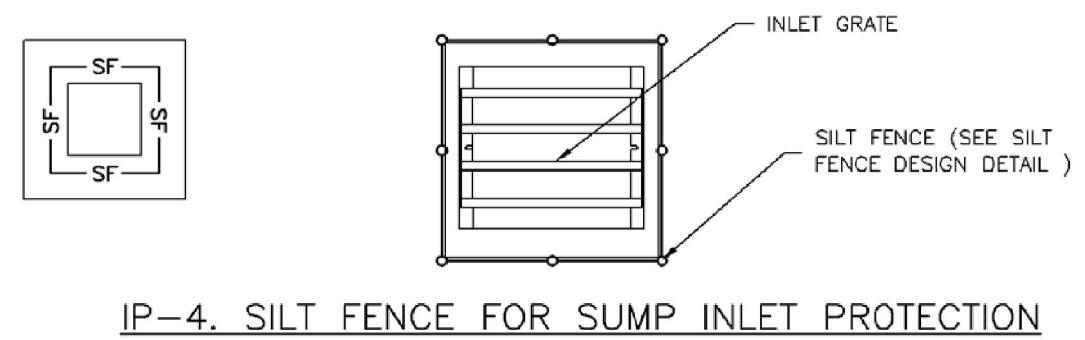
Inlet Protection (IP)

SC-6



IP-3. ROCK SOCK SUMP/AREA INLET PROTECTION

- ROCK SOCK SUMP/AREA INLET PROTECTION INSTALLATION NOTES
1. SEE ROCK SOCK DESIGN DETAIL FOR INSTALLATION REQUIREMENTS.
2. STRAW WATTLES/SEDIMENT CONTROL LOGS MAY BE USED IN PLACE OF ROCK SOCKS FOR INLETS IN PERVIOUS AREAS. INSTALL PER SEDIMENT CONTROL LOG DETAIL.



IP-4. SILT FENCE FOR SUMP INLET PROTECTION

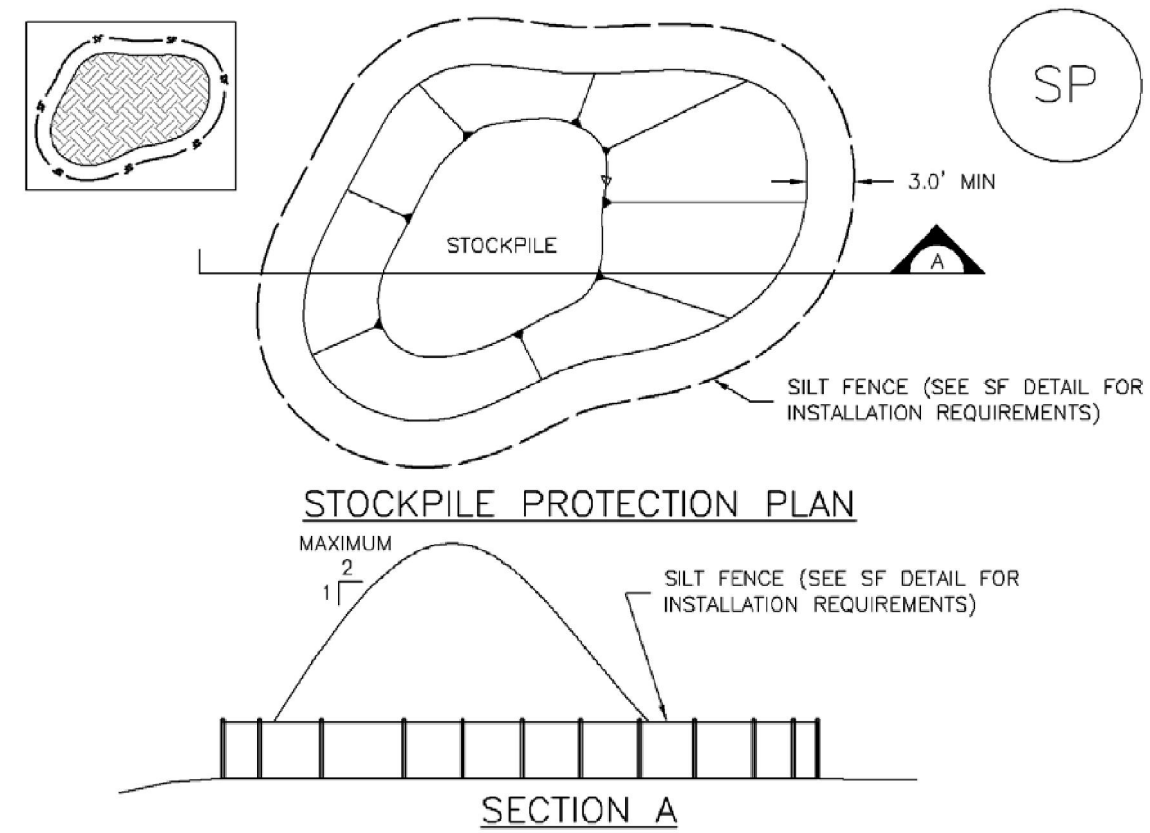
- SILT FENCE INLET PROTECTION INSTALLATION NOTES
1. SEE SILT FENCE DESIGN DETAIL FOR INSTALLATION REQUIREMENTS.
2. POSTS SHALL BE PLACED AT EACH CORNER OF THE INLET AND AROUND THE EDGES AT A MAXIMUM SPACING OF 3 FEET.
3. STRAW WATTLES/SEDIMENT CONTROL LOGS MAY BE USED IN PLACE OF SILT FENCE FOR INLETS IN PERVIOUS AREAS. INSTALL PER SEDIMENT CONTROL LOG DETAIL.

SC-7

Sediment Basin (SB)

Stockpile Management (SP)

MM-2

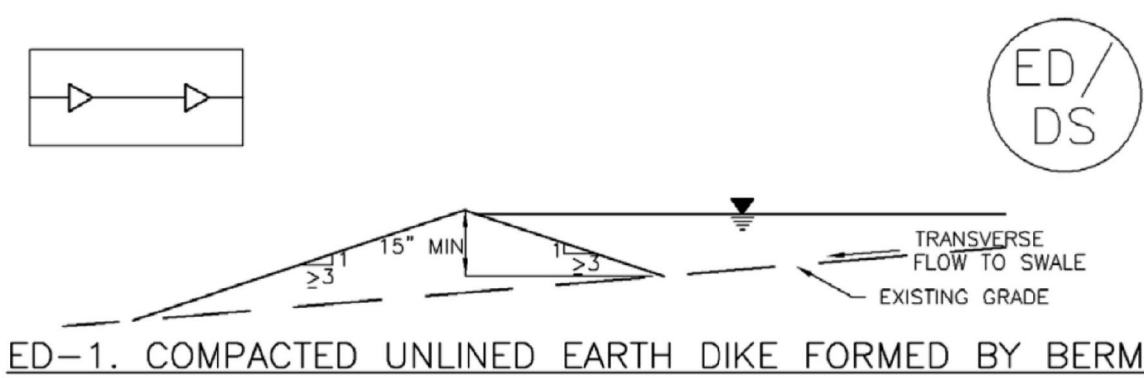


SP-1. STOCKPILE PROTECTION

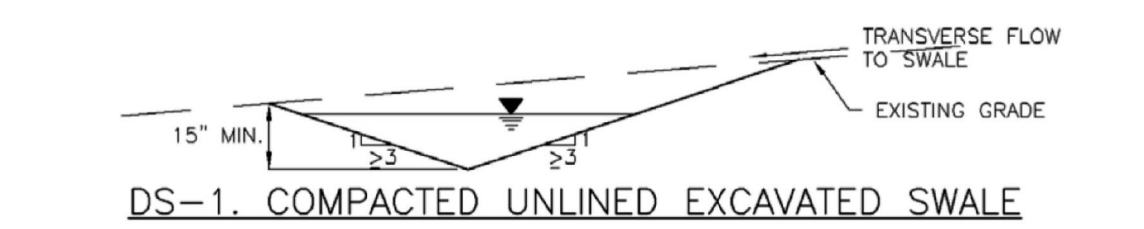
- STOCKPILE PROTECTION INSTALLATION NOTES
1. SEE PLAN VIEW FOR: -LOCATION OF STOCKPILES. -TYPE OF STOCKPILE PROTECTION.
2. INSTALL PERIMETER CONTROLS IN ACCORDANCE WITH THEIR RESPECTIVE DESIGN DETAILS. SILT FENCE IS SHOWN IN THE STOCKPILE PROTECTION DETAILS; HOWEVER, OTHER TYPES OF PERIMETER CONTROLS INCLUDING SEDIMENT CONTROL LOGS OR ROCK SOCKS MAY BE SUITABLE IN SOME CIRCUMSTANCES. CONSIDERATIONS FOR DETERMINING THE APPROPRIATE TYPE OF PERIMETER CONTROL FOR A STOCKPILE INCLUDE WHETHER THE STOCKPILE IS LOCATED ON A PERVIOUS OR IMPVIOUS SURFACE, THE RELATIVE HEIGHTS OF THE PERIMETER CONTROL AND STOCKPILE, THE ABILITY OF THE PERIMETER CONTROL TO CONTAIN THE STOCKPILE WITHOUT FAILING IN THE EVENT THAT MATERIAL FROM THE STOCKPILE SHIFTS OR SLUMPS AGAINST THE PERIMETER, AND OTHER FACTORS.
3. STABILIZE THE STOCKPILE SURFACE WITH SURFACE ROUGHENING, TEMPORARY SEEDING AND MULCHING, EROSION CONTROL BLANKETS, OR SOIL BINDERS. SOILS STOCKPILED FOR AN EXTENDED PERIOD (TYPICALLY FOR MORE THAN 60 DAYS) SHOULD BE SEEDED AND MULCHED WITH A TEMPORARY GRASS COVER ONCE THE STOCKPILE IS PLACED (TYPICALLY WITHIN 14 DAYS). USE OF MULCH ONLY OR A SOIL BINDER IS ACCEPTABLE IF THE STOCKPILE WILL BE IN PLACE FOR A MORE LIMITED TIME PERIOD (TYPICALLY 30-60 DAYS).
4. FOR TEMPORARY STOCKPILES ON THE INTERIOR PORTION OF A CONSTRUCTION SITE, WHERE OTHER DOWNGRADIENT CONTROLS, INCLUDING PERIMETER CONTROL, ARE IN PLACE, STOCKPILE PERIMETER CONTROLS MAY NOT BE REQUIRED.

Earth Dikes and Drainage Swales (ED/DS)

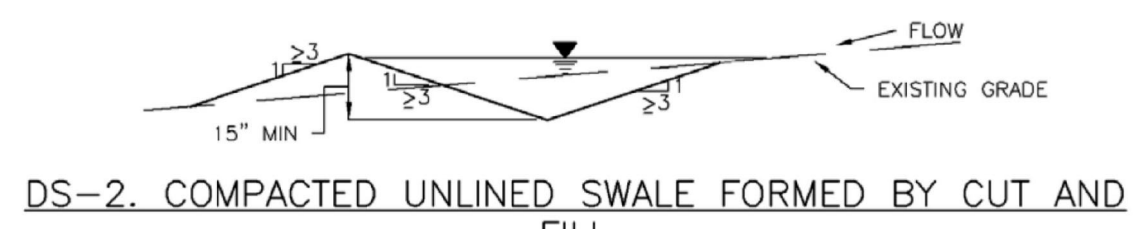
EC-10



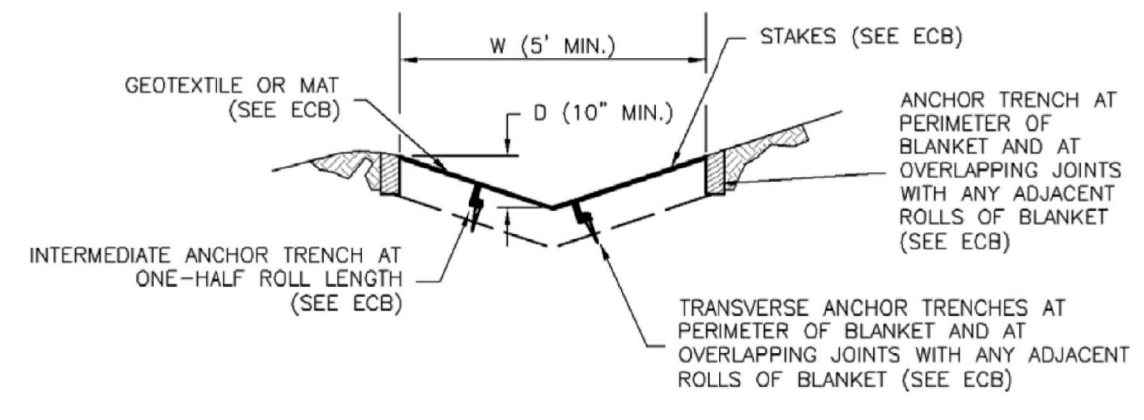
ED-1. COMPACTED UNLINED EARTH DIKE FORMED BY BERM



DS-1. COMPACTED UNLINED EXCAVATED SWALE



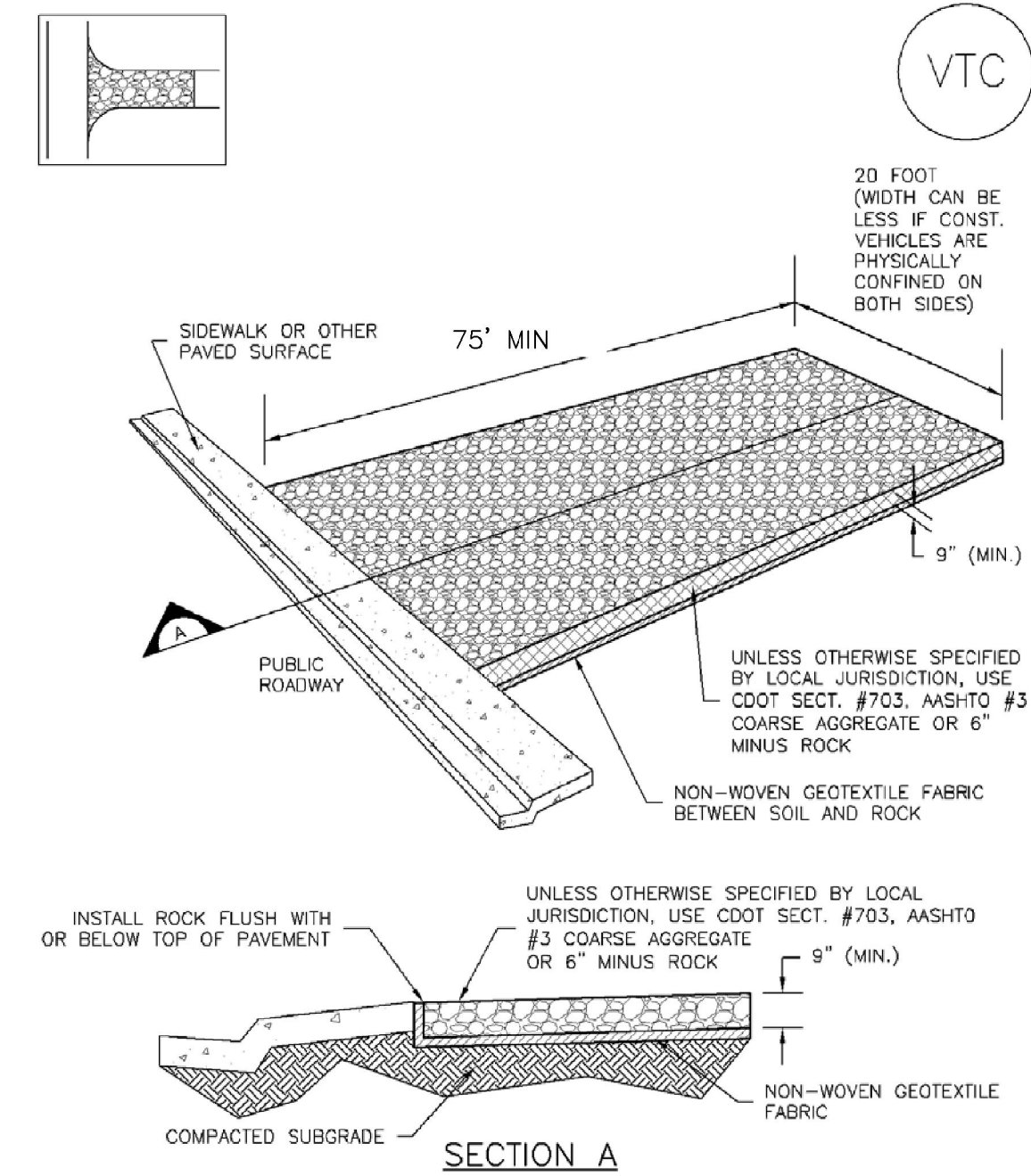
DS-2. COMPACTED UNLINED SWALE FORMED BY CUT AND FILL



DS-3. ECB LINED SWALE (CUT AND FILL OR BERM)

Vehicle Tracking Control (VTC)

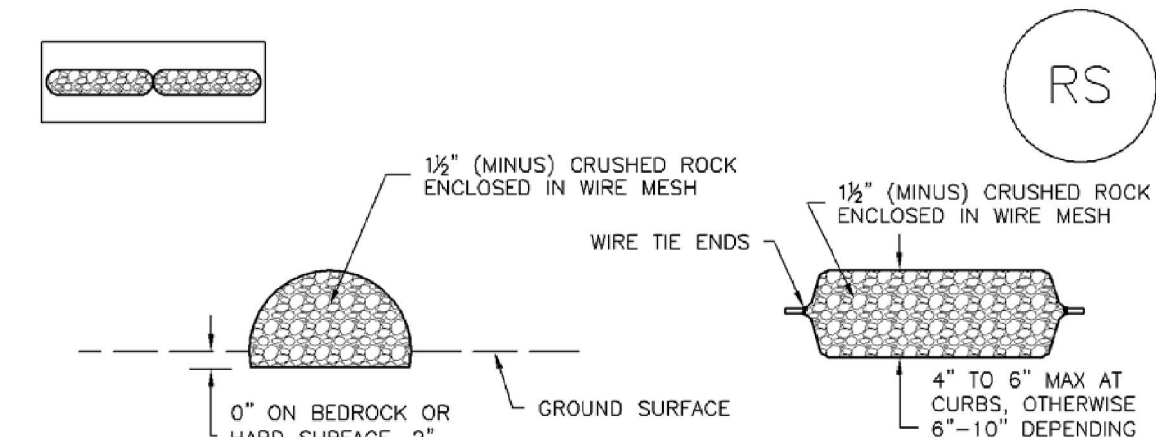
SM-4



VTC-1. AGGREGATE VEHICLE TRACKING CONTROL

Rock Sock (RS)

SC-5



ROCK SOCK SECTION

ROCK SOCK PLAN

- ANY GAP AT JOINT SHALL BE FILLED WITH AN ADEQUATE AMOUNT OF 1/2" (MINUS) CRUSHED ROCK AND WRAPPED WITH ADDITIONAL WIRE MESH SECURED TO ENDS OF ROCK REINFORCED SOCK. AS AN ALTERNATIVE TO FILLING JOINTS BETWEEN ADJOINING ROCK SOCKS WITH CRUSHED ROCK AND ADDITIONAL WIRE WRAPPING, ROCK SOCKS CAN BE OVERLAPPED (TYPICALLY 12-INCH OVERLAP) TO AVOID GAPS.

GRADATION TABLE for Rock Sock (RS). Table with columns: Sieve Size and Mass Percent Passing Square Mesh Sieves.

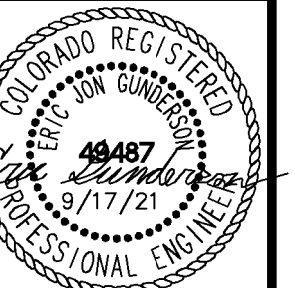
- ROCK SOCK INSTALLATION NOTES
1. SEE PLAN VIEW FOR: -LOCATION(S) OF ROCK SOCKS.
2. CRUSHED ROCK SHALL BE 1/2" (MINUS) IN SIZE WITH A FRACTURED FACE (ALL SIDES) AND SHALL COMPLY WITH GRADATION SHOWN ON THIS SHEET (1/2" MINUS).
3. WIRE MESH SHALL BE FABRICATED OF 10 GAUGE POULTRY MESH, OR EQUIVALENT, WITH A MAXIMUM OPENING OF 1/2". RECOMMENDED MINIMUM ROLL WIDTH OF 48".
4. WIRE MESH SHALL BE SECURED USING "MOB RINGS" OR WIRE TIES AT 6" CENTERS ALONG ALL JOINTS AND ENDS.
5. SOME MUNICIPALITIES REQUIRE WIRE MESH FOR THE ROCK SOCK.

K:\DEN\Civil\096302009_Akers Drive\CADD\PlanSheets\SDP\096302009 - GEC_DT.dwg Gunderson, Eric 11/16/2023 8:20 AM

Kimley-Horn & Associates, Inc. 2021 Kimley-Horn and Associates, Inc. 2 North Nevada Avenue Suite 300 Colorado Springs, Colorado 80903 (719) 453-0180

DESIGNED BY: EUG DRAWN BY: JAR CHECKED BY: EJM DATE: 9/17/21

UPLAND FLATS BY WATERMARK EL PASO COUNTY, COLORADO GRADING EROSION CONTROL AND PUBLIC IMPROVEMENT PLAN GEC DETAILS (2 OF 3)



PROJECT NO. 096302009

SHEET

C 306

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Temporary and Permanent Seeding (TS/PS) EC-2

Seeding dates for the highest success probability of perennial species along the Front Range are generally in the spring from April through early May and in the fall after the first of September until the ground freezes. If the area is irrigated, seeding may occur in summer months, as well. See Table TS/PS-3 for appropriate seeding dates.

Table TS/PS-1. Minimum Drill Seeding Rates for Various Temporary Annual Grasses

Species* (Common name)	Growth Season ^a	Pounds of Pure Live Seed (PLS)/acre	Planting Depth (inches)
1. Oats	Cool	35 - 50	1 - 2
2. Spring wheat	Cool	25 - 35	1 - 2
3. Spring barley	Cool	25 - 35	1 - 2
4. Annual ryegrass	Cool	10 - 15	½
5. Millet	Warm	3 - 15	½ - ¾
6. Sudangrass	Warm	5-10	½ - ¾
7. Sorghum	Warm	5-10	½ - ¾
8. Winter wheat	Cool	20-35	1 - 2
9. Winter barley	Cool	20-35	1 - 2
10. Winter rye	Cool	20-35	1 - 2
11. Triticale	Cool	25-40	1 - 2

^a Successful seeding of annual grass resulting in adequate plant growth will usually produce enough dead-plant residue to provide protection from wind and water erosion for an additional year. This assumes that the cover is not disturbed or mowed closer than 8 inches.

Hydraulic seeding may be substituted for drilling only where slopes are steeper than 3:1 or where access limitations exist. When hydraulic seeding is used, hydraulic mulching should be applied as a separate operation, when practical, to prevent the seeds from being encapsulated in the mulch.

^b See Table TS/PS-3 for seeding dates. Irrigation, if consistently applied, may extend the use of cool season species during the summer months.

^c Seeding rates should be doubled if seed is broadcast, or increased by 50 percent if done using a Brillion Drill or by hydraulic seeding.

EC-2 Temporary and Permanent Seeding (TS/PS)

Table TS/PS-2. Minimum Drill Seeding Rates for Perennial Grasses

Common Name	Botanical Name	Growth Season ^a	Growth Form	Seeds/Pound	Pounds of PLS/acre
Alkali Soil Seed Mix					
Alkali sacaton	<i>Sporobolus airoides</i>	Cool	Bunch	1,750,000	0.25
Basin wildrye	<i>Elymus cinereus</i>	Cool	Bunch	165,000	2.5
Sodar streambank wheatgrass	<i>Agropyron riparium 'Sodar'</i>	Cool	Sod	170,000	2.5
Jose tall wheatgrass	<i>Agropyron elongatum 'Jose'</i>	Cool	Bunch	79,000	7.0
Arriba western wheatgrass	<i>Agropyron smithii 'Arriba'</i>	Cool	Sod	110,000	5.5
Total					17.75
Fertile Loamy Soil Seed Mix					
Ephraim crested wheatgrass	<i>Agropyron cristatum 'Ephraim'</i>	Cool	Sod	175,000	2.0
Dural hard fescue	<i>Festuca ovina 'duruscula'</i>	Cool	Bunch	565,000	1.0
Lincoln smooth brome	<i>Bromus inermis leysii 'Lincoln'</i>	Cool	Sod	130,000	3.0
Sodar streambank wheatgrass	<i>Agropyron riparium 'Sodar'</i>	Cool	Sod	170,000	2.5
Arriba western wheatgrass	<i>Agropyron smithii 'Arriba'</i>	Cool	Sod	110,000	7.0
Total					15.5
High Water Table Soil Seed Mix					
Meadow foxtail	<i>Alopecurus pratensis</i>	Cool	Sod	900,000	0.5
Redtop	<i>Agrostis alba</i>	Warm	Open sod	5,000,000	0.25
Reed canarygrass	<i>Phalaris arundinacea</i>	Cool	Sod	68,000	0.5
Lincoln smooth brome	<i>Bromus inermis leysii 'Lincoln'</i>	Cool	Sod	130,000	3.0
Pathfinder switchgrass	<i>Panicum virgatum 'Pathfinder'</i>	Warm	Sod	389,000	1.0
Alkar tall wheatgrass	<i>Agropyron elongatum 'Alkar'</i>	Cool	Bunch	79,000	5.5
Total					10.75
Transition Turf Seed Mix^c					
Ruebens Canadian bluegrass	<i>Poa compressa 'Ruebens'</i>	Cool	Sod	2,500,000	0.5
Dural hard fescue	<i>Festuca ovina 'duruscula'</i>	Cool	Bunch	565,000	1.0
Citation perennial ryegrass	<i>Lolium perenne 'Citation'</i>	Cool	Sod	247,000	3.0
Lincoln smooth brome	<i>Bromus inermis leysii 'Lincoln'</i>	Cool	Sod	130,000	3.0
Total					7.5

Temporary and Permanent Seeding (TS/PS) EC-2

Table TS/PS-2. Minimum Drill Seeding Rates for Perennial Grasses (cont.)

Common Name	Botanical Name	Growth Season ^a	Growth Form	Seeds/Pound	Pounds of PLS/acre
Sandy Soil Seed Mix					
Blue grama	<i>Bouteloua gracilis</i>	Warm	Sod-forming bunchgrass	825,000	0.5
Camper little bluestem	<i>Schizachyrium scoparium 'Camper'</i>	Warm	Bunch	240,000	1.0
Prairie sandreed	<i>Calamovilfa longifolia</i>	Warm	Open sod	274,000	1.0
Sand dropseed	<i>Sporobolus cryptandrus</i>	Cool	Bunch	5,298,000	0.25
Vaughn sidecoats grama	<i>Bouteloua curtipendula 'Vaughn'</i>	Warm	Sod	191,000	2.0
Arriba western wheatgrass	<i>Agropyron smithii 'Arriba'</i>	Cool	Sod	110,000	5.5
Total					10.25
Heavy Clay, Rocky Foothill Seed Mix					
Ephraim crested wheatgrass ^d	<i>Agropyron cristatum 'Ephraim'</i>	Cool	Sod	175,000	1.5
Oahe Intermediate wheatgrass	<i>Agropyron intermedium 'Oahe'</i>	Cool	Sod	115,000	5.5
Vaughn sidecoats grama ^e	<i>Bouteloua curtipendula 'Vaughn'</i>	Warm	Sod	191,000	2.0
Lincoln smooth brome	<i>Bromus inermis leysii 'Lincoln'</i>	Cool	Sod	130,000	3.0
Arriba western wheatgrass	<i>Agropyron smithii 'Arriba'</i>	Cool	Sod	110,000	5.5
Total					17.5

^a All of the above seeding mixes and rates are based on drill seeding followed by crimped straw mulch. These rates should be doubled if seed is broadcast and should be increased by 50 percent if the seeding is done using a Brillion Drill or is applied through hydraulic seeding. Hydraulic seeding may be substituted for drilling only where slopes are steeper than 3:1. If hydraulic seeding is used, hydraulic mulching should be done as a separate operation.

^b See Table TS/PS-3 for seeding dates.

^c If site is to be irrigated, the transition turf seed rates should be doubled.

^d Crested wheatgrass should not be used on slopes steeper than 6H to 1V.

^e Can substitute 0.5 lbs PLS of blue grama for the 2.0 lbs PLS of Vaughn sidecoats grama.

EC-2 Temporary and Permanent Seeding (TS/PS)

Table TS/PS-3. Seeding Dates for Annual and Perennial Grasses

Seeding Dates	Annual Grasses (Numbers in table reference species in Table TS/PS-1)		Perennial Grasses	
	Warm	Cool	Warm	Cool
January 1–March 15			✓	✓
March 16–April 30	4	1,2,3	✓	✓
May 1–May 15	4		✓	
May 16–June 30	4,5,6,7			
July 1–July 15	5,6,7			
July 16–August 31				
September 1–September 30		8,9,10,11		
October 1–December 31			✓	✓

Mulch

Cover seeded areas with mulch or an appropriate rolled erosion control product to promote establishment of vegetation. Anchor mulch by crimping, netting or use of a non-toxic tackifier. See the Mulching BMP Fact Sheet for additional guidance.

Maintenance and Removal

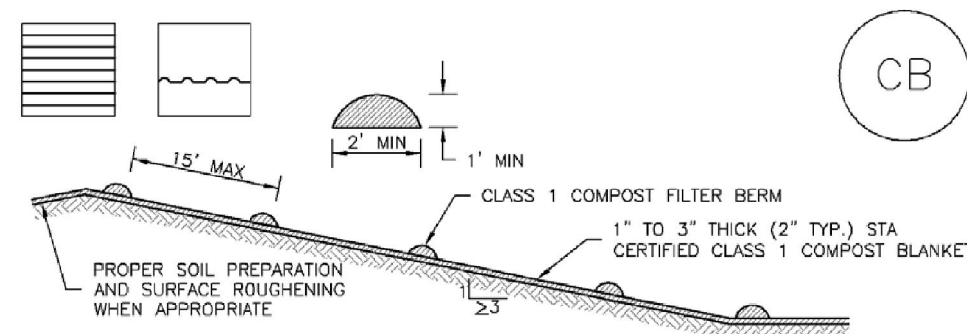
Monitor and observe seeded areas to identify areas of poor growth or areas that fail to germinate. Reseed and mulch these areas, as needed.

An area that has been permanently seeded should have a good stand of vegetation within one growing season if irrigated and within three growing seasons without irrigation in Colorado. Reseed portions of the site that fail to germinate or remain bare after the first growing season.

Seeded areas may require irrigation, particularly during extended dry periods. Targeted weed control may also be necessary.

Protect seeded areas from construction equipment and vehicle access.

Compost Blanket and Filter Berm (CB) EC-5



PARAMETERS	CHARACTERISTIC
MINIMUM STABILITY INDICATOR	STABLE TO VERY STABLE
SOLUBLE SALTS	MAXIMUM 5 mmhos/cm
PH	6.0 - 8.0
AZ INDEX	> 10
MATURITY INDICATOR EXPRESSED AS PERCENTAGE OF GERMINATION/VIGOR	80+/80+
MATURITY INDICATOR EXPRESSED AS AMMONIA N/ NITRATE N RATIO	< 4
MATURITY INDEX AS CARBON TO NITROGEN RATIO	20:1
TESTED FOR CLOPYRALID	YES/NEGATIVE RESULT
MOISTURE CONTENT	30-60%
ORGANIC MATTER CONTENT	25-45% OF DRY WEIGHT
PARTICLE SIZE DISTRIBUTION	3" (75mm) 100% PASSING
PRIMARY, SECONDARY NUTRIENTS, TRACE ELEMENTS	MUST BE REPORTED
TESTING AND TEST REPORT SUBMITTAL REQUIREMENTS	STA + CLOPYRALID
ORGANIC MATTER PER CUBIC YARD	MUST REPORT
CHEMICAL CONTAMINANTS	COMPLY WITH US EPA CLASS A STANDARD, 40 CFR 503.1 TABLES 1 & 3 LEVELS
MINIMUM MANUFACTURING/PRODUCTION REQUIREMENT	FULLY PERMITTED UNDER COLORADO DEPARTMENT OF PUBLIC HEALTH AND ENVIRONMENT, HAZARDOUS MATERIALS AND WASTE MANAGEMENT DIVISION
RISK FACTOR RELATING TO PLANT GERMINATION AND HEALTH	LOW

CB-1. COMPOST BLANKET AND COMPOST FILTER BERM

EC-5 Compost Blanket and Filter Berm (CB)

COMPOST FILTER BERM AND COMPOST BLANKET INSTALLATION NOTES

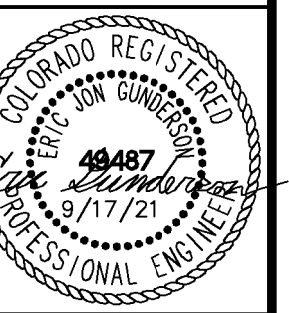
- SEE PLAN VIEW FOR:
 - LOCATION OF COMPOST FILTER BERM(S).
 - LENGTH OF COMPOST FILTER BERM(S).
 - COMPOST BERMS AND BLANKETS MAY BE USED IN PLACE OF STRAW MULCH OR GEOTEXTILE FABRIC IN AREAS WHERE ACCESS TO LANDSCAPING IS DIFFICULT DUE TO LANDSCAPING OR OTHER OBJECTS OR IN AREAS WHERE A SMOOTH TURF GRASS FINISH IS DESIRED.
 - FILTER BERMS SHALL RUN PARALLEL TO THE CONTOUR.
 - FILTER BERMS SHALL BE A MINIMUM OF 1 FEET HIGH AND 2 FEET WIDE.
 - FILTER BERMS SHALL BE APPLIED BY PNEUMATIC BLOWER OR BY HAND.
 - FILTER BERMS SHALL ONLY BE UTILIZED IN AREAS WHERE SHEET FLOW CONDITIONS PREVAIL AND NOT IN AREAS OF CONCENTRATED FLOW.
 - COMPOST BLANKETS SHALL BE APPLIED AT A DEPTH OF 1 - 3 INCHES (TYPICALLY 2 INCHES). FOR AREAS WITH EXISTING VEGETATION THAT ARE TO BE SUPPLEMENTED BY COMPOST, A THIN 0.5-INCH LAYER MAY BE USED.
 - SEEDING SHALL BE PERFORMED PRIOR TO THE APPLICATION OF COMPOST. ALTERNATIVELY, SEED MAY BE COMBINED WITH COMPOST AND BLOWN WITH THE PNEUMATIC BLOWER.
 - WHEN TURF GRASS FINISH IS NOT DESIRED, SURFACE ROUGHENING ON SLOPES SHALL TAKE PLACE PRIOR TO COMPOST APPLICATION.
 - COMPOST SHALL BE A CLASS 1 COMPOST AS DEFINED BY TABLE CB-1.
- COMPOST FILTER BERM MAINTENANCE NOTES**
- INSPECT BMPs EACH WORKDAY, AND MAINTAIN THEM IN EFFECTIVE OPERATING CONDITION. MAINTENANCE OF BMPs SHOULD BE PROACTIVE, NOT REACTIVE. INSPECT BMPs AS SOON AS POSSIBLE (AND ALWAYS WITHIN 24 HOURS) FOLLOWING A STORM THAT CAUSES SURFACE EROSION, AND PERFORM NECESSARY MAINTENANCE.
 - FREQUENT OBSERVATIONS AND MAINTENANCE ARE NECESSARY TO MAINTAIN BMPs IN EFFECTIVE OPERATING CONDITION. INSPECTIONS AND CORRECTIVE MEASURES SHOULD BE DOCUMENTED THOROUGHLY.
 - WHERE BMPs HAVE FAILED, REPAIR OR REPLACEMENT SHOULD BE INITIATED UPON DISCOVERY OF THE FAILURE.
 - COMPOST BERMS AND BLANKETS SHALL BE REAPPLIED OR REGRADED AS NECESSARY IF RILLING IN THE COMPOST SURFACE OCCURS.
- (DETAILS ADAPTED FROM ARAPAHO COUNTY, COLORADO, NOT AVAILABLE IN AUTODOC)
- NOTE: MANY JURISDICTIONS HAVE BMP DETAILS THAT VARY FROM UDFCD STANDARD DETAILS. CONSULT WITH LOCAL JURISDICTIONS AS TO WHICH DETAIL SHOULD BE USED WHEN DIFFERENCES ARE NOTED.

NO.	REVISION	BY	DATE	APPR.
3	ADDENDUM C	JAR	9/17/21	EJG
2	ADDENDUM B	JAR	8/17/21	EJG
1	FIRST RESUBMITTAL	JAR	4/8/21	EJG

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 2021 KIMLEY-HORN AND ASSOCIATES, INC.
 2 North Nevada Avenue Suite 300
 Colorado Springs, Colorado 80903 (719) 453-0180

DESIGNED BY: EJG
 DRAWN BY: JAR
 CHECKED BY: EJG
 DATE: 9/17/21

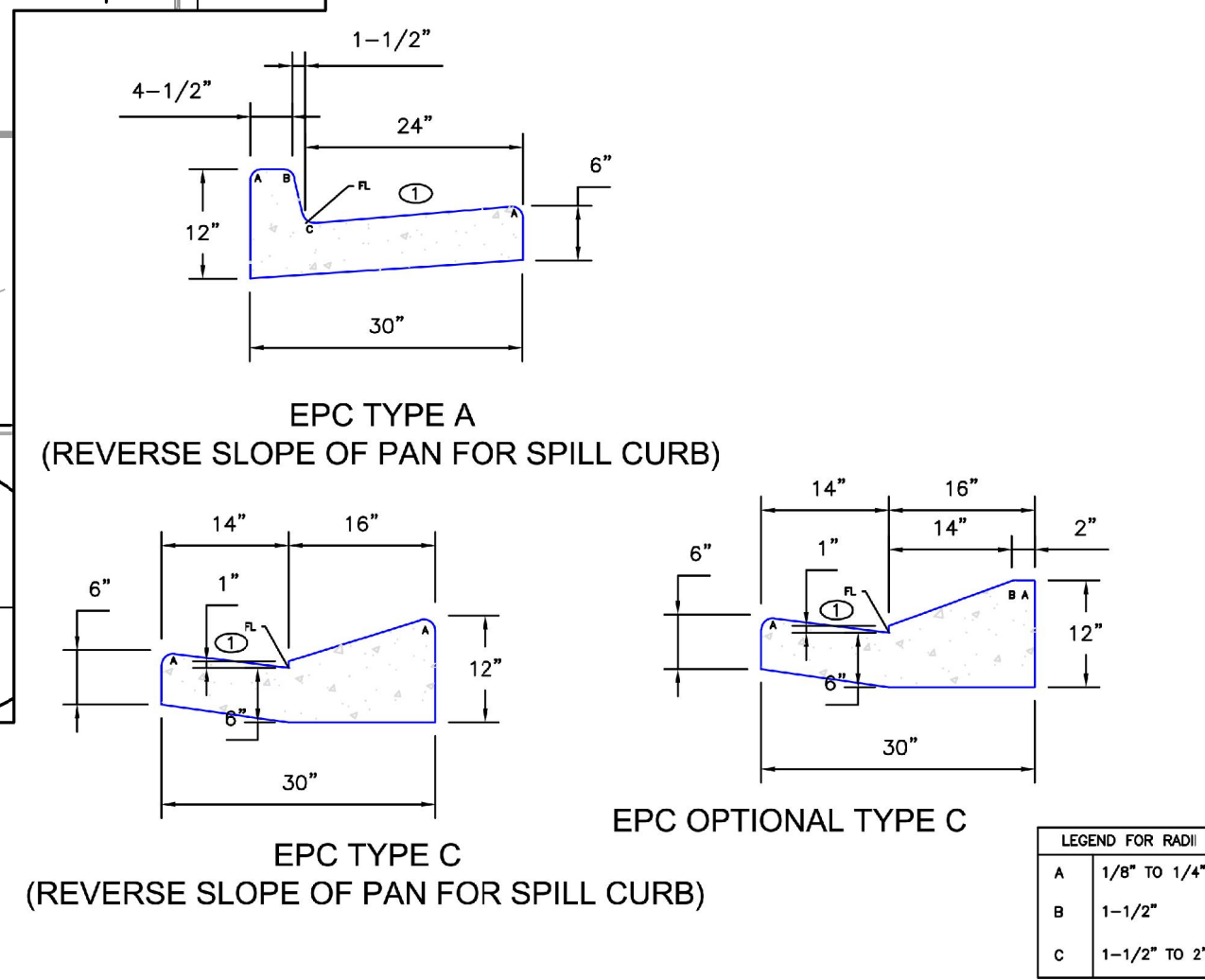
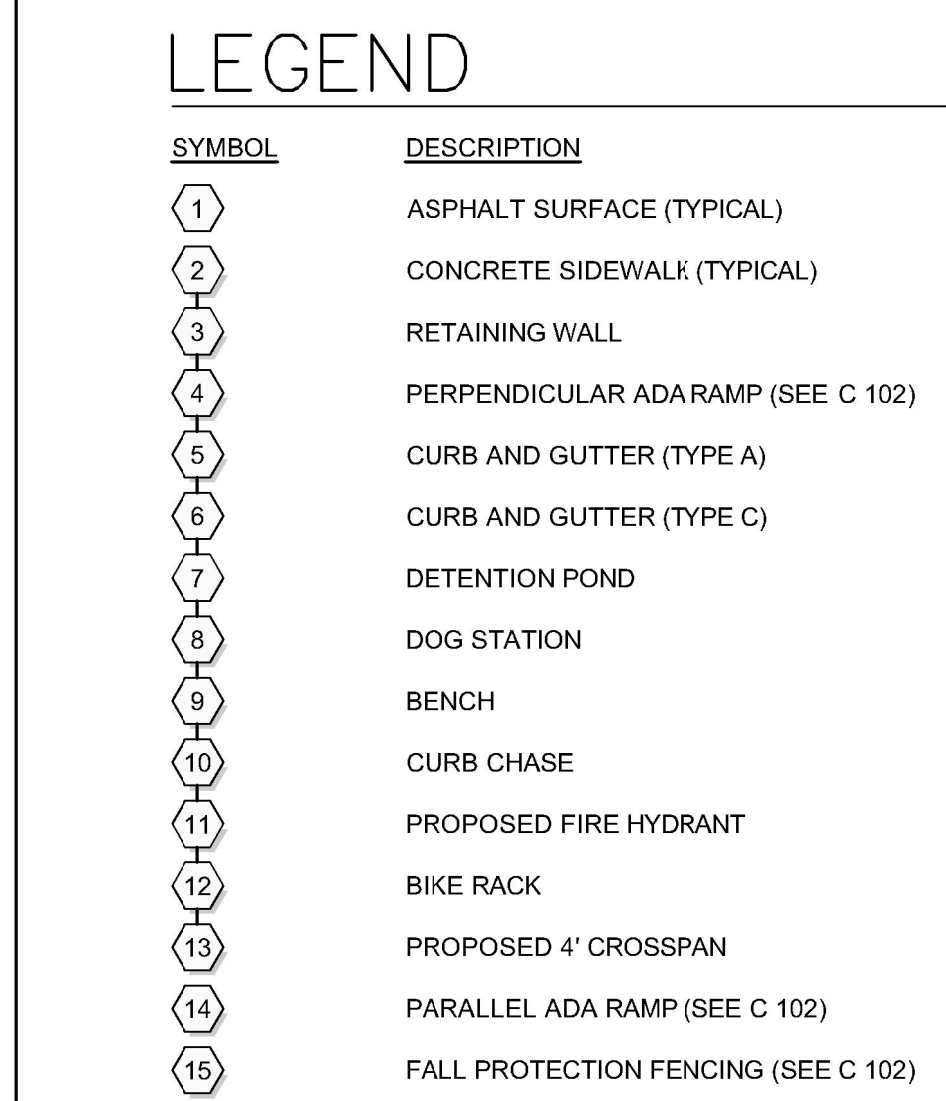
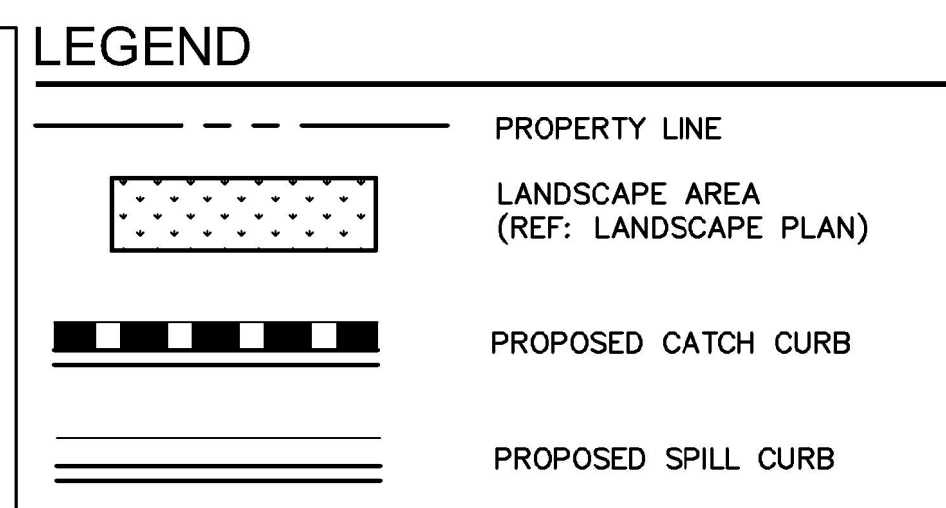
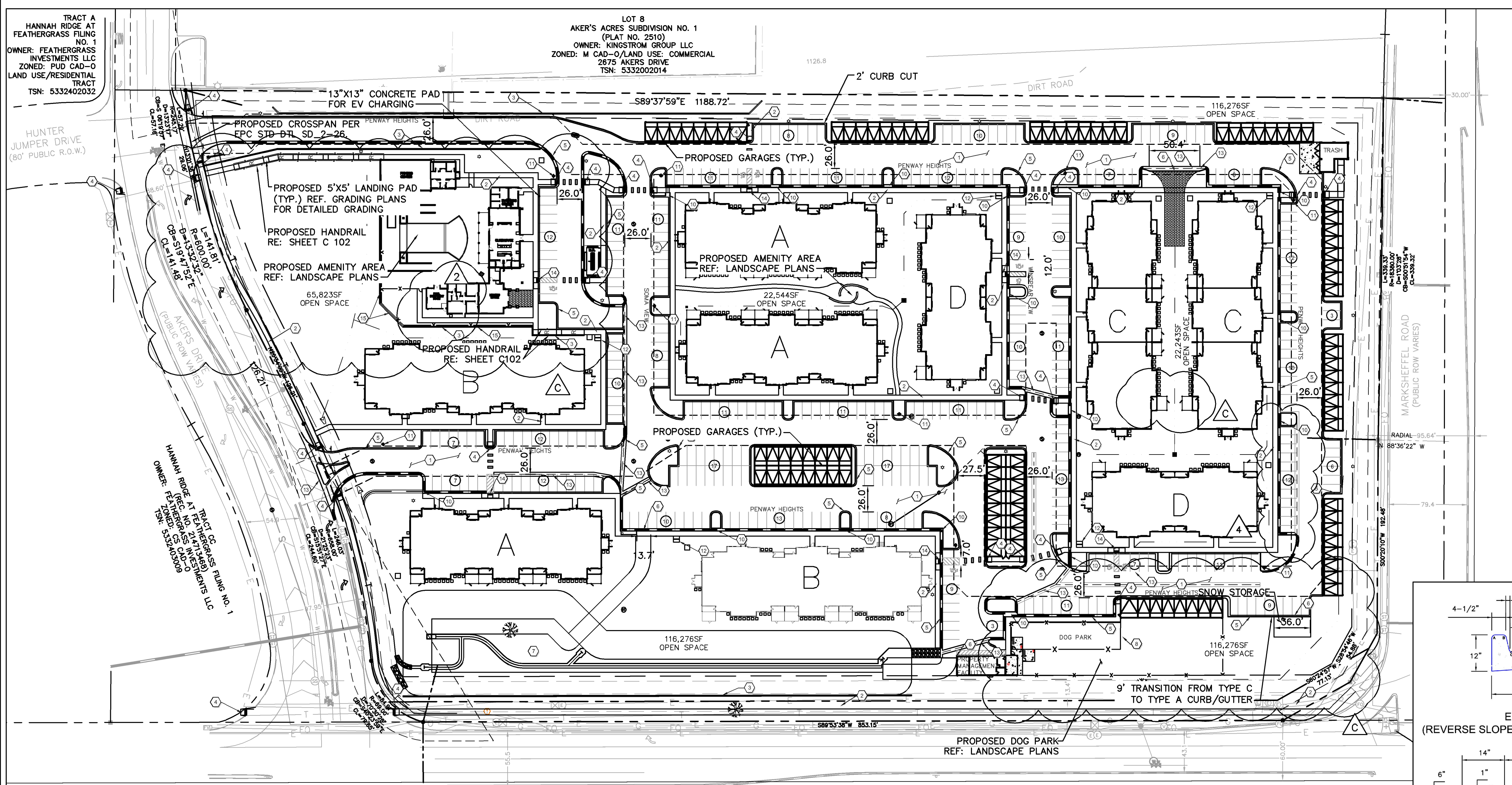
UPLAND FLATS BY WATERMARK
 EL PASO COUNTY, COLORADO
 GRADING EROSION CONTROL AND
 PUBLIC IMPROVEMENT PLAN
 GEC DETAILS (3 OF 3)



RECORD DRAWING
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 11/20/23
 ERIC GUNDERSON, PE

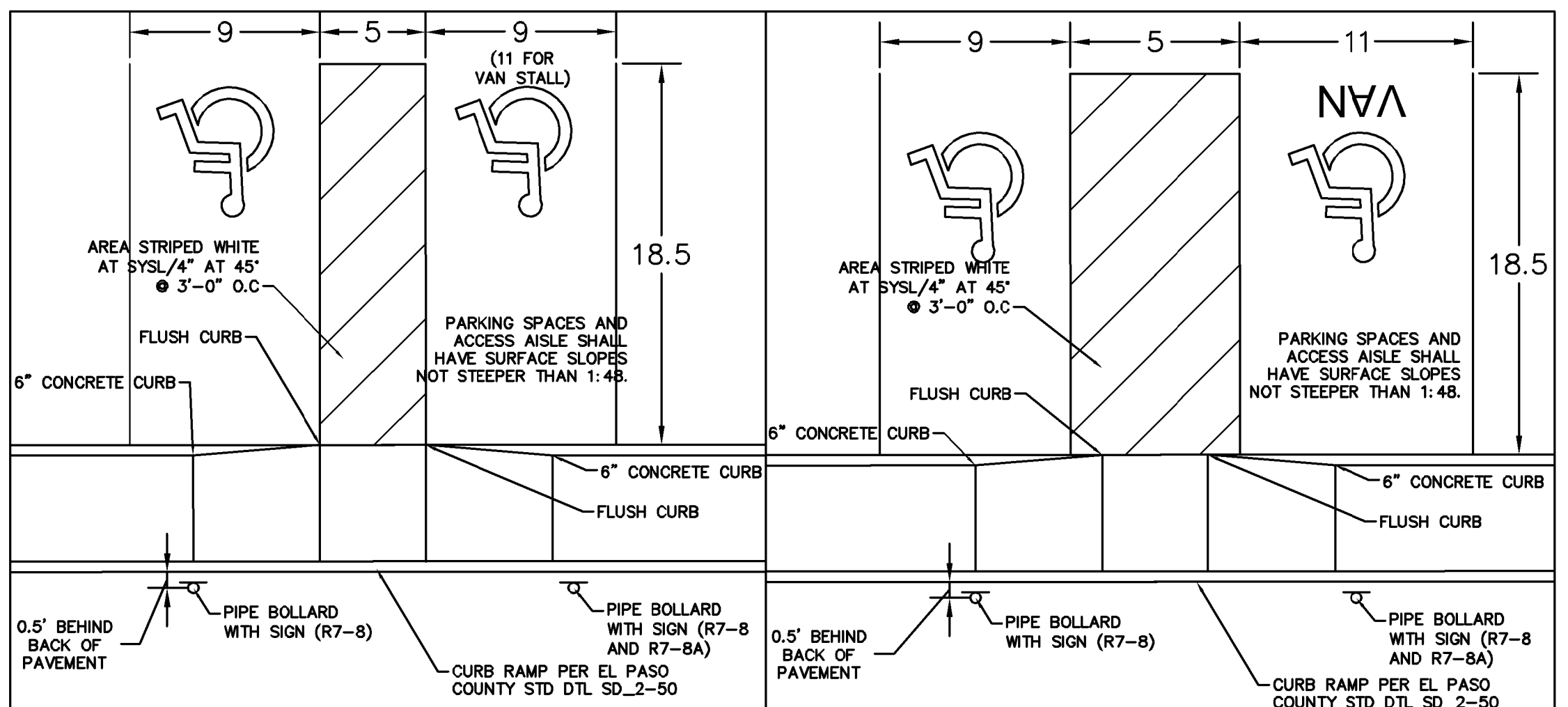
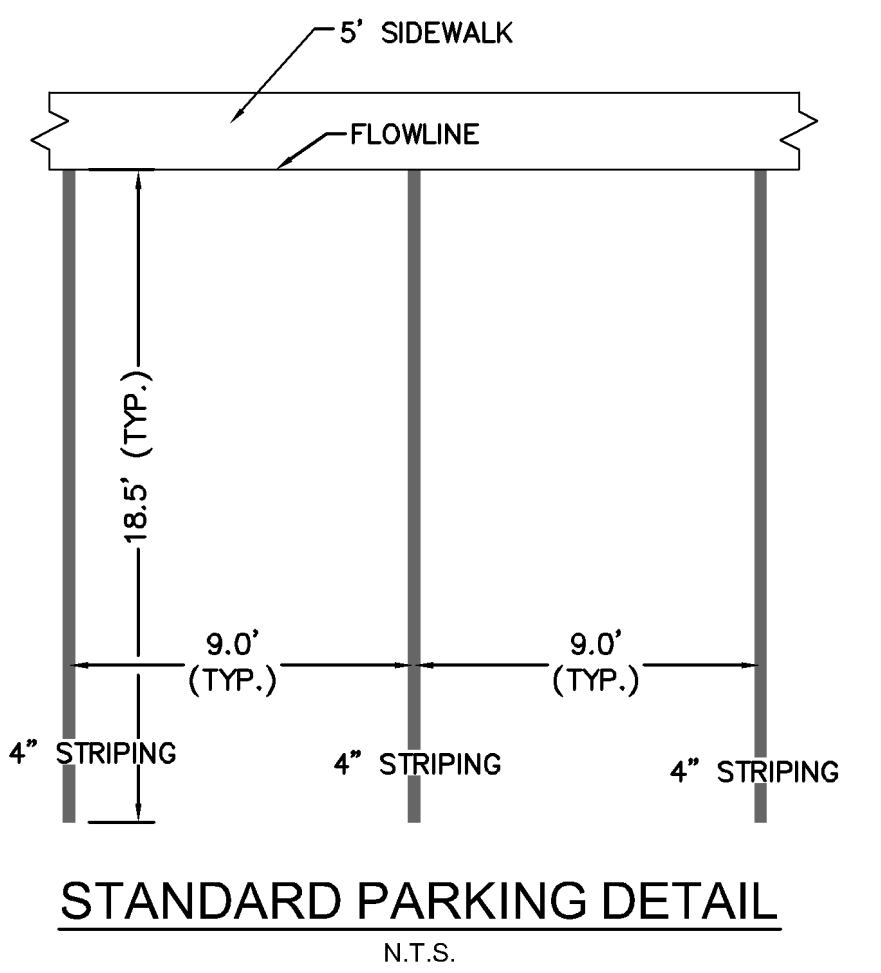
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 SHEET
C 307

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 CALL UTILITY NOTIFICATION CENTER OF COLORADO
 1-800-922-1987
 CALL 2-BUSINESS DAYS IN ADVANCE BEFORE YOU DIG, GRADE, OR EXCAVATE FOR THE MARKING OF UNDERGROUND MEMBER UTILITIES



APARTMENT "A" TYPE

1 BED, 1 BATH UNIT	24
2 BED, 2 BATH UNIT	12
TOTAL UNITS	36
TOTAL BEDROOMS	48

APARTMENT "B" TYPE

1 BED, 1 BATH UNIT	12
2 BED, 2 BATH UNIT	24
3 BED, 2 BATH UNIT	24
TOTAL UNITS	60
TOTAL BEDROOMS	60

APARTMENT "C" TYPE

1 BED, 1 BATH UNIT	12
2 BED, 2 BATH UNIT	12
3 BED, 2 BATH UNIT	12
TOTAL UNITS	36
TOTAL BEDROOMS	72

APARTMENT "D" TYPE

2 BED, 2 BATH UNIT	24
TOTAL UNITS	24
TOTAL BEDROOMS	48

DWELLING UNITS

U1 = (1BR/1BA)	120
U2 = (2BR/2BA)	156
U3 = (3BR/2BA)	24
TOTAL UNITS	300
TOTAL BEDROOMS	504

PARKING

U1=120 (120 * 1.5)	180 PARKING SPACES
U2=156 (156 * 1.7)	266 PARKING SPACES
U3=24 (24 * 2.0)	48 PARKING SPACES
TOTAL PARKING REQUIRED	494 PARKING SPACES
OPEN PARKING	399 PARKING SPACES
ENCLOSED PARKING	96 PARKING SPACES
ADA ACCESSIBLE PARKING	9 PARKING SPACES
TOTAL PARKING PROVIDED	504 PARKING SPACES

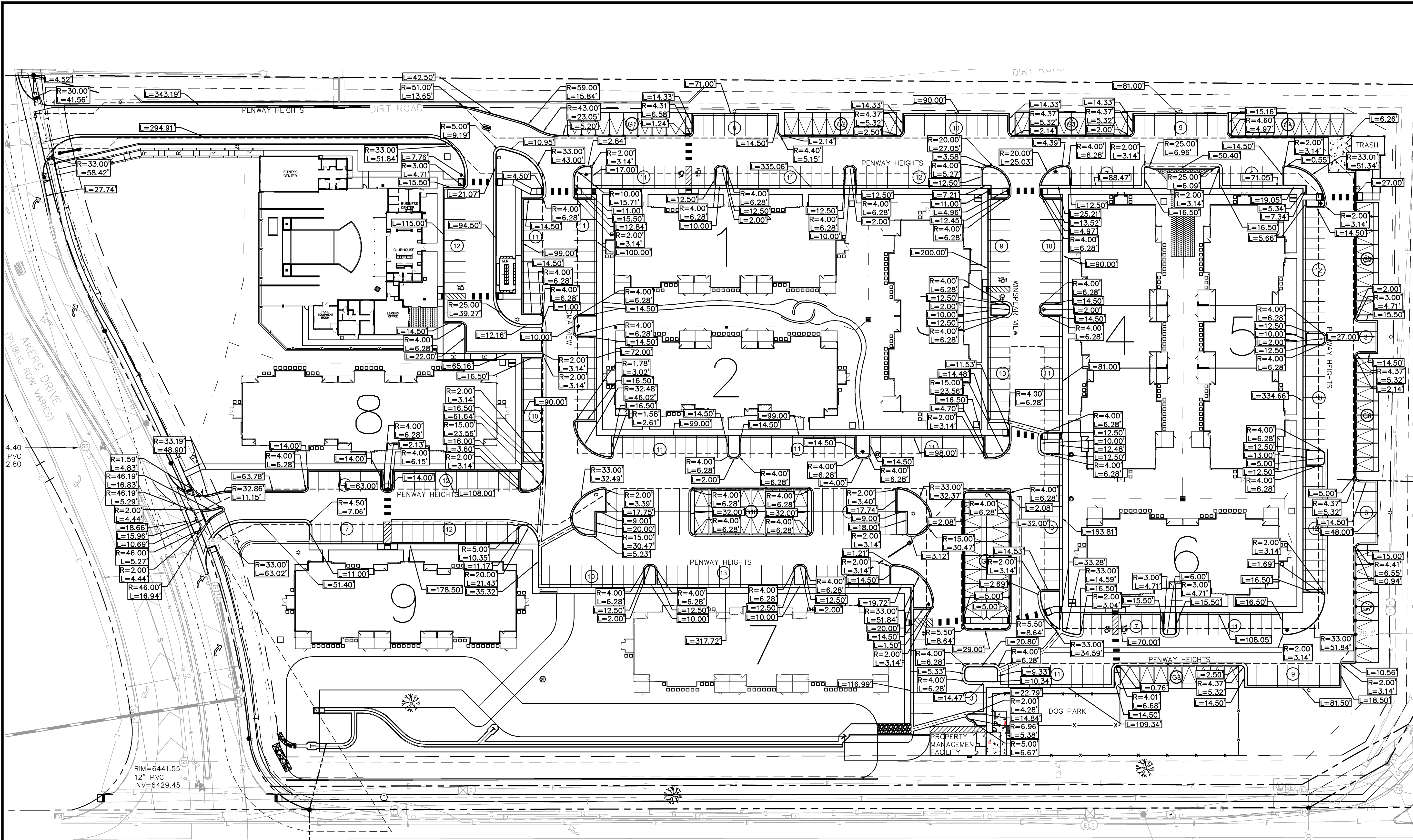
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 2 North Nevada Avenue Suite 300
 Colorado Springs, Colorado 80903 (719) 453-0180

DESIGNED BY: EJC
 DRAWN BY: JAR
 CHECKED BY: EJC
 DATE: 6/1/22

UPLAND FLATS BY WATERMARK
 EL PASO COUNTY, COLORADO
 CONSTRUCTION DRAWING PLANS
 OVERALL SITE PLAN

PROJECT NO. 096302009
 SHEET C 400

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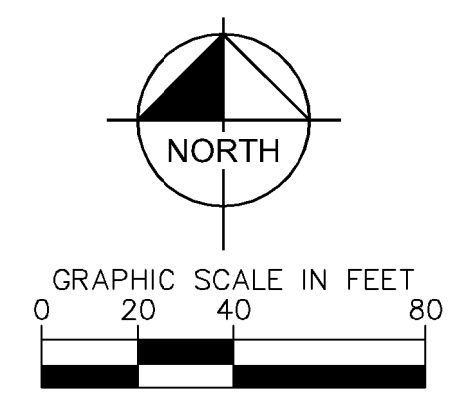
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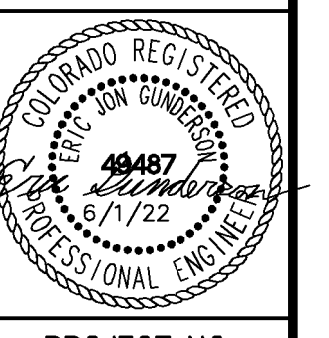
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2	JAN 6/11	EJG	ADDENDUM A
3	JAN 8/11	EJG	ADDENDUM B
4	JAN 9/17	EJG	ADDENDUM C
5	JAN 2/17/22	EJG	REVISION 1
6	JAN 5/28/22	EJG	REVISION 2
7	JAN 5/26/22	EJG	REVISION 4

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2 North Nevada Avenue Suite 300
Colorado Springs, Colorado 80903 (719) 453-0180

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DRAWN BY: JAR
CHECKED BY: JAR
DATE: 6/1/22

UPLAND FLATS BY WATERMARK
EL PASO COUNTY, COLORADO
CONSTRUCTION DRAWING PLANS
HORIZONTAL CONTROL PLAN





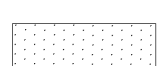
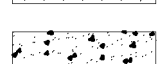
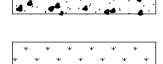
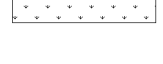
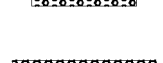
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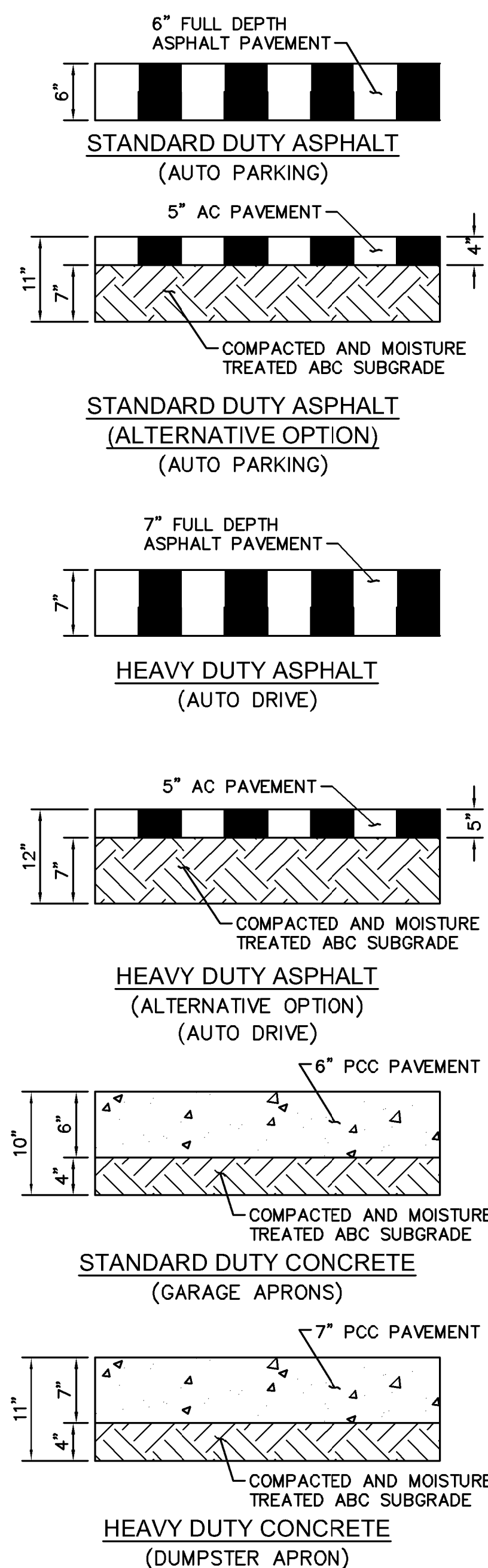
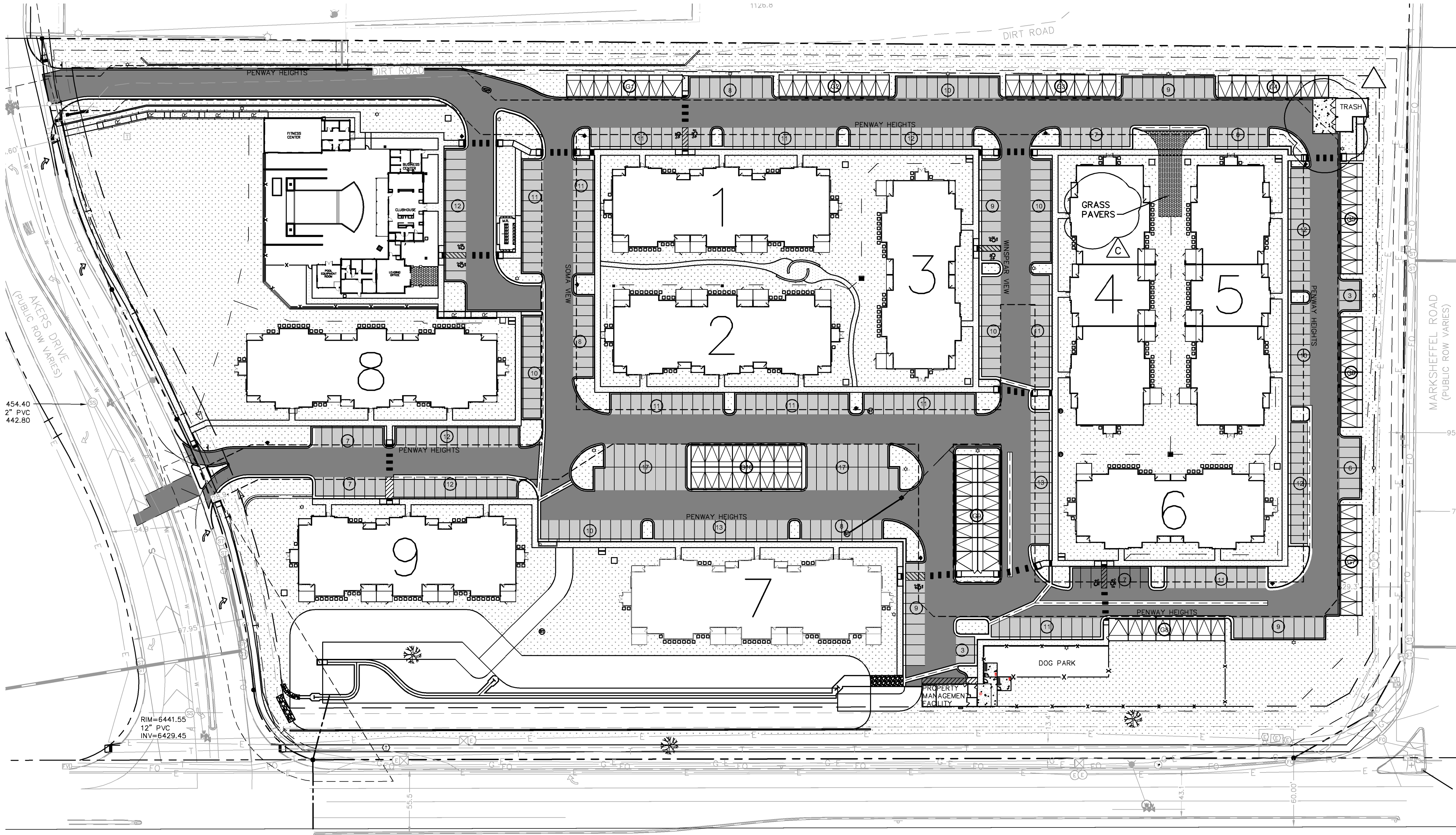
UPLAND FLATS BY WATERMARK

CONSTRUCTION DRAWINGS

TRACT DD, HANNAH RIDGE AT FEATHERGRASS FILING NO. 1, AS AMENDED
SECTION 32, TOWNSHIP 13 SOUTH, RANGE 65 WEST OF THE 6TH P.M., CITY OF COLORADO
SPRINGS, COUNTY OF EL PASO, STATE OF COLORADO

LEGEND

-  STANDARD DUTY ASPHALT PAVING
-  HEAVY DUTY ASPHALT PAVING
-  CONCRETE SIDEWALK
-  HEAVY DUTY CONCRETE
-  LANDSCAPING
-  RIBBED CONCRETE DETECT PANEL FOR ADA RAMP
-  PROPOSED PAVERS

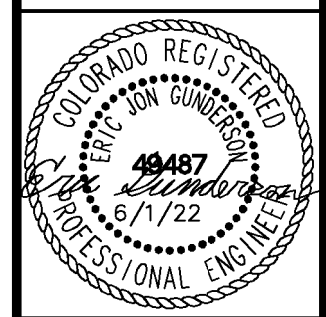


NO.	REVISION	DATE	BY	APPR.
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6	REVISION 2	JAN 15/28/22	EJG	
5	REVISION 1	JAN 27/17/22	EJG	
4	ADDENDUM C	JAN 9/17	EJG	
3	ADDENDUM B	JAN 8/11	EJG	
2	ADDENDUM A	JAN 6/30	EJG	
1	FIRST RESUBMITTAL	JAN 5/19	EJG	

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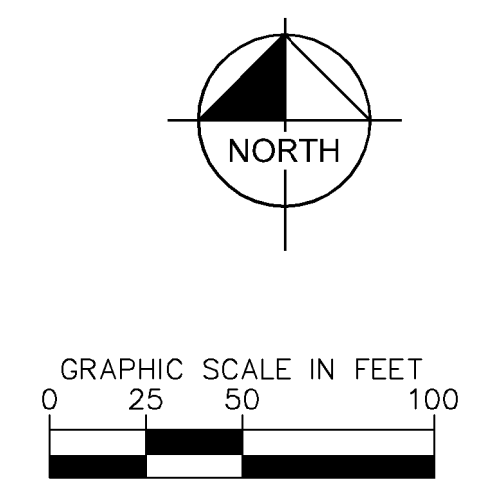
UPLAND FLATS BY WATERMARK
EL PASO COUNTY, COLORADO
CONSTRUCTION DRAWING PLANS
PAVING PLAN



PROJECT NO. 096302009
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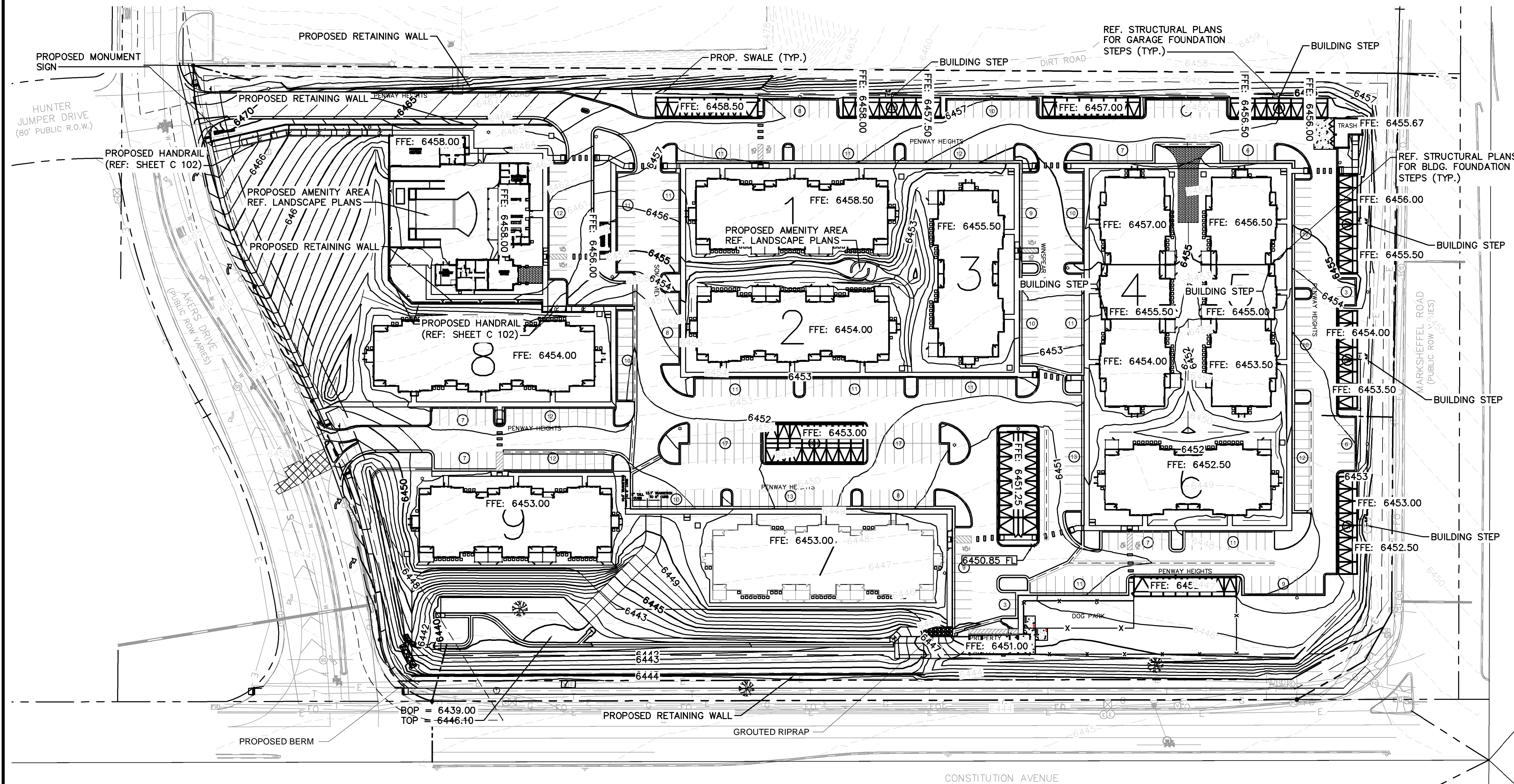
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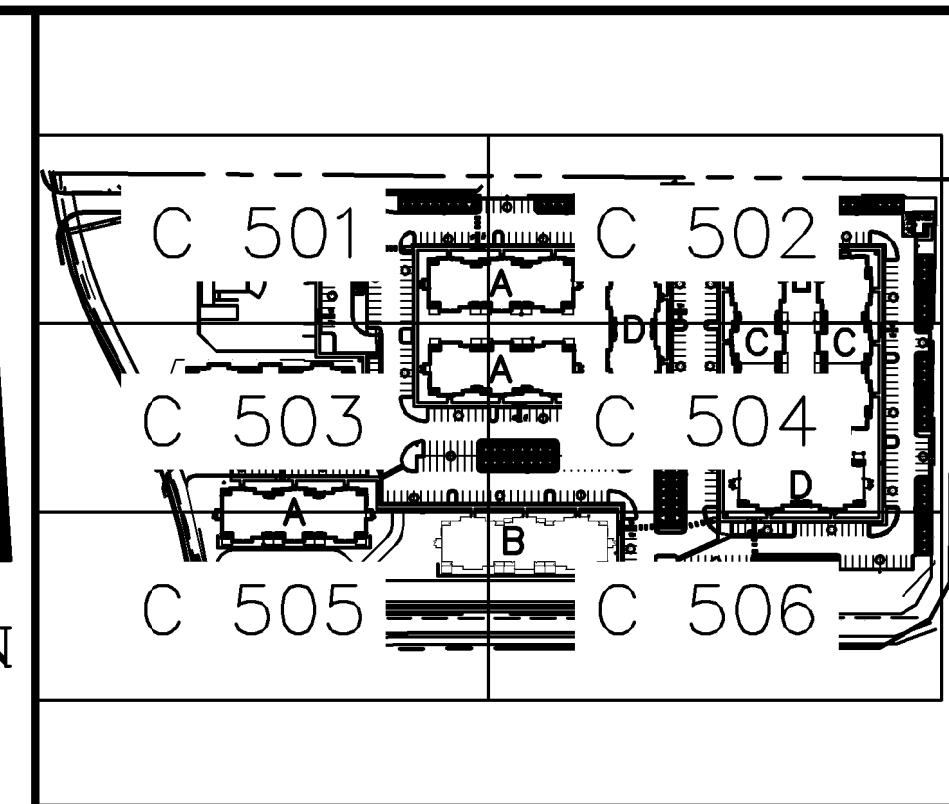
11/20/23
ERIC GUNDERSON, PE



LEGEND

---	PROPERTY LINE
AR	ACCESSIBLE ROUTE
---	GRADE BREAK
6000	PROPOSED MAJOR CONTOUR
6001	PROPOSED MINOR CONTOUR
6000	EXISTING MAJOR CONTOUR
6001	EXISTING MINOR CONTOUR
---	PROPOSED HANDRAIL
FG	FINISHED GRADE
ME	MATCH EXISTING
FL	FLOW LINE
TOW	TOP OF WALL
BOW	BOTTOM OF WALL

- GENERAL NOTES:**
1. ALL SIDEWALK TO HAVE MAX. 2% CROSS SLOPE.
 2. CUT AND FILL QUANTITIES ARE FOR REFERENCE ONLY, AND ARE NOT ADJUSTED TO ACCOUNT FOR OVEREXCAVATION, RECOMPACTION, ETC.



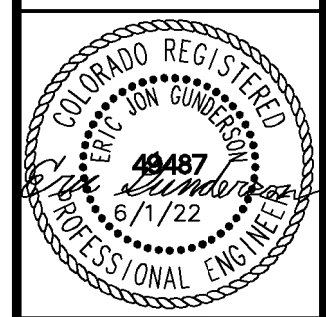
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NOT TO SCALE

NO.	REVISION	DATE	BY	APPR.
7	REVISION 4	JAN 15/26/22	EJG	
6	REVISION 3	JAN 15/28/22	EJG	
5	REVISION 2	JAN 2/17/22	EJG	
4	ADDENDUM C	JAN 9/17	EJG	
3	ADDENDUM B	JAN 8/11	EJG	
2	ADDENDUM A	JAN 6/30	EJG	
1	FIRST RESUBMITTAL	JAN 5/19	EJG	

Kimley-Horn
2022 KIMLEY-HORN AND ASSOCIATES, INC.
2 North Nevada Avenue Suite 300
Colorado Springs, Colorado 80903 (719) 453-0180

DESIGNED BY: EJG
DRAWN BY: JAR
CHECKED BY: EJG
DATE: 6/1/22

UPLAND FLATS BY WATERMARK
EL PASO COUNTY, COLORADO
CONSTRUCTION DRAWING PLANS
OVERALL GRADING PLAN



PROJECT NO.
096302009
SHEET
C 500

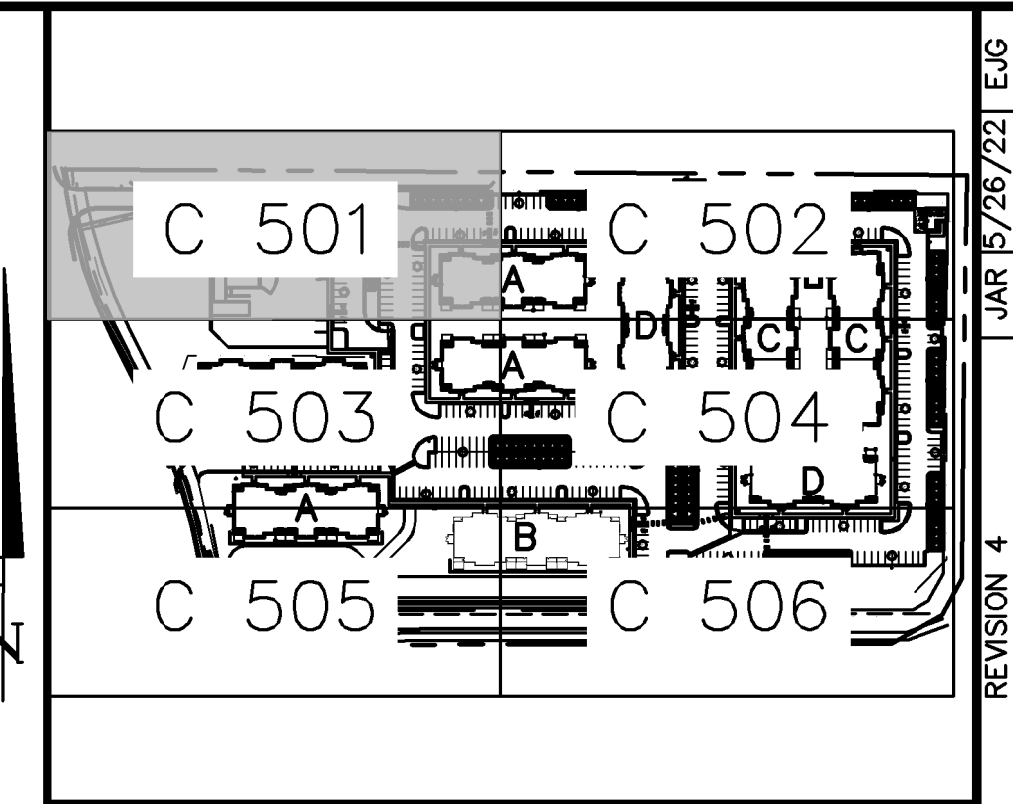
RECORD DRAWING

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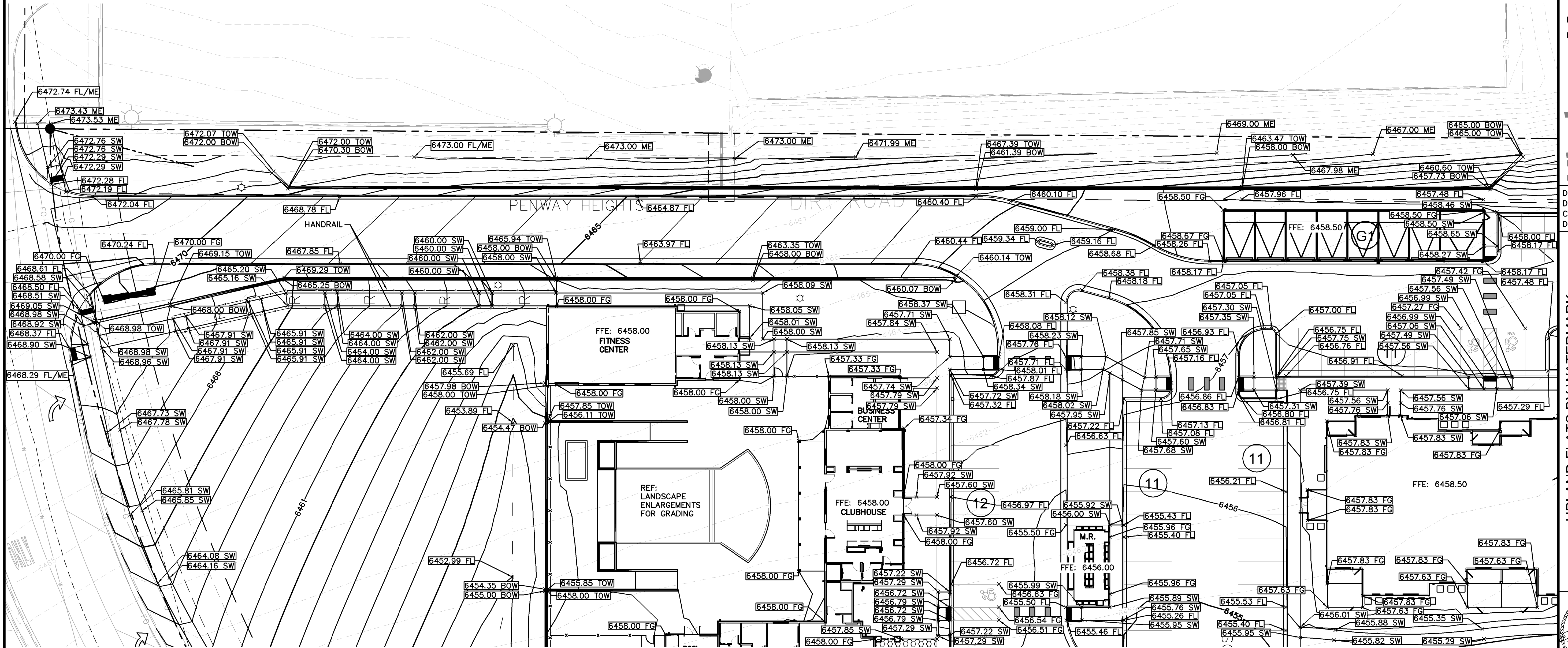
11/20/23
ERIC GUNDERSON, PE

LEGEND

- PROPERTY LINE
- AR --- ACCESSIBLE ROUTE
- GRADE BREAK
- 6000 --- PROPOSED MAJOR CONTOUR
- 6001 --- PROPOSED MINOR CONTOUR
- 6000 --- EXISTING MAJOR CONTOUR
- 6001 --- EXISTING MINOR CONTOUR
- PROPOSED HANDRAIL
- FG FINISHED GRADE
- ME MATCH EXISTING
- FL FLOW LINE
- TOW TOP OF WALL
- BOW BOTTOM OF WALL



KEY MAP
NOT TO SCALE

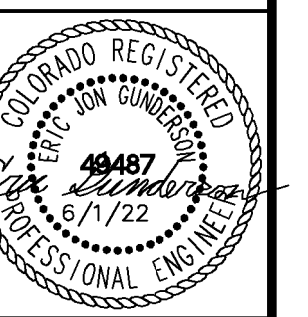


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1	FIRST RESUBMITTAL	JAN 5/19	EJG	
				APPR.

Kimley Horn
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2 North Nevada Avenue Suite 300
Colorado Springs, Colorado 80903 (719) 453-0180

DESIGNED BY: EJG
DRAWN BY: JAR
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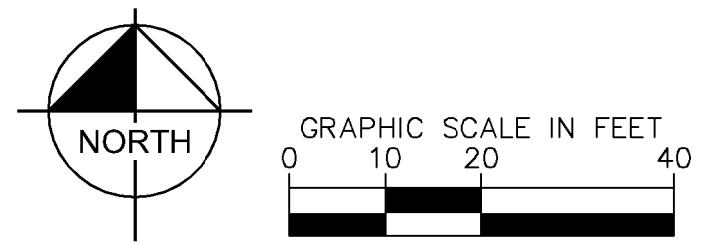
UPLAND FLATS BY WATERMARK
EL PASO COUNTY, COLORADO
CONSTRUCTION DRAWING PLANS
DETAILED GRADING PLAN (1 OF 6)



PROJECT NO.
096302009

SHEET

C 501



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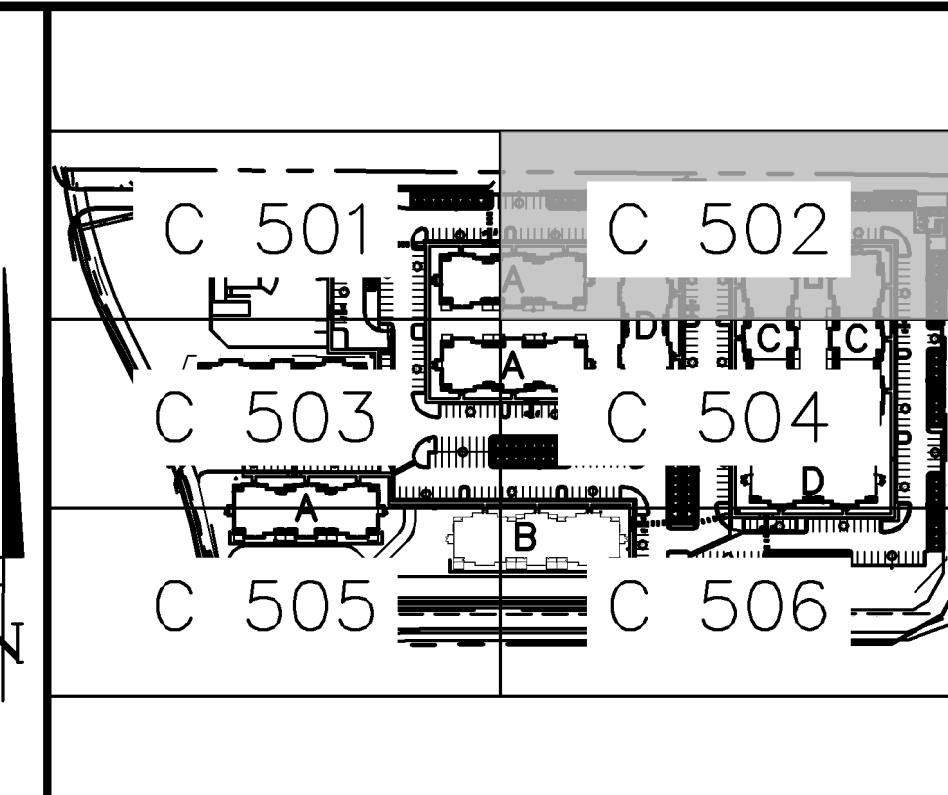
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11/20/23
ERIC GUNDERSON, PE

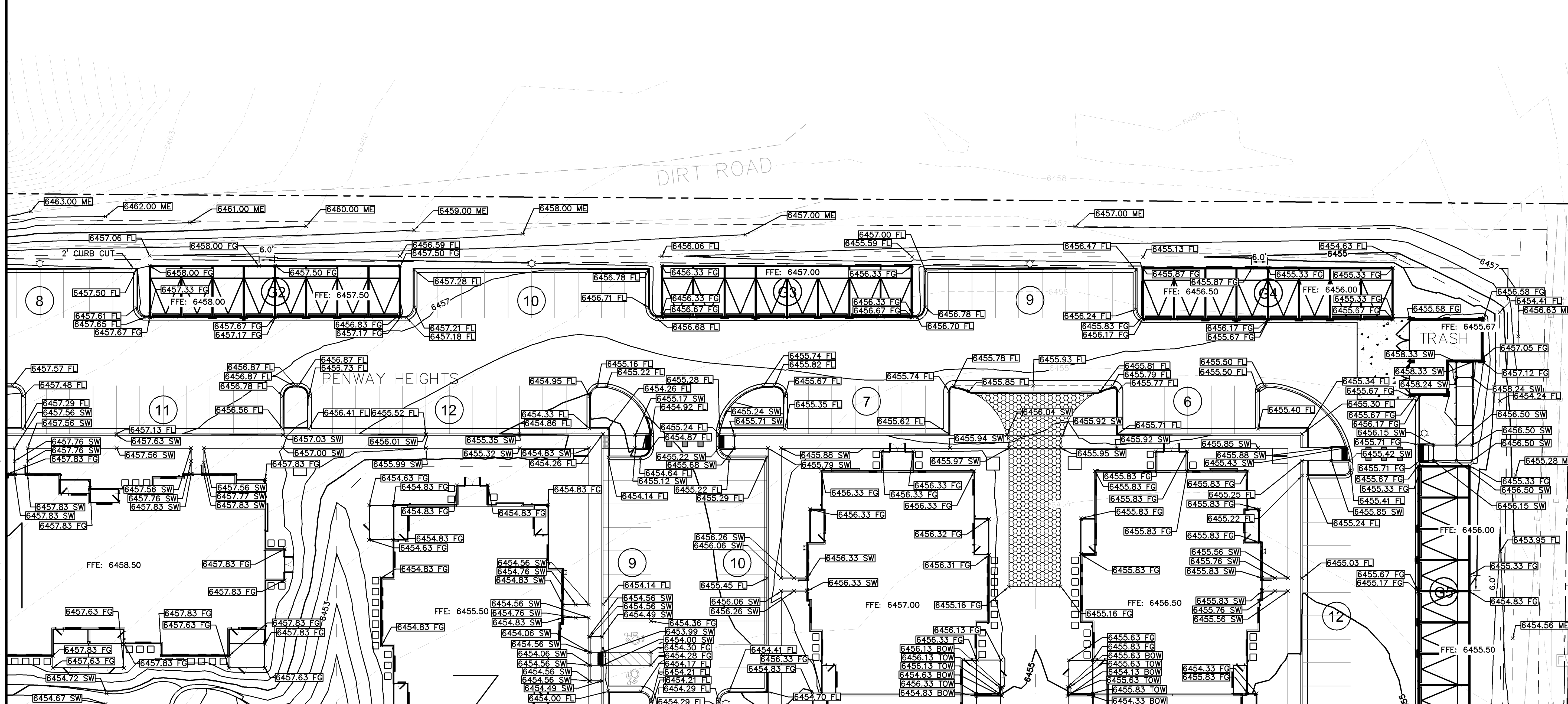
LEGEND

- PROPERTY LINE
- - - AR ACCESSIBLE ROUTE
- - - GRADE BREAK
- 6000 PROPOSED MAJOR CONTOUR
- 6001 PROPOSED MINOR CONTOUR
- - - 6000 EXISTING MAJOR CONTOUR
- - - 6001 EXISTING MINOR CONTOUR
- - - PROPOSED HANDRAIL
- FG FINISHED GRADE
- ME MATCH EXISTING
- FL FLOW LINE
- TOW TOP OF WALL
- BOW BOTTOM OF WALL



KEY MAP
NOT TO SCALE

NO.	DATE	BY	REVISION
7	JAN 15/26/22	EJG	REVISION 4
6	JAN 15/26/22	EJG	REVISION 2
5	JAN 12/17/22	EJG	REVISION 1
4	JAN 9/17	EJG	ADDENDUM C
3	JAN 8/11	EJG	ADDENDUM A
2	JAN 6/30	EJG	ADDENDUM B
1	JAN 5/19	EJG	FIRST RESUBMITTAL
			DATE
			BY
			APPR.



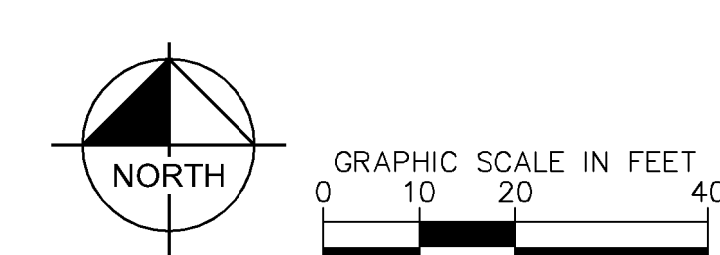
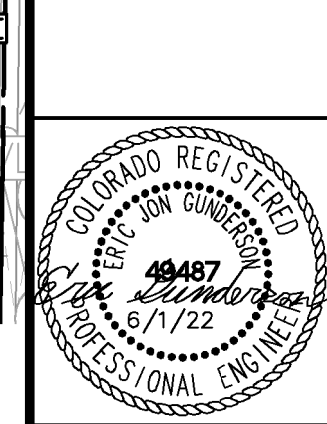
Kimley Horn
2022 KIMLEY-HORN AND ASSOCIATES, INC.
2 North Nevada Avenue Suite 300
Colorado Springs, Colorado 80903 (719) 453-0180

DESIGNED BY: EJG
DRAWN BY: JAR
CHECKED BY: EJG
DATE: 6/1/22

UPLAND FLATS BY WATERMARK
EL PASO COUNTY, COLORADO
CONSTRUCTION DRAWING PLANS
DETAILED GRADING PLAN (2 OF 6)

PROJECT NO.
096302009

SHEET
C 502



K:\DEN_Civil\096302009_Akers Drive\CADD\PlanSheets\CD\096302009 - CD_CD.dwg Gunderson, Eric 11/16/2023 8:22 AM

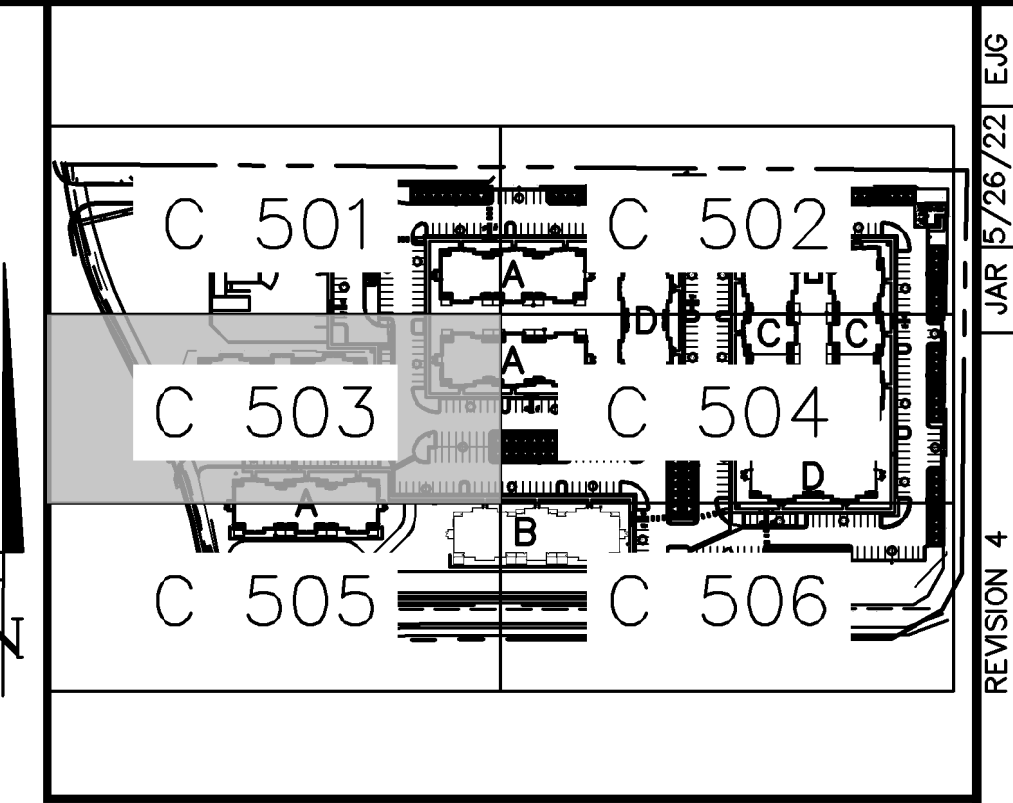
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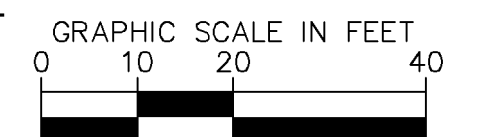
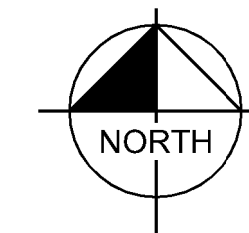
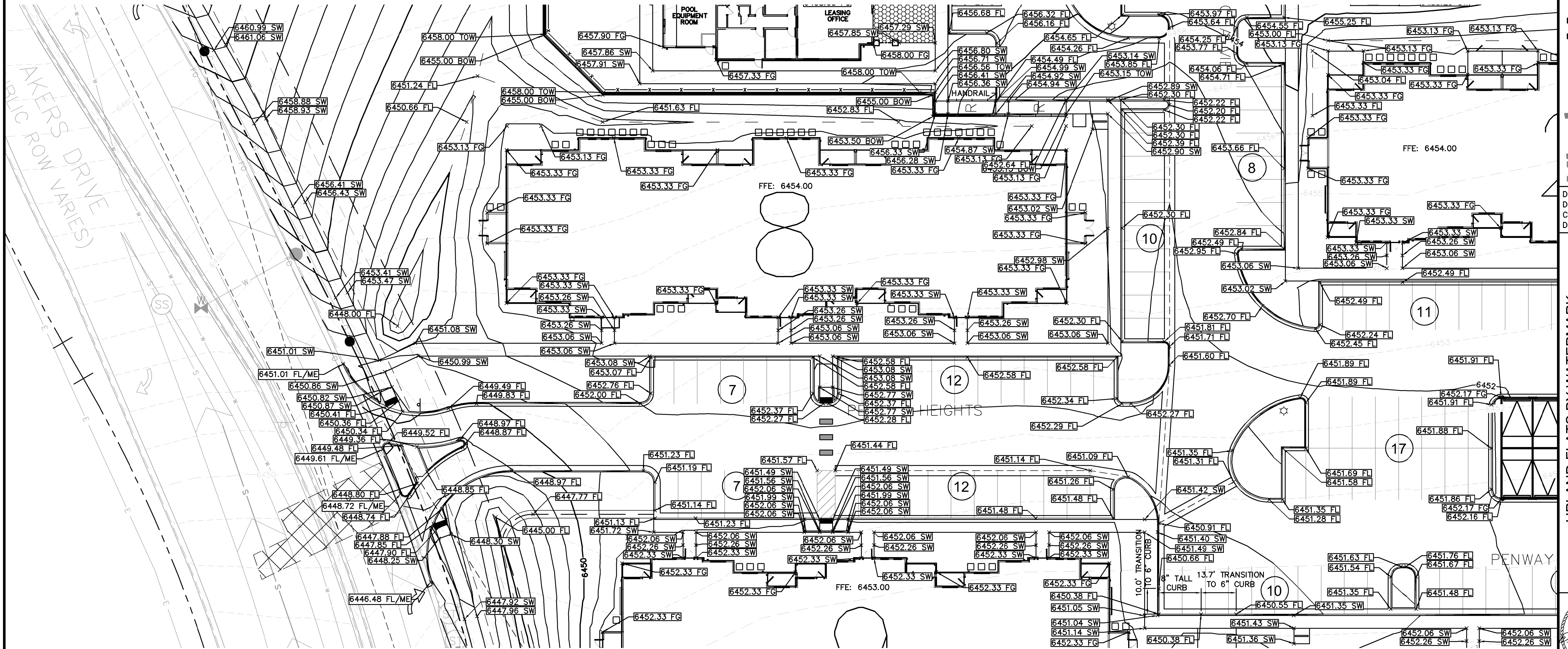
11/20/23
ERIC GUNDERSON, PE

LEGEND

- PROPERTY LINE
- AR --- ACCESSIBLE ROUTE
- GRADE BREAK
- 6000 --- PROPOSED MAJOR CONTOUR
- 6001 --- PROPOSED MINOR CONTOUR
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- FL FLOW LINE
- TOW TOP OF WALL
- BOW BOTTOM OF WALL



KEY MAP
NOT TO SCALE

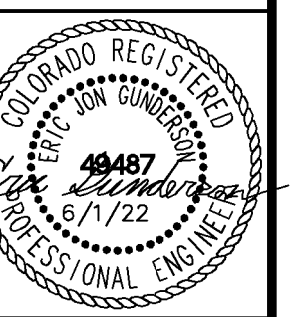


NO.	REVISION	DATE	BY	APPR.
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Kimley-Horn
2022 KIMLEY-HORN AND ASSOCIATES, INC.
2 North Nevada Avenue Suite 300
Colorado Springs, Colorado 80903 (719) 453-0180

DESIGNED BY: EJG
DRAWN BY: JAR
CHECKED BY: EJG
DATE: 6/1/22

UPLAND FLATS BY WATERMARK
EL PASO COUNTY, COLORADO
CONSTRUCTION DRAWING PLANS
DETAILED GRADING PLAN (3 OF 6)



PROJECT NO.
096302009
SHEET
C 503

K:\DEN\Civil\096302009_Akers Drive\CADD\PlanSheets\CD\096302009 - CD_CD.dwg Gunderson, Eric 11/16/2023 8:22 AM

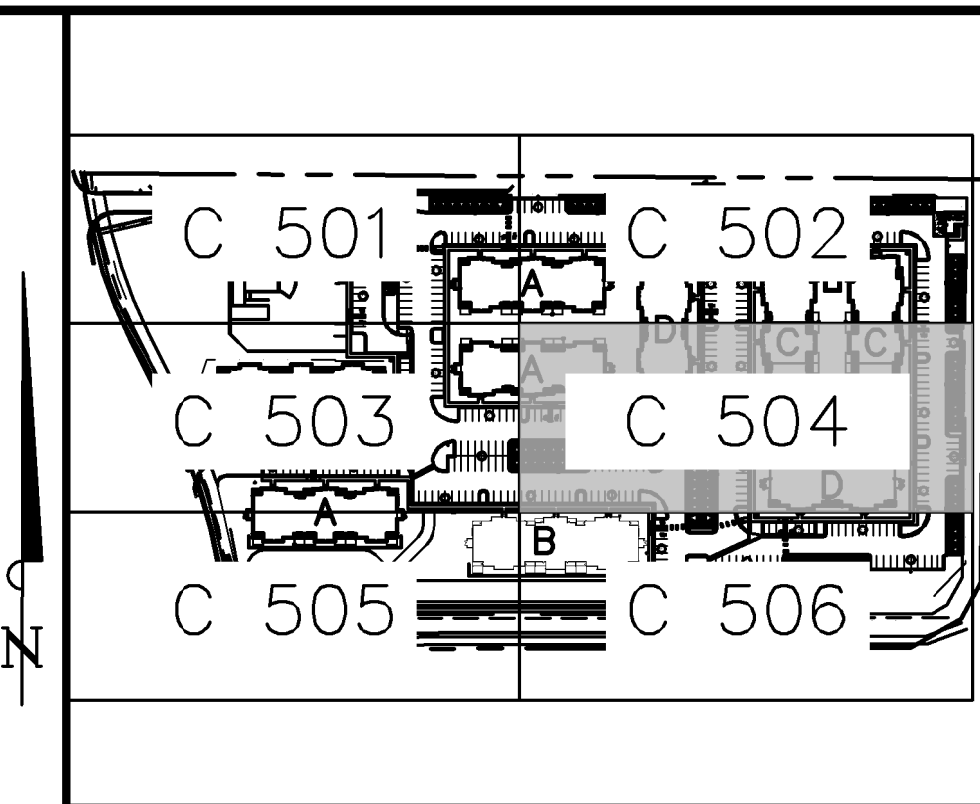
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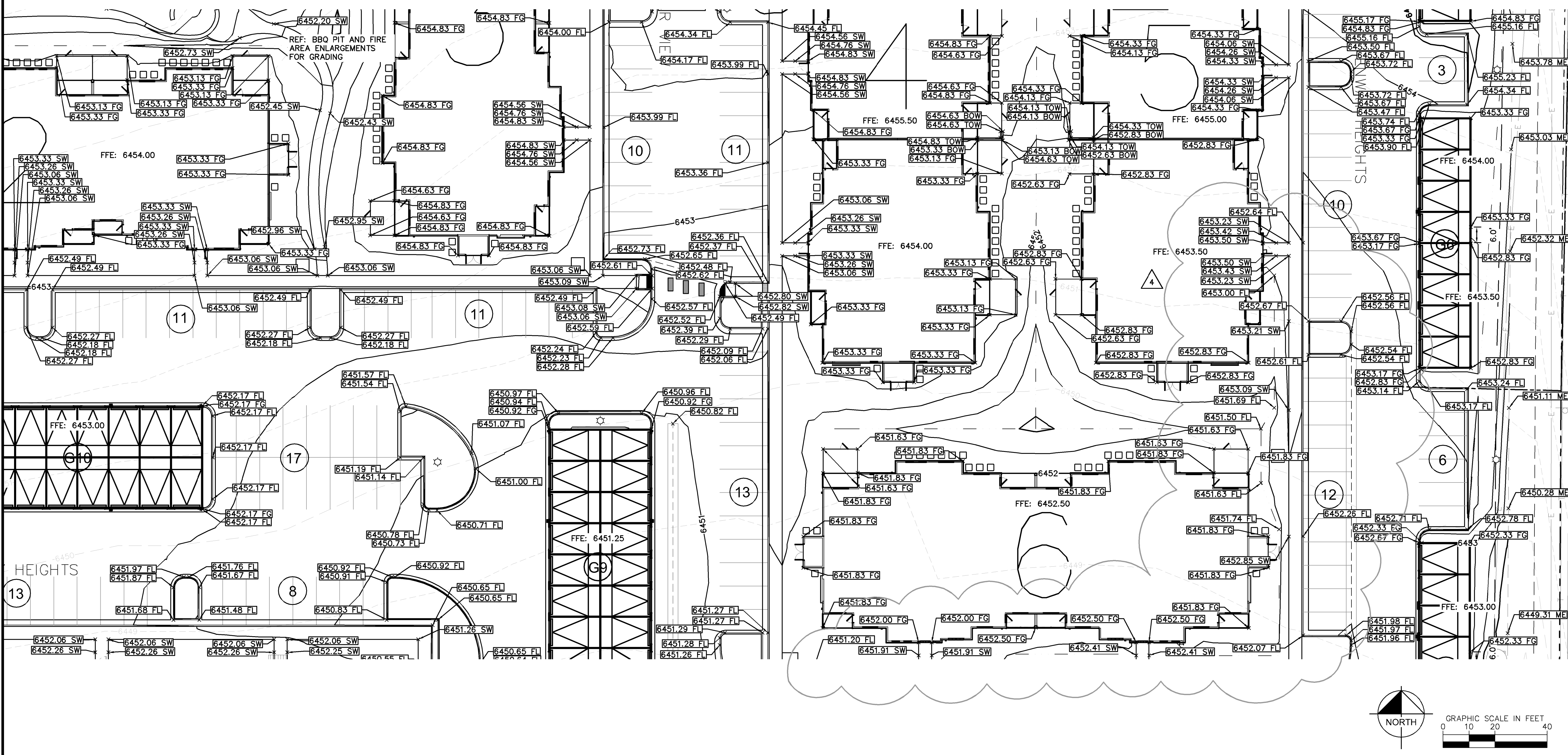
11/20/23
ERIC GUNDERSON, PE

LEGEND

- PROPERTY LINE
- - - AR ACCESSIBLE ROUTE
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KEY MAP
NOT TO SCALE



NO.	DATE	BY	REVISION
7	JAN 15/26/22	EJG	REVISION 4
6	JAN 15/28/22	EJG	REVISION 2
5	JAN 27/17/22	EJG	REVISION 1
4	JAN 9/17	EJG	ADDENDUM C
3	JAN 8/11	EJG	ADDENDUM B
2	JAN 6/30	EJG	ADDENDUM A
1	JAN 5/19	EJG	FIRST RESUBMITTAL

Kimley-Horn
2022 KIMLEY-HORN AND ASSOCIATES, INC.
2 North Nevada Avenue Suite 300
Colorado Springs, Colorado 80903 (719) 453-0180

DESIGNED BY: EJG
DRAWN BY: JAR
CHECKED BY: EJG
DATE: 6/1/22

UPLAND FLATS BY WATERMARK
EL PASO COUNTY, COLORADO
CONSTRUCTION DRAWING PLANS
DETAILED GRADING PLAN (4 OF 6)

PROJECT NO.
096302009

SHEET
C 504

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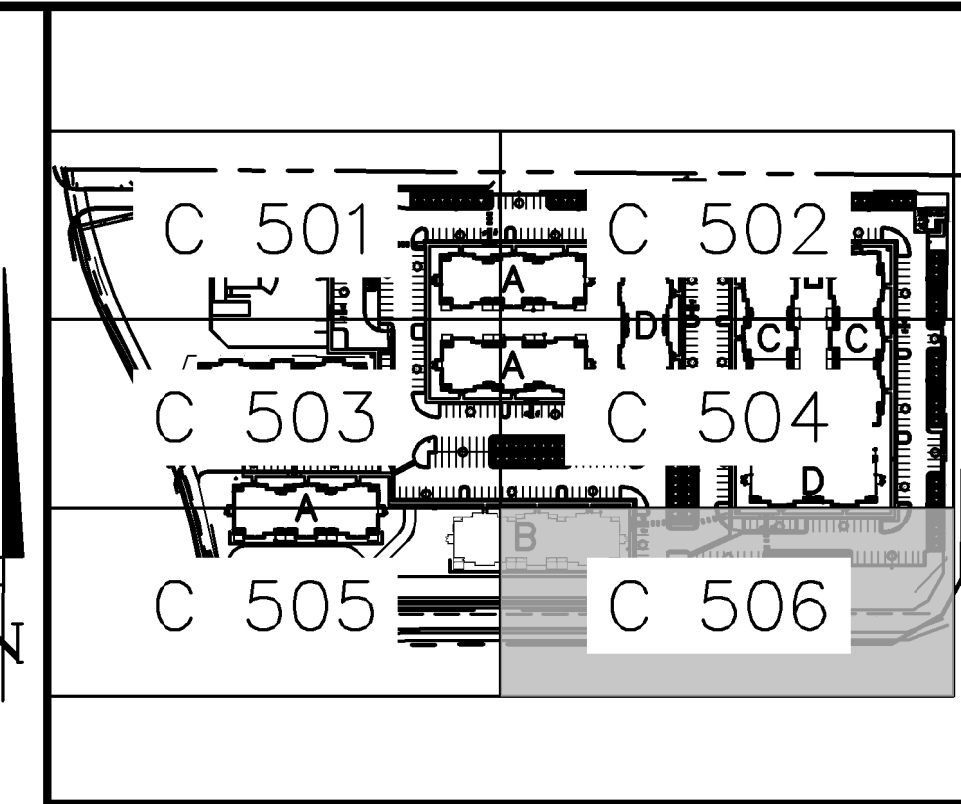
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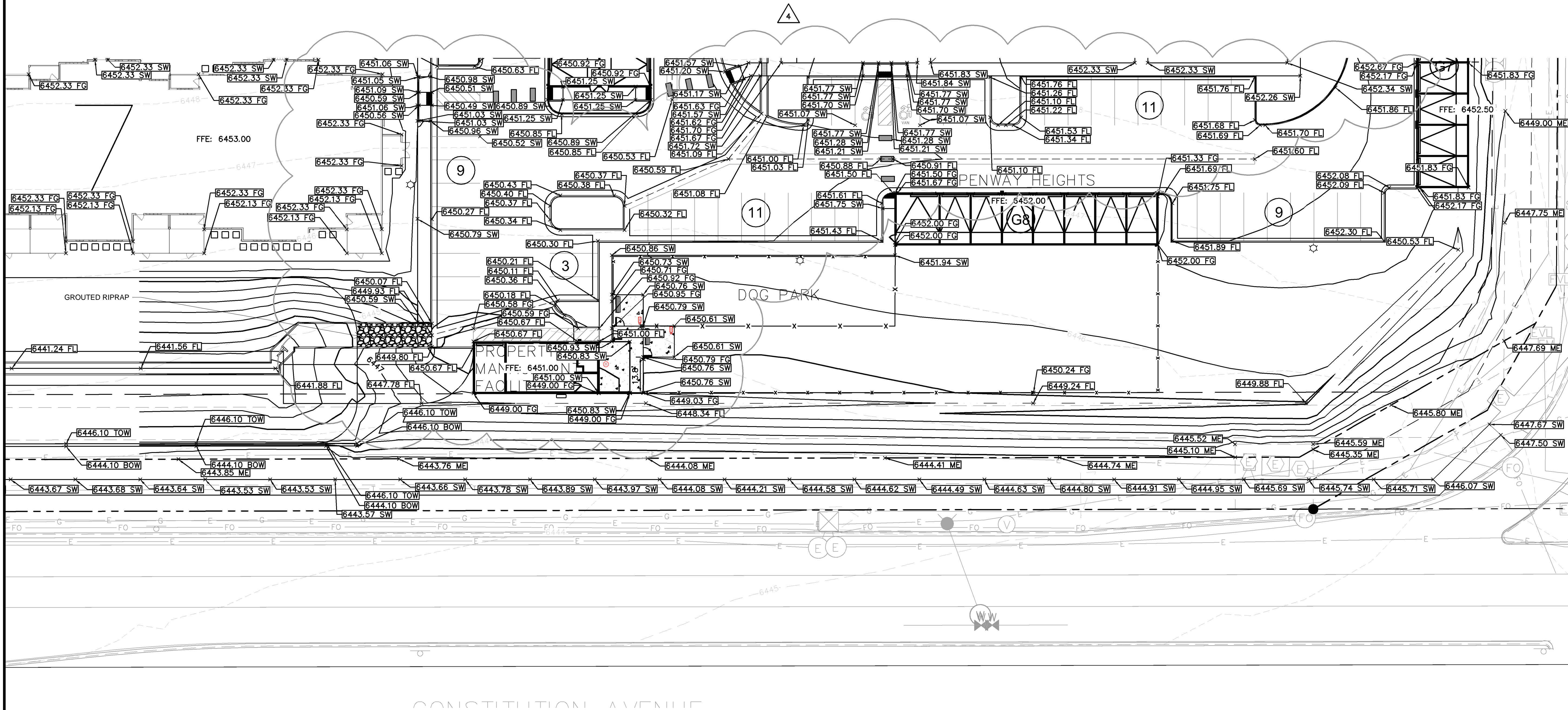
11/20/23
ERIC GUNDERSON, PE

LEGEND

- — — — — PROPERTY LINE
- — — — — AR ACCESSIBLE ROUTE
- — — — — GRADE BREAK
- — — — — PROPOSED MAJOR CONTOUR
- — — — — 6001 PROPOSED MINOR CONTOUR
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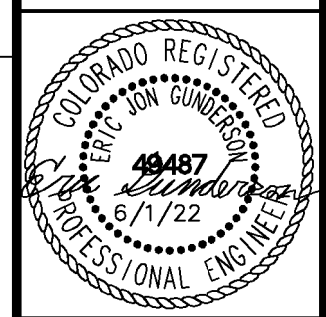


NO.	REVISION	DATE	BY	APPR.
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2 North Nevada Avenue Suite 300
Colorado Springs, Colorado 80903 (719) 453-0180

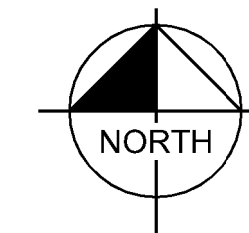
DESIGNED BY: EJG
DRAWN BY: JAR
CHECKED BY: EJG
DATE: 6/1/22

UPLAND FLATS BY WATERMARK
EL PASO COUNTY, COLORADO
CONSTRUCTION DRAWING PLANS
DETAILED GRADING PLAN (6 OF 6)



PROJECT NO.
096302009
SHEET
C 506

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WATERMARK AT AKERS UTILITY AND WATER SERVICE PLANS

TRACT DD, HANNAH RIDGE AT FEATHERGRASS FILING NO. 1, AS AMENDED SECTION 32, TOWNSHIP 13 SOUTH, RANGE 65 WEST OF THE 6TH P.M., CITY OF COLORADO SPRINGS, COUNTY OF EL PASO, STATE OF COLORADO

LAND AREA:

670,487 SQ. FT. OR 15.392 ACRES MORE OR LESS

BASIS OF BEARING:

BEARINGS ARE BASED UPON, AND IS ASSUMED TO BEAR S 89°37'59" E, A MEASURED DISTANCE OF 1188.72 FEET FOR THE NORTH LINE OF THE SUBJECT TRACT DD, SAID LINE BEING MINUMENTED ON THE WEST END BY A 5/8" METAL PIN WITH A YELLOW PLASTIC CAP STAMPED "PLS 36567".

BENCHMARK/ PROJECT CONTROL:

ELEVATIONS ARE BASED UPON COLORADO SPRINGS UTILITY FIMS CONTROL POINT "BLT104", DESCRIBED AS A 2" ALUMINUM CAP SET AT THE NORTHEAST TOP OF THE NORTH HEADWALL OF A BOX CULVERT AT THE FIRST CREEK CROSSING EAST OF MARKSHEFFEL ROAD, UNDER CONSTITUTION AVENUE, APPROXIMATELY 1400' EAST AND 70' NORTH OF THE SOUTHEAST CORNER OF THE SUBJECT 32. THE ELEVATION OF SAID BENCHMARK IS 6452.43, NGVD 29 VERTICAL DATUM.

LEGAL DESCRIPTION

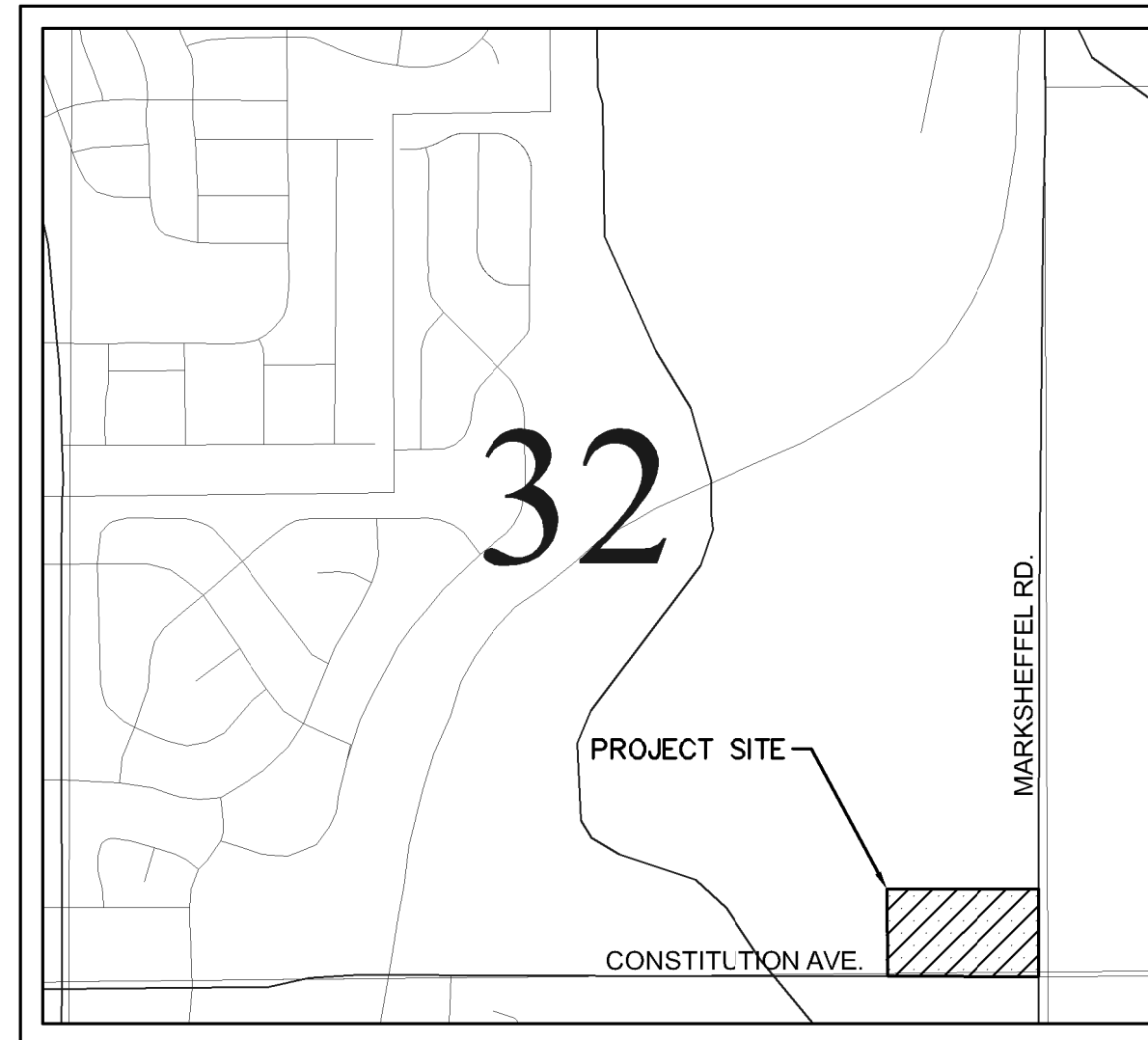
TRACT DD OF HANNAH RIDGE AT FEATHERGRASS FILING NO. 1, A PORTION OF THE SOUTHEAST QUARTER OF SECTION 32, TOWNSHIP 13 SOUTH, RANGE 65 WEST OF THE 6TH P.M. EL PASO COUNTY, STATE OF COLORADO

FLOOD ZONE DESIGNATION

FEDERAL EMERGENCY MANAGEMENT AGENCY, FLOOD INSURANCE RATE MAP NO. 08041C0756G EFFECTIVE DATE DECEMBER 7, 2018 INDICATES THIS PARCEL OF LAND IS LOCATED IN ZONE X (OUTSIDE THE 500 YEAR FLOODPLAIN)

GENERAL NOTES

- BASED ON ELEVATION DATA, THE APPLICANT WILL NEED TO FILE FEDERAL AVIATION ADMINISTRATION (FAA) FORM 7460-1 "NOTICE OF PROPOSED CONSTRUCTION OR ALTERATION" FOR ANY NEW VERTICAL DEVELOPMENT AT THIS SITE, INCLUDING TEMPORARY CONSTRUCTION EQUIPMENT, AND PROVIDE FAA DOCUMENTATION TO THE AIRPORT BEFORE THE COMMENCEMENT OF CONSTRUCTION ACTIVITIES; FAA'S WEBSITE ([HTTPS://OEAAA.FAA.GOV/OEAAA/EXTERNAL/PORTALISP](https://oeaaa.faa.gov/oeaaa/external/portalisp)).



Sheet List Table	
Sheet Number	Sheet Title
C 600	UTILITY COVER SHEET
C 601	NOTES
C 602	NOTES
C 603	OVERALL UTILITY PLAN
C 604	UTILITY SERVICE PLAN
C 605	UTILITY SERVICE PLAN
C 606	UTILITY SERVICE PLAN
C 607	UTILITY SERVICE PLAN
C 608	OVERALL WATER PLAN
C 609	WATER PLAN
C 610	WATER PLAN
C 611	WATER PLAN
C 612	WATER PLAN
C 613	OVERALL SANITARY PLAN
C 614	SAN. SEWER PLAN & PROFILE LINE A
C 615	SAN. SEWER PLAN & PROFILE LINE A
C 616	SAN. SEWER PLAN & PROFILE LINE A
C 617	SAN. SEWER PLAN & PROFILE LINE B
C 618	SAN. SEWER PLAN & PROFILE LINE C
C 619	OVERALL STORM PLAN
C 620	STORM SEWER PLAN & PROFILE LINE A
C 621	STORM PLAN AND PROFILE LINE A
C 622	STORM PLAN AND PROFILE LINE A
C 623	STORM PLAN AND PROFILE LINE B & C
C 624	AMENITY SPACE STORM SEWER
C 625	OVERALL DRY UTILITY PLAN
C 626	POND DETAILS

CONTACTS:

DEVELOPER:
WATERMARK AT CO SPRINGS AKERS CO, LLC.
111 MONUMENT CIRCLE, SUITE 1500
INDIANAPOLIS, IN 46204
TEL: (720) 495-3693
CONTACT: MONICA UNGER

ENGINEER:
KIMLEY-HORN AND ASSOCIATES, INC.
2 NEVADA NORTH AVE., SUITE 300
COLORADO SPRINGS, CO 80903
TEL: (719) 453-0182
CONTACT: ERIC GUNDERSON, P.E.

SURVEYOR:
BARRON LAND
2790 N. ACADEMY BLVD. SUITE 311
COLORADO SPRINGS, CO 80917
TEL: (719) 360-6827
CONTACT: SPENCER BARRON, PLS

EL PASO COUNTY:
EL PASO COUNTY
DEVELOPMENT SERVICES DEPARTMENT
2880 INTERNATIONAL CIRCLE, SUITE 110
COLORADO SPRINGS, CO 80910
PHONE: (719) 520-3600

DEVELOPER'S SIGNATURE BLOCK

I, THE OWNER/DEVELOPER HAVE READ AND WILL COMPLY WITH ALL OF THE REQUIREMENTS SPECIFIED IN THESE DETAILED PLANS AND SPECIFICATIONS.

NAME _____ DATE _____

ENGINEER'S SIGNATURE BLOCK

THESE DETAILED PLANS AND SPECIFICATIONS WERE PREPARED UNDER MY DIRECTION AND SUPERVISION. SAID PLANS AND SPECIFICATIONS HAVE BEEN PREPARED ACCORDING TO THE CRITERIA ESTABLISHED BY THE COUNTY FOR DETAILED ROADWAY, DRAINAGE, GRADING AND EROSION CONTROL PLANS AND SPECIFICATIONS AND SAID PLANS AND SPECIFICATIONS ARE IN CONFORMITY WITH THE APPLICABLE MASTER DRAINAGE PLANS AND MASTER TRANSPORTATION PLANS. SAID PLANS AND SPECIFICATIONS MEET THE PURPOSES FOR WHICH THE PARTICULAR ROADWAY AND DRAINAGE FACILITIES ARE DESIGNED AND ARE CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. I ACCEPT RESPONSIBILITY FOR ANY LIABILITY CAUSED BY ANY NEGLIGENT ACTS, ERRORS OR OMISSIONS ON MY PART IN PREPARATION OF THE DETAILED PLANS AND SPECIFICATIONS

Eric Gunderson 9/17/2020
ERIC GUNDERSON, PE - KIMLEY-HORN AND ASSOCIATES, INC. DATE

EL PASO COUNTY REVIEW 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.

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.

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

RECORD DRAWING

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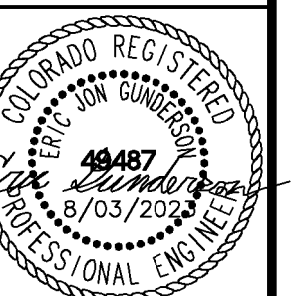
11/20/23
ERIC GUNDERSON, PE

NO.	REVISION	DATE	BY	APPR.
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6	REVISION 4	JAN 16/17/22	EJG	
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1	SDP RESUBMITTAL	JAN 5/27	EJG	
	REVISION			APPR.

Kimley-Horn
2022 KIMLEY-HORN AND ASSOCIATES, INC.
2 North Nevada Avenue Suite 300
Colorado Springs, Colorado 80903 (719) 453-0180

DESIGNED BY: EJG
DRAWN BY: JAR
CHECKED BY: EJG
DATE: 8/03/2023

UPLAND FLATS BY WATERMARK
EL PASO COUNTY, COLORADO
UTILITY AND WATER SERVICE PLANS
UTILITY COVER SHEET



PROJECT NO.
096302009
SHEET
C 600

PRIVATE ENGINEER'S NOTICE TO CONTRACTORS:

THE FOLLOWING NOTES ARE PROVIDED TO GIVE DIRECTIONS TO THE CONTRACTOR BY THE ENGINEER OF THE PLANS.

1. THE CHEROKEE METRO DISTRICT ENGINEER'S SIGNATURE ON THESE PLANS DOES NOT CONSTITUTE APPROVAL OF ANY OF THESE NOTES AND THE CITY WILL NOT BE HELD RESPONSIBLE FOR THEIR ENFORCEMENT.
2. APPROVAL OF THESE PLANS BY CHEROKEE METRO DISTRICT DOES NOT AUTHORIZE ANY WORK TO BE PERFORMED UNTIL A PERMIT HAS BEEN ISSUED.
3. THE APPROVAL OF THIS PLAN OR ISSUANCE OF A PERMIT BY CHEROKEE METRO DISTRICT DOES NOT AUTHORIZE THE SUBDIVIDER AND OWNER TO VIOLATE ANY FEDERAL, STATE OR COUNTY LAWS, ORDINANCES, REGULATIONS, OR POLICIES.
4. NEITHER THE OWNER, NOR THE ENGINEER OF WORK WILL ENFORCE SAFETY MEASURES OR REGULATIONS. THE CONTRACTOR SHALL DESIGN, CONSTRUCT, AND MAINTAIN ALL SAFETY DEVICES, INCLUDING SHORING, AND SHALL BE SOLELY RESPONSIBLE FOR CONFORMING TO ALL LOCAL, STATE AND FEDERAL SAFETY AND HEALTH STANDARDS, LAWS, AND REGULATIONS.
5. CONTRACTOR AGREES THAT HE/SHE SHALL ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR JOBSITE CONDITIONS DURING THE COURSE OF CONSTRUCTION OF THIS PROJECT, INCLUDING: SAFETY OF ALL PERSONS AND PROPERTY, AND THIS REQUIREMENT SHALL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS; AND THAT THE CONTRACTOR SHALL DEFEND, INDEMNIFY, AND HOLD THE OWNER AND ENGINEER HARMLESS FROM ANY AND ALL LIABILITY, REAL OR ALLEGED, IN CONNECTION WITH THE PERFORMANCE OF WORK ON THIS PROJECT EXCEPT LIABILITY ARISING FROM THE SOLE NEGLIGENCE OF THE OWNER OR THE ENGINEER.
6. THE CONTRACTOR SHALL BE RESPONSIBLE TO INSURE THAT ALL SLOPES, STREETS, UTILITIES, AND STORM SEWERS ARE BUILT IN ACCORDANCE WITH THESE PLANS. IF THERE IS ANY QUESTION REGARDING THESE PLANS OR FIELD STAKES, THE CONTRACTOR SHALL REQUEST AN INTERPRETATION BEFORE DOING ANY WORK BY CALLING THE ENGINEER OF RECORD AT 719-453-0180. IN THE EVENT THAT PROPOSED EROSION CONTROL IS INSUFFICIENT, CONTRACTOR WILL INSTALL ADDITIONAL EROSION CONTROLS AT OWNER'S EXPENSE.
7. EXCEPT AS NOTED HEREON ALL UTILITY SERVICES WITHIN THIS DEVELOPMENT ARE UNDERGROUND INSTALLATIONS. THE CONTRACTOR SHALL NOTIFY ALL UTILITY COMPANIES PRIOR TO STARTING WORK NEAR THEIR FACILITIES, AND SHALL COORDINATE HIS WORK WITH COMPANY REPRESENTATIVES. FOR UTILITY MARK-OUT SERVICE, CALL 811.
8. THE EXISTENCE AND LOCATION OF UNDERGROUND UTILITIES OR STRUCTURES SHOWN ON THESE PLANS WERE OBTAINED FROM A SEARCH OF THE AVAILABLE RECORDS. TO THE BEST OF OUR KNOWLEDGE THERE ARE NO OTHER EXISTING UTILITIES EXCEPT AS SHOWN ON THESE PLANS. NO REPRESENTATION IS MADE AS TO THE ACCURACY OR COMPLETENESS OF SAID UTILITY INFORMATION. THE CONTRACTOR IS REQUIRED TO TAKE PRECAUTIONARY MEASURES TO PROTECT THE UTILITY LINES SHOWN HEREON AND ANY OTHERS NOT OF RECORD OR NOT SHOWN ON THESE PLANS. UTILITIES NOT OF RECORD OR NOT SHOWN ON PLANS SHALL BE CONSIDERED UNFORESEEN CONDITIONS AND DAMAGES THERETO SHALL BE REPAIRED AT THE OWNER'S EXPENSE.
9. LOCATION AND ELEVATION OF EXISTING IMPROVEMENTS SHALL BE CONFIRMED BY FIELD MEASUREMENTS PRIOR TO CONSTRUCTION OF NEW WORK.
10. CONTRACTOR SHALL MAKE EXPLORATORY EXCAVATIONS AND LOCATE EXISTING UNDERGROUND FACILITIES SUFFICIENTLY AHEAD OF CONSTRUCTION TO PERMIT REVISIONS TO PLANS IF REVISIONS ARE NECESSARY BECAUSE OF ACTUAL LOCATION OF EXISTING FACILITIES, AT THE OWNER'S DISCRETION AND EXPENSE.
11. FOR ALL UTILITY TRENCHES, SOILS REPORTS SHALL BE SUBMITTED TO THE ENGINEER OF RECORD BY A QUALIFIED SOILS ENGINEER WHICH CERTIFY THAT TRENCH BACKFILL WAS COMPACTED AS DIRECTED BY THE SOILS ENGINEER IN ACCORDANCE WITH THE ON-SITE EARTHWORK SPECIFICATIONS.
12. ANY WORK DONE WITHOUT INSPECTION OR MATERIALS TESTING IS SUBJECT TO REMOVAL OR CORRECTION.
13. CONTRACTOR SHALL BE RESPONSIBLE FOR REMOVAL OF ANY DAMAGE TO THE EXISTING IMPROVEMENTS AND REPLACEMENT TO THE SATISFACTION OF THE FIELD ENGINEER.
14. PRIOR TO COMMENCING CONSTRUCTION, THE CONTRACTOR SHALL VERIFY ALL JOIN CONDITIONS FOR GRADING, DRAINAGE AND UNDERGROUND FACILITIES, INCLUDING LOCATION AND ELEVATION OF EXISTING UNDERGROUND FACILITIES AT CROSSINGS WITH PROPOSED UNDERGROUND FACILITIES, AT THE OWNER'S DISCRETION AND EXPENSE. IF CONDITIONS DIFFER FROM THOSE SHOWN ON THE PLANS THE CONTRACTOR SHALL NOTIFY THE ENGINEER AND SHALL NOT BEGIN CONSTRUCTION UNTIL THE CHANGED CONDITIONS HAVE BEEN EVALUATED.
15. THE CONTRACTOR SHALL FAMILIARIZE HIMSELF/HERSELF WITH THE PLANS, THE SOILS AND/OR GEOLOGY REPORTS, AND THE SITE CONDITIONS PRIOR TO COMMENCING WORK.
16. SHOULD CONFLICTING INFORMATION BE FOUND ON THE PLANS OR IN THE FIELD, THE CONTRACTOR SHALL NOTIFY THE PROJECT ENGINEER AT KIMLEY-HORN BEFORE PROCEEDING WITH THE WORK IN QUESTION.
17. THE CONTRACTOR SHALL BE RESPONSIBLE FOR SURVEY MONUMENTS AND/OR VERTICAL CONTROL BENCHMARKS WHICH ARE DISTURBED OR DESTROYED BY CONSTRUCTION. CONTRACTOR'S LAND SURVEYOR MUST FIELD LOCATE, REFERENCE, AND/OR PRESERVE ALL HISTORICAL OR CONTROLLING MONUMENTS PRIOR TO ANY EARTHWORK. IF DESTROYED, CONTRACTOR'S LAND SURVEYOR SHALL REPLACE SUCH MONUMENTS WITH APPROPRIATE MONUMENTS. A CORNER RECORD OR RECORD OF SURVEY, AS APPROPRIATE, SHALL BE FILED AS REQUIRED BY THE PROFESSIONAL LAND SURVEYORS ACT. IF ANY VERTICAL CONTROL IS TO BE DISTURBED OR DESTROYED, THE COLORADO SPRINGS (EL PASO COUNTY) FIELD SURVEY SECTION MUST BE NOTIFIED, IN WRITING, AT LEAST 3 DAYS PRIOR TO THE CONSTRUCTION. THE CONTRACTOR WILL BE RESPONSIBLE FOR THE COST OF REPLACING ANY VERTICAL CONTROL BENCHMARKS DESTROYED BY THE CONSTRUCTION.
18. DEVIATIONS FROM THESE PLANS SIGNED PLANS WILL NOT BE ALLOWED UNLESS THE COUNTY ENGINEER APPROVES A CONSTRUCTION CHANGE OR THE COUNTY/AGENCY INSPECTOR REQUIRES THE CHANGE.
19. AS-BUILT DRAWINGS MUST BE SUBMITTED BY THE CONTRACTOR TO THE ENGINEER PRIOR TO ACCEPTANCE OF THIS PROJECT.
20. THE AREA WHICH IS DEFINED AS A NON GRADING AREA AND WHICH IS NOT TO BE DISTURBED SHALL BE STAKED PRIOR TO START OF THE WORK. THE PERMIT APPLICANT AND ALL OF THEIR REPRESENTATIVES OR CONTRACTORS SHALL COMPLY WITH THE REQUIREMENTS FOR PROTECTION OF THIS AREA AS REQUIRED BY ANY APPLICABLE AGENCY. ISSUANCE OF THE CITY'S GRADING PERMIT SHALL NOT RELIEVE THE APPLICANT OR ANY OF THEIR REPRESENTATIVES OR CONTRACTORS FROM COMPLYING WITH ANY STATE OR FEDERAL REQUIREMENTS BY AGENCIES INCLUDING BUT NOT LIMITED TO COLORADO DEPARTMENT OF PUBLIC HEALTH AND ENVIRONMENT OR COLORADO DIVISION OF WILDLIFE. COMPLIANCE MAY INCLUDE OBTAINING PERMITS, OTHER AUTHORIZATIONS, OR COMPLIANCE WITH MANDATES BY ANY APPLICABLE STATE OR FEDERAL AGENCY.
21. NOTES AND DETAILS DRAWINGS SHALL TAKE PRECEDENCE OVER GENERAL NOTES AND TYPICAL DETAILS. WHERE NO DETAILS ARE GIVEN, CONSTRUCTION SHALL BE AS SHOWN FOR SIMILAR WORK.
22. IF AT ANY TIME DURING THE GRADING OPERATION, ANY UNFAVORABLE GEOLOGICAL CONDITIONS ARE ENCOUNTERED, GRADING IN THAT AREA SHALL STOP UNTIL APPROVED CORRECTIVE MEASURES ARE OBTAINED.
23. STRAIGHT GRADE SHALL BE MAINTAINED BETWEEN CONTOUR LINES AND SPOT ELEVATIONS UNLESS OTHERWISE SHOWN ON THE PLANS. THE CONTRACTOR SHALL TAKE ADDITIONAL CARE TO ENSURE POSITIVE DRAINAGE AWAY FROM THE STRUCTURE WHILE MEETING MINIMUM AND MAXIMUM PAVEMENT SLOPES AS DEFINED IN THE CRITERIA.
24. ALL DEBRIS AND FOREIGN MATERIAL SHALL BE REMOVED FROM THE SITE AND DISPOSED OF AT APPROVED DISPOSAL SITES. THE CONTRACTOR SHALL OBTAIN NECESSARY PERMITS FOR THE TRANSPORTATION OF MATERIAL TO AND FROM THE SITE.
25. DIMENSIONS TO PIPELINES ARE TO CENTERLINE UNLESS OTHERWISE NOTED.
26. CONSTRUCTION STAKING FOR IMPROVEMENTS SHOWN IN THESE PLANS SHALL BE PERFORMED BY CONTRACTOR'S LICENSED LAND SURVEYOR.
27. ALL DIMENSIONS ARE IN FEET OR DECIMALS THEREOF.
28. SPOT GRADES ARE TO FLOWLINE OR FINISH PAVEMENT GRADE UNLESS OTHERWISE NOTED.
29. CONTRACTOR TO BE AWARE OF ALL OVERHEAD LINES AT ALL TIMES, SO AS NOT TO DISTURB THEM.
30. STORM DRAINAGE SYSTEMS SHOWN ON THESE PLANS HAVE BEEN DESIGNED FOR THE FINAL SITE CONDITION AT COMPLETION OF THE PROJECT. THE CONTRACTOR IS RESPONSIBLE FOR MAINTAINING ADEQUATE DRAINAGE OF THE SITE, DURING INTERIM CONDITIONS OF CONSTRUCTION.
31. RETAINING WALLS LOCATED CLOSER TO THE PROPERTY LINE THAN THE HEIGHT OF THE WALL SHALL BE BACKFILLED NOT LATER THAN 10 DAYS AFTER CONSTRUCTION OF THE WALL AND NECESSARY STRUCTURAL SUPPORTING MEMBERS UNLESS RECOMMENDED OTHERWISE BY RESPONSIBLE ENGINEER.
32. THE CONTRACTOR IS RESPONSIBLE FOR APPLYING FOR AND OBTAINING A STATE STORMWATER DISCHARGE PERMIT FROM COLORADO DEPARTMENT OF PUBLIC HEALTH AND ENVIRONMENT (CDPHE) AT MINIMUM 10 BUSINESS DAYS PRIOR TO THE START OF GRADING ACTIVITIES ON SITE. 10 BUSINESS DAYS IS THE MINIMUM TIME REQUIRED BY THE STATE TO PROCESS THE APPLICATION. IT IS HIGHLY RECOMMENDED THAT THE CONTRACTOR APPLY FOR THE PERMIT AT LEAST 20 BUSINESS DAYS PRIOR TO THE START OF GRADING ACTIVITIES.

WATER PLAN NOTES

THE CONTRACTOR SHALL NOTIFY COLORADO SPRINGS UTILITIES' INSPECTIONS OFFICE (NORTH: 668-4396 OR SOUTH: 668-4658) AND/OR CHEROKEE METRO DISTRICT (719-597-5080) A MINIMUM OF 48 HOURS PRIOR TO THE START OF CONSTRUCTION.

- GENERAL:**
1. ALL CONSTRUCTION METHODS AND MATERIALS SHALL MEET CHEROKEE METRO DISTRICT *WATER LINE EXTENSION AND SERVICE STANDARDS (WATER LESS)*.
 2. THE CONTRACTOR SHALL OBTAIN LOCATES PRIOR TO ANY EXCAVATION.
 3. CHEROKEE METRO DISTRICT DOES NOT GUARANTEE THE ACCURACY OF LOCATIONS OF EXISTING PIPELINES, HYDRANTS, VALVES AND SERVICE LINES. IF FIELD CONDITIONS ARE FOUND TO BE DIFFERENT THAN SHOWN ON THE PLANS, THE CONTRACTOR SHALL NOTIFY THE INSPECTOR AND THE ENGINEER OF RECORD IMMEDIATELY.
 4. NO TREES OR STRUCTURES ARE PERMITTED WITHIN FIFTEEN FEET (15') OF A WATER MAIN.
 5. THE CONTRACTOR IS RESPONSIBLE FOR ANY DAMAGE TO ANY UTILITY FACILITIES AS A RESULT OF HIS ACTIONS. THE CONTRACTOR SHALL MAKE ALL THE REQUIRED REPAIRS IMMEDIATELY TO THE SATISFACTION OF COLORADO SPRINGS UTILITIES AND CHEROKEE METRO DISTRICT.
 6. ALL FIELD STAKING SHALL COMPLY WITH THE *WATER LESS AND CHEROKEE STANDARDS*.
 7. THE CONTRACTOR SHALL MAKE THEIR BEST EFFORT TO ENSURE THAT WATER SERVICE TO ADJACENT PROPERTIES IS MAINTAINED DURING CONSTRUCTION.
 8. CORROSION PROTECTION MEASURES SHALL COMPLY WITH THE *WATER LESS AND CHEROKEE STANDARDS*.
 9. NO SERVICE TAPS SHALL BE MADE UNTIL AUTHORIZATION HAS BEEN GRANTED BY THE CHEROKEE METRO DISTRICT INSPECTOR.
 10. ALL BENDS SHALL BE FIELD STAKED PRIOR TO CONSTRUCTION AND THE STATIONING ON THE FIELD STAKES SHALL MATCH THE STATIONING ON THE PLANS.
 11. FIELD MODIFICATIONS TO A FIRE SERVICE LINE OR FIRE HYDRANT DESIGN OR LOCATION MAY NEED TO BE APPROVED BY THE DESIGN ENGINEER, FALCON FIRE DEPARTMENT AND CHEROKEE METRO DISTRICT, AS REQUIRED BY THE INSPECTOR.
 12. REUSE OR SALVAGE OF ANY MATERIAL IS LEFT TO THE DISCRETION OF THE CHEROKEE METRO DISTRICT INSPECTOR.
 13. ALL TRENCH BACKFILL AND COMPACTION SHALL BE IN ACCORDANCE WITH SECTION 206 OF THE CHEROKEE METRO DISTRICT *STANDARD SPECIFICATIONS MANUAL AND CHEROKEE STANDARDS*.
 14. ALL ISOLATION VALVES TO OPEN COUNTERCLOCKWISE.

UTILITY SERVICE PLAN NOTES

THE CONTRACTOR SHALL NOTIFY COLORADO SPRINGS UTILITIES' INSPECTIONS OFFICE (NORTH: 668-4396 OR SOUTH: 668-4658) AND/OR CHEROKEE METRO DISTRICT (719-597-5080) A MINIMUM OF 48 HOURS PRIOR TO THE START OF CONSTRUCTION.

- GENERAL:**
1. ALL CONSTRUCTION METHODS AND MATERIALS SHALL MEET CHEROKEE METRO DISTRICT *WASTEWATER AND WATER LINE EXTENSION AND SERVICE STANDARDS (WATER/WASTEWATER LESS)*.
 2. CHEROKEE METRO DISTRICT DOES NOT GUARANTEE THE ACCURACY OF LOCATIONS OF EXISTING PIPELINES, MANHOLES, HYDRANTS, VALVES AND SERVICE LINES. IF FIELD CONDITIONS ARE FOUND TO BE DIFFERENT THAN SHOWN ON THE PLANS, THE CONTRACTOR SHALL NOTIFY THE INSPECTOR AND THE DESIGN ENGINEER IMMEDIATELY.
 3. THE CONTRACTOR IS RESPONSIBLE FOR ANY DAMAGE TO ANY UTILITY FACILITIES AS A RESULT OF HIS ACTIONS. THE CONTRACTOR SHALL MAKE ALL THE REQUIRED REPAIRS IMMEDIATELY TO THE SATISFACTION OF CHEROKEE METRO DISTRICT.
 4. ALL FIELD STAKING SHALL COMPLY WITH THE *WATER/WASTEWATER LESS AND CHEROKEE STANDARDS*.
 5. CORROSION PROTECTION MEASURES SHALL COMPLY WITH THE *WATER/WASTEWATER LESS AND CHEROKEE STANDARDS*.
 6. FINAL LOCATION OF ALL WASTEWATER AND WATER SERVICES SHALL BE APPROVED IN THE FIELD BY THE CHEROKEE METRO DISTRICT INSPECTOR.
 7. ALL TRENCH BACKFILL AND COMPACTION SHALL BE IN ACCORDANCE WITH SECTION 206 COLORADO SPRINGS UTILITIES *SPECIFICATIONS MANUAL AND SECTION 5.18 OF THE WATER LESS AND CHEROKEE STANDARDS*.

WASTEWATER:

1. SERVICE STUBS SHALL BE INSTALLED A MINIMUM OF SEVEN FEET (7') INTO THE PROPERTY, UNLESS OTHERWISE SHOWN, AND THE END OF THE STUB SHALL BE MARKED WITH A 2"X4"X12" STEEL OR WOODEN POST.
2. SERVICES SHALL BE CONNECTED A MINIMUM OF FIVE FEET (5') FROM THE OUTSIDE EDGE OF ANY MANHOLE ON THE MAIN LINE AND SHALL MAINTAIN TWO FEET (2') OF SEPARATION BETWEEN TAPS CENTER TO CENTER.
3. ALL CLEANOUTS SHALL BE THE SAME SIZE AS THE SERVICE LINE.
4. THE CONTRACTOR SHALL NOTIFY EL PASO COUNTY DEPARTMENT OF HEALTH AND ENVIRONMENT WHEN ANY SEPTIC TANK IS TO BE ABANDONED AND PAY ALL FEES NECESSARY TO OBTAIN A PERMIT.

WATER:

1. SERVICE STUBS SHALL BE INSTALLED WITH THE CURB STOP AT OR NEAR PROPERTY LINE AND SHALL NOT BE INSTALLED WITHIN DRIVEWAYS OR SIDEWALKS (SEE DETAIL DRAWING B2-3).
2. SERVICE TAPS SHALL BE MADE A MINIMUM OF THREE FEET (3') FROM THE BELL OR APPURTENANCE ON THE WATER MAIN. TAPS SHALL BE A MINIMUM OF THREE FEET (3') APART ON THE SAME SIDE OF THE WATER MAIN AND A MINIMUM OF ONE-AND-A-HALF FEET (1.5') WHEN TAPS ARE MADE ON OPPOSITE SIDES OF THE WATER MAIN.
3. ALL SERVICES FOR COMMERCIAL USE AND SOME RESIDENTIAL USES REQUIRE INSTALLATION OF A BACKFLOW PREVENTION ASSEMBLY IMMEDIATELY AFTER THE METER. THE BACKFLOW PREVENTION ASSEMBLY SHALL BE APPROVED BY THE FOUNDATION FOR CROSS-CONNECTION CONTROL AND HYDRAULIC RESEARCH OF THE UNIVERSITY OF SOUTHERN CALIFORNIA (USC-FCCHR) AND INSTALLED IN ACCORDANCE WITH THIS LISTING. PLEASE REFERENCE THE WATER LINE EXTENSION STANDARDS FOR ADDITIONAL REQUIREMENTS.
4. ALL TAPS ON CHEROKEE METRO DISTRICT WATER MAINS SHALL BE PERFORMED BY CONTRACTOR WITH INSPECTION BY CHEROKEE METRO DISTRICT. ALL OTHER TAPS SHALL BE PERFORMED BY THE CONTRACTOR.
5. ANY ABANDONED SERVICES MUST BE PHYSICALLY DISCONNECTED AT THE MAIN. ANY NECESSARY REPAIRS TO THE MAIN AND/OR SHUT DOWN OF THE TAPPING VALVE SHALL BE AS DIRECTED BY CHEROKEE METRO DISTRICT.
6. ALL WATER SERVICE LINES SHOULD ENTER THE BUILDING WITHIN 3 FEET OF AN EXTERIOR WALL. EXPOSED WATER PLUMBING SHALL BE MINIMIZED INSIDE THE BUILDING PRIOR TO THE WATER METER AND/OR APPROVED BACKFLOW PREVENTION ASSEMBLY OR METHOD.
7. ALL HDPE WATER SERVICE LINES MUST EXTEND A MINIMUM OF 6 INCHES ABOVE THE FLOOR AND BE 90 DEGREES FROM THE FLOOR PLAN TO ALLOW FOR BRACING AND TRANSITION TO THE METER LOOP ASSEMBLY.

WATER PROJECT SPECIFIC NOTES

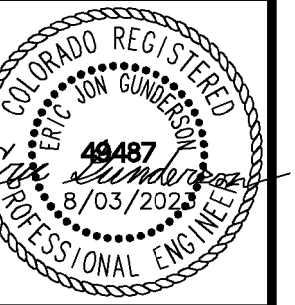
- | | | |
|-------------------------------------|-------------------------------------|---|
| APPLICABLE | NOT APPLICABLE | |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | 1. ANY EXISTING STUBS AND APPURTENANCES THAT WILL NOT BE USED SHALL BE REMOVED AND REPLACED WITH AN ACCEPTABLE SECTION OF MAIN AT THE EXPENSE OF THE CONTRACTOR. |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | 2. A CONNECTION TO AN EXISTING STUB IS PROPOSED. CHEROKEE METRO DISTRICT DOES NOT GUARANTEE THE ACCURACY OF THE DEPTHS OR LOCATIONS OF EXISTING STUBS SHOWN ON ANY "AS-BUILT" DRAWINGS. |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | 3. A WATER STUB-OUT(S) IS/ARE PROPOSED. CHEROKEE METRO DISTRICT DOES NOT GUARANTEE THAT THE DESIGN OR INSTALLATION OF THE PROPOSED WATER STUB-OUT WILL MEET FUTURE DEVELOPMENT NEEDS. |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | 4. A WATER QUALITY PLAN HAS BEEN APPROVED FOR THIS PROJECT |

JAN 18/17/22	EJG
JAN 16/1/22	EJG
JAN 15/28/22	EJG
JAN 17/17/22	EJG
JAN 16/17	EJG
JAN 8/11	EJG
JAN 5/27	EJG
BY	DATE
APPR.	

Kimley»Horn
 2022 KIMLEY-HORN AND ASSOCIATES, INC.
 2 North Nevada Avenue Suite 300
 Colorado Springs, Colorado 80903 (719) 453-0180

DESIGNED BY: EJG
 DRAWN BY: JAR
 CHECKED BY: EJG
 DATE: 8/03/2023

UPLAND FLATS BY WATERMARK
 EL PASO COUNTY, COLORADO
 UTILITY AND WATER SERVICE PLANS
 NOTES



PROJECT NO.
096302009

SHEET
C 601

RECORD DRAWING
 THIS DRAWING HAS BEEN REVISED TO SHOW THOSE CHANGES DURING THE CONSTRUCTION PROCESS REPORTED BY THE CONTRACTOR TO KIMLEY-HORN AND ASSOCIATES, INC. THIS DRAWING IS NOT GUARANTEED TO BE "AS BUILT" BUT IS BASED ON THE INFORMATION MADE AVAILABLE.
 11/20/23
 ERIC GUNDERSON, PE

k:\DEN_Civil\096302009_Akers Drive\CADD\PlanSheets\CD\096956009UT_CV.dwg Gunderson, Eric 11/16/2023 8:23 AM

WASTEWATER PROJECT SPECIFIC NOTES

- | | | |
|------------|----------------|--|
| APPLICABLE | NON-APPLICABLE | |
|------------|----------------|--|
1. CORROSION PROTECTION IS REQUIRED FOR ALL DUCTILE IRON PIPE. ALL PROTECTION SHALL COMPLY WITH THE WASTEWATER STANDARDS.
 2. THIS PROJECT IS CONNECTING TO AN EXISTING MANHOLE. A MANHOLE ASSESSMENT HAS BEEN COMPLETED FOR THIS PROJECT. THE FOLLOWING CHECKED ITEMS ARE REQUIRED:
THE CONTRACTOR SHALL PROVIDE A BYPASS PUMPING PLAN FOR APPROVAL BY CHEROKEE METRO DISTRICTS AND COMPLY WITH ALL THE REQUIREMENTS THEREIN.
REPAIR THE EXISTING MANHOLE (REFER TO PLAN AND PROFILE FOR REQUIREMENTS).
REPLACE THE EXISTING MANHOLE (REFER TO PLAN AND PROFILE FOR REQUIREMENTS).
 3. MANHOLES ARE BEING ABANDONED, THE CONTRACTOR SHALL:
• PLUG THE "IN" AND "OUT" INVERTS WITH A WATERTIGHT MECHANICAL PLUG AND GROUT WITH APPROVED MATERIAL.
• REMOVE AND DISPOSE OF THE CONE SECTION.
• REMOVE THE RING AND COVER AND RETURN THEM TO CHEROKEE METRO DISTRICT.
• FILL THE MANHOLE WITH APPROVED MATERIAL.
 4. WASTEWATER MAINS EXISTS UNDERNEATH A PROPOSED STRUCTURE, CONTRACTOR SHALL:
REMOVE IT
GROUT IT FULL
 5. WASTEWATER MAIN TO BE ABANDONED EXISTS WITHIN RIGHT-OF-WAY, THE CONTRACTOR SHALL:
REMOVE IT
GROUT IT FULL
 6. PIPELINES LESS THAN 1.04% GRADE ARE PROPOSED. THE CONTRACTOR SHALL COMPLY WITH THE ADDITIONAL REQUIREMENTS AS SPECIFIED WITHIN THE WASTEWATER STANDARDS.
 7. THIS PROJECT IS UTILIZING EXISTING STUBS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ENSURING THAT THE STUB, CONNECTION, TRANSITION AND SUBSEQUENT EXTENSION MEETS ALL CURRENT WASTEWATER STANDARDS.
 8. CHEROKEE METRO DISTRICT DOES NOT GUARANTEE THE ACCURACY OF THE DEPTHS OR LOCATIONS OF EXISTING STUBS SHOWN ON ANY "AS CONSTRUCTED" DRAWINGS. FURTHER, THE EXISTING STUB WILL BE INCLUDED IN THE TWO-YEAR WARRANTY PERIOD FOR THIS PROJECT.
 9. A WASTEWATER STUB OR STUBS ARE PROPOSED. CHEROKEE METRO DISTRICT DOES NOT GUARANTEE DEVELOPMENT NEEDS. FURTHER, THE STUB WILL NOT BE INCLUDED IN THE TWO-YEAR WARRANTY PERIOD FOR THIS PROJECT.

WASTEWATER PLAN NOTES

THE CONTRACTOR SHALL NOTIFY COLORADO SPRINGS UTILITIES' INSPECTIONS OFFICE (NORTH: 668-4396 OR SOUTH: 668-4658) AND/OR CHEROKEE METRO DISTRICT (719-597-5080) A MINIMUM OF 48 HOURS PRIOR TO THE START OF CONSTRUCTION.

GENERAL:

1. ALL CONSTRUCTION METHODS AND MATERIALS SHALL MEET CSU *WASTEWATER LINE EXTENSION AND SERVICE STANDARDS* (WASTEWATER STANDARDS) AND CHEROKEE METRO DISTRICT STANDARDS.
2. THE CONTRACTOR SHALL OBTAIN LOCATES PRIOR TO ANY EXCAVATION.
3. CHEROKEE METRO DISTRICT DOES NOT GUARANTEE THE ACCURACY OF LOCATIONS OF EXISTING PIPELINES, MANHOLES AND SERVICE LINES. IF FIELD CONDITIONS ARE FOUND TO BE DIFFERENT THAN SHOWN ON THE PLANS, THE CONTRACTOR SHALL NOTIFY THE INSPECTOR AND THE ENGINEER OF RECORD IMMEDIATELY.
4. NO TREES OR STRUCTURES ARE PERMITTED WITHIN FIFTEEN FEET (15') OF A WASTEWATER MAIN.
5. THE CONTRACTOR IS RESPONSIBLE FOR ANY DAMAGE TO ANY UTILITY FACILITIES AS A RESULT OF HIS ACTIONS. THE CONTRACTOR SHALL MAKE ALL THE REQUIRED REPAIRS IMMEDIATELY TO THE SATISFACTION OF CHEROKEE METRO DISTRICT.
6. ALL FIELD STAKING SHALL COMPLY WITH THE WASTEWATER STANDARDS.
7. THE CONTRACTOR SHALL ENSURE THAT WASTEWATER SERVICE TO ADJACENT PROPERTIES IS MAINTAINED DURING CONSTRUCTION.
8. ALL MANHOLES LOCATED WITHIN THE PROJECT LIMITS SHALL BE ADJUSTED TO FINISH GRADE. IF MANHOLES ARE IN POOR CONDITION OR IF THE DISTANCE BETWEEN THE RING/COVER AND CONE OF THE MANHOLE EXCEEDS THE WASTEWATER STANDARDS, THE CONTRACTOR MAY BE REQUIRED TO REPLACE PART OR ALL OF THE EXISTING MANHOLES.
9. REUSE OR SALVAGE OF ANY MATERIAL IS LEFT TO THE DISCRETION OF THE CHEROKEE METRO DISTRICT INSPECTOR.
10. ALL TRENCH BACKFILL AND COMPACTION SHALL BE IN ACCORDANCE WITH SECTION 206 OF THE CHEROKEE METRO DISTRICT *STANDARD SPECIFICATIONS MANUAL*.
11. ALL MANHOLES TO BE 5' MIN. DIAMETER & EXTERIOR COATED WITH MIN. 45 MIL. COAL TAR EPOXY & WRAP JOINTS WITH 12" WIDE ELASTOMERIC JOINT WRAP.

UTILITY SERVICE PLAN NOTES

THE CONTRACTOR SHALL NOTIFY COLORADO SPRINGS UTILITIES' INSPECTIONS OFFICE (NORTH: 668-4396 OR SOUTH: 668-4658) AND/OR CHEROKEE METRO DISTRICT (719-597-5080) A MINIMUM OF 48 HOURS PRIOR TO THE START OF CONSTRUCTION.

GENERAL:

1. ALL CONSTRUCTION METHODS AND MATERIALS SHALL MEET CHEROKEE METRO DISTRICT *WASTEWATER AND WATER LINE EXTENSION AND SERVICE STANDARDS (WATER/WASTEWATER LESS)*.
2. CHEROKEE METRO DISTRICT DOES NOT GUARANTEE THE ACCURACY OF LOCATIONS OF EXISTING PIPELINES, MANHOLES, HYDRANTS, VALVES AND SERVICE LINES. IF FIELD CONDITIONS ARE FOUND TO BE DIFFERENT THAN SHOWN ON THE PLANS, THE CONTRACTOR SHALL NOTIFY THE INSPECTOR AND THE DESIGN ENGINEER IMMEDIATELY.
3. THE CONTRACTOR IS RESPONSIBLE FOR ANY DAMAGE TO ANY UTILITY FACILITIES AS A RESULT OF HIS ACTIONS. THE CONTRACTOR SHALL MAKE ALL THE REQUIRED REPAIRS IMMEDIATELY TO THE SATISFACTION OF CHEROKEE METRO DISTRICT.
4. ALL FIELD STAKING SHALL COMPLY WITH THE *WATER/WASTEWATER LESS*.
5. CORROSION PROTECTION MEASURES SHALL COMPLY WITH THE *WATER/WASTEWATER LESS AND CHEROKEE METRO STANDARDS*.
6. FINAL LOCATION OF ALL WASTEWATER AND WATER SERVICES SHALL BE APPROVED IN THE FIELD BY THE CHEROKEE METRO DISTRICT INSPECTOR.
7. ALL TRENCH BACKFILL AND COMPACTION SHALL BE IN ACCORDANCE WITH SECTION 206 OF THE COLORADO SPRINGS UTILITIES *STANDARD SPECIFICATIONS MANUAL AND SECTION 5.18 OF THE WATER LESS AND CHEROKEE METRO STANDARDS*.

WASTEWATER:

1. SERVICE STUBS SHALL BE INSTALLED A MINIMUM OF SEVEN FEET (7') INTO THE PROPERTY, UNLESS OTHERWISE SHOWN, AND THE END OF THE STUB SHALL BE MARKED WITH A 2'X4'X12' STEEL OR WOODEN POST.
2. SERVICES SHALL BE CONNECTED A MINIMUM OF FIVE FEET (5') FROM THE OUTSIDE EDGE OF ANY MANHOLE ON THE MAIN LINE AND SHALL MAINTAIN TWO FEET (2') OF SEPARATION BETWEEN TAPS CENTER TO CENTER.
3. ALL CLEANOUTS SHALL BE THE SAME SIZE AS THE SERVICE LINE.
4. THE CONTRACTOR SHALL NOTIFY EL PASO COUNTY DEPARTMENT OF HEALTH AND ENVIRONMENT WHEN ANY SEPTIC TANK IS TO BE ABANDONED AND PAY ALL FEES NECESSARY TO OBTAIN A PERMIT.
5. ALL MAINS TO BE ASTM D3034 SDR35.

WATER:

1. SERVICE STUBS SHALL BE INSTALLED WITH THE CURB STOP AT OR NEAR PROPERTY LINE AND SHALL NOT BE INSTALLED WITHIN DRIVEWAYS OR SIDEWALKS (SEE DETAIL DRAWING B2-3).
2. SERVICE TAPS SHALL BE MADE A MINIMUM OF THREE FEET (3') FROM THE BELL OR APPURTENANCE ON THE WATER MAIN. TAPS SHALL BE A MINIMUM OF THREE FEET (3') APART ON THE SAME SIDE OF THE WATER MAIN AND A MINIMUM OF ONE-AND-A-HALF FEET (1.5') WHEN TAPS ARE MADE ON OPPOSITE SIDES OF THE WATER MAIN.
3. ALL SERVICES FOR COMMERCIAL USE AND SOME RESIDENTIAL USES REQUIRE INSTALLATION OF A BACKFLOW PREVENTION ASSEMBLY IMMEDIATELY AFTER THE METER. THE BACKFLOW PREVENTION ASSEMBLY SHALL BE APPROVED BY THE FOUNDATION FOR CROSS-CONNECTION CONTROL AND HYDRAULIC RESEARCH OF THE UNIVERSITY OF SOUTHERN CALIFORNIA (USC-FCCCHR) AND INSTALLED IN ACCORDANCE WITH THIS LISTING. PLEASE REFERENCE THE WATER LINE EXTENSION STANDARDS FOR ADDITIONAL REQUIREMENTS.
4. ALL TAPS ON CHEROKEE METRO DISTRICT WATER MAINS SHALL BE PERFORMED BY CONTRACTOR AND INSPECTED BY CHEROKEE METRO DISTRICT. ALL OTHER TAPS SHALL BE PERFORMED BY THE CONTRACTOR.
5. ANY ABANDONED SERVICES MUST BE PHYSICALLY DISCONNECTED AT THE MAIN. ANY NECESSARY REPAIRS TO THE MAIN AND/OR SHUT DOWN OF THE TAPPING VALVE SHALL BE AS DIRECTED BY CHEROKEE METRO DISTRICT.
6. ALL WATER SERVICE LINES SHOULD ENTER THE BUILDING WITHIN 3 FEET OF AN EXTERIOR WALL. EXPOSED WATER PLUMBING SHALL BE MINIMIZED INSIDE THE BUILDING PRIOR TO THE WATER METER AND/OR APPROVED BACKFLOW PREVENTION ASSEMBLY OR METHOD.
7. ALL HDPE WATER SERVICE LINES MUST EXTEND A MINIMUM OF 6 INCHES ABOVE THE FLOOR AND BE 90 DEGREES FROM THE FLOOR PLAN TO ALLOW FOR BRACING AND TRANSITION TO THE METER LOOP ASSEMBLY.
8. NO COPPER PIPING ALLOWED IN CHEROKEE METRO DISTRICT EXCEPT ABOVE GRADE PIPING IMMEDIATELY BEFORE AND AFTER WATER METER.
9. ALL WATER MAINS TO BE AWWA C900 DR14.

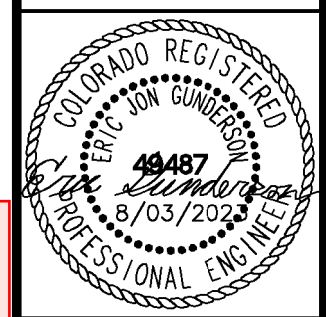
7	REVISION 5	JAN 18/17/22	EJG
6	REVISION 4	JAN 16/17/22	EJG
5	REVISION 2	JAN 13/28/22	EJG
4	REVISION 1	JAN 17/17/22	EJG
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2	ADDENDUM B	JAN 18/11	EJG
1	SDP RESUBMITTAL	JAN 15/27	EJG
NO.	REVISION	BY	DATE

Kimley»Horn

2022 KIMLEY-HORN AND ASSOCIATES, INC.
2 North Nevada Avenue Suite 300
Colorado Springs, Colorado 80903 (719) 453-0180

DESIGNED BY: EJG
DRAWN BY: JAR
CHECKED BY: EJG
DATE: 8/03/2023

UPLAND FLATS BY WATERMARK
EL PASO COUNTY, COLORADO
UTILITY AND WATER SERVICE PLANS
NOTES



RECORD DRAWING

THIS DRAWING HAS BEEN REVISED TO SHOW THOSE CHANGES DURING THE CONSTRUCTION PROCESS REPORTED BY THE CONTRACTOR TO KIMLEY-HORN AND ASSOCIATES, INC. THIS DRAWING IS NOT GUARANTEED TO BE "AS BUILT" BUT IS BASED ON THE INFORMATION MADE AVAILABLE.

11/20/23
ERIC GUNDERSON, PE

PROJECT NO.
096302009

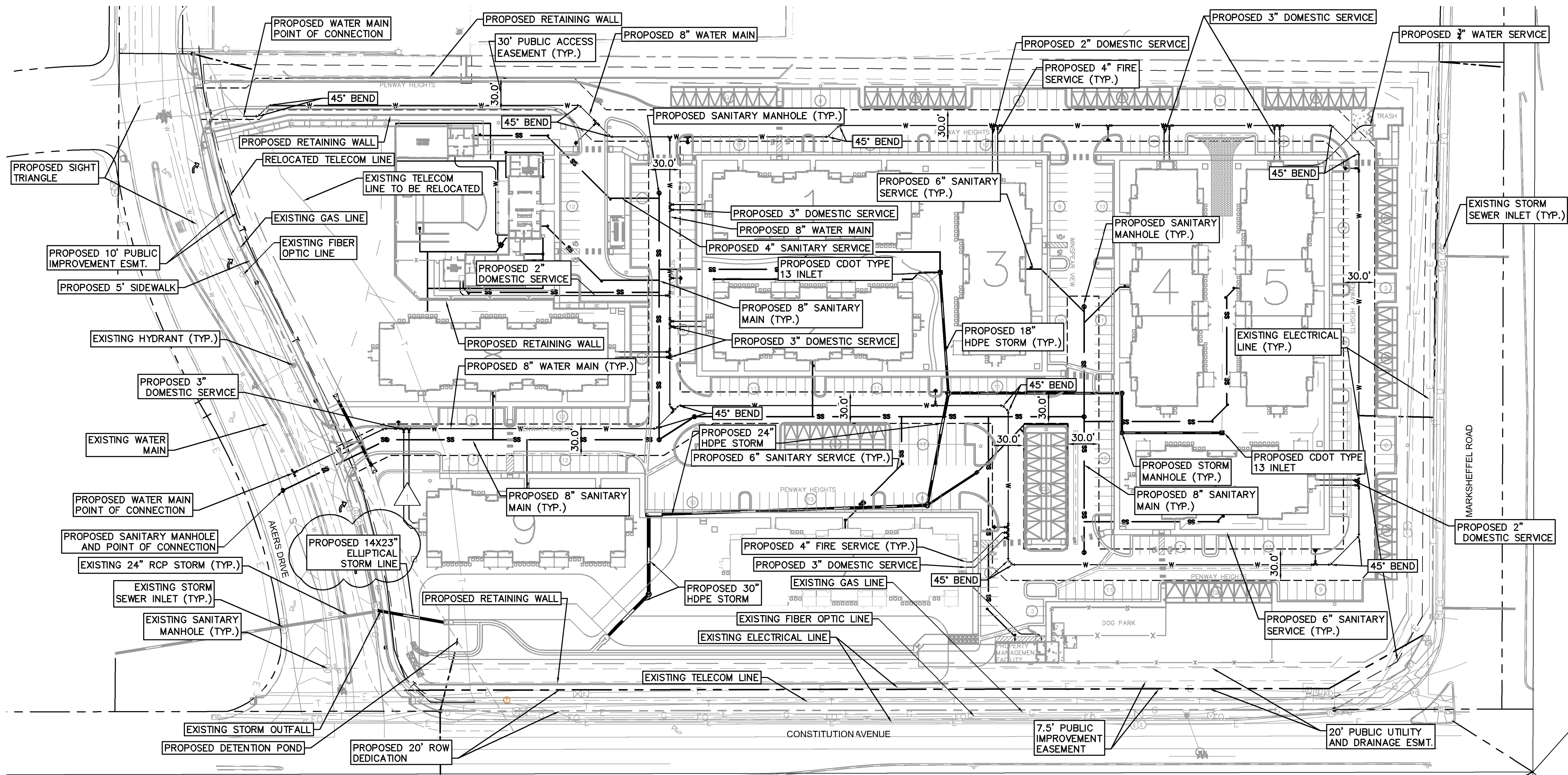
SHEET
C 602

UPLAND FLATS BY WATERMARK CONSTRUCTION DRAWINGS

TRACT DD, HANNAH RIDGE AT FEATHERGRASS FILING NO. 1, AS AMENDED
SECTION 32, TOWNSHIP 13 SOUTH, RANGE 65 WEST OF THE 6TH P.M., CITY OF COLORADO
SPRINGS, COUNTY OF EL PASO, STATE OF COLORADO

LEGEND

- — — — — PROPERTY LINE
- - - - - PROPOSED SETBACK
- — — — — EXISTING MAJOR CONTOUR
- — — — — EXISTING MINOR CONTOUR
- W — — — EXISTING WATER LINE
- W — — — PROPOSED WATER LINE
- SS — — — EXISTING SANITARY LINE
- S — — — PROPOSED SANITARY LINE
- ST — — — EXISTING STORM LINE
- ⊙ — — — EXISTING STORM MANHOLE
- ⊙ — — — EXISTING SANITARY MANHOLE
- — — — PROPOSED SANITARY MANHOLE
- FO — — — EXISTING FIBER OPTIC LINE
- UT — — — EXISTING UNDERGROUND TELECOM
- UE — — — EXISTING UNDERGROUND ELECTRIC



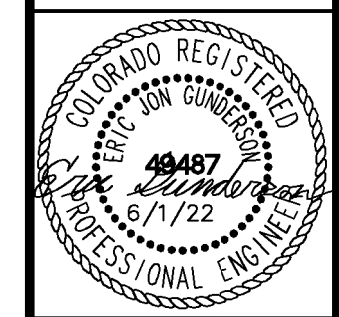
NO.	DATE	BY	REVISION
7	JAN 15/26/22	EJG	REVISION 4
6	JAN 15/28/22	EJG	REVISION 2
5	JAN 2/17/22	EJG	REVISION 1
4	JAN 9/17	EJG	ADDENDUM C
3	JAN 8/11	EJG	ADDENDUM B
2	JAN 6/30	EJG	ADDENDUM A
1	JAN 6/30	EJG	FIRST RESUBMITTAL
	JAN 5/19	EJG	REVISION
			APPR.

Kimley»Horn

2022 KIMLEY-HORN AND ASSOCIATES, INC.
2 North Nevada Avenue Suite 300
Colorado Springs, Colorado 80903 (719) 453-0180

DESIGNED BY: EJG
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DATE: 6/1/22

UPLAND FLATS BY WATERMARK
EL PASO COUNTY, COLORADO
CONSTRUCTION DRAWING PLANS
OVERALL UTILITY PLAN



PROJECT NO.
096302009

SHEET
C 603

K:\DEN_Civil\096302009_Akers Drive\CADD\PlanSheets\CD\096302009 - CD_UT_OV.dwg Gunderson, Eric 11/16/2023 8:23 AM

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

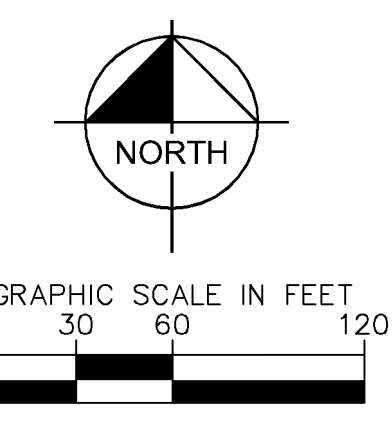
CALL UTILITY NOTIFICATION
CENTER OF COLORADO
1-800-922-1987

CALL 2-BUSINESS DAYS IN ADVANCE
BEFORE YOU DIG, GRADE, OR EXCAVATE
FOR THE MARKING OF UNDERGROUND
MEMBER UTILITIES

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11/20/23
ERIC GUNDERSON, PE



LEGEND

- PROPERTY LINE
- EXISTING WATER LINE & VALVE
- PROPOSED WATER LINE & VALVE
- PROPOSED FIRE HYDRANT
- EXISTING SANITARY SEWER LINE & MANHOLE
- PROPOSED SANITARY SEWER LINE & MANHOLE
- PROPOSED STORM SEWER LINE & MANHOLE
- PROPOSED STORM SEWER STRUCTURES
- LOT LINE

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11/20/23
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KEY NOTE LEGEND

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- 2 6" SDR35 PVC SANITARY SERVICE @ 1.04% SLOPE
- 3 4" C900 PVC FIRE SERVICE
- 4 3" HDPE DOMESTIC SERVICE LINE
- 5 2" HDPE WATER SERVICE
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- 7 FIRE DEPARTMENT CONNECTION
- 8 FH ASSEMBLY PER CSU STANDARD DETL. A5-6
- 9 WASTEWATER TAP PER CSU WASTEWATER LESS STANDARD DETAIL D1-6
- 10 ONE-WAY SANITARY SEWER CLEANOUT

NOTES:

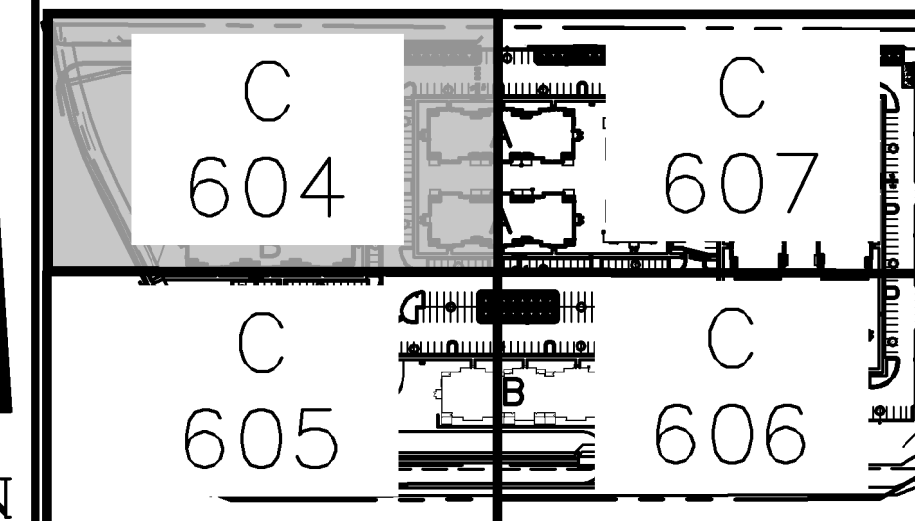
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- ALL CONDITIONS SHOWN TO BE "EXISTING" OR "ASSUMED" SHALL BE VERIFIED IN THE FIELD BY THE GENERAL CONTRACTOR PRIOR TO START OF CONSTRUCTION INCLUDING BUT NOT LIMITED TO POTHOLES OF EXISTING UTILITY ELEVATIONS AT CROSSINGS AND TIE-IN LOCATIONS. ANY DISCREPANCIES SHALL BE NOTED AND SUBMITTED TO THE OWNER AND THE ENGINEER FOR REVIEW. CHANGES TO THE ORIGINAL DESIGN OF THIS PROJECT DUE TO EXISTING SITE CONDITIONS MUST BE APPROVED BY BOTH THE ENGINEER AND OWNER PRIOR TO MAKING ANY CHANGES.
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- ALL APPURTENANCES ON HYDRANT LATERALS SHALL BE INSTALLED WITH MJ RESTRAINTS PER CSU STANDARDS.

CAUTION NOTE (SERVICE LINES):

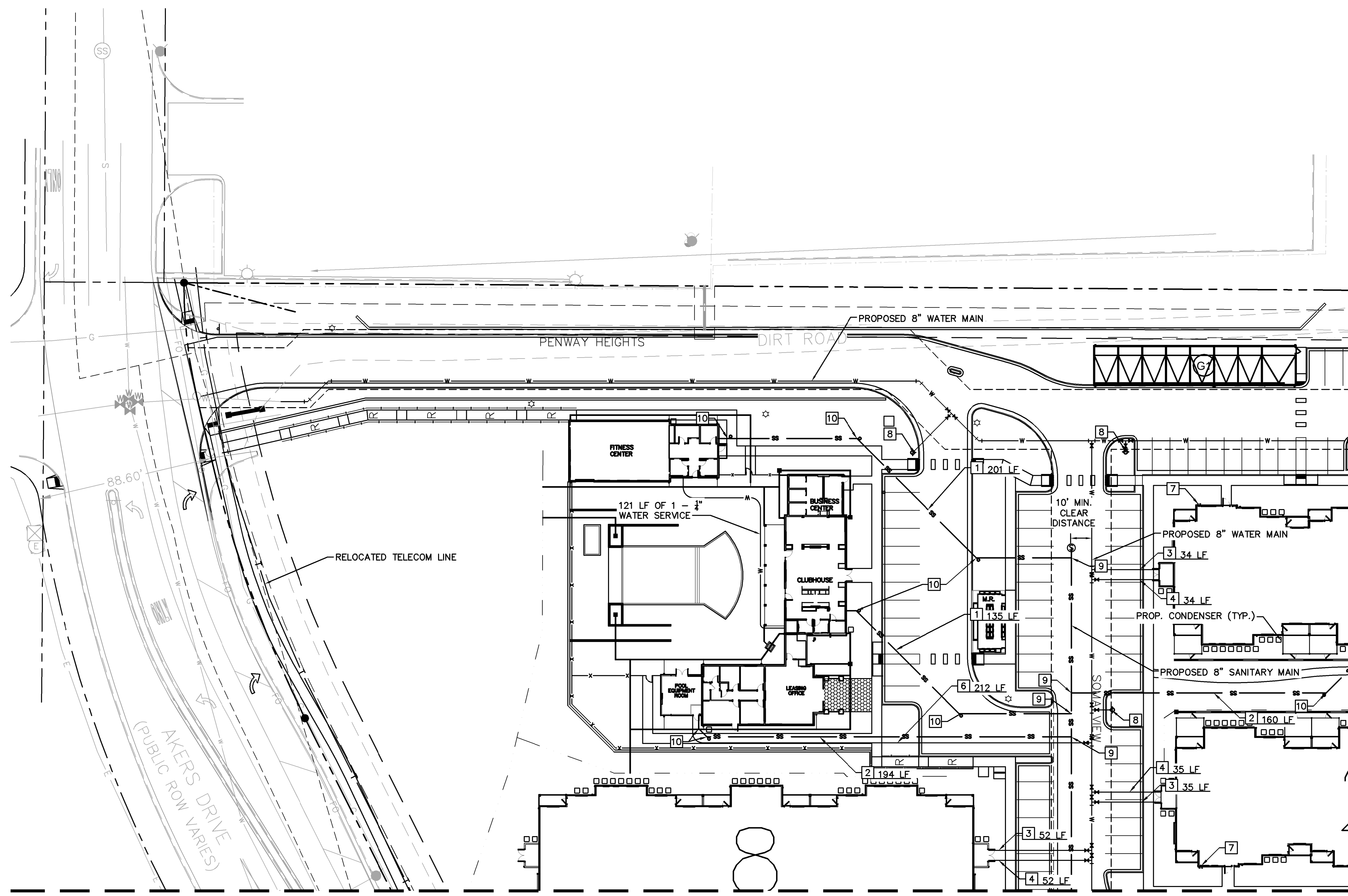
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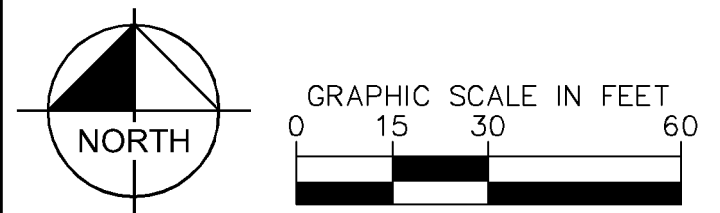


KEY MAP
NOT TO SCALE



MATCHLINE REFER TO SHEET C 607

MATCHLINE REFER TO SHEET C 605

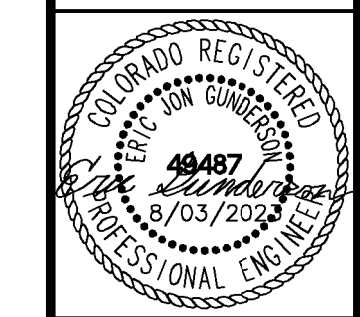


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Kimley-Horn
2022 KIMLEY-HORN AND ASSOCIATES, INC.
2 North Nevada Avenue Suite 300
Colorado Springs, Colorado 80903 (719) 453-0180

DESIGNED BY: EJG
DRAWN BY: JAR
CHECKED BY: EJG
DATE: 8/03/2023

UPLAND FLATS BY WATERMARK
EL PASO COUNTY, COLORADO
UTILITY AND WATER SERVICE PLANS
UTILITY SERVICE PLAN



PROJECT NO.
096302009

SHEET
C 604

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LEGEND

- PROPERTY LINE
- X--- EXISTING WATER LINE & VALVE
- X--- PROPOSED WATER LINE & VALVE
- (H)--- PROPOSED FIRE HYDRANT
- (S)--- EXISTING SANITARY SEWER LINE & MANHOLE
- (S)--- PROPOSED SANITARY SEWER LINE & MANHOLE
- (S)--- PROPOSED STORM SEWER LINE & MANHOLE
- (S)--- PROPOSED STORM SEWER STRUCTURES
- LOT LINE

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11/20/23
ERIC GUNDERSON, PE

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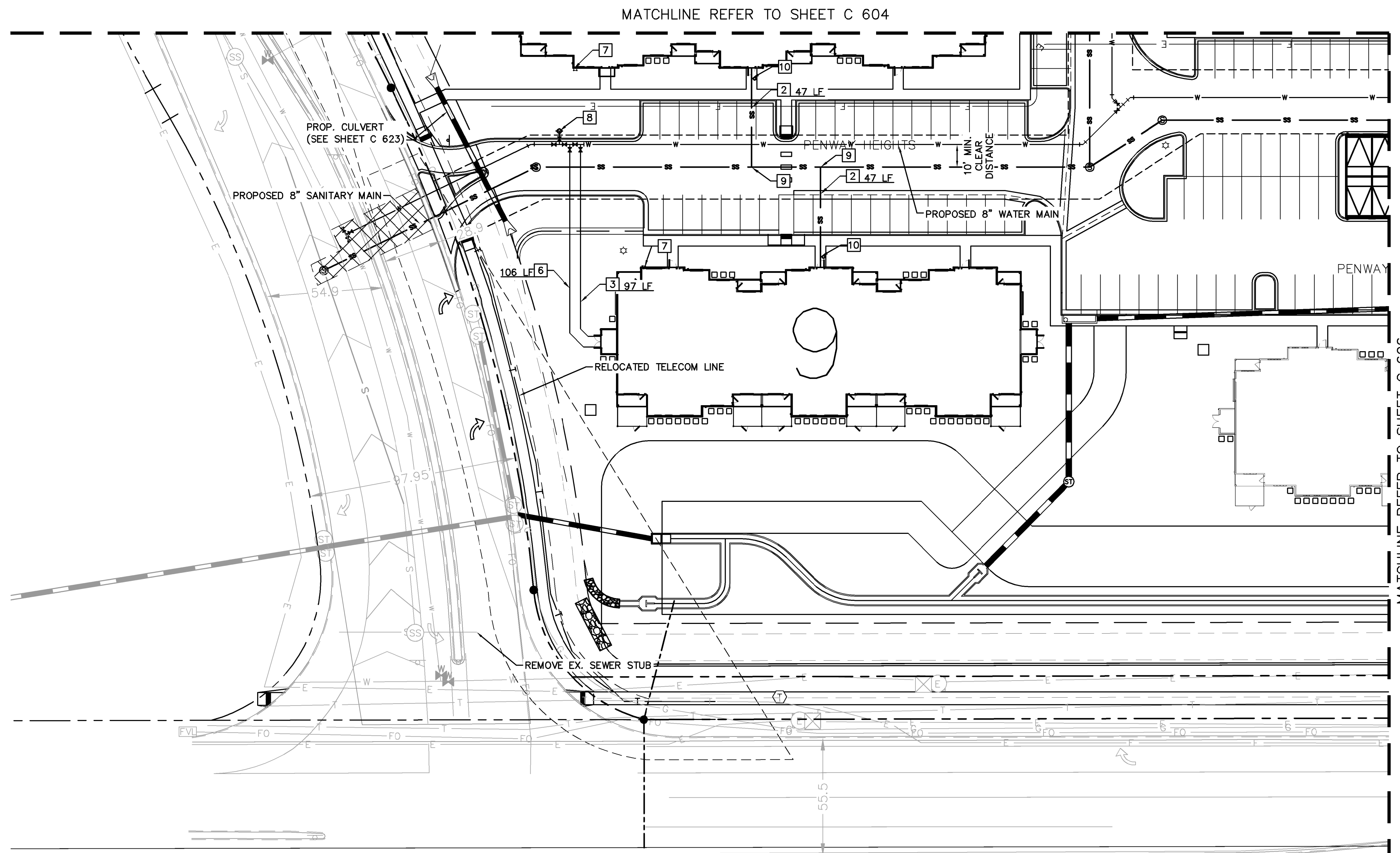
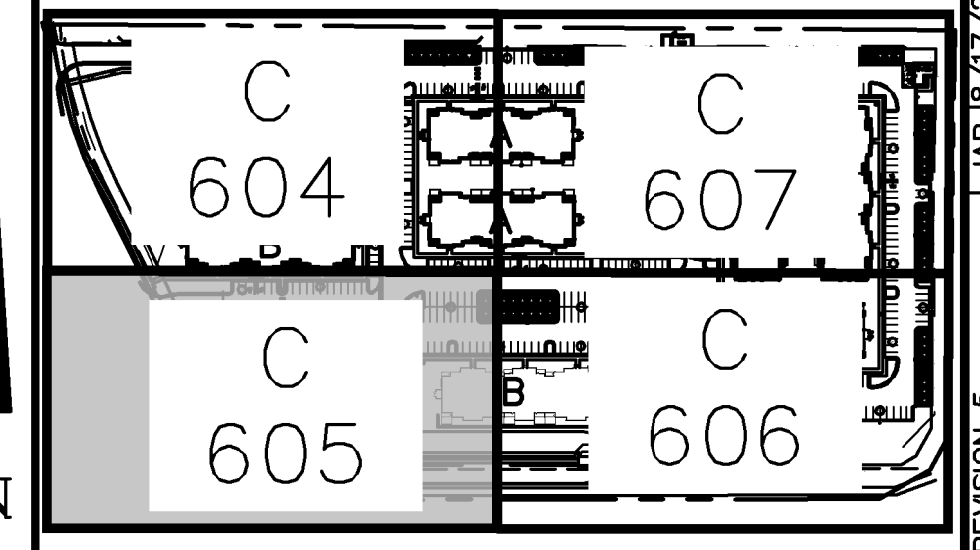
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CAUTION NOTE (SERVICE LINES):

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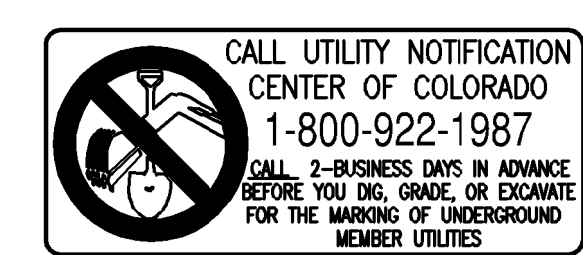
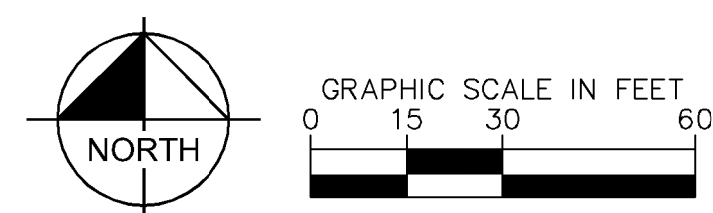
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MATCHLINE REFER TO SHEET C 606

MATCHLINE REFER TO SHEET C 604

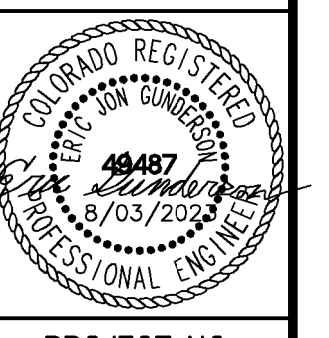


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1	SDP RESUBMITTAL	JAN 10/27	EJG	

Kimley-Horn
 2022 KIMLEY-HORN AND ASSOCIATES, INC.
 2 North Nevada Avenue Suite 300
 Colorado Springs, Colorado 80903 (719) 453-0180

DESIGNED BY: EJG
 DRAWN BY: JAR
 CHECKED BY: EJG
 DATE: 8/03/2023

UPLAND FLATS BY WATERMARK
 EL PASO COUNTY, COLORADO
 UTILITY AND WATER SERVICE PLANS
 UTILITY SERVICE PLAN



PROJECT NO.
096302009

SHEET
C 605

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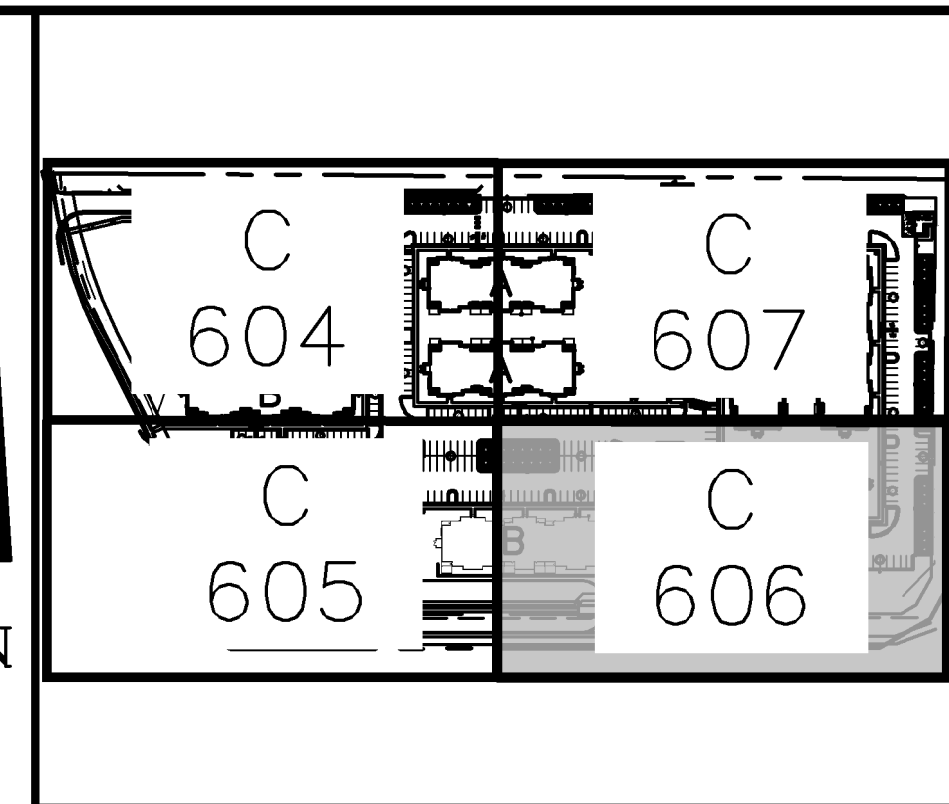
LEGEND

- PROPERTY LINE
- EXISTING WATER LINE & VALVE
- PROPOSED WATER LINE & VALVE
- PROPOSED FIRE HYDRANT
- EXISTING SANITARY SEWER LINE & MANHOLE
- PROPOSED SANITARY SEWER LINE & MANHOLE
- PROPOSED STORM SEWER LINE & MANHOLE
- PROPOSED STORM SEWER STRUCTURES
- LOT LINE

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11/20/23
ERIC GUNDERSON, PE



KEY NOTE LEGEND

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NOTES:

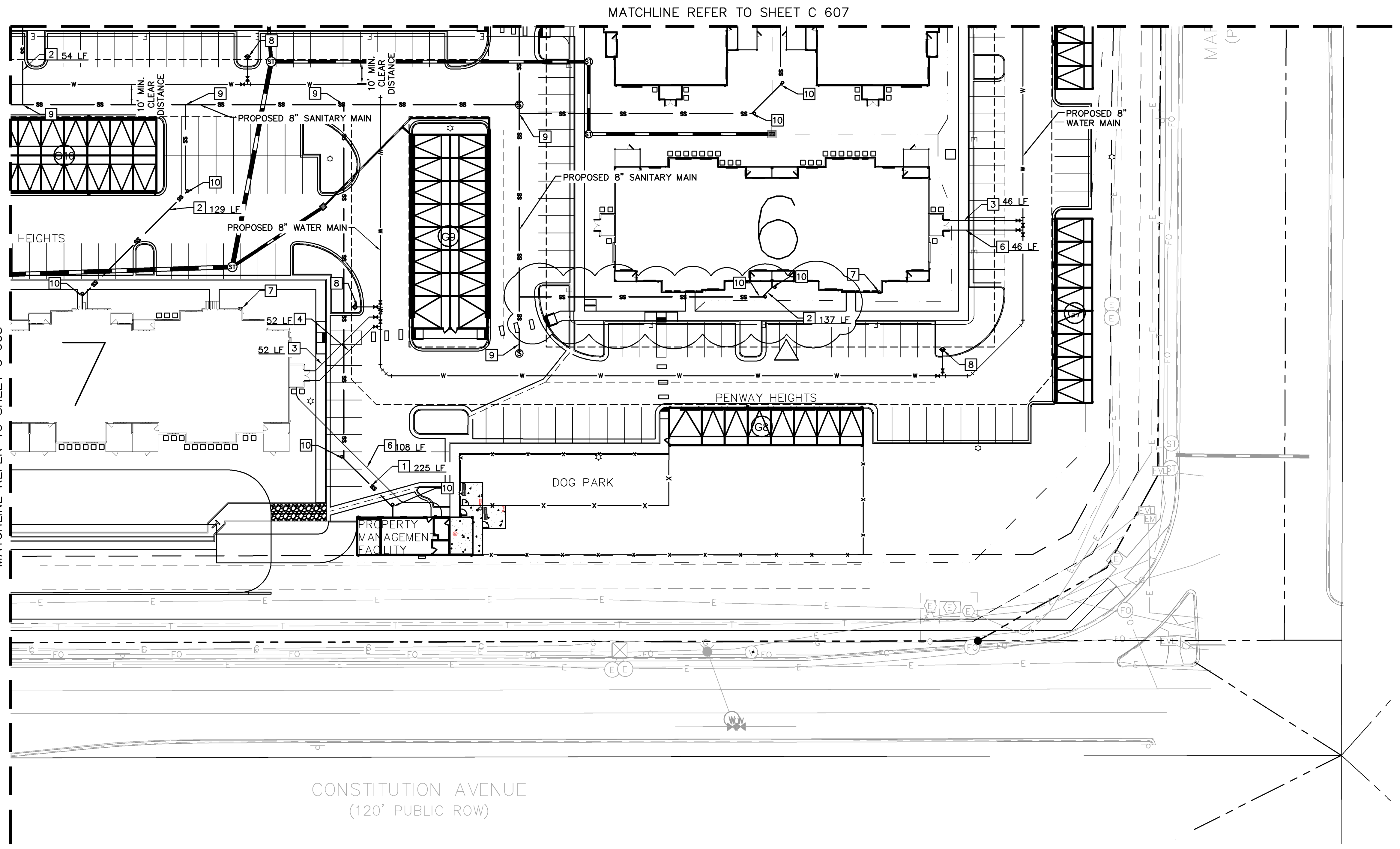
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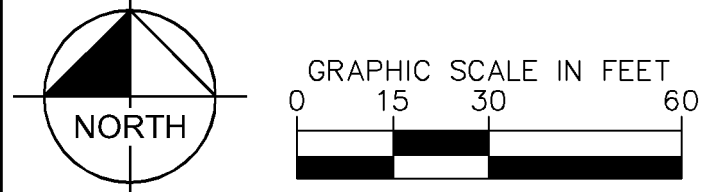
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CONSTITUTION AVENUE
(120' PUBLIC ROW)



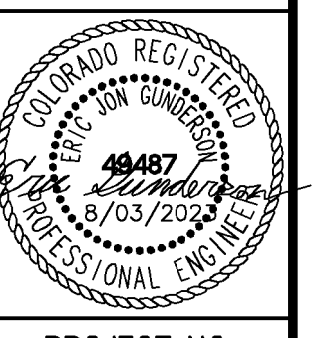
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1	SDP RESUBMITTAL	JAN 08/17/22	EJG	

Kimley»Horn

DESIGNED BY: EJG
DRAWN BY: JAR
CHECKED BY: EJG
DATE: 8/03/2023

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2 North Nevada Avenue Suite 300
Colorado Springs, Colorado 80903 (719) 453-0180

UPLAND FLATS BY WATERMARK
EL PASO COUNTY, COLORADO
UTILITY AND WATER SERVICE PLANS
UTILITY SERVICE PLAN



PROJECT NO.
096302009

SHEET
C 606

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LEGEND

- PROPERTY LINE
- EXISTING WATER LINE & VALVE
- PROPOSED WATER LINE & VALVE
- PROPOSED FIRE HYDRANT
- EXISTING SANITARY SEWER LINE & MANHOLE
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ERIC GUNDERSON, PE

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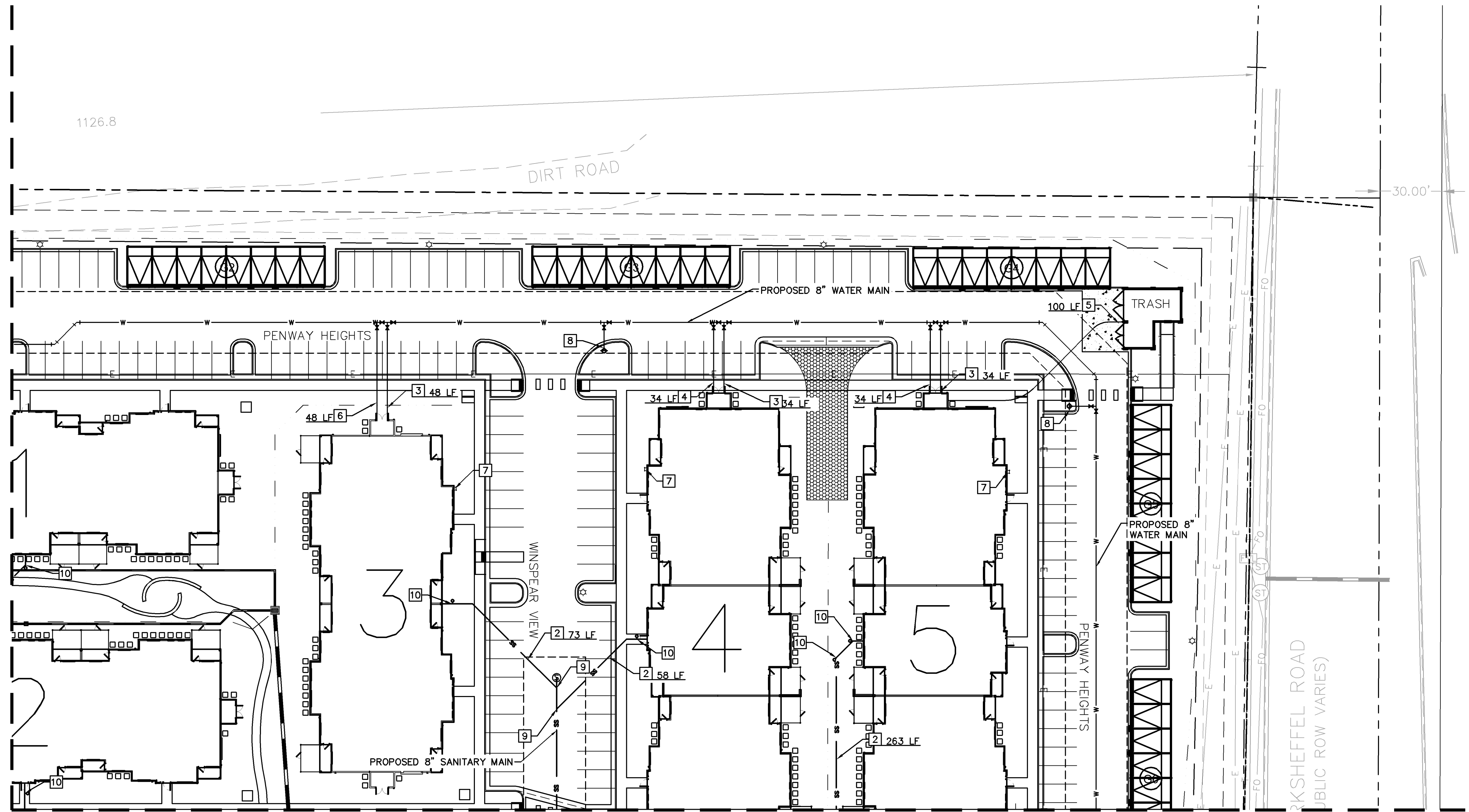
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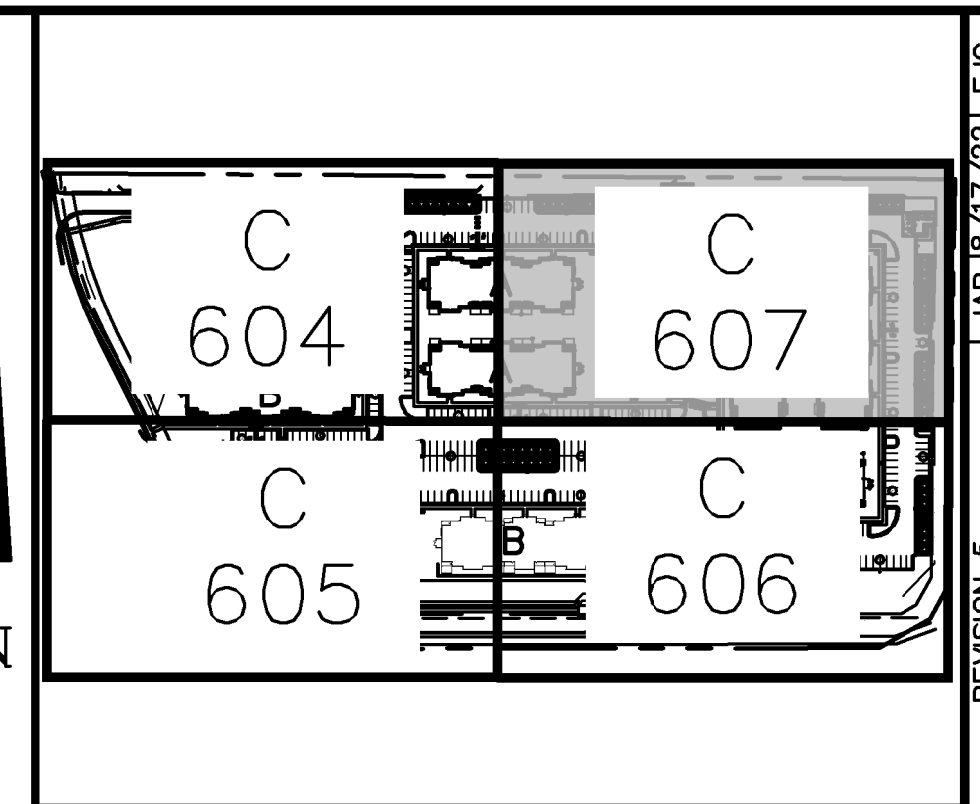
WATER SERVICE LINE NOTES:

1. CURB STOPS SHALL BE INSTALLED 7 FEET FROM THE PROPERTY LINE IN ACCORDANCE WITH CSU STD. DETAIL B2-3.
2. ALL WATER SERVICE LINES SHALL BE STUBBED AND TERMINATE AT THE CURB STOP
3. METER LOCATIONS ARE NOT SHOWN ON THIS PLAN. METERS TO BE INSTALLED INSIDE THE MULTI FAMILY STRUCTURE IN ACCORDANCE WITH CMD STD. DTL. B1-11A.
4. ALL QUANTITIES PER THIS PLAN ARE FOR REFERENCE ONLY.
5. CHEROKEE METRO DISTRICT'S RESPONSIBILITY ENDS AT VALVED CONNECTION AT MAIN OR SEWER LATERAL CONNECTION.
6. PAVEMENT REPAIRS OR LANDSCAPE REPAIRS FOR WATER AND SANITARY SEWER REPAIRS ARE RESPONSIBILITY OF OWNER.

MATCHLINE REFER TO SHEET C 604



MATCHLINE REFER TO SHEET C 606



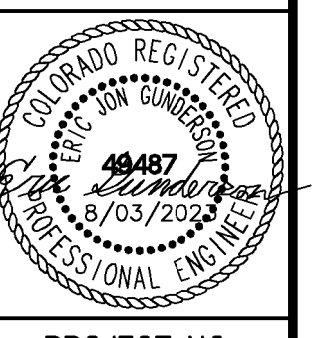
KEY MAP
NOT TO SCALE

NO.	REVISION	DATE	BY	APPR.
7	REVISION 5	JAN 8/17/22	EJG	
6	REVISION 4	JAN 6/1/22	EJG	
5	REVISION 2	JAN 3/28/22	EJG	
4	REVISION 1	JAN 2/17/22	EJG	
3	ADDENDUM C	JAN 6/17	EJG	
2	ADDENDUM B	JAN 8/11	EJG	
1	SDP RESUBMITTAL	JAN 5/27	EJG	
	REVISION			

Kimley-Horn
2022 KIMLEY-HORN AND ASSOCIATES, INC.
2 North Nevada Avenue Suite 300
Colorado Springs, Colorado 80903 (719) 453-0180

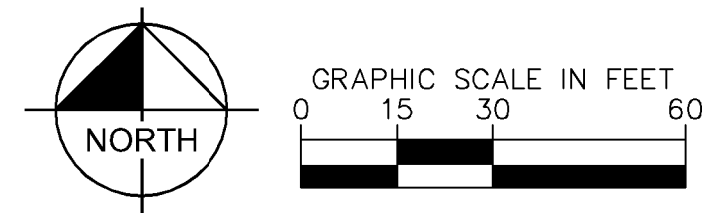
DESIGNED BY: EJG
DRAWN BY: JAR
CHECKED BY: EJG
DATE: 8/03/2023

UPLAND FLATS BY WATERMARK
EL PASO COUNTY, COLORADO
UTILITY AND WATER SERVICE PLANS
UTILITY SERVICE PLAN



PROJECT NO.
096302009
SHEET
C 607

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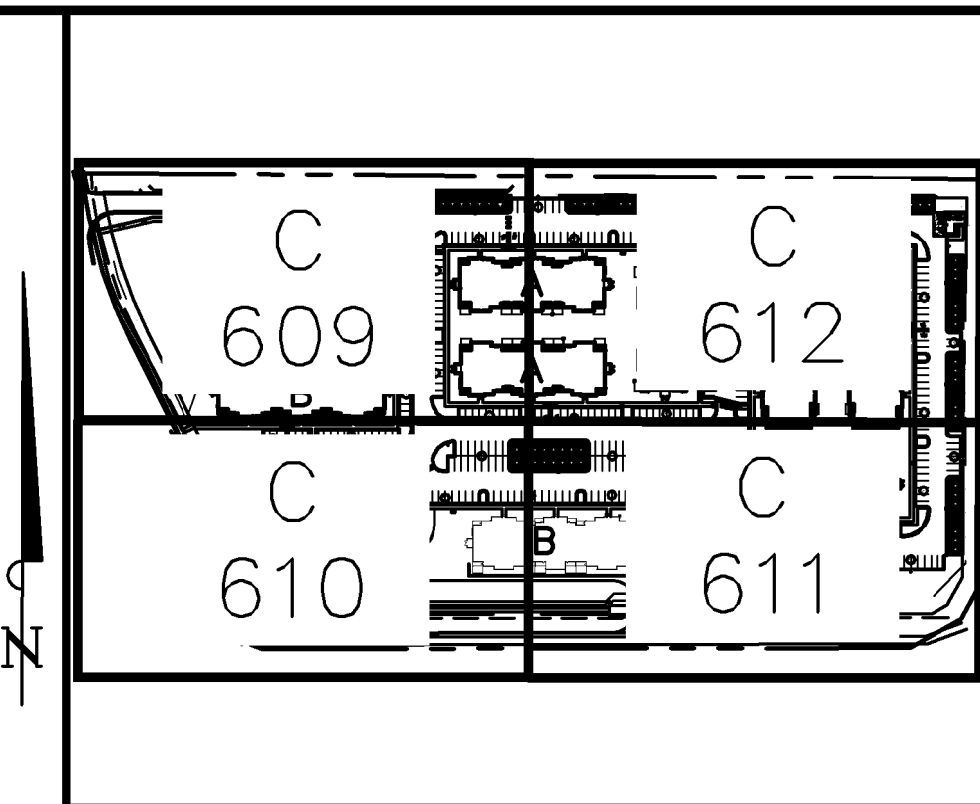
LEGEND

- PROPERTY LINE
- EXISTING WATER LINE & VALVE
- PROPOSED WATER LINE & VALVE
- LOT LINE
- PROPOSED FIRE HYDRANT
- EXISTING SANITARY SEWER LINE & MANHOLE
- PROPOSED SANITARY SEWER LINE & MANHOLE
- PROPOSED STORM SEWER LINE & MANHOLE
- PROPOSED STORM SEWER STRUCTURES

RECORD DRAWING

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11/20/23
ERIC GUNDERSON, PE



KEY MAP
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KEY NOTE LEGEND

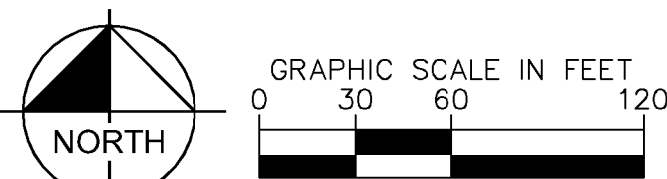
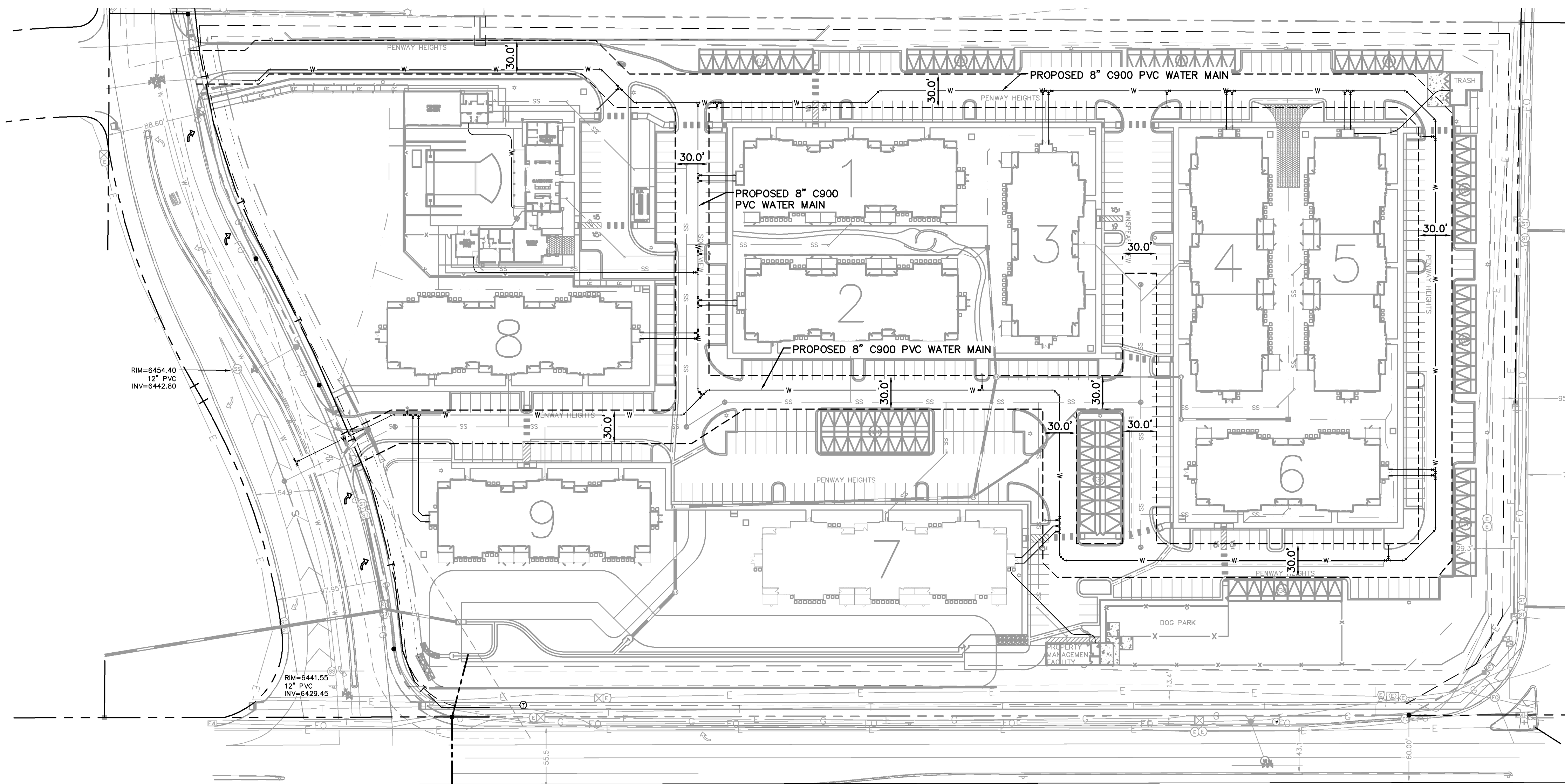
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- 4 FH ASSEMBLY PER CSU STANDARD DETL. A5-6
- 5 SANITARY SEWER CROSSING
- 6 STORM SEWER CROSSING
- 7 8"x8" FIRE SERVICE TEE W/ 8" GATE VALVE (3-VALVE CLUSTER)

NOTES:

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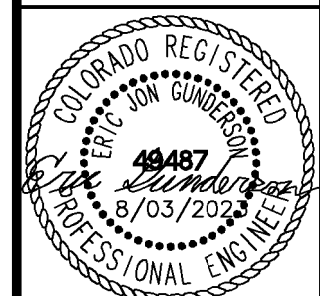


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Kimley Horn
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2 North Nevada Avenue Suite 300
Colorado Springs, Colorado 80903 (719) 453-0180

DESIGNED BY: EJG
DRAWN BY: JAR
CHECKED BY: EJG
DATE: 8/03/2023

UPLAND FLATS BY WATERMARK
EL PASO COUNTY, COLORADO
UTILITY AND WATER SERVICE PLANS
OVERALL WATER PLAN



PROJECT NO.
096302009

SHEET
C 608

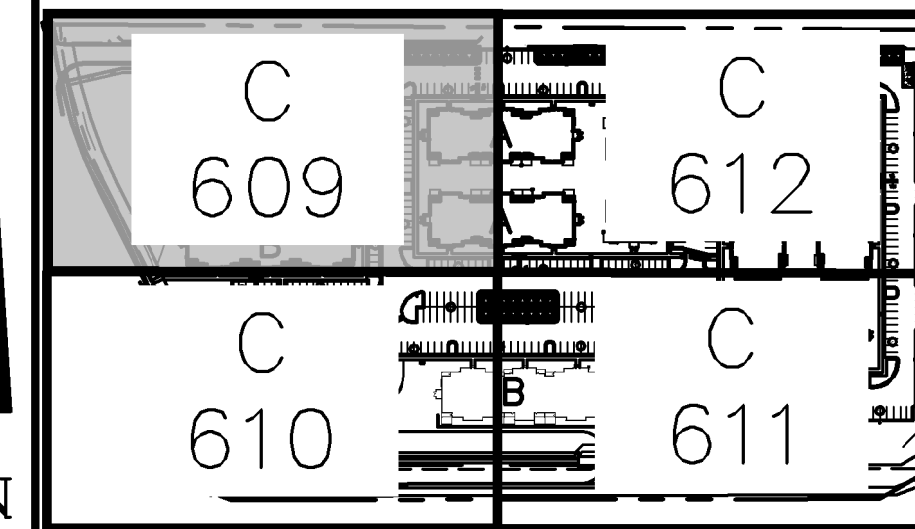
LEGEND

- PROPERTY LINE
- EXISTING WATER LINE & VALVE
- PROPOSED WATER LINE & VALVE
- LOT LINE
- PROPOSED FIRE HYDRANT
- EXISTING SANITARY SEWER LINE & MANHOLE
- PROPOSED SANITARY SEWER LINE & MANHOLE
- PROPOSED STORM SEWER LINE & MANHOLE
- ■ ▽ PROPOSED STORM SEWER STRUCTURES

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11/20/23
ERIC GUNDERSON, PE



KEY MAP
NOT TO SCALE

KEY NOTE LEGEND

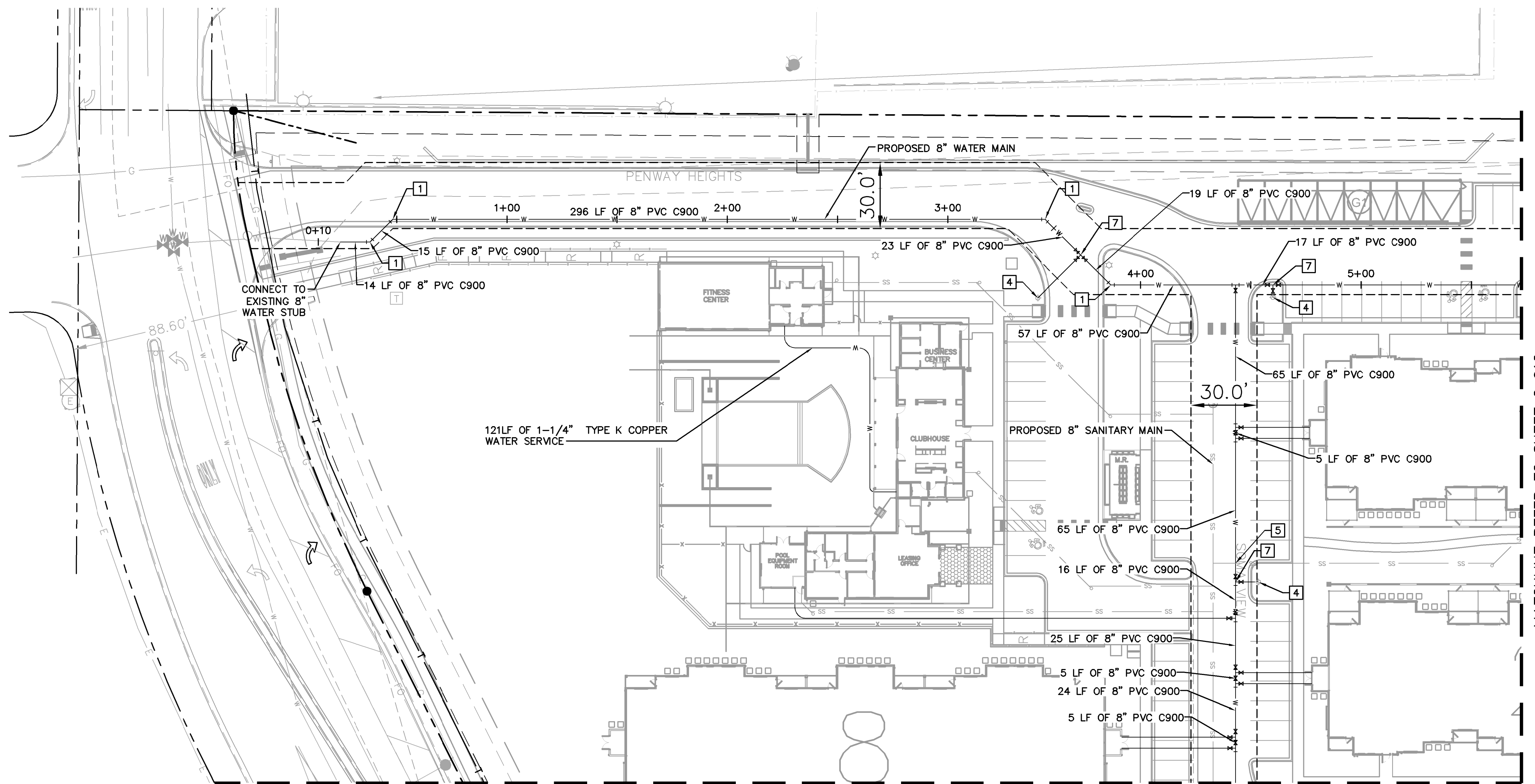
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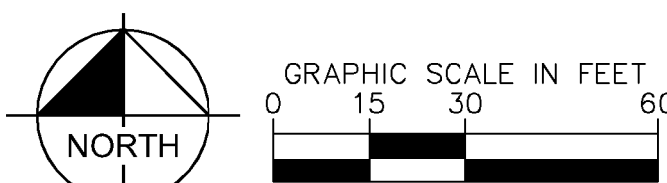
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MATCHLINE REFER TO SHEET C 610

MATCHLINE REFER TO SHEET C 612

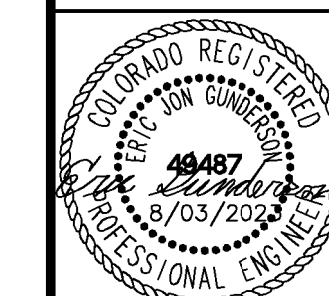


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Kimley-Horn
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DESIGNED BY: EJG
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CHECKED BY: EJG
DATE: 8/03/2023

UPLAND FLATS BY WATERMARK
EL PASO COUNTY, COLORADO
UTILITY AND WATER SERVICE PLANS
WATER PLAN



PROJECT NO.
096302009
SHEET
C 609

LEGEND

- PROPERTY LINE
- EXISTING WATER LINE & VALVE
- PROPOSED WATER LINE & VALVE
- LOT LINE
- PROPOSED FIRE HYDRANT
- EXISTING SANITARY SEWER LINE & MANHOLE
- PROPOSED SANITARY SEWER LINE & MANHOLE
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ERIC GUNDERSON, PE

KEY NOTE LEGEND

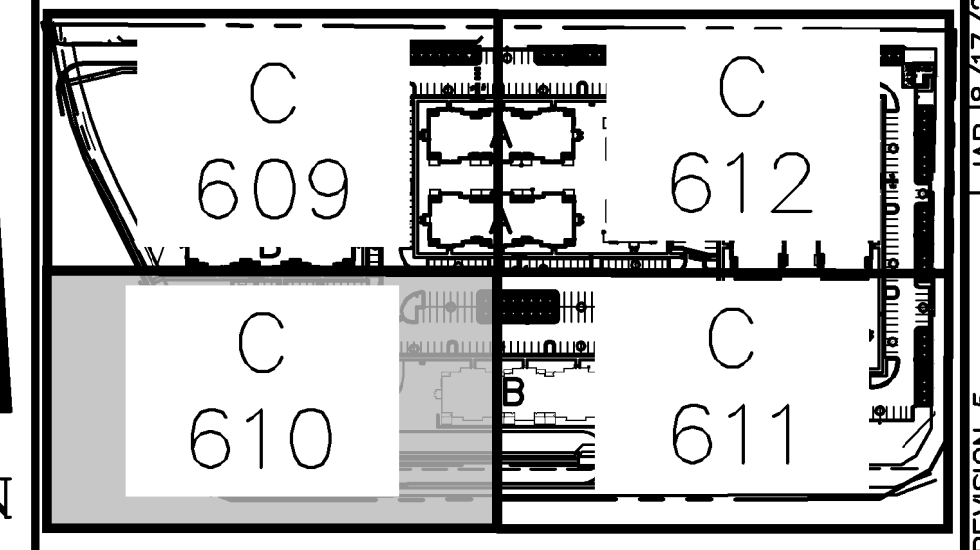
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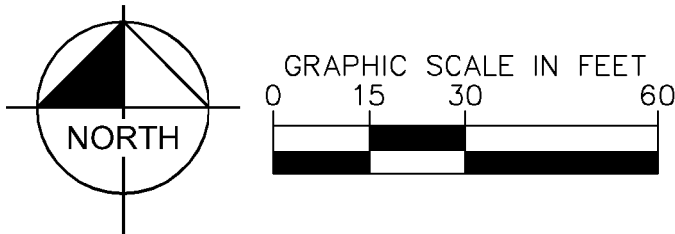
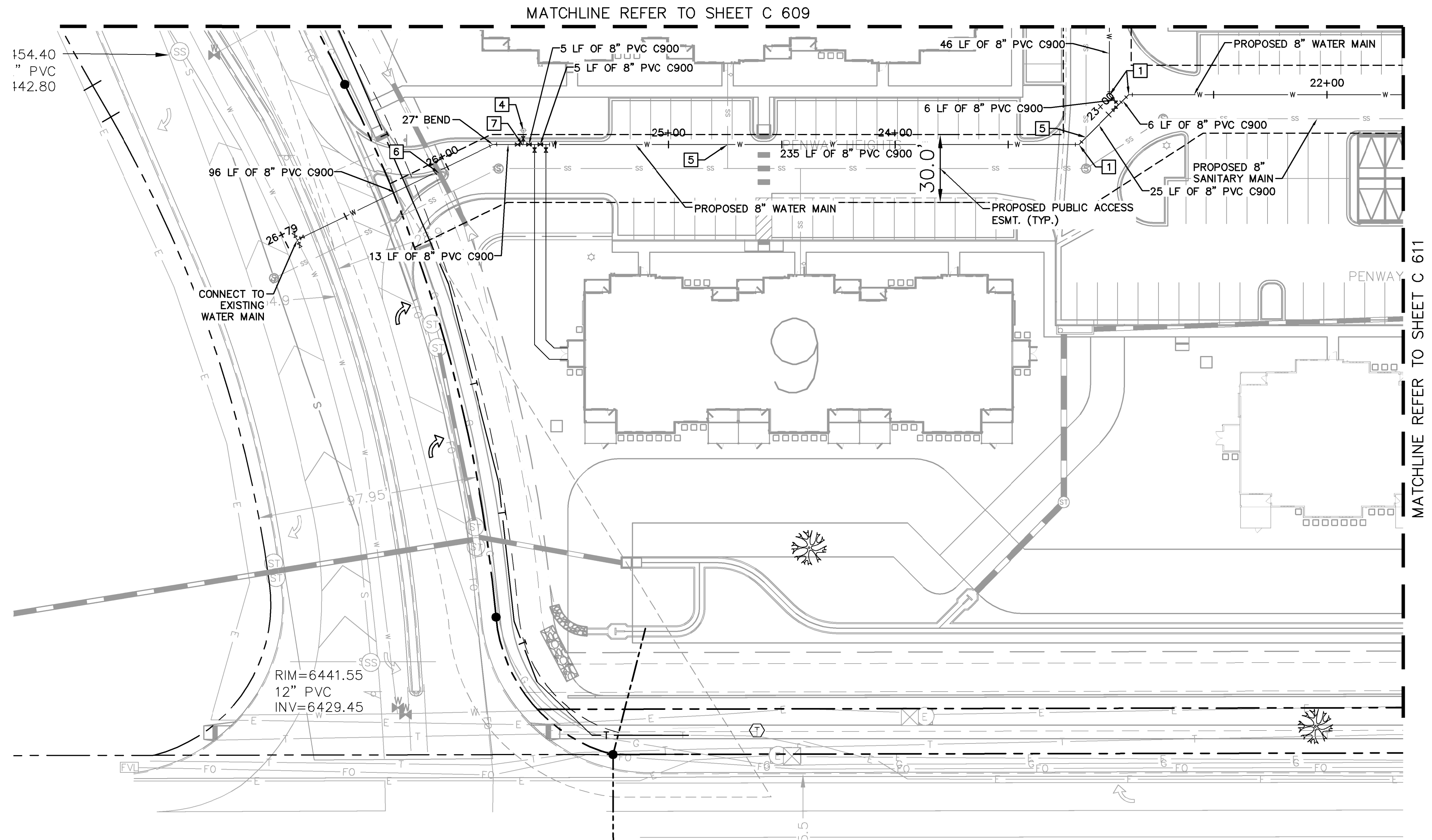
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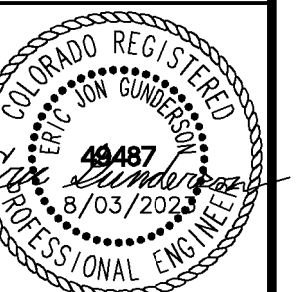


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DESIGNED BY: EJG
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UPLAND FLATS BY WATERMARK
EL PASO COUNTY, COLORADO
UTILITY AND WATER SERVICE PLANS
WATER PLAN



PROJECT NO.
096302009

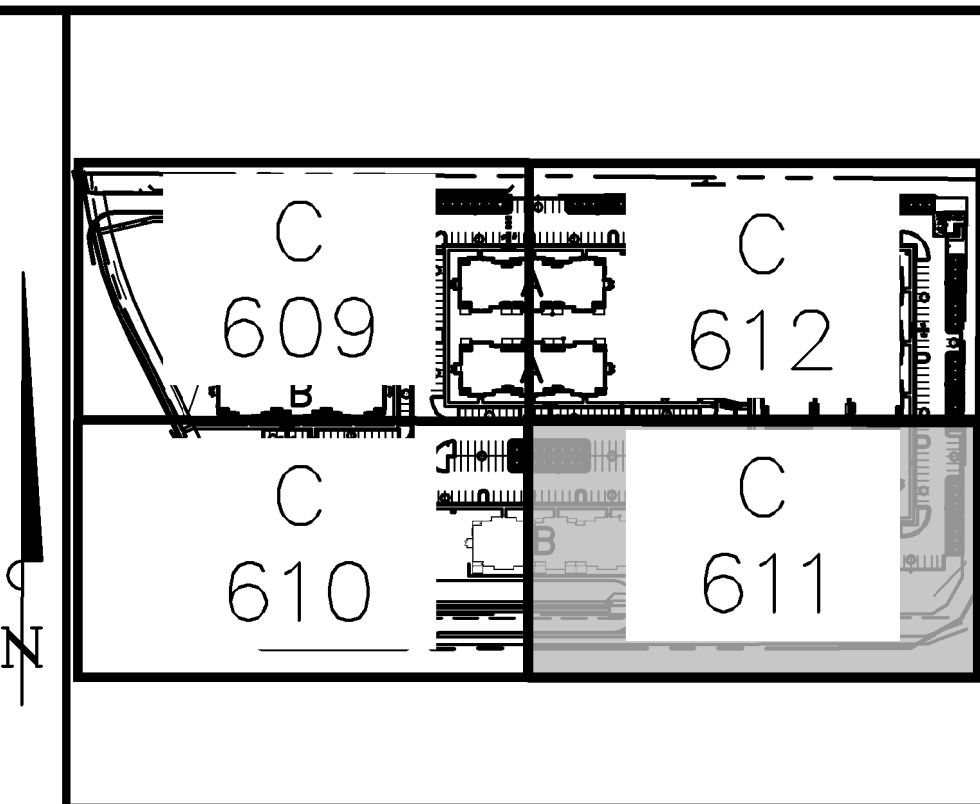
SHEET
C 610

LEGEND	
	PROPERTY LINE
	EXISTING WATER LINE & VALVE
	PROPOSED WATER LINE & VALVE
	LOT LINE
	PROPOSED FIRE HYDRANT
	EXISTING SANITARY SEWER LINE & MANHOLE
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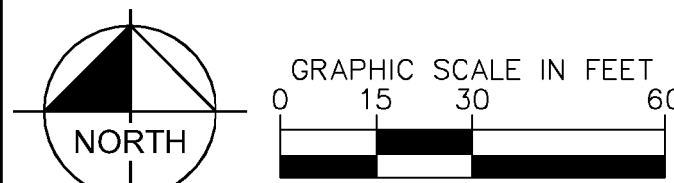
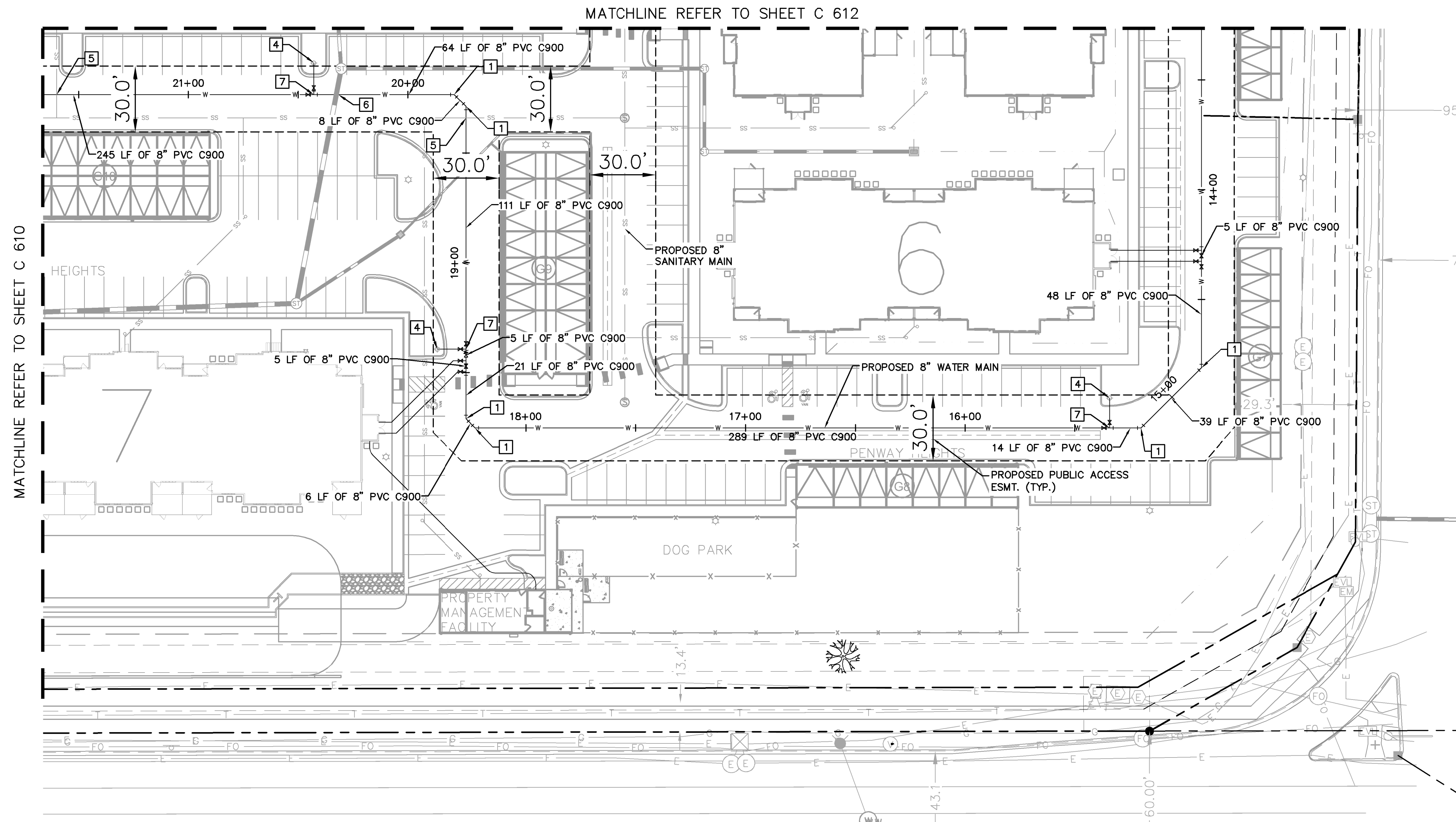


- KEY NOTE LEGEND**
- 1 45° HORIZONTAL BEND
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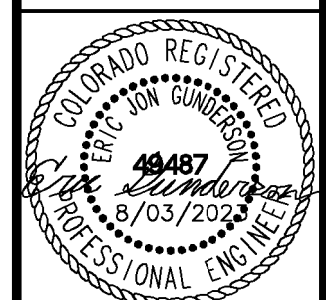
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Kimley-Horn

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UPLAND FLATS BY WATERMARK
EL PASO COUNTY, COLORADO
UTILITY AND WATER SERVICE PLANS
WATER PLAN



PROJECT NO.
096302009

SHEET
C 611

LEGEND

- PROPERTY LINE
- EXISTING WATER LINE & VALVE
- PROPOSED WATER LINE & VALVE
- LOT LINE
- PROPOSED FIRE HYDRANT
- EXISTING SANITARY SEWER LINE & MANHOLE
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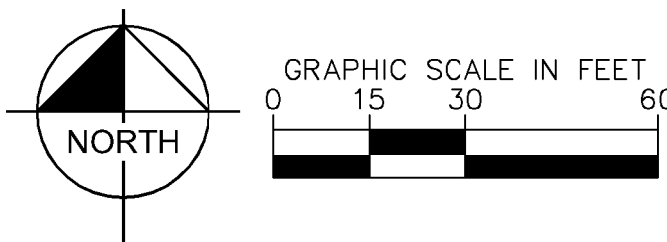
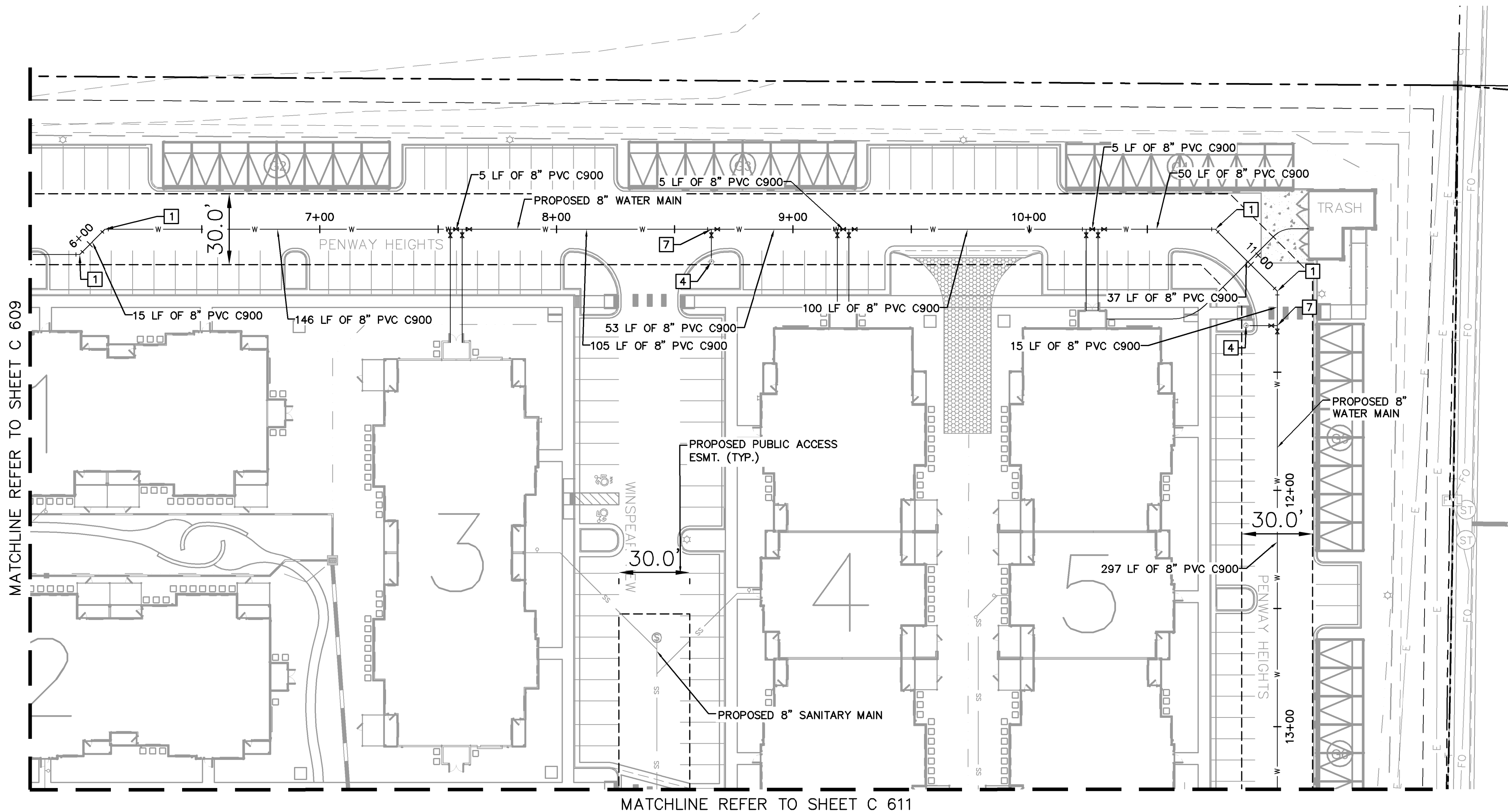
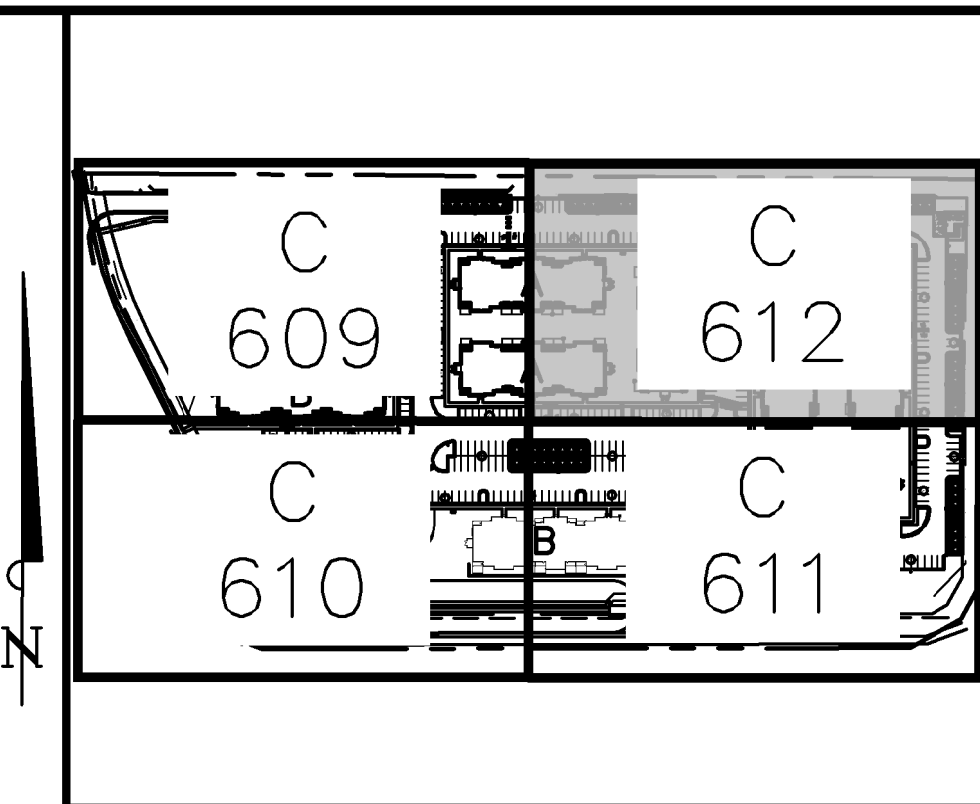
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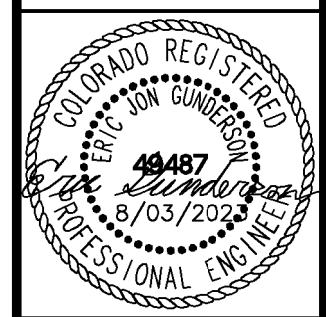


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UPLAND FLATS BY WATERMARK
 EL PASO COUNTY, COLORADO
 UTILITY AND WATER SERVICE PLANS
WATER PLAN



PROJECT NO.
096302009

SHEET
C 612

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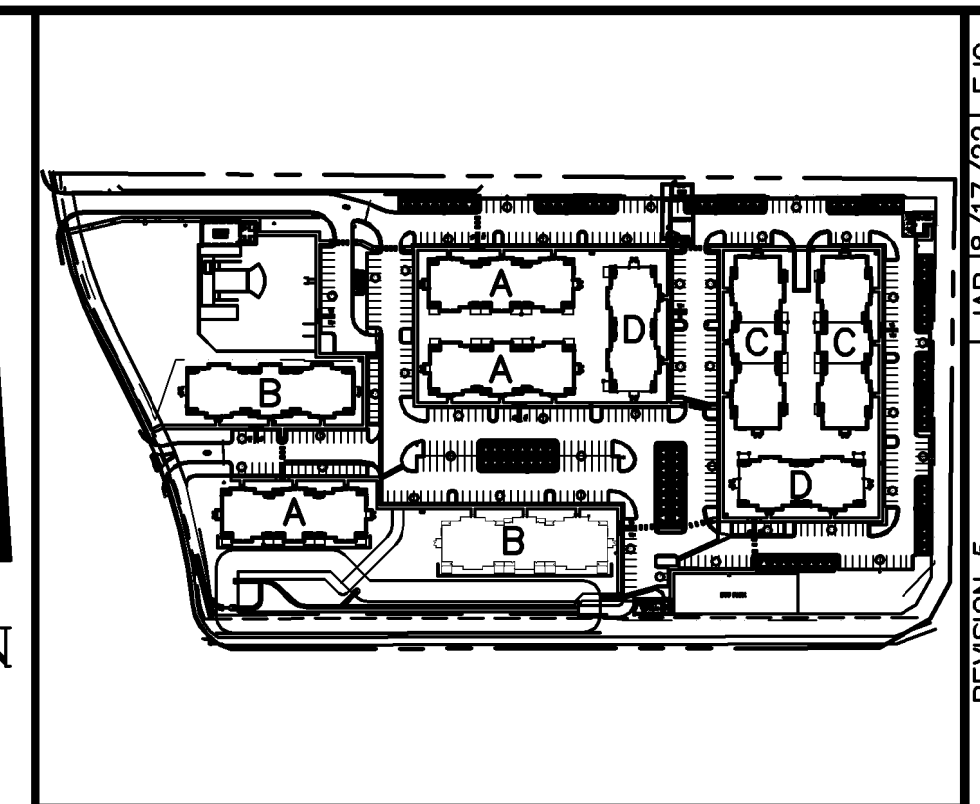
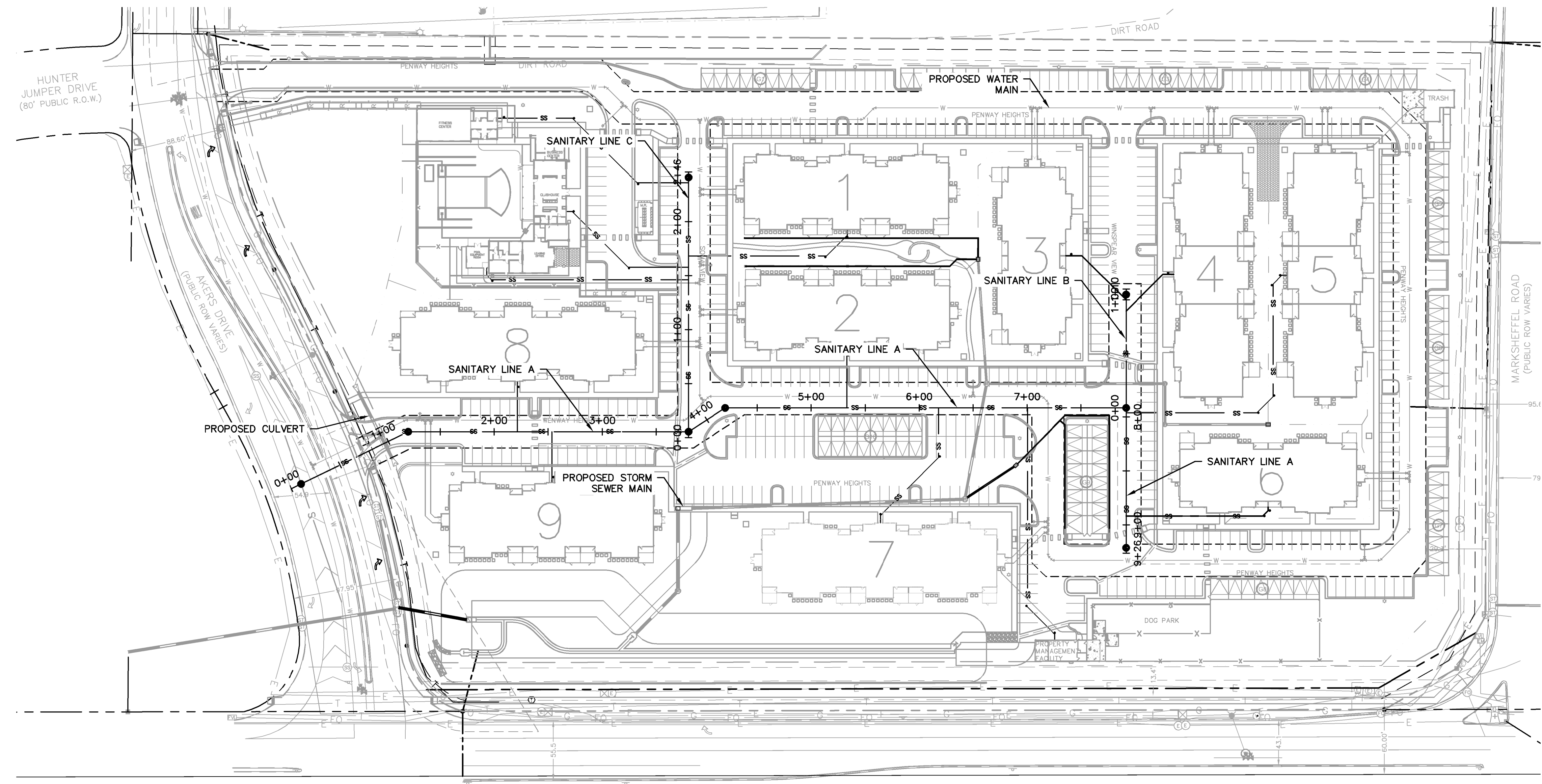
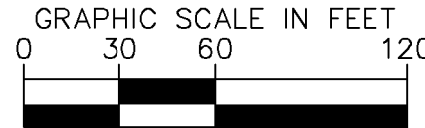
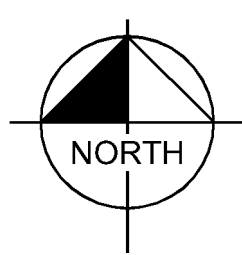
LEGEND:

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- - - EXISTING EASEMENT LINE
- - - PROPOSED EASEMENT LINE
- EXISTING SANITARY SEWER
- PROPOSED SANITARY SEWER
- LOT LINE
- ⊙ SANITARY SEWER MANHOLE
- EXISTING SANITARY MANHOLE
- ⊙(ST) PROPOSED STORM MANHOLE
- ▬ PROPOSED STORM SEWER
- PROPOSED WATER LINE
- ⦿ PROPOSED FIRE HYDRANT
- PROPOSED STORM INLET

RECORD DRAWING
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 11/20/23
 ERIC GUNDERSON, PE

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KEY MAP
NOT TO SCALE

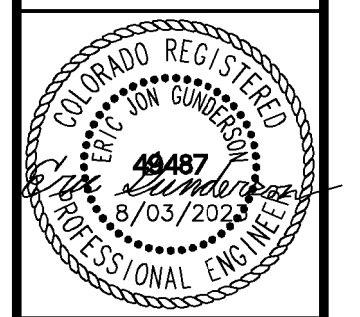
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5	REVISION 2	JAN 13/28/22	EJG		
4	REVISION 1	JAN 12/17/22	EJG		
3	ADDENDUM C	JAN 11/17/22	EJG		
2	ADDENDUM B	JAN 11/17/22	EJG		
1	SDP RESUBMITTAL	JAN 11/17/22	EJG		

Kimley»Horn

2022 KIMLEY-HORN AND ASSOCIATES, INC.
 2 North Nevada Avenue Suite 300
 Colorado Springs, Colorado 80903 (719) 453-0180

DESIGNED BY: EJG
 DRAWN BY: JAR
 CHECKED BY: EJG
 DATE: 8/03/2023

UPLAND FLATS BY WATERMARK
 EL PASO COUNTY, COLORADO
 UTILITY AND WATER SERVICE PLANS
OVERALL SANITARY PLAN



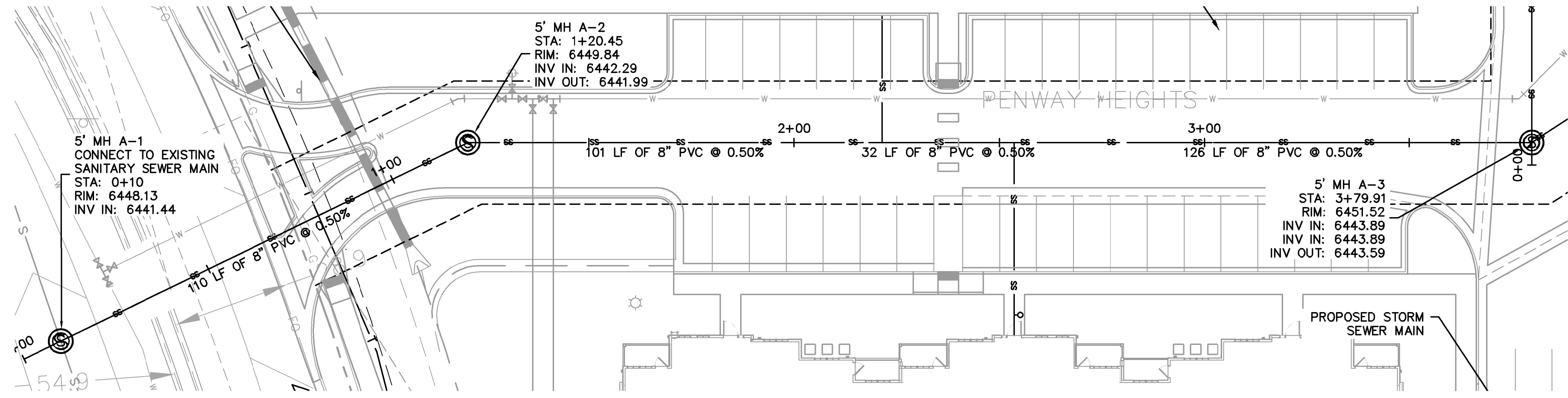
PROJECT NO.
096302009

SHEET
C 613

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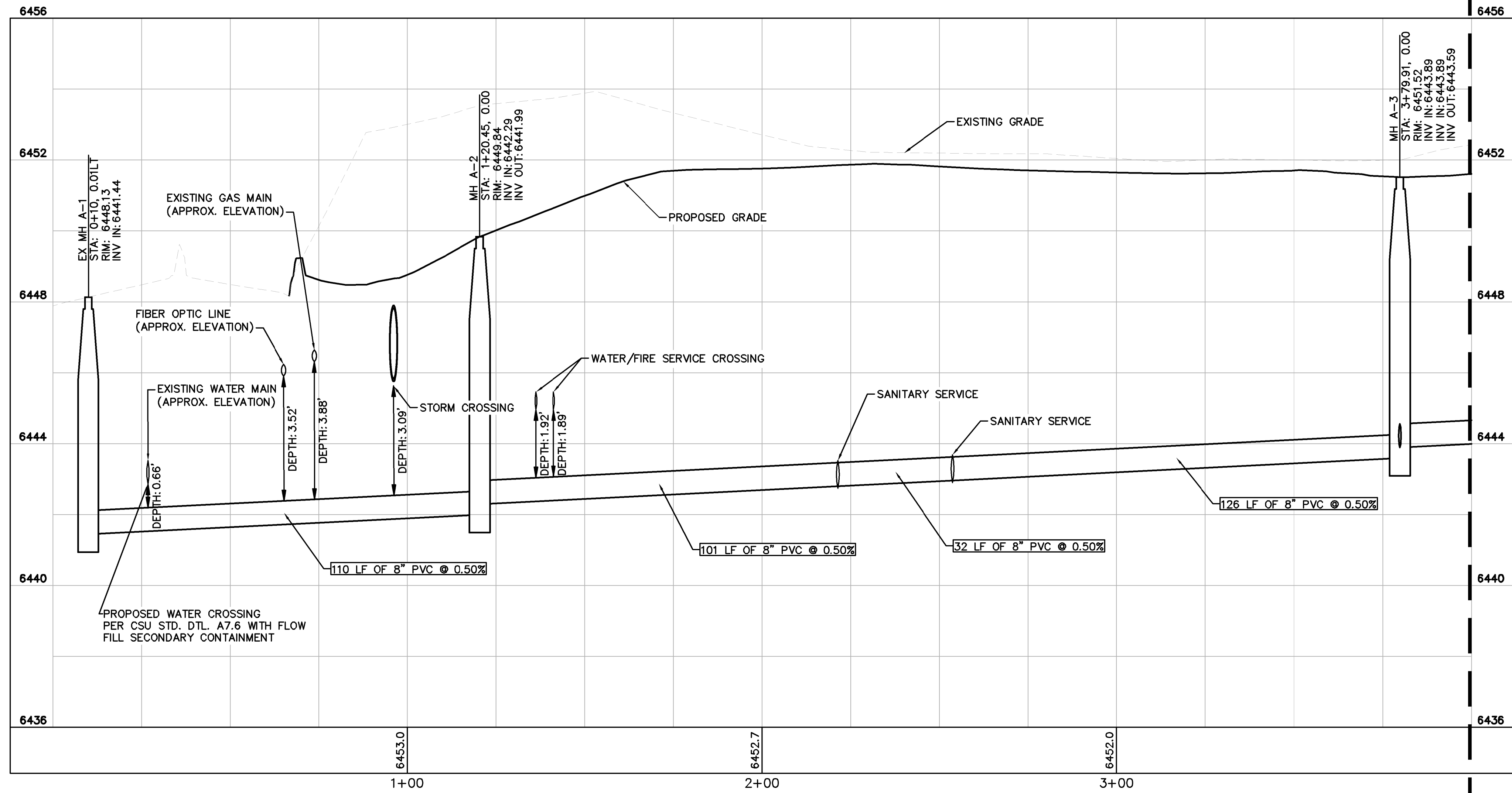
- LEGEND:**
- PROPERTY LINE
 - - - EXISTING EASEMENT LINE
 - - - PROPOSED EASEMENT LINE
 - EXISTING SANITARY SEWER
 - PROPOSED SANITARY SEWER
 - LOT LINE
 - ⊙ SANITARY SEWER MANHOLE
 - EXISTING SANITARY MANHOLE
 - ⊙(S) PROPOSED STORM MANHOLE
 - ▬ PROPOSED STORM SEWER
 - PROPOSED WATER LINE
 - ⊕ PROPOSED FIRE HYDRANT
 - PROPOSED STORM INLET



SANITARY SEWER LINE A STA 0+00-4+00 PLAN VIEW

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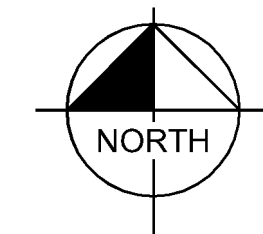
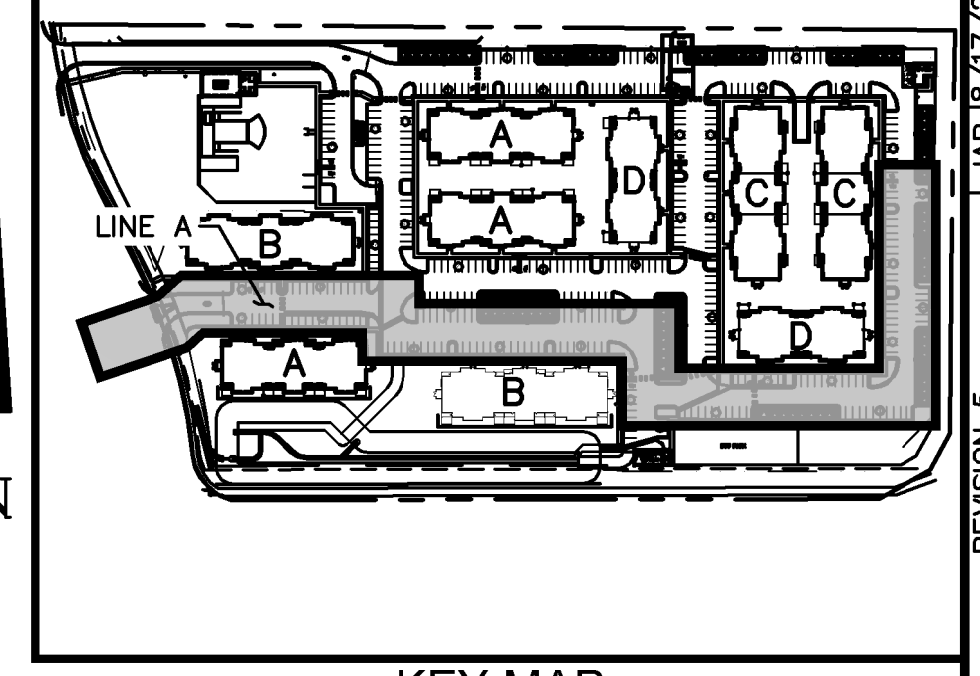
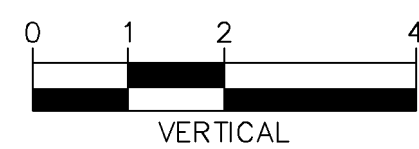
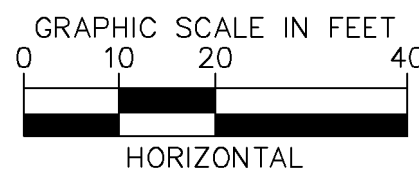


SANITARY SEWER LINE A STA 0+00-4+00 PROFILE VIEW

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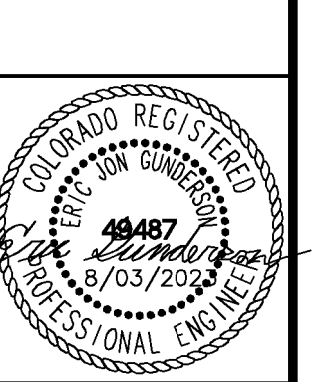


NO.	REVISION	DATE	BY	APPR.
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Kimley-Horn
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UPLAND FLATS BY WATERMARK
 EL PASO COUNTY, COLORADO
 UTILITY AND WATER SERVICE PLANS
SAN. SEWER PLAN & PROFILE LINE A



PROJECT NO.
096302009
 SHEET
C 614

- LEGEND:**
- PROPERTY LINE
 - - - EXISTING EASEMENT LINE
 - - - PROPOSED EASEMENT LINE
 - EXISTING SANITARY SEWER
 - PROPOSED SANITARY SEWER
 - LOT LINE
 - ⊙ SANITARY SEWER MANHOLE
 - EXISTING SANITARY MANHOLE
 - ⊙(S) PROPOSED STORM MANHOLE
 - ▬ PROPOSED STORM SEWER
 - PROPOSED WATER LINE
 - ⊙(F) PROPOSED FIRE HYDRANT
 - PROPOSED STORM INLET

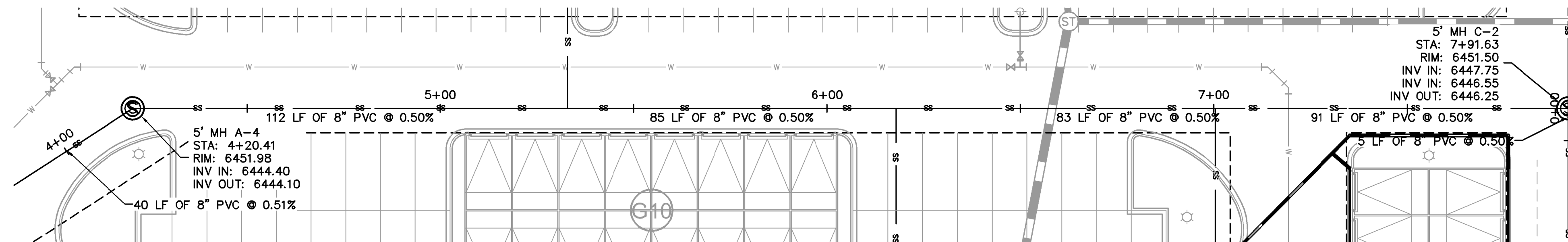
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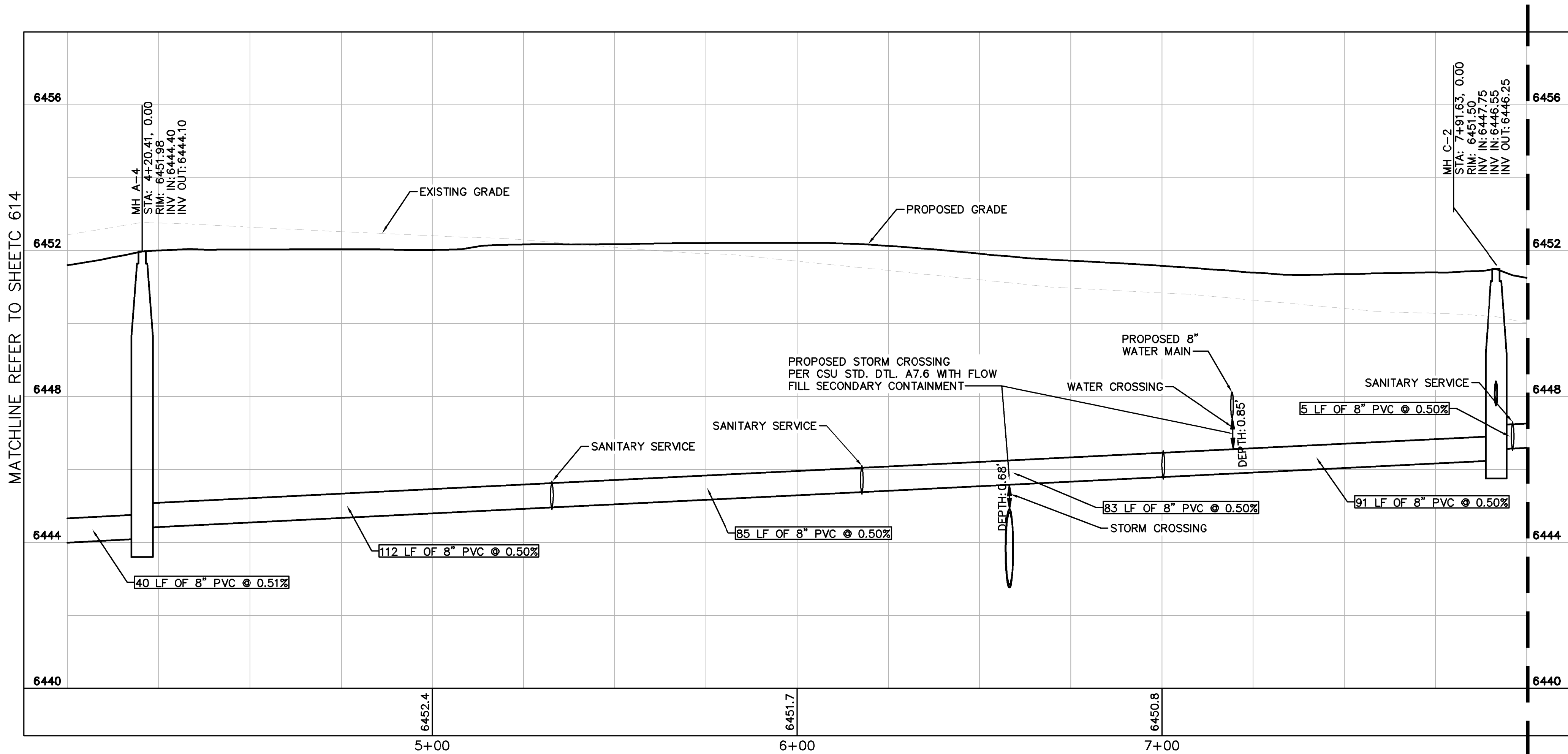
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SANITARY SEWER NOTES

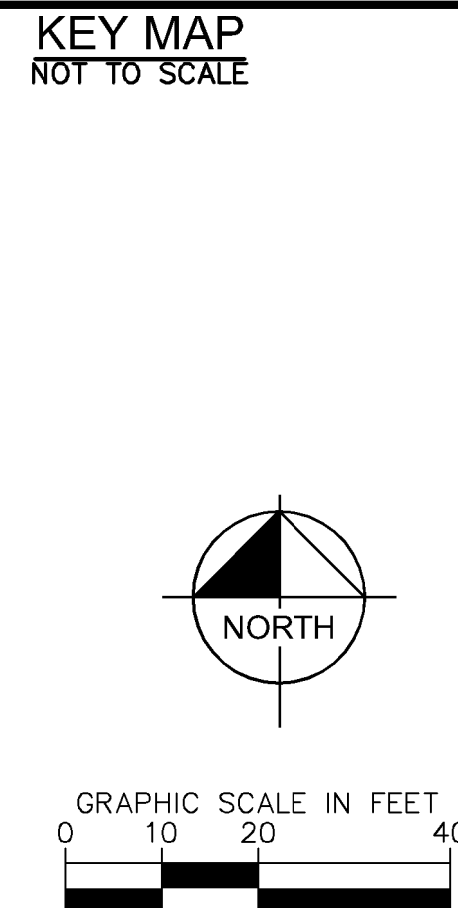
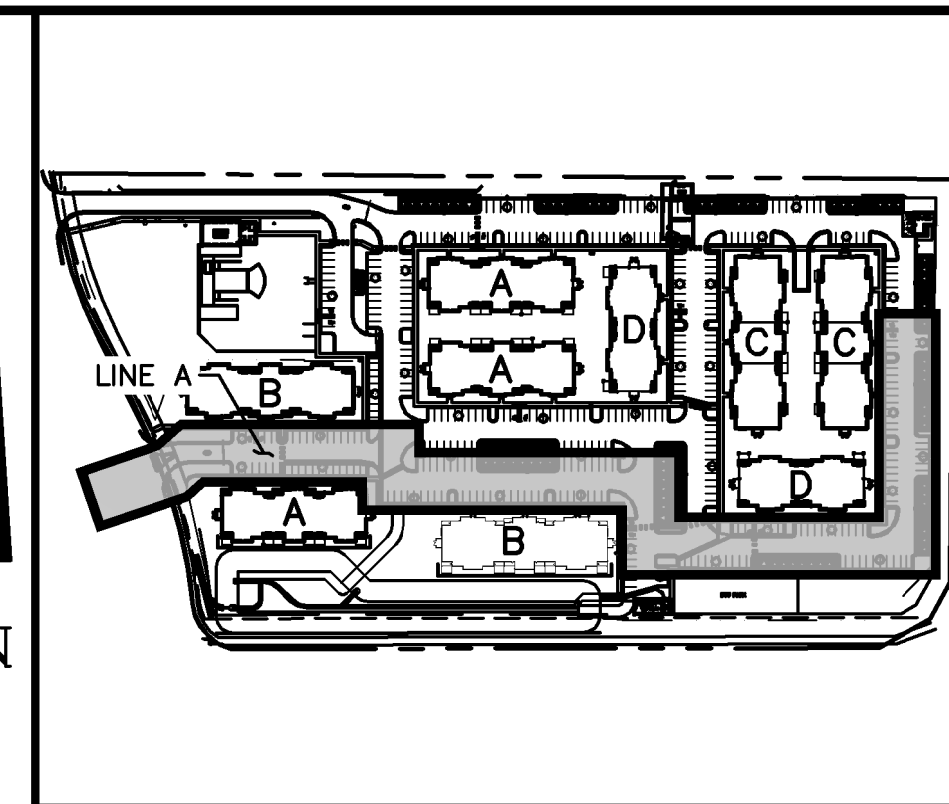
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SANITARY SEWER LINE A STA 4+00-8+00 PLAN VIEW



SANITARY SEWER LINE A STA 4+00-8+00 PROFILE VIEW



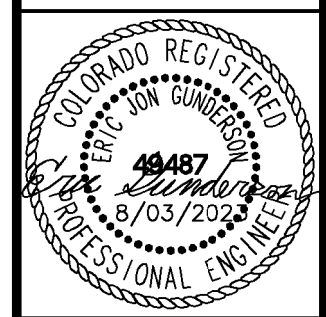
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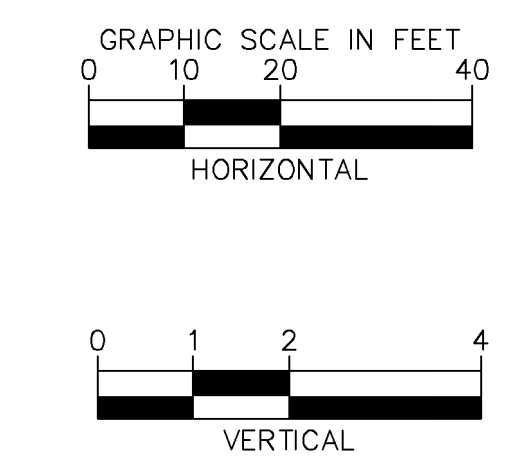
UPLAND FLATS BY WATERMARK
EL PASO COUNTY, COLORADO
UTILITY AND WATER SERVICE PLANS
SAN. SEWER PLAN & PROFILE LINE A



PROJECT NO.
096302009

SHEET
C 615

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CALL UTILITY NOTIFICATION CENTER OF COLORADO 1-800-922-1987
CALL 2-BUSINESS DAYS IN ADVANCE BEFORE YOU DIG, GRADE, OR EXCAVATE FOR THE MARKING OF UNDERGROUND MEMBER UTILITIES

K:\DEN_Civil\096302009_Akers Drive\CADD\PlanSheets\CD\096302009 - CD_UT_SSPP.dwg Gunderson, Eric 11/16/2023 8:24 AM

- LEGEND:**
- PROPERTY LINE
 - - - EXISTING EASEMENT LINE
 - - - PROPOSED EASEMENT LINE
 - EXISTING SANITARY SEWER
 - PROPOSED SANITARY SEWER
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 - ▬ PROPOSED STORM SEWER
 - PROPOSED WATER LINE
 - ⦿ PROPOSED FIRE HYDRANT
 - PROPOSED STORM INLET

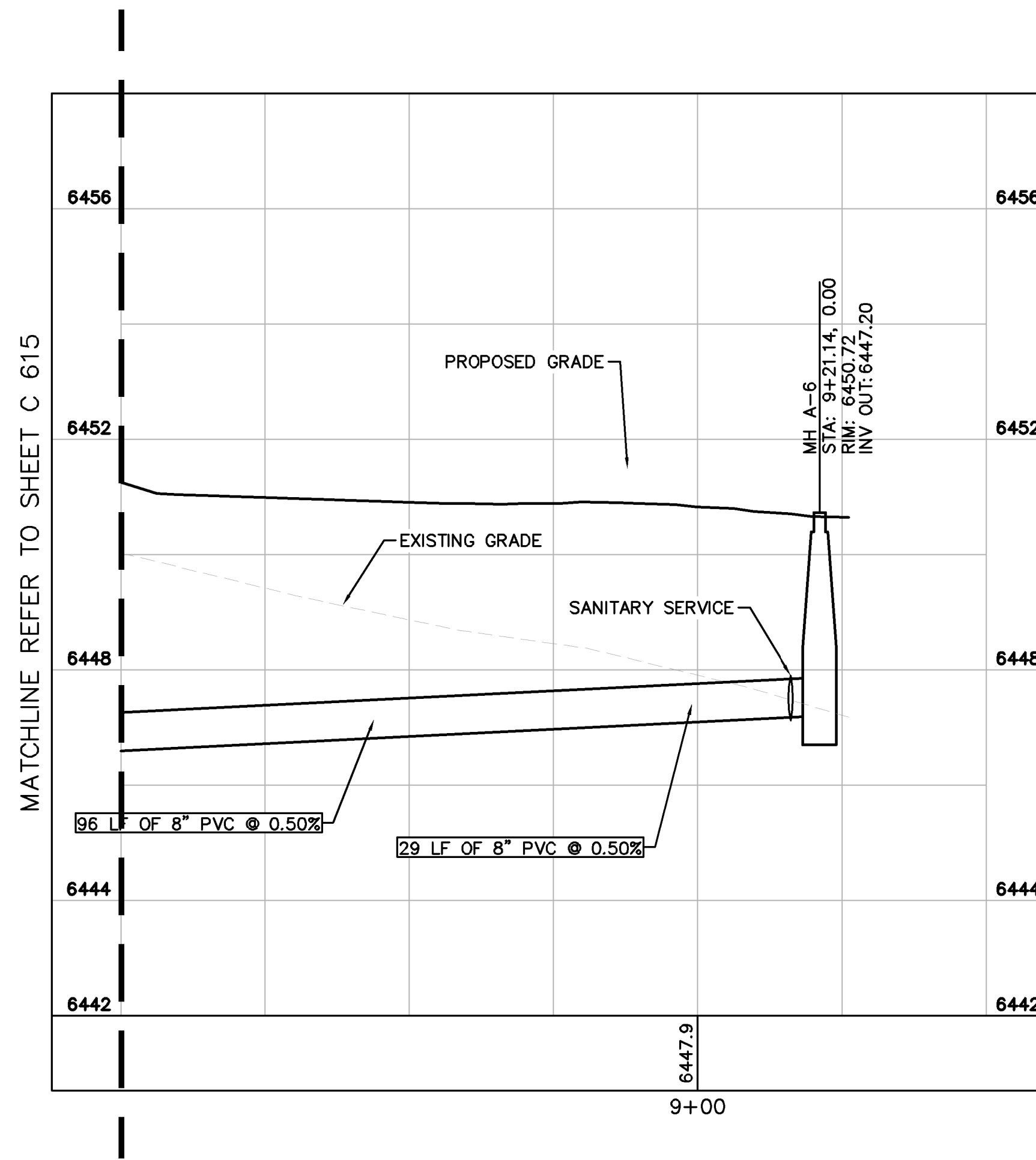
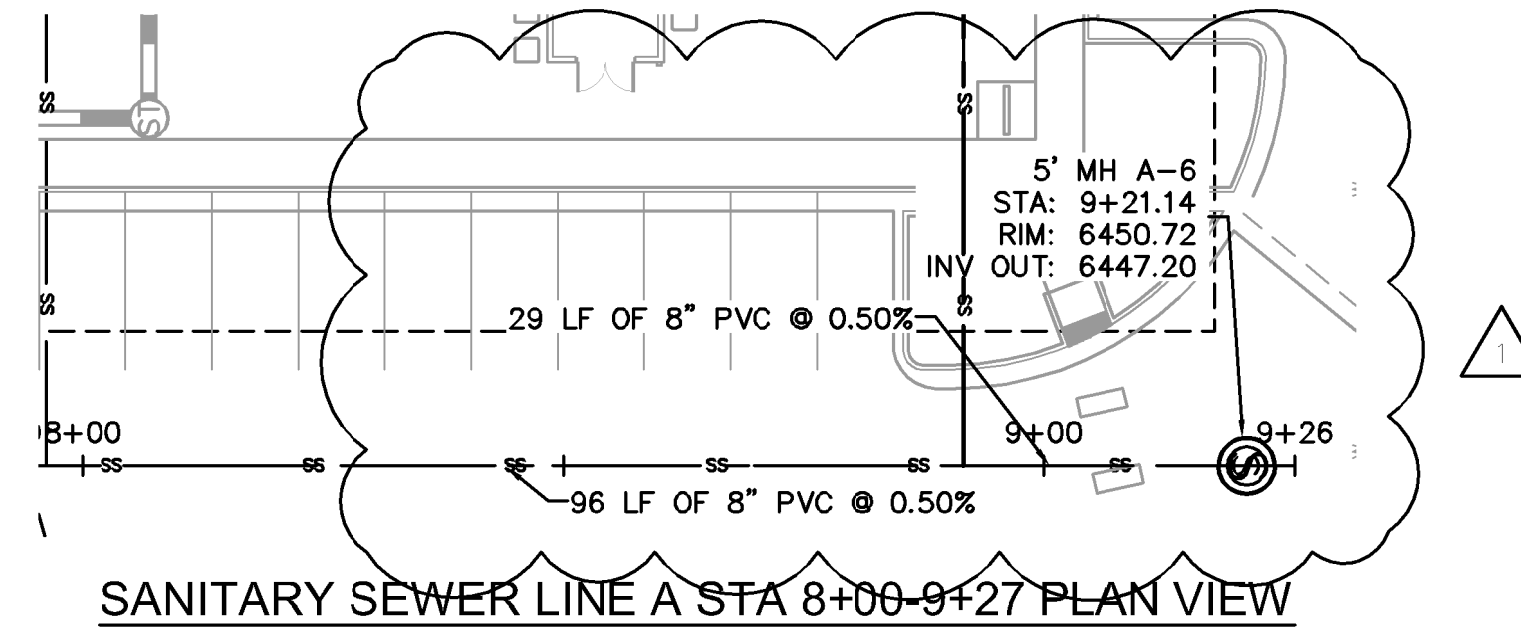
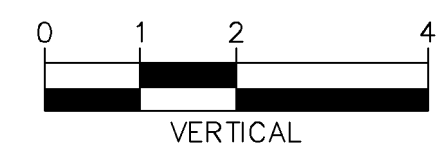
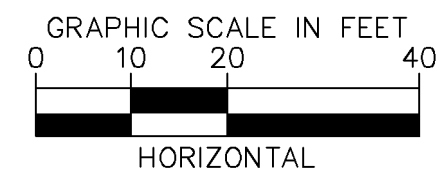
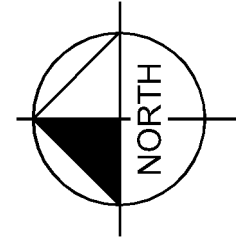
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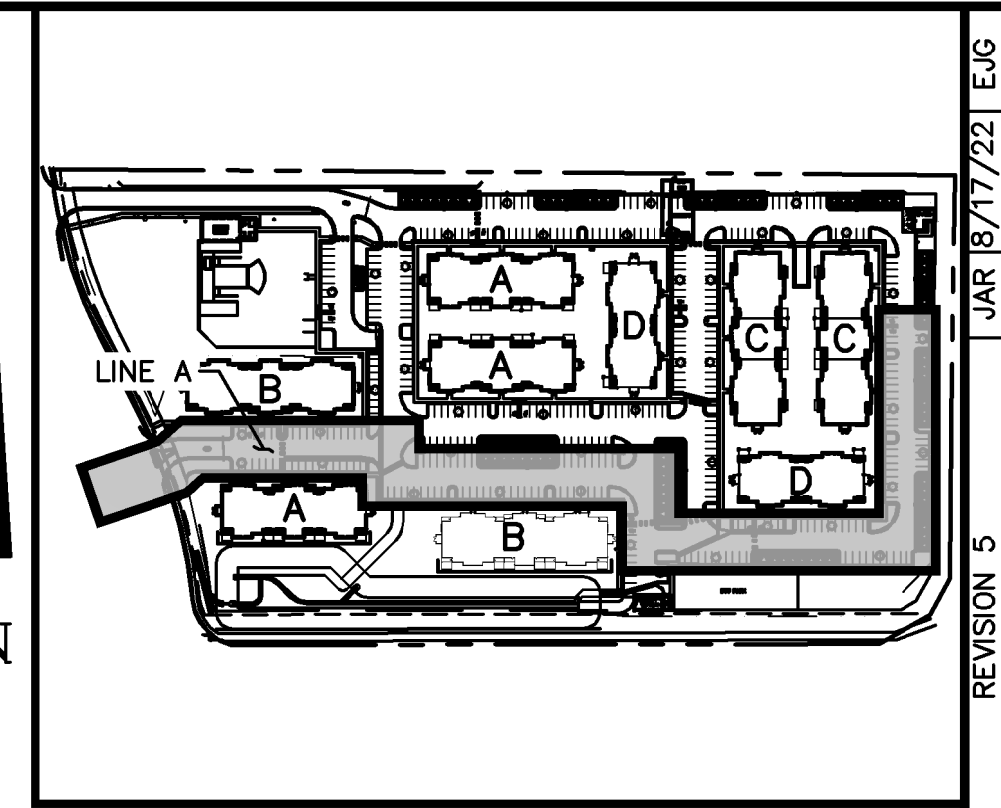
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SANITARY SEWER LINE A STA 8+00-9+26 PROFILE VIEW



KEY MAP
NOT TO SCALE

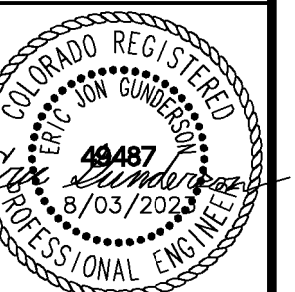
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DESIGNED BY: EJG
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DATE: 8/03/2023

UPLAND FLATS BY WATERMARK
EL PASO COUNTY, COLORADO
UTILITY AND WATER SERVICE PLANS
SAN. SEWER PLAN & PROFILE LINE A



PROJECT NO.
096302009

SHEET
C 616

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- LEGEND:**
- PROPERTY LINE
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 - - - PROPOSED EASEMENT LINE
 - EXISTING SANITARY SEWER
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 - PROPOSED STORM INLET

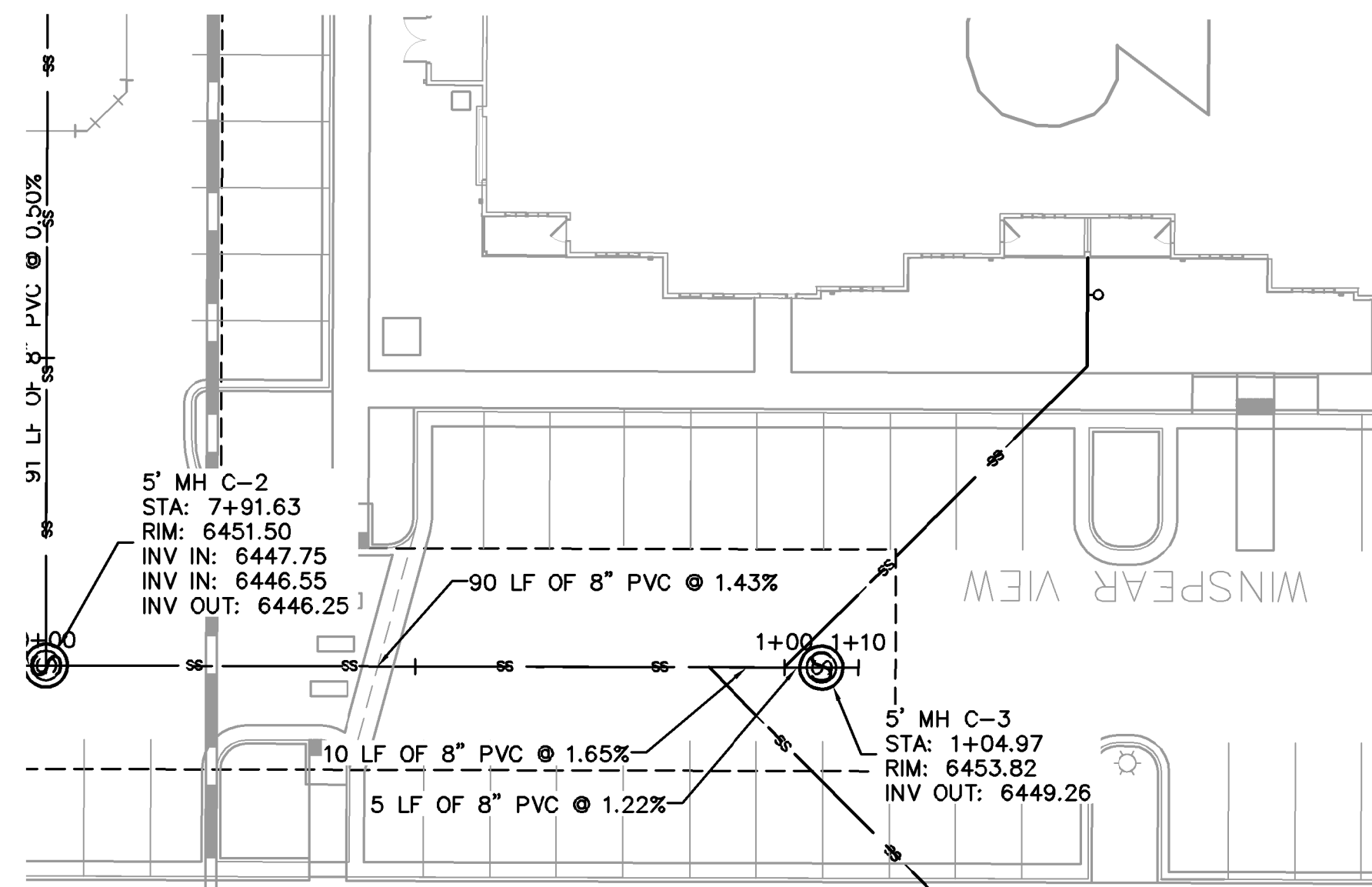
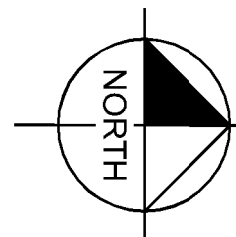
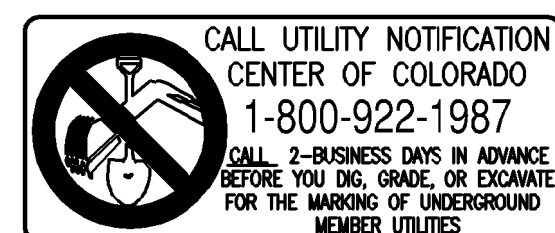
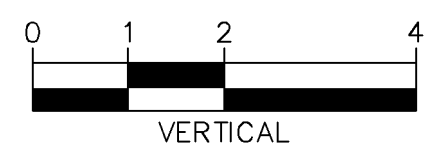
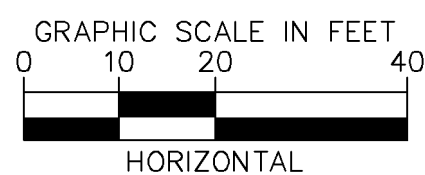
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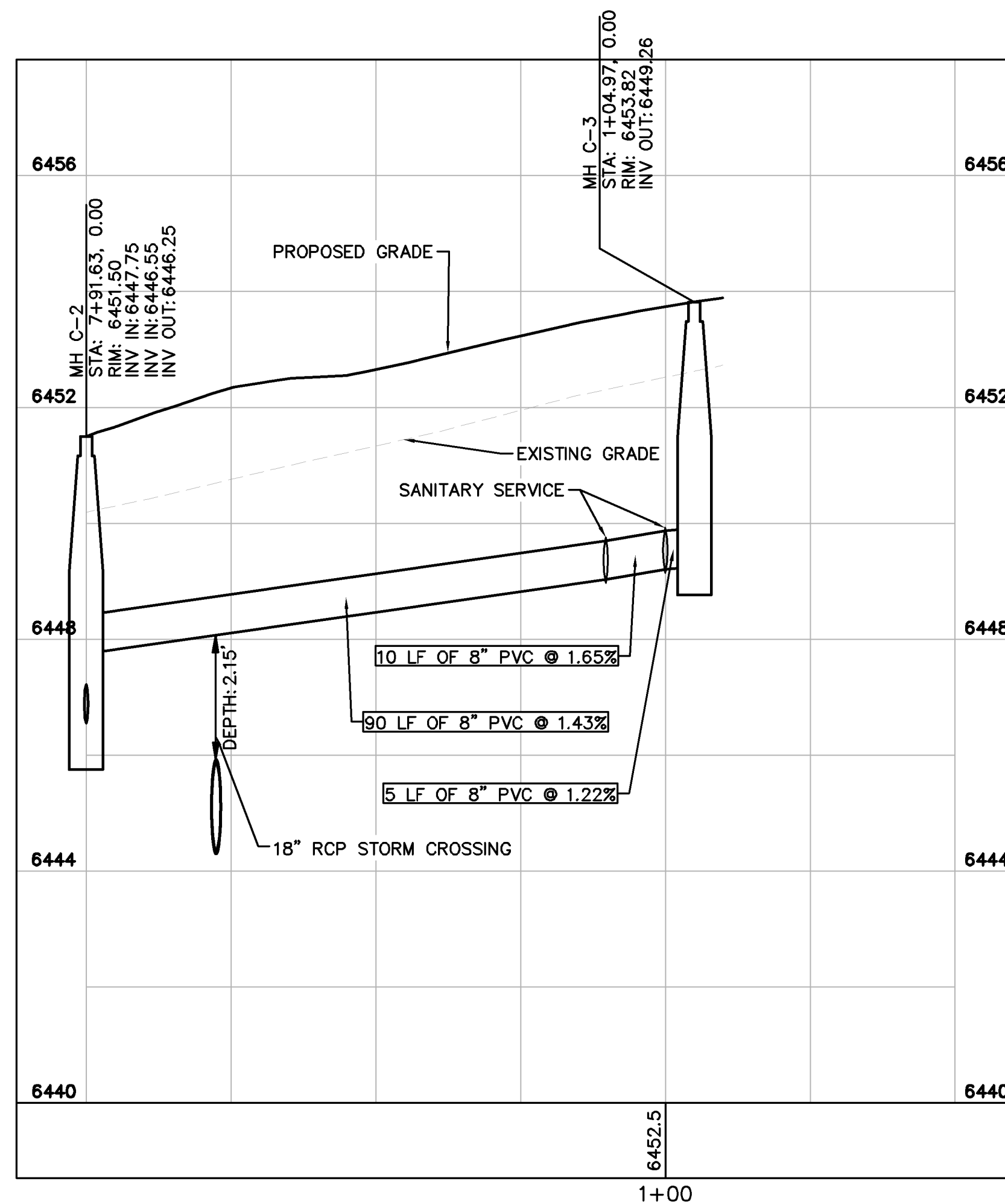
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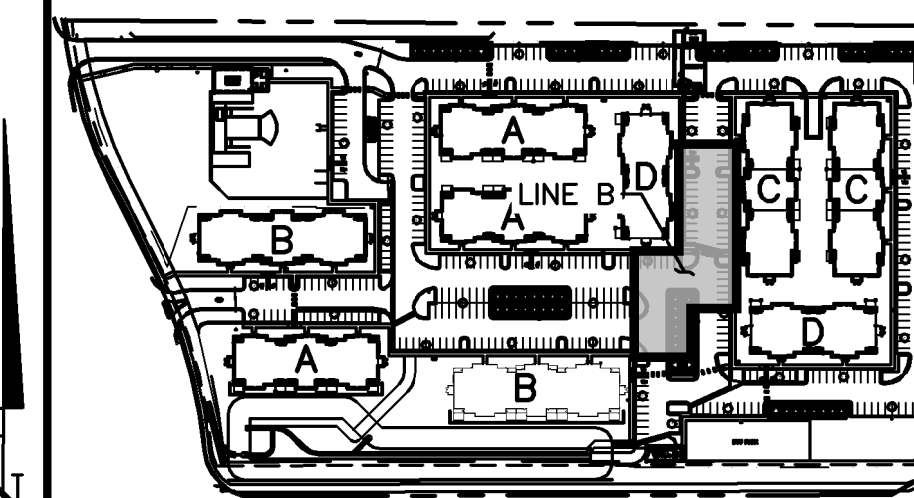
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SANITARY SEWER LINE B STA 0+00-1+50 PLAN VIEW



SANITARY SEWER LINE B STA 0+00-1+50 PROFILE VIEW



KEY MAP
NOT TO SCALE

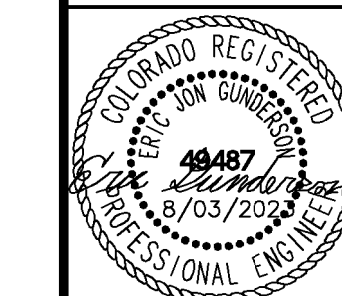
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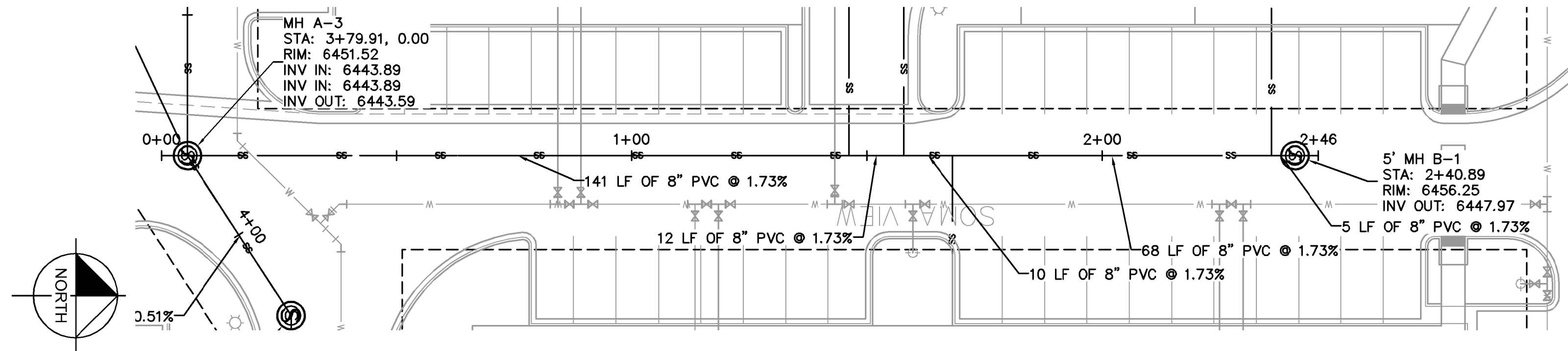
UPLAND FLATS BY WATERMARK
EL PASO COUNTY, COLORADO
UTILITY AND WATER SERVICE PLANS
SAN. SEWER PLAN & PROFILE LINE B



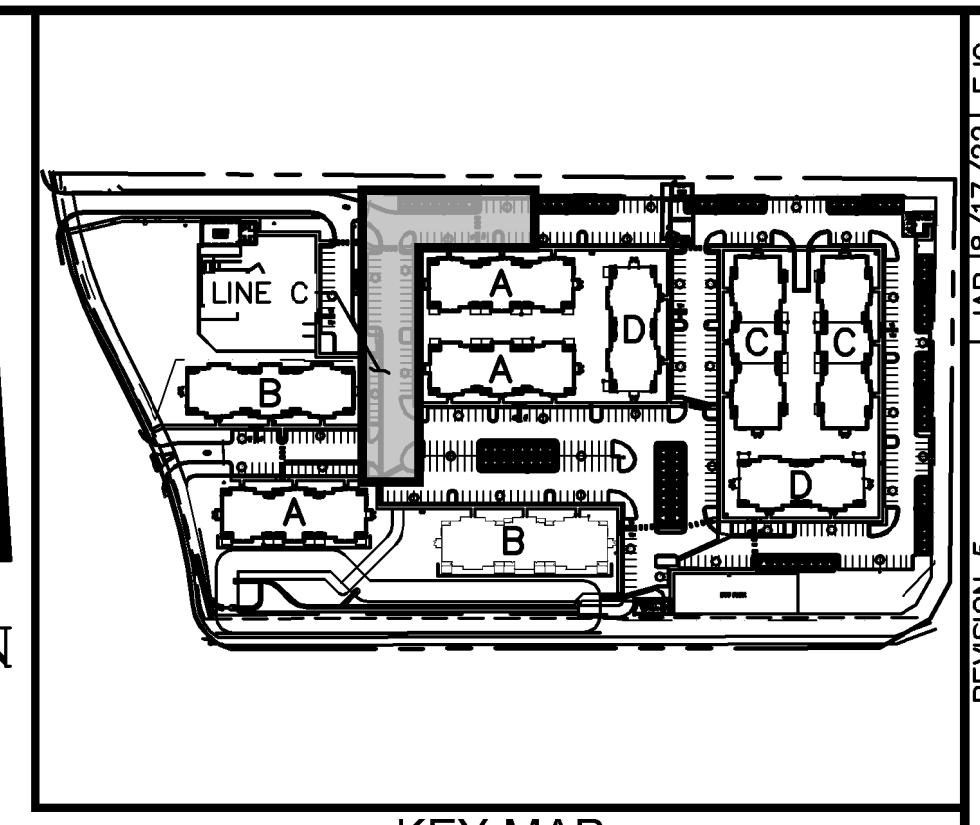
PROJECT NO.
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SHEET
C 617

- LEGEND:**
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 - - - EXISTING EASEMENT LINE
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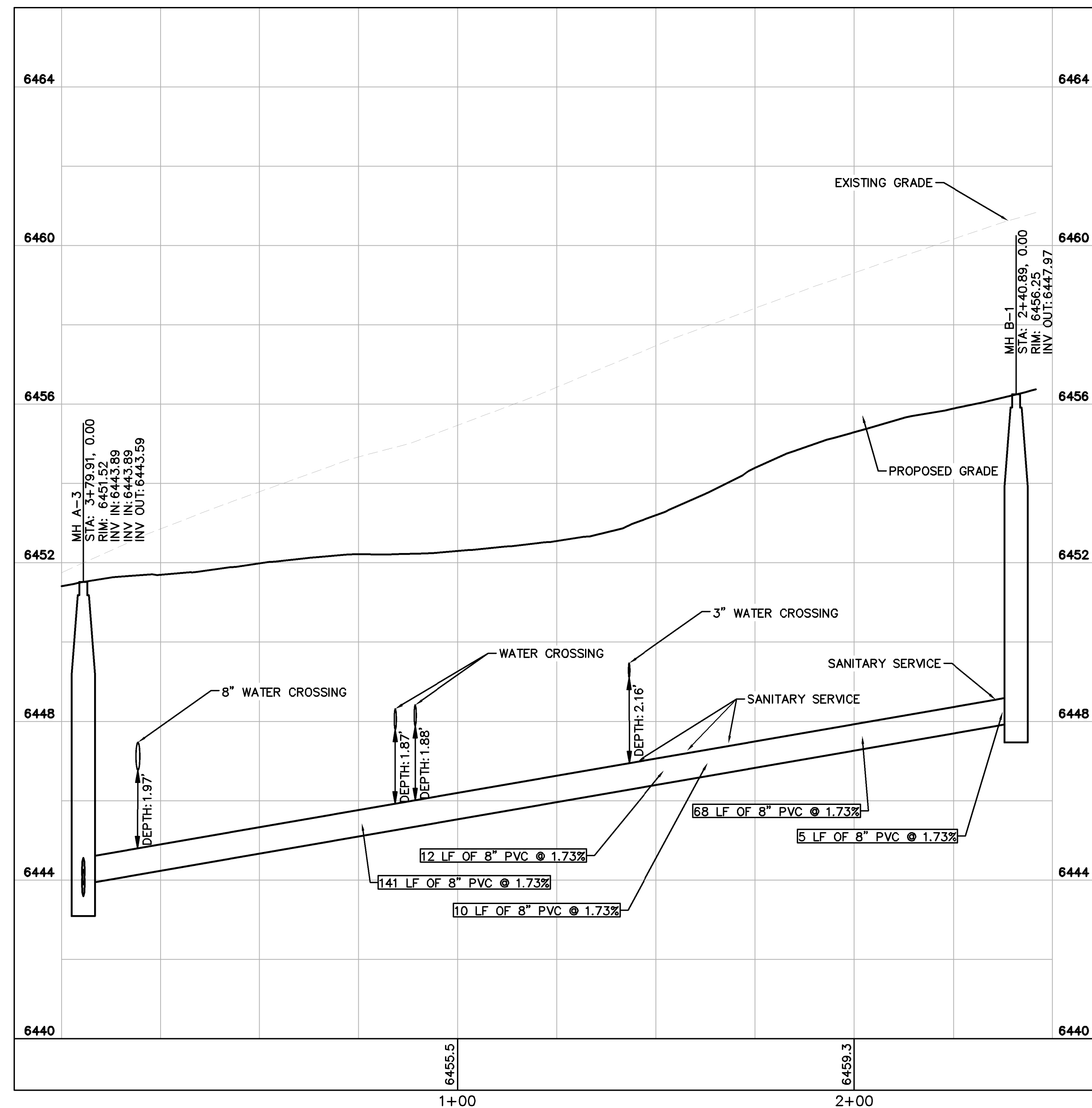
SANITARY SEWER LINE C STA 0+00-2+46 PLAN VIEW



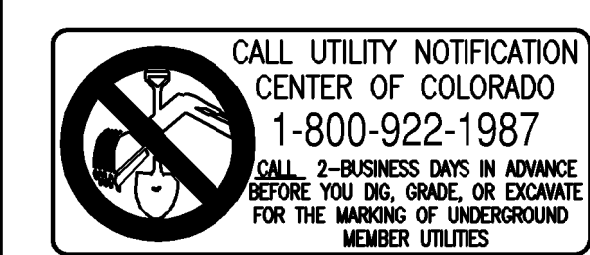
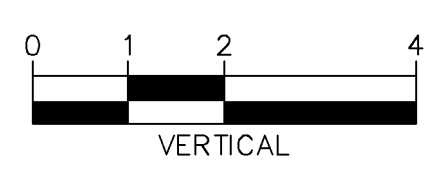
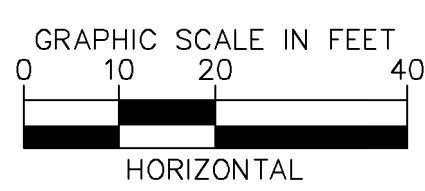
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SANITARY SEWER LINE C STA 0+00-3+00 PROFILE VIEW

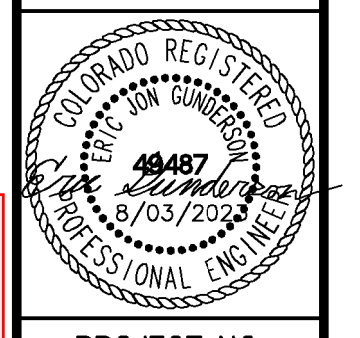


NO.	REVISION	DATE	BY	DATE	APPR.
7	REVISION 5	JAN 18/17/22	EJG		
6	REVISION 4	JAN 16/17/22	EJG		
5	REVISION 2	JAN 13/28/22	EJG		
4	REVISION 1	JAN 12/17/22	EJG		
3	ADDENDUM C	JAN 16/17	EJG		
2	ADDENDUM B	JAN 18/11	EJG		
1	SDP RESUBMITTAL	JAN 15/27	EJG		

Kimley-Horn
 2022 KIMLEY-HORN AND ASSOCIATES, INC.
 2 North Nevada Avenue Suite 300
 Colorado Springs, Colorado 80903 (719) 453-0180

DESIGNED BY: EJG
 DRAWN BY: JAR
 CHECKED BY: EJG
 DATE: 8/03/2023

UPLAND FLATS BY WATERMARK
 EL PASO COUNTY, COLORADO
 UTILITY AND WATER SERVICE PLANS
SAN. SEWER PLAN & PROFILE LINE C



RECORD DRAWING

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11/20/23
 ERIC GUNDERSON, PE

PROJECT NO.
096302009

SHEET
C 618

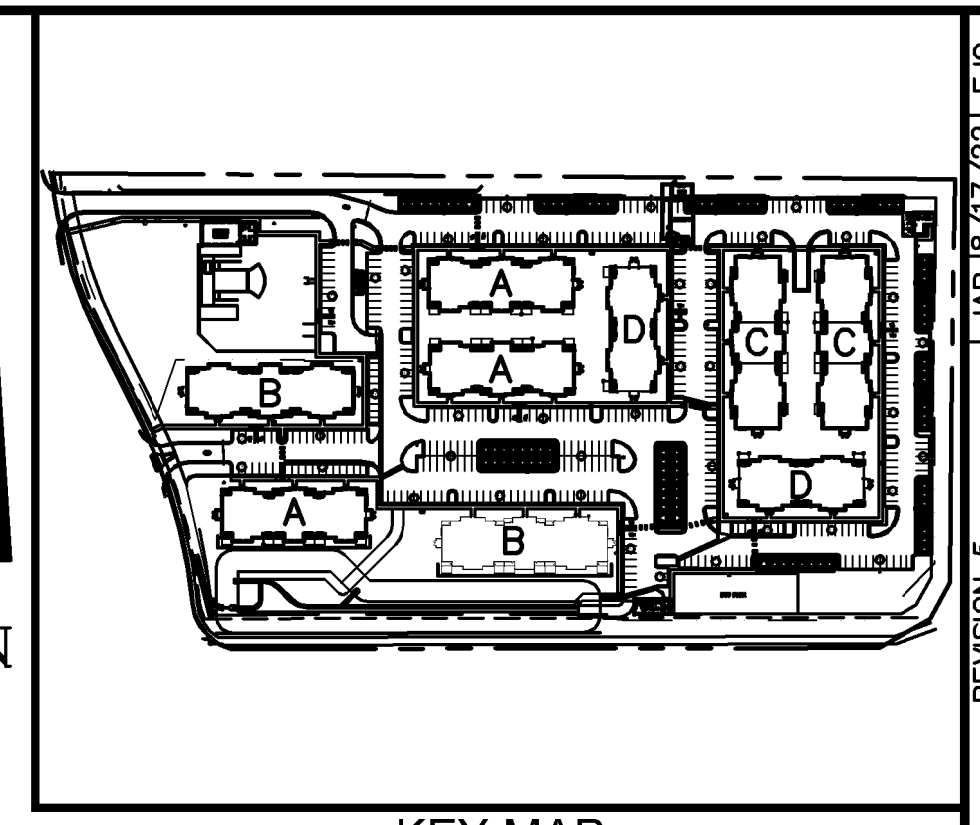
K:\DEN_Civil\096302009_Akers Drive\CADD\PlanSheets\CD\096302009 - CD_UT_SSPP.dwg Gunderson, Eric 11/16/2023 8:25 AM

- LEGEND:**
- PROPERTY LINE
 - - - - - EXISTING EASEMENT LINE
 - - - - - PROPOSED EASEMENT LINE
 - EXISTING STORM SEWER
 - PROPOSED STORM SEWER
 - EXISTING WATER LINE
 - PROPOSED WATER LINE
 - EXISTING FIRE HYDRANT
 - PROPOSED FIRE HYDRANT AND BOLLARD ASSEMBLY PER COA STD DETAIL 208
 - PROPOSED FIRE DEPARTMENT CONNECTION W/ APPROVED KNOX HARDWARE
 - EXISTING SANITARY SEWER
 - PROPOSED SANITARY SEWER
 - SANITARY SEWER MANHOLE
 - PROPOSED STORM MANHOLE
 - EXISTING STORM MANHOLE
 - PROPOSED CURB INLET
 - EXISTING CURB INLET
 - PROPOSED GRATE INLET
 - PROPOSED LANDSCAPE DRAIN
 - DAE DRAINAGE ACCESS EASEMENT
 - TOC TOP OF CURB

RECORD DRAWING

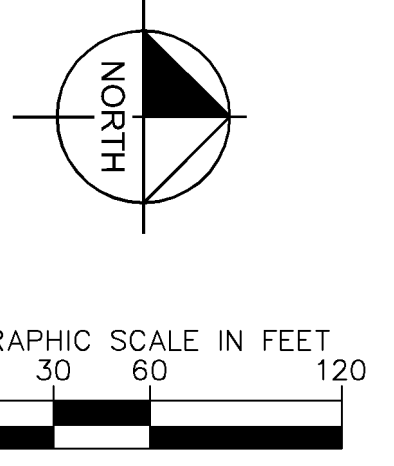
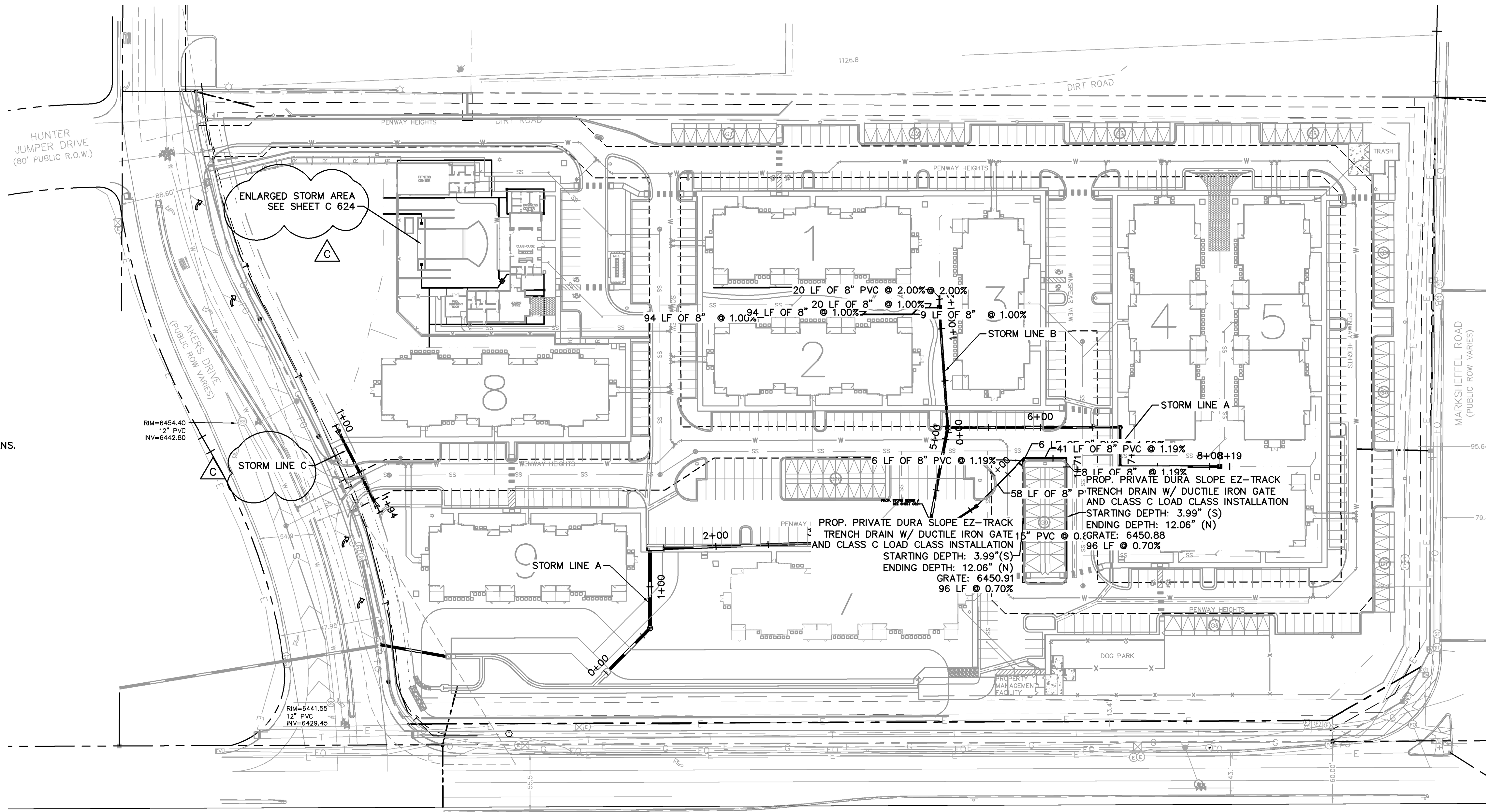
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811 Know what's below. Call before you dig.

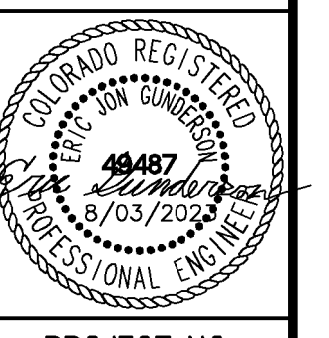
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DESIGNED BY: EJG
DRAWN BY: JAR
CHECKED BY: EJG
DATE: 8/03/2023

UPLAND FLATS BY WATERMARK
EL PASO COUNTY, COLORADO
UTILITY AND WATER SERVICE PLANS
OVERALL STORM PLAN

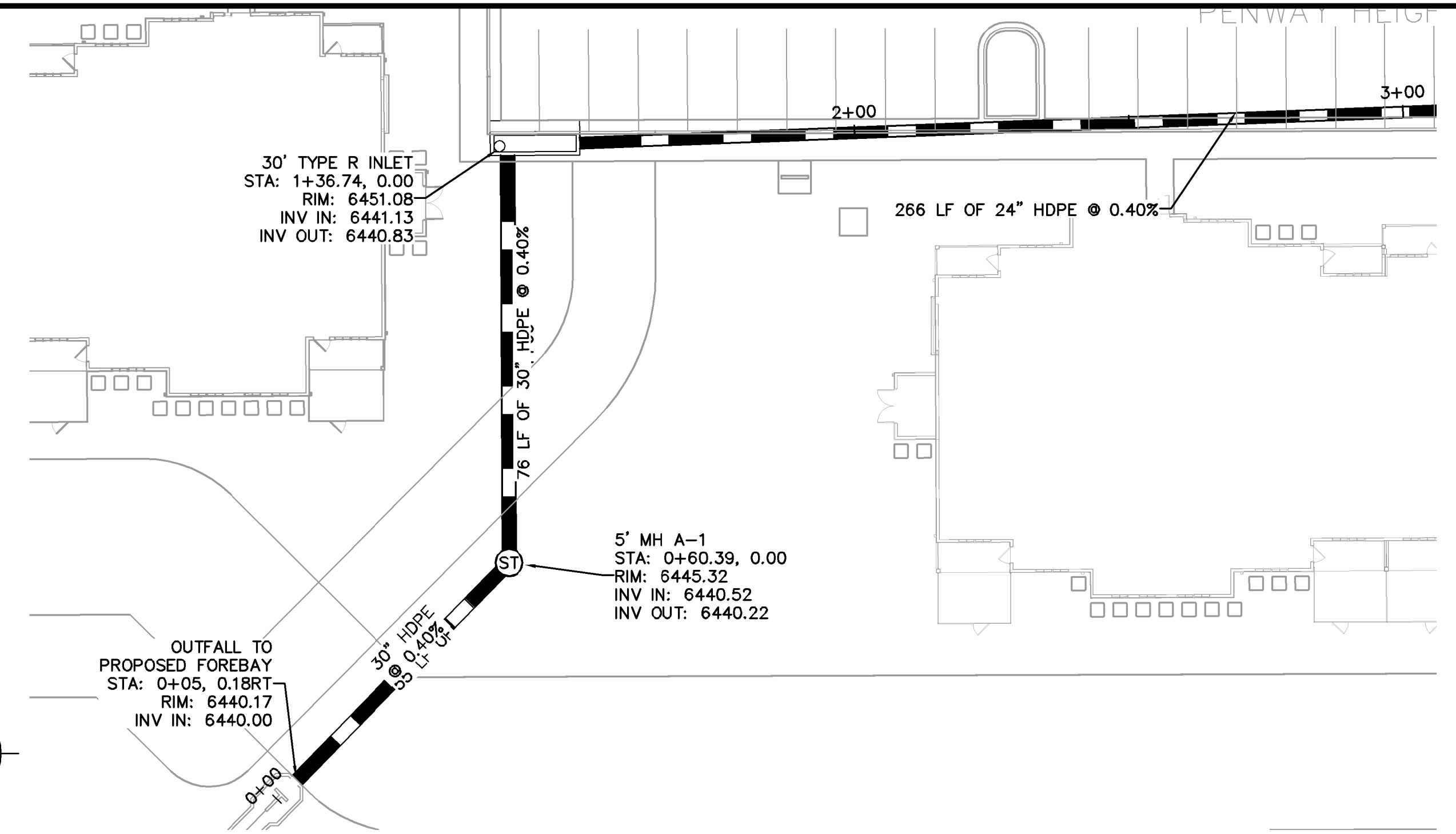
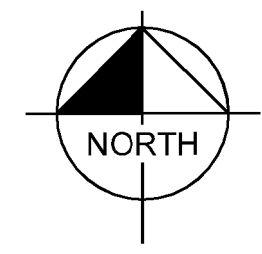


PROJECT NO. 096302009
SHEET C 619

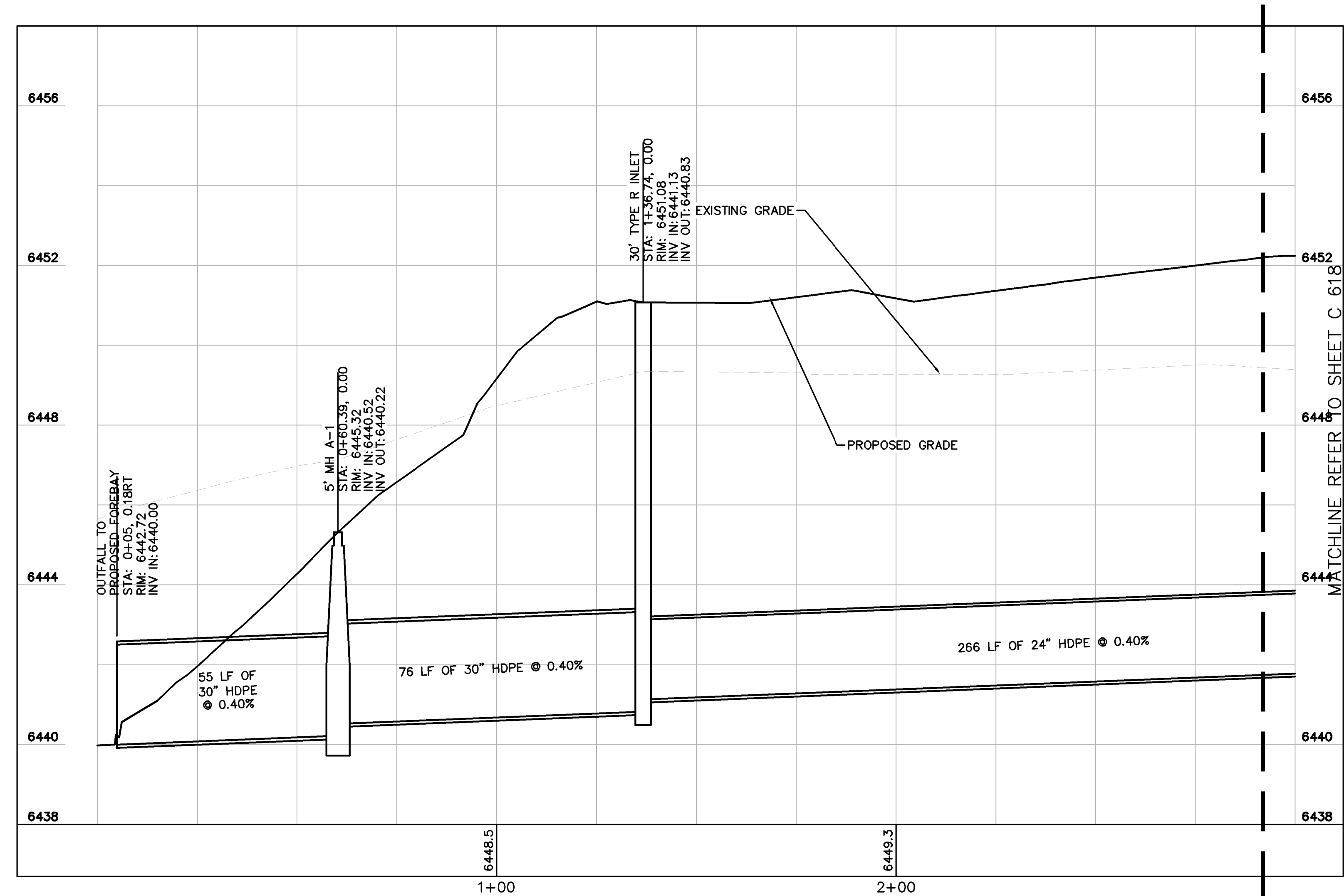
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 - EXISTING CURB INLET
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 - PROPOSED LANDSCAPE DRAIN
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 - TOC TOP OF CURB

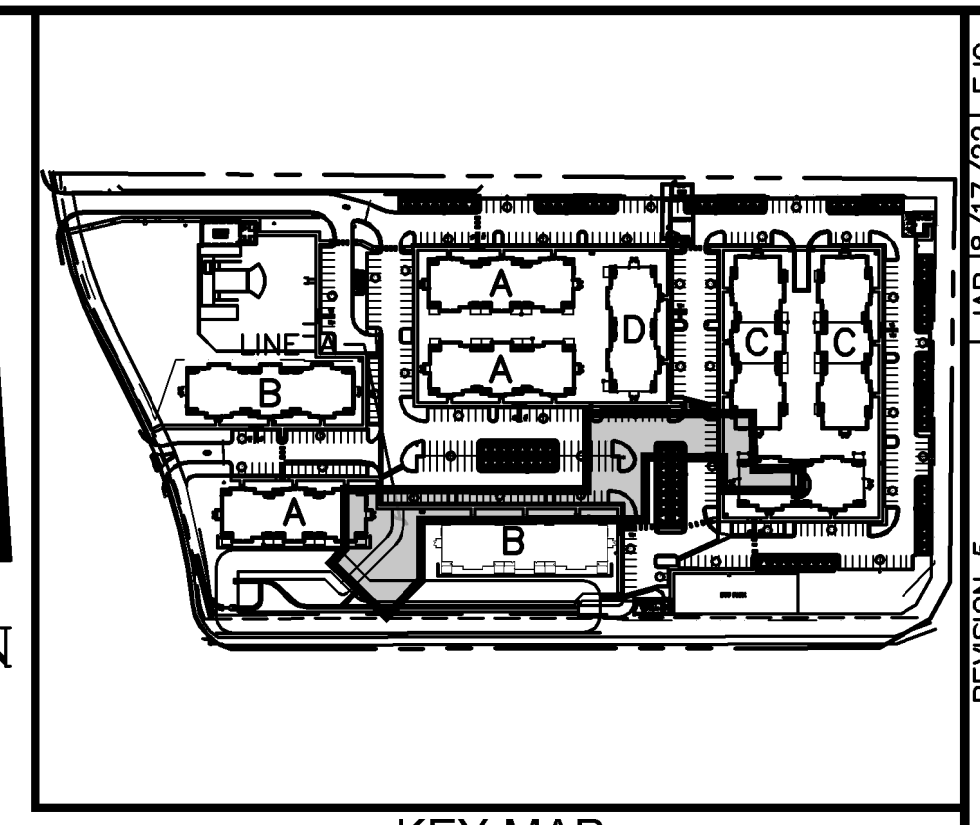
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STORM SEWER LINE A STA 0+00-3+00 PLAN VIEW



STORM SEWER LINE A STA 0+00-3+00 PROFILE VIEW



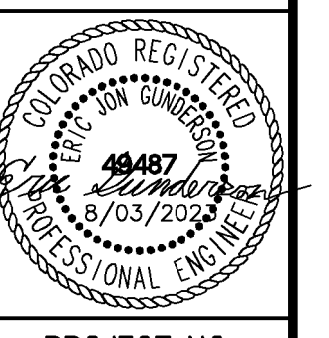
KEY MAP NOT TO SCALE

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UPLAND FLATS BY WATERMARK
 EL PASO COUNTY, COLORADO
 UTILITY AND WATER SERVICE PLANS
STORM SEWER PLAN & PROFILE LINE A



PROJECT NO.
096302009
 SHEET
C 620

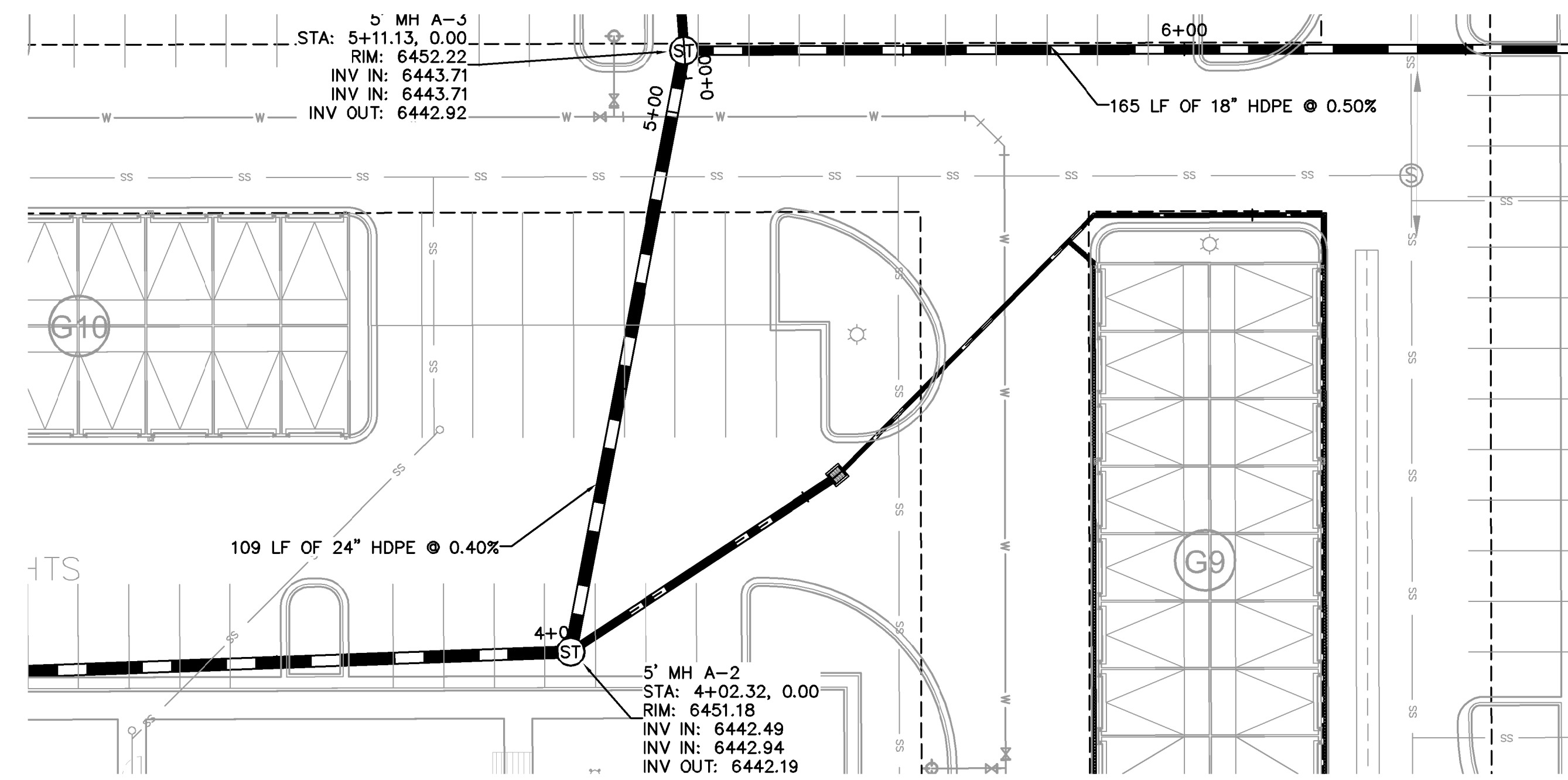
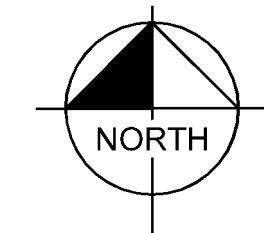
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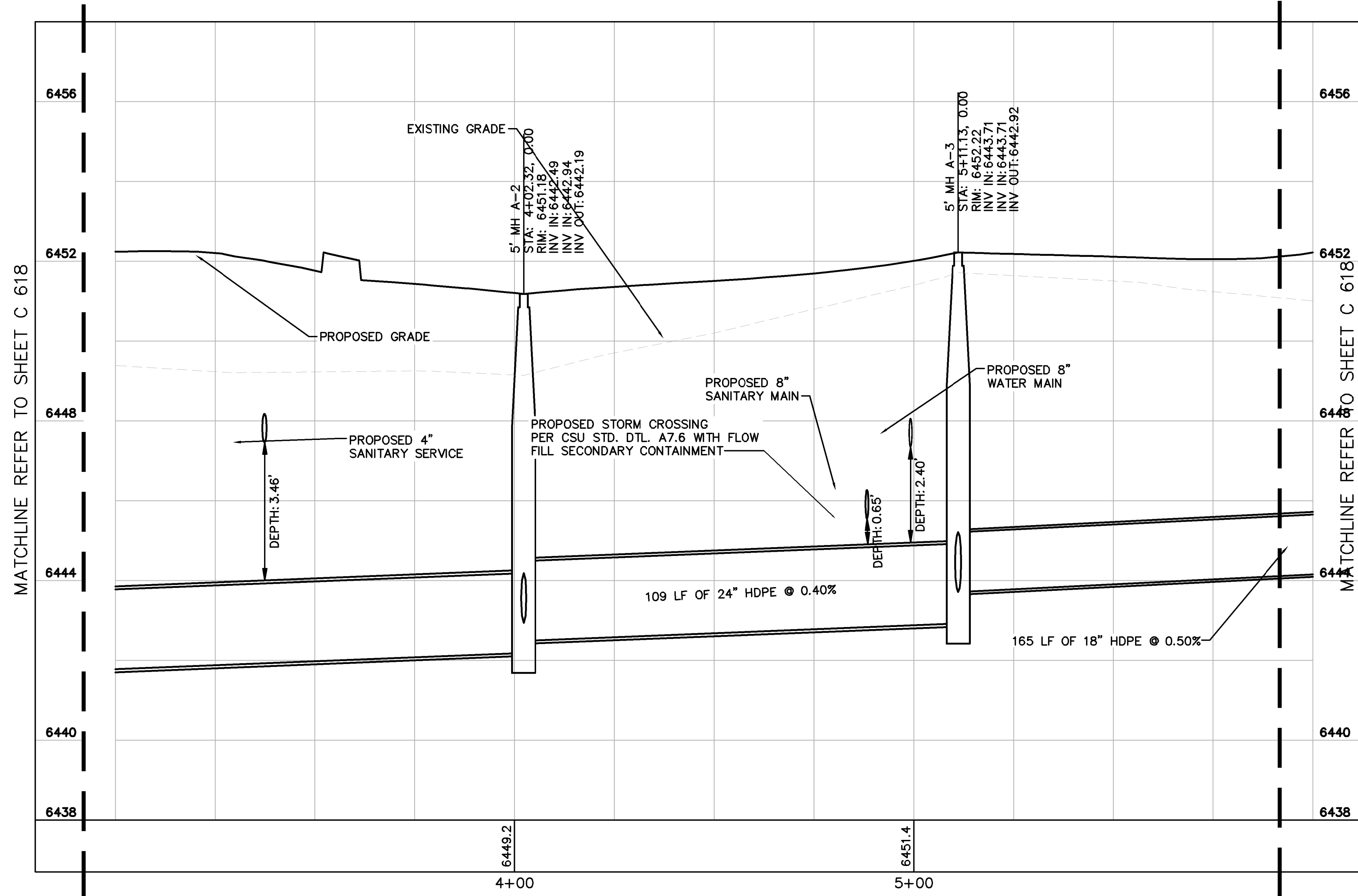
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GRAPHIC SCALE IN FEET
 HORIZONTAL: 0 10 20 40
 VERTICAL: 0 1 2 4

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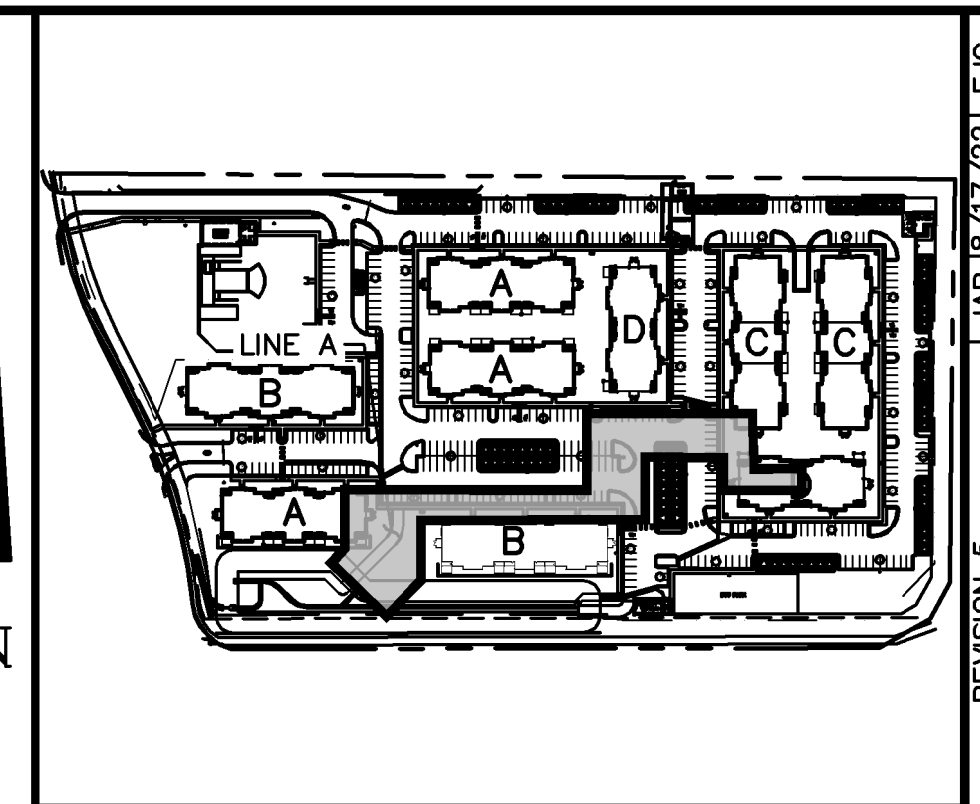


STORM SEWER LINE A STA 3+00-6+00 PLAN VIEW



STORM SEWER LINE A STA 3+00-6+00 PROFILE VIEW

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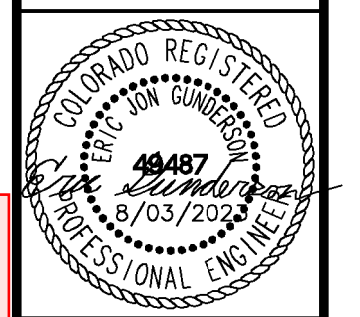
KEY MAP NOT TO SCALE

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UPLAND FLATS BY WATERMARK
 EL PASO COUNTY, COLORADO
 UTILITY AND WATER SERVICE PLANS
 STORM PLAN AND PROFILE LINE A



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PROJECT NO.
096302009

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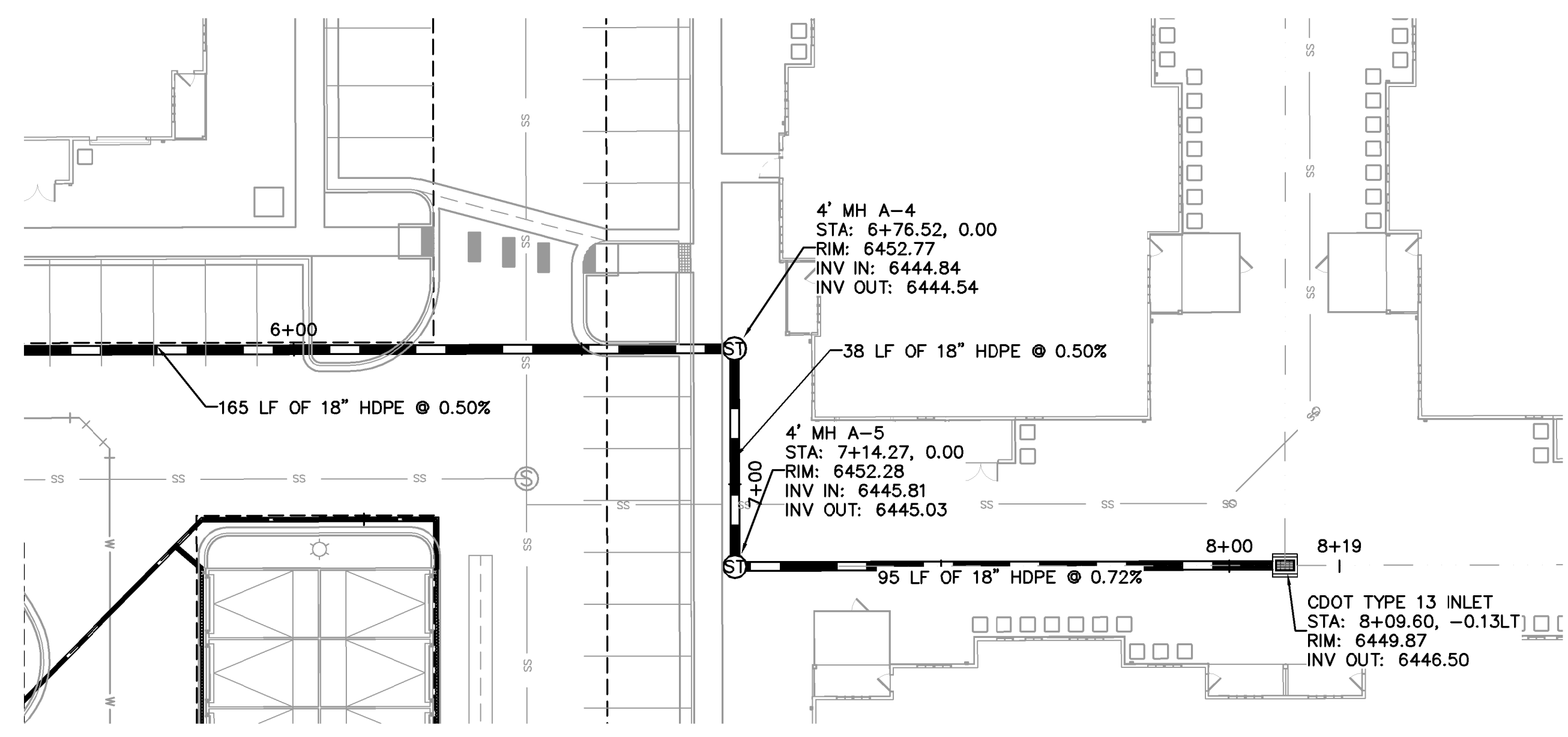
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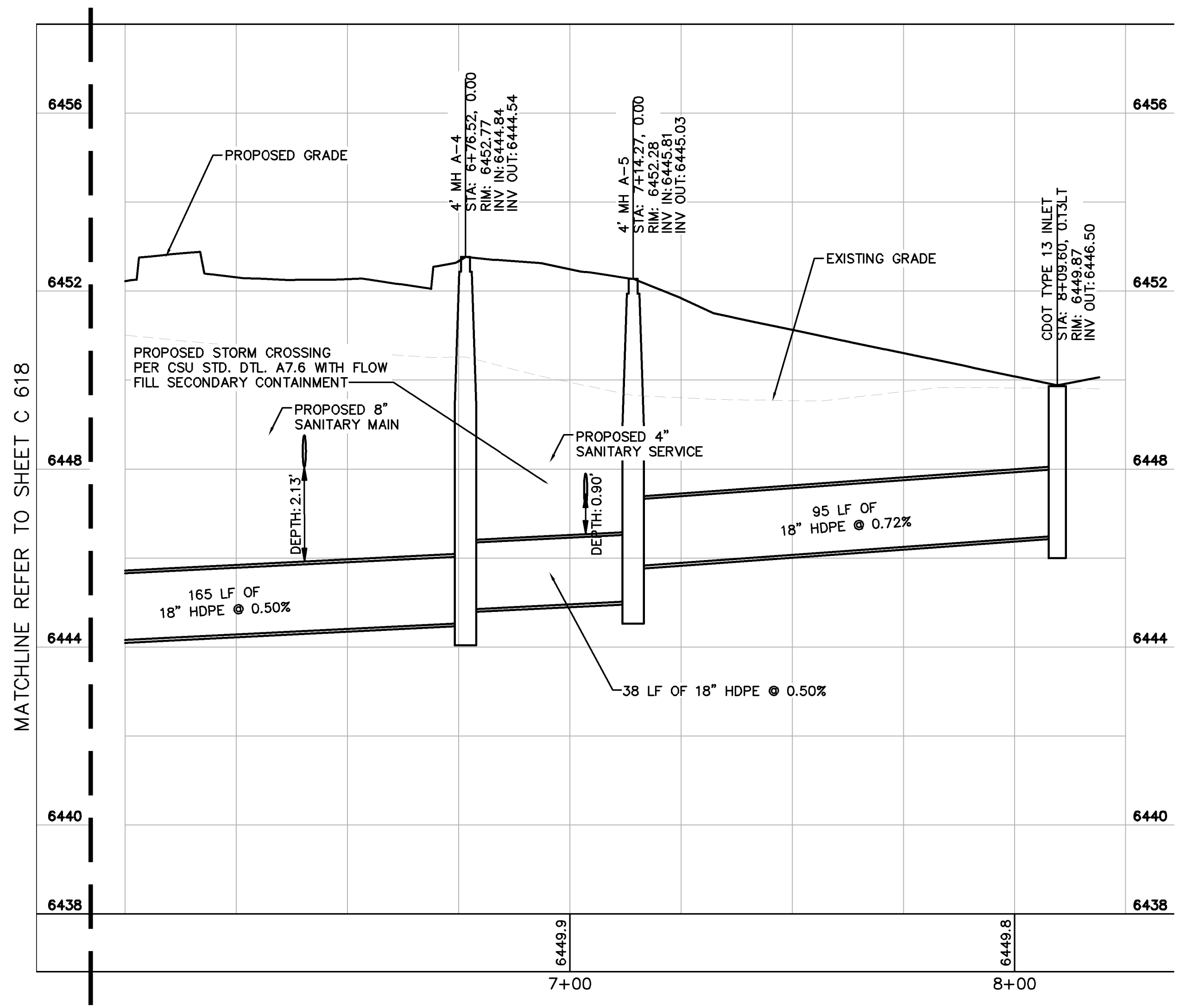
GRAPHIC SCALE IN FEET
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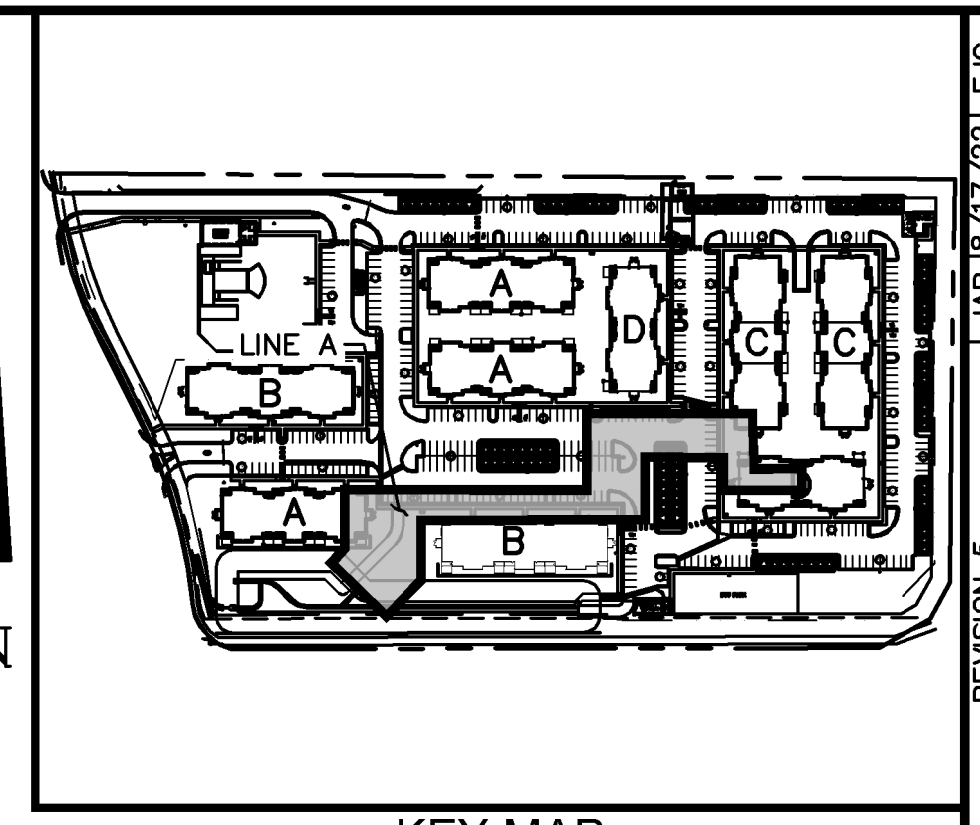
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STORM SEWER LINE A STA 6+00-7+90 PLAN VIEW



STORM SEWER LINE A STA 6+00-8+25 PROFILE VIEW



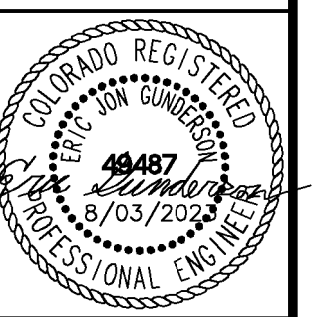
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UPLAND FLATS BY WATERMARK
 EL PASO COUNTY, COLORADO
 UTILITY AND WATER SERVICE PLANS
 STORM PLAN AND PROFILE LINE A



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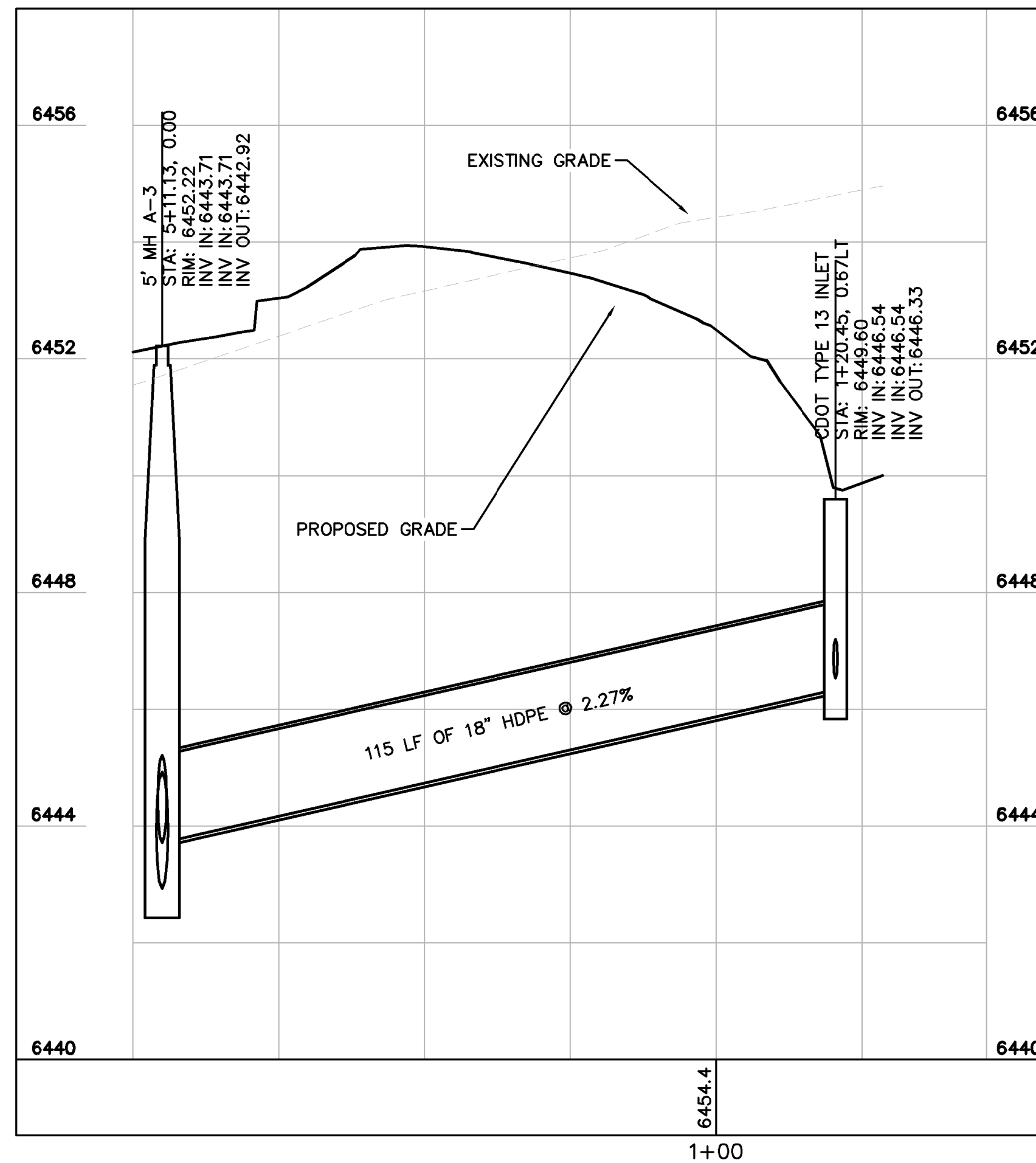
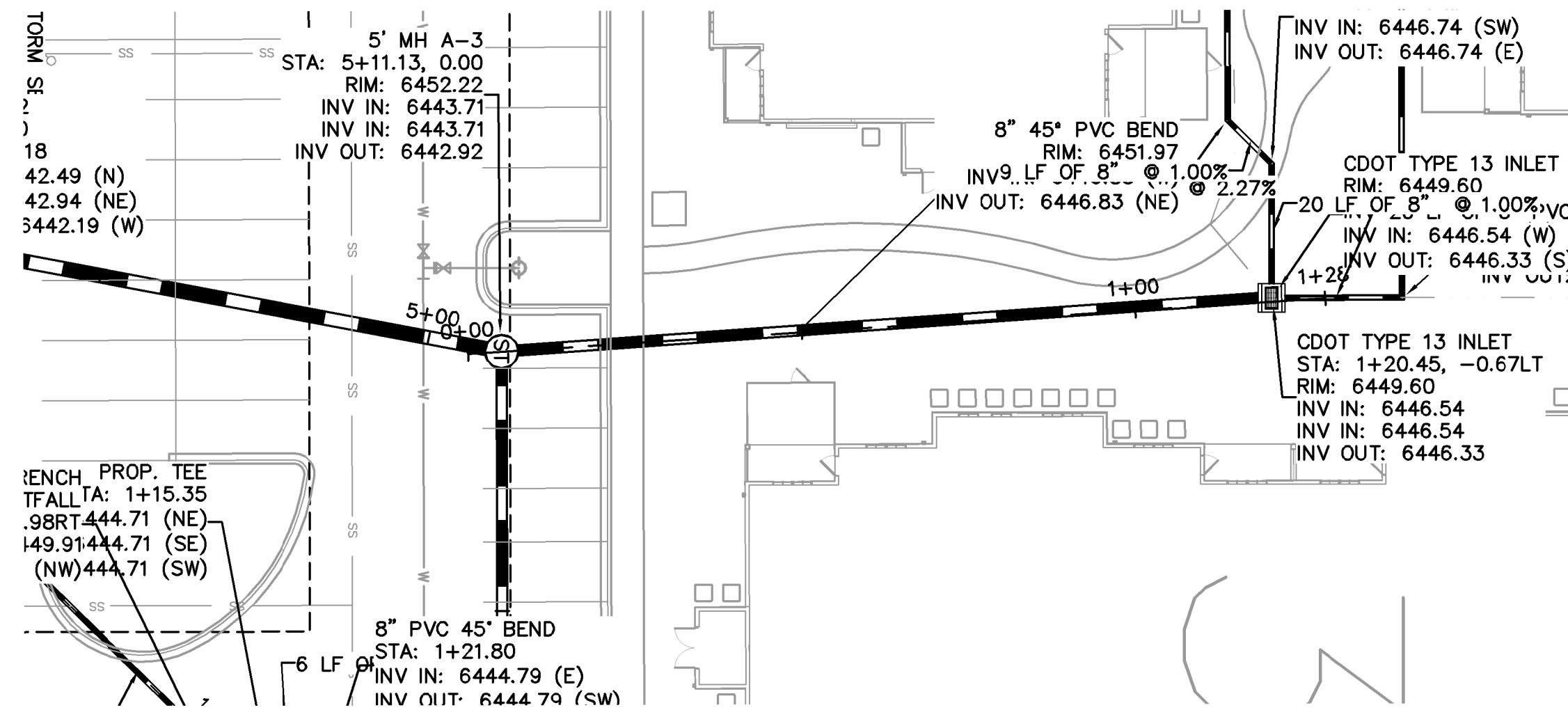
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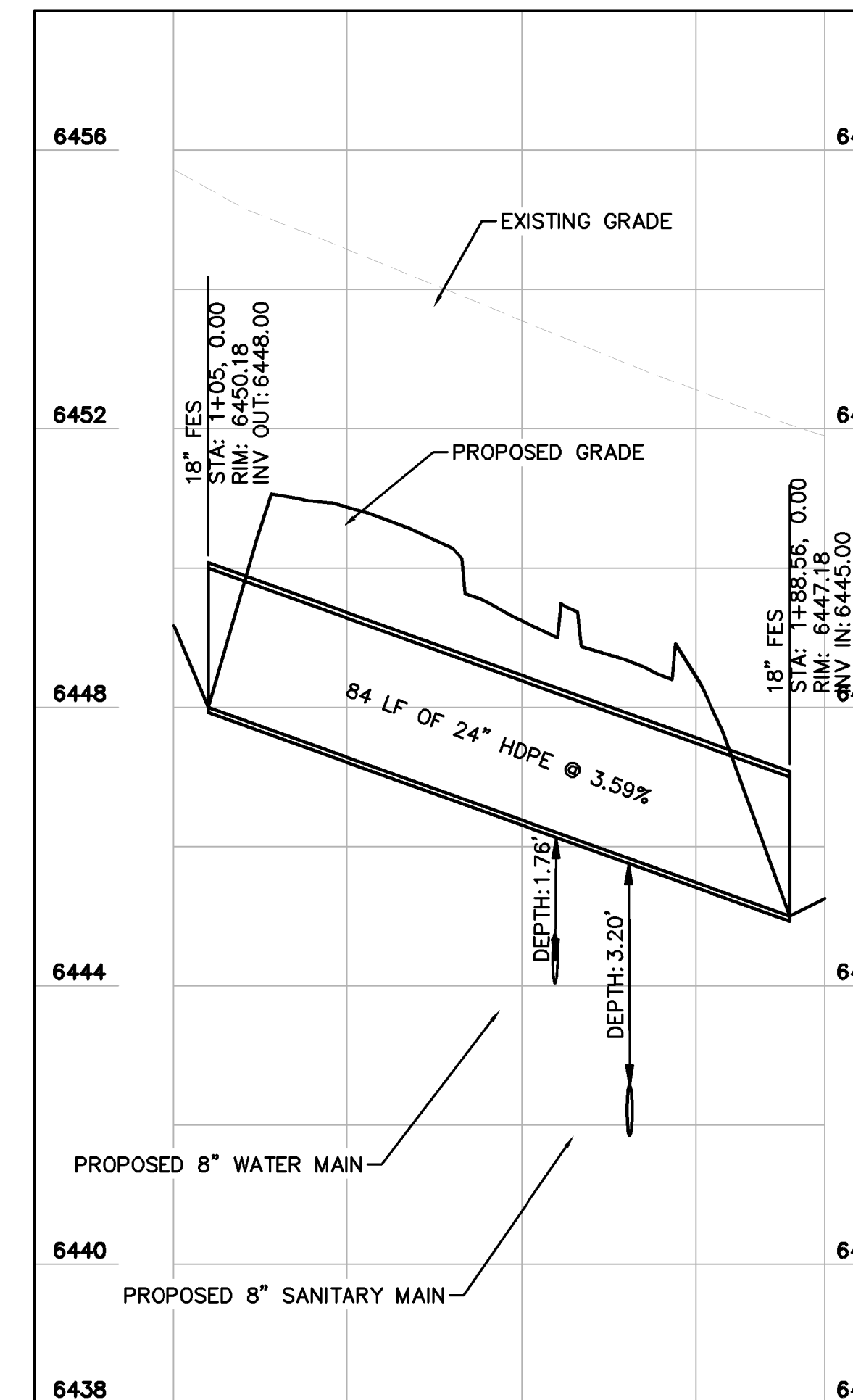
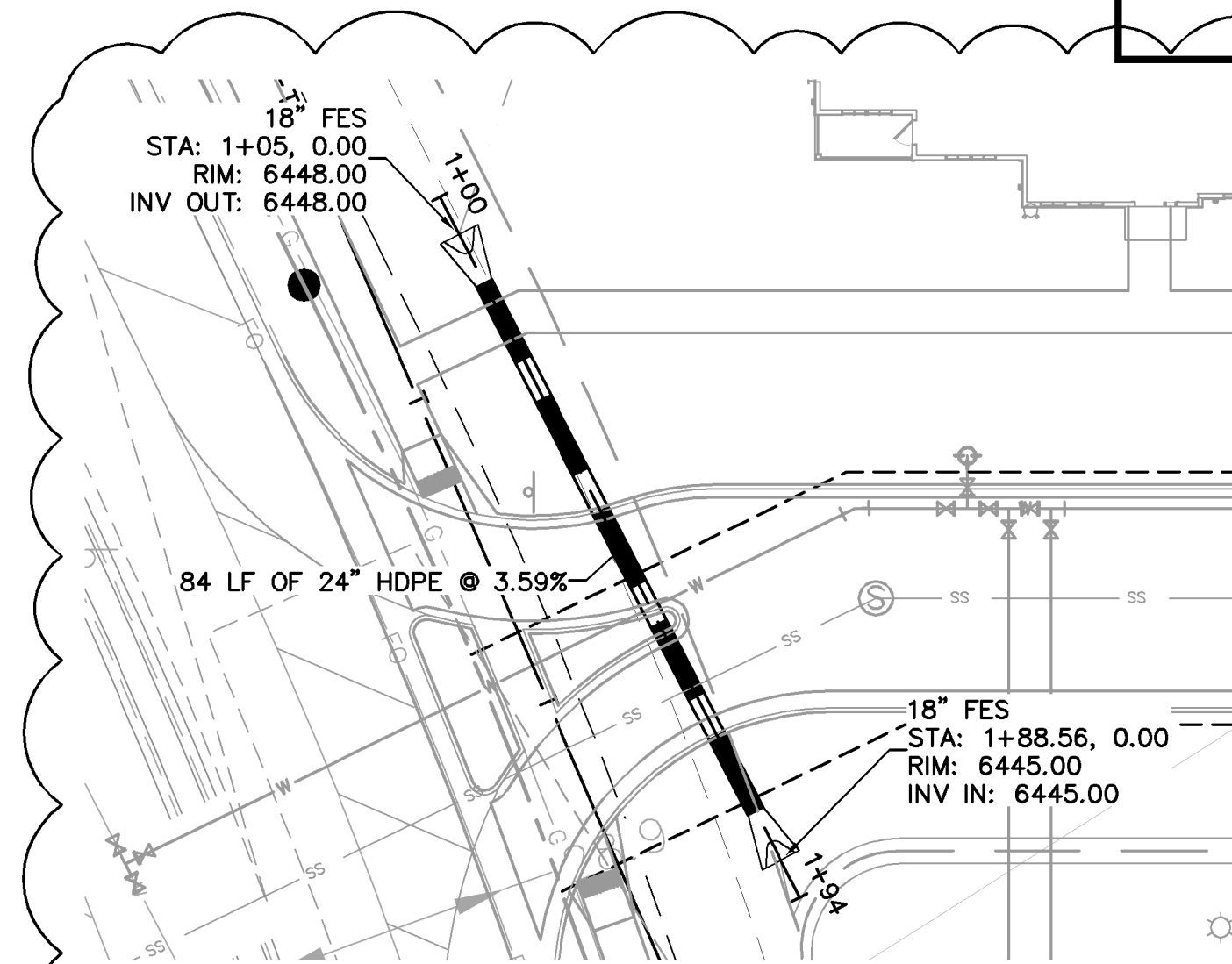
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STORM SEWER LINE B STA 0+00-1+40 PROFILE VIEW



STORM SEWER LINE C STA 0+00-1+94 PROFILE VIEW

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 - CONTRACTOR SHALL MODIFY STANDARD INLET STRUCTURE DIMENSIONS AND STRUCTURAL COMPONENTS TO ACCOMMODATE ASSOCIATED ENTRY AND OUTLET PIPES.
 - ALL STORM SEWER MAINS PIPE, INLETS AND MANHOLES ARE PRIVATELY OWNED AND MAINTAINED BY THE OWNER UP UNTIL THE PUBLIC CONNECTION POINT, UNLESS OTHERWISE NOTED ON THE PLANS.
 - ALL CURB INLET STATIONS ARE BASED ON THE MIDPOINT OF THE CURB INLET AT THE FLOWLINE.
 - ALL CURB INLET TOC ELEVATIONS AND STATIONING ARE BASED ON THE MIDPOINT OF THE CURB INLET AT FLOWLINE.
 - ALL STORM SEWER PIPE 12" AND GREATER SHALL BE HDPE UNLESS OTHERWISE NOTED.
 - ALL PRIVATE LANDSCAPE DRAINS SHALL BE NYOLOPLAST TYPE OR APPROVED EQUIVALENT. RE: UTILITY DETAILS FOR NYOLOPLAST DETAILED DRAWINGS.
 - CONTRACTOR SHALL VERIFY LOCATIONS AND ELEVATIONS OF EXISTING STORM SEWER AT ALL CONNECTION POINTS AND NOTIFY ENGINEER OF ANY DISCREPANCIES PRIOR TO CONSTRUCTION.
 - CONTRACTOR TO MODIFY EXISTING MANHOLE RIM ELEVATIONS TO MATCH PROPOSED FINISH GRADE AS NECESSARY.

RECORD DRAWING

THIS DRAWING HAS BEEN REVISED TO SHOW THOSE CHANGES DURING THE CONSTRUCTION PROCESS REPORTED BY THE CONTRACTOR TO KIMLEY-HORN AND ASSOCIATES, INC. THIS DRAWING IS NOT GUARANTEED TO BE "AS BUILT" BUT IS BASED ON THE INFORMATION MADE AVAILABLE.

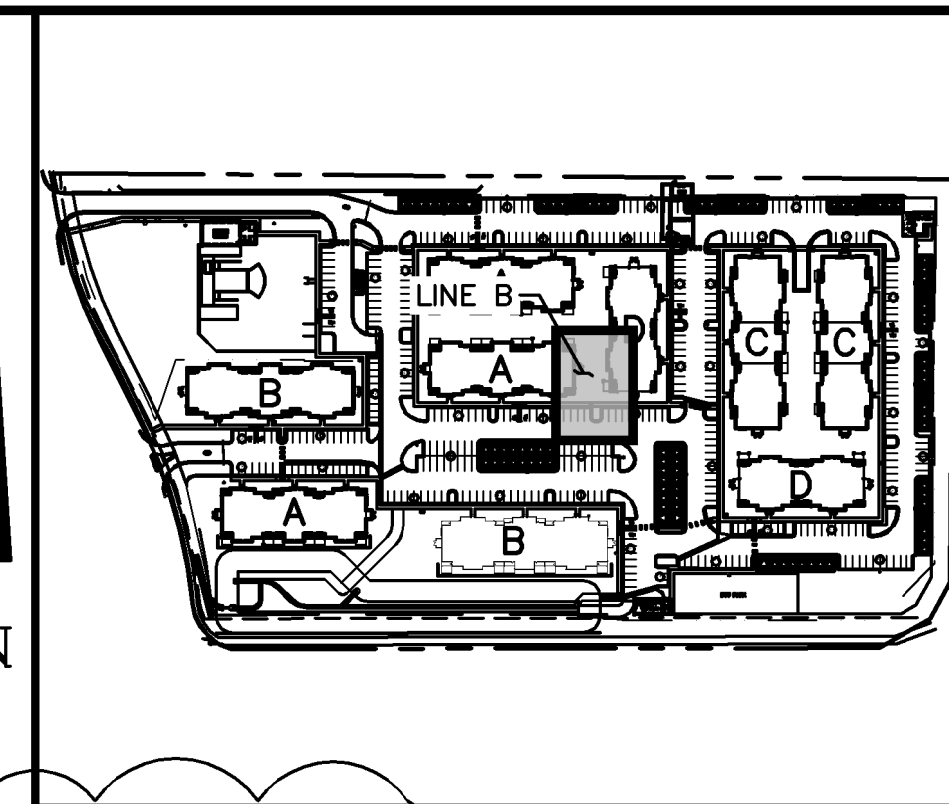
11/20/23
ERIC GUNDERSON, PE

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

GRAPHIC SCALE IN FEET
HORIZONTAL

GRAPHIC SCALE IN FEET
VERTICAL

CALL UTILITY NOTIFICATION CENTER OF COLORADO 1-800-922-1987
CALL 2-BUSINESS DAYS IN ADVANCE BEFORE YOU DIG, GRADE, OR EXCAVATE FOR THE MARKING OF UNDERGROUND MEMBER UTILITIES



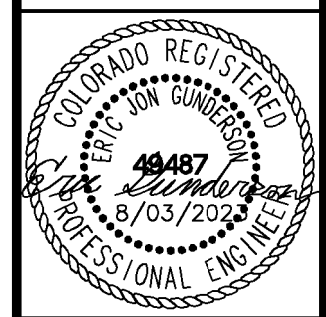
NO.	REVISION	DATE	BY	APPR.
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6	REVISION 4	JAN 16/17/22	EJG	
5	REVISION 2	JAN 13/28/22	EJG	
4	REVISION 1	JAN 12/17/22	EJG	
3	ADDENDUM C	JAN 9/17	EJG	
2	ADDENDUM B	JAN 8/11	EJG	
1	SDP RESUBMITTAL	JAN 5/27	EJG	

Kimley-Horn

2022 KIMLEY-HORN AND ASSOCIATES, INC.
2 North Nevada Avenue Suite 300
Colorado Springs, Colorado 80903 (719) 453-0180

DESIGNED BY: EJG
DRAWN BY: JAR
CHECKED BY: EJG
DATE: 8/03/2023

UPLAND FLATS BY WATERMARK
EL PASO COUNTY, COLORADO
UTILITY AND WATER SERVICE PLANS
STORM PLAN AND PROFILE LINE B & C



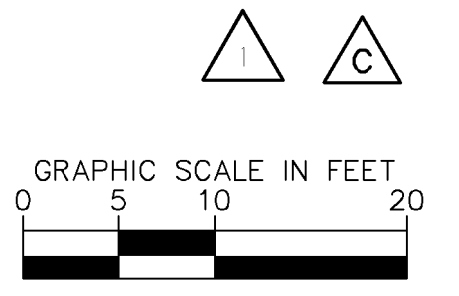
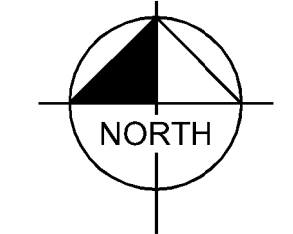
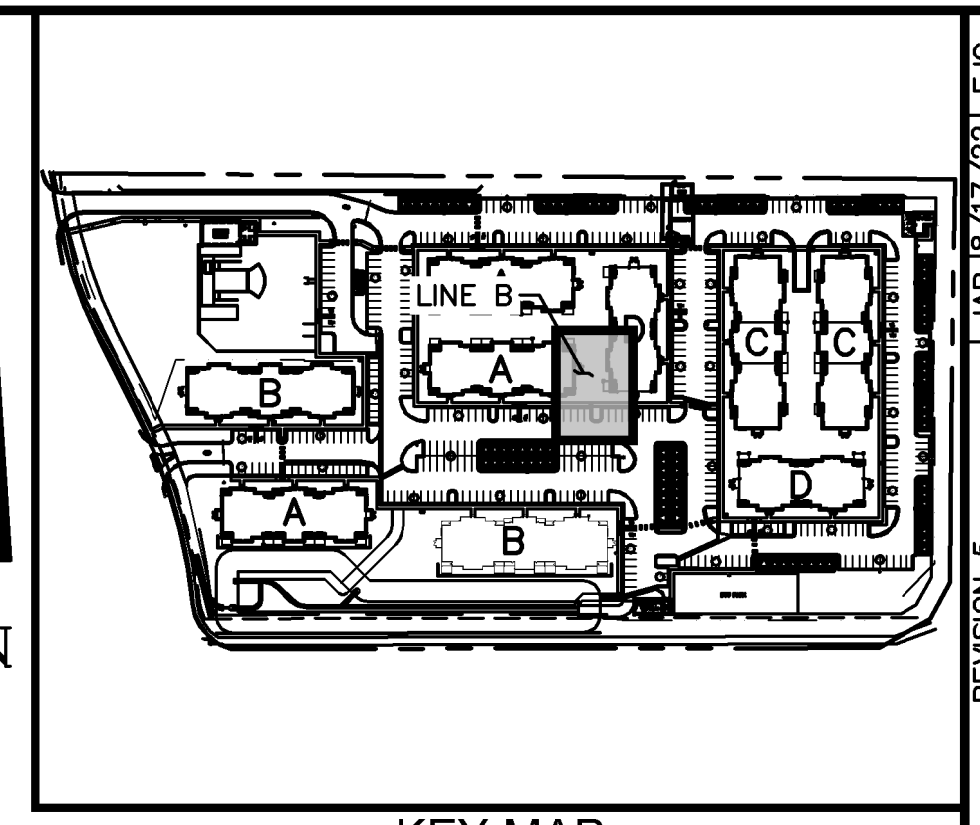
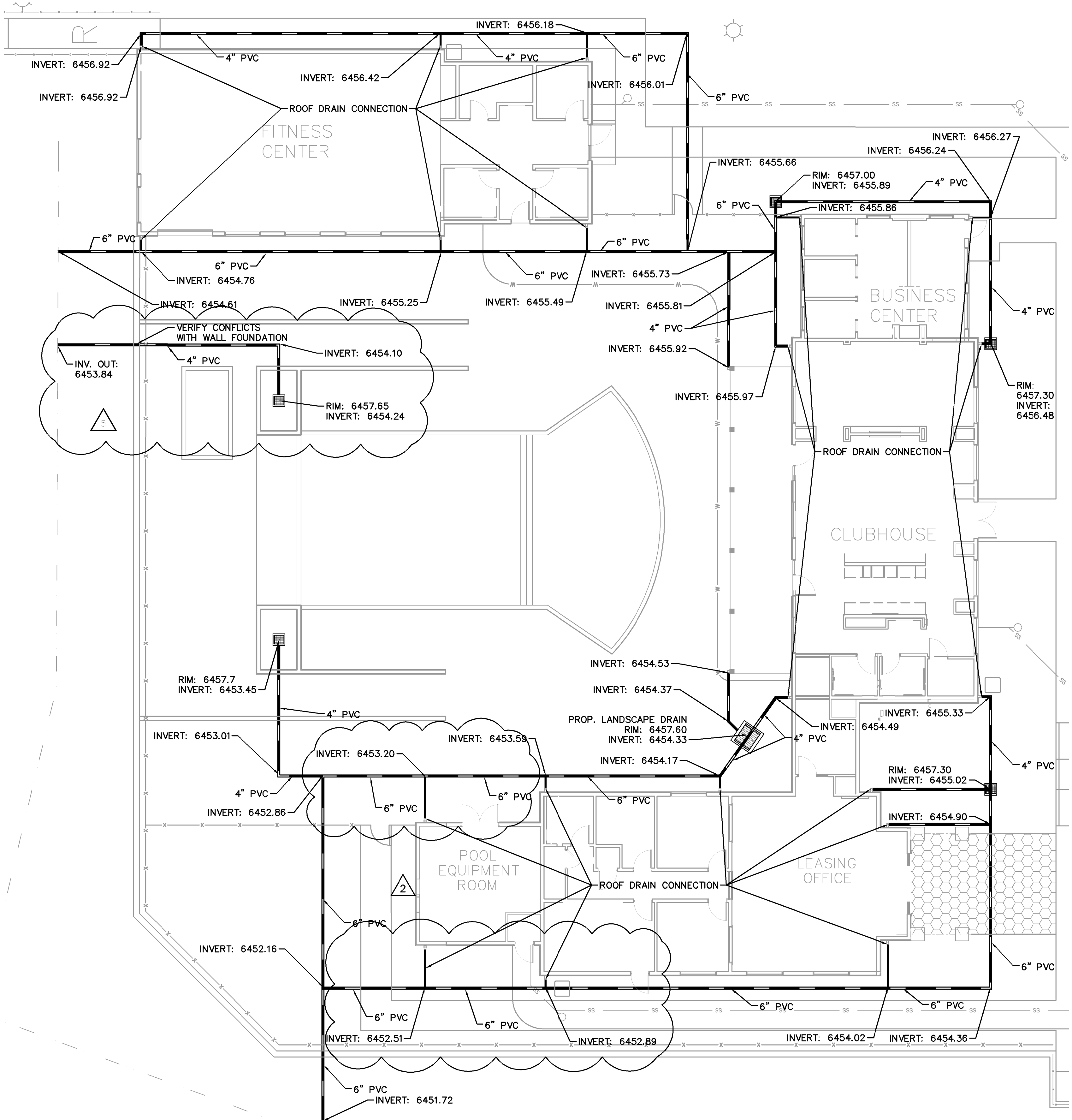
PROJECT NO.
096302009

SHEET
C 623

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- LEGEND:**
- PROPERTY LINE
 - - - - - EXISTING EASEMENT LINE
 - - - - - PROPOSED EASEMENT LINE
 - EXISTING STORM SEWER
 - PROPOSED STORM SEWER
 - EXISTING WATER LINE
 - PROPOSED WATER LINE
 - EXISTING FIRE HYDRANT
 - PROPOSED FIRE HYDRANT AND BOLLARD ASSEMBLY PER COA STD DETAIL 208
 - PROPOSED FIRE DEPARTMENT CONNECTION W/ APPROVED KNOX HARDWARE
 - EXISTING SANITARY SEWER
 - PROPOSED SANITARY SEWER
 - SANITARY SEWER MANHOLE
 - ⊕ PROPOSED STORM MANHOLE
 - EXISTING STORM MANHOLE
 - ▣ PROPOSED CURB INLET
 - ▣ EXISTING CURB INLET
 - ▣ PROPOSED GRATE INLET
 - ⊕ PROPOSED LANDSCAPE DRAIN
 - DAE DRAINAGE ACCESS EASEMENT
 - TOC TOP OF CURB

- STORM SEWER NOTES**
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 8. CONTRACTOR SHALL VERIFY LOCATIONS AND ELEVATIONS OF EXISTING STORM SEWER AT ALL CONNECTION POINTS AND NOTIFY ENGINEER OF ANY DISCREPANCIES PRIOR TO CONSTRUCTION.
 9. CONTRACTOR TO MODIFY EXISTING MANHOLE RIM ELEVATIONS TO MATCH PROPOSED FINISH GRADE AS NECESSARY.
 10. ALL INLETS IN THIS AREA TO BE 6" SPEED-E BASINS.



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

CALL UTILITY NOTIFICATION CENTER OF COLORADO 1-800-922-1887

CALL 2-BUSINESS DAYS IN ADVANCE BEFORE YOU DIG, GRADE, OR EXCAVATE FOR THE MARKING OF UNDERGROUND MEMBER UTILITIES.

RECORD DRAWING

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11/20/23
ERIC GUNDERSON, PE

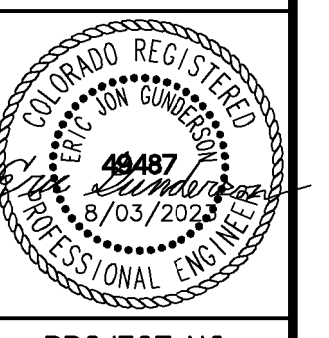
NO.	REVISION	DATE	BY	DATE	APPR.
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1	SDP RESUBMITTAL	JAN 5/27	EJG		

Kimley»Horn

2022 KIMLEY-HORN AND ASSOCIATES, INC.
2 North Nevada Avenue Suite 300
Colorado Springs, Colorado 80903 (719) 453-0180

DESIGNED BY: EJG
DRAWN BY: JAR
CHECKED BY: EJG
DATE: 8/03/2023

UPLAND FLATS BY WATERMARK
EL PASO COUNTY, COLORADO
UTILITY AND WATER SERVICE PLANS
AMENITY SPACE STORM SEWER

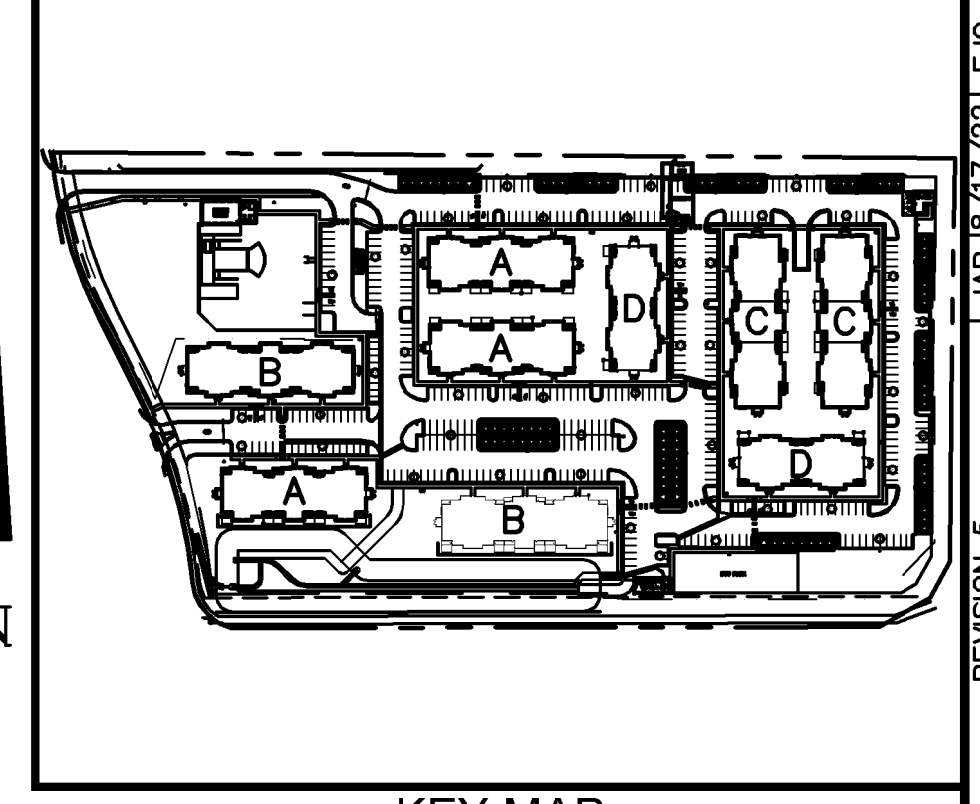
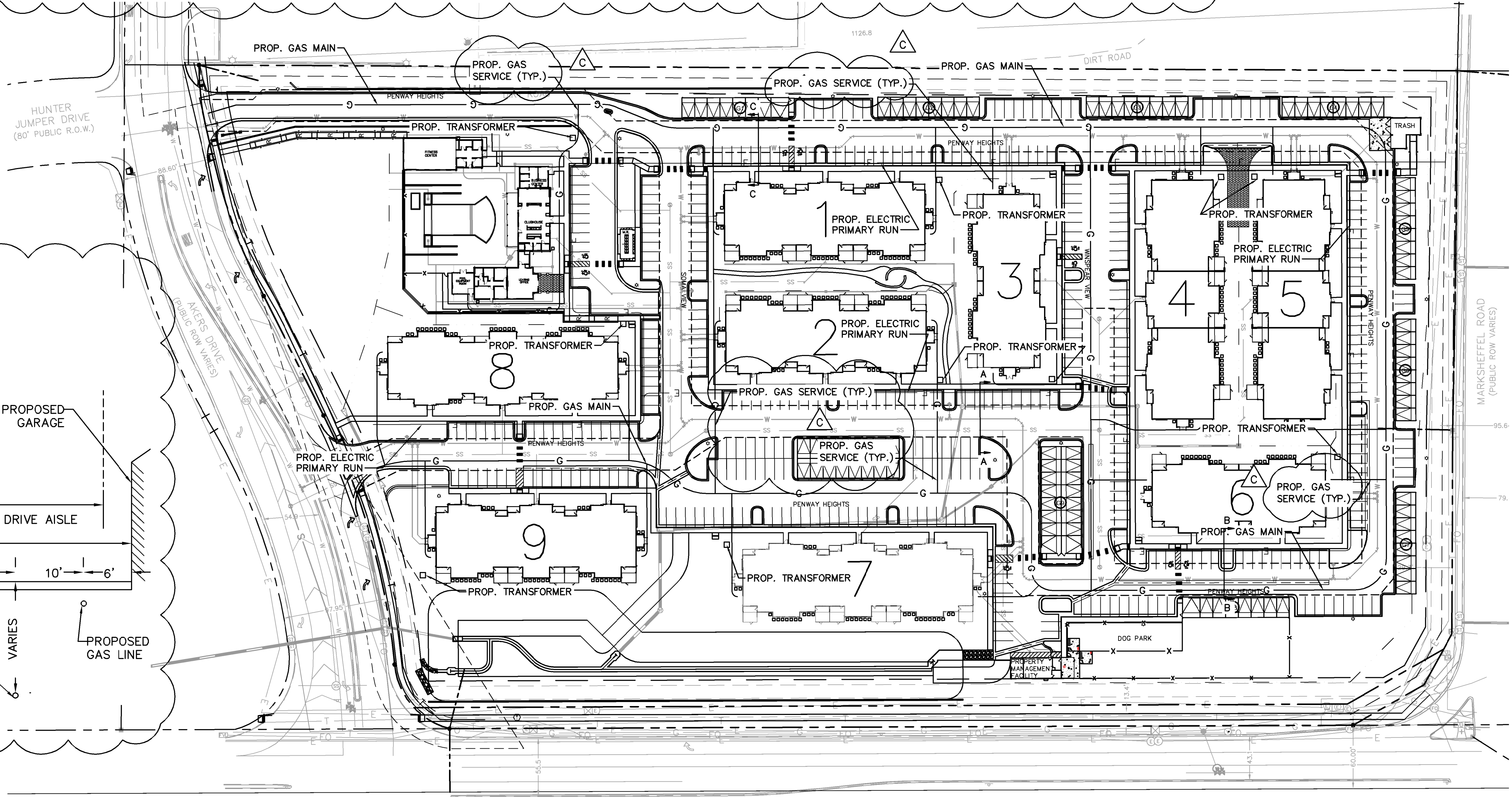
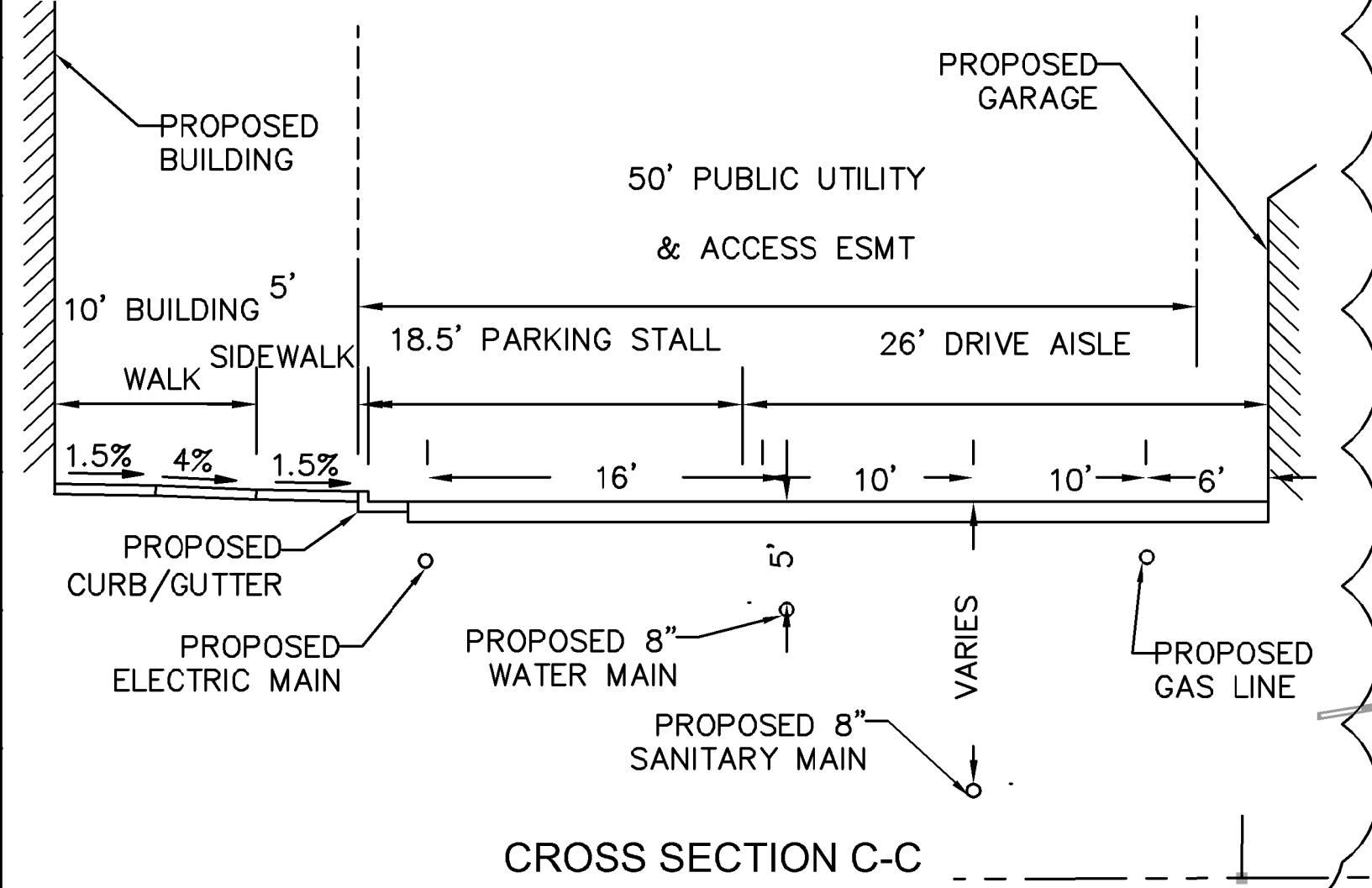
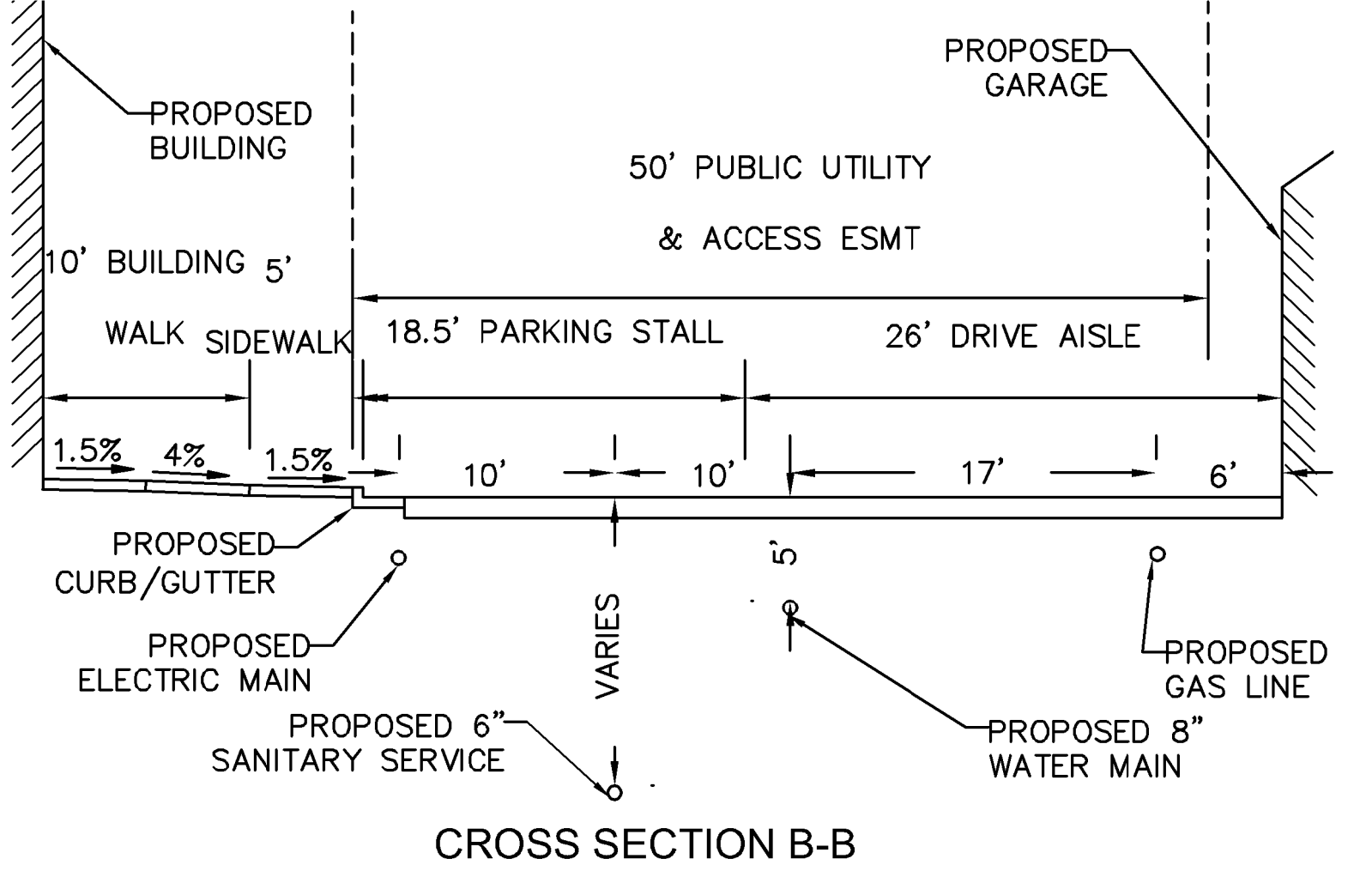
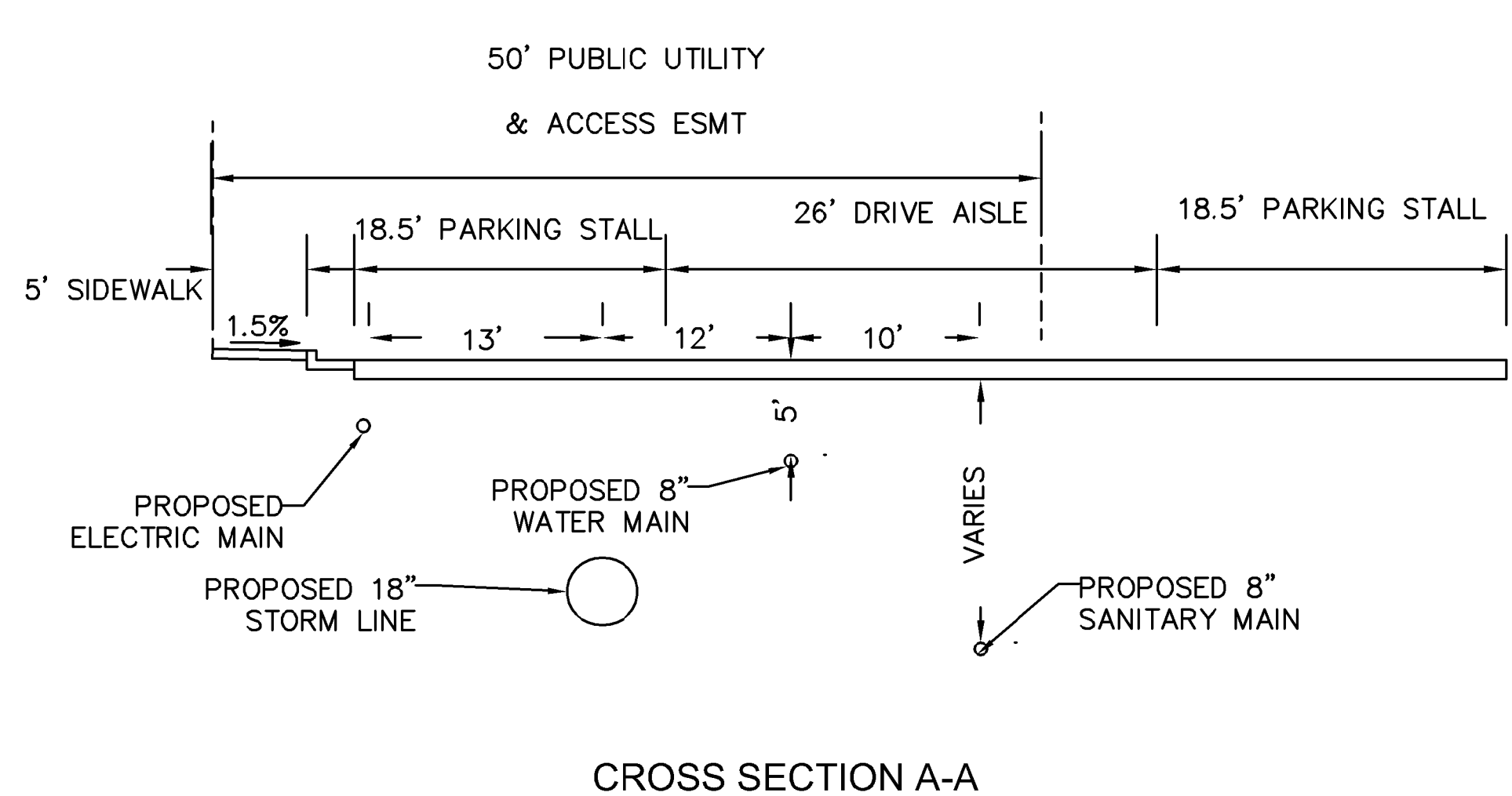


PROJECT NO. 096302009
SHEET C 624

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- LEGEND:**
- PROPERTY LINE
 - - - EXISTING EASEMENT LINE
 - - - PROPOSED EASEMENT LINE
 - EXISTING STORM SEWER
 - PROPOSED STORM SEWER
 - EXISTING WATER LINE
 - PROPOSED WATER LINE
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 - PROPOSED SANITARY SEWER
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 - ⊕ PROPOSED STORM MANHOLE
 - EXISTING STORM MANHOLE
 - ▣ PROPOSED CURB INLET
 - ▣ EXISTING CURB INLET
 - ▣ PROPOSED GRATE INLET
 - ⊕ PROPOSED LANDSCAPE DRAIN
 - DAE DRAINAGE ACCESS EASEMENT
 - TOC TOP OF CURB

- DRY UTILITY NOTES**
1. ALL GAS MAIN AND ELECTRIC PRIMARY RUNS ARE APPROXIMATE AND SHOWN FOR REFERENCE ONLY. FINAL DESIGNS WILL BE PROVIDED BY COLORADO SPRINGS UTILITIES FOR GAS AND MVEA FOR ELECTRIC RUNS.
 2. ELECTRIC PRIMARY TO BE BY UTILITY COMPANY
 3. ELECTRIC SECONDARY TO BE BY CONTRACTOR
 4. GAS TO BE BY CONTRACTOR FROM CURB STOP AT BACK OF WALK TO METER

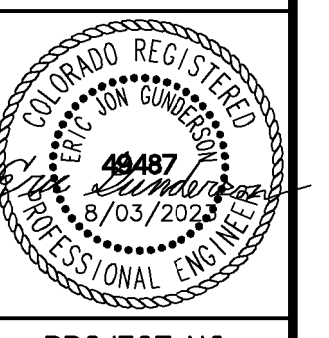


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1	SDP RESUBMITTAL	JAN 5/27	EJG	

Kimley-Horn
 2022 KIMLEY-HORN AND ASSOCIATES, INC.
 2 North Nevada Avenue Suite 300
 Colorado Springs, Colorado 80903 (719) 453-0180

DESIGNED BY: EJG
 DRAWN BY: JAR
 CHECKED BY: EJG
 DATE: 8/03/2023

UPLAND FLATS BY WATERMARK
 EL PASO COUNTY, COLORADO
 UTILITY AND WATER SERVICE PLANS
 OVERALL DRY UTILITY PLAN



PROJECT NO.
096302009
 SHEET
C 625

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 11/20/23
 ERIC GUNDERSON, PE

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

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 CALL 2-BUSINESS DAYS IN ADVANCE BEFORE YOU DIG, GRADE, OR EXCAVATE FOR THE MARKING OF UNDERGROUND MEMBER UTILITIES

GRAPHIC SCALE IN FEET
 0 30 60 120

NORTH

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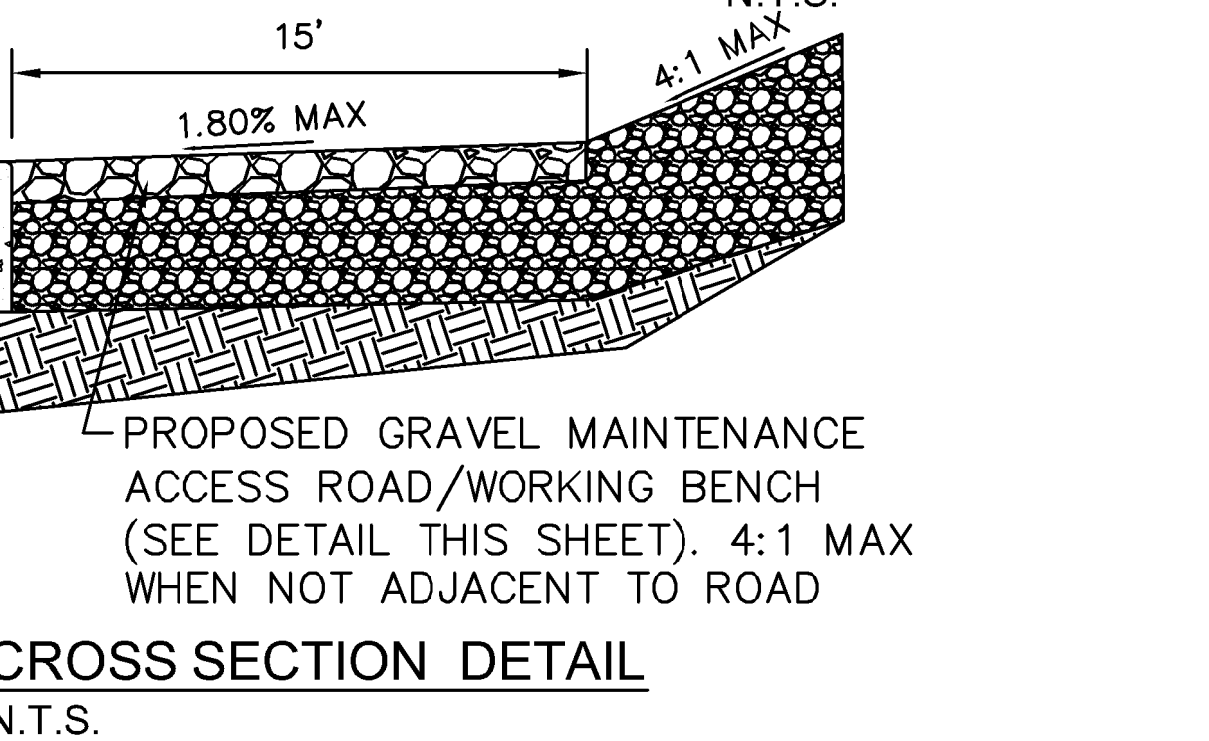
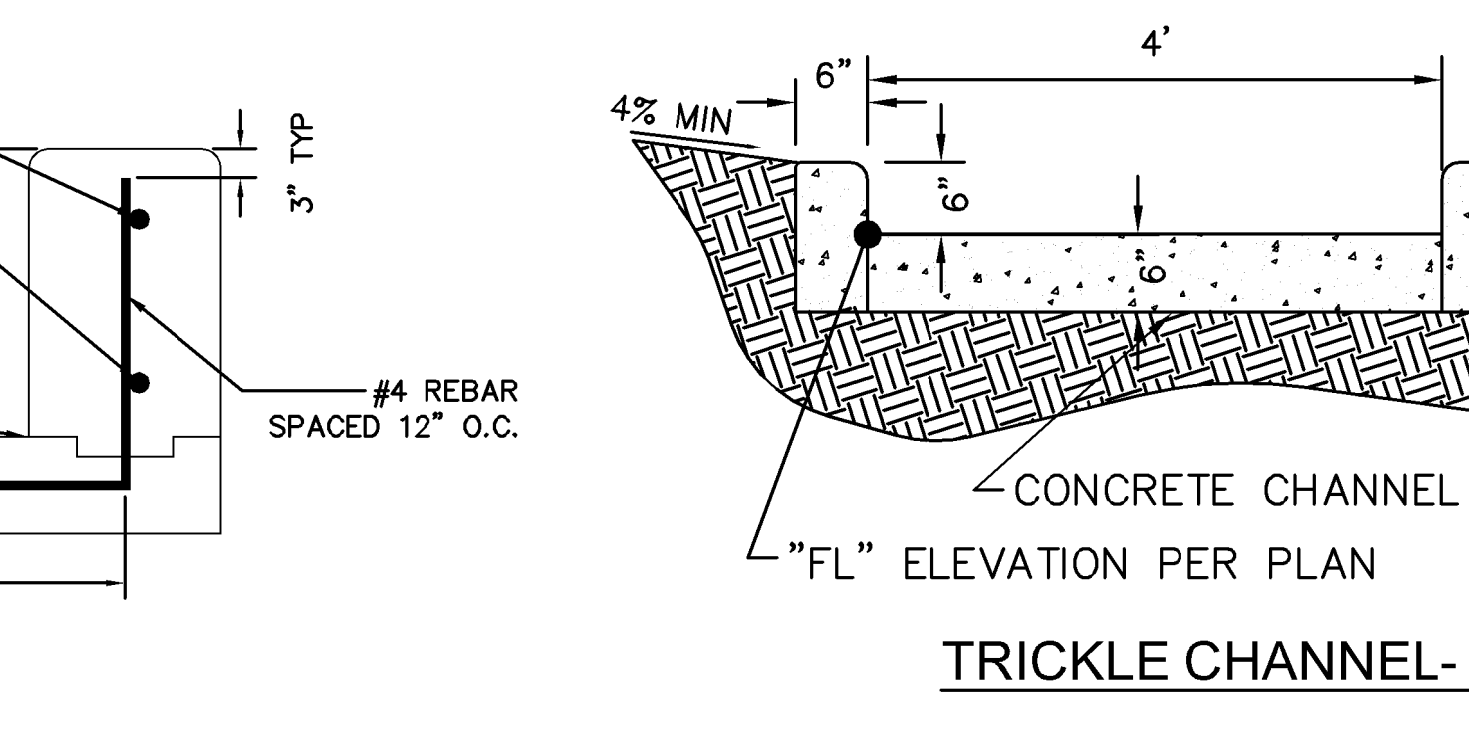
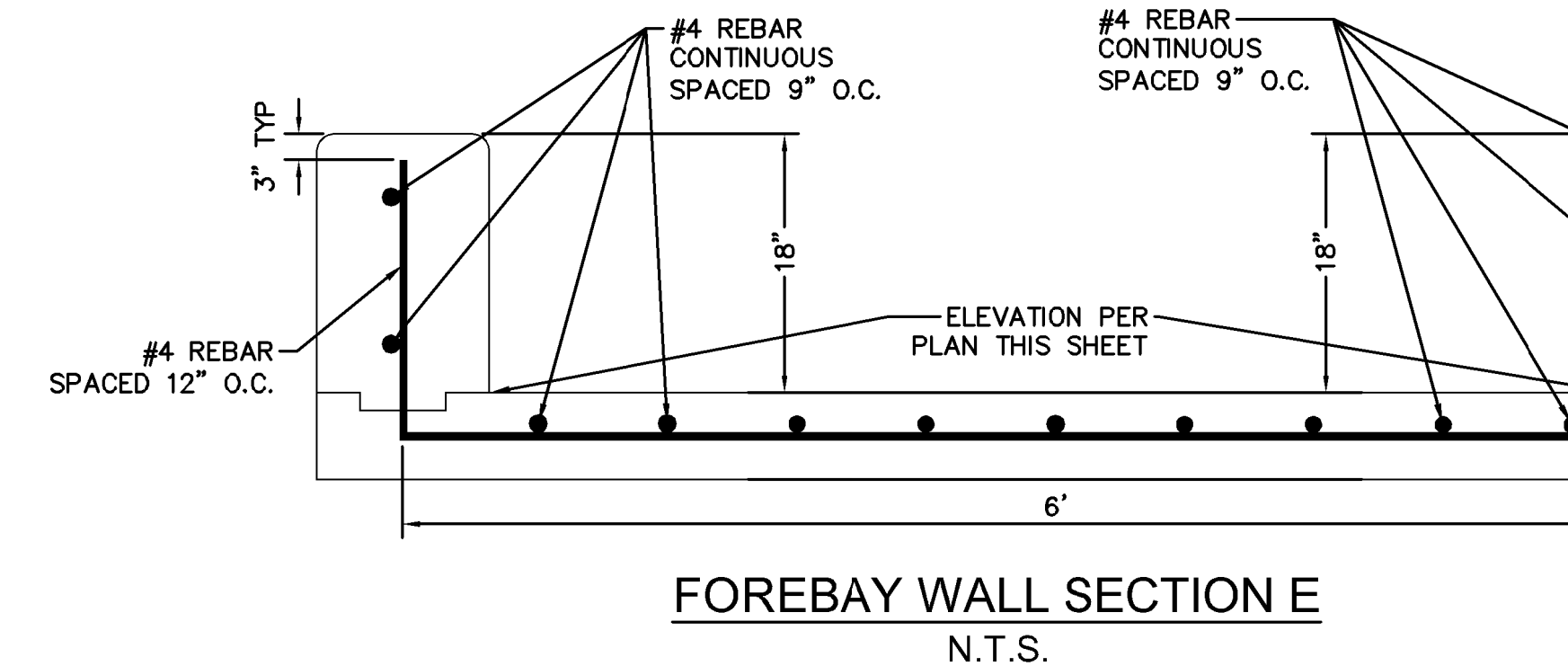
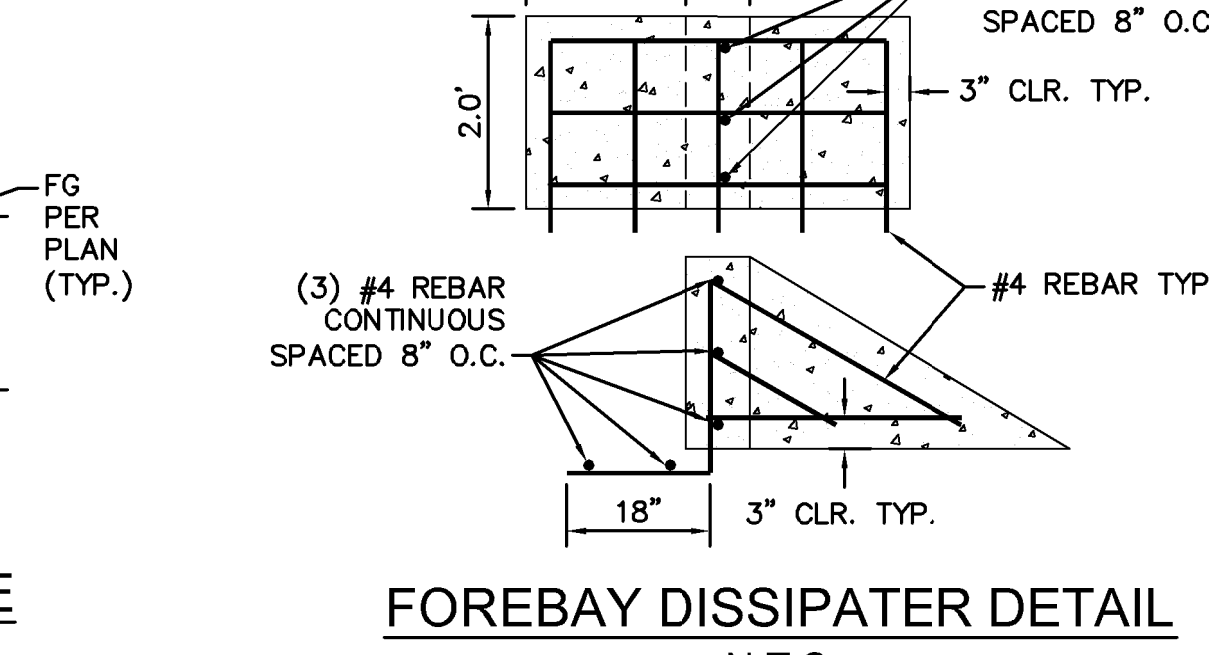
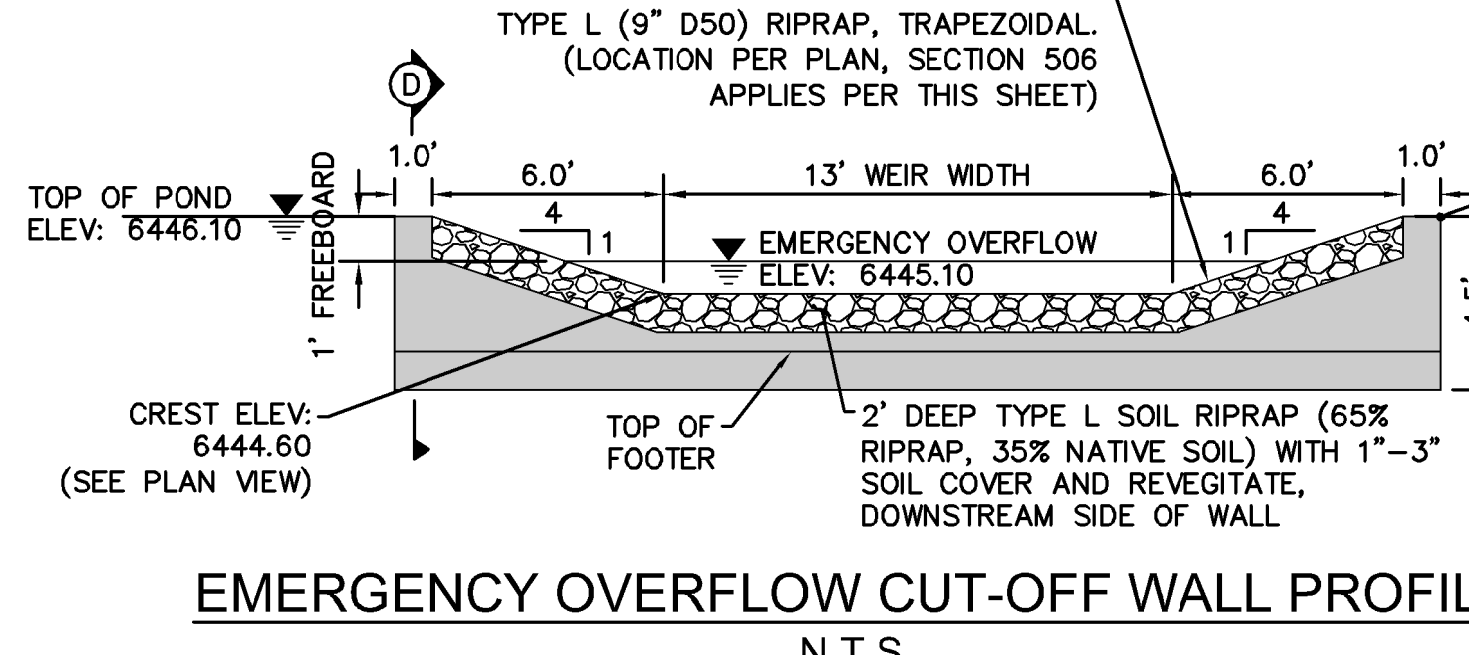
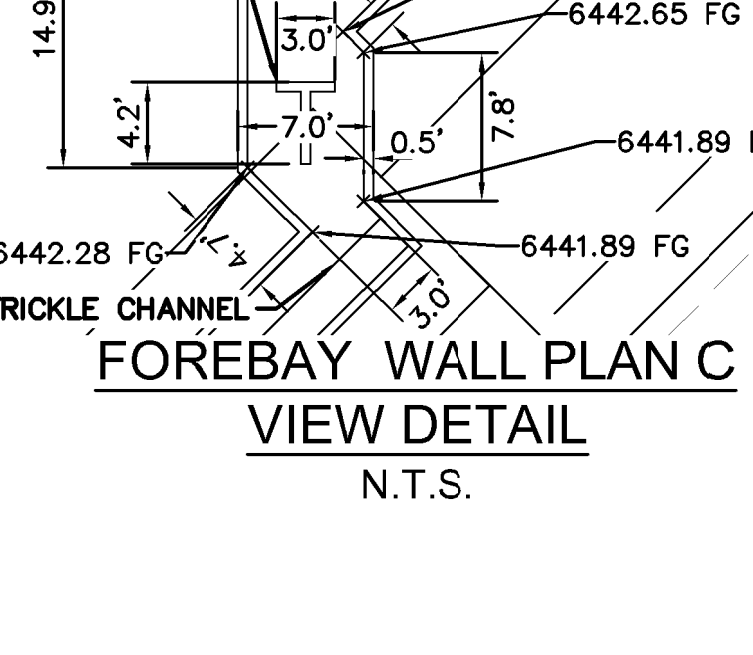
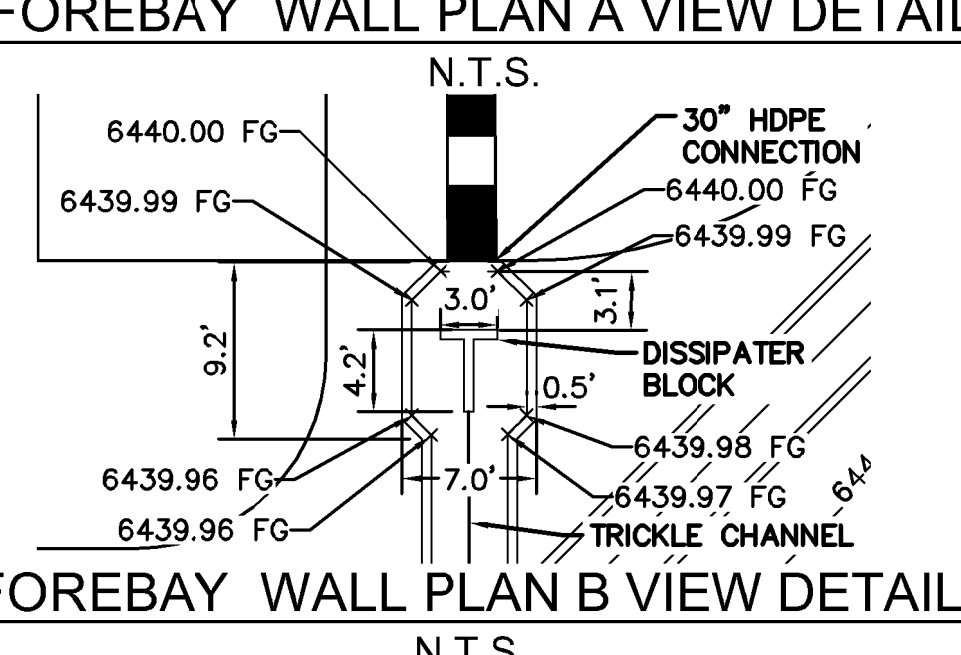
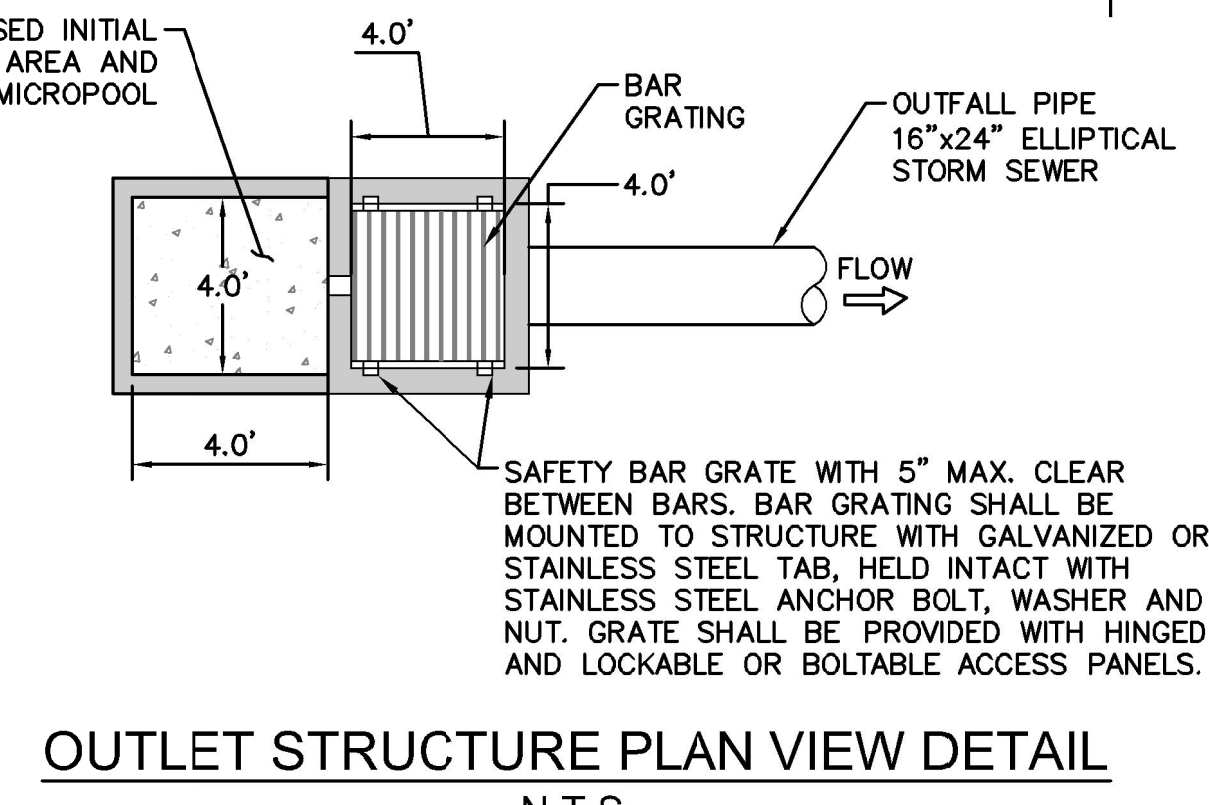
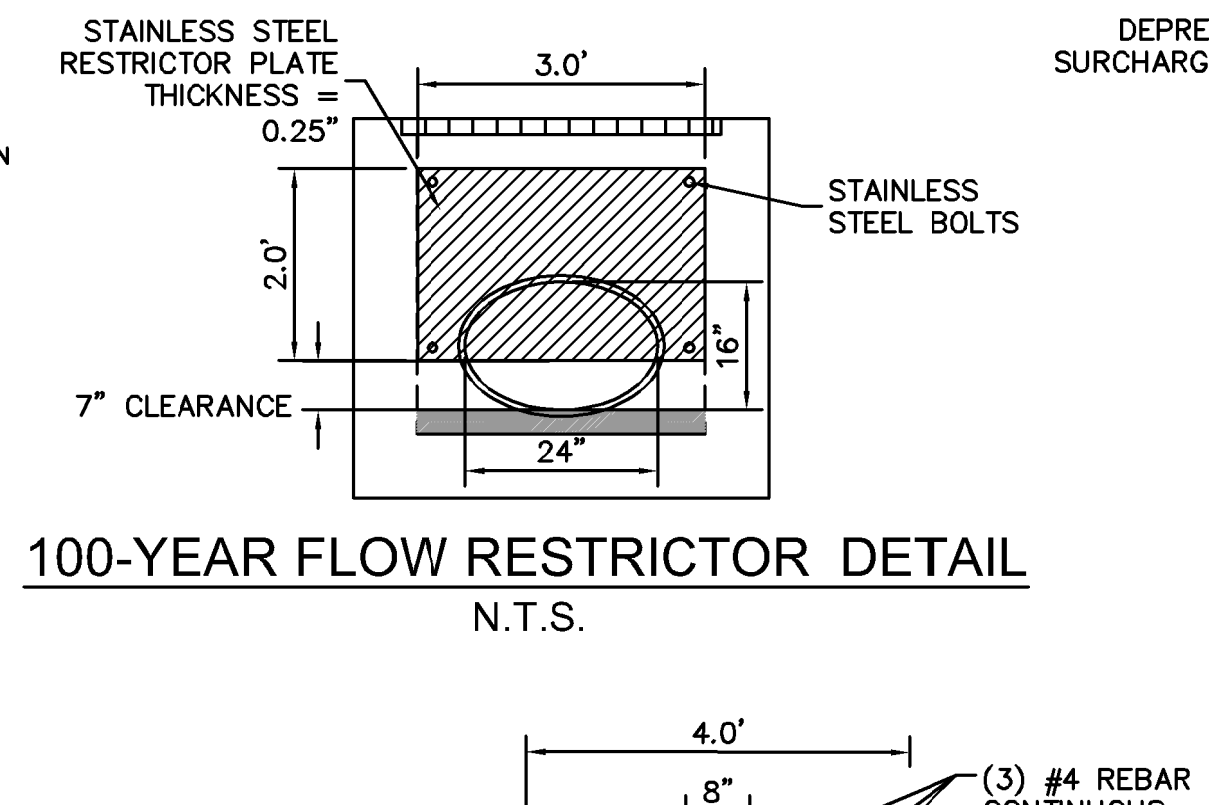
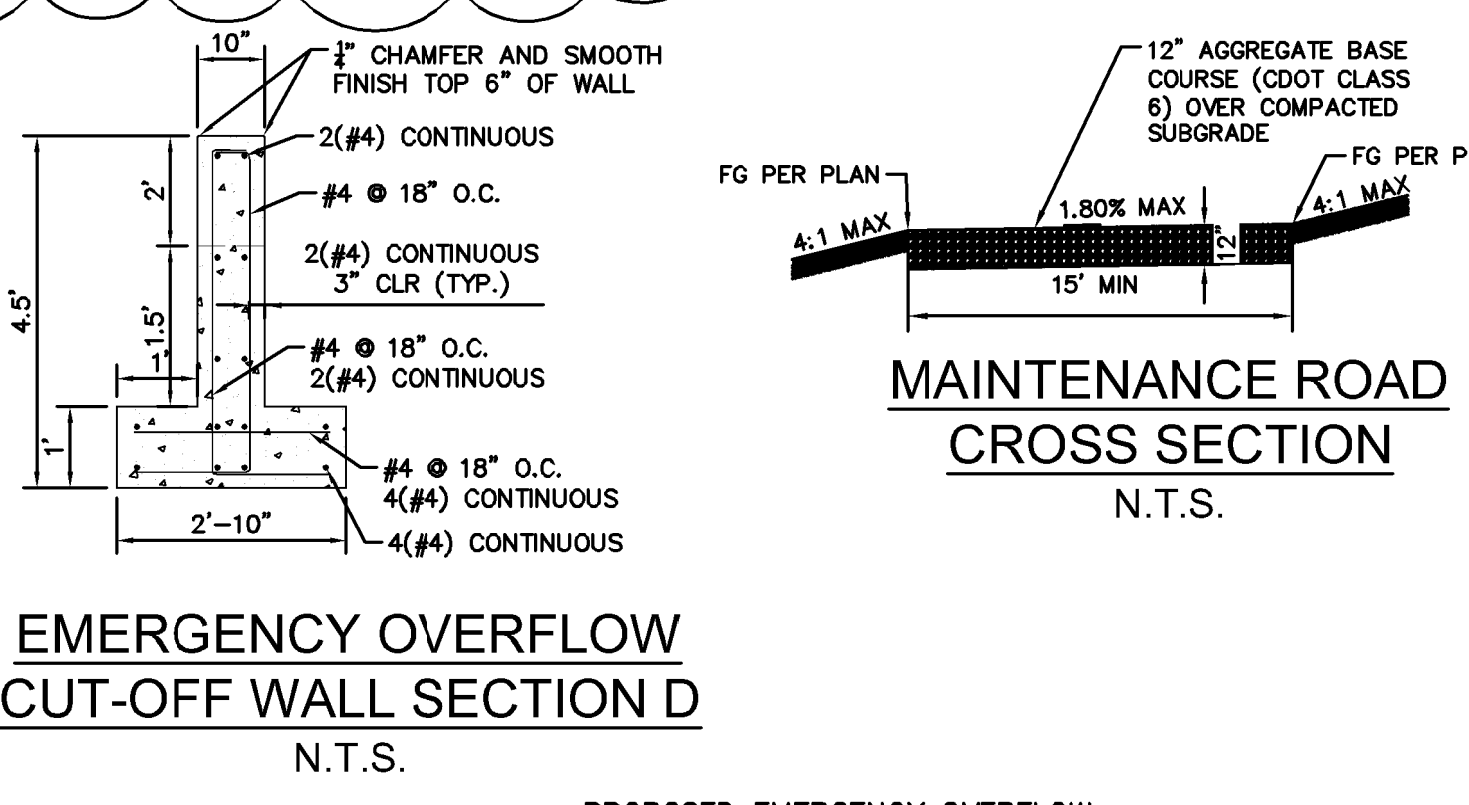
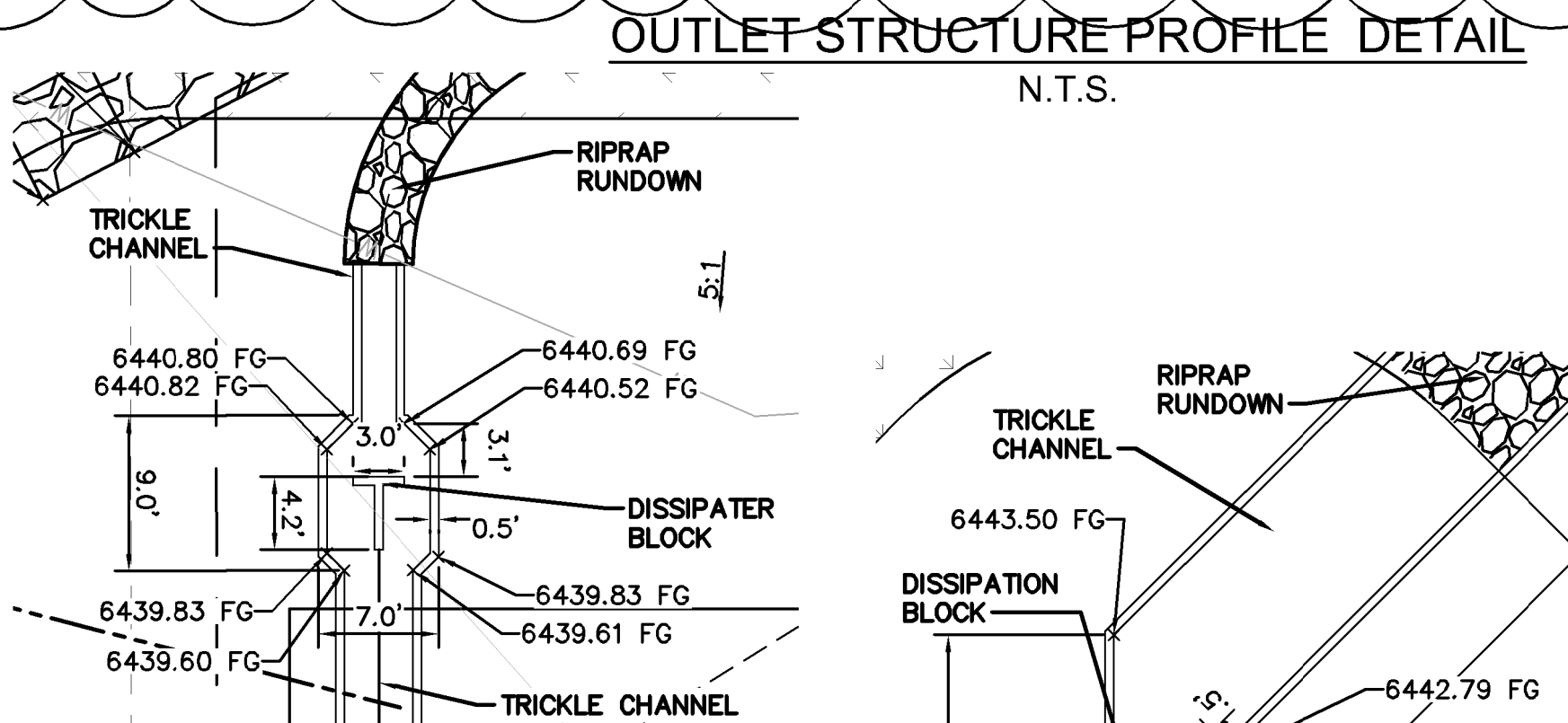
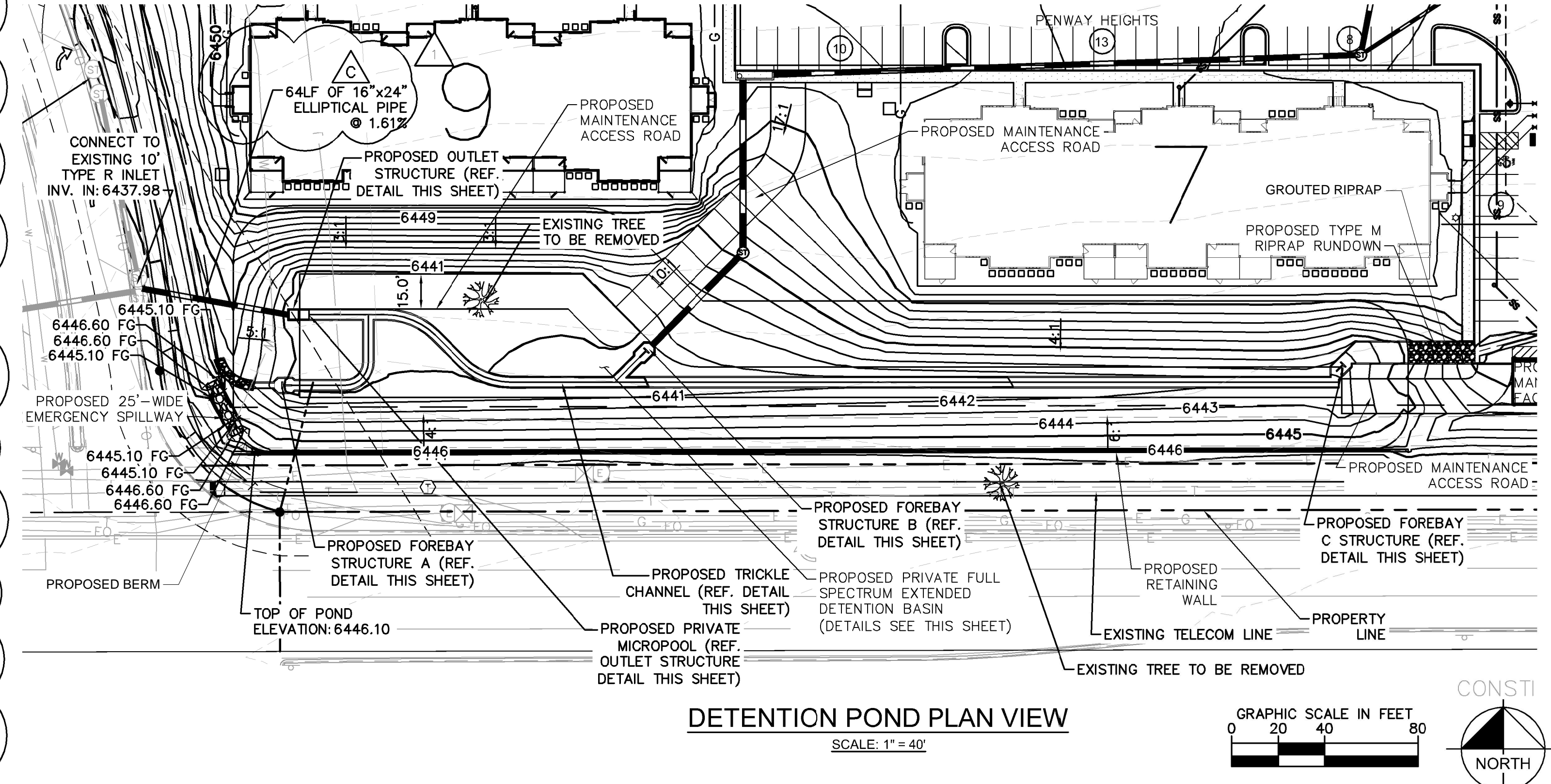
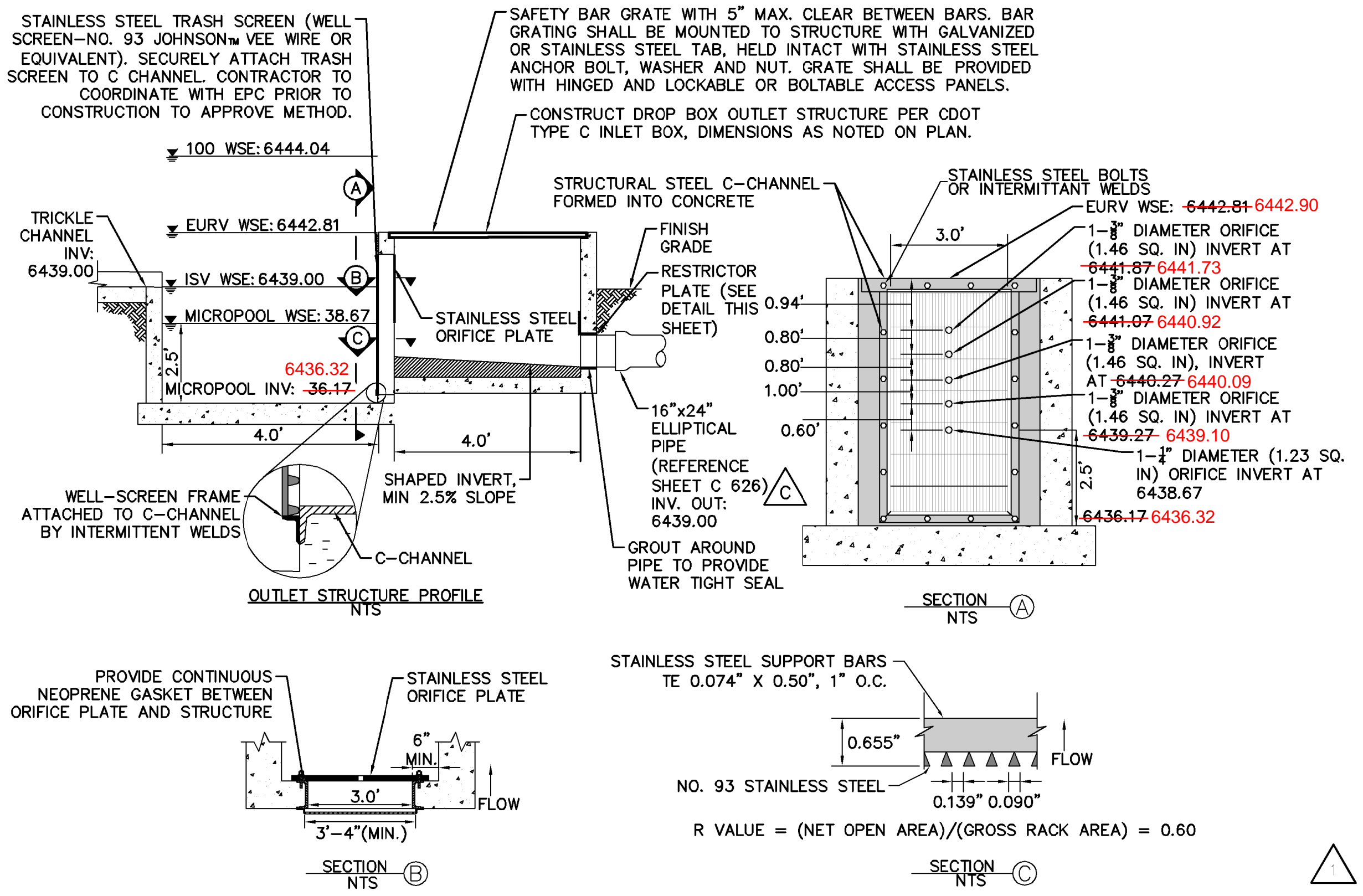


Table 506-2

Pay Item	Stone Size d50 ¹ (Inches)	Percent of Material Smaller Than Typical Stone ²	Typical Stone Dimensions ³ (Inches)	Typical Stone Weight ⁴ (Pounds)
Riprap 6	6	70-100	12	85
		50-70	9	35
		35-50	6	10
		2-10	2	0.4
Riprap 9	9	70-100	15	160
		50-70	12	85
		35-50	9	35
		2-10	3	1.3
Riprap 12	12	70-100	21	440
		50-70	18	275
		35-50	12	85
		2-10	4	3
Riprap 18	18	100	30	1280
		50-70	24	650
		35-50	18	275
		2-10	6	10

RECORD DRAWING

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11/20/23
ERIC GUNDERSON, PE

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Kimley-Horn

2022 KIMLEY-HORN AND ASSOCIATES, INC.
2 North Nevada Avenue Suite 300
Colorado Springs, Colorado 80903 (719) 453-0180

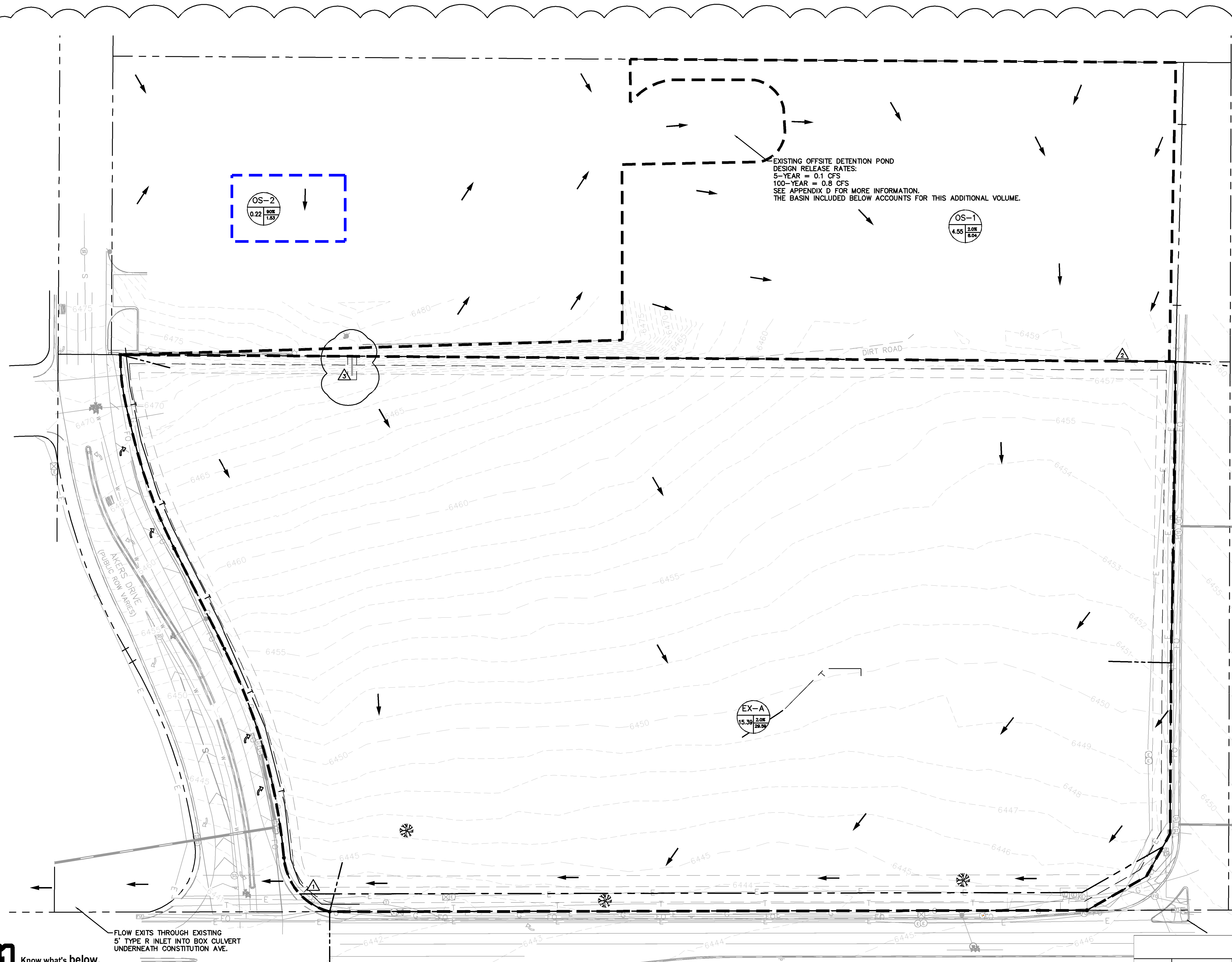
DESIGNED BY: EJJ
DRAWN BY: JAR
CHECKED BY: EJJ
DATE: 6/1/22

UPLAND FLATS BY WATERMARK
EL PASO COUNTY, COLORADO
CONSTRUCTION DRAWING PLANS
POND DETAILS

JAN 15/26/22	EJJ	REVISION 4	NO.
JAN 15/28/22	EJJ	REVISION 2	NO.
JAN 2/17/22	EJJ	REVISION 1	NO.
JAN 9/17	EJJ	ADDENDUM C	NO.
JAN 8/11	EJJ	ADDENDUM B	NO.
JAN 6/30	EJJ	ADDENDUM A	NO.
JAN 6/30	EJJ	FIRST RESUBMITTAL	NO.
JAN 5/19	EJJ	BY	DATE
JAN 5/19	EJJ	APPR.	DATE

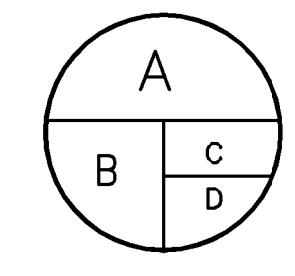
PROJECT NO. 096302009
SHEET C 626

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EXISTING OFFSITE DETENTION POND
 DESIGN RELEASE RATES:
 5-YEAR = 0.1 CFS
 100-YEAR = 0.8 CFS
 SEE APPENDIX D FOR MORE INFORMATION.
 THE BASIN INCLUDED BELOW ACCOUNTS FOR THIS ADDITIONAL VOLUME.

LEGEND



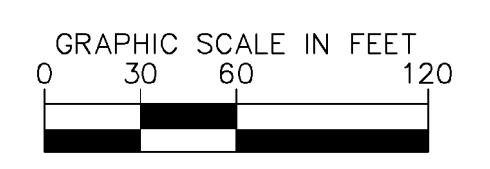
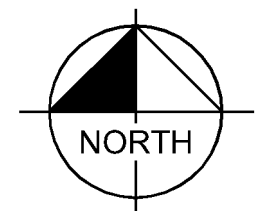
A = BASIN DESIGNATION
 B = AREA (ACRES)
 C = 100-YR COMPOSITE RUNOFF COEFFICIENT
 D = 100-YR DESIGN STORM RUNOFF (CFS)

- DESIGN POINT
- FLOW DIRECTION
- EMERGENCY OVERFLOW PATH
- DRAINAGE BASIN BOUNDARY
- PROPERTY LINE
- PROPOSED MAJOR CONTOUR
- PROPOSED MINOR CONTOUR
- EXISTING MAJOR CONTOUR
- EXISTING MAJOR CONTOUR

NOTES

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

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 ERIC GUNDERSON, PE



SUMMARY - EXISTING RUNOFF TABLE						
DESIGN POINT	BASIN DESIGNATION	BASIN AREA (ACRES)	DIRECT 5-YR RUNOFF (CFS)	DIRECT 100-YR RUNOFF (CFS)	CUMULATIVE 5-YR RUNOFF (CFS)	CUMULATIVE 100-YR RUNOFF (CFS)
1	EX-A	15.39	4.41	29.59	6.51	39.17
2	OS-1	4.55	1.28	8.04	1.28	8.04
3	OS-2	0.22	0.82	1.53	0.82	1.53

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

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Kimley-Horn
 2022 KIMLEY-HORN AND ASSOCIATES, INC.
 2 North Nevada Avenue Suite 300
 Colorado Springs, Colorado 80903 (719) 453-0180

DESIGNED BY: EJC
 DRAWN BY: JAR
 CHECKED BY: EJC
 DATE: 6/1/22

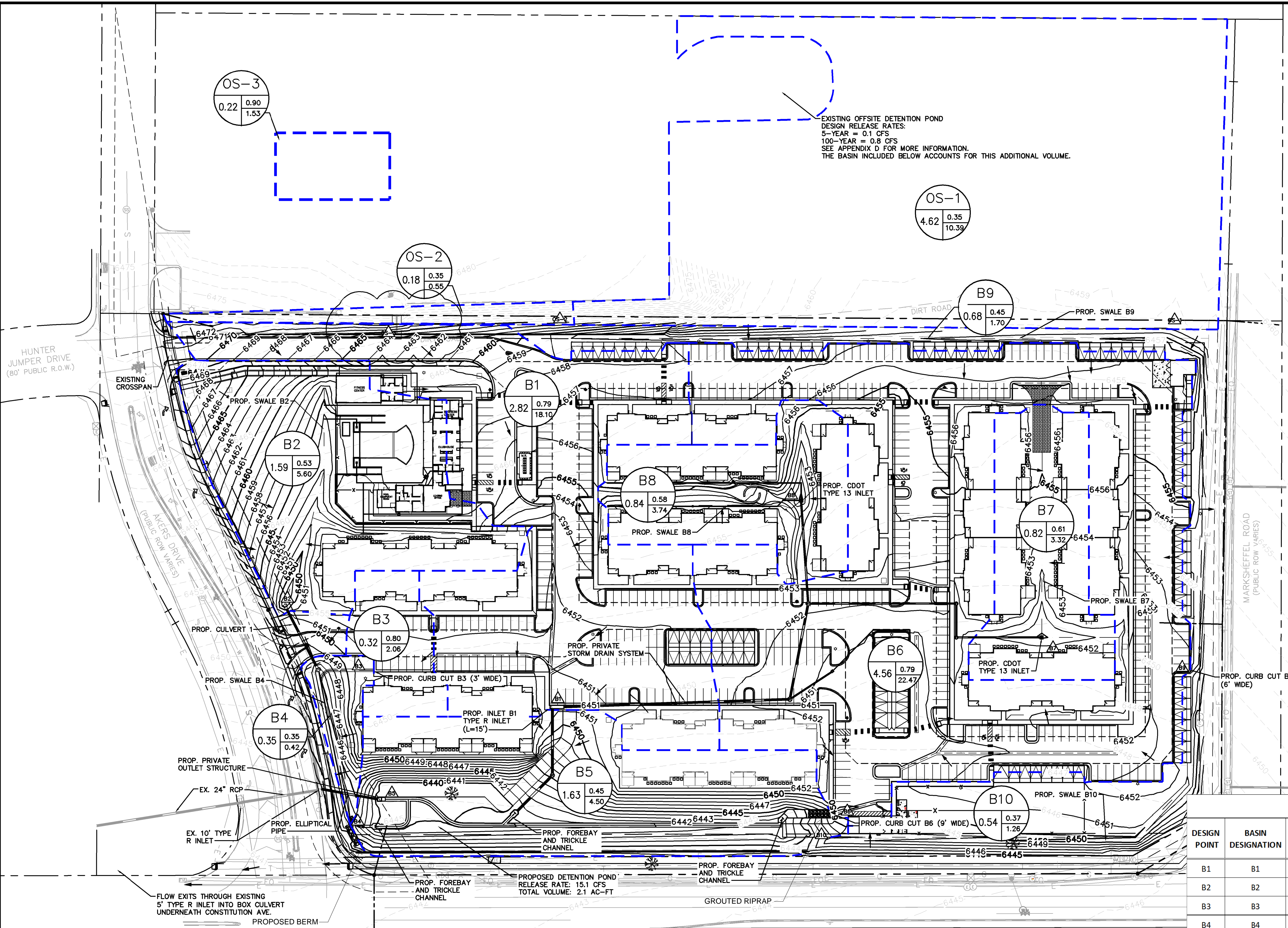
UPLAND FLATS BY WATERMARK
 EL PASO COUNTY, COLORADO
 CONSTRUCTION DRAWING PLANS
 EXISTING DRAINAGE MAP

PROJECT NO. 096302009
 SHEET C 700

REVISIONS:

NO.	DATE	BY	REVISION
1	JAN 5/19	EJC	FIRST RESUBMITTAL
2	JAN 6/30	EJC	ADDENDUM A
3	JAN 8/11	EJC	ADDENDUM B
4	JAN 9/17	EJC	ADDENDUM C
5	JAN 2/17/22	EJC	REVISION 1
6	JAN 5/28/22	EJC	REVISION 2

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LEGEND

- A = BASIN DESIGNATION
 B = AREA (ACRES)
 C = 100-YR COMPOSITE RUNOFF COEFFICIENT
 D = 100-YR DESIGN STORM RUNOFF (CFS)
- # DESIGN POINT
 → FLOW DIRECTION
 --- DRAINAGE BASIN BOUNDARY
 - - - - - PROPERTY LINE
 - - - - - PROPOSED MAJOR CONTOUR
 - - - - - PROPOSED MINOR CONTOUR
 - - - - - EXISTING MAJOR CONTOUR
 - - - - - EXISTING MAJOR CONTOUR

NOTES

- THESE DETAILED PLANS AND SPECIFICATIONS WERE PREPARED UNDER MY DIRECTION AND SUPERVISION. SAID DETAILED PLANS AND SPECIFICATIONS HAVE BEEN PREPARED ACCORDING TO THE ESTABLISHED CRITERIA 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 COMMISSIONS ON MY PART IN PREPARATION OF THE DETAILED DRAINAGE PLANS AND SPECIFICATIONS.
- PLAN REVIEW BY EL PASO COUNTY IS PROVIDED ONLY FOR GENERAL CONFORMANCE WITH DESIGN CRITERIA. EL PASO COUNTY IS NOT RESPONSIBLE FOR THE ACCURACY AND ADEQUACY OF THE DESIGN, DIMENSIONS, AND/OR ELEVATIONS WHICH SHALL BE CONFIRMED AT THE JOB SITE. EL PASO COUNTY, THROUGH APPROVAL OF THIS DOCUMENT, ASSUMES NO RESPONSIBILITY FOR COMPLETENESS AND/OR ACCURACY OF THIS DOCUMENT.

SUMMARY - PROPOSED RUNOFF TABLE

DESIGN POINT	BASIN DESIGNATION	BASIN AREA (ACRES)	DIRECT 5-YR RUNOFF (CFS)	DIRECT 100-YR RUNOFF (CFS)	CUMULATIVE 5-YR RUNOFF (CFS)	CUMULATIVE 100-YR RUNOFF (CFS)
B1	B1	2.82	9.28	18.10	10.17	20.18
B2	B2	1.59	2.07	5.60	2.07	5.60
B3	B3	0.32	0.99	2.06	0.99	2.06
B4	B4	0.18	0.06	0.42	3.13	8.08
B5	B5	1.63	1.30	4.50	24.99	68.59
B6	B6	4.56	11.47	22.47	14.07	34.56
B7	B7	0.82	1.46	3.32	1.46	3.32
B8	B8	0.84	1.54	3.74	1.54	3.74
B9	B9	0.68	0.49	1.70	2.60	12.09
B10	B10	0.54	0.22	1.26	0.22	1.26
OS-1	OS-1	4.62	2.11	10.39	2.11	10.39
OS-2	OS-2	0.18	0.08	0.55	0.08	0.55
OS-3	OS-3	0.22	0.82	1.53	0.82	1.53

RECORD DRAWING

THIS DRAWING HAS BEEN REVISED TO SHOW THOSE CHANGES DURING THE CONSTRUCTION PROCESS REPORTED BY THE CONTRACTOR TO KIMLEY-HORN AND ASSOCIATES, INC. THIS DRAWING IS NOT GUARANTEED TO BE "AS BUILT" BUT IS BASED ON THE INFORMATION MADE AVAILABLE.

11/20/23
 ERIC GUNDERSON, PE

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

CALL UTILITY NOTIFICATION CENTER OF COLORADO
 1-800-922-1987
 CALL 2-BUSINESS DAYS IN ADVANCE BEFORE YOU DIG, GRADE, OR EXCAVATE FOR THE MARKING OF UNDERGROUND MEMBER UTILITIES

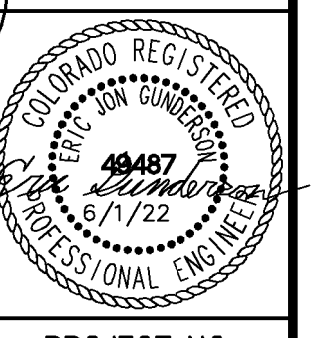
NORTH

GRAPHIC SCALE IN FEET
 0 30 60 120

Kimley-Horn
 2022 KIMLEY-HORN AND ASSOCIATES, INC.
 2 North Nevada Avenue Suite 300
 Colorado Springs, Colorado 80903 (719) 453-0180

DESIGNED BY: EJC
 DRAWN BY: JAR
 CHECKED BY: JJJ
 DATE: 6/1/22

UPLAND FLATS BY WATERMARK
 EL PASO COUNTY, COLORADO
 CONSTRUCTION DRAWING PLANS
 PROPOSED DRAINAGE MAP



PROJECT NO.
 096302009
 SHEET
C 701

REVISION	DATE	BY	NO.
REVISION 4	JAN 15/26/22	EJC	7
REVISION 3	JAN 15/26/22	EJC	6
REVISION 2	JAN 15/26/22	EJC	5
REVISION 1	JAN 15/26/22	EJC	4
ADDENDUM C	JAN 15/26/22	EJC	3
ADDENDUM B	JAN 15/26/22	EJC	2
ADDENDUM A	JAN 15/26/22	EJC	1
FIRST RESUBMITTAL	JAN 15/26/22	EJC	1
REVISION	JAN 15/26/22	EJC	NO.