

THE CITIZEN ON CONSTITUTION STORM SEWER PLANS

A PORTION OF THE NORTHEAST QUARTER OF SECTION 5, TOWNSHIP 14 SOUTH, RANGE 65 WEST OF THE 6TH P.M.,
CITY OF COLORADO SPRINGS, COUNTY OF EL PASO, STATE OF COLORADO

LAND AREA:

543,215 SQ. FT. OR 12.264 ACRES MORE OR LESS

BASIS OF BEARING:

BEARINGS ARE BASED UPON THE SOUTH RIGHT-OF-WAY LINE OF CONSTITUTION AVENUE, MONUMENTED ON THE WEST WITH A #4 REBAR WITH YELLOW PLASTIC CAP STAMPED "PLS 4842" AND ON THE EAST WITH A #5 REBAR WITH YELLOW PLASTIC CAP STAMPED "AZTEC PLS 36567" AND IS ASSUMED TO BEAR N 89°53'50" E, A DISTANCE OF 1691.84 FEET.

BENCHMARK/ PROJECT CONTROL:

ELEVATIONS ARE BASED UPON CITY OF COLORADO SPRINGS FIMS BENCHMARK "BLT104" (ELEVATION=6452.43 NGVD29)

LEGAL DESCRIPTION

PARCEL A:

A PARCEL OF LAND LOCATED IN SECTION 5, TOWNSHIP 14 SOUTH, RANGE 65 WEST OF THE 6TH PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS:
COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION 5; THENCE SOUTH 89°53'50" WEST, 30.00 FEET ALONG THE NORTH LINE OF THE NORTHEAST QUARTER OF SAID SECTION 5 TO A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF MARKSHEFFEL ROAD; THENCE SOUTH 00°20'42" WEST, 60.00 FEET ALONG SAID WESTERLY RIGHT-OF-WAY LINE TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY LINE OF PROPOSED 120.00 FOOT WIDE RIGHT-OF-WAY OF CONSTITUTION AVENUE TO THE POINT OF BEGINNING OF THE TRACT OF LAND HEREIN DESCRIBED; THENCE SOUTH 00°20'42" WEST, 435.00 FEET ALONG SAID WESTERLY RIGHT-OF-WAY LINE OF MARKSHEFFEL ROAD TO THE SOUTHEAST CORNER OF THE TRACT OF LAND DESCRIBED IN BOOK 2083 AT PAGE 587 OF THE RECORDS OF SAID COUNTY; THENCE SOUTH 89°53'50" WEST, 1292.28 FEET ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE TO THE POINT OF BEGINNING, EL PASO COUNTY, COLORADO.

EXCEPT THAT PORTION DESCRIBED AS FOLLOWS: THAT PORTION OF THE NORTHEAST ONE-QUARTER OF SECTION 5, TOWNSHIP 14 SOUTH, RANGE 65 WEST OF THE 6TH P.M., SITUATE IN EL PASO COUNTY, COLORADO, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:
COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION 5 THENCE SOUTH 89°53'50" WEST ON THE NORTH LINE THEREOF, 1322.28 FEET TO THE NORTHWEST CORNER OF SAID NORTHEAST ONE-QUARTER OF THE NORTHEAST ONE-QUARTER OF SECTION 5, THENCE SOUTH 00°20'41" WEST ON THE WEST LINE OF SAID NORTHEAST ONE-QUARTER OF SECTION 5, 60.00 FEET TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY LINE OF PROPOSED 120.00 FOOT RIGHT-OF-WAY OF CONSTITUTION AVENUE AND THE POINT OF BEGINNING OF THE TRACT OF LAND HEREIN DESCRIBED, THENCE (1) CONTINUE ON THE LAST MENTIONED COURSE 435.00 FEET; (2) NORTH 89°53'50" EAST, 172.42 FEET; (3) NORTH 00°20'41" EAST 435.00 FEET TO A POINT ON SAID SOUTHERLY RIGHT-OF-WAY LINE OF PROPOSED CONSTITUTION AVENUE; (4) SOUTH 89°53'50" WEST ON SAID SOUTHERLY RIGHT-OF-WAY LINE OF PROPOSED CONSTITUTION AVENUE, 172.42 FEET TO THE POINT OF BEGINNING.

EXCEPT THAT PORTION CONVEYED TO THE BOARD OF COUNTY COMMISSIONER, EL PASO COUNTY, COLORADO IN WARRANTY DEED RECORDED JUNE 9, 2010 UNDER RECEPTION NO. 210054574.

COUNTY OF EL PASO,
STATE OF COLORADO.

PARCEL B:

THAT PORTION OF THE NORTHEAST ONE-QUARTER OF THE NORTHEAST ONE-QUARTER OF SECTION 5, TOWNSHIP 14 SOUTH, RANGE 65 WEST OF THE 6TH PRINCIPAL MERIDIAN, SITUATE IN COUNTY EL PASO, STATE OF COLORADO AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION 5, THENCE SOUTH 89°53'50" WEST ON THE NORTH LINE THEREOF, 1,322.28 FEET TO THE NORTHWEST CORNER OF SAID NORTHEAST ONE-QUARTER OF THE NORTHEAST ONE-QUARTER OF SECTION 5, THENCE SOUTH 00°20'41" WEST ON THE WEST LINE OF SAID NORTHEAST ONE-QUARTER OF SECTION 5, 60.00 FEET TO A POINT ON THE SOUTHERLY RIGHT OF WAY LINE OF PROPOSED 120.00 FOOT RIGHT OF WAY OF CONSTITUTION AVENUE AND THE POINT OF BEGINNING OF THE TRACT OF LAND HEREIN DESCRIBED, THENCE (1) CONTINUE ON LAST MENTIONED COURSE, 435.00 FEET; (2) NORTH 89°53'50" EAST, 172.42 FEET; (3) NORTH 00°20'41" EAST, 435.00 FEET TO A POINT ON SAID SOUTHERLY RIGHT OF WAY LINE OF PROPOSED CONSTITUTION AVENUE; (4) SOUTH 89°53'50" WEST ON SAID SOUTHERLY RIGHT OF WAY LINE OF PROPOSED CONSTITUTION AVENUE, 172.42 FEET TO A POINT OF BEGINNING.

COUNTY OF EL PASO,
STATE OF COLORADO.

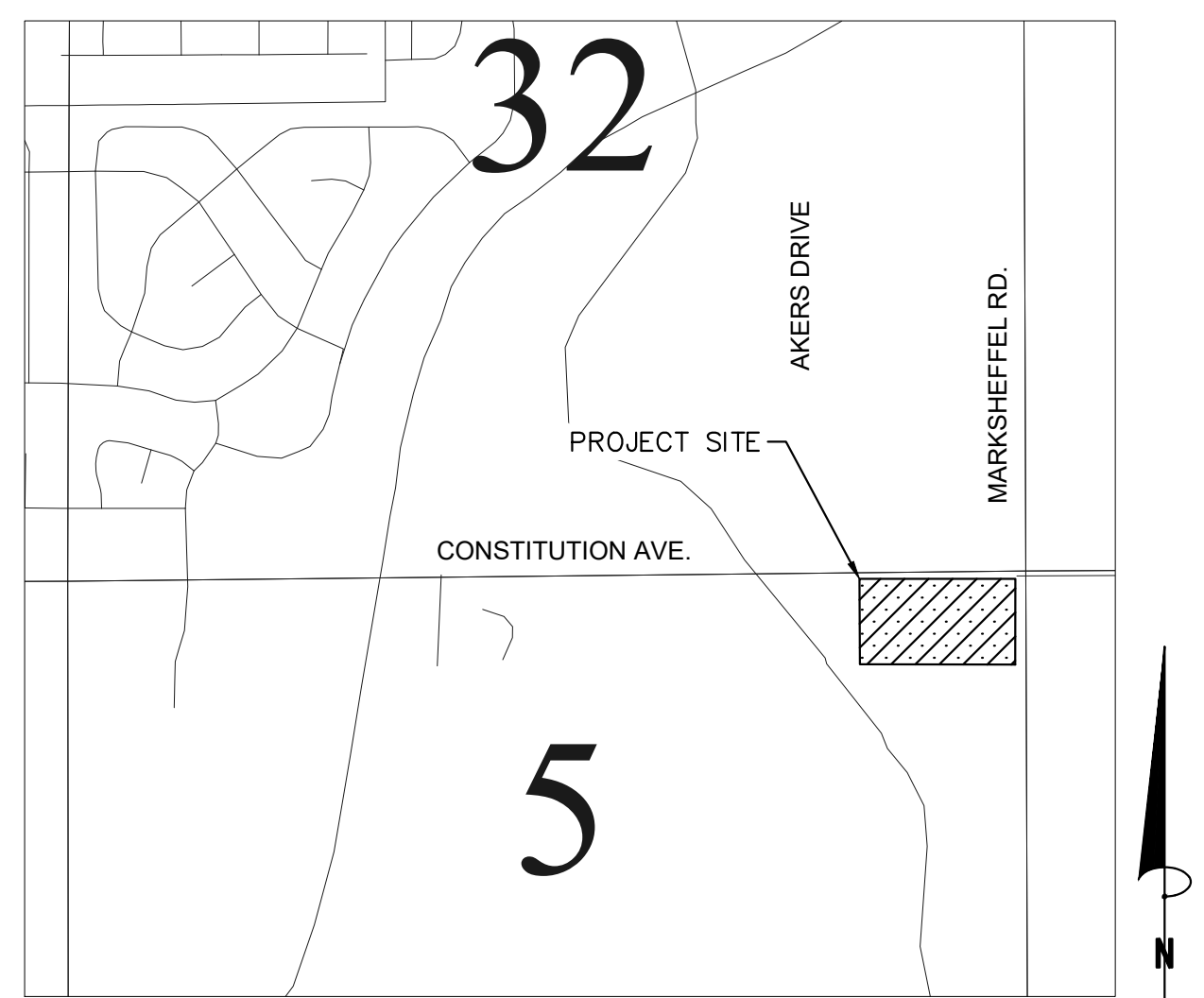
(PER TITLE COMMITMENT FILE NO. NCS-1074278-INDY AS PROVIDED BY FIRST AMERICAN TITLE INSURANCE COMPANY.)

FLOOD ZONE DESIGNATION

FEDERAL EMERGENCY MANAGEMENT AGENCY, FLOOD INSURANCE RATE MAP, MAP NUMBER 08041C0756G, EFFECTIVE DATE DECEMBER 7, 2018, INDICATES THIS PARCEL OF LAND TO BE LOCATED IN ZONE X (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE 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://OEAFAA.FAA.GOV/OEAAA/EXTERNAL/PORTAL/ISP).
- ALL EASEMENTS THAT ARE DEDICATED HEREON FOR PUBLIC UTILITY PURPOSES RELATED TO GAS AND ELECTRIC SHALL BE SUBJECT TO THOSE TERMS AND CONDITIONS AS SPECIFIED IN THE INSTRUMENT RECORDED AT RECEPTION NUMBER 212112548 OF THE RECORDS OF EL PASO COUNTY, COLORADO. ALL OTHER EASEMENTS OR INTERESTS OF RECORD AFFECTING ANY OF THE PLATTED PROPERTY DEPICTED HEREON SHALL NOT BE AFFECTED AND SHALL REMAIN IN FULL FORCE AND EFFECT.



VICINITY MAP
N.T.S.

SHEET INDEX	
Sheet Number	Sheet Title
C4.0	STORM PLAN & PROFILE COVER SHEET
C4.1	STORM PLAN AND PROFILE LINE A
C4.2	STORM PLAN AND PROFILE LINE B & C
C4.3	STORM PLAN AND PROFILE LINE D
C4.4	STORM PLAN AND PROFILE LINE D
C4.5	STORM PLAN AND PROFILE LINE E
C4.6	STORM PLAN AND PROFILE LINE F
C4.7	STORM PLAN AND PROFILE LINE F
C4.8	STORM PLAN AND PROFILE LINE G
C4.9	STORM PLAN AND PROFILE LINE H
C4.10	STORM PLAN AND PROFILE LINE I & J
C4.11	DETENTION POND PLAN AND DETAILS
C5.0	CONSTRUCTION DETAILS
C5.1	CONSTRUCTION DETAILS

CONTACTS:

OWNER:
THE CITIZEN ON CONSTITUTION, LLC.
C/O THE GARRETT COMPANIES, INC.
1051 GREENWOOD SPRINGS BLVD, SUITE 101
GREENWOOD, IN 46143
TEL: (317) 497-8275
CONTACT: ANDREW WHITE

ENGINEER:
KIMLEY-HORN AND ASSOCIATES, INC.
2 NORTH NEVADA AVENUE, SUITE 300
COLORADO SPRINGS, CO 80903
TEL: (719) 453-0180
CONTACT: MITCHELL HESS, 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

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.

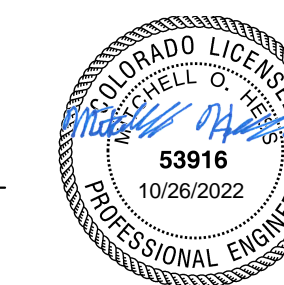
NAME _____

DATE 10/26/22

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

MITCHELL HESS, 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.

FILED IN ACCORDANCE WITH THE REQUIREMENTS OF THE EL PASO COUNTY LAND DEVELOPMENT CODE, DRAINAGE CRITERIA MANUAL VOLUMES 1 AND 2, AND ENGINEERING CRITERIA MANUAL, AS AMENDED.

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

JOSHUA PALMER, P.E.
COUNTY ENGINEER / ECM ADMINISTRATOR

APPROVED
Engineering Department
11/21/2022 5:25:15 PM
dsnjikamp
EPC Planning & Community Development Department

NO.	REVISION	BY	DATE	APPR.

Kimley»Horn
2022 KIMLEY-HORN AND ASSOCIATES, INC.
2 North Nevada Avenue, Suite 300
Colorado Springs, CO 80903 (303) 228-2300

DESIGNED BY: MOH
DRAWN BY: JWM
CHECKED BY: DLS
DATE: 10/26/2022

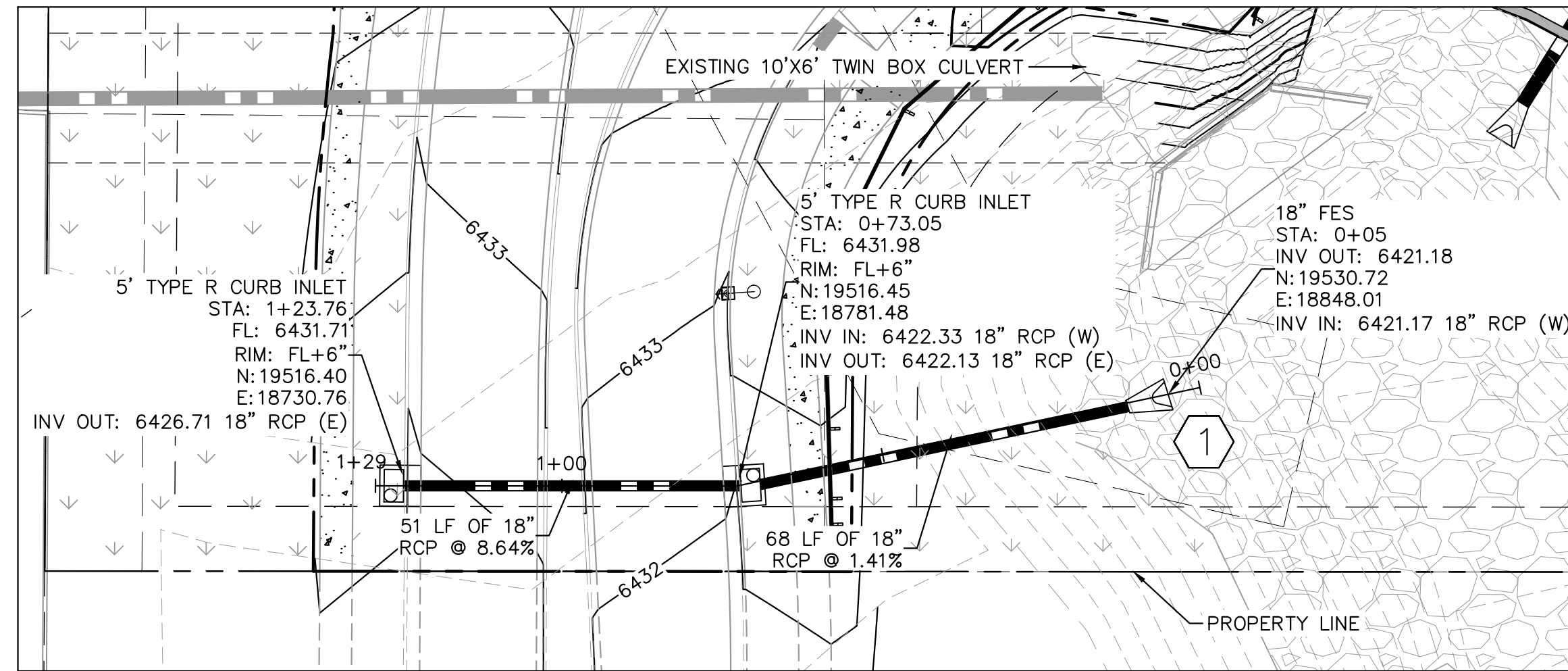
THE CITIZEN ON CONSTITUTION
EL PASO COUNTY, COLORADO
UTILITY AND WATER SERVICE PLANS
STORM PLAN & PROFILE COVER SHEET



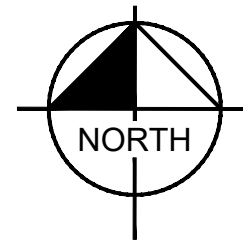
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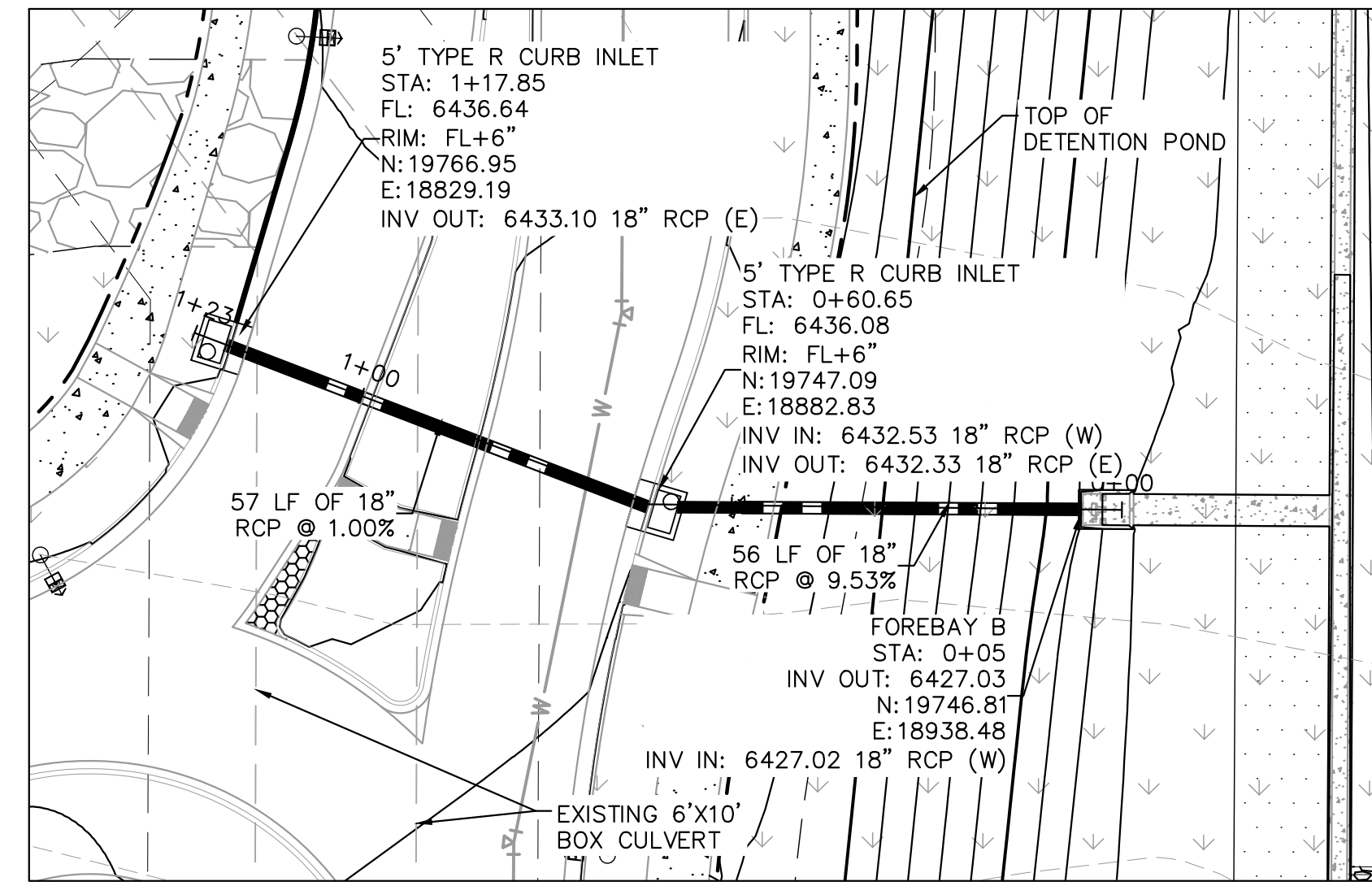
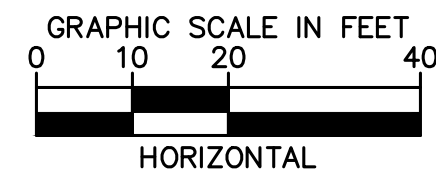
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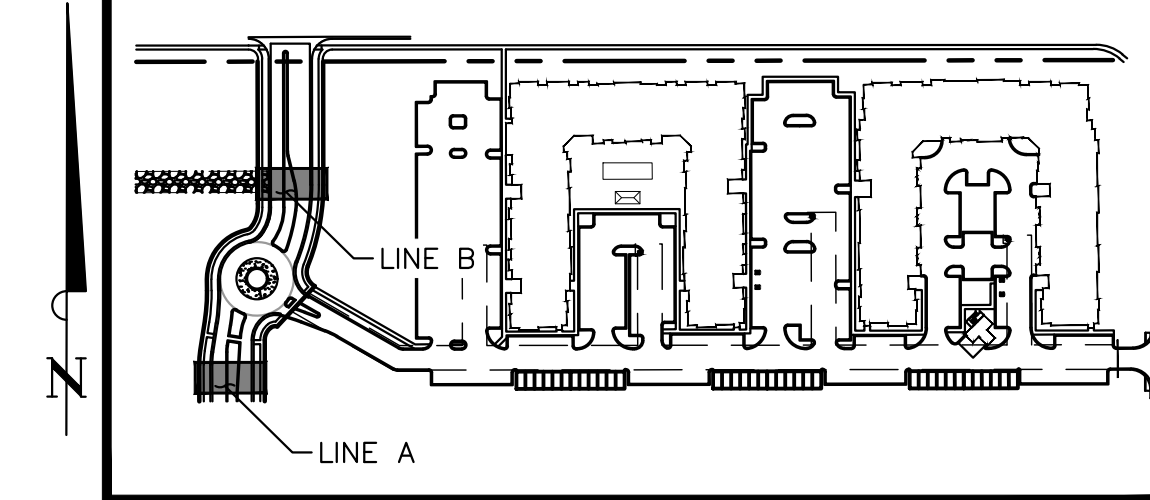
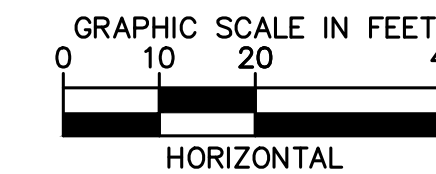
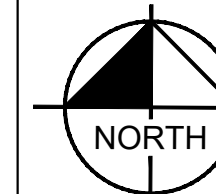
STORM SEWER LINE A - PLAN VIEW



1 CONTRACTOR TO REPAIR ANY DAMAGE DONE TO EXISTING GROUDED RIPRAP AND ENSURE ALL VEGETATION IS RETURNED TO PRE-DISTURBED CONDITION



STORM SEWER LINE B - PLAN VIEW

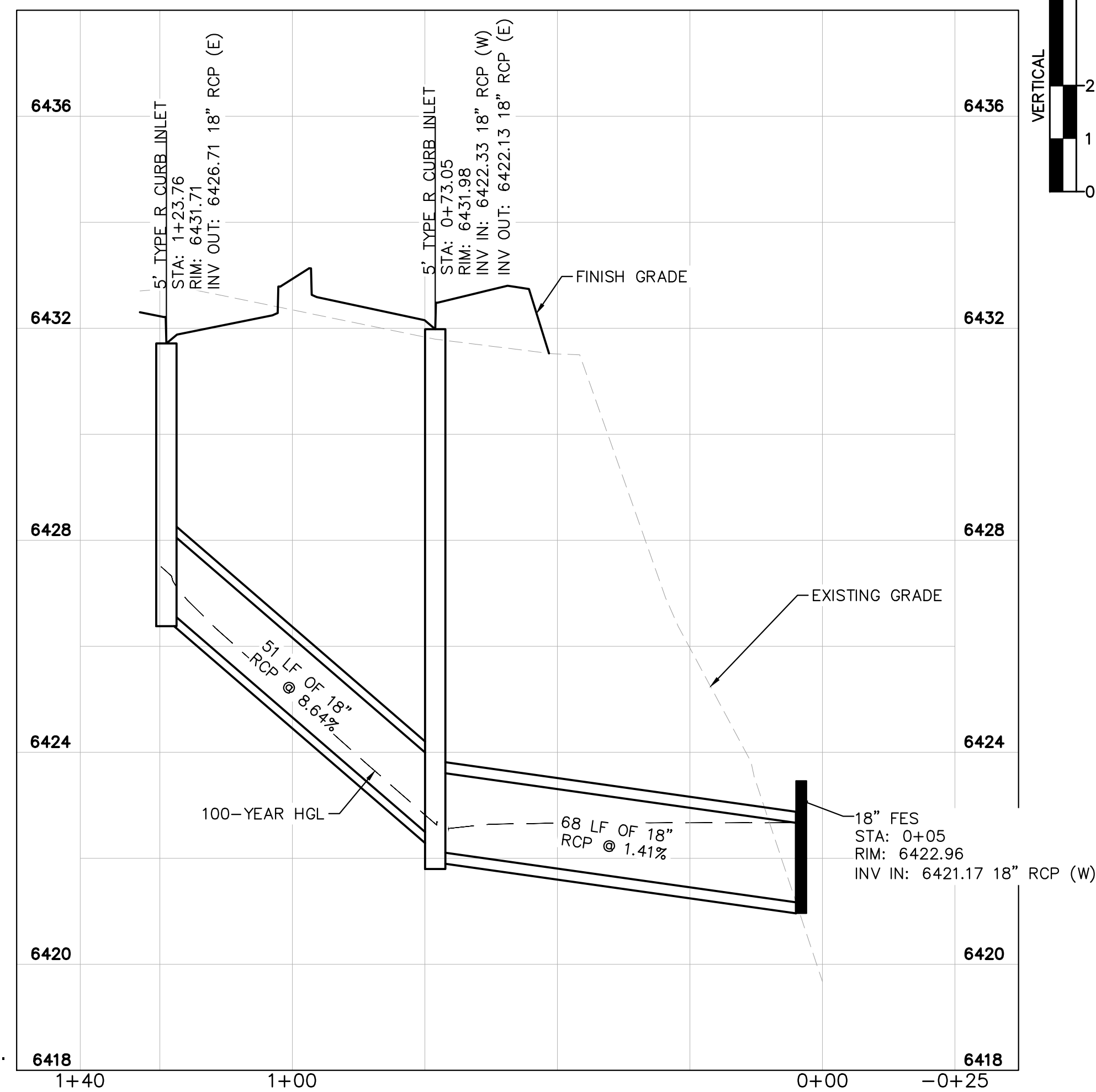


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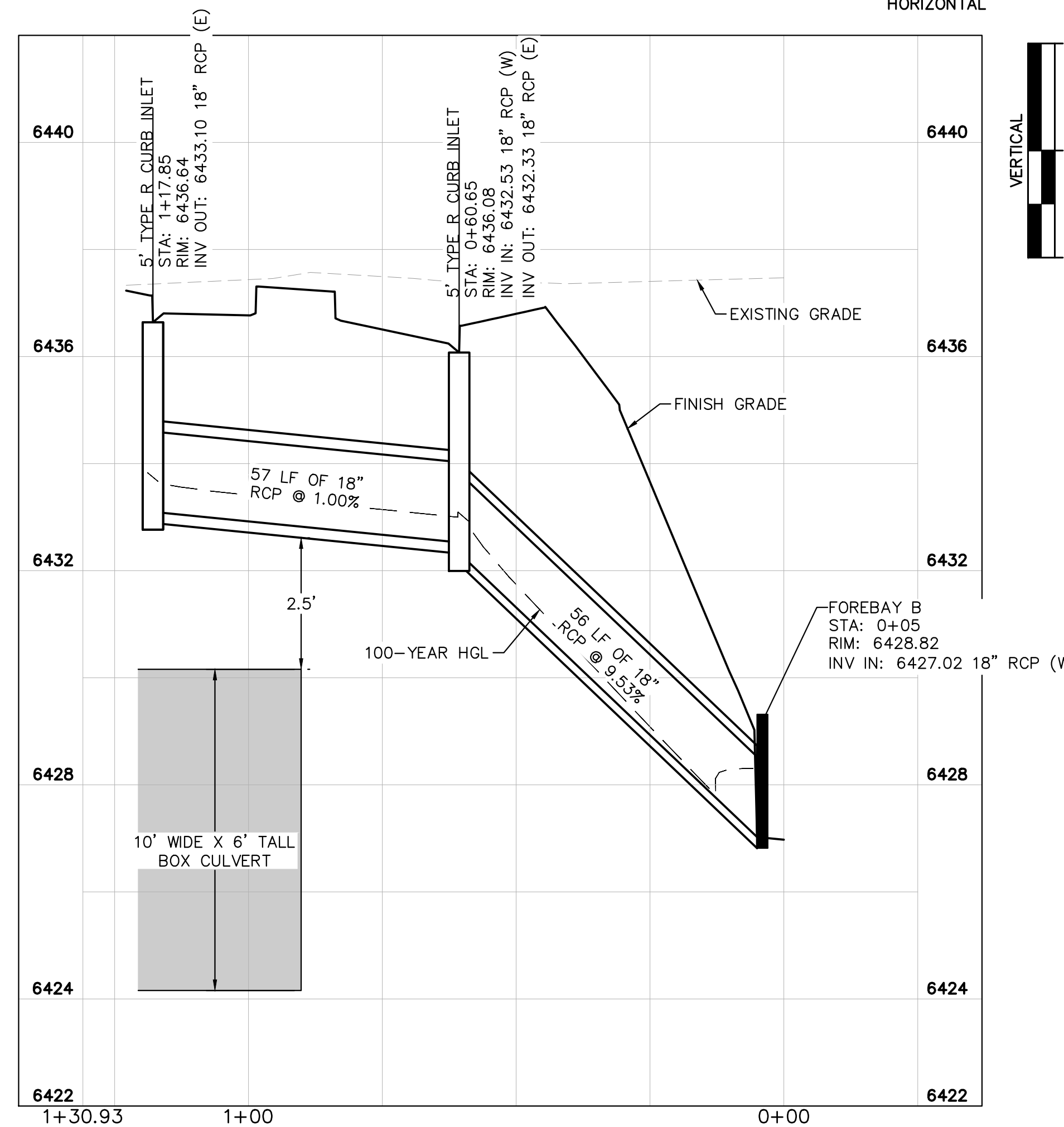
- PROPERTY LINE
- - - EXISTING EASEMENT LINE
- - - PROPOSED EASEMENT LINE
- EXISTING STORM SEWER
- PROPOSED STORM SEWER
- - - EXISTING WATER LINE
- - - PROPOSED WATER LINE
- ▲ EXISTING FIRE HYDRANT
- ▲ PROPOSED FIRE HYDRANT
- ▲ PROPOSED FIRE DEPARTMENT CONNECTION W/ APPROVED KNOX HARDWARE
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- ⊙ SANITARY SEWER MANHOLE
- ⊙ PROPOSED STORM MANHOLE
- ⊙ EXISTING STORM MANHOLE
- PROPOSED CURB INLET
- EXISTING CURB INLET
- PROPOSED GRATE INLET

STORM SEWER NOTES

1. MANHOLE RIM ELEVATIONS PROVIDED FOR REFERENCE ONLY. CONTRACTOR SHALL INSTALL MANHOLES IN ACCORDANCE WITH APPLICABLE DETAILS BASED UPON FINAL FINISH GRADING AT MANHOLE LOCATION. CONTRACTOR SHALL BE RESPONSIBLE FOR ADJUSTMENTS TO ACCOMMODATE DEVIATIONS IN SITE GRADING AT NO COST TO THE OWNER.
2. CONTRACTOR SHALL MODIFY STANDARD INLET STRUCTURE DIMENSIONS AND STRUCTURAL COMPONENTS TO ACCOMMODATE ASSOCIATED ENTRY AND OUTLET PIPES.
3. 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.
4. ALL CURB INLET STATIONS ARE BASED ON THE MIDPOINT OF THE CURB INLET AT THE FLOWLINE.
5. ALL CURB INLET FL ELEVATIONS AND STATIONING ARE BASED ON THE MIDPOINT OF THE CURB INLET AT FLOWLINE.
6. ALL STORM SEWER PIPE 12" AND GREATER SHALL BE HDPE UNLESS OTHERWISE NOTED.
7. ALL PRIVATE LANDSCAPE DRAINS SHALL BE NYOPLAST TYPE OR APPROVED EQUIVALENT. RE: UTILITY DETAILS FOR NYOPLAST DETAILED DRAWINGS.
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.



STORM SEWER LINE A - PROFILE VIEW



STORM SEWER LINE B - PROFILE VIEW



Kimley-Horn

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2 North Nevada Avenue, Suite 300
Colorado Springs, CO 80903 (303) 228-2300

DESIGNED BY: MOH
DRAWN BY: JWM
CHECKED BY: DLS
DATE: 10/26/2022

THE CITIZEN ON CONSTITUTION
EL PASO COUNTY, COLORADO
UTILITY AND WATER SERVICE PLANS
STORM PLAN AND PROFILE LINE A



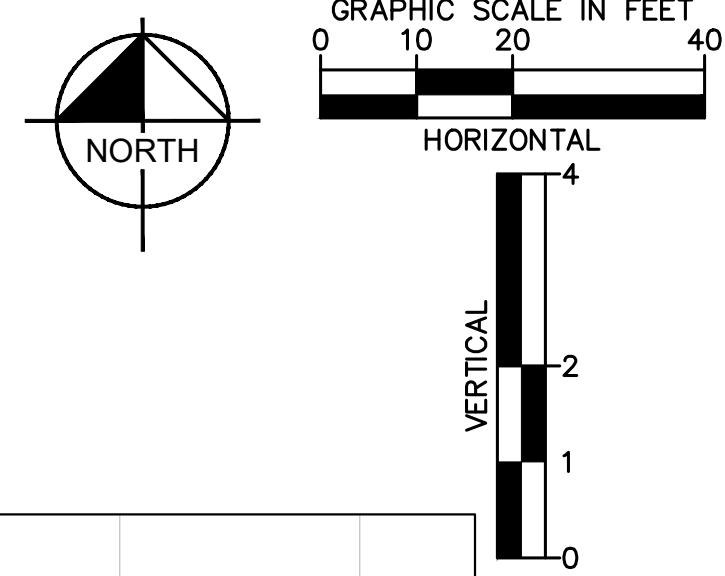
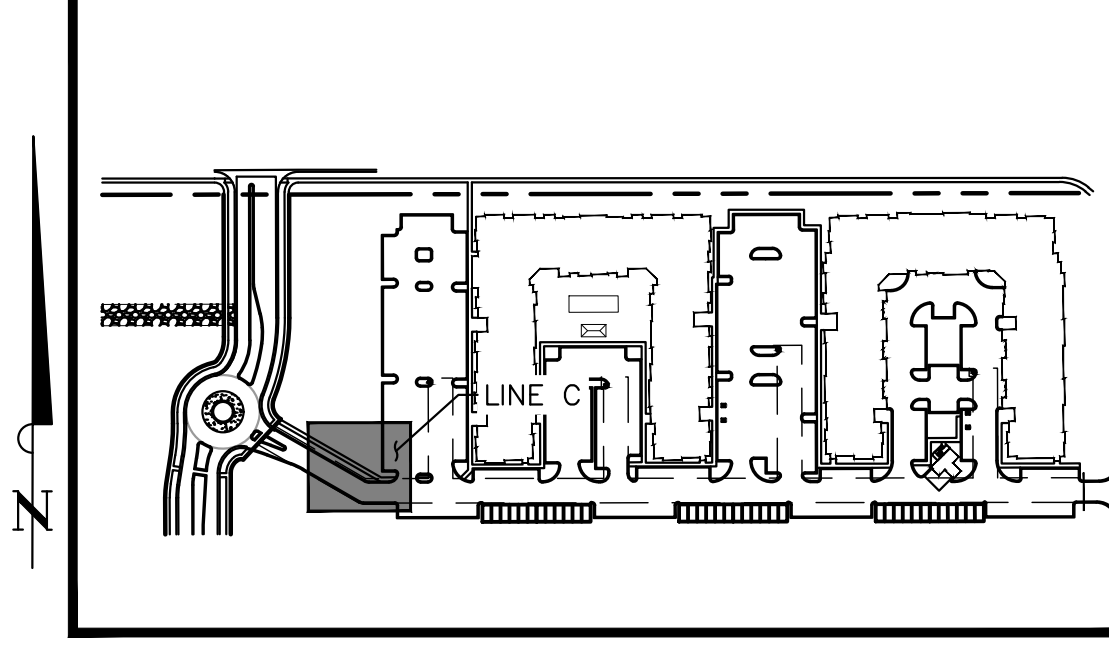
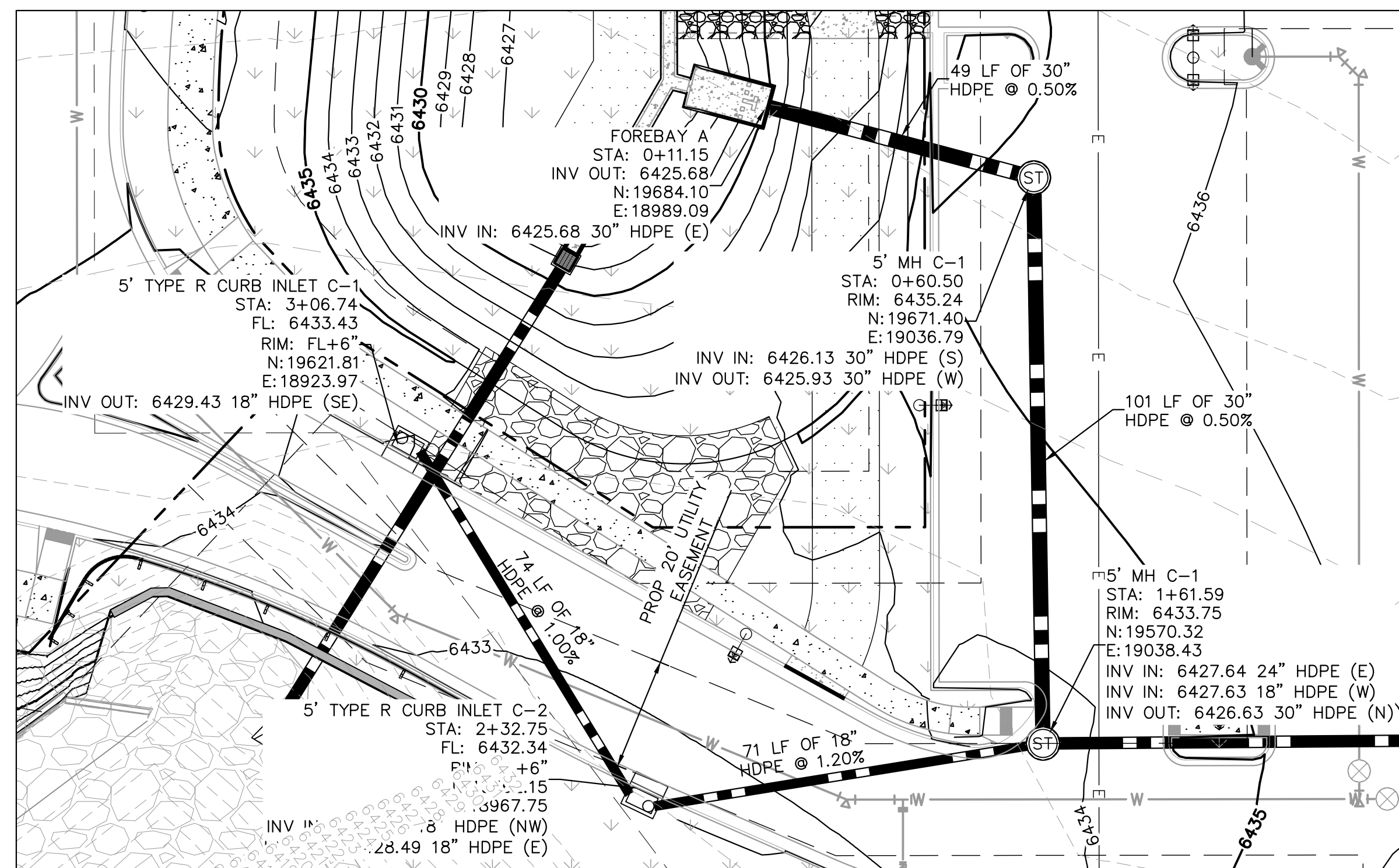
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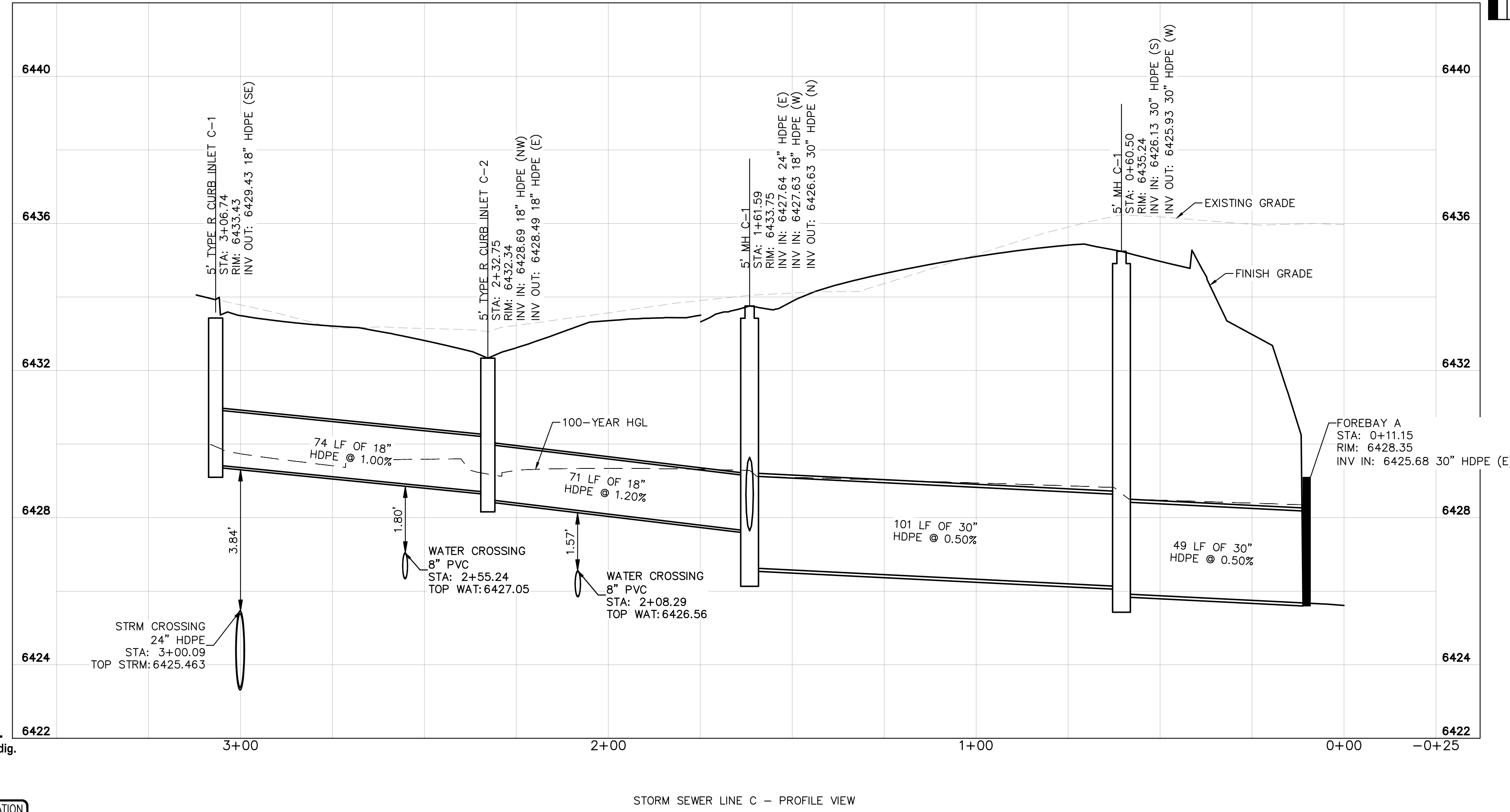
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- LEGEND:**
- PROPERTY LINE
 - - - EXISTING EASEMENT LINE
 - - - PROPOSED EASEMENT LINE
 - EXISTING STORM SEWER
 - PROPOSED STORM SEWER
 - EXISTING WATER LINE
 - PROPOSED WATER LINE
 - EXISTING FIRE HYDRANT
 - PROPOSED FIRE HYDRANT
 - PROPOSED FIRE DEPARTMENT CONNECTION W/ APPROVED KNOX HARDWARE
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 - ⊙ PROPOSED STORM MANHOLE
 - ⊙ EXISTING STORM MANHOLE
 - PROPOSED CURB INLET
 - EXISTING CURB INLET
 - PROPOSED GRATE INLET



- STORM SEWER NOTES**
- MANHOLE RIM ELEVATIONS PROVIDED FOR REFERENCE ONLY. CONTRACTOR SHALL INSTALL MANHOLES IN ACCORDANCE WITH APPLICABLE DETAILS BASED UPON FINAL FINISH GRADING AT MANHOLE LOCATION. CONTRACTOR SHALL BE RESPONSIBLE FOR ADJUSTMENTS TO ACCOMMODATE DEVIATIONS IN SITE GRADING AT NO COST TO THE OWNER.
 - 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.
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 - CONTRACTOR TO MODIFY EXISTING MANHOLE RIM ELEVATIONS TO MATCH PROPOSED FINISH GRADE AS NECESSARY.



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	BY	DATE	APPR.

Kimley»Horn
 2022 KIMLEY-HORN AND ASSOCIATES, INC.
 2 North Nevada Avenue, Suite 300
 Colorado Springs, CO 80903 (303) 228-2300

DESIGNED BY: MOH
 DRAWN BY: JWM
 CHECKED BY: DLS
 DATE: 10/26/2022

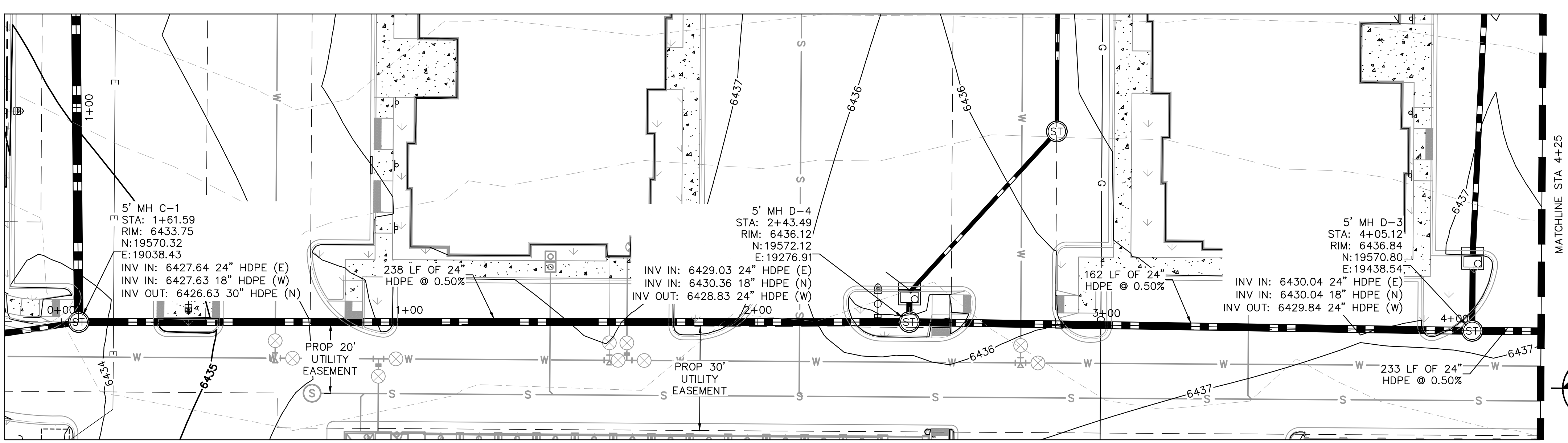
THE CITIZEN ON CONSTITUTION
 EL PASO COUNTY, COLORADO
 UTILITY AND WATER SERVICE PLANS
STORM PLAN AND PROFILE LINE B & C



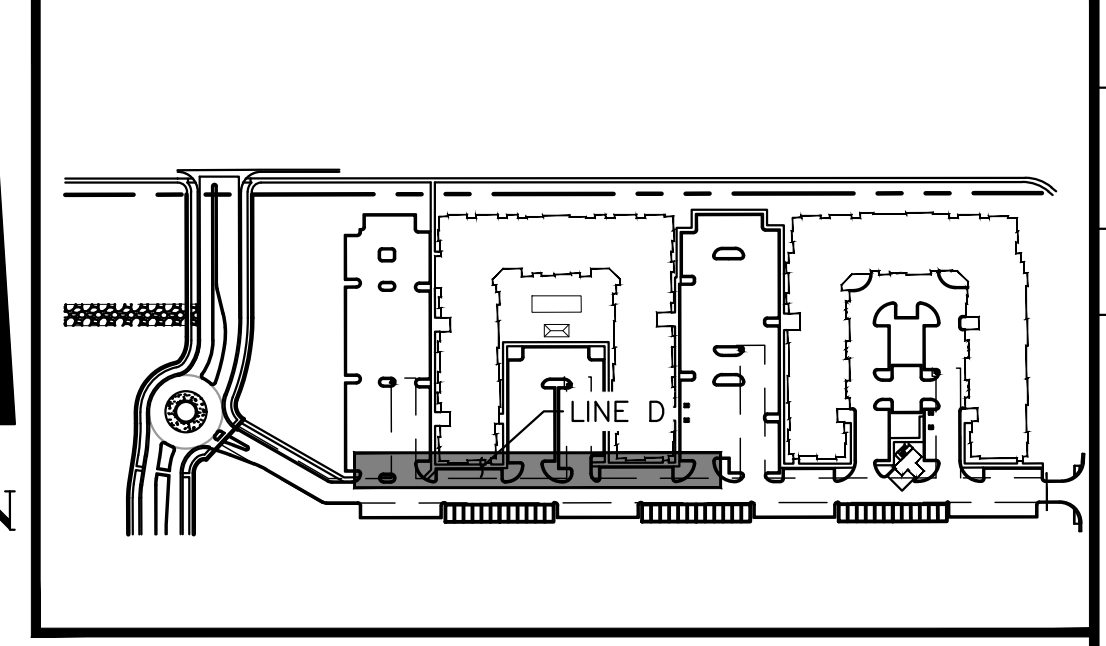
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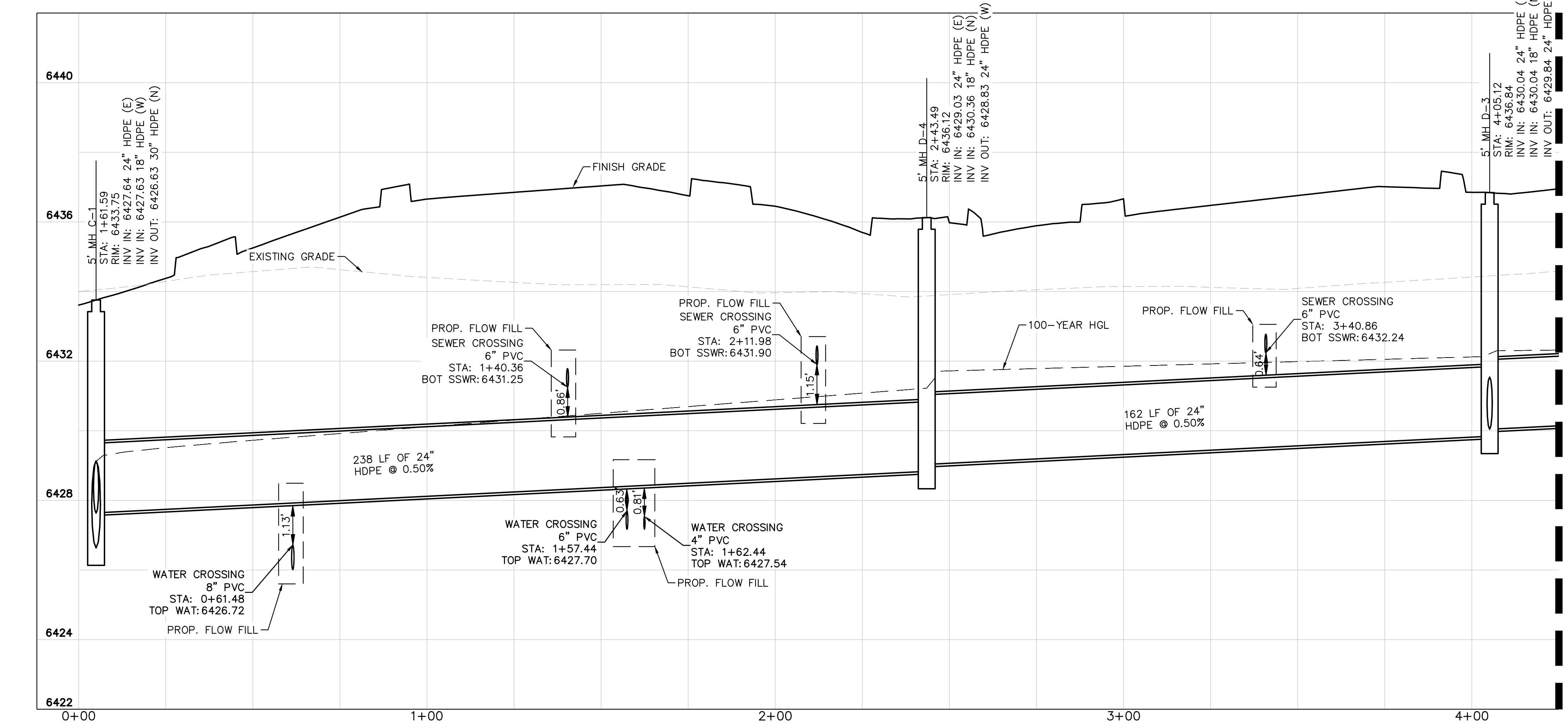
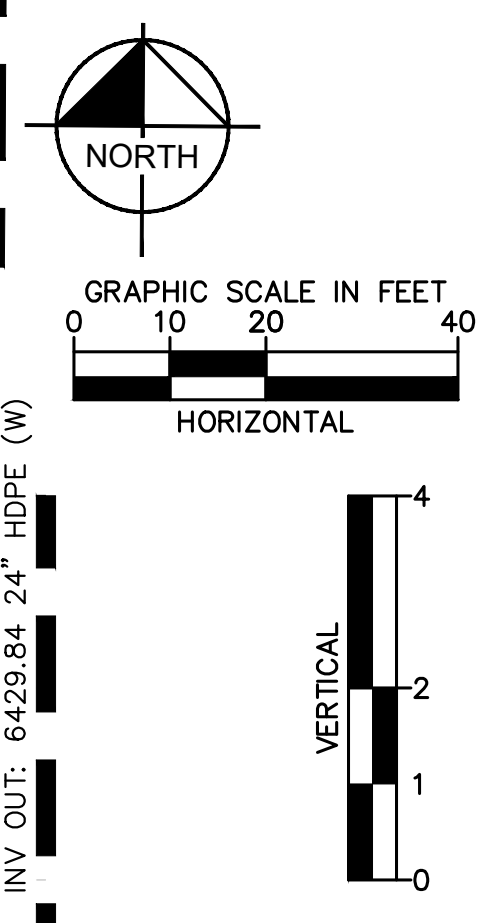


STORM SEWER LINE D STA 0+00-4+25 PLAN VIEW



KEY MAP NOT TO SCALE

- 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
 - PROPOSED FIRE DEPARTMENT CONNECTION W/ APPROVED KNOX HARDWARE
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 - PROPOSED STORM MANHOLE
 - EXISTING STORM MANHOLE
 - PROPOSED CURB INLET
 - EXISTING CURB INLET
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STORM SEWER LINE D STA 0+00-4+25 - PROFILE VIEW

- STORM SEWER NOTES**
1. MANHOLE RIM ELEVATIONS PROVIDED FOR REFERENCE ONLY. CONTRACTOR SHALL INSTALL MANHOLES IN ACCORDANCE WITH APPLICABLE DETAILS BASED UPON FINAL FINISH GRADING AT MANHOLE LOCATION. CONTRACTOR SHALL BE RESPONSIBLE FOR ADJUSTMENTS TO ACCOMMODATE DEVIATIONS IN SITE GRADING AT NO COST TO THE OWNER.
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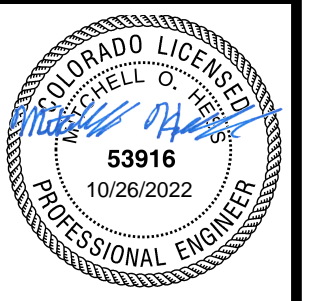
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EL PASO COUNTY, COLORADO
UTILITY AND WATER SERVICE PLANS
STORM PLAN AND PROFILE LINE D



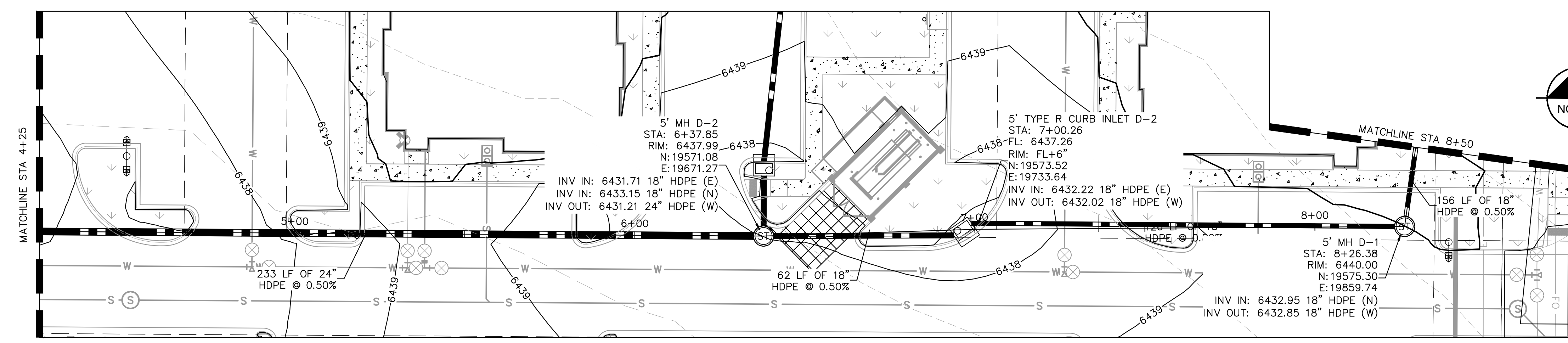
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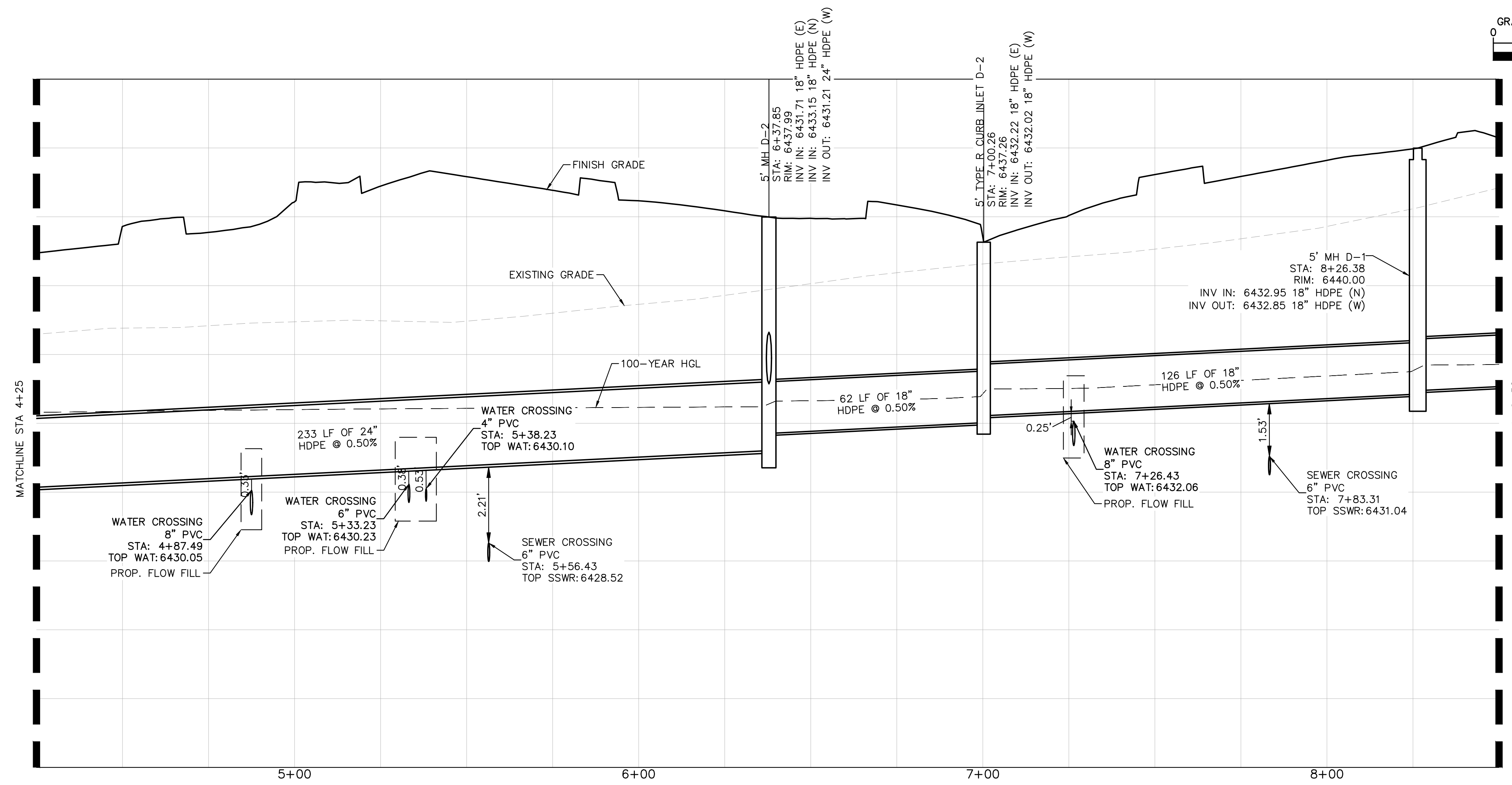
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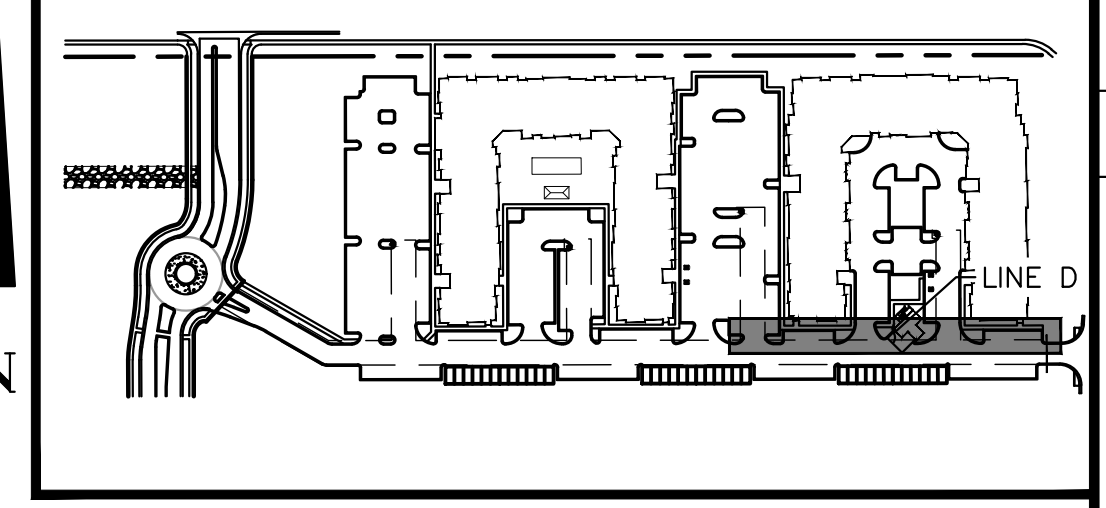
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STORM SEWER LINE D STA 4+25-8+50 - PLAN VIEW

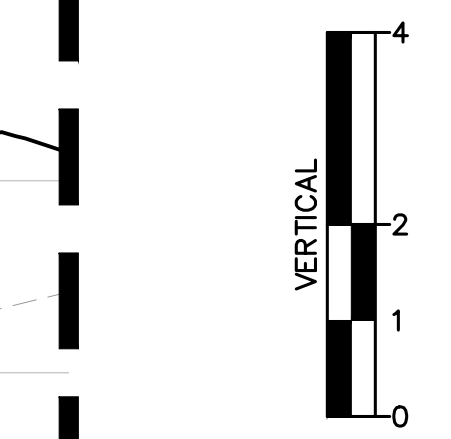
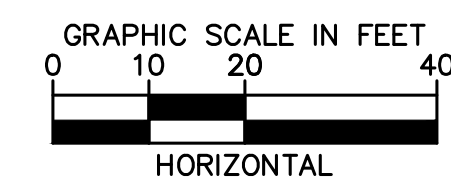


STORM SEWER LINE D STA 4+25-8+50 - PROFILE VIEW



KEY MAP
NOT TO SCALE

- 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
 - ▲ 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



STORM SEWER NOTES

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7. ALL PRIVATE LANDSCAPE DRAINS SHALL BE NYOPLAST TYPE OR APPROVED EQUIVALENT. RE: UTILITY DETAILS FOR NYOPLAST DETAILED DRAWINGS.
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.



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Kimley»Horn
 2022 KIMLEY-HORN AND ASSOCIATES, INC.
 2 North Nevada Avenue, Suite 300
 Colorado Springs, CO 80903 (303) 228-2300

DESIGNED BY: MOH
 DRAWN BY: JWM
 CHECKED BY: DLS
 DATE: 10/26/2022

THE CITIZEN ON CONSTITUTION
 EL PASO COUNTY, COLORADO
 UTILITY AND WATER SERVICE PLANS
STORM PLAN AND PROFILE LINE D



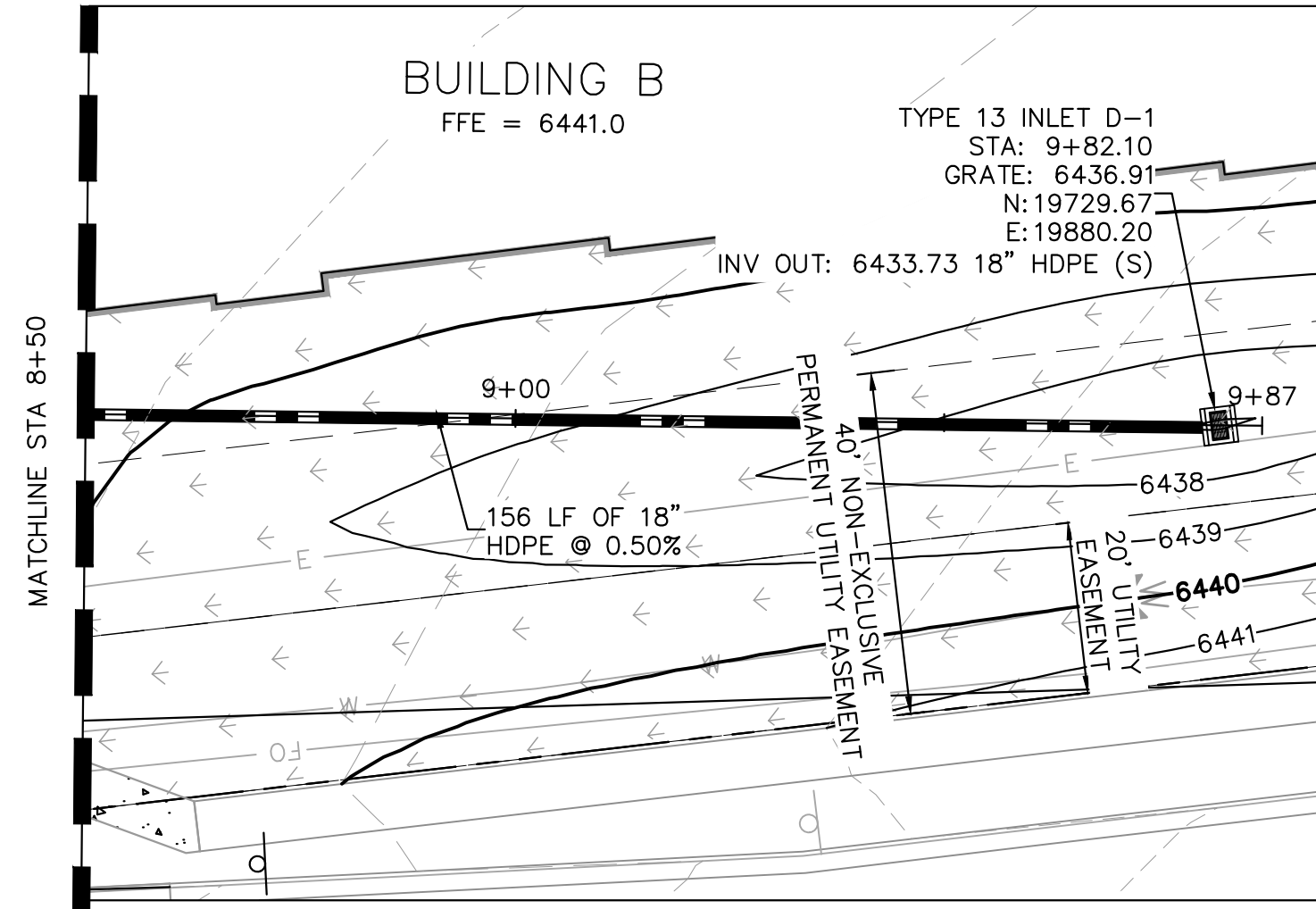
PROJECT NO.
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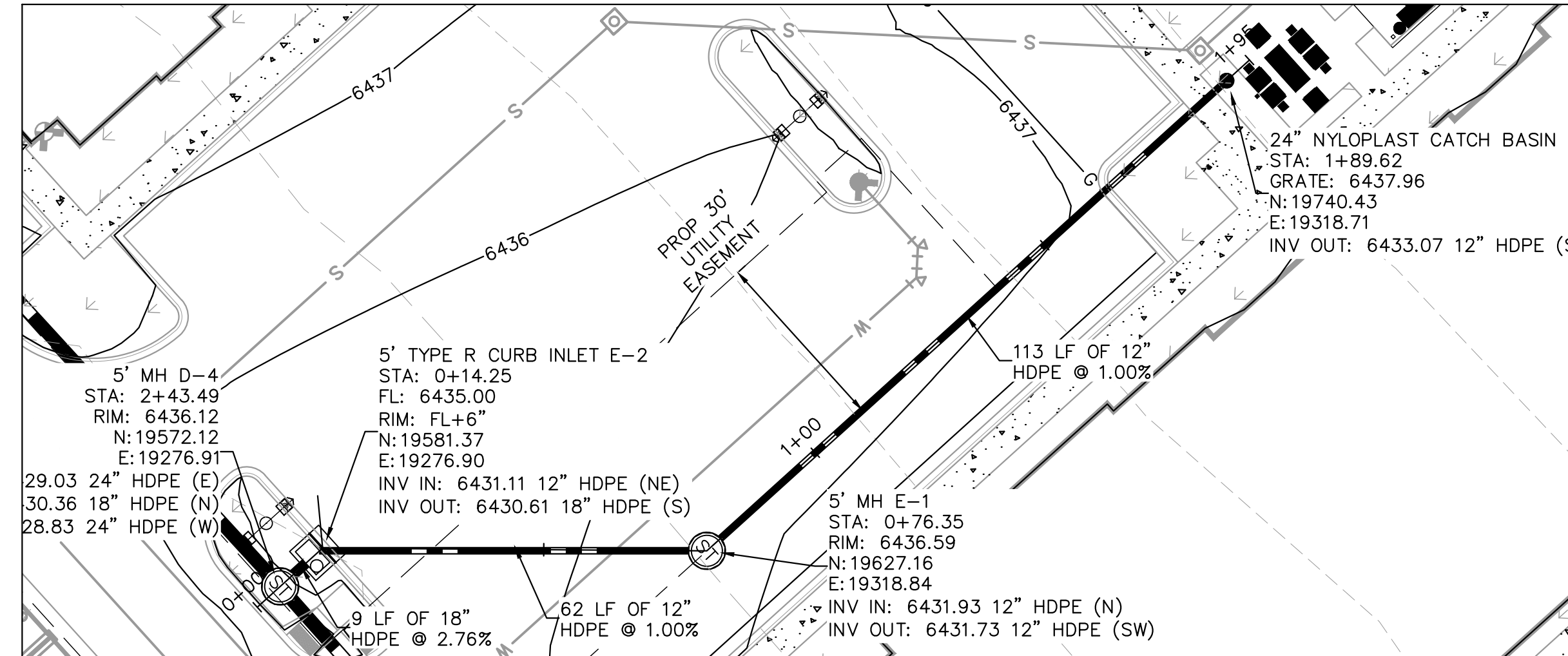
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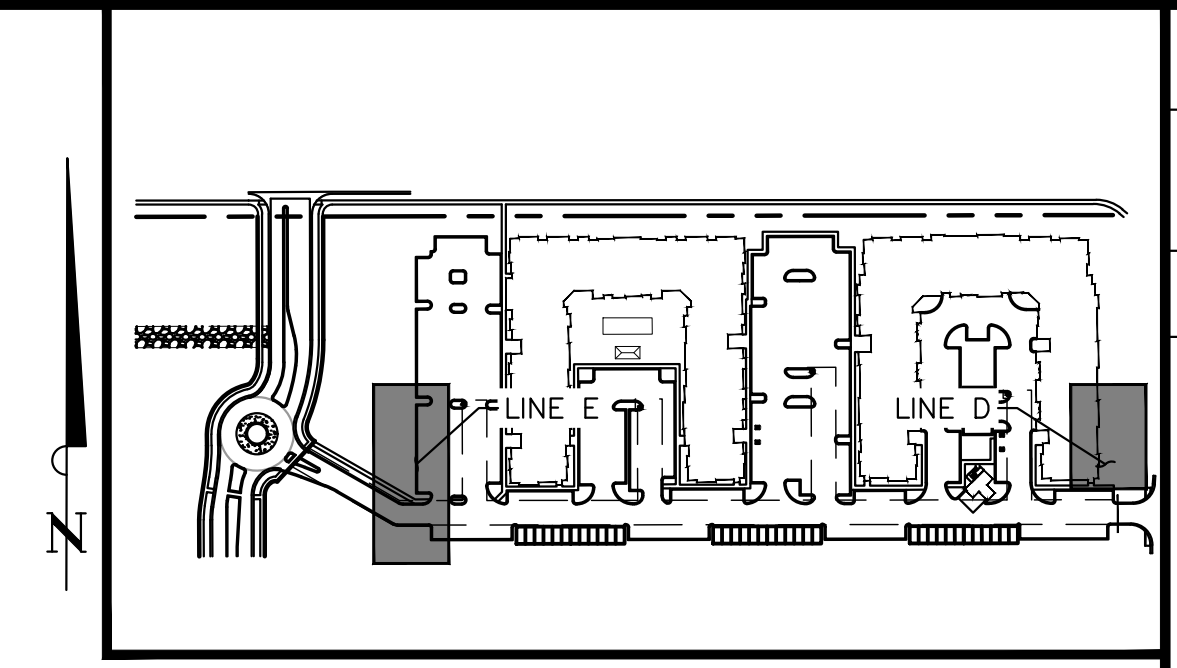
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STORM SEWER LINE D STA 8+50-END - PLAN VIEW



STORM SEWER LINE E - PLAN VIEW



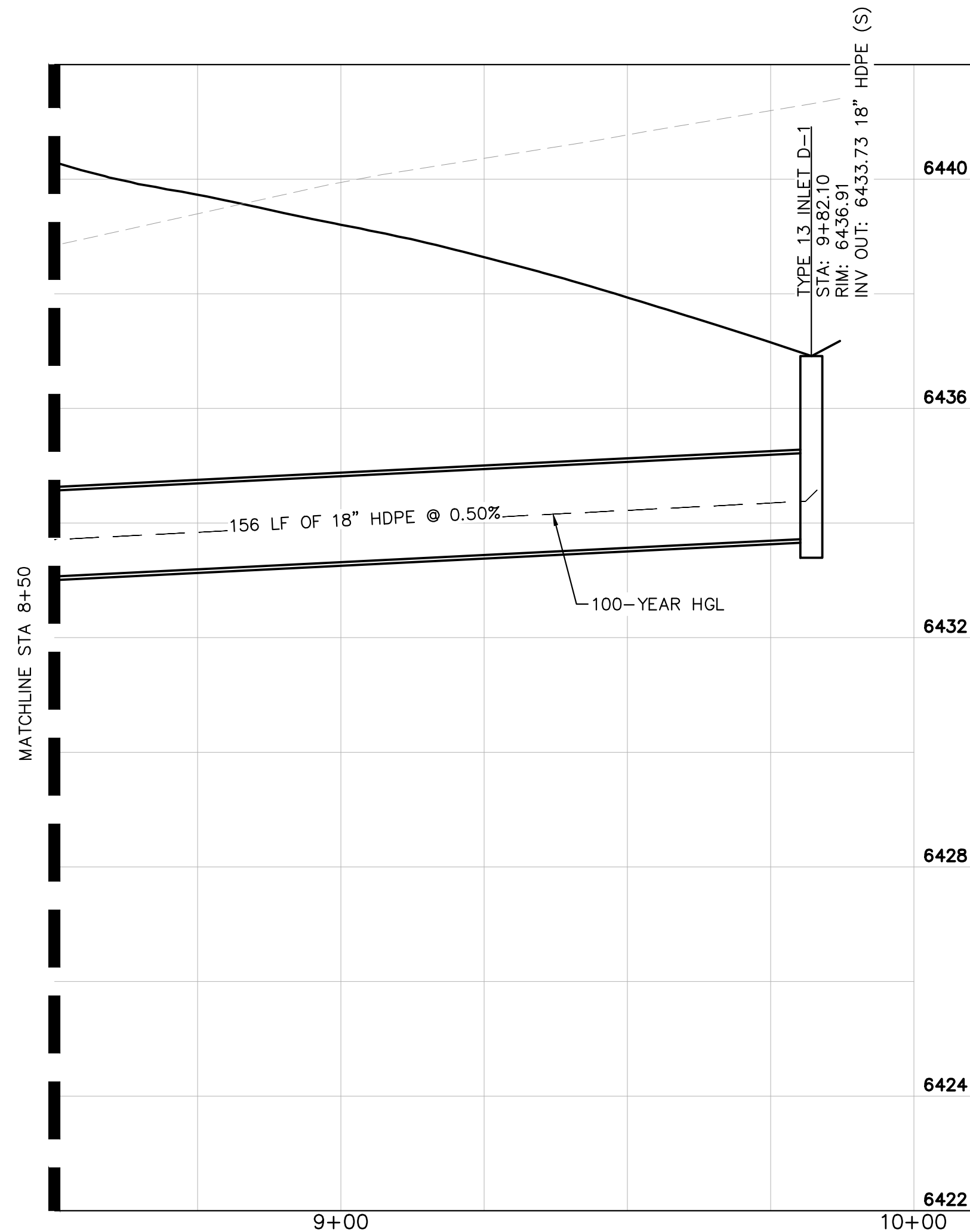
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NOT TO SCALE

LEGEND:

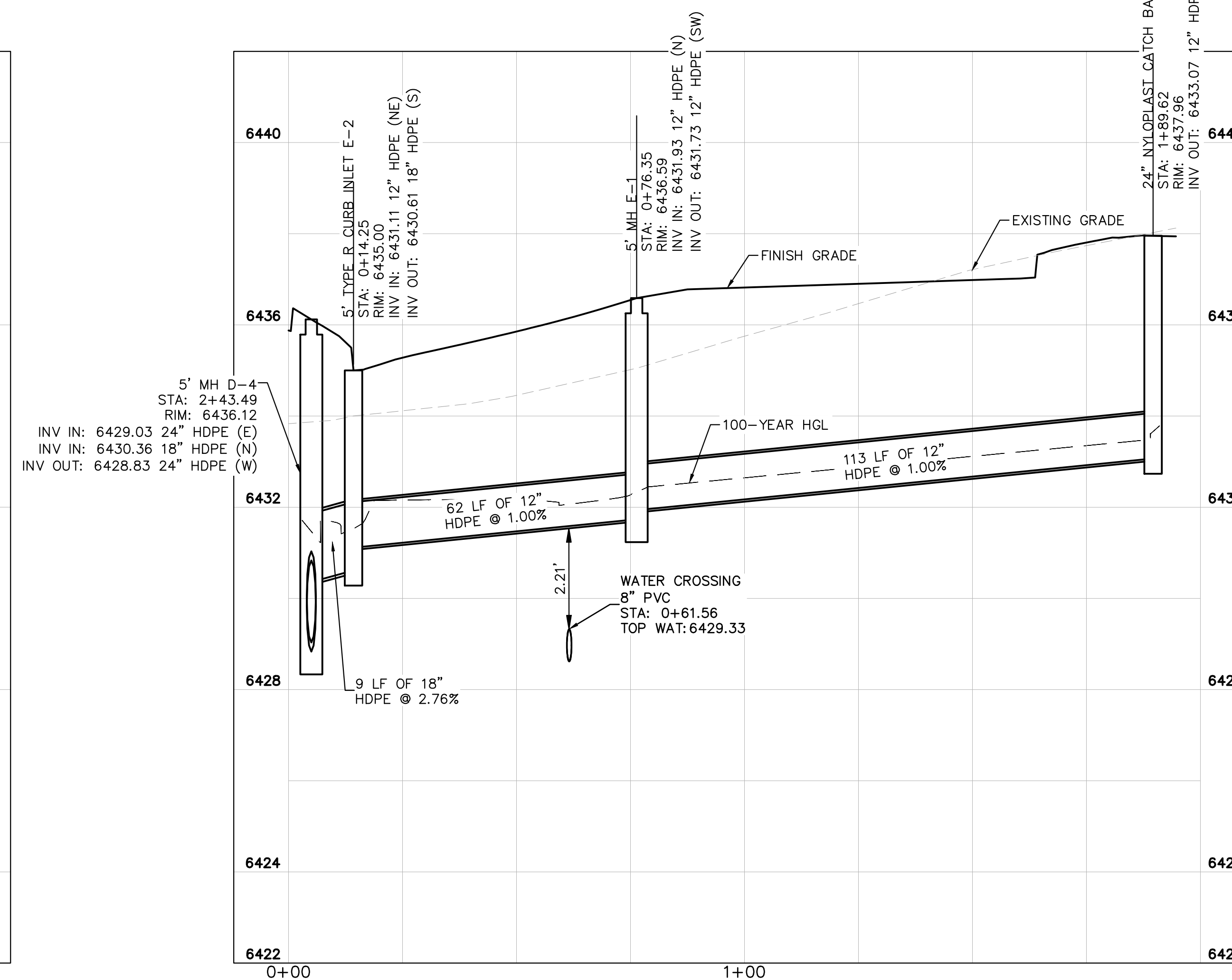
- PROPERTY LINE
- - - - - EXISTING EASEMENT LINE
- - - - - PROPOSED EASEMENT LINE
- EXISTING STORM SEWER
- PROPOSED STORM SEWER
- EXISTING WATER LINE
- PROPOSED WATER LINE
- EXISTING FIRE HYDRANT
- PROPOSED FIRE HYDRANT
- PROPOSED FIRE DEPARTMENT CONNECTION W/ APPROVED KNOX HARDWARE
- EXISTING SANITARY SEWER
- PROPOSED SANITARY SEWER
- ⊙ SANITARY SEWER MANHOLE
- ⊙ PROPOSED STORM MANHOLE
- ⊙ EXISTING STORM MANHOLE
- PROPOSED CURB INLET
- EXISTING CURB INLET
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STORM SEWER LINE D STA 8+50-END - PROFILE VIEW



STORM SEWER LINE E - PROFILE VIEW



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DESIGNED BY: MOH
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THE CITIZEN ON CONSTITUTION
 EL PASO COUNTY, COLORADO
 UTILITY AND WATER SERVICE PLANS
STORM PLAN AND PROFILE LINE

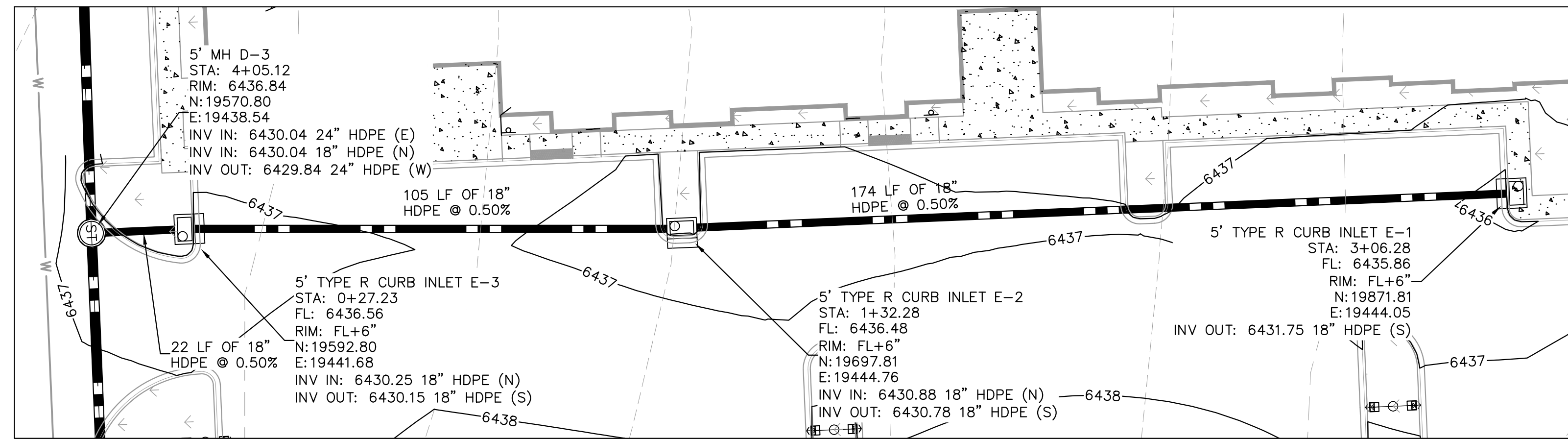


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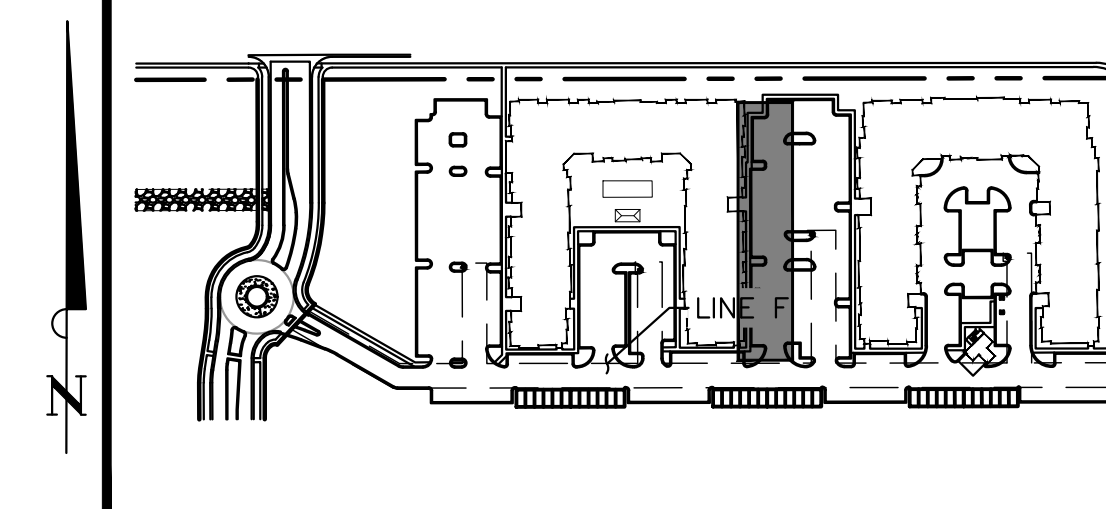
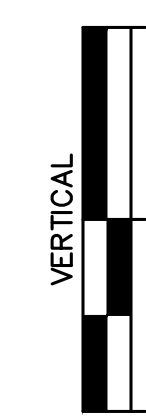
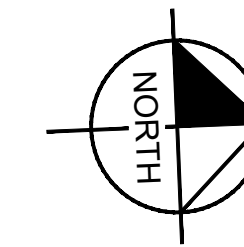
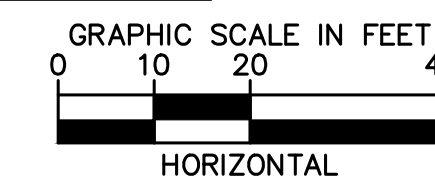
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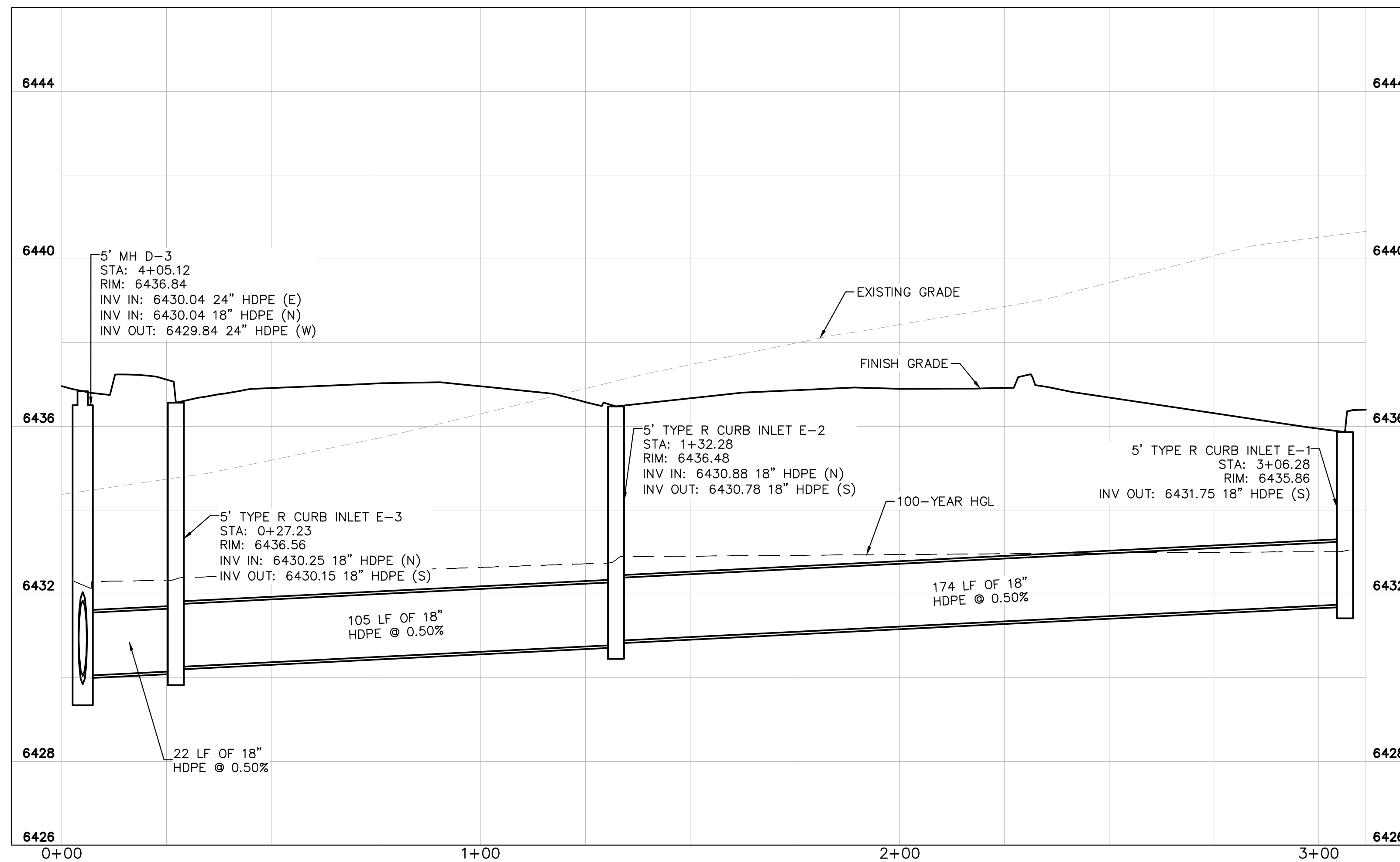


STORM SEWER LINE F - PLAN VIEW



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
- 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



STORM SEWER LINE F - PROFILE VIEW

STORM SEWER NOTES

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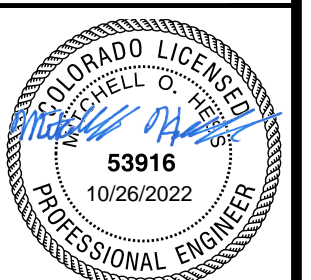
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THE CITIZEN ON CONSTITUTION
EL PASO COUNTY, COLORADO
UTILITY AND WATER SERVICE PLANS
STORM PLAN AND PROFILE LINE F

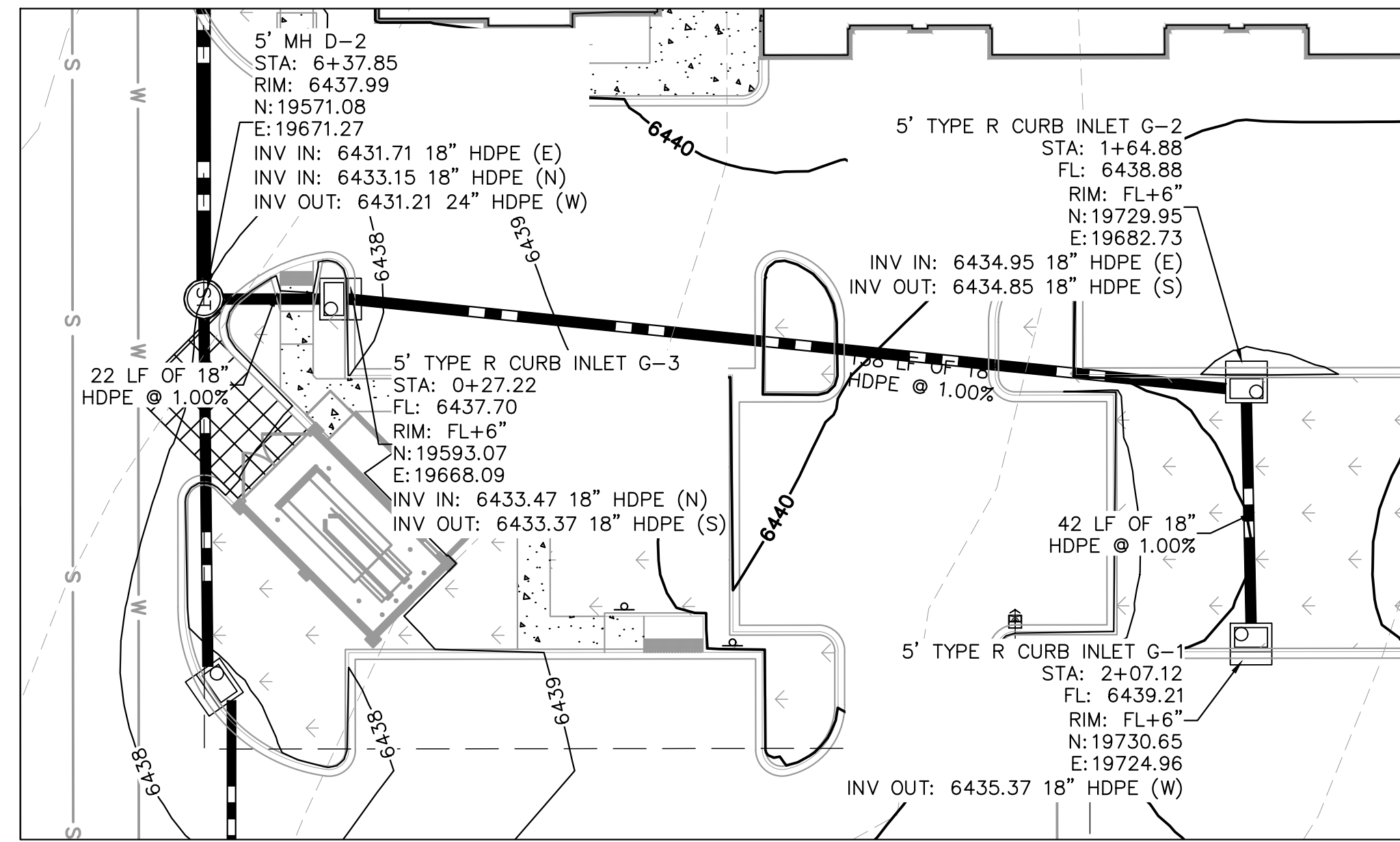


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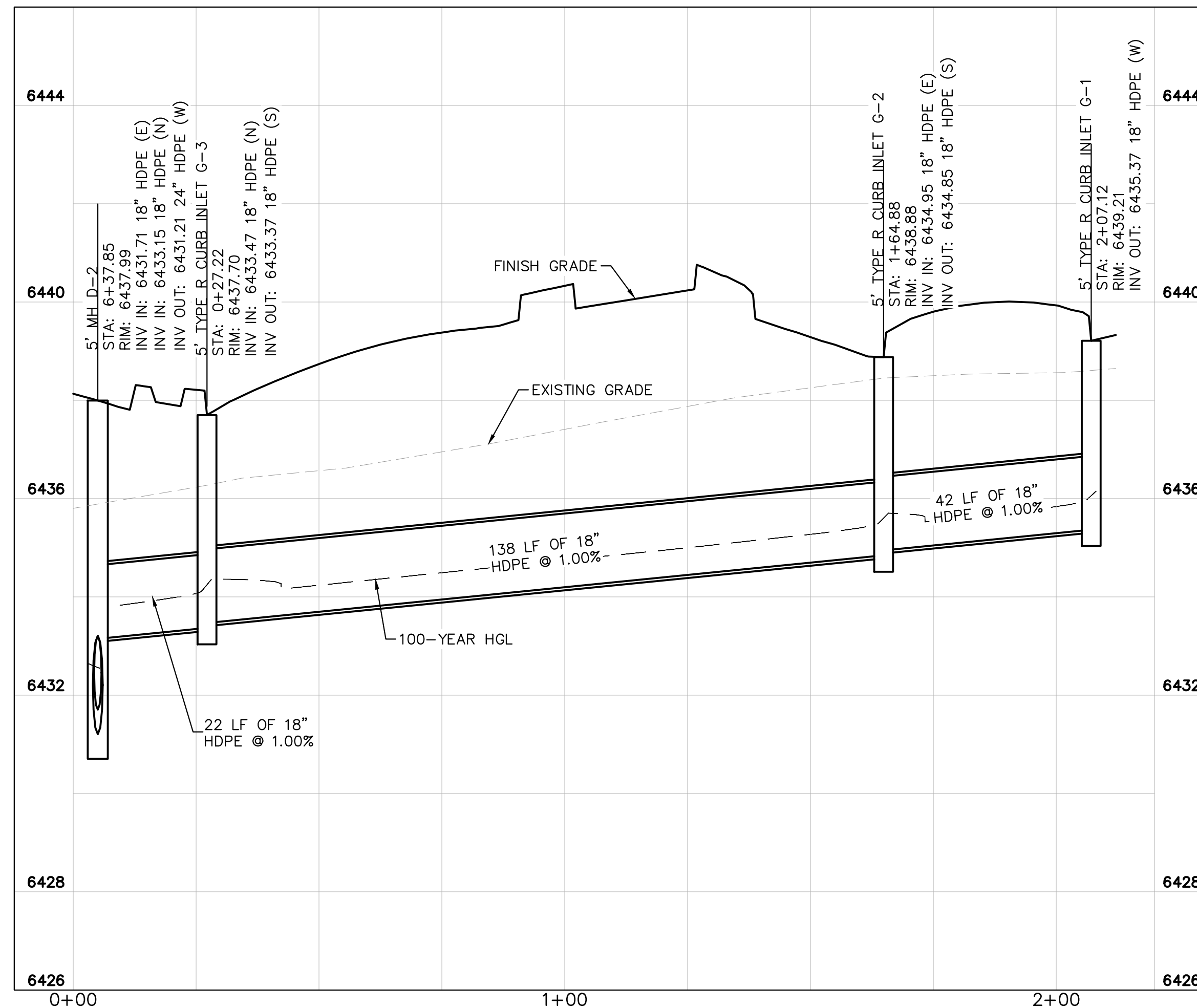
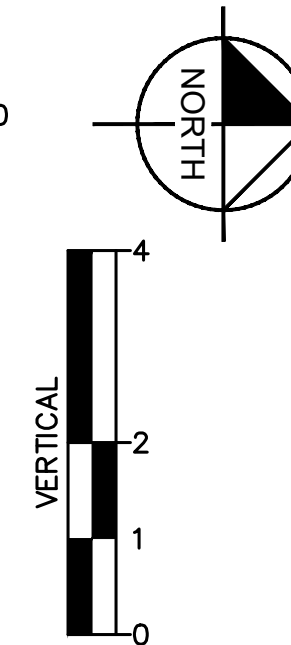
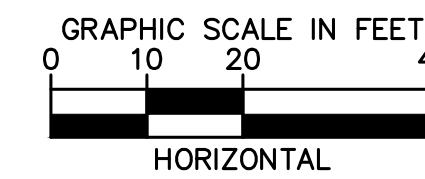
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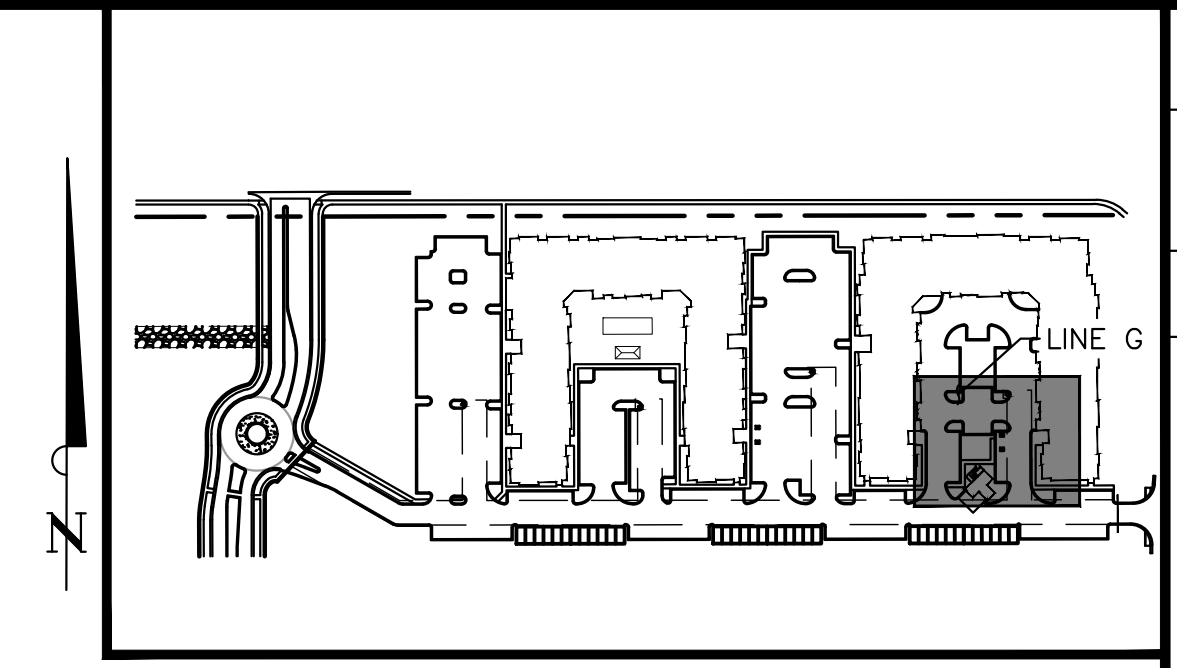
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STORM SEWER LINE G - PLAN VIEW

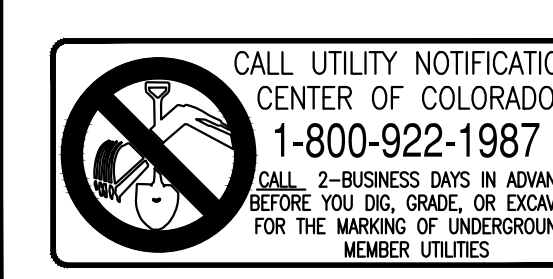


STORM SEWER LINE G - PROFILE VIEW



- 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
 - 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
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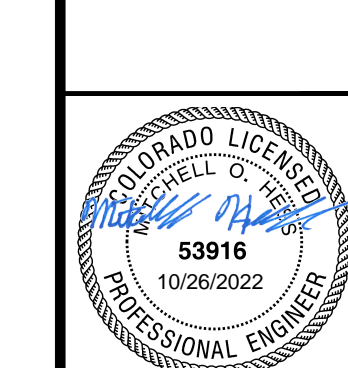


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THE CITIZEN ON CONSTITUTION
EL PASO COUNTY, COLORADO
UTILITY AND WATER SERVICE PLANS
STORM PLAN AND PROFILE LINE F



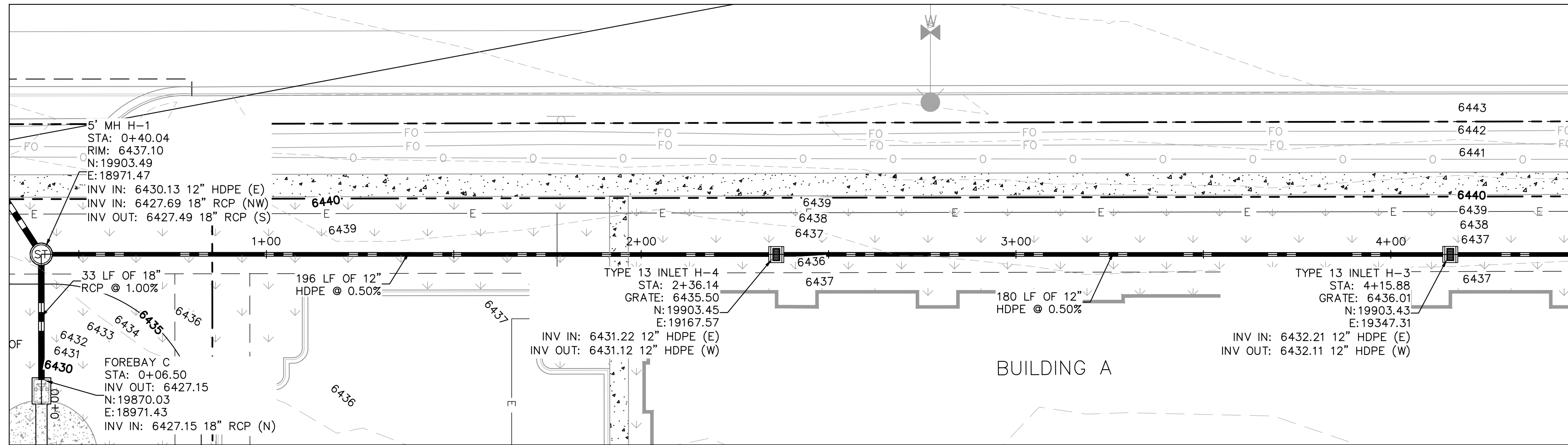
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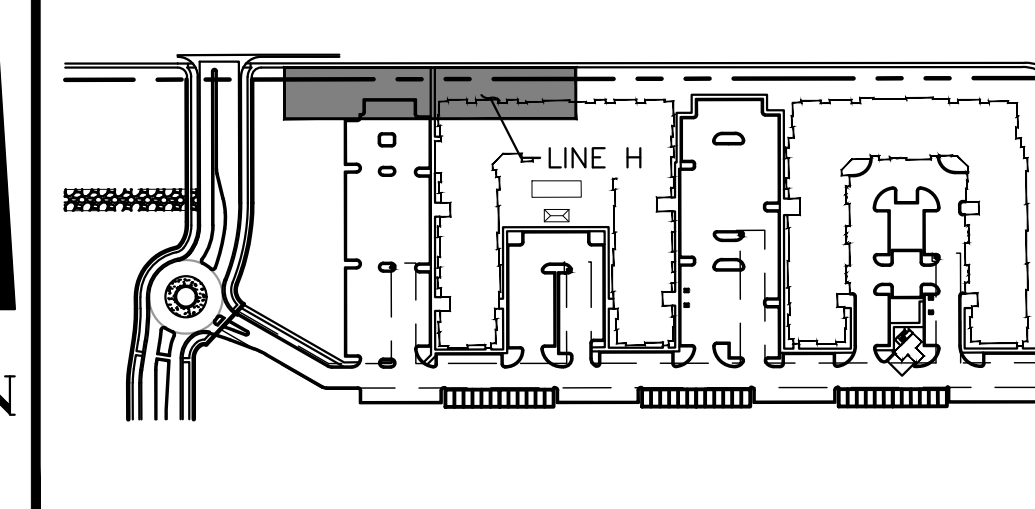
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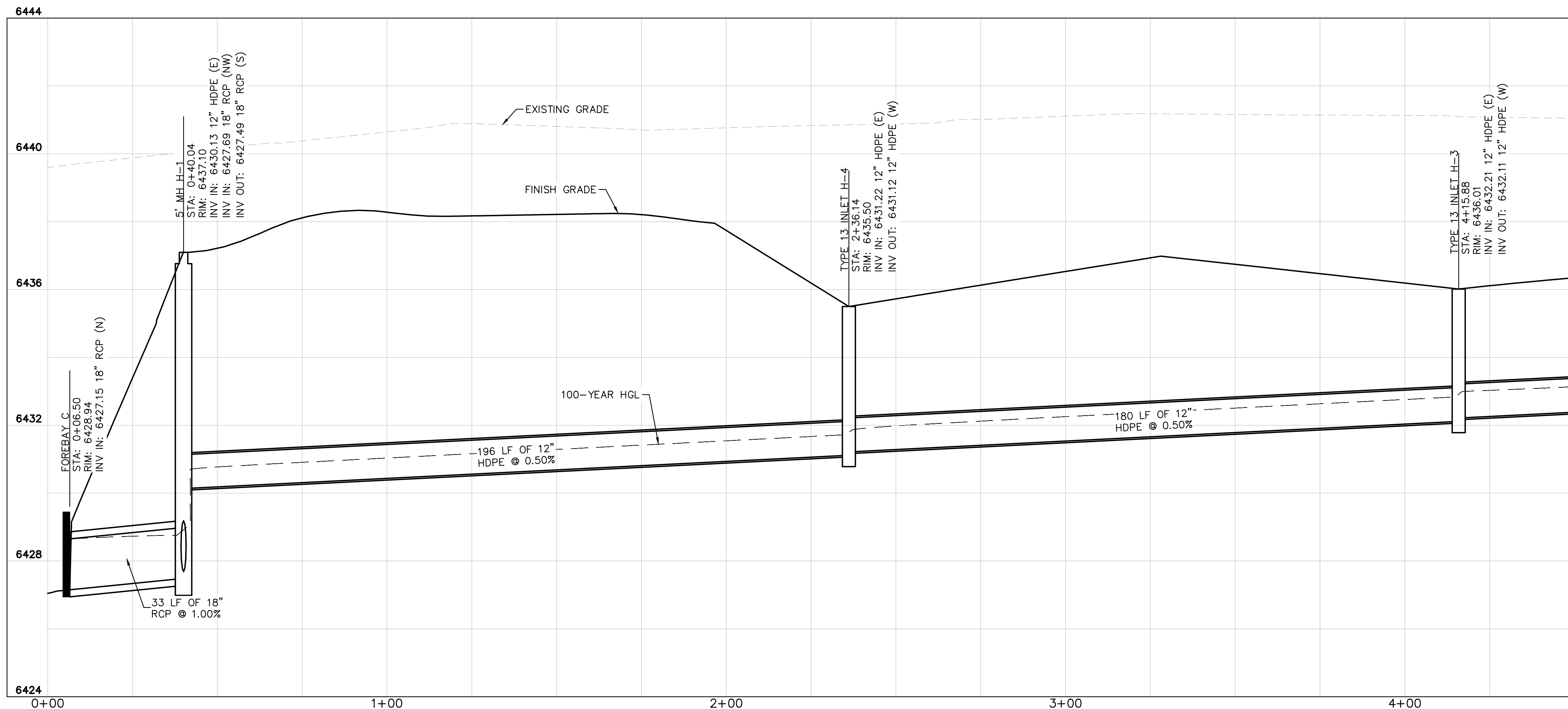
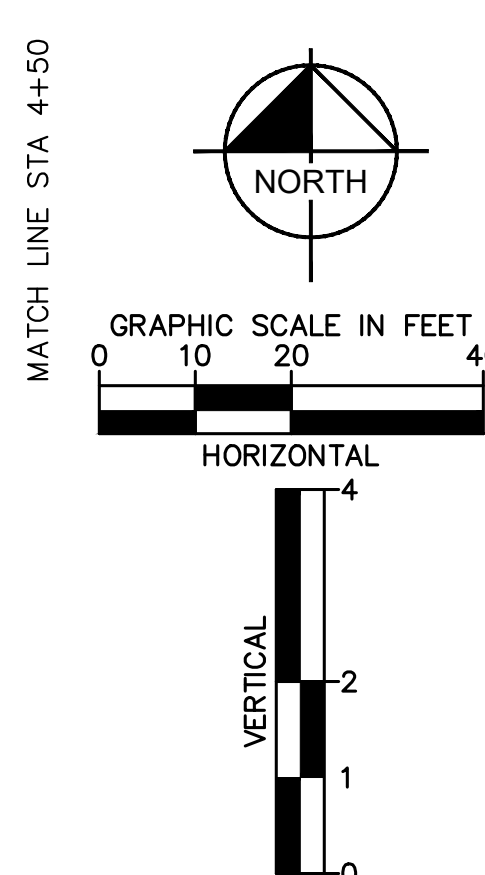


STORM SEWER LINE H STA 0+00-4+50 - PLAN VIEW



KEY MAP NOT TO SCALE

- 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
 - ▲ PROPOSED FIRE DEPARTMENT CONNECTION W/ APPROVED KNOX HARDWARE
 - S --- EXISTING SANITARY SEWER
 - S --- PROPOSED SANITARY SEWER
 - ⊙ SANITARY SEWER MANHOLE
 - ⊙ PROPOSED STORM MANHOLE
 - ⊙ EXISTING STORM MANHOLE
 - PROPOSED CURB INLET
 - EXISTING CURB INLET
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STORM SEWER LINE H STA 0+00-4+50 - PROFILE VIEW

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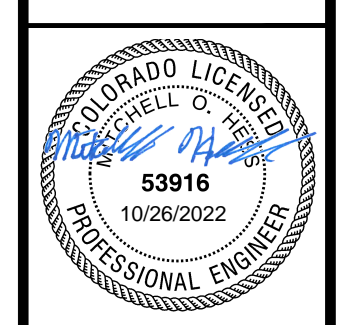


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STORM PLAN AND PROFILE LINE G



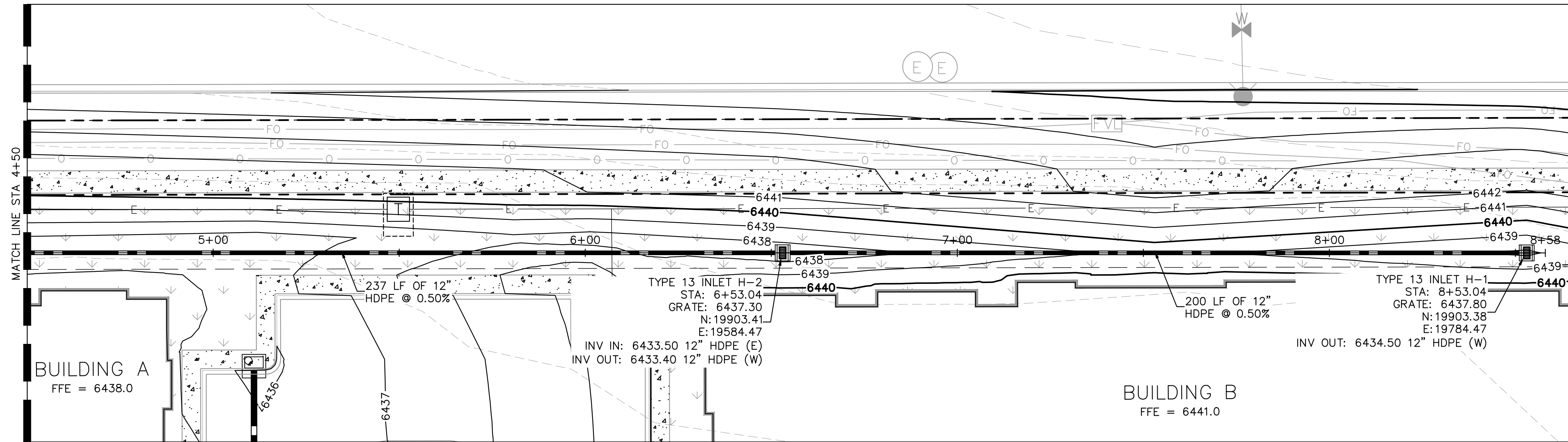
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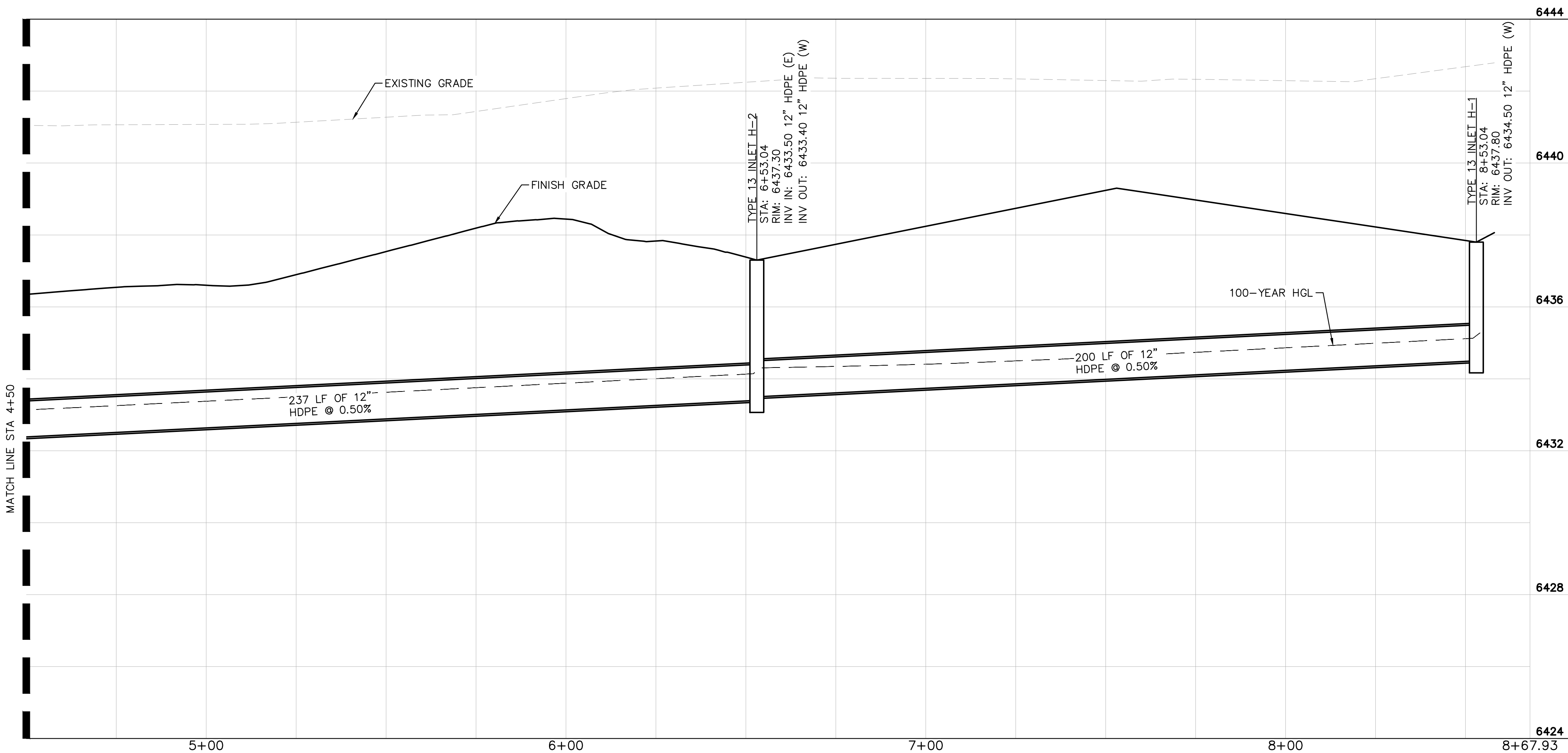
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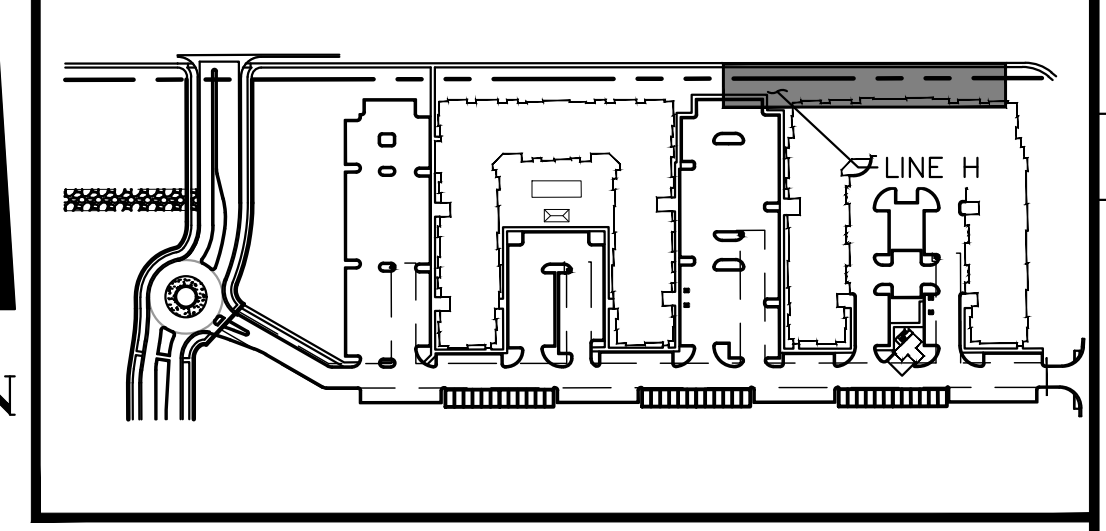
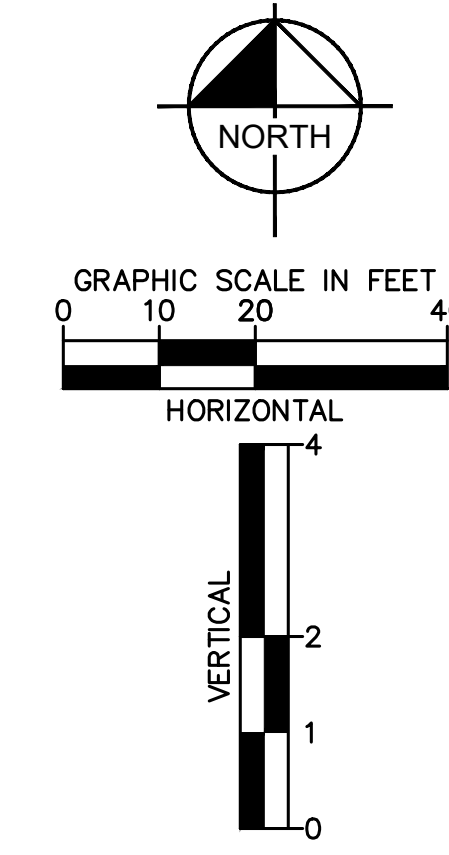
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STORM SEWER LINE H STA 4+50-END - PLAN VIEW



STORM SEWER LINE H STA 4+50-END - PROFILE VIEW



- LEGEND:**
- PROPERTY LINE
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 - PROPOSED EASEMENT LINE
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 - PROPOSED STORM SEWER
 - EXISTING WATER LINE
 - PROPOSED WATER LINE
 - ▲ EXISTING FIRE HYDRANT
 - ▲ PROPOSED FIRE HYDRANT
 - ▲ PROPOSED FIRE DEPARTMENT CONNECTION W/ APPROVED KNOX HARDWARE
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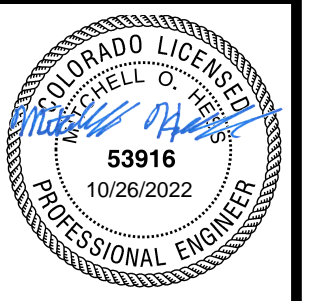


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Kimley»Horn
 2022 KIMLEY-HORN AND ASSOCIATES, INC.
 2 North Nevada Avenue, Suite 300
 Colorado Springs, CO 80903 (303) 228-2300

DESIGNED BY: MOH
 DRAWN BY: JWM
 CHECKED BY: DLS
 DATE: 10/26/2022

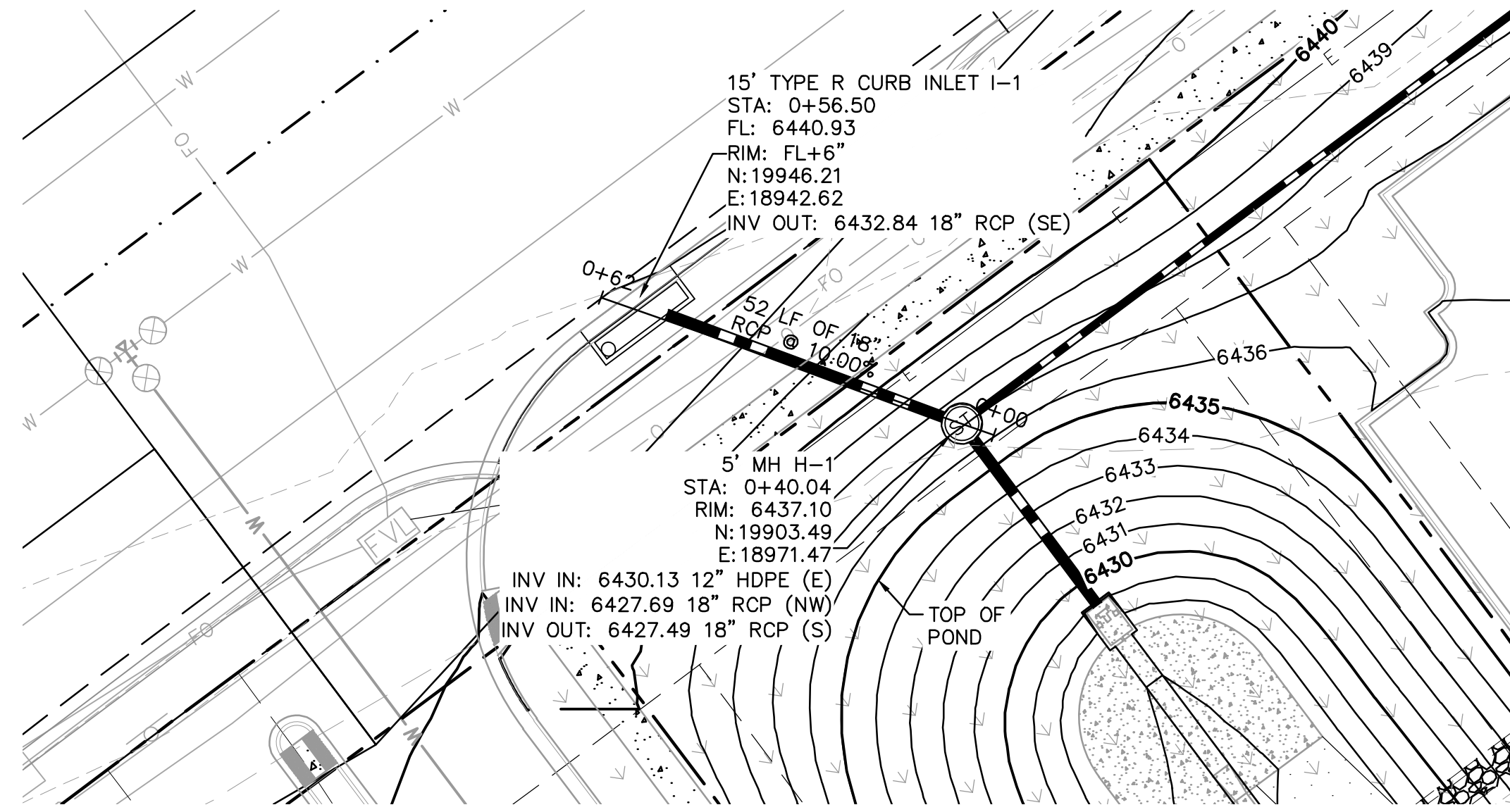
THE CITIZEN ON CONSTITUTION
 EL PASO COUNTY, COLORADO
 UTILITY AND WATER SERVICE PLANS
STORM PLAN AND PROFILE LINE H



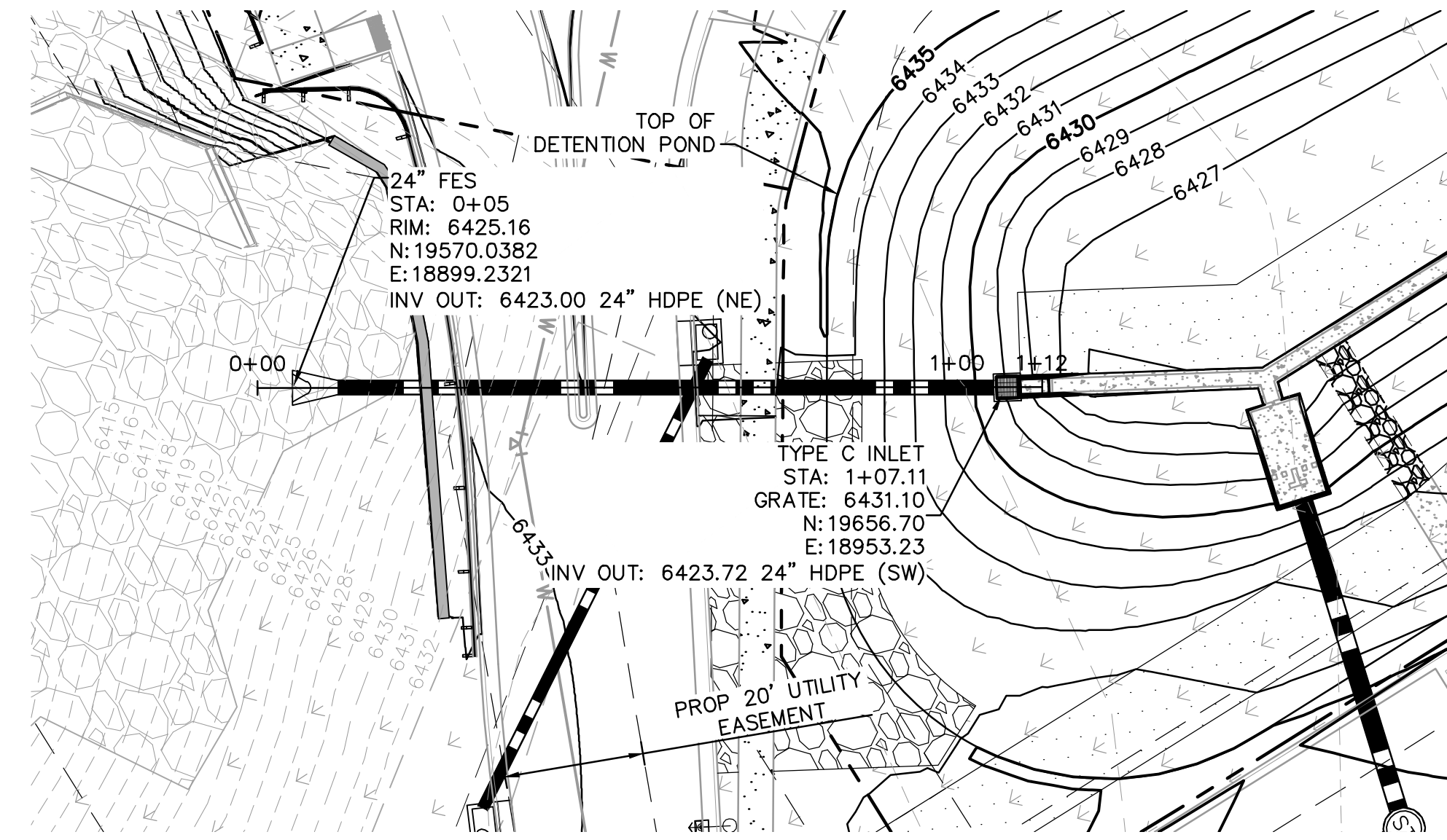
PROJECT NO.
096481004

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C4.9

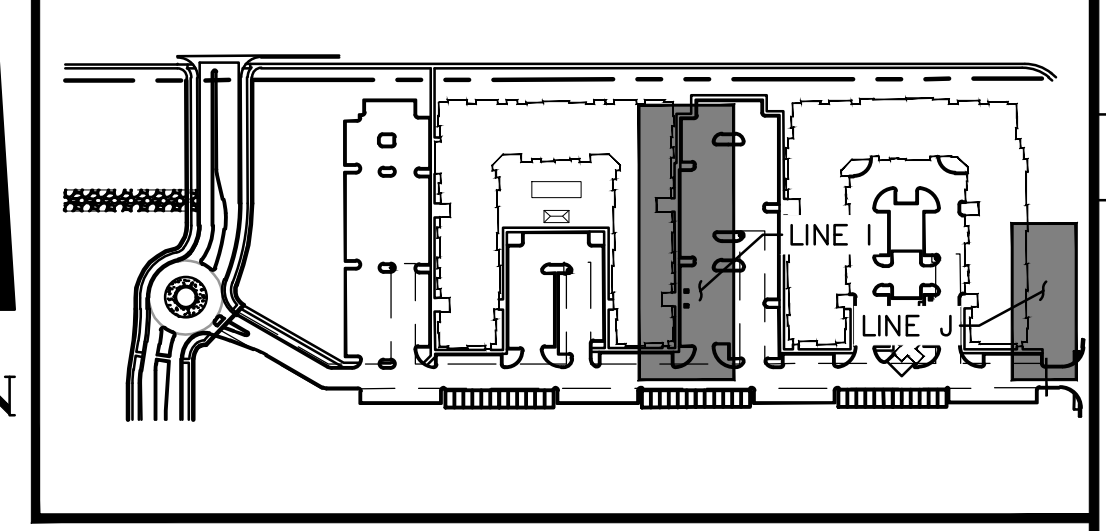
EPC 11/21/22



STORM SEWER LINE I - PLAN VIEW



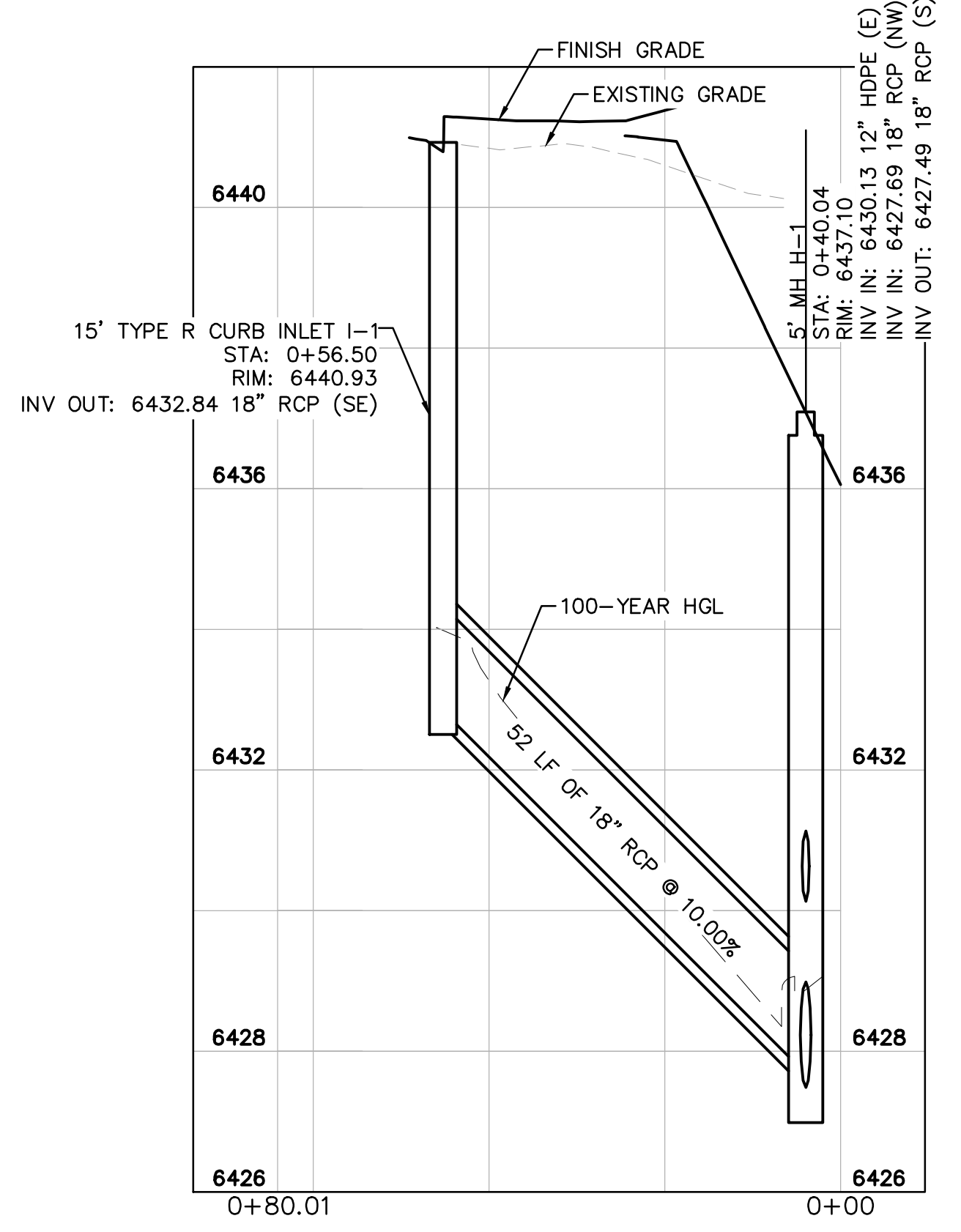
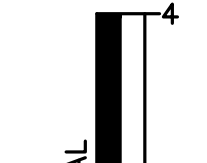
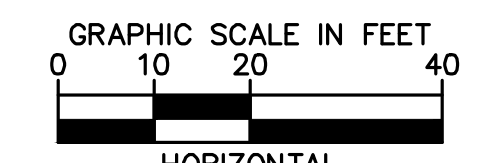
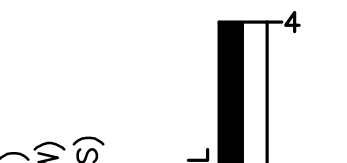
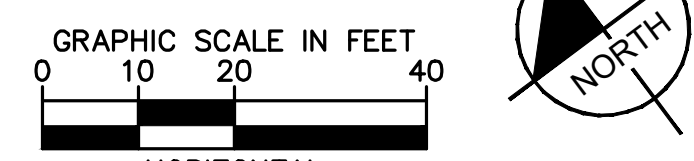
STORM SEWER LINE J STA 0+00-1+66 PLAN VIEW



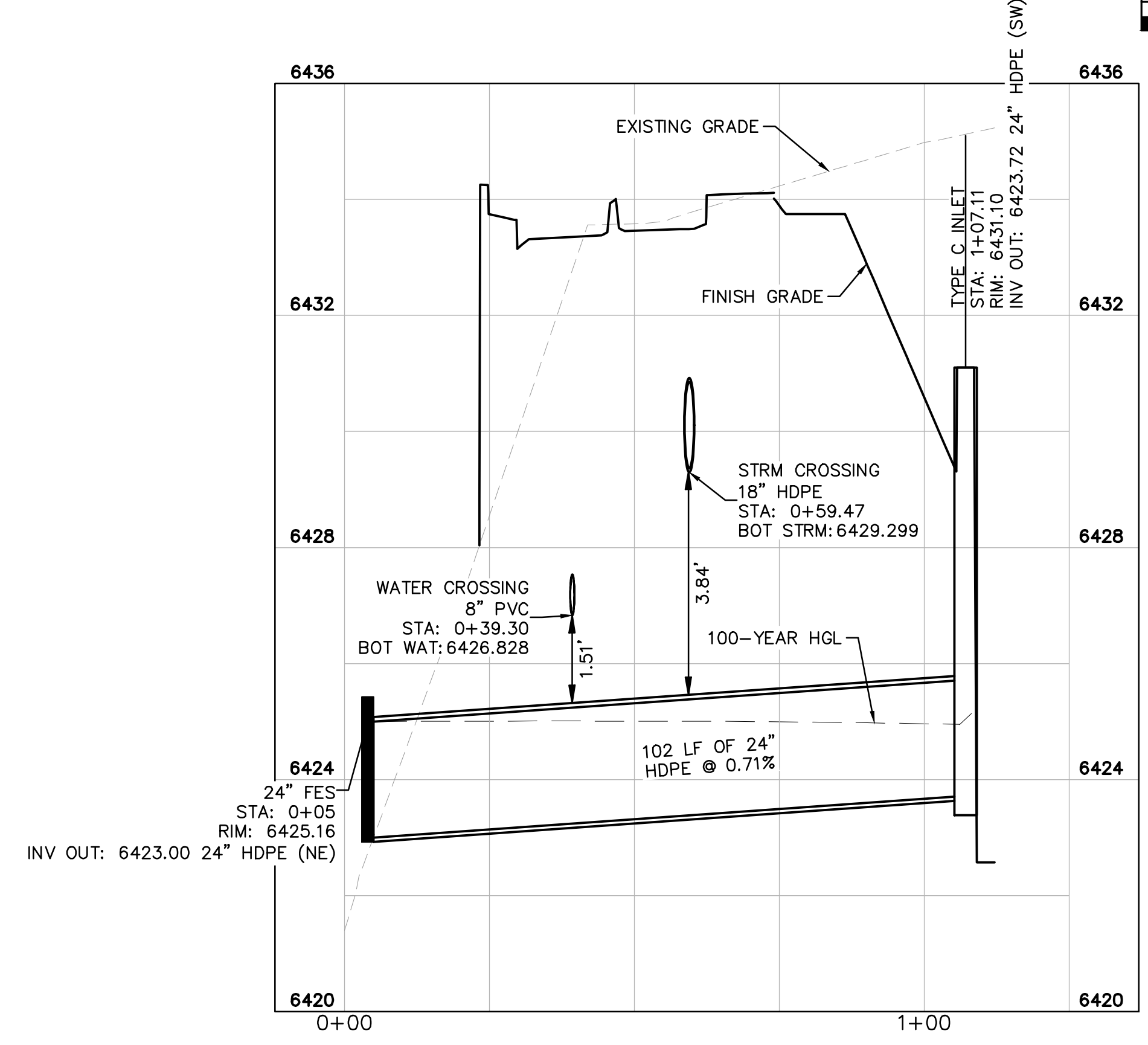
KEY MAP
NOT TO SCALE

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
- ▲ 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



STORM SEWER LINE I - PROFILE VIEW



STORM SEWER LINE J - PROFILE VIEW

STORM SEWER NOTES

1. MANHOLE RIM ELEVATIONS PROVIDED FOR REFERENCE ONLY. CONTRACTOR SHALL INSTALL MANHOLES IN ACCORDANCE WITH APPLICABLE DETAILS BASED UPON FINAL FINISH GRADING AT MANHOLE LOCATION. CONTRACTOR SHALL BE RESPONSIBLE FOR ADJUSTMENTS TO ACCOMMODATE DEVIATIONS IN SITE GRADING AT NO COST TO THE OWNER.
2. CONTRACTOR SHALL MODIFY STANDARD INLET STRUCTURE DIMENSIONS AND STRUCTURAL COMPONENTS TO ACCOMMODATE ASSOCIATED ENTRY AND OUTLET PIPES.
3. 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.
4. ALL CURB INLET STATIONS ARE BASED ON THE MIDPOINT OF THE CURB INLET AT THE FLOWLINE.
5. ALL CURB INLET FL ELEVATIONS AND STATIONING ARE BASED ON THE MIDPOINT OF THE CURB INLET AT FLOWLINE.
6. ALL STORM SEWER PIPE 12" AND GREATER SHALL BE HDPE UNLESS OTHERWISE NOTED.
7. ALL PRIVATE LANDSCAPE DRAINS SHALL BE NYLOPLAST TYPE OR APPROVED EQUIVALENT. RE: UTILITY DETAILS FOR NYLOPLAST DETAILED DRAWINGS.
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.

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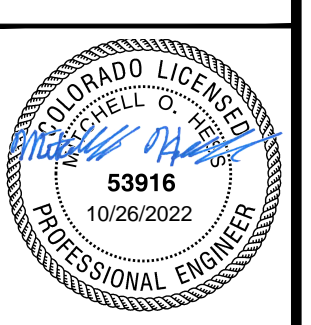


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THE CITIZEN ON CONSTITUTION
 EL PASO COUNTY, COLORADO
 UTILITY AND WATER SERVICE PLANS
STORM PLAN AND PROFILE LINE I & J



PROJECT NO.
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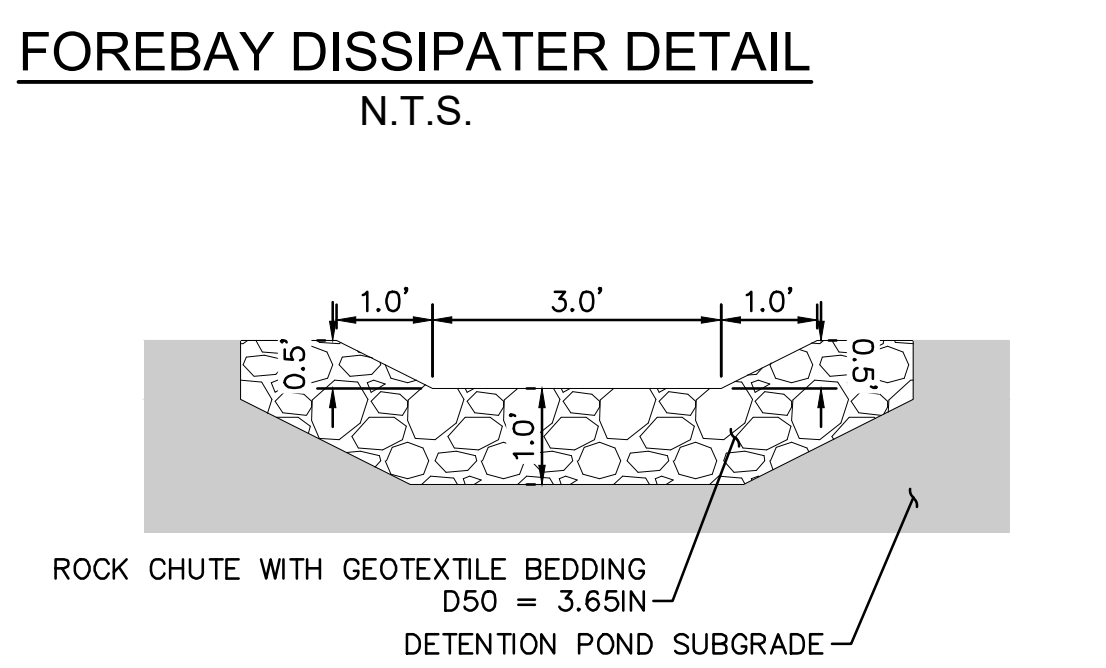
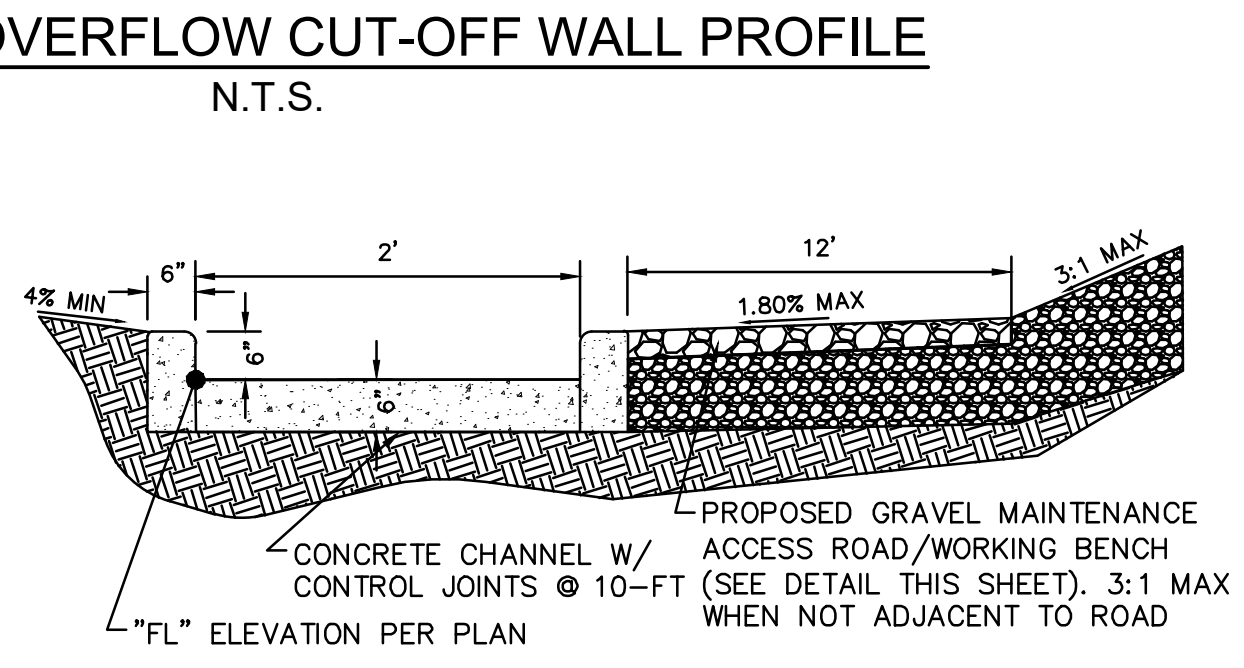
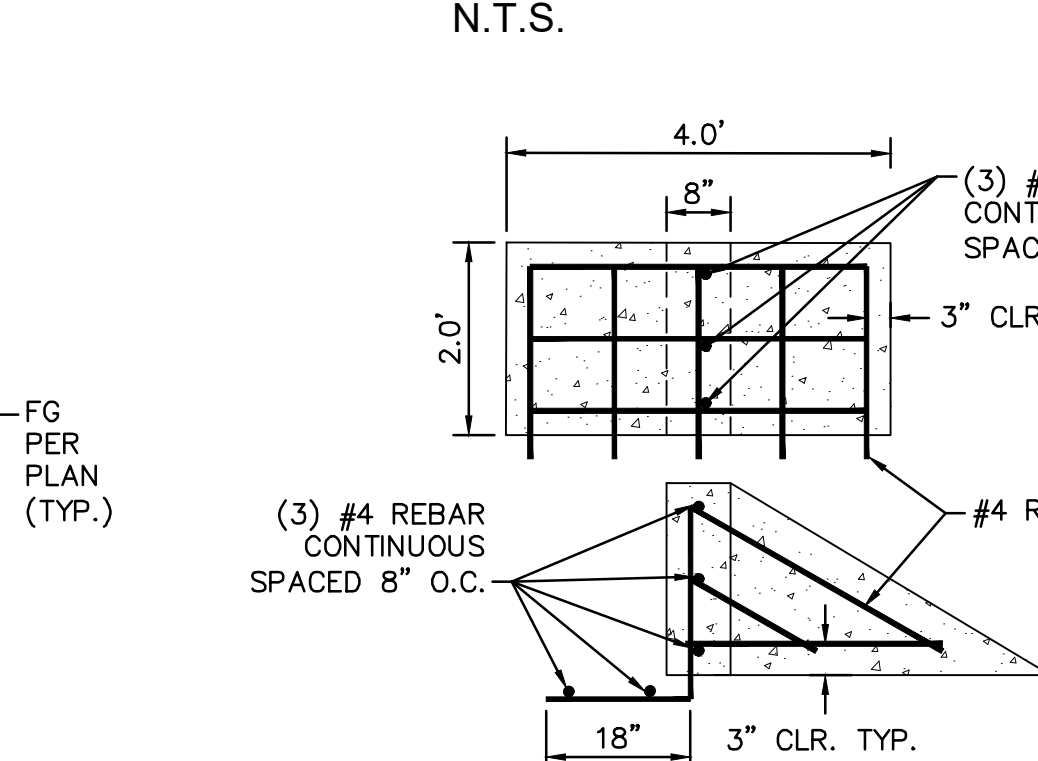
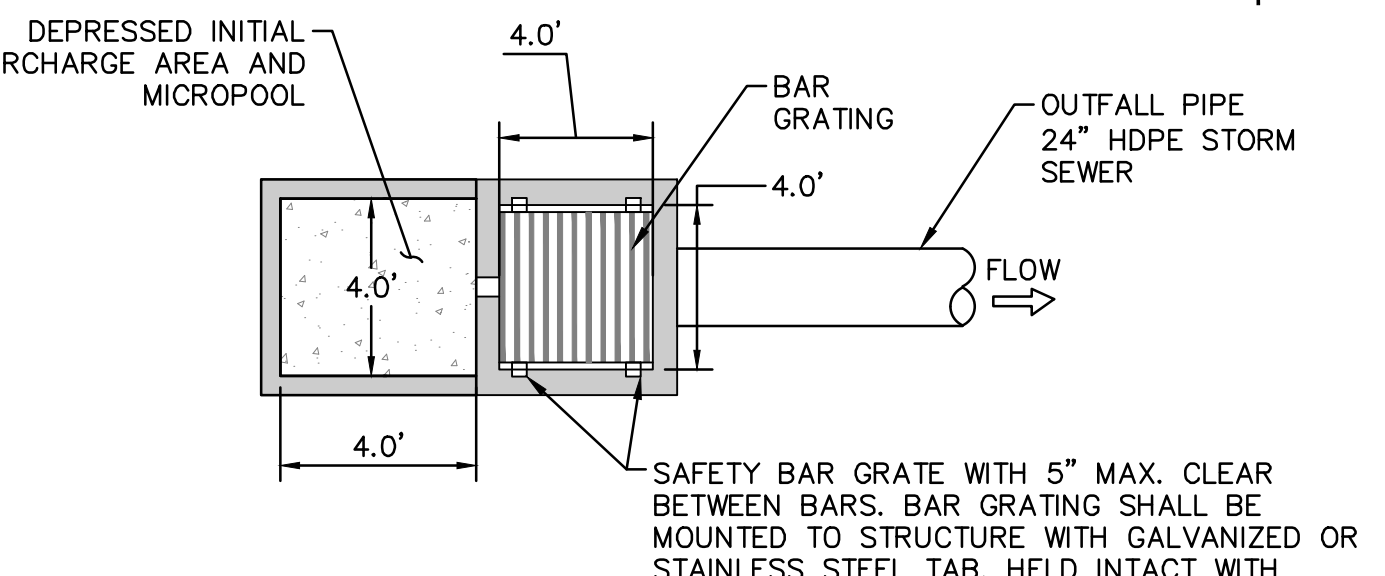
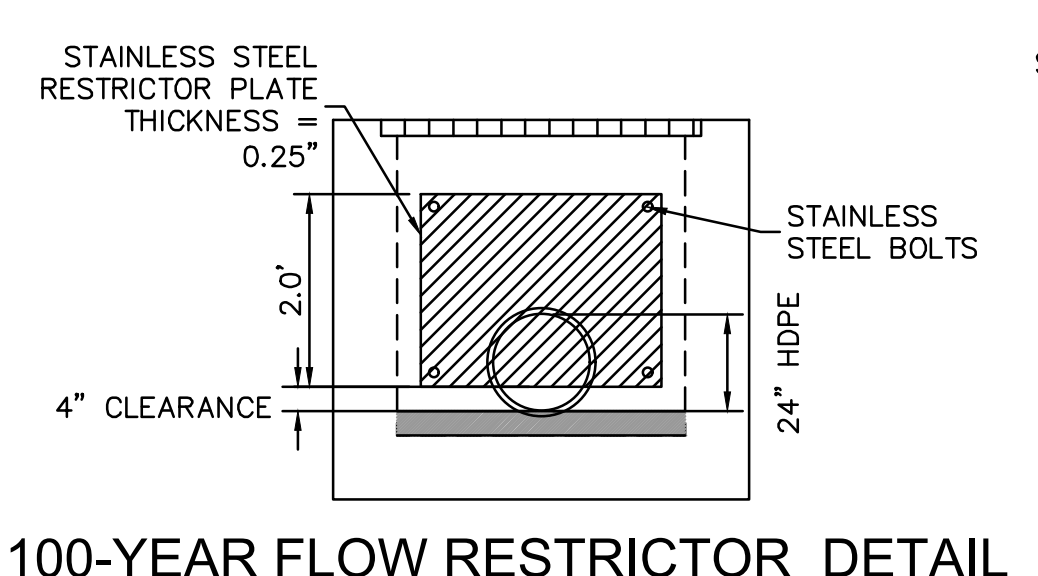
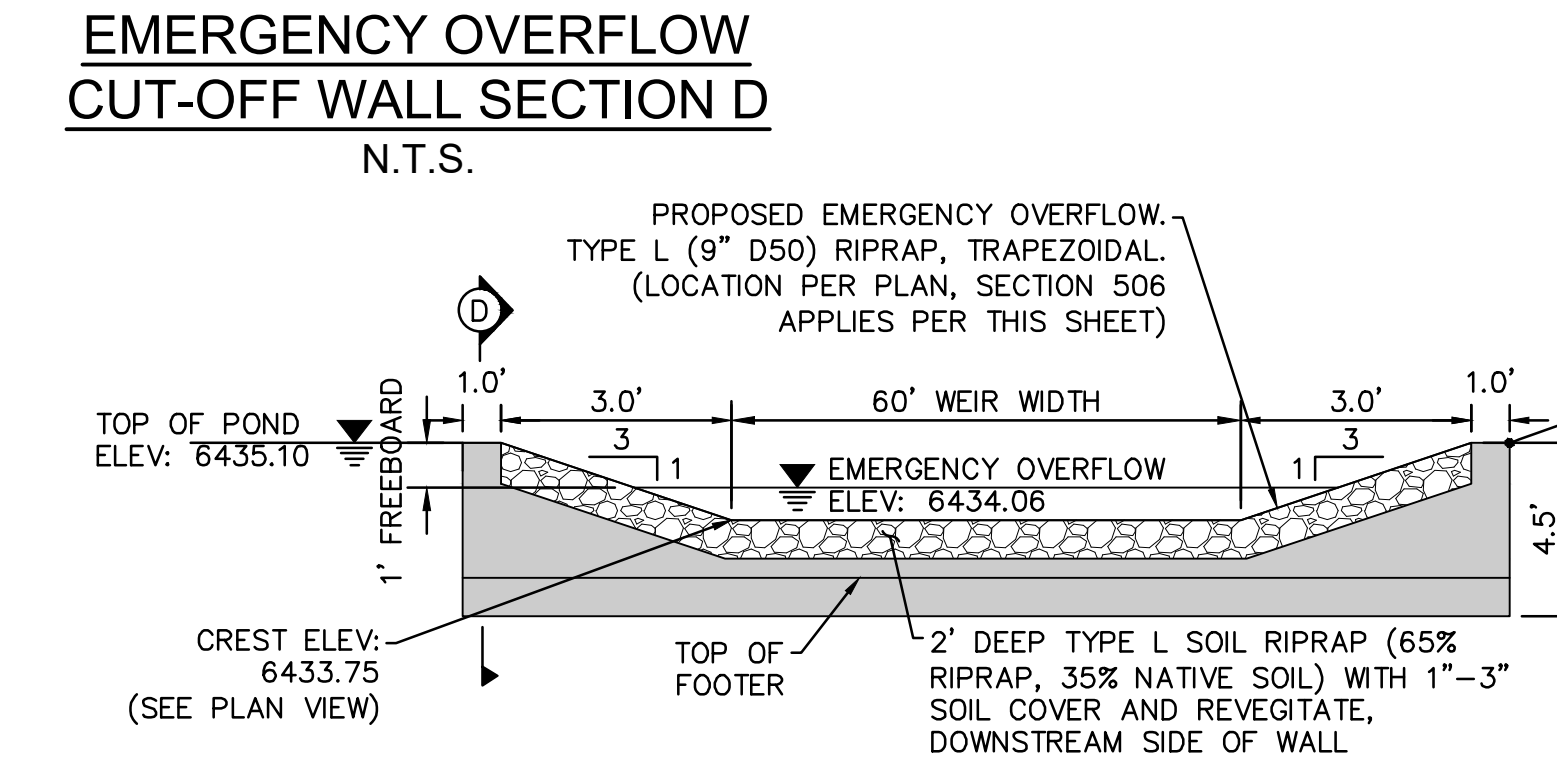
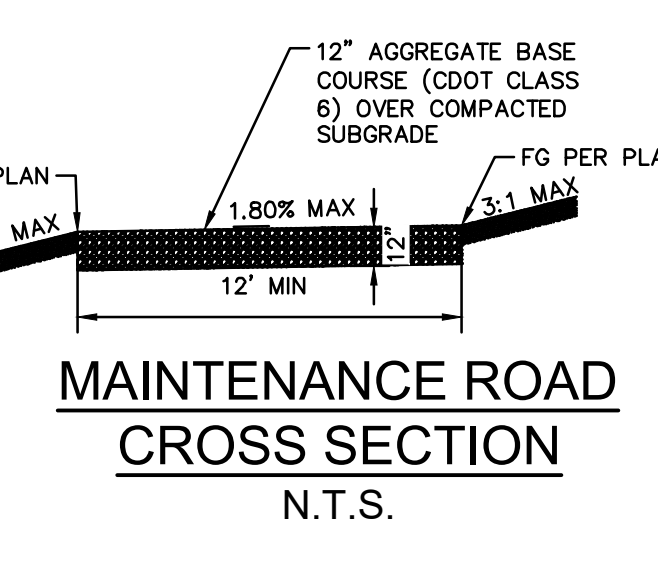
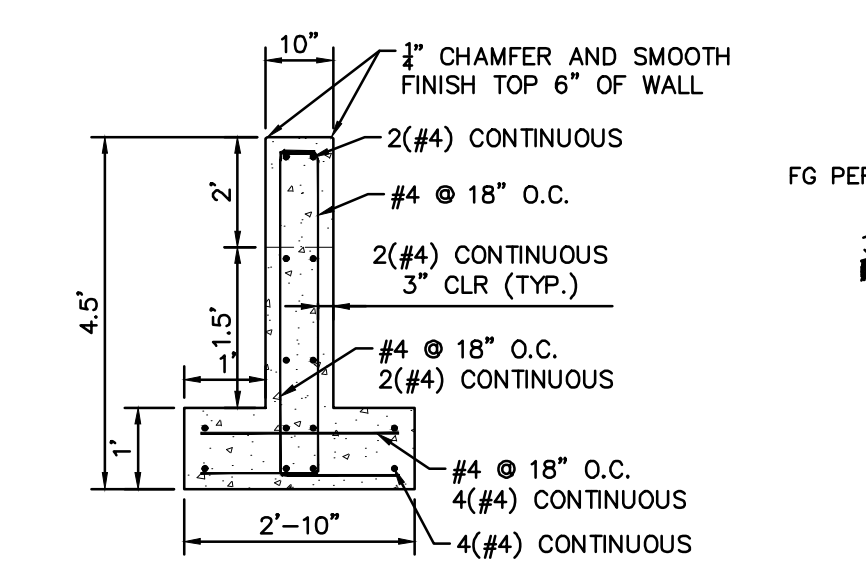
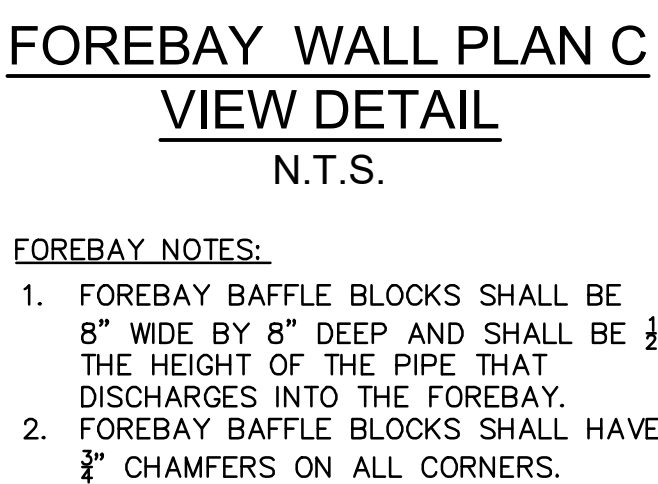
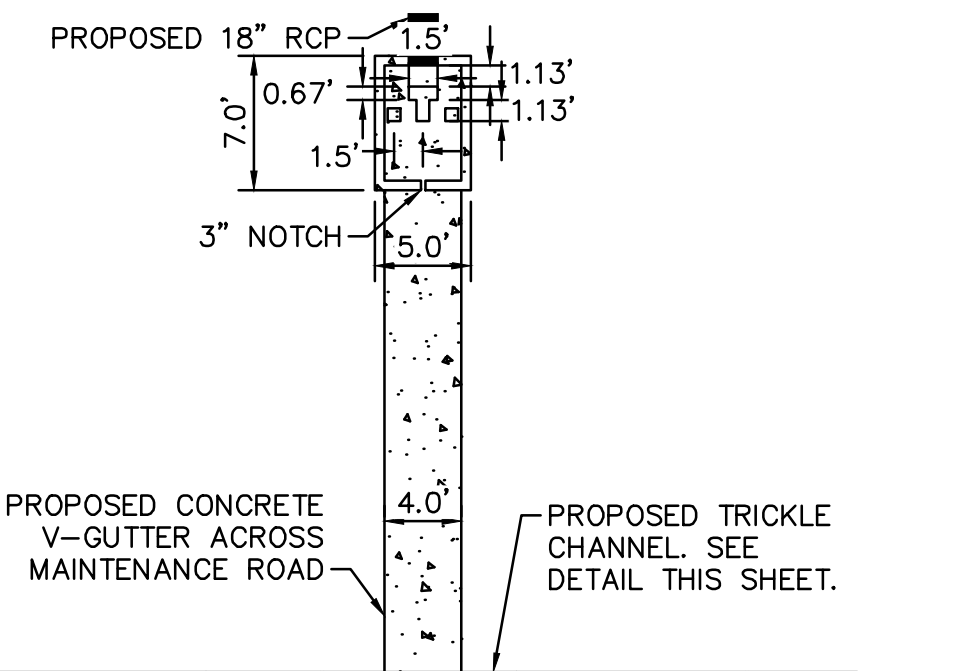
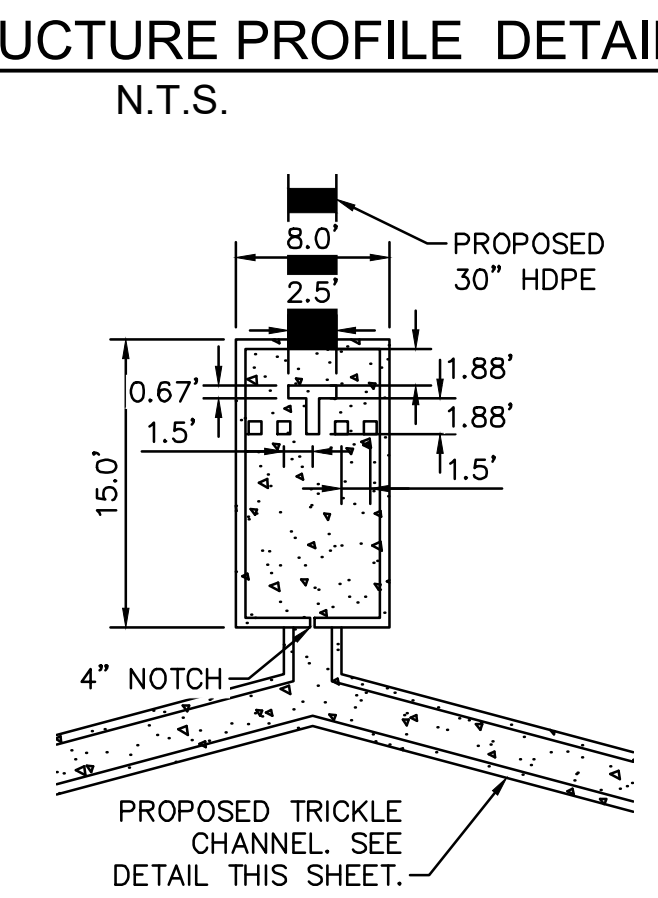
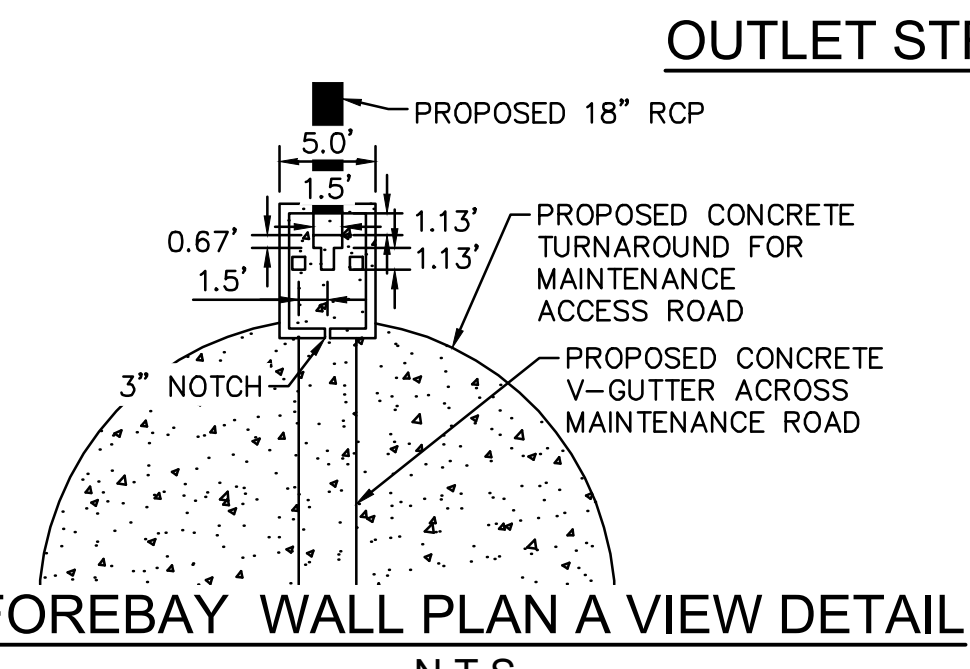
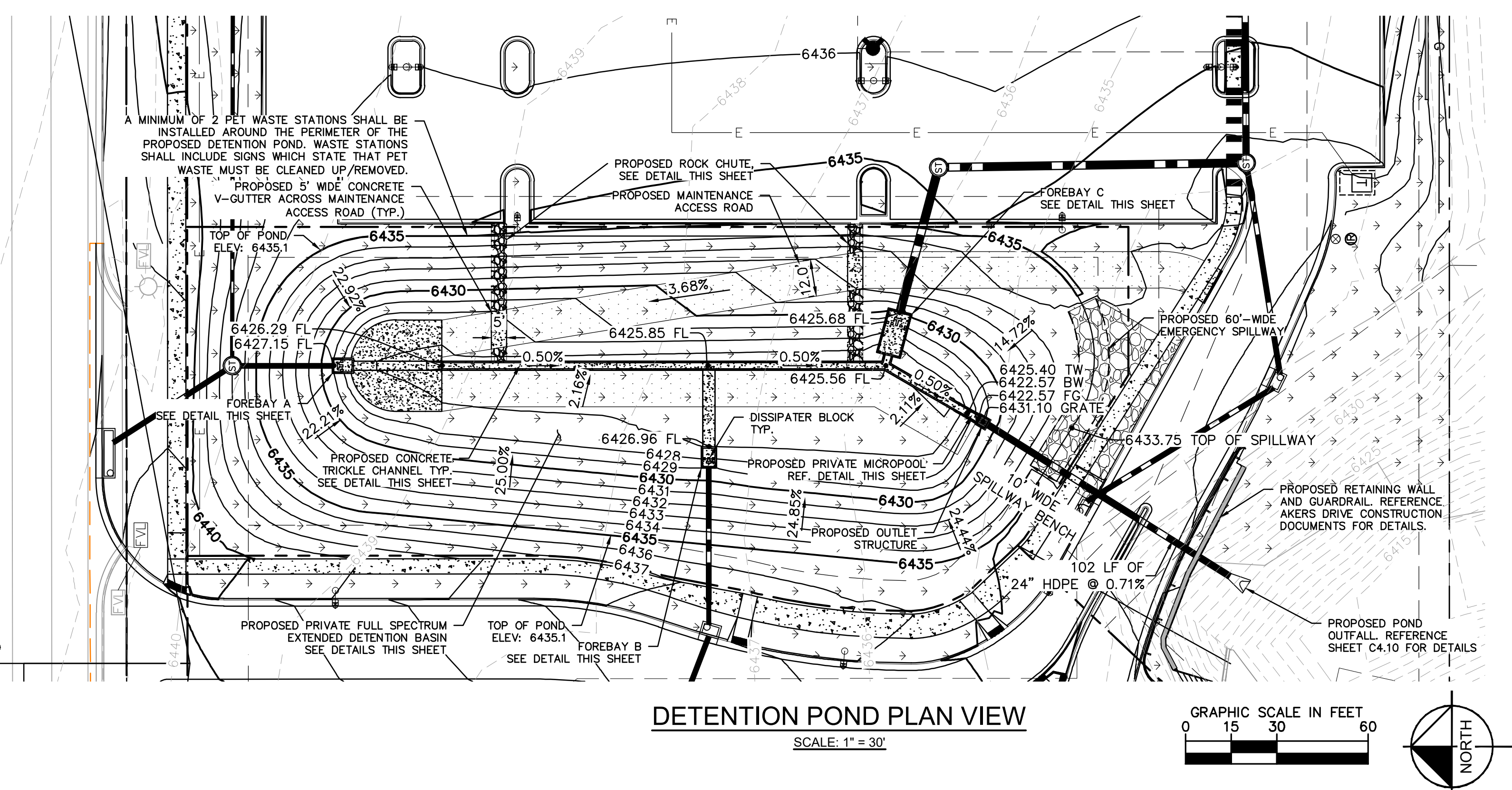
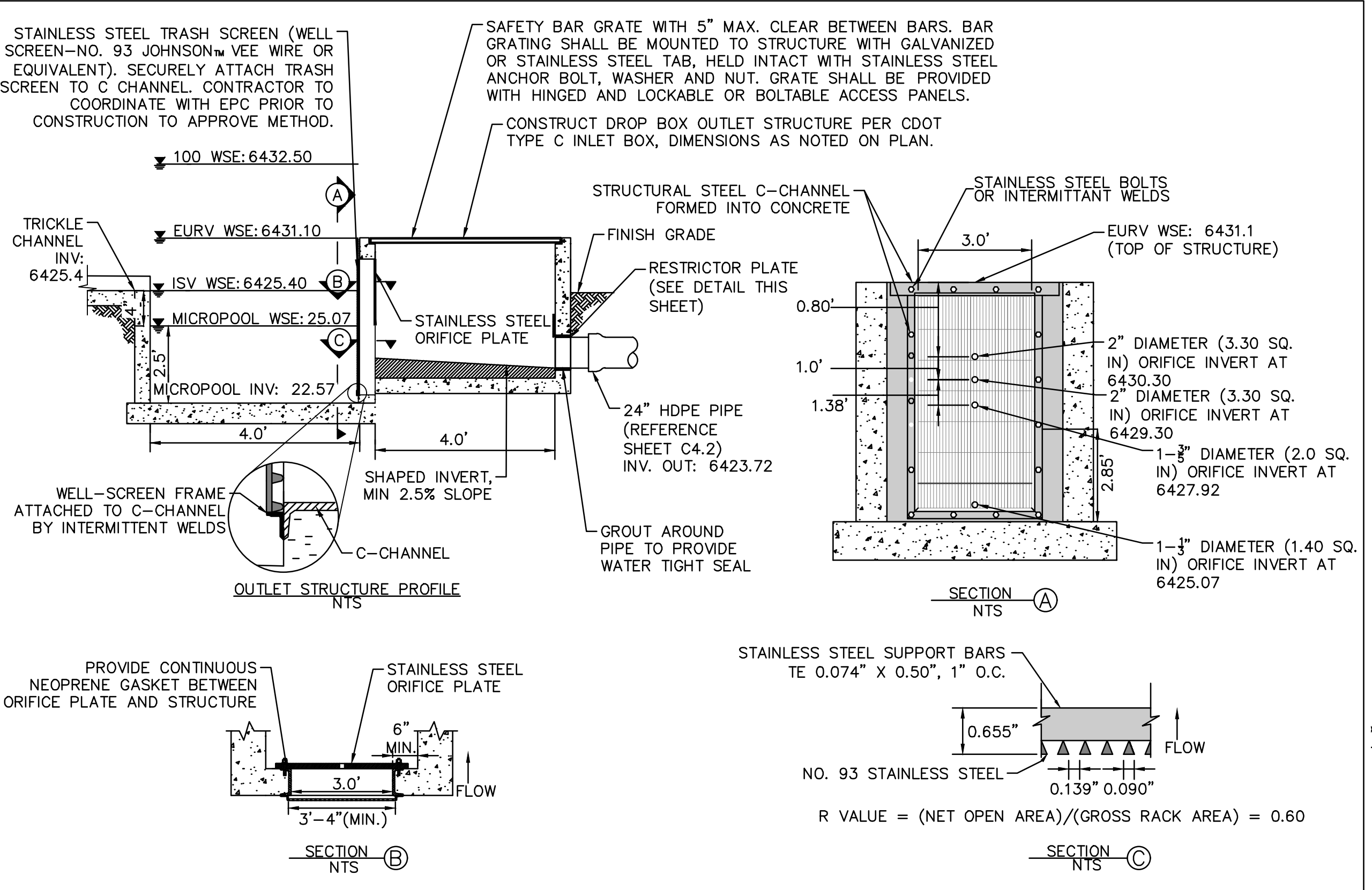


Table 506-2

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
Riprap 9	9	70-100	15	160
		50-70	12	85
		35-50	9	35
Riprap 12	12	70-100	21	440
		50-70	18	275
		35-50	12	85
Riprap 18	18	70-100	30	1280
		50-70	24	650
		35-50	18	275
Riprap 24	24	70-100	42	3500
		50-70	33	1700
		35-50	24	650

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

Kimley-Horn

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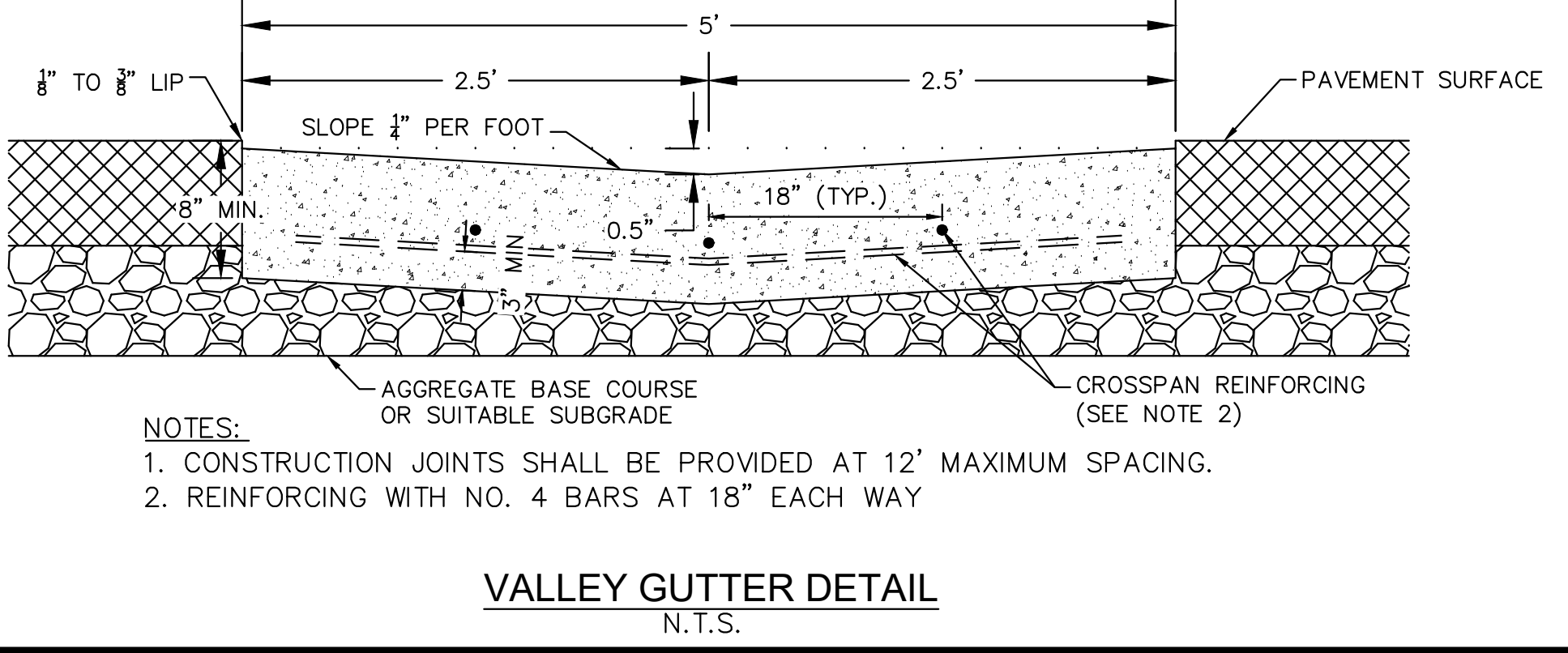
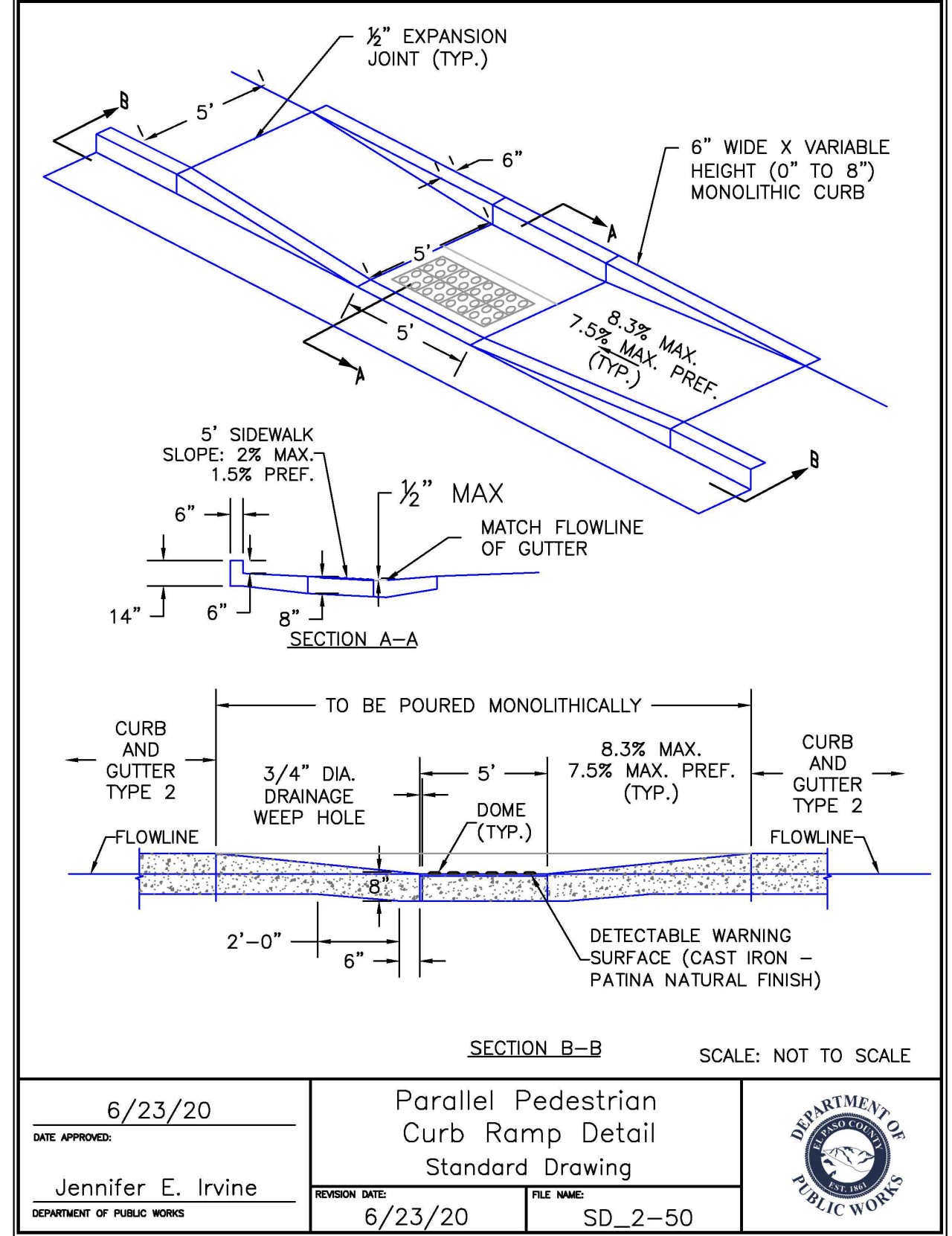
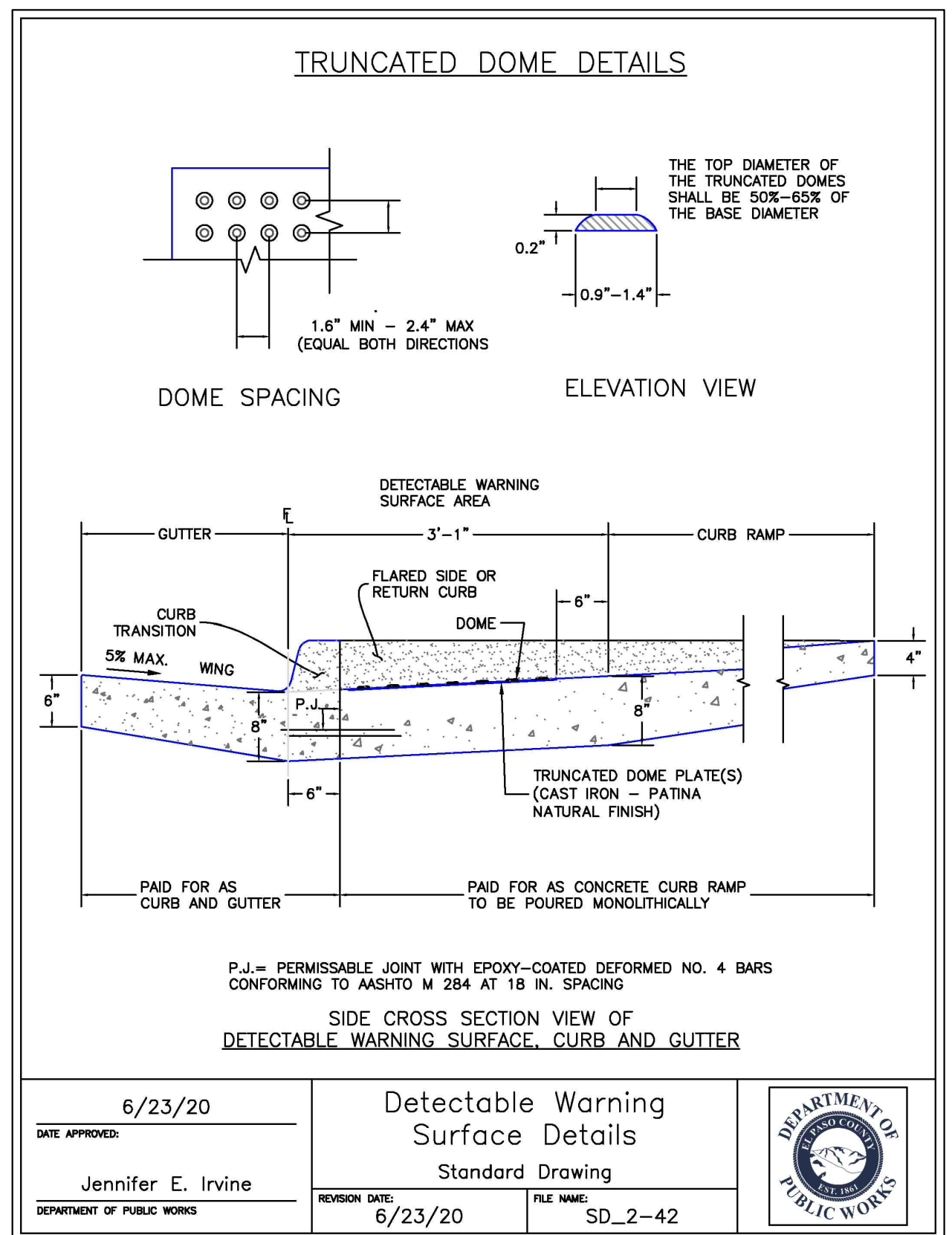
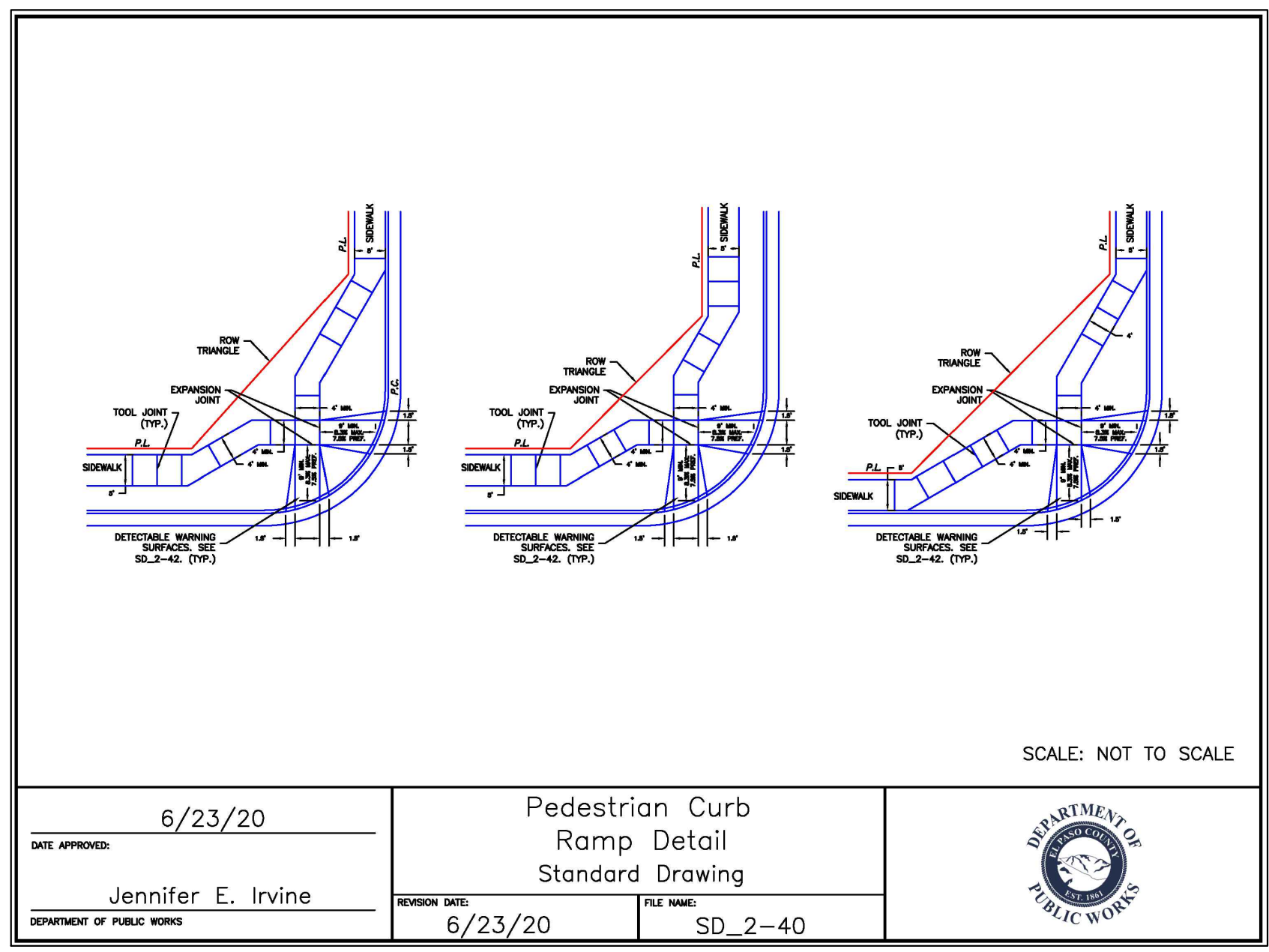
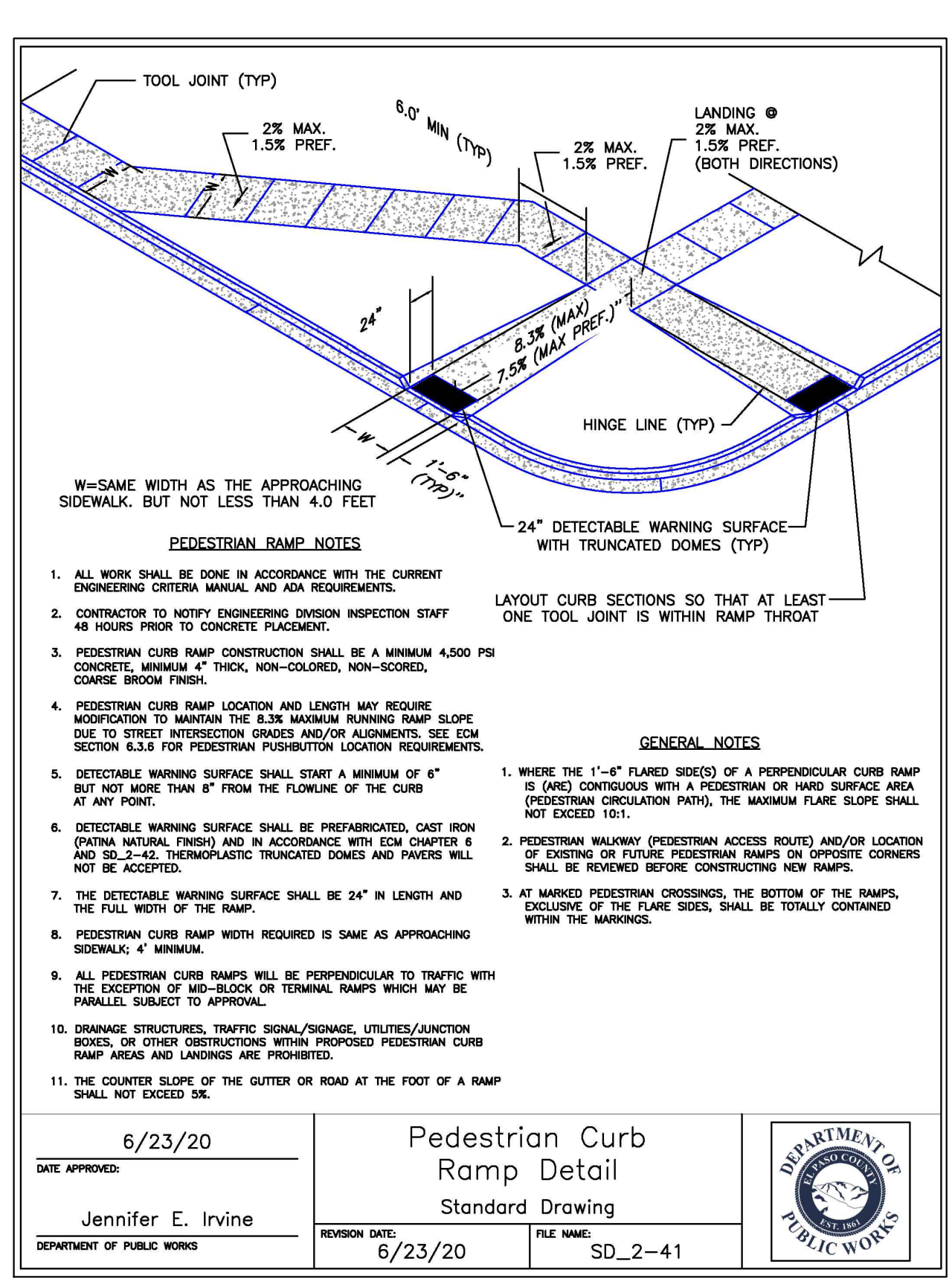
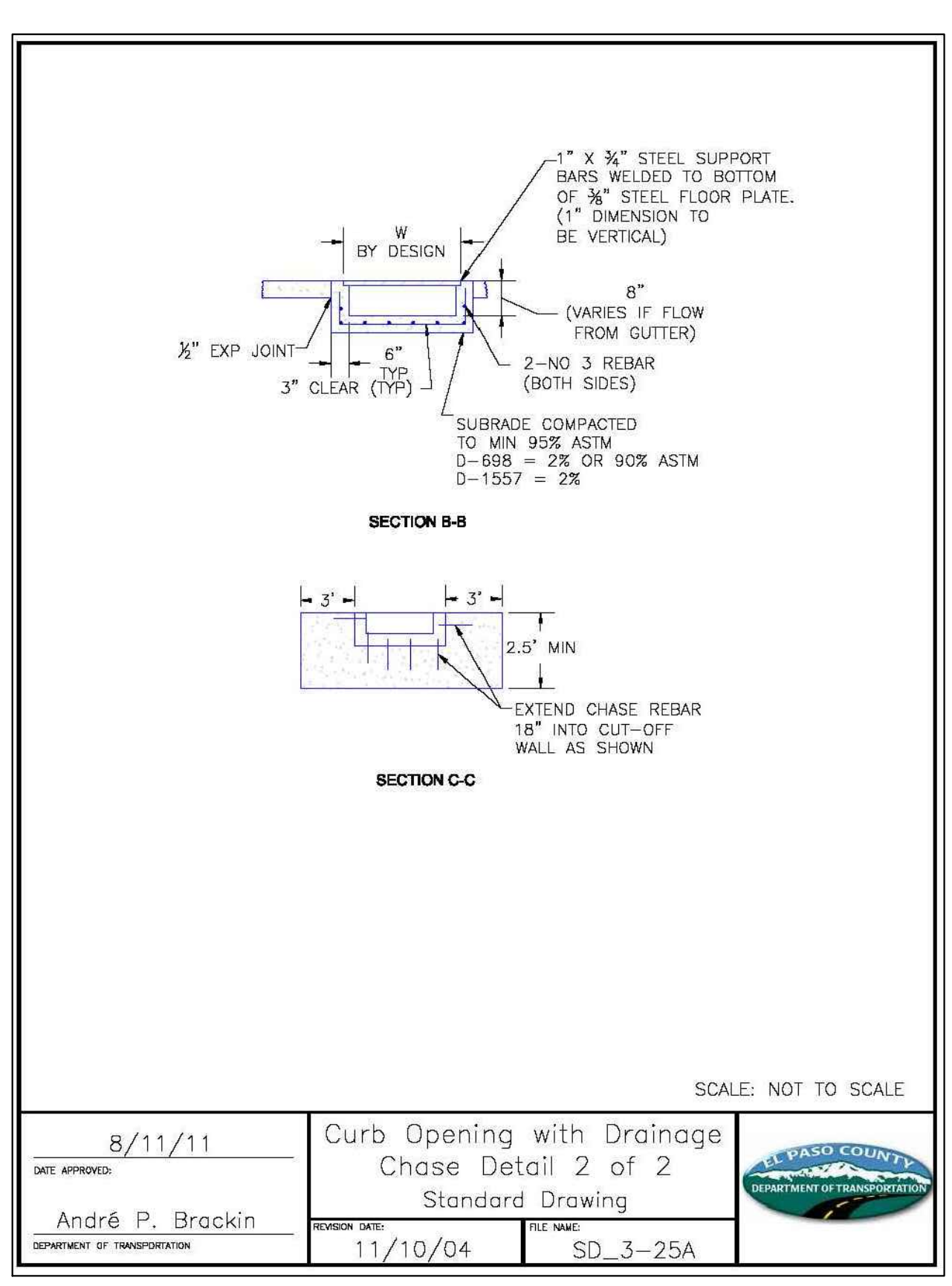
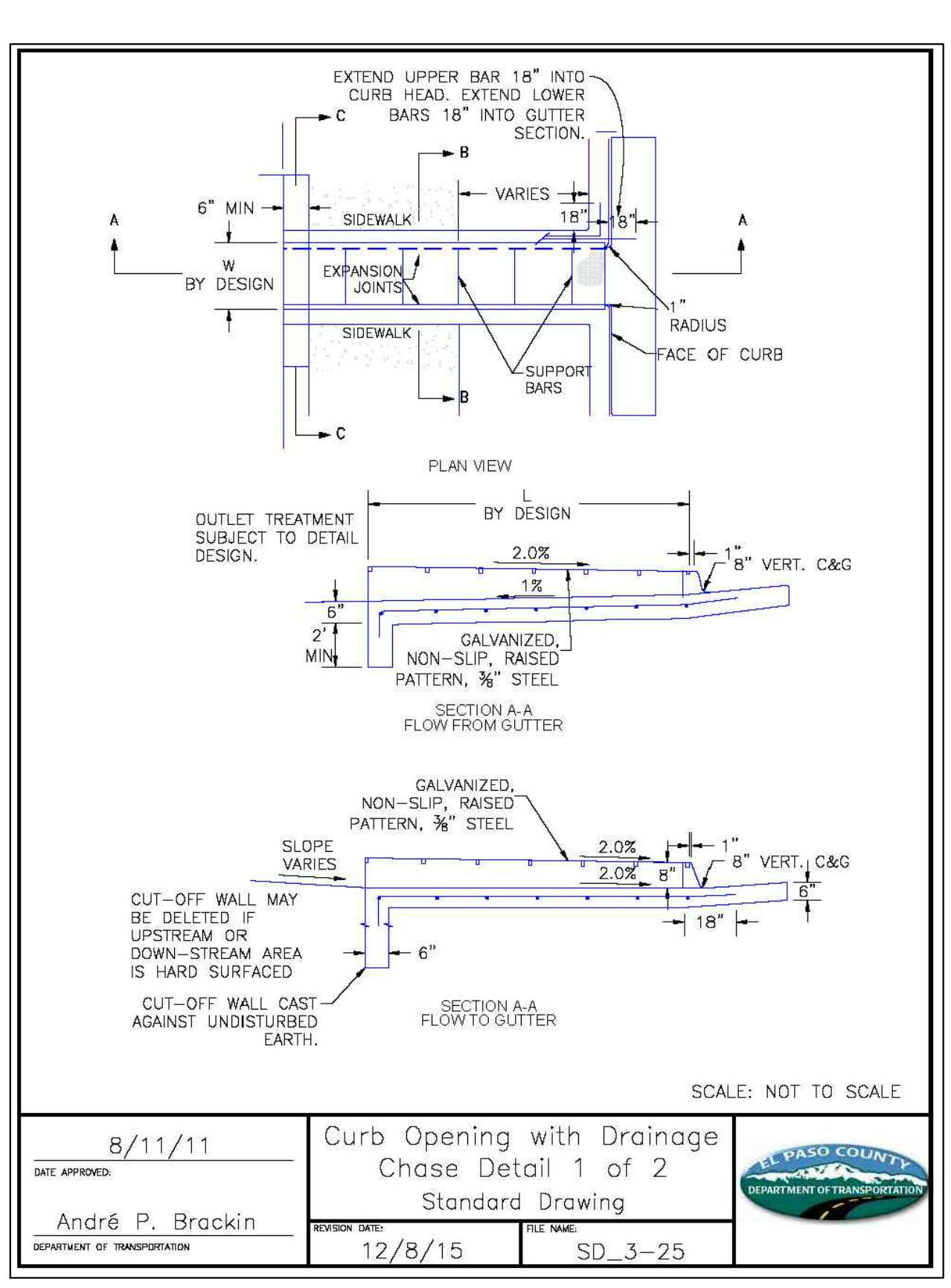
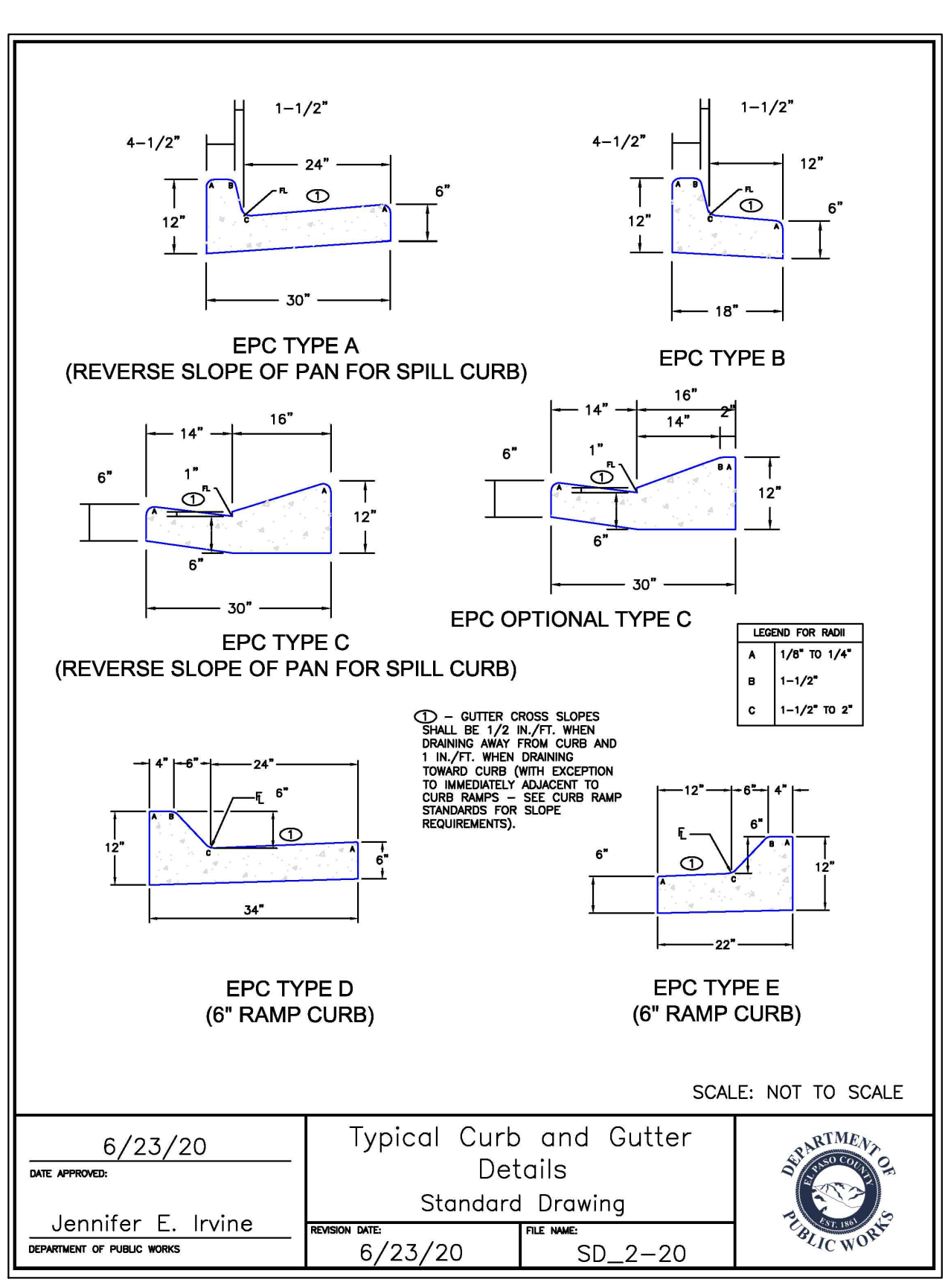
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 DATE: 10/26/2022

THE CITIZEN ON CONSTITUTION
 EL PASO COUNTY, COLORADO
 UTILITY AND WATER SERVICE PLANS
DETENTION POND PLAN AND DETAILS

PROJECT NO. 096481004
 SHEET C4.11
 EPC 11/21/22

BY DATE APPR.
 REVISION NO.

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 2 North Nevada Avenue, Suite 300
 Colorado Springs, CO 80903 (303) 228-2200

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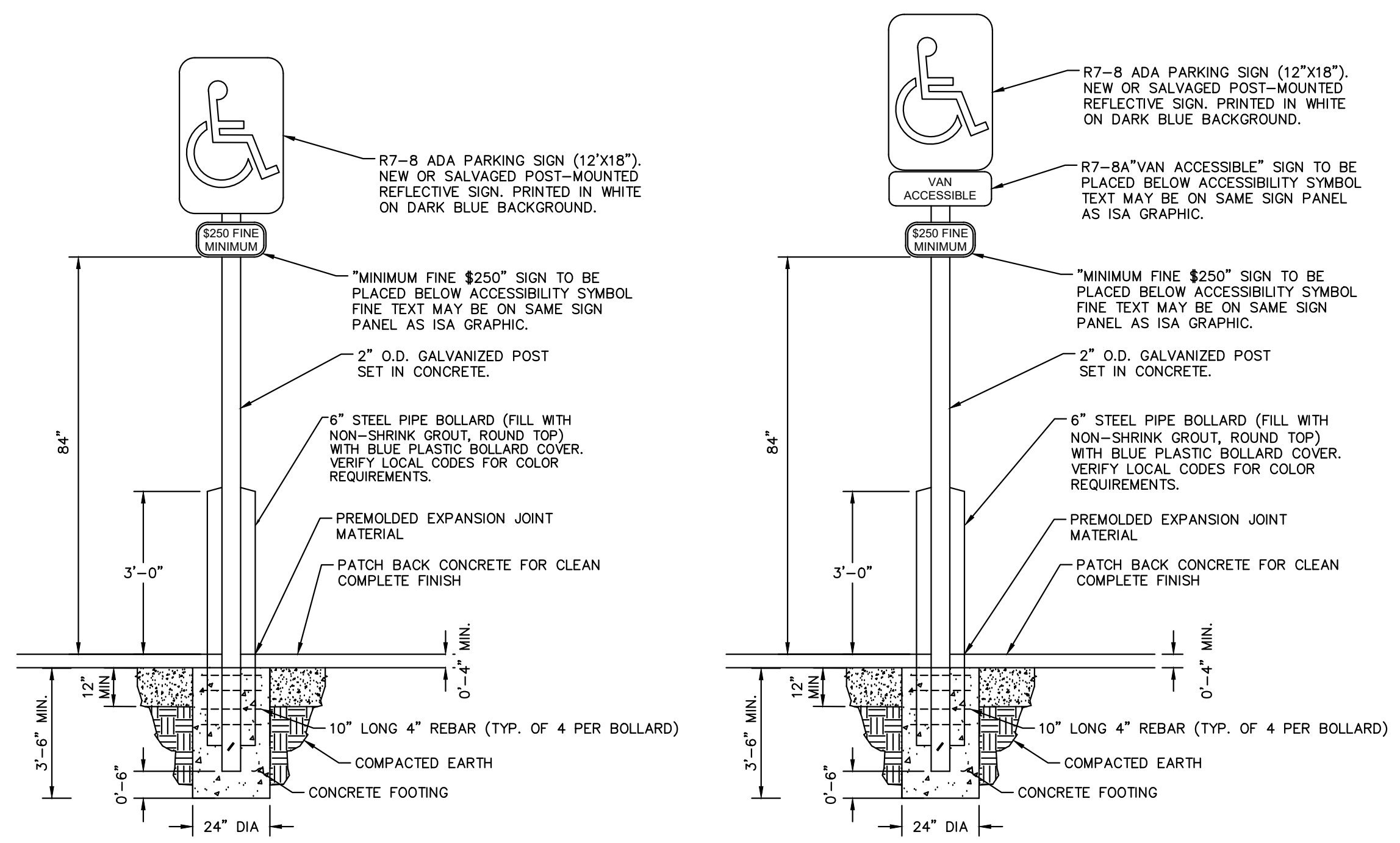
THE CITIZEN ON CONSTITUTION
 EL PASO COUNTY, COLORADO
 SITE DEVELOPMENT PLAN
 CONSTRUCTION DETAILS



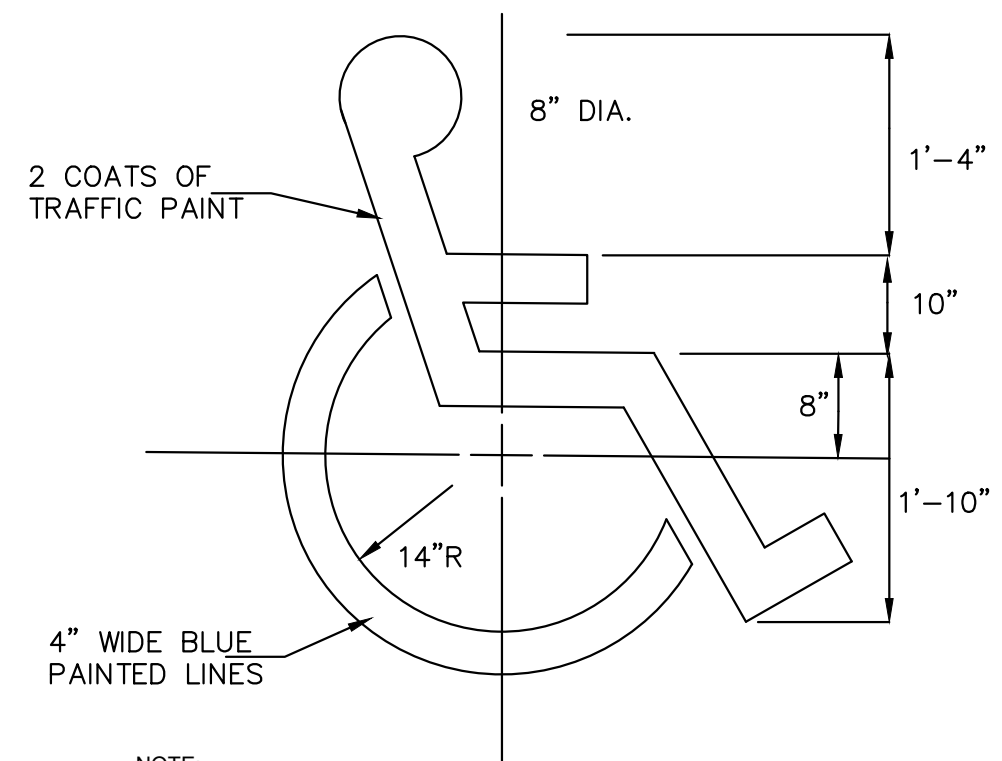
PROJECT NO.
096481004
 SHEET
C5.0

EPC 11/21/22

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ADA PARKING SIGN DETAILS
SCALE: 1"=20"

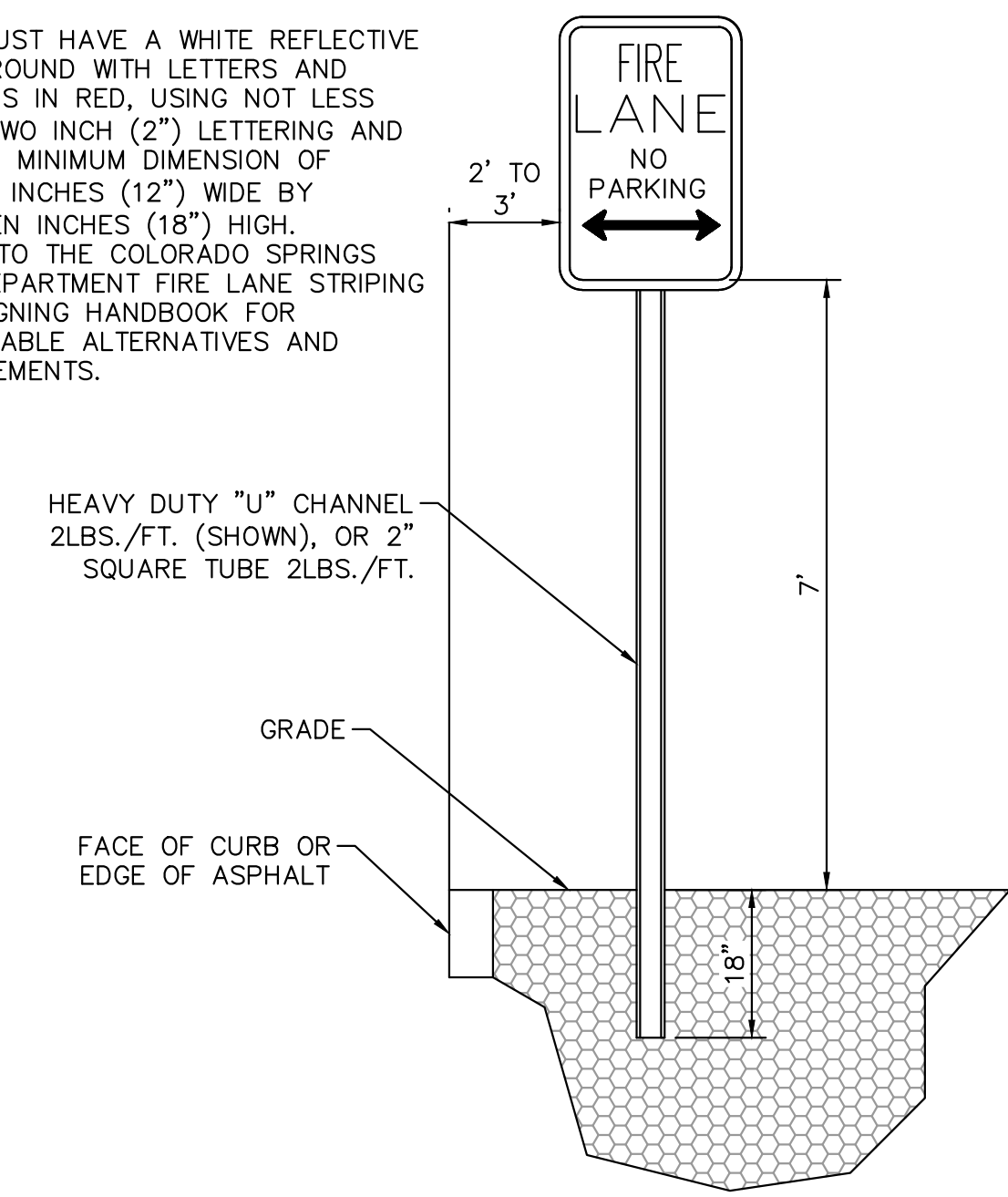


HANDICAP SYMBOL
NOT TO SCALE

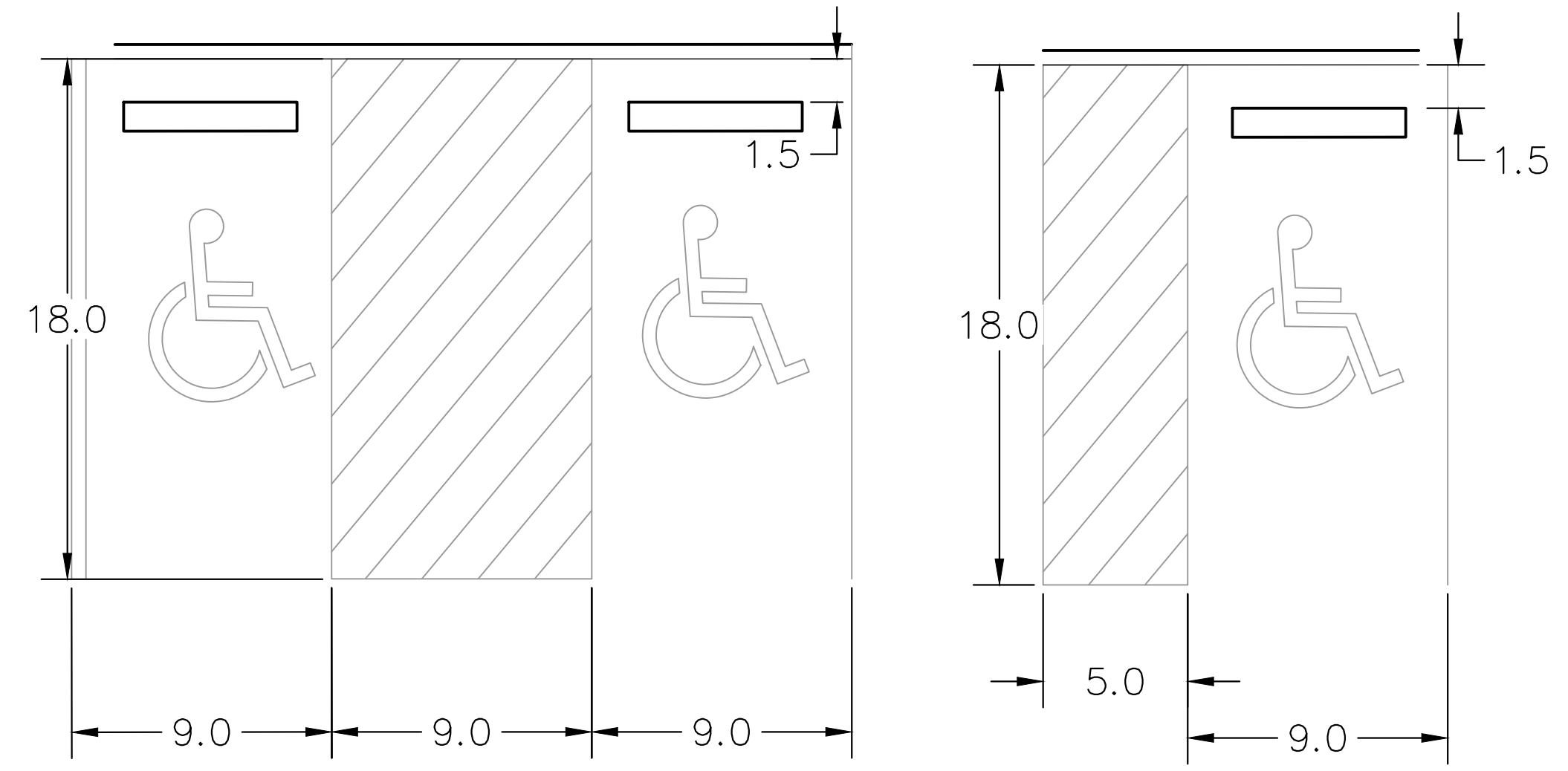


30"x30"
MINIMUM SIZE
BACKGROUND
4090 (3M-WHITE DIAMOND GRADE) OR EQUIVALENT
1172 C (3M-RED EC FILM) OR EQUIVALENT
MUTCD R1-1 STOP SIGN DETAIL
NOT TO SCALE

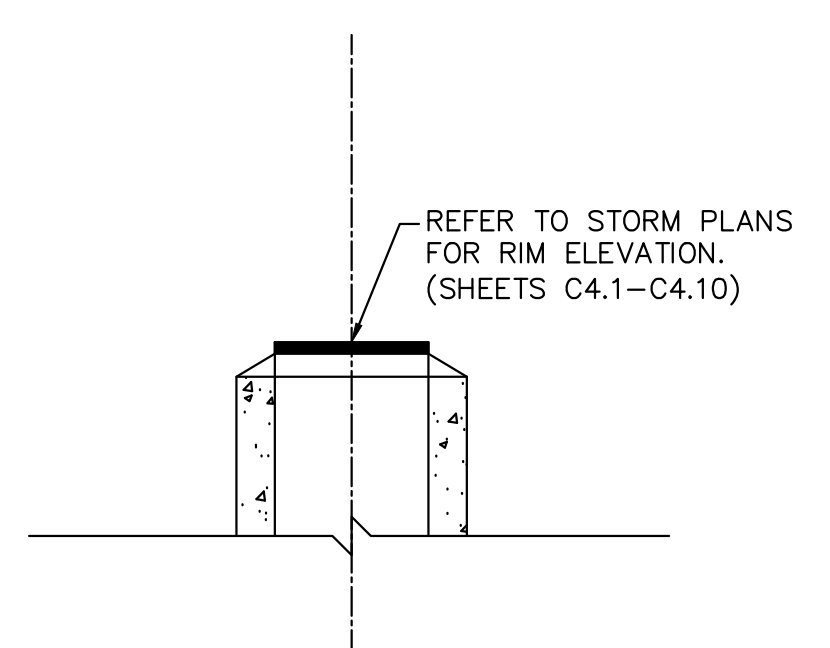
NOTE:
1. SIGN MUST HAVE A WHITE REFLECTIVE BACKGROUND WITH LETTERS AND BORDERS IN RED, USING NOT LESS THAN TWO INCH (2") LETTERING AND HAVE A MINIMUM DIMENSION OF TWELVE INCHES (12") WIDE BY EIGHTEEN INCHES (18") HIGH.
2. REFER TO THE COLORADO SPRINGS FIRE DEPARTMENT FIRE LANE STRIPING AND SIGNING HANDBOOK FOR ACCEPTABLE ALTERNATIVES AND REQUIREMENTS.



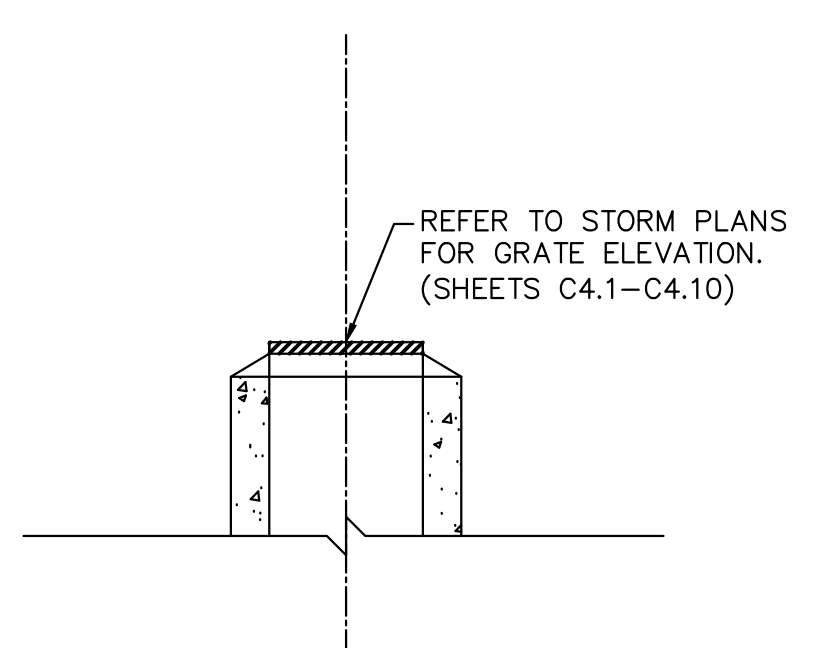
FIRE LANE SIGNAGE DETAIL
NOT TO SCALE



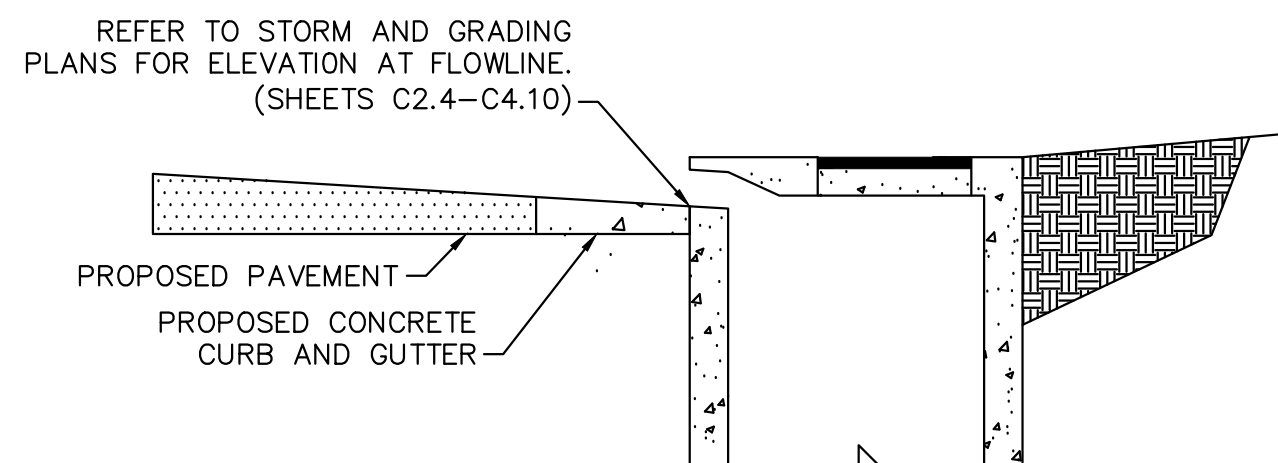
ADA PARKING STALL DETAILS
NOT TO SCALE



ELEVATION VIEW - MANHOLES INLETS
NOT TO SCALE



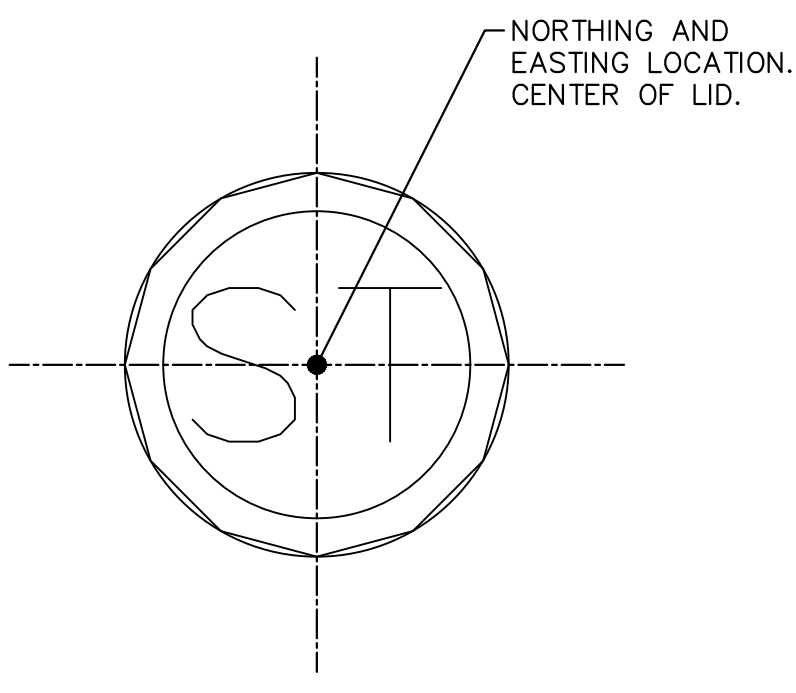
ELEVATION VIEW - AREA INLETS
NOT TO SCALE



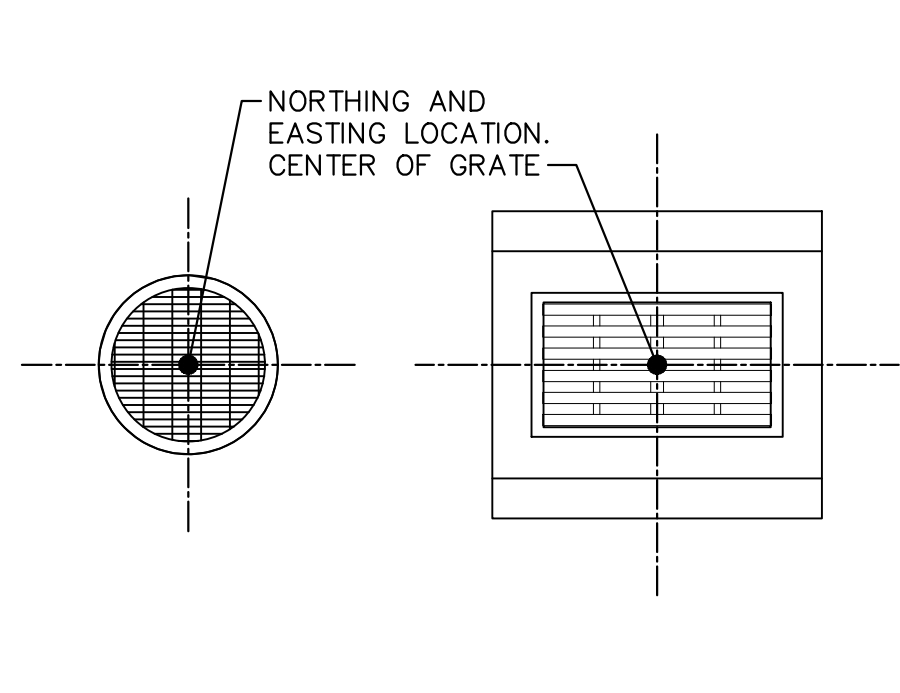
ELEVATION VIEW - CURB INLETS
NOT TO SCALE



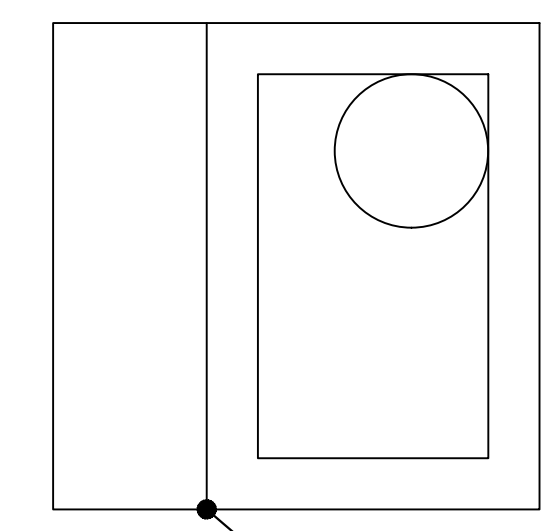
AUTHORIZED ACCESS ONLY SIGN DETAIL
NOT TO SCALE



PLAN VIEW - MANHOLES
NOT TO SCALE



PLAN VIEW - AREA INLETS
NOT TO SCALE



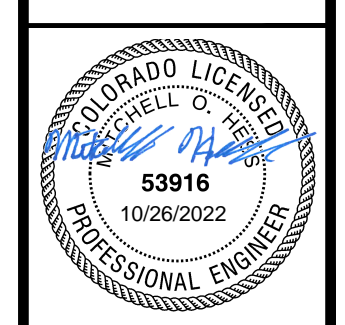
PLAN VIEW - CURB INLETS
NOT TO SCALE

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THE CITIZEN ON CONSTITUTION
EL PASO COUNTY, COLORADO
SITE DEVELOPMENT PLAN
CONSTRUCTION DETAILS



PROJECT NO.
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SHEET

C5.1

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