

THE CITIZEN ON CONSTITUTION SITE DEVELOPMENT PLAN

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

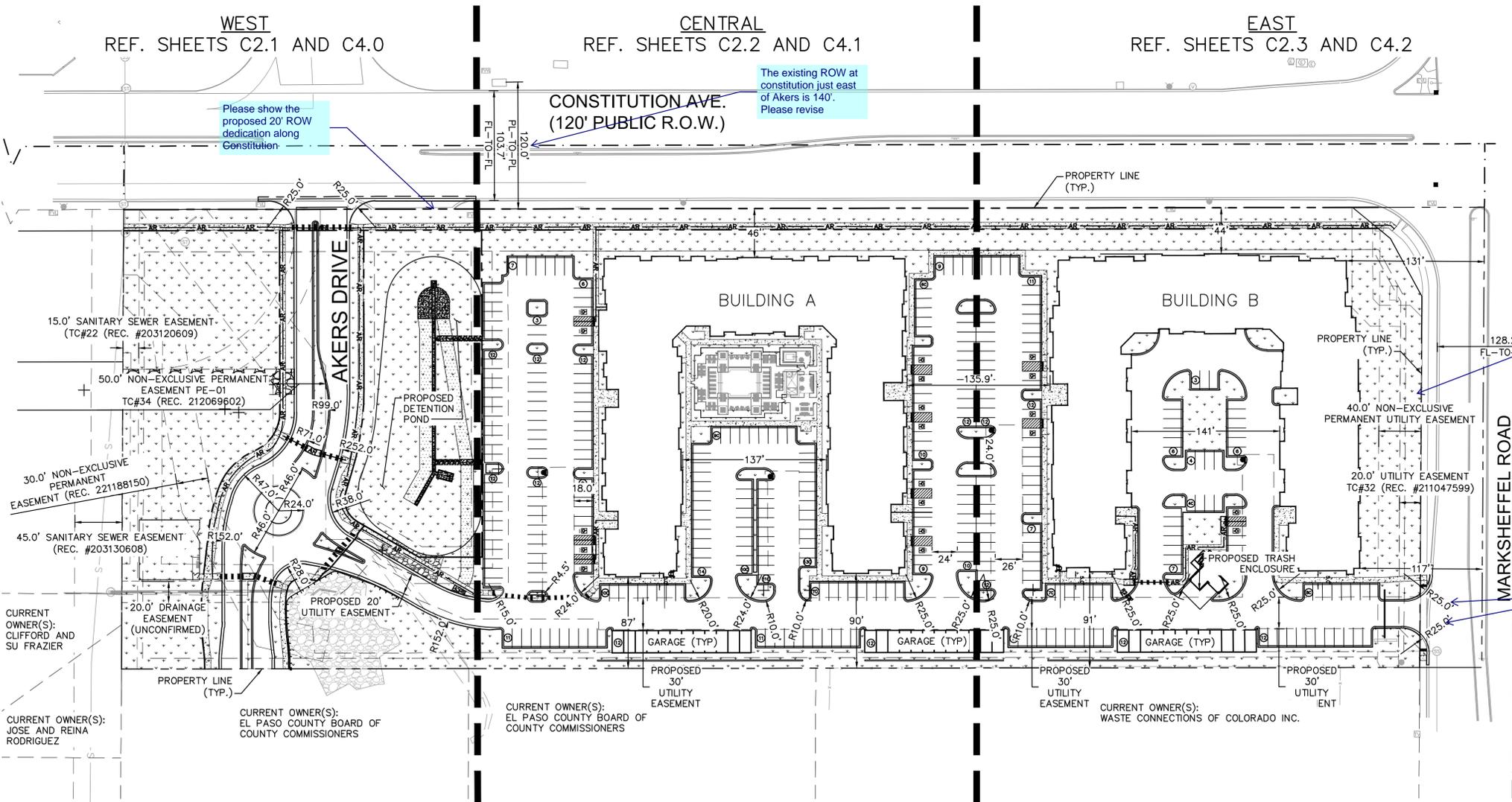
WEST
REF. SHEETS C2.1 AND C4.0

CENTRAL
REF. SHEETS C2.2 AND C4.1

EAST
REF. SHEETS C2.3 AND C4.2

LEGEND

- PROPERTY LINE
- - - EXISTING EASEMENT LINE
- - - PROPOSED EASEMENT LINE
- AR ACCESSIBLE ROUTE
- PROPOSED LANDSCAPE
- ⊙ PARKING COUNT
- ⊙ COMPACT PARKING COUNT
- EXISTING RIPRAP



Please show the proposed 20' ROW dedication along Constitution.

The existing ROW at constitution just east of Akers is 140'. Please revise

A comment was provided on the final plat application regarding possible ROW dedication along Marksheffel. Please update this accordingly if ROW dedication will be provided.

Per ECM table 2-31, the min. curb return radius at collector/arterial roadways is 40'. Please revise

NO.	REVISION	BY	DATE	APPR.

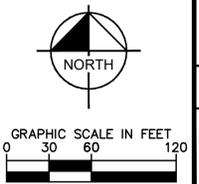
Kimley»Horn
2022 KIMLEY-HORN AND ASSOCIATES, INC.
2 North Nevada Avenue, Suite 300
Colorado Springs, CO 80903 (303) 228-2300

DESIGNED BY: NMH
DRAWN BY: JWM
CHECKED BY: DLS
DATE: 05/23/2022

THE CITIZEN ON CONSTITUTION
EL PASO COUNTY, COLORADO
SITE DEVELOPMENT PLAN
OVERALL SITE INDEX PLAN

PRELIMINARY
FOR REVIEW ONLY
NOT FOR CONSTRUCTION
Kimley»Horn
Kimley-Horn and Associates, Inc.

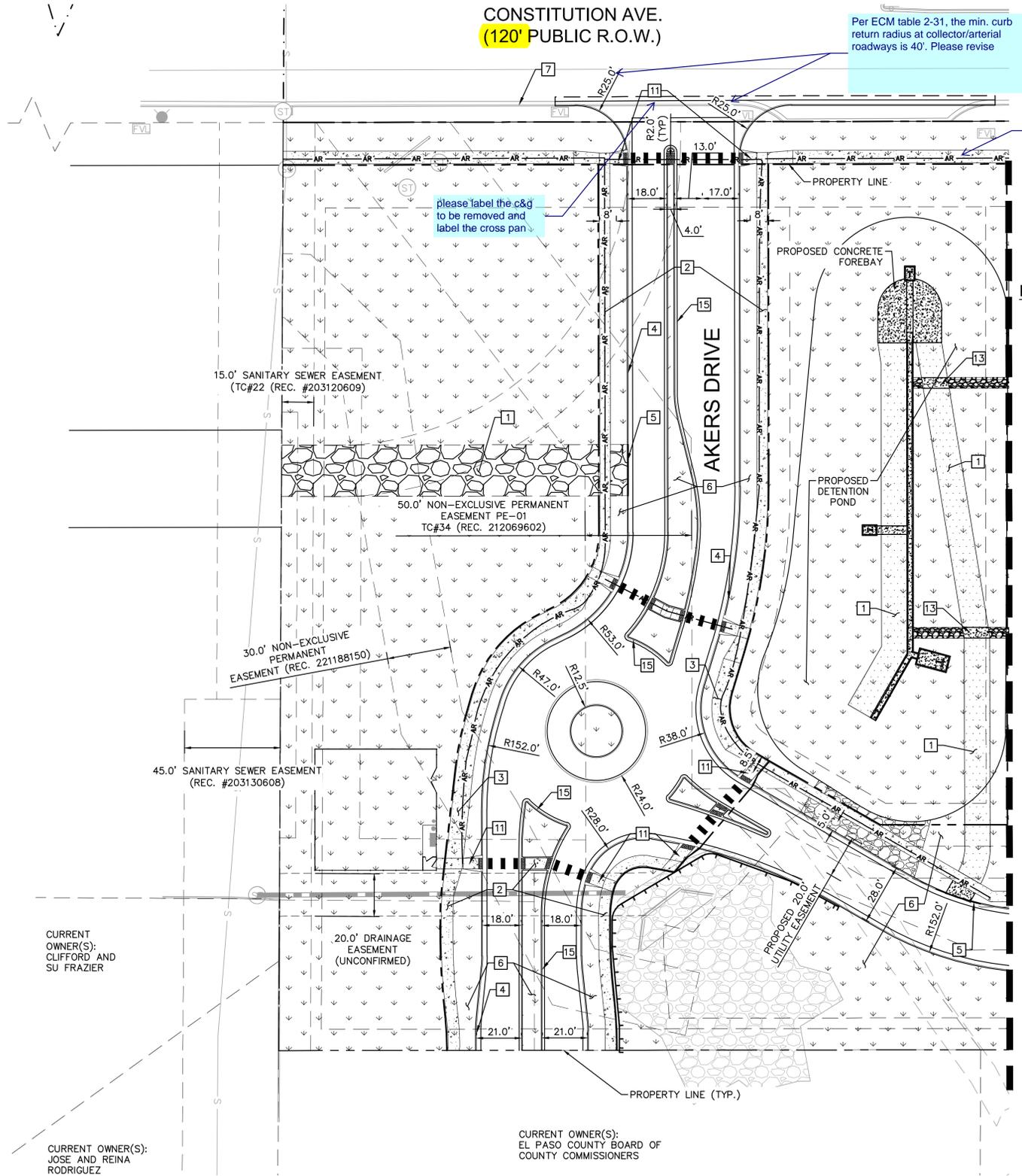
PROJECT NO.
096481004
SHEET
C2.0



THE CITIZEN ON CONSTITUTION

SITE DEVELOPMENT PLAN

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



- ### LEGEND
- PROPERTY LINE
 - - - EXISTING EASEMENT LINE
 - - - PROPOSED EASEMENT LINE
 - AR ACCESSIBLE ROUTE
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 - PARKING COUNT
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 - EXISTING RIPRAP

- ### KEYNOTE LEGEND
- 1 PROPOSED MAINTENANCE ACCESS ROAD, REFERENCE SHEET C4.13 FOR DETAILS
 - 2 PROPOSED 5' WIDE CONCRETE SIDEWALK PER COLORADO SPRING STANDARD DRAWING D-2, REFERENCE SHEET C1.14 FOR DETAILS
 - 3 PROPOSED 8' WIDE CONCRETE SIDEWALK PER COLORADO SPRING STANDARD DRAWING D-2, REFERENCE SHEET C1.14 FOR DETAILS
 - 4 PROPOSED 6" VERTICAL CURB (TYPE A) PER EL PASO COUNTY STANDARD DRAWING SD_2-20, REFERENCE SHEET C5.0 FOR DETAILS
 - 5 PROPOSED MOUNTABLE CURB (TYPE C) PER EL PASO COUNTY STANDARD DRAWING SD_2-20, REFERENCE SHEET C5.0 FOR DETAILS
 - 6 PROPOSED LANDSCAPE AREA
 - 7 EXISTING CURB AND GUTTER
 - 8 PROPOSED ADA PARKING, REFERENCE SHEET XXX FOR DETAILS
 - 9 PROPOSED RETAINING WALL
 - 10 PROPOSED CURB CHASE PER COLORADO SPRINGS STANDARD DRAWING D-21, REFERENCE SHEET C5.0 FOR DETAILS
 - 11 PROPOSED CURB RAMP PER EL PASO COUNTY STANDARD DRAWING SD_2-40 AND SD_2-41, REFERENCE SHEET C5.0 FOR DETAILS
 - 12 PROPOSED PARALLEL CURB RAMP PER EL PASO COUNTY STANDARD DRAWING SD_2-50, REFERENCE SHEET C5.0
 - 13 5' CONCRETE VALLEY GUTTER, REFERENCE SHEET C5.0 FOR DETAILS
 - 14 PROPOSED HYDRANT
 - 15 PROPOSED 6" VERTICAL CUB (TYPE B) PER EL PASO COUNTY STANDARD DRAWING SD_2-20, REFERENCE SHEET C5.0 FOR DETAILS

Please refer to any comments provided with the final plat application regarding Akers Drive/roundabout and update the plans accordingly

provide sheet #

MATCHLINE: SEE SHEET C2.2

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

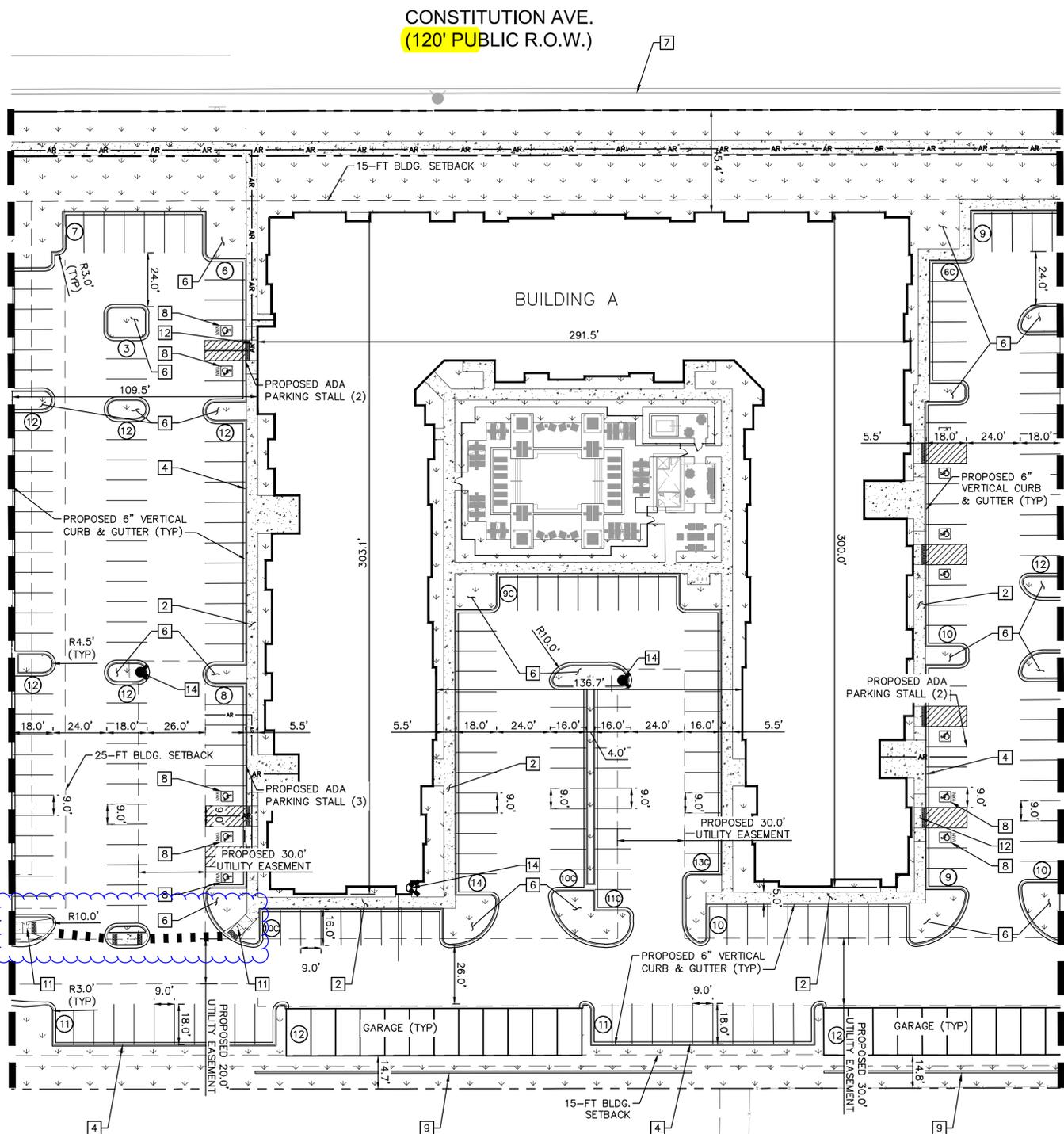
GRAPHIC SCALE IN FEET
0 15 30 60

<p>Kimley»Horn</p> <p>2022 KIMLEY-HORN AND ASSOCIATES, INC. 2 North Nevada Avenue, Suite 300 Colorado Springs, CO 80903 (303) 228-2300</p>	<p>DESIGNED BY: NMH DRAWN BY: JWM CHECKED BY: DLS DATE: 05/23/2022</p>
<p>THE CITIZEN ON CONSTITUTION EL PASO COUNTY, COLORADO SITE DEVELOPMENT PLAN SITE PLAN (W)</p>	
<p>PRELIMINARY FOR REVIEW ONLY NOT FOR CONSTRUCTION</p> <p>Kimley»Horn Kimley-Horn and Associates, Inc.</p>	
<p>PROJECT NO. 096481004</p> <p>SHEET C2.1</p>	
<p>NO. REVISION BY DATE APPR.</p>	

THE CITIZEN ON CONSTITUTION

SITE DEVELOPMENT PLAN

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



LEGEND

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	EXISTING EASEMENT LINE
	PROPOSED EASEMENT LINE
	ACCESSIBLE ROUTE
	PROPOSED LANDSCAPE
	PARKING COUNT
	COMPACT PARKING COUNT
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MATCHLINE: SEE SHEET C2.1

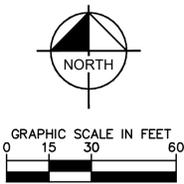
MATCHLINE: SEE SHEET C2.3

Please revise so the ramps are aligned.

CURRENT OWNER(S):
EL PASO COUNTY BOARD OF
COUNTY COMMISSIONERS



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CENTER OF COLORADO
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MEMBER UTILITIES



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THE CITIZEN ON CONSTITUTION
EL PASO COUNTY, COLORADO
SITE DEVELOPMENT PLAN
SITE PLAN (C)

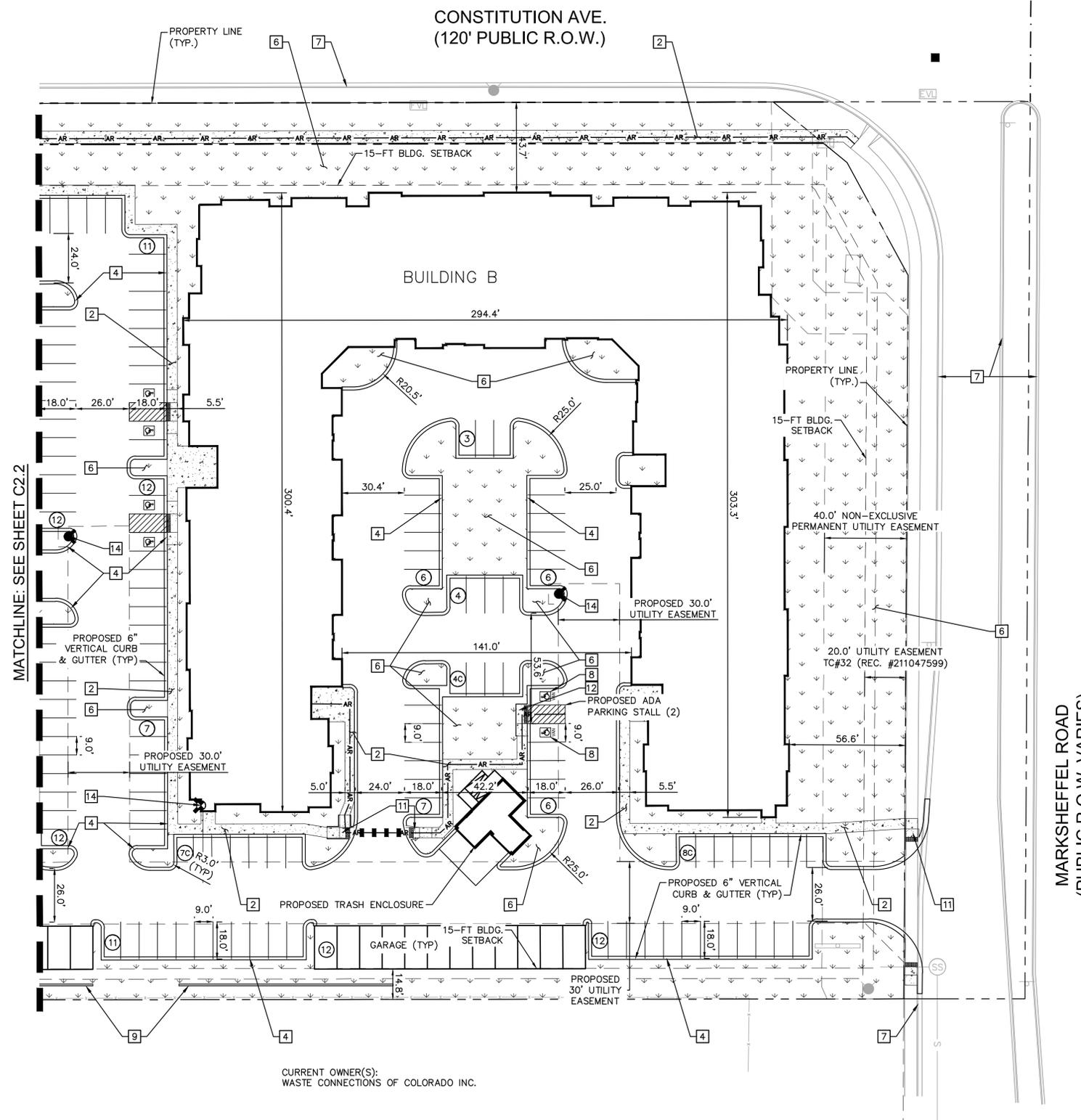
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Kimley-Horn and Associates, Inc.

PROJECT NO.
096481004
SHEET
C2.2

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THE CITIZEN ON CONSTITUTION SITE DEVELOPMENT PLAN

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



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	PROPOSED EASEMENT LINE
	ACCESSIBLE ROUTE
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CHECKED BY: DLS
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THE CITIZEN ON CONSTITUTION
EL PASO COUNTY, COLORADO
SITE DEVELOPMENT PLAN
SITE PLAN (E)

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Kimley-Horn and Associates, Inc.

PROJECT NO.
096481004

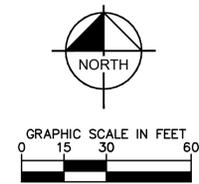
SHEET

C2.3



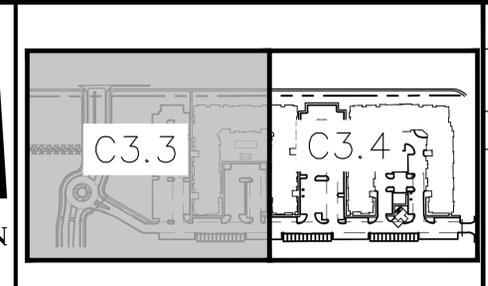
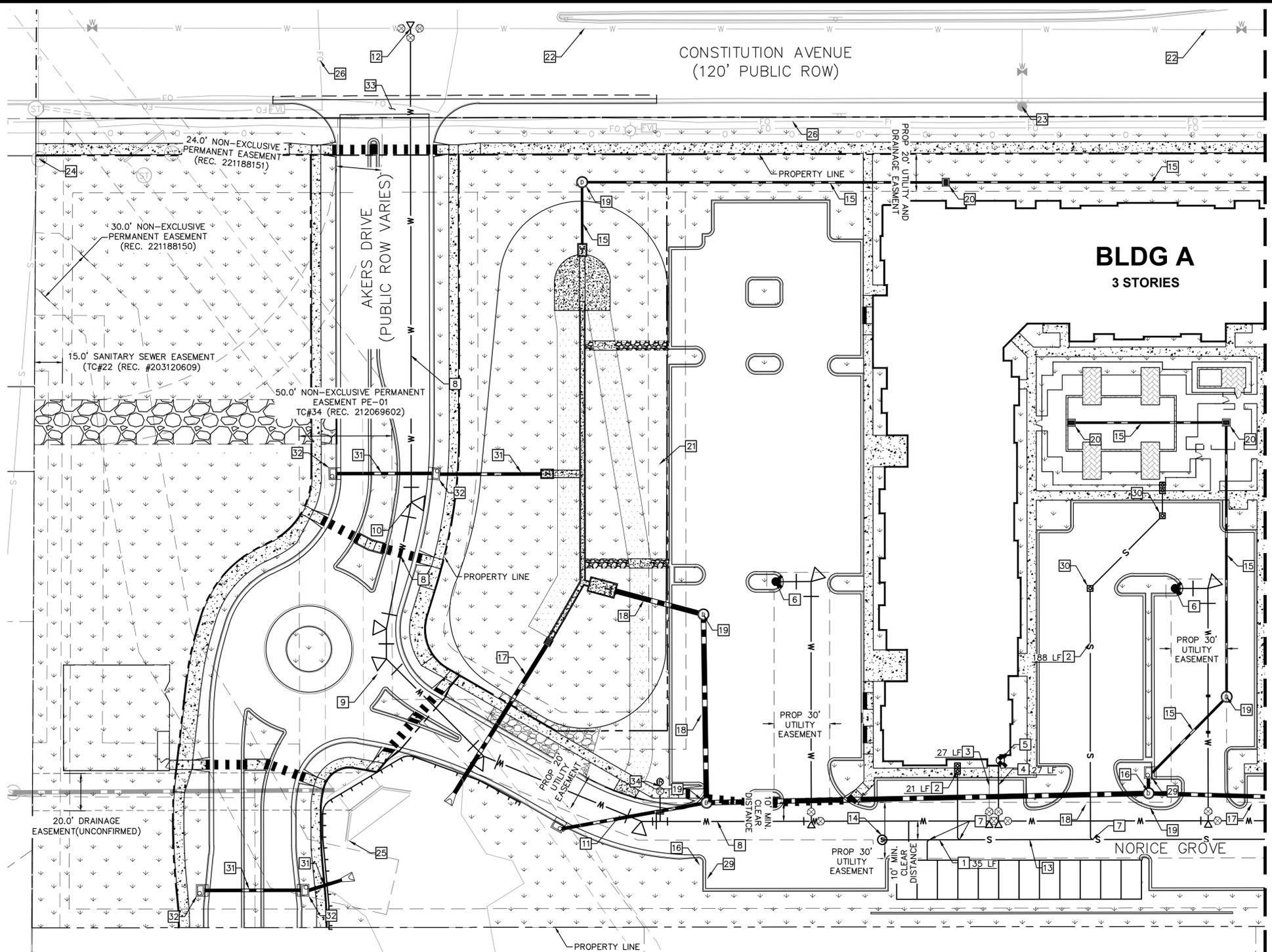
CALL UTILITY NOTIFICATION
CENTER OF COLORADO
1-800-922-1987
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FOR THE MARKING OF UNDERGROUND
MEMBER UTILITIES

CURRENT OWNER(S):
WASTE CONNECTIONS OF COLORADO INC.



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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, AND DOUBLE CLEANOUT
 - PROPOSED STORM SEWER LINE & MANHOLE
 - PROPOSED STORM SEWER STRUCTURES

- KEY NOTE LEGEND**
- 1 PROPOSED 4" SDR35 PVC SANITARY SERVICE
 - 2 PROPOSED 8" SDR35 PVC SANITARY SERVICE
 - 3 PROPOSED 8" C900 PVC FIRE SERVICE
 - 4 PROPOSED 3" C900 PVC DOMESTIC SERVICE LINE
 - 5 PROPOSED FIRE DEPARTMENT CONNECTION
 - 6 PROPOSED FH ASSEMBLY PER CSU STANDARD DETL. A5-6
 - 7 PROPOSED WASTEWATER TAP PER CSU WASTEWATER STANDARD DETAIL D1-6
 - 8 PROPOSED 8" C900 PVC WATER MAIN
 - 9 90° BEND
 - 10 11.25° BEND
 - 11 22.5° BEND
 - 12 PROPOSED WATER MAIN POINT OF CONNECTION
 - 13 PROPOSED 8" SANITARY MAIN
 - 14 PROPOSED SANITARY MANHOLE
 - 15 PROPOSED PRIVATE 12" HDPE STORM LINE
 - 16 PROPOSED PRIVATE 18" HDPE STORM LINE
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 - 20 PROPOSED PRIVATE CDOT TYPE 13 INLET
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 - 22 EXISTING WATER MAIN
 - 23 EXISTING FIRE HYDRANT
 - 24 EXISTING SANITARY MANHOLE
 - 25 EXISTING STORM OUTFALL
 - 26 EXISTING FIBER OPTIC LINE
 - 27 EXISTING ELECTRICAL LINE
 - 28 EXISTING CABLE TV LINE
 - 29 PROPOSED CDOT TYPE-R INLET
 - 30 PROPOSED CLEANOUT
 - 31 PROPOSED PUBLIC 18" RCP STORM LINE
 - 32 PROPOSED PUBLIC CDOT TYPE-R INLET
 - 33 PROPOSED CROSS PAN
 - 34 PROPOSED IRRIGATION SERVICE

NOTES:

1. ALL WATER LINES TO BE BEDDED PER COLORADO SPRINGS UTILITIES SPECIFICATIONS.
2. 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.
3. THE HORIZONTAL DIMENSIONS BETWEEN PROPOSED UTILITY LINES MAY VARY SLIGHTLY BASED ON INSTALLED VALVES, ADAPTER, AND PUMPS.
4. ALL APPURTENANCES ON HYDRANT LATERALS SHALL BE INSTALLED WITH MJ RESTRAINTS PER CSU STANDARDS.

CAUTION NOTE (SERVICE LINES):

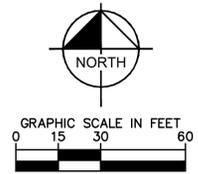
CONTRACTOR SHALL MAINTAIN 1' OF VERTICAL SEPARATION AT ALL DRY UTILITY CROSSINGS. CONTRACTOR SHALL POTHOLE ALL EXISTING UTILITY CROSSINGS TO VERIFY DEPTH AND COORDINATE WITH ENGINEER OF RECORD.

WATER SERVICE LINE NOTES:

1. CURB STOPS SHALL BE INSTALLED A MINIMUM OF 7 FEET FROM THE BUILDING FOUNDATION.
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.

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

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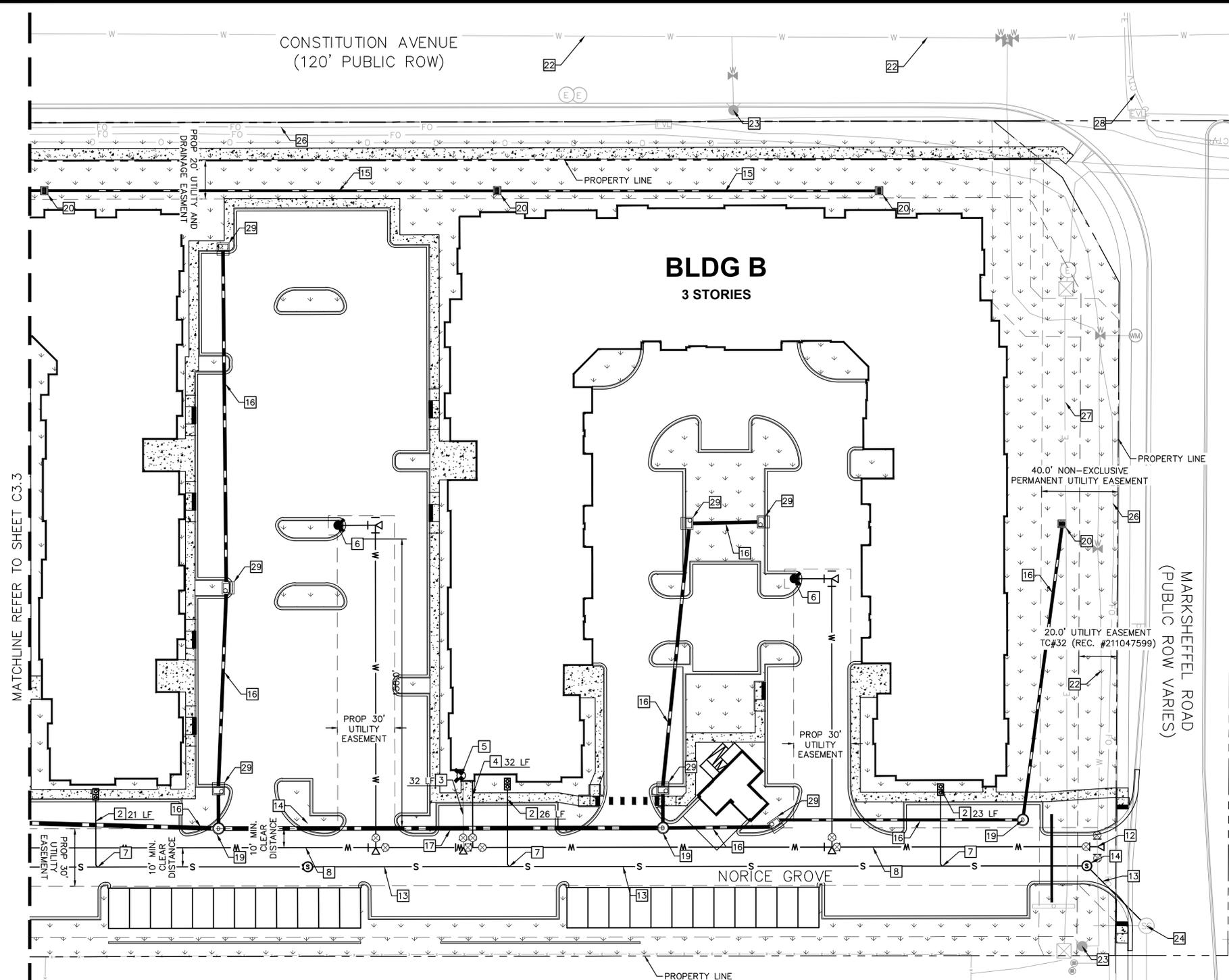
THE CITIZEN ON CONSTITUTION
EL PASO COUNTY, COLORADO
UTILITY AND WATER SERVICE PLANS
UTILITY SERVICE PLAN

PRELIMINARY
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PROJECT NO. 096481004
SHEET
C3.3

NO.	REVISION	BY	DATE	APPR.

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MATCHLINE REFER TO SHEET C3.3

NOTES:

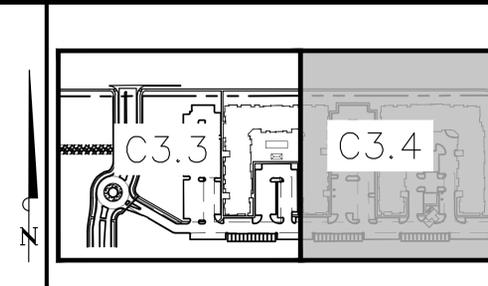
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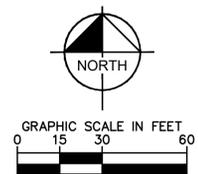


LEGEND

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

KEY NOTE LEGEND

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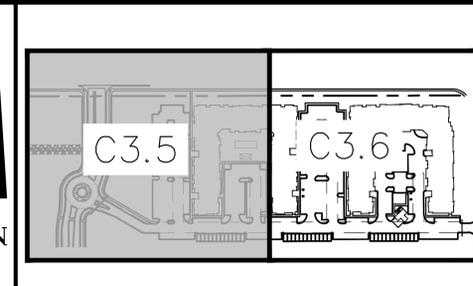
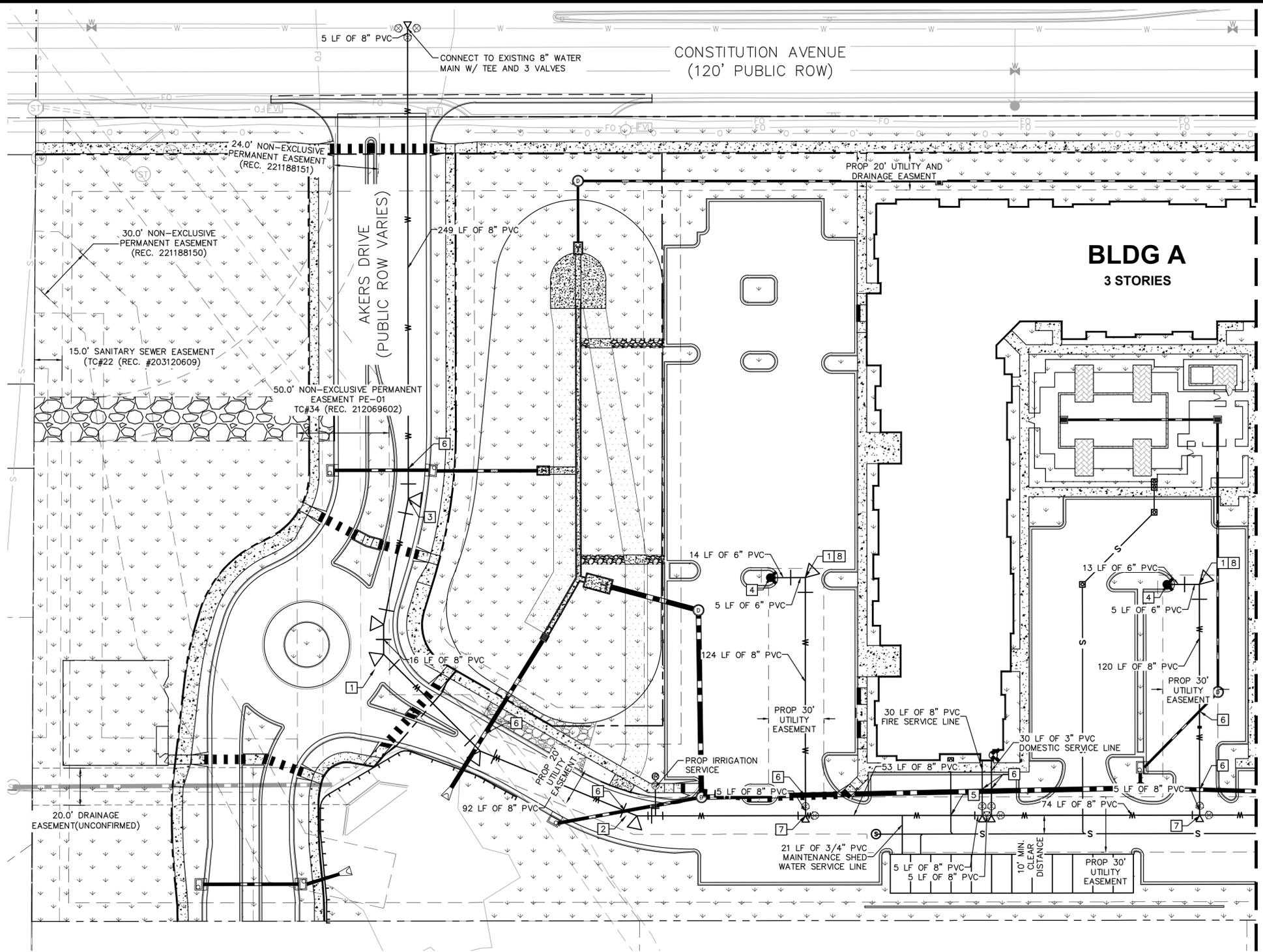
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UTILITY SERVICE PLAN

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PROJECT NO. 096481004
SHEET C3.4

NO.	REVISION	BY	DATE	APPR.

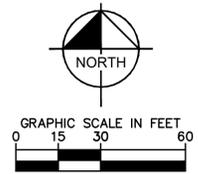
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- LEGEND**
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- KEY NOTE LEGEND**
- 1 90° HORIZONTAL BEND WITH THRUST BLOCK
 - 2 22.5° HORIZONTAL BEND WITH THRUST BLOCK
 - 3 11.25° HORIZONTAL BEND WITH THRUST BLOCK
 - 4 FH ASSEMBLY PER CSU STANDARD DETL. A5-6
 - 5 SANITARY SEWER CROSSING
 - 6 STORM SEWER CROSSING
 - 7 8"x8" FIRE SERVICE TEE W/ 8" GATE VALVE (3-VALVE CLUSTER)
 - 8 8"x6" REDUCER W/ THRUST BLOCK

- NOTES:**
- ALL WATER LINES TO BE BEDDED PER COLORADO SPRINGS UTILITIES SPECIFICATIONS.
 - 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 POTHOLING 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.
 - THE HORIZONTAL DIMENSIONS BETWEEN PROPOSED UTILITY LINES MAY VARY SLIGHTLY BASED ON INSTALLED VALVES, ADAPTER, AND PUMPS.
 - ALL APPURTENANCES ON HYDRANT LATERALS SHALL BE INSTALLED WITH MJ RESTRAINTS PER CSU STANDARDS.
 - ALL WATER LINES DESIGNATED PVC TO BE CONSTRUCTED WITH C900 PVC PIPE.
- CAUTION NOTE (SERVICE LINES):**
- CONTRACTOR SHALL MAINTAIN 1' OF VERTICAL SEPARATION AT ALL DRY UTILITY CROSSINGS. CONTRACTOR SHALL POTHOLE ALL EXISTING UTILITY CROSSINGS TO VERIFY DEPTH AND COORDINATE WITH ENGINEER OF RECORD.



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DRAWN BY: NMH
CHECKED BY: DLS
DATE: 05/23/2022

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

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

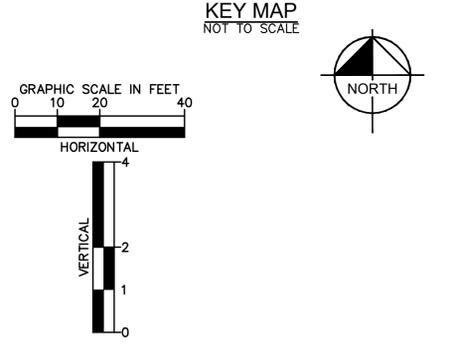
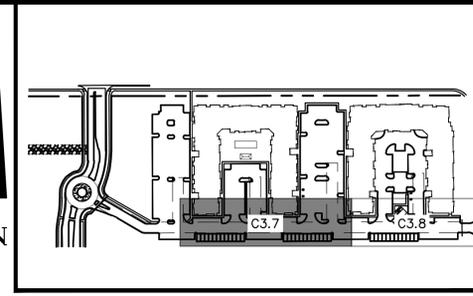
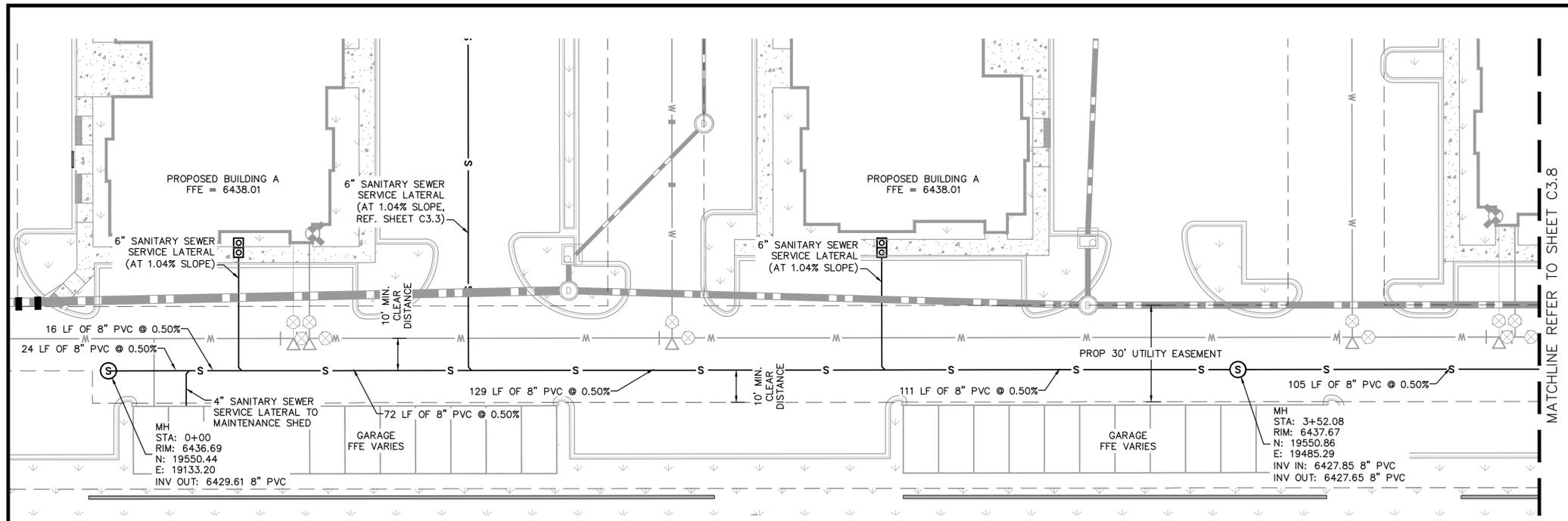
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PROJECT NO.
096481004

SHEET
C3.5

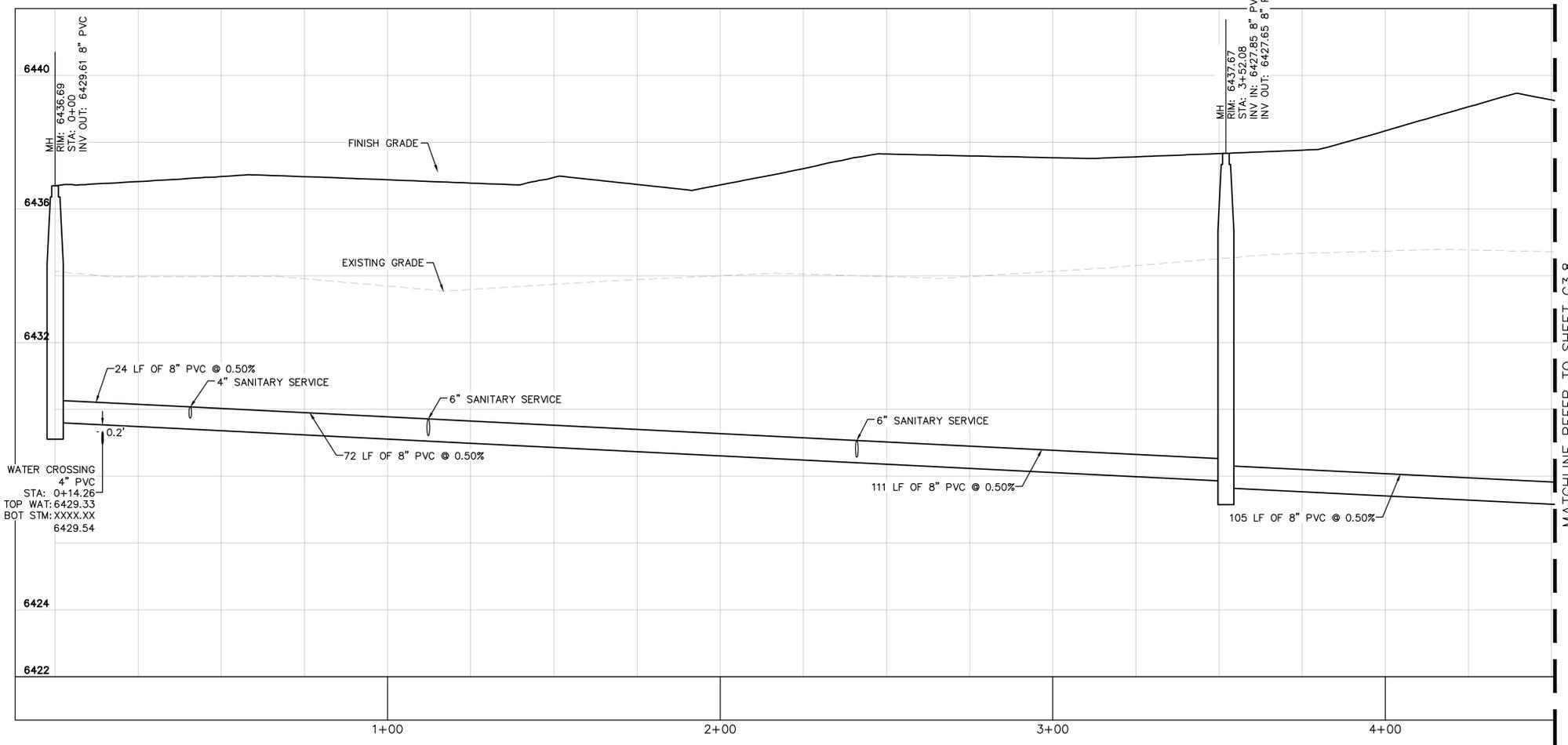
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- LEGEND:**
- PROPERTY LINE
 - - - EXISTING EASEMENT LINE
 - - - PROPOSED EASEMENT LINE
 - - - EXISTING SANITARY SEWER
 - S — PROPOSED SANITARY SEWER W/ DOUBLE C.O.
 - ⊙ SANITARY SEWER MANHOLE
 - ⊙⊙ EXISTING SANITARY MANHOLE
 - ⊙ PROPOSED STORM MANHOLE
 - ▬ PROPOSED STORM SEWER
 - W — PROPOSED WATER LINE
 - ⊕ PROPOSED FIRE HYDRANT
 - ⊕ PROPOSED STORM INLET

- SANITARY 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. ALL SANITARY SEWER MANHOLES AND MAINS ARE PUBLIC UNLESS OTHERWISE NOTED.
 3. ALL SERVICE LATERALS SHALL BE 6" PVC AND PRIVATE UNLESS OTHERWISE NOTED ON PLANS.
 4. CONTRACTOR SHALL VERIFY LOCATIONS AND ELEVATIONS OF EXISTING SANITARY SEWER AT ALL CONNECTION POINTS AND NOTIFY ENGINEER OF ANY DISCREPANCIES PRIOR TO CONSTRUCTION.
 5. CONTRACTOR TO MODIFY EXISTING MANHOLE RIM ELEVATIONS TO MATCH PROPOSED FINISH GRADE AS NECESSARY.
 6. SANITARY MAINS UNDER 1.04% SLOPE SHALL REQUIRE SELECT BEDDING PER CSU WASTEWATER LESS 5.11.D.3



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

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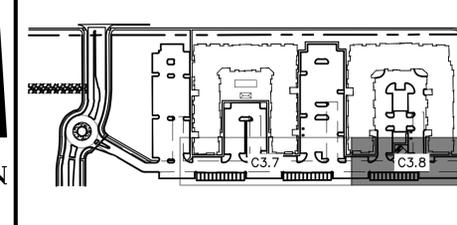
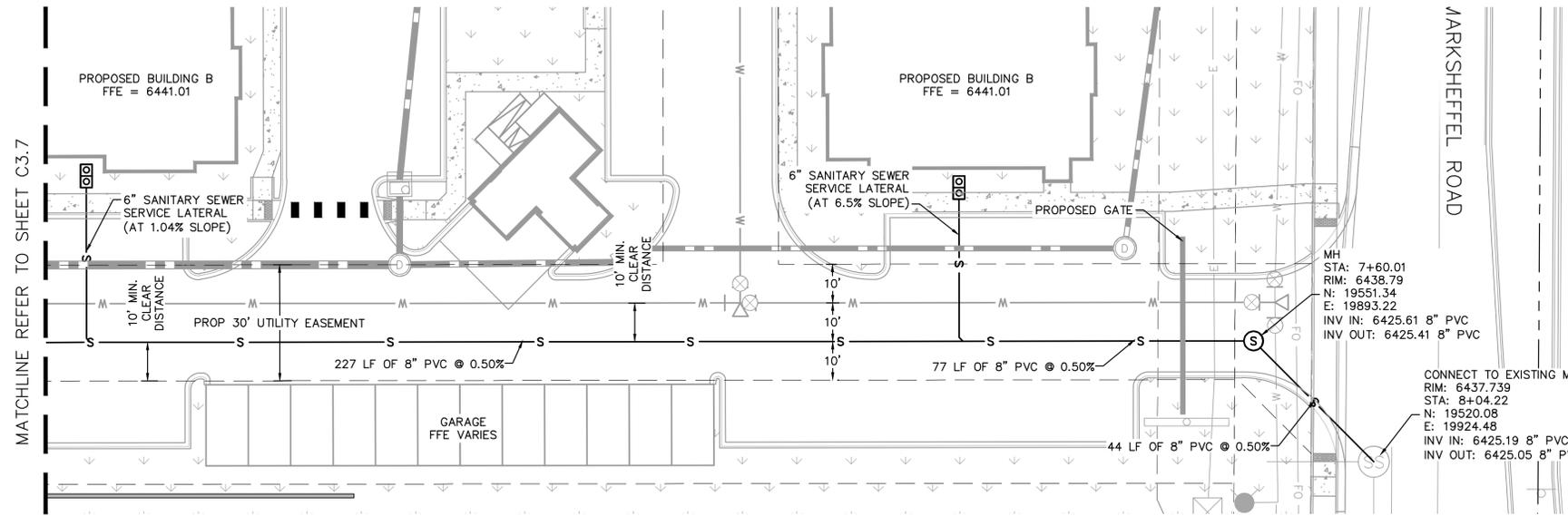
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 UTILITY AND WATER SERVICE PLANS
SAN. SEWER PLAN & PROFILE LINE A

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 SHEET
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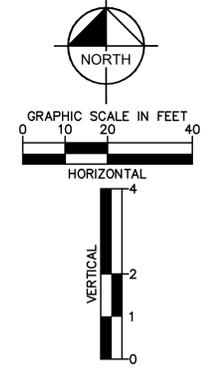
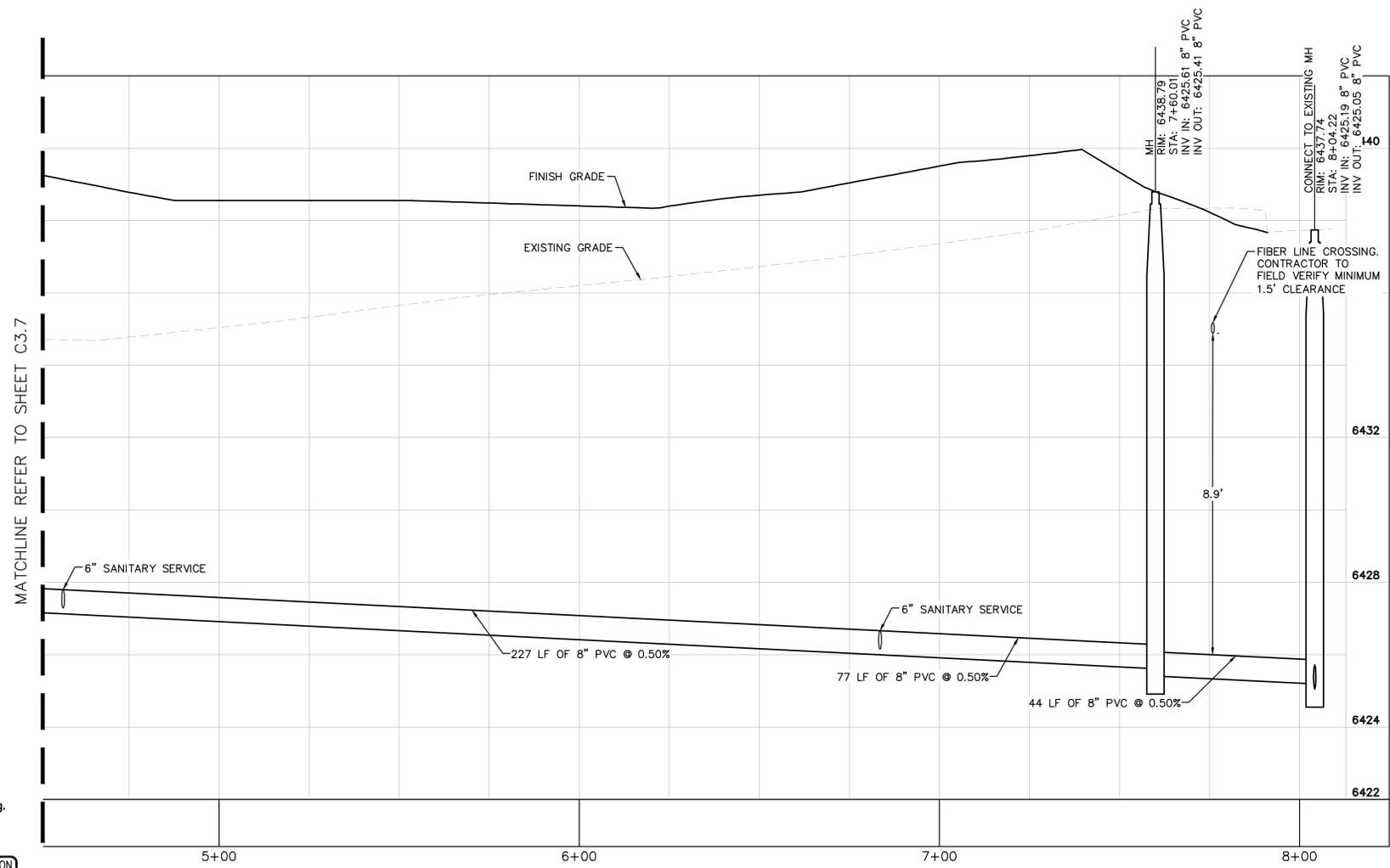


LEGEND:

- PROPERTY LINE
- - - EXISTING EASEMENT LINE
- - - PROPOSED EASEMENT LINE
- - - EXISTING SANITARY SEWER
- - - PROPOSED SANITARY SEWER W/ DOUBLE C.O.
- (S) SANITARY SEWER MANHOLE
- (SS) EXISTING SANITARY MANHOLE
- (D) PROPOSED STORM MANHOLE
- ▬ PROPOSED STORM SEWER
- W - PROPOSED WATER LINE
- ⦿ PROPOSED FIRE HYDRANT
- PROPOSED STORM INLET

SANITARY SEWER NOTES

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5. CONTRACTOR TO MODIFY EXISTING MANHOLE RIM ELEVATIONS TO MATCH PROPOSED FINISH GRADE AS NECESSARY.
6. SANITARY MAINS UNDER 1.04% SLOPE SHALL REQUIRE SELECT BEDDING PER CSU WASTEWATER LESS 5.11.D.3



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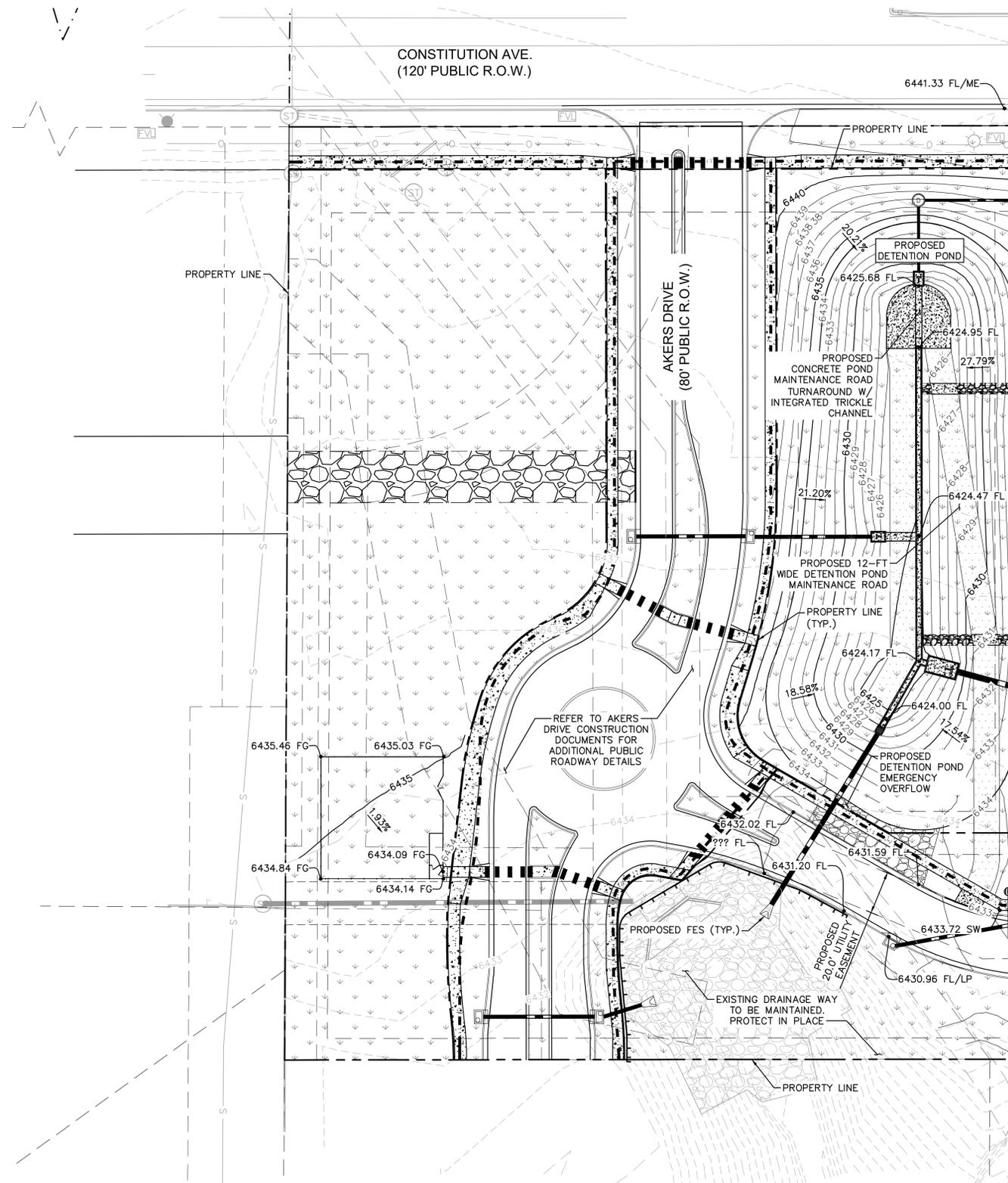
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 EL PASO COUNTY, COLORADO
 UTILITY AND WATER SERVICE PLANS
SAN. SEWER PLAN & PROFILE LINE A

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PROJECT NO.
 096481004
 SHEET
C3.8

THE CITIZEN ON CONSTITUTION SITE DEVELOPMENT PLAN

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



LEGEND

- PROPERTY LINE
- PROPOSED MAJOR CONTOURS
- PROPOSED MINOR CONTOURS
- EXISTING MAJOR CONTOURS
- EXISTING MINOR CONTOURS
- PROPOSED STORM PIPES
- ADA ROUTE
- ADA PARKING AND ACCESS. SLOPES NOT TO EXCEED 2% IN THIS AREA
- PROPOSED STORM DRAIN
- DRAINAGE SLOPE DIRECTION

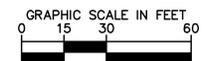
NOTES:

1. ALL PROPOSED SIDEWALKS ARE TO BE ADA COMPLIANT. LONGITUDINAL SLOPES SHALL NOT EXCEED 5%, CROSS SLOPES NOT TO EXCEED 2%.
2. ACCESSIBLE PARKING AND LEVEL LANDINGS SHALL HAVE A MAX SLOPE OF 2% IN ANY DIRECTION.
3. A CLEAR CONVEYANCE PATH HAS BEEN PROVIDED FOR DRAINAGE.
4. REFER TO THE EROSION CONTROL PLAN SHEETS AND REPORT FOR TEMPORARY CONTROL MEASURES AND CONSTRUCTION SEQUENCING THAT SHALL BE USED IN ORDER TO PREVENT LOADING OF LID DRAINAGE FACILITIES WITH SEDIMENT DURING CONSTRUCTION.

MATCHLINE: SEE SHEET C4.1



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

DESIGNED BY: NMH
DRAWN BY: JWM
CHECKED BY: DLS
DATE: 05/23/2022

THE CITIZEN ON CONSTITUTION
EL PASO COUNTY, COLORADO
SITE DEVELOPMENT PLAN
GRADING PLAN (W)

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PROJECT NO.
096481004

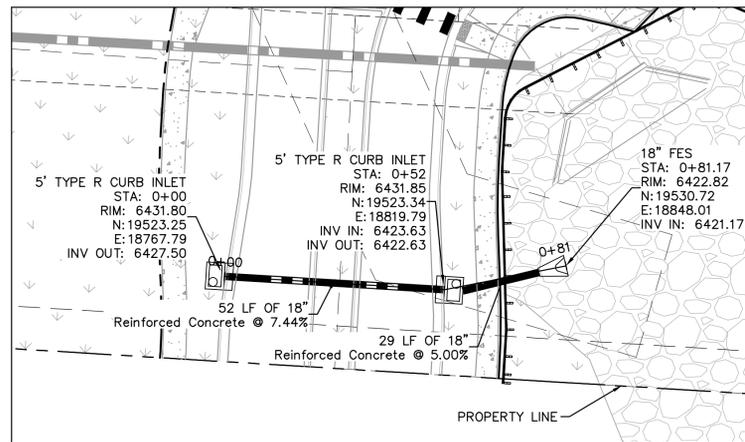
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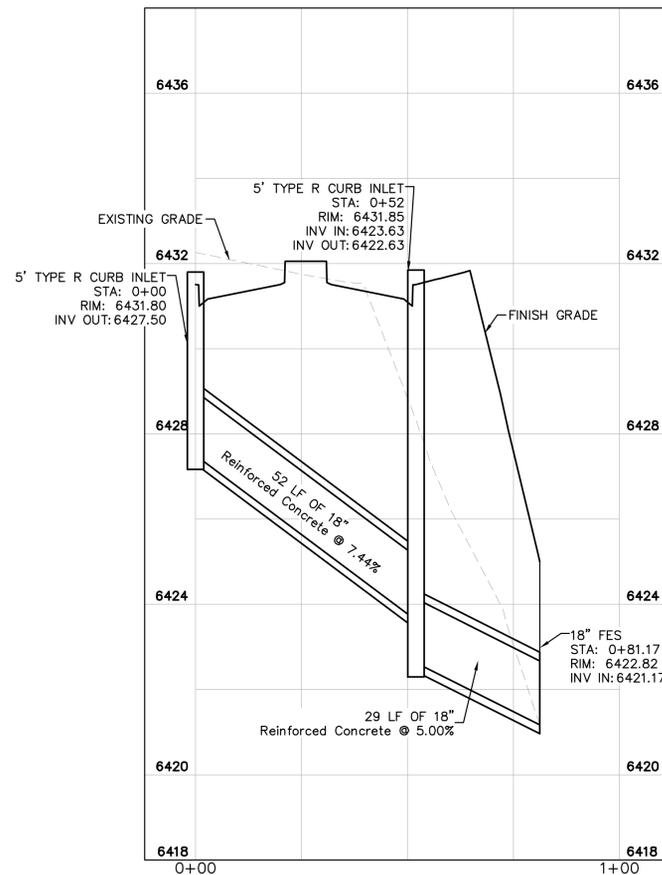
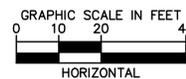
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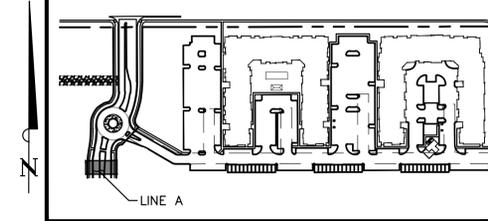
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STORM SEWER LINE A STA 0+00-0+81 PLAN VIEW



STORM SEWER LINE A STA 0+00-0+81 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
- S --- EXISTING SANITARY SEWER
- S --- PROPOSED SANITARY SEWER
- ⊙ SANITARY SEWER MANHOLE
- ⊙ PROPOSED STORM MANHOLE
- ⊙ EXISTING STORM MANHOLE
- PROPOSED CURB INLET
- EXISTING CURB INLET
- PROPOSED GRATE INLET

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

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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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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Kimley»Horn
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2 North Nevada Avenue, Suite 300
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CHECKED BY: DLS
DATE: 05/23/2022

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

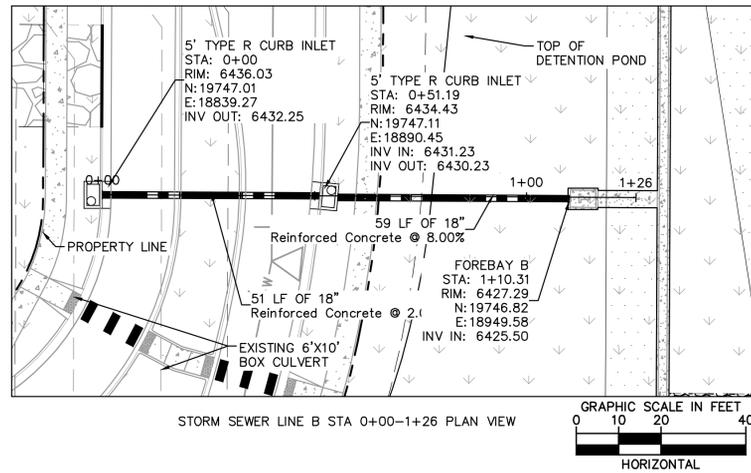
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PROJECT NO.
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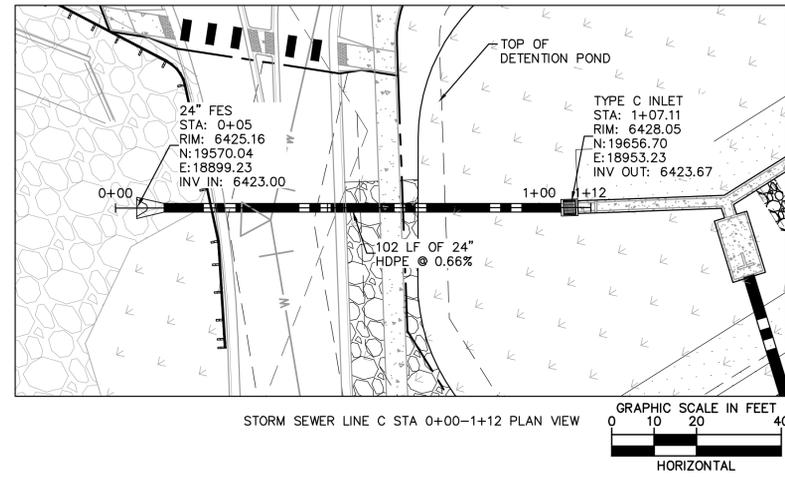
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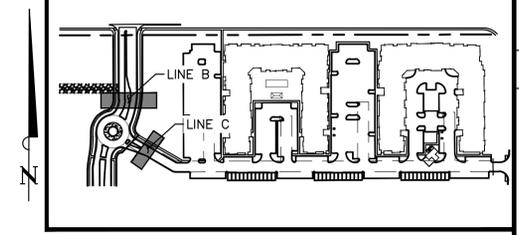
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STORM SEWER LINE B STA 0+00-1+26 PLAN VIEW

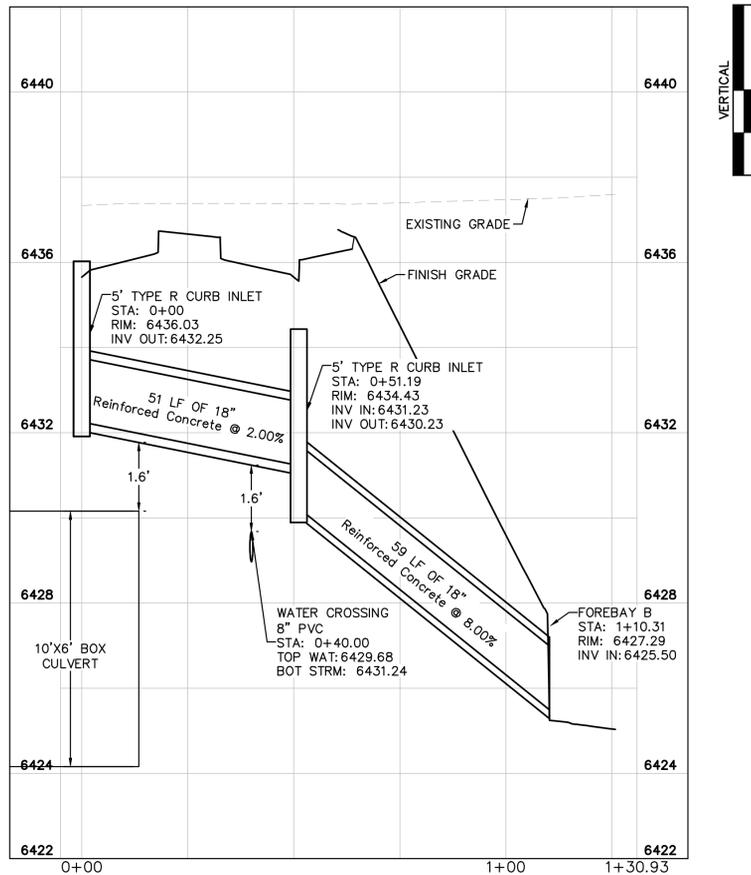


STORM SEWER LINE C STA 0+00-1+12 PLAN VIEW

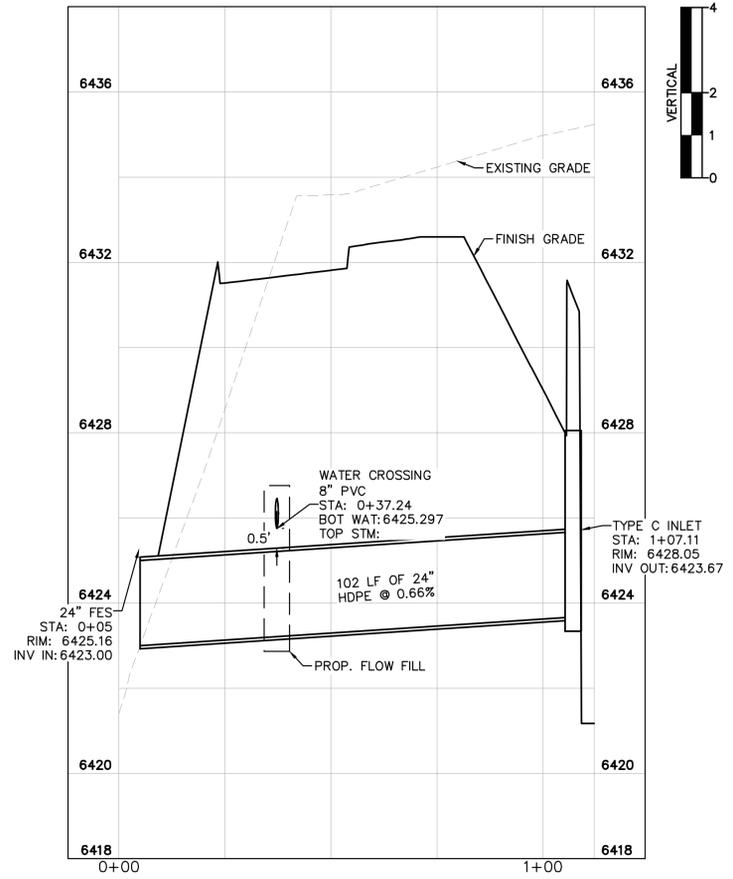


KEY MAP
NOT TO SCALE

- 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
 - PROPOSED GRATE INLET



STORM SEWER LINE B STA 0+00-1+26 PROFILE VIEW



STORM SEWER LINE C STA 0+00-1+12 PROFILE VIEW

STORM SEWER NOTES

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

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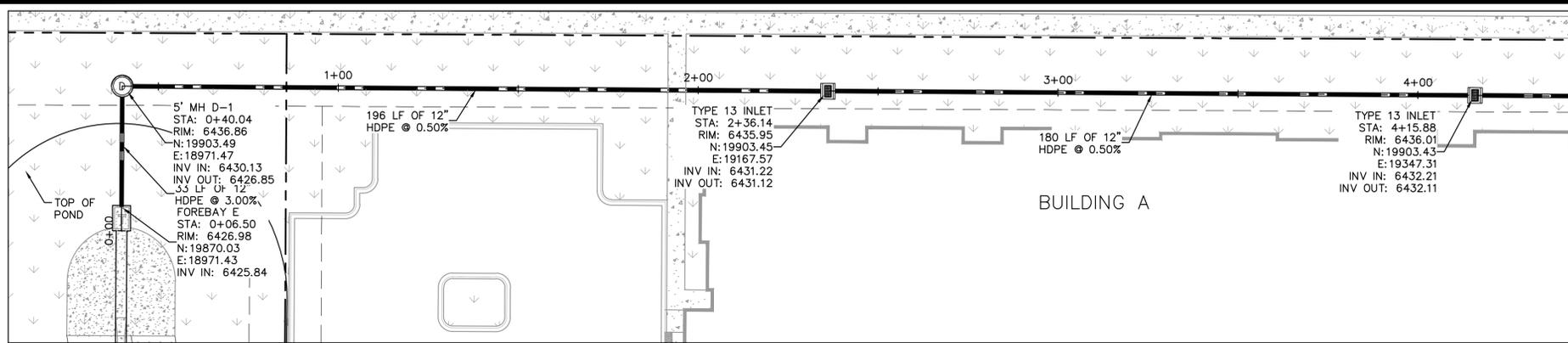
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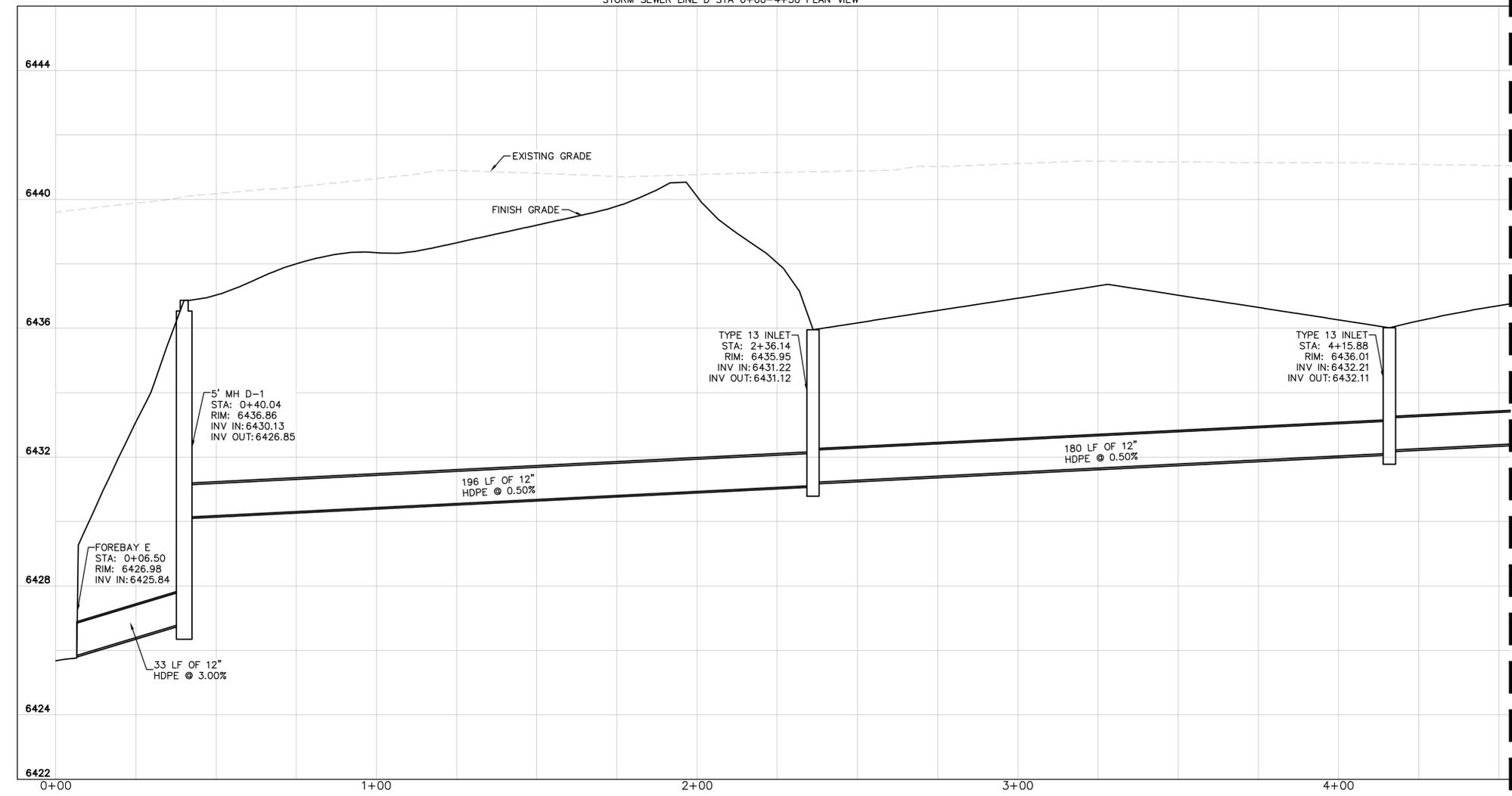
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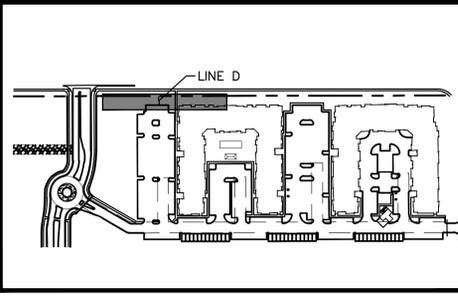
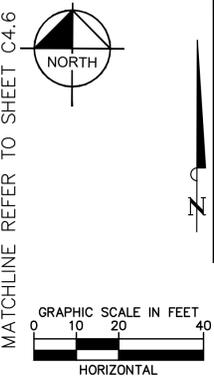
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STORM SEWER LINE D STA 0+00-4+50 PLAN VIEW



STORM SEWER LINE D STA 0+00-4+50 PROFILE VIEW



KEY MAP
NOT TO SCALE

- LEGEND:**
- PROPERTY LINE
 - EXISTING EASEMENT LINE
 - - - PROPOSED EASEMENT LINE
 - EXISTING STORM SEWER
 - PROPOSED STORM SEWER
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THE CITIZEN ON CONSTITUTION
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UTILITY AND WATER SERVICE PLANS
STORM PLAN AND PROFILE LINE D

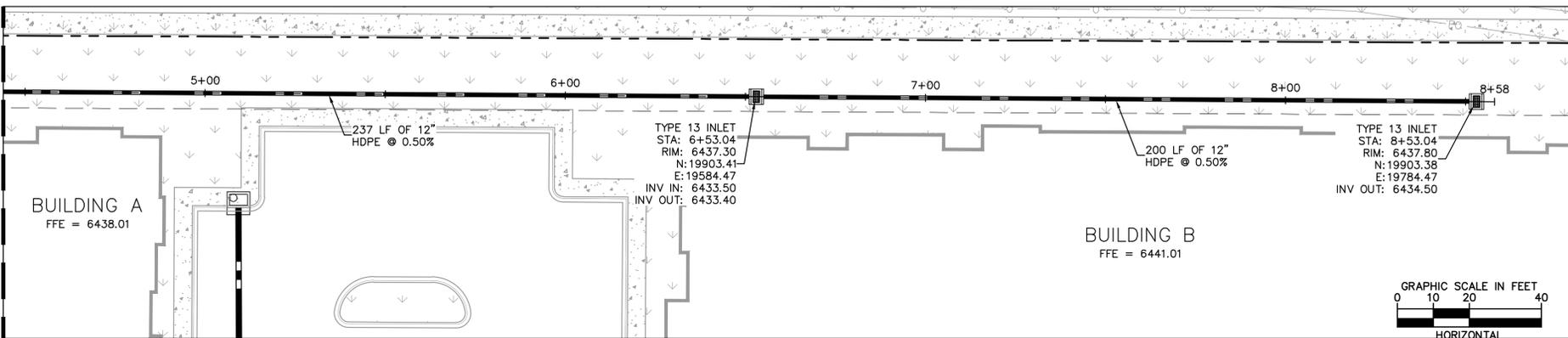
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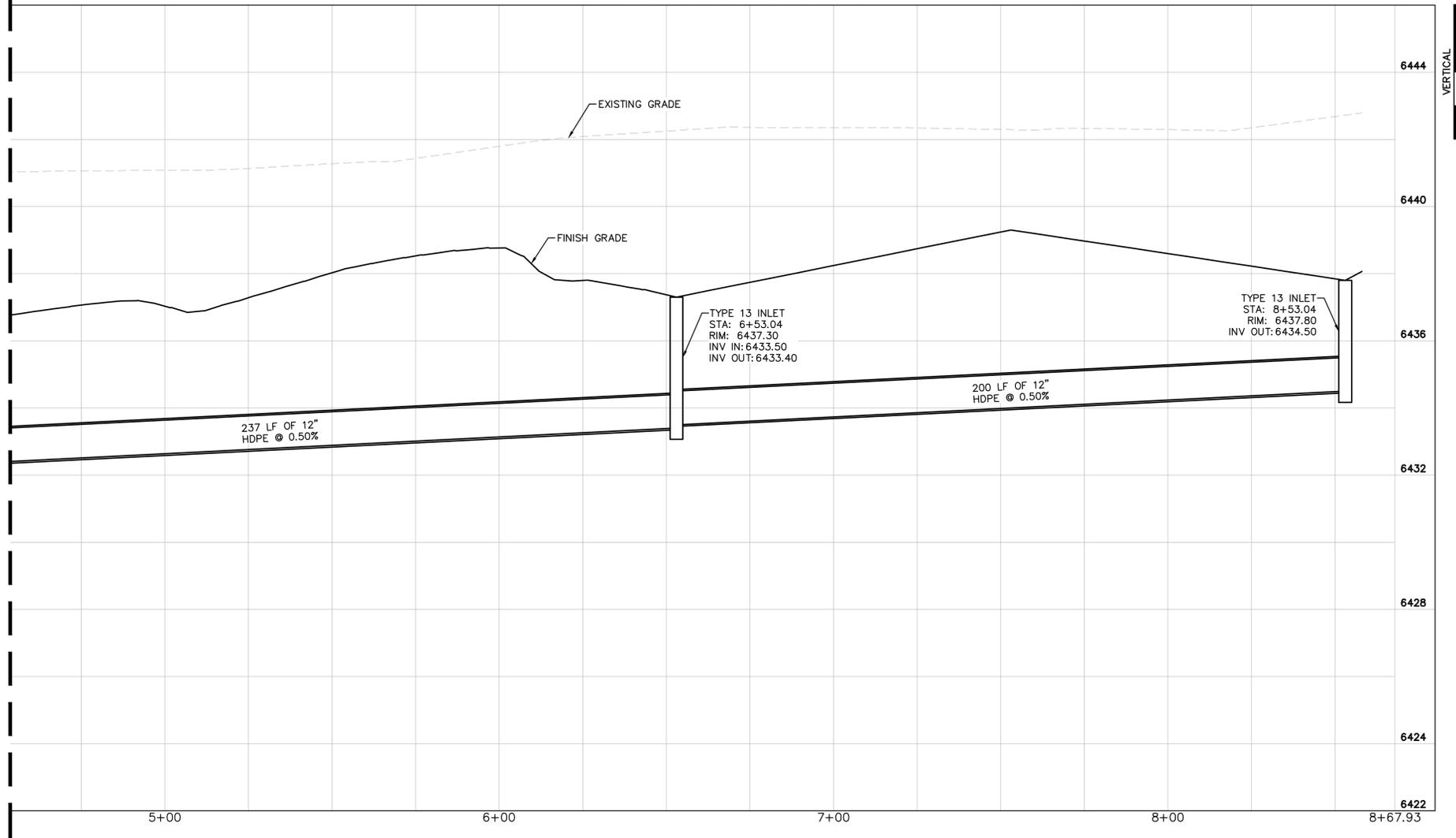
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MATCHLINE REFER TO SHEET C4.5

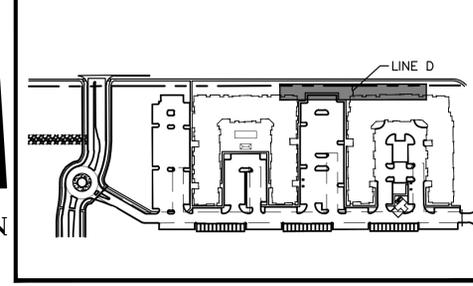
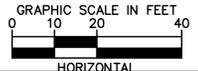
MATCHLINE REFER TO SHEET C4.5



STORM SEWER LINE D STA 4+50-8+68 PLAN VIEW



STORM SEWER LINE D STA 4+50-8+68 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
- S --- EXISTING SANITARY SEWER
- S --- PROPOSED SANITARY SEWER
- ⊙ 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.
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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.
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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.



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Kimley»Horn
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 Colorado Springs, CO 80903 (303) 228-2300

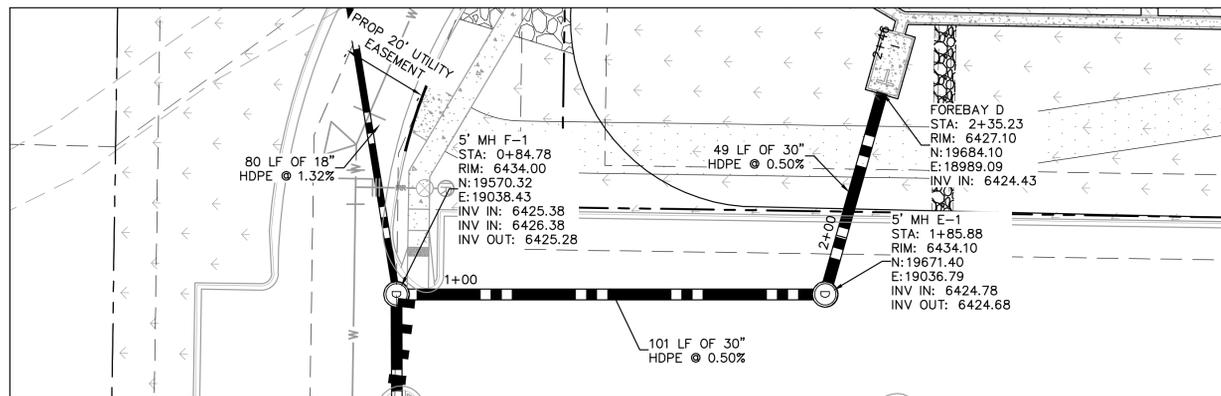
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 DATE: 05/23/2022

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 EL PASO COUNTY, COLORADO
 UTILITY AND WATER SERVICE PLANS
STORM PLAN AND PROFILE LINE D

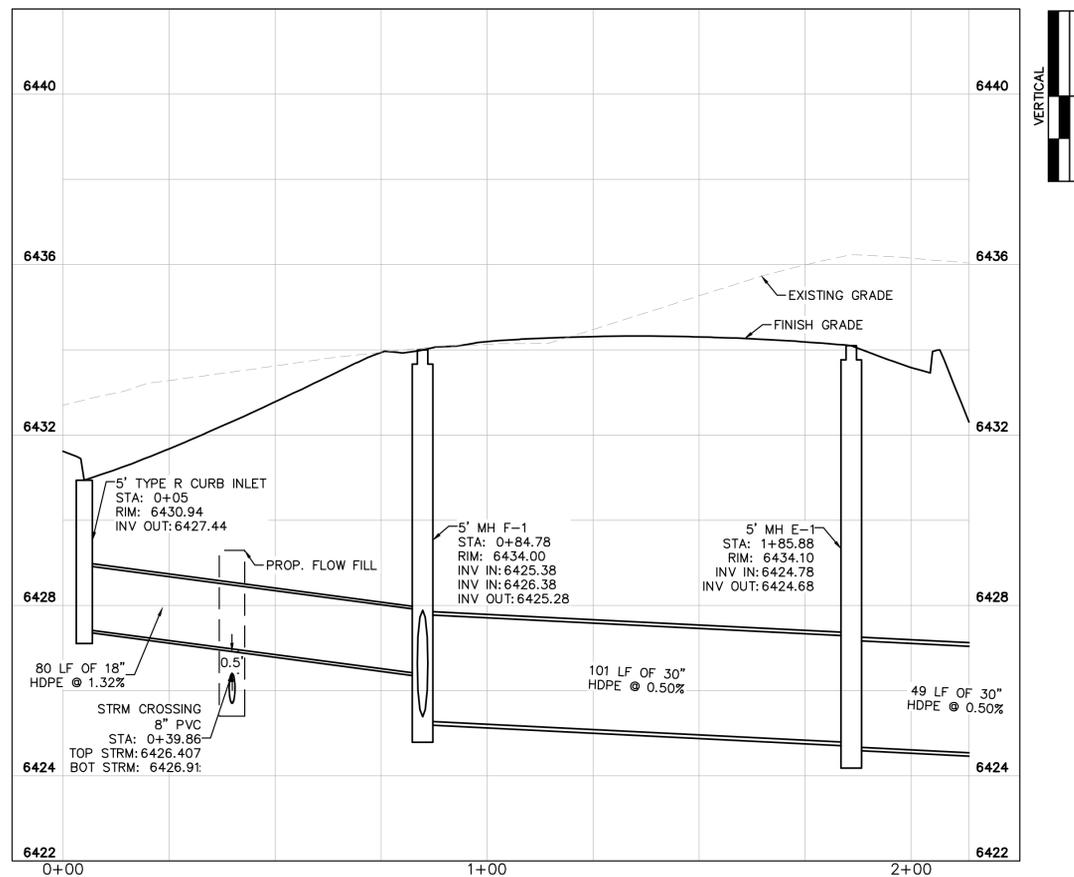
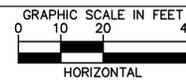
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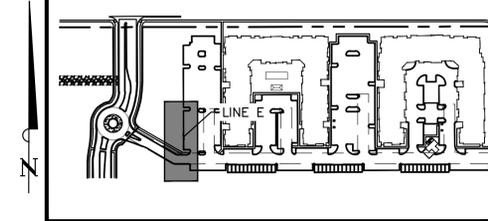
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STORM SEWER LINE E STA 0+00-2+14 PLAN VIEW



STORM SEWER LINE E STA 0+00-2+14 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
- S --- EXISTING SANITARY SEWER
- S --- PROPOSED SANITARY SEWER
- ⊙ SANITARY SEWER MANHOLE
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- EXISTING CURB INLET
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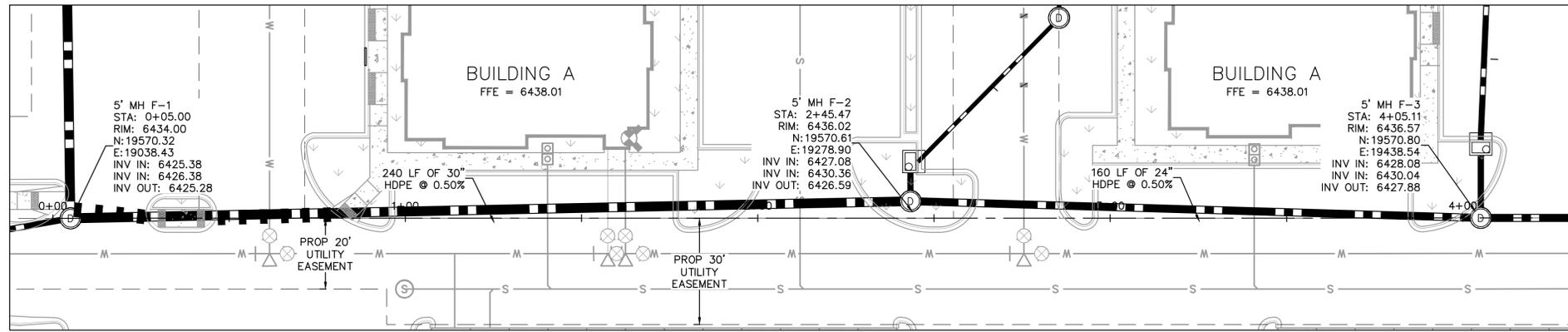
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 UTILITY AND WATER SERVICE PLANS
STORM PLAN AND PROFILE LINE E

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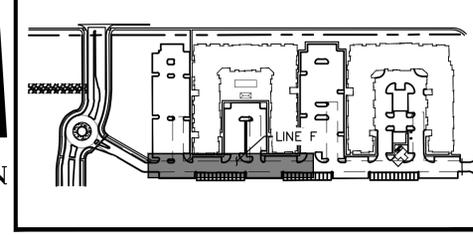
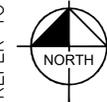
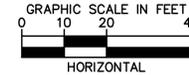
PROJECT NO.
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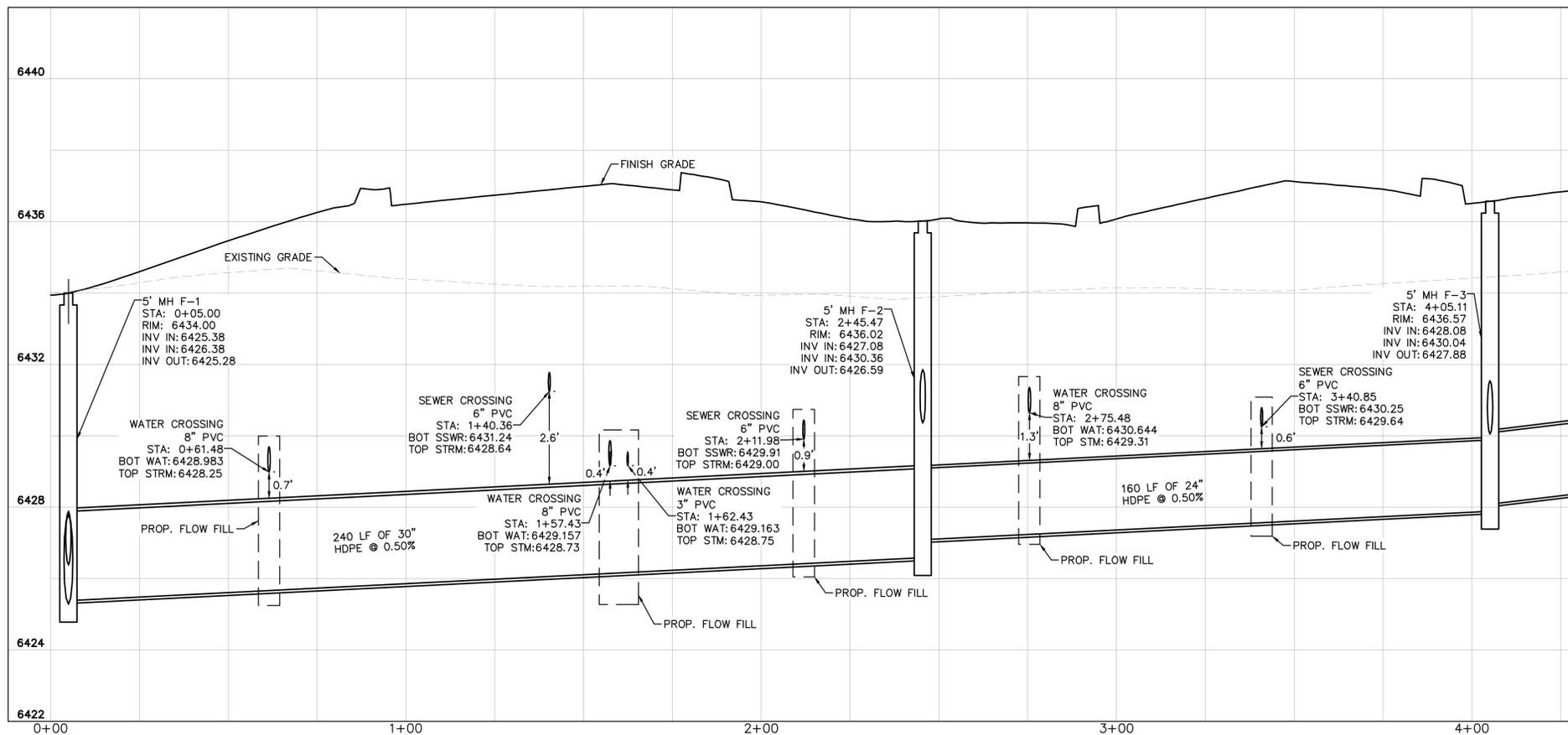
STORM SEWER LINE F STA 0+00-4+00 PLAN VIEW



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 F STA 0+00-4+00 PROFILE VIEW

MATCHLINE REFER TO SHEET C4.9

STORM SEWER NOTES

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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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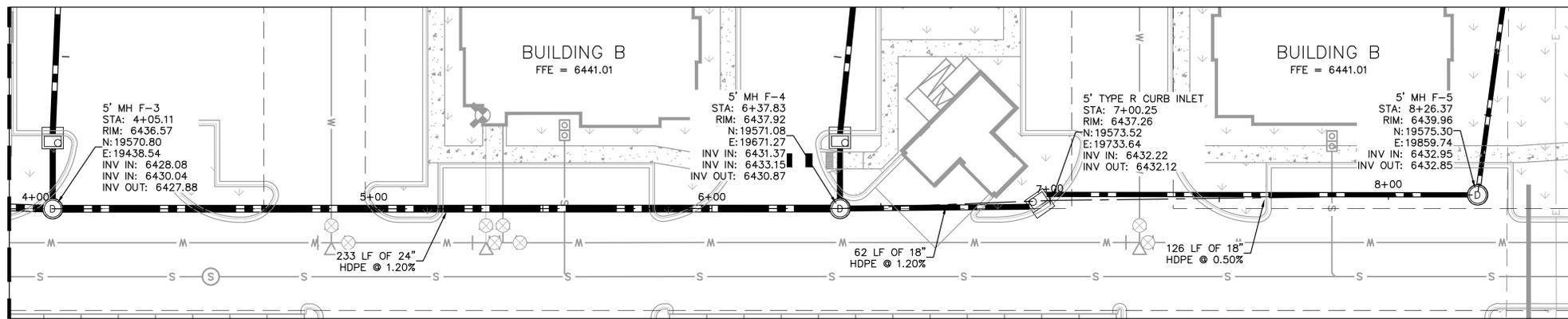
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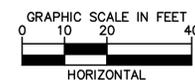


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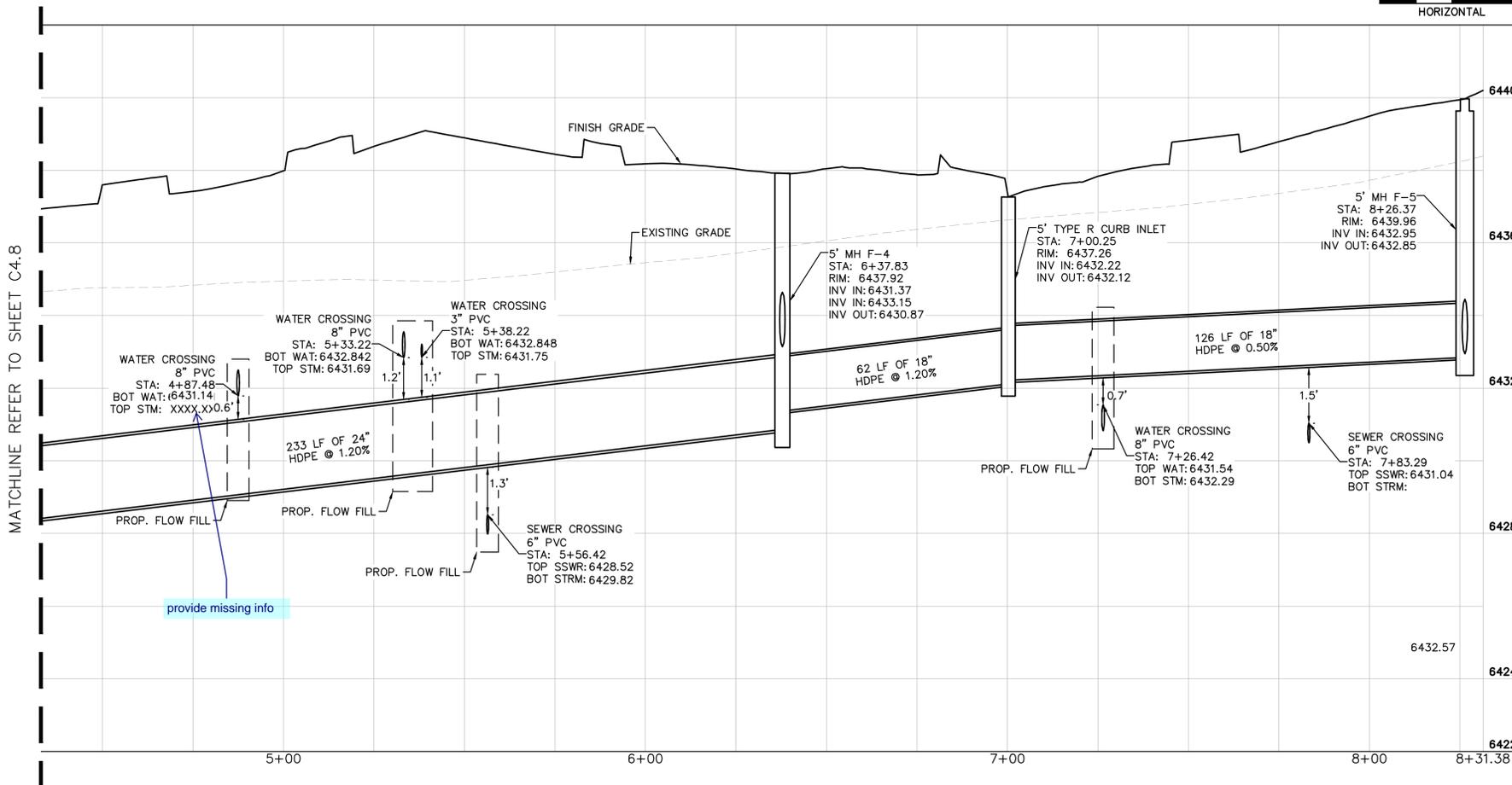
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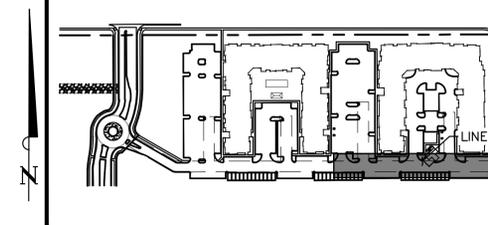
STORM SEWER LINE F STA 4+00-8+31 PLAN VIEW



MATCHLINE REFER TO SHEET C4.8



STORM SEWER LINE F STA 4+00-8+31 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
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- PROPOSED SANITARY SEWER
- SANITARY SEWER MANHOLE
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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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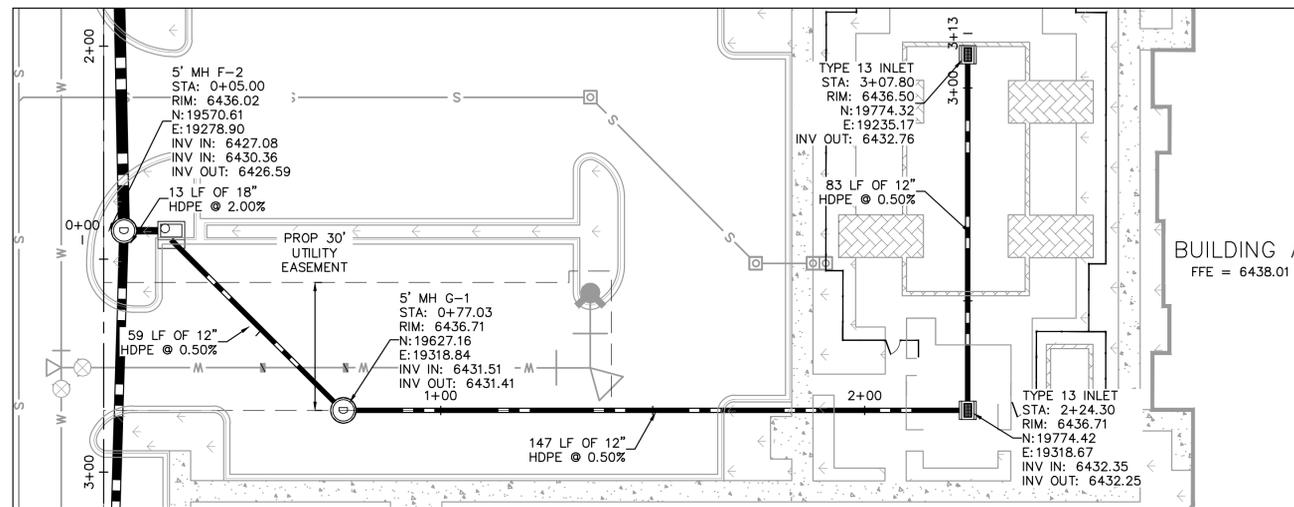
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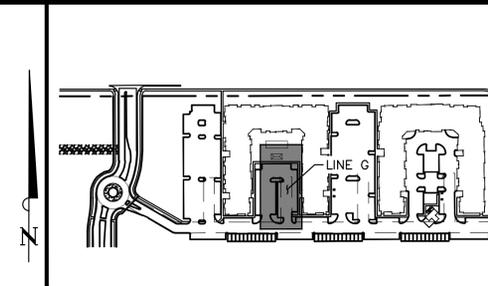
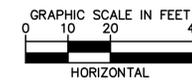


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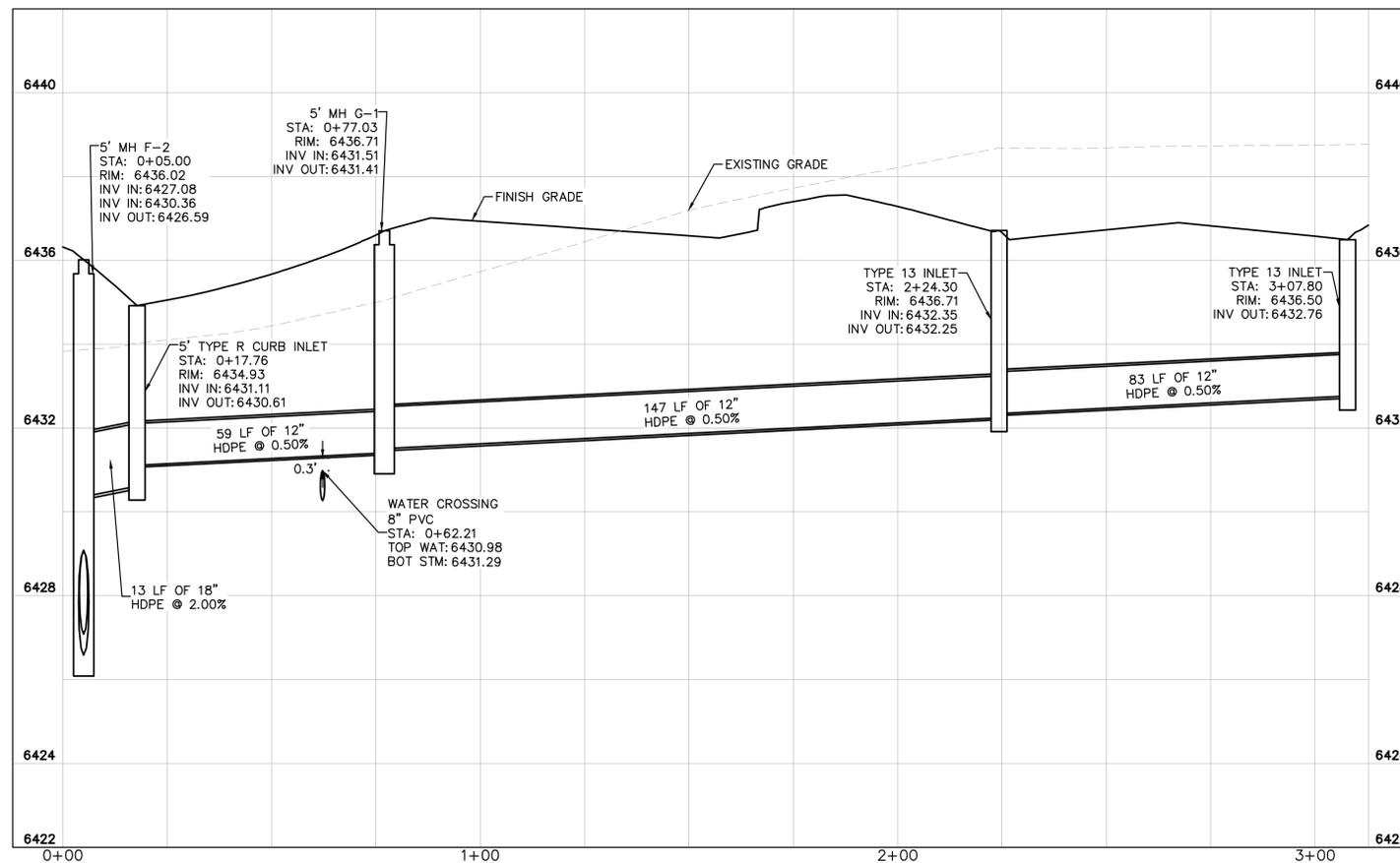
STORM SEWER LINE G STA 0+00-3+13 PLAN VIEW



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 G STA 0+00-3+13 PROFILE VIEW



STORM SEWER NOTES

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

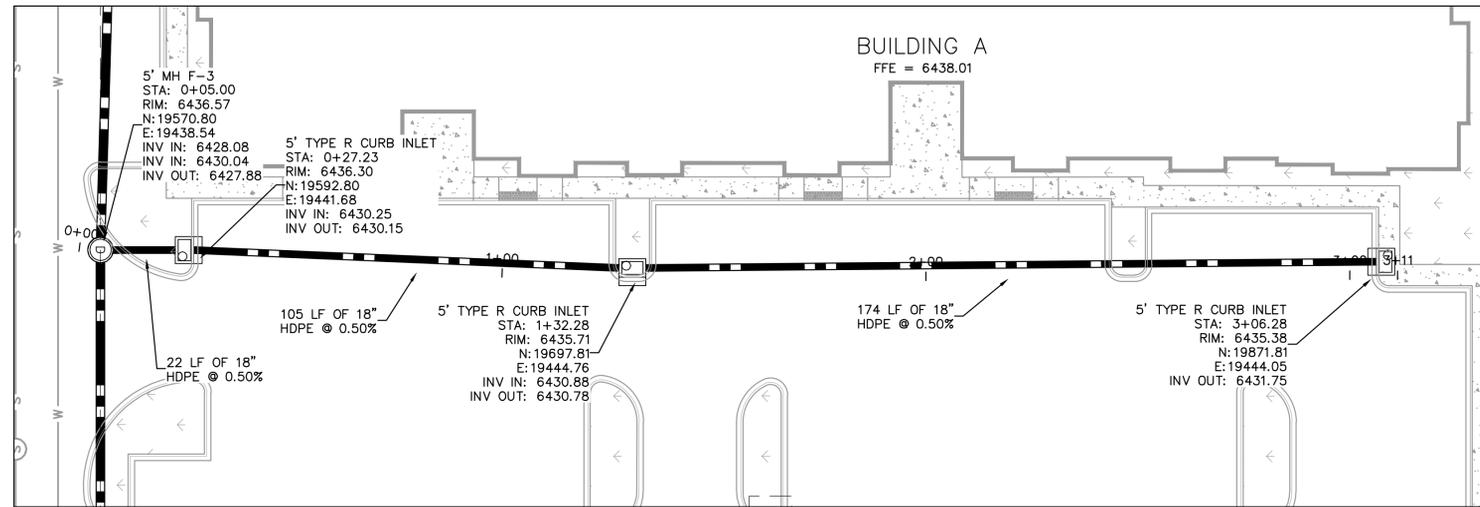
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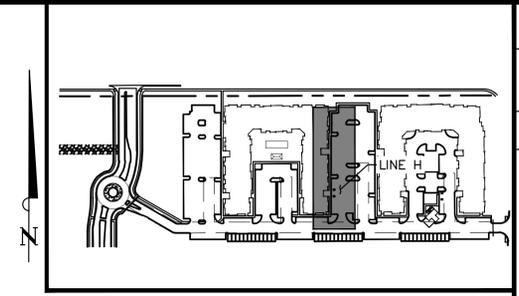
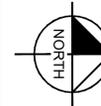
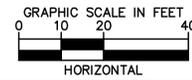
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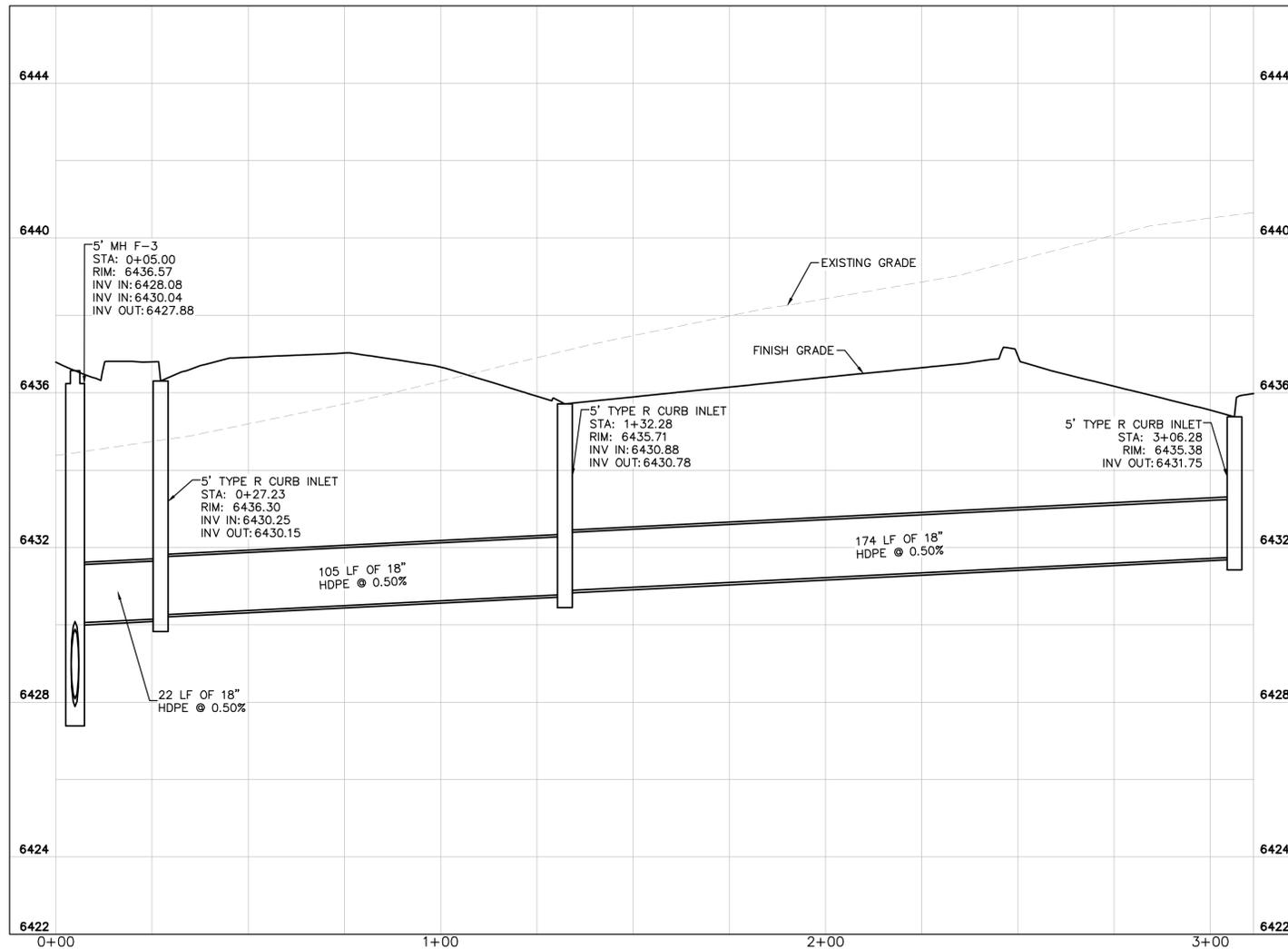


STORM SEWER LINE H STA 0+00-3+11 PLAN VIEW



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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 - S --- PROPOSED SANITARY SEWER
 - ⊙ SANITARY SEWER MANHOLE
 - ⊙ PROPOSED STORM MANHOLE
 - ⊙ EXISTING STORM MANHOLE
 - PROPOSED CURB INLET
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 - PROPOSED GRATE INLET



STORM SEWER LINE H STA 0+00-3+11 PROFILE VIEW

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

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DRAWN BY: NMH
CHECKED BY: DLS
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THE CITIZEN ON CONSTITUTION
EL PASO COUNTY, COLORADO
UTILITY AND WATER SERVICE PLANS
STORM PLAN AND PROFILE LINE H

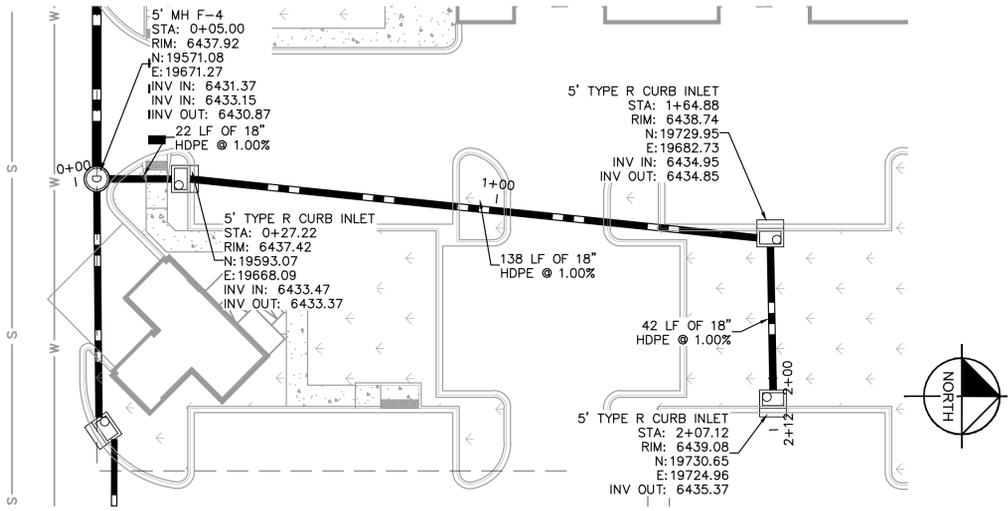
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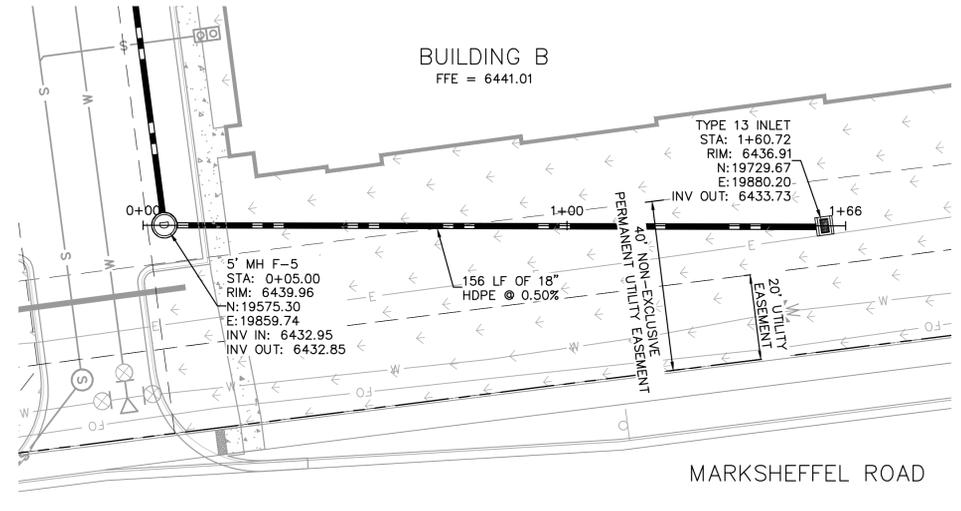
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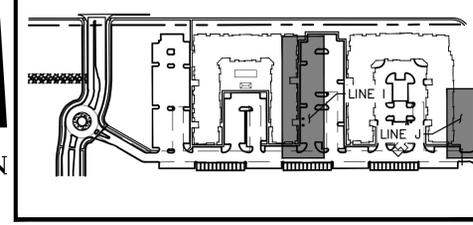
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STORM SEWER LINE I STA 0+00-2+12 PLAN VIEW
GRAPHIC SCALE IN FEET
HORIZONTAL

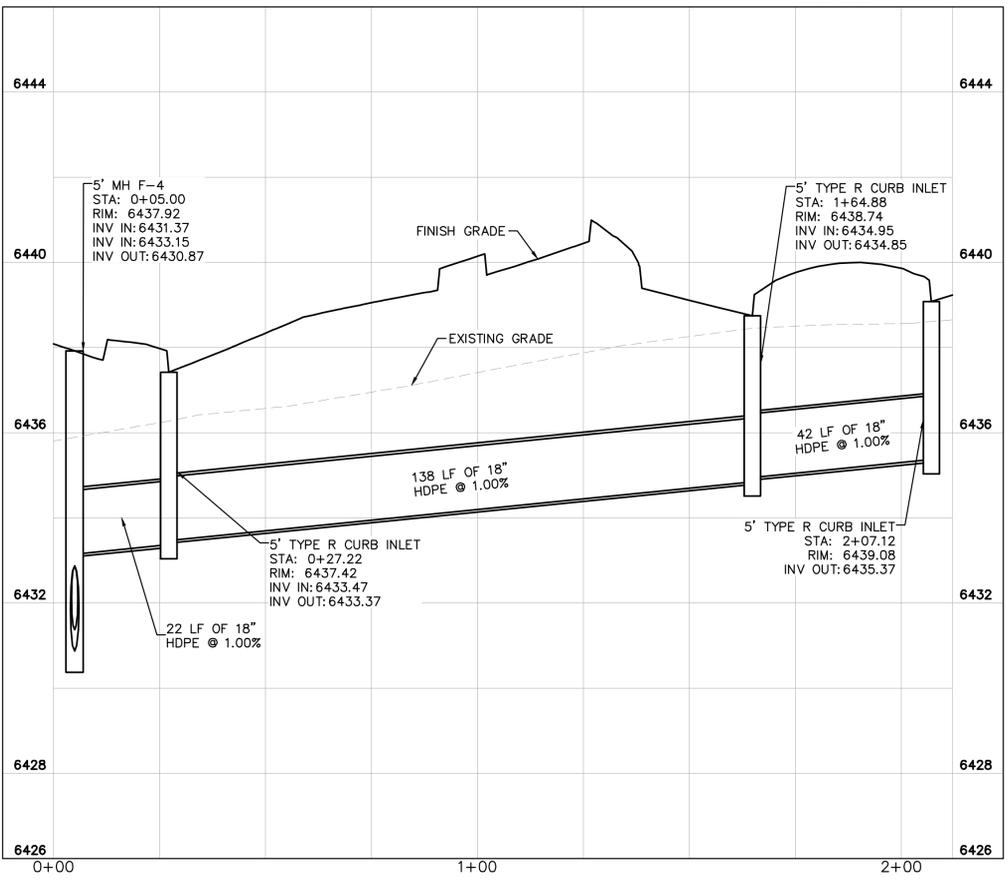


STORM SEWER LINE J STA 0+00-1+66 PLAN VIEW

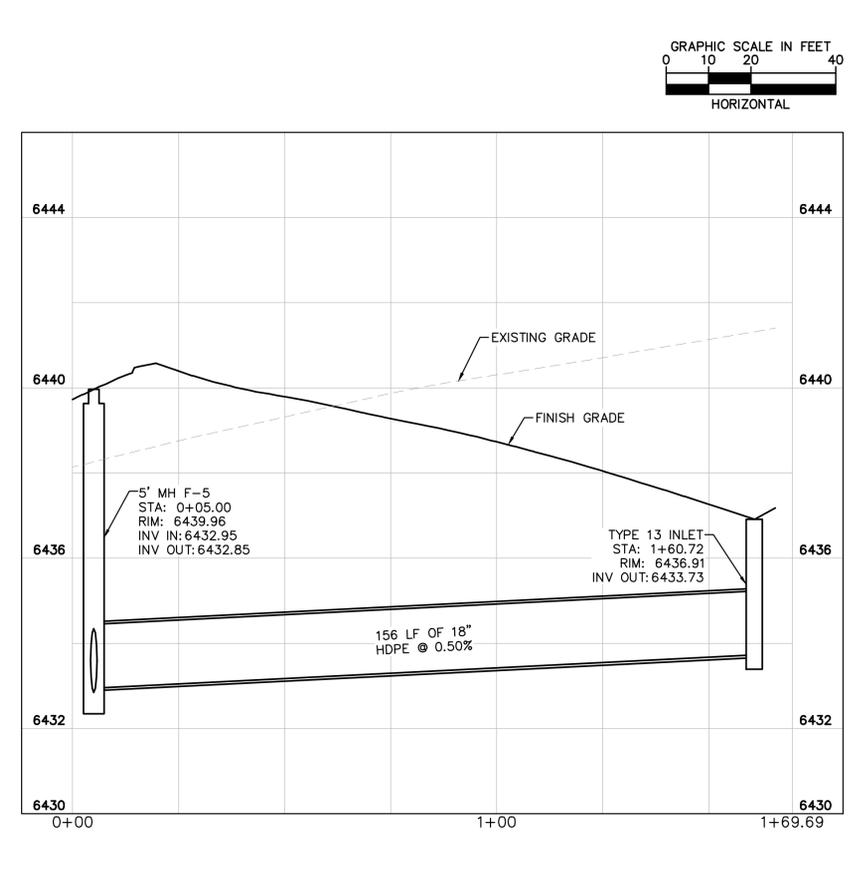


KEY MAP
NOT TO SCALE

- 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 STA 0+00-2+12 PROFILE VIEW



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

- 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.
 - ALL CURB INLET FL 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 NYOPLAST TYPE OR APPROVED EQUIVALENT. RE: UTILITY DETAILS FOR NYOPLAST 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.



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: NMH
DRAWN BY: NMH
CHECKED BY: DLS
DATE: 05/23/2022

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

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PROJECT NO.
096481004

SHEET

C4.12

Include callout for pet waste station(s) around the pond, with signage stating that pet waste must be picked up.

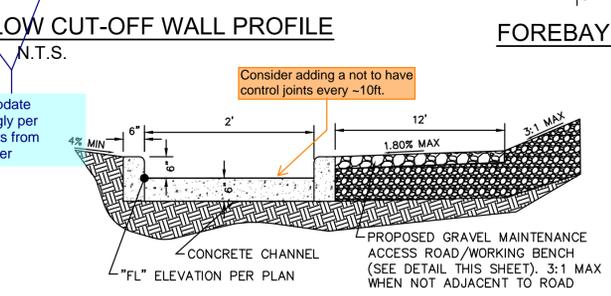
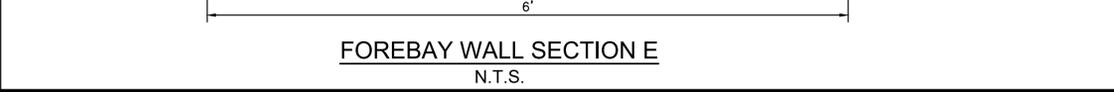
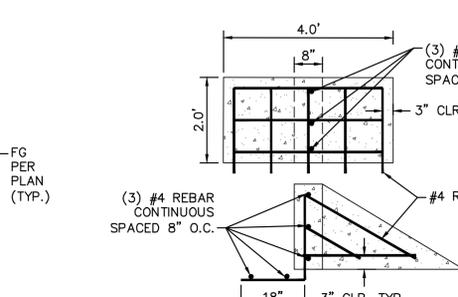
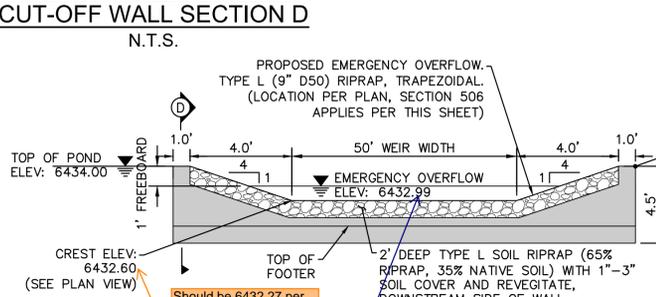
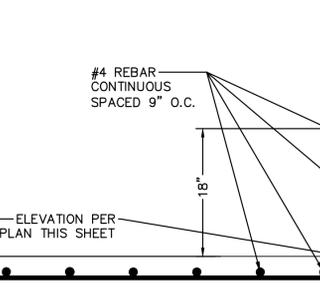
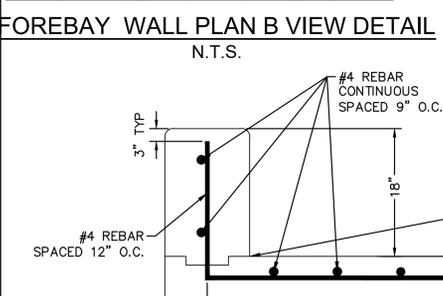
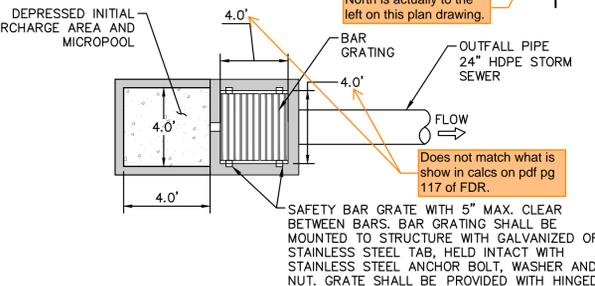
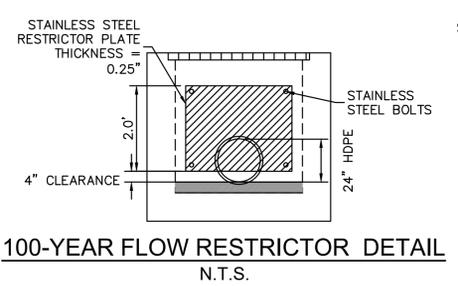
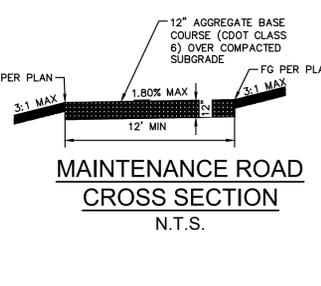
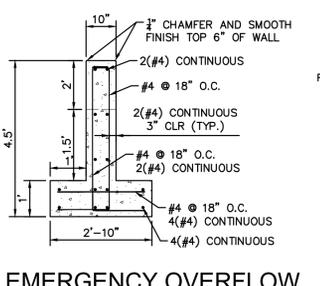
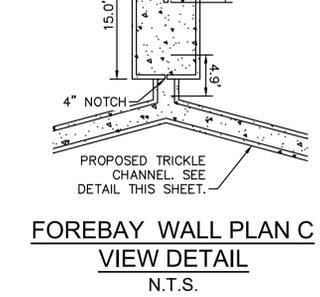
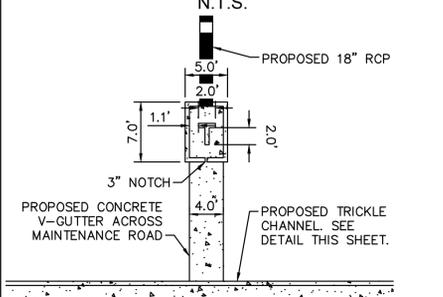
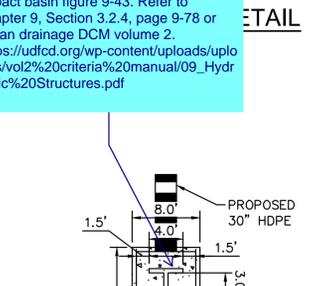
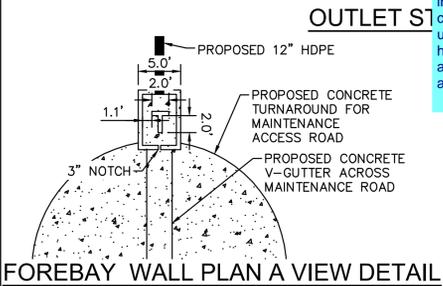
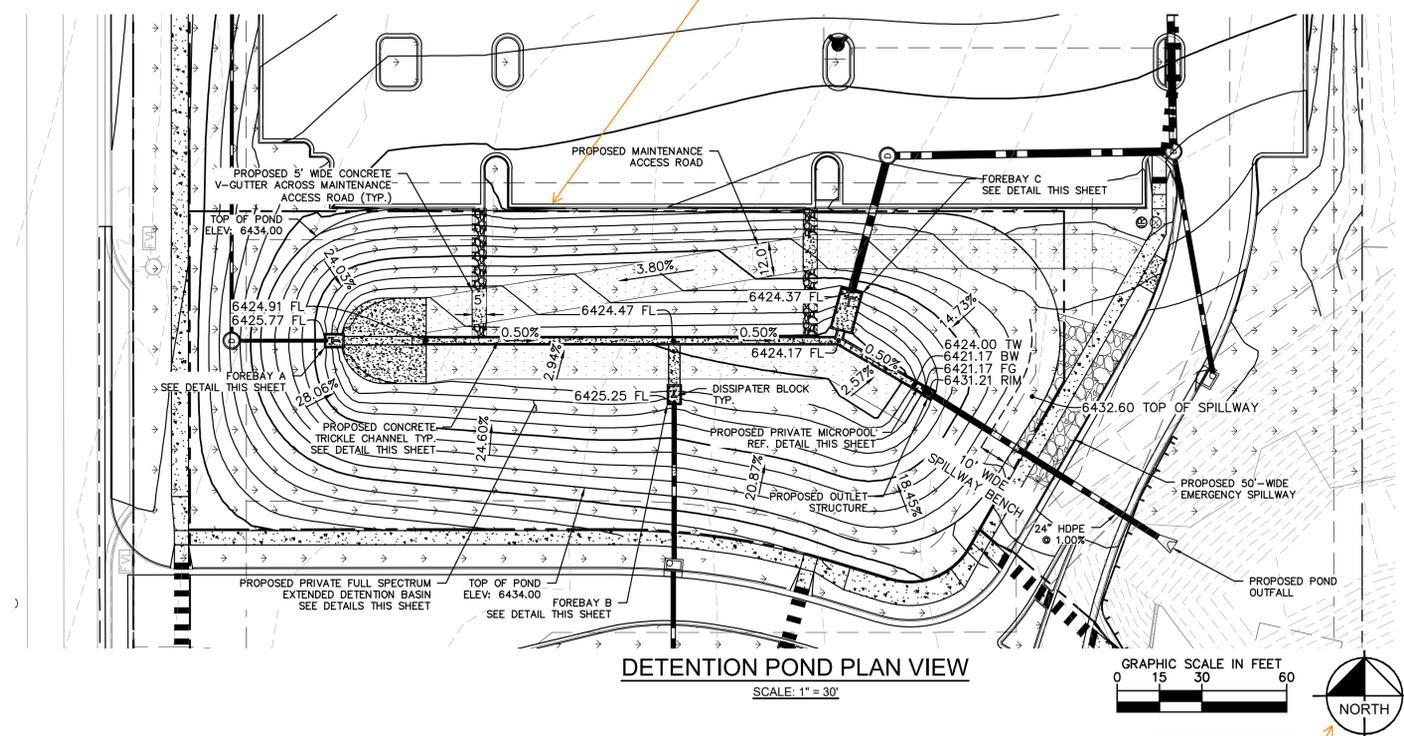
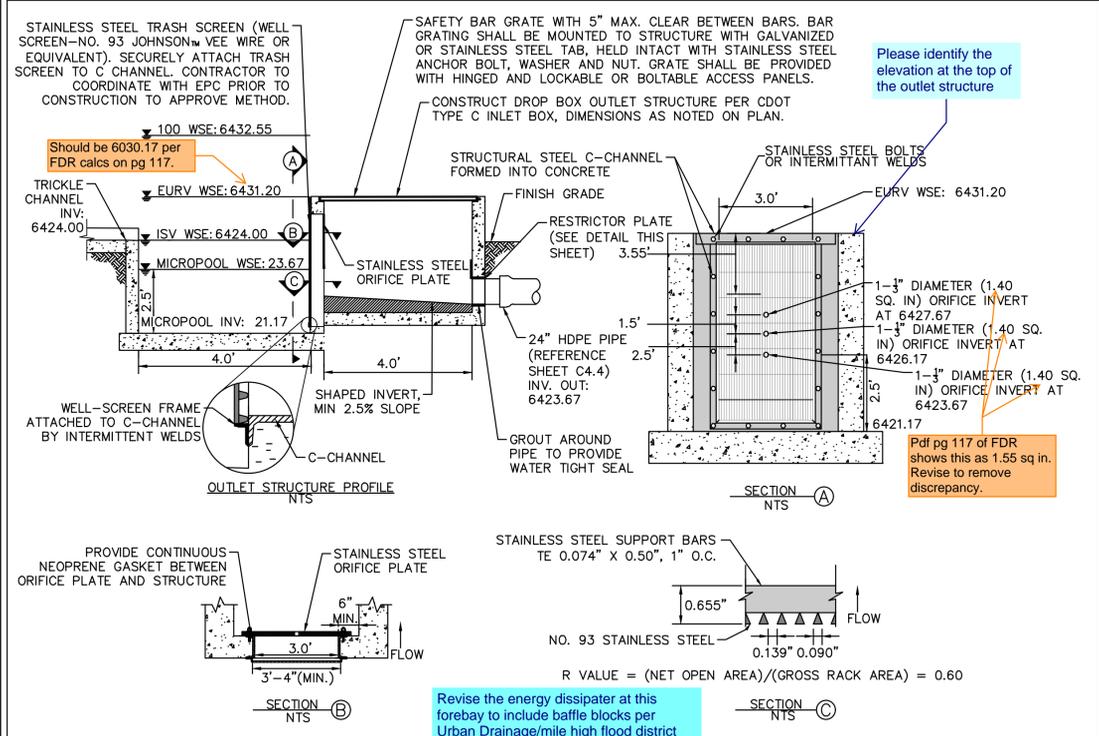


Table 506-2

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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DATE: 05/23/2022

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

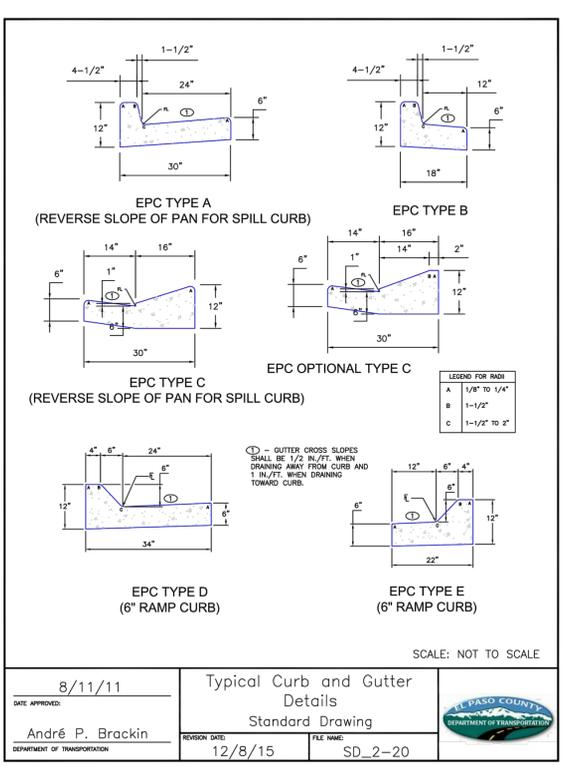
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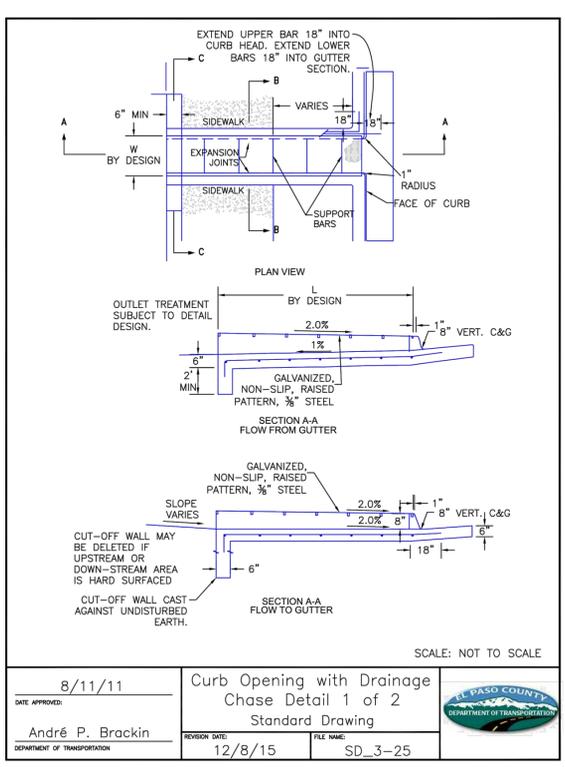
SHEET
C4.13

NO. REVISION BY DATE APPR.

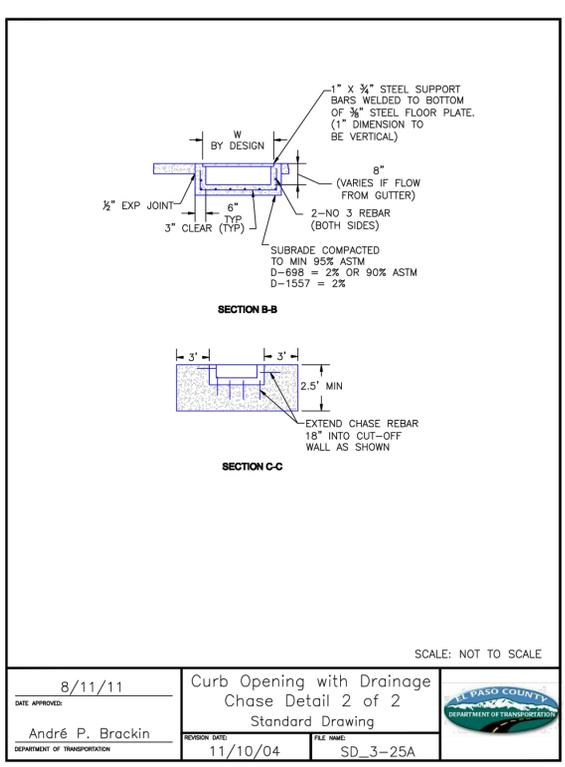
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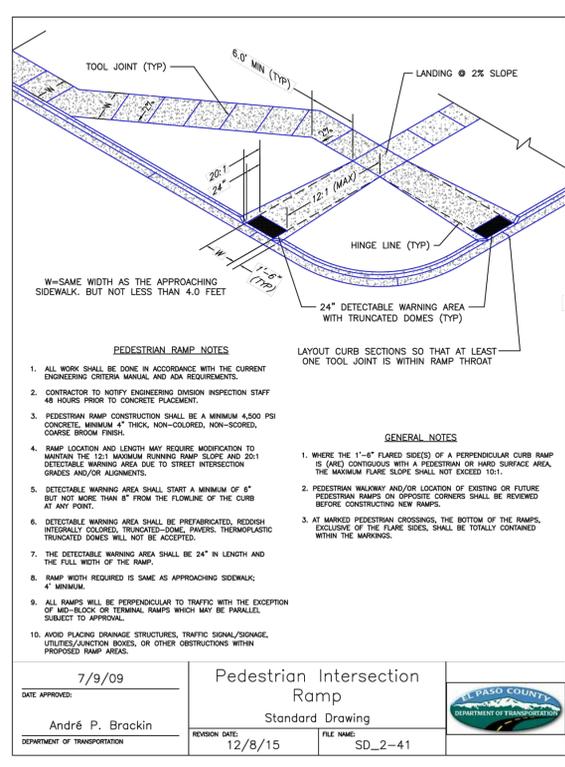
8/11/11	Typical Curb and Gutter Details	
André P. Brackin	Standard Drawing	
12/8/15	SD_2-20	



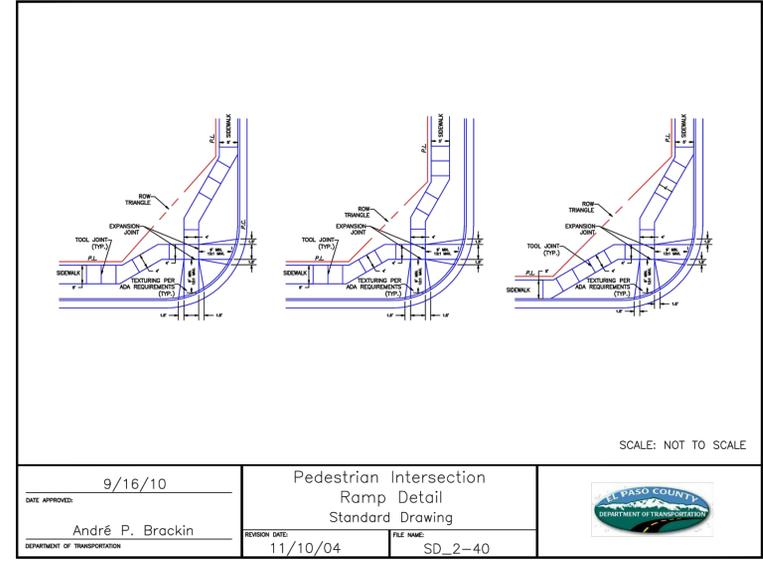
8/11/11	Curb Opening with Drainage Chase Detail 1 of 2	
André P. Brackin	Standard Drawing	
12/8/15	SD_3-25	



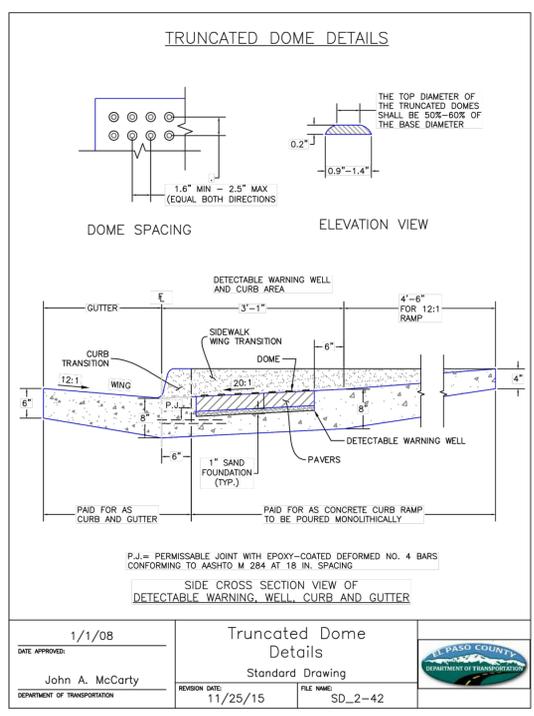
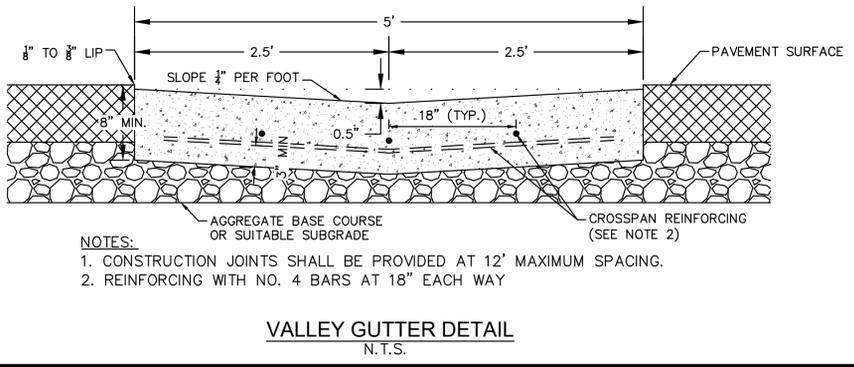
8/11/11	Curb Opening with Drainage Chase Detail 2 of 2	
André P. Brackin	Standard Drawing	
11/10/04	SD_3-25A	



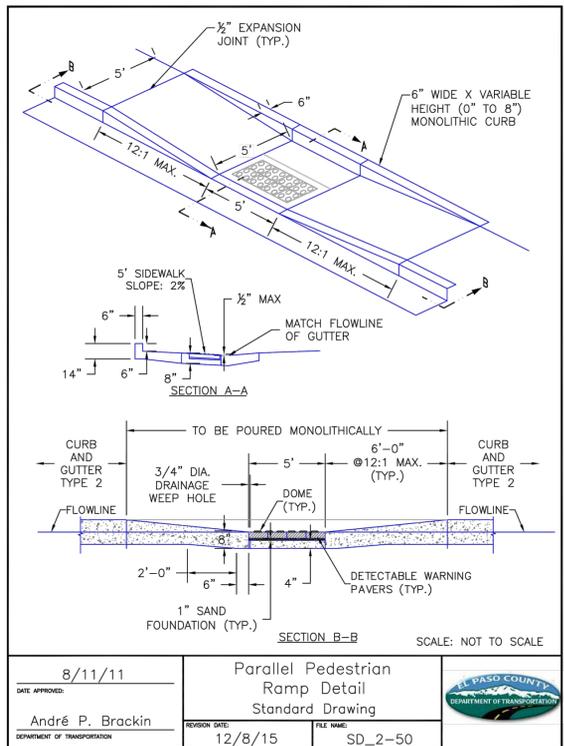
7/9/09	Pedestrian Ramp Intersection	
André P. Brackin	Standard Drawing	
12/8/15	SD_2-41	



9/16/10	Pedestrian Intersection Ramp Detail	
André P. Brackin	Standard Drawing	
11/10/04	SD_2-40	



1/1/08	Truncated Dome Details	
John A. McCarty	Standard Drawing	
11/25/15	SD_2-42	



8/11/11	Parallel Pedestrian Ramp Detail	
André P. Brackin	Standard Drawing	
12/8/15	SD_2-50	

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Kimley»Horn

2022 KIMLEY-HORN AND ASSOCIATES, INC.
2 North Nevada Avenue, Suite 300
Colorado Springs, CO 80903 (303) 228-2500

DESIGNED BY: NMH
DRAWN BY: JWM
CHECKED BY: DLS
DATE: 05/23/2022

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

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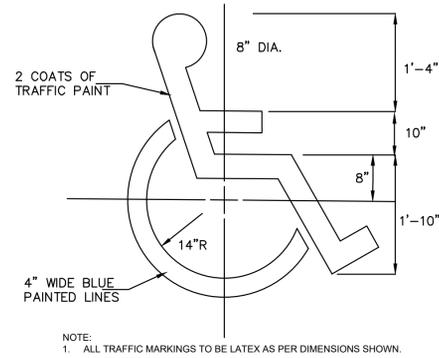
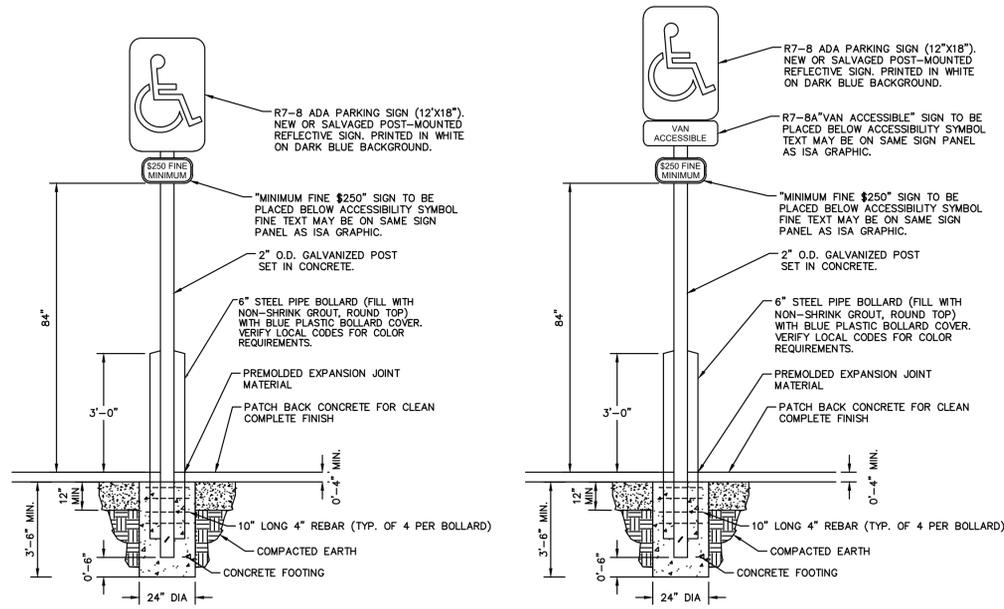
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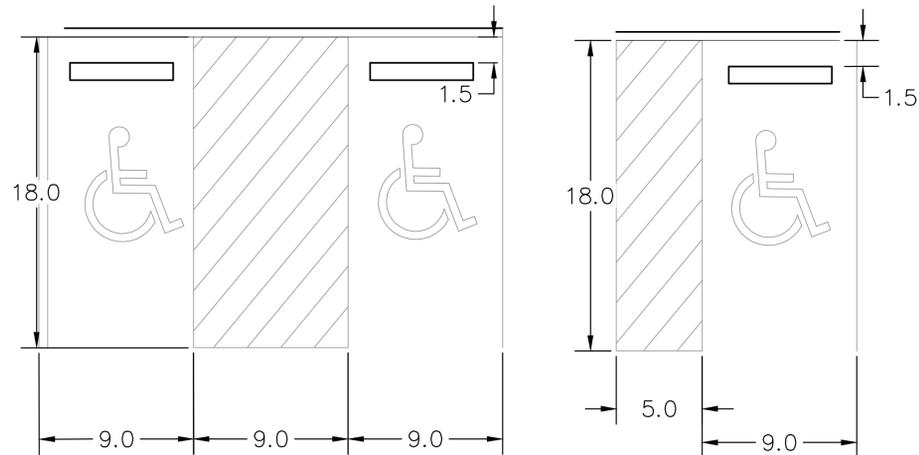
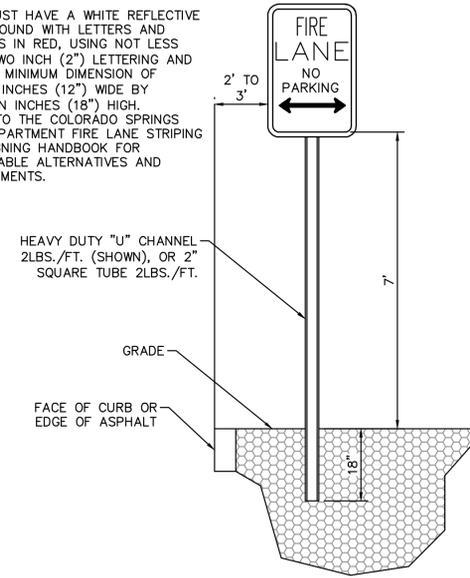
SHEET
C5.0

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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.



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SHEET

C5.1