

KRISTEN ESTATES FINAL PLAT CONSTRUCTION DOCUMENTS

EPC STORMWATER REVIEW COMMENTS
IN ORANGE BOXES WITH BLACK TEXT

THE EAST $\frac{1}{2}$ OF THE NORTHWEST $\frac{1}{4}$ OF THE SOUTHWEST $\frac{1}{4}$ AND NORTHEAST $\frac{1}{4}$ OF THE SOUTHWEST $\frac{1}{4}$ OF SECTION 12, TOWNSHIP 14 SOUTH, RANGE 63 WEST OF THE 6TH P.M., COUNTY OF EL PASO, STATE OF COLORADO

CONTACTS:

OWNER:
GWH, LLC
6574 N. ACADEMY BLVD.
COLORADO SPRINGS, CO 80918
CONTACT: MICHAEL BUTLER
TEL: (719) 445-9195

ENGINEER:
KIMLEY-HORN AND ASSOCIATES, INC.
2 NEVADA NORTH AVE., SUITE 900
COLORADO SPRINGS, CO 80903
CONTACT: KEVIN R. KOFFORD, P.E.
TEL: (719) 453-0180

SURVEYOR:
LAND DEVELOPMENT CONSULTANTS, INC.
3898 MAIZELAND RD.
COLORADO SPRINGS, CO 80909
CONTACT: DAN KUPFFERER, P.L.S.
TEL: (719) 528-6846

EL PASO COUNTY:
EL PASO COUNTY
PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT
2880 INTERNATIONAL CIRCLE, SUITE 110
COLORADO SPRINGS, CO 80910
TEL: (719) 520-6300

BENCHMARK

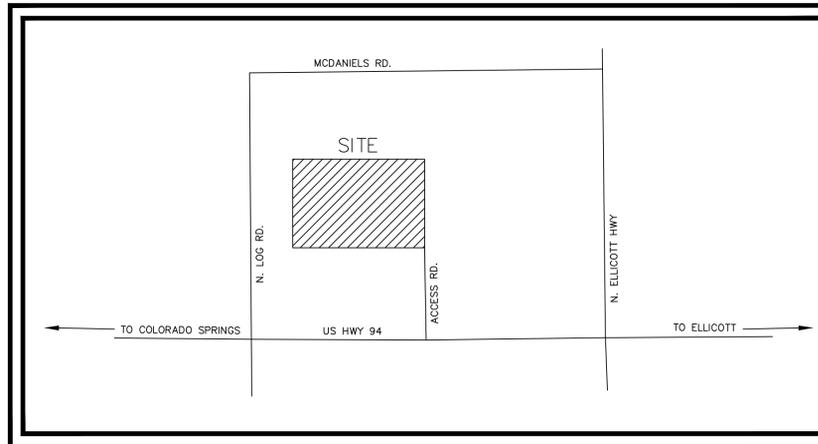
NGS MONUMENT Z 76 (PID JK0003), ELEVATION 6044.78 NAVD88 DATUM.

BASIS OF BEARING

A LINE BETWEEN THE SOUTHEAST CORNER OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 12, MONUMENTED WITH A YELLOW PLASTIC SURVEY CAP, ILLEGIBLE, AND THE NORTHEAST CORNER OF THE SOUTHWEST QUARTER OF SECTION 12, MONUMENTED WITH A 2.5" ALUMINUM SURVEY CAP, ILLEGIBLE. SAID LINE IS ASSUMED TO BEAR N00-32-25 W FOR A DISTANCE OF 1319.37 FEET.

STANDARD NOTES FOR EL PASO COUNTY CONSTRUCTION PLANS

- ALL DRAINAGE AND ROADWAY CONSTRUCTION SHALL MEET THE STANDARDS AND SPECIFICATIONS OF THE CITY OF COLORADO SPRINGS/EL PASO COUNTY DRAINAGE CRITERIA MANUAL, VOLUMES 1 AND 2, AND THE EL PASO COUNTY ENGINEERING CRITERIA MANUAL.
- CONTRACTOR SHALL BE RESPONSIBLE FOR THE NOTIFICATION AND FIELD NOTIFICATION OF ALL EXISTING UTILITIES, WHETHER SHOWN ON THE PLANS OR NOT, BEFORE BEGINNING CONSTRUCTION. LOCATION OF EXISTING UTILITIES SHALL BE VERIFIED BY THE CONTRACTOR PRIOR TO CONSTRUCTION. CALL 811 TO CONTACT THE UTILITY NOTIFICATION CENTER OF COLORADO (UNCC).
- CONTRACTOR SHALL KEEP A COPY OF THESE APPROVED PLANS, AND THE SOILS AND GEOTECHNICAL REPORT, AND THE APPROPRIATE DESIGN AND CONSTRUCTION STANDARDS AND SPECIFICATIONS AT THE JOB SITE AT ALL TIMES, INCLUDING THE FOLLOWING:
- EL PASO COUNTY ENGINEERING CRITERIA MANUAL (ECM)
- CITY OF COLORADO SPRINGS/EL PASO COUNTY DRAINAGE CRITERIA MANUAL, VOLUMES 1 AND 2
- COLORADO DEPARTMENT OF TRANSPORTATION (CDOT) STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION
- CDOT M & S STANDARDS
- NOTWITHSTANDING ANYTHING DEPICTED IN THESE PLANS IN WORDS OR GRAPHIC REPRESENTATION, ALL DESIGN AND CONSTRUCTION RELATED TO ROADS, STORM DRAINAGE AND EROSION CONTROL SHALL CONFORM TO THE STANDARDS AND REQUIREMENTS OF THE MOST RECENT VERSION OF THE RELEVANT ADOPTED EL PASO COUNTY STANDARDS, INCLUDING THE LAND DEVELOPMENT CODE, THE ENGINEERING CRITERIA MANUAL, THE DRAINAGE CRITERIA MANUAL, AND THE DRAINAGE CRITERIA MANUAL VOLUME 2. ANY DEVIATIONS FROM REGULATIONS AND STANDARDS MUST BE REQUESTED, AND APPROVED, IN WRITING. ANY MODIFICATIONS NECESSARY TO MEET CRITERIA AFTER-THE-FACT WILL BE ENTIRELY THE DEVELOPER'S RESPONSIBILITY TO RECTIFY.
- IT IS THE DESIGN ENGINEER'S RESPONSIBILITY TO ACCURATELY SHOW EXISTING CONDITIONS, BOTH ONSITE AND OFFSITE, ON THE CONSTRUCTION PLANS. ANY MODIFICATIONS NECESSARY DUE TO CONFLICTS, OMISSIONS, OR CHANGED CONDITIONS WILL BE ENTIRELY THE DEVELOPER'S RESPONSIBILITY TO RECTIFY.
- CONTRACTOR SHALL SCHEDULE A PRE-CONSTRUCTION MEETING WITH EL PASO COUNTY PLANNING AND COMMUNITY DEVELOPMENT (PCD) - INSPECTIONS, PRIOR TO STARTING CONSTRUCTION.
- IT IS THE CONTRACTOR'S RESPONSIBILITY TO UNDERSTAND THE REQUIREMENTS OF ALL JURISDICTIONAL AGENCIES AND TO OBTAIN ALL REQUIRED PERMITS, INCLUDING BUT NOT LIMITED TO EL PASO COUNTY EROSION AND STORMWATER QUALITY CONTROL PERMIT (ESQCP), REGIONAL BUILDING FLOODPLAIN DEVELOPMENT PERMIT, U.S. ARMY CORPS OF ENGINEERS-ISSUED 401 AND/OR 404 PERMITS, AND COUNTY AND STATE FUGITIVE DUST PERMITS.
- CONTRACTOR SHALL NOT DEVIATE FROM THE PLANS WITHOUT FIRST OBTAINING WRITTEN APPROVAL FROM THE DESIGN ENGINEER AND PCD. CONTRACTOR SHALL NOTIFY THE DESIGN ENGINEER IMMEDIATELY UPON DISCOVERY OF ANY ERRORS OR INCONSISTENCIES.
- CONTRACTOR SHALL COORDINATE GEOTECHNICAL TESTING PER ECM STANDARDS. PAVEMENT DESIGN SHALL BE APPROVED BY EL PASO COUNTY PCD PRIOR TO PLACEMENT OF CURB AND GUTTER AND PAVEMENT.
- ALL CONSTRUCTION TRAFFIC MUST ENTER/EXIT THE SITE AT APPROVED CONSTRUCTION ACCESS POINTS.
- SIGHT VISIBILITY TRIANGLES AS IDENTIFIED IN THE PLANS SHALL BE PROVIDED AT ALL INTERSECTIONS. OBSTRUCTIONS GREATER THAN 18 INCHES ABOVE FLOWLINE ARE NOT ALLOWED WITHIN SIGHT TRIANGLES.
- SIGNING AND STRIPING SHALL COMPLY WITH EL PASO COUNTY DOT AND MUTCD CRITERIA. (IF APPLICABLE, ADDITIONAL SIGNING AND STRIPING NOTES WILL BE PROVIDED.)
- CONTRACTOR SHALL OBTAIN ANY PERMITS REQUIRED BY EL PASO COUNTY DOT, INCLUDING WORK WITHIN THE RIGHT-OF-WAY AND SPECIAL TRANSPORT PERMITS.
- THE LIMITS OF CONSTRUCTION SHALL REMAIN WITHIN THE PROPERTY LINE UNLESS OTHERWISE NOTED. THE OWNER/DEVELOPER SHALL OBTAIN WRITTEN PERMISSIONS AND EASEMENTS, WHERE REQUIRED, FROM ADJOINING PROPERTY OWNER(S) PRIOR TO ANY OFF-SITE DISTURBANCE, GRADING, OR CONSTRUCTION.
- PROPOSED ROADS TO BE INSTALLED PRIOR TO ANY COMBUSTIBLE MATERIALS PRESENT ON-SITE PER FALCON FIRE PROTECTION DISTRICT



VICINITY MAP
N.T.S.



SHEET INDEX	
SHEET NO.	SHEET TITLE
1	COVER SHEET
2	TYPICAL SECTION & DETAILS
3	SITE PLAN
4	ROAD PLAN & PROFILE
5	CULVERT A - PLAN AND PROFILE
6	CULVERT B - PLAN AND PROFILE
7	POND PLAN
8	POND DETAILS
9	CONSTRUCTION DETAILS

Provide the location of the cistern and the required turn out a dry hydrant.

LEGAL DESCRIPTION

THE EAST HALF OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER AND THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER, SECTION 12, TOWNSHIP 14 SOUTH, RANGE 63 WEST OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF EL PASO, STATE OF COLORADO.

CONTAINING 60.004 ACRES MORE OR LESS.

A NON-EXCLUSIVE EASEMENT FOR INGRESS AND EGRESS OVER THE EASTERLY 60 FEET OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 12, TOWNSHIP 14 SOUTH, RANGE 63 WEST OF THE 6TH PRINCIPAL MERIDIAN, AS CREATED BY EASEMENT GRANT AND AGREEMENT RECORDED NOVEMBER 6, 1966 UNDER RECEPTION NO. 96141186, COUNTY OF EL PASO, STATE OF COLORADO.

DEVELOPER'S/OWNER'S SIGNATURE BLOCK

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

MICHAEL BUTLER, OWNER

DATE

DESIGN ENGINEER'S STATEMENT

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

KEVIN KOFFORD, P.E. 57234 - KIMLEY-HORN AND ASSOCIATES, INC.

DATE

EL PASO COUNTY

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

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

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

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

DATE



SF2521

PCD FILE NO. XXXXXX

NO.	REVISION	BY	DATE	APPR.

Kimley-Horn
2025 KIMLEY-HORN AND ASSOCIATES, INC.
2 North Nevada Avenue Suite 900
Colorado Springs, Colorado 80903 (719) 453-0180

DESIGNED BY: KRK
DRAWN BY: DPM
CHECKED BY: KRK
DATE: 04/18/2025

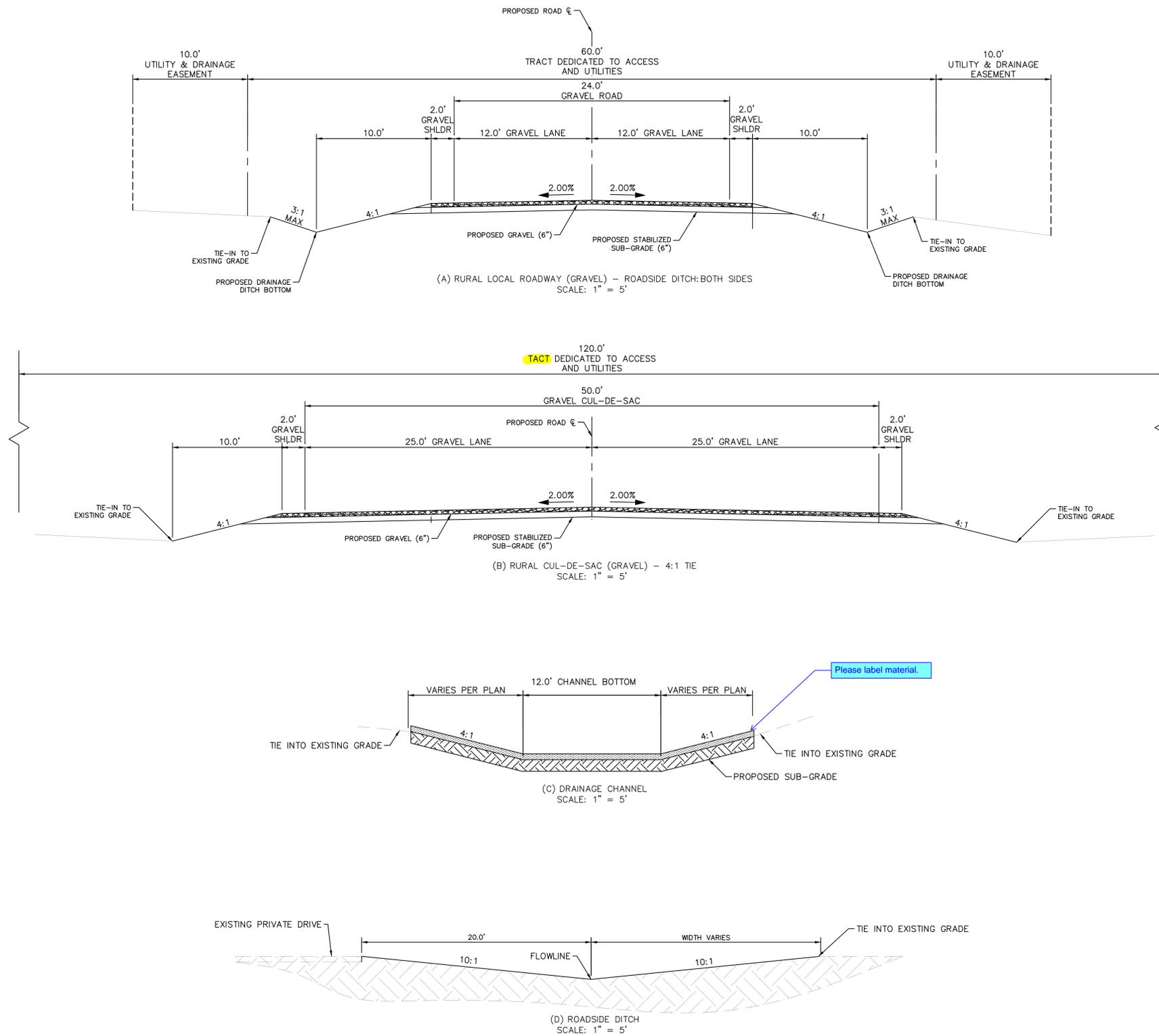
KRISTEN ESTATES
EL PASO COUNTY, COLORADO
CONSTRUCTION DOCUMENTS
COVER SHEET

PRELIMINARY
FOR REVIEW ONLY
NOT FOR
CONSTRUCTION

PROJECT NO.
196663001
SHEET
1

K:\COS_Civil\196663001_Kristen Estates\CADD\PlanSheets\CDS\CV_CDs - 196663001.dwg McClain, Drew 5/22/2025 5:04 PM

K:\COS_Civil\196663001_Kristen Estates\CADD\PlanSheets\CDS\TYP_CDs - 196663001.dwg McClain, Drew 5/22/2025 5:04 PM



Please label material.

NO.	REVISION	BY	DATE	APPR.

Kimley»Horn
 2025 KIMLEY-HORN AND ASSOCIATES, INC.
 2 North Nevada Avenue Suite 900
 Colorado Springs, Colorado 80903 (719) 453-0180

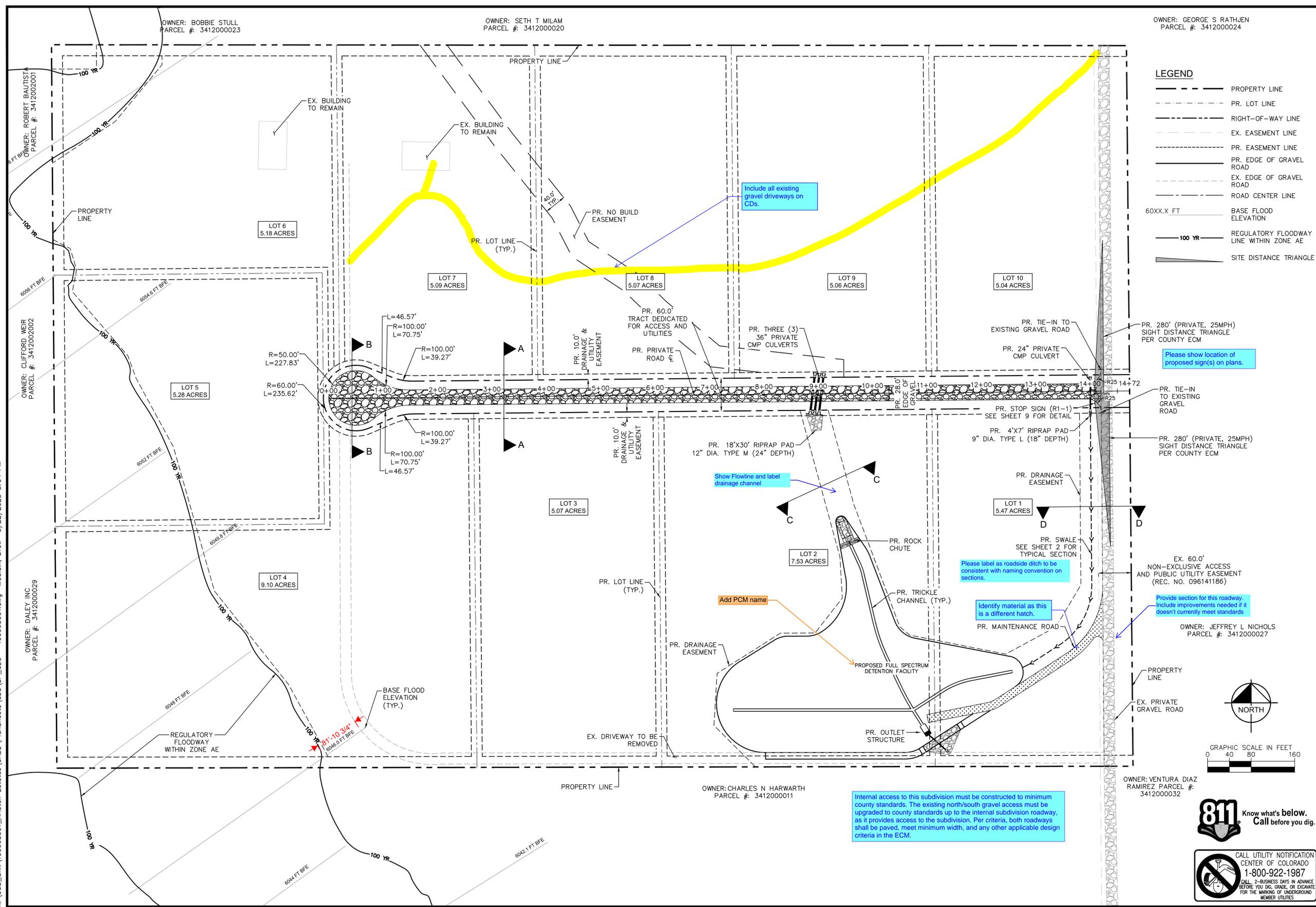
DESIGNED BY: KRK
 DRAWN BY: DPM
 CHECKED BY: KRK
 DATE: 04/18/2025

KRISTEN ESTATES
 EL PASO COUNTY, COLORADO
 CONSTRUCTION DOCUMENTS
 TYPICAL SECTION & DETAILS

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

PROJECT NO.
 196663001
 SHEET
 2

K:\COS_Civil\196663001_Kristen Estates\CADD\PlanSheets\CDs\SP_CDs - 196663001.dwg McClain, Draw 5/22/2025 5:04 PM



LEGEND

- — — — — PROPERTY LINE
- — — — — PR. LOT LINE
- — — — — RIGHT-OF-WAY LINE
- — — — — EX. EASEMENT LINE
- — — — — PR. EASEMENT LINE
- — — — — PR. EDGE OF GRAVEL ROAD
- — — — — EX. EDGE OF GRAVEL ROAD
- — — — — ROAD CENTER LINE
- 60XX.X FT — — — — — BASE FLOOD ELEVATION
- 100 YR — — — — — REGULATORY FLOODWAY LINE WITHIN ZONE AE
- ▲ — — — — — SITE DISTANCE TRIANGLE

NO.	REVISION	BY	DATE	APPR.

Kimley»Horn
 2025 KIMLEY-HORN AND ASSOCIATES, INC.
 2 North Nevada Avenue Suite 900
 Colorado Springs, Colorado 80903 (719) 453-0180

DESIGNED BY: KRK
 DRAWN BY: DPM
 CHECKED BY: KRK
 DATE: 04/18/2025

KRISTEN ESTATES
 EL PASO COUNTY, COLORADO
 CONSTRUCTION DOCUMENTS
 SITE PLAN

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

PROJECT NO.
196663001
 SHEET
3

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.

NO.	REVISION	BY	DATE	APPR.

Kimley»Horn
 2025 KIMLEY-HORN AND ASSOCIATES, INC.
 2 North Nevada Avenue Suite 900
 Colorado Springs, Colorado 80903 (719) 453-0180

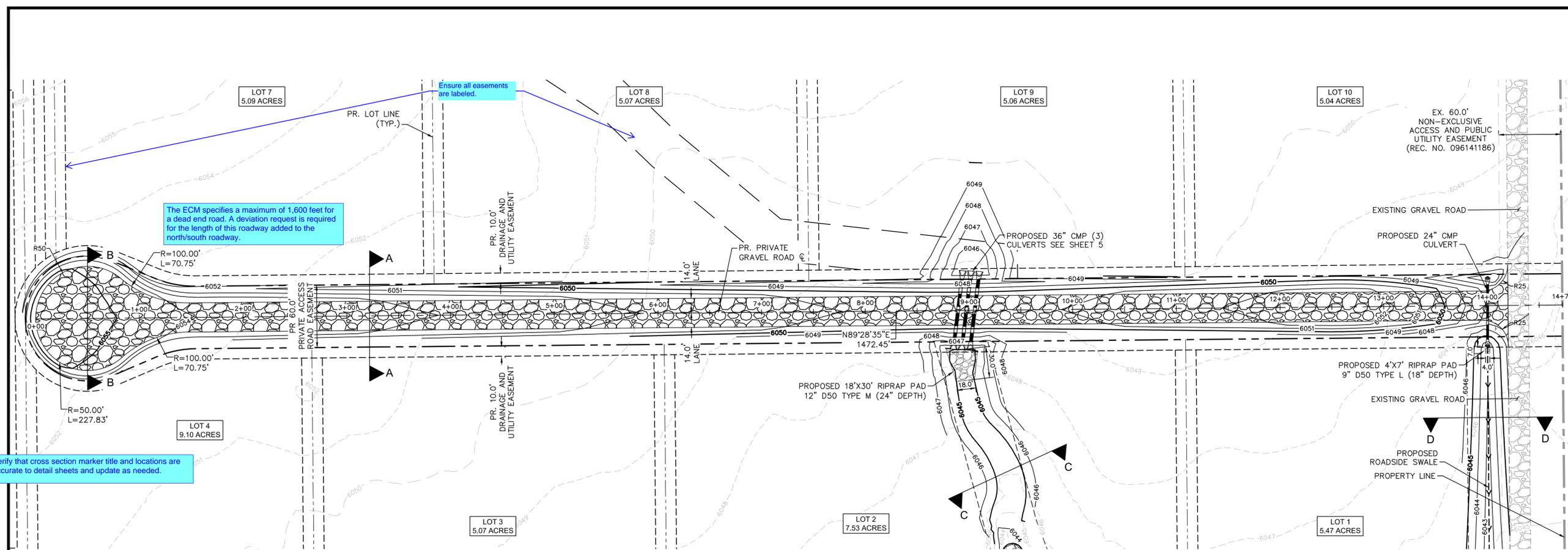
DESIGNED BY: KRK
 DRAWN BY: DPM
 CHECKED BY: KRK
 DATE: 04/18/2025

KRISTEN ESTATES
 EL PASO COUNTY, COLORADO
 CONSTRUCTION DOCUMENTS
 ROAD PLAN & PROFILE

PRELIMINARY
 FOR REVIEW ONLY
 NOT FOR CONSTRUCTION

 Kimley-Horn and Associates, Inc.

PROJECT NO.
196663001
 SHEET
4

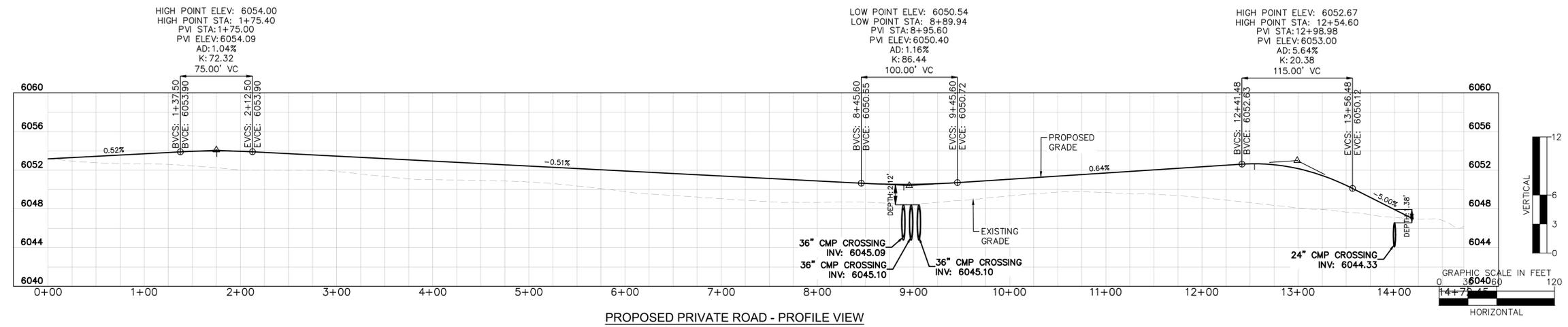
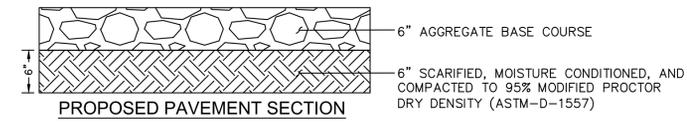


The ECM specifies a maximum of 1,600 feet for a dead end road. A deviation request is required for the length of this roadway added to the north/south roadway.

Ensure all easements are labeled.

Verify that cross section marker title and locations are accurate to detail sheets and update as needed.

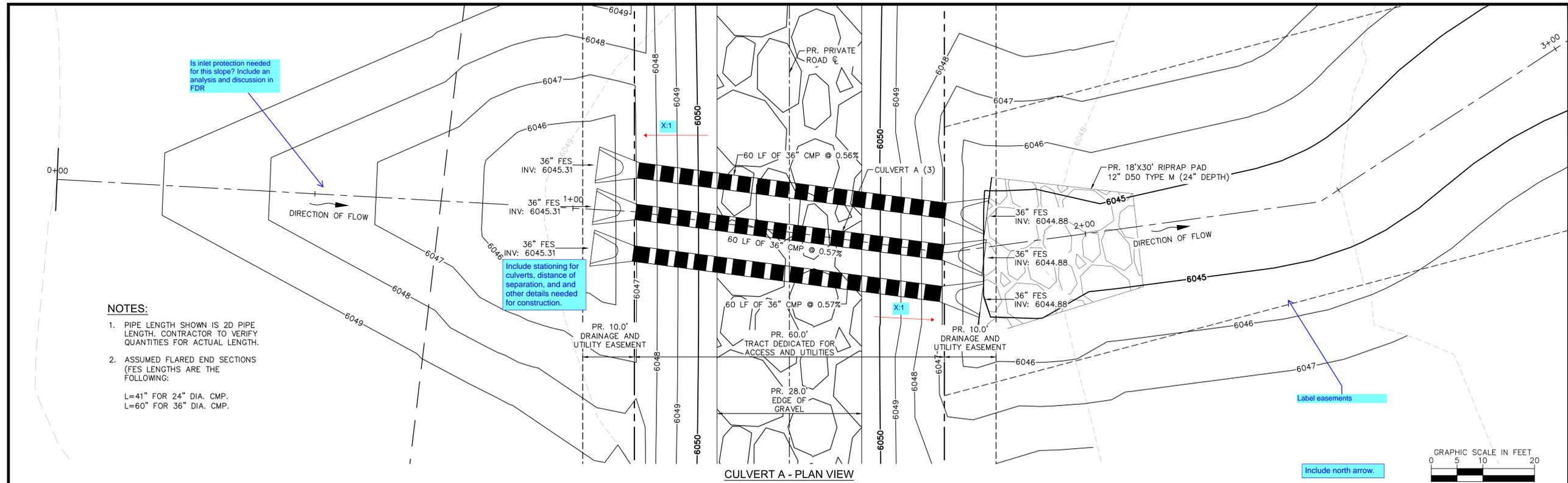
PROPOSED PRIVATE ROAD - PLAN VIEW



K:\COS_Civil\196663001_Kristen Estates\CADD\PlanSheets\CDS\PP_CDs - 196663001.dwg McClaim, Draw 5/22/2025 5:04 PM

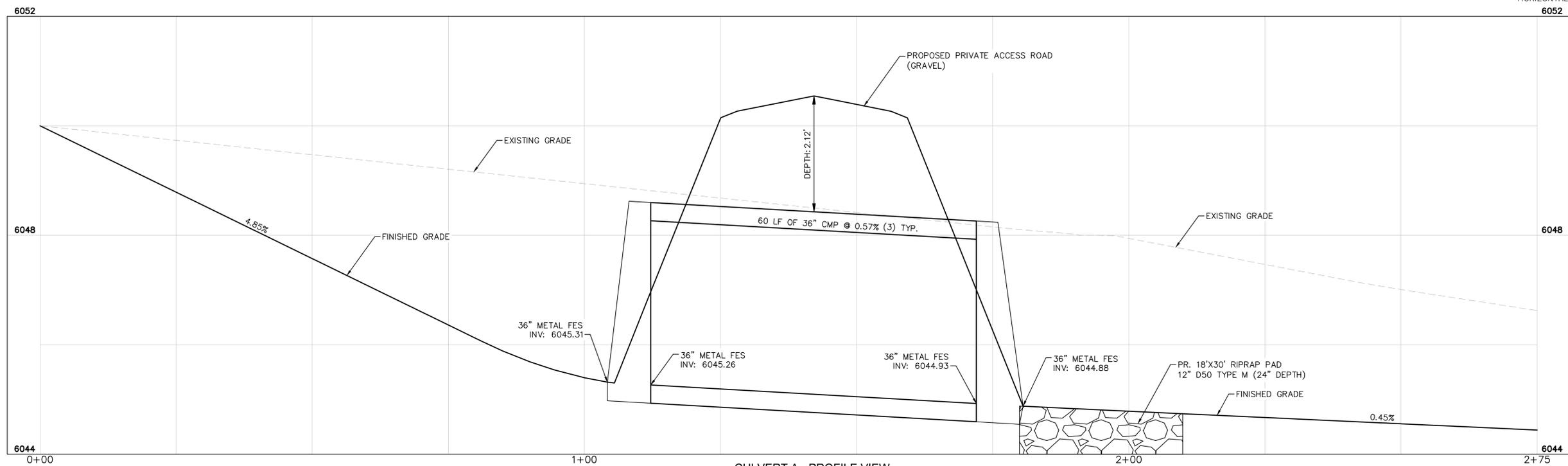


K:\COS_Civil\196663001_Kristen Estates\CADD\PlanSheets\CDDs\CPP_CDs - 196663001.dwg McClain, Drew 5/22/2025 5:04 PM



- NOTES:**
- PIPE LENGTH SHOWN IS 2D PIPE LENGTH. CONTRACTOR TO VERIFY QUANTITIES FOR ACTUAL LENGTH.
 - ASSUMED FLARED END SECTIONS (FES LENGTHS ARE THE FOLLOWING:
 L=41" FOR 24" DIA. CMP.
 L=60" FOR 36" DIA. CMP.

CULVERT A - PLAN VIEW



CULVERT A - PROFILE VIEW

NO.	REVISION	BY	DATE	APPR.

Kimley»Horn
 2025 KIMLEY-HORN AND ASSOCIATES, INC.
 2 North Nevada Avenue Suite 900
 Colorado Springs, Colorado 80903 (719) 453-0180

DESIGNED BY: KRK
 DRAWN BY: DPM
 CHECKED BY: KRK
 DATE: 04/18/2025

KRISTEN ESTATES
 EL PASO COUNTY, COLORADO
 CONSTRUCTION DOCUMENTS
 CULVERT A - PLAN AND PROFILE

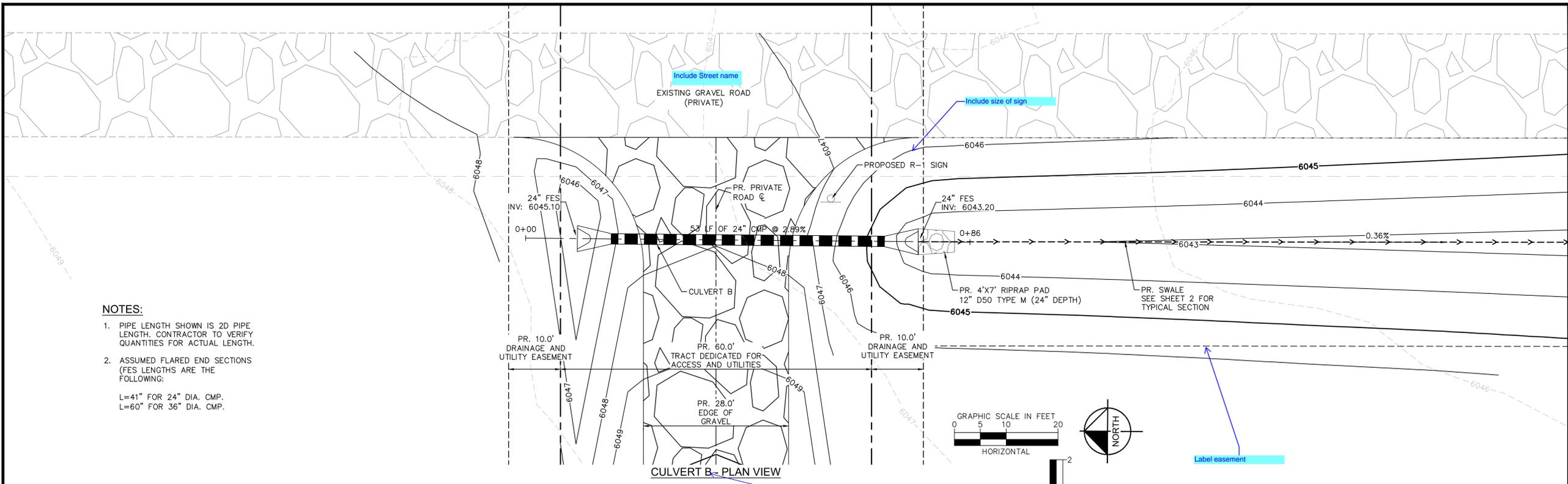
PRELIMINARY
 FOR REVIEW ONLY
 NOT FOR
 CONSTRUCTION
Kimley»Horn
 Kimley-Horn and Associates, Inc.

PROJECT NO.
 196663001

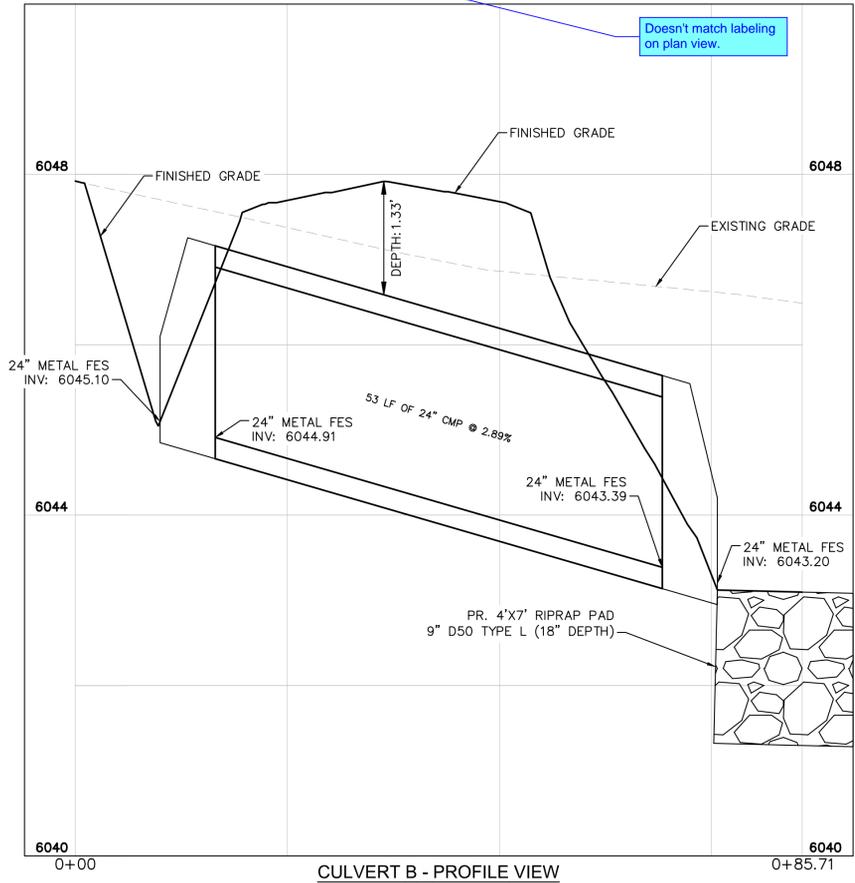
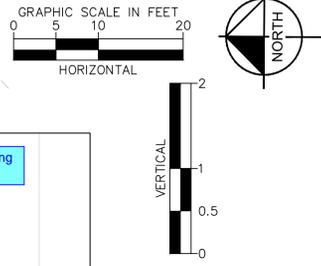
SHEET
 5



K:\COS_Civil\196663001_Kristen Estates\CADD\PlanSheets\CDDs\CDDs - 196663001.dwg McClain, Drew 5/22/2025 5:04 PM



- NOTES:**
- PIPE LENGTH SHOWN IS 2D PIPE LENGTH. CONTRACTOR TO VERIFY QUANTITIES FOR ACTUAL LENGTH.
 - ASSUMED FLARED END SECTIONS (FES LENGTHS ARE THE FOLLOWING:
 L=41' FOR 24" DIA. CMP.
 L=60' FOR 36" DIA. CMP.



NO.	REVISION	BY	DATE	APPR.

Kimley»Horn
 2025 KIMLEY-HORN AND ASSOCIATES, INC.
 2 North Nevada Avenue Suite 900
 Colorado Springs, Colorado 80903 (719) 453-0180

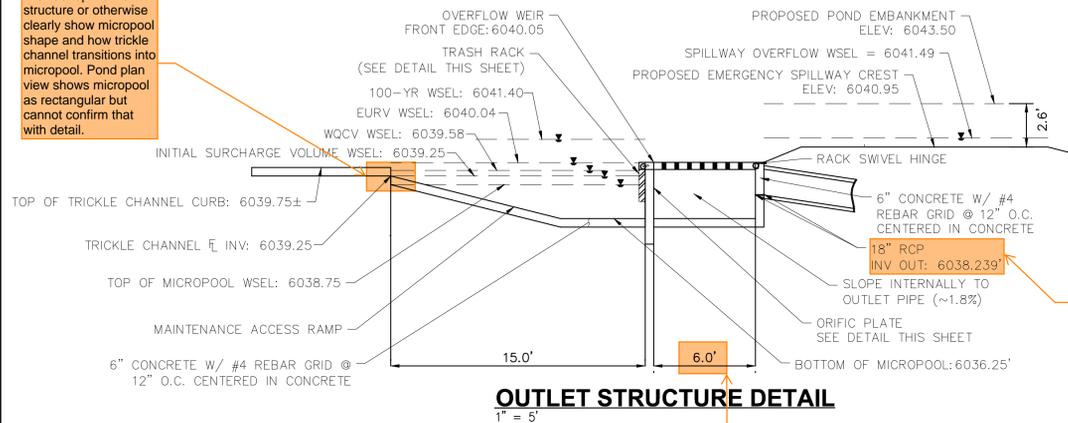
DESIGNED BY: KRK
 DRAWN BY: DPM
 CHECKED BY: KRK
 DATE: 04/18/2025

KRISTEN ESTATES
 EL PASO COUNTY, COLORADO
 CONSTRUCTION DOCUMENTS
 CULVERT B - PLAN AND PROFILE

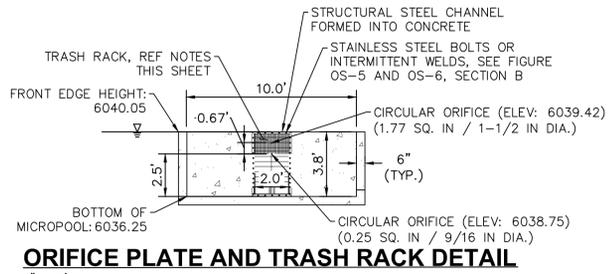
PRELIMINARY
 FOR REVIEW ONLY
 NOT FOR
 CONSTRUCTION
Kimley»Horn
 Kimley-Horn and Associates, Inc.

PROJECT NO.
 196663001
 SHEET
 6

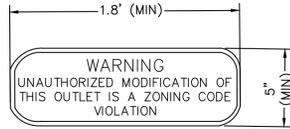
Provide top view of structure or otherwise clearly show micropool shape and how trickle channel transitions into micropool. Pond plan view shows micropool as rectangular but cannot confirm that with detail.



OUTLET STRUCTURE DETAIL
1" = 5'

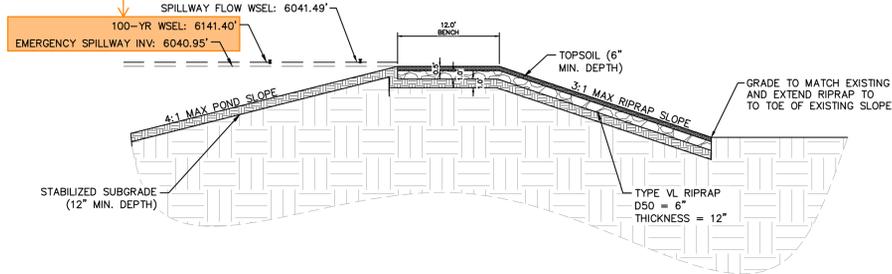


ORIFICE PLATE AND TRASH RACK DETAIL
1" = 5'

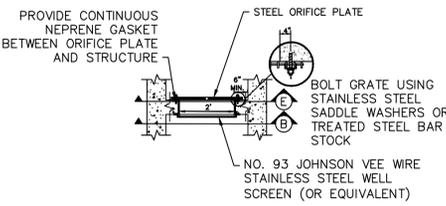


OUTLET SIGNAGE
N.T.S.

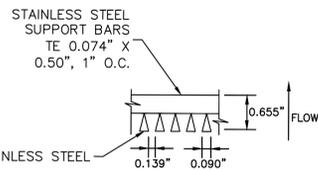
Per USDCMv2 Chap 12, Section 5.5.5 - "The design goal is that the outlet pipe orifice controls flow for the 100-yr event, and the grate controls for more frequent return periods." Meaning that the depth of the 100-yr event should be below the crest of the emergency spillway.



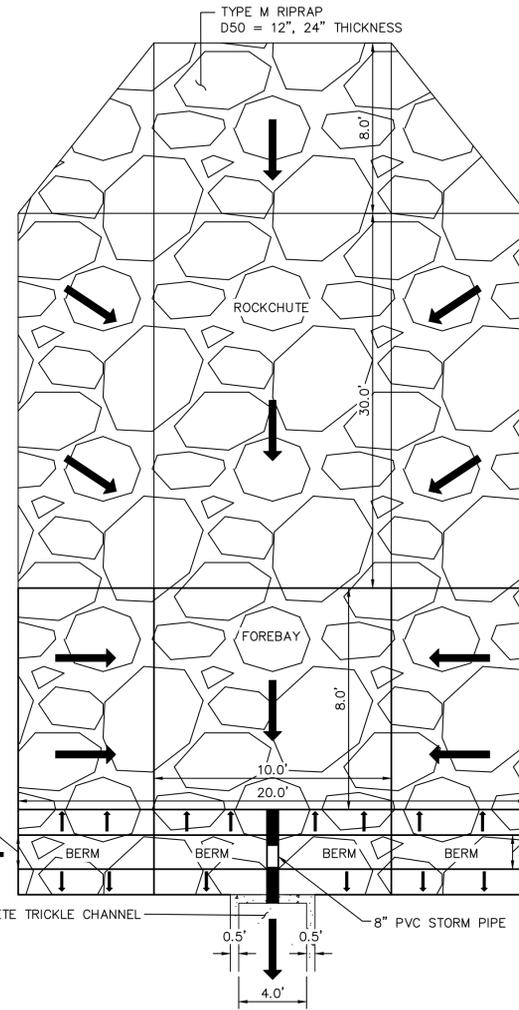
EMERGENCY SPILLWAY - PROFILE VIEW
1" = 10'



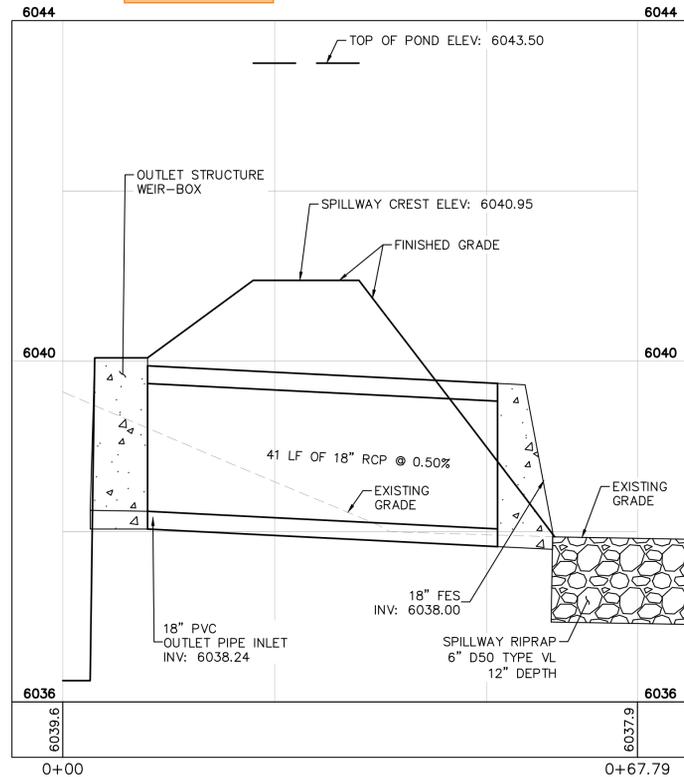
SECTION A
N.T.S.



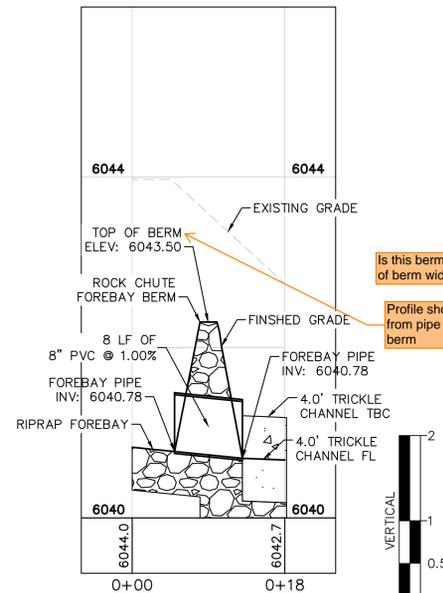
WELL SCREEN
N.T.S.



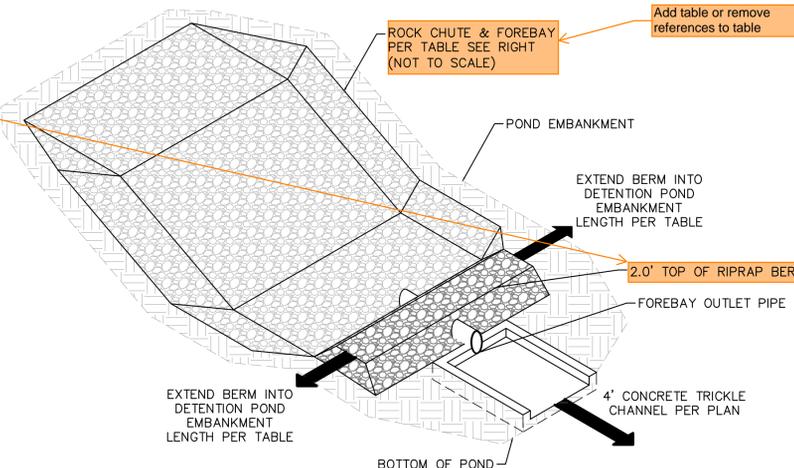
ROCK CHUTE - PLAN VIEW
1" = 5' *DIMENSIONS PER PLAN



OUTLET STRUCTURE PROFILE
1" = 10'

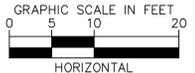


FOREBAY PROFILE
1" = 10'



ROCK CHUTE AND FOREBAY
1" = 5'

K:\COS_Civil\196663001_Kristen Estates\CADD\PlanSheets\CDS\POND_CDs - 196663001.dwg McClain, Draw 5/22/2025 5:05 PM



NO.	REVISION	BY	DATE	APPR.

Kimley»Horn
2025 KIMLEY-HORN AND ASSOCIATES, INC.
2 North Nevada Avenue Suite 900
Colorado Springs, Colorado 80903 (719) 453-0180

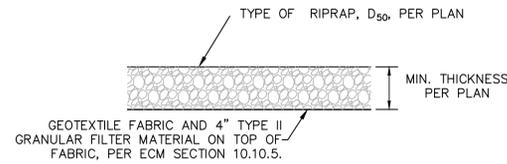
DESIGNED BY: KRK
DRAWN BY: DPM
CHECKED BY: KRK
DATE: 04/18/2025

KRISTEN ESTATES
EL PASO COUNTY, COLORADO
CONSTRUCTION DOCUMENTS
POND DETAILS

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

PROJECT NO.
196663001

SHEET
8



1. D50 = MEAN PARTICLE SIZE (INTERMEDIATE DIMENSION) BY WEIGHT.
2. RIP RAP SECTION THICKNESS SHALL BE 2.0 TIMES THE SPECIFIED MEAN PARTICLE SIZE (I.E. D50 X 2.0 MINIMUM) PER ECM SECTION 10.10.3.
3. ALL RIP RAP SHALL BE UNDERLAIN WITH GEOTEXTILE FILTER FABRIC FOR STABILIZATION.
4. RIP RAP SHALL WRAP AROUND AND EXTEND 2' MIN. BEHIND FLUME AND FLARED END SECTIONS.

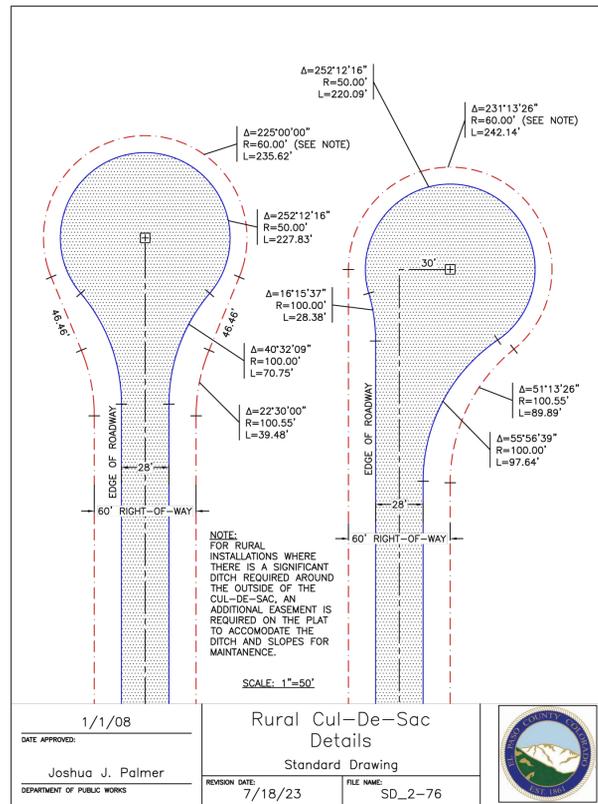
RIPRAP DETAIL
N.T.S

Table 1: Riprap Gradation

Riprap Designation	% Smaller Than Given Size By Weight	Intermediate Rock Dimension (inches)	d ₅₀ * (inches)
Type VL	70 - 100	12	6**
	50 - 70	9	
	35 - 50	6	
	2 - 10	2	
Type L	70 - 100	15	9**
	50 - 70	12	
	35 - 50	9	
	2 - 10	3	
Type M	70 - 100	21	12**
	50 - 70	18	
	35 - 50	12	
	2 - 10	4	
Type H	70 - 100	30	18
	50 - 70	24	
	35 - 50	18	
	2 - 10	6	
Type VH	70 - 100	41	24
	50 - 70	33	
	35 - 50	24	
	2 - 10	9	

*d₅₀ = Mean Particle Size

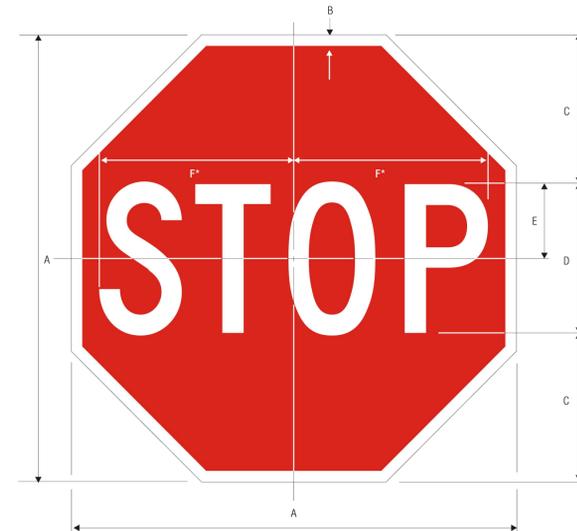
**Mix VL, L and M riprap with 35% topsoil (by volume) and bury it with 4 to 6 inches of topsoil, all vibration compacted, and revegetate.



P:\ECM\July_2022_Edits\SD_2-76.dwg, Part, 7/27/2023 10:37:46 AM, ddotmorton, Supersedes All Previously Dated Sets

1/1/08
DATE APPROVED:
Joshua J. Palmer
DEPARTMENT OF PUBLIC WORKS

Rural Cul-De-Sac
Details
Standard Drawing
REVISION DATE: 7/18/23
FILE NAME: SD_2-76



R1-1
STOP
*Reduce spacing 40%

A	B	C	D	E	F
18	.375	6	6 C	3	7.75
24	.625	8	8 C	4	10
30	.75	10	10 C	5	12.5
36	.875	12	12 C	6	15
48	1.25	16	16 C	8	20

COLORS: LEGEND - WHITE (RETROREFLECTIVE)
BACKGROUND - RED (RETROREFLECTIVE)

1-1

Please include detail and specs for private roadway signs. These have been uploaded in EDARP comments.

Provide a no outlet sign for cul-de-sac

NO.	REVISION	BY	DATE	APPR.

Kimley»Horn
2025 KIMLEY-HORN AND ASSOCIATES, INC.
2 North Nevada Avenue Suite 900
Colorado Springs, Colorado 80903 (719) 453-0180

DESIGNED BY: KRK
DRAWN BY: DPM
CHECKED BY: KRK
DATE: 04/18/2025

KRISTEN ESTATES
EL PASO COUNTY, COLORADO
CONSTRUCTION DOCUMENTS
CONSTRUCTION DETAILS

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

PROJECT NO.
196663001

SHEET
9

