

EPC STORMWATER REVIEW COMMENTS
IN ORANGE BOXES WITH BLACK TEXT

CONTACTS:

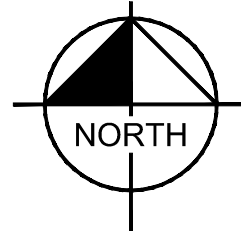
ENGINEER:
KIMLEY-HORN AND ASSOCIATES, INC.
2 NEVADA NORTH AVE., SUITE 900
COLORADO SPRINGS, CO 80903
CONTACT: KEVIN R. KOFFORD, P.E.
TEL: (719) 453-0180

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

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

A LINE BETWEEN THE SOUTHEAST CORNER OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 12, MONUMENT 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.

3. 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.
2. 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).
3. 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:
 4. EL PASO COUNTY ENGINEERING CRITERIA MANUAL (ECM)
 5. CITY OF COLORADO SPRINGS/EL PASO COUNTY DRAINAGE CRITERIA MANUAL, VOLUMES 1 AND 2
 6. COLORADO DEPARTMENT OF TRANSPORTATION (CDOT) STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION
 7. CDDT M & S STANDARDS
8. 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.
9. 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.
10. CONTRACTOR SHALL SCHEDULE A PRE-CONSTRUCTION MEETING WITH EL PASO COUNTY PLANNING AND COMMUNITY DEVELOPMENT (PCD), INSPECTIONS, PRIOR TO STARTING CONSTRUCTION.
11. 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/AND 404 PERMITS, AND COUNTY AND STATE FUGITIVE DUST PERMITS.
12. 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.
13. 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.
14. ALL CONSTRUCTION TRAFFIC MUST ENTER/EXIT THE SITE AT APPROVED CONSTRUCTION ACCESS POINTS.
15. 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.
16. SIGNING AND STRIPING SHALL COMPLY WITH EL PASO COUNTY DOT AND MUTCD CRITERIA. [IF APPLICABLE, ADDITIONAL SIGNING AND STRIPING NOTES WILL BE PROVIDED.]
17. CONTRACTOR SHALL OBTAIN ANY PERMITS REQUIRED BY EL PASO COUNTY DOT, INCLUDING WORK WITHIN THE RIGHT-OF-WAY AND SPECIAL TRANSPORT PERMITS.
18. THE LIMITS OF CONSTRUCTION SHALL REMAIN WITHIN THE PROPERTY LINE UNLESS OTHERWISE NOTED. THE OWNER SHALL OBTAIN ALL WRITTEN PERMISSIONS AND EASEMENTS, WHERE REQUIRED, FROM ADJOINING PROPERTY OWNER(S) PRIOR TO ANY OFF-SITE DISTURBANCE, GRADING, OR CONSTRUCTION.
19. PROPOSED ROADS TO BE INSTALLED PRIOR TO ANY COMBUSTIBLE MATERIALS PRESENT ON-SITE PER FALCON FIRE PROTECTION DISTRICT



| <u>SHEET INDEX</u> | |
|--------------------|------------------------------|
| 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.



SF2521

PCD FILE NO. XXXXXX

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 SOUTHEAST 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.

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 _____

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 _____

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

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

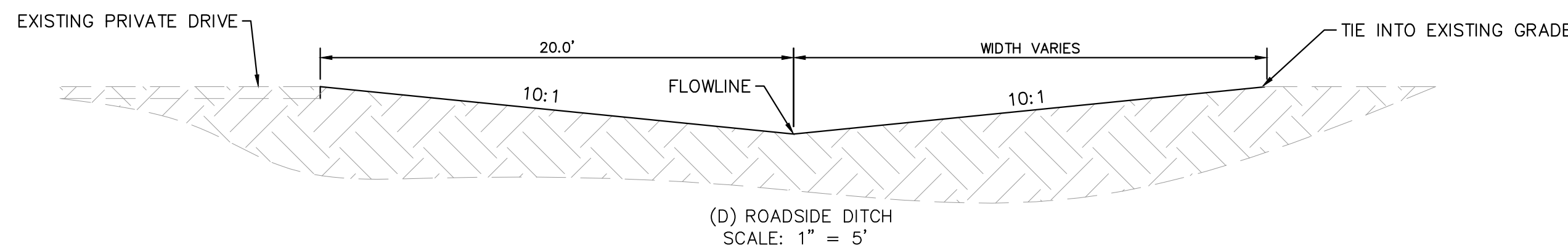
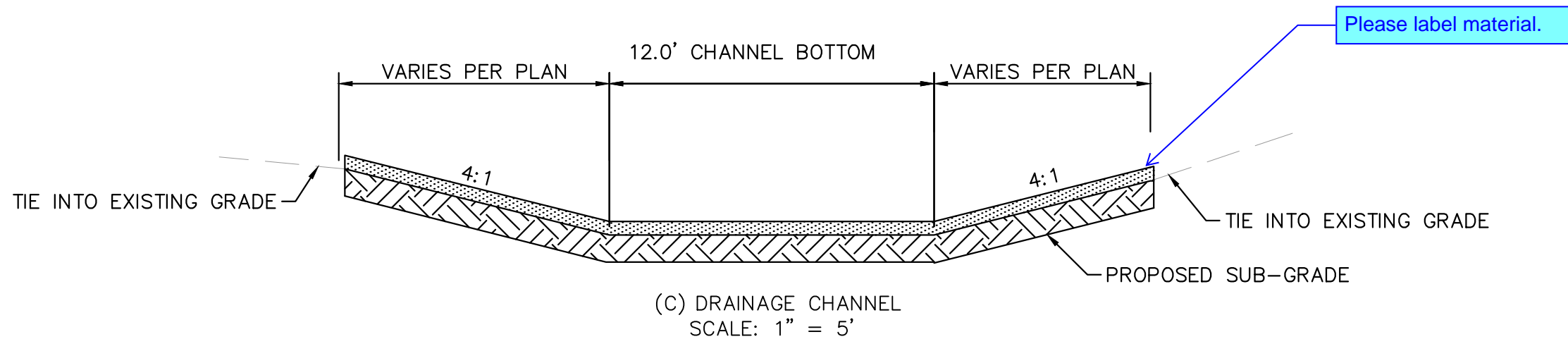
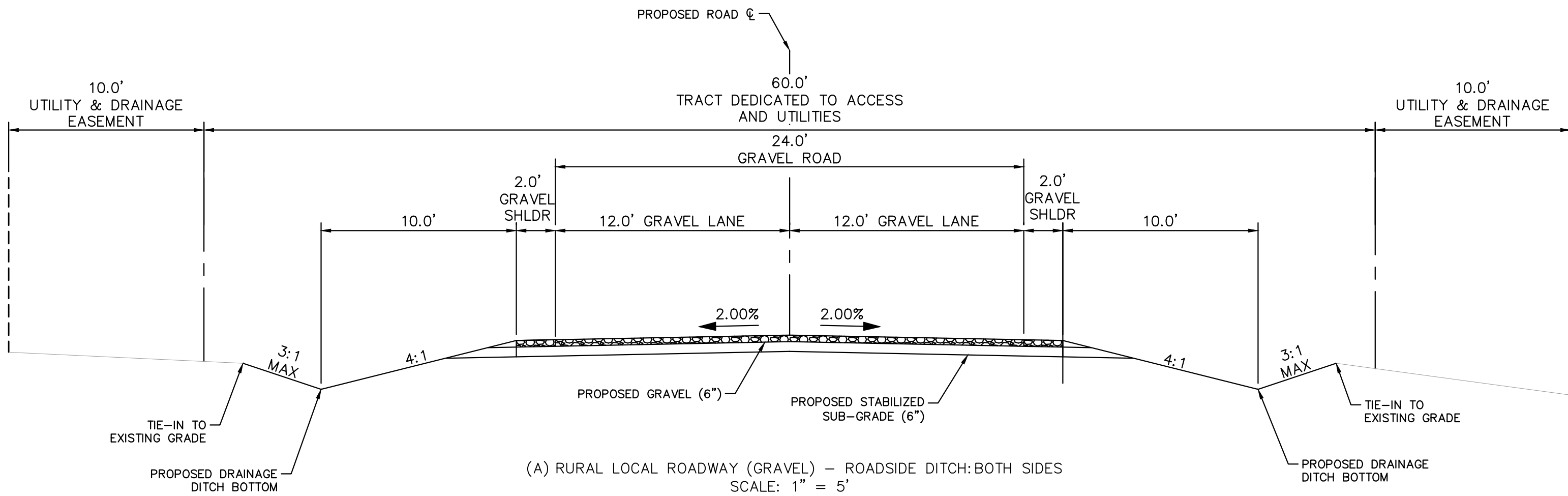
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PROJECT NO.
196663001

SHEET

1

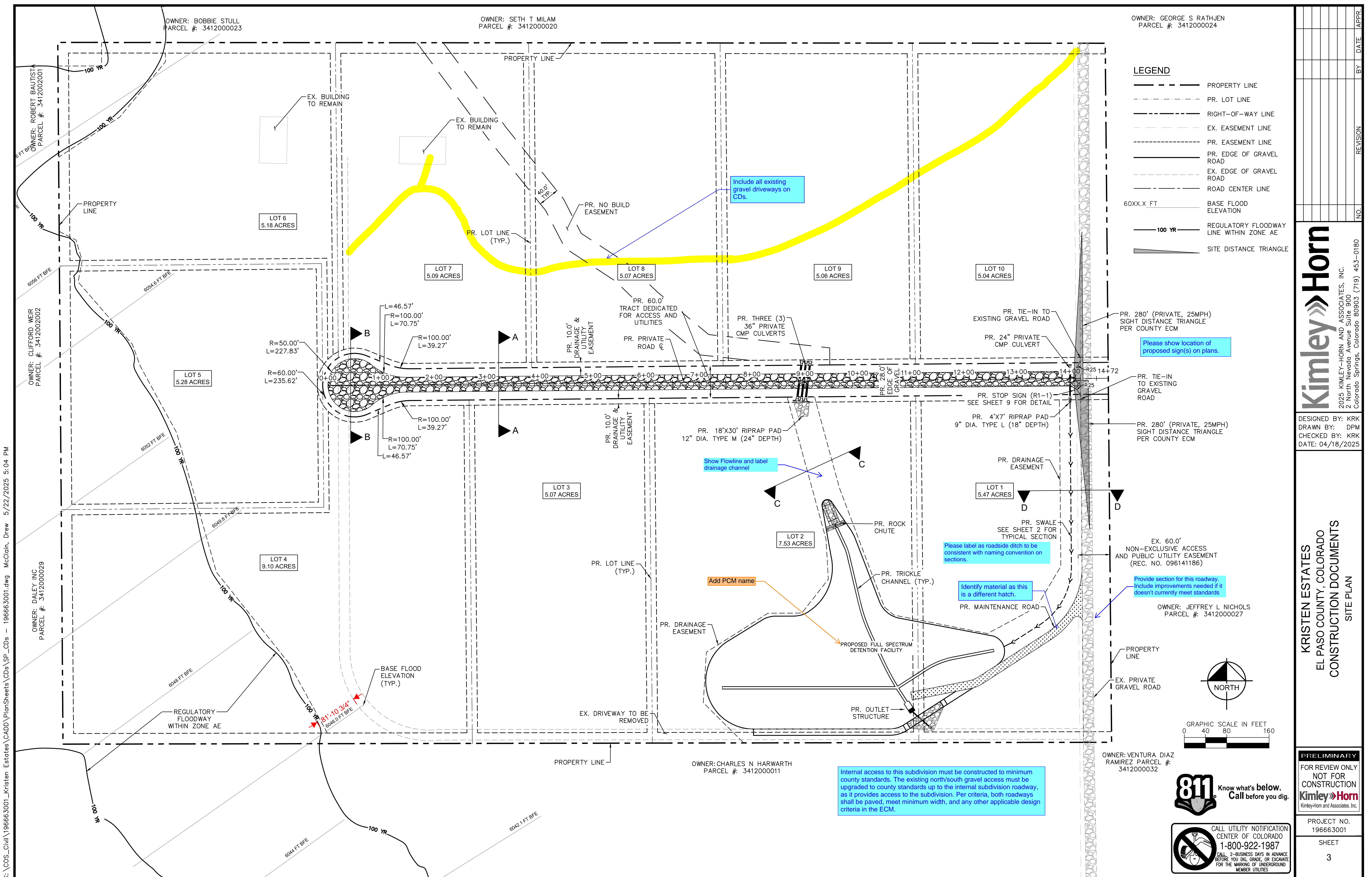
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KRISTEN ESTATES
EL PASO COUNTY, COLORADO
CONSTRUCTION DOCUMENTS
TYPICAL SECTION & DETAILS

| |
|--------------------------|
| PROJECT NO. 196663001 |
| SHEET 2 |



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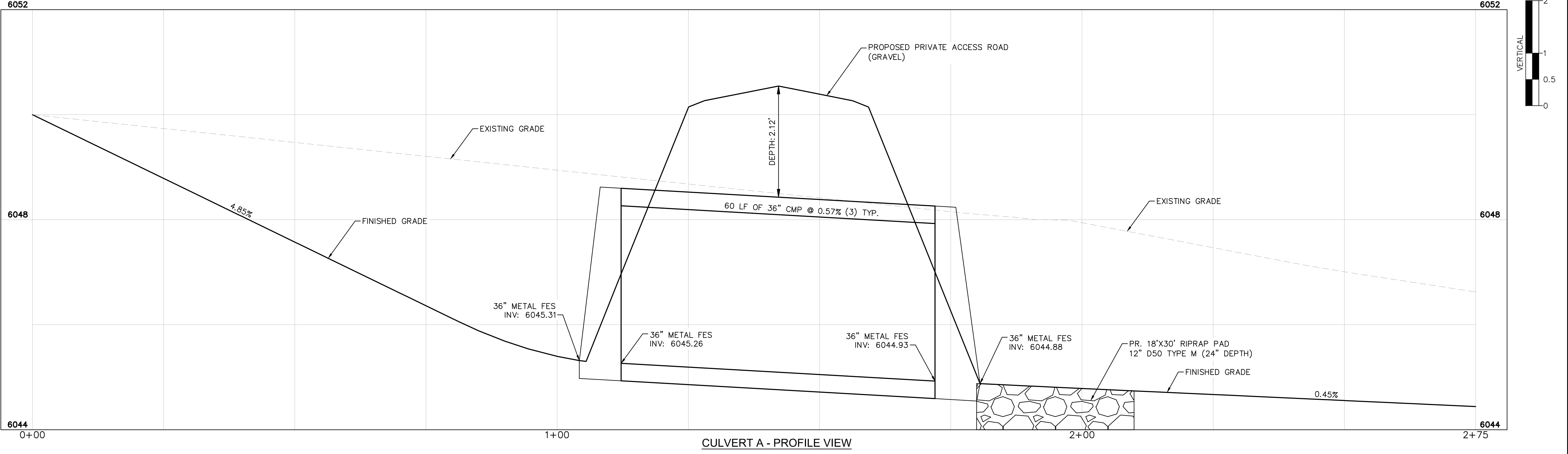
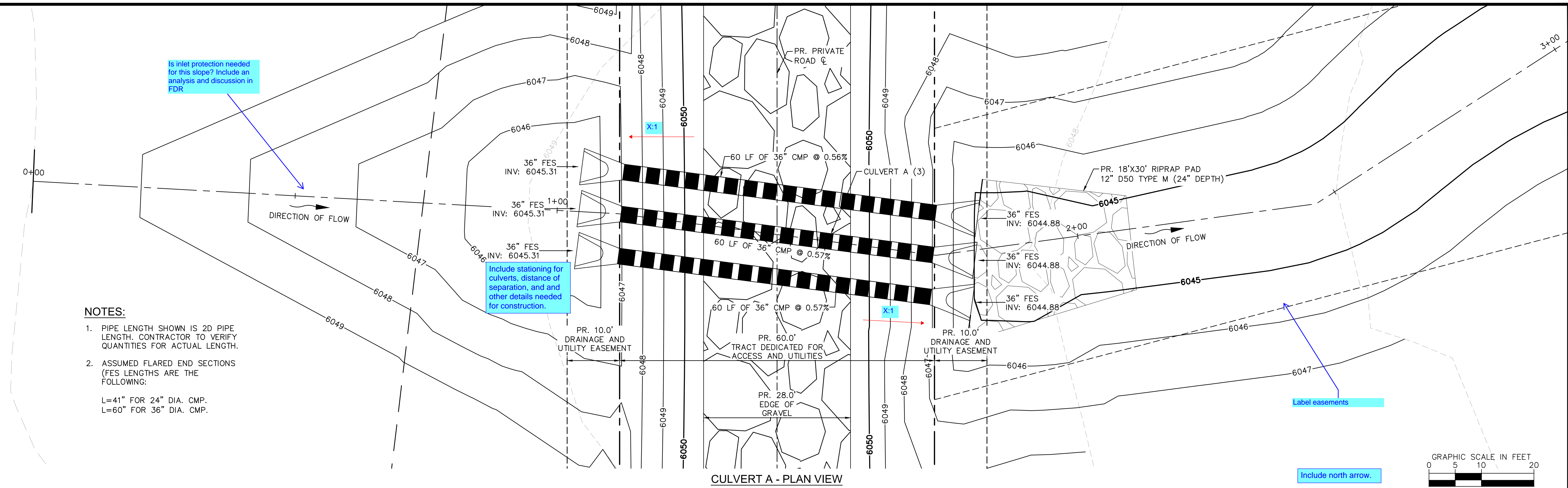
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CHECKED BY: KRK
DATE: 04/18/2025

KRISTEN ESTATES
EL PASO COUNTY, COLORADO
CONSTRUCTION DOCUMENTS
SITE PLAN

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| |
|--------------------------|
| PROJECT NO. 196663001 |
| SHEET 3 |

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|---|------------------|
| KIMLEY-HORN | |
| 2025 KIMLEY-HORN AND ASSOCIATES, INC. 2 North Nevada Avenue Suite 900 Colorado Springs, Colorado 80903 (719) 453-0180 | |
| DESIGNED BY: KRK | CHECKED BY: KRK |
| DRAWN BY: DPM | DATE: 04/18/2025 |
| PROJECT NO. 196663001 | |
| SHEET 5 | |

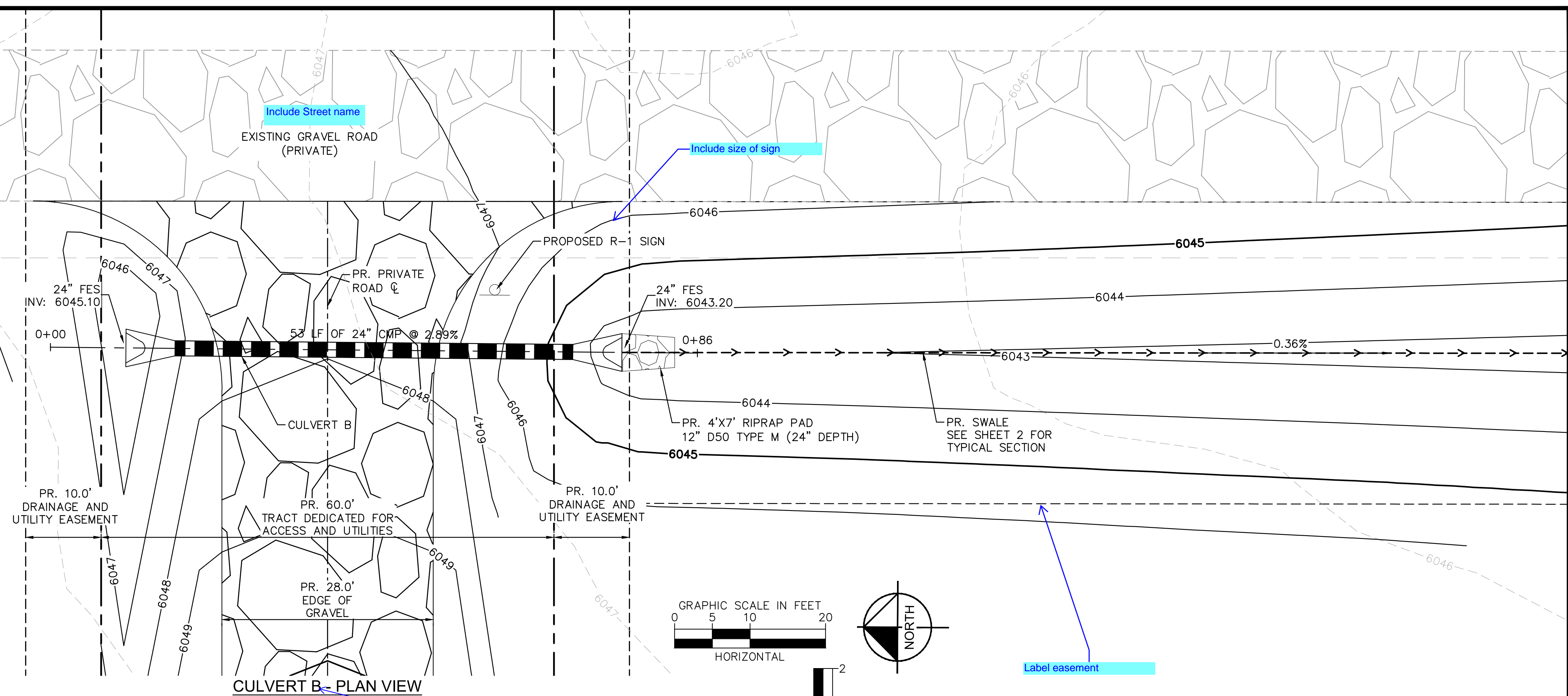
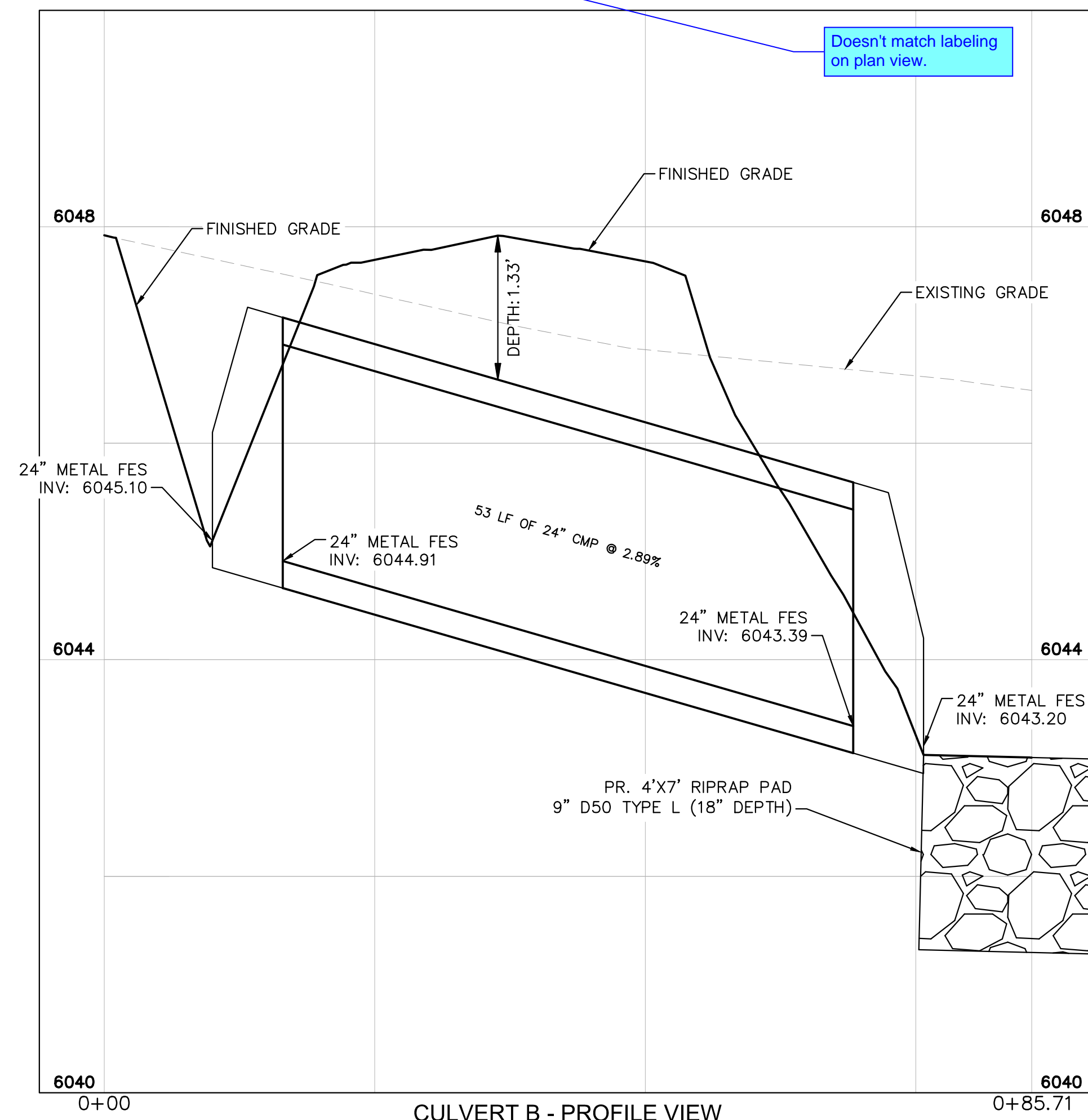
KRISTEN ESTATES
EL PASO COUNTY, COLORADO
CONSTRUCTION DOCUMENTS
CULVERT A - PLAN AND PROFILE

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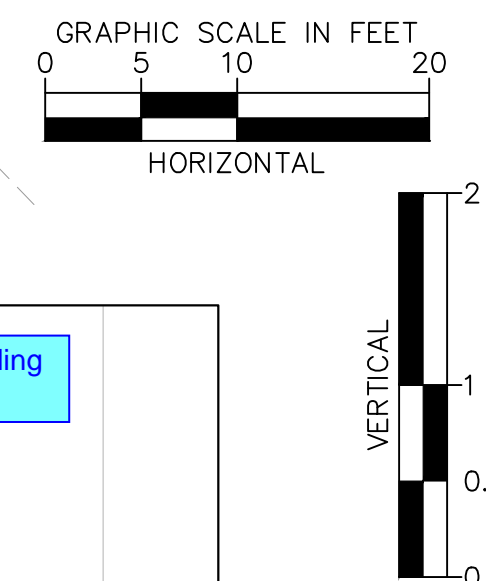
**CALL UTILITY NOTIFICATION
CENTER OF COLORADO
1-800-922-1987**
CALL 2-BUSINESS DAYS IN ADVANCE
BEFORE YOU DIG, GRADE, OR EXCAVATE
FOR THE MARKING OF UNDERGROUND
MEMBER UTILITIES



L=41" FOR 24" DIA. CMP.
L=60" FOR 36" DIA. CMP.



Doesn't match labeling on plan view.



Label easement

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Colorado Springs, Colorado 80903 (719) 453-0180

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**KRISTEN ESTATES
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CONSTRUCTION DOCUMENTS
CULVERT B - PLAN AND PROFILE**

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PROJECT NO.
196663001

SHEET

6

[illegible]

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.

OVERFLOW WEIR FRONT EDGE: 6040.05
 TRASH RACK (SEE DETAIL THIS SHEET)
 100-YR WSEL: 6041.40
 EURV WSEL: 6040.04
 WQCV WSEL: 6039.58
 INITIAL SURCHARGE VOLUME WSEL: 6039.25
 TOP OF TRICKLE CHANNEL CURB: 6039.75±
 TRICKLE CHANNEL ∇ INV: 6039.25
 TOP OF MICROPOL WSEL: 6038.75
 MAINTENANCE ACCESS RAMP
 6" CONCRETE W/ #4 REBAR GRID @ 12" O.C. CENTERED IN CONCRETE

PROPOSED POND EMBANKMENT ELEV: 6043.50
 SPILLWAY OVERFLOW WSEL = 6041.49
 PROPOSED EMERGENCY SPILLWAY CREST ELEV: 6040.95
 2.6'
 RACK SWIVEL HINGE
 6" CONCRETE W/ #4 REBAR GRID @ 12" O.C. CENTERED IN CONCRETE
 18" RCP INV. OUT: 6038.239'
 SLOPE INTERNALLY TO OUTLET PIPE (~1.8%)
 ORIFIC PLATE SEE DETAIL THIS SHEET
 BOTTOM OF MICROPOL: 6036.25'
 15.0'
 6.0'

OUTLET STRUCTURE DETAIL
 1" = 5'

SECTION A

WELL SCREEN
N.T.S.

OUTLET STRUCTURE PROFILE



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

Diagram of a warning label with dimensions:

- Width: 1.8' (MIN)
- Height: 5" (MIN)
- Text: WARNING
UNAUTHORIZED MODIFICATION
OF THIS OUTLET IS A ZONING CODE
VIOLATION

OUTLET SIGNAGE

OUTLET SIGNAGE NOTES

1. SIGN SHALL BE A MINIMUM OF 0.75 SQUARE FEET AND SHALL BE ATTACHED TO THE OUTLET OR POSTED NEARBY.

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.

SPILLWAY FLOW
100-YR WSEL: 6141.40'
EMERGENCY SPILLWAY INV: 6040.95'

Diagram illustrating the cross-section of a spillway structure, showing the following components and dimensions:

- Spillway Flow WSEL:** 6041.49'
- 100-YR WSEL:** 6141.40'
- Emergency Spillway Inv:** 6040.95'
- 13.0' BENCH**
- TOPSOIL (6" MIN. DEPTH)**
- 4:1 MAX POND SLOPE**
- 3:1 MAX RIPRAP SLOPE**
- GRADE TO MATCH EXISTING AND EXTEND RIPRAP TO TOE OF EXISTING SLOPE**
- STABILIZED SUBGRADE (12" MIN. DEPTH)**
- TYPE VL RIPRAP**
D50 = 6"
THICKNESS = 12"

EMERGENCY SPILLWAY - PROFILE VIEW

$$1'' = 10'$$

FOREBAY PROFILE

GRAPHIC SCALE IN FEET

HORIZONTAL

TYPE M RIPRAP
D50 = 12", 24" THICKNESS

8.0'

ROCKCHUTE

30.0'

FOREBAY

8.0'

10.0'

20.0'

2.0'

EXTEND BERM INTO POND EMBANKMENT

BERM

BERM

BERM

BERM

EXTEND BERM INTO POND EMBANKMENT

CONCRETE TRICKLE CHANNEL

0.5'

0.5'

8" PVC STORM PIPE

4.0'

ROCK CHUTE - PLAN VIEW

1" = 5' *DIMENSIONS PER PLAN

Diagram illustrating the structure of a rock chute and forebay. The diagram shows a cross-section of a rock chute leading into a forebay. Key components and labels include:

- ROCK CHUTE & FOREBAY PER TABLE SEE RIGHT (NOT TO SCALE)**: Points to the main structure.
- POND EMBANKMENT**: Points to the embankment on the right side.
- EXTEND BERM INTO DETENTION POND EMBANKMENT LENGTH PER TABLE**: Points to the berm extension on the right.
- 2.0' TOP OF RIPRAP BERM**: Points to the top of the riprap berm.
- FOREBAY OUTLET PIPE**: Points to the pipe exiting the forebay.
- 4' CONCRETE TRICKLE CHANNEL PER PLAN**: Points to the concrete channel at the bottom right.
- EXTEND BERM INTO DETENTION POND EMBANKMENT LENGTH PER TABLE**: Points to the berm extension on the left.
- BOTTOM OF POND**: Points to the bottom of the pond area.

An additional instruction at the top right states: **Add table or remove references to table**.

ROCK CHUTE AND FOREBAY

$$1'' = 5'$$


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**KRISTEN ESTATES
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CONSTRUCTION DOCUMENTS
POND DETAILS**

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| NO. | REVISION | BY | DATE | APPR. |
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