

EAGLEVIEW SUBDIVISION CONSTRUCTION DOCUMENTS

A PORTION OF THE NORTHWEST ONE-QUARTER (N.W.1/4) OF SECTION 26
TOWNSHIP 12 SOUTH, RANGE 65 WEST OF THE 6TH P.M.
COUNTY OF EL PASO, STATE OF COLORADO

STANDARD NOTES

1. 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, THE GRADING AND EROSION CONTROL PLAN, THE STORMWATER MANAGEMENT PLAN (SWMP), THE SOILS AND GEOTECHNICAL REPORT, AND THE APPROPRIATE DESIGN AND CONSTRUCTION STANDARDS AND SPECIFICATIONS AT THE JOB SITE AT ALL TIMES, INCLUDING THE FOLLOWING:
 - A. EL PASO COUNTY ENGINEERING CRITERIA MANUAL (ECM)
 - B. CITY OF COLORADO SPRINGS/EL PASO COUNTY DRAINAGE CRITERIA MANUAL, VOLUMES 1 AND 2
 - C. COLORADO DEPARTMENT OF TRANSPORTATION (CDOT) STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION
 - D. CDOT M & S STANDARDS
4. 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.
5. 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.
6. CONTRACTOR SHALL SCHEDULE A PRE-CONSTRUCTION MEETING WITH EL PASO COUNTY PLANNING AND COMMUNITY DEVELOPMENT (PCD) - INSPECTIONS, PRIOR TO STARTING CONSTRUCTION.
7. 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.
8. 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.
9. ALL STORM DRAIN PIPE SHALL BE CLASS III RCP UNLESS OTHERWISE NOTED AND APPROVED BY PCD.
10. 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.
11. ALL CONSTRUCTION TRAFFIC MUST ENTER/EXIT THE SITE AT APPROVED CONSTRUCTION ACCESS POINTS.
12. 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.
13. SIGNING AND STRIPING SHALL COMPLY WITH EL PASO COUNTY DOT AND MUTCD CRITERIA. [IF APPLICABLE, ADDITIONAL SIGNING AND STRIPING NOTES WILL BE PROVIDED.]
14. CONTRACTOR SHALL OBTAIN ANY PERMITS REQUIRED BY EL PASO COUNTY DOT, INCLUDING WORK WITHIN THE RIGHT-OF-WAY AND SPECIAL TRANSPORT PERMITS.
15. THE LIMITS OF CONSTRUCTION SHALL REMAIN WITHIN THE PROPERTY LINE UNLESS OTHERWISE NOTED. THE OWNER/DEVELOPER SHALL OBTAIN WRITTEN PERMISSION AND EASEMENTS, WHERE REQUIRED, FROM ADJOINING PROPERTY OWNER(S) PRIOR TO ANY OFF-SITE DISTURBANCE, GRADING, OR CONSTRUCTION.

FLOODPLAIN NOTE

ACCORDING TO NATIONAL FLOOD INSURANCE PROGRAM FLOOD INSURANCE RATE MAP NUMBER 08041C05356 (MAP REVISED DECEMBER 7, 2018), THE SUBJECT PROPERTY IS LOCATED IN OTHER AREAS, ZONE X, AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.

BENCHMARK

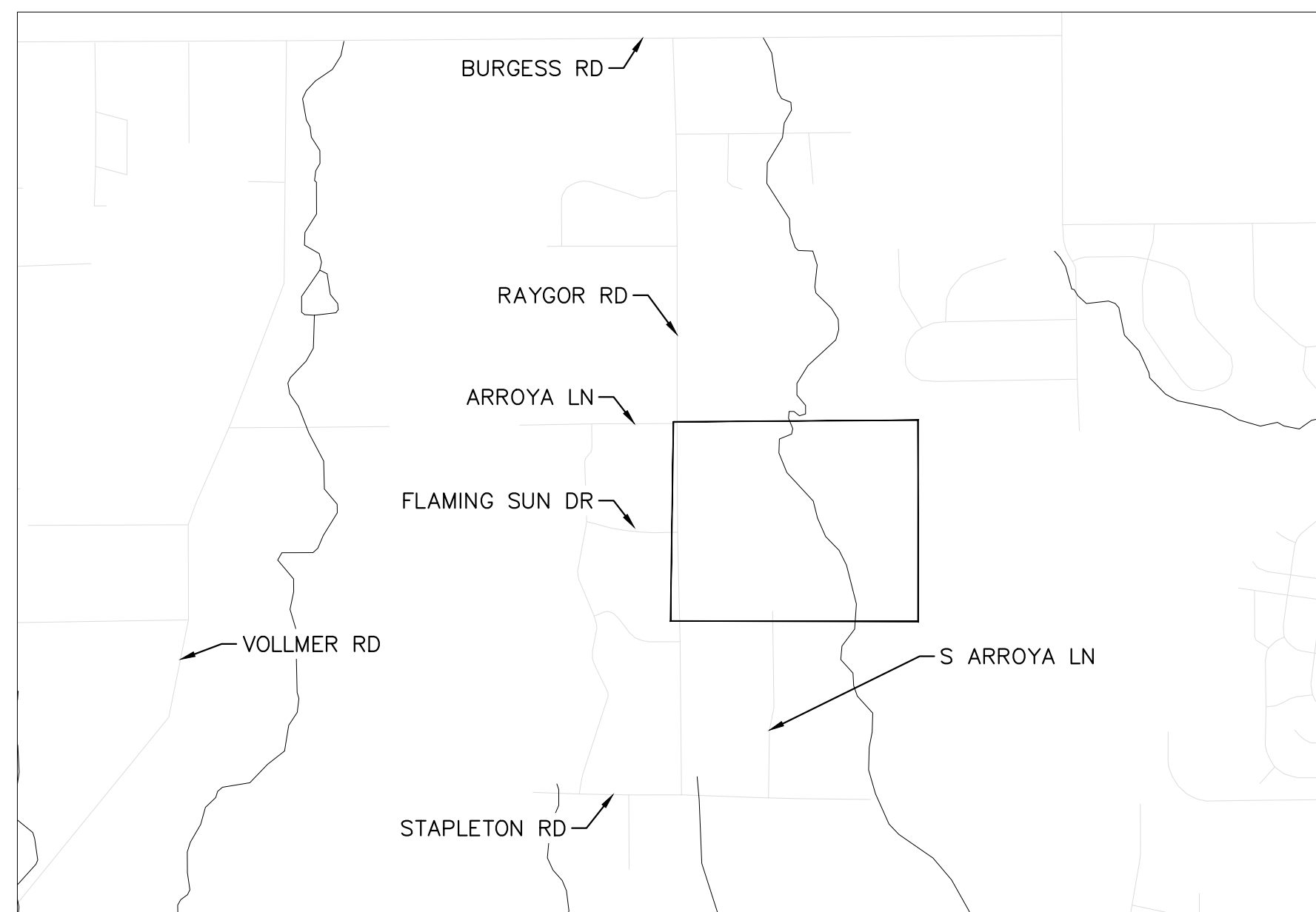
CONTROL POINTS AS SHOWN HEREON. ELEVATIONS ARE BASED ON CITY OF COLORADO SPRINGS FIMS MONUMENT F_65. PANEL POINTS 50 FOUND AT THE NW CORNER OF RAYGOR ROAD AND ARROYA LANE (EL=7281.39), AND 51 FOUND AT THE NW CORNER OF RAYGOR ROAD AND FLAMING SUN DRIVE (EL=7251.58). (DATUM: NGVD 29).

BASIS OF BEARINGS

ALL BEARINGS USED HEREIN ARE BASED ON AN ASSUMED BEARING S00°02'11"E (S00°02'11"E PER THE RECORDED DEED), A DISTANCE OF 2587.22 FEET (2587.32 FEET OF RECORD) BETWEEN A 2-1/2" ALUMINUM CAP STAMPED "PLS 4842" AT THE NORTHEAST CORNER OF THE NORTHWEST ONE-QUARTER CORNER OF SECTION 26 AND A 2" ALUMINUM CAP STAMPED "PLS 25968" AT THE CENTER ONE-QUARTER OF SAID SECTION 26.



This CD plan set appears to be missing Raygor road improvements per the LOI and previously shown in CD Plan V1. Sheets are not shown



VICINITY MAP
1" = 2000'

LEGAL DESCRIPTION

A PORTION OF THE NORTHWEST QUARTER OF SECTION 26, TOWNSHIP 12 SOUTH, RANGE 65 WEST OF THE 6TH P.M., EL PASO COUNTY, COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF SAID NORTHWEST QUARTER OF SECTION 26, AS ACCEPTED AND USED IN THE PLATS OF MFY FARM SUBDIVISION AND PAINT BRUSH HILLS FILING NO. 3, RECORDED IN PLAT BOOK T-3 AT PAGE 93 AND IN PLAT BOOK U-3 AT PAGE 79, RESPECTIVELY, OF THE RECORDS OF SAID EL PASO COUNTY; THENCE S00°02'11"E, ALONG THE EAST LINE OF SAID NORTHWEST QUARTER OF SECTION 26, A DISTANCE OF 2587.22 FEET TO THE CENTER QUARTER CORNER OF SAID SECTION 26 (BASIS OF BEARINGS - ASSUMED); THENCE N89°28'49"W, A DISTANCE OF 978.75 FEET TO THE NORTHEAST CORNER OF LOT 30 OF STAPLETON ESTATES FILING NO. 1, AS RECORDED IN PLAT BOOK R-3 AT PAGE 76 OF THE RECORDS OF SAID EL PASO COUNTY; THENCE N89°31'16"W, ALONG THE BOUNDARY LINE OF SAID STAPLETON ESTATES FILING NO. 1, A DISTANCE OF 1063.31 FEET TO THE NORTHWEST CORNER OF LOT 8 OF SAID STAPLETON ESTATES FILING NO. 1; THENCE N00°26'14"W ALONG THE EAST LINE OF SAID STAPLETON ESTATES FILING NO. 1, A DISTANCE OF 2561.60 FEET TO A POINT ON THE NORTH LINE OF SAID NORTHWEST QUARTER OF SECTION 26; THENCE N89°46'46"E, ALONG SAID NORTH LINE AND ALONG THE SOUTHERLY BOUNDARY LINE OF SAID MFY FARM SUBDIVISION AND THE SOUTHERLY LINE OF RODCICK SUBDIVISION, RECORDED AT RECEPTION NO. 207712566 OF THE RECORDS OF SAID EL PASO COUNTY, A DISTANCE OF 2059.89 FEET TO THE POINT OF BEGINNING.

SAID TRACT CONTAINS 121.20 ACRES OF LAND, MORE OR LESS.

CONTACTS:

DEVELOPER:
PT EAGLEVIEW, LLC
1864 WOODMOOR DRIVE, SUITE 100
MONUMENT, CO 80132
TEL: (719) 476-0800
CONTACT: JOSEPH DESJARDIN

PLANNER/LANDSCAPE ARCHITECT:
NES, INC
619 N CASCADE AVENUE, SUITE 200
COLORADO SPRINGS, CO 80903
TEL: (719) 471-0073
EMAIL: ASBARLOW@NESCOLORADO.COM
CONTACT: ANDREA BARLOW

ENGINEER:
KIMLEY-HORN AND ASSOCIATES, INC.
2 NORTH NEVADA AVENUE, SUITE 300
COLORADO SPRINGS, CO 80903
TEL: (719) 352-9194
EMAIL: KEVIN.KOFFORD@KIMLEY-HORN.COM
CONTACT: KEVIN KOFFORD

SURVEY:
RAMPART SURVEYS, LLC.
1050 TAMARAC PKWY
WOODLAND PARK, CO 80693
TEL: (719) 687-9920
CONTACT: RUSS WOOD

EL PASO COUNTY PLANNING DEPARTMENT
2880 INTERNATIONAL CIRCLE, SUITE 110
COLORADO SPRINGS, CO 80910

PLANNING REVIEWER:
RYAN HOWSER
TEL: (719) 520-6049
EMAIL: RYANHOWSER@ELPASOCO.COM

ENGINEERING REVIEWER:
ED SCHOENHEIT
(719) 520-6813
EMAIL: EDWARDSCHOENHEIT@ELPASOCO.COM

COUNTY ENGINEER:
JOSHUA PALMER
TEL: (719) 520-6806
EMAIL: JOSHUAPALMER@ELPASOCO.COM

EPC/PCD INSPECTIONS SUPERVISOR:
BRAD WALTERS
TEL: (719) 520-6819
EMAIL: BRADWALTERS@ELPASOCO.COM

FALCON FIRE DEPARTMENT:
AREA: FAL D2
FIRE CHIEF T. HARWIG
7030 OLD MERIDIAN ROAD
PAYTON, CO 80831
TEL: (719) 495-4050
EMAIL: FALCONFIRE@FALCONFIREPD.ORG

COLORADO DEPARTMENT OF PUBLIC HEALTH AND ENVIRONMENT:
WATER QUALITY CONTROL DIVISION
4300 CHERRY CREEK DRIVE SOUTH
DENVER, CO 80246
TEL: (303) 692-3500

you may also add Daniel Torres
danieltorres@elpasoco.com

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DEVELOPER'S/OWNER'S SIGNATURE BLOCK

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

OWNER SIGNATURE _____ DATE _____

ENGINEER'S SIGNATURE BLOCK

THESE DETAILED PLANS AND SPECIFICATIONS WERE PREPARED UNDER MY DIRECTION AND SUPERVISION. SAID PLANS AND SPECIFICATIONS HAVE BEEN PREPARED ACCORDING TO THE CRITERIA ESTABLISHED BY THE COUNTY FOR DETAILED ROADWAY, DRAINAGE, GRADING AND EROSION CONTROL PLANS AND SPECIFICATIONS, AND SAID PLANS AND SPECIFICATIONS ARE IN CONFORMITY WITH 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, PE - KIMLEY-HORN AND ASSOCIATES, INC. _____ DATE _____

EL PASO COUNTY

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

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

COUNTY ENGINEER/ECM ADMINISTRATOR _____ DATE _____

PCD FILE #: SF-22-42

NO.	REVISION	BY	DATE



DESIGNED BY: MJK
DRAWN BY: MJK
CHECKED BY: KRK
DATE: 04/18/2023

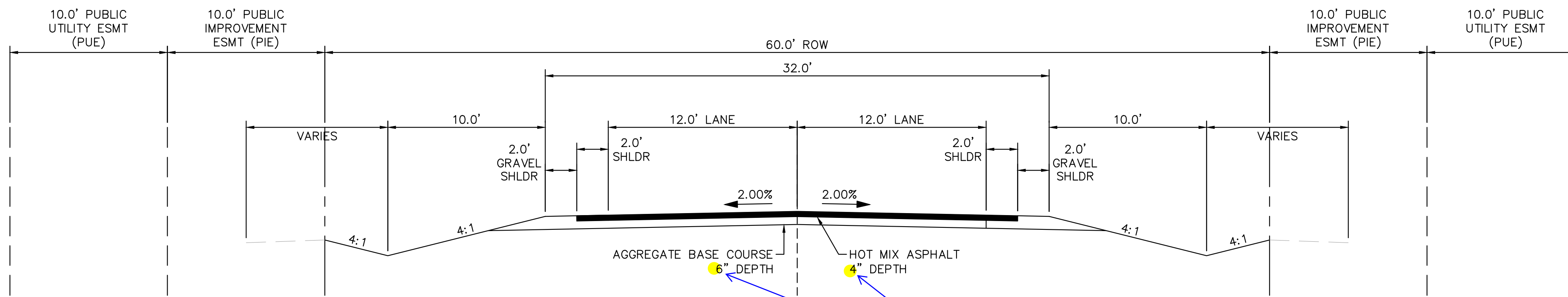
EAGLEVIEW
EL PASO COUNTY, COLORADO
CONSTRUCTION DOCUMENTS
COVER SHEET

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CONSTRUCTION
Kimley-Horn and Associates, Inc.

PROJECT NO.
196106001

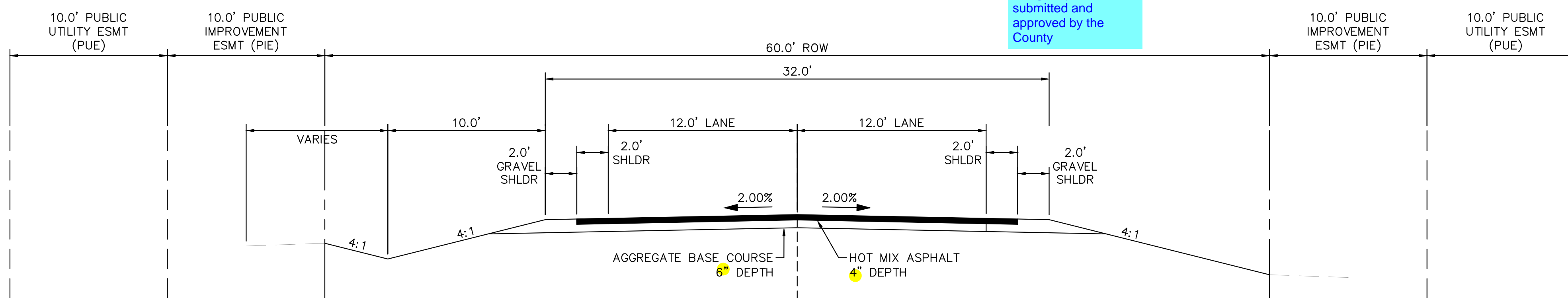
SHEET
C1.0

ON-SITE ROADWAY TYPICAL SECTIONS

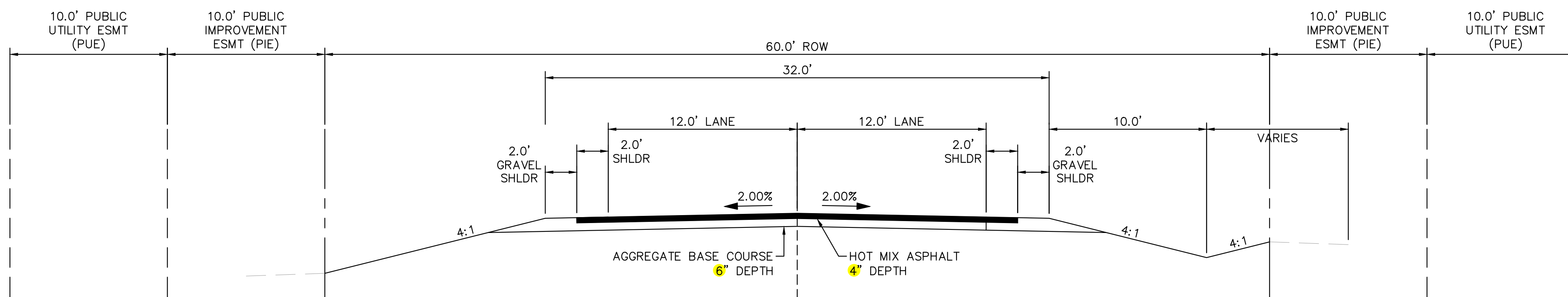


(A) RURAL LOCAL ROADWAY - ROADSIDE DITCH: LEFT AND RIGHT
SCALE: 1" = 5'

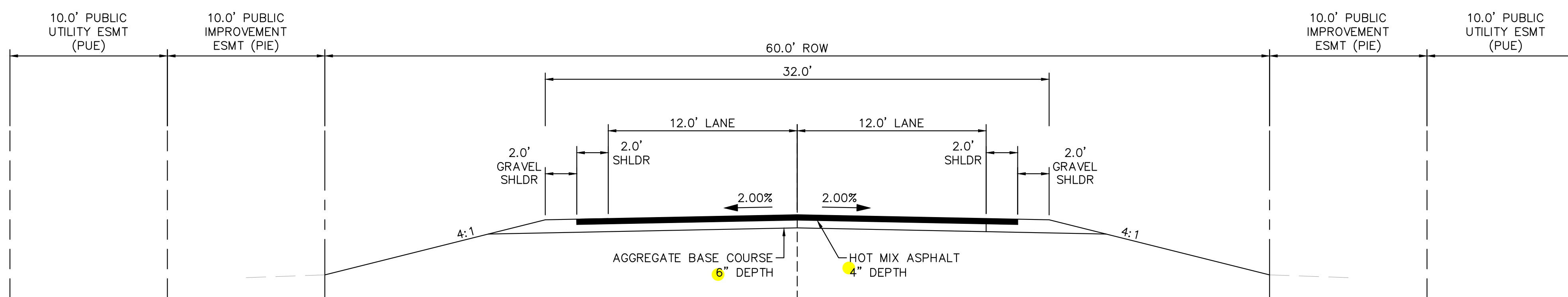
Provide a note that these values are preliminary in nature and that a pavement design report shall be submitted and approved by the County



(B) RURAL LOCAL ROADWAY - ROADSIDE DITCH: LEFT
(C) SCALE: 1" = 5'



(C) RURAL LOCAL ROADWAY - ROADSIDE DITCH: RIGHT
SCALE: 1" = 5'



(D) RURAL LOCAL ROADWAY - NO ROADSIDE DITCH
SCALE: 1" = 5'

TYPICAL SECTION (A)	
ROADWAY	STATION
S. ARROYA LANE	8+67.00 - 12+00.00
S. ARROYA LANE	15+95.00 - 16+50.00
S. ARROYA LANE	19+63.50 - 24+38.00
FLAMING SUN DRIVE	26+88.00 - 30+73.00
FLAMING SUN DRIVE	33+27.00 - 37+76.00
FLAMING SUN DRIVE	43+15.00 - 44+00.00
ACEQUIA COURT	70+33.00 - 70+80.00
ACEQUIA COURT	72+21.50 - 75+44.00
ARROYA LANE	80+36.00 - 81+50.00
ARROYA LANE	83+00.00 - 89+59.00

TYPICAL SECTION (B)	
ROADWAY	STATION
FLAMING SUN DRIVE	39+85.00 - 43+15.00
ACEQUIA COURT	70+80.00 - 71+61.50
CHAMITA TRAIL	60+60.00 - 63+78.50

TYPICAL SECTION (C)	
ROADWAY	STATION
S. ARROYA LANE	16+50.00 - 18+81.00
FLAMING SUN DRIVE	24+40.00 - 26+88.00
ACEQUIA COURT	71+61.50 - 72+22.00

TYPICAL SECTION (D)	
ROADWAY	STATION
S. ARROYA LANE	0+00.00 - 8+67.00
S. ARROYA LANE	12+00.00 - 15+00.00
S. ARROYA LANE	18+81.00 - 19+63.50
FLAMING SUN DRIVE	30+73.00 - 33+27.00
FLAMING SUN DRIVE	37+76.00 - 39+85.00
PRESA LANE	54+00.00 - 50+13.00
ARROYA LANE	81+50.00 - 83+00.00

NO.	REVISION	BY	DATE

Kimley-Horn
2024 KIMLEY-HORN AND ASSOCIATES, INC.
2 North Nevada Avenue Suite 900
Colorado Springs, Colorado 80903 (719) 453-0180

DESIGNED BY: MJK
DRAWN BY: MJK
CHECKED BY: KRK
DATE: 04/18/2023

EAGLEVIEW
EL PASO COUNTY, COLORADO
CONSTRUCTION DOCUMENTS
TYPICAL SECTIONS

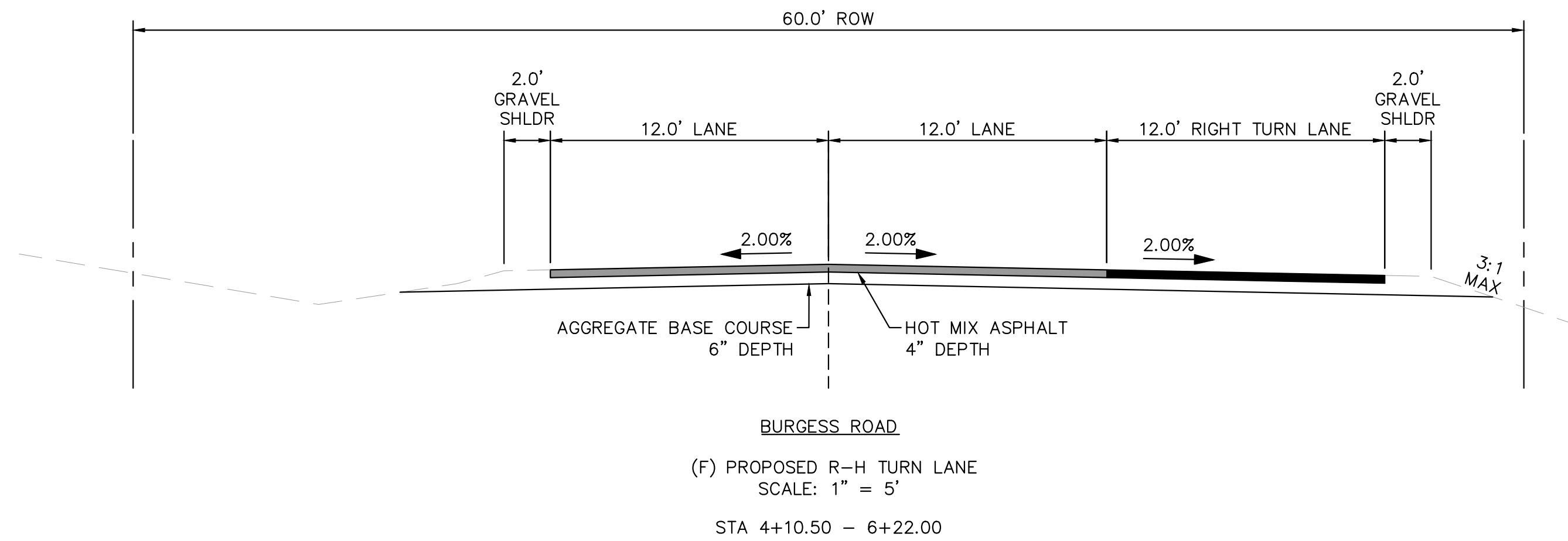
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Kimley-Horn and Associates, Inc.

PROJECT NO.
196106001
SHEET

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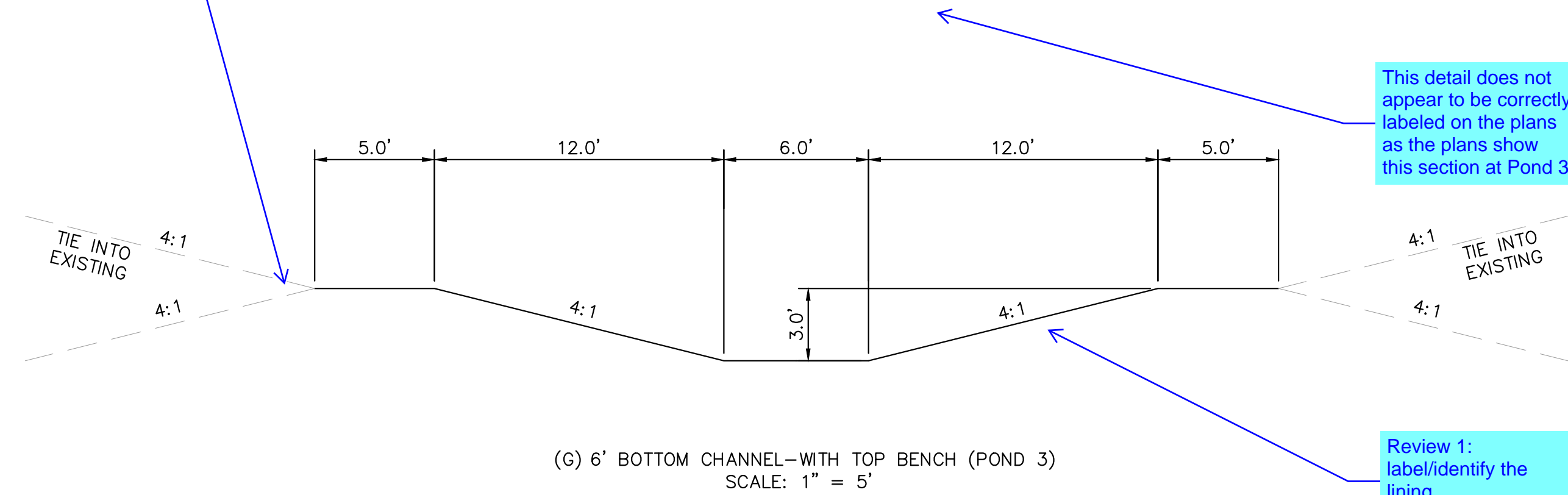
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OFF-SITE ROADWAY TYPICAL SECTIONS



	BURGESS ROAD	RAYGOR ROAD
ROADWAY CLASSIFICATION	RURAL MINOR ARTERIAL	RURAL LOCAL (LOW VOLUME)
DESIGN SPEED	50 MPH	30 MPH
POSTED SPEED	45 MPH	30 MPH
℄ GRADE (MIN./MAX.)	1.0%/6.0%	1.0%/8.0%
INTERSECTION GRADES (MIN./MAX.)	1.0%/4.0%	1.0%/4.0%
MINIMUM S.S.D HORIZONTAL	570'	200'
MINIMUM S.S.D. VERTICAL (CREST CURVE)/DESIGN K	570'/151	200'/19
MINIMUM S.S.D. VERTICAL (SAG CURVE)/DESIGN K	570'/136	200'/37
REDIRECT TAPERS	45:1	15:1

DRAINAGE CHANNEL CROSS SECTIONS



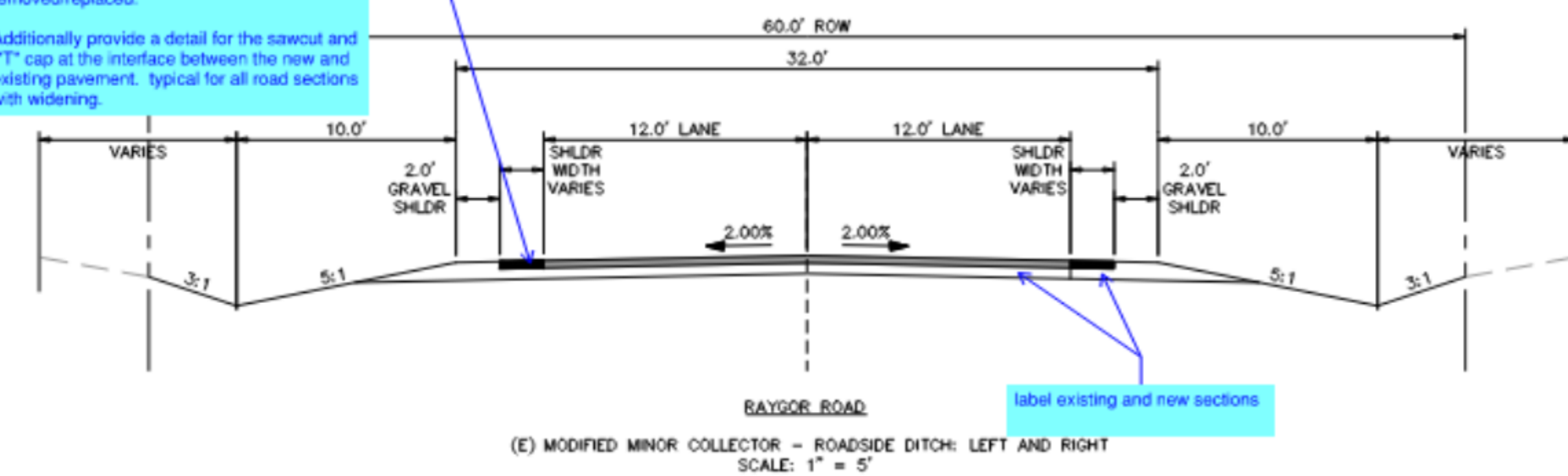
Review 1 comment:
Show and label the
maintenance access
road.
Review 2: unresolved

This detail does not
appear to be correctly
labeled on the plans
as the plans show
this section at Pond 3

Please provide cross section of the Raygor improvements as
indicated in the TIS and the previously approved deviation request
#3 from the preliminary plan application. Please also see the
previous comment from review #1 (see snippet below)

Provide additional detail. Existing condition of
the road has pavement deterioration which
would need to be removed and replaced in
conjunction with the widening. Update plans to
show the extent of removal. Possibly
coordinate a site visit with the review engineer
to verify areas that needs to be
removed/replaced.
Additionally provide a detail for the sawcut and
"T" cap at the interface between the new and
existing pavement, typical for all road sections
with widening.

OFF-SITE ROADWAY TYPICAL SECTIONS



label existing and new sections

NO.	REVISION	BY	DATE	APPR

Kimley»Horn
2024 KIMLEY-HORN AND ASSOCIATES, INC.
2 North Nevada Avenue Suite 900
Colorado Springs, Colorado 80903 (719) 453-0180

DESIGNED BY: MJK
DRAWN BY: MJK
CHECKED BY: KRK
DATE: 04/18/2023

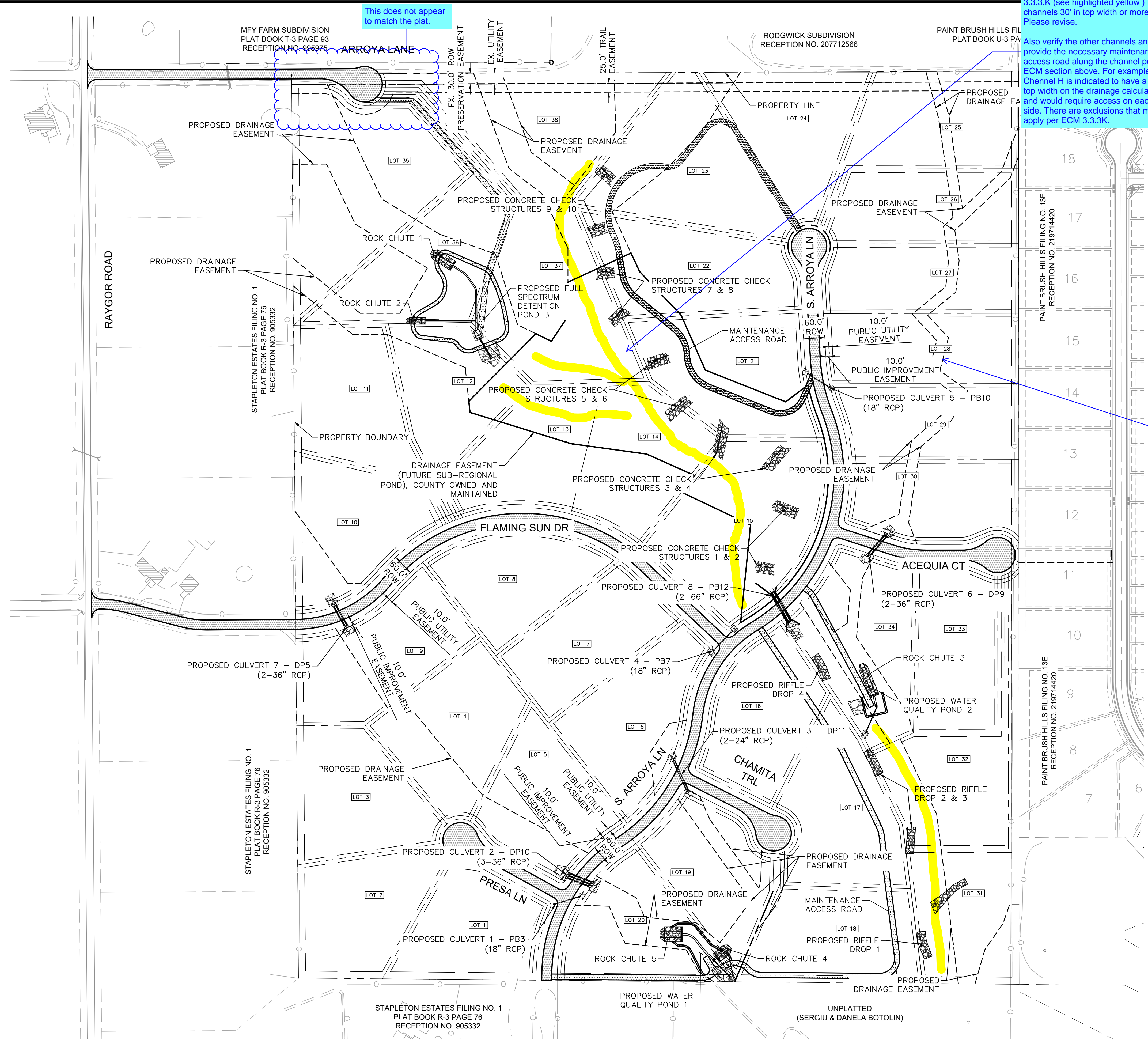
EAGLEVIEW
EL PASO COUNTY, COLORADO
CONSTRUCTION DOCUMENTS
TYPICAL SECTIONS

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Kimley-Horn and Associates, Inc.

PROJECT NO.
196106001
SHEET

C1.2

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maintenance access road is required on each side of the channel per ECM 3.3.3.K (see highlighted yellow) for channels 30' in top width or more. Please revise.

Also verify the other channels and provide the necessary maintenance access road along the channel per ECM section above. For example Channel H is indicated to have a 39' top width on the drainage calculations and would require access on each side. There are exclusions that may apply per ECM 3.3.3.K.

Identify how access will be provide to these drainage channels for maintenance by the district.

This does not appear to match the plat.

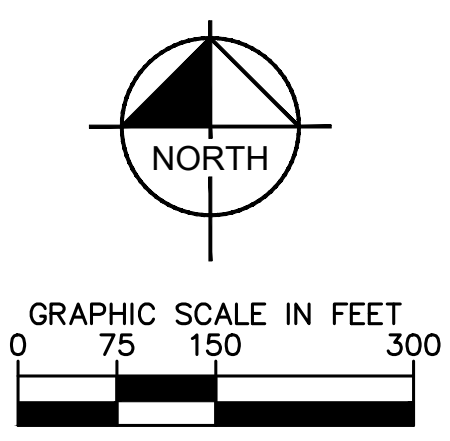
revise title

NO.	REVISION	BY	DATE	APPR

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

DESIGNED BY: MK
 DRAWN BY: RS
 CHECKED BY: KK
 DATE: 12/06/2022

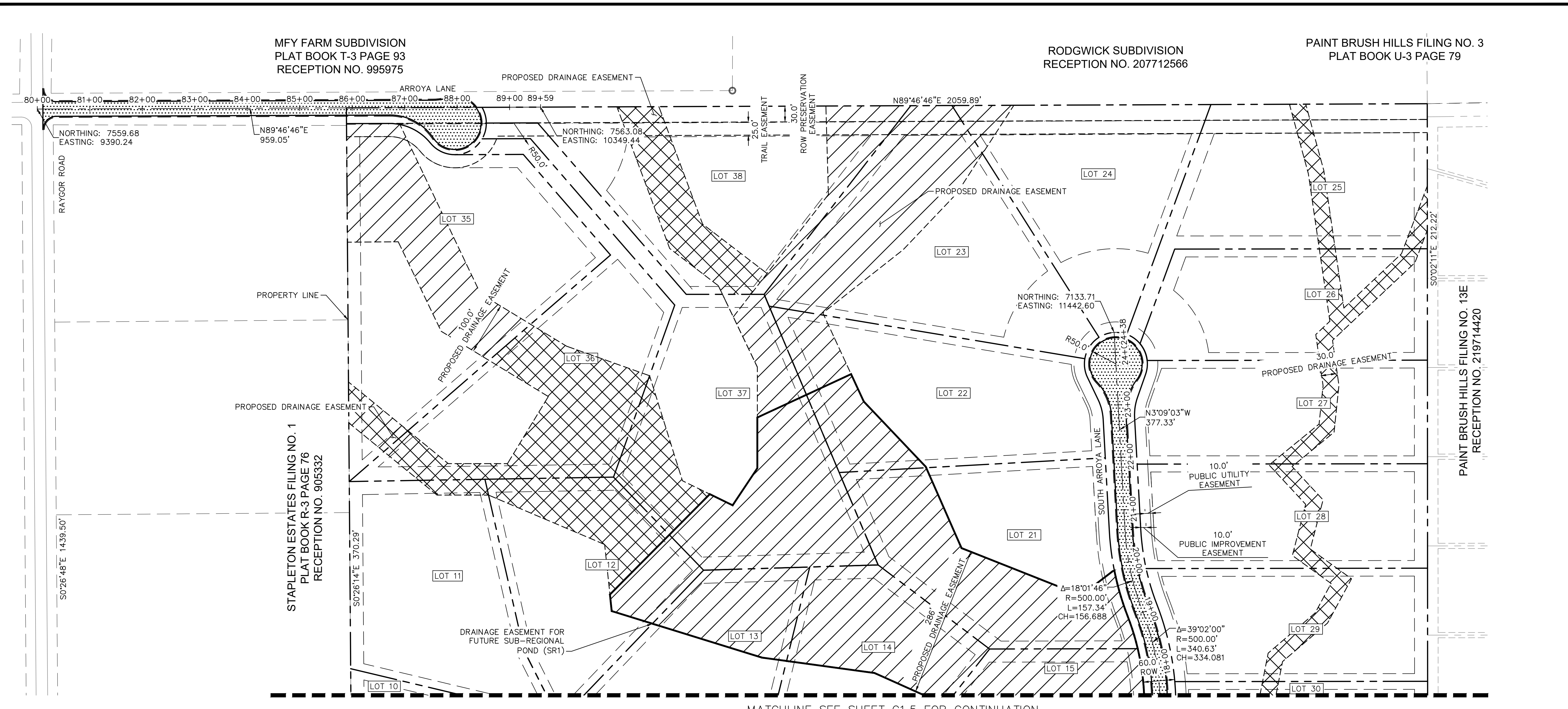
EAGLEVIEW
 EL PASO COUNTY, COLORADO
PREDEVELOPMENT GESC PLAN
OVERALL SITE PLAN



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Kimley»Horn
 Kimley-Horn and Associates, Inc.

PROJECT NO.
196288000

SHEET
C1.3



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.

revise to County and Metro District

NO.	REVISION	BY	DATE

Kimley-Horn
2024 KIMLEY-HORN AND ASSOCIATES, INC.
2 North Nevada Avenue Suite 900
Colorado Springs, Colorado 80903 (719) 453-0180

DESIGNED BY: MJK
DRAWN BY: MJK
CHECKED BY: KRK
DATE: 04/18/2023

EAGLEVIEW
EL PASO COUNTY, COLORADO
CONSTRUCTION DOCUMENTS
HORIZONTAL CONTROL PLAN

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Kimley-Horn
Kimley-Horn and Associates, Inc.

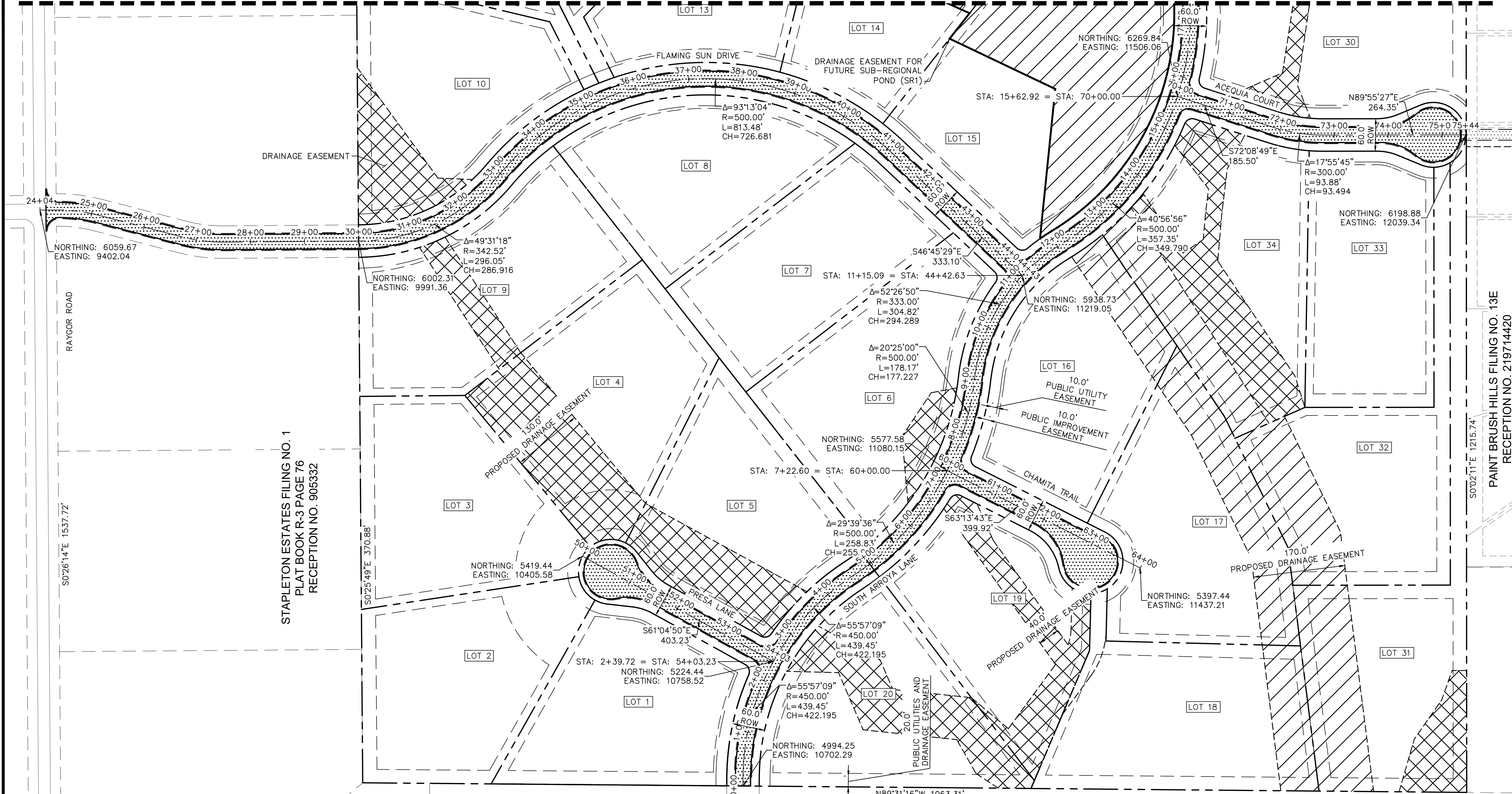
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C1.4

PCD FILE #: SF-22-42

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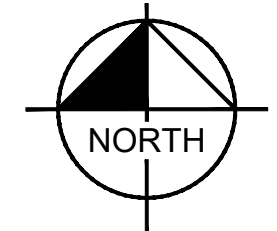
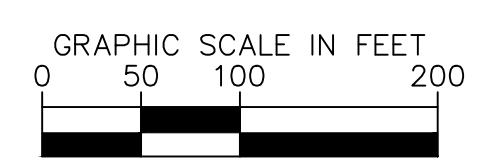
MATCHLINE SEE SHEET C1.4 FOR CONTINUATION



STAPLETON ESTATES FILING NO. 1
PLAT BOOK R-3 PAGE 76
RECEPTION NO. 905332

STAPLETON ESTATES FILING NO. 1
PLAT BOOK R-3 PAGE 76
RECEPTION NO. 905332

UNPLATTED
(SERGIU & DANELA BOTOLIN)



LEGEND

- PROPERTY/LOT LINE
- ROW LINE
- LOT NUMBER
- PROPOSED DRAINAGE EASEMENT
- PROPOSED DRAINAGE EASEMENT (METRO DISTRICT MAINTENANCE)
- PROPOSED DRAINAGE EASEMENT (COUNTY MAINTENANCE)

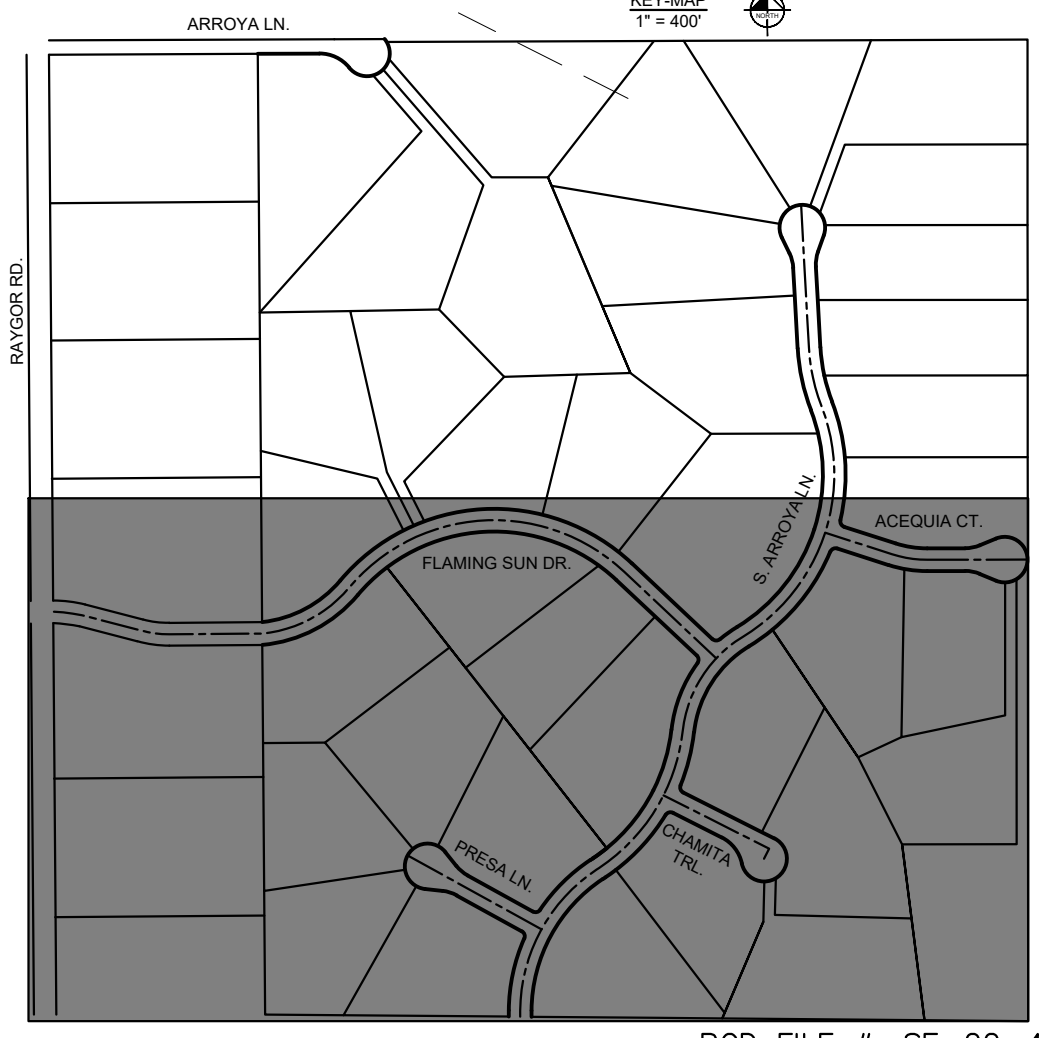
revise to County and Metro District

BENCHMARK

CONTROL POINTS AS SHOWN HEREON. ELEVATIONS ARE BASED ON CITY OF COLORADO SPRINGS FIMS MONUMENT F_65. PANEL POINTS 50 FOUND AT THE NW CORNER OF RAYGOR ROAD AND ARROYA LANE (EL=7281.39), AND 51 FOUND AT THE NW CORNER OF RAYGOR ROAD AND FLAMING SUN DRIVE (EL=7251.58). (DATUM: NGVD 29).

BASIS OF BEARINGS

ALL BEARINGS USED HEREIN ARE BASED ON AN ASSUMED BEARING S00°02'11"E (S00°02'11"E PER THE RECORDED DEED), A DISTANCE OF 2587.22 FEET (2587.32 FEET OF RECORD) BETWEEN A 2-1/2" ALUMINUM CAP STAMPED "PLS 4842" AT THE NORTHEAST CORNER OF THE NORTHWEST ONE-QUARTER CORNER OF SECTION 26 AND A 2" ALUMINUM CAP STAMPED "PLS 25968" AT THE CENTER ONE-QUARTER OF SAID SECTION 26.



PCD FILE #: SF-22-42



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
2024 KIMLEY-HORN AND ASSOCIATES, INC.
2 North Nevada Avenue Suite 900
Colorado Springs, Colorado 80903 (719) 453-0180

DESIGNED BY: MJK
DRAWN BY: MJK
CHECKED BY: KRK
DATE: 04/18/2023

EAGLEVIEW
EL PASO COUNTY, COLORADO
CONSTRUCTION DOCUMENTS
HORIZONTAL CONTROL PLAN

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

PROJECT NO.
196106001
SHEET

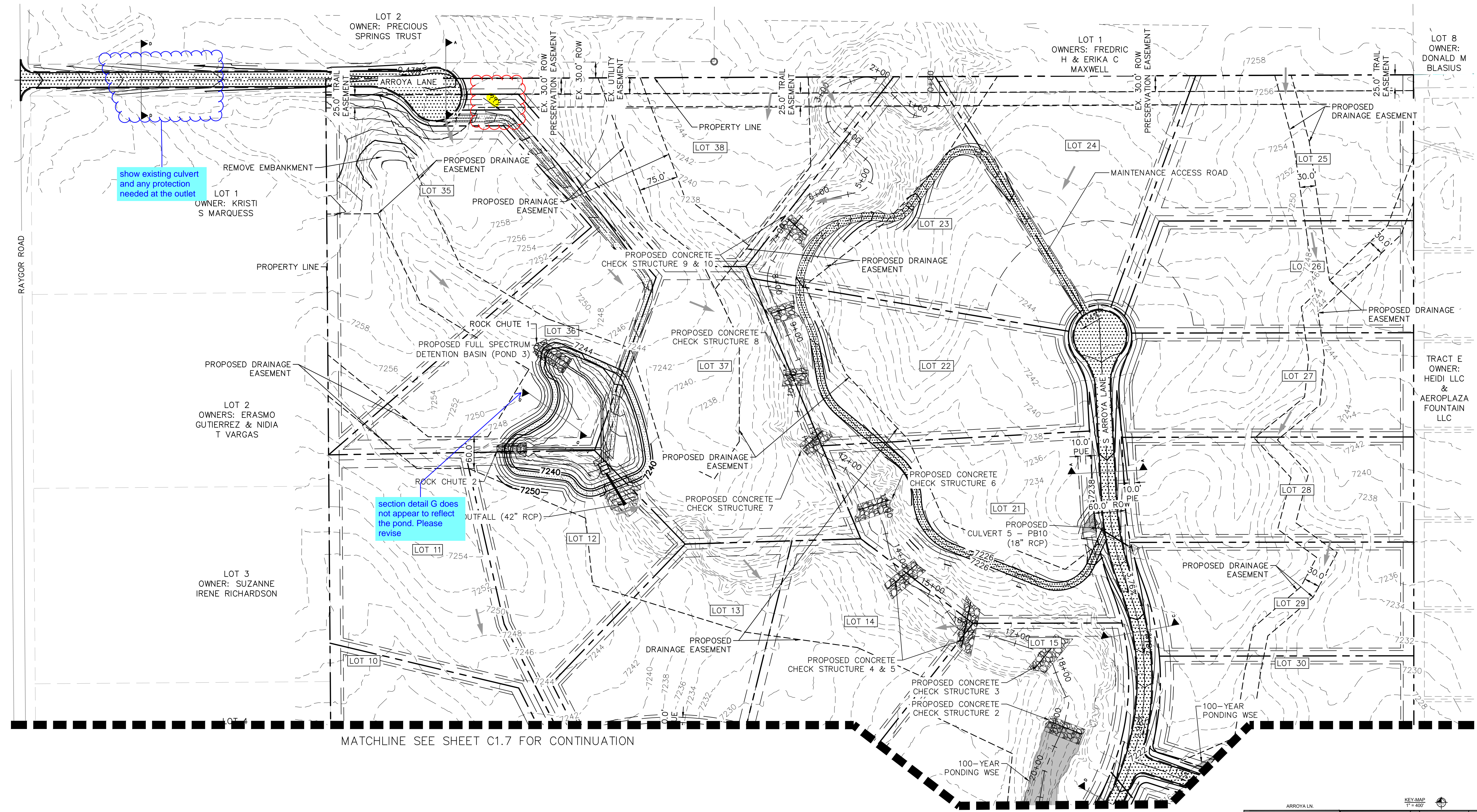
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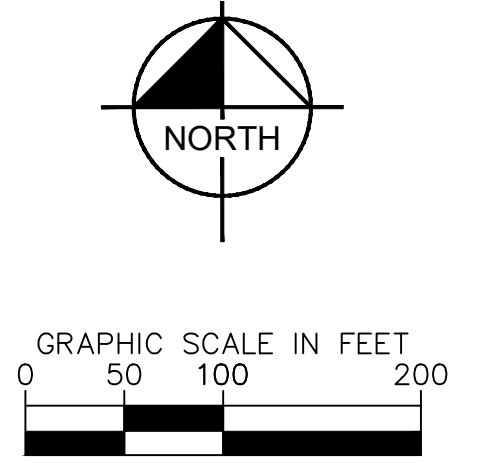
811 Know what's below.
Call before you dig.

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

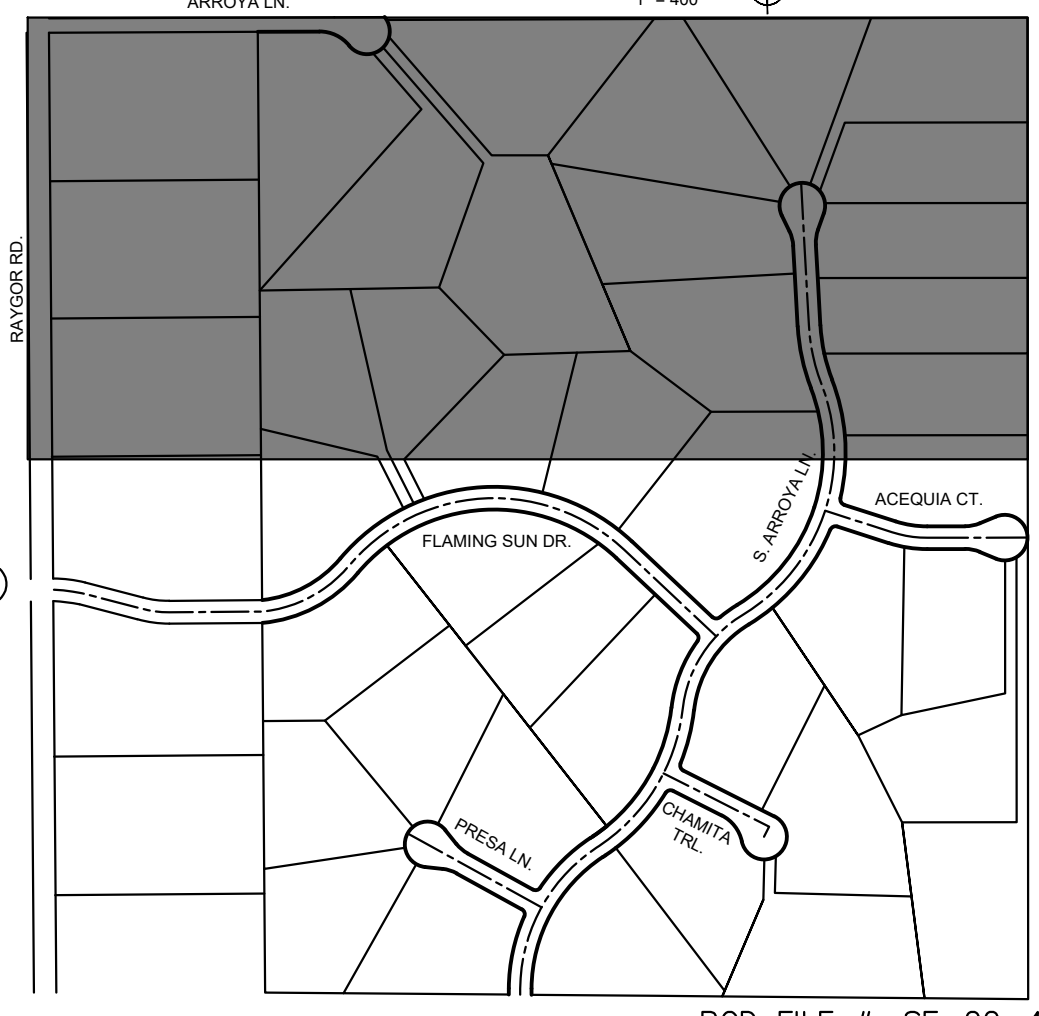
CALL 2-BUSINESS DAYS IN ADVANCE
BEFORE YOU DIG, GRADE, OR EXCAVATE
FOR THE MARKING OF UNDERGROUND
MEMBER UTILITIES



MATCHLINE SEE SHEET C1.7 FOR CONTINUATION



- LEGEND**
- PROPERTY/LOT LINE
 - ROW LINE
 - UTILITY EASEMENT LINE
 - [LOT #] LOT NUMBER
 - PROPOSED DRAINAGE EASEMENT
 - ▲ CROSS SECTION (SEE SHEET C1.1)
 - PROPOSED CULVERT
 - 7XXX- EXISTING MAJOR CONTOUR
 - 7XXX- EXISTING MINOR CONTOUR
 - 7XXX- PROPOSED MAJOR CONTOUR
 - 7XXX- PROPOSED MINOR CONTOUR



PCD FILE #: SF-22-42

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EAGLEVIEW
EL PASO COUNTY, COLORADO
CONSTRUCTION DOCUMENTS
GRADING PLAN

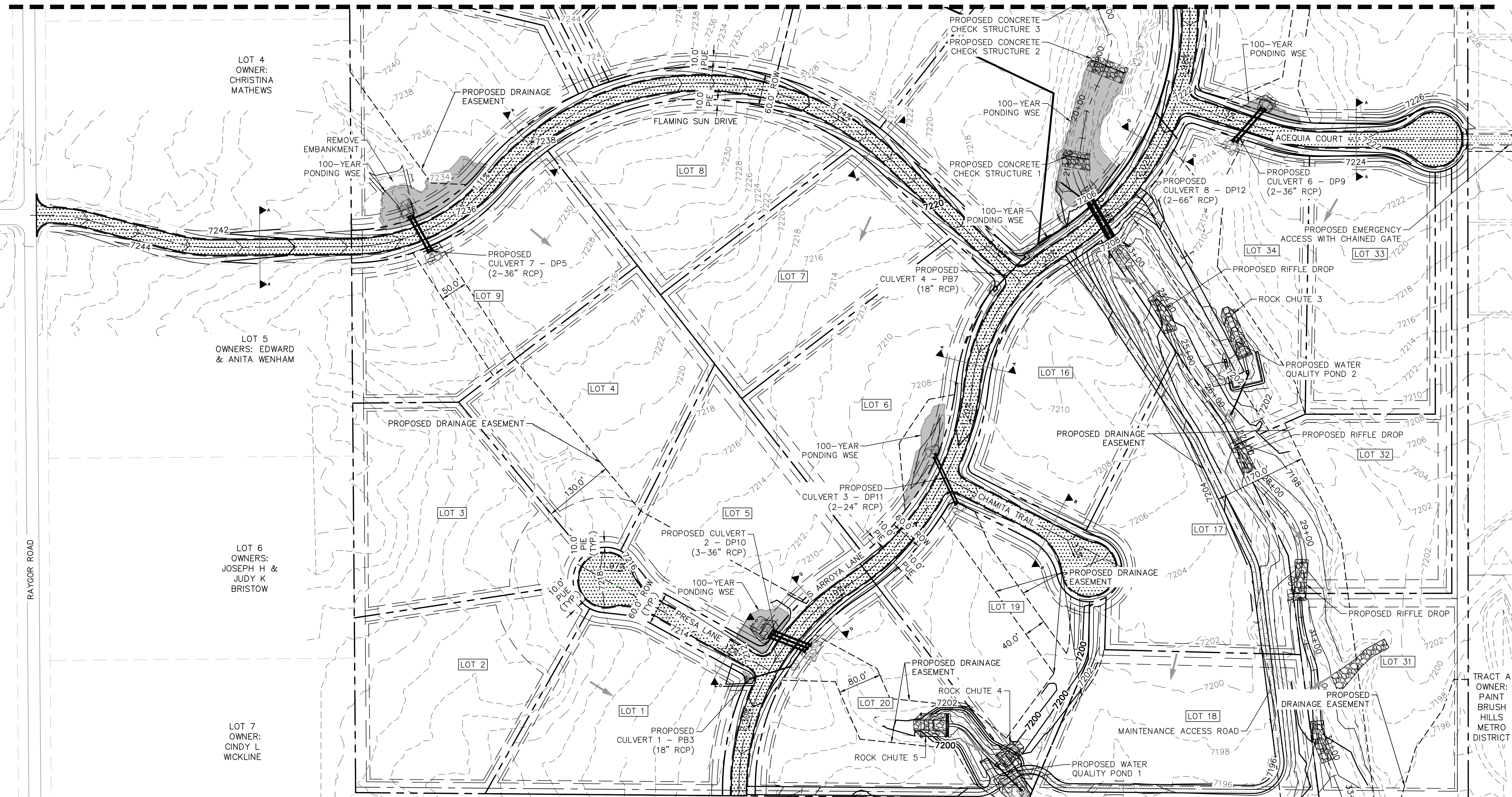
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Kimley»Horn
Kimley-Horn and Associates, Inc.

PROJECT NO.
196106001

SHEET
C1.6

MATCHLINE SEE SHEET C1.6 FOR CONTINUATION



RAYCOR ROAD

LOT 4
OWNER:
CHRISTINA
MATHEWS

LOT 5
OWNERS: EDWARD
& ANITA WENHAM

LOT 6
OWNERS:
JOSEPH H &
JUDY K
BRISTOW

LOT 7
OWNER:
CINDY L
WICKLINE

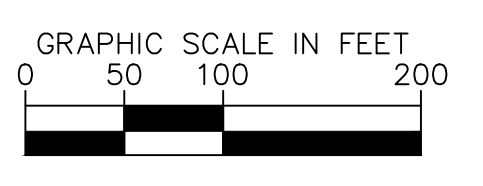
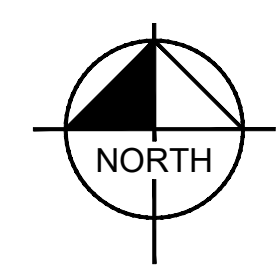
LOT 8
OWNERS: LANE
& TAMI A
BLACKWELL

LOT 29
OWNER: LAURA L
HOFF

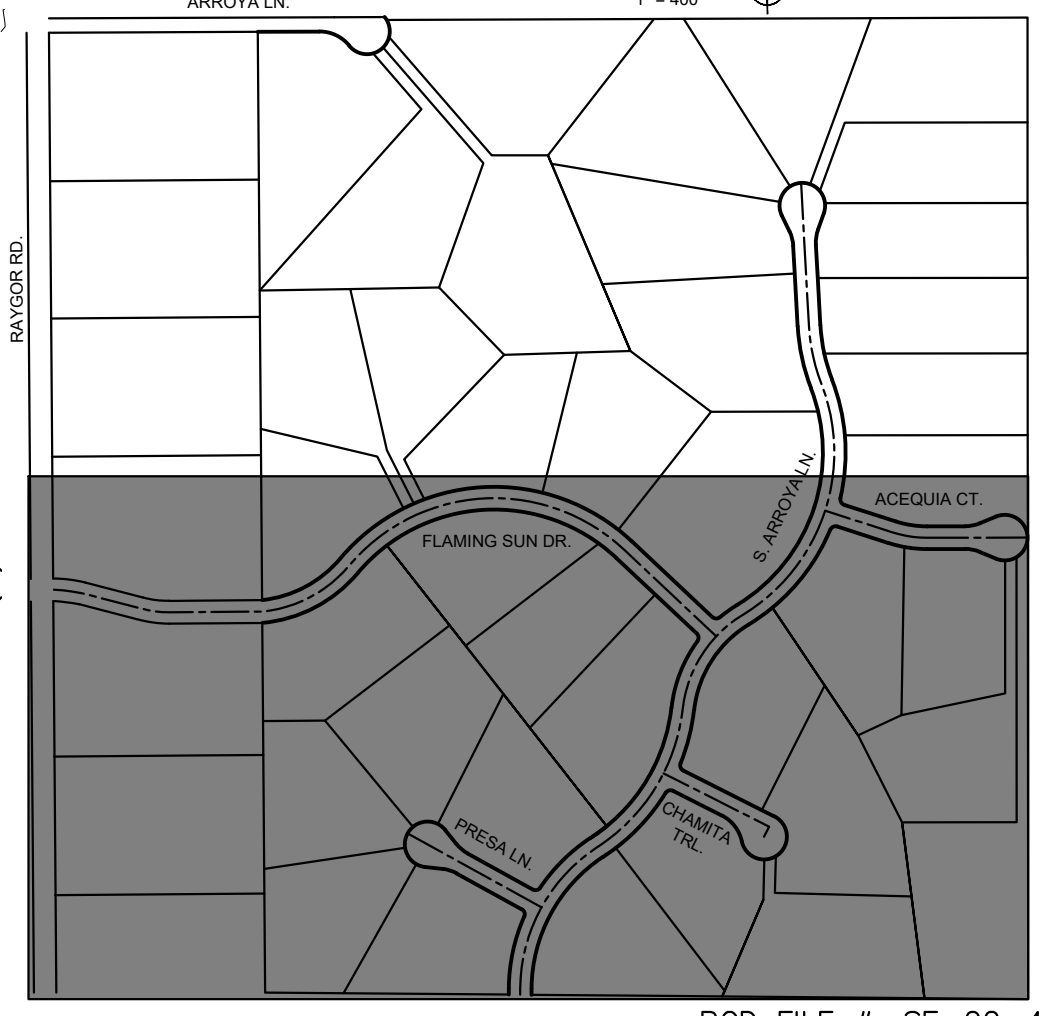
LOT 30
OWNER: SIMONS
FAMILY TRUST

UNPLATTED
OWNERS: SERGIU &
DANELA BOTOLIN

TRACT A
OWNER:
PAINT
BRUSH
HILLS
METRO
DISTRICT



- LEGEND**
- PROPERTY/LOT LINE
 - ROW LINE
 - UTILITY EASEMENT LINE
 - [] LOT #
 - PROPOSED DRAINAGE EASEMENT
 - ▲ ▲ CROSS SECTION (SEE SHEET C1.1)
 - PROPOSED CULVERT
 - 7XXX- EXISTING MAJOR CONTOUR
 - 7XXX- EXISTING MINOR CONTOUR
 - 7XXX--- PROPOSED MAJOR CONTOUR
 - 7XXX--- PROPOSED MINOR CONTOUR



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

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GRADING PLAN

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Kimley-Horn and Associates, Inc.

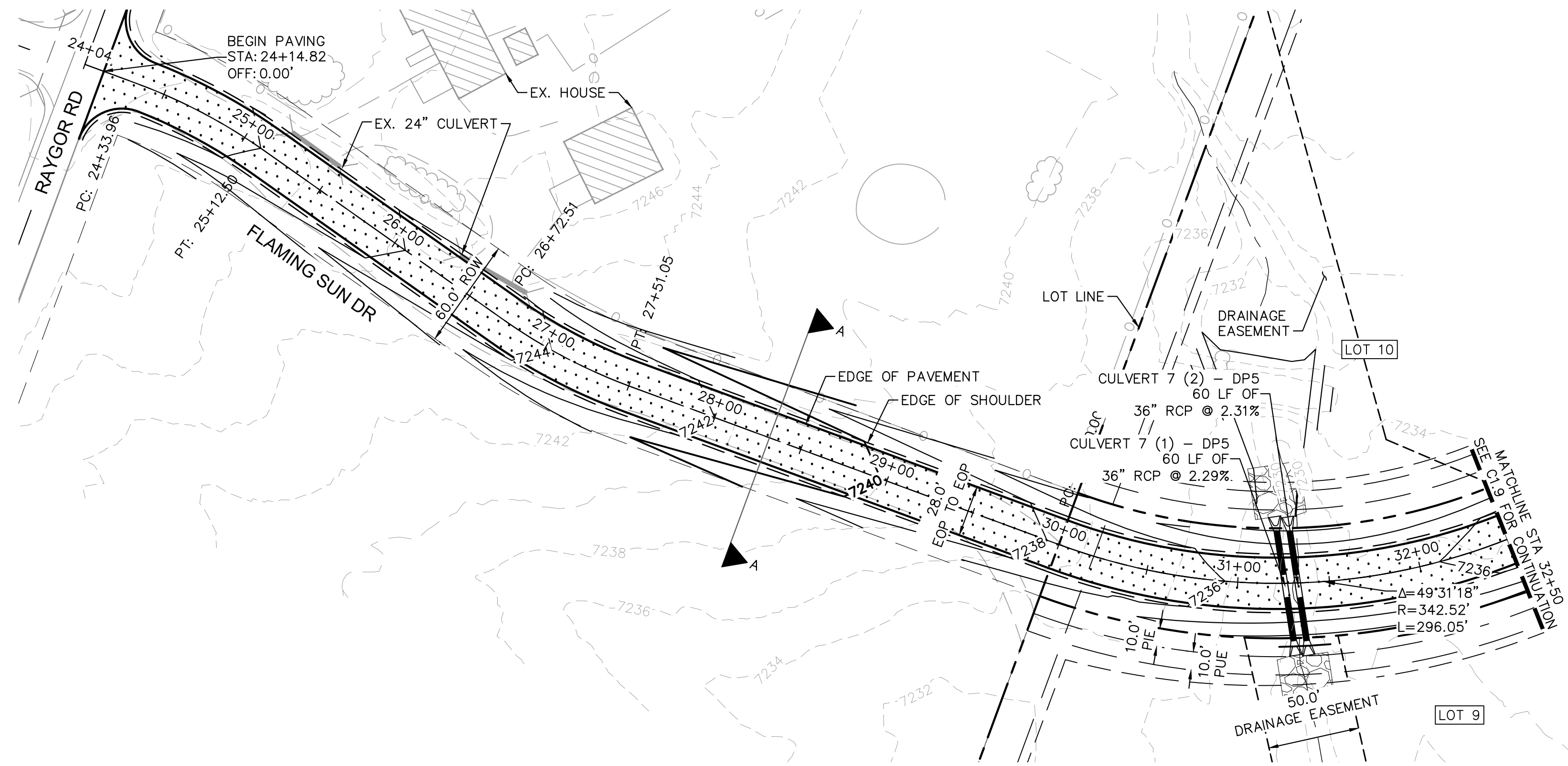
PROJECT NO.
196106001
SHEET

C1.7

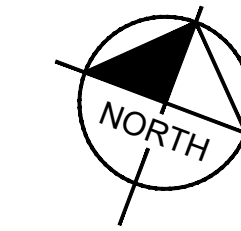
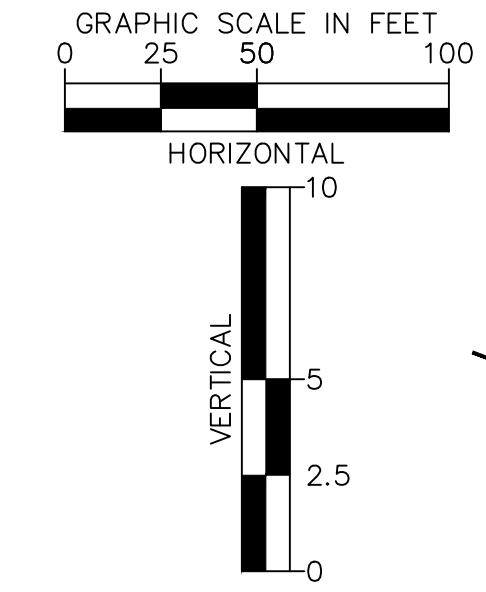
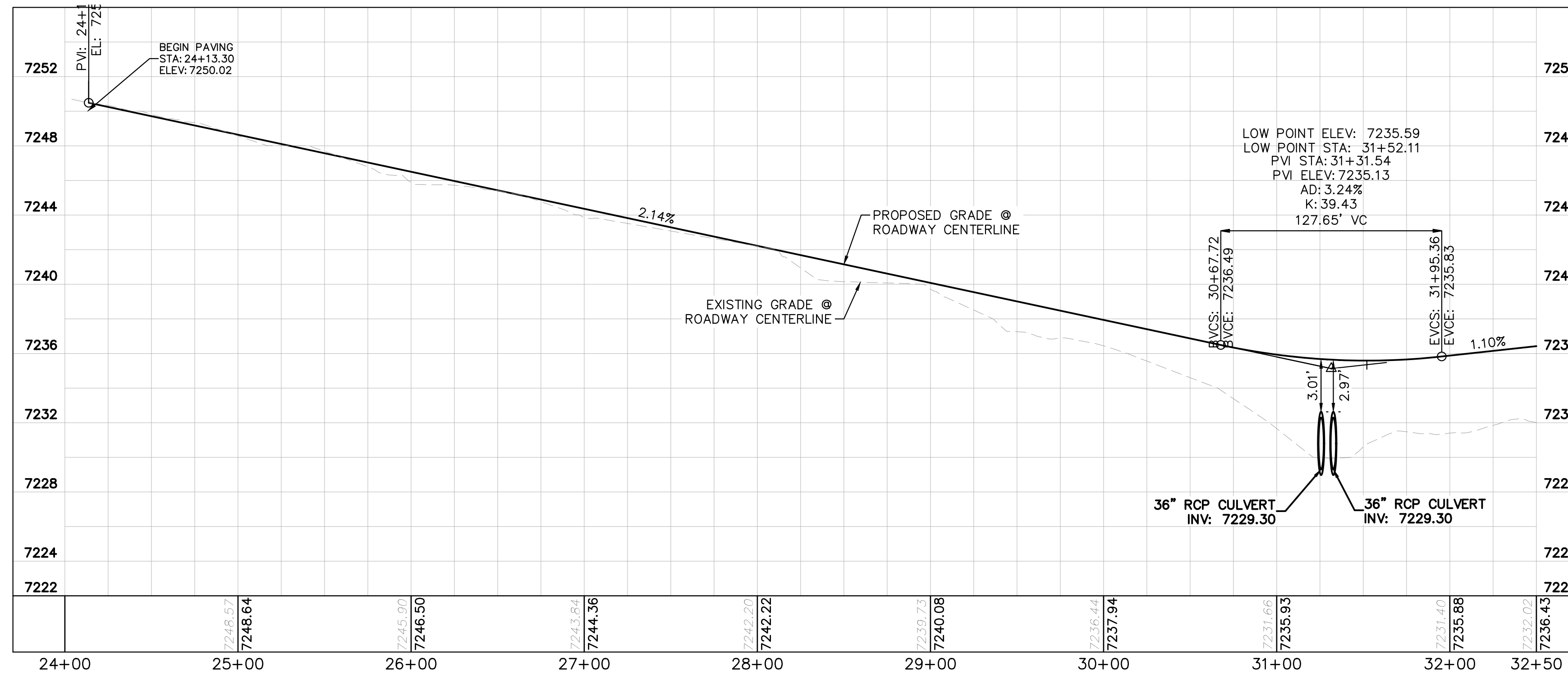
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FLAMING SUN DR. PROFILE
STA: 24+00 TO 32+50

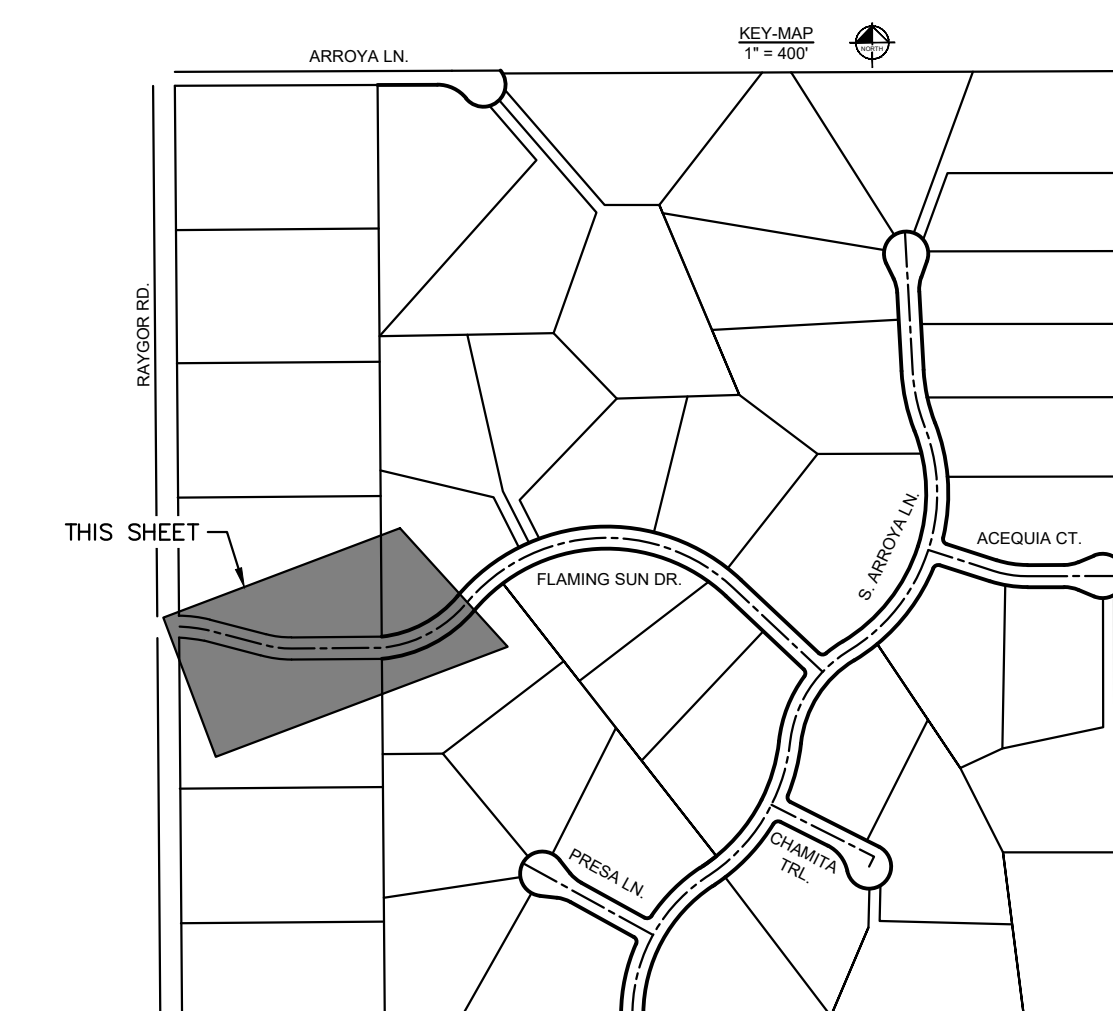


LEGEND

- PROPERTY/LOT LINE
- ROW LINE
- UTILITY EASEMENT LINE
- LOT # LOT NUMBER
- x-x- PROPOSED DRAINAGE EASEMENT
- x-x- CROSS SECTION (SEE SHEET C1.1)
- PROPOSED CULVERT
- EXISTING CULVERT
- 7XXX- EXISTING MAJOR CONTOUR
- 7XXX- EXISTING MINOR CONTOUR
- 7XXX--- PROPOSED MAJOR CONTOUR
- 7XXX--- PROPOSED MINOR CONTOUR
- PROPOSED EDGE OF PAVEMENT
- PROPOSED EDGE OF SHOULDER
- XXXXX TURF REINFORCEMENT MAT

NOTES

1. SEE SHEET C1.1 FOR TYPICAL ROADWAY SECTIONS AND ROADSIDE DITCH CONFIGURATIONS AS LABELED IN PLAN VIEW.
2. PIE = PUBLIC IMPROVEMENT EASEMENT
3. PUE = PUBLIC UTILITY EASEMENT



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EAGLEVIEW
EL PASO COUNTY, COLORADO
CONSTRUCTION DOCUMENTS
FLAMING SUN DR. PLAN & PROFILE

PRELIMINARY
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Kimley»Horn
Kimley-Horn and Associates, Inc.

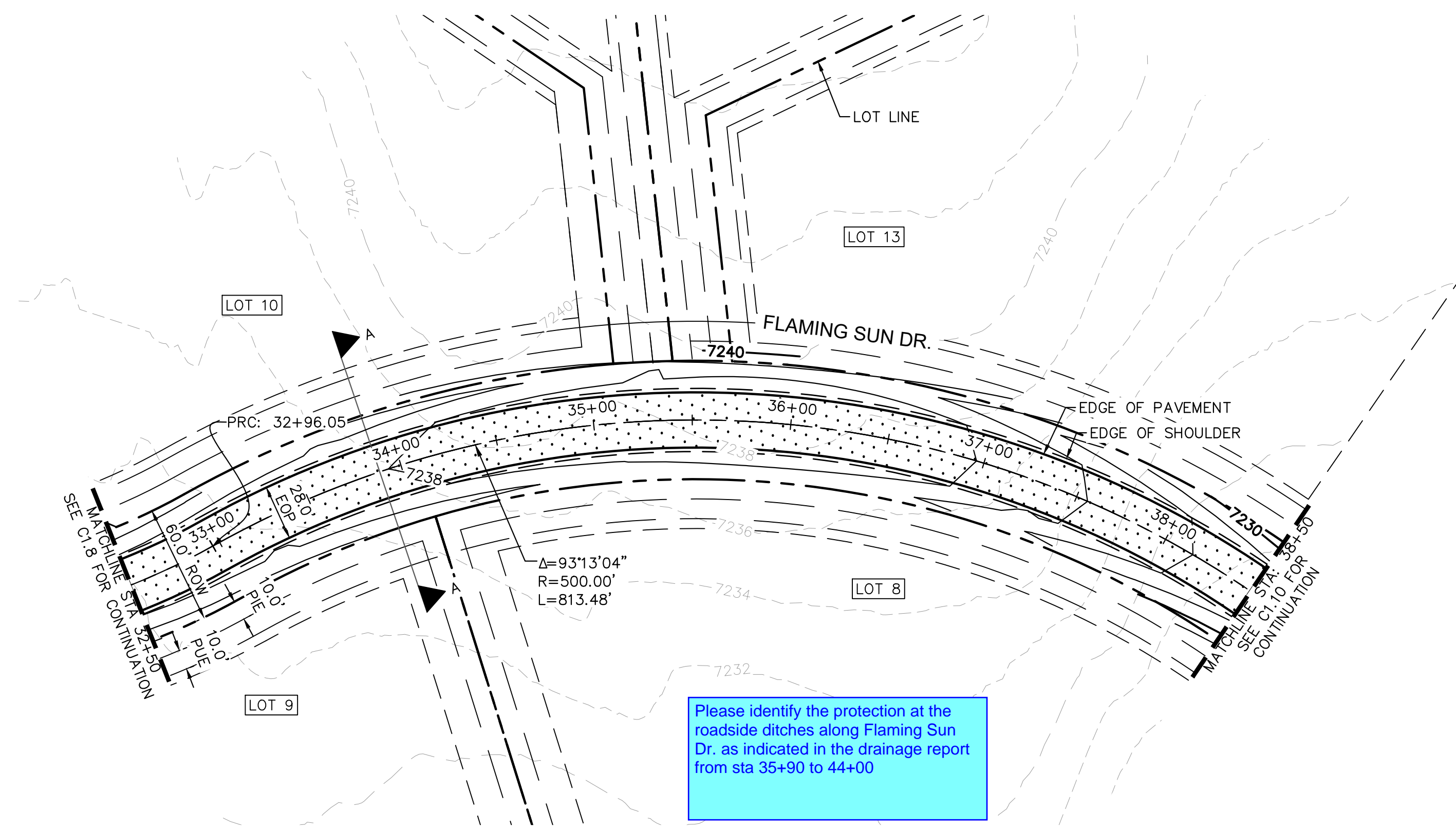
PROJECT NO.
196106001

SHEET

C1.8

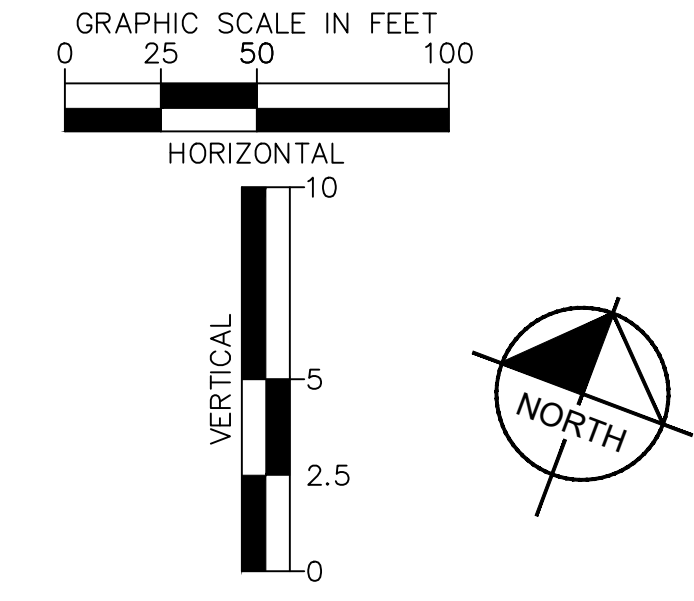
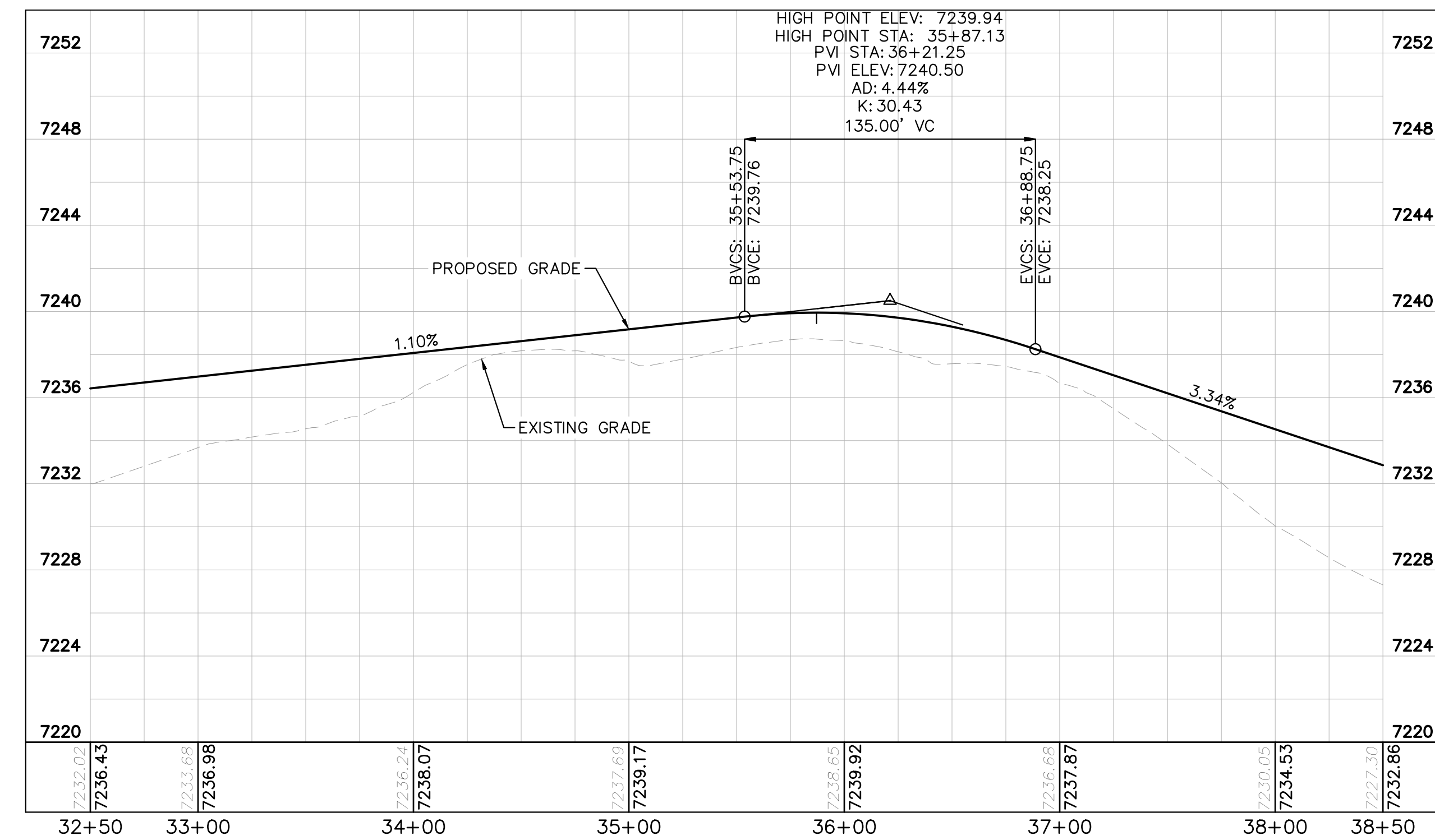
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Please identify the protection at the roadside ditches along Flaming Sun Dr. as indicated in the drainage report from sta 35+90 to 44+00

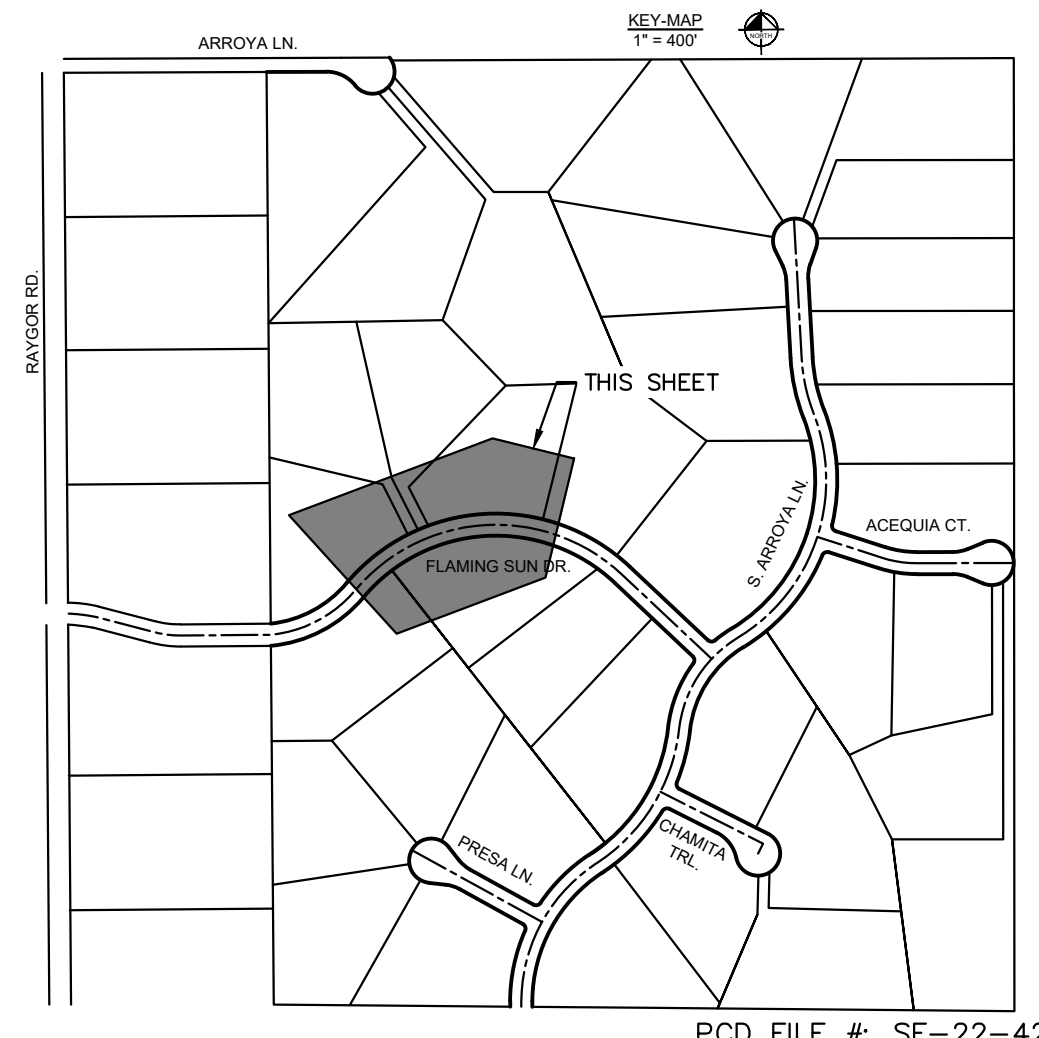
FLAMING SUN DR. PROFILE
STA: 32+50 TO 38+50



LEGEND

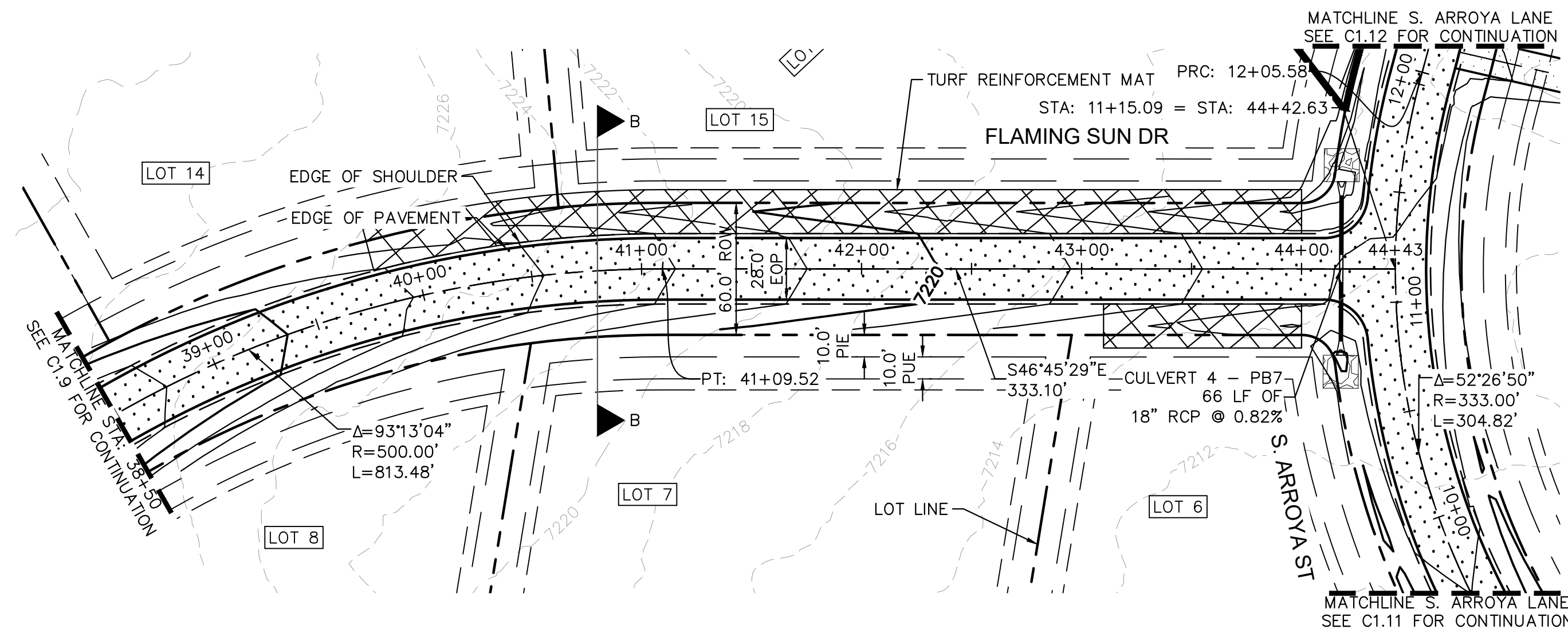
	PROPERTY/LOT LINE
	ROW LINE
	UTILITY EASEMENT LINE
	LOT NUMBER
	PROPOSED DRAINAGE EASEMENT
	CROSS SECTION (SEE SHEET C1.1)
	PROPOSED CULVERT
	EXISTING CULVERT
	EXISTING MAJOR CONTOUR
	EXISTING MINOR CONTOUR
	PROPOSED MAJOR CONTOUR
	PROPOSED MINOR CONTOUR
	PROPOSED EDGE OF PAVEMENT
	PROPOSED EDGE OF SHOULDER
	TURF REINFORCEMENT MAT

- NOTES
- SEE SHEET C1.1 FOR TYPICAL ROADWAY SECTIONS AND ROADSIDE DITCH CONFIGURATIONS AS LABELED IN PLAN VIEW.
 - PIE = PUBLIC IMPROVEMENT EASEMENT
 - PUE = PUBLIC UTILITY EASEMENT

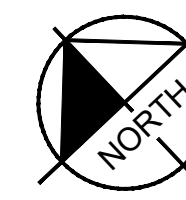
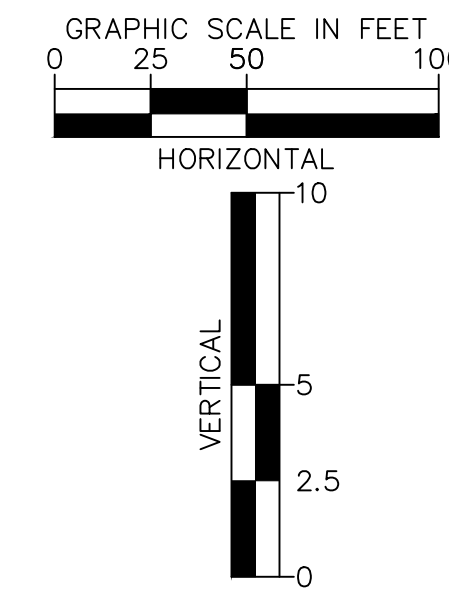
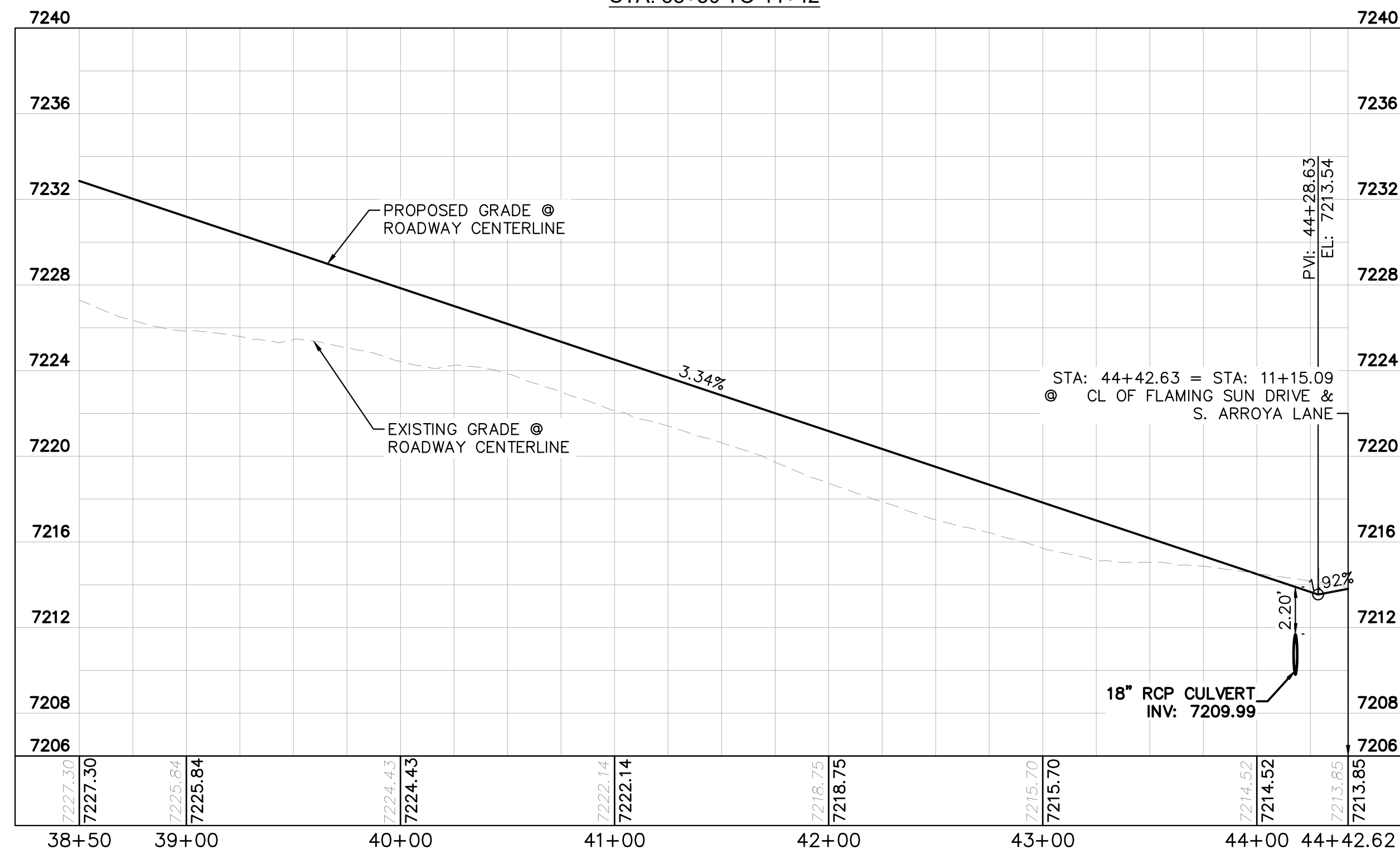


 2024 KIMLEY-HORN AND ASSOCIATES, INC. 2 North Nevada Avenue Suite 900 Colorado Springs, Colorado 80903 (719) 453-0180		NO.	REVISION	BY	DATE	APPR.
EAGLEVIEW EL PASO COUNTY, COLORADO CONSTRUCTION DOCUMENTS FLAMING SUN DR. PLAN & PROFILE						
PRELIMINARY FOR REVIEW ONLY NOT FOR CONSTRUCTION Kimley-Horn and Associates, Inc.						
PROJECT NO. 196106001 SHEET C1.9						
PCD FILE #: SF-22-42						

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FLAMING SUN DR. PROFILE
STA: 38+50 TO 44+42

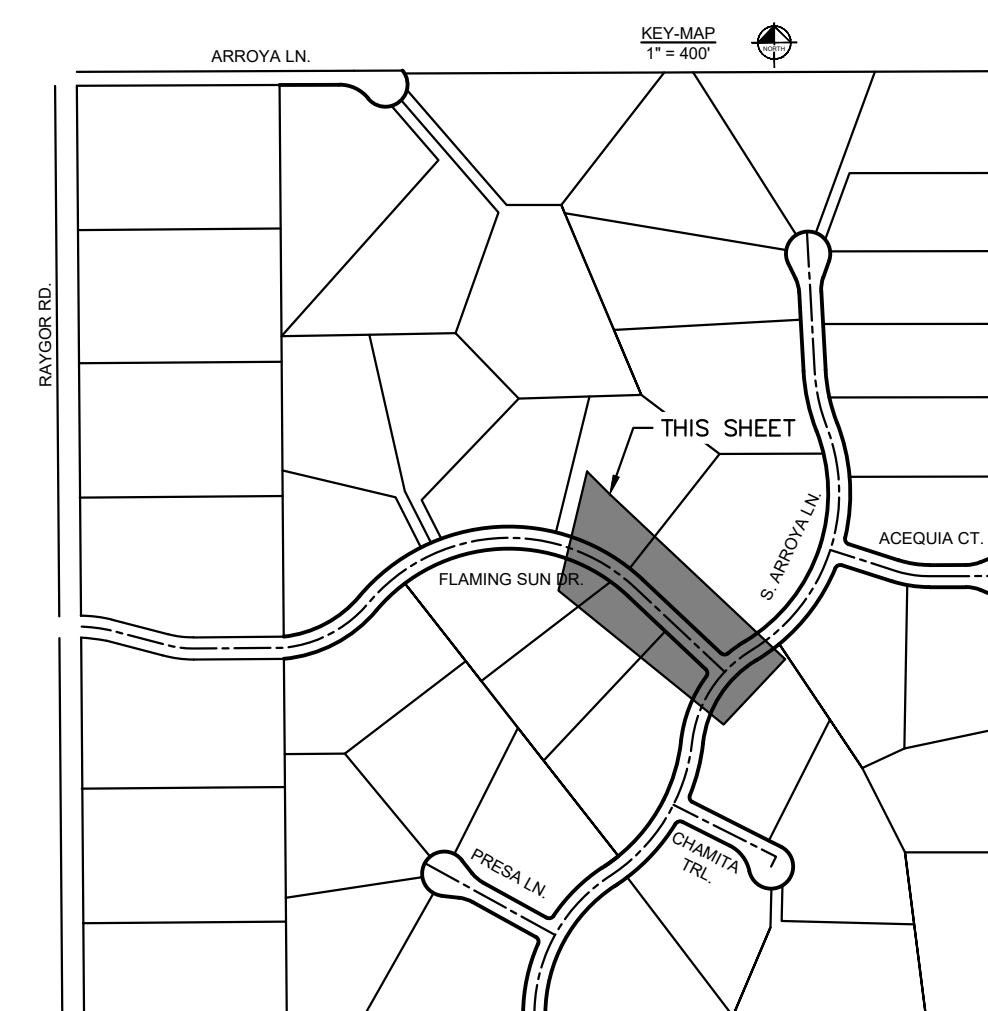


LEGEND

- PROPERTY/LOT LINE
- ROW LINE
- UTILITY EASEMENT LINE
- LOT #
- x-x- PROPOSED DRAINAGE EASEMENT
- ▲▲ CROSS SECTION (SEE SHEET C1.1)
- PROPOSED CULVERT
- EXISTING CULVERT
- 7XXX- EXISTING MAJOR CONTOUR
- 7XXX- EXISTING MINOR CONTOUR
- 7XXX PROPOSED MAJOR CONTOUR
- 7XXX PROPOSED MINOR CONTOUR
- PROPOSED EDGE OF PAVEMENT
- PROPOSED EDGE OF SHOULDER
- XXXX TURF REINFORCEMENT MAT

NOTES

1. SEE SHEET C1.1 FOR TYPICAL ROADWAY SECTIONS AND ROADSIDE DITCH CONFIGURATIONS AS LABELED IN PLAN VIEW.
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PCD FILE #: SF-22-42

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Colorado Springs, Colorado 80903 (719) 453-0180

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CHECKED BY: KKK
DATE: 04/18/2023

EAGLEVIEW
EL PASO COUNTY, COLORADO
CONSTRUCTION DOCUMENTS
FLAMING SUN DR. PLAN & PROFILE

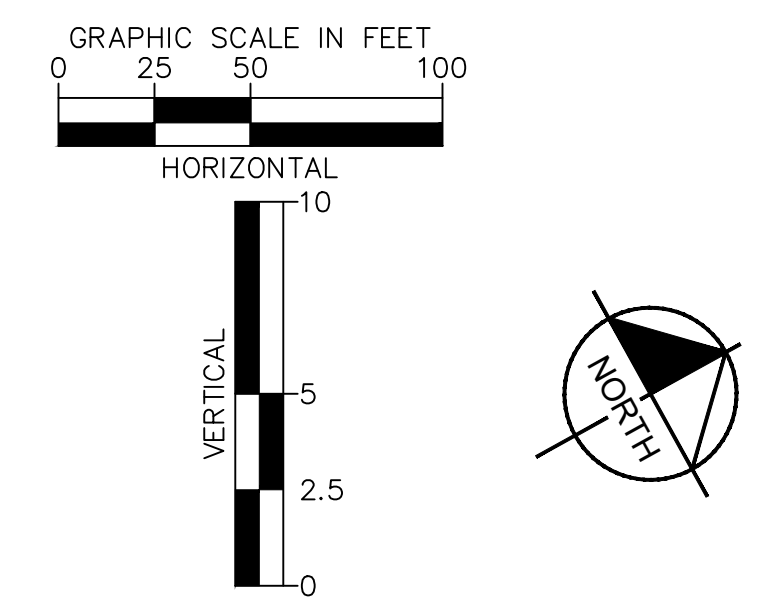
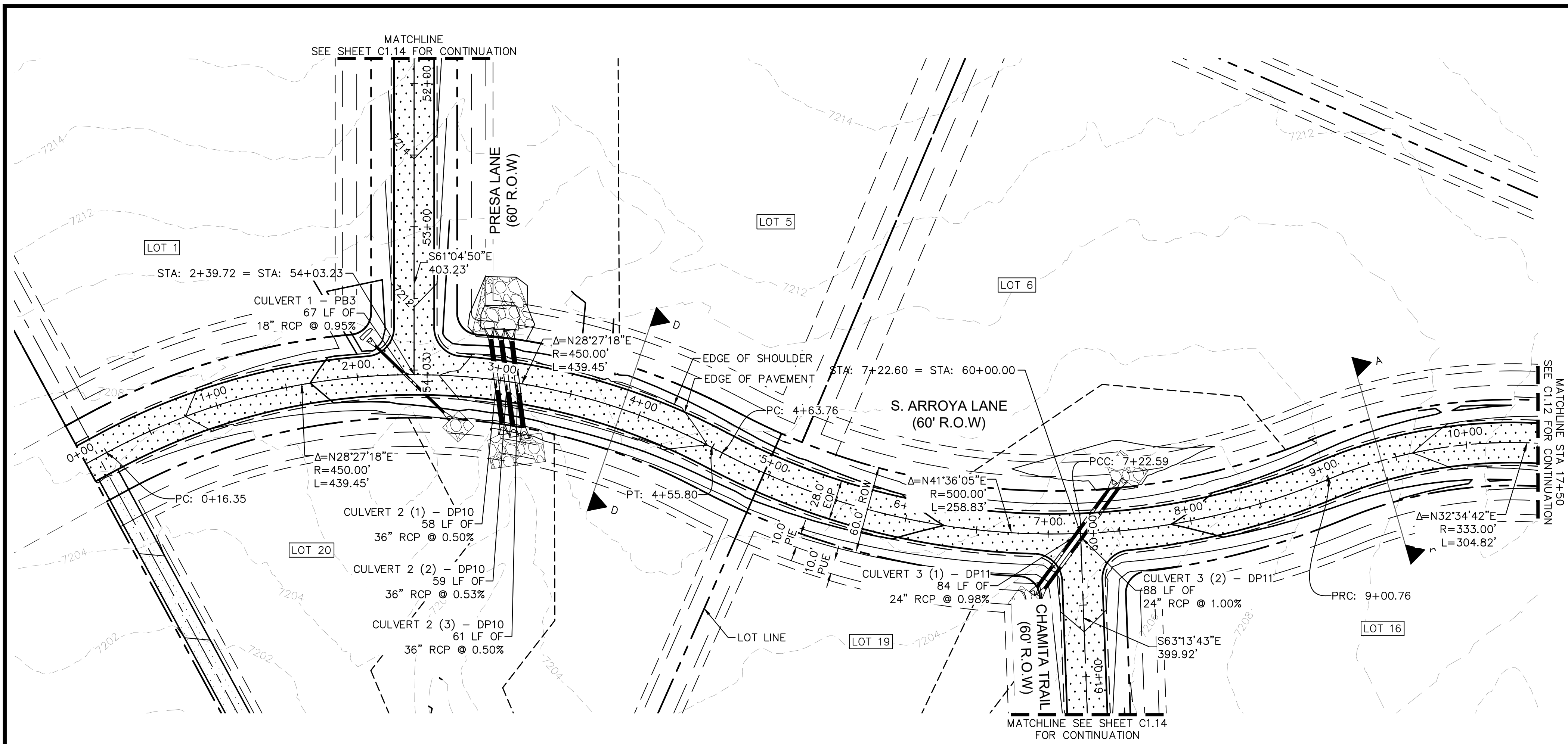
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Kimley»Horn
Kimley-Horn and Associates, Inc.

PROJECT NO.
196106001

SHEET

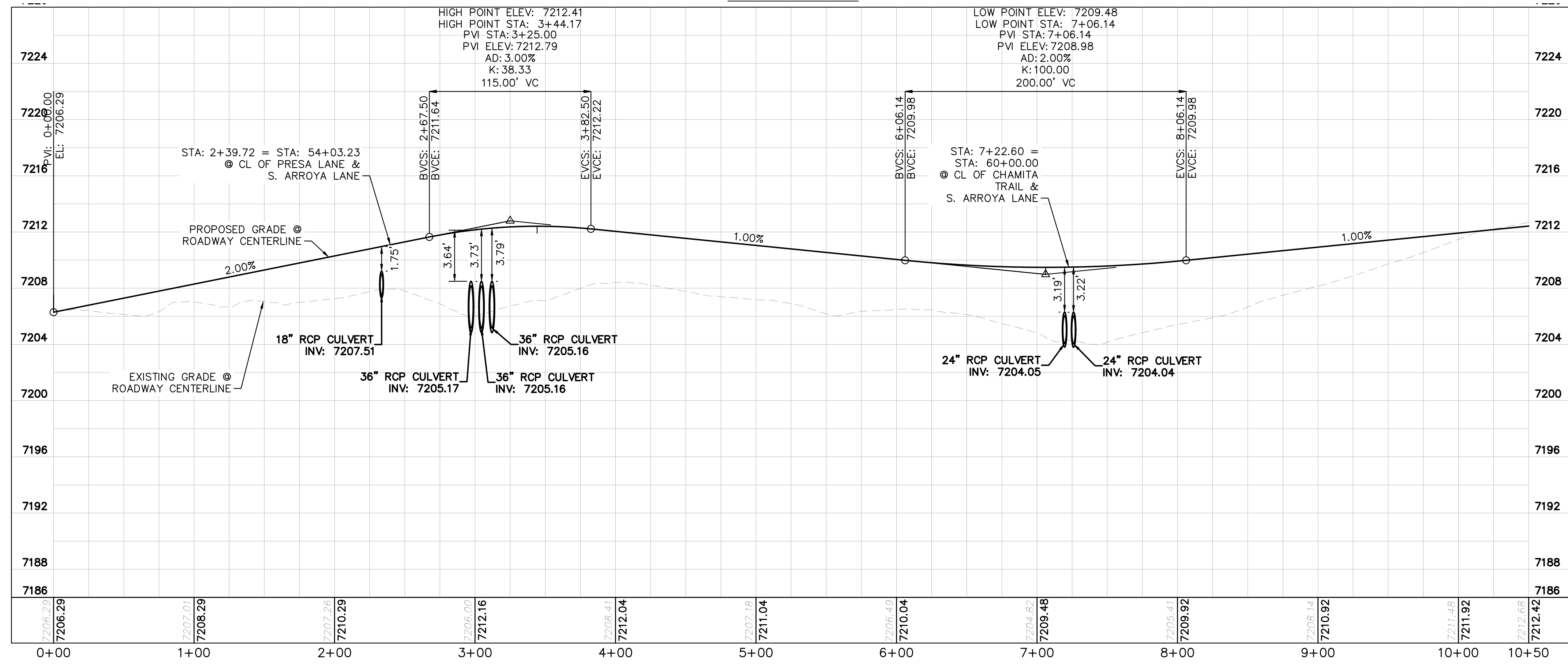
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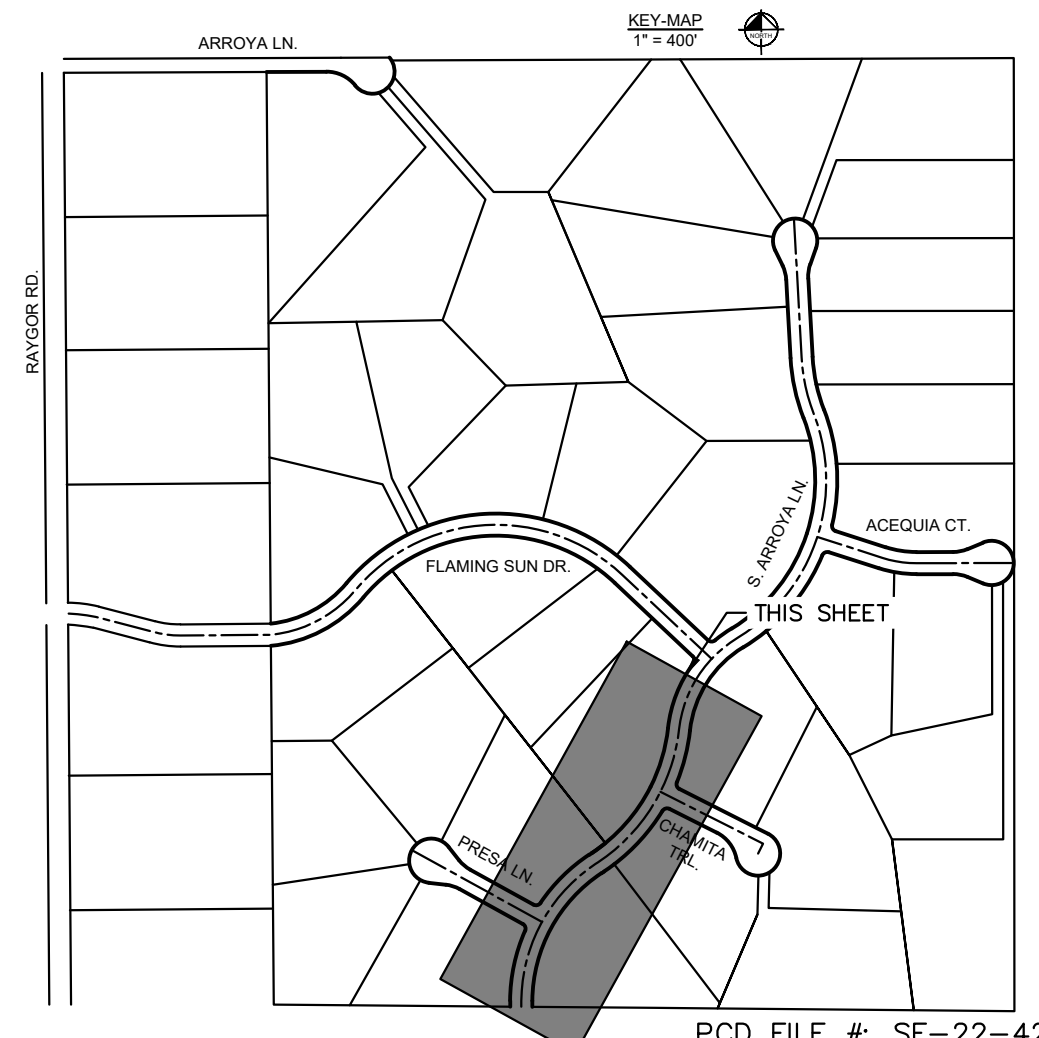
- LEGEND**
- PROPERTY/LOT LINE
 - ROW LINE
 - UTILITY EASEMENT LINE
 - LOT # LOT NUMBER
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 - ▲▲ CROSS SECTION (SEE SHEET C1.1)
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 - 7XXX- EXISTING MAJOR CONTOUR
 - 7XXX- EXISTING MINOR CONTOUR
 - 7XXX- PROPOSED MAJOR CONTOUR
 - 7XXX- PROPOSED MINOR CONTOUR
 - PROPOSED EDGE OF PAVEMENT
 - PROPOSED EDGE OF SHOULDER
 - XXXXX TURF REINFORCEMENT MAT

S. ARROYA LANE PROFILE
STA: 0+00 TO 10+50



NOTES

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EAGLEVIEW
EL PASO COUNTY, COLORADO
CONSTRUCTION DOCUMENTS
S. ARROYA LN. PLAN & PROFILE

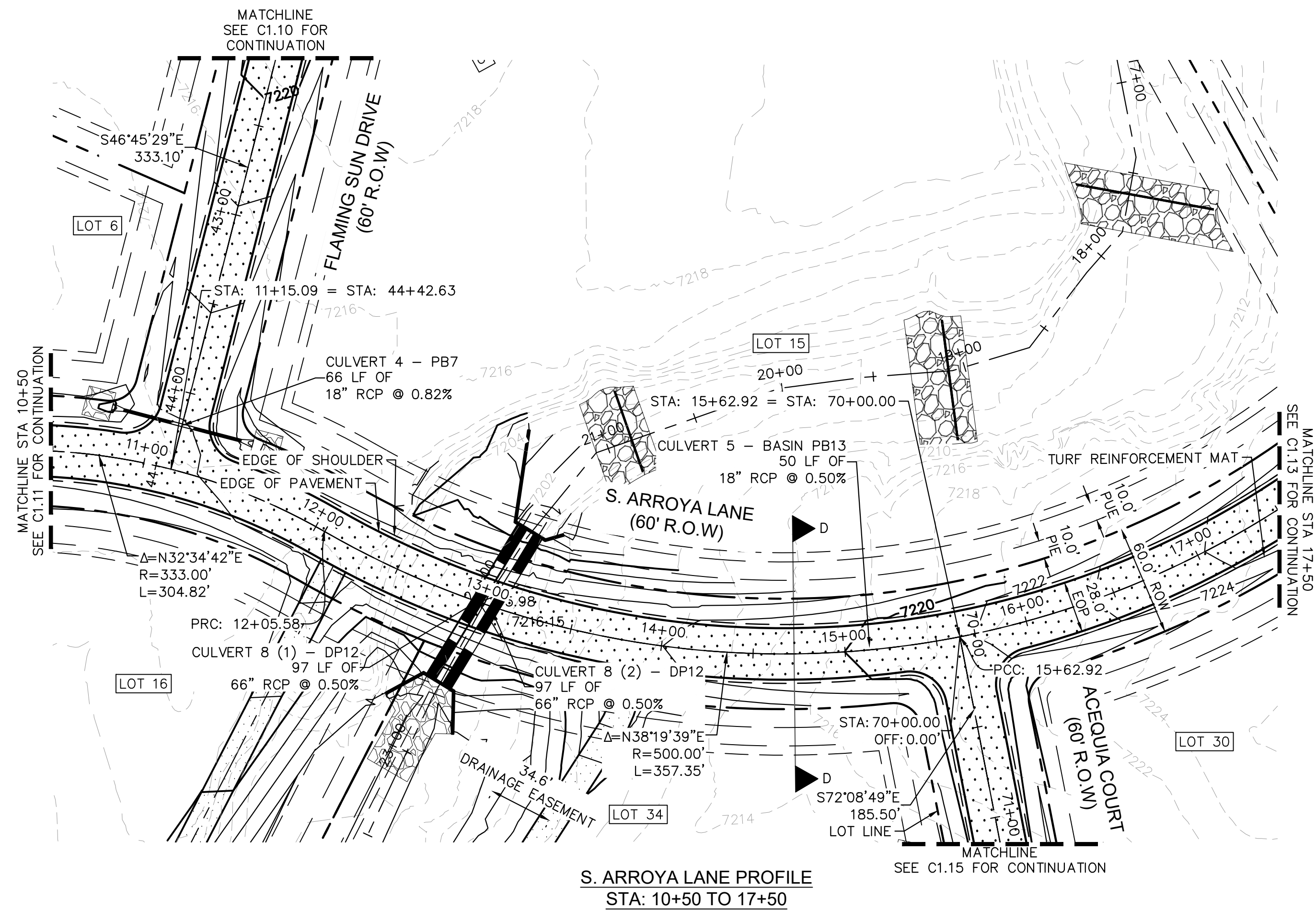
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PROJECT NO.
196106001
SHEET

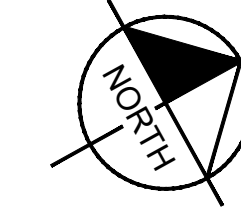
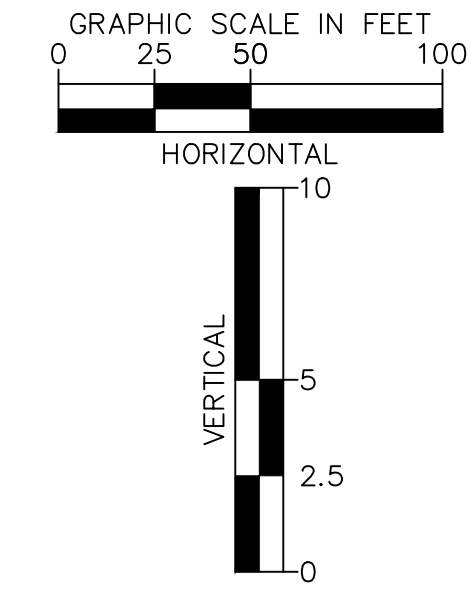
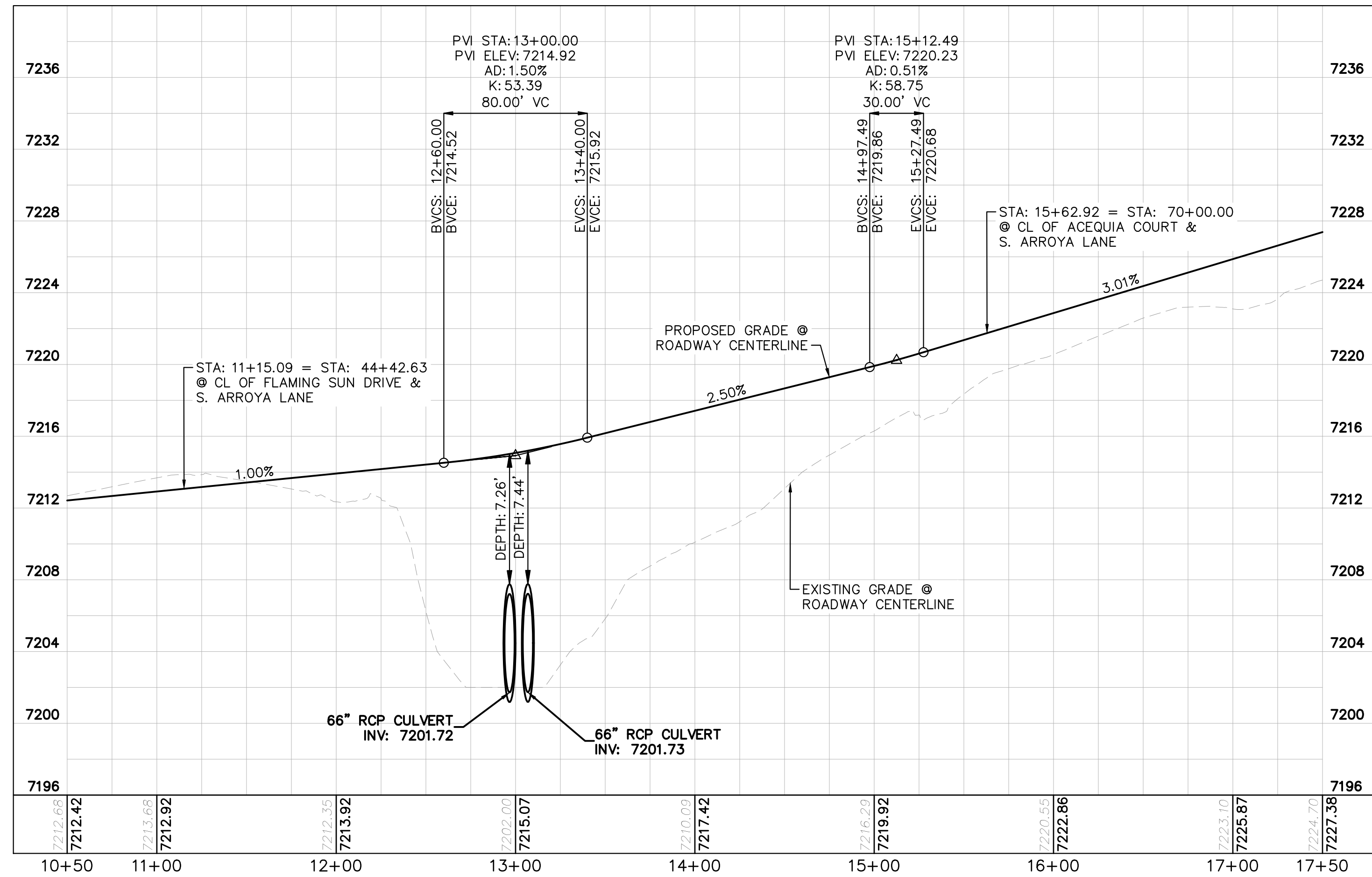
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PCD FILE #: SF-22-42

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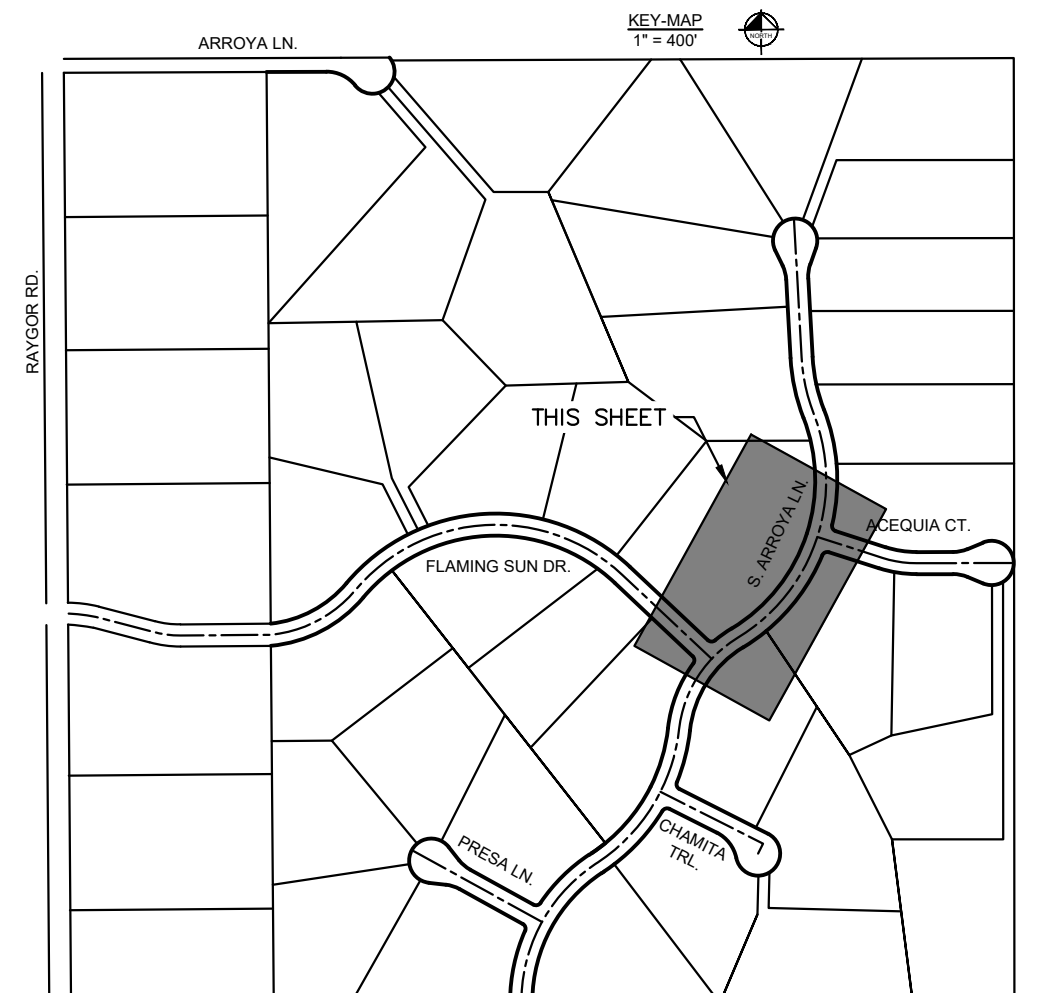
S. ARROYA LANE PROFILE
STA: 10+50 TO 17+50



- LEGEND
- PROPERTY/LOT LINE
 - ROW LINE
 - UTILITY EASEMENT LINE
 - LOT # LOT NUMBER
 - x-x-x- PROPOSED DRAINAGE EASEMENT
 - ▲ CROSS SECTION (SEE SHEET C1.1)
 - PROPOSED CULVERT
 - EXISTING CULVERT
 - 7XXX- EXISTING MAJOR CONTOUR
 - 7XXX- EXISTING MINOR CONTOUR
 - 7XXX PROPOSED MAJOR CONTOUR
 - 7XXX PROPOSED MINOR CONTOUR
 - PROPOSED EDGE OF PAVEMENT
 - PROPOSED EDGE OF SHOULDER
 - XXXXX TURF REINFORCEMENT MAT

NOTES

1. SEE SHEET C1.1 FOR TYPICAL ROADWAY SECTIONS AND ROADSIDE DITCH CONFIGURATIONS AS LABELED IN PLAN VIEW.
2. PIE = PUBLIC IMPROVEMENT EASEMENT
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EAGLEVIEW
EL PASO COUNTY, COLORADO
CONSTRUCTION DOCUMENTS
S. ARROYA LN. PLAN & PROFILE

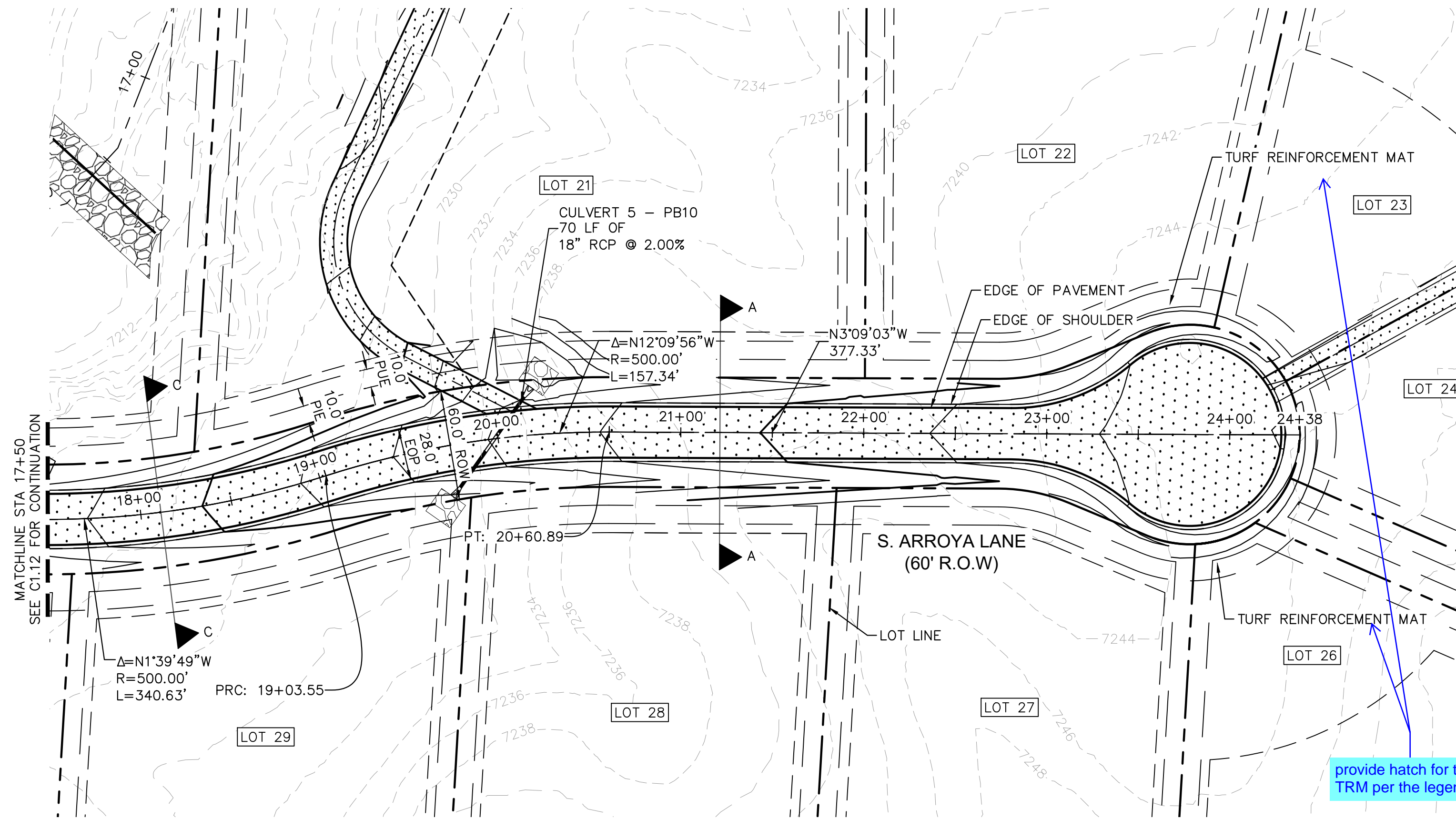
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Kimley-Horn and Associates, Inc.

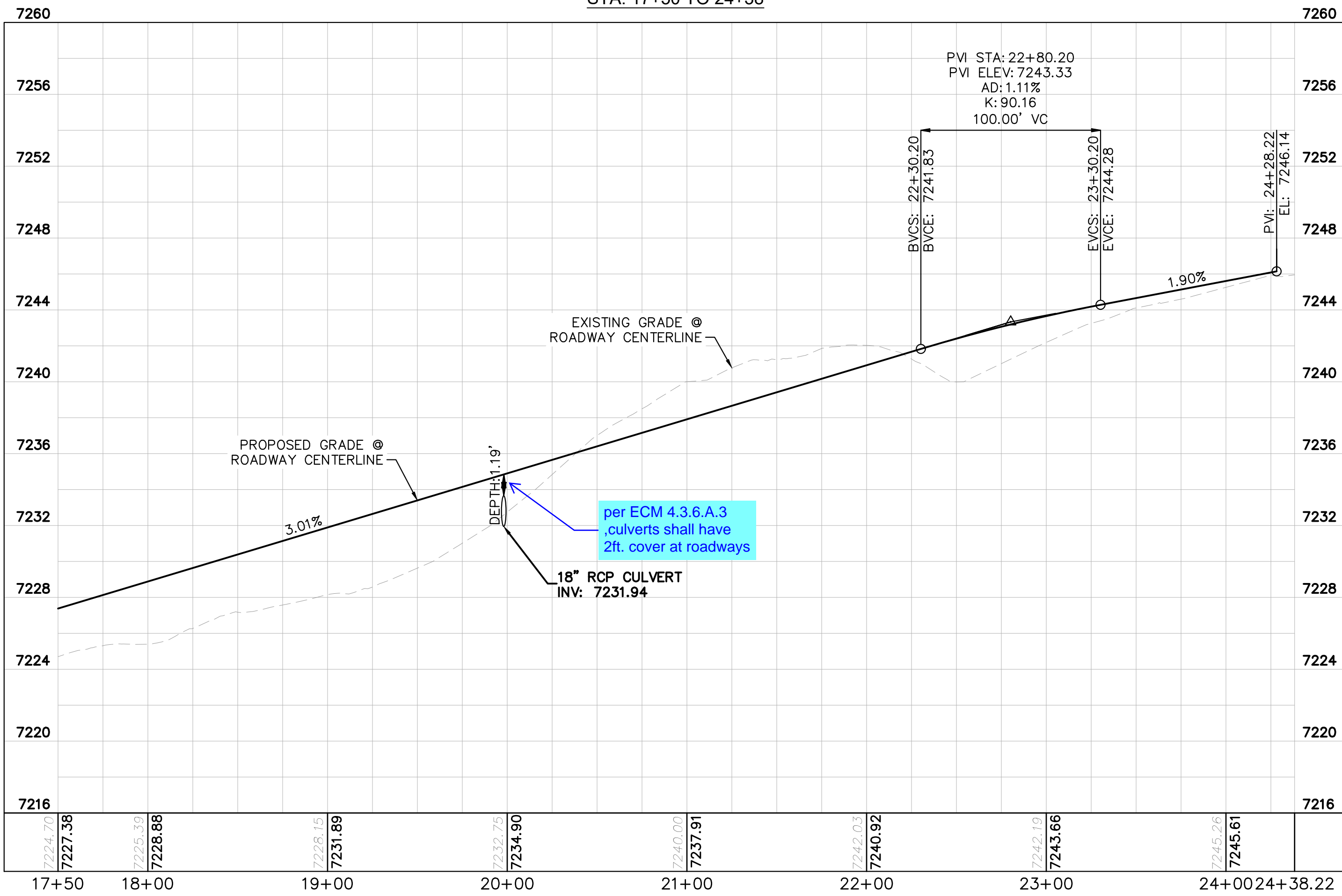
PROJECT NO.
196106001

SHEET

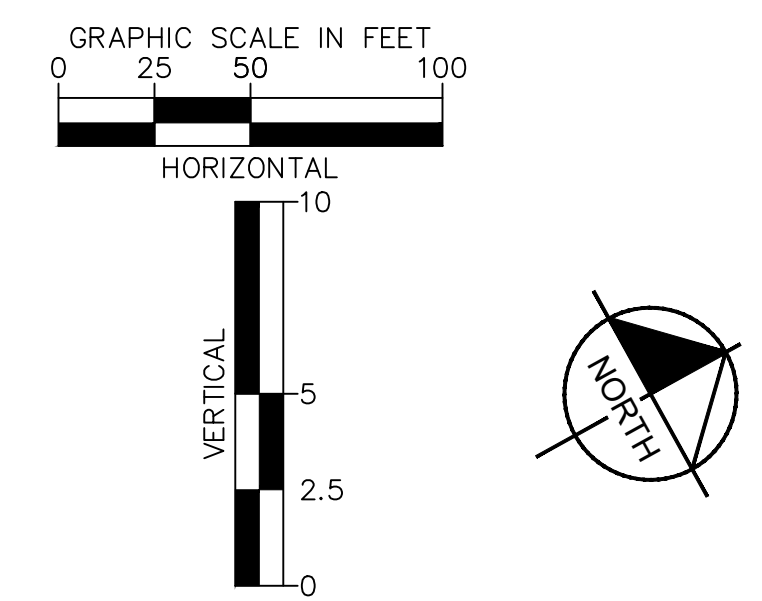
C1.12



S. ARROYA LANE PROFILE
STA: 17+50 TO 24+38



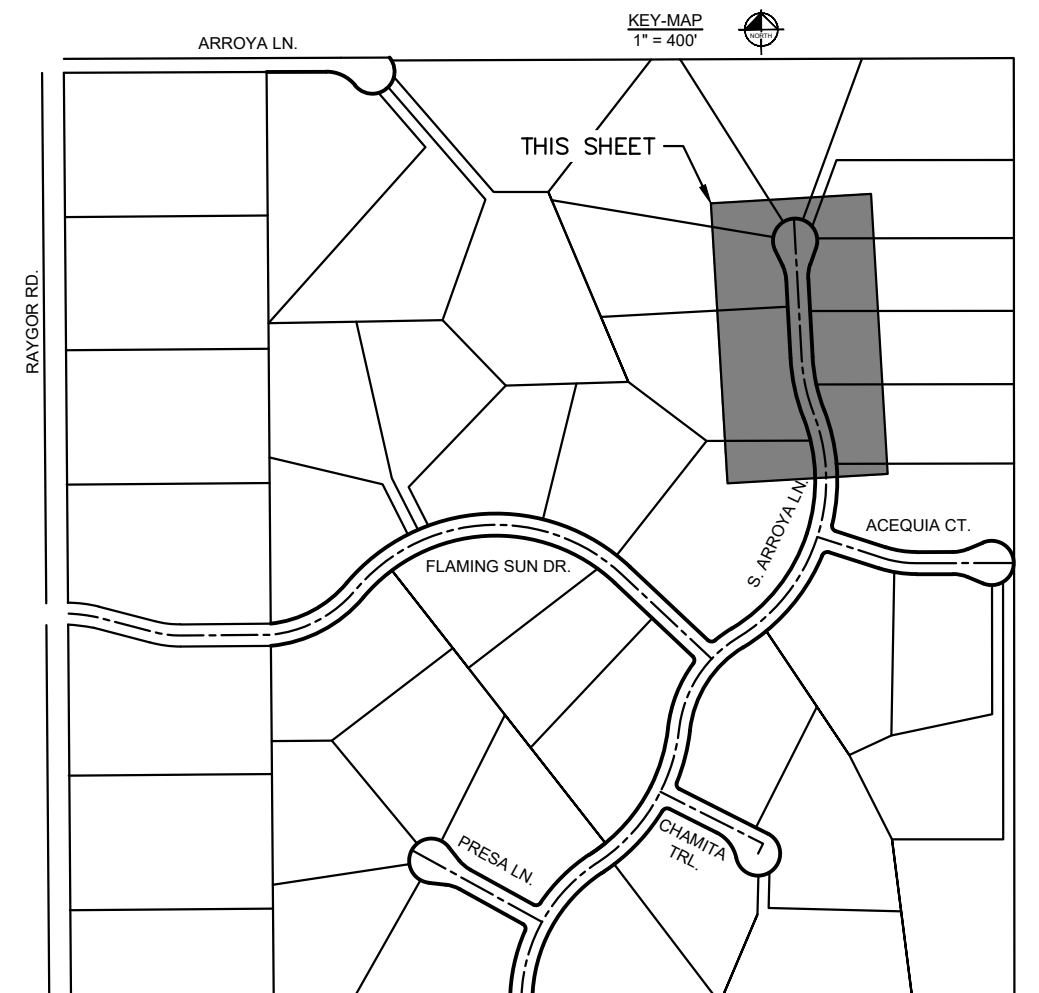
per ECM 4.3.6.A.3
culverts shall have
2ft. cover at roadways



- LEGEND**
- PROPERTY/LOT LINE
 - ROW LINE
 - UTILITY EASEMENT LINE
 - LOT #
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 - CROSS SECTION (SEE SHEET C1.1)
 - PROPOSED CULVERT
 - EXISTING CULVERT
 - EXISTING MAJOR CONTOUR
 - EXISTING MINOR CONTOUR
 - PROPOSED MAJOR CONTOUR
 - PROPOSED MINOR CONTOUR
 - PROPOSED EDGE OF PAVEMENT
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NOTES

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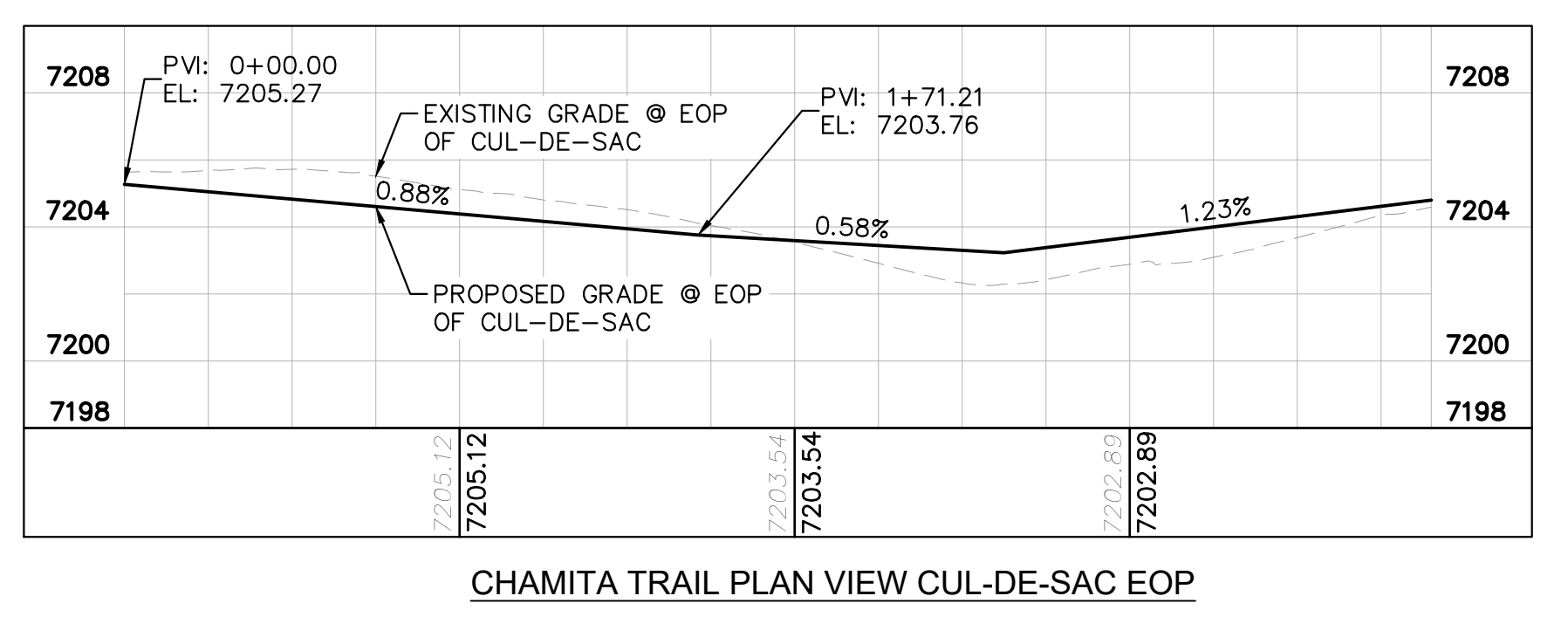
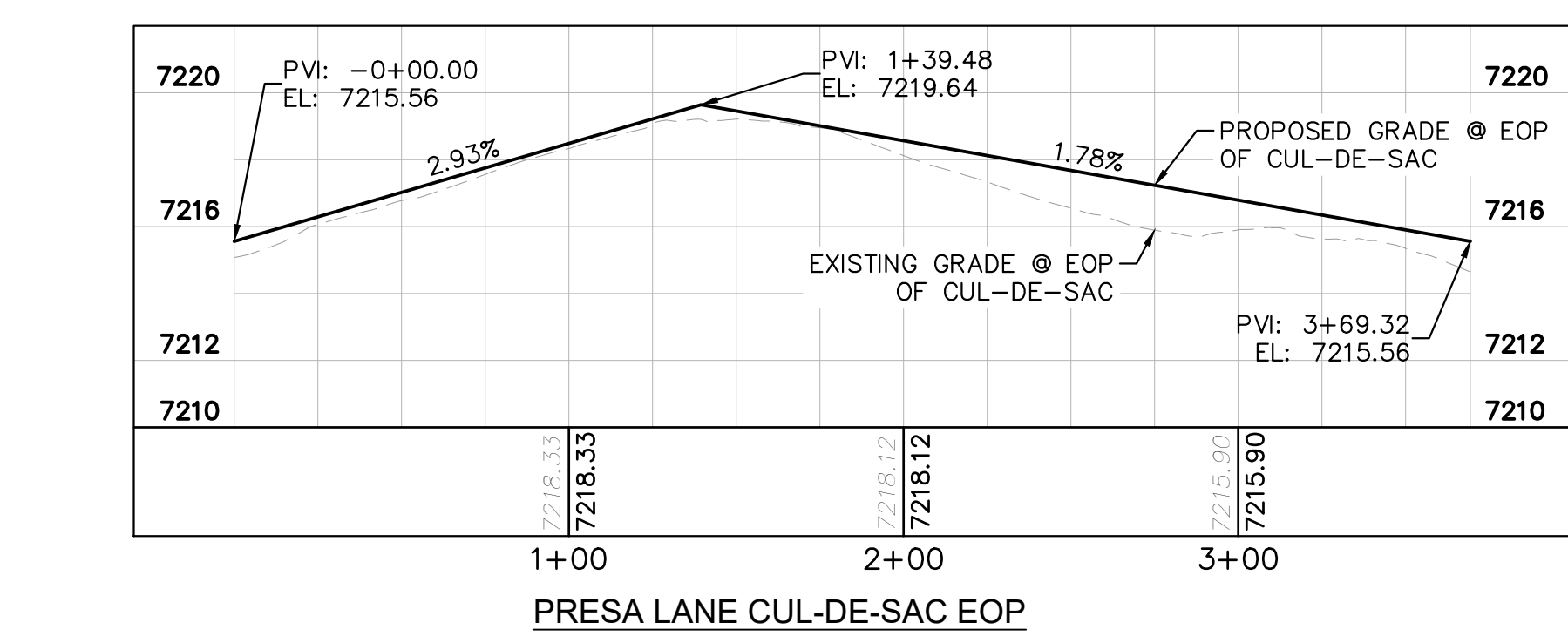
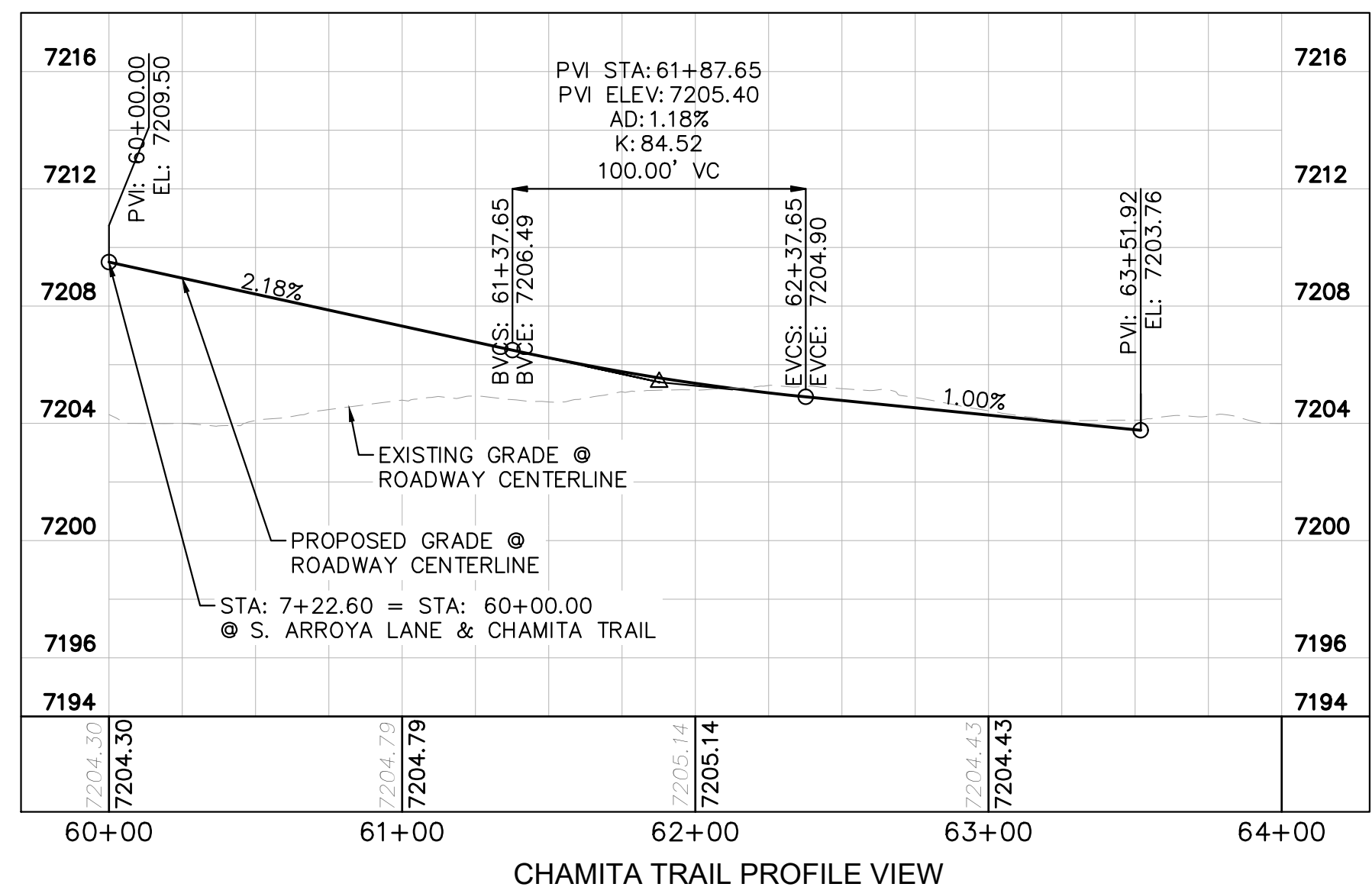
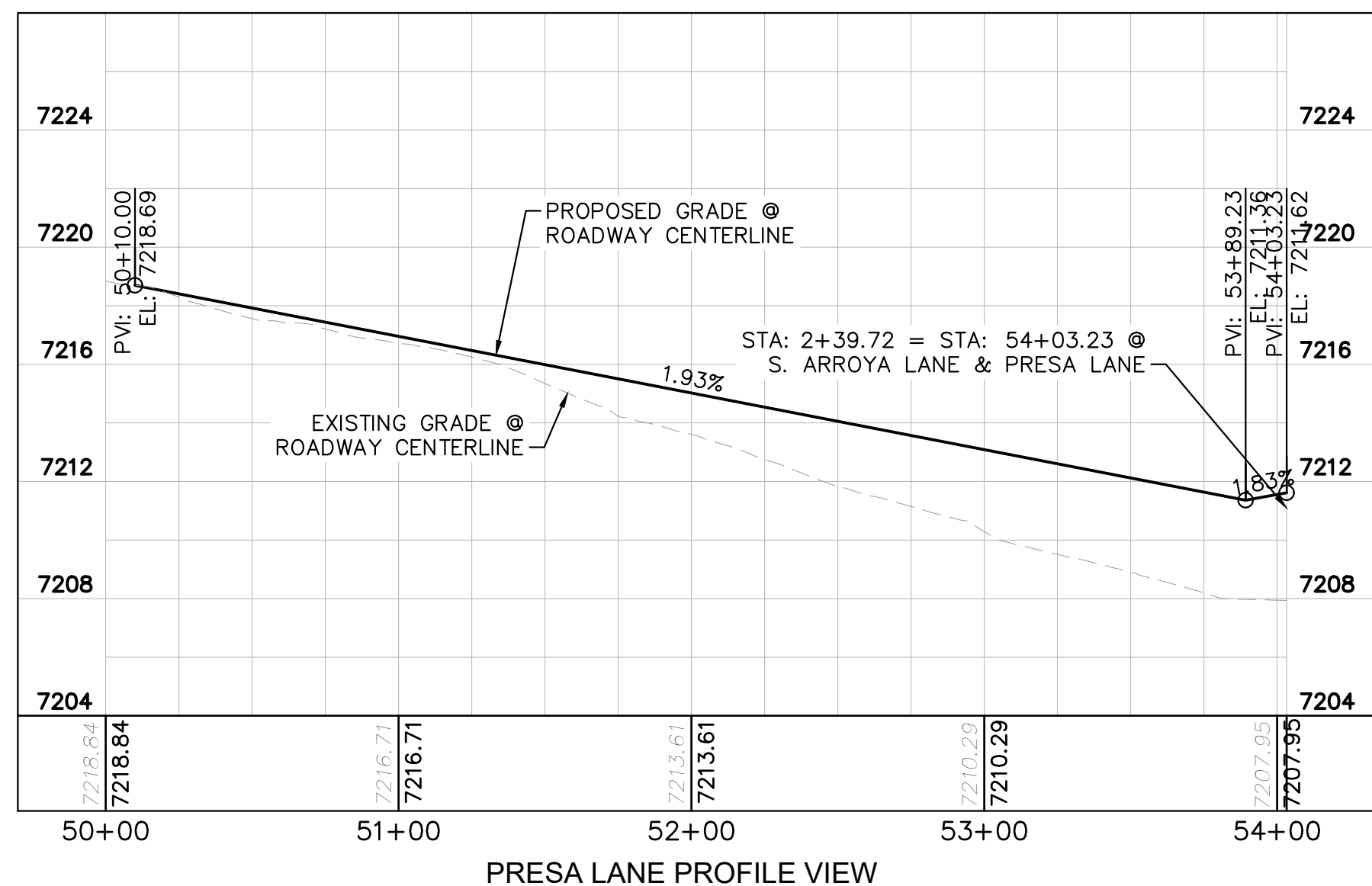
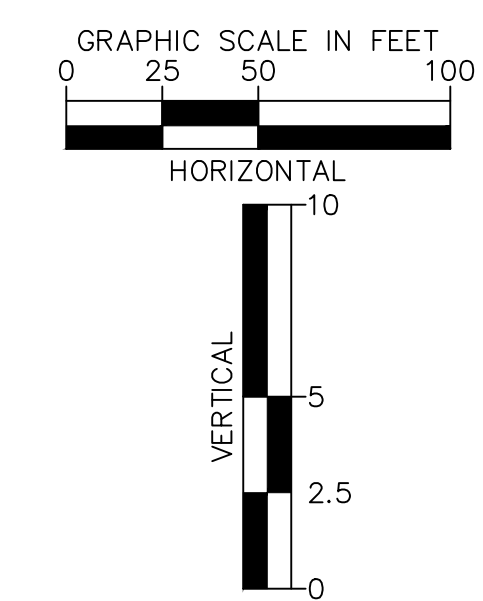
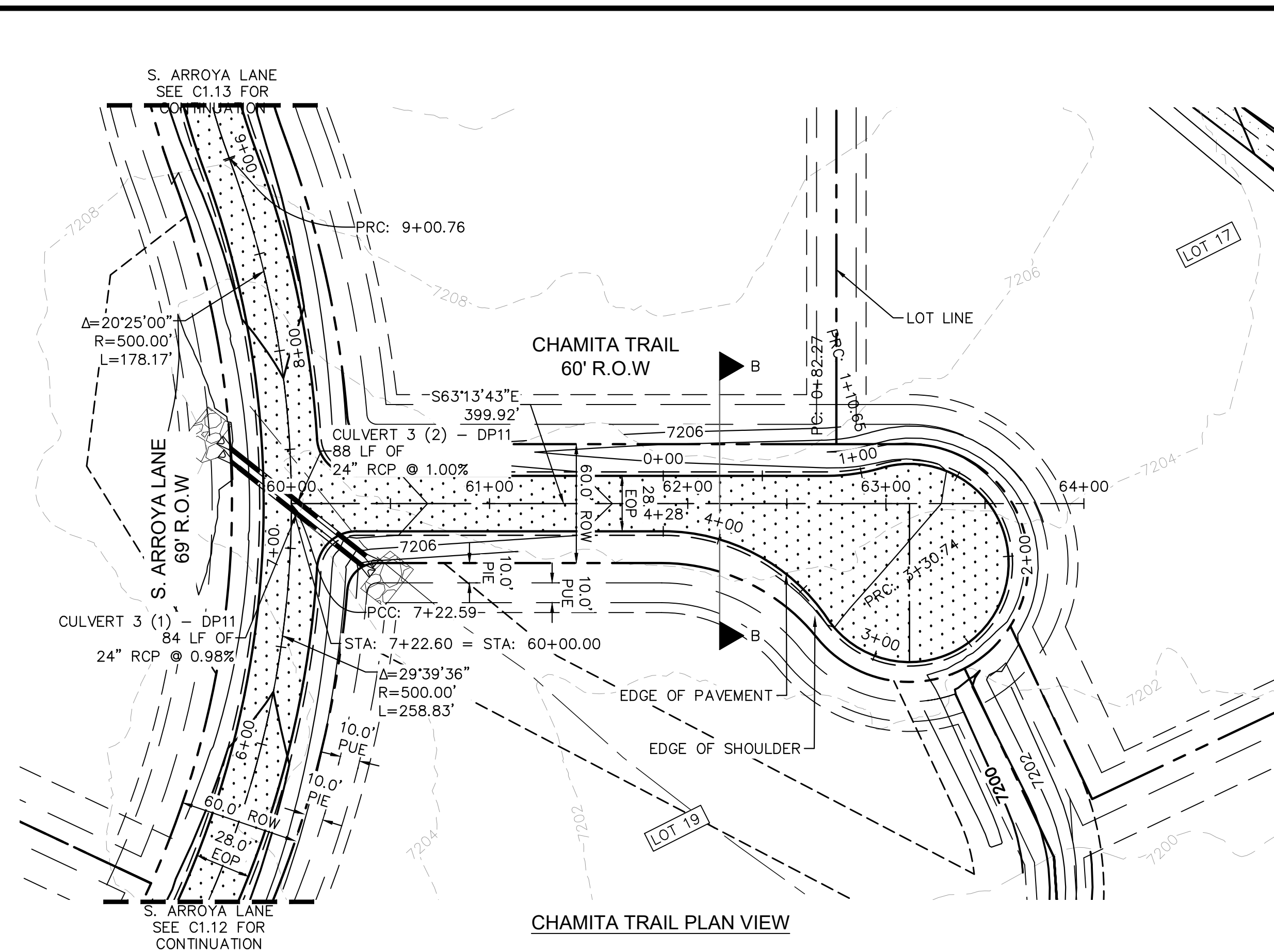
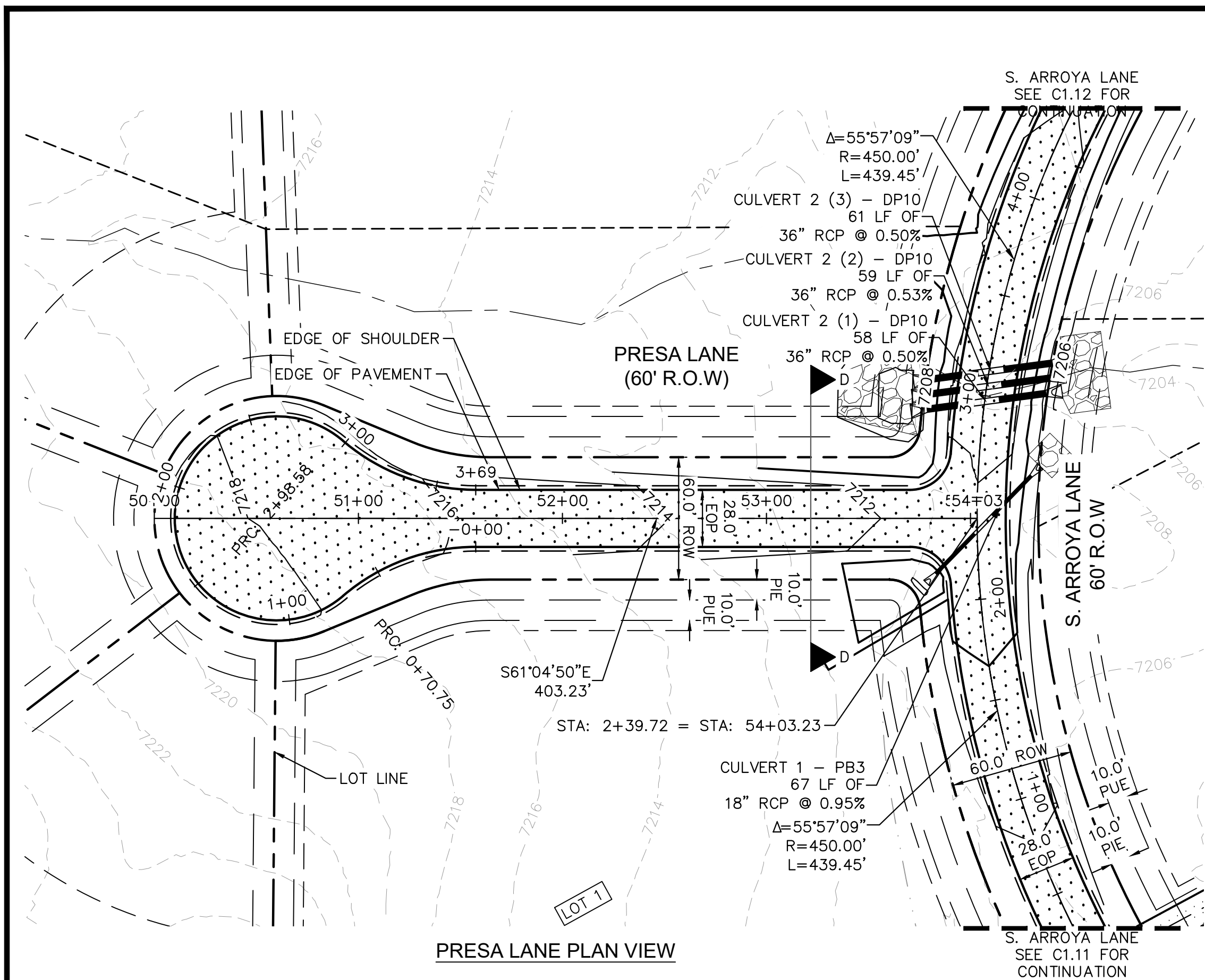
EAGLEVIEW
 EL PASO COUNTY, COLORADO
 CONSTRUCTION DOCUMENTS
S. ARROYA LN. PLAN & PROFILE

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 Kimley-Horn and Associates, Inc.

PROJECT NO.
 196106001
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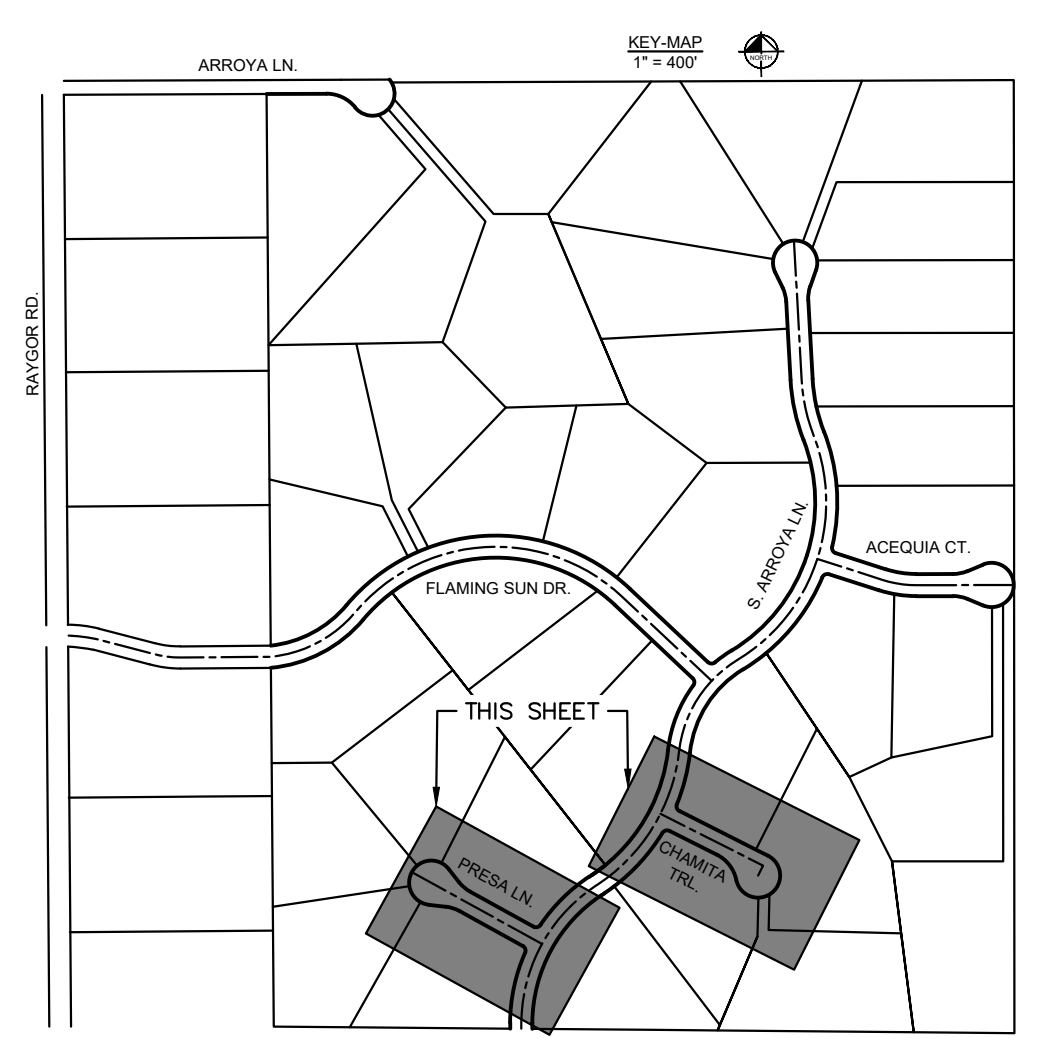
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NOTES

- SEE SHEET C1.1 FOR TYPICAL ROADWAY SECTIONS AND ROADSIDE DITCH CONFIGURATIONS AS LABELED IN PLAN VIEW.
- PIE = PUBLIC IMPROVEMENT EASEMENT
- PUE = PUBLIC UTILITY EASEMENT



NO.	REVISION	BY	DATE	APPR.

Kimley»Horn

2024 KIMLEY-HORN AND ASSOCIATES, INC.
2 North Nevada Avenue Suite 900
Colorado Springs, Colorado 80903 (719) 453-0180

DESIGNED BY: MJK
DRAWN BY: MJK
CHECKED BY: KRK
DATE: 04/18/2023

EAGLEVIEW
EL PASO COUNTY, COLORADO
CONSTRUCTION DOCUMENTS
PRESA LN. & CHAMITA TRL. PLAN & PROFILE

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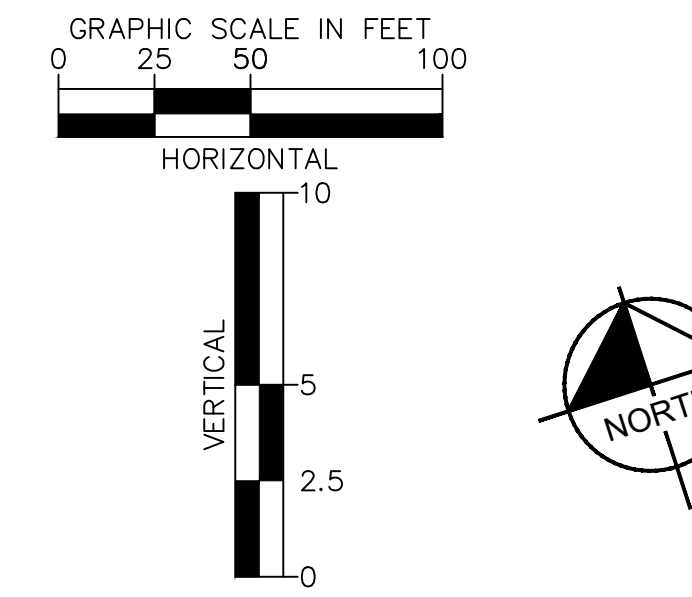
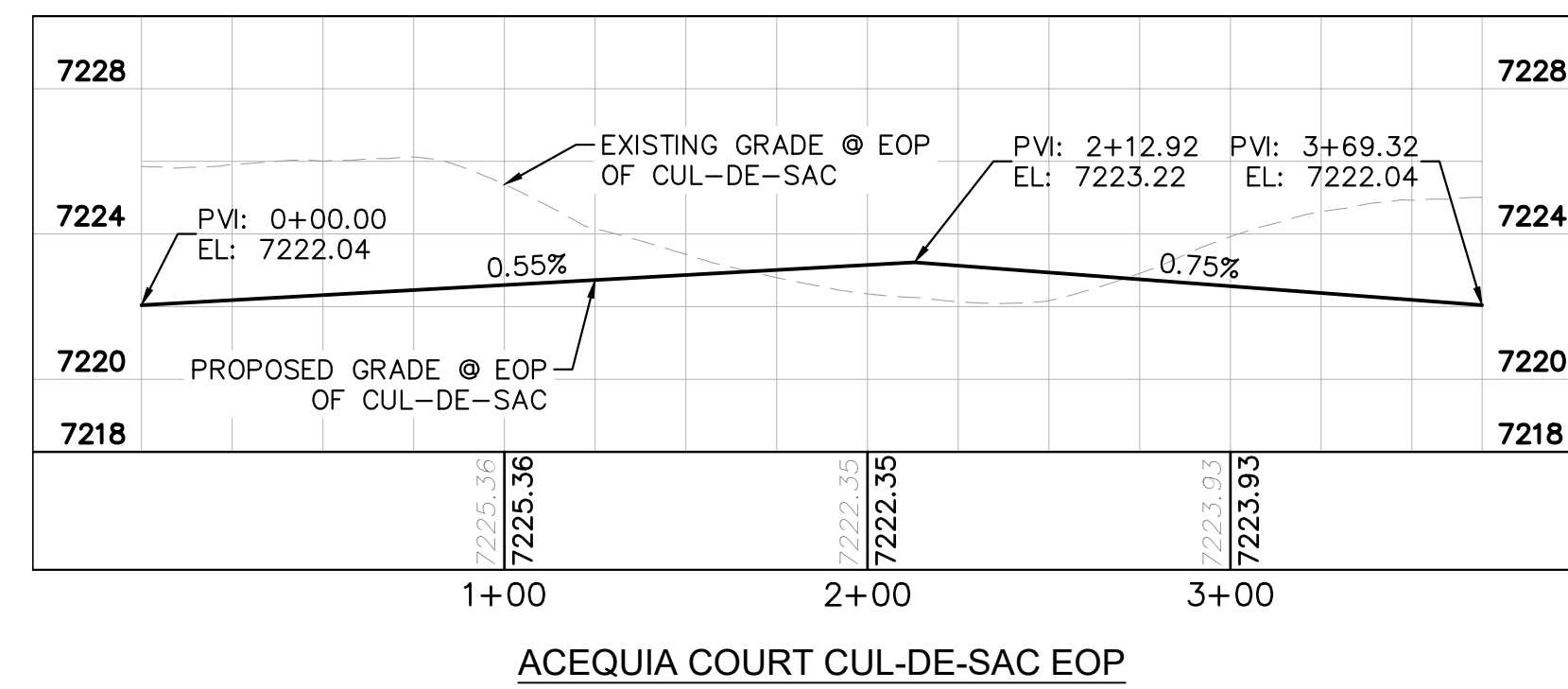
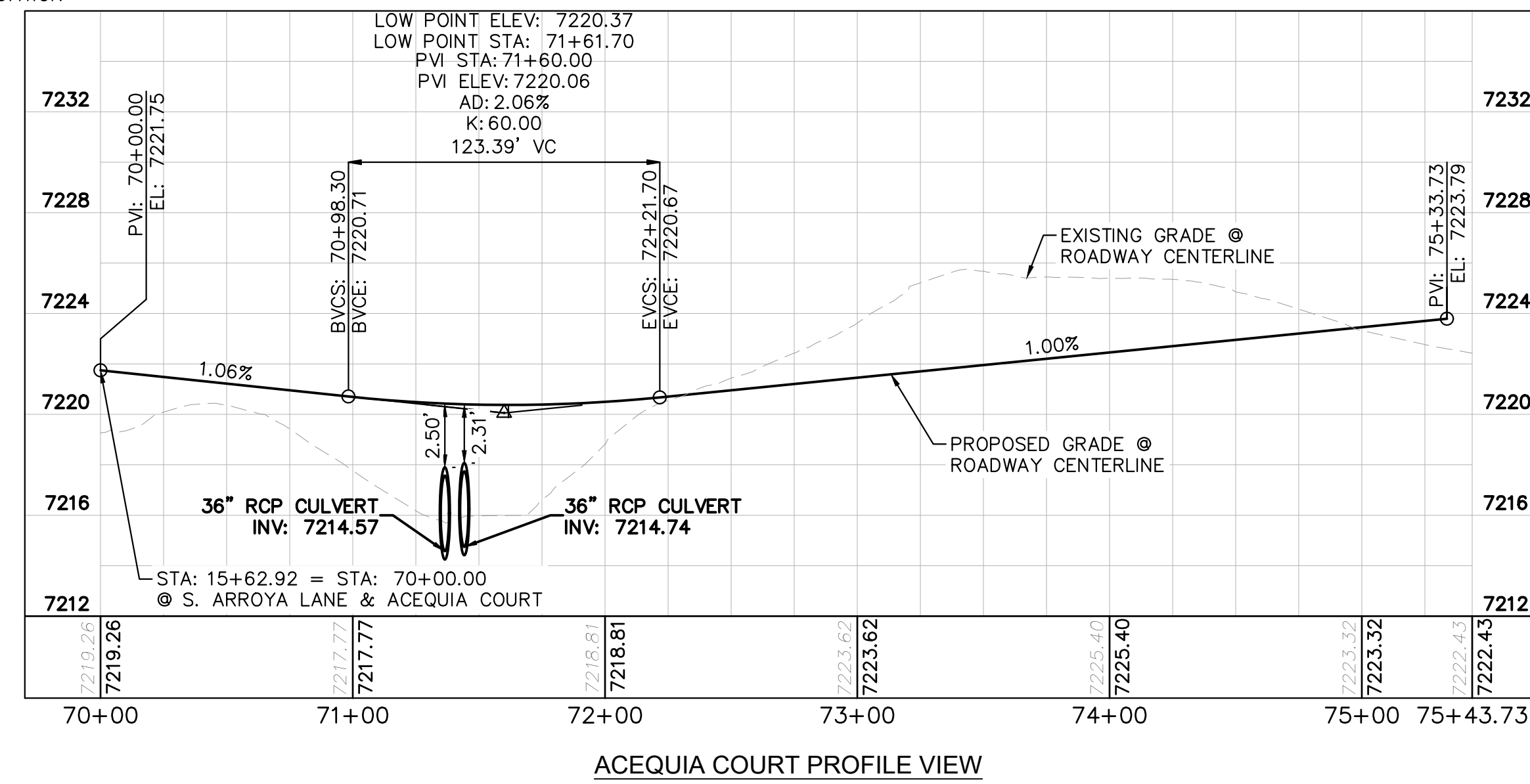
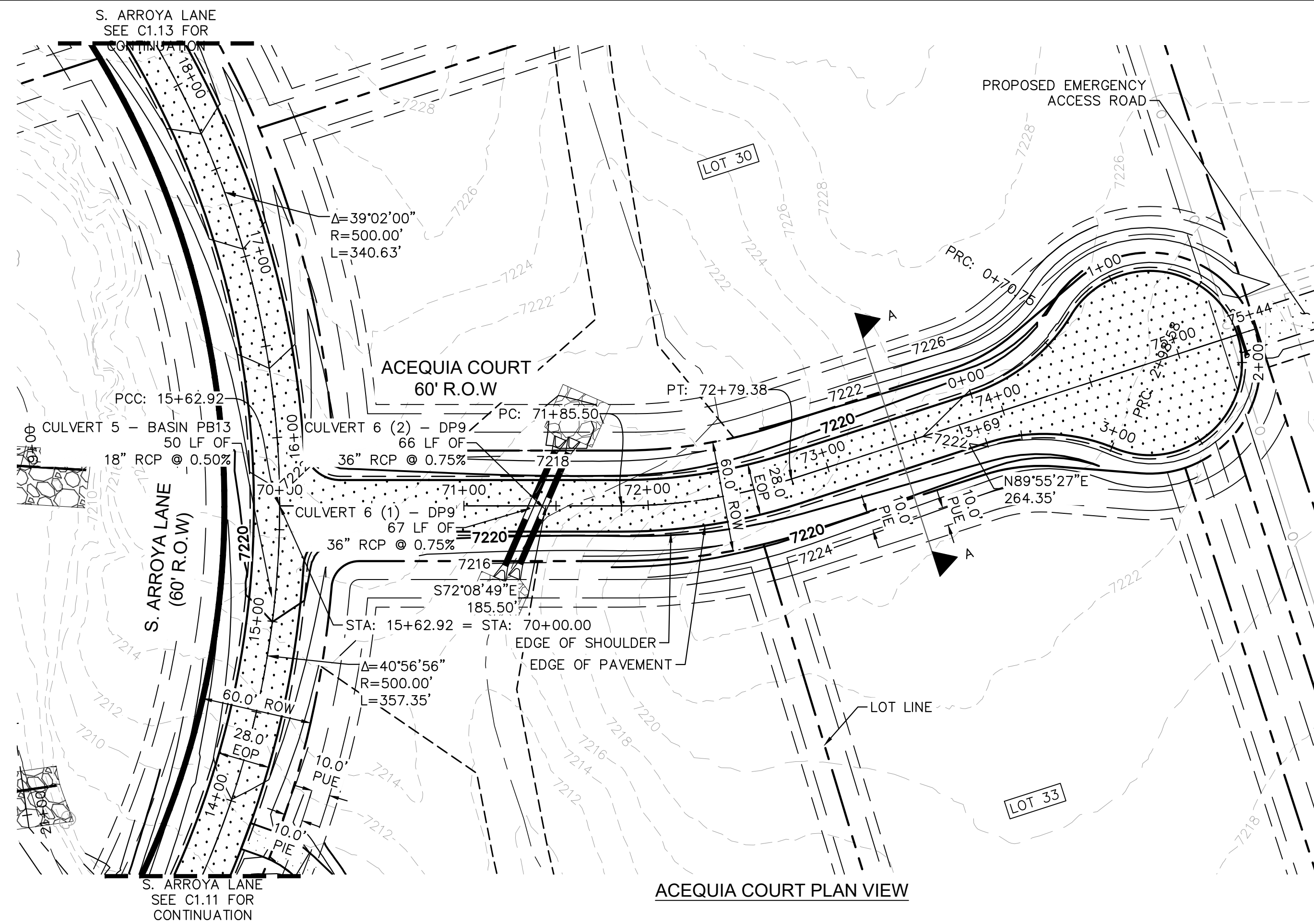
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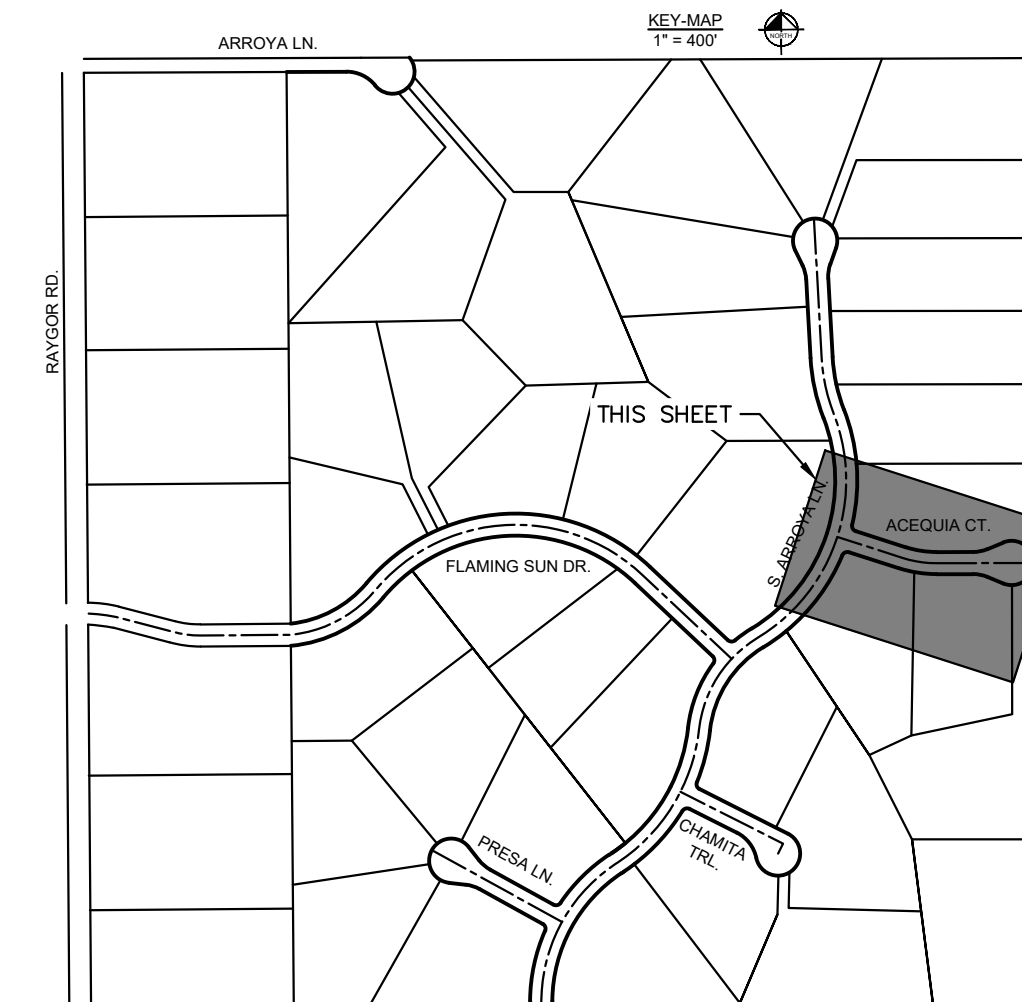
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- LEGEND
- PROPERTY/LOT LINE
 - - - ROW LINE
 - - - UTILITY EASEMENT LINE
 - LOT # LOT NUMBER
 - - - PROPOSED DRAINAGE EASEMENT
 - X X CROSS SECTION (SEE SHEET C1.1)
 - - - PROPOSED CULVERT
 - - - EXISTING CULVERT
 - - - EXISTING MAJOR CONTOUR
 - - - EXISTING MINOR CONTOUR
 - 7XXX PROPOSED MAJOR CONTOUR
 - 7XXX PROPOSED MINOR CONTOUR
 - PROPOSED EDGE OF PAVEMENT
 - PROPOSED EDGE OF SHOULDER

- NOTES
- SEE SHEET C1.1 FOR TYPICAL ROADWAY SECTIONS AND ROADSIDE DITCH CONFIGURATIONS AS LABELED IN PLAN VIEW.
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Kimley»Horn
 2024 KIMLEY-HORN AND ASSOCIATES, INC.
 2 North Nevada Avenue Suite 900
 Colorado Springs, Colorado 80903 (719) 453-0180

DESIGNED BY: MJK
 DRAWN BY: MJK
 CHECKED BY: KRK
 DATE: 04/18/2023

EAGLEVIEW
 EL PASO COUNTY, COLORADO
 CONSTRUCTION DOCUMENTS
ACEQUIA CT. PLAN & PROFILE

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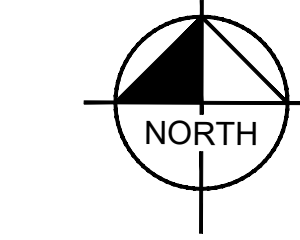
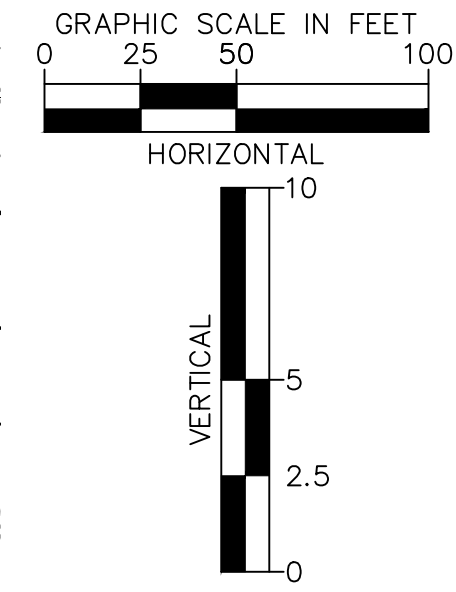
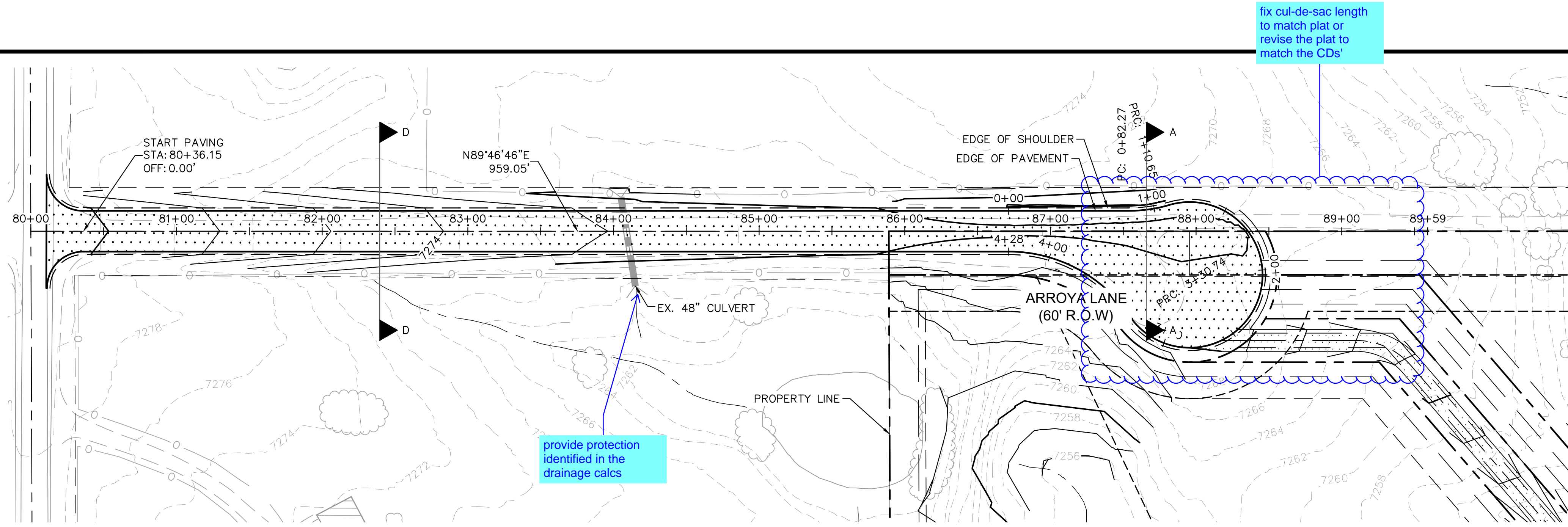
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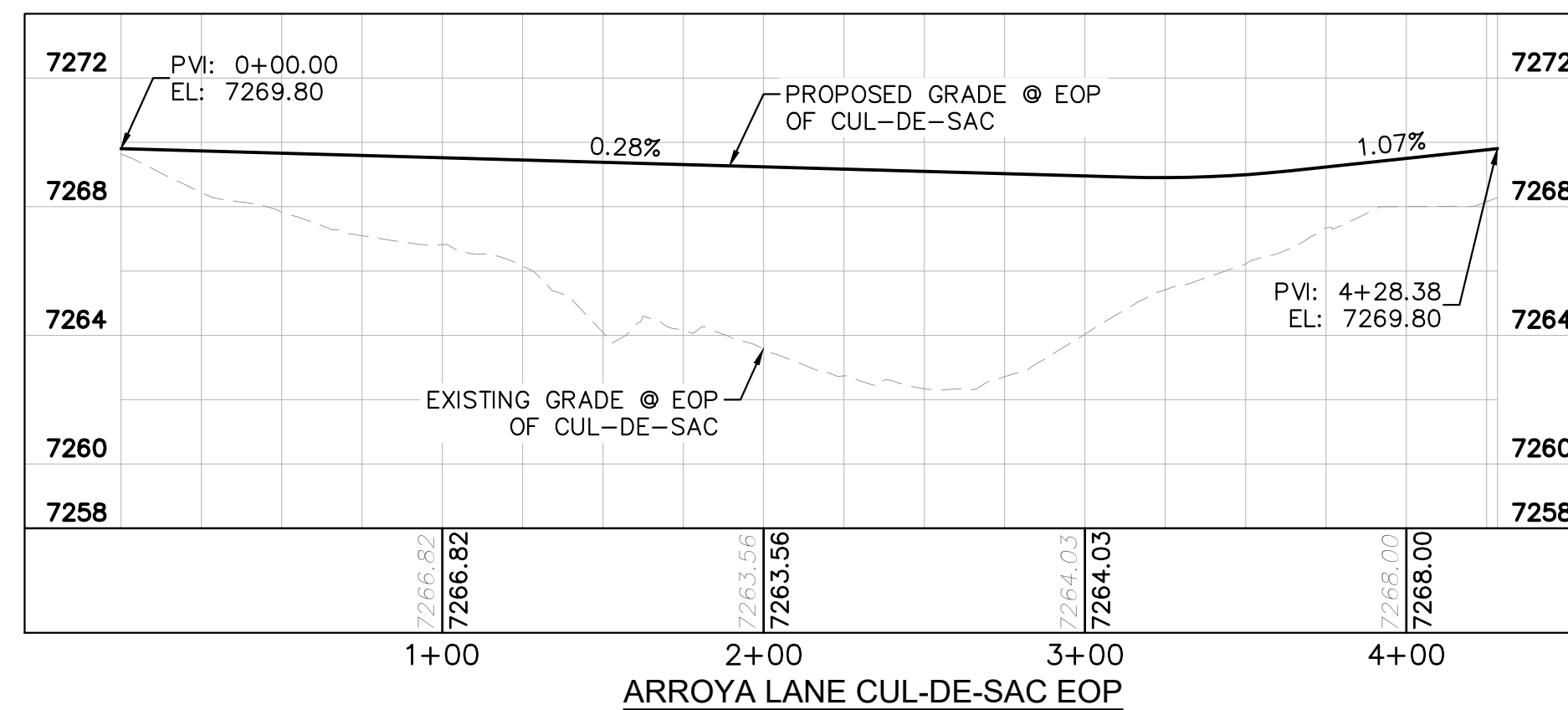
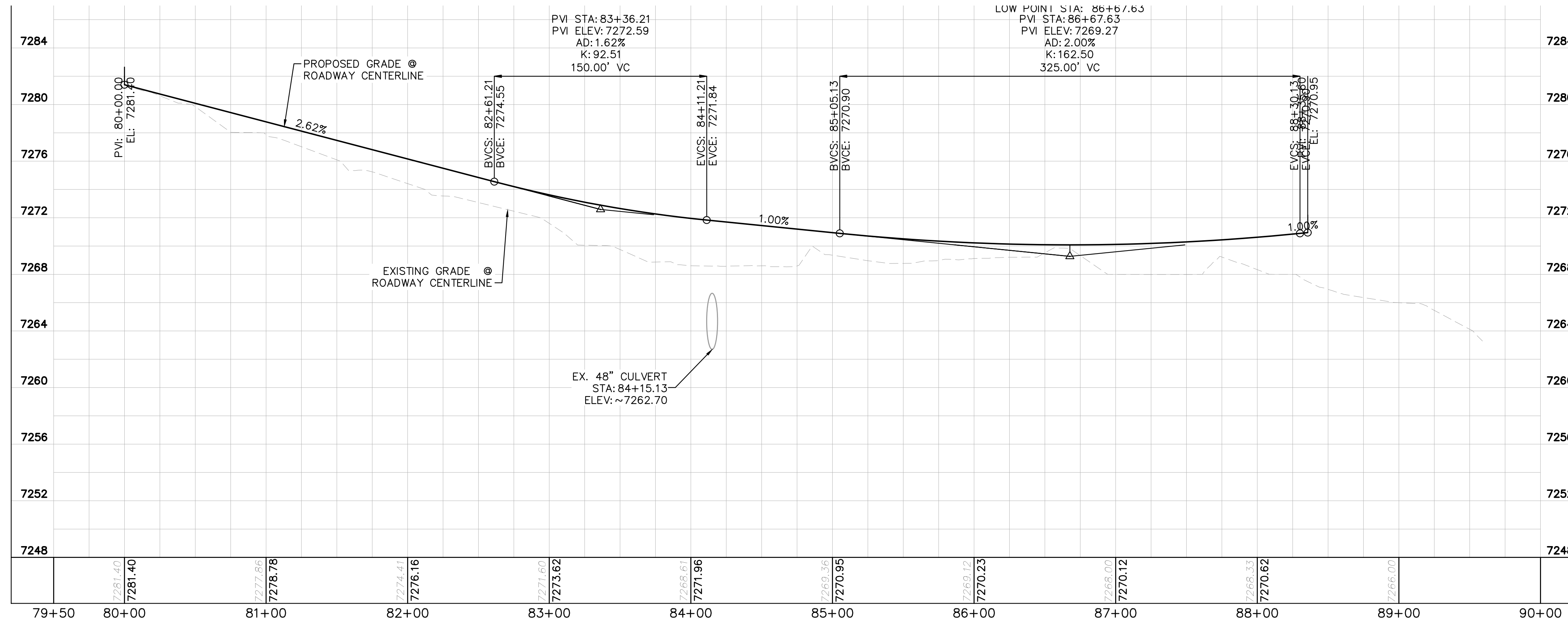
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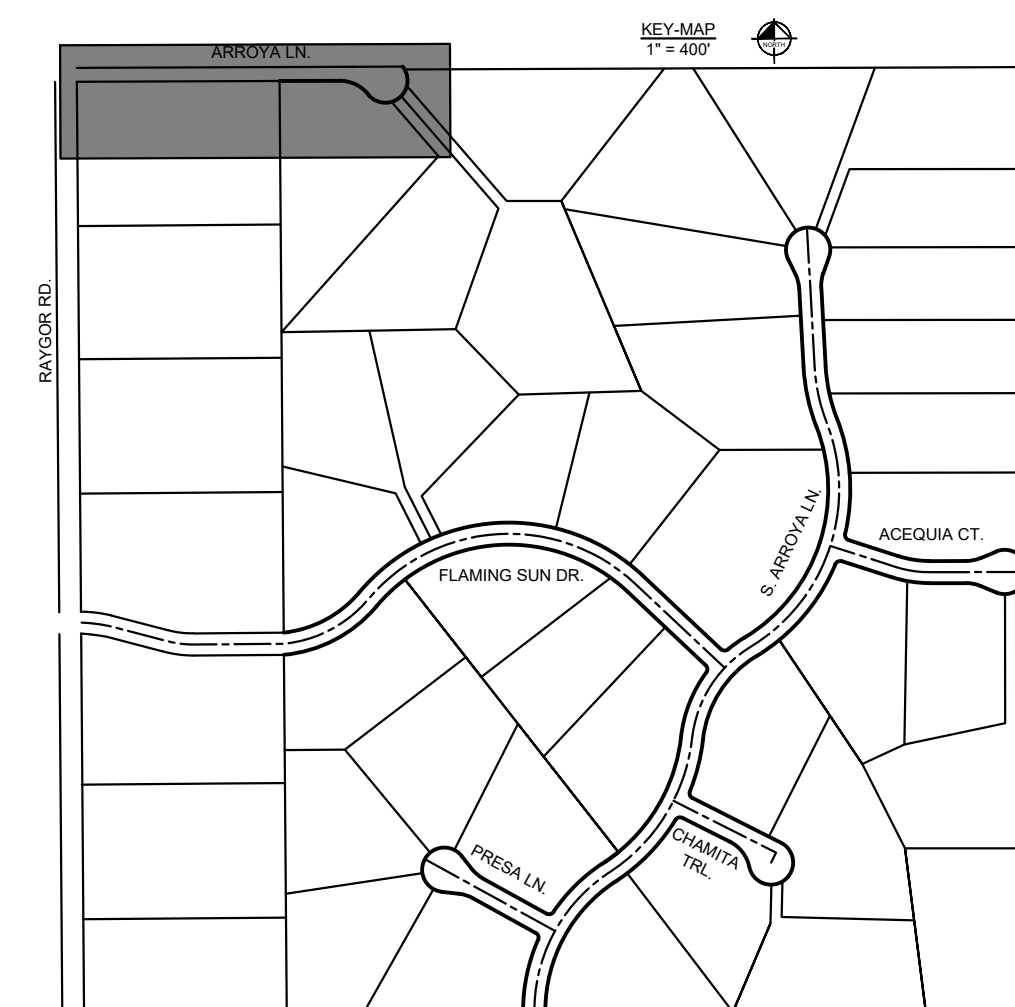
LEGEND

- PROPERTY/LOT LINE
- ROW LINE
- UTILITY EASEMENT LINE
- LOT # LOT NUMBER
- x-x- PROPOSED DRAINAGE EASEMENT
- x-x- CROSS SECTION (SEE SHEET C1.1)
- PROPOSED CULVERT
- EXISTING CULVERT
- 7XXX- EXISTING MAJOR CONTOUR
- 7XXX- EXISTING MINOR CONTOUR
- 7XXX PROPOSED MAJOR CONTOUR
- 7XXX PROPOSED MINOR CONTOUR
- PROPOSED EDGE OF PAVEMENT
- PROPOSED EDGE OF SHOULDER



NOTES

1. SEE SHEET C1.1 FOR TYPICAL ROADWAY SECTIONS AND ROADSIDE DITCH CONFIGURATIONS AS LABELED IN PLAN VIEW.
2. PIE = PUBLIC IMPROVEMENT EASEMENT
3. PUE = PUBLIC UTILITY EASEMENT



NO.	REVISION	BY	DATE	APPR.

Kimley»Horn
 2024 KIMLEY-HORN AND ASSOCIATES, INC.
 2 North Nevada Avenue Suite 900
 Colorado Springs, Colorado 80903 (719) 453-0180

DESIGNED BY: MJK
 DRAWN BY: MJK
 CHECKED BY: KRK
 DATE: 04/18/2023

EAGLEVIEW
 EL PASO COUNTY, COLORADO
 CONSTRUCTION DOCUMENTS
ARROYA LN. PLAN & PROFILE

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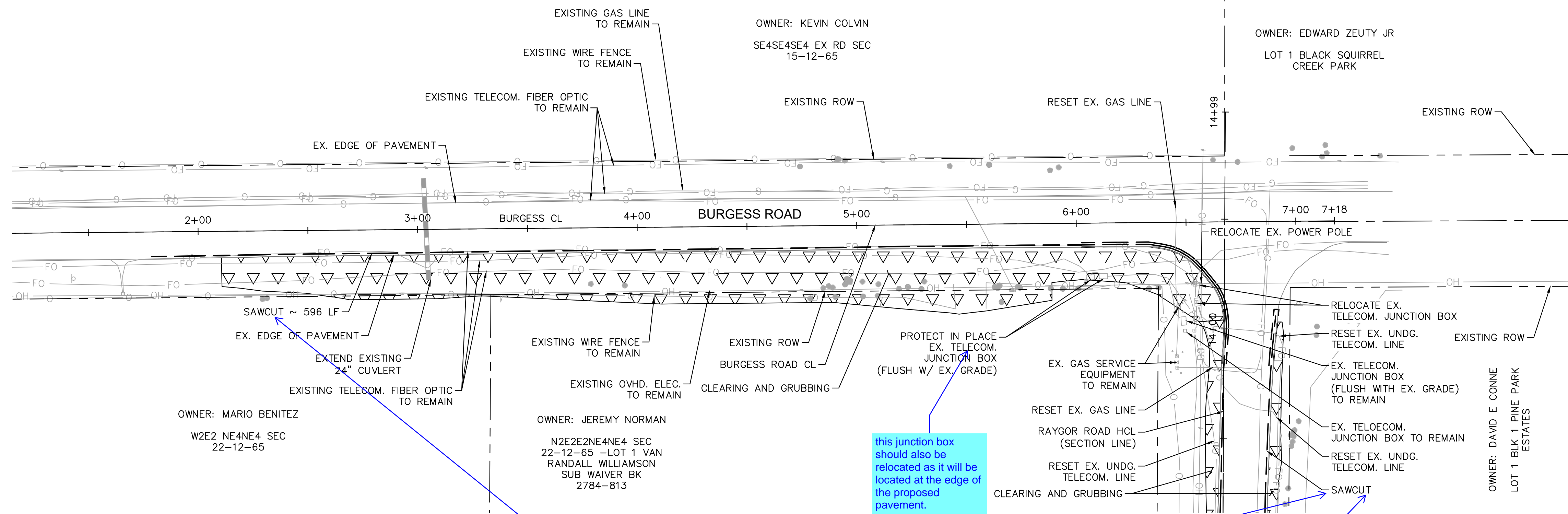
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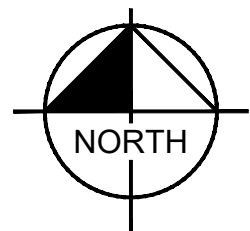
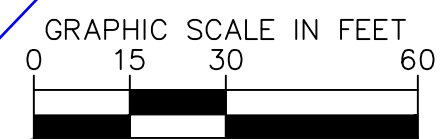
this junction box should also be relocated as it will be located at the edge of the proposed pavement.

provide dimension or section detail to show the extent of the sawcut proposed as indicated in the previous review #1 comment

list the extent of the saw cut proposed

LEGEND

	PROPERTY/LOT LINE
	ROW LINE
	SAWCUT
	EX. CULVERT
	EX. TELECOM. FIBER OPTIC
	EX. GAS LINE
	EX. OVHD ELECTRIC
	EX. WIRE FENCE
	CLEARING AND GRUBBING



NO.	REVISION	BY	DATE	APPR.

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 Colorado Springs, Colorado 80903 (719) 453-0180

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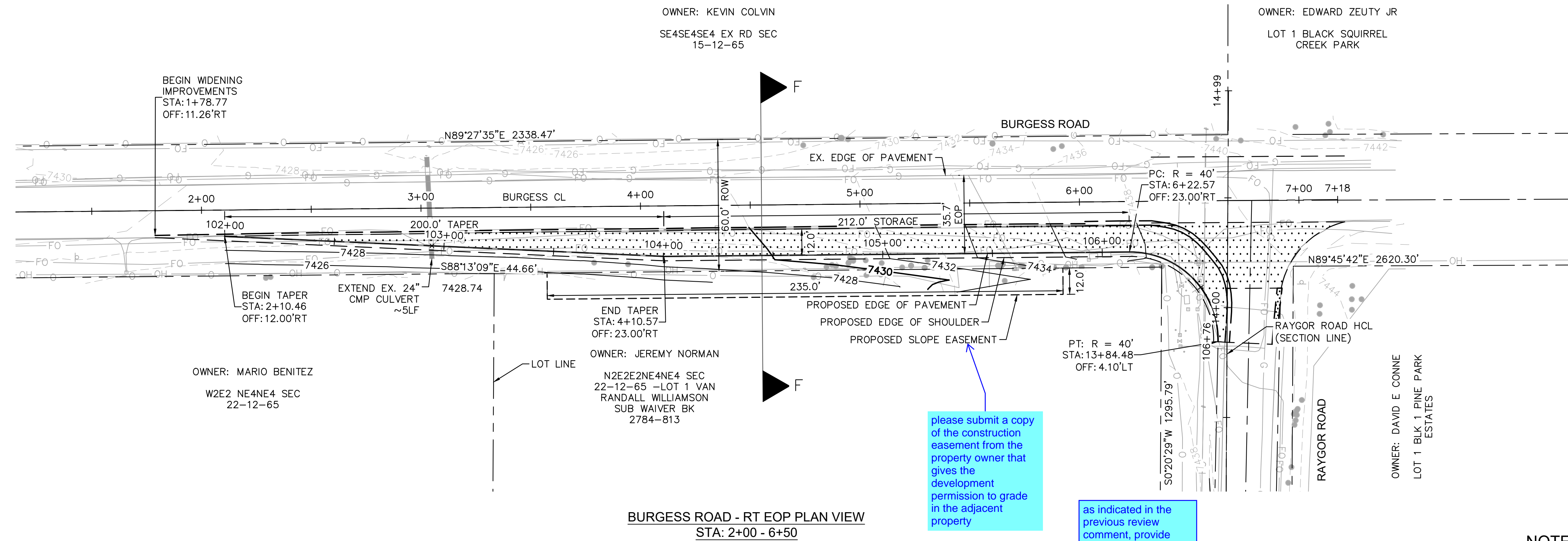
EAGLEVIEW
 EL PASO COUNTY, COLORADO
 CONSTRUCTION DOCUMENTS
BURGESS REMOVE & RESET PLAN

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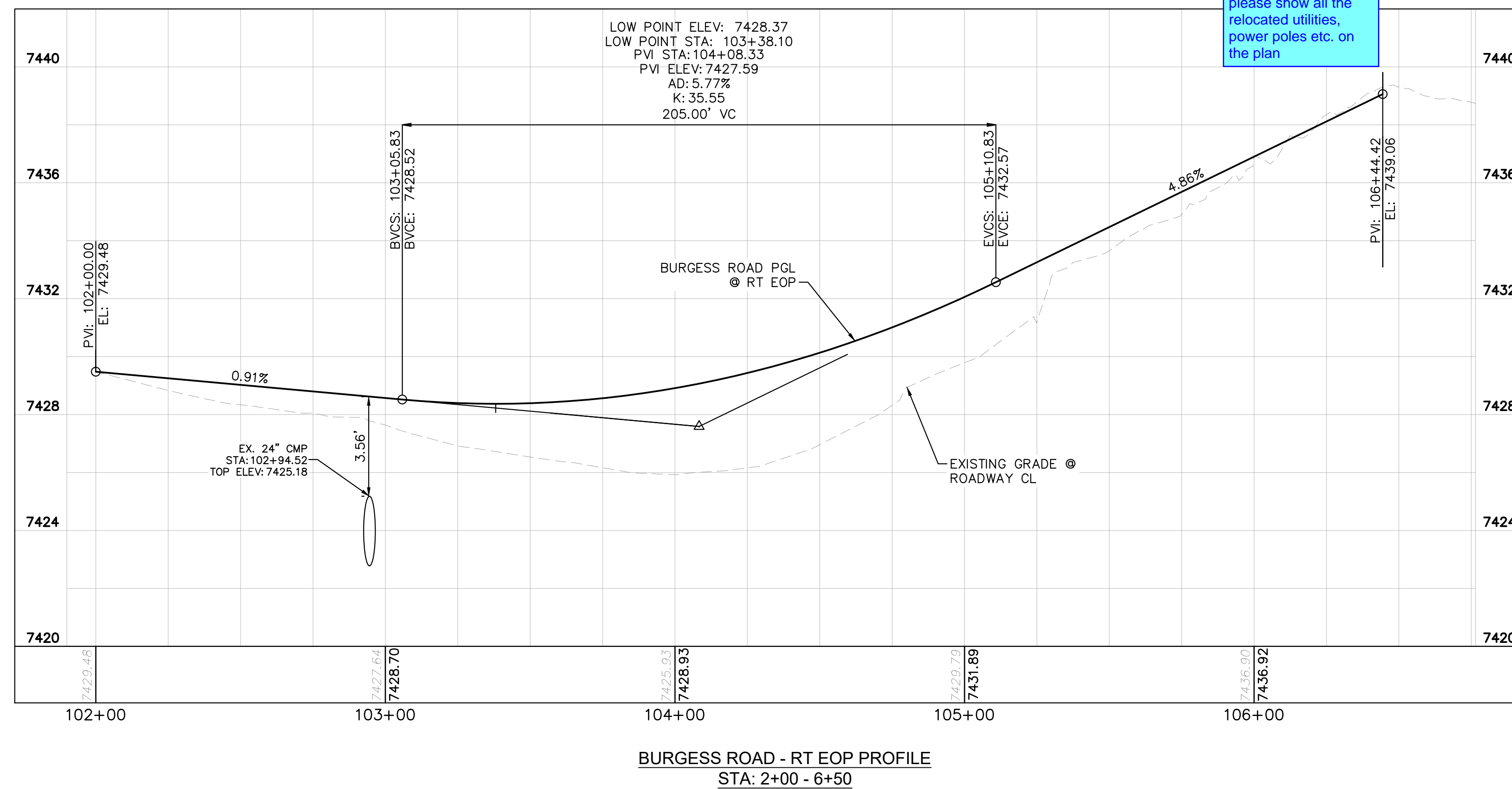
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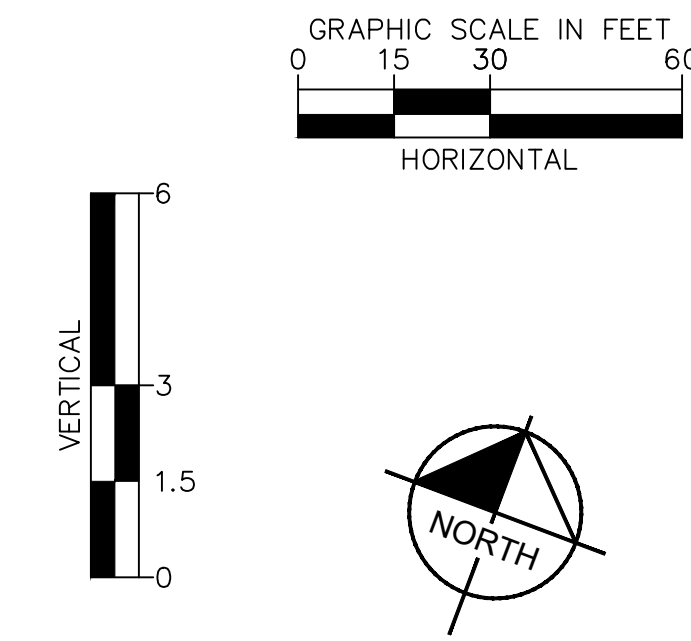
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BURGESS ROAD - RT EOP PLAN VIEW
STA: 2+00 - 6+50



BURGESS ROAD - RT EOP PROFILE
STA: 2+00 - 6+50



LEGEND

	PROPERTY/LOT LINE
	ROW LINE
	UTILITY EASEMENT LINE
	LOT NUMBER
	PROPOSED DRAINAGE EASEMENT
	CROSS SECTION (SEE SHEET C1.1)
	PROPOSED CULVERT
	EXISTING CULVERT
	EXISTING MAJOR CONTOUR
	EXISTING MINOR CONTOUR
	PROPOSED MAJOR CONTOUR
	PROPOSED MINOR CONTOUR
	SAWCUT
	PROPOSED EDGE OF PAVEMENT
	PROPOSED EDGE OF SHOULDER
	PROPOSED ASPHALT PAVEMENT

NOTES

- SEE SHEET # FOR TYPICAL ROADWAY SECTIONS AND ROADSIDE DITCH CONFIGURATIONS AS LABELED IN PLAN VIEW.
- PIE = PUBLIC IMPROVEMENT EASEMENT
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DESIGNED BY: MJK
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EAGLEVIEW
EL PASO COUNTY, COLORADO
CONSTRUCTION DOCUMENTS
BURGESS PLAN & PROFILE

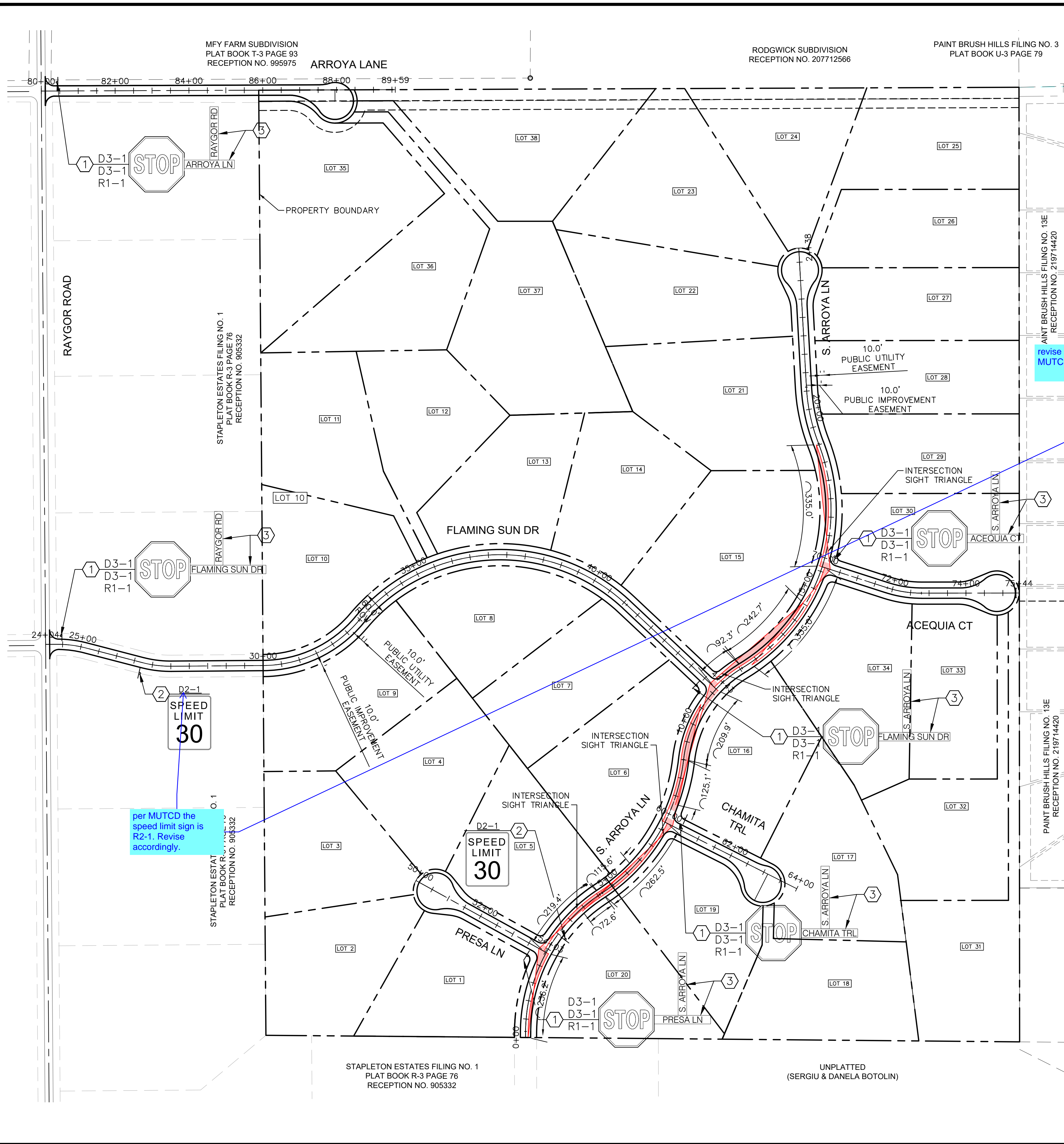
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Kimley-Horn and Associates, Inc.

PROJECT NO.
196106001

SHEET

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LEGEND

- — — — — PROPERTY LINE
- - - - - PROPOSED EASEMENT
- — — — — SIGHT TRIANGLE
- — — — — PROPOSED ROADWAY SIGN
- ① PROPOSED R1-1 SIGN (24" x 24")
- ② PROPOSED D2-1 SIGN (24" x 30")
- ③ PROPOSED D3-1 SIGN (8" x VARIES)

SIGNING AND STRIPING NOTES

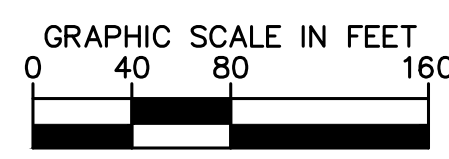
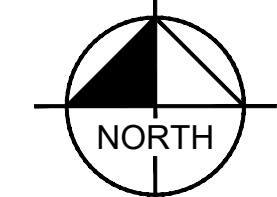
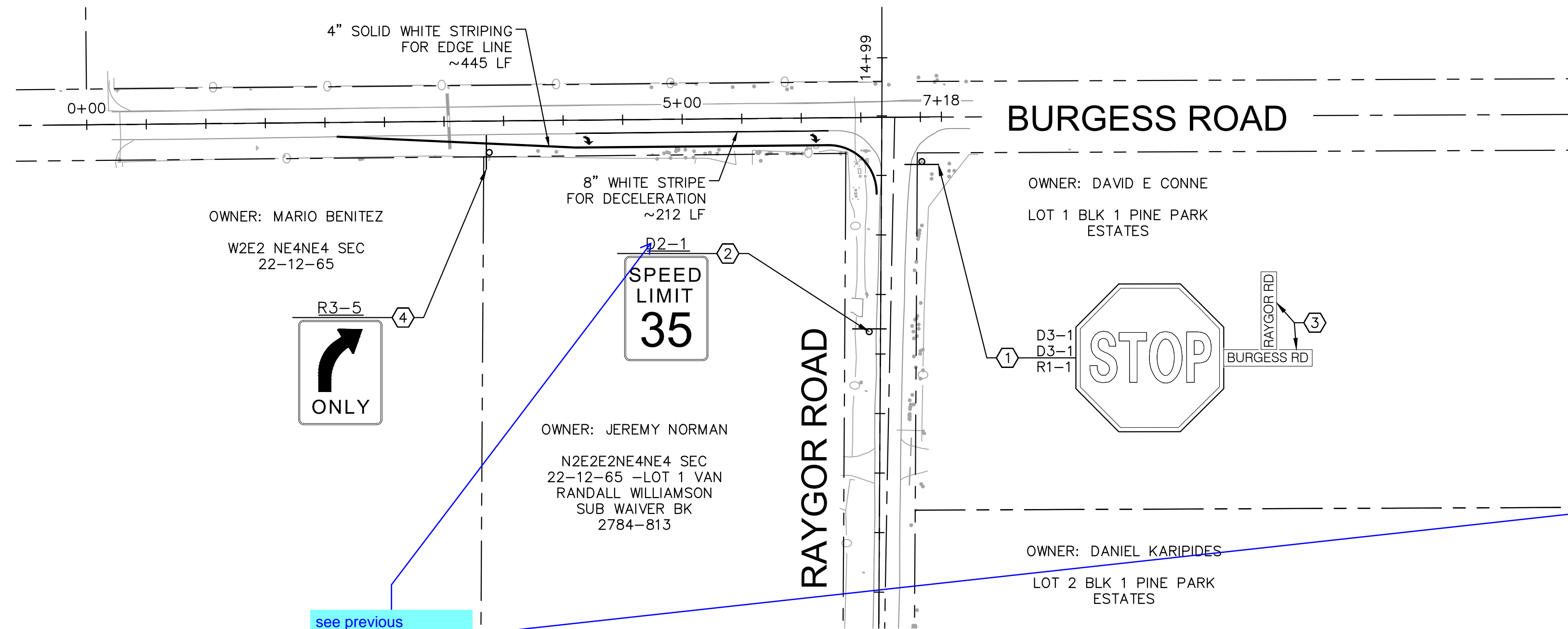
1. ALL SIGNS AND PAVEMENT MARKINGS SHALL BE IN COMPLIANCE WITH THE CURRENT MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD).
2. REMOVAL OF EXISTING PAVEMENT MARKINGS SHALL BE ACCOMPLISHED BY A METHOD THAT DOES NOT MATERIALLY DAMAGE THE PAVEMENT. THE PAVEMENT MARKINGS SHALL BE REMOVED TO THE EXTENT THAT THEY WILL NOT BE VISIBLE UNDER DAY OR NIGHT CONDITIONS. AT NO TIME WILL IT BE ACCEPTABLE TO PAINT OVER EXISTING PAVEMENT MARKINGS.
3. ANY DEVIATION FROM THE STRIPING AND SIGNING PLAN SHALL BE APPROVED BY EL PASO COUNTY PLANNING AND COMMUNITY DEVELOPMENT.
4. ALL SIGNS SHOWN ON THE SIGNING AND STRIPING PLAN SHALL BE NEW SIGNS. EXISTING SIGNS MAY REMAIN OR BE REUSED IF THEY MEET CURRENT EL PASO COUNTY AND MUTCD STANDARDS.
5. STREET NAME AND REGULATORY STOP SIGNS SHALL BE ON THE SAME POST AT INTERSECTIONS.
6. ALL REMOVED SIGNS SHALL BE DISPOSED OF IN A PROPER MANNER BY THE CONTRACTOR.
7. ALL STREET NAME SIGNS SHALL HAVE "D" SERIES LETTERS, WITH LOCAL ROADWAY SIGNS BEING 4" UPPER-LOWER CASE LETTERING ON 8" BLANK AND NON-LOCAL ROADWAY SIGNS BEING 6" LETTERING, UPPER-LOWER CASE ON 12" BLANK, WITH A WHITE BORDER THAT IS NOT RECESSED. MULTI-LANE ROADWAYS WITH SPEED LIMITS OF 40 MPH OR HIGHER SHALL HAVE 8" UPPER-LOWER CASE LETTERING ON 18" BLANK WITH A WHITE BORDER THAT IS NOT RECESSED. THE WIDTH OF THE NON-RECESSED WHITE BORDERS SHALL MATCH PAGE 255 OF THE 2012 MUTCD "STANDARD HIGHWAY SIGNS".
8. ALL TRAFFIC SIGNS SHALL HAVE A MINIMUM HIGH INTENSITY PRISMATIC GRADE SHEETING.
9. ALL LOCAL RESIDENTIAL STREET SIGNS SHALL BE MOUNTED ON A 1.75" X 1.75" SQUARE TUBE SIGN POST AND STUB POST BASE. FOR OTHER APPLICATIONS, REFER TO THE CDOT STANDARD S-614-8 REGARDING USE OF THE P2 TUBULAR STEEL POST SLIPBASE DESIGN.
10. ALL SIGNS SHALL BE SINGLE SHEET ALUMINUM WITH 0.100" MINIMUM THICKNESS.
11. ALL LIMIT LINES/STOP LINES, CROSSWALK LINES, PAVEMENT LEGENDS, AND ARROWS SHALL BE A MINIMUM 125 MIL THICKNESS PREFORMED THERMOPLASTIC PAVEMENT MARKINGS WITH TAPERED LEADING EDGES PER CDOT STANDARD S-627-1. WORD AND SYMBOL MARKINGS SHALL BE THE NARROW TYPE. STOP BARS SHALL BE 24" IN WIDTH. CROSSWALKS LINES SHALL BE 12" WIDE AND 8' LONG PER CDOT S-627-1.
12. ALL LONGITUDINAL LINES SHALL BE A MINIMUM 15MIL THICKNESS EPOXY PAINT. ALL NON-LOCAL RESIDENTIAL ROADWAYS SHALL INCLUDE BOTH RIGHT AND LEFT EDGE LINE STRIPING AND ANY ADDITIONAL STRIPING AS REQUIRED BY CDOT S-627-1.
13. THE CONTRACTOR SHALL NOTIFY EL PASO COUNTY PLANNING AND COMMUNITY DEVELOPMENT (719) 520-6819 PRIOR TO AND UPON COMPLETION OF SIGNING AND STRIPING.
14. THE CONTRACTOR SHALL OBTAIN A WORK IN THE RIGHT OF WAY PERMIT FROM THE EL PASO COUNTY DEPARTMENT OF PUBLIC WORKS (DPW) PRIOR TO ANY SIGNAGE OR STRIPING WORK WITHIN AN EXISTING EL PASO COUNTY ROADWAY.

per MUTCD the speed limit sign is R2-1. Revise accordingly.

revise to 30x30 per MUTCD

<p>Kimley»Horn</p> <p>2022 KIMLEY-HORN AND ASSOCIATES, INC. 2 North Nevada Avenue Suite 300 Colorado Springs, Colorado 80903 (719) 453-0180</p>	<p>DESIGNED BY: MK DRAWN BY: RS CHECKED BY: KK DATE: 12/06/2022</p>
<p>EAGLEVIEW EL PASO COUNTY, COLORADO PRE DEVELOPMENT GESC PLAN ON-SITE STRIPING & SIGNAGE PLAN</p>	<p>PRELIMINARY FOR REVIEW ONLY NOT FOR CONSTRUCTION</p>
<p>PROJECT NO. 196288000</p>	<p>DATE APPR</p>
<p>SHEET</p>	<p>REVISION</p>
<p>C1.19</p>	<p>BY</p>

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LEGEND

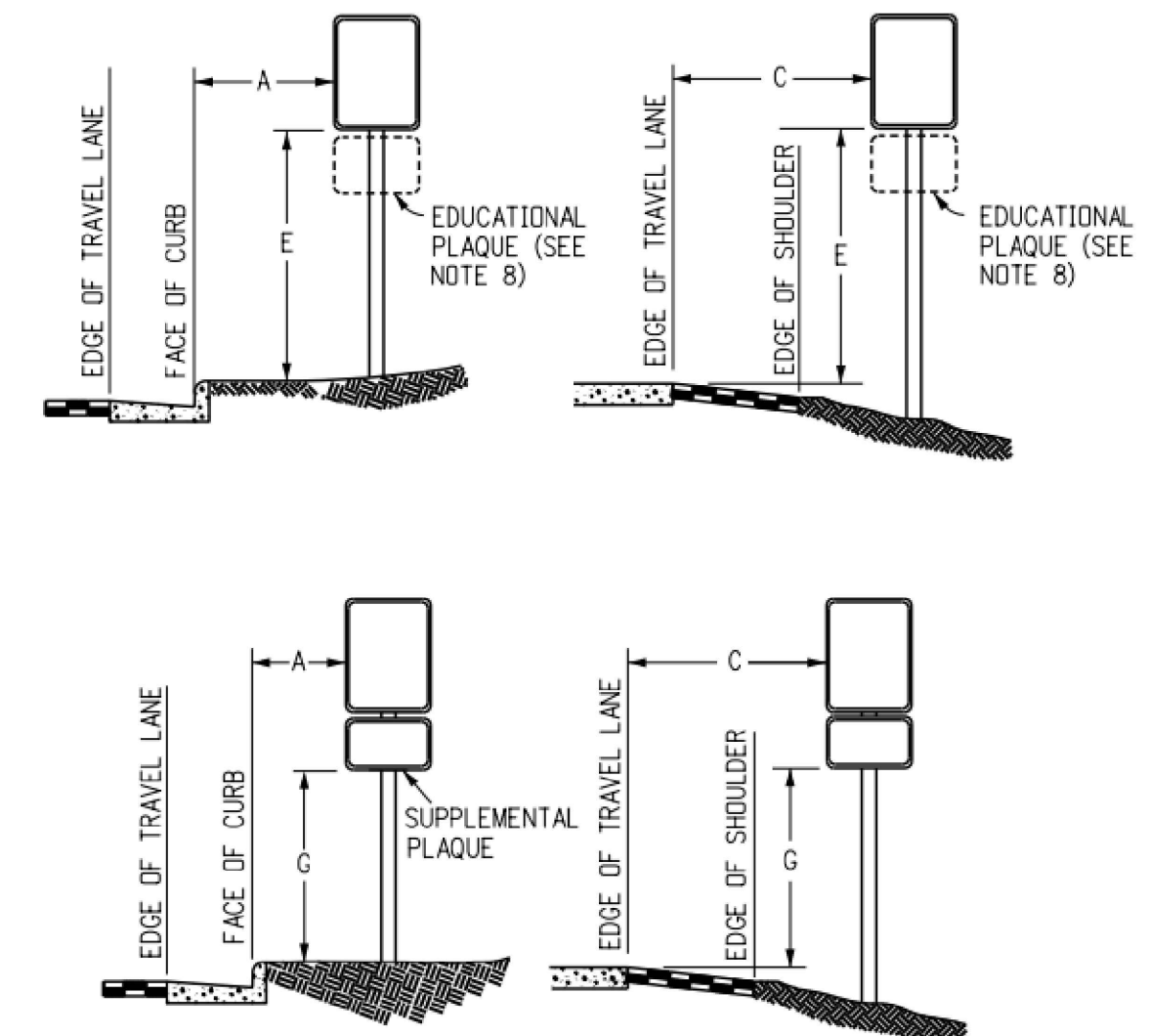
- — — — — PROPERTY LINE
- - - - - PROPOSED EASEMENT
- — — — — PROPOSED ROADWAY SIGN
- ① PROPOSED R1-1 SIGN (24" X 24")
- ② PROPOSED D2-1 SIGN (24" X 30")
- ③ PROPOSED D3-1 SIGN (8" X VARIES)
- ④ PROPOSED R3-5 SIGN (24" X 30")

SIGNING AND STRIPING NOTES

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see previous comment

30x30. see previous comment



REGULATORY, RECREATIONAL AND CULTURAL INFORMATION SIGN PLACEMENT

PLACEMENT TABLES

LATERAL PLACEMENT			VERTICAL PLACEMENT						
KEY	ALL CLASSES OF STREETS AND HIGHWAYS		FREEWAYS AND EXPRESSWAYS		CONVENTIONAL STREETS AND HIGHWAYS				
	MINIMUM	NORMAL	MIN.	MAX.	URBAN		RURAL		
A	2'-0"	15'-0" PLUS CURB	D	7'-0" OR NOTE NO. 9	12'-0"	7'-0"	8'-0"	5'-0"	8'-0"
B	2'-0"	30'-0" OR MORE INCLUDES CURB	E	7'-0"	8'-0"	7'-0"	8'-0"	5'-0"	8'-0"
C	2'-0"	6'-0" PLUS EDGE OF 6'+ WIDE SHOULDER. IF NONE, 15'-0" FROM EDGE OF TRAVEL LANE.	F	8'-0" OR NOTE NO. 9	12'-0"	3'-0"	9'-0"	5'-0"	9'-0"
			G	6'-0"	7'-0"	3'-0"	7'-0"	4'-0"	7'-0"
			H	5'-0"	10'-0"	3'-0"	7'-0"	4'-0"	7'-0"

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

DESIGNED BY: MK
DRAWN BY: RS
CHECKED BY: KK
DATE: 12/06/2022

**EAGLEVIEW
EL PASO COUNTY, COLORADO
PRE DEVELOPMENT GESC PLAN
OFF-SITE STRIPING & SIGNAGE PLAN**

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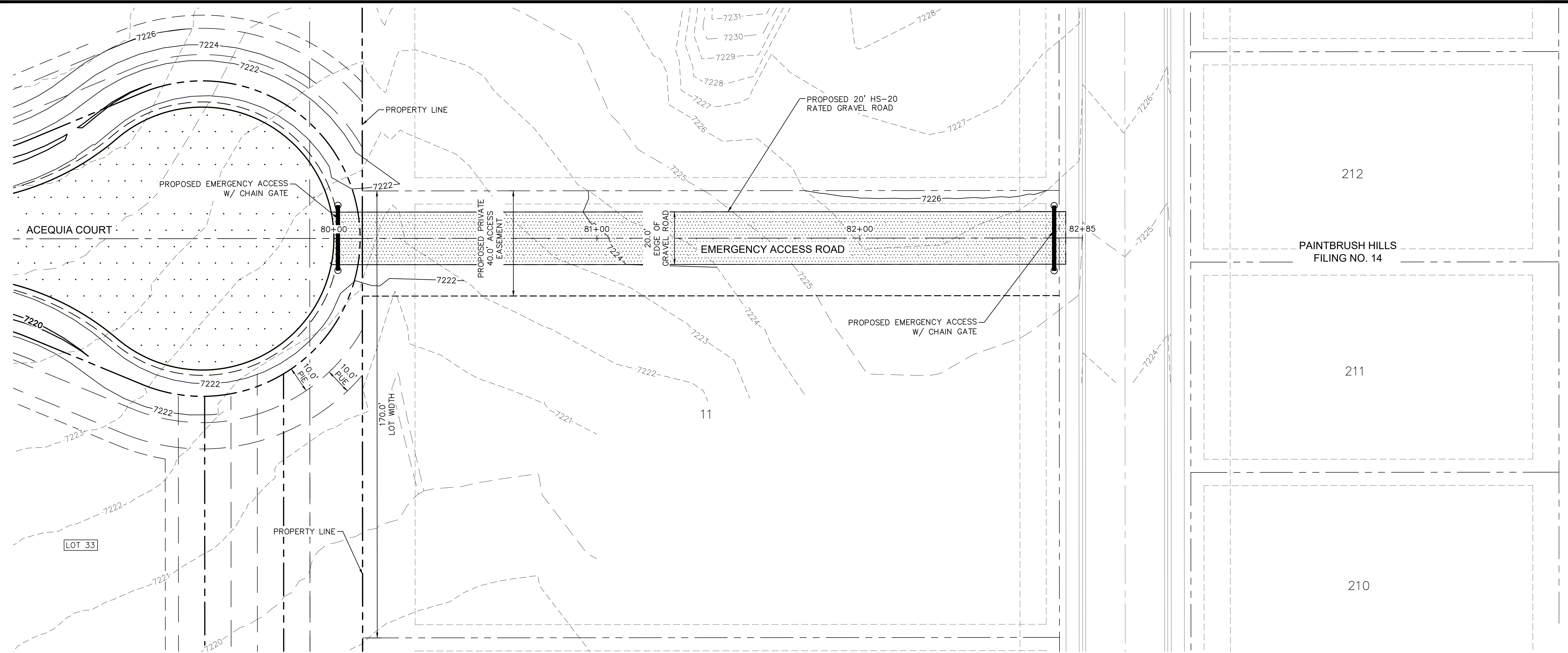
Kimley»Horn
Kimley-Horn and Associates, Inc.

PROJECT NO.
196288000

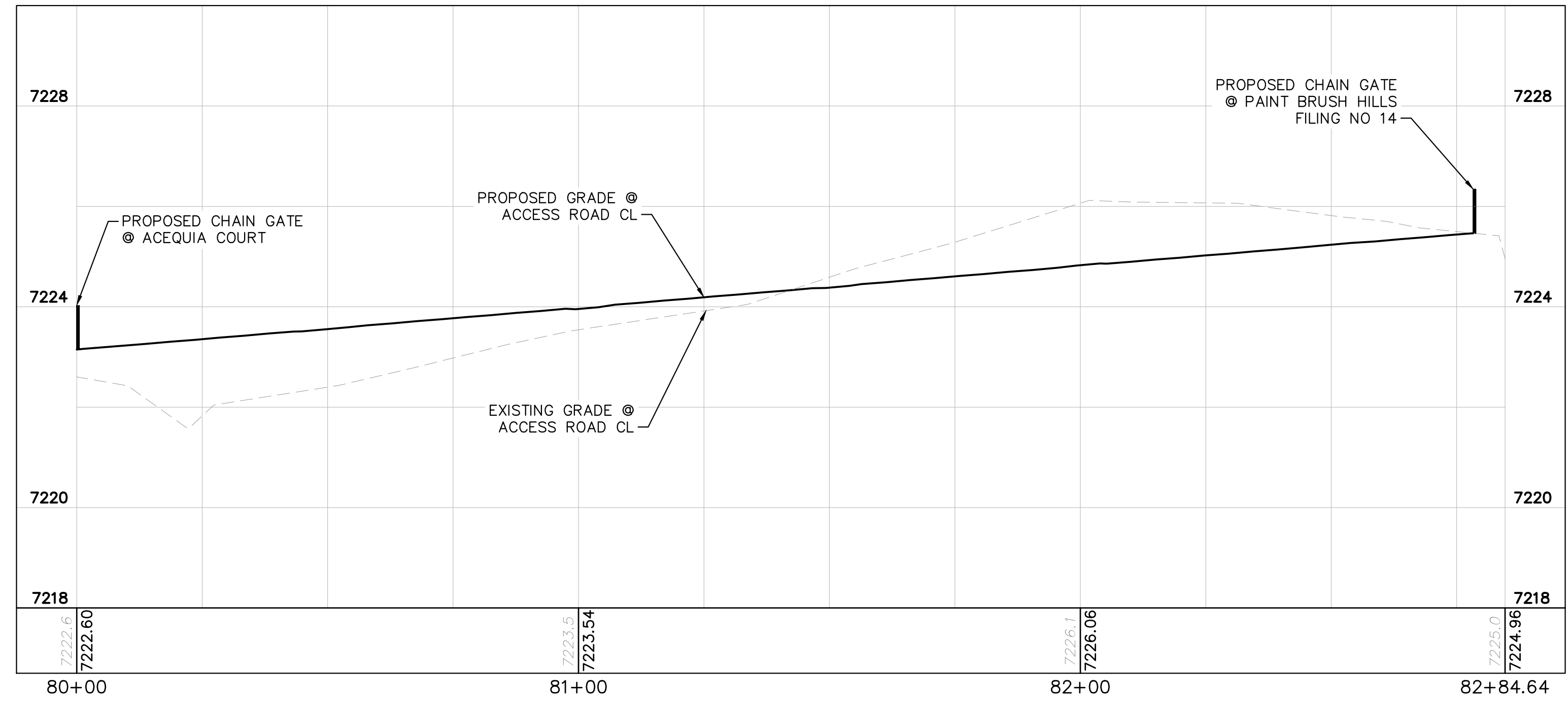
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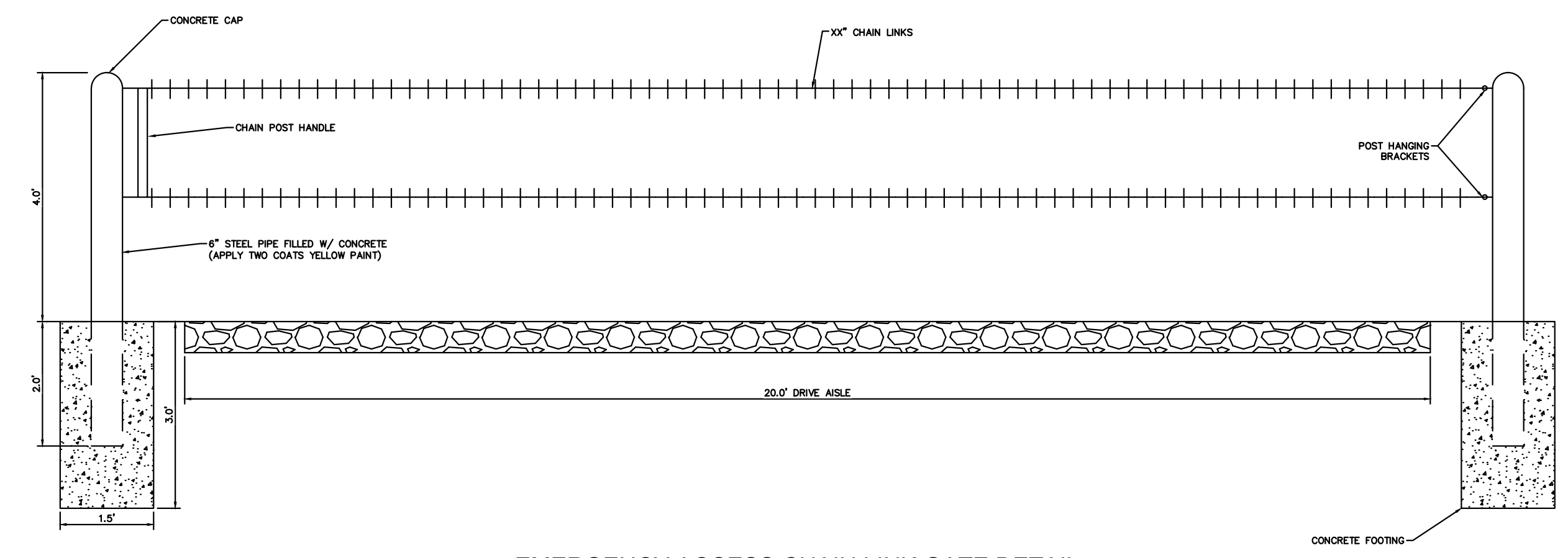
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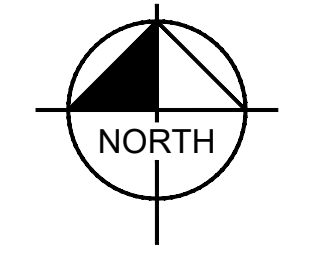
OFF-SITE EMERGENCY ACCESS
1" = 20'



OFF-SITE EMERGENCY ACCESS - PROFILE VIEW
1" = 20'



EMERGENCY ACCESS CHAIN LINK GATE DETAIL
N.T.S.



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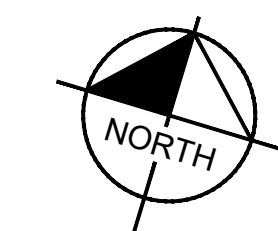
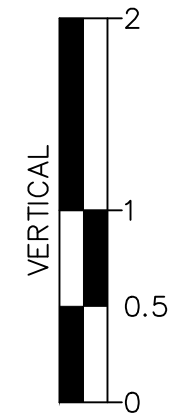
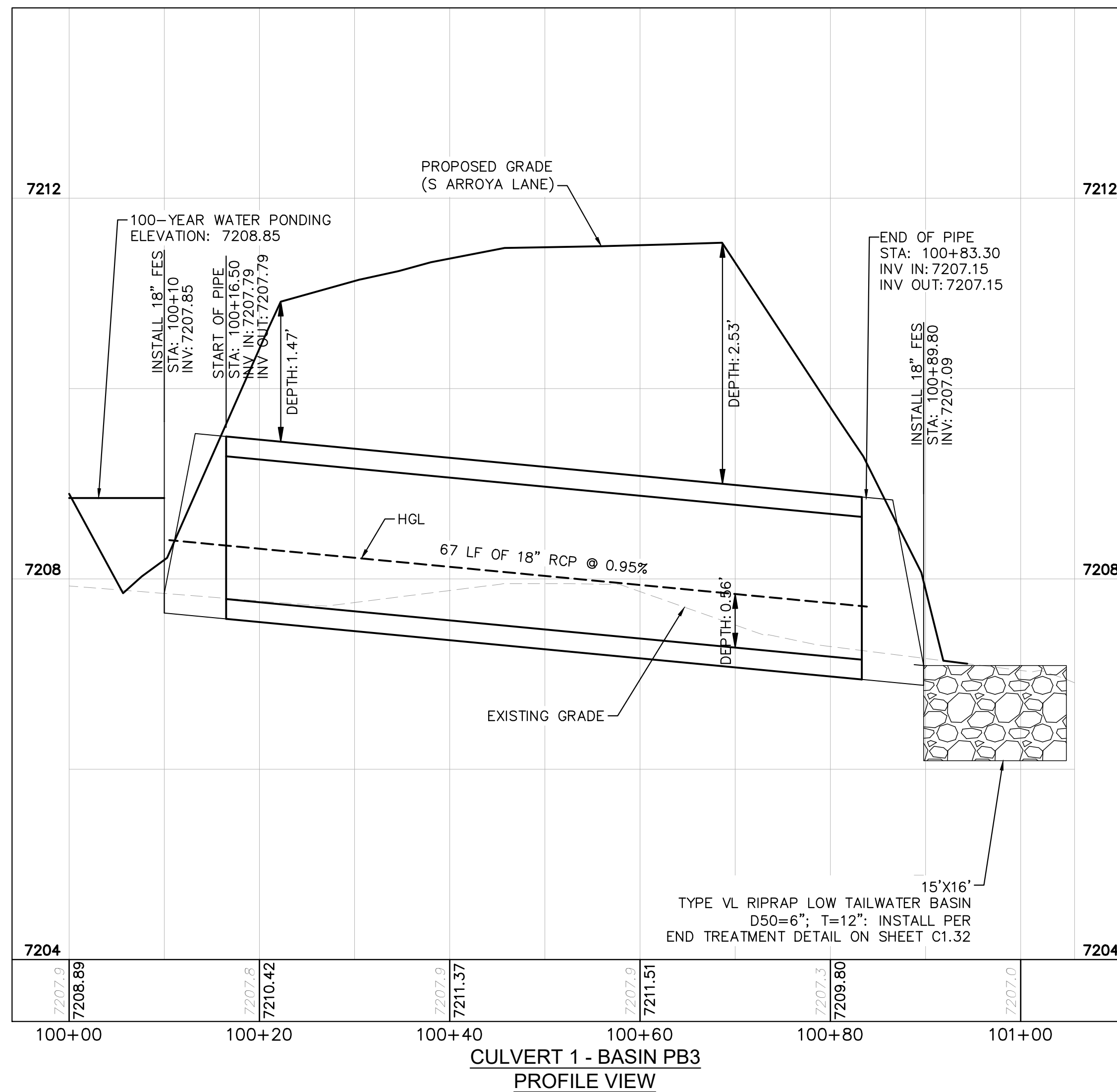
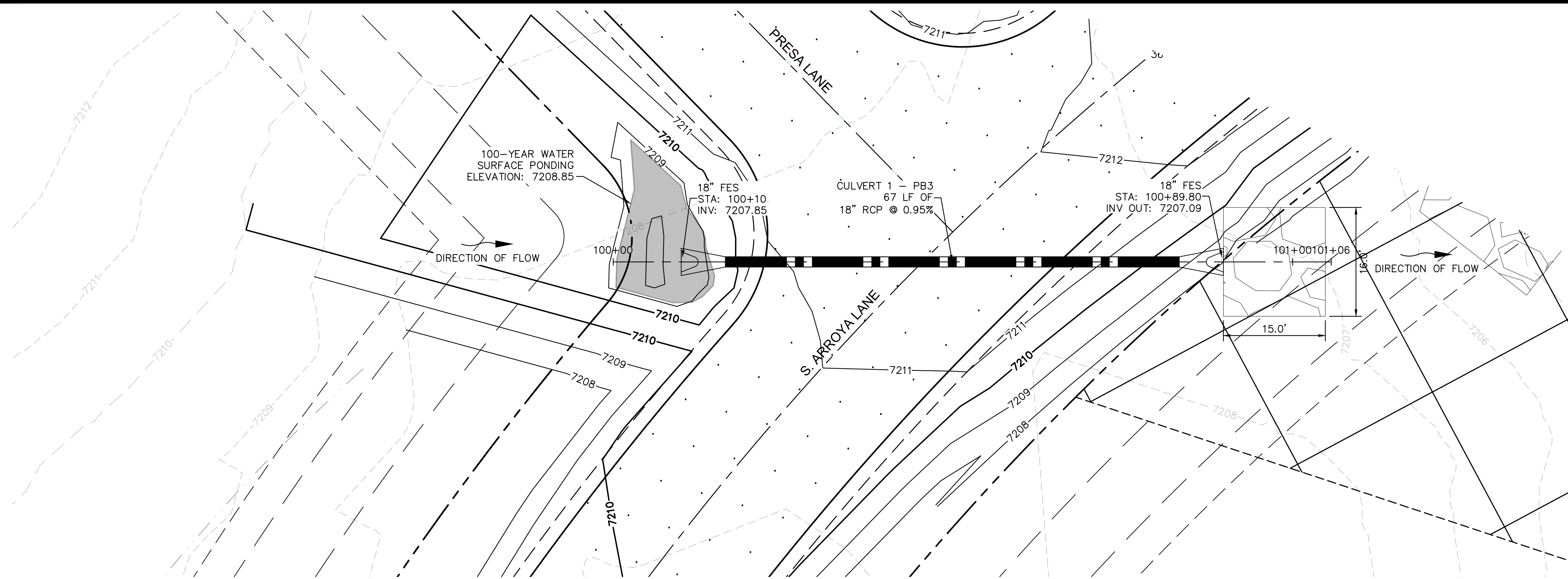
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NOTES

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- ASSUMED FLARED END SECTIONS (FES) LENGTHS ARE THE FOLLOWING:
6'-1": 18"-30" FES
8'-1": 30" FES
8'-2": 42"-48" FES

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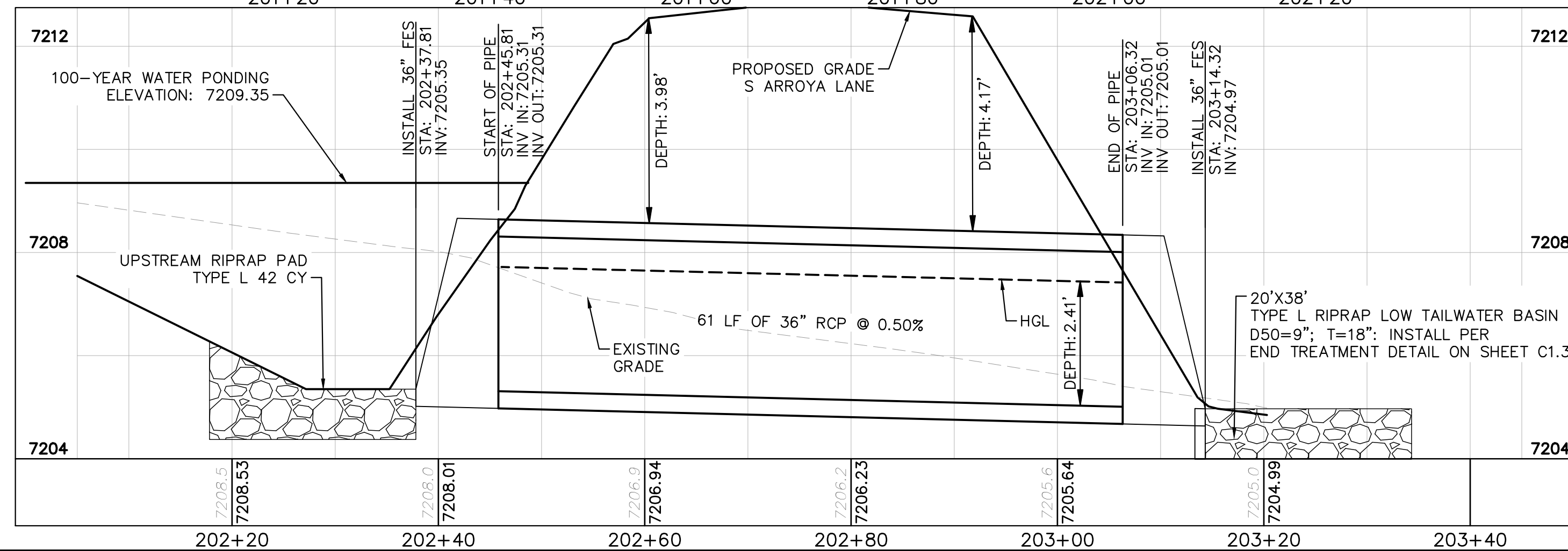
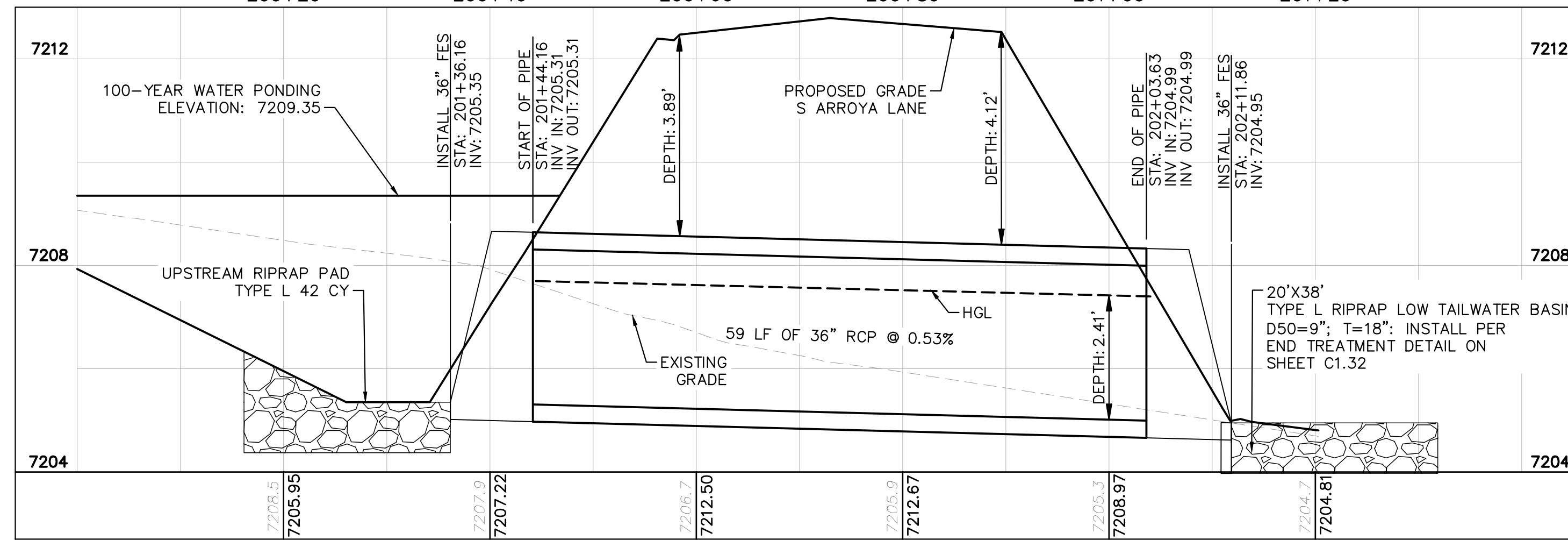
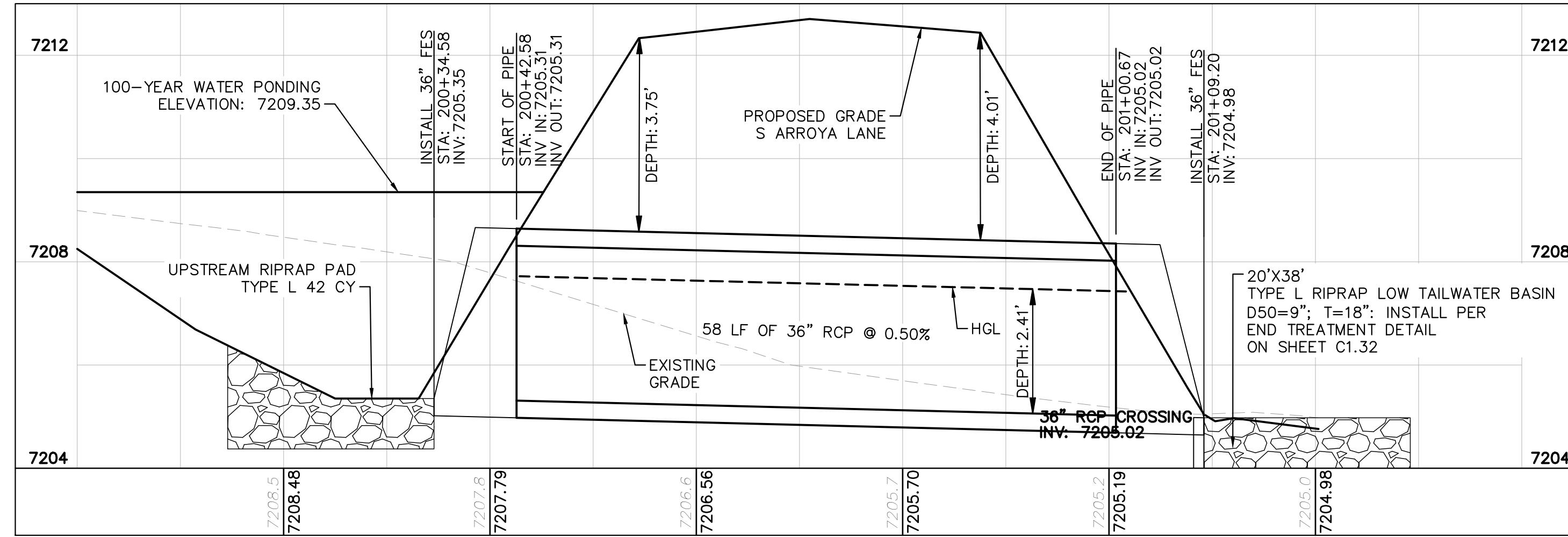
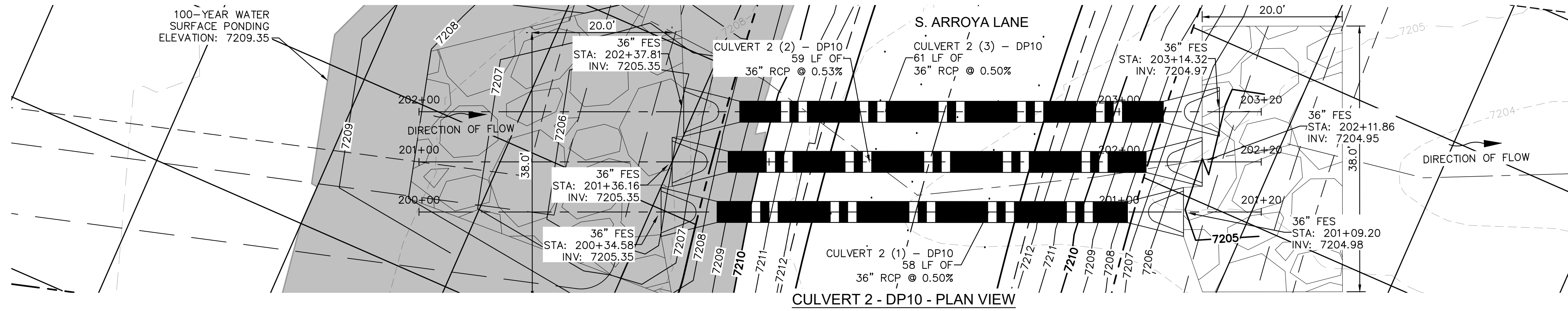
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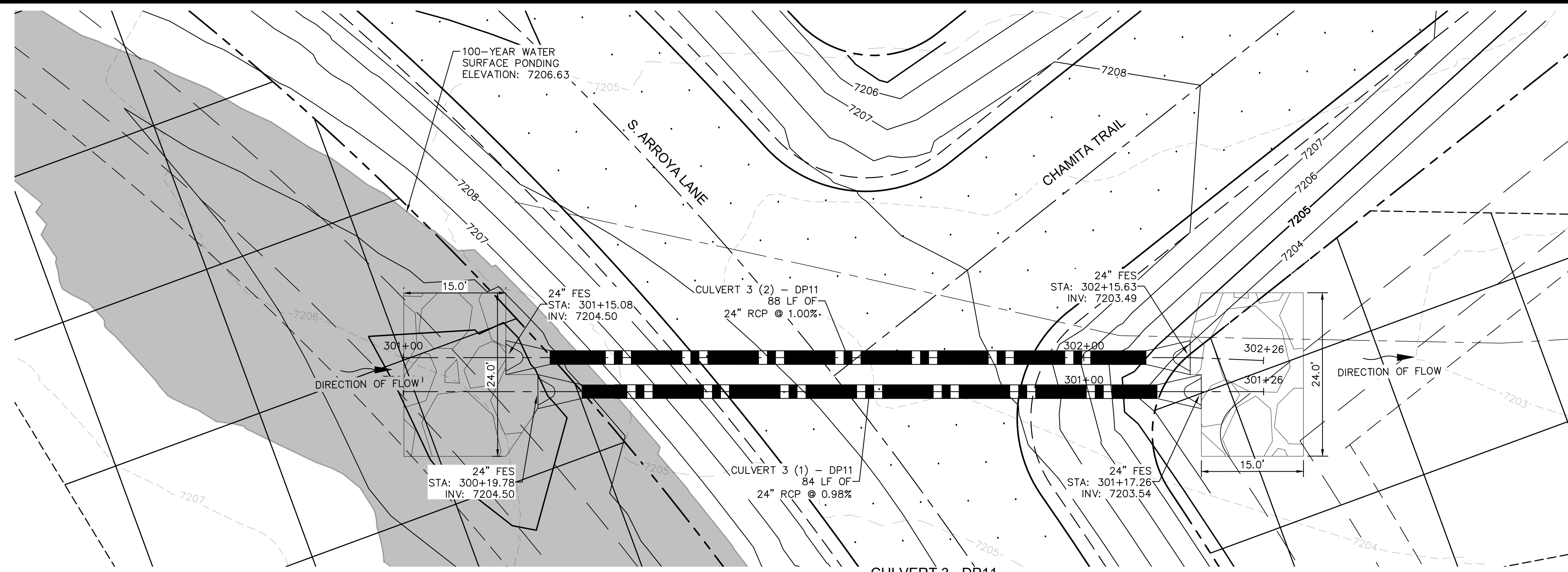
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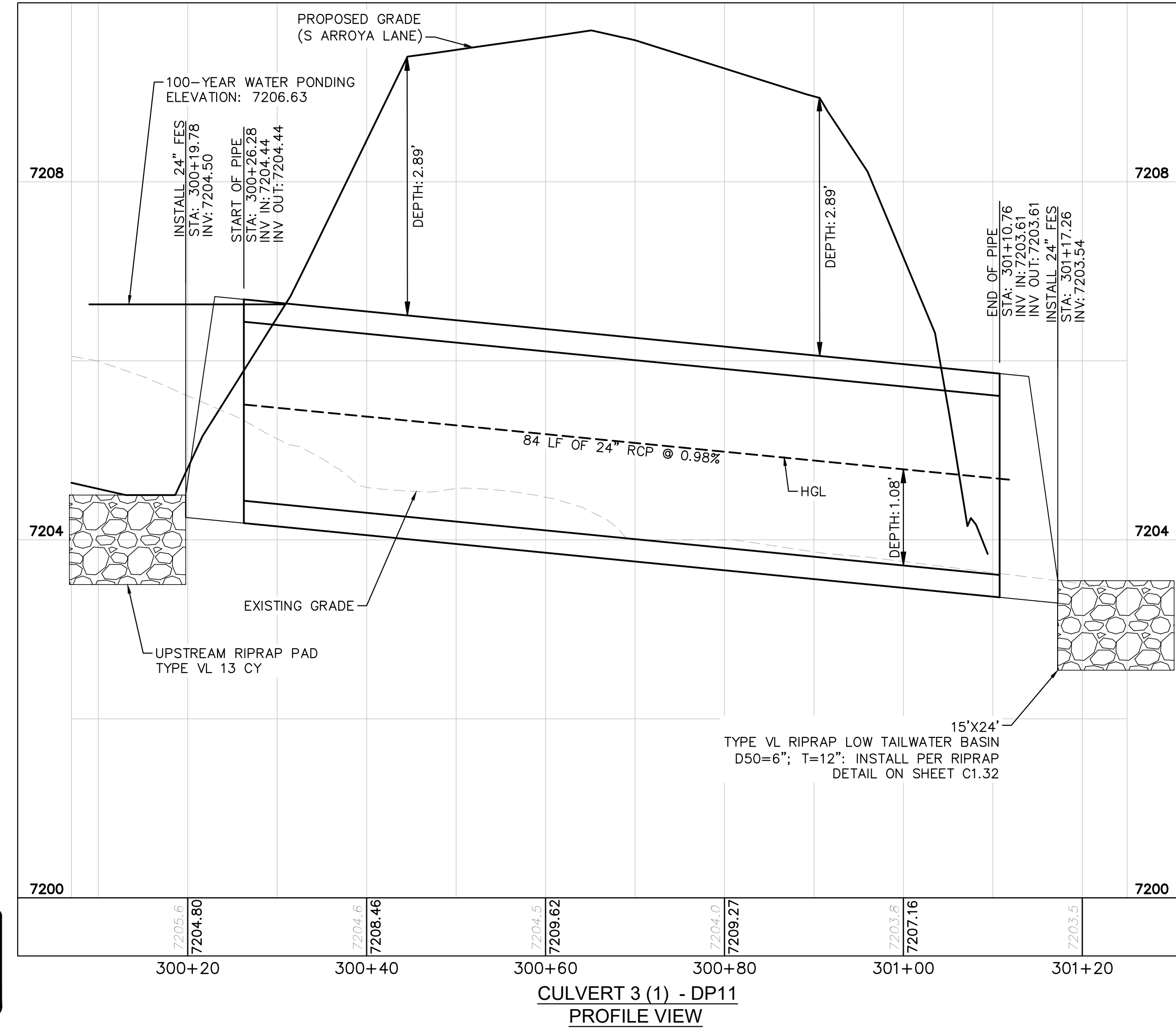
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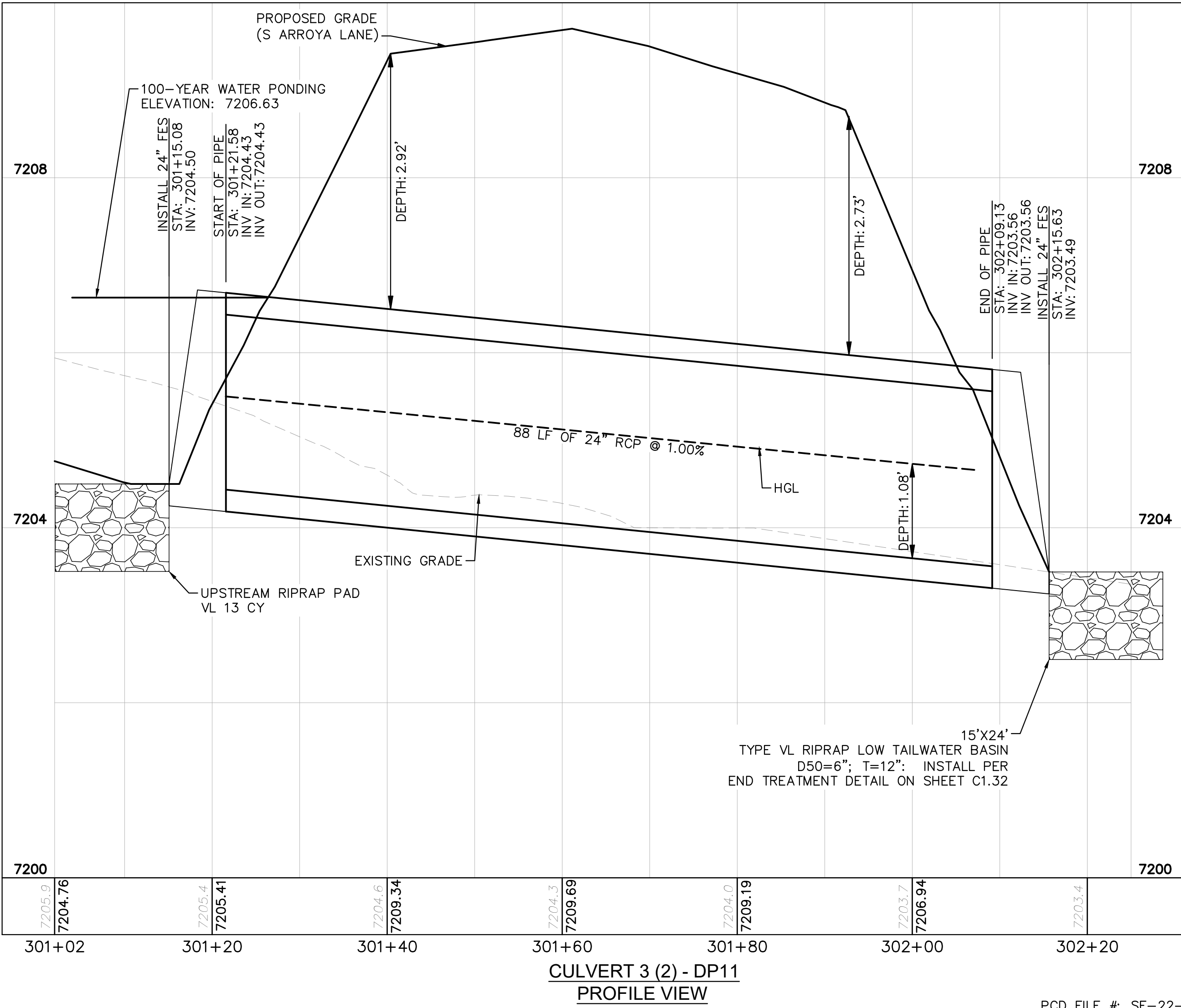


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**CULVERT 3 - DP11
PLAN VIEW**

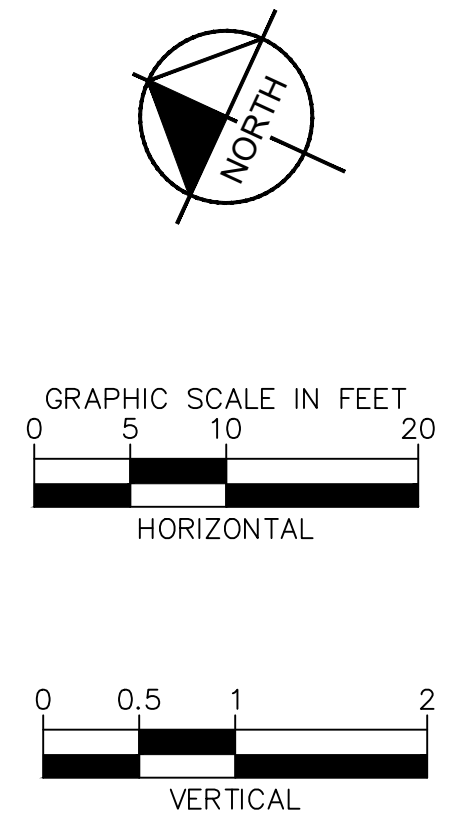


**CULVERT 3 (1) - DP11
PROFILE VIEW**



**CULVERT 3 (2) - DP11
PROFILE VIEW**

PCD FILE #: SF-22-42



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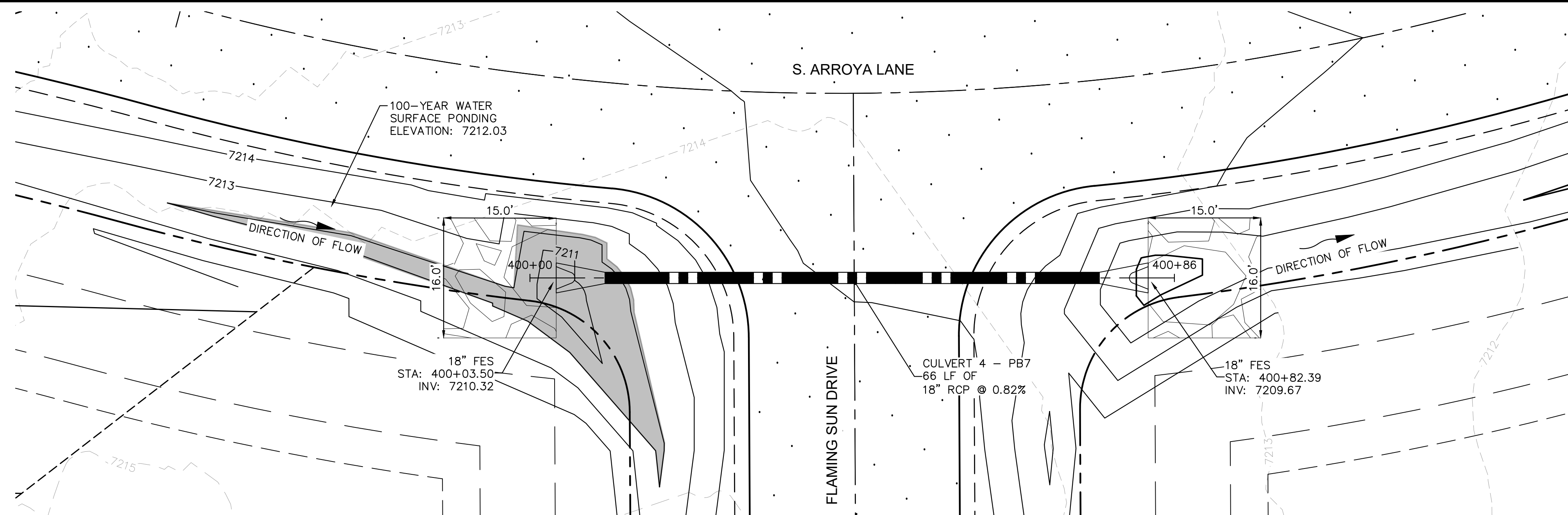
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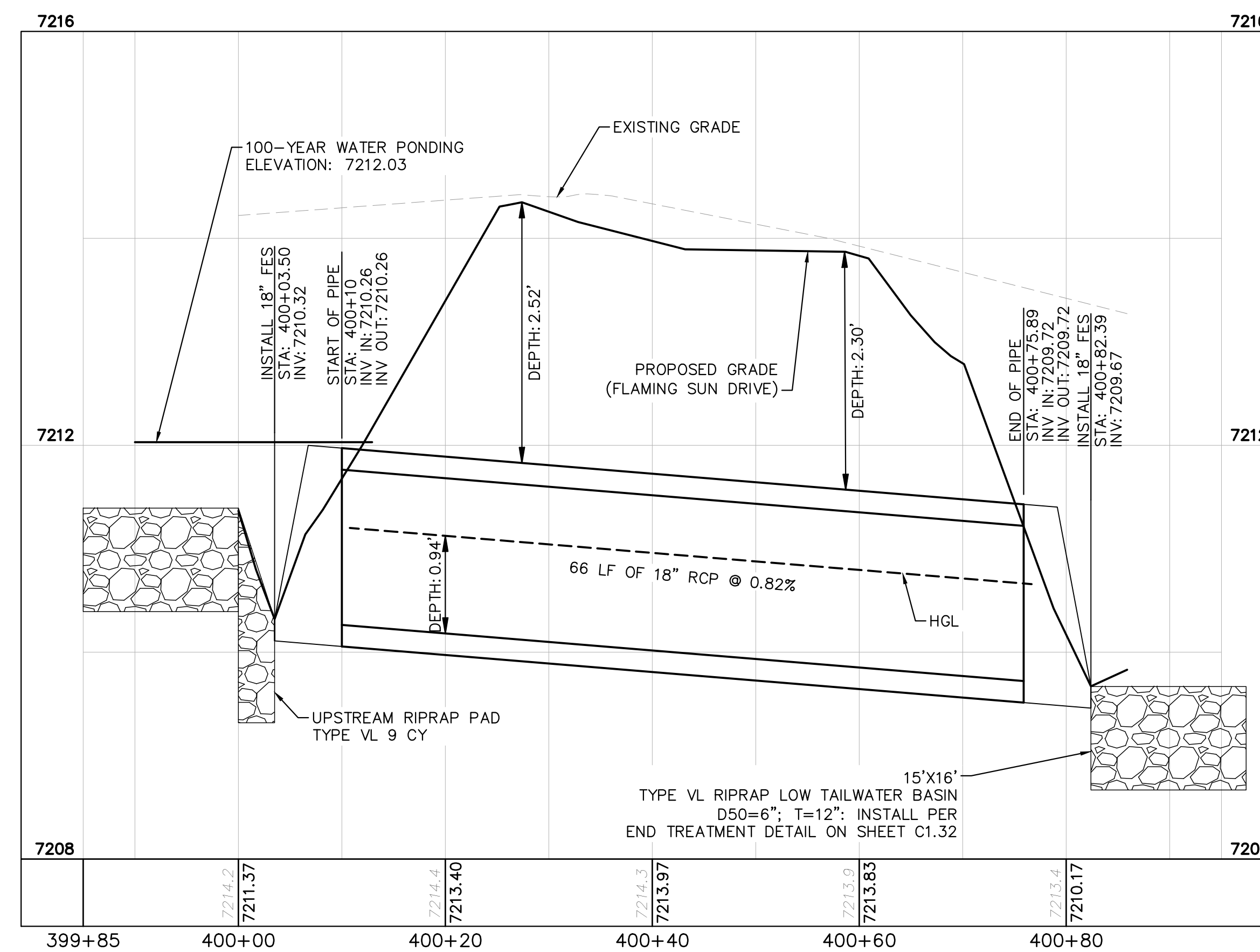
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CULVERT 4 - BASIN PB7
PLAN VIEW

NOTES

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CULVERT 4 - BASIN PB7
PROFILE VIEW



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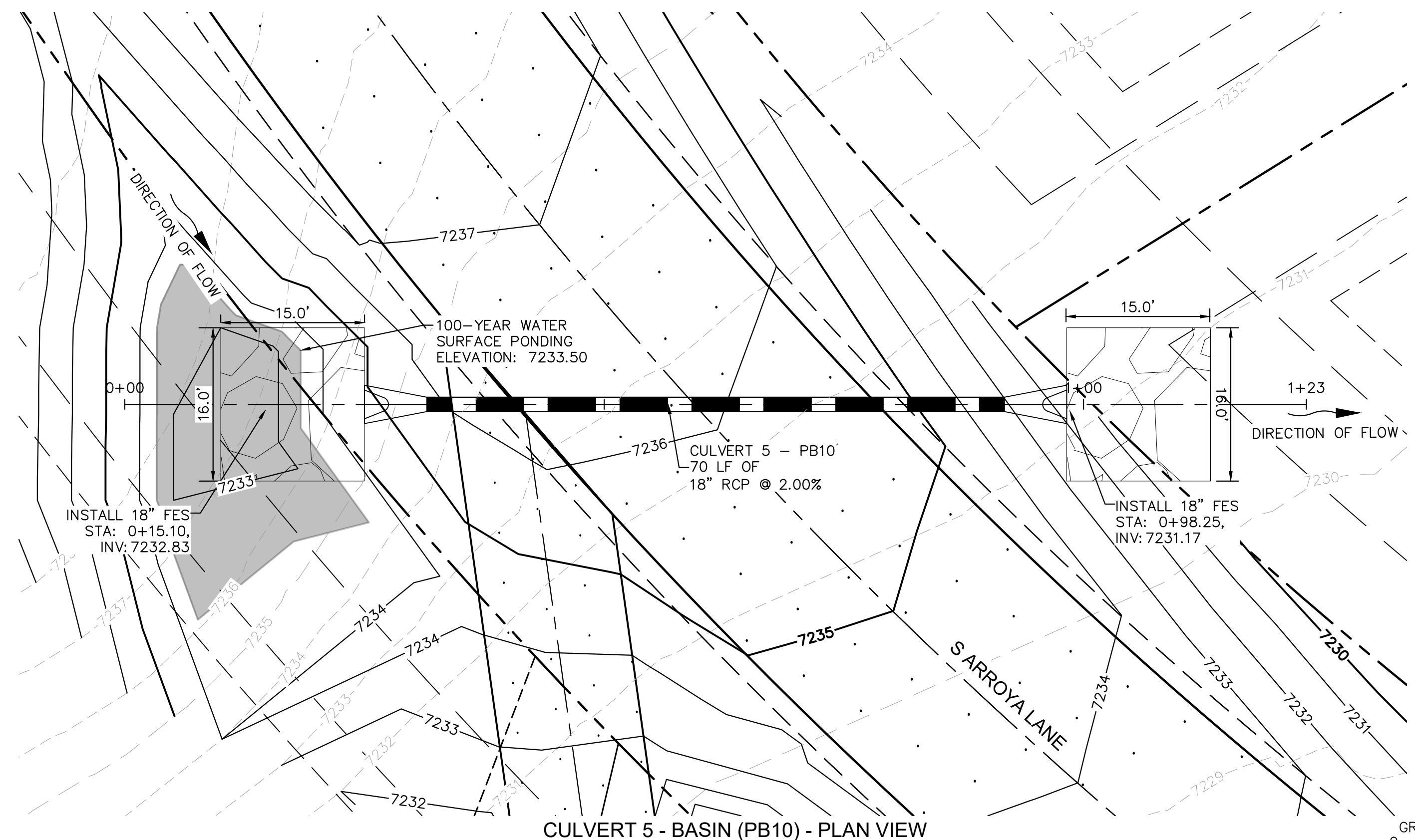
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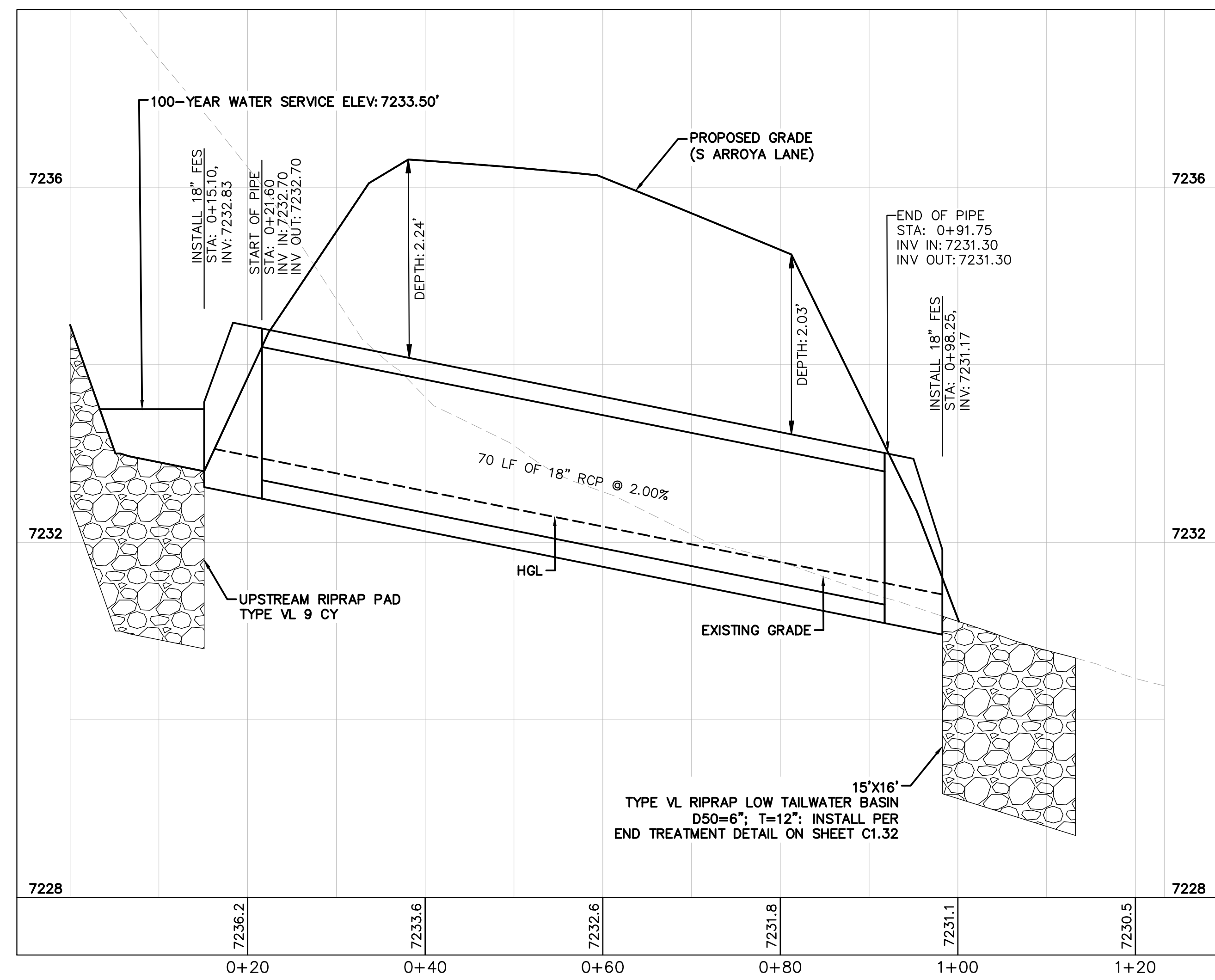
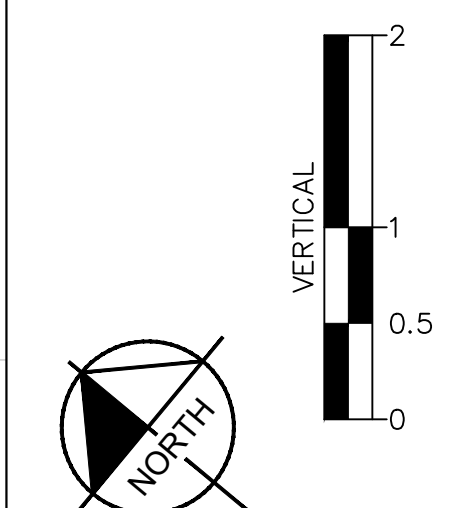
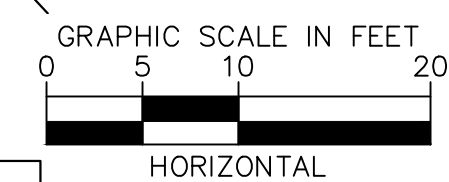
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CULVERT 5 - BASIN (PB10) - PLAN VIEW



CULVERT 5 - BASIN PB10 - PROFILE VIEW

NOTES

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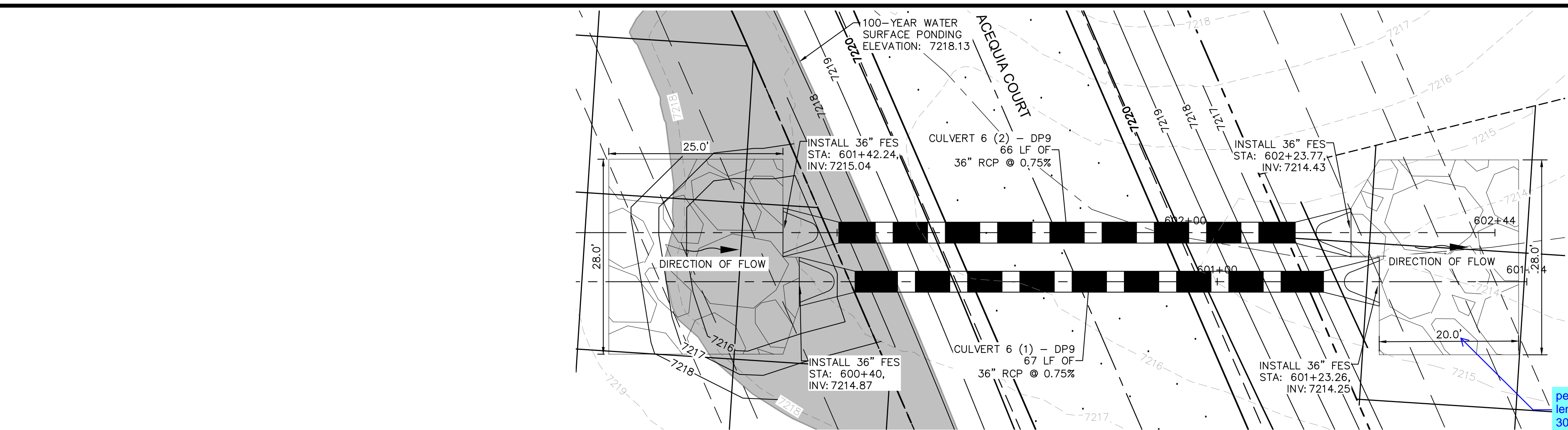
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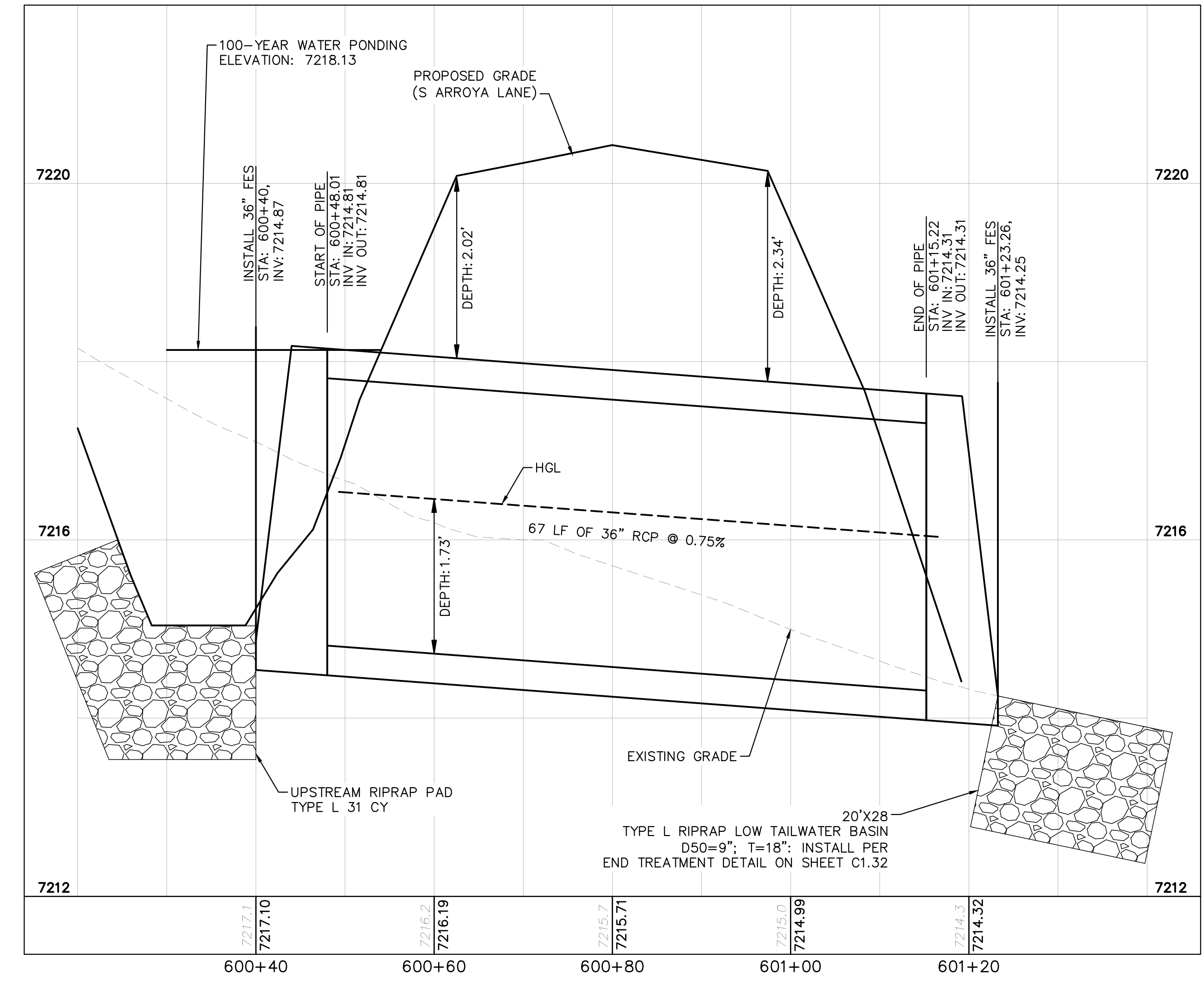
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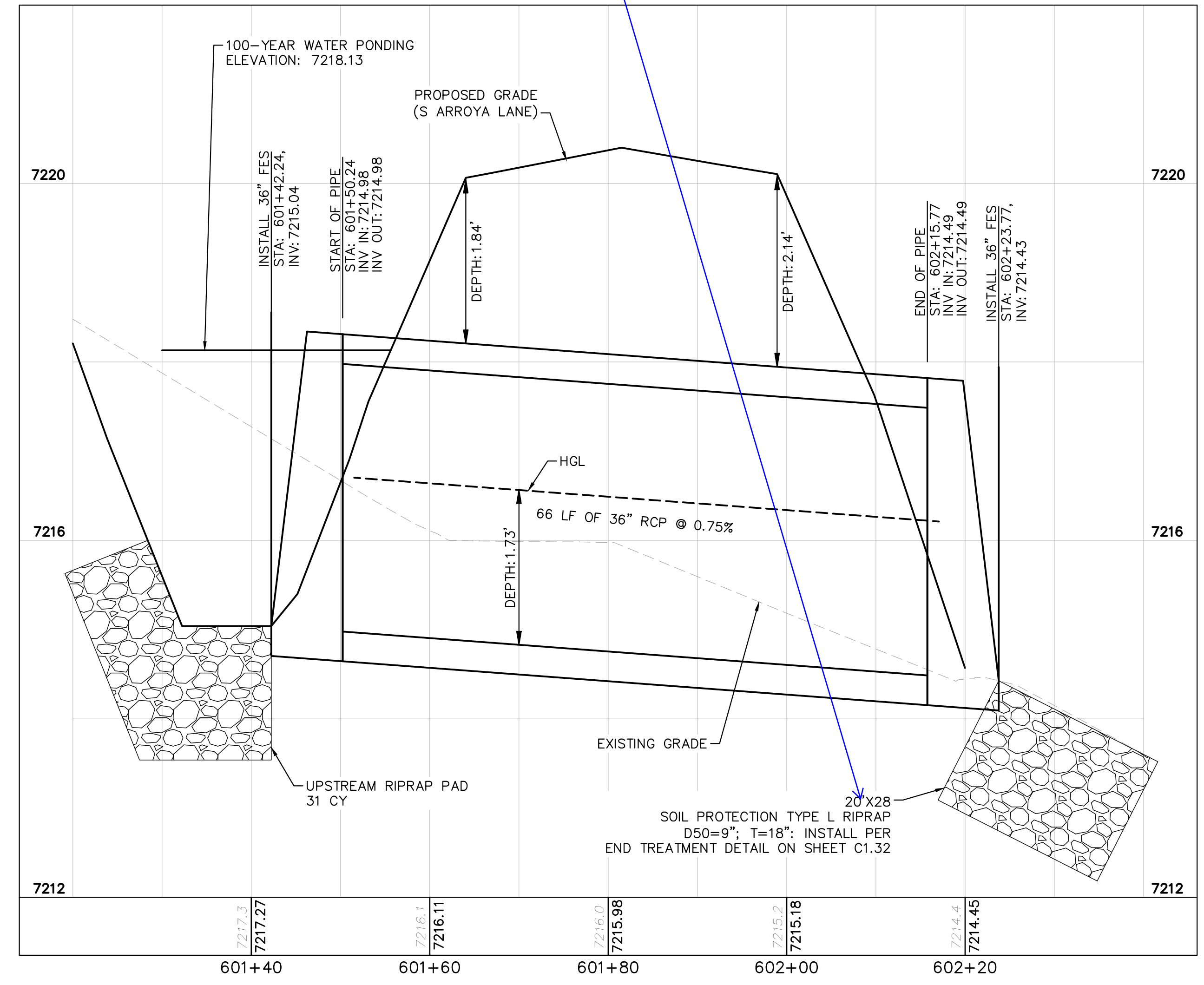


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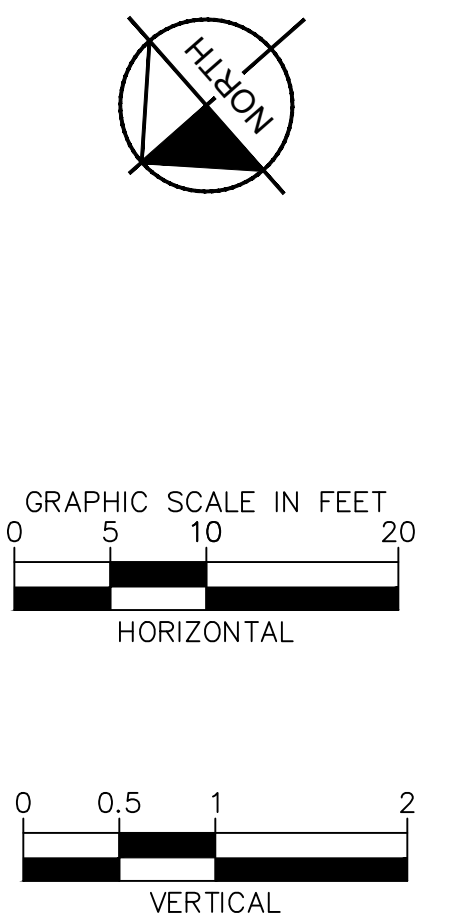
CULVERT 6 - DP9
PLAN VIEW



CULVERT 6 (1) - DP9
PROFILE VIEW



CULVERT 6 (2) - DP9
PROFILE VIEW



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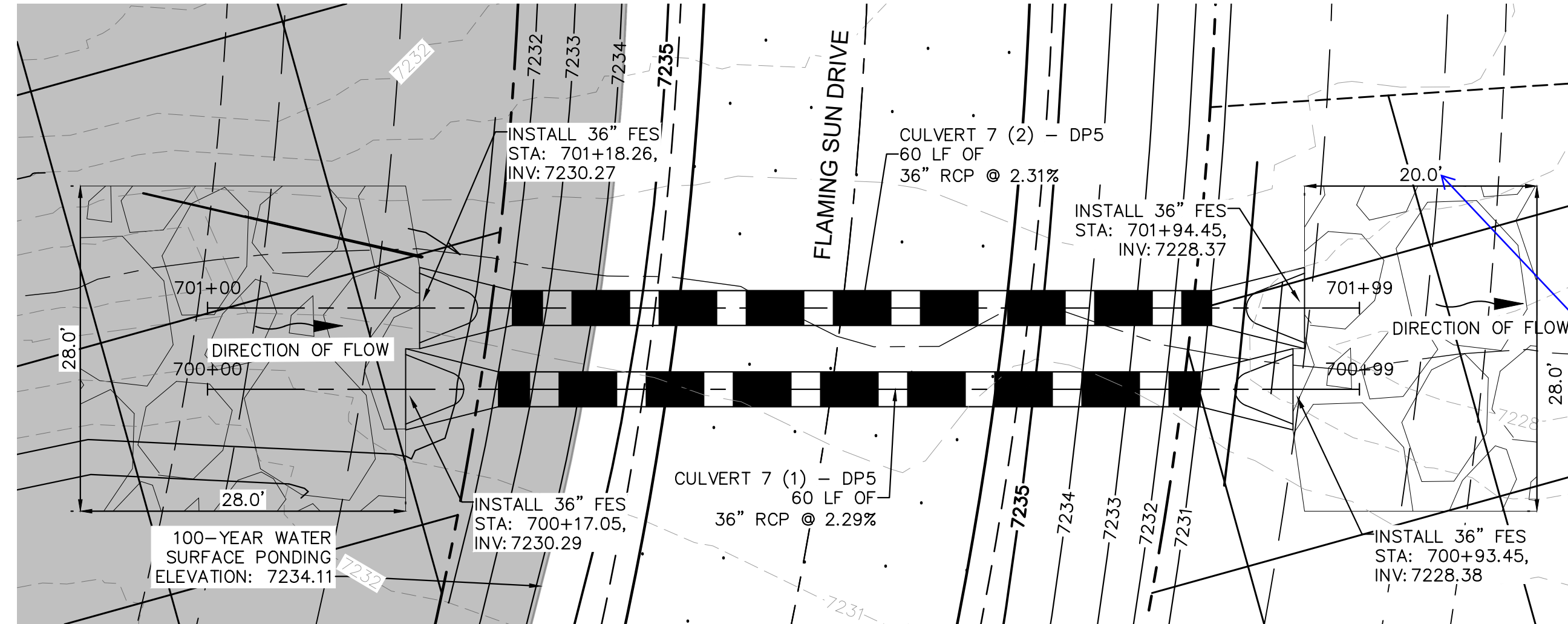
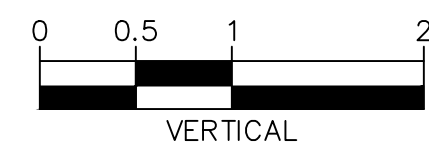
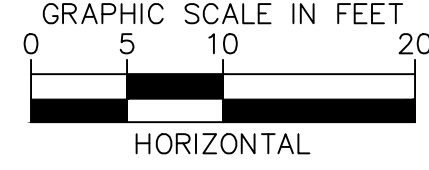
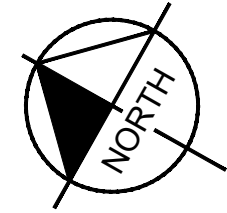
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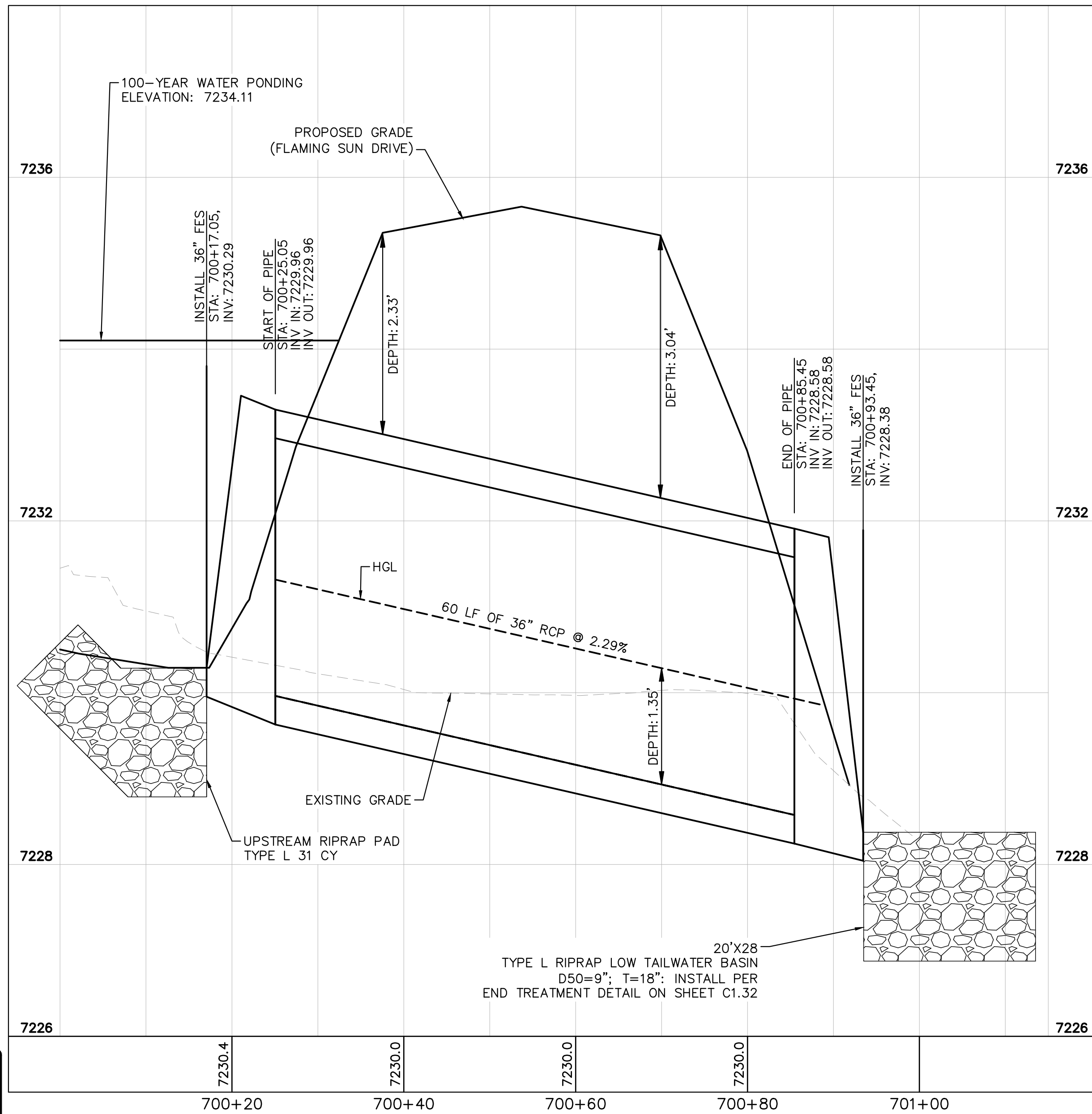


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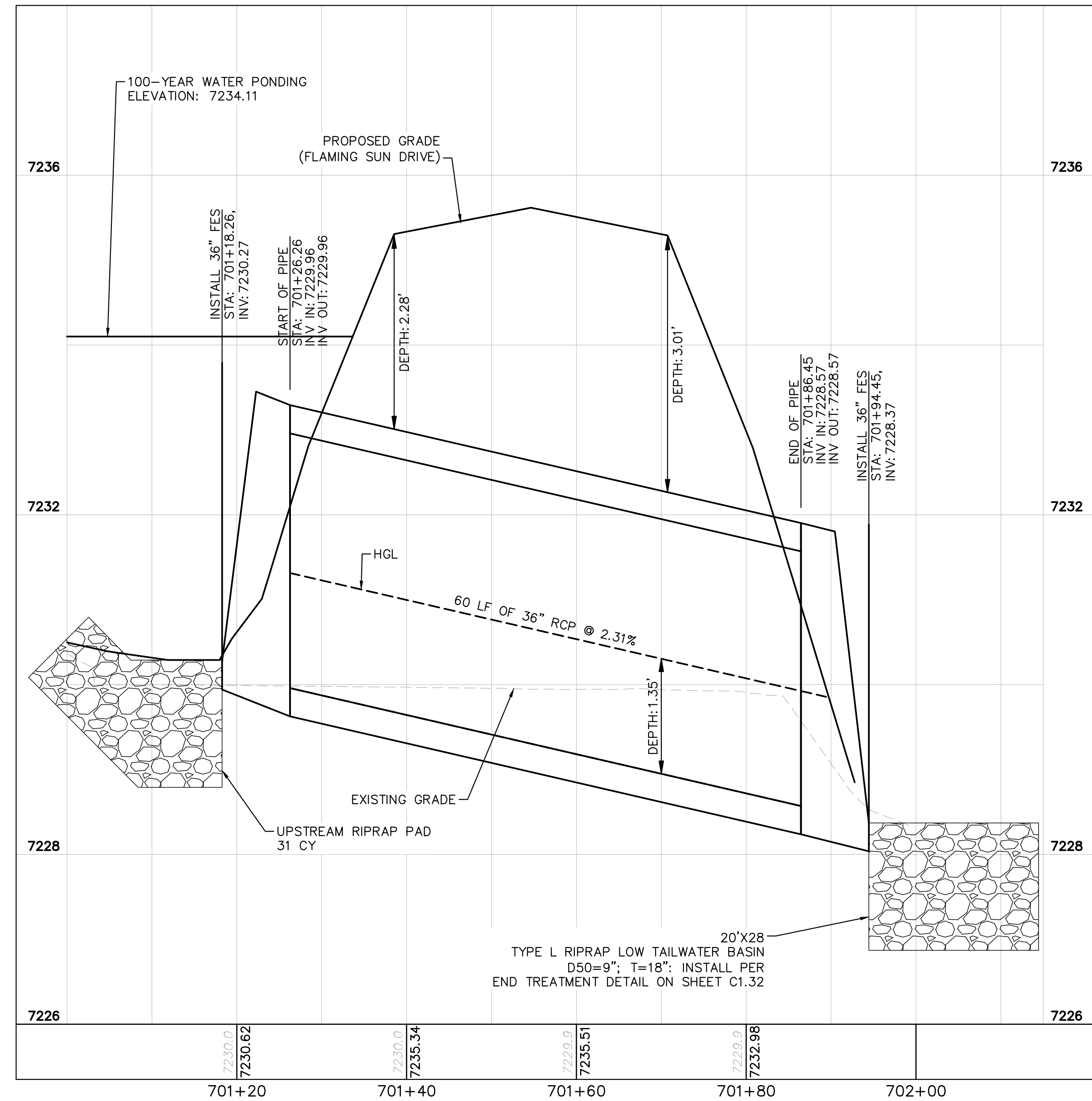
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 8'-2": 42"-48" FES

per drainage calc the length is indicated as 30' for the riprap

**CULVERT 7 - DP5
PLAN VIEW**



**CULVERT 7 (1) - DP5
PROFILE VIEW**



**CULVERT 7 (2) - DP5
PROFILE VIEW**



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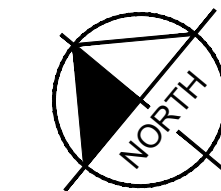
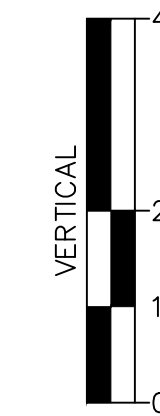
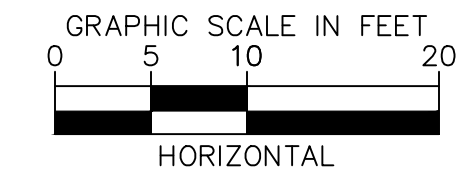
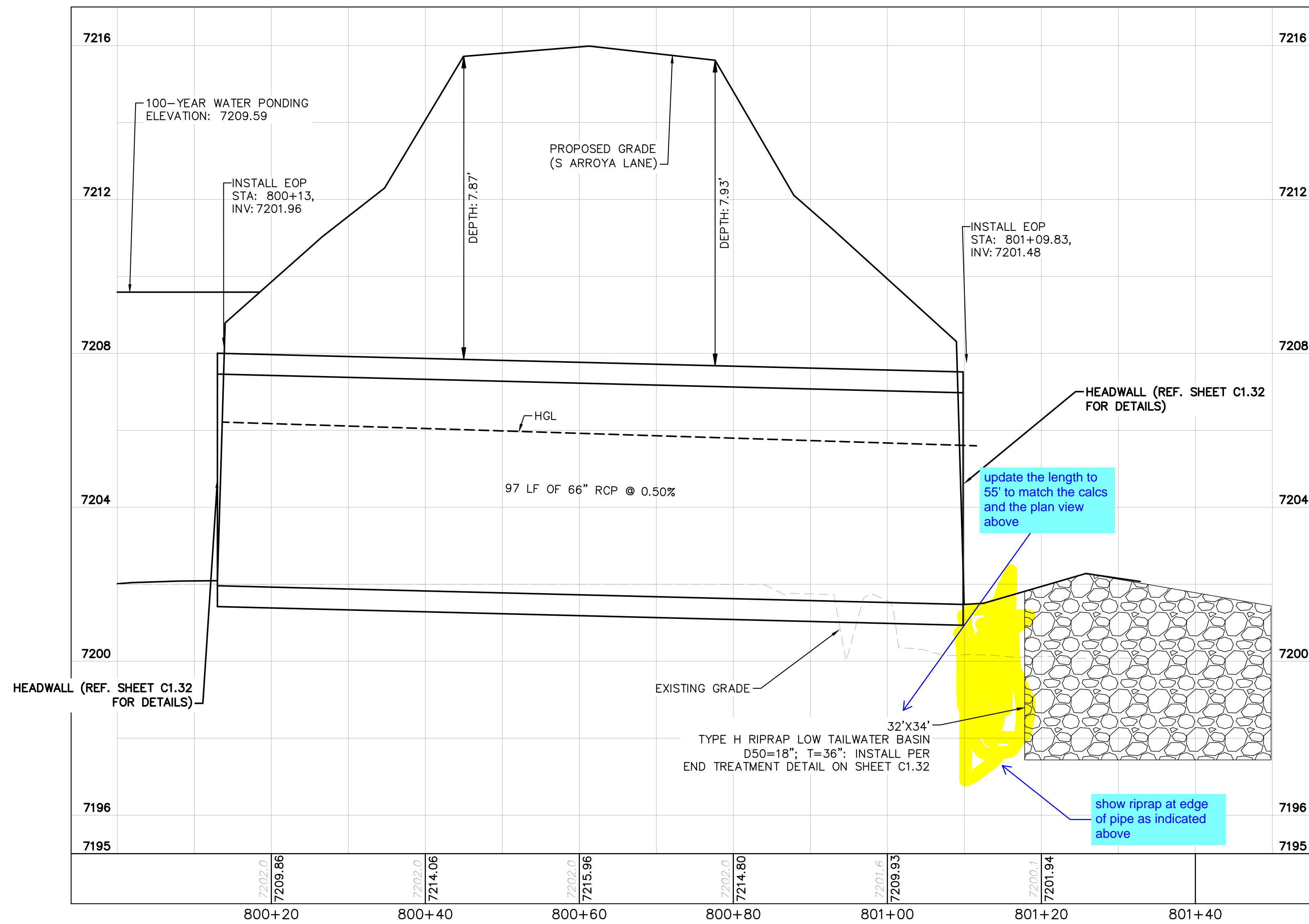
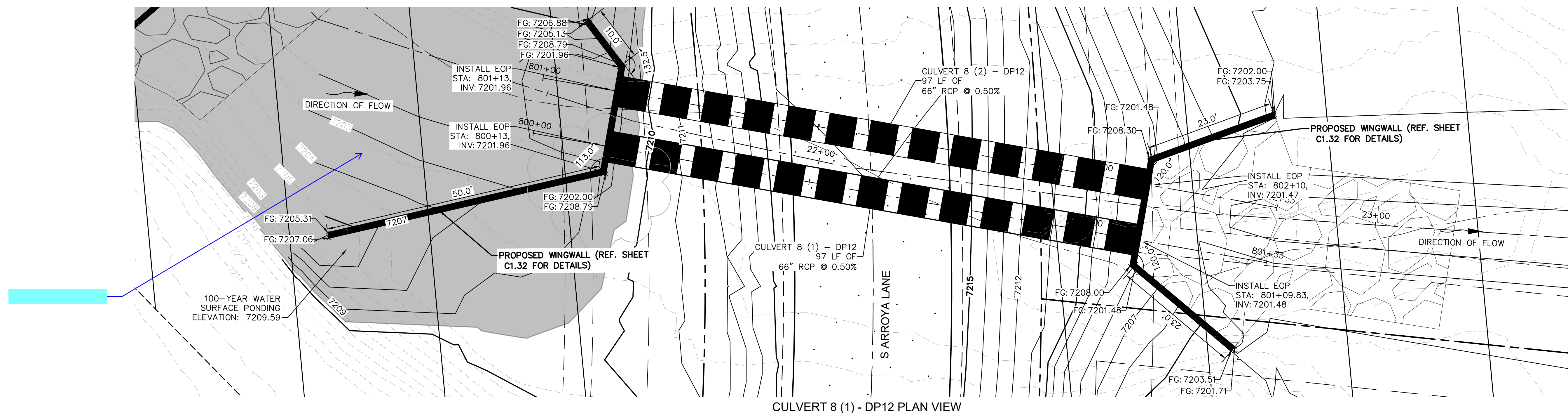
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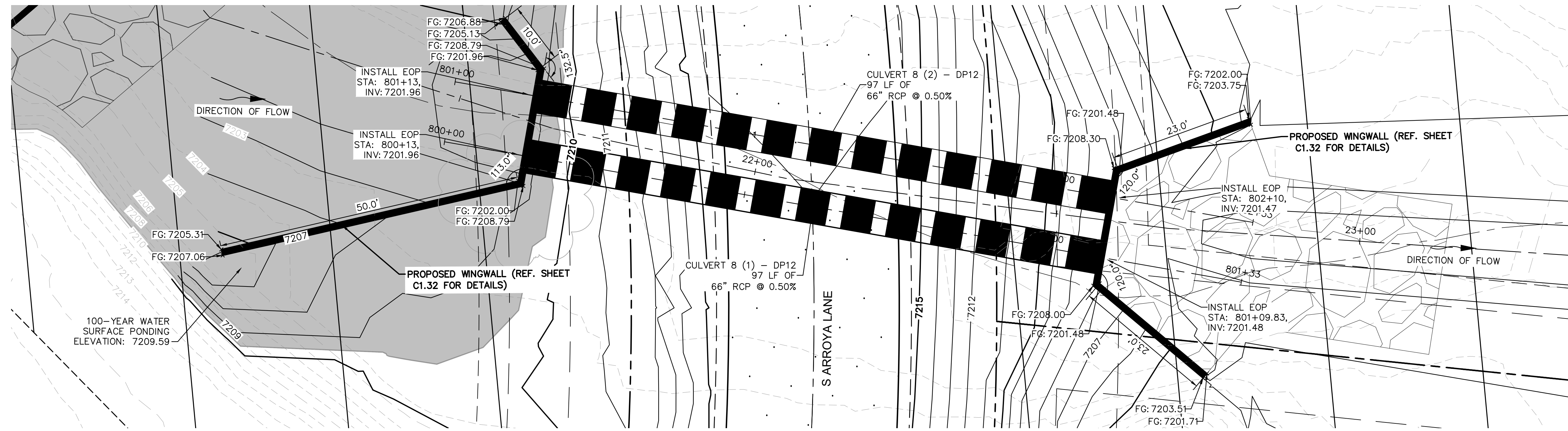
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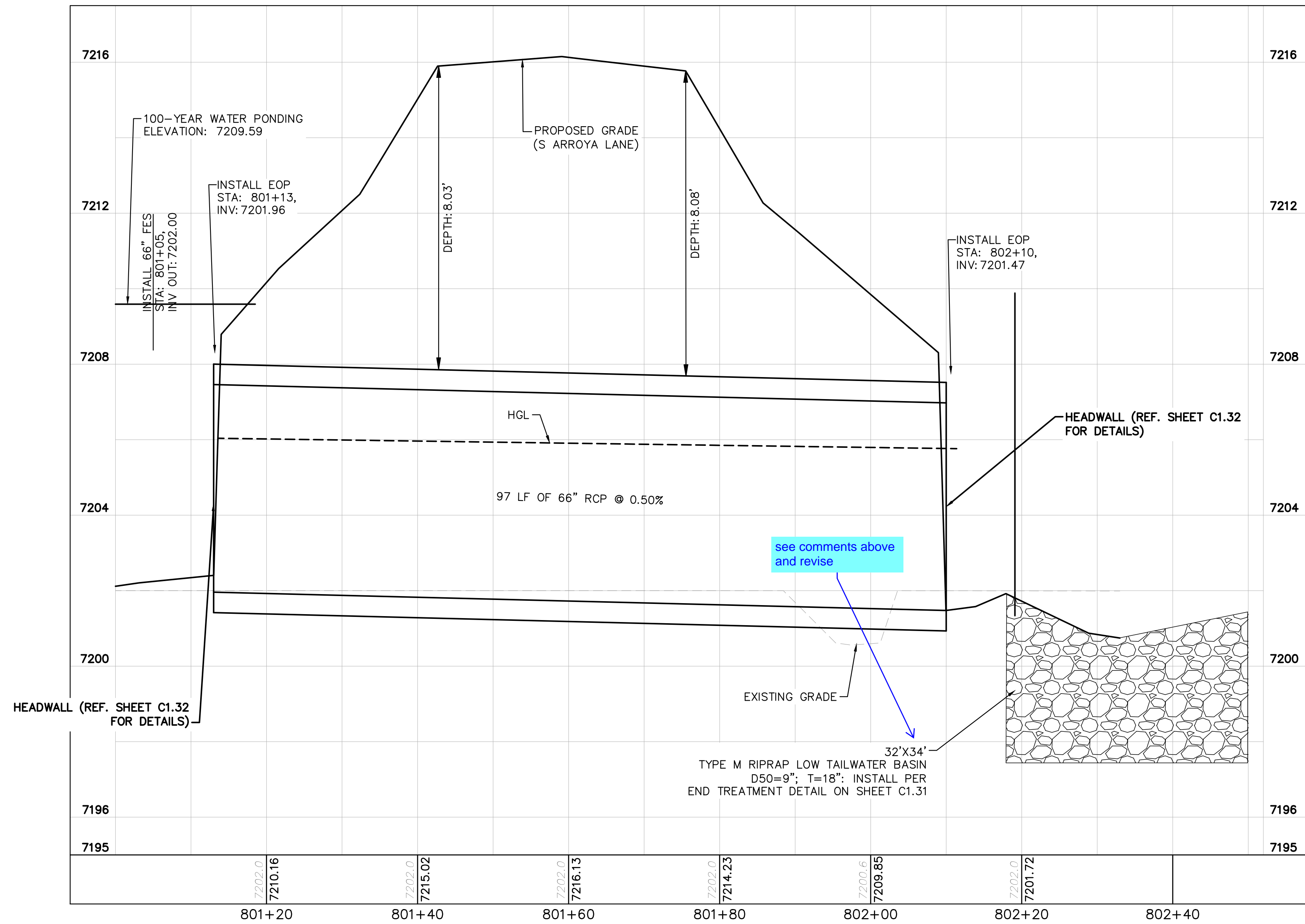
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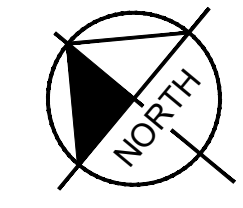
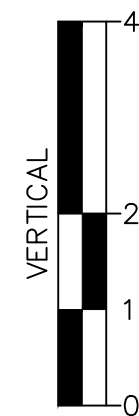
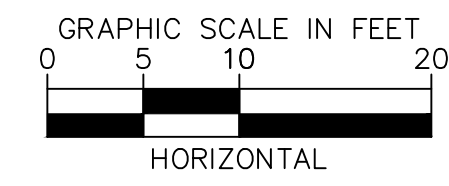
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CULVERT 8 (2) - DP12 PLAN VIEW



CULVERT 8 (2) - DP12 PROFILE VIEW



NOTES

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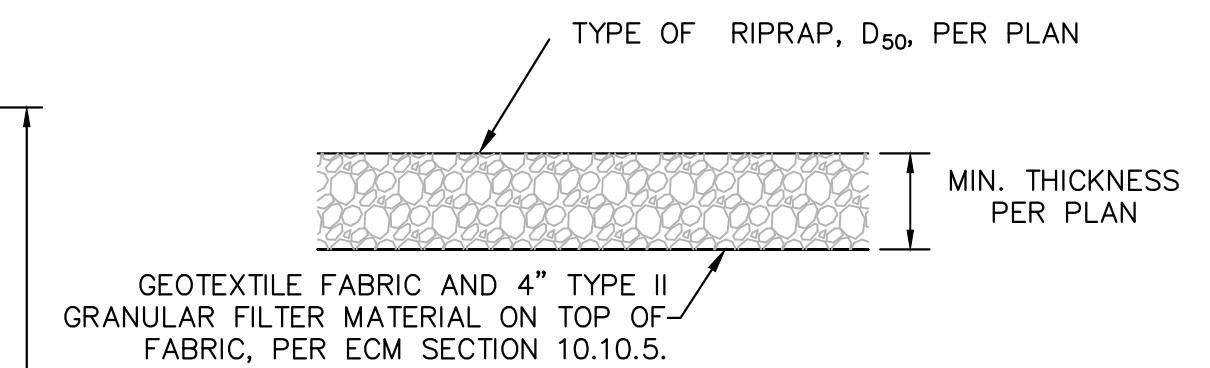
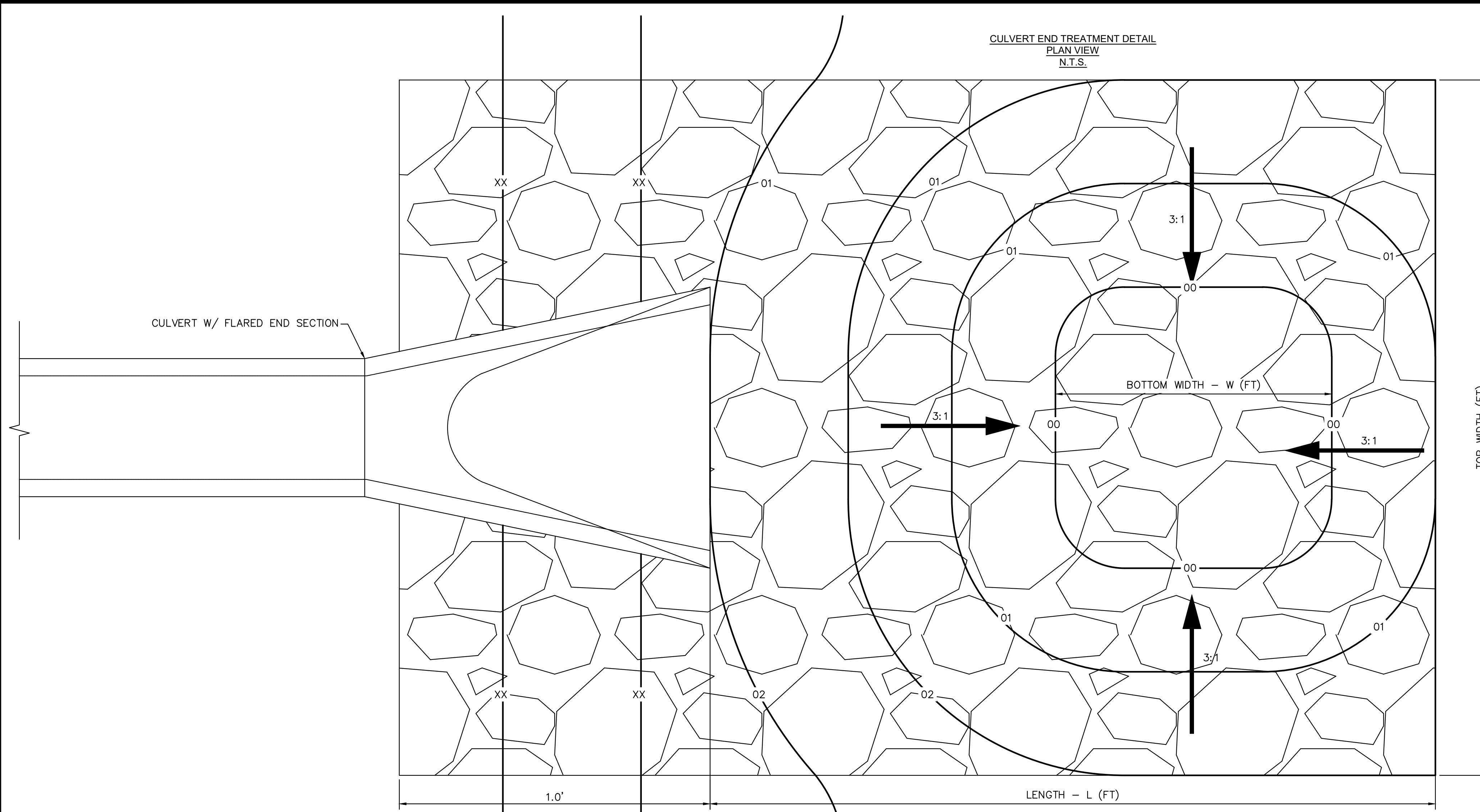
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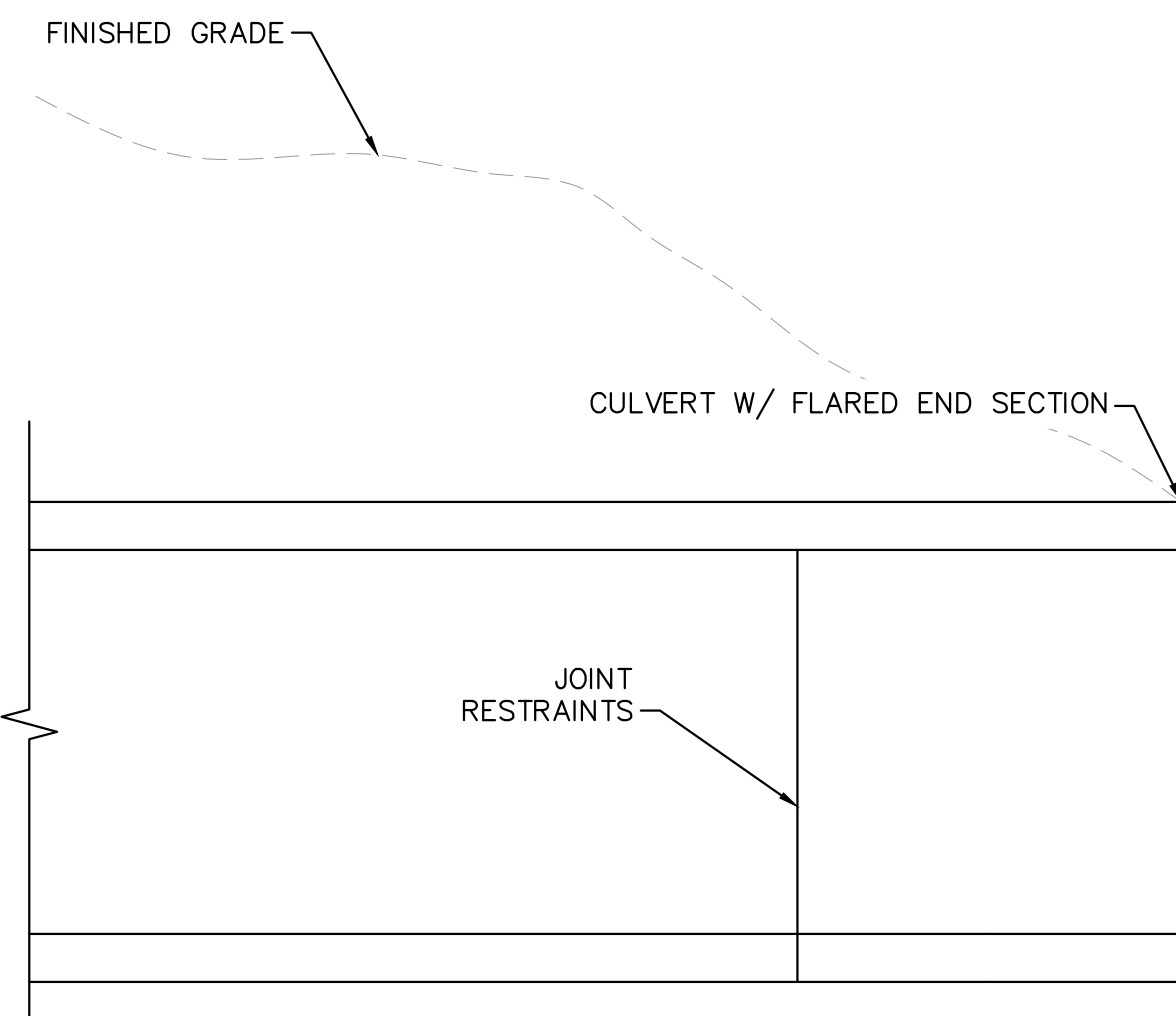
1. D50 = MEAN PARTICLE SIZE (INTERMEDIATE DIMENSION) BY WEIGHT.
2. RIP RAP SHALL BE PER PLAN AND SHALL BE MIXED WITH 30% SOIL TO 70% RIP RAP.
3. RIP RAP SECTION THICKNESS SHALL BE 2.0 TIMES THE SPECIFIED MEAN PARTICLE SIZE (I.E. D50 X 2.0 MINIMUM) PER ECM SECTION 10.10.3.
4. ALL RIP RAP SHALL BE UNDERLAIN WITH GEOTEXTILE FILTER FABRIC FOR STABILIZATION.
5. RIP RAP SHALL WRAP AROUND AND EXTEND 2' MIN. BEHIND FLUME AND FLARED END SECTIONS.

TYPICAL RIPRAP SECTION DETAIL

Table 506-2

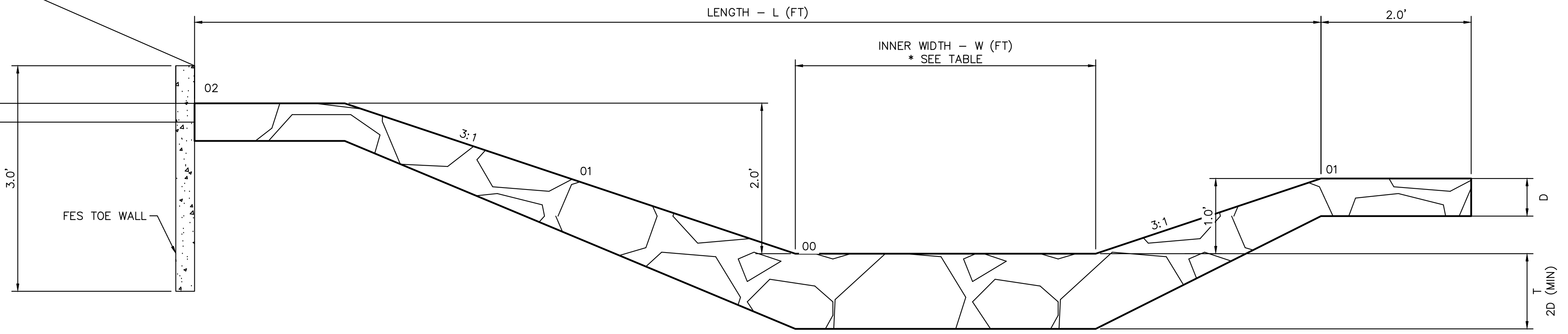
Pay Item	Stone Size d50 ¹ (Inches)	Percent of Material Smaller Than Typical Stone ²	Typical Stone Dimensions ³ (Inches)	Typical Stone Weight ⁴ (Pounds)
Riprap	6	70-100	12	85
		50-70	9	35
		35-50	6	10
		2-10	2	0.4
Riprap	9	70-100	15	160
		50-70	12	85
		35-50	9	35
		2-10	3	1.3
Riprap	12	70-100	21	440
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



Eagleview Low Tailwater Basin Summary Table

Culvert	Pipe Size (in)	Barrels (No.)	Bottom Width -W (ft)	Length - L (ft)	Top Width (ft)	Tailwater Basin Depth - D (ft)	D50 (in)	RipRap Thickness - [2*D50] (ft)	MHFD Riprap Type	Vol (ft^3)	Vol (yd^3)
1	18	1	4	15	16	1	6	1	VL	240	8.89
2	36	3	26	20	38	1.5	9	1.5	L	1140	42.22
3	24	2	12	15	24	1	6	1	VL	360	13.33
4	18	1	4	15	16	1	6	1	VL	240	8.89
5	18	1	4	15	16	1	6	1	VL	240	8.89
6	36	2	16	20	28	1.5	9	1.5	L	840	31.11
7	36	2	16	20	28	1.5	9	1.5	L	840	31.11
8	66	2	22	32	34	3	18	3	H	3264	120.89
Pond 3 Outfall	42	1	11	24	23	2	18	3	H	1656	61.33
WQ Pond 1	24	1	4	15	16	1	6	1	VL	240	8.89
WQ Pond 2	18	1	4	15	16	1	6	1	VL	240	8.89
Total			115	176	223					8820	327



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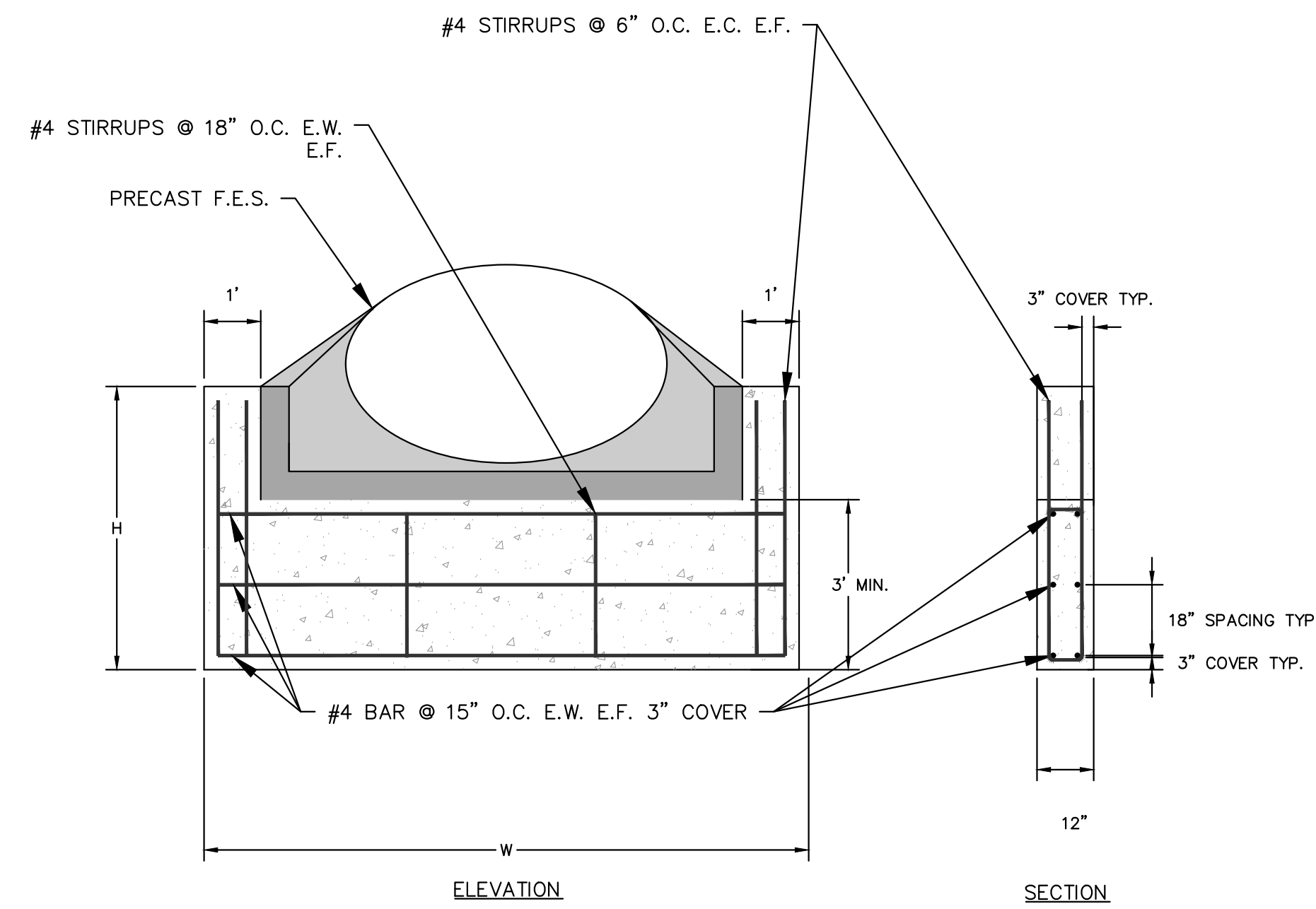
DESIGNED BY: MJK
 DRAWN BY: MJK
 CHECKED BY: KRK
 DATE: 04/18/2023

EAGLEVIEW
 EL PASO COUNTY, COLORADO
 CONSTRUCTION DOCUMENTS
 CULVERT END TREATMENT DETAIL

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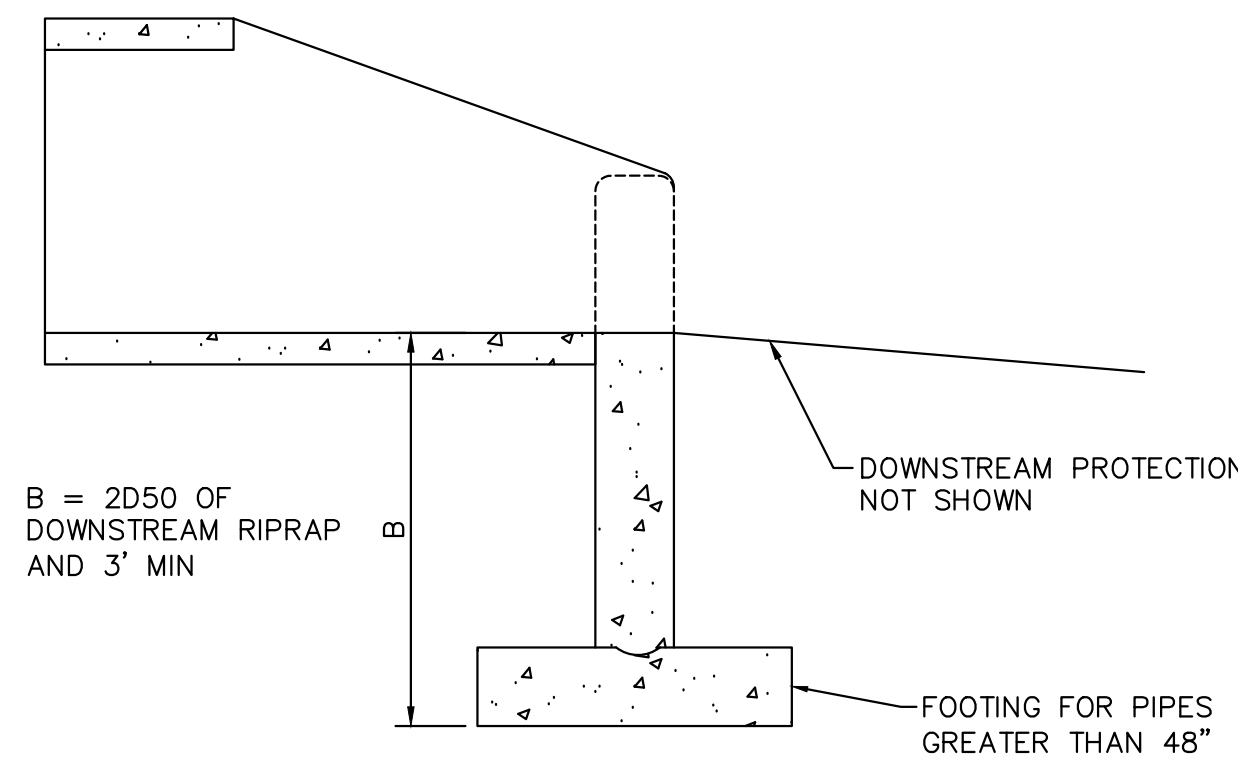
PROJECT NO.
 196106001

SHEET
C1.31

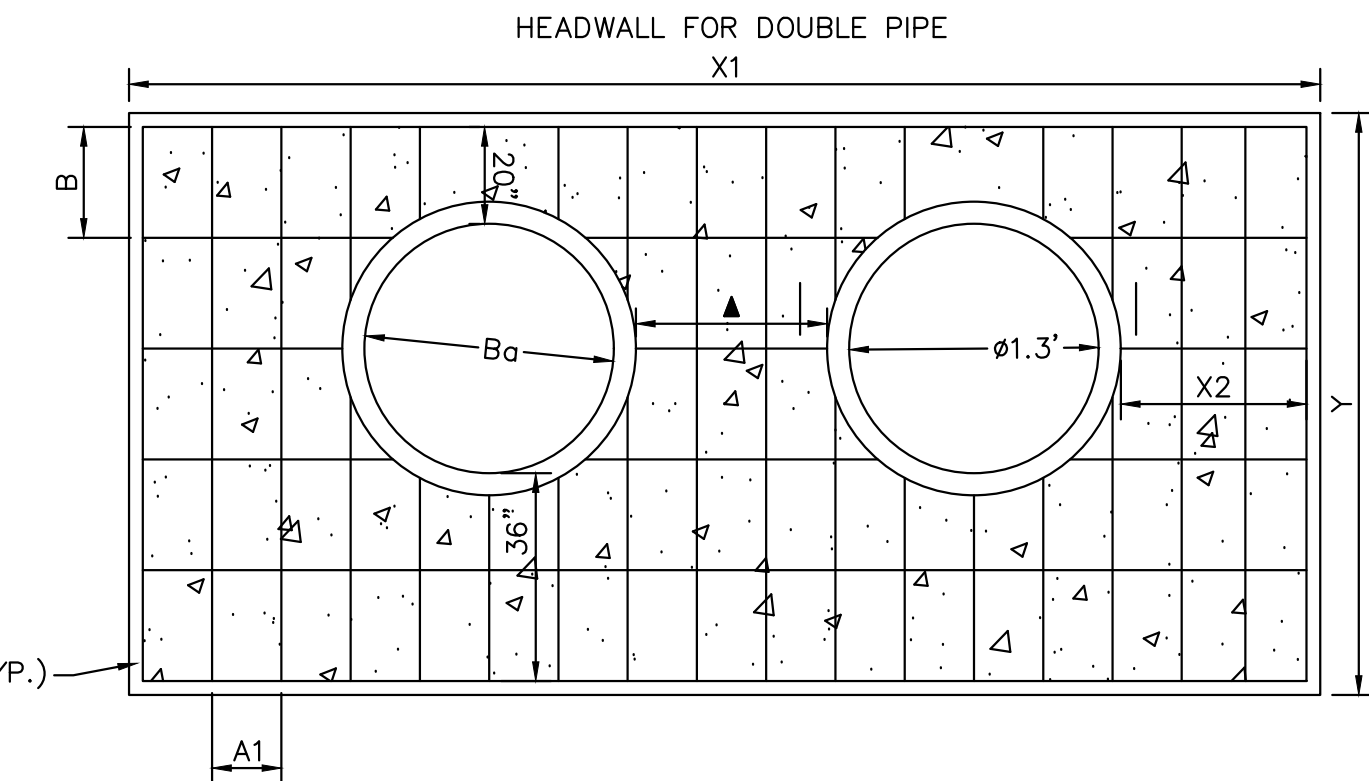


CULVERT TOE WALL DETAIL
N.T.S.

1. INSTALL CUTOFF WALLS UNDER ALL FLARED END SECTIONS.
2. REFER TO SIZE CHART ABOVE FOR PROPER SIZE
3. REFER TO CDOT STANDARD DRAWING M-603-10 FOR CONCRETE FLARED-END SECTION DETAILS
4. CONCRETE SHALL HAVE A 28-DAY COMPRESSIVE STRENGTH OF 2,500 PSI MINIMUM.
5. ALL CONNECTIONS, CONCRETE CUTOFF WALL (FOR END SECTION), STRUCTURE EXCAVATION AND BACKFILL, AND EXTRA WORK REQUIRED TO MODIFY OTHER PAY ITEMS SHALL BE INCLUDED IN THE COST OF REINFORCED CONCRETE END SECTION.
6. EXCAVATION FOR RIPRAP SHALL BE INCLUDED IN THE COST OF THE RIPRAP.

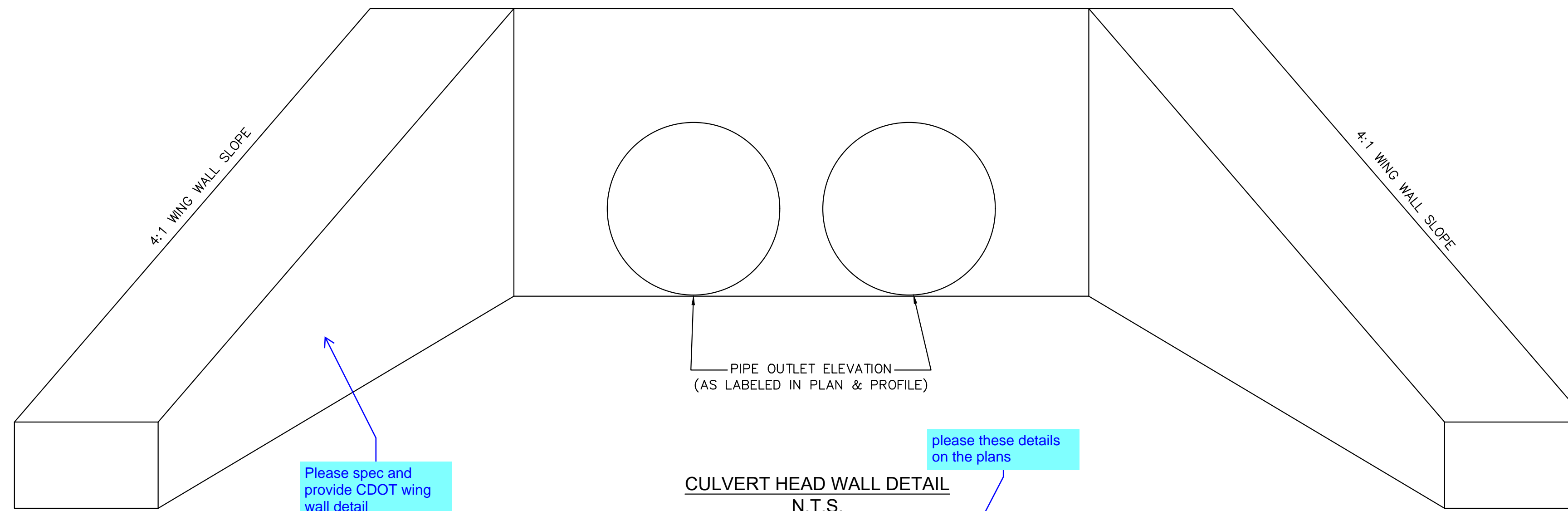


CULVERT TOE WALL DETAIL
N.T.S.



CULVERT HEAD WALL DETAIL
N.T.S.

PLEASE REFERENCE CDOT M-STANDARD DETAILS M601-10 AND M601-12 FOR ADDITIONAL DESIGN INFORMATION PLEASE NOTE THAT O.D.-O.D.



CULVERT HEAD WALL DETAIL
N.T.S.

PLEASE REFERENCE CDOT M-STANDARD DETAILS M601-10 AND M601-12 FOR ADDITIONAL DESIGN INFORMATION PLEASE NOTES THAT O.D.-O.D. SPACING BETWEEN RCP PIPES SHALL BE 3.0' TYPICAL.

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 2 North Nevada Avenue Suite 900
 Colorado Springs, Colorado 80903 (719) 453-0180

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 CONSTRUCTION DOCUMENTS
CULVERT DETAILS

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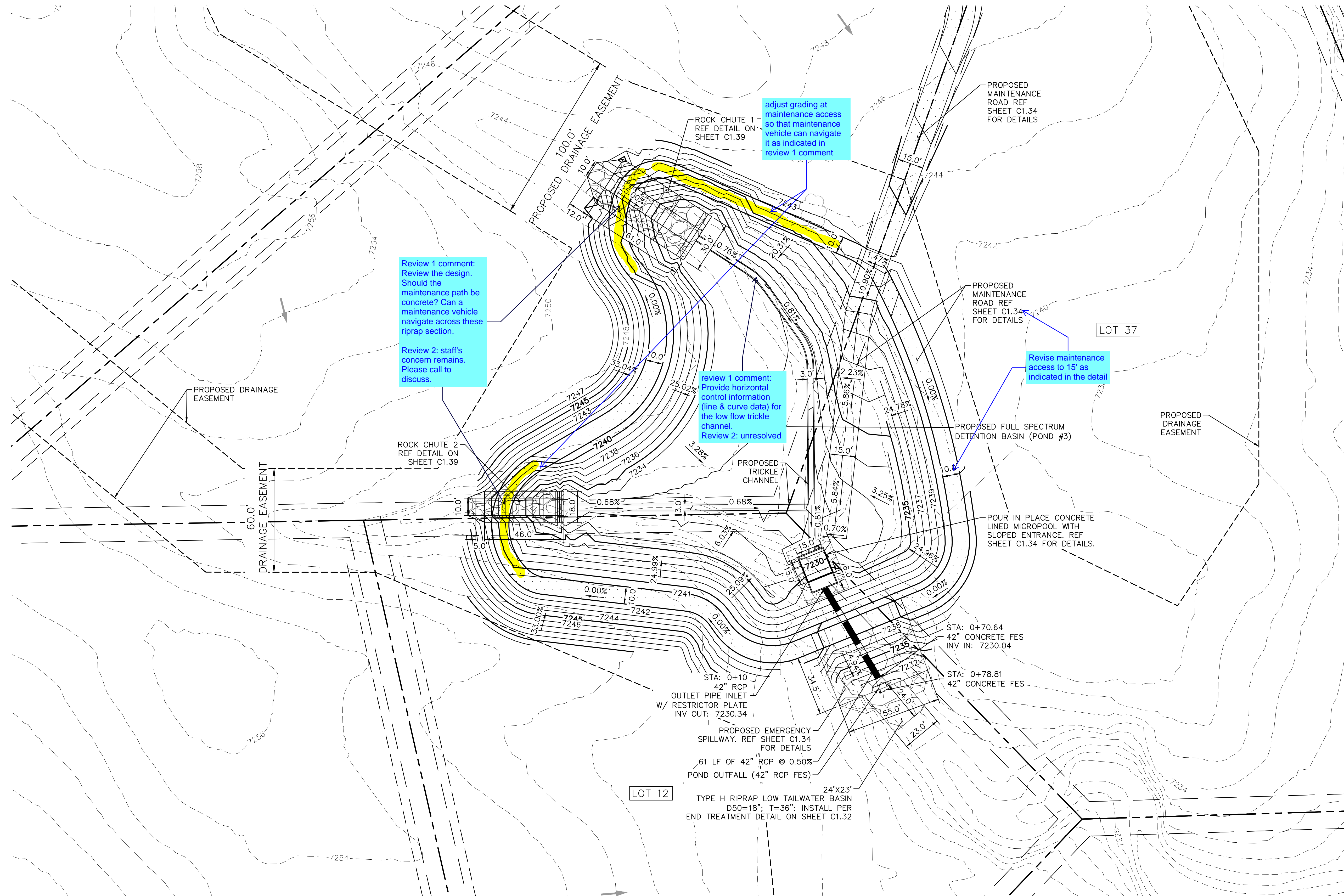
PROJECT NO.
 196106001

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C1.32



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



Review 1 comment: Review the design. Should the maintenance path be concrete? Can a maintenance vehicle navigate across these riprap sections.
Review 2: staff's concern remains. Please call to discuss.

adjust grading at maintenance access so that maintenance vehicle can navigate it as indicated in review 1 comment

review 1 comment: Provide horizontal control information (line & curve data) for the low flow trickle channel.
Review 2: unresolved

Revise maintenance access to 15' as indicated in the detail

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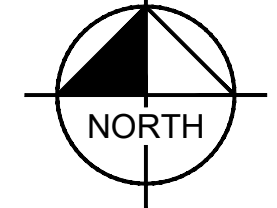
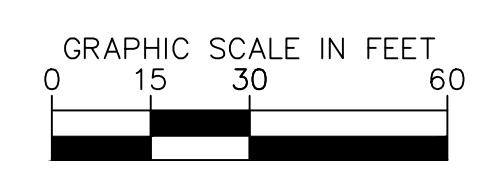
DESIGNED BY: MJK
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CHECKED BY: KRK
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EAGLEVIEW
EL PASO COUNTY, COLORADO
CONSTRUCTION DOCUMENTS
POND 3 PLAN

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C1.33

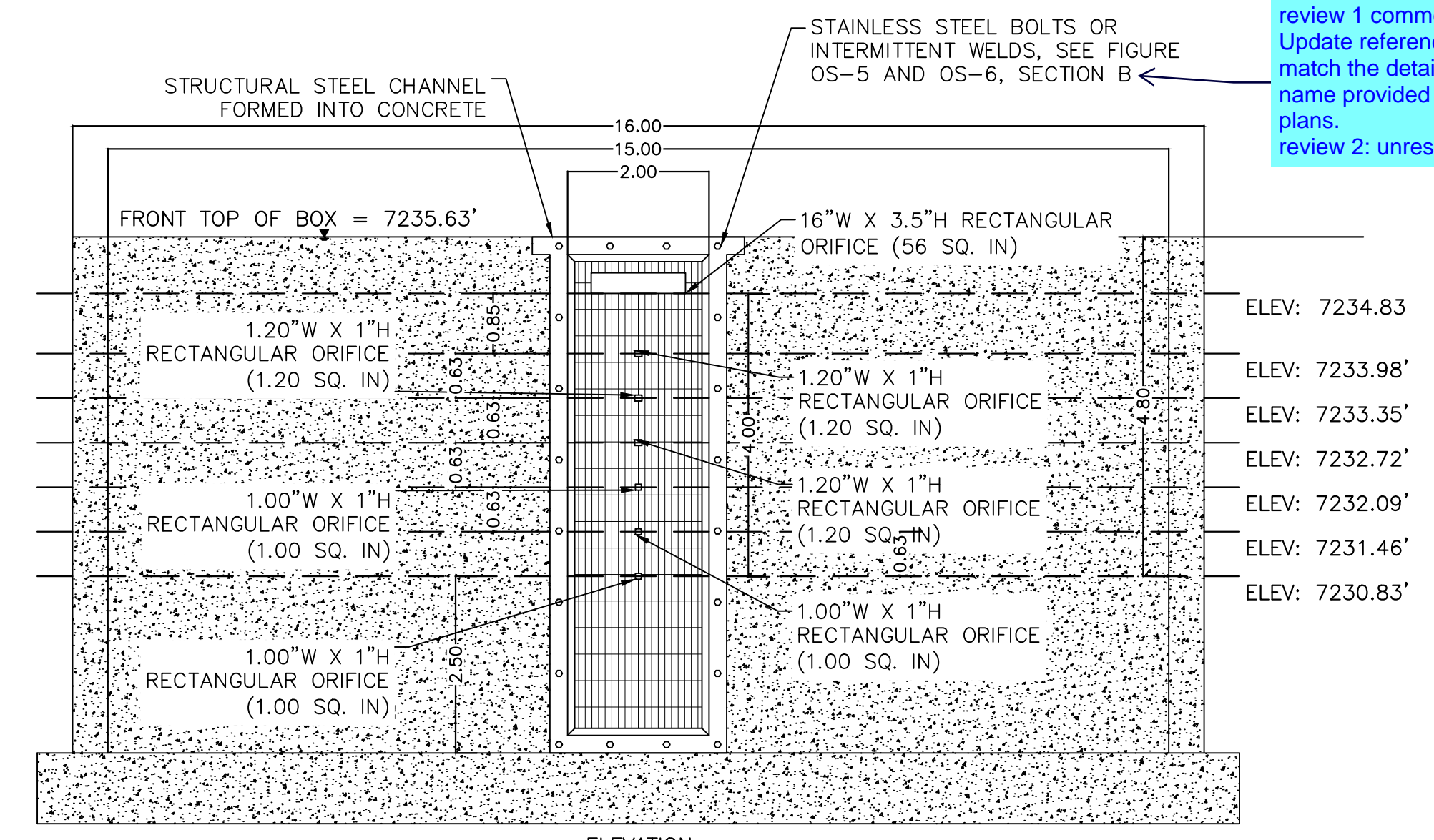


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811 Know what's below. Call before you dig.

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

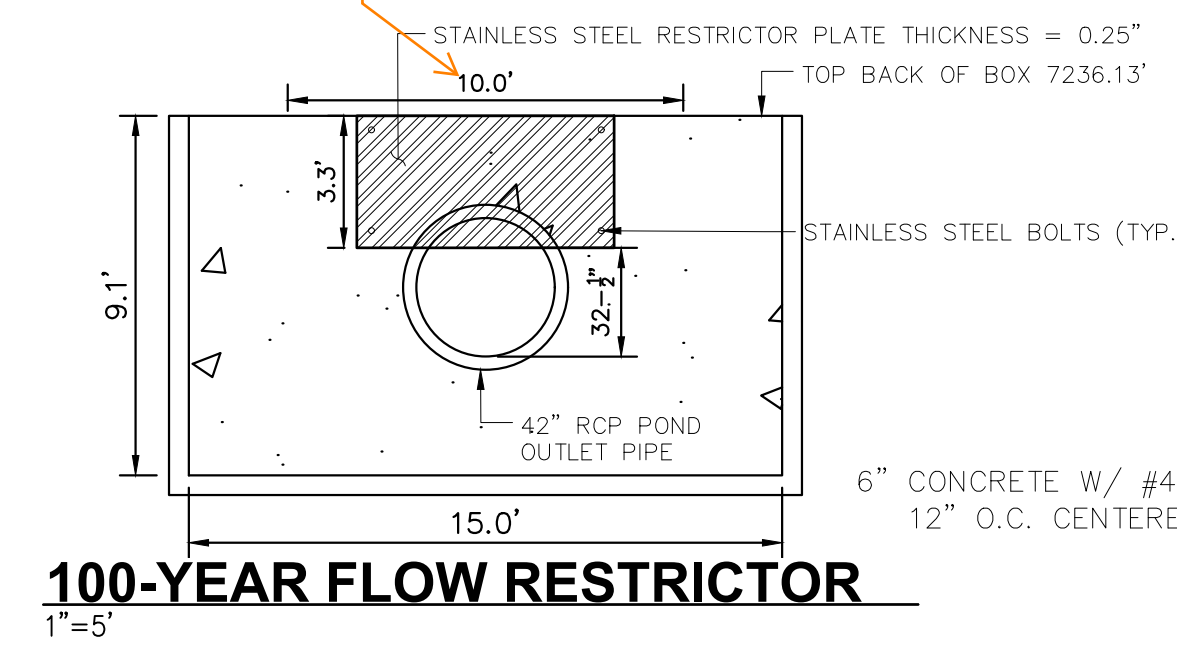


ORIFICE PLATE AND TRASH RACK DETAIL
1"=2'

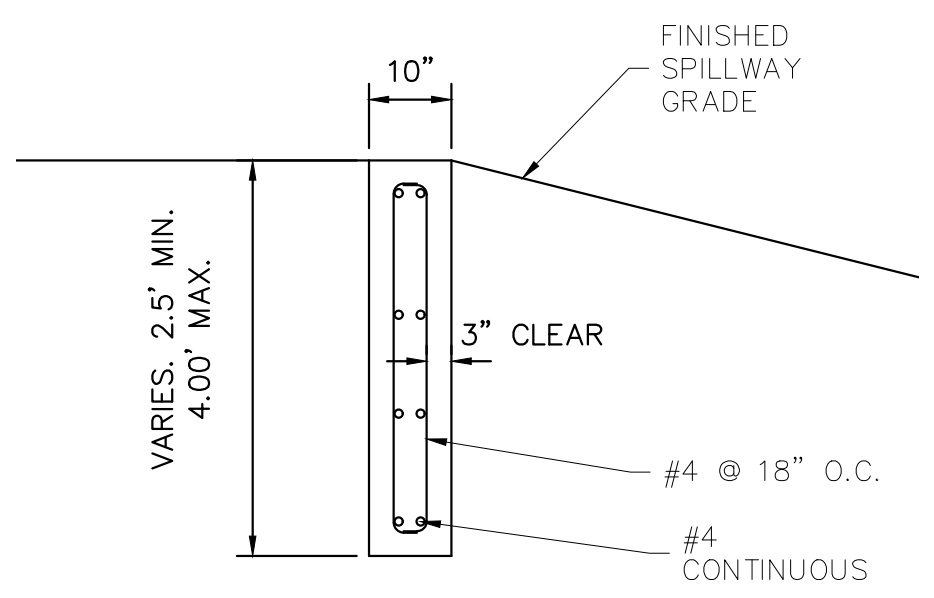
- ORIFICE PLATE NOTES**
1. PROVIDE CONTINUOUS NEOPRENE GASKET MATERIAL BETWEEN THE ORIFICE PLATE AND CONCRETE.
 2. BOLT PLATE TO CONCRETE 12" MAX. ON CENTER, WITH A PLATE THICKNESS OF 0.25".
- EURV AND WQCV TRASH RACKS**
1. WELL-SCREEN TRASH RACKS SHALL BE STAINLESS STEEL AND SHALL BE ATTACHED BY INTERMITTENT WELDS ALONG THE EDGE OF THE MOUNTING FRAME.
 2. BAR GATE TRASH RACKS SHALL BE ALUMINUM AND SHALL BE BOLTED USING STAINLESS STEEL HARDWARE.
 3. TRASH RACK OPEN AREAS ARE FOR SPECIFIED TRASH RACK MATERIALS. TOTAL TRASH RACK SIZE MAY NEED TO BE ADJUSTED FOR MATERIALS HAVING DIFFERENT OPEN AREA/GROSS AREA RATIO (R VALUE).
 4. STRUCTURAL DESIGN OF TRASH RACKS SHALL BE BASED ON FULL HYDROSTATIC HEAD WITH ZERO HEAD DOWNSTREAM OF THE RACK.
- OVERFLOW SAFETY GRATES**
1. ALL SAFETY GRATES SHALL BE MOUNTED USING STAINLESS STEEL HARDWARE AND PROVIDED WITH HINGED AND LOCKABLE OR BOLTABLE ACCESS PANELS.
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 4. STRUCTURAL DESIGN OF SAFETY GRATES SHALL BE BASED ON FULL HYDROSTATIC HEAD WITH ZERO HEAD DOWNSTREAM OF THE RACK.

review 1 comment: Update reference to match the detail name provided in the plans.
review 2: unresolved

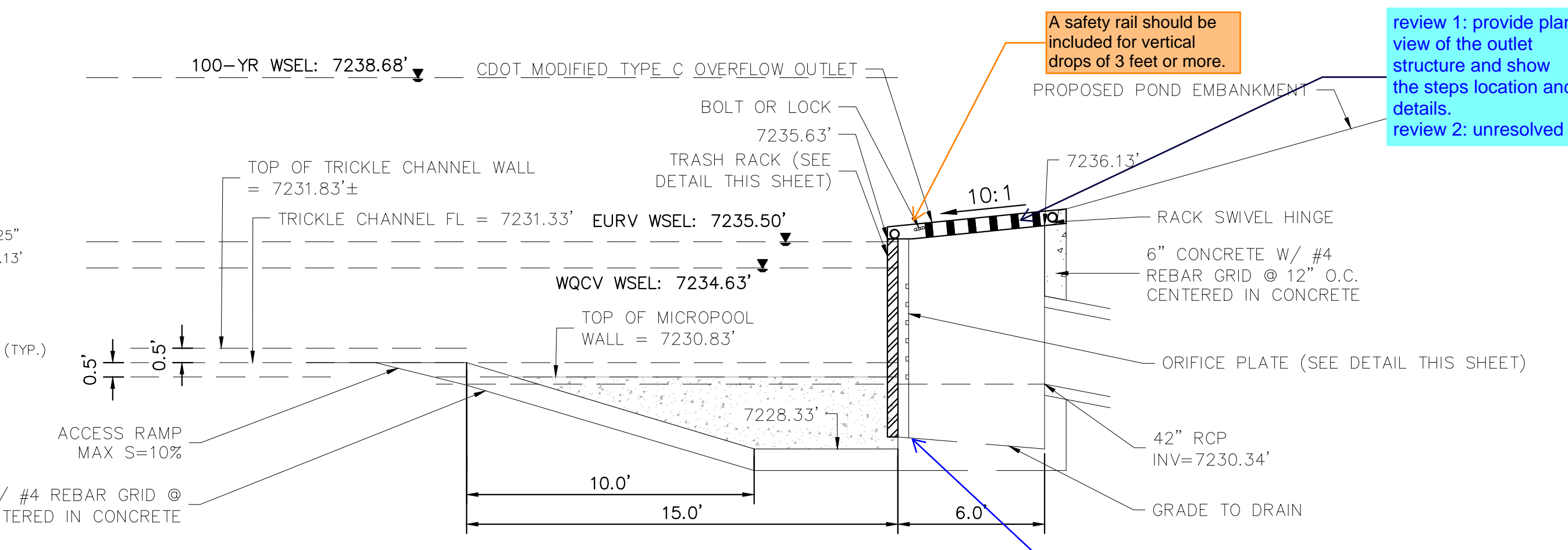
clarify what this dimension is for. It appears to be unrevised since changes were made from the last submittal.



100-YEAR FLOW RESTRICTOR
1"=5'



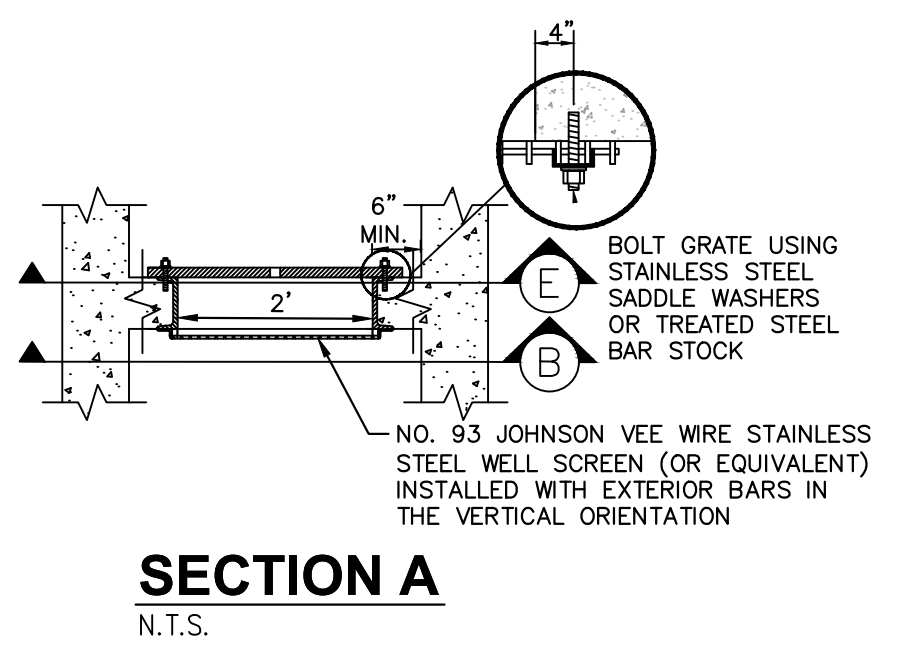
SECTION CREST WALL DETAIL
1"=2'



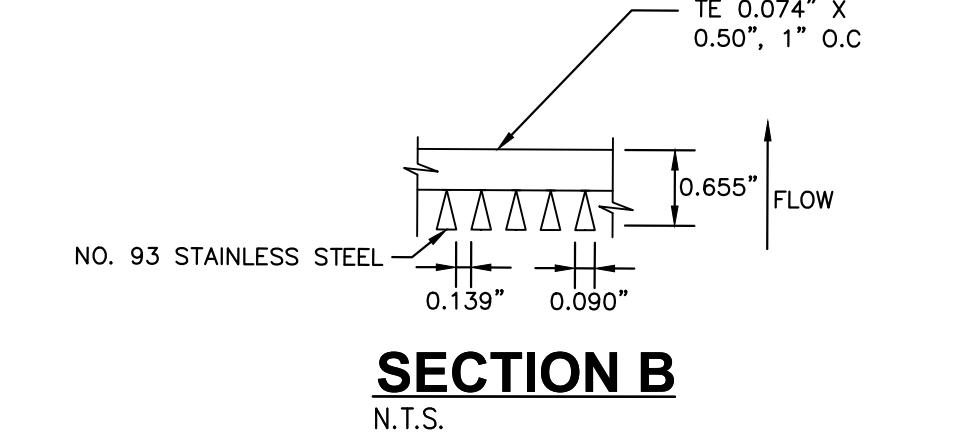
OUTLET STRUCTURE DETAIL
1"=4'

A safety rail should be included for vertical drops of 3 feet or more.

review 1: provide plan view of the outlet structure and show the steps location and details.
review 2: unresolved

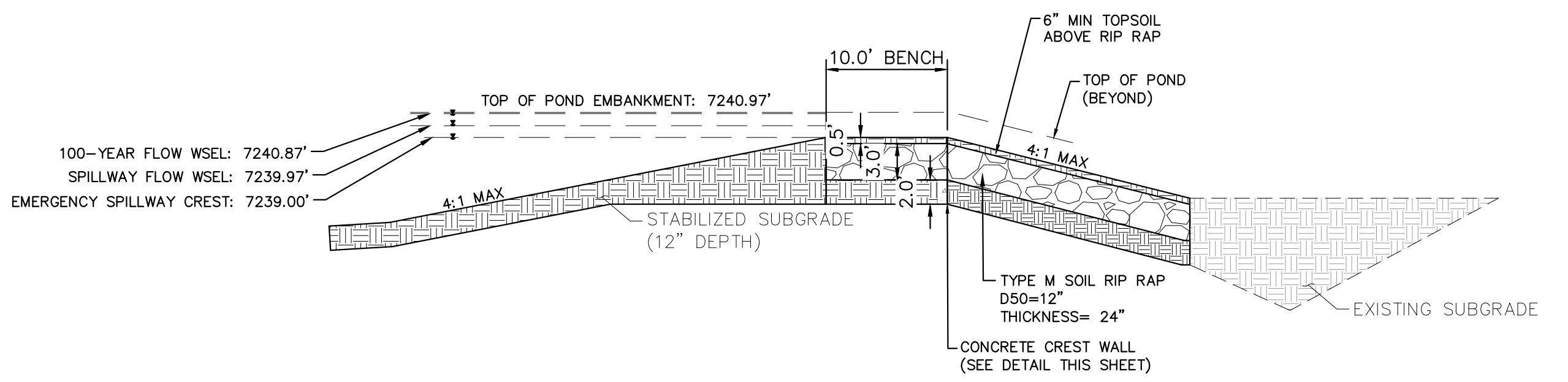


SECTION A
N.T.S.



SECTION B
N.T.S.

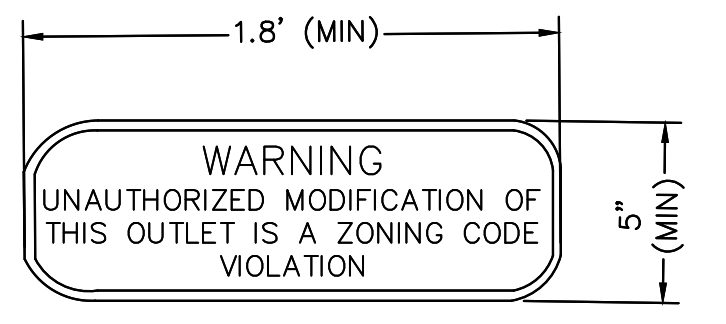
identify how orifice plate will be connected at the bottom. Recommend reviewing typical MHFD detail



EMERGENCY SPILLWAY DETAILS
1"=10'

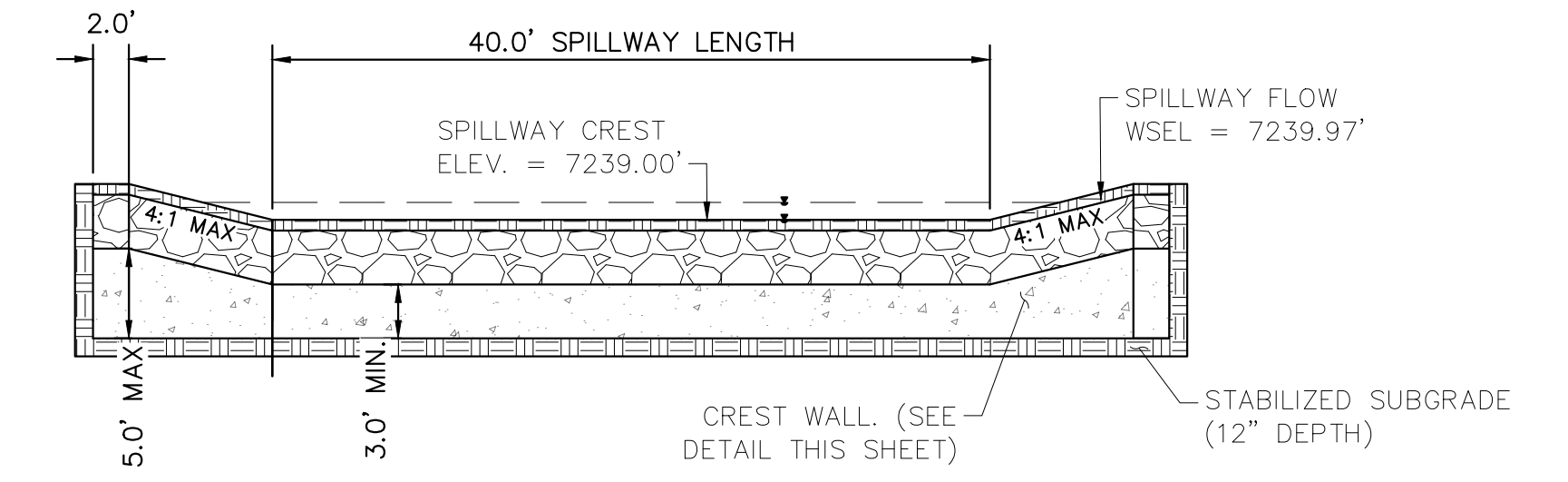


PET WASTE SIGNAGE
N.T.S.



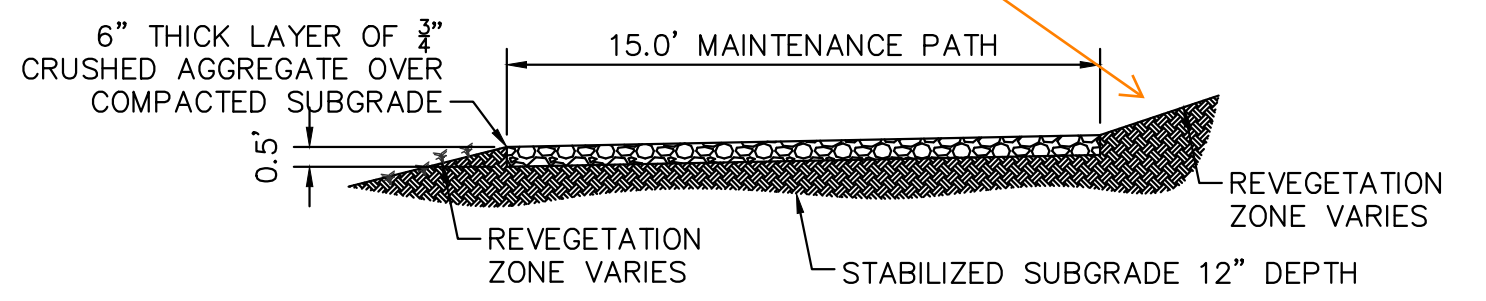
OUTLET SIGNAGE
N.T.S.

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



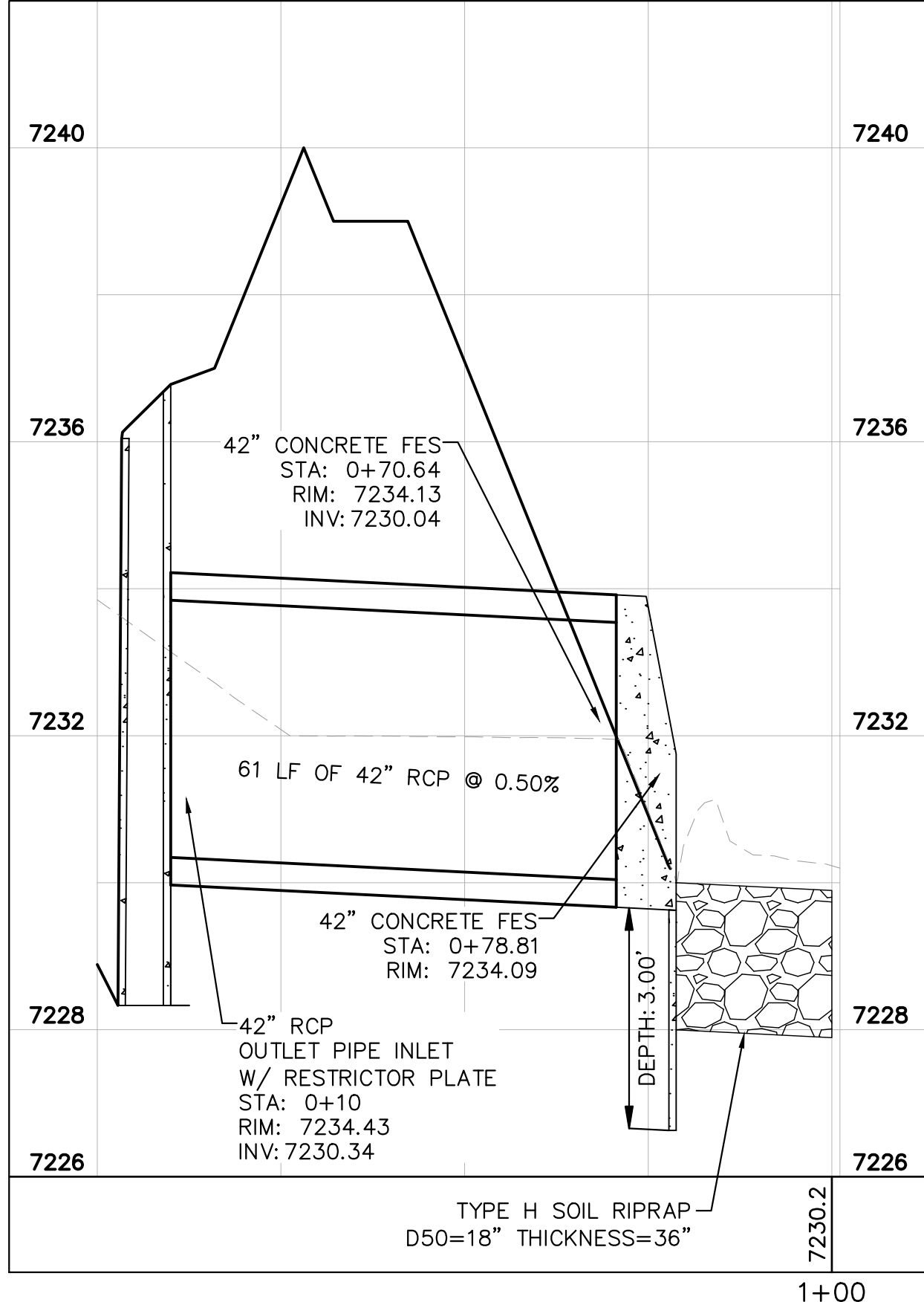
EMERGENCY SPILLWAY
1"=10'

Unresolved comment from Review 1: show desired cross slope for drainage (recommend 2%)



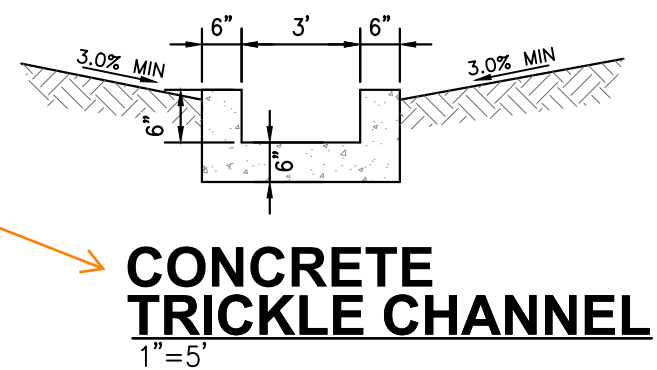
MAINTENANCE ROAD
1"=5'

- MAINTENANCE PATH NOTES**
1. MAINTENANCE PATH SHALL INCLUDE SUBGRADE PREPARATION, GRAVEL BASE, AND COMPACTION.



POND #3 OUTFALL PROFILE
1"=20'

Consider having control joints every ~10ft.



CONCRETE TRICKLE CHANNEL
1"=5'

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CONSTRUCTION DOCUMENTS
POND 3 DETAILS

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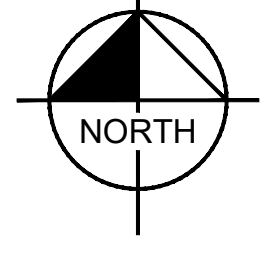
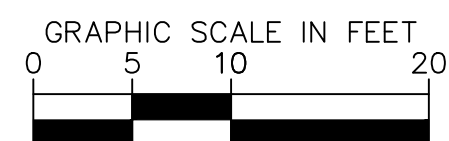
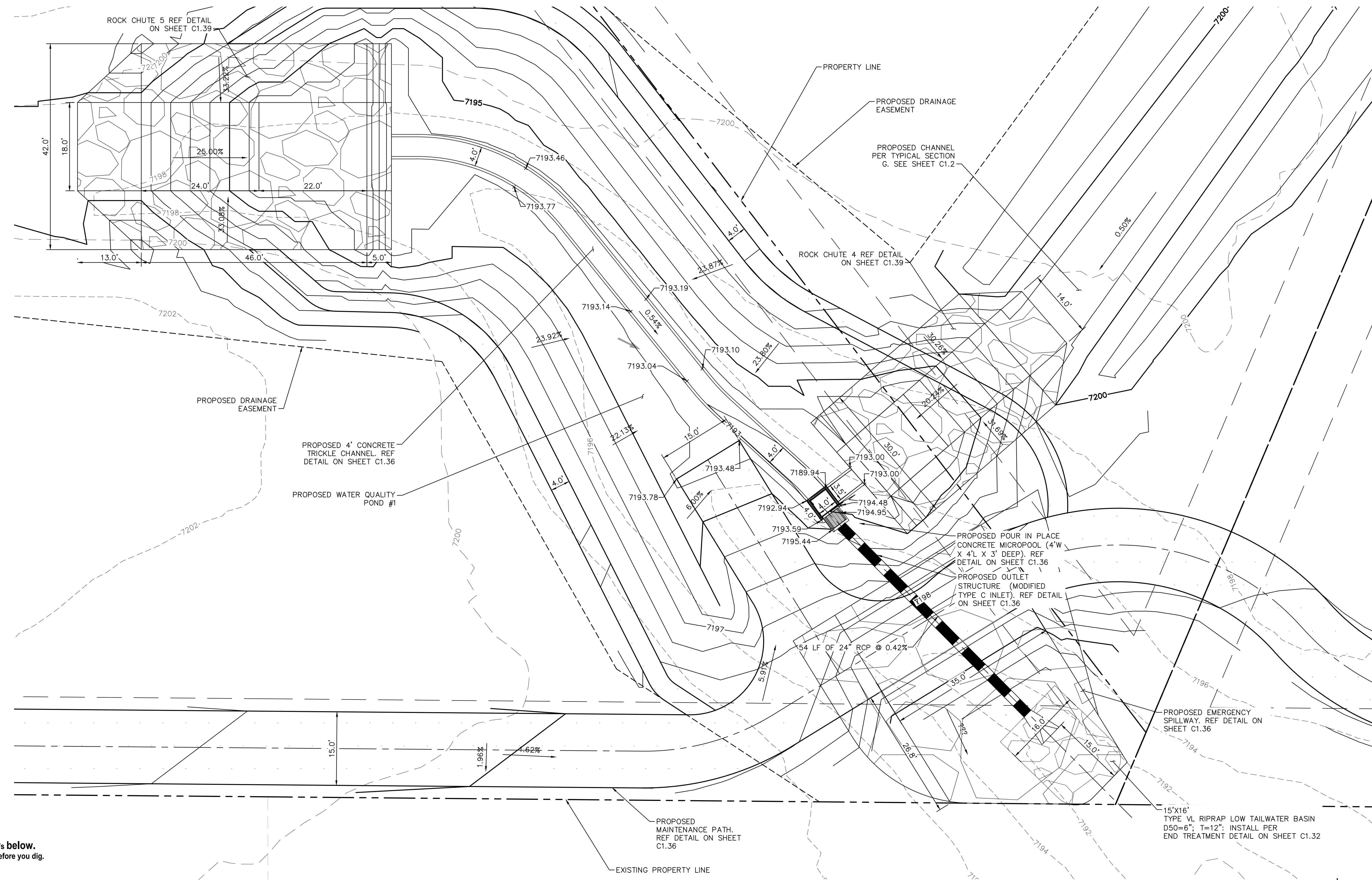
C1.34

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1-800-922-1987

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FOR THE MARKING OF UNDERGROUND
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PCD FILE #: SF-22-42

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2 North Nevada Avenue Suite 900
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DATE: 04/18/2023

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CONSTRUCTION DOCUMENTS
WATER QUALITY POND #1

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PROJECT NO.
196106001

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C1.35

ORIFICE PLATE NOTES

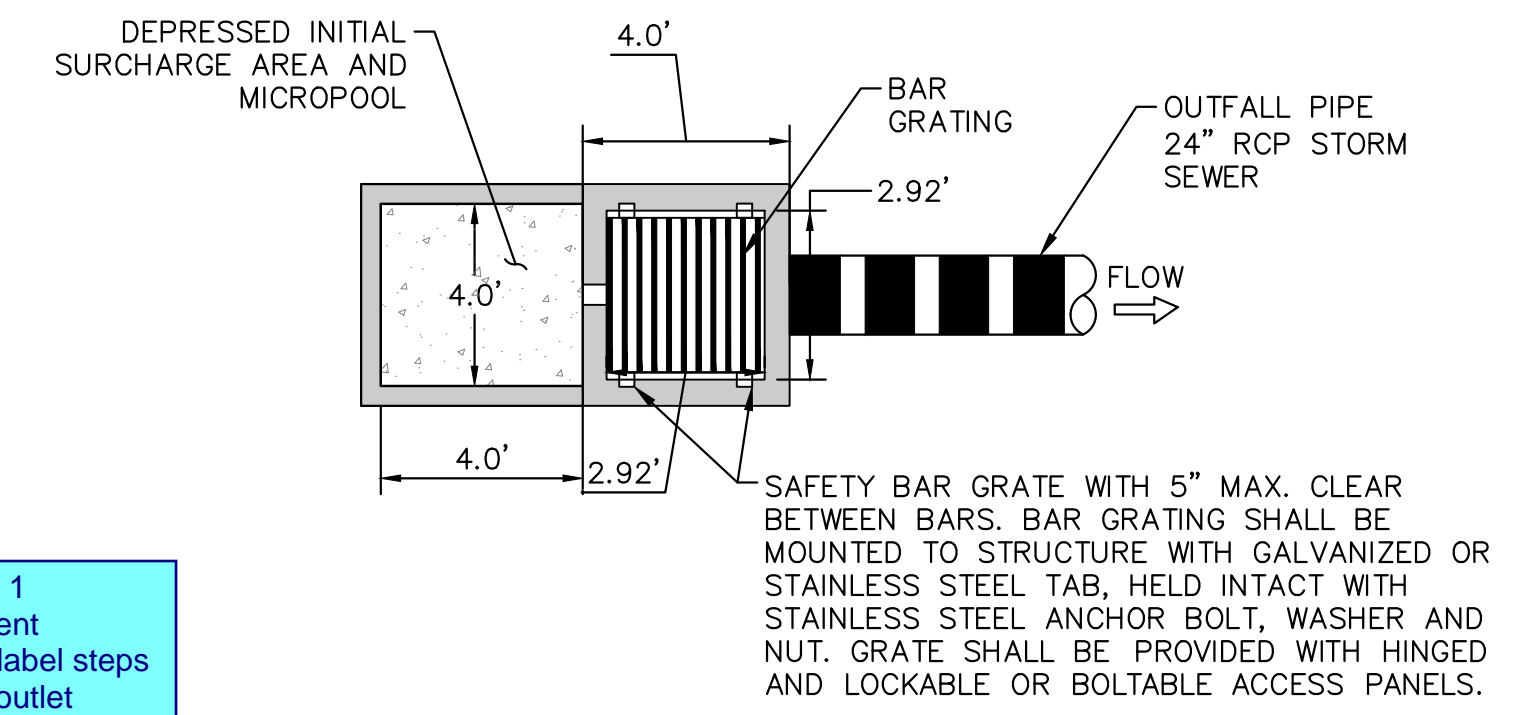
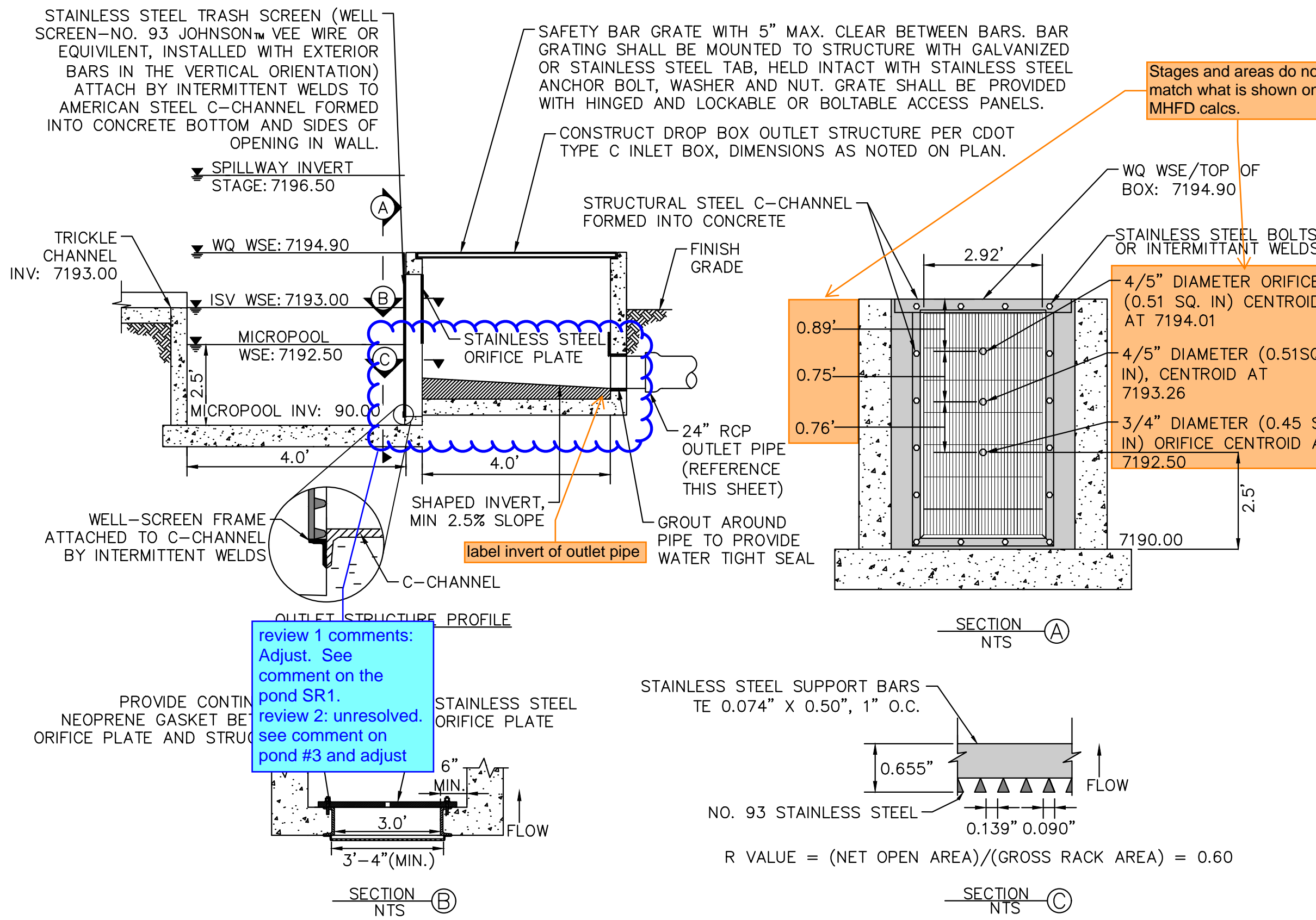
1. PROVIDE CONTINUOUS NEOPRENE GASKET MATERIAL BETWEEN THE ORIFICE PLATE AND CONCRETE.
2. BOLT PLATE TO CONCRETE 12" MAX. ON CENTER, WITH A PLATE THICKNESS OF 0.25".

WELL-SCREEN TRASH RACKS

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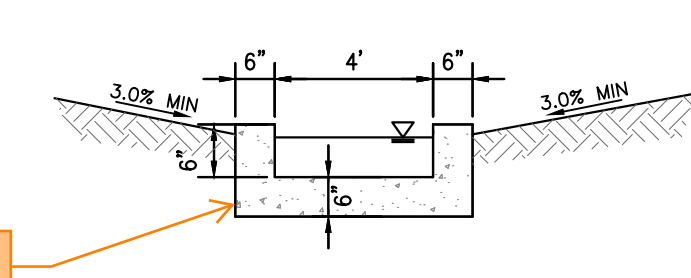
OVERFLOW SAFETY GRATES

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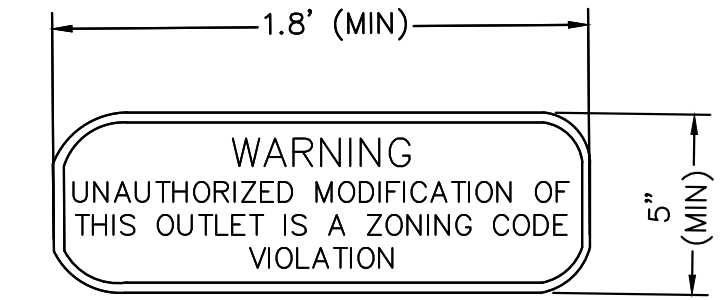


review 1 comment Show/label steps in the outlet structure.

review 2: unresolved



Consider having control joints every ~10ft.

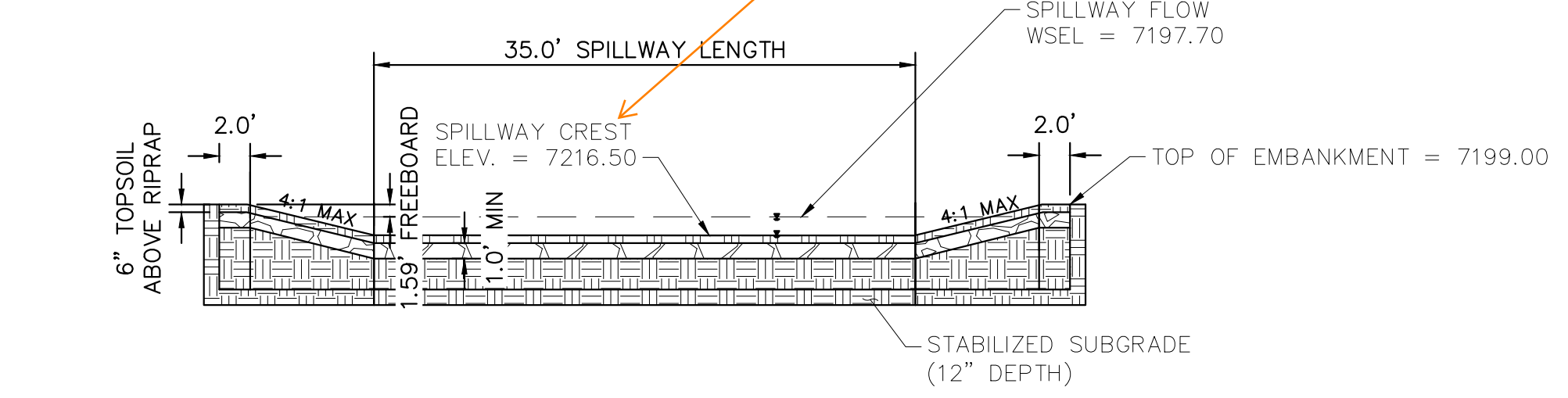
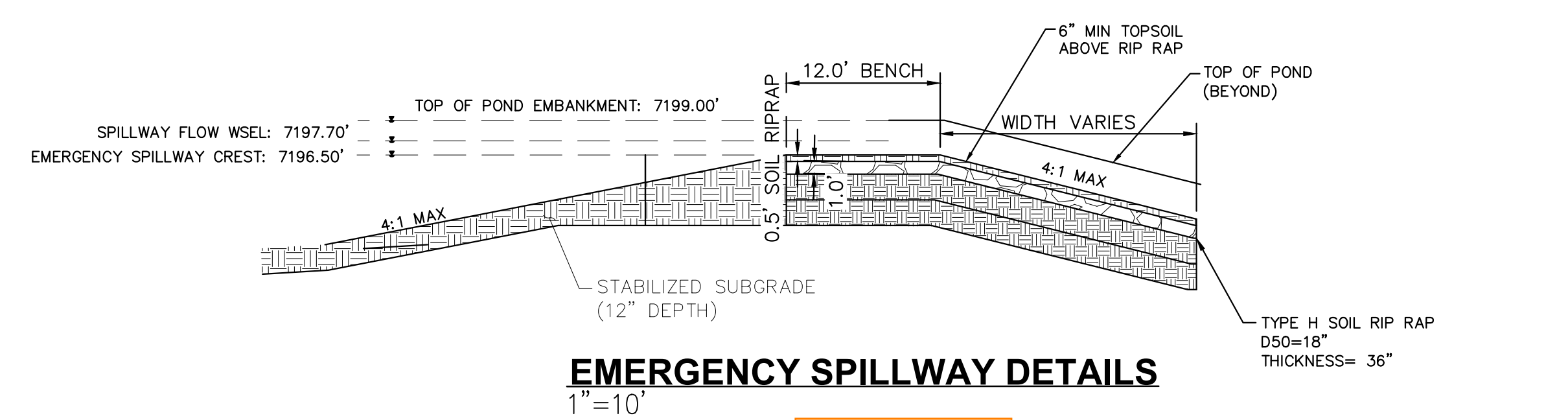
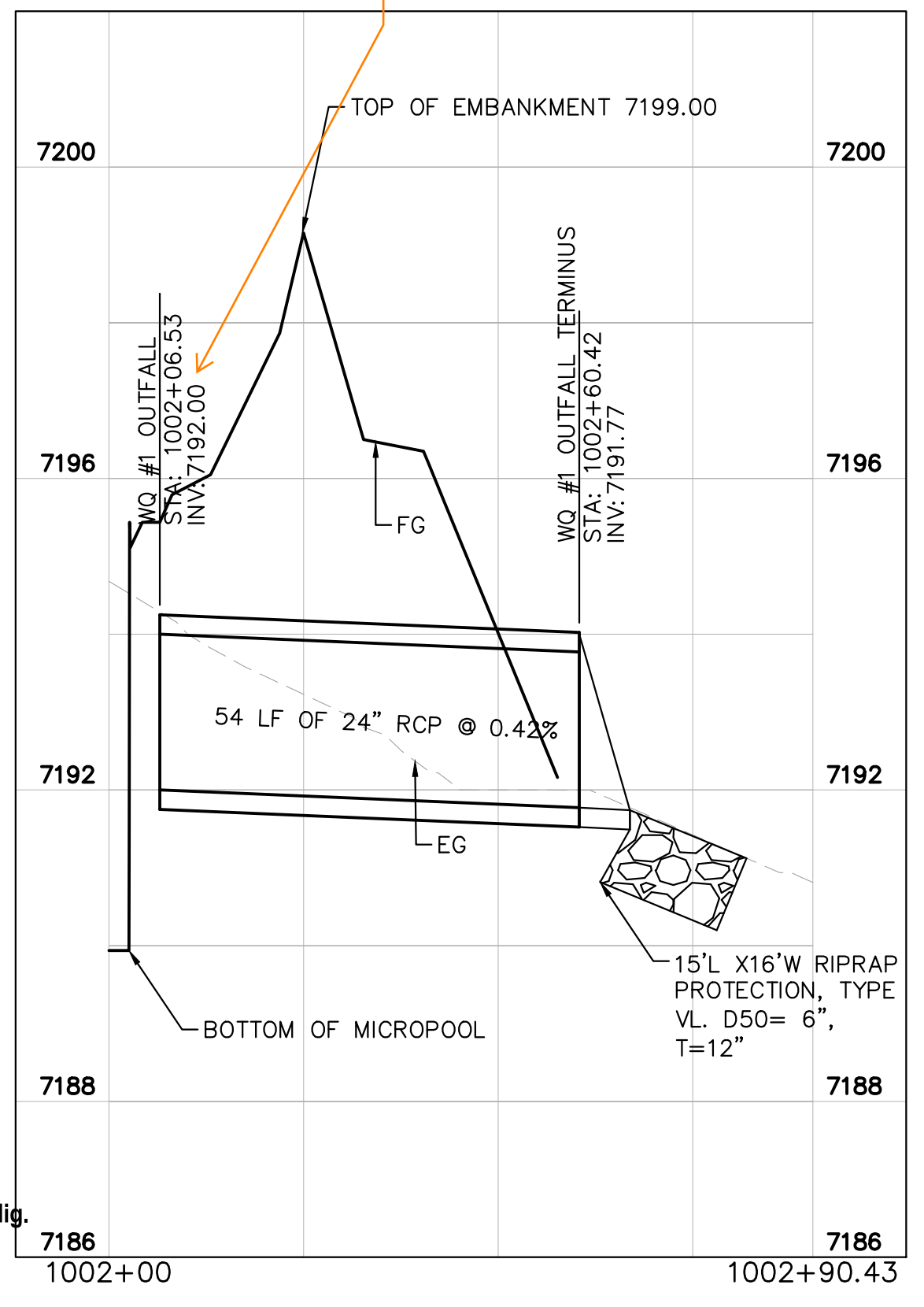


OUTLET SIGNAGE NOTES

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

Unresolved comment from Review 1: depth to equal micropool elevation per UD-Detention spreadsheet in FDR.

Review 2 update: MHFD calcs show that inv of outlet pipe is at Stage = 0ft which is the micropool WSEL. So this inv is not shown correctly on this profile.



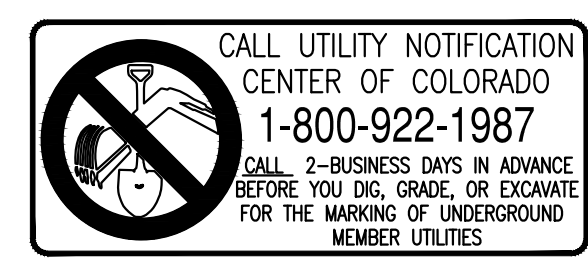
EMERGENCY SPILLWAY

MAINTENANCE ROAD

- MAINTENANCE PATH NOTES
1. MAINTENANCE PATH SHALL INCLUDE SUBGRADE PREPARATION, GRAVEL BASE, AND COMPACTION.



PET WASTE SIGNAGE



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2 North Nevada Avenue Suite 900
Colorado Springs, Colorado 80903 (719) 453-0180

DESIGNED BY: MJK
DRAWN BY: MJK
CHECKED BY: KRK
DATE: 04/18/2023

EAGLEVIEW EL PASO COUNTY, COLORADO CONSTRUCTION DOCUMENTS WATER QUALITY POND #1 DETAILS

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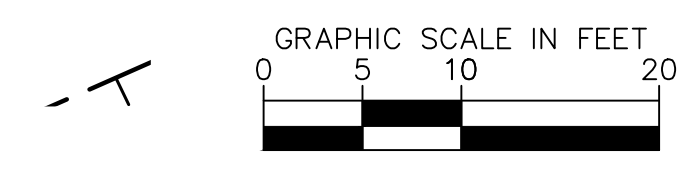
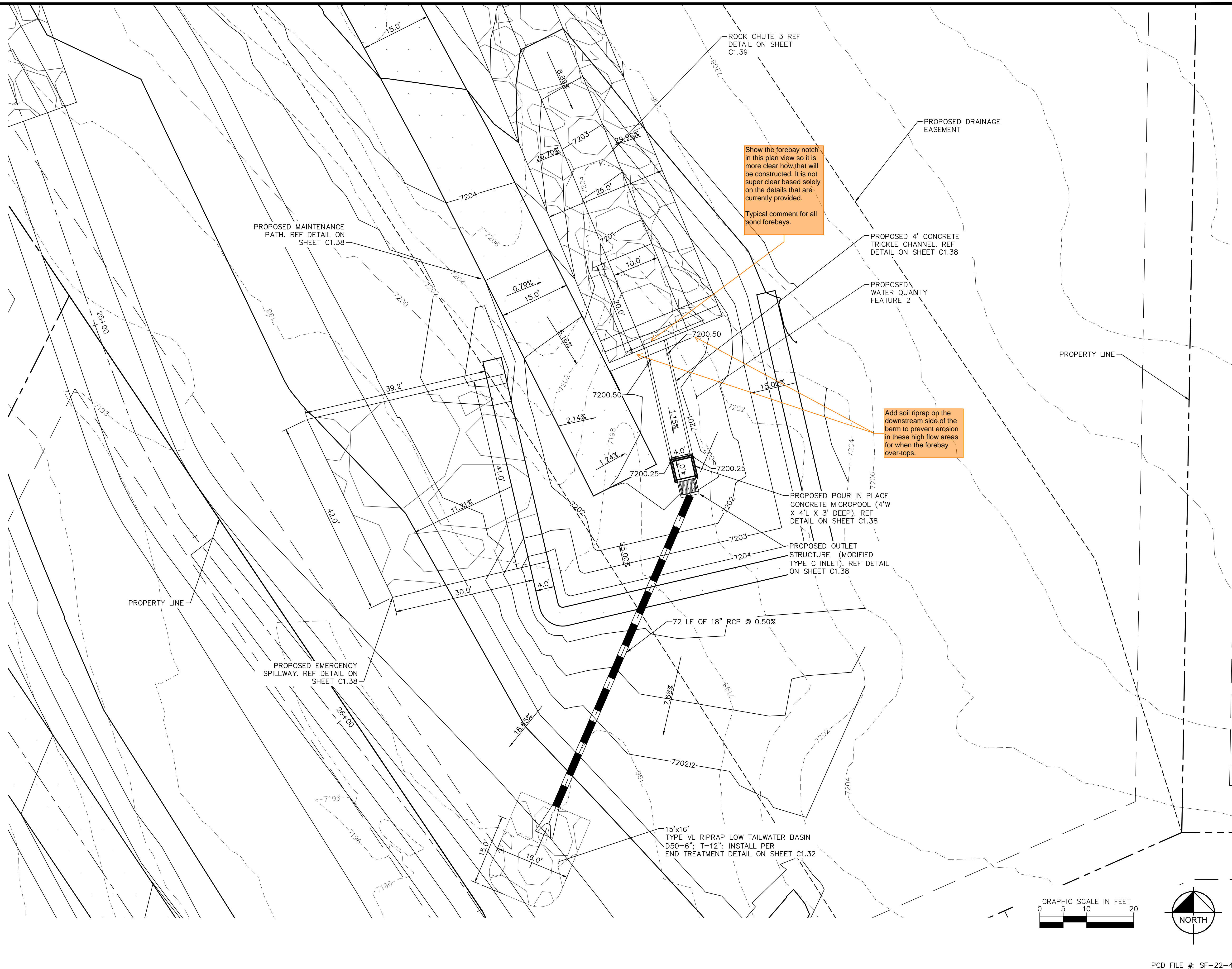
PROJECT NO. 196106001
SHEET

C1.36

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FOR THE MARKING OF UNDERGROUND
MEMBER UTILITIES



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2 North Nevada Avenue Suite 900
Colorado Springs, Colorado 80903 (719) 453-0180

DESIGNED BY: MJK
DRAWN BY: MJK
CHECKED BY: KRK
DATE: 04/18/2023

EAGLEVIEW EL PASO COUNTY, COLORADO CONSTRUCTION DOCUMENTS WATER QUALITY POND #2

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196106001
SHEET
C1.37

Please QC this page compared to the MHFD calcs as I have done for Pond 1. It looks like there is similar discrepancies/errors for Pond 2.

ORIFICE PLATE NOTES

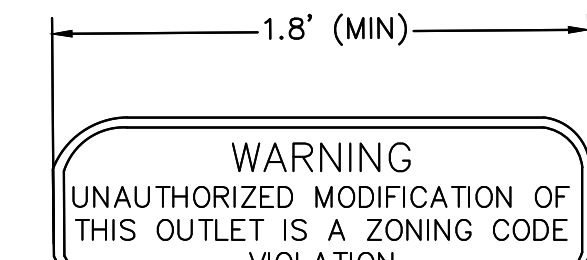
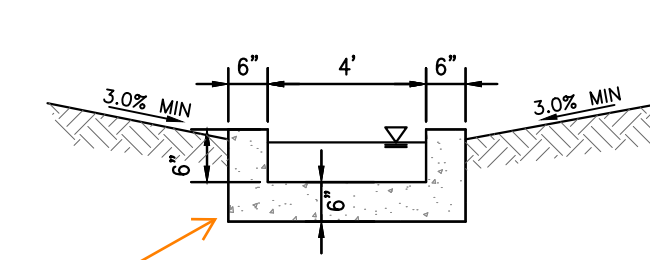
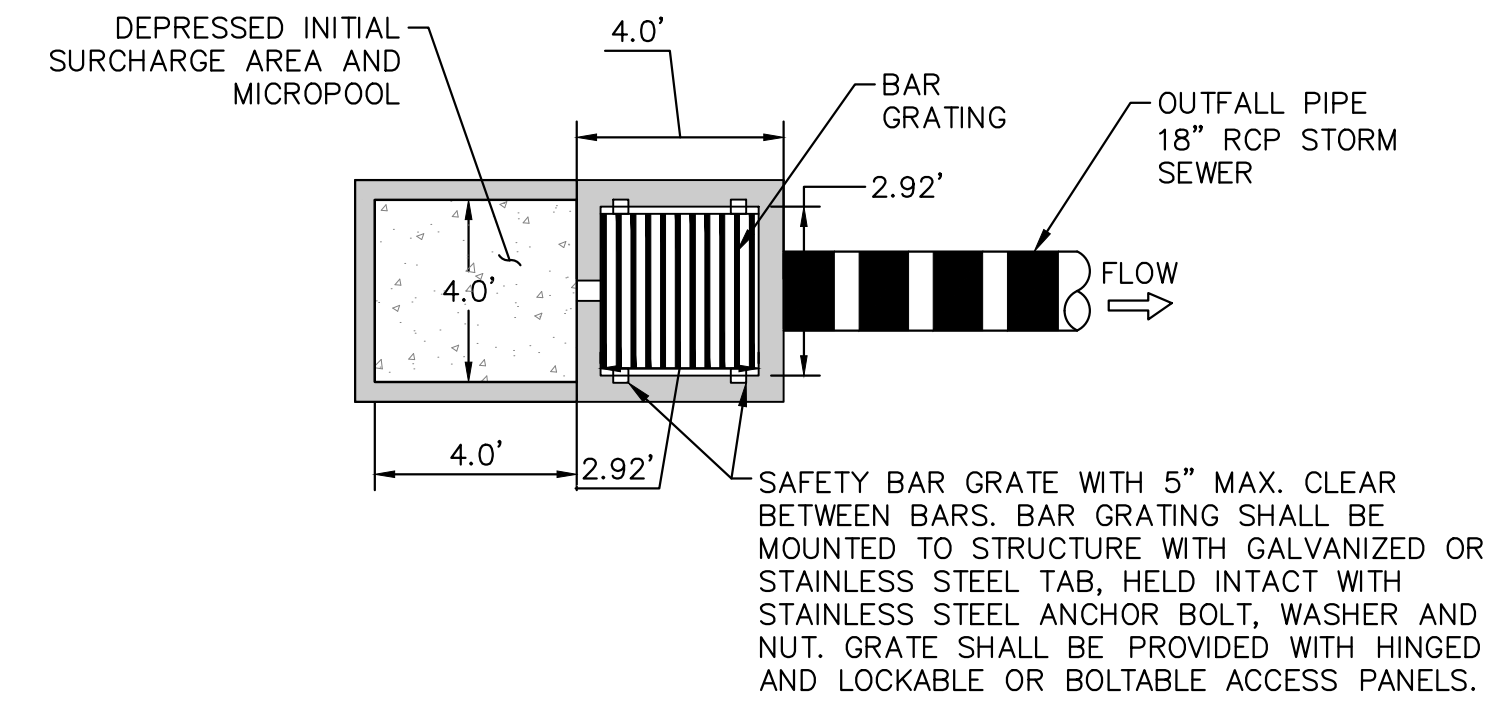
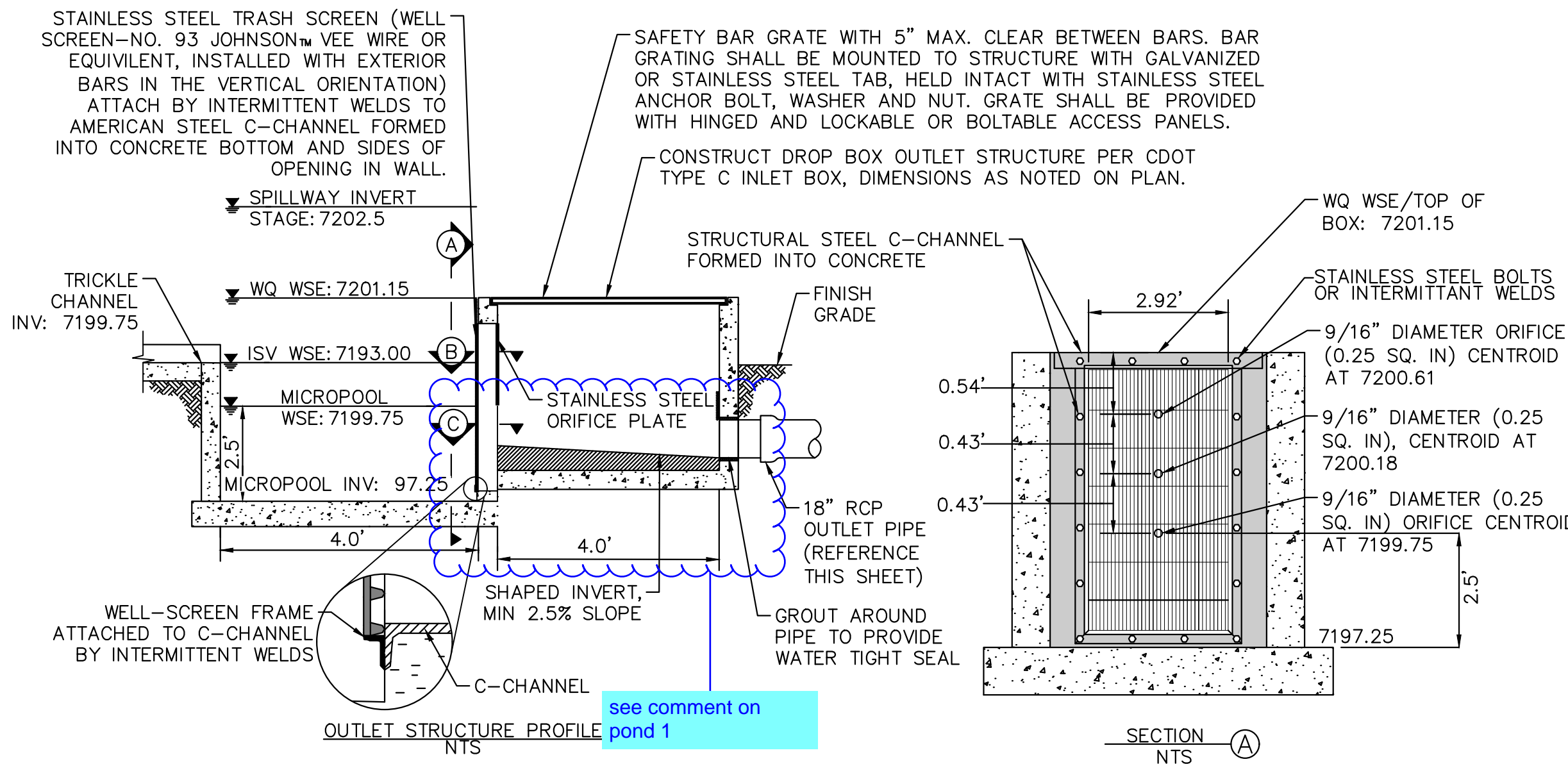
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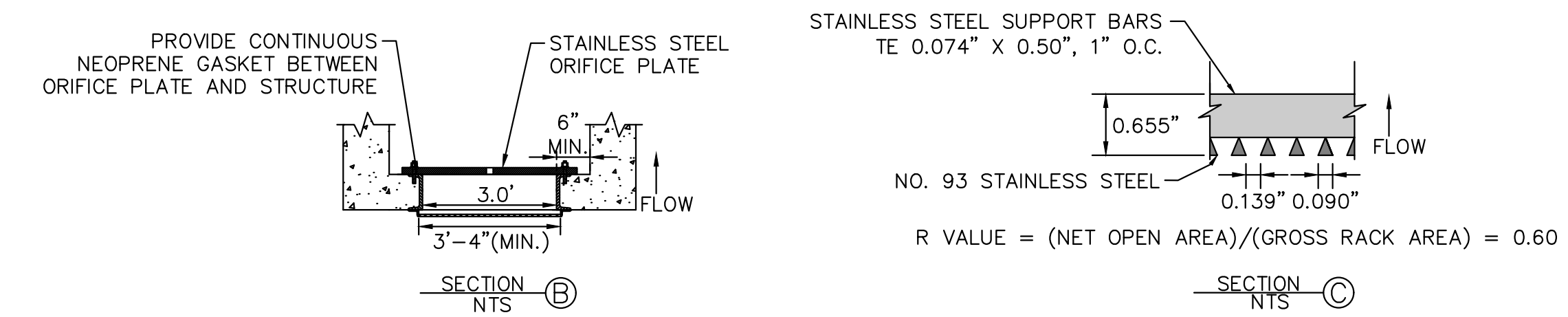


Consider having control joints every ~10ft.

Unresolved Review 1 comment: Per DCMv1 Chap 11.3.3, adjust pond design to include a min. width of 12ft at top of embankment. If wanting to keep width at 4ft, provide a deviation request that justifies your reasoning.

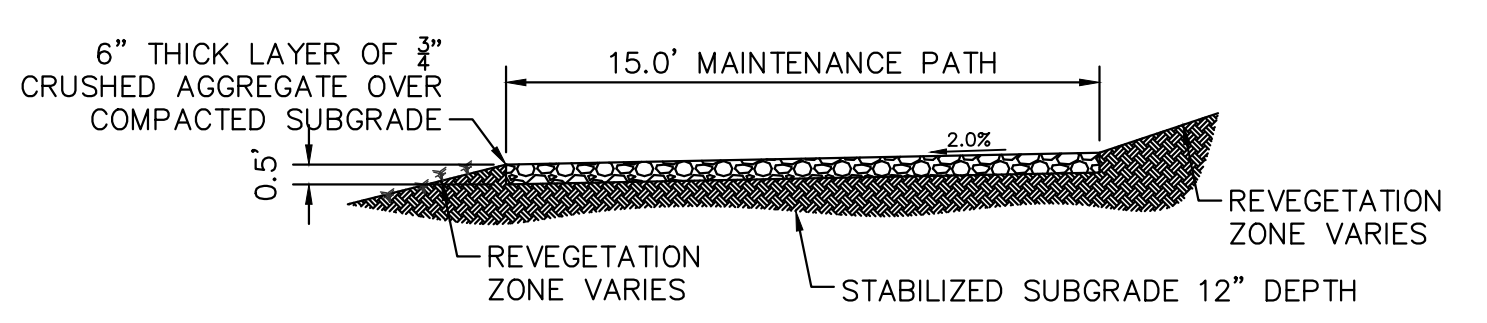
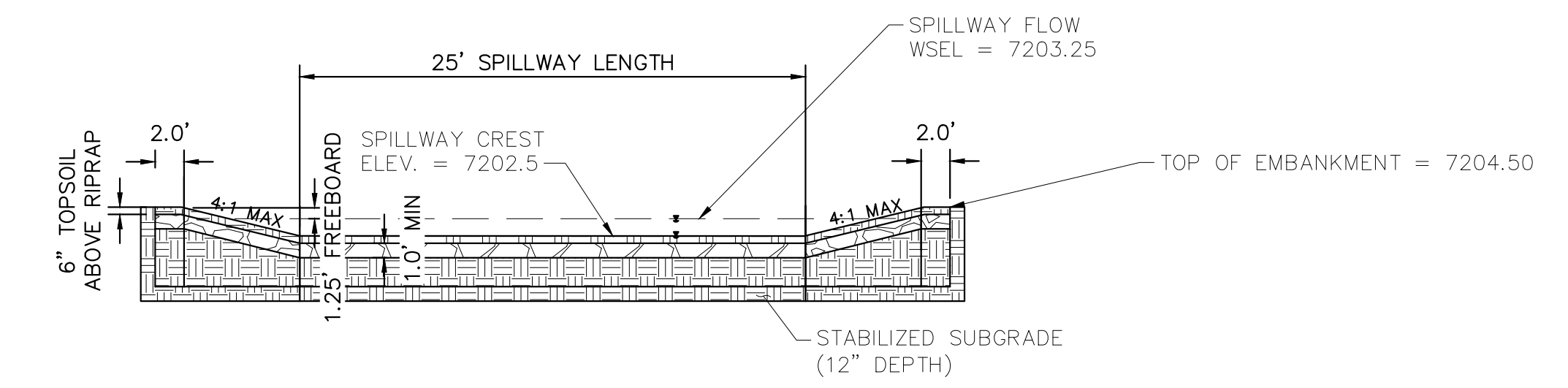
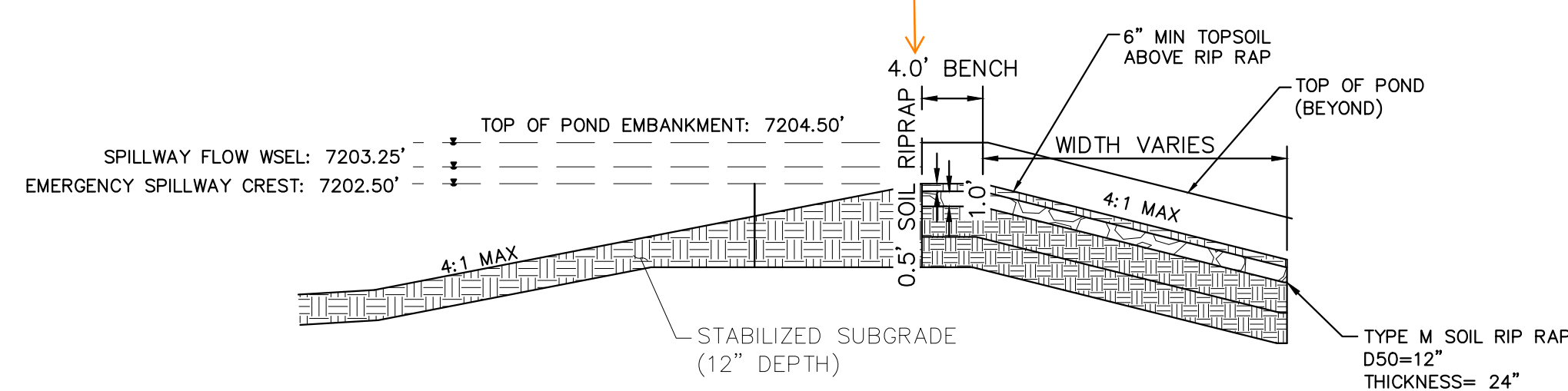
OUTLET SIGNAGE

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



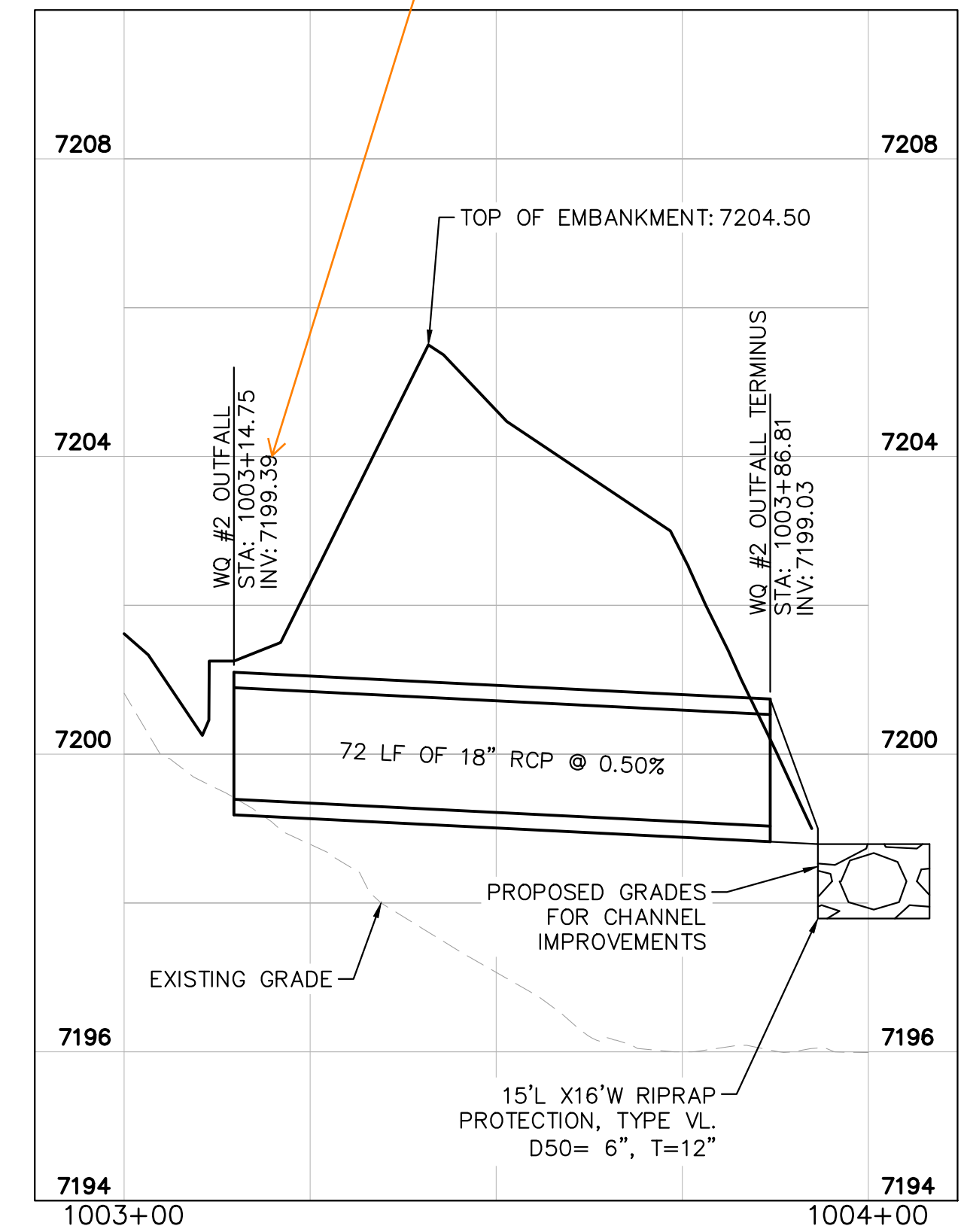
OUTLET STRUCTURE PROFILE DETAIL N.T.S.

review 1 comment Show/label steps in the outlet structure. review 2: unresolved



MAINTENANCE ROAD

- MAINTENANCE PATH NOTES
1. MAINTENANCE PATH SHALL INCLUDE SUBGRADE PREPARATION, GRAVEL BASE, AND COMPACTION.



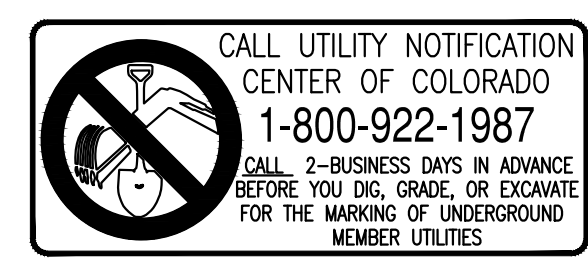
WATER QUALITY #2 OUTFALL

1"=20'



PET WASTE SIGNAGE

N.T.S.



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 CHECKED BY: KRK
 DATE: 04/18/2023

EAGLEVIEW EL PASO COUNTY, COLORADO CONSTRUCTION DOCUMENTS WATER QUALITY POND #2 DETAILS

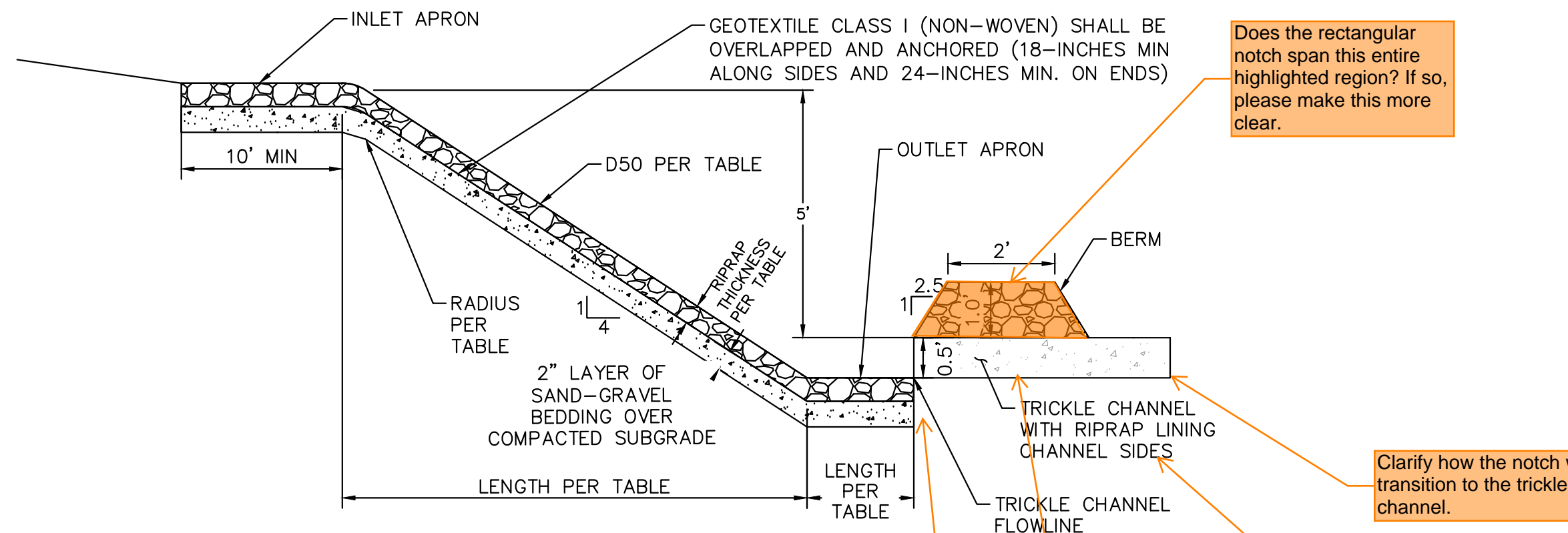
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PROJECT NO. 196106001
 SHEET

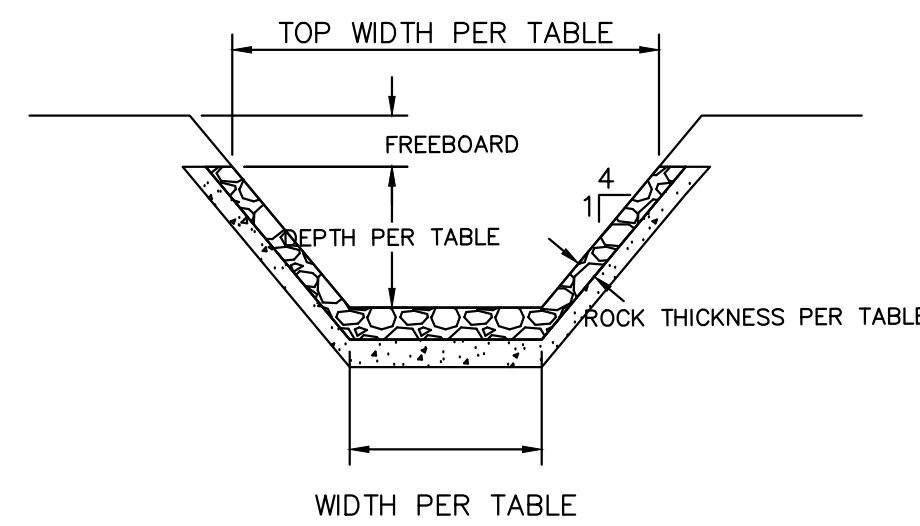
C1.38

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Note:
All rock chutes to be utilized as forebays should have grout in the forebay bottoms or revised to be concrete. Riprap forebays are highly discouraged given the significant increase in the level of difficulty to maintain.



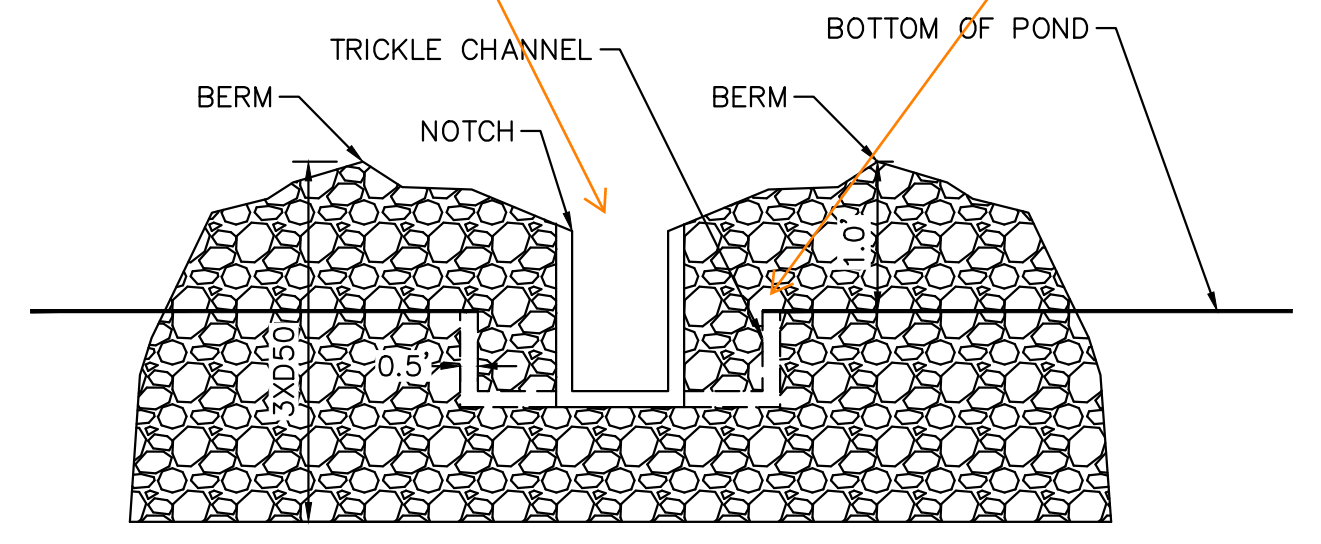
ROCK CHUTE PROFILE- CROSS SECTION -INTO POND/ FOREBAY APPLICATION



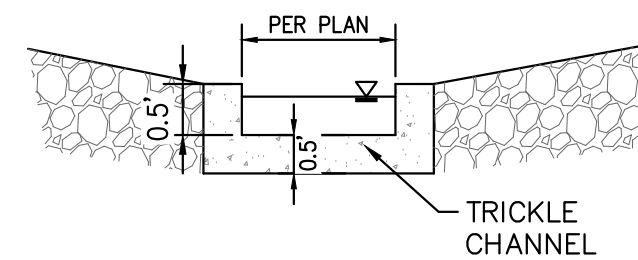
ROCK CHUTE PROFILE- CROSS SECTION 2

I don't see the notch width shown anywhere. Assuming it is different for each forebay, add the column to the table below for notch width.

Also provide sizing calcs for the forebay volumes and notch widths in the FDR.



ROCK CHUTE PROFILE- INTO POND/FOREBAY APPLICATION



ROCK CHUTE TO TRICKLE CHANNEL TRANSITION- INTO POND/FOREBAY APPLICATION

Rock Chute ID	Rock Chute Location	Contributing Basins	Q100 Flow (cfs)	Upstream Inlet Apron Length (ft)	Drop (ft) (Inlet Apron to Outlet Apron)	Chute Length (ft)	Downstream Outlet Apron Length (ft)	Chute Width (ft)	D50 (in)	Rock Chute Thickness (in)	Radius (ft)	Rock Chute Depth* (ft)	Top Chute Width** (ft)
1	PB8A	PB8A(60%), OB5	103	12.5	10	40	14	10	12	24	36	3.0	34
2	PB8A	PB8A (40%)	20	5	10	40	7	10	12	24	17	2.0	26
3	PB14	OB8, PB11, PB14 (10%)	96	12	7	28	16	10	18	36	27	3.0	34
4	PB15	PB6, PB7, PB15(55%)	43	10	6	24	13	14	12	24	21	2.0	30
5	PB15	OB2, OB3, OB4, PB3, PB4, PB5, PB15 (10%)	185	14	5	20	23	18	24	48	39	3.5	46



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EAGLEVIEW
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CONSTRUCTION DOCUMENTS
ROCK CHUTE DETAILS

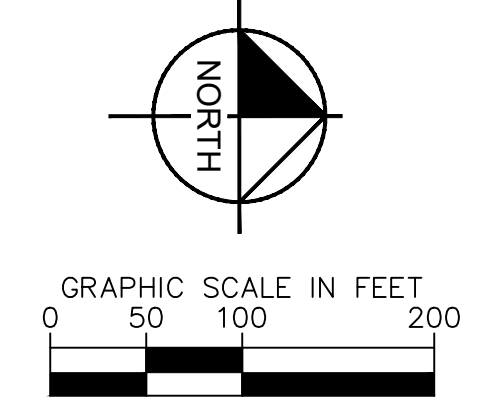
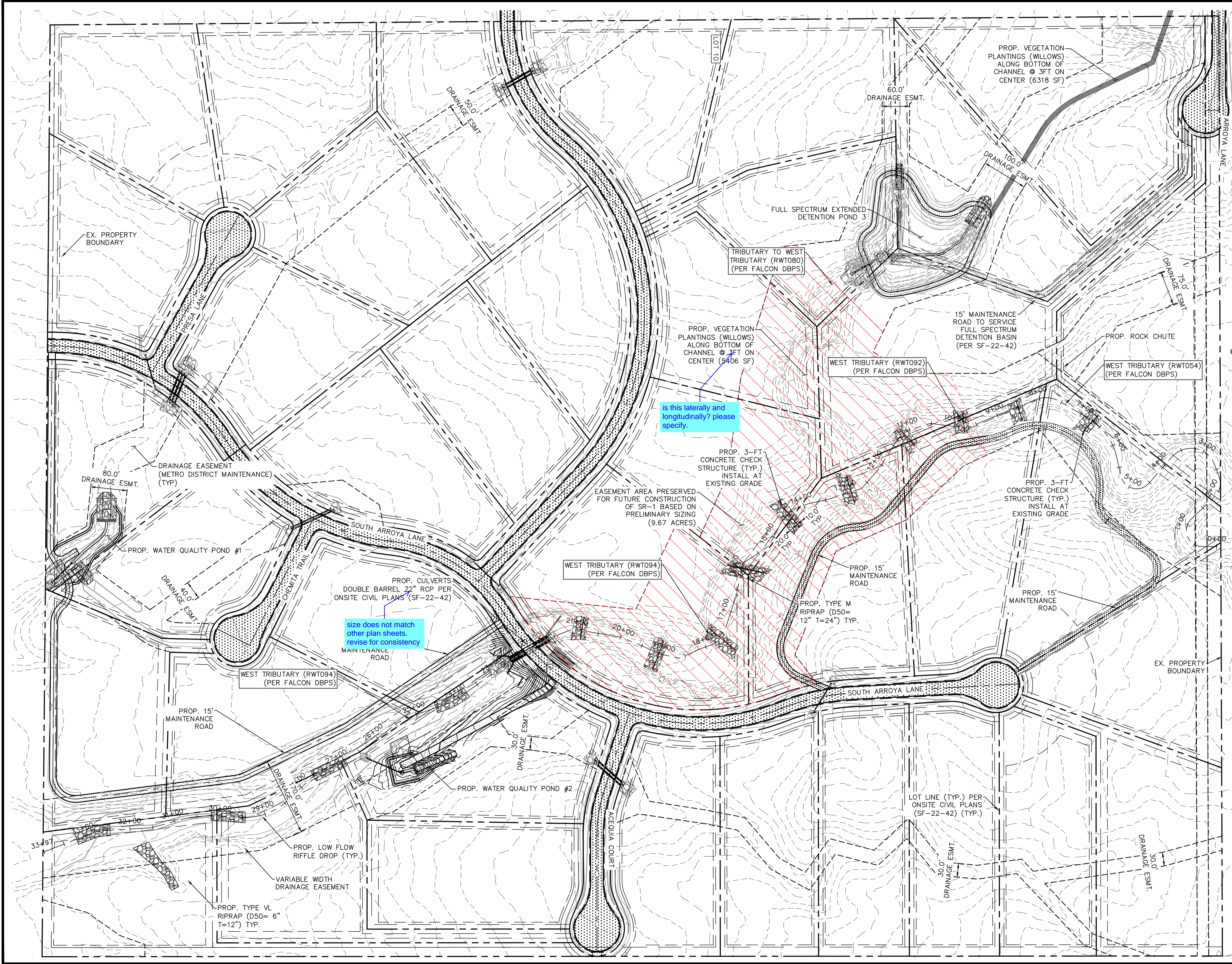
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SHEET

C1.39

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LEGEND

- EXISTING PROPERTY BOUNDARY
- - - - - EXISTING MAJOR CONTOUR
- - - - - EXISTING MINOR CONTOUR
- PROPOSED MAJOR CONTOUR
- - - - - PROPOSED MINOR CONTOUR
- PROPOSED RIPRAP
- PROPOSED STORM PIPE
- STORM PIPE PER ONSITE CIVIL PLANS
- PROP. DBPS AMENDMENT CONCRETE CHECK STRUCTURES
- PRESERVED AREA FOR FUTURE CONSTRUCTION OF SUB REGIONAL POND (SR1)

NOTES:

1. PROPOSED CONCRETE CHECK STRUCTURES SHALL SPAN THE WIDTH OF THE LOW FLOW CHANNEL AND EXTEND 10'-FT INTO EACH BANK.
2. ADDITIONAL EROSION CONTROL MEASURES TO BE IMPLEMENTED AS NECESSARY BASED ON THE RESULTS OF DETAILED CHANNEL ANALYSIS WHICH WILL BE COMPLETED AS A PART OF FINAL DESIGN.

is this laterally and longitudinally? please specify.

size does not match other plan sheets. revise for consistency

please identify what additional measures will be needed.

fix sheet number

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DRAWN BY: DCM
CHECKED BY: BAH
DATE: 12/20/2023

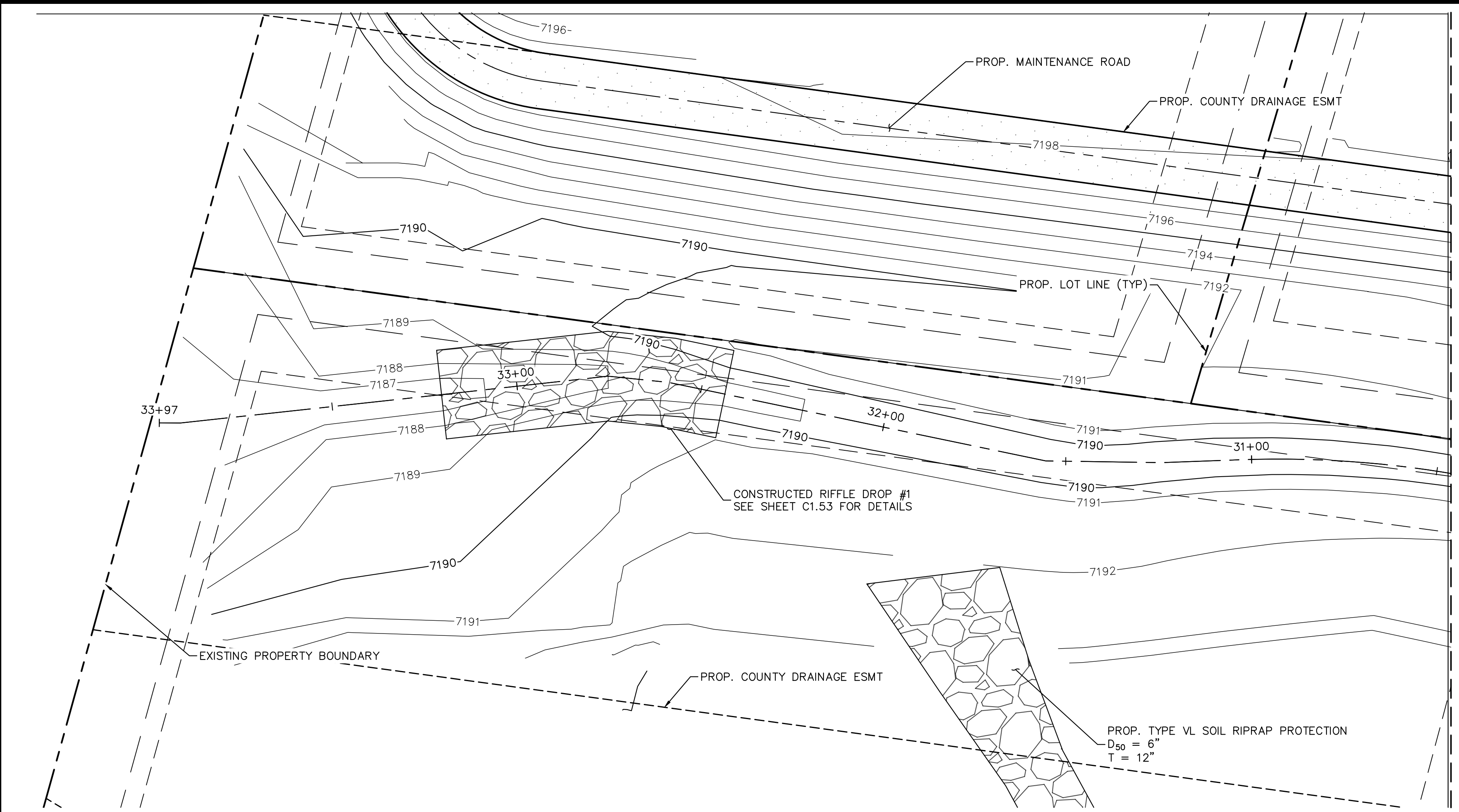
**EAGLEVIEW
EL PASO COUNTY, COLORADO
CONSTRUCTION DOCUMENTS
OVERALL DRAINAGE IMPROVEMENTS**

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PROJECT NO.
196288000
SHEET

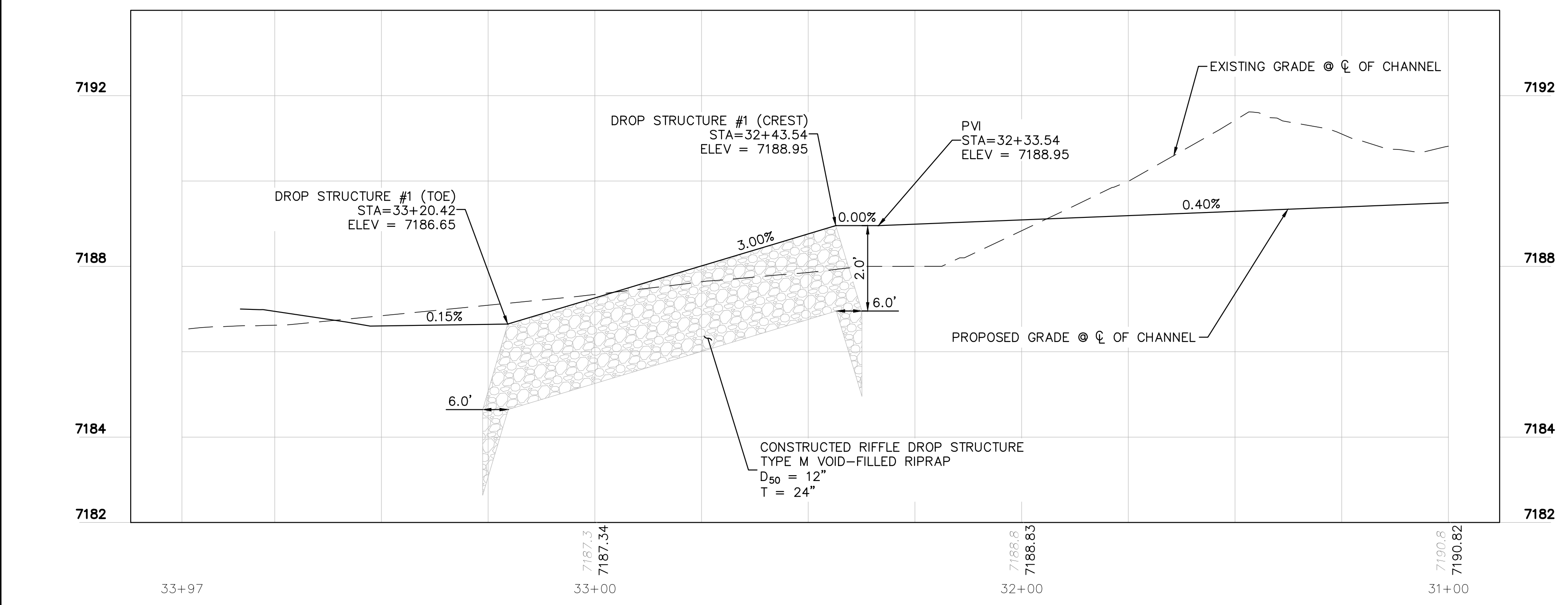
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PLAN VIEW - SOUTH CHANNEL (STA:33+50-30+50)

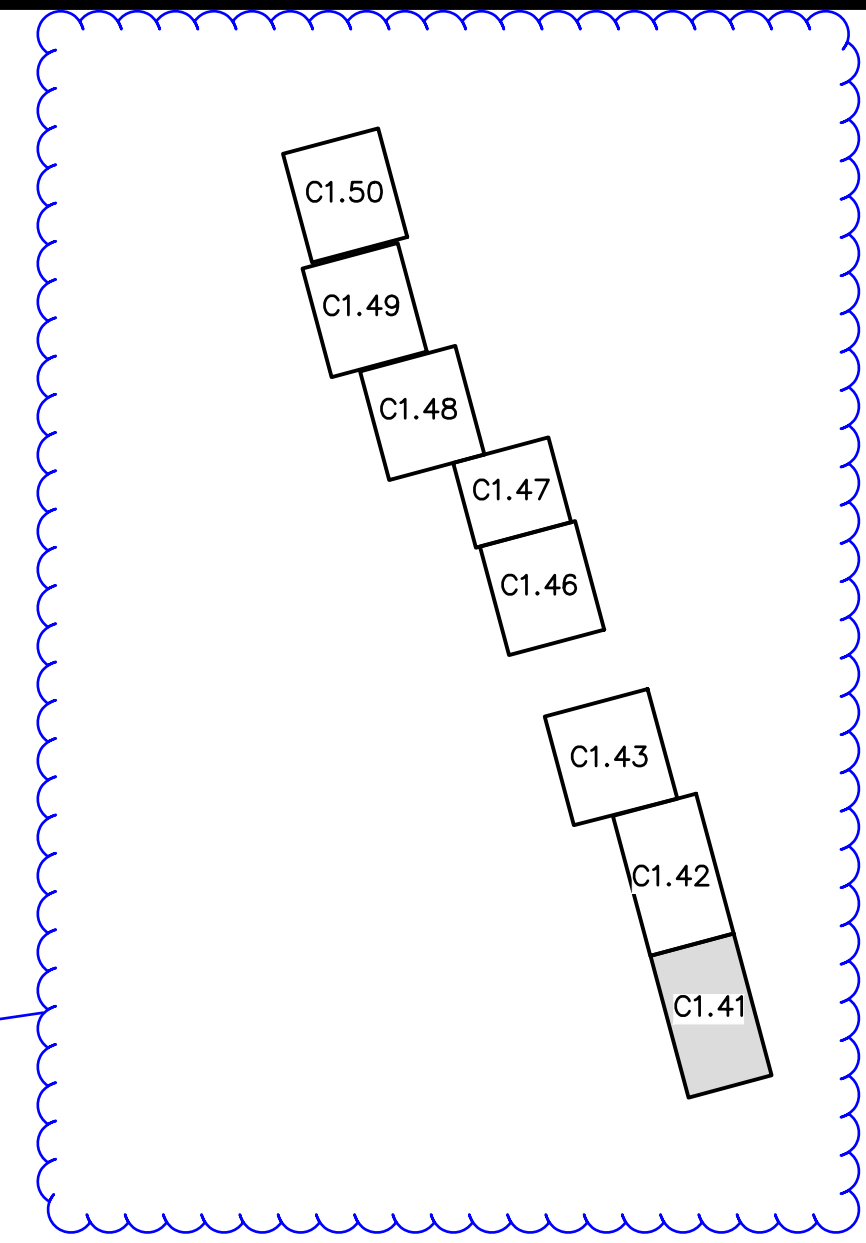
please also indicate the channel reach of each of the profiles provided



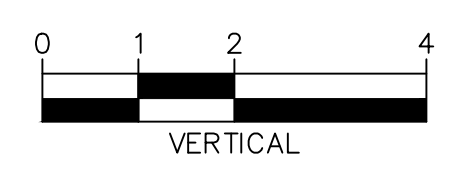
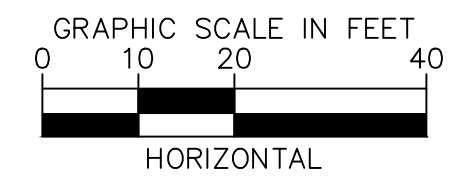
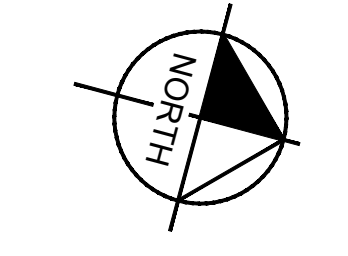
PROFILE VIEW - SOUTH CHANNEL (STA: 34+00-31+50)

Identify the location of the coir matting indicated in the drainage report. Typical throughout the channel.

please also provide a typical cross sections of the channel RWT094



provide missing map, typical on all channel sheets



NOTES:
1. CHANNEL INVERT SHOWN IN PROFILE VIEW IS THE ELEVATION OF THE LOW FLOW CHANNEL.



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

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CHECKED BY: KJK
DATE: 04/04/2024

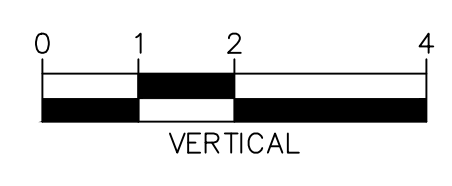
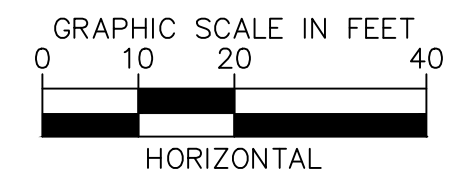
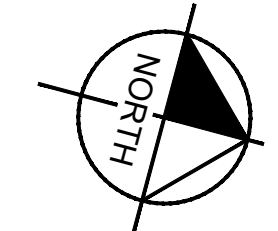
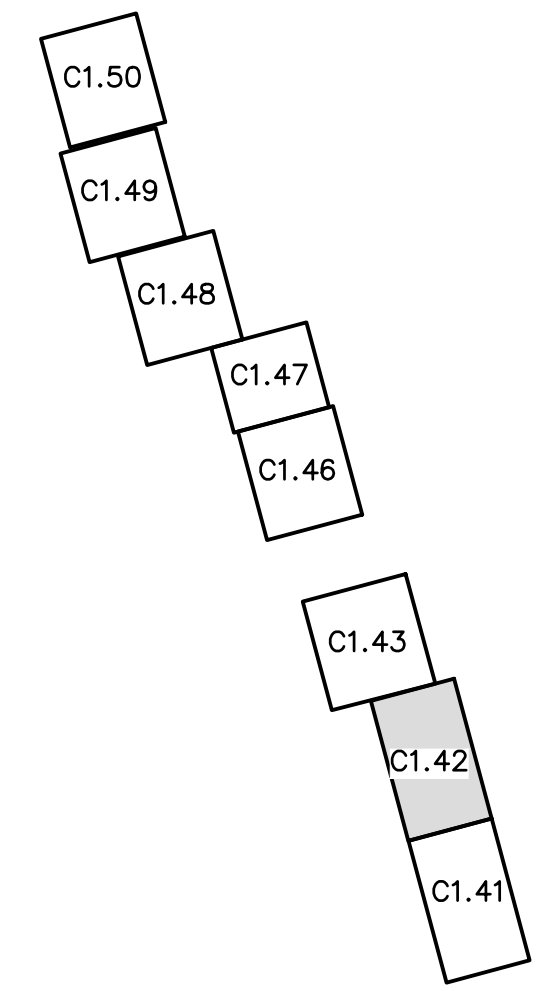
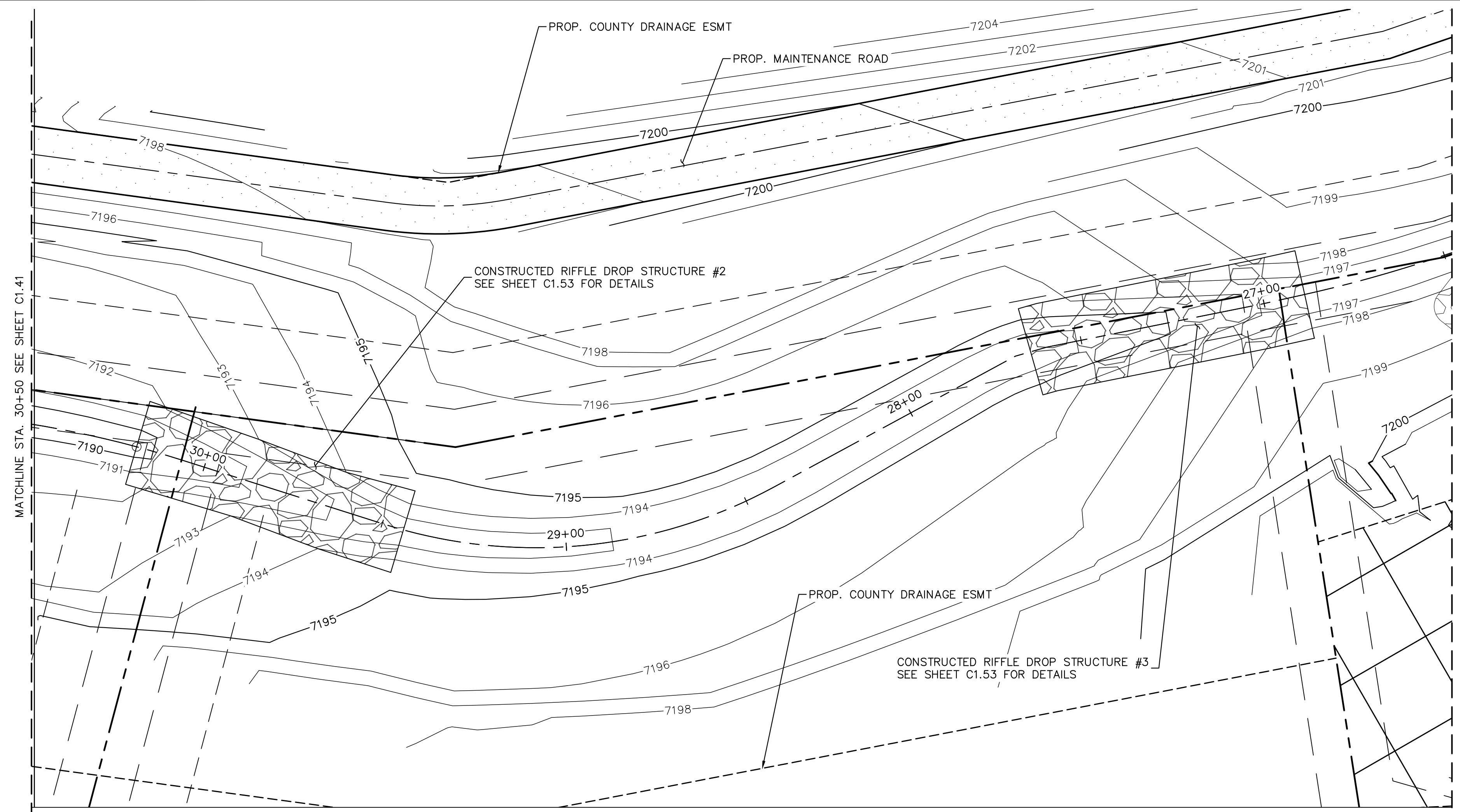
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EL PASO COUNTY, COLORADO
CONSTRUCTION DOCUMENTS
SOUTH CHANNEL PLAN & PROFILE

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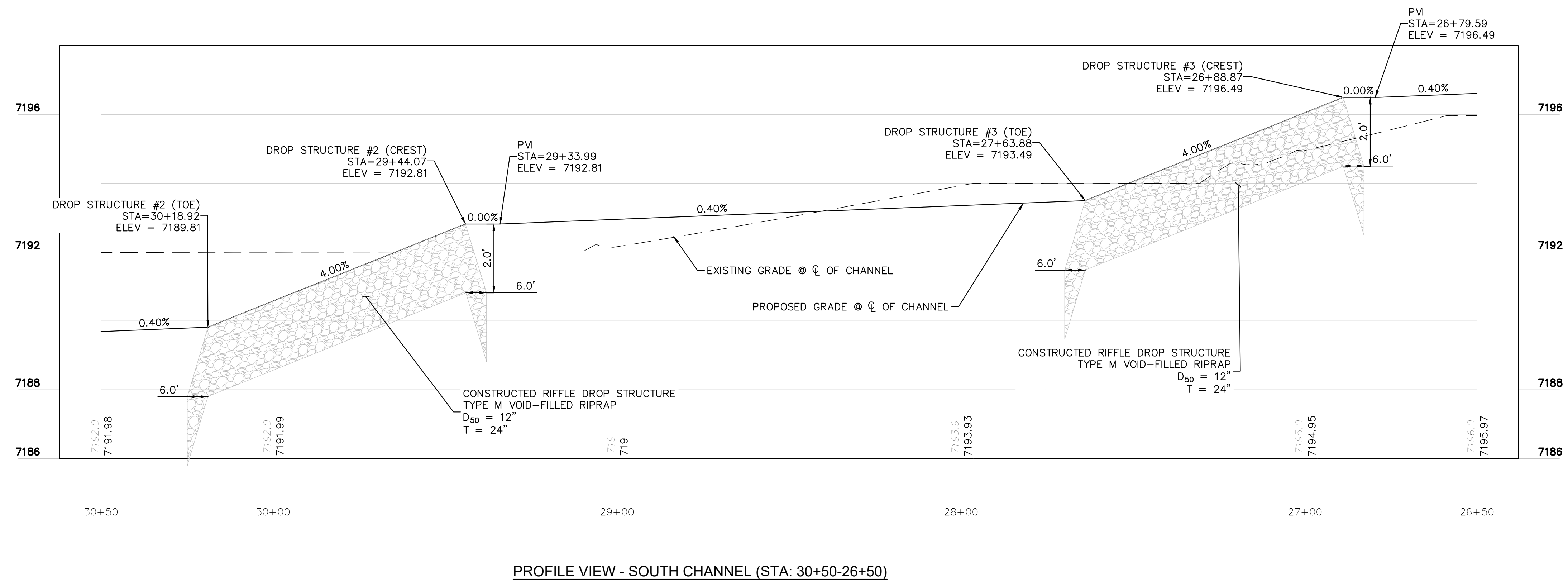
PROJECT NO.
196106001

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C1.41

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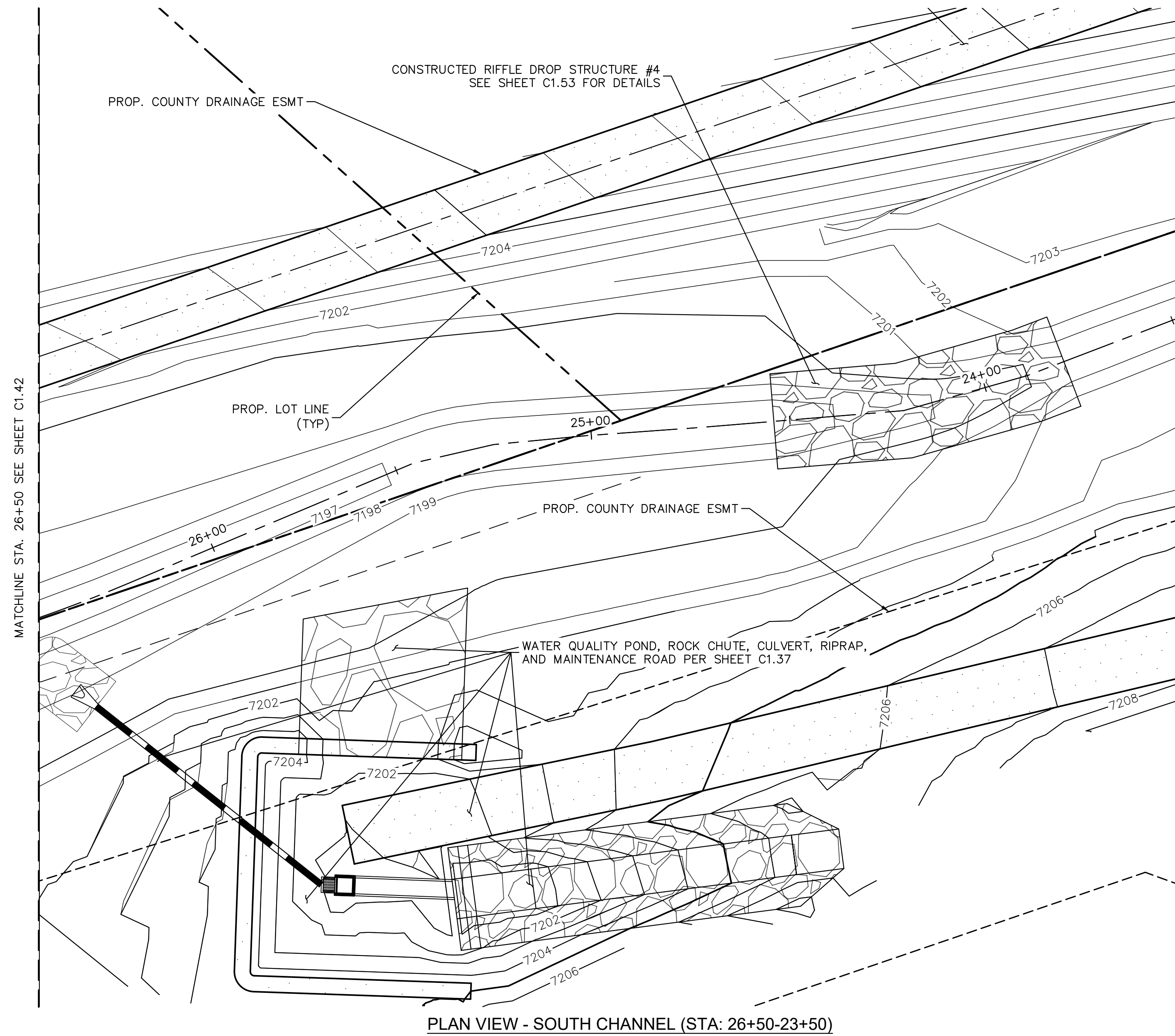
SHEET

C1.42

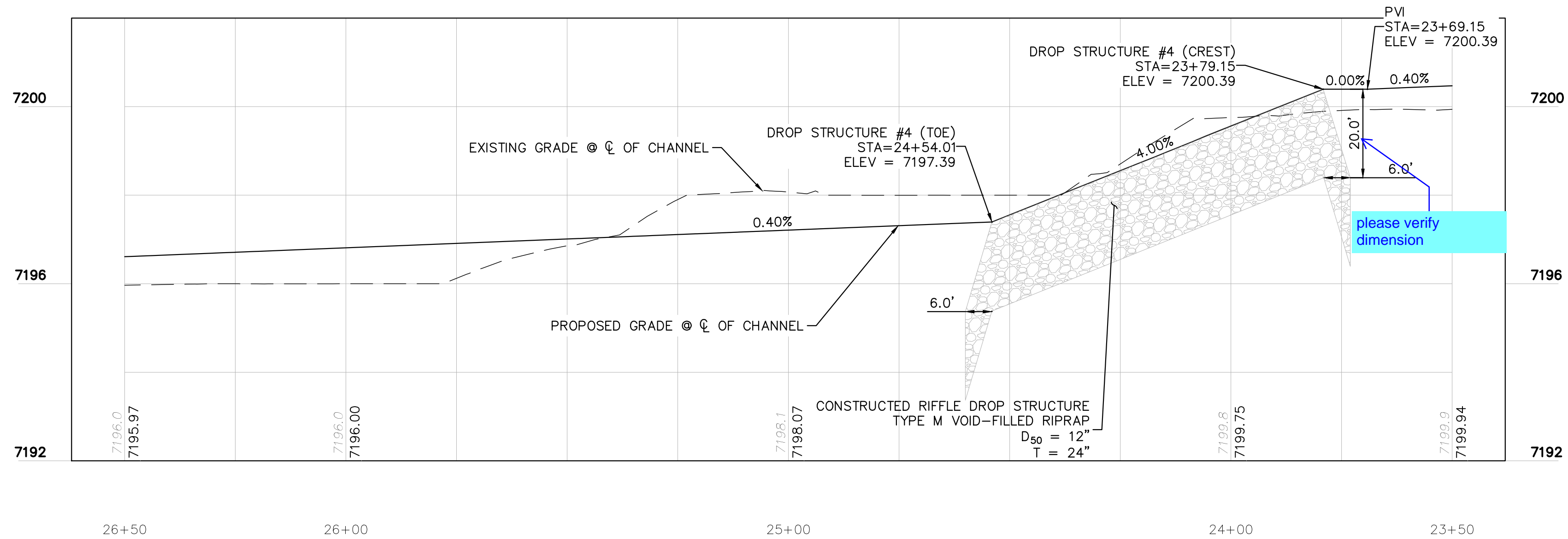


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 BEFORE YOU DIG, GRADE, OR EXCAVATE
 FOR THE MARKING OF UNDERGROUND
 MEMBER UTILITIES

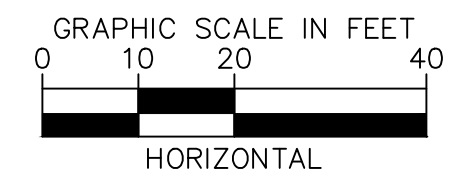
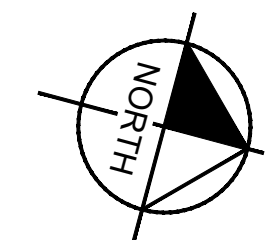
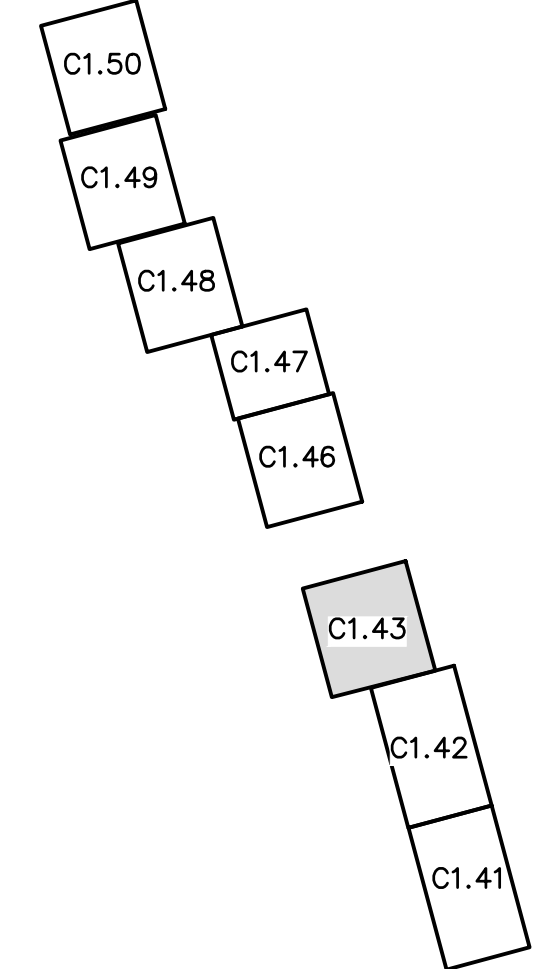
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PLAN VIEW - SOUTH CHANNEL (STA: 26+50-23+50)



PROFILE VIEW - SOUTH CHANNEL (STA:26+50-23+50)



NOTES:
 1. CHANNEL INVERT SHOWN IN PROFILE VIEW IS THE ELEVATION OF THE LOW FLOW CHANNEL.



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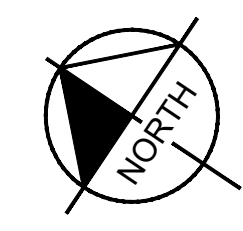
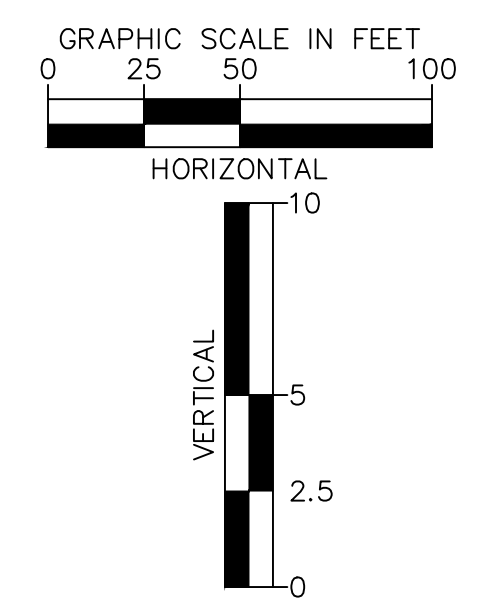
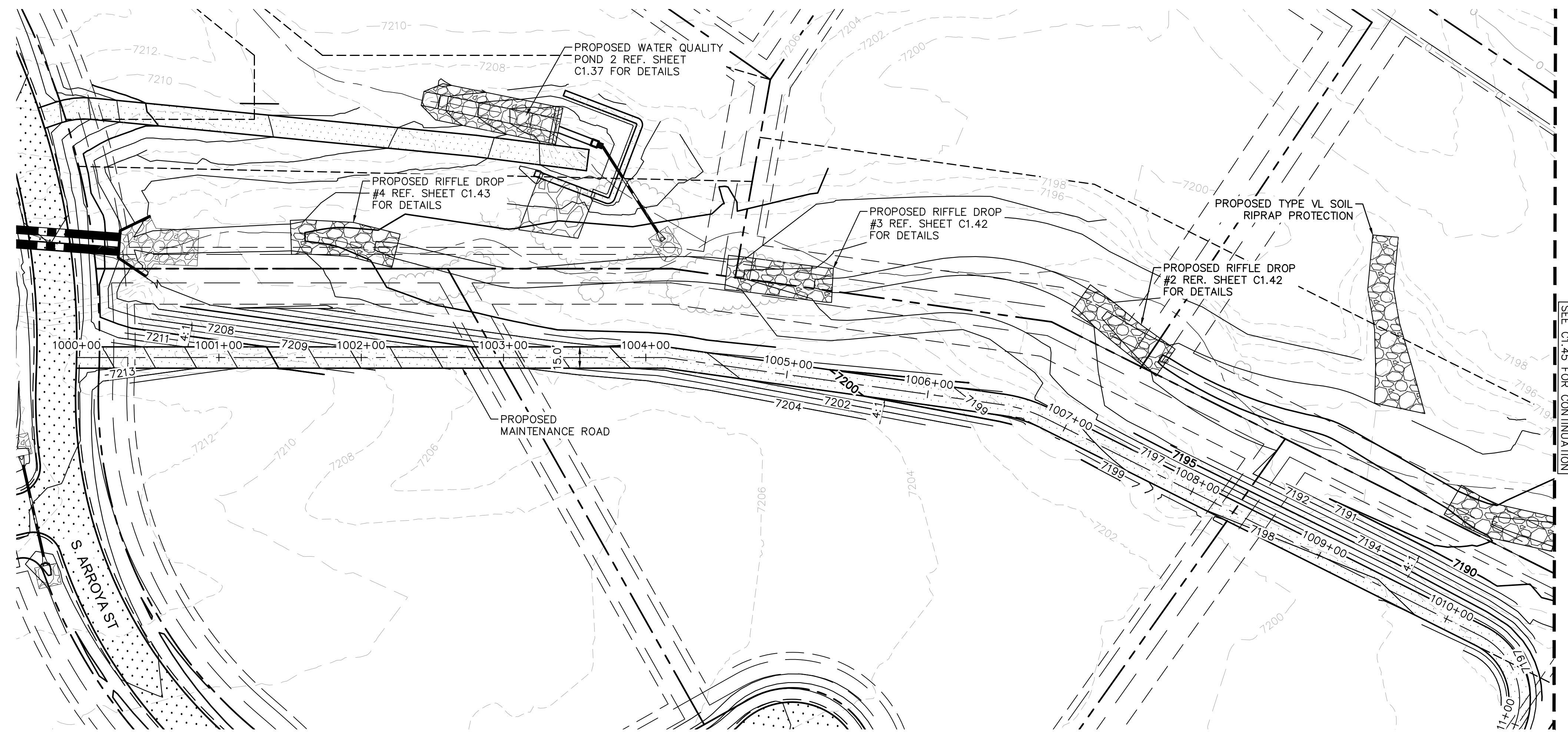
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SOUTH CHANNEL PLAN & PROFILE

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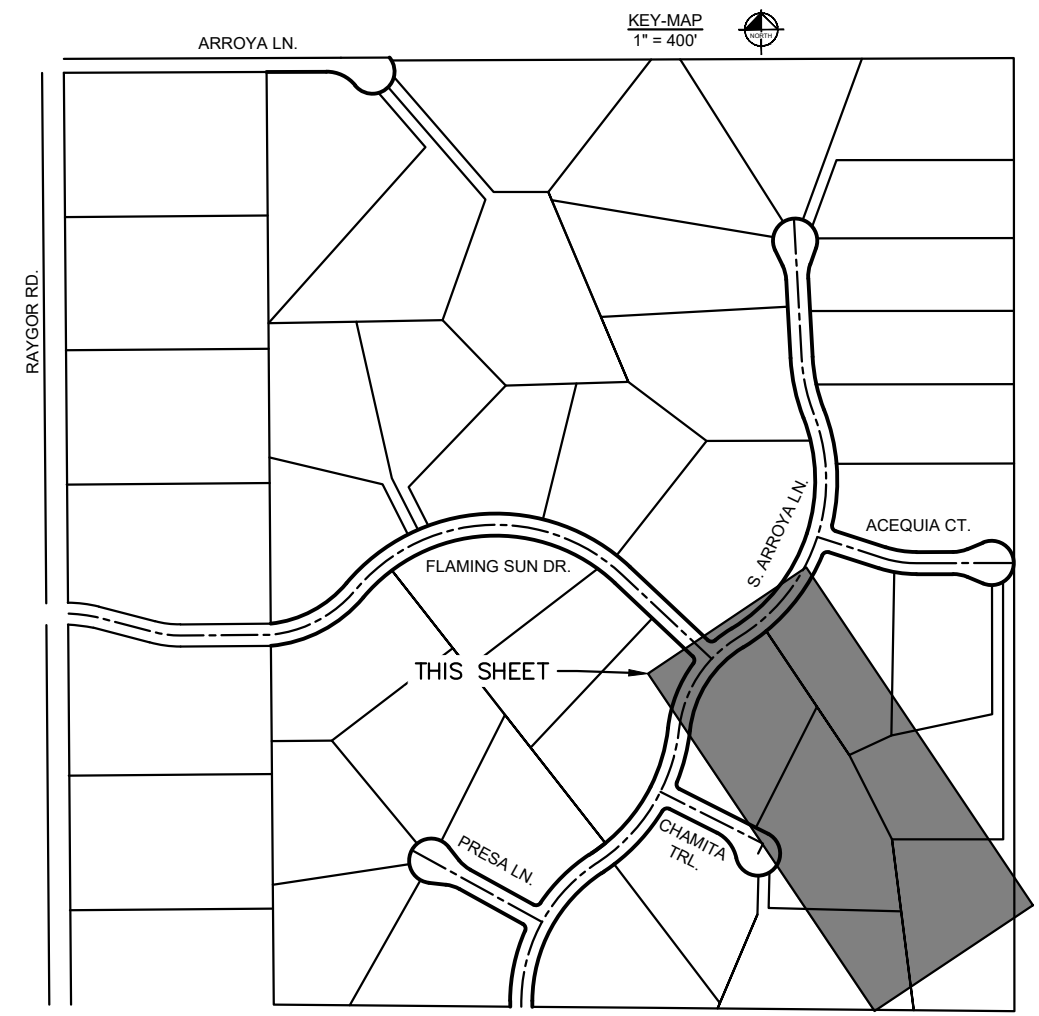
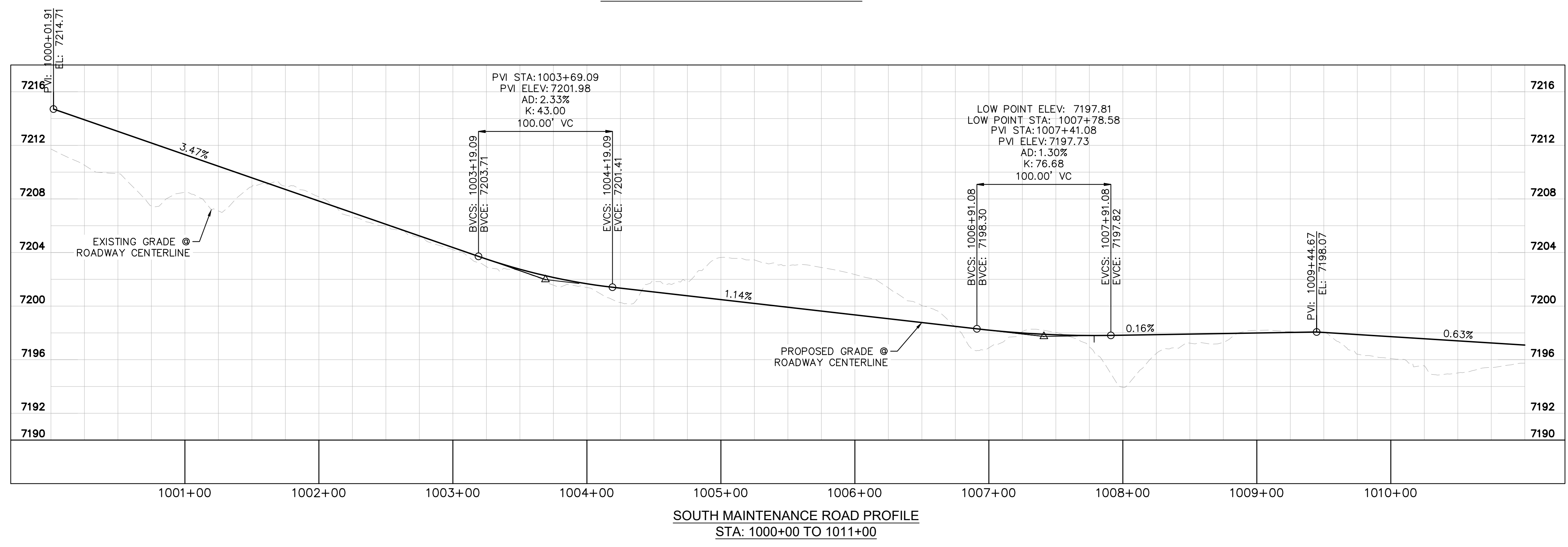
PROJECT NO.
 196106001

SHEET
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- LEGEND**
- PROPERTY/LOT LINE
 - ROW LINE
 - UTILITY EASEMENT LINE
 - LOT #
 - PROPOSED DRAINAGE EASEMENT
 - ▲▲ CROSS SECTION (SEE SHEET C1.1)
 - PROPOSED CULVERT
 - EXISTING CULVERT
 - - - 7XXX - - - EXISTING MAJOR CONTOUR
 - - - 7XXX - - - EXISTING MINOR CONTOUR
 - 7XXX --- PROPOSED MAJOR CONTOUR
 - 7XXX --- PROPOSED MINOR CONTOUR
 - PROPOSED EDGE OF PAVEMENT
 - PROPOSED EDGE OF SHOULDER



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S. MAINTENANCE ROAD PLAN & PROFILE

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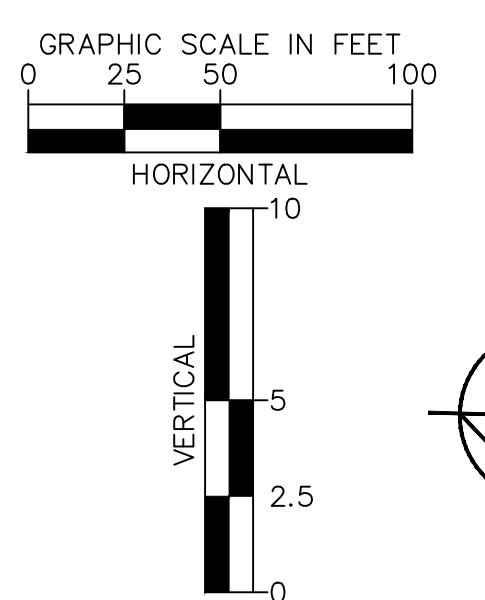
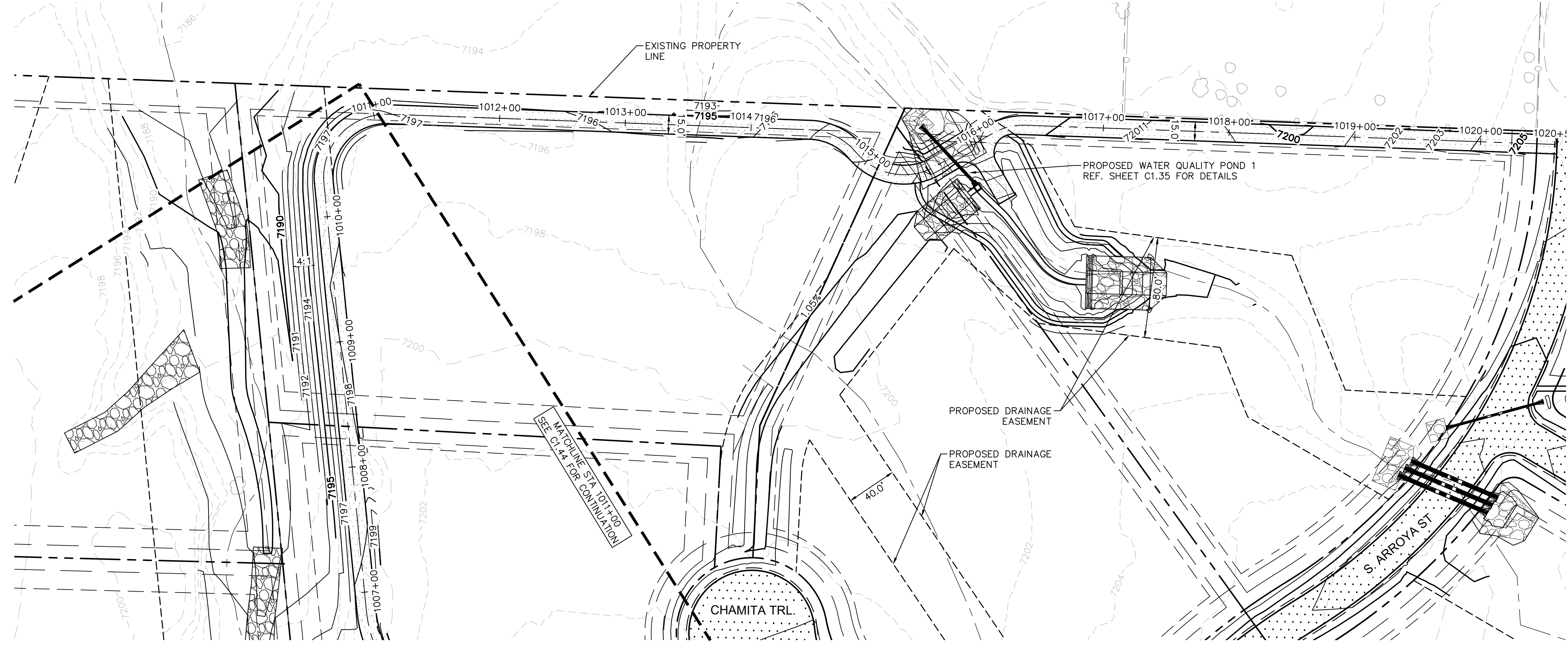
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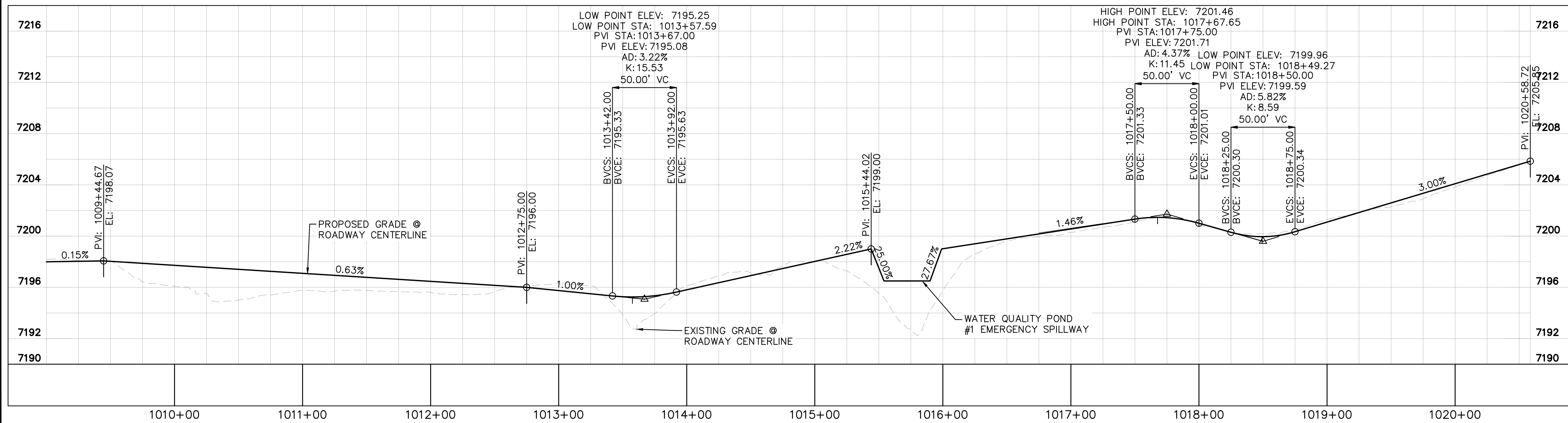
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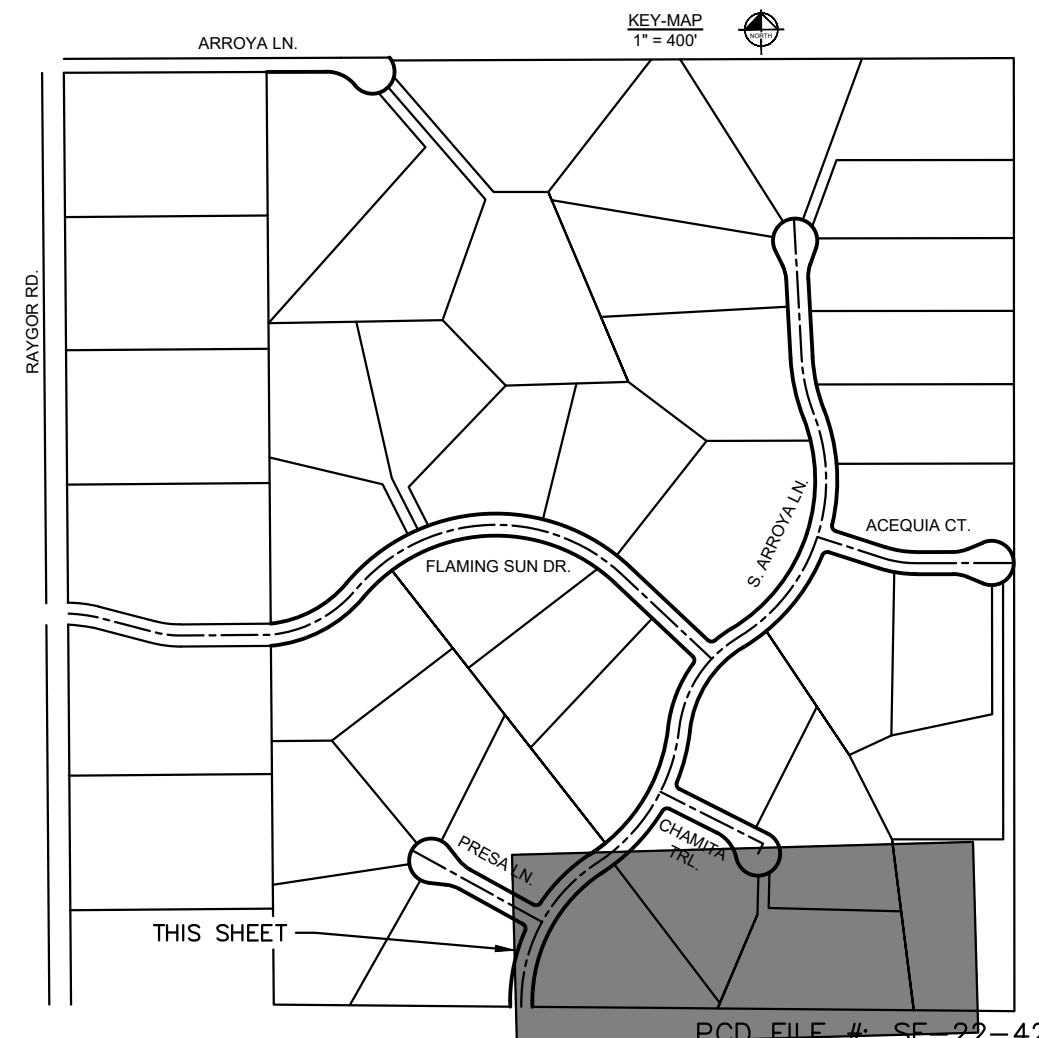


- LEGEND
- PROPERTY/LOT LINE
 - ROW LINE
 - UTILITY EASEMENT LINE
 - LOT #
 - PROPOSED DRAINAGE EASEMENT
 - X X
 - PROPOSED CULVERT
 - EXISTING CULVERT
 - 7XXX- EXISTING MAJOR CONTOUR
 - 7XXX- EXISTING MINOR CONTOUR
 - 7XXX- PROPOSED MAJOR CONTOUR
 - 7XXX- PROPOSED MINOR CONTOUR
 - PROPOSED EDGE OF PAVEMENT
 - PROPOSED EDGE OF SHOULDER

SOUTH MAINTENANCE ROAD PLAN VIEW



SOUTH MAINTENANCE ROAD PROFILE
 STA: 1011+00 TO 1020+59



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S. MAINTENANCE ROAD PLAN & PROFILE

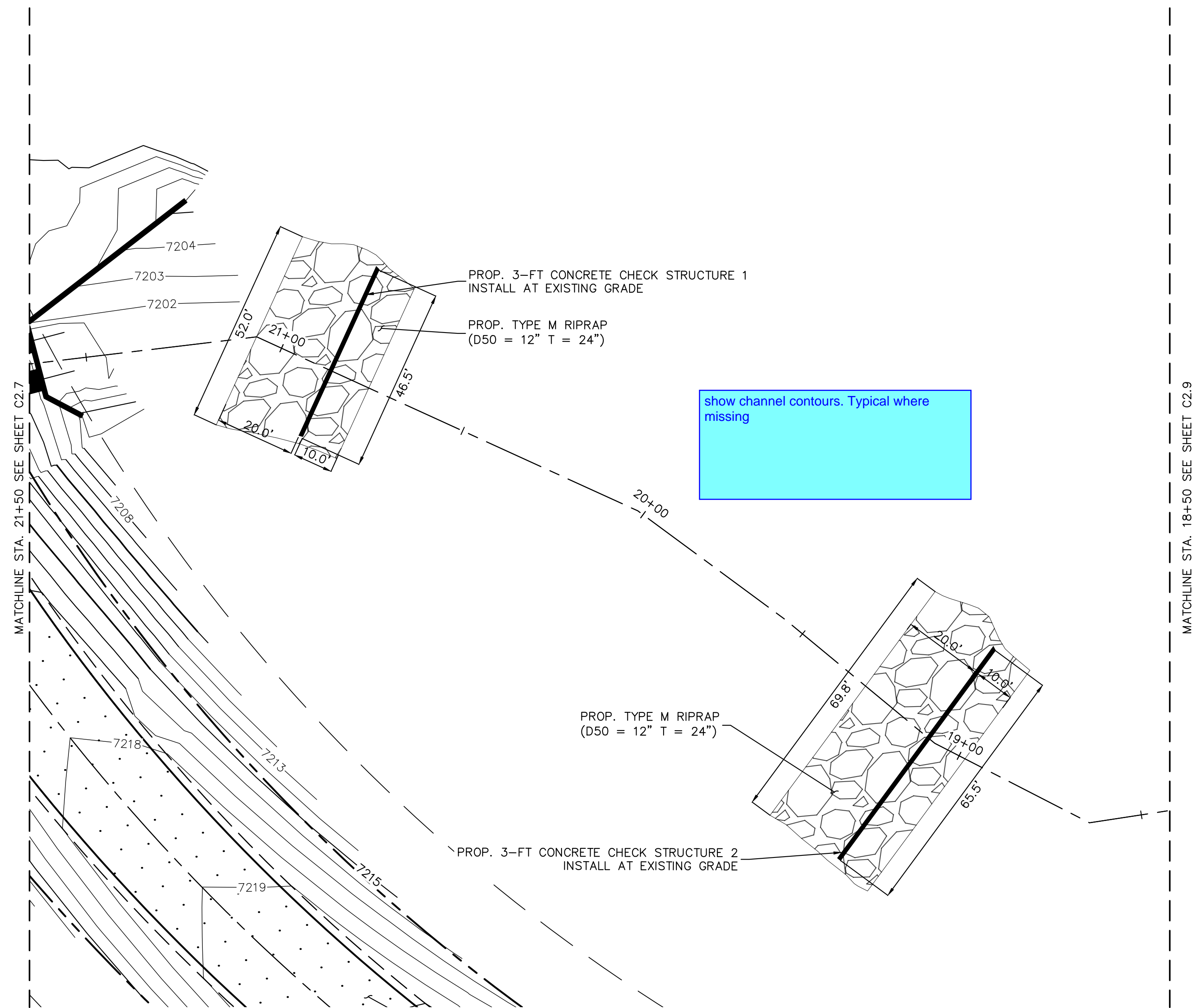
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C1.45

PCD FILE # 5F-22-42

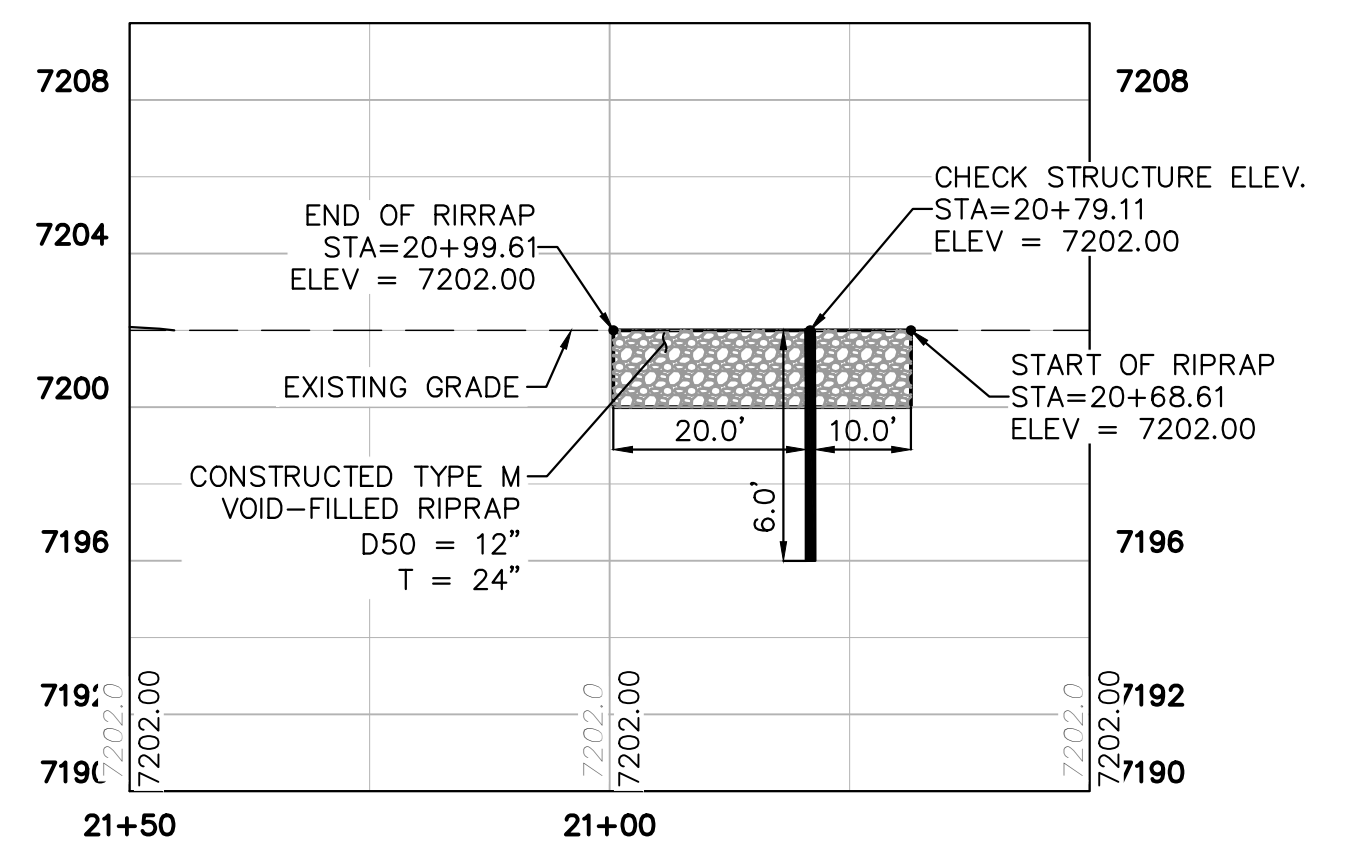
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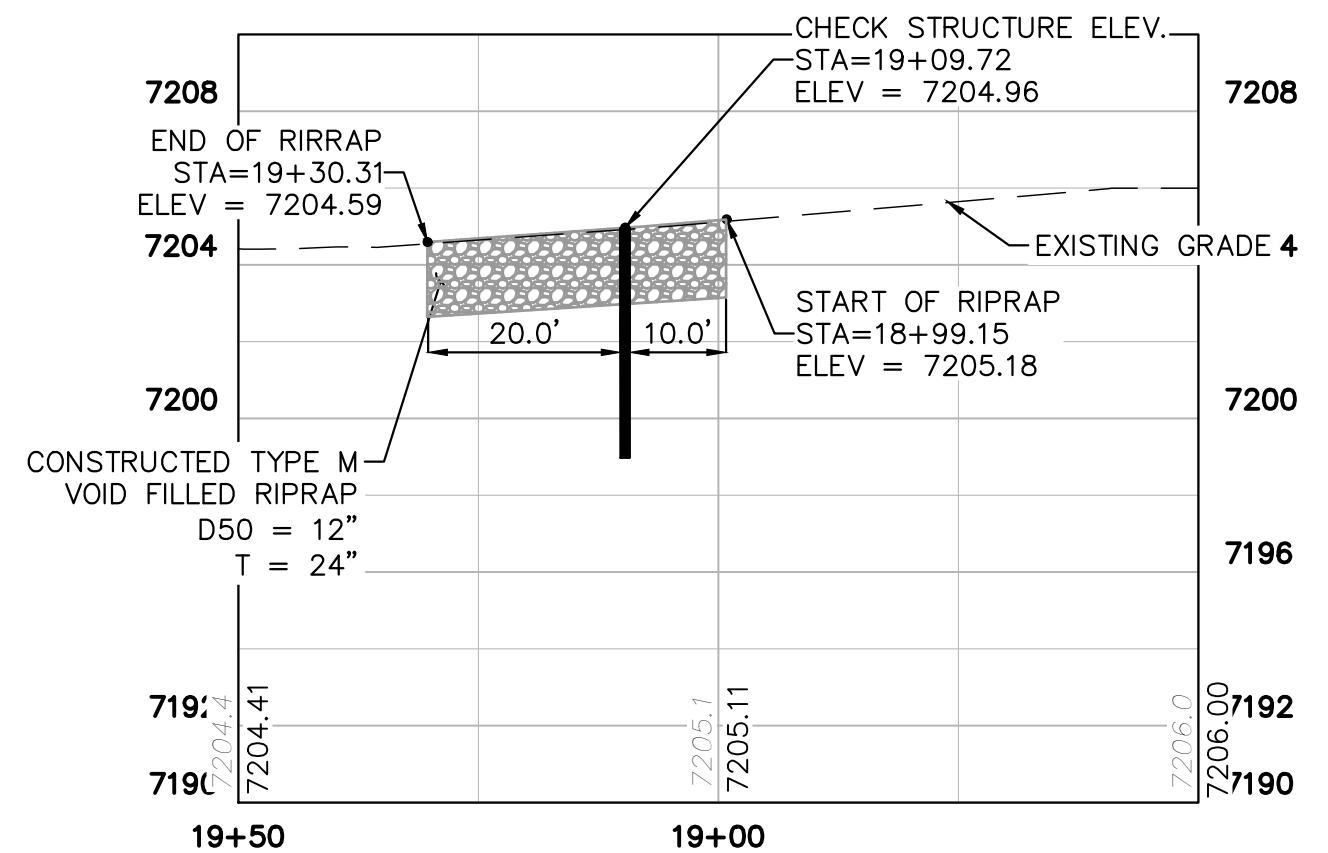
PLAN VIEW - CONC. CHECK STRUCTURE 1 & 2 (STA: 21+50-18+50)

provide complete centerline profile of this channel. Typical for all reaches where complete profile has not been provided.

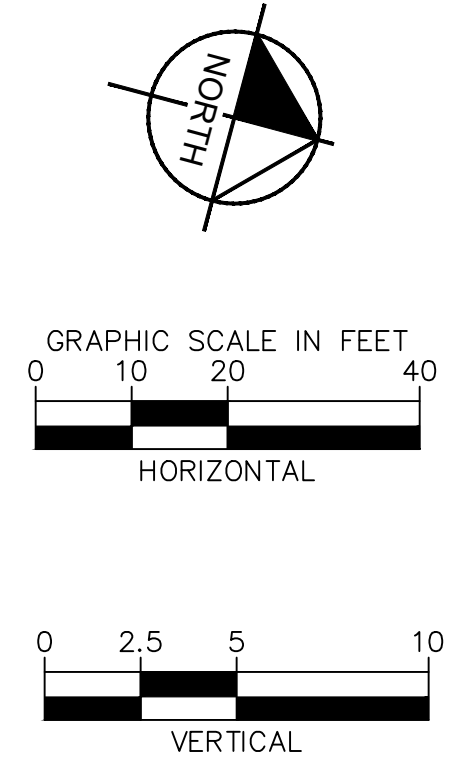
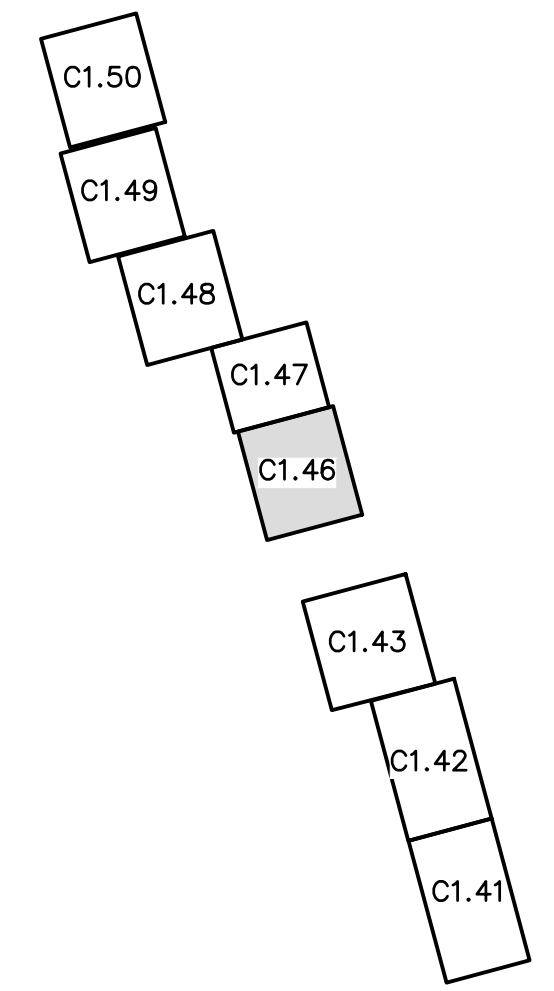
show channel contours. Typical where missing



PROFILE VIEW - CONC. CHECK STRUCTURE 1 (STA: 21+05-20+50)



PROFILE VIEW - CONC. CHECK STRUCTURE 2 (STA: 19+50-18+50)



NOTES:
1. CHANNEL INVERT SHOWN IN PROFILE VIEW IS THE ELEVATION OF THE LOW FLOW CHANNEL.

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EAGLEVIEW
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 CONSTRUCTION DOCUMENTS
CHECK STRUCTURE PLAN & PROFILE

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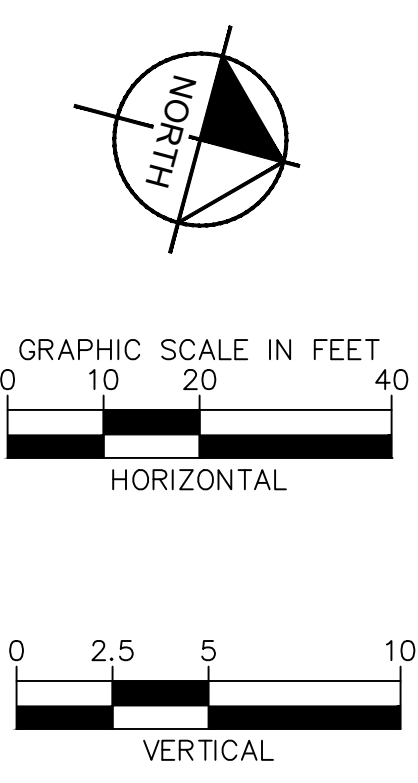
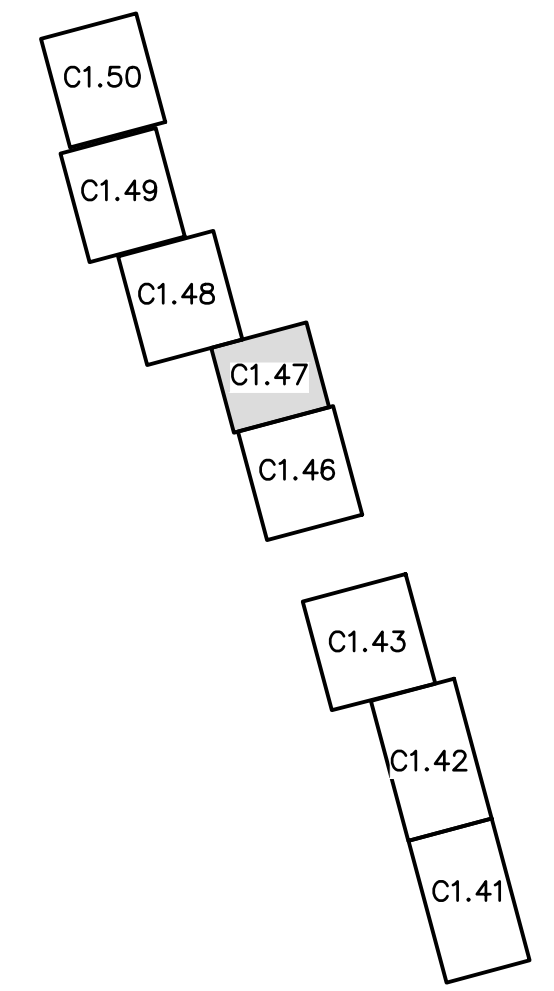
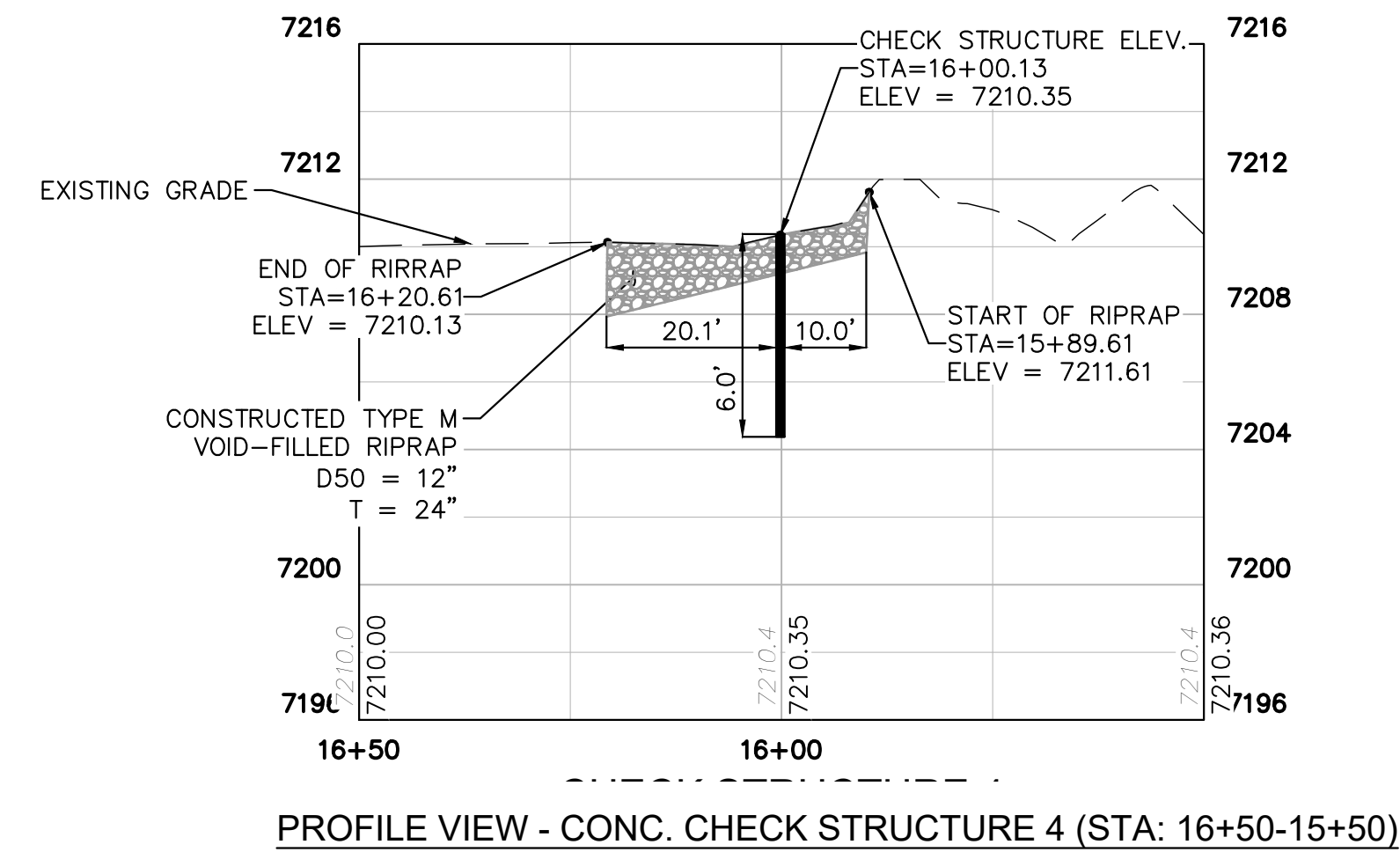
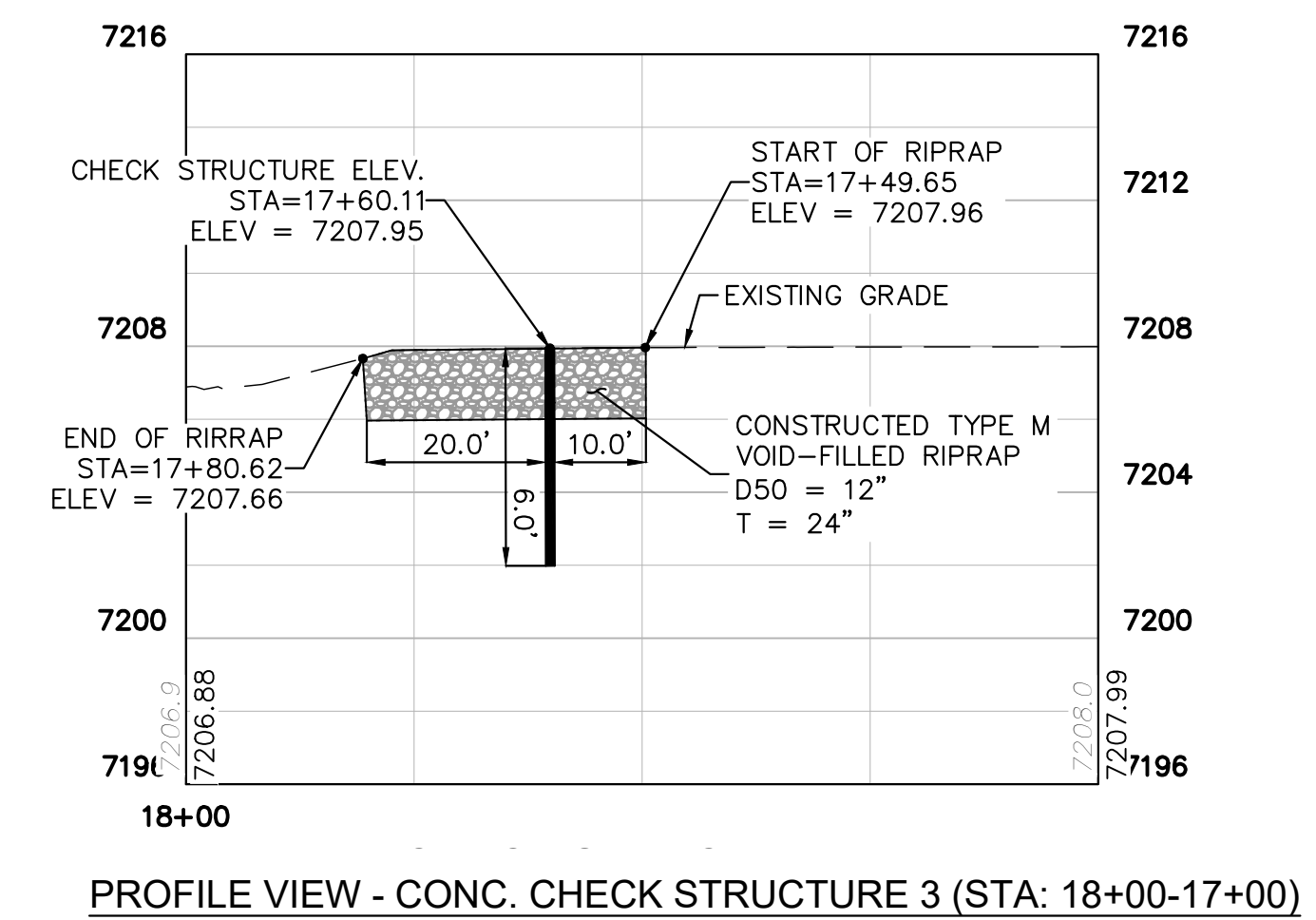
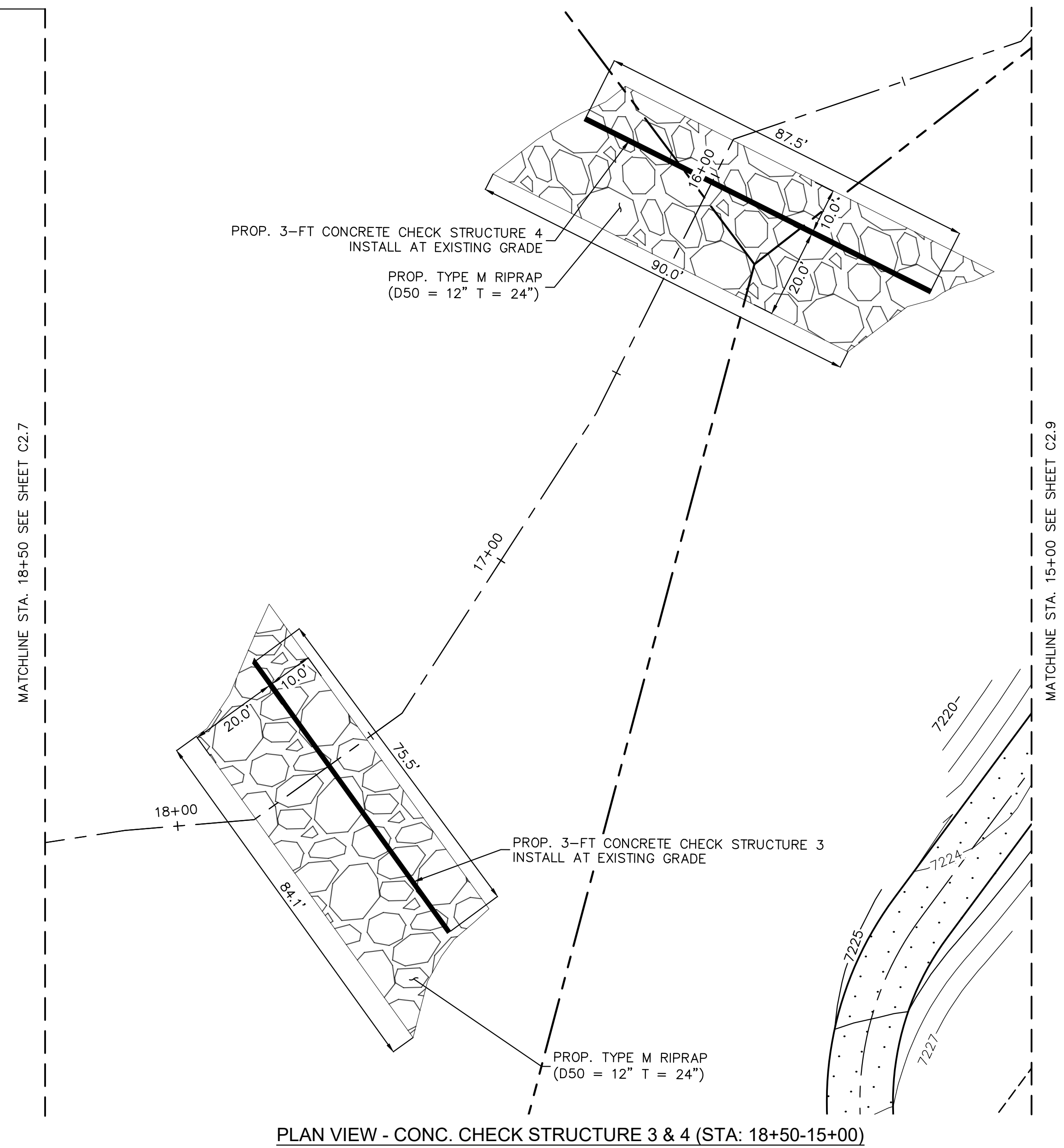
PROJECT NO.
 196106001
 SHEET

C1.46

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

K:\COS_Civil\196288000_Eagleview\CADD\PlanSheets\Stream_CDS\CD_Check Structures.dwg Schnelbach, Ryan 4/19/2024 12:30 PM



NOTES:
1. CHANNEL INVERT SHOWN IN PROFILE VIEW IS THE ELEVATION OF THE LOW FLOW CHANNEL.

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

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1-800-922-1987
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Kimley»Horn
2023 KIMLEY-HORN AND ASSOCIATES, INC.
2 North Nevada Avenue Suite 900
Colorado Springs, Colorado 80903 (719) 453-0180

DESIGNED BY: MJK
DRAWN BY: MJK
CHECKED BY: KKK
DATE: 04/04/2024

EAGLEVIEW
EL PASO COUNTY, COLORADO
CONSTRUCTION DOCUMENTS
CHECK STRUCTURE PLAN & PROFILE

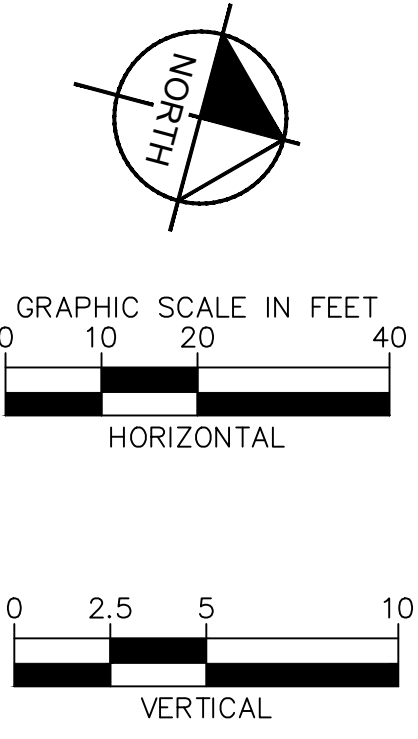
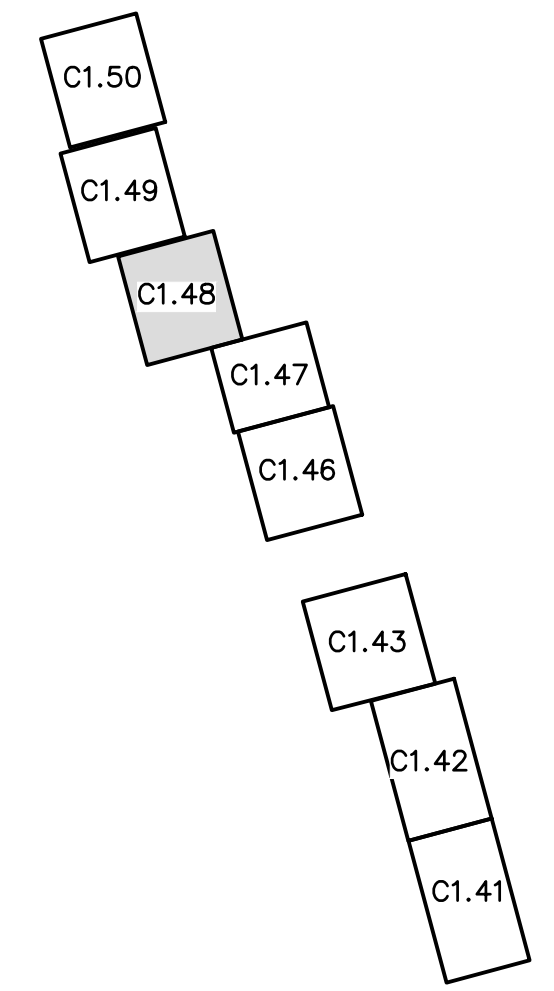
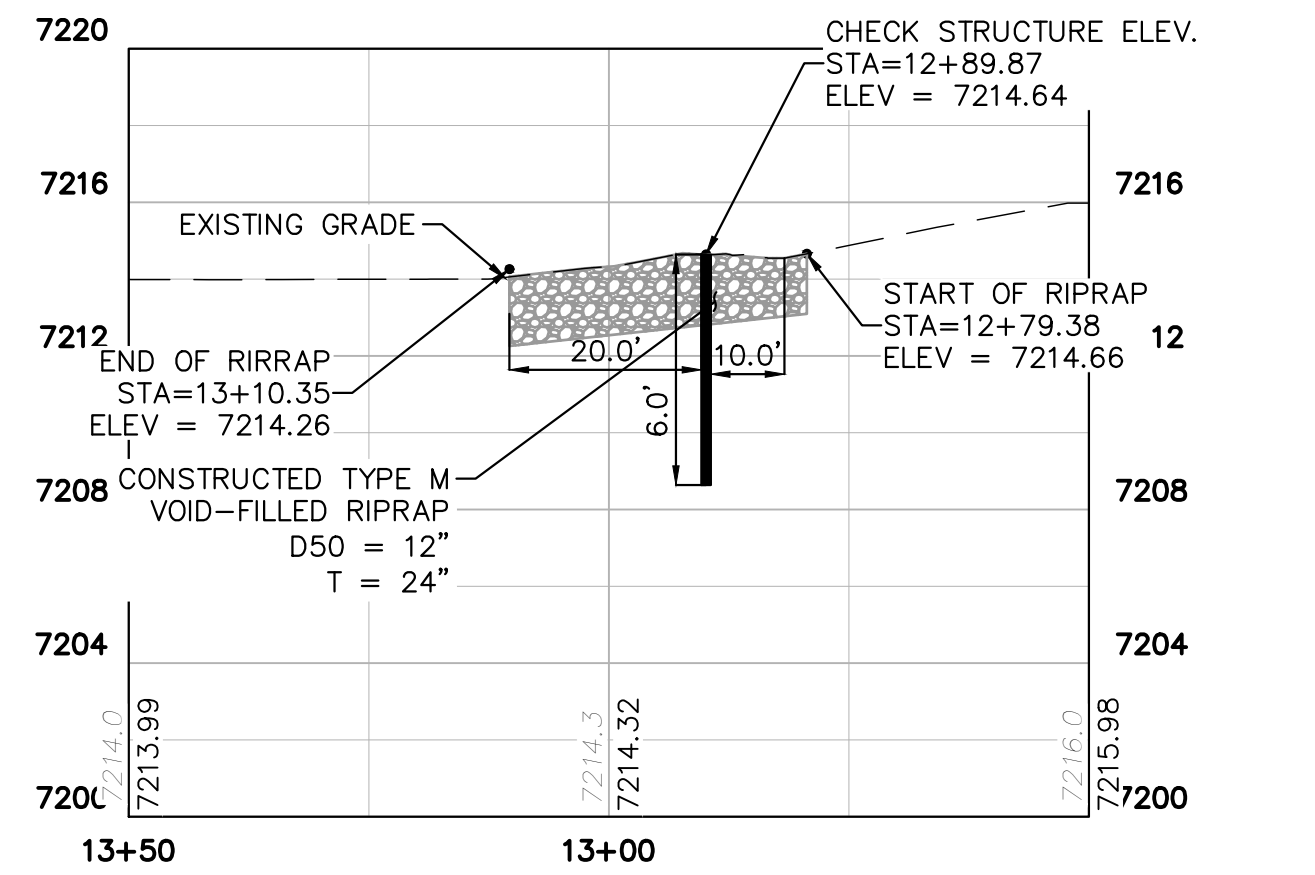
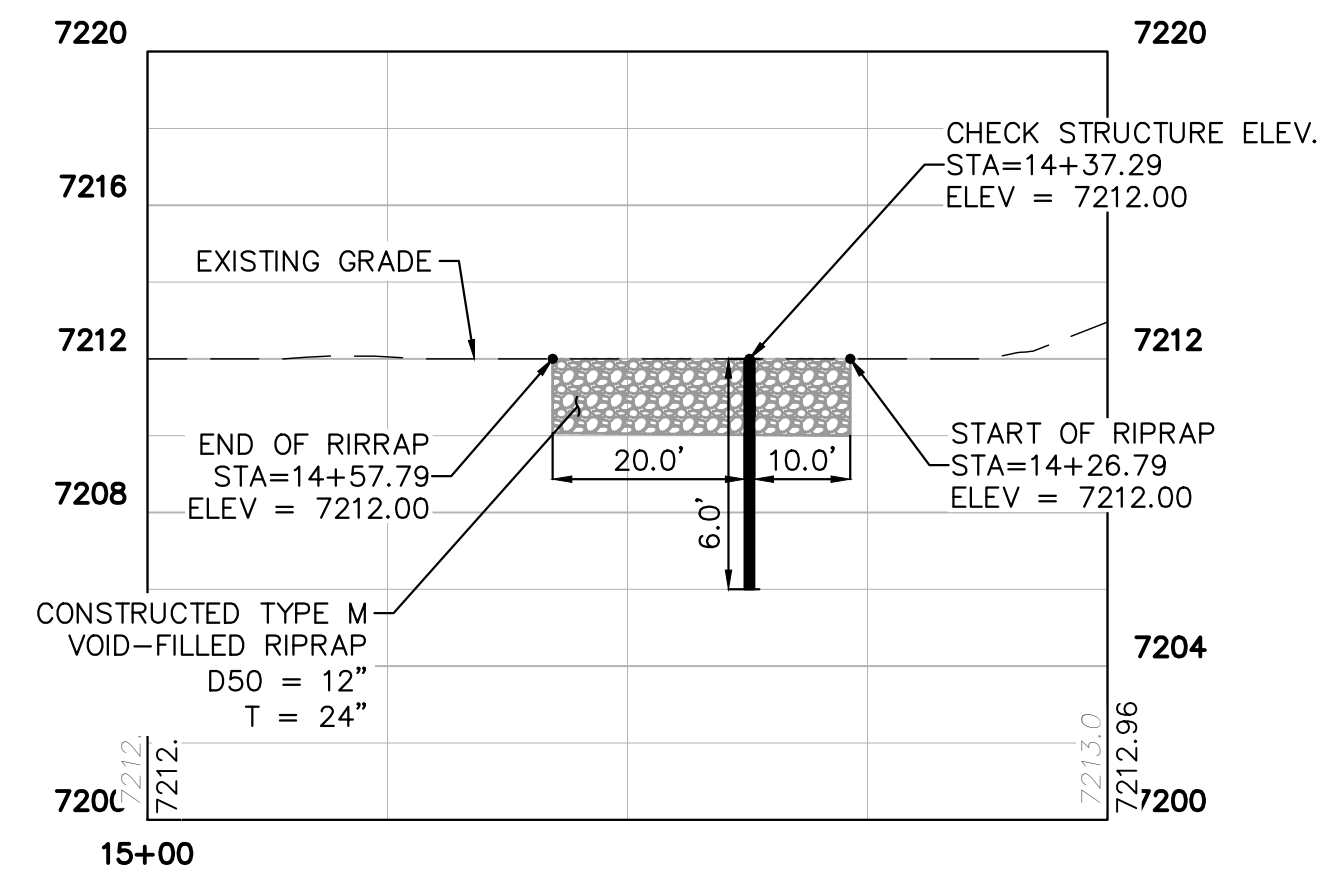
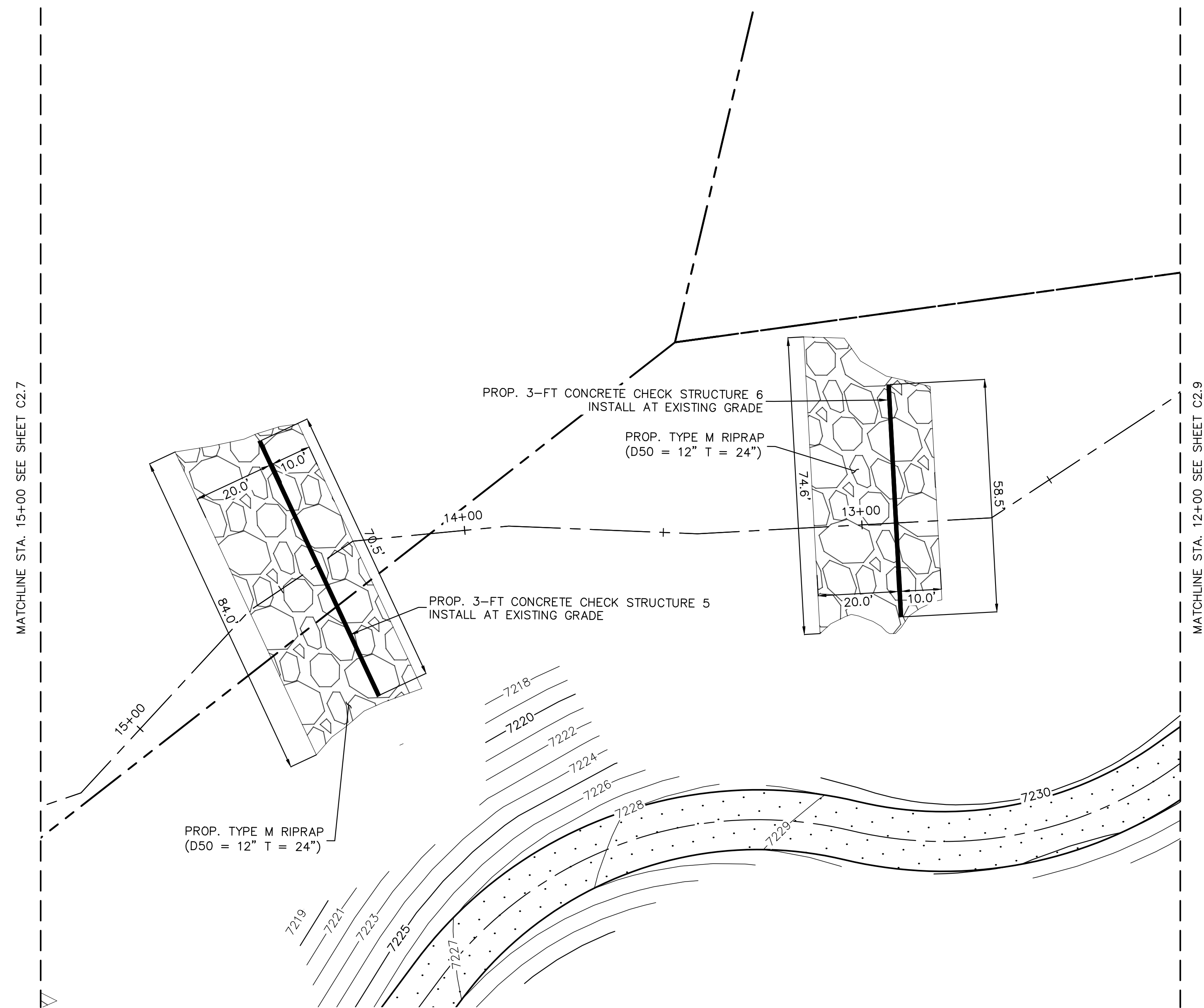
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PROJECT NO.
196106001

SHEET
C1.47

NO.	REVISION	BY	DATE	APPR.

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NOTES:

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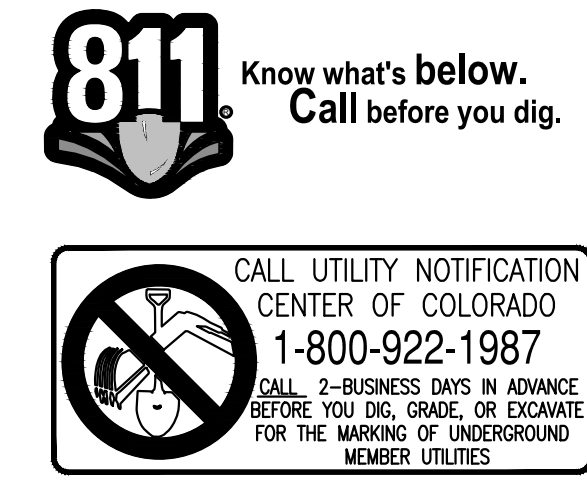
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 EL PASO COUNTY, COLORADO
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CHECK STRUCTURE PLAN & PROFILE

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Kimley»Horn
 Kimley-Horn and Associates, Inc.

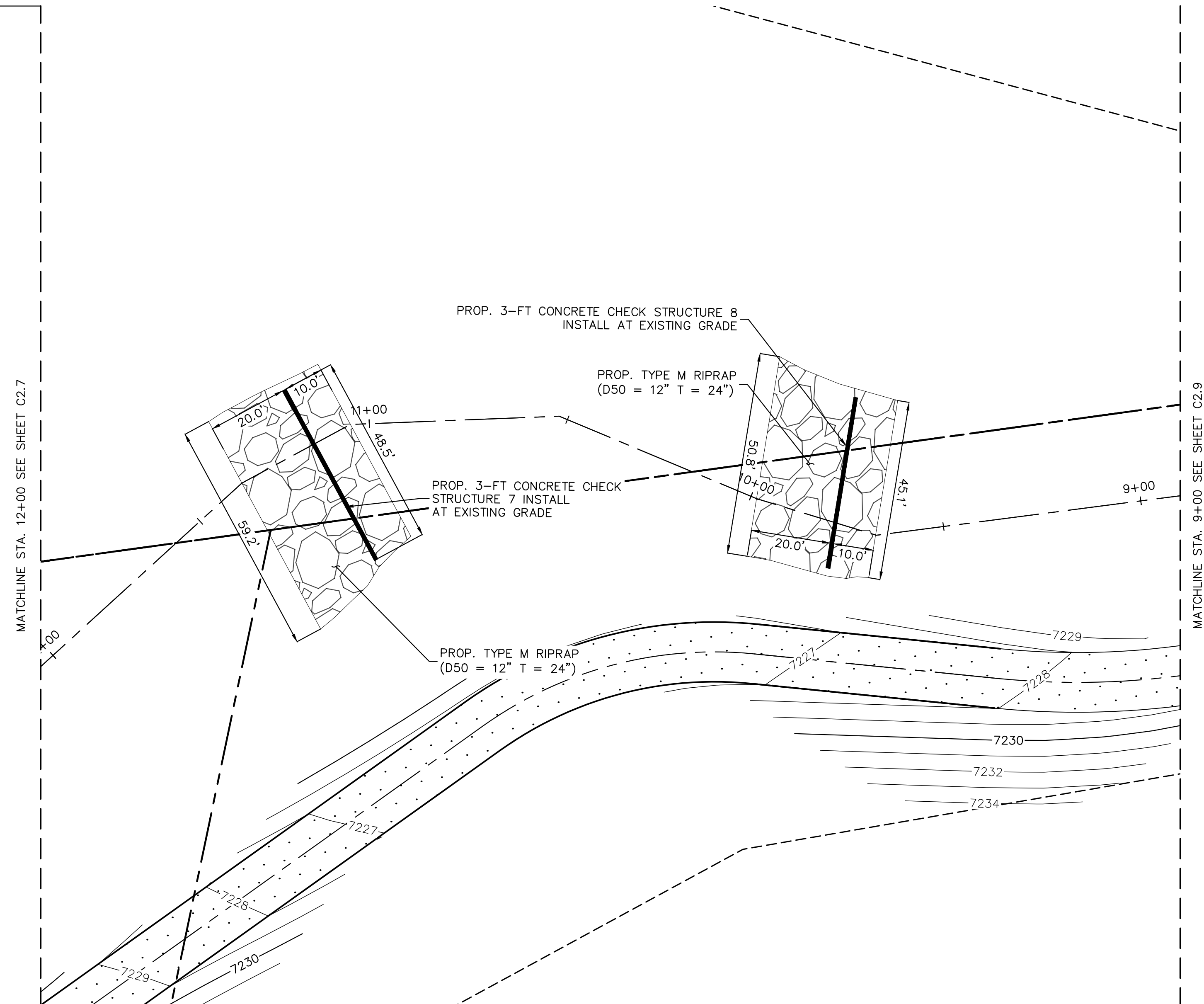
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196106001

SHEET

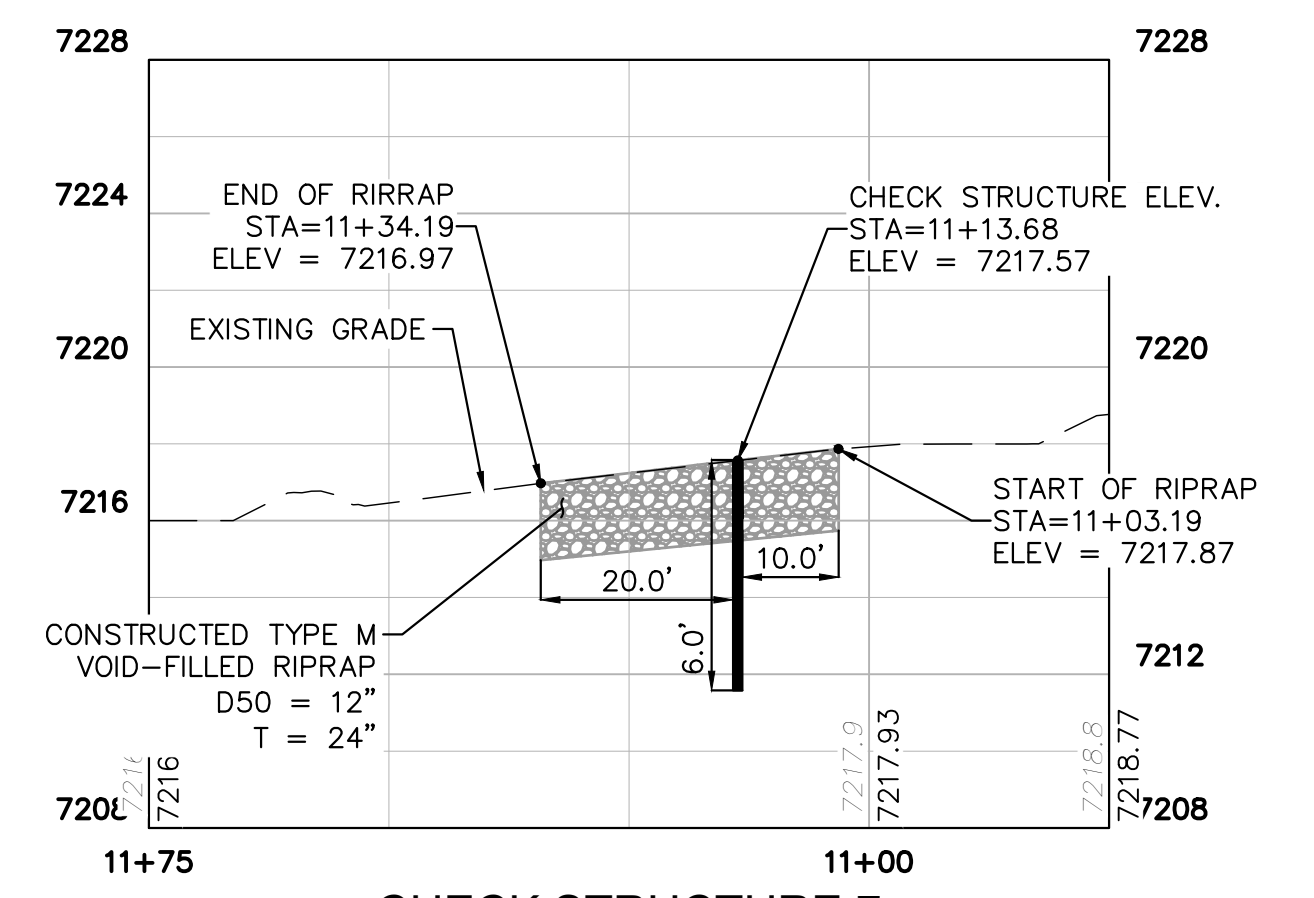
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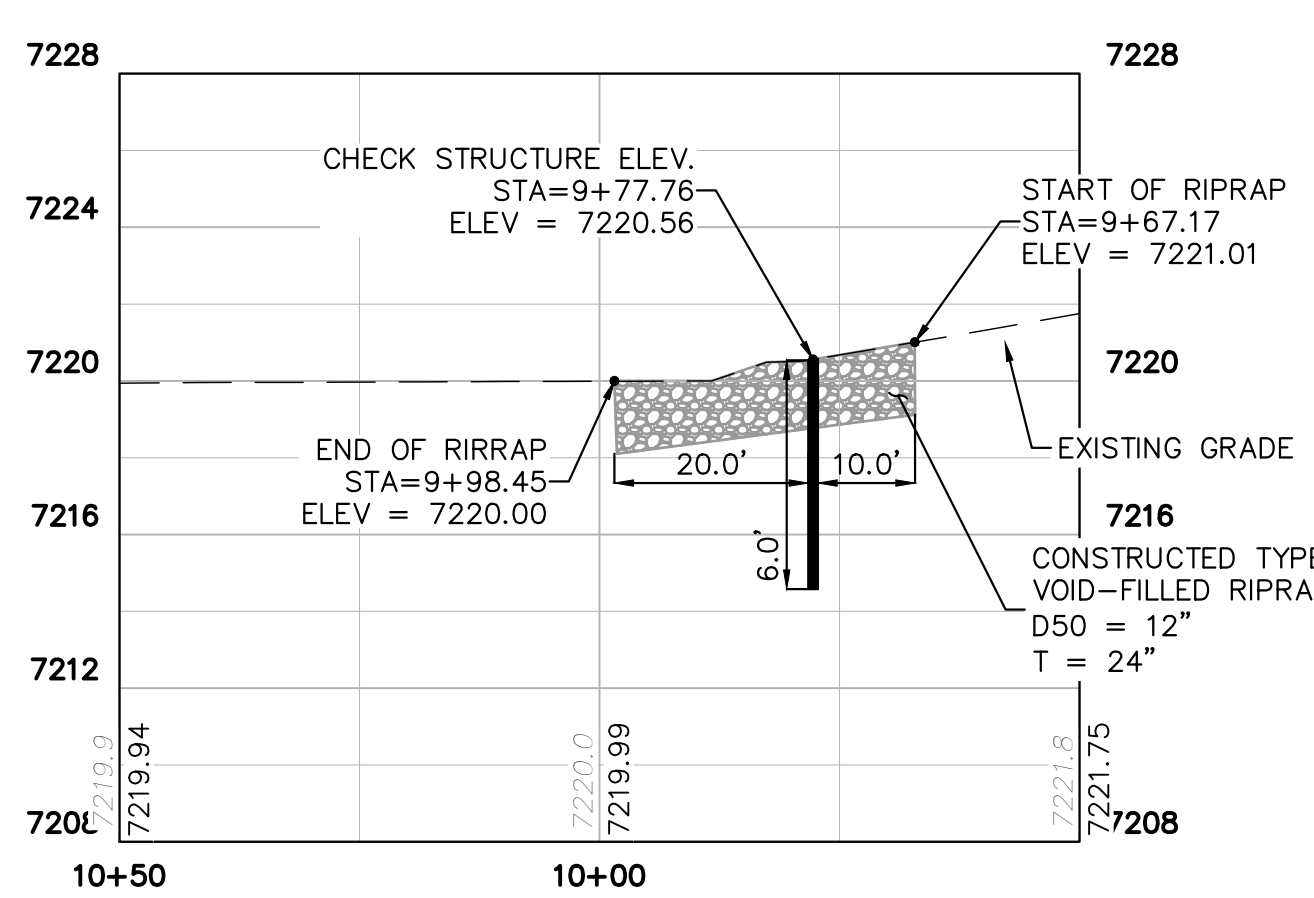
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PLAN VIEW - CONC. CHECK STRUCTURE 7 & 8 (STA:12+00-9+00)

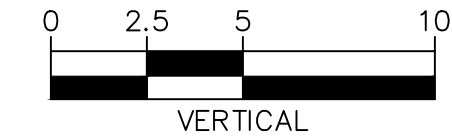
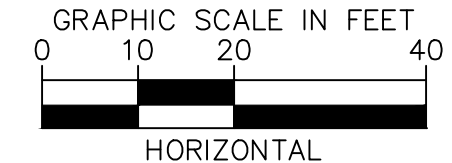
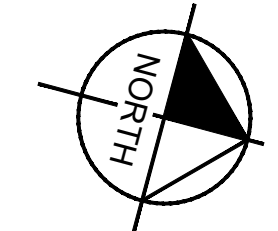


PROFILE VIEW - CONC. CHECK STRUCTURE 7 (STA: 11+75-10+75)



PROFILE VIEW - CONC. CHECK STRUCTURE 8 (STA: 10+50-9+50)

- C1.50
- C1.49
- C1.48
- C1.47
- C1.46
- C1.43
- C1.42
- C1.41



NOTES:
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NO.	REVISION	BY	DATE	APPR.

Kimley»Horn
 2023 KIMLEY-HORN AND ASSOCIATES, INC.
 2 North Nevada Avenue Suite 900
 Colorado Springs, Colorado 80903 (719) 453-0180

DESIGNED BY: MJK
 DRAWN BY: MJK
 CHECKED BY: KKK
 DATE: 04/04/2024

EAGLEVIEW
 EL PASO COUNTY, COLORADO
 CONSTRUCTION DOCUMENTS
CHECK STRUCTURE PLAN & PROFILE

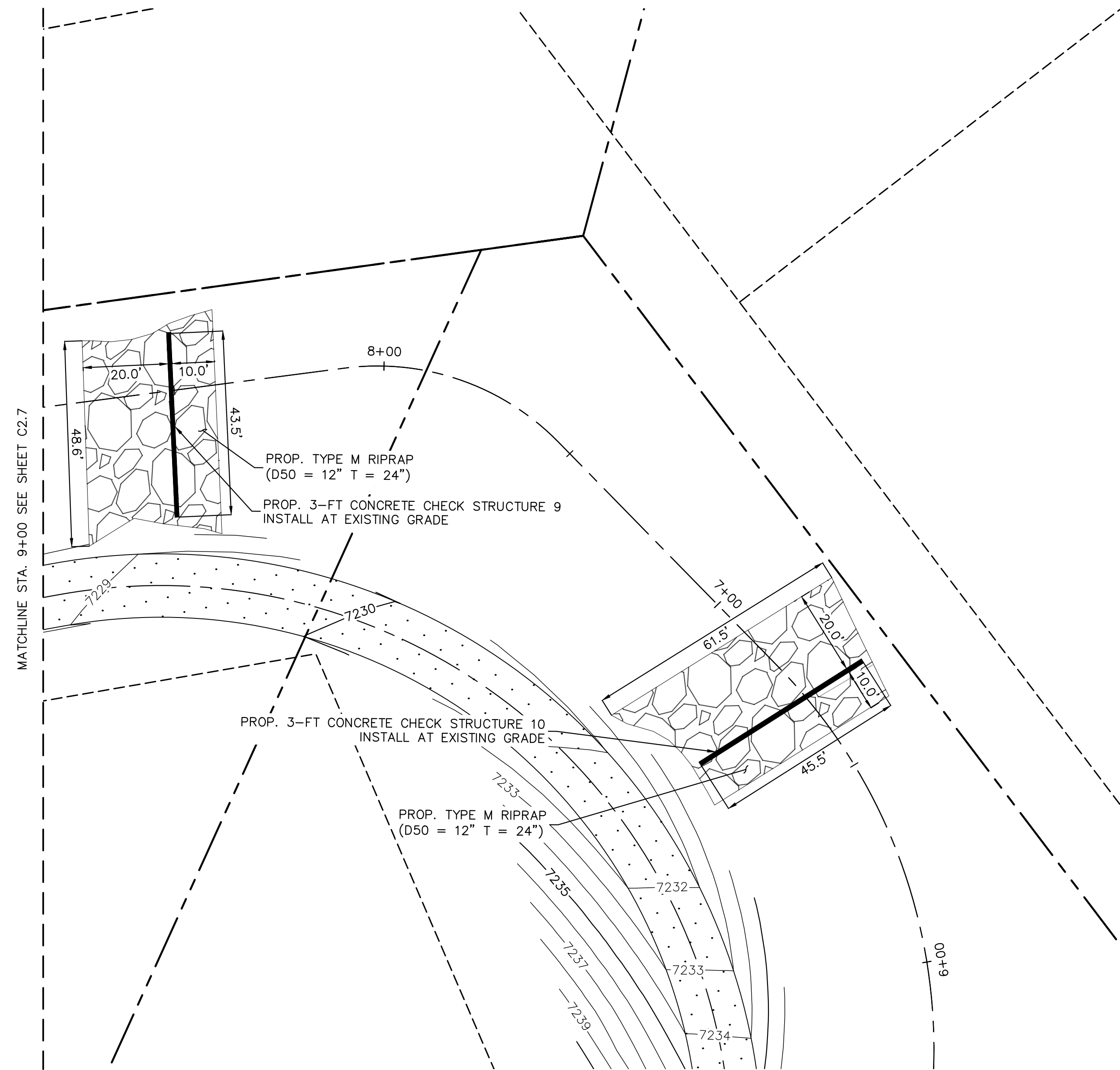
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Kimley»Horn
 Kimley-Horn and Associates, Inc.

PROJECT NO.
 196106001

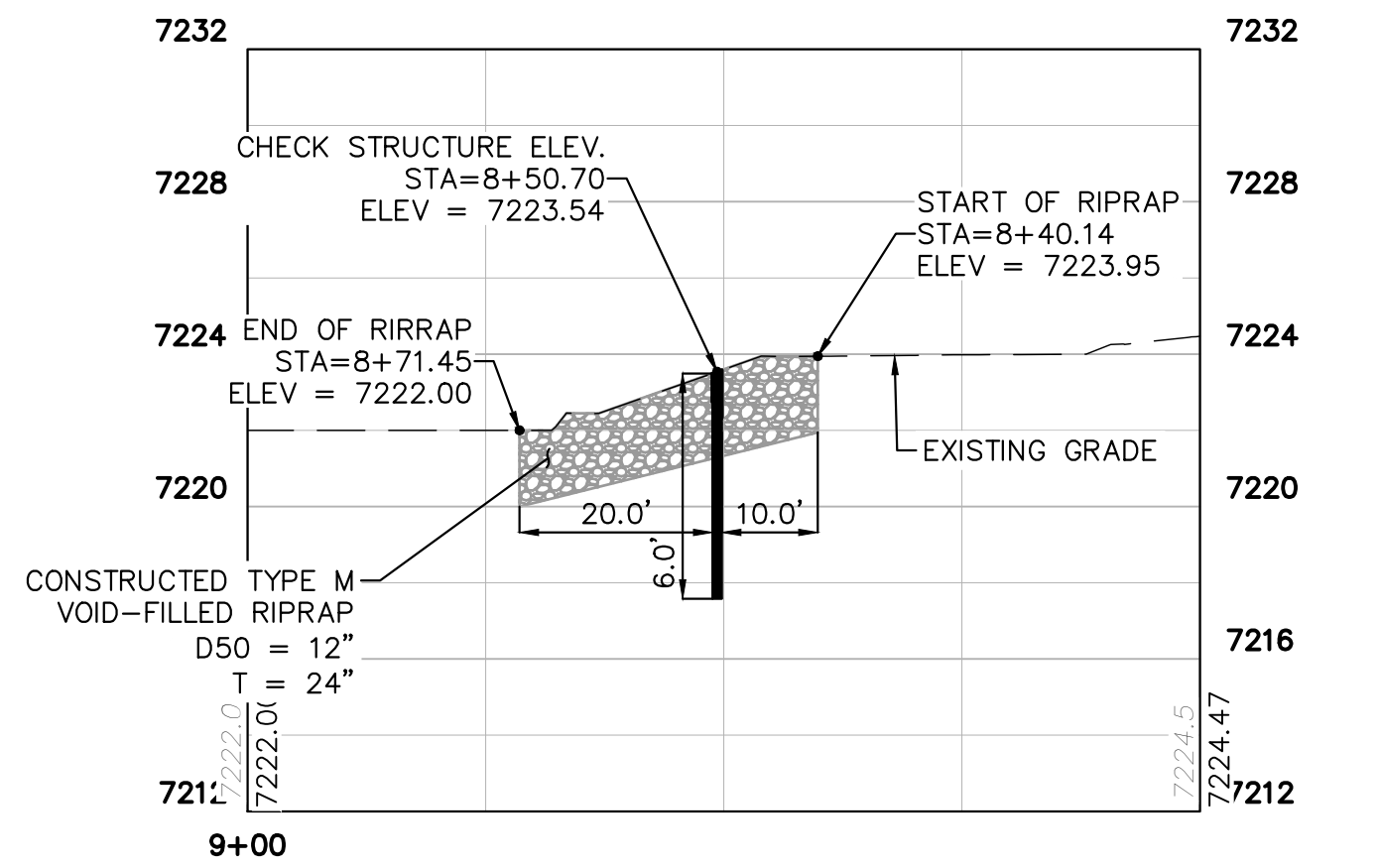
SHEET

C1.49

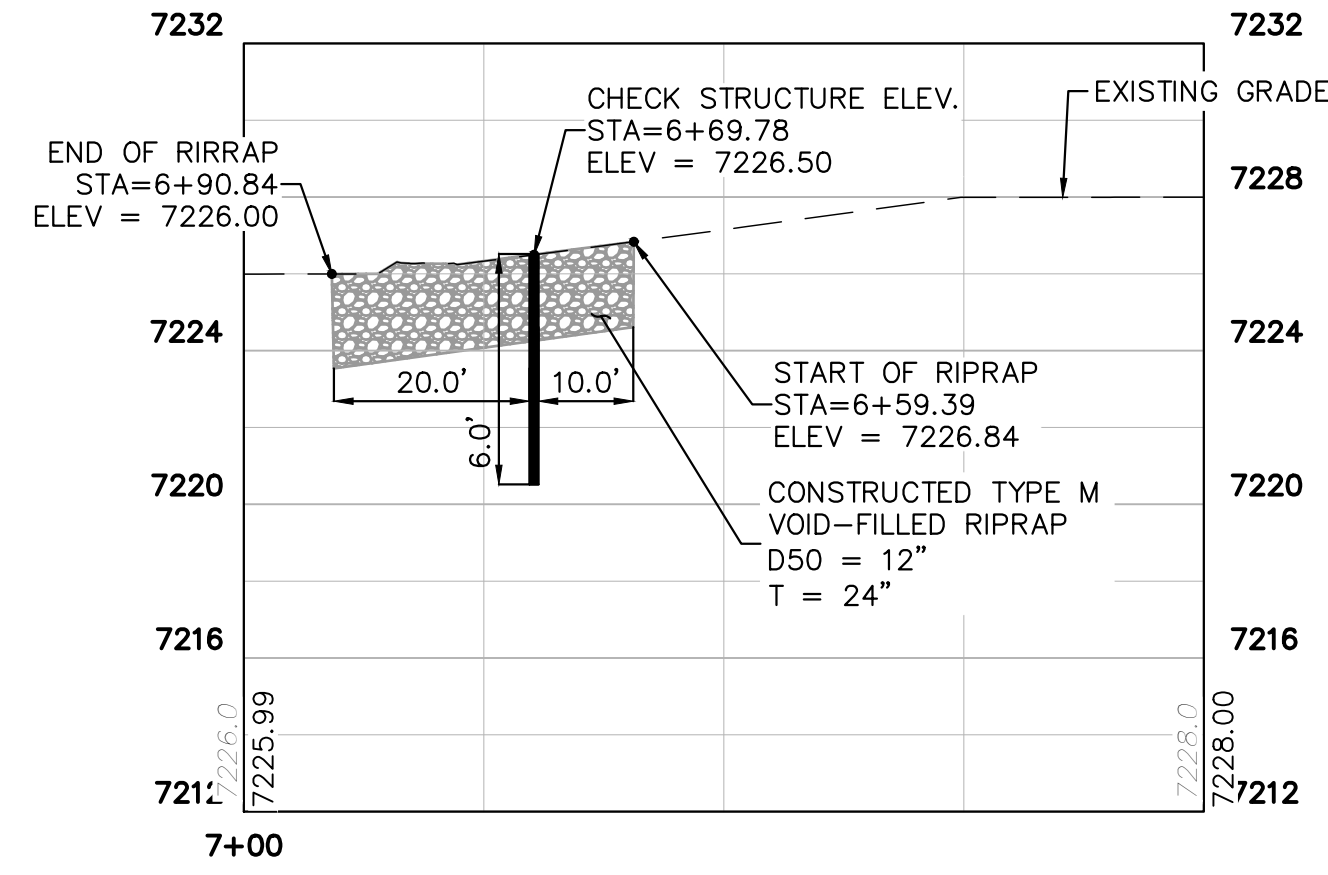
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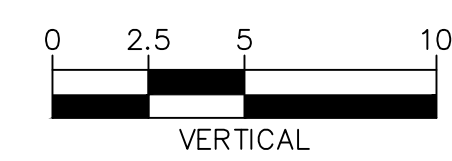
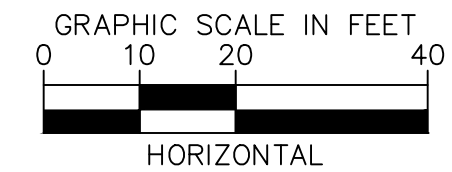
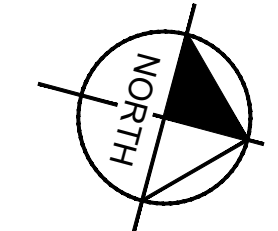
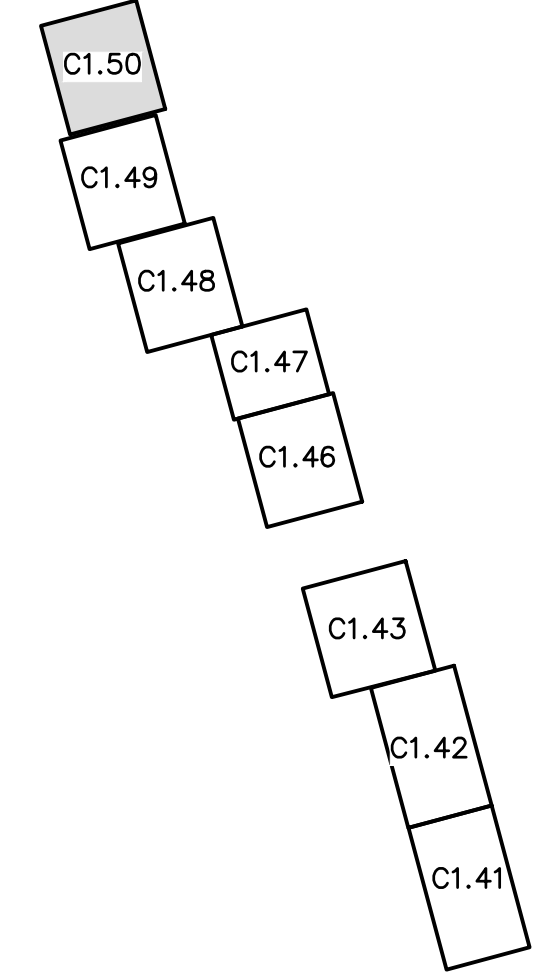
PLAN VIEW - CONC. CHECK STRUCTURE 9 & 10 (STA: 9+00-6+00)



PROFILE VIEW - CONC. CHECK STRUCTURE 9 (STA: 9+00-8+00)



PROFILE VIEW - CONC. CHECK STRUCTURE 10 (STA: 7+00-6+00)



NOTES: 1. CHANNEL INVERT SHOWN IN PROFILE VIEW IS THE ELEVATION OF THE LOW FLOW CHANNEL.



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

Table with columns for NO., REVISION, BY, DATE, APPR.

Kimley»Horn logo and company address: 2023 KIMLEY-HORN AND ASSOCIATES, INC. 2 North Nevada Avenue Suite 900 Colorado Springs, Colorado 80903 (719) 453-0180

DESIGNED BY: MJK DRAWN BY: MJK CHECKED BY: KKK DATE: 04/04/2024

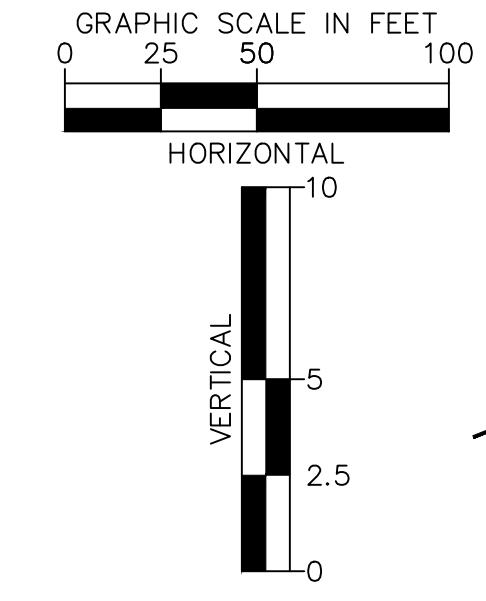
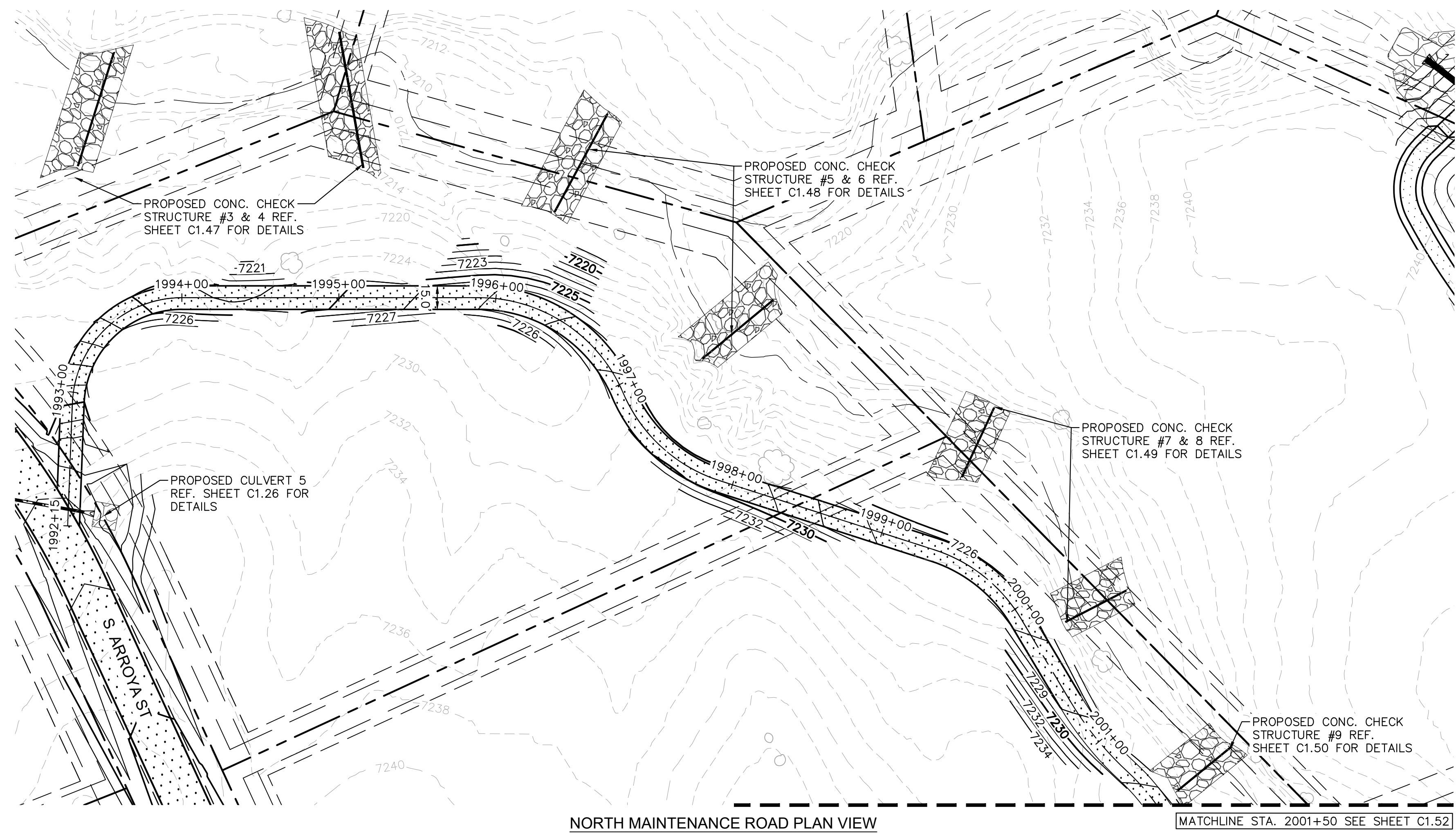
EAGLEVIEW EL PASO COUNTY, COLORADO CONSTRUCTION DOCUMENTS CHECK STRUCTURE PLAN & PROFILE

PRELIMINARY FOR REVIEW ONLY NOT FOR CONSTRUCTION Kimley»Horn logo

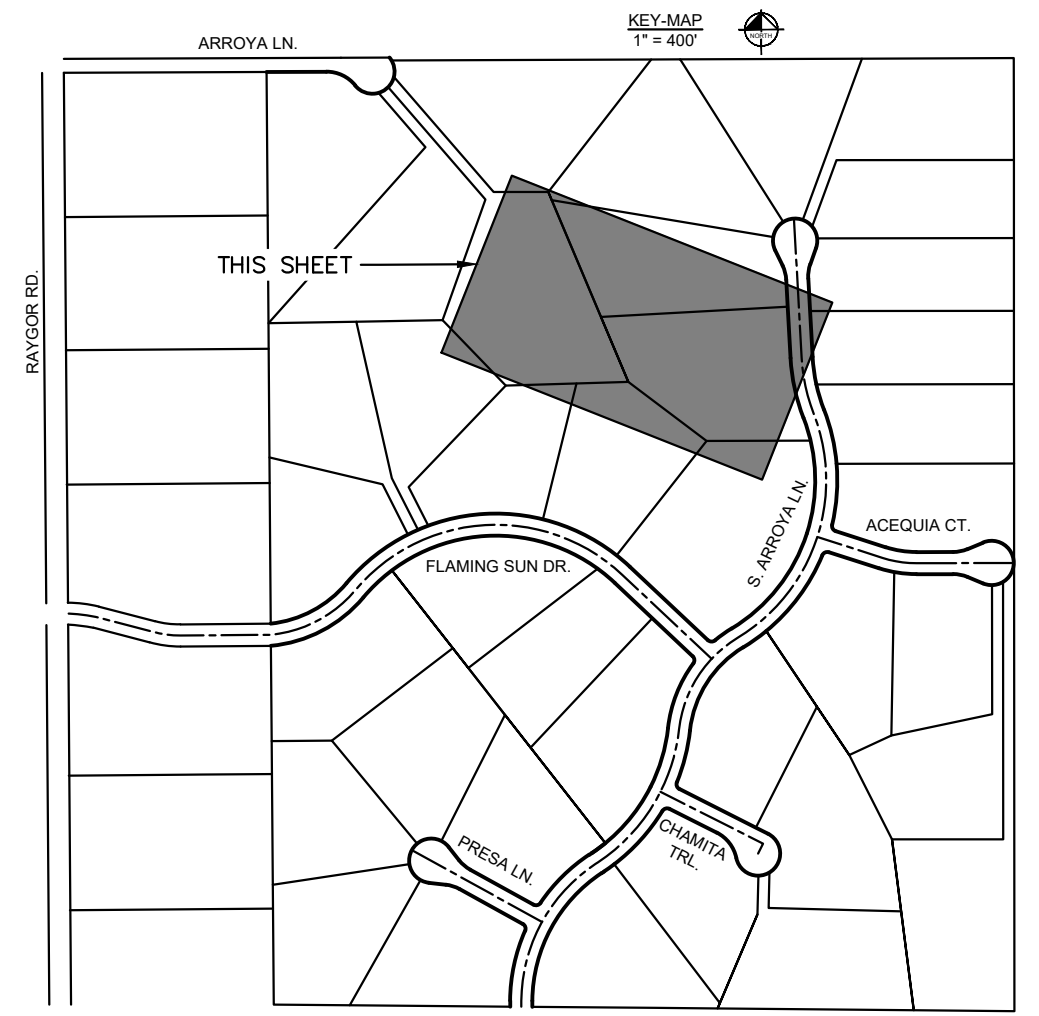
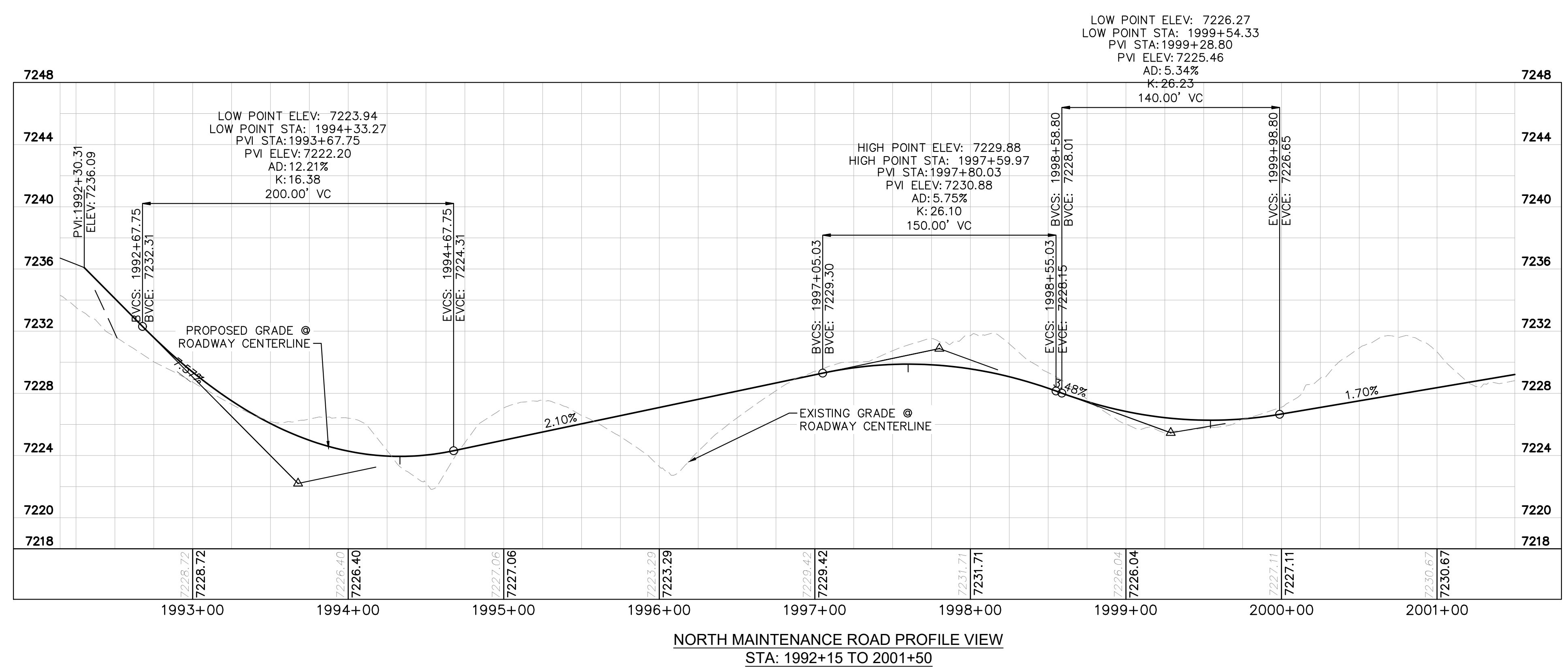
PROJECT NO. 196106001 SHEET

C1.50

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- LEGEND**
- PROPERTY/LOT LINE
 - ROW LINE
 - UTILITY EASEMENT LINE
 - LOT # LOT NUMBER
 - x-x-x- PROPOSED DRAINAGE EASEMENT
 - ▲ ▲ CROSS SECTION (SEE SHEET C1.1)
 - PROPOSED CULVERT
 - EXISTING CULVERT
 - 7XXX- EXISTING MAJOR CONTOUR
 - 7XXX- EXISTING MINOR CONTOUR
 - 7XXX PROPOSED MAJOR CONTOUR
 - 7XXX PROPOSED MINOR CONTOUR
 - PROPOSED EDGE OF PAVEMENT
 - PROPOSED EDGE OF SHOULDER



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EAGLEVIEW
EL PASO COUNTY, COLORADO
CONSTRUCTION DOCUMENTS
N. MAINTENANCE ROAD PLAN & PROFILE

DESIGNED BY: MJK
DRAWN BY: MJK
CHECKED BY: KRK
DATE: 04/18/2023

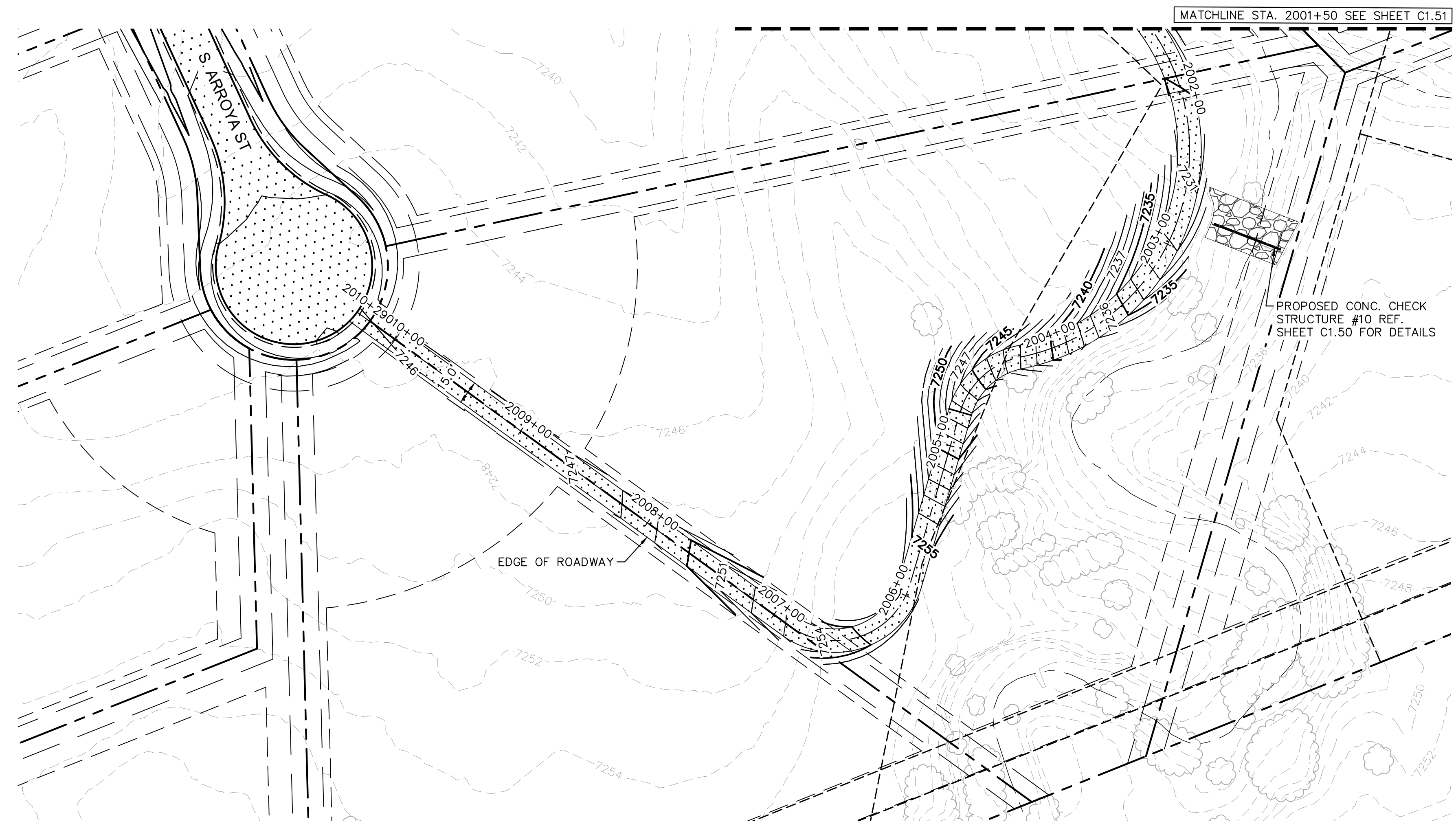
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Kimley-Horn and Associates, Inc.

PROJECT NO.
196106001
SHEET
C1.51

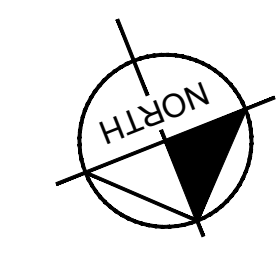
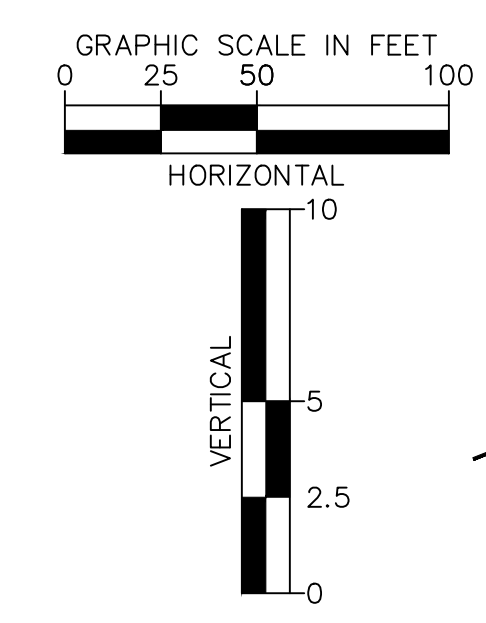
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NO.	REVISION	BY	DATE	APPR.

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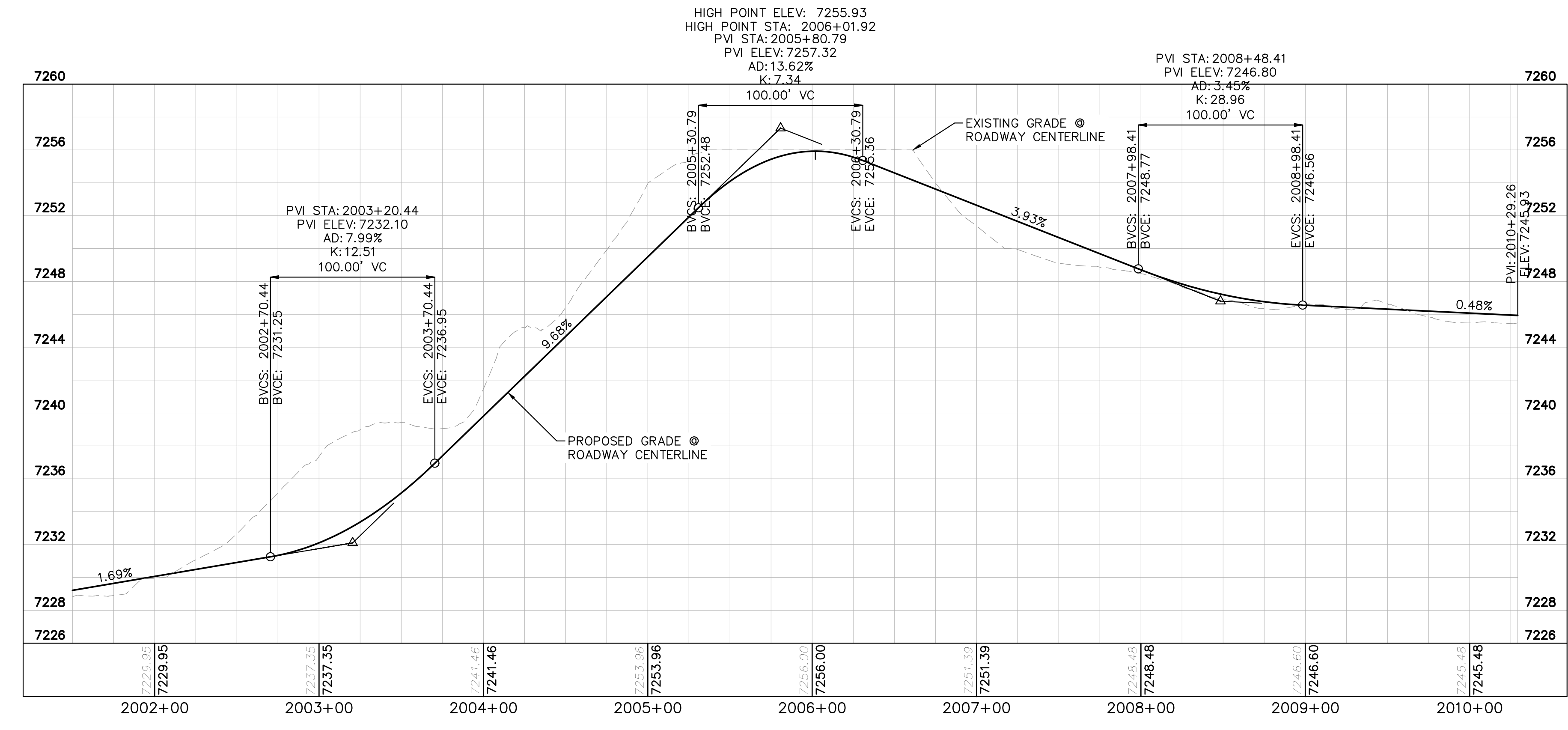


NORTH MAINTENANCE ROAD PLAN VIEW

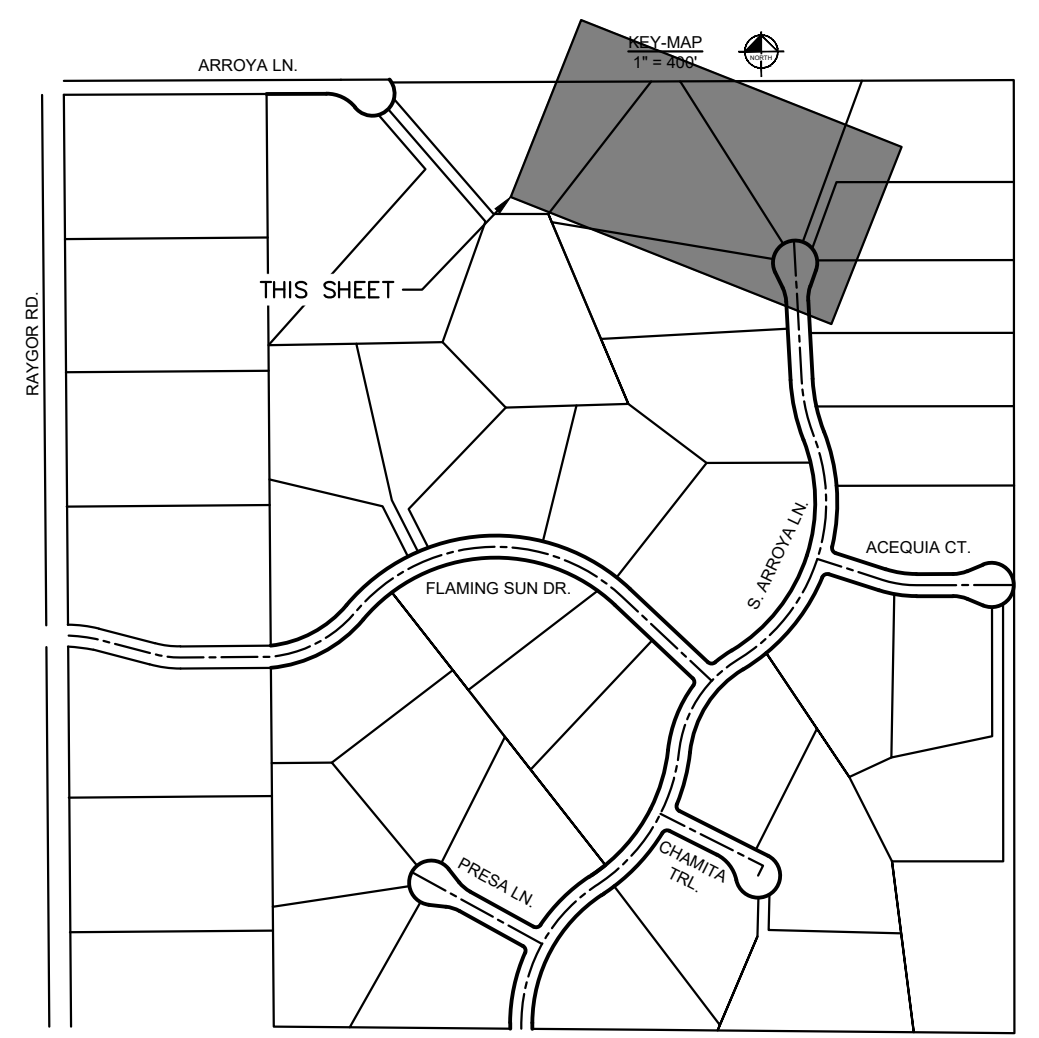


LEGEND

- PROPERTY/LOT LINE
- ROW LINE
- UTILITY EASEMENT LINE
- LOT # LOT NUMBER
- x-x- PROPOSED DRAINAGE EASEMENT
- ▲▲ CROSS SECTION (SEE SHEET C1.1)
- PROPOSED CULVERT
- EXISTING CULVERT
- 7XXX- EXISTING MAJOR CONTOUR
- 7XXX- EXISTING MINOR CONTOUR
- 7XXX PROPOSED MAJOR CONTOUR
- 7XXX PROPOSED MINOR CONTOUR
- PROPOSED EDGE OF PAVEMENT
- PROPOSED EDGE OF SHOULDER



NORTH MAINTENANCE ROAD PROFILE
STA: 2001+50 TO 2010+29



NO.	REVISION	BY	DATE	APPR.

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2 North Nevada Avenue Suite 900
Colorado Springs, Colorado 80903 (719) 453-0180

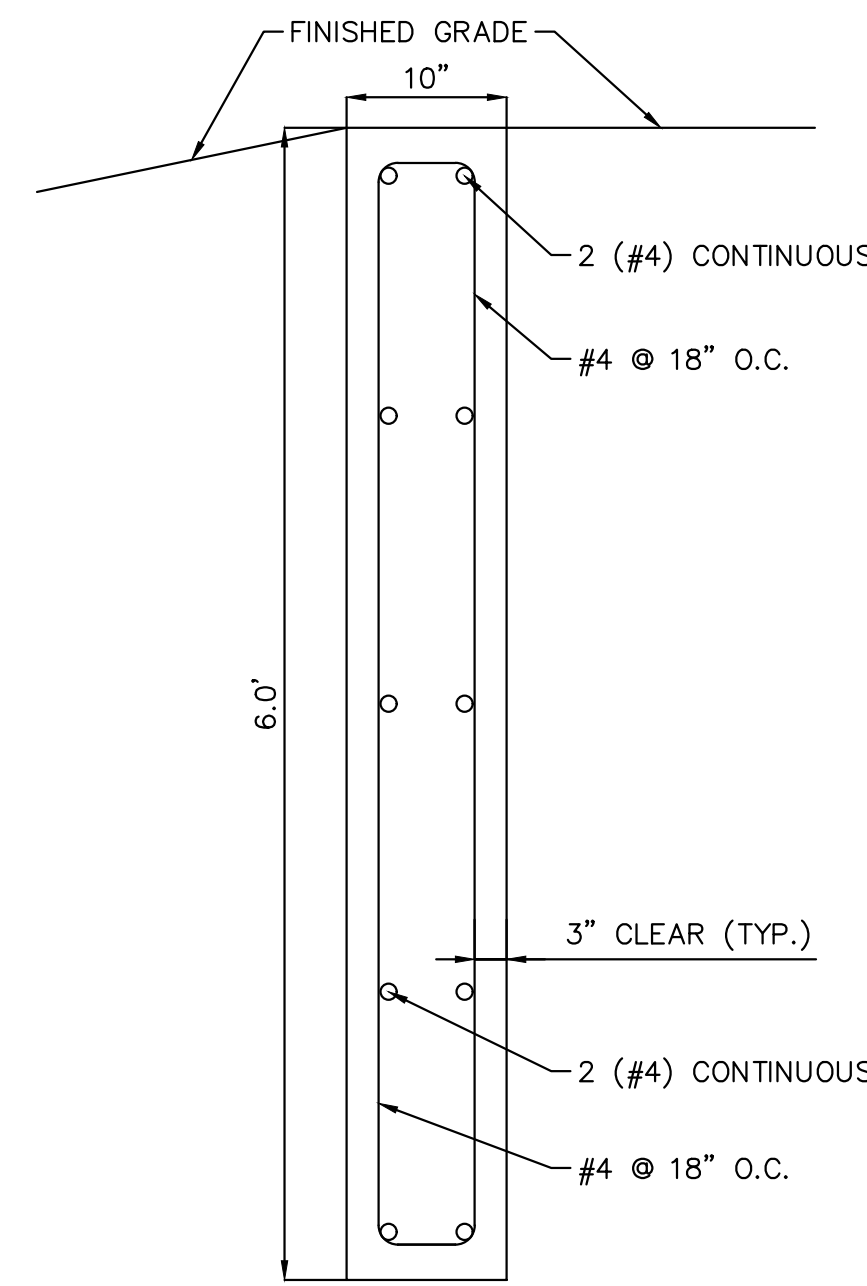
DESIGNED BY: MJK
DRAWN BY: MJK
CHECKED BY: KKK
DATE: 04/18/2023

EAGLEVIEW
EL PASO COUNTY, COLORADO
CONSTRUCTION DOCUMENTS
N. MAINTENANCE ROAD PLAN & PROFILE

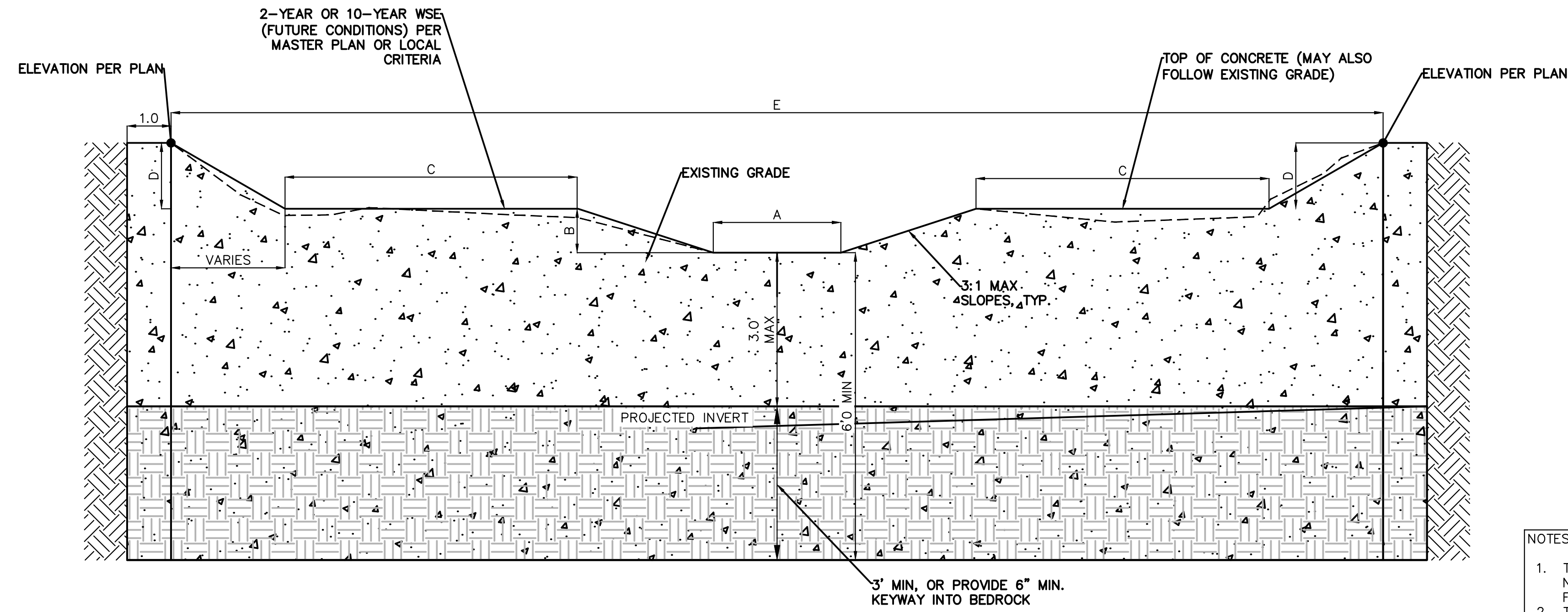
PRELIMINARY
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PROJECT NO.
196106001
SHEET

C1.52

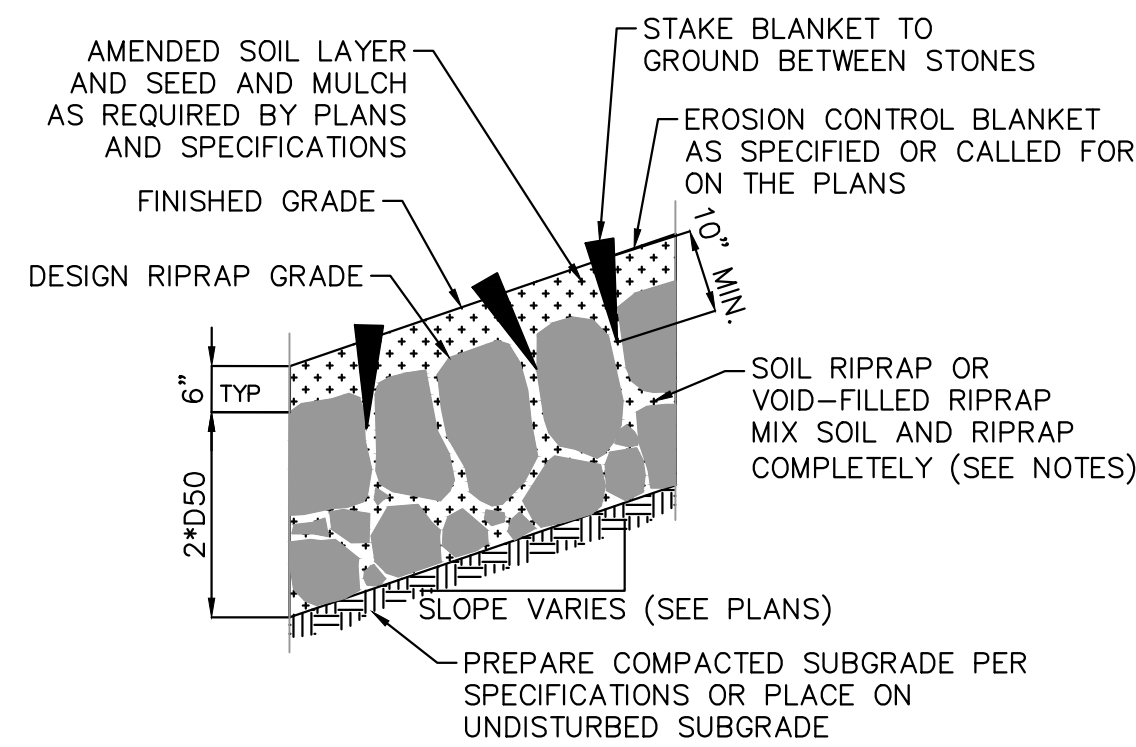


SECTION CREST WALL DETAIL
SCALE: 1" = 1'

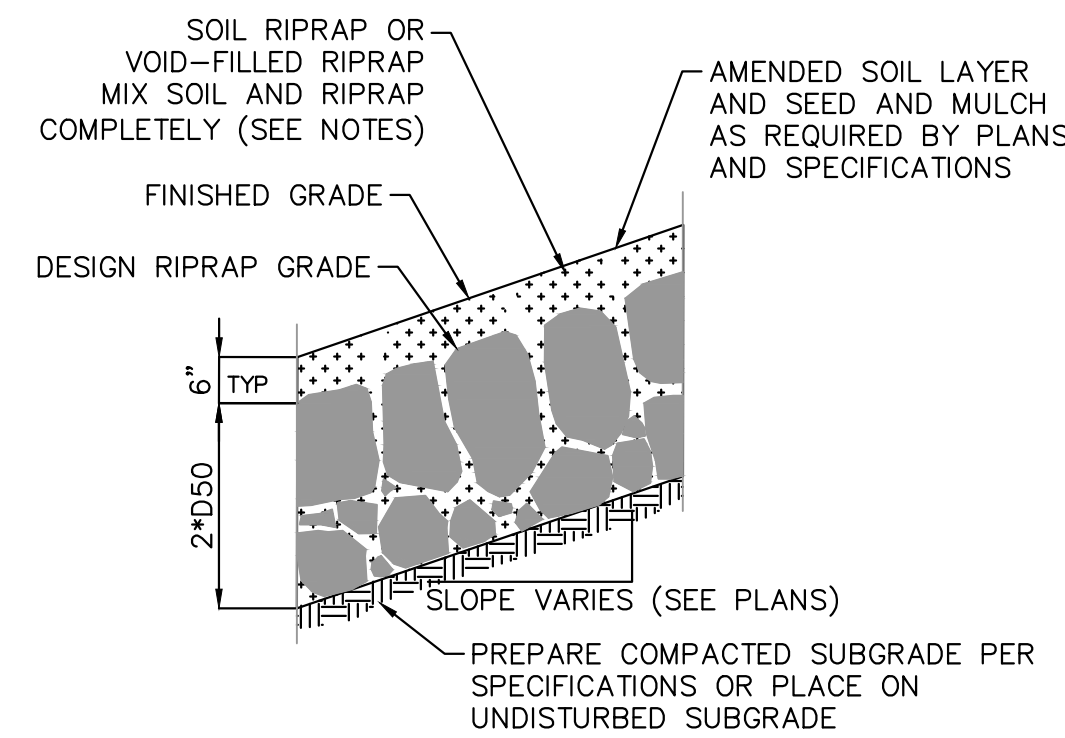


CONCRETE CHECK STRUCTURE SECTION DETAIL
N.T.S.

- NOTES:
- TRENCH IN UNDISTURBED SOIL FORM TOP 6" OF CHECK. DO NOT OVER EXCAVATE TO FORM WALLS OF CONSTRUCT A FOOTING.
 - THE STRUCTURE MAY BE COVERED WITH 6" OF SOIL OUTSIDE OF THE LOW FLOW AREA.
 - VIBRATE CONCRETE INTO TRENCH.
 - CONTRACTOR TO VERIFY EACH CHECK STRUCTURE LOCATION TO ENSURE CHECK STRUCTURE IS EMBEDDED INTO THE CHANNEL BANK ON EACH SIDE OF THE CHANNEL.



EROSION CONTROL BLANKET SECTION



MULCH SECTION

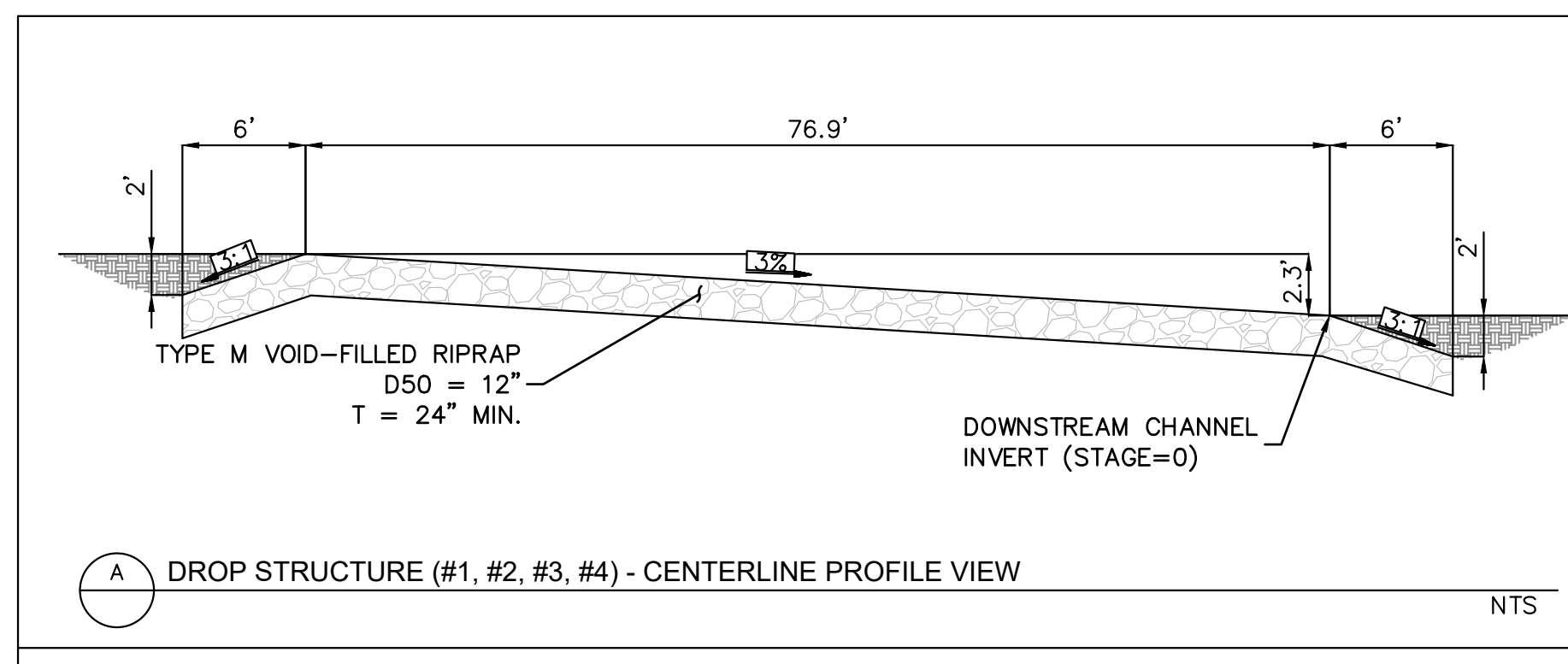
- NOTES:
- SOIL RIPRAP DETAILS ARE APPLICABLE TO SLOPED AREAS. REFER TO THE SITE PLAN ACTUAL LOCATION AND LIMITS.
 - MIX UNIFORMLY 65% RIPRAP BY VOLUME WITH 35% OF APPROVED SOIL BY VOLUME PRIOR TO PLACEMENT.
 - PLACE STONE-SOIL MIX TO RESULT IN SECURELY INTERLOCKED ROCK AT THE DESIGN THICKNESS AND GRADE. COMPACT AND LEVEL TO ELIMINATE ALL VOIDS AND ROCKS PROJECTING ABOVE DESIGN RIPRAP TOP GRADE.
 - CRIMP OR TACKIFY MULCH OR USE APPROVED HYDROMULCH AS CALLED FOR IN THE PLANS AND SPECIFICATIONS.
 - FOR TOE PROTECTION SEE DETAIL 10 ON THIS SHEET.

SOIL RIPRAP & VOID-FILLED RIPRAP DETAIL

N.T.S.

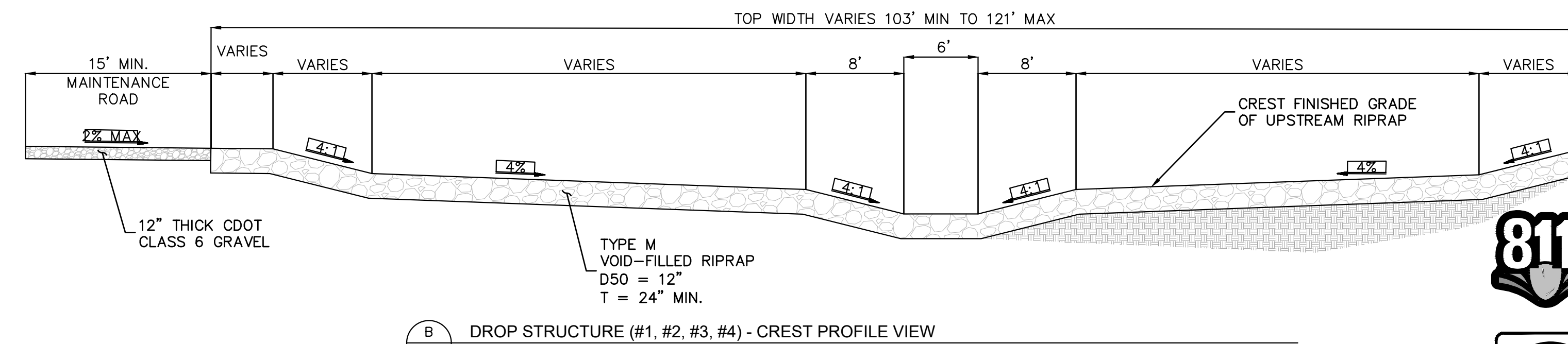
please provide detail

CHECK STRUCTURE ID	DIMENSIONS (FT)				
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2	6	2	16.5	2	66
3	6	2	20.5	2	76
4	6	2	23.5	3	87.5
5	6	2	17	2.5	70.5
6	6	2	13.5	1.5	58.5
7	6	2	8.5	1.5	48.5
8	6	2	5.5	1.5	43.5
9	6	2	6	1.5	44
10	6	2	5	2	45.5



A DROP STRUCTURE (#1, #2, #3, #4) - CENTERLINE PROFILE VIEW

N.T.S.



B DROP STRUCTURE (#1, #2, #3, #4) - CREST PROFILE VIEW

N.T.S.

RIFFLE DROP STRUCTURE DETAIL

N.T.S.



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EAGLEVIEW
EL PASO COUNTY, COLORADO
CONSTRUCTION DOCUMENTS
CHANNEL STRUCTURES DETAIL

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Kimley»Horn
Kimley-Horn and Associates, Inc.

PROJECT NO.
196106001

SHEET
C1.53

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