OVERLOOK AT HOMESTEAD FILING NO. 1

CONSTRUCTION DOCUMENTS

A PORTION OF THE NORTH HALF OF SECTION 27, TOWNSHIP 11 SOUTH, RANGE 64 WEST OF THE 6TH P.M.,
COUNTY OF EL PASO, STATE OF COLORADO

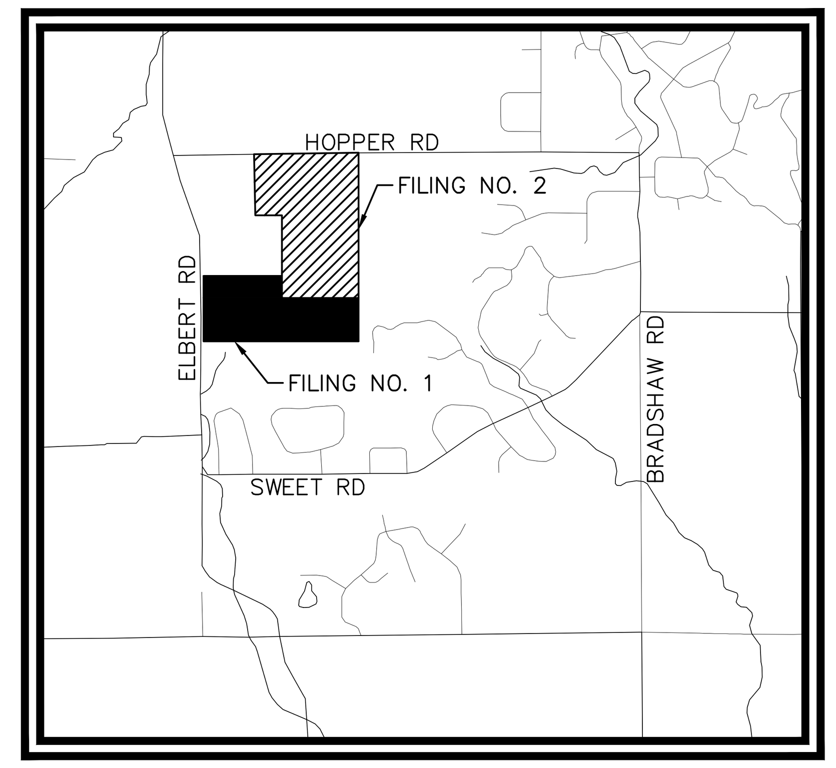
CONTACTS:

OWNER:
PT OVERLOOK LLC
1864 WOODMOOR DRIVE, SUITE 100
MONUMENT, CO 80132
CONTACT: STEVE ROSSOLL, PE
TEL: 719-476-0800

ENGINEER:
KIMLEY-HORN AND ASSOCIATES, INC.
2 NEVADA NORTH AVE., SUITE 300
COLORADO SPRINGS, CO 80903
CONTACT: KEVIN KOFFORD, PE
TEL: 719-453-0180

SURVEYOR:
EDWARD-JAMES SURVEYING, INC.
926 ELKTON DRIVE
COLORADO SPRINGS, CO 80907
CONTACT: JON TESSIN, PLS
TEL: (719) 576-1216

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



VICINITY MAP
SCALE: 1":5000'

BENCHMARK

A 2.5" ALUMINUM CAP BEING A 30 FOOT WITNESS CORNER NORTH OF THE SOUTHWEST CORNER OF SECTION 24, TOWNSHIP 11 SOUTH, RANGE 65 WEST OF THE 6TH PRINCIPAL MERIDIAN.

BASIS OF BEARING

THE WEST LINE OF THE NORTHWEST QUARTER OF SECTION 24, TOWNSHIP 11 SOUTH, RANGE 65 WEST OF THE 6 PRINCIPAL MERIDIAN MONUMENTED ON THE SOUTHERLY END BY A 2-1/2" ALUMINUM CAP STAMPED "LS 28658" AND AT THE NORTHERLY END BY A 3-1/2" ALUMINUM CAP STAMPED "LS 12103" BEING ASSUMED TO BEAR N00°14'25"E A DISTANCE OF 2636.99 FEET AS SHOWN IN LAND SURVEY PLAT RECORDED UNDER RECEPTION 218900072 RECORDS OF EL PASO COUNTY, COLORADO.

LEGAL DESCRIPTION

A TRACT OF LAND BEING A PORTION OF THE NORTH HALF OF SECTION 27, TOWNSHIP 11 SOUTH, RANGE 64 WEST OD THE 6TH PRINCIPAL; MERIDIAN, CITY OF COLORADO SPRINGS, COUNTY OF EL PASO, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BASIS OF BEARINGS: THE EAST LINE OF THE NORTHEAST QUARTER OF SECTION 27, TOWNSHIP 11 SOUTH, RANGE 64 WEST OF THE 6TH PRINCIPAL MERIDIAN, CITY OF COLORADO SPRINGS, COUNTY OF EL PASO, STATE OF COLORADO, BEING MONUMENTED ON THE NORTHERLY END BY 2-1/2" ALUMINUM CAP STAMPED PLS 28658" .3' ABOVE GRADE, AND AT THE SOUTHERLY END BY A REBAR AND YELLOW PLASTIC CAP STAMPED "K&W 3854" AT GRADE, BEING ASSUMED TO BEAR S00°47'36"E.

COMMENCING AT THE NORTHEAST CORNER OF THE NORTHEAST QUARTER OF SECTION 27, TOWNSHIP 11 SOUTH, RANGE 64 WEST OF THE 6TH PRINCIPAL MERIDIAN, CITY OF COLORADO SPRINGS, COUNTY OF EL PASO, STATE OF COLORADO; THENCE S00°47'36"E ON THE EAST LINE OF SAID NORTHEAST QUARTER A DISTANCE OF 1,118 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING ON SAID EAST LINE S00°47'36"E, A DISTANCE OF 1,535.26 FEET TO SOUTHEAST CORNER OF THE NORTHEAST QUARTER OF SAID SECTION 27, SAID POINT BEING ON THE NORTHERLY BOUNDARY LINE OF REATA FILING NO. 1, AS RECORDED IN PLAT BOOK A-3 AT PAGE 62; THENCE S88°43'40"W ON THE CORNER OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 27; THENCE N00°37'58"W ON THE WEST LINE OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 27, A DISTANCE OF 1,997.72 FEET TO A POINT ON THE WEST BOUNDARY LINE OF THE FORMER COLORADO AND SOUTHERN RAILWAY, SAID POINT ALSO BEING ON THE BOUNDARY LINE OF APEX RANCH ESTATES AS RECORDED UNDER RECEPTION NUMBER 208712902; THENCE ON THE WEST BOUNDARY OF THE FORMER COLORADO AND SOUTHERN RAILWAY BOUNDARY AND THE BOUNDARY OF SAID APEX RANCH ESTATES THE FOLLOWING TWO (2) COURSES:

1. N35°37'58"E A DISTANCE OF 178.25 FEET TO A POINT OF CURVE;
2. ON THE ARC OF A CURVE TO THE LEFT HAVING A DELTA OF 17°55'17", A RADIUS OF 1,810.08 FEET A DISTANCE OF 566.17 FEET TO A POINT ON CURVE, SAID POINT BEING ON THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 22, ALSO BEING ON THE SOUTHERLY BOUNDARY OF APEX RANCH ESTATES, RECORDED UNDER RECEPTION NUMBER 208712902;

THENCE N88°37'29"E ON SAID SOUTHERLY LINES A DISTANCE OF 951.90 FEET TO THE SOUTHWEST CORNER OF SAID SOUTHWEST QUARTER, SECTION 22; THENCE N88°38'02"E ON THE SOUTHERLY BOUNDARY LINE OF SAID APEX RANCH ESTATES AND THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 22, A DISTANCE OF 1,311.90 FEET TO THE SOUTHEAST CORNER OF SAID APEX RANCH ESTATES AND THE SOUTHEAST CORNER OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 22; THENCE S00°19'30"E A DISTANCE OF 968.34 FEET; THENCE S31°35'05"E A DISTANCE OF 156.14 FEET; THENCE N89°00'22"E A DISTANCE OF 1,240.01 FEET TO THE POINT OF BEGINNING.

CONTAINING A CALCULATED AREA OF 8,830,086 SQUARE FEET OR 202.711 ACRES MORE OR LESS.

Sheet List Table

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

DEVELOPER'S/OWNER'S SIGNATURE BLOCK

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

07/09/2025

PT OVERLOOK, LLC — DATE

DESIGN ENGINEER'S STATEMENT

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

COLORADO LICENSED KEVIN REX KOFFORD 57234 PROFESSIONAL ENGINEER

06/11/2025

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

EL PASO COUNTY

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

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

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

JOSHUA PALMER, P.E. – COUNTY ENGINEER/ECM ADMINISTRATOR — DATE

NO.	REVISION	BY	DATE	APPR.

Kimley»Horn

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

DESIGNED BY: KRK
DRAWN BY: AJL
CHECKED BY: KRK
DATE: 06/11/2025

OVERLOOK AT HOMESTEAD FILING NO. 1
EL PASO COUNTY, COLORADO
CONSTRUCTION DOCUMENTS
COVER SHEET

COLORADO LICENSED KEVIN REX KOFFORD 57234 06/11/2025 PROFESSIONAL ENGINEER

PROJECT NO. 196239003

SHEET C1.0

EL PASO COUNTY GRADING AND EROSION CONTROL PLAN NOTES

1. STORMWATER DISCHARGES FROM CONSTRUCTION SITES SHALL NOT CAUSE OR THREATEN TO CAUSE POLLUTION, CONTAMINATION, OR DEGRADATION OF STATE WATERS. ALL WORK AND EARTH DISTURBANCE SHALL BE DONE IN A MANNER THAT MINIMIZES POLLUTION OF ANY ON–SITE OR OFF–SITE WATERS, INCLUDING WETLANDS.
2. 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.
3. A SEPARATE STORMWATER MANAGEMENT PLAN (SMWP) FOR THIS PROJECT SHALL BE COMPLETED AND AN EROSION AND STORMWATER QUALITY CONTROL PERMIT (ESQCP) ISSUED PRIOR TO COMMENCING CONSTRUCTION. MANAGEMENT OF THE SWMP DURING CONSTRUCTION IS THE RESPONSIBILITY OF THE DESIGNATED QUALIFIED STORMWATER MANAGER OR CERTIFIED EROSION CONTROL INSPECTOR. THE SWMP SHALL BE LOCATED ON SITE AT ALL TIMES DURING CONSTRUCTION AND SHALL BE KEPT UP TO DATE WITH WORK PROGRESS AND CHANGES IN THE FIELD.
4. ONCE THE ESQCP IS APPROVED AND A "NOTICE TO PROCEED" HAS BEEN ISSUED, THE CONTRACTOR MAY INSTALL THE INITIAL STAGE EROSION AND SEDIMENT CONTROL MEASURES AS INDICATED ON THE APPROVED GEC. A PRECONSTRUCTION MEETING BETWEEN THE CONTRACTOR, ENGINEER, AND EL PASO COUNTY WILL BE HELD PRIOR TO ANY CONSTRUCTION. IT IS THE RESPONSIBILITY OF THE APPLICANT TO COORDINATE THE MEETING TIME AND PLACE WITH COUNTY STAFF.
5. CONTROL MEASURES MUST BE INSTALLED PRIOR TO COMMENCEMENT OF ACTIVITIES THAT COULD CONTRIBUTE POLLUTANTS TO STORMWATER. CONTROL MEASURES FOR ALL SLOPES, CHANNELS, DITCHES, AND DISTURBED LAND AREAS SHALL BE INSTALLED IMMEDIATELY UPON COMPLETION OF THE DISTURBANCE.
6. ALL TEMPORARY SEDIMENT AND EROSION CONTROL MEASURES SHALL BE MAINTAINED AND REMAIN IN EFFECTIVE OPERATING CONDITION UNTIL PERMANENT SOIL EROSION CONTROL MEASURES ARE IMPLEMENTED AND FINAL STABILIZATION IS ESTABLISHED. ALL PERSONS ENGAGED IN LAND DISTURBANCE ACTIVITIES SHALL ASSESS THE ADEQUACY OF CONTROL MEASURES AT THE SITE AND IDENTIFY IF CHANGES TO THOSE CONTROL MEASURES ARE NEEDED TO ENSURE THE CONTINUED EFFECTIVE PERFORMANCE OF THE CONTROL MEASURES. ALL CHANGES TO TEMPORARY SEDIMENT AND EROSION CONTROL MEASURES MUST BE INCORPORATED INTO THE STORMWATER MANAGEMENT PLAN.
7. TEMPORARY STABILIZATION SHALL BE IMPLEMENTED ON DISTURBED AREAS AND STOCKPILES WHERE GROUND DISTURBING CONSTRUCTION ACTIVITY HAS PERMANENTLY CEASED OR TEMPORARILY CEASED FOR LONGER THAN 14 DAYS.
8. FINAL STABILIZATION MUST BE IMPLEMENTED AT ALL APPLICABLE CONSTRUCTION SITES. FINAL STABILIZATION IS ACHIEVED WHEN ALL GROUND DISTURBING ACTIVITIES ARE COMPLETE AND ALL DISTURBED AREAS EITHER HAVE A UNIFORM VEGETATIVE COVER WITH INDIVIDUAL PLANT DENSITY OF 70 PERCENT OF PRE–DISTURBANCE LEVELS ESTABLISHED OR EQUIVALENT PERMANENT ALTERNATIVE STABILIZATION METHOD IS IMPLEMENTED. ALL TEMPORARY SEDIMENT AND EROSION CONTROL MEASURES SHALL BE REMOVED UPON FINAL STABILIZATION AND BEFORE PERMIT CLOSURE.
9. ALL PERMANENT STORMWATER MANAGEMENT FACILITIES SHALL BE INSTALLED AS DESIGNED IN THE APPROVED PLANS. ANY PROPOSED CHANGES THAT EFFECT THE DESIGN OR FUNCTION OF PERMANENT STORMWATER MANAGEMENT STRUCTURES MUST BE APPROVED BY THE ECM ADMINISTRATOR PRIOR TO IMPLEMENTATION.
10. EARTH DISTURBANCES SHALL BE CONDUCTED IN SUCH A MANNER SO AS TO EFFECTIVELY MINIMIZE ACCELERATED SOIL EROSION AND RESULTING SEDIMENTATION. ALL DISTURBANCES SHALL BE DESIGNED, CONSTRUCTED, AND COMPLETED SO THAT THE EXPOSED AREA OF ANY DISTURBED LAND SHALL BE LIMITED TO THE SHORTEST PRACTICAL PERIOD OF TIME. PRE–EXISTING VEGETATION SHALL BE PROTECTED AND MAINTAINED WITHIN 50 HORIZONTAL FEET OF A WATERS OF THE STATE UNLESS SHOWN TO BE INFEASIBLE AND SPECIFICALLY REQUESTED AND APPROVED.
11. COMPACTION OF SOIL MUST BE PREVENTED IN AREAS DESIGNATED FOR INFILTRATION CONTROL MEASURES OR WHERE FINAL STABILIZATION WILL BE ACHIEVED BY VEGETATIVE COVER. AREAS DESIGNATED FOR INFILTRATION CONTROL MEASURES SHALL ALSO BE PROTECTED FROM SEDIMENTATION DURING CONSTRUCTION UNTIL FINAL STABILIZATION IS ACHIEVED. IF COMPACTION PREVENTION IS NOT FEASIBLE DUE TO SITE CONSTRAINTS, ALL AREAS DESIGNATED FOR INFILTRATION AND VEGETATION CONTROL MEASURES MUST BE LOOSENED PRIOR TO INSTALLATION OF THE CONTROL MEASURE(S).
12. ANY TEMPORARY OR PERMANENT FACILITY DESIGNED AND CONSTRUCTED FOR THE CONVEYANCE OF STORMWATER AROUND, THROUGH, OR FROM THE EARTH DISTURBANCE AREA SHALL BE A STABILIZED CONVEYANCE DESIGNED TO MINIMIZE EROSION AND THE DISCHARGE OF SEDIMENT OFF SITE.
13. CONCRETE WASH WATER SHALL BE CONTAINED AND DISPOSED OF IN ACCORDANCE WITH THE SWMP. NO WASH WATER SHALL BE DISCHARGED TO OR ALLOWED TO ENTER STATE WATERS, INCLUDING ANY SURFACE OR SUBSURFACE STORM DRAINAGE SYSTEM OR FACILITIES. CONCRETE WASHOUTS SHALL NOT BE LOCATED IN AN AREA WHERE SHALLOW GROUNDWATER MAY BE PRESENT, OR WITHIN 50 FEET OF A SURFACE WATER BODY, CREEK OR STREAM.
14. DURING DEWATERING OPERATIONS OF UNCONTAMINATED GROUND WATER MAY BE DISCHARGED ON SITE, BUT SHALL NOT LEAVE THE SITE IN THE FORM OF SURFACE RUNOFF UNLESS AN APPROVED STATE DEWATERING PERMIT IS IN PLACE.
15. EROSION CONTROL BLANKETING OR OTHER PROTECTIVE COVERING SHALL BE USED ON SLOPES STEEPER THAN 3:1.
16. CONTRACTOR SHALL BE RESPONSIBLE FOR THE REMOVAL OF ALL WASTES FROM THE CONSTRUCTION SITE FOR DISPOSAL IN ACCORDANCE WITH LOCAL AND STATE REGULATORY REQUIREMENTS. NO CONSTRUCTION DEBRIS, TREE SLASH, BUILDING MATERIAL WASTES OR UNUSED BUILDING MATERIALS SHALL BE BURIED, DUMPED, OR DISCHARGED AT THE SITE.
17. WASTE MATERIALS SHALL NOT BE TEMPORARILY PLACED OR STORED IN THE STREET, ALLEY, OR OTHER PUBLIC WAY, UNLESS IN ACCORDANCE WITH AN APPROVED TRAFFIC CONTROL PLAN. CONTROL MEASURES MAY BE REQUIRED BY EL PASO COUNTY ENGINEERING IF DEEMED NECESSARY, BASED ON SPECIFIC CONDITIONS AND CIRCUMSTANCES.
18. TRACKING OF SOILS AND CONSTRUCTION DEBRIS OFF–SITE SHALL BE MINIMIZED. MATERIALS TRACKED OFF–SITE SHALL BE CLEANED UP AND PROPERLY DISPOSED OF IMMEDIATELY.
19. THE OWNER/DEVELOPER SHALL BE RESPONSIBLE FOR THE REMOVAL OF ALL CONSTRUCTION DEBRIS, DIRT, TRASH, ROCK, SEDIMENT, SOIL, AND SAND THAT MAY ACCUMULATE IN ROADS, STORM DRAINS AND OTHER DRAINAGE CONVEYANCE SYSTEMS AND STORMWATER APPURTENANCES AS A RESULT OF SITE DEVELOPMENT.
20. THE QUANTITY OF MATERIALS STORED ON THE PROJECT SITE SHALL BE LIMITED, AS MUCH AS PRACTICAL, TO THAT QUANTITY REQUIRED TO PERFORM THE WORK IN AN ORDERLY SEQUENCE. ALL MATERIALS STORED ON–SITE SHALL BE STORED IN A NEAT, ORDERLY MANNER, IN THEIR ORIGINAL CONTAINERS, WITH ORIGINAL MANUFACTURER'S LABELS.
21. NO CHEMICAL(S) HAVING THE POTENTIAL TO BE RELEASED IN STORMWATER ARE TO BE STORED OR USED ONSITE UNLESS PERMISSION FOR THE USE OF SUCH CHEMICAL(S) IS GRANTED IN WRITING BY THE ECM ADMINISTRATOR. IN GRANTING APPROVAL FOR THE USE OF SUCH CHEMICAL(S), SPECIAL CONDITIONS AND MONITORING MAY BE REQUIRED.
22. BULK STORAGE OF ALLOWED PETROLEUM PRODUCTS OR OTHER ALLOWED LIQUID CHEMICALS IN EXCESS OF 55 GALLONS SHALL REQUIRE ADEQUATE SECONDARY CONTAINMENT PROTECTION TO CONTAIN ALL SPILLS ONSITE AND TO PREVENT ANY SPILLED MATERIALS FROM ENTERING STATE WATERS, ANY SURFACE OR SUBSURFACE STORM DRAINAGE SYSTEM OR OTHER FACILITIES.
23. NO PERSON SHALL CAUSE THE IMPEDIMENT OF STORMWATER FLOW IN THE CURB AND GUTTER OR DITCH EXCEPT WITH APPROVED SEDIMENT CONTROL MEASURES.
24. OWNER/DEVELOPER AND THEIR AGENTS SHALL COMPLY WITH THE "COLORADO WATER QUALITY CONTROL ACT" (TITLE 25, ARTICLE 8, CRS), AND THE "CLEAN WATER ACT" (33 USC 1344), IN ADDITION TO THE REQUIREMENTS OF THE LAND DEVELOPMENT CODE, DCM VOLUME II AND THE ECM APPENDIX I. ALL APPROPRIATE PERMITS MUST BE OBTAINED BY THE CONTRACTOR PRIOR TO CONSTRUCTION (1041, NPDES, FLOODPLAIN, 404, FUGITIVE DUST, ETC.). IN THE EVENT OF CONFLICTS BETWEEN THESE REQUIREMENTS AND OTHER LAWS, RULES, OR REGULATIONS OF OTHER FEDERAL, STATE, LOCAL, OR COUNTY AGENCIES, THE MOST RESTRICTIVE LAWS, RULES, OR REGULATIONS SHALL APPLY.
25. ALL CONSTRUCTION TRAFFIC MUST ENTER/EXIT THE SITE ONLY AT APPROVED CONSTRUCTION ACCESS POINTS.
26. PRIOR TO CONSTRUCTION THE PERMITTEE SHALL VERIFY THE LOCATION OF EXISTING UTILITIES.
27. A WATER SOURCE SHALL BE AVAILABLE ON SITE DURING EARTHWORK OPERATIONS AND SHALL BE UTILIZED AS REQUIRED TO MINIMIZE DUST FROM EARTHWORK EQUIPMENT AND WIND.
28. THE SOILS REPORT FOR THIS SITE HAS BEEN PREPARED BY ENTECH ENGINEERING, INC. DATED AUGUST 2, 2023 AND SHALL BE CONSIDERED A PART OF THESE PLANS.
29. AT LEAST TEN (10) DAYS PRIOR TO THE ANTICIPATED START OF CONSTRUCTION, FOR PROJECTS THAT WILL DISTURB ONE (1) ACRE OR MORE, THE OWNER OR OPERATOR OF CONSTRUCTION ACTIVITY SHALL SUBMIT A PERMIT APPLICATION FOR STORMWATER DISCHARGE TO THE COLORADO DEPARTMENT OF PUBLIC HEALTH AND ENVIRONMENT, WATER QUALITY DIVISION. THE APPLICATION CONTAINS CERTIFICATION OF COMPLETION OF A STORMWATER MANAGEMENT PLAN (SWMP), OF WHICH THIS GRADING AND EROSION CONTROL PLAN MAY BE A PART. FOR INFORMATION OR APPLICATION MATERIALS CONTACT:

   COLORADO DEPARTMENT OF PUBLIC HEALTH AND ENVIRONMENT
   WATER QUALITY CONTROL DIVISION
   WQCD – PERMITS
   4300 CHERRY CREEK DRIVE SOUTH
   DENVER, CO 80246–1530
   ATTN: PERMITS UNIT

STANDARD NOTES FOR EL PASO COUNTY CONSTRUCTION PLANS

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.

NO.	REVISION	BY	DATE	APPR.

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

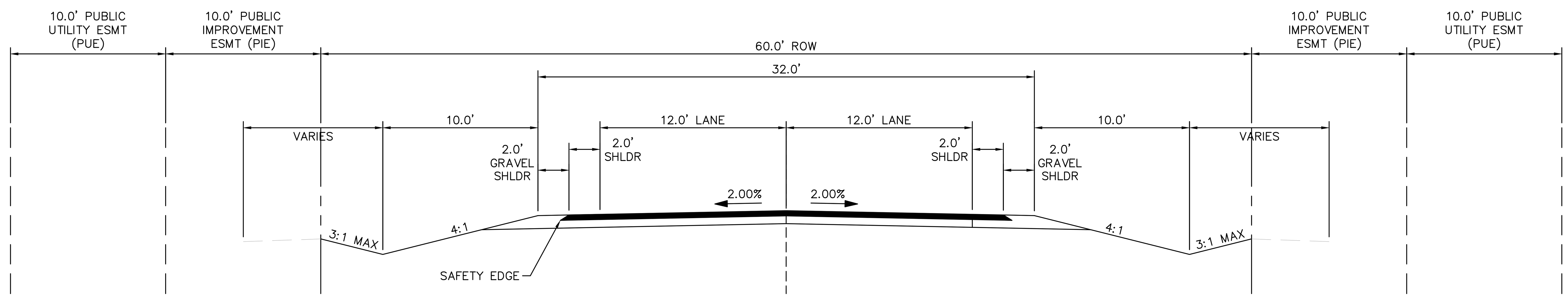
DESIGNED BY: KRK
DRAWN BY: AJL
CHECKED BY: KRK
DATE: 06/11/2025

OVERLOOK AT HOMESTEAD FILING NO. 1
EL PASO COUNTY, COLORADO
CONSTRUCTION DOCUMENTS
GENERAL NOTES

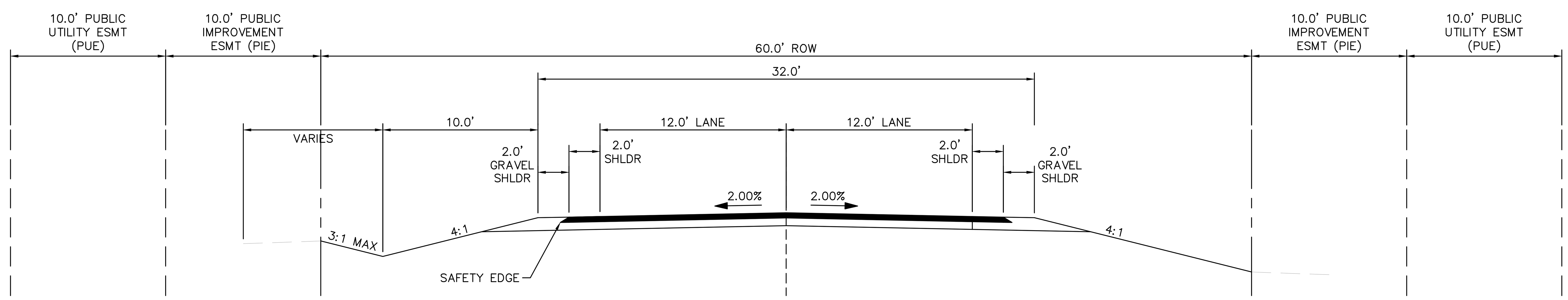
PROJECT NO.
196239003

SHEET
C1.1

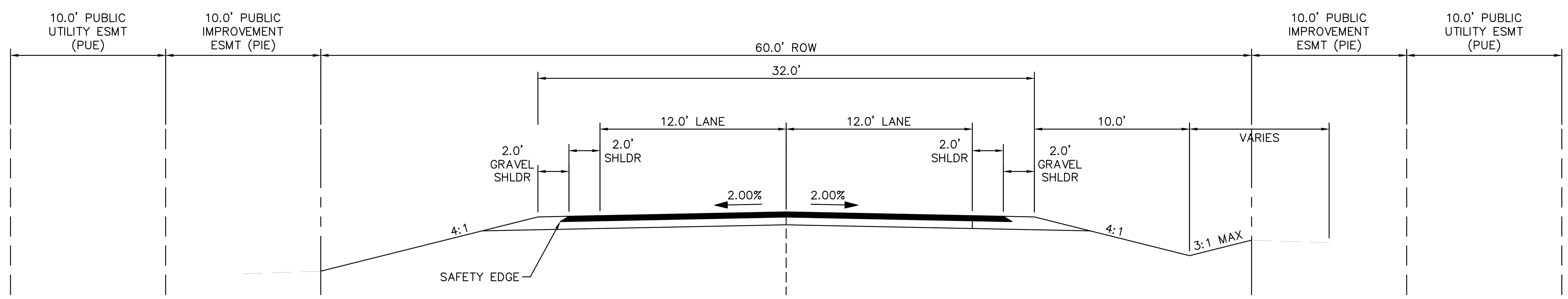
ON-SITE ROADWAY TYPICAL SECTIONS



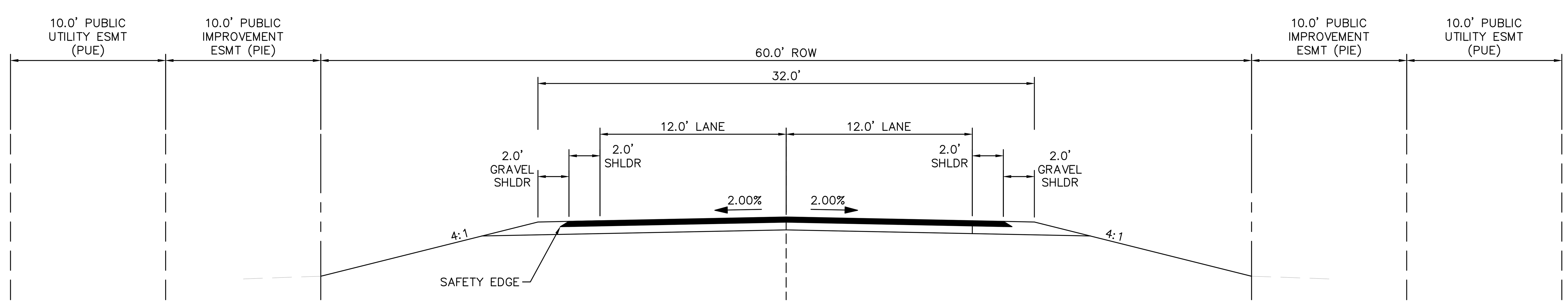
(A) RURAL LOCAL ROADWAY – ROADSIDE DITCH: LEFT AND RIGHT
SCALE: 1" = 5'



(B) RURAL LOCAL ROADWAY – ROADSIDE DITCH: LEFT
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
APEX RANCH ROAD	1+00 – 4+80
CAMPOUT DRIVE	27+40 – 28+80
HATBAND DRIVE	1+00 – 3+40
HATBAND DRIVE	6+15 – 7+00
HATBAND DRIVE	12+60 – 14+60
HATBAND DRIVE	15+50 – 17+80
HATBAND DRIVE	20+30 – 20+90
SALOON DRIVE	3+30 – 5+80

TYPICAL SECTION (B)

ROADWAY	STATION
CAMPOUT DRIVE	16+10 – 27+40
CAMPOUT DRIVE	28+80 – END
HATBAND DRIVE	3+40 – 3+80
HATBAND DRIVE	4+80 – 6+15
HATBAND DRIVE	7+00 – 7+15
HATBAND DRIVE	14+60 – 15+50
HATBAND DRIVE	17+80 – 18+20
HATBAND DRIVE	20+90 – 22+80
SALOON DRIVE	6+90 – END

TYPICAL SECTION (C)

ROADWAY	STATION
HATBAND DRIVE	19+80 – 20+30
SALOON DRIVE	5+80 – 6+25

TYPICAL SECTION (D)

ROADWAY	STATION
CAMPOUT DRIVE	15+15 TO 16+10
HATBAND DRIVE	3+80 – 4+80
HATBAND DRIVE	7+15 – 12+60
HATBAND DRIVE	18+20 – 19+80
HATBAND DRIVE	22+80 TO END
SALOON DRIVE	1+00 TO 3+30
SALOON DRIVE	6+25 TO 6+90

NO.	REVISION	BY	DATE	APPR.

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DRAWN BY: AJL
CHECKED BY: KRK
DATE: 06/11/2025

OVERLOOK AT HOMESTEAD FILING NO. 1
EL PASO COUNTY, COLORADO
CONSTRUCTION DOCUMENTS
CROSS SECTIONS

PROJECT NO. 196239003

SHEET
C1.2

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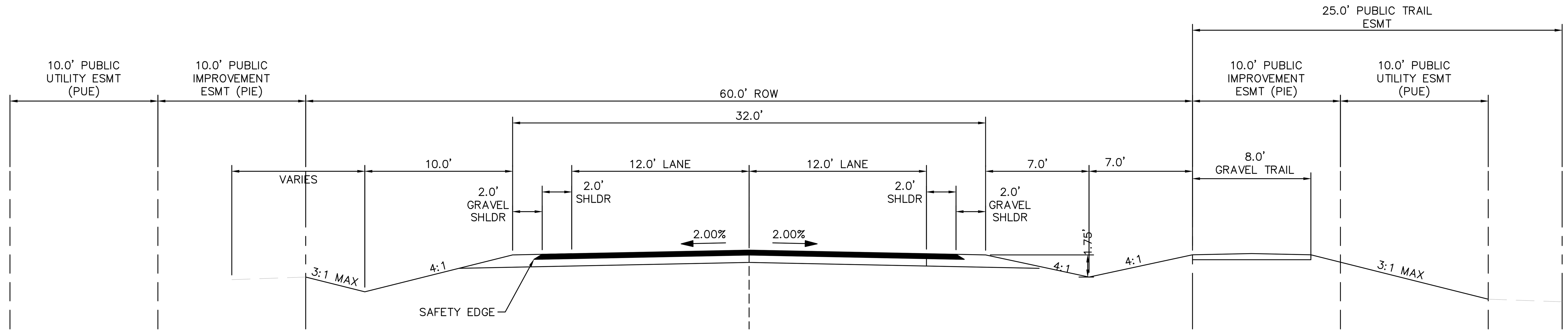
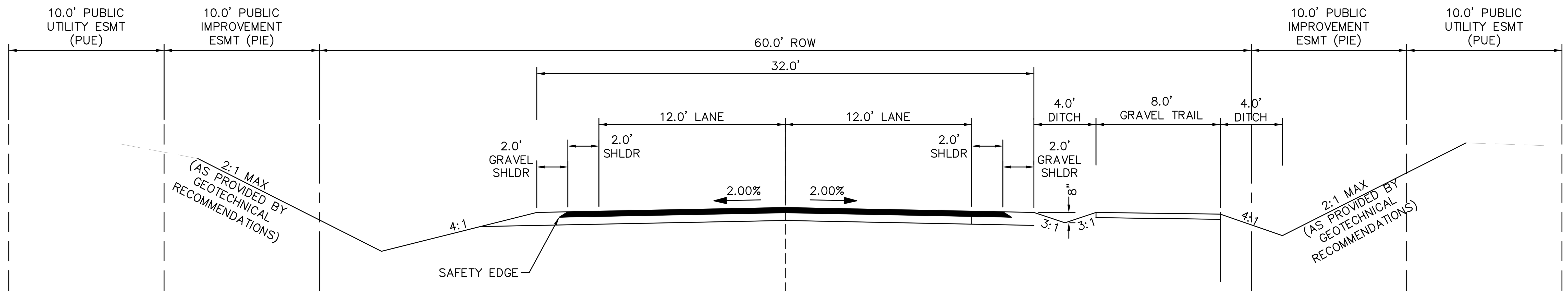


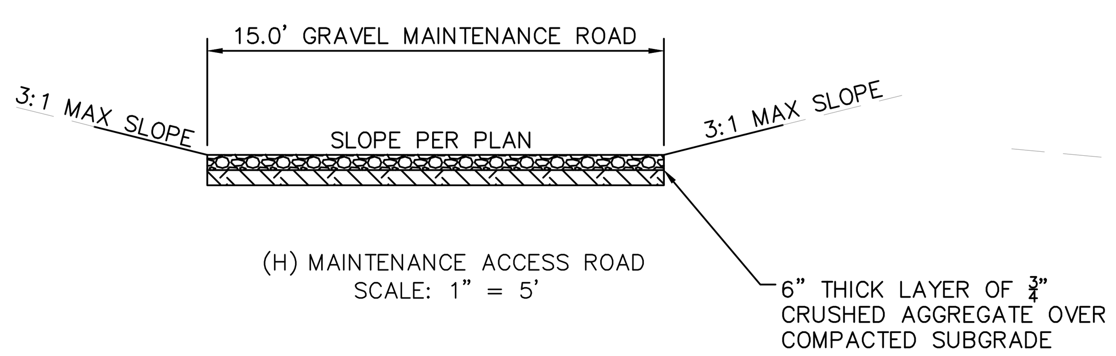
(E) RURAL LOCAL ROADWAY – TRAIL RIGHT, ROADSIDE DITCH: LEFT AND RIGHT
SCALE: 1" = 5'

TYPICAL SECTION (E)	
ROADWAY	STATION
APEX RANCH ROAD	4+80 – 12+30
CAMPOUT DRIVE	1+00 – 15+15

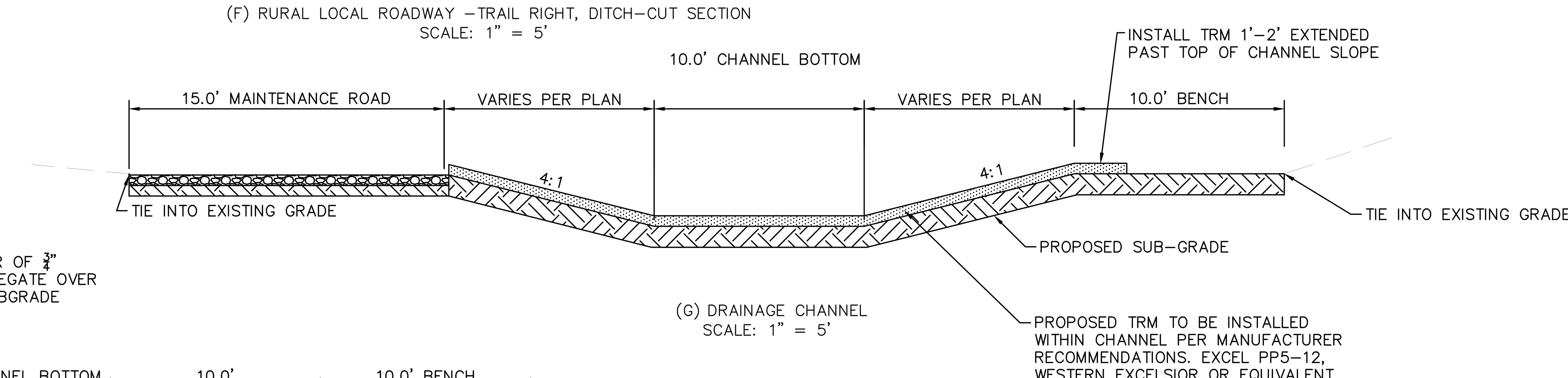


(F) RURAL LOCAL ROADWAY –TRAIL RIGHT, DITCH-CUT SECTION
SCALE: 1" = 5'

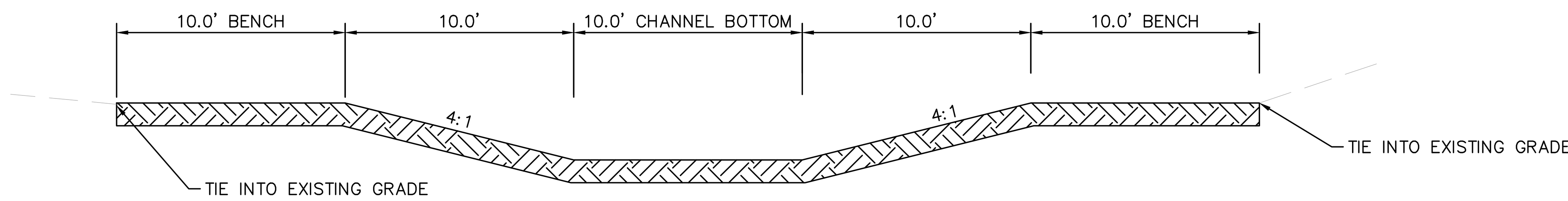
TYPICAL SECTION (F)	
ROADWAY	STATION
APEX RANCH ROAD	12+30 – 22+60



(H) MAINTENANCE ACCESS ROAD
SCALE: 1" = 5'



(G) DRAINAGE CHANNEL
SCALE: 1" = 5'



(I) DRAINAGE CHANNEL
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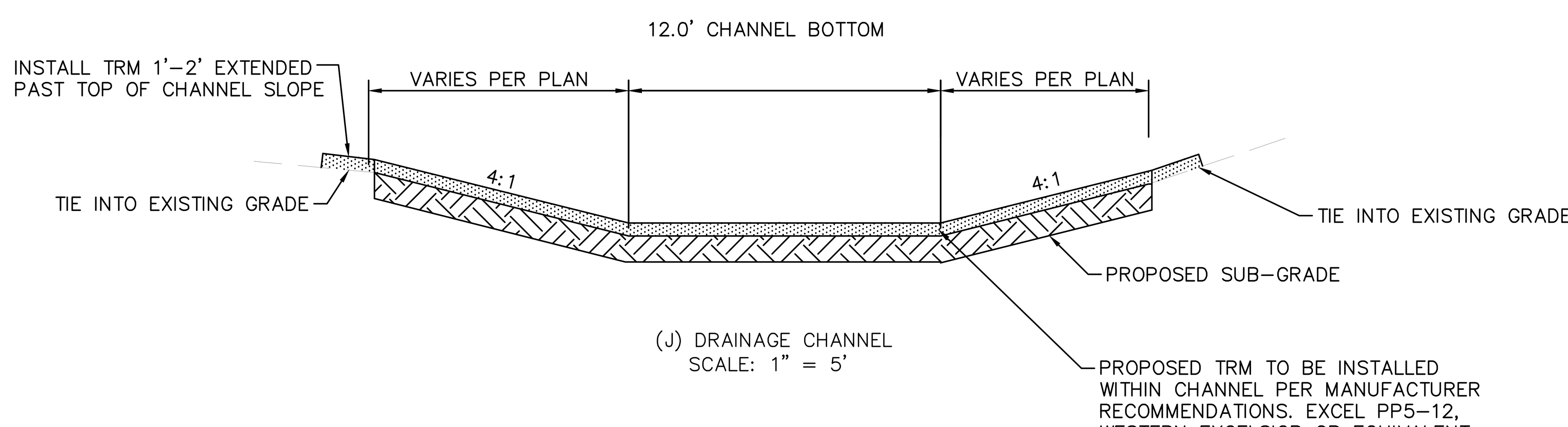

(J) DRAINAGE CHANNEL
SCALE: 1" = 5'

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DATE: 06/11/2025

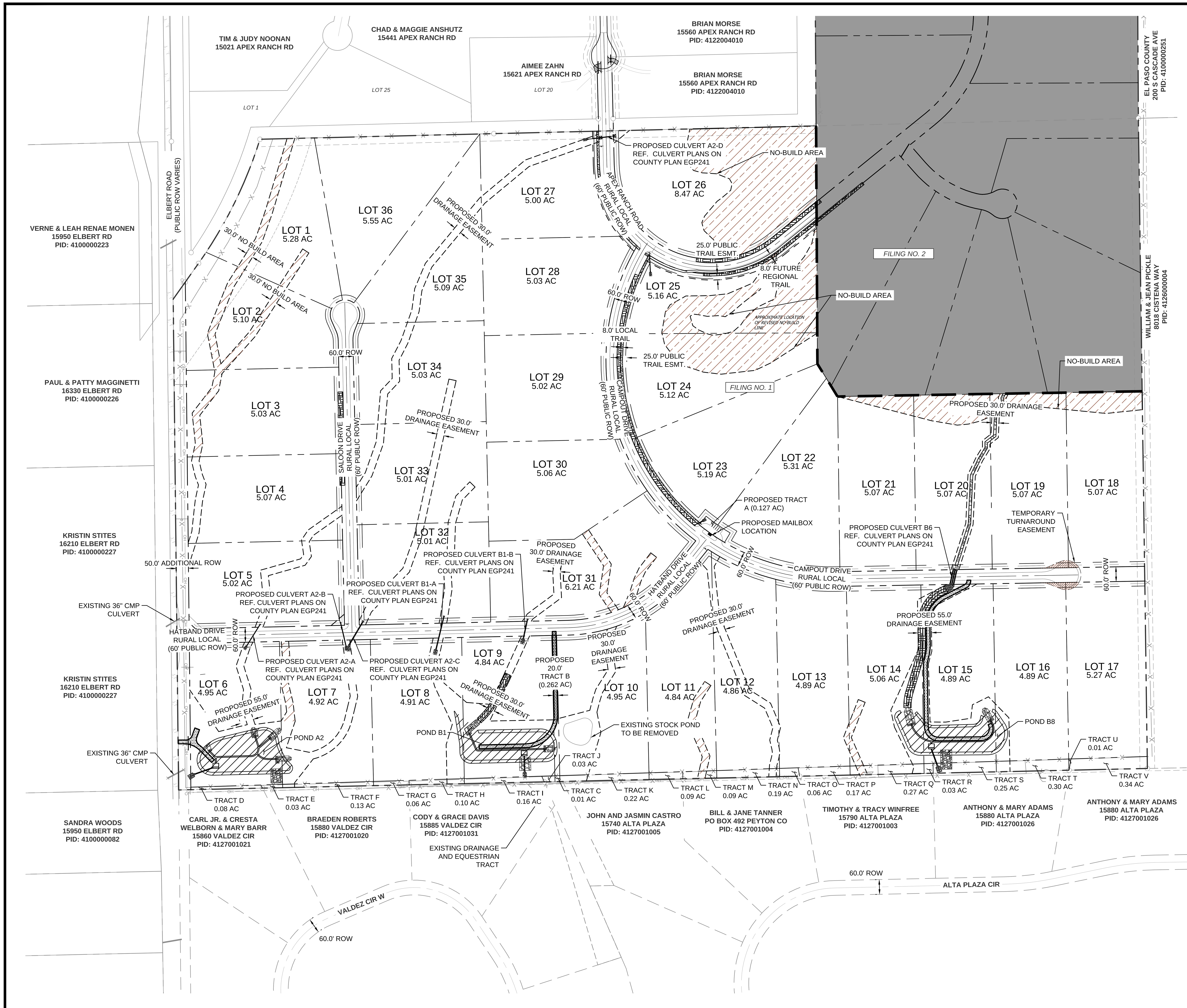
OVERLOOK AT HOMESTEAD FILING NO. 1
EL PASO COUNTY, COLORADO
CONSTRUCTION DOCUMENTS
CROSS SECTIONS

COLORADO LICENSED PROFESSIONAL ENGINEER 57234 06/11/2025

PROJECT NO. 196239003

SHEET

C1.3



LEGEND:

- PROPERTY LINE
- ROW LINE
- LOT LINE
- CENTER LINE
- EASEMENT LINE
- GRADE BREAK LINE
- DITCH LINE
- EXISTING FENCE
- PUBLIC IMPROVEMENTS EASEMENT
- PUBLIC UTILITY EASEMENT
- NO-BUILD AREA

NORTH

GRAPHIC SCALE IN FEET
0 100 200 400

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NO.	REVISION	BY	DATE	APPR.

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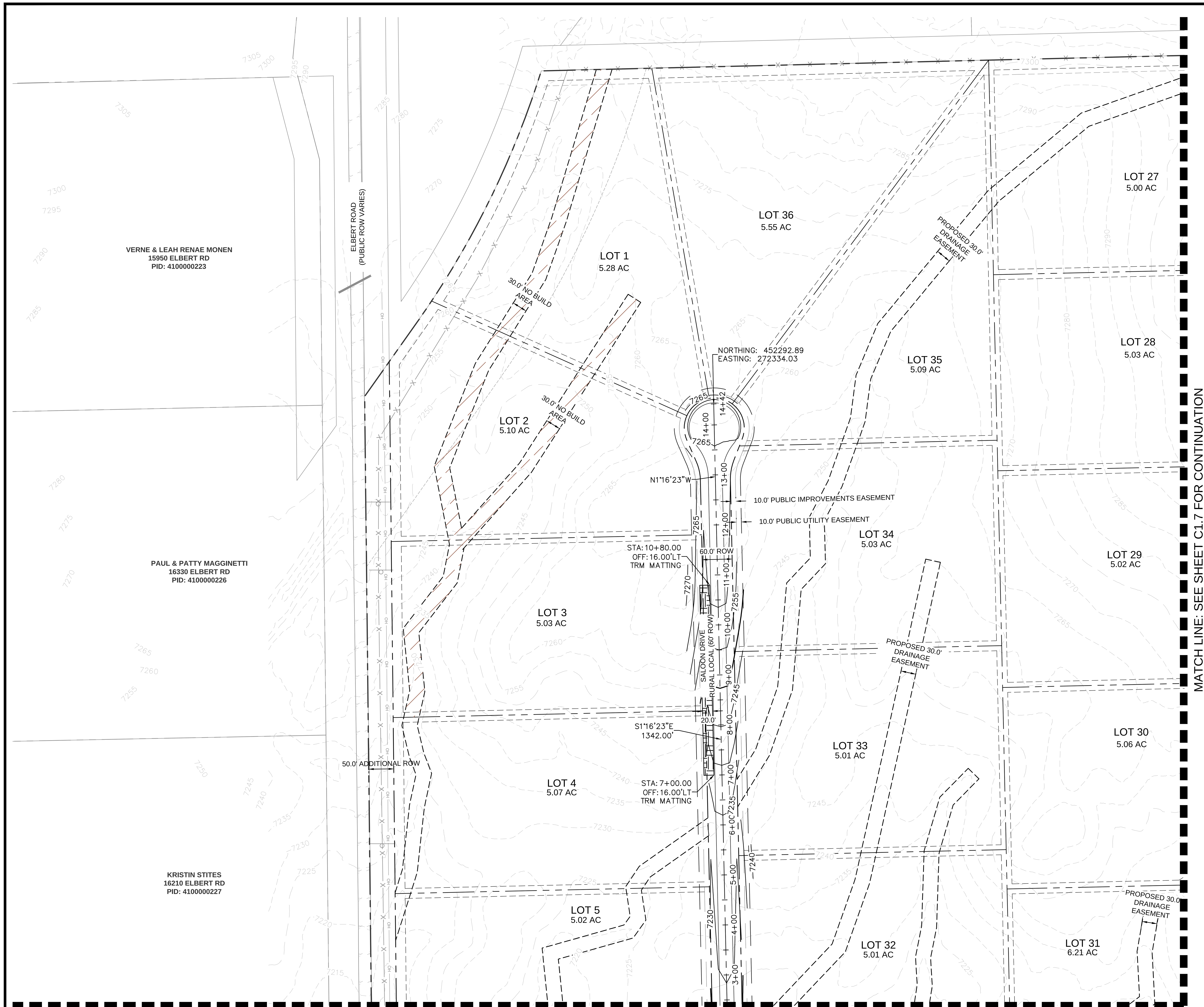
OVERLOOK AT HOMESTEAD FILING NO. 1
EL PASO COUNTY, COLORADO
CONSTRUCTION DOCUMENTS
OVERALL SITE PLAN

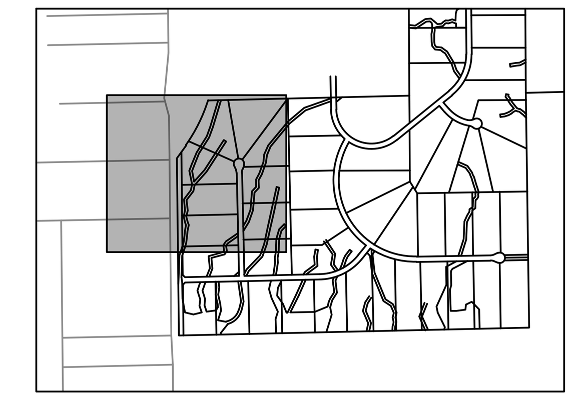
COLORADO LICENSED 57234 06/11/2025 PROFESSIONAL ENGINEER

PROJECT NO. 196239003

SHEET
C1.4



MATCH LINE: SEE SHEET C1.6 FOR CONTINUATION



KEYMAP
SCALE: 1" = 1000'

LEGEND:

- PROPERTY LINE
- ROW LINE
- LOT LINE
- CENTER LINE
- EASEMENT LINE
- EXISTING FENCE
- PUBLIC IMPROVEMENTS EASEMENT
- PUBLIC UTILITY EASEMENT
- PROPOSED TRM MATTING
- NO BUILD AREA

NO.	REVISION	BY	DATE	APPR.

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OVERLOOK AT HOMESTEAD FILING NO. 1
EL PASO COUNTY, COLORADO
CONSTRUCTION DOCUMENTS
SITE PLAN (1 OF 4)

COLORADO LICENSED PROFESSIONAL ENGINEER 57234 06/11/2025

PROJECT NO.
196239003

SHEET
C1.5

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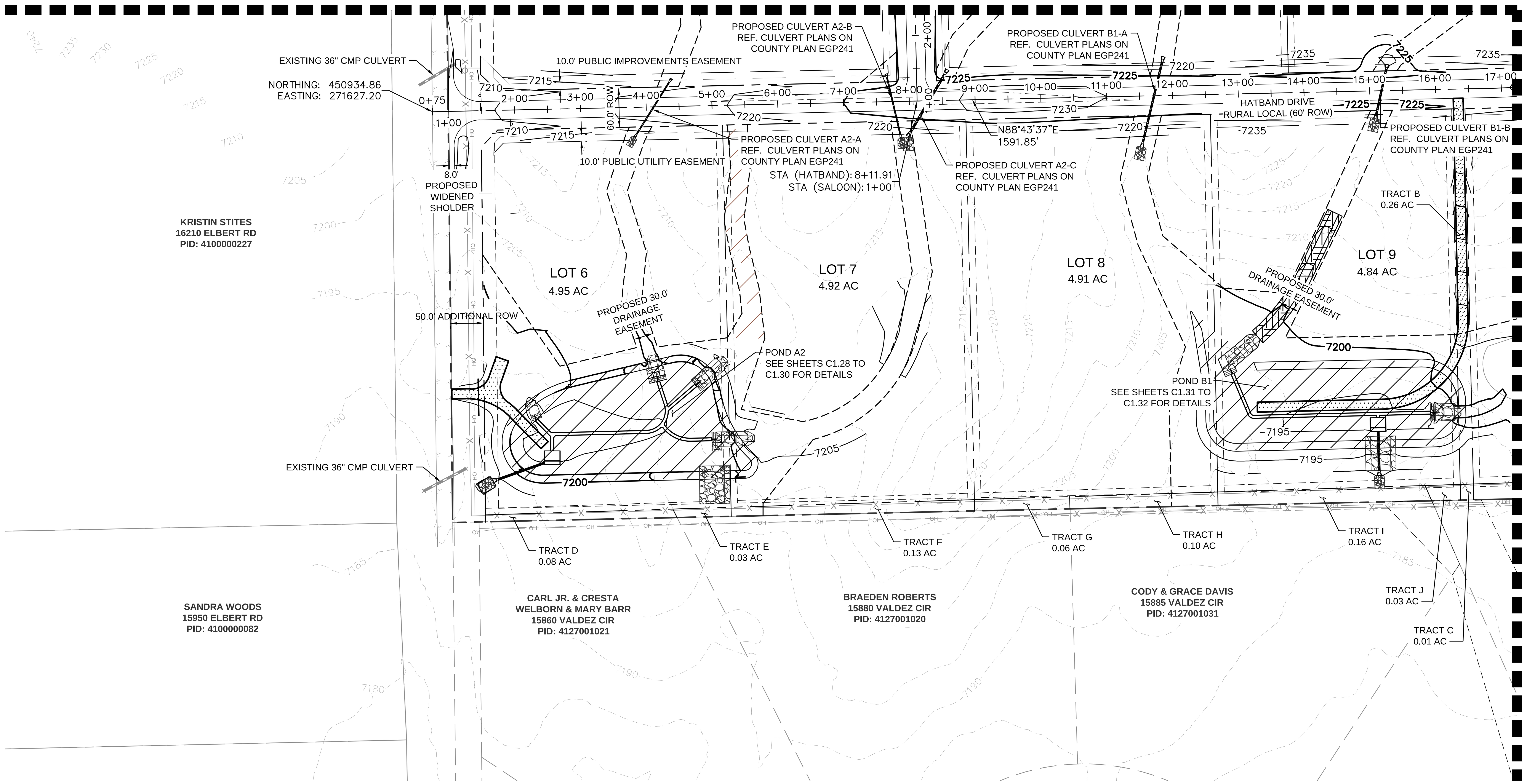
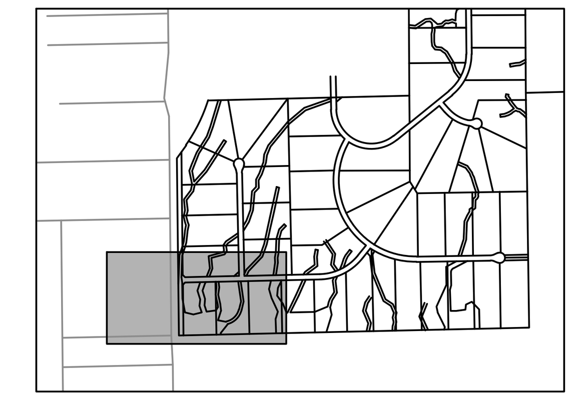


MATCH LINE: SEE SHEET C1.8 FOR CONTINUATION



KEYMAP
SCALE: 1" = 1000'

LEGEND:

- PROPERTY LINE
- ROW LINE
- LOT LINE
- CENTER LINE
- EASEMENT LINE
- EXISTING FENCE
- PUBLIC IMPROVEMENTS EASEMENT
- PUBLIC UTILITY EASEMENT
- PROPOSED TRM MATING
- NO BUILD AREA

NORTH

GRAPHIC SCALE IN FEET
0 50 100 200

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OVERLOOK AT HOMESTEAD FILING NO. 1
EL PASO COUNTY, COLORADO
CONSTRUCTION DOCUMENTS
SITE PLAN (2 OF 4)

COLORADO LICENSED PROFESSIONAL ENGINEER
57234
06/11/2025

PROJECT NO.
196239003

SHEET
C1.6

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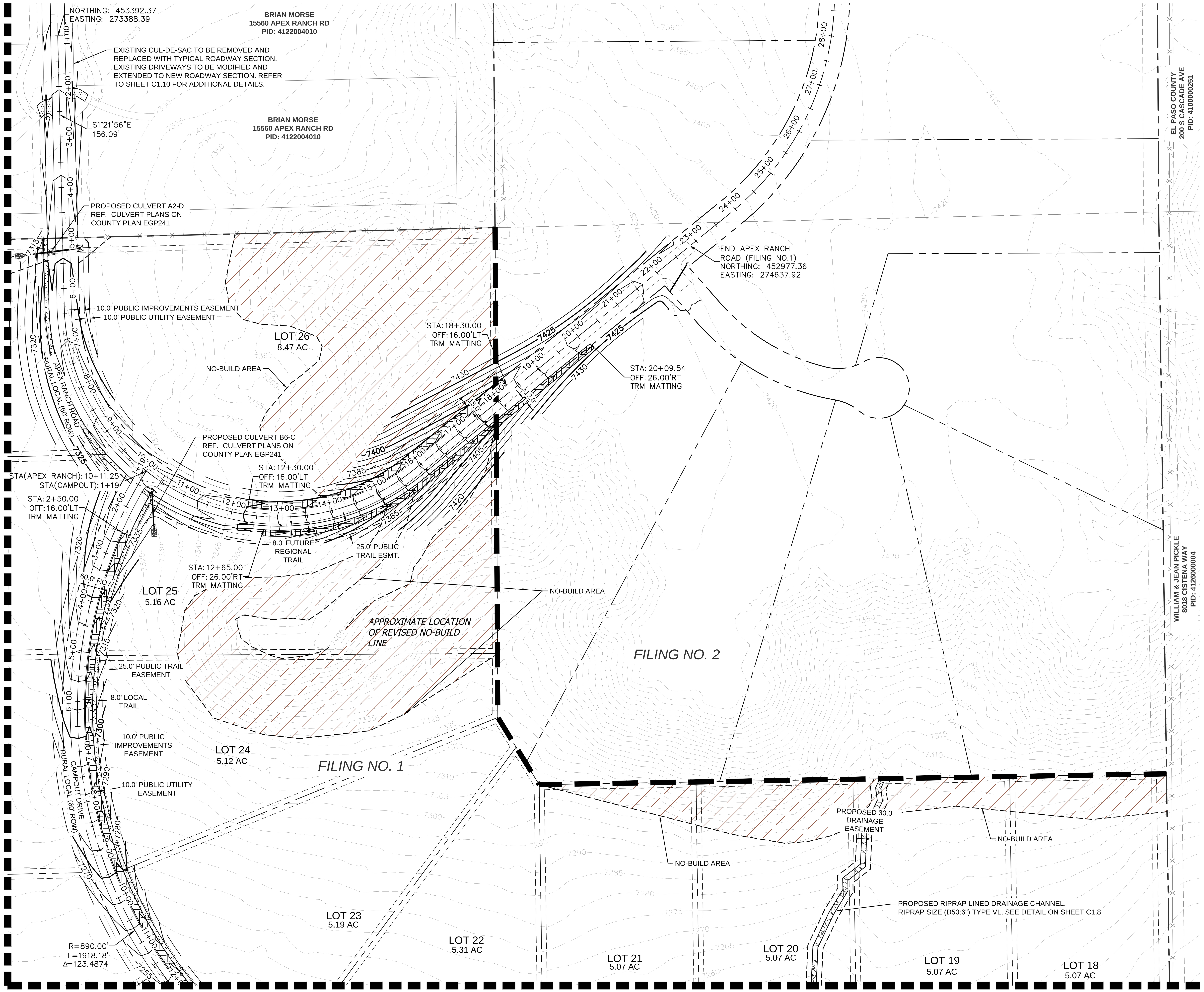
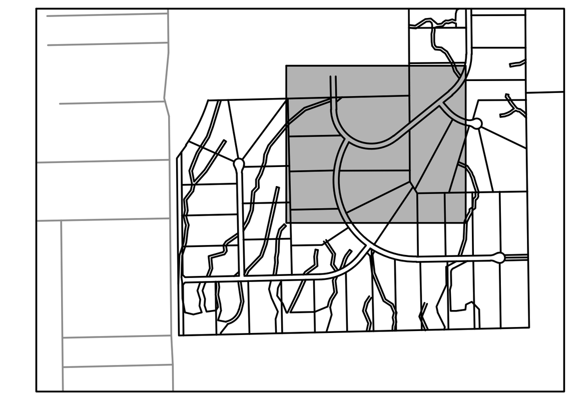
- Knecht QC
- Knecht Drainage Push Back
- Review all FEMA comments



MATCH LINE: SEE SHEET C1.5 FOR CONTINUATION

MATCH LINE: SEE SHEET C1.8 FOR CONTINUATION



KEYMAP

SCALE: 1" = 1000'

LEGEND:

- PROPERTY LINE
- ROW LINE
- LOT LINE
- CENTER LINE
- EASEMENT LINE
- EXISTING FENCE
- PUBLIC IMPROVEMENTS EASEMENT
- PUBLIC UTILITY EASEMENT
- PROPOSED TRM MATING
- NO BUILD AREA

NORTH

GRAPHIC SCALE IN FEET
0 50 100 200

NO.	REVISION	BY	DATE	APPR.

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CHECKED BY: KRK
DATE: 06/11/2025

OVERLOOK AT HOMESTEAD FILING NO. 1
EL PASO COUNTY, COLORADO
CONSTRUCTION DOCUMENTS
SITE PLAN (3 OF 4)

COLORADO LICENSED 57234 06/11/2025 PROFESSIONAL ENGINEER

PROJECT NO.
196239003

SHEET
C1.7

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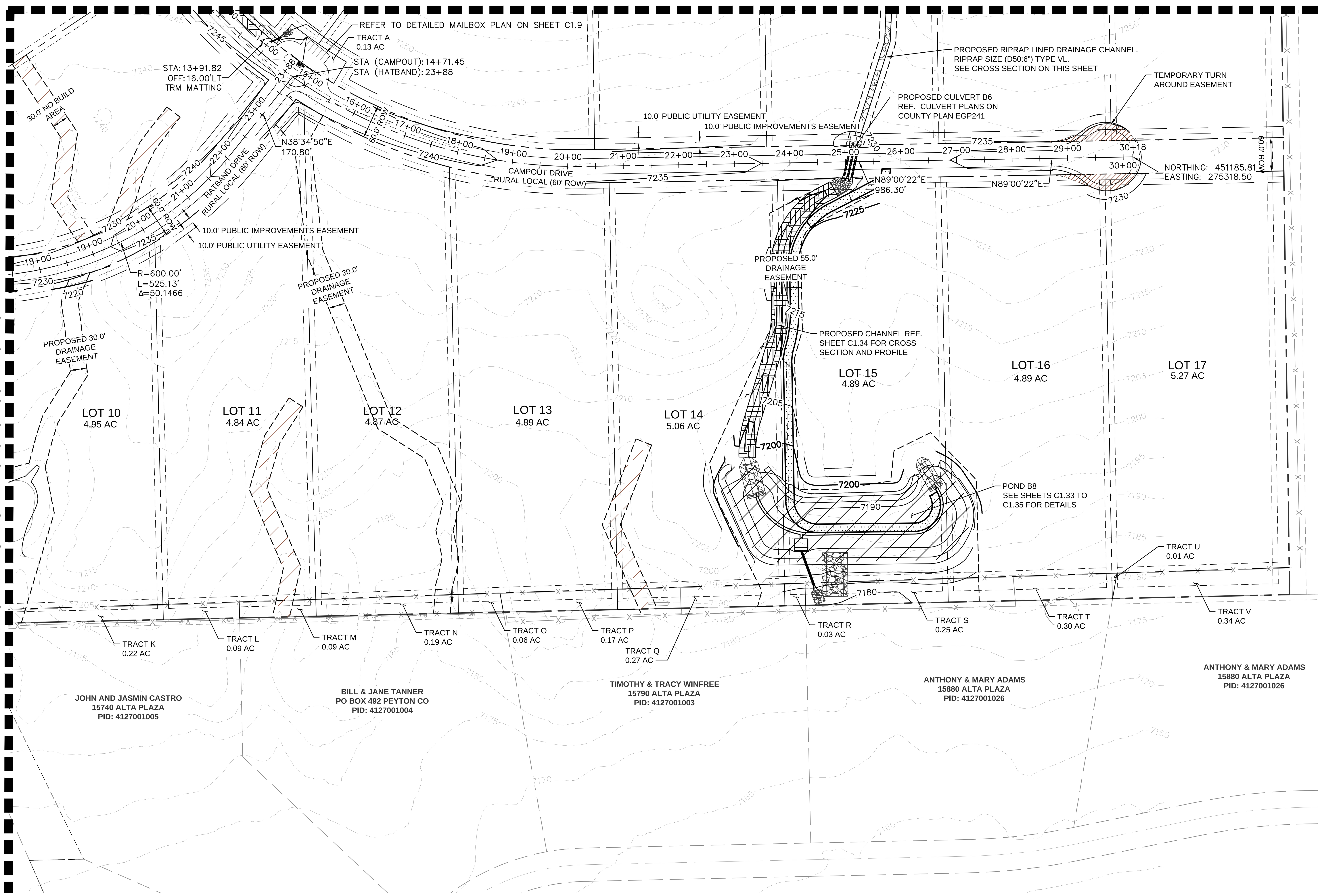
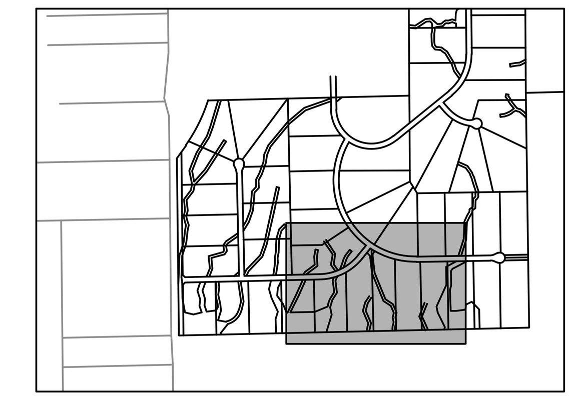


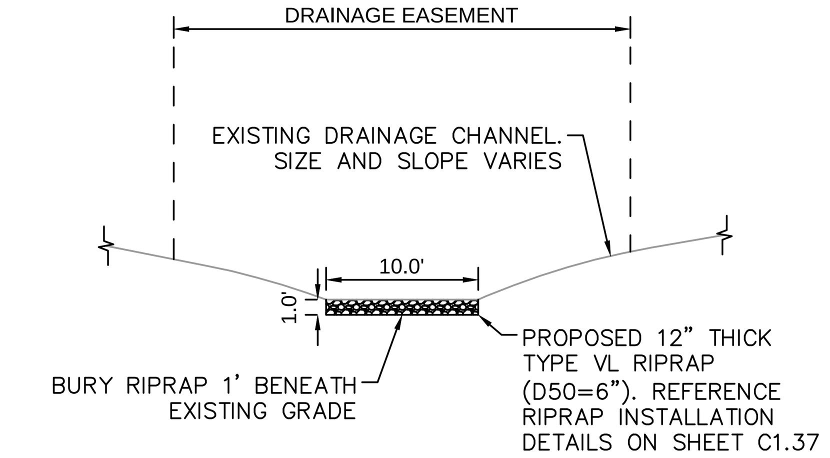


KEYMAP

SCALE: 1" = 1000'

LEGEND:

- PROPERTY LINE
- ROW LINE
- LOT LINE
- CENTER LINE
- EASEMENT LINE
- EXISTING FENCE
- PUBLIC IMPROVEMENTS EASEMENT
- PUBLIC UTILITY EASEMENT
- PROPOSED TRM MATING
- NO BUILD AREA



RIPRAP LINED DRAINAGE CHANNEL CROSS SECTION

SCALE 1:10

NORTH

GRAPHIC SCALE IN FEET 0 50 100 200

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OVERLOOK AT HOMESTEAD FILING NO. 1
EL PASO COUNTY, COLORADO
CONSTRUCTION DOCUMENTS
SITE PLAN (4 OF 4)

COLORADO LICENSED PROFESSIONAL ENGINEER 57234 06/11/2025

PROJECT NO. 196239003

SHEET

C1.8

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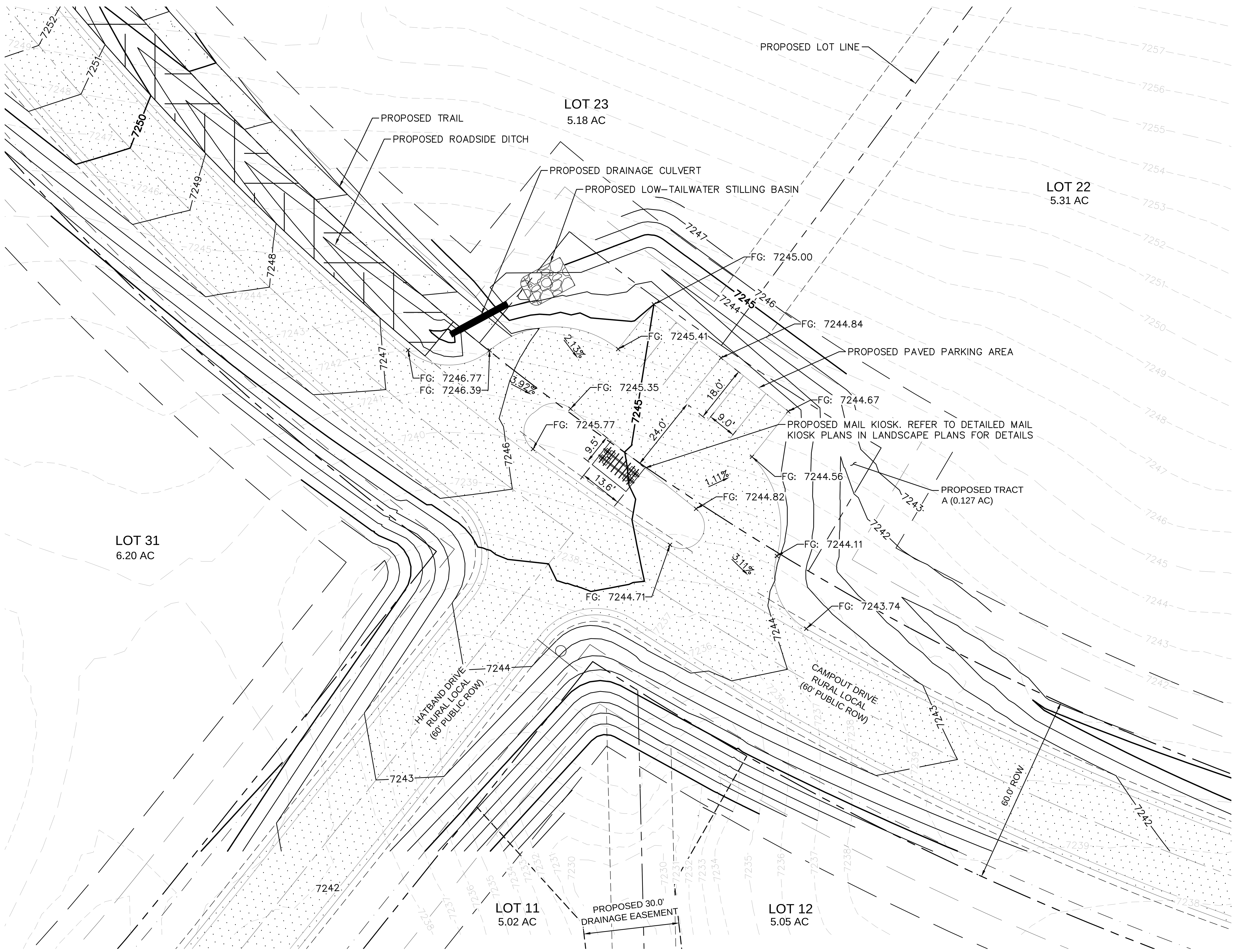
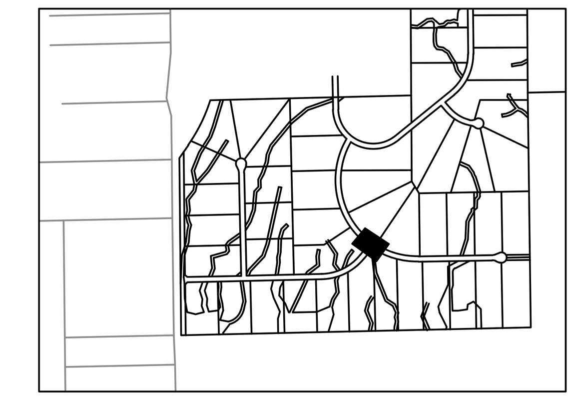


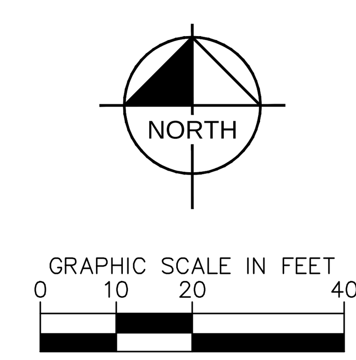


KEYMAP

SCALE: 1" = 1000'

LEGEND:

PROPERTY LINE
ROW LINE
LOT LINE
CENTER LINE
EASEMENT LINE
EXISTING FENCE
PUBLIC IMPROVEMENTS EASEMENT
PUBLIC UTILITY EASEMENT



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DATE: 06/11/2025

OVERLOOK AT HOMESTEAD FILING NO. 1
EL PASO COUNTY, COLORADO
CONSTRUCTION DOCUMENTS
MAILBOX PLAN

COLORADO LICENSED PROFESSIONAL ENGINEER 57234 06/11/2025

PROJECT NO.
196239003

SHEET
C1.9

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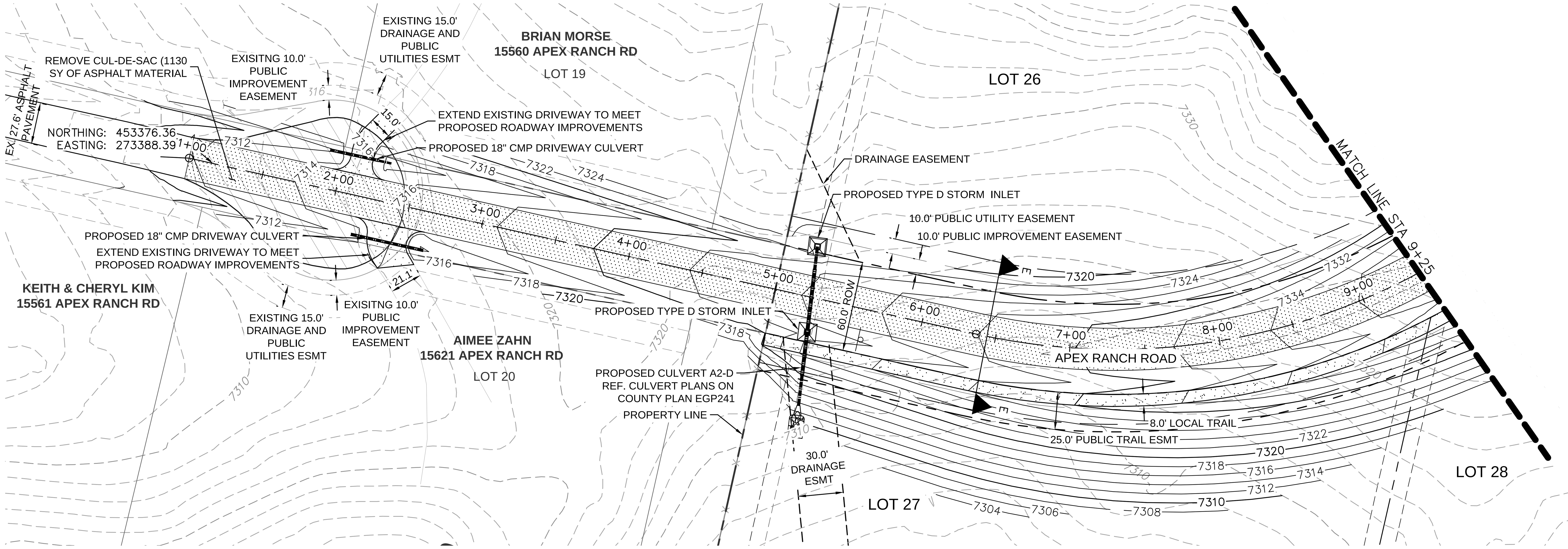


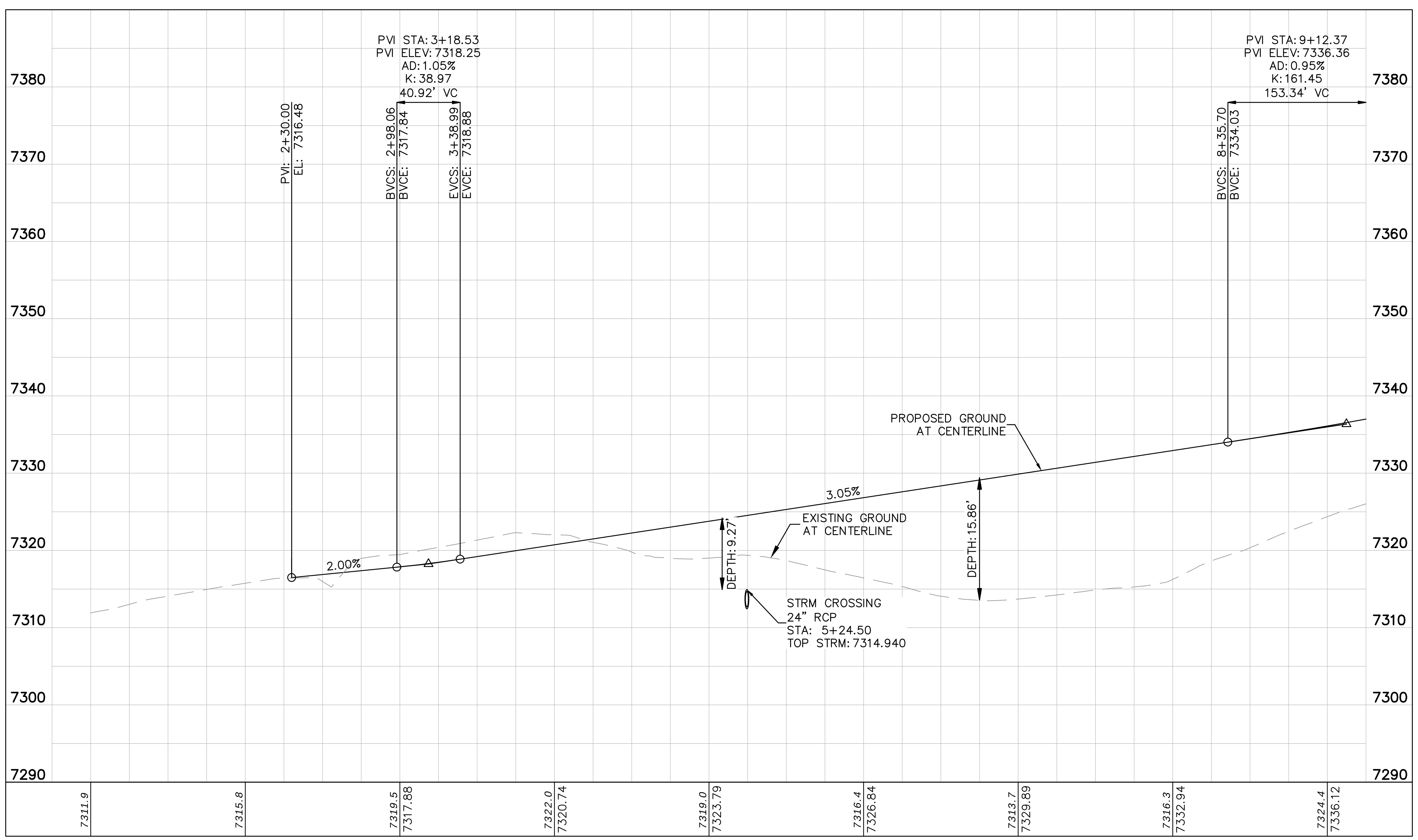
GRAPHIC SCALE IN FEET
0 25 50 100

LEGEND

- LOT BOUNDARY LINE
- EXISTING MAJOR CONTOUR
- EXISTING MINOR CONTOUR
- PROPOSED MAJOR CONTOUR
- PROPOSED MINOR CONTOUR
- STREET CROSS SECTION (SEE SHEET C1.2 FOR DETAILS)
- PROPOSED CULVERT
- UTILITY EASEMENT
- R.O.W. LINE
- EDGE OF PAVEMENT
- GRADED SUBGRADE (NO BASE OR ASPHALT)
- ASPHALT PAVEMENT
- GRAVEL TRAIL SECTION
- PROPOSED TRM MATTING

NOTES

1. SEE SHEET C1.2–C1.3 FOR TYPICAL ROADWAY SECTIONS AND ROADSIDE DITCH CONFIGURATIONS AS LABELED IN PLAN VIEW.



GRAPHIC SCALE IN FEET
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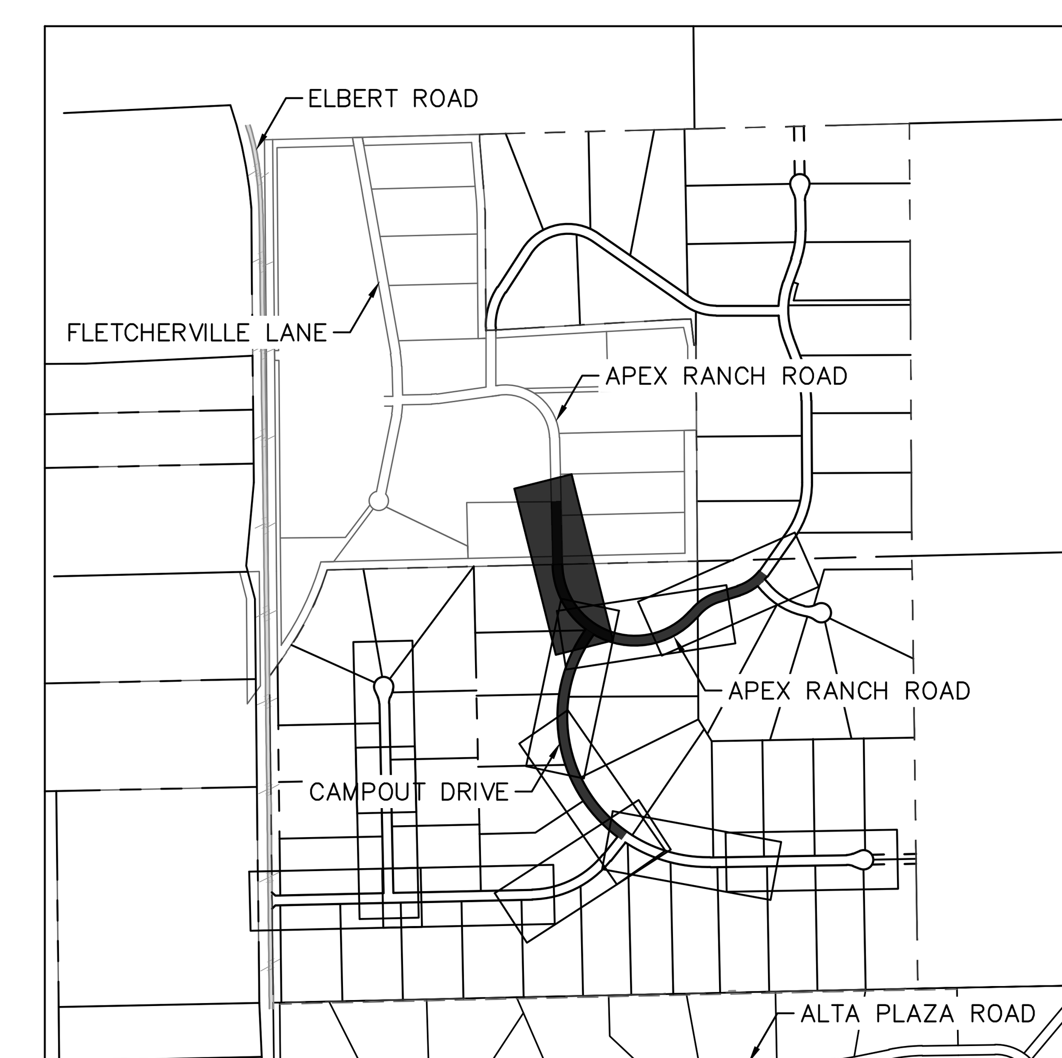
HORIZONTAL

0 5 10 20
VERTICAL



KEYMAP SCALE: 1"=1,000'

NO.	REVISION	BY	DATE	APPR.

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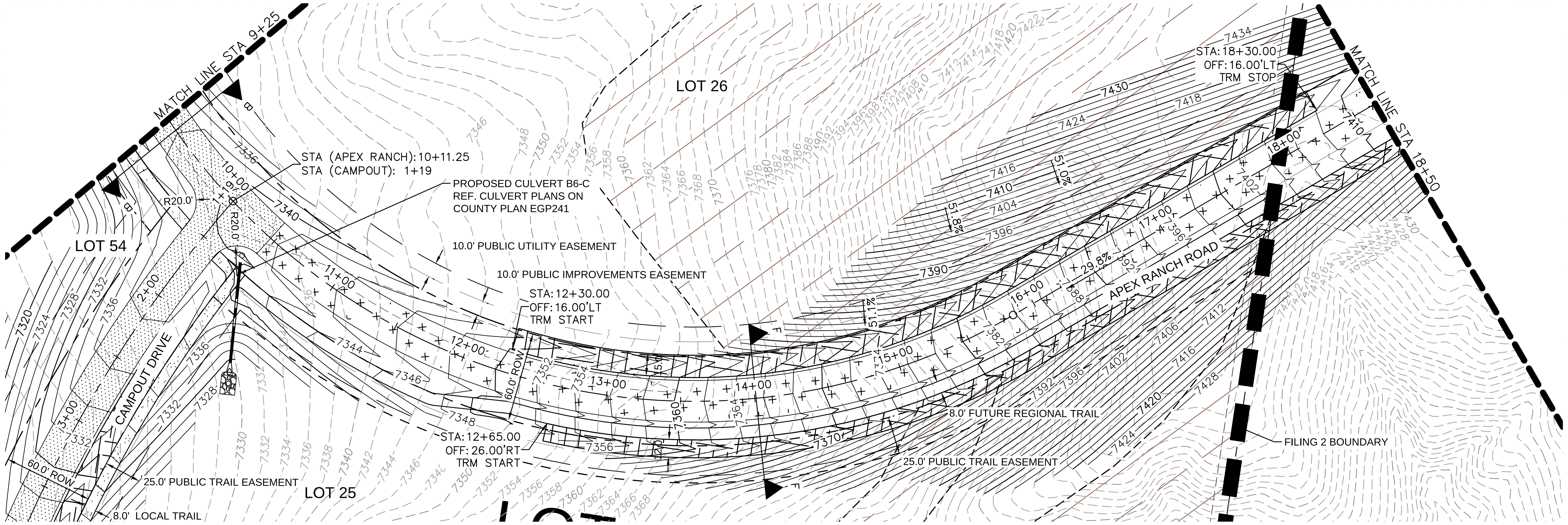
DATE: 06/11/2025

OVERLOOK AT HOMESTEAD FILING NO. 1
EL PASO COUNTY, COLORADO
CONSTRUCTION DOCUMENTS
APEX RANCH ROAD PLAN AND PROFILE

COLORADO LICENSED PROFESSIONAL ENGINEER 57234 06/11/2025

PROJECT NO. 196239003

SHEET
C1.10



NORTH

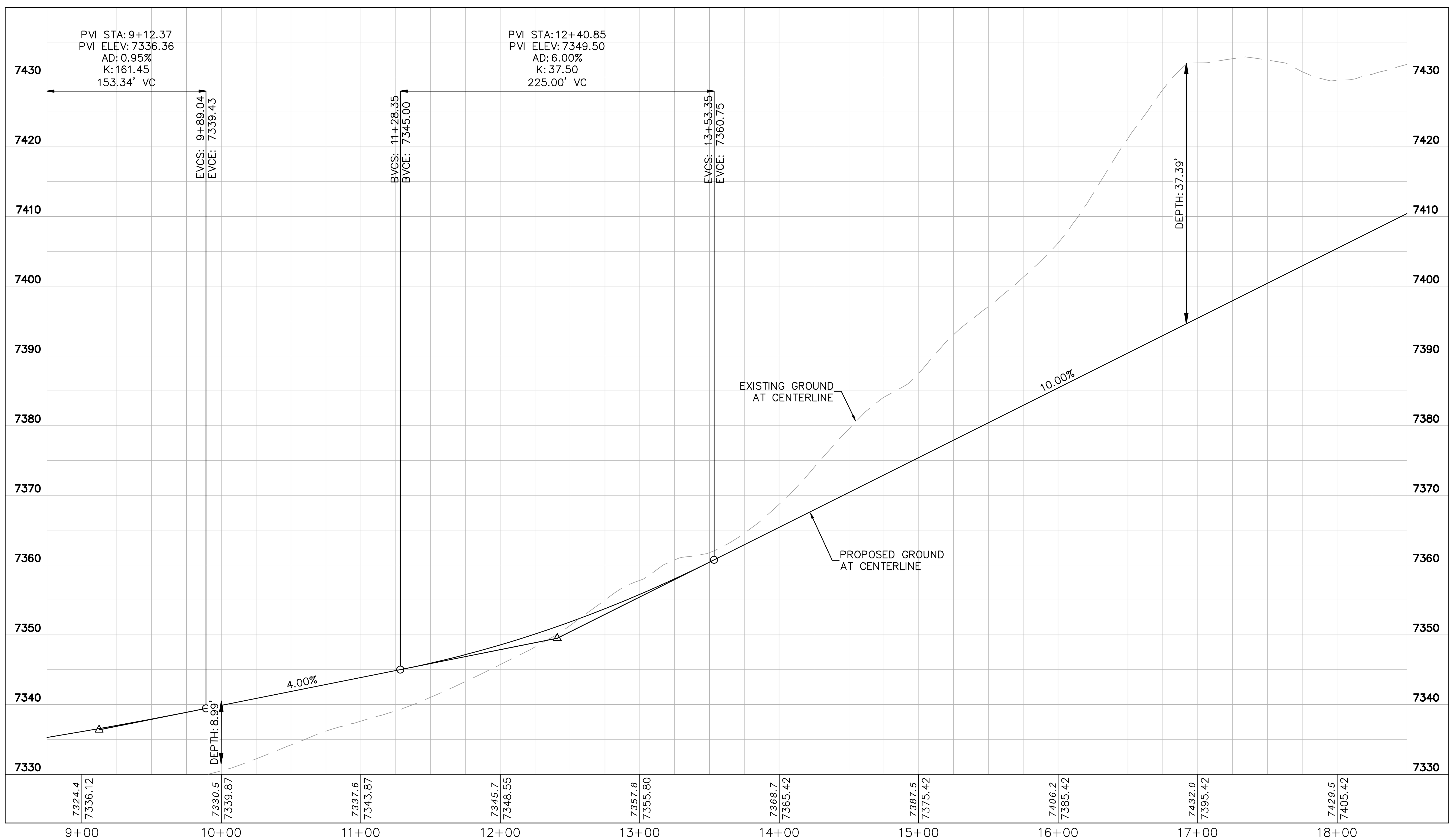
GRAPHIC SCALE IN FEET
0 25 50 100

LEGEND

- LOT BOUNDARY LINE
- EXISTING MAJOR CONTOUR
- EXISTING MINOR CONTOUR
- PROPOSED MAJOR CONTOUR
- PROPOSED MINOR CONTOUR
- STREET CROSS SECTION (SEE SHEET C1.2 FOR DETAILS)
- PROPOSED CULVERT
- UTILITY EASEMENT
- R.O.W. LINE
- EDGE OF PAVEMENT
- GRADED SUBGRADE (NO BASE OR ASPHALT)
- ASPHALT PAVEMENT
- GRAVEL TRAIL SECTION
- PROPOSED TRM MATTING

NOTES

1. SEE SHEET C1.2–C1.3 FOR TYPICAL ROADWAY SECTIONS AND ROADSIDE DITCH CONFIGURATIONS AS LABELED IN PLAN VIEW.



GRAPHIC SCALE IN FEET
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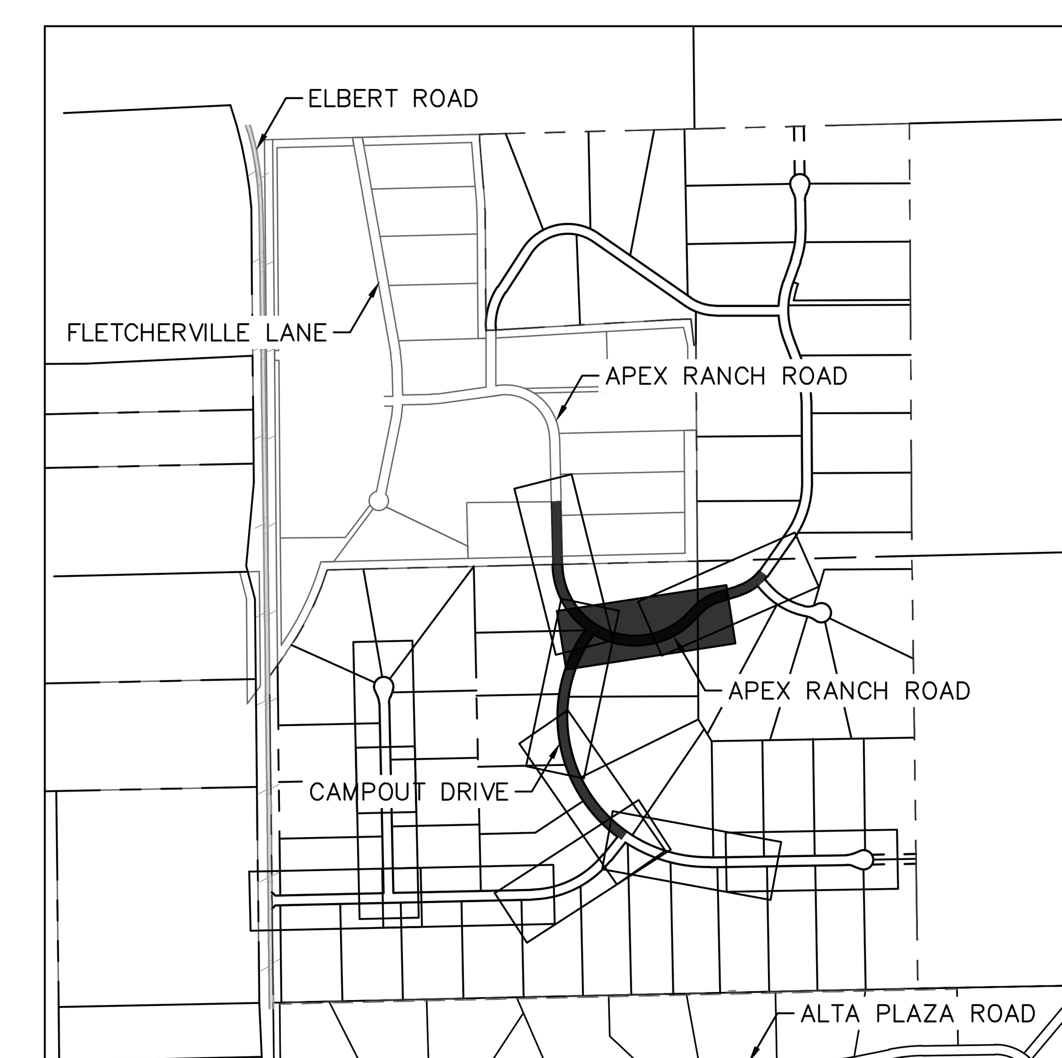
HORIZONTAL

0 5 10 20
VERTICAL



KEYMAP SCALE: 1"=1,000'

NO.	REVISION	BY	DATE	APPR.

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DATE: 06/11/2025

OVERLOOK AT HOMESTEAD FILING NO. 1
EL PASO COUNTY, COLORADO
CONSTRUCTION DOCUMENTS
APEX RANCH ROAD PLAN AND PROFILE

COLORADO LICENSED PROFESSIONAL ENGINEER
57234
06/11/2025

PROJECT NO.
196239003

SHEET
C1.11

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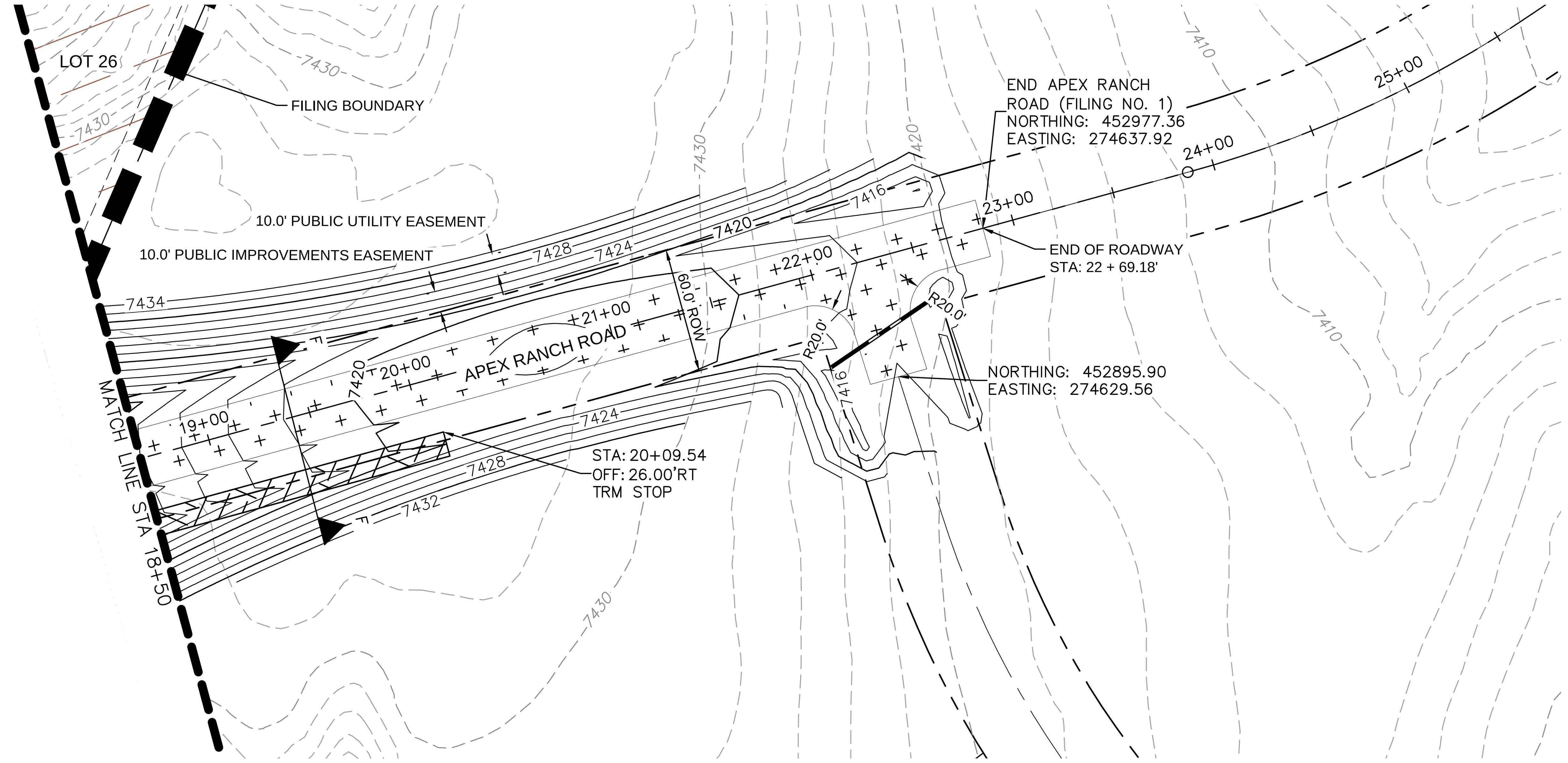


NORTH

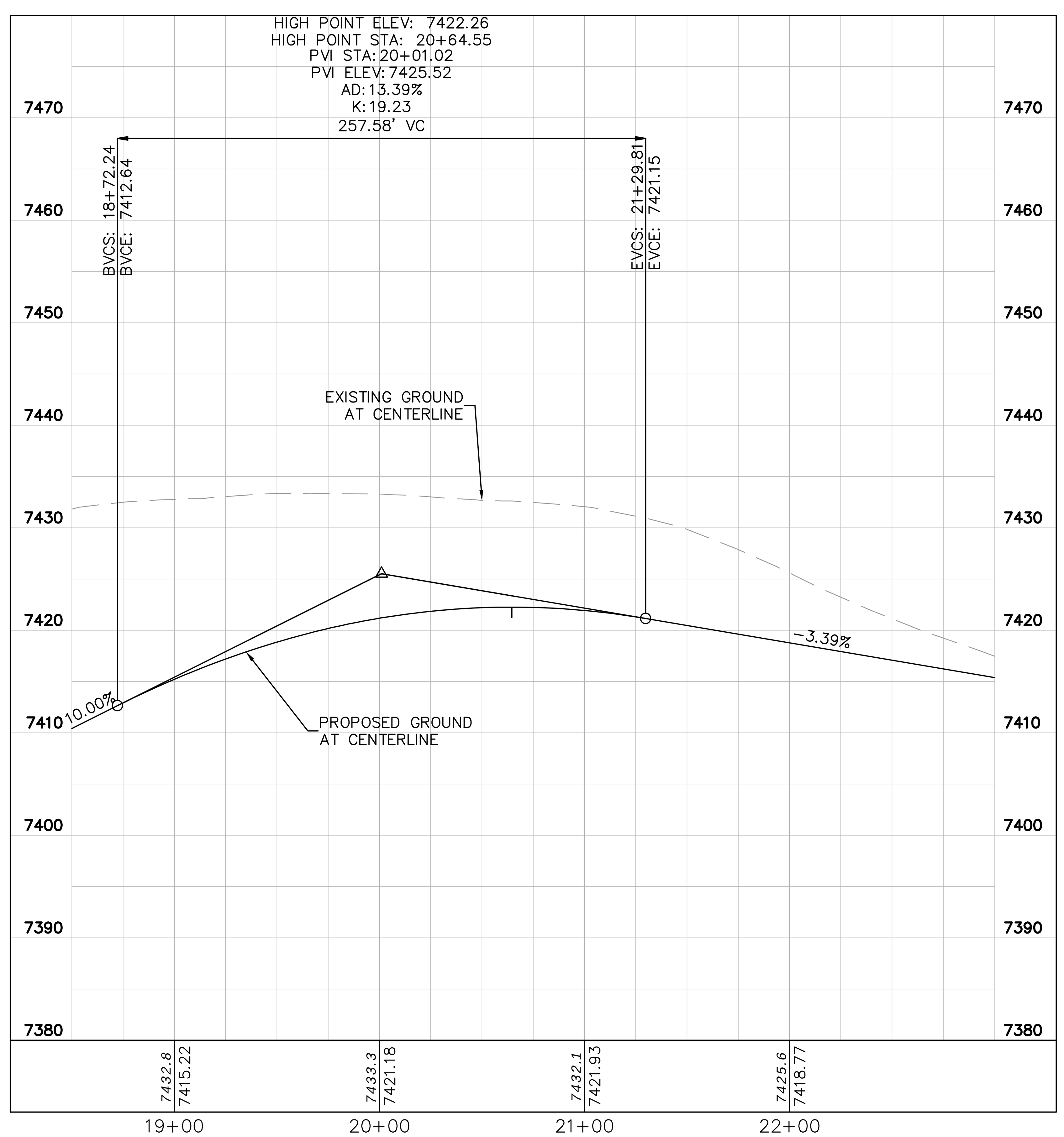
GRAPHIC SCALE IN FEET
0 25 50 100

LEGEND

	LOT BOUNDARY LINE
XXXX	EXISTING MAJOR CONTOUR
XXXX	EXISTING MINOR CONTOUR
XXXX	PROPOSED MAJOR CONTOUR
XXXX	PROPOSED MINOR CONTOUR
X X	STREET CROSS SECTION (SEE SHEET C1.2 FOR DETAILS)
	PROPOSED CULVERT
	UTILITY EASEMENT
	R.O.W. LINE
	EDGE OF PAVEMENT
	GRADED SUBGRADE (NO BASE OR ASPHALT)
	ASPHALT PAVEMENT
	GRAVEL TRAIL SECTION
	PROPOSED TRM MATTING

NOTES

1. SEE SHEET C1.2–C1.3 FOR TYPICAL ROADWAY SECTIONS AND ROADSIDE DITCH CONFIGURATIONS AS LABELED IN PLAN VIEW.



GRAPHIC SCALE IN FEET
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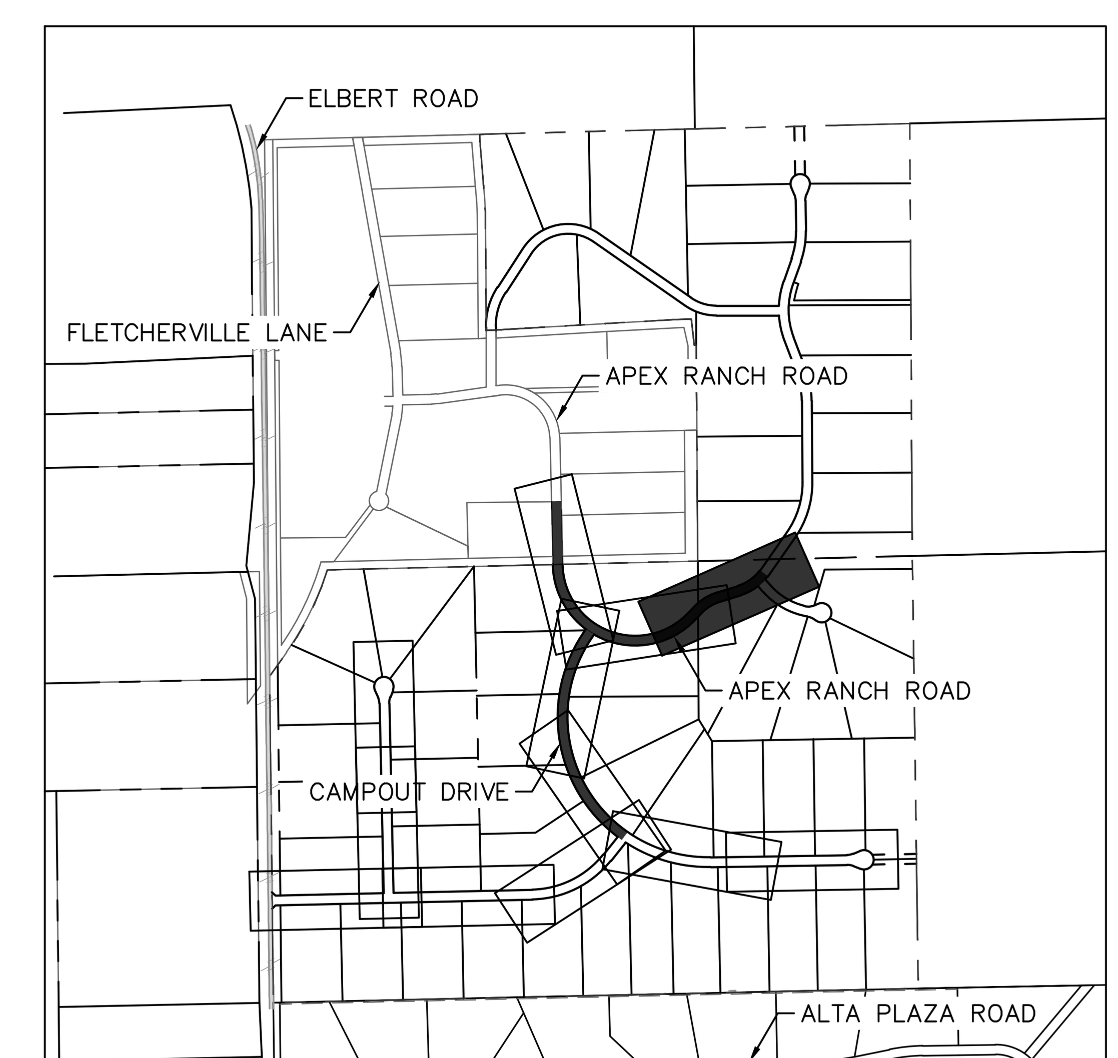
HORIZONTAL

0 5 10 20
VERTICAL



KEYMAP SCALE: 1"=1,000'

NO.	REVISION	BY	DATE	APPR.

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Colorado Springs, Colorado 80903 (719) 453-0180

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DRAWN BY: AJL
CHECKED BY: KRK
DATE: 06/11/2025

OVERLOOK AT HOMESTEAD FILING NO. 1
EL PASO COUNTY, COLORADO
CONSTRUCTION DOCUMENTS
APEX RANCH ROAD PLAN AND PROFILE

COLORADO LICENSED PROFESSIONAL ENGINEER
KEVIN REX KOFFORD
57234
06/11/2025

PROJECT NO.
196239003

SHEET
C1.12

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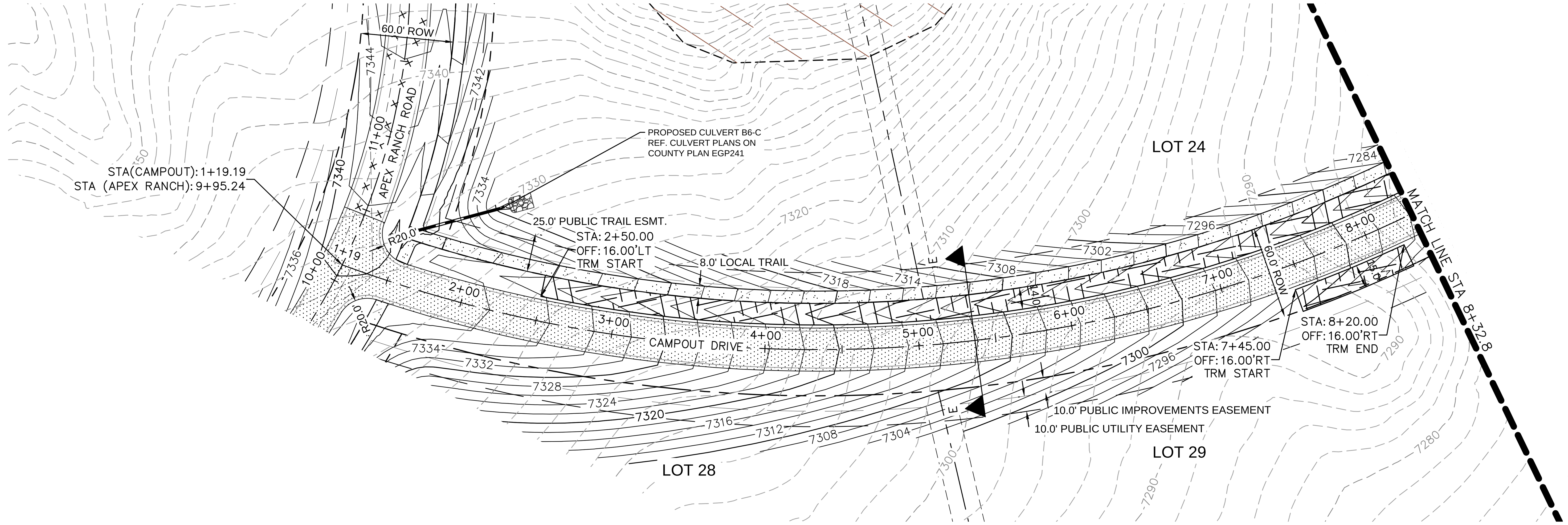


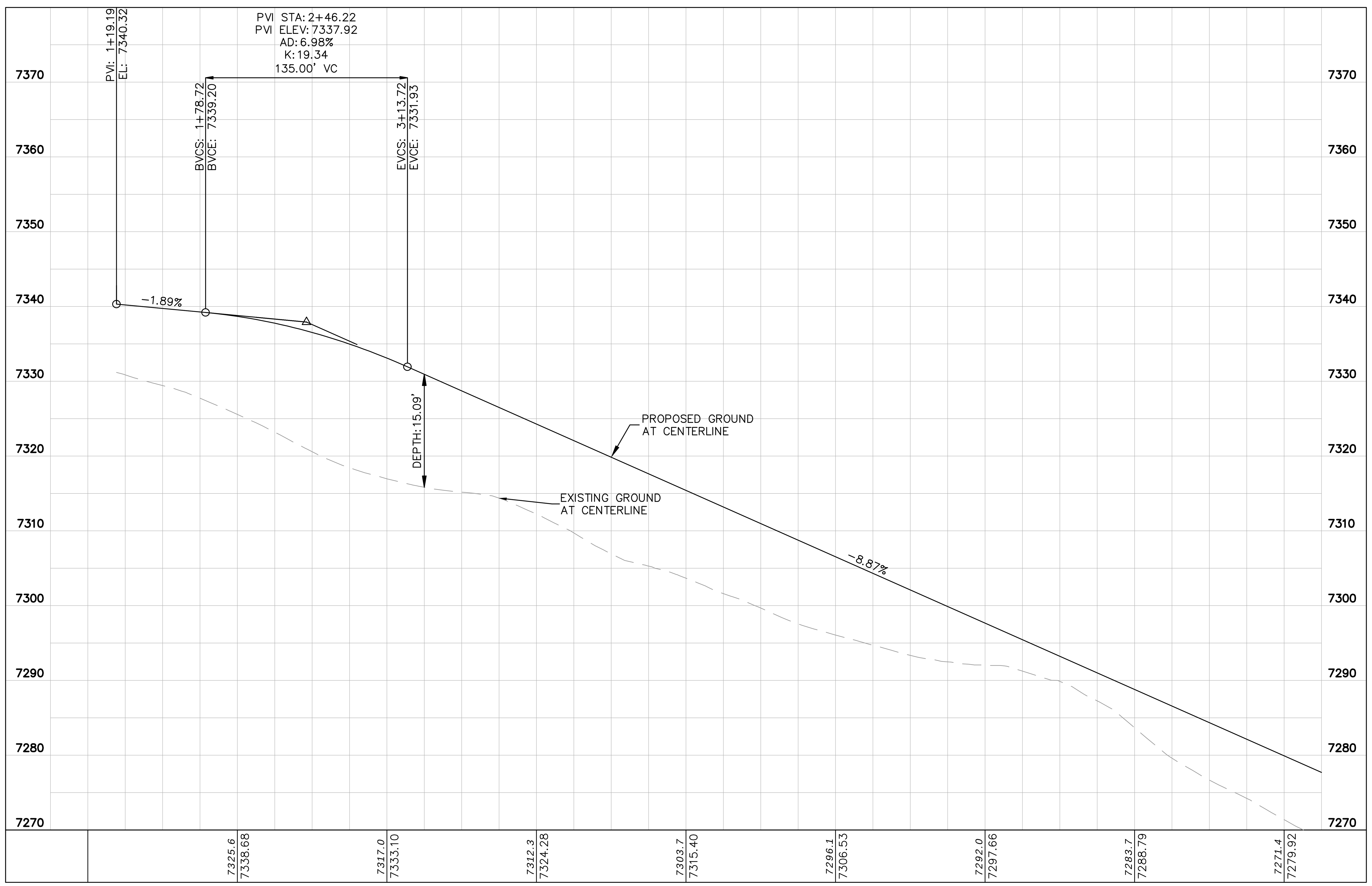
GRAPHIC SCALE IN FEET
0 25 50 100

LEGEND

- LOT BOUNDARY LINE
- EXISTING MAJOR CONTOUR
- EXISTING MINOR CONTOUR
- PROPOSED MAJOR CONTOUR
- PROPOSED MINOR CONTOUR
- STREET CROSS SECTION (SEE SHEET C1.2 FOR DETAILS)
- PROPOSED CULVERT
- UTILITY EASEMENT
- R.O.W. LINE
- EDGE OF PAVEMENT
- GRADED SUBGRADE (NO BASE OR ASPHALT)
- ASPHALT PAVEMENT
- GRAVEL TRAIL SECTION
- PROPOSED TRM MATTING

NOTES

1. SEE SHEET C1.2–C1.3 FOR TYPICAL ROADWAY SECTIONS AND ROADSIDE DITCH CONFIGURATIONS AS LABELED IN PLAN VIEW.



GRAPHIC SCALE IN FEET
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HORIZONTAL

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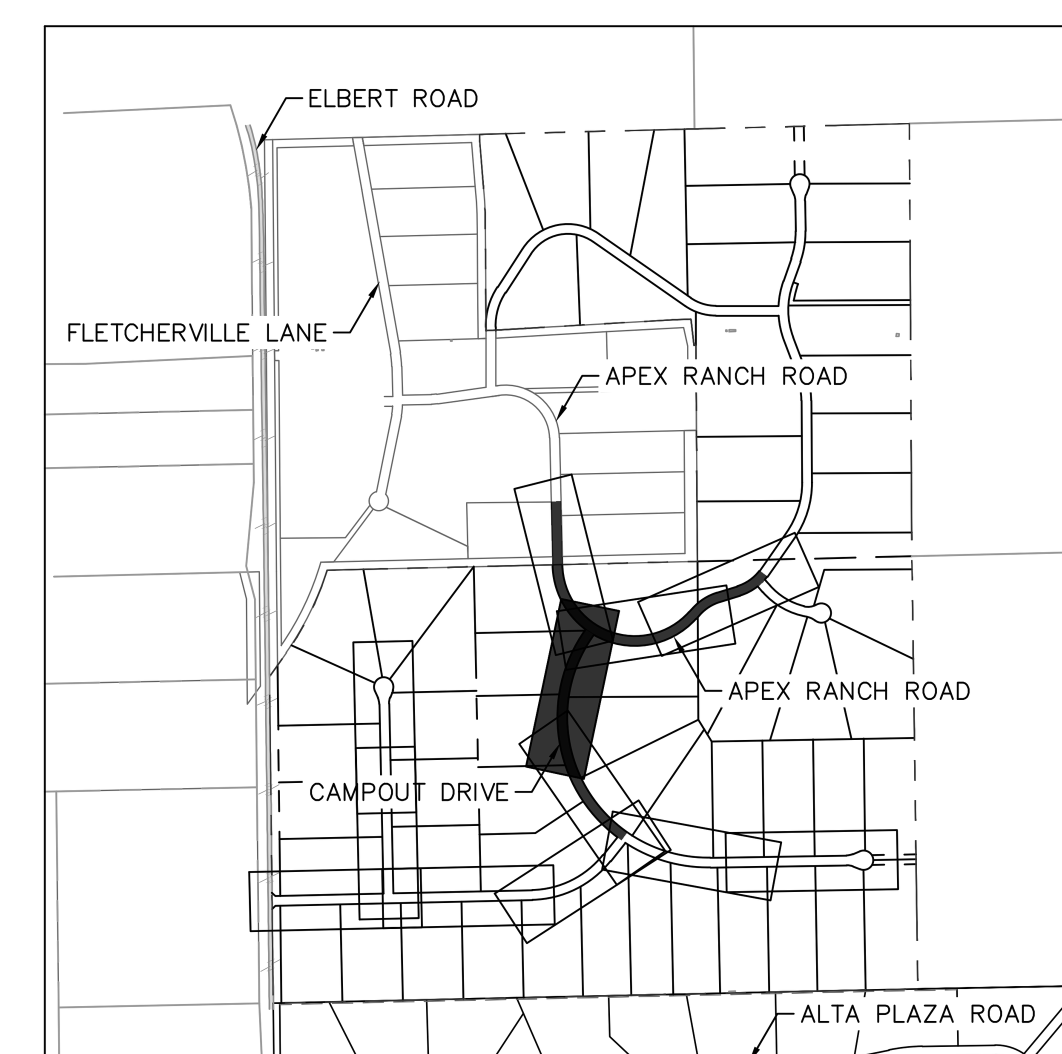
VERTICAL



KEYMAP SCALE: 1"=1,000'

NO.	REVISION	BY	DATE	APPR.

Kimley»Horn
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2 North Nevada Avenue Suite 900
Colorado Springs, Colorado 80903 (719) 453–0180

DESIGNED BY: KRK
DRAWN BY: AJL
CHECKED BY: KRK
DATE: 06/11/2025

OVERLOOK AT HOMESTEAD FILING NO. 1
EL PASO COUNTY, COLORADO
CONSTRUCTION DOCUMENTS
CAMPOUT DRIVE PLAN AND PROFILE

COLORADO LICENSED PROFESSIONAL ENGINEER 57234 06/11/2025

PROJECT NO. 196239003

SHEET C1.13

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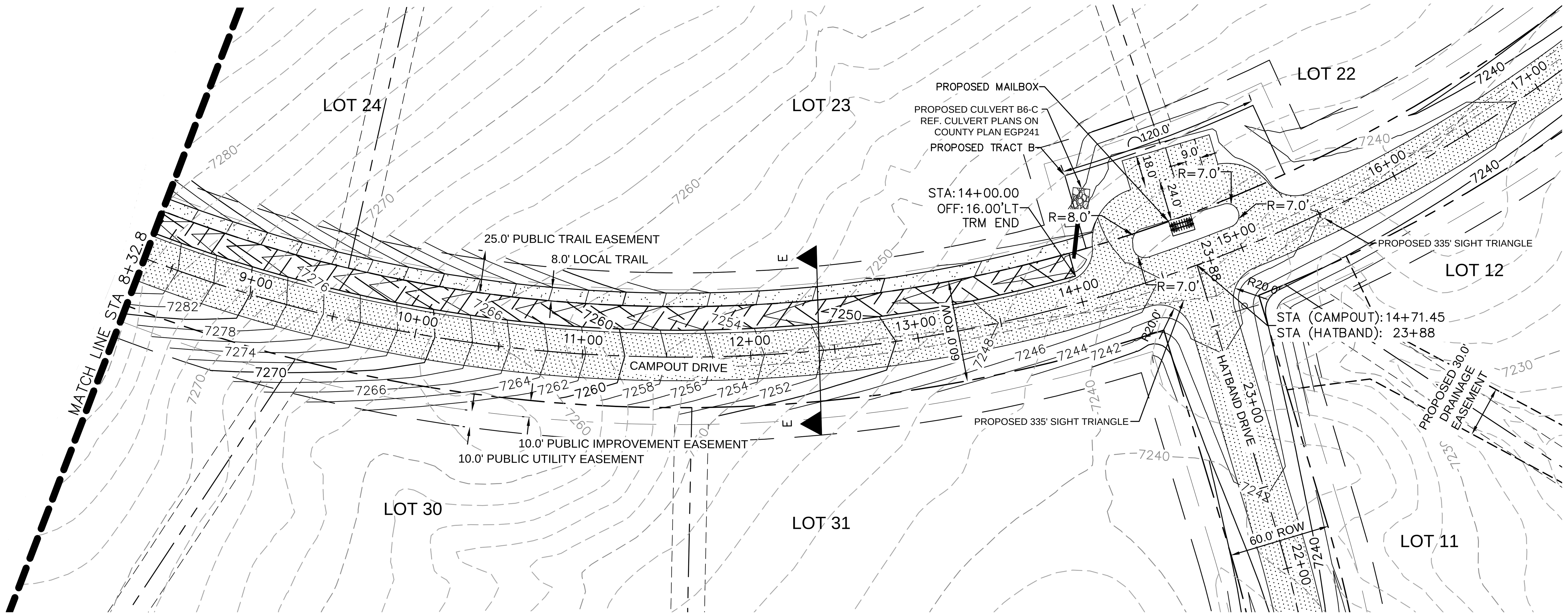


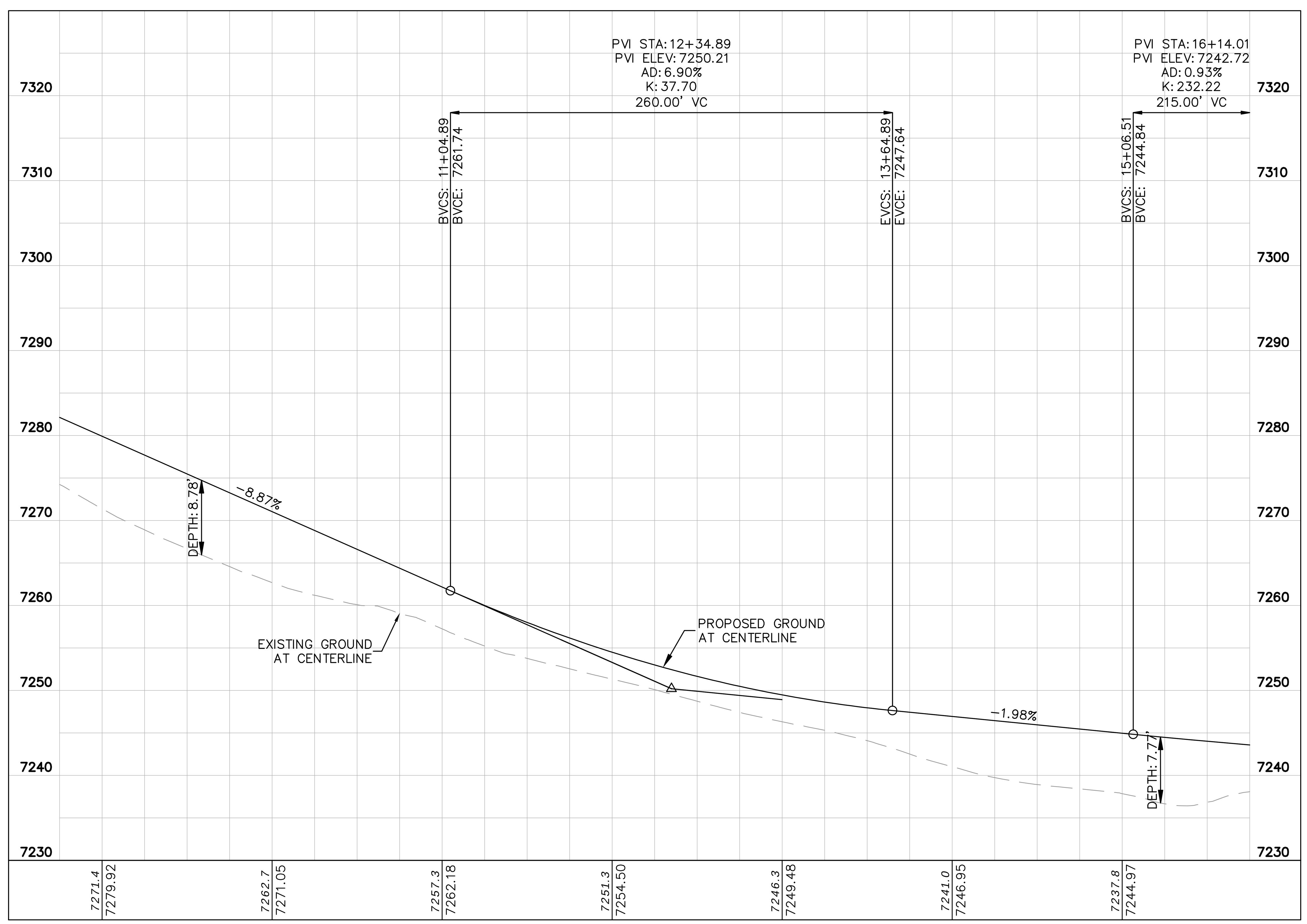
GRAPHIC SCALE IN FEET
0 25 50 100

LEGEND

- LOT BOUNDARY LINE
- EXISTING MAJOR CONTOUR
- EXISTING MINOR CONTOUR
- PROPOSED MAJOR CONTOUR
- PROPOSED MINOR CONTOUR
- STREET CROSS SECTION (SEE SHEET C1.2 FOR DETAILS)
- PROPOSED CULVERT
- UTILITY EASEMENT
- R.O.W. LINE
- EDGE OF PAVEMENT
- GRADED SUBGRADE (NO BASE OR ASPHALT)
- ASPHALT PAVEMENT
- GRAVEL TRAIL SECTION
- PROPOSED TRM MATTING

NOTES

1. SEE SHEET C1.2–C1.3 FOR TYPICAL ROADWAY SECTIONS AND ROADSIDE DITCH CONFIGURATIONS AS LABELED IN PLAN VIEW.



GRAPHIC SCALE IN FEET
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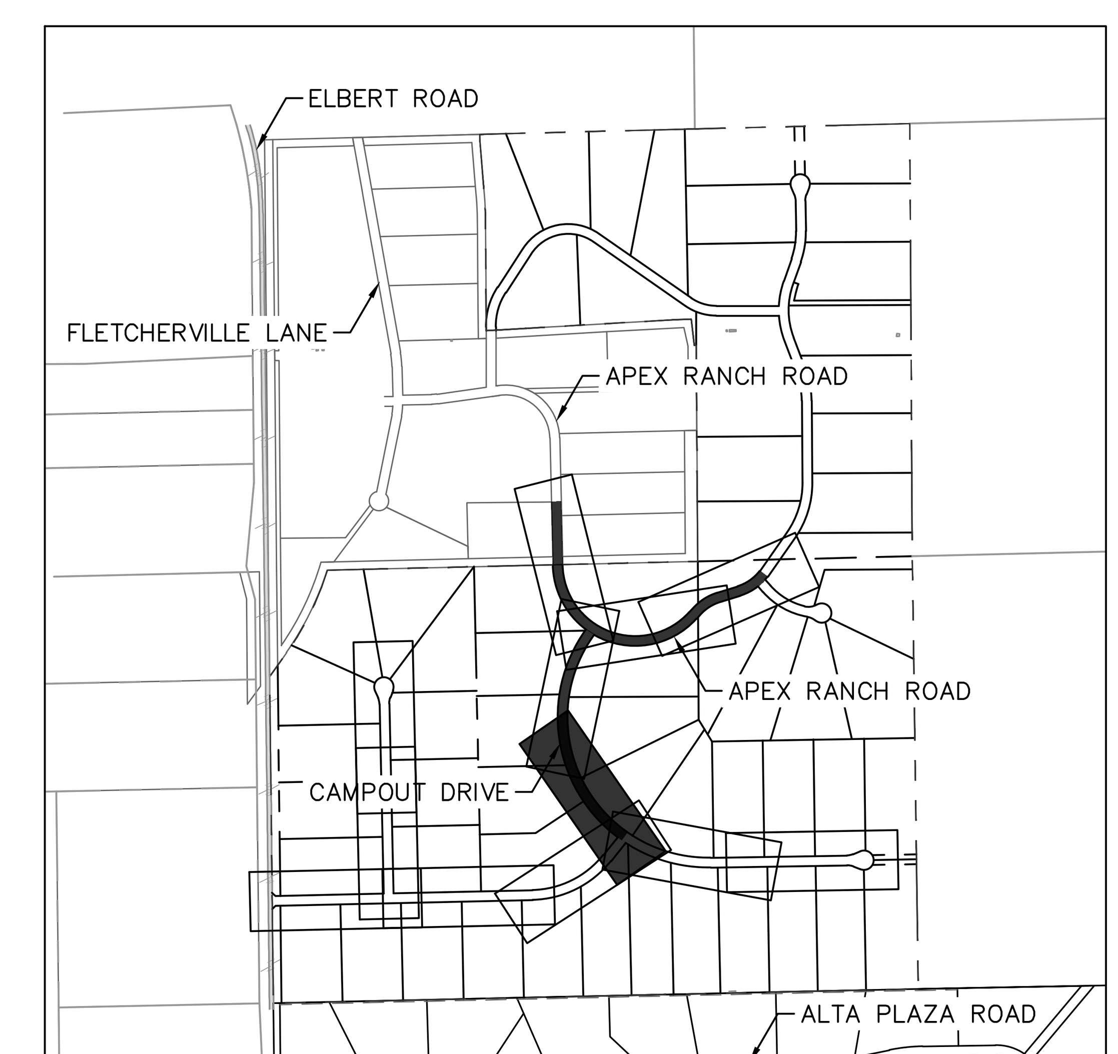
HORIZONTAL

0 5 10 20
VERTICAL



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EL PASO COUNTY, COLORADO
CONSTRUCTION DOCUMENTS
CAMPOUT DRIVE PLAN AND PROFILE

COLORADO LICENSED PROFESSIONAL ENGINEER 57234 06/11/2025

PROJECT NO. 196239003

SHEET C1.14

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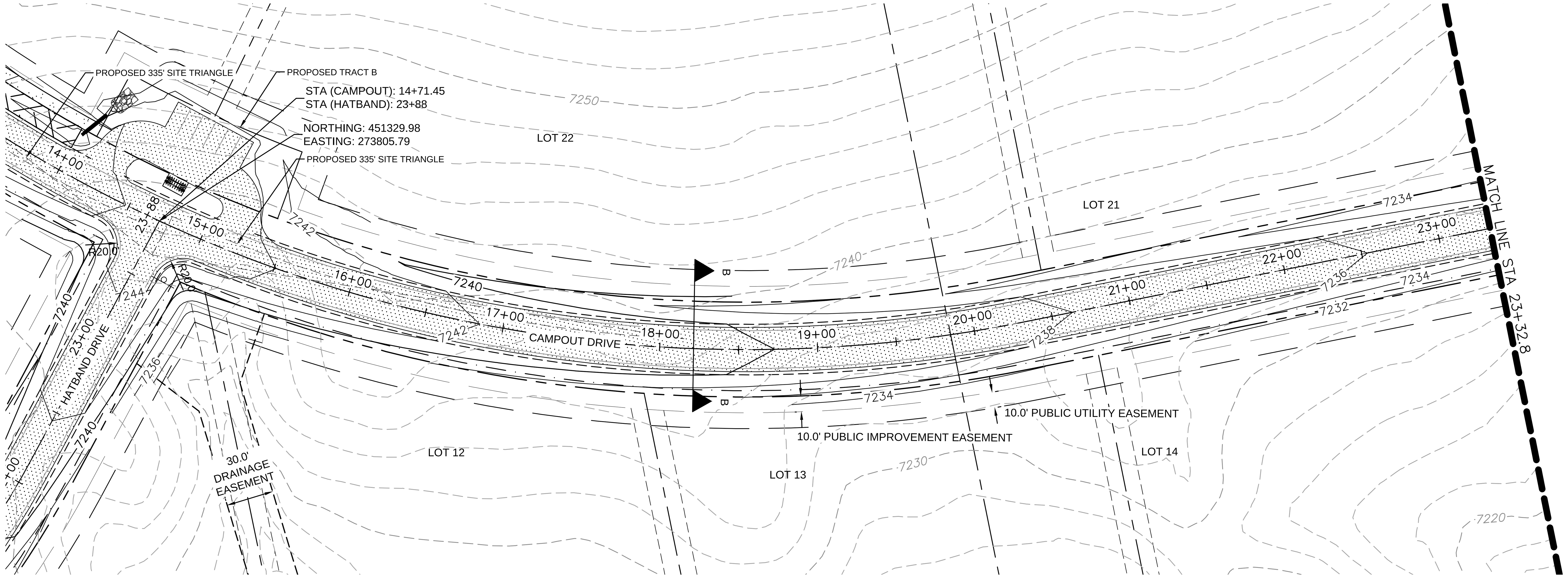

NORTH

GRAPHIC SCALE IN FEET
0 25 50 100

LEGEND

- LOT BOUNDARY LINE
- EXISTING MAJOR CONTOUR
- EXISTING MINOR CONTOUR
- PROPOSED MAJOR CONTOUR
- PROPOSED MINOR CONTOUR
- STREET CROSS SECTION (SEE SHEET C1.2 FOR DETAILS)
- PROPOSED CULVERT
- UTILITY EASEMENT
- R.O.W. LINE
- EDGE OF PAVEMENT
- GRADED SUBGRADE (NO BASE OR ASPHALT)
- ASPHALT PAVEMENT
- GRAVEL TRAIL SECTION
- PROPOSED TRM MATTING

NOTES

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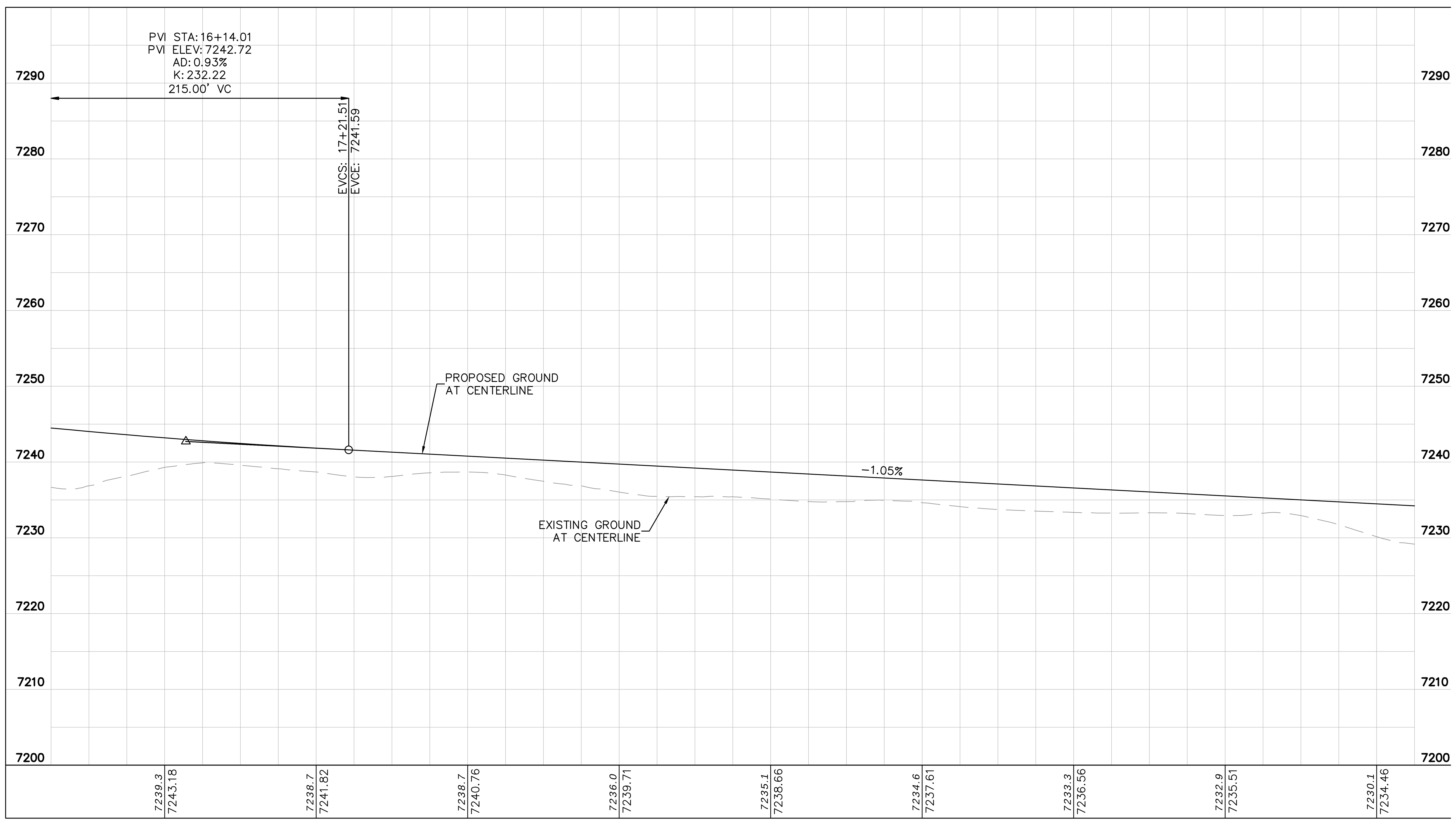
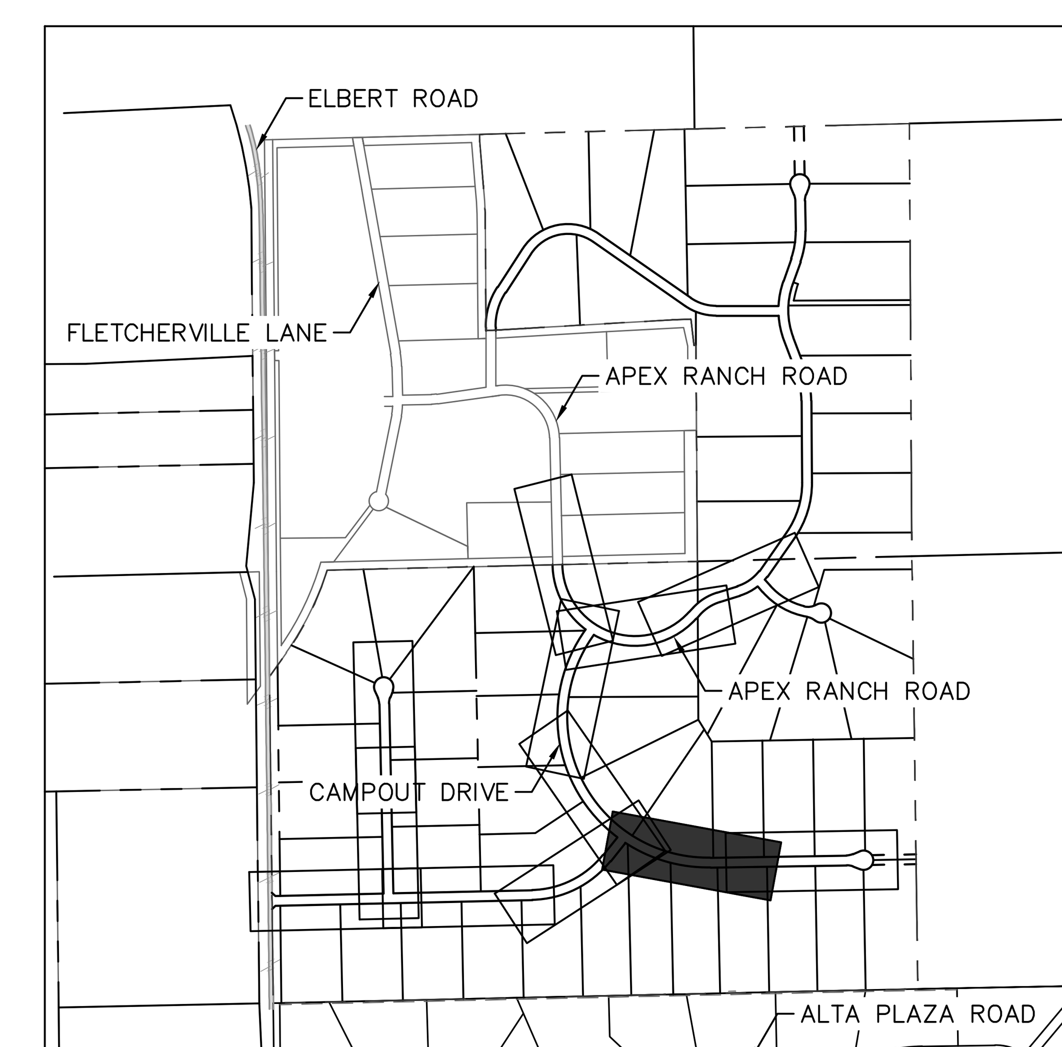
GRAPHIC SCALE IN FEET
0 25 50 100
HORIZONTAL

0 5 10 20
VERTICAL





KEYMAP SCALE: 1"=1,000'

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OVERLOOK AT HOMESTEAD FILING NO. 1
EL PASO COUNTY, COLORADO
CONSTRUCTION DOCUMENTS
CAMPOUT DRIVE PLAN AND PROFILE

COLORADO LICENSED PROFESSIONAL ENGINEER
KEVIN REX KOFFORD
57234
06/11/2025

PROJECT NO. 196239003

SHEET C1.15

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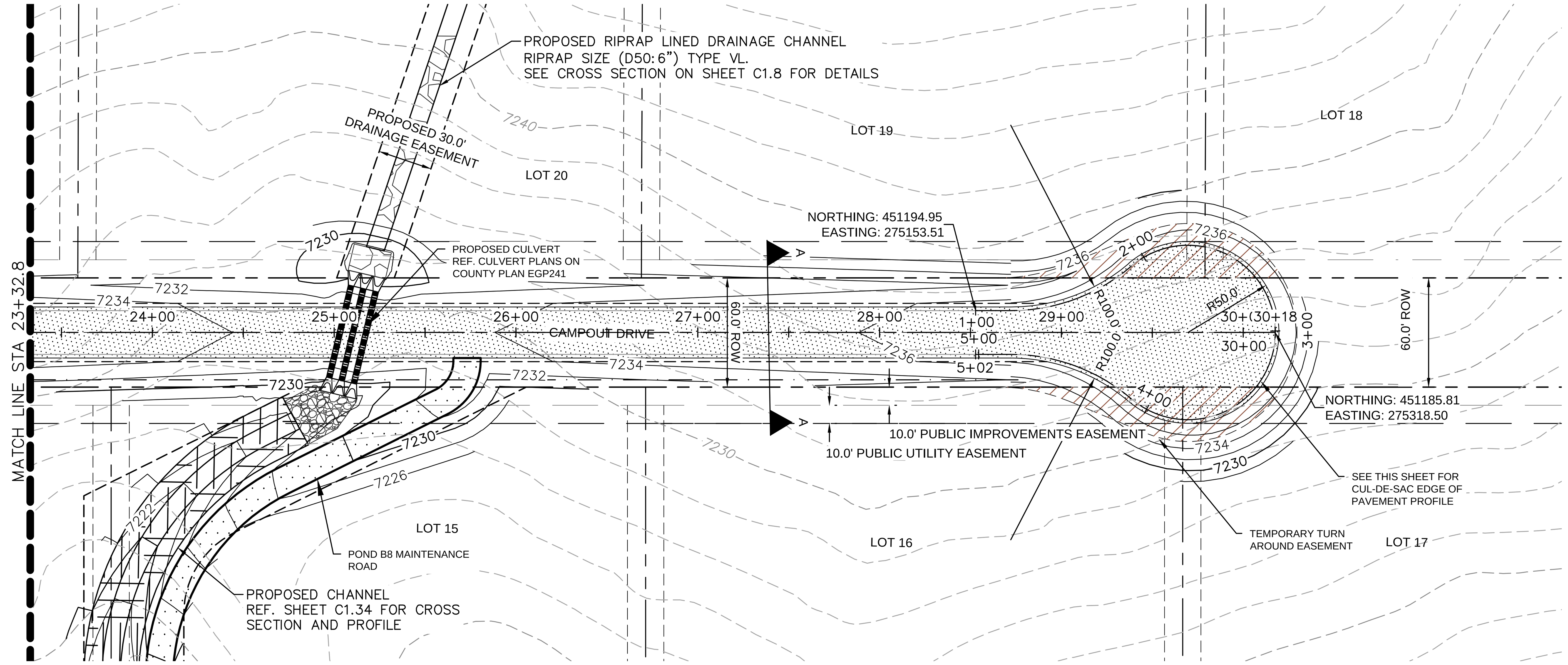

NORTH

GRAPHIC SCALE IN FEET
0 25 50 100

LEGEND

- LOT BOUNDARY LINE
- EXISTING MAJOR CONTOUR
- EXISTING MINOR CONTOUR
- PROPOSED MAJOR CONTOUR
- PROPOSED MINOR CONTOUR
- STREET CROSS SECTION (SEE SHEET C1.2 FOR DETAILS)
- PROPOSED CULVERT
- UTILITY EASEMENT
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- ASPHALT PAVEMENT
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NOTES

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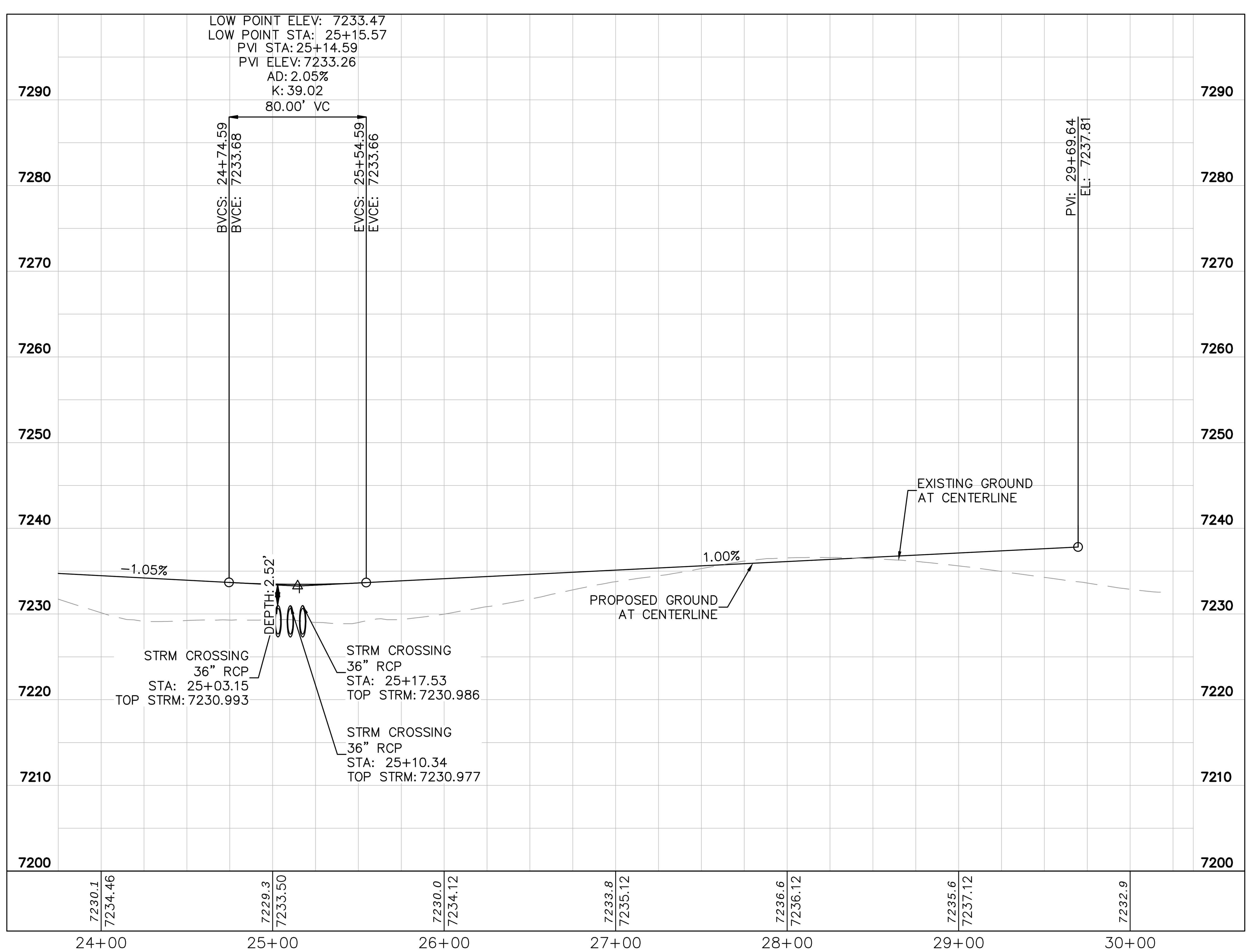

GRAPHIC SCALE IN FEET
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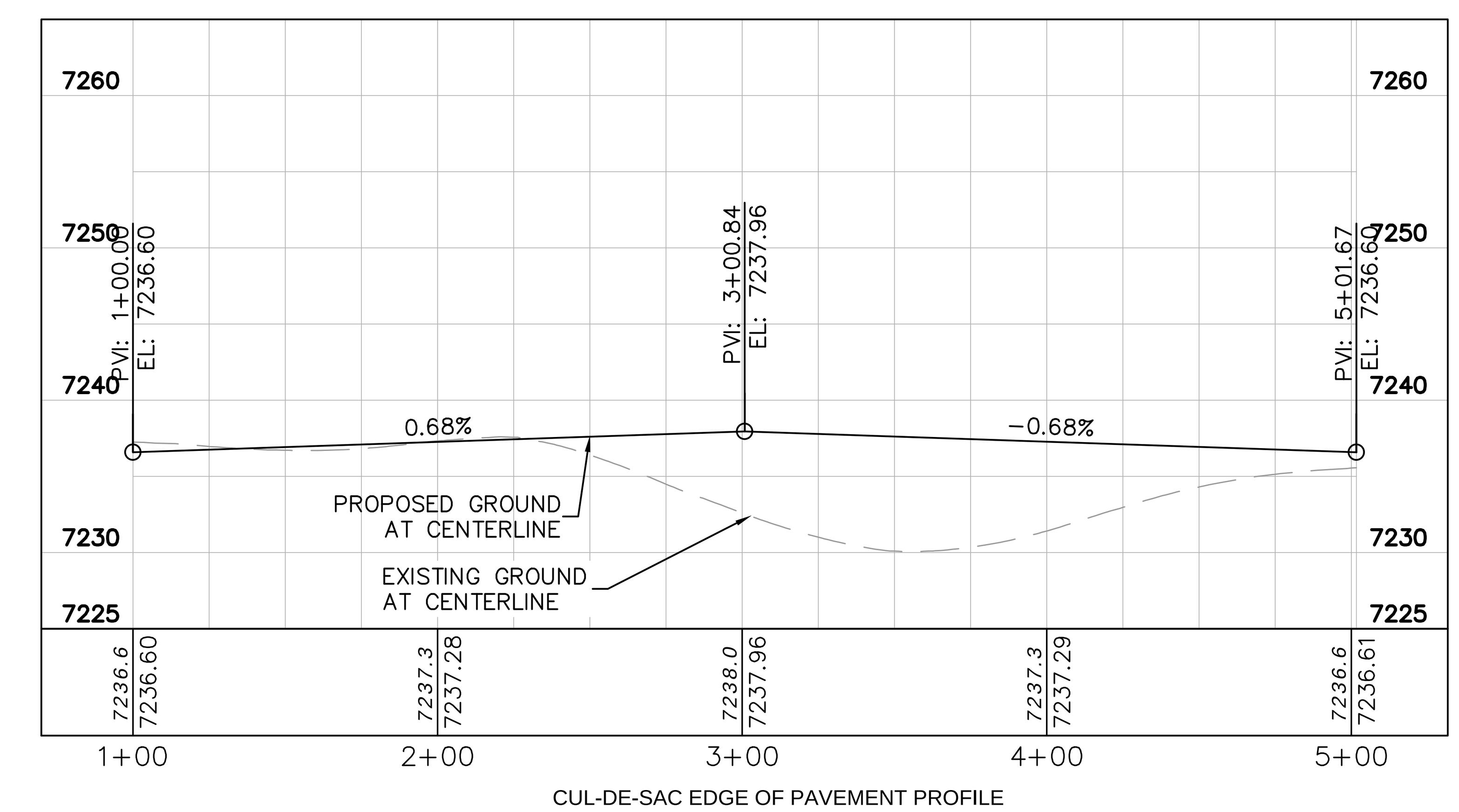
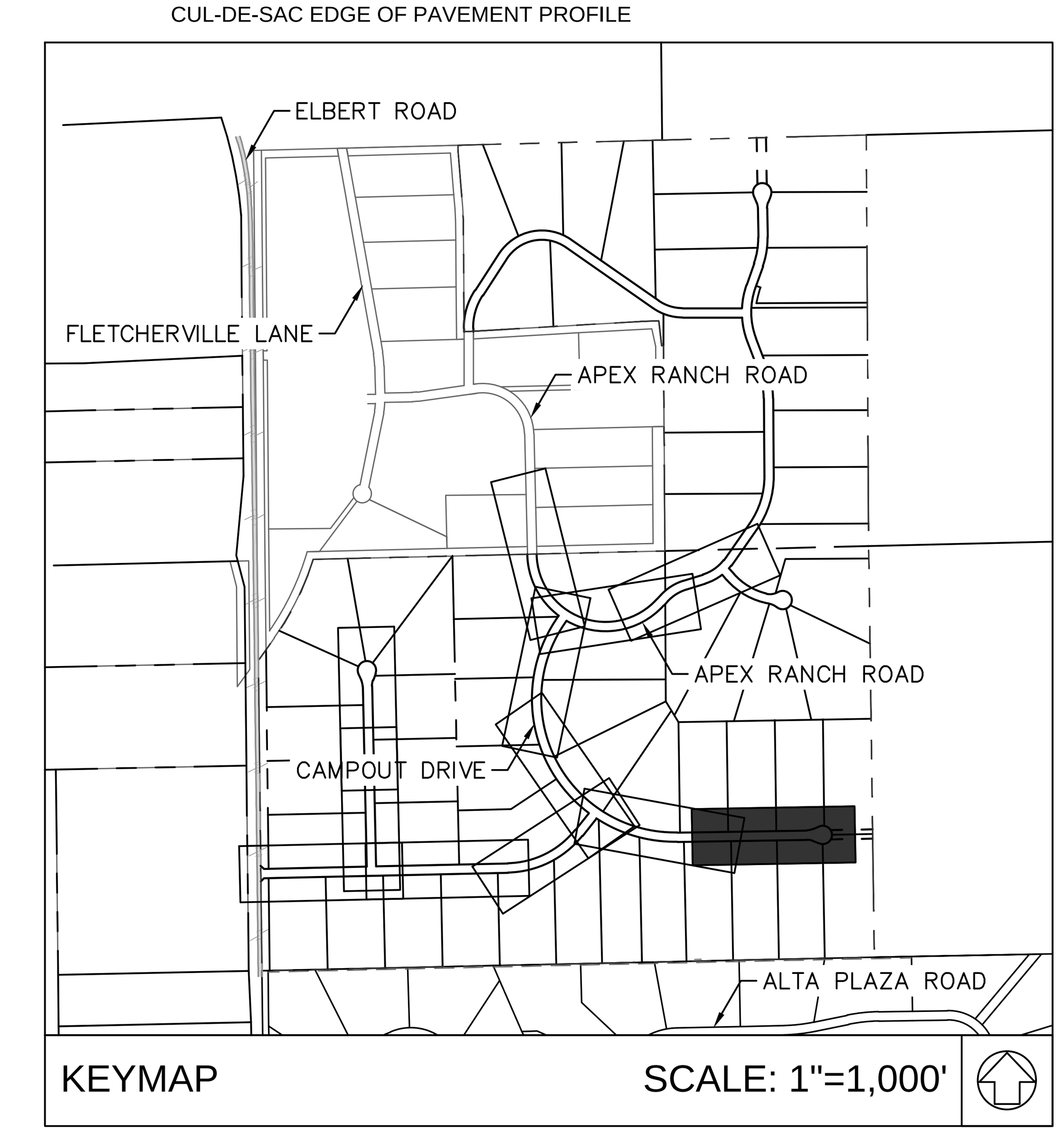
HORIZONTAL

0 5 10 20
VERTICAL



CUL-DE-SAC EDGE OF PAVEMENT PROFILE



KEYMAP SCALE: 1"=1,000'

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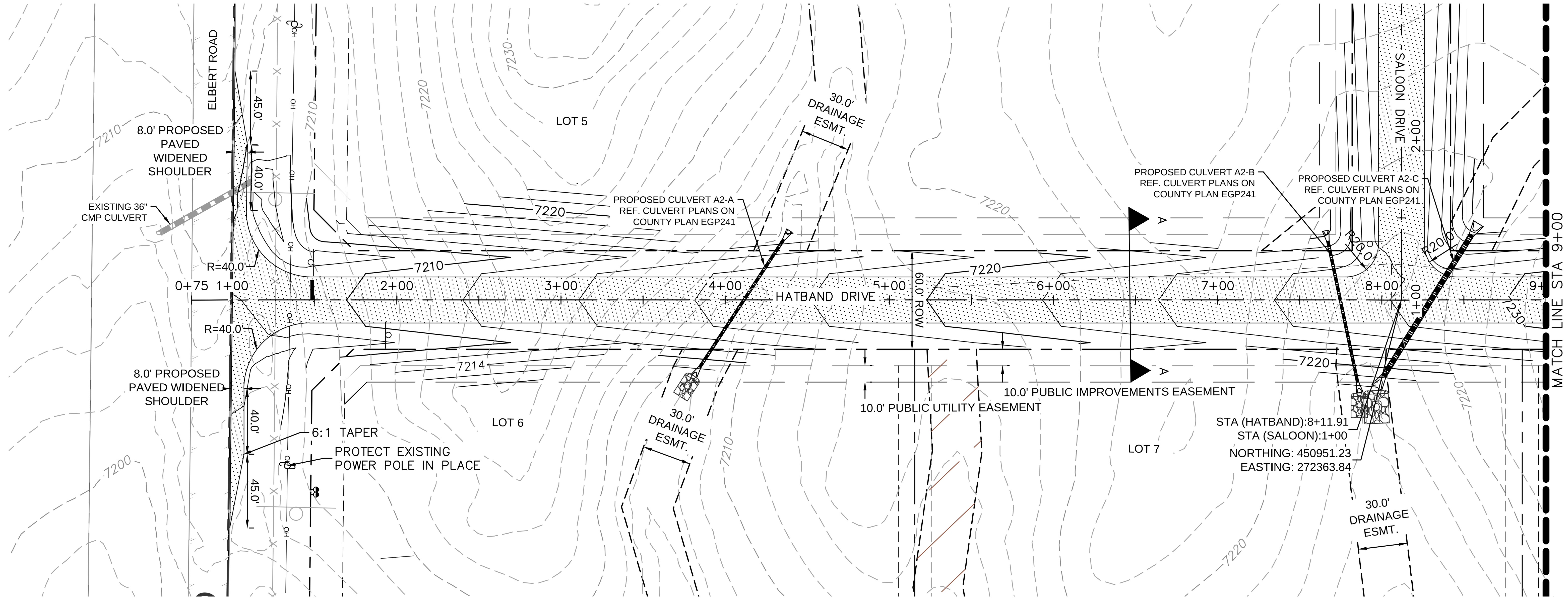
OVERLOOK AT HOMESTEAD FILING NO. 1
EL PASO COUNTY, COLORADO
CONSTRUCTION DOCUMENTS
CAMPOUT DRIVE PLAN AND PROFILE

COLORADO LICENSED PROFESSIONAL ENGINEER 57234 06/11/2025

PROJECT NO.
196239003

SHEET
C1.16



NORTH

GRAPHIC SCALE IN FEET
0 25 50 100

LEGEND

- LOT BOUNDARY LINE
- EXISTING MAJOR CONTOUR
- EXISTING MINOR CONTOUR
- PROPOSED MAJOR CONTOUR
- PROPOSED MINOR CONTOUR
- STREET CROSS SECTION (SEE SHEET C1.2 FOR DETAILS)
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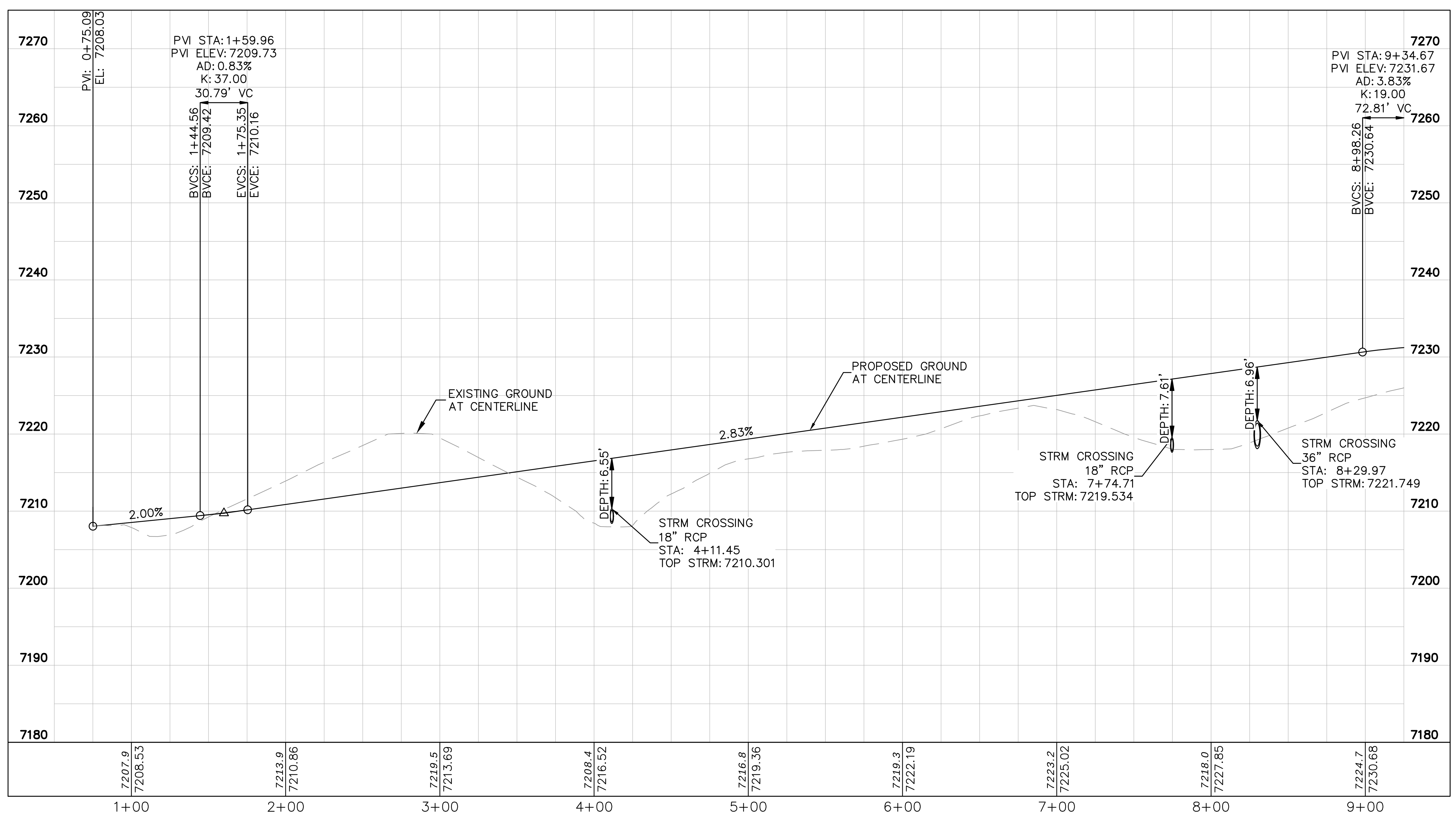
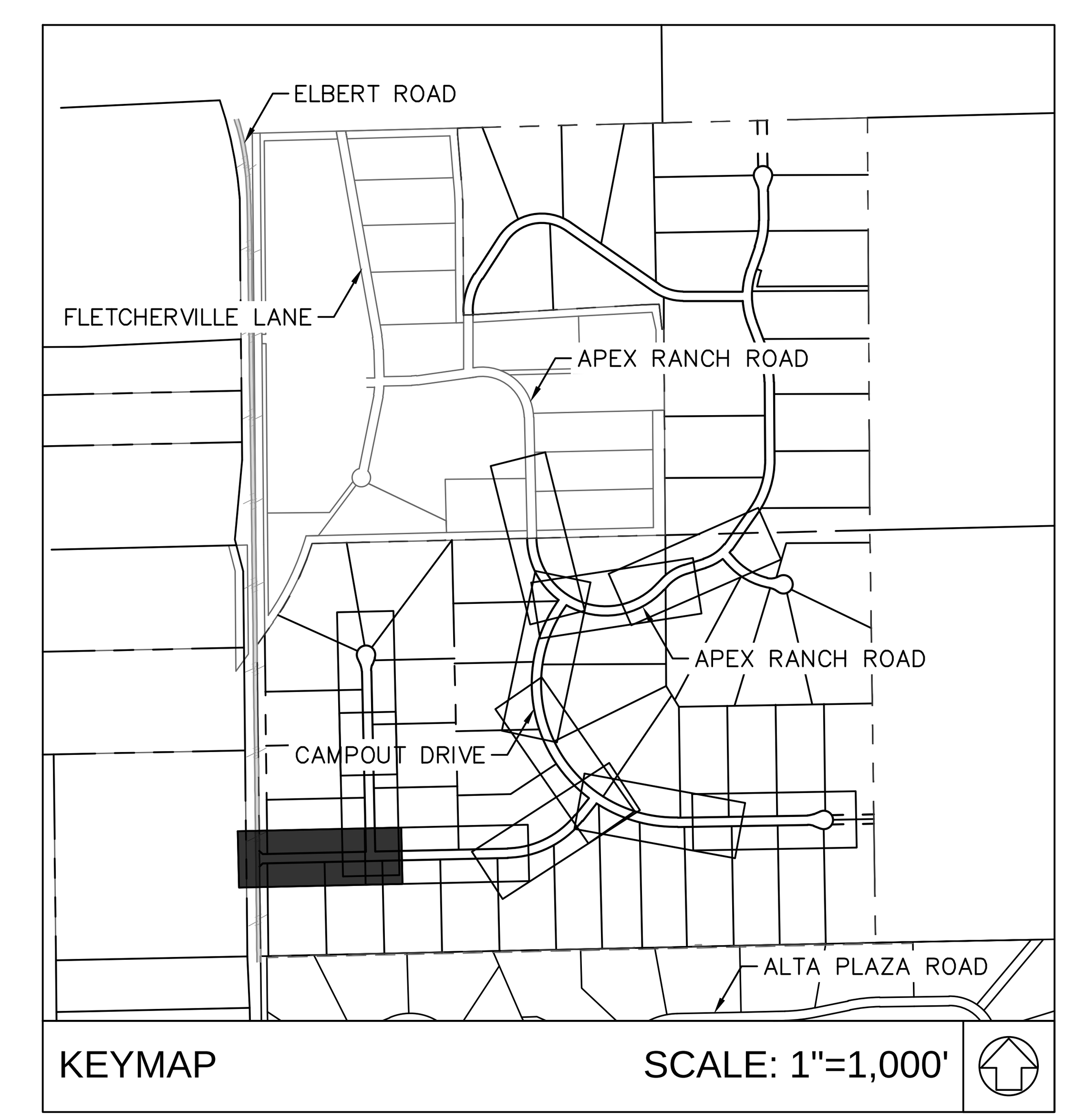
GRAPHIC SCALE IN FEET
0 25 50 100
HORIZONTAL

0 5 10 20
VERTICAL





KEYMAP
SCALE: 1"=1,000'

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OVERLOOK AT HOMESTEAD FILING NO. 1
EL PASO COUNTY, COLORADO
CONSTRUCTION DOCUMENTS
HATBAND DRIVE PLAN AND PROFILE

COLORADO LICENSED PROFESSIONAL ENGINEER 57234 06/11/2025

PROJECT NO.
196239003

SHEET
C1.17

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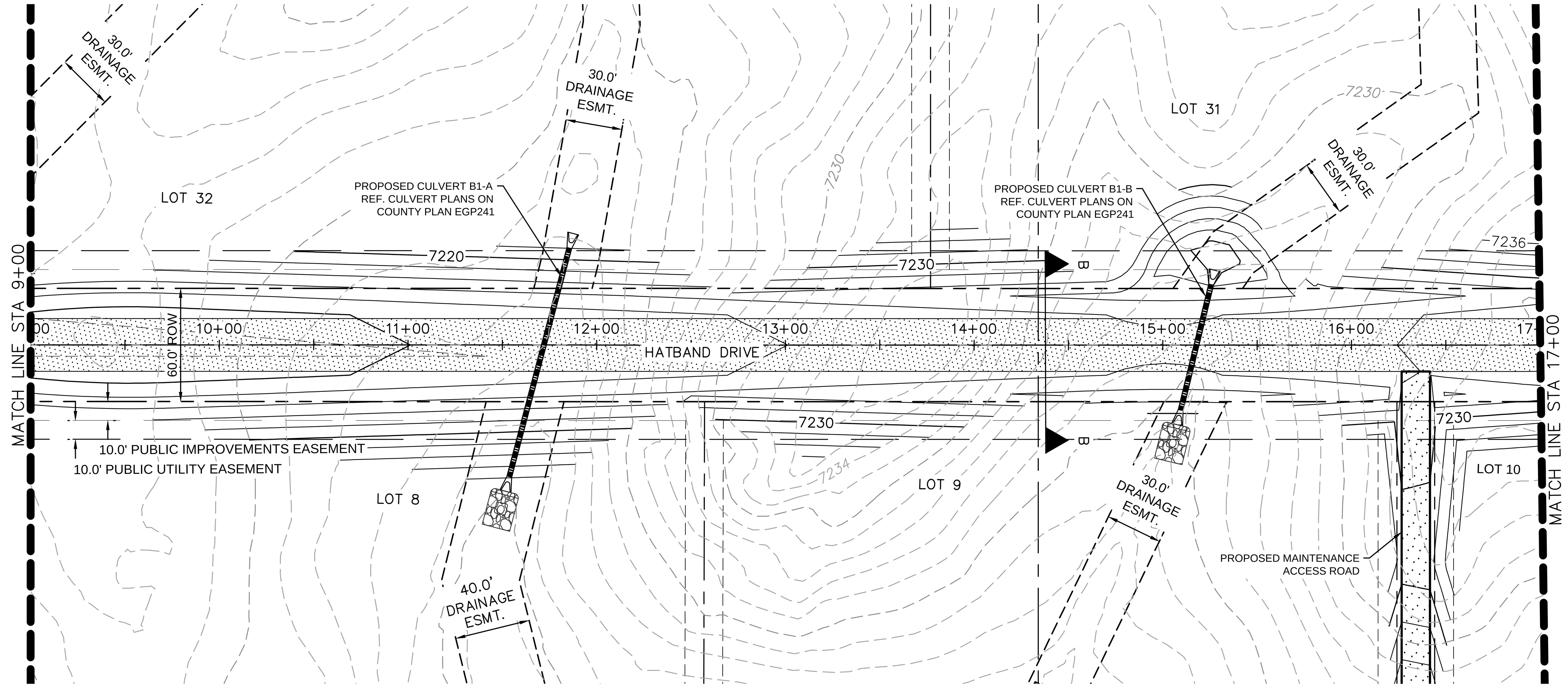

LOT 10

NORTH

GRAPHIC SCALE IN FEET
0 25 50 100

LEGEND

- LOT BOUNDARY LINE
- EXISTING MAJOR CONTOUR
- EXISTING MINOR CONTOUR
- PROPOSED MAJOR CONTOUR
- PROPOSED MINOR CONTOUR
- STREET CROSS SECTION (SEE SHEET C1.2 FOR DETAILS)
- PROPOSED CULVERT
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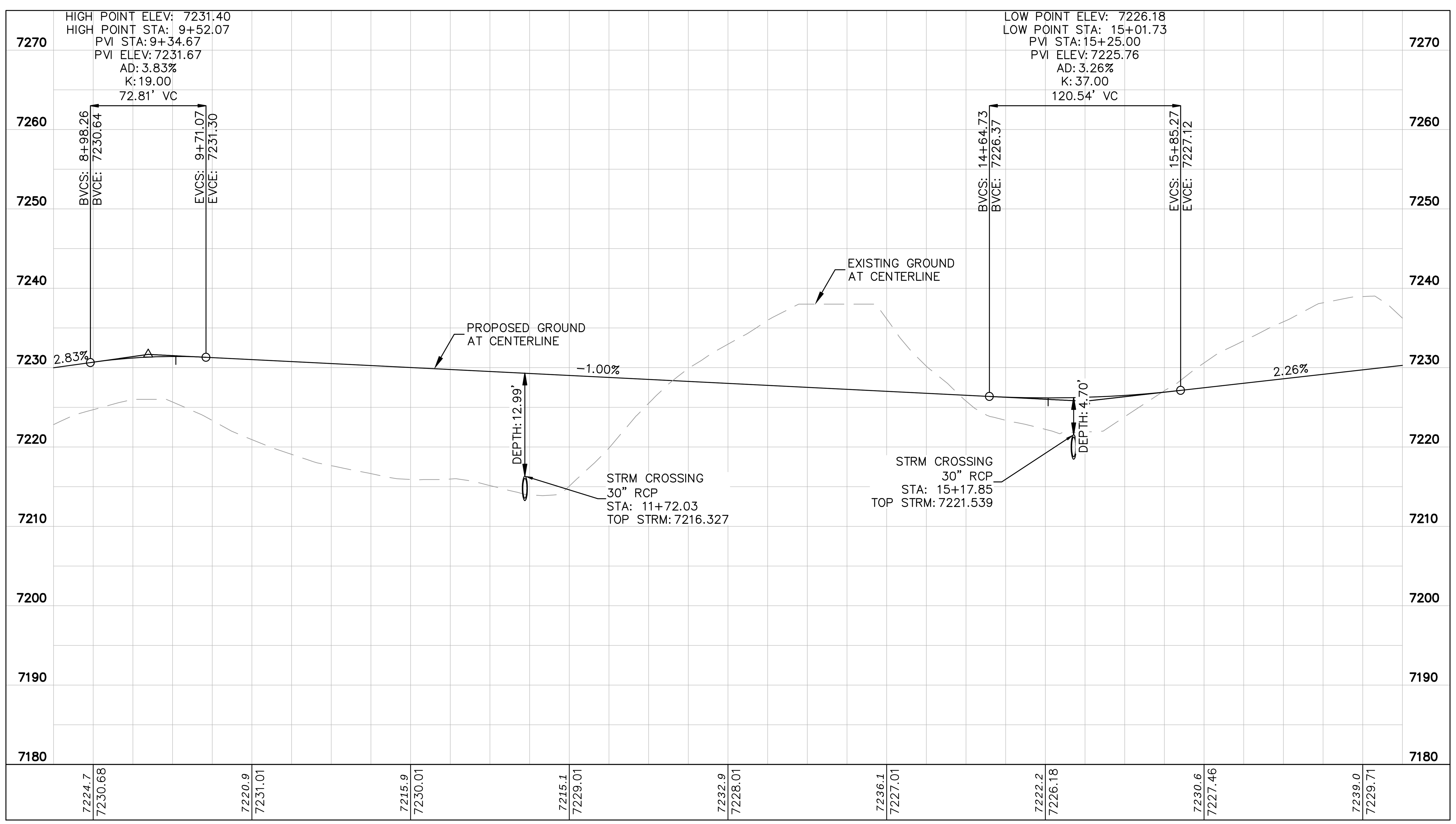
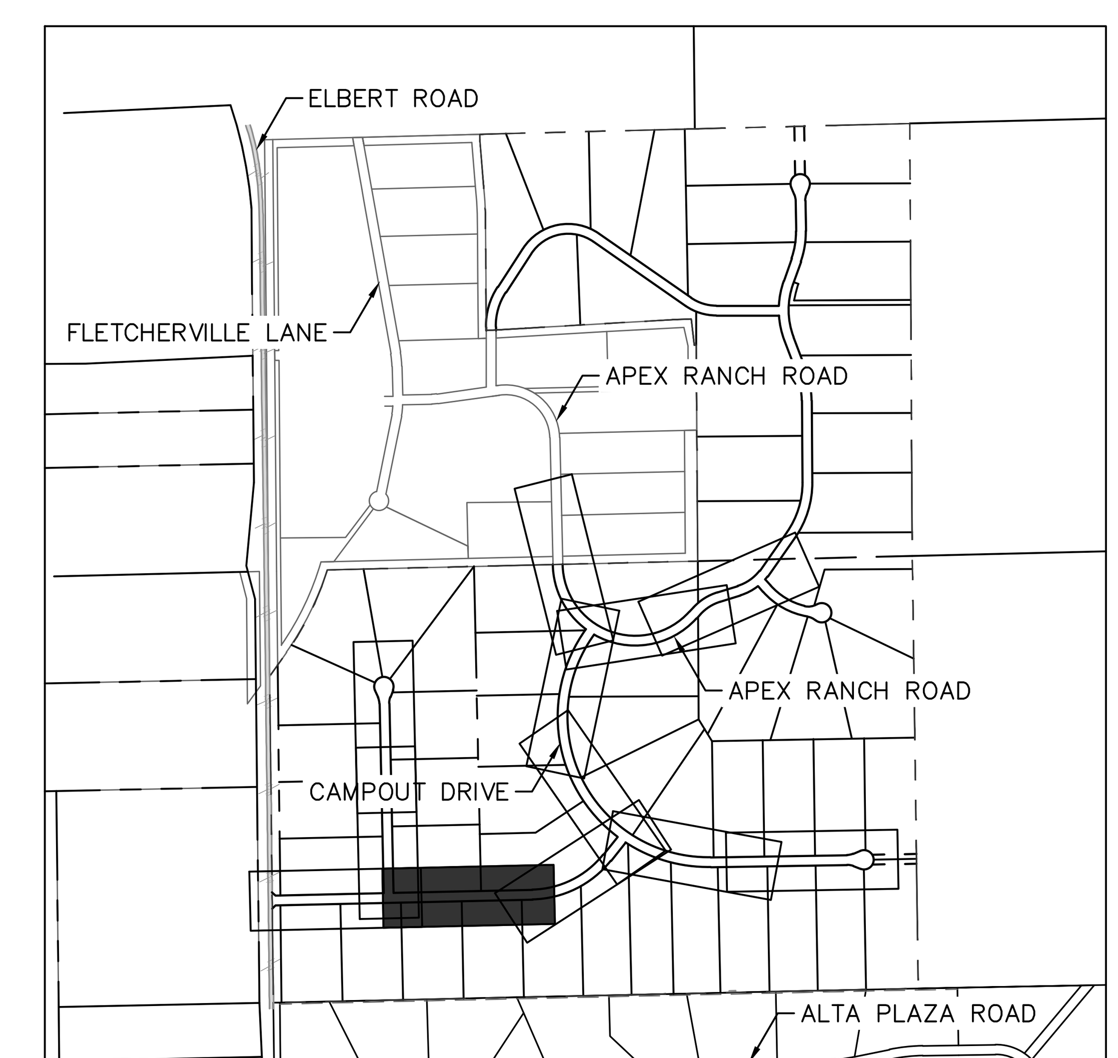
GRAPHIC SCALE IN FEET
0 25 50 100
HORIZONTAL

0 5 10 20
VERTICAL





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OVERLOOK AT HOMESTEAD FILING NO. 1
EL PASO COUNTY, COLORADO
CONSTRUCTION DOCUMENTS
HATBAND DRIVE PLAN AND PROFILE

COLORADO LICENSED PROFESSIONAL ENGINEER 57234 06/11/2025

PROJECT NO.
196239003

SHEET
C1.18

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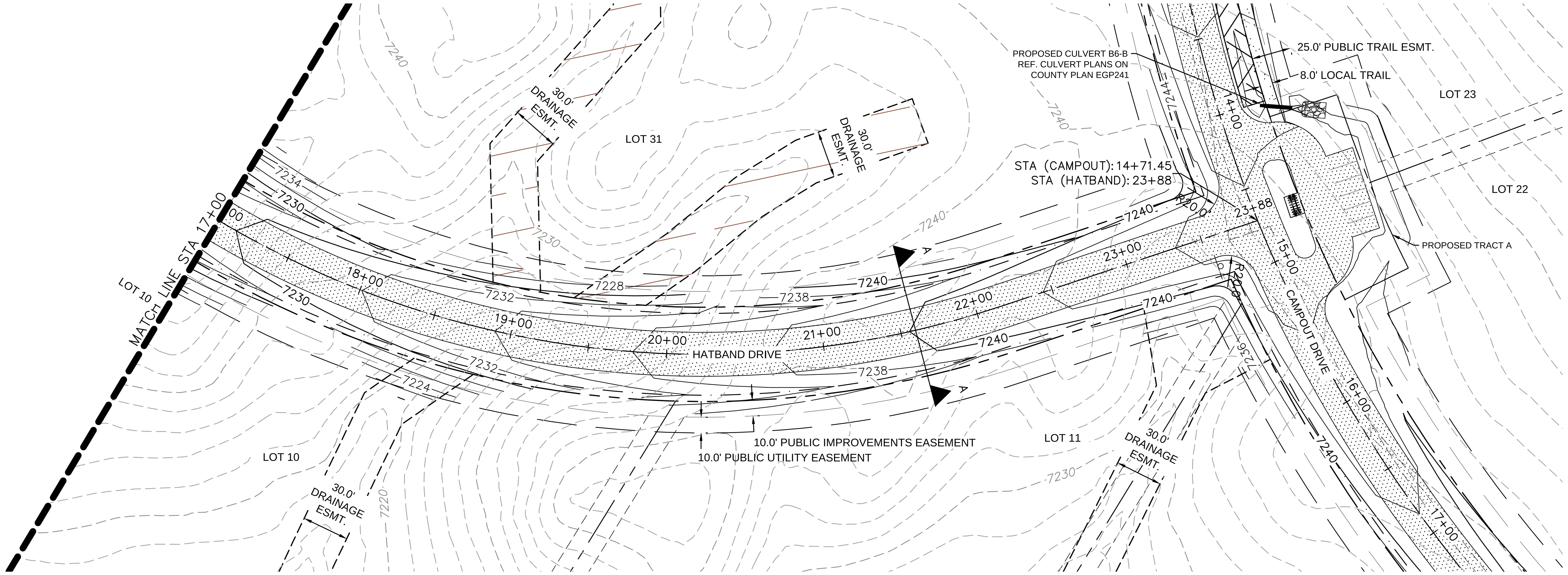

NORTH

GRAPHIC SCALE IN FEET
0 25 50 100

LEGEND

- LOT BOUNDARY LINE
- EXISTING MAJOR CONTOUR
- EXISTING MINOR CONTOUR
- PROPOSED MAJOR CONTOUR
- PROPOSED MINOR CONTOUR
- STREET CROSS SECTION (SEE SHEET C1.2 FOR DETAILS)
- PROPOSED CULVERT
- UTILITY EASEMENT
- R.O.W. LINE
- EDGE OF PAVEMENT
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NOTES

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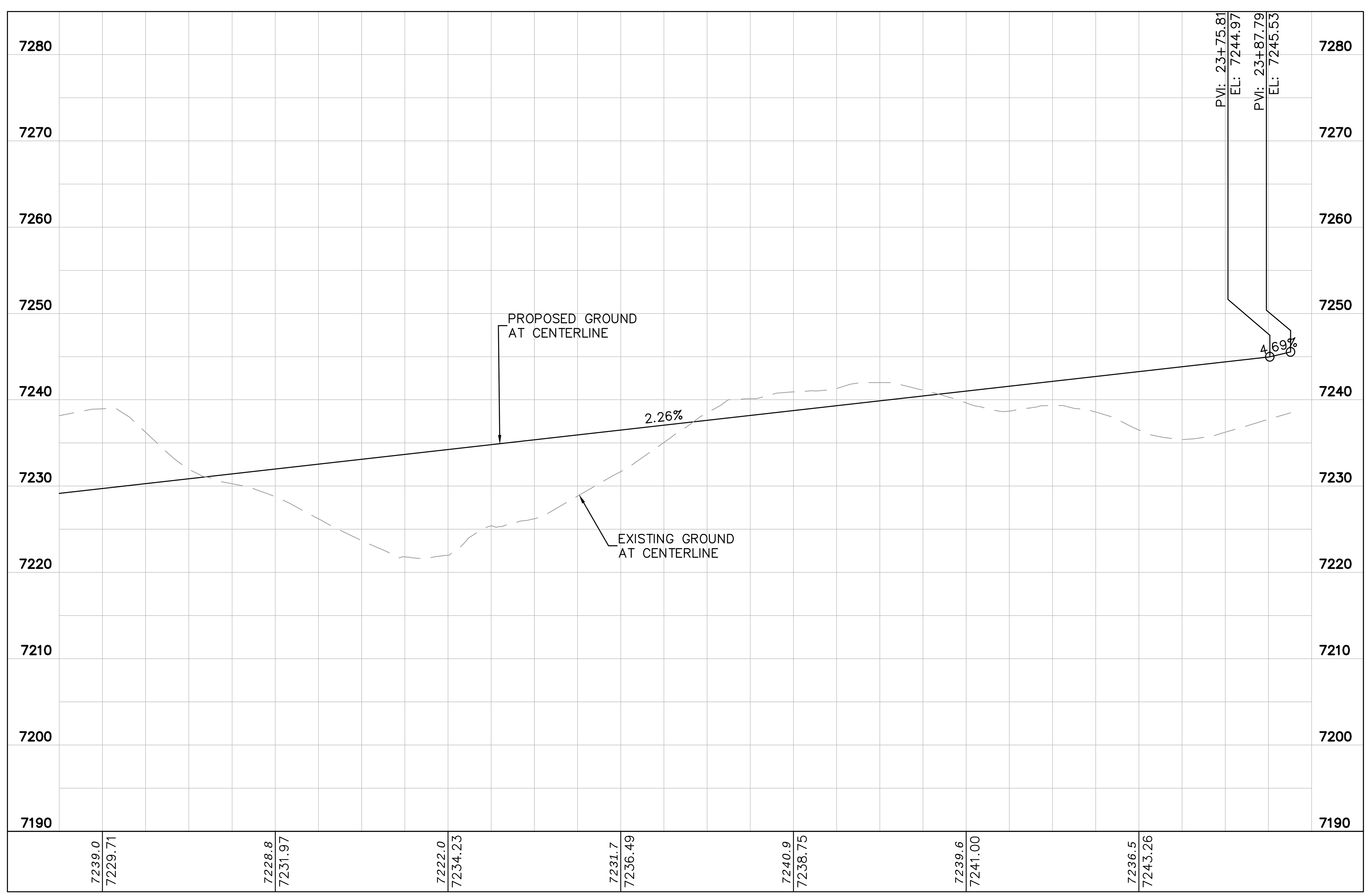
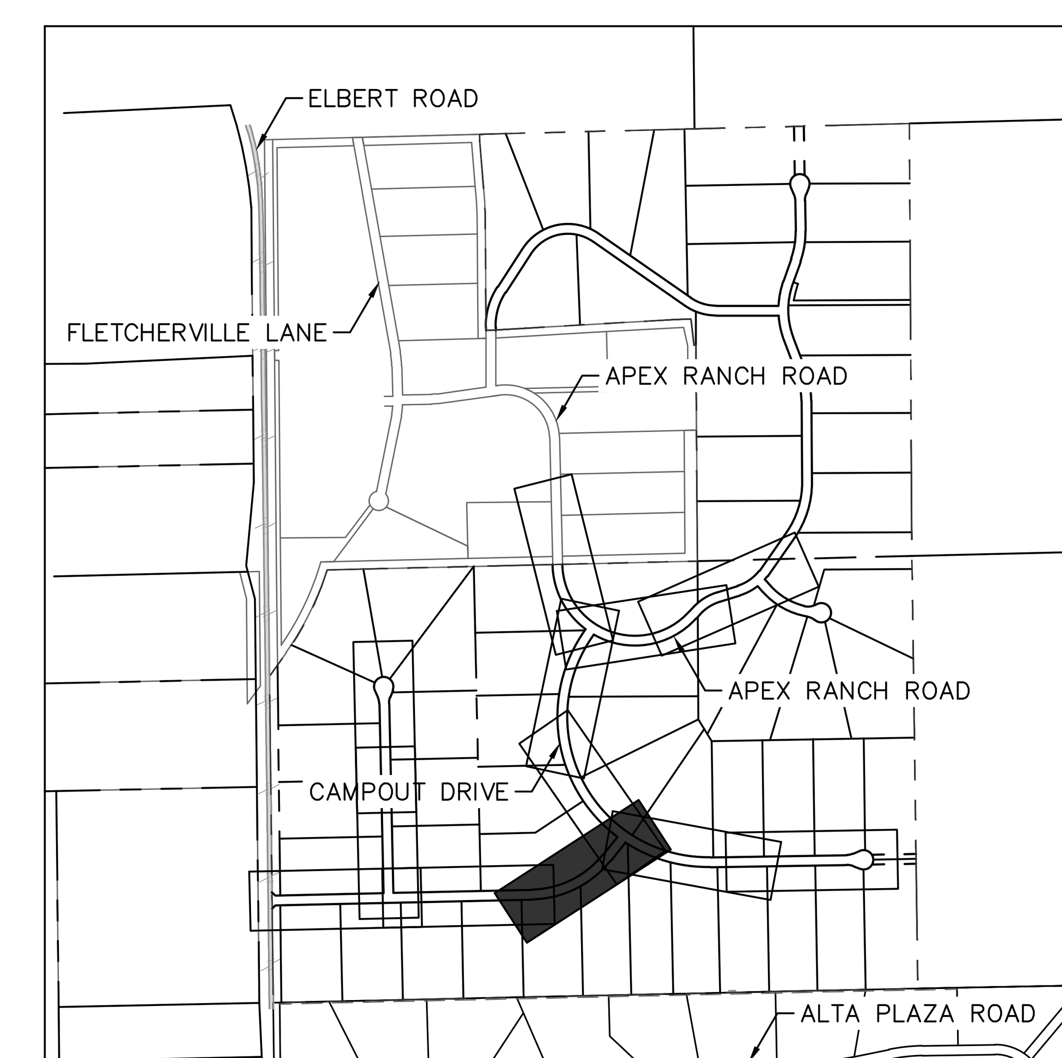
GRAPHIC SCALE IN FEET
0 25 50 100
HORIZONTAL

0 5 10 20
VERTICAL





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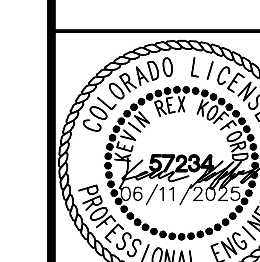
OVERLOOK AT HOMESTEAD FILING NO. 1
EL PASO COUNTY, COLORADO
CONSTRUCTION DOCUMENTS
HATBAND DRIVE PLAN AND PROFILE



PROJECT NO.
196239003

SHEET
C1.19

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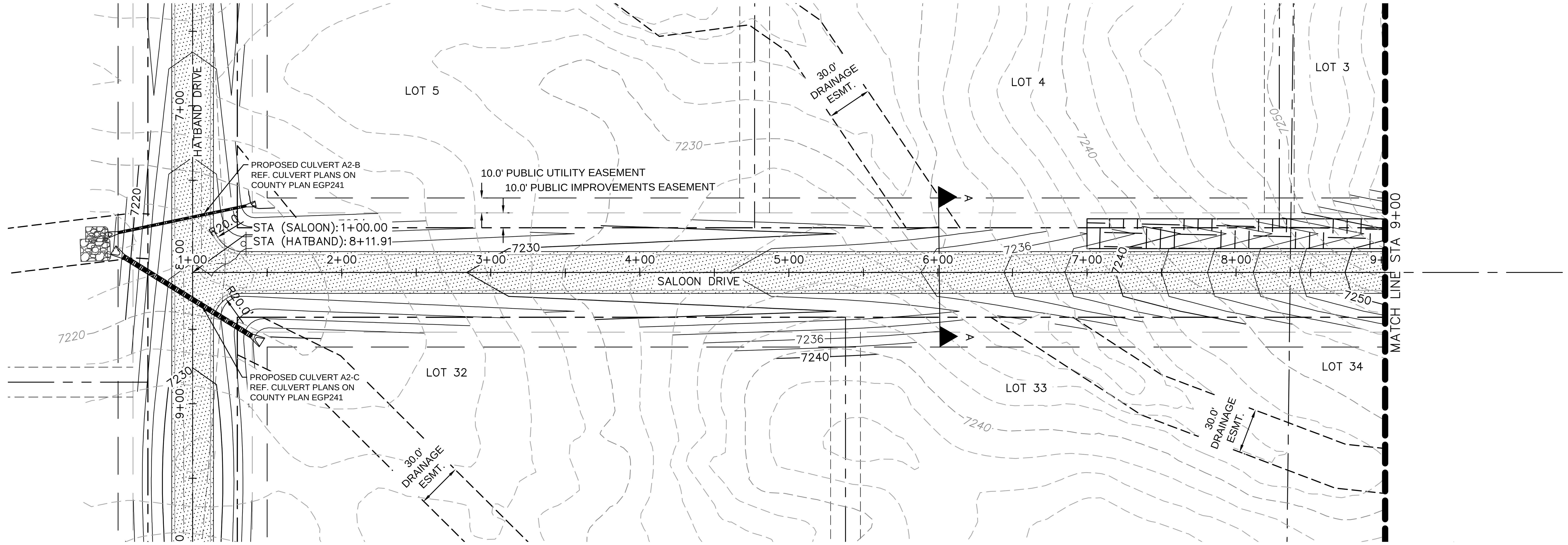
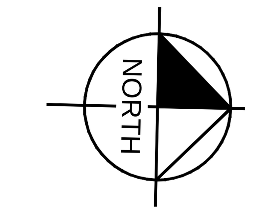




GRAPHIC SCALE IN FEET
0 25 50 100

LEGEND

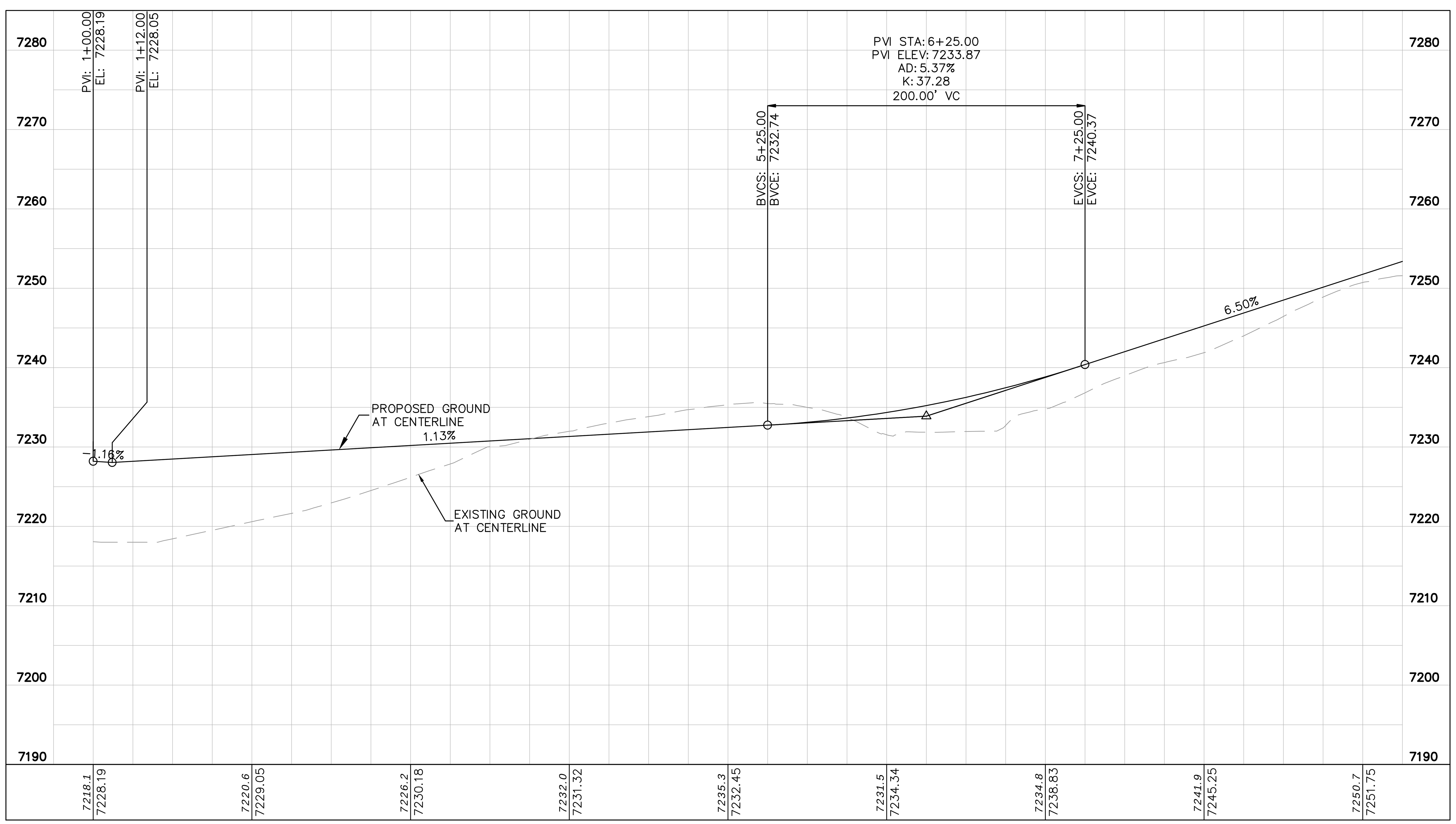
	LOT BOUNDARY LINE
	EXISTING MAJOR CONTOUR
	EXISTING MINOR CONTOUR
	PROPOSED MAJOR CONTOUR
	PROPOSED MINOR CONTOUR
X X	STREET CROSS SECTION (SEE SHEET C1.2 FOR DETAILS)
	PROPOSED CULVERT
	UTILITY EASEMENT
	R.O.W. LINE
	EDGE OF PAVEMENT
	GRADED SUBGRADE (NO BASE OR ASPHALT)
	ASPHALT PAVEMENT
	GRAVEL TRAIL SECTION
	PROPOSED TRM MATTING

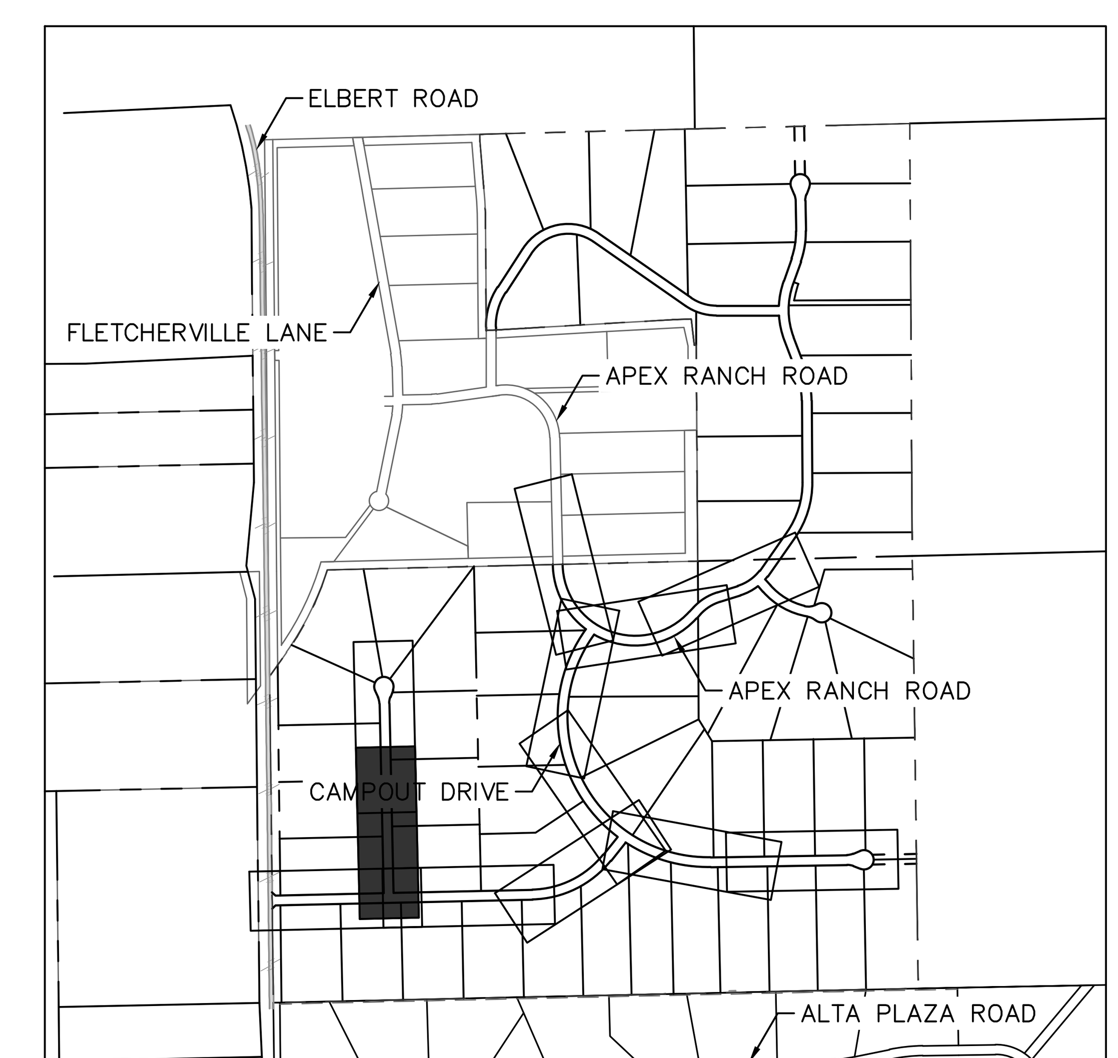
NOTES

1. SEE SHEET C1.2–C1.3 FOR TYPICAL ROADWAY SECTIONS AND ROADSIDE DITCH CONFIGURATIONS AS LABELED IN PLAN VIEW.

GRAPHIC SCALE IN FEET
0 25 50 100
HORIZONTAL

0 5 10 20
VERTICAL





KEYMAP SCALE: 1"=1,000'

NO.	REVISION	BY	DATE	APPR

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

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DRAWN BY: AJL
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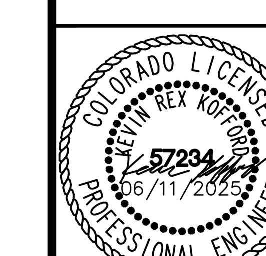
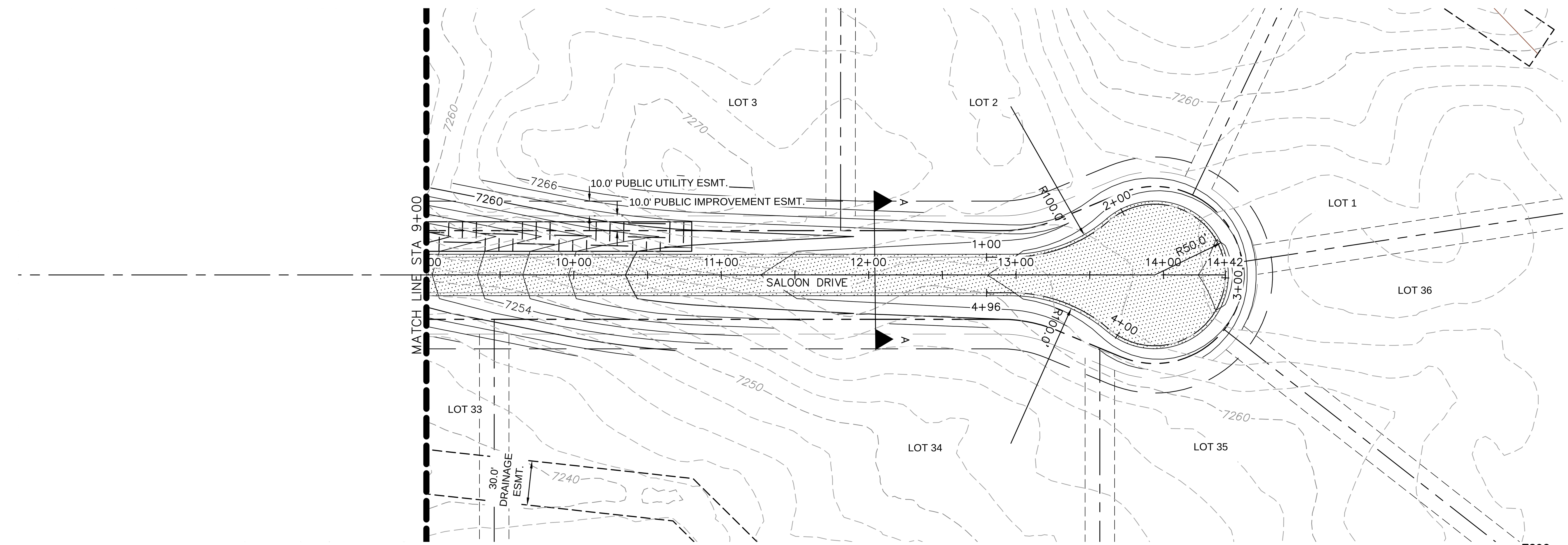
DATE: 06/11/2025

OVERLOOK AT HOMESTEAD FILING NO. 1
EL PASO COUNTY, COLORADO
CONSTRUCTION DOCUMENTS
SALOON DRIVE PLAN AND PROFILE



PROJECT NO.
196239003

SHEET
C1.20



GRAPHIC SCALE IN FEET
0 25 50 100

LEGEND

LOT BOUNDARY LINE
EXISTING MAJOR CONTOUR
EXISTING MINOR CONTOUR
PROPOSED MAJOR CONTOUR
PROPOSED MINOR CONTOUR
STREET CROSS SECTION (SEE SHEET C1.2 FOR DETAILS)
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UTILITY EASEMENT
R.O.W. LINE
EDGE OF PAVEMENT
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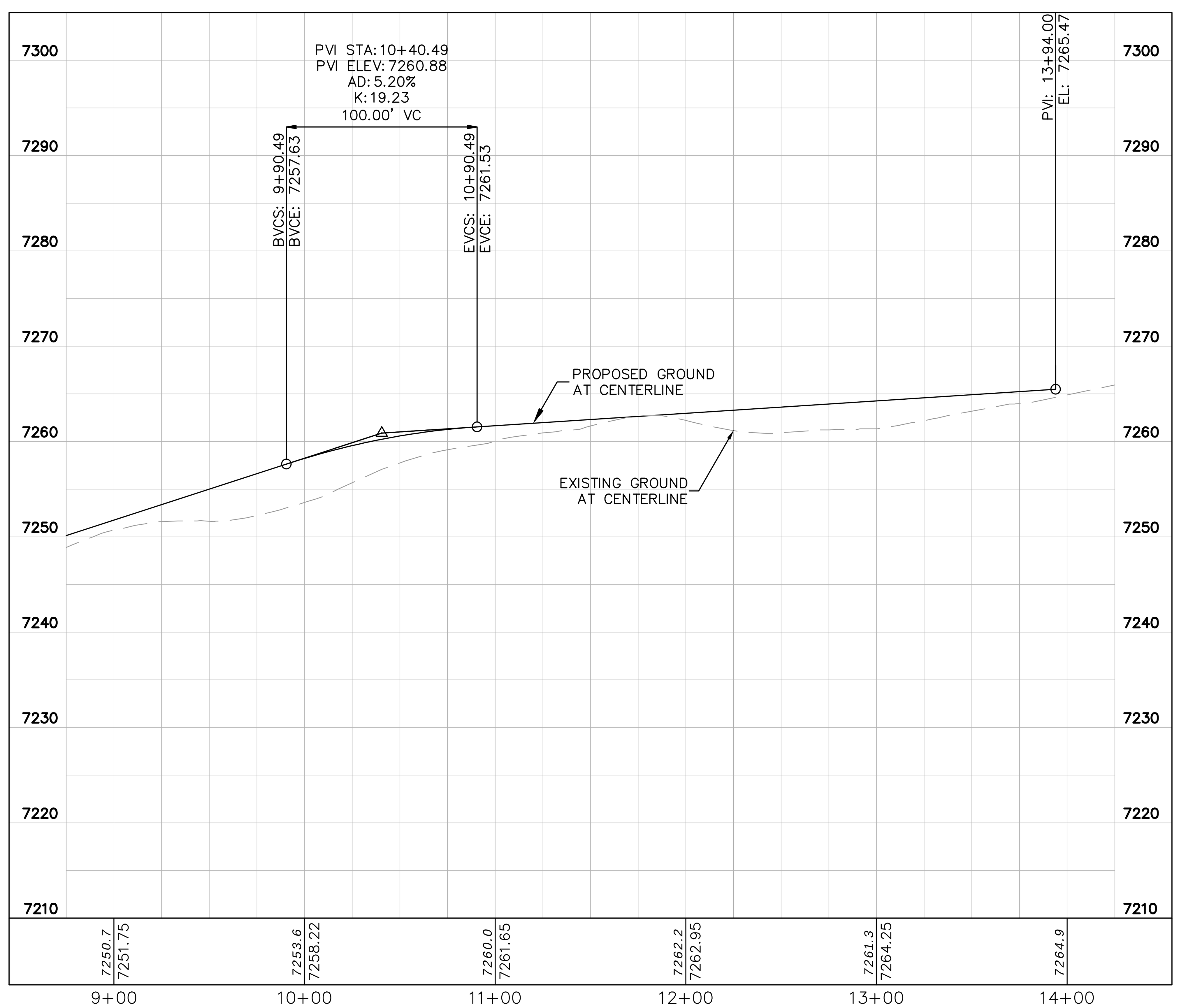

GRAPHIC SCALE IN FEET
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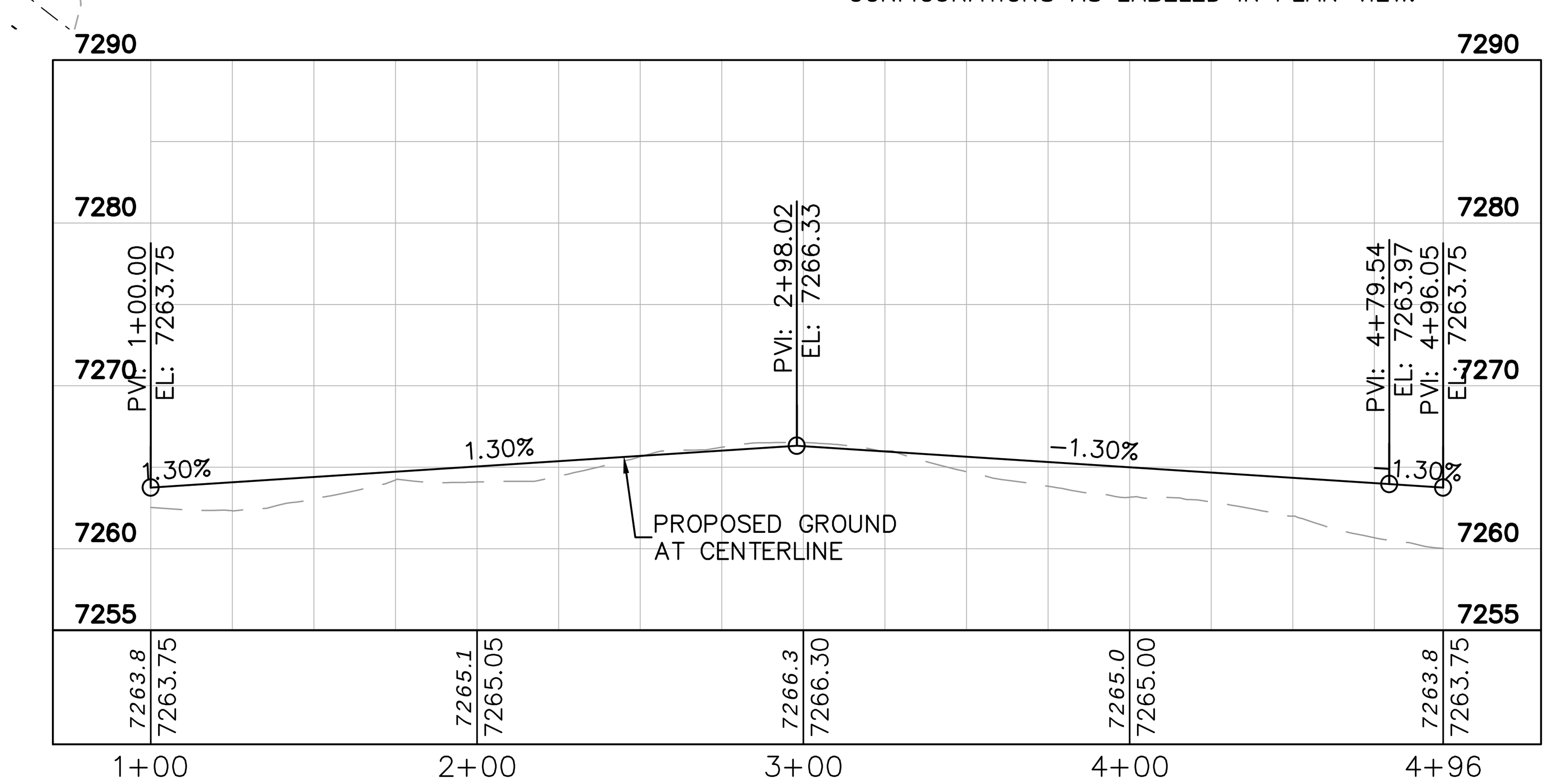
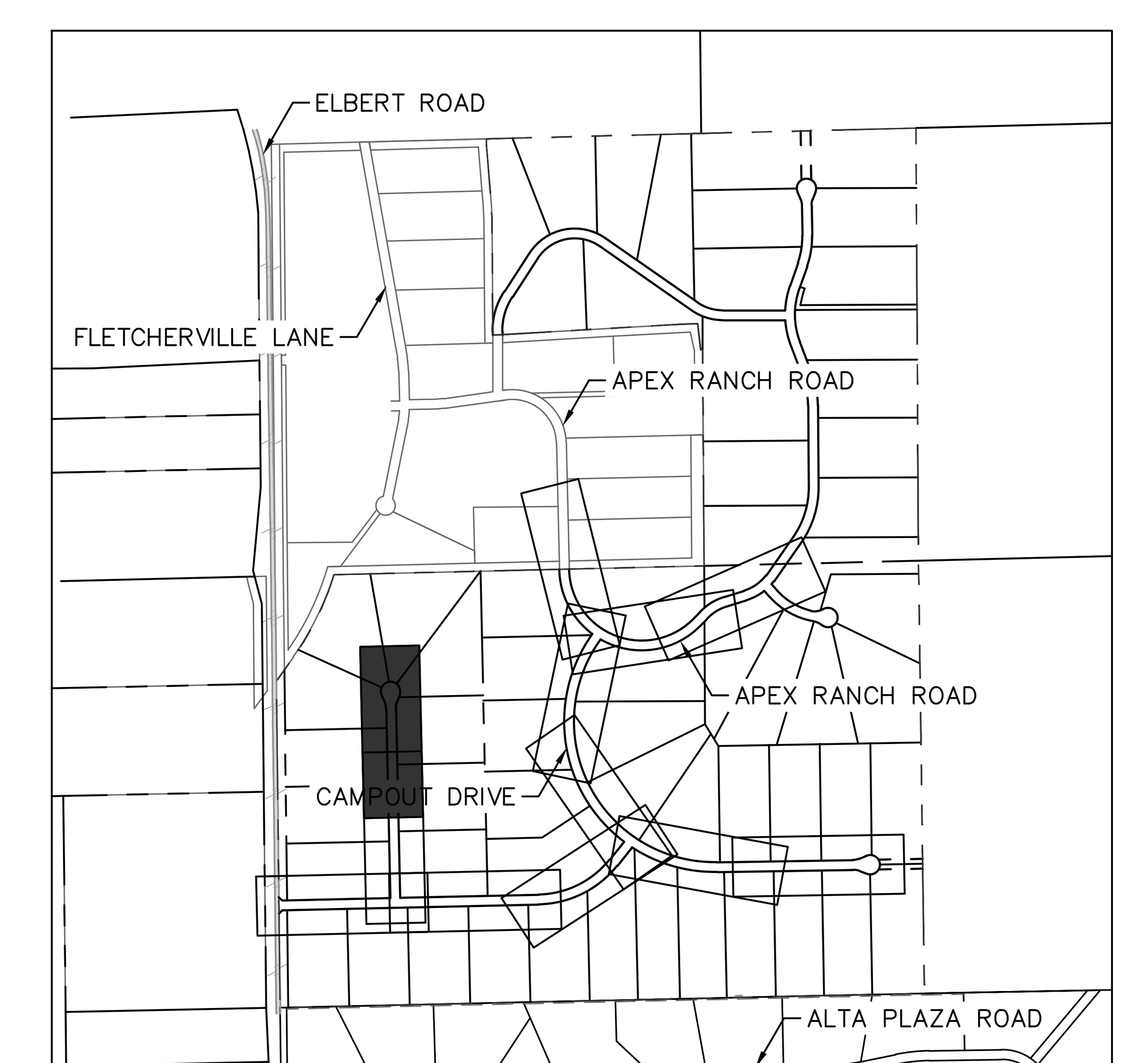
HORIZONTAL

0 5 10 20
VERTICAL



CUL-DE-SAC EDGE OF PAVEMENT PROFILE



KEYMAP SCALE: 1"=1,000'

NO.	REVISION	BY	DATE	APPR.

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

DESIGNED BY: KRK
DRAWN BY: AJL
CHECKED BY: KRK
DATE: 06/11/2025

OVERLOOK AT HOMESTEAD FILING NO. 1
EL PASO COUNTY, COLORADO
CONSTRUCTION DOCUMENTS
SALOON DRIVE PLAN AND PROFILE

COLORADO LICENSED PROFESSIONAL ENGINEER 57234 06/11/2025

PROJECT NO. 196239003

SHEET C1.21

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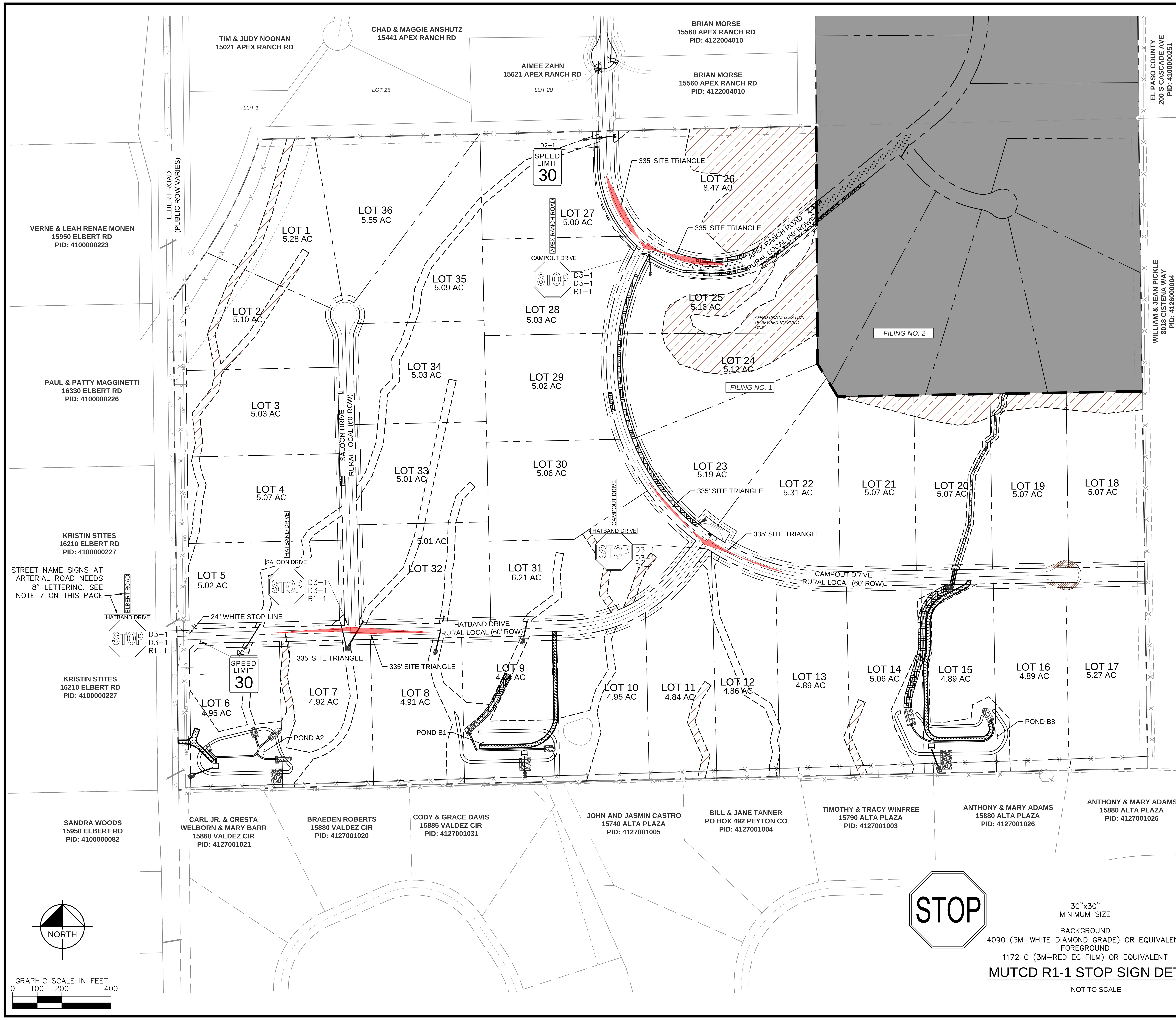


LEGEND:

- PROPERTY LINE
- ROW LINE
- LOT LINE
- CENTER LINE
- EASEMENT LINE
- GRADE BREAK LINE
- DITCH LINE
- EXISTING FENCE
- PUBLIC IMPROVEMENTS EASEMENT
- PUBLIC UTILITY EASEMENT
- PROPOSED CLASS II GROUND MOUNT SIGN

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.

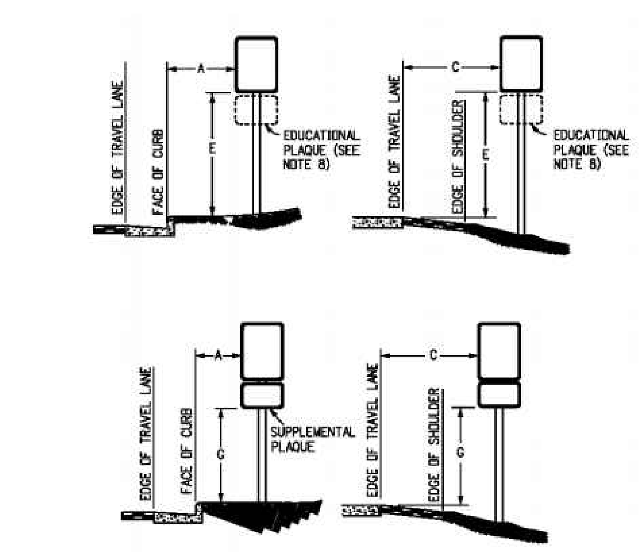
STOP

30"x30"
MINIMUM SIZE

BACKGROUND
4090 (3M-WHITE DIAMOND GRADE) OR EQUIVALENT
FOREGROUND
1172 C (3M-RED EC FILM) OR EQUIVALENT

MUTCD R1-1 STOP SIGN DETAIL

NOT TO SCALE



REGULATORY, RECREATIONAL AND CULTURAL INFORMATION SIGN PLACEMENT

PLACEMENT TABLES

LATERAL PLACEMENT		
KEY	ALL CLASSES OF STREETS AND HIGHWAYS	
	MINIMUM	NORMAL
A	2'-0"	15'-0" PLUS CURB
B	2'-0"	30'-0" OR MORE INCLUDES CURB
C	2'-0"	6'-0" PLUS EDGE OF 6'+ WIDE SHOULDER. IF NONE, 15'-0" FROM EDGE OF TRAVEL LANE.

VERTICAL PLACEMENT						
KEY	FREEWAYS AND EXPRESSWAYS		CONVENTIONAL STREETS AND HIGHWAYS			
			URBAN		RURAL	
	MIN.	MAX.	MIN.	MAX.	MIN.	MAX.
D	7'-0" OR NOTE NO. 9	12'-0"	7'-0"	8'-0"	5'-0"	8'-0"
E	7'-0"	8'-0"	7'-0"	8'-0"	5'-0"	8'-0"
F	8'-0" OR NOTE NO. 9	12'-0"	8'-0"	9'-0"	5'-0"	9'-0"
G	6'-0"	7'-0"	6'-0"	7'-0"	4'-0"	7'-0"
H	5'-0"	10'-0"	6'-0"	7'-0"	4'-0"	7'-0"

NO.	REVISION	BY	DATE	APPR.

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

DESIGNED BY: KRK
DRAWN BY: AJL
CHECKED BY: KRK
DATE: 06/11/2025

OVERLOOK AT HOMESTEAD FILING NO. 1
EL PASO COUNTY, COLORADO
CONSTRUCTION DOCUMENTS
SIGNAGE & STRIPING PLAN

COLORADO LICENSED PROFESSIONAL ENGINEER 57234 06/11/2025

PROJECT NO.
196239003

SHEET
C1.22

k:\cos_civil\196239003_overlook\CADD\planSheets\CDs\196239003_CD_S&S.dwg Kofford, Kevin 6/10/2025 11:26 AM

LEGEND:

- PROPERTY LINE
- ROW LINE
- LOT LINE
- CENTER LINE
- EASEMENT LINE
- GRADE BREAK LINE
- DITCH LINE
- EXISTING FENCE
- PUBLIC IMPROVEMENTS EASEMENT
- PUBLIC UTILITY EASEMENT
- CUT AREA
- FILL AREA

TOTAL CUT: 113,496 CY
TOTAL FILL: 119,318 CY
NET: 5,822 CY (FILL)*
*1.0 FILL FACTOR APPLIED

NORTH

GRAPHIC SCALE IN FEET
0 100 200 400

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OVERLOOK AT HOMESTEAD FILING NO. 1
EL PASO COUNTY, COLORADO
CONSTRUCTION DOCUMENTS
CUT AND FILL MAP

COLORADO LICENSED PROFESSIONAL ENGINEER 57234 06/11/2025

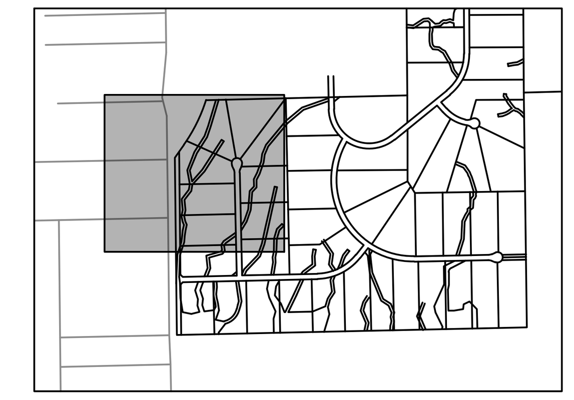
PROJECT NO.
196239003

SHEET
C1.23

k:\cos_civil\196239003_overlook\CADD\plansheets\CDs\196239003_CD_CUT FILL.dwg Kofford, Kevin 6/10/2025 11:26 AM

MATCH LINE: SEE SHEET C1.26 FOR CONTINUATION

MATCH LINE: SEE SHEET C1.25 FOR CONTINUATION



KEYMAP
SCALE: 1" = 1000'

LEGEND

- LOT BOUNDARY LINE
- LOT BOUNDARY LINE
- XXXX EXISTING MAJOR CONTOUR
- XXXX EXISTING MINOR CONTOUR
- XXXX PROPOSED MAJOR CONTOUR
- XXXX PROPOSED MINOR CONTOUR
- (LOD) LIMITS OF CONSTRUCTION/DISTURBANCE
- SF (SF) SILT FENCE
- CUT/FILL DEMARCATION
- (SP) SOIL STOCKPILE
- (SSA) STABILIZED STAGING AREA
- (VTC) VEHICLE TRACKING CONTROL
- (SM) SEEDING AND MULCHING
- TEMPORARY SEDIMENT BASIN
- FILING NO. 2 (NOT A PART OF THIS PLAN)
- (ECB) EROSION CONTROL BLANKET (SEE NOTE 4)
- (SM) SEEDING AND MULCHING (SEE DETAIL ON SHEET C1.25)
- EXISTING FLOW DIRECTION ARROW
- (IP) INLET PROTECTION
- (CD) CHECK DAM (SEE NOTE 8)

NOTES

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SIZE OF SCL (STRAW WADDLE)	SPACING (PER VERTICAL FEET OF FALL)
9 INCH	1.5 FEET
12 INCH	2 FEET
16 INCH	2.67 FEET

INITIAL/INTERIM CONDITIONS ARE SHOWN ON EARLY GRADING–GRADING AND EROSION CONTROL PLANS ON EGP241.

GRAPHIC SCALE IN FEET
0 50 100 200

NORTH

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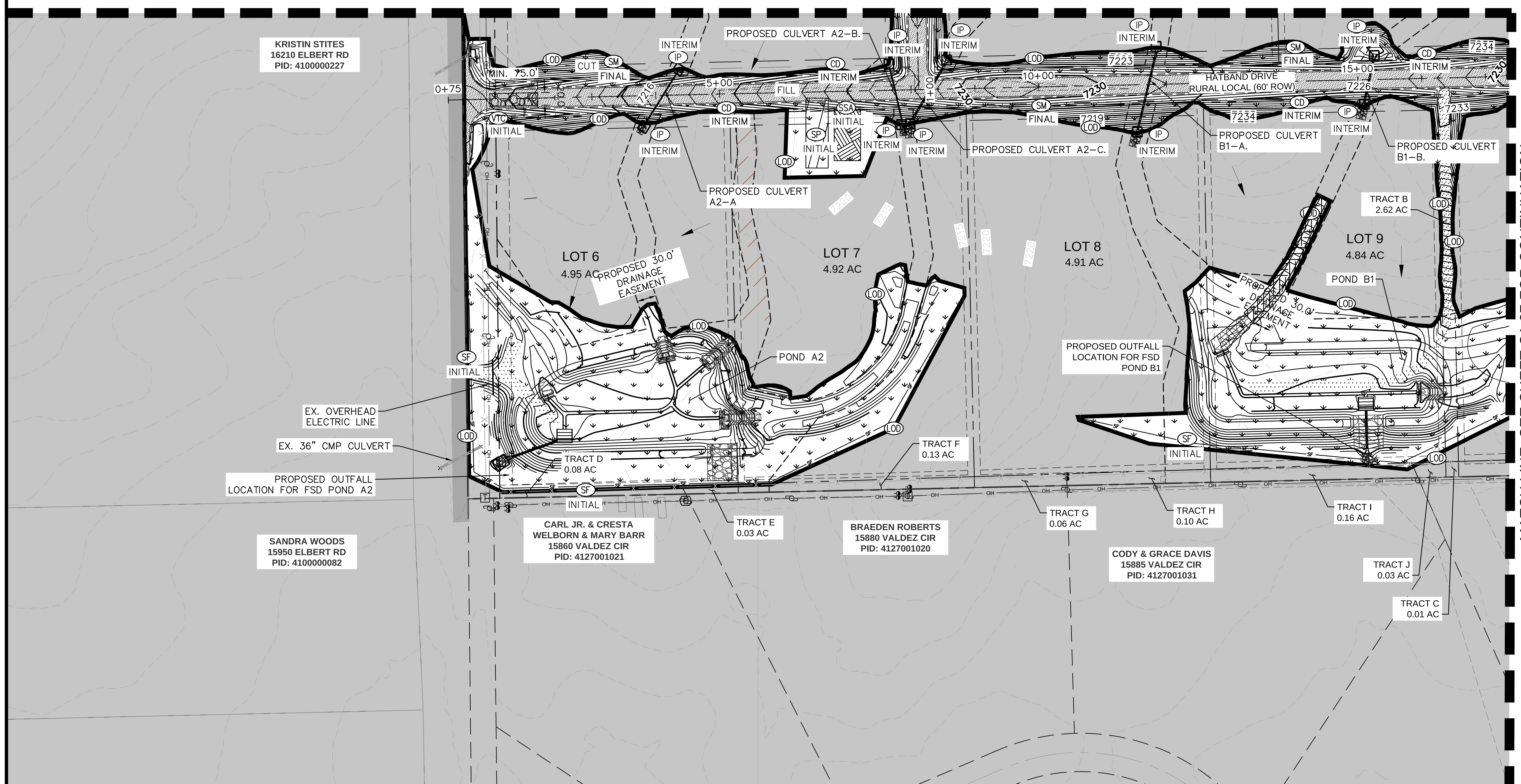
OVERLOOK AT HOMESTEAD FILING NO. 1
EL PASO COUNTY, COLORADO
CONSTRUCTION DOCUMENTS
GEC FINAL PLAN (1 OF 4)

COLORADO LICENSED PROFESSIONAL ENGINEER 57234 06/11/2025

PROJECT NO.
196239003

SHEET
C1.24

MATCH LINE: SEE SHEET C1.24 FOR CONTINUATION



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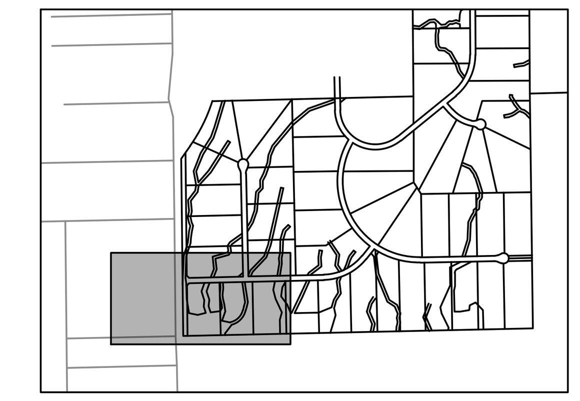

KEYMAP
SCALE: 1" = 1000'

LEGEND

- LOT BOUNDARY LINE
- LOT BOUNDARY LINE
- EXISTING MAJOR CONTOUR
- EXISTING MINOR CONTOUR
- PROPOSED MAJOR CONTOUR
- PROPOSED MINOR CONTOUR
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- (SM) SEEDING AND MULCHING (SEE DETAIL ON SHEET C1.25)
- EXISTING FLOW DIRECTION ARROW
- (IP) INLET PROTECTION
- (CD) CHECK DAM (SEE NOTE 8)

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SIZE OF SCL (STRAW WADDLE)	SPACING (PER VERTICAL FEET OF FALL)
9 INCH	1.5 FEET
12 INCH	2 FEET
16 INCH	2.67 FEET

INITIAL/INTERIM CONDITIONS ARE SHOWN ON EARLY GRADING-GRADING AND EROSION CONTROL PLANS ON EGP241.

Table A. El Paso County Conservation District All-Purpose Mix for Upland, Transition and Pond Areas

Common Name	Scientific Name	Growth Season/Form	% of Mix	Pounds PLS • Irrigated broadcast • Irrigated hydroseeded (80 seeds/sq ft)	Pounds PLS • non-irrigated/ broadcast • non-irrigated/ hydroseeded • irrigated drilled (40 seeds/sq ft)	Pounds PLS •non-irrigated drilled (20 seeds/sq ft)
Big Bluestem	*Andropogon gerardii*	Warm, sod	20	4.4	2.2	1.1
Blue Grama	*Bouteloua gracilis*	Warm, bunch	10	0.5	0.25	0.13
Green Needlegrass (1)	*Nassella viridula*	Cool, bunch	10	2.0	1.0	0.5
Western Wheatgrass	*Pascopyrum smithii*	Cool, sod	20	6.4	3.2	1.6
Sideoats Grama	*Bouteloua curtipendula*	Warm, bunch	10	2.0	1.0	0.5
Switchgrass (1)	*Panicum virgatum*	Warm, bunch/sod	10	0.8	0.4	0.2
Prairie Sandreed	*Calimovilfa longifolia*	Warm, sod	10	1.2	0.6	0.3
Yellow Indiangrass (1)	*Sorghastrum nutans*	Warm, sod	10	2.0	1.0	0.5
			Seed rate (lbs PLS/acre)	19.3	9.7	4.8

Table B. El Paso County All-Purpose Low Grow Mix for Upland and Transition Areas

Common Name	Scientific Name	Growth Season/Form	% of Mix	Pounds PLS • Irrigated broadcast • Irrigated hydroseeded (80 seeds/sq ft)	Pounds PLS • non-irrigated broadcast • non-irrigated hydroseeded • irrigated drilled (40 seeds/sq ft)	Pounds PLS •non-irrigated drilled (20 seeds/sq ft)
Buffalograss	*Buchloe dactyloides*	Warm, sod	25	9.6	4.8	2.4
Blue Grama	*Bouteloua gracilis*	Warm, bunch	20	10.8	5.4	2.7
Sideoats Grama	*Bouteloua curtipendula*	Warm, bunch	29	5.6	2.8	1.4
Green Needlegrass	*Nassella viridula*	Cool, bunch	5	3.2	1.6	0.8
Western Wheatgrass	*Pascopyrum smithii*	Cool, sod	20	12.0	6.0	3.0
Sand Dropseed	*Sporobolus cryptandrus*	Warm, bunch	1	0.8	0.4	0.2
			Seed rate (lbs PLS/acre)	42.0	21.0	10.3

EL PASO COUNTY FINAL STABILIZATION SEED MIXES

GRAPHIC SCALE IN FEET
0 50 100 200

NORTH

NO.	REVISION	BY	DATE	APPR.

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DRAWN BY: AJL
CHECKED BY: KRK
DATE: 06/11/2025

OVERLOOK AT HOMESTEAD FILING NO. 1
EL PASO COUNTY, COLORADO
CONSTRUCTION DOCUMENTS
GEC FINAL PLAN (2 OF 4)

COLORADO LICENSED PROFESSIONAL ENGINEER 57234 06/11/2025

PROJECT NO.
196239003

SHEET
C1.25

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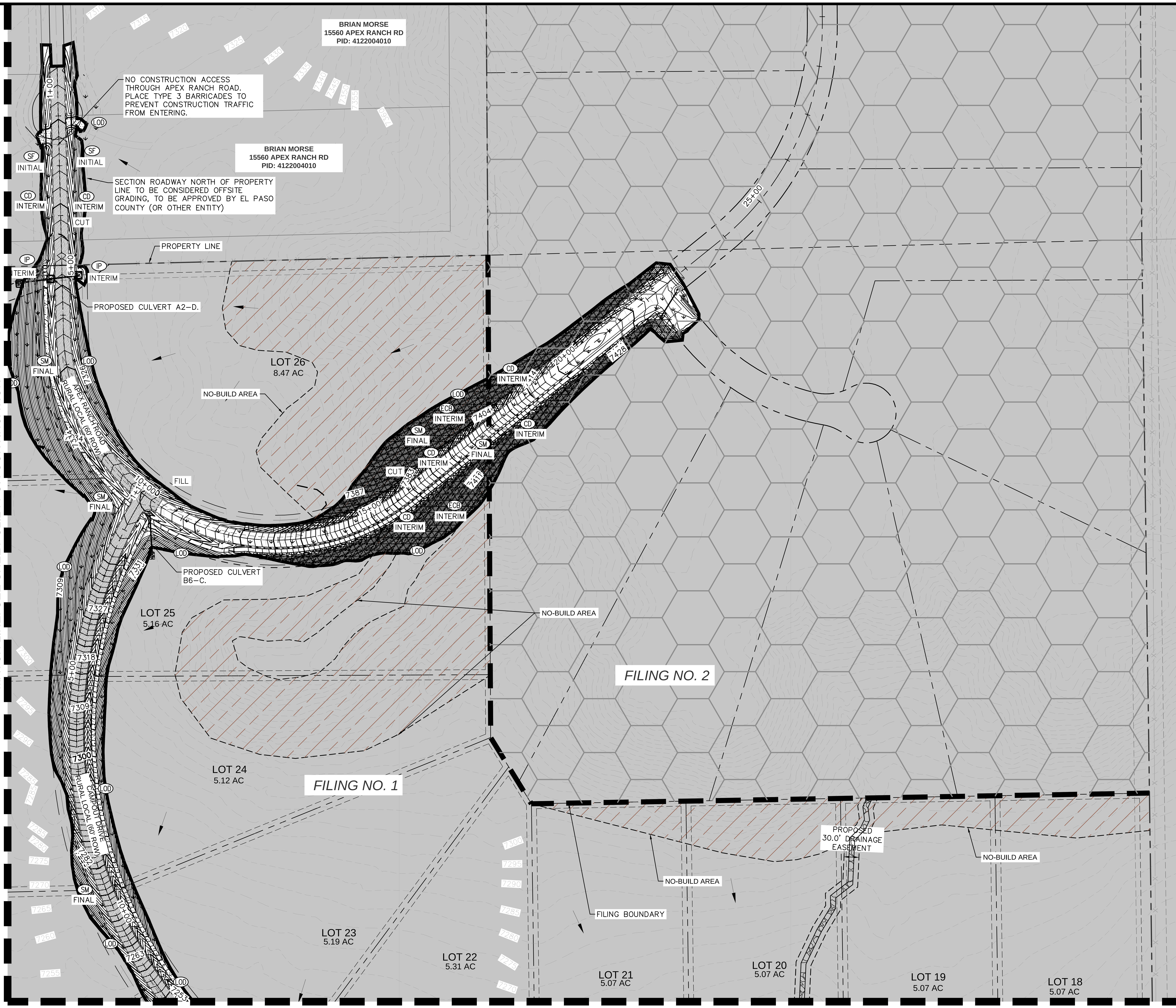
MATCH LINE: SEE SHEET C1.24 FOR CONTINUATION



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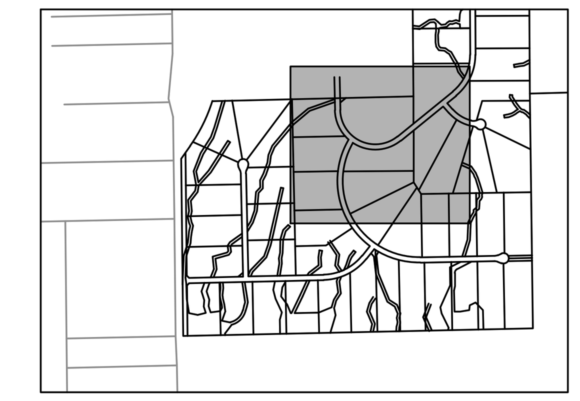

KEYMAP
SCALE: 1" = 1000'

LEGEND

- LOT BOUNDARY LINE
- LOT BOUNDARY LINE
- EXISTING MAJOR CONTOUR
- EXISTING MINOR CONTOUR
- PROPOSED MAJOR CONTOUR
- PROPOSED MINOR CONTOUR
- (LOD) LIMITS OF CONSTRUCTION/DISTURBANCE
- (SF) SILT FENCE
- CUT/FILL DEMARCATION
- (SP) SOIL STOCKPILE
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- (VTC) VEHICLE TRACKING CONTROL
- (SM) SEEDING AND MULCHING
- TEMPORARY SEDIMENT BASIN
- FILING NO. 2 (NOT A PART OF THIS PLAN)
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- EXISTING FLOW DIRECTION ARROW
- (IP) INLET PROTECTION
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SIZE OF SCL (STRAW WADDLE)	SPACING (PER VERTICAL FEET OF FALL)
9 INCH	1.5 FEET
12 INCH	2 FEET
16 INCH	2.67 FEET

INITIAL/INTERIM CONDITIONS ARE SHOWN ON EARLY GRADING-GRADING AND EROSION CONTROL PLANS ON EGP241.

GRAPHIC SCALE IN FEET
0 50 100 200

NORTH

NO.	REVISION	BY	DATE	APPR.

Kimley»Horn
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Colorado Springs, Colorado 80903 (719) 453-0180

DESIGNED BY: KRK
DRAWN BY: AJL
CHECKED BY: KRK
DATE: 06/11/2025

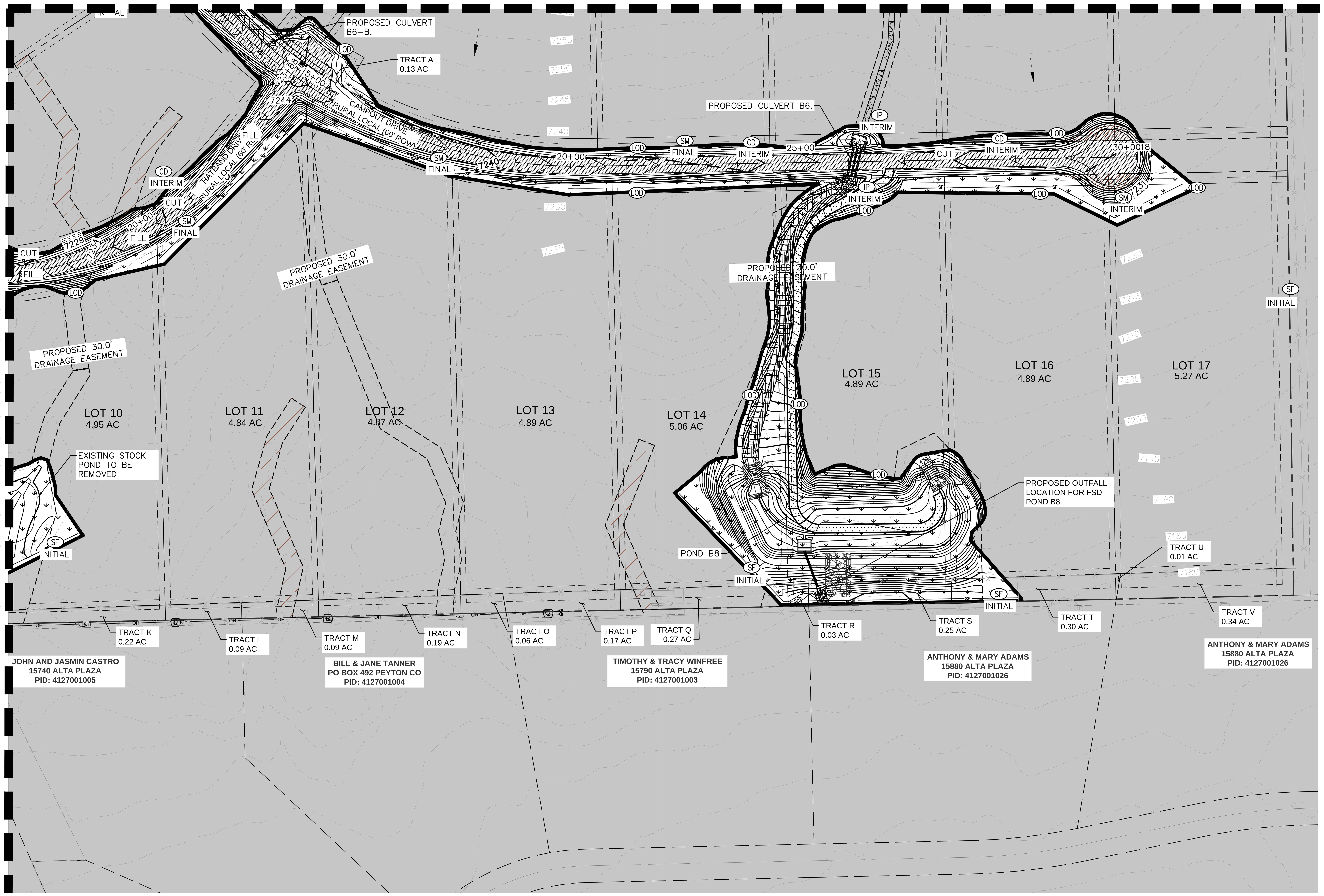
OVERLOOK AT HOMESTEAD FILING NO. 1
EL PASO COUNTY, COLORADO
CONSTRUCTION DOCUMENTS
GEC FINAL PLAN (3 OF 4)

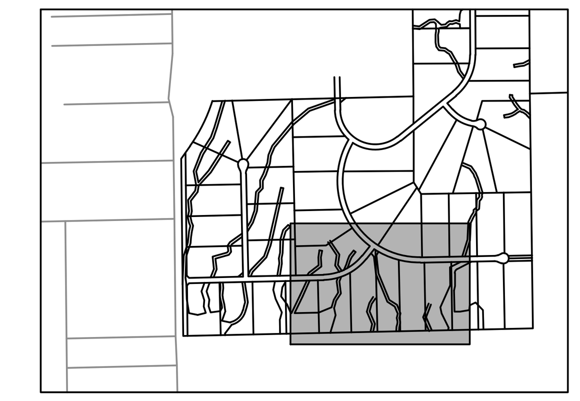
COLORADO LICENSED KEVIN REX KOFFORD 57234 06/11/2025 PROFESSIONAL ENGINEER

PROJECT NO.
196239003

SHEET
C1.26

MATCH LINE: SEE SHEET C1.26 FOR CONTINUATION





KEYMAP
SCALE: 1" = 1000'

LEGEND

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- LOT BOUNDARY LINE
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- EXISTING MINOR CONTOUR
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GRAPHIC SCALE IN FEET
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NORTH

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OVERLOOK AT HOMESTEAD FILING NO. 1
EL PASO COUNTY, COLORADO
CONSTRUCTION DOCUMENTS
GEC FINAL PLAN (4 OF 4)

COLORADO LICENSED PROFESSIONAL ENGINEER 57234 06/11/2025

PROJECT NO. 196239003

SHEET
C1.27

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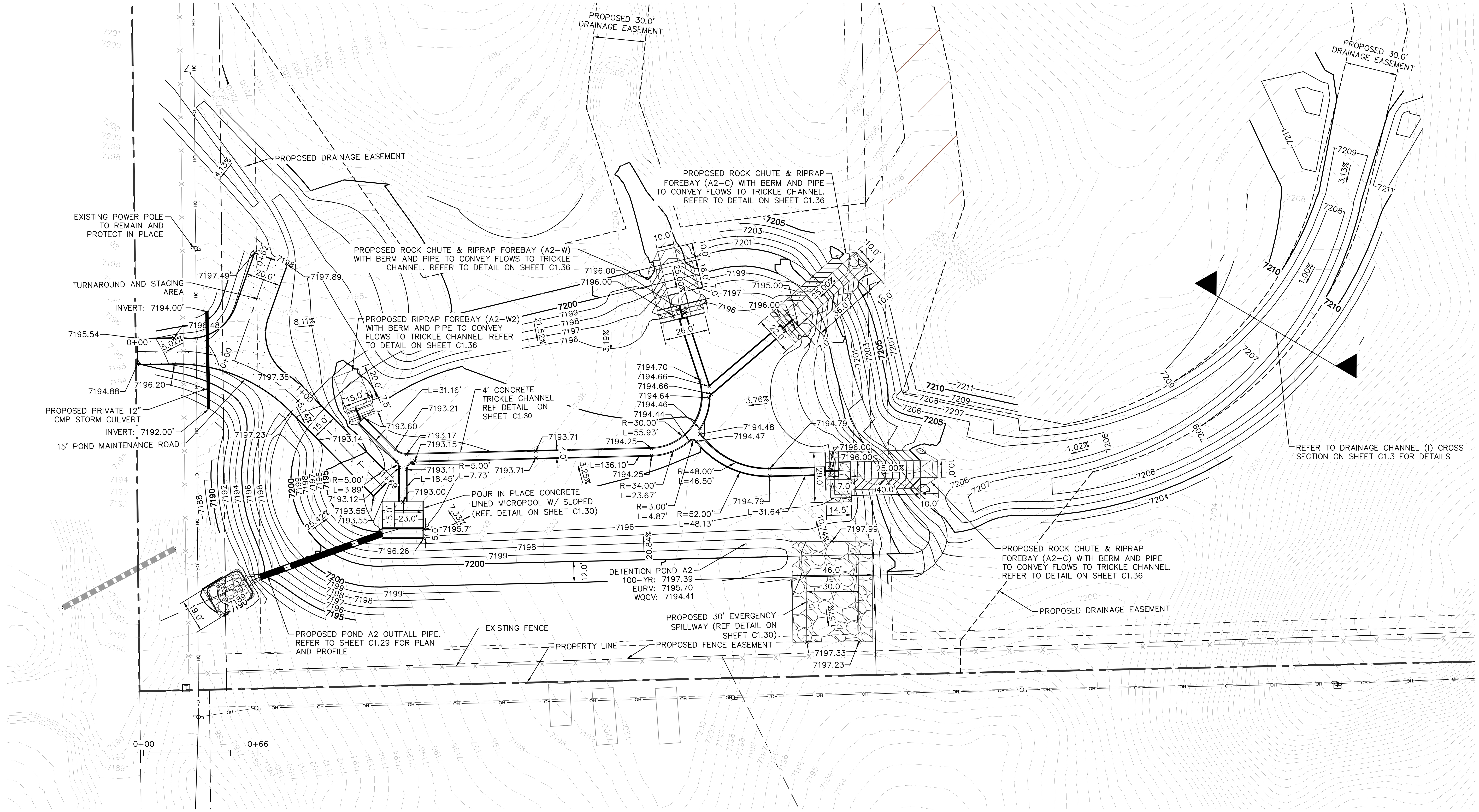

LEGEND

	LOT BOUNDARY LINE
	LOT BOUNDARY LINE
XXXX	EXISTING MAJOR CONTOUR
XXXX	EXISTING MINOR CONTOUR
XXXX	PROPOSED MAJOR CONTOUR
XXXX	PROPOSED MINOR CONTOUR
	RIPRAP
	GRAVEL MAINTENANCE ACCESS ROAD

GRAPHIC SCALE IN FEET
0 15 30 60

NORTH

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

NO.	REVISION	BY	DATE	APPR.

DESIGNED BY: KRK
DRAWN BY: AJL
CHECKED BY: KRK
DATE: 06/11/2025

OVERLOOK AT HOMESTEAD FILING NO. 1
EL PASO COUNTY, COLORADO
CONSTRUCTION DOCUMENTS
POND A2 OVERVIEW

COLORADO LICENSED PROFESSIONAL ENGINEER 57234 06/11/2025

PROJECT NO. 196239003

SHEET
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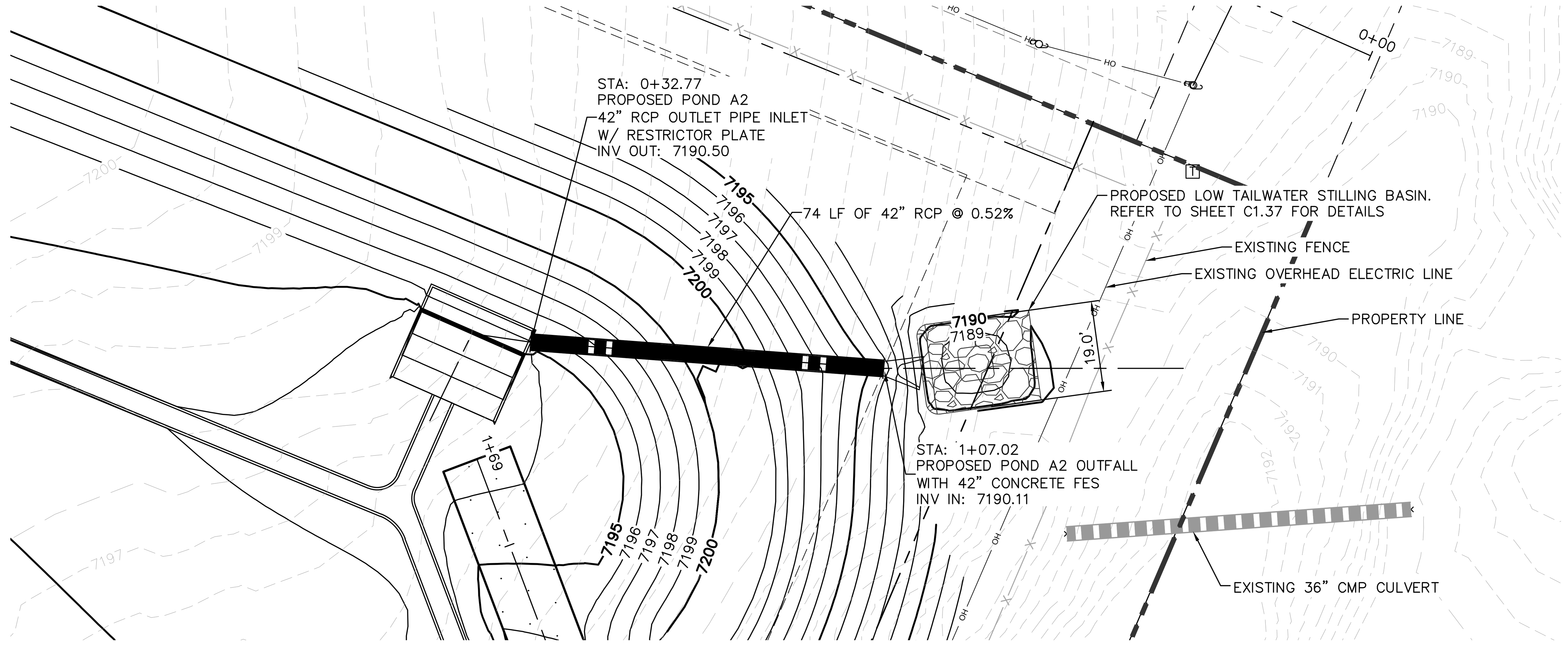

GRAPHIC SCALE IN FEET
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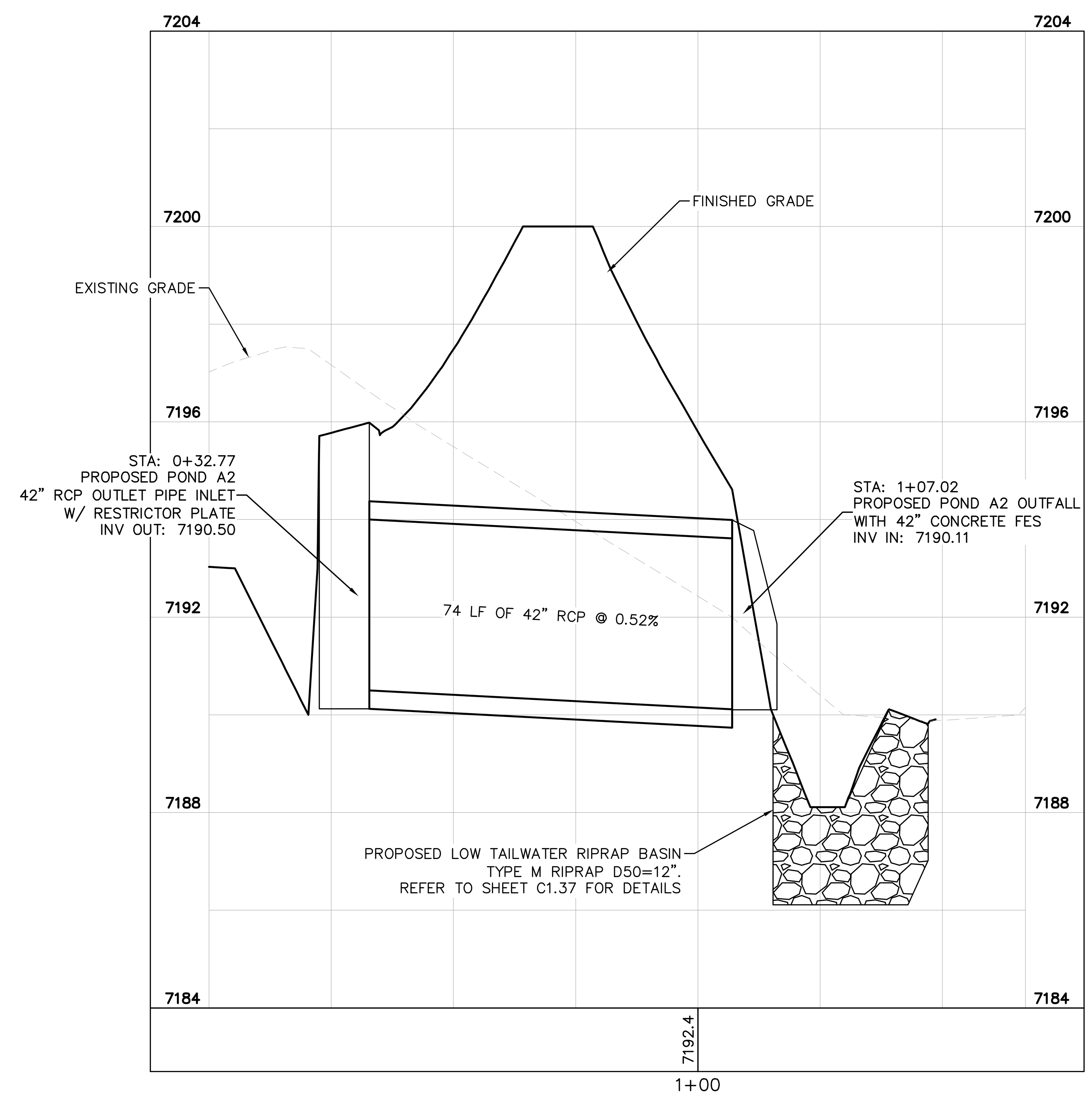

GRAPHIC SCALE IN FEET
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HORIZONTAL

0 1 2 4
VERTICAL

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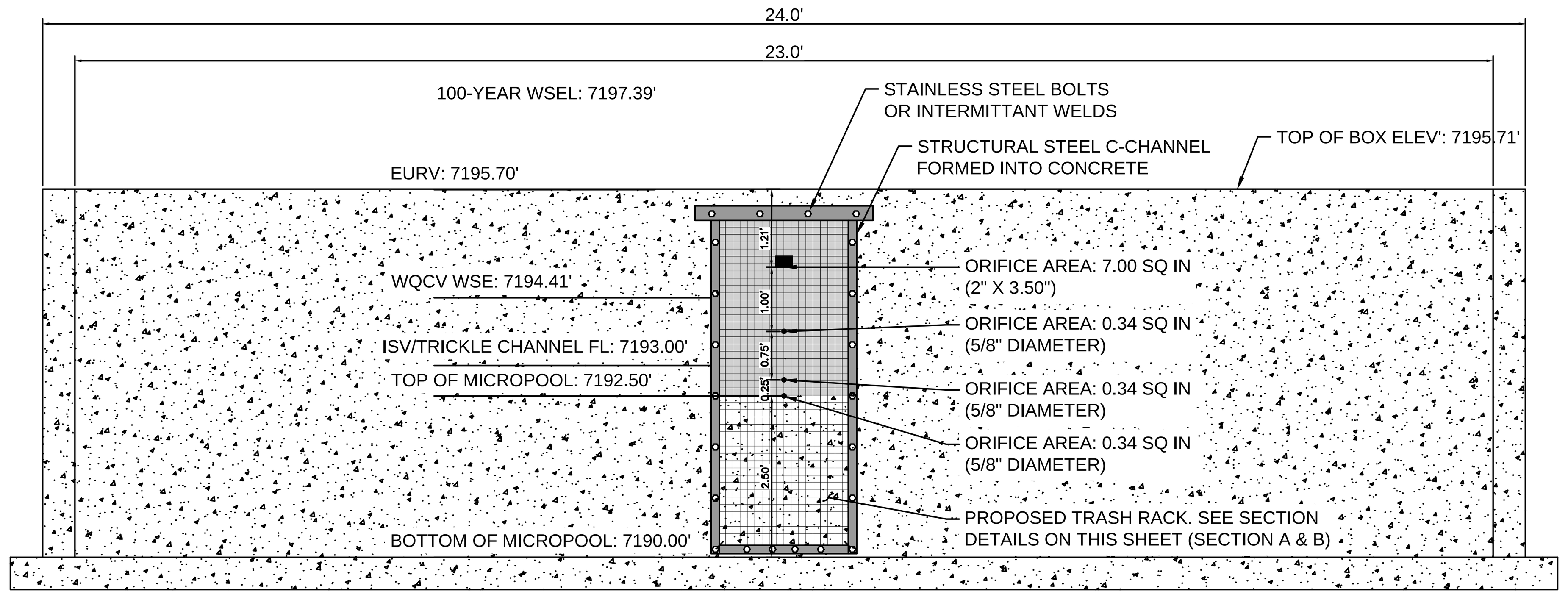
DRAWN BY: AJL
CHECKED BY: KRK
DATE: 06/11/2025

OVERLOOK AT HOMESTEAD FILING NO. 1
EL PASO COUNTY, COLORADO
CONSTRUCTION DOCUMENTS
POND A2 OUTFALL PLAN AND PROFILE

COLORADO LICENSED
KEVIN REX KOFFORD
57234
06/11/2025
PROFESSIONAL ENGINEER

PROJECT NO.
196239003
SHEET
C1.29



1 ORIFICE PLATE AND TRASH RACK DETAIL

N.T.S.

ORIFICE PLATE NOTES

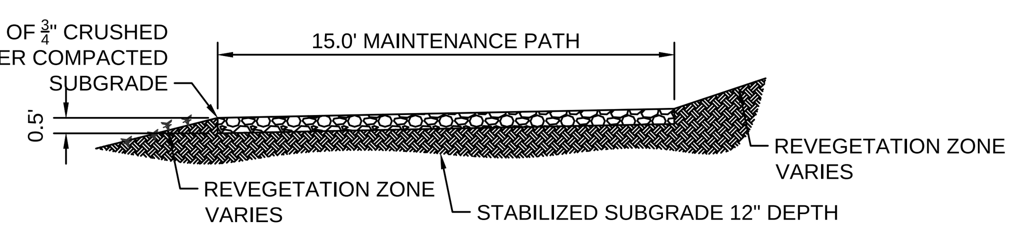
1. PROVIDE CONTINUOUS NEOPRENE GASKET MATERIAL BETWEEN THE ORIFICE PLATE AND CONCRETE.
2. BOLT PLATE TO CONCRETE 12" MAX. ON CENTER. WITH A PLATE THICKNESS OF 0.25".

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. SEE SECTIONS A AND B ON THIS SHEET
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. CONTRACTOR MAY INSTALL OVERFLOW GRATE IN PANEL MANUFACTURED SECTIONS (~3-4'). SECTIONS CAN BE BOLTED OR INSTALLED WITH A HINGE ON THE TWO ENDS. IF A HINGE CONFIGURATION IS USED, THE PANELS MUST BE LOCKABLE AND BOLTABLE.
2. SAFETY GRATES SHALL BE STAINLESS STEEL, ALUMINUM, OR STEEL. STEEL GRATES SHALL BE HOT DIP GALVANIZED AND MAY BE HOT POWDER COATED AFTER GALVANIZING.
3. SAFETY GRATES SHALL BE DESIGNED SUCH THAT THE DIAGONAL DIMENSION OF EACH OPENING IS SMALLER THAN THE DIAMETER OF THE OUTLET PIPE.
4. STRUCTURAL DESIGN OF SAFETY GRATES SHALL BE BASED ON FULL HYDROSTATIC HEAD WITH ZERO HEAD DOWNSTREAM OF THE RACK.

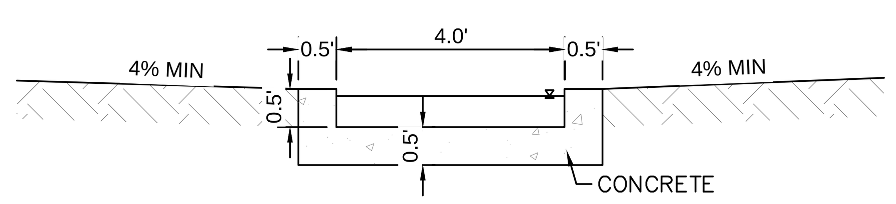


2 MAINTENANCE ROAD

1" = 5'

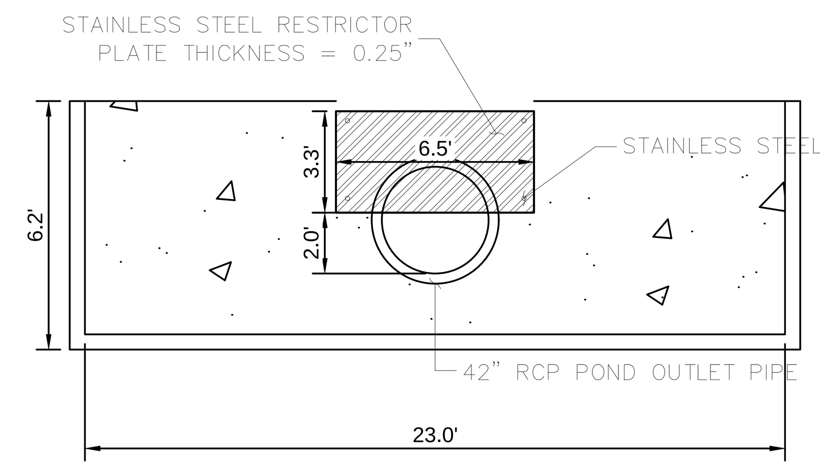
MAINTENANCE PATH NOTES

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



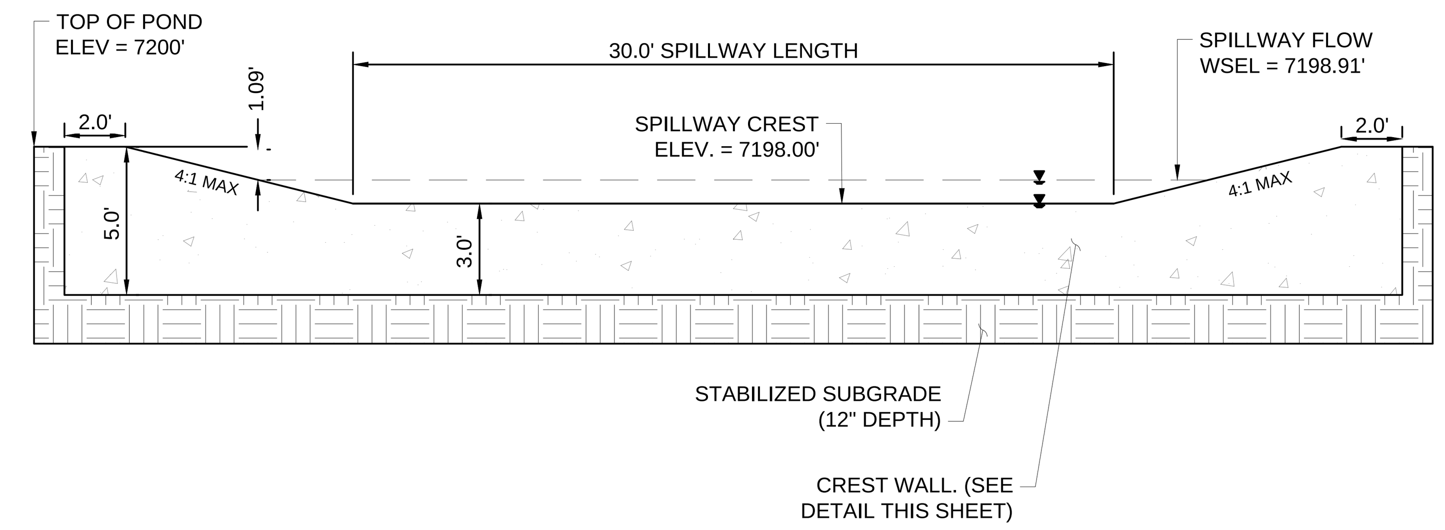
3 CONCRETE TRICKLE CHANNEL

1" = 2'



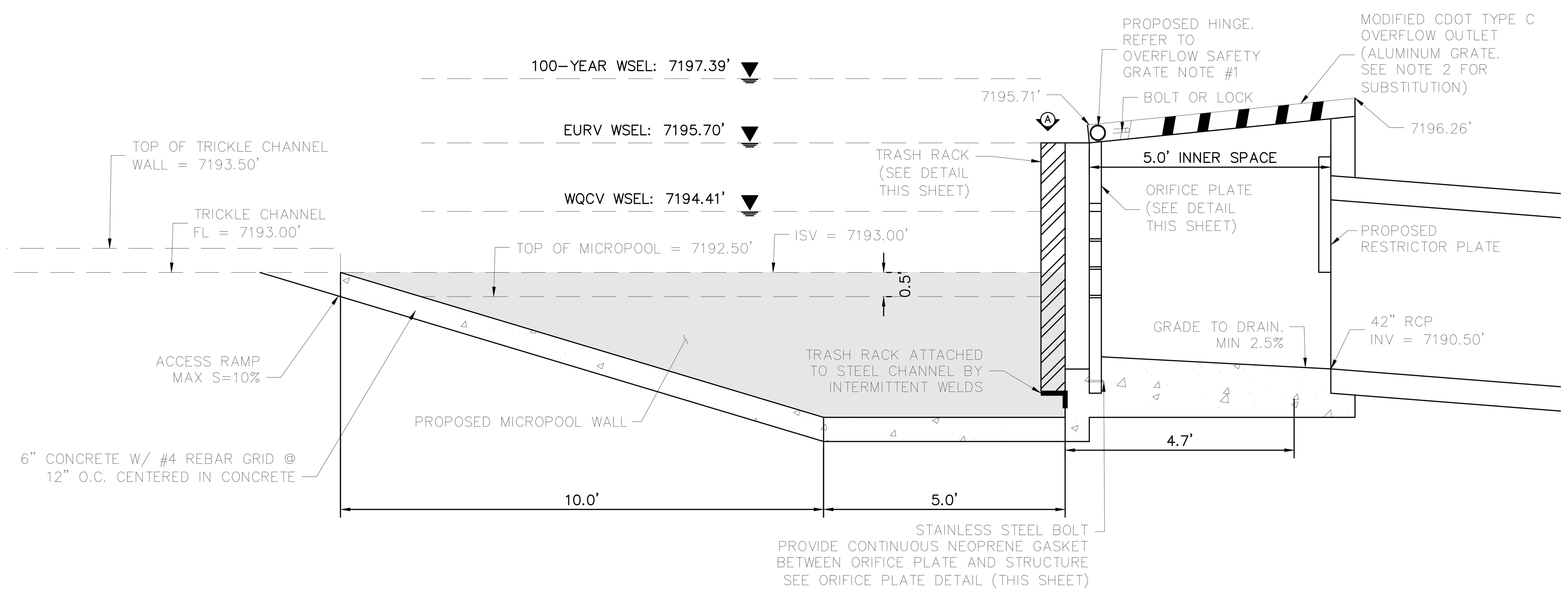
4 100-YEAR FLOW RESTRICTOR

1" = 5'



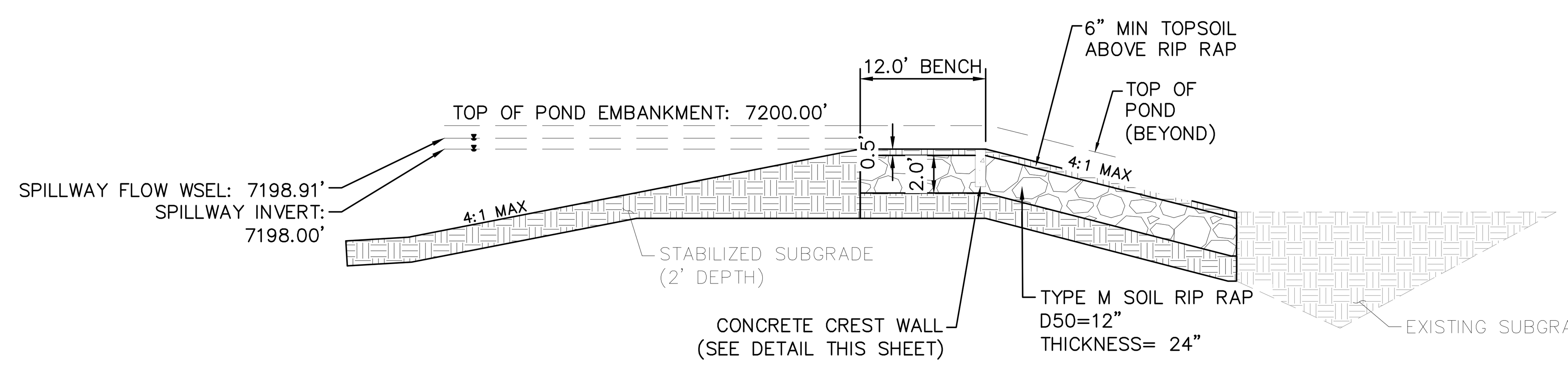
5 EMERGENCY SPILLWAY

1" = 5'



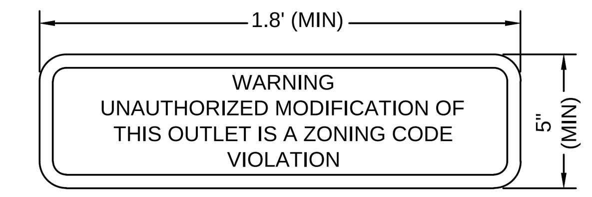
6 OUTLET STRUCTURE DETAIL

1" = 2'



7 EMERGENCY SPILLWAY DETAILS

1" = 5'

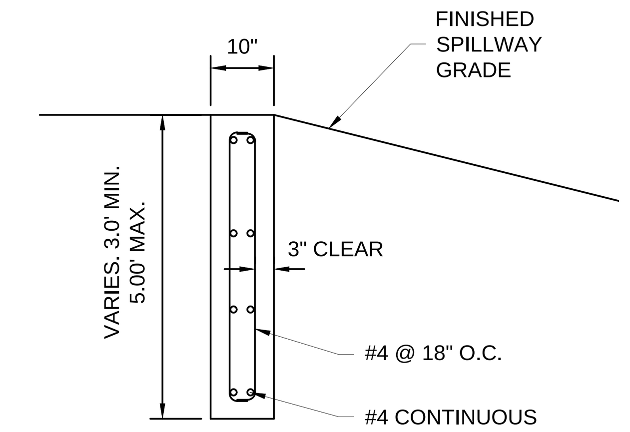


8 OUTLET SIGNAGE

N.T.S.

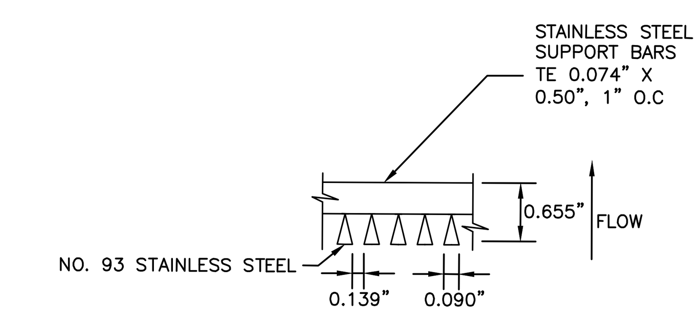
OUTLET SIGNAGE NOTES

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



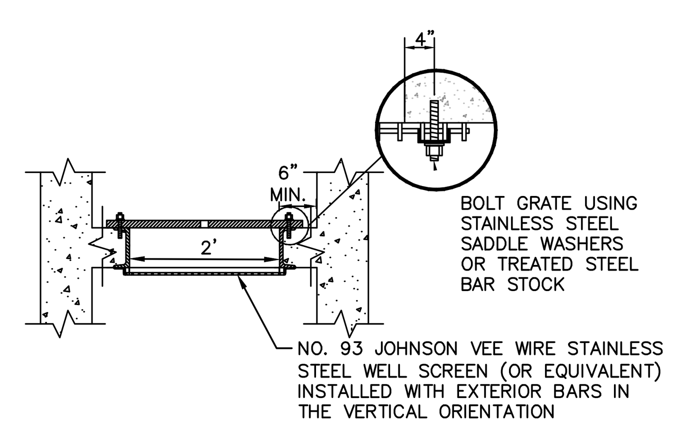
10 SECTION CREST WALL DETAIL

1" = 2'



11 TRASH RACK

N.T.S.



12 SECTION A

N.T.S.

NO.	REVISION	BY	DATE	APPR.

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DRAWN BY: AJL
CHECKED BY: KRK
DATE: 06/11/2025

OVERLOOK AT HOMESTEAD FILING NO. 1
EL PASO COUNTY, COLORADO
CONSTRUCTION DOCUMENTS
POND A2 DETAILS

COLORADO LICENSED PROFESSIONAL ENGINEER 57234 06/11/2025

PROJECT NO. 196239003

SHEET

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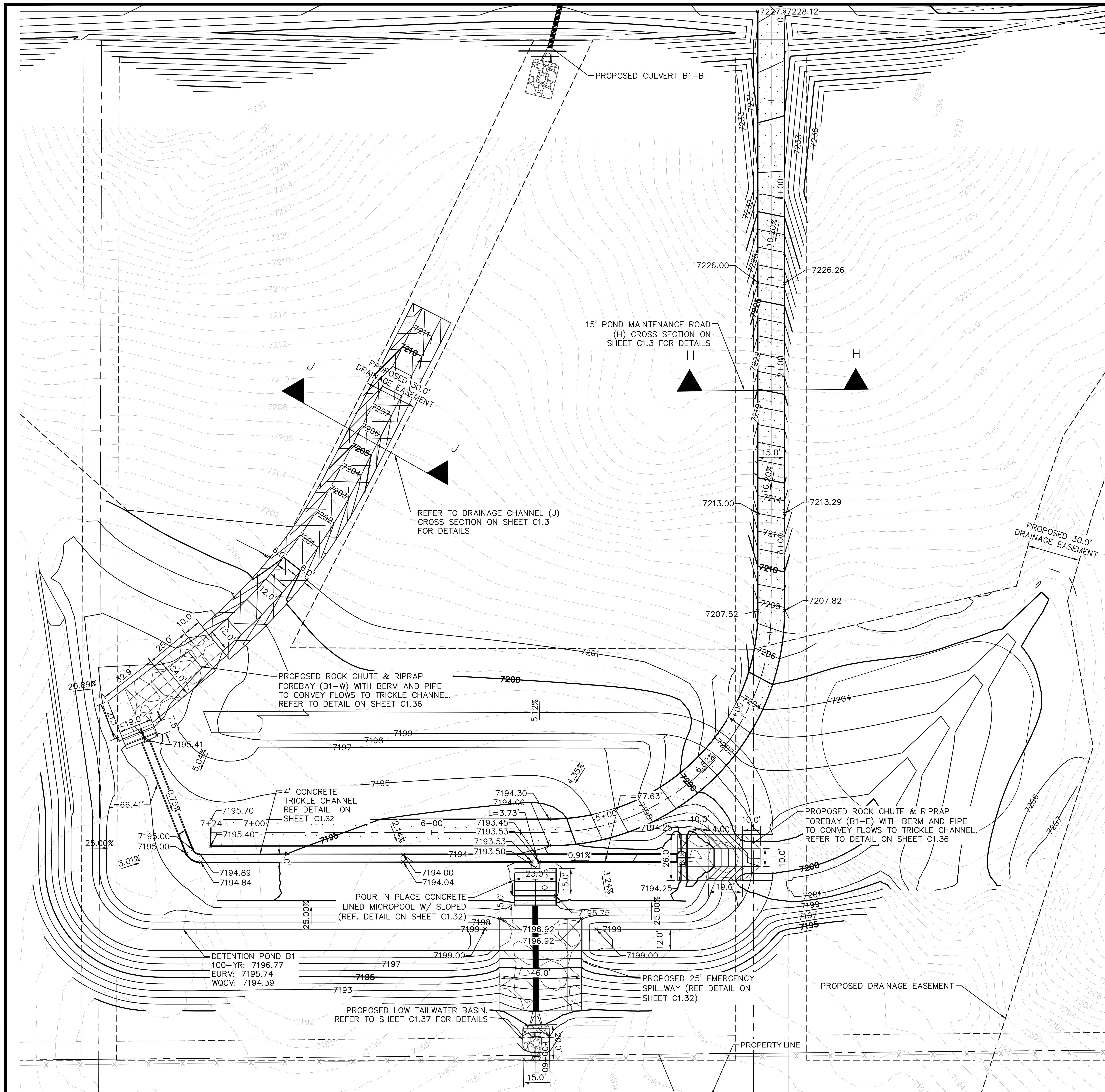
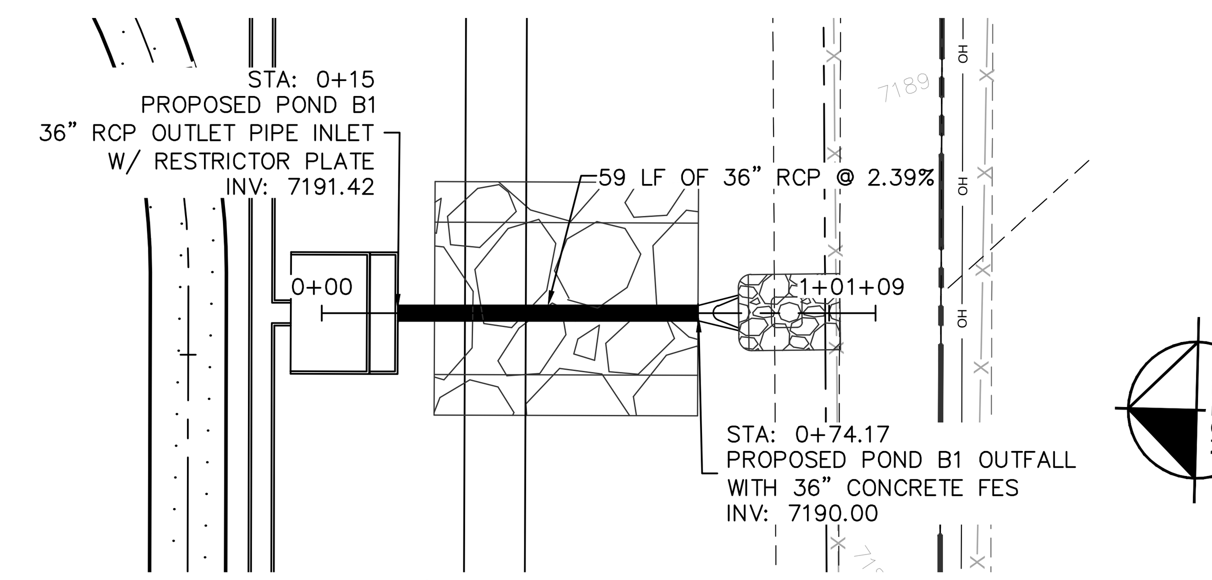
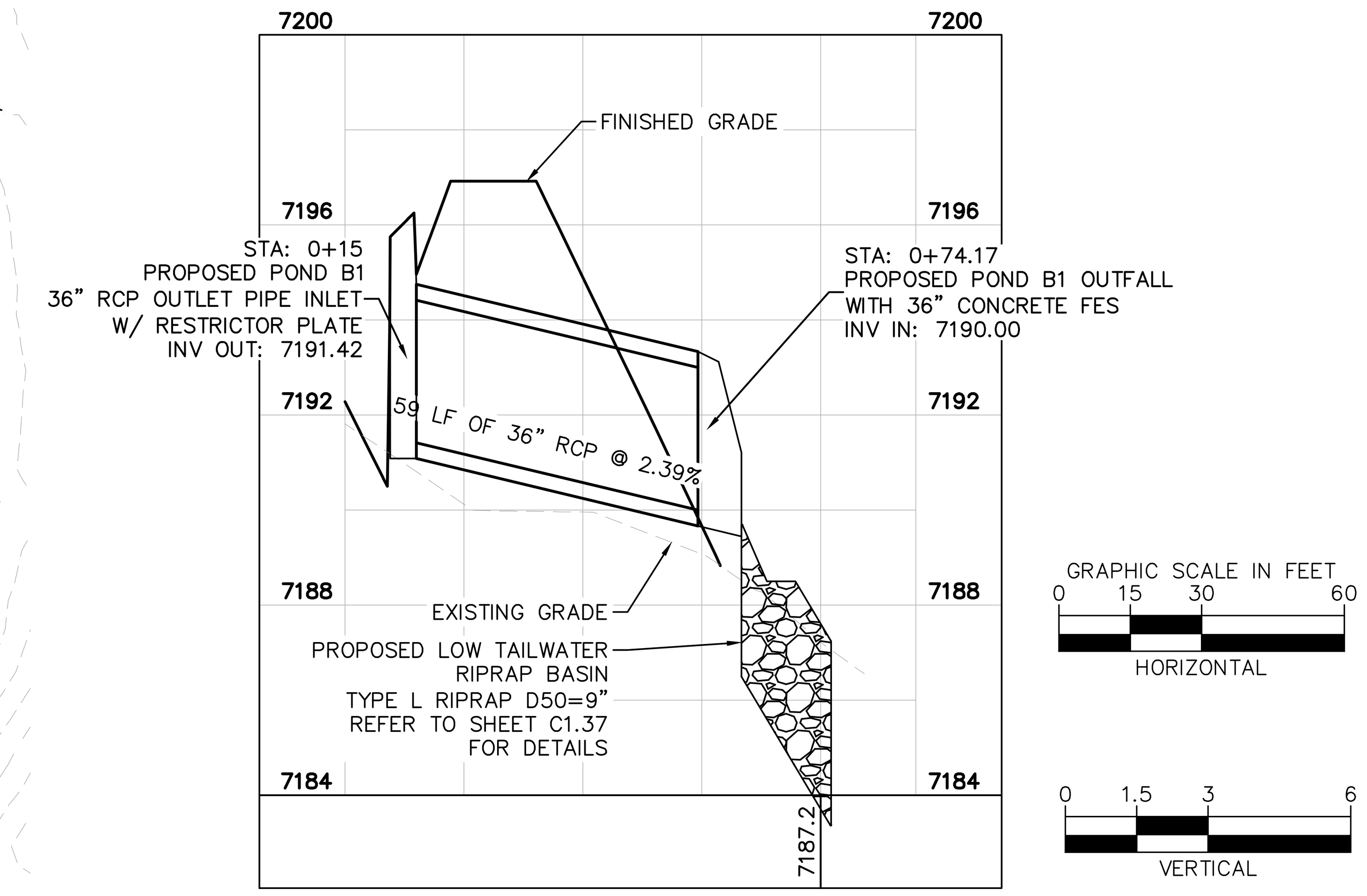


LEGEND

- LOT BOUNDARY LINE
- LOT BOUNDARY LINE
- EXISTING MAJOR CONTOUR
- EXISTING MINOR CONTOUR
- PROPOSED MAJOR CONTOUR
- PROPOSED MINOR CONTOUR
- RIPRAP
- GRAVEL MAINTENANCE ACCESS ROAD
- TRM MATTING



POND B1 OUTLET PIPE PLAN



POND B1 OUTLET PIPE PROFILE

NO.	REVISION	BY	DATE	APPR.

Kimley»Horn

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

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OVERLOOK AT HOMESTEAD FILING NO. 1
EL PASO COUNTY, COLORADO
CONSTRUCTION DOCUMENTS
POND B1 OVERVIEW

COLORADO LICENSED PROFESSIONAL ENGINEER 57234 06/11/2025

PROJECT NO. 196239003

SHEET

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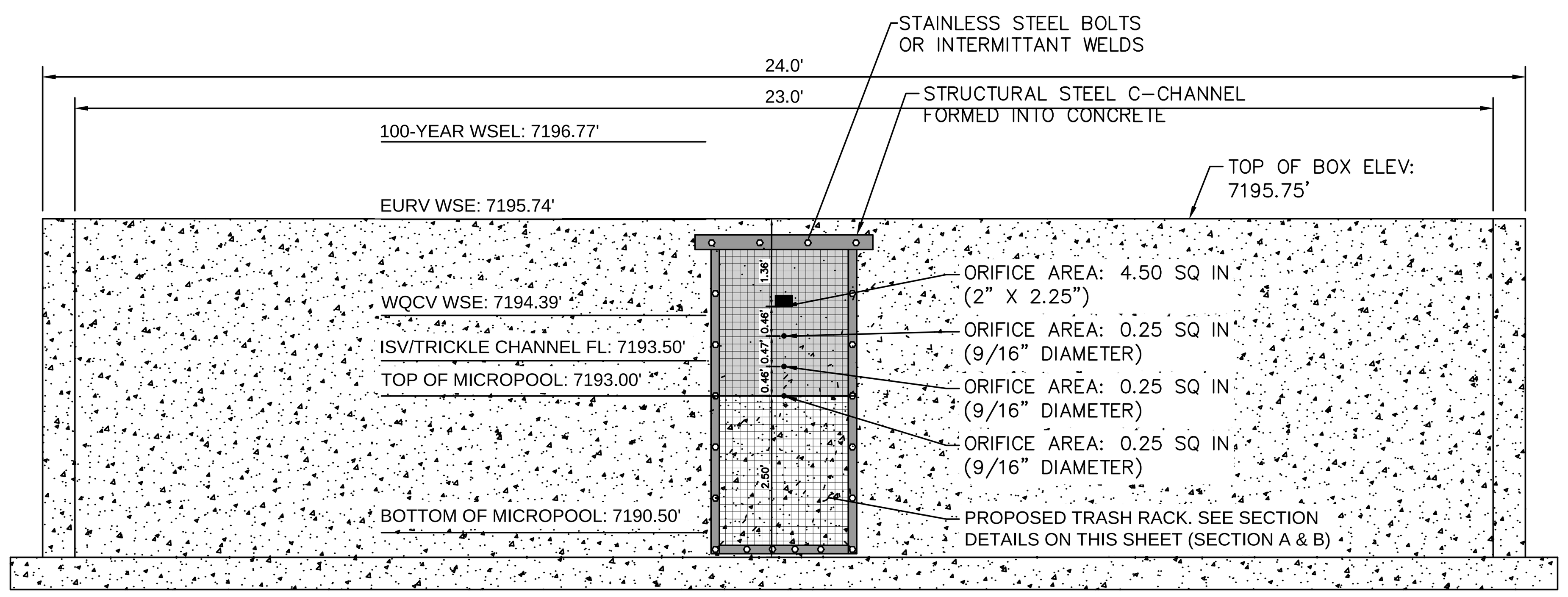

1 ORIFICE PLATE AND TRASH RACK DETAIL

N.T.S.

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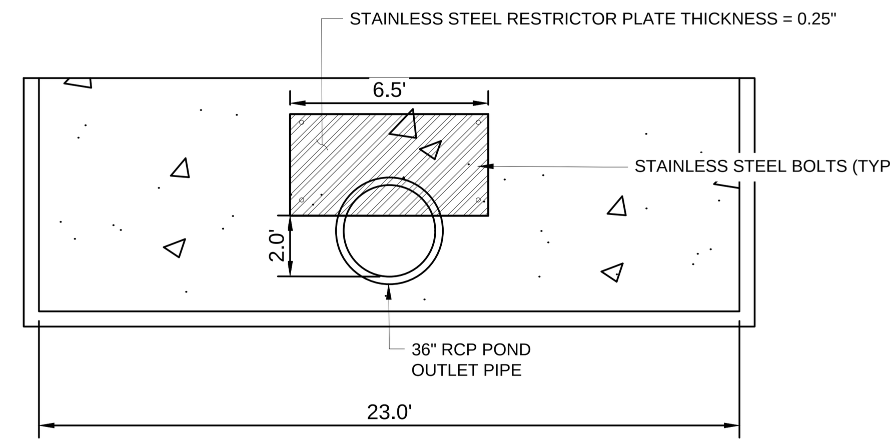
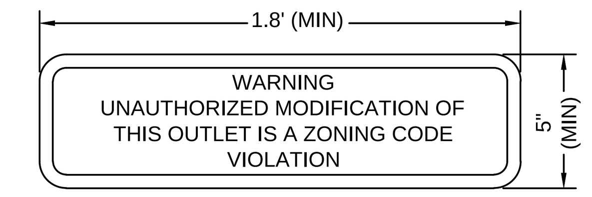


4 100-YEAR FLOW RESTRICTOR

1" = 5'



8 OUTLET SIGNAGE

N.T.S.

OUTLET SIGNAGE NOTES

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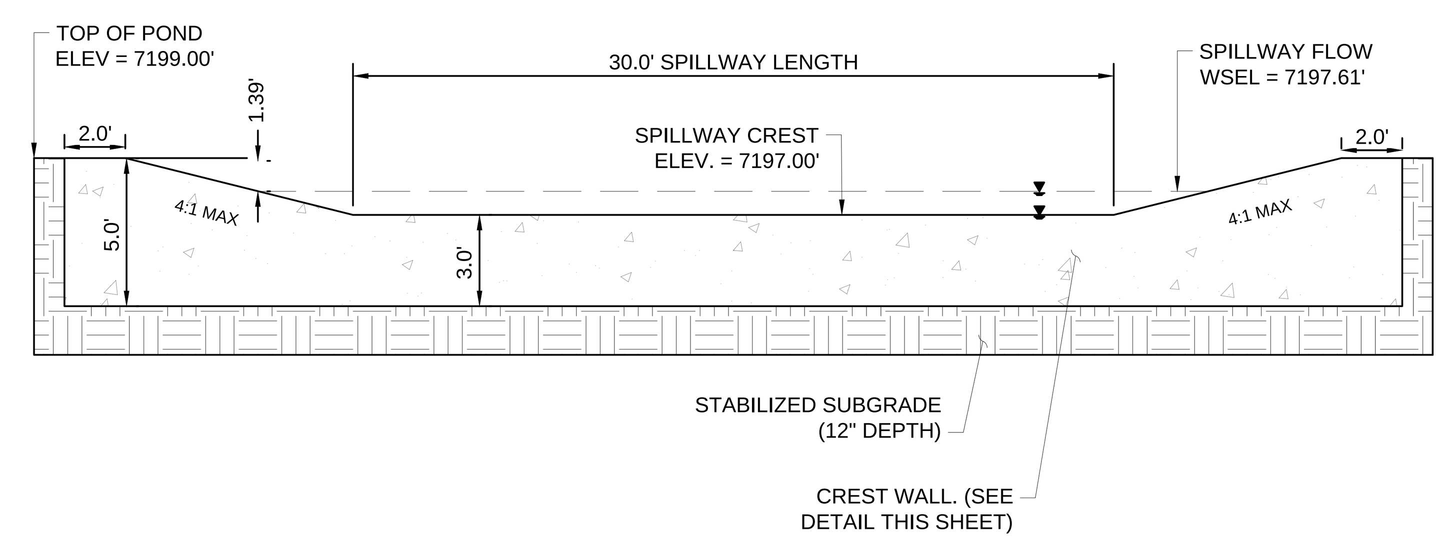
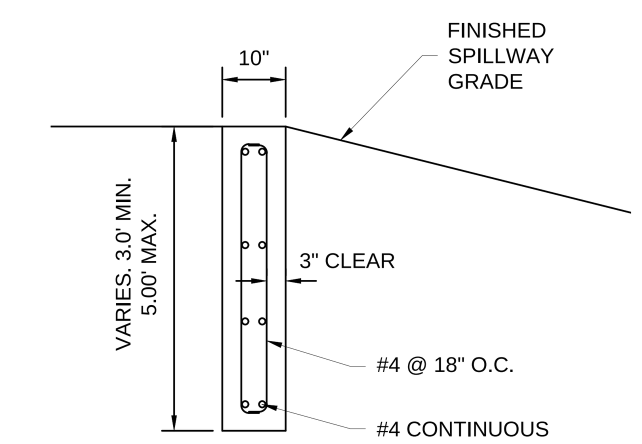


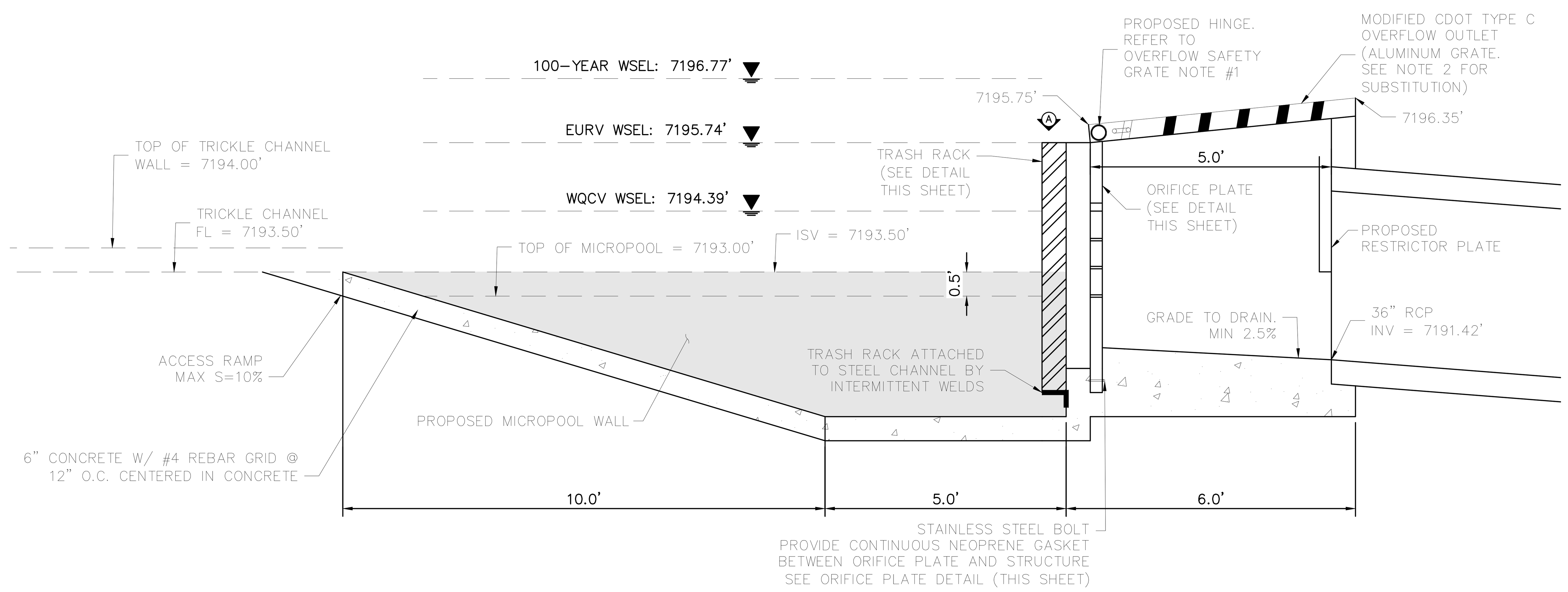
5 EMERGENCY SPILLWAY

1" = 5'



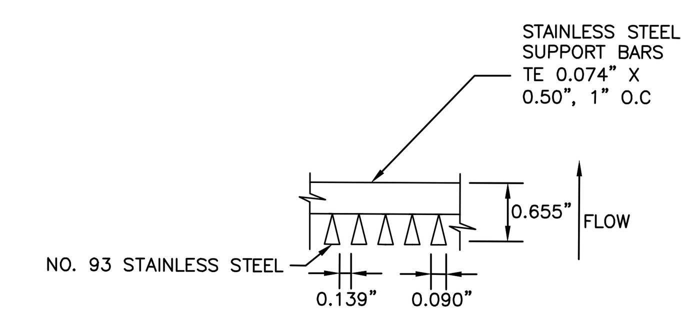
10 SECTION CREST WALL DETAIL

1" = 2'



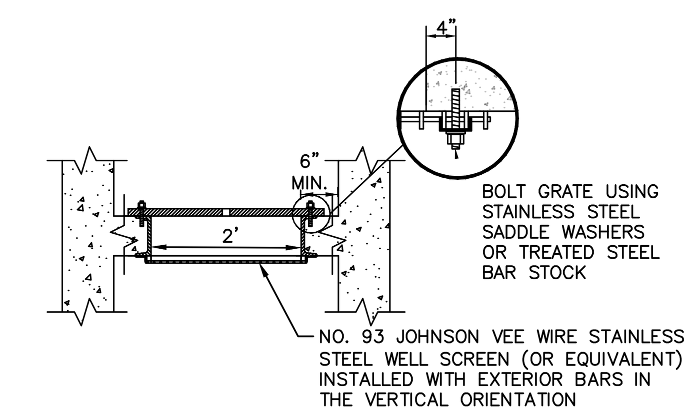
6 OUTLET STRUCTUREDETAIL

1" = 2'



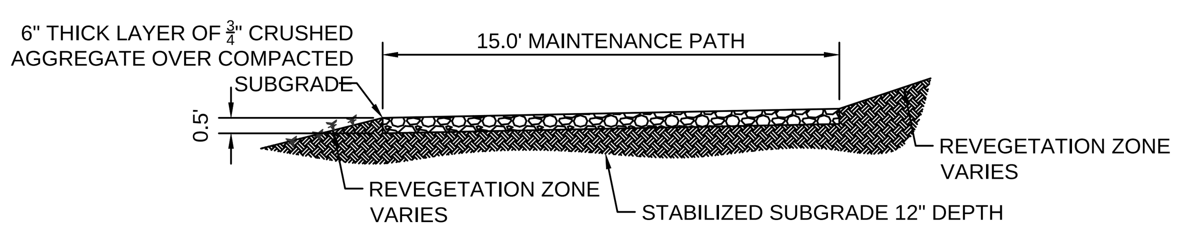
11 TRASH RACK

N.T.S.



12 SECTION A

N.T.S.

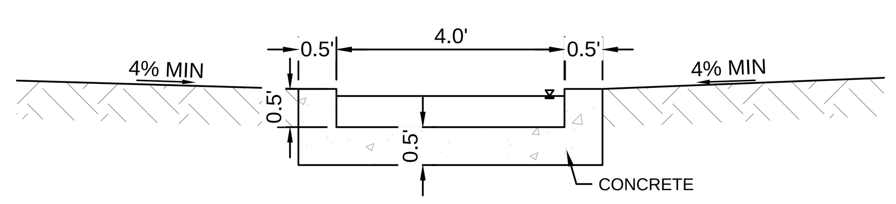


2 MAINTENANCE ROAD

1" = 5'

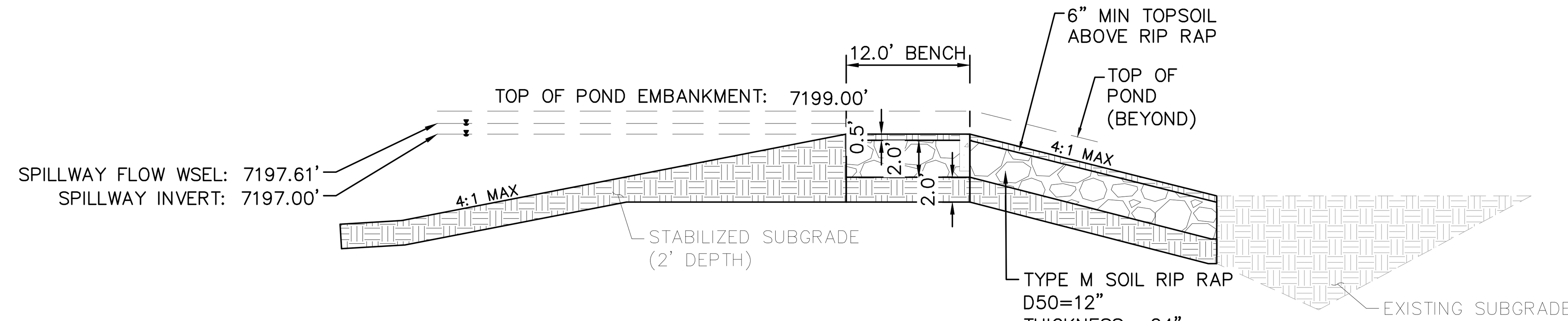
MAINTENANCE PATH NOTES

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



3 CONCRETE TRICKLE CHANNEL

1" = 2'



7 EMERGENCY SPILLWAY DETAILS

1" = 5'

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Colorado Springs, Colorado 80903 (719) 453–0180

DESIGNED BY: KRK
DRAWN BY: AJL
CHECKED BY: KRK
DATE: 06/11/2025

OVERLOOK AT HOMESTEAD FILING NO. 1
EL PASO COUNTY, COLORADO
CONSTRUCTION DOCUMENTS
POND B1 DETAILS

COLORADO LICENSED PROFESSIONAL ENGINEER 57234 06/11/2025

PROJECT NO.
196239003

SHEET
C1.32

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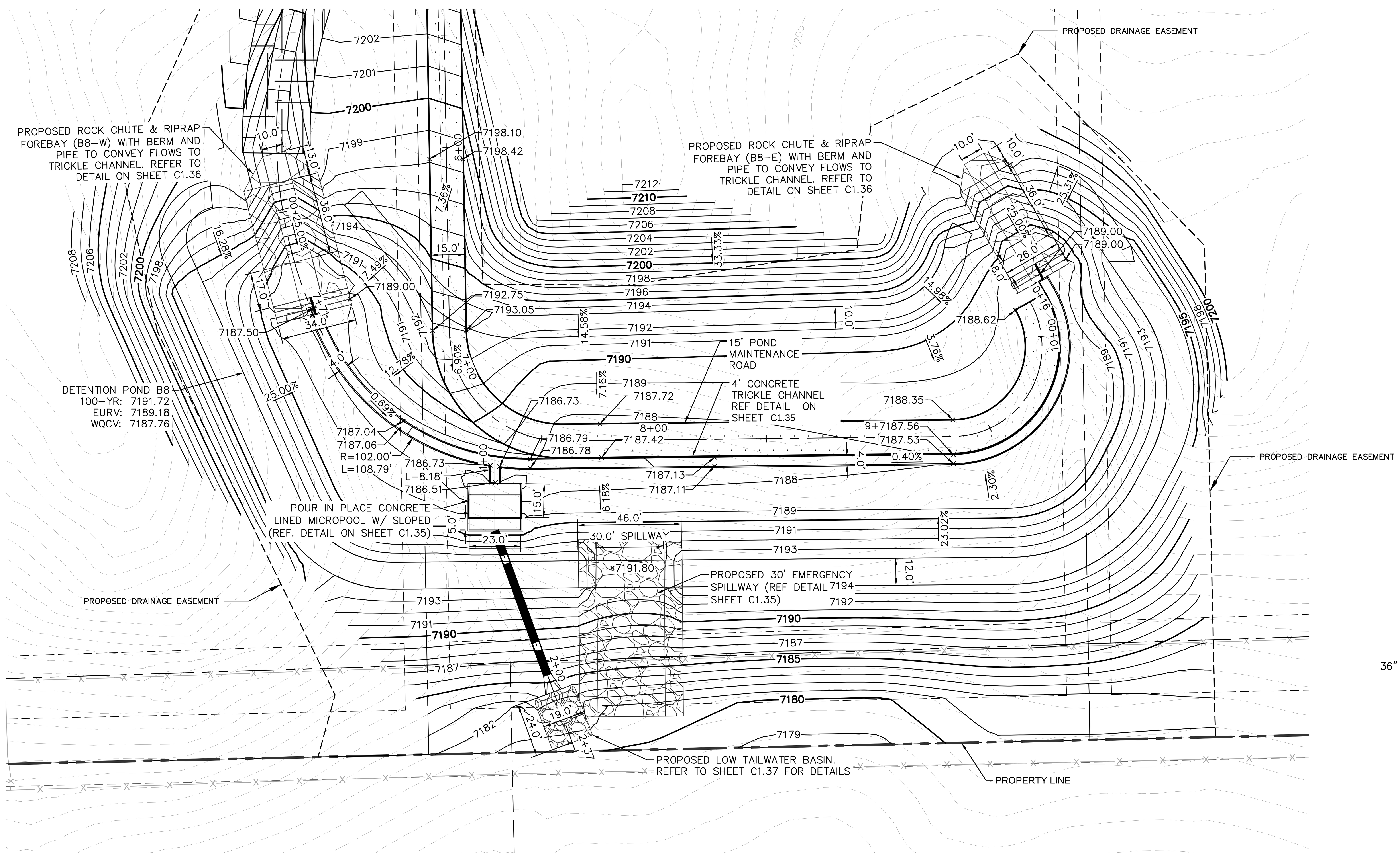
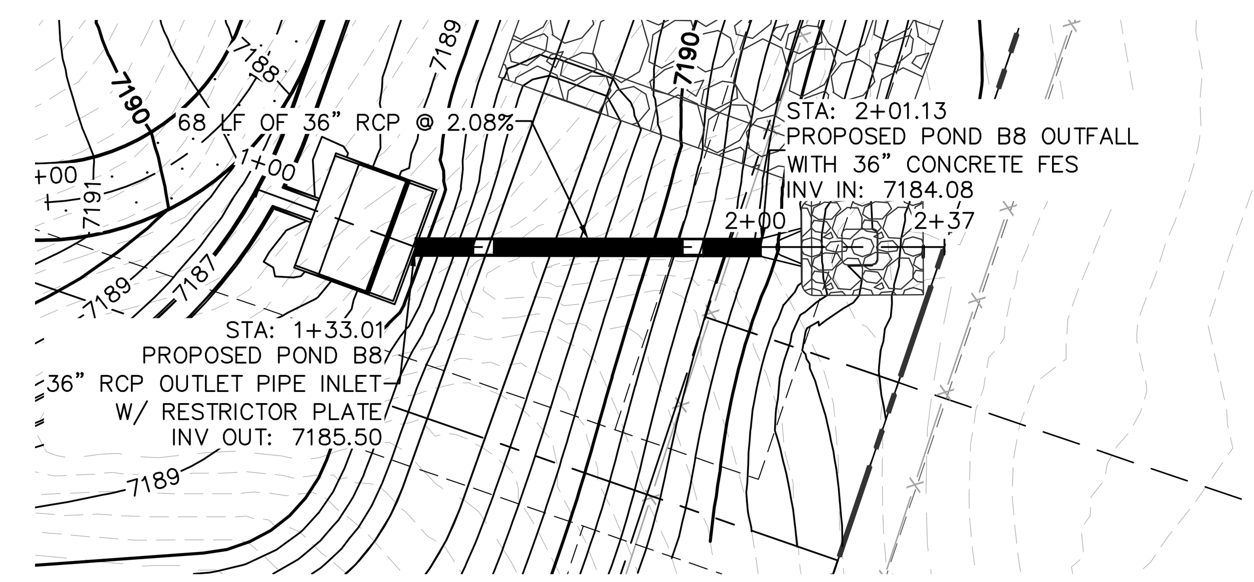
LEGEND

	LOT BOUNDARY LINE
	LOT BOUNDARY LINE
XXXX	EXISTING MAJOR CONTOUR
XXXX	EXISTING MINOR CONTOUR
XXXX	PROPOSED MAJOR CONTOUR
XXXX	PROPOSED MINOR CONTOUR
	RIPRAP
	GRAVEL MAINTENANCE ACCESS ROAD
	EROSION PROTECTION TRM MAT

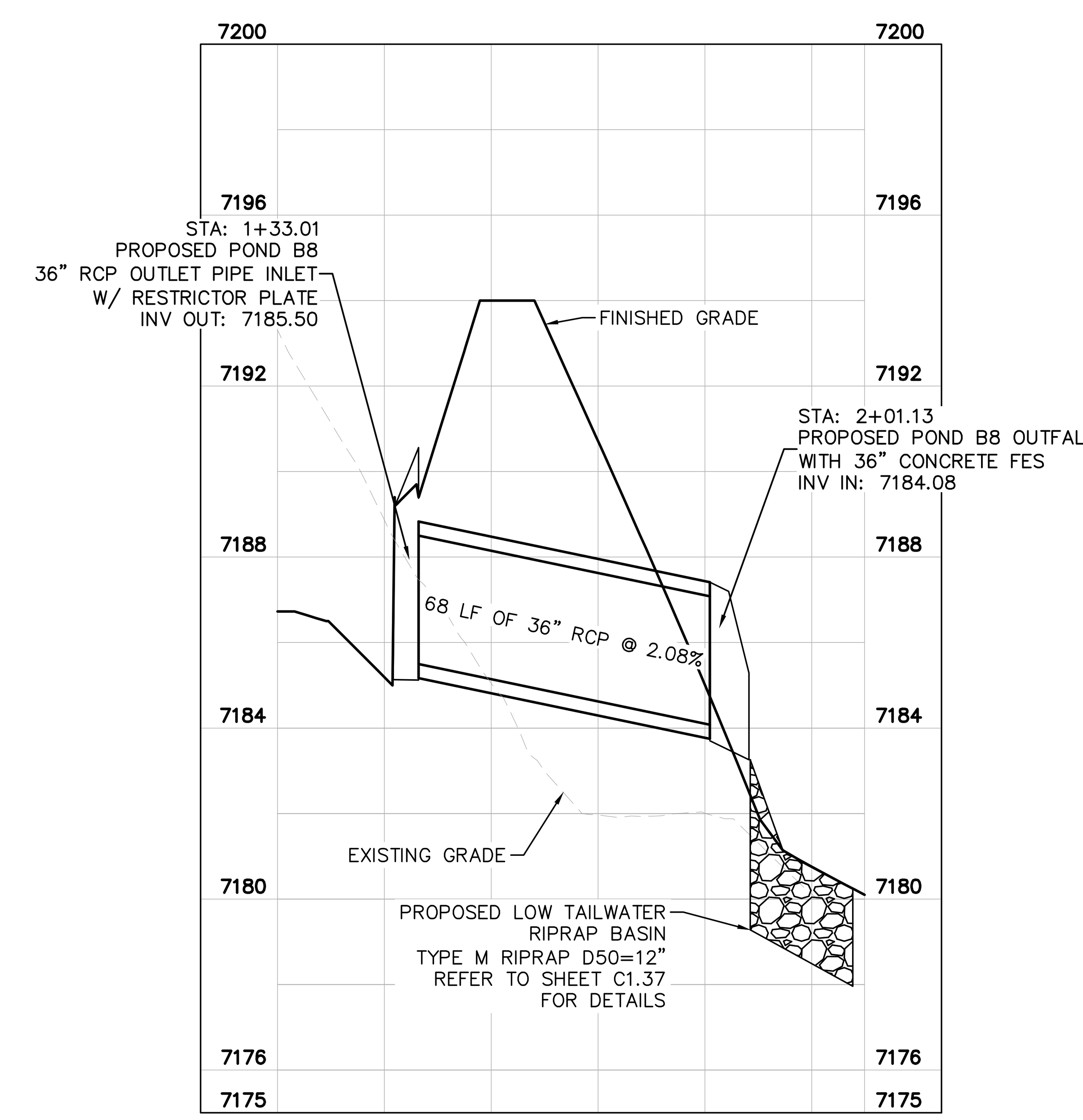




POND B8 OUTLET PIPE PLAN

GRAPHIC SCALE IN FEET
0 15 30 60

NORTH



POND B8 OUTLET PIPE PROFILE

GRAPHIC SCALE IN FEET
0 15 30 60
HORIZONTAL

0 1.5 3 6
VERTICAL

NO.	REVISION	BY	DATE	APPR.

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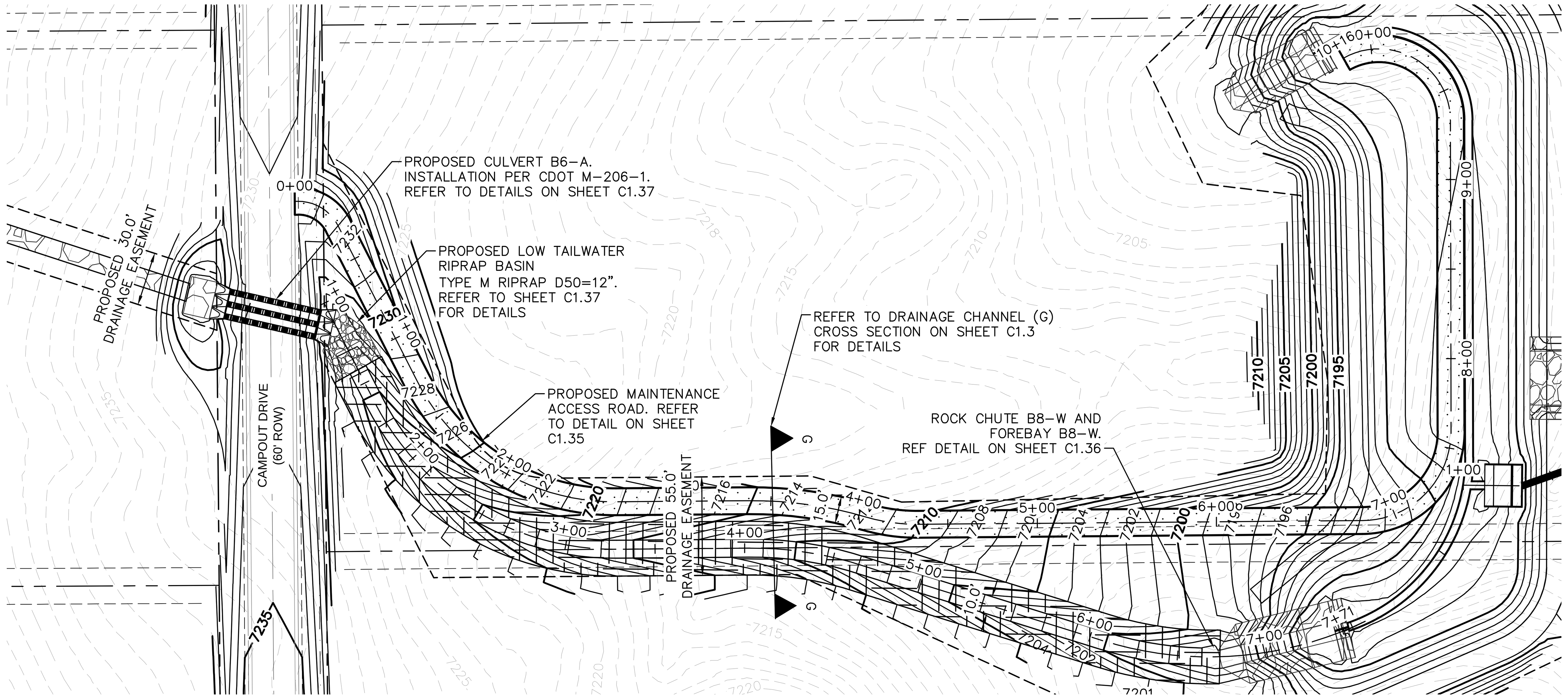
DATE: 06/11/2025

OVERLOOK AT HOMESTEAD FILING NO. 1
EL PASO COUNTY, COLORADO
CONSTRUCTION DOCUMENTS
POND B8 OVERVIEW

COLORADO LICENSED PROFESSIONAL ENGINEER 57234 06/11/2025

PROJECT NO.
196239003

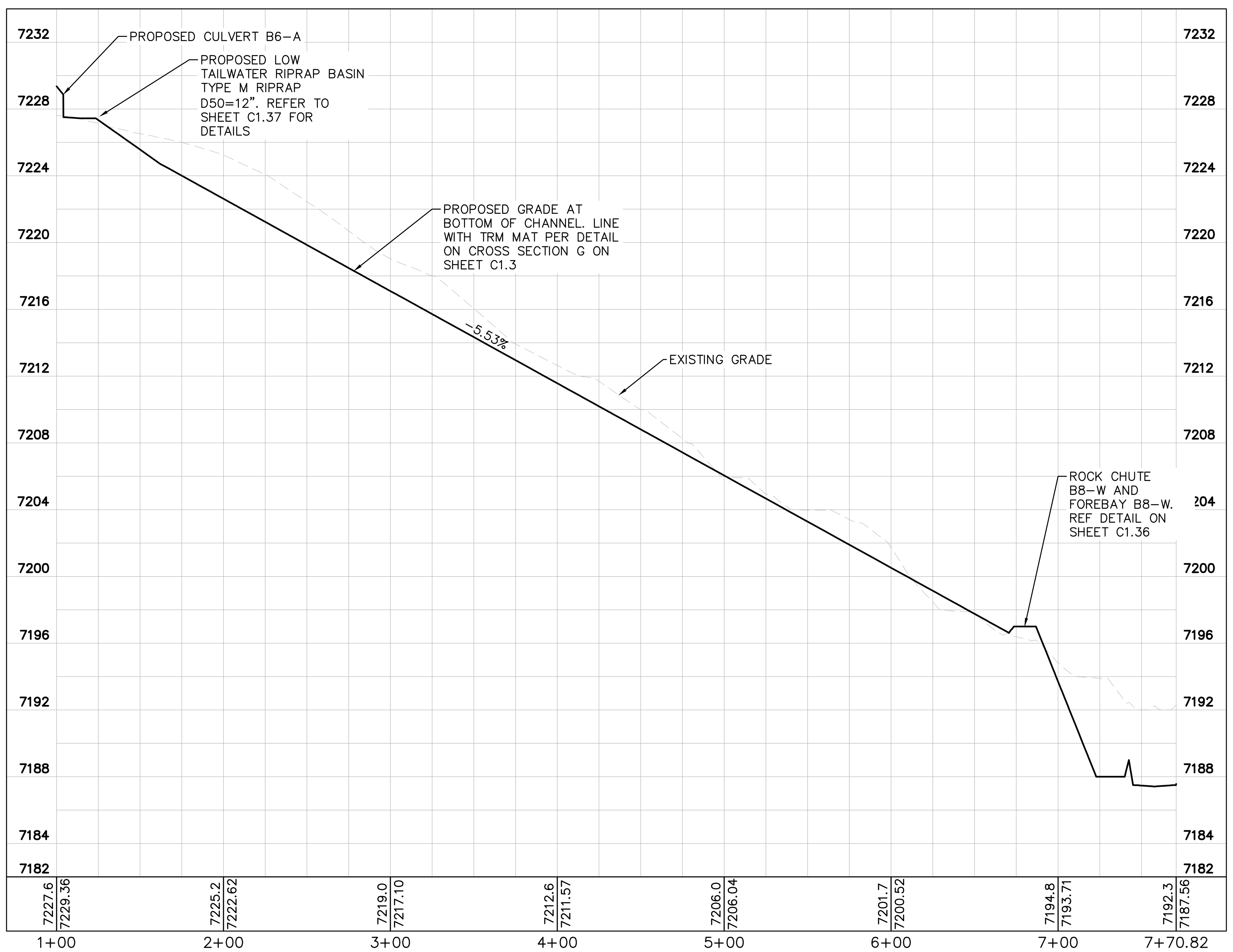
SHEET
C1.33



NORTH

GRAPHIC SCALE IN FEET
0 25 50 100

POND B8 DRAINAGE CHANNEL PLAN



POND B8 DRAINAGE CHANNEL PROFILE

GRAPHIC SCALE IN FEET
0 25 50 100
HORIZONTAL

0 2.5 5 10
VERTICAL

LEGEND

- LOT BOUNDARY LINE
- LOT BOUNDARY LINE
- EXISTING MAJOR CONTOUR
- EXISTING MINOR CONTOUR
- PROPOSED MAJOR CONTOUR
- PROPOSED MINOR CONTOUR
- RIPRAP
- GRAVEL MAINTENANCE ACCESS ROAD
- EROSION PROTECTION TRM MAT

NO.	REVISION	BY	DATE	APPR.

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Colorado Springs, Colorado 80903 (719) 453-0180

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OVERLOOK AT HOMESTEAD FILING NO. 1
EL PASO COUNTY, COLORADO
CONSTRUCTION DOCUMENTS

POND B8 DRAINAGE CHANNEL PLAN AND PROFILE

COLORADO LICENSED PROFESSIONAL ENGINEER 57234 06/11/2025

PROJECT NO. 196239003

SHEET

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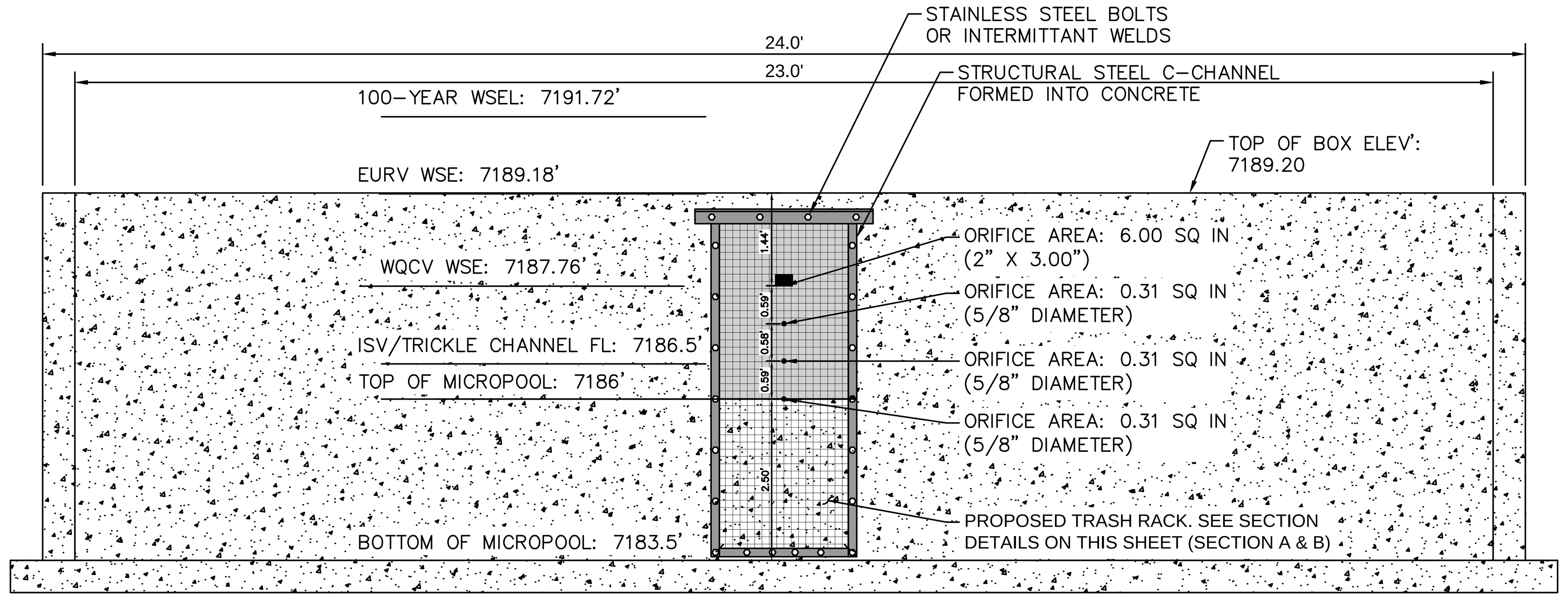

1 ORIFICE PLATE AND TRASH RACK DETAIL

N.T.S.

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".

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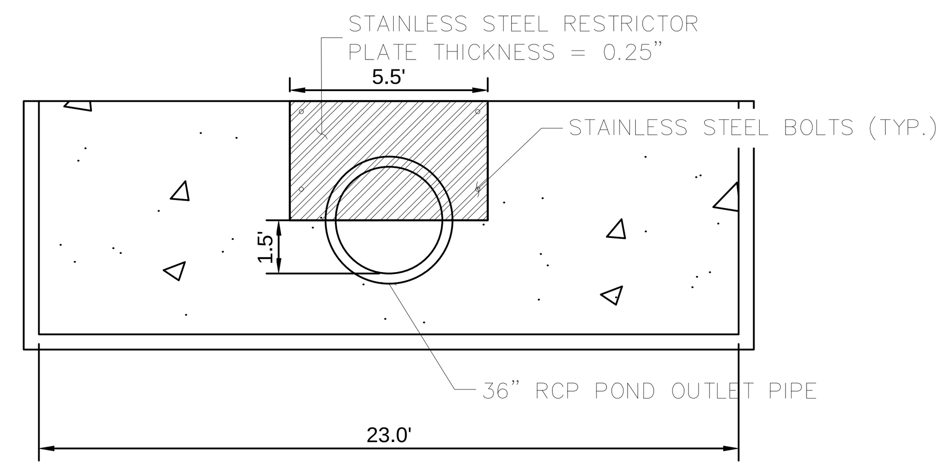
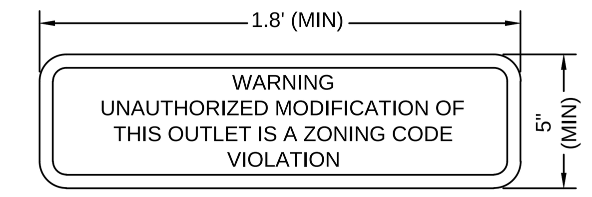
2. SAFETY GRATES SHALL BE STAINLESS STEEL, ALUMINUM, OR STEEL. STEEL GRATES SHALL BE HOT DIP GALVANIZED AND MAY BE HOT POWDER COATED AFTER GALVANIZING.
3. SAFETY GRATES SHALL BE DESIGNED SUCH THAT THE DIAGONAL DIMENSION OF EACH OPENING IS SMALLER THAN THE DIAMETER OF THE OUTLET PIPE.
4. STRUCTURAL DESIGN OF SAFETY GRATES SHALL BE BASED ON FULL HYDROSTATIC HEAD WITH ZERO HEAD DOWNSTREAM OF THE RACK.



4 100-YEAR FLOW RESTRICTOR

1" = 5'

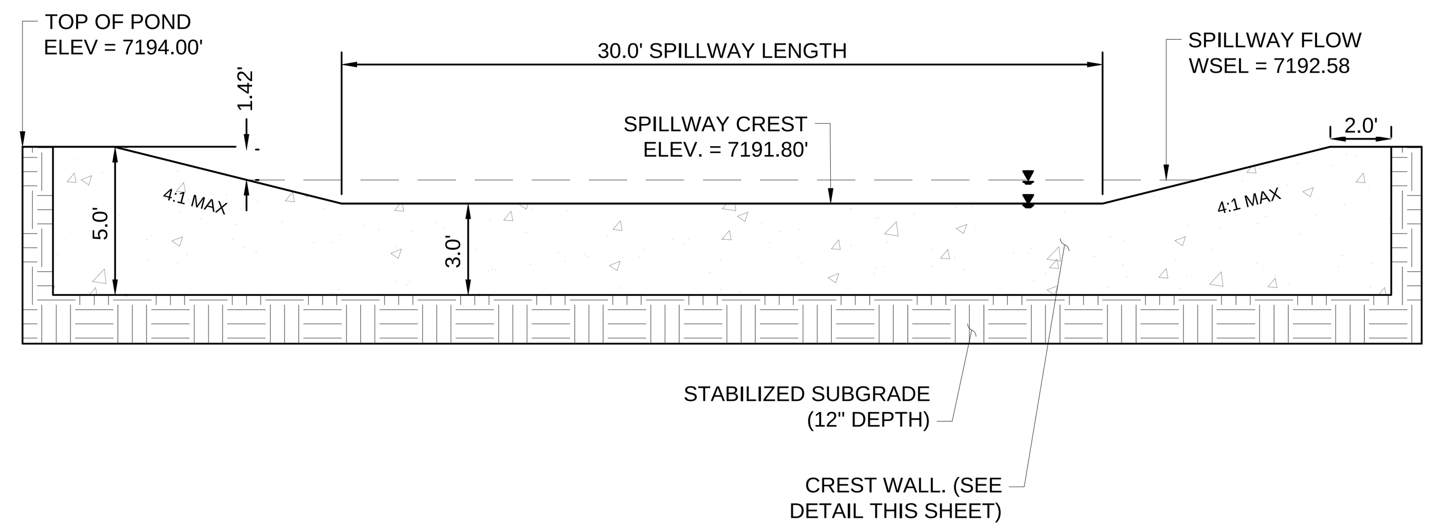


8 OUTLET SIGNAGE

N.T.S.

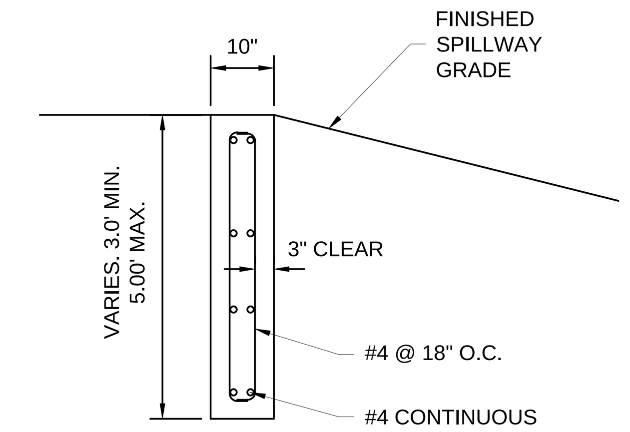
OUTLET SIGNAGE NOTES

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



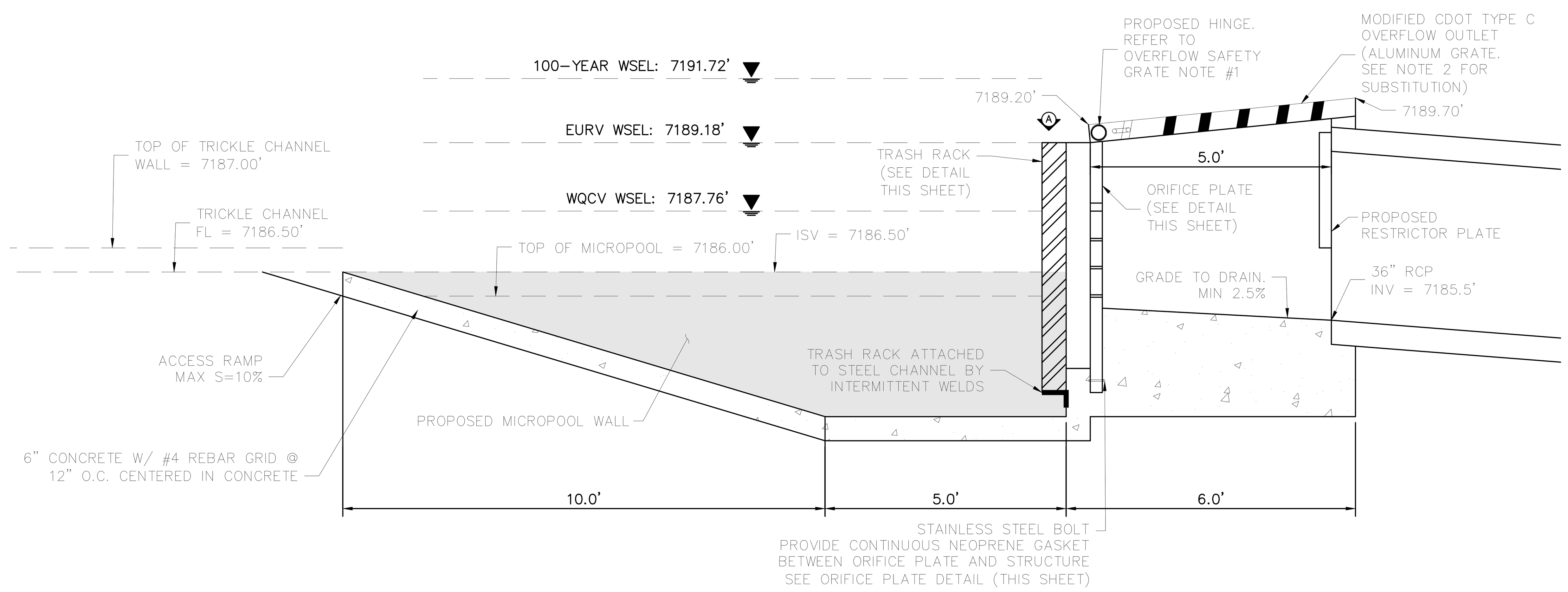
5 EMERGENCY SPILLWAY

1" = 5'



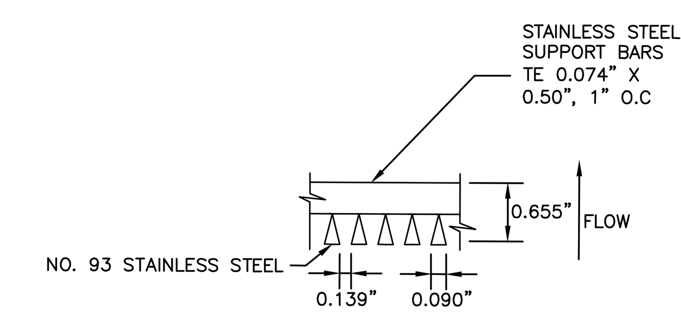
10 SECTION CREST WALL DETAIL

1" = 2'



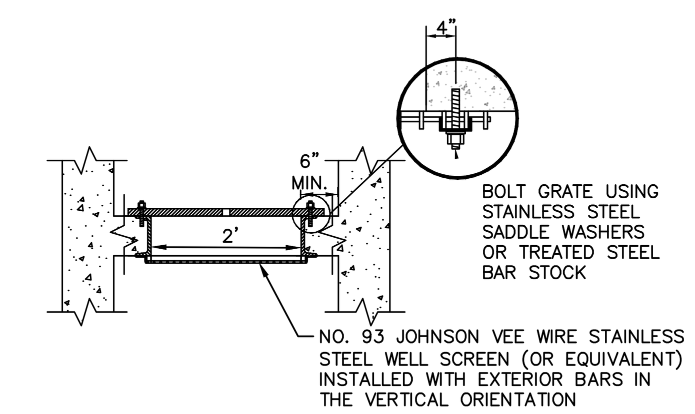
6 OUTLET STRUCTURE DETAIL

1" = 2'



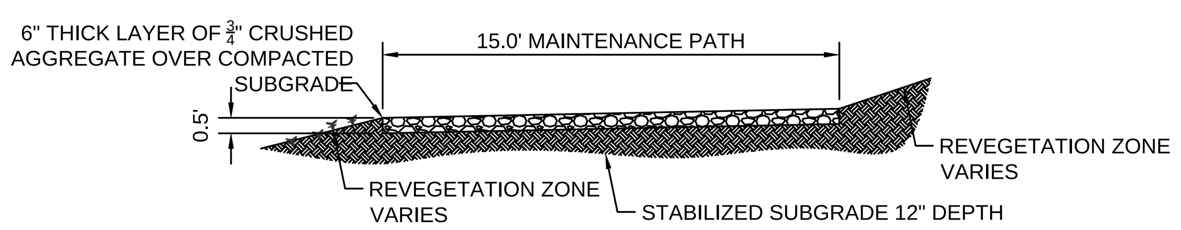
11 TRASH RACK

N.T.S.



12 SECTION A

N.T.S.

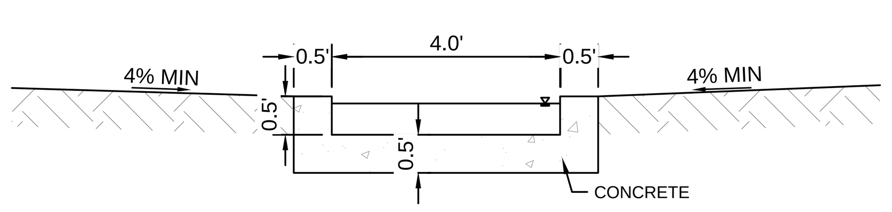


2 MAINTENANCE ROAD

1" = 5'

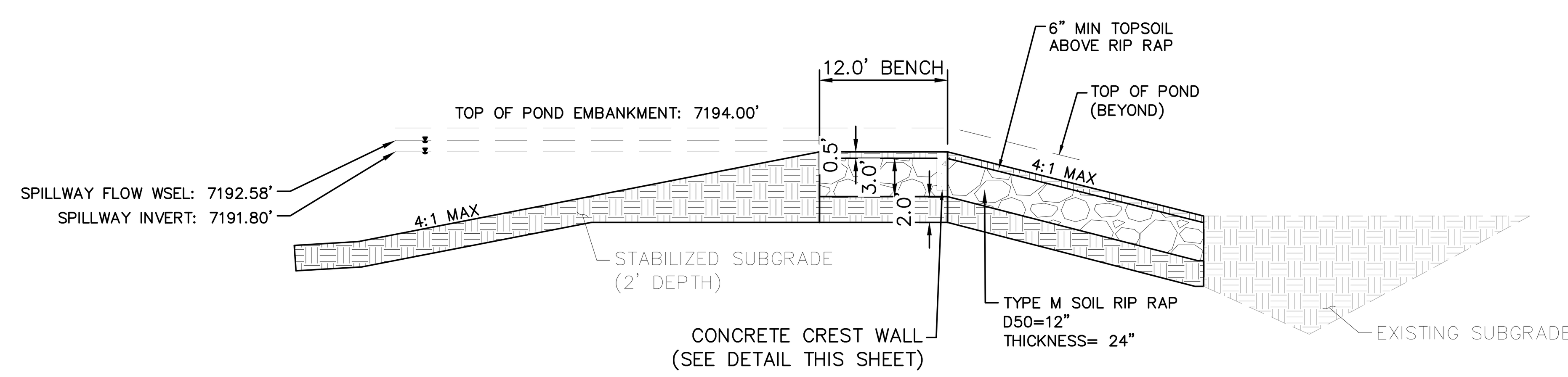
MAINTENANCE PATH NOTES

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



3 CONCRETE TRICKLE CHANNEL

1" = 2'



7 EMERGENCY SPILLWAY DETAILS

1" = 5'

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Colorado Springs, Colorado 80903 (719) 453-0180

DESIGNED BY: KRK
DRAWN BY: AJL
CHECKED BY: KRK
DATE: 06/11/2025

OVERLOOK AT HOMESTEAD FILING NO. 1
EL PASO COUNTY, COLORADO
CONSTRUCTION DOCUMENTS
POND B8 DETAILS

COLORADO LICENSED PROFESSIONAL ENGINEER 57234 06/11/2025

PROJECT NO. 196239003

SHEET

C1.35

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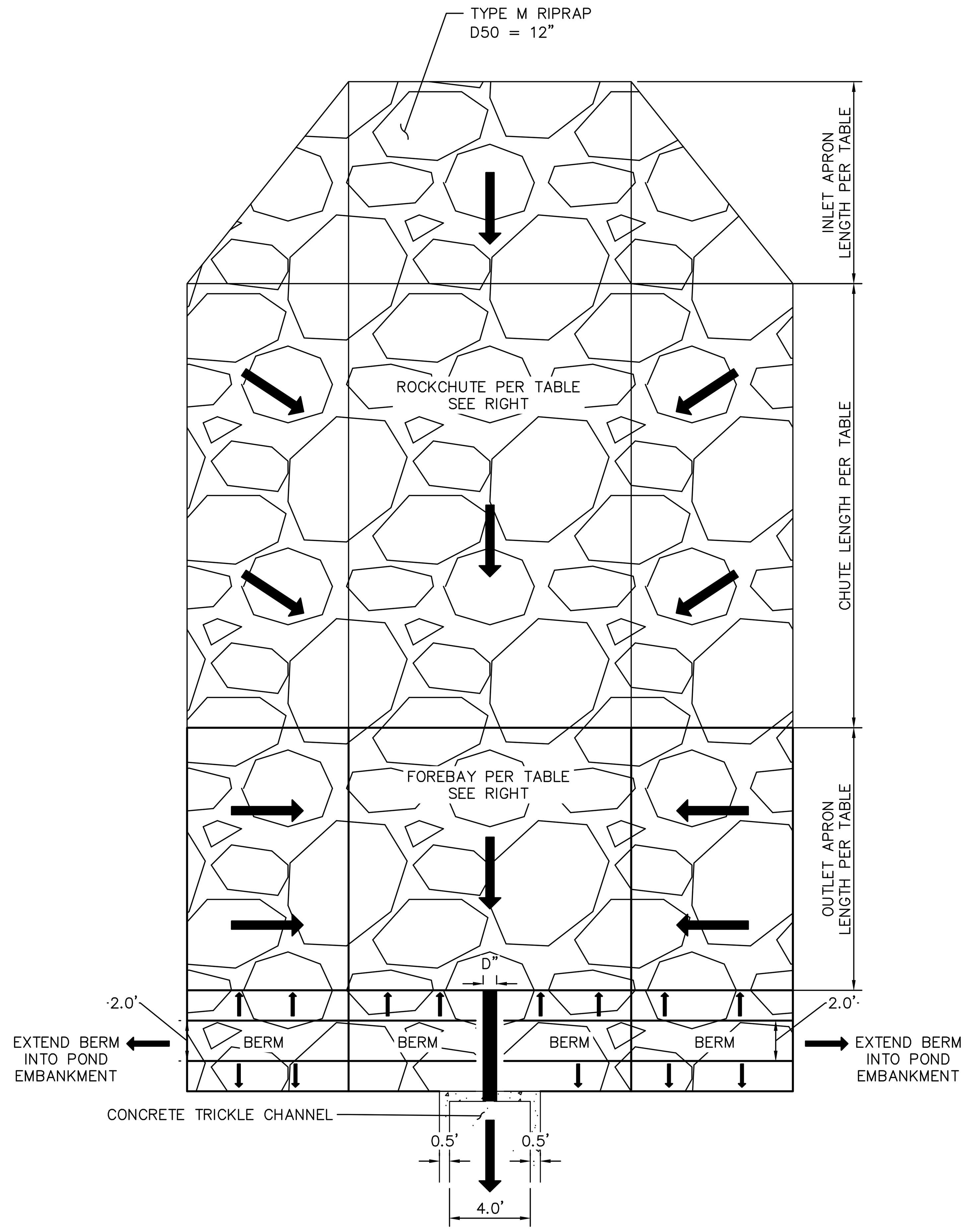
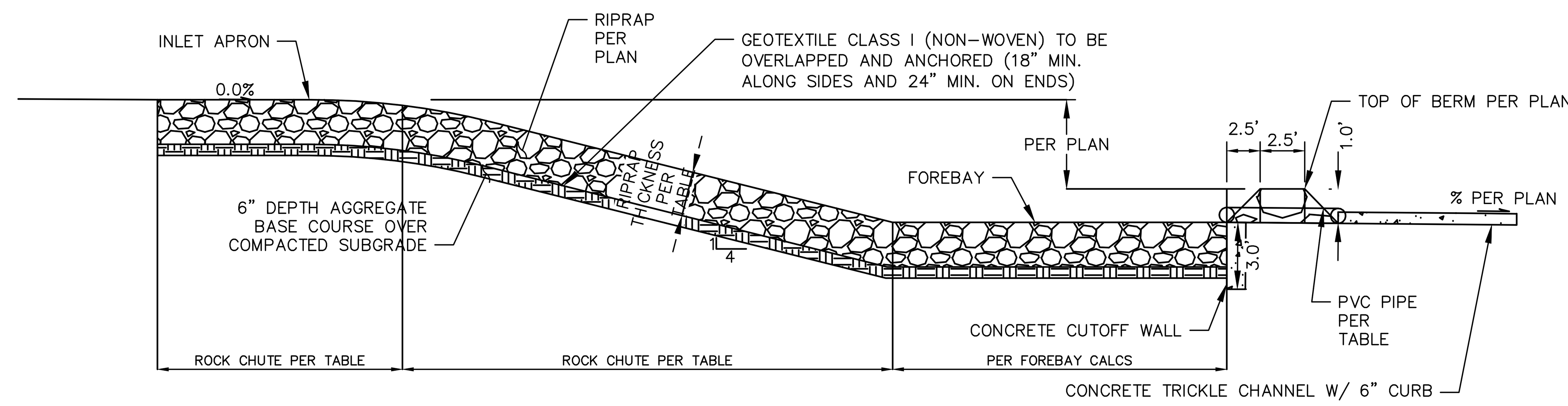


ROCK CHUTE - PLAN DETAIL

1" = 5'



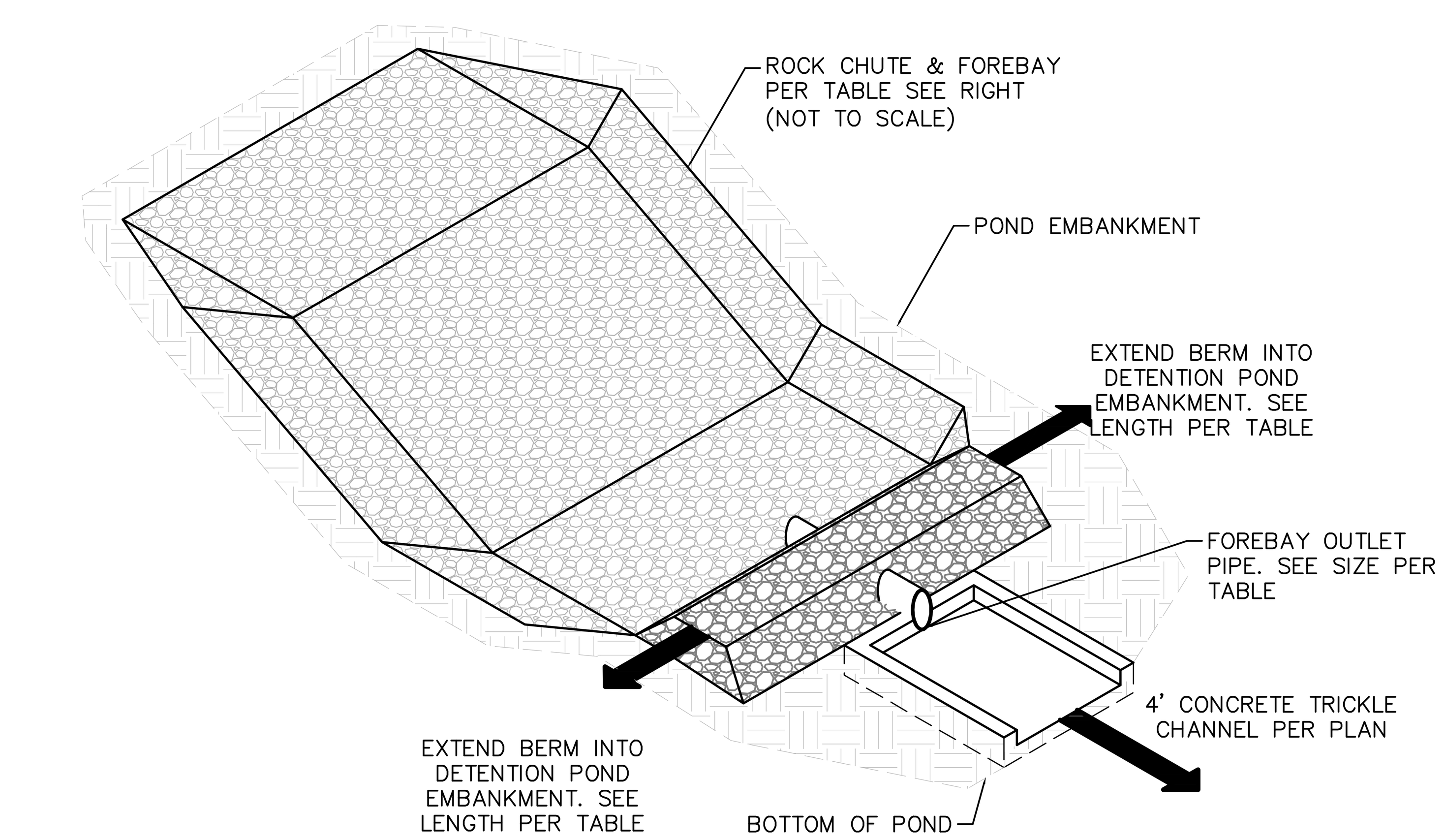
ROCK CHUTE PROFILE - POND TRICKLE CHANNEL APPLICATION

1" = 5'

Rock Chute ID	Forebay ID	Rock Chute Location	Contributing Basins	Q100 Flow (cfs)	Upstream Inlet Apron Length (ft)	Drop (ft) *(Inlet Apron to Outlet Apron)*	Chute Length (ft)	Chute Slope (%)	Downstream Outlet Apron Length (ft)	Chute Width (ft)	D50 (in)	Rock Chute Thickness (in)	Rock Chute Depth* (ft)	Top Width (ft)	Berm Length (ft)	Berm Height (ft)	Berm Side Slopes	Total Berm Depth (ft)
A2-W	A2-W	Pond A2	A2	18	10	3	16	25	7	10	6	12	2.0	26.0	26.0	1	2.5:1	7.5
A2-W2	A2-W2	Pond A2	A2	3			20			15	6	12			15.0	1	2.5:1	7.5
A2-C	A2-C	Pond A2	A2	3	10	8	36	25	7	10	6	12	1.5	22.0	22.0	1	2.5:1	7.5
A2-E	A2-E	Pond A2	A2	18	10	9	40	25	7	10	6	12	1.5	22.0	22.0	1	2.5:1	7.5
B1-W	B1-W	Pond B1	B1	25	12	0.8	25	3	23	12	6	12	1.5	24.0	24.0	1	2.5:1	7.5
B1-E	B1-E	Pond B1	B1	5	10	3.75	19	25	10	10	6	12	2.0	26.0	38.0	1	2.5:1	7.5
B8-W	B8-W	Pond B8	B6, B8	119	13	8	36	25	17	10	18	36	3.0	34.0	34.0	1	2.5:1	7.5
B8-E	B8-E	Pond B8	B8	23	10	9	36	25	8	10	6	12	2.0	26.0	26.0	1	2.5:1	7.5

NOTES:

1. ROCK CHUTE DEPTH AND WIDTH ACCOUNTS FOR 0.5' OF FREEBOARD



ROCK CHUTE, FOREBAY, & TRICKLE CHANNEL - ISOMETRIC DETAIL

1" = 5'

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OVERLOOK AT HOMESTEAD FILING NO. 1
EL PASO COUNTY, COLORADO
CONSTRUCTION DOCUMENTS

POND ROCK CHUTE DETAILS

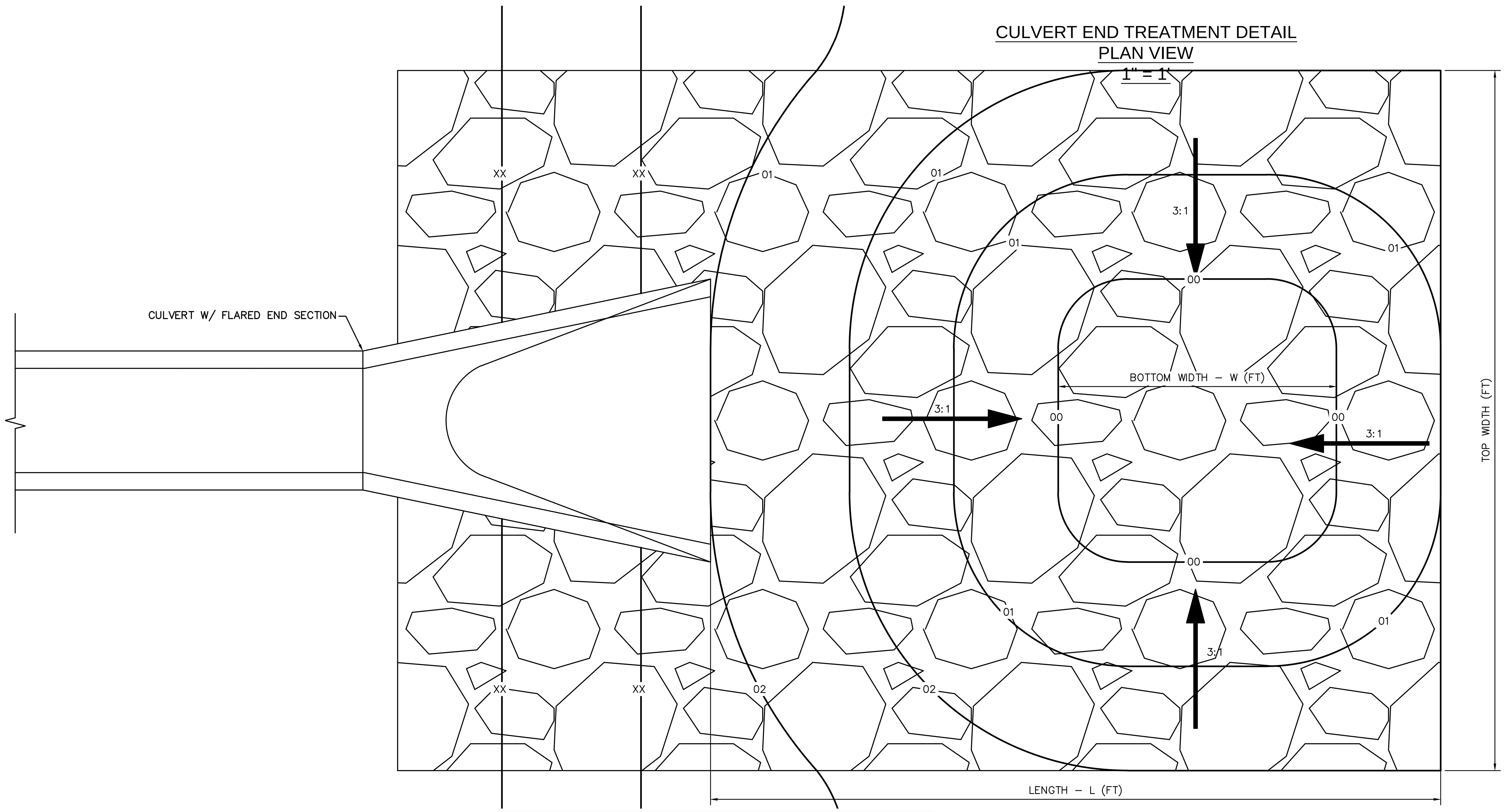
COLORADO LICENSED PROFESSIONAL ENGINEER 57234 06/11/2025

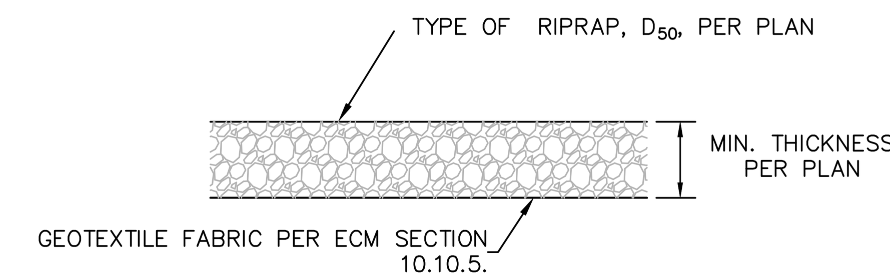
PROJECT NO. 196239003

SHEET

C1.36

CULVERT END TREATMENT DETAIL
PLAN VIEW
1" = 1'





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 50-70 35-50 2-10	12 9 6 2	85 35 10 0.4
Riprap	9	70-100 50-70 35-50 2-10	15 12 9 3	160 85 35 1.3
Riprap	12	70-100 50-70 35-50 2-10	21 18 12 4	440 275 85 3
Riprap	18	100 50-70 35-50 2-10	30 24 18 6	1280 650 275 10
Riprap	24	100 50-70 35-50 2-10	42 33 24 9	3500 1700 650 35

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

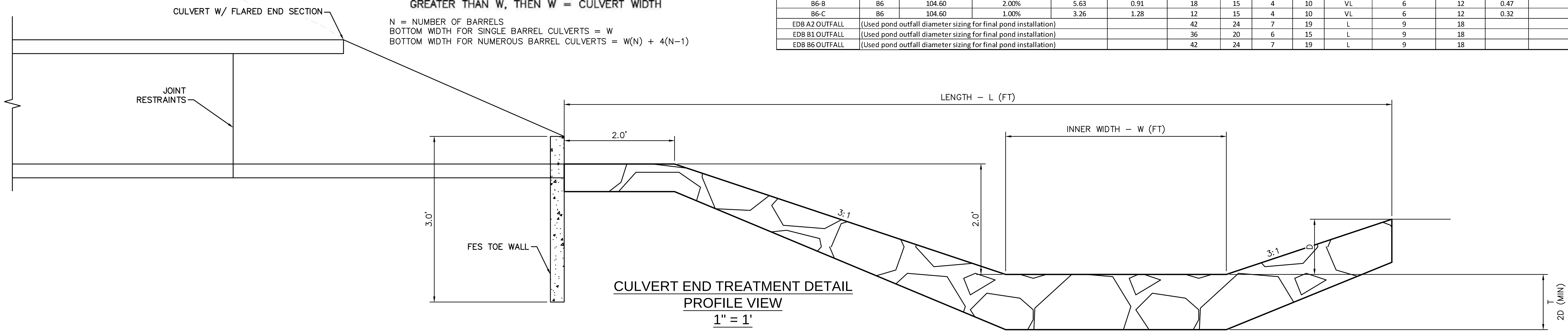
PIPE SIZE OR BOX HEIGHT	D	W*	L
18" – 24"	1'–0"	4'	15'
30" – 36"	1'–6"	6'	20'
42" – 48"	2'–0"	7'	24'
54" – 60"	2'–6"	8'	28'
66" – 72"	3'–0"	9'	32'

* IF OUTLET PIPE IS A BOX CULVERT WITH A WIDTH GREATER THAN W, THEN W = CULVERT WIDTH

N = NUMBER OF BARRELS
BOTTOM WIDTH FOR SINGLE BARREL CULVERTS = W
BOTTOM WIDTH FOR NUMEROUS BARREL CULVERTS = W(N) + 4(N–1)

Culvert & Riprap Summary

Culvert Details							Riprap Details (Low Tailwater Basin Design)							
Culvert ID	Basin	Q100 flow (cfs)	Flow % of Basin	Flows (cfs)	HW/D Ratio	Diameter (in)	Top Length (ft)	Bottom Width (ft)	Top Width (ft)	D50 Type	D50 Size (in)	D50 Thickness (D) (in)	Normal Depth in Pipe (ft)	Upstream Headwater Elevation (ft)
A2-A	A2	93.46	10.00%	9.35	1.39	18	15	4	10	VL	6	12	0.75	7211.99
A2-B	A2	93.46	8.00%	7.48	1.12	18	15	4	10	VL	6	12	0.56	7221.58
A2-C	A2	93.46	49.00%	45.80	1.21	36	20	6	15	L	9	18	1.17	7224.11
A2-D	A2	93.46	11.00%	10.28	1.52	18	15	4	10	VL	6	12	0.60	7320.27
B1-A	B1	80.40	28.00%	22.51	0.99	30	20	6	15	L	9	18	0.85	7218.48
B1-B	B1	80.40	34.00%	27.34	1.14	30	20	6	15	L	9	18	0.90	7224.85
B6-A	B6	104.60	100.00%	104.60	0.99	36 (3 Barrels)	24	7	27	M	12	24	1.91	7230.75
B6-A (BULK FLOWS)	B6	156.90	100.00%	156.90	1.39	36 (3 Barrels)	24	7	27	M	12	24	2.52	7231.94
B6-B	B6	104.60	2.00%	5.63	0.91	18	15	4	10	VL	6	12	0.47	7246.36
B6-C	B6	104.60	1.00%	3.26	1.28	12	15	4	10	VL	6	12	0.32	7340.58
EDB A2 OUTFALL	(Used pond outfall diameter sizing for final pond installation)					42	24	7	19	L	9	18		
EDB B1 OUTFALL	(Used pond outfall diameter sizing for final pond installation)					36	20	6	15	L	9	18		
EDB B6 OUTFALL	(Used pond outfall diameter sizing for final pond installation)					42	24	7	19	L	9	18		



CULVERT END TREATMENT DETAIL
PROFILE VIEW
1" = 1'

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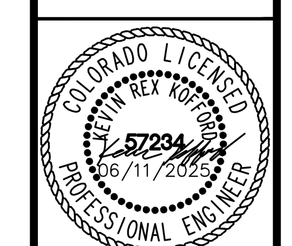
OVERLOOK AT HOMESTEAD FILING NO. 1
EL PASO COUNTY, COLORADO
CONSTRUCTION DOCUMENTS

LOW TAILWATER BASIN DETAIL



PROJECT NO.
196239003

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