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

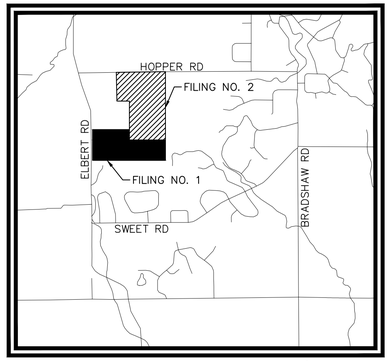
CONTACTS:

OWNER:
PT OVERLOOK LLC
1864 WOODMOOR DRIVE, SUITE 100
MONUMENT, CO 80132
CONTACT: JOE DESJARDIN
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'

NORTH

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.

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

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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.

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.

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
2024 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: 06/14/2024

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

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

PROJECT NO.
196239003

SHEET
C1.0

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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 (SWMP) 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
2024 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: 06/14/2024

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

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

PROJECT NO.
196239003

SHEET
C1.1

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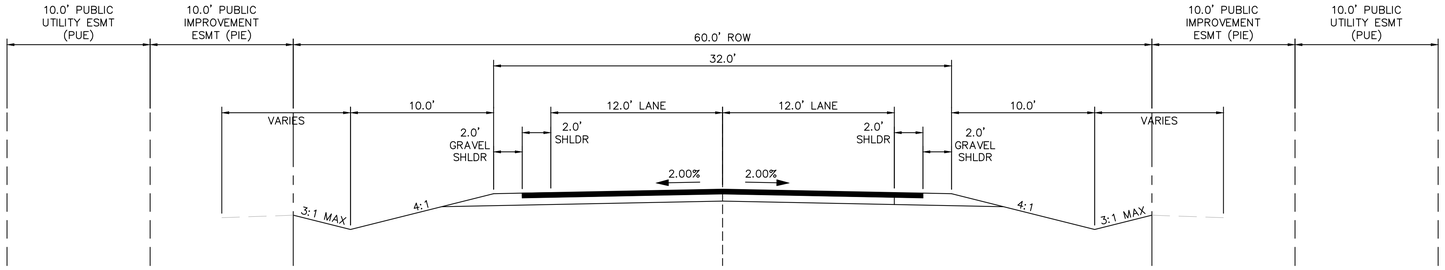
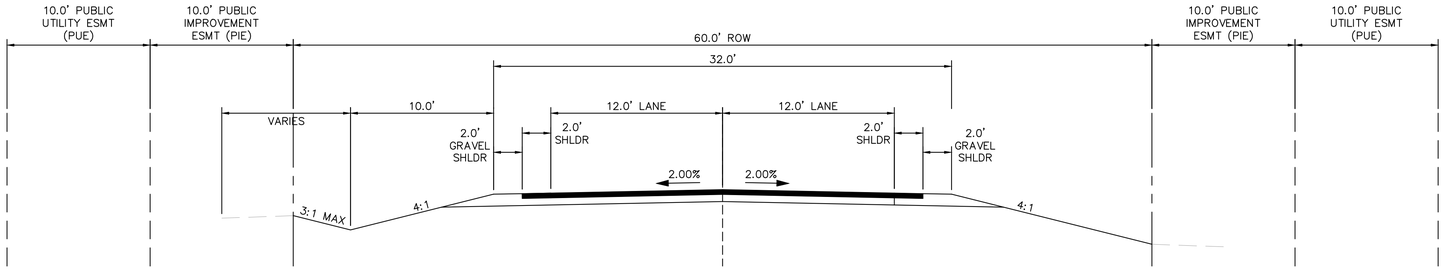
ON-SITE ROADWAY TYPICAL SECTIONS



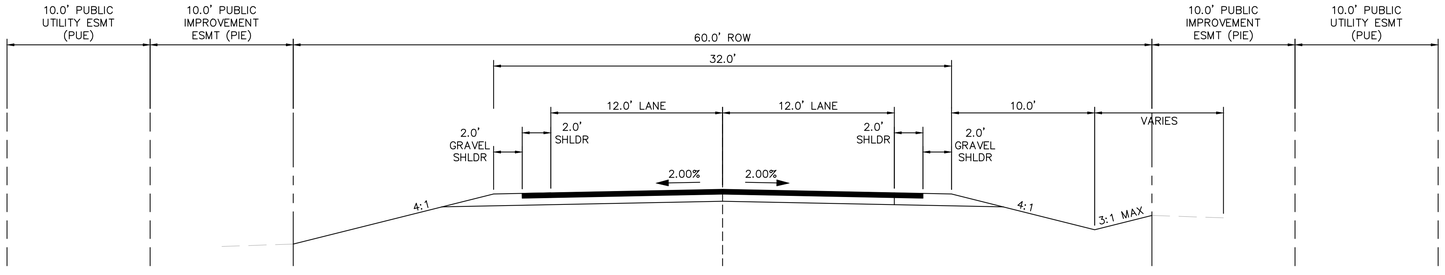
(A) RURAL LOCAL ROADWAY – ROADSIDE DITCH: LEFT AND RIGHT
SCALE: 1" = 5'

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



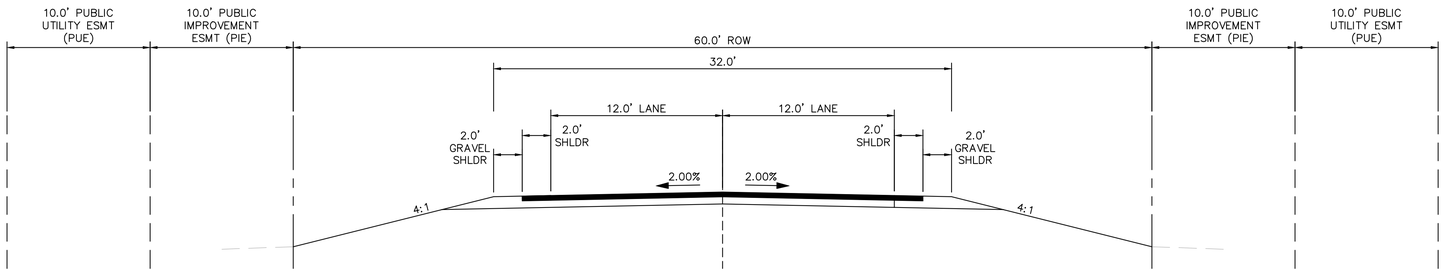
(B) RURAL LOCAL ROADWAY – ROADSIDE DITCH: LEFT
SCALE: 1" = 5'

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



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

TYPICAL SECTION (C)	
ROADWAY	STATION
HATBAND DRIVE	19+80 – 20+30
SALOON DRIVE	5+80 – 6+25



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

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

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PROJECT NO.
196239003

SHEET
C1.2

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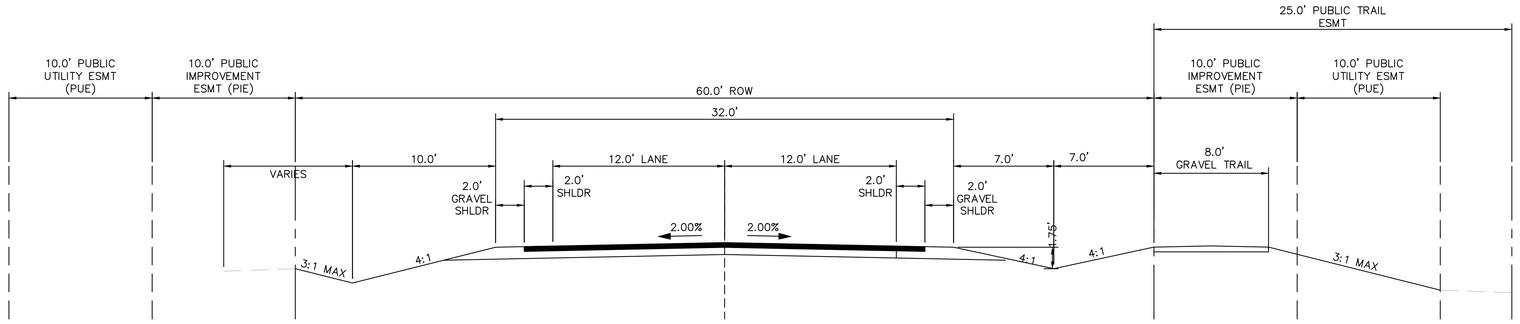
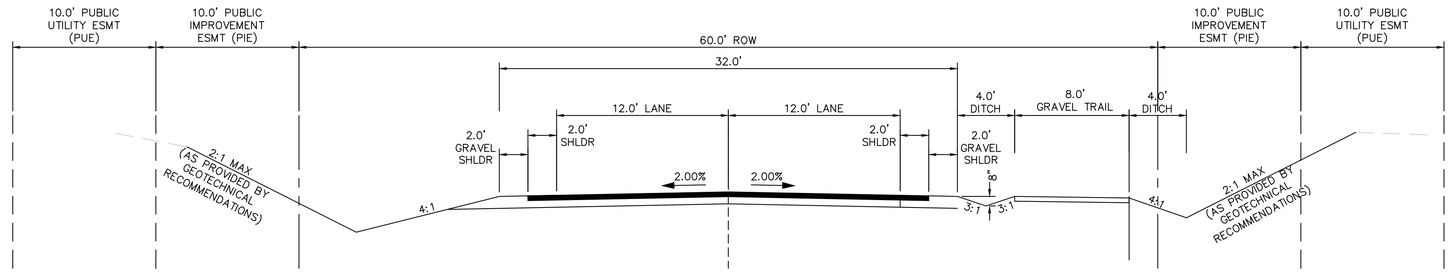


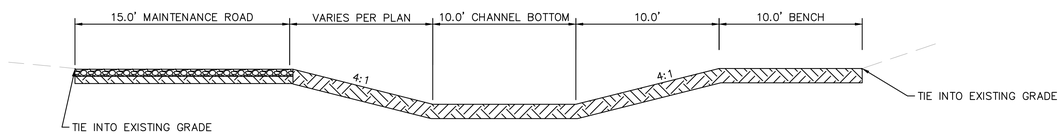
(E) RURAL LOCAL ROADWAY – TRAIL RIGHT, ROADSIDE DITCH: LEFT AND RIGHT
SCALE: 1" = 5'

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

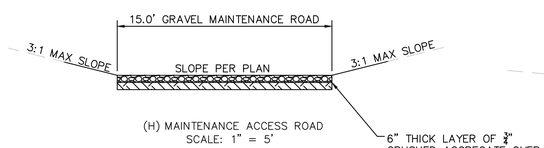


(F) RURAL LOCAL ROADWAY –TRAIL RIGHT, DITCH–CUT SECTION
SCALE: 1" = 5'

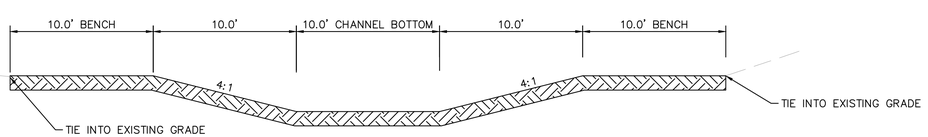
TYPICAL SECTION (F)	
ROADWAY	STATION
APEX RANCH ROAD	12+30 – 22+60



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



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



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

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

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Kimley-Horn and Associates, Inc.

PROJECT NO.
196239003

SHEET
C1.3

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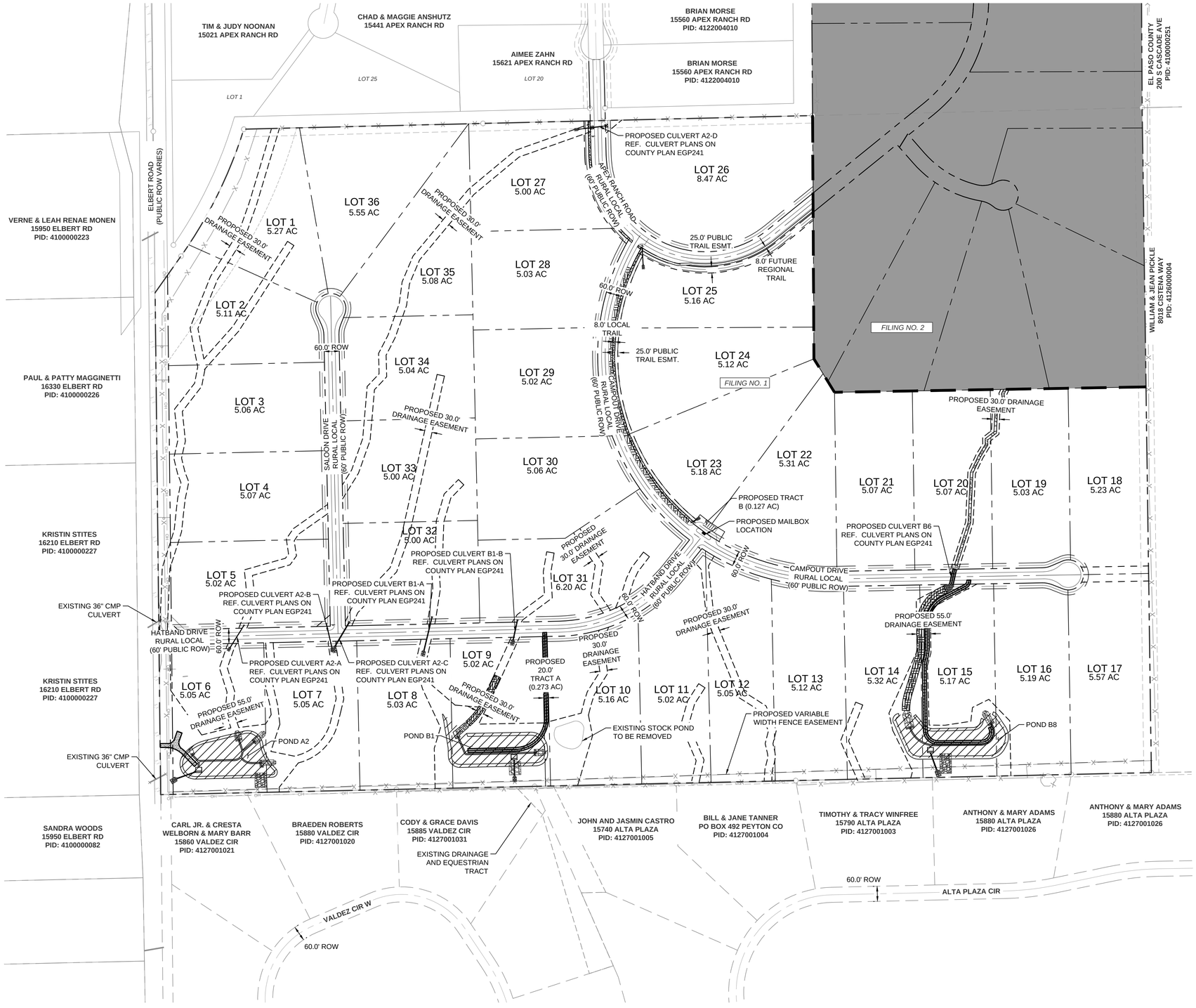

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OVERLOOK AT HOMESTEAD FILING NO. 1
EL PASO COUNTY, COLORADO
CONSTRUCTION DOCUMENTS
OVERALL SITE PLAN

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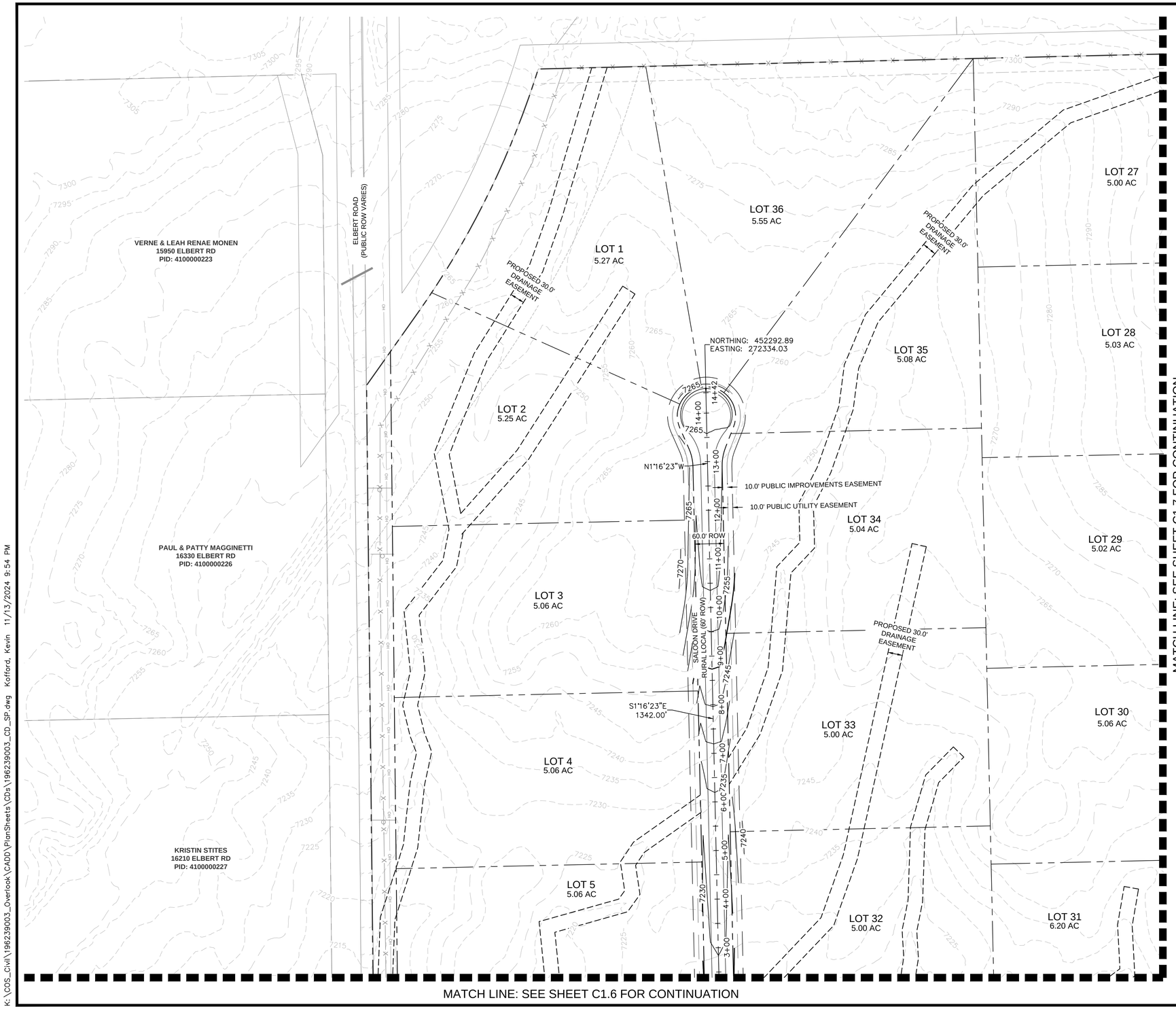
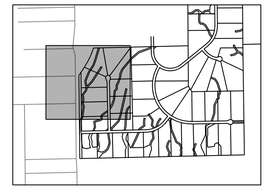
Kimley-Horn and Associates, Inc.

PROJECT NO.
196239003

SHEET
C1.4





KEYMAP
SCALE: 1" = 1000'

LEGEND:

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

NORTH

GRAPHIC SCALE IN FEET
0 50 100 200

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

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

PROJECT NO.
196239003

SHEET
C1.5

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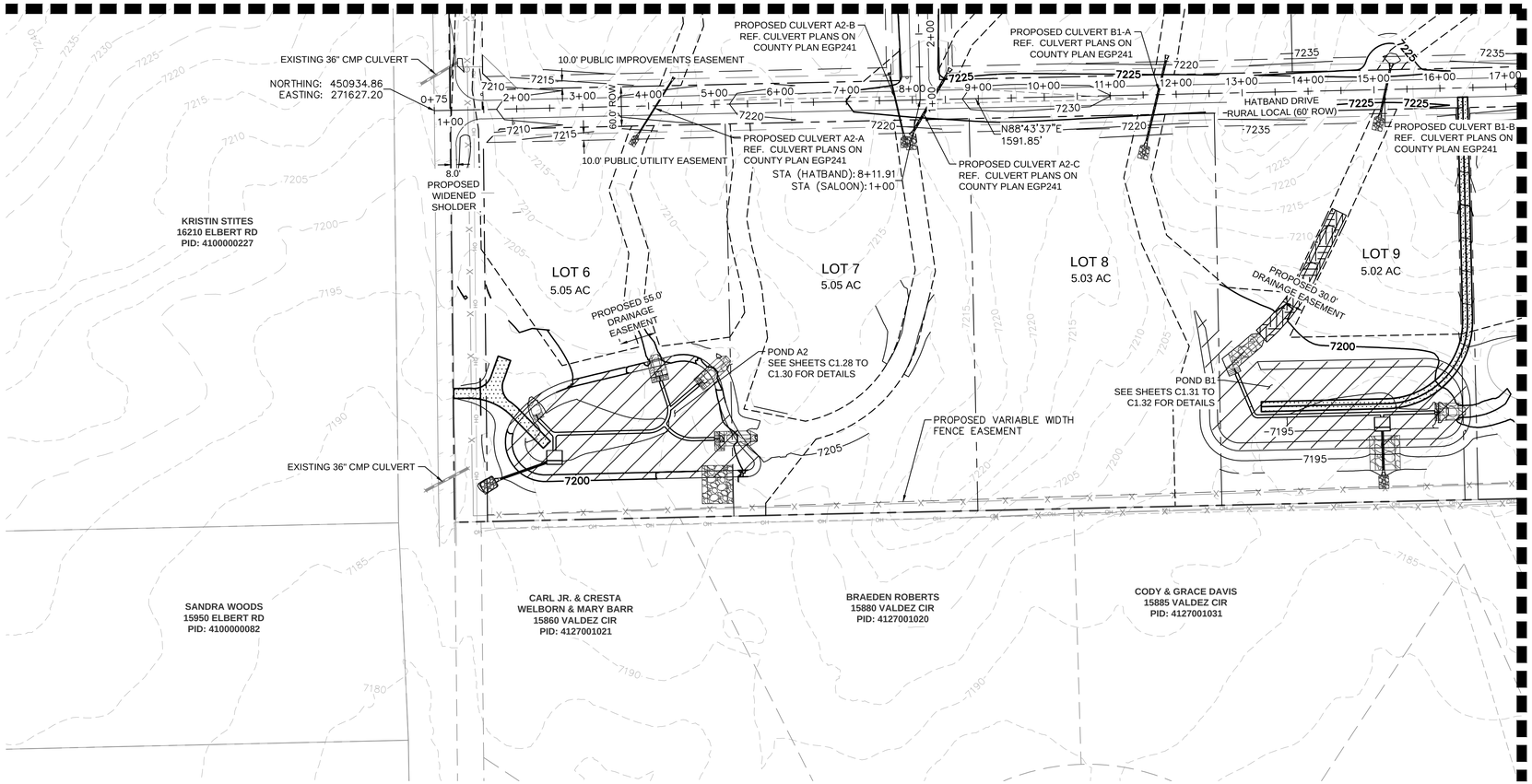
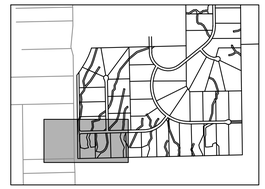
MATCH LINE: SEE SHEET C1.5 FOR CONTINUATION



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

NORTH

GRAPHIC SCALE IN FEET
0 50 100 200

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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
SITE PLAN (2 OF 4)

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

PROJECT NO.
196239003

SHEET
C1.6

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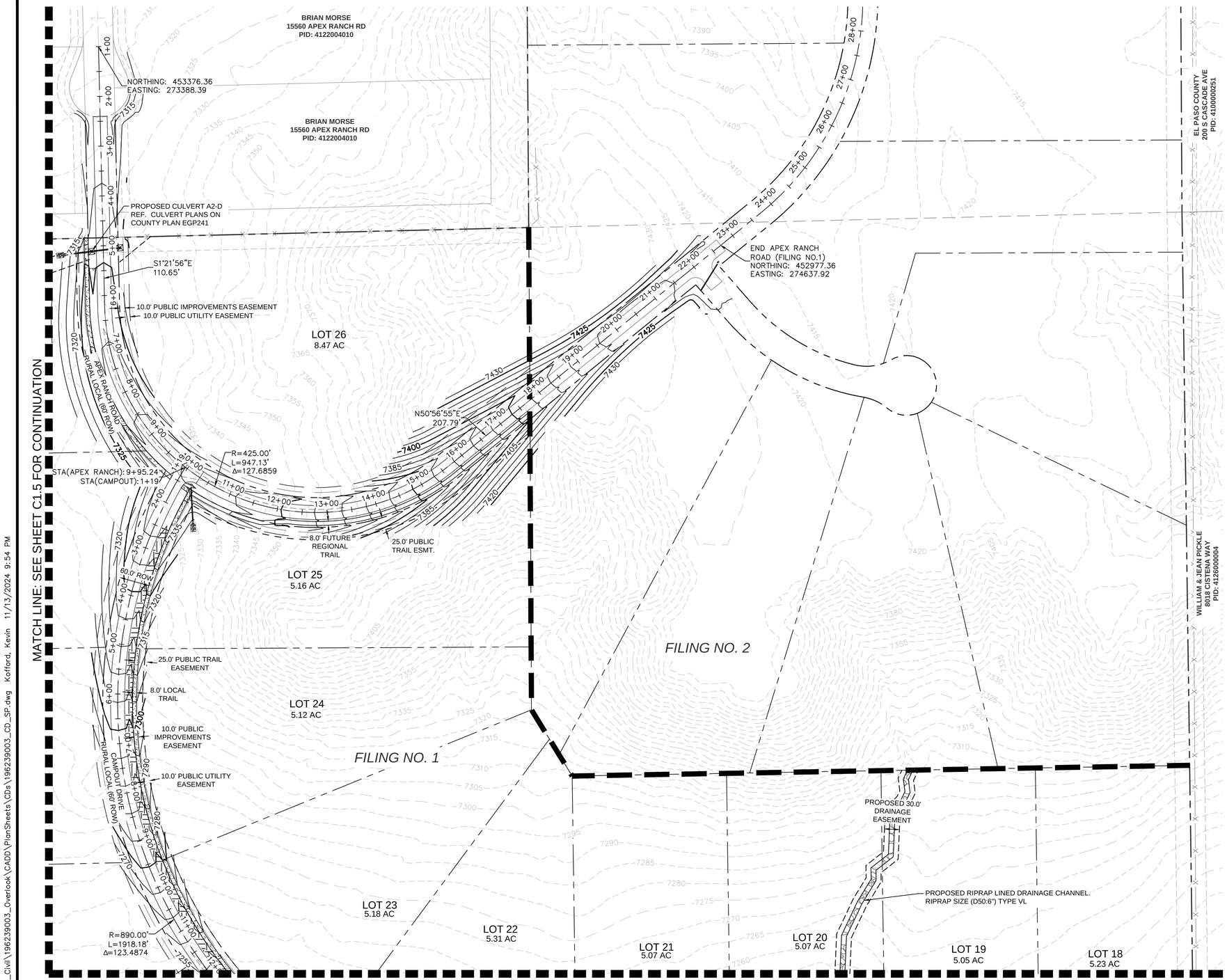

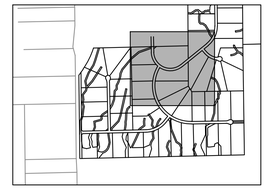

KEYMAP
SCALE: 1" = 1000'

LEGEND:

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

NORTH

GRAPHIC SCALE IN FEET
0 50 100 200

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

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

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

PROJECT NO.
196239003

SHEET
C1.7

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MATCH LINE: SEE SHEET C1.7 FOR CONTINUATION

MATCH LINE: SEE SHEET C1.6 FOR CONTINUATION

REFER TO DETAILED MAILBOX PLAN ON SHEET C1.9

STA (CAMPOUT): 14+71.45
STA (HATBAND): 23+88

PROPOSED 30.0' DRAINAGE EASEMENT

N38°34'50"E
170.80'

CAMPOUT DRIVE
RURAL LOCAL (60' ROW)

HATBAND DRIVE
RURAL LOCAL (60' ROW)

10.0' PUBLIC IMPROVEMENTS EASEMENT
10.0' PUBLIC UTILITY EASEMENT

R=600.00'
L=525.13'
Δ=50.1466

PROPOSED 30.0' DRAINAGE EASEMENT

PROPOSED 30.0' DRAINAGE EASEMENT

PROPOSED RIPRAP LINED DRAINAGE CHANNEL. RIPRAP SIZE (D50:6") TYPE VL

PROPOSED CULVERT B6
REF. CULVERT PLANS ON COUNTY PLAN EGP241

10.0' PUBLIC UTILITY EASEMENT
10.0' PUBLIC IMPROVEMENTS EASEMENT

N89°00'22"E
986.30'

N89°00'22"E

NORTHING: 451185.81
EASTING: 275318.50

PROPOSED 55.0' DRAINAGE EASEMENT

PROPOSED CHANNEL REF. SHEET C1.34 FOR CROSS SECTION AND PROFILE

POND B8
SEE SHEETS C1.33 TO C1.35 FOR DETAILS

PROPOSED VARIABLE WIDTH FENCE EASEMENT

LOT 10
5.12 AC

LOT 11
5.33AC

LOT 12
5.03 AC

LOT 13
5.12 AC

LOT 14
5.32 AC

LOT 15
5.17 AC

LOT 16
5.19 AC

LOT 17
5.57 AC

JOHN AND JASMIN CASTRO
15740 ALTA PLAZA
PID: 4127001005

BILL & JANE TANNER
PO BOX 492 PEYTON CO
PID: 4127001004

TIMOTHY & TRACY WINFREE
15790 ALTA PLAZA
PID: 4127001003

ANTHONY & MARY ADAMS
15880 ALTA PLAZA
PID: 4127001026

ANTHONY & MARY ADAMS
15880 ALTA PLAZA
PID: 4127001026

KEYMAP
SCALE: 1" = 1000'

LEGEND:

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

NORTH

GRAPHIC SCALE IN FEET
0 50 100 200

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

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DATE: 06/14/2024

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

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

PROJECT NO.
196239003

SHEET
C1.8

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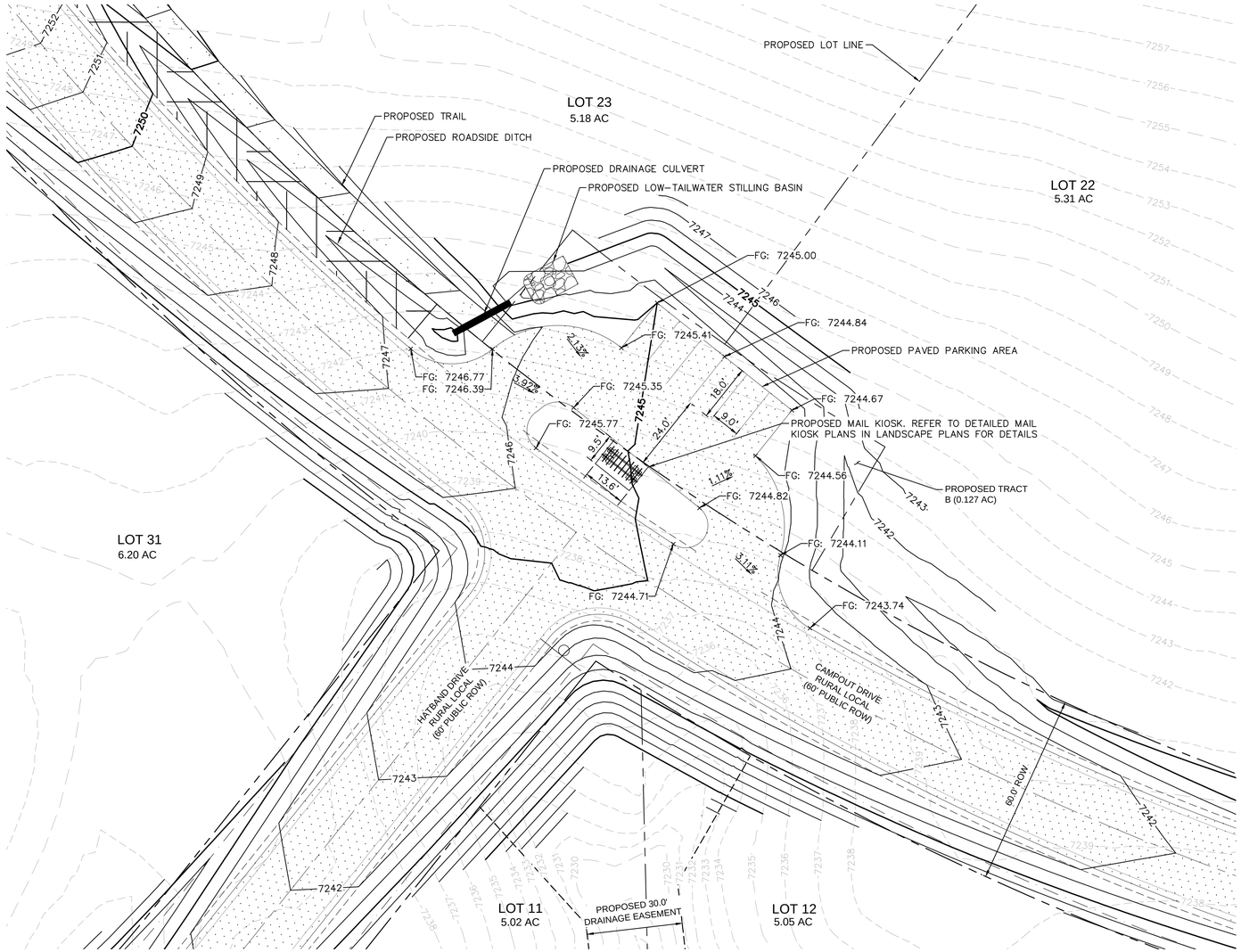

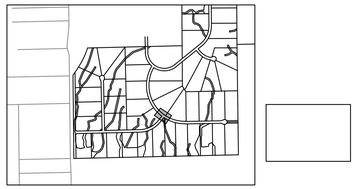

KEYMAP
SCALE: 1" = 1000'

LEGEND:

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

NORTH

GRAPHIC SCALE IN FEET
0 10 20 40

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

PRELIMINARY
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Kimley-Horn and Associates, Inc.

PROJECT NO.
196239003

SHEET
C1.9

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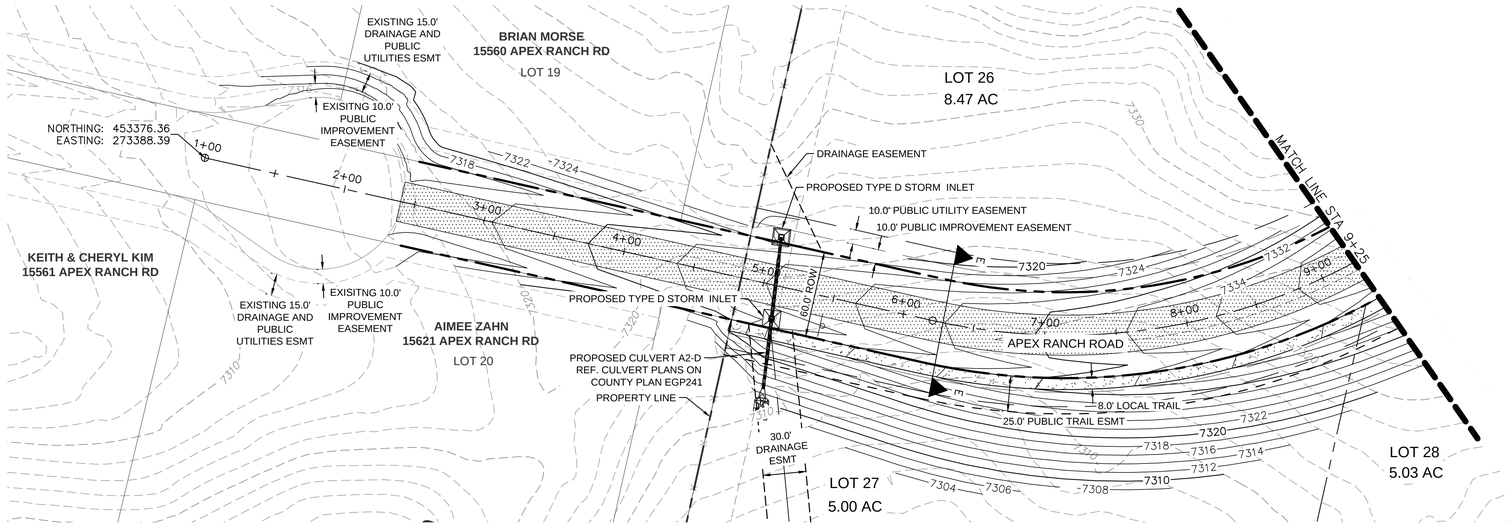
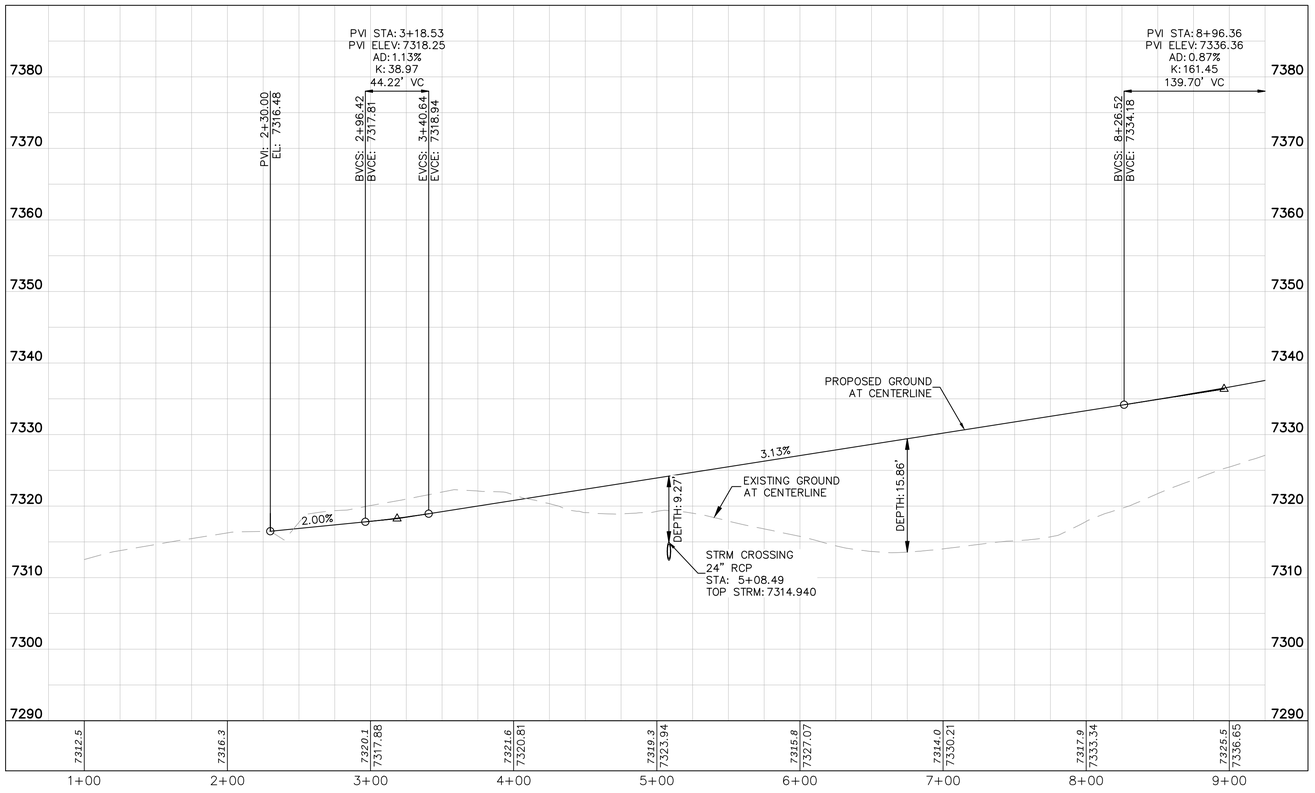




GRAPHIC SCALE IN FEET
0 25 50 100

GRAPHIC SCALE IN FEET
0 25 50 100
HORIZONTAL

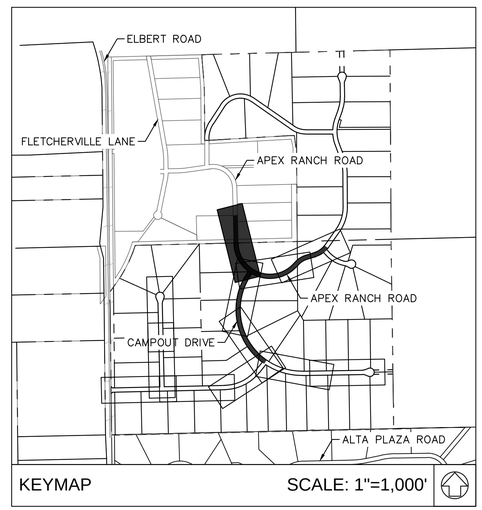
0 5 10 20
VERTICAL

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

NOTES

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



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2 North Nevada Avenue Suite 900
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OVERLOOK AT HOMESTEAD FILING NO. 1
EL PASO COUNTY, COLORADO
CONSTRUCTION DOCUMENTS
APEX RANCH ROAD PLAN AND PROFILE

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Kimley-Horn and Associates, Inc.

PROJECT NO.
196239003

SHEET
C1.10

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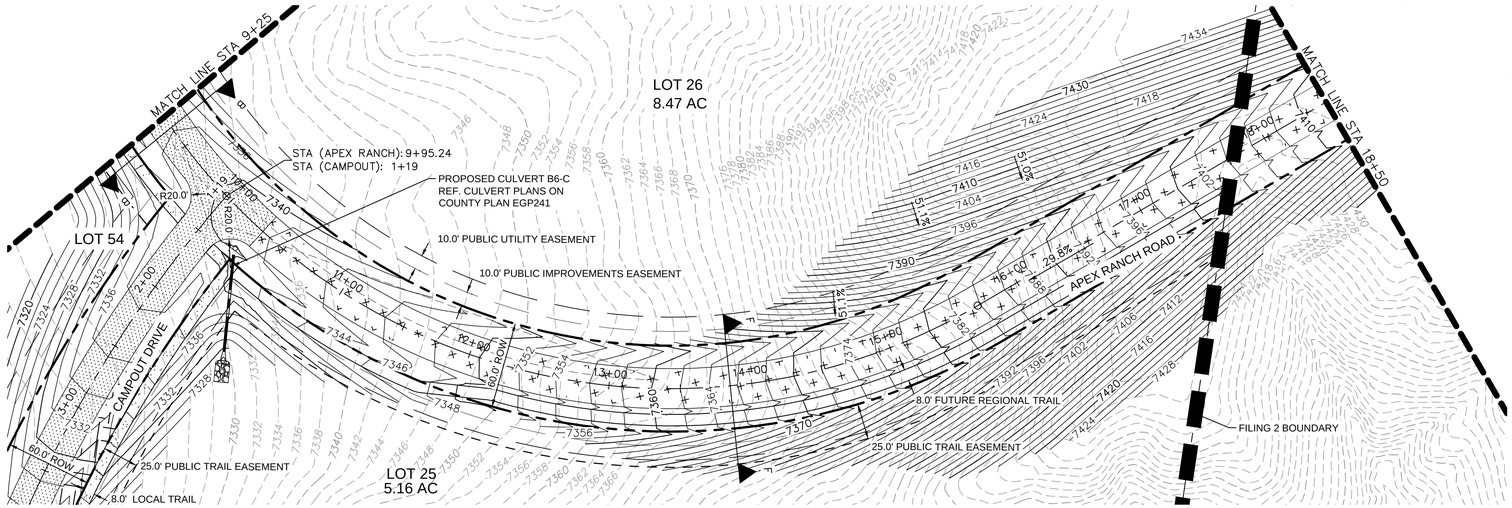


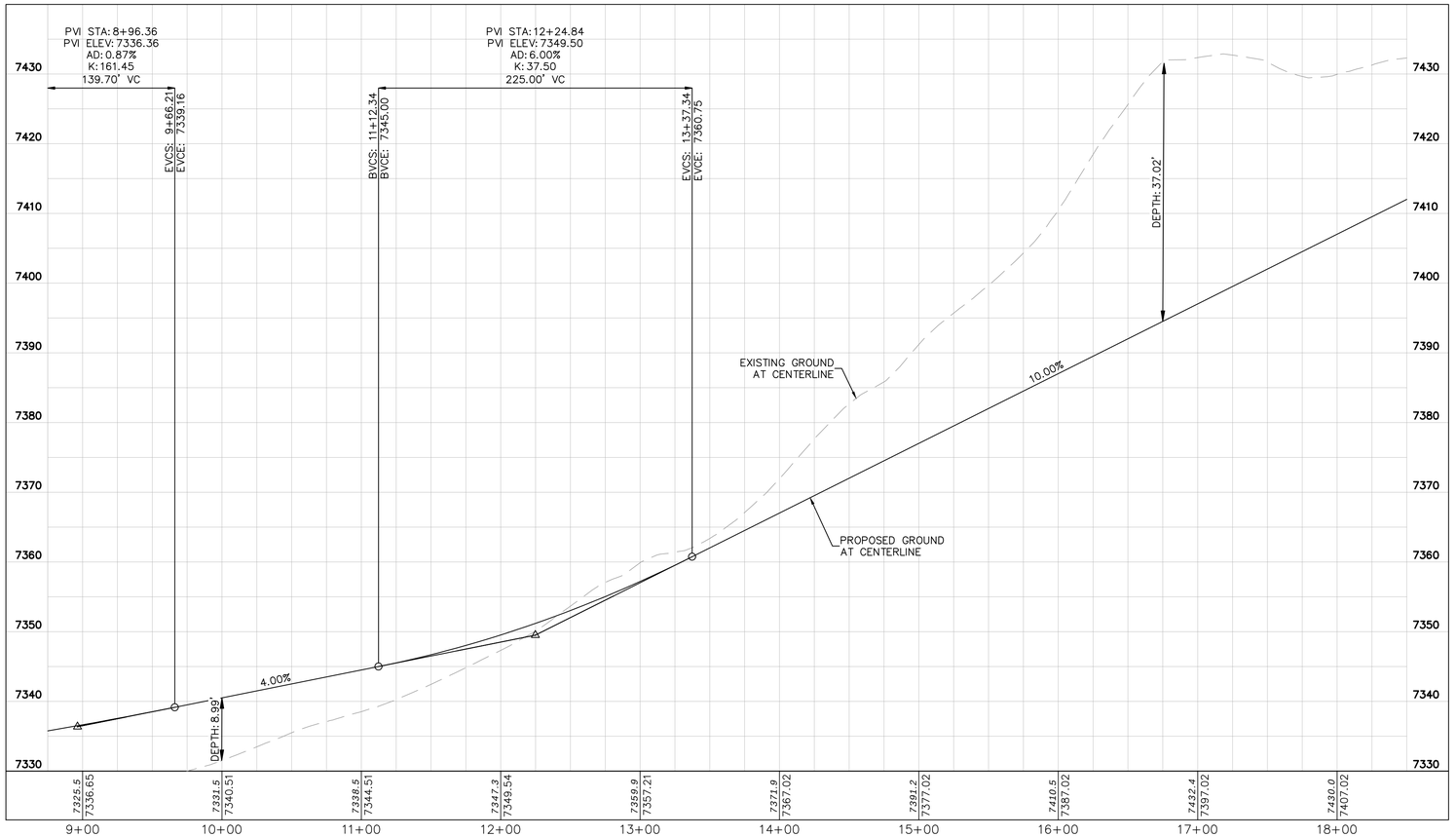
GRAPHIC SCALE IN FEET
0 25 50 100

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

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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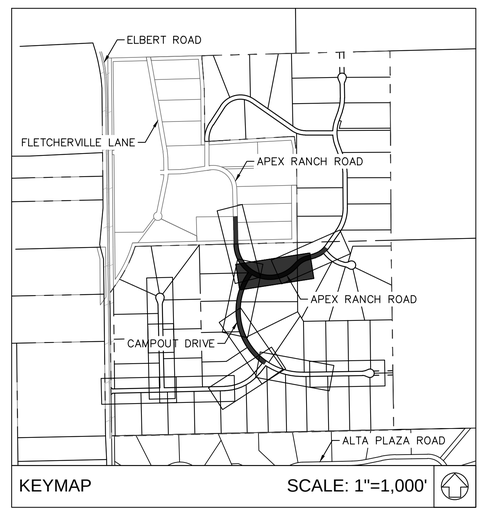
HORIZONTAL

0 5 10 20
VERTICAL



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: KRK
DRAWN BY: AJL
CHECKED BY: KRK
DATE: 06/14/2024

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

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

PROJECT NO.
196239003

SHEET
C1.11

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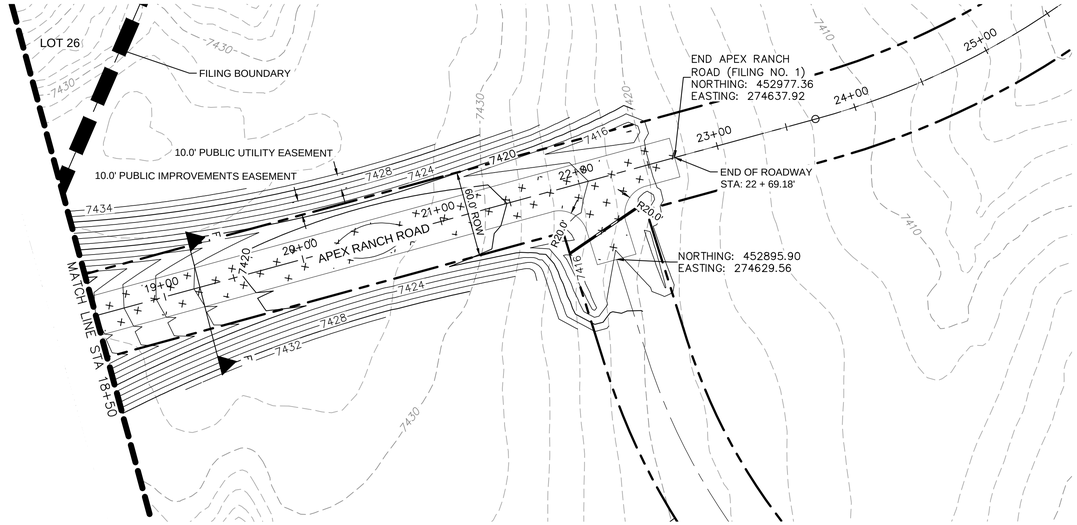
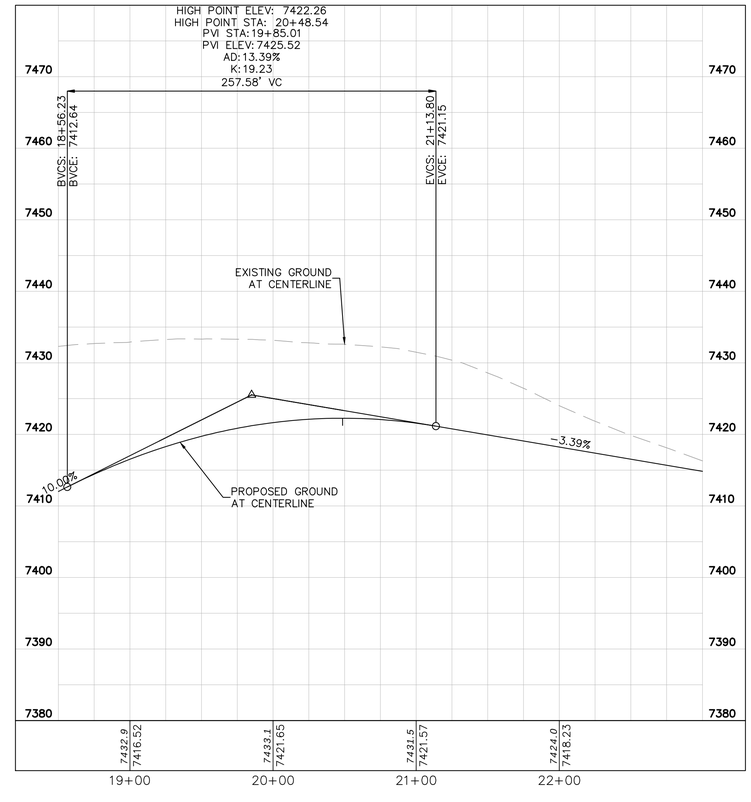


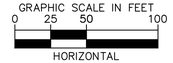


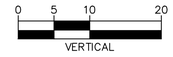
LEGEND

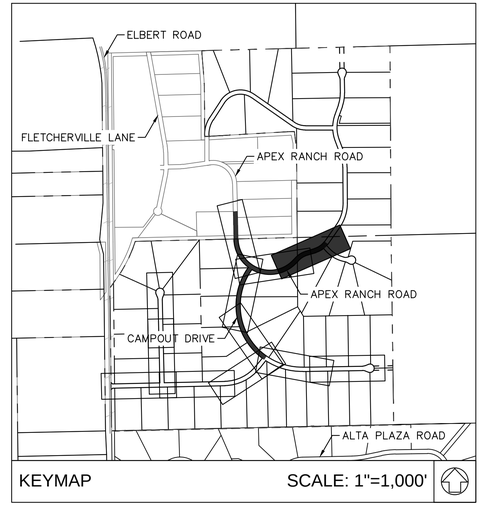
- LOT BOUNDARY LINE
- EXISTING MAJOR CONTOUR
- EXISTING MINOR CONTOUR
- PROPOSED MAJOR CONTOUR
- PROPOSED MINOR CONTOUR
- STREET CROSS SECTION (SEE SHEET C1.2 FOR DETAILS)
- PROPOSED CULVERT
- UTILITY EASEMENT
- R.O.W. LINE
- EDGE OF PAVEMENT
- GRADED SUBGRADE (NO BASE OR ASPHALT)
- ASPHALT PAVEMENT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

NOTES

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







NO.	REVISION	BY	DATE	APPR.

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2024 KIMLEY-HORN AND ASSOCIATES, INC.
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
APEX RANCH ROAD PLAN AND PROFILE

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Kimley»Horn
Kimley-Horn and Associates, Inc.

PROJECT NO.
196239003

SHEET
C1.12

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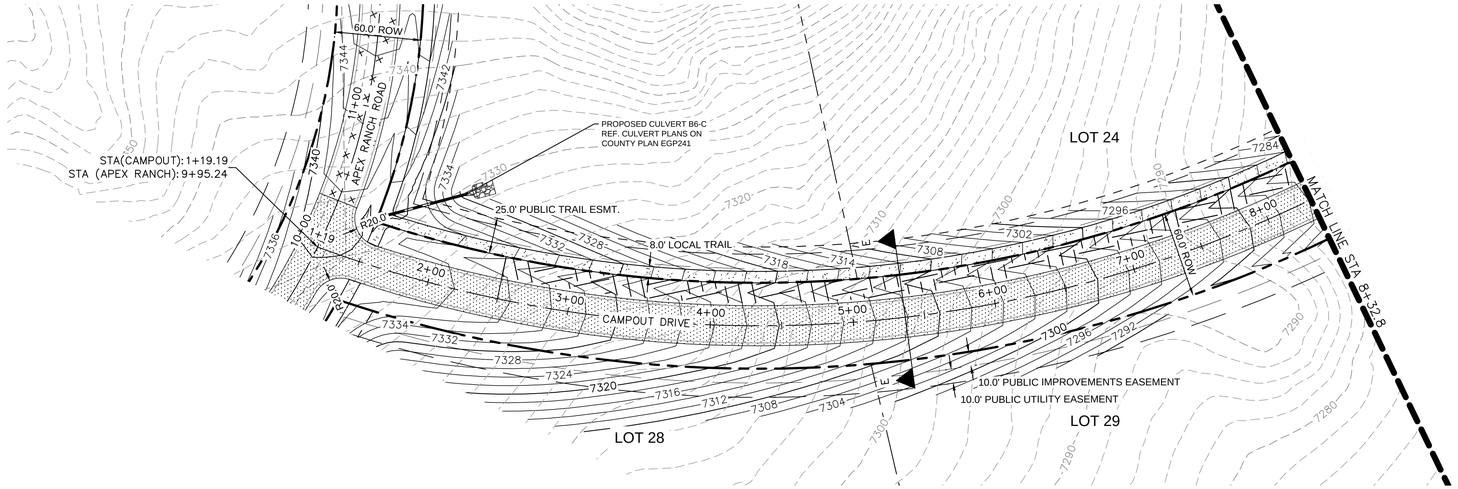
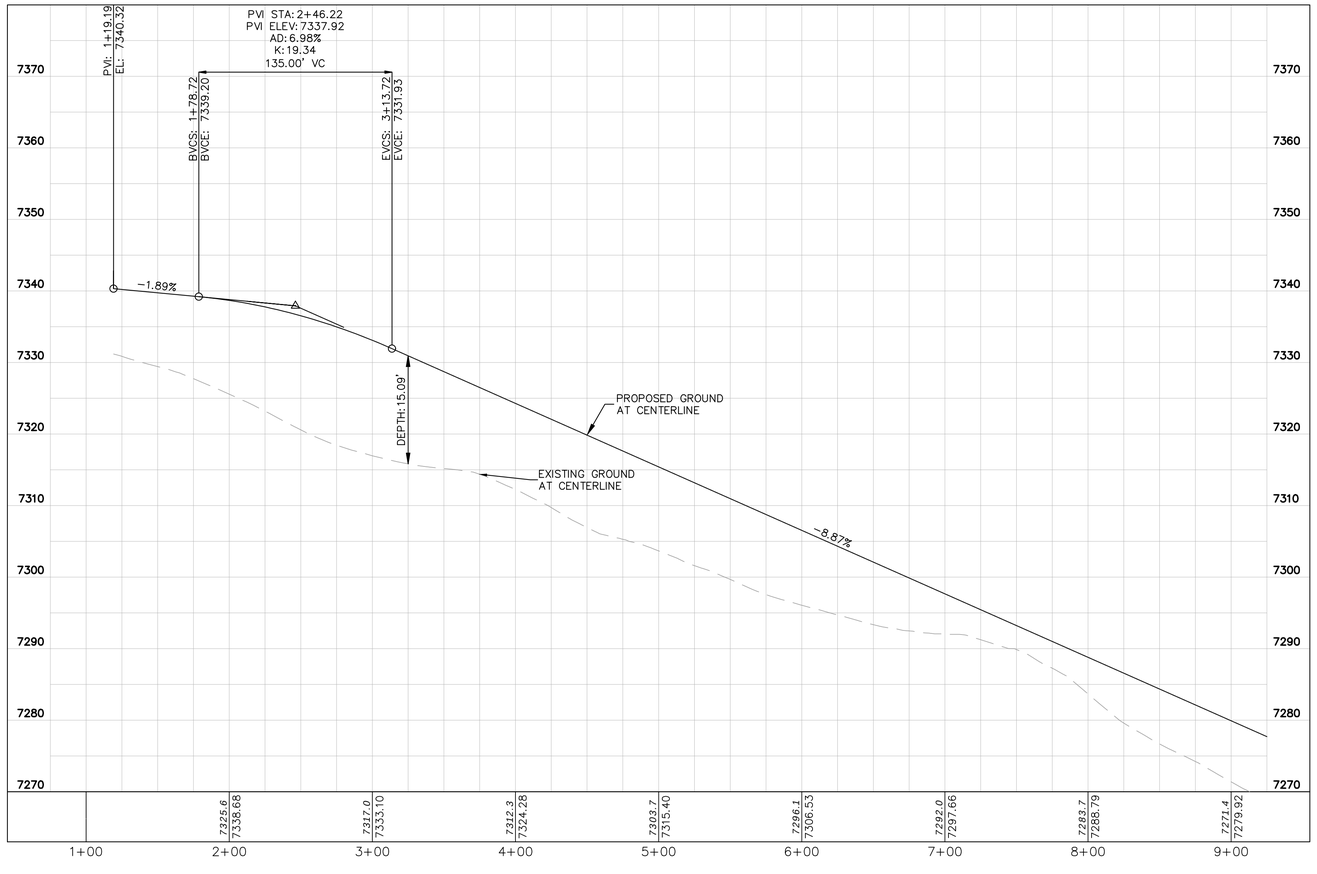


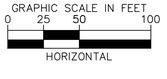


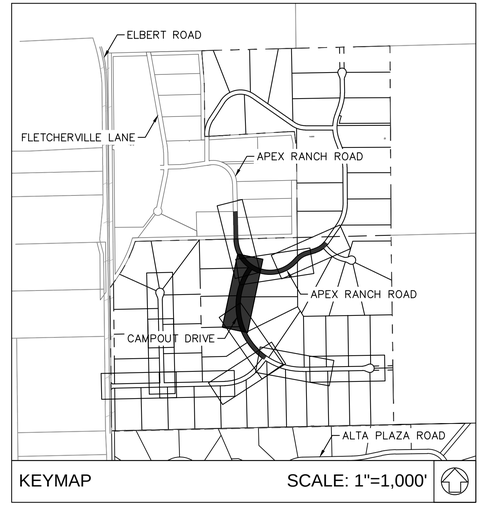
LEGEND

- 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

NOTES

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





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: KRK
DRAWN BY: AJL
CHECKED BY: KRK
DATE: 06/14/2024

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

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

PROJECT NO.
196239003

SHEET
C1.13

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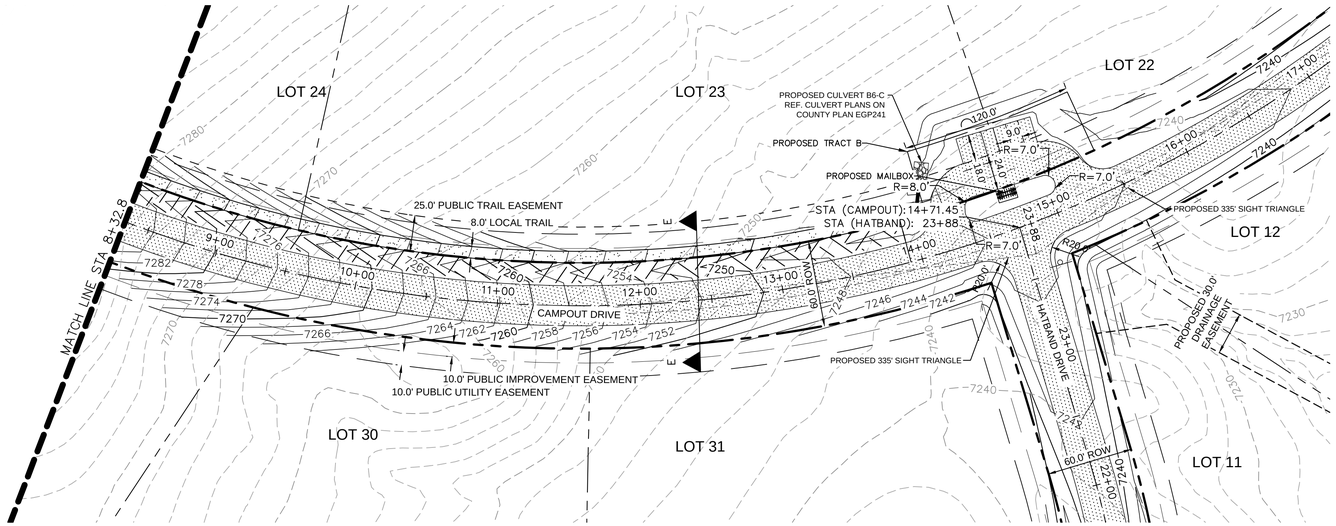
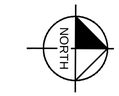




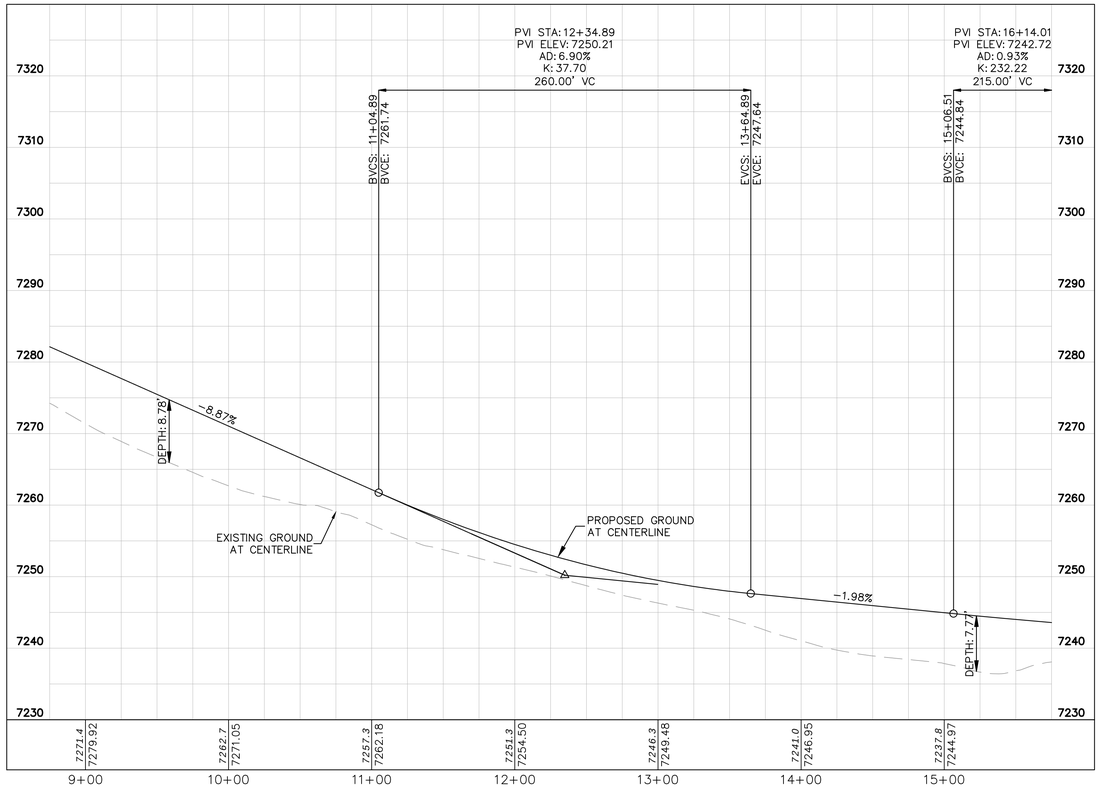
GRAPHIC SCALE IN FEET
0 25 50 100

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

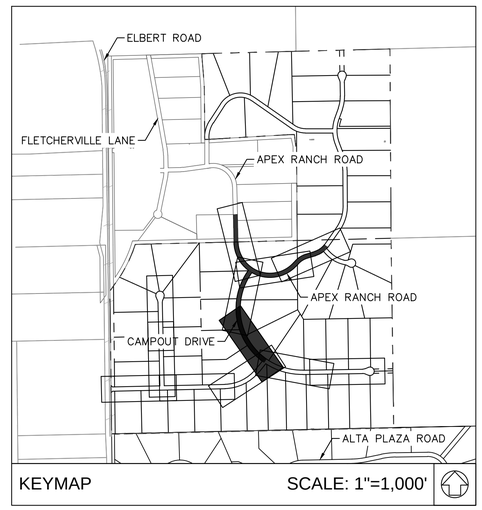
NOTES

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



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: KRK
DRAWN BY: AJL
CHECKED BY: KRK
DATE: 06/14/2024

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

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

PROJECT NO.
196239003

SHEET
C1.14

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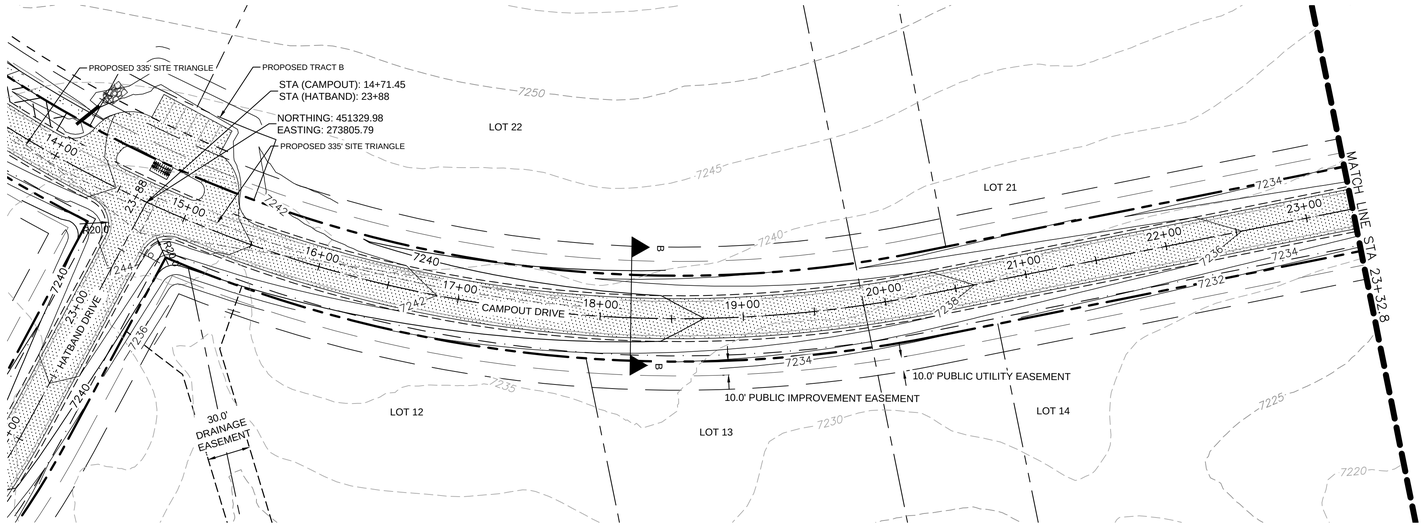

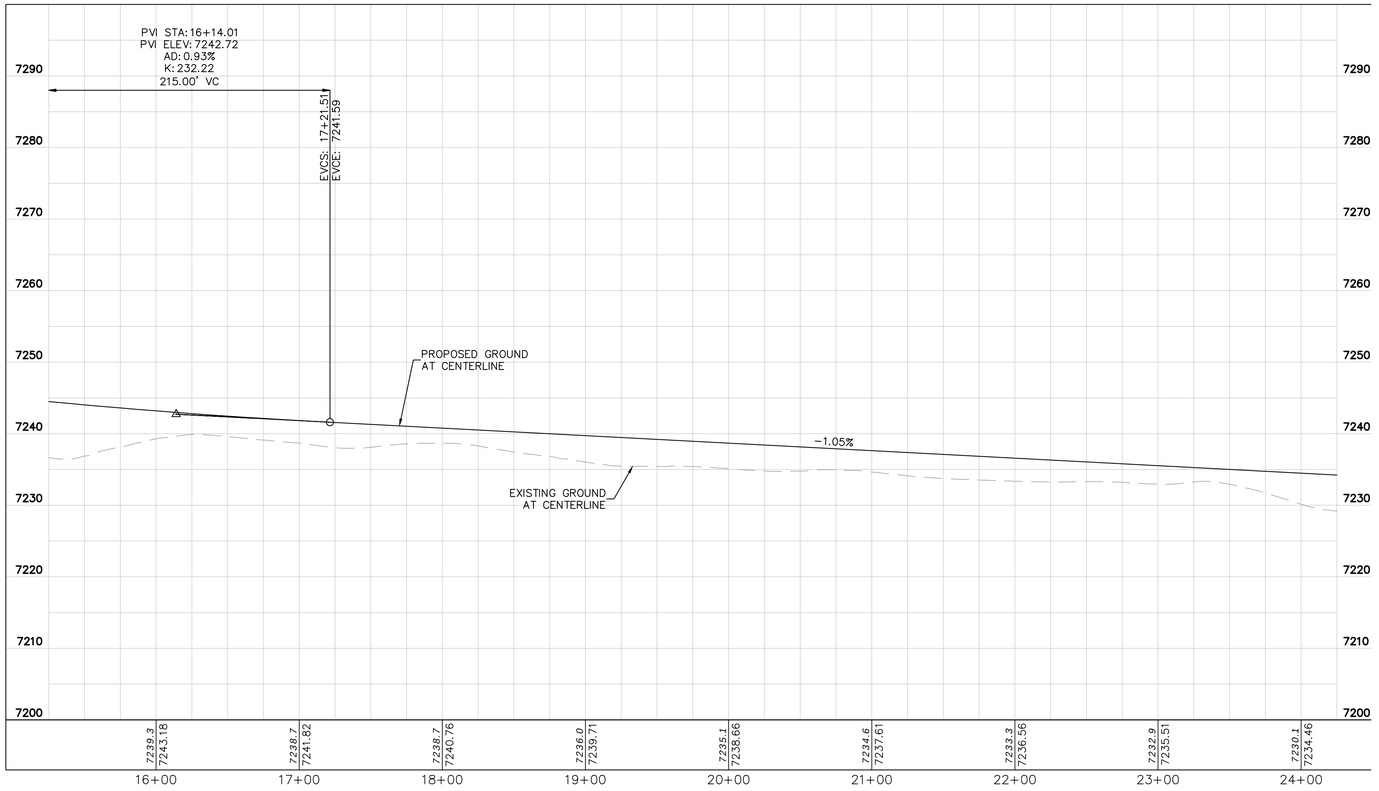

GRAPHIC SCALE IN FEET
0 25 50 100

GRAPHIC SCALE IN FEET
0 25 50 100
HORIZONTAL

0 5 10 20
VERTICAL

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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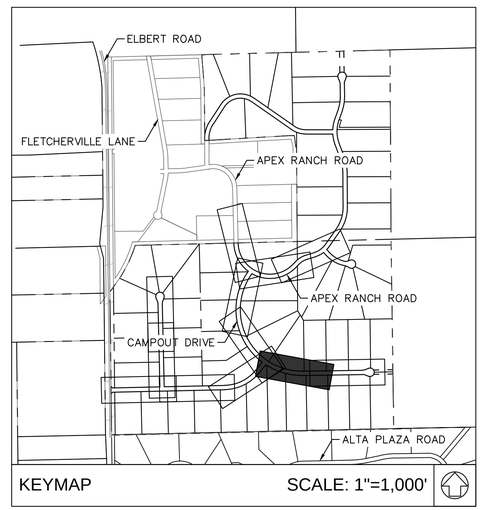
- GRAVEL TRAIL SECTION

NOTES

1. SEE SHEET C1.2–C1.3 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: KRK
DRAWN BY: AJL
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DATE: 06/14/2024

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

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Kimley»Horn
Kimley-Horn and Associates, Inc.

PROJECT NO.
196239003

SHEET
C1.15

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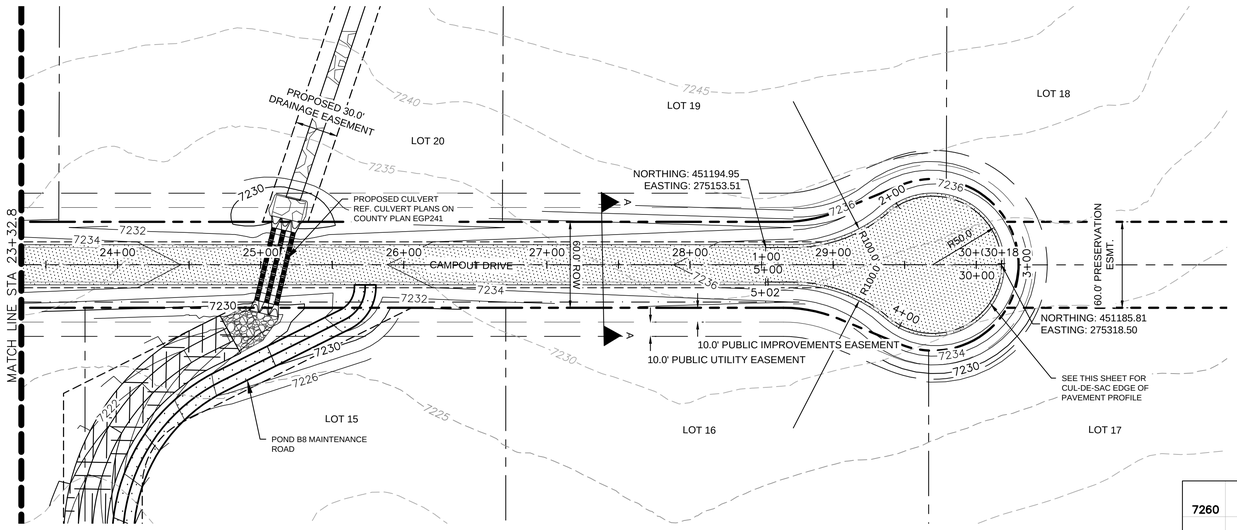

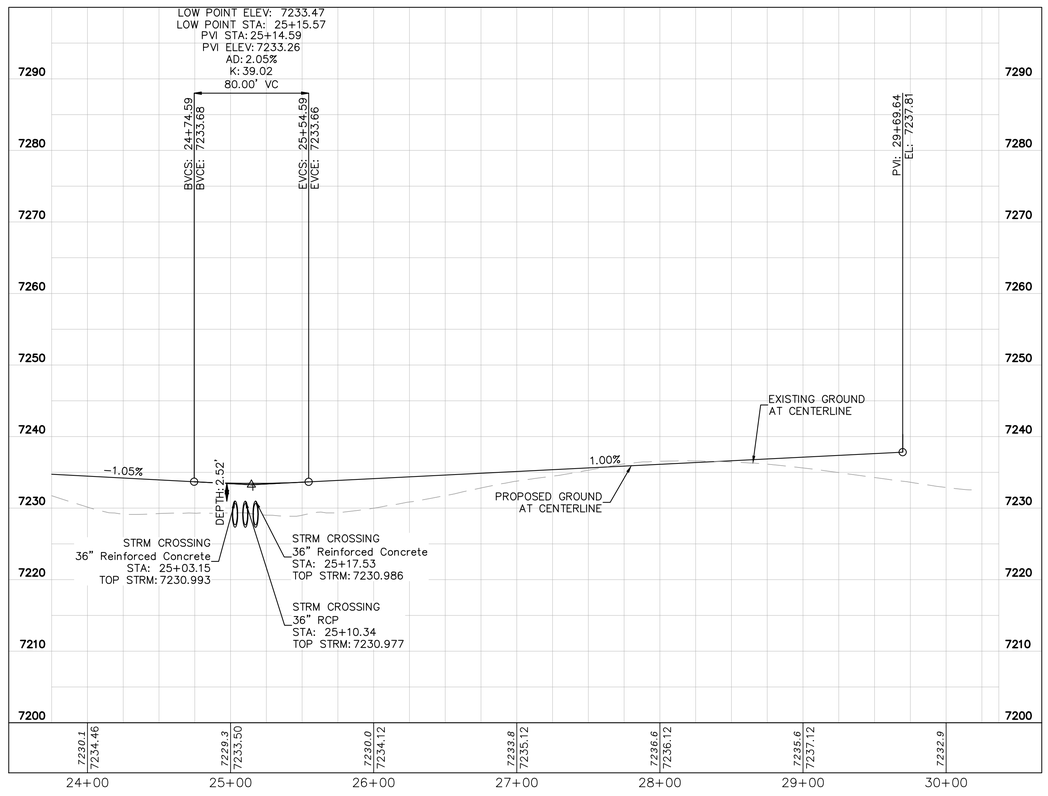

GRAPHIC SCALE IN FEET
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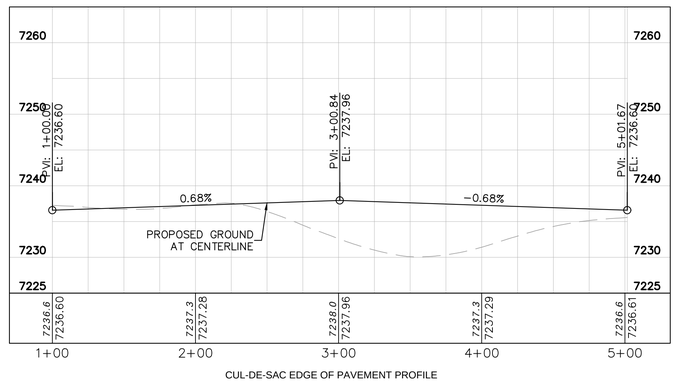
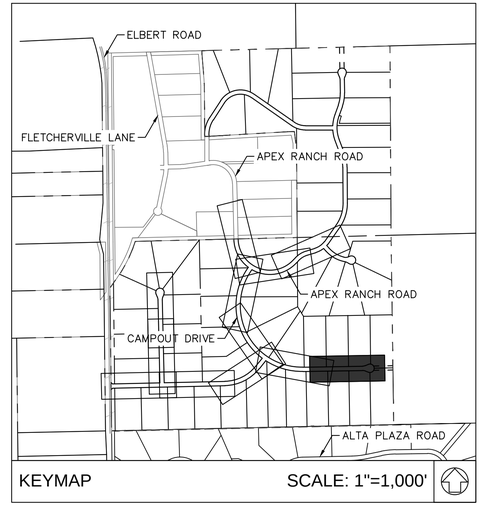
HORIZONTAL

0 5 10 20
VERTICAL



CUL-DE-SAC EDGE OF PAVEMENT PROFILE



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

NOTES

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

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: KRK
DRAWN BY: AJL
CHECKED BY: KRK
DATE: 06/14/2024

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

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

PROJECT NO.
196239003

SHEET
C1.16

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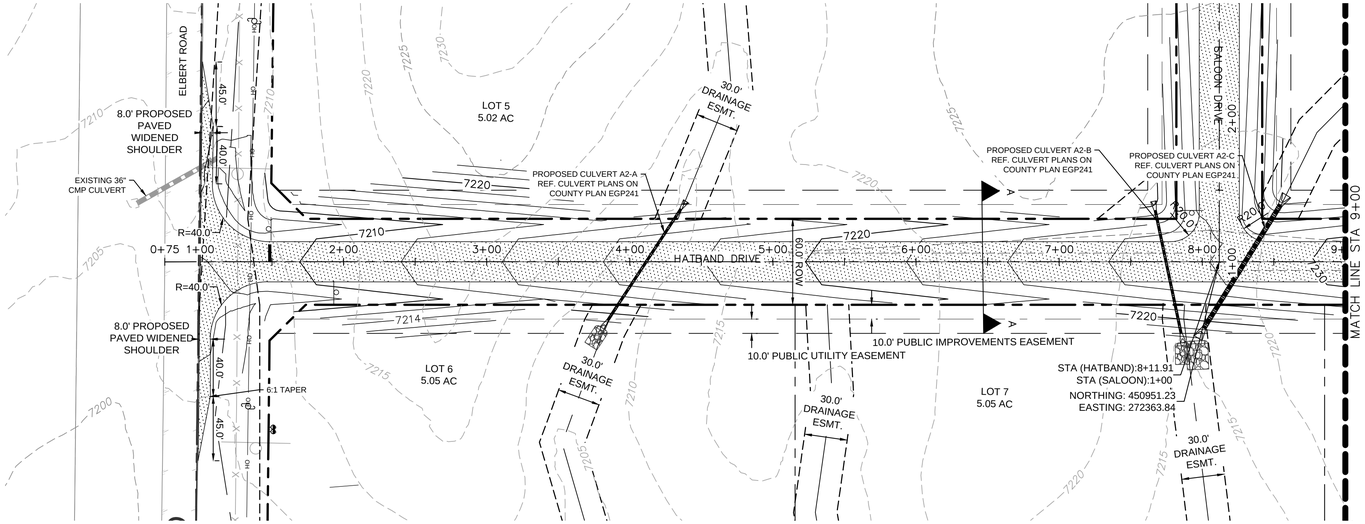
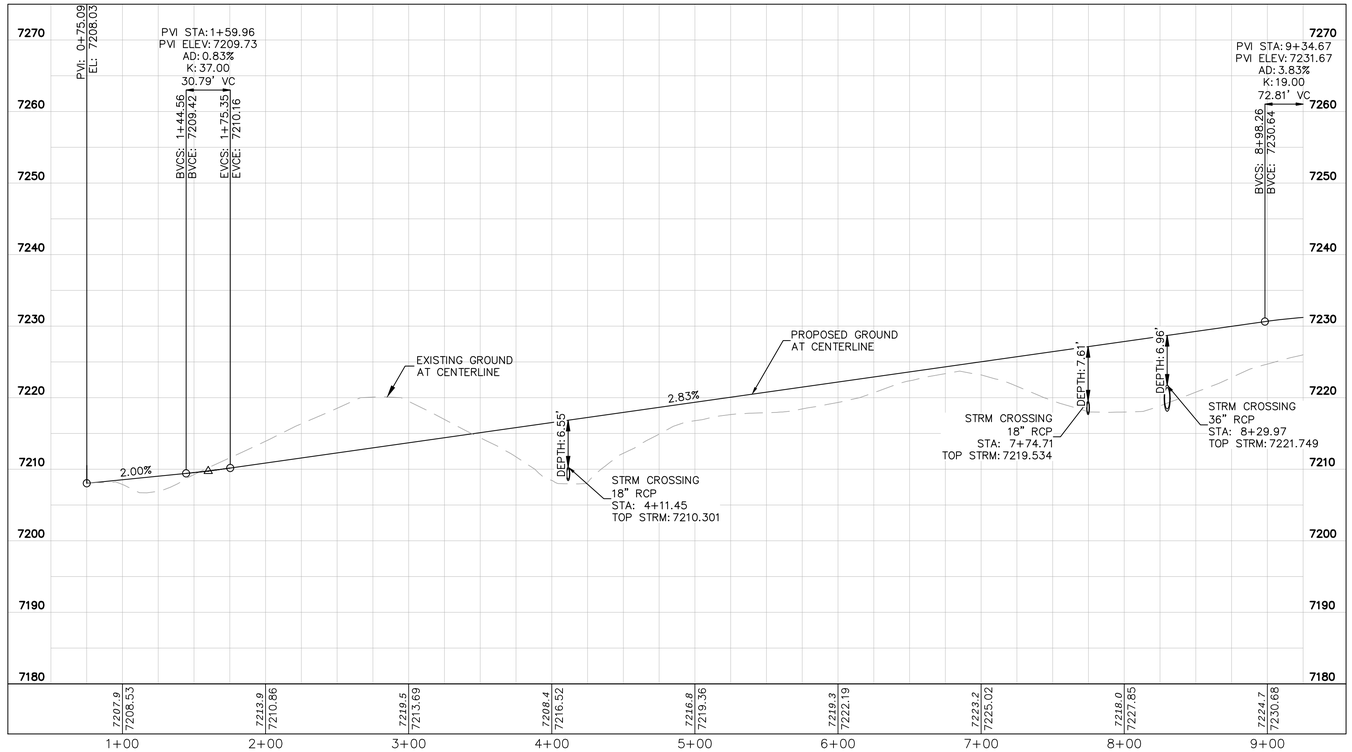
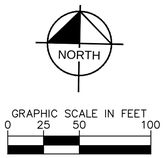






GRAPHIC SCALE IN FEET
0 25 50 100

LEGEND

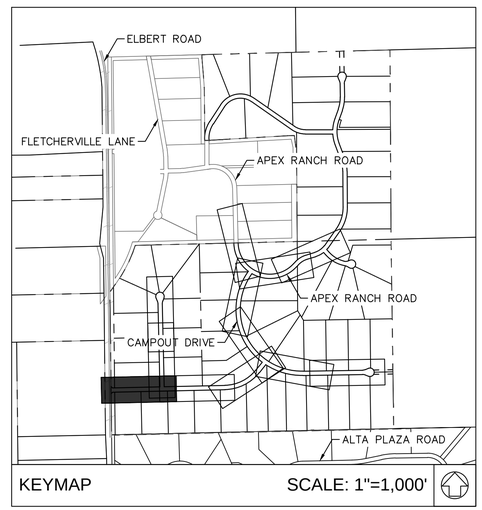
- LOT BOUNDARY LINE
- EXISTING MAJOR CONTOUR
- EXISTING MINOR CONTOUR
- PROPOSED MAJOR CONTOUR
- PROPOSED MINOR CONTOUR
- STREET CROSS SECTION (SEE SHEET C1.2 FOR DETAILS)
- PROPOSED CULVERT
- UTILITY EASEMENT
- R.O.W. LINE
- EDGE OF PAVEMENT
- GRADED SUBGRADE (NO BASE OR ASPHALT)
- ASPHALT PAVEMENT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

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



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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: KRK
DRAWN BY: AJL
CHECKED BY: KRK
DATE: 06/14/2024

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

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

PROJECT NO.
196239003

SHEET
C1.17

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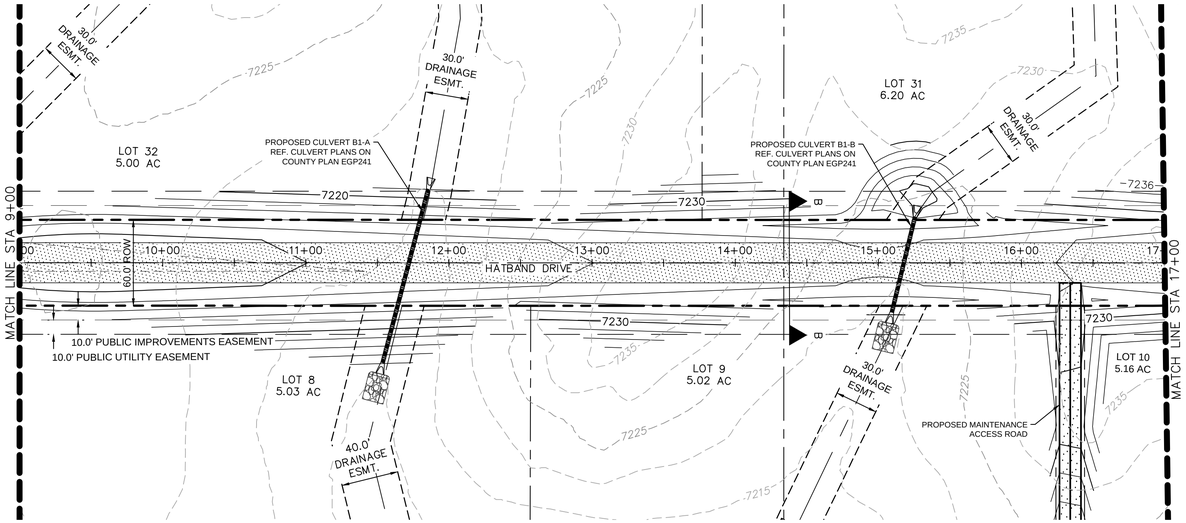
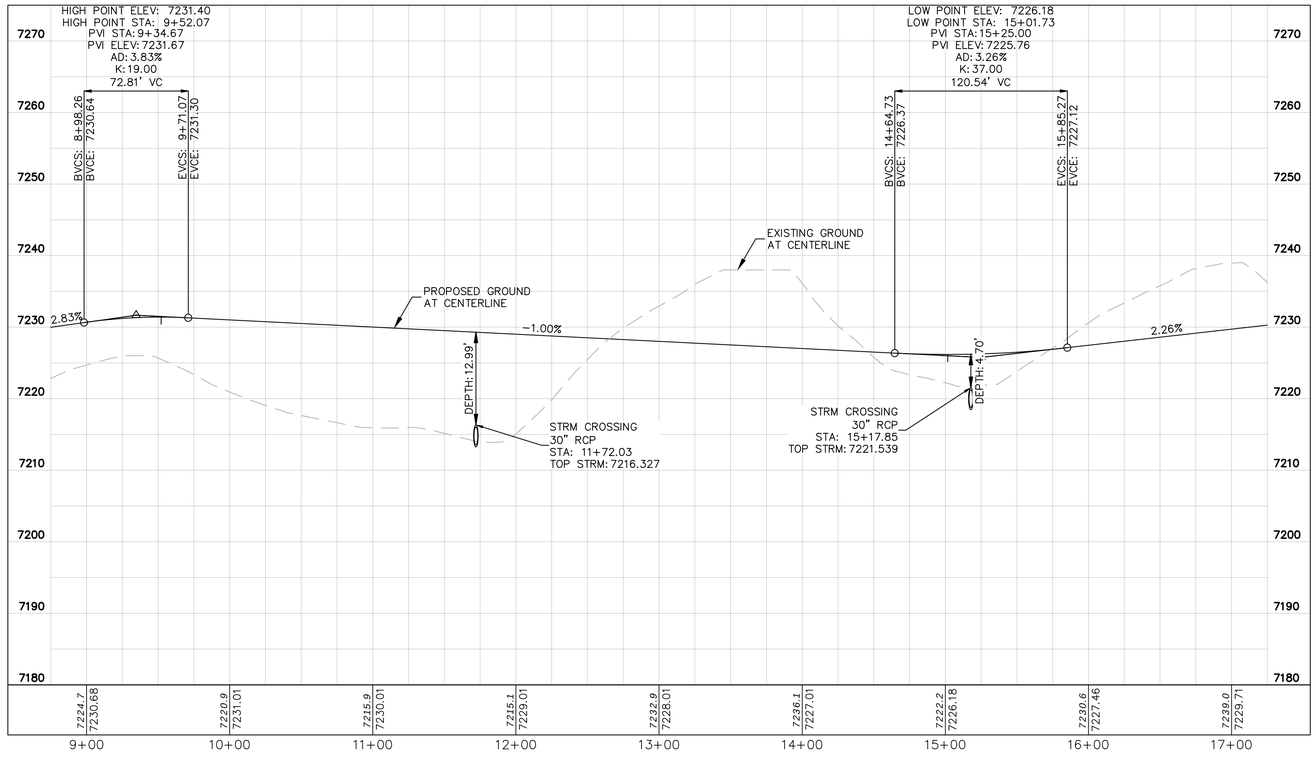
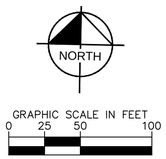






GRAPHIC SCALE IN FEET
0 25 50 100

LEGEND

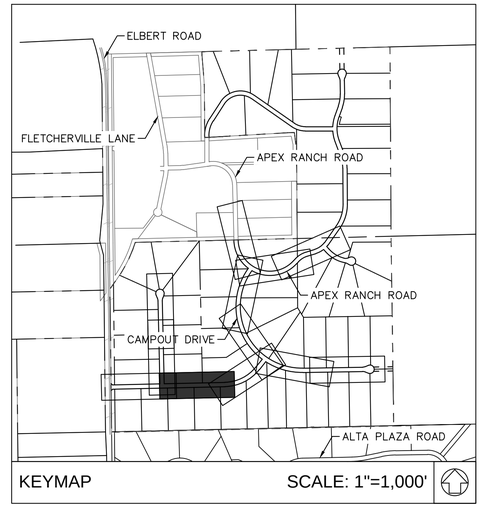
- LOT BOUNDARY LINE
- EXISTING MAJOR CONTOUR
- EXISTING MINOR CONTOUR
- PROPOSED MAJOR CONTOUR
- PROPOSED MINOR CONTOUR
- STREET CROSS SECTION (SEE SHEET C1.2 FOR DETAILS)
- PROPOSED CULVERT
- UTILITY EASEMENT
- R.O.W. LINE
- EDGE OF PAVEMENT
- GRADED SUBGRADE (NO BASE OR ASPHALT)
- ASPHALT PAVEMENT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

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



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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
HATBAND DRIVE PLAN AND PROFILE

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Kimley»Horn
Kimley-Horn and Associates, Inc.

PROJECT NO.
196239003

SHEET
C1.18

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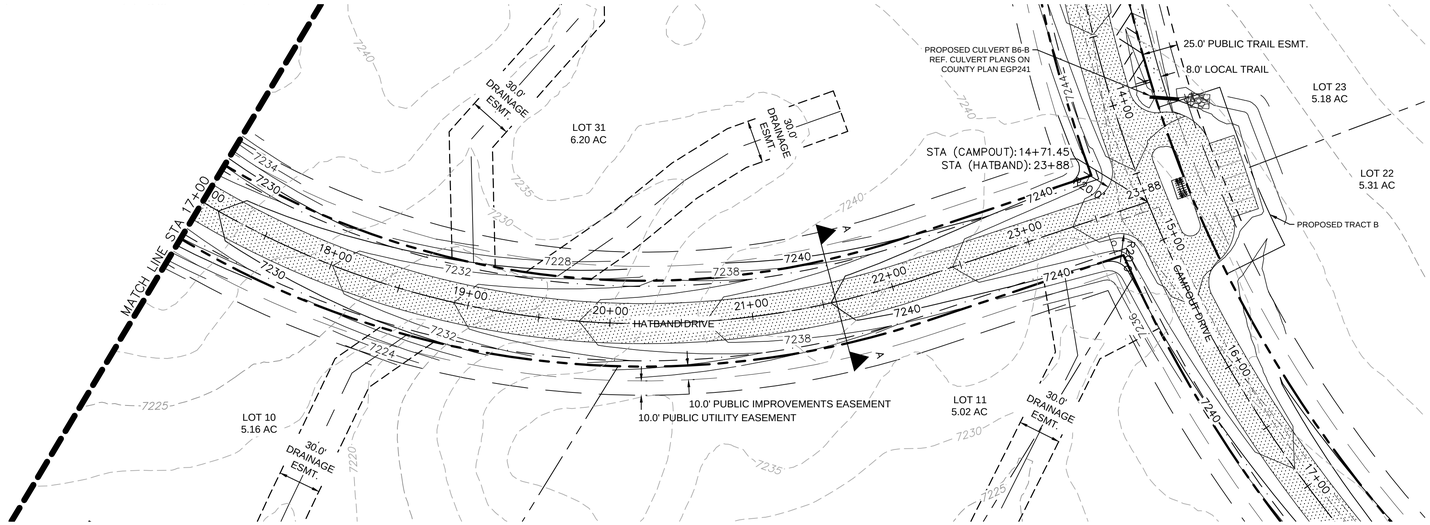
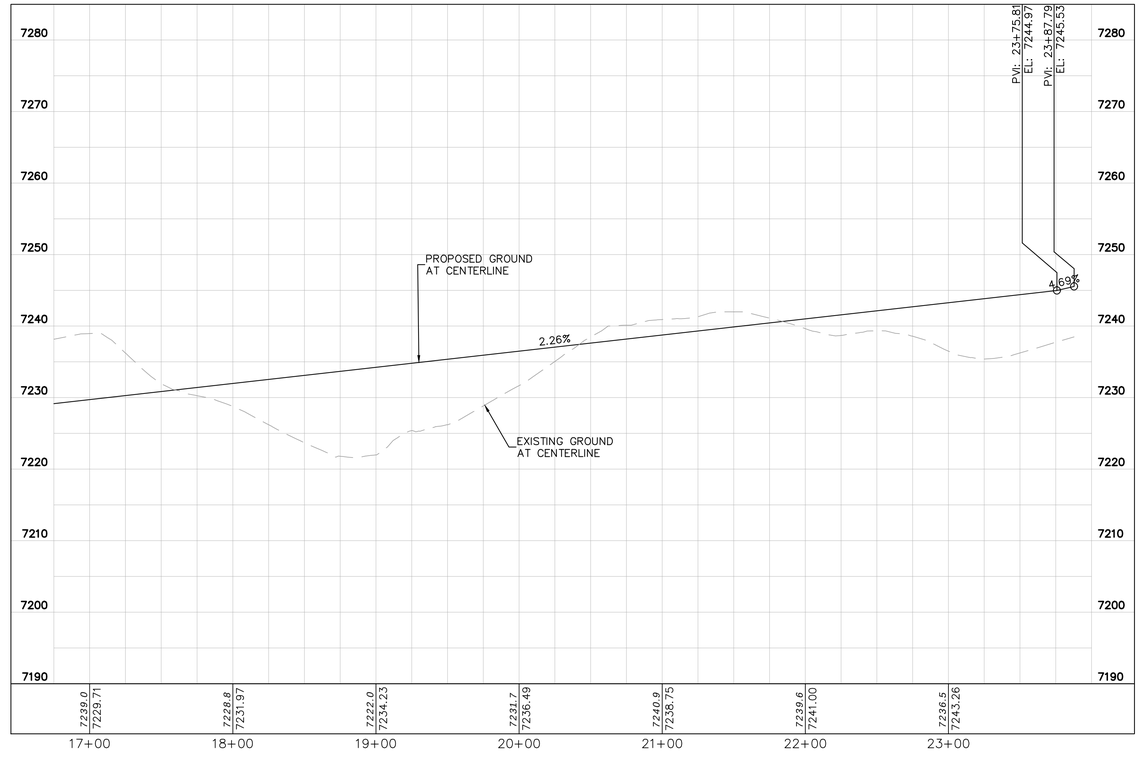


LEGEND

- 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

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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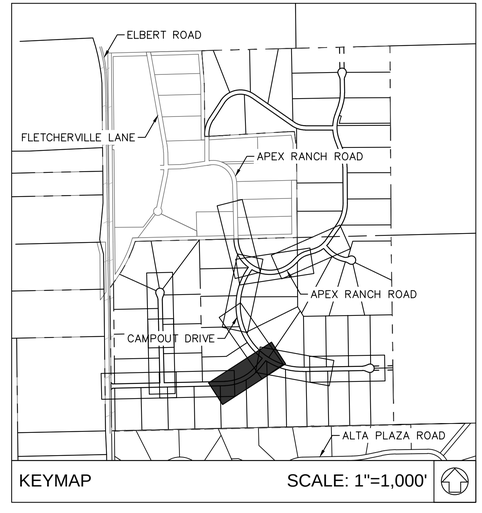
HORIZONTAL

0 5 10 20
VERTICAL



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: KRK
DRAWN BY: AJL
CHECKED BY: KRK
DATE: 06/14/2024

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

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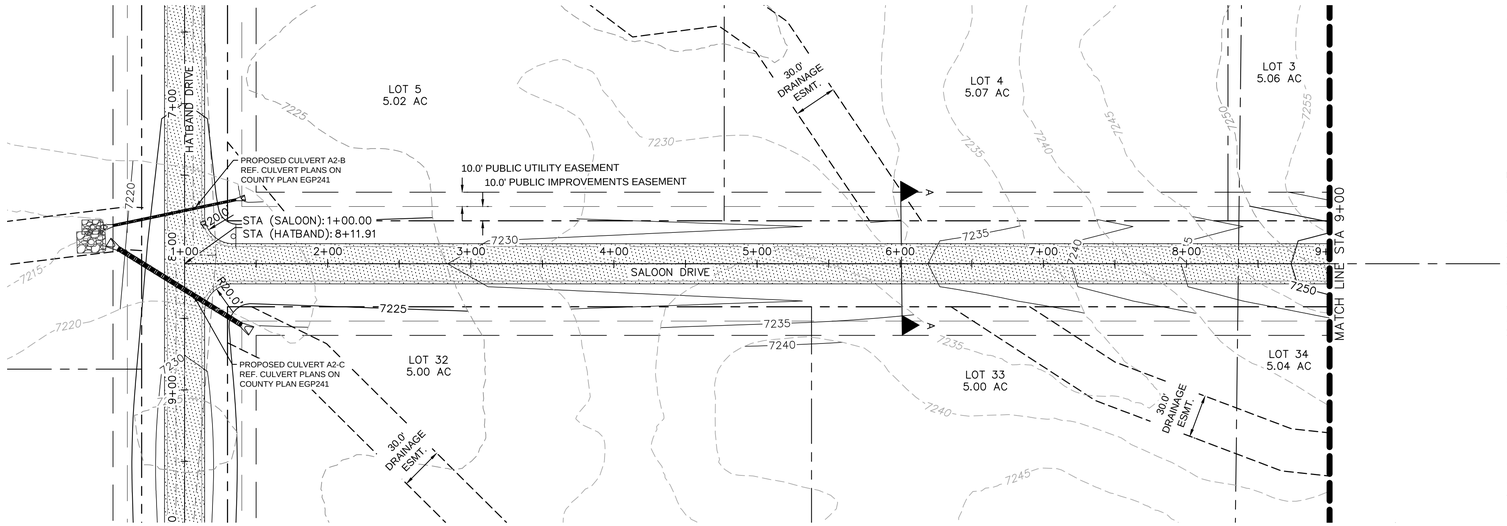
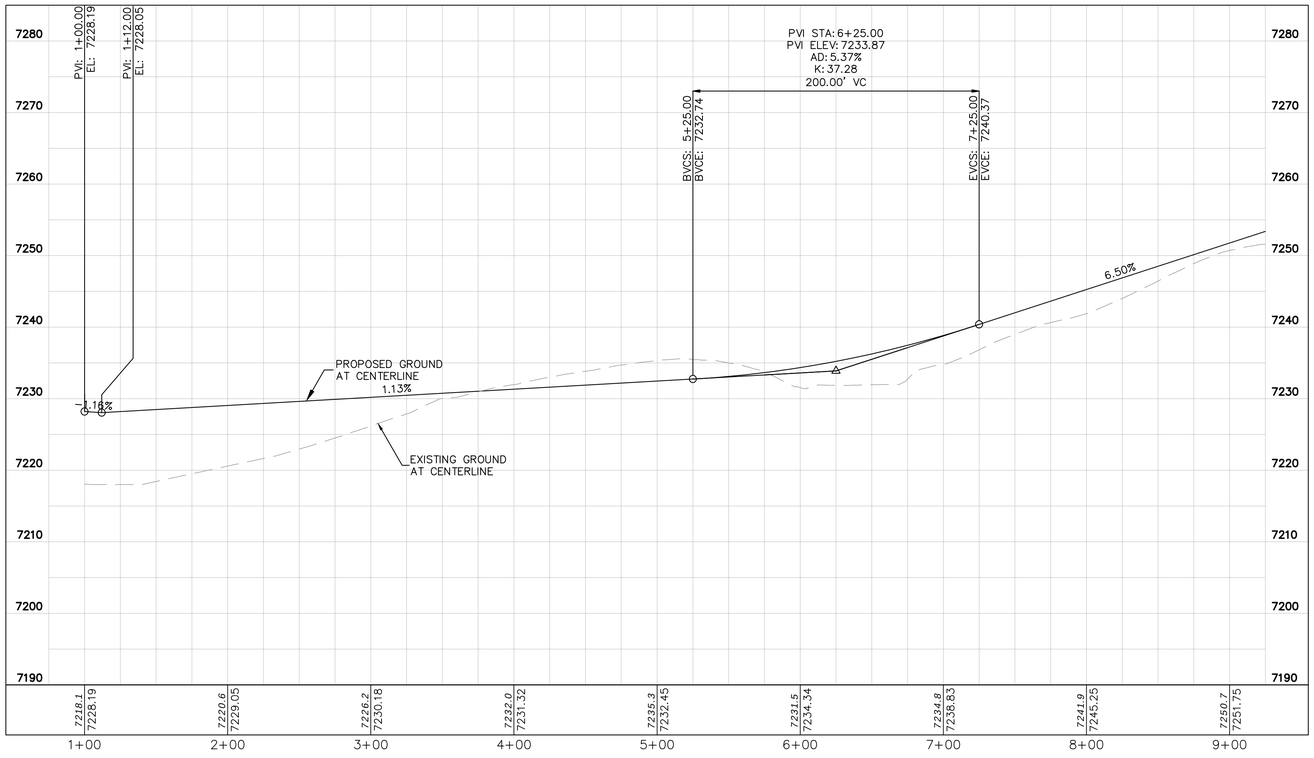
Kimley»Horn
Kimley-Horn and Associates, Inc.

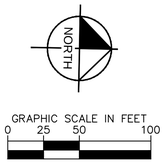
PROJECT NO.
196239003

SHEET
C1.19

K:\COS_Civil\196239003_Overlook\CADD\PlanSheets\CDs\CD_PV-STREET C-F2.dwg Kofford, Kevin 11/13/2024 9:58 PM







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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- GRADED SUBGRADE (NO BASE OR ASPHALT)
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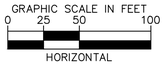

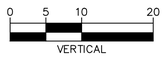

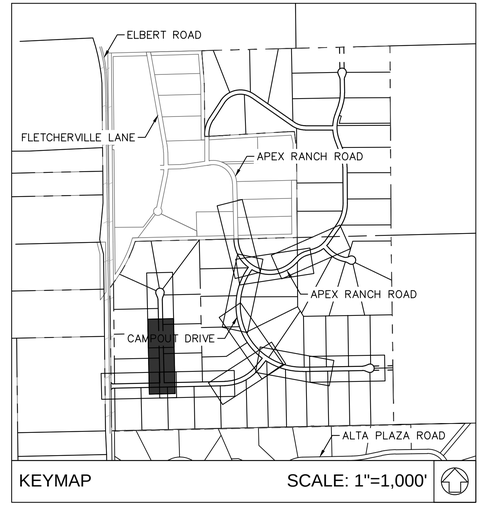

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Kimley»Horn
2024 KIMLEY-HORN AND ASSOCIATES, INC.
2 North Nevada Avenue Suite 900
Colorado Springs, Colorado 80903 (719) 453-0180

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DRAWN BY: AJL
CHECKED BY: KRK
DATE: 06/14/2024

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

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Kimley»Horn
Kimley-Horn and Associates, Inc.

PROJECT NO.
196239003

SHEET
C1.20

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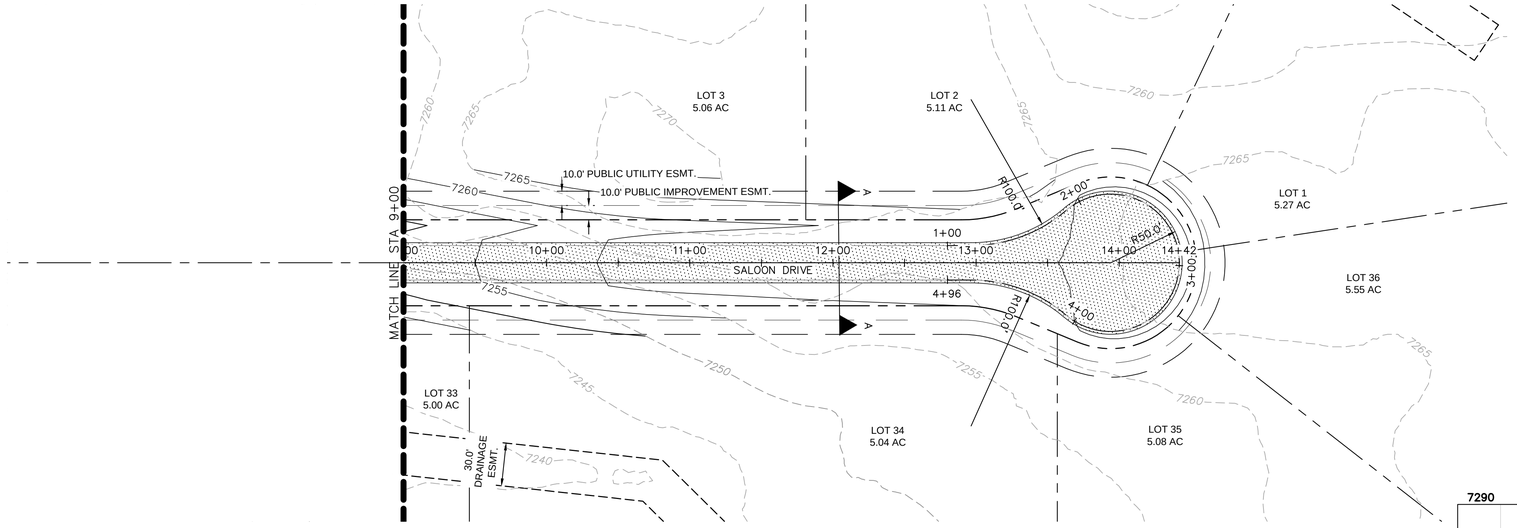

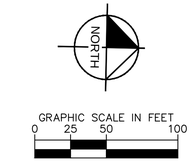

LEGEND

- 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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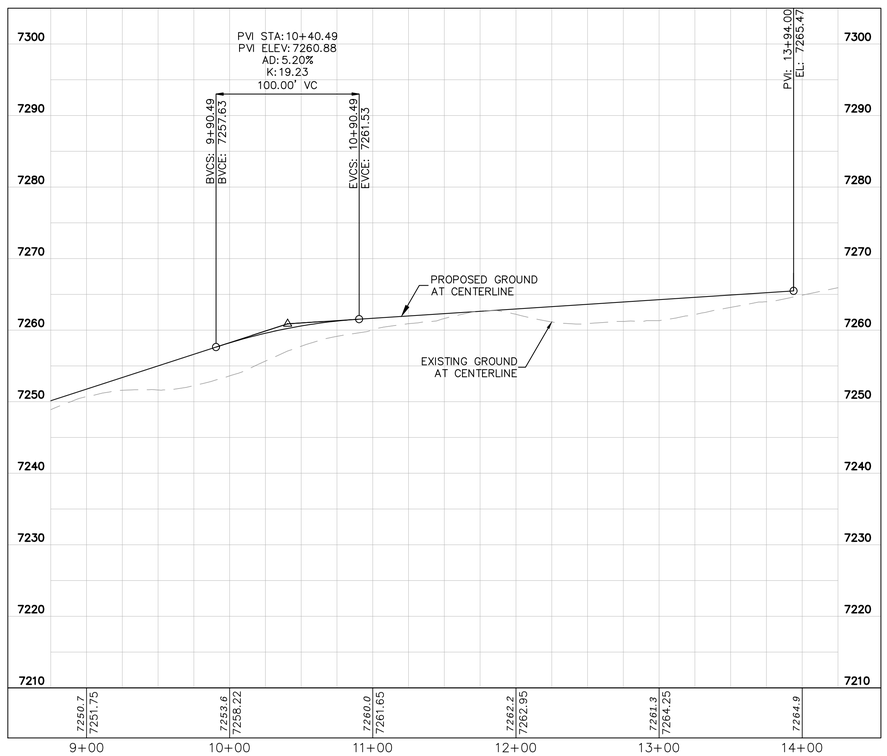
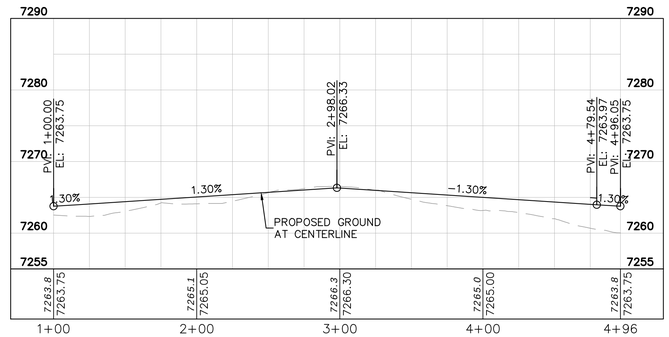
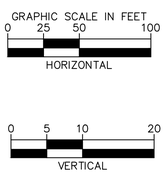
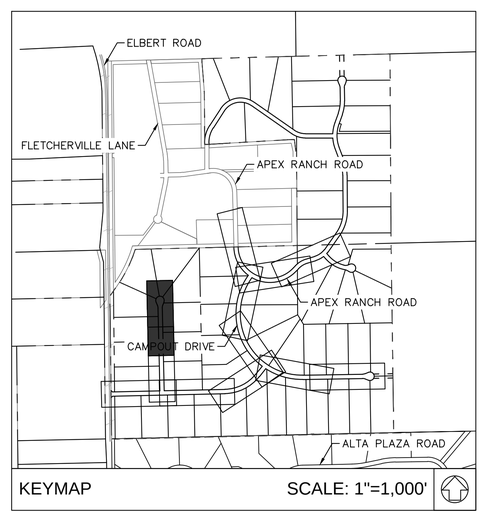




CUL-DE-SAC EDGE OF PAVEMENT PROFILE





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

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CHECKED BY: KRK
DATE: 06/14/2024

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

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Kimley»Horn
Kimley-Horn and Associates, Inc.

PROJECT NO.
196239003

SHEET
C1.21

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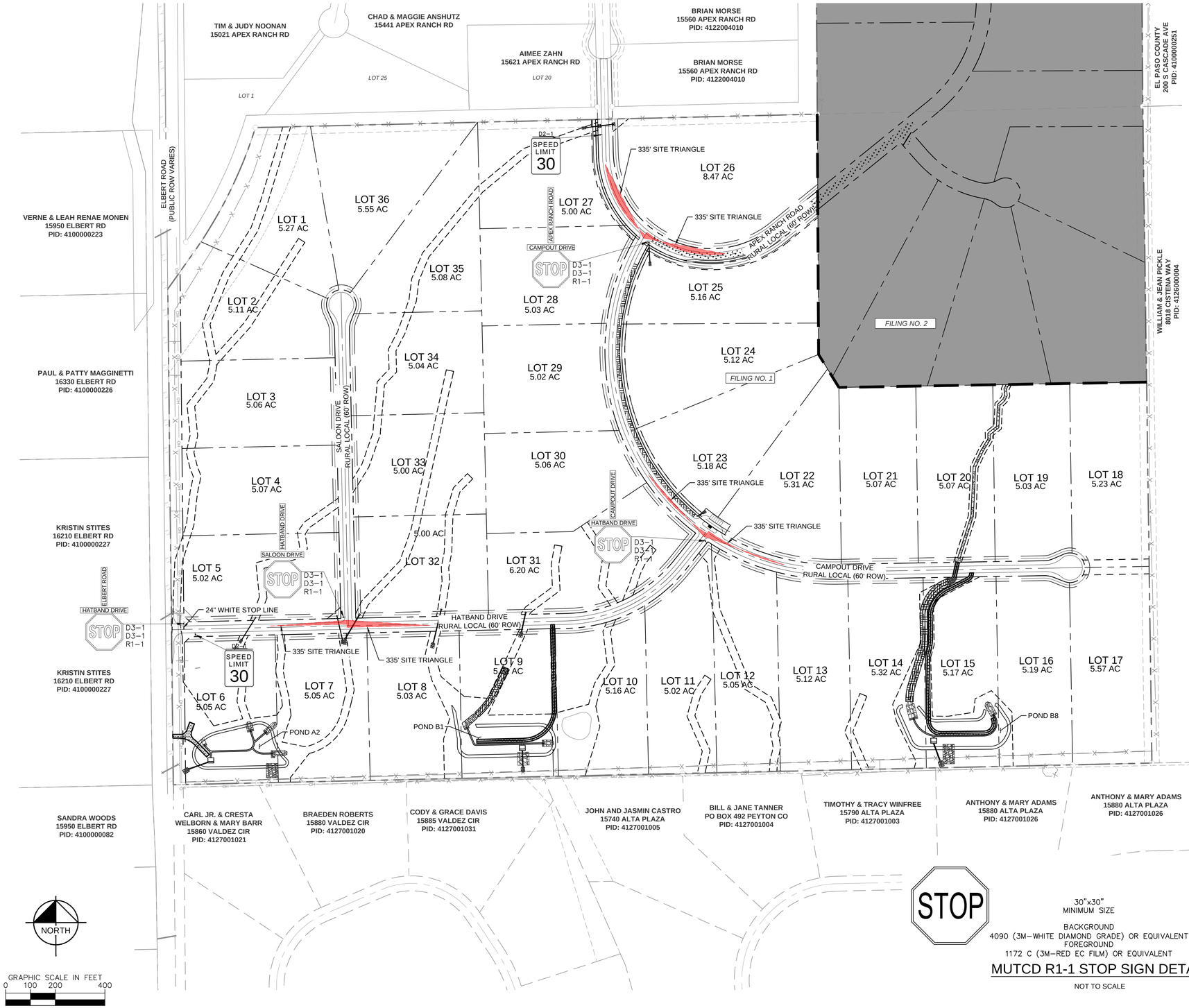
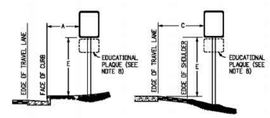


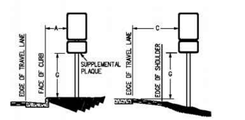
LEGEND:

- 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.





REGULATORY, RECREATIONAL AND CULTURAL INFORMATION SIGN PLACEMENT

PLACEMENT TABLES

KEY	LATERAL PLACEMENT: ALL CLASSES OF STREETS AND HIGHWAYS MINIMUM	NORMAL
A	2'-0"	6in-12in FROM CURB
B	2'-0"	30"-0" OR MORE INCLUDES CURB
C	2'-0"	6"-0"FROM EDGE OF 6"+ WIDE SHOULDER, 3' NONE, 6'-0" FROM EDGE OF TRAVEL LANE

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

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

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: KRK
DRAWN BY: AJL
CHECKED BY: KRK
DATE: 06/14/2024

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

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

PROJECT NO.
196239003

SHEET
C1.22

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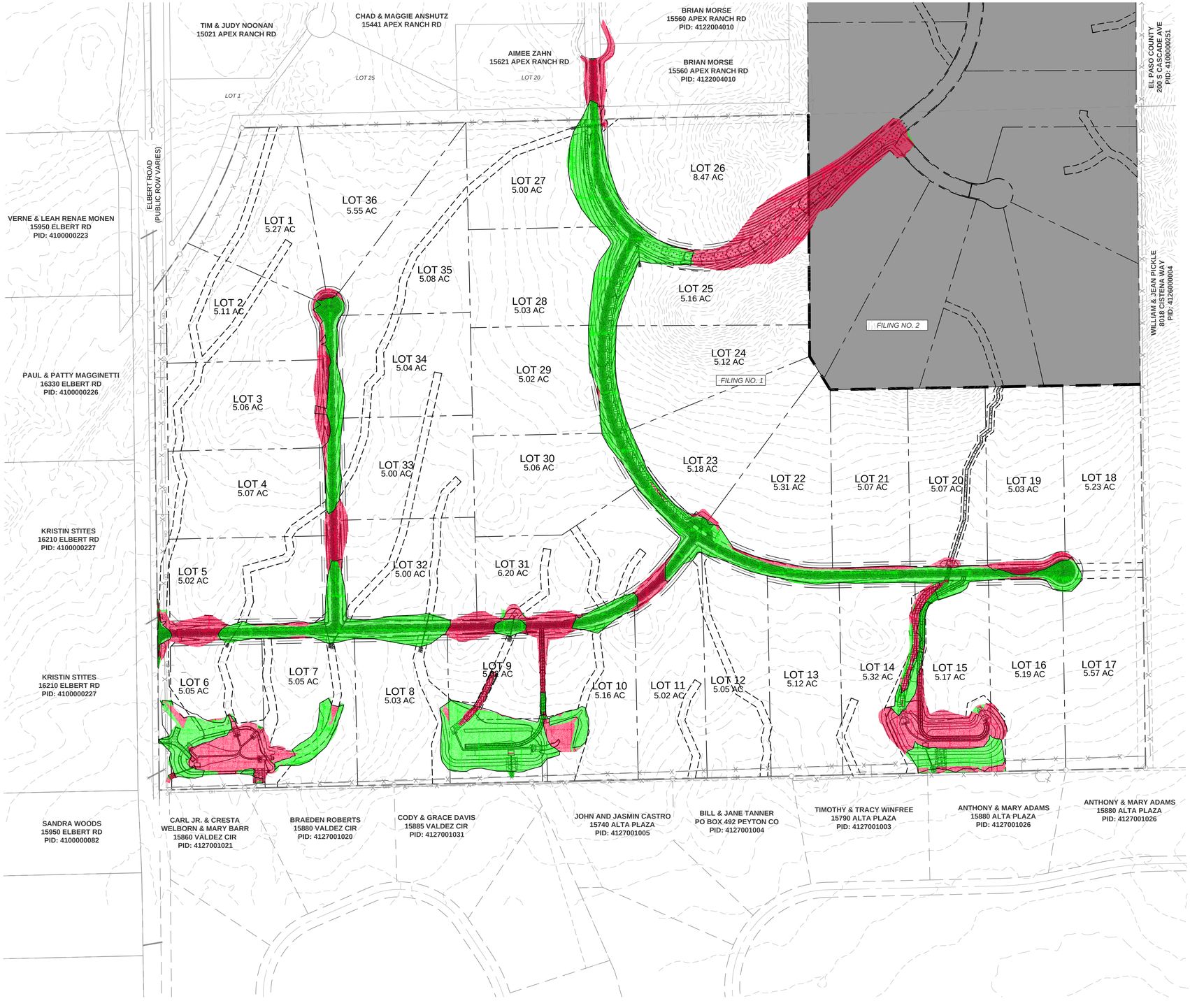

LEGEND:

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

TOTAL CUT: 113,565 CY
TOTAL FILL: 118,835 CY
NET: 5,270 (FILL)*
*1.0 FILL FACTOR APPLIED

NORTH

GRAPHIC SCALE IN FEET
0 100 200 400

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: KRK
DRAWN BY: AJL
CHECKED BY: KRK
DATE: 06/14/2024

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

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

PROJECT NO.
196239003

SHEET
C1.23

K:\COS_Civil\196239003_Overlook\CADD\PlanSheets\CDs\196239003_CD_CUT FILL.dwg Kofford, Kevin 11/13/2024 10:00 PM

VERNE & LEAH RENAE MONEN
15950 ELBERT RD
PID: 4100000223

PAUL & PATTY MAGGINETTI
16330 ELBERT RD
PID: 4100000226

ELBERT ROAD
(PUBLIC ROW VARIES)

LOT 1
5.27 AC

LOT 2
5.25 AC

LOT 3
5.06 AC

LOT 4
5.06 AC

LOT 5
5.06 AC

LOT 36
5.55 AC

LOT 35
5.08 AC

LOT 34
5.04 AC

LOT 33
5.00 AC

LOT 32
5.00 AC

LOT 27
5.00 AC

LOT 28
5.03 AC

LOT 29
5.02 AC

LOT 30
5.06 AC

LOT 31
6.20 AC

PROPOSED 30.0' DRAINAGE EASEMENT

PROPOSED 30.0' DRAINAGE EASEMENT

PROPOSED 30.0' DRAINAGE EASEMENT

SALOOM DRIVE
RURAL LOCAL (60' ROW)
L=1,180 LF

EX. OVERHEAD ELECTRIC LINE

INTERIM
FINAL
CUT

MATCH LINE: SEE SHEET C1.25 FOR CONTINUATION

MATCH LINE: SEE SHEET C1.26 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
- EXISTING FLOW DIRECTION ARROW
- (IP) INLET PROTECTION
- (CD) CHECK DAM (SEE NOTE 8)

NOTES

1. THE INTENT OF THIS PLAN IS TO IDENTIFY THE EROSION CONTROL PRACTICES RECOMMENDED. THE CONTRACTOR SHALL REFERENCE ADDITIONAL CONSTRUCTION PLANS FOR DEMOLITION OF EXISTING AND CONSTRUCTION OF PROPOSED IMPROVEMENTS.
2. TEMPORARY STABILIZATION (TS) SHALL BE IMPLEMENTED WITHIN THE DISTURBED PORTIONS OF THE PROJECT SITE NO LATER THAN 14 DAYS FOLLOWING THE CEASE OF CONSTRUCTION ACTIVITIES WITHIN THE DISTURBED AREAS.
3. PERMANENT STABILIZATION (PS) MAY BE USED WITHIN AREAS OF TEMPORARY STABILIZATION (TS) AT THE CONTRACTOR'S DISCRETION. STABILIZATION SHALL BE APPLIED IN ACCORDANCE WITH APPLICABLE TEMPORARY STABILIZATION SEQUENCING REQUIREMENTS.
4. CONTRACTOR SHALL UTILIZE ROLLED EROSION CONTROL PRODUCTS (STRAW-SINGLE NET EROSION CONTROL BLANKETS AND OPEN WEAVE TEXTILES) ON ALL SLOPES 3H:1V OR GREATER TO ACHIEVE REQUIRED STABILIZATION.
5. SILT FENCE TO BE INSTALLED PRIOR TO COMMENCEMENT OF ONSITE GRADING AND CONSTRUCTION ACTIVITIES.
6. DEMOLITION, REMOVAL, OVEREXCAVATION AND SOIL TREATMENT SHALL BE IN ACCORDANCE WITH THE GEOTECHNICAL ENGINEER RECOMMENDATIONS AS NOTED IN THE APPROVED PROJECT GEOTECHNICAL REPORT.
7. VEGETATION COVER IS ABOUT 90% CONSISTING OF NATIVE GRASSES, TREES AND SHRUBS, BASED ON VISUAL INSPECTION
8. ROCK CHECK DAMS (CD) MAY BE SUBSTITUTED FOR SEDIMENT CONTROL LOGS (SCL) OR STRAW WADDLES. CONTRACTOR TO DETERMINE LOCATION OF CD WITHIN THE ROADSIDE DITCH (SEE TABLE FOR MIN. SPACING REQUIREMENTS) IN COORDINATION WITH COUNTY INSPECTORS.
10. NO ASPHALT OR CONCRETE BATCH PLANTS SHALL BE USED FOR THIS PROJECT.

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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2 North Nevada Avenue Suite 900
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OVERLOOK AT HOMESTEAD FILING NO. 1
EL PASO COUNTY, COLORADO
CONSTRUCTION DOCUMENTS
GEC FINAL PLAN (1 OF 4)

PRELIMINARY
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Kimley-Horn and Associates, Inc.

PROJECT NO.
196239003

SHEET
C1.24

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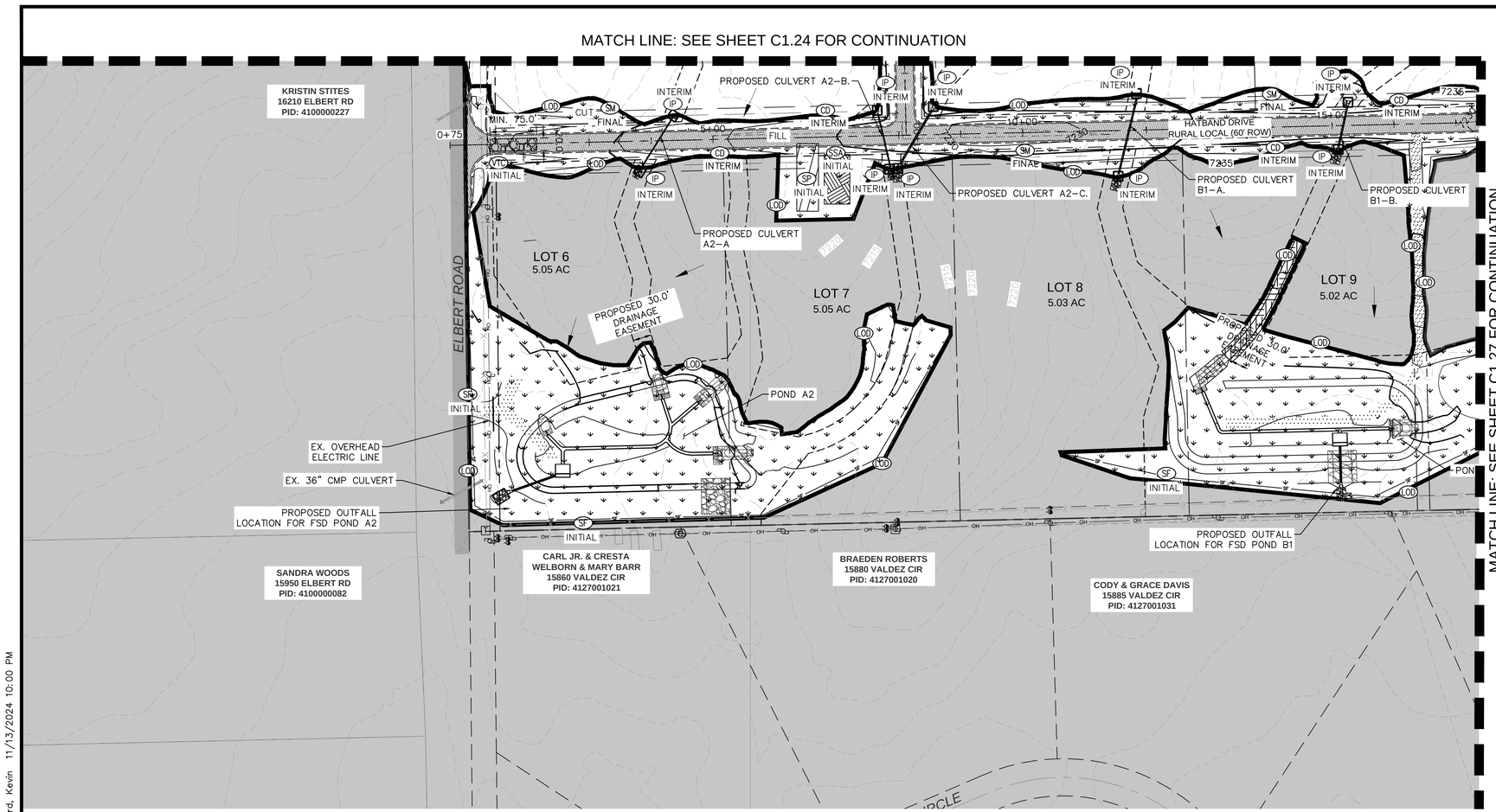

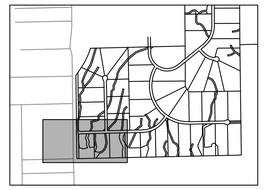

KEYMAP
SCALE: 1" = 1000'

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
- (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
- 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

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: KRK
DRAWN BY: AJL
CHECKED BY: KRK
DATE: 06/14/2024

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

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

PROJECT NO.
196239003

SHEET
C1.25

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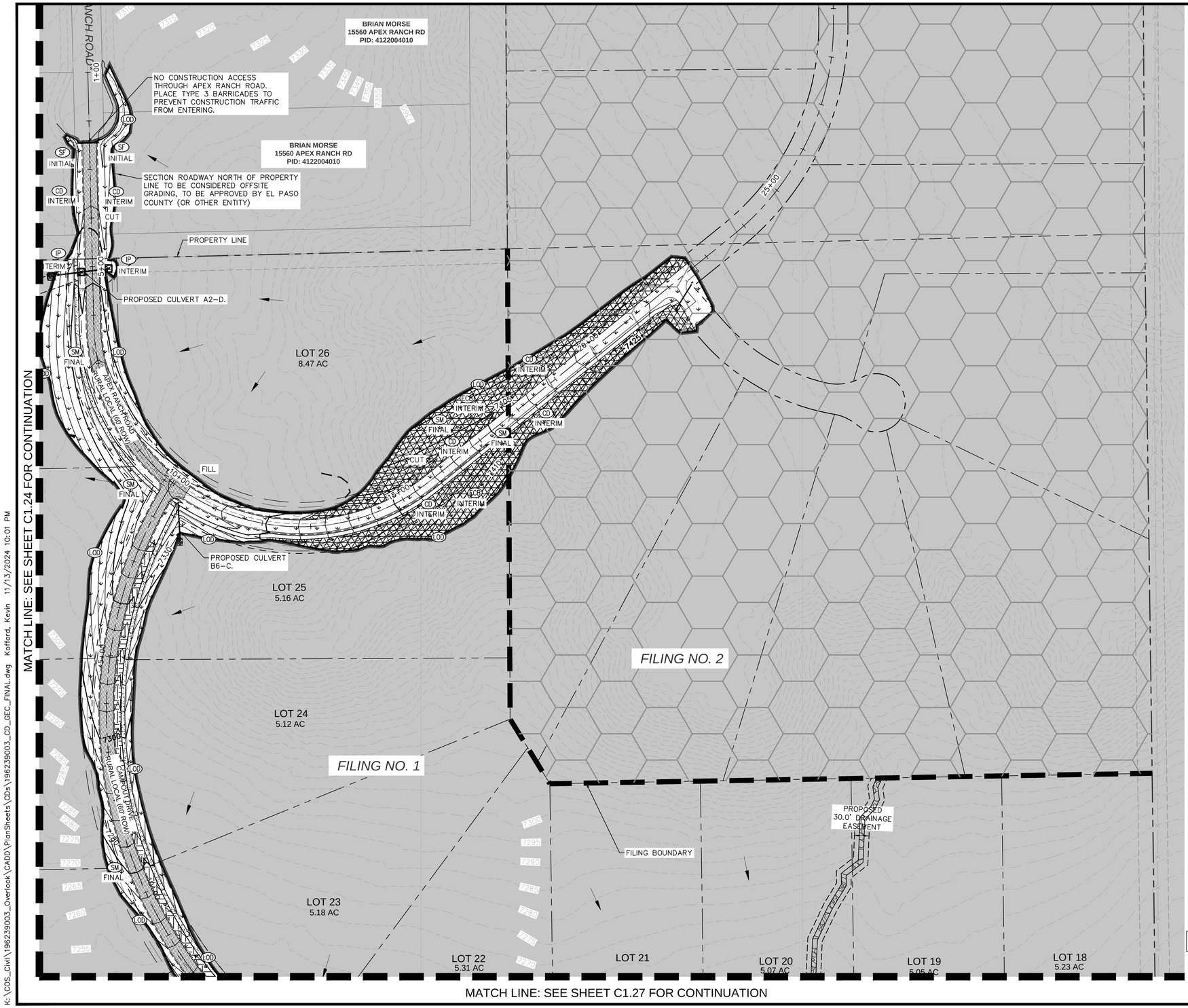

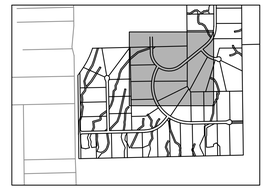

KEYMAP
SCALE: 1" = 1000'

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) 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
- EXISTING FLOW DIRECTION ARROW
- (IP) INLET PROTECTION
- (CD) CHECK DAM (SEE NOTE 8)

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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
2024 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: 06/14/2024

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

PRELIMINARY
FOR REVIEW ONLY
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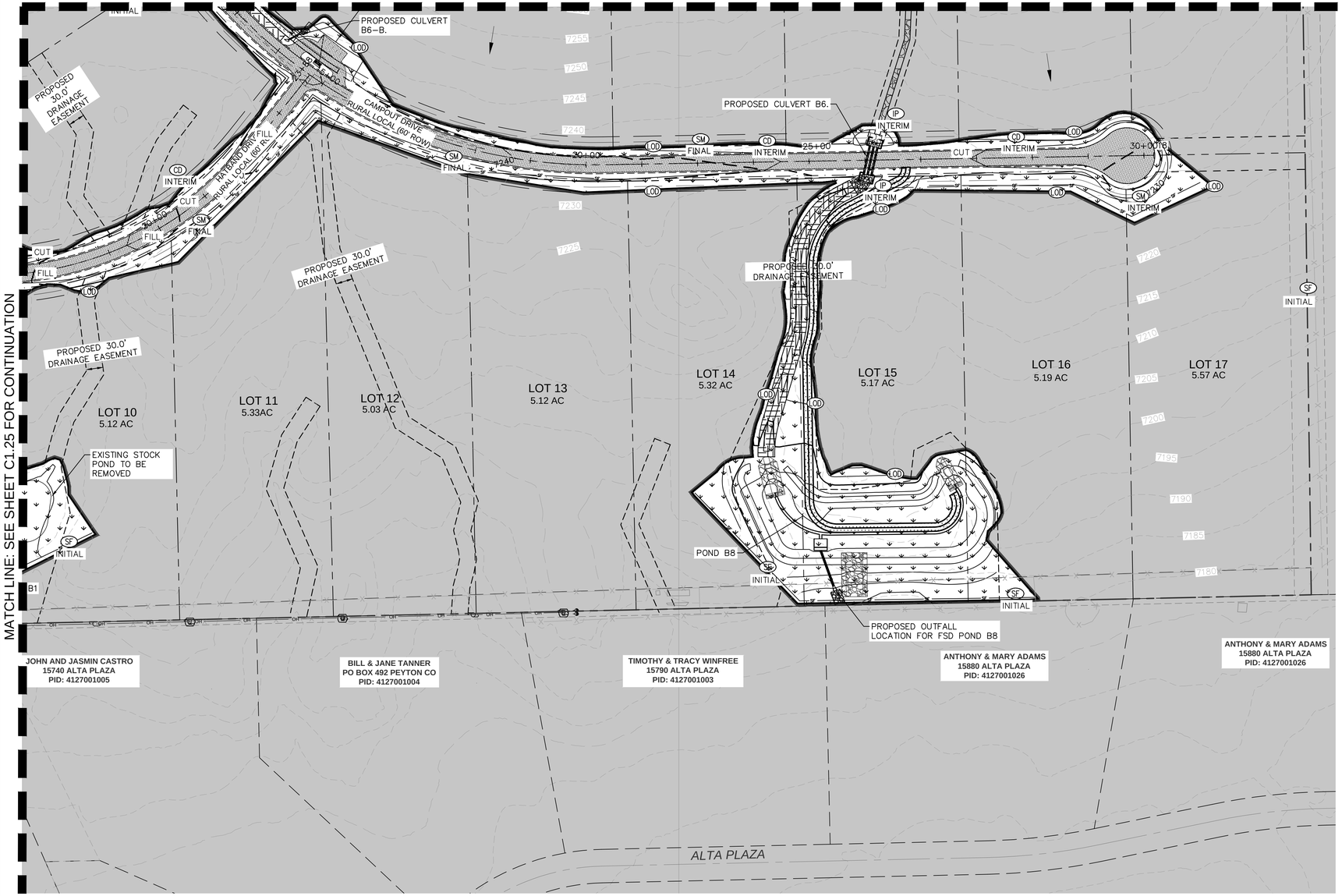
Kimley»Horn
Kimley-Horn and Associates, Inc.

PROJECT NO.
196239003

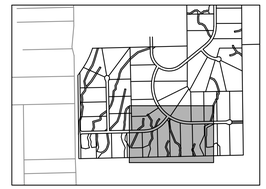
SHEET
C1.26

K:\COS_Civil\196239003_Overlook\CADD\PlanSheets\CDs\196239003_CD_GEC_FINAL.dwg Kofford, Kevin 11/13/2024 10:01 PM

MATCH LINE: SEE SHEET C1.26 FOR CONTINUATION



MATCH LINE: SEE SHEET C1.25 FOR CONTINUATION



KEYMAP
SCALE: 1" = 1000'

LEGEND

- LOT BOUNDARY LINE
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- XXXX — EXISTING MAJOR CONTOUR
- XXXX — EXISTING MINOR CONTOUR
- XXXX — PROPOSED MAJOR CONTOUR
- XXXX — PROPOSED MINOR CONTOUR
- (LOD) LIMITS OF CONSTRUCTION/DISTURBANCE
- (SF) SILT FENCE
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- (SSA) STABILIZED STAGING AREA
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- TEMPORARY SEDIMENT BASIN
- FILING NO. 2 (NOT A PART OF THIS PLAN)
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GRAPHIC SCALE IN FEET
0 50 100 200

NORTH

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Colorado Springs, Colorado 80903 (719) 453–0180

DESIGNED BY: KRK
DRAWN BY: AJL
CHECKED BY: KRK
DATE: 06/14/2024

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

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

PROJECT NO.
196239003

SHEET
C1.27

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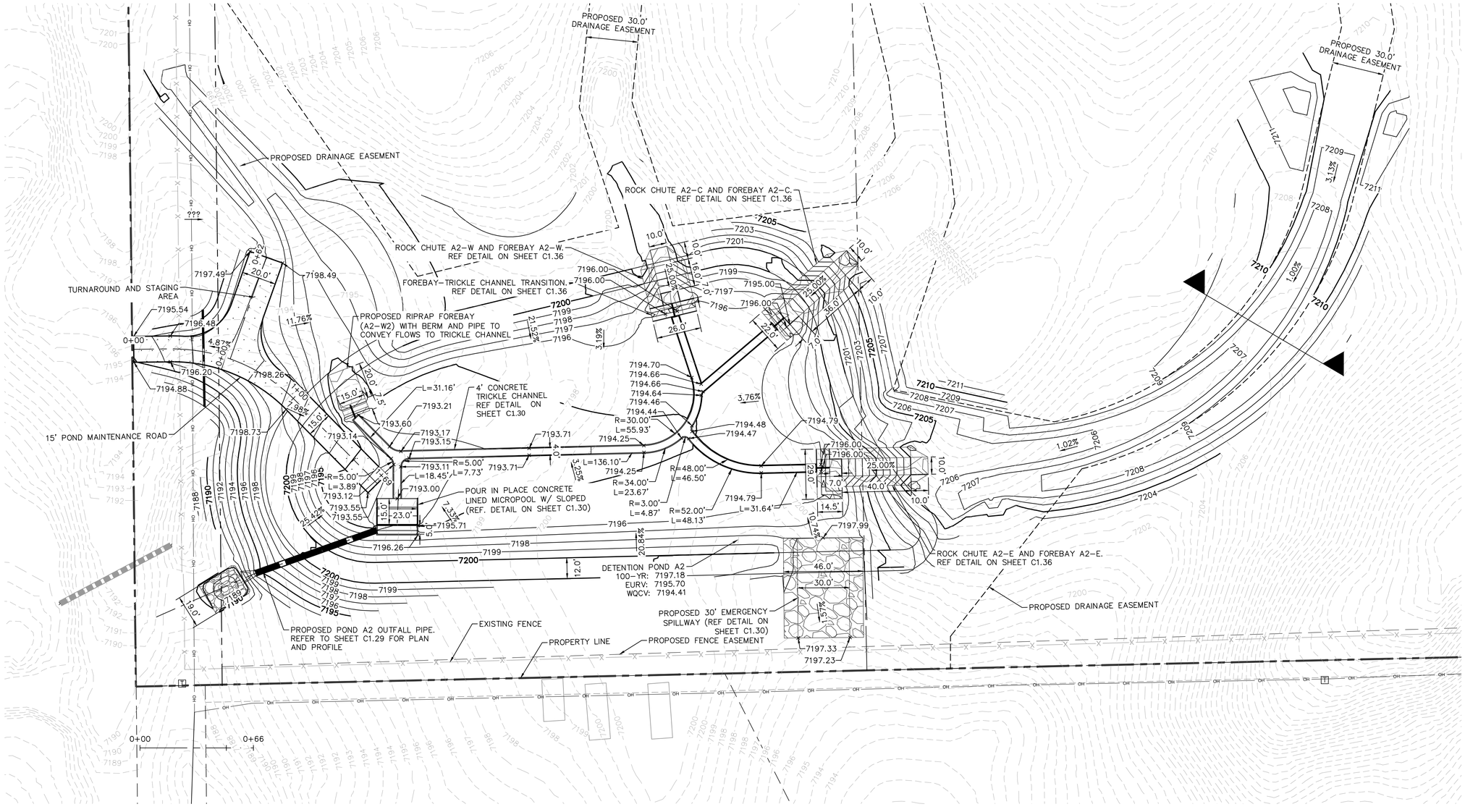

LEGEND

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

GRAPHIC SCALE IN FEET
0 15 30 60

NORTH

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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 A2 OVERVIEW

PRELIMINARY
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Kimley-Horn and Associates, Inc.

PROJECT NO.
196239003

SHEET
C1.28

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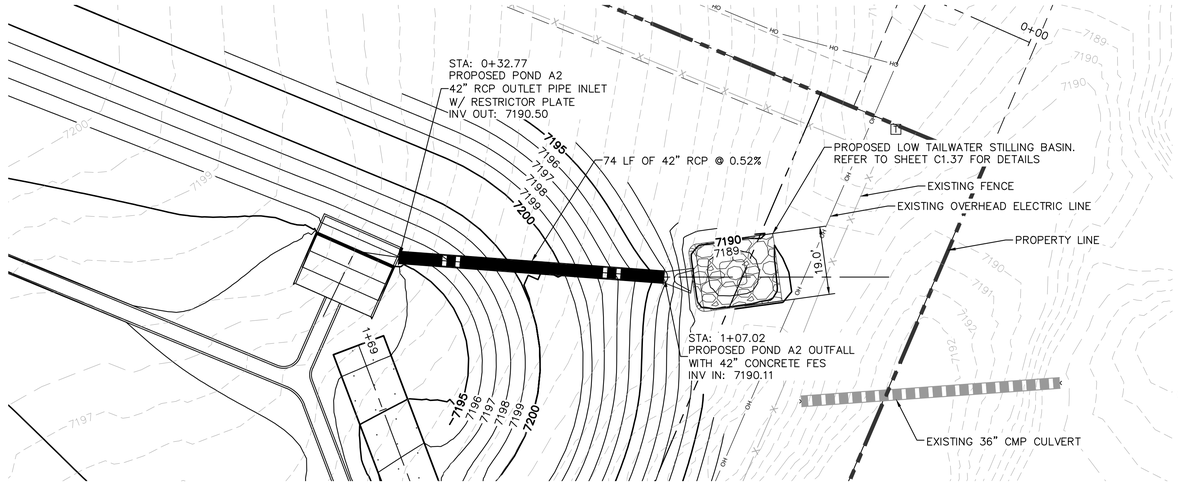

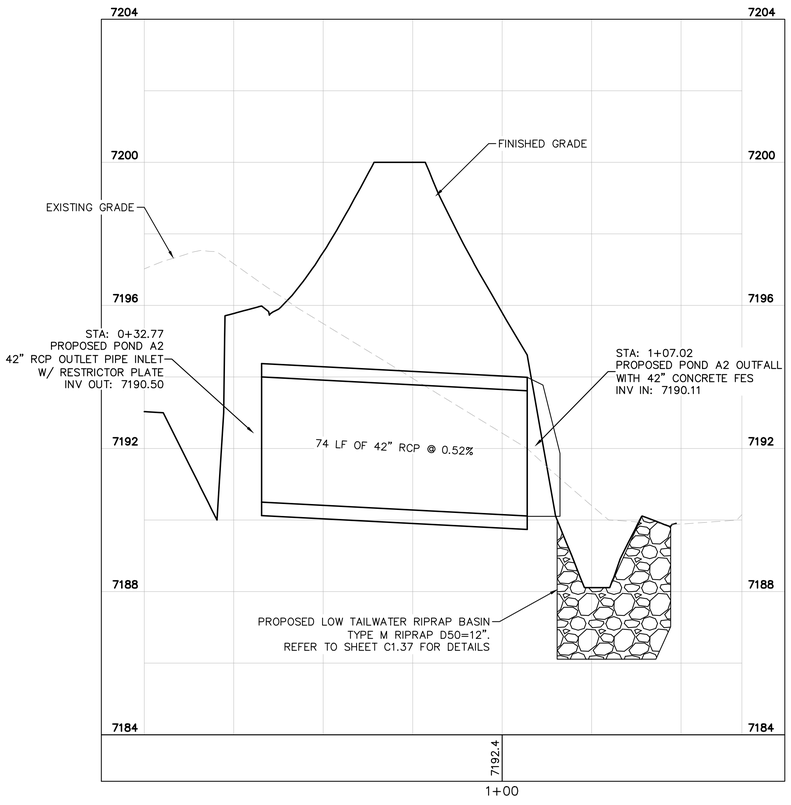

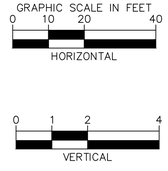

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2 North Nevada Avenue Suite 900
Colorado Springs, Colorado 80903 (719) 453-0180

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

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

PROJECT NO.
196239003

SHEET
C1.29

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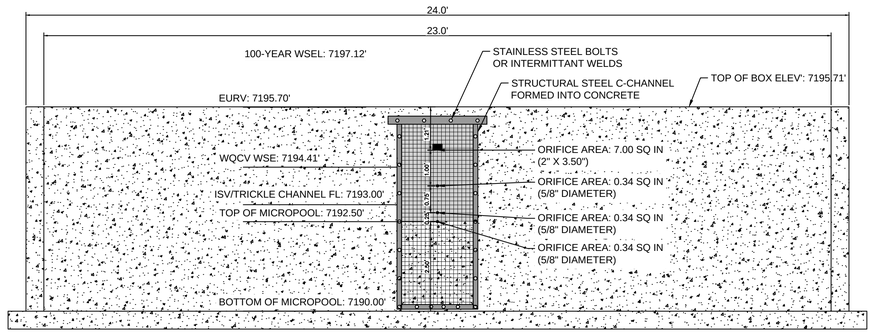


1 ORIFICE PLATE AND TRASH RACK DETAIL

N.T.S.

ORIFICE PLATE NOTES

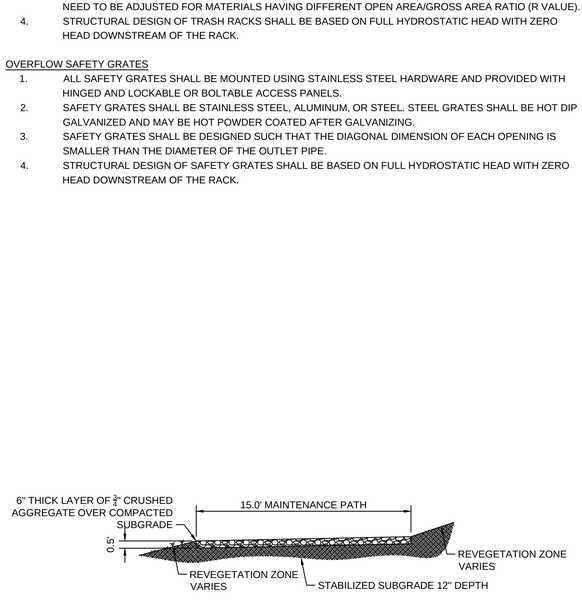
1. PROVIDE CONTINUOUS NEOPRENE GASKET MATERIAL BETWEEN THE ORIFICE PLATE AND CONCRETE.
2. BOLT PLATE TO CONCRETE 12" MAX. ON CENTER. WITH A PLATE THICKNESS OF 0.25".

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.
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.

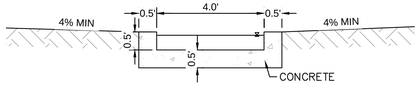


2 MAINTENANCE ROAD

1" = 5'

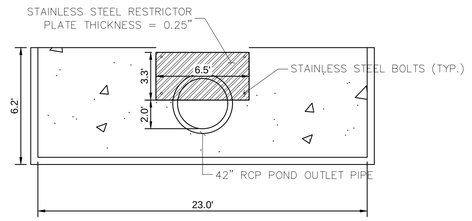
MAINTENANCE PATH NOTES

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



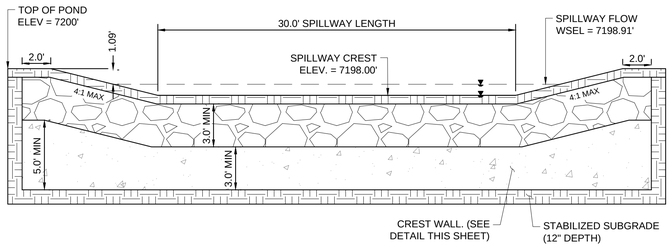
3 CONCRETE TRICKLE CHANNEL

1" = 2'



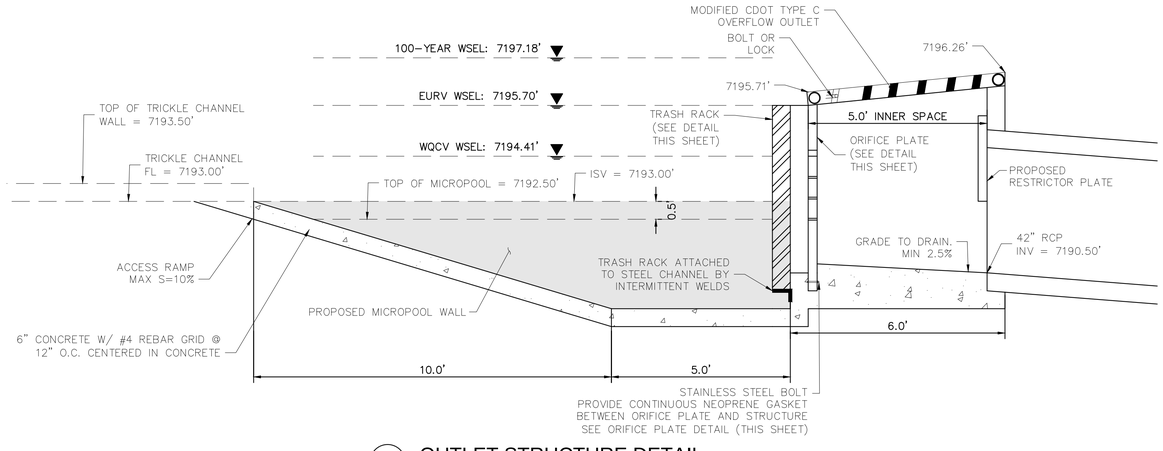
4 100-YEAR FLOW RESTRICTOR

1" = 5'



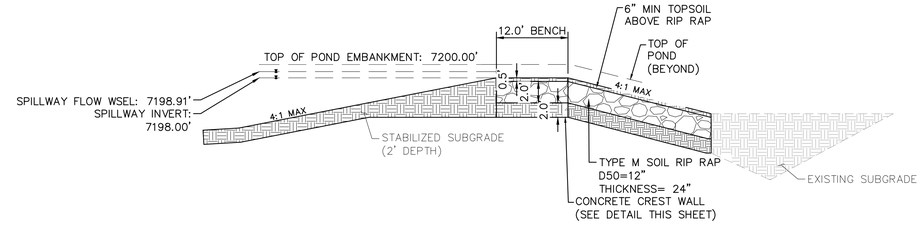
5 EMERGENCY SPILLWAY

1" = 5'



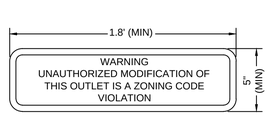
6 OUTLET STRUCTURE DETAIL

1" = 2'



7 EMERGENCY SPILLWAY DETAILS

1" = 5'



9 PET WASTE SIGNAGE

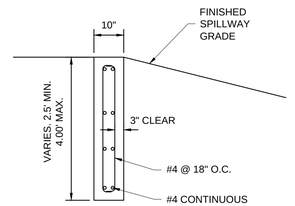
N.T.S.

8 OUTLET SIGNAGE

N.T.S.

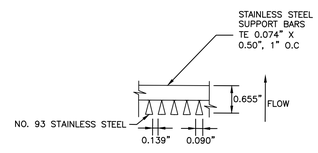
OUTLET SIGNAGE NOTES

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



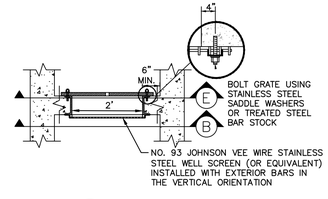
10 SECTION CREST WALL DETAIL

1" = 2'



11 SECTION A

N.T.S.



12 SECTION B

N.T.S.

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

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Kimley-Horn and Associates, Inc.

PROJECT NO.
196239003

SHEET
C1.30

K:\COS_Civil\196239003_Overlook\CADD\PlanSheets\CDs\CD_POND A2.dwg Kolford, Kevin 11/14/2024 8:57 AM

PROPOSED CULVERT B1-B

7227.37 7228.12

7226.00 7226.26

15' POND MAINTENANCE ROAD

H H

7213.00 7213.29

7207.52 7207.82

PROPOSED 30.0' DRAINAGE EASEMENT

PROPOSED TRM LINED CHANNEL REFER TO DETAIL ON SHEET C1.34

ROCK CHUTE B1-W AND FOREBAY B1-W. REF DETAIL ON SHEET C1.36

ROCK CHUTE B1-E AND FOREBAY B1-E. REF DETAIL ON SHEET C1.36

4' CONCRETE TRICKLE CHANNEL REF DETAIL ON SHEET C1.32

POUR IN PLACE CONCRETE LINED MICROPOOL W/ SLOPED (REF. DETAIL ON SHEET C1.32)

FOREBAY-TRICKLE CHANNEL TRANSITION. REF DETAIL ON SHEET C1.36

DETENTION POND B8
100-YR: 7190.51
EURV: 7189.18
WQCV: 7187.76

PROPOSED 25' EMERGENCY SPILLWAY (REF DETAIL ON SHEET C1.32)

PROPOSED LOW TAILWATER BASIN. REFER TO SHEET C1.37 FOR DETAILS

PROPOSED DRAINAGE EASEMENT

PROPERTY LINE

NORTH

GRAPHIC SCALE IN FEET
0 15 30 60

LEGEND

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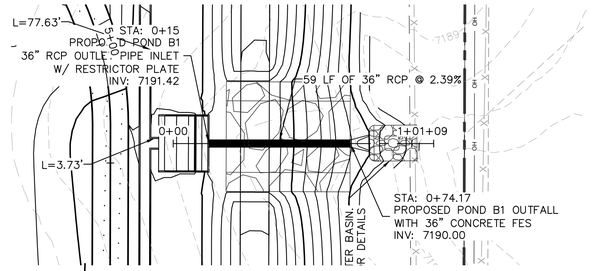
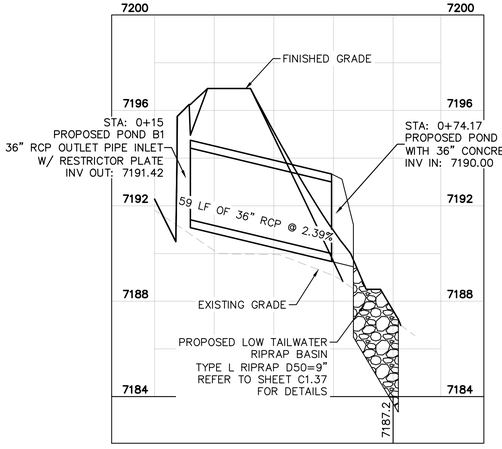
- XXXX PROPOSED MINOR CONTOUR
- RIPRAP
- GRAVEL MAINTENANCE ACCESS ROAD



POND B1 OUTLET PIPE PLAN

GRAPHIC SCALE IN FEET
0 15 30 60



POND B1 OUTLET PIPE PROFILE

GRAPHIC SCALE IN FEET
0 15 30 60
HORIZONTAL

0 1.5 3 6
VERTICAL

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: KRK
DRAWN BY: AJL
CHECKED BY: KRK
DATE: 06/14/2024

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

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

PROJECT NO.
196239003

SHEET
C1.31

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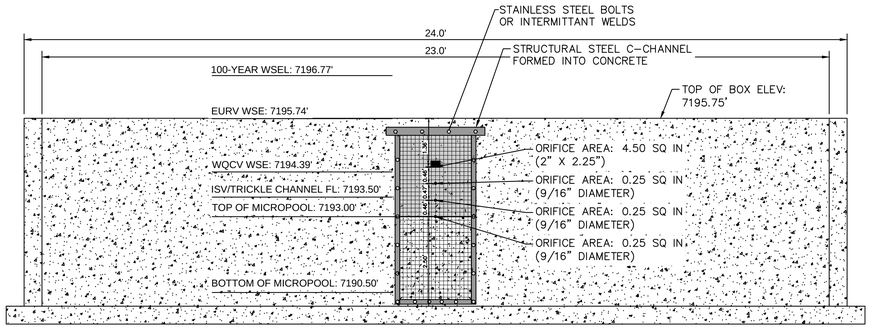

1 ORIFICE PLATE AND TRASH RACK DETAIL

N.T.S.

ORIFICE PLATE NOTES

1. PROVIDE CONTINUOUS NEOPRENE GASKET MATERIAL BETWEEN THE ORIFICE PLATE AND CONCRETE.
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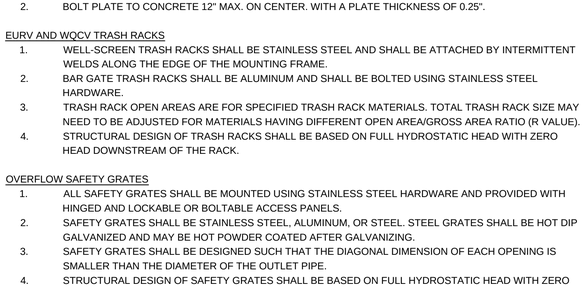
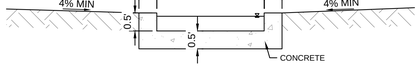


2 MAINTENANCE ROAD

1" = 5'

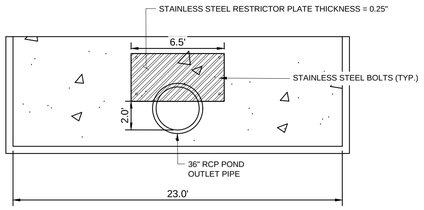
MAINTENANCE PATH NOTES

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



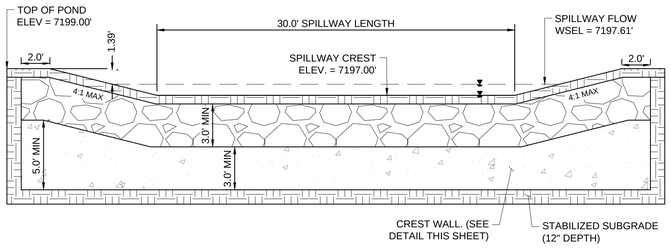
3 CONCRETE TRICKLE CHANNEL

1" = 2'



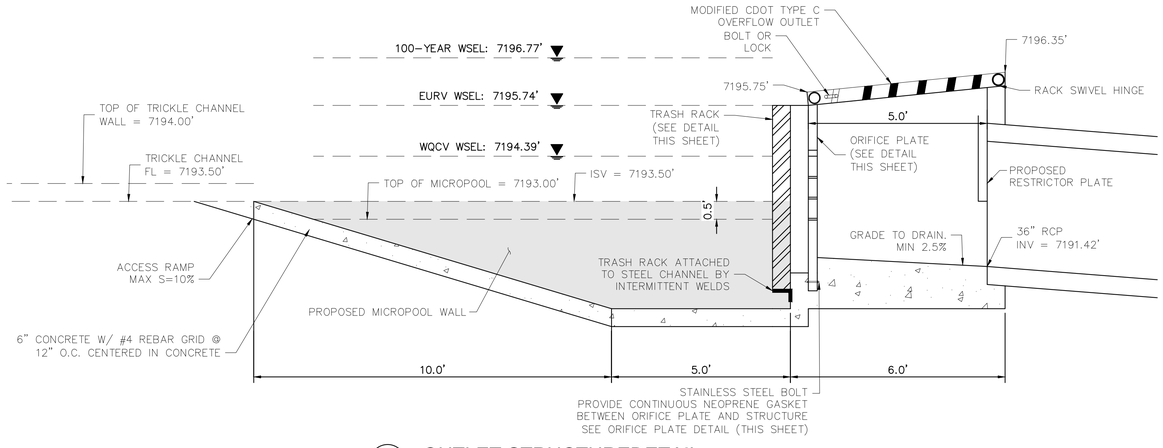
4 100-YEAR FLOW RESTRICTOR

1" = 5'



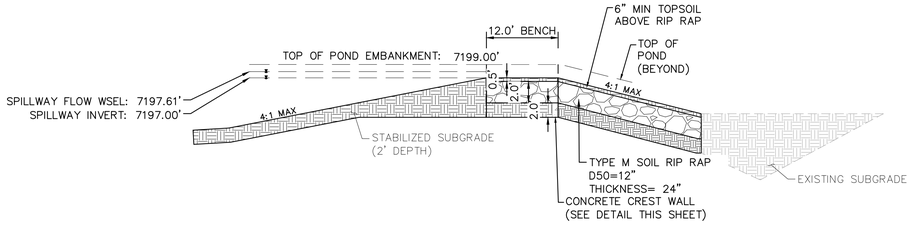
5 EMERGENCY SPILLWAY

1" = 5'



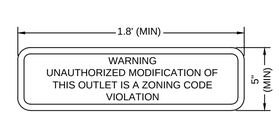
6 OUTLET STRUCTUREDETAIL

1" = 2'



7 EMERGENCY SPILLWAY DETAILS

1" = 5'



9 PET WASTE SIGNAGE

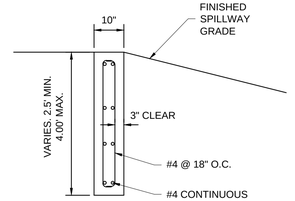
N.T.S.

8 OUTLET SIGNAGE

N.T.S.

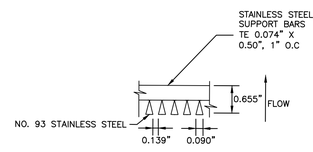
OUTLET SIGNAGE NOTES

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



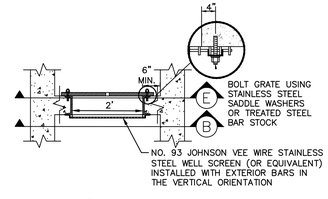
10 SECTION CREST WALL DETAIL

1" = 2'



11 SECTION A

N.T.S.



12 SECTION B

N.T.S.

Kimley»Horn
2024 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: 06/14/2024

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

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Kimley»Horn
Kimley-Horn and Associates, Inc.

PROJECT NO.
196239003

SHEET
C1.32

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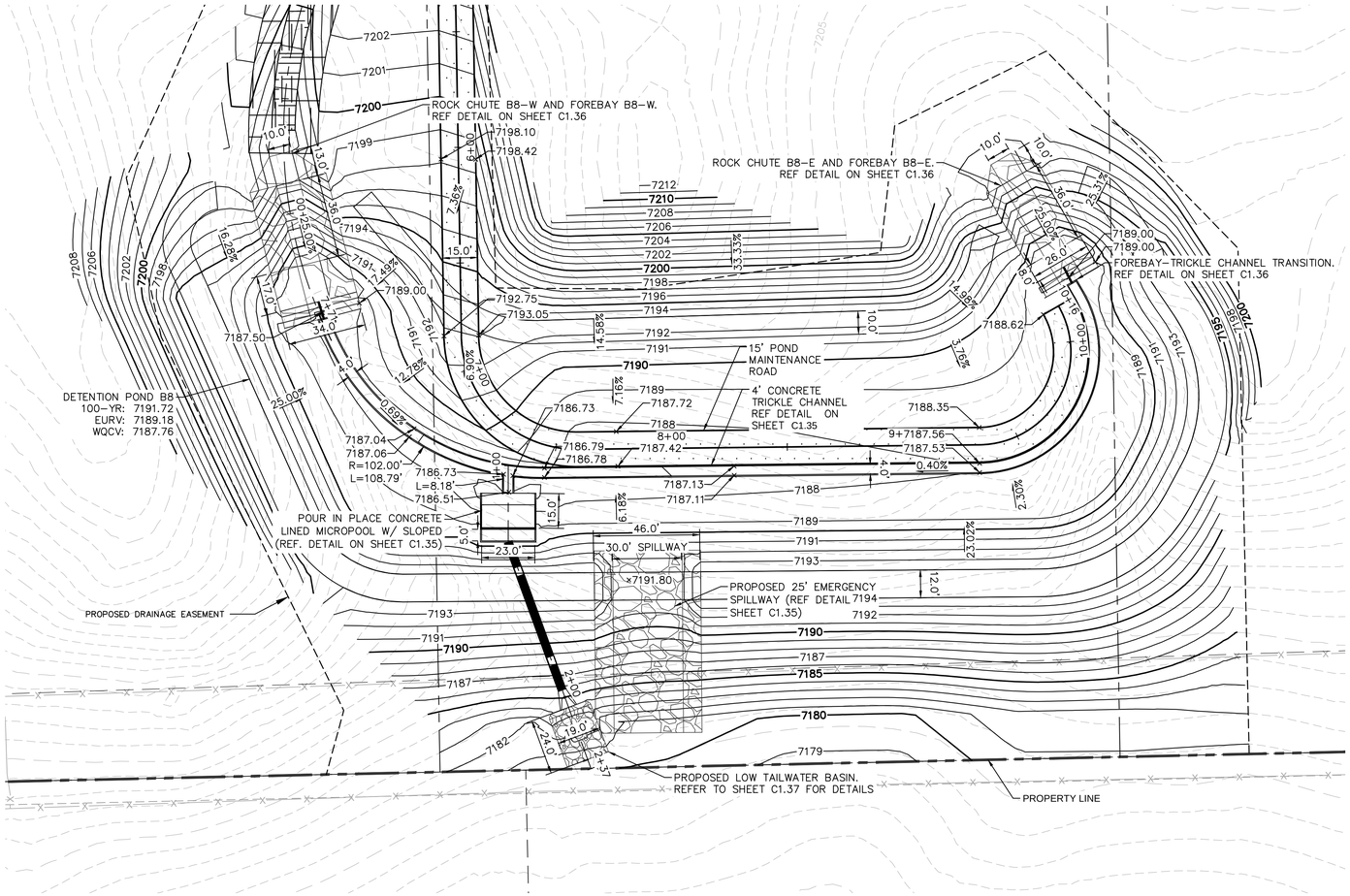
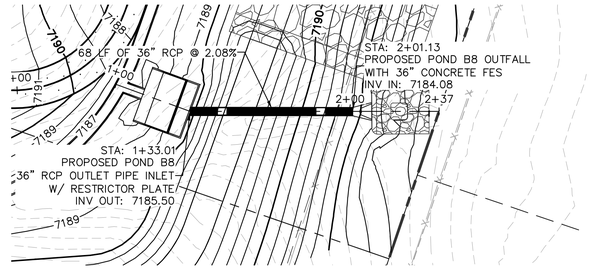


LEGEND

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



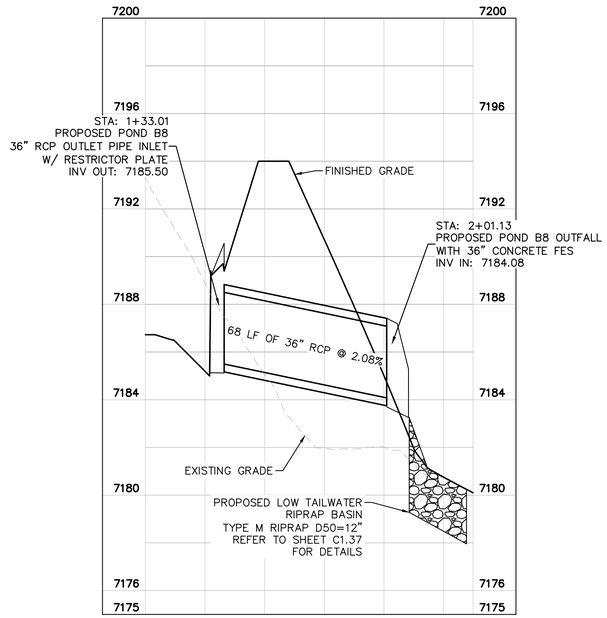
POND B8 OUTLET PIPE PLAN

GRAPHIC SCALE IN FEET
0 15 30 60

NORTH

GRAPHIC SCALE IN FEET
0 15 30 60
HORIZONTAL

0 1.5 3 6
VERTICAL



POND B8 OUTLET PIPE PROFILE

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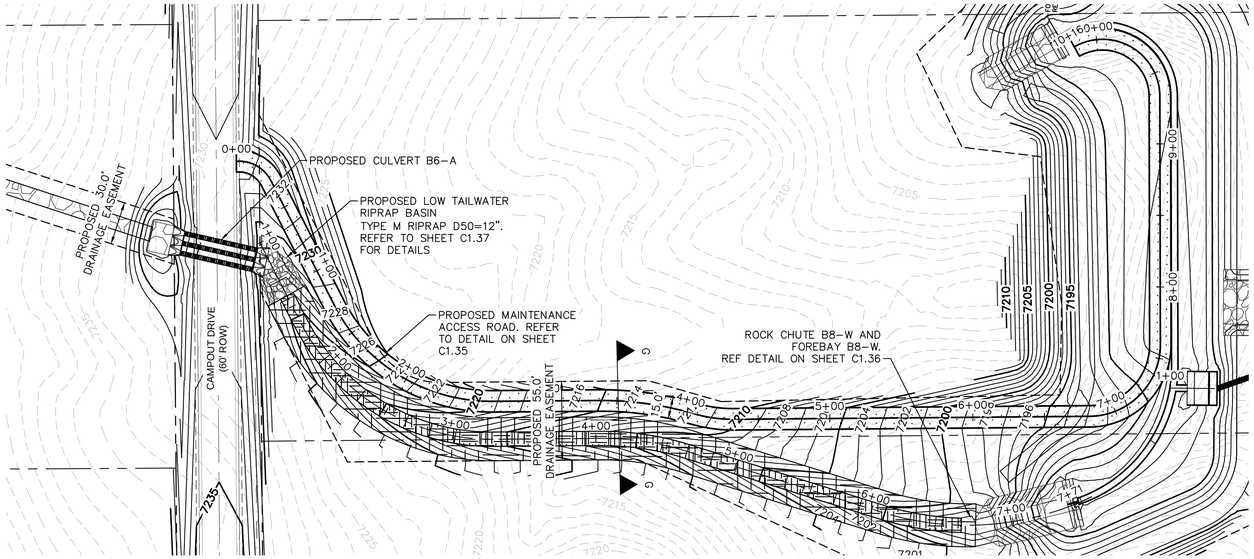
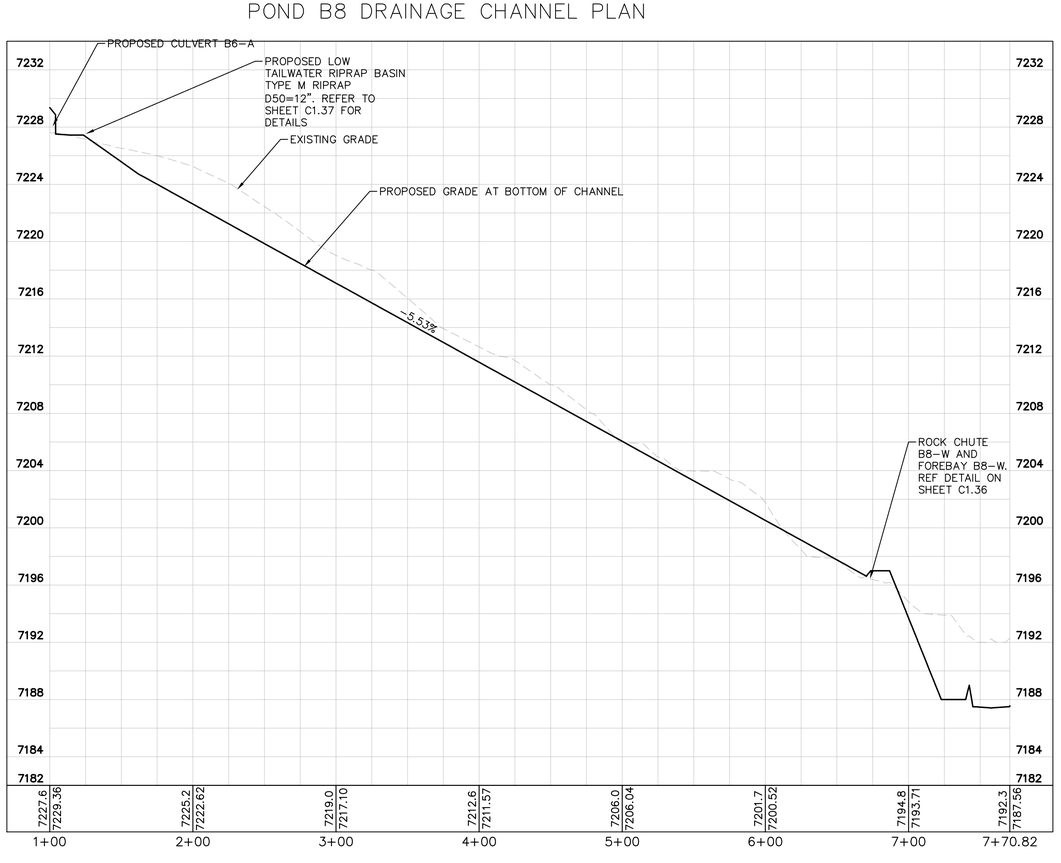


POND B8 DRAINAGE CHANNEL PLAN

GRAPHIC SCALE IN FEET
0 25 50 100

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 DRAINAGE CHANNEL PROFILE

DRAINAGE CHANNEL W/ TRM
CROSS SECTION
1" = 5'

GRAPHIC SCALE IN FEET
0 25 50 100
HORIZONTAL

0 2.5 5 10
VERTICAL

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OVERLOOK AT HOMESTEAD FILING NO. 1
EL PASO COUNTY, COLORADO
CONSTRUCTION DOCUMENTS
POND B8 DRAINAGE CHANNEL PLAN AND PROFILE

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Kimley-Horn and Associates, Inc.

PROJECT NO.
196239003

SHEET
C1.34

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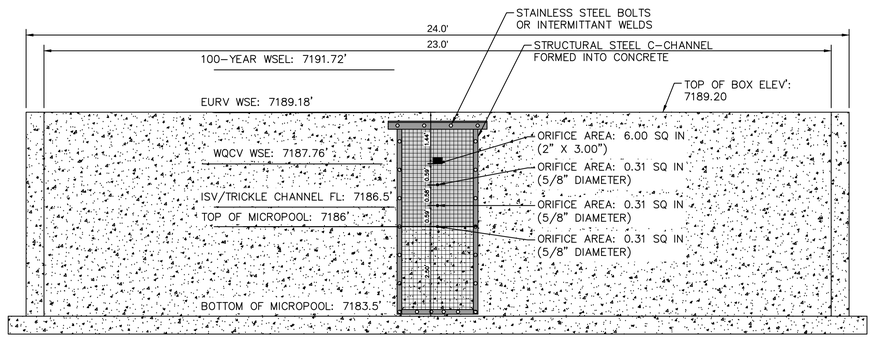

1 ORIFICE PLATE AND TRASH RACK DETAIL

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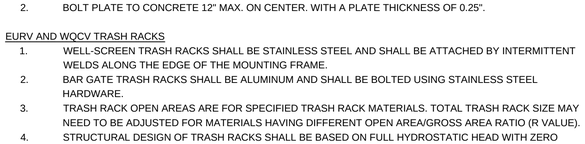

2 MAINTENANCE ROAD

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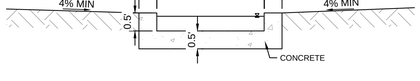
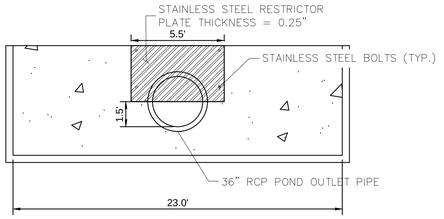


3 CONCRETE TRICKLE CHANNEL

1" = 2'



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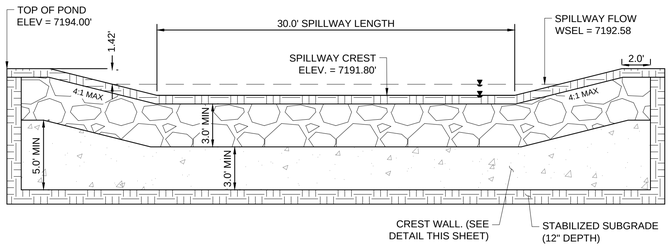

5 EMERGENCY SPILLWAY

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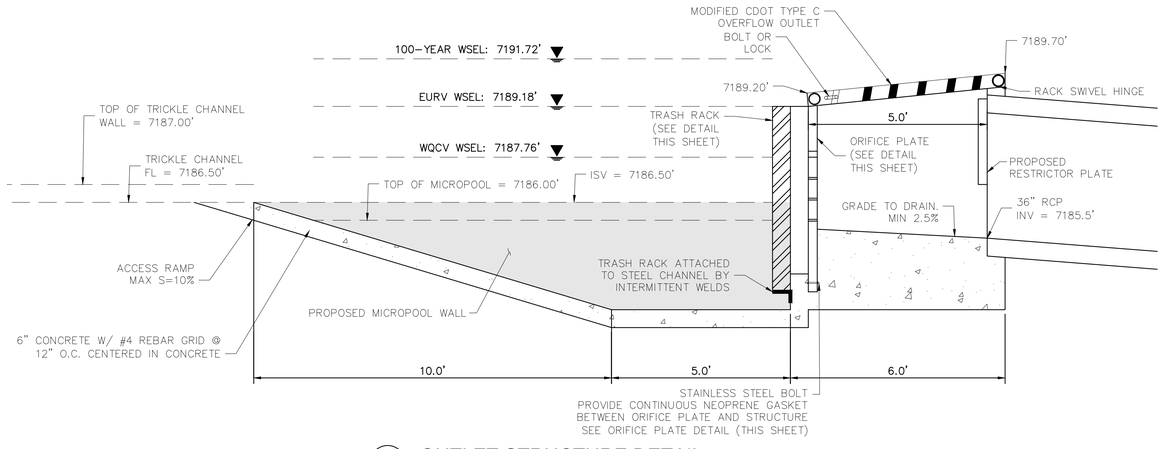
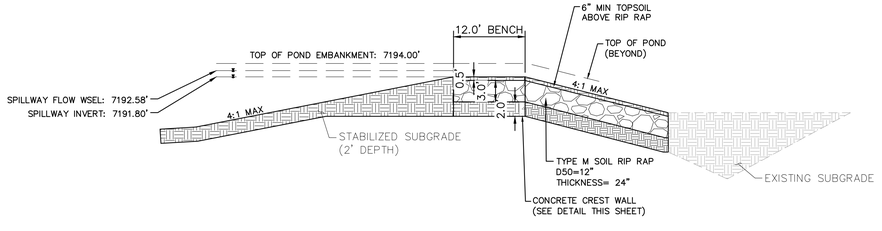


6 OUTLET STRUCTURE DETAIL

1" = 2'



7 EMERGENCY SPILLWAY DETAILS

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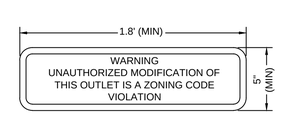

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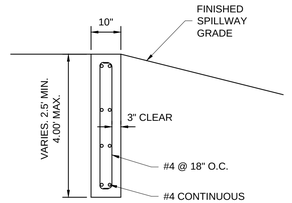
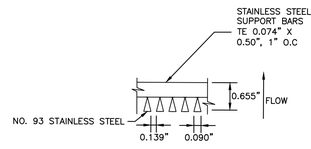
9 PET WASTE SIGNAGE

N.T.S.



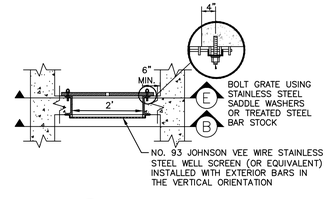
10 SECTION CREST WALL DETAIL

1" = 2'



11 SECTION A

N.T.S.



12 SECTION B

N.T.S.

Kimley»Horn
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2 North Nevada Avenue Suite 900
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NO.	REVISION	BY	DATE	APPR.

DESIGNED BY: KRK
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DATE: 06/14/2024

OVERLOOK AT HOMESTEAD FILING NO. 1
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POND B8 DETAILS

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PROJECT NO.
196239003

SHEET
C1.35

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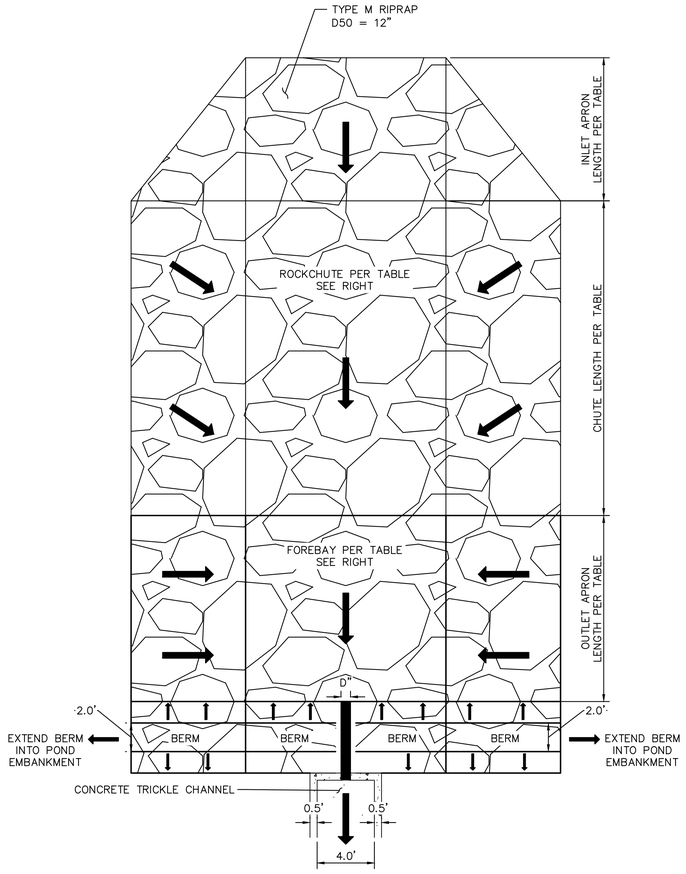
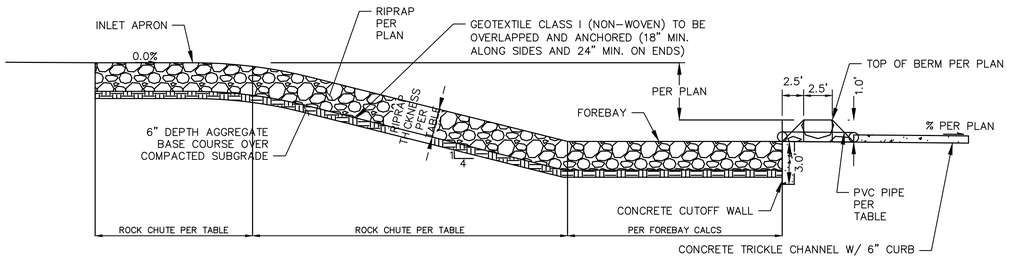


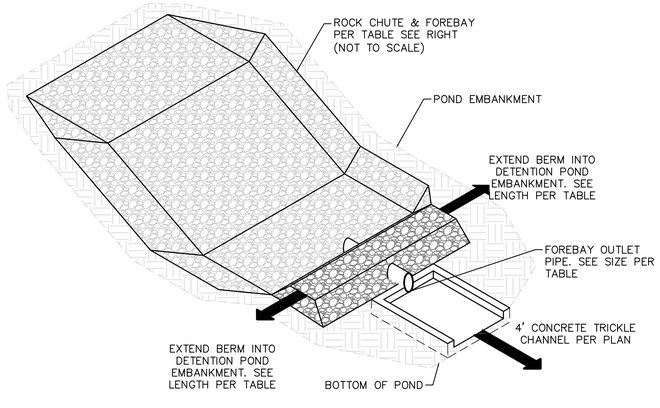
ROCK CHUTE - PLAN DETAIL

1" = 5'



ROCK CHUTE PROFILE - POND TRICKLE CHANNEL APPLICATION

1" = 5'



ROCK CHUTE, FOREBAY, & TRICKLE CHANNEL - ISOMETRIC DETAIL

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

Kimley»Horn
2024 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: 06/14/2024

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

POND ROCK CHUTE DETAILS

PRELIMINARY
FOR REVIEW ONLY
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Kimley»Horn
Kimley-Horn and Associates, Inc.

PROJECT NO.
196239003

SHEET
C1.36

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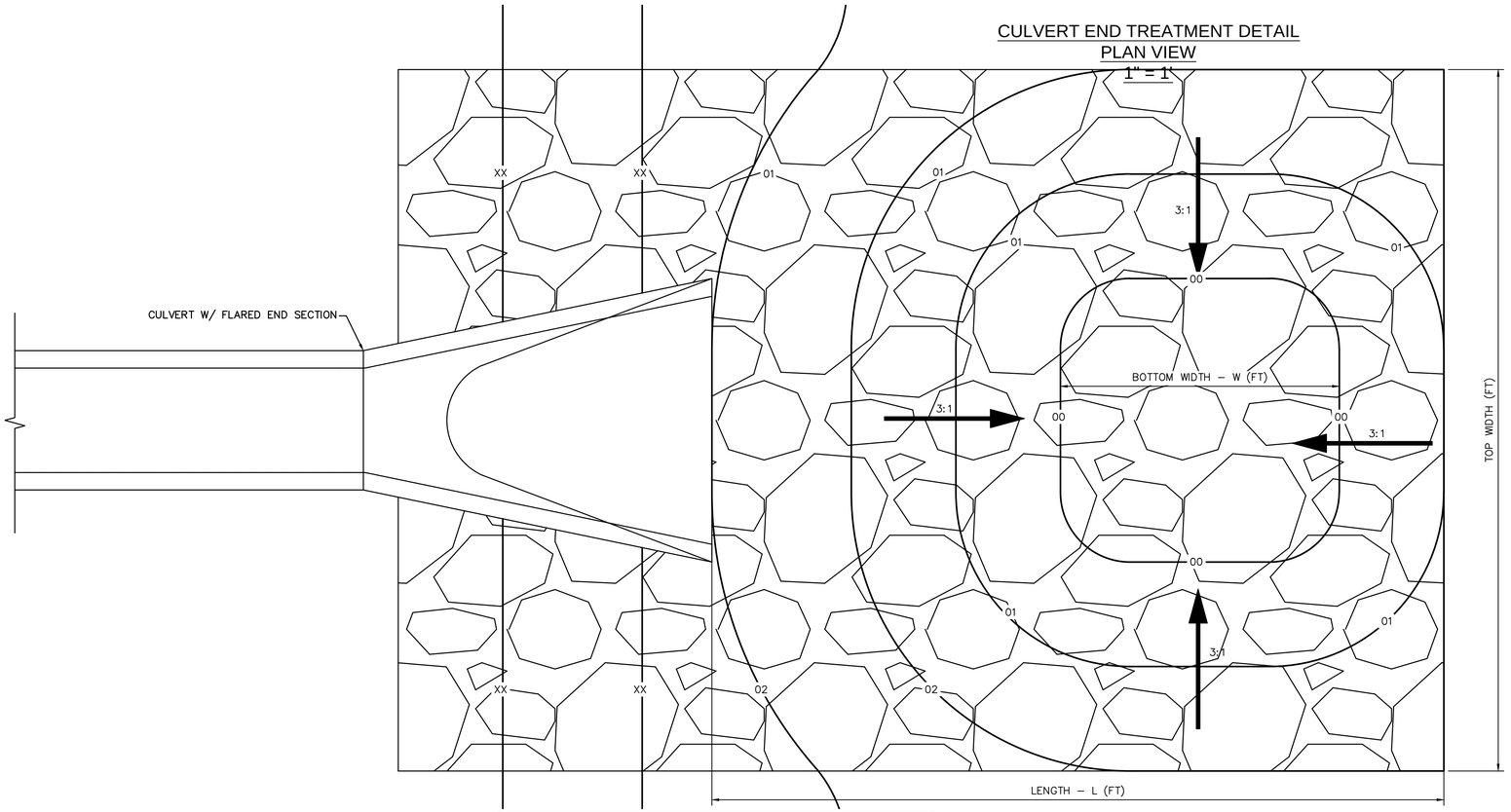
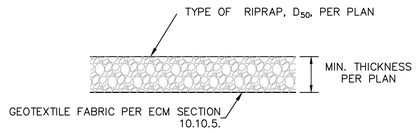
CULVERT END TREATMENT DETAIL
PLAN VIEW
1" = 1'





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		Percent of Material Smaller Than Typical Stone[2]	Typical Stone Dimensions[3] (Inches)	Typical Stone Weight[4] (Pounds)
Stone Size d50[1] (Inches)				
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

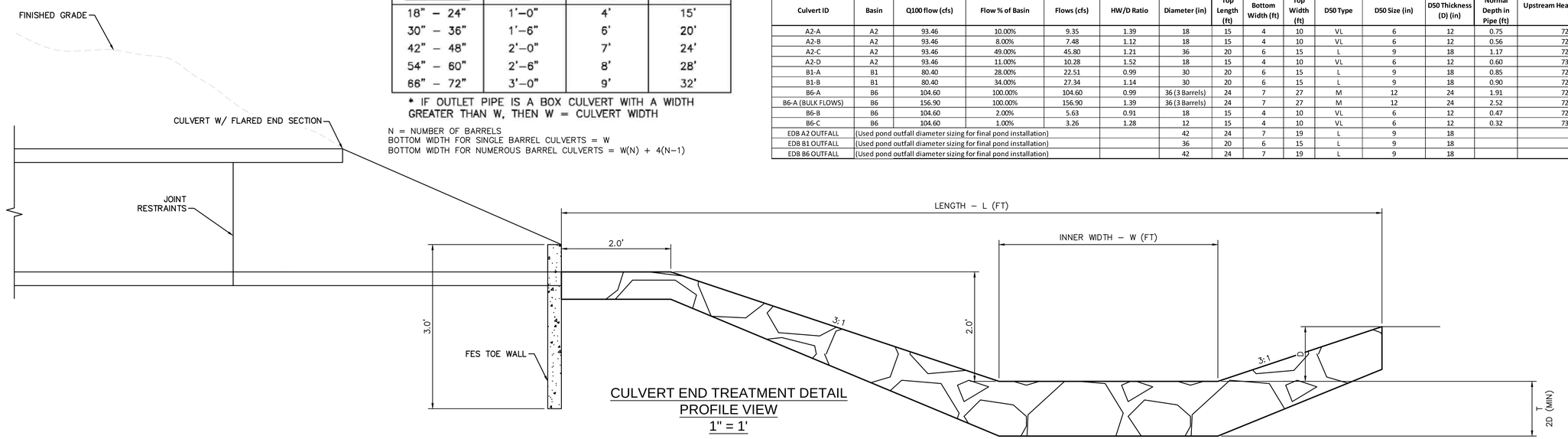
PIPE SIZE OR BOX HEIGHT	D	W*	L
18" – 24"	1'–0"	4'	15'
30" – 36"	1'–6"	6'	20'
42" – 48"	2'–0"	7'	24'
54" – 60"	2'–6"	8'	28'
66" – 72"	3'–0"	9'	32'

* 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'

NO.	REVISION	BY	DATE	APPR.

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OVERLOOK AT HOMESTEAD FILING NO. 1
EL PASO COUNTY, COLORADO
CONSTRUCTION DOCUMENTS
LOW TAILWATER BASIN DETAIL

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