

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

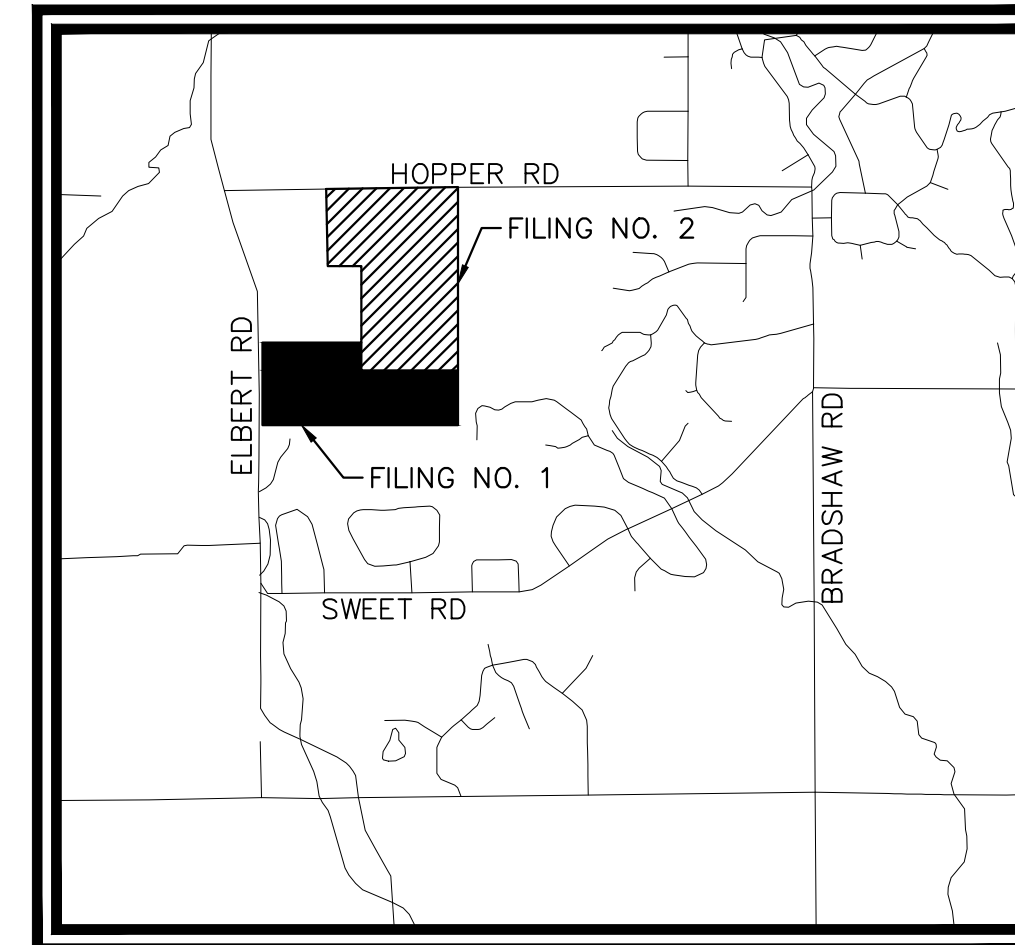
CONTACTS:

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'



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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 OF 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 SOUTHWEST QUARTER OF SAID SECTION 27, THENCE N00°37'58"W ON THE WEST LINE OF THE SOUTHWEST 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:

- N35°37'58"E A DISTANCE OF 178.25 FEET TO A POINT OF CURVE;
- 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 SOUTHWEST QUARTER OF SAID SECTION 22, A DISTANCE OF 1,311.90 FEET TO THE SOUTHWEST CORNER OF SAID APEX RANCH ESTATES AND THE SOUTHWEST CORNER OF THE SOUTHWEST QUARTER OF THE SOUTHWEST 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.

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: AUL
CHECKED BY: KRK
DATE: 06/14/2024

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

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CONSTRUCTION

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Kimley-Horn and Associates, Inc.

PROJECT NO.
196239003

SHEET

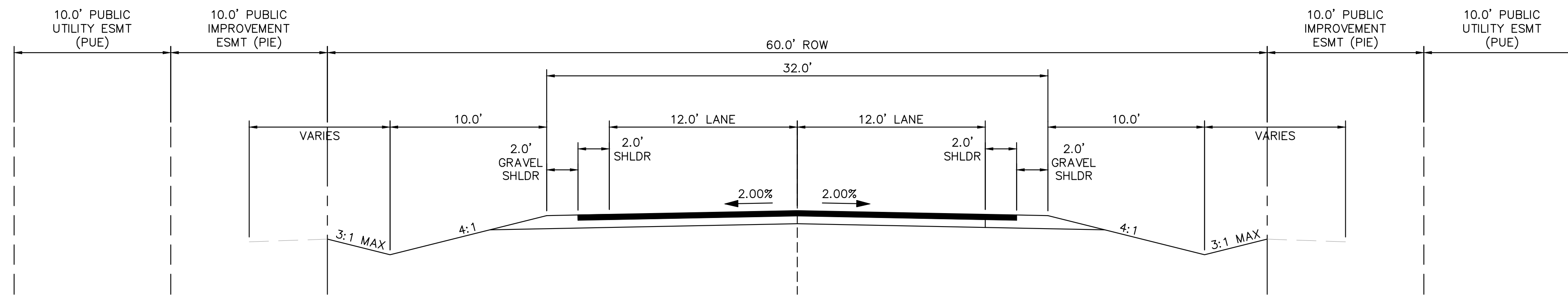
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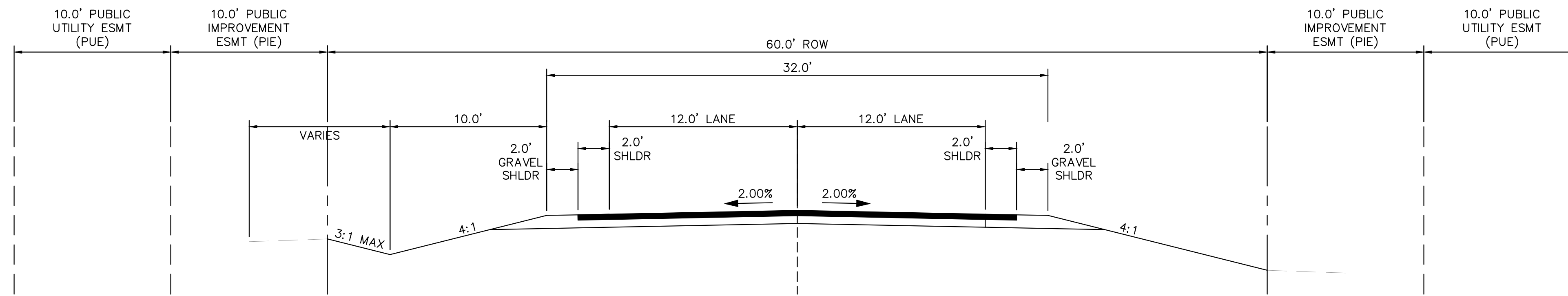
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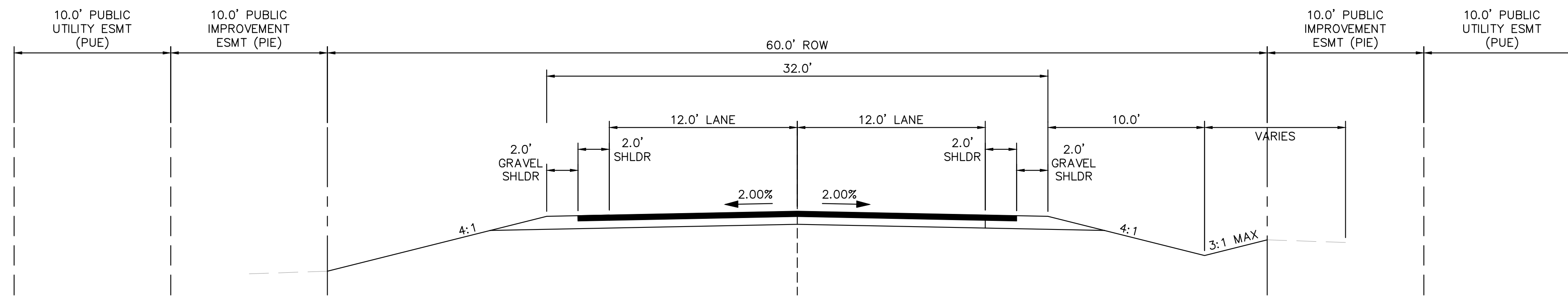
ON-SITE ROADWAY TYPICAL SECTIONS



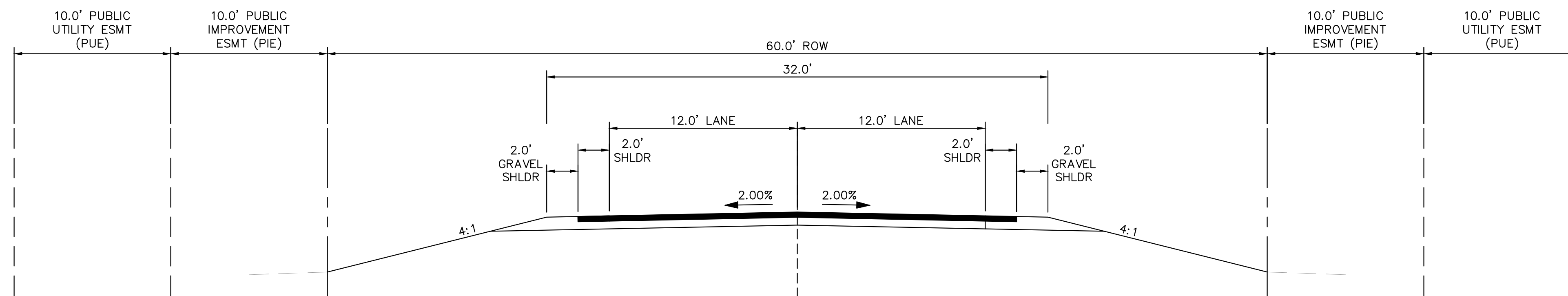
(A) RURAL LOCAL ROADWAY - ROADSIDE DITCH: LEFT AND RIGHT
SCALE: 1" = 5'



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



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



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

TYPICAL SECTION (A)	
ROADWAY	STATION
APEX RANCH ROAD	1+00 - 4+80
CAMPOUT DRIVE	27+40 - 28+80
HATBAND DRIVE	1+00 - 3+40
HATBAND DRIVE	6+15 - 7+00
HATBAND DRIVE	12+60 - 14+60
HATBAND DRIVE	15+50 - 17+80
HATBAND DRIVE	20+30 - 20+90
SALOON DRIVE	3+30 - 5+80

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

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

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

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 CHECKED BY: KRK
 DATE: 06/14/2024

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

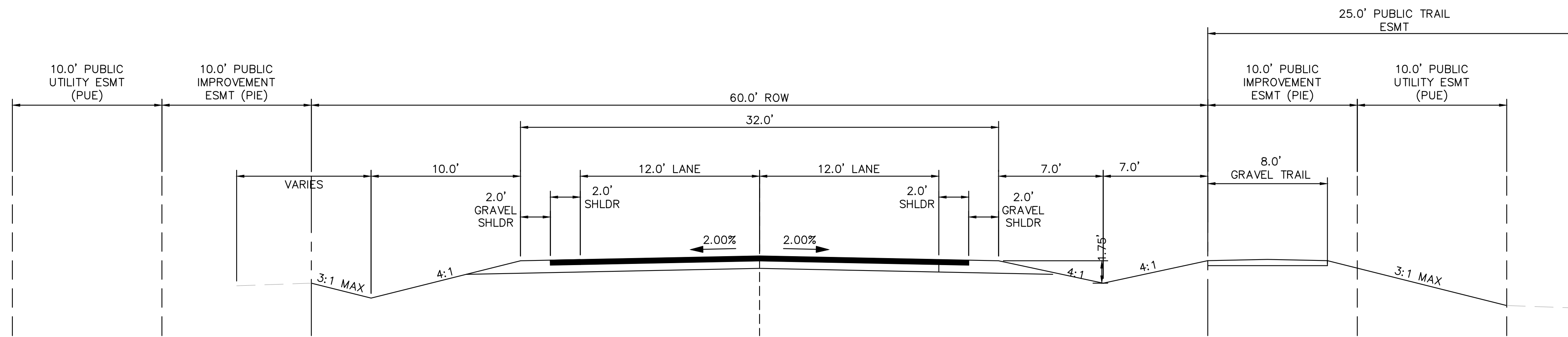
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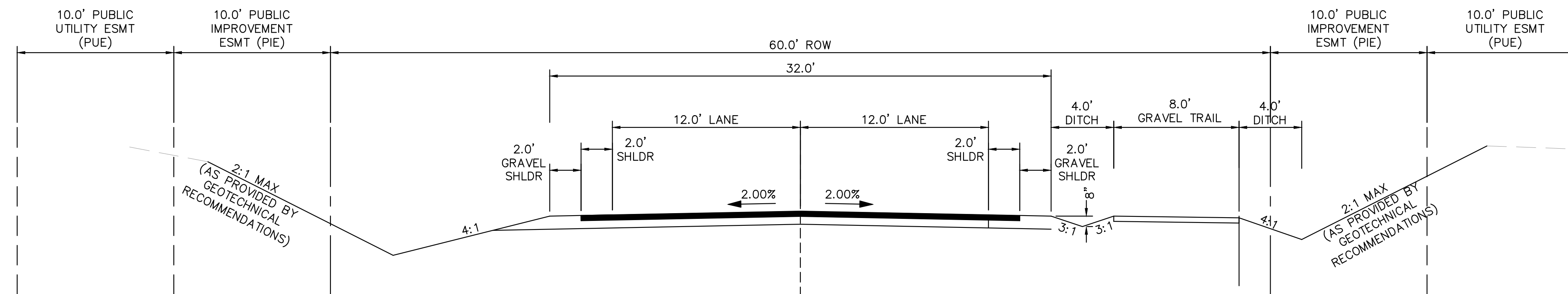
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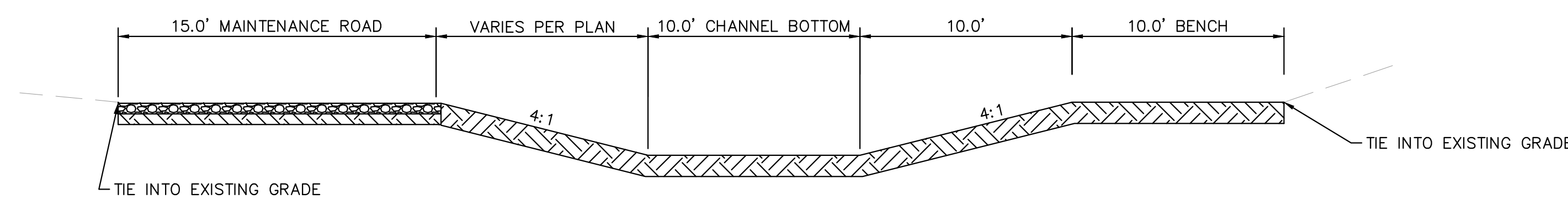
(E) RURAL LOCAL ROADWAY - TRAIL RIGHT, ROADSIDE DITCH: LEFT AND RIGHT
SCALE: 1" = 5'

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

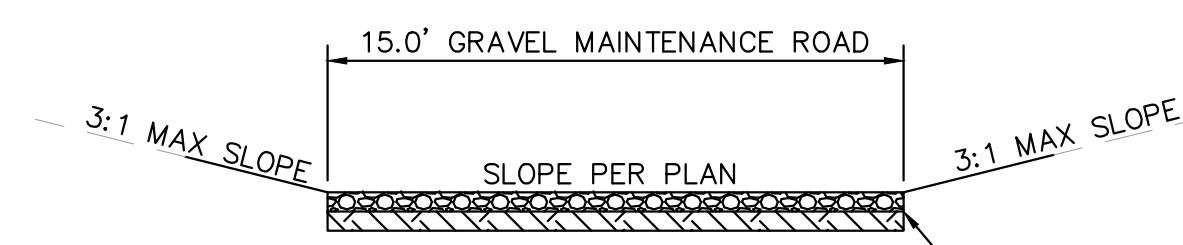


(F) RURAL LOCAL ROADWAY - TRAIL RIGHT, DITCH-CUT SECTION
SCALE: 1" = 5'

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

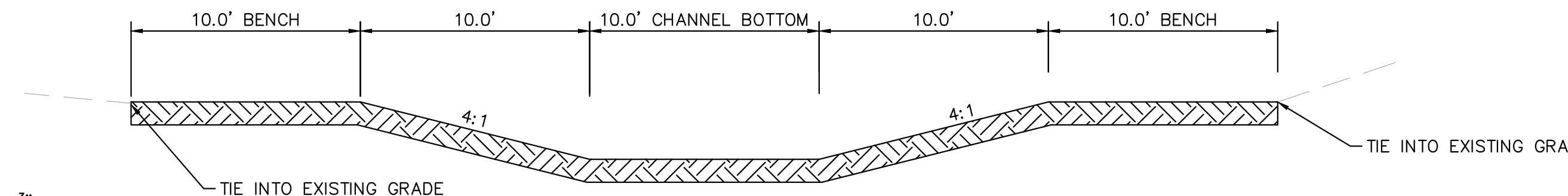


(G) DRAINAGE CHANNEL
SCALE: 1" = 5'



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

6" THICK LAYER OF 3/4" CRUSHED AGGREGATE OVER COMPACTED SUBGRADE



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

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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: A.J.L.
 CHECKED BY: KRK
 DATE: 06/14/2024

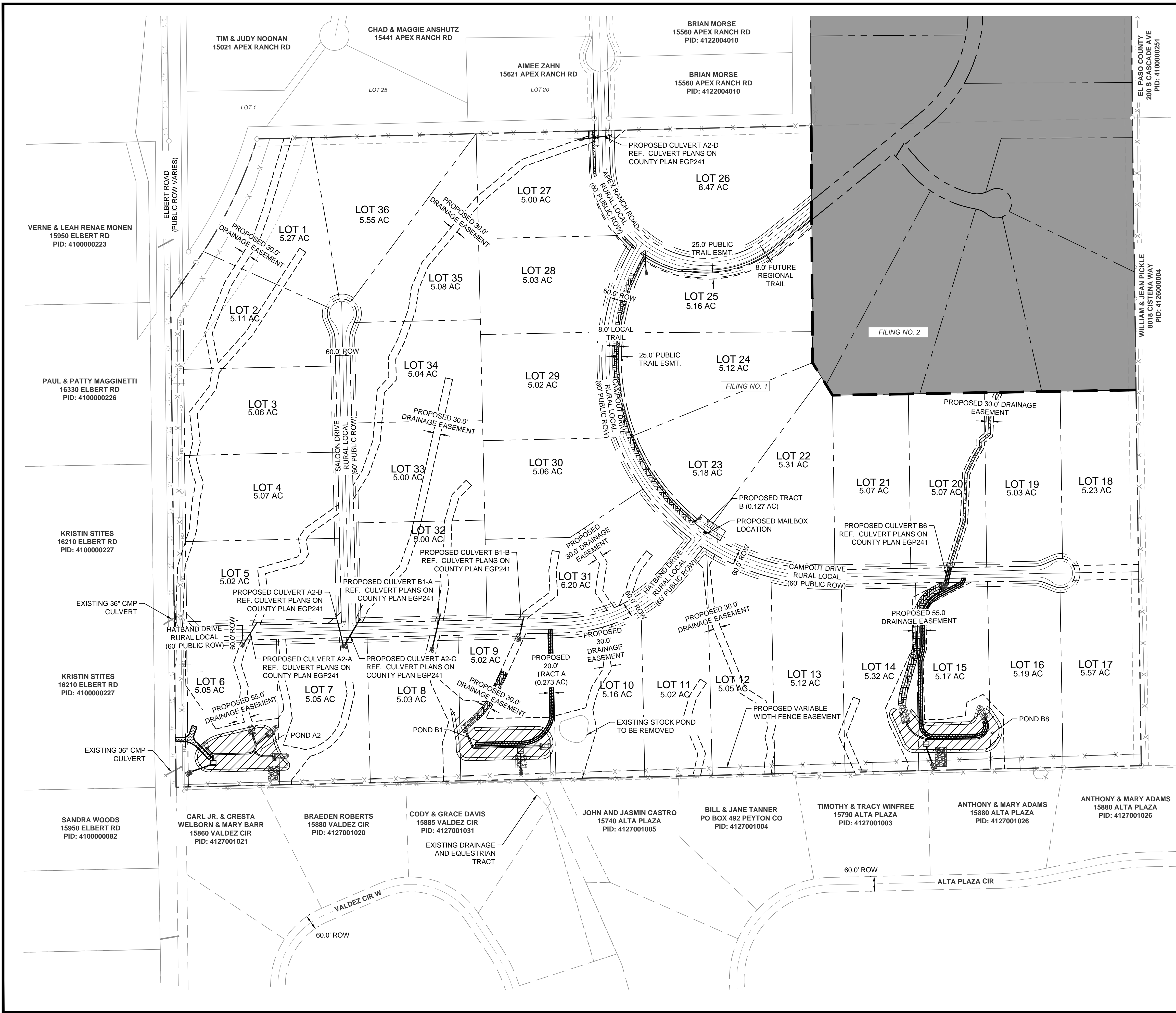
OVERLOOK AT HOMESTEAD FILING NO. 1
 EL PASO COUNTY, COLORADO
 CONSTRUCTION DOCUMENTS
 CROSS SECTIONS

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PROJECT NO.
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SHEET
C1.3

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LEGEND:

- PROPERTY LINE
- ROW LINE
- LOT LINE
- CENTER LINE
- EASEMENT LINE
- GRADE BREAK LINE
- DITCH LINE
- x-x- EXISTING FENCE
- PUBLIC IMPROVEMENTS EASEMENT
- PUBLIC UTILITY EASEMENT

NO.	REVISION	BY	DATE	APPR.

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

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

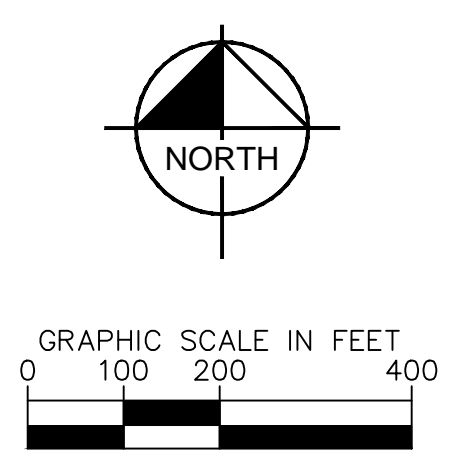
OVERLOOK AT HOMESTEAD FILING NO. 1
 EL PASO COUNTY, COLORADO
 CONSTRUCTION DOCUMENTS
 OVERALL SITE PLAN

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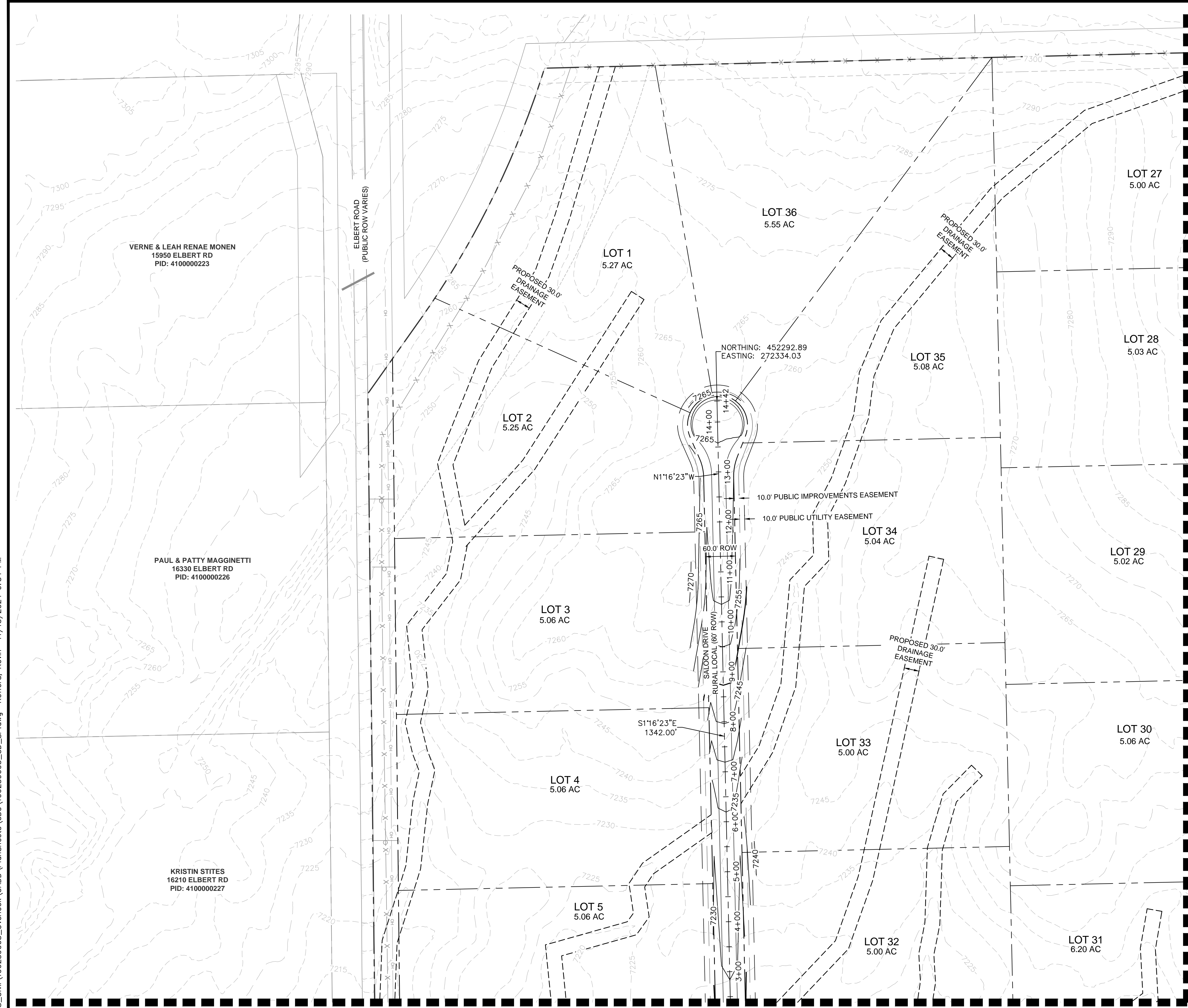
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C1.4

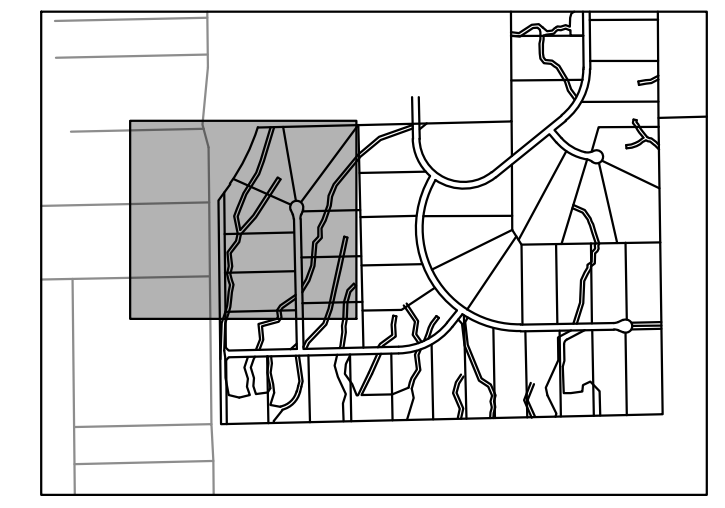


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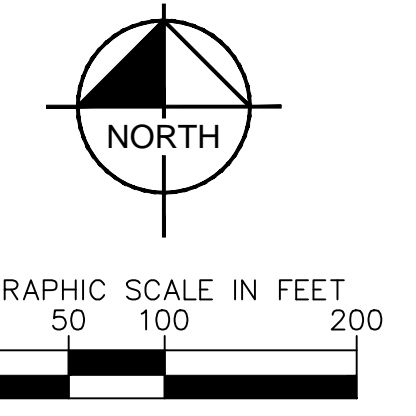


MATCH LINE: SEE SHEET C1.6 FOR CONTINUATION

MATCH LINE: SEE SHEET C1.7 FOR CONTINUATION



- LEGEND:**
- — — — — PROPERTY LINE
 - — — — — ROW LINE
 - — — — — LOT LINE
 - — — — — CENTER LINE
 - - - - - EASEMENT LINE
 - x - x - EXISTING FENCE
 - - - - - PUBLIC IMPROVEMENTS EASEMENT
 - - - - - PUBLIC UTILITY EASEMENT



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

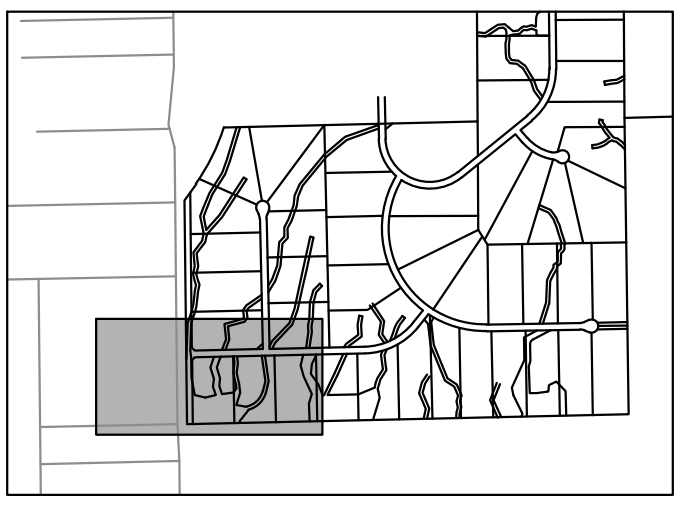
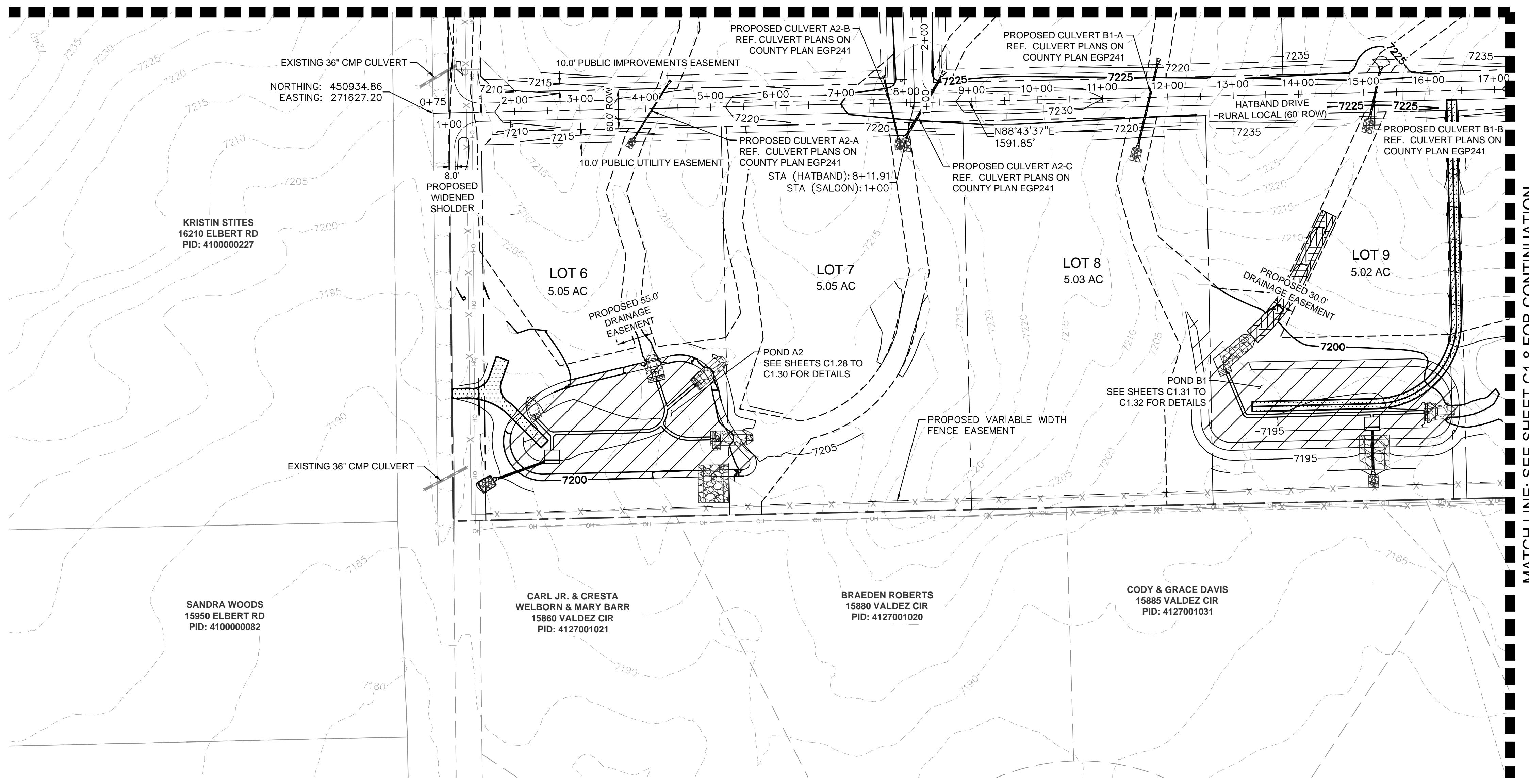
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MATCH LINE: SEE SHEET C1.5 FOR CONTINUATION

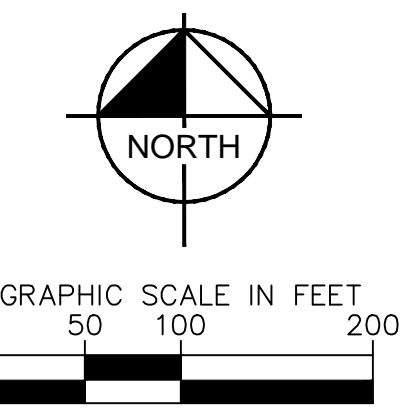


SCALE: 1" = 1000'

LEGEND:

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

MATCH LINE: SEE SHEET C1.8 FOR CONTINUATION



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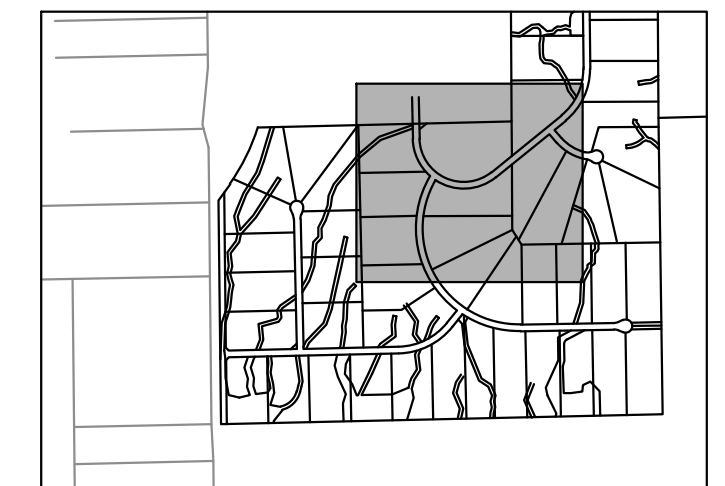
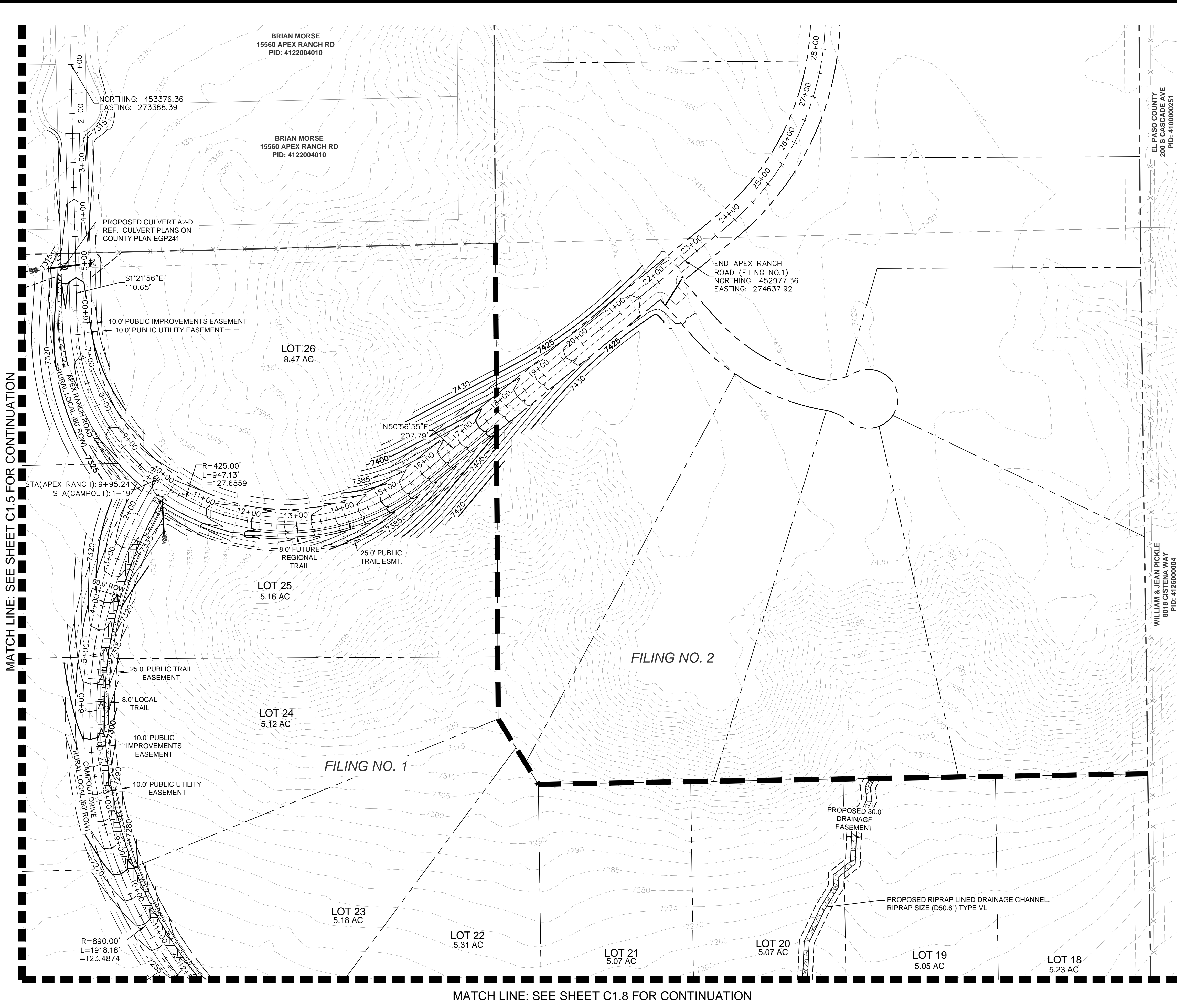
OVERLOOK AT HOMESTEAD FILING NO. 1
 EL PASO COUNTY, COLORADO
 CONSTRUCTION DOCUMENTS
 SITE PLAN (2 OF 4)

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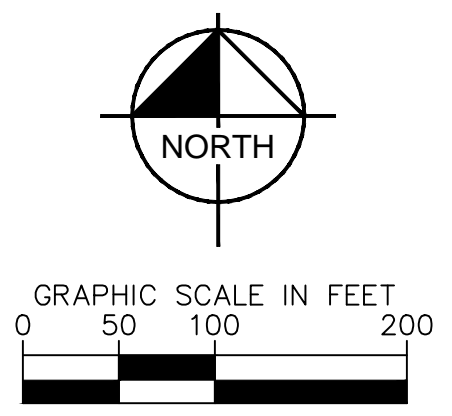
PROJECT NO.
 196239003
 SHEET

C1.6

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- LEGEND:**
- PROPERTY LINE
 - ROW LINE
 - LOT LINE
 - CENTER LINE
 - - - EASEMENT LINE
 - x - x - EXISTING FENCE
 - - - - - PUBLIC IMPROVEMENTS EASEMENT
 - - - - - PUBLIC UTILITY EASEMENT



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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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 DRAWN BY: A.JL
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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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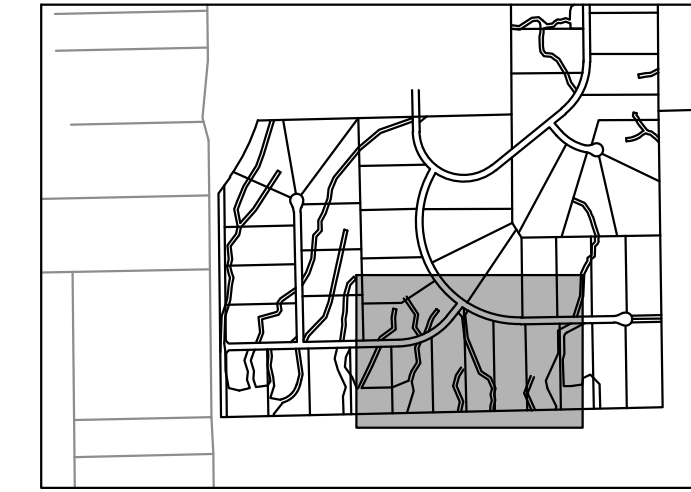
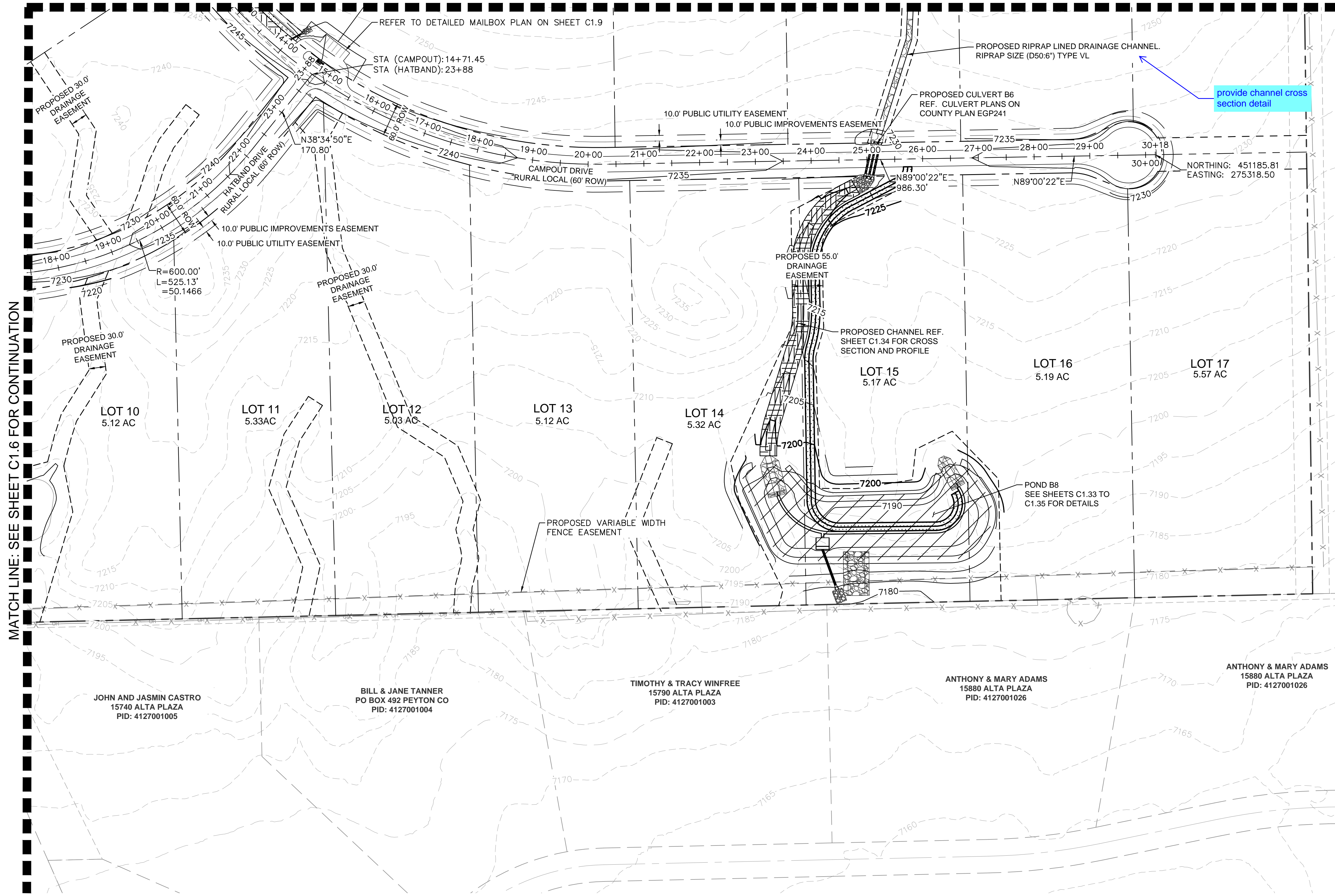
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PROJECT NO.
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SHEET
C1.7

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MATCH LINE: SEE SHEET C1.7 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

MATCH LINE: SEE SHEET C1.6 FOR CONTINUATION

NO.	REVISION	BY	DATE	APPR.

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

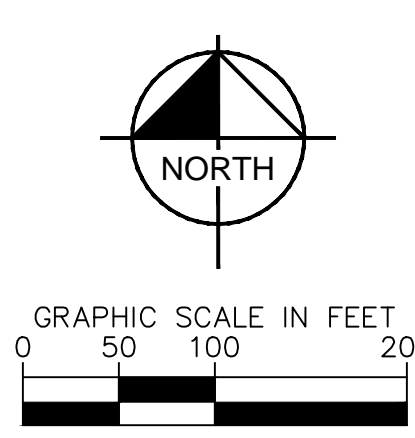
DESIGNED BY: KRK
DRAWN BY: A.JL
CHECKED BY: KRK
DATE: 06/14/2024

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

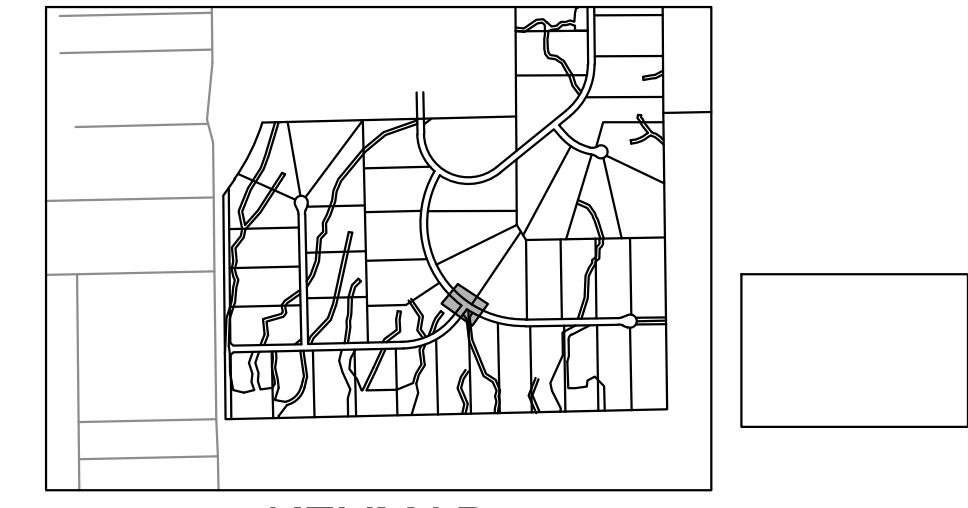
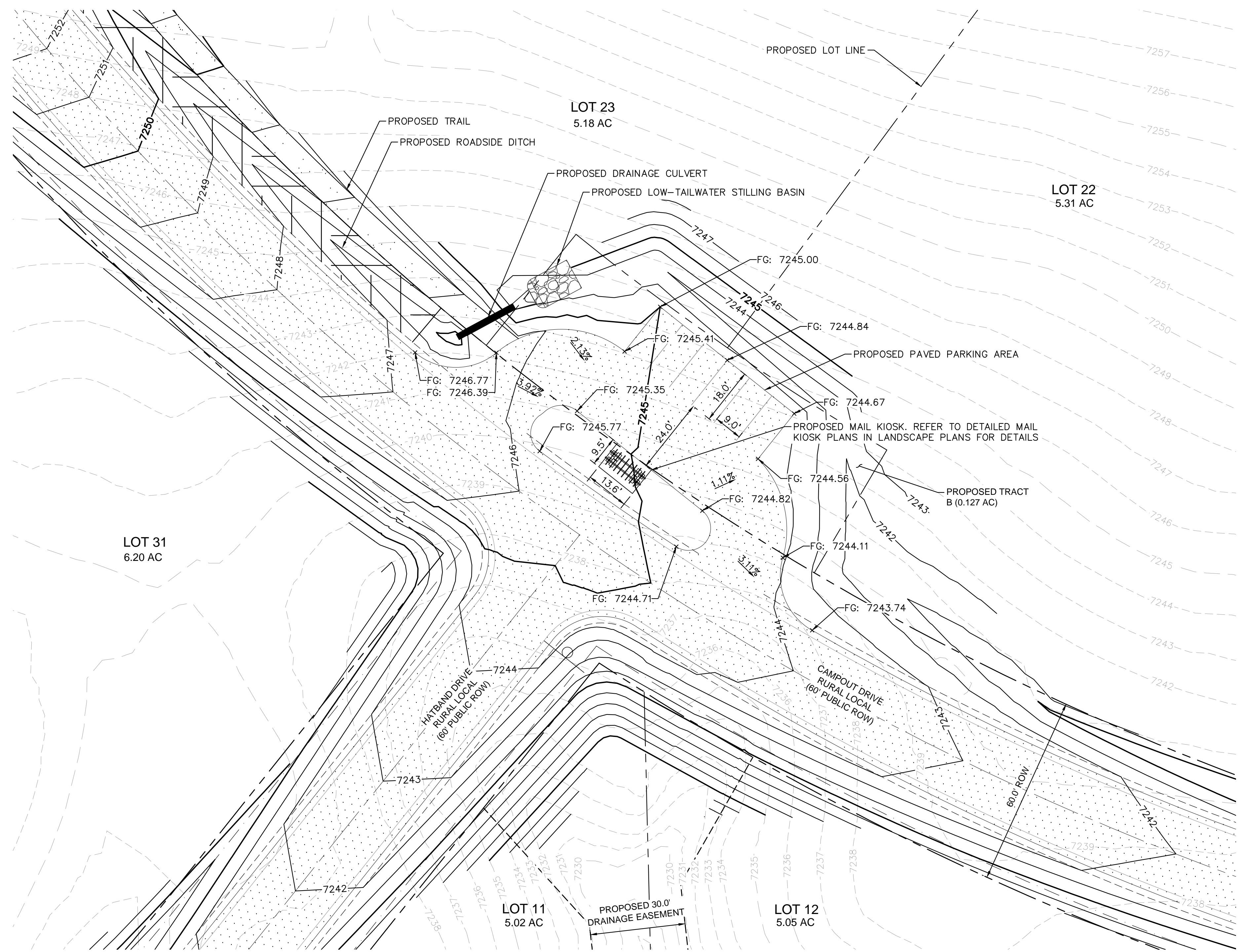
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PROJECT NO.
196239003
SHEET

C1.8

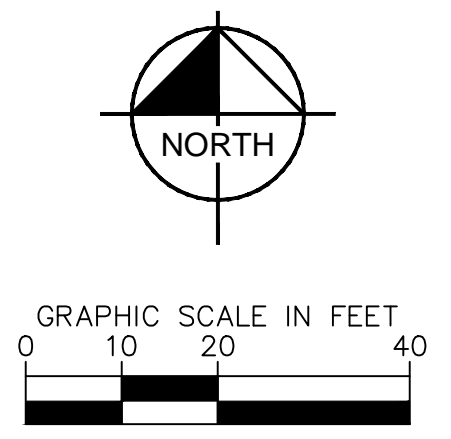


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LEGEND:

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



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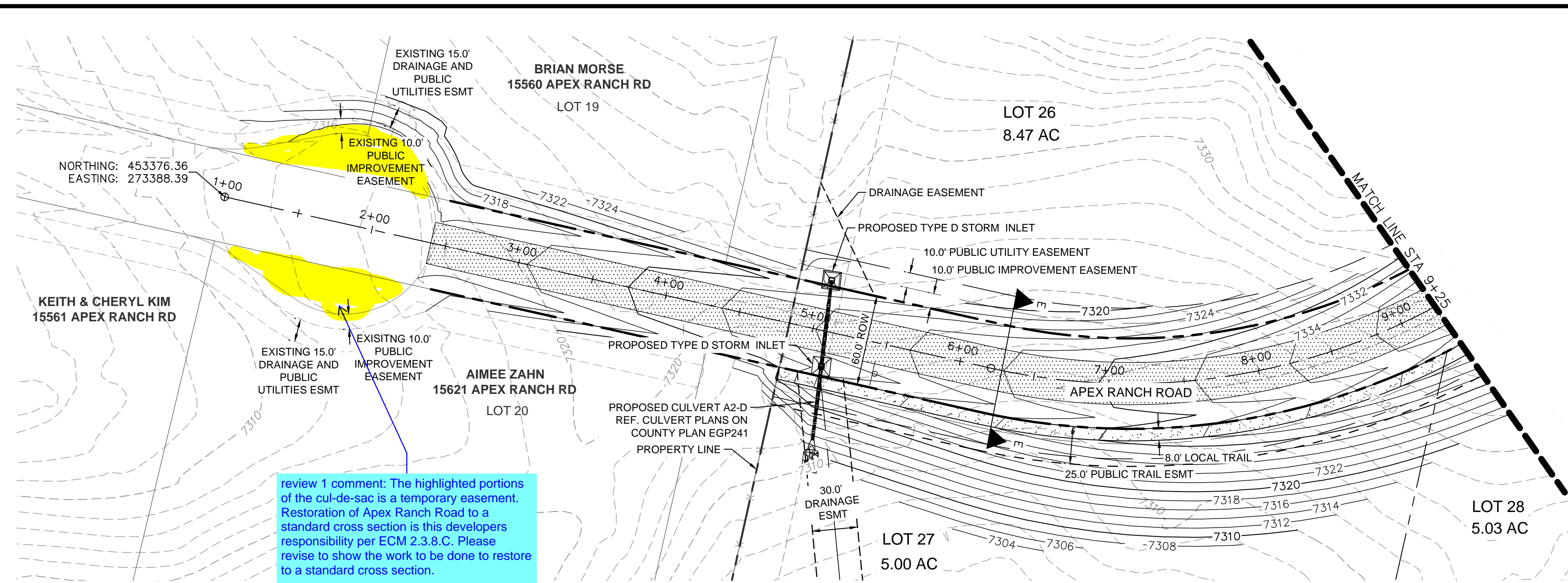
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 CHECKED BY: KRK
 DATE: 06/14/2024

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

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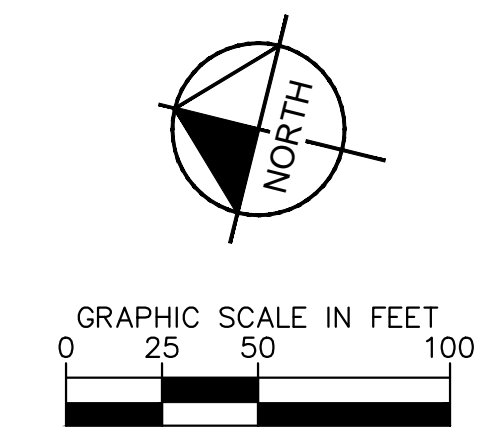
PROJECT NO.
196239003
 SHEET
C1.9

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review 1 comment: The highlighted portions of the cul-de-sac is a temporary easement. Restoration of Apex Ranch Road to a standard cross section is the developers responsibility per ECM 2.3.8.C. Please revise to show the work to be done to restore to a standard cross section.

Review 2: unresolved, please address the above comment. As indicated in the recent email correspondence, the existing cul-de-sac shall be restored to the standard roadway cross-section.

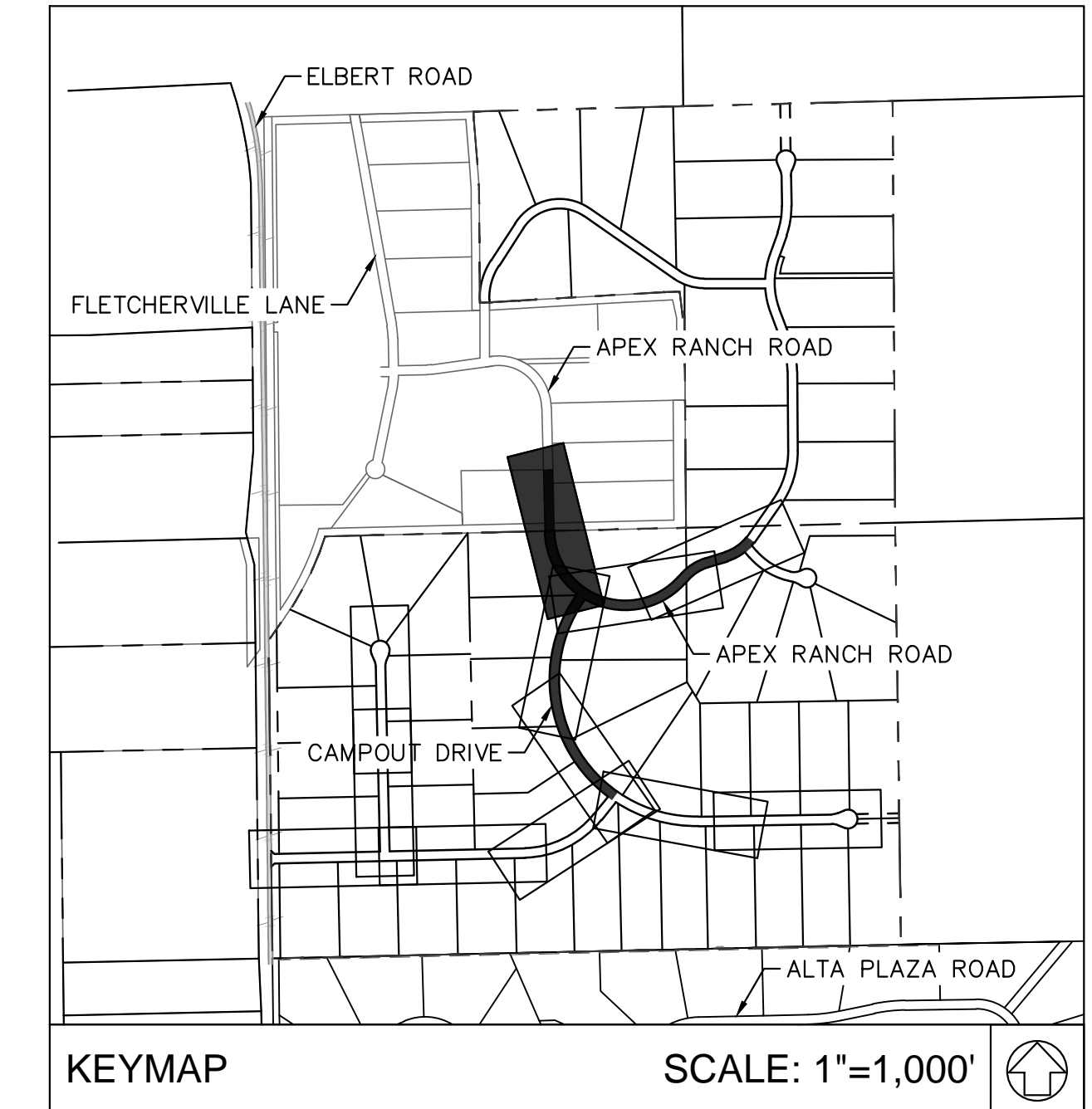
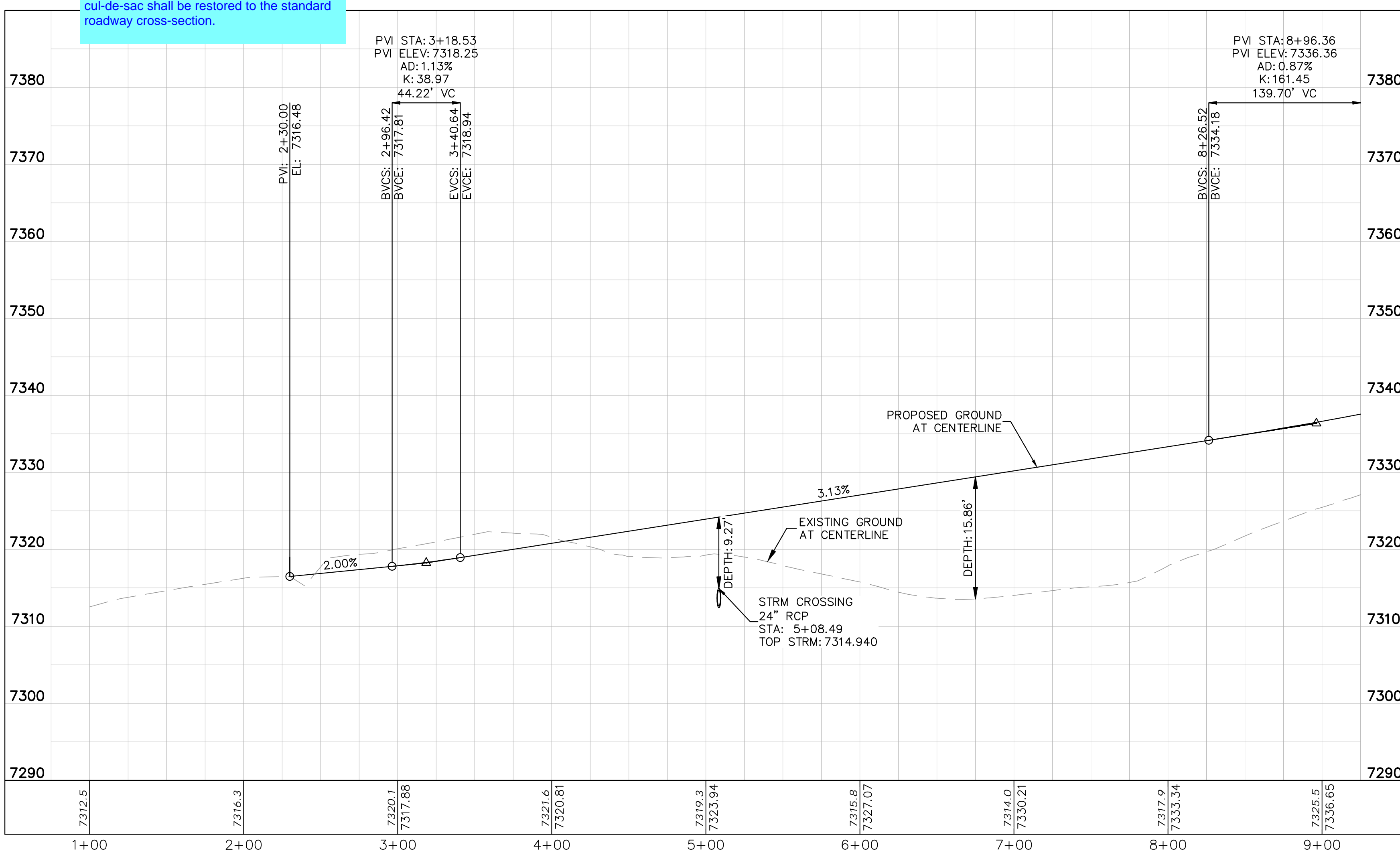
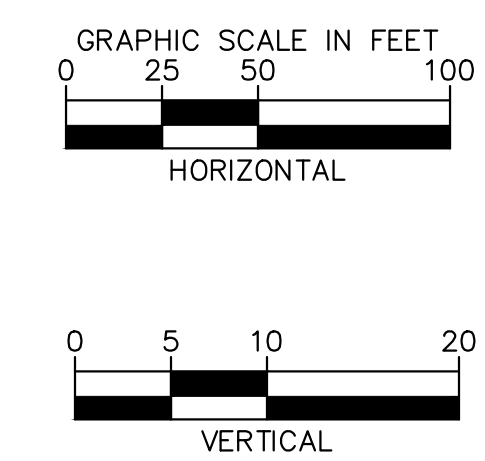


LEGEND

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

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

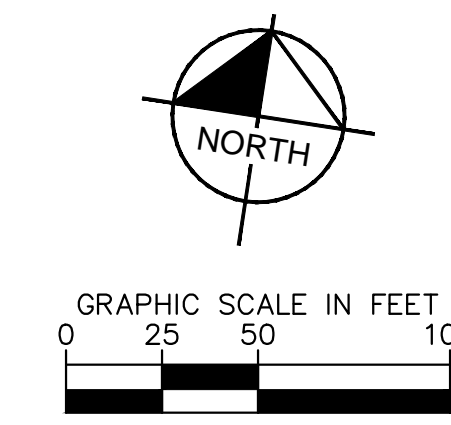
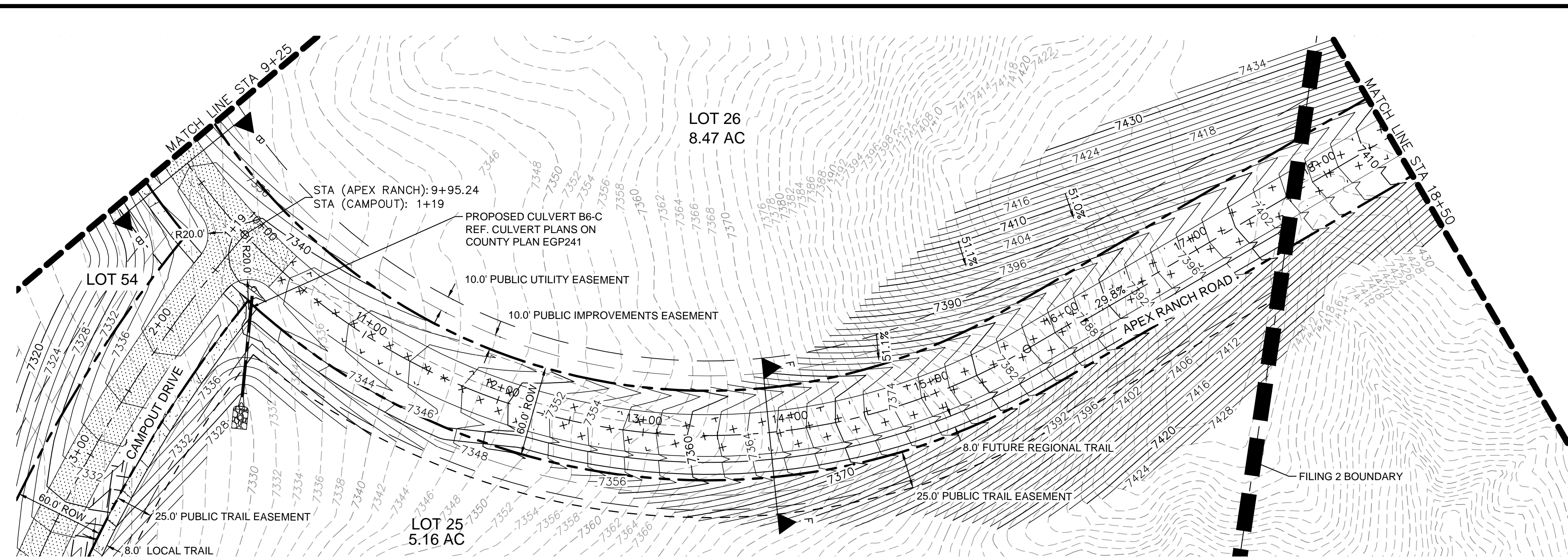
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SHEET
C1.10

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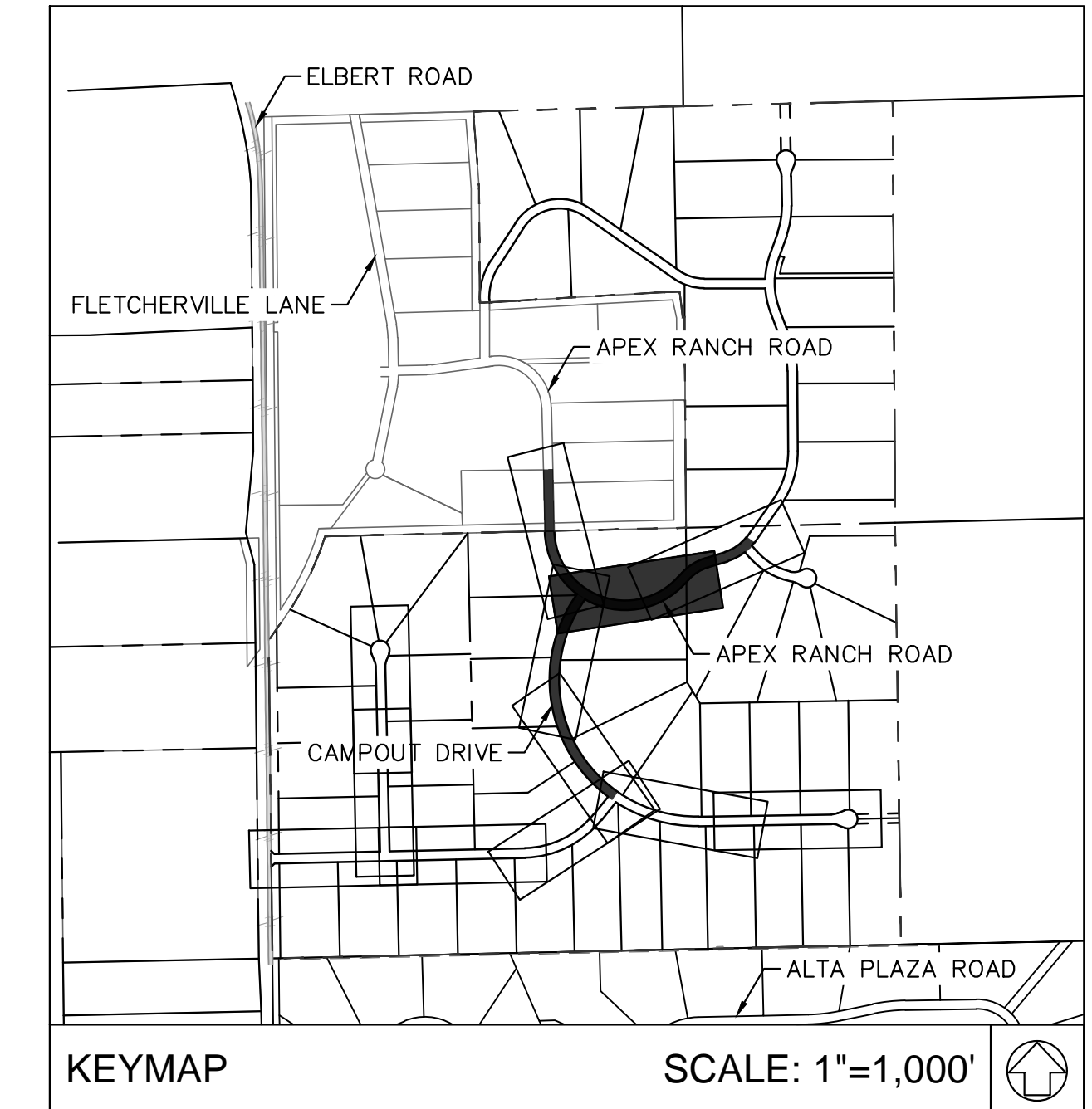
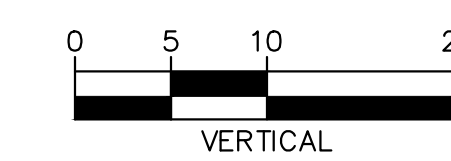
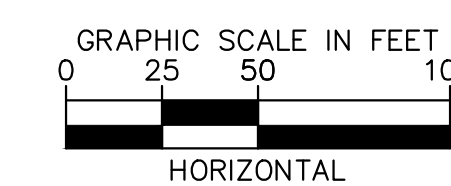
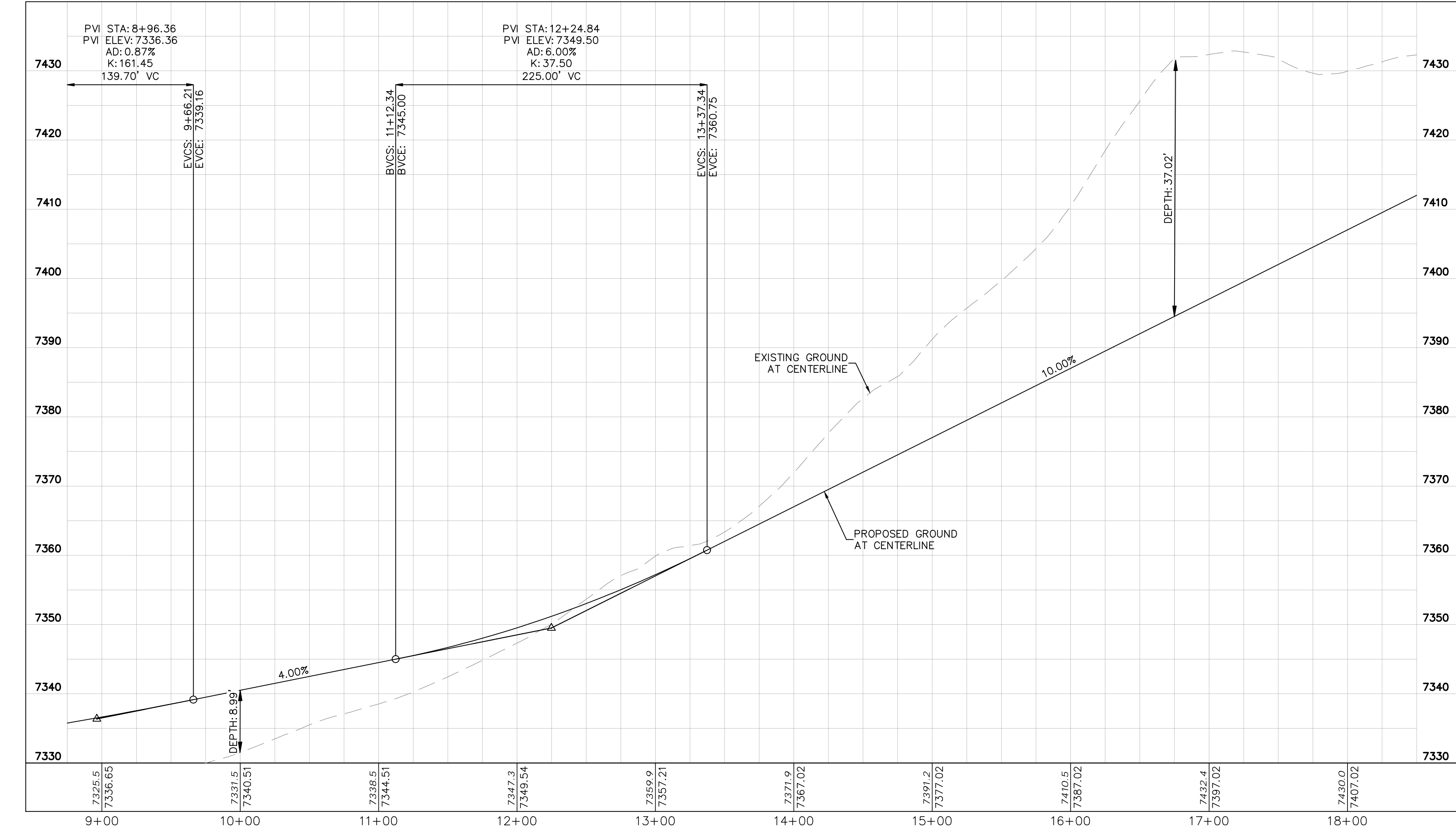


LEGEND

	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.



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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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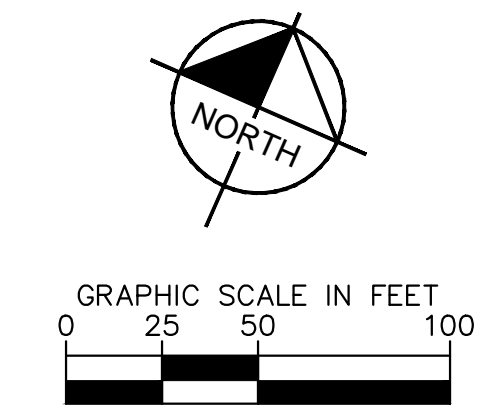
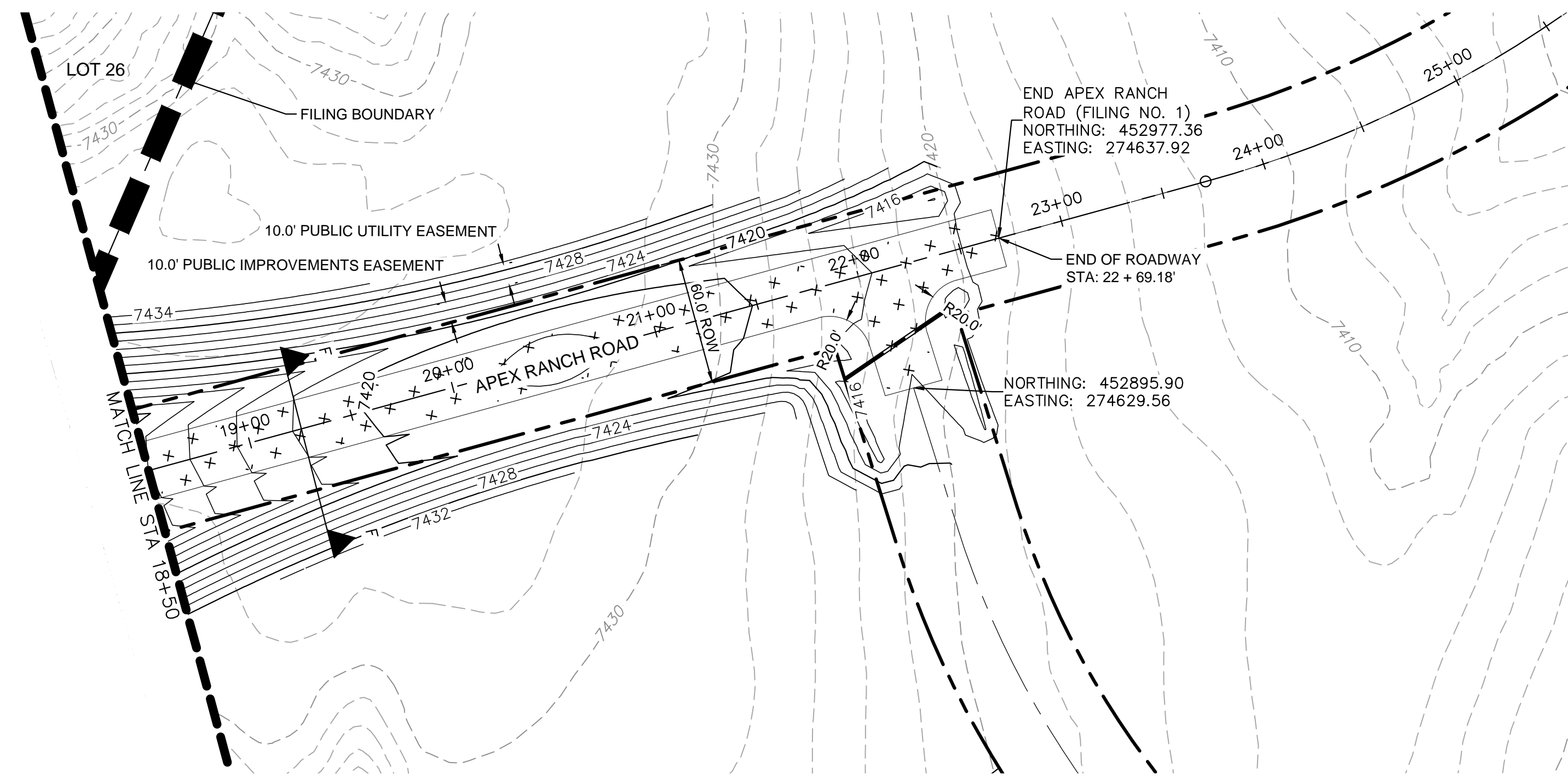
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PROJECT NO.
 196239003

SHEET

C1.11

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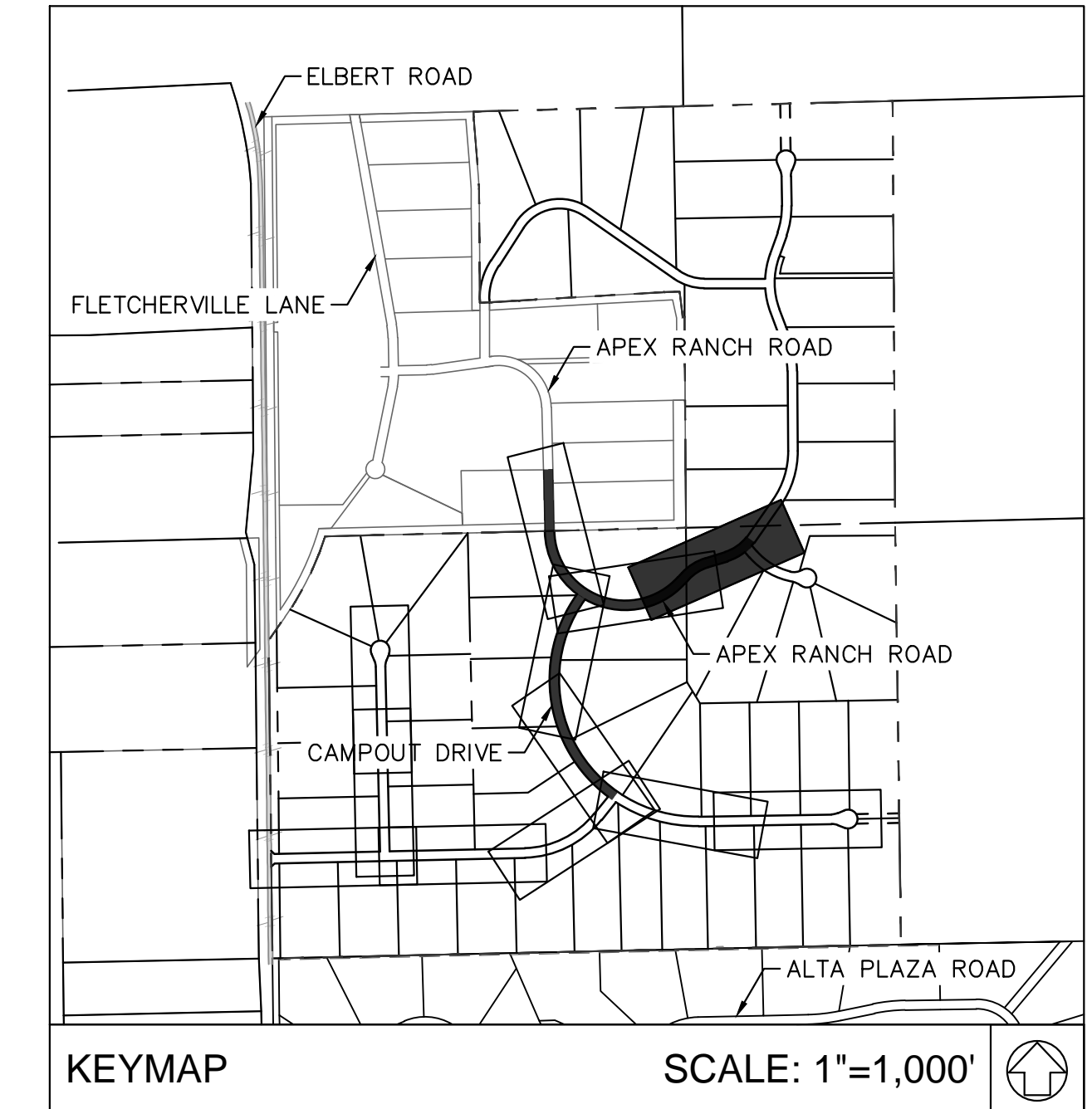
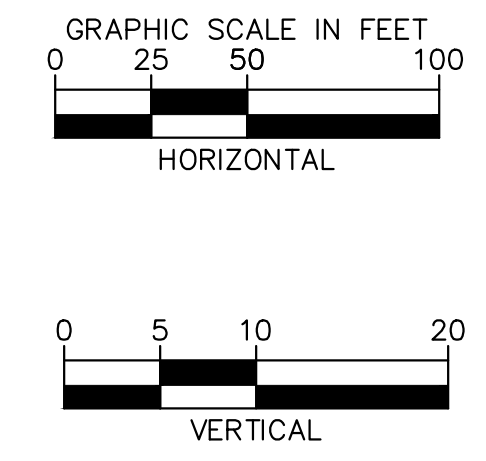
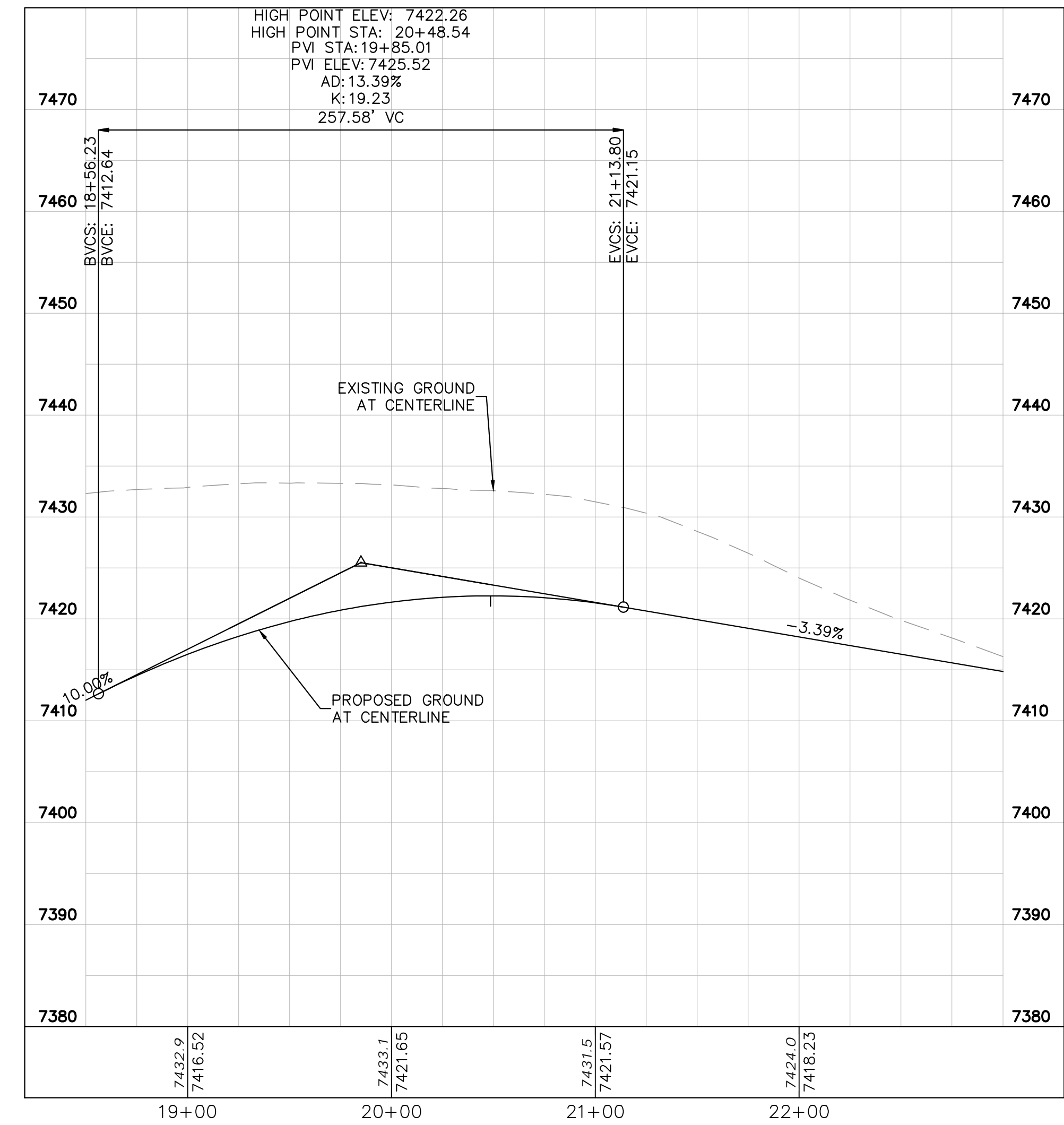


LEGEND

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

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
 Colorado Springs, Colorado 80903 (719) 453-0180

DESIGNED BY: KRK
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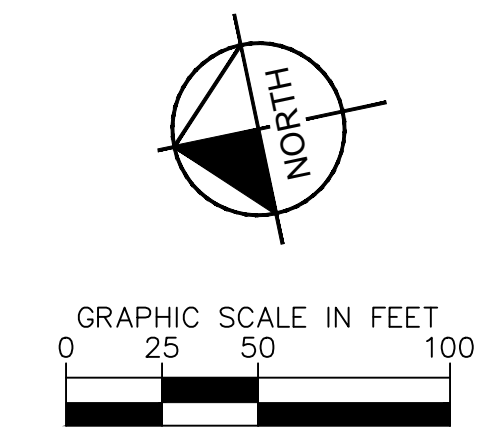
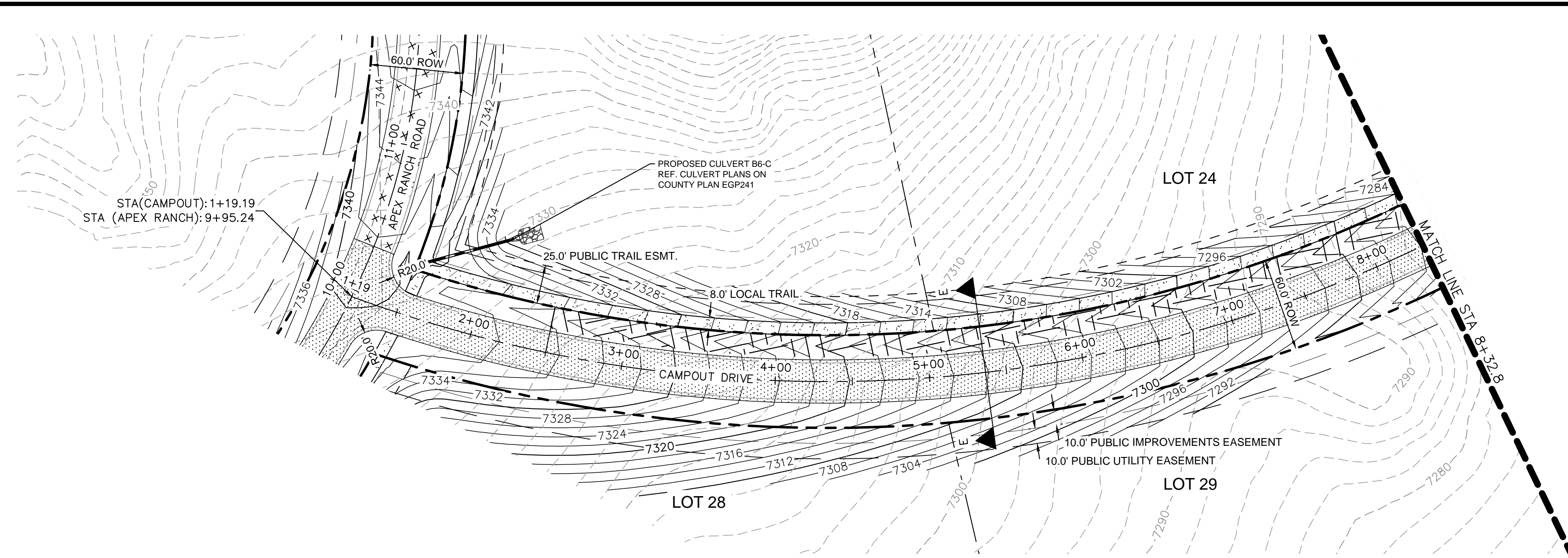
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 EL PASO COUNTY, COLORADO
 CONSTRUCTION DOCUMENTS
 APEX RANCH ROAD PLAN AND PROFILE

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 SHEET

C1.12

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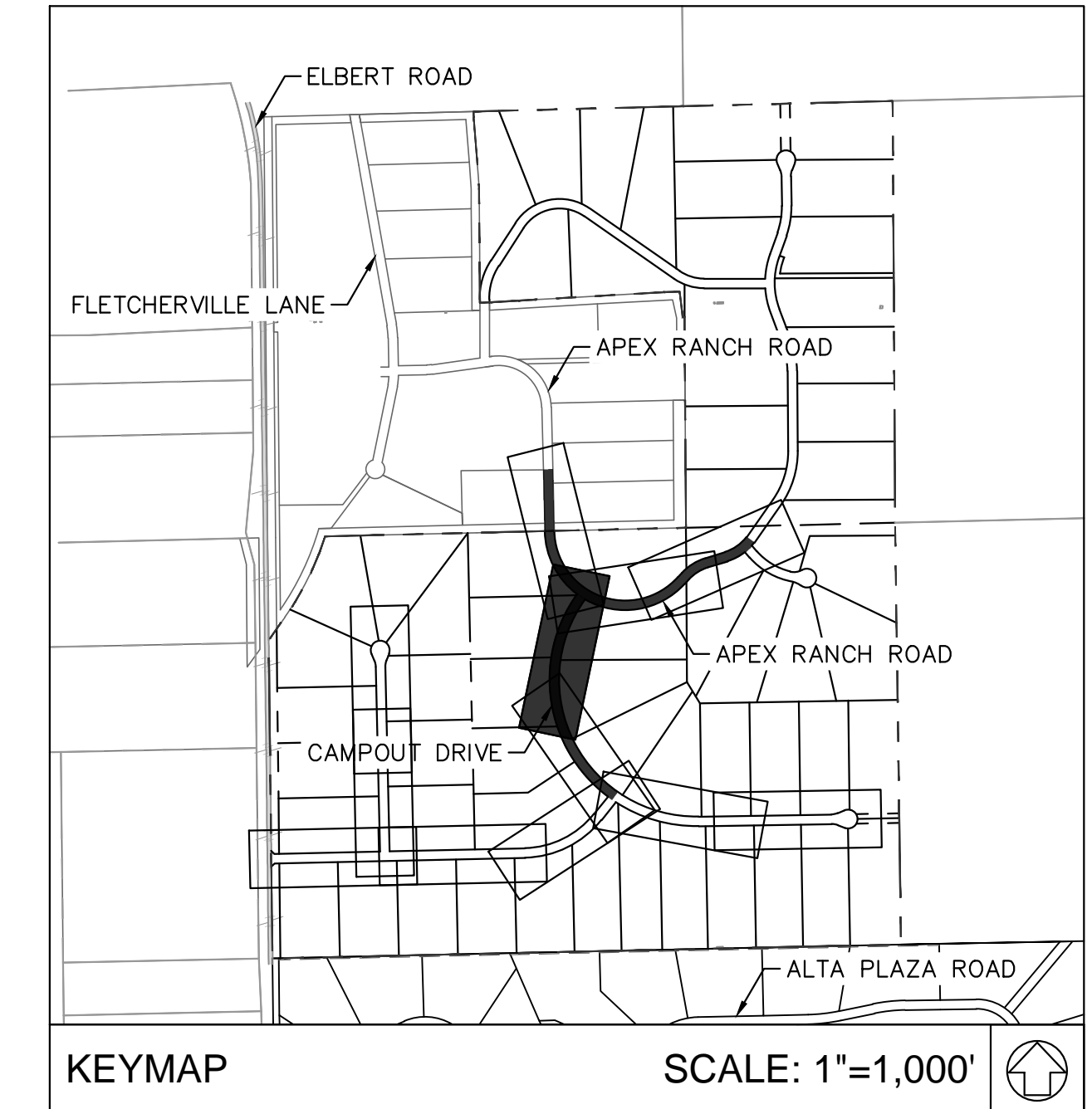
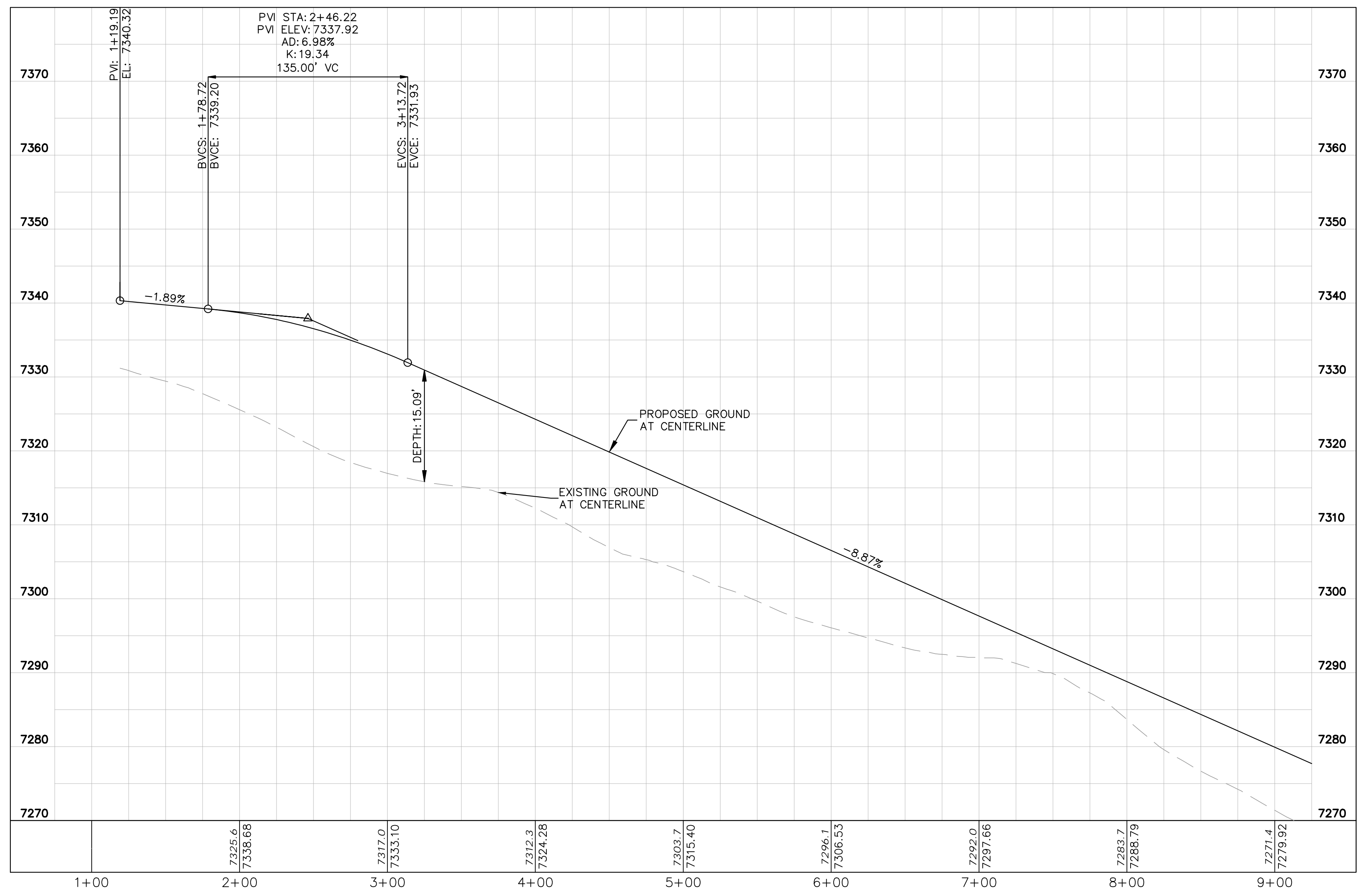
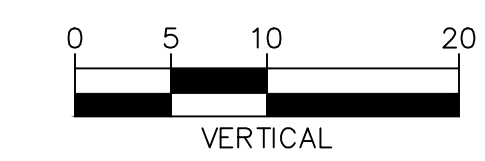
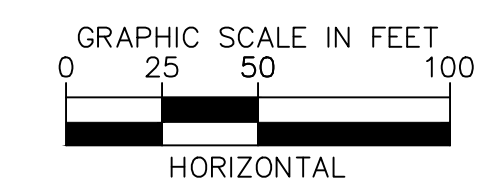


LEGEND

	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.



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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
 CAMPOUT DRIVE PLAN AND PROFILE

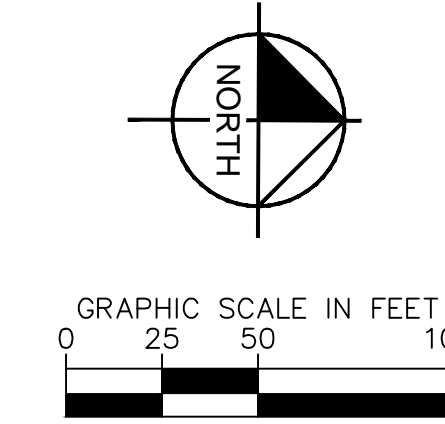
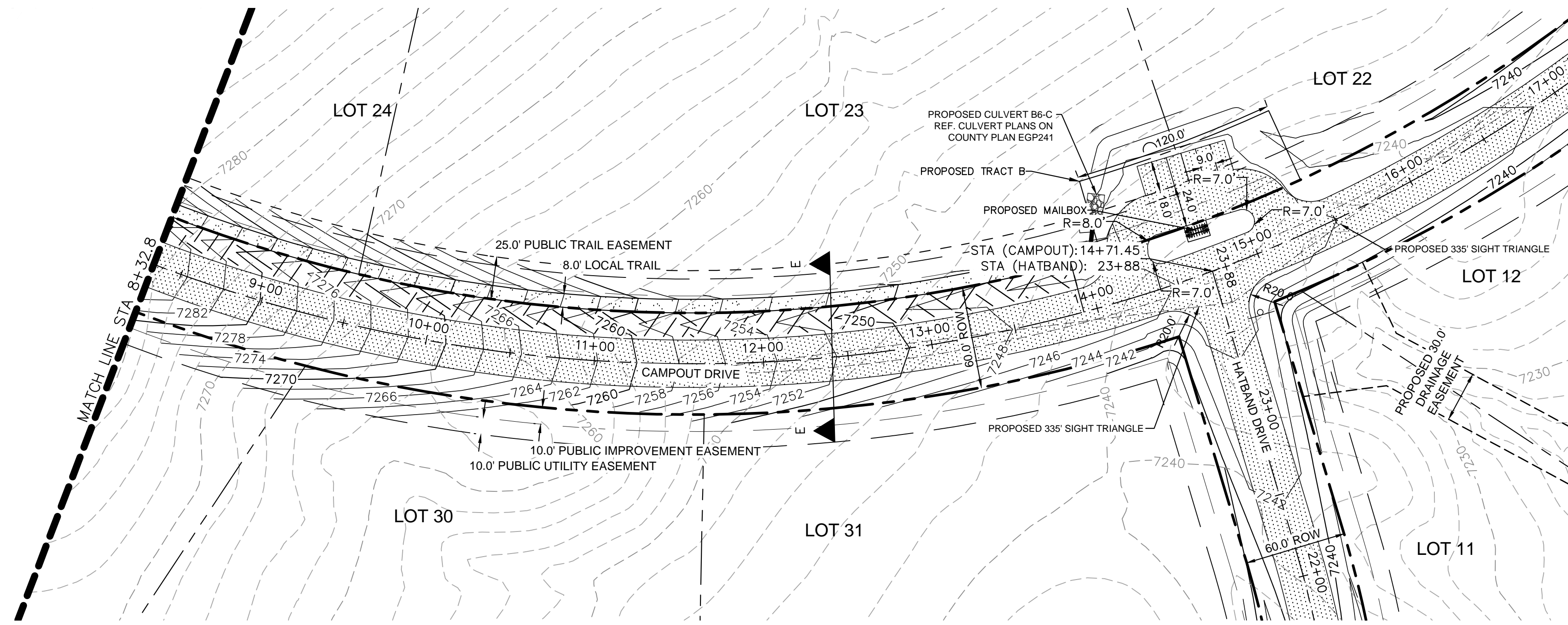
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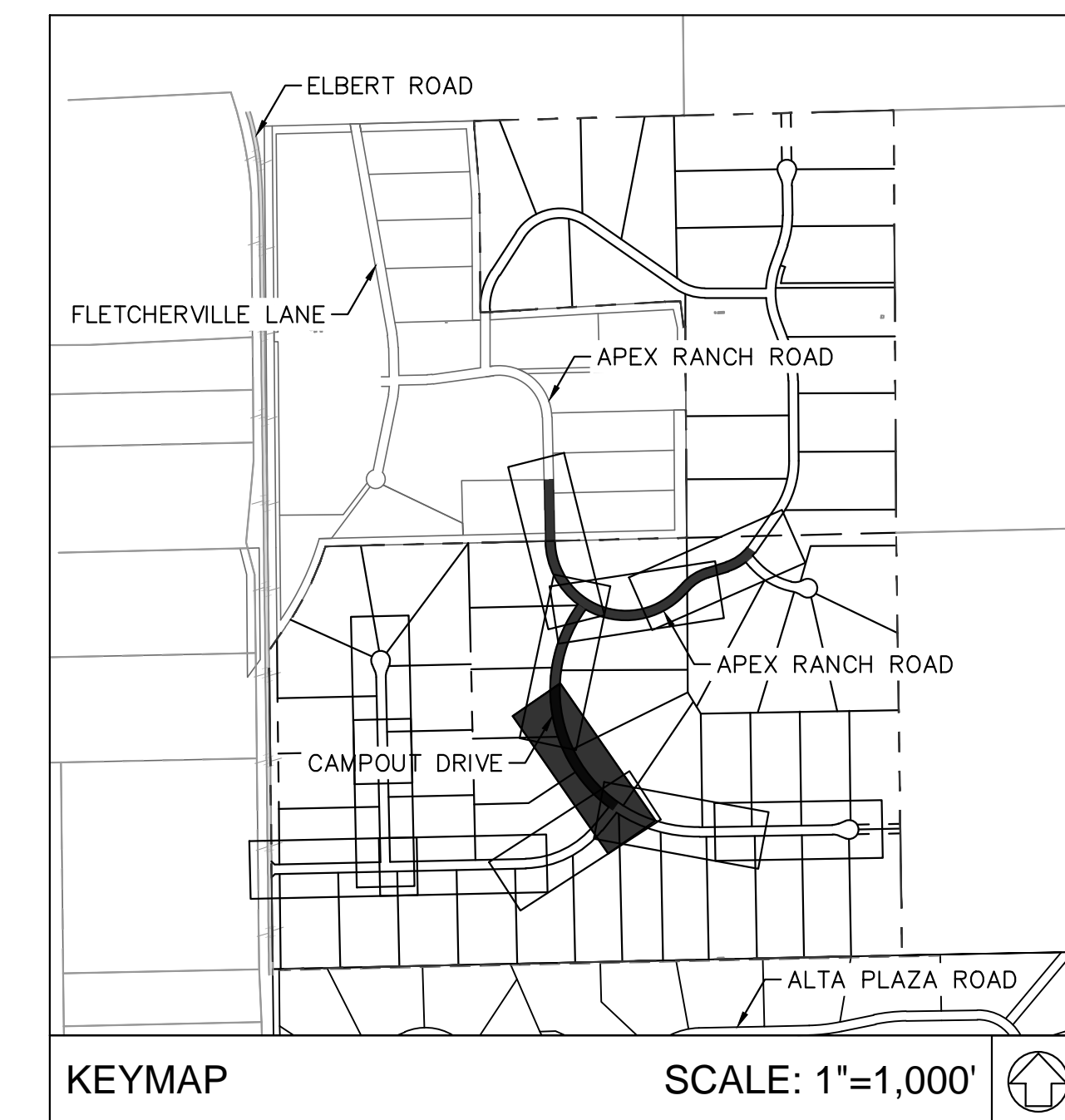
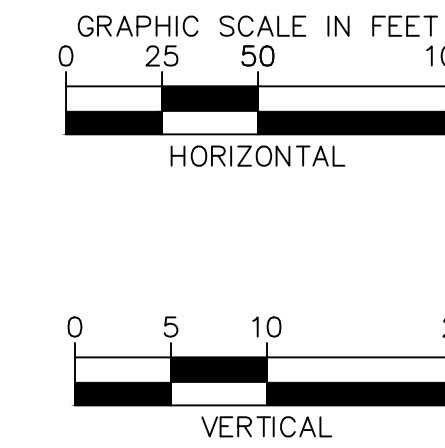
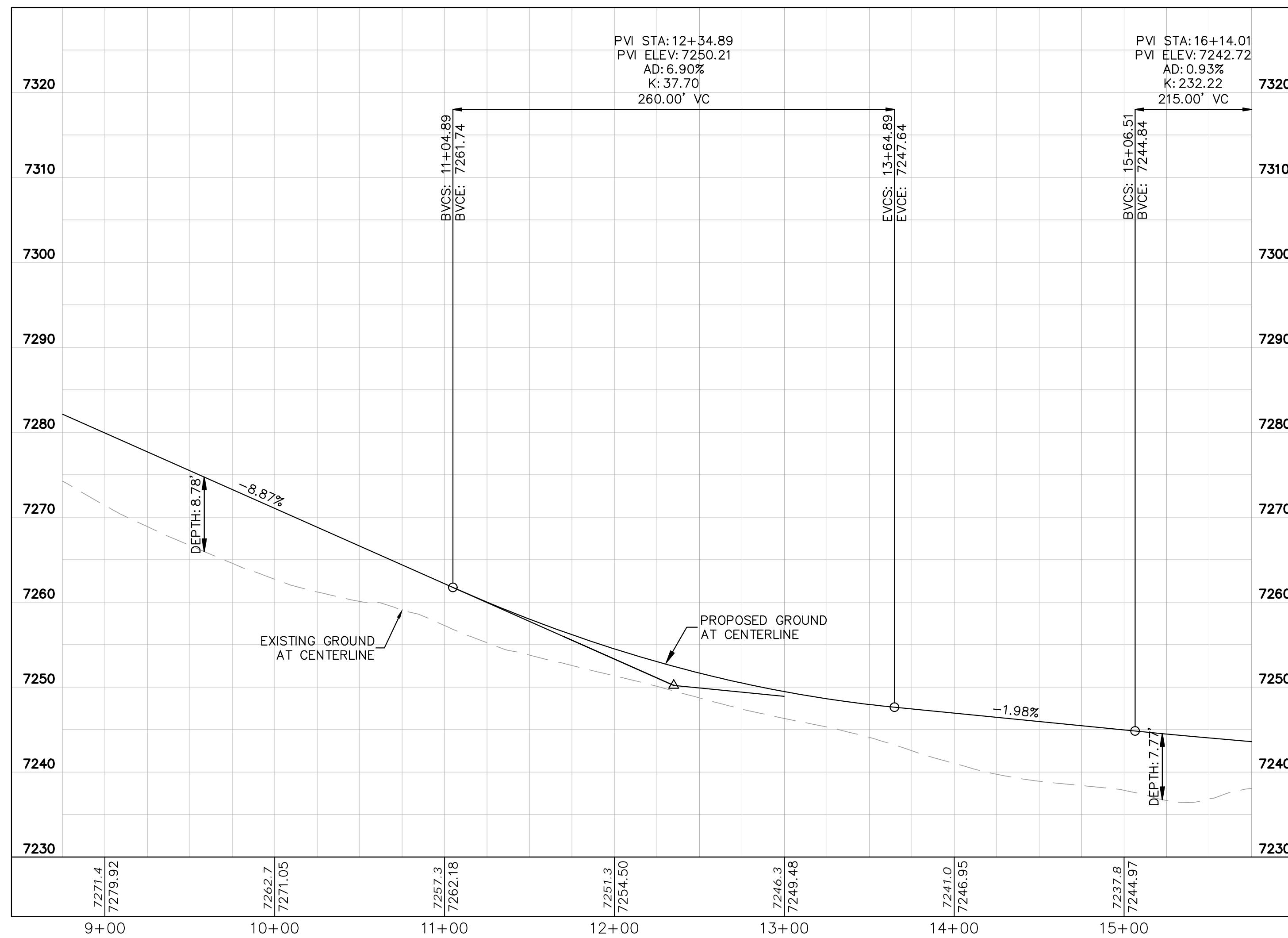
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LEGEND	
	LOT BOUNDARY LINE
	EXISTING MAJOR CONTOUR
	EXISTING MINOR CONTOUR
	PROPOSED MAJOR CONTOUR
	PROPOSED MINOR CONTOUR
	STREET CROSS SECTION (SEE SHEET C1.2 FOR DETAILS)
	PROPOSED CULVERT
	UTILITY EASEMENT
	R.O.W. LINE
	EDGE OF PAVEMENT
	GRADED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



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

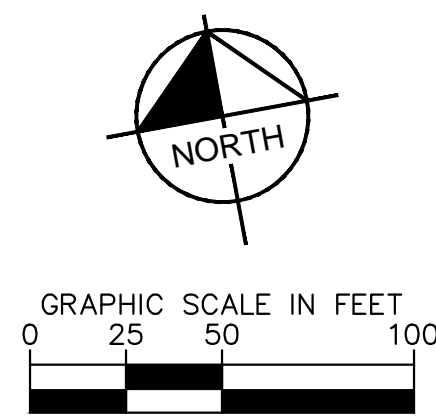
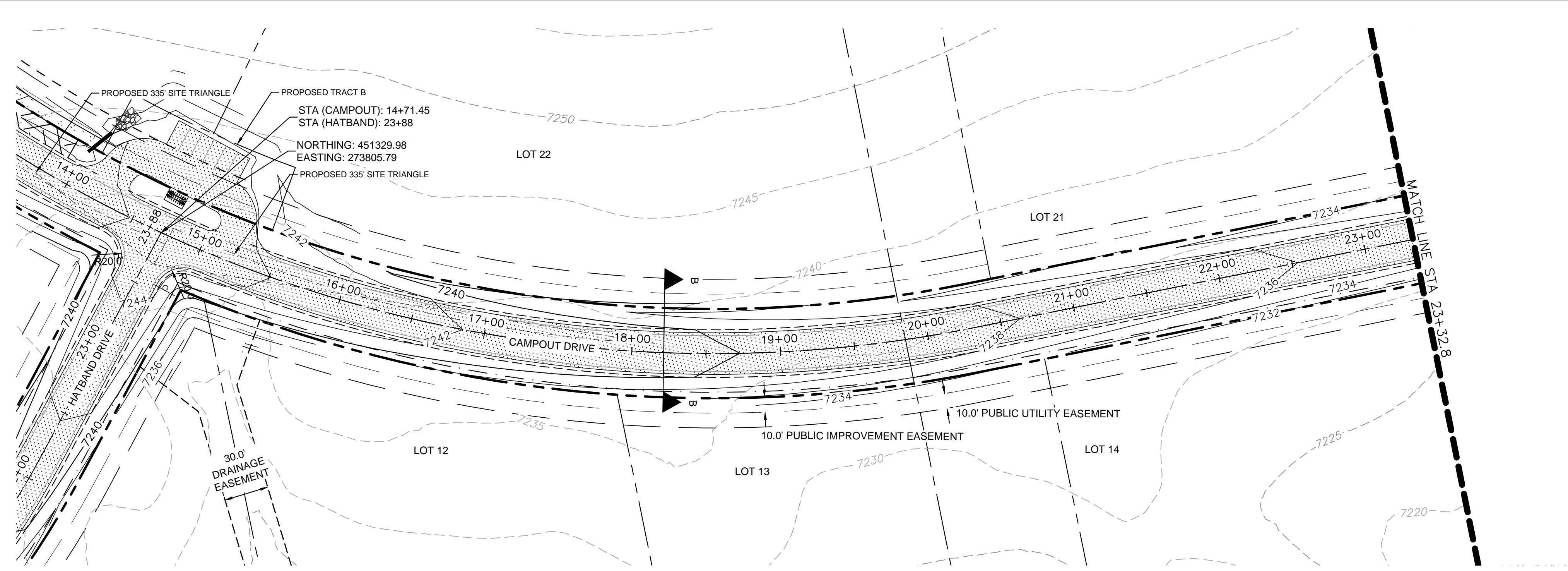
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SHEET

C1.14

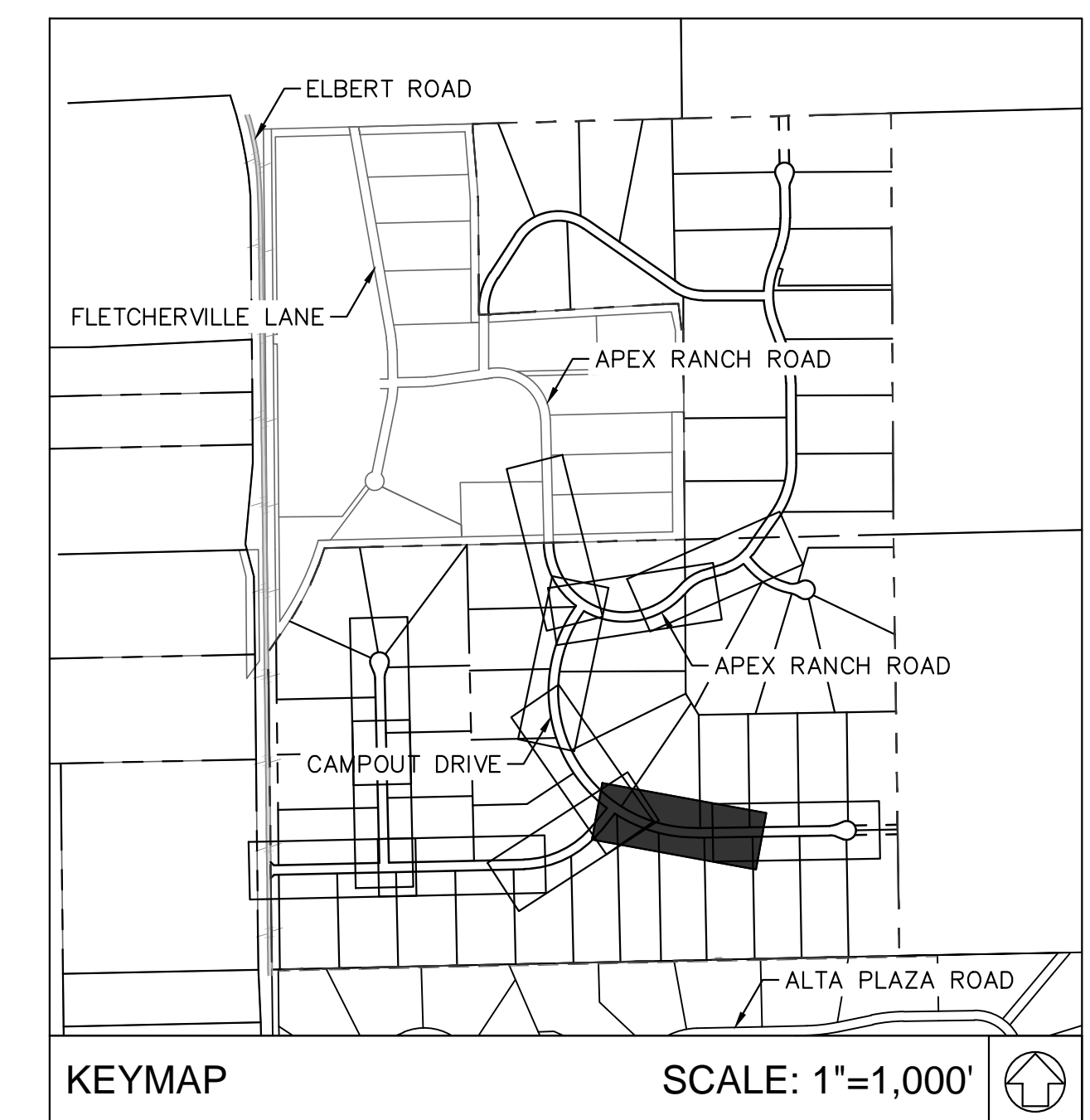
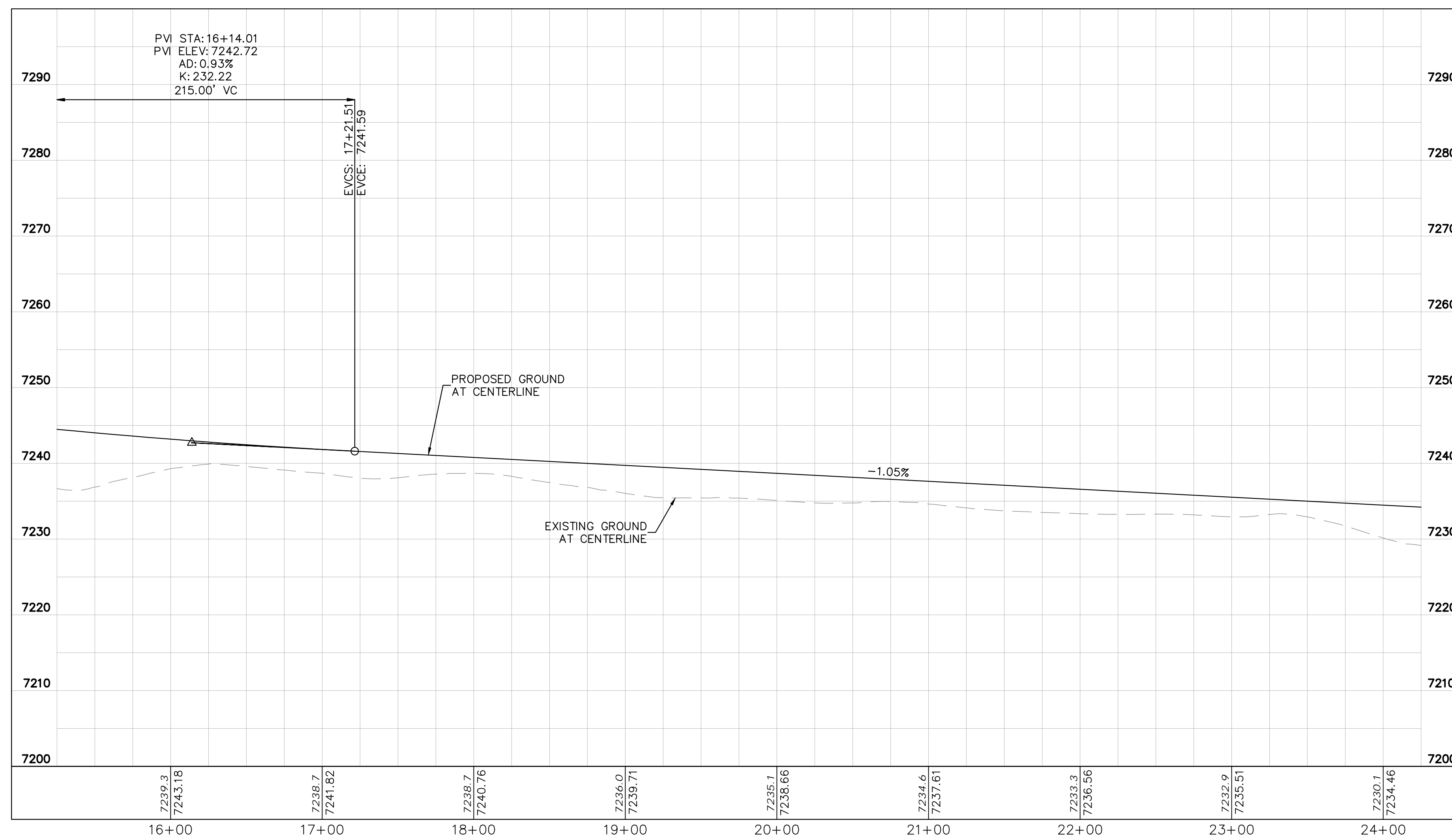
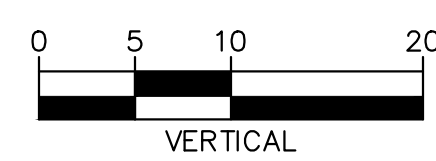
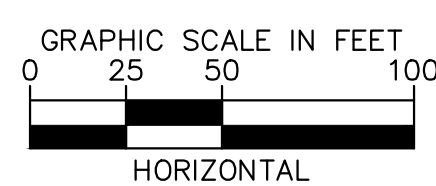
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LEGEND

	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.



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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
 CAMPOUT DRIVE PLAN AND PROFILE

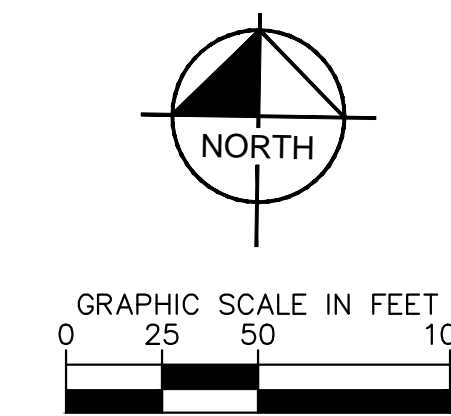
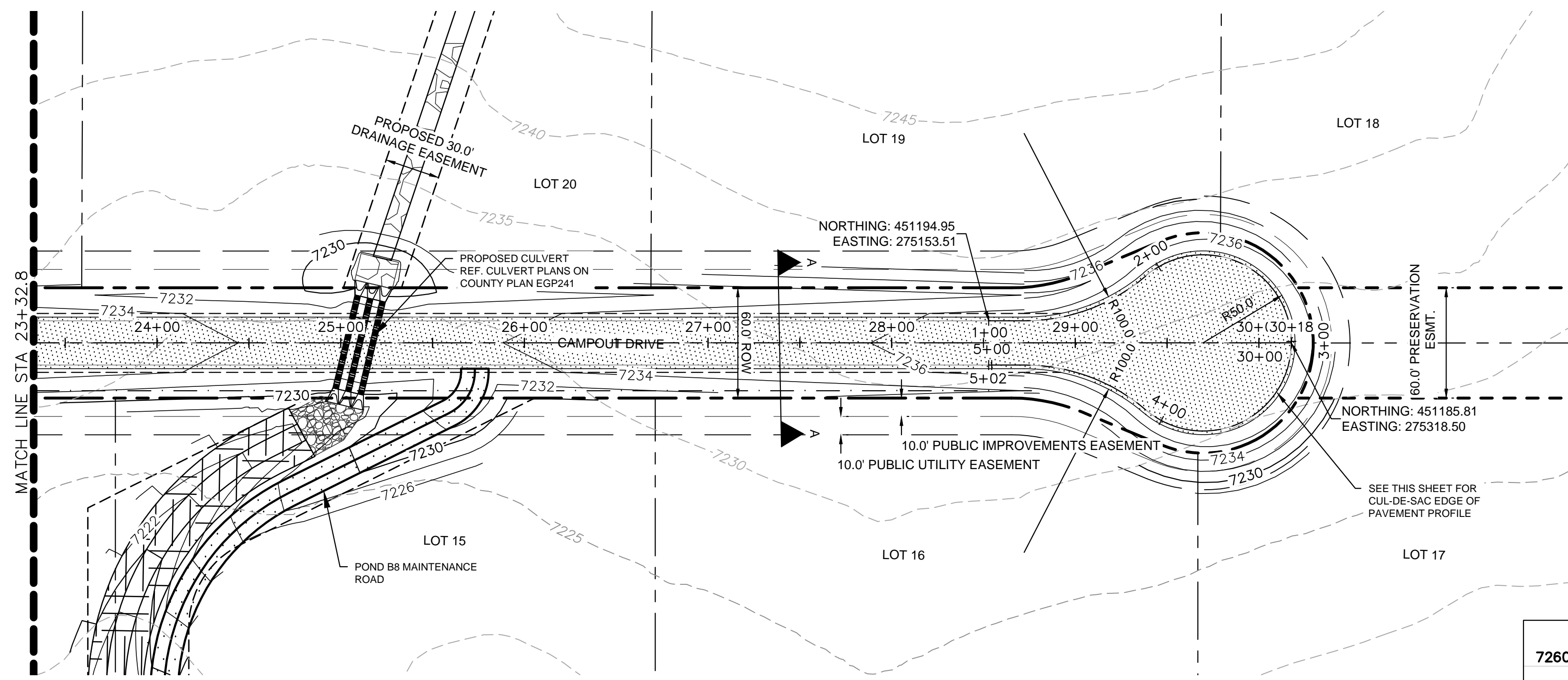
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 196239003

SHEET
C1.15

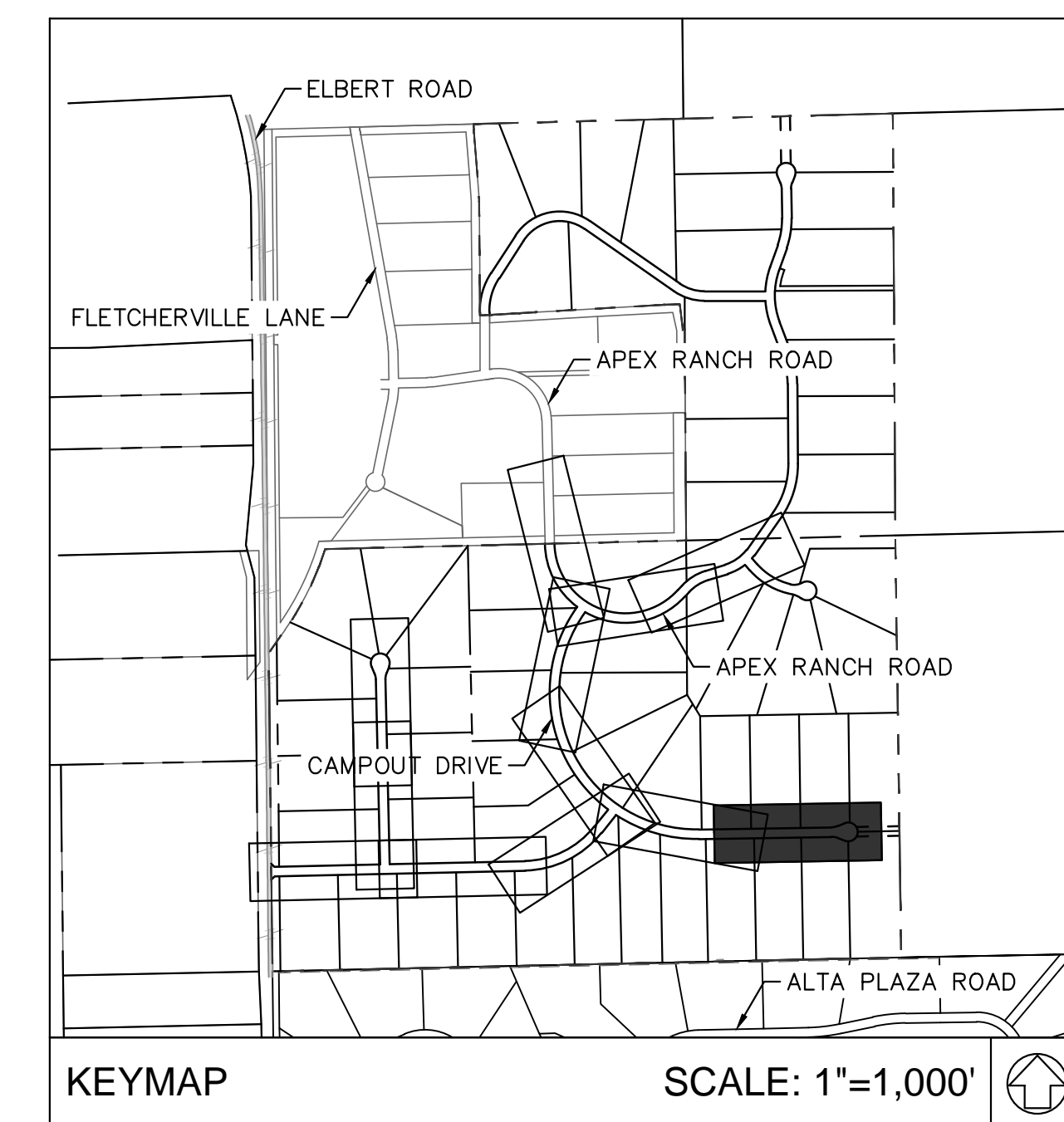
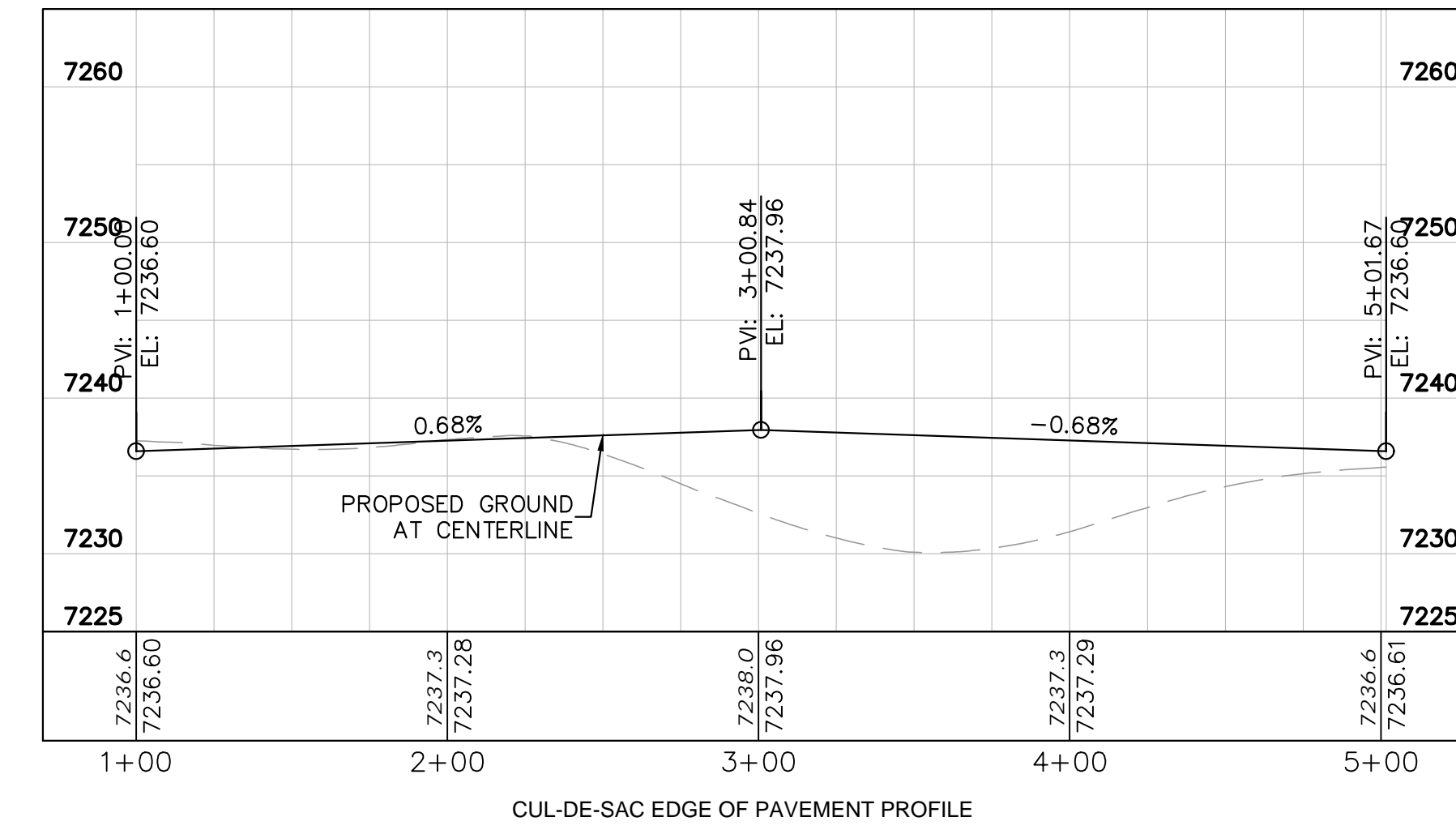
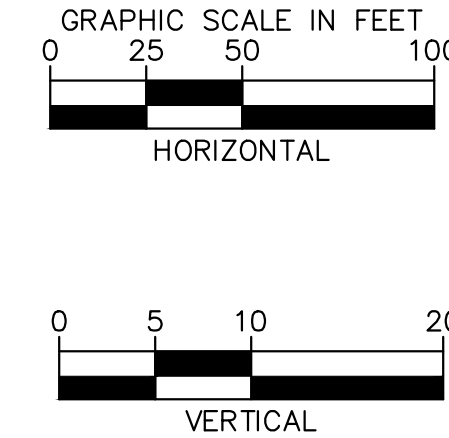
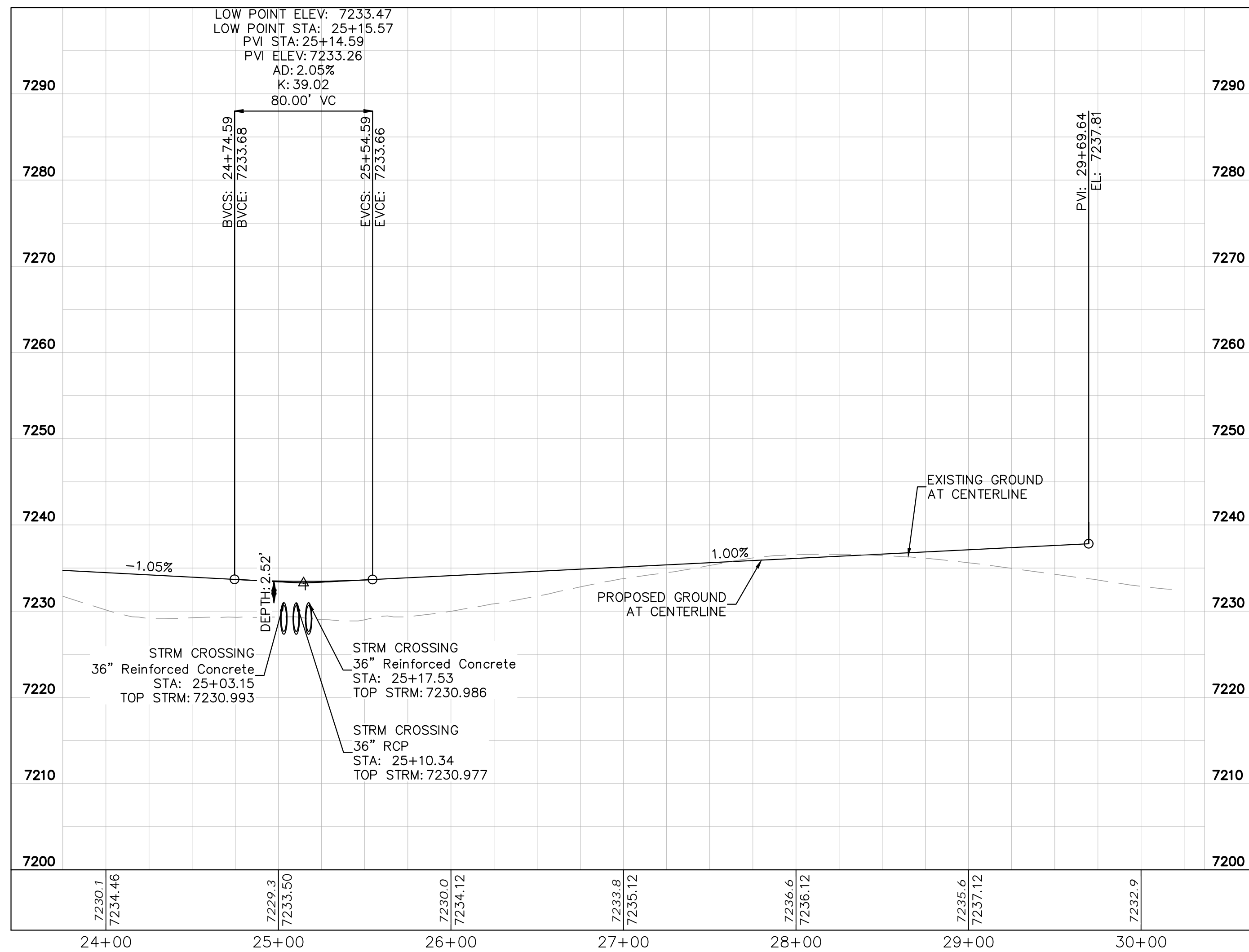
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LEGEND

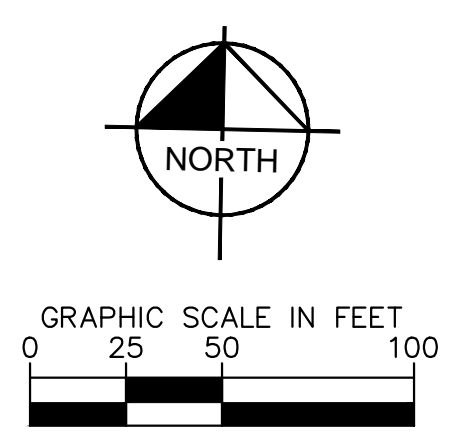
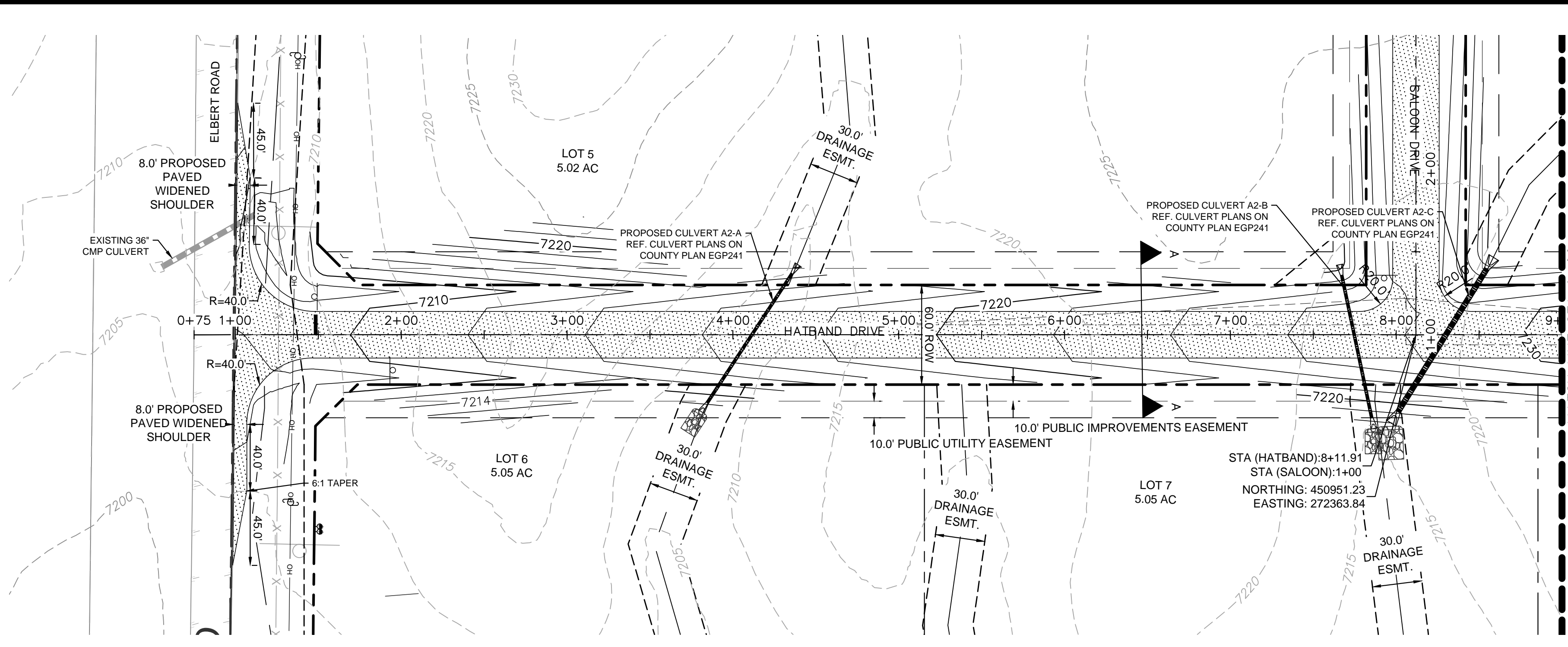
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	PROPOSED MAJOR CONTOUR
	PROPOSED MINOR CONTOUR
	STREET CROSS SECTION (SEE SHEET C1.2 FOR DETAILS)
	PROPOSED CULVERT
	UTILITY EASEMENT
	R.O.W. LINE
	EDGE OF PAVEMENT
	GRADED SUBGRADE (NO BASE OR ASPHALT)
	ASPHALT PAVEMENT

- NOTES**
- SEE SHEET C1.2-C1.3 FOR TYPICAL ROADWAY SECTIONS AND ROADSIDE DITCH CONFIGURATIONS AS LABELED IN PLAN VIEW.



<p>2024 KIMLEY-HORN AND ASSOCIATES, INC. 2 North Nevada Avenue Suite 900 Colorado Springs, Colorado 80903 (719) 453-0180</p>	<p>DESIGNED BY: KRK DRAWN BY: A.JL CHECKED BY: KRK DATE: 06/14/2024</p>										
<p>OVERLOOK AT HOMESTEAD FILING NO. 1 EL PASO COUNTY, COLORADO CONSTRUCTION DOCUMENTS CAMPOUT DRIVE PLAN AND PROFILE</p>	<p>REVISION</p> <table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <th>NO.</th> <th>REVISION</th> <th>BY</th> <th>DATE</th> <th>APPR.</th> </tr> <tr> <td> </td> <td> </td> <td> </td> <td> </td> <td> </td> </tr> </table>	NO.	REVISION	BY	DATE	APPR.					
NO.	REVISION	BY	DATE	APPR.							
<p>PRELIMINARY FOR REVIEW ONLY NOT FOR CONSTRUCTION</p>											
<p>PROJECT NO. 196239003</p> <p>SHEET</p> <p>C1.16</p>											

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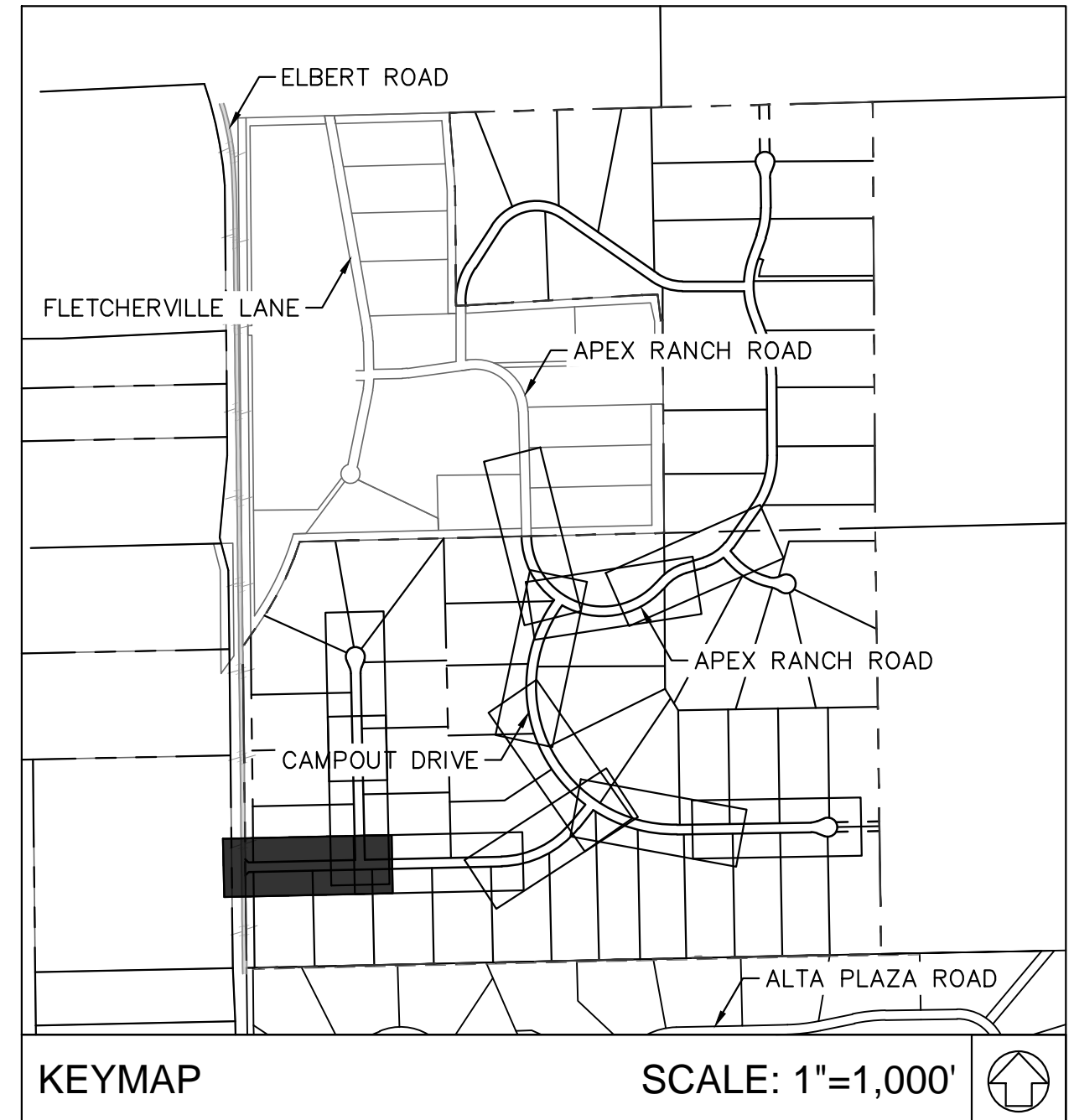
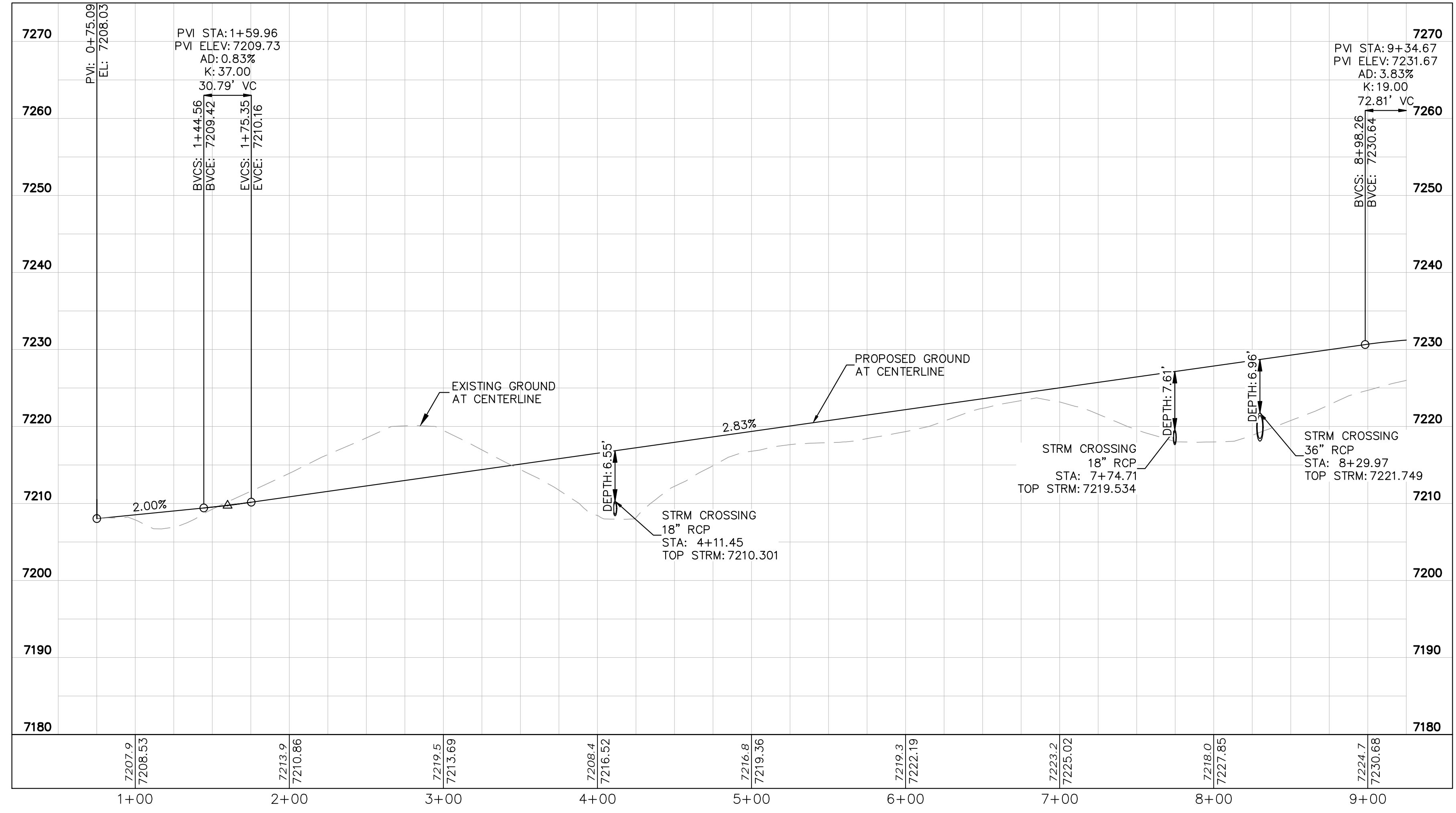
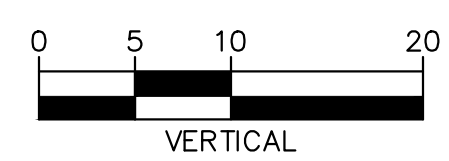
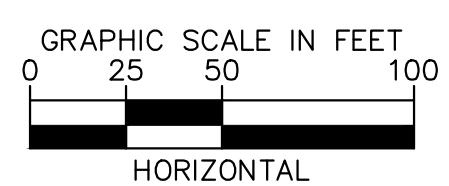


LEGEND

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

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: A.JL
 CHECKED BY: KRK
 DATE: 06/14/2024

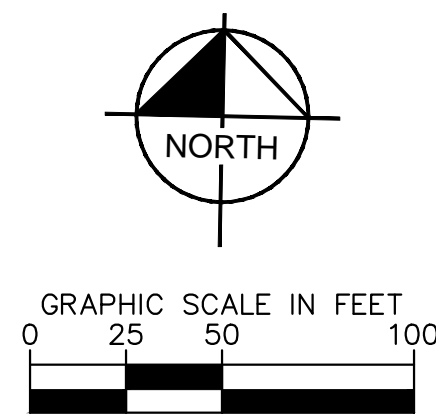
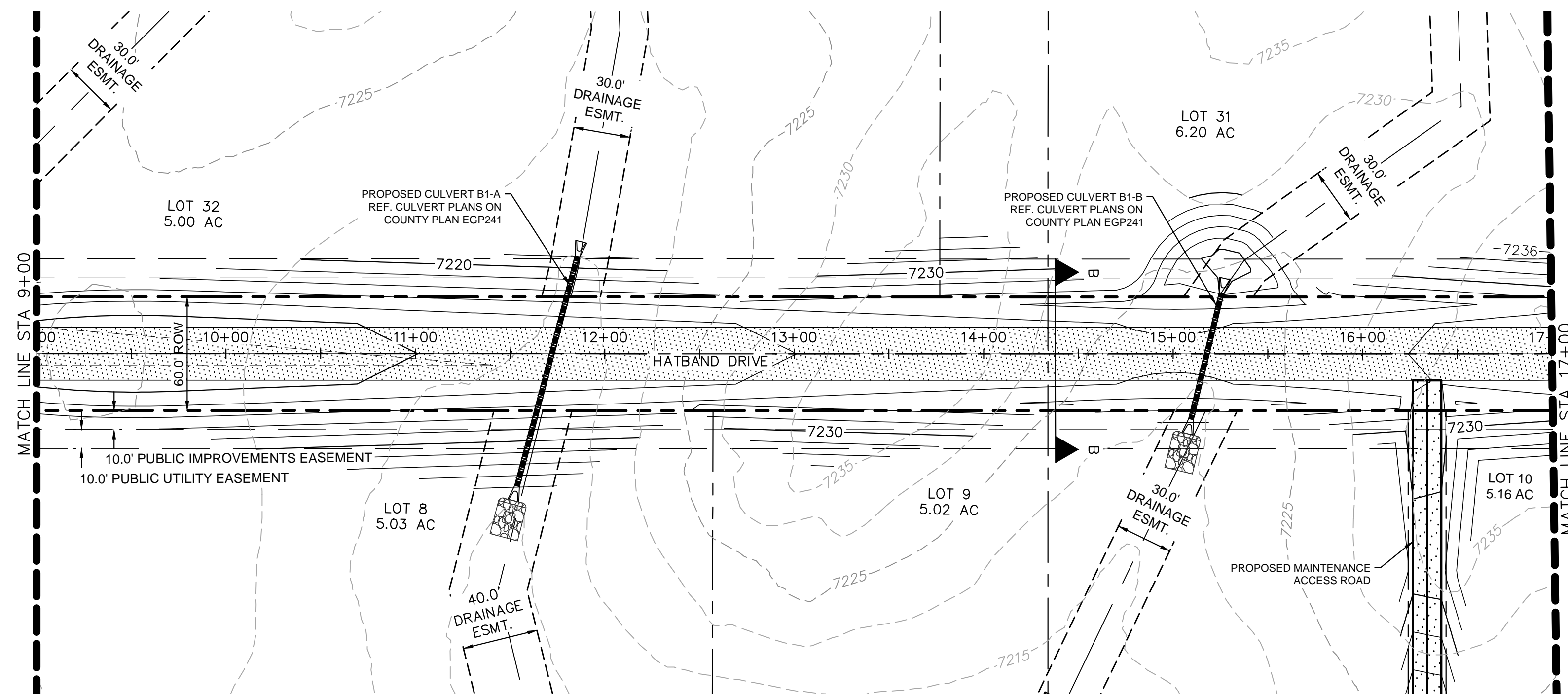
OVERLOOK AT HOMESTEAD FILING NO. 1
 EL PASO COUNTY, COLORADO
 CONSTRUCTION DOCUMENTS
 HATBAND DRIVE PLAN AND PROFILE

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 Kimley-Horn and Associates, Inc.

PROJECT NO.
196239003
 SHEET

C1.17

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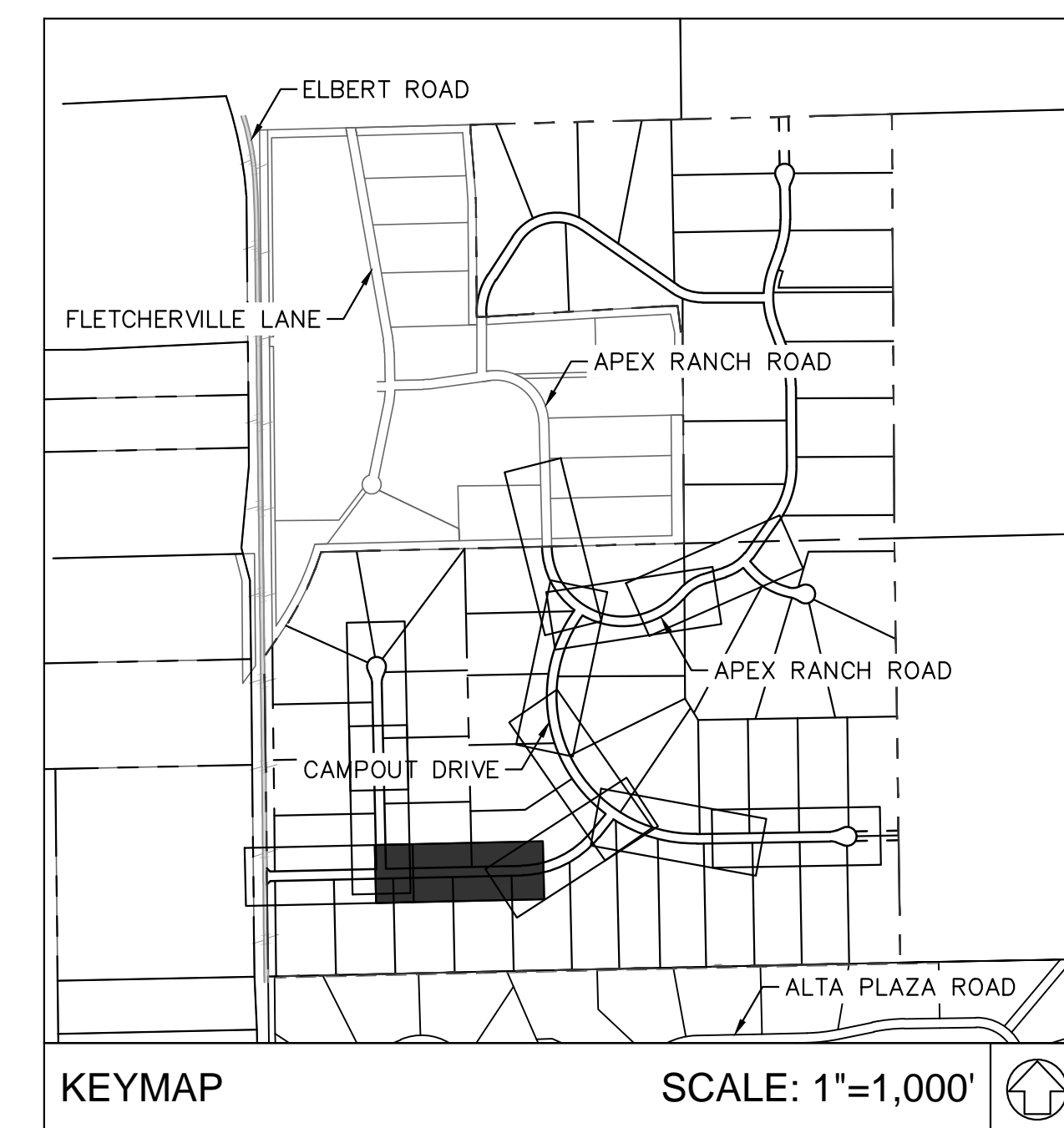
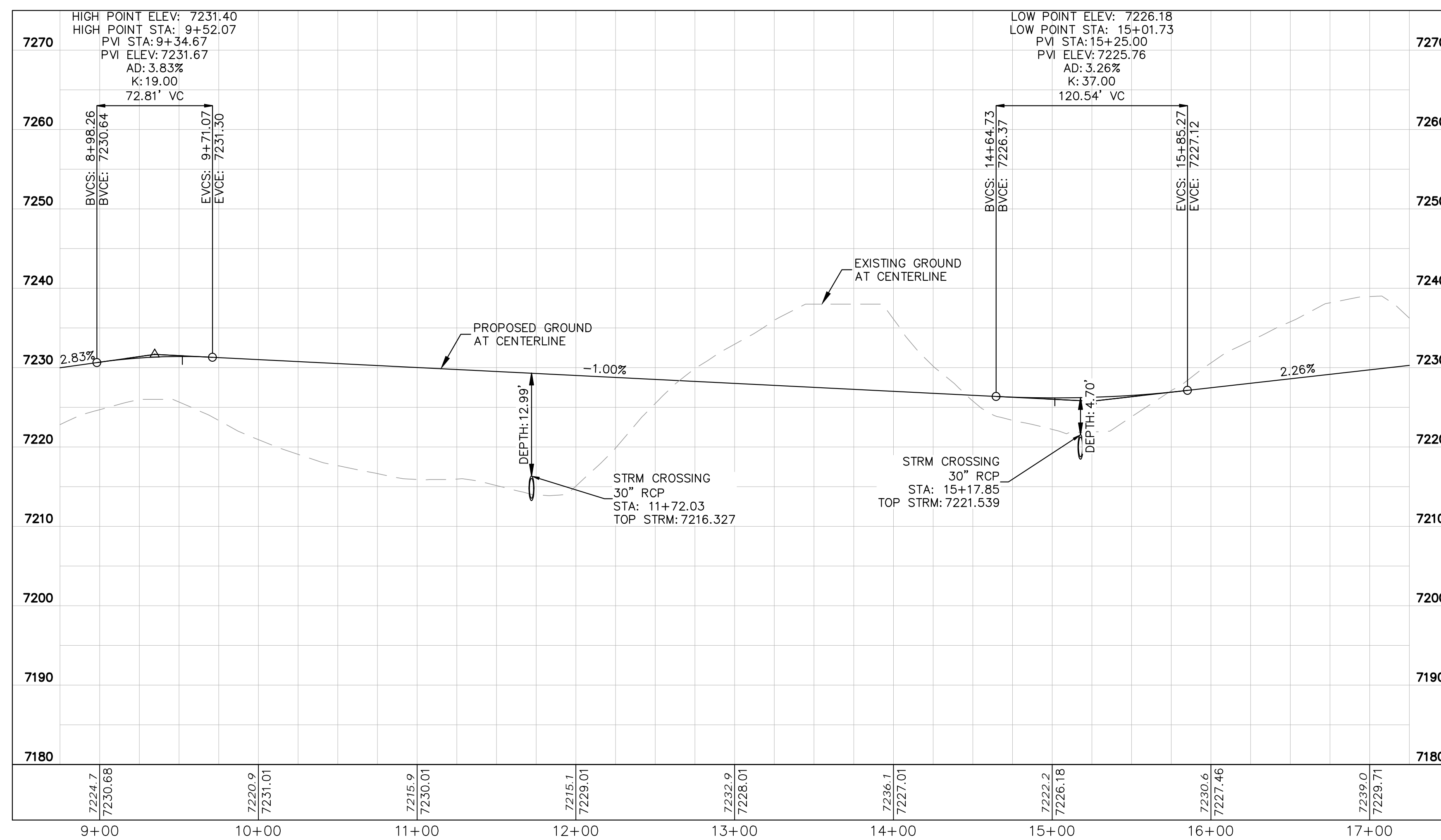
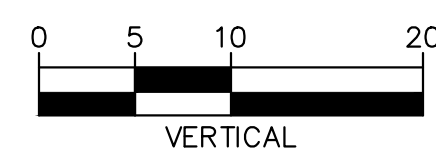
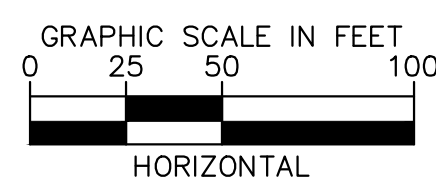


LEGEND

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

NOTES

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



KEYMAP

SCALE: 1"=1,000'

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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

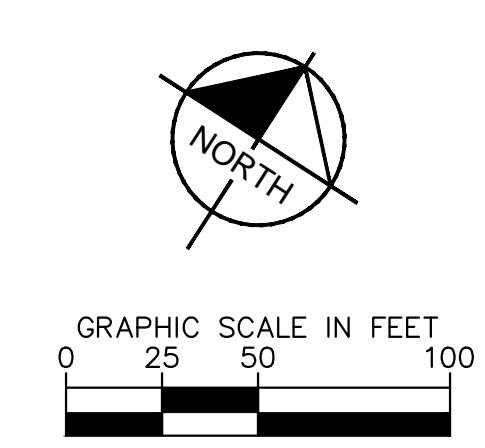
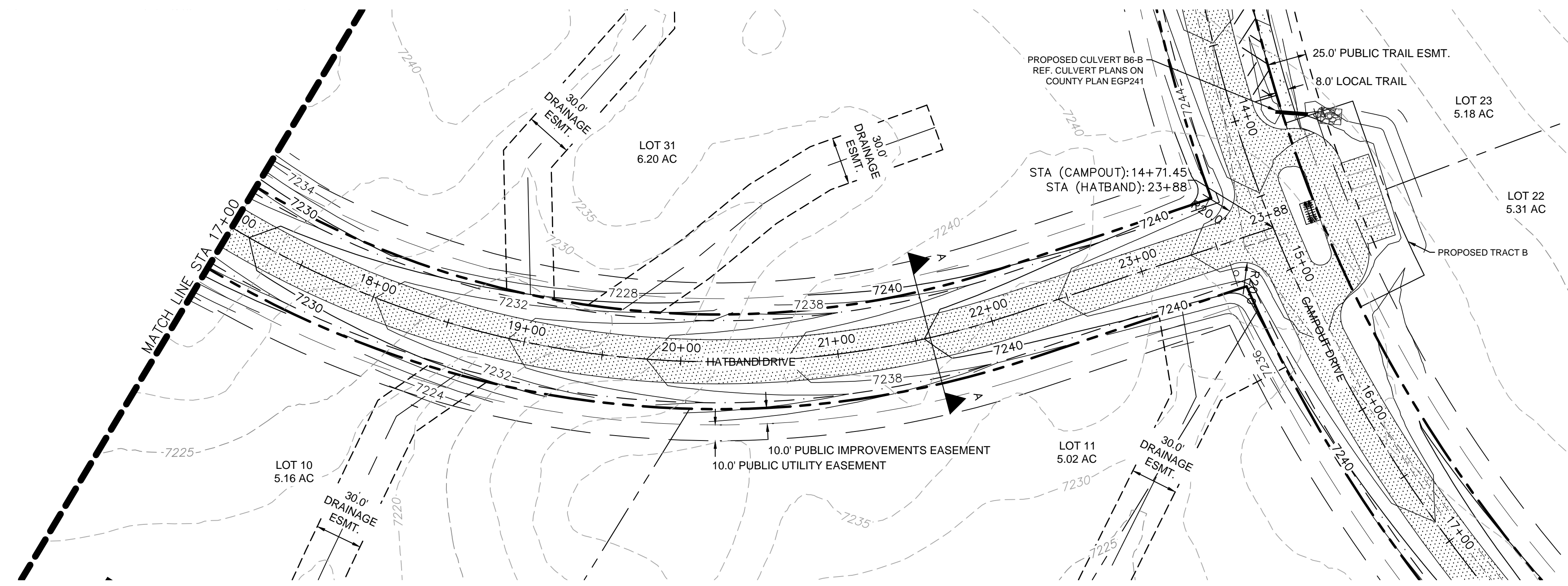
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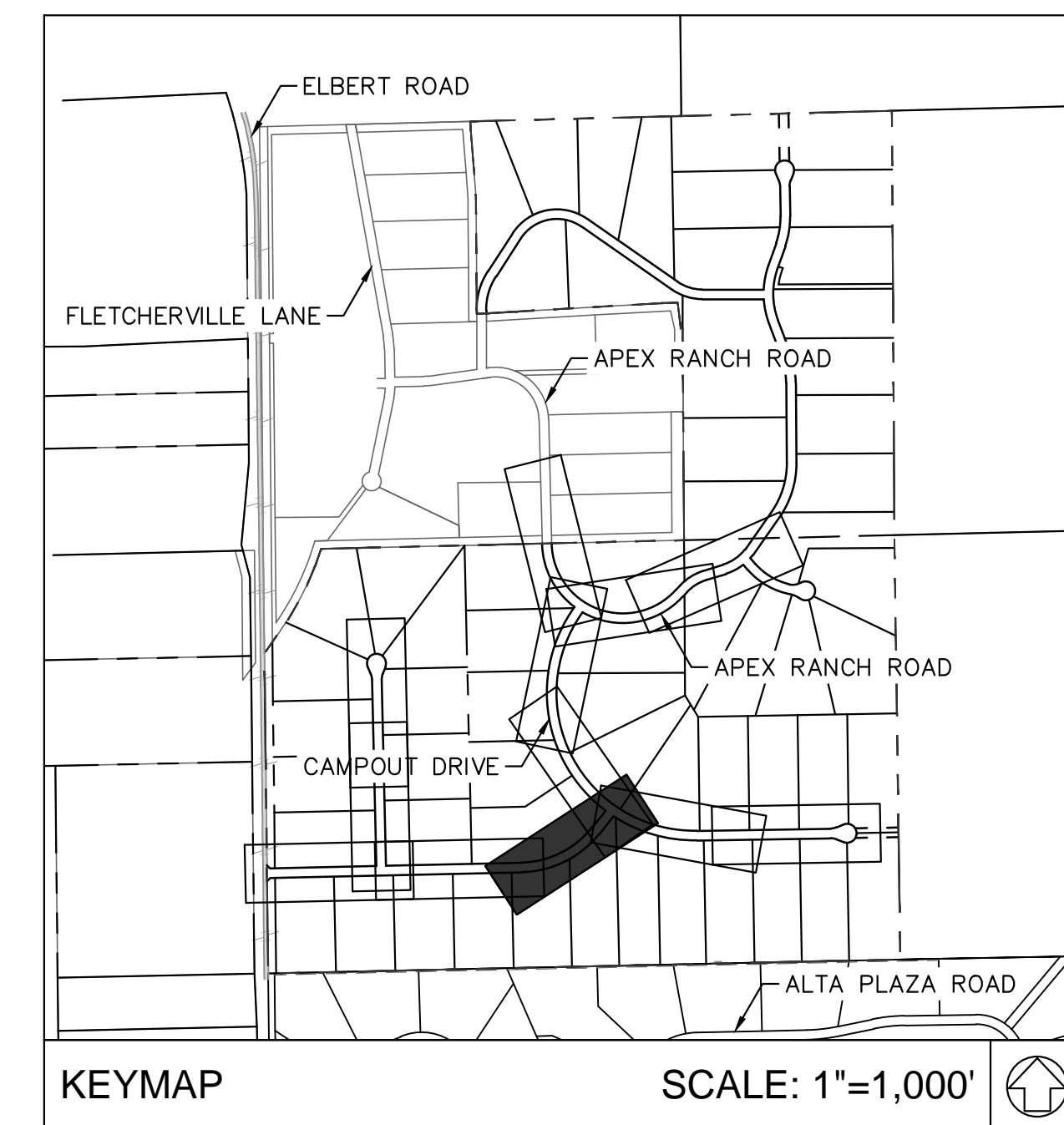
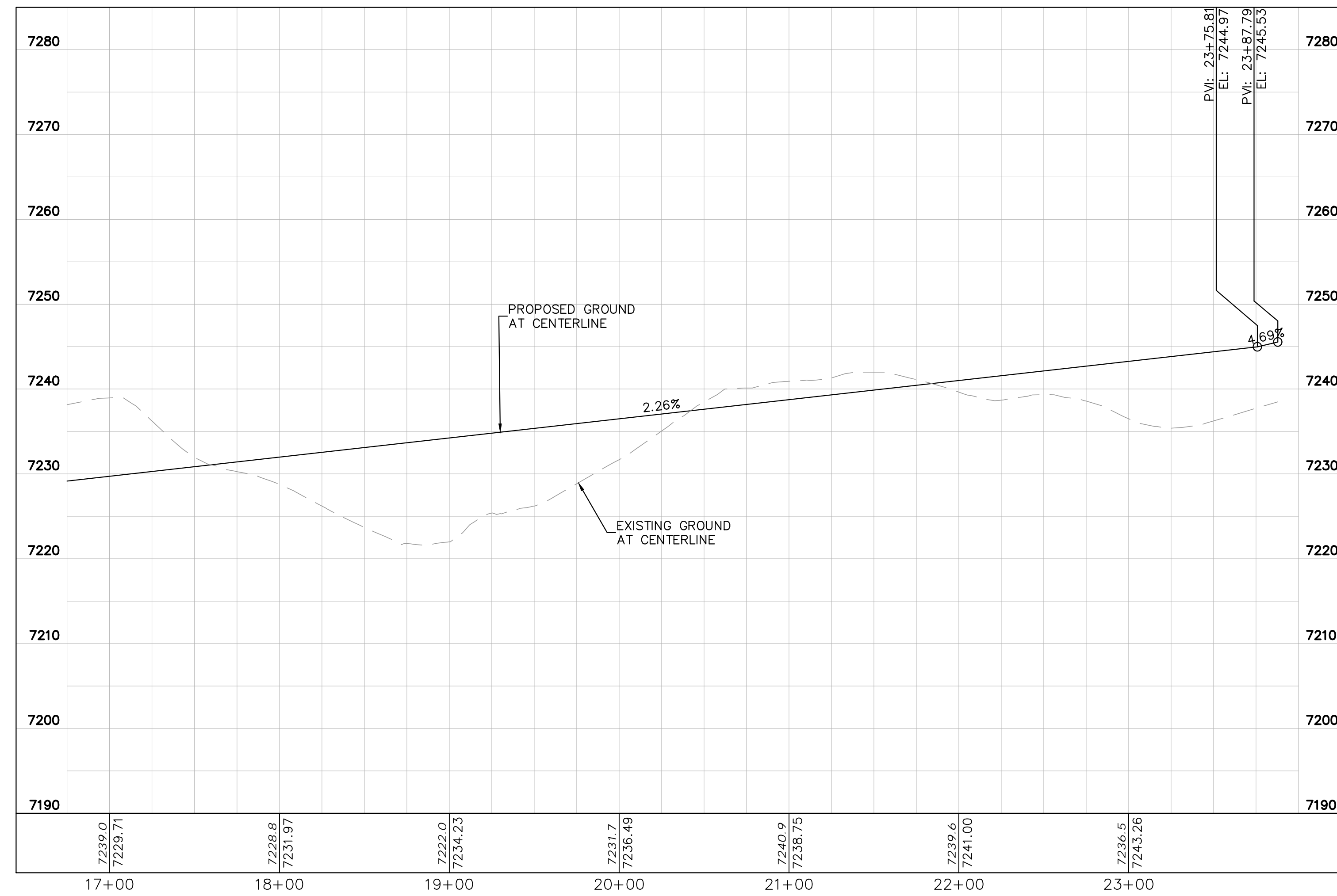
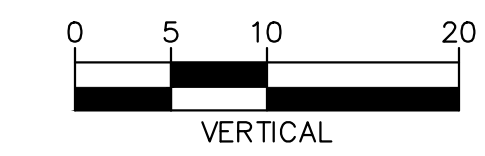
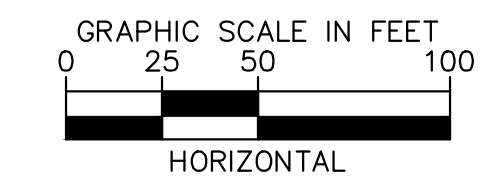
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LEGEND	
---	LOT BOUNDARY LINE
- - - - -	EXISTING MAJOR CONTOUR
- - - - -	EXISTING MINOR CONTOUR
- - - - -	PROPOSED MAJOR CONTOUR
- - - - -	PROPOSED MINOR CONTOUR
X X	STREET CROSS SECTION (SEE SHEET C1.2 FOR DETAILS)
▬▬▬▬▬▬	PROPOSED CULVERT
▬▬▬▬▬▬	UTILITY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

- NOTES**
- 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
 Colorado Springs, Colorado 80903 (719) 453-0180

DESIGNED BY: KRK
 DRAWN BY: A.JL
 CHECKED BY: KRK
 DATE: 06/14/2024

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

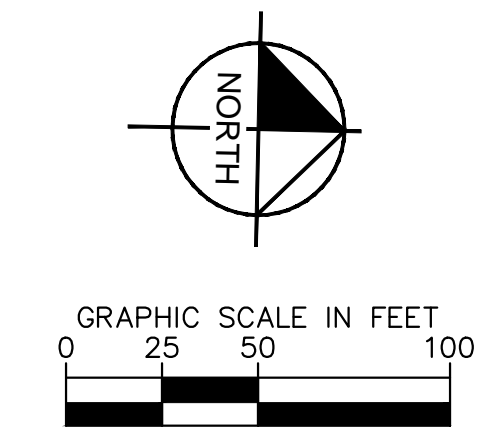
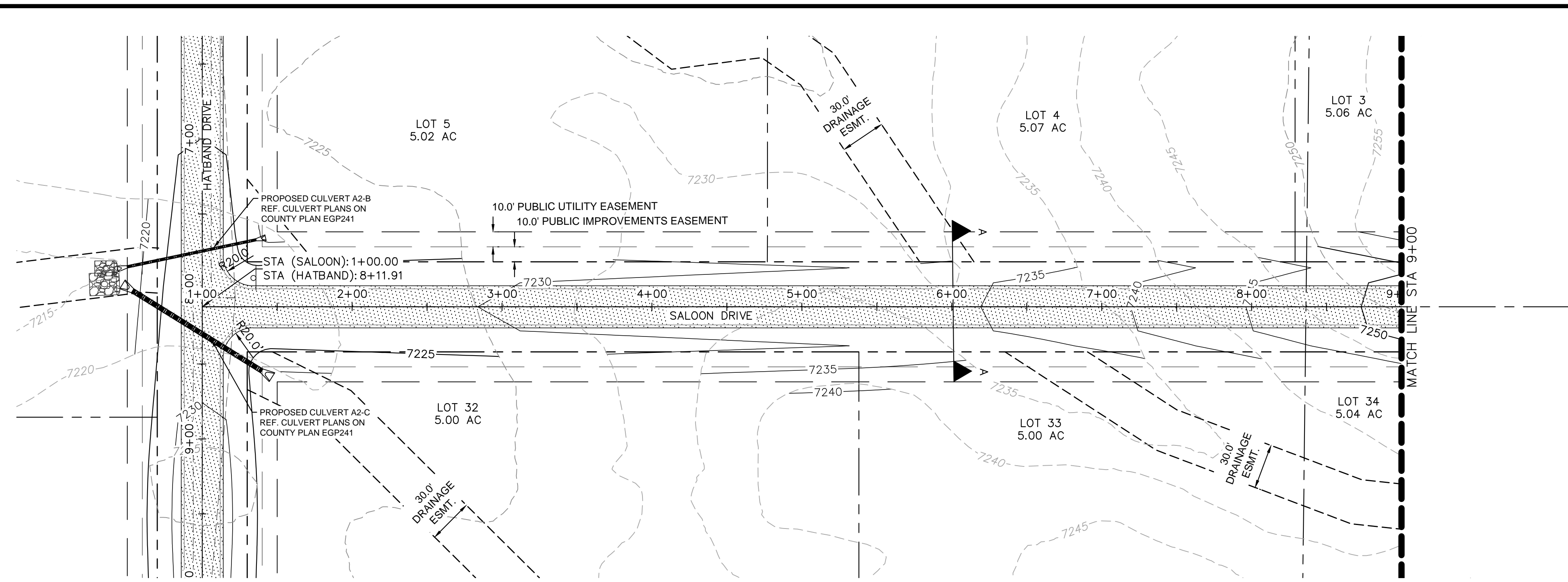
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PROJECT NO.
 196239003

SHEET

C1.19

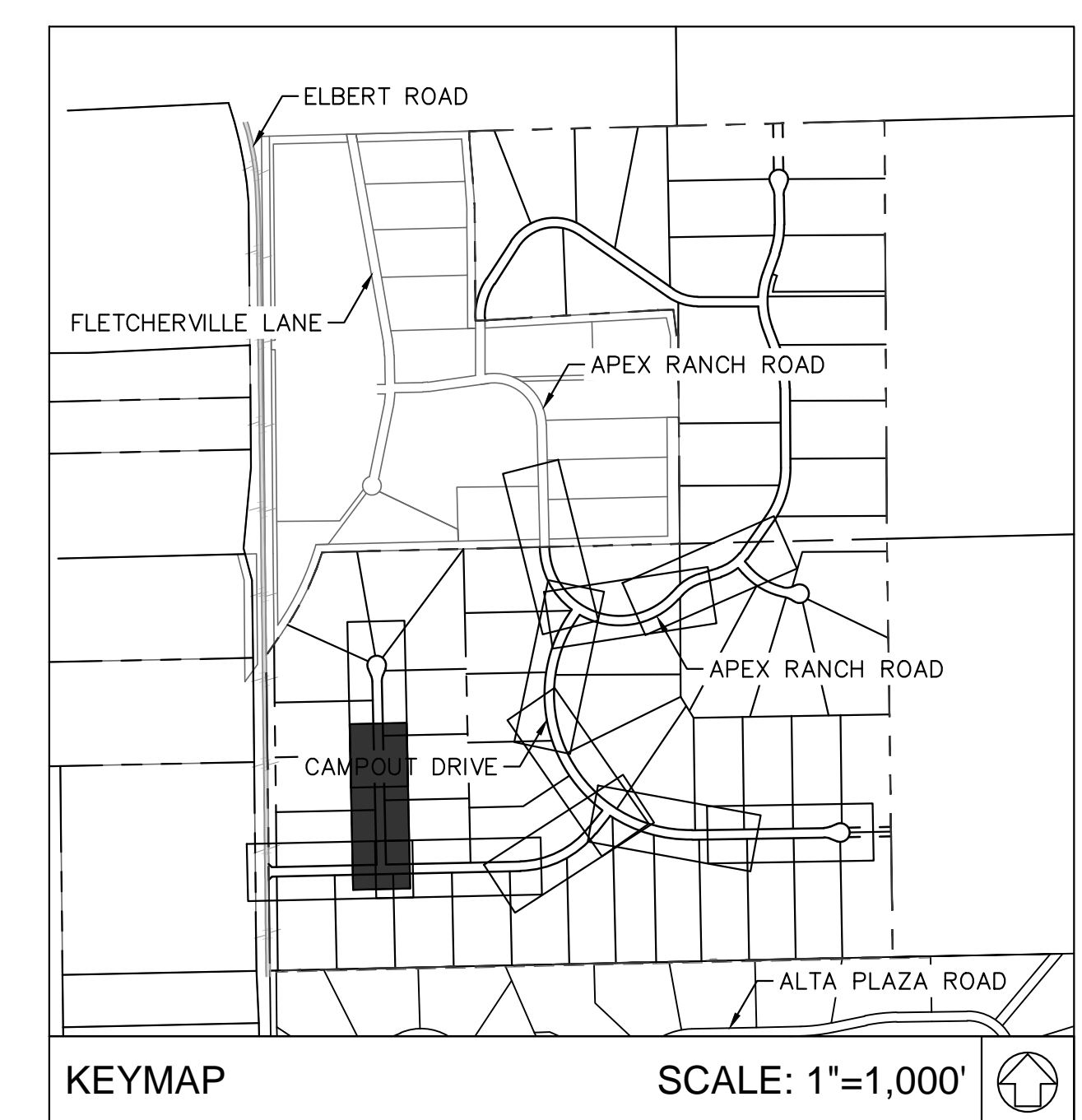
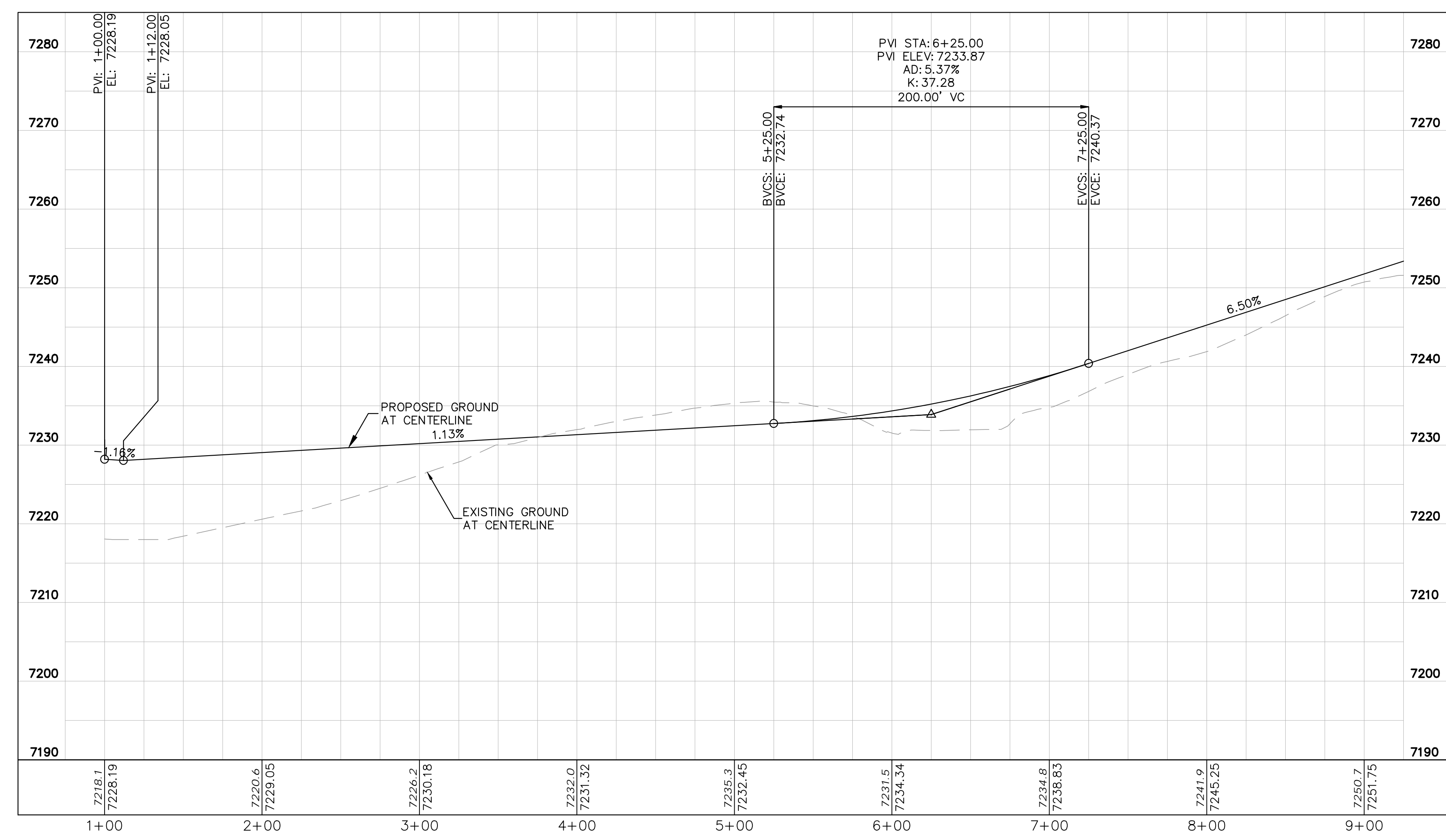
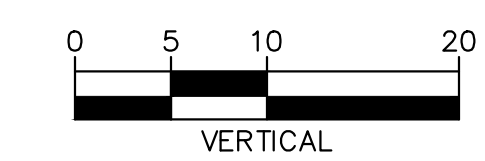
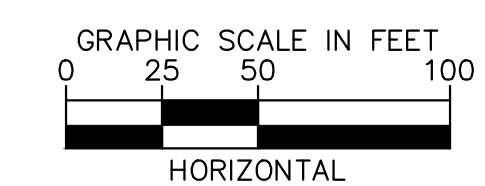
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LEGEND

	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.



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

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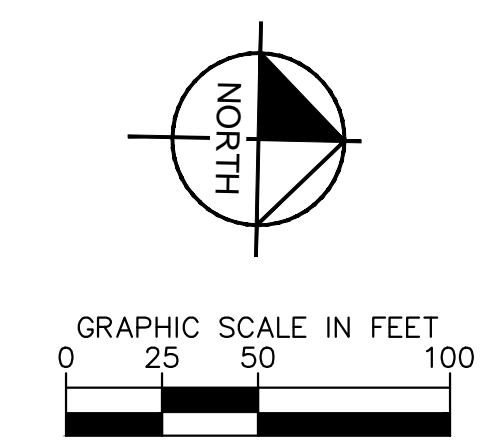
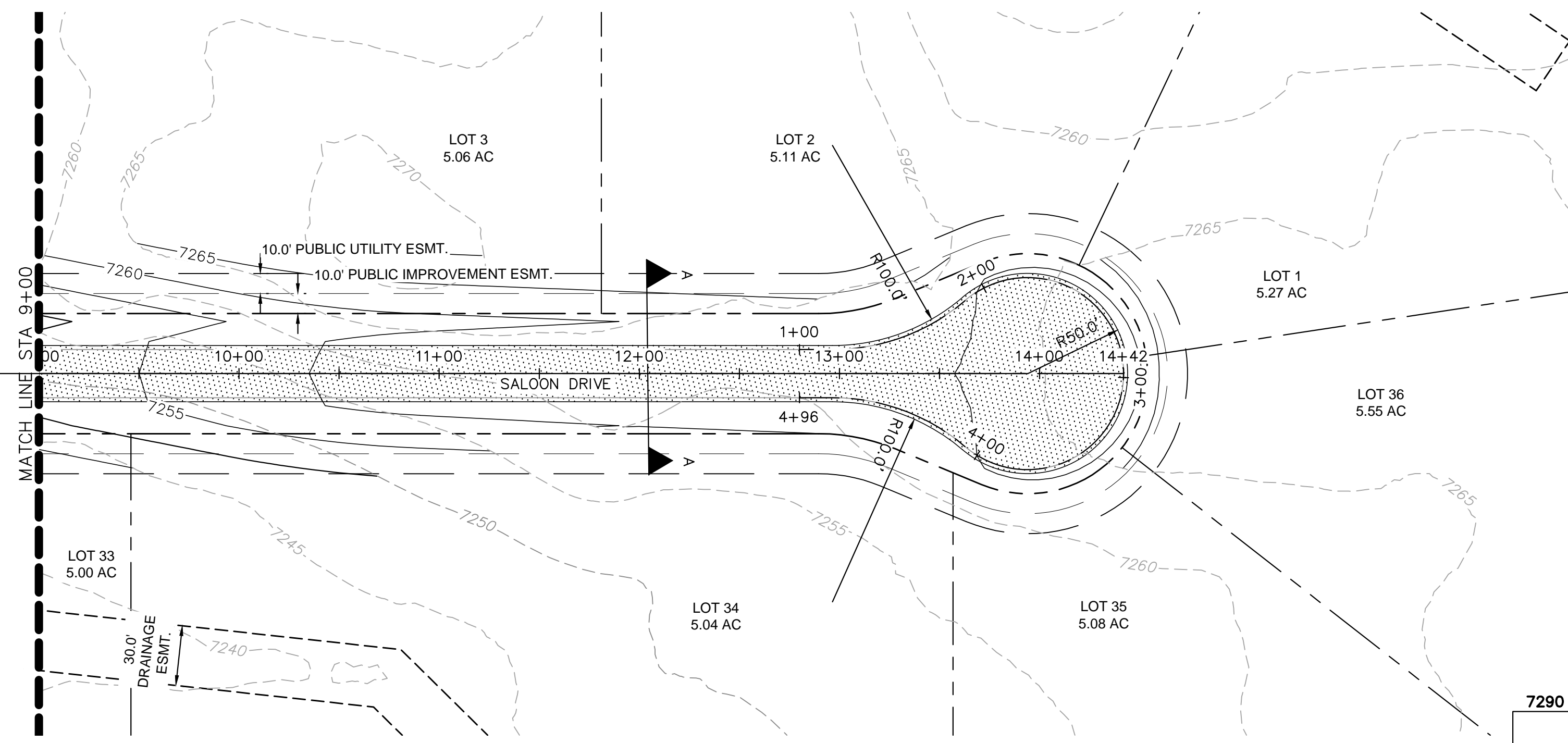
OVERLOOK AT HOMESTEAD FILING NO. 1
 EL PASO COUNTY, COLORADO
 CONSTRUCTION DOCUMENTS
 SALOON DRIVE PLAN AND PROFILE

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PROJECT NO.
 196239003
 SHEET

C1.20

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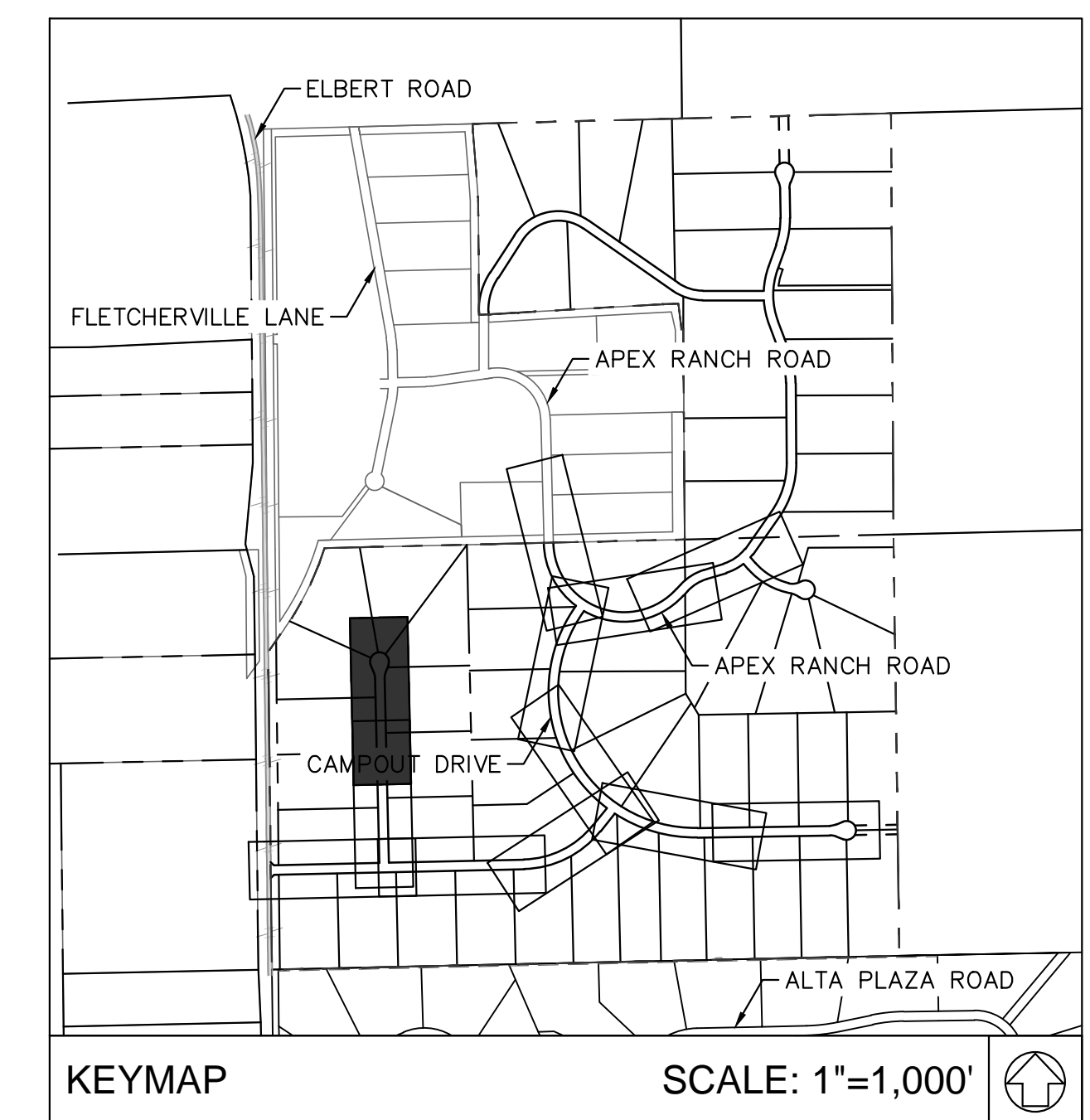
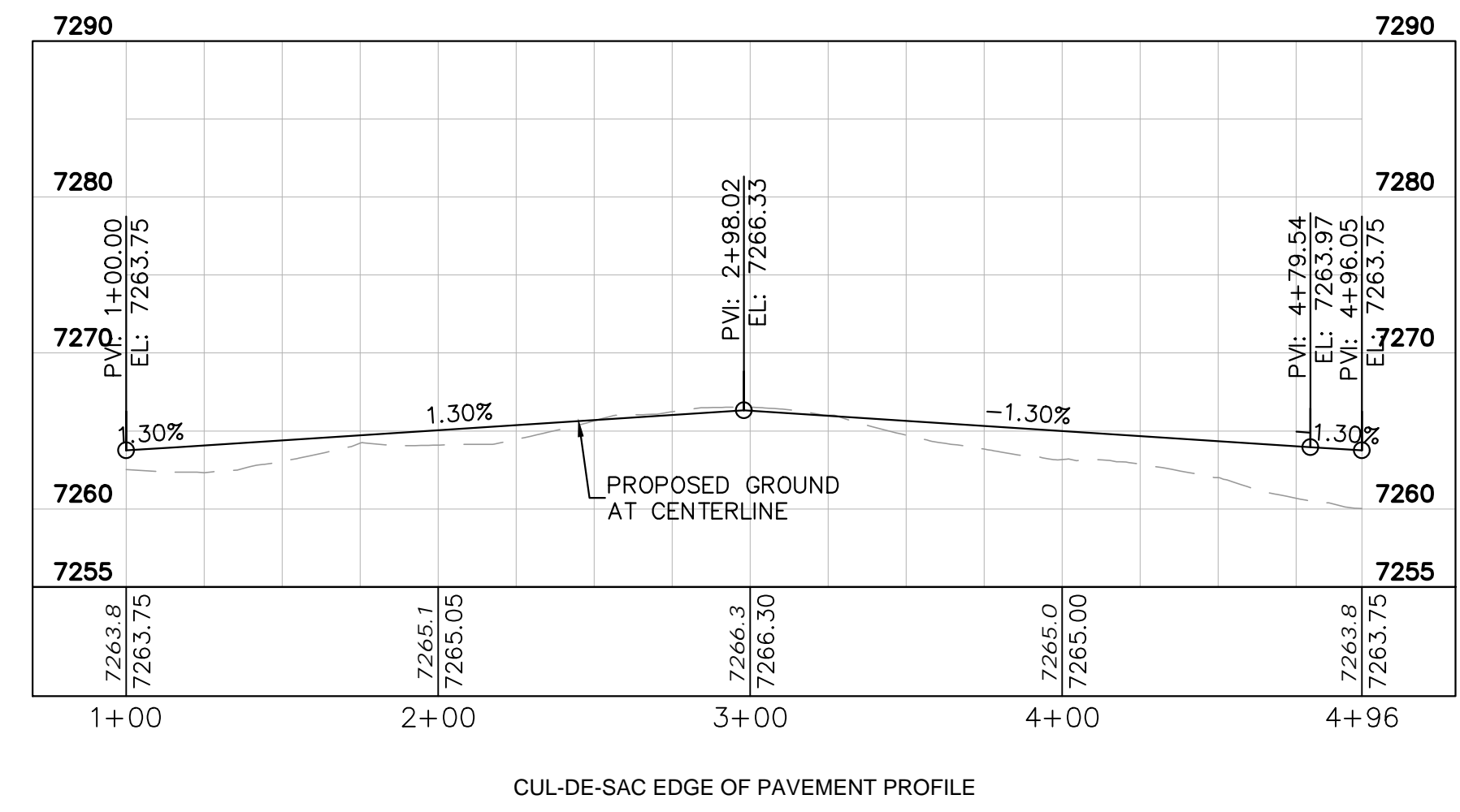
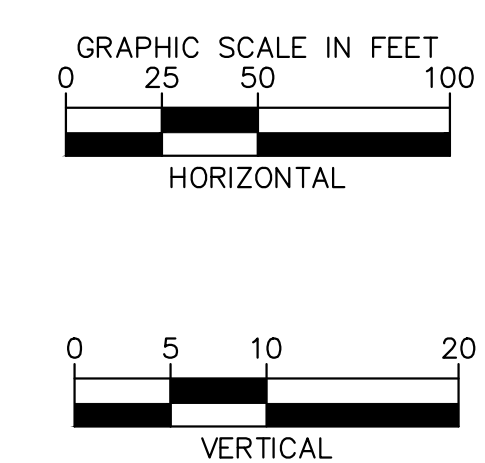
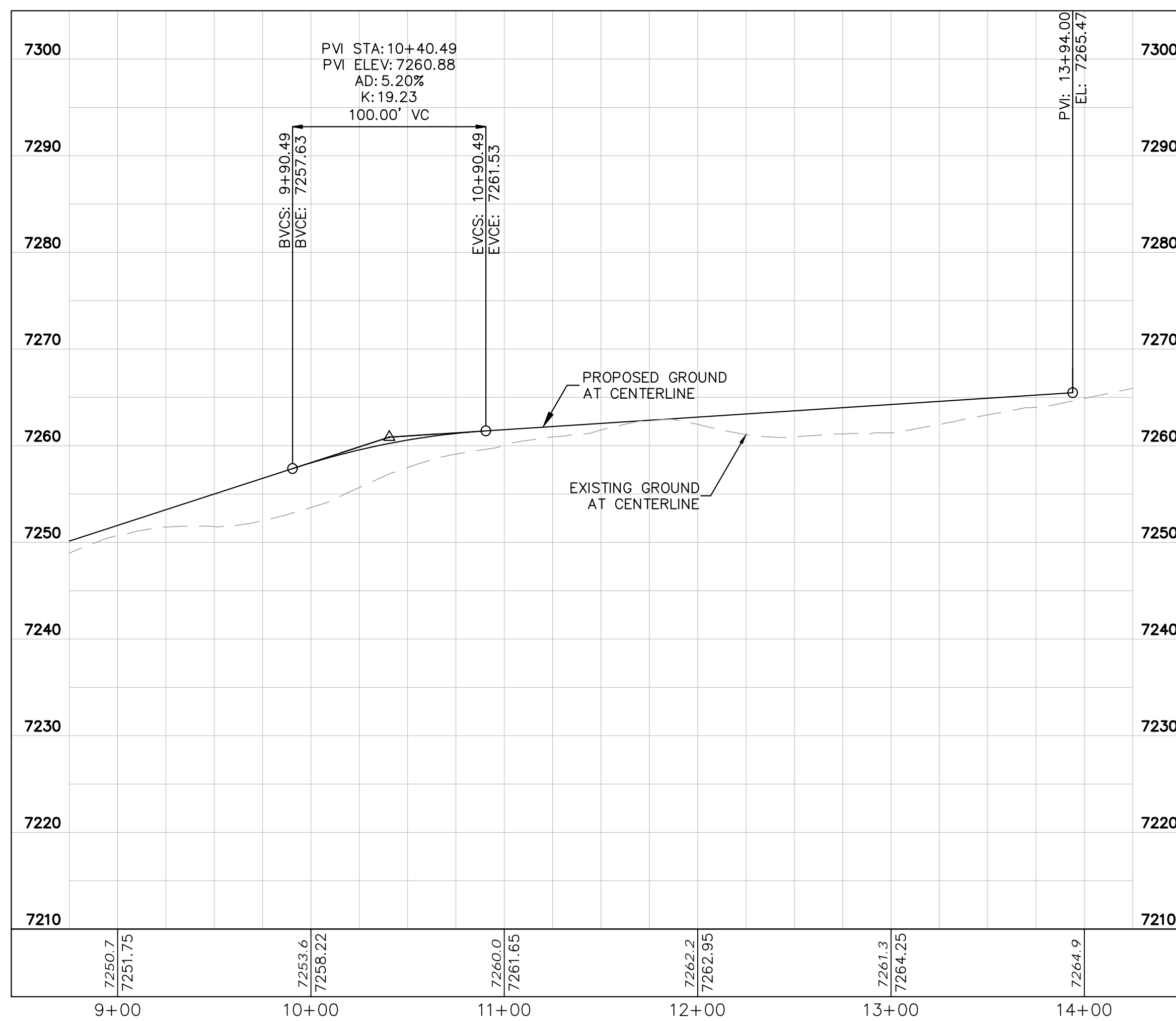


LEGEND

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

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: A.JL
 CHECKED BY: KRK
 DATE: 06/14/2024

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

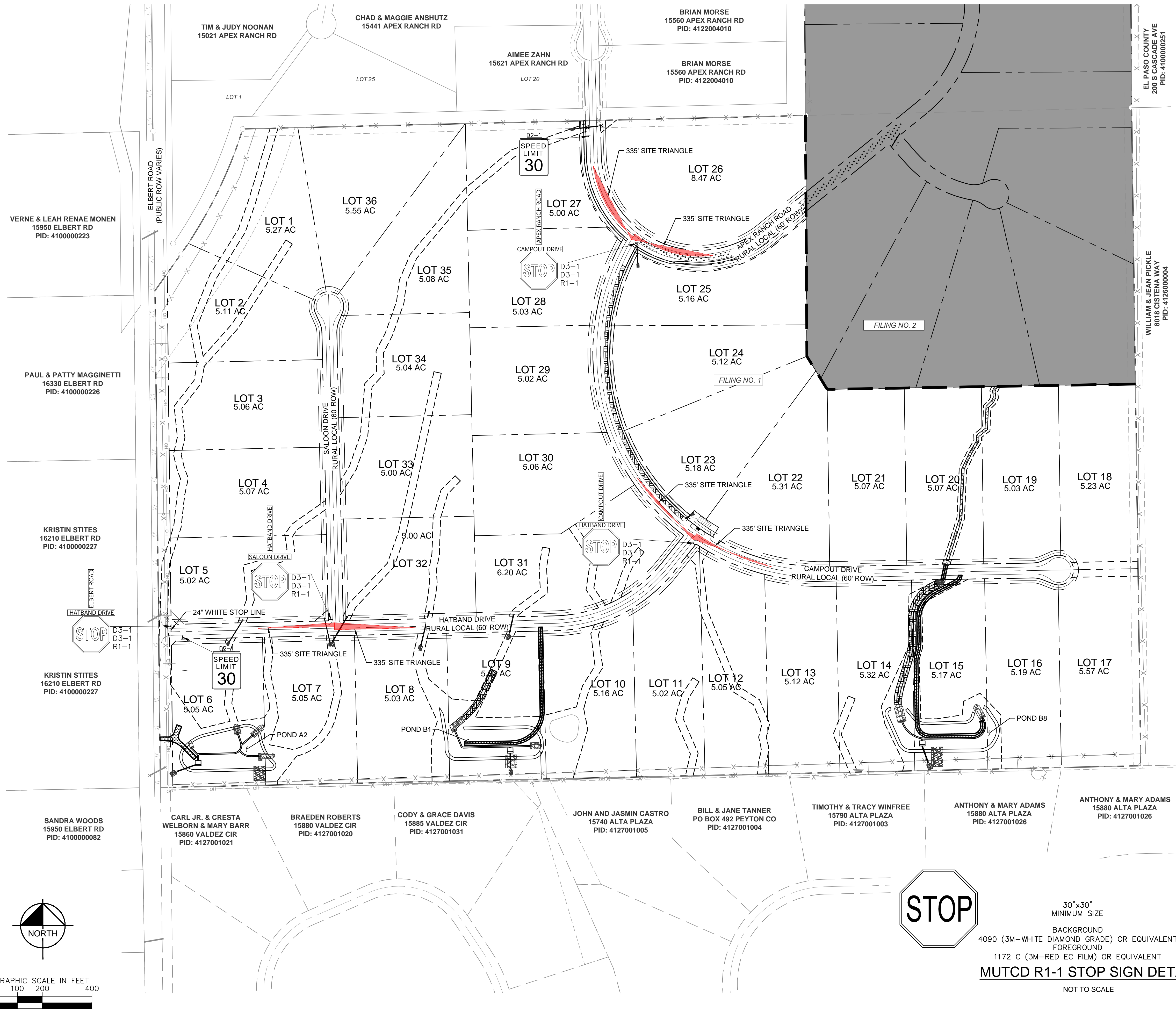
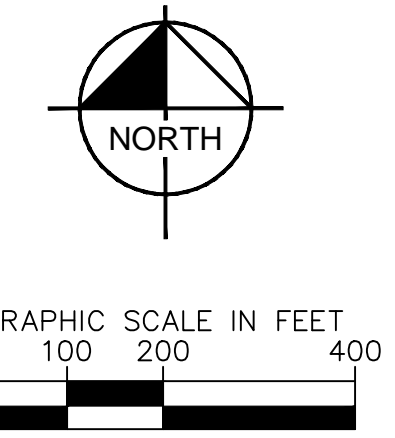
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 Kimley-Horn and Associates, Inc.

PROJECT NO.
 196239003

SHEET
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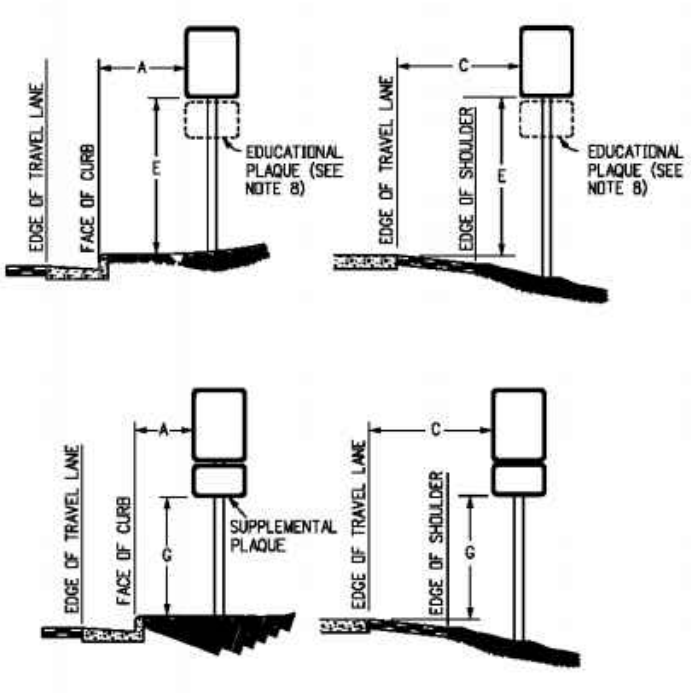


LEGEND:

---	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

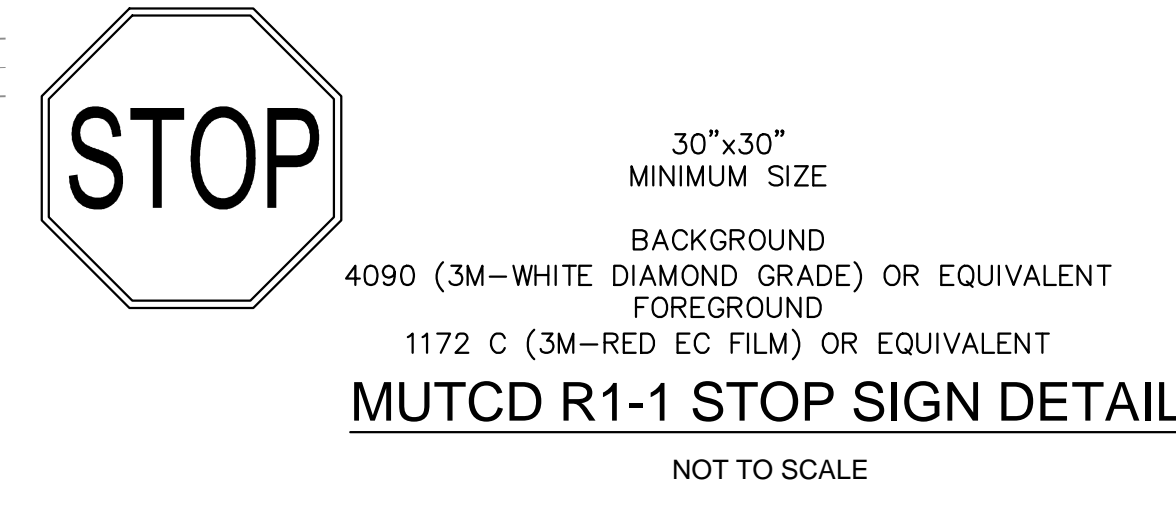
- ALL SIGNS AND PAVEMENT MARKINGS SHALL BE IN COMPLIANCE WITH THE CURRENT MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD).
- REMOVAL OF EXISTING PAVEMENT MARKINGS SHALL BE ACCOMPLISHED BY A METHOD THAT DOES NOT MATERIALLY DAMAGE THE PAVEMENT. THE PAVEMENT MARKINGS SHALL BE REMOVED TO THE EXTENT THAT THEY WILL NOT BE VISIBLE UNDER DAY OR NIGHT CONDITIONS. AT NO TIME WILL IT BE ACCEPTABLE TO PAINT OVER EXISTING PAVEMENT MARKINGS.
- ANY DEVIATION FROM THE STRIPING AND SIGNING PLAN SHALL BE APPROVED BY EL PASO COUNTY PLANNING AND COMMUNITY DEVELOPMENT.
- 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.
- STREET NAME AND REGULATORY STOP SIGNS SHALL BE ON THE SAME POST AT INTERSECTIONS.
- ALL REMOVED SIGNS SHALL BE DISPOSED OF IN A PROPER MANNER BY THE CONTRACTOR.
- 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".
- ALL TRAFFIC SIGNS SHALL HAVE A MINIMUM HIGH INTENSITY PRISMATIC GRADE SHEETING.
- 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.
- ALL SIGNS SHALL BE SINGLE SHEET ALUMINUM WITH 0.100" MINIMUM THICKNESS.
- ALL LIMIT LINES/STOP LINES, CROSSWALK LINES, PAVEMENT LEGENDS, AND ARROWS SHALL BE A MINIMUM 125 MIL THICKNESS PERFORMED 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.
- 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.
- THE CONTRACTOR SHALL NOTIFY EL PASO COUNTY PLANNING AND COMMUNITY DEVELOPMENT (719) 520-6819 PRIOR TO AND UPON COMPLETION OF SIGNING AND STRIPING.
- 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

LATERAL PLACEMENT		VERTICAL PLACEMENT	
ALL CLASSES OF STREETS AND HIGHWAYS		FREIGHTWAYS AND EXPRESSWAYS	
KEY	MINIMUM	KEY	CONVENTIONAL
A	2'-0"	1	MIN. MAX. MIN. MAX.
B	2'-0"	2	MIN. MAX. MIN. MAX.
C	2'-0"	3	MIN. MAX. MIN. MAX.



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

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

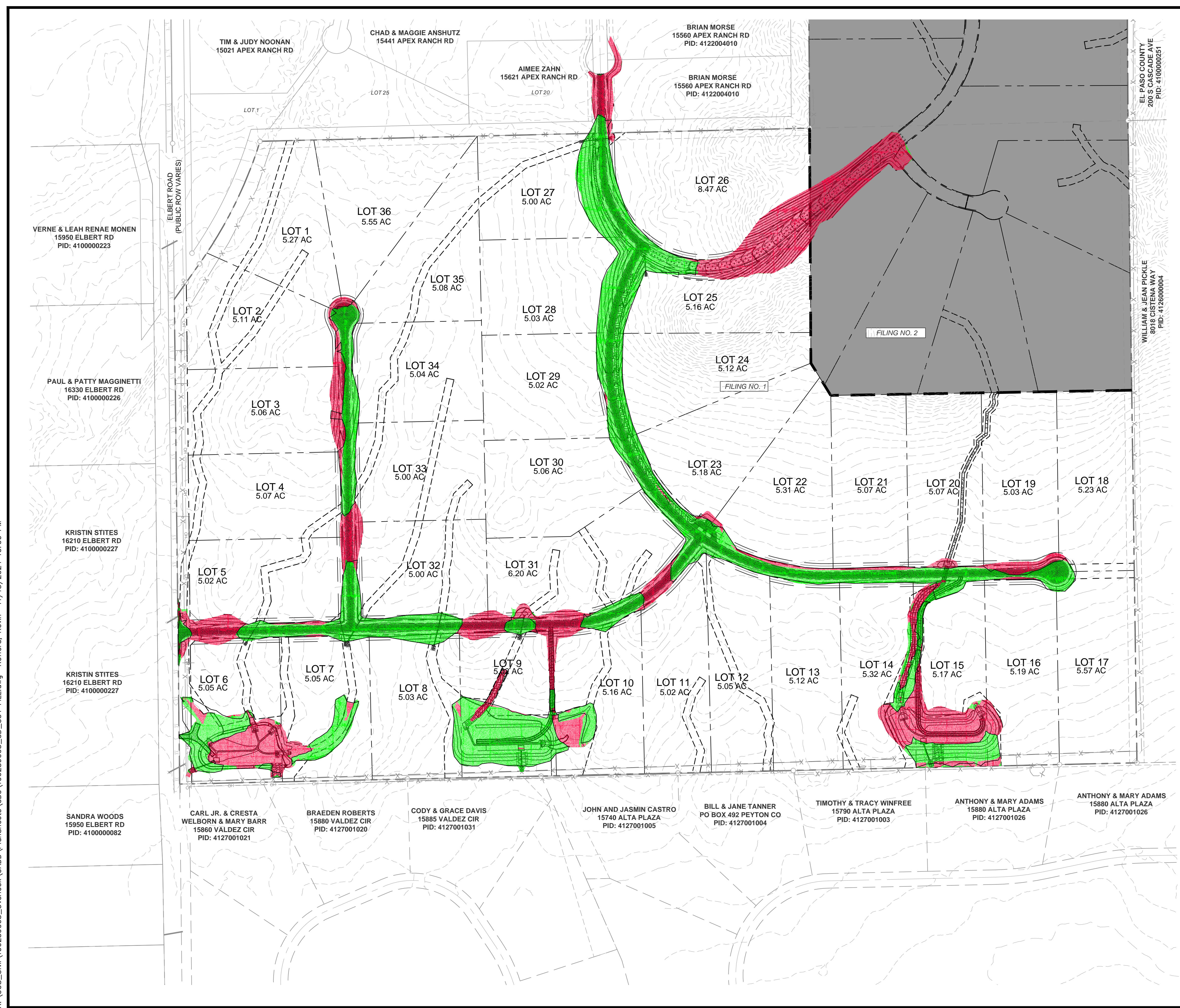
OVERLOOK AT HOMESTEAD FILING NO. 1
EL PASO COUNTY, COLORADO
CONSTRUCTION DOCUMENTS
SIGNAGE & STRIPING PLAN

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PROJECT NO. 196239003
SHEET
C1.22

NO.	REVISION	BY	DATE	APPR.

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LEGEND:

- PROPERTY LINE
- - - ROW LINE
- - - LOT LINE
- CENTER LINE
- - - EASEMENT LINE
- - - GRADE BREAK LINE
- - - DITCH LINE
- x - x - 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

NO.	REVISION	BY	DATE	APPR.

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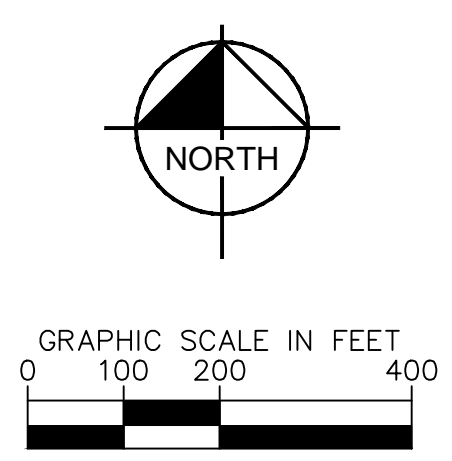
**OVERLOOK AT HOMESTEAD FILING NO. 1
EL PASO COUNTY, COLORADO
CONSTRUCTION DOCUMENTS
CUT AND FILL MAP**

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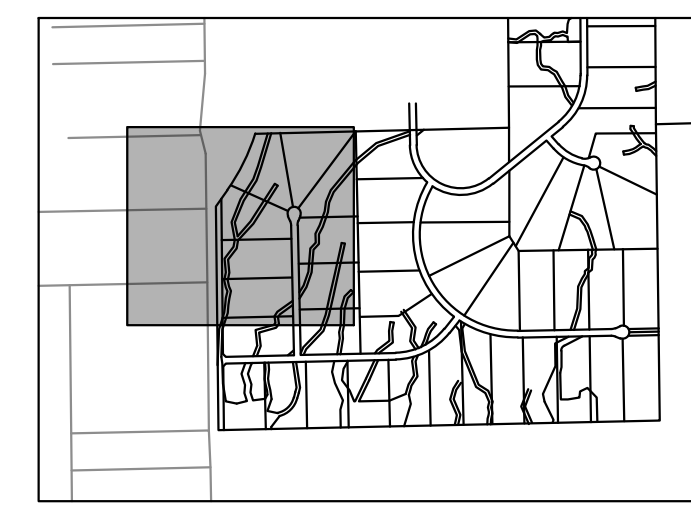
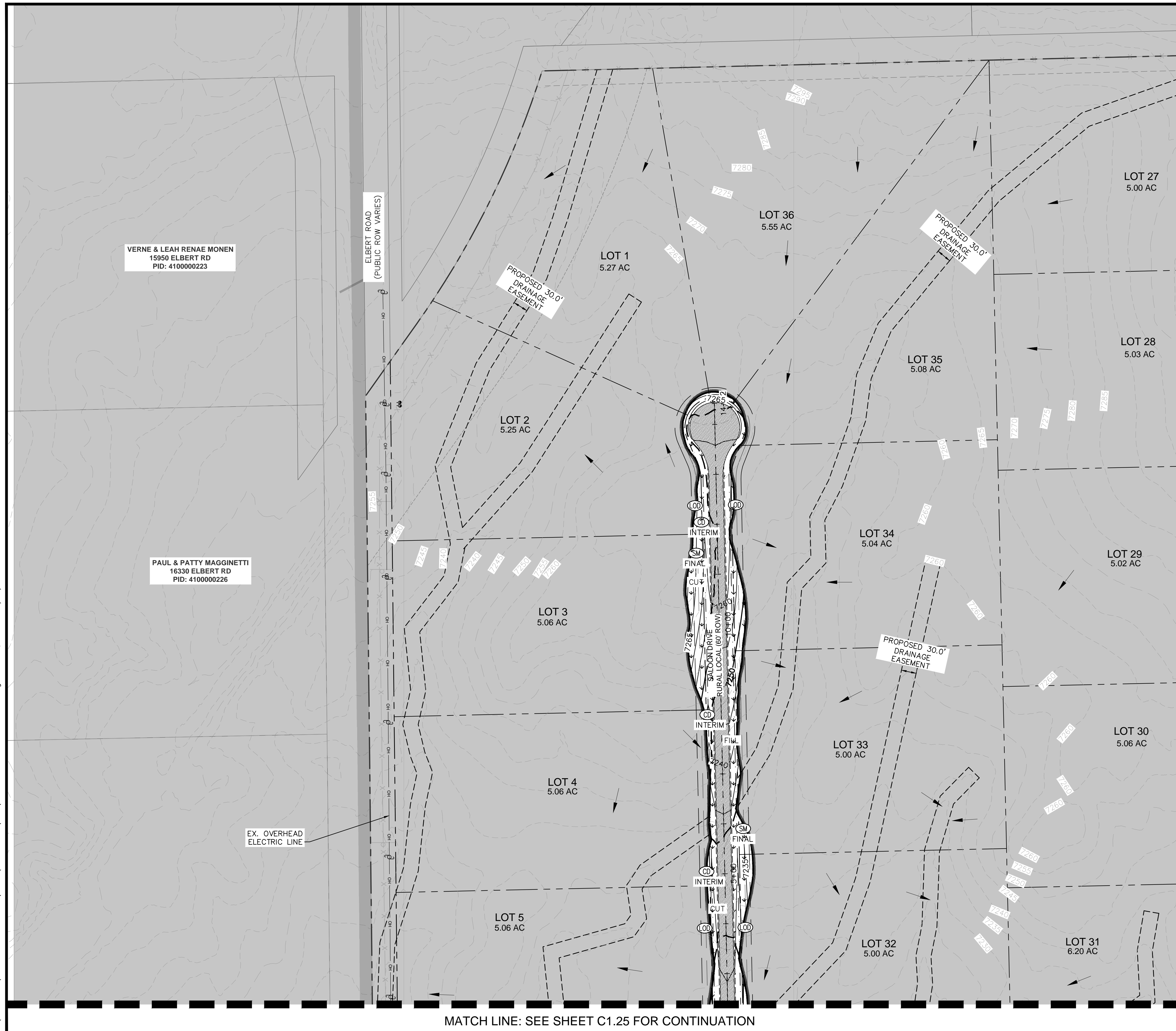
PROJECT NO.
196239003

SHEET

C1.23



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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)

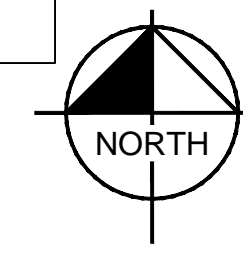
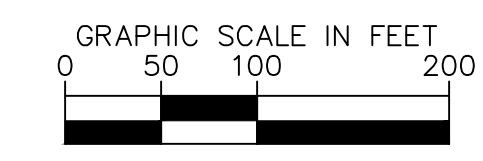
NOTES

Provide details/specification for seeding and mulching since it is a final BMP to be installed with this project.

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.
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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.



MATCH LINE: SEE SHEET C1.26 FOR CONTINUATION

MATCH LINE: SEE SHEET C1.25 FOR CONTINUATION

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 (1 OF 4)

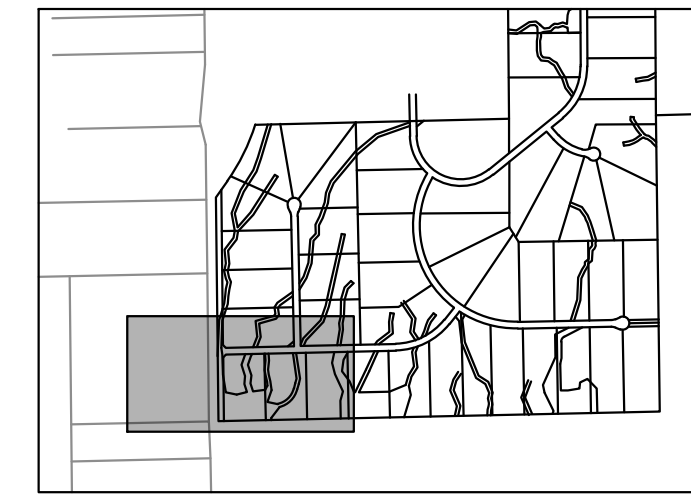
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Kimley»Horn
Kimley-Horn and Associates, Inc.

PROJECT NO.
196239003

SHEET
C1.24

K:\COS_Civil\196239003_Overlook\CAD\PlanSheets\CDS\196239003_CD_GEC_FINAL.dwg Kofford, Kevin 11/13/2024 10:00 PM

MATCH LINE: SEE SHEET C1.24 FOR CONTINUATION



KEYMAP
SCALE: 1" = 1000'

LEGEND

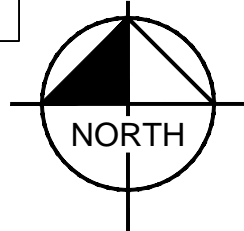
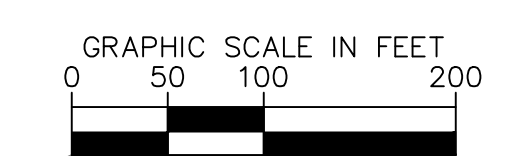
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- LOT BOUNDARY LINE
- XXXX EXISTING MAJOR CONTOUR
- XXXX EXISTING MINOR CONTOUR
- XXXX PROPOSED MAJOR CONTOUR
- XXXX PROPOSED MINOR CONTOUR
- LOD LIMITS OF CONSTRUCTION/DISTURBANCE
- SF SILT FENCE
- CUT/FILL DEMARCATION
- SP SOIL STOCKPILE
- SSA STABILIZED STAGING AREA
- VTC VEHICLE TRACKING CONTROL
- SM SEEDING AND MULCHING
- TEMPORARY SEDIMENT BASIN
- FILING NO. 2 (NOT A PART OF THIS PLAN)
- CE 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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16 INCH	2.67 FEET

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



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2 North Nevada Avenue Suite 900
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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)

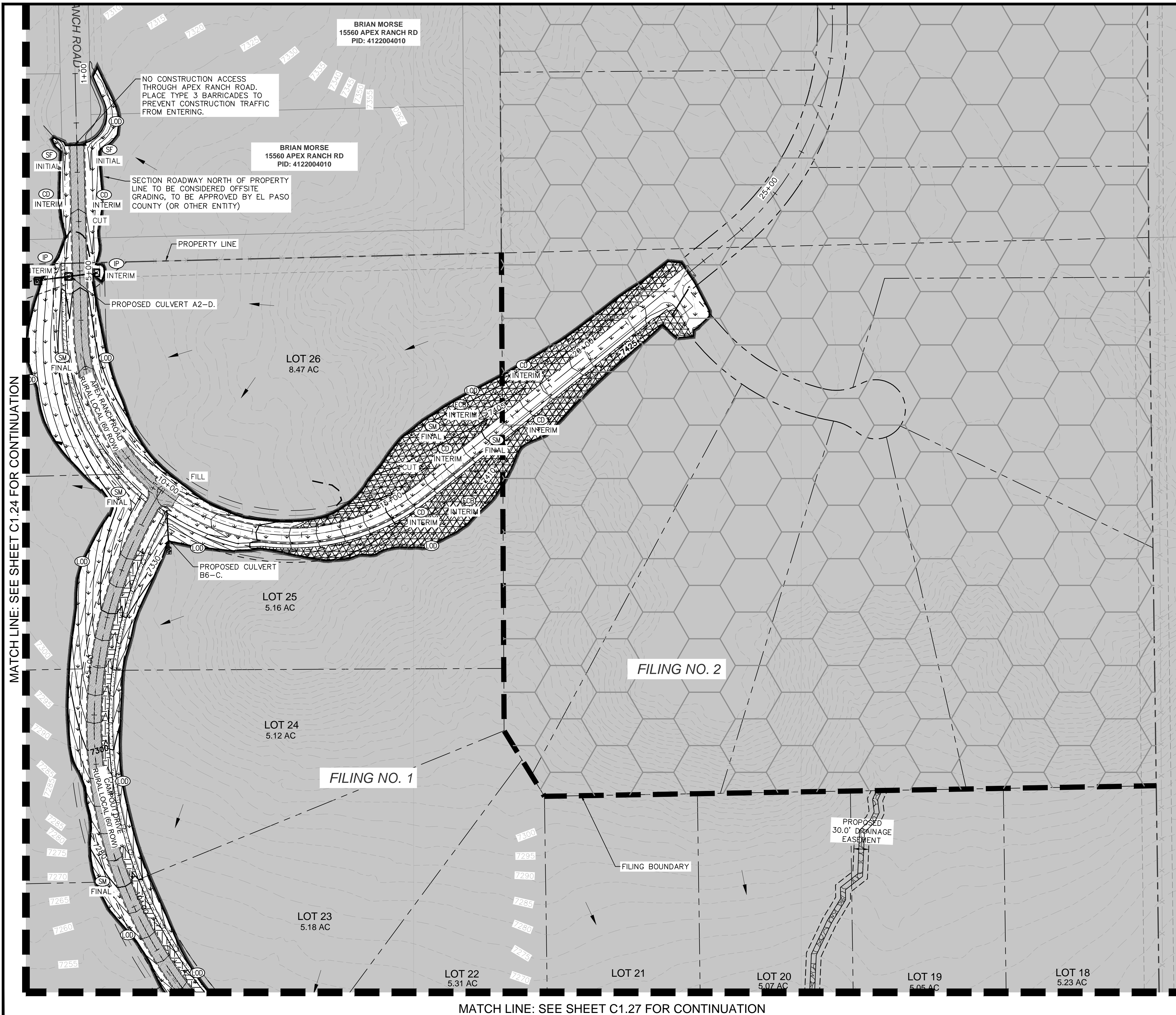
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Kimley-Horn and Associates, Inc.

PROJECT NO.
196239003

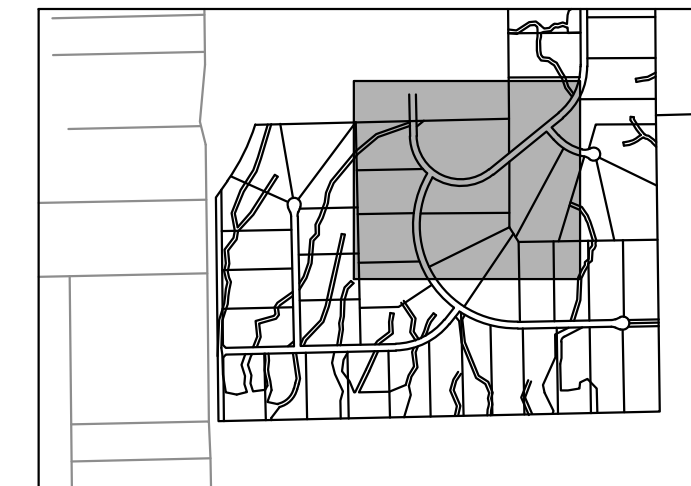
SHEET
C1.25

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MATCH LINE: SEE SHEET C1.24 FOR CONTINUATION



MATCH LINE: SEE SHEET C1.27 FOR CONTINUATION



KEYMAP
SCALE: 1" = 1000'

LEGEND

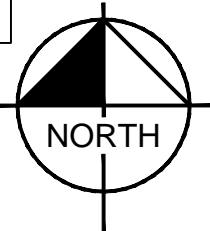
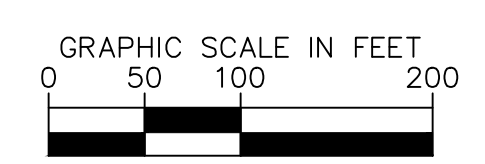
- LOT BOUNDARY LINE
- LOT BOUNDARY LINE
- XXXX EXISTING MAJOR CONTOUR
- XXXX EXISTING MINOR CONTOUR
- XXXX PROPOSED MAJOR CONTOUR
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- SM SEEDING AND MULCHING
- TEMPORARY SEDIMENT BASIN
- FILING NO. 2 (NOT A PART OF THIS PLAN)
- CB EROSION CONTROL BLANKET (SEE NOTE 4)
- SM SEEDING AND MULCHING
- EXISTING FLOW DIRECTION ARROW
- IP INLET PROTECTION
- CD CHECK DAM (SEE NOTE 8)

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Colorado Springs, Colorado 80903 (719) 453-0180

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

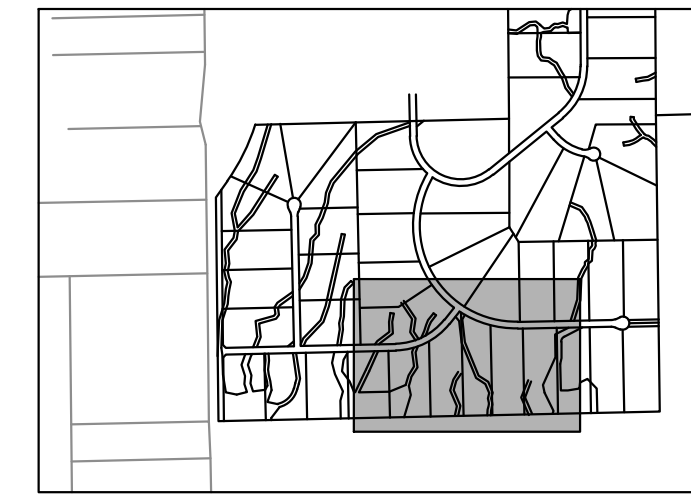
OVERLOOK AT HOMESTEAD FILING NO. 1
EL PASO COUNTY, COLORADO
CONSTRUCTION DOCUMENTS
GEC FINAL PLAN (3 OF 4)

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Kimley-Horn and Associates, Inc.

PROJECT NO.
196239003
SHEET
C1.26

NO.	REVISION	BY	DATE	APPR.

MATCH LINE: SEE SHEET C1.26 FOR CONTINUATION



KEYMAP
SCALE: 1" = 1000'

LEGEND

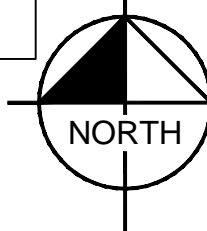
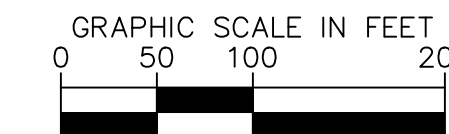
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- IP INLET PROTECTION
- CD CHECK DAM (SEE NOTE 8)

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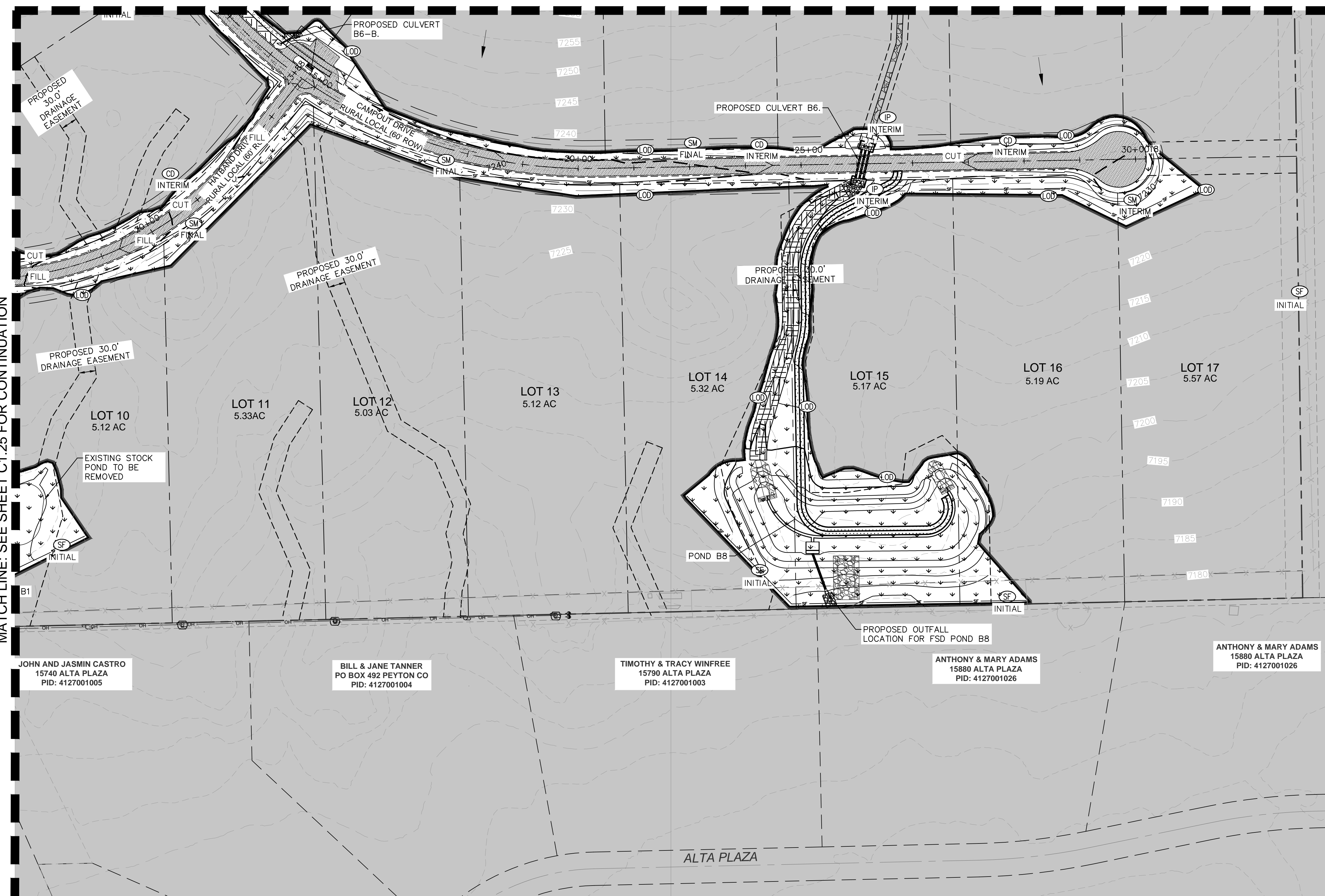
SIZE OF SCL (STRAW WADDLE)	SPACING (PER VERTICAL FEET OF FALL)
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INITIAL/INTERIM CONDITIONS ARE SHOWN ON EARLY GRADING-GRADING AND EROSION CONTROL PLANS ON EGP241.



MATCH LINE: SEE SHEET C1.25 FOR CONTINUATION

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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

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

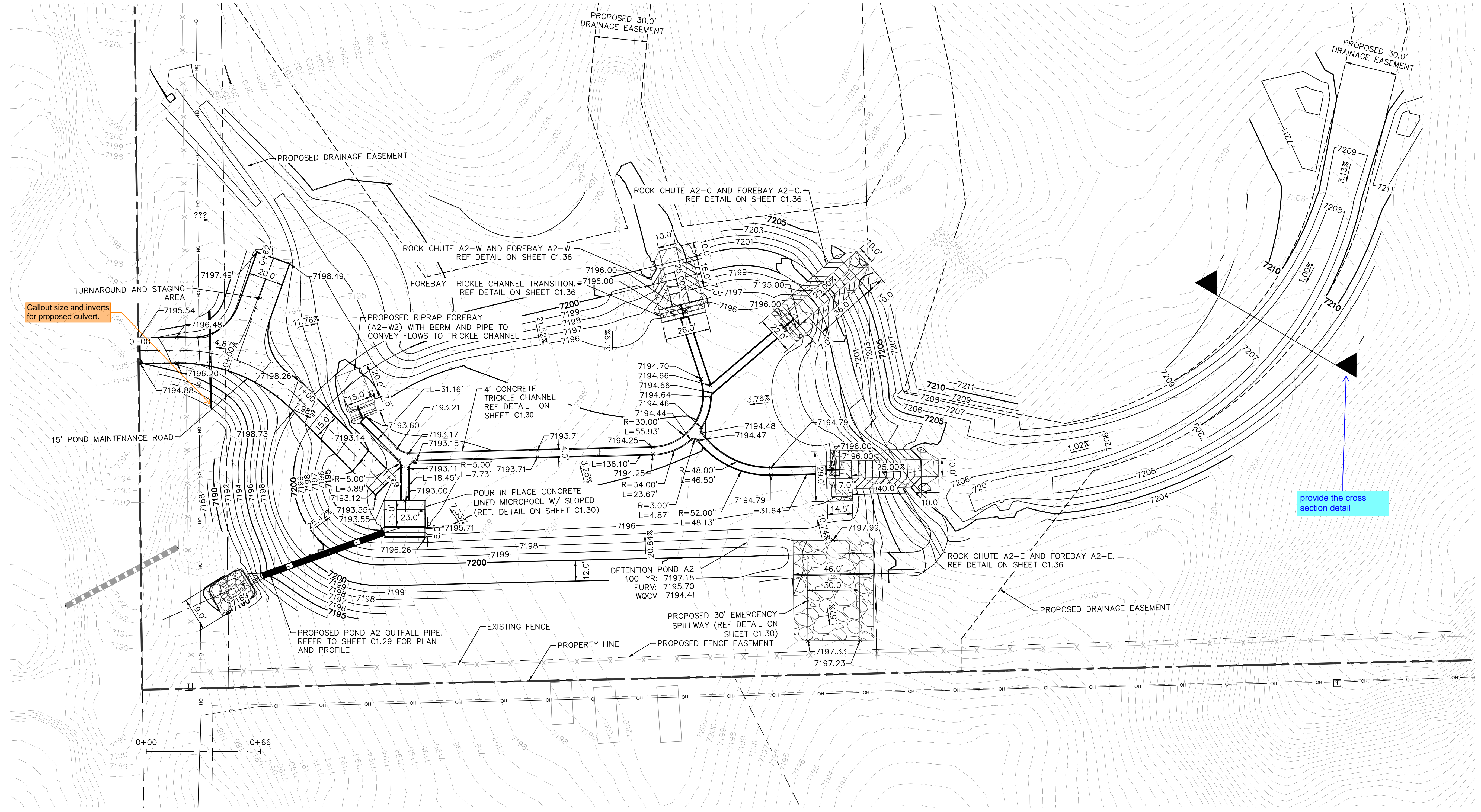
OVERLOOK AT HOMESTEAD FILING NO. 1
EL PASO COUNTY, COLORADO
CONSTRUCTION DOCUMENTS
GEC FINAL PLAN (4 OF 4)

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PROJECT NO.
196239003

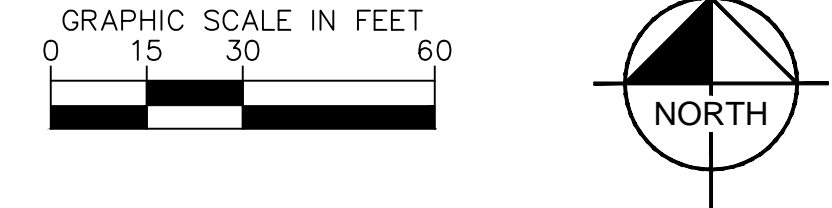
SHEET
C1.27

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LEGEND

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- XXXX EXISTING MAJOR CONTOUR
- XXXX EXISTING MINOR CONTOUR
- XXXX PROPOSED MAJOR CONTOUR
- XXXX PROPOSED MINOR CONTOUR
- [Symbol] RIPRAP
- [Symbol] GRAVEL MAINTENANCE ACCESS ROAD



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

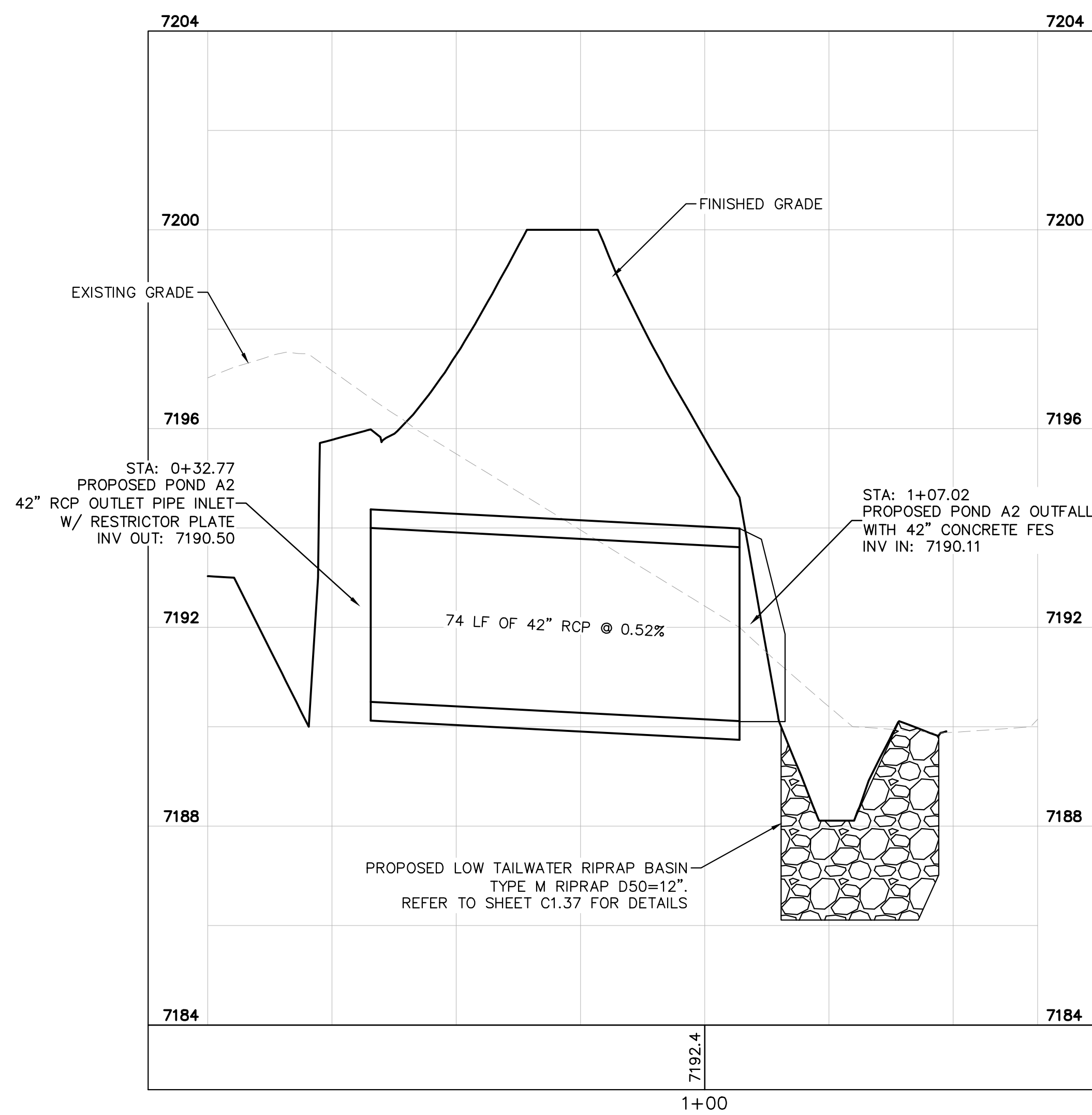
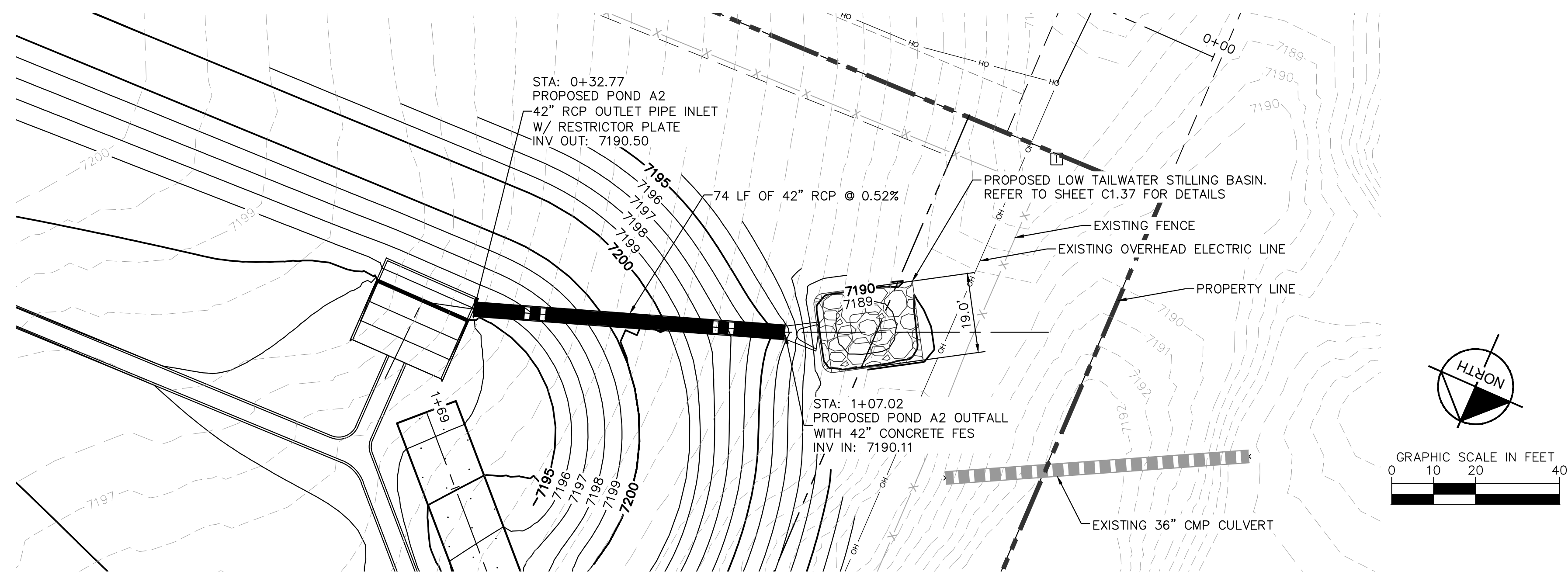
DESIGNED BY: KRK
 DRAWN BY: A.J.L.
 CHECKED BY: KRK
 DATE: 06/14/2024

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

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 Kimley-Horn and Associates, Inc.

PROJECT NO.
 196239003
 SHEET
C1.28

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

DESIGNED BY: KRK
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 DATE: 06/14/2024

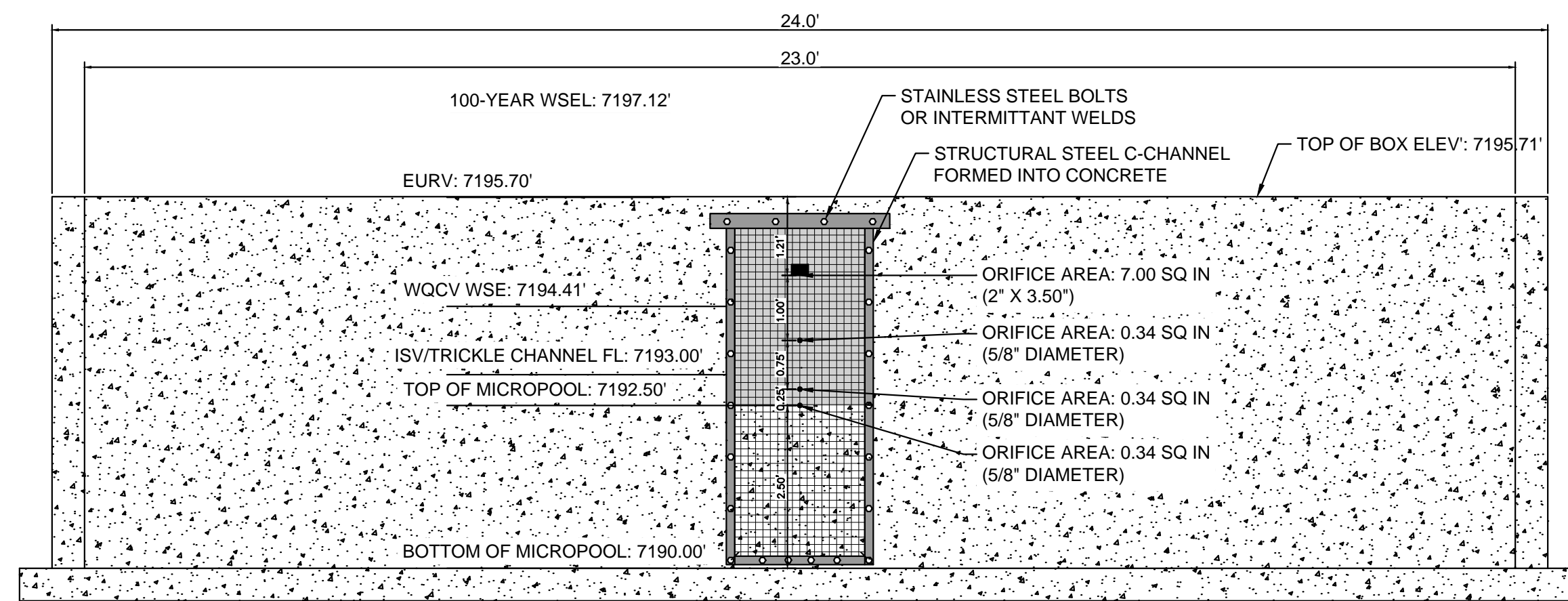
OVERLOOK AT HOMESTEAD FILING NO. 1
 EL PASO COUNTY, COLORADO
 CONSTRUCTION DOCUMENTS
 POND A2 OUTFALL PLAN AND PROFILE

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PROJECT NO.
 196239003

SHEET

C1.29



1 ORIFICE PLATE AND TRASH RACK DETAIL
N.T.S.

ORIFICE PLATE NOTES

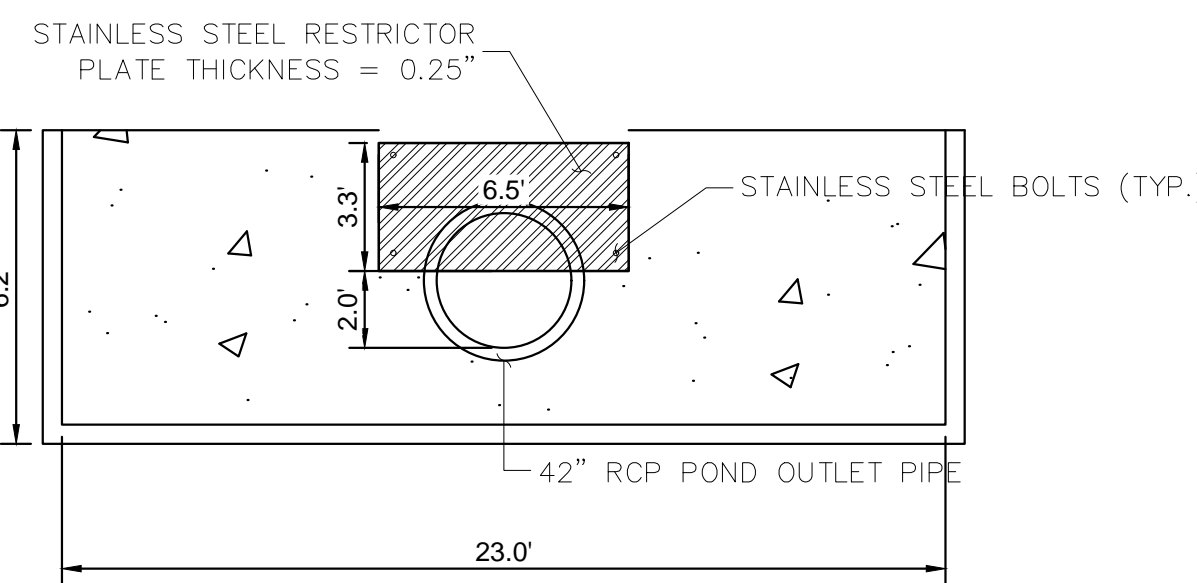
1. PROVIDE CONTINUOUS NEOPRENE GASKET MATERIAL BETWEEN THE ORIFICE PLATE AND CONCRETE.
2. BOLT PLATE TO CONCRETE 12" MAX. ON CENTER, WITH A PLATE THICKNESS OF 0.25".

EURV AND WQCV TRASH RACKS

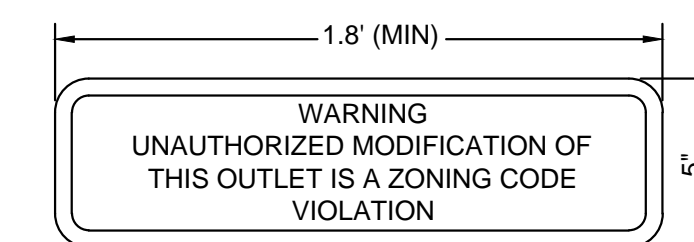
1. WELL-SCREEN TRASH RACKS SHALL BE STAINLESS STEEL AND SHALL BE ATTACHED BY INTERMITTENT WELDS ALONG THE EDGE OF THE MOUNTING FRAME.
2. BAR GATE TRASH RACKS SHALL BE ALUMINUM AND SHALL BE BOLTED USING STAINLESS STEEL HARDWARE.
3. TRASH RACK OPEN AREAS ARE FOR SPECIFIED TRASH RACK MATERIALS. TOTAL TRASH RACK SIZE MAY NEED TO BE ADJUSTED FOR MATERIALS HAVING DIFFERENT OPEN AREA/GROSS AREA RATIO (R VALUE). 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.



4 100-YEAR FLOW RESTRICTOR
1" = 5"



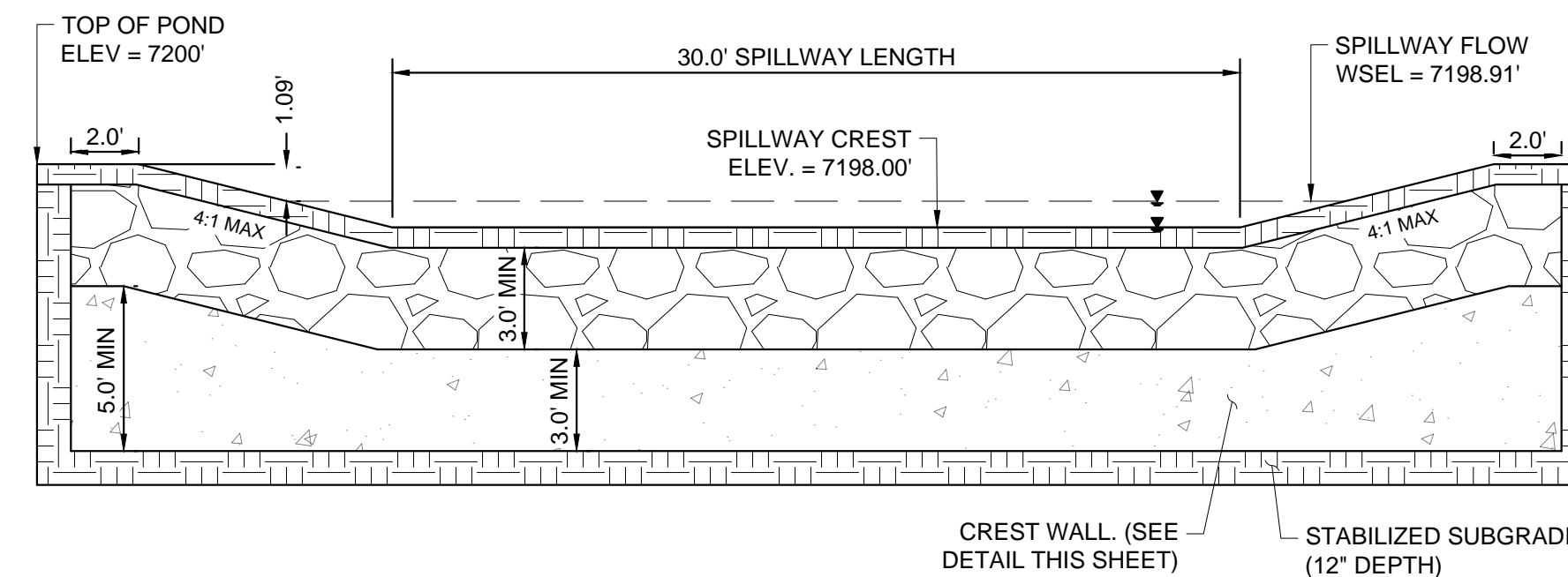
8 OUTLET SIGNAGE
N.T.S.

OUTLET SIGNAGE NOTES

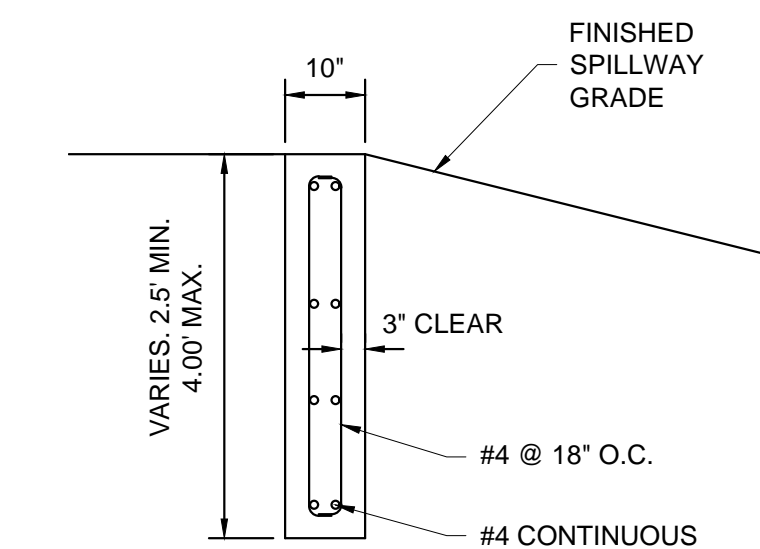
1. SIGN SHALL BE A MINIMUM OF 0.75 SQUARE FEET AND SHALL BE ATTACHED TO THE OUTLET OR POSTED AWAY.



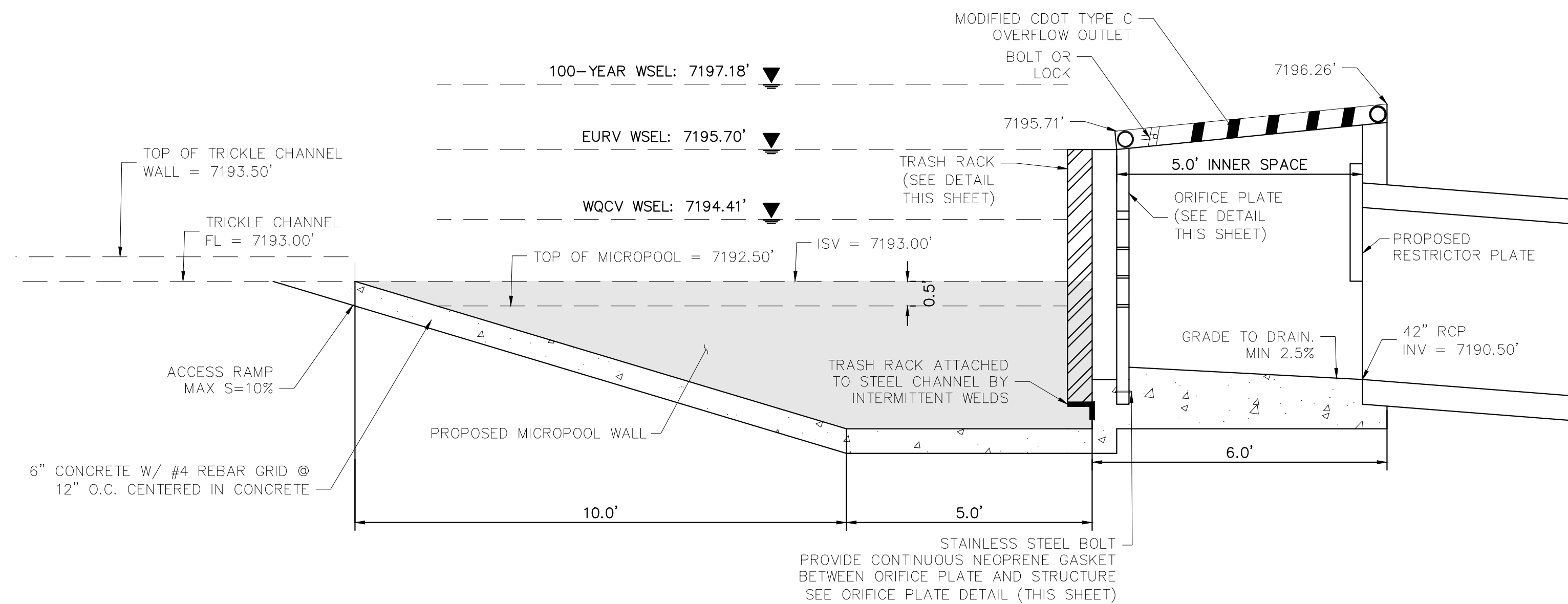
9 PET WASTE SIGNAGE
N.T.S.



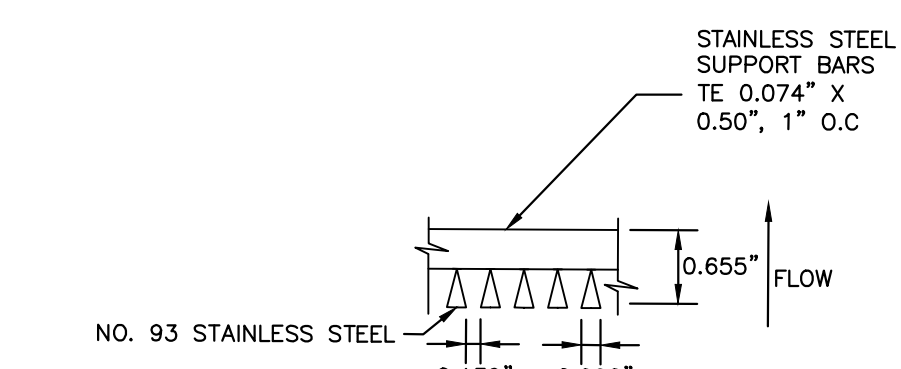
5 EMERGENCY SPILLWAY
1" = 5"



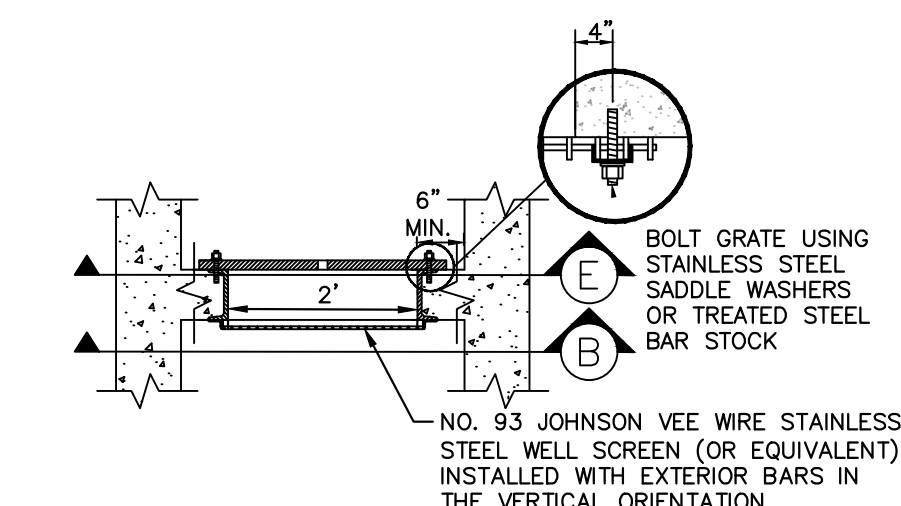
10 SECTION CREST WALL DETAIL
1" = 2"



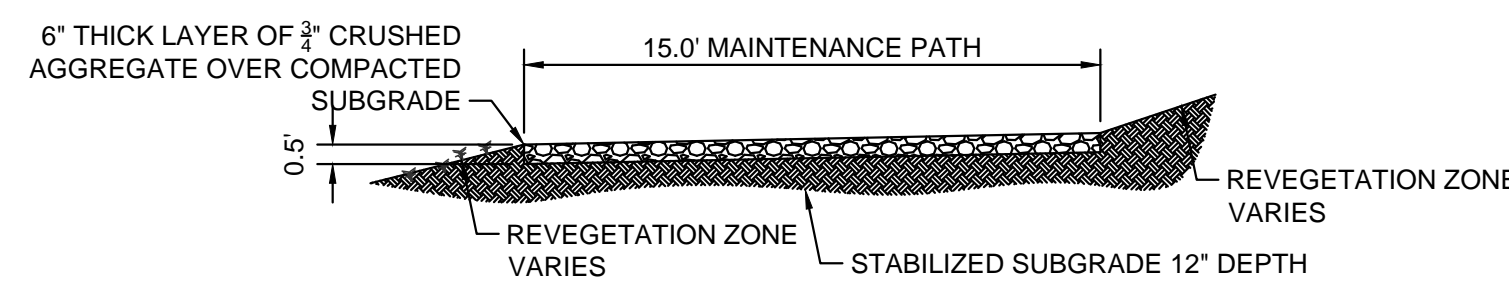
6 OUTLET STRUCTURE DETAIL
1" = 2"



11 SECTION A
N.T.S.



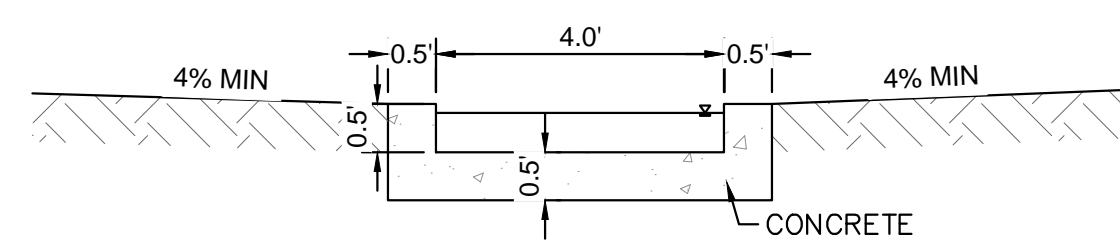
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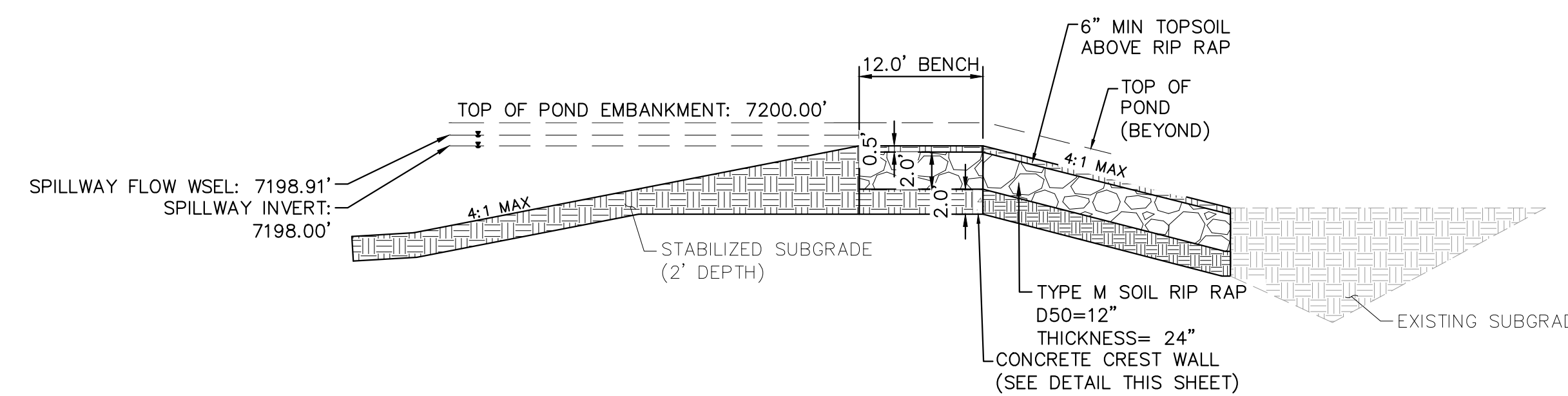
2 MAINTENANCE ROAD
1" = 5"

MAINTENANCE PATH NOTES

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



3 CONCRETE TRICKLE CHANNEL
1" = 2"



7 EMERGENCY SPILLWAY DETAILS
1" = 5"

K:\COS_Civil\196239003_Overlook\CD\PlanSheets\CDs_CD_POND_A2.dwg Kofford, Kevin 11/14/2024 8:57 AM

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CHECKED BY: KRK
DATE: 06/14/2024

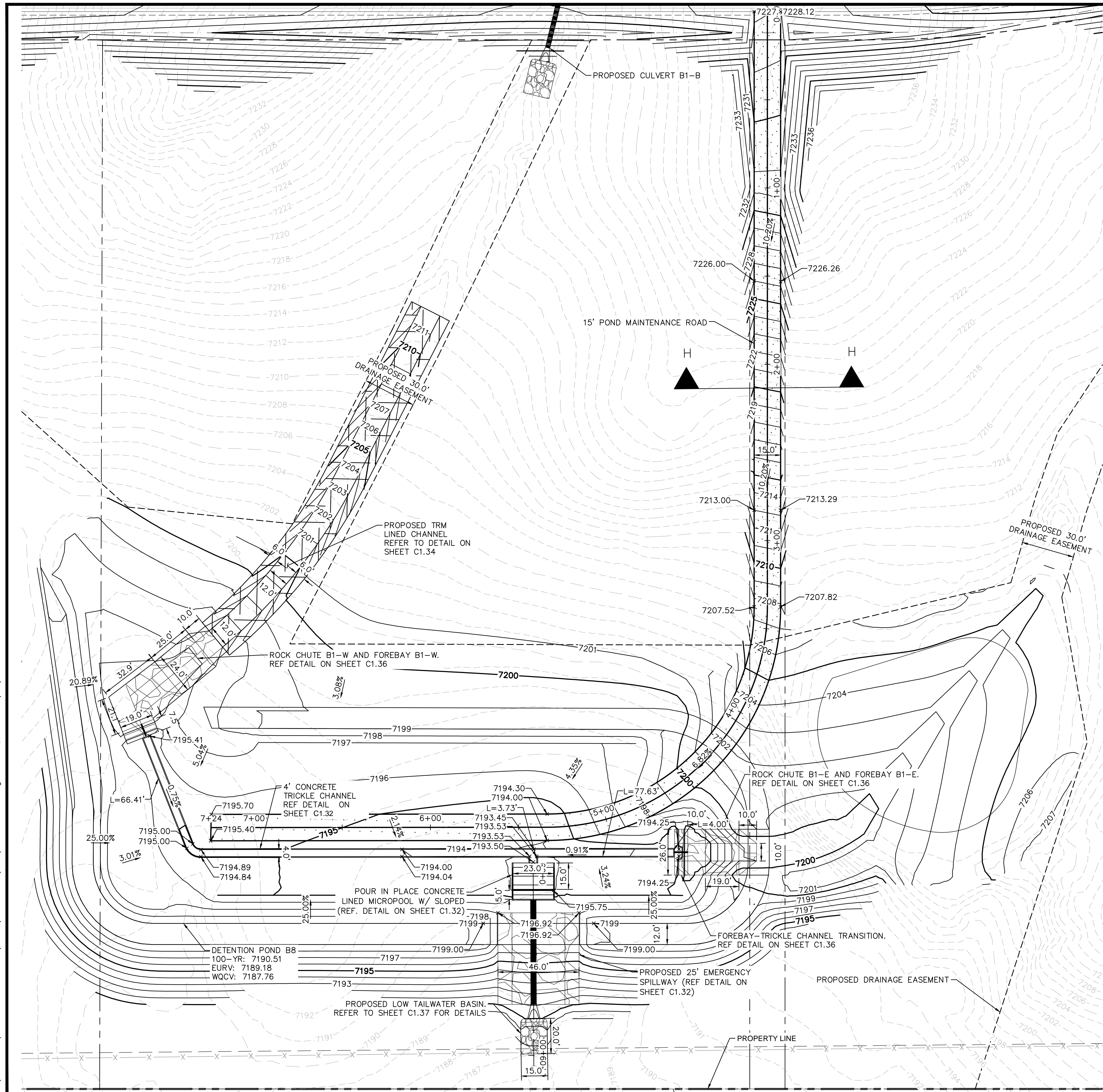
OVERLOOK AT HOMESTEAD FILING NO. 1
EL PASO COUNTY, COLORADO
CONSTRUCTION DOCUMENTS
POND A2 DETAILS

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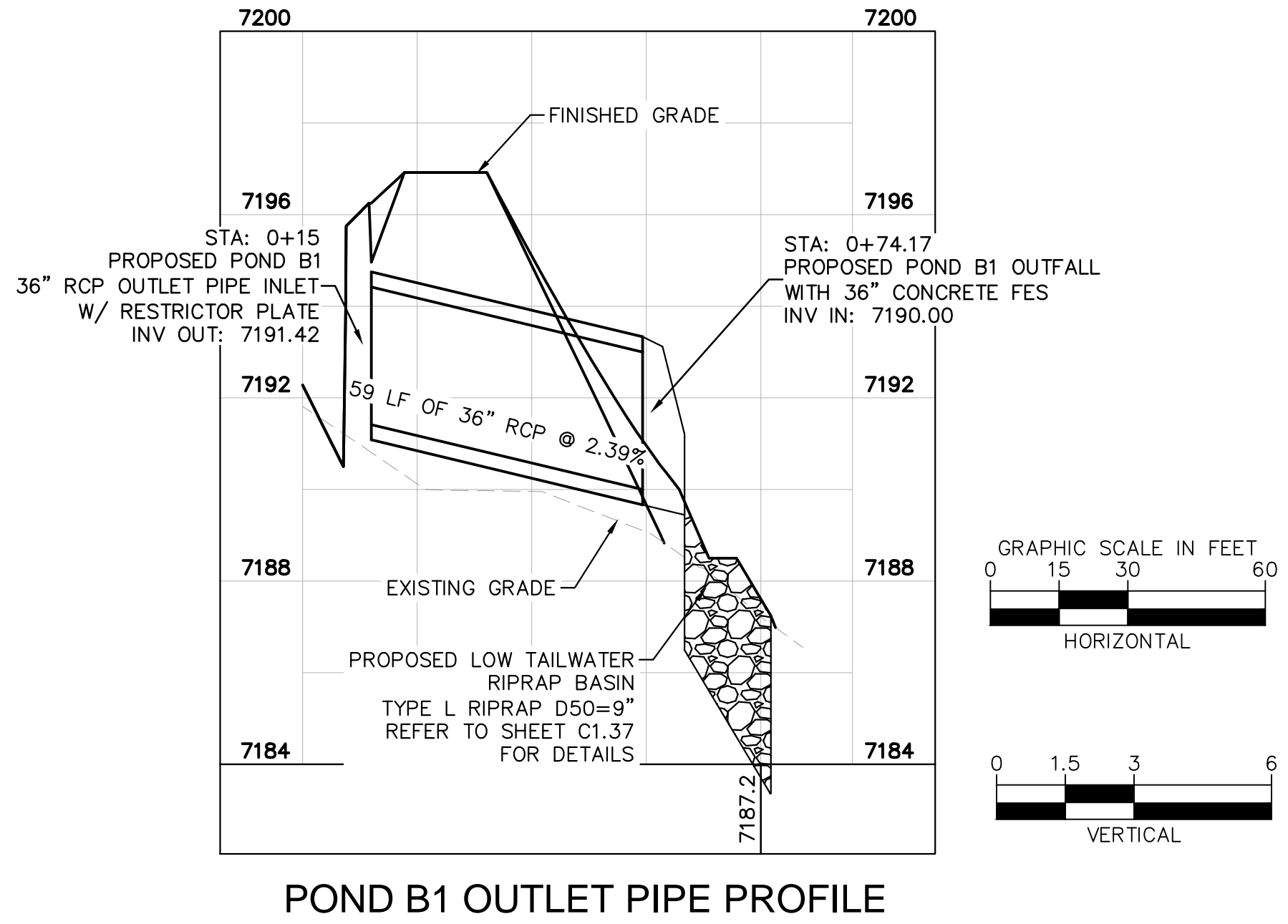
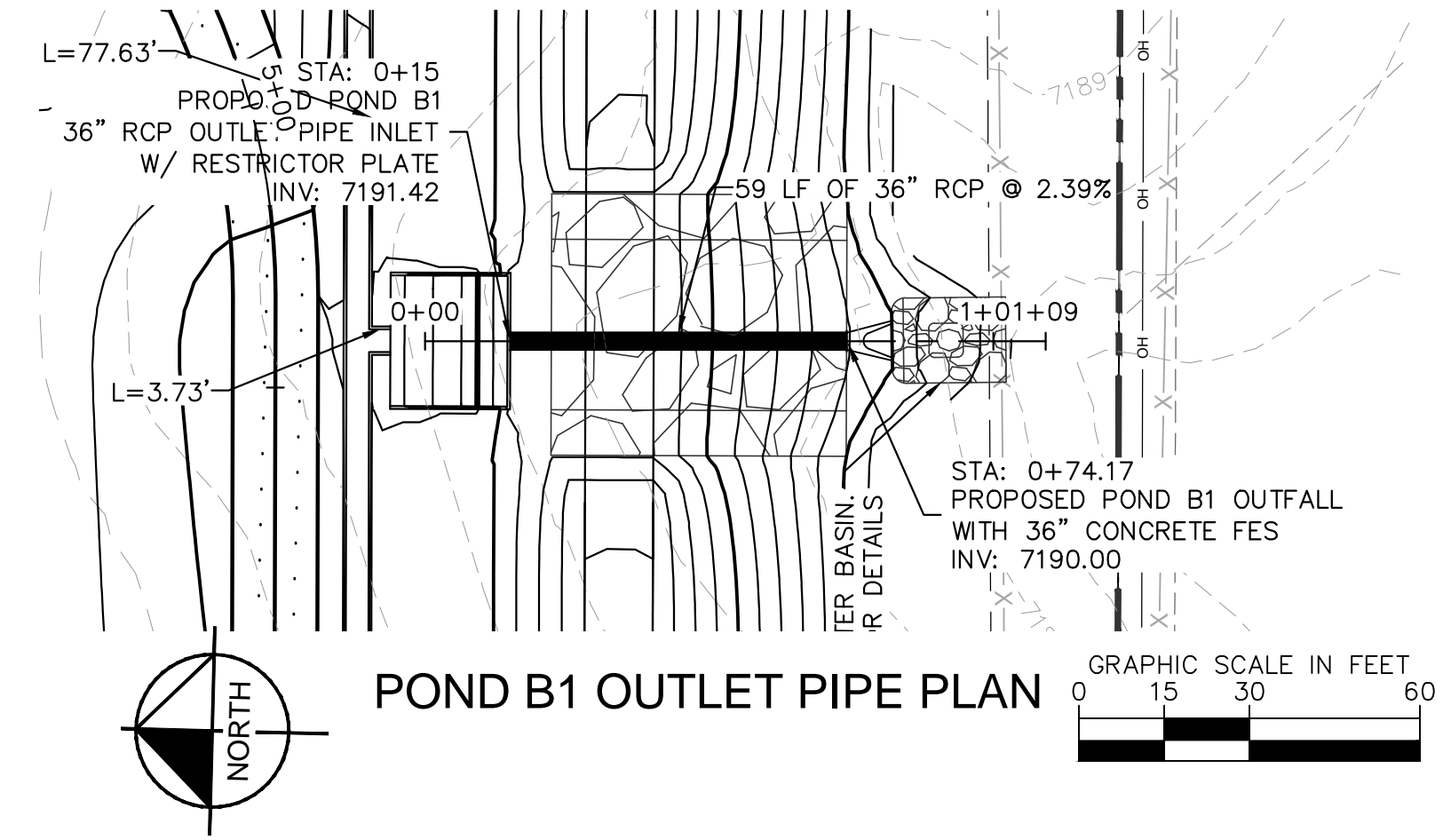
PROJECT NO.
196239003

SHEET
C1.30

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- LEGEND**
- LOT BOUNDARY LINE
 - LOT BOUNDARY LINE
 - XXXX EXISTING MAJOR CONTOUR
 - XXXX EXISTING MINOR CONTOUR
 - XXXX PROPOSED MAJOR CONTOUR
 - XXXX PROPOSED MINOR CONTOUR
 - [Symbol] RIPRAP
 - [Symbol] GRAVEL MAINTENANCE ACCESS ROAD



NO.	REVISION	BY	DATE	APPR.

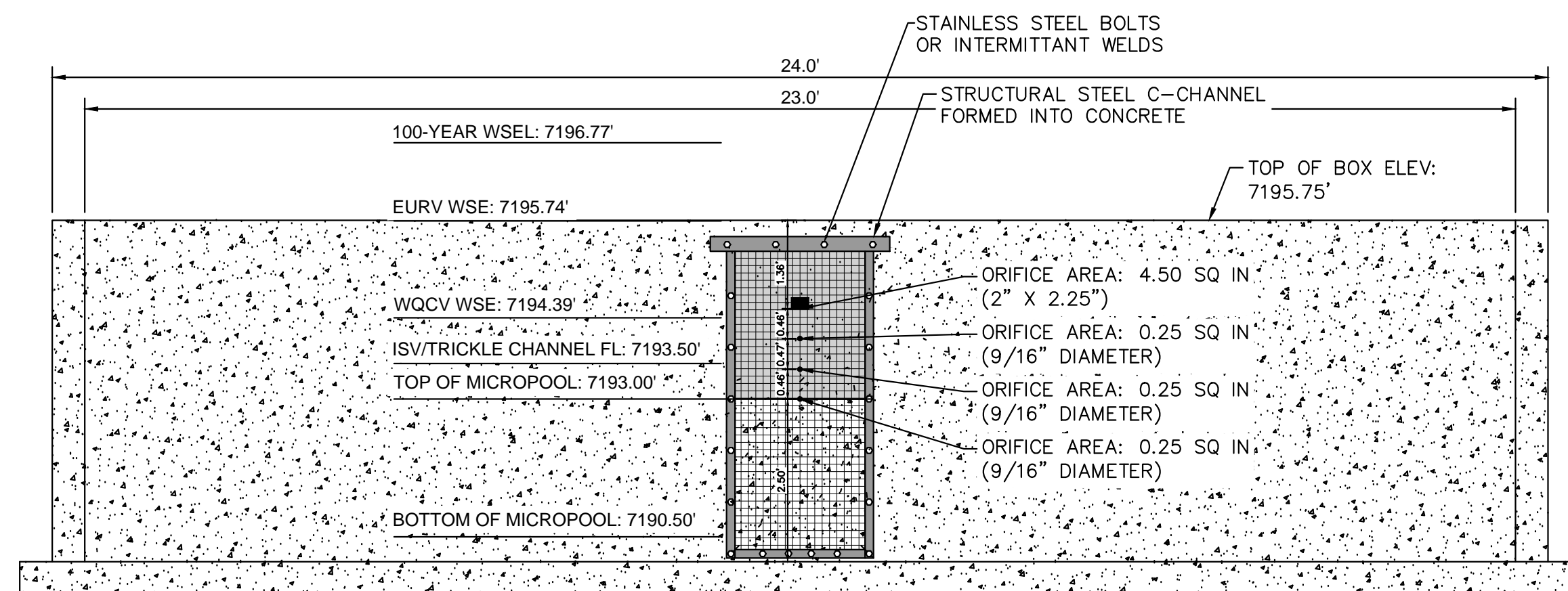
Kimley»Horn
 2024 KIMLEY-HORN AND ASSOCIATES, INC.
 2 North Nevada Avenue Suite 900
 Colorado Springs, Colorado 80903 (719) 453-0180

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

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

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PROJECT NO.
196239003
 SHEET
C1.31



1 ORIFICE PLATE AND TRASH RACK DETAIL
N.T.S.

ORIFICE PLATE NOTES

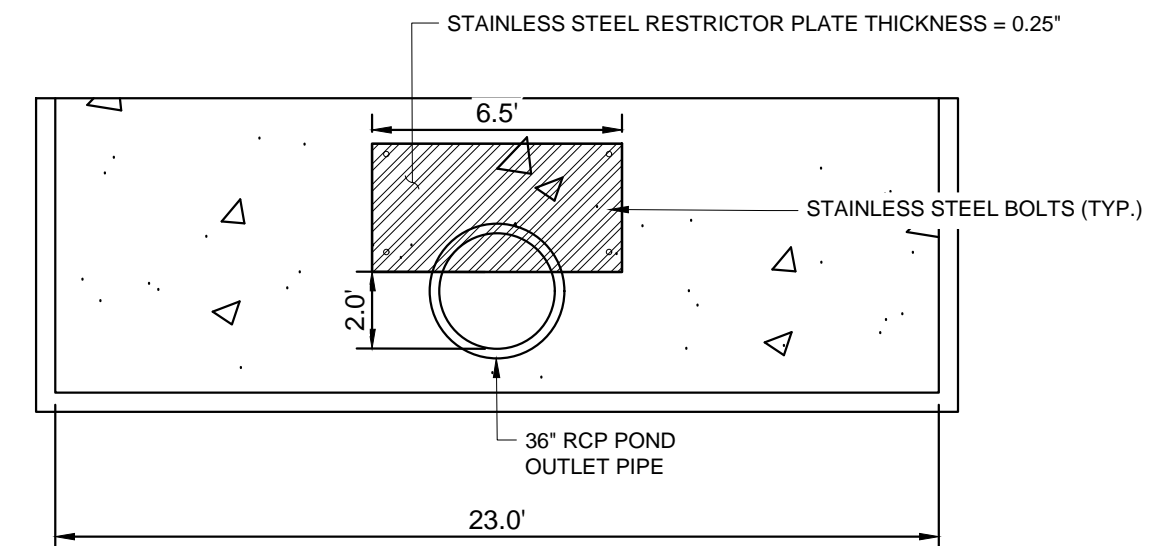
1. PROVIDE CONTINUOUS NEOPRENE GASKET MATERIAL BETWEEN THE ORIFICE PLATE AND CONCRETE.
2. BOLT PLATE TO CONCRETE 12" MAX. ON CENTER. WITH A PLATE THICKNESS OF 0.25".

EURV AND WQCV TRASH RACKS

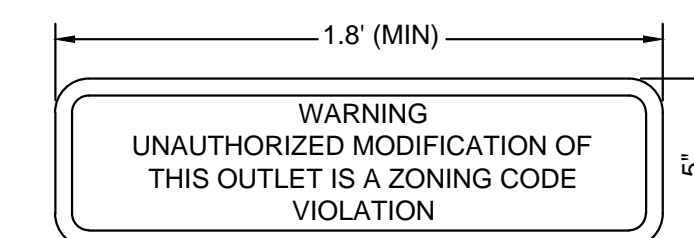
1. WELL-SCREEN TRASH RACKS SHALL BE STAINLESS STEEL AND SHALL BE ATTACHED BY INTERMITTENT WELDS ALONG THE EDGE OF THE MOUNTING FRAME.
2. BAR GATE TRASH RACKS SHALL BE ALUMINUM AND SHALL BE BOLTED USING STAINLESS STEEL HARDWARE.
3. TRASH RACK OPEN AREAS ARE FOR SPECIFIED TRASH RACK MATERIALS. TOTAL TRASH RACK SIZE MAY NEED TO BE ADJUSTED FOR MATERIALS HAVING DIFFERENT OPEN AREA/GROSS AREA RATIO (R VALUE). 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.



4 100-YEAR FLOW RESTRICTOR
1" = 5'



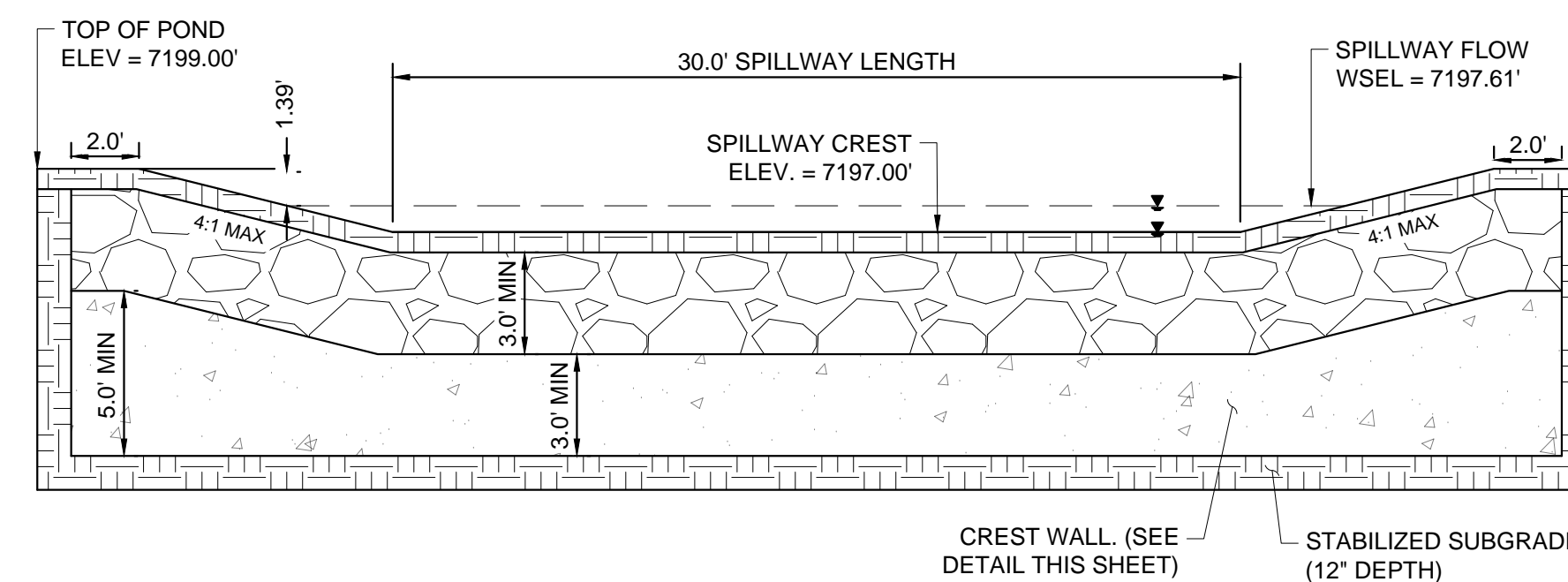
8 OUTLET SIGNAGE
N.T.S.

OUTLET SIGNAGE NOTES

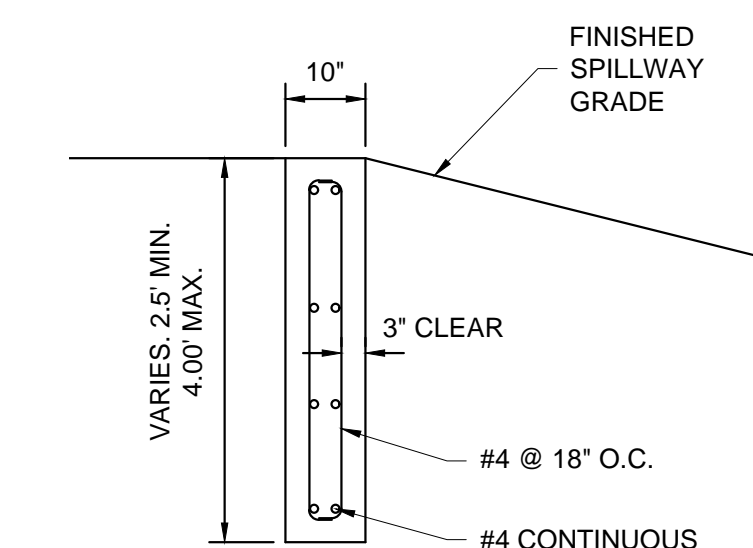
1. SIGN SHALL BE A MINIMUM OF 0.75 SQUARE FEET AND SHALL BE ATTACHED TO THE OUTLET OR POSTED AWAY.



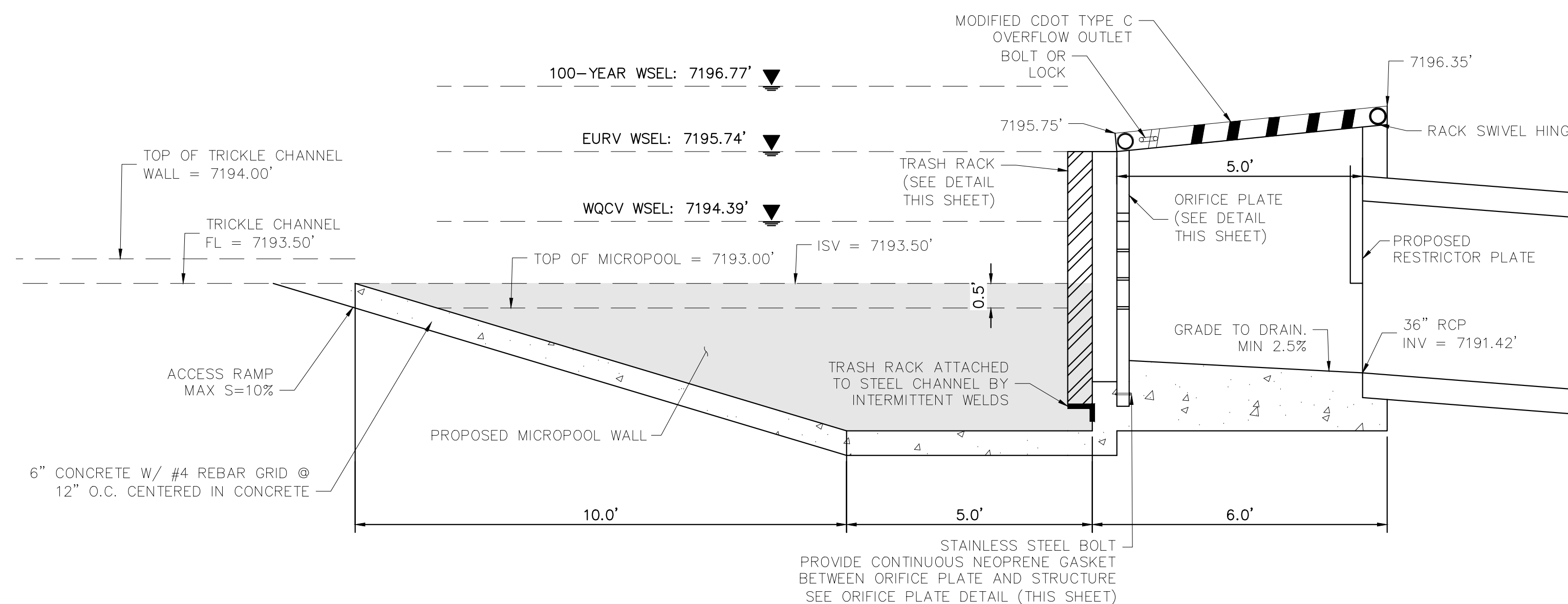
9 PET WASTE SIGNAGE
N.T.S.



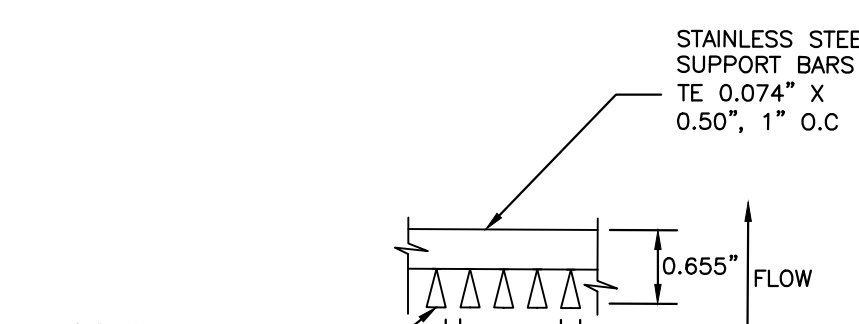
5 EMERGENCY SPILLWAY
1" = 5'



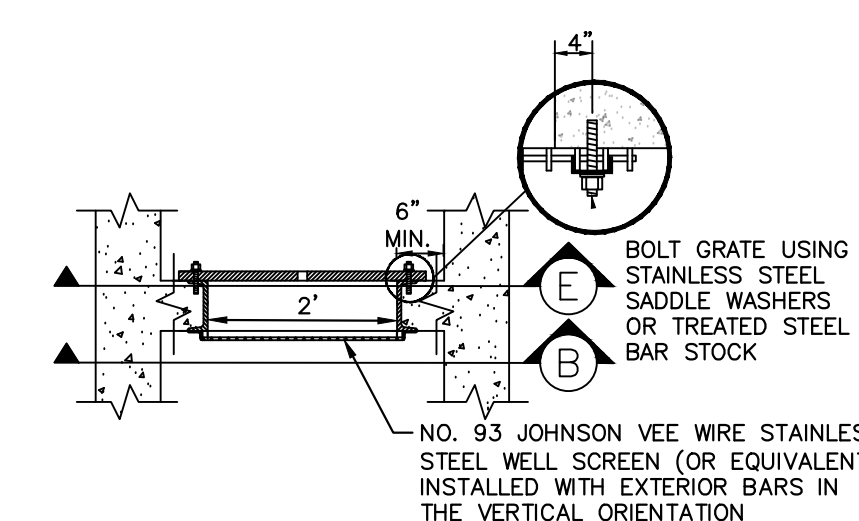
10 SECTION CREST WALL DETAIL
1" = 2'



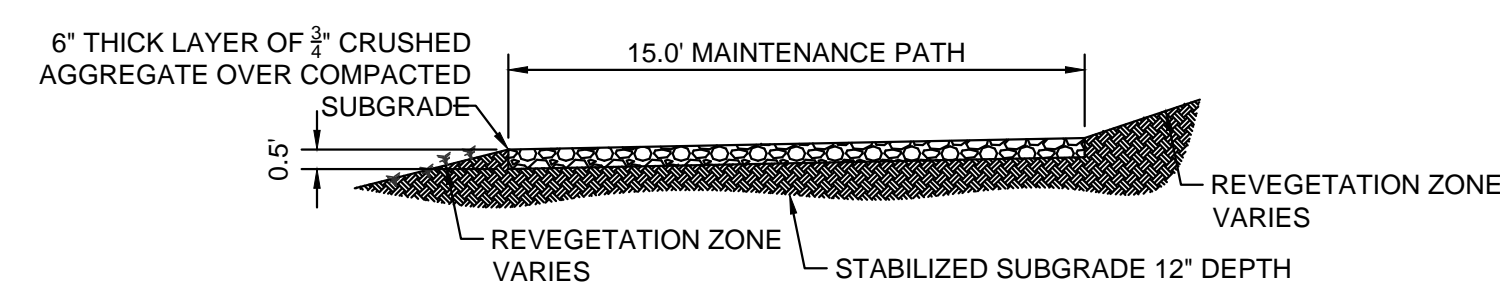
6 OUTLET STRUCTURED DETAIL
1" = 2'



11 SECTION A
N.T.S.



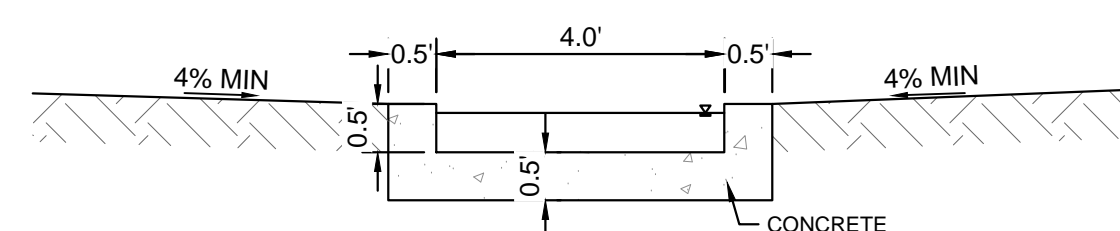
12 SECTION B
N.T.S.



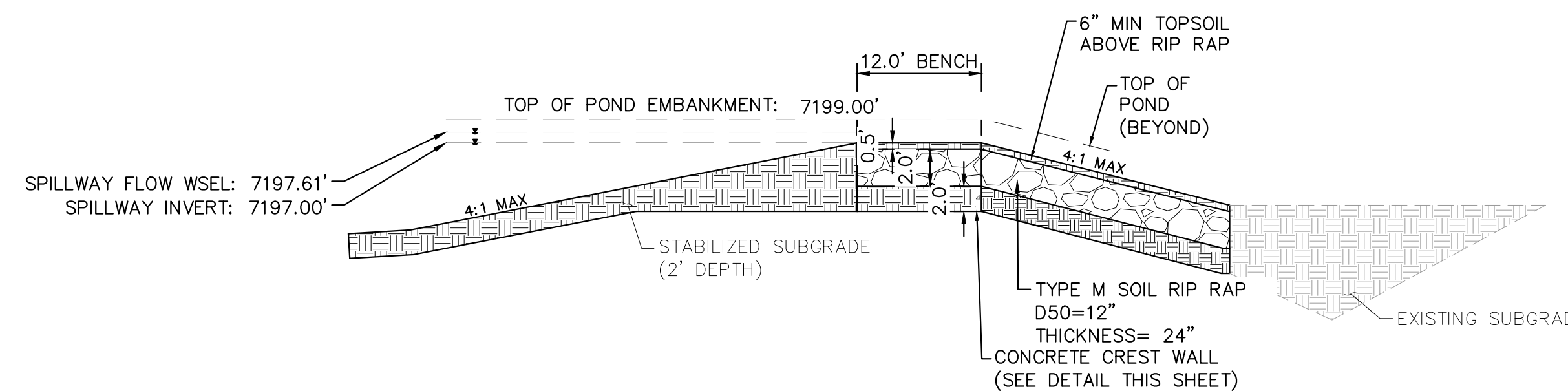
2 MAINTENANCE ROAD
1" = 5'

MAINTENANCE PATH NOTES

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



3 CONCRETE TRICKLE CHANNEL
1" = 2'



7 EMERGENCY SPILLWAY DETAILS
1" = 5'

NO.	REVISION	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: A.JL
CHECKED BY: KRK
DATE: 06/14/2024

OVERLOOK AT HOMESTEAD FILING NO. 1
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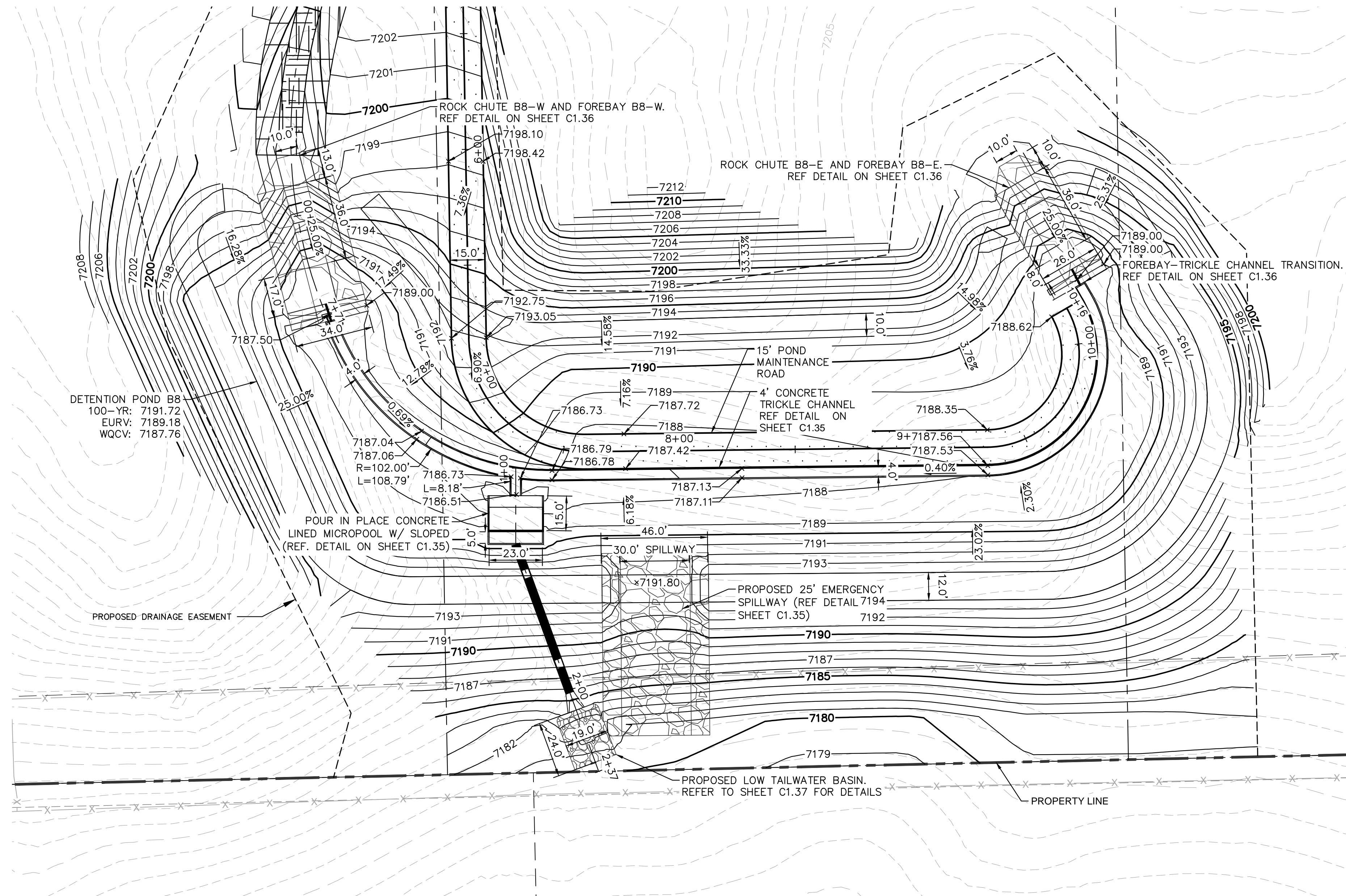
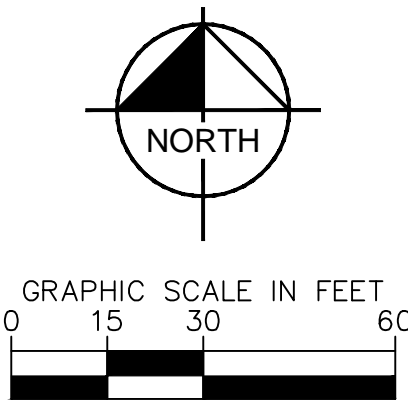
PROJECT NO.
196239003

SHEET

C1.32

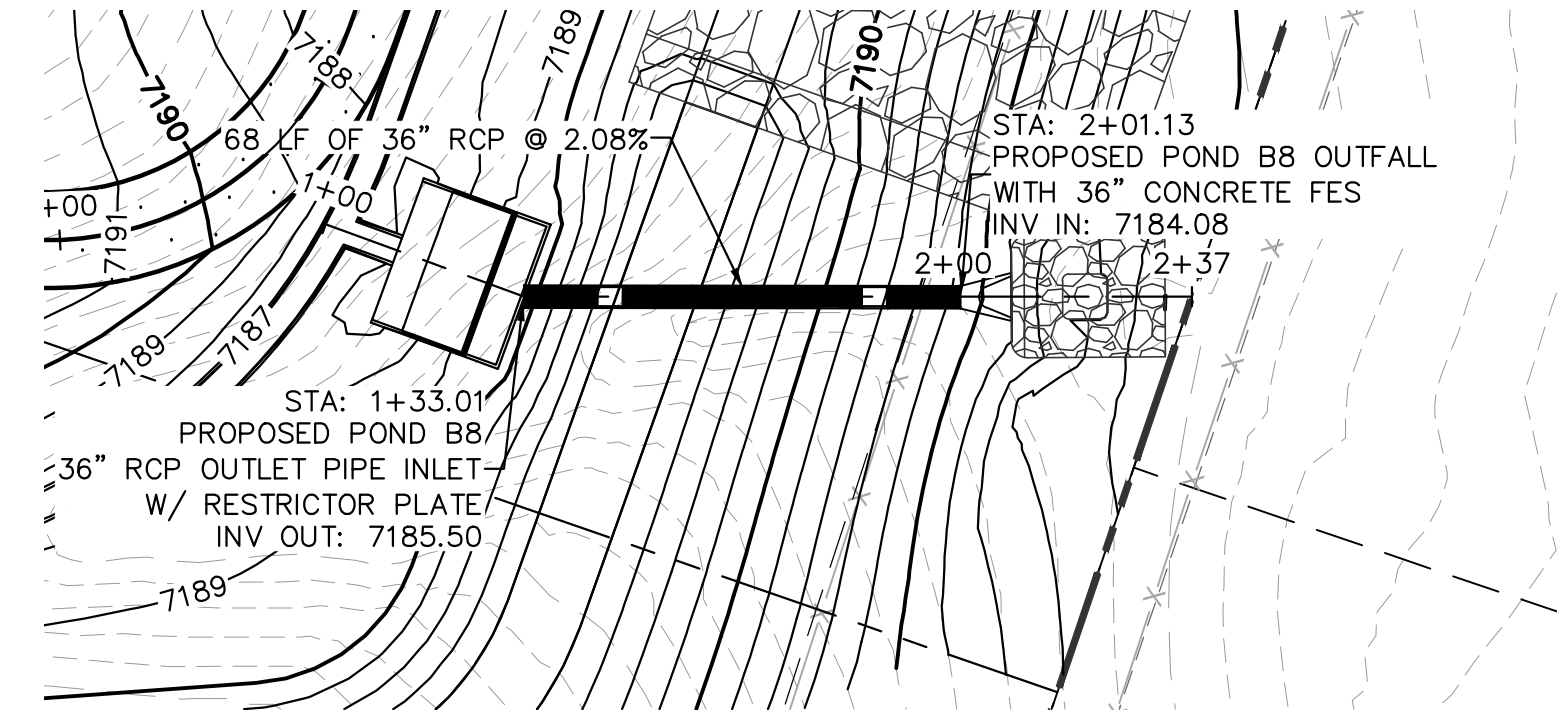
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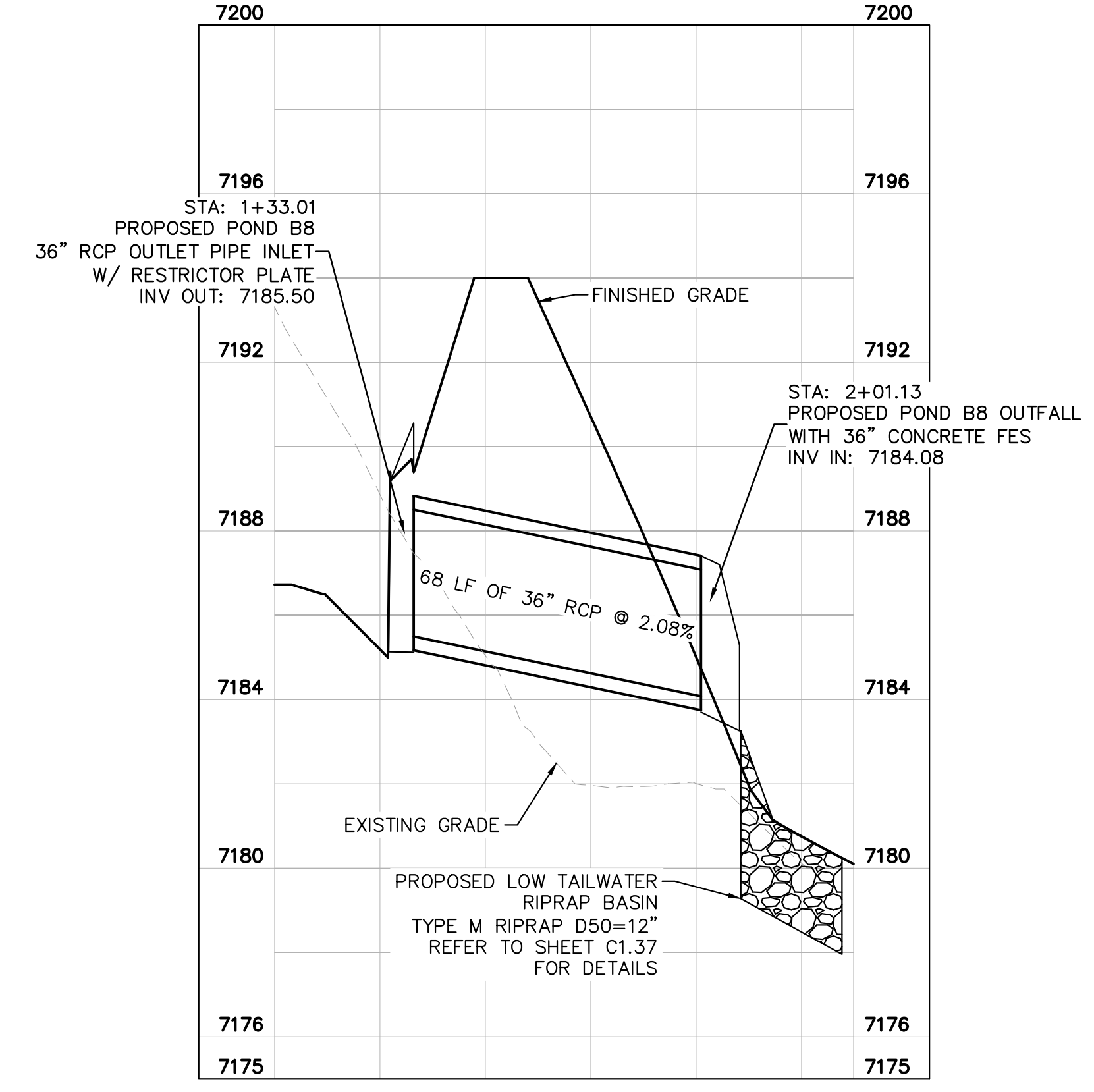
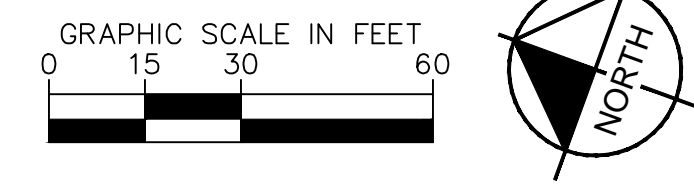


LEGEND

	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



POND B8 OUTLET PIPE PROFILE

NO.	REVISION	BY	DATE	APPR.

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

DESIGNED BY: KRK
 DRAWN BY: A.JL
 CHECKED BY: KRK
 DATE: 06/14/2024

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

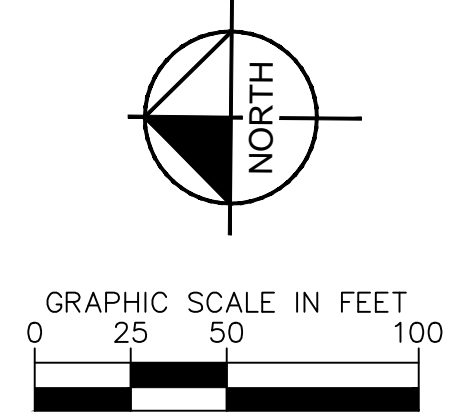
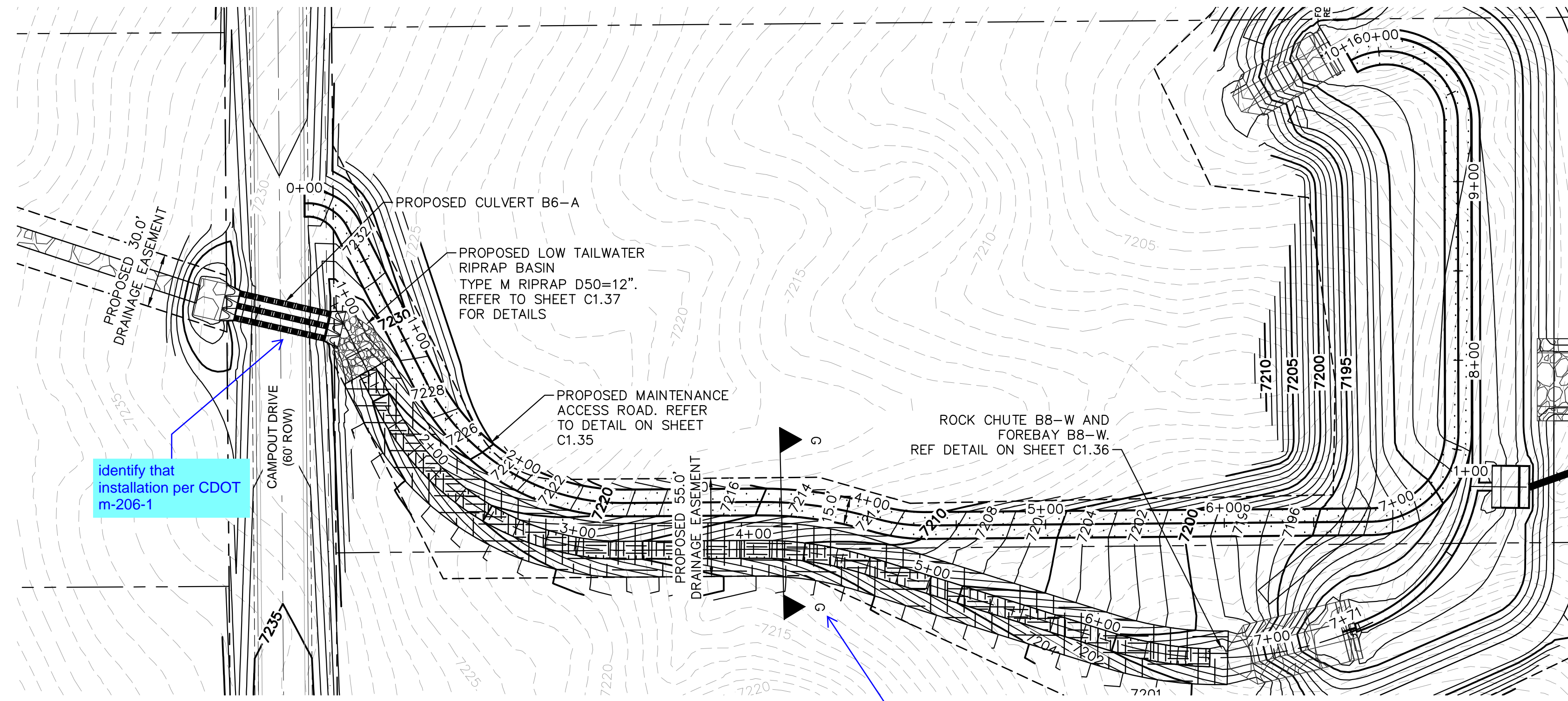
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PROJECT NO.
 196239003

SHEET
C1.33

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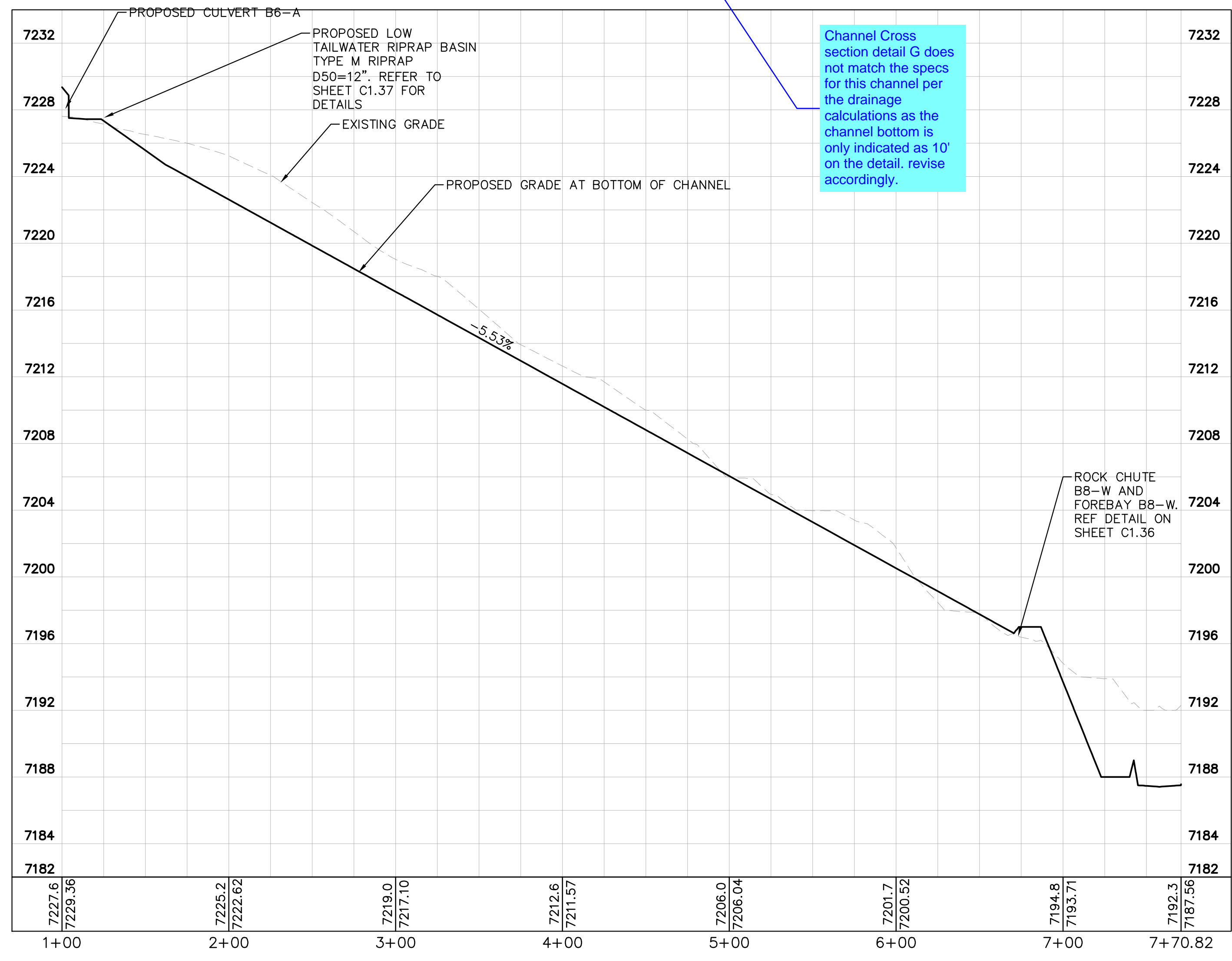


Identify that installation per CDOT m-206-1

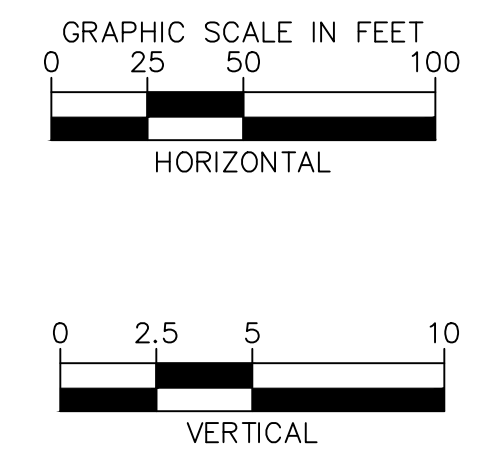
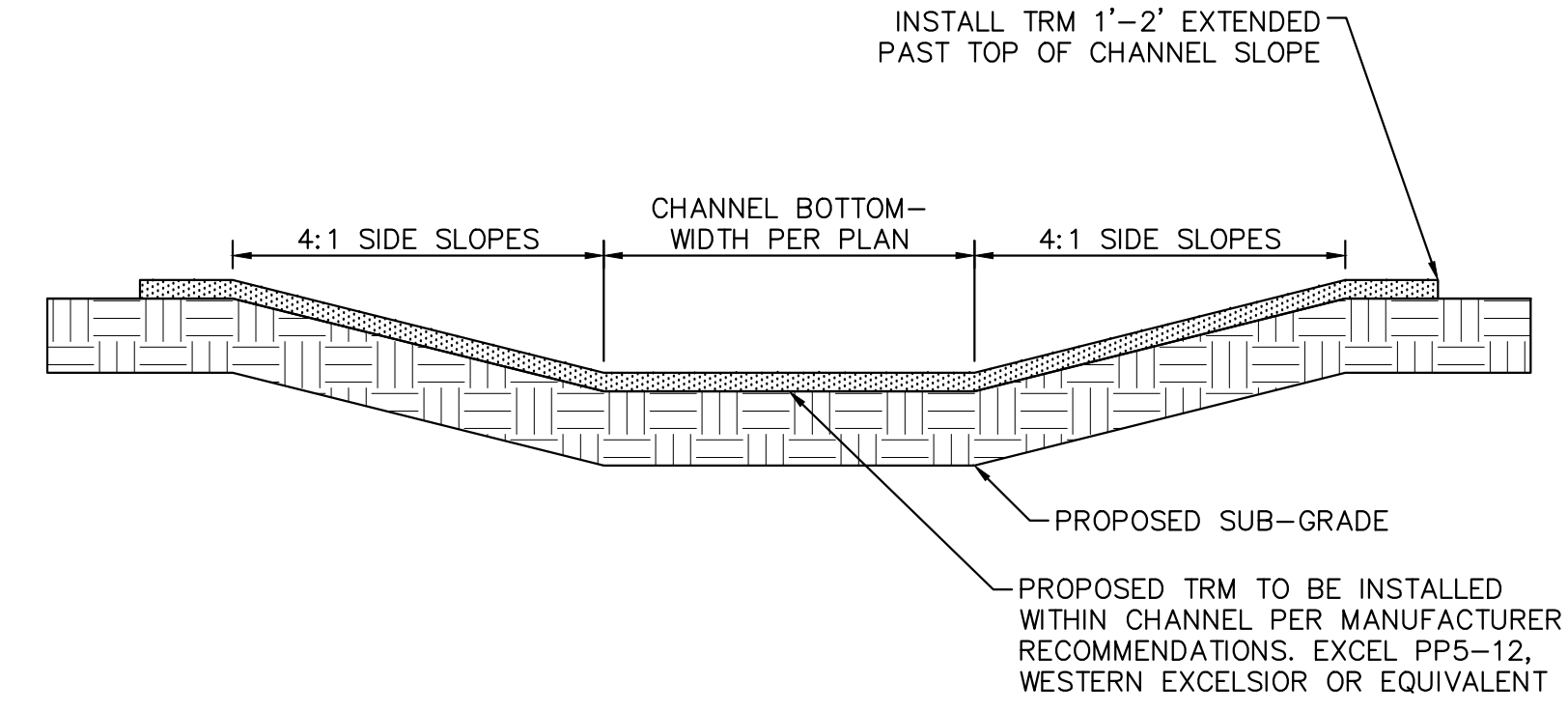
POND B8 DRAINAGE CHANNEL PLAN

LEGEND

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

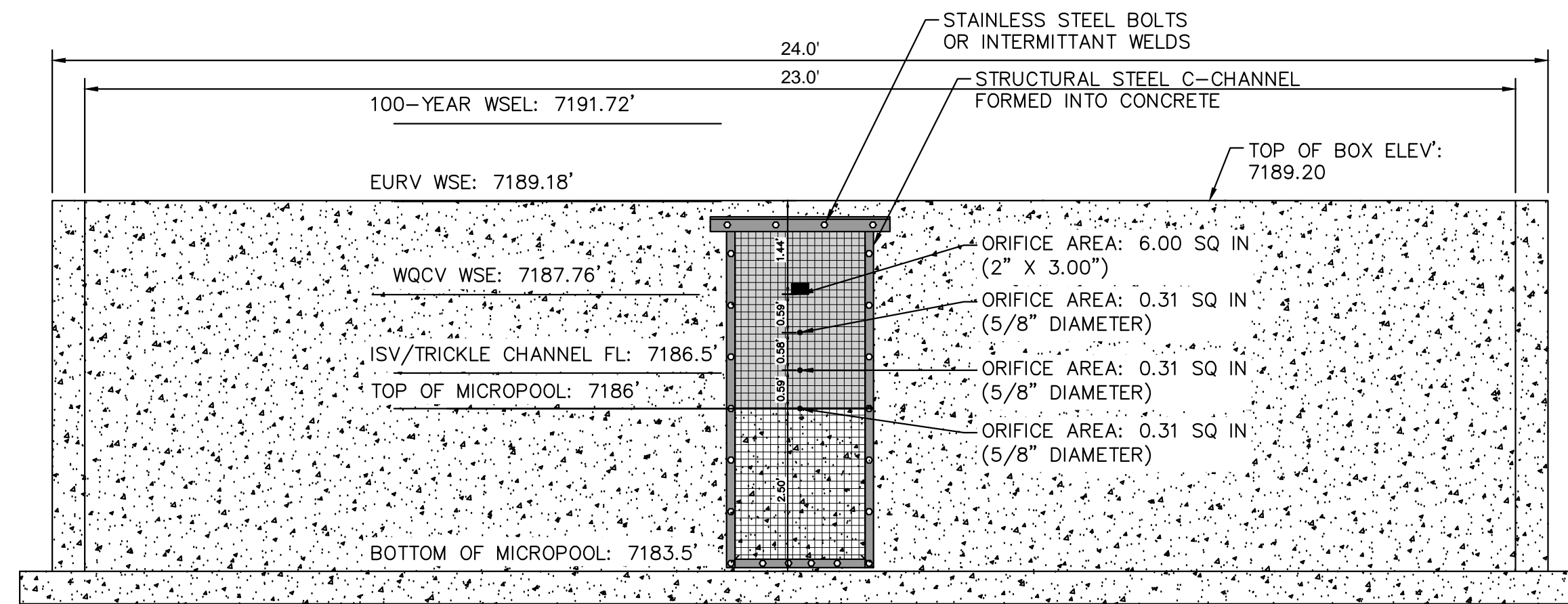


Channel Cross section detail G does not match the specs for this channel per the drainage calculations as the channel bottom is only indicated as 10' on the detail. revise accordingly.



POND B8 DRAINAGE CHANNEL PROFILE

2024 KIMLEY-HORN AND ASSOCIATES, INC. 2 North Nevada Avenue Suite 900 Colorado Springs, Colorado 80903 (719) 453-0180	
DESIGNED BY: KRK	BY: DATE
DRAWN BY: A.J.L.	REVISION
CHECKED BY: KRK	NO.
DATE: 06/14/2024	APPR.
OVERLOOK AT HOMESTEAD FILING NO. 1 EL PASO COUNTY, COLORADO CONSTRUCTION DOCUMENTS POND B8 DRAINAGE CHANNEL PLAN AND PROFILE	
PRELIMINARY FOR REVIEW ONLY NOT FOR CONSTRUCTION 	
PROJECT NO. 196239003	
SHEET	
C1.34	



1 **ORIFICE PLATE AND TRASH RACK DETAIL**
N.T.S.

ORIFICE PLATE NOTES

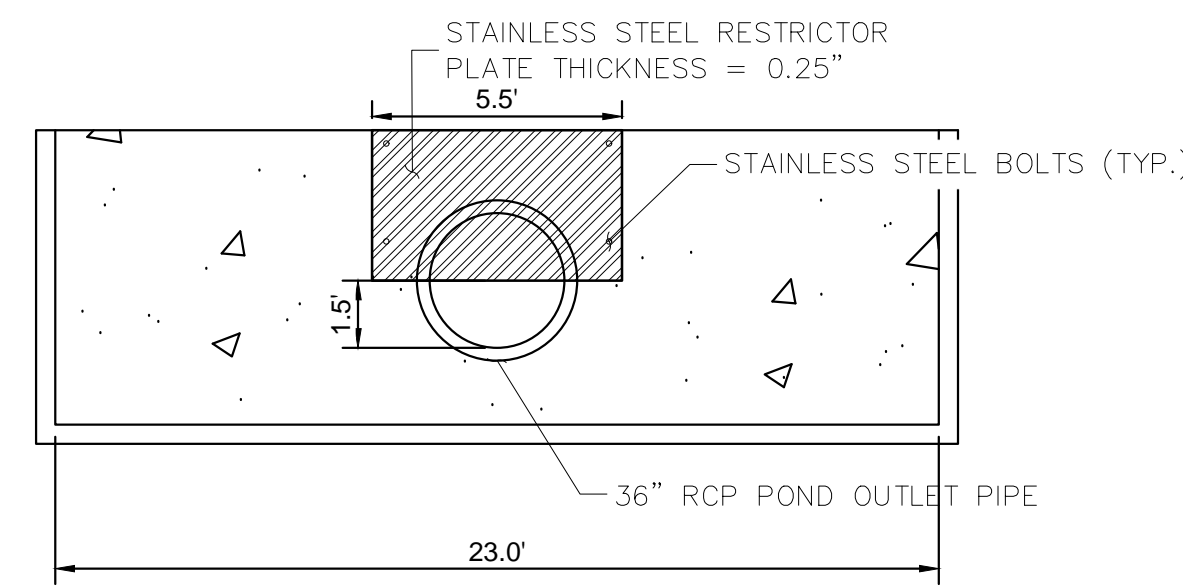
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2. BOLT PLATE TO CONCRETE 12" MAX. ON CENTER, WITH A PLATE THICKNESS OF 0.25".

EURV AND WQCV TRASH RACKS

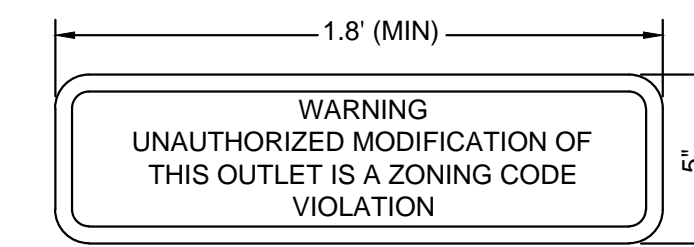
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4 **100-YEAR FLOW RESTRICTOR**
1" = 5'



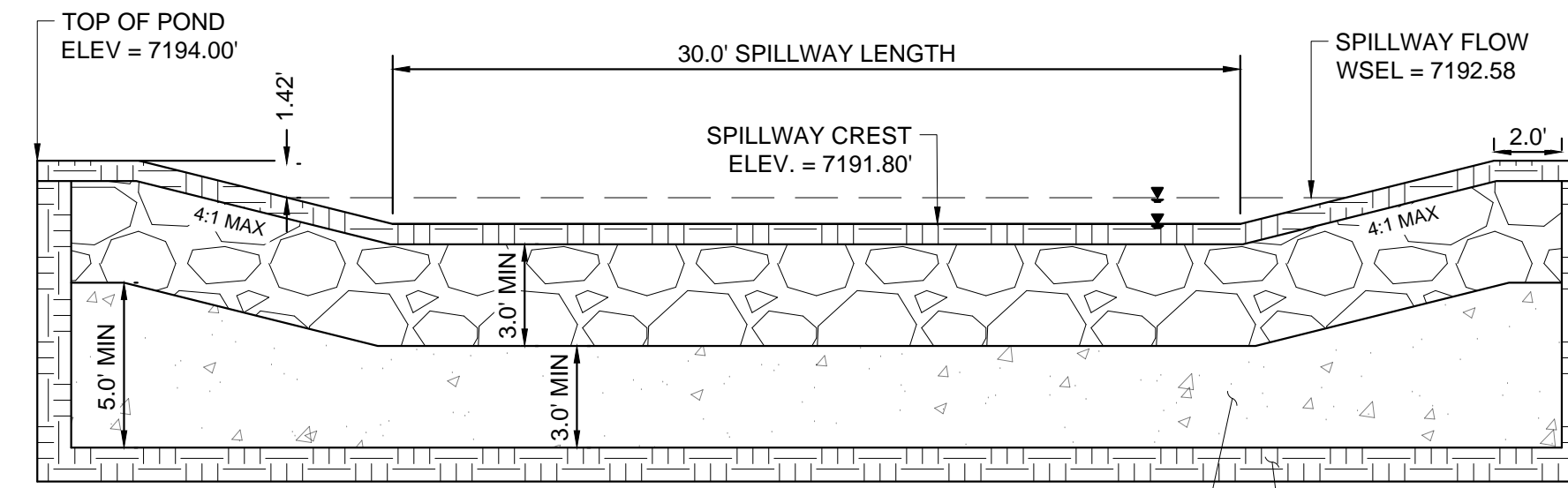
8 **OUTLET SIGNAGE**
N.T.S.

OUTLET SIGNAGE NOTES

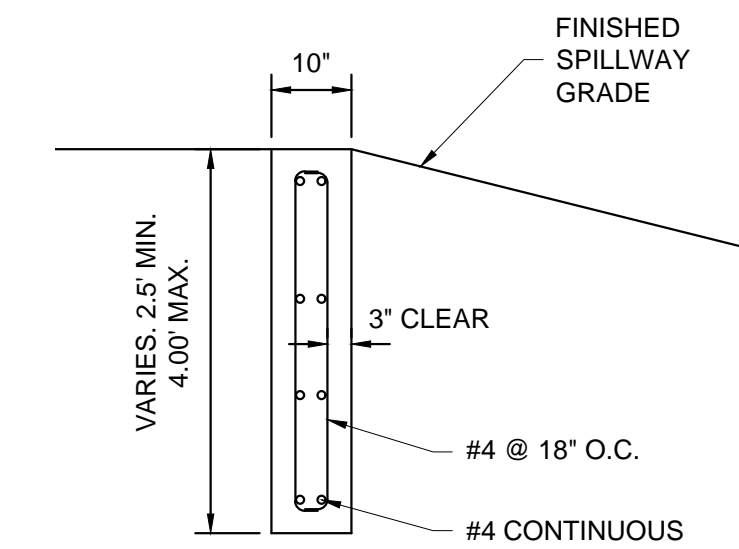
1. SIGN SHALL BE A MINIMUM OF 0.75 SQUARE FEET AND SHALL BE ATTACHED TO THE OUTLET OR POSTED AWAY.



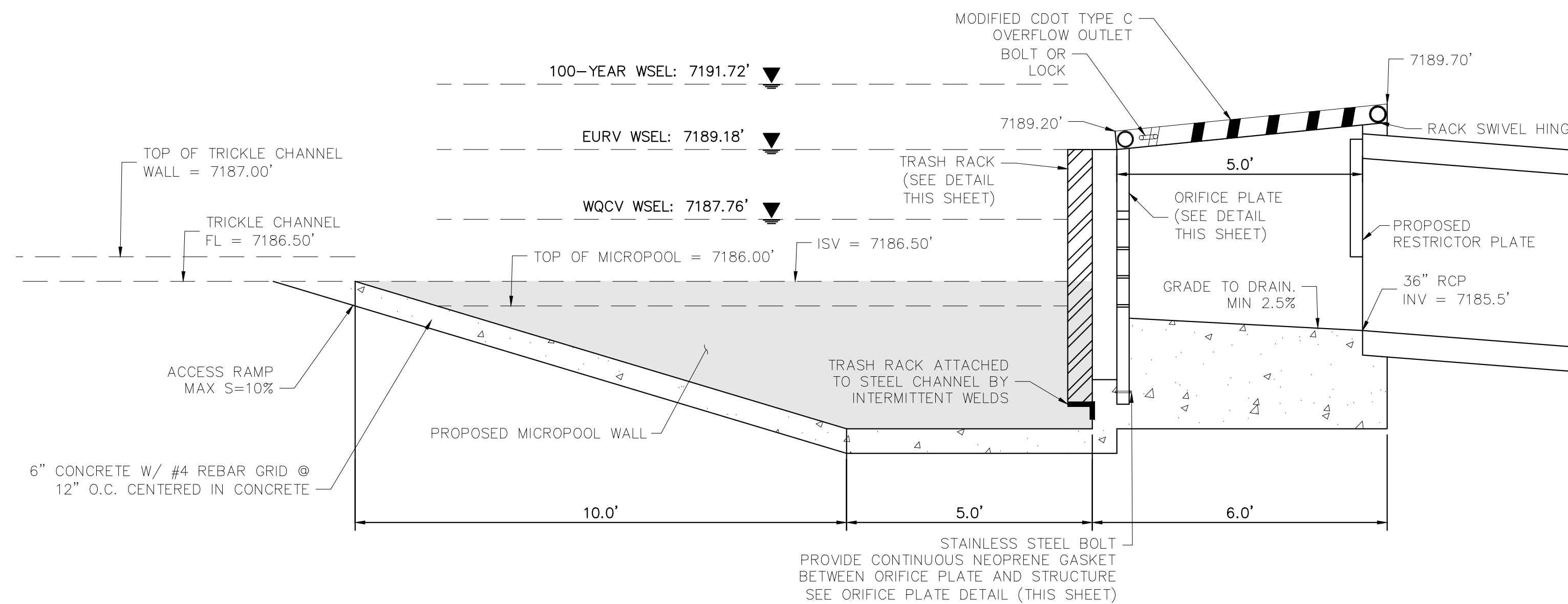
9 **PET WASTE SIGNAGE**
N.T.S.



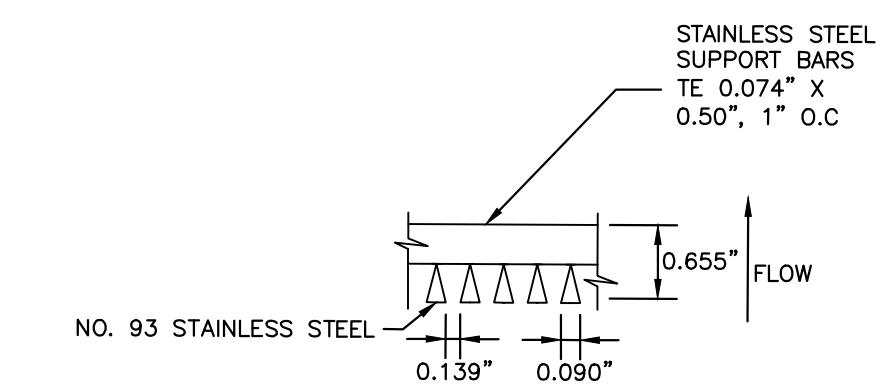
5 **EMERGENCY SPILLWAY**
1" = 5'



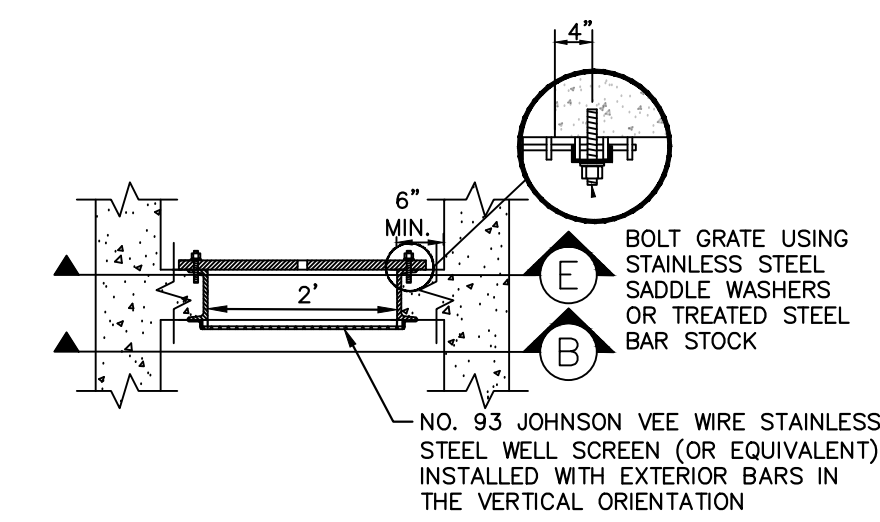
10 **SECTION CREST WALL DETAIL**
1" = 2'



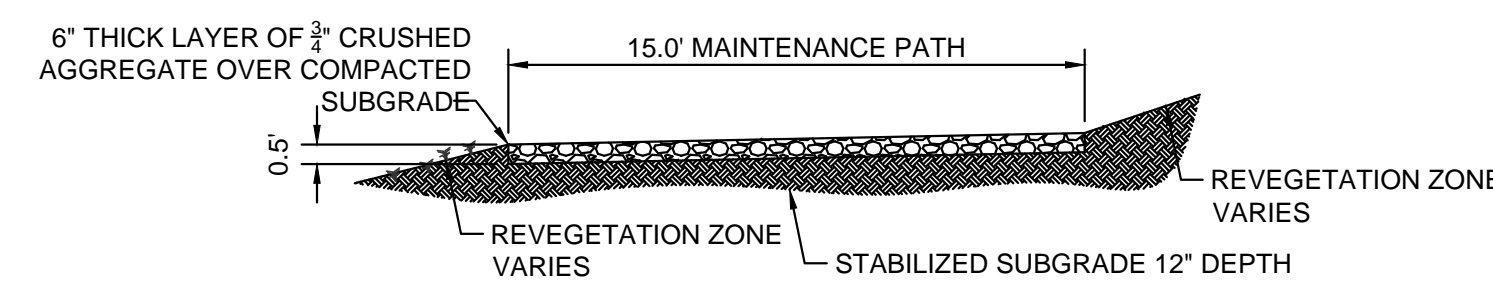
6 **OUTLET STRUCTURE DETAIL**
1" = 2'



11 **SECTION A**
N.T.S.



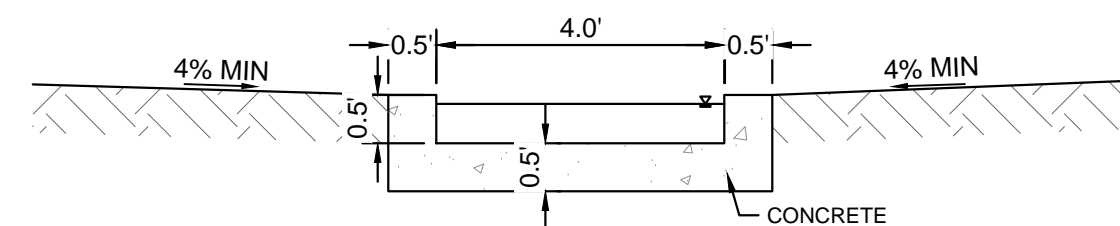
12 **SECTION B**
N.T.S.



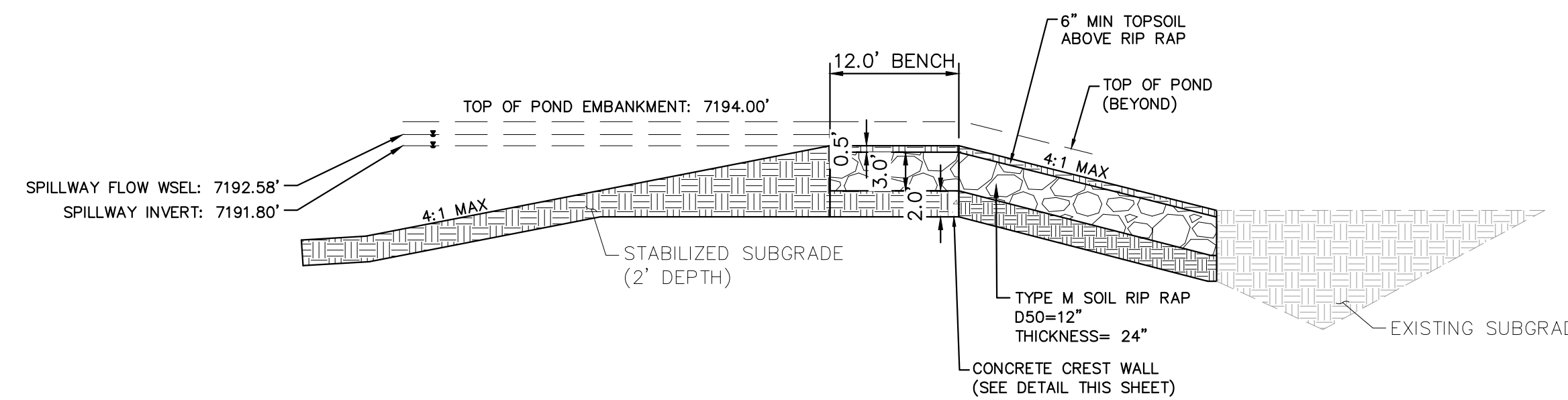
2 **MAINTENANCE ROAD**
1" = 5'

MAINTENANCE PATH NOTES

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



3 **CONCRETE TRICKLE CHANNEL**
1" = 2'



7 **EMERGENCY SPILLWAY DETAILS**
1" = 5'

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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: A.JL
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DATE: 06/14/2024

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

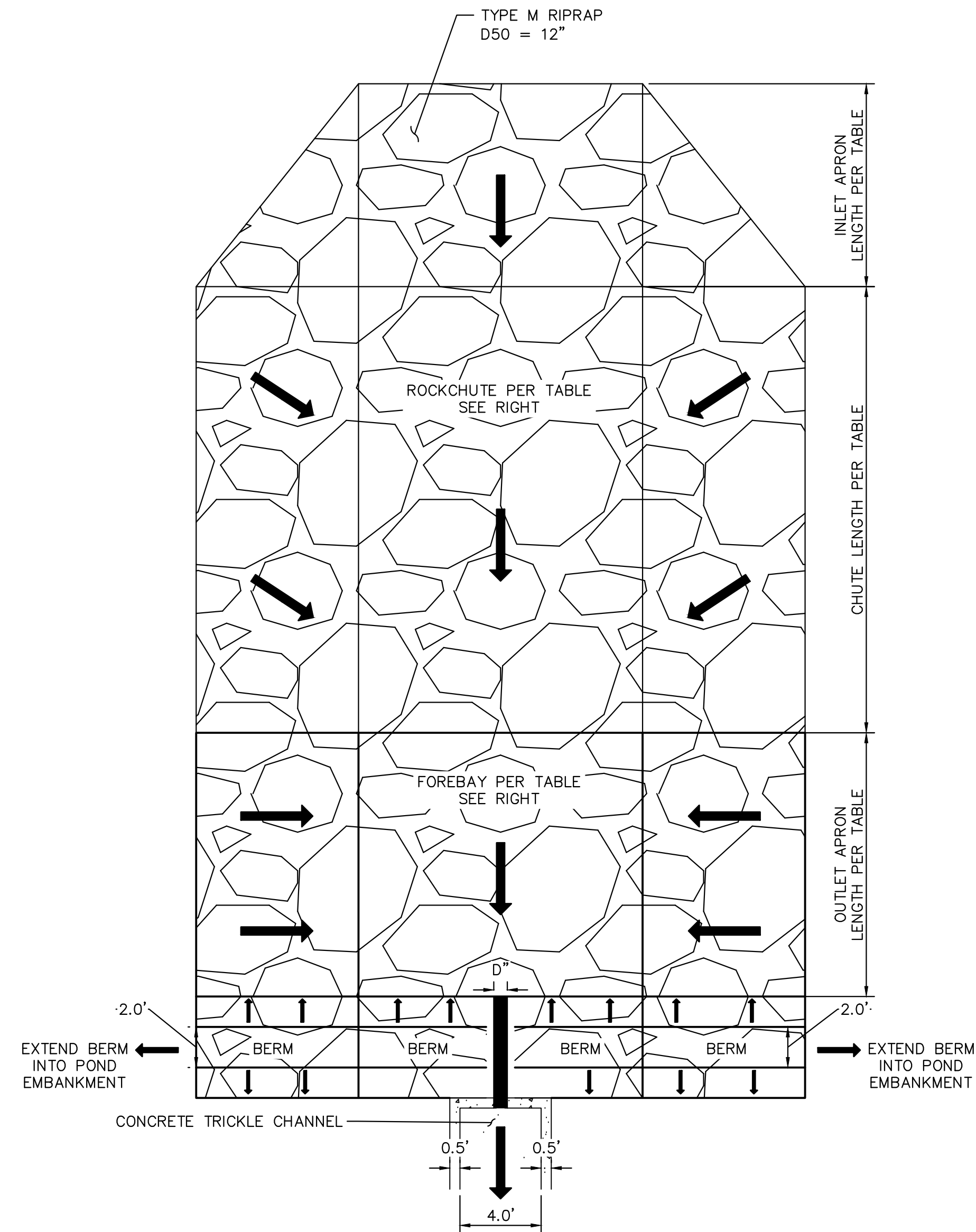
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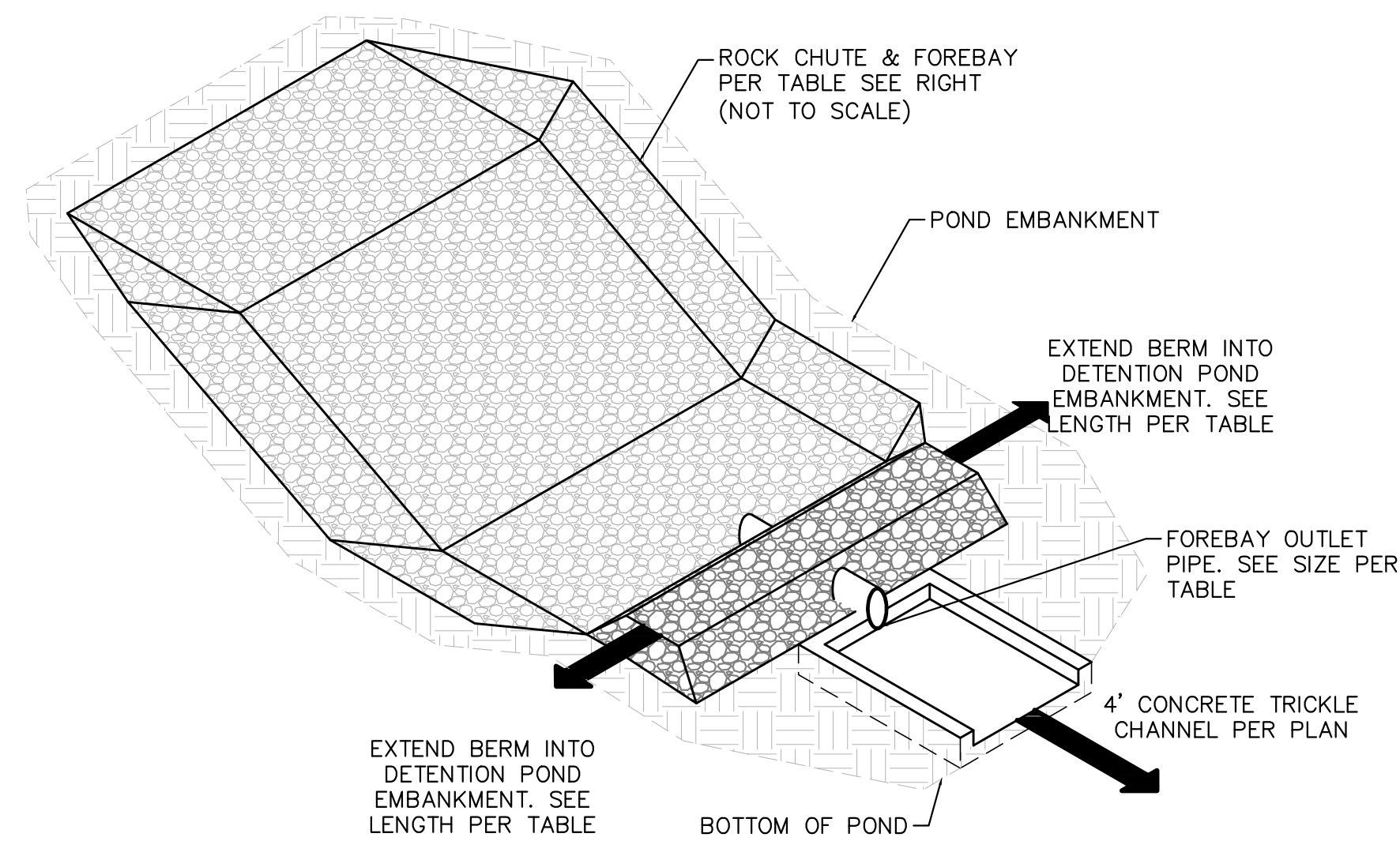
SHEET

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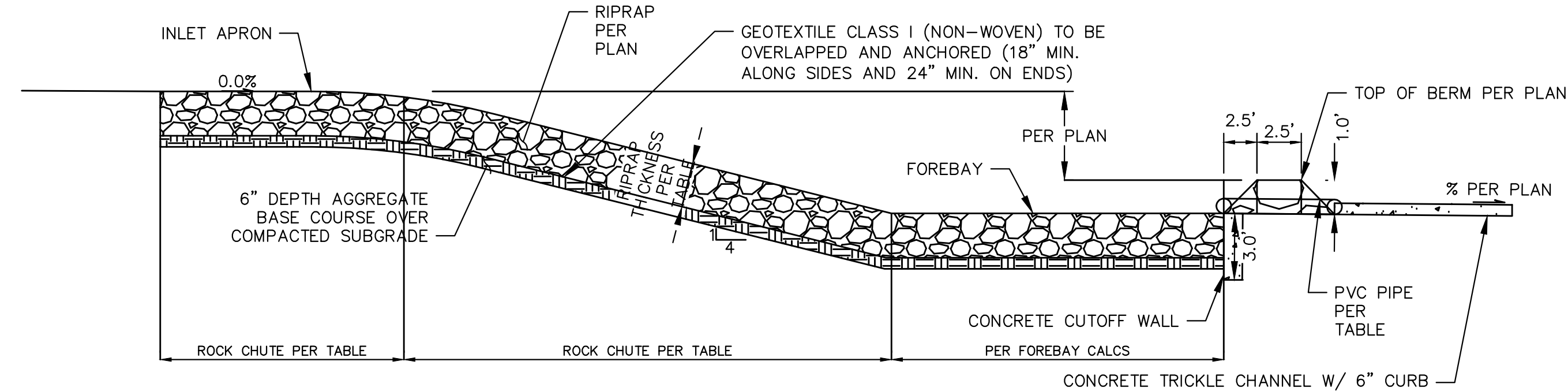
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ROCK CHUTE - PLAN DETAIL
1" = 5'



ROCK CHUTE, FOREBAY, & TRICKLE CHANNEL - ISOMETRIC DETAIL
1" = 5'



ROCK CHUTE PROFILE - POND TRICKLE CHANNEL APPLICATION
1" = 5'

Rock Chute ID	Forebay ID	Rock Chute Location	Contributing Basins	Q100 Flow (cfs)	Upstream Inlet Apron Length (ft)	Drop (ft) (Inlet Apron to Outlet Apron)	Chute Length (ft)	Chute Slope (%)	Downstream Outlet Apron Length (ft)	Chute Width (ft)	D50 (in)	Rock Chute Thickness (in)	Rock Chute Depth* (ft)	Top Width (ft)	Berm Length (ft)	Berm Height (ft)	Berm Side Slopes	Total Berm Depth (ft)
A2-W	A2-W	Pond A2	A2	18	10	3	16	25	7	10	6	12	2.0	26.0	26.0	1	2.5:1	7.5
A2-W2	A2-W2	Pond A2	A2	3	10	3	20	25	7	15	6	12	2.0	26.0	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:

- ROCK CHUTE DEPTH AND WIDTH ACCOUNTS FOR 0.5' OF FREEBOARD

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2 North Nevada Avenue Suite 900
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DRAWN BY: A.JL
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OVERLOOK AT HOMESTEAD FILING NO. 1
EL PASO COUNTY, COLORADO
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POND ROCK CHUTE DETAILS

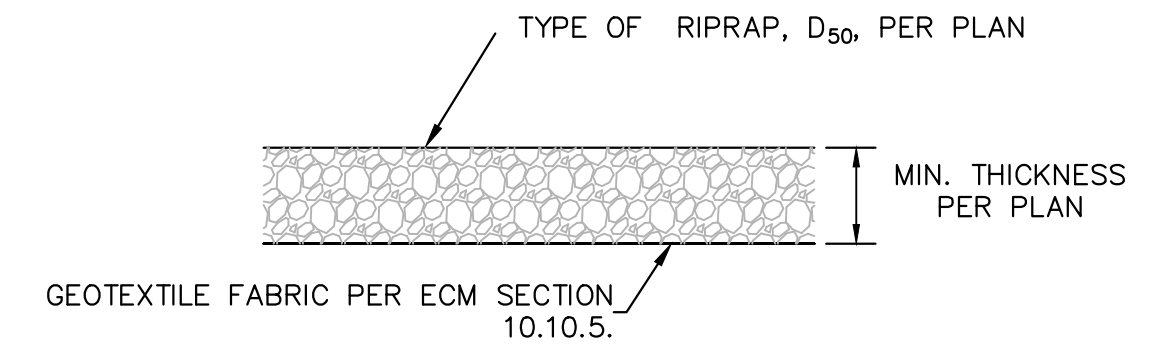
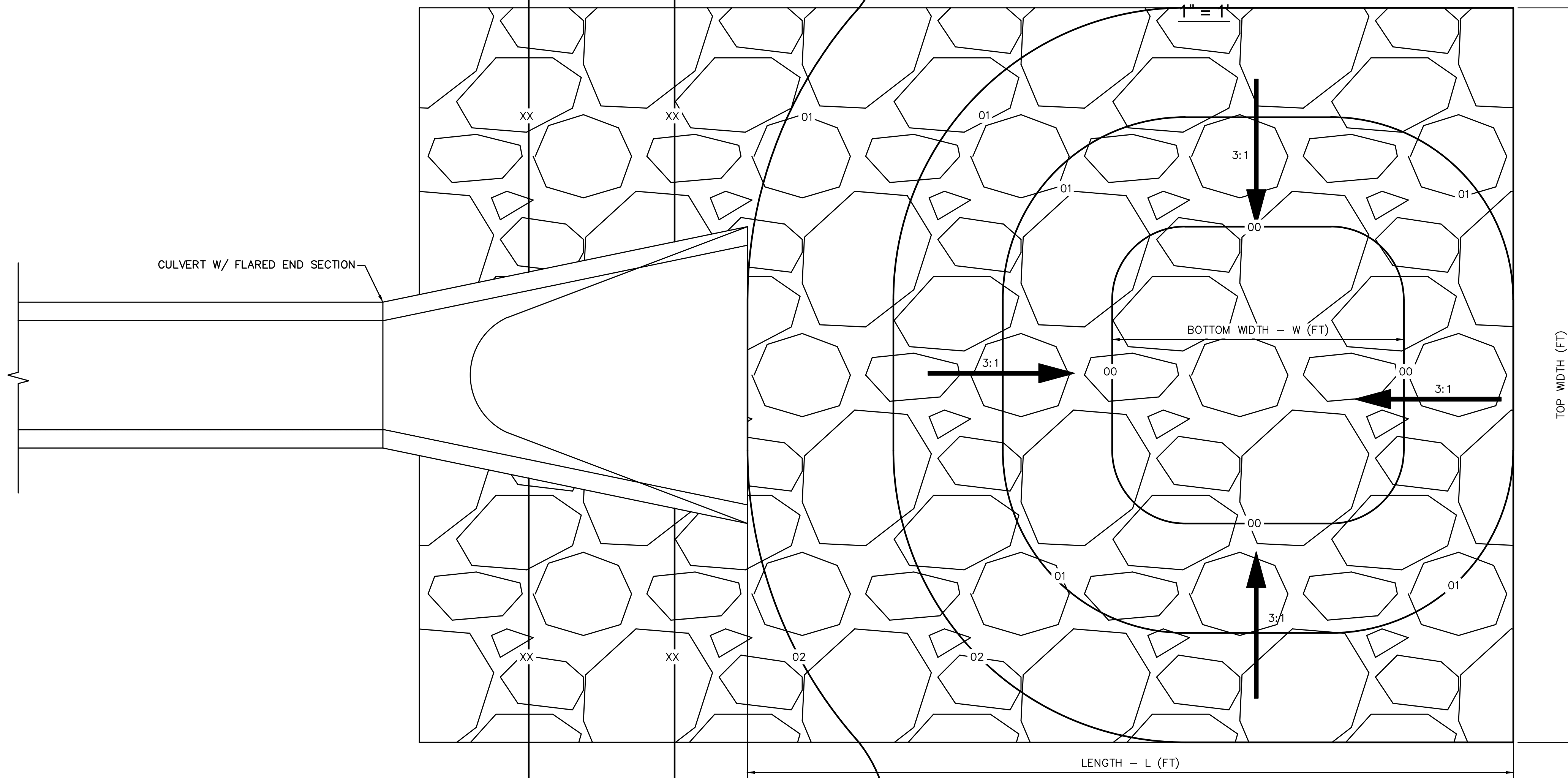
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SHEET
C1.36

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**CULVERT END TREATMENT DETAIL
PLAN VIEW**



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

TYPICAL RIPRAP SECTION DETAIL

Table 506-2

Pay Item	Stone Size d50 ¹ (Inches)	Percent of Material Smaller Than Typical Stone ²	Typical Stone Dimensions ³ (Inches)		Typical Stone Weight ⁴ (Pounds)
			Top	Bottom	
Riprap	6	70-100 50-70 35-50 2-10	12	9	85
			6	10	10
			2	0.4	
Riprap	9	70-100 50-70 35-50 2-10	15	12	160
			9	35	85
			3	1.3	
Riprap	12	70-100 50-70 35-50 2-10	21	18	440
			18	275	85
			4	3	
Riprap	18	100 50-70 35-50 2-10	30	24	1280
			18	275	650
			6	10	
Riprap	24	100 50-70 35-50 2-10	42	33	3500
			24	650	1700
			9	35	

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

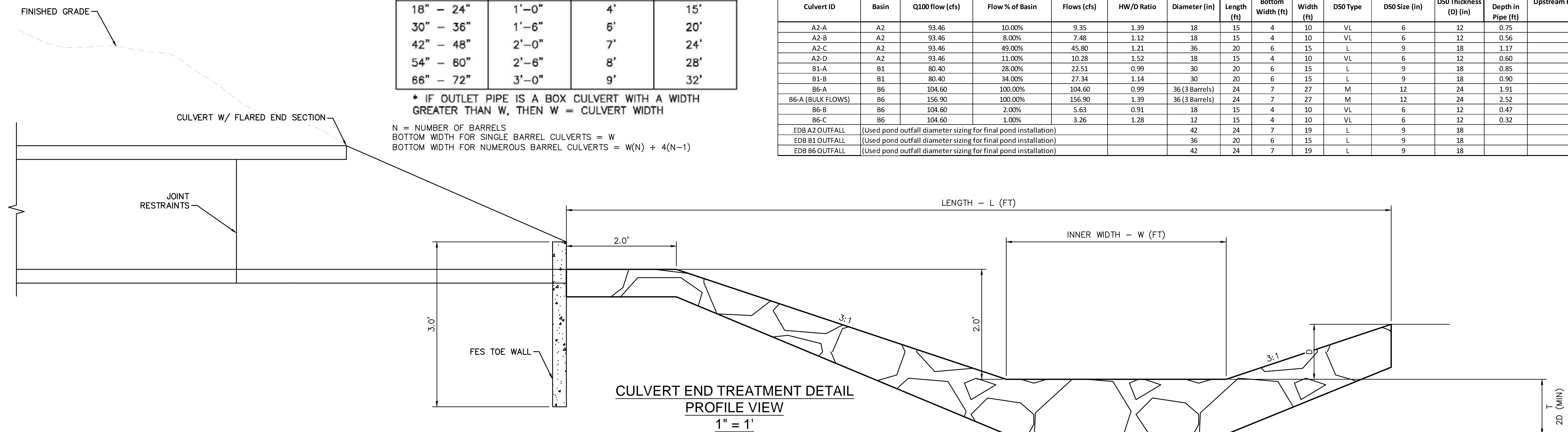
PIPE SIZE OR BOX HEIGHT	D	W*	L
18" - 24"	1'-0"	4'	15'
30" - 36"	1'-6"	6'	20'
42" - 48"	2'-0"	7'	24'
54" - 60"	2'-6"	8'	28'
66" - 72"	3'-0"	9'	32'

* 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						42	24	7	19	L	9	18		
EDB B1 OUTFALL						36	20	6	15	L	9	18		
EDB B6 OUTFALL						42	24	7	19	L	9	18		

**CULVERT END TREATMENT DETAIL
PROFILE VIEW**



NO.	REVISION	BY	DATE	APPR.

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

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

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

PRELIMINARY
 FOR REVIEW ONLY
 NOT FOR CONSTRUCTION

Kimley»Horn
 Kimley-Horn and Associates, Inc.

PROJECT NO.
 196239003

SHEET
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