EPC STORMWATER REVIEW COMMENTS IN ORANGE BOXES WITH BLACK TEXT

NOTED, THANK YOU.

OVERLOOK AT HOMESTEAD FILING NO. 1

CONSTRUCTION DOCUMENTS

THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER; THE SOUTH HALF OF THE NORTHEAST QUARTER; AND THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER, ALL IN 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

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:

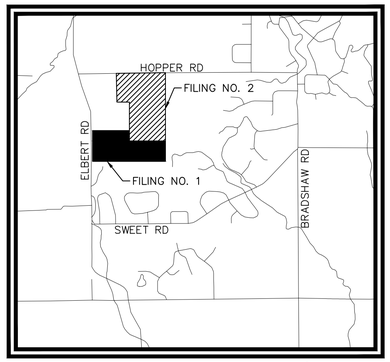
1. N35°37'58"E A DISTANCE OF 178.25 FEET TO A POINT OF CURVE;
2. ON THE ARC OF A CURVE TO THE LEFT HAVING A DELTA OF 17°55'17", A RADIUS OF 1,810.08 FEET A DISTANCE OF 566.17 FEET TO A POINT ON CURVE, SAID POINT BEING ON THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 22, ALSO BEING ON THE SOUTHERLY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



VICINITY MAP
SCALE: 1":5000'

NORTH

SHEET LIST TABLE	
SHEET NUMBER	SHEET TITLE
C1.0	COVER SHEET
C1.1	GENERAL NOTES
C1.2	CROSS SECTIONS
C1.3	CROSS SECTIONS
C1.4	OVERALL SITE PLAN
C1.5	SITE PLAN (1 OF 4)
C1.6	SITE PLAN (2 OF 4)
C1.7	SITE PLAN (3 OF 4)
C1.8	SITE PLAN (4 OF 4)
C1.9	APEX RANCH ROAD PLAN AND PROFILE
C1.10	APEX RANCH ROAD PLAN AND PROFILE
C1.11	APEX RANCH ROAD PLAN AND PROFILE
C1.12	CAMPOUT DRIVE PLAN AND PROFILE
C1.13	CAMPOUT DRIVE PLAN AND PROFILE
C1.14	CAMPOUT DRIVE PLAN AND PROFILE
C1.15	CAMPOUT DRIVE PLAN AND PROFILE
C1.16	HATBAND DRIVE PLAN AND PROFILE
C1.17	HATBAND DRIVE PLAN AND PROFILE
C1.18	HATBAND DRIVE PLAN AND PROFILE
C1.19	SALOON DRIVE PLAN AND PROFILE
C1.20	SALOON DRIVE PLAN AND PROFILE
C1.21	SIGNAGE & STRIPING PLAN
C1.22	CUT AND FILL MAP
C1.23	GEC FINAL PLAN (1 OF 4)
C1.24	GEC FINAL PLAN (2 OF 4)
C1.25	GEC FINAL PLAN (3 OF 4)
C1.26	GEC FINAL PLAN (4 OF 4)
C1.27	GEC DETAILS (1 OF 4)
C1.28	GEC DETAILS (2 OF 4)
C1.29	GEC DETAILS (3 OF 4)
C1.30	GEC DETAILS (4 OF 4)
C1.31	POND A2 OVERVIEW
C1.32	POND A2 OUTFALL PLAN AND PROFILE
C1.33	POND A2 DETAILS
C1.34	POND B1 OVERVIEW
C1.35	POND B1 DETAILS
C1.36	POND B8 OVERVIEW
C1.37	POND B8 DRAINAGE CHANNEL PLAN AND PROFILE
C1.38	POND B8 DETAILS
C1.39	POND ROCK CHUTE DETAILS

Info Only: Comments from Service Engineering Engineering are in blue text.

NOTED, THANK YOU.

Construction Drawings must be updated if any changes are made to the final drainage report. This comment stay unresolved until all comments in FDR get resolved.

NOTED, FDR UPDATED, BASEMAP AND CIVIL PLANS UPDATED TO REFLECT.

BASED ON CONVERSATIONS WITH EPC. GEC DETAILS REMOVED

Are the GEC Final Plan sheets and details needed if they are in the full GEC set? If the GEC Plans are desired to be in the CDs you can put the full set of GECs in the CDs and not submit the GEC Plans, but as it is now these sheets seem redundant.

Please remove this note through the entire CD, as the design is intended for final construction

NOTE TO BE REMOVED WHEN SUBMITTED FOR APPROVAL

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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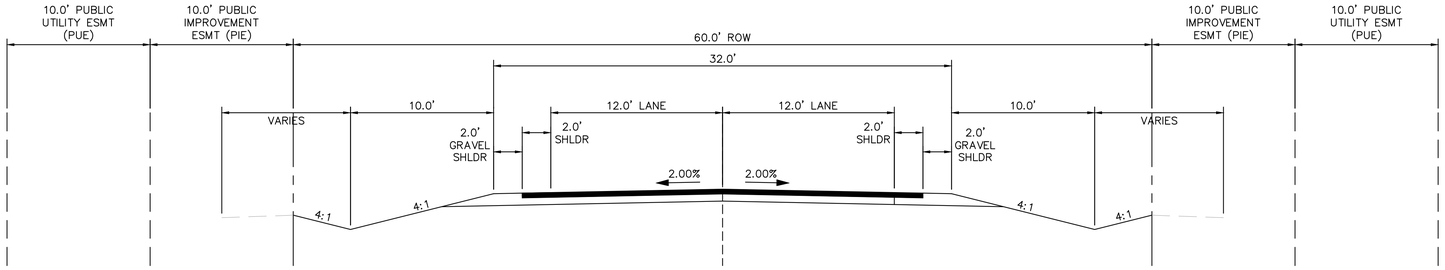
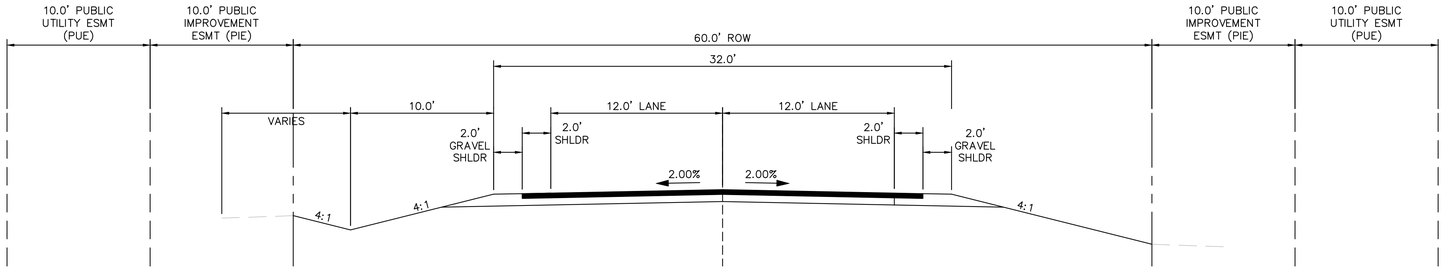
ON-SITE ROADWAY TYPICAL SECTIONS



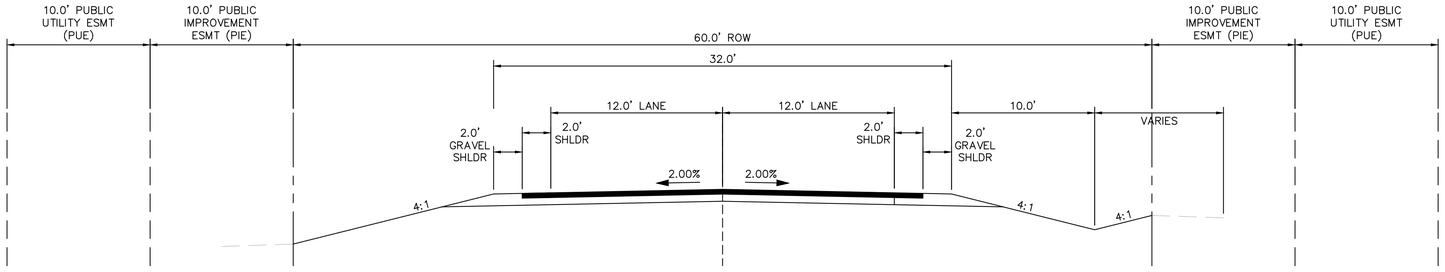
(A) RURAL LOCAL ROADWAY – ROADSIDE DITCH: LEFT AND RIGHT
SCALE: 1" = 5'

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



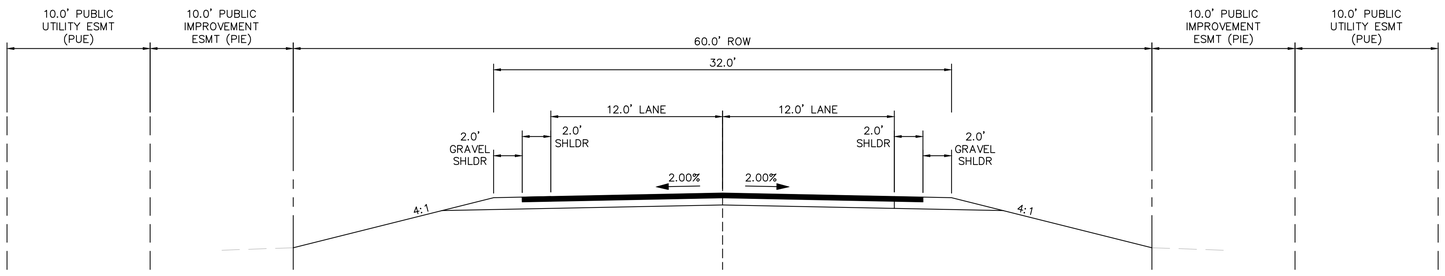
(B) RURAL LOCAL ROADWAY – ROADSIDE DITCH: LEFT
SCALE: 1" = 5'

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.

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
CROSS SECTIONS

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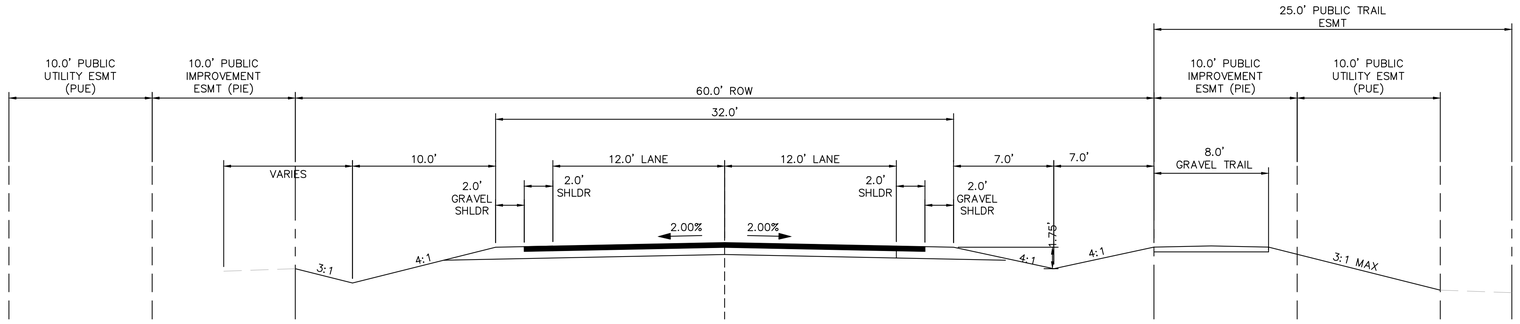
Kimley-Horn and Associates, Inc.

PROJECT NO.
196239003

SHEET
C1.2

K:\COS_Civil\196239003_Overlook\CADD\PlanSheets\CDs\CD_NOTES & CS.dwg Kofford, Kevin 9/18/2024 3:00 PM

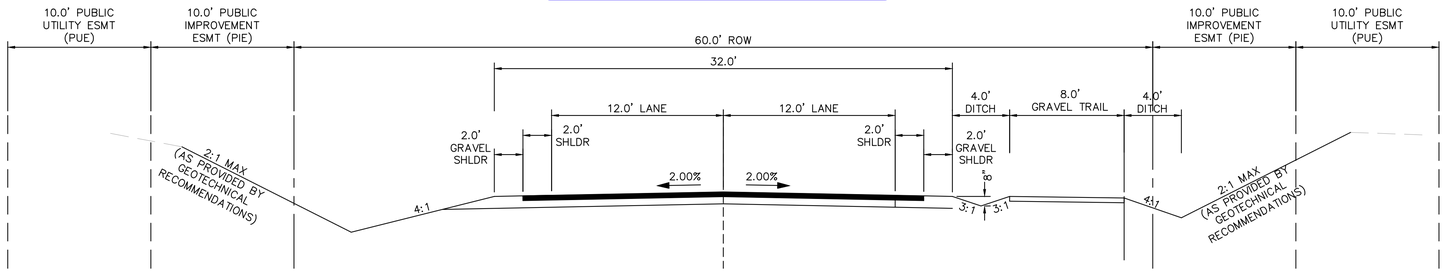


(E) RURAL LOCAL ROADWAY – TRAIL RIGHT, ROADSIDE DITCH: LEFT AND RIGHT
SCALE: 1" = 5'

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

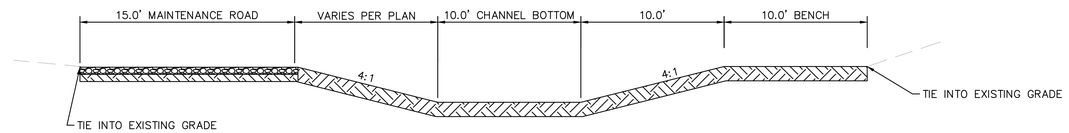
Please submit a deviation for the non-standard roadway section as indicated in previous correspondence

NOTED. DEVIATION TO BE INCLUDED WITH SUSEQUENT SUBMITTALS.

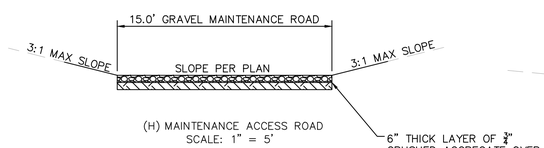


TYPICAL SECTION (F)	
ROADWAY	STATION
APEX RANCH ROAD	12+30 – 22+60

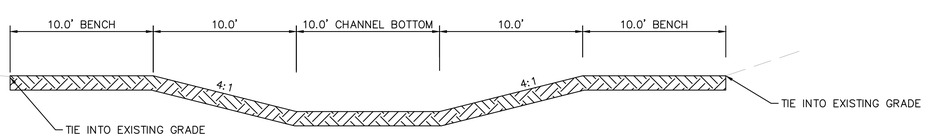
(F) RURAL LOCAL ROADWAY –TRAIL RIGHT, DITCH–CUT SECTION
SCALE: 1" = 5'



(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
Kimley-Horn and Associates, Inc.

PROJECT NO.
196239003

SHEET
C1.3

LEGEND:

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

NORTH

GRAPHIC SCALE IN FEET
0 100 200 400

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

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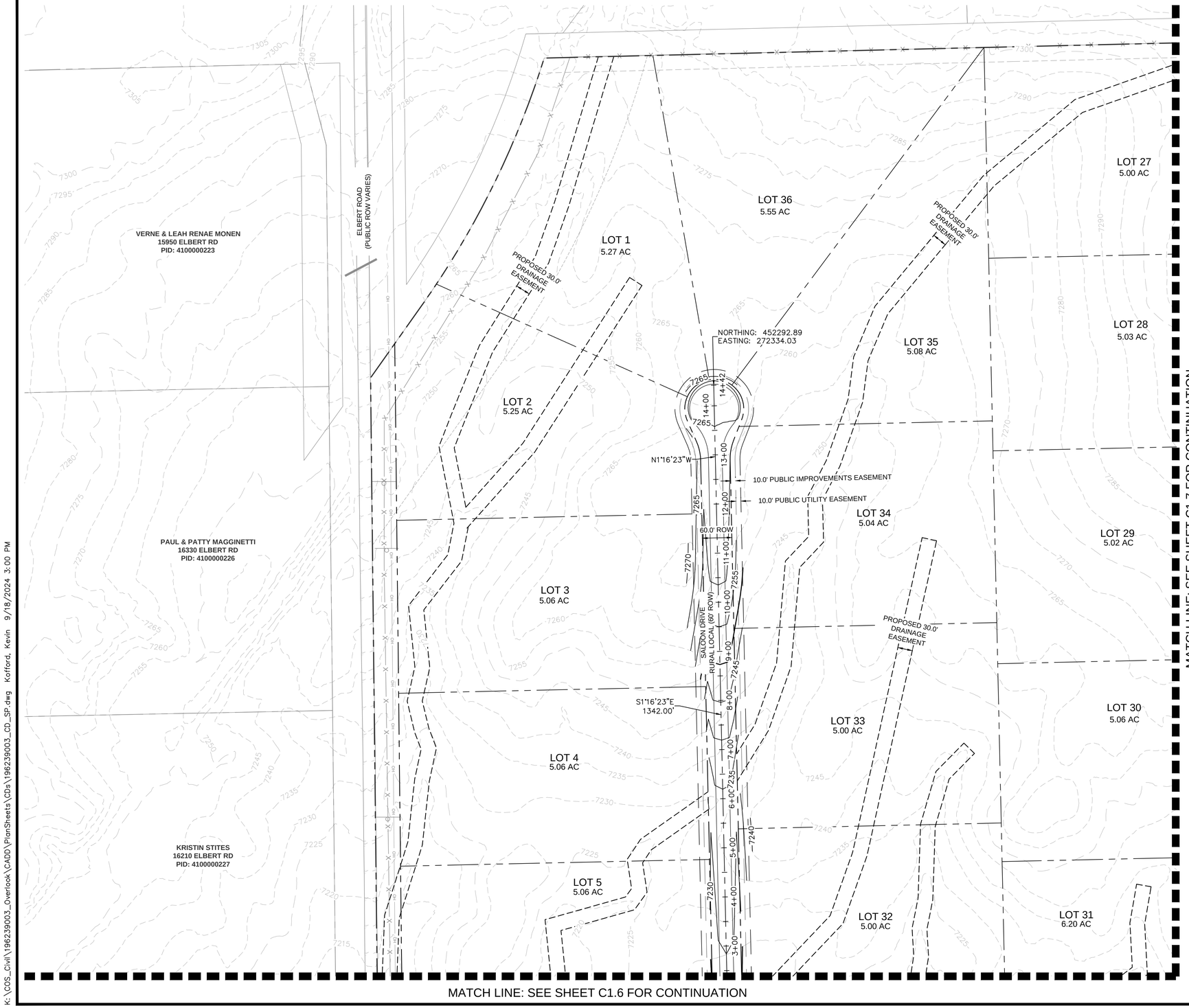
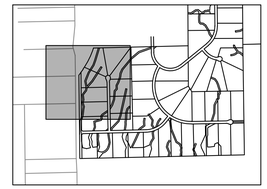
Kimley-Horn and Associates, Inc.

PROJECT NO.
196239003

SHEET
C1.4

K:\COS_Civil\196239003_Overlook\CADD\PlanSheets\CDs\196239003_CD_OV_SP.dwg Kofford, Kevin 9/18/2024 3:00 PM





KEYMAP
SCALE: 1" = 1000'

LEGEND:

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

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)

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Kimley»Horn
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PROJECT NO.
196239003

SHEET
C1.5

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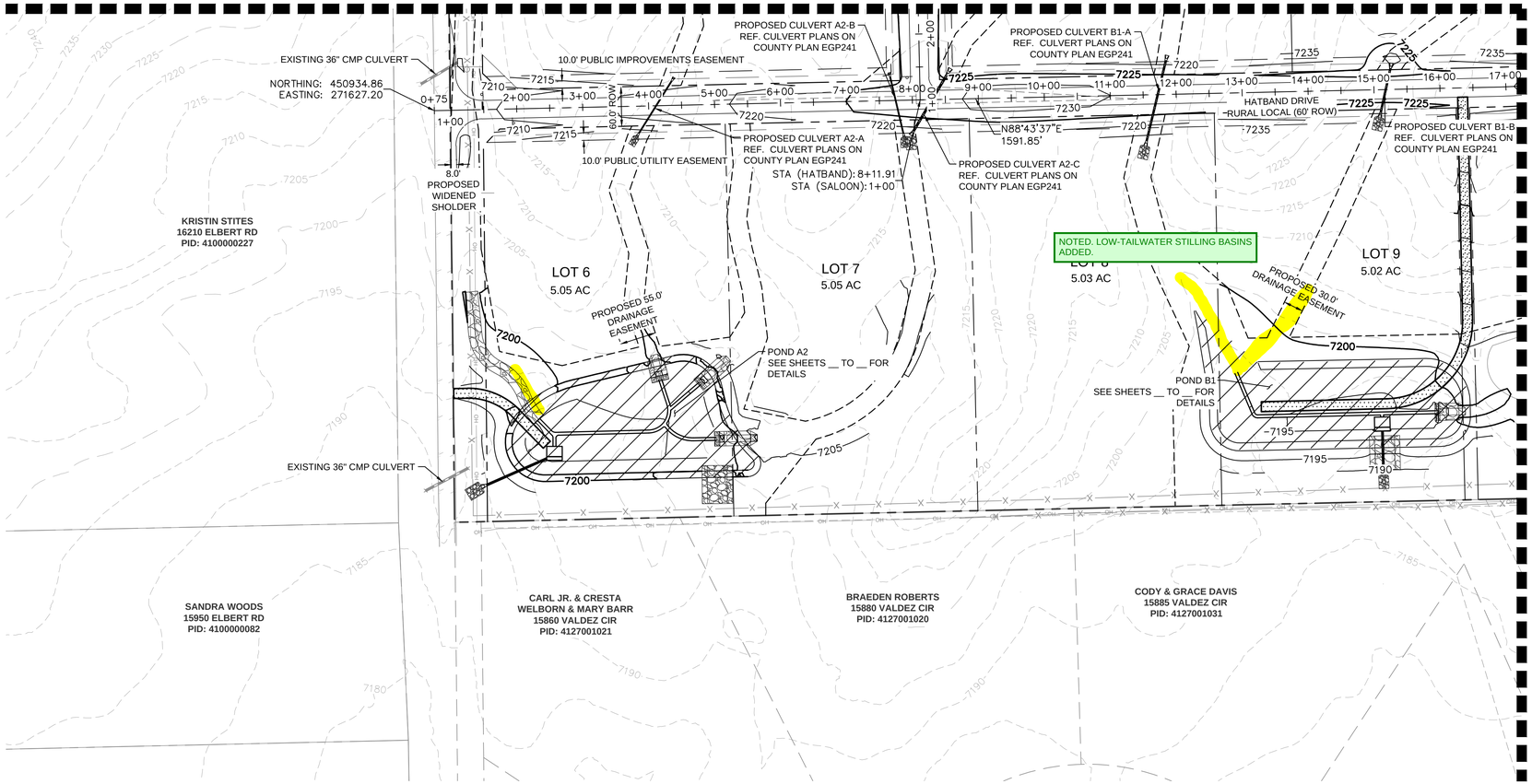

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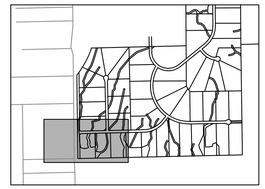

KEYMAP
SCALE: 1" = 1000'

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

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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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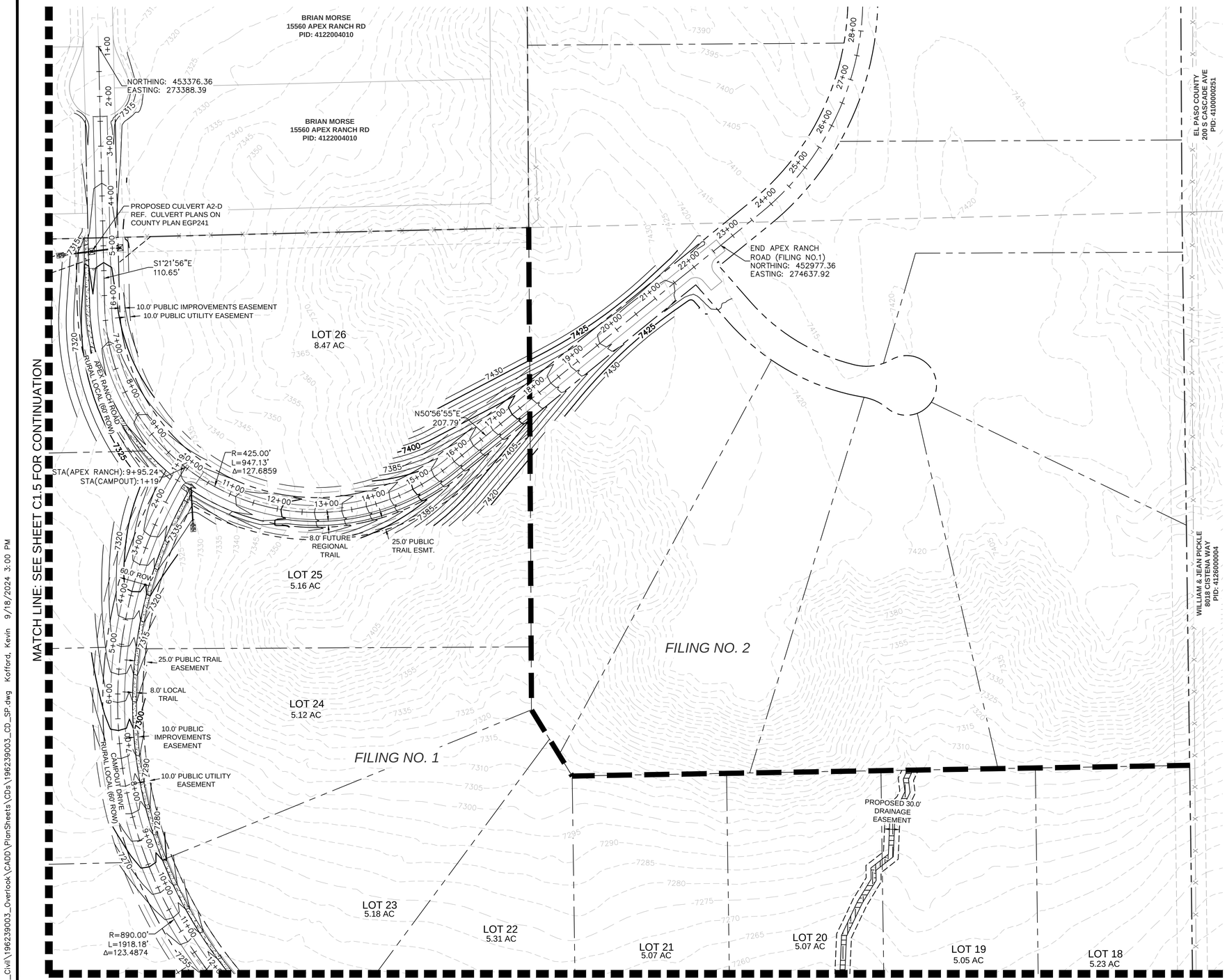

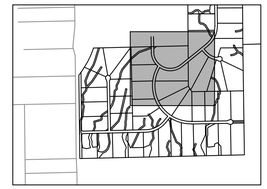

KEYMAP
SCALE: 1" = 1000'

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

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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 (3 OF 4)

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PROJECT NO.
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SHEET
C1.7

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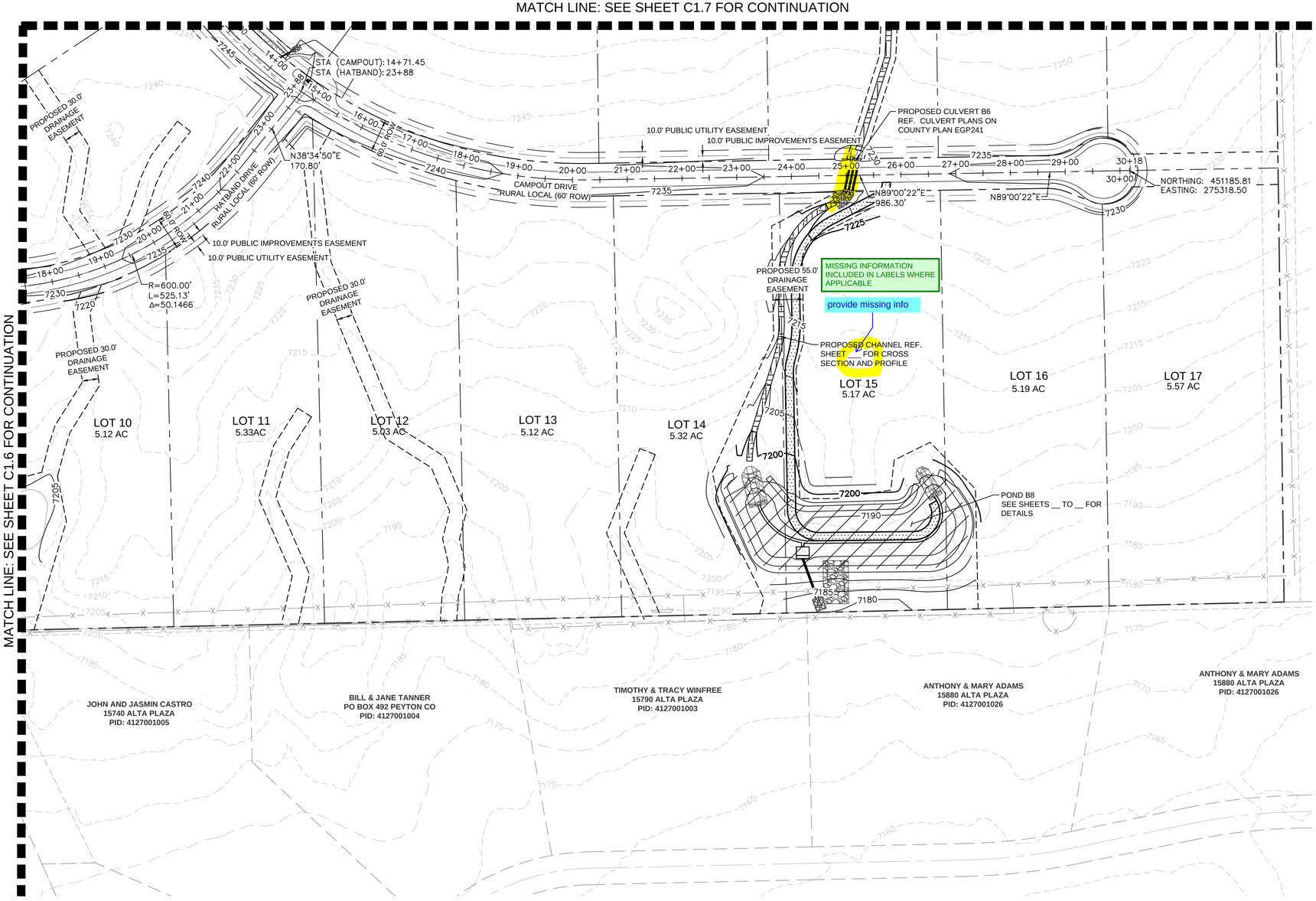
MATCH LINE: SEE SHEET C1.7 FOR CONTINUATION

MATCH LINE: SEE SHEET C1.6 FOR CONTINUATION



KEYMAP
SCALE: 1" = 1000'

LEGEND:

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

NORTH

GRAPHIC SCALE IN FEET
0 50 100 200

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

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PROJECT NO.
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SHEET
C1.8

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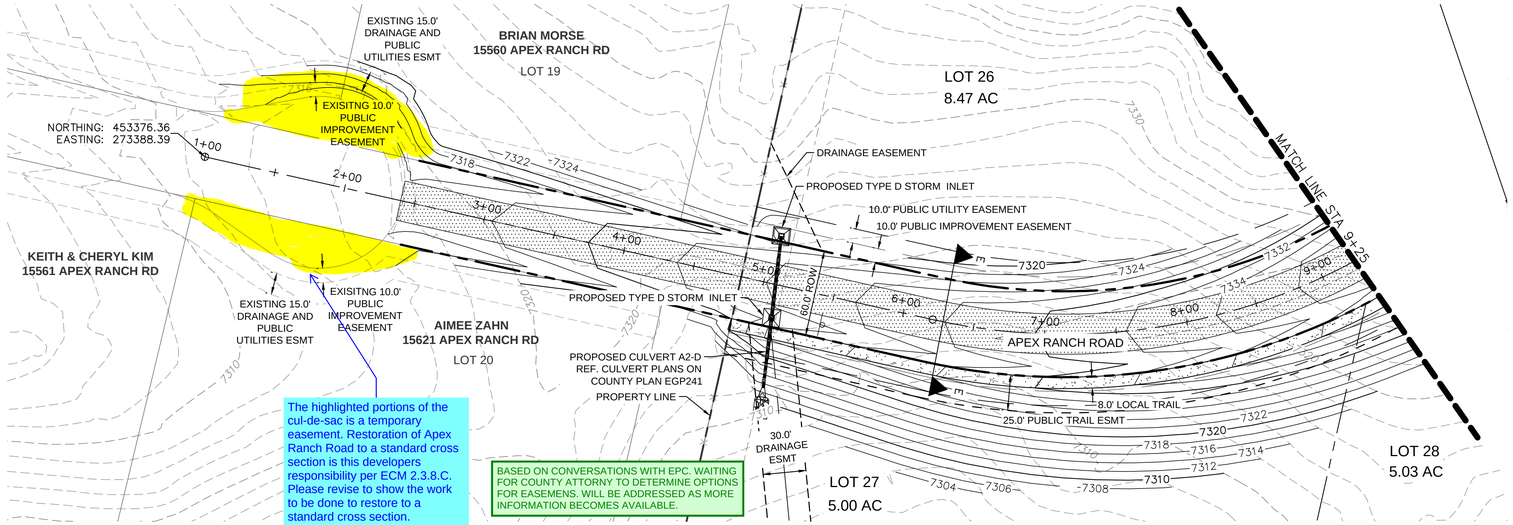
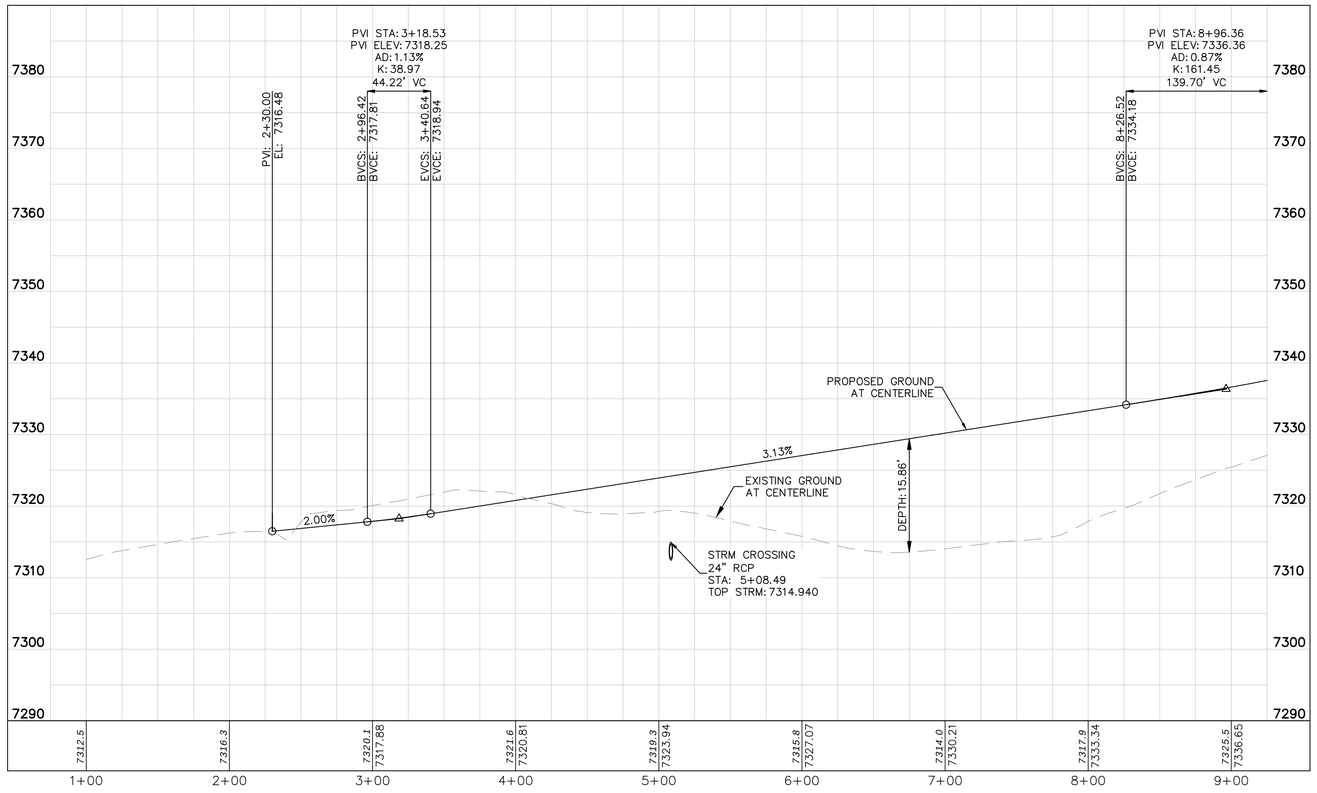




GRAPHIC SCALE IN FEET
0 25 50 100

GRAPHIC SCALE IN FEET
0 25 50 100
HORIZONTAL

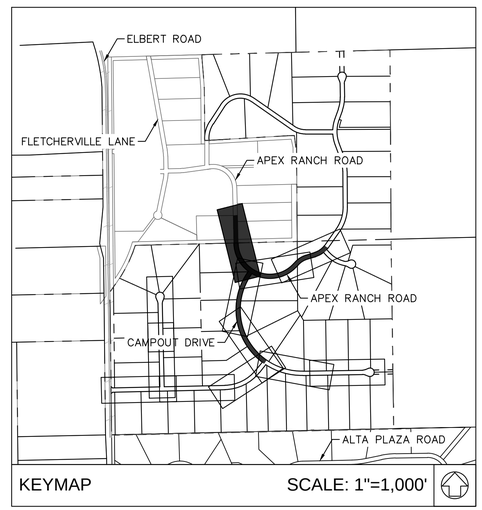
0 5 10 20
VERTICAL

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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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
C1.9

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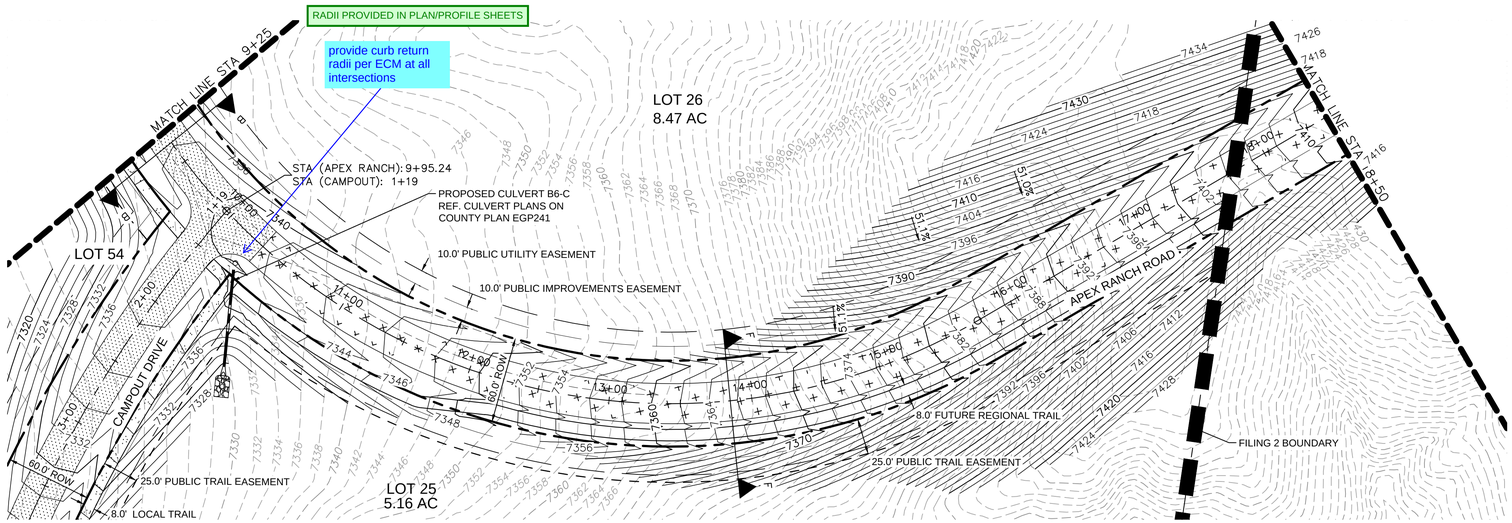
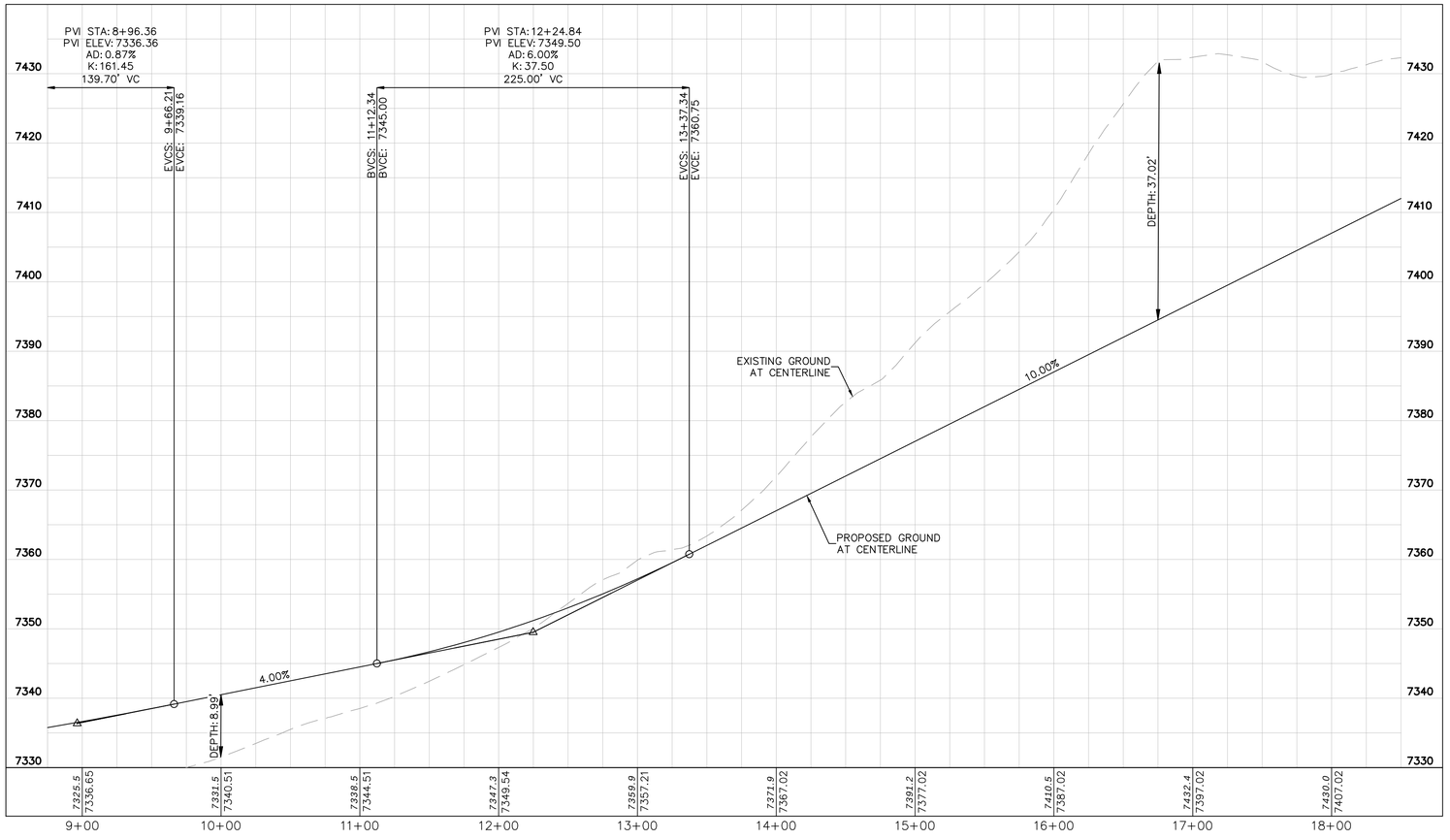




GRAPHIC SCALE IN FEET
0 25 50 100

GRAPHIC SCALE IN FEET
0 25 50 100
HORIZONTAL

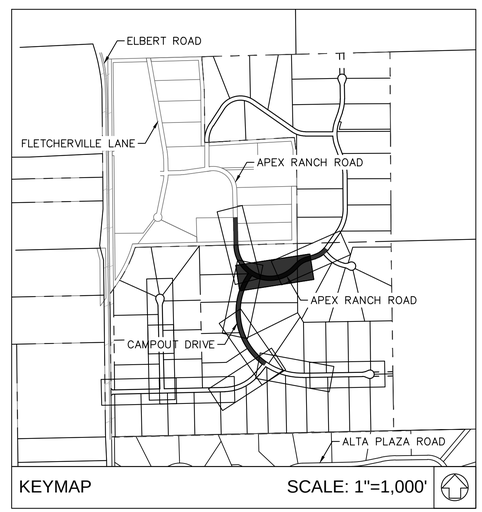
0 5 10 20
VERTICAL

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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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.
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SHEET
C1.10

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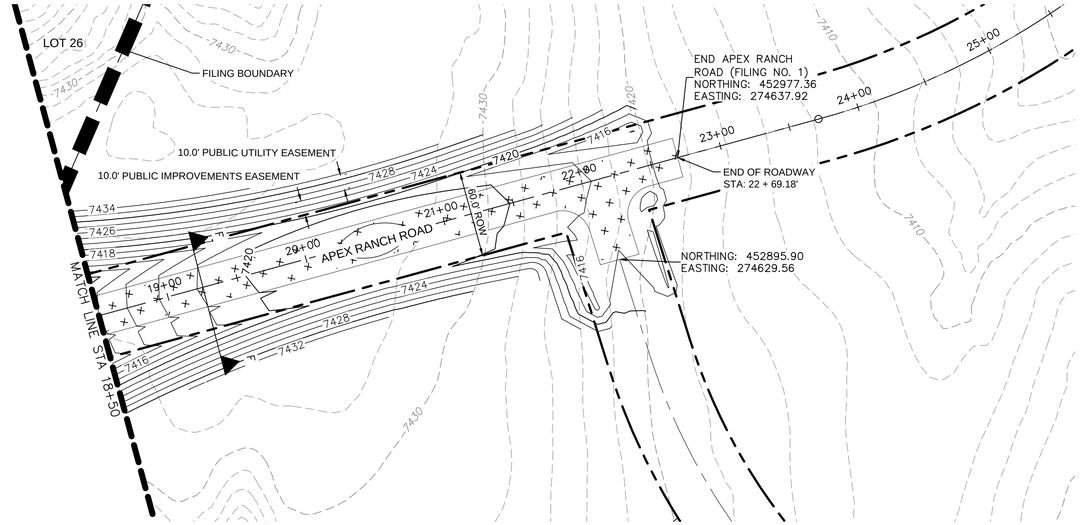
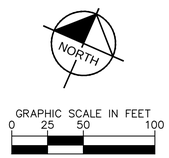


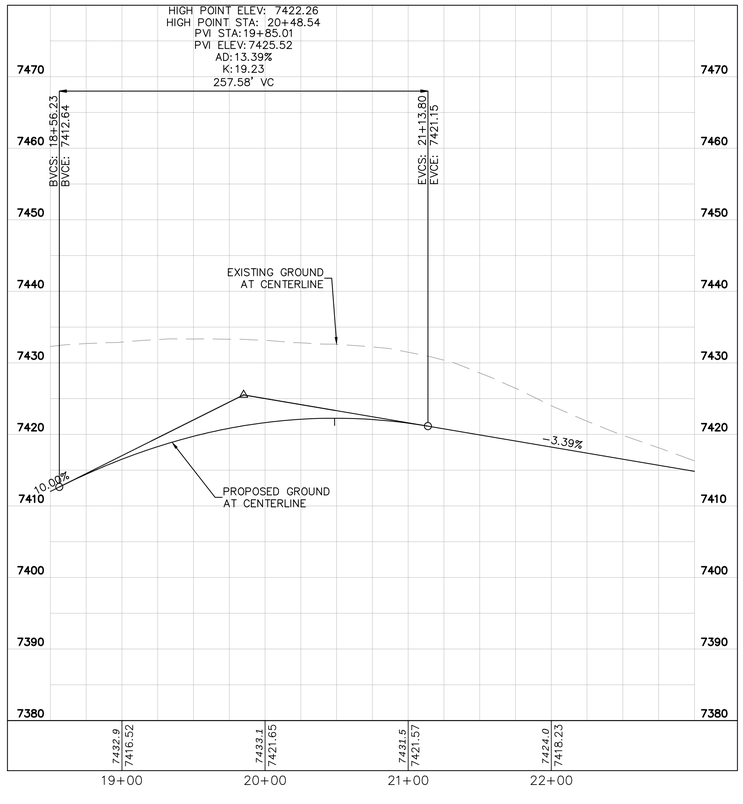


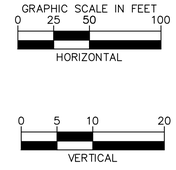
LEGEND

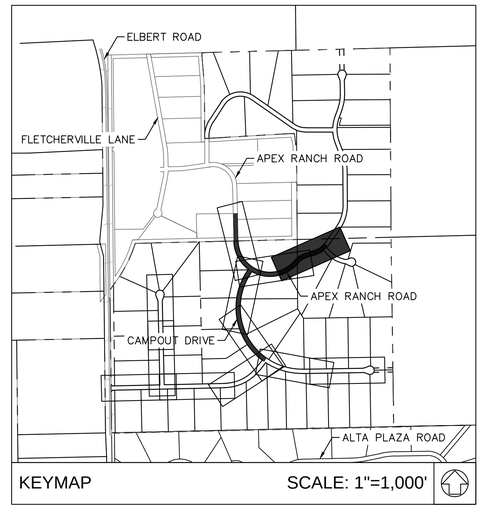
- LOT BOUNDARY LINE
- EXISTING MAJOR CONTOUR
- EXISTING MINOR CONTOUR
- PROPOSED MAJOR CONTOUR
- PROPOSED MINOR CONTOUR
- STREET CROSS SECTION (SEE SHEET C1.2 FOR DETAILS)
- PROPOSED CULVERT
- UTILITY EASEMENT
- R.O.W. LINE
- EDGE OF PAVEMENT
- GRADED SUBGRADE (NO BASE OR ASPHALT)
- ASPHALT PAVEMENT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

NOTES

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







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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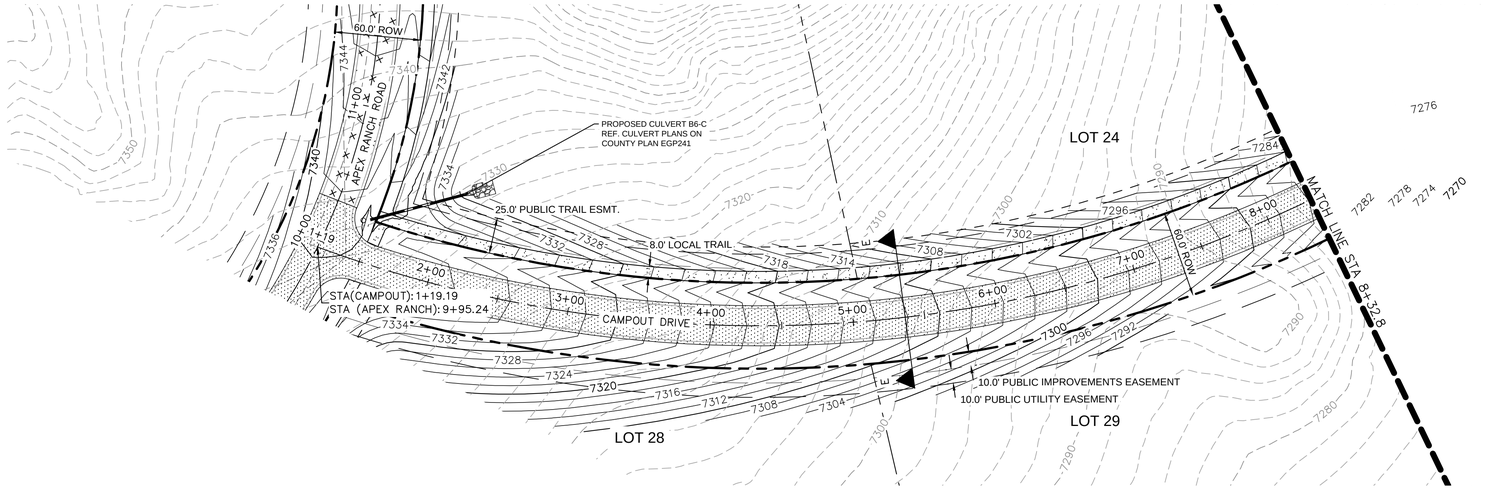
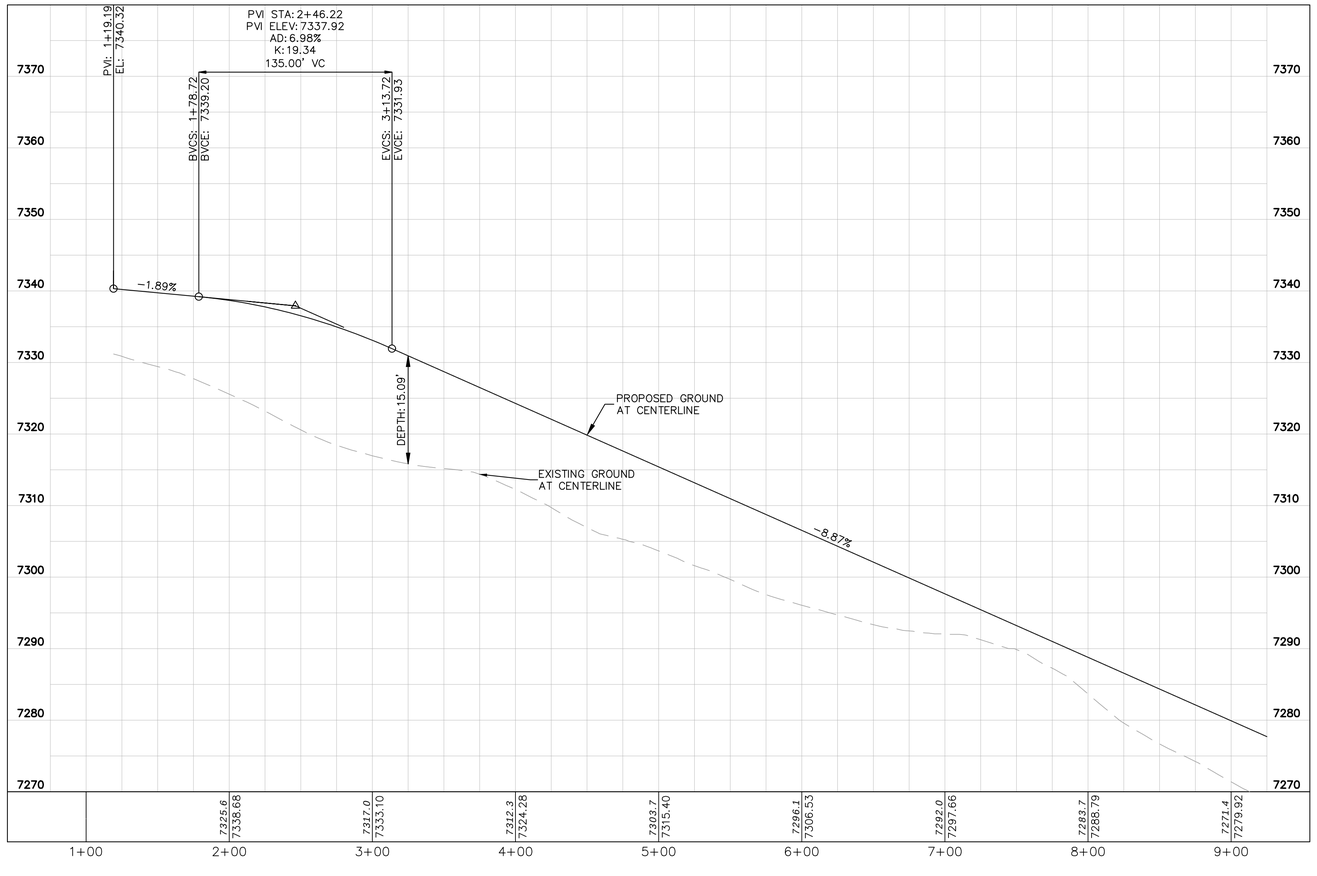




GRAPHIC SCALE IN FEET
0 25 50 100

GRAPHIC SCALE IN FEET
0 25 50 100
HORIZONTAL

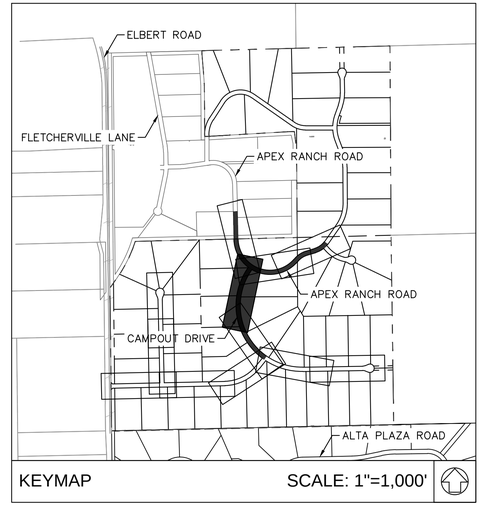
0 5 10 20
VERTICAL

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.



KEYMAP SCALE: 1"=1,000'

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
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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 and Associates, Inc.

PROJECT NO.
196239003

SHEET
C1.12

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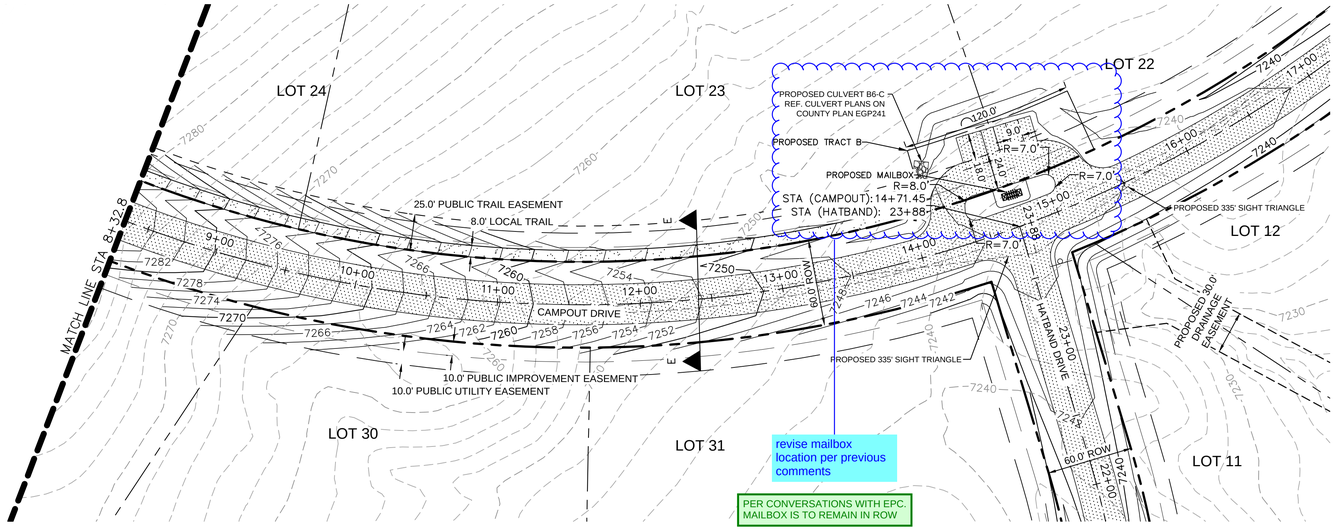

LEGEND

- 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
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- ASPHALT PAVEMENT
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NOTES

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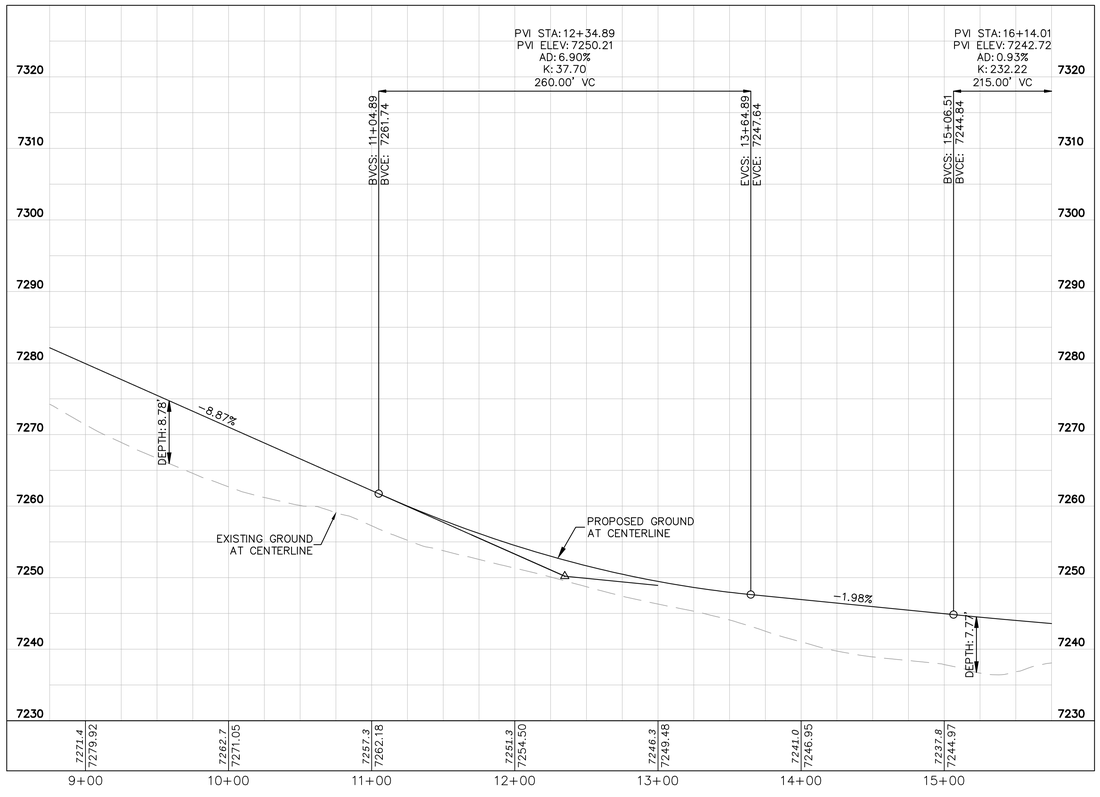

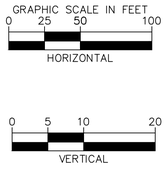

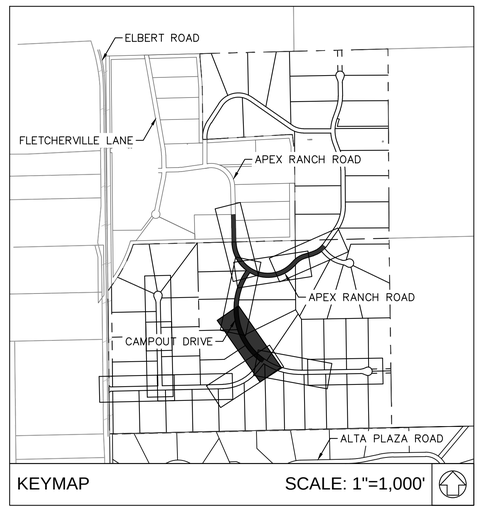

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Kimley»Horn
2024 KIMLEY-HORN AND ASSOCIATES, INC.
2 North Nevada Avenue Suite 900
Colorado Springs, Colorado 80903 (719) 453-0180

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
CAMPOUT DRIVE PLAN AND PROFILE

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Kimley»Horn
Kimley-Horn and Associates, Inc.

PROJECT NO.
196239003

SHEET
C1.13

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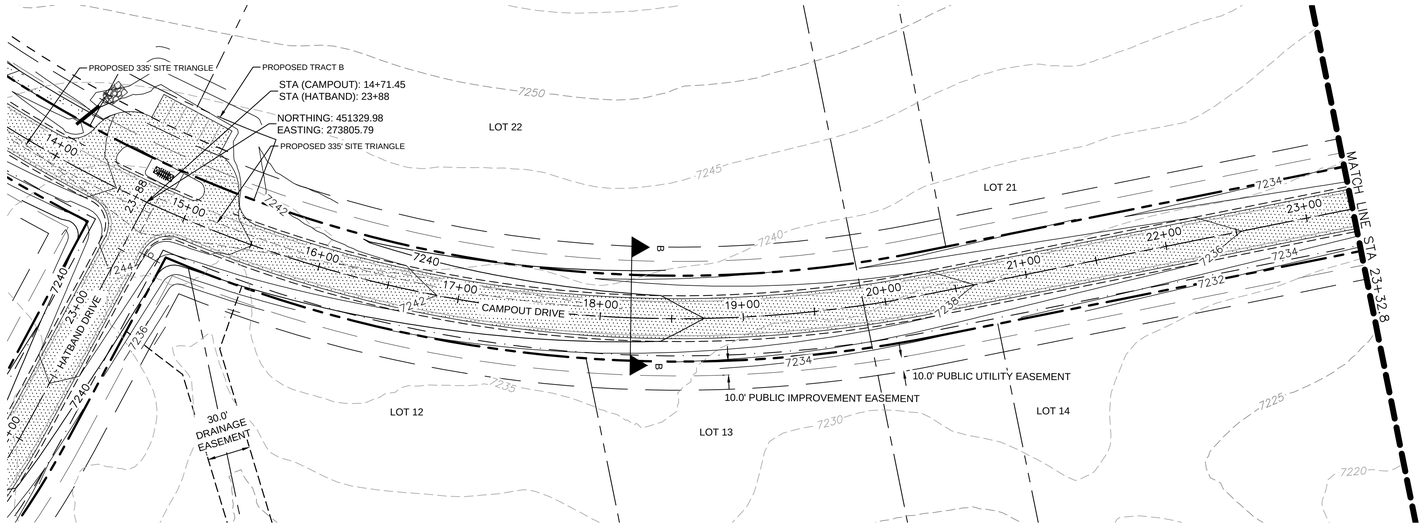

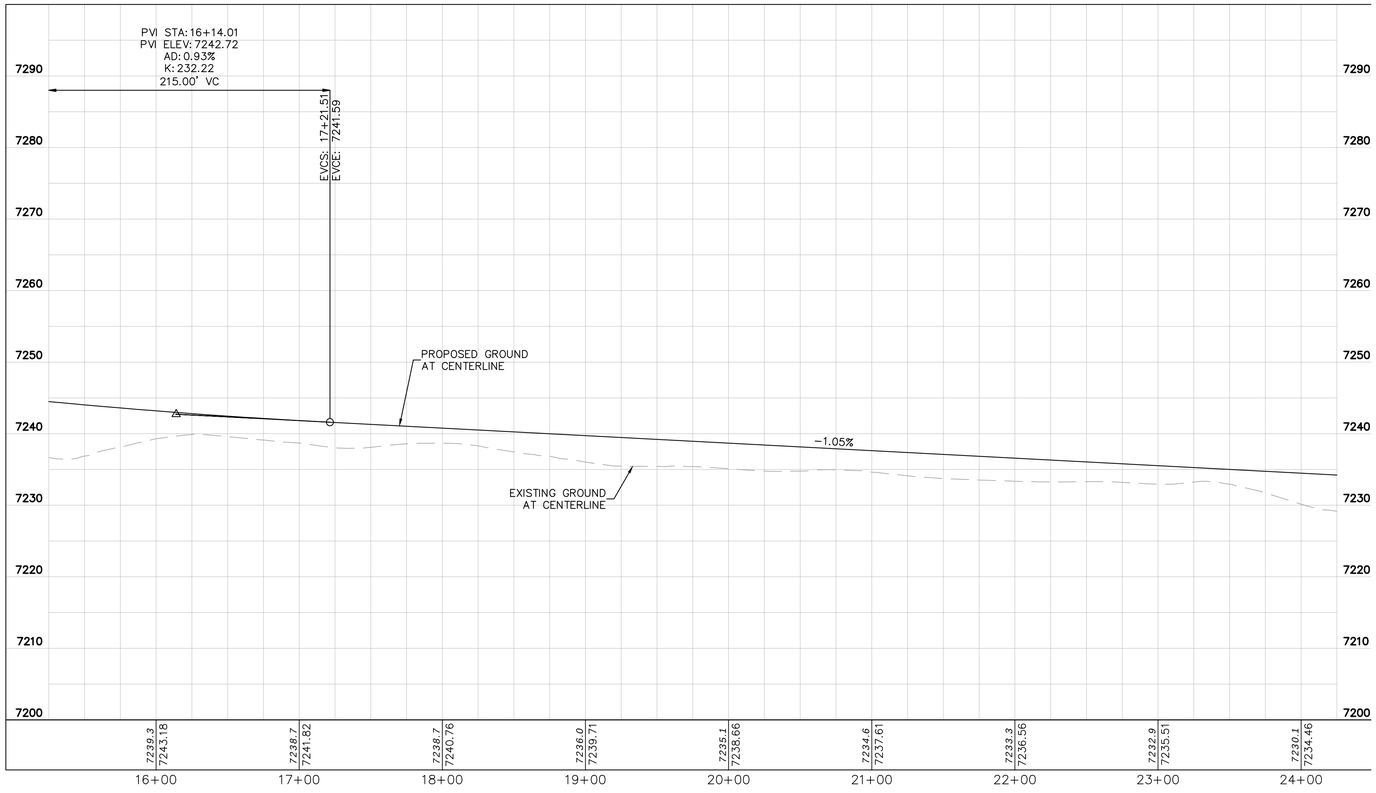

GRAPHIC SCALE IN FEET
0 25 50 100
HORIZONTAL

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
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- EDGE OF PAVEMENT
- GRADED SUBGRADE (NO BASE OR ASPHALT)
- ASPHALT PAVEMENT
- GRAVEL TRAIL SECTION

NOTES

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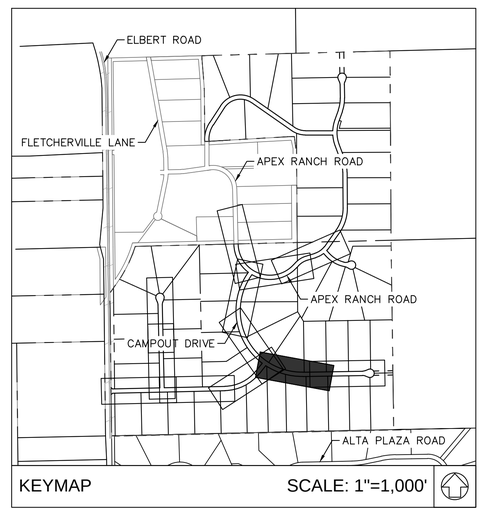

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Kimley»Horn
2024 KIMLEY-HORN AND ASSOCIATES, INC.
2 North Nevada Avenue Suite 900
Colorado Springs, Colorado 80903 (719) 453-0180

DESIGNED BY: KRK
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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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Kimley-Horn and Associates, Inc.

PROJECT NO.
196239003

SHEET
C1.14

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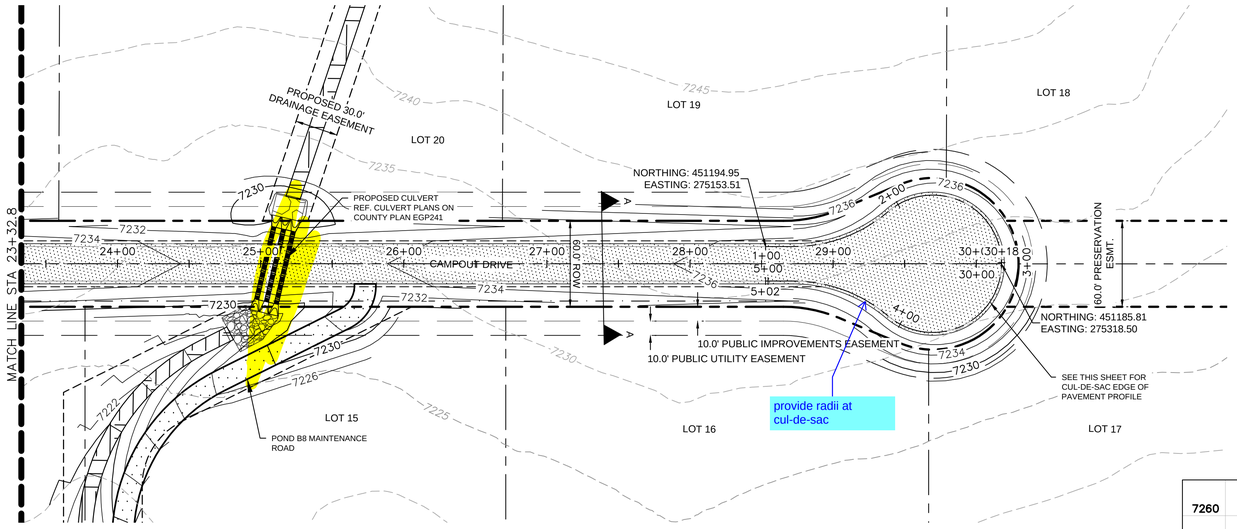

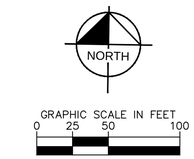

LEGEND

- 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
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- EDGE OF PAVEMENT
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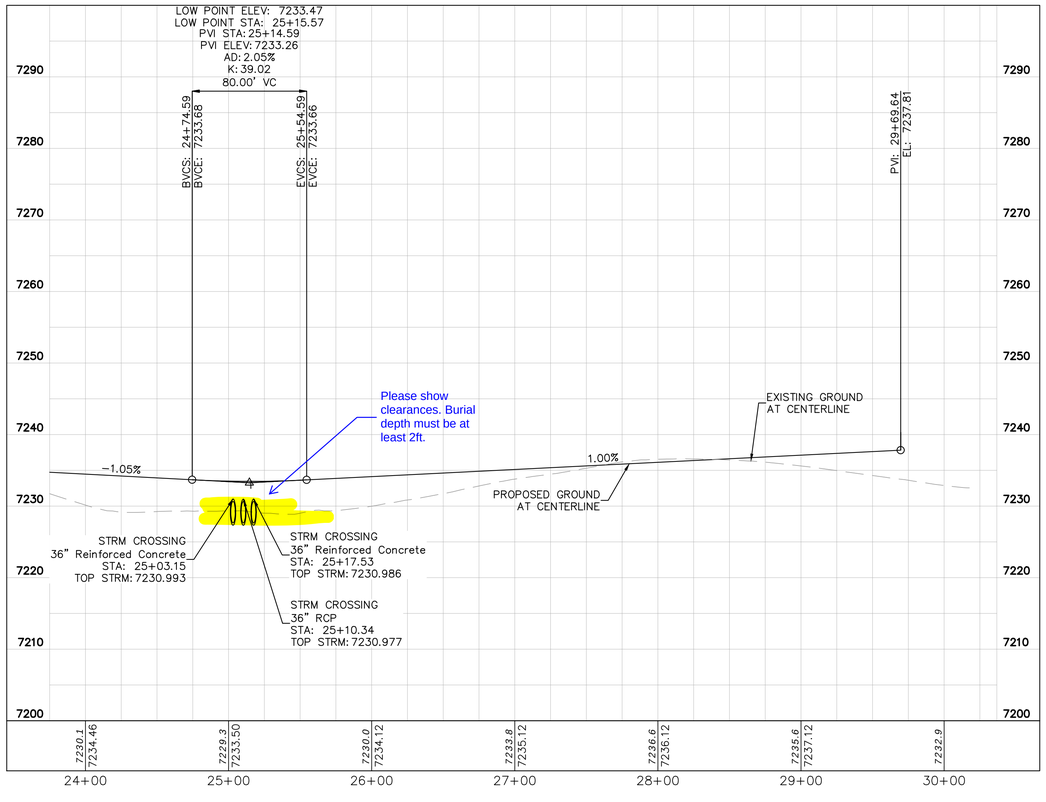
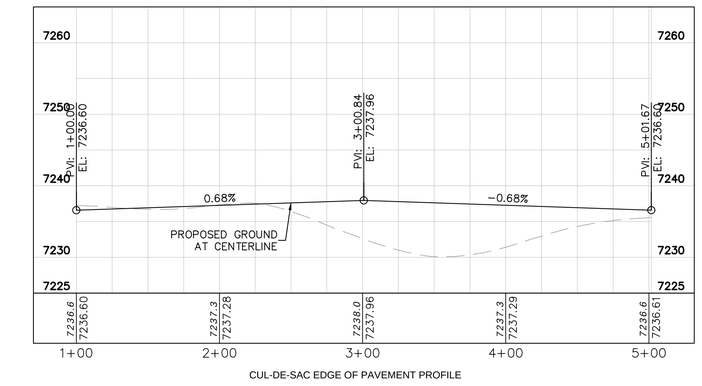
NOTES

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





CUL-DE-SAC EDGE OF PAVEMENT PROFILE

GRAPHIC SCALE IN FEET
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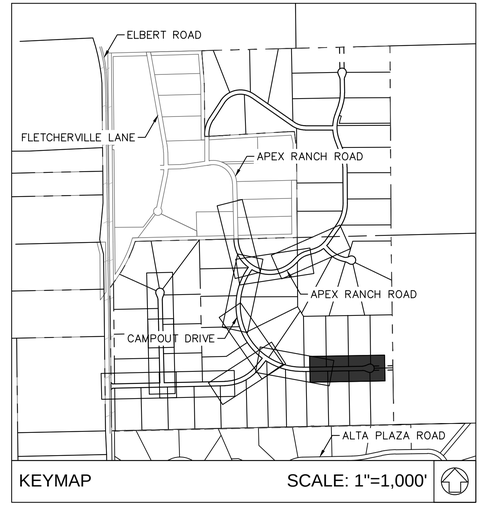
HORIZONTAL

0 5 10 20
VERTICAL



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
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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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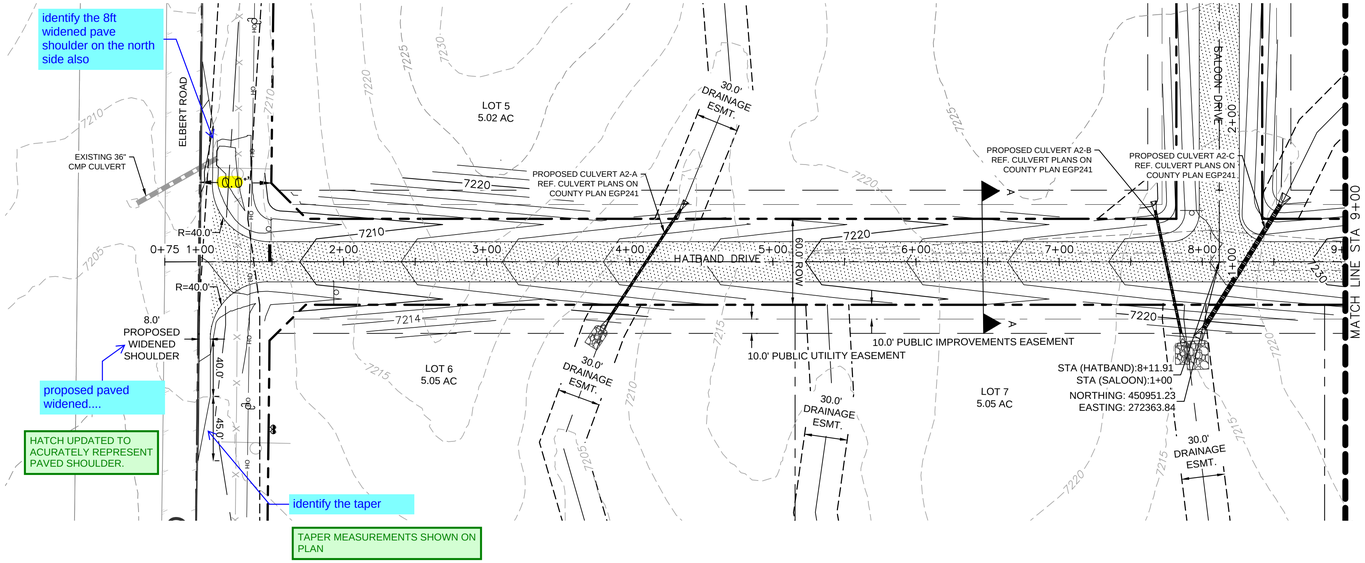
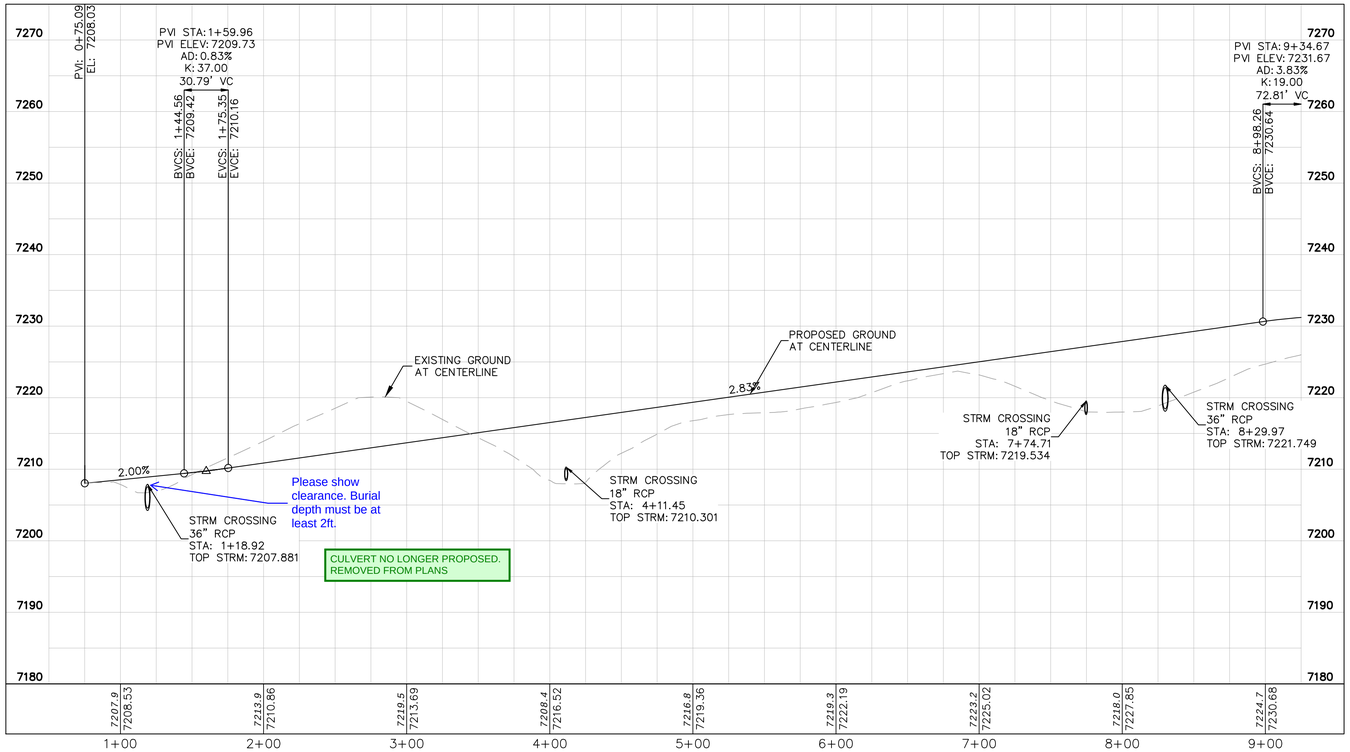
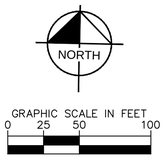






GRAPHIC SCALE IN FEET
0 25 50 100

LEGEND

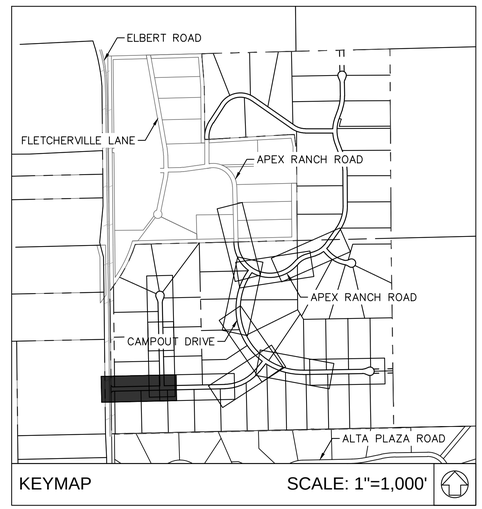
- LOT BOUNDARY LINE
- EXISTING MAJOR CONTOUR
- EXISTING MINOR CONTOUR
- PROPOSED MAJOR CONTOUR
- PROPOSED MINOR CONTOUR
- STREET CROSS SECTION (SEE SHEET C1.2 FOR DETAILS)
- PROPOSED CULVERT
- UTILITY EASEMENT
- R.O.W. LINE
- EDGE OF PAVEMENT
- GRADED SUBGRADE (NO BASE OR ASPHALT)
- ASPHALT PAVEMENT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

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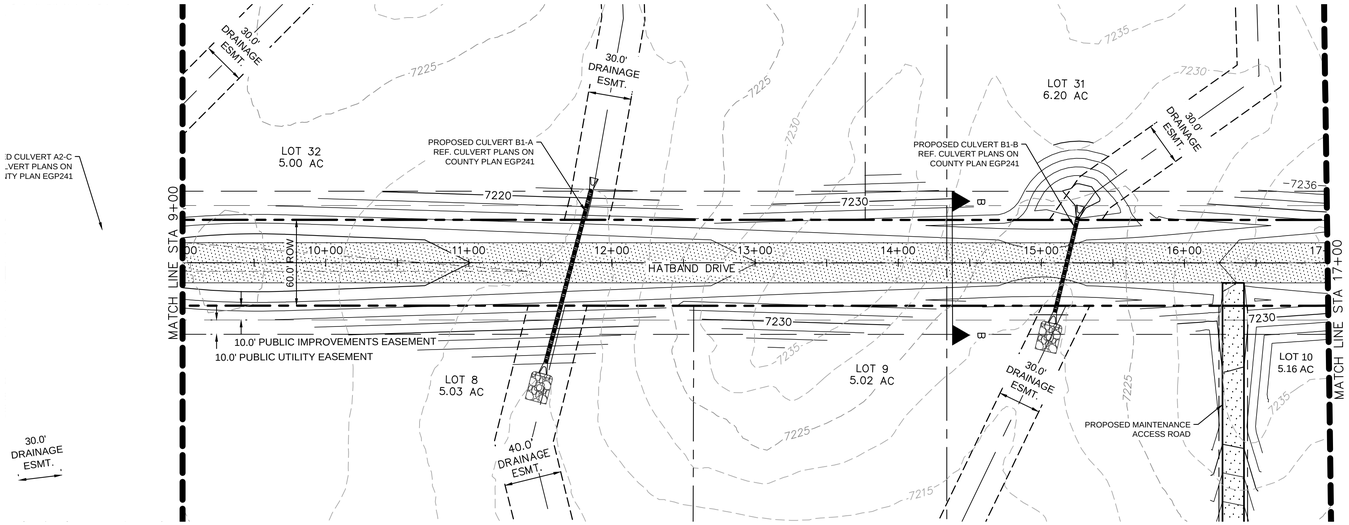
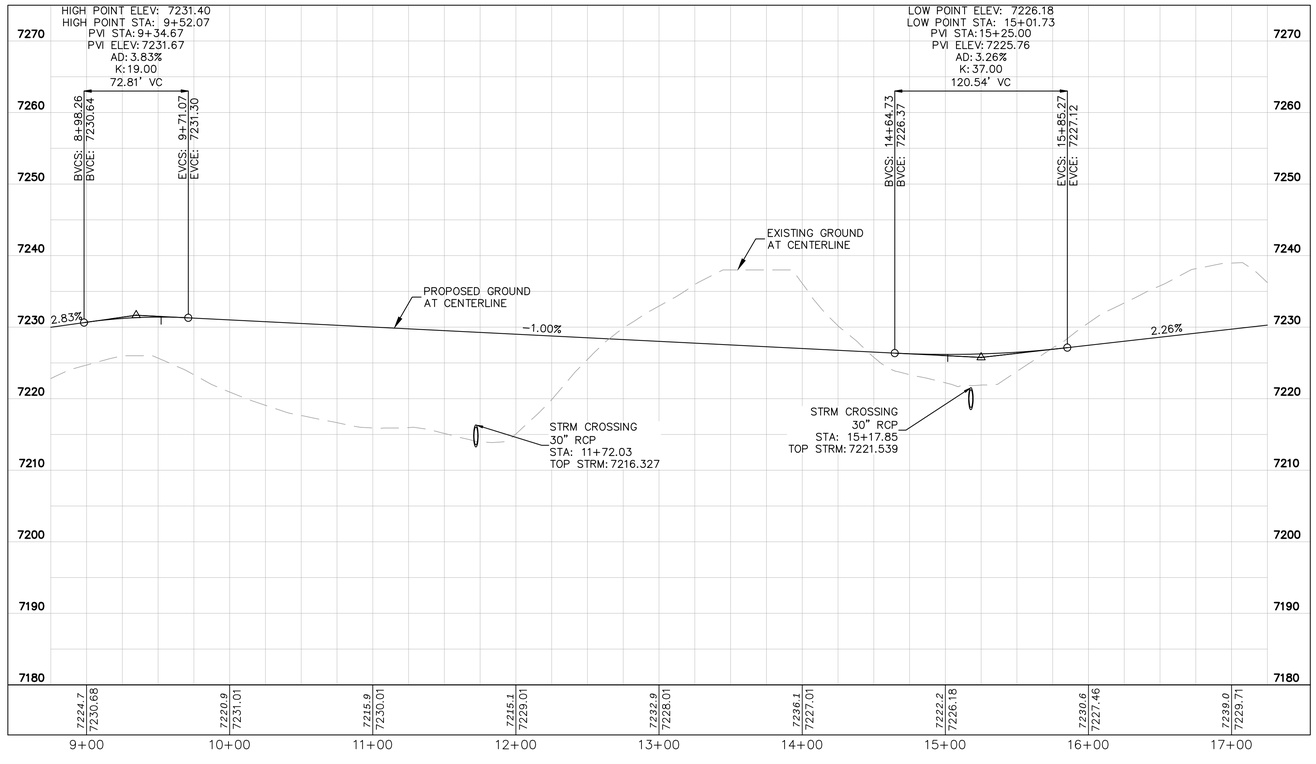
Kimley»Horn
Kimley-Horn and Associates, Inc.

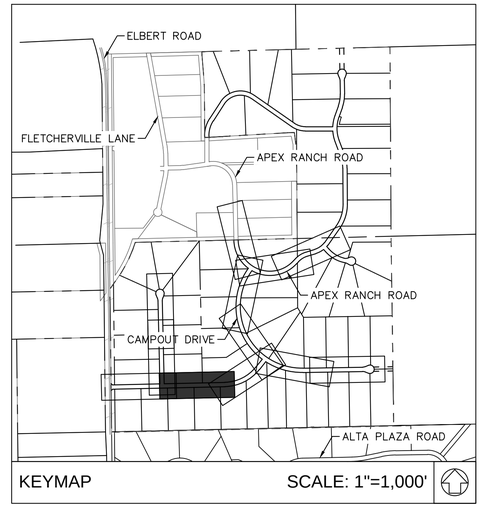
PROJECT NO.
196239003

SHEET
C1.16

K:\COS_Civil\196239003_Overlook\CADD\PlanSheets\CDs\CD_PV-STREET C-F2.dwg Kofford, Kevin 9/18/2024 3:03 PM







NORTH

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)
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- 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
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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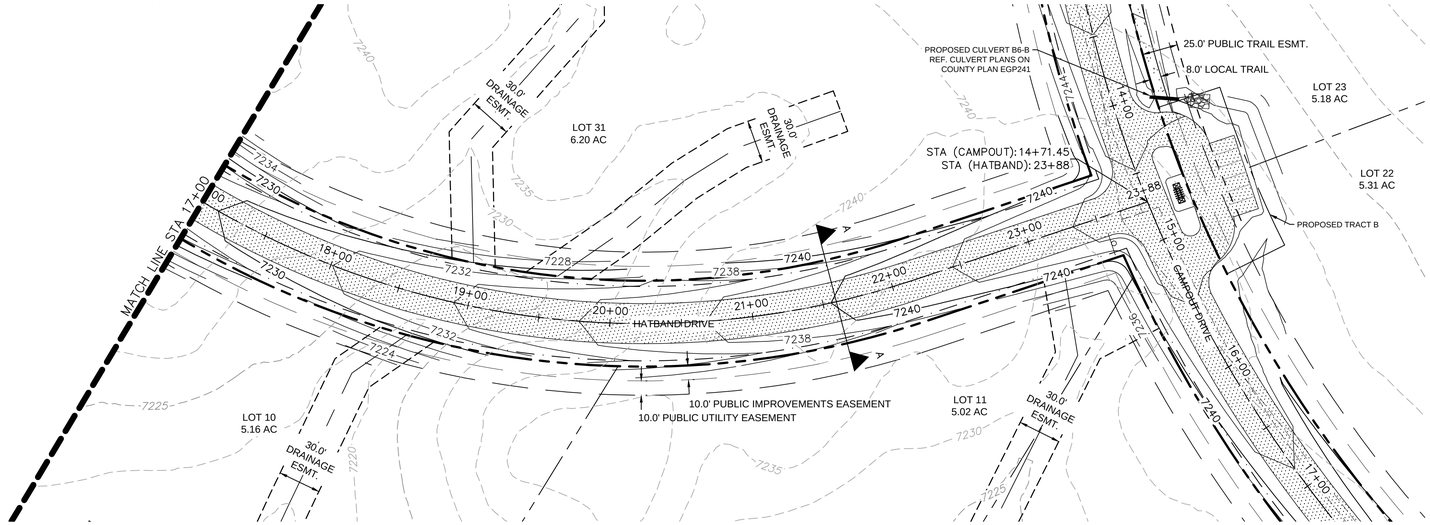

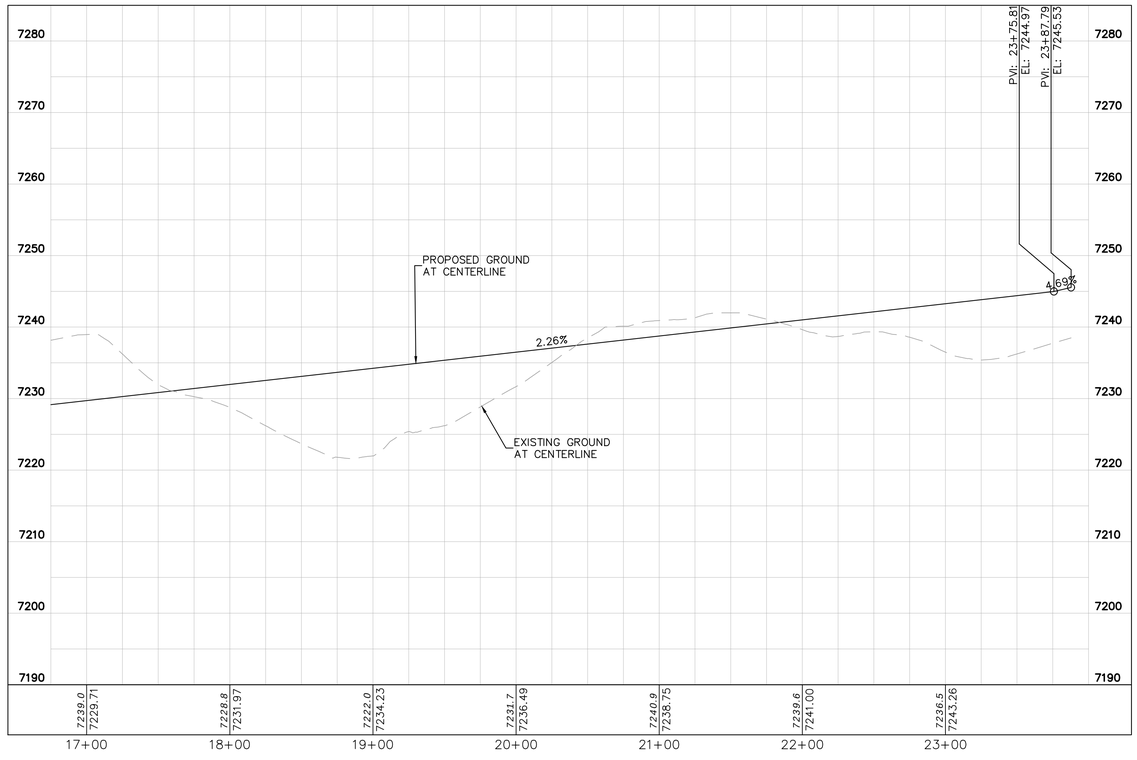

NORTH

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)
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NOTES

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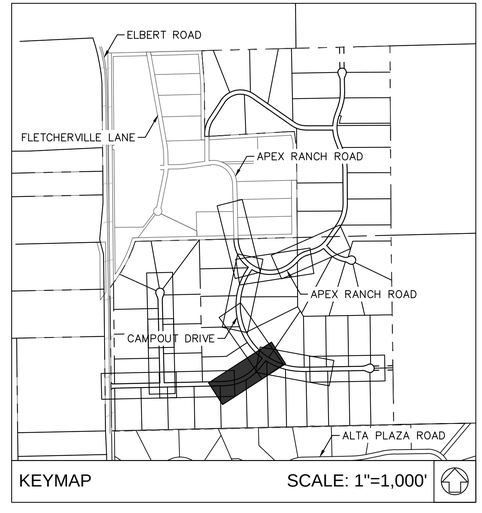

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2 North Nevada Avenue Suite 900
Colorado Springs, Colorado 80903 (719) 453-0180

DESIGNED BY: KRK
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DATE: 06/14/2024

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

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PROJECT NO.
196239003

SHEET
C1.18

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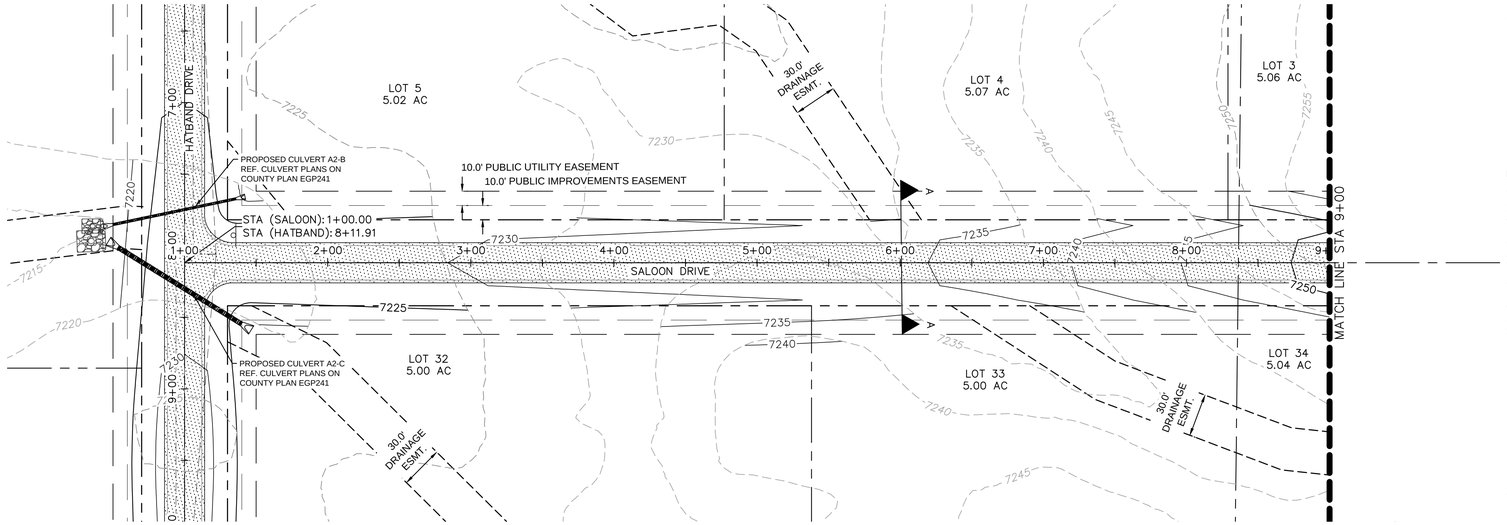
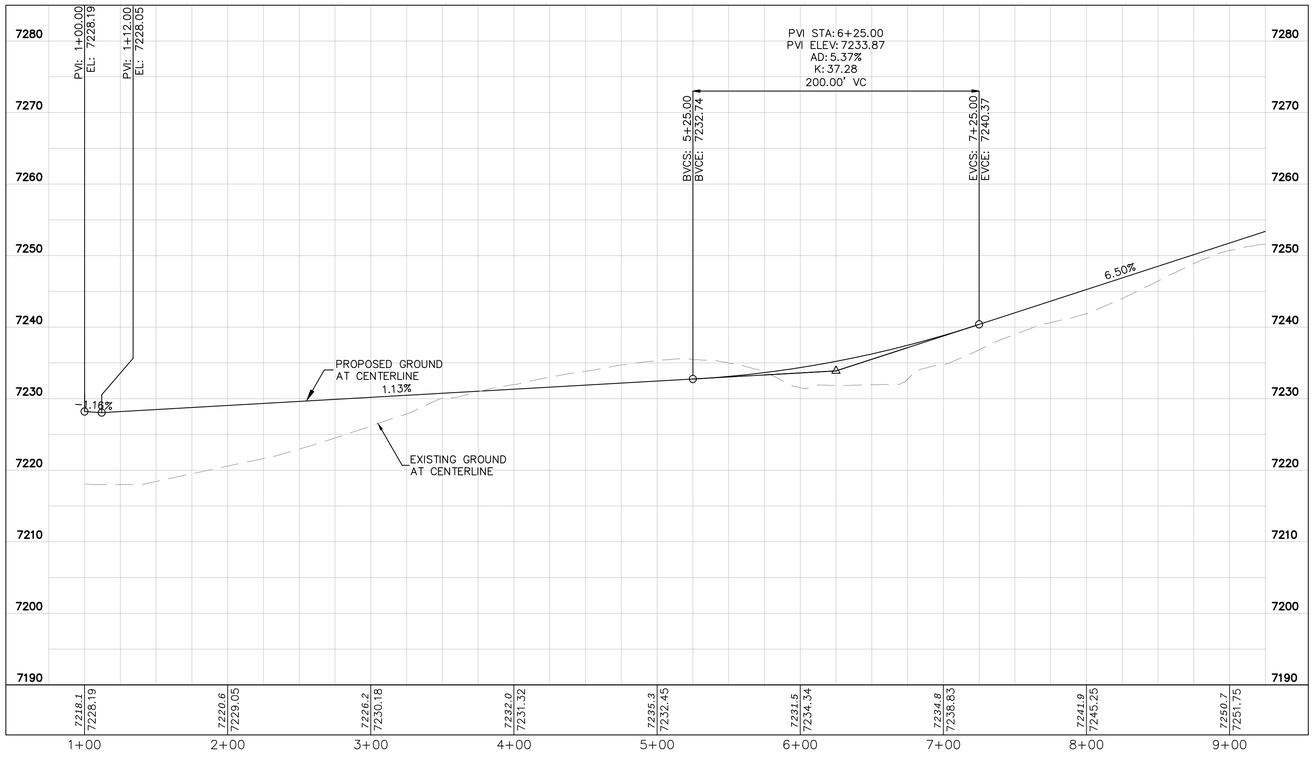




GRAPHIC SCALE IN FEET
0 25 50 100

GRAPHIC SCALE IN FEET
0 25 50 100
HORIZONTAL

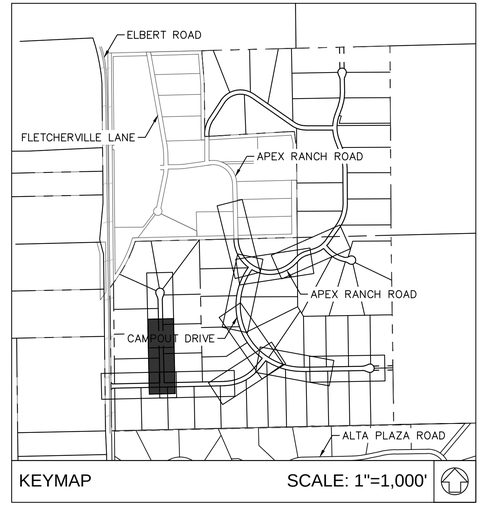
0 5 10 20
VERTICAL

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.



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
SALOON DRIVE PLAN AND PROFILE

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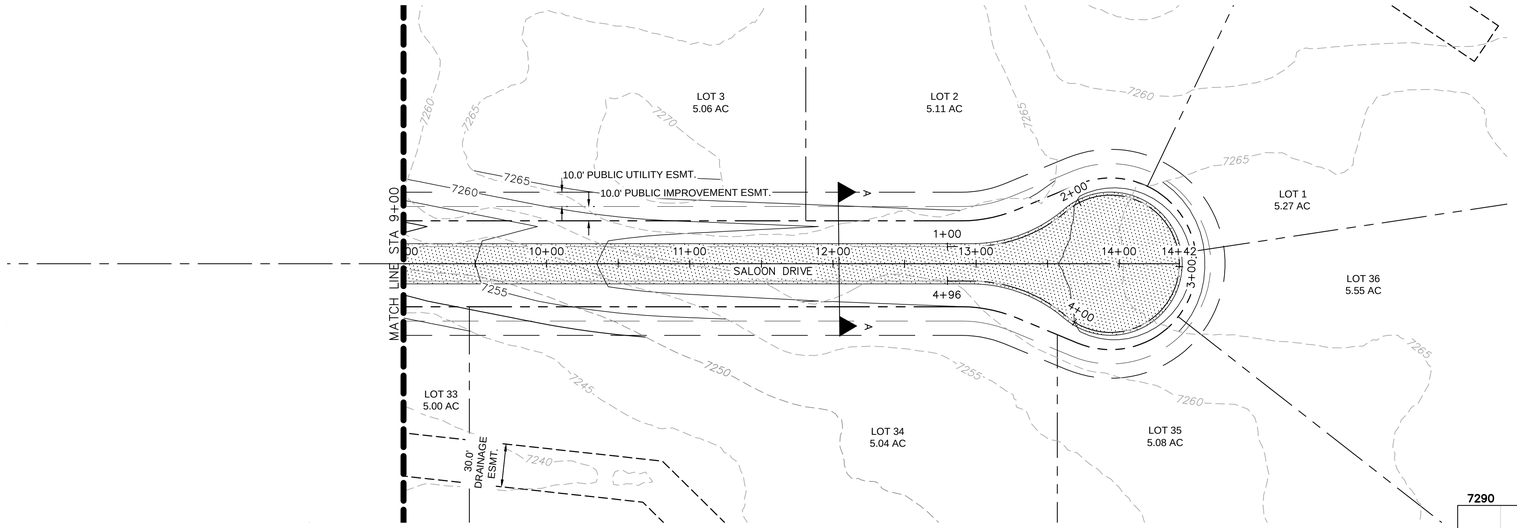
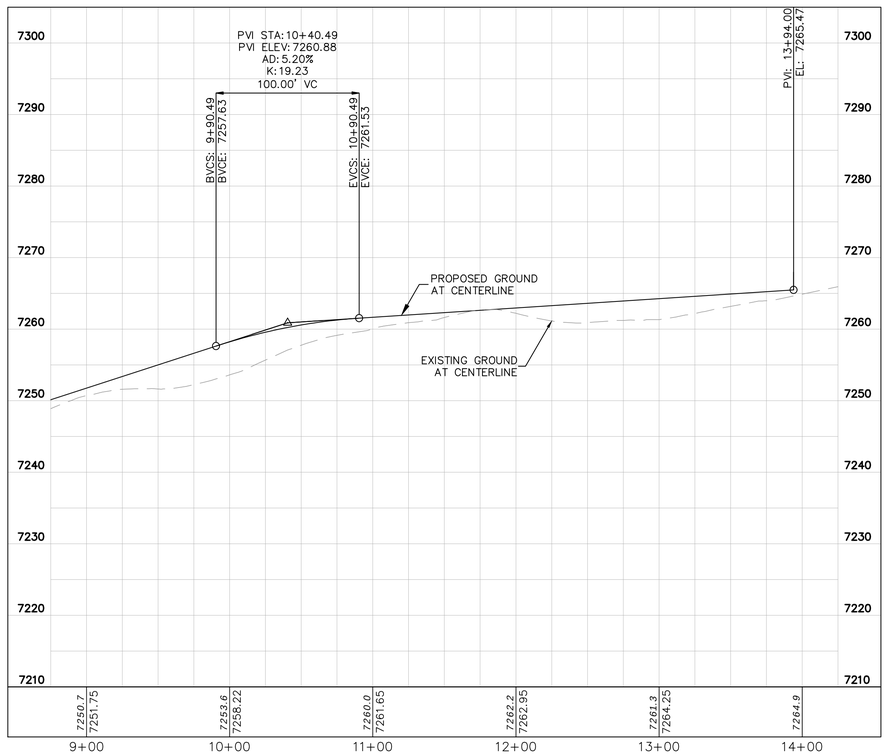
Kimley»Horn
Kimley-Horn and Associates, Inc.

PROJECT NO.
196239003

SHEET
C1.19

K:\COS_Civil\196239003_Overlook\CADD\PlanSheets\CDs\CD_PV-STREET C1-F2.dwg Kofford, Kevin 9/18/2024 3:04 PM





GRAPHIC SCALE IN FEET
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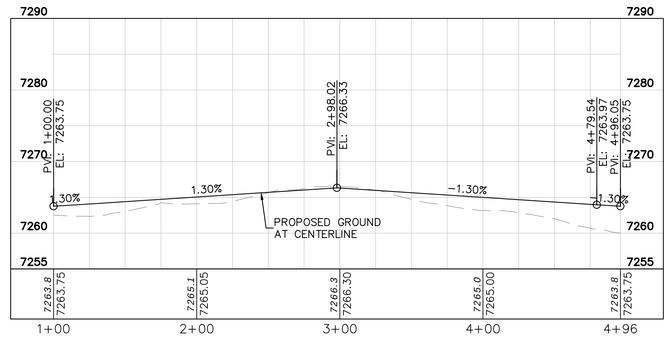
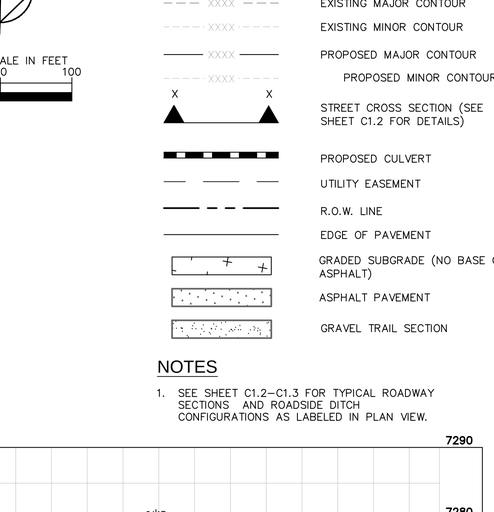
HORIZONTAL

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
- GRAVEL TRAIL SECTION

NOTES

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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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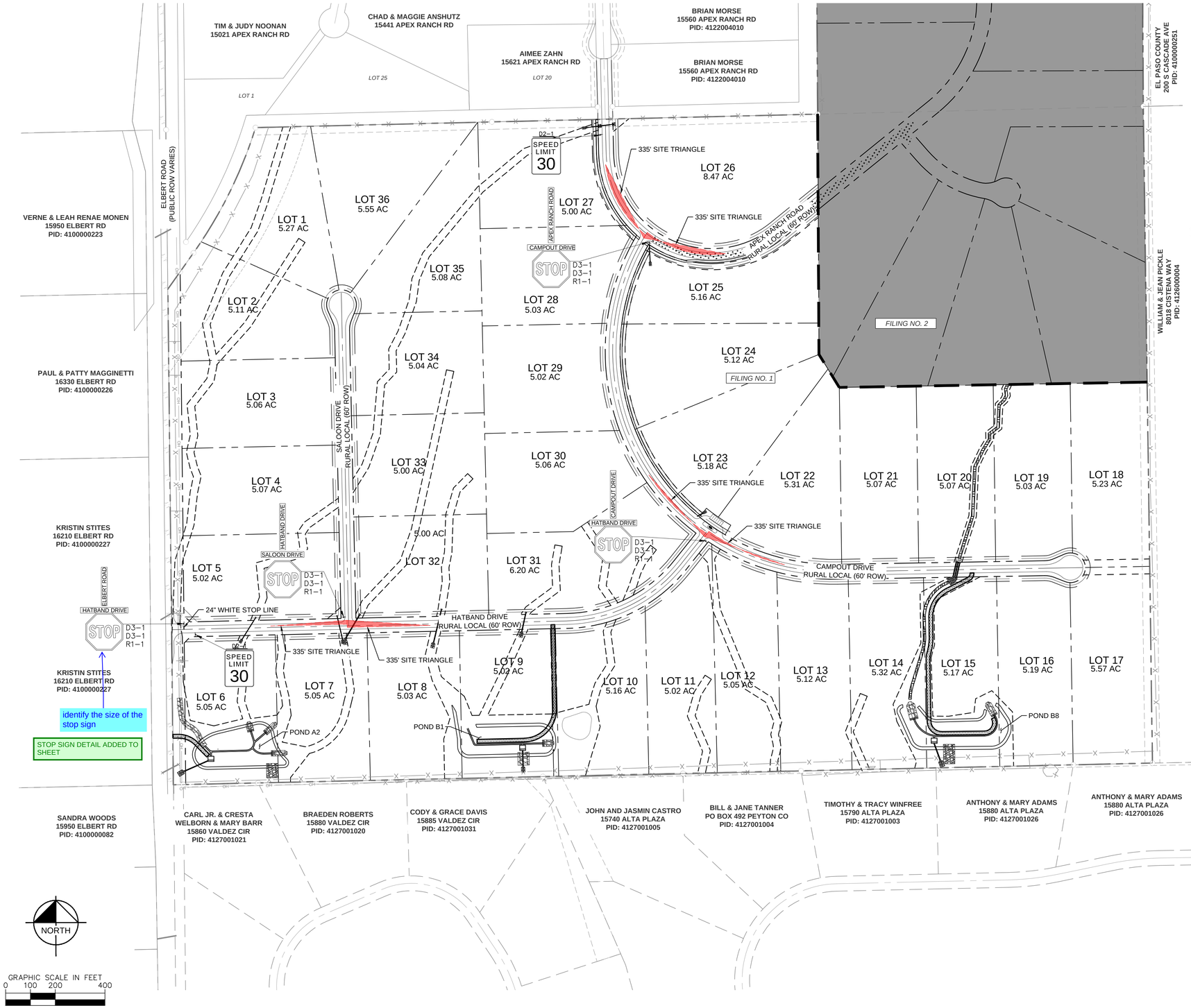
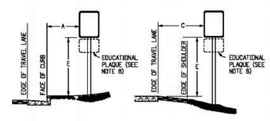


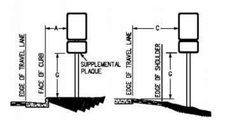
LEGEND:

- PROPERTY LINE
- ROW LINE
- LOT LINE
- CENTER LINE
- EASEMENT LINE
- GRADE BREAK LINE
- DITCH LINE
- EXISTING FENCE
- PUBLIC IMPROVEMENTS EASEMENT
- PUBLIC UTILITY EASEMENT
- PROPOSED ASPHALT PAVEMENT
- 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"	10'-0"PLUS CURB
B	2'-0"	30'-0" OR MORE INCLUDES CURB
C	2'-0"	6'-0"PLUS EDGE OF 8" WIDE SHOULDER, 3' NOMINAL 10'-0" FROM EDGE OF TRAVEL LANE

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

Kimley»Horn
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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
C1.21

K:\COS_Civil\196239003_Overlook\CADD\PlanSheets\CDs\196239003_CD_S&S.dwg Kofford, Kevin 9/18/2024 3:05 PM

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: 113,665 CY
TOTAL FILL: 119,980 CY
NET: 6,315 (FILL)*
*1.0 FILL FACTOR APPLIED

The GEC and CDs are submitted as separate documents. Please move the GEC section out of the CD document.

or do not submit a separate GEC plan set and include within the CD set. You may tell the planner to remove from list of items if including in the CD set.

PER DISCUSSION WITH EPC. FINAL GEC PLANS TO REMAIN IN SET. DETAILS TO BE REMOVED AS THEY HAVE BEEN PROVIDED IN EARLY GRADING PERMIT GEC PLANS.

NORTH

GRAPHIC SCALE IN FEET
0 100 200 400

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

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

PROJECT NO.
196239003

SHEET
C1.22

K:\COS_Civil\196239003_Overlook\CADD\PlanSheets\CDs\196239003_CD_CUT FILL.dwg Kofford, Kevin 9/18/2024 3:05 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 27
5.00 AC

LOT 36
5.55 AC

LOT 35
5.08 AC

LOT 28
5.03 AC

LOT 34
5.04 AC

LOT 29
5.02 AC

LOT 33
5.00 AC

LOT 30
5.06 AC

LOT 32
5.00 AC

LOT 31
6.20 AC

PROPOSED 30.0' DRAINAGE EASEMENT

PROPOSED 30.0' DRAINAGE EASEMENT

PROPOSED 30.0' DRAINAGE EASEMENT

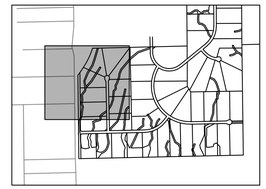
SALOOM DRIVE
RURAL LOCAL (60' ROW)
7265 7260

INTERIM
FINAL
CUT
LOD
CD
SM

EX. OVERHEAD ELECTRIC LINE

MATCH LINE: SEE SHEET C1.24 FOR CONTINUATION

MATCH LINE: SEE SHEET C1.25 FOR CONTINUATION



KEYMAP
SCALE: 1" = 1000'

LEGEND

- LOT BOUNDARY LINE
- LOT BOUNDARY LINE
- XXXX EXISTING MAJOR CONTOUR
- XXXX EXISTING MINOR CONTOUR
- XXXX PROPOSED MAJOR CONTOUR
- XXXX PROPOSED MINOR CONTOUR
- LOD LIMITS OF CONSTRUCTION/DISTURBANCE
- SF 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

GRAPHIC SCALE IN FEET
0 50 100 200

NORTH

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
GEC FINAL PLAN (1 OF 4)

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_GEC_FINAL.dwg Kofford, Kevin 9/18/2024 3:06 PM

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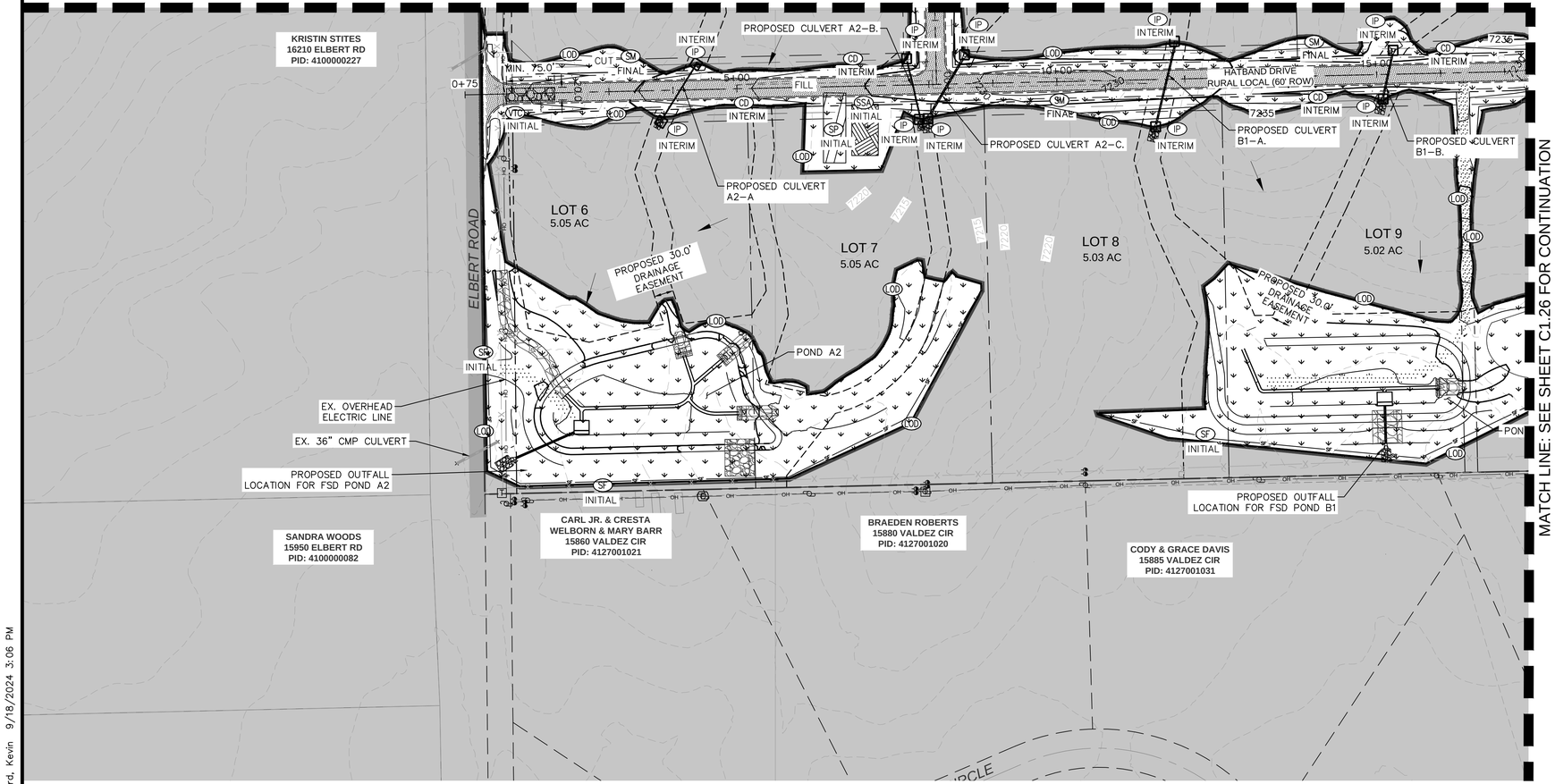

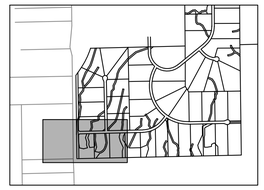

KEYMAP
SCALE: 1" = 1000'

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

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12 INCH	2 FEET
16 INCH	2.67 FEET

GRAPHIC SCALE IN FEET
0 50 100 200

NORTH

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

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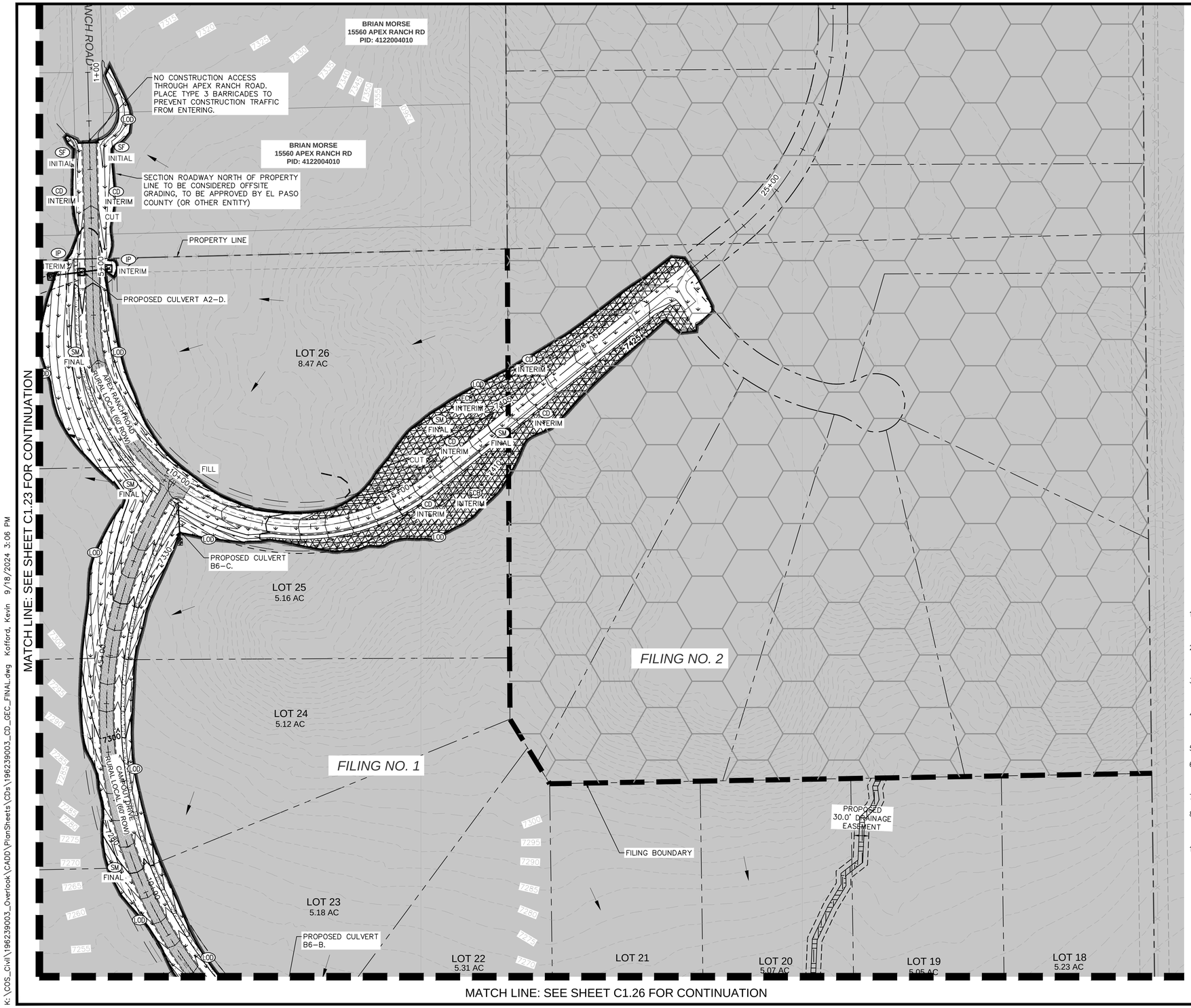
Kimley-Horn and Associates, Inc.

PROJECT NO.
196239003

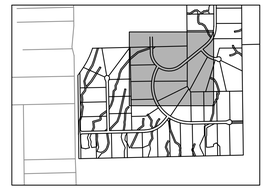
SHEET
C1.24

K:\COS_Civil\196239003_Overlook\CADD\PlanSheets\CDs\196239003_CD_GEC_FINAL.dwg Kofford, Kevin 9/18/2024 3:06 PM



MATCH LINE: SEE SHEET C1.23 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 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

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
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GEC FINAL PLAN (3 OF 4)

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PROJECT NO.
196239003

SHEET
C1.25

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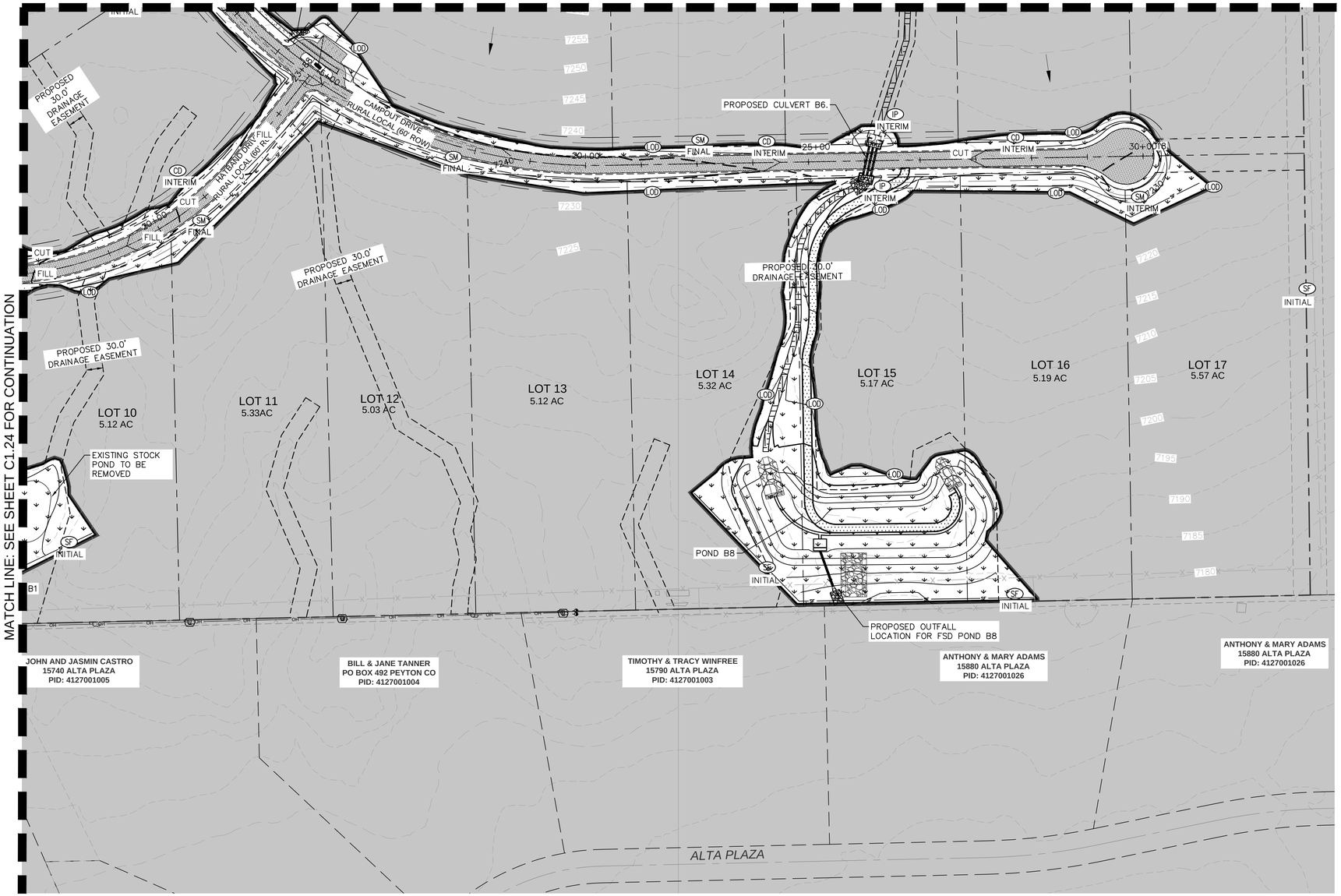
MATCH LINE: SEE SHEET C1.25 FOR CONTINUATION



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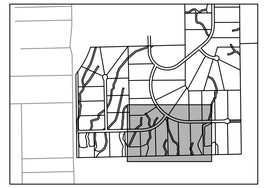

KEYMAP
SCALE: 1" = 1000'

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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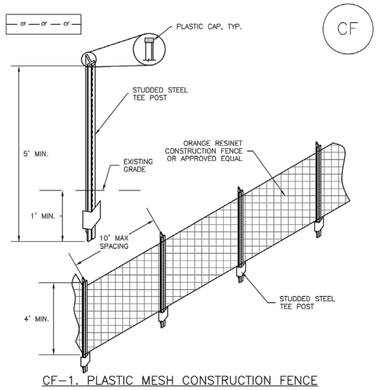


CF-1. PLASTIC MESH CONSTRUCTION FENCE

CONSTRUCTION FENCE INSTALLATION NOTES

1. SEE PLAN VIEW FOR:
   –LOCATION OF CONSTRUCTION FENCE.

2. CONSTRUCTION FENCE SHOWN SHALL BE INSTALLED PRIOR TO ANY LAND DISTURBING ACTIVITIES.

3. CONSTRUCTION FENCE SHALL BE COMPOSED OF ORANGE, CONTRACTOR–GRADE MATERIAL THAT IS AT LEAST 4' HIGH. METAL POSTS SHOULD HAVE A PLASTIC CAP FOR SAFETY.

4. STUDDED STEEL TEE POSTS SHALL BE UTILIZED TO SUPPORT THE CONSTRUCTION FENCE. MAXIMUM SPACING FOR STEEL TEE POSTS SHALL BE 10'.

5. CONSTRUCTION FENCE SHALL BE SECURELY FASTENED TO THE TOP, MIDDLE, AND BOTTOM OF EACH POST.

CONSTRUCTION FENCE MAINTENANCE NOTES

1. INSPECT BMPs EACH WORKDAY, AND MAINTAIN THEM IN EFFECTIVE OPERATING CONDITION. MAINTENANCE OF BMPs SHOULD BE PROACTIVE, NOT REACTIVE. INSPECT BMPs AS SOON AS POSSIBLE (AND ALWAYS WITHIN 24 HOURS) FOLLOWING A STORM THAT CAUSES SURFACE EROSION, AND PERFORM NECESSARY MAINTENANCE.

2. FREQUENT OBSERVATIONS AND MAINTENANCE ARE NECESSARY TO MAINTAIN BMPs IN EFFECTIVE OPERATING CONDITION. INSPECTIONS AND CORRECTIVE MEASURES SHOULD BE DOCUMENTED THOROUGHLY.

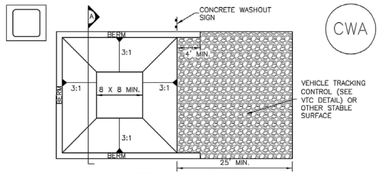
3. WHERE BMPs HAVE FAILED, REPAIR OR REPLACEMENT SHOULD BE INITIATED UPON DISCOVERY OF THE FAILURE.

4. CONSTRUCTION FENCE SHALL BE REPAIRED OR REPLACED WHEN THERE ARE SIGNS OF DAMAGE SUCH AS RIPS OR SAGS. CONSTRUCTION FENCE IS TO REMAIN IN PLACE UNTIL THE UPSTREAM DISTURBED AREA IS STABILIZED AND APPROVED BY THE LOCAL JURISDICTION.

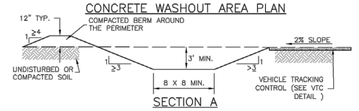
5. WHEN CONSTRUCTION FENCES ARE REMOVED, ALL DISTURBED AREAS ASSOCIATED WITH THE INSTALLATION, MAINTENANCE, AND/OR REMOVAL OF THE FENCE SHALL BE COVERED WITH TOPSOIL, SEEDED AND MULCHED, OR OTHERWISE STABILIZED AS APPROVED BY LOCAL JURISDICTION.

NOTE: MANY JURISDICTIONS HAVE BMP DETAILS THAT VARY FROM UDFCD STANDARD DETAILS. CONSULT WITH LOCAL JURISDICTIONS AS TO WHICH DETAIL SHOULD BE USED WHEN DIFFERENCES ARE NOTED.

(DETAIL ADAPTED FROM TOWN OF PARKER, COLORADO, NOT AVAILABLE IN AUTOCAD)



CONCRETE WASHOUT AREA PLAN



SECTION A

CWA–1. CONCRETE WASHOUT AREA

CWA INSTALLATION NOTES

1. SEE PLAN VIEW FOR:
   –CWA INSTALLATION LOCATION.

2. DO NOT LOCATE AN UNLINED CWA WITHIN 400' OF ANY NATURAL DRAINAGE PATHWAY OR WATERBODY. DO NOT LOCATE WITHIN 1,000' OF ANY WELLS OR DRINKING WATER SOURCES. IF SITE CONSTRAINTS MAKE THIS INFEASIBLE, OR IF HIGHLY PERMEABLE SOILS EXIST ON SITE, THE CWA MUST BE INSTALLED WITH AN IMPERMEABLE LINER (16 MIL MIN. THICKNESS) OR SURFACE STORAGE ALTERNATIVES USING PREFABRICATED CONCRETE WASHOUT DEVICES OR A LINED ABOVE GROUND STORAGE ARE SHOULD BE USED.

3. THE CWA SHALL BE INSTALLED PRIOR TO CONCRETE PLACEMENT ON SITE.

4. CWA SHALL INCLUDE A FLAT SUBSURFACE PIT THAT IS AT LEAST 8' BY 8' SLOPES LEADING OUT OF THE SUBSURFACE PIT SHALL BE 3:1 OR FLATTER. THE PIT SHALL BE AT LEAST 3' DEEP.

5. BERM SURROUNDING SIDES AND BACK OF THE CWA SHALL HAVE MINIMUM HEIGHT OF 1'.

6. VEHICLE TRACKING PAD SHALL BE SLOPED 2% TOWARDS THE CWA.

7. SIGNS SHALL BE PLACED AT THE CONSTRUCTION ENTRANCE, AT THE CWA, AND ELSEWHERE AS NECESSARY TO CLEARLY INDICATE THE LOCATION OF THE CWA TO OPERATORS OF CONCRETE TRUCKS AND PUMP RIGS.

8. USE EXCAVATED MATERIAL FOR PERIMETER BERM CONSTRUCTION.

CWA MAINTENANCE NOTES

1. INSPECT BMPs EACH WORKDAY, AND MAINTAIN THEM IN EFFECTIVE OPERATING CONDITION. MAINTENANCE OF BMPs SHOULD BE PROACTIVE, NOT REACTIVE. INSPECT BMPs AS SOON AS POSSIBLE (AND ALWAYS WITHIN 24 HOURS) FOLLOWING A STORM THAT CAUSES SURFACE EROSION, AND PERFORM NECESSARY MAINTENANCE.

2. FREQUENT OBSERVATIONS AND MAINTENANCE ARE NECESSARY TO MAINTAIN BMPs IN EFFECTIVE OPERATING CONDITION. INSPECTIONS AND CORRECTIVE MEASURES SHOULD BE DOCUMENTED THOROUGHLY.

3. WHERE BMPs HAVE FAILED, REPAIR OR REPLACEMENT SHOULD BE INITIATED UPON DISCOVERY OF THE FAILURE.

4. THE CWA SHALL BE REPAIRED, CLEANED, OR ENLARGED AS NECESSARY TO MAINTAIN CAPACITY FOR CONCRETE WASTE. CONCRETE MATERIALS, ACCUMULATED IN PIT, SHALL BE REMOVED ONCE THE MATERIALS HAVE REACHED A DEPTH OF 2'.

5. CONCRETE WASHOUT WATER, WASTED PIECES OF CONCRETE AND ALL OTHER DEBRIS IN THE SUBSURFACE PIT SHALL BE TRANSPORTED FROM THE JOB SITE IN A WATER–TIGHT CONTAINER AND DISPOSED OF PROPERLY.

6. THE CWA SHALL REMAIN IN PLACE UNTIL ALL CONCRETE FOR THE PROJECT IS PLACED.

7. WHEN THE CWA IS REMOVED, COVER THE DISTURBED AREA WITH TOP SOIL, SEED AND MULCH OR OTHERWISE STABILIZED IN A MANNER APPROVED BY THE LOCAL JURISDICTION.

(DETAIL ADAPTED FROM DOUGLAS COUNTY, COLORADO AND THE CITY OF PARKER, COLORADO, NOT AVAILABLE IN AUTOCAD).

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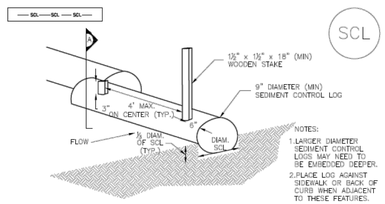
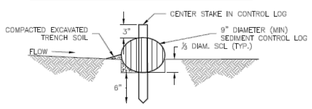
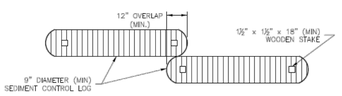


TRENCHED SEDIMENT CONTROL LOG

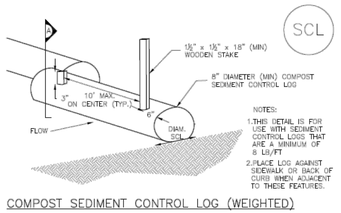


SECTION (A)
TRENCHED SEDIMENT CONTROL LOG

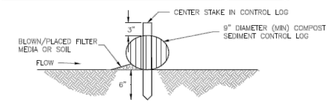


LOG JOINTS

SCL–1. TRENCHED SEDIMENT CONTROL LOG



COMPOST SEDIMENT CONTROL LOG (WEIGHTED)



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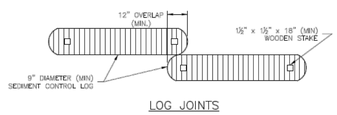
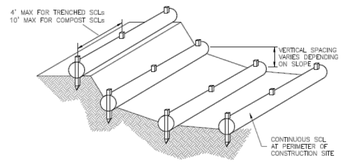


LOG JOINTS

SCL–2. COMPOST SEDIMENT CONTROL LOG (WEIGHTED)



SCL–3. SEDIMENT CONTROL LOGS TO CONTROL SLOPE LENGTH

SEDIMENT CONTROL LOG INSTALLATION NOTES

1. SEE PLAN VIEW FOR LOCATION AND LENGTH OF SEDIMENT CONTROL LOGS.

2. SEDIMENT CONTROL LOGS THAT ACT AS A PERIMETER CONTROL SHALL BE INSTALLED PRIOR TO ANY UPGRADIENT LAND–DISTURBING ACTIVITIES.

3. SEDIMENT CONTROL LOGS SHALL CONSIST OF STRAW, COMPOST, EXCELSIOR OR COCONUT FIBER, AND SHALL BE FREE OF ANY NOXIOUS WEED SEEDS OR DEFECTS INCLUDING RIPS, HOLES AND OBVIOUS WEAR.

4. SEDIMENT CONTROL LOGS MAY BE USED AS SMALL CHECK DAMS IN DITCHES AND SWALES. HOWEVER, THEY SHOULD NOT BE USED IN PERENNIAL STREAMS.

5. IT IS RECOMMENDED THAT SEDIMENT CONTROL LOGS BE TRENCHED INTO THE GROUND TO A DEPTH OF APPROXIMATELY ⅓ OF THE DIAMETER OF THE LOG. IF TRENCHING TO THIS DEPTH IS NOT FEASIBLE AND/OR DESIRABLE (SHORT TERM INSTALLATION WITH DESIRE NOT TO DAMAGE LANDSCAPE) A LESSER TRENCHING DEPTH MAY BE ACCEPTABLE WITH MORE ROBUST STAKING. COMPOST LOGS THAT ARE 8 LB/FT DO NOT NEED TO BE TRENCHED.

6. THE UPHILL SIDE OF THE SEDIMENT CONTROL LOG SHALL BE BACKFILLED WITH SOIL OR FILTER MATERIAL THAT IS FREE OF ROCKS AND DEBRIS. THE SOIL SHALL BE TIGHTLY COMPACTED INTO THE SHAPE OF A RIGHT TRIANGLE USING A SHOVEL OR WEIGHTED LAWN ROLLER OR BLOWN IN PLACE.

7. FOLLOW MANUFACTURERS' GUIDANCE FOR STAKING. IF MANUFACTURERS' INSTRUCTIONS DO NOT SPECIFY SPACING, STAKES SHALL BE PLACED ON 4' CENTERS AND EMBEDDED A MINIMUM OF 6" INTO THE GROUND. 3" OF THE STAKE SHALL PROTRUDE FROM THE TOP OF THE LOG. STAKES THAT ARE BROKEN PRIOR TO INSTALLATION SHALL BE REPLACED. COMPOST LOGS SHOULD BE STAKED 10' ON CENTER.

SEDIMENT CONTROL LOG MAINTENANCE NOTES

1. INSPECT BMPs EACH WORKDAY, AND MAINTAIN THEM IN EFFECTIVE OPERATING CONDITION. MAINTENANCE OF BMPs SHOULD BE PROACTIVE, NOT REACTIVE. INSPECT BMPs AS SOON AS POSSIBLE (AND ALWAYS WITHIN 24 HOURS) FOLLOWING A STORM THAT CAUSES SURFACE EROSION, AND PERFORM NECESSARY MAINTENANCE.

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3. WHERE BMPs HAVE FAILED, REPAIR OR REPLACEMENT SHOULD BE INITIATED UPON DISCOVERY OF THE FAILURE.

4. SEDIMENT ACCUMULATED UPSTREAM OF SEDIMENT CONTROL LOG SHALL BE REMOVED AS NEEDED TO MAINTAIN FUNCTIONALITY OF THE BMP, TYPICALLY WHEN DEPTH OF ACCUMULATED SEDIMENTS IS APPROXIMATELY ½ OF THE HEIGHT OF THE SEDIMENT CONTROL LOG.

5. SEDIMENT CONTROL LOG SHALL BE REMOVED AT THE END OF CONSTRUCTION.COMPOST FROM COMPOST LOGS MAY BE LEFT IN PLACE AS LONG AS BAGS ARE REMOVED AND THE AREA SEEDED. IF DISTURBED AREAS EXIST AFTER REMOVAL, THEY SHALL BE COVERED WITH TOP SOIL, SEEDED AND MULCHED OR OTHERWISE STABILIZED IN A MANNER APPROVED BY THE LOCAL JURISDICTION.

(DETAILS ADAPTED FROM TOWN OF PARKER, COLORADO, JEFFERSON COUNTY, COLORADO, DOUGLAS COUNTY, COLORADO, AND CITY OF AURORA, COLORADO, NOT AVAILABLE IN AUTOCAD)

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Seeding dates for the highest success probability of perennial species along the Front Range are generally in the spring from April through early May and in the fall after the first of September until the ground freezes. If the area is irrigated, seeding may occur in summer months, as well. See Table TS/PS-3 for appropriate seeding dates.

Table TS/PS-1. Minimum Drill Seeding Rates for Various Temporary Annual Grasses

Species[a] (Common name)	Growth Season[b]	Pounds of Pure Live Seed (PLS)/acre[c]	Planting Depth (inches)
1. Oats	Cool	35 - 50	1 - 2
2. Spring wheat	Cool	25 - 35	1 - 2
3. Spring barley	Cool	25 - 35	1 - 2
4. Annual ryegrass	Cool	10 - 15	½
5. Millet	Warm	3 - 15	½ - ¾
6. Sudangrass	Warm	5–10	½ - ¾
7. Sorghum	Warm	5–10	½ - ¾
8. Winter wheat	Cool	20–35	1 - 2
9. Winter barley	Cool	20–35	1 - 2
10. Winter rye	Cool	20–35	1 - 2
11. Triticale	Cool	25–40	1 - 2

[a] Successful seeding of annual grass resulting in adequate plant growth will usually produce enough dead-plant residue to provide protection from wind and water erosion for an additional year. This assumes that the cover is not disturbed or mowed closer than 8 inches.

Hydraulic seeding may be substituted for drilling only where slopes are steeper than 3:1 or where access limitations exist. When hydraulic seeding is used, hydraulic mulching should be applied as a separate operation, when practical, to prevent the seeds from being encapsulated in the mulch.

[b] See Table TS/PS-3 for seeding dates. Irrigation, if consistently applied, may extend the use of cool season species during the summer months.

[c] Seeding rates should be doubled if seed is broadcast, or increased by 50 percent if done using a Brillion Drill or by hydraulic seeding.

Table TS/PS-2. Minimum Drill Seeding Rates for Perennial Grasses

Common[a] Name	Botanical Name	Growth Season[b]	Growth Form	Seeds/ Pound	Pounds of PLS/acre
Alakali Soil Seed Mix					
Alkali sacaton	*Sporobolus airoides*	Cool	Bunch	1,750,000	0.25
Basin wildrye	*Elymus cinereus*	Cool	Bunch	165,000	2.5
Sodar streambank wheatgrass	*Agropyron riparium 'Sodar'*	Cool	Sod	170,000	2.5
Jose tall wheatgrass	*Agropyron elongatum 'Jose'*	Cool	Bunch	79,000	7.0
Arriba western wheatgrass	*Agropyron smithii 'Arriba'*	Cool	Sod	110,000	5.5
Total					**17.75**
Fertile Loamy Soil Seed Mix					
Ephriam crested wheatgrass	*Agropyron cristatum 'Ephriam'*	Cool	Sod	175,000	2.0
Dural hard fescue	*Festuca ovina 'duriuscula'*	Cool	Bunch	565,000	1.0
Lincoln smooth brome	*Bromus inermis leyss 'Lincoln'*	Cool	Sod	130,000	3.0
Sodar streambank wheatgrass	*Agropyron riparium 'Sodar'*	Cool	Sod	170,000	2.5
Arriba western wheatgrass	*Agropyron smithii 'Arriba'*	Cool	Sod	110,000	7.0
Total					**15.5**
High Water Table Soil Seed Mix					
Meadow foxtail	*Alopecurus pratensis*	Cool	Sod	900,000	0.5
Redtop	*Agrostis alba*	Warm	Open sod	5,000,000	0.25
Reed canarygrass	*Phalaris arundinacea*	Cool	Sod	68,000	0.5
Lincoln smooth brome	*Bromus inermis leyss 'Lincoln'*	Cool	Sod	130,000	3.0
Pathfinder switchgrass	*Panicum virgatum 'Pathfinder'*	Warm	Sod	389,000	1.0
Alkar tall wheatgrass	*Agropyron elongatum 'Alkar'*	Cool	Bunch	79,000	5.5
Total					**10.75**
Transition Turf Seed Mix[c]					
Ruebens Canadian bluegrass	*Poa compressa 'Ruebens'*	Cool	Sod	2,500,000	0.5
Dural hard fescue	*Festuca ovina 'duriuscula'*	Cool	Bunch	565,000	1.0
Citation perennial ryegrass	*Lolium perenne 'Citation'*	Cool	Sod	247,000	3.0
Lincoln smooth brome	*Bromus inermis leyss 'Lincoln'*	Cool	Sod	130,000	3.0
Total					**7.5**

Table TS/PS-2. Minimum Drill Seeding Rates for Perennial Grasses (cont.)

Common Name	Botanical Name	Growth Season[b]	Growth Form	Seeds/ Pound	Pounds of PLS/acre
Sandy Soil Seed Mix					
Blue grama	*Bouteloua gracilis*	Warm	Sod-forming bunchgrass	825,000	0.5
Camper little bluestem	*Schizachyrium scoparium 'Camper'*	Warm	Bunch	240,000	1.0
Prairie sandreed	*Calamovilfa longifolia*	Warm	Open sod	274,000	1.0
Sand dropseed	*Sporobolus cryptandrus*	Cool	Bunch	5,298,000	0.25
Vaughn sideoats grama	*Bouteloua curtipendula 'Vaughn'*	Warm	Sod	191,000	2.0
Arriba western wheatgrass	*Agropyron smithii 'Arriba'*	Cool	Sod	110,000	5.5
Total					**10.25**
Heavy Clay, Rocky Foothill Seed Mix					
Ephriam crested wheatgrass[d]	*Agropyron cristatum 'Ephriam'*	Cool	Sod	175,000	1.5
Oahe Intermediate wheatgrass	*Agropyron intermedium 'Oahe'*	Cool	Sod	115,000	5.5
Vaughn sideoats grama[e]	*Bouteloua curtipendula 'Vaughn'*	Warm	Sod	191,000	2.0
Lincoln smooth brome	*Bromus inermis leyss 'Lincoln'*	Cool	Sod	130,000	3.0
Arriba western wheatgrass	*Agropyron smithii 'Arriba'*	Cool	Sod	110,000	5.5
Total					**17.5**

[a] All of the above seeding mixes and rates are based on drill seeding followed by crimped straw mulch. These rates should be doubled if seed is broadcast and should be increased by 50 percent if the seeding is done using a Brillion Drill or is applied through hydraulic seeding. Hydraulic seeding may be substituted for drilling only where slopes are steeper than 3:1. If hydraulic seeding is used, hydraulic mulching should be done as a separate operation.

[b] See Table TS/PS-3 for seeding dates.

[c] If site is to be irrigated, the transition turf seed rates should be doubled.

[d] Crested wheatgrass should not be used on slopes steeper than 6H to 1V.

[e] Can substitute 0.5 lbs PLS of blue grama for the 2.0 lbs PLS of Vaughn sideoats grama.

Table TS/PS-3. Seeding Dates for Annual and Perennial Grasses

	Annual Grasses (Numbers in table reference species in Table TS/PS-1)		Perennial Grasses	
Seeding Dates	**Warm**	**Cool**	**Warm**	**Cool**
January 1–March 15			✓	✓
March 16–April 30	4	1,2,3	✓	✓
May 1–May 15	4		✓	
May 16–June 30	4,5,6,7			
July 1–July 15	5,6,7			
July 16–August 31				
September 1–September 30		8,9,10,11		
October 1–December 31			✓	✓

Mulch

Cover seeded areas with mulch or an appropriate rolled erosion control product to promote establishment of vegetation. Anchor mulch by crimping, netting or use of a non-toxic tackifier. See the Mulching BMP Fact Sheet for additional guidance.

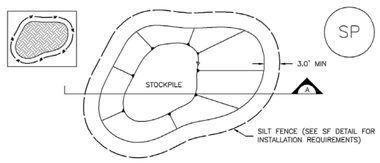
Maintenance and Removal

Monitor and observe seeded areas to identify areas of poor growth or areas that fail to germinate. Reseed and mulch these areas, as needed.

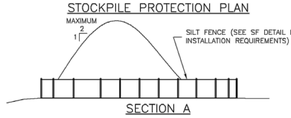
An area that has been permanently seeded should have a good stand of vegetation within one growing season if irrigated and within three growing seasons without irrigation in Colorado. Reseed portions of the site that fail to germinate or remain bare after the first growing season.

Seeded areas may require irrigation, particularly during extended dry periods. Targeted weed control may also be necessary.

Protect seeded areas from construction equipment and vehicle access.



STOCKPILE PROTECTION PLAN



SECTION A

SP–1. STOCKPILE PROTECTION

STOCKPILE PROTECTION INSTALLATION NOTES

1. SEE PLAN VIEW FOR:
   –LOCATION OF STOCKPILES.
   –TYPE OF STOCKPILE PROTECTION.

2. INSTALL PERIMETER CONTROLS IN ACCORDANCE WITH THEIR RESPECTIVE DESIGN DETAILS. SILT FENCE IS SHOWN IN THE STOCKPILE PROTECTION DETAILS; HOWEVER, OTHER TYPES OF PERIMETER CONTROLS INCLUDING SEDIMENT CONTROL LOGS OR ROCK SOCKS MAY BE SUITABLE IN SOME CIRCUMSTANCES. CONSIDERATIONS FOR DETERMINING THE APPROPRIATE TYPE OF PERIMETER CONTROL FOR A STOCKPILE INCLUDE WHETHER THE STOCKPILE IS LOCATED ON A PERVIOUS OR IMPERVIOUS SURFACE, THE RELATIVE HEIGHTS OF THE PERIMETER CONTROL AND STOCKPILE, THE ABILITY OF THE PERIMETER CONTROL TO CONTAIN THE STOCKPILE WITHOUT FAILING IN THE EVENT THAT MATERIAL FROM THE STOCKPILE SHIFTS OR SLUMPS AGAINST THE PERIMETER, AND OTHER FACTORS.

3. STABILIZE THE STOCKPILE SURFACE WITH SURFACE ROUGHENING, TEMPORARY SEEDING AND MULCHING, EROSION CONTROL BLANKETS, OR SOIL BINDERS. SOILS STOCKPILED FOR AN EXTENDED PERIOD (TYPICALLY FOR MORE THAN 60 DAYS) SHOULD BE SEEDED AND MULCHED WITH A TEMPORARY GRASS COVER ONCE THE STOCKPILE IS PLACED (TYPICALLY WITHIN 14 DAYS). USE OF MULCH ONLY OR A SOIL BINDER IS ACCEPTABLE IF THE STOCKPILE WILL BE IN PLACE FOR A MORE LIMITED TIME PERIOD (TYPICALLY 30–60 DAYS).

4. FOR TEMPORARY STOCKPILES ON THE INTERIOR PORTION OF A CONSTRUCTION SITE, WHERE OTHER DOWNGRADIENT CONTROLS, INCLUDING PERIMETER CONTROL, ARE IN PLACE, STOCKPILE PERIMETER CONTROLS MAY NOT BE REQUIRED.

STOCKPILE PROTECTION MAINTENANCE NOTES

1. INSPECT BMPs EACH WORKDAY, AND MAINTAIN THEM IN EFFECTIVE OPERATING CONDITION. MAINTENANCE OF BMPs SHOULD BE PROACTIVE, NOT REACTIVE. INSPECT BMPs AS SOON AS POSSIBLE (AND ALWAYS WITHIN 24 HOURS) FOLLOWING A STORM THAT CAUSES SURFACE EROSION, AND PERFORM NECESSARY MAINTENANCE.

2. FREQUENT OBSERVATIONS AND MAINTENANCE ARE NECESSARY TO MAINTAIN BMPs IN EFFECTIVE OPERATING CONDITION. INSPECTIONS AND CORRECTIVE MEASURES SHOULD BE DOCUMENTED THOROUGHLY.

3. WHERE BMPs HAVE FAILED, REPAIR OR REPLACEMENT SHOULD BE INITIATED UPON DISCOVERY OF THE FAILURE.

STOCKPILE PROTECTION MAINTENANCE NOTES

4. IF PERIMETER PROTECTION MUST BE MOVED TO ACCESS SOIL STOCKPILE, REPLACE PERIMETER CONTROLS BY THE END OF THE WORKDAY.

5. STOCKPILE PERIMETER CONTROLS CAN BE REMOVED ONCE ALL THE MATERIAL FROM THE STOCKPILE HAS BEEN USED.

(DETAILS ADAPTED FROM PARKER, COLORADO, NOT AVAILABLE IN AUTOCAD)

NOTE: MANY JURISDICTIONS HAVE BMP DETAILS THAT VARY FROM UDFCD STANDARD DETAILS. CONSULT WITH LOCAL JURISDICTIONS AS TO WHICH DETAIL SHOULD BE USED WHEN DIFFERENCES ARE NOTED.

Table RECP-1. ECTC Standard Specification for Temporary Rolled Erosion Control Products
(Adapted from Erosion Control Technology Council 2005)

Product Description	Slope Applications*		Channel Applications*	Minimum Tensile Strength[1]	Expected Longevity
	Maximum Gradient	C Factor[2,5]	Max. Shear Stress[3,4,6]		
Mulch Control Nets	5:1 (H:V)	≤0.10 @ 5:1	0.25 lbs/ft^2 (12 Pa)	5 lbs/ft (0.073 kN/m)	Up to 12 months
Netless Rolled Erosion Control Blankets	4:1 (H:V)	≤0.10 @ 4:1	0.5 lbs/ft^2 (24 Pa)	5 lbs/ft (0.073 kN/m)	
Single-net Erosion Control Blankets & Open Weave Textiles	3:1 (H:V)	≤0.15 @ 3:1	1.5 lbs/ft^2 (72 Pa)	50 lbs/ft (0.73 kN/m)	
Double-net Erosion Control Blankets	2:1 (H:V)	≤0.20 @ 2:1	1.75 lbs/ft^2 (84 Pa)	75 lbs/ft (1.09 kN/m)	
Mulch Control Nets	5:1 (H:V)	≤0.10 @ 5:1	0.25 lbs/ft^2 (12 Pa)	25 lbs/ft (0.36 kN/m)	24 months
Erosion Control Blankets & Open Weave Textiles (slowly degrading)	1.5:1 (H:V)	≤0.25 @ 1.5:1	2.00 lbs/ft^2 (96 Pa)	100 lbs/ft (1.45 kN/m)	24 months
Erosion Control Blankets & Open Weave Textiles	1:1 (H:V)	≤0.25 @ 1:1	2.25 lbs/ft^2 (108 Pa)	125 lbs/ft (1.82 kN/m)	36 months

* C Factor and shear stress for mulch control nettings must be obtained with netting used in conjunction with pre-applied mulch material. (*See Section 5.3 of Chapter 7 Construction BMPs for more information on the C Factor.*)

[1] Minimum Average Roll Values, Machine direction using ECTC Mod. ASTM D 5035.

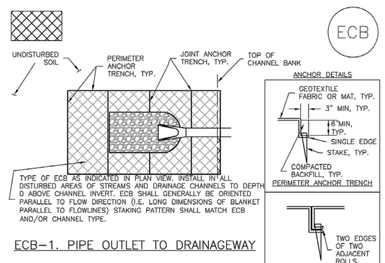
[2] C Factor calculated as ratio of soil loss from RECP protected slope (tested at specified or greater gradient, H:V) to ratio of soil loss from unprotected (control) plot in large-scale testing.

[3] Required minimum shear stress RECP (unvegetated) can sustain without physical damage or excess erosion (> 12.7 mm (0.5 in) soil loss) during a 30-minute flow event in large-scale testing.

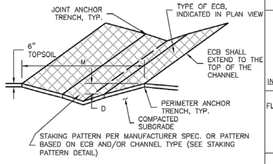
[4] The permissible shear stress levels established for each performance category are based on historical experience with products characterized by Manning's roughness coefficients in the range of 0.01 - 0.05.

[5] Acceptable large-scale test methods may include ASTM D 6459, or other independent testing deemed acceptable by the engineer.

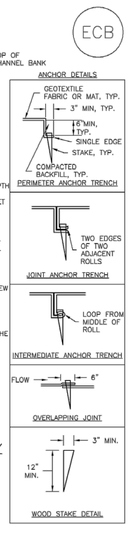
[6] Per the engineer's discretion. Recommended acceptable large-scale testing protocol may include ASTM D 6460, or other independent testing deemed acceptable by the engineer.



ECB–1. PIPE OUTLET TO DRAINAGEWAY



ECB–2. SMALL DITCH OR DRAINAGEWAY



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 DETAILS (2 OF 4)

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

PROJECT NO. 196239003

SHEET
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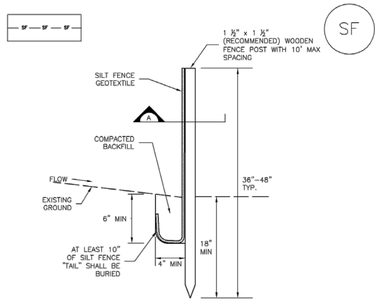
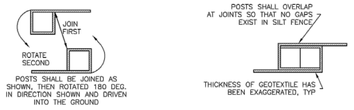
Silt Fence (SF) SC-1



SILT FENCE



SECTION A

SF–1. SILT FENCE

SC-1 Silt Fence (SF)

SILT FENCE INSTALLATION NOTES

1. SILT FENCE MUST BE PLACED AWAY FROM THE TOE OF THE SLOPE TO ALLOW FOR WATER PONDING. SILT FENCE AT THE TOE OF A SLOPE SHOULD BE INSTALLED IN A FLAT LOCATION AT LEAST SEVERAL FEET (2–5 FT) FROM THE TOE OF THE SLOPE TO ALLOW ROOM FOR PONDING AND DEPOSITION.

2. A UNIFORM 6" X 4" ANCHOR TRENCH SHALL BE EXCAVATED USING TRENCHER OR SILT FENCE INSTALLATION DEVICE. NO ROAD GRADERS, BACKHOES, OR SIMILAR EQUIPMENT SHALL BE USED.

3. COMPACT ANCHOR TRENCH BY HAND WITH A "JUMPING JACK" OR BY WHEEL ROLLING. COMPACTION SHALL BE SUCH THAT SILT FENCE RESISTS BEING PULLED OUT OF ANCHOR TRENCH BY HAND.

4. SILT FENCE SHALL BE PULLED TIGHT AS IT IS ANCHORED TO THE STAKES. THERE SHOULD BE NO NOTICEABLE SAG BETWEEN STAKES AFTER IT HAS BEEN ANCHORED TO THE STAKES.

5. SILT FENCE FABRIC SHALL BE ANCHORED TO THE STAKES USING 1" HEAVY DUTY STAPLES OR NAILS WITH 1" HEADS. STAPLES AND NAILS SHOULD BE PLACED 3" ALONG THE FABRIC DOWN THE STAKE.

6. AT THE END OF A RUN OF SILT FENCE ALONG A CONTOUR, THE SILT FENCE SHOULD BE TURNED PERPENDICULAR TO THE CONTOUR TO CREATE A "J-HOOK." THE "J-HOOK" EXTENDING PERPENDICULAR TO THE CONTOUR SHOULD BE OF SUFFICIENT LENGTH TO KEEP RUNOFF FROM FLOWING AROUND THE END OF THE SILT FENCE (TYPICALLY 10' – 20').

7. SILT FENCE SHALL BE INSTALLED PRIOR TO ANY LAND DISTURBING ACTIVITIES.

SILT FENCE MAINTENANCE NOTES

1. INSPECT BMPs EACH WORKDAY, AND MAINTAIN THEM IN EFFECTIVE OPERATING CONDITION. MAINTENANCE OF BMPs SHOULD BE PROACTIVE, NOT REACTIVE. INSPECT BMPs AS SOON AS POSSIBLE (AND ALWAYS WITHIN 24 HOURS) FOLLOWING A STORM THAT CAUSES SURFACE EROSION, AND PERFORM NECESSARY MAINTENANCE.

2. FREQUENT OBSERVATIONS AND MAINTENANCE ARE NECESSARY TO MAINTAIN BMPs IN EFFECTIVE OPERATING CONDITION. INSPECTIONS AND CORRECTIVE MEASURES SHOULD BE DOCUMENTED THOROUGHLY.

3. WHERE BMPs HAVE FAILED, REPAIR OR REPLACEMENT SHOULD BE INITIATED UPON DISCOVERY OF THE FAILURE.

4. SEDIMENT ACCUMULATED UPSTREAM OF THE SILT FENCE SHALL BE REMOVED AS NEEDED TO MAINTAIN THE FUNCTIONALITY OF THE BMP, TYPICALLY WHEN DEPTH OF ACCUMULATED SEDIMENTS IS APPROXIMATELY 6".

5. REPAIR OR REPLACE SILT FENCE WHEN THERE ARE SIGNS OF WEAR, SUCH AS SAGGING, TEARING, OR COLLAPSE.

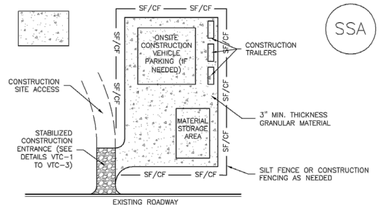
6. SILT FENCE IS TO REMAIN IN PLACE UNTIL THE UPSTREAM DISTURBED AREA IS STABILIZED AND APPROVED BY THE LOCAL JURISDICTION, OR IS REPLACED BY AN EQUIVALENT PERIMETER SEDIMENT CONTROL BMP.

7. WHEN SILT FENCE IS REMOVED, ALL DISTURBED AREAS SHALL BE COVERED WITH TOPSOIL, SEEDED AND MULCHED OR OTHERWISE STABILIZED AS APPROVED BY LOCAL JURISDICTION.

(DETAIL ADAPTED FROM TOWN OF PARKER, COLORADO AND CITY OF AURORA, NOT AVAILABLE IN AUTOCAD)

NOTE: MANY JURISDICTIONS HAVE BMP DETAILS THAT VARY FROM UDFCD STANDARD DETAILS. CONSULT WITH LOCAL JURISDICTIONS AS TO WHICH DETAIL SHOULD BE USED WHEN DIFFERENCES ARE NOTED.

Stabilized Staging Area (SSA) SM-6



SSA–1. STABILIZED STAGING AREA

STABILIZED STAGING AREA INSTALLATION NOTES

1. SEE PLAN VIEW FOR
   –LOCATION OF STAGING AREA(S).
   –CONTRACTOR MAY ADJUST LOCATION AND SIZE OF STAGING AREA WITH APPROVAL FROM THE LOCAL JURISDICTION.

2. STABILIZED STAGING AREA SHOULD BE APPROPRIATE FOR THE NEEDS OF THE SITE. OVERSIZING RESULTS IN A LARGER AREA TO STABILIZE FOLLOWING CONSTRUCTION.

3. STAGING AREA SHALL BE STABILIZED PRIOR TO OTHER OPERATIONS ON THE SITE.

4. THE STABILIZED STAGING AREA SHALL CONSIST OF A MINIMUM 3" THICK GRANULAR MATERIAL.

5. UNLESS OTHERWISE SPECIFIED BY LOCAL JURISDICTION, ROCK SHALL CONSIST OF DOT SECT. #703, AASHTO #3 COARSE AGGREGATE OR 6" (MINUS) ROCK.

6. ADDITIONAL PERIMETER BMPs MAY BE REQUIRED INCLUDING BUT NOT LIMITED TO SILT FENCE AND CONSTRUCTION FENCING.

STABILIZED STAGING AREA MAINTENANCE NOTES

1. INSPECT BMPs EACH WORKDAY, AND MAINTAIN THEM IN EFFECTIVE OPERATING CONDITION. MAINTENANCE OF BMPs SHOULD BE PROACTIVE, NOT REACTIVE. INSPECT BMPs AS SOON AS POSSIBLE (AND ALWAYS WITHIN 24 HOURS) FOLLOWING A STORM THAT CAUSES SURFACE EROSION, AND PERFORM NECESSARY MAINTENANCE.

2. FREQUENT OBSERVATIONS AND MAINTENANCE ARE NECESSARY TO MAINTAIN BMPs IN EFFECTIVE OPERATING CONDITION. INSPECTIONS AND CORRECTIVE MEASURES SHOULD BE DOCUMENTED THOROUGHLY.

3. WHERE BMPs HAVE FAILED, REPAIR OR REPLACEMENT SHOULD BE INITIATED UPON DISCOVERY OF THE FAILURE.

4. ROCK SHALL BE REAPPLIED OR REGRADED AS NECESSARY IF RUTTING OCCURS OR UNDERLYING SUBGRADE BECOMES EXPOSED.

SM-6 Stabilized Staging Area (SSA)

STABILIZED STAGING AREA MAINTENANCE NOTES

5. STABILIZED STAGING AREA SHALL BE ENLARGED IF NECESSARY TO CONTAIN PARKING, STORAGE, AND UNLOADING/LOADING OPERATIONS.

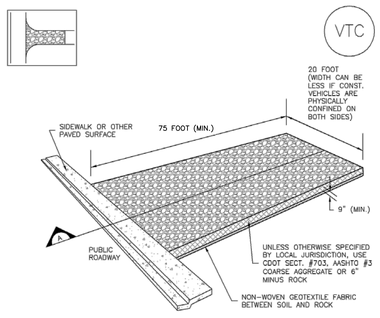
6. THE STABILIZED STAGING AREA SHALL BE REMOVED AT THE END OF CONSTRUCTION. THE GRANULAR MATERIAL SHALL BE REMOVED OR, IF APPROVED BY THE LOCAL JURISDICTION, USED ON SITE, AND THE AREA COVERED WITH TOPSOIL, SEEDED AND MULCHED OR OTHERWISE STABILIZED IN A MANNER APPROVED BY LOCAL JURISDICTION.

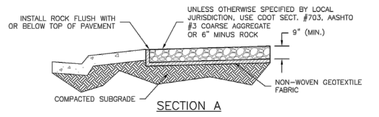
NOTE: MANY MUNICIPALITIES PROHIBIT THE USE OF RECYCLED CONCRETE AS GRANULAR MATERIAL FOR STABILIZED STAGING AREAS DUE TO DIFFICULTIES WITH RE–ESTABLISHMENT OF VEGETATION IN AREAS WHERE RECYCLED CONCRETE WAS PLACED.

NOTE: MANY JURISDICTIONS HAVE BMP DETAILS THAT VARY FROM UDFCD STANDARD DETAILS. CONSULT WITH LOCAL JURISDICTIONS AS TO WHICH DETAIL SHOULD BE USED WHEN DIFFERENCES ARE NOTED.

(DETAILS ADAPTED FROM DOUGLAS COUNTY, COLORADO, NOT AVAILABLE IN AUTOCAD)

Vehicle Tracking Control (VTC) SM-4





SECTION A

VTC–1. AGGREGATE VEHICLE TRACKING CONTROL

SM-4 Vehicle Tracking Control (VTC)

STABILIZED CONSTRUCTION ENTRANCE/EXIT INSTALLATION NOTES

1. SEE PLAN VIEW FOR
   –LOCATION OF CONSTRUCTION ENTRANCE(S)/EXIT(S).
   –TYPE OF CONSTRUCTION ENTRANCE(S)/EXITS(S) (WITH/WITHOUT WHEEL WASH, CONSTRUCTION MAT OR TRM).

2. CONSTRUCTION MAT OR TRM STABILIZED CONSTRUCTION ENTRANCES ARE ONLY TO BE USED ON SHORT DURATION PROJECTS (TYPICALLY RANGING FROM A WEEK TO A MONTH) WHERE THERE WILL BE LIMITED VEHICULAR ACCESS.

3. A STABILIZED CONSTRUCTION ENTRANCE/EXIT SHALL BE LOCATED AT ALL ACCESS POINTS WHERE VEHICLES ACCESS THE CONSTRUCTION SITE FROM PAVED RIGHT–OF–WAYS.

4. STABILIZED CONSTRUCTION ENTRANCE/EXIT SHALL BE INSTALLED PRIOR TO ANY LAND DISTURBING ACTIVITIES.

5. A NON–WOVEN GEOTEXTILE FABRIC SHALL BE PLACED UNDER THE STABILIZED CONSTRUCTION ENTRANCE/EXIT PRIOR TO THE PLACEMENT OF ROCK.

6. UNLESS OTHERWISE SPECIFIED BY LOCAL JURISDICTION, ROCK SHALL CONSIST OF DOT SECT. #703, AASHTO #3 COARSE AGGREGATE OR 6" (MINUS) ROCK.

STABILIZED CONSTRUCTION ENTRANCE/EXIT MAINTENANCE NOTES

1. INSPECT BMPs EACH WORKDAY, AND MAINTAIN THEM IN EFFECTIVE OPERATING CONDITION. MAINTENANCE OF BMPs SHOULD BE PROACTIVE, NOT REACTIVE. INSPECT BMPs AS SOON AS POSSIBLE (AND ALWAYS WITHIN 24 HOURS) FOLLOWING A STORM THAT CAUSES SURFACE EROSION, AND PERFORM NECESSARY MAINTENANCE.

2. FREQUENT OBSERVATIONS AND MAINTENANCE ARE NECESSARY TO MAINTAIN BMPs IN EFFECTIVE OPERATING CONDITION. INSPECTIONS AND CORRECTIVE MEASURES SHOULD BE DOCUMENTED THOROUGHLY.

3. WHERE BMPs HAVE FAILED, REPAIR OR REPLACEMENT SHOULD BE INITIATED UPON DISCOVERY OF THE FAILURE.

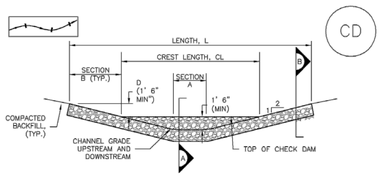
4. ROCK SHALL BE REAPPLIED OR REGRADED AS NECESSARY TO THE STABILIZED ENTRANCE/EXIT TO MAINTAIN A CONSISTENT DEPTH.

5. SEDIMENT TRACKED ONTO PAVED ROADS IS TO BE REMOVED THROUGHOUT THE DAY AND AT THE END OF THE DAY BY SHOVELING OR SWEEPING. SEDIMENT MAY NOT BE WASHED DOWN STORM SEWER DRAINS.

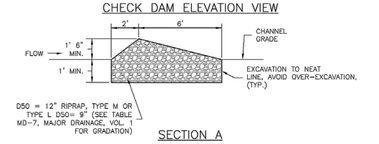
NOTE: MANY JURISDICTIONS HAVE BMP DETAILS THAT VARY FROM UDFCD STANDARD DETAILS. CONSULT WITH LOCAL JURISDICTIONS AS TO WHICH DETAIL SHOULD BE USED WHEN DIFFERENCES ARE NOTED.

(DETAILS ADAPTED FROM CITY OF BROOMFIELD, COLORADO, NOT AVAILABLE IN AUTOCAD)

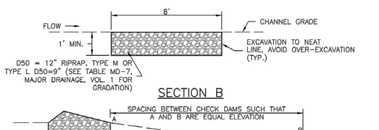
Check Dams (CD) EC-12



CHECK DAM ELEVATION VIEW



SECTION A



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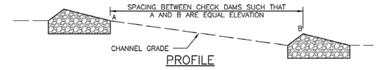

PROFILE

CD–1. CHECK DAM

EC-12 Check Dams (CD)

CHECK DAM INSTALLATION NOTES

1. SEE PLAN VIEW FOR:
   –LOCATION OF CHECK DAMS.
   –CHECK DAM TYPE (CHECK DAM OR REINFORCED CHECK DAM).
   –LENGTH (L), CREST LENGTH (CL), AND DEPTH (D).

2. CHECK DAMS INDICATED ON INITIAL SWMP SHALL BE INSTALLED AFTER CONSTRUCTION FENCE, BUT PRIOR TO ANY UPSTREAM LAND DISTURBING ACTIVITIES.

3. RIPRAP UTILIZED FOR CHECK DAMS SHOULD BE OF APPROPRIATE SIZE FOR THE APPLICATION. TYPICAL TYPES OF RIPRAP USED FOR CHECK DAMS ARE TYPE M (D50 12") OR TYPE L (D50 9").

4. RIPRAP PAD SHALL BE TRENCHED INTO THE GROUND A MINIMUM OF 1'.

5. THE ENDS OF THE CHECK DAM SHALL BE A MINIMUM OF 1' 6" HIGHER THAN THE CENTER OF THE CHECK DAM.

CHECK DAM MAINTENANCE NOTES

1. INSPECT BMPs EACH WORKDAY, AND MAINTAIN THEM IN EFFECTIVE OPERATING CONDITION. MAINTENANCE OF BMPs SHOULD BE PROACTIVE, NOT REACTIVE. INSPECT BMPs AS SOON AS POSSIBLE (AND ALWAYS WITHIN 24 HOURS) FOLLOWING A STORM THAT CAUSES SURFACE EROSION, AND PERFORM NECESSARY MAINTENANCE.

2. FREQUENT OBSERVATIONS AND MAINTENANCE ARE NECESSARY TO MAINTAIN BMPs IN EFFECTIVE OPERATING CONDITION. INSPECTIONS AND CORRECTIVE MEASURES SHOULD BE DOCUMENTED THOROUGHLY.

3. WHERE BMPs HAVE FAILED, REPAIR OR REPLACEMENT SHOULD BE INITIATED UPON DISCOVERY OF THE FAILURE.

4. SEDIMENT ACCUMULATED UPSTREAM OF THE CHECK DAMS SHALL BE REMOVED WHEN THE SEDIMENT DEPTH IS WITHIN ½ OF THE HEIGHT OF THE CREST.

5. CHECK DAMS ARE TO REMAIN IN PLACE UNTIL THE UPSTREAM DISTURBED AREA IS STABILIZED AND APPROVED BY THE LOCAL JURISDICTION.

6. WHEN CHECK DAMS ARE REMOVED, EXCAVATIONS SHALL BE FILLED WITH SUITABLE COMPACTED BACKFILL. DISTURBED AREA SHALL BE SEEDED AND MULCHED AND COVERED WITH GEOTEXTILE OR OTHERWISE STABILIZED IN A MANNER APPROVED BY THE LOCAL JURISDICTION.

(DETAILS ADAPTED FROM DOUGLAS COUNTY, COLORADO, NOT AVAILABLE IN AUTOCAD)

NOTE: MANY JURISDICTIONS HAVE BMP DETAILS THAT VARY FROM UDFCD STANDARD DETAILS. CONSULT WITH LOCAL JURISDICTIONS AS TO WHICH DETAIL SHOULD BE USED WHEN DIFFERENCES ARE NOTED.

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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
GEC DETAILS (3 OF 4)

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PROJECT NO. 196239003

SHEET
C1.29

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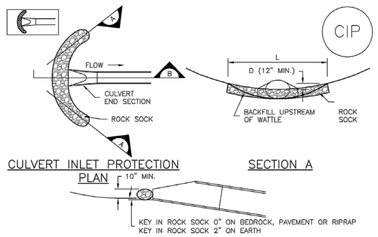

CIP–1. CULVERT INLET PROTECTION

CULVERT INLET PROTECTION INSTALLATION NOTES

1. SEE PLAN VIEW FOR
   –LOCATION OF CULVERT INLET PROTECTION.

2. SEE ROCK SOCK DESIGN DETAIL FOR ROCK GRADATION REQUIREMENTS AND JOINTING DETAIL.

CULVERT INLET PROTECTION MAINTENANCE NOTES

1. INSPECT BMPs EACH WORKDAY, AND MAINTAIN THEM IN EFFECTIVE OPERATING CONDITION. MAINTENANCE OF BMPs SHOULD BE PROACTIVE, NOT REACTIVE. INSPECT BMPs AS SOON AS POSSIBLE (AND ALWAYS WITHIN 24 HOURS) FOLLOWING A STORM THAT CAUSES SURFACE EROSION, AND PERFORM NECESSARY MAINTENANCE.

2. FREQUENT OBSERVATIONS AND MAINTENANCE ARE NECESSARY TO MAINTAIN BMPs IN EFFECTIVE OPERATING CONDITION. INSPECTIONS AND CORRECTIVE MEASURES SHOULD BE DOCUMENTED THOROUGHLY.

3. WHERE BMPs HAVE FAILED, REPAIR OR REPLACEMENT SHOULD BE INITIATED UPON DISCOVERY OF THE FAILURE.

4. SEDIMENT ACCUMULATED UPSTREAM OF THE CULVERT SHALL BE REMOVED WHEN THE SEDIMENT DEPTH IS ½ THE HEIGHT OF THE ROCK SOCK.

5. CULVERT INLET PROTECTION SHALL REMAIN IN PLACE UNTIL THE UPSTREAM DISTURBED AREA IS PERMANENTLY STABILIZED AND APPROVED BY THE LOCAL JURISDICTION.

(DETAILS ADAPTED FROM AURORA, COLORADO, NOT AVAILABLE IN AUTOCAD)

NOTE: MANY JURISDICTIONS HAVE BMP DETAILS THAT VARY FROM UDFCD STANDARD DETAILS. CONSULT WITH LOCAL JURISDICTIONS AS TO WHICH DETAIL SHOULD BE USED WHEN DIFFERENCES ARE NOTED.

GENERAL INLET PROTECTION INSTALLATION NOTES

1. SEE PLAN VIEW FOR:
   –LOCATION OF INLET PROTECTION.
   –TYPE OF INLET PROTECTION (IP.1, IP.2, IP.3, IP.4, IP.5, IP.6)

2. INLET PROTECTION SHALL BE INSTALLED PROMPTLY AFTER INLET CONSTRUCTION OR PAVING IS COMPLETE (TYPICALLY WITHIN 48 HOURS). IF A RAINFALL/RUNOFF EVENT IS FORECAST, INSTALL INLET PROTECTION PRIOR TO ONSET OF EVENT.

3. MANY JURISDICTIONS HAVE BMP DETAILS THAT VARY FROM UDFCD STANDARD DETAILS. CONSULT WITH LOCAL JURISDICTIONS AS TO WHICH DETAIL SHOULD BE USED WHEN DIFFERENCES ARE NOTED.

INLET PROTECTION MAINTENANCE NOTES

1. INSPECT BMPs EACH WORKDAY, AND MAINTAIN THEM IN EFFECTIVE OPERATING CONDITION. MAINTENANCE OF BMPs SHOULD BE PROACTIVE, NOT REACTIVE. INSPECT BMPs AS SOON AS POSSIBLE (AND ALWAYS WITHIN 24 HOURS) FOLLOWING A STORM THAT CAUSES SURFACE EROSION, AND PERFORM NECESSARY MAINTENANCE.

2. FREQUENT OBSERVATIONS AND MAINTENANCE ARE NECESSARY TO MAINTAIN BMPs IN EFFECTIVE OPERATING CONDITION. INSPECTIONS AND CORRECTIVE MEASURES SHOULD BE DOCUMENTED THOROUGHLY.

3. WHERE BMPs HAVE FAILED, REPAIR OR REPLACEMENT SHOULD BE INITIATED UPON DISCOVERY OF THE FAILURE.

4. SEDIMENT ACCUMULATED UPSTREAM OF INLET PROTECTION SHALL BE REMOVED AS NECESSARY TO MAINTAIN BMP EFFECTIVENESS, TYPICALLY WHEN STORAGE VOLUME REACHES 50% OF CAPACITY, A DEPTH OF 6" WHEN SILT FENCE IS USED, OR ¼ OF THE HEIGHT FOR STRAW BALES.

5. INLET PROTECTION IS TO REMAIN IN PLACE UNTIL THE UPSTREAM DISTURBED AREA IS PERMANENTLY STABILIZED, UNLESS THE LOCAL JURISDICTION APPROVES EARLIER REMOVAL OF INLET PROTECTION IN STREETS.

6. WHEN INLET PROTECTION AT AREA INLETS IS REMOVED, THE DISTURBED AREA SHALL BE COVERED WITH TOP SOIL, SEEDED AND MULCHED, OR OTHERWISE STABILIZED IN A MANNER APPROVED BY THE LOCAL JURISDICTION.

(DETAIL ADAPTED FROM TOWN OF PARKER, COLORADO AND CITY OF AURORA, COLORADO, NOT AVAILABLE IN AUTOCAD)

NOTE: MANY JURISDICTIONS HAVE BMP DETAILS THAT VARY FROM UDFCD STANDARD DETAILS. CONSULT WITH LOCAL JURISDICTIONS AS TO WHICH DETAIL SHOULD BE USED WHEN DIFFERENCES ARE NOTED.

NOTE: THE DETAILS INCLUDED WITH THIS FACT SHEET SHOW COMMONLY USED, CONVENTIONAL METHODS OF INLET PROTECTION IN THE DENVER METROPOLITAN AREA. THERE ARE MANY PROPRIETARY INLET PROTECTION METHODS ON THE MARKET. UDFCD NEITHER ENDORSES NOR DISCOURAGES USE OF PROPRIETARY INLET PROTECTION; HOWEVER, IN THE EVENT PROPRIETARY METHODS ARE USED, THE APPROPRIATE DETAIL FROM THE MANUFACTURER MUST BE INCLUDED IN THE SWMP AND THE BMP MUST BE INSTALLED AND MAINTAINED AS SHOWN IN THE MANUFACTURER'S DETAILS.

NOTE: SOME MUNICIPALITIES DISCOURAGE OR PROHIBIT THE USE OF STRAW BALES FOR INLET PROTECTION. CHECK WITH LOCAL JURISDICTION TO DETERMINE IF STRAW BALE INLET PROTECTION IS ACCEPTABLE.

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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
GEC DETAILS (4 OF 4)

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PROJECT NO.
196239003

SHEET
C1.30

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This access maintenance roadway will not be allowed to access Elbert Rd. Also, this location blocks the existing roadside ditch. Consider access elsewhere, possibly here.

PER DISCUSSION WITH EPC, MAINTENANCE ACCESS ROAD TO REMAIN OFF ELBERT ROAD. TURNAROUND ADDED MAINTENECE ACCESS ROAD.

NOTED. ISSUE WITH PLOTTING. WILL REPRINT TO SHOW EXISTING CONTOURS

Show existing contour lines here, only the callouts are showing

LOW TAILWATER STILLING BASIN HAS BEEN INCLUDED IN PLANS

An energy dissipator is required at the pond inlet. Please see comment in the FDR.

Please see the comment regarding maintenance access in the FDR for Pond A2.

MAINTENANCE ROAD ALIGNMENT UPDATED. VEHICLE TURNAROUND ADDED TO ALIGNMENT

Pond bottom should have a minimum slope of 3% to the trickle channel and micropool (USDCM Vol 3, detail T-5). Please adjust to minimize future maintenance needs.

POJND GRADING UPDATED TO PROVIDIDE MINIMUM REQUIRED SLOPE

PROPOSED 30.0' DRAINAGE EASEMENT

PROPOSED DRAINAGE EASEMENT

ROCK CHUTE A2-C AND FOREBAY A2-C. REF DETAIL ON SHEET C1.39

ROCK CHUTE A2-W AND FOREBAY A2-W. REF DETAIL ON SHEET C1.39

FOREBAY-TRICKLE CHANNEL TRANSITION REF DETAIL ON SHEET C1.39

4' CONCRETE TRICKLE CHANNEL REF DETAIL ON SHEET C1.33

POUR IN PLACE CONCRETE LINED MICROPOOL W/ SLOPED (REF. DETAIL ON SHEET C1.33)

15' POND MAINTENANCE ROAD

PROPOSED POND A2 OUTFALL PIPE. REFER TO SHEET C1.32 FOR PLAN AND PROFILE

DETENTION POND A2
100-YR: 7197.18
EURV: 7195.70
WQCV: 7194.41

PROPOSED 30' EMERGENCY SPILLWAY (REF DETAIL ON SHEET C1.33)

ROCK CHUTE A2-E AND FOREBAY A2-E. REF DETAIL ON SHEET C1.39

PROPOSED DRAINAGE EASEMENT

PROPERTY LINE

BR: 0+00.00
EP: 0+65.88
0+00
0+66

LEGEND

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

GRAPHIC SCALE IN FEET
0 15 30 60

NORTH

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

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SHEET
C1.31

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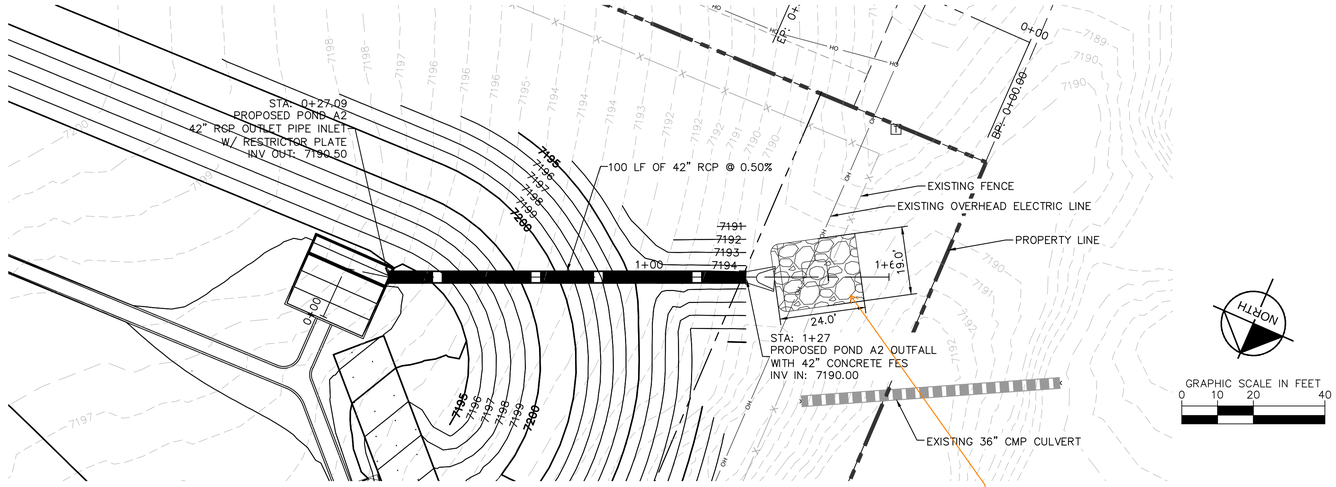
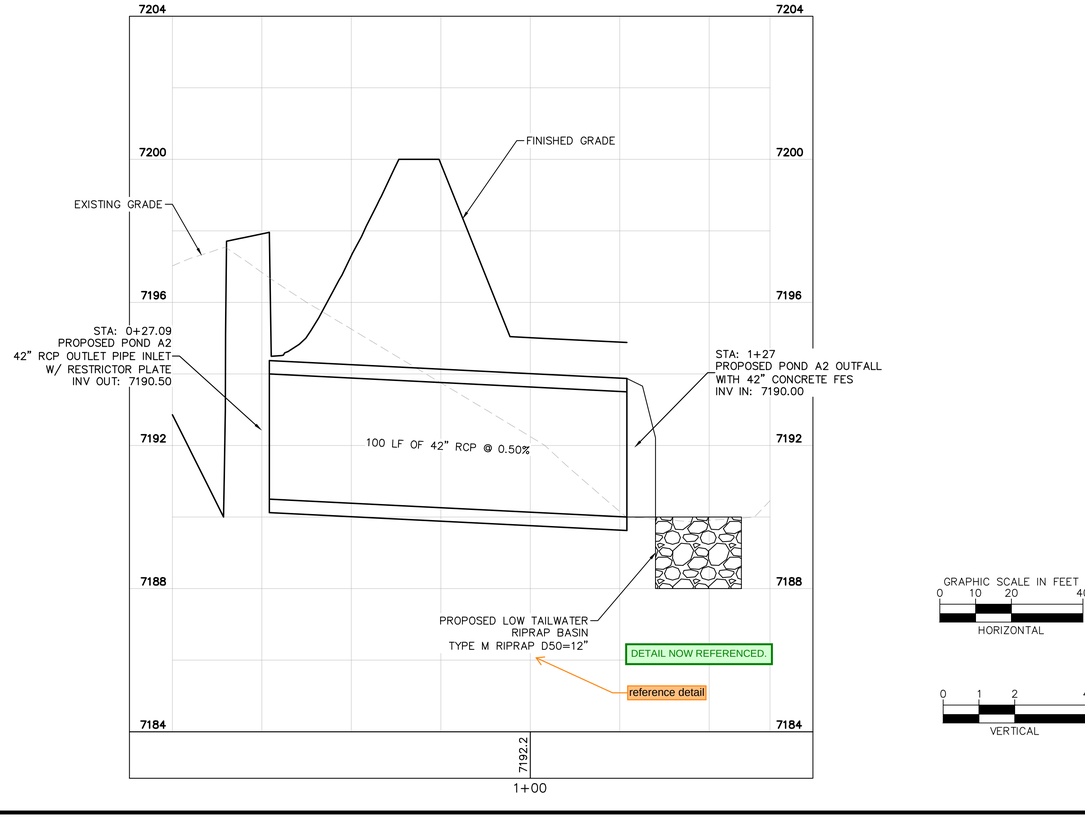


Callout low tailwater basin and reference detail.

LOW TAILWATER BASIN DETAIL PAGE ADDED TO PLAN SET. REFERENCE TO DETAIL ADDED.



DETAIL NOW REFERENCED.

reference detail

GRAPHIC SCALE IN FEET
0 10 20 40
HORIZONTAL

0 1 2 4
VERTICAL

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

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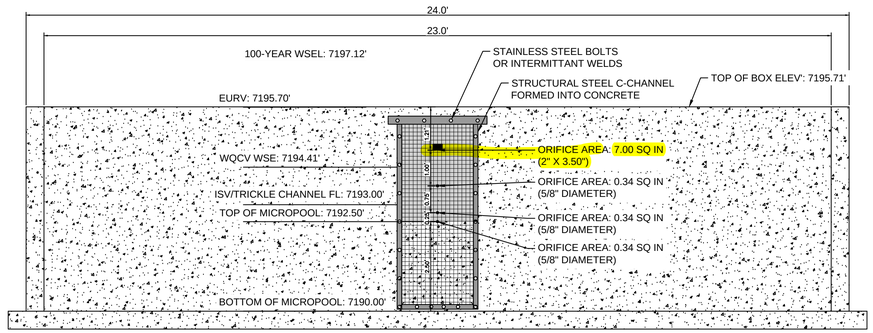
C1.32



1 ORIFICE PLATE AND TRASH RACK DETAIL

N.T.S.

ORIFICE PLATE NOTES

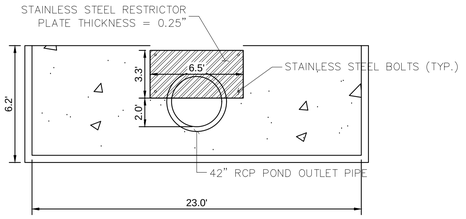
1. PROVIDE CONTINUOUS NEOPRENE GASKET MATERIAL BETWEEN THE ORIFICE PLATE AND CONCRETE.
2. BOLT PLATE TO CONCRETE 12" MAX. ON CENTER. WITH A PLATE THICKNESS OF 0.25".

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.

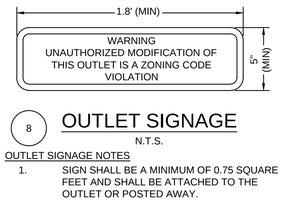
OVERFLOW SAFETY GRATES

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.



4 100-YEAR FLOW RESTRICTOR

1" = 5'



8 OUTLET SIGNAGE

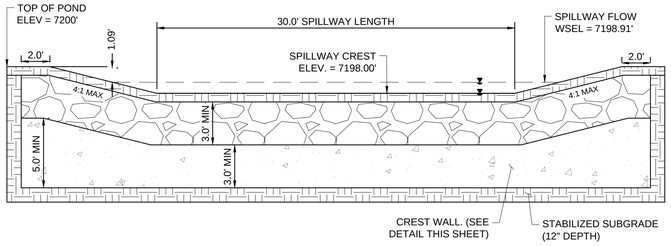
N.T.S.

OUTLET SIGNAGE NOTES

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

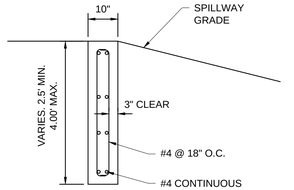
9 PET WASTE SIGNAGE

N.T.S.



5 EMERGENCY SPILLWAY

1" = 5'

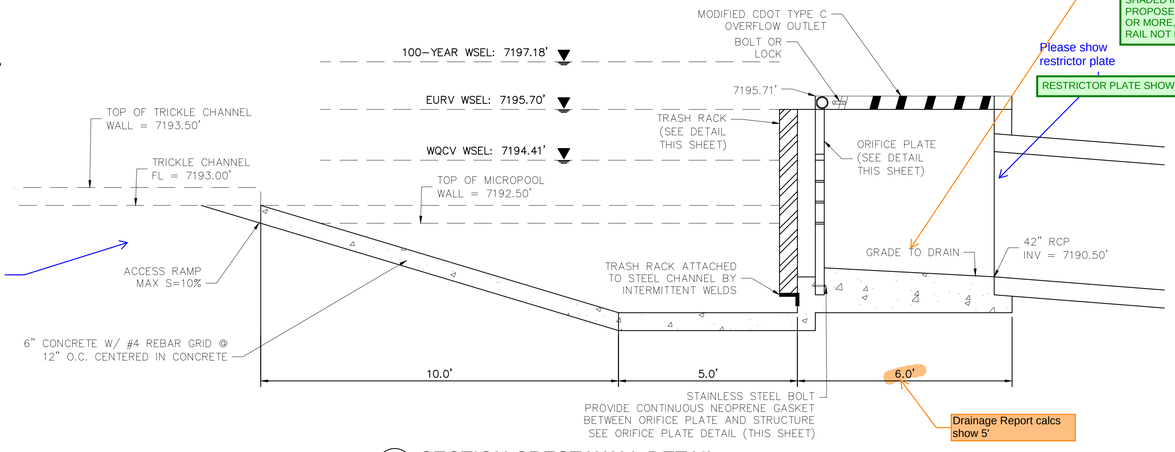


10 SECTION CREST WALL DETAIL

1" = 2'

Per USDCM T-12, the outlet structure bottom should have a shaped invert of 2.5% minimum slope (if the invert of the outlet pipe is at the bottom of the outlet structure). And show line for top of micropool walls. A safety rail should be included for vertical drops of 3 feet or more.

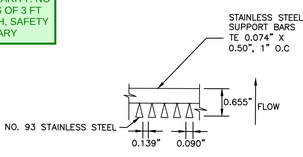
NOTED. MINIMUM SLOPE NOTE ADDED TO DETAIL. MICROPOOL BOX WALLS SHADED IN FOR CLARITY. NO PROPOSED DROPS OF 3 FT OR MORE, AS SUCH, SAFETY RAIL NOT NECESSARY



6 SECTION CREST WALL DETAIL

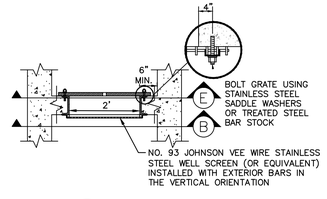
1" = 2'

DETAIL UPDATED TO ACCURATLY REFLECT THE 5' WEIR OPENING ON UD DETENTION SHEET



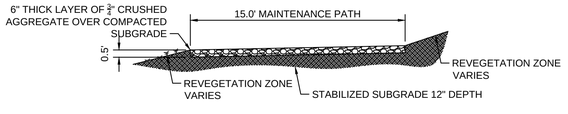
11 SECTION A

N.T.S.



12 SECTION B

N.T.S.

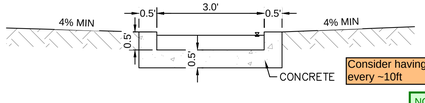


2 MAINTENANCE ROAD

1" = 5'

MAINTENANCE PATH NOTES

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

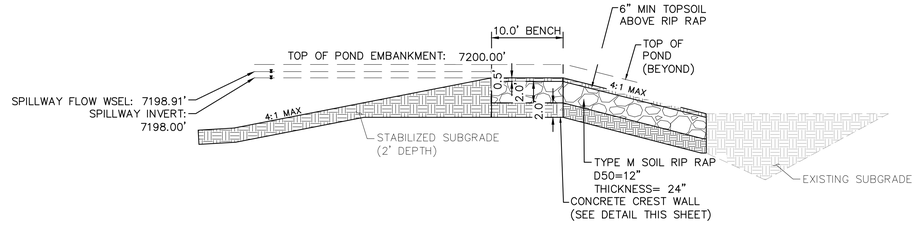


Consider having control joints every ~10ft

NOTED. WILL CONSIDER

3 CONCRETE TRICKLE CHANNEL

1" = 2'



7 EMERGENCY SPILLWAY DETAILS

1" = 5'

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OVERLOOK AT HOMESTEAD FILING NO. 1
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POND A2 DETAILS

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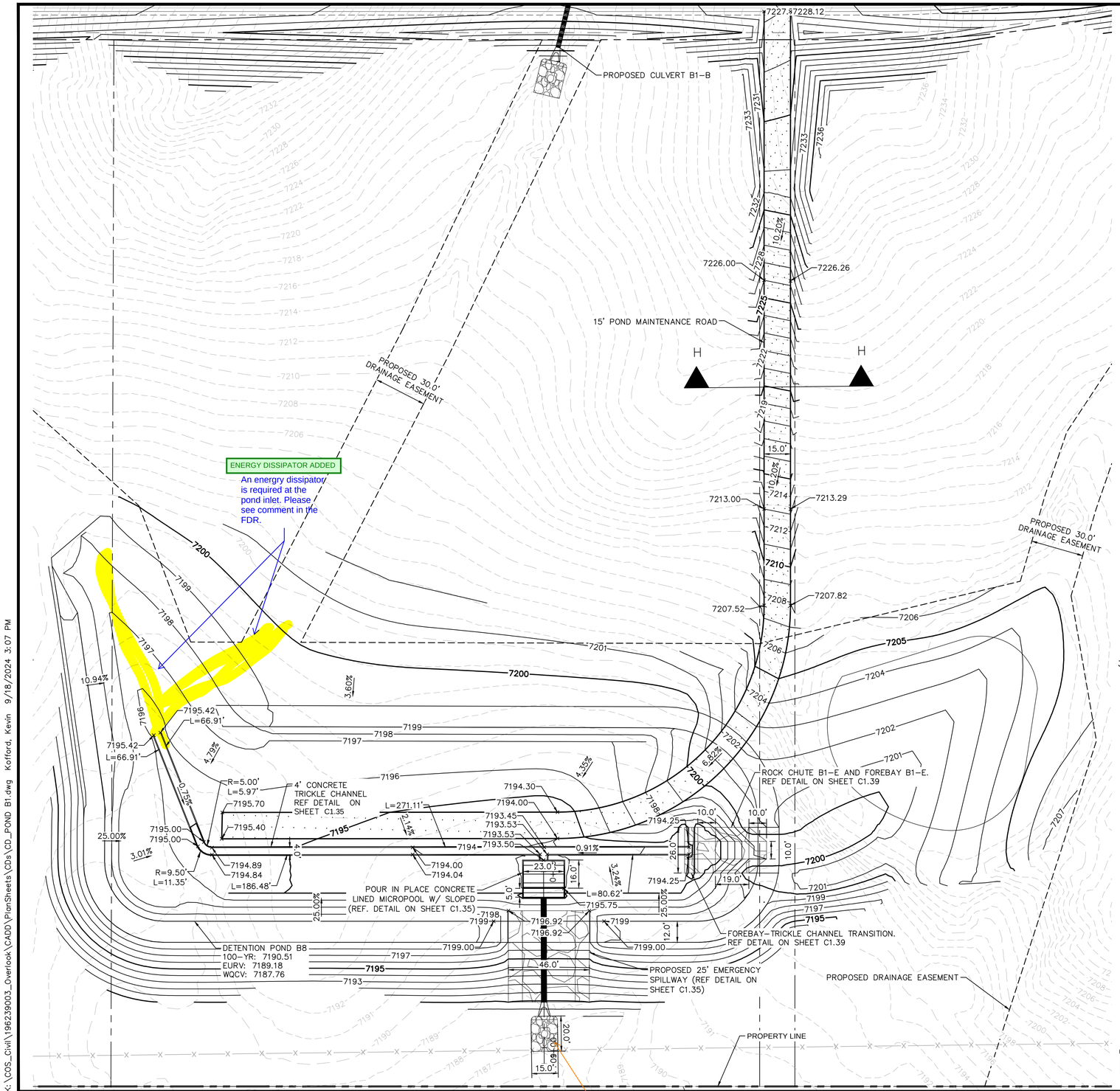
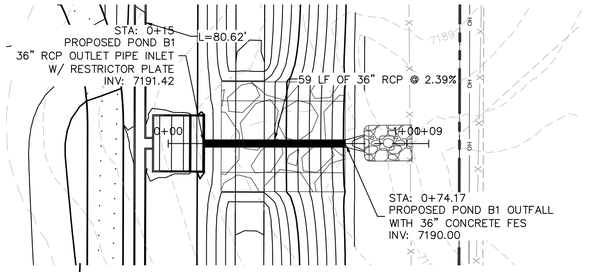


LEGEND

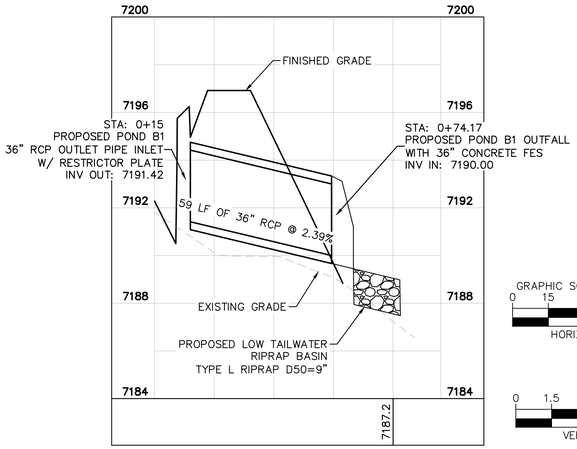
- LOT BOUNDARY LINE
- LOT BOUNDARY LINE
- EXISTING MAJOR CONTOUR
- EXISTING MINOR CONTOUR
- PROPOSED MAJOR CONTOUR
- PROPOSED MINOR CONTOUR
- RIPRAP
- GRAVEL MAINTENANCE ACCESS ROAD



POND B1 OUTLET PIPE PLAN

GRAPHIC SCALE IN FEET
0 15 30 60

NORTH



POND B1 OUTLET PIPE PROFILE

GRAPHIC SCALE IN FEET
0 15 30 60
HORIZONTAL

0 1.5 3 6
VERTICAL

NORTH

GRAPHIC SCALE IN FEET
0 15 30 60

CALLOUT ADDED. DETAIL REFERENCED.

Callout low tailwater basin and reference detail.

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
C1.34

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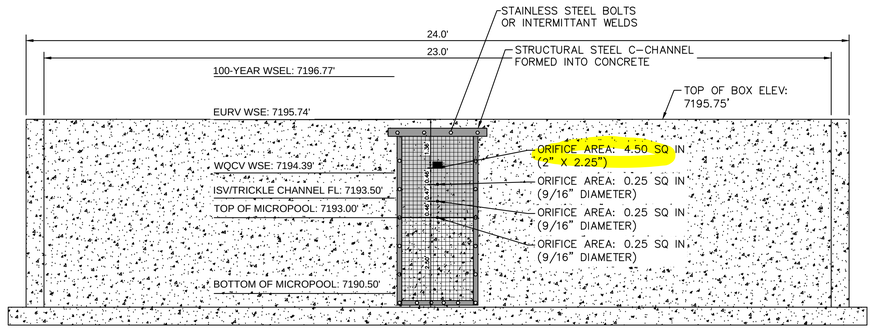

1 ORIFICE PLATE AND TRASH RACK DETAIL

N.T.S.

ORIFICE PLATE NOTES

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

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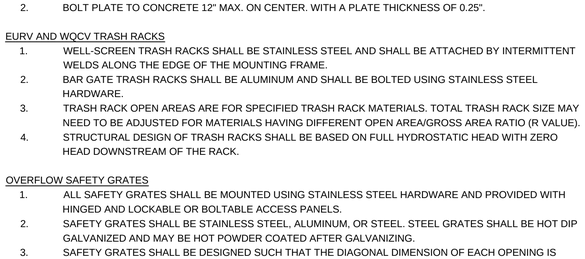
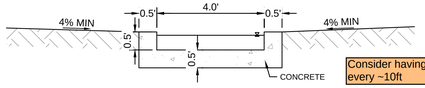


2 MAINTENANCE ROAD

1" = 5'

MAINTENANCE PATH NOTES

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

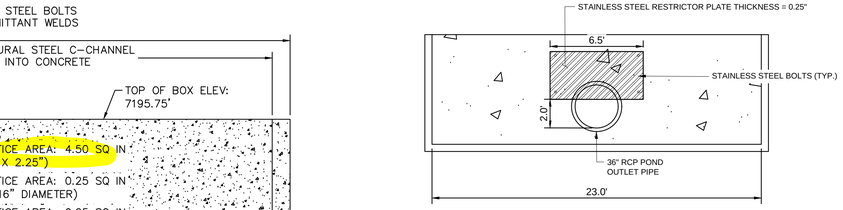


Consider having control joints every ~10ft

NOTED. WILL CONSIDER

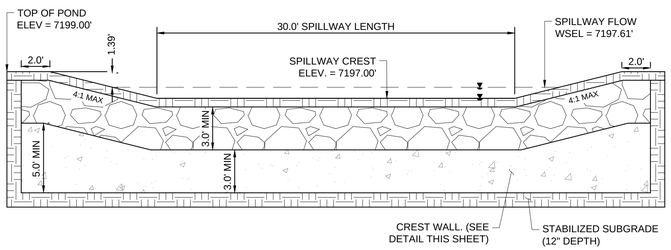
3 CONCRETE TRICKLE CHANNEL

1" = 2'



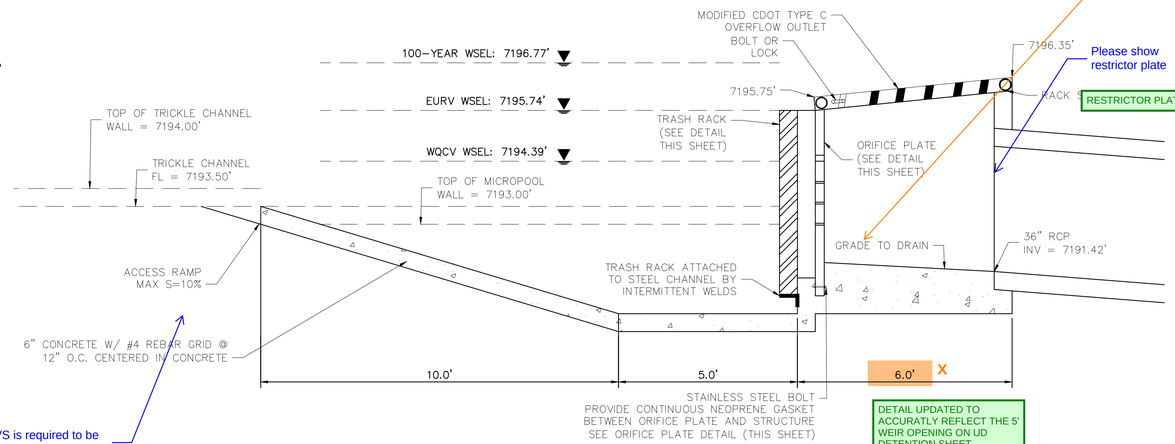
4 100-YEAR FLOW RESTRICTOR

1" = 5'



5 EMERGENCY SPILLWAY

1" = 5'



Please show restrictor plate

RESTRICTOR PLATE SHOWN

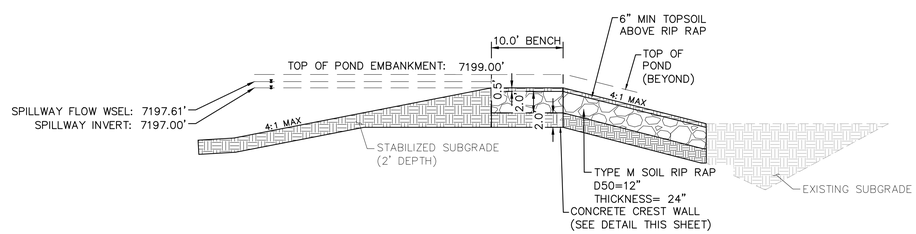
IVS is required to be shown.

IVS SHOWN

DETAIL UPDATED TO ACCURATLY REFLECT THE 5' WEIR OPENING ON UD DETENTION SHEET

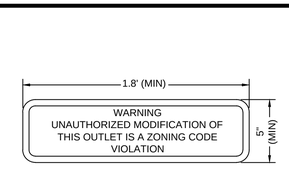
6 SECTION CREST WALL DETAIL

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.

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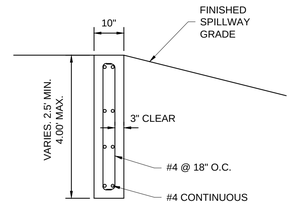
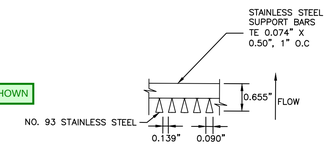
Per USDCM T-12, the outlet structure bottom should have a shaped invert of 2.5% minimum slope (if the invert of the outlet pipe is at the bottom of the outlet structure). And show line for top of micropool walls. A safety rail should be included for vertical drops of 3 feet or more.



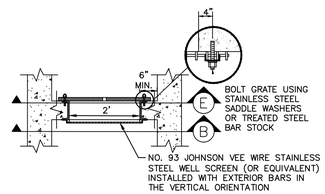
10 SECTION CREST WALL DETAIL

1" = 2'



11 SECTION A

N.T.S.



12 SECTION B

N.T.S.

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 DETAILS

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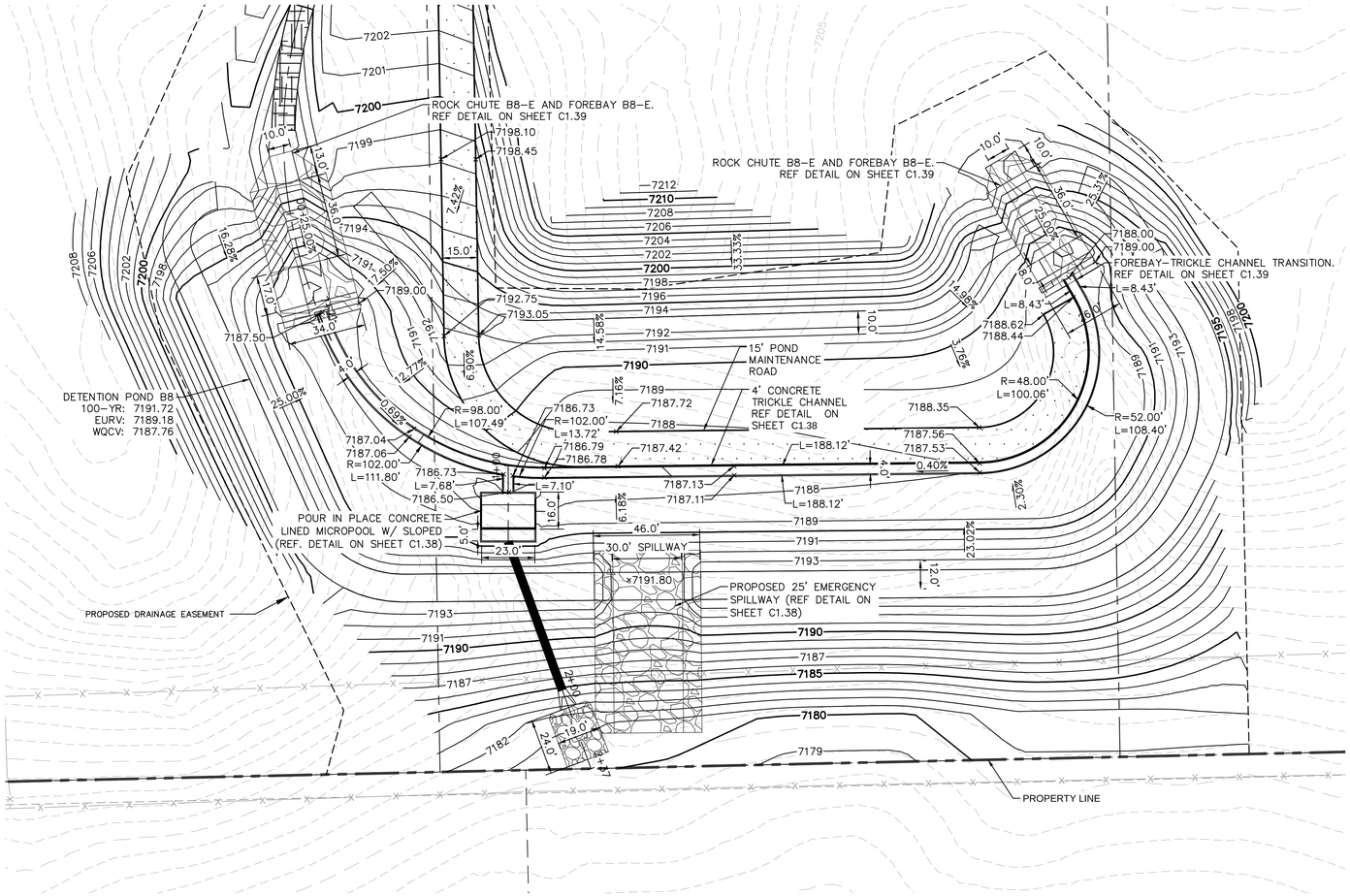
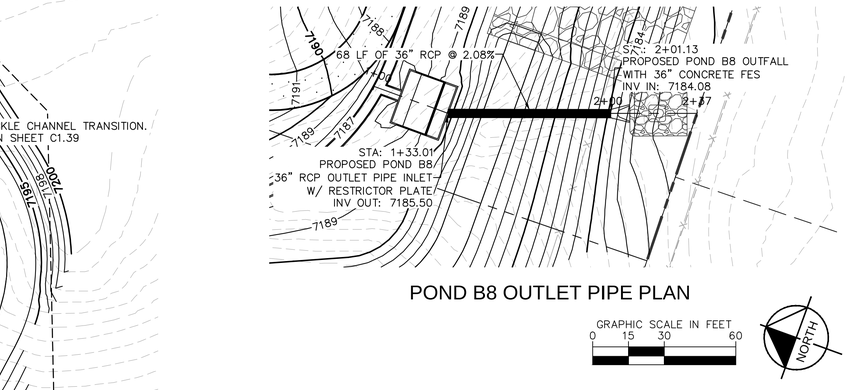
Kimley»Horn
Kimley-Horn and Associates, Inc.

PROJECT NO. 196239003

SHEET
C1.35

K:\COS_Civil\196239003_Overlook\CADD\PlanSheets\CDs\CD_POND B1.dwg Kofford, Kevin 9/18/2024 3:08 PM

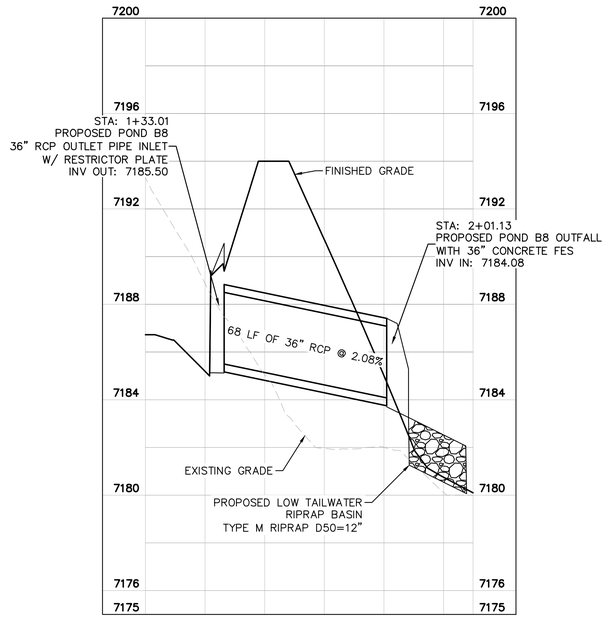




POND B8 OUTLET PIPE PLAN

GRAPHIC SCALE IN FEET
0 15 30 60

NORTH



POND B8 OUTLET PIPE PROFILE

GRAPHIC SCALE IN FEET
0 15 30 60
HORIZONTAL

0 1.5 3 6
VERTICAL

LEGEND

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

NO.	REVISION	BY	DATE	APPR.

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PROJECT NO.
196239003

SHEET
C1.36

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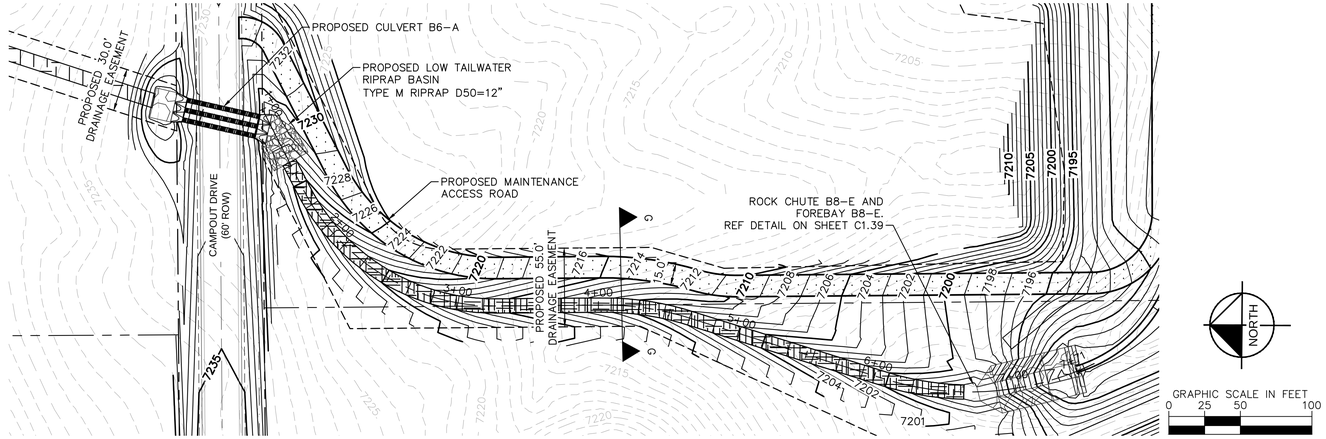

POND B8 DRAINAGE CHANNEL PLAN

POND B8 DRAINAGE CHANNEL PROFILE

LEGEND

- LOT BOUNDARY LINE
- LOT BOUNDARY LINE
- EXISTING MAJOR CONTOUR
- EXISTING MINOR CONTOUR
- PROPOSED MAJOR CONTOUR
- PROPOSED MINOR CONTOUR
- RIPRAP
- GRAVEL MAINTENANCE ACCESS ROAD
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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
C1.37

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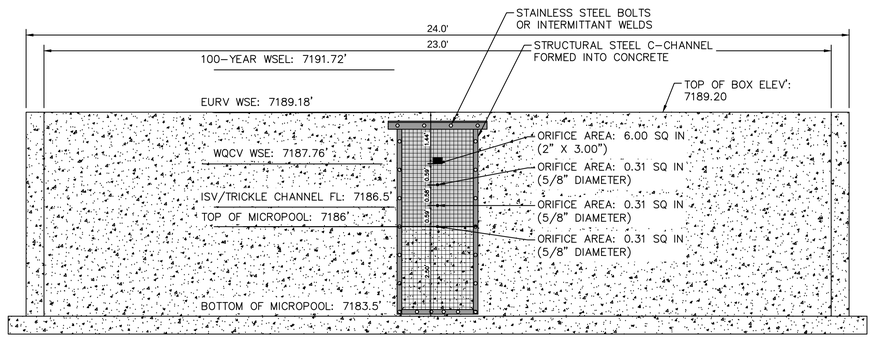

1 ORIFICE PLATE AND TRASH RACK DETAIL

N.T.S.

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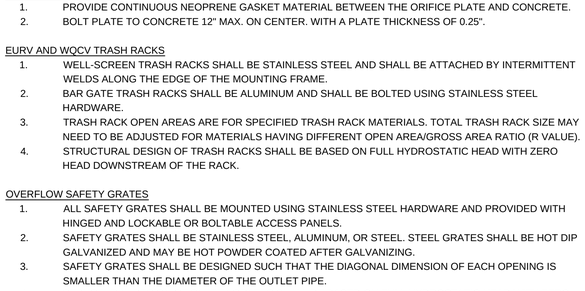

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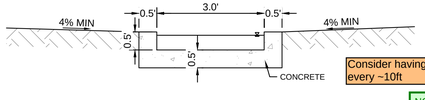
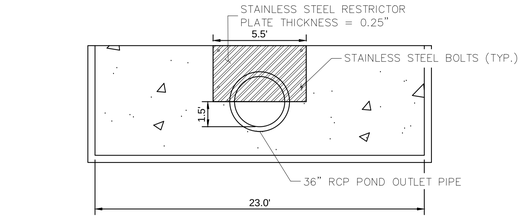


NOTED. WILL CONSIDER

3 CONCRETE TRICKLE CHANNEL

1" = 2'



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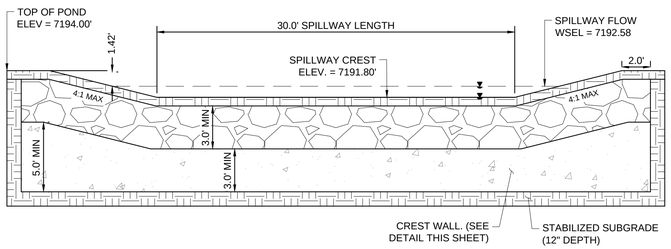

5 EMERGENCY SPILLWAY

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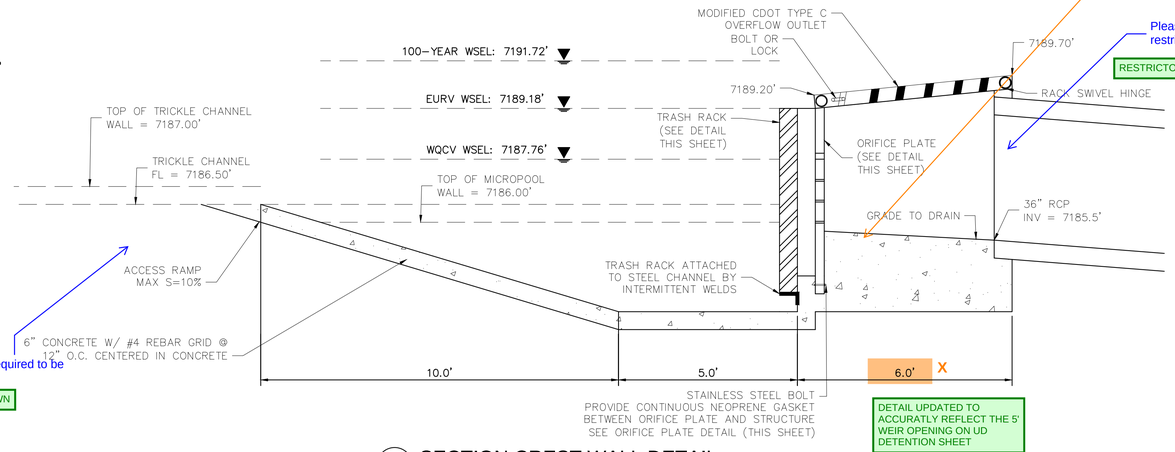
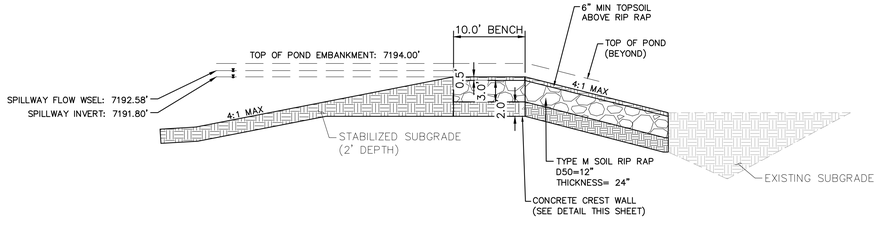


6 SECTION CREST WALL DETAIL

1" = 2'

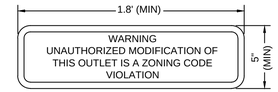


7 EMERGENCY SPILLWAY DETAILS

1" = 5'

9 PET WASTE SIGNAGE

N.T.S.



8 OUTLET SIGNAGE

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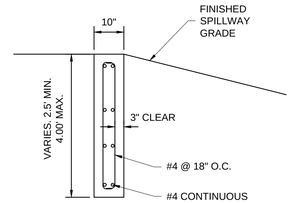
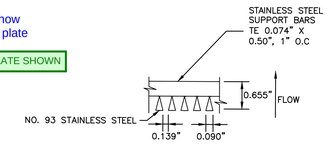


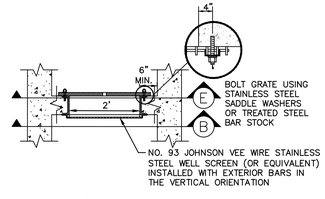
10 SECTION CREST WALL DETAIL

1" = 2'



11 SECTION A

N.T.S.



12 SECTION B

N.T.S.

NO.	REVISION	BY	DATE	APPR.

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EL PASO COUNTY, COLORADO
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POND B8 DETAILS

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Kimley-Horn and Associates, Inc.

PROJECT NO. 196239003

SHEET
C1.38

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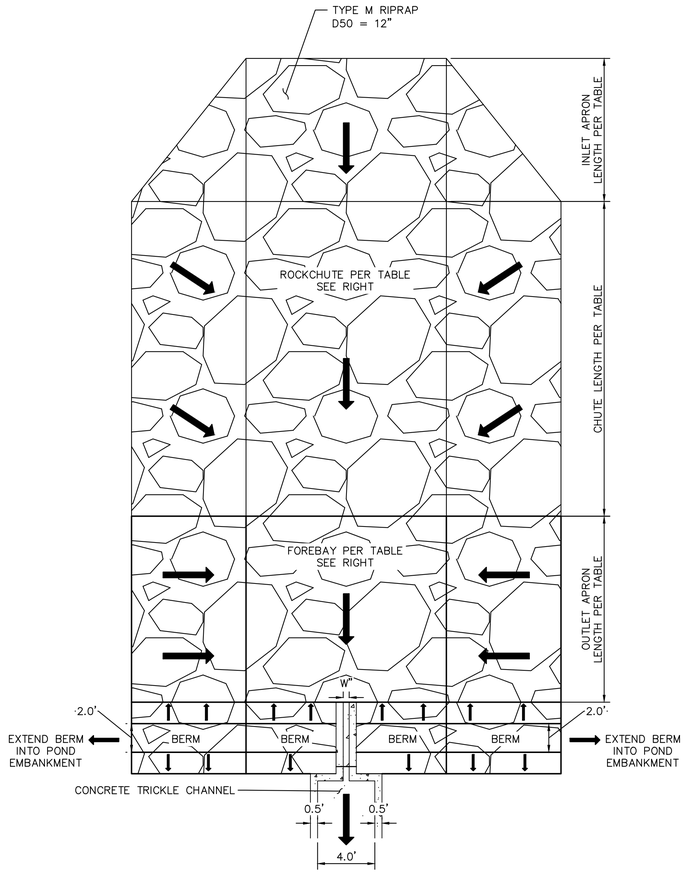
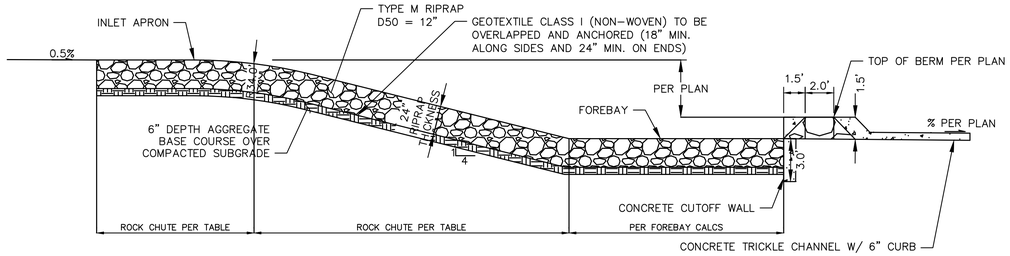


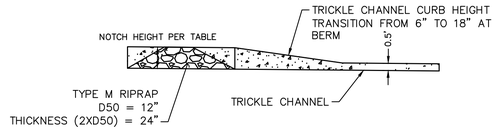
ROCK CHUTE - PLAN DETAIL

1" = 5'



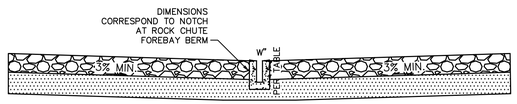
ROCK CHUTE PROFILE - POND TRICKLE CHANNEL APPLICATION

1" = 5'



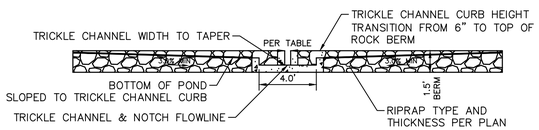
TRICKLE CHANNEL - PROFILE

1" = 5'



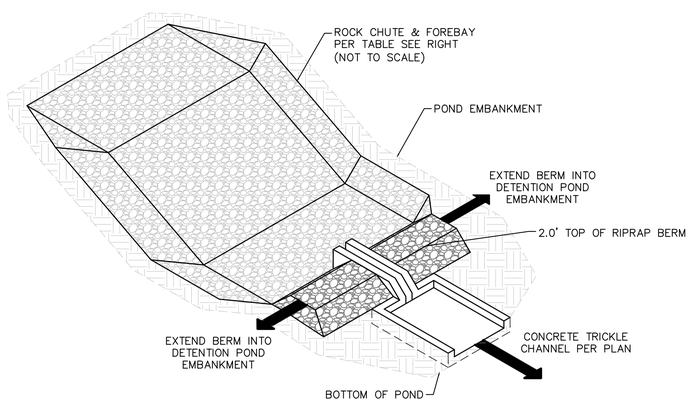
FOREBAY NOTCH - TYPICAL SECTION

1" = 5'



ROCK CHUTE TYPICAL SECTION - FOREBAY BERM/TRICKLE CHANNEL

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)	Downstream Outlet Apron Length (ft)	Chute Width (ft)	D50 (in)	Rock Chute Thickness (in)	Rock Chute Depth* (ft)	Top Width (ft)
A2-W	A2-W	Pond A2	A2	18	10	3	16	7	10	6	12	2.0	26.0
A2-C	A2-C	Pond A2	A2	3	10	8	36	7	10	6	12	1.5	22.0
A2-E	A2-E	Pond A2	A2	18	10	9	40	7	10	6	12	1.5	22.0
B1-E	B1-E	Pond B1	B1	5	10	3.75	19	10	10	6	12	2.0	26.0
B8-W	B8-W	Pond B8	B6, B8	119	13	8	36	17	10	18	36	3.0	34.0
B8-E	B8-E	Pond B8	B8	23	10	9	36	8	10	6	12	2.0	26.0

NOTES:

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

NO.	REVISION	BY	DATE	APPR.

Kimley»Horn
2024 KIMLEY-HORN AND ASSOCIATES, INC.
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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

POND ROCK CHUTE DETAILS

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

PROJECT NO.
196239003

SHEET
C1.39

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