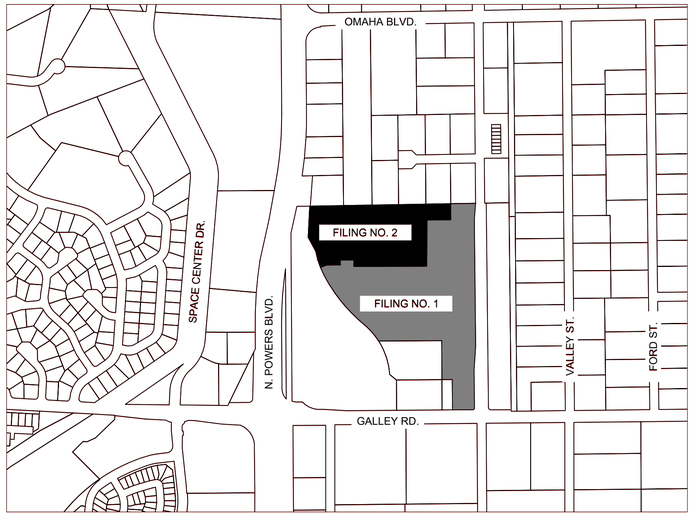
Items in black are from the approved set
Items in red are the revisions. Site Plan include revision clouds to call out site plan changes.

SOLACE APARTMENTS FILING NO. 2

A PORTION OF SECTION 7, TOWNSHIP 14 SOUTH, RANGE 65 SEST OF THE P.M.
EL PASO COUNTY, COLORADO

CONSTRUCTION DOCUMENTS AND GRADING AND EROSION CONTROL PLAN

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VICINITY MAP
1" = 500'

BENCHMARK

FIMS MONUMENT F81, BEING MONUMENTED BY A 3-1/4" ALUMINUM CAP IN RANGE BOX WITH NO TOP, LOCATED 900 FEET EAST OF THE INTERSECTION OF E. PLATTE AVENUE AND VALLEY STREET, APPROXIMATELY 80 FEET NORTH OF THE CENTERLINE OF E PLATTE AVENUE. SAID MONUMENT HAVING A PUBLISHED ELEVATION OF 6275.86 FEET, NAVD88

CONTACTS

OWNER:
CS POWERS & GALLEY LLC
510 S NEIL ST
CHAMPAIGN, IL 61820
PHONE: (719) 216-2577
CONTACT: DANE OLMSTEAD

~~OWNER:~~
~~CS POWERS & GALLEY LLC~~
~~510 S NEIL ST~~
~~CHAMPAIGN, IL 61820~~
~~PHONE: (719) 216-2577~~
~~CONTACT: DANE OLMSTEAD~~

CIVIL ENGINEER:
KIMLEY-HORN AND ASSOCIATES
2 N. NEVADA AVENUE SUITE 900
COLORADO SPRINGS, CO 80903
CONTACT: ERIC GUNDERSON
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SURVEYOR:
JR ENGINEERING, LLC
5475 TECH CENTER DRIVE STE 235
COLORADO SPRINGS, CO 80919
TEL: 719-593-2593
CONTACT: DANIEL CLARK, P.E.

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

~~EL PASO COUNTY:~~
~~PCD DEPARTMENT~~
~~2880 INTERNATIONAL CIRCLE, SUITE 110~~
~~COLORADO SPRINGS, CO 80910~~
~~PHONE: (719) 520-6300~~

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.

DEVELOPER'S SIGNATURE BLOCK

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

ENGINEER'S SIGNATURE BLOCK

Dane Olmstead 7/11/2023

DANE OLMSTEAD DATE

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 THE DETAILED PLANS AND SPECIFICATIONS

~~ENGINEER'S SIGNATURE BLOCK~~

~~THESE DETAILED PLANS AND SPECIFICATIONS WERE PREPARED UNDER MY DIRECTION AND SUPERVISION. SAID PLANS AND SPECIFICATIONS HAVE BEEN PREPARED ACCORDING TO THE CRITERIA ESTABLISHED BY THE COUNTY FOR DETAILED ROADWAY, DRAINAGE, GRADING AND EROSION CONTROL PLANS AND SPECIFICATIONS, AND SAID PLANS AND SPECIFICATIONS ARE IN CONFORMITY WITH THE 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 THE DETAILED PLANS AND SPECIFICATIONS~~

Eric Gunderson 09/14/2026

ERIC GUNDERSON, PE #49487 DATE

EL PASO COUNTY REVIEW STATEMENT

Eric Gunderson 7/10/23

~~ERIC GUNDERSON, PE~~ KIMLEY-HORN AND ASSOCIATES, INC. DATE

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.

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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 SECTION 3.12 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.

~~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.~~

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

~~JOSHUA PALMER, P.E.~~
~~COUNTY ENGINEER / ECM ADMINISTRATOR~~

Approved
By: Gilbert LaForce, P.E.
Engineering Manager
Date: 08/18/2023 8:58:49 AM
El Paso County Department of Public Works

GENERAL NOTE:

THE PARTIES RESPONSIBLE FOR THIS PLAN HAVE FAMILIARIZED THEMSELVES WITH ALL CURRENT ACCESSIBILITY CRITERIA AND SPECIFICATIONS AND THE PROPOSED PLAN REFLECTS ALL THE SITE ELEMENTS REQUIRED BY THE APPLICABLE ADA DESIGN STANDARDS AND GUIDELINES AS PUBLISHED BY THE UNITED STATES DEPARTMENT OF JUST. APPROVAL OF THIS PLAN BY EL PASO COUNTY DOES NOT ASSURE COMPLIANCE WITH THE ADA OR ANY REGULATIONS OR GUIDELINES ENACTED OR PROMULGATED UNDER OR WITH RESPECT TO SUCH LAWS.

~~GENERAL NOTE:~~

~~THE PARTIES RESPONSIBLE FOR THIS PLAN HAVE FAMILIARIZED THEMSELVES WITH ALL CURRENT ACCESSIBILITY CRITERIA AND SPECIFICATIONS AND THE PROPOSED PLAN REFLECTS ALL THE SITE ELEMENTS REQUIRED BY THE APPLICABLE ADA DESIGN STANDARDS AND GUIDELINES AS PUBLISHED BY THE UNITED STATES DEPARTMENT OF JUST. APPROVAL OF THIS PLAN BY EL PASO COUNTY DOES NOT ASSURE COMPLIANCE WITH THE ADA OR ANY REGULATIONS OR GUIDELINES ENACTED OR PROMULGATED UNDER OR WITH RESPECT TO SUCH LAWS.~~

PCD FILE NO. SF-2232

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

NO.	REVISION	BY	DATE	APPR.
3	RESUBMITTAL #3	MVZ	7/10/23	EJG
2	RESUBMITTAL #2	MVZ	03/10/23	EJG
1	RESUBMITTAL #1	MVZ	12/20/22	EJG

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

DESIGNED BY: MVZ
DRAWN BY: MVZ
CHECKED BY: EJG
DATE: 03/10/2023

SOLACE APARTMENTS FILING NO. 2
CONSTRUCTION DOCUMENTS AND GRADING AND EROSION PLANS
COVER SHEET

COLORADO REGISTERED ERIC ON GUNDERSON 49487 PROFESSIONAL ENGINEER 07/10/23

PROJECT NO.
196140002

SHEET
C-001

K:\COS_LA\196140002 - Cimarron Hills\Phase 2\CADD\PlanSheets\CD\196140002 - CD_CV.dwg Zimmermann, Mitch 7/10/2023 9:39 AM

EPC 8/18/2023

SOLACE APARTMENTS FILING NO. 2

A PORTION OF SECTION 7, TOWNSHIP 14 SOUTH, RANGE 65 SEST OF THE P.M.
EL PASO COUNTY, COLORADO
CONSTRUCTION DOCUMENTS

STANDARD NOTES FOR EL PASO COUNTY GRADING AND EROSION CONTROL PLANS:

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 TO REGULATIONS AND STANDARDS MUST BE REQUESTED, AND APPROVED, IN WRITING.

3. A SEPARATE STORMWATER MANAGEMENT PLAN (SMWP) FOR THIS PROJECT SHALL BE COMPLETED AND AN EROSION AND STORMWATER QUALITY CONTROL PERMIT (ESQCP) ISSUED PRIOR TO COMMENCING CONSTRUCTION. MANAGEMENT OF THE SWMP DURING CONSTRUCTION IS THE RESPONSIBILITY OF THE DESIGNATED QUALIFIED STORMWATER MANAGER OR CERTIFIED EROSION CONTROL INSPECTOR. THE SWMP SHALL BE LOCATED ON SITE AT ALL TIMES DURING CONSTRUCTION AND SHALL BE KEPT UP TO DATE WITH WORK PROGRESS AND CHANGES IN THE FIELD.

4. ONCE THE ESQCP HAS BEEN 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 PLAN 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 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 WASHOUT 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 COSNTRUCTION 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 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 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

25. ALL CONSTRUCTION TRAFFIC MUST ENTER/EXIT THE SITE AT APPROVED CONSTRUCTION ACCESS POINTS.

26. PRIOR TO CONSTRUCTION THE PERMITEE 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 CTL THOMPSON, DATED 01/15/2020 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 DPW AND MUTCD CRITERIA. [IF APPLICABLE, ADDITIONAL SIGNING AND STRIPING NOTES WILL BE PROVIDED.]

14. CONTRACTOR SHALL OBTAIN ANY PERMITS REQUIRED BY EL PASO COUNTY DPW, 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.

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

NO.	REVISION	BY	DATE	APPR.
3	RESUBMITTAL #3	MVZ	7/10/23	EJG
2	RESUBMITTAL #2	MVZ	03/10/23	EJG
1	RESUBMITTAL #1	MVZ	12/20/22	EJG

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

DESIGNED BY: MVZ
DRAWN BY: MVZ
CHECKED BY: EJG
DATE: 03/10/2023

SOLACE APARTMENTS FILING NO. 2
CONSTRUCTION DOCUMENTS AND GRADING AND EROSION PLANS
GENERAL NOTES

CONSTRUCTION DOCUMENTS

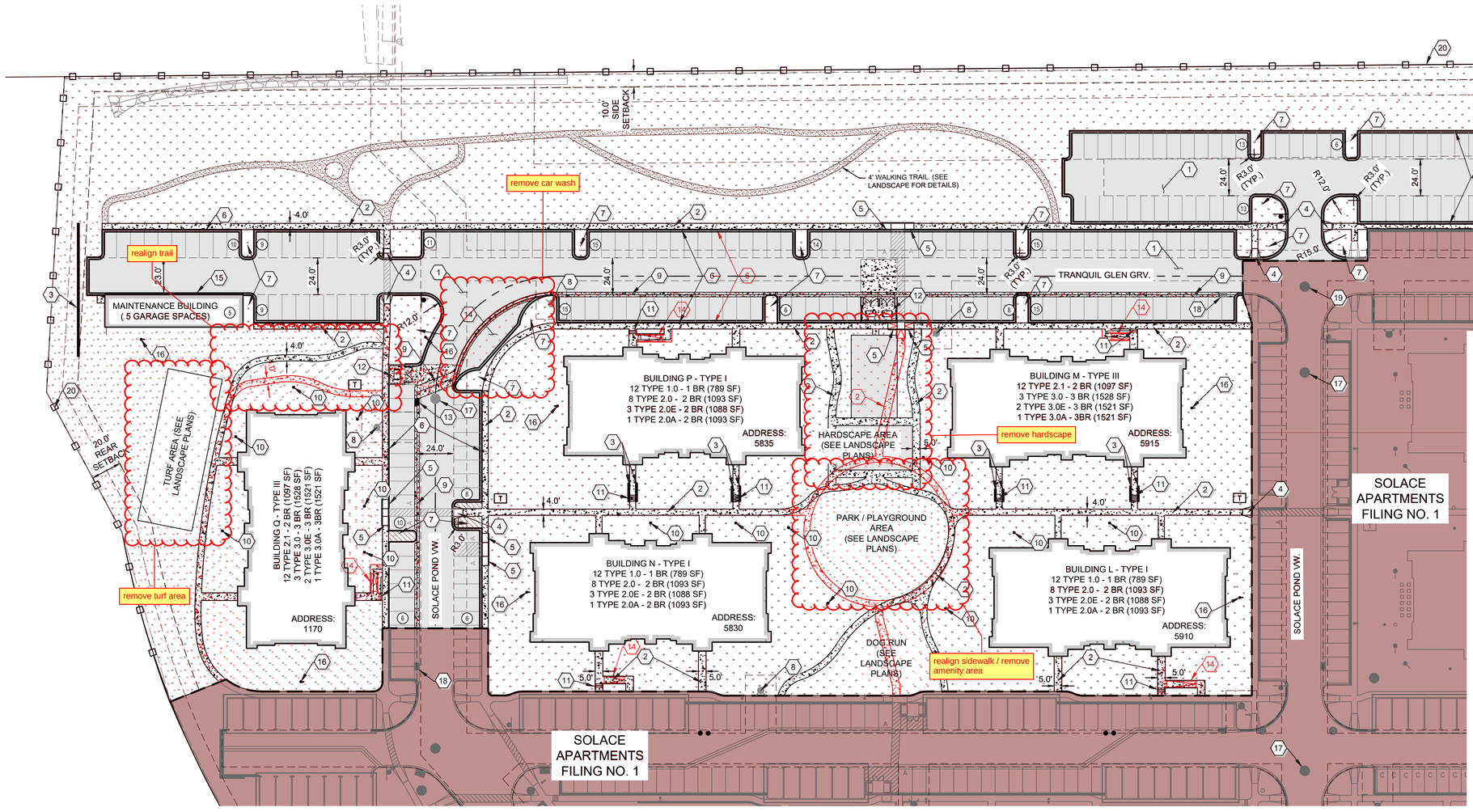
COLORADO REGISTERED
ERIC J. GUSTAFSON
49487
03/10/23
PROFESSIONAL ENGINEER

PROJECT NO.
196140002

SHEET
C-002

EPC 8/18/2023

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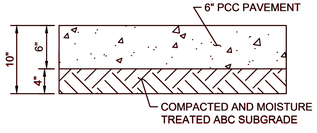


KEYNOTE LEGEND

1	ASPHALT PAVEMENT (SEE SECTION THIS SHEET)
2	CONCRETE SIDEWALK
3	RETAINING WALL
4	PERPENDICULAR ADA RAMP PER STD DTL SD_2-41
5	PARALLEL ADA RAMP PER STD DTL SD_2-50
6	CURB AND GUTTER (TYPE A)PER STD DTL SD_2-20
7	PROPOSED LANDSCAPING
8	FIRE HYDRANT (FILING NO.1)
9	PROPOSED 3' CROSS PAN PER STD DTL SD_2-26
10	PROPOSED 12" NYLOPLAST AREA DRAIN
11	PROPOSED STAIRS \SEE GRADING PLANS FOR DETAILS
12	PROPOSED DUMPSTER
13	PROPOSED VALLEY INLET. SEE STORM PLANS FOR DETAILS
14	PROPOSED CARWASH AREA
15	PROPOSED UTILITY GARAGE
16	PROPOSED SANITARY CLEANOUT
17	SANITARY SEWER MANHOLE (FILING NO.1)
18	STORM INFRASTRUCTURE (FILING NO.1)
19	STORM MANHOLE (FILING NO.1)
20	SCREEN FENCE (SEE LANDSCAPE PLANS)

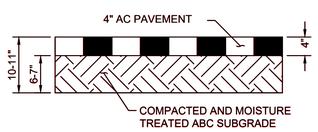
LEGEND

- PROPERTY LINE
- PHASING LINE
- STANDARD DUTY ASPHALT PAVING
- CONCRETE PAVING
- LANDSCAPE AREA
- PHASE ONE (FILING NO 1)
- (#) PARKING COUNT



NOTE: PAVEMENT CROSS SECTION IS PROVIDED FOR REFERENCE ONLY. CONTRACTOR TO REFER TO GEOTECHNICAL REPORT FOR PAVEMENT SECTIONS.

STANDARD DUTY CONCRETE
(SIDEWALKS AND DUMPSTERS)



NOTE: PAVEMENT CROSS SECTION IS PROVIDED FOR REFERENCE ONLY. CONTRACTOR TO REFER TO GEOTECHNICAL REPORT FOR PAVEMENT SECTIONS.

STANDARD DUTY ASPHALT
N.T.S.

THESE PLAN AND GENERAL NOTES REFER TO:
GEOTECHNICAL ENGINEERING REPORT
FIRM: CL THOMPSON.
PROJECT #: CS19163-105
DATE: JANUARY 15, 2020
INCLUDING ALL REVISIONS AND ADDENDA TO THIS REPORT THAT MAY HAVE BEEN RELEASED AFTER THE NOTED DATE.

NORTH

GRAPHIC SCALE IN FEET
0 20 40 80

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

NO.	REVISION	BY	DATE	APPR.
3	RESUBMITTAL #3	MVZ	7/10/23	EJG
2	RESUBMITTAL #2	MVZ	03/10/23	EJG
1	RESUBMITTAL #1	MVZ	12/20/22	EJG

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

DESIGNED BY: MVZ
DRAWN BY: MVZ/AES
CHECKED BY: EJG
DATE: 03/10/2023

SOLACE APARTMENTS FILING NO. 2
CONSTRUCTION DOCUMENTS AND GRADING AND EROSION PLANS
OVERALL SITE PLAN

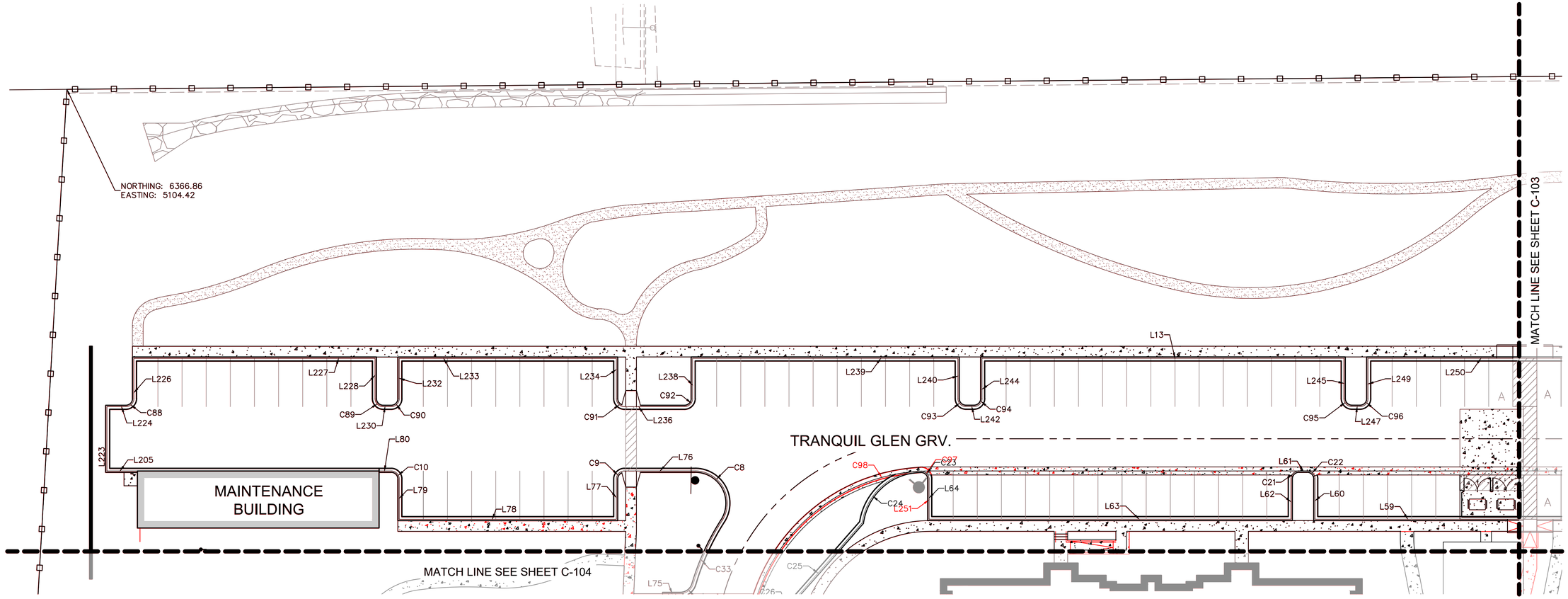
COLORADO REGISTERED ERIC JON GUNDERSON 39487 PROFESSIONAL ENGINEER 03/10/23

PROJECT NO. 196140002

SHEET C-101

EPC 8/18/2023

K:\COS_LA\196140002 - Cimarron Hills\Phase 2\CADD\PlanSheets\CD\196140002 - CD_SP.dwg Zimmermann, Mitch 9/10/2023 9:40:40 AM



LINE TABLE		
LINE	LENGTH	BEARING
L13	18.00	S0°27'47.00"W
L13	18.00	S0°27'47.00"W
L59	54.00	N89°32'13.00"W
L60	15.00	N0°27'47.00"E
L61	222.92	N89°32'13.00"W
L62	15.00	S0°27'47.00"W
L63	135.00	N89°32'13.04"W

LINE TABLE		
LINE	LENGTH	BEARING
L64	14.95	N89°32'13.00"W
L76	26.35	N89°33'39.60"W
L77	15.00	S0°27'47.00"W
L78	81.00	N89°32'13.00"W
L79	15.00	N0°27'47.00"E
L80	14.50	N89°32'13.00"W
L205	21.34	N89°32'13.00"W

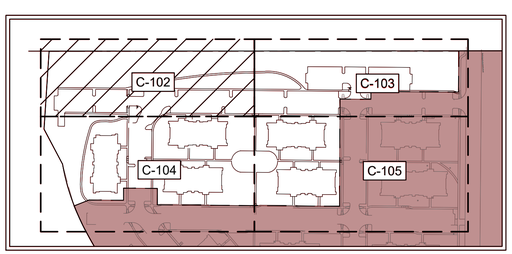
LINE TABLE		
LINE	LENGTH	BEARING
L223	24.00	N0°27'47.00"E
L224	15.00	S89°32'13.00"E
L226	95.00	N0°27'47.00"E
L227	90.00	S89°32'13.00"E
L228	15.00	S0°27'47.00"W
L230	15.00	S89°32'13.00"E
L232	85.00	N0°27'47.00"E

LINE TABLE		
LINE	LENGTH	BEARING
L233	81.00	S89°32'13.00"W
L234	15.00	S0°27'47.00"W
L236	22.62	S89°32'26.34"E
L238	95.02	N0°27'47.00"E
L239	99.00	S89°32'13.00"W
L240	15.00	S0°27'47.00"W
L242	15.00	S89°32'13.00"E

LINE TABLE		
LINE	LENGTH	BEARING
L244	15.00	N0°27'47.00"E
L245	15.00	S0°27'47.00"W
L247	15.00	S89°32'13.00"E
L249	15.00	N0°27'47.00"E
L250	54.00	S89°32'13.00"E

CURVE TABLE						
CURVE	RADIUS	LENGTH	CHORD BEARING	CHORD	DELTA	TANGENT
C8	12.00'	25.68'	N28°13'39"W	21.05'	122°37'07"	21.93'
C9	3.00'	4.71'	S45°27'04"W	4.24'	89°58'33"	3.00'
C10	3.00'	4.71'	N44°32'13"W	4.24'	90°00'00"	3.00'
C21	3.00'	4.71'	S45°27'47"W	4.24'	90°00'00"	3.00'
C21	3.00'	4.71'	S45°27'47"W	4.24'	90°00'00"	3.00'
C22	3.00'	4.71'	N44°32'13"W	4.24'	90°00'00"	3.00'
C22	3.00'	4.71'	N44°32'13"W	4.24'	90°00'00"	3.00'
C23	3.00'	4.74'	N44°50'44"W	4.23'	90°30'02"	3.03'
C23	3.00'	4.74'	N44°50'44"W	4.23'	90°30'02"	3.03'
C24	22041'	31.83'	S49°10'11"W	29.22'	80°21'08"	19.26'

CURVE TABLE						
CURVE	RADIUS	LENGTH	CHORD BEARING	CHORD	DELTA	TANGENT
C24	22041'	31.83'	S49°10'11"W	29.22'	80°21'08"	19.26'
C88	3.00'	4.71'	N45°27'47"E	4.24'	90°00'00"	3.00'
C89	3.00'	4.71'	S44°32'13"E	4.24'	90°00'00"	3.00'
C90	3.00'	4.71'	N45°27'47"E	4.24'	90°00'00"	3.00'
C91	3.00'	4.71'	S44°32'26"E	4.24'	90°00'08"	3.00'
C92	3.00'	4.71'	N45°27'40"E	4.24'	89°59'52"	3.00'
C93	3.00'	4.71'	N44°32'13"W	4.24'	90°00'00"	3.00'
C94	53.00'	94.71'	N45°27'47"E	82.24'	90°00'00"	53.00'
C95	3.00'	4.71'	S44°32'13"E	4.24'	90°00'00"	3.00'
C96	3.00'	4.71'	N45°27'47"E	4.24'	90°00'00"	3.00'



KEY MAP
N.T.S

NORTH

GRAPHIC SCALE IN FEET
0 10 20 40

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

NO.	REVISION	BY	DATE	APPR.
3	RESUBMITTAL #3	MVZ	7/10/23	EJG
2	RESUBMITTAL #2	MVZ	03/10/23	EJG
1	RESUBMITTAL #1	MVZ	12/20/22	EJG

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

DESIGNED BY: MVZ
DRAWN BY: MVZ/AES
CHECKED BY: EJG
DATE: 03/10/2023

SOLACE APARTMENTS FILING NO. 2
CONSTRUCTION DOCUMENTS AND
GRADING AND EROSION PLANS
HORIZONTAL CONTROL PLAN

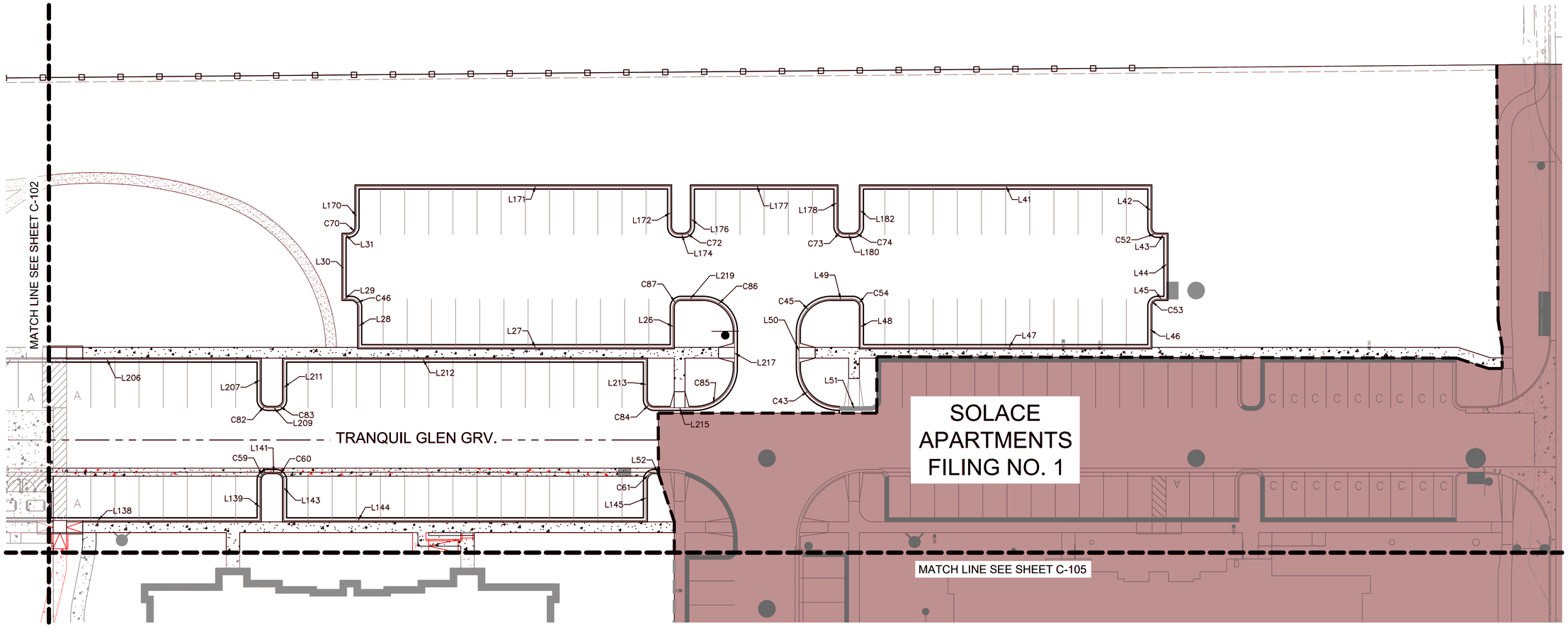
COLORADO REGISTERED
CHRISTON GUNDERSON
49487
03/10/23
PROFESSIONAL ENGINEER

PROJECT NO.
196140002

SHEET
C-102

EPC 8/18/2023

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LINE TABLE		
LINE	LENGTH	BEARING
L26	15.00	S0°27'47.00"W
L27	117.00	N89°32'13.00"W
L28	15.00	N0°27'47.00"E
L29	2.83	N89°32'13.00"W
L30	24.00	N0°27'46.93"E
L31	1.83	S89°32'13.07"E
L41	108.00	N89°32'13.00"W
L42	15.50	N0°27'47.00"E
L43	3.50	N89°32'13.00"W

LINE TABLE		
LINE	LENGTH	BEARING
L44	24.00	N0°27'47.00"E
L45	3.50	S89°32'13.00"E
L46	15.50	N0°27'42.61"E
L47	108.00	S89°32'17.39"E
L48	15.00	S0°27'46.25"W
L49	8.00	S89°32'13.00"E
L50	10.00	N0°27'47.00"E
L51	11.50	S89°32'13.00"E
L52	1.60	N89°32'13.00"W

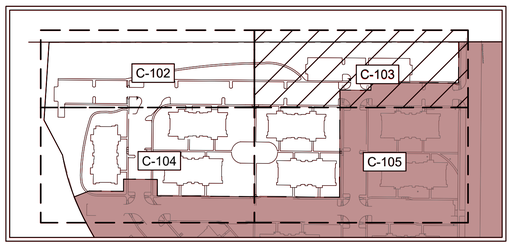
LINE TABLE		
LINE	LENGTH	BEARING
L138	77.00	N89°32'13.00"W
L139	15.00	S0°27'47.00"W
L141	3.00	N89°32'13.00"W
L143	15.00	N0°27'47.00"E
L144	135.00	N89°32'13.00"W
L145	15.00	S0°27'46.93"W
L170	15.00	N0°27'46.93"E
L171	117.00	S89°32'13.07"E
L172	15.00	S0°27'47.00"W

LINE TABLE		
LINE	LENGTH	BEARING
L174	2.00	S89°32'13.00"E
L176	15.00	N0°27'47.00"E
L177	54.00	S89°32'13.07"E
L178	15.00	S0°27'47.00"W
L180	3.00	S89°32'13.00"E
L182	15.00	N0°27'46.99"E
L206	72.00	S89°32'13.00"E
L207	15.00	S0°27'47.00"W
L209	3.00	S89°32'13.00"E

LINE TABLE		
LINE	LENGTH	BEARING
L211	15.00	N0°27'47.00"E
L212	135.00	S89°32'13.00"E
L213	15.00	S0°27'47.00"W
L215	15.00	S89°32'13.00"E
L217	13.49	N0°29'47.56"E
L219	8.01	N89°32'13.00"W

CURVE TABLE						
CURVE	RADIUS	LENGTH	CHORD BEARING	CHORD	DELTA	TANGENT
C43	15.00'	23.56'	N44°32'13"W	21.21'	90°00'00"	15.00'
C45	12.00'	18.85'	N45°27'47"E	16.97'	90°00'00"	12.00'
C46	3.00'	4.71'	N44°32'13"W	4.24'	90°00'00"	3.00'
C52	2.50'	3.93'	N44°32'13"W	3.54'	90°00'00"	2.50'
C53	2.50'	3.93'	N45°27'47"E	3.54'	90°00'00"	2.50'
C54	3.00'	4.71'	S44°32'13"E	4.24'	90°00'00"	3.00'
C59	3.00'	4.71'	S45°27'47"W	4.24'	90°00'00"	3.00'
C60	3.00'	4.71'	N44°32'13"W	4.24'	90°00'00"	3.00'
C61	3.00'	4.71'	S45°27'47"W	4.24'	90°00'00"	3.00'
C70	3.00'	4.71'	N45°27'47"E	4.24'	90°00'00"	3.00'

CURVE TABLE						
CURVE	RADIUS	LENGTH	CHORD BEARING	CHORD	DELTA	TANGENT
C72	3.00'	4.71'	N45°27'47"E	4.24'	90°00'00"	3.00'
C73	3.00'	4.71'	S44°32'13"E	4.24'	90°00'00"	3.00'
C74	3.00'	4.71'	N45°27'47"E	4.24'	90°00'00"	3.00'
C82	3.00'	2.36'	S67°02'13"E	2.30'	45°00'00"	1.24'
C83	3.00'	4.71'	N45°27'47"E	4.24'	90°00'00"	3.00'
C84	3.00'	4.71'	S44°32'13"E	4.24'	90°00'00"	3.00'
C85	15.00'	23.55'	N45°28'47"E	21.21'	89°57'59"	14.99'
C86	12.00'	18.86'	N44°31'13"W	16.98'	90°02'01"	12.01'
C87	3.00'	4.71'	S45°27'47"W	4.24'	90°00'00"	3.00'



KEY MAP
N.T.S

NORTH

GRAPHIC SCALE IN FEET
0 10 20 40

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3	RESUBMITTAL #3	MVZ	7/10/23	EJG
2	RESUBMITTAL #2	MVZ	03/10/23	EJG
1	RESUBMITTAL #1	MVZ	12/20/22	EJG

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

DESIGNED BY: MVZ
DRAWN BY: MVZ
CHECKED BY: EJG
DATE: 03/10/2023

SOLACE APARTMENTS FILING NO. 2
CONSTRUCTION DOCUMENTS AND
GRADING AND EROSION PLANS
HORIZONTAL CONTROL PLAN

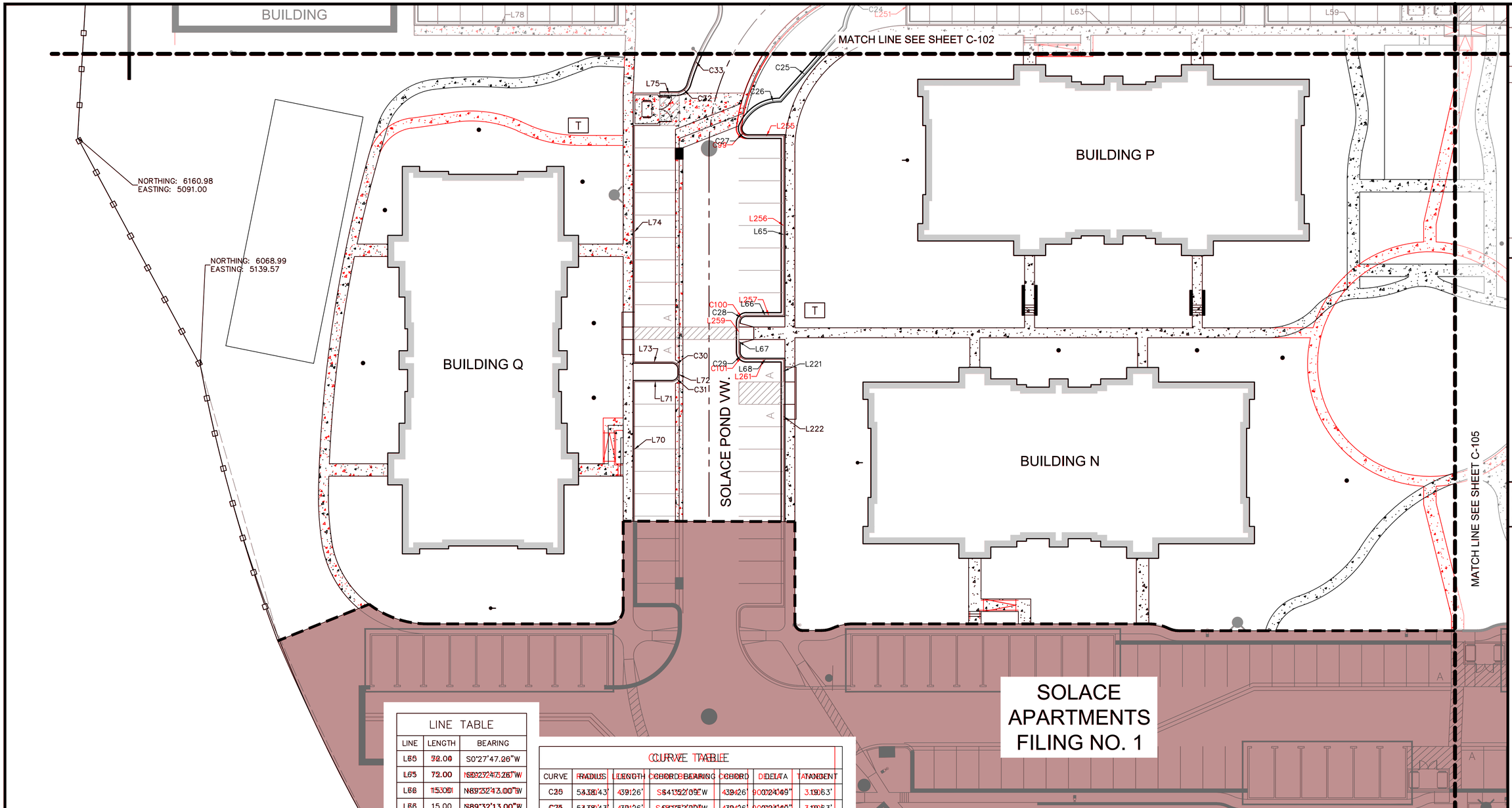
COLORADO REGISTERED
ERIK JON GUNDERSON
49487
PROFESSIONAL ENGINEER
03/10/23

PROJECT NO.
196140002

SHEET
C-103

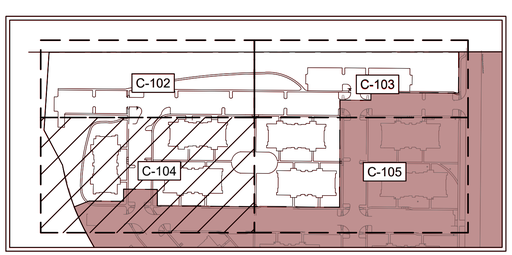
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EPC 8/18/2023



LINE TABLE		
LINE	LENGTH	BEARING
L65	72.00	S0°27'47.26"W
L67	72.00	N89°32'13.00"W
L68	15.00	N89°32'13.00"W
L66	15.00	N89°32'13.00"W
L67	95.85	S0°27'46.98"W
L69	13.83	S0°27'46.98"W
L252	15.00	S89°32'13.00"E
L255	15.00	S89°32'13.00"E
L256	56.04	S0°27'47.26"W
L257	15.00	N89°32'13.00"W
L259	15.00	S0°27'46.98"W
L261	15.00	S89°32'13.00"E
L73	95.00	S0°27'46.93"W
L75	6.63	S89°33'54.68"E
L221	9.00	S0°27'46.93"W
L222	47.13	S0°27'46.93"W

CURVE TABLE							
CURVE	RADIUS	LENGTH	CHORD	BEARING	CHORD	DELTA	TANGENT
C26	543.43'	439.26'	S41°52'09"W	427.26'	46°42'02"	231.10'	
C25	543.43'	439.26'	S41°52'09"W	427.26'	46°42'02"	231.10'	
C26	16.92'	6.64'	N58°09'00"W	6.59'	22°29'02"	3.36'	
C26	916.92'	269.64'	N58°09'00"W	268.66'	16°50'02"	135.60'	
C27	33.00'	51.99'	S46°32'13"E	46.81'	90°15'12"	33.06'	
C27	33.00'	51.99'	S46°32'13"E	46.81'	90°15'12"	33.06'	
C28	3.00'	4.71'	S45°27'47"W	4.24'	90°00'01"	3.00'	
C28	3.00'	4.71'	S45°27'47"W	4.24'	90°00'01"	3.00'	
C28	3.00'	4.71'	S45°27'47"W	4.24'	90°00'01"	3.00'	
C29	3.00'	4.71'	S44°32'13"E	4.24'	89°59'59"	3.00'	
C29	3.00'	4.71'	S44°32'13"E	4.24'	89°59'59"	3.00'	
C30	3.00'	4.71'	S44°32'13"E	4.24'	90°00'00"	3.00'	
C31	3.00'	4.71'	S45°27'47"W	4.24'	90°00'00"	3.00'	
C32	5.00'	6.42'	N53°38'33"E	5.99'	73°35'04"	3.74'	
C33	92.16'	26.11'	N24°57'57"E	26.02'	16°13'53"	13.14'	



KEY MAP
N.T.S

NORTH

GRAPHIC SCALE IN FEET
0 10 20 40

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

NO.	REVISION	BY	DATE	APPR.
3	RESUBMITTAL #3	MVZ	7/10/23	EJG
2	RESUBMITTAL #2	MVZ	03/10/23	EJG
1	RESUBMITTAL #1	MVZ	12/20/22	EJG

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

DESIGNED BY: MVZ
DRAWN BY: MVZ/AES
CHECKED BY: EJG
DATE: 03/10/2023

SOLACE APARTMENTS FILING NO. 2
CONSTRUCTION DOCUMENTS AND GRADING AND EROSION PLANS
HORIZONTAL CONTROL PLAN

CONSTRUCTION DOCUMENTS

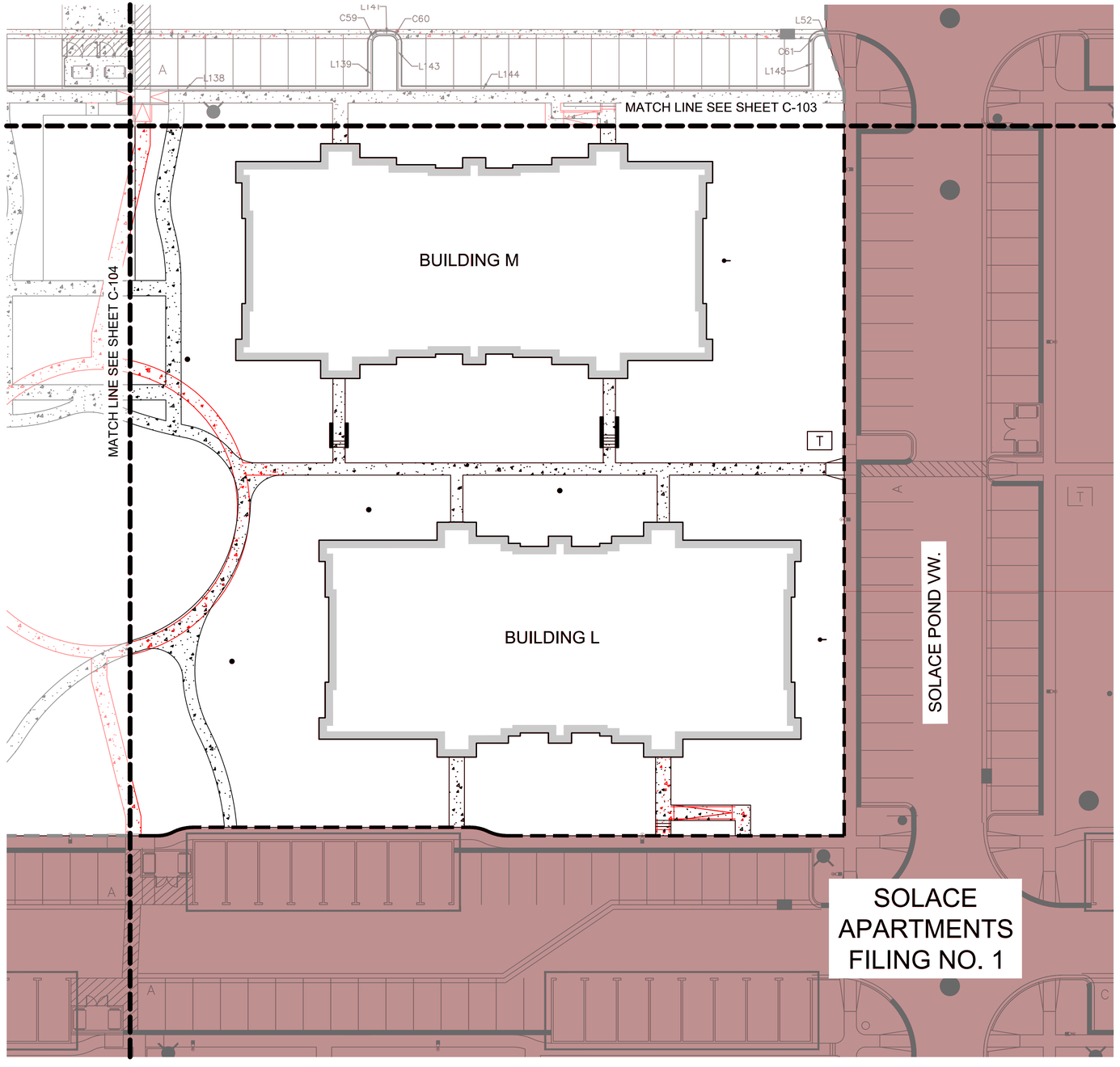
COLORADO REGISTERED
CHRISTOPHER M. GUNDERSON
49487
03/10/23
PROFESSIONAL ENGINEER

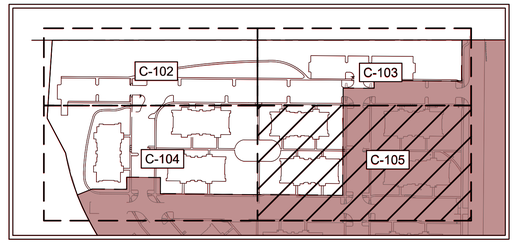
PROJECT NO.
196140002

SHEET
C-104

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EPC 8/18/2023





KEY MAP
N.T.S

NORTH

GRAPHIC SCALE IN FEET
0 10 20 40

NO.	REVISION	BY	DATE	APPR.
3	RESUBMITTAL #3	MVZ	7/10/23	EJG
2	RESUBMITTAL #2	MVZ	03/10/23	EJG
1	RESUBMITTAL #1	MVZ	12/20/22	EJG

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

DESIGNED BY: MVZ
DRAWN BY: MVZ MVZ
CHECKED BY: EJG
DATE: 03/10/2023

SOLACE APARTMENTS FILING NO. 2

CONSTRUCTION DOCUMENTS AND GRADING AND EROSION PLANS

CONSTRUCTION DOCUMENTS

HORIZONTAL CONTROL PLAN

COLORADO REGISTERED
ERIC VON GUNDERN
49487
03/10/23
PROFESSIONAL ENGINEER

PROJECT NO.
196140002

SHEET
C-105

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

K:\COS_LA\196140002 - Cimarron Hills\Phase 2\CADD\PlanSheets\CD\196140002 - CD_HC.dwg Zimmermann, Mitch 3/10/2023 9:40:03 AM

EPC 8/18/2023

C-301

C-302

C-303

C-304

TRANQUIL GLEN GROVE

PROSPERITY POINT

SOLACE POND VIEW

BUILDING K

BUILDING J

BUILDING F

BUILDING H

BUILDING G
FFE: 6266.40

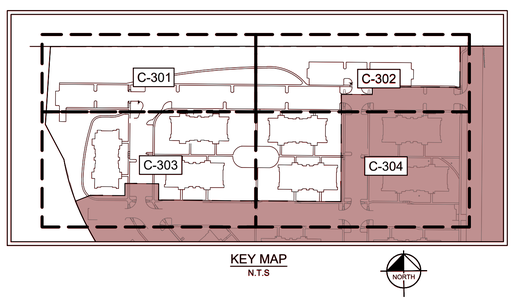
BUILDING N
FFE: 6270.00

BUILDING L
FFE: 6270.50

BUILDING M
FFE: 6273.00

MAINTENANCE
FFE: 6272.40

SEE LANDSCAPE PLANS FOR DETAILED GRADING OF COURTYARD



LEGEND

	PROPERTY LINE	FG	FINISHED GRADE
	PHASE LINE	ME	MATCH EXISTING
AR	ACCESSIBLE ROUTE	FL	FLOW LINE
	GRADE BREAK	TOW	TOP OF WALL
6000	PROPOSED MAJOR CONTOUR	BOW	BOTTOM OF WALL
6001	PROPOSED MINOR CONTOUR	SW	SIDEWALK
6000	EXISTING MAJOR CONTOUR	HP	HIGH POINT
6001	EXISTING MINOR CONTOUR		

NORTH

GRAPHIC SCALE IN FEET
0 20 40 80

GENERAL NOTES

1. ALL SIDEWALKS TO HAVE MAX 2% CROSS SLOPE.
2. BUILDINGS TO HAVE 6" OF EXPOSED BEAM AROUND PERIMETER. SIDEWALK CONNECTIONS TO THE BUILDING ARE TO BE 4.5" BELOW FINISH FLOOR ELEVATION. PATIOS AT THE BUILDING CORNERS ARE TO BE AT FINISH FLOOR ELEVATION.

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

NO.	REVISION	BY	DATE	APPR.
3	RESUBMITTAL #3	MVZ	7/10/23	EJG
2	RESUBMITTAL #2	MVZ	03/10/23	EJG
1	RESUBMITTAL #1	MVZ	12/20/22	EJG

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Colorado Springs, Colorado 80903 (719) 453-0180

DESIGNED BY: MVZ
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CHECKED BY: EJG
DATE: 03/10/2023

SOLACE APARTMENTS FILING NO. 2
CONSTRUCTION DOCUMENTS
GRADING AND EROSION PLANS
OVERALL GRADING PLAN

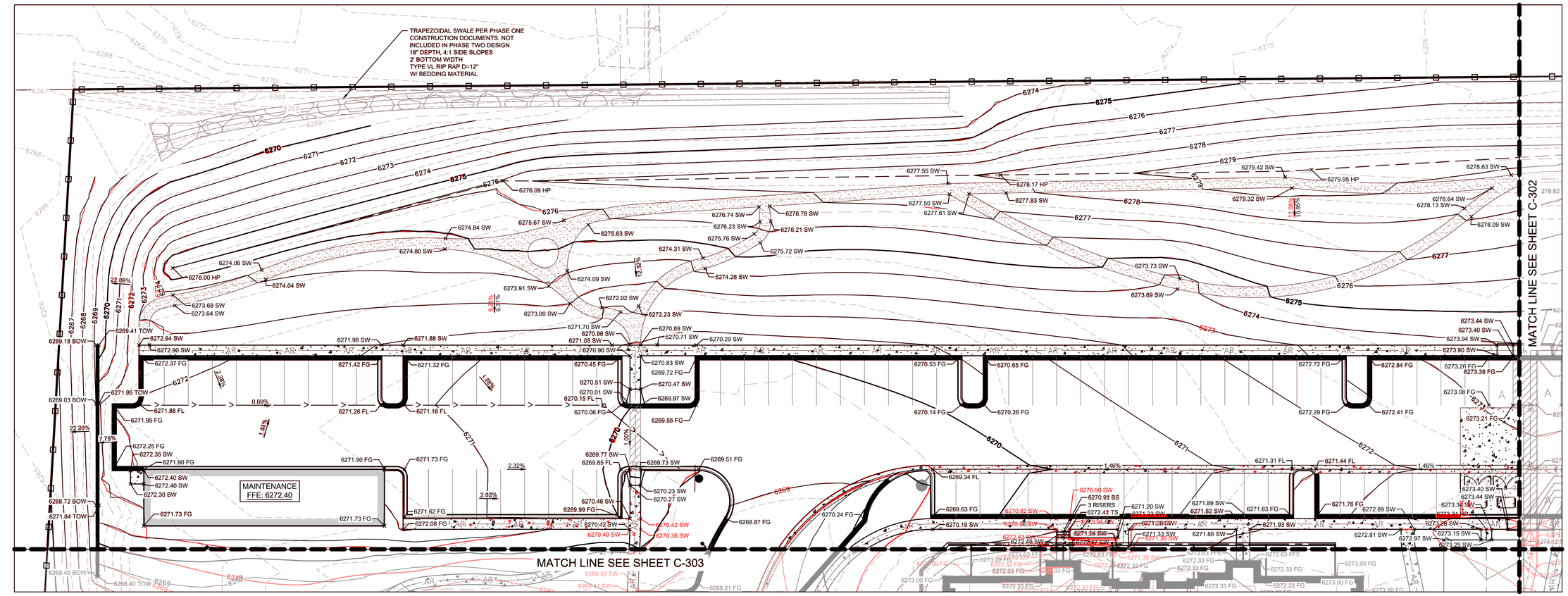
COLORADO REGISTERED
CHRISTOPHER GUNDERSON
49487
PROFESSIONAL ENGINEER
07/10/23

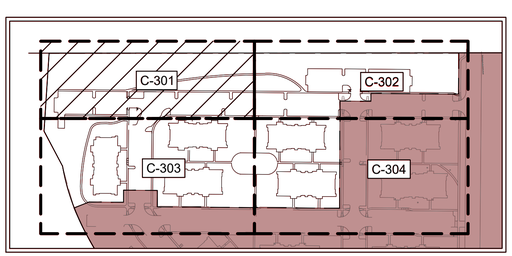
PROJECT NO.
196140002

SHEET
C-300

EPC 8/18/2023

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KEY MAP
N.T.S

LEGEND

	PROPERTY LINE
	PHASE LINE
AR	ACCESSIBLE ROUTE
	GRADE BREAK
6000	PROPOSED MAJOR CONTOUR
6001	PROPOSED MINOR CONTOUR
6000	EXISTING MAJOR CONTOUR
6001	EXISTING MINOR CONTOUR
> > >	SWALE

TC	TOP OF CURB
TG	TOP OF GRATE
FG	FINISHED GRADE
ME	MATCH EXISTING
FL	FLOW LINE
TOW	TOP OF WALL
BOW	BOTTOM OF WALL
SW	SIDEWALK
HP	HIGH POINT

NORTH

GRAPHIC SCALE IN FEET
0 10 20 40

GENERAL NOTES

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3	RESUBMITTAL #3	MVZ	7/10/23	EJG
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1	RESUBMITTAL #1	MVZ	12/20/22	EJG

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

DESIGNED BY: MVZ
DRAWN BY: MVZ/KES
CHECKED BY: EJG
DATE: 03/10/2023

SOLACE APARTMENTS FILING NO. 2
CONSTRUCTION DOCUMENTS AND GRADING AND EROSION PLANS
DETAILED GRADING PLAN

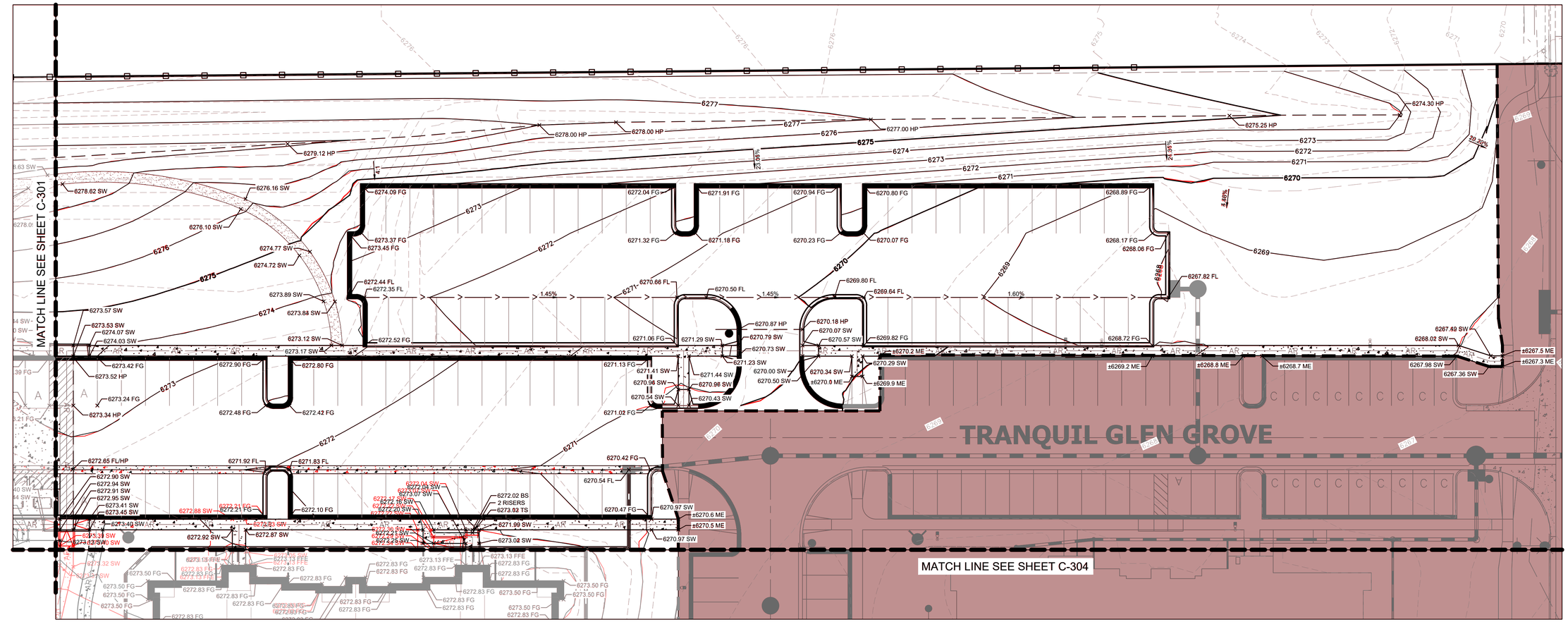
COLORADO REGISTERED
CLIFTON GUNDERSON
49487
PROFESSIONAL ENGINEER
07/10/23

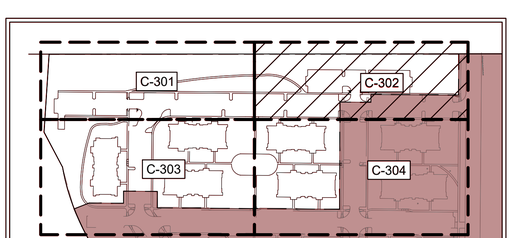
PROJECT NO.
196140002

SHEET
C-301

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EPC 8/18/2023





KEY MAP
N.T.S

LEGEND

PROPERTY LINE	FG	FINISHED GRADE
PHASE LINE	ME	MATCH EXISTING
AR — ACCESSIBLE ROUTE	FL	FLOW LINE
GRADE BREAK	TOW	TOP OF WALL
6000 — PROPOSED MAJOR CONTOUR	BOW	BOTTOM OF WALL
6001 — PROPOSED MINOR CONTOUR	SW	SIDEWALK
6000 — EXISTING MAJOR CONTOUR	HP	HIGH POINT
6001 — EXISTING MINOR CONTOUR		

NORTH

GRAPHIC SCALE IN FEET
0 10 20 40

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

DESIGNED BY: MVZ
DRAWN BY: MVZ MVZ
CHECKED BY: EJG
DATE: 03/10/2023

SOLACE APARTMENTS FILING NO. 2
CONSTRUCTION DOCUMENTS AND
GRADING AND EROSION PLANS
CONSTRUCTION DOCUMENTS
DETAILED GRADING PLAN

COLORADO REGISTERED
CHRISTOPHER VON GUNDEN
49487
PROFESSIONAL ENGINEER
03/10/23

PROJECT NO.
196140002

SHEET
C-302

EPC 8/18/2023

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MATCH LINE SEE SHEET C-301

MATCH LINE SEE SHEET C-304

BUILDING P
FFE: 6273.00

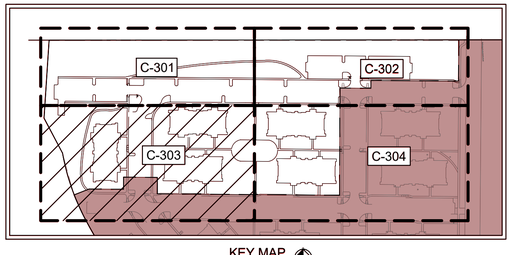
BUILDING Q
FFE: 6268.40

BUILDING N
FFE: 6270.00

SEE LANDSCAPE PLANS FOR DETAILED GRADING OF COURTYARD

SOLACE POND VIEW

PROSPERITY POINT



KEY MAP
N.T.S

LEGEND

PROPERTY LINE	FG	FINISHED GRADE
PHASE LINE	ME	MATCH EXISTING
AR ACCESSIBLE ROUTE	FL	FLOW LINE
GRADE BREAK	TOW	TOP OF WALL
6000 PROPOSED MAJOR CONTOUR	BOW	BOTTOM OF WALL
6001 PROPOSED MINOR CONTOUR	SW	SIDEWALK
6000 EXISTING MAJOR CONTOUR	HP	HIGH POINT
6001 EXISTING MINOR CONTOUR		

NORTH

GRAPHIC SCALE IN FEET
0 10 20 40

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

DESIGNED BY: MVZ
DRAWN BY: MVZ/RES
CHECKED BY: EJG
DATE: 03/10/2023

SOLACE APARTMENTS FILING NO. 2

CONSTRUCTION DOCUMENTS AND GRADING AND EROSION PLANS

DETAILED GRADING PLAN

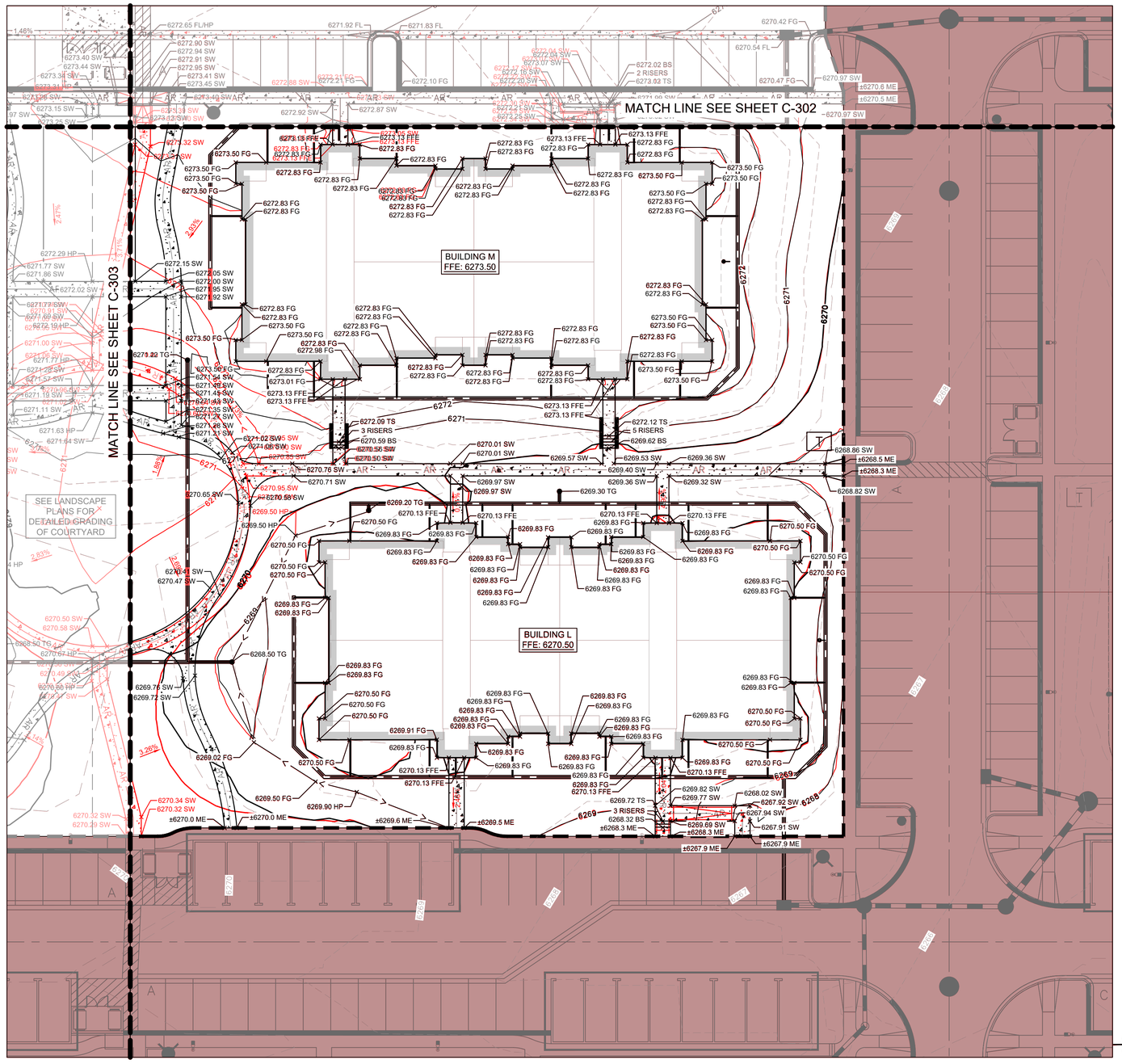
COLORADO REGISTERED ERIC VON SUNDERMANN 49487 PROFESSIONAL ENGINEER 03/10/23

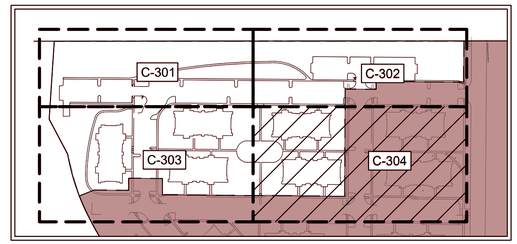
PROJECT NO.
196140002

SHEET
C-303

EPC 8/18/2023

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KEY MAP
N.T.S

LEGEND

	PROPERTY LINE
	PHASE LINE
AR	ACCESSIBLE ROUTE
	GRADE BREAK
6000	PROPOSED MAJOR CONTOUR
6001	PROPOSED MINOR CONTOUR
6000	EXISTING MAJOR CONTOUR
6001	EXISTING MINOR CONTOUR
FG	FINISHED GRADE
ME	MATCH EXISTING
FL	FLOW LINE
TOW	TOP OF WALL
BOW	BOTTOM OF WALL
SW	SIDEWALK
HP	HIGH POINT

NORTH

GRAPHIC SCALE IN FEET
0 10 20 40

GENERAL NOTES

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1	RESUBMITTAL #1	MVZ	12/20/22	EJG

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

DESIGNED BY: MVZ
DRAWN BY: MVZ/AES
CHECKED BY: EJG
DATE: 03/10/2023

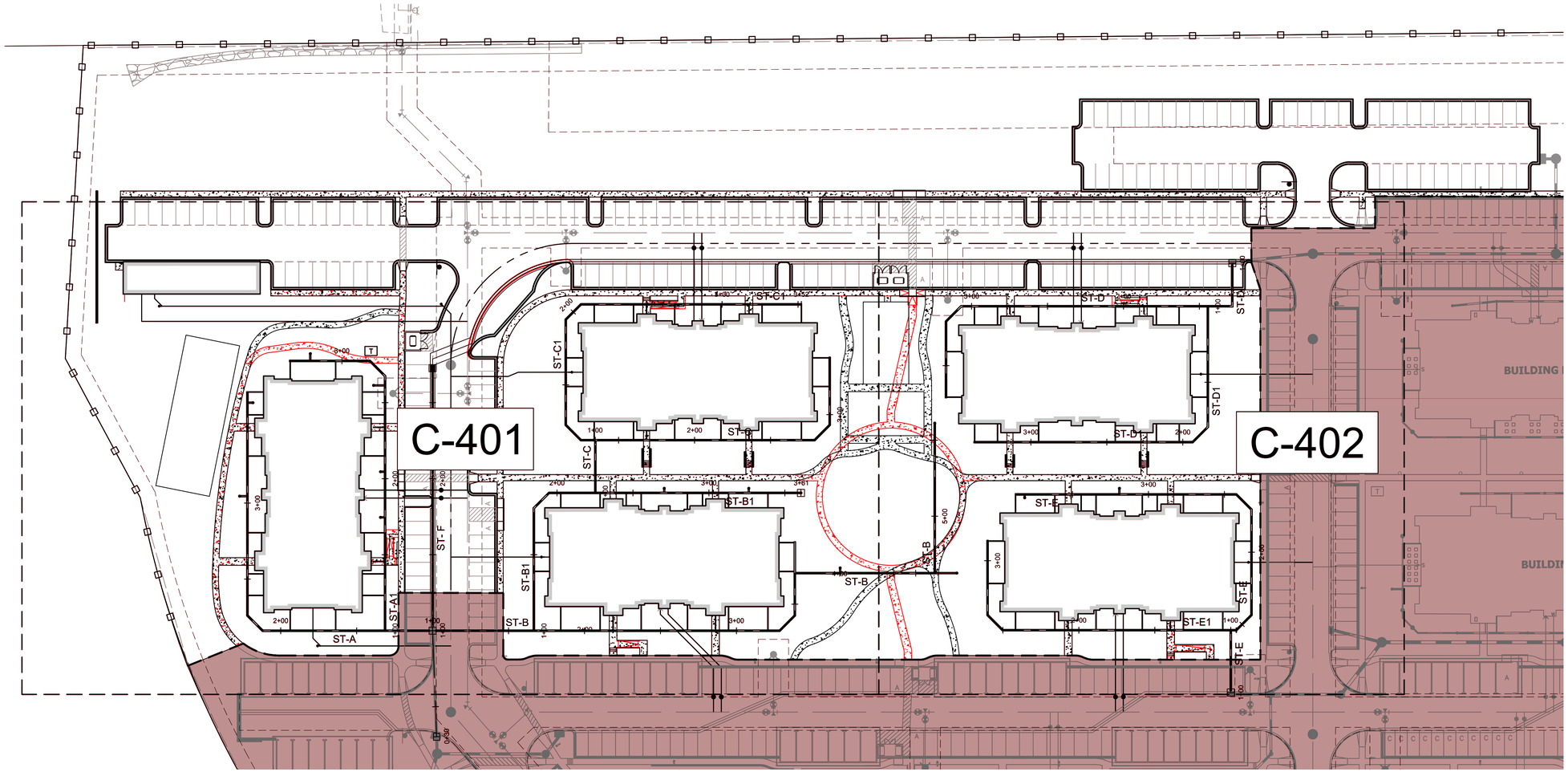
SOLACE APARTMENTS FILING NO. 2
CONSTRUCTION DOCUMENTS AND GRADING AND EROSION PLANS
~~PRELIMINARY~~
DETAILED GRADING PLAN

COLORADO REGISTERED PROFESSIONAL ENGINEER
49487
EDWARD J. GUNDERMANN
03/10/23

PROJECT NO.
196140002

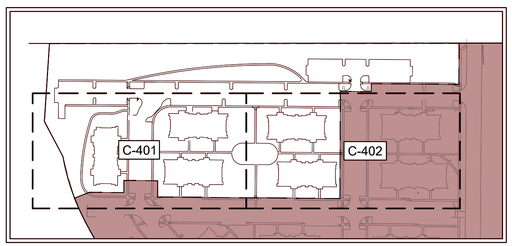
SHEET
C-304

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STORM SEWER NOTES

1. MANHOLE RIM ELEVATIONS PROVIDED FOR REFERENCE ONLY. CONTRACTOR SHALL INSTALL MANHOLES IN ACCORDANCE WITH APPLICABLE DETAILS BASED UPON FINAL FINISH GRADING AT MANHOLE LOCATION. CONTRACTOR SHALL BE RESPONSIBLE FOR ADJUSTMENTS TO ACCOMMODATE DEVIATIONS IN SITE GRADING AT NO COST TO THE OWNER.
2. CONTRACTOR SHALL MODIFY STANDARD INLET STRUCTURE DIMENSIONS AND STRUCTURAL COMPONENTS TO ACCOMMODATE ASSOCIATED ENTRY AND OUTLET PIPES.
3. ALL STORM SEWER MAINS PIPE, INLETS AND MANHOLES ARE PRIVATELY OWNED AND MAINTAINED BY THE OWNER UP UNTIL THE PUBLIC CONNECTION POINT, UNLESS OTHERWISE NOTED ON THE PLANS.
4. ALL STORM SEWER PIPE SHALL BE HDPE UNLESS OTHERWISE NOTED.
5. ALL PRIVATE LANDSCAPE DRAINS SHALL BE NYOPLAST TYPE OR APPROVED EQUIVALENT. RE: UTILITY DETAILS FOR NYLOPLAST DETAILED DRAWINGS.
6. CONTRACTOR SHALL VERIFY LOCATIONS AND ELEVATIONS OF EXISTING STORM SEWER AT ALL CONNECTION POINTS AND NOTIFY ENGINEER OF ANY DISCREPANCIES PRIOR TO CONSTRUCTION.
7. CONTRACTOR TO MODIFY EXISTING MANHOLE RIM ELEVATIONS TO MATCH PROPOSED FINISH GRADE AS NECESSARY.
8. ALL STORM ROOF DRAIN CONNECTIONS TO BE MINIMUM 4'-0" BELOW FINISH FLOOR ELEVATION FOR FREEZE PROTECTION



KEY MAP
N.T.S

LEGEND

- PROPERTY LINE
- EXISTING STORM
- PROPOSED STORM
- WATER PROPOSED BY SEPARATE PERMIT (SF2032)
- PROPOSED WATER
- SANITARY PROPOSED BY SEPARATE PERMIT (SF2032)
- PROPOSED SANITARY SEWER
- FIRE HYDRANT PROPOSED BY SEPARATE PERMIT (SF2032)
- PROPOSED FIRE DEPARTMENT CONNECTION W/ APPROVED KNOX HARDWARE
- PROPOSED LANDSCAPE AREA DRAIN
- PROPOSED VALLEY DRAIN
- EXISTING VALLEY DRAIN

NORTH

GRAPHIC SCALE IN FEET
0 20 40 80

GENERAL NOTES

1. SANITARY AND WATER PLANS WERE APPROVED WITH SOLACE APARTMENTS FILING NO. 1. REFER TO UTILITY PLANS APPROVED WITH PERMIT SF2032 AND PPR2047 FOR VERTICAL AND HORIZONTAL LOCATIONS.
2. SANITARY AND WATER CONNECTIONS TO THE APPROVED MAIN HAVE BEEN REVISED TO MATCH PHASE II BUILDING FINISH FLOOR ELEVATIONS AND AVOID PROPOSED STORM.

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

NO.	REVISION	BY	DATE	APPR.
3	RESUBMITTAL #3	MVZ	7/10/23	EJG
2	RESUBMITTAL #2	MVZ	03/10/23	EJG
1	RESUBMITTAL #1	MVZ	12/20/22	EJG

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

DESIGNED BY: MVZ
DRAWN BY: MVZ
CHECKED BY: EJG
DATE: 03/10/2023

SOLACE APARTMENTS FILING NO. 2
CONSTRUCTION DOCUMENTS AND GRADING AND EROSION PLANS
OVERALL STORM PLAN

COLORADO REGISTERED ERIC VON GONTEN 49487 PROFESSIONAL ENGINEER 03/10/23

PROJECT NO. 196140002

SHEET C-400

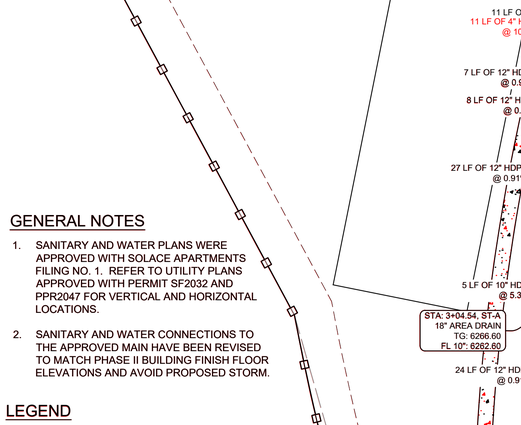
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GENERAL NOTES

1. SANITARY AND WATER PLANS WERE APPROVED WITH SOLACE APARTMENTS FILING NO. 1. REFER TO UTILITY PLANS APPROVED WITH PERMIT SF2032 AND PPR2047 FOR VERTICAL AND HORIZONTAL LOCATIONS.
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LEGEND

- PROPERTY LINE
- EXISTING STORM
- PROPOSED STORM
- WATER PROPOSED BY SEPARATE PERMIT (SF2032)
- PROPOSED WATER
- SANITARY PROPOSED BY SEPARATE PERMIT (SF2032)
- PROPOSED SANITARY SEWER
- FIRE HYDRANT PROPOSED BY SEPARATE PERMIT (SF2032)
- PROPOSED FIRE DEPARTMENT CONNECTION W/ APPROVED KNOX HARDWARE
- PROPOSED LANDSCAPE AREA DRAIN
- PROPOSED VALLEY DRAIN
- EXISTING VALLEY DRAIN



KEY MAP
N.T.S

STORM SEWER NOTES

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STORM AND SANITARY CROSSINGS

CROSSING	SERVICE	STORM STATIONING	STORM INVERT	SANITARY INVERT	PIPE SEPARATION
A	SS7	ST-E 1+93.37	6262.81	6258.90	3.39'
B	SS8	ST-D1 1+44.70	6266.06	6267.60	0.48'
C	SS13	ST-A 1+78.79	6261.10	6262.81	6263.04	6258.90	0.88'	3.39'
D	SS13	ST-F 1+53.97	6262.19	6258.30	3.38'
E	SS12	ST-B1 1+48.46	6261.76	6261.40	6264.55	6264.53	1.72'
F	SS14	ST-C1 1+57.91	6264.32	6264.32	6268.23	6268.23	2.85'

CROSSING | SERVICE | STORM STATIONING | STORM INVERT | SANITARY INVERT | PIPE SEPARATION
B SS8 ST-D1 1+44.70 6266.06 6267.60 0.48'
C A SS13 SS7 ST-A ST-E 1+78.79 1+93.37 6261.10 6262.81 6263.04 6258.90 0.88' 3.39'
D B SS13 SS8 ST-F ST-D1 1+53.97 1+44.70 6262.19 6266.06 6258.30 6267.60 3.38' 0.48'
E C SS12 SS13 ST-B1 ST-A 1+48.46 1+78.79 6261.76 6262.81 6261.40 6264.55 6264.53 1.72' 1.72'
F D SS14 SS13 ST-C1 ST-F 1+57.91 1+53.97 6264.32 6262.19 6264.32 6268.23 6268.23 2.85' 2.85'



GRAPHIC SCALE IN FEET
0 10 20 40

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NO.	REVISION	BY	DATE	APPR.
3	RESUBMITTAL #3	MVZ	7/10/23	EJG
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Colorado Springs, Colorado 80903 (719) 453-0180

DESIGNED BY: MVZ
DRAWN BY: MVZ
CHECKED BY: EJG
DATE: 03/10/2023

SOLACE APARTMENTS FILING NO. 2
CONSTRUCTION DOCUMENTS
GRADING AND EROSION PLANS
DETAILED STORM PLAN

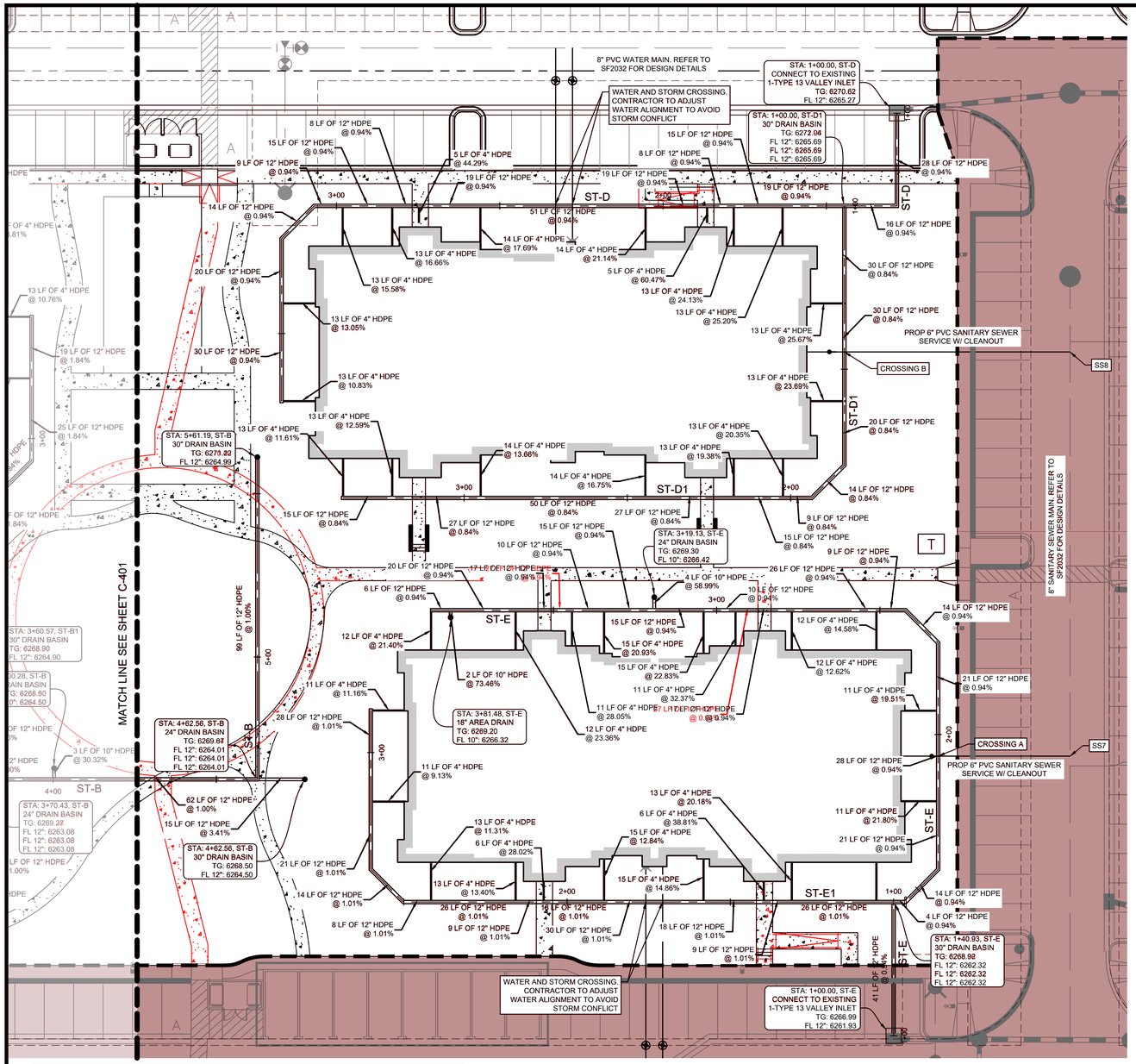
COLORADO REGISTERED
JEFFREY ON GUNDERSON
49487
PROFESSIONAL ENGINEER
03/10/23

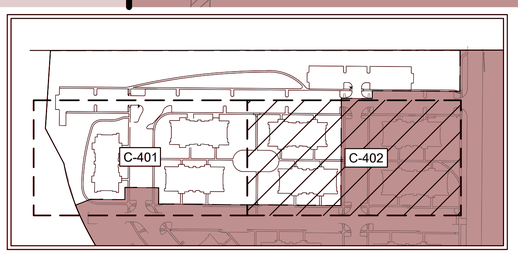
PROJECT NO.
196140002

SHEET
C-401

EPC 8/18/2023

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KEY MAP
N.T.S

NORTH

GRAPHIC SCALE IN FEET
0 10 20 40

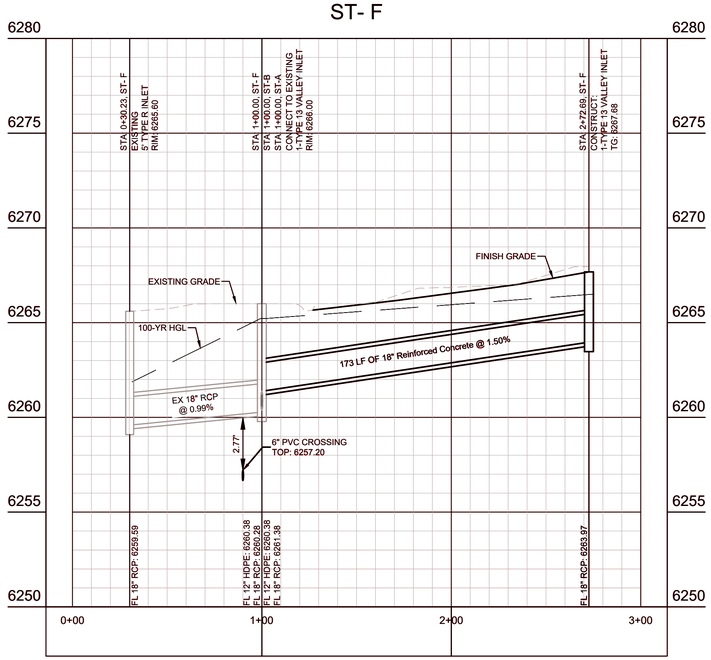
GENERAL NOTES

1. SANITARY AND WATER PLANS WERE APPROVED WITH SOLACE APARTMENTS FILING NO. 1. REFER TO UTILITY PLANS APPROVED WITH PERMIT SF2032 AND PPR2047 FOR VERTICAL AND HORIZONTAL LOCATIONS.
2. SANITARY AND WATER CONNECTIONS TO THE APPROVED MAIN HAVE BEEN REVISED TO MATCH PHASE II BUILDING FINISH FLOOR ELEVATIONS AND AVOID PROPOSED STORM.

LEGEND

- PROPERTY LINE
- EXISTING STORM
- PROPOSED STORM
- WATER PROPOSED BY SEPARATE PERMIT (SF2032)
- PROPOSED WATER
- SANITARY PROPOSED BY SEPARATE PERMIT (SF2032)
- PROPOSED SANITARY SEWER
- FIRE HYDRANT PROPOSED BY SEPARATE PERMIT (SF2032)
- PROPOSED FIRE DEPARTMENT CONNECTION W/ APPROVED KNOX HARDWARE
- PROPOSED LANDSCAPE AREA DRAIN
- PROPOSED VALLEY DRAIN
- EXISTING VALLEY DRAIN

ST- F



0 2 4 8
VERTICAL

GRAPHIC SCALE IN FEET
0 20 40 80
HORIZONTAL

STORM SEWER NOTES

1. MANHOLE RIM ELEVATIONS PROVIDED FOR REFERENCE ONLY. CONTRACTOR SHALL INSTALL MANHOLES IN ACCORDANCE WITH APPLICABLE DETAILS BASED UPON FINAL FINISH GRADING AT MANHOLE LOCATION. CONTRACTOR SHALL BE RESPONSIBLE FOR ADJUSTMENTS TO ACCOMMODATE DEVIATIONS IN SITE GRADING AT NO COST TO THE OWNER.
2. CONTRACTOR SHALL MODIFY STANDARD INLET STRUCTURE DIMENSIONS AND STRUCTURAL COMPONENTS TO ACCOMMODATE ASSOCIATED ENTRY AND OUTLET PIPES.
3. ALL STORM SEWER MAINS PIPE, INLETS AND MANHOLES ARE PRIVATELY OWNED AND MAINTAINED BY THE OWNER UP UNTIL THE PUBLIC CONNECTION POINT, UNLESS OTHERWISE NOTED ON THE PLANS.
4. ALL STORM SEWER PIPE SHALL BE HDPE UNLESS OTHERWISE NOTED.
5. ALL PRIVATE LANDSCAPE DRAINS SHALL BE NYOPLAST TYPE OR APPROVED EQUIVALENT. RE: UTILITY DETAILS FOR NYLOPLAST DETAILED DRAWINGS.
6. CONTRACTOR SHALL VERIFY LOCATIONS AND ELEVATIONS OF EXISTING STORM SEWER AT ALL CONNECTION POINTS AND NOTIFY ENGINEER OF ANY DISCREPANCIES PRIOR TO CONSTRUCTION.
7. CONTRACTOR TO MODIFY EXISTING MANHOLE RIM ELEVATIONS TO MATCH PROPOSED FINISH GRADE AS NECESSARY.
8. ALL STORM ROOF DRAIN CONNECTIONS TO BE MINIMUM 4'-0" BELOW FINISH FLOOR ELEVATION FOR FREEZE PROTECTION

Know what's below. Call before you dig.

NO.	REVISION	BY	DATE	APPR.
3	RESUBMITTAL #3	MVZ	7/10/23	EJG
2	RESUBMITTAL #2	MVZ	03/10/23	EJG
1	RESUBMITTAL #1	MVZ	12/20/22	EJG

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

DESIGNED BY: MVZ
DRAWN BY: MVZ/AES
CHECKED BY: EJG
DATE: 03/10/2023

SOLACE APARTMENTS FILING NO. 2
CONSTRUCTION DOCUMENTS AND GRADING AND EROSION PLANS
DETAILED STORM PLAN

COLORADO REGISTERED 39487 EVAN J. GUSTAFSON 03/10/23 PROFESSIONAL ENGINEER

PROJECT NO. 196140002

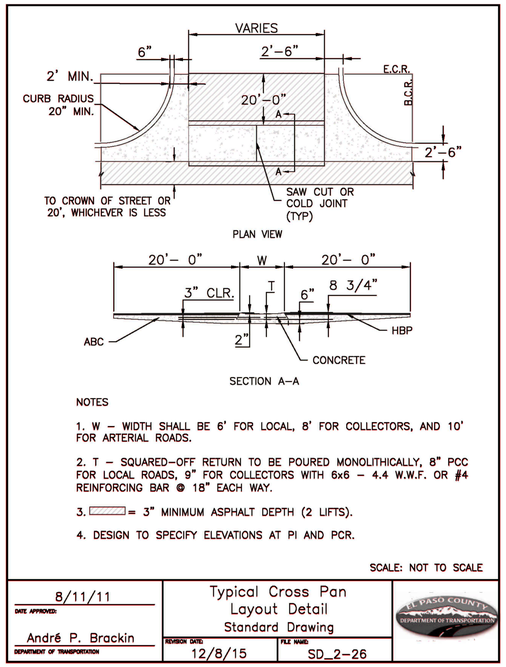
SHEET C-402

K:\COS_LA\196140002 - Cimarron Hills\Phase 2\CADD\PlanSheets\CD\196140002 - CD_ST.dwg Zimmermann, Mitch 9/10/2023 9:42:25 AM

EPC 8/18/2023

K:\COS_LA\196140002 - Cimarron Hills\Phase 2\CADD\PlanSheets\CD\196140002 - CD_DT.dwg Zimmermann, Mitch 9/18/2023 9:42:25 AM

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NOTES

1. W – WIDTH SHALL BE 6' FOR LOCAL, 8' FOR COLLECTORS, AND 10' FOR ARTERIAL ROADS.

2. T – SQUARED-OFF RETURN TO BE POURED MONOLITHICALLY, 8" PCC FOR LOCAL ROADS, 9" FOR COLLECTORS WITH 6x6 – 4.4 W.W.F. OR #4 REINFORCING BAR @ 18" EACH WAY.

3. ▭ = 3" MINIMUM ASPHALT DEPTH (2 LIFTS).

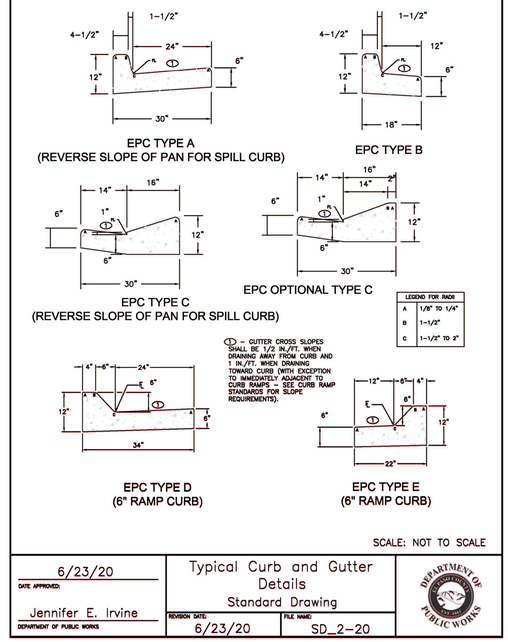
4. DESIGN TO SPECIFY ELEVATIONS AT PI AND PCR.

SCALE: NOT TO SCALE

8/11/11 DATE APPROVED: André P. Brackin DEPARTMENT OF TRANSPORTATION	Typical Cross Pan Layout Detail Standard Drawing REVISION DATE: 12/8/15 FILE NAME: SD_2-26	EL PASO COUNTY DEPARTMENT OF TRANSPORTATION

https://mcclibrary.blob.core.usgovcloudapi.net/codecontent/15646/367064/AppF-25.png 1

8/14/22, 6:08 PM AppF-19.png (2286×3044)

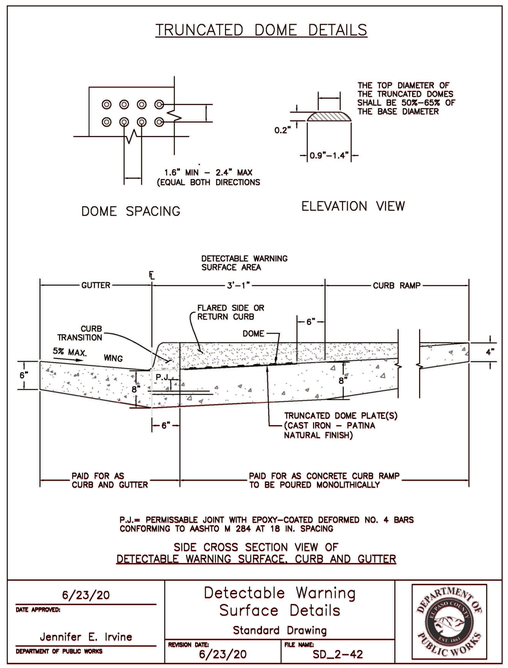


SCALE: NOT TO SCALE

6/23/20 DATE APPROVED: Jennifer E. Irvine DEPARTMENT OF PUBLIC WORKS	Typical Curb and Gutter Details Standard Drawing REVISION DATE: 6/23/20 FILE NAME: SD_2-20	DEPARTMENT OF PUBLIC WORKS

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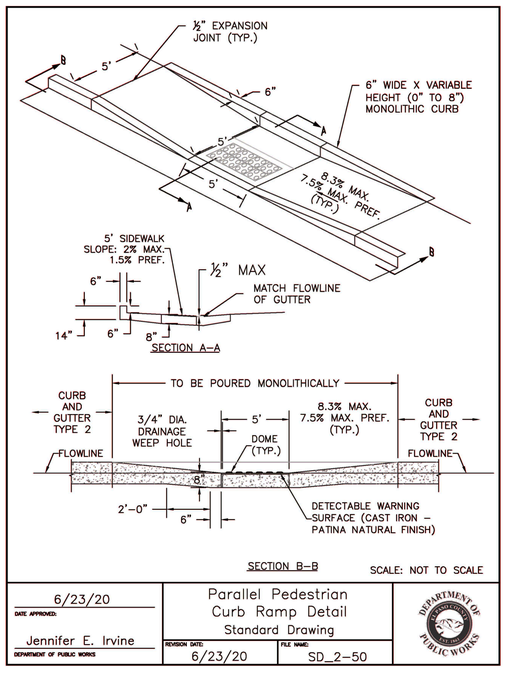
P.J.= PERMISSABLE JOINT WITH EPOXY-COATED DEFORMED NO. 4 BARS CONFORMING TO AASHTO M 284 AT 18 IN. SPACING

SIDE CROSS SECTION VIEW OF
DETECTABLE WARNING SURFACE, CURB AND GUTTER

6/23/20 DATE APPROVED: Jennifer E. Irvine DEPARTMENT OF PUBLIC WORKS	Detectable Warning Surface Details Standard Drawing REVISION DATE: 6/23/20 FILE NAME: SD_2-42	DEPARTMENT OF PUBLIC WORKS

https://mcclibrary.blob.core.usgovcloudapi.net/codecontent/15646/367064/AppF-28.png 1/1

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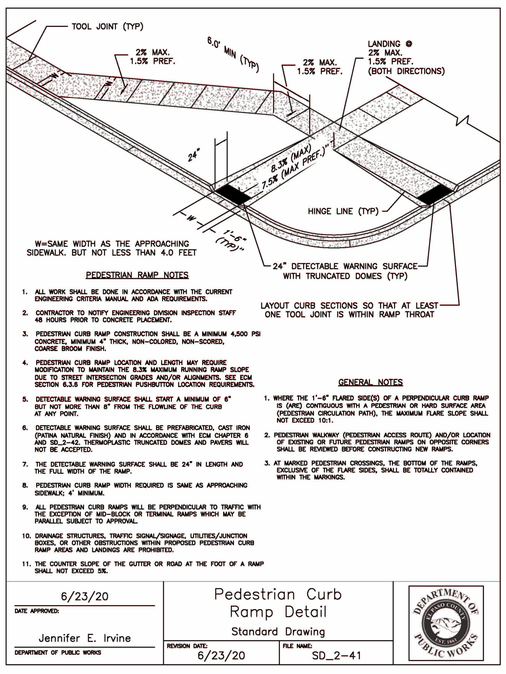


SCALE: NOT TO SCALE

6/23/20 DATE APPROVED: Jennifer E. Irvine DEPARTMENT OF PUBLIC WORKS	Parallel Pedestrian Curb Ramp Detail Standard Drawing REVISION DATE: 6/23/20 FILE NAME: SD_2-50	DEPARTMENT OF PUBLIC WORKS

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PEDESTRIAN RAMP NOTES

1. ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE CURRENT ENGINEERING CRITERIA MANUAL AND ADA REQUIREMENTS.
2. CONTRACTOR TO NOTIFY ENGINEERING DIVISION INSPECTION STAFF 48 HOURS PRIOR TO CONCRETE PLACEMENT.
3. PEDESTRIAN CURB RAMP CONSTRUCTION SHALL BE A MINIMUM 4,500 PSI CONCRETE, MINIMUM 4" THICK, NON-COLORED, NON-SCORED, COARSE BROOM FINISH.
4. PEDESTRIAN CURB RAMP LOCATION AND LENGTH MAY REQUIRE MODIFICATION TO MAINTAIN THE 8.3% MAXIMUM RUNNING RAMP SLOPE DUE TO STREET INTERSECTION GRADES AND/OR ALIGNMENTS. SEE ECM SECTION 6.3.6 FOR PEDESTRIAN PUSHBUTTON LOCATION REQUIREMENTS.
5. DETECTABLE WARNING SURFACE SHALL START A MINIMUM OF 6" BUT NOT MORE THAN 8" FROM THE FLOWLINE OF THE CURB AT ANY POINT.
6. DETECTABLE WARNING SURFACE SHALL BE PREFABRICATED, CAST IRON (PATINA NATURAL FINISH) AND IN ACCORDANCE WITH ECM CHAPTER 6 AND SD_2-42. THERMOPLASTIC TRUNCATED DOMES AND PAVERS WILL NOT BE ACCEPTED.
7. THE DETECTABLE WARNING SURFACE SHALL BE 24" IN LENGTH AND THE FULL WIDTH OF THE RAMP.
8. PEDESTRIAN CURB RAMP WIDTH REQUIRED IS SAME AS APPROACHING SIDEWALK; 4' MINIMUM.
9. ALL PEDESTRIAN CURB RAMPS WILL BE PERPENDICULAR TO TRAFFIC WITH THE EXCEPTION OF MID-BLOCK OR TERMINAL RAMPS WHICH MAY BE PARALLEL SUBJECT TO APPROVAL.
10. DRAINAGE STRUCTURES, TRAFFIC SIGNAL/SIGNAGE, UTILITIES/JUNCTION BOXES, OR OTHER OBSTRUCTIONS WITHIN PROPOSED PEDESTRIAN CURB RAMP AREAS AND LANDINGS ARE PROHIBITED.
11. THE COUNTER SLOPE OF THE GUTTER OR ROAD AT THE FOOT OF A RAMP SHALL NOT EXCEED 5%.

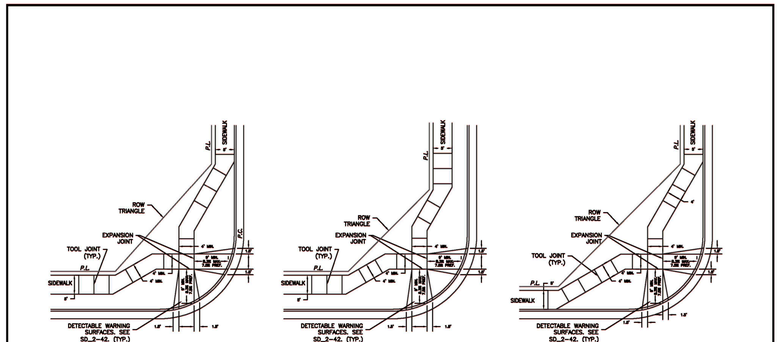
GENERAL NOTES

1. WHERE THE 1'-4" FLARED SIDE(S) OF A PERPENDICULAR CURB RAMP IS (ARE) CONTIGUOUS WITH A PEDESTRIAN OR HARD SURFACE AREA (PEDESTRIAN CIRCULATION PATH), THE MAXIMUM FLARE SLOPE SHALL NOT EXCEED 10:1.
2. PEDESTRIAN WALKWAY (PEDESTRIAN ACCESS ROUTE) AND/OR LOCATION OF EXISTING OR FUTURE PEDESTRIAN RAMPS ON OPPOSITE CORNERS SHALL BE REVIEWED BEFORE CONSTRUCTING NEW RAMPS.
3. AT MARKED PEDESTRIAN CROSSINGS, THE BOTTOM OF THE RAMPS, EXCLUSIVE OF THE FLARE SIDES, SHALL BE TOTALLY CONTAINED WITHIN THE MARKINGS.

6/23/20 DATE APPROVED: Jennifer E. Irvine DEPARTMENT OF PUBLIC WORKS	Pedestrian Curb Ramp Detail Standard Drawing REVISION DATE: 6/23/20 FILE NAME: SD_2-41	DEPARTMENT OF PUBLIC WORKS

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SCALE: NOT TO SCALE

6/23/20 DATE APPROVED: Jennifer E. Irvine DEPARTMENT OF PUBLIC WORKS	Pedestrian Curb Ramp Detail Standard Drawing REVISION DATE: 6/23/20 FILE NAME: SD_2-40	DEPARTMENT OF PUBLIC WORKS

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

NO.	REVISION	BY	DATE	APPR.
3	RESUBMITTAL #3	MVZ	7/10/23	EJG
2	RESUBMITTAL #2	MVZ	03/10/23	EJG
1	RESUBMITTAL #1	MVZ	12/20/22	EJG

DESIGNED BY: MVZ
DRAWN BY: MVZ/AES
CHECKED BY: EJG
DATE: 03/10/2023

SOLACE APARTMENTS FILING NO. 2
CONSTRUCTION DOCUMENTS
GRADING AND EROSION PLANS
CONSTRUCTION DETAILS

COLORADO REGISTERED ERIC VON SUNDERMANN 49487 PROFESSIONAL ENGINEER 03/10/23

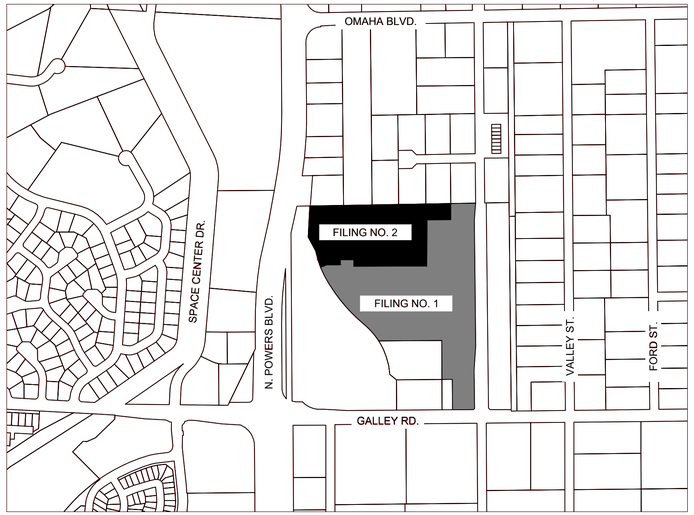
PROJECT NO. 196140002

SHEET C-500

EPC 8/18/2023

SOLACE APARTMENTS FILING NO. 2

A PORTION OF SECTION 7, TOWNSHIP 14 SOUTH, RANGE 65 SEST OF THE P.M.
EL PASO COUNTY, COLORADO
SANITARY AND WATER SERVICE PLANS



VICINITY MAP
1" = 500'

SHEET INDEX	
SHEET NO.	SHEET TITLE
C600	UTILITY PLAN COVER SHEET
C601	UTILITY PLAN NOTES
C602	SANITARY SEWER SERVICE PLAN
C603	WATER SERVICE PLAN
C604	STANDARD DETAILS

CONTACTS

OWNER:
CS POWERS & GALLEY LLC
510 S NEIL ST
CHAMPAIGN, IL 61820
PHONE: (719) 216-2577
CONTACT: DANE OLMSTEAD

SURVEYOR:
JR ENGINEERING, LLC
5475 TECH CENTER DRIVE STE 235
COLORADO SPRINGS, CO 80919
TEL: 719-593-2593
CONTACT: DANIEL CLARK, P.E.

CIVIL ENGINEER:
KIMLEY-HORN AND ASSOCIATES
2 N. NEVADA AVENUE SUITE 300
COLORADO SPRINGS, CO 80903
CONTACT: ERIC GUNDERSON
PHONE: (719) 453-0182

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

DEVELOPER'S SIGNATURE BLOCK

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

Dane Olmstead — July 11, 2023
DANE OLMSTEAD — DATE

ENGINEER'S SIGNATURE BLOCK

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

Eric Gunderson — 07/10/2023
ERIC GUNDERSON, PE #43487, KIMLEY-HORN AND ASSOCIATES, INC. — DATE

EL PASO COUNTY REVIEW STATEMENT

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.

Condition of Approval:

Cherokee Metropolitan District signature approval must be obtained prior to issuance of a Notice to Proceed (NTP) by the County.

Approved
By: Gilbert LaForce, P.E.
Engineering Manager
Date: 08/18/2023 8:55:33 AM
El Paso County Department of Public Works

JOSHUA PALMER, P.E.
COUNTY ENGINEER / ECM ADMINISTRATOR

CHEROKEE METROPOLITAN DISTRICT

WASTEWATER PLAN APPROVAL

THE CHEROKEE METROPOLITAN DISTRICT RECOGNIZES THE DESIGN PROFESSIONAL OF RECORD AS THE LICENSED ENGINEER HAVING RESPONSIBILITY FOR THE SUBMITTED DESIGN AND THE DISTRICT HAS LIMITED ITS SCOPE OF REVIEW ACCORDINGLY. AS SUCH, THE APPROVAL GRANTED HEREIN IS FOR THE CONSTRUCTION OF THE FACILITIES AS REPRESENTED ON THESE DOCUMENTS. APPROVAL EXPIRES ONE (1) YEAR FROM THE DATE BELOW AND RESUBMITTAL OF THESE PLANS FOR REVIEW AND APPROVAL IS REQUIRED IF CONSTRUCTION DOES NOT BEGIN DURING THIS PERIOD.

APPROVED BY:_____ DATE:_____

CHEROKEE METROPOLITAN DISTRICT

WATER PLAN APPROVAL

THE CHEROKEE METROPOLITAN DISTRICT RECOGNIZES THE DESIGN PROFESSIONAL OF RECORD AS THE LICENSED ENGINEER HAVING RESPONSIBILITY FOR THE SUBMITTED DESIGN AND THE DISTRICT HAS LIMITED ITS SCOPE OF REVIEW ACCORDINGLY. AS SUCH, THE APPROVAL GRANTED HEREIN IS FOR THE CONSTRUCTION OF THE FACILITIES AS REPRESENTED ON THESE DOCUMENTS. APPROVAL EXPIRES ONE (1) YEAR FROM THE DATE BELOW AND RESUBMITTAL OF THESE PLANS FOR REVIEW AND APPROVAL IS REQUIRED IF CONSTRUCTION DOES NOT BEGIN DURING THIS PERIOD.

APPROVED BY:_____ DATE:_____

PCD FILE NO. SF-2232

EPC 8/18/2023

NO.	REVISION	BY	DATE	APPR.
2	RESUBMITTAL #2	JJM	03/10/23	EJG
1	RESUBMITTAL #1	MVZ	12/20/22	EJG

Kimley»Horn
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2 North Nevada Avenue, Suite 300
Colorado Springs, Colorado 80903 (719) 453-0180

DESIGNED BY: MVZ
DRAWN BY: MVZ
CHECKED BY: EJG
DATE: 03/10/2023

SOLACE APARTMENTS FILING NO. 2
SANITARY AND WATER SERVICE PLANS
UTILITY PLAN COVER SHEET

COLORADO REGISTERED PROFESSIONAL ENGINEER — ERIC ON GUNDERSON — 43487 — 03/10/23

PROJECT NO.
096668009

SHEET
C-600

K:\COS_LA\196140002 - Cimarron Hills\Phase 2\CADD\PlanSheets\CD\196140002 - CMD_UT.dwg Zimmermann, Mitch 3/10/2023 10:06 AM

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 DPW AND MUTCD CRITERIA. [IF APPLICABLE, ADDITIONAL SIGNING AND STRIPING NOTES WILL BE PROVIDED.]

14. CONTRACTOR SHALL OBTAIN ANY PERMITS REQUIRED BY EL PASO COUNTY DPW, 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.

UTILITY SERVICE PLAN NOTES

THE CONTRACTOR SHALL NOTIFY COLORADO SPRINGS UTILITIES' INSPECTIONS OFFICE (NORTH: 668-4396 OR SOUTH: 668-4658) AND/OR CHEROKEE METRO DISTRICT (719-597-5080) A MINIMUM OF 48 HOURS PRIOR TO THE START OF CONSTRUCTION.

GENERAL:

1. ALL CONSTRUCTION METHODS AND MATERIALS SHALL MEET CSU WASTEWATER AND WATER LINE EXTENSION AND SERVICE STANDARDS (WATER/WASTEWATER LESS), AND CHEROKEE METRO DISTRICT EXCEPTIONS.

2. CHEROKEE METRO DISTRICT DOES NOT GUARANTEE THE ACCURACY OF LOCATIONS OF EXISTING PIPELINES, MANHOLES, HYDRANTS, VALVES AND SERVICE LINES. IF FIELD CONDITIONS ARE FOUND TO BE DIFFERENT THAN SHOWN ON THE PLANS, THE CONTRACTOR SHALL NOTIFY THE INSPECTOR AND THE DESIGN ENGINEER IMMEDIATELY.

3. THE CONTRACTOR IS RESPONSIBLE FOR ANY DAMAGE TO ANY UTILITY FACILITIES AS A RESULT OF HIS ACTIONS. THE CONTRACTOR SHALL MAKE ALL THE REQUIRED REPAIRS IMMEDIATELY TO THE SATISFACTION OF CHEROKEE METRO DISTRICT.

4. ALL FIELD STAKING SHALL COMPLY WITH THE WATER/WASTEWATER LESS.

5. CORROSION PROTECTION MEASURES SHALL COMPLY WITH THE WATER/WASTEWATER LESS AND CHEROKEE METRO STANDARDS.

6. FINAL LOCATION OF ALL WASTEWATER AND WATER SERVICES SHALL BE APPROVED IN THE FIELD BY THE CHEROKEE METRO DISTRICT INSPECTOR.

7. ALL TRENCH BACKFILL AND COMPACTION SHALL BE IN ACCORDANCE WITH SECTION 206 OF THE COLORADO SPRINGS UTILITIES STANDARD SPECIFICATIONS MANUAL AND SECTION 5.18 OF THE WATER LESS AND CHEROKEE METRO STANDARDS.

8. TRACER WIRE IS REQUIRED FOR WATER AND WASTEWATER SERVICES SUBJECT TO CSU STANDARDS.

WASTEWATER:

1. SERVICE STUBS SHALL BE INSTALLED A MINIMUM OF SEVEN FEET (7') INTO THE PROPERTY, UNLESS OTHERWISE SHOWN, AND THE END OF THE STUB SHALL BE MARKED WITH A 2"X4"X12' STEEL OR WOODEN POST.

2. SERVICES SHALL BE CONNECTED A MINIMUM OF FIVE FEET (5') FROM THE OUTSIDE EDGE OF ANY MANHOLE ON THE MAIN LINE AND SHALL MAINTAIN TWO FEET (2') OF SEPARATION BETWEEN TAPS CENTER TO CENTER.

3. ALL CLEANOUTS SHALL BE THE SAME SIZE AS THE SERVICE LINE.

4. THE CONTRACTOR SHALL NOTIFY EL PASO COUNTY DEPARTMENT OF HEALTH AND ENVIRONMENT WHEN ANY SEPTIC TANK IS TO BE ABANDONED AND PAY ALL FEES NECESSARY TO OBTAIN A PERMIT.
5. ALL MAINS TO BE ASTM D3034 SDR35.

WATER:

1. SERVICE STUBS SHALL BE INSTALLED WITH THE CURB STOP AT OR NEAR PROPERTY LINE AND SHALL NOT BE INSTALLED WITHIN DRIVEWAYS OR SIDEWALKS (SEE CHEROKEE METRO DISTRICT DETAIL DRAWING W-38).

2. SERVICE TAPS SHALL BE MADE A MINIMUM OF THREE FEET (3') FROM THE BELL OR APPURTENANCE ON THE WATER MAIN. TAPS SHALL BE A MINIMUM OF THREE FEET (3') APART ON THE SAME SIDE OF THE WATER MAIN AND A MINIMUM OF ONE-AND-A-HALF FEET (1.5') WHEN TAPS ARE MADE ON OPPOSITE SIDES OF THE WATER MAIN.

3. ALL SERVICES FOR COMMERCIAL USE AND SOME RESIDENTIAL USES REQUIRE INSTALLATION OF A BACKFLOW PREVENTION ASSEMBLY IMMEDIATELY AFTER THE METER. THE BACKFLOW PREVENTION ASSEMBLY SHALL BE APPROVED BY THE FOUNDATION FOR CROSS-CONNECTION CONTROL AND HYDRAULIC RESEARCH OF THE UNIVERSITY OF SOUTHERN CALIFORNIA (USC-FCCCHR) AND INSTALLED IN ACCORDANCE WITH THIS LISTING. PLEASE REFERENCE THE WATER LINE EXTENSION STANDARDS FOR ADDITIONAL REQUIREMENTS.

4. ALL TAPS ON CHEROKEE METRO DISTRICT WATER MAINS SHALL BE PERFORMED BY CONTRACTOR AND INSPECTED BY CHEROKEE METRO DISTRICT. ALL OTHER TAPS SHALL BE PERFORMED BY THE CONTRACTOR.

5. ANY ABANDONED SERVICES MUST BE PHYSICALLY DISCONNECTED AT THE MAIN. ANY NECESSARY REPAIRS TO THE MAIN AND/OR SHUT DOWN OF THE TAPPING VALVE SHALL BE AS DIRECTED BY CHEROKEE METRO DISTRICT.

6. ALL WATER SERVICE LINES SHOULD ENTER THE BUILDING WITHIN 3 FEET OF AN EXTERIOR WALL. EXPOSED WATER PLUMBING SHALL BE MINIMIZED INSIDE THE BUILDING PRIOR TO THE WATER METER AND/OR APPROVED BACKFLOW PREVENTION ASSEMBLY OR METHOD.

7. ALL HDPE WATER SERVICE LINES MUST EXTEND A MINIMUM OF 6 INCHES ABOVE THE FLOOR AND BE 90 DEGREES FROM THE FLOOR PLAN TO ALLOW FOR BRACING AND TRANSITION TO THE METER LOOP ASSEMBLY.

8. NO COPPER PIPING ALLOWED IN CHEROKEE METRO DISTRICT EXCEPT ABOVE GRADE PIPING IMMEDIATELY BEFORE AND AFTER WATER METER.

9. ALL WATER MAINS TO BE AWWA C900 DR14.

COLORADO SPRINGS REVIEW

STREET DESIGN FOR CITY ENGINEERING:

UTILITY GRADE REVIEW: _____ DATE: _____

CURB & GUTTER REVIEW: _____ DATE: _____

FINAL REVIEW: _____ DATE: _____

DRAINAGE DESIGN: _____ DATE: _____

THIS IS FILED IN ACCORDANCE WITH SECTION 7.7.906 (DRAINAGE ORDINANCE) OF THE CODE OF THE CITY OF COLORADO SPRINGS, 2001 AS AMENDED.

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

NO.	REVISION	BY	DATE	APPR.
2	RESUBMITTAL #2	JJM	03/10/23	EJG
1	RESUBMITTAL #1	MVZ	12/20/22	EJG

Kimley»Horn
2023 KIMLEY-HORN AND ASSOCIATES, INC.
2 North Nevada Avenue, Suite 300
Colorado Springs, Colorado 80903 (719) 453-0180

DESIGNED BY: MVZ
DRAWN BY: MVZ
CHECKED BY: EJG
DATE: 03/10/2023

SOLACE APARTMENTS FILING NO. 2
SANITARY AND WATER SERVICE PLANS
UTILITY GENERAL NOTES

COLORADO REGISTERED 49487 PROFESSIONAL ENGINEER — 03/10/23

PROJECT NO. 096668009

SHEET C-601

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PRIVATE ENGINEER'S NOTICE TO CONTRACTORS:

THE FOLLOWING NOTES ARE PROVIDED TO GIVE DIRECTIONS TO THE CONTRACTOR BY THE ENGINEER OF THE PLANS.

1. THE CHEROKEE METRO DISTRICT ENGINEER'S SIGNATURE ON THESE PLANS DOES NOT CONSTITUTE APPROVAL OF ANY OF THESE NOTES AND THE CITY WILL NOT BE HELD RESPONSIBLE FOR THEIR ENFORCEMENT.
2. APPROVAL OF THESE PLANS BY CHEROKEE METRO DISTRICT DOES NOT AUTHORIZE ANY WORK TO BE PERFORMED UNTIL A PERMIT HAS BEEN ISSUED.
3. THE APPROVAL OF THIS PLAN OR ISSUANCE OF A PERMIT BY CHEROKEE METRO DISTRICT DOES NOT AUTHORIZE THE SUBDIVIDER AND OWNER TO VIOLATE ANY FEDERAL, STATE OR COUNTY LAWS, ORDINANCES, REGULATIONS, OR POLICIES.
4. NEITHER THE OWNER, NOR THE ENGINEER OF WORK WILL ENFORCE SAFETY MEASURES OR REGULATIONS. THE CONTRACTOR SHALL DESIGN, CONSTRUCT, AND MAINTAIN ALL SAFETY DEVICES, INCLUDING SHORING, AND SHALL BE SOLELY RESPONSIBLE FOR CONFORMING TO ALL LOCAL, STATE AND FEDERAL SAFETY AND HEALTH STANDARDS, LAWS, AND REGULATIONS.
5. CONTRACTOR AGREES THAT HE/SHE SHALL ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR JOBSITE CONDITIONS DURING THE COURSE OF CONSTRUCTION OF THIS PROJECT, INCLUDING: SAFETY OF ALL PERSONS AND PROPERTY, AND THIS REQUIREMENT SHALL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS; AND THAT THE CONTRACTOR SHALL DEFEND, INDEMNIFY, AND HOLD THE OWNER AND ENGINEER HARMLESS FROM ANY AND ALL LIABILITY, REAL OR ALLEGED, IN CONNECTION WITH THE PERFORMANCE OF WORK ON THIS PROJECT EXCEPT LIABILITY ARISING FROM THE SOLE NEGLIGENCE OF THE OWNER OR THE ENGINEER.
6. THE CONTRACTOR SHALL BE RESPONSIBLE TO INSURE THAT ALL SLOPES, STREETS, UTILITIES, AND STORM SEWERS ARE BUILT IN ACCORDANCE WITH THESE PLANS. IF THERE IS ANY QUESTION REGARDING THESE PLANS OR FIELD STAKES, THE CONTRACTOR SHALL REQUEST AN INTERPRETATION BEFORE DOING ANY WORK BY CALLING THE ENGINEER OF RECORD AT 719-453-0180. IN THE EVENT THAT PROPOSED EROSION CONTROL IS INSUFFICIENT, CONTRACTOR WILL INSTALL ADDITIONAL EROSION CONTROLS AT OWNER'S EXPENSE.
7. EXCEPT AS NOTED HEREON ALL UTILITY SERVICES WITHIN THIS DEVELOPMENT ARE UNDERGROUND INSTALLATIONS. THE CONTRACTOR SHALL NOTIFY ALL UTILITY COMPANIES PRIOR TO STARTING WORK NEAR THEIR FACILITIES, AND SHALL COORDINATE HIS WORK WITH COMPANY REPRESENTATIVES. FOR UTILITY MARK-OUT SERVICE, CALL 811.
8. THE EXISTENCE AND LOCATION OF UNDERGROUND UTILITIES OR STRUCTURES SHOWN ON THESE PLANS WERE OBTAINED FROM A SEARCH OF THE AVAILABLE RECORDS. TO THE BEST OF OUR KNOWLEDGE THERE ARE NO OTHER EXISTING UTILITIES EXCEPT AS SHOWN ON THESE PLANS. NO REPRESENTATION IS MADE AS TO THE ACCURACY OR COMPLETENESS OF SAID UTILITY INFORMATION. THE CONTRACTOR IS REQUIRED TO TAKE PRECAUTIONARY MEASURES TO PROTECT THE UTILITY LINES SHOWN HEREON AND ANY OTHERS NOT OF RECORD OR NOT SHOWN ON THESE PLANS. UTILITIES NOT OF RECORD OR NOT SHOWN ON PLANS SHALL BE CONSIDERED UNFORESEEN CONDITIONS AND DAMAGES THERETO SHALL BE REPAIRED AT THE OWNER'S EXPENSE.
9. LOCATION AND ELEVATION OF EXISTING IMPROVEMENTS SHALL BE CONFIRMED BY FIELD MEASUREMENTS PRIOR TO CONSTRUCTION OF NEW WORK.
10. CONTRACTOR SHALL MAKE EXPLORATORY EXCAVATIONS AND LOCATE EXISTING UNDERGROUND FACILITIES SUFFICIENTLY AHEAD OF CONSTRUCTION TO PERMIT REVISIONS TO PLANS IF REVISIONS ARE NECESSARY BECAUSE OF ACTUAL LOCATION OF EXISTING FACILITIES, AT THE OWNER'S DISCRETION AND EXPENSE.
11. FOR ALL UTILITY TRENCHES, SOILS REPORTS SHALL BE SUBMITTED TO THE ENGINEER OF RECORD BY A QUALIFIED SOILS ENGINEER WHICH CERTIFY THAT TRENCH BACKFILL WAS COMPACTED AS DIRECTED BY THE SOILS ENGINEER IN ACCORDANCE WITH THE ON-SITE EARTHWORK SPECIFICATIONS.
12. ANY WORK DONE WITHOUT INSPECTION OR MATERIALS TESTING IS SUBJECT TO REMOVAL OR CORRECTION.
13. CONTRACTOR SHALL BE RESPONSIBLE FOR REMOVAL OF ANY DAMAGE TO THE EXISTING IMPROVEMENTS AND REPLACEMENT TO THE SATISFACTION OF THE FIELD ENGINEER.
14. PRIOR TO COMMENCING CONSTRUCTION, THE CONTRACTOR SHALL VERIFY ALL JOIN CONDITIONS FOR GRADING, DRAINAGE AND UNDERGROUND FACILITIES, INCLUDING LOCATION AND ELEVATION OF EXISTING UNDERGROUND FACILITIES AT CROSSINGS WITH PROPOSED UNDERGROUND FACILITIES, AT THE OWNER'S DISCRETION AND EXPENSE. IF CONDITIONS DIFFER FROM THOSE SHOWN ON THE PLANS THE CONTRACTOR SHALL NOTIFY THE ENGINEER AND SHALL NOT BEGIN CONSTRUCTION UNTIL THE CHANGED CONDITIONS HAVE BEEN EVALUATED.
15. THE CONTRACTOR SHALL FAMILIARIZE HIMSELF/HERSELF WITH THE PLANS, THE SOILS AND/OR GEOLOGY REPORTS, AND THE SITE CONDITIONS PRIOR TO COMMENCING WORK.
16. SHOULD CONFLICTING INFORMATION BE FOUND ON THE PLANS OR IN THE FIELD, THE CONTRACTOR SHALL NOTIFY THE PROJECT ENGINEER AT KIMLEY-HORN BEFORE PROCEEDING WITH THE WORK IN QUESTION.
17. THE CONTRACTOR SHALL BE RESPONSIBLE FOR SURVEY MONUMENTS AND/OR VERTICAL CONTROL BENCHMARKS WHICH ARE DISTURBED OR DESTROYED BY CONSTRUCTION. CONTRACTOR'S LAND SURVEYOR MUST FIELD LOCATE, REFERENCE, AND/OR PRESERVE ALL HISTORICAL OR CONTROLLING MONUMENTS PRIOR TO ANY EARTHWORK. IF DESTROYED, CONTRACTOR'S LAND SURVEYOR SHALL REPLACE SUCH MONUMENTS WITH APPROPRIATE MONUMENTS. A CORNER RECORD OR RECORD OF SURVEY, AS APPROPRIATE, SHALL BE FILED AS REQUIRED BY THE PROFESSIONAL LAND SURVEYORS ACT. IF ANY VERTICAL CONTROL IS TO BE DISTURBED OR DESTROYED, THE COLORADO SPRINGS (EL PASO COUNTY) FIELD SURVEY SECTION MUST BE NOTIFIED, IN WRITING, AT LEAST 3 DAYS PRIOR TO THE CONSTRUCTION. THE CONTRACTOR WILL BE RESPONSIBLE FOR THE COST OF REPLACING ANY VERTICAL CONTROL BENCHMARKS DESTROYED BY THE CONSTRUCTION.
18. DEVIATIONS FROM THESE PLANS SIGNED PLANS WILL NOT BE ALLOWED UNLESS THE COUNTY ENGINEER APPROVES A CONSTRUCTION CHANGE OR THE COUNTY/AGENCY INSPECTOR REQUIRES THE CHANGE.
19. AS-BUILT DRAWINGS MUST BE SUBMITTED BY THE CONTRACTOR TO THE ENGINEER PRIOR TO ACCEPTANCE OF THIS PROJECT.
20. THE AREA WHICH IS DEFINED AS A NON GRADING AREA AND WHICH IS NOT TO BE DISTURBED SHALL BE STAKED PRIOR TO START OF THE WORK. THE PERMIT APPLICANT AND ALL OF THEIR REPRESENTATIVES OR CONTRACTORS SHALL COMPLY WITH THE REQUIREMENTS FOR PROTECTION OF THIS AREA AS REQUIRED BY ANY APPLICABLE AGENCY. ISSUANCE OF THE CITY'S GRADING PERMIT SHALL NOT RELIEVE THE APPLICANT OR ANY OF THEIR REPRESENTATIVES OR CONTRACTORS FROM COMPLYING WITH ANY STATE OR FEDERAL REQUIREMENTS BY AGENCIES INCLUDING BUT NOT LIMITED TO COLORADO DEPARTMENT OF PUBLIC HEALTH AND ENVIRONMENT OR COLORADO DIVISION OF WILDLIFE. COMPLIANCE MAY INCLUDE OBTAINING PERMITS, OTHER AUTHORIZATIONS, OR COMPLIANCE WITH MANDATES BY ANY APPLICABLE STATE OR FEDERAL AGENCY.
21. NOTES AND DETAILS DRAWINGS SHALL TAKE PRECEDENCE OVER GENERAL NOTES AND TYPICAL DETAILS. WHERE NO DETAILS ARE GIVEN, CONSTRUCTION SHALL BE AS SHOWN FOR SIMILAR WORK.
22. IF AT ANY TIME DURING THE GRADING OPERATION, ANY UNFAVORABLE GEOLOGICAL CONDITIONS ARE ENCOUNTERED, GRADING IN THAT AREA SHALL STOP UNTIL APPROVED CORRECTIVE MEASURES ARE OBTAINED.
23. STRAIGHT GRADE SHALL BE MAINTAINED BETWEEN CONTOUR LINES AND SPOT ELEVATIONS UNLESS OTHERWISE SHOWN ON THE PLANS. THE CONTRACTOR SHALL TAKE ADDITIONAL CARE TO ENSURE POSITIVE DRAINAGE AWAY FROM THE STRUCTURE WHILE MEETING MINIMUM AND MAXIMUM PAVEMENT SLOPES AS DEFINED IN THE CRITERIA.
24. ALL DEBRIS AND FOREIGN MATERIAL SHALL BE REMOVED FROM THE SITE AND DISPOSED OF AT APPROVED DISPOSAL SITES. THE CONTRACTOR SHALL OBTAIN NECESSARY PERMITS FOR THE TRANSPORTATION OF MATERIAL TO AND FROM THE SITE.
25. DIMENSIONS TO PIPELINES ARE TO CENTERLINE UNLESS OTHERWISE NOTED.
26. CONSTRUCTION STAKING FOR IMPROVEMENTS SHOWN IN THESE PLANS SHALL BE PERFORMED BY CONTRACTOR'S LICENSED LAND SURVEYOR.
27. ALL DIMENSIONS ARE IN FEET OR DECIMALS THEREOF.
28. SPOT GRADES ARE TO FLOWLINE OR FINISH PAVEMENT GRADE UNLESS OTHERWISE NOTED.
29. CONTRACTOR TO BE AWARE OF ALL OVERHEAD LINES AT ALL TIMES, SO AS NOT TO DISTURB THEM.
30. STORM DRAINAGE SYSTEMS SHOWN ON THESE PLANS HAVE BEEN DESIGNED FOR THE FINAL SITE CONDITION AT COMPLETION OF THE PROJECT. THE CONTRACTOR IS RESPONSIBLE FOR MAINTAINING ADEQUATE DRAINAGE OF THE SITE, DURING INTERIM CONDITIONS OF CONSTRUCTION.
31. RETAINING WALLS LOCATED CLOSER TO THE PROPERTY LINE THAN THE HEIGHT OF THE WALL SHALL BE BACKFILLED NOT LATER THAN 10 DAYS AFTER CONSTRUCTION OF THE WALL AND NECESSARY STRUCTURAL SUPPORTING MEMBERS UNLESS RECOMMENDED OTHERWISE BY RESPONSIBLE ENGINEER.
32. THE CONTRACTOR IS RESPONSIBLE FOR APPLYING FOR AND OBTAINING A STATE STORMWATER DISCHARGE PERMIT FROM COLORADO DEPARTMENT OF PUBLIC HEALTH AND ENVIRONMENT (CDPHE) AT MINIMUM 10 BUSINESS DAYS PRIOR TO THE START OF GRADING ACTIVITIES ONSITE. 10 BUSINESS DAYS IS THE MINIMUM TIME REQUIRED BY THE STATE TO PROCESS THE APPLICATION. IT IS HIGHLY RECOMMENDED THAT THE CONTRACTOR APPLY FOR THE PERMIT AT LEAST 20 BUSINESS DAYS PRIOR TO THE START OF GRADING ACTIVITIES.

WASTEWATER PROJECT SPECIFIC NOTES

	APPLICABLE	NON-APPLICABLE	
1.	☐	☒	CORROSION PROTECTION IS REQUIRED FOR ALL DUCTILE IRON PIPE. ALL PROTECTION SHALL COMPLY WITH THE WASTEWATER STANDARDS.
2.	☐	☒	THIS PROJECT IS CONNECTING TO AN EXISTING MANHOLE. A MANHOLE ASSESSMENT HAS BEEN COMPLETED FOR THIS PROJECT. THE FOLLOWING CHECKED ITEMS ARE REQUIRED: THE CONTRACTOR SHALL PROVIDE A BYPASS PUMPING PLAN FOR APPROVAL BY CHEROKEE METRO DISTRICTS AND COMPLY WITH ALL THE REQUIREMENTS THEREIN. REPAIR THE EXISTING MANHOLE (REFER TO PLAN AND PROFILE FOR REQUIREMENTS). REPLACE THE EXISTING MANHOLE (REFER TO PLAN AND PROFILE FOR REQUIREMENTS.
3.	☐	☒	MANHOLES ARE BEING ABANDONED, THE CONTRACTOR SHALL: • PLUG THE "IN" AND "OUT" INVERTS WITH A WATERTIGHT MECHANICAL PLUG AND GROUT WITH APPROVED MATERIAL. • REMOVE AND DISPOSE OF THE CONE SECTION. • REMOVE THE RING AND COVER AND RETURN THEM TO CHEROKEE METRO DISTRICT. • FILL THE MANHOLE WITH APPROVED MATERIAL.
4.	☐	☒	WASTEWATER MAINS EXISTS UNDERNEATH A PROPOSED STRUCTURE, CONTRACTOR SHALL: REMOVE IT GROUT IT FULL
5.	☐	☒	WASTEWATER MAIN TO BE ABANDONED EXISTS WITHIN RIGHT-OF-WAY, THE CONTRACTOR SHALL: REMOVE IT GROUT IT FULL
6.	☒	☐	PIPELINES LESS THAN 1.04% GRADE ARE PROPOSED. THE CONTRACTOR SHALL COMPLY WITH THE ADDITIONAL REQUIREMENTS AS SPECIFIED WITHIN THE WASTEWATER STANDARDS.
7.	☒	☐	THIS PROJECT IS UTILIZING EXISTING STUBS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ENSURING THAT THE STUB, CONNECTION, TRANSITION AND SUBSEQUENT EXTENSION MEETS ALL CURRENT WASTEWATER STANDARDS.
8.	☒	☐	CHEROKEE METRO DISTRICT DOES NOT GUARANTEE THE ACCURACY OF THE DEPTHS OR LOCATIONS OF EXISTING STUBS SHOWN ON ANY "AS CONSTRUCTED" DRAWINGS. FURTHER, THE EXISTING STUB WILL BE INCLUDED IN THE TWO-YEAR WARRANTY PERIOD FOR THIS PROJECT.
9.	☐	☒	A WASTEWATER STUB OR STUBS ARE PROPOSED. CHEROKEE METRO DISTRICT DOES NOT GUARANTEE DEVELOPMENT NEEDS. FURTHER, THE STUB WILL NOT BE INCLUDED IN THE TWO-YEAR WARRANTY PERIOD FOR THIS PROJECT.

WASTEWATER PLAN NOTES

THE CONTRACTOR SHALL NOTIFY COLORADO SPRINGS UTILITIES' INSPECTIONS OFFICE (NORTH: 668-4396 OR SOUTH: 668-4658) AND/OR CHEROKEE METRO DISTRICT (719-597-5080) A MINIMUM OF 48 HOURS PRIOR TO THE START OF CONSTRUCTION.

GENERAL:

1. ALL CONSTRUCTION METHODS AND MATERIALS SHALL MEET CSU *WASTEWATER LINE EXTENSION AND SERVICE STANDARDS* (WASTEWATER STANDARDS) AND CHEROKEE METRO DISTRICT EXCEPTIONS.
2. THE CONTRACTOR SHALL OBTAIN LOCATES PRIOR TO ANY EXCAVATION.
3. CHEROKEE METRO DISTRICT DOES NOT GUARANTEE THE ACCURACY OF LOCATIONS OF EXISTING PIPELINES, MANHOLES AND SERVICE LINES. IF FIELD CONDITIONS ARE FOUND TO BE DIFFERENT THAN SHOWN ON THE PLANS, THE CONTRACTOR SHALL NOTIFY THE INSPECTOR AND THE ENGINEER OF RECORD IMMEDIATELY.
4. NO TREES OR STRUCTURES ARE PERMITTED WITHIN FIFTEEN FEET (15') OF A WASTEWATER MAIN.
5. THE CONTRACTOR IS RESPONSIBLE FOR ANY DAMAGE TO ANY UTILITY FACILITIES AS A RESULT OF HIS ACTIONS. THE CONTRACTOR SHALL MAKE ALL THE REQUIRED REPAIRS IMMEDIATELY TO THE SATISFACTION OF CHEROKEE METRO DISTRICT.
6. ALL FIELD STAKING SHALL COMPLY WITH THE WASTEWATER STANDARDS.
7. THE CONTRACTOR SHALL ENSURE THAT WASTEWATER SERVICE TO ADJACENT PROPERTIES IS MAINTAINED DURING CONSTRUCTION.
8. ALL MANHOLES LOCATED WITHIN THE PROJECT LIMITS SHALL BE ADJUSTED TO FINISH GRADE. IF MANHOLES ARE IN POOR CONDITION OR IF THE DISTANCE BETWEEN THE RING/COVER AND CONE OF THE MANHOLE EXCEEDS THE WASTEWATER STANDARDS, THE CONTRACTOR MAY BE REQUIRED TO REPLACE PART OR ALL OF THE EXISTING MANHOLES.
9. REUSE OR SALVAGE OF ANY MATERIAL IS LEFT TO THE DISCRETION OF THE CHEROKEE METRO DISTRICT INSPECTOR.
10. ALL TRENCH BACKFILL AND COMPACTION SHALL BE IN ACCORDANCE WITH SECTION 206 OF THE CHEROKEE METRO DISTRICT *STANDARD SPECIFICATIONS MANUAL.*
11. *ALL MANHOLES TO BE 5' MIN. DIAMETER & EXTERIOR COATED WITH MIN. 45 MIL. COAL TAR EPOXY & WRAP JOINTS WITH 12" WIDE ELASTOMERIC JOINT WRAP.*
12. *INTERIOR LINING TO CONFORM WITH CSU STANDARD 4.5A*
13. *MAINS AND LATERALS TO BE CSU STANDARD AS LISTED IN TABLE 2.6.B.3*

WATER PROJECT SPECIFIC NOTES

	APPLICABLE	NOT-APPLICABLE	
1.	☐	☒	ANY EXISTING STUBS AND APPURTENANCES THAT WILL NOT BE USED SHALL BE REMOVED AND REPLACED WITH AN ACCEPTABLE SECTION OF MAIN AT THE EXPENSE OF THE CONTRACTOR.
2.	☒	☐	A CONNECTION TO AN EXISTING STUB IS PROPOSED. CHEROKEE METRO DISTRICT DOES NOT GUARANTEE THE ACCURACY OF THE DEPTHS OR LOCATIONS OF EXISTING STUBS SHOWN ON ANY "AS-BUILT" DRAWINGS.
3.	☐	☒	A WATER STUB-OUT(S) IS/ARE PROPOSED. CHEROKEE METRO DISTRICT DOES NOT GUARANTEE THAT THE DESIGN OR INSTALLATION OF THE PROPOSED WATER STUB-OUT WILL MEET FUTURE DEVELOPMENT NEEDS.
4.	☒	☐	A WATER QUALITY PLAN HAS BEEN APPROVED FOR THIS PROJECT

WATER PLAN NOTES

THE CONTRACTOR SHALL NOTIFY COLORADO SPRINGS UTILITIES' INSPECTIONS OFFICE (NORTH: 668-4396 OR SOUTH: 668-4658) AND/OR CHEROKEE METRO DISTRICT (719-597-5080) A MINIMUM OF 48 HOURS PRIOR TO THE START OF CONSTRUCTION.

GENERAL:

1. ALL CONSTRUCTION METHODS AND MATERIALS SHALL MEET CSU *WATER LINE EXTENSION AND SERVICE STANDARDS* (*WATER LESS*) AND CHEROKEE METRO DISTRICT STANDARDS.
2. THE CONTRACTOR SHALL OBTAIN LOCATES PRIOR TO ANY EXCAVATION.
3. CHEROKEE METRO DISTRICT DOES NOT GUARANTEE THE ACCURACY OF LOCATIONS OF EXISTING PIPELINES, HYDRANTS, VALVES AND SERVICE LINES. IF FIELD CONDITIONS ARE FOUND TO BE DIFFERENT THAN SHOWN ON THE PLANS, THE CONTRACTOR SHALL NOTIFY THE INSPECTOR AND THE ENGINEER OF RECORD IMMEDIATELY.
4. NO TREES OR STRUCTURES ARE PERMITTED WITHIN FIFTEEN FEET (15') OF A WATER MAIN.
5. THE CONTRACTOR IS RESPONSIBLE FOR ANY DAMAGE TO ANY UTILITY FACILITIES AS A RESULT OF HIS ACTIONS. THE CONTRACTOR SHALL MAKE ALL THE REQUIRED REPAIRS IMMEDIATELY TO THE SATISFACTION OF COLORADO SPRINGS UTILITIES AND CHEROKEE METRO DISTRICT.
6. ALL FIELD STAKING SHALL COMPLY WITH THE *WATER LESS AND CHEROKEE STANDARDS*.
7. THE CONTRACTOR SHALL MAKE THEIR BEST EFFORT TO ENSURE THAT WATER SERVICE TO ADJACENT PROPERTIES IS MAINTAINED DURING CONSTRUCTION.
8. CORROSION PROTECTION MEASURES SHALL COMPLY WITH THE *WATER LESS AND CHEROKEE STANDARDS*.
9. NO SERVICE TAPS SHALL BE MADE UNTIL AUTHORIZATION HAS BEEN GRANTED BY THE CHEROKEE METRO DISTRICT' INSPECTOR.
10. ALL BENDS SHALL BE FIELD STAKED PRIOR TO CONSTRUCTION AND THE STATIONING ON THE FIELD STAKES SHALL MATCH THE STATIONING ON THE PLANS.
11. FIELD MODIFICATIONS TO A FIRE SERVICE LINE OR FIRE HYDRANT DESIGN OR LOCATION MAY NEED TO BE APPROVED BY THE DESIGN ENGINEER, FALCON FIRE DEPARTMENT AND CHEROKEE METRO DISTRICT, AS REQUIRED BY THE INSPECTOR.
12. REUSE OR SALVAGE OF ANY MATERIAL IS LEFT TO THE DISCRETION OF THE CHEROKEE METRO DISTRICT INSPECTOR.
13. ALL TRENCH BACKFILL AND COMPACTION SHALL BE IN ACCORDANCE WITH SECTION 206 OF THE CHEROKEE METRO DISTRICT *STANDARD SPECIFICATIONS MANUAL AND CHEROKEE STANDARDS*.
14. ALL ISOLATION VALVES TO OPEN COUNTERCLOCKWISE.

COLORADO SPRINGS REVIEW

STREET DESIGN FOR CITY ENGINEERING:

UTILITY GRADE REVIEW: _____ DATE: _____

CURB & GUTTER REVIEW: _____ DATE: _____

FINAL REVIEW: _____ DATE: _____

DRAINAGE DESIGN: _____ DATE: _____

THIS IS FILED IN ACCORDANCE WITH SECTION 7.7.906 (DRAINAGE ORDINANCE) OF THE CODE OF THE CITY OF COLORADO SPRINGS, 2001 AS AMENDED.

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

NO.	REVISION	BY	DATE	APPR.
2	RESUBMITTAL #2	JM	03/10/23	EJG
1	RESUBMITTAL #1	MVZ	12/20/22	EJG

Kimley»Horn
2023 KIMLEY-HORN AND ASSOCIATES, INC.
2 North Nevada Avenue, Suite 300
Colorado Springs, Colorado 80903 (719) 453-0180

DESIGNED BY: MVZ
DRAWN BY: MVZ
CHECKED BY: EJG
DATE: 03/10/2023

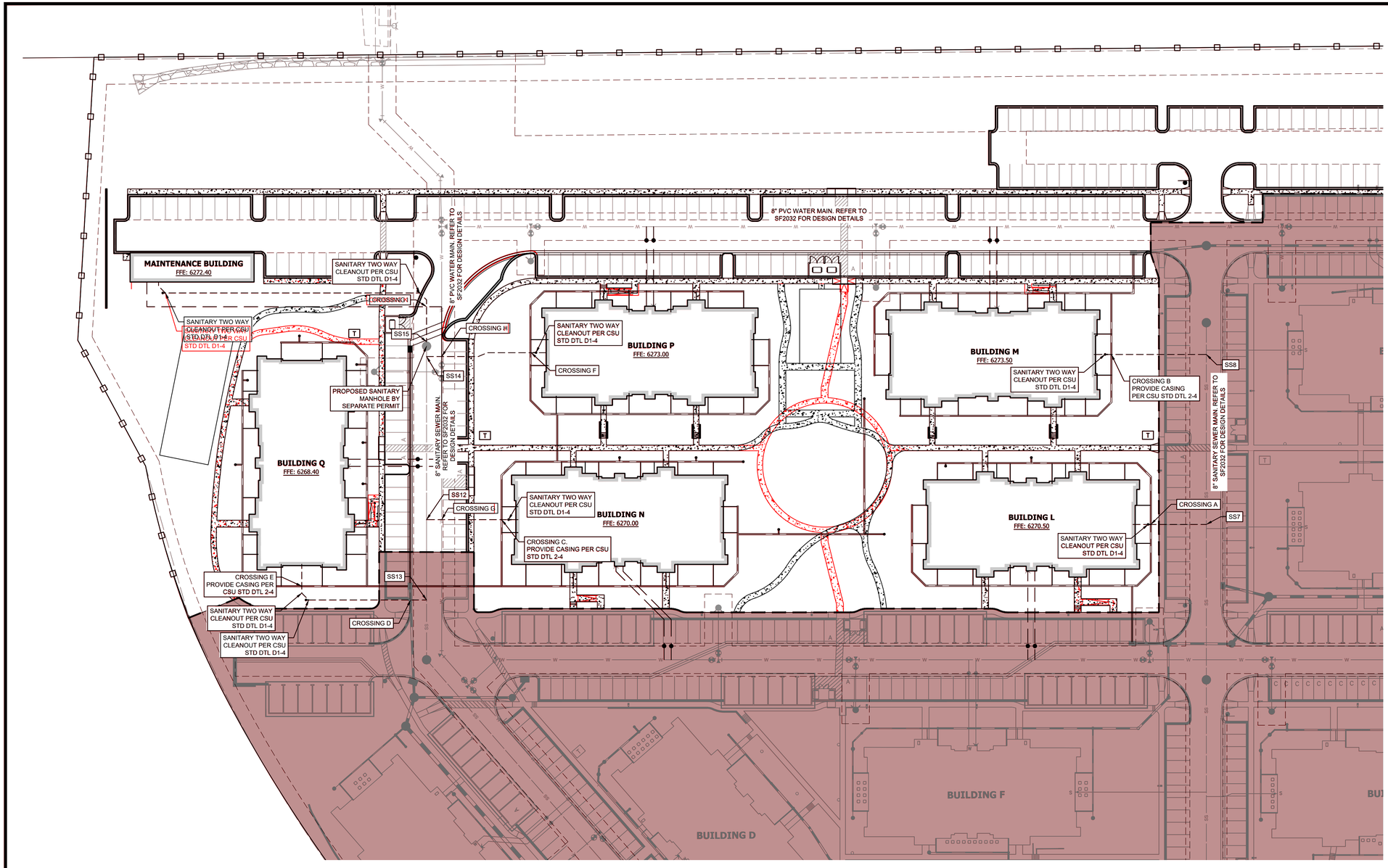
SOLACE APARTMENTS FILING NO. 2
SANITARY AND WATER SERVICE PLANS
UTILITY GENERAL NOTES

COLORADO REGISTERED PROFESSIONAL ENGINEER — 39487 — 03/10/23

PROJECT NO. 096668009

SHEET C-602

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LEGEND

- PROPERTY LINE
- EXISTING STORM
- PROPOSED STORM
- WATER PROPOSED BY SEPARATE PERMIT (SF2032)
- SANITARY PROPOSED BY SEPARATE PERMIT (SF2032)
- PROPOSED WATER SERVICE
- PROPOSED SANITARY SEWER SERVICE
- FIRE HYDRANT PROPOSED BY SEPARATE PERMIT (SF2032)
- PROPOSED FIRE DEPARTMENT CONNECTION W/ APPROVED KNOX HARDWARE
- PROPOSED LANDSCAPE AREA DRAIN
- PROPOSED VALLEY DRAIN
- EXISTING VALLEY DRAIN

GENERAL NOTES

1. SANITARY AND WATER PLANS WERE APPROVED WITH SOLACE APARTMENTS FILING NO. 1. REFER TO UTILITY PLANS APPROVED WITH PERMIT SF2032 AND PPR2047 FOR VERTICAL AND HORIZONTAL LOCATIONS OF THE WATER AND SANITARY SEWER MAINS.
2. SANITARY AND WATER CONNECTIONS TO THE APPROVED MAIN HAVE BEEN REVISED TO MATCH PHASE II BUILDING FINISH FLOOR ELEVATIONS AND AVOID PROPOSED STORM.

SANITARY SEWER NOTES

1. MANHOLE RIM ELEVATIONS PROVIDED FOR REFERENCE ONLY. CONTRACTOR SHALL INSTALL MANHOLES IN ACCORDANCE WITH APPLICABLE DETAILS BASED UPON FINAL FINISH GRADING AT MANHOLE LOCATION. CONTRACTOR SHALL BE RESPONSIBLE FOR ADJUSTMENTS TO ACCOMMODATE DEVIATIONS IN SITE GRADING AT NO COST TO THE OWNER.
2. ALL SANITARY SEWER MANHOLES AND MAINS ARE PUBLIC UNLESS OTHERWISE NOTED.
3. ALL SERVICE LATERALS SHALL BE 6" PVC AND PRIVATE UNLESS OTHERWISE NOTED ON PLANS.
4. CONTRACTOR SHALL VERIFY LOCATIONS AND ELEVATIONS OF EXISTING SANITARY SEWER AT ALL CONNECTION POINTS AND NOTIFY ENGINEER OF ANY DISCREPANCIES PRIOR TO CONSTRUCTION.
5. CONTRACTOR TO MODIFY EXISTING MANHOLE RIM ELEVATIONS TO MATCH PROPOSED FINISH GRADE AS NECESSARY.
6. SANITARY MAINS UNDER 1.04% SLOPE SHALL REQUIRE SELECT BEDDING PER CSU WASTEWATER LESS 5.11.D.3

CAUTION NOTE (SERVICE LINES):

CONTRACTOR SHALL MAINTAIN 1' OF VERTICAL SEPARATION AT ALL DRY UTILITY CROSSINGS. CONTRACTOR SHALL POTHOLE ALL EXISTING UTILITY CROSSINGS TO VERIFY DEPTH AND COORDINATE WITH ENGINEER OF RECORD.

SANITARY SERVICE DESIGN TABLE

SERVICE LINE	SERVICE	START INVERT	GRADE ELEV ABOVE START INVERT	BUILDING INVERT	DEPTH BELOW FFE	LENGTH	PIPE SLOPE	PIPE MATERIAL & SIZE
SS7	6257.86	6254.86	6256.99	6260.20	10'-4"	54 LF	10.00%	SDR-35
SS8	6258.11	6255.11	6258.46	6263.33	4'-2"	82 LF	13.75%	SDR-35
SS12	6256.43	6253.43	6256.21	6266.33	4'-2"	67 LF	14.85%	SDR-35
SS13	6255.83	6252.83	6256.28	6264.23	4'-2"	87 LF	2.37%	SDR-35
SS14	6257.65	6254.65	6257.83	6269.83	4'-2"	87 LF	13.99%	SDR-35
SS15	6257.84	6254.84	6257.91	6267.23	5'-0"	236 LF	4.05%	SDR-35

STORM AND SANITARY CROSSINGS

CROSSING	SERVICE	STORM STATIONING	STORM INVERT	SANITARY INVERT	PIPE SEPARATION
A	SS7	ST-E 1+93.79	6262.81	6258.90	3.39'
B	SS8	ST-D1 1+44.70	6266.06	6267.60	0.48' *
C	SS12	ST-A1 1+53.91	6261.40	6263.02	0.55' *
D	SS13	ST-F 0+89.99	NO LONGER IN USE	6256.69	2.77'
E	SS13	ST-A 1+78.79	NO LONGER IN USE	6263.04	0.88' *
F	SS14	ST-C1 1+57.91	NO LONGER IN USE	6268.23	2.85'

WATER AND SANITARY CROSSINGS

CROSSING	SERVICE	WATER INVERT	SANITARY INVERT	PIPE SEPARATION
G	SS12	8" WATER MAIN INSTALLED WITH PHASE ONE AT CSU STANDARD DEPTH. CONTRACTOR TO FIELD VERIFY MINIMUM SEPARATION EXISTS BETWEEN PROP. SANITARY AND EX. WATER	6258.90	MIN 2.0'
H	SS14	STANDARD DEPTH. CONTRACTOR TO FIELD VERIFY MINIMUM SEPARATION EXISTS BETWEEN PROP. SANITARY AND EX. WATER	6267.60	MIN 2.0'
K / I	SS15	CONTRACTOR TO ADJUST 1" WATER SERVICE (WS16) TO PROVIDE 2.0' OF SEPARATION FROM SANITARY SERVICE LINE	6259.00	MIN 2.0'

*CROSSINGS WITH LESS THAN 18" OF SEPARATION WILL HAVE A 12" STEEL CASING PIPE PER CSU STANDARD DETAIL 2-4.

NORTH

GRAPHIC SCALE IN FEET
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COLORADO SPRINGS REVIEW

STREET DESIGN FOR CITY ENGINEERING:

UTILITY GRADE REVIEW: _____ DATE: _____

CURB & GUTTER REVIEW: _____ DATE: _____

FINAL REVIEW: _____ DATE: _____

DRAINAGE DESIGN: _____ DATE: _____

THIS IS FILED IN ACCORDANCE WITH SECTION 7.7.906 (DRAINAGE ORDINANCE) OF THE CODE OF THE CITY OF COLORADO SPRINGS, 2001 AS AMENDED.

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

NO.	REVISION	BY	DATE	APPR.
2	RESUBMITTAL #2	JJM	03/10/23	EJG
1	RESUBMITTAL #1	MVZ	12/20/22	EJG

Kimley»Horn
2023 KIMLEY-HORN AND ASSOCIATES, INC.
2 North Nevada Avenue, Suite 300
Colorado Springs, Colorado 80903 (719) 453-0180

DESIGNED BY: MVZ
DRAWN BY: MVZ
CHECKED BY: EJG
DATE: 03/10/2023

SOLACE APARTMENTS FILING NO. 2
SANITARY AND WATER SERVICE PLANS
SANITARY SERVICE PLAN

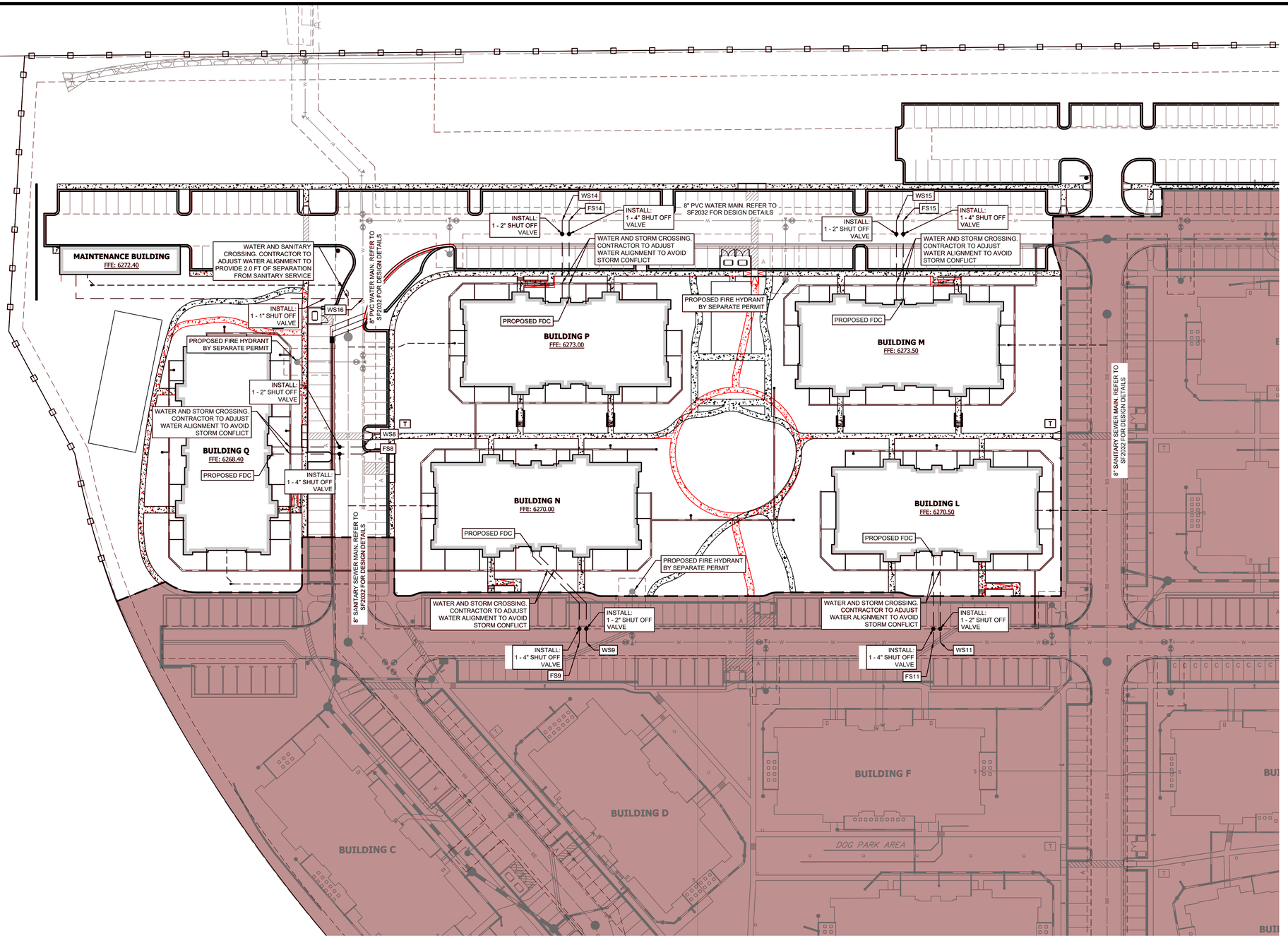
COLORADO REGISTERED PROFESSIONAL ENGINEER — ERIC JON DUNDERDALE — 49487 — 03/10/2023

PROJECT NO. 096668009

SHEET C-603

EPC 8/18/2023

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LEGEND

- PROPERTY LINE
- EXISTING STORM
- PROPOSED STORM
- WATER PROPOSED BY SEPARATE PERMIT (SF2032)
- PROPOSED WATER
- SANITARY PROPOSED BY SEPARATE PERMIT (SF2032)
- PROPOSED SANITARY SEWER
- FIRE HYDRANT PROPOSED BY SEPARATE PERMIT (SF2032)
- PROPOSED FIRE DEPARTMENT CONNECTION W/ APPROVED KNOX HARDWARE
- PROPOSED LANDSCAPE AREA DRAIN
- PROPOSED VALLEY DRAIN
- EXISTING VALLEY DRAIN

GENERAL NOTES

1. SANITARY AND WATER PLANS WERE APPROVED WITH SOLACE APARTMENTS FILING NO. 1. REFER TO UTILITY PLANS APPROVED WITH PERMIT SF2032 AND PPR2047 FOR VERTICAL AND HORIZONTAL LOCATIONS.
2. SANITARY AND WATER CONNECTIONS TO THE APPROVED MAIN HAVE BEEN REVISED TO MATCH PHASE II BUILDING FINISH FLOOR ELEVATIONS AND AVOID PROPOSED STORM.

WATER AND FIRE SERVICE DESIGN TABLE

SERVICE CONNECTION	ALIGNMENT	STATION	LENGTH	PIPE SIZE/ MATERIAL
WS8	WP01	11+77.42	68 LF	2" HDPE
WS9	WP02	7+15.59	83 LF	2" HDPE
WS11	WP02	4+50.98	65 LF	2" HDPE
WS14	WP03	7+43.35	58 LF	2" HDPE
WS15	WP03	4+93.48	59 LF	2" HDPE
WS16	WP01	12+88.39	233 LF	1" HDPE
FS8	WP01	11+72.18	68 LF	4" PVC
FS9	WP02	7+20.76	83 LF	4" PVC
FS11	WP02	4+56.14	65 LF	4" PVC
FS14	WP03	7+38.18	58 LF	4" PVC
FS15	WP03	4+88.32	59 LF	4" PVC

NOTES:

1. ALL WATER LINES TO BE BEDDED PER COLORADO SPRINGS UTILITIES SPECIFICATIONS.
2. ALL CONDITIONS SHOWN TO BE "EXISTING" OR "ASSUMED" SHALL BE VERIFIED IN THE FIELD BY THE GENERAL CONTRACTOR PRIOR TO START OF CONSTRUCTION INCLUDING BUT NOT LIMITED TO POTHOLING OF EXISTING UTILITY ELEVATIONS AT CROSSINGS AND TIE-IN LOCATIONS. ANY DISCREPANCIES SHALL BE NOTED AND SUBMITTED TO THE OWNER AND THE ENGINEER FOR REVIEW. CHANGES TO THE ORIGINAL DESIGN OF THIS PROJECT DUE TO EXISTING SITE CONDITIONS MUST BE APPROVED BY BOTH THE ENGINEER AND OWNER PRIOR TO MAKING ANY CHANGES.
3. THE HORIZONTAL DIMENSIONS BETWEEN PROPOSED UTILITY LINES MAY VARY SLIGHTLY BASED ON INSTALLED VALVES, ADAPTER, AND PUMPS.
4. ALL APPURTENANCES ON HYDRANT LATERALS SHALL BE INSTALLED WITH MJ RESTRAINTS PER CSU STANDARDS.
5. ALL WATER LINES DESIGNATED PVC TO BE CONSTRUCTED WITH C900 PVC PIPE.

CAUTION NOTE (SERVICE LINES):

CONTRACTOR SHALL MAINTAIN 1' OF VERTICAL SEPARATION AT ALL DRY UTILITY CROSSINGS. CONTRACTOR SHALL POTHOLE ALL EXISTING UTILITY CROSSINGS TO VERIFY DEPTH AND COORDINATE WITH ENGINEER OF RECORD.

NORTH

GRAPHIC SCALE IN FEET
0 20 40 80

COLORADO SPRINGS REVIEW

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2 North Nevada Avenue, Suite 300
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DESIGNED BY: MVZ
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DATE: 03/10/2023

SOLACE APARTMENTS FILING NO. 2

SANITARY AND WATER SERVICE PLANS

WATER SERVICE PLAN

COLORADO REGISTERED PROFESSIONAL ENGINEER — 39487 — 03/10/23

PROJECT NO. 096668009

SHEET C-604

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EPC 8/18/2023