CONSTRUCTION PLANS
FOR
TOWNHOMES AT WESTERN

LOT 1, CIMARRON SOUTHEAST FILING NO. 2C, SOUTHEAST QUARTER SECTION 7, TOWNSHIP 14 SOUTH, RANGE 66 WEST OF THE 6TH P. M.,
EL PASO COUNTY, COLORADO

STANDARD EL PASO COUNTY CONSTRUCTION PLAN NOTES

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

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

STANDARD EL PASO COUNTY SIGNING AND STRIPING NOTES

1. ALL SIGNS AND PAVEMENT MARKINGS SHALL BE IN COMPLIANCE WITH THE CURRENT MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD).

2. REMOVAL OF EXISTING PAVEMENT MARKINGS SHALL BE ACCOMPLISHED BY A METHOD THAT DOES NOT MATERIALLY DAMAGE THE PAVEMENT. THE PAVEMENT MARKINGS SHALL BE REMOVED TO THE EXTENT THAT THEY WILL NOT BE VISIBLE UNDER DAY OR NIGHT CONDITIONS. AT NO TIME WILL IT BE ACCEPTABLE TO PAINT OVER EXISTING PAVEMENT MARKINGS.

3. ANY DEVIATION FROM THE STRIPING AND SIGNING PLAN SHALL BE APPROVED BY EL PASO COUNTY PLANNING AND COMMUNITY DEVELOPMENT.

4. ALL SIGNS SHOWN ON THE SIGNING AND STRIPING PLAN SHALL BE NEW SIGNS. EXISTING SIGNS MAY REMAIN OR BE REUSED IF THEY MEET CURRENT EL PASO COUNTY AND MUTCD STANDARDS.

5. STREET NAME AND REGULATORY STOP SIGNS SHALL BE ON THE SAME POST AT INTERSECTIONS.

6. ALL REMOVED SIGNS SHALL BE DISPOSED OF IN A PROPER MANNER BY THE CONTRACTOR.

7. ALL STREET NAME SIGNS SHALL HAVE "C" SERIES LETTERS, WITH LOCAL ROADWAY SIGNS BEING 4" UPPER-LOWER CASE LETTERING ON 8" BLANK AND COLLECTOR ROADWAY SIGNS BEING 6" LETTERING, UPPER-LOWER CASE ON 12" BLANK, WITH ½" WHITE BORDER THAT IS NOT RECESSED

8. ALL TRAFFIC SIGNS SHALL HAVE A MINIMUM HIGH INTENSITY PRISMATIC GRADE SHEETING.

9. ALL LOCAL RESIDENTIAL STREET SIGNS SHALL BE MOUNTED ON A 1.75" X 1.75" SQUARE TUBE SIGN POST AND STUB POST BASE. FOR OTHER APPLICATIONS, REFER TO THE CDOT STANDARD S-614-8 REGARDING USE OF THE P2 TUBULAR STEEL POST SLIPBASE DESIGN.

10. ALL SIGNS SHALL BE SINGLE SHEET ALUMINUM WITH 0.100" MINIMUM THICKNESS.

11. ALL LIMIT LINES/STOP LINES, CROSSWALK LINES, PAVEMENT LEGENDS, AND ARROWS SHALL BE A MINIMUM 125 MIL THICKNESS PREFORMED THERMOPLASTIC PAVEMENT MARKINGS WITH TAPERED LEADING EDGES PER CDOT STANDARD S-627-1. WORD AND SYMBOL MARKINGS SHALL BE THE NARROW TYPE. STOP BARS SHALL BE 24" IN WIDTH. CROSSWALKS LINES SHALL BE 12" WIDE AND 8' LONG PER CDOT S-627-1.

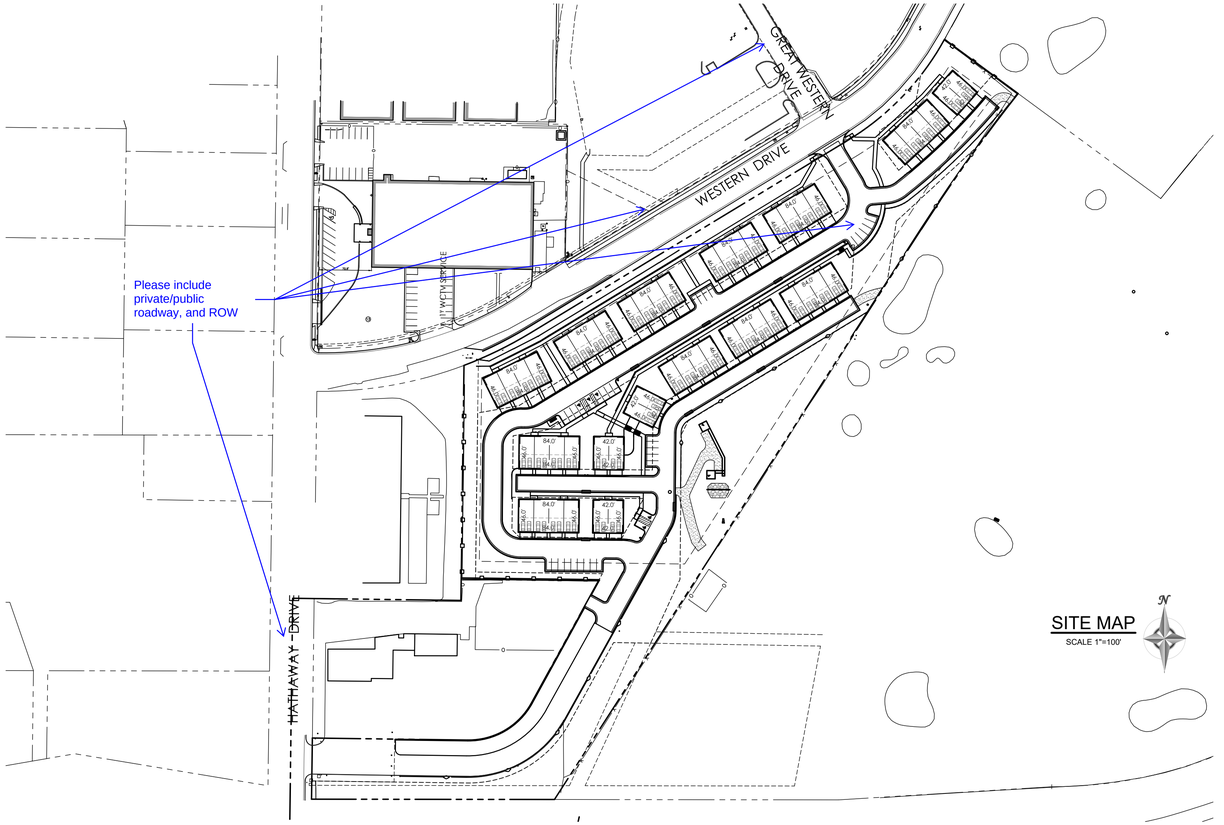
12. ALL LONGITUDINAL LINES SHALL BE A MINIMUM 15MIL THICKNESS EPOXY PAINT. ALL NON-LOCAL RESIDENTIAL ROADWAYS SHALL INCLUDE BOTH RIGHT AND LEFT EDGE LINE STRIPING AND ANY ADDITIONAL STRIPING AS REQUIRED BY CDOT S-627-1.

13. THE CONTRACTOR SHALL NOTIFY EL PASO COUNTY PLANNING AND COMMUNITY DEVELOPMENT (719) 520-6819 PRIOR TO AND UPON COMPLETION OF SIGNING AND STRIPING.

14. THE CONTRACTOR SHALL OBTAIN A WORK IN THE RIGHT OF WAY PERMIT FROM THE EL PASO COUNTY PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT OF TRANSPORTATION PRIOR TO ANY SIGNAGE OR STRIPING WORK WITHIN AN EXISTING EL PASO COUNTY ROADWAY.

GENERAL GRADING NOTES

1. UNDERGROUND FACILITIES, STRUCTURES AND UTILITIES HAVE BEEN DRAWN FROM AVAILABLE RECORDS ANO/OR SURFACE EVIDENCE. THE LOCATION OF ALL UTILITIES MAY NOT BE SHOWN OR MAY NOT HAVE BEEN LOCATED. BELOW GROUND LOCATIONS HAVE NOT BEEN PERFORMED. THEREFORE, THE RELATIONSHIP BETWEEN PROPOSED WORK AND EXISTING FACILITIES, STRUCTURES AND UTILITIES MUST BE CONSIDERED APPROXIMATE. ALL UTILITIES SHALL BE LOCATED PRIOR TO ANY EARTH WORK OR DIGGING (1-800-922-1987). THE CONTRACTOR SHALL BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MAY BE OCCASIONED BY THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UTILITIES.
2. CONTRACTOR SHALL BE RESPONSIBLE FOR CONTACTING ALL SUBSURFACE UTILITY OWNERS PRIOR TO BEGINNING WORK TO DETERMINE LOCATION OF UTILITY FACILITIES.
3. EXISTING CONDITIONS SHALL BE VERIFIED BY THE GENERAL CONTRACTOR. DISCREPANCIES ARE TO BE REPORTED TO THE ENGINEER PRIOR TO CONSTRUCTION.
4. M.V.E., INC., OR THE ENGINEER ASSUMES NO RESPONSIBILITY OR LIABILITY FOR USE OF THIS GRADING PLAN FOR ANY OTHER PURPOSE THAN OVER LOT GRADING OPERATIONS.
5. ALL WEEDS, TRASH, DEBRIS, RUBBLE, BROKEN ASPHALT, ORGANIC MATERIAL (EXCLUDING TOPSOIL) AND REFUSE, OR ANY OTHER MATERIAL WHICH WOULD NOT BE DELETERIOUS AS FILL MATERIAL OR INCAPABLE OF SUPPORTING THE BUILDING, VEHICULAR AND/OR OVERBURDEN LOADS TO BE IMPOSED SHALL BE CLEARED, GRUBBED OR EXCAVATED AS THE CASE MAY DICTATE PRIOR TO GRADING AND SHALL BE REMOVED FROM SITE AND DISPOSED OF LEGALLY.
6. CONTOUR INTERVAL FOR EXISTING AND PROPOSED CONTOUR LINES IS 1.0'.
7. PROPOSED CONTOURS SHOWN ARE FINISH GRADES AND READ TO TOP OF PAVEMENT AND FINISH SOIL GRADE.
8. THE CONTRACTOR SHALL BE RESPONSIBLE TO PROTECT GRADED AREAS FROM, AND AS NECESSARY RESTORE TO GRADE, ANY RUTS, WASHES OR OTHER CHANGES FROM THE DESIGN ELEVATIONS SHOWN HEREON, UNTIL GRADING WORK IS ACCEPTED BY THE OWNER OR OWNER'S REPRESENTATIVE.
9. THE CONTRACTOR SHALL ENDEAVOR NOT TO DISTURB ANY OFFSITE AREAS. THE CONTRACTOR SHALL RESTORE TO THE ORIGINAL CONDITION, ADJACENT (OFF-SITE) PROPERTY DISTURBED BY HIS OPERATIONS.
10. THE GENERAL CONTRACTOR SHALL STRIP TOPSOIL FROM CONSTRUCTION AREAS AND STOCKPILE TOPSOIL AT AREA SHOWN ON THIS PLAN. PLACE TOPSOIL WITH APPROPRIATE EROSION CONTROL AND IN A MANNER SO AS TO NOT CONFLICT WITH OTHER TRADES AND CONSTRUCTION PROCESS.
11. ALL GRADING SHALL BE DONE TO INSURE POSITIVE DRAINAGE AWAY FROM FOUNDATIONS AND STRUCTURES.
12. FINISHED GRADE OF ALL PERVIOUS EARTH SURFACES THAT CONTACT FOUNDATION WALLS SHALL BE A MINIMUM OF 6" BELOW ANY UNTREATED WOOD MATERIAL OR IN ACCORDANCE WITH APPLICABLE CODES AND THE RECOMMENDATIONS OF THE OWNER'S GEOTECHNICAL ENGINEERING REPORT OR DESIGN.
13. PERVIOUS EARTH SURFACES SHALL SLOPE AWAY FROM ALL FOUNDATION WALLS AT A MINIMUM RATE OF 6" IN 10 FEET (5%) FOR THE FIRST 10 FEET ADJACENT TO THE FOUNDATION OR IN ACCORDANCE WITH APPLICABLE CODES AND THE RECOMMENDATIONS OF THE OWNER'S GEOTECHNICAL ENGINEERING REPORT OR DESIGN.
14. CONCRETE OR OTHER IMPERVOIUS SURFACES THAT CONTACT FOUNDATION WALLS SHALL SLOPE AWAY FROM ALL FOUNDATION WALLS AT A MINIMUM RATE OF 1/4" PER FOOT (2.00%) OR IN ACCORDANCE WITH APPLICABLE CODES AND THE RECOMMENDATIONS OF THE OWNER'S GEOTECHNICAL ENGINEERING REPORT OR DESIGN.
15. ANY FILL MATERIAL REQUIRED TO BRING GRADES UP TO PROPOSED ELEVATIONS SHALL BE PROVIDED BY THE CONTRACTOR.
16. THE CONTRACTOR SHALL BE RESPONSIBLE FOR DISTRIBUTING TOPSOIL THROUGHOUT THE LAWN AND PLANTING AREAS ACCORDING TO APPROVED LANDSCAPE PLANS, BY OTHERS.
17. THE NATURE OF WORK PROPOSED BY THIS PLAN IS GRADING AND THE EXTENT OF SAID PROPOSED GRADING IS SHOWN BY THE EXISTING AND PROPOSED CONTOURS HEREON.
18. CONTRACTOR SHALL USE MECHANICAL METHODS TO GO FROM THE EXISTING TO PROPOSED CONTOURS IN ACCORDANCE WITH THIS GRADING PLAN. QUALITY CONTROL OF SOILS AND GRADING OPERATION WILL BE AS DIRECTED BY OWNERS GEOTECHNICAL ENGINEER.ALL NEW CONSTRUCTION IN THE PUBLIC RIGHT-OF-WAY IS TO CONFORM TO THE SPECIFICATIONS OF EL PASO COUNTY.
19. ALL NEW CONSTRUCTION IN THE PUBLIC RIGHT-OF-WAY IS TO CONFORM TO THE SPECIFICATIONS OF EL PASO COUNTY.
20. ALL STORM DRAIN OUTSIDE OF THE PUBLIC RIGHT-OF-WAY SHALL BE HDPE WITH SMOOTH INTERIOR AND CORRUGATED EXTERIOR WITH PVC FITTINGS. ALL STORM DRAIN INLETS SHALL BE BE PRE-CAST. ALL STORM DRAIN CONSTRUCTION IN THE PUBLIC RIGHT-OF-WAY SHALL BE PLACED IN ACCORDANCE WITH EL PASO COUNTY SPECIFICATIONS.
21. CONTRACTOR WILL BE RESPONSIBLE FOR SCHEDULING A PRE-CONSTRUCTION MEETING HELD PRIOR TO CONSTRUCTION WITH EPC-PCD, ENGINEER, AND CONTRACTOR IN ATTENDANCE.
22. CONTRACTOR IS RESPONSIBLE FOR ALL OF HIS OPERATIONS ON THE SITE. CONTRACTOR SHALL OBSERVE ALL SAFETY AND OSHA REGULATIONS DURING CONSTRUCTION OPERATIONS. TRENCH WIDTHS AND SLOPE ANGLES SHALL BE DETERMINED BY THE CONTRACTOR IN THE FIELD AND ACCORDING TO SAFETY AND OSHA REGULATIONS.



SITE MAP
SCALE 1"=100'

FLOODPLAIN STATEMENT

A PORTION OF THE SUBJECT PROPERTY IS LOCATED WITHIN FEMA DESIGNATED SPECIAL FLOOD HAZARD AREA (SFHA's) ZONE AE AS INDICATED ON THE FLOOD INSURANCE RATE MAP (FIRM) FOR EL PASO COUNTY, COLORADO AND INCORPORATED AREAS - MAP NUMBER 08041C0754 G, EFFECTIVE DECEMBER 7, 2018.

MAP NOTES

1. BOUNDARY BEARINGS AND DISTANCES SHOWN ON THIS MAP ARE RELATIVE TO THE WEST LINE OF LOT 1, CIMARRON SOUTHEAST FILING NO. 2C, ASSUMED TO BEAR N00°44'42"E.

2. THE EXISTING TOPOGRAPHY SHOWN ON THIS PLAN WAS PREPARED AND PROVIDED BY POLARIS SURVEYING INC. ELEVATIONS SHOWN ARE RELATIVE TO NAVD88.

3. ALL EXISTING UNDERGROUND UTILITIES SHOWN ON THIS MAP ARE FROM UTILITY MAIN RECORD MAPS AND UTILITY SERVICE LOCATION MAPS. THE LOCATION OF UTILITIES AS SHOWN ARE APPROXIMATE. ALL UTILITIES MAY NOT BE SHOWN OR MAY NOT HAVE BEEN LOCATED. BELOW GROUND UTILITY LOCATIONS WERE NOT PERFORMED.

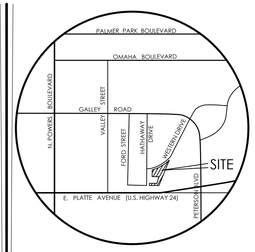
CALL BEFORE YOU DIG... COLORADO 811 CALL 811 OR 1-800-922-1987
48 HOURS BEFORE YOU DIG, CALL UTILITY LOCATORS FOR LOCATING AND MARKING GAS, ELECTRIC, WATER AND WASTEWATER

SHEET INDEX

LEGEND

	EXISTING	PROPOSED
PROPERTY LINE		
EASEMENT LINE - PUBLIC UTILITY & DRAINAGE 10' FRONT, 5' SIDE, 7' REAR (TYP)		
LOT LINE		
BUILDING SETBACK LINE		
ADJACENT PROPERTY LINE		
INDEX CONTOUR	5985	5985
INTERMEDIATE CONTOUR	84	84
CONCRETE AREA		
ASPHALT AREA		
CURB AND GUTTER		
BUILDING/ BUILDING OVERHANG		
DECK		
RETAINING WALL - SOLID/ ROCK		RETAINING WALL - SOLID ROCK
SIGN		
BOLLARD		
WOOD FENCE		
CHAIN LINK FENCE		
BARBED WIRE FENCE		
TREE (EVERGREEN/DECIDUOUS)		
SHRUB		
ROCK		
		TOP OF WALL/GRADE AT BOTTOM OF WALL (86.0 TW / 83.0 FG)
		TOP OF CURB/FLOWLINE (86.85 / 83.35)
		SPOT ELEVATION FL = FLOWLINE TSW = TOP OF SIDEWALK (84.96 TSW)
		FF = 5986.00 FINISHED FLOOR ELEVATION
		FLOW DIRECTION
P.B., PG.	(PLAT BOOK, (PAGE)	

PCD File #: PPR-24-15



VICINITY MAP
NOT TO SCALE

BENCHMARK

1. BOUNDARY BEARINGS AND DISTANCES SHOWN ON THIS MAP ARE RELATIVE TO THE WEST LINE OF LOT 1, CIMARRON SOUTHEAST FILING NO. 2C, ASSUMED TO BEAR N00°44'42"E.

2. THE EXISTING TOPOGRAPHY SHOWN ON THIS PLAN WAS PREPARED AND PROVIDED BY POLARIS SURVEYING INC. ELEVATIONS SHOWN ARE RELATIVE TO NAVD88.

10 0 50 100 200
1" = 100' 1:200

MVE, INC. ENGINEERS / SURVEYORS
1903 lelaray street, suite 200 colorado springs co 80909 719.635.5736

REVISIONS

DESIGNED BY
DRAWN BY
CHECKED BY
AS-BUILTS BY
CHECKED BY

TOWNHOMES AT WESTERN

LOT I, CIMARRON SOUTHEAST FILLING NO - 2C

CONSTRUCTION PLANS COVER SHEET

C2.1

MVE PROJECT 61203
MVE DRAWING CON-CS

APRIL 19, 2024

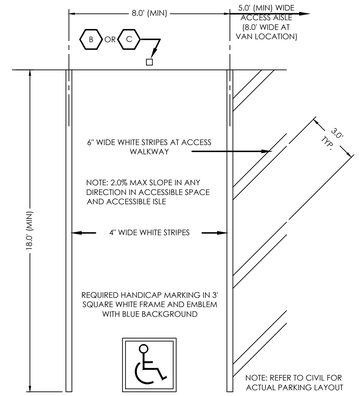
SHEET 1 OF 6

12"x18"
R7-22
(EVENLY SPACED AND PLACED IN COORDINATION WITH FIRE DEPARTMENT ALONG FIRE LANES & LOCATED BEHIND RAISED CURBS. ARROW DIRECTION AS APPLICABLE)

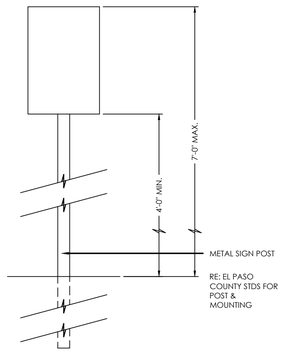
1. TYPOGRAPHY TO BE HELVETICA MEDIUM
2. ALL PRIMARY SIGNS TO BE MOUNTED ON METAL SIGN POST; 7'-0" ABOVE FINISH GRADE TO BOTTOM OF SIGN-TYP. ADDITIONAL PLACARD SIGNS SHALL BE MOUNTED AT LEAST 6'-0" ABOVE FINISH GRADE TO BOTTOM OF SIGN-TYP.
3. MOUNT HANDICAP SIGNAGE ON BUILDING.
4. FIRE LANE MARKING SHALL BE PROVIDED AS SHOWN. EITHER SIGNAGE OR STRIPING WILL BE PROVIDED IN LOCATIONS SHOWN ON PLAN. FIRE LANE MARKING REQUIREMENTS BY COLORADO SPRINGS FIRE DEPARTMENT DIVISION OF THE FIRE MARSHALL AS REVISED JULY 2016 WILL BE A FOLLOWED FOR MATERIALS AND INSTALLATION OF MARKINGS.

STRIPING AREA .....

SITE SIGNAGE LEGEND
SCALE: 1" = 1'-0"

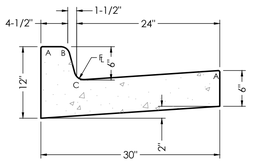


TYPICAL HANDICAP PARKING SPACE
SCALE 1" = 4.0'



TYPICAL SIGN POST
NTS

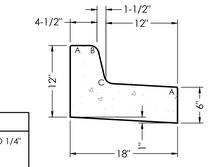
REVERSE SLOPE OF PAN FOR SPILL CURB



EPC TYPE A

RADII	
A	1/8" TO 1/4"
B	1-1/2"
C	1-1/2" TO 2"

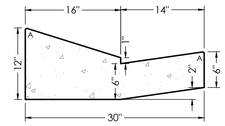
EPC TYPE A STANDARD VERTICAL CURB & GUTTER
SCALE 1"=1'



EPC TYPE B

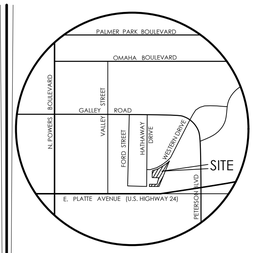
EPC TYPE B STANDARD MEDIAN CURB & GUTTER
SCALE 1"=1'

REVERSE SLOPE OF PAN FOR SPILL CURB



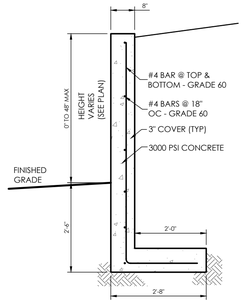
EPC TYPE C

EPC TYPE C STANDARD RAMP CURB & GUTTER
SCALE 1"=1'



VICINITY MAP
NOT TO SCALE

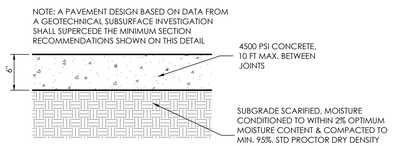
BENCHMARK



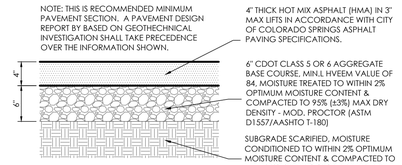
CONCRETE RETAINING WALL DETAIL
SCALE: 1" = 2.0'

NOTE: WALL HEIGHTS ABOVE 4' REQUIRES STRUCTURAL APPROVAL THROUGH REGIONAL BUILDING DEPARTMENT

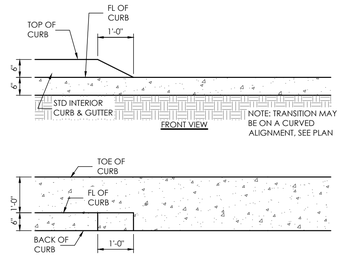
MASONRY BLOCK WALL DETAIL
NOT TO SCALE



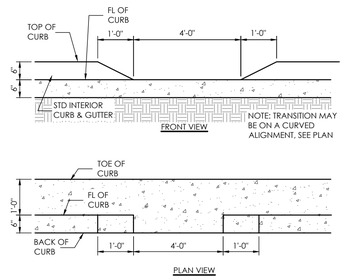
PAVEMENT SECTION VEHICLE TRAFFIC AREAS (CONCRETE)
SCALE 1" = 1.0'



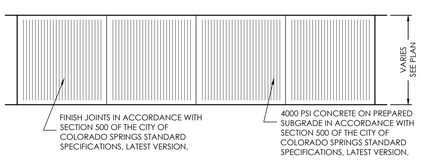
PARKING LOT PAVEMENT SECTION
SCALE 1" = 1.0'



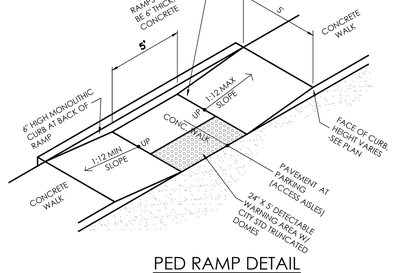
1' CURB TRANSITION DETAIL
SCALE 1" = 2.0'



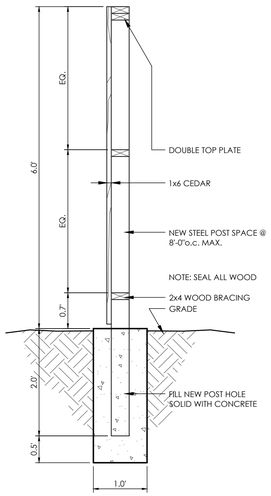
CURB OPENING DETAIL
SCALE: NOT TO SCALE



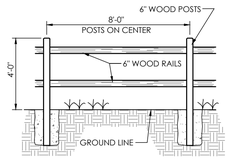
TYPICAL SIDEWALK DETAIL
SCALE 1" = 4.0'



PED RAMP DETAIL
NOT TO SCALE



6' FENCE DETAIL
SCALE 3/4" = 1.0'



SPLIT RAIL FENCE DETAIL
NTS

PCD FILE #

MVE INC. ENGINEERS / SURVEYORS
1903 lelaray street, suite 200 colorado springs co 80909 719.635.5736

REVISIONS

DESIGNED BY
DRAWN BY
CHECKED BY
AS-BUILTS BY
CHECKED BY

TOWNHOMES AT WESTERN

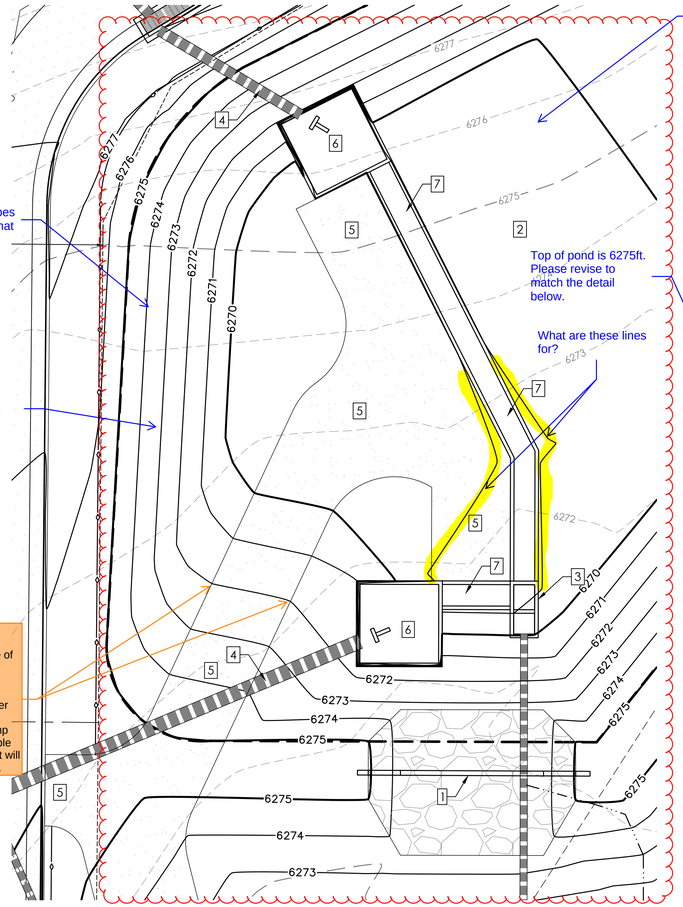
LOT 1, CIMARRON SOUTHEAST FILLING NO - 2C

CONSTRUCTION PLANS
CIVIL DETAILS

C2.2

MVE PROJECT 61203
MVE DRAWING CON-CD

APRIL 19, 2024
SHEET 2 OF 6



Please show the whole Detention pond, and side slopes of the pond. Note that side slopes is no steeper than 3:1.

Please show and label embankment width

Note: it has been observed that grade breaks on either side of access ramps are common points of erosion during construction. Consider designing a ditch on either side of the ramp and/or show applicable temporary BMPs that will help prevent erosion.

Please consider the pond layout. Please see comments on drainage report.

Please show and label slope of the bottom of the pond.

Top of pond is 6275ft. Please revise to match the detail below.

What are these lines for?

FULL SPECTRUM EXTENDED DETENTION BASIN DETAIL

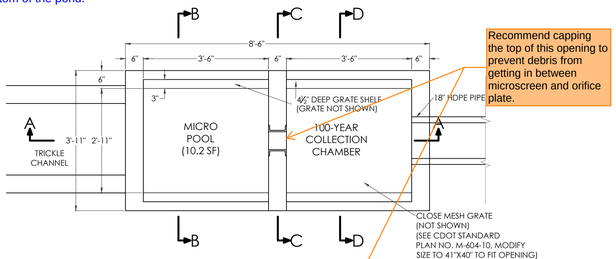
SCALE 1" = 10'

NOTE LEGEND

1. INSTALL CONCRETE SPILLWAY WEIR & EMERGENCY OVERFLOW RIP-RAP (SEE SPILLWAY DETAIL)
2. INSTALL FULL SPECTRUM EXTENDED DETENTION BASIN
3. INSTALL OUTLET STRUCTURE (SEE OUTLET DETAIL)
4. INSTALL HDPE STORM PIPE (SEE STORM PLAN)
5. INSTALL 11' WIDE GRAVEL ACCESS DRIVE
6. INSTALL CONCRETE FOREBAY (SEE CONCRETE FOREBAY A1-1 DETAIL)
7. INSTALL 3.0' BTM CONCRETE TRICKLE CHANNEL (SEE DETAIL)

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

Recommend capping the top of this opening to prevent debris from getting in between microscreen and orifice plate.

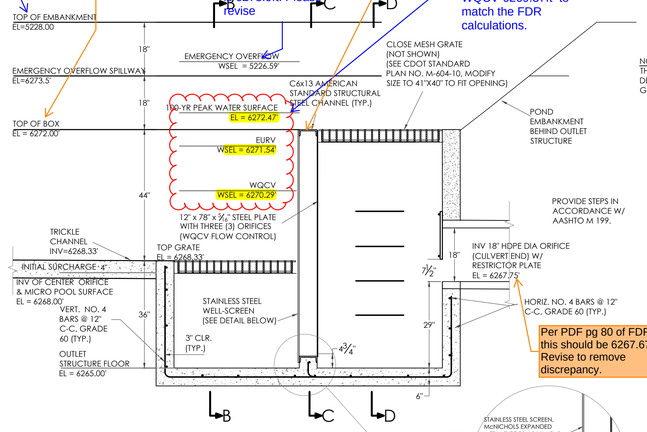


PLAN VIEW

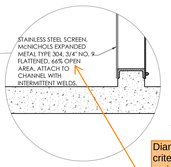
Per PDF pg 80 of FDR, this should be 6271.00. Revise to remove discrepancy.

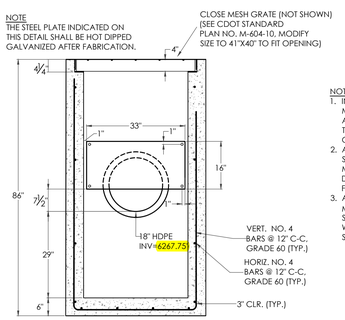
Emergency Overflow is 6273.9ft. Please revise

Please revise WSEL of 100yr-6271.6ft, EURV-6270.71ft and WQCV-6269.37ft to match the FDR calculations.

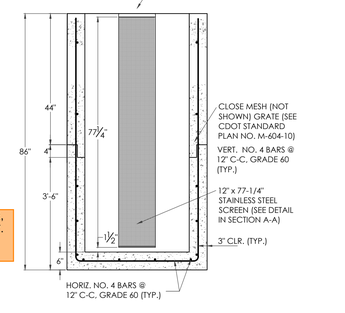


SECTION A-A



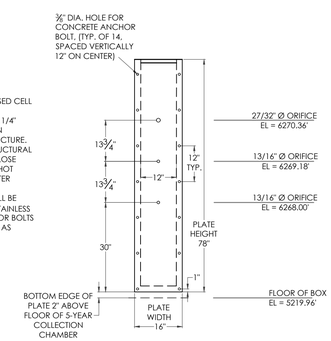


SECTION D-D



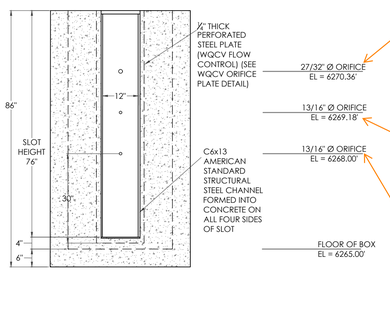
SECTION B-B

NOTES:
1. INSTALL NEOPRENE CLOSED CELL MEDIUM GASKETS WITH ADHESIVE ON ONE SIDE. 1/4" THICK x 2" WIDE BETWEEN ORIFICE PLATE AND STRUCTURE.
2. ALL ORIFICE PLATES, STRUCTURAL STEEL CHANNEL, AND CLOSE MESH GRATES SHALL BE HOT DIPPED GALVANIZED AFTER FABRICATION.
3. ALL ORIFICE PLATES SHALL BE MOUNTED WITH 3" x ¼" STAINLESS STEEL CONCRETE ANCHOR BOLTS W/ WASHERS, AND NUTS AS SHOWN.



WQCV ORIFICE PLATE

Update this detail per my comments on Section C-C below.



SECTION C-C

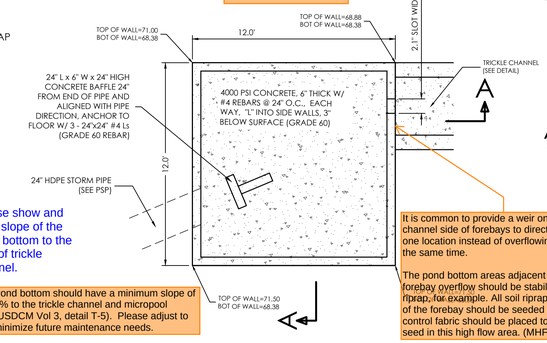
Include callout for pet waste station(s) around the pond, with signage stating that pet waste must be picked up.

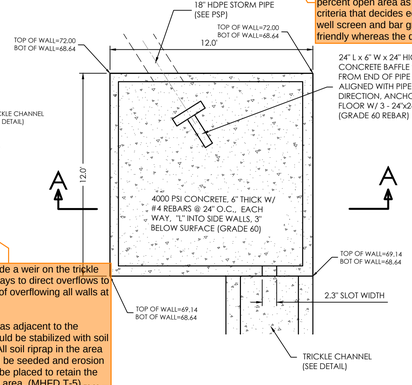
FULL SPECTRUM EXTENDED DETENTION BASIN OUTLET STRUCTURE DETAILS

SCALE: 1" = 2'

Diamond plate trash racks are not an equivalent replacement to those in our criteria. We have concerns that the diamond plate is going to be a constant maintenance issue with clogging. Diamonds plates may have the same percent open area as those shown in our criteria but this isn't the only criteria that decides equivalency with the ones spec'd out in our criteria. The well screen and bar grates in our criteria are designed to be maintenance friendly whereas the diamond plate will clog more often.

Assign a name/number to all PBMPs and then update all submitted text and drawings accordingly with consistent labeling throughout (example: "Pond A" or "Pond 1").

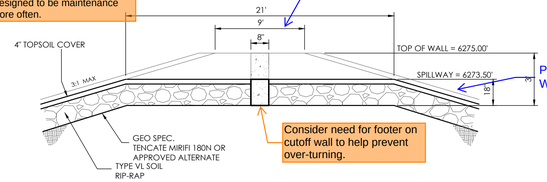




It is common to provide a weir on the trickle channel side of forebays to direct overflows to one location instead of overflowing all walls at the same time.

The pond bottom areas adjacent to the forebay overflow should be stabilized with soil riprap, for example. All soil riprap in the area of the forebay should be seeded and erosion control fabric should be placed to retain the seed in this high flow area. (MHFD T-5).

Please label embankment width

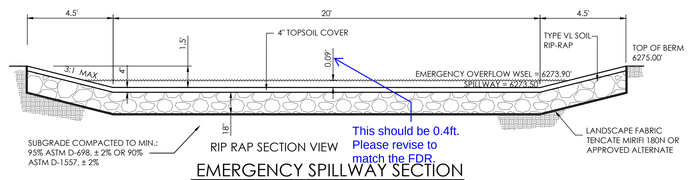


Please include 100 yr WSE

Consider need for footer on cutoff wall to help prevent over-turning.

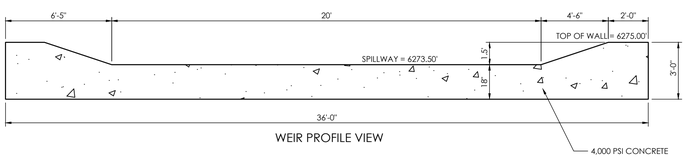
CONCRETE WEIR SECTION VIEW

NOT TO SCALE



EMERGENCY SPILLWAY SECTION

NOT TO SCALE



WEIR PROFILE VIEW

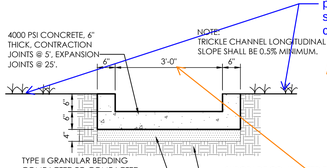
CONCRETE SPILLWAY WEIR SECTION

NOT TO SCALE

Stabilized access ramp shall be a minimum of 15ft wide and no greater than 12% slope, in accordance with DCMv1, Chap 11.2.2.

It may be acceptable to design the access road with a narrower width, greater slope, and without extending it to forebay(s) and outlet structure if the anticipated maintenance vehicles and equipment can still safely access the pond and reach structures. Properly document this in the Pond O&M manual.

Please show and label slope of the pond bottom to the side of trickle channel.

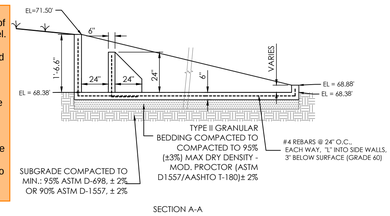


CONCRETE TRICKLE CHANNEL DETAIL

SCALE: 1" = 2'

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

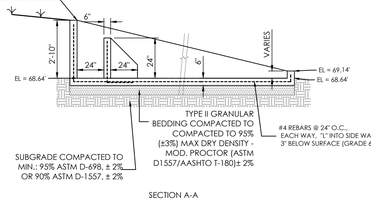
Consider future maintenance challenges of a 36in wide trickle channel. The most commonly available walk-behind Skid Steers have buckets that are 36in and wider. So it might only be possible to remove sediment from the ~63ft long trickle channel via hand tools, which is a significant maintenance effort. Just a common note we have received from many pond end-users who wish their trickle channel was wider.



SECTION A-A

SOUTH FOREBAY DETAIL

NOT TO SCALE



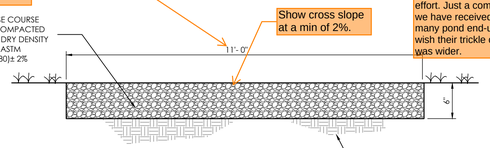
SECTION A-A

NORTH FOREBAY DETAIL

NOT TO SCALE

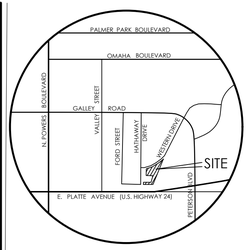
Forebay details cannot be fully reviewed until calculations for each forebay provided.

Show cross slope at a min of 2%.



POND GRAVEL ACCESS

SCALE: NOT TO SCALE



VICINITY MAP

NOT TO SCALE

BENCHMARK

1. BOUNDARY BEARINGS AND DISTANCES SHOWN ON THIS MAP ARE RELATIVE TO THE WEST LINE OF LOT 1, CIMARRON SOUTHEAST FILING NO. 2C, ASSUMED TO BEAR N00°44'42"E.

2. THE EXISTING TOPOGRAPHY SHOWN ON THIS PLAN WAS PREPARED AND PROVIDED BY POLARIS SURVEYING INC. ELEVATIONS SHOWN ARE RELATIVE TO NAVD88.

Per PDF pg 80 of FDR, this should be 2" dia and at 6269.81. Per PDF pg 80 of FDR, this should be 6268.90

Per PDF pg 80 of FDR, this should be 1" dia at 6268.90. Revise to remove discrepancy.

Per PDF pg 80 of FDR, this should be 1" dia. Revise to remove discrepancy.

1" = 10' 1:120

MVE INC. ENGINEERS / SURVEYORS
1903 lelaray street, suite 200 colorado springs co 80909 719.635.5736

REVISIONS

DESIGNED BY
DRAWN BY
CHECKED BY
AS-BUILTS BY
CHECKED BY

TOWNHOMES AT WESTERN

LOT 1, CIMARRON SOUTHEAST FILLING NO - 2C

CONSTRUCTION PLANS
FS-EDB DETAILS

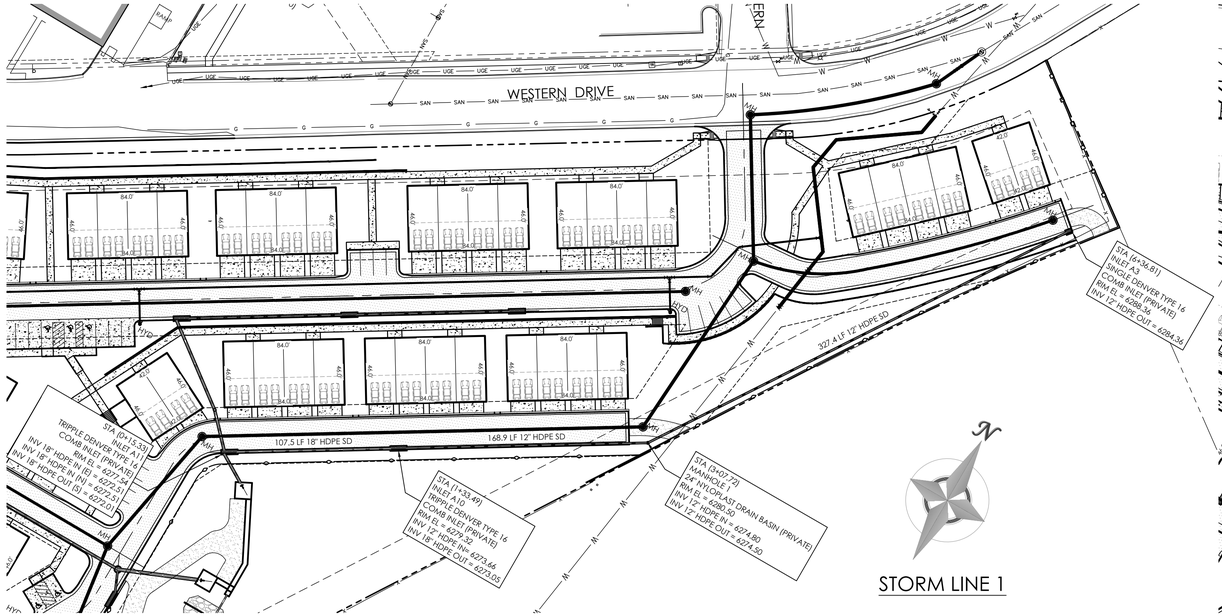
C2.3

MVE PROJECT 61203
MVE DRAWING CON-PP

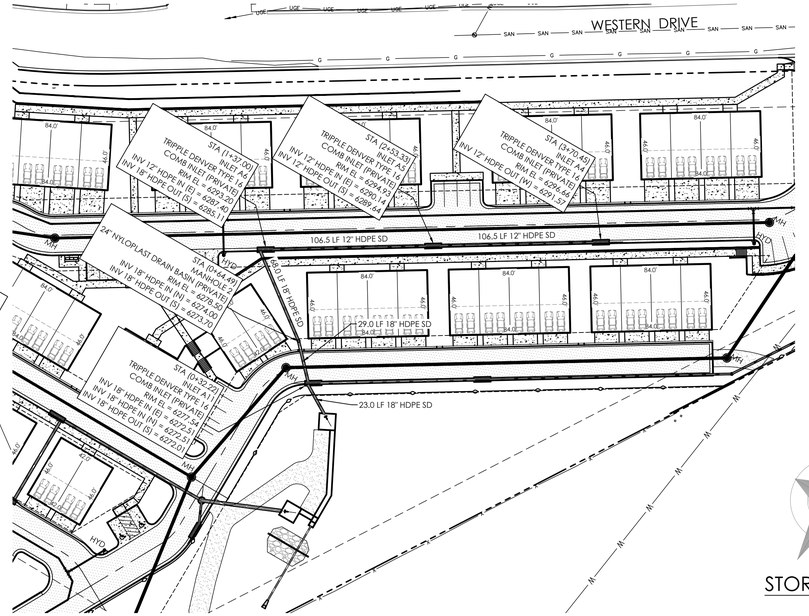
APRIL 19, 2024

SHEET 3 OF 6

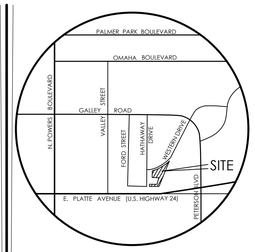
PCD FILE NO. _____



STORM LINE 1



STORM LINE 2



VICINITY MAP

NOT TO SCALE

BENCHMARK

1. BOUNDARY BEARINGS AND DISTANCES SHOWN ON THIS MAP ARE RELATIVE TO THE WEST LINE OF LOT 1, CIMARRON SOUTHEAST FILING NO. 2C, ASSUMED TO BEAR N00°44'42"E.

2. THE EXISTING TOPOGRAPHY SHOWN ON THIS PLAN WAS PREPARED AND PROVIDED BY POLARIS SURVEYING INC. ELEVATIONS SHOWN ARE RELATIVE TO NAVD88.

VERTICAL SCALE
1" = 5' 1:60

HORIZONTAL SCALE
1" = 50' 1:600

MVE INC.
ENGINEERS / SURVEYORS
1903 lelaray street, suite 200 colorado springs co 80909 719.635.5736

REVISIONS

DESIGNED BY
DRAWN BY
CHECKED BY
AS-BUILTS BY
CHECKED BY

TOWNHOMES AT WESTERN

LOT 1, CIMARRON SOUTHEAST FILLING NO - 2C

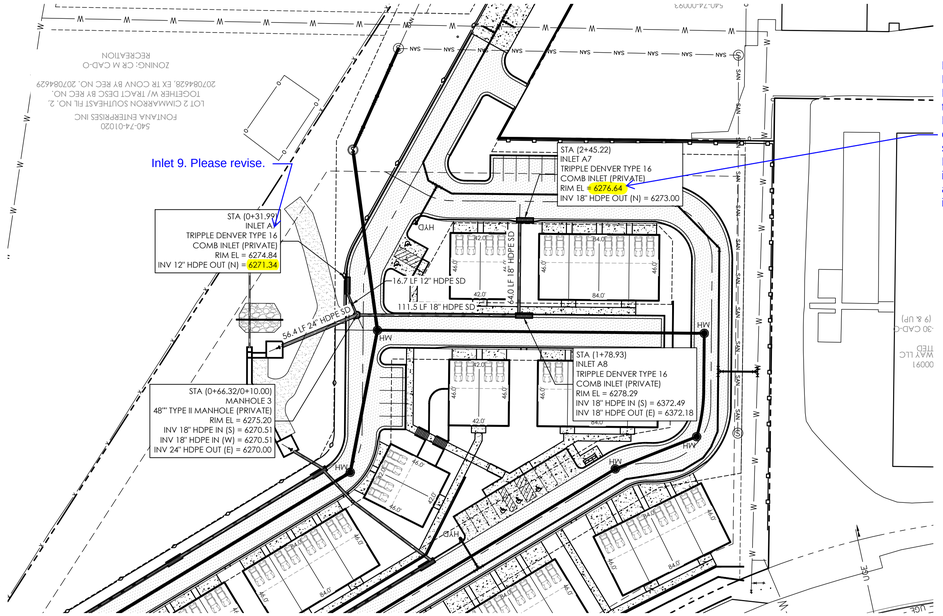
CONSTRUCTION PLANS
PRIVATE STORM

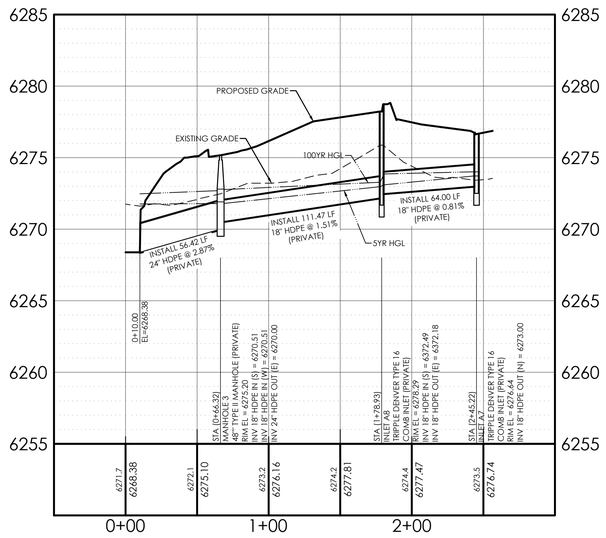
C2.4

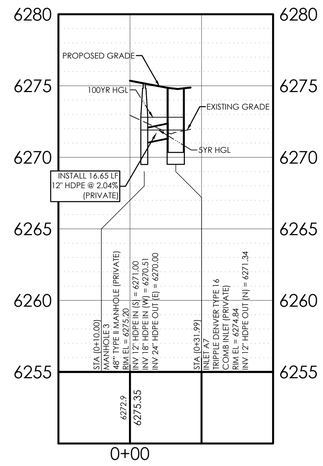
MVE PROJECT 61203
MVE DRAWING CON-PS

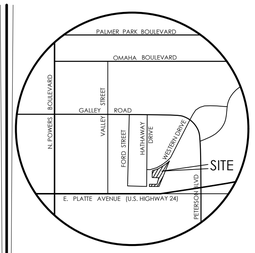
APRIL 19, 2024
SHEET 4 **OF** 6

PCD FILE NO. _____







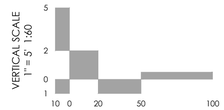


VICINITY MAP
NOT TO SCALE

BENCHMARK

1. BOUNDARY BEARINGS AND DISTANCES SHOWN ON THIS MAP ARE RELATIVE TO THE WEST LINE OF LOT 1, CIMARRON SOUTHEAST FILING NO. 2C, ASSUMED TO BEAR N00°44'42"E.

2. THE EXISTING TOPOGRAPHY SHOWN ON THIS PLAN WAS PREPARED AND PROVIDED BY POLARIS SURVEYING INC. ELEVATIONS SHOWN ARE RELATIVE TO NAVD88.



MVE INC. ENGINEERS / SURVEYORS
1903 lelaray street, suite 200 colorado springs co 80909 719.635.5736

REVISIONS

DESIGNED BY
DRAWN BY
CHECKED BY ____ _____
AS-BUILTS BY
CHECKED BY ____ _____

TOWNHOMES AT WESTERN

LOT I, CIMARRON SOUTHEAST
FILLING NO - 2C

CONSTRUCTION PLANS PRIVATE STORM

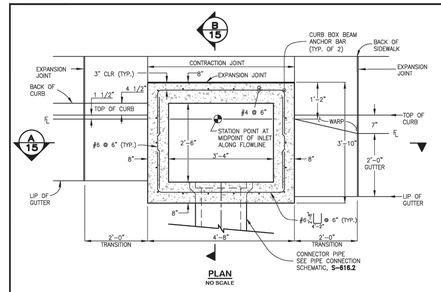
C2.5

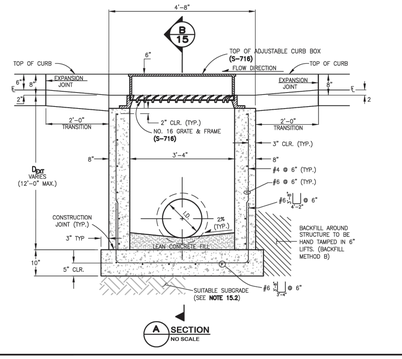
MVE PROJECT 61203
MVE DRAWING CON-PS2

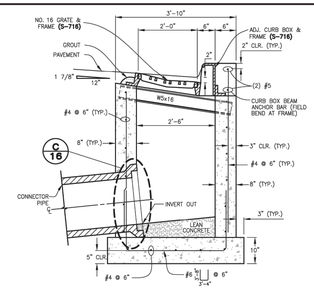
APRIL 19, 2024

SHEET 5 **OF** 6

PCD FILE NO. _____







SINGLE NUMBER 16 INLET NOTES:

15.1 FOR PAYMENT PURPOSES, INLET STRUCTURES SHALL ALSO INCLUDE 2'-0" CURB & GUTTER TRANSITION SECTION AT EACH END OF INLET PLUS SIDEWALK SECTIONS WHERE REQUIRED BEHIND INLET STRUCTURE AND TRANSITION SECTIONS.

15.2 SUB-GRADE SHALL BE 6-12" OF CLASS B BEDDING COMPACTED PER WCPM STANDARD CONSTRUCTION SPECIFICATIONS, ON SUITABLE, UNDISTURBED MATERIAL. IF SUBGRADE IS UNSUITABLE, THE SUBGRADE SHALL BE OVEREXCAVATED AND STABILIZED WITH CLASS B BEDDING PER WCPM STANDARD CONSTRUCTION SPECIFICATIONS.

15.3 FLOOR SLOPE MAY BE POURED MONOLITHIC WITH BASE.

15.4 Sc = SLOPE OF CONNECTOR = 2% MIN.

15.5 UNLESS OTHERWISE SPECIFIED ON THE DRAWINGS OR OTHERWISE APPROVED, ALL NO. 16 INLETS SHALL BE CONSTRUCTED WITH AN ADJUSTABLE CAST IRON CURB BOX (S-716)

15.6 DESIGN CONDITIONS FOR INLET ALLOWS DEPTHS OF 12'-0" (MAX.). FOR INLETS MORE THAN 12'-0" FEET IN DEPTH, SHOP DRAWINGS AND DESIGN ANALYSIS SHALL BE SUBMITTED FOR APPROVAL.

15.7 ALL REINFORCING STEEL SHALL BE ASTM, A-615, GRADE 60 DEFORMED BARS. DIAMETER OF BEND MEASURED ON THE INSIDE OF THE BAR SHALL BE A MINIMUM OF 6 BAR DIAMETER.

15.8 ALL SHALL CONFORM TO AASHTO LRFD BRIDGE DESIGN SPECIFICATIONS, 8TH EDITION, 2017.

15.9 NO FORMWORK SHALL WORK REMAIN INSIDE STRUCTURE WHEN COMPLETE.

15.10 CONCRETE MIX FOR GUTTER AND ANY ADJOINING STREET PANELS SHALL MEET CLASS 2 REQUIREMENTS FOR SULFATE RESISTANCE IN ACCORDANCE WITH CDOT STANDARD 601.04 IN STREETS WHERE MAGNESIUM CHLORIDE CHEMICAL DEICERS ARE APPLIED, REFER TO WCPM STANDARD CONSTRUCTION SPECIFICATIONS SECTION 11 FOR REQUIREMENTS FOR SULFATE RESISTANCE IN CONCRETE EXPOSED TO EARTH.

15.11 SPLICING OF REINFORCING STEEL SHALL BE PERMITTED ONLY WHERE DETAILED IN DRAWINGS.

15.12 INLET WALLS SHALL BE FORMED BOTH INSIDE AND OUTSIDE. CASTING OF SIDEWALLS AGAINST EARTH IS NOT PERMITTED.

15.13 LEAN CONCRETE FILL TO BE f'C = 2000 PSI. INLET STRUCTURE, LID, STREET CURB AND GUTTER, AND PAVEMENT TO BE f'C = 4,500 PSI, MAX W/CM = 0.45 AND AIR ENTRAINED 5% TO 8%. f'C = 28 DAY COMPRESSIVE STRENGTH REQUIREMENT FOR MIX DESIGN, FIELD ACCEPTANCE.

15.14 FOR THROUGH STRUCTURES, BENCHES MUST COME TO TOP OF PIPE.

15.15 NO CORNER PENETRATIONS ON STRUCTURE.

15.16 SEE WCPM STANDARD CONSTRUCTION SPECIFICATIONS SECTION 11.04 STORM INLETS FOR MORE INFORMATION. USE OF THIS DETAIL WITHOUT SPECIFICATIONS SHALL BE CONSIDERED NON-COMPLIANT.

15.17 SEE **S-616.2** FOR REBAR PLACEMENT AT WALL PENETRATION DETAIL.

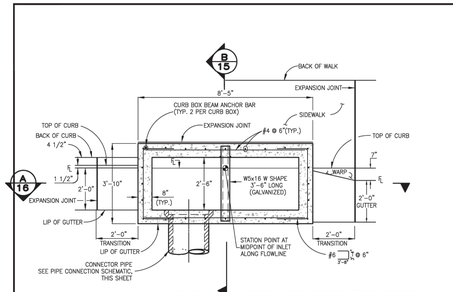
15.18 REFER TO "TRANSPORTATION STANDARDS AND DETAILS FOR THE ENGINEERING DIVISION" FOR ADJACENT ROADWAY AND SIDEWALK DESIGN CRITERIA.

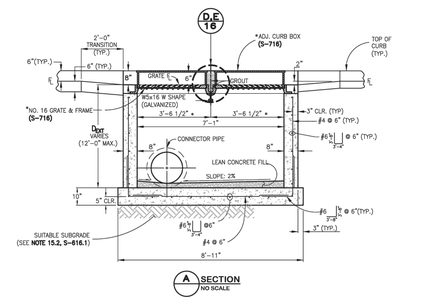
DENVER THE MILE HIGH CITY

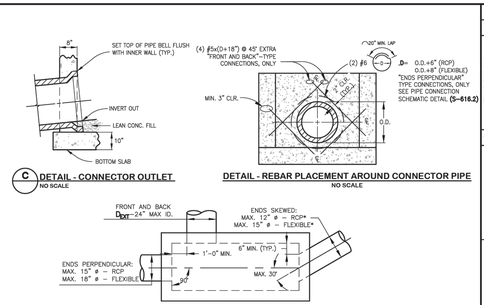
CITY AND COUNTY OF DENVER
2000 W. 3RD AVE. DENVER, CO 80223
www.denvergov.org

STANDARD DETAILS
SINGLE NUMBER 16 INLET
S-616.1

DRAWN BY:
DESIGNED BY: ASP/JDMT
APPROVED BY:
DRAWING NO.: 9916.dwg
DATE: JUNE 2020
SHEET NO.: 15







DOUBLE NUMBER 16 INLET NOTES:

16.1 SEE DETAIL SPECIFICATIONS SECTION 11.05 STORM INLETS FOR MORE INFORMATION. USE OF THIS DETAIL WITHOUT SPECIFICATIONS SHALL BE CONSIDERED NON-COMPLIANT.

16.2 SEE GENERAL NOTES ON **S-616.1**.

16.3 EXPANSION JOINT MATERIAL SHALL BE PLACED FULL DEPTH OF THE CURB AND GUTTER, SIDEWALK, CONCRETE PAVEMENT, AS APPLICABLE. THE TOP PORTION OF THE JOINT SHALL BE SEALED WITH SILICONE SEALANT.

16.4 SEE **S-616.1** FOR REBAR PLACEMENT AT WALL PENETRATION DETAIL.

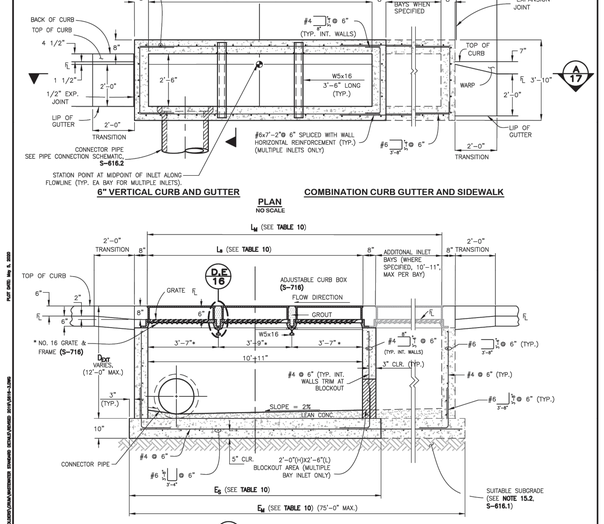
* STANDARD DETAIL **S-716** APPLIES TO ALL OF THE GRATE & FRAME GEOMETRIC DIMENSIONS FOR THE DOUBLE NUMBER 16 INLET EXCEPT FOR THE FRAME LENGTH. FRAME LENGTH SHOULD BE MANUFACTURED FOR THE DIMENSIONS CALLED OUT ON THIS SHEET.

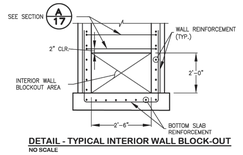
DENVER THE MILE HIGH CITY

CITY AND COUNTY OF DENVER
2000 W. 3RD AVE. DENVER, CO 80223
www.denvergov.org

STANDARD DETAILS
DOUBLE NUMBER 16 INLET
S-616.2

DRAWN BY:
DESIGNED BY: ASP/JDMT
APPROVED BY:
DRAWING NO.: 9916.dwg
DATE: JUNE 2020
SHEET NO.: 16





TRIPLE NUMBER 16 INLET NOTES:

17.1 SEE WCPM STANDARD CONSTRUCTION SPECIFICATIONS SECTION 11.05 STORM INLETS FOR MORE INFORMATION. USE OF THIS DETAIL WITHOUT SPECIFICATIONS SHALL BE CONSIDERED NON-COMPLIANT.

17.2 SEE GENERAL NOTES ON **S-616.1**

17.3 EXPANSION JOINT MATERIAL SHALL BE PLACED FULL DEPTH OF THE CURB AND GUTTER, SIDEWALK, CONCRETE PAVEMENT, AS APPLICABLE. THE TOP PORTION OF THE JOINT SHALL BE SEALED WITH SILICONE SEALANT.

17.4 SEE **S-616.2** FOR REBAR PLACEMENT AROUND CONNECTOR PIPE.

* STANDARD DETAIL **S-716** APPLIES TO ALL OF THE GRATE & FRAME GEOMETRIC DIMENSIONS FOR THE TRIPLE NUMBER 16 INLET EXCEPT FOR THE FRAME LENGTH. FRAME LENGTH SHOULD BE MANUFACTURED FOR THE DIMENSIONS CALLED OUT ON THIS SHEET.

TABLE 10. NO. 16 TOTAL INLET LENGTH

INLET CONFIGURATION	L_d OR L_B INLET LENGTH	* E_d OR E_B TOTAL BOTTOM SLAB LENGTH
TRIPLE NO. 16	10'-11"	12'-9"
NO. 16 3-3-2 (EXAMPLE CONFIGURATION)	10'-11", 10'-11", 7'-1"	32'-1"
NO. 16 ___-___-___ (CONFIGURATION TEMPLATE)	L_{d1}, L_{d2}, L_{d3}	=3"+8"+L_{d1}+8"+L_{d2}+8"+L_{d3}+8"+3"

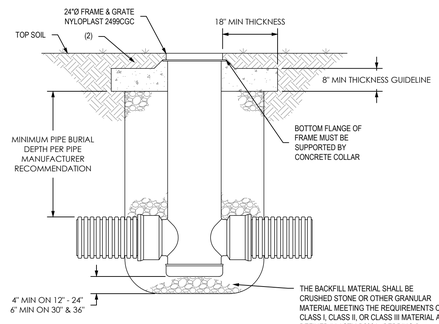
*MAX. BOTTOM SLAB LENGTH = 75'-0"

DENVER THE MILE HIGH CITY

CITY AND COUNTY OF DENVER
2000 W. 3RD AVE. DENVER, CO 80223
www.denvergov.org

STANDARD DETAILS
TRIPLE NUMBER 16 INLET
S-616.3

DRAWN BY:
DESIGNED BY: ASP/JDMT
APPROVED BY:
DRAWING NO.: 9916.dwg
DATE: JUNE 2020
SHEET NO.: 17

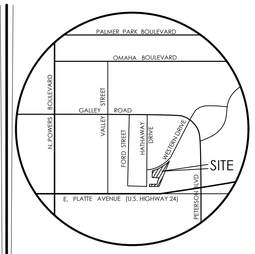


1. GRATES/SOLID COVERS SHALL MEET H-20 LOAD RATING FOR 30" PEDESTRIAN & 12" - 30" STANDARD & SOLID
2. DESIGN SHOULD ACCOUNT FOR ROOT DEPTH TO ALLOW TURF TO GROW AND PREVENT EROSION AROUND GRATE SO THAT HAZARDS DO NOT FORM.

NYLOPLAST 24" DRAIN BASIN DETAIL

SCALE: NOT TO SCALE

PCD FILE #



VICINITY MAP

NOT TO SCALE

BENCHMARK

MVE INC. ENGINEERS / SURVEYORS
1903 lelaray street, suite 200 colorado springs co 80909 719.635.5736

REVISIONS

DESIGNED BY
DRAWN BY
CHECKED BY
AS-BUILTS BY
CHECKED BY

TOWNHOMES AT WESTERN

LOT 1, CIMARRON SOUTHEAST FILLING NO - 2C

CONSTRUCTION PLANS
STORM DETAILS

C2.6

MVE PROJECT 61203
MVE DRAWING CON-SD

APRIL 19, 2024
SHEET 6 OF 6