

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

- 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.
- 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).
- 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:
 - EL PASO COUNTY ENGINEERING CRITERIA MANUAL (ECM)
 - CITY OF COLORADO SPRINGS/EL PASO COUNTY DRAINAGE CRITERIA MANUAL, VOLUMES 1 AND 2
 - COLORADO DEPARTMENT OF TRANSPORTATION (CDOT) STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION
 - CDOT M & S STANDARDS
- 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.
- 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.
- CONTRACTOR SHALL SCHEDULE A PRE-CONSTRUCTION MEETING WITH EL PASO COUNTY PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT (PCD) - INSPECTIONS, PRIOR TO STARTING CONSTRUCTION.
- 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.
- 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.
- ALL STORM DRAIN PIPE SHALL BE CLASS III RCP UNLESS OTHERWISE NOTED AND APPROVED BY PCD.
- 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.
- ALL CONSTRUCTION TRAFFIC MUST ENTER/EXIT THE SITE AT APPROVED CONSTRUCTION ACCESS POINTS.
- 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.
- SIGNING AND STRIPING SHALL COMPLY WITH EL PASO COUNTY PCD AND MUTCD CRITERIA. (IF APPLICABLE, ADDITIONAL SIGNING AND STRIPING NOTES WILL BE PROVIDED.)
- CONTRACTOR SHALL OBTAIN ANY PERMITS REQUIRED BY EL PASO COUNTY PCD, INCLUDING WORK WITHIN THE RIGHT-OF-WAY AND SPECIAL TRANSPORT PERMITS.
- 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

- ALL SIGNS AND PAVEMENT MARKINGS SHALL BE IN COMPLIANCE WITH THE CURRENT MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD).
- REMOVAL OF EXISTING PAVEMENT MARKINGS SHALL BE ACCOMPLISHED BY A METHOD THAT DOES NOT MATERIALLY DAMAGE THE PAVEMENT. THE PAVEMENT MARKINGS SHALL BE REMOVED TO THE EXTENT THAT THEY WILL NOT BE VISIBLE UNDER DAY OR NIGHT CONDITIONS. AT NO TIME WILL IT BE ACCEPTABLE TO PAINT OVER EXISTING PAVEMENT MARKINGS.
- ANY DEVIATION FROM THE STRIPING AND SIGNING PLAN SHALL BE APPROVED BY EL PASO COUNTY PLANNING AND COMMUNITY DEVELOPMENT.
- ALL SIGNS SHOWN ON THE SIGNING AND STRIPING PLAN SHALL BE NEW SIGNS. EXISTING SIGNS MAY REMAIN OR BE REUSED IF THEY MEET CURRENT EL PASO COUNTY AND MUTCD STANDARDS.
- STREET NAME AND REGULATORY STOP SIGNS SHALL BE ON THE SAME POST AT INTERSECTIONS.
- ALL REMOVED SIGNS SHALL BE DISPOSED OF IN A PROPER MANNER BY THE CONTRACTOR.
- ALL STREET NAME SIGNS SHALL HAVE "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 1/2" WHITE BORDER THAT IS NOT RECESSED
- ALL TRAFFIC SIGNS SHALL HAVE A MINIMUM HIGH INTENSITY PRISMATIC GRADE SHEETING.
- ALL LOCAL RESIDENTIAL STREET SIGNS SHALL BE MOUNTED ON A 1.75" X 1.75" SQUARE TUBE SIGN POST AND STUB POST BASE. FOR OTHER APPLICATIONS, REFER TO THE CDOT STANDARD S-614-8 REGARDING USE OF THE P2 TUBULAR STEEL POST SUBBASE DESIGN.
- ALL SIGNS SHALL BE SINGLE SHEET ALUMINUM WITH 0.100" MINIMUM THICKNESS.
- ALL LIMIT LINES/STOP LINES, CROSSWALK LINES, PAVEMENT LEGENDS, AND ARROWS SHALL BE A MINIMUM 125 MIL THICKNESS 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.
- ALL LONGITUDINAL LINES SHALL BE A MINIMUM 15MIL THICKNESS EPOXY PAINT. ALL NON-LOCAL RESIDENTIAL ROADWAYS SHALL INCLUDE BOTH RIGHT AND LEFT EDGE LINE STRIPING AND ANY ADDITIONAL STRIPING AS REQUIRED BY CDOT S-627-1.
- THE CONTRACTOR SHALL NOTIFY EL PASO COUNTY PLANNING AND COMMUNITY DEVELOPMENT (719) 520-6819 PRIOR TO AND UPON COMPLETION OF SIGNING AND STRIPING.
- THE CONTRACTOR SHALL OBTAIN A WORK IN THE RIGHT OF WAY PERMIT FROM THE EL PASO COUNTY PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT OF TRANSPORTATION PRIOR TO ANY SIGNAGE OR STRIPING WORK WITHIN AN EXISTING EL PASO COUNTY ROADWAY.

GENERAL GRADING NOTES

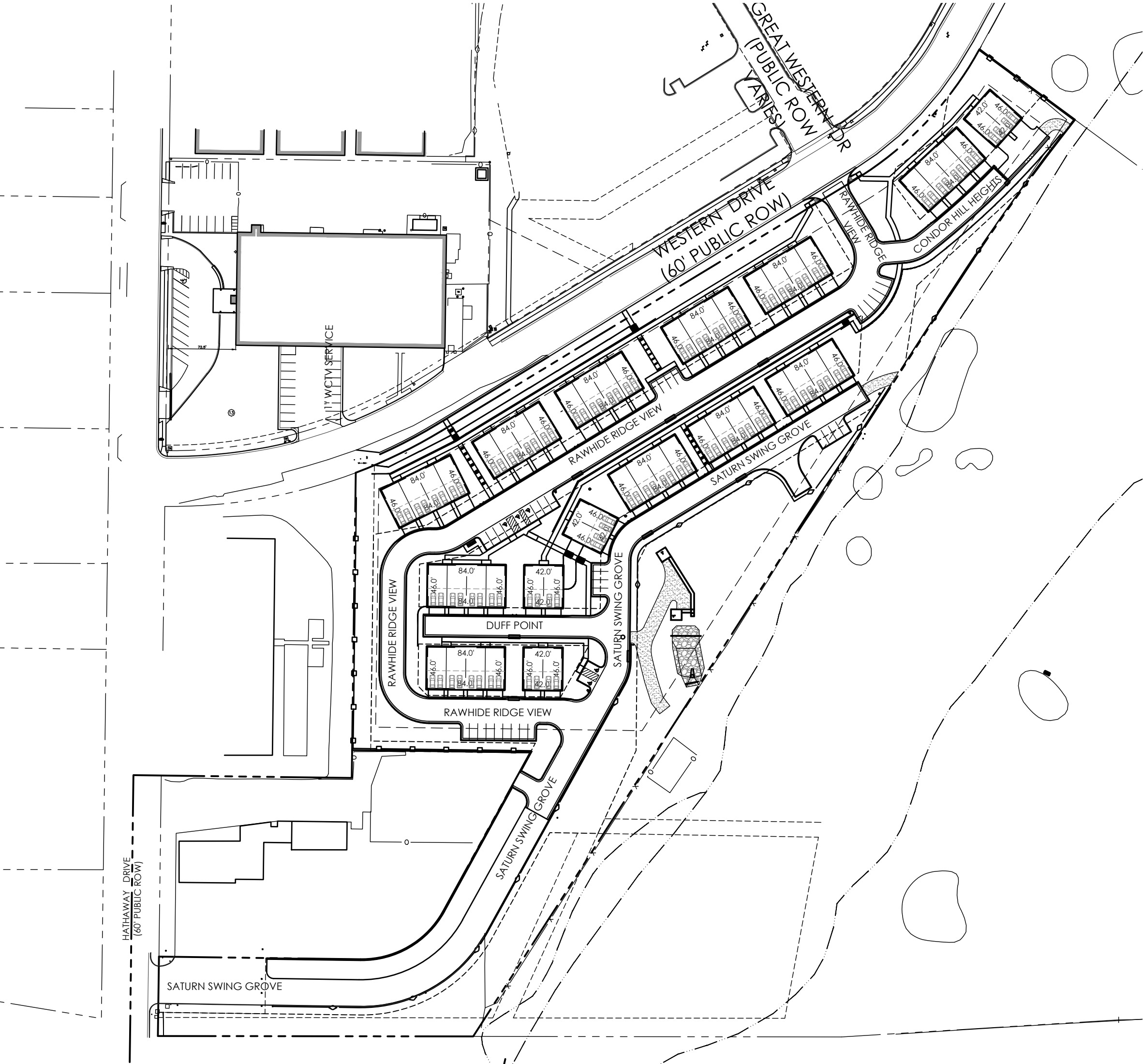
- UNDERGROUND FACILITIES, STRUCTURES AND UTILITIES HAVE BEEN DRAWN FROM AVAILABLE RECORDS AND/OR SURFACE EVIDENCE. THE LOCATION OF ALL UTILITIES MAY NOT BE SHOWN OR MAY NOT HAVE BEEN LOCATED. BELOW GROUND LOCATIONS HAVE NOT BEEN PERFORMED. THEREFORE, THE RELATIONSHIP BETWEEN PROPOSED WORK AND EXISTING 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.
- CONTRACTOR SHALL BE RESPONSIBLE FOR CONTACTING ALL SUBSURFACE UTILITY OWNERS PRIOR TO BEGINNING WORK TO DETERMINE LOCATION OF UTILITY FACILITIES.
- EXISTING CONDITIONS SHALL BE VERIFIED BY THE GENERAL CONTRACTOR. DISCREPANCIES ARE TO BE REPORTED TO THE ENGINEER PRIOR TO CONSTRUCTION.
- 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.
- 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.
- CONTOUR INTERVAL FOR EXISTING AND PROPOSED CONTOUR LINES IS 1.0'.
- PROPOSED CONTOURS SHOWN ARE FINISH GRADES AND READ TO TOP OF PAVEMENT AND FINISH SOIL GRADE.
- 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.
- 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.
- 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.
- ALL GRADING SHALL BE DONE TO INSURE POSITIVE DRAINAGE AWAY FROM FOUNDATIONS AND STRUCTURES.
- FINISHED GRADE OF ALL PVIOUS 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.
- PREVIOUS 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.
- CONCRETE OR OTHER IMPERVIOUS SURFACES THAT CONTACT FOUNDATION WALLS SHALL SLOPE AWAY FROM ALL FOUNDATION WALLS AT A MINIMUM RATE OF 1/4" PER FOOT (2.08%) OR IN ACCORDANCE WITH APPLICABLE CODES AND THE RECOMMENDATIONS OF THE OWNER'S GEOTECHNICAL ENGINEERING REPORT OR DESIGN.
- ANY FILL MATERIAL REQUIRED TO BRING GRADES UP TO PROPOSED ELEVATIONS SHALL BE PROVIDED BY THE CONTRACTOR.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR DISTRIBUTING TOPSOIL THROUGHOUT THE LAWN AND PLANTING AREAS ACCORDING TO APPROVED LANDSCAPE PLANS BY OTHERS.
- 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.
- 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.
- ALL NEW CONSTRUCTION IN THE PUBLIC RIGHT-OF-WAY IS TO CONFORM TO THE SPECIFICATIONS OF EL PASO COUNTY.
- ALL STORM DRAIN OUTSIDE OF THE PUBLIC RIGHT-OF-WAY SHALL BE HIPE WITH SMOOTH INTERIOR AND CORRUGATED EXTERIOR WITH PVC FITTINGS. ALL STORM DRAIN INLETS SHALL BE PRE-CAST. ALL STORM DRAIN CONSTRUCTION IN THE PUBLIC RIGHT-OF-WAY SHALL BE PLACED IN COMPLIANCE WITH EL PASO COUNTY SPECIFICATIONS.
- CONTRACTOR WILL BE RESPONSIBLE FOR SCHEDULING A PRE-CONSTRUCTION MEETING HELD PRIOR TO CONSTRUCTION WITH EPC-PCD, ENGINEER, AND CONTRACTOR IN ATTENDANCE.
- 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.

FLOODPLAIN STATEMENT

A PORTION OF THE SUBJECT PROPERTY IS LOCATED WITHIN FEMA DESIGNATED SPECIAL FLOOD HAZARD AREA (SFHA) 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

- 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.
- THE EXISTING TOPOGRAPHY SHOWN ON THIS PLAN WAS PREPARED AND PROVIDED BY POLARIS SURVEYING INC. ELEVATIONS SHOWN ARE RELATIVE TO NAVD83.
- 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.



SITE MAP
SCALE 1"=100'



LEGEND

---	PROPERTY LINE	---	PROPERTY LINE
- - - -	EASEMENT LINE - PUBLIC UTILITY & DRAINAGE 10' FRONT, 5' SIDE, 7' REAR (TYP)	---	EASEMENT LINE - PUBLIC UTILITY & DRAINAGE 10' FRONT, 5' SIDE, 7' REAR (TYP)
---	LOT LINE	---	LOT LINE
---	BUILDING SETBACK LINE	---	BUILDING SETBACK LINE
---	ADJACENT PROPERTY LINE	---	ADJACENT PROPERTY LINE
EXISTING			
---	INDEX CONTOUR	---	INDEX CONTOUR
---	INTERMEDIATE CONTOUR	---	INTERMEDIATE CONTOUR
[Pattern]	CONCRETE AREA	[Pattern]	CONCRETE AREA
[Pattern]	ASPHALT AREA	[Pattern]	ASPHALT AREA
[Pattern]	CURB AND GUTTER	[Pattern]	CURB AND GUTTER
[Pattern]	BUILDING/ BUILDING OVERHANG	[Pattern]	BUILDING/ BUILDING OVERHANG
[Pattern]	DECK	[Pattern]	DECK
[Pattern]	RETAINING WALL - SOLID/ ROCK	[Pattern]	RETAINING WALL - SOLID/ ROCK
[Symbol]	SIGN	[Symbol]	SIGN
[Symbol]	BOLLARD	[Symbol]	BOLLARD
[Symbol]	WOOD FENCE	[Symbol]	WOOD FENCE
[Symbol]	CHAIN LINK FENCE	[Symbol]	CHAIN LINK FENCE
[Symbol]	BARBED WIRE FENCE	[Symbol]	BARBED WIRE FENCE
[Symbol]	TREE (EVERGREEN/DECIDUOUS)	[Symbol]	TREE (EVERGREEN/DECIDUOUS)
[Symbol]	SHRUB	[Symbol]	SHRUB
[Symbol]	ROCK	[Symbol]	ROCK
[Symbol]	P.B., PG.	[Symbol]	P.B., PG.
[Symbol]	(PLAT BOOK, PAGE)	[Symbol]	(PLAT BOOK, PAGE)
[Symbol]	INDEX CONTOUR	[Symbol]	INDEX CONTOUR
[Symbol]	INTERMEDIATE CONTOUR	[Symbol]	INTERMEDIATE CONTOUR
[Symbol]	CONCRETE AREA	[Symbol]	CONCRETE AREA
[Symbol]	ASPHALT AREA	[Symbol]	ASPHALT AREA
[Symbol]	CURB AND GUTTER	[Symbol]	CURB AND GUTTER
[Symbol]	BUILDING/ BUILDING OVERHANG	[Symbol]	BUILDING/ BUILDING OVERHANG
[Symbol]	DECK	[Symbol]	DECK
[Symbol]	RETAINING WALL - SOLID/ ROCK	[Symbol]	RETAINING WALL - SOLID/ ROCK
[Symbol]	SIGN	[Symbol]	SIGN
[Symbol]	BOLLARD	[Symbol]	BOLLARD
[Symbol]	WOOD FENCE	[Symbol]	WOOD FENCE
[Symbol]	CHAIN LINK FENCE	[Symbol]	CHAIN LINK FENCE
[Symbol]	BARBED WIRE FENCE	[Symbol]	BARBED WIRE FENCE
[Symbol]	TREE (EVERGREEN/DECIDUOUS)	[Symbol]	TREE (EVERGREEN/DECIDUOUS)
[Symbol]	SHRUB	[Symbol]	SHRUB
[Symbol]	ROCK	[Symbol]	ROCK
[Symbol]	FLOW DIRECTION	[Symbol]	FLOW DIRECTION

P.E. CERTIFICATION OF PERMANENT BMP'S

- EL PASO COUNTY REQUIRES THE ISSUANCE OF A CERTIFICATION LETTER BY A COLORADO REGISTERED ENGINEER FOR THE PERMANENT BMP FACILITIES. ADHERENCE TO THE ITEMS LISTED BELOW WILL HELP FACILITATE A P.E. CERTIFICATION AT THE COMPLETION OF THE PERMANENT BMP CONSTRUCTION.
- CONTRACTOR TO OBSERVE ALL MATERIAL TESTING AND COMPACTION TESTING REQUIREMENTS OF EL PASO COUNTY STANDARDS AND SPECIFICATIONS FOR ALL BMP EMBANKMENTS. CONTRACTOR TO PROVIDE SUBMITTALS FOR ANY BMP RIP RAP, GRANULAR BEDDING, GRANULAR FILTER MATERIAL, OR GROWING MEDIA AS INDICATED ON THESE PLANS AND PROVIDE VERIFICATION OF MATERIALS USED AT COMPLETION OF THE FACILITY IF REQUESTED.
- CONTRACTOR TO CONTACT THE DESIGN ENGINEER IMMEDIATELY IF CONSTRUCTION VARIES IN ANY WAY FROM THE PLANS.
- CONTRACTOR TO PROVIDE PROJECT SCHEDULE TO ENGINEER IN WRITING AND WILL NOTIFY ENGINEER OF KEY POINT MILESTONES AS DETERMINED IN THE PRE-CONSTRUCTION MEETING.

OWNER/DEVELOPER STATEMENT

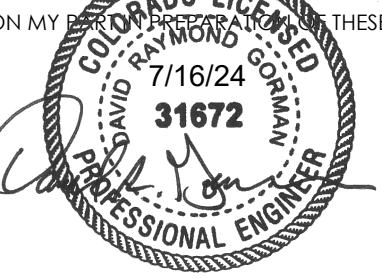
I, JORDON GUINANE, THE OWNER/DEVELOPER HAVE READ AND WITH THE REQUIREMENTS SPECIFIED IN THESE DETAILED PLANS AND SPECIFICATIONS.

BY: JORDON GUINANE DATE: 6/11/24
 TITLE: PRESIDENT
 J. ELLIOTT HOMES, INC.
 18761 BANDANERO DRIVE, PLYTON, CO 80831
 PH (719) 499-8214

DESIGN ENGINEER'S STATEMENT

THESE DETAILED PLANS AND SPECIFICATIONS WERE PREPARED UNDER MY DIRECTION AND SUPERVISION. SAID PLANS AND SPECIFICATIONS HAVE BEEN PREPARED ACCORDING TO THE CRITERIA ESTABLISHED BY THE COUNTY FOR DETAILED ROADWAY, DRAINAGE, GRADING AND EROSION CONTROL PLANS AND SPECIFICATIONS, AND SAID PLANS AND SPECIFICATIONS ARE IN CONFORMITY WITH APPLICABLE MASTER DRAINAGE PLANS AND MASTER TRANSPORTATION PLANS. SAID PLANS AND SPECIFICATIONS MEET THE PURPOSES FOR WHICH THE PARTICULAR ROADWAY AND DRAINAGE FACILITIES ARE DESIGNED AND ARE CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. I ACCEPT FULL RESPONSIBILITY FOR ANY LIABILITY CAUSED BY ANY NEGLIGENCE, ACTS, ERRORS OR OMISSIONS ON MY PART IN THESE DETAILED PLANS AND SPECIFICATIONS.

DAVID R. GORMAN, P.E.
 COLORADO NO. 31472
 FOR AND ON BEHALF OF M.V.E., INC.



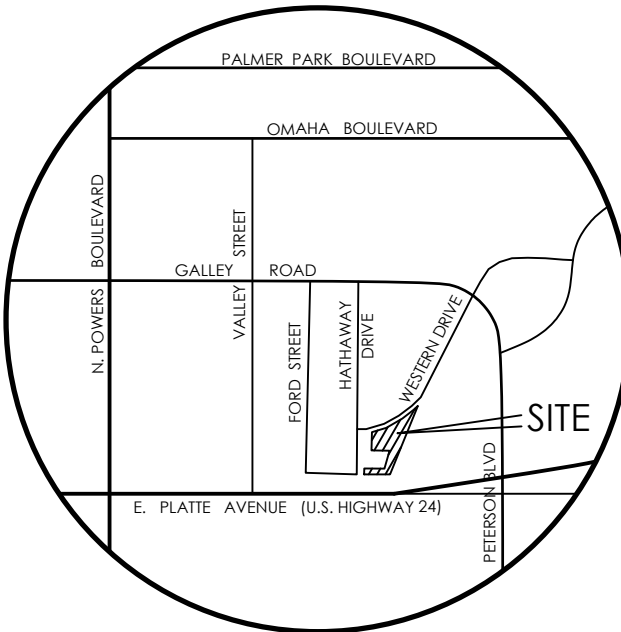
EL PASO COUNTY

COUNTY PLAN REVIEW IS PROVIDED ONLY FOR GENERAL CONFORMANCE WITH COUNTY DESIGN CRITERIA. THE COUNTY IS NOT RESPONSIBLE FOR THE ACCURACY AND ADEQUACY OF THE DESIGN, DIMENSIONS, AND/OR ELEVATIONS WHICH SHALL BE CONFIRMED AT THE JOB SITE. THE COUNTY THROUGH THE APPROVAL OF THIS DOCUMENT ASSUMES NO RESPONSIBILITY FOR COMPLETENESS AND/OR ACCURACY OF THIS DOCUMENT.

FILED IN ACCORDANCE WITH THE REQUIREMENTS OF THE EL PASO COUNTY LAND DEVELOPMENT CODE, DRAINAGE CRITERIA MANUAL, AND ENGINEERING CRITERIA MANUAL AS AMENDED.

IN ACCORDANCE WITH ECM SECTION 1.1.2, 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 DIRECTOR'S DISCRETION.

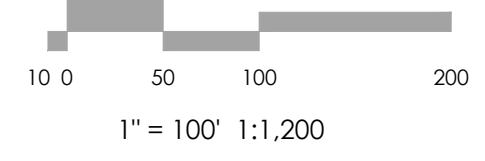
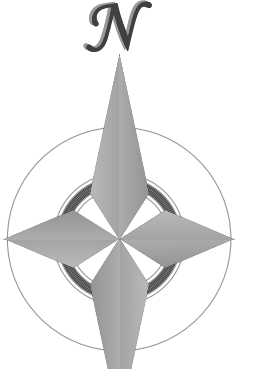
JOSHUA PALMER, P.E. DATE _____
 COUNTY ENGINEER / ECM ADMINISTRATOR



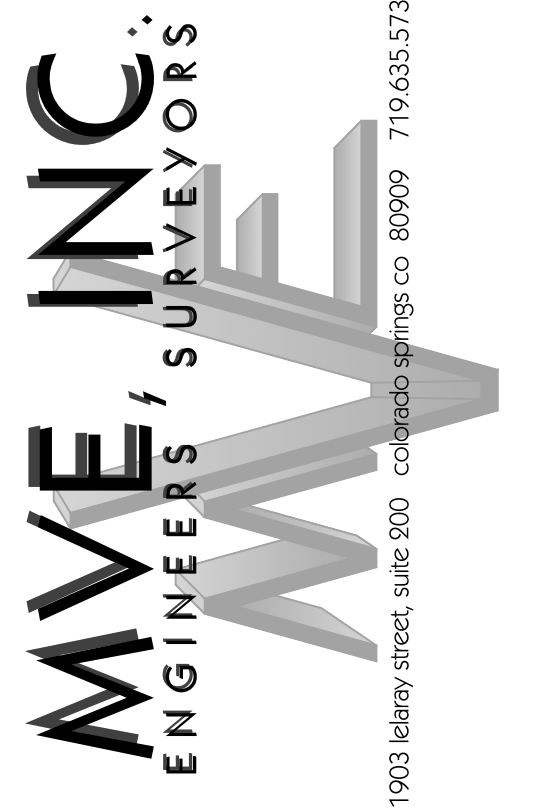
VICINITY MAP

NOT TO SCALE

- BENCHMARK
- 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.
 - THE EXISTING TOPOGRAPHY SHOWN ON THIS PLAN WAS PREPARED AND PROVIDED BY POLARIS SURVEYING INC. ELEVATIONS SHOWN ARE RELATIVE TO NAVD83.



1" = 100' 1:1,200



REVISIONS

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

TOWNHOMES AT WESTERN

LOT 1, CIMARRON SOUTHEAST FILING NO - 2C

CONSTRUCTION PLANS COVER SHEET

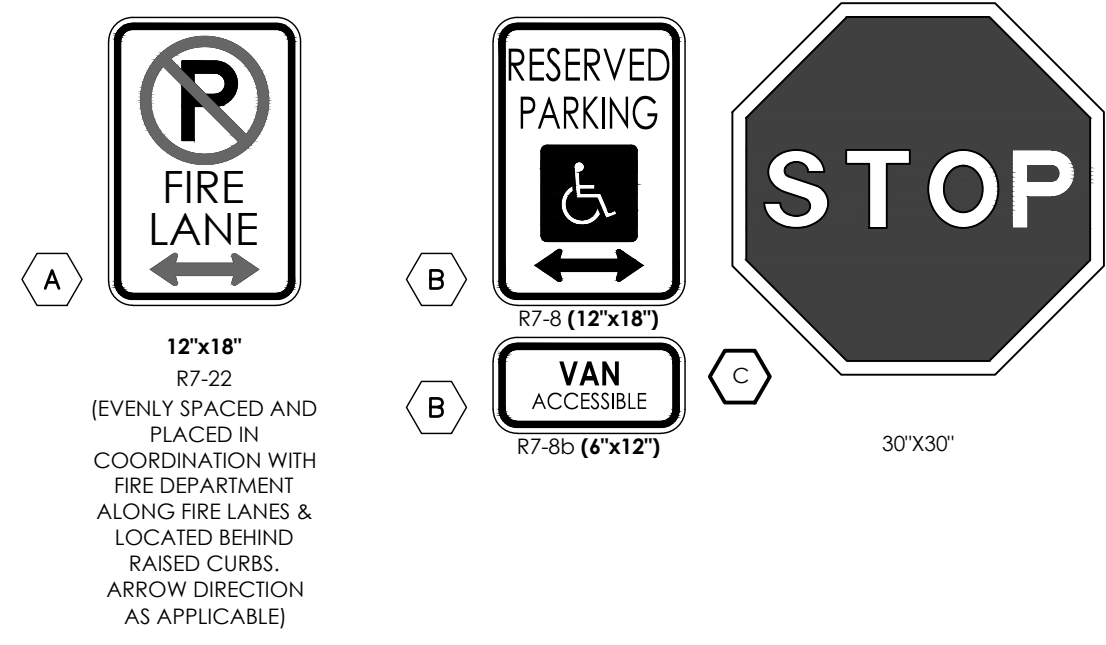
C2.1 MVE PROJECT 61203
 MVE DRAWING CON-CS

JULY 11, 2024
 SHEET 1 OF 6

PCD FILE # PPR-24-15

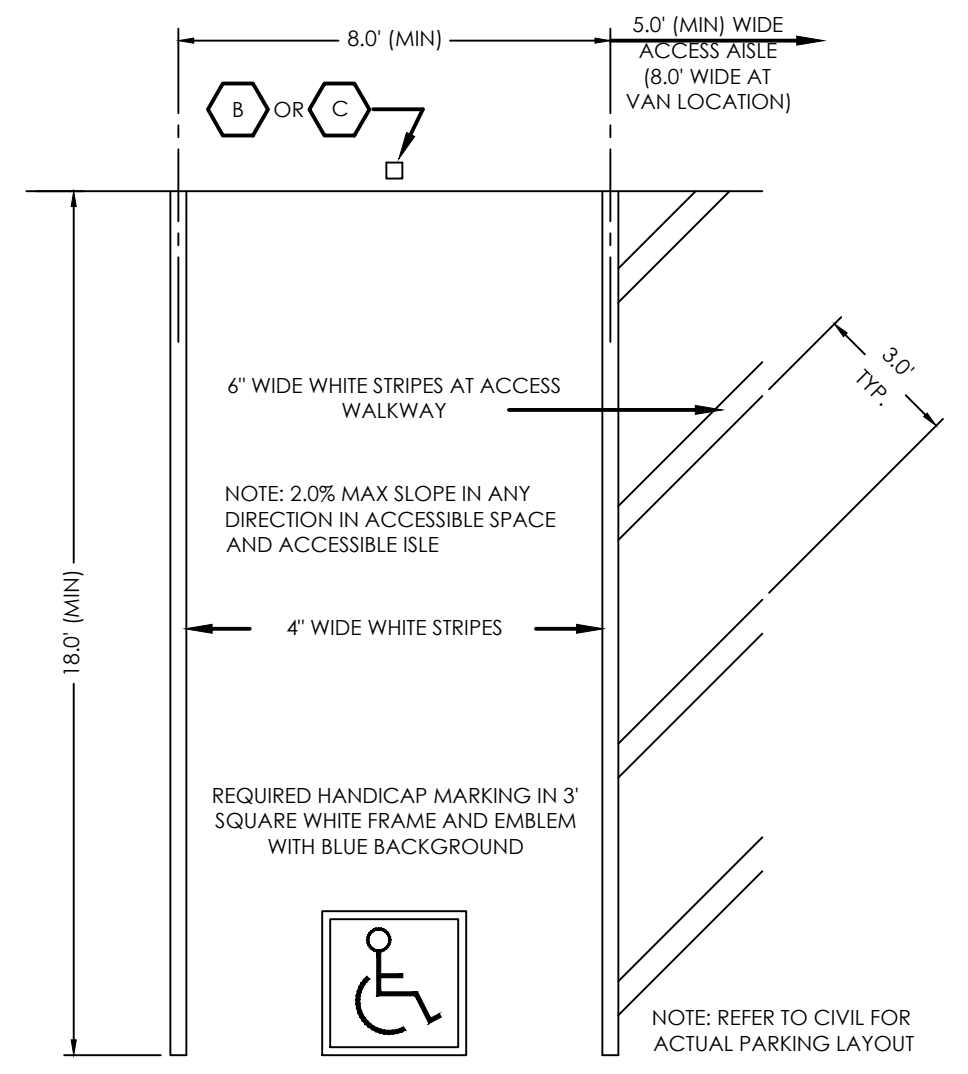


48 HOURS BEFORE YOU DIG CALL UTILITY LOCATING AND MARKING GAS, ELECTRIC, WATER AND WASTEWATER

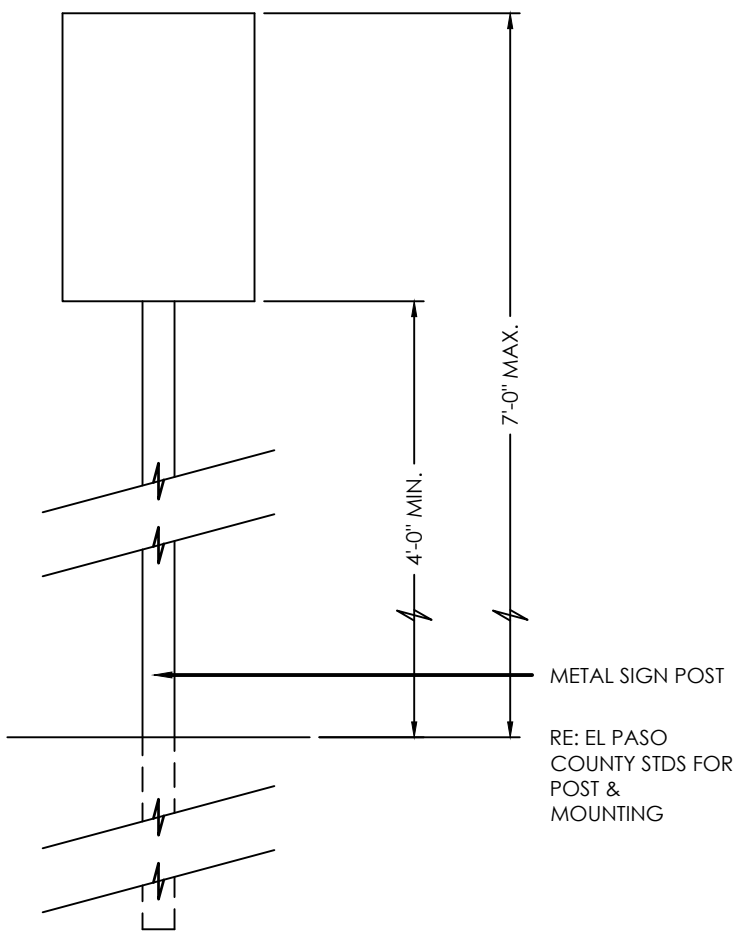


1. TYPOGRAPHY TO BE HELVETICA MEDIUM
2. ALL PRIMARY SIGNS TO BE MOUNTED ON METAL SIGN POST: 7'-0" ABOVE FINISH GRADE TO BOTTOM OF SIGN-TYP. ADDITIONAL PLACARD SIGNS SHALL BE MOUNTED AT LEAST 6'-0" ABOVE FINISH GRADE TO BOTTOM OF SIGN-TYP.
3. MOUNT HANDICAP SIGNAGE ON BUILDING.
4. FIRE LANE MARKING SHALL 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.

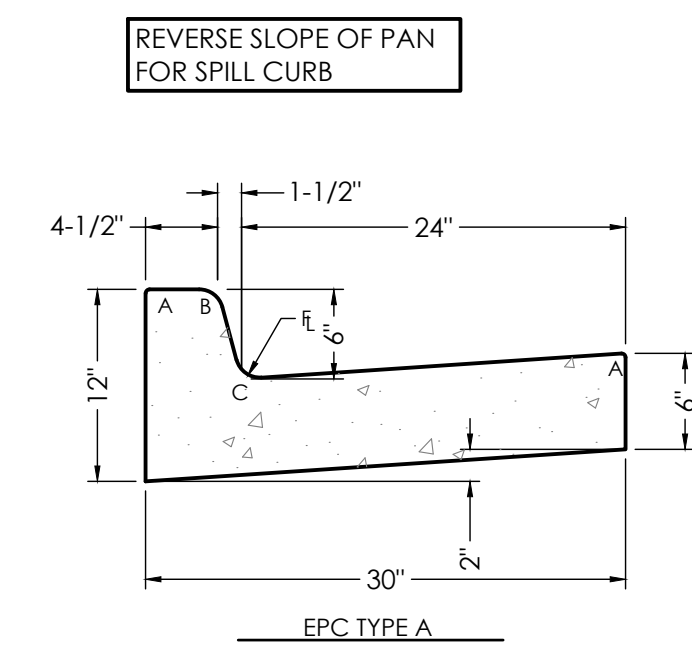
SITE SIGNAGE LEGEND
SCALE: 1" = 1'-0"



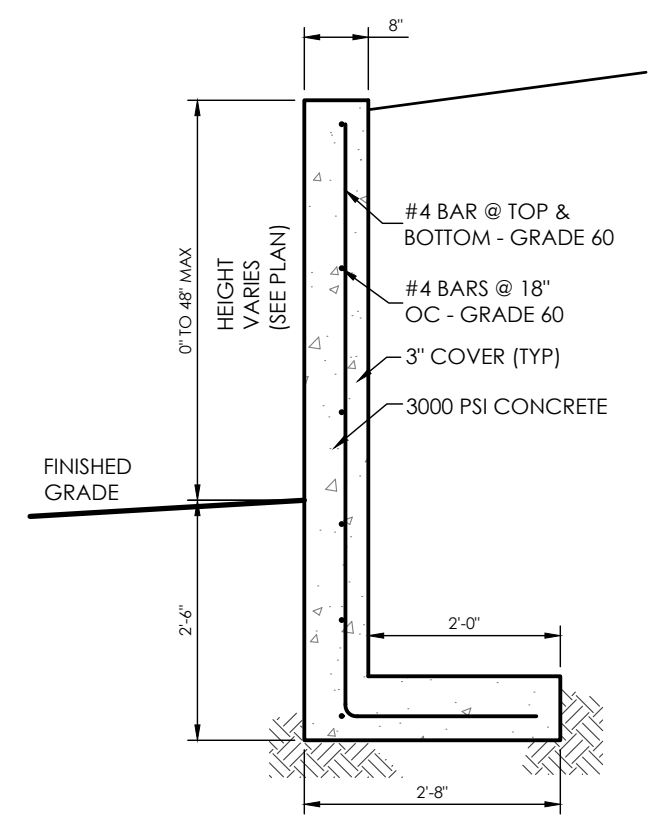
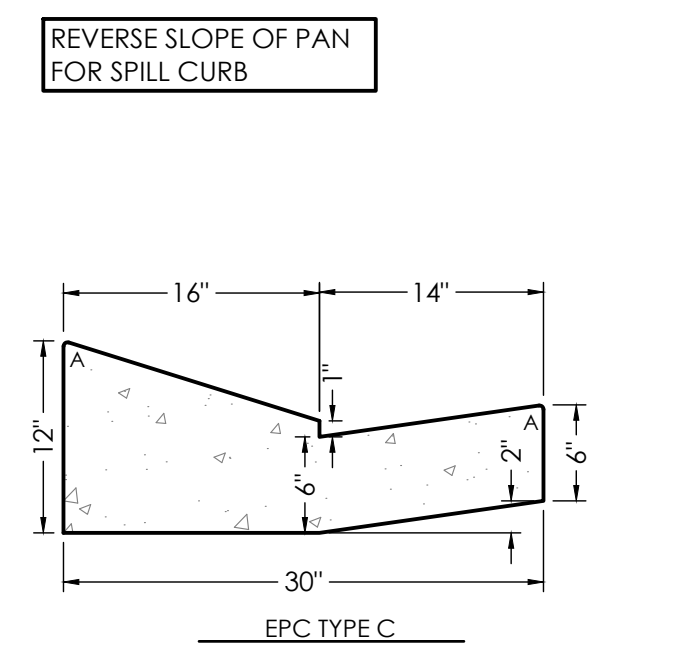
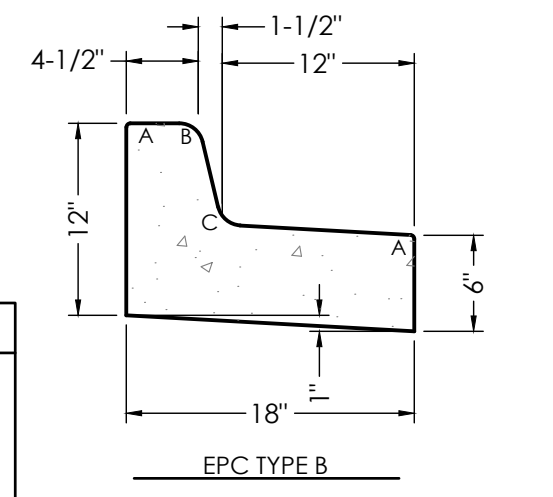
TYPICAL HANDICAP PARKING SPACE
SCALE: 1" = 4'-0"



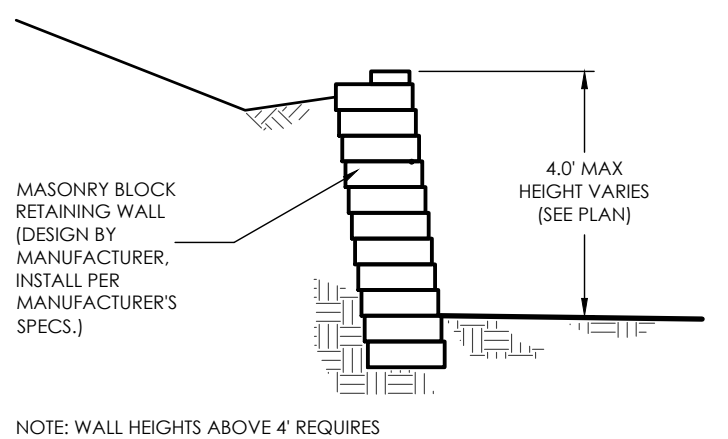
TYPICAL SIGN POST
NTS



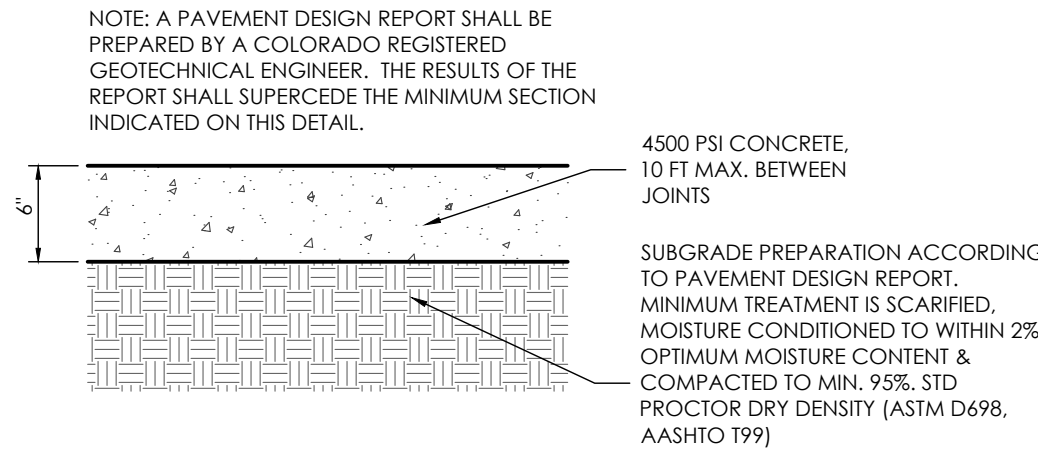
RADI	
A	1/8" TO 1/4"
B	1-1/2"
C	1-1/2" TO 2"



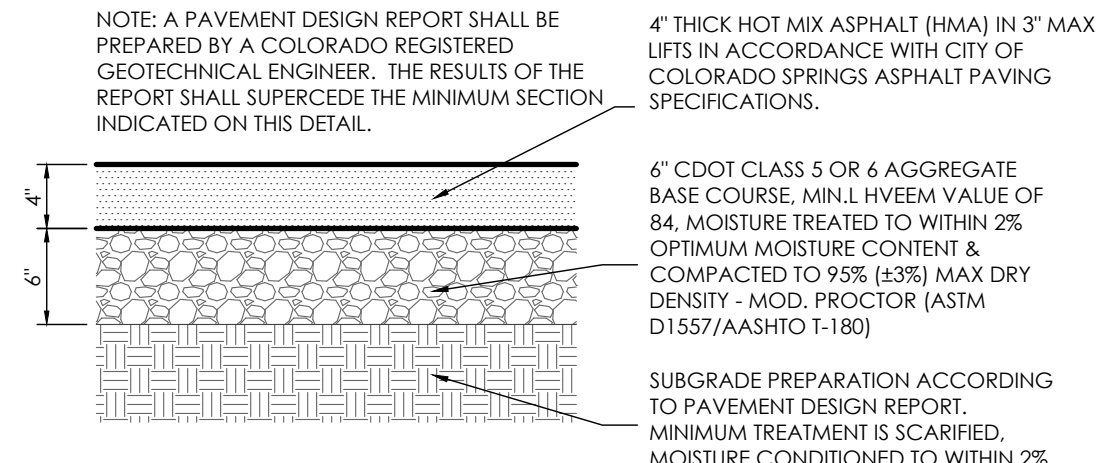
CONCRETE RETAINING WALL DETAIL
SCALE: 1" = 2'-0"



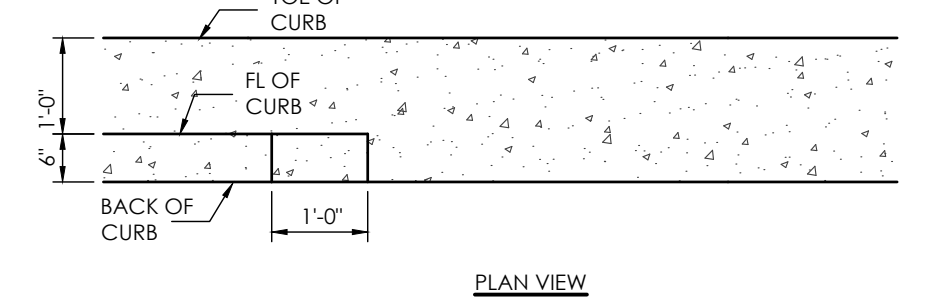
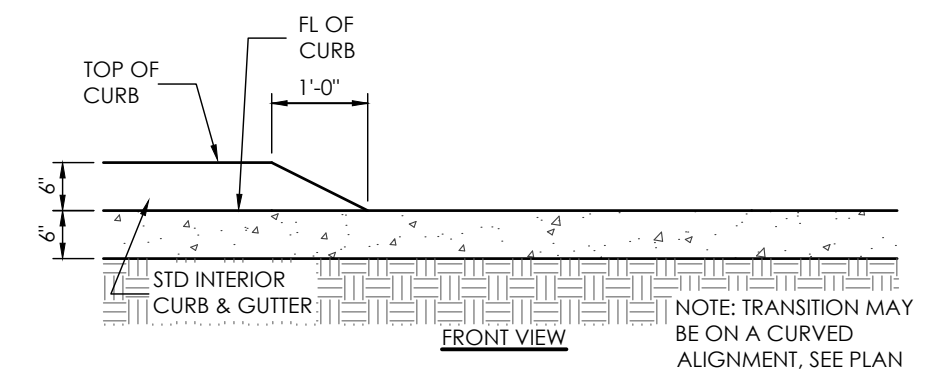
MASONRY BLOCK WALL DETAIL
NOT TO SCALE



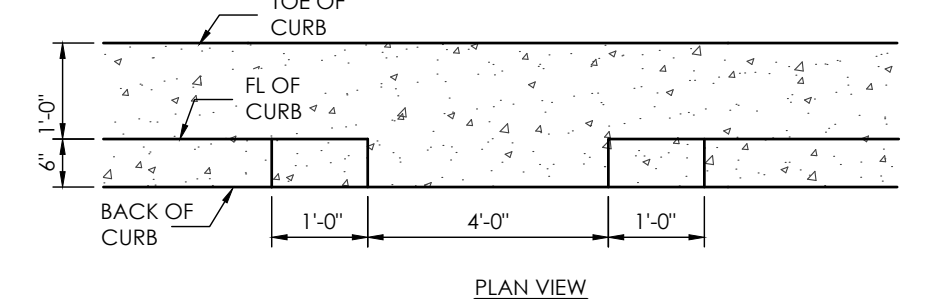
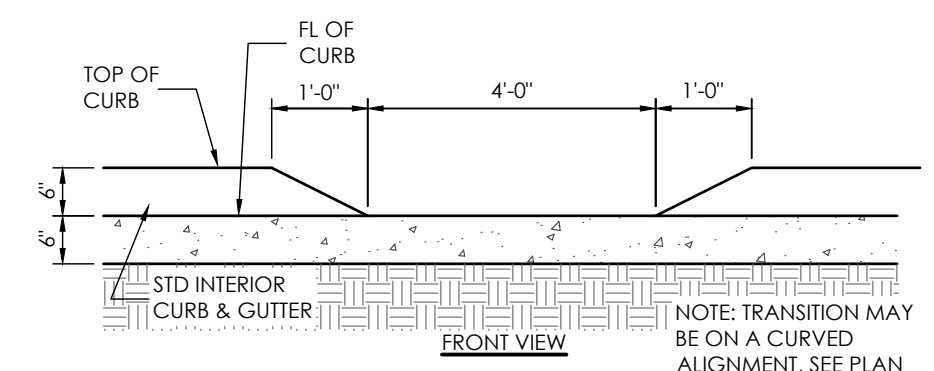
PAVEMENT SECTION VEHICLE TRAFFIC AREAS (CONCRETE)
SCALE: 1" = 1'-0"



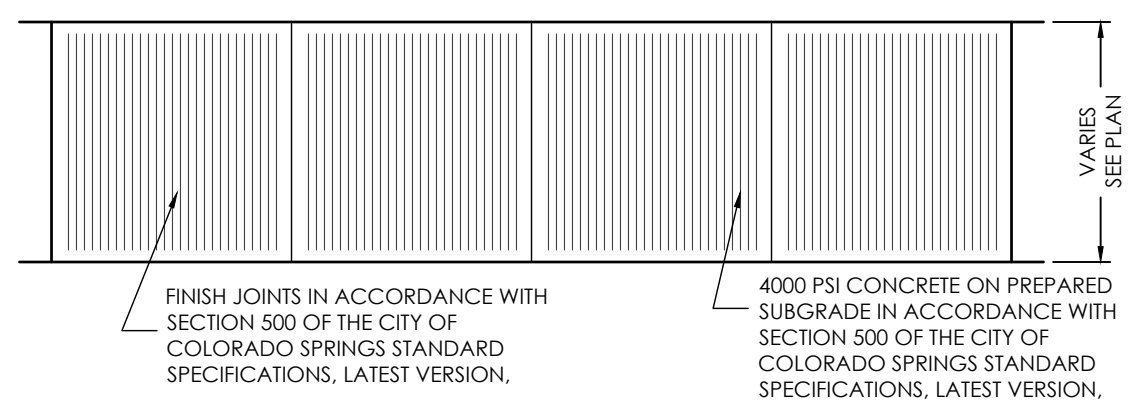
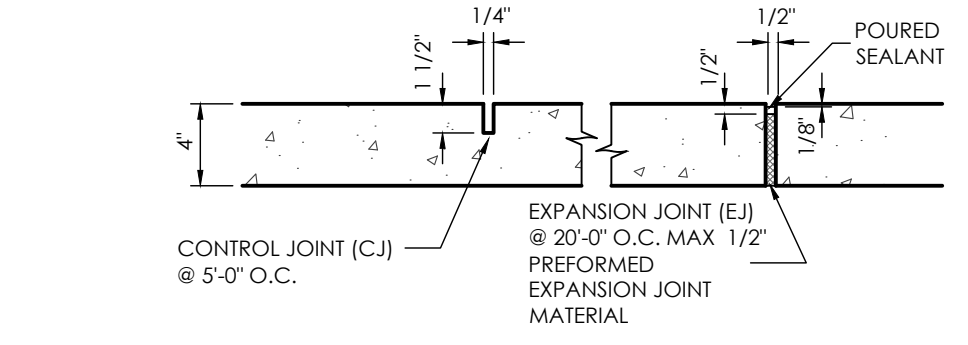
PARKING LOT PAVEMENT SECTION
SCALE: 1" = 1'-0"



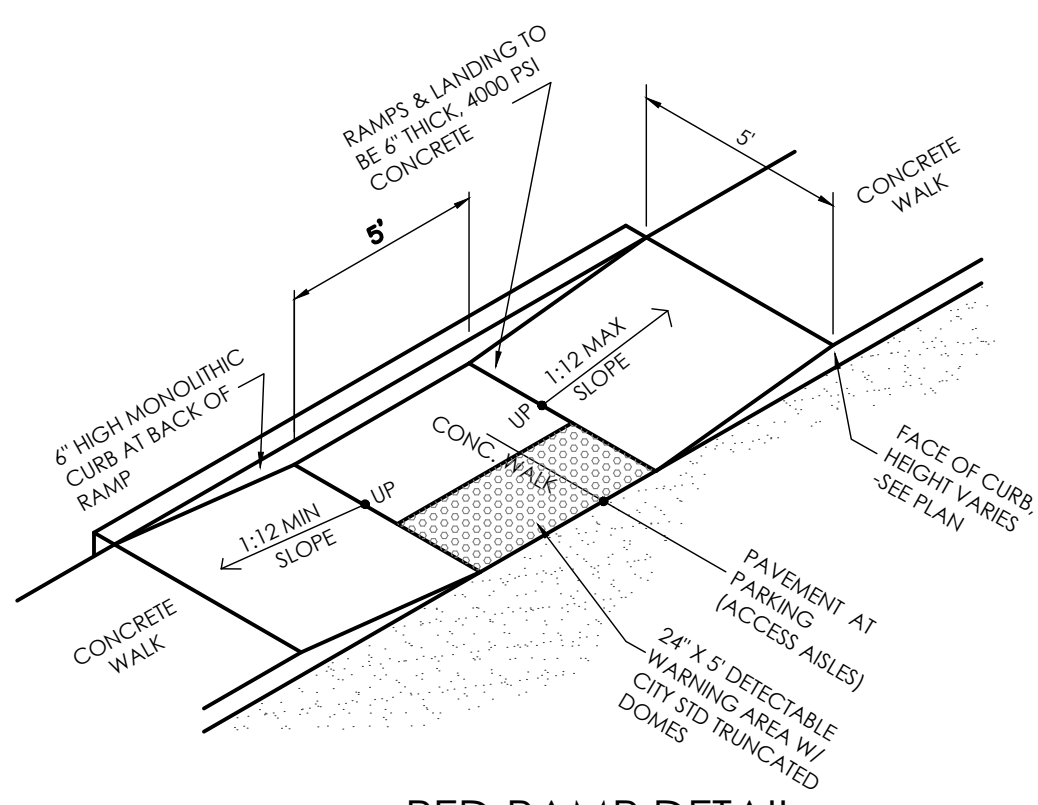
1' CURB TRANSITION DETAIL
SCALE: 1" = 2'-0"



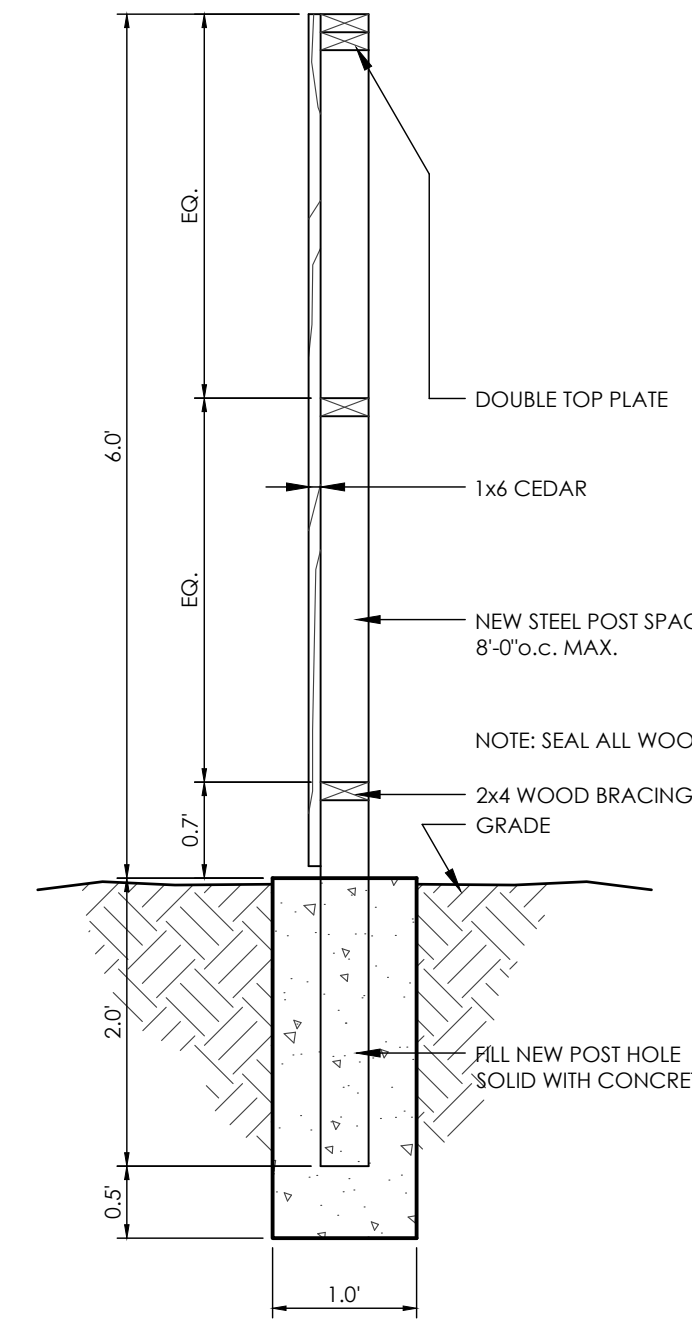
CURB OPENING DETAIL
SCALE: NOT TO SCALE



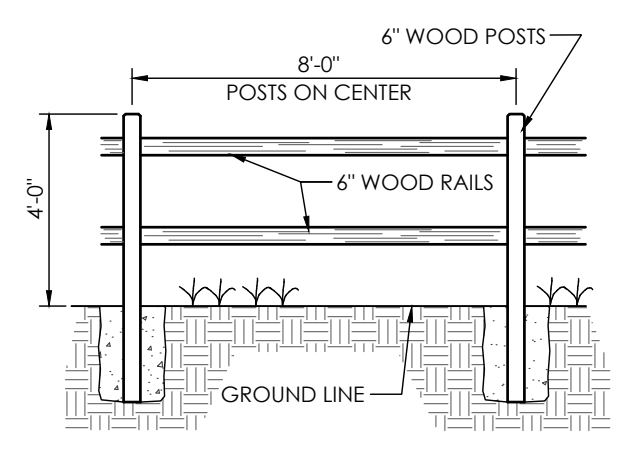
TYPICAL SIDEWALK DETAIL
SCALE: 1" = 4'-0"



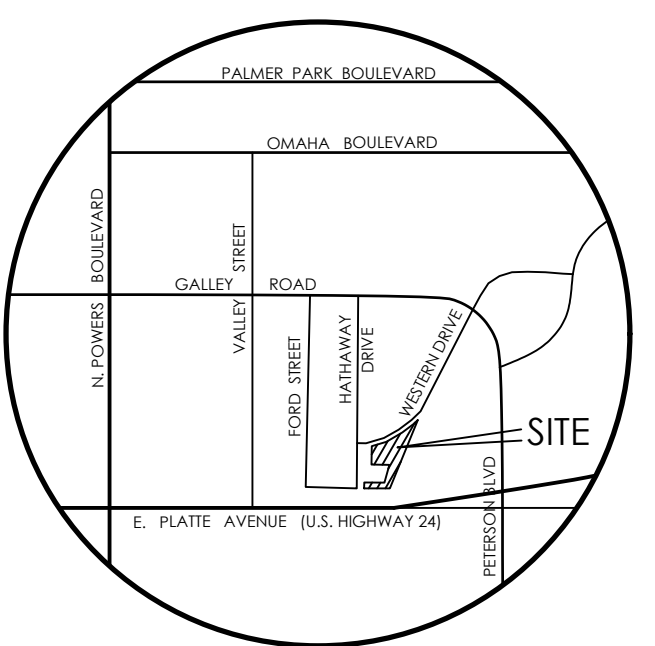
PED RAMP DETAIL
NOT TO SCALE



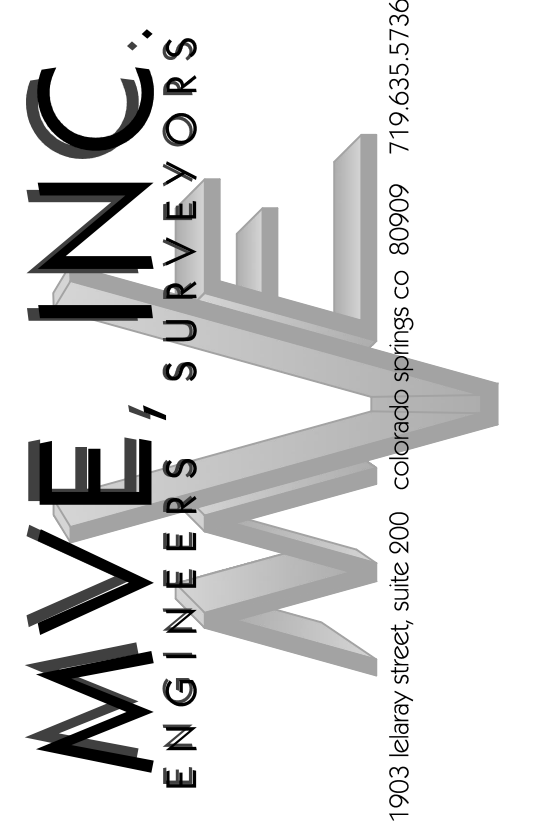
6' FENCE DETAIL
SCALE: 3/4" = 1'-0"



SPLIT RAIL FENCE DETAIL
NTS



BENCHMARK



REVISIONS

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

TOWNHOMES AT WESTERN

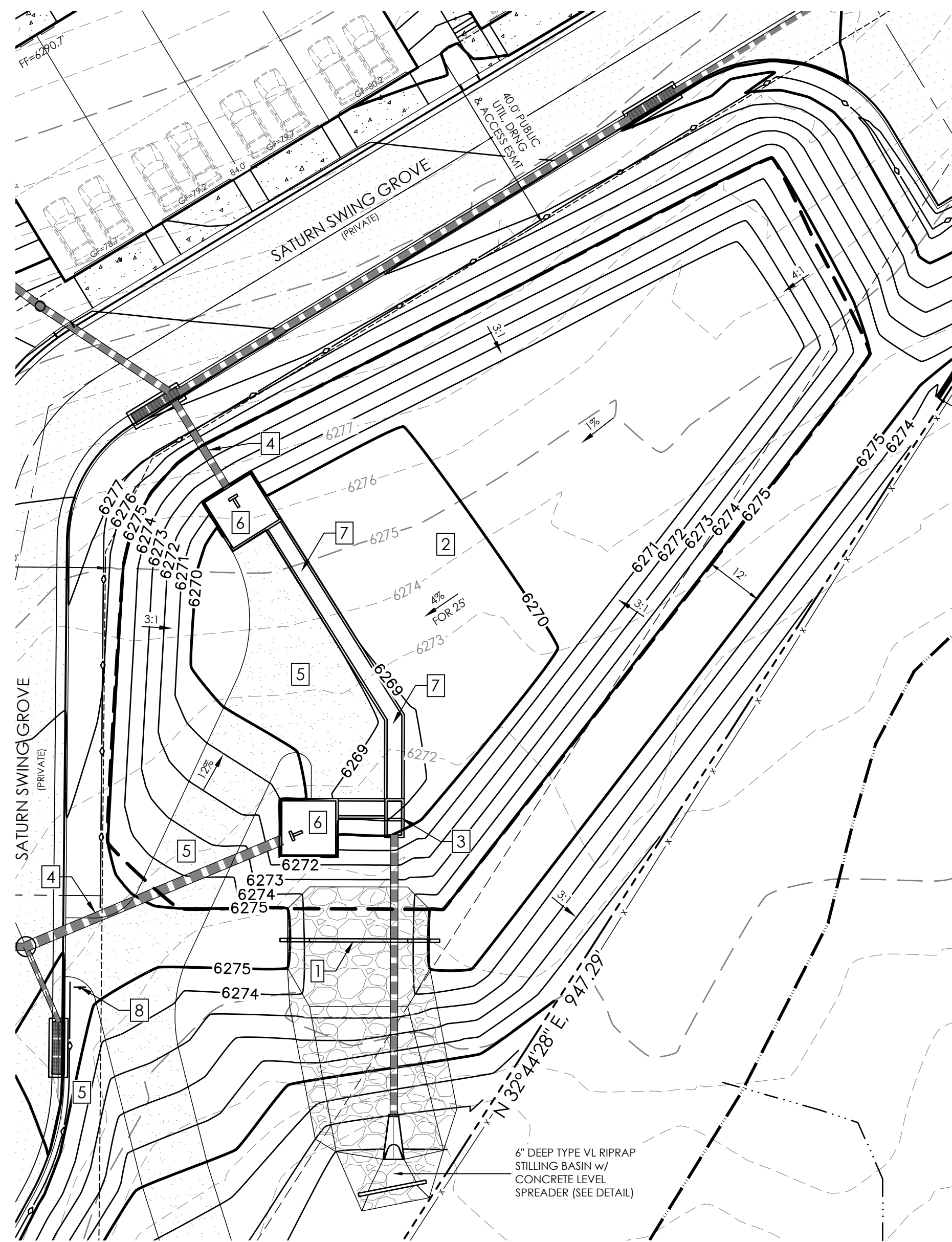
LOT I, CIMARRON SOUTHEAST
FILLING NO - 2C

CONSTRUCTION
PLANS
CIVIL DETAILS

C2.2 MVE PROJECT 61203
MVE DRAWING CON-CD

JULY 11, 2024
SHEET 2 OF 6

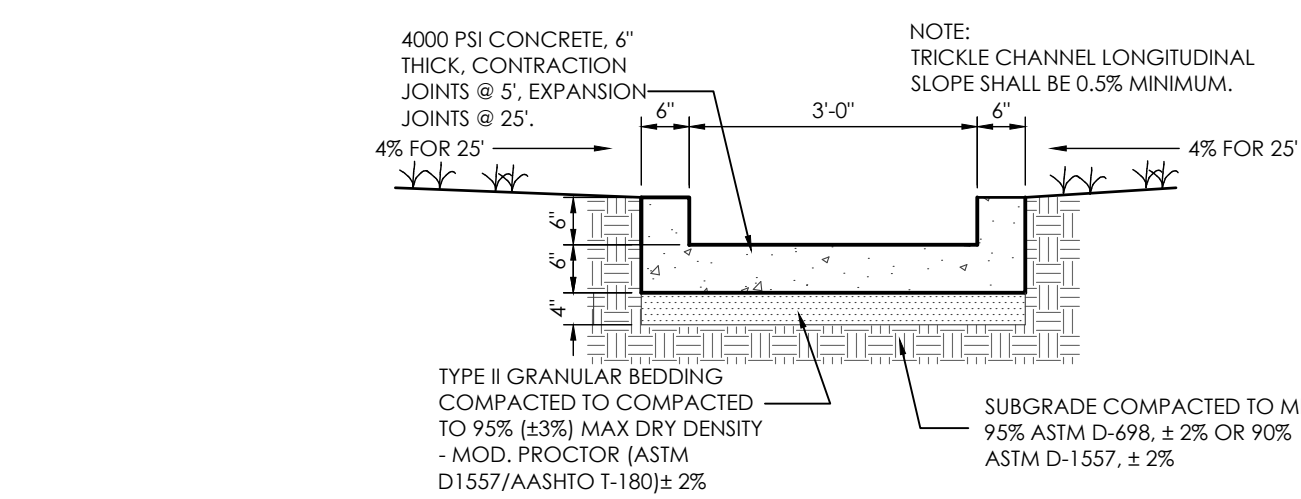




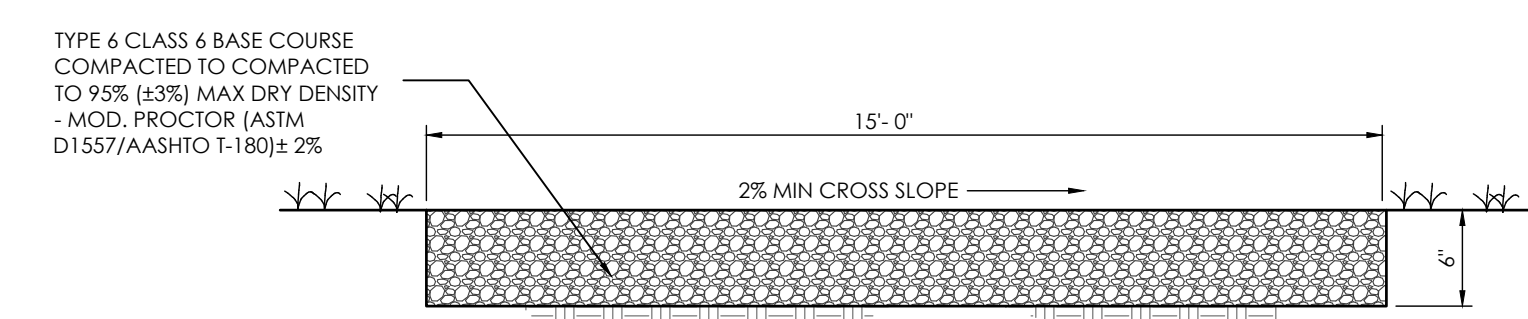
POND 1 DETAIL
SCALE 1" = 20'

NOTE LEGEND

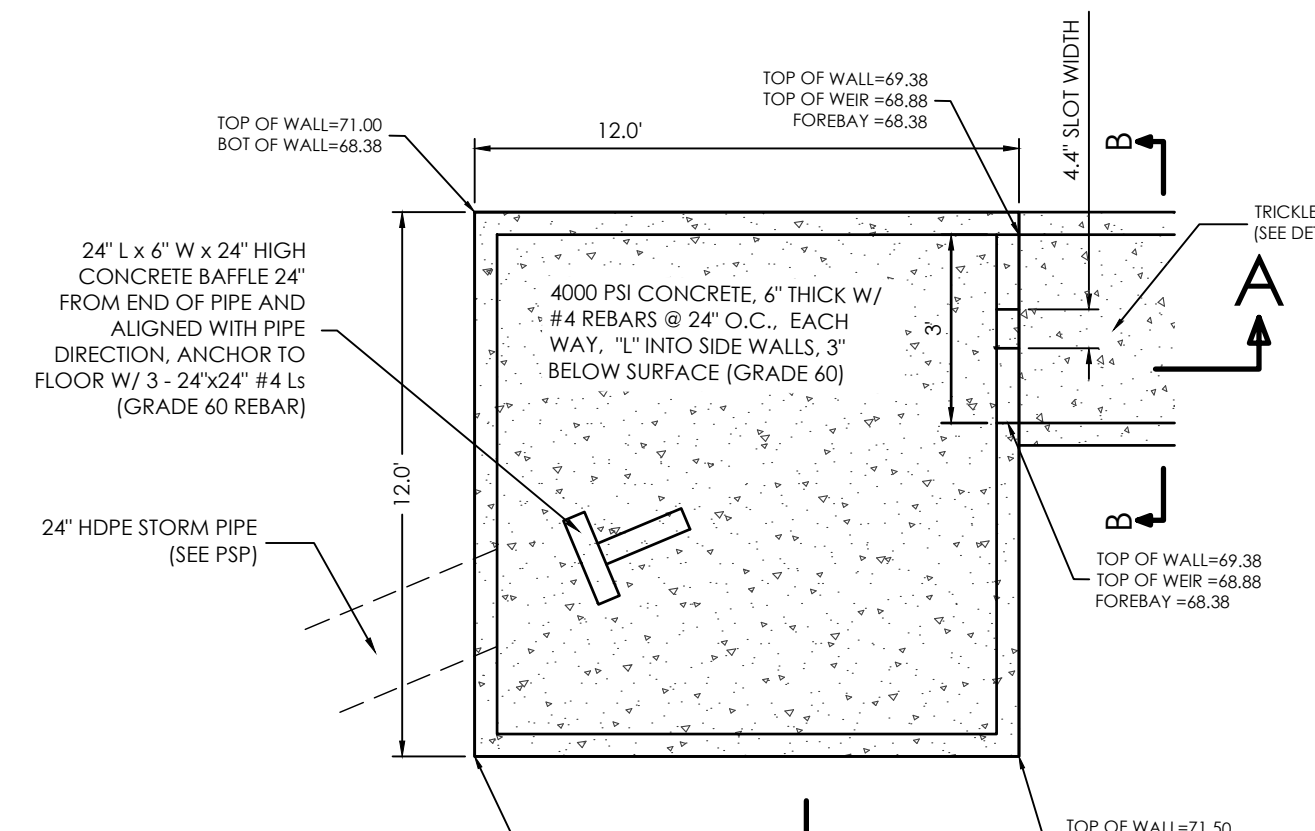
1. INSTALL CONCRETE SPILLWAY WEIR & EMERGENCY OVERFLOW RIP-RAP (SEE SPILLWAY DETAIL)
2. INSTALL FULL SPECTRUM EXTENDED DETENTION BASIN
3. INSTALL OUTLET STRUCTURE (SEE OUTLET DETAIL)
4. INSTALL HDPE STORM PIPE (SEE STORM PLAN)
5. INSTALL 15' WIDE GRAVEL ACCESS DRIVE
6. INSTALL CONCRETE FOREBAY (SEE CONCRETE FOREBAY A-1-1 DETAIL)
7. INSTALL 3.0' BTM CONCRETE TRICKLE CHANNEL (SEE DETAIL)
8. PET WASTE STATION w/ "CLEAN UP WASTE" SIGNAGE



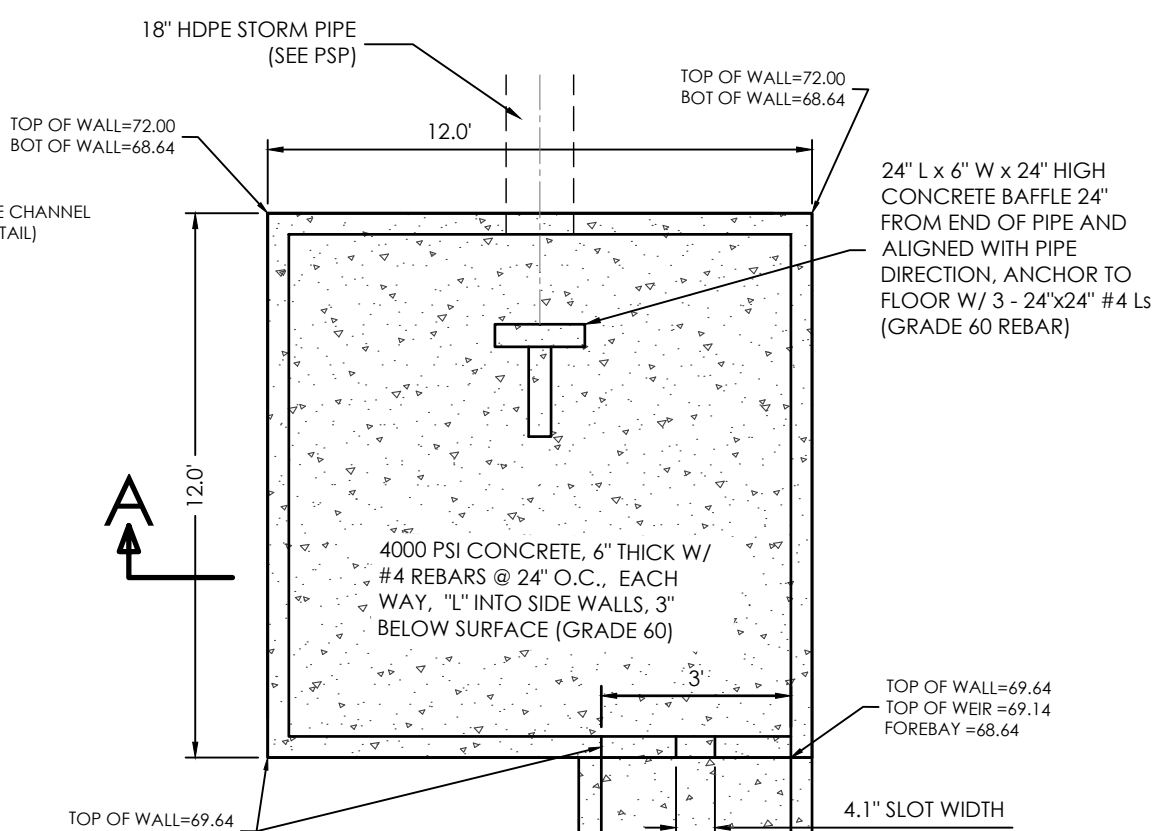
CONCRETE TRICKLE CHANNEL DETAIL
SCALE: 1" = 2'



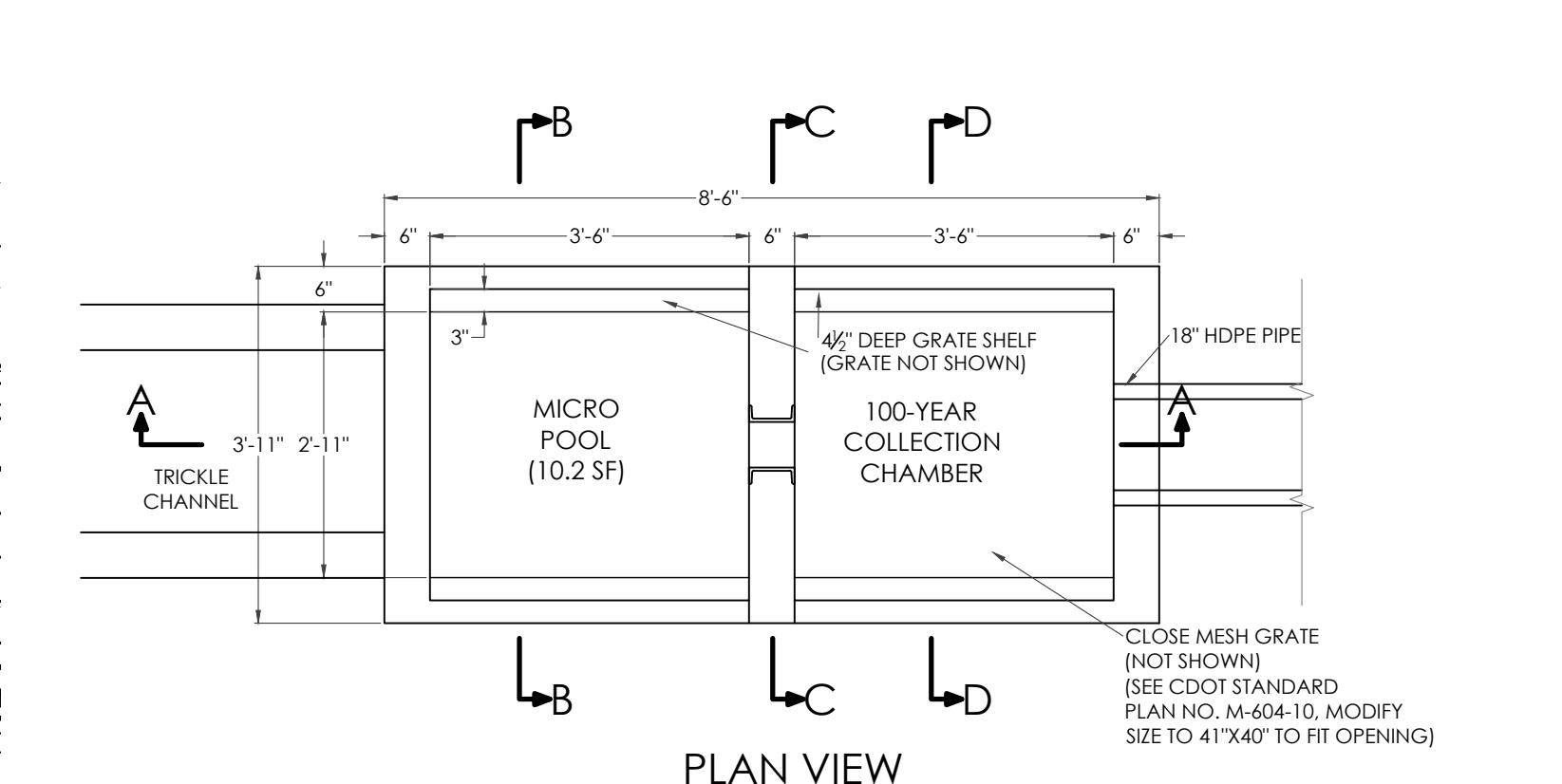
POND GRAVEL ACCESS
SCALE: NOT TO SCALE



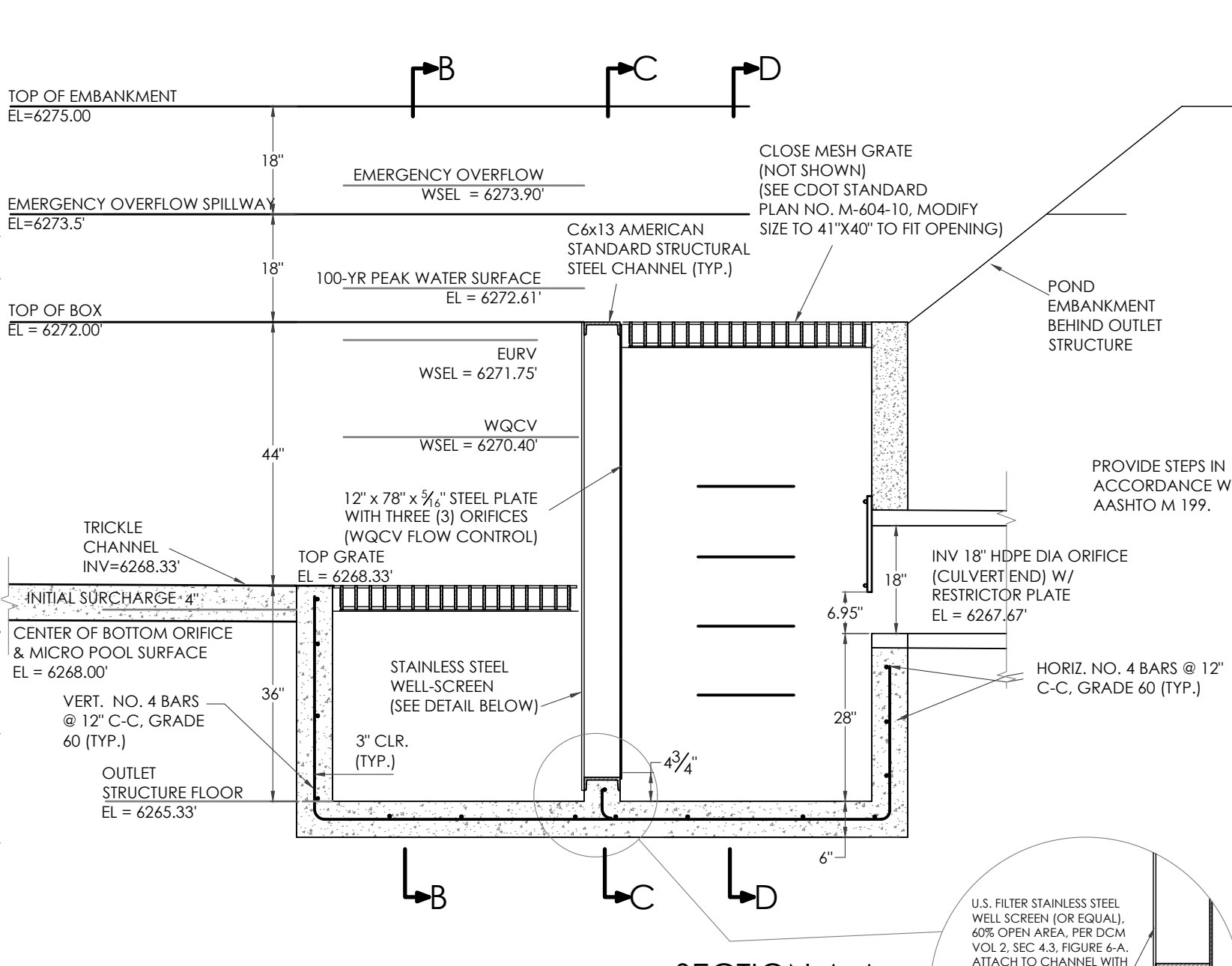
SOUTH FOREBAY DETAIL
NOT TO SCALE



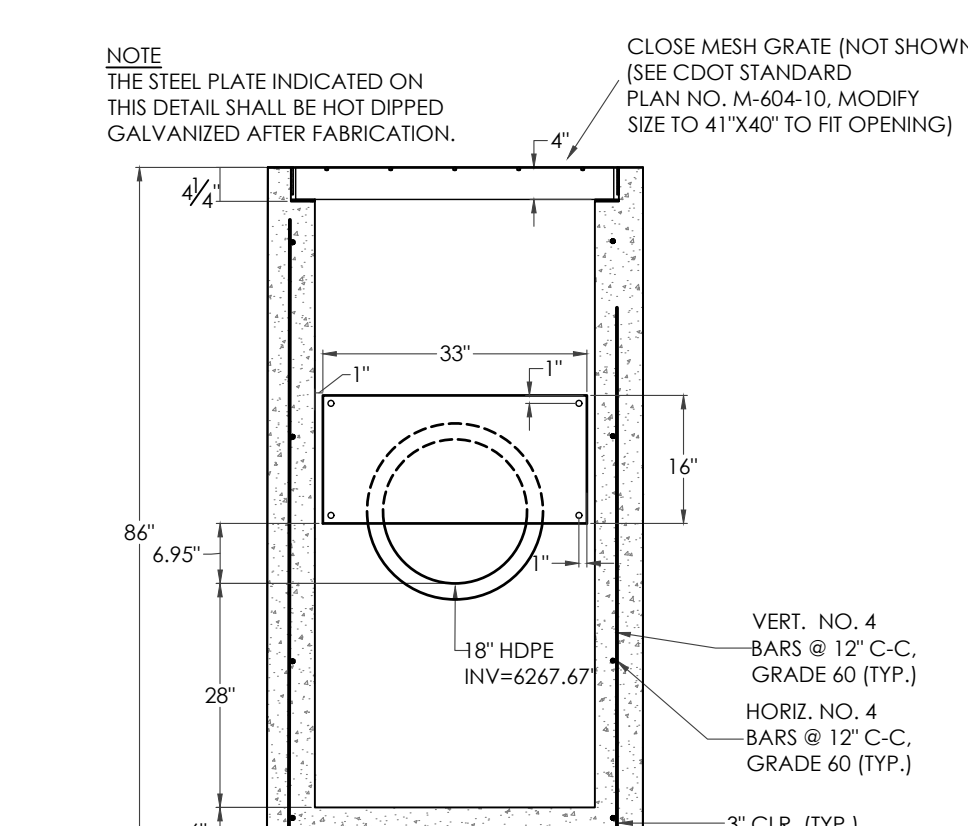
NORTH FOREBAY DETAIL
NOT TO SCALE



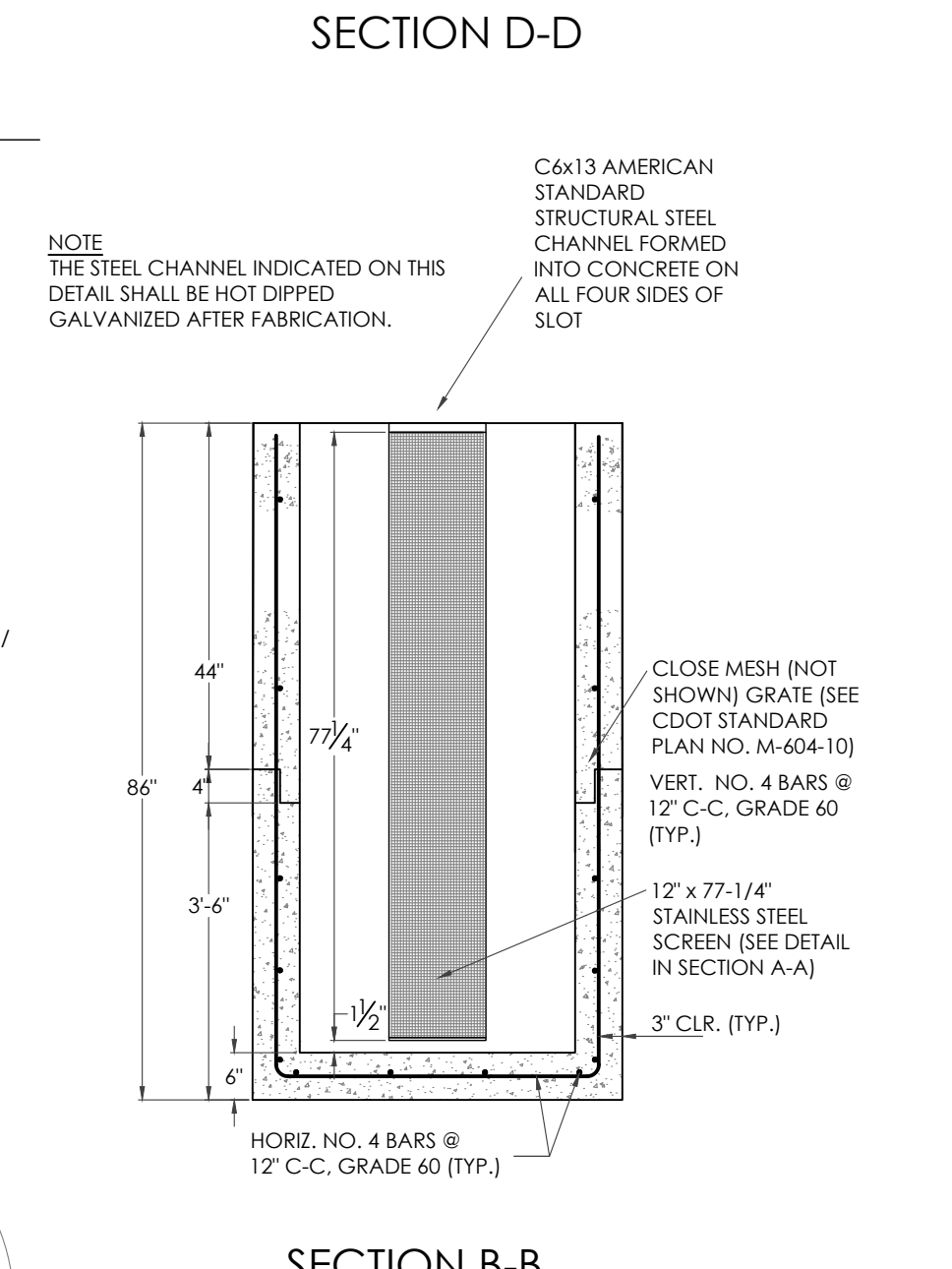
PLAN VIEW



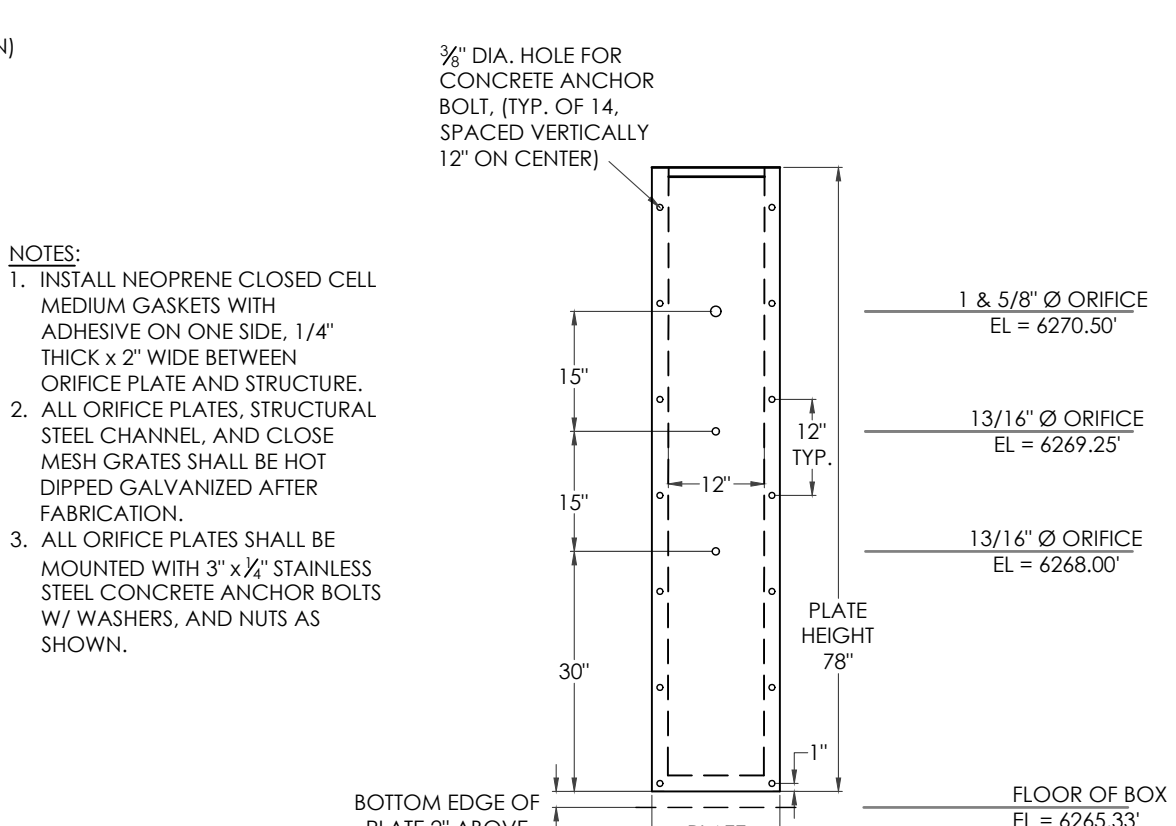
SECTION A-A



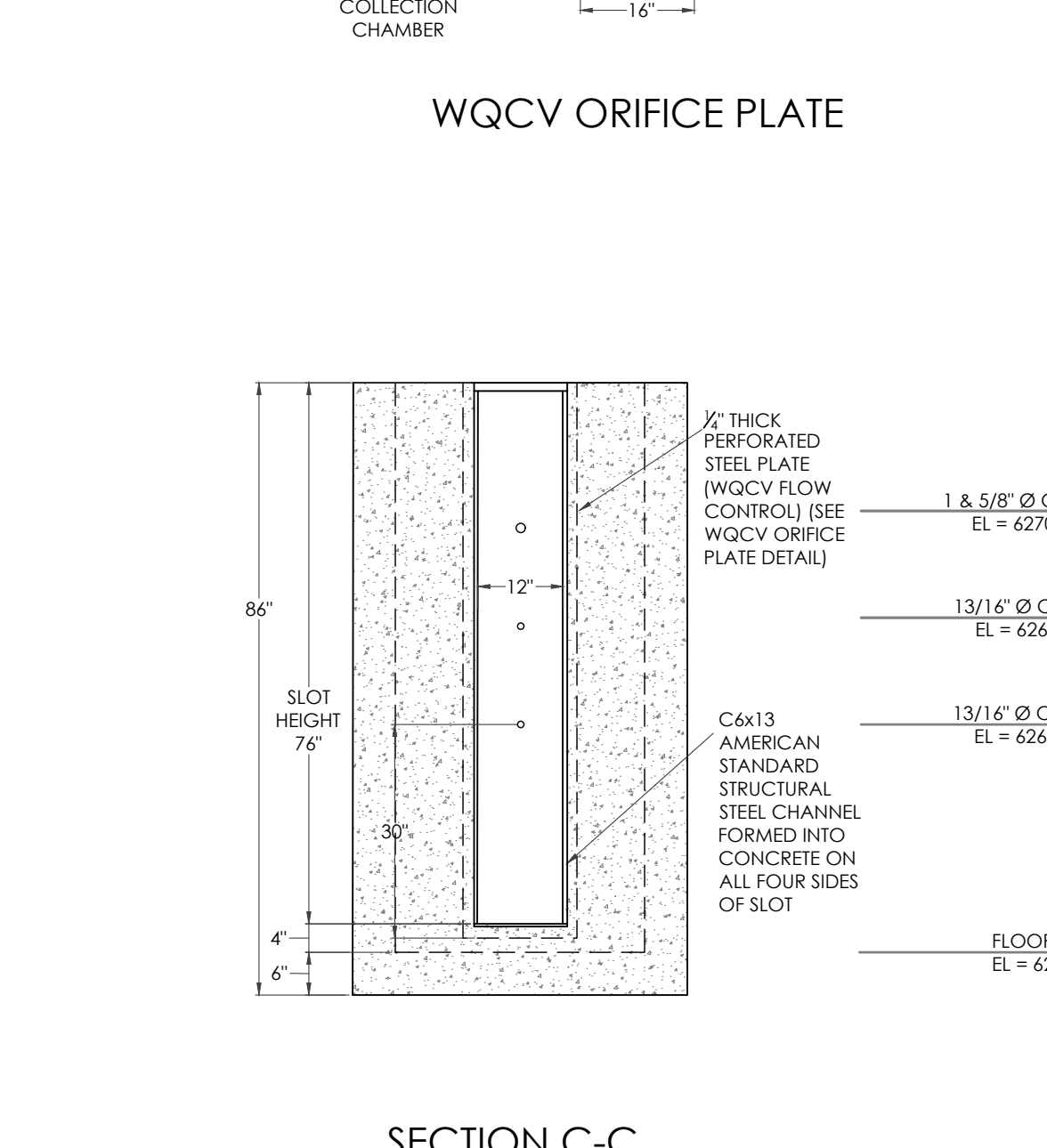
SECTION D-D



SECTION B-B

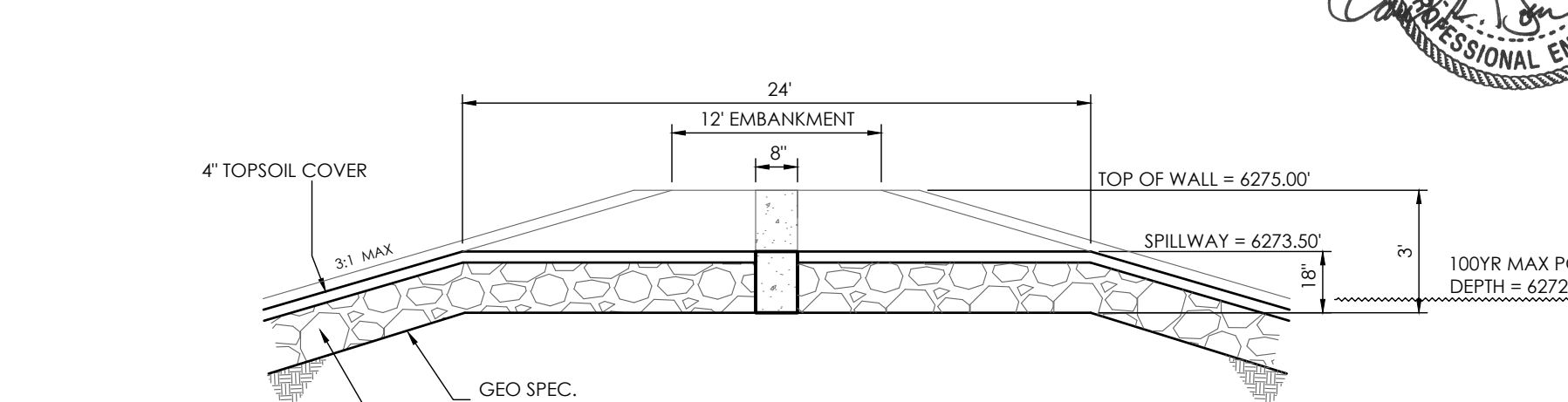


WQCV ORIFICE PLATE

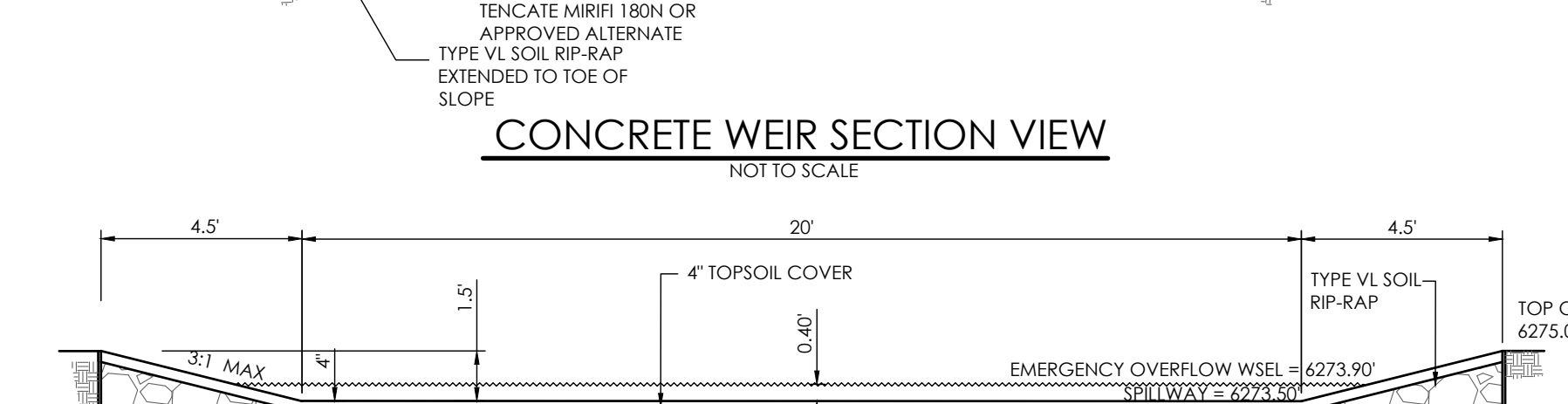


SECTION C-C

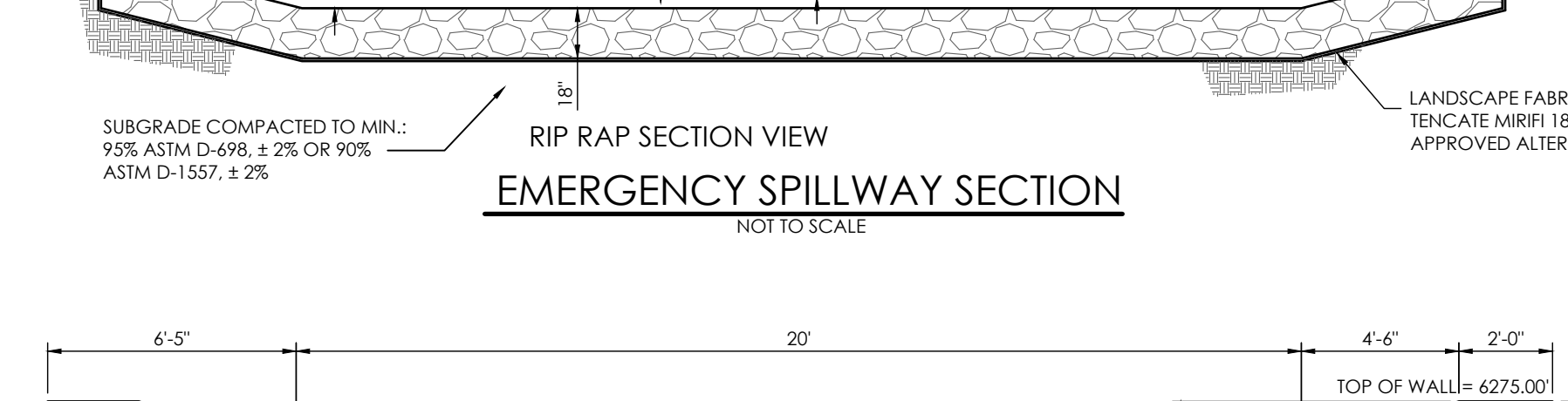
FULL SPECTRUM EXTENDED DETENTION BASIN OUTLET STRUCTURE DETAILS
SCALE: 1" = 2'



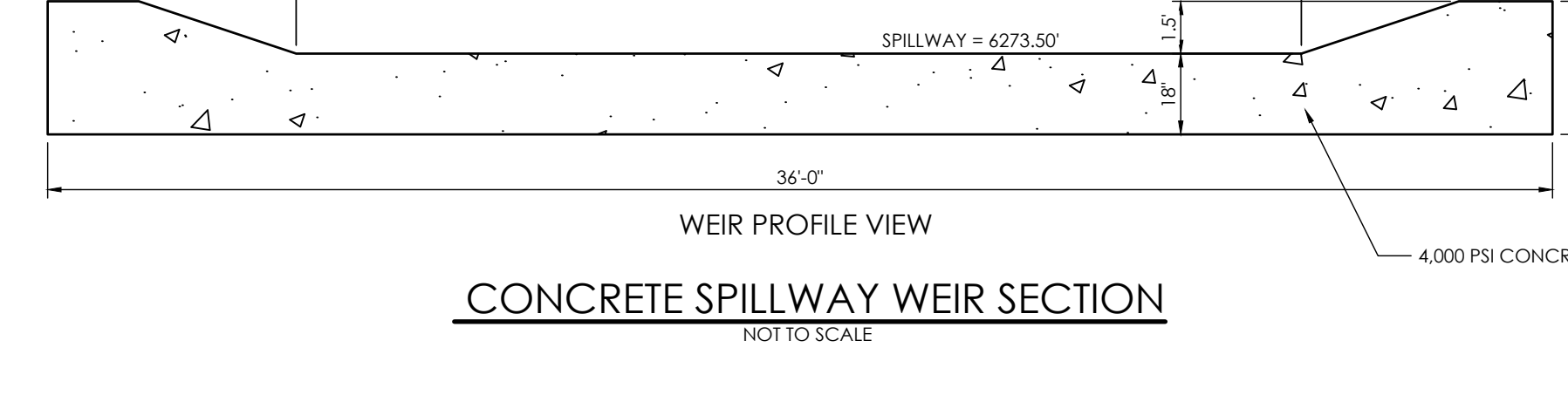
CONCRETE WEIR SECTION VIEW
NOT TO SCALE



RIP RAP SECTION VIEW



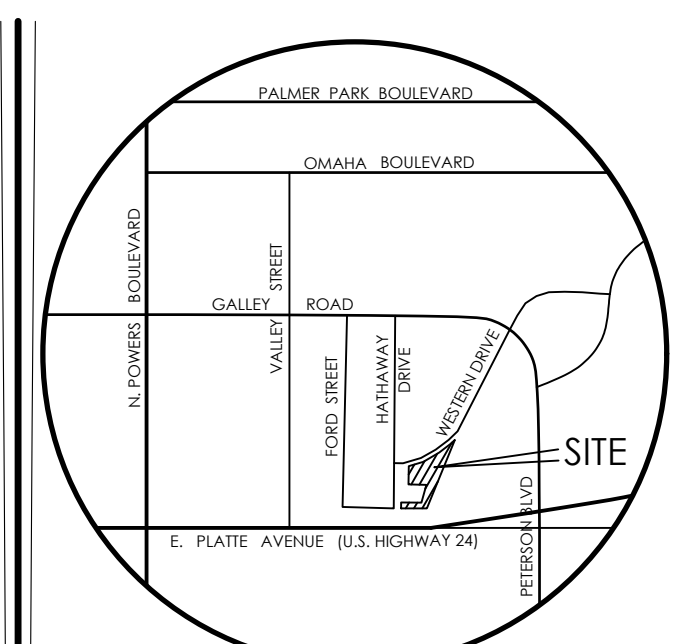
EMERGENCY SPILLWAY SECTION
NOT TO SCALE



WEIR PROFILE VIEW

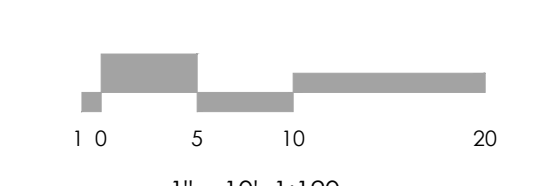
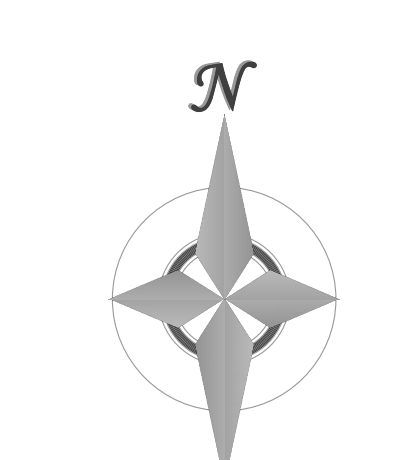


CONCRETE SPILLWAY WEIR SECTION
NOT TO SCALE

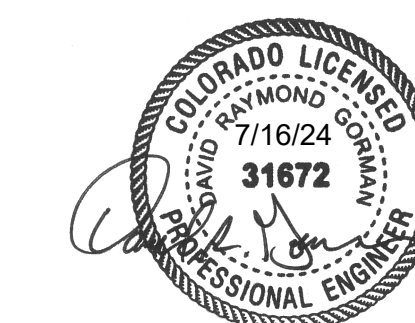


VICINITY MAP
NOT TO SCALE

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.



1" = 10' 1:120



MVE, INC.
ENGINEERS & SURVEYORS
1903 Leary 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

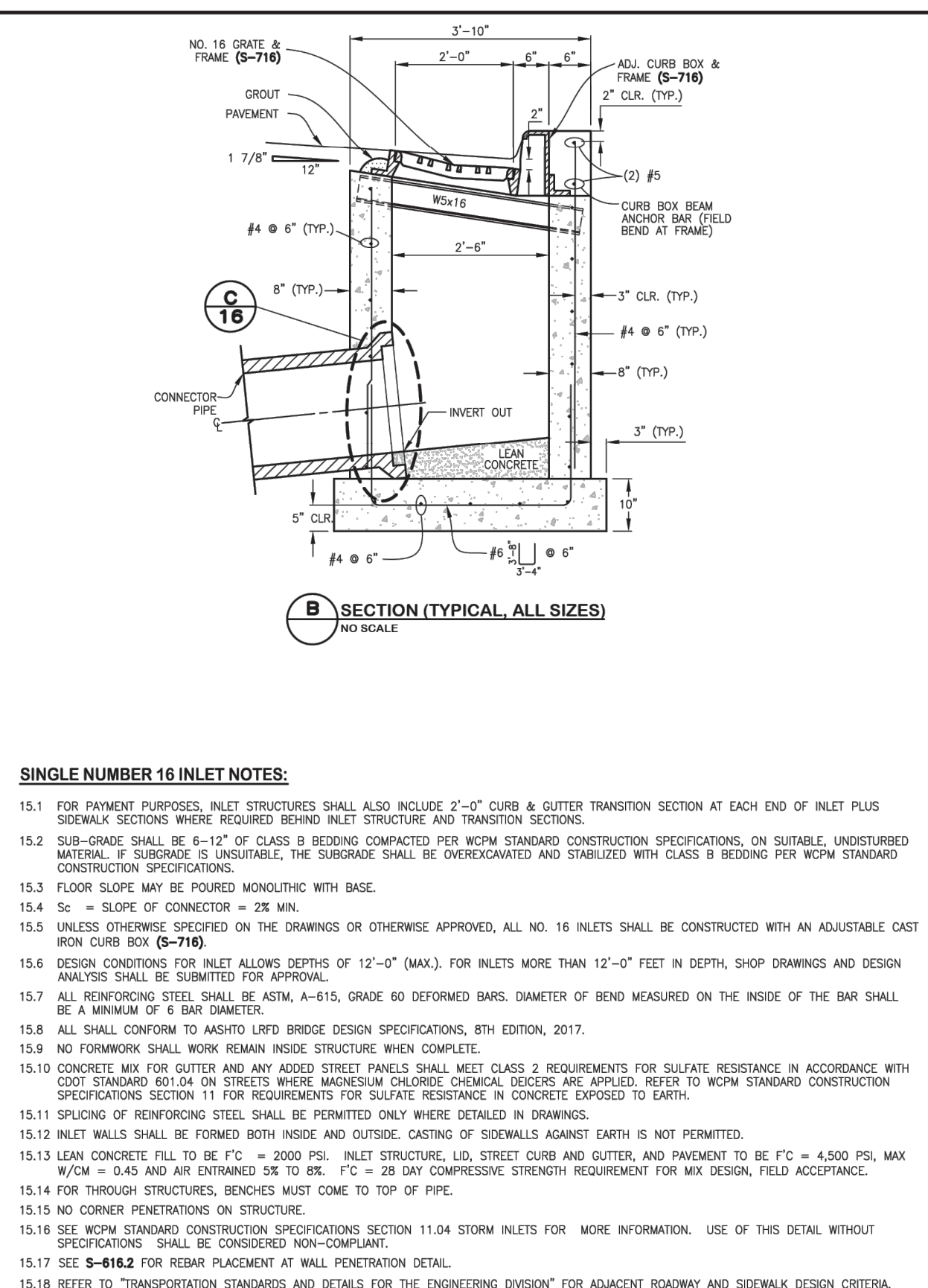
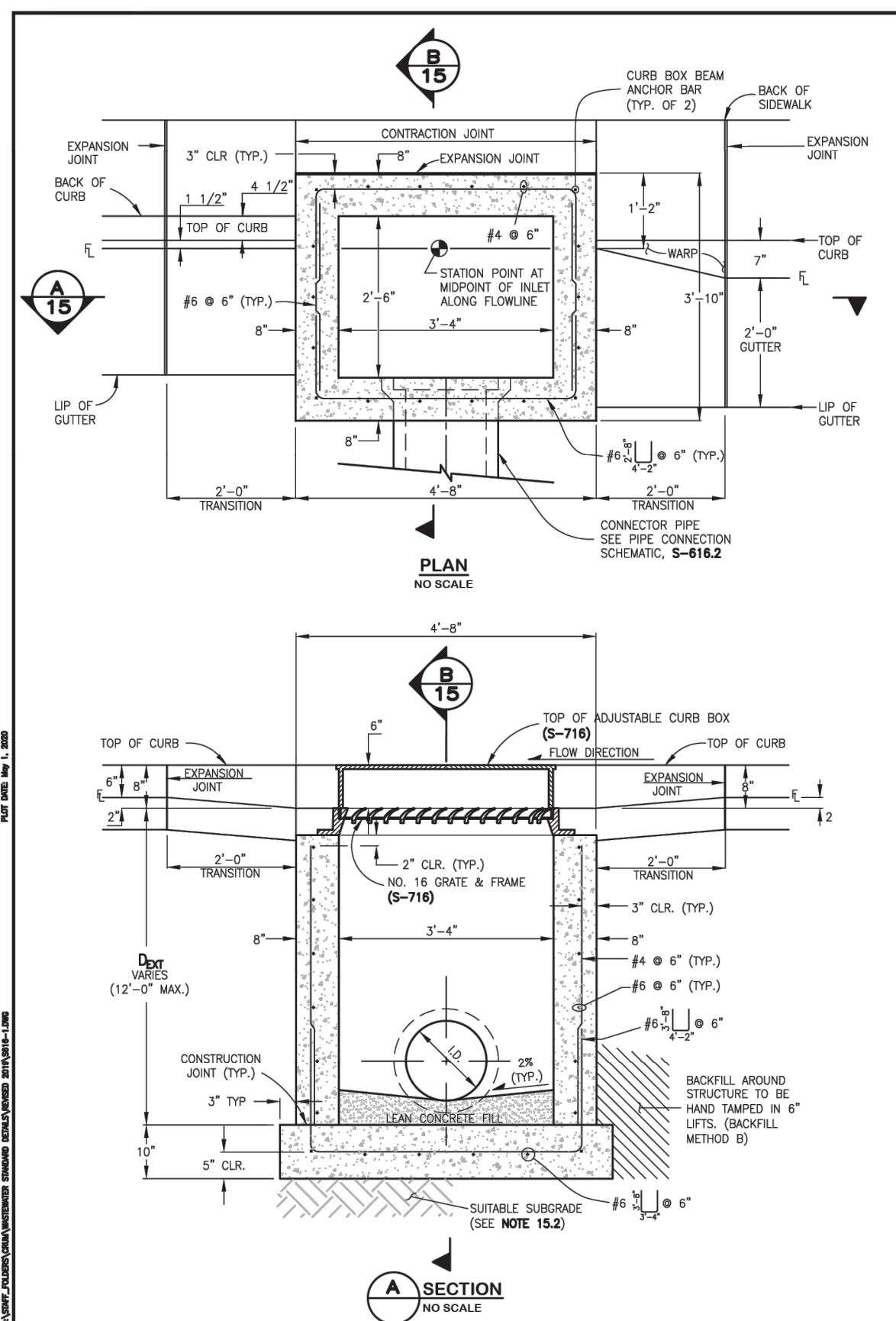
LOT 1, CIMARRON SOUTHEAST FILLING NO - 2C

CONSTRUCTION PLANS
FS-EDB DETAILS

C2.3 MVE PROJECT 61203
MVE DRAWING CON-PP

JULY 11, 2024
SHEET 3 OF 6

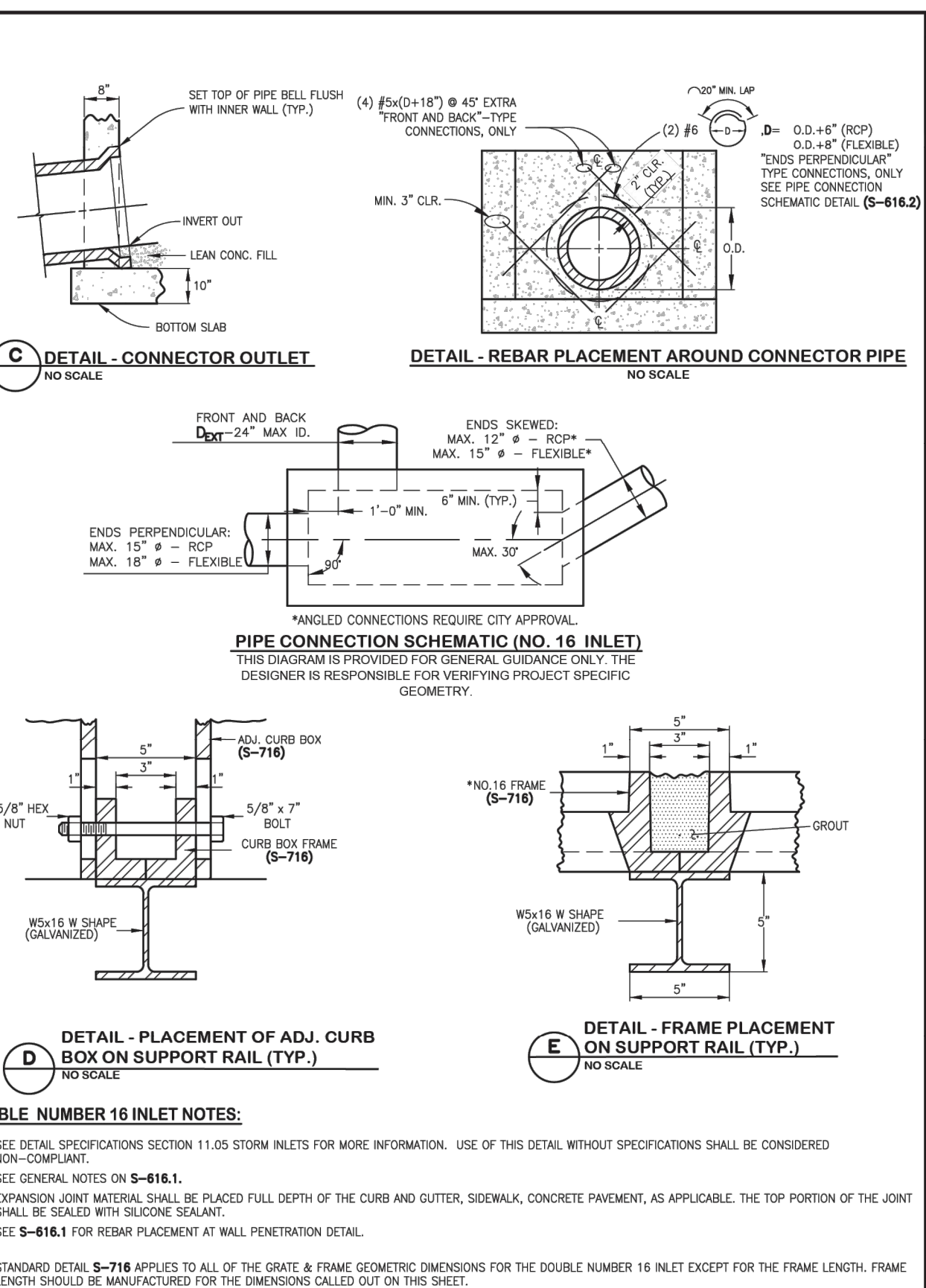
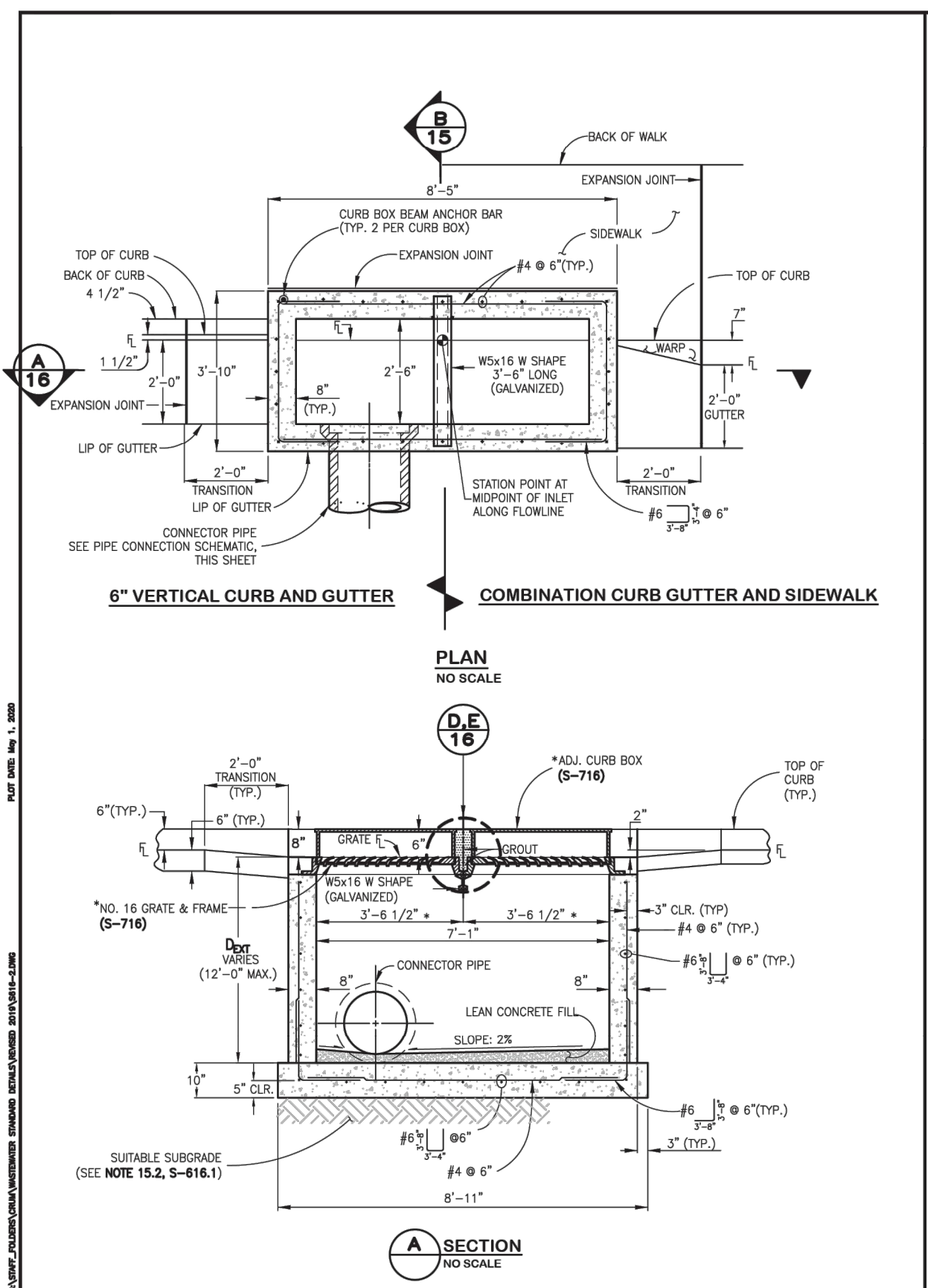
PCD FILE # PPR-24-15



- SINGLE NUMBER 16 INLET NOTES:**
- FOR FINISH 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.
 - SUB-GRADE SHALL BE 6"-12" OF CLASS B BEDDING COMPACTED PER WCM STANDARD CONSTRUCTION SPECIFICATIONS, ON SUITABLE UNDISTURBED MATERIAL. IF SUBGRADE IS UNDESIRABLE, THE SUBGRADE SHALL BE OVERCROCKED AND STABILIZED WITH CLASS B BEDDING PER WCM STANDARD CONSTRUCTION SPECIFICATIONS.
 - FLOOR SLOPE MAY BE POURED MONOLITHIC WITH BASE.
 - 5% ± SLOPE OF CONNECTION = 2% MIN.
 - 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).
 - 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.
 - 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.
 - ALL SHALL CONFORM TO AASHTO LRFD BRIDGE DESIGN SPECIFICATIONS, 8TH EDITION, 2017.
 - NO FORMWORK SHALL WORK REMAIN INSIDE STRUCTURE WHEN COMPLETE.
 - CONCRETE BOX FOR GUTTER AND ANY ADDED STREET PANELS SHALL MEET CLASS 2 REQUIREMENTS FOR SULFATE RESISTANCE IN ACCORDANCE WITH COTD STANDARD 801.04 ON STREETS WHERE MAGNESIUM CHLORIDE CHEMICAL DECIDERS ARE APPLIED. REFER TO WCM STANDARD CONSTRUCTION SPECIFICATIONS SECTION 11 FOR REQUIREMENTS FOR SULFATE RESISTANCE IN CONCRETE EXPOSED TO EARTH.
 - SPLICING OF REINFORCING STEEL SHALL BE PERMITTED ONLY WHERE DETAIL IN DRAWINGS.
 - INLET WALLS SHALL BE FORMED BOTH INSIDE AND OUTSIDE. CASTING OF SIDEWALLS AGAINST EARTH IS NOT PERMITTED.
 - LEAN CONCRETE FILL TO BE FC = 2000 PSI. INLET STRUCTURE, LID, STREET CURB AND GUTTER, AND PAVEMENT TO BE FC = 4500 PSI, MAX W/C = 0.45 AND AIR ENTRAINMENT 5% TO 8%. FC = 28 DAY COMPRESSIVE STRENGTH REQUIREMENT FOR MAX DESIGN FIELD ACCEPTANCE.
 - FOR THROUGH STRUCTURES, BENCHES SHALL COME TO TOP OF PIPE.
 - NO CORNER PENETRATIONS ON STRUCTURE.
 - SEE WCM STANDARD CONSTRUCTION SPECIFICATIONS SECTION 11.04 STORM INLETS FOR MORE INFORMATION. USE OF THIS DETAIL WITHOUT SPECIFICATIONS SHALL BE CONSIDERED NON-COMPLIANT.
 - SEE S-616.2 FOR REBAR PLACEMENT AT WALL PENETRATION DETAIL.
 - REFER TO "TRANSPORTATION STANDARDS AND DETAILS FOR THE ENGINEERING DIVISION" FOR ADJACENT ROADWAY AND SIDEWALK DESIGN CRITERIA.

NO. 16 GRATE & FRAME (S-716)	2'-0"	4'-0"	6'-0"	8'-0"	10'-0"
ADJ. CURB BOX & FRAME (S-716)	2'-0"	4'-0"	6'-0"	8'-0"	10'-0"

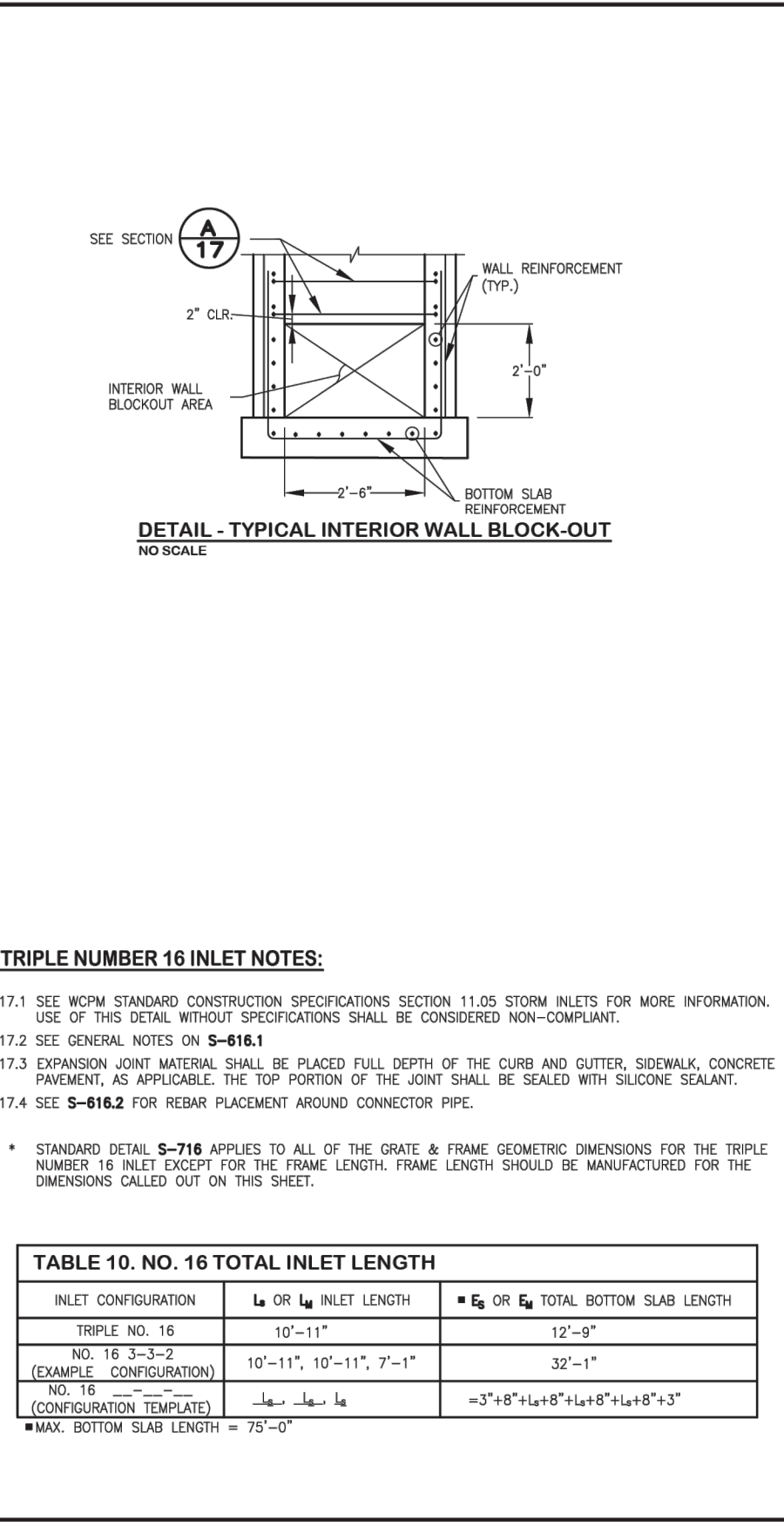
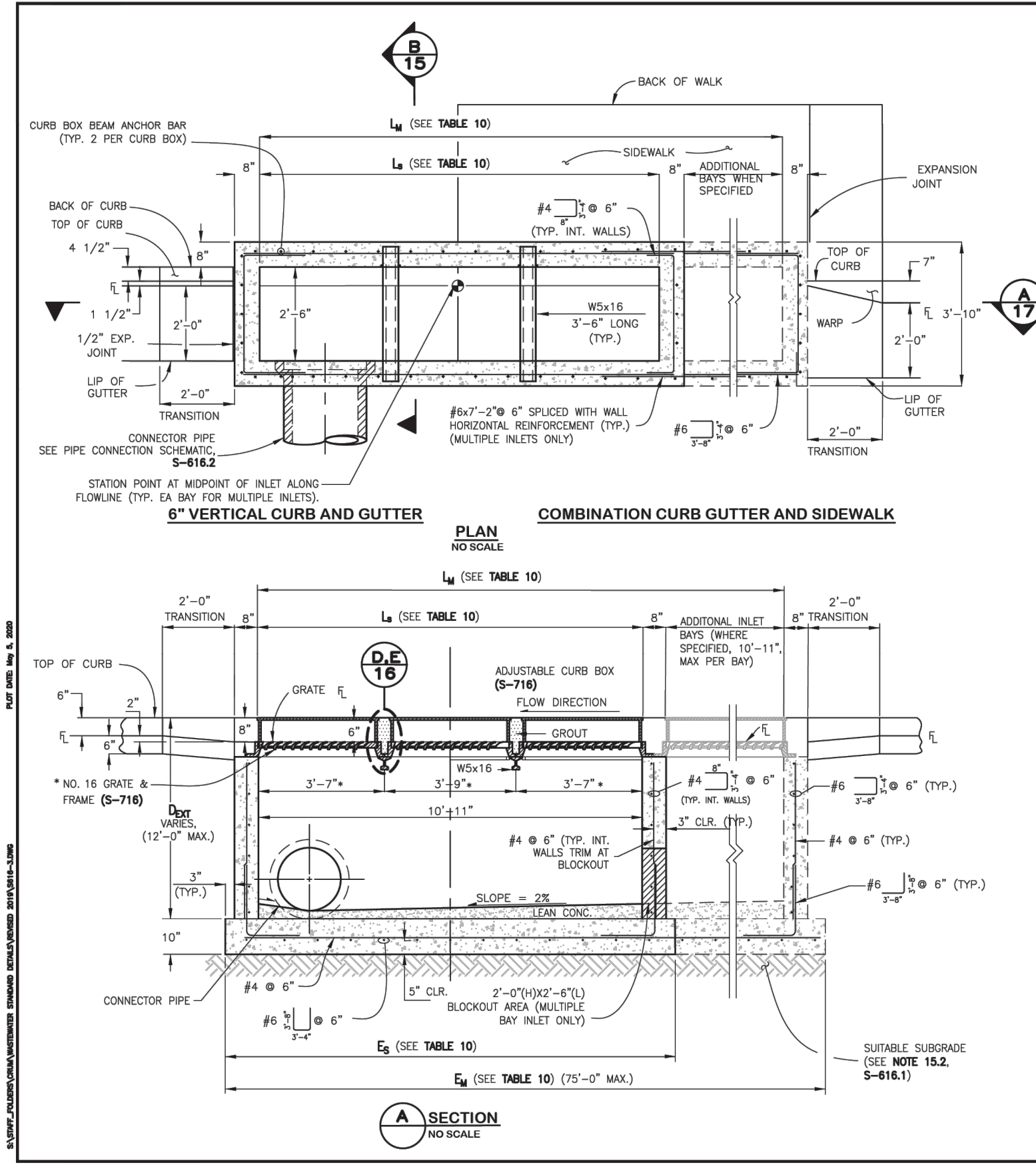
STANDARD DETAILS
S-616.1
SINGLE NUMBER 16 INLET



- DOUBLE NUMBER 16 INLET NOTES:**
- SEE DETAIL SPECIFICATIONS SECTION 11.05 STORM INLETS FOR MORE INFORMATION. USE OF THIS DETAIL WITHOUT SPECIFICATIONS SHALL BE CONSIDERED NON-COMPLIANT.
 - SEE GENERAL NOTES ON S-616.1.
 - 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.
 - 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.

NO. 16 GRATE & FRAME (S-716)	2'-0"	4'-0"	6'-0"	8'-0"	10'-0"
ADJ. CURB BOX & FRAME (S-716)	2'-0"	4'-0"	6'-0"	8'-0"	10'-0"

STANDARD DETAILS
S-616.2
DOUBLE NUMBER 16 INLET

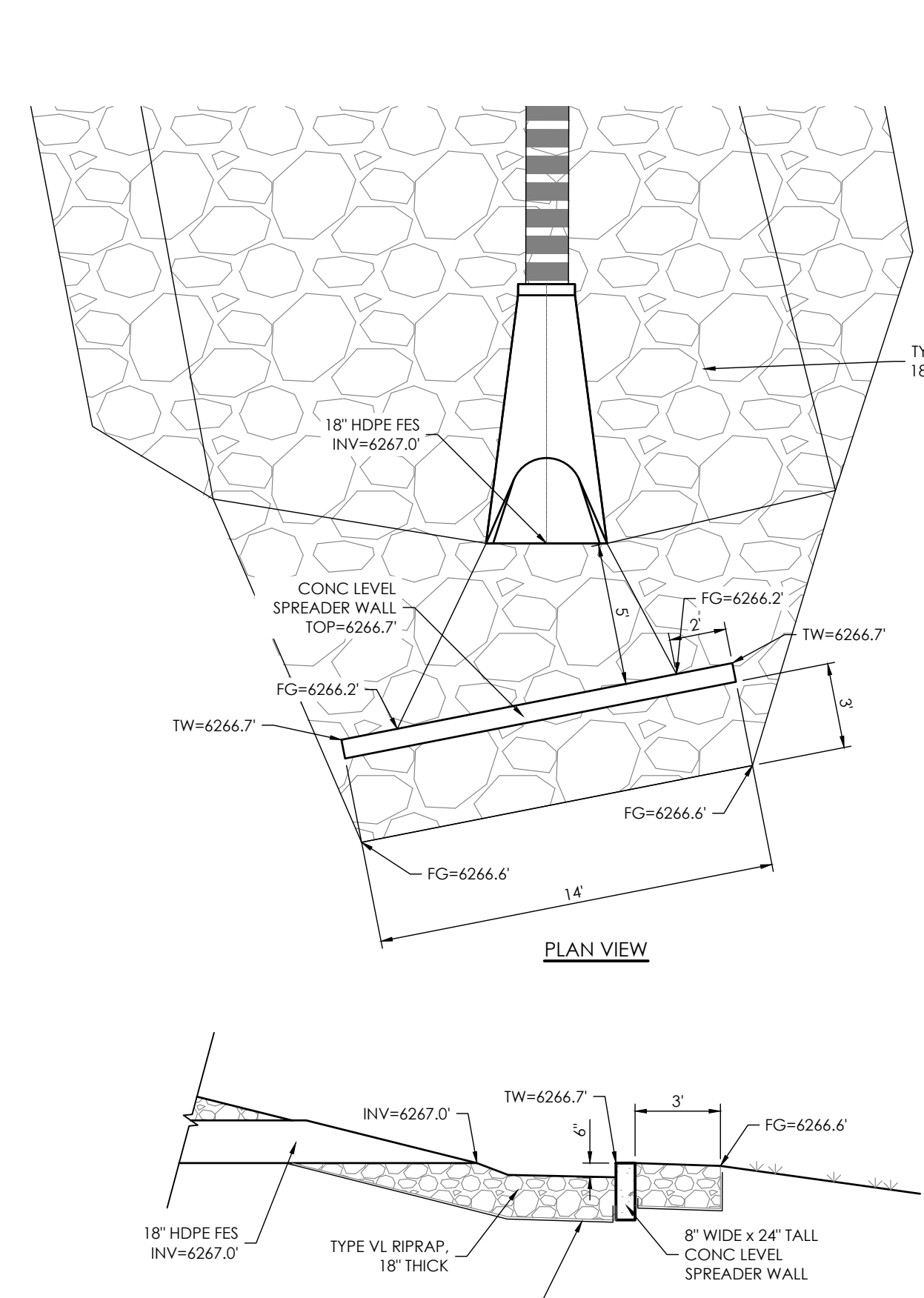


- TRIPLE NUMBER 16 INLET NOTES:**
- SEE WCM STANDARD CONSTRUCTION SPECIFICATIONS SECTION 11.05 STORM INLETS FOR MORE INFORMATION. USE OF THIS DETAIL WITHOUT SPECIFICATIONS SHALL BE CONSIDERED NON-COMPLIANT.
 - SEE GENERAL NOTES ON S-616.1.
 - EXPANSION JOINT MATERIAL SHALL BE PLACED FULL DEPTH OF THE CURB AND GUTTER, SIDEWALK, CONCRETE PAVEMENT, AS APPLICABLE. THE TOP PORTION OF THE JOINT SHALL BE SEALED WITH SILICONE SEALANT.
 - 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.

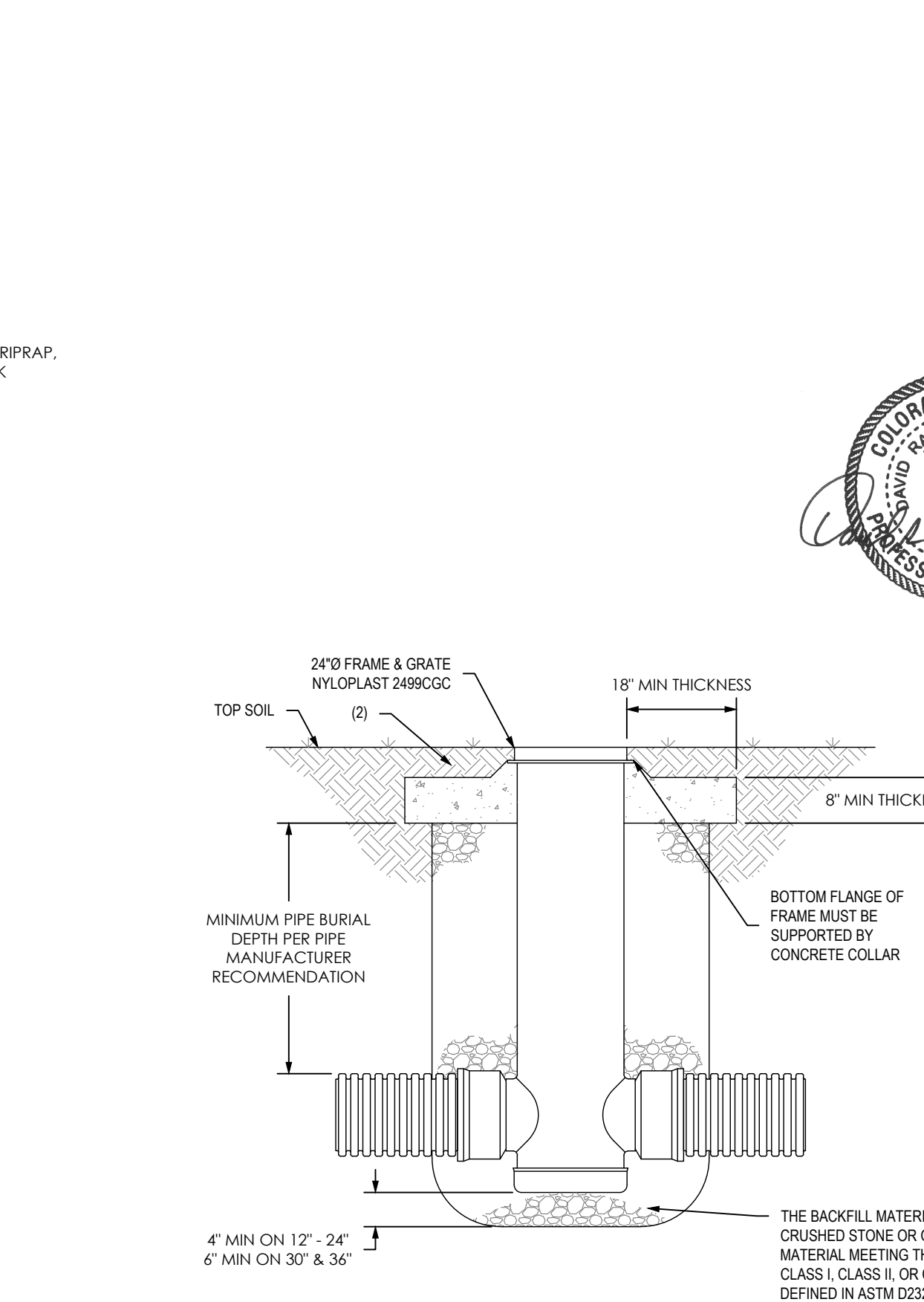
INLET CONFIGURATION	L ₁ OR L ₂ INLET LENGTH	E ₁ OR E ₂ TOTAL BOTTOM SLAB LENGTH
TRIPLE NO. 16	10'-11"	12'-9"
NO. 16 3-3-3 (EXAMPLE CONFIGURATION)	10'-11", 10'-11", 7'-1"	32'-1"
NO. 16 (CONFIGURATION TEMPLATE)	L ₁ - L ₂	3*E ₁ +8"+8"+8"+8"+8"+8"+8"+3"
		MAX. BOTTOM SLAB LENGTH = 75'-0"

NO. 16 GRATE & FRAME (S-716)	2'-0"	4'-0"	6'-0"	8'-0"	10'-0"
ADJ. CURB BOX & FRAME (S-716)	2'-0"	4'-0"	6'-0"	8'-0"	10'-0"

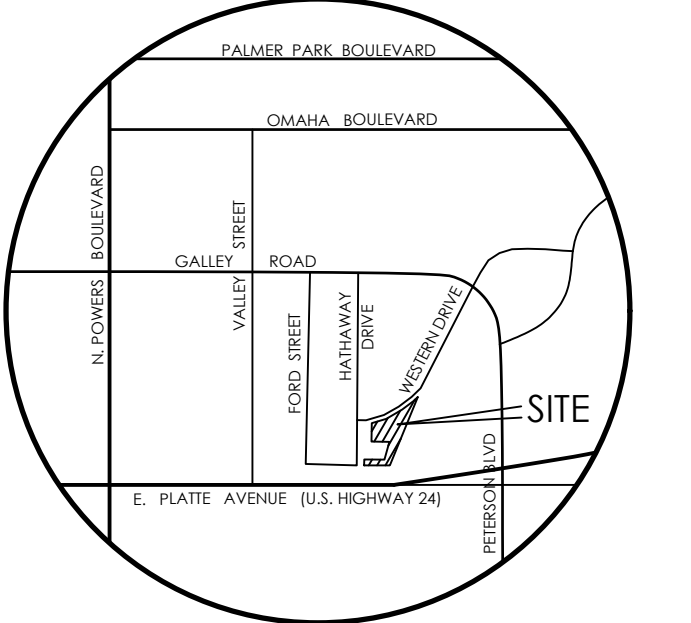
STANDARD DETAILS
S-616.3
TRIPLE NUMBER 16 INLET



STILLING BASIN / LEVEL SPREADER
SCALE: NOT TO SCALE



NYLOPLAST 24" DRAIN BASIN DETAIL
SCALE: NOT TO SCALE



VICINITY MAP
NOT TO SCALE

BENCHMARK



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

JULY 11, 2024
SHEET 6 OF 6

PCD FILE # PPR-24-15