



Final Plat - Comment Response Letter

Citizen on Constitution
El Paso County, Colorado

Prepared for:
The Citizen on Constitution, LLC
c/o: The Garrett Companies, Inc.
Andrew White
1051 Greenwood Springs Blvd,
Suite 101
Greenwood, IN 46143
Contact: (317) 497-8275

Prepared by:
Kimley-Horn and Associates, Inc.
2 North Nevada Ave, Suite 300
Colorado Springs, Colorado 80903
(719) 284-7281
Contact: Mitchell Hess, P.E.

Project #: 096481004

Prepared: September 9th, 2022

PCD File Number: PPR-2229

Kimley»Horn

September 9, 2022

Kari Parsons
El Paso County | Planning
2880 International Circle, Suite 110
Colorado Springs, CO 80910

**RE: Citizen on Constitution Filing No. 1
PCD File No. SF-22-06**

Dear Ms. Parsons,

Thank you for the comments on June 28th, 2022 for the above-mentioned project. In an effort to address your comments concisely and simplify your review of the resubmittal, we have summarized the review comments and our responses below.

**EPC Health Department
Mike McCarthy**

- No Comments

County Attorney - Water

- No Comments

**Colorado Springs Public Works
Joel Dagnillo, P.E.**

- No Comments

EPC Stormwater Review

Glenn Reese, P.E.

- Refer to PCD Engineer comments for the submittal

County Attorney – Development Review

1. Please remove the plat from Exhibit A of the SIA. It should just be the approved FAE
 - *Response: Plat has been removed as requested.*
2. The subdivision name in the SIA is not correct. Please change to the subdivision name on the plat
 - *Response: Subdivision name has been updated.*
3. Edit to Detention Maintenance Agreement from 2/8 remain unaddressed
 - *Response: Detention Maintenance agreement revisions have been addressed. We have included a strike-through and clean version for your review. Thank you for your review.*

Colorado Springs Public Works - Traffic**Zaker Alazze**

4. Please show and call out “on sheet C2.0 of the Plan” the proposed access along Marksheffel Road as Right Out access only.
 - *Response: The access along Marksheffel has been labeled as “Right Out Only, except for emergency access”*

Letter of Intent**Kari Parsons – Senior Planner**

5. This is not the case; the report refers to mitigation via construction and bldg. layout
 - *Response: The Letter of Intent has been revised to match the language and justification provided in the noise study.*

O&M Plan – PCD Engineering**Daniel Torres – Engineer III**

6. 60-ft per the revised UD detention worksheet
 - *Response: The O&M Plan has been revised to match the plan view and detention worksheet at 60-ft*

Financial Assurances Estimate**Daniel Torres – Engineer III**

7. Please update per comments provided on the roundabout design
 - *Response: The FAE spreadsheet has been revised to include the new quantities from the redesigned roundabout and any other site changes to date.*

Deviations – PCD Engineering**Daniel Torres – Engineer III****Deviations 1, 2 and 3**

- Refer to comments and responses attached to this letter. I

PBMP Applicability Form Comments**Glenn Reese – EPC Stormwater**

8. Change to ECM Appendix I.7.1.C.1.a
 - *Response: Reference has been revised.*
9. Per exclusion in ECM Appendix I.7.1.B.7
 - *Response: Reference has been revised.*

PCD Engineering Division**Daniel Torres – Engineer III**

10. Provide the following: Per Drainage Criteria Manual Volume 1 Section 11.3.3: “A geotechnical analysis and report prepared by a Colorado Professional Engineer with recommendations for the foundation preparation and embankment construction shall be submitted to the City/County Engineer with the complete design analysis for all permanent detention facilities.”
 - *Response: A Geotech Report by a Colorado Professional Engineer was performed in 2021 and was previously submitted with previous submittals of this project. Please refer to pages 7-15 of the Geotech Report for commentary on foundations, exterior flatwork, pavements, undocumented fill, excavation, and fill placement and compaction.*

Finally, please refer to our Grading Plan for this project. Section 11.3.3 – Embankment Structures does not apply to this detention pond, because this detention pond is not an embankment structure. This detention pond is depressed into the ground. There are no embankments outside of a slight rise in the grading to account for the freeboard. Based on the design of the pond and the DCM's requirement applying only to embankment detention ponds, we feel this comment is not applicable and has been addressed. Thank you for your review.

- 11.** Please submit construction drawings for the proposed EDB with this application. See comments provided with the PPR application

- *Response: Construction documents for the detention facility are included in the plansheet as sheet C4.13.*

- 12.** Please submit lighting plan for the roundabout

- *Response: A lighting plan has been included for the roundabout.*

Utility CD's – Cherokee Metro District

Jeff Munger

- See attachment

Utility CD's – PCD Engineering

Daniel Torres – Engineer III

- See attachment

Drainage Report – PCD Engineering

Daniel Torres – Engineer III

- See attachment

Final Plat PCD Engineering & Planning

Daniel Torres – Engineer III

Kari Parsons – Senior Planner

- See attachment

Grading and Erosion Control Plan – PCD Engineering

Daniel Torres – Engineer III

Gilbert LaForce – Senior Engineer

- See attachment

Akers Dr. CD's – PCD Engineering

Daniel Torres – Engineer III

Jeff Rice – Senior Engineer

- See attachment

Roundabout Analysis – PCD Engineering

Daniel Torres – Engineer III

Jeff Rice – Senior Engineer

- See attachment

We appreciate your review and approval of these plans. Please contact me at 719-284-7281 or mitchell.hess@kimley-horn.com should you have any questions.

Sincerely,

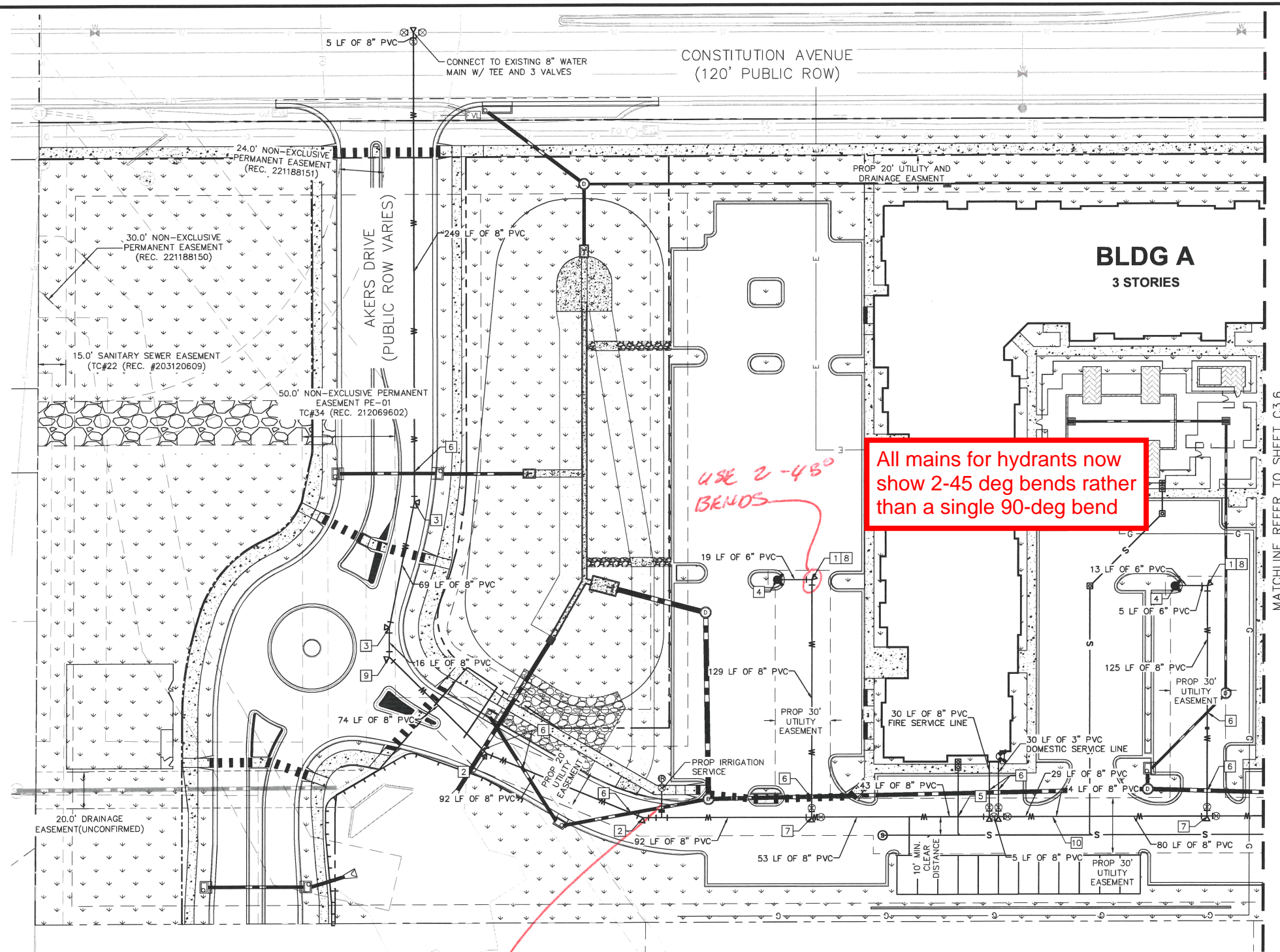
KIMLEY-HORN AND ASSOCIATES, INC.



Mitchell Hess, P.E.
Project Manager

**UTILITY CD'S – CHEROKEE METRO DISTRICT
COMMENT RESPONSE**

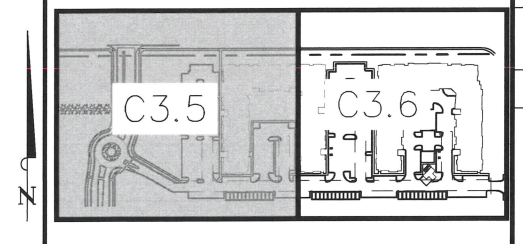
K:\DEN_Civil\096481004 - El Paso Constitution\CA03\PlanSheets\CD\096481004JT_WT.dwg Menke, Joseph 6/8/2022 4:53 PM



LABEL LINE SIZE

All lines sizes have been labeled

All mains for hydrants now show 2-45 deg bends rather than a single 90-deg bend



- LEGEND**
- PROPERTY LINE
 - EXISTING WATER LINE & VALVE
 - PROPOSED WATER LINE & VALVE
 - PROPOSED FIRE HYDRANT
 - EXISTING SANITARY SEWER LINE & MANHOLE
 - PROPOSED SANITARY SEWER LINE, MANHOLE, AND DOUBLE CLEANOUT
 - PROPOSED STORM SEWER LINE & MANHOLE
 - PROPOSED STORM SEWER STRUCTURES

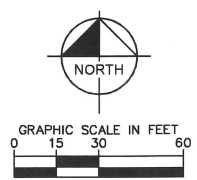
- KEY NOTE LEGEND**
- 1 90° HORIZONTAL BEND WITH THRUST BLOCK
 - 2 22.5° HORIZONTAL BEND WITH THRUST BLOCK
 - 3 11.25° HORIZONTAL BEND WITH THRUST BLOCK
 - 4 FH ASSEMBLY PER CSJ STANDARD DETL. A5-6
 - 5 SANITARY SEWER CROSSING
 - 6 STORM SEWER CROSSING
 - 7 8"x8" FIRE SERVICE TEE W/ 8" GATE VALVE (3-VALVE CLUSTER)
 - 8 8"x6" REDUCER W/ THRUST BLOCK
 - 9 45° HORIZONTAL BEND WITH THRUST BLOCK
 - 10 22.5° VERTICAL BEND

NOTES:

- ALL WATER LINES TO BE BEDDED PER COLORADO SPRINGS UTILITIES SPECIFICATIONS.
- 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.
- THE HORIZONTAL DIMENSIONS BETWEEN PROPOSED UTILITY LINES MAY VARY SLIGHTLY BASED ON INSTALLED VALVES, ADAPTER, AND PUMPS.
- ALL APPURTENANCES ON HYDRANT LATERALS SHALL BE INSTALLED WITH MJ RESTRAINTS PER CSJ STANDARDS.
- 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.



Kimley»Horn
2022 KIMLEY-HORN AND ASSOCIATES, INC.
2 North Nevada Avenue, Suite 300
Colorado Springs, CO 80903 (303) 228-2300

DESIGNED BY: MOH
DRAWN BY: JWM
CHECKED BY: DLS
DATE: 06/06/2022

THE CITIZEN ON CONSTITUTION
EL PASO COUNTY, COLORADO
UTILITY AND WATER SERVICE PLANS
WATER PLAN

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

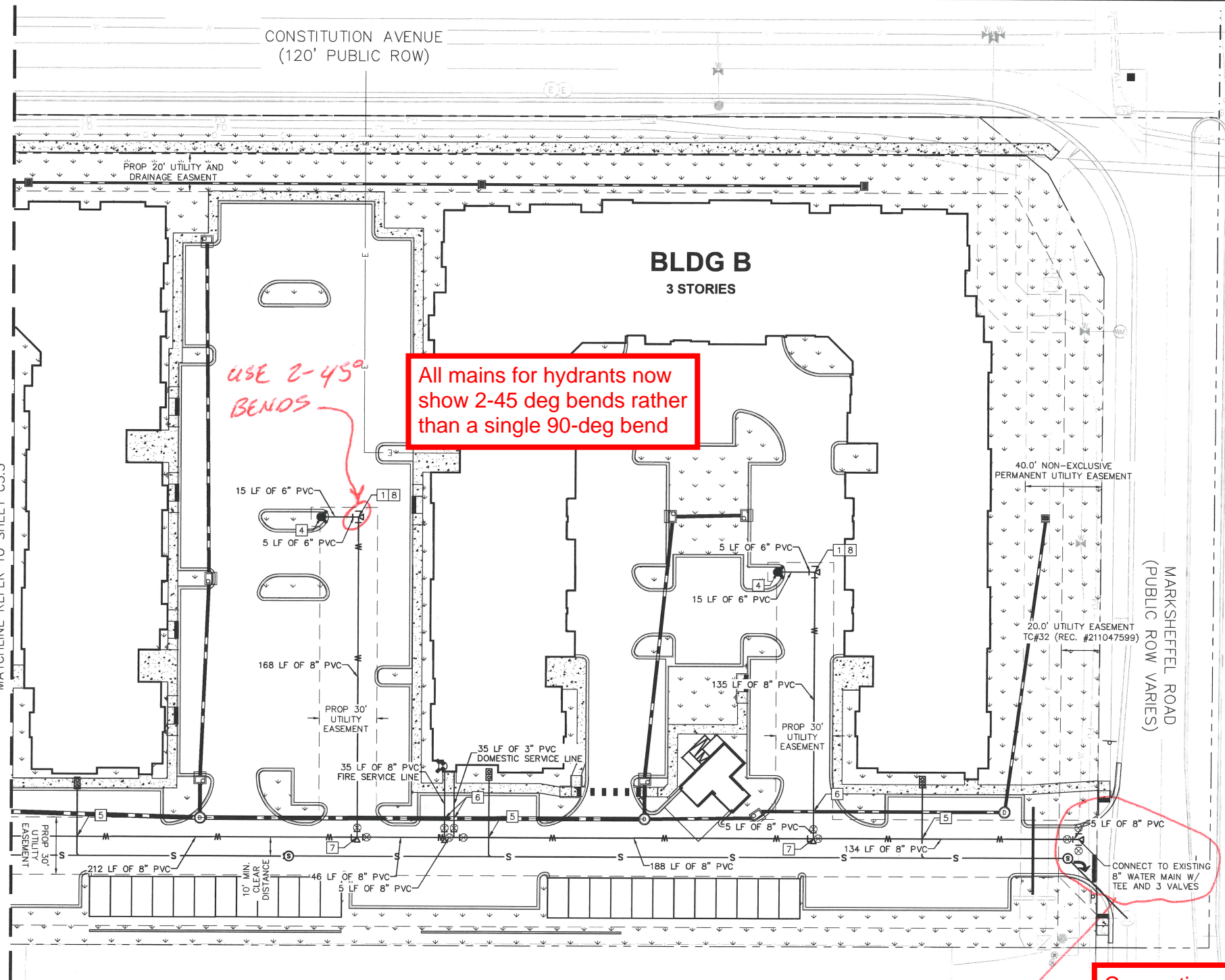
PROJECT NO.
096481004
SHEET
C3.5

JRM 6-28-22

K:\DEN_Civil\096481004 - El Paso Constitution\CADD\PlanSheets\CD\096481004UT_WT.dwg Menke, Joseph 6/8/2022 4:53 PM



MATCHLINE REFER TO SHEET C3.5



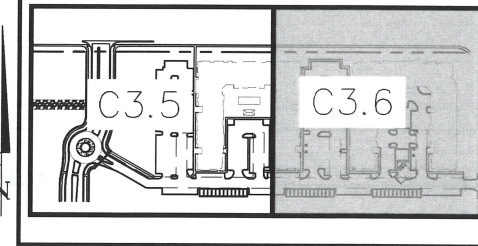
USE 2-45°
BENDS

All mains for hydrants now
show 2-45 deg bends rather
than a single 90-deg bend

Connection now shows a
12" main in Marksheffel

EXISTING
LINE IS
12"φ

JLM 6-28-22



LEGEND

- PROPERTY LINE
- EXISTING WATER LINE & VALVE
- PROPOSED WATER LINE & VALVE
- PROPOSED FIRE HYDRANT
- EXISTING SANITARY SEWER LINE & MANHOLE
- PROPOSED SANITARY SEWER LINE, MANHOLE, AND DOUBLE CLEANOUT
- PROPOSED STORM SEWER LINE & MANHOLE
- PROPOSED STORM SEWER STRUCTURES

KEY NOTE LEGEND

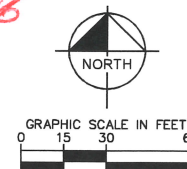
- 90° HORIZONTAL BEND WITH THRUST BLOCK
- 22.5° HORIZONTAL BEND WITH THRUST BLOCK
- 11.25° HORIZONTAL BEND WITH THRUST BLOCK
- FH ASSEMBLY PER CSU STANDARD DETL. A5-6
- SANITARY SEWER CROSSING
- STORM SEWER CROSSING
- 8"X8" FIRE SERVICE TEE W/ 8" GATE VALVE (3-VALVE CLUSTER)
- 8"X6" REDUCER W/ THRUST BLOCK
- 45° HORIZONTAL BEND WITH THRUST BLOCK
- 22.5° VERTICAL BEND

NOTES:

- ALL WATER LINES TO BE BEDDED PER COLORADO SPRINGS UTILITIES SPECIFICATIONS.
- 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.
- THE HORIZONTAL DIMENSIONS BETWEEN PROPOSED UTILITY LINES MAY VARY SLIGHTLY BASED ON INSTALLED VALVES, ADAPTER, AND PUMPS.
- ALL APPURTENANCES ON HYDRANT LATERALS SHALL BE INSTALLED WITH MJ RESTRAINTS PER CSU STANDARDS.
- 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.



Kimley»Horn
2022 KIMLEY-HORN AND ASSOCIATES, INC.
2 North Nevada Avenue, Suite 300
Colorado Springs, CO 80903 (303) 228-2300

DESIGNED BY: MOH
DRAWN BY: JWM
CHECKED BY: DLS
DATE: 06/06/2022

THE CITIZEN ON CONSTITUTION
EL PASO COUNTY, COLORADO
UTILITY AND WATER SERVICE PLANS
WATER PLAN

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

PROJECT NO.
096481004

SHEET
C3.6

NO.	REVISION	BY	DATE	APPR.

**UTILITY CD'S – PCD ENGINEERING
COMMENT RESPONSE**

K:\DEN_Civil\096481004 - El Paso Constitution\CADD\PlanSheets\CD\096481004\T_CV.dwg Menke, Joseph 6/8/2022 5:01 PM

THE CITIZEN ON CONSTITUTION

UTILITY AND WATER SERVICE PLANS

A PORTION OF THE NORTHEAST QUARTER OF SECTION 5, TOWNSHIP 14 SOUTH, RANGE 65 WEST OF THE 6TH P.M., CITY OF COLORADO SPRINGS, COUNTY OF EL PASO, STATE OF COLORADO

LAND AREA:
543,215 SQ. FT. OR 12.264 ACRES MORE OR LESS

BASIS OF BEARING:
BEARINGS ARE BASED UPON THE SOUTH RIGHT-OF-WAY LINE OF CONSTITUTION AVENUE, MONUMENTED ON THE WEST WITH A #4 REBAR WITH YELLOW PLASTIC CAP STAMPED "PLS 4842" AND ON THE EAST WITH A #5 REBAR WITH YELLOW PLASTIC CAP STAMPED "AZTEC PLS 36567" AND IS ASSUMED TO BEAR N 89°53'50" E, A DISTANCE OF 1691.84 FEET.

BENCHMARK/ PROJECT CONTROL:
ELEVATIONS ARE BASED UPON CITY OF COLORADO SPRINGS FIMS BENCHMARK "BLT104" (ELEVATION=6452.43 NGVD29)

LEGAL DESCRIPTION
PARCEL A:

A PARCEL OF LAND LOCATED IN SECTION 5, TOWNSHIP 14 SOUTH, RANGE 65 WEST OF THE 6TH PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS:
COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION 5; THENCE SOUTH 89°53'50" WEST, 30.00 FEET ALONG THE NORTH LINE OF THE NORTHEAST QUARTER OF SAID SECTION 5 TO A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF MARKSHEFFEL ROAD; THENCE SOUTH 00°20'42" WEST, 60.00 FEET ALONG SAID WESTERLY RIGHT-OF-WAY LINE TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY LINE OF PROPOSED 120.00 FOOT WIDE RIGHT-OF-WAY OF CONSTITUTION AVENUE TO THE POINT OF BEGINNING OF THE TRACT OF LAND HEREIN DESCRIBED; THENCE SOUTH 00°20'42" WEST, 435.00 FEET ALONG SAID WESTERLY RIGHT-OF-WAY LINE OF MARKSHEFFEL ROAD TO THE SOUTHEAST CORNER OF THE TRACT OF LAND DESCRIBED IN BOOK 2083 AT PAGE 587 OF THE RECORDS OF SAID COUNTY; THENCE SOUTH 89°53'50" WEST, 1292.28 FEET ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE TO THE POINT OF BEGINNING, EL PASO COUNTY, COLORADO.

EXCEPT THAT PORTION DESCRIBED AS FOLLOWS: THAT PORTION OF THE NORTHEAST ONE-QUARTER OF SECTION 5, TOWNSHIP 14 SOUTH, RANGE 65 WEST OF THE 6TH P.M., SITUATE IN EL PASO COUNTY, COLORADO, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION 5 THENCE SOUTH 89°53'50" WEST ON THE NORTH LINE THEREOF, 1322.28 FEET TO THE NORTHWEST CORNER OF SAID NORTHEAST ONE-QUARTER OF THE NORTHEAST ONE-QUARTER OF SECTION 5, THENCE SOUTH 00°20'41" WEST ON THE WEST LINE OF SAID NORTHEAST ONE-QUARTER OF SECTION 5, 60.00 FEET TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY LINE OF PROPOSED 120.00 FOOT RIGHT-OF-WAY OF CONSTITUTION AVENUE AND THE POINT OF BEGINNING OF THE TRACT OF LAND HEREIN DESCRIBED, THENCE (1) CONTINUE ON THE LAST MENTIONED COURSE 435.00 FEET; (2) NORTH 89°53'50" EAST, 172.42 FEET; (3) NORTH 00°20'41" EAST 435.00 FEET TO A POINT ON SAID SOUTHERLY RIGHT-OF-WAY LINE OF PROPOSED CONSTITUTION AVENUE; (4) SOUTH 89°53'50" WEST ON SAID SOUTHERLY RIGHT-OF-WAY LINE OF PROPOSED CONSTITUTION AVENUE, 172.42 FEET TO THE POINT OF BEGINNING.

EXCEPT THAT PORTION CONVEYED TO THE BOARD OF COUNTY COMMISSIONER, EL PASO COUNTY, COLORADO IN WARRANTY DEED RECORDED JUNE 9, 2010 UNDER RECEPTION NO. 210054574.

COUNTY OF EL PASO,
STATE OF COLORADO.

PARCEL B:

THAT PORTION OF THE NORTHEAST ONE-QUARTER OF THE NORTHEAST ONE-QUARTER OF SECTION 5, TOWNSHIP 14 SOUTH, RANGE 65 WEST OF THE 6TH PRINCIPAL MERIDIAN, SITUATE IN COUNTY EL PASO, STATE OF COLORADO AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION 5, THENCE SOUTH 89°53'50" WEST ON THE NORTH LINE THEREOF, 1,322.28 FEET TO THE NORTHWEST CORNER OF SAID NORTHEAST ONE-QUARTER OF THE NORTHEAST ONE-QUARTER OF SECTION 5, THENCE SOUTH 00°20'41" WEST ON THE WEST LINE OF SAID NORTHEAST ONE-QUARTER OF SECTION 5, 60.00 FEET TO A POINT ON THE SOUTHERLY RIGHT OF WAY LINE OF PROPOSED 120.00 FOOT RIGHT OF WAY OF CONSTITUTION AVENUE AND THE POINT OF BEGINNING OF THE TRACT OF LAND HEREIN DESCRIBED, THENCE (1) CONTINUE ON LAST MENTIONED COURSE, 435.00 FEET; (2) NORTH 89°53'50" EAST, 172.42 FEET; (3) NORTH 00°20'41" EAST, 435.00 FEET TO A POINT ON SAID SOUTHERLY RIGHT OF WAY LINE OF PROPOSED CONSTITUTION AVENUE; (4) SOUTH 89°53'50" WEST ON SAID SOUTHERLY RIGHT OF WAY LINE OF PROPOSED CONSTITUTION AVENUE, 172.42 FEET TO A POINT OF BEGINNING,

COUNTY OF EL PASO,
STATE OF COLORADO.

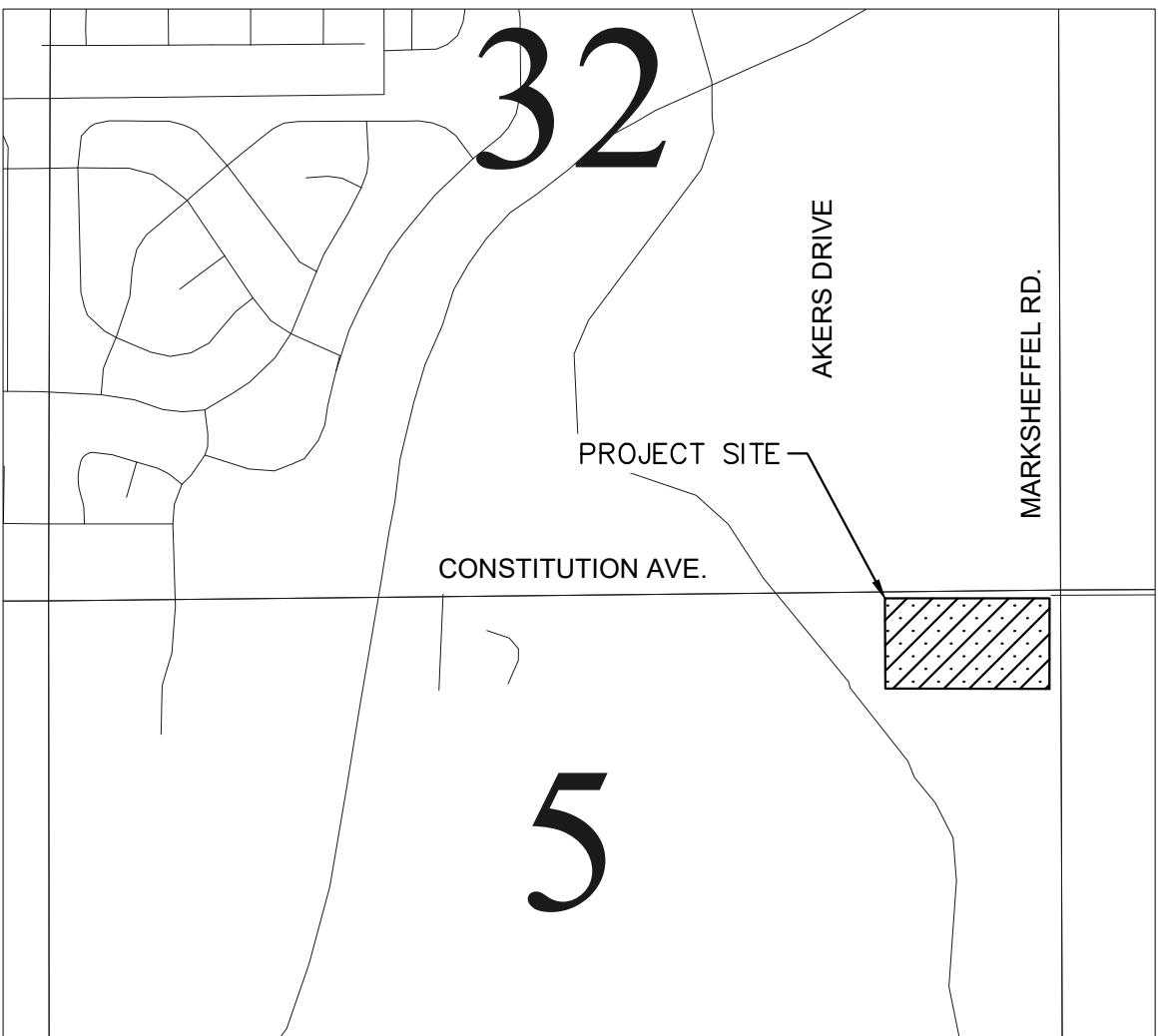
(PER TITLE COMMITMENT FILE NO. NCS-1074278--INDY AS PROVIDED BY FIRST AMERICAN TITLE INSURANCE COMPANY.)

FLOOD ZONE DESIGNATION

FEDERAL EMERGENCY MANAGEMENT AGENCY, FLOOD INSURANCE RATE MAP, MAP NUMBER 08041C0756G, EFFECTIVE DATE DECEMBER 7, 2018, INDICATES THIS PARCEL OF LAND TO BE LOCATED IN ZONE X (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN).

GENERAL NOTES

1. BASED ON ELEVATION DATA, THE APPLICANT WILL NEED TO FILE FEDERAL AVIATION ADMINISTRATION (FAA) FORM 7460-1 "NOTICE OF PROPOSED CONSTRUCTION OR ALTERATION" FOR ANY NEW VERTICAL DEVELOPMENT AT THIS SITE, INCLUDING TEMPORARY CONSTRUCTION EQUIPMENT, AND PROVIDE FAA DOCUMENTATION TO THE AIRPORT BEFORE THE COMMENCEMENT OF CONSTRUCTION ACTIVITIES; FAA'S WEBSITE (HTTPS://OEAAA.FAA.GOV/OEAAA/EXTERNAL/PORTAL/ISP).
2. ALL EASEMENTS THAT ARE DEDICATED HEREON FOR PUBLIC UTILITY PURPOSES RELATED TO GAS AND ELECTRIC SHALL BE SUBJECT TO THOSE TERMS AND CONDITIONS AS SPECIFIED IN THE INSTRUMENT RECORDED AT RECEPTION NUMBER 212112548 OF THE RECORDS OF EL PASO COUNTY, COLORADO. ALL OTHER EASEMENTS OR INTERESTS OF RECORD AFFECTING ANY OF THE PLATTED PROPERTY DEPICTED HEREON SHALL NOT BE AFFECTED AND SHALL REMAIN IN FULL FORCE AND EFFECT.



VICINITY MAP
N.T.S

SHEET INDEX	
SHEET NO.	SHEET TITLE
C3.0	UTILITY PLAN COVER SHEET
C3.1	UTILITY PLAN NOTES
C3.2	UTILITY PLAN NOTES
C3.3	UTILITY SERVICE PLAN
C3.4	UTILITY SERVICE PLAN
C3.5	WATER PLAN
C3.6	WATER PLAN
C3.7	SAN. SEWER PLAN & PROFILE LINE A
C3.8	SAN. SEWER PLAN & PROFILE LINE A

This set of plans is just for Cherokee Metro. The Storm P&P's and Detention Pond Plans are included in a separate set that is uploaded with the Final Plat. Please note that the Storm P&P's and Detention Pond Plans are also included in the SDP set.

provide storm profiles. They have been removed.

Please add the following missing statement:
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

Revised

CONTACTS:

OWNER:
THE CITIZEN ON CONSTITUTION, LLC.
C/O THE GARRETT COMPANIES, INC.
1051 GREENWOOD SPRINGS BLVD, SUITE 101
GREENWOOD, IN 46143
TEL: (317) 497-8275
CONTACT: ANDREW WHITE

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

ENGINEER:
KIMLEY-HORN AND ASSOCIATES, INC.
2 NORTH NEVADA AVENUE, SUITE 300
COLORADO SPRINGS, CO 80903
TEL: (303) 228-2318
CONTACT: DAN SKEEHAN, P.E.

SURVEYOR:
BARRON LAND, LLC
2790 N. ACADEMY BLVD. SUITE 311
COLORADO SPRINGS, CO 80917
TEL: (719) 360-6827
CONTACT: SPENCER BARRON, PLS

DEVELOPER'S SIGNATURE BLOCK

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

NAME _____ 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 THE DETAILED PLANS AND SPECIFICATIONS

DAN SKEEHAN, PE – 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.

IN ACCORDANCE WITH ECM SECTION 1.12, THESE CONSTRUCTION DOCUMENTS WILL BE VALID FOR CONSTRUCTION FOR A PERIOD OF 2 YEARS FROM THE DATE SIGNED BY THE EL PASO COUNTY ENGINEER. IF CONSTRUCTION HAS NOT STARTED WITHIN THOSE 2 YEARS, THE PLANS WILL NEED TO BE RESUBMITTED FOR APPROVAL, INCLUDING PAYMENT OF REVIEW FEES AT THE PLANNING AND COMMUNITY DEVELOPMENT DIRECTORS DISCRETION.

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

DATE _____

Project numbers have been updated at the bottom to read: PCD PROJECT NUMBER: PPR-2229 & SF-226

PPR2229

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: _____

Kimley»Horn

2022 KIMLEY-HORN AND ASSOCIATES, INC.
2 North Nevada Avenue, Suite 300
Colorado Springs, CO 80903 (303) 228-2300

DESIGNED BY: MOH
DRAWN BY: JWM
CHECKED BY: DLS
DATE: 06/06/2022

THE CITIZEN ON CONSTITUTION
EL PASO COUNTY, COLORADO
UTILITY AND WATER SERVICE PLANS
UTILITY PLAN COVER SHEET

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

PROJECT NO.
096481004

SHEET

C3.0

PCD PROJECT NUMBER: PPR-21-SF226

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 CONSTRUCTED 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.

WATER PROJECT SPECIFIC NOTES

	APPLICABLE	NOT- APPLICABLE	
1.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	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.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	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.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	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.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	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:

3. ALL CONSTRUCTION METHODS AND MATERIALS SHALL MEET CHEROKEE METRO DISTRICT STANDARDS AND CSU *WATER LINE EXTENSION AND SERVICE STANDARDS (WATER LESS)*.
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.

Please provide El Paso
County Standard
Construction Notes on the
plans

Standard notes have been added

THE CITIZEN ON CONSTITUTION
EL PASO COUNTY, COLORADO
UTILITY AND WATER SERVICE PLANS
UTILITY PLAN NOTES

Kimley»Horn

2022 KIMLEY-HORN AND ASSOCIATES, INC.
2 North Nevada Avenue, Suite 300
Colorado Springs, CO 80903 (303) 228-2300

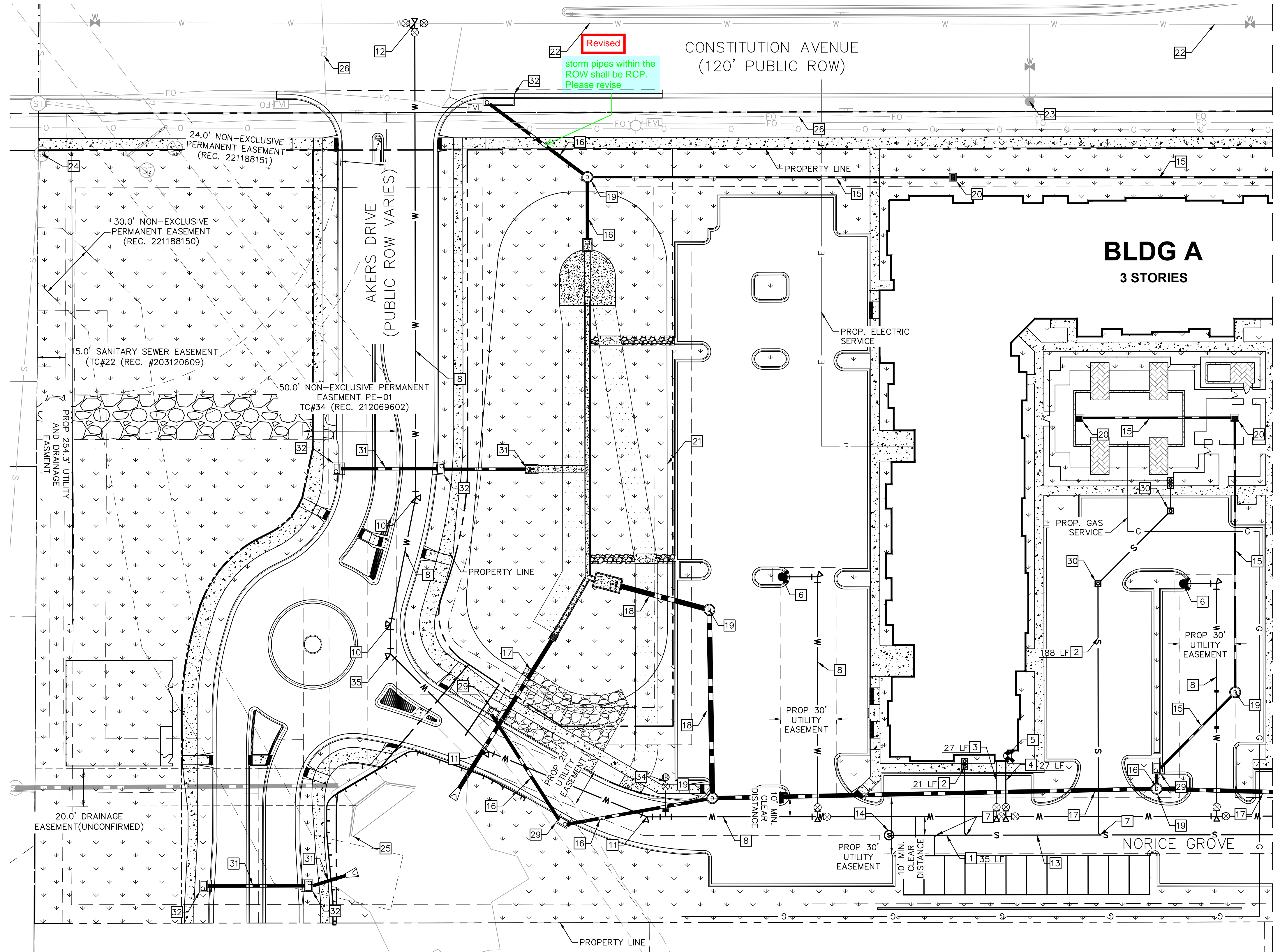
DESIGNED BY: MOH
DRAWN BY: JWM
CHECKED BY: DLS
DATE: 06/06/2022

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

PROJECT NO.
096481004

SHEET

C3.1



SHEET
C3.3

DEVIATIONS
COMMENT RESPONSE



Planning and Community
Development Department
2880 International Circle
Colorado Springs, Colorado 80910
Phone: 719.520.6300
Fax: 719.520.6695
Website www.elpasoco.com

DEVIATION REQUEST AND DECISION FORM

Updated: 6/26/2019

PROJECT INFORMATION

Project Name : Citizen on Constitution
Schedule No.(s) : 5405000051 and 5405000035
Legal Description : Tracts M and N, Urban Collection at Palmer Ridge, County of El Paso, State of Colorado
To be re-platted as Lot 1 and Tracts A and B of Citizen on Constitution Filing No. 1 (PCD File No. SF-22-06)

APPLICANT INFORMATION

Company : Citizen on Constitution, LLC

Name : Rachel Harmon
☒ Owner ☐ Consultant ☐ Contractor
Mailing Address : 1051 Greenwood Springs Blvd.
Greenwood, IN 46143

Phone Number : 317-886-7923
FAX Number :
Email Address : rharmon@thegarrettco.com

ENGINEER INFORMATION

Company : Kimley-Horn and Associates

Name : Mitchell Hess, P.E. Colorado P.E. Number : 53916
Mailing Address : 2 North Nevada Avenue, Suite 300
Colorado Springs, CO 80903

Phone Number : 719-453-0180
FAX Number :
Email Address : mitchell.hess@kimley-horn.com

OWNER, APPLICANT, AND ENGINEER DECLARATION

To the best of my knowledge, the information on this application and all additional or supplemental documentation is true, factual and complete. I am fully aware that any misrepresentation of any information on this application may be grounds for denial. I have familiarized myself with the rules, regulations and procedures with respect to preparing and filing this application. I also understand that an incorrect submittal will be cause to have the project removed from the agenda of the Planning Commission, Board of County Commissioners and/or Board of Adjustment or delay review until corrections are made, and that any approval of this application is based on the representations made in the application and may be revoked on any breach of representation or condition(s) of approval.

Signature of owner (or authorized representative)

Date

Engineer's Seal, Signature
And Date of Signature

DEVIATION REQUEST (Attach diagrams, figures, and other documentation to clarify request)

A deviation from the standards of or in Section **2.2.5.B.1** of the Engineering Criteria Manual (ECM) is requested.

Identify the specific ECM standard which a deviation is requested:

The requested deviation is from the half-mile intersection spacing criteria for a full movement intersection along an urban principal arterial (ECM Section 2.2.5.B.1: Rural and Urban Principal Arterial Access Criteria).

State the reason for the requested deviation:

The deviation is being requested to provide a full movement access from a future south leg of Akers Drive at Constitution Avenue. The future south leg of Akers Drive along Constitution Avenue will be located approximately 1,050 feet west of Marksheffel Road (measured edge line to center), and approximately 825 feet east of Hannah Ridge Drive. As stated in the ECM, one parcel access shall be granted to each existing lot, if it does not create safety or operational problems. The intersection of Constitution Avenue and Akers Drive is expected to meet operational, vehicle queue, and sight distance standards; therefore, it is believed that a south leg of Akers Drive at Constitution Avenue should be granted to allow for one full movement access to the existing lot.

Explain the proposed alternative and compare to the ECM standards (May provide applicable regional or national standards used as basis):

There is no proposed alternative because the existing platted lot is located at the southwest corner of Constitution Avenue and Marksheffel Road and does not have more than ½ mile of frontage along either roadway. Any proposed access provided for this site would not meet the spacing criteria described above. The existing platted lot requires access and as stated within the ECM, one parcel access shall be granted to each existing lot.

LIMITS OF CONSIDERATION

(At least one of the conditions listed below must be met for this deviation request to be considered.)

- ☒ The ECM standard is inapplicable to the particular situation.
- ☐ Topography, right-of-way, or other geographical conditions or impediments impose an undue hardship and an equivalent alternative that can accomplish the same design objective is available and does not compromise public safety or accessibility.
- ☐ A change to a standard is required to address a specific design or construction problem, and if not modified, the standard will impose an undue hardship on the applicant with little or no material benefit to the public.

Provide justification:

As stated in the ECM, one parcel access shall be granted to each existing lot, if it does not create safety or operational problems. The intersection of Constitution Avenue and Akers Drive is expected to meet operational, vehicle queue, and sight distance standards; therefore, it is believed that a south leg of Akers Drive at Constitution Avenue should be granted to allow for one full movement access to the existing lot.

Staff recommends to also identify that Akers south will align with Akers north

This is beneficial supporting justification and has been added to the revised deviation request.

CRITERIA FOR APPROVAL

Per ECM section 5.8.7 the request for a deviation may be considered if the request is **not based exclusively on financial considerations**. The deviation must not be detrimental to public safety or surrounding property. The applicant must include supporting information demonstrating compliance with **all of the following criteria**:

The deviation will achieve the intended result with a comparable or superior design and quality of improvement.

The intersection of Constitution Avenue and Akers Drive is expected to meet operational, vehicle queue, and sight distance standards. Construction of the south leg of Akers Drive will result in a comparable or superior design.

The deviation will not adversely affect safety or operations.

The intersection of Constitution Avenue and Akers Drive is expected to meet operational, vehicle queue, and sight distance standards; therefore, it is believed the deviation will not adversely affect safety or operations.

The deviation will not adversely affect maintenance and its associated cost.

The proposed deviation will not adversely affect maintenance and its associated cost. There is already an existing intersection at Constitution Avenue and Akers Drive. The proposed deviation is just to continue the build out of Akers Drive on the south side of Constitution Avenue.

The deviation will not adversely affect aesthetic appearance.

The proposed deviation will not adversely affect the aesthetic appearance of the neighborhood. There is already an existing intersection at Constitution Avenue and Akers Drive. The proposed deviation is just to continue the build out of Akers Drive on the south side of Constitution Avenue. The proposed roadway will be landscaped per county standards which will enhance the aesthetic appearance of the site.

The deviation meets the design intent and purpose of the ECM standards.

The design intent and purpose of the ECM Access Spacing Standards along arterial roadways is to serve through traffic and effectively facilitate the flow and progression of traffic while reducing stops and crashes. The intersection of Constitution Avenue and Akers Drive is expected to meet operational, vehicle queue, and sight distance standards.

The deviation meets the control measure requirements of Part I.E.3 and Part I.E.4 of the County's MS4 permit, as applicable.

Stormwater in the proposed south leg of Akers Drive will be treated within an extended detention basin proposed as part of the adjacent development.

The access and associated design will conform to the Stormwater Management Plan and will meet the applicable MS4 Permit Standards/requirements.

REVIEW AND RECOMMENDATION:

Approved by the ECM Administrator

This request has been determined to have met the criteria for approval. A deviation from Section _____ of the ECM is hereby granted based on the justification provided.

┌

┐

└

┘

Denied by the ECM Administrator

This request has been determined not to have met criteria for approval. A deviation from Section _____ of the ECM is hereby denied.

┌

┐

└

┘

ECM ADMINISTRATOR COMMENTS/CONDITIONS:

--

1.1. PURPOSE

The purpose of this resource is to provide a form for documenting the findings and decision by the ECM Administrator concerning a deviation request. The form is used to document the review and decision concerning a requested deviation. The request and decision concerning each deviation from a specific section of the ECM shall be recorded on a separate form.

1.2. BACKGROUND

A deviation is a critical aspect of the review process and needs to be documented to ensure that the deviations granted are applied to a specific development application in conformance with the criteria for approval and that the action is documented as such requests can point to potential needed revisions to the ECM.

1.3. APPLICABLE STATUTES AND REGULATIONS

Section 5.8 of the ECM establishes a mechanism whereby an engineering design standard can be modified when if strictly adhered to, would cause unnecessary hardship or unsafe design because of topographical or other conditions particular to the site, and that a departure may be made without destroying the intent of such provision.

1.4. APPLICABILITY

All provisions of the ECM are subject to deviation by the ECM Administrator provided that one of the following conditions is met:

- The ECM standard is inapplicable to a particular situation.
- Topography, right-of-way, or other geographical conditions or impediments impose an undue hardship on the applicant, and an equivalent alternative that can accomplish the same design objective is available and does not compromise public safety or accessibility.
- A change to a standard is required to address a specific design or construction problem, and if not modified, the standard will impose an undue hardship on the applicant with little or no material benefit to the public.

1.5. TECHNICAL GUIDANCE

The review shall ensure all criteria for approval are adequately considered and that justification for the deviation is properly documented.

1.6. LIMITS OF APPROVAL

Whether a request for deviation is approved as proposed or with conditions, the approval is for project-specific use and shall not constitute a precedent or general deviation from these Standards.

1.7. REVIEW FEES

A Deviation Review Fee shall be paid in full at the time of submission of a request for deviation. The fee for Deviation Review shall be as determined by resolution of the BoCC.



Planning and Community
Development Department
2880 International Circle
Colorado Springs, Colorado 80910
Phone: 719.520.6300
Fax: 719.520.6695
Website www.elpasoco.com

DEVIATION REQUEST AND DECISION FORM

Updated: 6/26/2019

PROJECT INFORMATION

Project Name :	Citizen on Constitution
Schedule No.(s) :	5405000051 and 5405000035
Legal Description :	Tracts M and N, Urban Collection at Palmer Ridge, County of El Paso, State of Colorado To be re-platted as Lot 1 and Tracts A and B of Citizen on Constitution Filing No. 1 (PCD File No. SF-22-06)

APPLICANT INFORMATION

Company : Citizen on Constitution, LLC
--

Name : Rachel Harmon

☒ Owner ☐ Consultant ☐ Contractor

Mailing Address : 1051 Greenwood Springs Blvd.
Greenwood, IN 46143

Phone Number : 317-886-7923

FAX Number :

Email Address : rharmon@thegarrettco.com

ENGINEER INFORMATION

Company : Kimley-Horn and Associates

Name : Mitchell Hess, P.E. Colorado P.E. Number : 53916

Name : Mitchell Hess, P.E. Colorado P.E. Number : 53916

Mailing Address : 2 North Nevada Avenue, Suite 300
Colorado Springs, CO 80903

Phone Number : 719-453-0180

FAX Number :

Email Address : mitchell.hess@kimley-horn.com

OWNER, APPLICANT, AND ENGINEER DECLARATION

To the best of my knowledge, the information on this application and all additional or supplemental documentation is true, factual and complete. I am fully aware that any misrepresentation of any information on this application may be grounds for denial. I have familiarized myself with the rules, regulations and procedures with respect to preparing and filing this application. I also understand that an incorrect submittal will be cause to have the project removed from the agenda of the Planning Commission, Board of County Commissioners and/or Board of Adjustment or delay review until corrections are made, and that any approval of this application is based on the representations made in the application and may be revoked on any breach of representation or condition(s) of approval.

Signature of owner (or authorized representative) _____ Date _____

Signature of owner (or authorized representative) _____ Date _____

Engineer's Seal, Signature
And Date of Signature

DEVIATION REQUEST (Attach diagrams, figures, and other documentation to clarify request)

A deviation from the standards of or in Section **2.2.5.B** of the Engineering Criteria Manual (ECM) is requested.

Identify the specific ECM standard which a deviation is requested:

The requested deviation is from the Rural and Urban Principal Arterial and Rural Minor Arterial Access Criteria – Access and Lot Division (ECM Section 2.2.5.B.3) to allow a right-out access onto Marksheffel Road.

Under future conditions Marksheffel Road is to be converted from a Principal Arterial to an Expressway, beginning at the intersection of Constitution Ave. Under these future conditions the Intersection Spacing and General Access Standards of Rural and Urban Expressway Criteria (ECM Section 2.2.5.A.1) would be deviated from to allow a right-out access onto Marksheffel Road.

State the reason for the requested deviation:

The deviation is being requested to provide a right-out only access along Marksheffel Road. The proposed right-out access along Marksheffel Road will be located approximately 400 feet south of Constitution Ave and is expected to meet operational, vehicle queue, and sight distance standards.

ECM Section 2.3.7.B provides for such a deviation; provided sight distances, grades, and other considerations to not negatively impact traffic operations or safety.

Explain the proposed alternative and compare to the ECM standards (May provide applicable regional or national standards used as basis):

There is no proposed alternative because the existing platted lot is located at the southwest corner of Constitution Avenue and Marksheffel Road and does not have more than ½ mile of frontage along either roadway. Any proposed access provided for this site would not meet the spacing criteria described above. Additionally, Section D106.2 of the International Fire Code (IFC versions 2009 and 2015) states that "Projects having more than 200 dwelling units. Multiple-family residential projects having more than 200 dwelling units shall be provided with two separate and approved fire apparatus access roads regardless of whether they are equipped with an approved automatic sprinkler system." The proposed project includes 226 dwelling units and will require two separate accesses to the site. Although the proposed driveway connection to Marksheffel is planned to be a right-out-only driveway, it is intended to also serve as a right-in emergency access only driveway for emergency vehicles.

LIMITS OF CONSIDERATION

(At least one of the conditions listed below must be met for this deviation request to be considered.)

- ☒ The ECM standard is inapplicable to the particular situation.
- ☐ Topography, right-of-way, or other geographical conditions or impediments impose an undue hardship and an equivalent alternative that can accomplish the same design objective is available and does not compromise public safety or accessibility.
- ☐ A change to a standard is required to address a specific design or construction problem, and if not modified, the standard will impose an undue hardship on the applicant with little or no material benefit to the public.

Provide justification:

As stated in the ECM, one parcel access shall be granted to each existing lot, if it does not create safety or operational problems. The right-out access to Marksheffel Road is expected to meet operational, vehicle queue, and sight distance standards; therefore, it is believed that the site egress from the existed lot should be granted to allow for one right-out access to Marksheffel Road.

The average traveling speed was estimated for turning vehicles from Constitution Avenue to Marksheffel Road that were then accelerating from Constitution Avenue through the project access. It is believed that vehicles are traveling at a speed of approximately 15 mph when turning from Constitution Avenue to Marksheffel Road and can be traveling at a speed of approximately 45 mph by the time they reach the proposed Marksheffel access. This equates to average speed of 30 mph.

states that "Projects having more than shall be provided with two separate and proved automatic sprinkler system." The site. Although the proposed driveway serve as a right-in emergency access

CR Table 2-35 has a sight distance of 420 feet with a speed limit of 35 mph along a four-lane roadway. Extrapolating to a speed limit of 30 mph (data parameter not given in Table 2-35) would equate to a sight distance of 360 feet. Therefore, it is believed that the proposed access along Marksheffel Road is appropriately located to provide necessary sight distances.

sed exclusively on financial erty. The applicant must include

quality of improvement.

e standards. Construction of the right-

out access will allow for traffic flow from the site, resulting in a comparable or superior design.

please indicate why they will be traveling slower than 50 mph. Identify what the anticipated speed that these vehicles is and corresponding sight distance. Is the sight distance met for that speed? please address.

The deviation will not adversely affect safety or operations.

ECM Section 2.4.1.B (Access Design Criteria – Access Spacing) states that "Accesses shall be separated by a distance equal to the entering sight distance values in Table 2-35.

According to Table 2-35 (Entering Sight Distance for Driveways) from ECM and a posted speed limit of 50 miles per hour along Marksheffel Road, the intersection sight distance for a vehicle turning right from stop along a four-lane roadway is 600 feet. Therefore, all obstructions for right turning vehicles from stop should be clear to the left within the triangle created with a vertex point located 10 feet from the edge of the major road traveled way and a line-of-sight distance of 600 feet located in the middle of the nearest southbound through lane along Marksheffel Road for the right-out access. It is believed that the proposed right-out only access along Marksheffel Road is appropriately located to provide the necessary sight distance needed for through volumes along Marksheffel Road. As this access is located approximately 400 feet from Constitution Avenue, sight distances of 600 feet will not be provided for vehicles turning from Constitution Avenue to southbound Marksheffel Road; however, these vehicles will be traveling at speeds much slower than 50 miles per hour. Therefore, it is believed that the proposed access along Marksheffel Road is appropriately located to provide necessary sight distances.

The proposed access is expected to meet operational, vehicle queue, and sight distance standards; therefore, it is believed the deviation will not adversely affect safety or operations.

The deviation will not adversely affect maintenance and its associated cost.

The proposed deviation will not adversely affect maintenance and its associated cost. The proposed roadway access does not include the addition of any intersection, or extensive public right-of-way modification. The proposed deviation is just to provide right-out access from the site on the south side of the intersection with Constitution Avenue.

The deviation will not adversely affect aesthetic appearance.

The proposed deviation will not adversely affect the aesthetic appearance of the neighborhood. Visibility of the site from Marksheffel Road will be enhanced due to the sight visibility triangle clearances required. The proposed roadway will be landscaped per county standards which will enhance the aesthetic appearance of the site.

The deviation meets the design intent and purpose of the ECM standards.

The design intent and purpose of the ECM Access Spacing Standards along arterial roadways is to serve through traffic and effectively facilitate the flow and progression of traffic while reducing stops and crashes. The proposed right-out access point onto Marksheffel Road is expected to meet operational, vehicle queue, and sight distance standards. Additionally, Section D106.2 of the International Fire Code (IFC versions 2009 and 2015) states that "Projects having more than 200 dwelling units. Multiple-family residential projects having more than 200 dwelling units shall be provided with two separate and approved fire apparatus access roads regardless of whether they are equipped with an approved automatic sprinkler system." The proposed project includes 226 dwelling units and will require two separate accesses to the site. Although the proposed driveway connection to Marksheffel is planned to be a right-out-only driveway, it is intended to also serve as a right-in emergency access only driveway for emergency vehicles.

The deviation meets the control measure requirements of Part I.E.3 and Part I.E.4 of the County's MS4 permit, as applicable.

Onsite Stormwater will be treated within an extended detention basin proposed as part of the adjacent development. No offsite flows will be accepted on-site from Marksheffel Road.

The access and associated design will conform to the Stormwater Management Plan and will meet the applicable MS4 Permit Standards/requirements.

REVIEW AND RECOMMENDATION:

Approved by the ECM Administrator

This request has been determined to have met the criteria for approval. A deviation from Section _____ of the ECM is hereby granted based on the justification provided.

┌

┐

└

┘

Denied by the ECM Administrator

This request has been determined not to have met criteria for approval. A deviation from Section _____ of the ECM is hereby denied.

┌

┐

└

┘

ECM ADMINISTRATOR COMMENTS/CONDITIONS:

--

1.1. PURPOSE

The purpose of this resource is to provide a form for documenting the findings and decision by the ECM Administrator concerning a deviation request. The form is used to document the review and decision concerning a requested deviation. The request and decision concerning each deviation from a specific section of the ECM shall be recorded on a separate form.

1.2. BACKGROUND

A deviation is a critical aspect of the review process and needs to be documented to ensure that the deviations granted are applied to a specific development application in conformance with the criteria for approval and that the action is documented as such requests can point to potential needed revisions to the ECM.

1.3. APPLICABLE STATUTES AND REGULATIONS

Section 5.8 of the ECM establishes a mechanism whereby an engineering design standard can be modified when if strictly adhered to, would cause unnecessary hardship or unsafe design because of topographical or other conditions particular to the site, and that a departure may be made without destroying the intent of such provision.

1.4. APPLICABILITY

All provisions of the ECM are subject to deviation by the ECM Administrator provided that one of the following conditions is met:

- The ECM standard is inapplicable to a particular situation.
- Topography, right-of-way, or other geographical conditions or impediments impose an undue hardship on the applicant, and an equivalent alternative that can accomplish the same design objective is available and does not compromise public safety or accessibility.
- A change to a standard is required to address a specific design or construction problem, and if not modified, the standard will impose an undue hardship on the applicant with little or no material benefit to the public.

1.5. TECHNICAL GUIDANCE

The review shall ensure all criteria for approval are adequately considered and that justification for the deviation is properly documented.

1.6. LIMITS OF APPROVAL

Whether a request for deviation is approved as proposed or with conditions, the approval is for project-specific use and shall not constitute a precedent or general deviation from these Standards.

1.7. REVIEW FEES

A Deviation Review Fee shall be paid in full at the time of submission of a request for deviation. The fee for Deviation Review shall be as determined by resolution of the BoCC.



Planning and Community
Development Department
2880 International Circle
Colorado Springs, Colorado 80910
Phone: 719.520.6300
Fax: 719.520.6695
Website www.elpasoco.com

DEVIATION REQUEST AND DECISION FORM

Updated: 6/26/2019

PROJECT INFORMATION

Project Name : Citizen on Constitution
Schedule No.(s) : 5405000051 and 5405000035
Legal Description : Tracts M and N, Urban Collection at Palmer Ridge, County of El Paso, State of Colorado
To be re-platted as Lot 1 and Tracts A and B of Citizen on Constitution Filing No. 1 (PCD File No. SF-22-06)

APPLICANT INFORMATION

Company : Citizen on Constitution, LLC

Name : Rachel Harmon
☒ Owner ☐ Consultant ☐ Contractor
Mailing Address : 1051 Greenwood Springs Blvd.
Greenwood, IN 46143

Phone Number : 317-886-7923
FAX Number :
Email Address : rharmon@thegarrettco.com

ENGINEER INFORMATION

Company : Kimley-Horn and Associates

Name : Mitchell Hess, P.E. Colorado P.E. Number : 53916
Mailing Address : 2 North Nevada Avenue, Suite 300
Colorado Springs, CO 80903

Phone Number : 719-453-0180
FAX Number :
Email Address : mitchell.hess@kimley-horn.com

OWNER, APPLICANT, AND ENGINEER DECLARATION

To the best of my knowledge, the information on this application and all additional or supplemental documentation is true, factual and complete. I am fully aware that any misrepresentation of any information on this application may be grounds for denial. I have familiarized myself with the rules, regulations and procedures with respect to preparing and filing this application. I also understand that an incorrect submittal will be cause to have the project removed from the agenda of the Planning Commission, Board of County Commissioners and/or Board of Adjustment or delay review until corrections are made, and that any approval of this application is based on the representations made in the application and may be revoked on any breach of representation or condition(s) of approval.

Signature of owner (or authorized representative)

Date

Engineer's Seal, Signature
And Date of Signature

Revised.

table 2-7

DEVIATION REQUEST (Attach diagrams, figures, and other documentation to clarify request)

A deviation from the standards of or in Section **2.3.2 (Table 2-5)** of the Engineering Criteria Manual (ECM) is requested.

urban non-residential collector

2-7

Identify the specific ECM standard which a deviation is requested:

The requested deviation is from the Minor Collector Design Speed requirement of 40 mph – in Table 2-5 of the Design Standards by Functional Classification. Revised.

Revised.

A northbound left turn lane is warranted at the Constitution Avenue and Akers Drive intersection and based on the ECM design speed of 40 miles per hour for an Urban Non-Residential Collector, the deceleration lane length required (ECM 2.3.7.E.2 – Table 2-24) is 155 feet plus a 160-foot taper. Additionally, 50 feet of storage is required (ECM 2.3.7.E.3 – Table 2-30) due to the peak hour volume. Therefore, this left turn lane is recommended to provide a length of 205 feet plus a 160-foot taper. The proposed spacing between Constitution Avenue and the access intersection is not sufficient to allow for a 205-foot northbound left turn lane plus 160-foot taper at the Constitution Avenue and Akers Drive intersection.

also state that a deviation request for a design speed of 30 mph is also requested.

State the reason for the requested deviation:

The deviation is being requested to provide a 165-foot northbound left turn lane plus a 120-foot taper based on a design speed of 30 mph, which is expected to be accommodated with the proposed location of the project access along Akers Drive. Because of the short distance between the proposed intersection and the intersection with Akers Drive, traffic flows will be affected and will be required to begin braking.

A design speed of 30 mph is no longer relevant due to the recent requirement increase the diameter of the roundabout. The request is now to allow the maximum possible length for the northbound left turn lane due to constraints with the box culvert and the widening of the roundabout.

A deviation to allow for the shortened length of the left turn lane constructed with a design speed of 30 mph standards.

this is not reflected on the plans.

Explain the proposed alternative and compare to the ECM standard (as basis):

As an alternative to the proposed roundabout, a normal T intersection is proposed. To expand the roadway and provide a left turn lane, stormwater infrastructure, namely grouted rip-rap and a large box culvert, a left-turn lane at the intersection with Akers Drive and allows for intersections, and limits traffic speeds. This should be reflected in the plans.

The plans now reflect a maximum possible length of 105 feet plus 50-foot taper due to the required widening of the roundabout and constraints with the box culvert.

The alternative is the requested 165' left turn lane and 120' taper and the ECM standard is 205' and 160 foot taper. Please include this. You may still include the other information if you'd like.

The plans now reflect a maximum possible length of 105 feet plus 50-foot taper due to the required widening of the roundabout and constraints with the box culvert.

LIMITS OF CONSIDERATION

(At least one of the following conditions must be met for a request to be considered.)

- ☒ The ECM standard is inapplicable to the particular situation.
- ☐ Topography, right-of-way, or other geographical conditions or impediments impose an undue hardship and an equivalent alternative that can accomplish the same design objective is available and does not compromise public safety or accessibility.
- ☐ A change to a standard is required to address a specific design or construction problem, and if not modified, the standard will impose an undue hardship.

Provide justification for the request.

As stated in the design package submittal, the design speed for this roadway classification is 40-mph. The design speed is expected that traffic will approach the 40-mph design speed at the intersection with the site access drive and the intersection with Constitution Ave. All intersections are expected to meet operational, vehicle queue, and sight distance standards; therefore, it is believed that the lower design speed should be granted to allow for the inclusion of a full-length deceleration and left turn lane for the intersection of Akers Drive with Constitution Avenue.

identify what the anticipated speed will be approaching Akers/Constitution. What is the required lane lengths for that speed? Identify the expected queue and whether its met.

The calculated maximum exiting speed from the design package submittal has been provided as well as the realistic speed due to the characteristics of the surrounding environment.

CRITERIA FOR APPROVAL

Per ECM section 5.8.7 the request for a deviation may be considered if the request is **not based exclusively on financial considerations**. The deviation must not be detrimental to public safety or surrounding property. The applicant must include supporting information demonstrating compliance with **all of the following criteria**:

The deviation will achieve the intended result with a comparable or superior design and quality of improvement.

The intersection with a turn-lane based on the lowered design speed is expected to meet operational, vehicle queue, and sight distance standards. Construction of the intersection will allow for traffic flow from the site, resulting in a comparable or superior design.

The deviation will not adversely affect safety or operations.

Due to the limited distance between the roundabout intersection and the intersection of Akers Drive with Constitution Avenue, traffic flows are not anticipated to reach design speeds of 40-mph. Therefore, a lower design speed for this section of roadway will not adversely affect safety or operations. All proposed intersections are expected to meet operational, vehicle queue, and sight distance standards.

The deviation will not adversely affect maintenance and its associated cost.

The proposed deviation will not adversely affect maintenance and its associated cost. There is already an existing intersection at Constitution Avenue and Akers Drive. The proposed deviation is just to continue the build out of Akers Drive on the south side of Constitution Avenue.

address this in terms of the left turn lane and design speed deviation that is requested.

These sections have been updated in terms of a requested substandard left turn lane length.

The deviation will not adversely affect aesthetic appearance.

The proposed deviation will not adversely affect the aesthetic appearance of the neighborhood. There is already an existing intersection at Constitution Avenue and Akers Drive. The proposed deviation is just to continue the build out of Akers Drive on the south side of Constitution Avenue. The proposed roadway will be landscaped per county standards which will enhance the aesthetic appearance of the site.

The deviation meets the design intent and purpose of the ECM standards.

The design intent and purpose of the ECM Access Spacing Standards along arterial roadways is to serve through traffic and effectively facilitate the flow and progression of traffic while reducing stops and crashes. The intersection of Constitution Avenue and Akers Drive is expected to meet operational, vehicle queue, and sight distance standards.

The deviation meets the control measure requirements of Part I.E.3 and Part I.E.4 of the County's MS4 permit, as applicable.

The access and associated design will conform to the Stormwater Management Plan and will meet the applicable MS4 Permit Standards/requirements.

REVIEW AND RECOMMENDATION:

Approved by the ECM Administrator

This request has been determined to have met the criteria for approval. A deviation from Section _____ of the ECM is hereby granted based on the justification provided.

┌

┐

└

┘

Denied by the ECM Administrator

This request has been determined not to have met criteria for approval. A deviation from Section _____ of the ECM is hereby denied.

┌

┐

└

┘

ECM ADMINISTRATOR COMMENTS/CONDITIONS:

--

1.1. PURPOSE

The purpose of this resource is to provide a form for documenting the findings and decision by the ECM Administrator concerning a deviation request. The form is used to document the review and decision concerning a requested deviation. The request and decision concerning each deviation from a specific section of the ECM shall be recorded on a separate form.

1.2. BACKGROUND

A deviation is a critical aspect of the review process and needs to be documented to ensure that the deviations granted are applied to a specific development application in conformance with the criteria for approval and that the action is documented as such requests can point to potential needed revisions to the ECM.

1.3. APPLICABLE STATUTES AND REGULATIONS

Section 5.8 of the ECM establishes a mechanism whereby an engineering design standard can be modified when if strictly adhered to, would cause unnecessary hardship or unsafe design because of topographical or other conditions particular to the site, and that a departure may be made without destroying the intent of such provision.

1.4. APPLICABILITY

All provisions of the ECM are subject to deviation by the ECM Administrator provided that one of the following conditions is met:

- The ECM standard is inapplicable to a particular situation.
- Topography, right-of-way, or other geographical conditions or impediments impose an undue hardship on the applicant, and an equivalent alternative that can accomplish the same design objective is available and does not compromise public safety or accessibility.
- A change to a standard is required to address a specific design or construction problem, and if not modified, the standard will impose an undue hardship on the applicant with little or no material benefit to the public.

1.5. TECHNICAL GUIDANCE

The review shall ensure all criteria for approval are adequately considered and that justification for the deviation is properly documented.

1.6. LIMITS OF APPROVAL

Whether a request for deviation is approved as proposed or with conditions, the approval is for project-specific use and shall not constitute a precedent or general deviation from these Standards.

1.7. REVIEW FEES

A Deviation Review Fee shall be paid in full at the time of submission of a request for deviation. The fee for Deviation Review shall be as determined by resolution of the BoCC.

**DRAINAGE REPORT – PCD ENGINEERING
COMMENT RESPONSE**

Values used for your analysis shall be from the final drainage report not the preliminary drainage report. I have provided a link to the Urban Collection project where the approved final drainage report can be found.

<https://epcdevplanreview.com/Public/ProjectDetails/166845>

Please update your analysis accordingly as the basin areas are slightly larger than the preliminary drainage report.

Sub-Basin E2 consists of a portion of landscaping and roof area. Runoff from this basin will be captured by inlet E2 and directed to the West Pond located in sub-basin C1 via storm drain system. Inlet E2 has been adequately sized to convey anticipated onsite flows from this sub-basin. This sub-basin has an area of 0.21 acres. The impervious value for this basin is 39%. The basin will generate runoff of 0.27 cfs and 0.98 cfs in the minor and major storm event. Cumulative flows from this basin, including the flows from Sub-Basin OE2, are 0.57 and 1.56 cfs, respectively.

Sub-Basin E3 consists of a portion of landscaping and roof area. Runoff from this basin will be captured by inlet E3 and directed to the West Pond located in sub-basin C1 via storm drain system. Inlet E3 has been adequately sized to convey anticipated onsite flows from this sub-basin. This sub-basin has an area of 0.22 acres. The impervious value for this basin is 40%. The basin will generate runoff of 0.41 cfs and 1.04 cfs in the minor and major storm event. Cumulative flows from this basin, including the flows from Sub-Basin OE3, are 0.60 and 1.63 cfs, respectively.

Sub-Basin E4 consists of a portion of landscaping and roof area. Runoff from this basin will be captured by inlet E4 and directed to the West Pond located in sub-basin C1 via storm drain system. Inlet E4 has been adequately sized to convey anticipated onsite flows from this sub-basin. This sub-basin has an area of 0.18 acres. The impervious value for this basin is 46%. The basin will generate runoff of 0.38 cfs and 0.92 cfs in the minor and major storm event. Cumulative flows from this basin, including the flows from Sub-Basin OE4, are 0.53 and 1.34 cfs, respectively.

Sub-Basin OA1 consists of landscaping offsite to the north of the Property. Runoff from this basin will be directed into design point A1 and travels through Basin A1 to follow the historical drainage pattern by sheet flowing from north to south and eventually flowing to the existing gulch. This sub-basin has an area of 0.05 acres. The impervious value for this basin is 2%. The basin will generate runoff of 0.02 cfs and 0.15 cfs in the minor and major storm event.

Sub-Basin OA2 consists of landscaped area and 1,870 sq ft of roof area. Runoff from this basin will be directed to design point A1 and travels through Basin A1 to follow the historical drainage pattern by sheet flowing north to south and eventually flowing to the existing gulch. Runoff values for basin OA2 were obtained from the approved Preliminary Drainage Report for Urban Collection at Palmer Village by JR Engineering dated July 2020. The Preliminary Drainage Report states that basins B11, B14, and B16 total 0.42 acres and will generate runoff of 0.70 cfs and 2.00 cfs in the minor and major storm events.

This paragraph has been updated with the information from the Final Drainage Report.

Sub-Basin OB1 consists of a portion Constitution Avenue to the north of the Property. Runoff from this basin will be directed into design point B1 and travels via curb and gutter through Basin B1 to a curb inlet at design point B1. This sub-basin has an area of 0.07 acres. The impervious value for this basin is 96%. The basin will generate runoff of 0.33 cfs and 0.59 cfs in the minor and major storm event.

Sub-Basin OB2 consists of a portion of Constitution Avenue to the north of the Property. Runoff from this basin will be directed into design point B2 and travels via curb and gutter through Basin B2 to a curb inlet at design point B2. This sub-basin has an area of 0.09 acres. The impervious value for this basin is 91%. The basin will generate runoff of 0.36 cfs and 0.67 cfs in the minor and major storm event.

drainage patterns as much as possible. The site is reducing onsite runoff flows during the 100-year storm from 16.9 cfs to 15.92 cfs for existing to proposed conditions respectively. This is a 0.98 cfs reduction in onsite runoff flows at design point EX1.

There are no additional criteria from the GFC plan in both the MANUAL and Colorado Springs Manual.

HYDRAULIC CRITERIA

Applicable design methods include the UD-Detention spreadsheet, StormCAD, and FlowMaster. The proposed pond, which includes the use of rational calculations spreadsheet, plan and this report indicating the protection size for the following design

Proposed drainage features for the following design storm events:

- Major Storm: 100-year Storm Event

One full spectrum on-site detention pond is proposed in order to maintain historic flows and water quality. The detention pond is on the west side of the Site and is referred to as "West Pond" in this report, with a proposed volume of 1.499 ac-ft and designed for the 100-year storm event. With a discharge rate of 4.6 cfs, water from the West Pond is discharged into an existing gulch located at the southwest corner of the site and ultimately out falling to Sand Creek (Sand Creek's East Fork). West Pond calculations are provided in the **Appendix C**.

The ultimate outfall for the Site is into an existing gulch that runs through the site within a concrete box culvert. The detention pond will outlet into an existing riprap channel at the end of the concrete box culvert to dissipate energy and reduce erosion. The existing riprap has been observed and no signs of erosion have been identified. This reach of Sand Creek's East Fork was determined to be a suitable outfall and is shown to have approximately 1076 cfs in the 100-year event, per the Hydrology Analysis for East Fork Sand Creek Tributary 6. The 100-year storm contribution from the site will be reduced by 0.98 cfs from the existing and the Site will not have an adverse affect on the existing gulch and creek.

Curb cuts, inlets, and storm drain pipes are designed to carry flows to the West Pond. The curb cuts, inlets, swales, and storm drain pipes calculations are provided in the **Appendix C** and the design points are provided in the Proposed Drainage Map located in **Appendix D**. The West Pond is designed to release the 100-year flow at 4.6 cfs, which in combination with undetained flows totals to 15.92 cfs, 0.98 cfs below the pre-development flow rate.

Emergency overflows will be routed through the overflow weir located within the outlet structure of the West Pond. It will follow existing drainage conditions and flow to the gulch to the southwest that eventually contributes to the East Fork Sand Creek to the South.

THE FOUR STEP PROCESS

The Project was designed in accordance with the four-step process to minimize adverse impacts of urbanization, as outlined in the County's "Four-Step Process" for selecting structural BMPs (ECM Section I.7.2 BMP Selection).

Step 1. Employ Runoff Reduction Practices- The project is proposing a residential development that will be designed to minimize the impact to the current existing terrain. The Site's proposed paved roadways will increase the Site's impervious area; however,

Grading has been revised so it will not extend lower than the wing walls of the box culvert. Disturbed riprap because of the installation of the outlet pipes will be replaced in kind. The existing riprap has been found to be in good shape.

The GFC plan identifies grading to the existing embankment and does not specify protection. Please see comment on the GFC plan and update the GFC plan and this report indicating the protection size for the following design

SPECIFIC DETAILS

The existing conditions of the Site have flows from north to south via sheet flow over vacant land to adjacent southern property and eventually to the gulch to the southwest. Runoff conditions for the Site were developed utilizing the Rational Method described in the Hydrologic Criteria section of this report.

Sub-basins D1 through D12 consist of future multi-family buildings and associated infrastructure. Sub-basins C1 through C3 consist of a portion of landscaping, pavement, and the detention pond. All basins have flows being captured and conveyed onsite. Flows are conveyed from the north and east sides of the Site to the west side of the Site. On site flows enter the detention pond which then discharges into a proposed 24-inch storm drain pipe at the southwest corner of the site.

Overall the site is reducing onsite runoff flows during the 100-year storm from 33 cfs to 15.92 cfs for existing to proposed conditions respectively (includes pond discharge and Basins A1, A2, B3, B4, and B5 which drain directly offsite). This is a 17.08 cfs reduction in onsite runoff flows, and will provide stormwater flood protection for the properties located downstream of the Site. This reduction in flow will also allow portions of the Site to maintain historical drainage patterns, by allowing un-detained runoff from Sub-basins A1, A2, B3, B4 and B5. Furthermore, by maintaining the historical drainage patterns for the aforementioned sub-basins, imported fill for this project is minimized, allowing established vegetation to continue to provide infiltration and informal runoff reduction.

The hydrologic calculations, hydraulic calculations, and Drainage Maps are included in the **Appendix B, Appendix C, and Appendix D** of this report for reference.

The Site will require a Colorado Discharge Permit System (CDPS) General Permit for Stormwater Discharge Associated with Construction Activities from the Colorado Department of Public Health and Environment (CDPHE).

Date has been updated to 2022
Please revise the text to 2022 as done in the previous submittal. The drainage/bridge fee per impervious acre is correct

The required fees for the Sand Creek Drainage Basin based upon the 2021 fee schedule, are listed below. Fees will be paid prior to plat recordation.

- Drainage Fee/Impervious Acre =	\$21,814	x	7.21 acres =	\$157,278.94
- Bridge Fee/Impervious Acre =	\$8,923	x	7.21 acres =	\$64,334.83
Total =				\$221,613.77

SUMMARY

The proposed drainage design is to maintain the historic drainage patterns, the overall imperviousness and release rates for the Site. Runoff from the Site will be controllably discharged through the proposed drainage system and will continue through the existing gulch to an existing El Paso County drainage basin: The Sand Creek Basin. The drainage design presented within this report conforms to the criteria presented in both the MANUAL and the Colorado Springs MANUAL. Additionally, the Site runoff and storm drain facilities will not adversely affect the downstream and surrounding developments, including Sand Creek.

RUNOFF SUMMARY: EXISTING VS PROPOSED		
	5-YEAR STORM (CFS)	100-YEAR STORM (CFS)
TOTAL EXISTING ON-SITE FLOWS:	8.17	33
EXISTING ON-SITE FLOWS AT DP EX1:	5.35	16.9
EXISTING ON-SITE FLOWS AT DP EX2:	2.8	18.81
*PROPOSED TOTAL ON-SITE FLOWS AT DP UO:	6.59	14.01
NET RESULT:	1.24	-2.89

*PROPOSED FLOWS INCLUDE POND DISCHARGE AND BASINS A1, A2, B3, B4, B5

The narrative above on page 13 indicates a difference of 0.98cfs. Please resolve the discrepancy.

The narrative has been corrected and this value has been updated based on the final roundabout design.

Please use the approved final drainage
report for Urban Collection at Palmer Village

The preliminary
drainage report
sheets have been
swapped out for
the Final Drainage
Report pages.
Thank you.

**PRELIMINARY DRAINAGE REPORT
FOR
URBAN COLLECTION AT PALMER VILLAGE**

Prepared For:

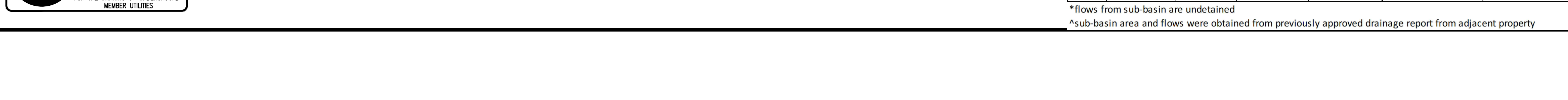
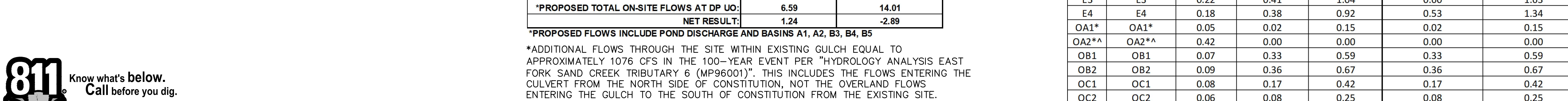
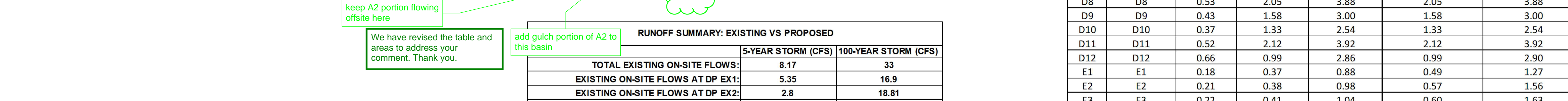
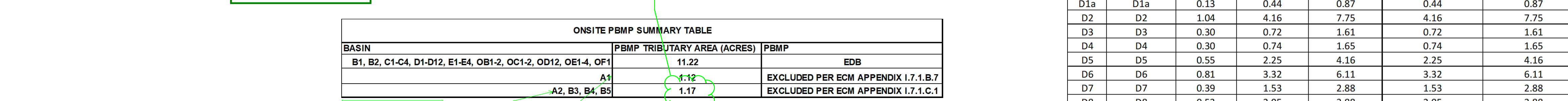
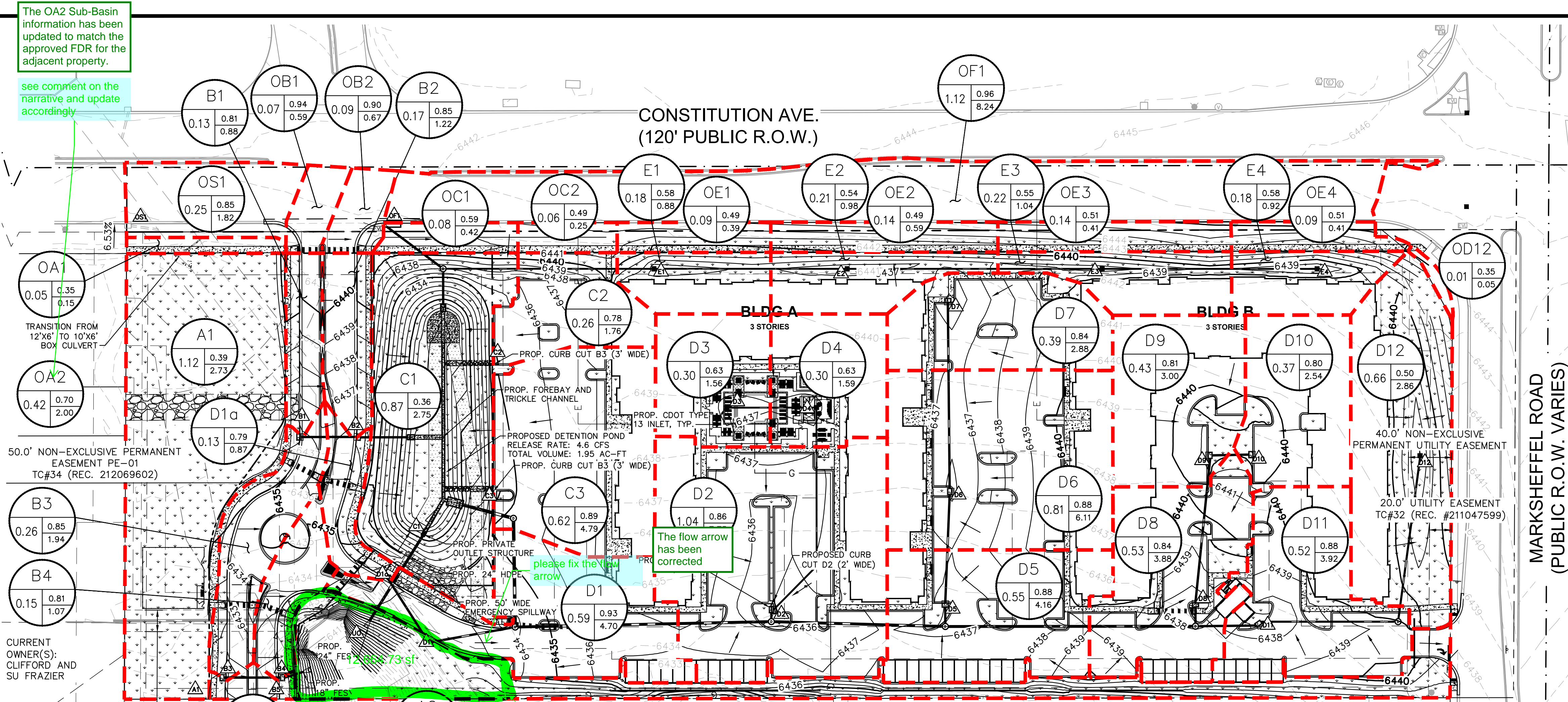
**MDC Holdings – Richmond American Homes
4350 South Monaco Street
Denver, CO 80237
720-977-3827**

**July 2020
Project No. 25149.01**

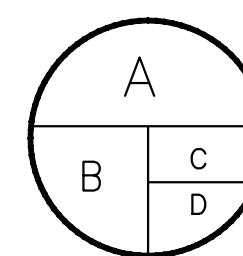
**Prepared By:
JR Engineering, LLC
5475 Tech Center Drive, Suite 235
Colorado Springs, CO 80919
719-593-2593**

K:\DEN_Civil\096481004 - El Paso Constitution\CADD\PlanSheets\DR\096481004_PDR.dwg Menke, Joseph 6/8/2022 12:40 PM

The OA2 Sub-Basin information has been updated to match the approved FDR for the adjacent property.
see comment on the narrative and update accordingly



LEGEND



A = BASIN DESIGNATION
B = AREA (ACRES)
C = 100-YR COMPOSITE RUNOFF COEFFICIENT
D = 100-YR DESIGN STORM RUNOFF (CFS)



DESIGN POINT
FLOW DIRECTION
DRAINAGE BASIN BOUNDARY
PROPERTY LINE
PROPOSED MAJOR CONTOUR
PROPOSED MINOR CONTOUR
EXISTING MAJOR CONTOUR
EXISTING MAJOR CONTOUR

NOTES

- THESE DETAILED PLANS AND SPECIFICATIONS WERE PREPARED UNDER MY DIRECTION AND SUPERVISION. SAID DETAILED PLANS AND SPECIFICATIONS HAVE BEEN PREPARED ACCORDING TO THE ESTABLISHED CRITERIA FOR DETAILED DRAINAGE PLANS AND SPECIFICATIONS, AND SAID DETAILED PLANS AND SPECIFICATIONS ARE IN CONFORMITY WITH THE MASTER PLAN OF THE DRAINAGE BASIN. SAID DETAILED DRAINAGE PLANS AND SPECIFICATIONS MEET THE PURPOSES FOR WHICH THE PARTICULAR DRAINAGE FACILITY(S) IS DESIGNED. I ACCEPT RESPONSIBILITY FOR ANY LIABILITY CAUSED BY ANY NEGLIGENT ACTS, ERRORS OR COMMISSIONS ON MY PART IN PREPARATION OF THE DETAILED DRAINAGE PLANS AND SPECIFICATIONS.
- PLAN REVIEW BY EL PASO COUNTY IS PROVIDED ONLY FOR GENERAL CONFORMANCE WITH DESIGN CRITERIA. EL PASO COUNTY IS NOT RESPONSIBLE FOR THE ACCURACY AND ADEQUACY OF THE DESIGN, DIMENSIONS, AND/OR ELEVATIONS WHICH SHALL BE CONFIRMED AT THE JOB SITE. EL PASO COUNTY, THROUGH APPROVAL OF THIS DOCUMENT, ASSUMES NO RESPONSIBILITY FOR COMPLETENESS AND/OR ACCURACY OF THIS DOCUMENT.

THE CITIZEN ON CONSTITUTION
EL PASO COUNTY, COLORADO
GRADING EROSION CONTROL AND
PUBLIC IMPROVEMENT PLAN
PROPOSED DRAINAGE MAP

Kimley»Horn
2022 KIMLEY-HORN AND ASSOCIATES, INC.
2 North Nevada Avenue, Suite 300
Colorado Springs, CO 80903 (303) 228-2300

DESIGNED BY: JWM
DRAWN BY: JWM
CHECKED BY: MOH
DATE: 6/6/2022

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

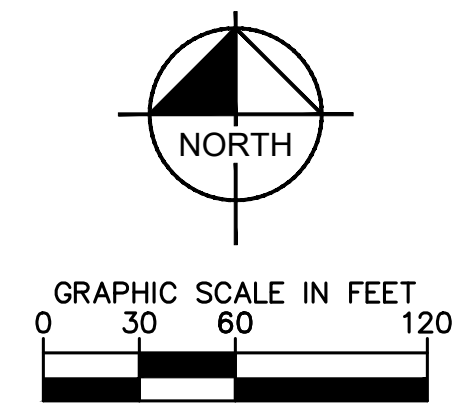
PROJECT NO.
096481004

SHEET

C7.1

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

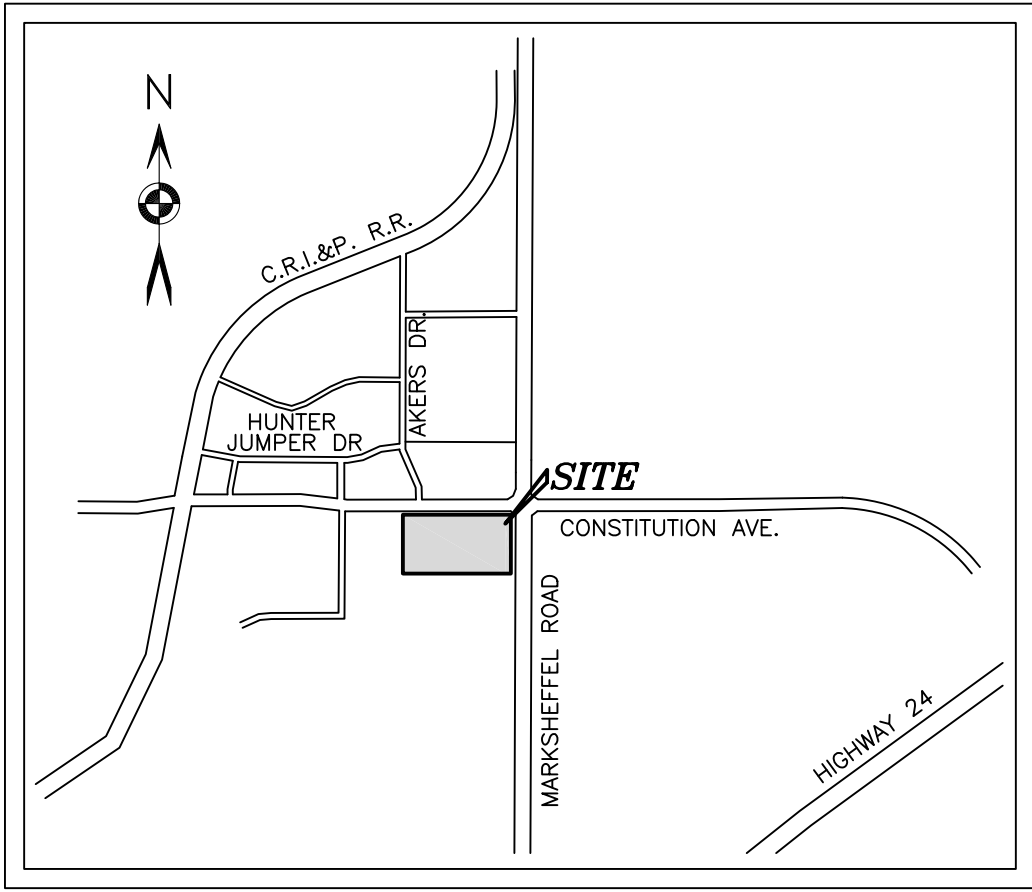
CALL UTILITY NOTIFICATION
CENTER OF COLORADO
1-800-922-1987
CALL 2-BUSINESS DAYS IN ADVANCE
BEFORE YOU DIG, GRADE, OR EXCAVATE
FOR THE MARKING OF UNDERGROUND
MEMBER UTILITIES



**FINAL PLAT – PCD ENGINEERING & PLANNING
COMMENT RESPONSE**

FINAL PLAT

CITIZEN ON CONSTITUTION FILING No. 1
A REPLAT OF TRACTS M & N, URBAN COLLECTION AT PALMER VILLAGE
A PORTION OF THE NORTHEAST QUARTER OF
SECTION 5, TOWNSHIP 14 SOUTH, RANGE 65 WEST OF THE 6TH P.M.
COUNTY OF EL PASO, STATE OF COLORADO



VICINITY MAP
(NOT TO SCALE)

KNOW ALL BY THESE PRESENTS:

That Citizen on Constitution, LLC, being the owner of the following described tract of land to wit:

LEGAL DESCRIPTION:

Tracts M and N, Urban Collection at Palmer Village, County of El Paso, State of Colorado.
Containing a calculated area of 534,215 square feet (12.264 acres) of land, more or less.

DEDICATION

The above owner has caused said parcel of land to be platted into a lot, tracts and easements as shown hereon. The undersigned does hereby grant and convey to the County of El Paso all right-of-way dedications and easements for public use. The tract of land herein platted shall be known as CITIZEN ON CONSTITUTION FILING No. 1 in the County of El Paso, State of Colorado.

OWNERSHIP AND ACKNOWLEDGMENT STATEMENT:

The aforementioned, Citizen on Constitution, LLC, has executed this instrument this ____ day of _____, 20____, A.D.

Eric Garrett, Manager

Plat will not be recorded until the developer has closed on the land. We are keeping the actual signer as-is on the plat since the current owner won't be signing the plat. Thank you for your review.

OWNERS CERTIFICATE

The undersigned, being all the owners, mortgagees, beneficiaries of deeds of trust and holders of other interests in the land described herein, have laid out, subdivided, and platted said lands into a lot, tracts, a street and easements, as shown hereon under the name and subdivision of CITIZEN ON CONSTITUTION FILING No. 1. All public improvements so platted are hereby dedicated to public use and said owner does hereby covenant and agree that the public improvements will be constructed to El Paso County standards and that proper drainage and erosion control for same will be provided at said owner's expense, all to the satisfaction of the Board of County Commissioners of El Paso County, Colorado. Upon acceptance by resolution, all public improvements so dedicated within the public right-of-way will become matters of maintenance by El Paso County, Colorado. However, El Paso County shall NOT maintain the easements, private access into Lot 1 or any improvements within Tracts A and B. The utility easements shown hereon are hereby dedicated for public utilities and communication systems and other purposes as shown hereon. The entities responsible for providing the services for which the easements are established are hereby granted the perpetual right of ingress and egress from and to adjacent properties for installation, maintenance, and replacement of utility lines and related facilities.

By: _____
Eric Garrett, Manager, Citizen on Constitution, LLC

FEATHERGRASS INVESTMENTS, LLC
ATTN: KENNETH DRISCOLL
719-651-9133
kdriscoll719@gmail.com
4715 N. CHESTNUT ST
COLORADO SPRINGS, CO 80907

By: _____
Title: _____

ATTEST: (if corporation)

Secretary/Treasurer

STATE OF _____ } SS
COUNTY OF _____ }

The above and aforementioned instrument was acknowledged before me this ____ day of _____, 20____, A.D.

By: Eric Garrett, Manager

Witness my hand and seal:

My Commission expires _____

Notary Public _____

EASEMENT STATEMENT:

Unless otherwise indicated, all side, front and rear lot lines are hereby platted on either side with a 10 foot public utility and drainage easement. All exterior subdivision boundaries are hereby platted with a 20 foot public utility and drainage easement. The sole responsibility for maintenance of these easements is hereby vested with the property owner.

All easements shown or dedicated hereon for public utility purposes shall be subject to those terms and conditions as specified in the instrument recorded at Reception No. 212112548 of the records of El Paso County, Colorado. All other easements or interests of record affecting any of the platted property depicted hereon shall not be affected and shall remain in full force and effect.

EASEMENT AND TRACT MAINTENANCE NOTES:

Tract A shall be utilized as an open space. Ownership and maintenance of Tract A shall be vested to Citizen on Constitution, LLC.

Tract B shall be utilized as a drainage tract. Ownership and maintenance of Tract B shall be vested to Citizen on Constitution, LLC. Tract B is subject to a Private Detention Basin/Stormwater Quality BMP Maintenance Agreement and Easement as recorded at Reception No. _____ of the records of El Paso County. Citizen on Constitution, LLC, will be responsible for maintenance of the subject drainage facilities.

SUMMARY:

1 LOT	8.927 ACRES	72.79%
2 TRACTS	1.985 ACRES	16.19%
DEDICATED RIGHT-OF-WAY	1.352 ACRES	11.02%
TOTAL	12.264 ACRES	100.00%

FLOOD PLAIN CERTIFICATION:

The Federal Emergency Management Agency, Flood Insurance Rate Map No. 08041C0756G, effective date December 7, 2018, indicates this parcel of land to be located in Zone X (Areas determined to be outside the 0.2% annual chance floodplain).

SURVEYOR'S CERTIFICATE:

I Spencer J. Barron, a duly registered Professional Land Surveyor in the State of Colorado, do hereby certify that this plat truly and correctly represents the results of a survey made on October 6, 2021, by me or under my direct supervision and that the monuments exist as shown hereon; that mathematical closure errors are less than 1:10,000; and that said plat has been prepared in compliance with the applicable laws of the State of Colorado dealing with monuments, subdivision, or surveying of land and the applicable provisions of the El Paso County Land Development Code.

This certification is neither a warranty nor guarantee, either expressed or implied.

Spencer J. Barron
Colorado Professional Land Surveyor No. 38141
For and on behalf of Barron Land, LLC

COUNTY APPROVAL

This plat for CITIZEN ON CONSTITUTION FILING No. 1 was approved for filing by the El Paso County, Colorado Planning

and Community Development Department this ____ day of _____, 20____

Planning and Community Development Director _____ Date _____

This plat for CITIZEN ON CONSTITUTION FILING No. 1 was approved for filing by the El Paso County, Colorado Board of County Commissioners on the ____ day of _____, 20____, subject to any notes specified hereon and any conditions included in the resolution of approval. The dedications of land to the public (right-of-way, street, tracts and easements) are accepted, but public improvements thereon will not become the maintenance responsibility of El Paso County until preliminary acceptance of the public improvements in accordance with the requirements of the Land Development Code and Engineering Criteria Manual, and the Subdivision Improvements Agreement.

Urban Collection at Palmer Village is vacated and amended for the areas described by this replat subject to all covenants, conditions, and restrictions recorded against and appurtenant to the original plat recorded in the Office of the El Paso County Clerk and Recorder, Reception #221714832.

President, Board of County Commissioners Date _____

chair

RECORDING

STATE OF COLORADO } SS
COUNTY OF EL PASO }

I hereby certify that this instrument was filed for record at my office at ____ O'clock __M., this day of _____, 2022 A.D., and is duly recorded under Reception Number _____ of the records of El Paso County, Colorado.

Fee: _____

Surcharge: _____

Chuck Broerman, Recorder

By: _____
Deputy

FEES:

School Fee (School District 49): _____

Bridge Fee (Sand Creek Drainage Basin): _____

Urban Park Fee: _____

Regional Park Fee: _____

Drainage Fee (Sand Creek Drainage Basin): _____

SHEET INDEX

SHEET 1 - COVER, LEGAL DESCRIPTION, VICINITY MAP
SHEET 2 - GENERAL NOTES
SHEET 3 - AS PLATTED BOUNDARY
SHEET 4 - AS RE-PLATTED BOUNDARY

DATE: 04/04/2022 REVISIONS			
No.	Remarks	Date	By
1	COUNTY COMMENTS	5/16/22	KPB
2	ADDRESS COMMENTS	6/03/22	KPB

PCD File No. SF-22-06

BARRON LAND
BOUNDARY & MAPPING & SURVEYING & CONSTRUCTION
2790 N. Academy Blvd., Suite 311 P: 719.360.6827
Colorado Springs, CO 80917 F: 719.466.6527
www.BARRONLAND.com
PROJECT No.: 21-048 SHEET 1 OF 4

FINAL PLAT

CITIZEN ON CONSTITUTION FILING No. 1
A REPLAT OF TRACTS M & N, URBAN COLLECTION AT PALMER VILLAGE
A PORTION OF THE NORTHEAST QUARTER OF
SECTION 5, TOWNSHIP 14 SOUTH, RANGE 65 WEST OF THE 6TH P.M.
COUNTY OF EL PASO, STATE OF COLORADO

SURVEYOR'S NOTES

1. NOTICE: According to Colorado law you must commence any legal action based upon any defect in this survey within three years after you first discover such defect. In no event may any action based upon any defect in this survey be commenced more than ten years from the date of the certification shown hereon.
2. The approval of this Replat vacates all prior plats for the area described by this plat.
3. The lineal units used in this drawing are U.S. Survey Feet. A U.S. Survey Foot is defined as 1200/3937 meters.
4. This survey does not constitute a title search by Barron Land, LLC to determine ownership, rights-of-way, or easements of record. For information regarding ownership, rights-of-way, and easements of record, Barron Land, LLC relied upon Title Commitment No. NCS-1074278-INDY, with an effective date of January 19, 2022 as provided by First American Title Insurance Company.
5. This survey was performed in the field on October 6, 2021.
6. The overall subject parcel contains a calculated area of 534,215 square feet (12.264 acres) of land, more or less.
7. BASIS OF BEARINGS: Bearings are based upon the South Right-of-Way line of Constitution Avenue, as described in "Parcel B" within the Warranty Deed recorded under Reception No. 210085356, monumented on the West with a #4 rebar with yellow plastic cap stamped "PLS 4842" and on the East with a #5 rebar with yellow plastic cap stamped "Aztec PLS 36567" and is assumed to bear N 89°53'50" E, a distance of 1691.84 feet.
8. The subject property shown herein lies within Zone X, areas determined to be outside the 0.2% annual chance floodplain, as shown on Federal Emergency Management Agency flood insurance rate map number 08041C0756G, effective December 7, 2018.
9. This site is not within a designated F.E.M.A. floodplain as determined by the flood insurance rate map number 08041C0756G, effective December 7, 2018.
10. There shall be no direct lot access to Constitution Avenue. Access to Marksheffel Road will be via Lot 1. This access point is limited to right in/right out access only.
11. Geologic hazard note:
- Per the geotechnical investigation report prepared by CTL Thompson, Inc., dated May 27, 2022, (CTL Thompson Project No. CS19460-125) the subject Lot and tracts were not identified as having geologic hazards at the time of the report. The report (PCD File No. SF226) is on file at the El Paso County Planning and Community Development Department.
12. The parties responsible for this plan have familiarized themselves with all current accessibility criteria and specifications and the proposed plan reflects all site elements required by the applicable ADA design standards and guidelines as published by the United States Department of Justice, approval of this plan by El Paso County does not assure compliance with the ADA or any regulations or guideline enacted or promulgated under or with respect to such laws.
13. Snow storage shall be accommodated on site at the ends of the Private drive aisles, not in the Public Right-of-Way.
14. Emergency access gates are to be designed by the Developer and must include the Diablo Control Proximity Auto Opening System (www.diablocontrols.com) and override to provide emergency and Fire Department ingress and egress.
15. Any person who knowingly removes or knowingly causes to be removed any Public land survey monument, as defined by Section 38-53-103 (18), C.R.S., or control corner, as defined in Section 38-53-103 (6), C.R.S., or a restoration of any such monument or who knowingly removes or knowingly causes to be removed any bearing tree knowing such is a bearing tree or other accessory, as defined by Section 38-53-103(1), C.R.S., even if said person has Title to the land on which said monument or accessory is located, commits a class 2 misdemeanor unless, prior to such removal, said person has caused a Colorado professional land surveyor to establish at least two witness corners or reference marks for each such monument or accessory removed and has filed or caused to be filed a monument record pursuant to Article 53 of Title 38, C.R.S.
16. A standard Avigation Easement conveyed to the City of Colorado Springs, appurtenant to the Colorado Springs Airport recorded April 19, 1988 in Book 5497 at Page 502 covers the subject Property but is not shown herein.
17. A standard Avigation Easement conveyed to the City of Colorado Springs, appurtenant to the Colorado Springs Airport recorded March 14, 1989 in Book 5612 at Page 726 covers the subject Property but is not shown herein.
18. A standard Avigation Easement recorded March 20, 2014 at Reception No. 214022685 covers the subject Property but is not shown herein.
19. No Lots shall be sold, conveyed, or transferred to a Party other than one that purchases the entire Subdivision, whether by Deed or by Contract, unless and until the required Public and Common development improvements for the Subdivision have been constructed and completed in accordance with the Subdivision Improvements Agreement recorded at Reception No. 221188154 and Reception No. _____, the approved construction plans and preliminary acceptance of said improvements has been received from El Paso county. Should a Party purchase the entire Subdivision, Lots within the Subdivision may be sold, conveyed, or transferred and have building permits issued upon receipt of collateral acceptable to the County which is sufficient to guarantee construction of the improvements in the approved financial assurance estimate. If subdivider or a purchaser posts collateral more than ninety (90) days following plat recording, an updated financial assurance estimate may be required. This Plat restriction may be removed or rescinded by the Board of County Commissioners or, if permitted by the Subdivision improvements agreement, by the planning and community development department director upon either approval of an alternative form of collateral or completion and preliminary acceptance by the El Paso board of county commissioners of all improvements required to be constructed and completed in accordance with said subdivision improvements agreement. The partial release of Lots for sale, conveyance or transfer may only be granted in accordance with any planned partial release of Lots authorized by the Subdivision improvements agreement.

This should be a right out only access per Correspondence with the City and what is indicated in the TIS

Note has been revised to mention this as a right out only access.

SURVEYOR'S NOTES (CONTINUED)

20. The Subdivider(s) agrees on behalf of him/herself and any developer or builder successors and assignees that subdivider and/or said successors and assigns shall be required to pay traffic impact fees in accordance with the El Paso County road impact fee program resolution (Resolution No. 19-471), or any amendments thereto, at or prior to the time of building permit submittal. The fee obligation, if not paid at Final Plat recording, shall be documented on all sales documents and on Plat notes to ensure that a title search would find the fee obligation before sale of the Property.
21. Notice of potential aircraft overflight and noise impact associated with airport: this serves as notice of potential aircraft overflight and noise impacts on this property due to its close proximity to an airport, which is being disclosed to all prospective purchasers considering the use of this property for residential and other purposes. This property is subject to the overflight and associated noise of arriving and departing aircraft during the course of normal airport operations.
22. All property owners are responsible for maintaining proper storm water drainage in and through their Property. Public drainage easements as specifically noted on the Plat shall be maintained by the individual Lot owners unless otherwise indicated. Structures, fences, materials or landscaping that could impede the flow of runoff shall not be placed in drainage Easements.
23. No driveway shall be established unless an access permit has been granted by the City of Colorado Springs.
24. Mailboxes shall be installed in accordance with all El Paso County and United States Postal Service regulations.
25. The following reports have been submitted in association with the preliminary plan or Final Plat for this Subdivision and are on file at the County Planning and Community Development Department: transportation impact study; drainage report; water resources report; wastewater disposal report; geology and soils report; fire protection report; noise report.
26. Developer shall comply with Federal and State laws, regulations, ordinances, review and permit requirements, and other Agency requirements, if any, of applicable Agencies including, but not limited to, the Colorado Parks and Wildlife, Colorado Department of Transportation, U.S. Army Corps of Engineers and the U.S. Fish and Wildlife service regarding the endangered species act, particularly as it relates to the listed species (e.g., Preble's Meadow jumping mouse).
27. The addresses exhibited on this Plat are for informational purposes only. They are not the legal description and are subject to change.
28. The property shown hereon is located within the Constitution Heights Metropolitan District per the document recorded at Reception No. 210099703 of the El Paso County Clerk and Recorder.
29. Pikes Peak Regional Building Enumerations approval provided by email dated _____ and recorded in the El Paso County Clerk and Recorder records at Reception No. _____.
30. At the time of post construction (when proposed improvements have been installed/constructed) the paved areas within Lot 1 that are intended for vehicular travel shall be encumbered with a blanket-in-nature easement for ingress and egress.
31. Noise mitigation techniques shall be completed by the developer in accordance with the Noise Analysis Report by Kimley-Horn and Associates, Inc., dated April 5, 2022, and shall be incorporated into the multifamily development.
32. The public utility easement that is shown throughout Lot 1 is to be utilized for all necessary utilities. It is not exclusive to the Cherokee Metropolitan District utilities.
33. Utility Providers:
- Sanitary Sewer: Cherokee Metropolitan District
- Water: Cherokee Metropolitan District
- Electric: Colorado Springs Utilities
- Gas: Colorado Springs Utilities

PCD File No. SF-22-06

DATE: 04/04/2022 REVISIONS			
No.	Remarks	Date	By
1	COUNTY COMMENTS	5/16/22	KPB
2	ADDRESS COMMENTS	6/03/22	KPB
PROJECT No.: 21-048 SHEET 2 OF 4			

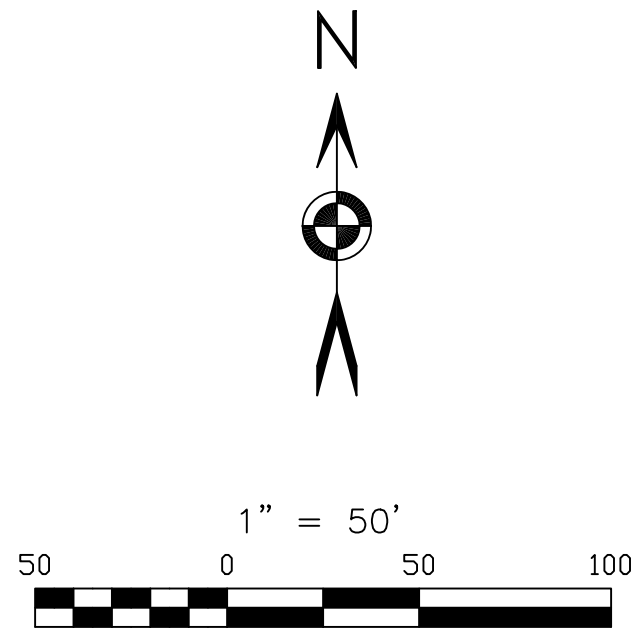
BARRON**LAND**

BOUNDARY & MAPPING & SURVEYING & CONSTRUCTION
2790 N. Academy Blvd., Suite 311 P: 719.360.6827
Colorado Springs, CO 80917 F: 719.466.6527
www.BARRONLAND.com

FINAL PLAT

CITIZEN ON CONSTITUTION FILING No. 1

A REPLAT OF TRACTS M & N, URBAN COLLECTION AT PALMER VILLAGE
A PORTION OF THE NORTHEAST QUARTER OF
SECTION 5, TOWNSHIP 14 SOUTH, RANGE 65 WEST OF THE 6TH P.M.
COUNTY OF EL PASO, STATE OF COLORADO

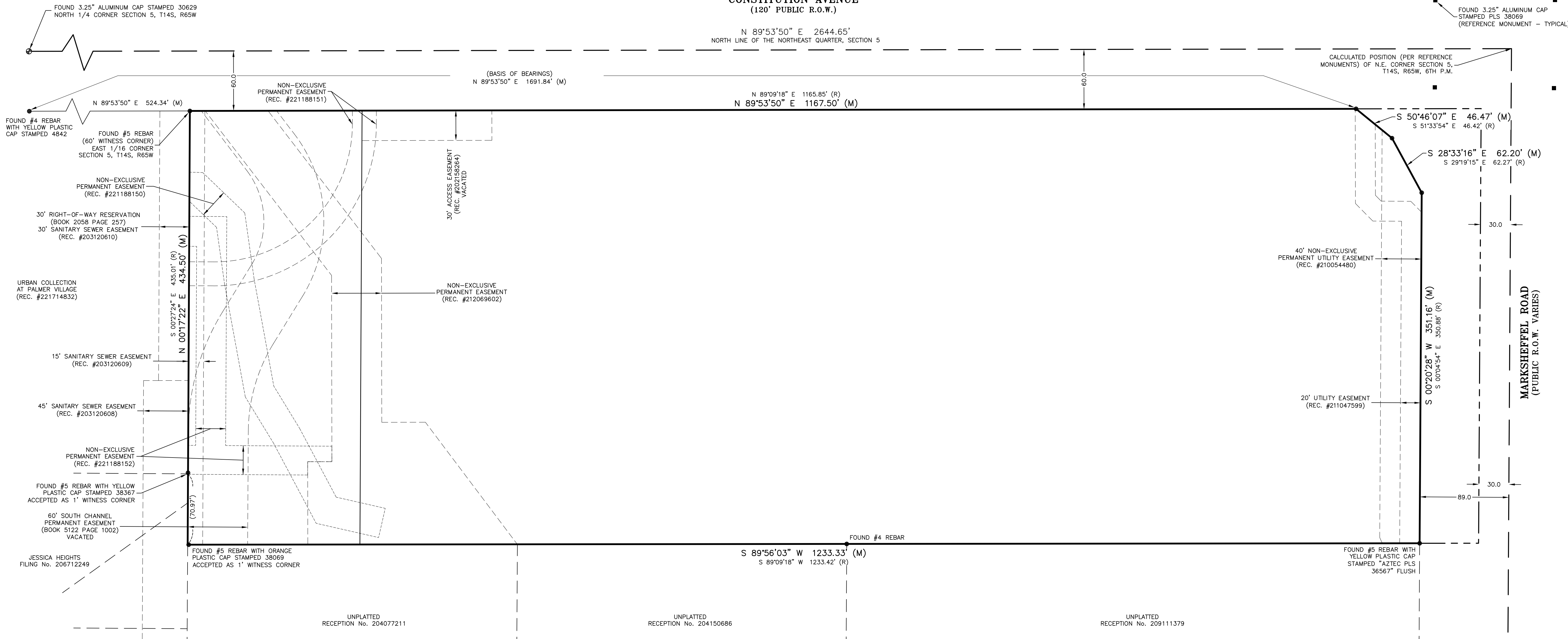


LEGEND:

- FOUND SECTION MONUMENT AS NOTED
- FOUND #5 REBAR WITH YELLOW PLASTIC CAP STAMPED "AZTEC PLS 36567" UNLESS NOTED OTHERWISE
- FOUND REFERENCE MONUMENT AS NOTED
- (M) FIELD-MEASURED DIMENSIONS
- (R) RECORD DIMENSIONS
- (C) CALCULATED DIMENSIONS
- R.O.W. RIGHT-OF-WAY
- (XXXX) LOT ADDRESS
- SUBDIVISION BOUNDARY LINES
- - - - - ADJACENT PARCEL LINES
- SECTION LINES
- - - - - EASEMENT LINES

AS PLATTED

CONSTITUTION AVENUE
(120' PUBLIC R.O.W.)



PCD File No. SF-22-06

DATE: 04/04/2022		REVISIONS	
No.	Remarks	Date	By
1	COUNTY COMMENTS	5/16/22	KPB
2	ADDRESS COMMENTS	6/03/22	KPB
BOUNDARY & MAPPING & SURVEYING & CONSTRUCTION 2790 N. Academy Blvd., Suite 311 P: 719.360.6827 Colorado Springs, CO 80917 F: 719.466.6527 www.BARRONLAND.com			
PROJECT No.: 21-048		SHEET 3 OF 4	

FINAL PLAT

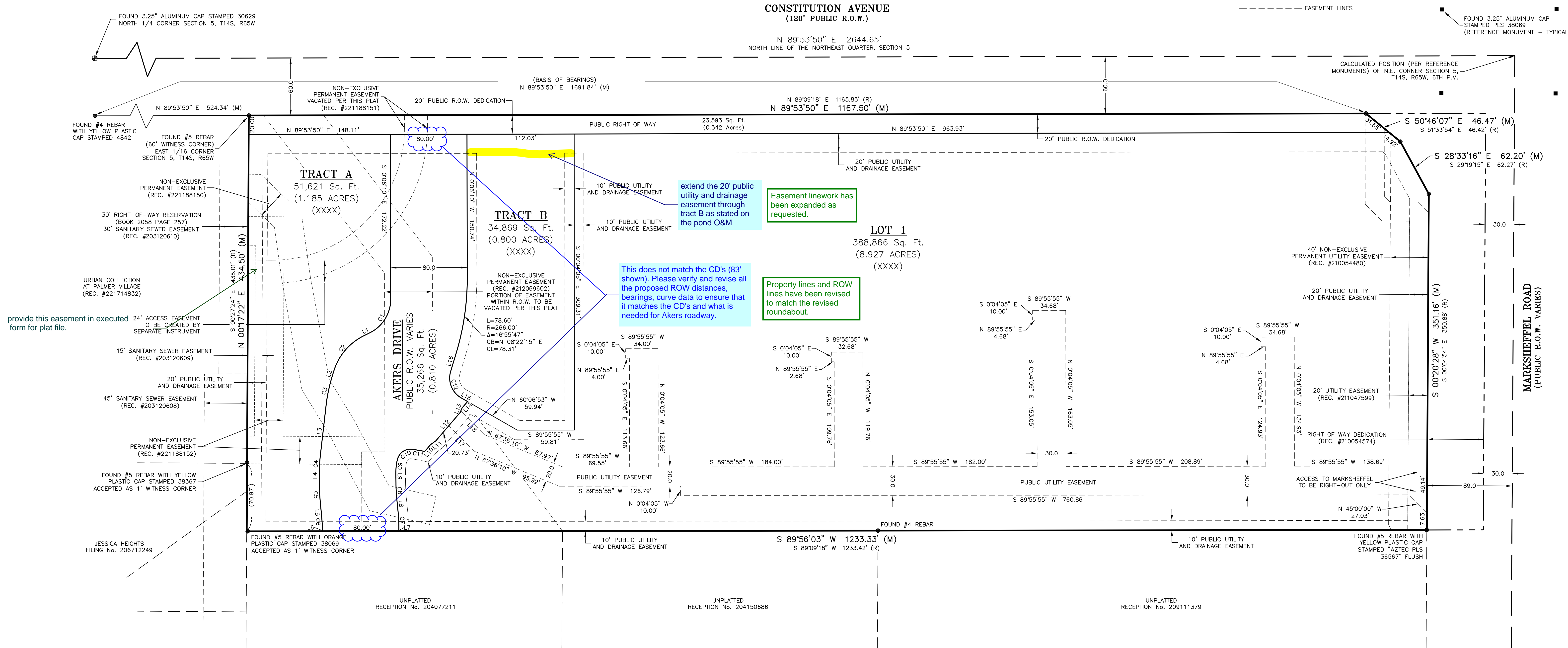
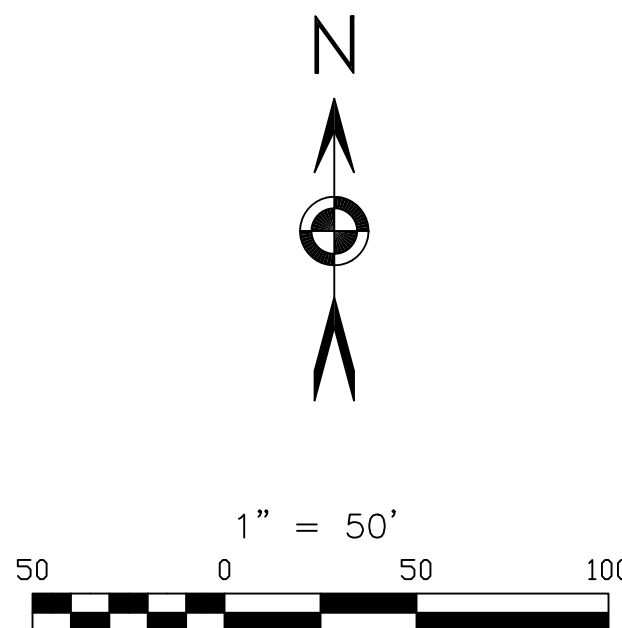
CITIZEN ON CONSTITUTION FILING No. 1

A REPLAT OF TRACTS M & N, URBAN COLLECTION AT PALMER VILLAGE
A PORTION OF THE NORTHEAST QUARTER OF
SECTION 5, TOWNSHIP 14 SOUTH, RANGE 65 WEST OF THE 6TH P.M.
COUNTY OF EL PASO, STATE OF COLORADO

AS RE-PLATTED

LEGEND:

- FOUND SECTION MONUMENT AS NOTED
- FOUND #5 REBAR WITH YELLOW PLASTIC CAP STAMPED "AZTEC PLS 36567" UNLESS NOTED OTHERWISE
- FOUND REFERENCE MONUMENT AS NOTED
- (M) FIELD-MEASURED DIMENSIONS
- (R) RECORD DIMENSIONS
- (C) CALCULATED DIMENSIONS
- R.O.W. RIGHT-OF-WAY
- (XXXX) LOT ADDRESS
- SUBDIVISION BOUNDARY LINES
- LOT/TRACT LINES
- DEDICATION LINES
- - - ADJACENT PARCEL LINES
- SECTION LINES
- - - EASEMENT LINES



LINE	BEARING	DISTANCE
L1	S 63°31'58" W	7.53'
L2	S 16°39'37" W	7.21'
L3	S 06°31'54" W	54.14'
L4	S 00°06'10" E	11.64'
L5	S 05°48'44" E	10.21'
L6	S 00°06'10" E	1.48'
L7	N 00°06'10" W	1.50'
L8	N 05°48'44" W	10.21'
L9	N 00°06'10" W	11.64'
L10	N 40°39'46" E	9.33'
L11	N 53°50'12" E	6.94'
L12	N 40°39'46" E	38.94'
L13	N 23°19'23" E	5.31'
L14	N 40°39'46" E	8.67'
L15	N 60°06'53" W	7.66'
L16	N 16°50'09" E	20.39'
L17	N 45°06'10" W	37.78'
L18	N 45°06'10" W	35.88'

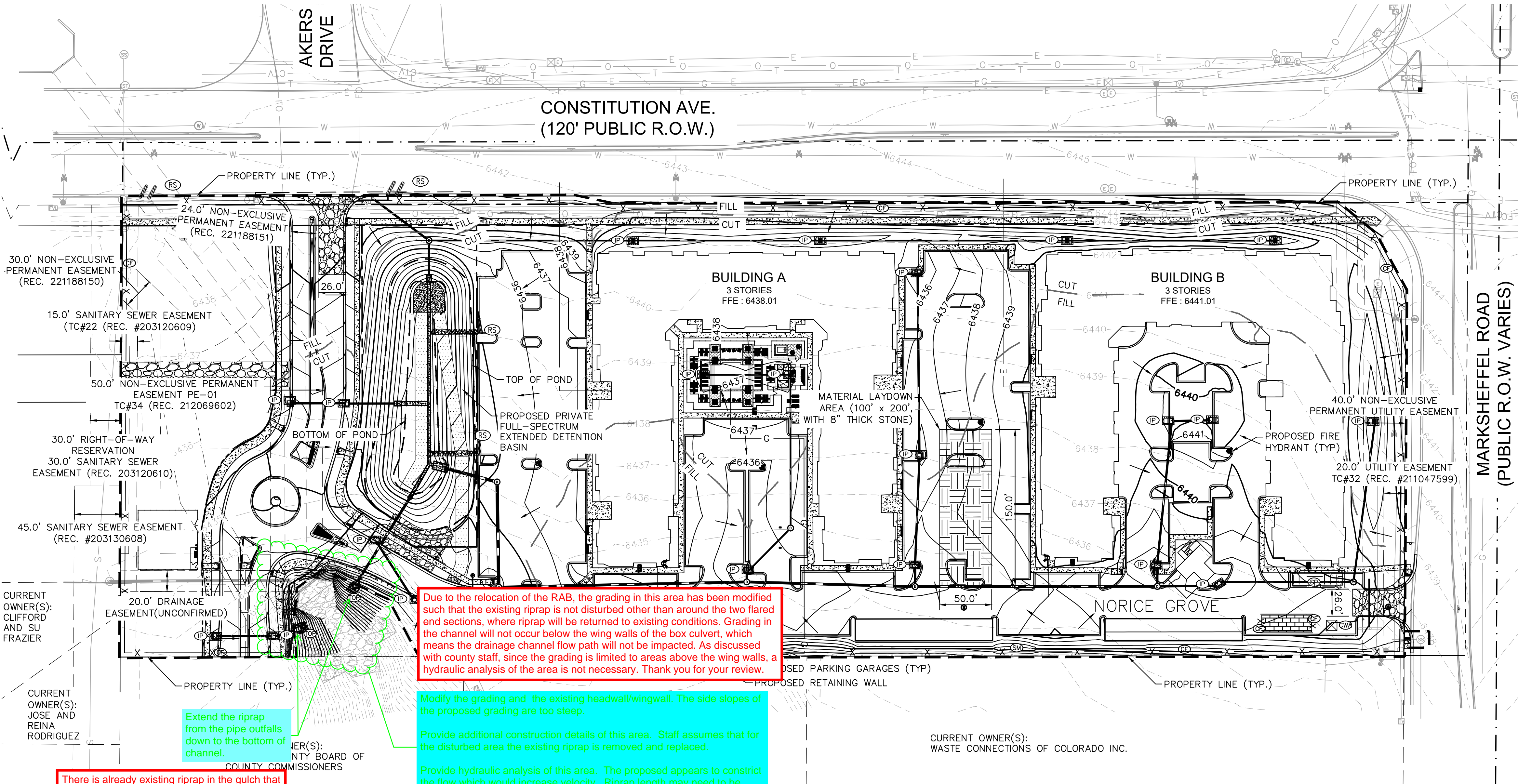
CURVE	RADIUS	ARC LENGTH	CHORD	BEARING	CHORD	LENGTH	DELTA ANGLE
C1	39.00'	43.32'	S 31°42'54" W	41.12'		63°38'08"	
C2	61.00'	48.90'	S 40°03'27" W	48.52'		46°59'21"	
C3	166.00'	29.58'	S 11°33'21" W	29.54'		10°12'31"	
C4	124.00'	14.36'	S 03°12'52" W	14.35'		6°38'04"	
C5	264.00'	26.31'	S 02°57'27" E	26.30'		5°42'34"	
C6	136.00'	13.55'	S 02°57'27" E	13.55'		5°42'34"	
C7	216.00'	21.52'	N 02°57'27" W	21.52'		5°42'34"	
C8	184.00'	18.34'	N 02°57'27" W	18.33'		5°42'34"	
C9	44.00'	12.76'	N 08°12'11" E	12.71'		16°36'41"	
C10	14.00'	20.07'	N 57°34'24" E	18.39'		82°07'45"	
C11	234.00'	12.92'	S 79°46'47" E	12.92'		3°09'53"	
C12	24.00'	32.23'	N 21°38'22" W	29.86'		76°57'01"	

PCD File No. SF-22-06

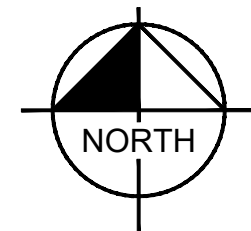
DATE: 04/04/2022		REVISIONS	
No.	Remarks	Date	By
1	COUNTY COMMENTS	5/16/22	KPB
2	ADDRESS COMMENTS	6/03/22	KPB
BARRON LAND BOUNDARY & MAPPING & SURVEYING & CONSTRUCTION 2790 N. Academy Blvd., Suite 311 P: 719.360.8827 Colorado Springs, CO 80917 F: 719.466.6527 www.BARRONLAND.com			
PROJECT No.: 21-048		SHEET 4 OF 4	

**GRADING AND EROSION CONTROL PLAN – PCD ENGINEERING
COMMENT RESPONSE**

K:\DEN_Civil\096481004 - El Paso Constitution\CADD\PlanSheets\SDP\096481004_GEC-INTER.dwg Menke, Joseph 6/8/2022 4:10 PM



Know what's below.
Call before you dig.



GRAPHIC SCALE IN FEET
0 30 60 120

Kimley»Horn

2022 KIMLEY-HORN AND ASSOCIATES, INC.
2 North Nevada Avenue, Suite 300
Colorado Springs, CO 80903 (303) 228-2300

THE CITIZEN ON CONSTITUTION
EL PASO COUNTY, COLORADO
GRADING EROSION CONTROL AND
PUBLIC IMPROVEMENT PLAN
GEC INTERIM PLAN

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

PROJECT NO.
096481004

SHEET

C1.3

NO. REVISION BY DATE APPR.

K:\DEN_Civil\096481004 - El Paso Constitution\CADD\PlanSheets\SDP\096481004_GEC-FINAL.dwg Menke, Joseph 6/8/2022 4:11 PM



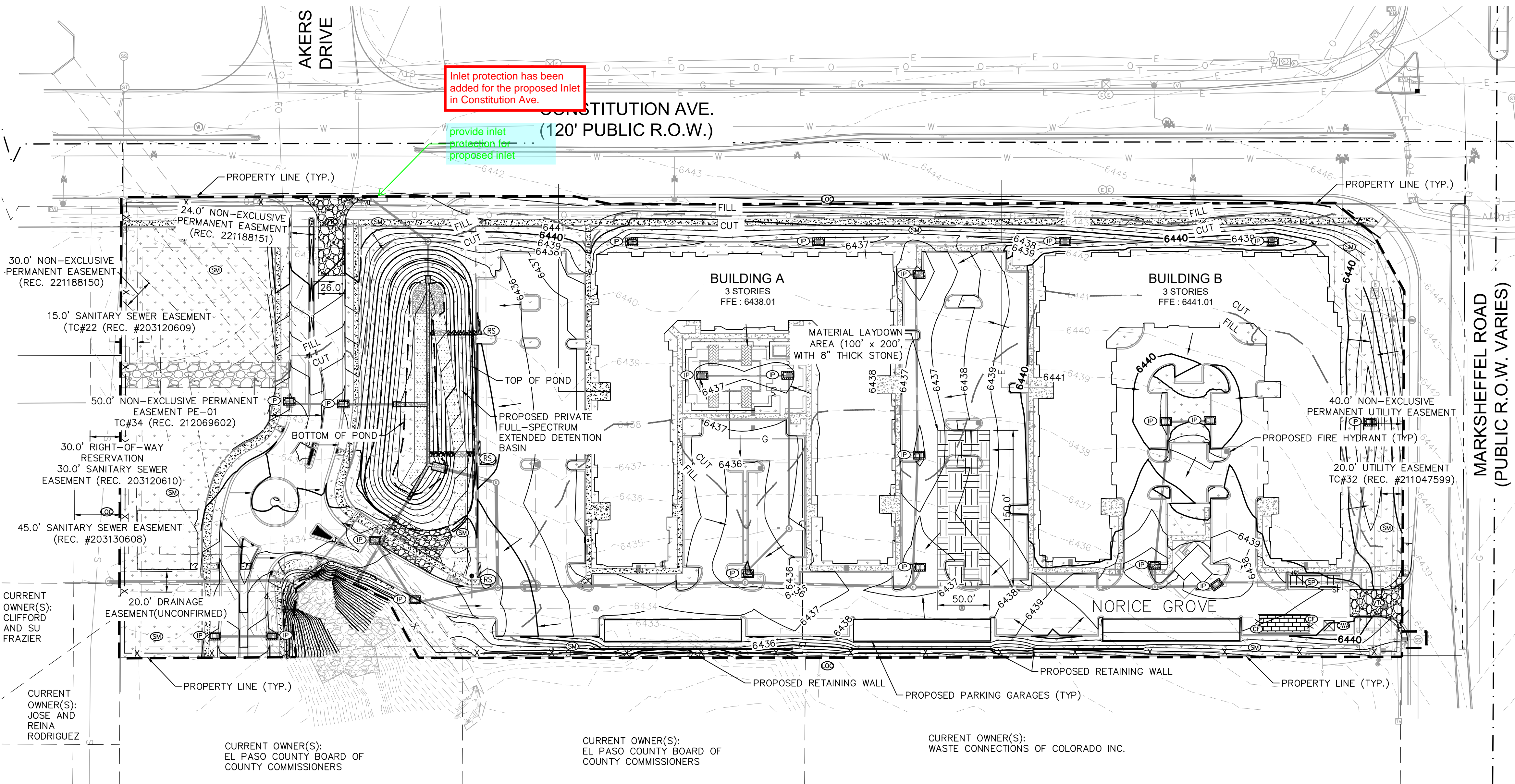
Know what's below.
Call before you dig.



CALL UTILITY NOTIFICATION
CENTER OF COLORADO
1-800-922-1987
CALL 2-BUSINESS DAYS IN ADVANCE
BEFORE YOU DIG, GRADE, OR EXCAVATE
FOR THE MARKING OF UNDERGROUND
MEMBER UTILITIES

NOTES

1. THE INTENT OF THIS PLAN IS TO IDENTIFY THE EROSION CONTROL PRACTICES RECOMMENDED. THE CONTRACTOR SHALL REFERENCE ADDITIONAL CONSTRUCTION PLANS FOR DEMOLITION OF EXISTING AND CONSTRUCTION OF PROPOSED IMPROVEMENTS.
2. ADJACENT STREETS SHALL BE KEPT CLEAN AND FREE OF SEDIMENT AND/OR DEBRIS AT ALL TIMES.
3. TEMPORARY STABILIZATION (TS) SHALL BE IMPLEMENTED WITHIN THE DISTURBED PORTIONS OF THE PROJECT SITE NO LATER THAN 14 DAYS FOLLOWING THE CEASE OF CONSTRUCTION ACTIVITIES WITHIN THE DISTURBED AREAS.
4. PERMANENT STABILIZATION (PS) MAY BE USED WITHIN AREAS OF TEMPORARY STABILIZATION (TS) AT THE CONTRACTOR'S DISCRETION. STABILIZATION SHALL BE APPLIED IN ACCORDANCE WITH APPLICABLE TEMPORARY STABILIZATION SEQUENCING REQUIREMENTS.
5. CONTRACTOR SHALL UTILIZE ROLLED EROSION CONTROL PRODUCTS ON ALL SLOPES 3H:1V OR GREATER TO ACHIEVE REQUIRED STABILIZATION.
6. CONTRACTOR SHALL MAINTAIN ACCEPTABLE EROSION CONTROL PRACTICES WITHIN THE ANTICIPATED LIMITS OF CONSTRUCTION IDENTIFIED HEREIN. BEST MANAGEMENT PRACTICES AND STABILIZATION SHALL BE COMPLETED AS IDENTIFIED HEREIN IN ACCORDANCE WITH OWNER REQUIREMENTS.
7. ALL WORK IN THE AKERS ROAD AND CONSTITUTION AVENUE ROW REQUIRES A ROW PERMIT FROM EL PASO COUNTY. CONTRACTOR IS RESPONSIBLE FOR APPLYING FOR AND OBTAINING ALL NECESSARY ROW PERMITS.
8. SILT FENCE TO BE INSTALLED PRIOR TO COMMENCEMENT OF ONSITE GRADING AND CONSTRUCTION ACTIVITIES.
9. DEMOLITION, REMOVAL, OVEREXCAVATION AND SOIL TREATMENT SHALL BE IN ACCORDANCE WITH THE GEOTECHNICAL ENGINEER RECOMMENDATIONS AS NOTED IN THE APPROVED PROJECT GEOTECHNICAL REPORT.
10. SEE DETAILS ON SHEET C 306 FOR RISER PIPE AND SEDIMENT BASIN DETAILS.



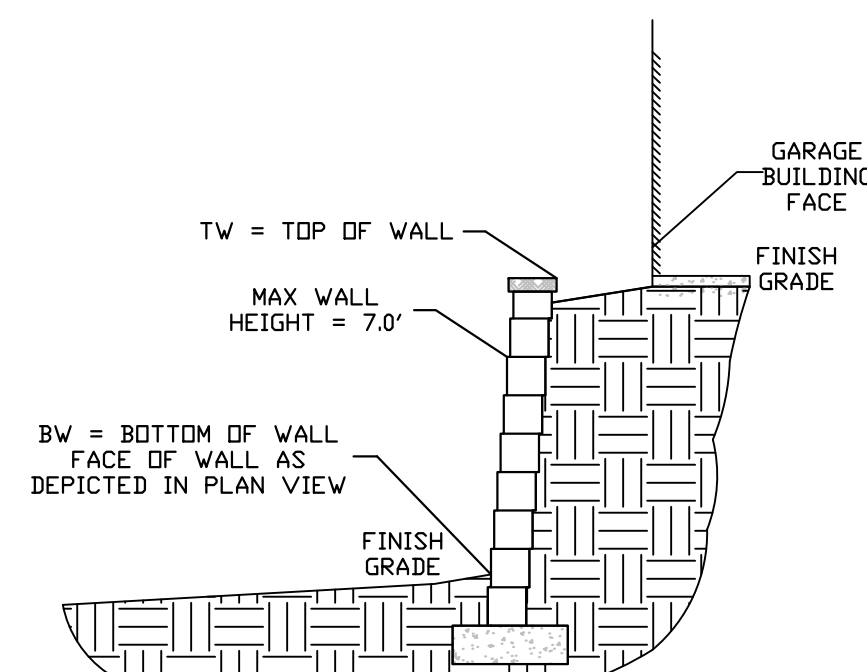
LEGEND

- PROPERTY LINE
- 100 YEAR FLOODPLAIN
- LIMITS OF CONSTRUCTION/DISTURBANCE
- SILT FENCE
- CONSTRUCTION FENCE
- TEMPORARY OUTLET PROTECTION
- CULVERT INLET/OUTLET PROTECTION
- CONCRETE WASHOUT AREA
- STABILIZED STAGING AREA
- EROSION CONTROL BLANKET
- VEHICLE TRACKING CONTROL
- SOIL STOCKPILE
- TEMPORARY SEDIMENT BASIN
- SEEDING AND MULCHING
- CHECK DAM
- DIVERSION SWALE
- ROCK SOCKS
- PROPOSED FLOW ARROW
- EXISTING MINOR CONTOUR
- EXISTING MAJOR CONTOUR
- PROPOSED MAJOR CONTOUR
- PROPOSED MINOR CONTOUR
- PROPOSED DRAINAGE SWALE

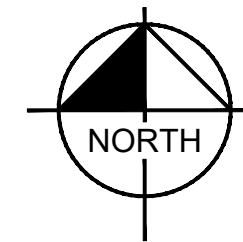
LIMITS OF CONSTRUCTION

TOTAL DISTURBANCE	= ±12.26 ACRES
OFFSITE DISTURBANCE	= ±0.01 ACRES
TOTAL	= ±12.27 ACRES

Base Surface	Comparison Surface	Cut	Fill	Net
EG	FG	18276 Cu. Yd.	17846 Cu. Yd.	492 Cu. Yd. <Fill>



RETAINING WALL DETAIL



GRAPHIC SCALE IN FEET
0 30 60 120

Kimley»Horn

2022 KIMLEY-HORN AND ASSOCIATES, INC.
2 North Nevada Avenue, Suite 300
Colorado Springs, CO 80903 (303) 228-2300

THE CITIZEN ON CONSTITUTION
EL PASO COUNTY, COLORADO
GRADING EROSION CONTROL AND
PUBLIC IMPROVEMENT PLAN
GEC FINAL PLAN

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

PROJECT NO.
096481004

SHEET

C1.4

BY DATE APPR.

**AKERS DR. CD'S – PCD ENGINEERING
COMMENT RESPONSE**

Refer to separate document for Roundabout Memo and Construction Document comments and responses. Thank you.

**ROUNDAABOUT ANALYSIS – PCD ENGINEERING
COMMENT RESPONSE**

Refer to separate document for Roundabout Memo and Construction Document comments and responses. Thank you.