

PEERLESS FARMS PRELIMINARY PLAN 16975 FALCON HIGHWAY, PEYTON, CO

SITUATED IN THE NORTHWEST QUARTER OF SECTION 13, TOWNSHIP 13 SOUTH, RANGE 64 WEST OF THE 6TH P.M., CITY OF PEYTON, COUNTY OF EL PASO, STATE OF COLORADO

LEGAL DESCRIPTION:

The Land referred to herein below is situated in the County of El Paso, State of Colorado, and is described as follows:

THAT PORTION OF THE NORTHWEST QUARTER OF SECTION 13 IN TOWNSHIP 13 SOUTH, RANGE 64 WEST OF THE 6TH P.M., MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 13; THENCE SOUTH 00°31'50" WEST ALONG THE WEST SECTION LINE, A DISTANCE OF 60.01 FEET TO THE TRUE POINT OF BEGINNING; THENCE NORTH 89°21'32" EAST ON A LINE PARALLEL TO THE NORTH SECTION LINE A DISTANCE OF 1,779.95 FEET; THENCE SOUTH 00°38'28" EAST, A DISTANCE OF 992.00 FEET; THENCE NORTH 89°28'10" WEST A DISTANCE OF 1,799.86 FEET; THENCE NORTH 00°31'50" EAST 955.39 FEET TO THE TRUE POINT OF BEGINNING, COUNTY OF EL PASO, STATE OF COLORADO.

SITE DATA TABLE:

TAX ID NUMBER:	4313000001
CURRENT ZONING:	RR-5
PROPOSED ZONING:	RR-5
PROPOSED LOTS:	
TOTAL SITE ACREAGE:	40.01 AC
MINIMUM LOT SIZE:	5.018 AC
SETBACKS:	25' FRONT, 25' SIDE/ REAR, 25' SIDE/REAR SETBACK
MAXIMUM LOT COVERAGE:	NONE
MAXIMUM BUILDING HEIGHT:	35' (UNLESS OTHERWISE IMPACTED BY RR-5 RESTRICTIONS)

Also include the acreage to be dedicated to the public for ROW

SOILS & GEOLOGY CONDITIONS, CONSTRAINTS, & HAZARDS NOTE

- A SOILS AND GEOLOGY STUDY FOR ROBERT WILLIAMS, WAS COMPLETED BY RMG ENGINEERS ON APRIL 14, 2021 AND INCLUDED THE AREA OF DEVELOPMENT PROPOSED, KNOWN AS, PEERLESS FARMS. THE PRELIMINARY PLAN SUBMITTED TO THE EL PASO BOARD OF COUNTY COMMISSIONERS, PLANNING AND COMMUNITY DEVELOPMENT FILE NUMBER (TBD). DEVELOPERS AND HOMEOWNERS SHOULD BECOME FAMILIAR WITH THIS REPORT AND ITS CONTENTS. **
 - THE PROPOSED DEVELOPMENT IS FEASIBLE. THE GEOLOGIC CONDITIONS IDENTIFIED POTENTIALLY HYDROCOMPACTIVE SOILS, SEISMICITY, RADON, AND EROSION; HOWEVER, THESE CONDITIONS ARE CONSIDERED TYPICAL FOR THE FRONT RANGE REGIONS OF COLORADO. MITIGATION OF GEOLOGIC CONDITIONS IS MOST EFFECTIVELY ACCOMPLISHED BY AVOIDANCE. HOWEVER, WHERE AVOIDANCE IS NOT A PRACTICAL NOR ACCEPTABLE ALTERNATIVE, GEOLOGIC CONDITIONS SHOULD BE MITIGATED BY IMPLEMENTING APPROPRIATE PLANNING, ENGINEERING AND SUITABLE CONSTRUCTION PRACTICES. **
 - SITE-SPECIFIC SOILS STUDIES SHALL BE PERFORMED FOR THE LOTS WITHIN THIS SUBDIVISION PRIOR TO FOUNDATION CONSTRUCTION TO IDENTIFY SUBSURFACE SOIL CONDITIONS ANTICIPATED TO SUPPORT FOUNDATIONS AND PROVIDE PERTINENT GEOTECHNICALY-RELATED PARAMETERS AND RECOMMENDATIONS FOR FOUNDATION DESIGN AND CONSTRUCTION. **
 - PREVIOUSLY IDENTIFIED MITIGATION ALTERNATIVES, SURFACE AND SUBSURFACE DRAINAGE SYSTEMS SHOULD BE CONSIDERED. EXTERIOR, PERIMETER FOUNDATION DRAINS SHOULD BE INSTALLED AROUND BELOW-GRADE HABITABLE OR STORAGE SPACES. SURFACE WATER SHOULD BE EFFICIENTLY REMOVED FROM THE BUILDING AREA TO PREVENT PONDING AND INFILTRATION TO THE SUBSURFACE SOIL. **
 - ALL CONSTRUCTION SHOULD REMAIN OUTSIDE THE UNNAMED CREEK DRAINAGEWAY. IT IS RECOMMENDED THE UNNAMED CREEK DRAINAGEWAY BE IDENTIFIED AS A 'NO BUILD AREA' UNLESS ADDITIONAL STUDIES ARE PERFORMED, IN CONJUNCTION WITH THE DRAINAGE ENGINEER, PRIOR TO ANY NEW CONSTRUCTION. **
- ** REFER TO THE SOILS REPORT FOR MORE DETAILED INFORMATION.

Geologic Hazard Note: (to be customized based upon the individual circumstances)
The following lots have been found to be impacted by geologic hazards. Mitigation measures and a map of the hazard area can be found in the report (Title of Report) by (author of the report) (date of report) in file (name of file and file number) available at the El Paso County Planning and Development Services Department:

- Downslope Creep: (name lots or location of area)
- Rockfall Source: (name lots or location of area)
- Rockfall Runout Zone: (name lots or location of area)
- Potentially Seasonally High Groundwater: (name lots or location of area)
- Other Hazard:

FLOODPLAIN NOTES:

THIS PROPERTY IS NOT LOCATED WITHIN A DESIGNATED FEMA FLOODPLAIN AS DETERMINED BY THE FLOOD INSURANCE MAP, COMMUNITY MAP NUMBERED '08041C0567G', DATED DECEMBER 7, 2018, THE LIMITS OF WHICH ARE SHOWN ON SURVEY. AREAS WITHIN THE FLOODPLAIN ARE ZONE AE, AREAS OUTSIDE THE FLOODPLAIN ARE ZONE X.

Property is within a FEMA Floodplain. Please revise note.

This property is located within a designated FEMA Floodplain as determined by the Flood Insurance Rate Map, Community Map Number _____, effective date ____ (modification when LOMR has been approved) and as amended by the FEMA approved Letter of Map Revision (LOMR) case number _____ dated _____. No structures are permitted within the designated Floodplain areas. (Modification of this note may be allowed if the intent is to allow construction of structures through the Floodplain Development Permit Process- example: retaining wall in excess of 4 feet is a structure)

PRELIMINARY PLAN NOTES

- THE FOLLOWING REPORTS HAVE BEEN SUBMITTED IN ASSOCIATION WITH THE PRELIMINARY PLAN FOR THIS MINOR SUBDIVISION AND ARE ON FILE AT THE COUNTY PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT: DRAINAGE REPORT; WATER RESOURCES REPORT; GEOLOGY AND SOILS REPORT; FIRE PROTECTION REPORT; NATURAL FEATURES REPORT.
- 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 LOT OWNERS UNLESS OTHERWISE INDICATED. STRUCTURES, FENCES, MATERIALS OR LANDSCAPING THAT COULD IMPEDE THE FLOW OR RUNOFF SHALL NOT BE PLACED IN DRAINAGE EASEMENTS.
- UNLESS OTHERWISE INDICATED, ALL FRONT, SIDE AND REAR LOT LINES ARE TO BE PLATTED ON EITHER SIDE WITH A 10 FOOT PUBLIC UTILITY AND DRAINAGE EASEMENT. THE SOLE RESPONSIBILITY FOR MAINTENANCE OF THESE EASEMENTS IS HEREBY VESTED WITH THE INDIVIDUAL PROPERTY OWNERS.
- 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, 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).
- NO DRIVEWAY SHALL BE ESTABLISHED UNLESS AN ACCESS PERMIT HAS BEEN GRANTED BY EL PASO COUNTY.
- MAILBOXES SHALL BE INSTALLED IN ACCORDANCE WITH EL PASO COUNTY AND US POSTAL SERVICE REGULATIONS.
- EXCEPT AS OTHERWISE NOTED ON THE PRELIMINARY PLAN, INDIVIDUAL LOT PURCHASERS ARE RESPONSIBLE FOR CONSTRUCTING DRIVEWAYS, INCLUDING NECESSARY DRAINAGE CULVERTS PER LAND DEVELOPMENT CODE SECTION 6.3.3.C.2 AND 6.2.2.C.3. DUE TO THEIR LENGTH, SOME OF THE DRIVEWAYS MAY NEED TO BE APPROVED BY THE FALCON FIRE PROTECTION DISTRICT.
- AT THE TIME OF APPROVAL OF THIS PROJECT, THIS PROPERTY IS LOCATED WITHIN THE FALCON FIRE PROTECTION DISTRICT, WHICH HAS ADOPTED A FIRE CODE WITH FIRE MITIGATION REQUIREMENTS DEPENDING UPON THE LEVEL OF FIRE RISK ASSOCIATED WITH THE PROPERTY AND STRUCTURES. THE OWNER OF ANY LOT SHOULD CONTACT THE FIRE DISTRICT TO DETERMINE THE EXACT DEVELOPMENT REQUIREMENTS RELATIVE TO THE ADOPTED FIRE CODE.
- NO-BUILD AREAS ARE AS SHOWN ON THE PRELIMINARY PLAN. NO-BUILD AREAS INCLUDE, BUT ARE NOT LIMITED TO AREAS, WITHIN DESIGNATED DRAINAGE EASEMENTS, THE FLOODPLAIN, LANDSCAPE BUFFERS, SETBACKS SIGHT DISTANCE TRIANGLES, ETC.. NO-BUILD AREAS WITHIN INDIVIDUAL LOTS ARE THE RESPONSIBILITY OF THE PROPERTY OWNER.
- SUBDIVISION SIGNAGE IS NOT APPROVED WITH THIS PLAN. A SEPARATE SIGN PERMIT IS REQUIRED. CONTACT THE EL PASO COUNTY PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT AT 2880 INTERNATIONAL CIRCLE FOR A SIGN PLAN APPLICATION.
- ALL "STOP SIGNS" AND OTHER TRAFFIC CONTROL SIGNAGE SHALL BE INSTALLED BY THE DEVELOPER AT LOCATIONS SHOWN ON THE SITE DEVELOPMENT PLAN TO MEET MUTCD STANDARDS.
- PRIOR TO BUILDING PERMIT APPROVAL, A FINAL SUBDIVISION PLAT SHALL BE SUBMITTED FOR REVIEW BY THE EL PASO COUNTY PLANNING & COMMUNITY DEVELOPMENT DEPARTMENT, AND APPROVAL BY THE BOARD OF COUNTY COMMISSIONERS, AND THE PLAT MUST BE RECORDED, OR AUTHORIZED DESIGNEE, AND THE PLAT SHALL BE RECORDED.
- ALL STREETS SHALL BE NAMED AND CONSTRUCTED TO EL PASO COUNTY STANDARDS AND/OR ANY APPROVED DEVIATIONS. PRIVATE STREETS/DRIVES SHALL BE OWNED AND MAINTAINED BY EACH INDIVIDUAL OWNER.
- NOTWITHSTANDING ANY AND/OR ASSOCIATED PUBLIC IMPROVEMENTS OR GRAPHIC REPRESENTATION, ALL DESIGN AND CONSTRUCTION RELATED TO ROADS, STORM DRAINAGE AND EROSION CONTROL SHALL CONFORM TO THE STANDARDS AND REQUIREMENTS OF THE MOST RECENT VERSION OF THE RELEVANT ADOPTED EL PASO COUNTY STANDARDS, INCLUDING THE LAND DEVELOPMENT CODE (LDC), THE ENGINEERING CRITERIA MANUAL, THE DRAINAGE CRITERIA MANUAL (DCM), AND DDM VOLUME 2. ANY DEVIATIONS FROM THESE STANDARDS MUST BE SPECIFICALLY REQUESTED AND APPROVED IN WRITING TO BE ACCEPTABLE. THE APPROVAL OF THIS PRELIMINARY PLAN DOES NOT IMPLICITLY ALLOW ANY DEVIATIONS OR WAIVERS THAT HAVE NOT BEEN OTHERWISE APPROVED THROUGH THE DEVIATION APPROVAL PROCESS.
- DEVELOPMENT OF THE PROPERTY WILL BE IN ACCORDANCE WITH THE MOST RECENT VERSION OF THE EL PASO COUNTY LAND DEVELOPMENT CODE, AS AMENDED, FOR RR-5 ZONES.
- WASTEWATER FOR THIS SUBDIVISION WILL BE PROVIDED BY THE SAGE WATER USER AUTHORITY (SAGE) SUBJECT TO THE DISTRICT'S RULES, REGULATIONS AND SPECIFICATIONS.
- WASTEWATER WILL BE PROVIDED BY INDIVIDUAL SEPTIC SYSTEMS PER EPC STANDARDS AND REGULATIONS.
- LOTS HAVE NO DIRECT ACCESS TO FALCON HIGHWAY.
- ALL PRIVATE, SHARED ACCESS EASEMENTS WILL BE MAINTAINED BY PEERLESS FARMS HOA.
- ALL FENCING AND GATES WILL BE OUTSIDE OF ALL SHARED PRIVATE ACCESS EASEMENTS.

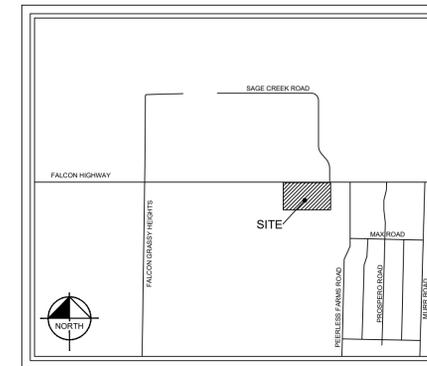
Rephrase: There shall be no direct lot access to Falcon Highway.

Add the following note: Unless otherwise indicated, all side, front, and rear lot lines are hereby platted on either side with a 10 foot (use 5 feet for lots smaller than 2.5 acres) public utility and drainage easement unless otherwise indicated. All exterior subdivision boundaries are hereby platted with a 20 foot (use 7 feet for lots smaller than 2.5 acres) public utility and drainage easement. The sole responsibility for maintenance of these easements is hereby vested with the individual property owners.

Who will maintain the private driveways? Include a note explaining.

Include street section

VICINITY MAP



PROJECT TEAM:

OWNER/ DEVELOPER:
ROBERT S. AND WENDY K. WILLIAMS
16975 FALCON HIGHWAY,
PEYTON, CO 80831-7906
stump@protonmail.com
(404) 438-1874

PLANNERS/ LANDSCAPE ARCH.:
KIMLEY-HORN
16975 FALCON HIGHWAY,
PEYTON, CO 80831-7906
jim.houk@kimley-horn.com
(719) 284-7280

CIVIL ENGINEER:
KIMLEY-HORN
2 NORTH NEVADA AVENUE, SUITE 300
COLORADO SPRINGS, CO 80903
mitchell.hess@kimley-horn.com
(719) 284-7281

SURVEYOR:
CENTENNIAL LAND SURVEYING
6465 LEHMAN DRIVE
COLORADO SPRINGS, CO 80918
mls@centennialandsurveying.com
(719) 492-6540

SHEET INDEX:

01	COVER SHEET
02	PRELIMINARY PLAN
03	GRADING PLAN
04	UTILITY PLAN

COVER SHEET
SHEET 1 OF 4



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PEERLESS FARMS

PRELIMINARY PLAN

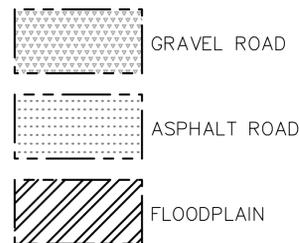
16975 FALCON HIGHWAY, PEYTON, CO

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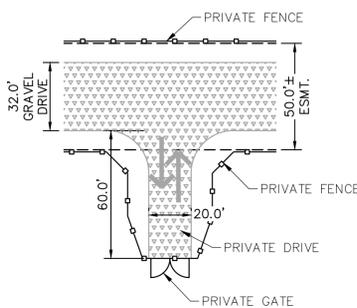
Show information, constraints & features from Figure 11 in the Soils & Geology report on this sheet.

LOT TABLE		
LOT NO.	SF/AC±	USE
1	219,785SF± / 5.046AC±	RESIDENTIAL
2	218,572SF± / 5.018AC±	RESIDENTIAL
3	272,926SF± / 6.266AC±	RESIDENTIAL
4	222,638SF± / 5.112AC±	RESIDENTIAL
5	299,089SF± / 6.866AC±	RESIDENTIAL
6	243,136SF± / 5.582AC±	RESIDENTIAL
7	221,582SF± / 5.087AC±	RESIDENTIAL

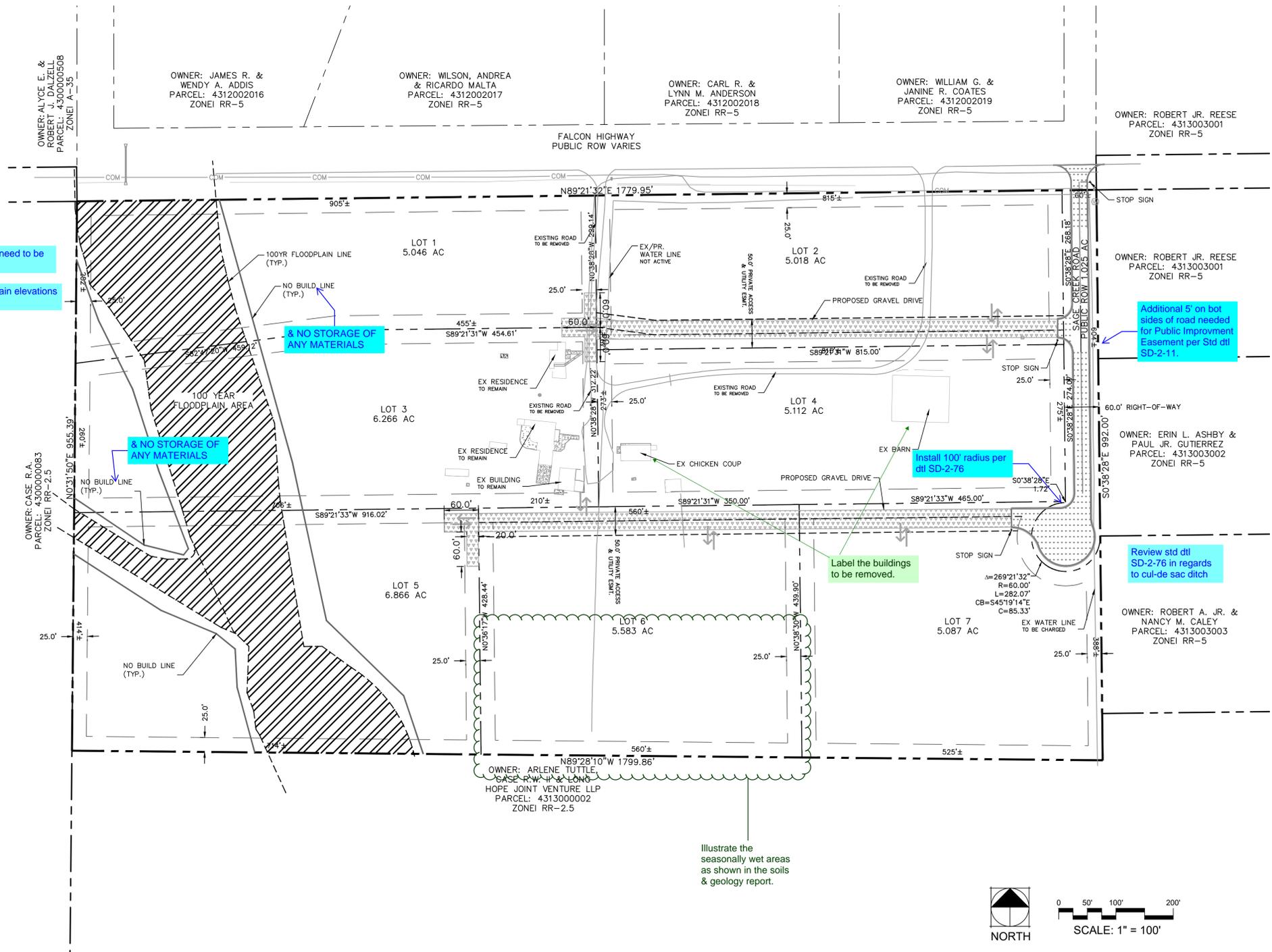
LEGEND



Include linetypes used in the legend.



1 ALTERNATIVE HAMMERHEAD/PRIVATE FENCE LAYOUT DETAIL TYPICAL TURN ROUND



Floodplain will need to be in easement
Include floodplain elevations

& NO STORAGE OF ANY MATERIALS

& NO STORAGE OF ANY MATERIALS

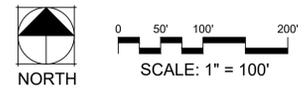
Additional 5' on bot sides of road needed for Public Improvement Easement per Std dtl SD-2-11.

Install 100' radius per dtl SD-2-76

Label the buildings to be removed.

Review std dtl SD-2-76 in regards to cul-de sac ditch

Illustrate the seasonally wet areas as shown in the soils & geology report.

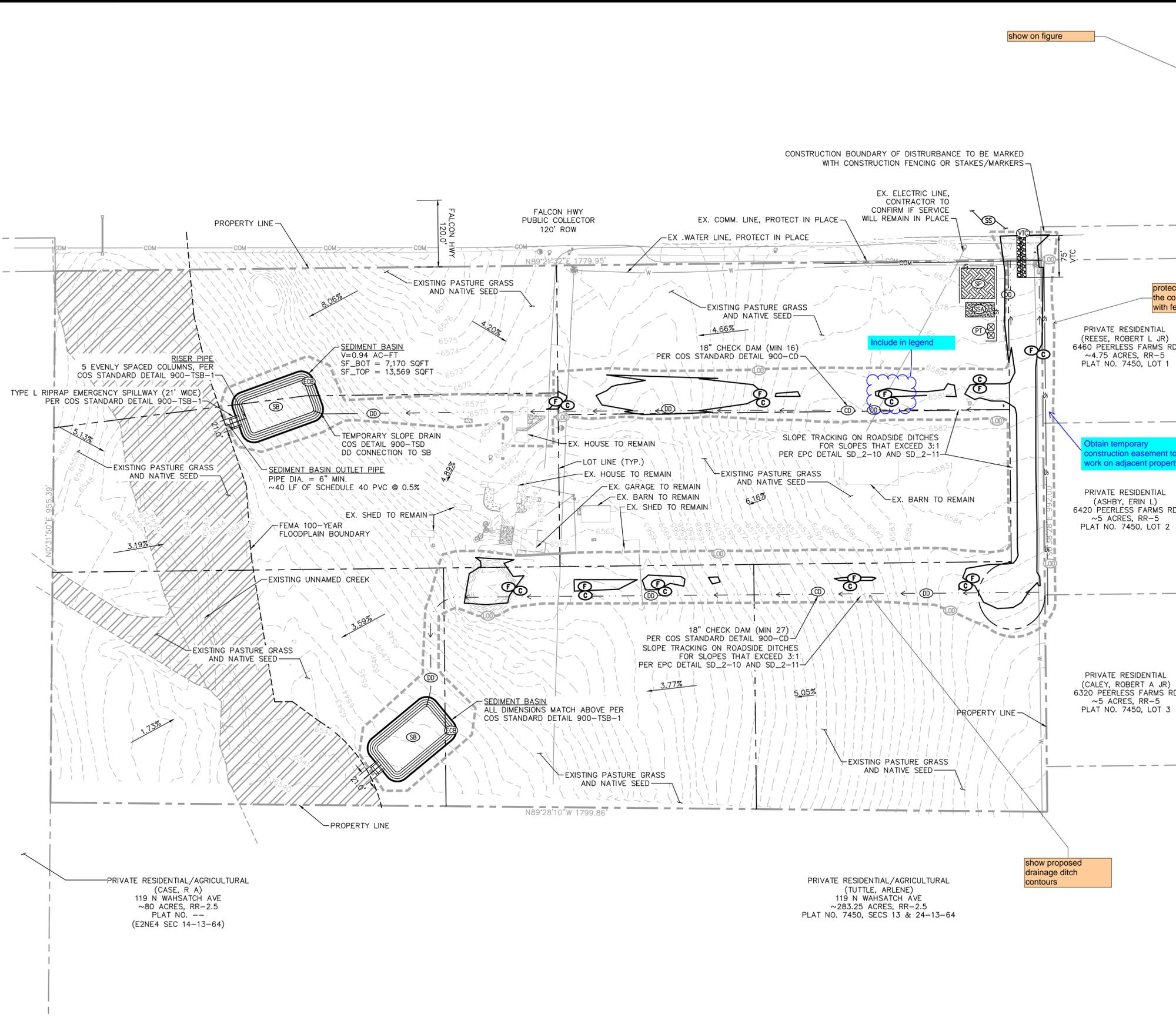


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PRELIMINARY PLAN
SHEET 2 OF 4

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LEGEND

- PROPERTY LINE
- SF --- CONSTRUCTION BOUNDARY/LIMITS OF DISTURBANCE (±7.3 AC)
- SF --- SILT FENCE
- W --- WATER LINE
- EXISTING MAJOR CONTOUR
- EXISTING MINOR CONTOUR
- COM --- UNDERGROUND COMM. LINE
- SP SOIL STOCKPILE
- SSA STABILIZED STAGING AREA
- VTC VEHICLE TRACKING CONTROL
- DD DIVERSION DITCH
- SS STREET SWEEPING
- ST SLOPE TRACKING
- CD CHECK DAM
- PT PORTABLE TOILET
- SB SEDIMENT BASIN
- ECB EROSION CONTROL BLANKET
- PHR PHONE RISER
- WV WATER VALVE / WATER METER
- X.X% --- EXISTING GRADE SLOPE

show on figure

protect areas outside the construction site with fencing

Include in legend

Obtain temporary construction easement to work on adjacent property

Label approximate road/drive grades

Provide typical cross section of swales

EXISTING SOIL TYPE

BLAKELAND LOAMY SAND: 7%
 BLAKELAND-FLUVAQUENTIC HAPLAQUOLLS: 40% OF SITE
 TRUCKTON LOAMY SAND: 53% OF SITE

NORTH

GRAPHIC SCALE IN FEET
 0 45 90 180

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

BY: DATE: APPR

NO.

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 Colorado Springs, CO 80903 (719) 453-0180

DESIGNED BY: MOH
 DRAWN BY: JWM
 CHECKED BY: MOH
 DATE: 07/15/2021

PEERLESS FARMS
 EL PASO COUNTY, COLORADO
 INITIAL EROSION CONTROL PLAN
 CONSTRUCTION DOCUMENTS

PRELIMINARY
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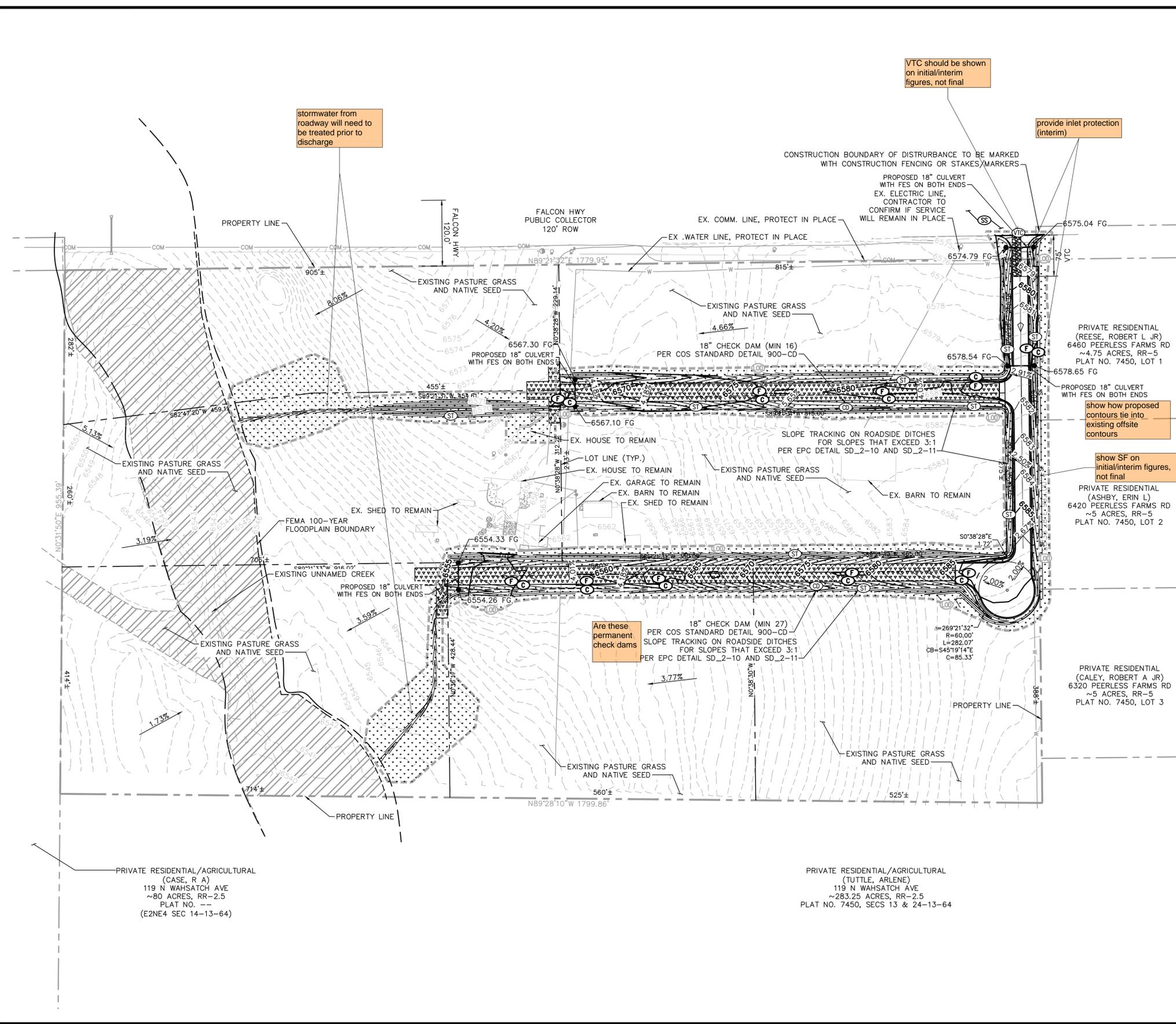
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PROJECT NO.
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DRAWING NAME
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LEGEND

---	PROPERTY LINE
---	CONSTRUCTION BOUNDARY/LIMITS OF DISTURBANCE (±7.3 AC)
---	SILT FENCE
---	WATER LINE
---	PROPOSED MAJOR CONTOUR
---	PROPOSED MINOR CONTOUR
---	EXISTING MAJOR CONTOUR
---	EXISTING MINOR CONTOUR
---	UNDERGROUND COMM. LINE

[Symbol]	SOIL STOCKPILE
[Symbol]	STABILIZED STAGING AREA
[Symbol]	VEHICLE TRACKING CONTROL
[Symbol]	STREET SWEEPING
[Symbol]	SLOPE TRACKING
[Symbol]	CHECK DAM
[Symbol]	SEDIMENT BASIN
[Symbol]	EROSION CONTROL BLANKET
[Symbol]	CUT AREA
[Symbol]	FILL AREA
[Symbol]	GRAVEL ROAD
[Symbol]	PAVED ROAD
[Symbol]	SEED & MULCH
X.X%	PROPOSED GRADE SLOPE
[Symbol]	DIVERSION DITCH AND CHECK DAM

EXISTING SOIL TYPE
 BLAKELAND LOAMY SAND: 7%
 BLAKELAND-FLUVAQUENTIC HAPLAQUOLLS: 40% OF SITE
 TRUCKTON LOAMY SAND: 53% OF SITE

GRAPHIC SCALE IN FEET
 0 45 90 180
 NORTH

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

VTC should be shown on initial/interim figures, not final

provide inlet protection (interim)

stormwater from roadway will need to be treated prior to discharge

Are these permanent check dams

show how proposed contours tie into existing offsite contours

show SF on initial/interim figures, not final

BY: DATE: APPR

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 DRAWN BY: JWM
 CHECKED BY: MOH
 DATE: 07/15/2021

PEERLESS FARMS
 EL PASO COUNTY, COLORADO
 FINAL EROSION CONTROL PLAN
 CONSTRUCTION DOCUMENTS

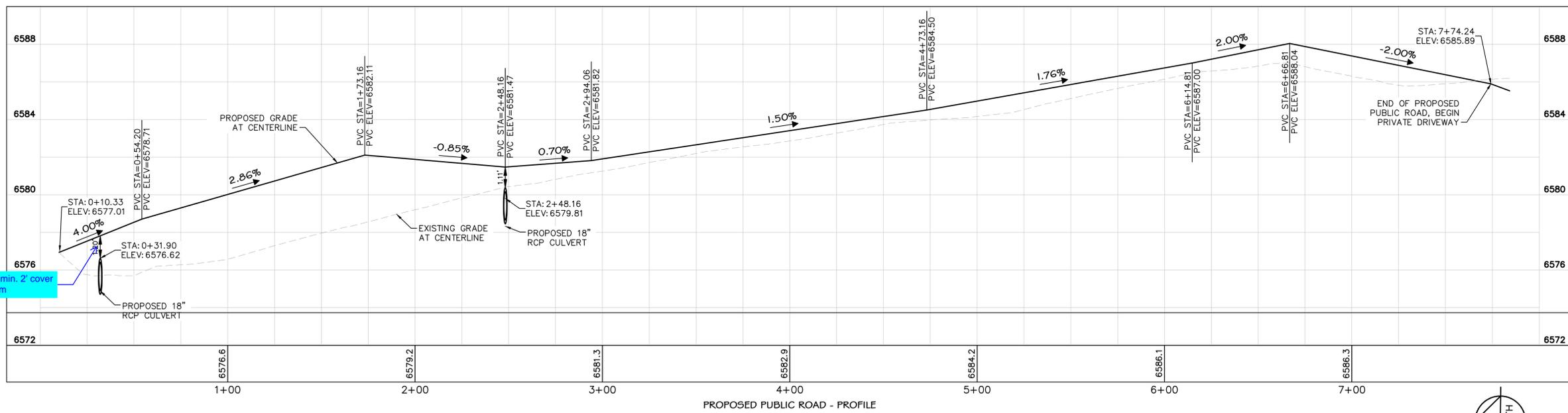
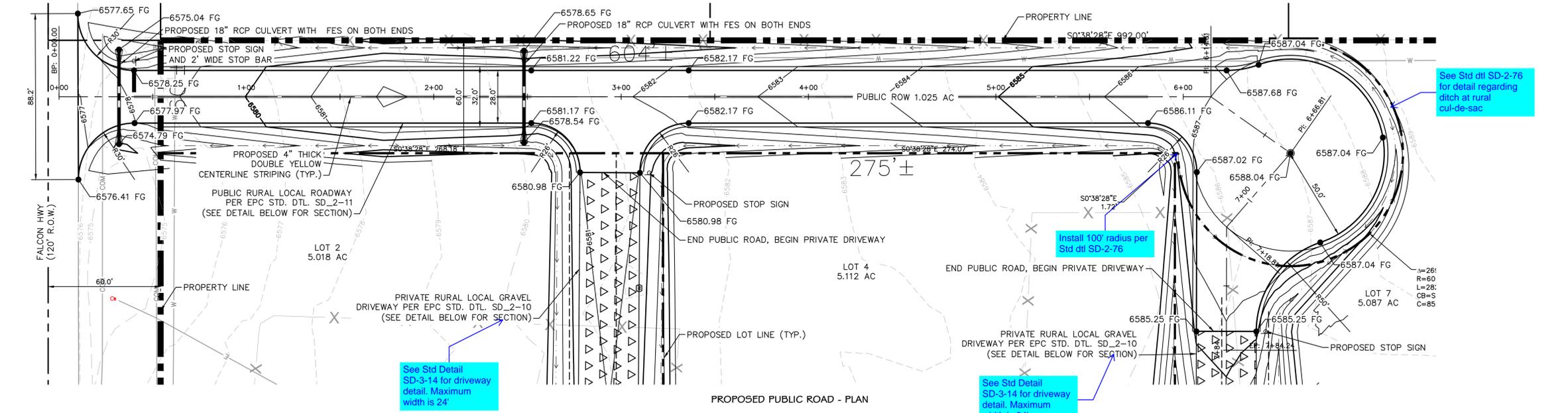
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PROJECT NO.
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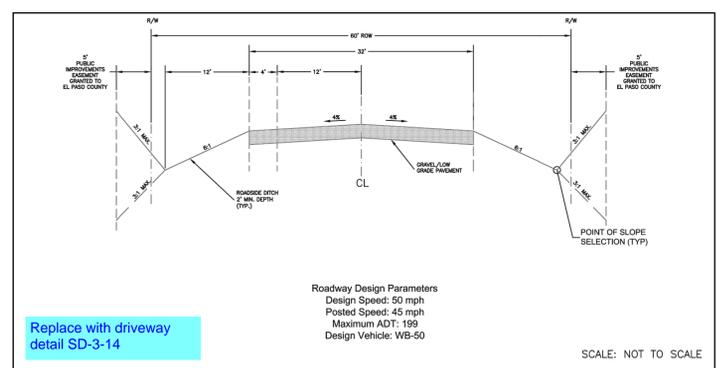
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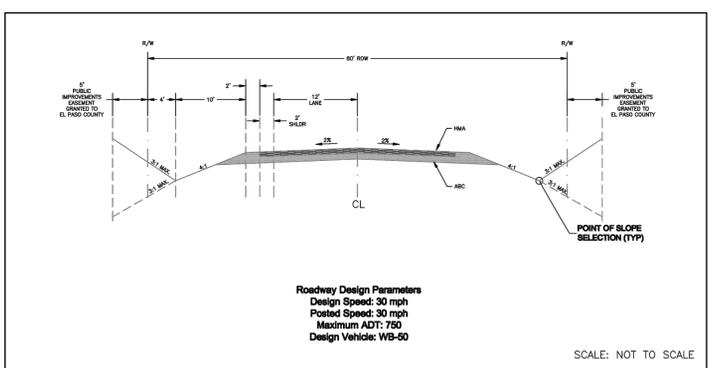
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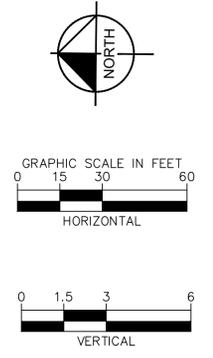
Not needed as part of this set. Do not resubmit with preliminary plan submittal. Comments provided are cursory and complete review will be completed as part of construction document review with final plat submittal.



DATE APPROVED: 9/16/10	APPROVED: André P. Brackin	REVISION DATE: 12/8/15	REVISION: Standard Cross Section	FILE NAME: SD_2-10
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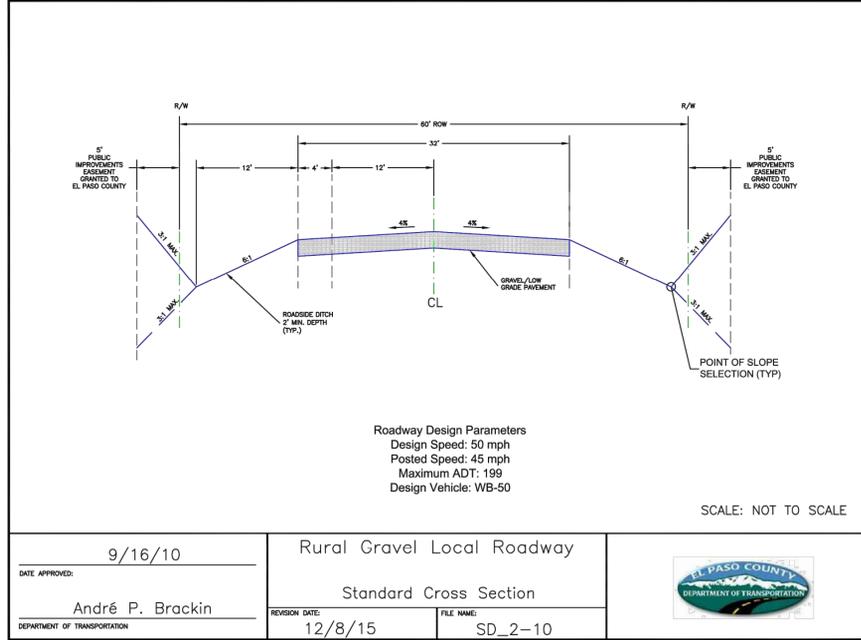
DATE APPROVED: 12/31/05	APPROVED: John A. McCarty	REVISION DATE: 12/22/05	REVISION: Standard Cross Section	FILE NAME: SD_2-11
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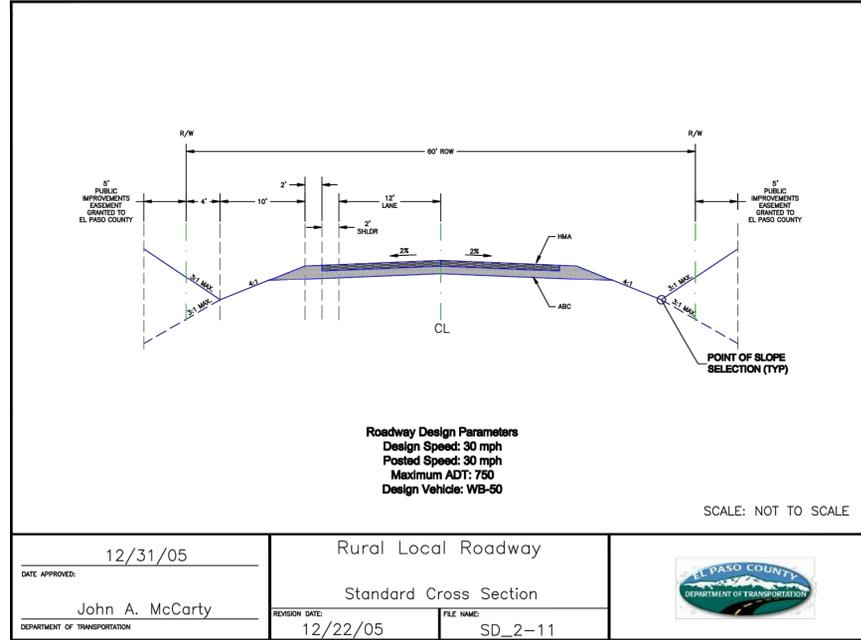
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DESIGNED BY: MOH DRAWN BY: JWM CHECKED BY: MOH DATE: 07/15/2021	
PEERLESS FARMS EL PASO COUNTY, COLORADO PUBLIC ROADWAY PLAN & PROFILE CONSTRUCTION DOCUMENTS	
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PROJECT NO. 196114000	
DRAWING NAME CD_RD	
C2.3	



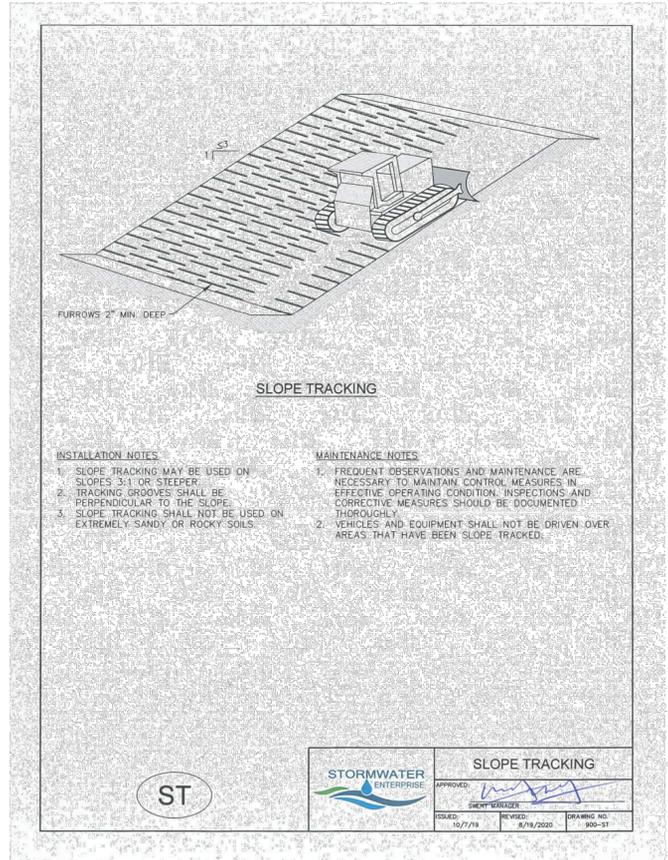
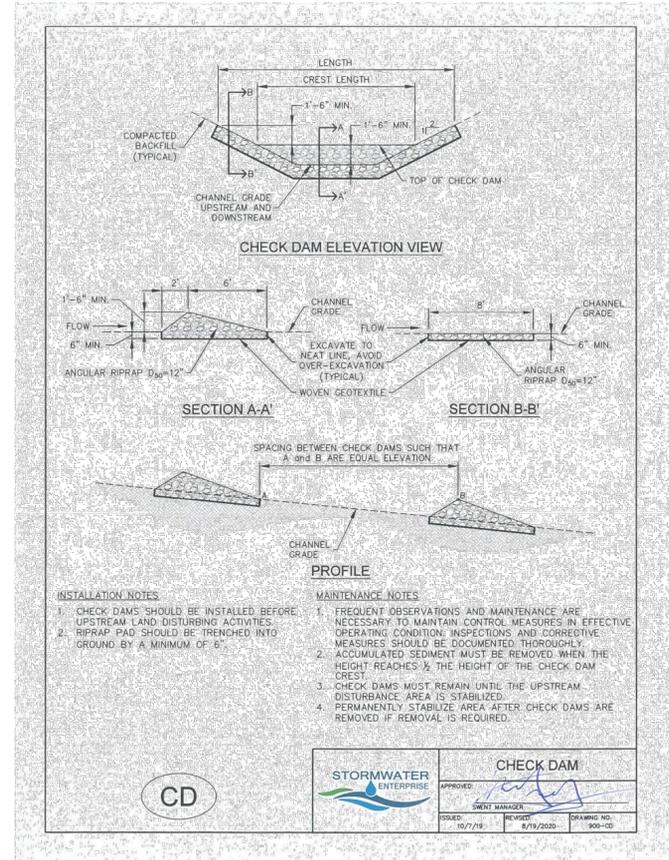
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DATE APPROVED: 9/16/10	Rural Gravel Local Roadway	
APPROVED BY: André P. Brackin	Standard Cross Section	
DEPARTMENT OF TRANSPORTATION	REVISION DATE: 12/8/15	FILE NAME: SD_2-10



DATE APPROVED: 12/31/05	Rural Local Roadway	
APPROVED BY: John A. McCarty	Standard Cross Section	
DEPARTMENT OF TRANSPORTATION	REVISION DATE: 12/22/05	FILE NAME: SD_2-11



NO.	BY	DATE	APPR

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PEERLESS FARMS
 EL PASO COUNTY, COLORADO
 DETAILS
 CONSTRUCTION DOCUMENTS

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