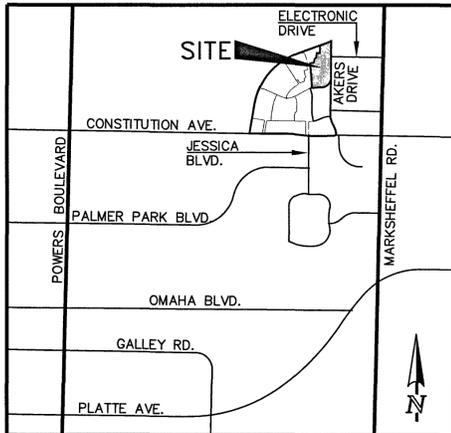


GENERAL CONSTRUCTION NOTES:

- 1. ALL CONSTRUCTION WITHIN EL PASO COUNTY PUBLIC RIGHT-WAYS SHALL BE IN ACCORDANCE WITH MOST CURRENT STANDARDS AND SPECIFICATIONS OF EL PASO COUNTY.
2. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY THE EXISTENCE AND LOCATION OF ALL UNDERGROUND UTILITIES ALONG THE ROUTE OF THE WORK.
3. BEFORE COMMENCING ANY EXCAVATION, CALL 811 FOR EXISTING UTILITY LOCATIONS.
4. THE CONTRACTOR WILL TAKE THE NECESSARY PRECAUTIONS TO PROTECT EXISTING UTILITIES FROM DAMAGE DUE TO THIS OPERATION.
5. ADDITIONAL EROSION CONTROL STRUCTURES MAY BE REQUIRED AT THE TIME OF CONSTRUCTION.
6. ALL BACKFILL, SUB-BASE AND/OR BASE COURSE (CLASS 6) MATERIAL SHALL BE COMPACTED TO THE SOILS ENGINEER'S RECOMMENDATIONS, AND APPROVED BY EL PASO COUNTY DEVELOPMENT SERVICES ENGINEERING DIVISION.
7. ALL STATIONING IS CENTERLINE UNLESS OTHERWISE INDICATED. ALL ELEVATIONS ARE FLOWLINE UNLESS OTHERWISE INDICATED.
8. ALL DISTURBED PAVEMENT EDGES SHALL BE CUT TO NEAT LINES. REPAIR SHALL CONFORM TO THE EPC EGM APPENDIX K - 1.2C.
9. ALL INTERSECTION ACCESSES TO BE CONSTRUCTED WITH A 25 FOOT SIGHT VISIBILITY TRIANGLES.
10. ALL CULVERT AND STORM DRAIN PIPES SHALL BE SMOOTH INTERIOR CORRUGATED POLYETHYLENE PIPE (HDPE), REINFORCED CONCRETE PIPE (RCP).
11. ASPHALT THICKNESS AND BASE COURSE THICKNESS (COMPACTED) FOR ROADS SHALL BE PER DESIGN REPORT BY OWNER'S GEOTECHNICAL ENGINEER.
12. TYPE M RIP-RAP WITH 4" OF TYPE II GRANULAR BEDDING AND MIRAFI 180N OR EQUAL MAY BE SUBSTITUTED WHERE TYPE L RIP-RAP WITH MIRAFI FW 700 OR EQUAL IS SPECIFIED.
13. ALL MATERIALS AND INSTALLATION PROCEDURES SHALL BE IN COMPLIANCE WITH ANY AND ALL APPLICABLE EL PASO COUNTY STANDARDS.
14. ALL POTABLE WATER MAINS SHALL BE AWWA C900-CLASS 200 (DR14) PVC WITH PUSH-ON SINGLE GASKET TYPE JOINTS AND SHALL MEET THE REQUIREMENTS OF ANSI/NSF 61.
15. ALL WATER MAIN FITTINGS SHALL BE MADE FROM GRAY-IRON OR DUCTILE IRON AND FURNISHED WITH MECHANICAL JOINT ENDS.
16. ALL WATER LINE BENDS, TEES, BLOW-OFFS AND PLUGS AT DEAD-END MAINS SHALL BE PROTECTED FROM THRUST BY USING CONCRETE THRUST BLOCKS AND/OR RODDING AND RESTRAINED PIPE.
17. MAXIMUM DEFLECTION OF 8" & 12" PVC WATER MAIN JOINTS IS 1 DEGREE OR LESS PER THE MANUFACTURERS RECOMMENDATIONS.
18. CONTRACTOR IS RESPONSIBLE FOR PROVIDING DETAILED AS-BUILTS OF ALL WATER MAIN, STORM SEW AND SAN. SEW. MAIN INSTALLATIONS, INCLUDING ACCURATE DISTANCES OF MAIN LINES, VALVES, FITTINGS, MANHOLES AND LOCATIONS OF JOINTS AND SEWER SERVICES.
19. SANITARY SEWER PIPE AND FITTINGS: PVC 4"-8" ASTM D3034, TYPE PSM, SDR 35; PUSH-ON JOINTS AND MOLDED RUBBER GASKETS MAXIMUM HORIZONTAL DEFLECTION, AFTER INSTALLATION AND BACK FILLING SHALL NOT EXCEED 3% OF THE PIPE DIAMETER.
20. EL PASO COUNTY GRADING AND EROSION CONTROL NOTES:
21. CONSTRUCTION MAY NOT COMMENCE UNTIL A CONSTRUCTION PERMIT IS OBTAINED FROM DEVELOPMENT SERVICES AND A PRECONSTRUCTION CONFERENCE IS HELD WITH DEVELOPMENT SERVICES INSPECTIONS.
22. STORMWATER DISCHARGES FROM CONSTRUCTION SITES SHALL NOT CAUSE OR THREATEN TO CAUSE POLLUTION, CONTAMINATION, OR DEGRADATION OF STATE WATERS.
23. NOTWITHSTANDING ANYTHING DEPICTED IN THESE PLANS IN WORDS OR GRAPHIC REPRESENTATION, ALL DESIGN AND CONSTRUCTION RELATED TO ROADS, STORM DRAINAGE AND EROSION CONTROL SHALL CONFORM TO THE STANDARDS AND REQUIREMENTS OF THE MOST RECENT VERSION OF THE DRAINAGE CRITERIA MANUAL AND THE DRAINAGE CRITERIA MANUAL VOLUME 2.
24. A SEPARATE STORMWATER MANAGEMENT PLAN (SWMP) FOR THIS PROJECT SHALL BE COMPLETED AND AN EROSION AND STORMWATER QUALITY CONTROL PERMIT (ESQCP) ISSUED PRIOR TO COMMENCING CONSTRUCTION.
25. ONCE THE ESQCP HAS BEEN ISSUED, THE CONTRACTOR MAY INSTALL THE INITIAL STAGE EROSION AND SEDIMENT CONTROL BMPS AS INDICATED ON THE ECG.
26. SOIL EROSION CONTROL MEASURES FOR ALL SLOPES, CHANNELS, DITCHES, OR ANY DISTURBED LAND AREA SHALL BE COMPLETED WITHIN 21 CALENDAR DAYS AFTER FINAL GRADING OR FINAL EARTH DISTURBANCE HAS BEEN COMPLETED.
27. TEMPORARY SOIL EROSION CONTROL FACILITIES SHALL BE REMOVED AND EARTH DISTURBANCE AREAS GRADED AND STABILIZED WITH PERMANENT SOIL EROSION CONTROL MEASURES PURSUANT TO STANDARDS AND SPECIFICATION PRESCRIBED IN THE DCM VOLUME II AND THE ENGINEERING CRITERIA MANUAL (ECM) APPENDIX I.
28. ALL PERSONS ENGAGED IN EARTH DISTURBANCE SHALL IMPLEMENT AND MAINTAIN ACCEPTABLE SOIL EROSION AND SEDIMENT CONTROL MEASURES INCLUDING BMPS IN CONFORMANCE WITH THE EROSION CONTROL TECHNICAL STANDARDS OF THE DRAINAGE CRITERIA MANUAL (DCM) VOLUME II AND IN ACCORDANCE WITH THE STORMWATER MANAGEMENT PLAN (SWMP).
29. ALL TEMPORARY EROSION CONTROL FACILITIES INCLUDING BMPS AND ALL PERMANENT FACILITIES INTENDED TO CONTROL EROSION OF ANY EARTH DISTURBANCE OPERATIONS, SHALL BE INSTALLED AS DETAIL IN THE APPROVED PLANS, THE SWMP AND THE DCM VOLUME II AND MAINTAINED THROUGHOUT THE DURATION OF THE EARTH DISTURBANCE OPERATION.
30. ANY EARTH DISTURBANCE SHALL BE CONDUCTED IN SUCH A MANNER SO AS TO EFFECTIVELY REDUCE ACCELERATED SOIL EROSION AND RESULTING SEDIMENTATION.
31. ANY TEMPORARY OR PERMANENT FACILITY DESIGNED AND CONSTRUCTED FOR THE CONVEYANCE OF STORMWATER AROUND, THROUGH, OR FROM THE EARTH DISTURBANCE AREA SHALL BE DESIGNED TO LIMIT THE DISCHARGE TO A NON-EROSIVE VELOCITY.
32. CONCRETE WASH WATER SHALL BE CONTAINED AND DISPOSED OF IN ACCORDANCE WITH THE SWMP. NO WASH WATER SHALL BE DISCHARGED TO OR ALLOWED TO RUNOFF TO STATE WATERS, INCLUDING ANY SURFACE OR SUBSURFACE STORM DRAINAGE SYSTEM OR FACILITIES.
33. EROSION CONTROL BLANKETING IS TO BE USED ON SLOPES STEEPER THAN 3:1.
34. BUILDING, CONSTRUCTION, EXCAVATION, OR OTHER WASTE MATERIALS SHALL NOT BE TEMPORARILY PLACED OR STORED IN THE STREET, ALLEY, OR OTHER PUBLIC WAY, UNLESS IN ACCORDANCE WITH AN APPROVED TRAFFIC CONTROL PLAN.
35. VEHICLE TRACKING OF SOILS AND CONSTRUCTION DEBRIS OFF-SITE SHALL BE MINIMIZED.
36. CONTRACTOR SHALL BE RESPONSIBLE FOR THE REMOVAL OF ALL WASTES FROM THE CONSTRUCTION SITE FOR DISPOSAL IN ACCORDANCE WITH LOCAL AND STATE REGULATORY REQUIREMENTS.
37. THE OWNER, SITE DEVELOPER, CONTRACTOR, AND/OR THEIR AUTHORIZED AGENTS SHALL BE RESPONSIBLE FOR THE REMOVAL OF ALL CONSTRUCTION DEBRIS, DIRT, TRASH, ROCK, SEDIMENT, AND SAND THAT MAY ACCUMULATE IN THE STORM SEWER OR OTHER DRAINAGE CONVEYANCE SYSTEM AND STORMWATER APPURTENANCES AS A RESULT OF SITE DEVELOPMENT.
38. THE QUANTITY OF MATERIALS STORED ON THE PROJECT SITE SHALL BE LIMITED, AS MUCH AS PRACTICAL, TO THAT QUANTITY REQUIRED TO PERFORM THE WORK IN AN ORDERLY SEQUENCE.
39. NO CHEMICALS ARE TO BE USED BY THE CONTRACTOR, WHICH HAVE THE POTENTIAL TO BE RELEASED IN STORMWATER UNLESS PERMISSION FOR THE USE OF A SPECIFIC CHEMICAL IS GRANTED IN WRITING BY THE EGM ADMINISTRATOR.
40. BULK STORAGE STRUCTURES FOR PETROLEUM PRODUCTS AND OTHER CHEMICALS SHALL HAVE ADEQUATE PROTECTION SO AS TO CONTAIN ALL SPILLS AND PREVENT ANY SPILLED MATERIAL FROM ENTERING STATE WATERS, INCLUDING ANY SURFACE OR SUBSURFACE STORM DRAINAGE SYSTEM OR FACILITIES.
41. NO PERSON SHALL CAUSE THE IMPEDIMENT OF STORMWATER FLOW IN THE FLOW LINE OF THE CURB AND GUTTER OR IN THE DITCHLINE.
42. INDIVIDUALS SHALL COMPLY WITH THE "COLORADO WATER QUALITY CONTROL ACT" (TITLE 25, ARTICLE 8, CRS), AND THE "CLEAN WATER ACT" (33 USC 1311).
43. PRIOR TO ACTUAL CONSTRUCTION THE PERMITEE SHALL VERIFY THE LOCATION OF EXISTING UTILITIES.
44. A WATER SOURCE SHALL BE AVAILABLE ON SITE DURING EARTHWORK OPERATIONS AND UTILIZED AS REQUIRED TO MINIMIZE DUST FROM EARTHWORK EQUIPMENT AND WIND.
45. THE SOILS REPORT FOR THIS SITE HAS BEEN PREPARED BY RMG ENGINEERS GROUP, TITLED "HILLTOP SUBDIVISION SOILS AND GEOLOGIC REPORT", DATED MARCH 5, 2014, AND SHALL BE CONSIDERED A PART OF THESE PLANS.
46. AT LEAST TEN DAYS PRIOR TO THE ANTICIPATED START OF CONSTRUCTION, FOR PROJECTS THAT WILL DISTURB 1 ACRE OR MORE, THE OWNER OR OPERATOR OF CONSTRUCTION ACTIVITY SHALL SUBMIT A PERMIT APPLICATION FOR STORMWATER DISCHARGE TO THE COLORADO DEPARTMENT OF PUBLIC HEALTH AND ENVIRONMENT, WATER QUALITY DIVISION.
47. COLORADO DEPARTMENT OF PUBLIC HEALTH AND ENVIRONMENT WATER QUALITY CONTROL DIVISION WQCD - PERMITS 4300 CHERRY CREEK DRIVE SOUTH DENVER, CO 80224-1530 ATTN: PERMITS UNIT

HANNAH RIDGE AT FEATHERGRASS FILING NO. 5
COUNTY OF EL PASO, STATE OF COLORADO
CONSTRUCTION PLANS

OCTOBER 2018



VICINITY MAP NOT TO SCALE

SHEET INDEX

Table listing sheet titles and their corresponding sheet numbers, including Title Sheet, Overlot Grading Plan, Erosion Control, and various utility plans.

BENCHMARKS:

- A #5 REBAR LOCATED APPROXIMATELY 170 FEET NORTHEAST OF THE NORTHEASTERLY CORNER OF TRACTS JJ AS PLATTED IN HANNAH RIDGE AT FEATHERGRASS FILING NO. 1.
A 1 INCH ORANGE PLASTIC CAP STAMPED "13225" LOCATED AT THE SOUTHWESTERLY CORNER OF TRACT AA AS PLATTED IN HANNAH RIDGE AT FEATHERGRASS FILING NO. 1.

BASIS OF BEARINGS:

BEARING REFERRED TO HEREIN ARE BASED ON THE SOUTH LINE OF TRACT FF, HANNAH RIDGE AT FEATHERGRASS FILING NO. 1, ASSUMED TO BEAR N89°39'18"W MONUMENTED AT EACH END W/ NO. 5 REBAR W/ ALUMIN CAP MARKED "POLARIS, PLS 27605".

SIGNING AND STRIPING NOTES:

- 1. ALL SIGNS AND PAVEMENT MARKINGS SHALL BE IN COMPLIANCE WITH THE CURRENT MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD).
2. REMOVAL OF EXISTING PAVEMENT MARKINGS SHALL BE ACCOMPLISHED BY A METHOD THAT DOES NOT MATERIALLY DAMAGE THE PAVEMENT.
3. ANY DEVIATION FROM THE STRIPING AND SIGNING PLAN SHALL BE APPROVED BY EL PASO COUNTY DEVELOPMENT SERVICES.
4. ALL SIGNS SHOWN ON THE SIGNING AND STRIPING PLAN SHALL BE NEW SIGNS.
5. STREET NAME AND REGULATORY STOP SIGNS SHALL BE ON THE SAME POST AT INTERSECTIONS.
6. ALL REMOVED SIGNS SHALL BE DISPOSED OF IN A PROPER MANNER BY THE CONTRACTOR.
7. ALL STREET NAME SIGNS SHALL HAVE "C" SERIES LETTERS, WITH LOCAL ROADWAY SIGNS BEING 4" UPPER-LOWER CASE LETTERING ON 8" BLANK AND COLLECTOR ROADWAY SIGNS BEING 6" LETTERING, UPPER-LOWER CASE ON 12" BLANK, WITH 1/2" WHITE BORDER THAT IS NOT RECESSED.
8. ALL TRAFFIC SIGNS SHALL HAVE A MINIMUM HIGH INTENSITY PRISMATIC GRADE SHEETING.
9. ALL LOCAL RESIDENTIAL STREET SIGNS SHALL BE MOUNTED ON A 1.75" X 1.75" SQUARE TUBE SIGN POST AND STUB POST BASE.
10. ALL SIGNS SHALL BE SINGLE SHEET ALUMINUM WITH 0.100" MINIMUM THICKNESS.
11. ALL LIMIT LINES/STOP LINES, CROSSWALK LINES, PAVEMENT LEGENDS, AND ARROWS SHALL BE A MINIMUM 125 MIL THICKNESS PREFORMED THERMOPLASTIC PAVEMENT MARKINGS WITH TAPERED LEADING EDGES PER CDOT STANDARD S-627-1.
12. ALL LONGITUDINAL LINES SHALL BE A MINIMUM 15MIL THICKNESS EPOXY PAINT.
13. THE CONTRACTOR SHALL NOTIFY EL PASO COUNTY DEVELOPMENT SERVICES (719) 520-6819 PRIOR TO AND UPON COMPLETION OF SIGNING AND STRIPING.
14. THE CONTRACTOR SHALL OBTAIN A WORK IN THE RIGHT OF WAY PERMIT FROM THE EL PASO COUNTY PUBLIC SERVICE DEPARTMENT (PSD) PRIOR TO ANY SIGNAGE OR STRIPING WORK WITHIN AN EXISTING EL PASO COUNTY ROADWAY.

EL PASO COUNTY STANDARD CONSTRUCTION NOTES:

- 1. ALL DRAINAGE AND ROADWAY CONSTRUCTION SHALL MEET THE STANDARDS AND SPECIFICATIONS OF THE CITY OF COLORADO SPRINGS/EL PASO COUNTY DRAINAGE CRITERIA MANUAL, VOLUMES 1 AND 2, AND THE EL PASO COUNTY ENGINEERING CRITERIA MANUAL.
2. CONTRACTOR SHALL BE RESPONSIBLE FOR THE NOTIFICATION AND FIELD NOTIFICATION OF ALL EXISTING UTILITIES, WHETHER SHOWN ON THE PLANS OR NOT, BEFORE BEGINNING CONSTRUCTION.
3. CONTRACTOR SHALL KEEP A COPY OF THESE APPROVED PLANS, THE GRADING AND EROSION CONTROL PLAN, THE STORMWATER MANAGEMENT PLAN (SWMP), THE SOILS AND GEOTECHNICAL REPORT, AND THE APPROPRIATE DESIGN AND CONSTRUCTION STANDARDS AND SPECIFICATIONS AT THE JOB SITE AT ALL TIMES.
4. NOTWITHSTANDING ANYTHING DEPICTED IN THESE PLANS IN WORDS OR GRAPHIC REPRESENTATION, ALL DESIGN AND CONSTRUCTION RELATED TO ROADS, STORM DRAINAGE AND EROSION CONTROL SHALL CONFORM TO THE STANDARDS AND REQUIREMENTS OF THE MOST RECENT VERSION OF THE RELEVANT ADOPTED EL PASO COUNTY STANDARDS.
5. IT IS THE DESIGN ENGINEER'S RESPONSIBILITY TO ACCURATELY SHOW EXISTING CONDITIONS, BOTH ONSITE AND OFFSITE, ON THE CONSTRUCTION PLANS.
6. CONTRACTOR SHALL SCHEDULE A PRE-CONSTRUCTION MEETING WITH EL PASO COUNTY DEVELOPMENT SERVICES DEPARTMENT (PCD) - INSPECTIONS, PRIOR TO STARTING CONSTRUCTION.
7. IT IS THE CONTRACTOR'S RESPONSIBILITY TO UNDERSTAND THE REQUIREMENTS OF ALL JURISDICTIONAL AGENCIES AND TO OBTAIN ALL REQUIRED PERMITS.
8. CONTRACTOR SHALL NOT DEVIATE FROM THE PLANS WITHOUT FIRST OBTAINING WRITTEN APPROVAL FROM THE DESIGN ENGINEER AND PCD.
9. ALL STORM DRAIN PIPE SHALL BE CLASS III RCP UNLESS OTHERWISE NOTED AND APPROVED BY PCD.
10. CONTRACTOR SHALL COORDINATE GEOTECHNICAL TESTING PER EGM STANDARDS.
11. ALL CONSTRUCTION TRAFFIC MUST ENTER/EXIT THE SITE AT APPROVED CONSTRUCTION ACCESS POINTS.
12. SIGHT VISIBILITY TRIANGLES AS IDENTIFIED IN THE PLANS SHALL BE PROVIDED AT ALL INTERSECTIONS.
13. SIGNING AND STRIPING SHALL COMPLY WITH EL PASO COUNTY DOT AND MUTCD CRITERIA.
14. CONTRACTOR SHALL OBTAIN ANY PERMITS REQUIRED BY EL PASO COUNTY DOT, INCLUDING WORK WITHIN THE RIGHT-OF-WAY AND SPECIAL TRANSPORT PERMITS.
15. THE LIMITS OF CONSTRUCTION SHALL REMAIN WITHIN THE PROPERTY LINE UNLESS OTHERWISE NOTED.

AGENCIES:

- DEVELOPER: ELITE PROPERTIES OF AMERICA, INC. 6385 CORPORATE DRIVE, SUITE 200 COLORADO SPRINGS, CO 80919 MR. JIM BOULTON (719) 592-9333
CIVIL ENGINEER: CLASSIC CONSULTING ENGINEERS & SURVEYORS 619 N. CASCADE AVENUE, SUITE 200 COLORADO SPRINGS, CO 80903 MR. KYLE R. CAMPBELL, P.E. (719) 785-0790
COUNTY ENGINEERING: DEVELOPMENT SERVICES DEPARTMENT 2880 INTERNATIONAL CIRCL COLORADO SPRINGS, COLORADO 80910 MR. JEFF RICE, P.E. (719) 520-7877
WATER & SANITATION DISTRICT: CHEROKEE METRO DISTRICT 6250 PALMER PARK BLVD COLORADO SPRINGS, COLORADO 80915 MR. JEFF MUNGER, P.E. (719) 597-5080
FIRE DISTRICT: FALCON FIRE PROTECTION DISTRICT 7030 OLD MERIDIAN ROAD FALCON, COLORADO 80831 CHIEF HARWIG (719) 495-4050
GAS COMPANY: CITY OF COLORADO SPRINGS 101 SOUTH CONEJOS STREET COLORADO SPRINGS, COLORADO 80903 MR. TIM BENEDICT, (719) 668-3574
ELECTRIC COMPANY: MOUNTAIN VIEW ELECTRIC P.O. BOX 1600 LIMON, COLORADO 80828 MR. LES ULFERS, (719) 495-2283
TELEPHONE COMPANY: CENTURY LINK COMMUNICATIONS 308 E. PIKES PEAK AVENUE COLORADO SPRINGS, COLORADO 80903 MS. MELISSA SPENCER (719) 636-4748 MELISSA.SPENCER@CENTURYLINK.COM

THE PROPOSED CHANNEL IMPROVEMENTS AND CONCRETE BOX CULVERT WILL BE INSTALLED WITHIN THE FILING NO. 5 CDS. THE PROPOSED STORMWATER QUALITY FACILITY WILL BE INSTALLED WITHIN THE FILING NO. 7 CDS. THE FILING NO. 6 CDS DO NOT INCLUDE STORM SEWER IMPROVEMENTS. FILING NO. 5, 6 AND 7 WILL BE OVERLOT GRADED CONCURRENTLY. FILING NO. 7 WILL BE CONSTRUCTED INITIALLY IN 3 SEPARATE PHASES (SWQ FACILITY INSTALLED WITHIN PHASE 1). FILING NO. 6 WILL BE CONSTRUCTED FOLLOWING PHASE 3, FILING NO. 7, FILING NO. 5 WILL BE CONSTRUCTED FOLLOWING FILING NO. 6. THE FILING NO. 7 STORMWATER QUALITY FACILITY WILL BE UTILIZED AS A SEDIMENT TRAP INITIALLY. ONCE THE SITE IS STABILIZED AND HOME BUILDING BEGINS THE STORMWATER QUALITY FACILITY WILL BE FINALIZED.

APPROVALS:

ENGINEER'S STATEMENT:

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

GRADING AND EROSION CONTROL PLAN ENGINEER'S STATEMENT: THESE GRADING AND EROSION CONTROL PLANS WERE PREPARED UNDER MY DIRECTION AND SUPERVISION AND IS CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. SAID PLAN HAS BEEN PREPARED ACCORDING TO THE CRITERIA ESTABLISHED BY THE COUNTY FOR GRADING AND EROSION CONTROL PLANS.

I ACCEPT RESPONSIBILITY FOR ANY LIABILITY CAUSED BY ANY NEGLIGENT ACTS, ERRORS OR OMISSIONS ON MY PART IN PREPARING THIS PLAN

Signature of Kyle R. Campbell, Colorado Licensed Professional Engineer, No. 29794. Date: 6/9/19.

OWNER/DEVELOPER STATEMENT:

THE OWNER WILL COMPLY WITH THE REQUIREMENTS OF THE DRAINAGE REPORT AND PLAN AND THIS SET OF CONSTRUCTION DOCUMENTS. THE OWNER WILL COMPLY WITH THE REQUIREMENTS OF THE GRADING AND EROSION CONTROL PLAN.

Signature of Douglas W. Stimpfle, Elite Properties of America, Inc. Date: 6/9/19.

EL PASO COUNTY:

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

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

APPROVED Engineering Department 07/15/2019 12:57:13 PM

JENNIFER IRVINE, P.E. COUNTY ENGINEER / EGM ADMINISTRATOR DATE: 07/15/2019 12:57:13 PM

FALCON FIRE PROTECTION DISTRICT:

ALL FIRE HYDRANTS SHALL BE INSTALLED ACCORDING TO THE FALCON FIRE PROTECTION DISTRICT SPECIFICATIONS. THE NUMBER OF FIRE HYDRANTS AND HYDRANT LOCATIONS AS SHOWN ON THIS WATER INSTALLATION PLAN ARE CORRECT AND ADEQUATE TO SATISFY THE FIRE PROTECTION REQUIREMENTS AS SPECIFIED BY THE FALCON FIRE PROTECTION DISTRICT.

N/A FOR AND ON BEHALF OF FALCON FIRE PROTECTION DISTRICT 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 SCOPE OF REVIEW ACCORDING, 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: N/A DATE: APPROVED BY: N/A DATE:

CHEROKEE METROPOLITAN DISTRICT WASTEWATER PLAN APPROVAL

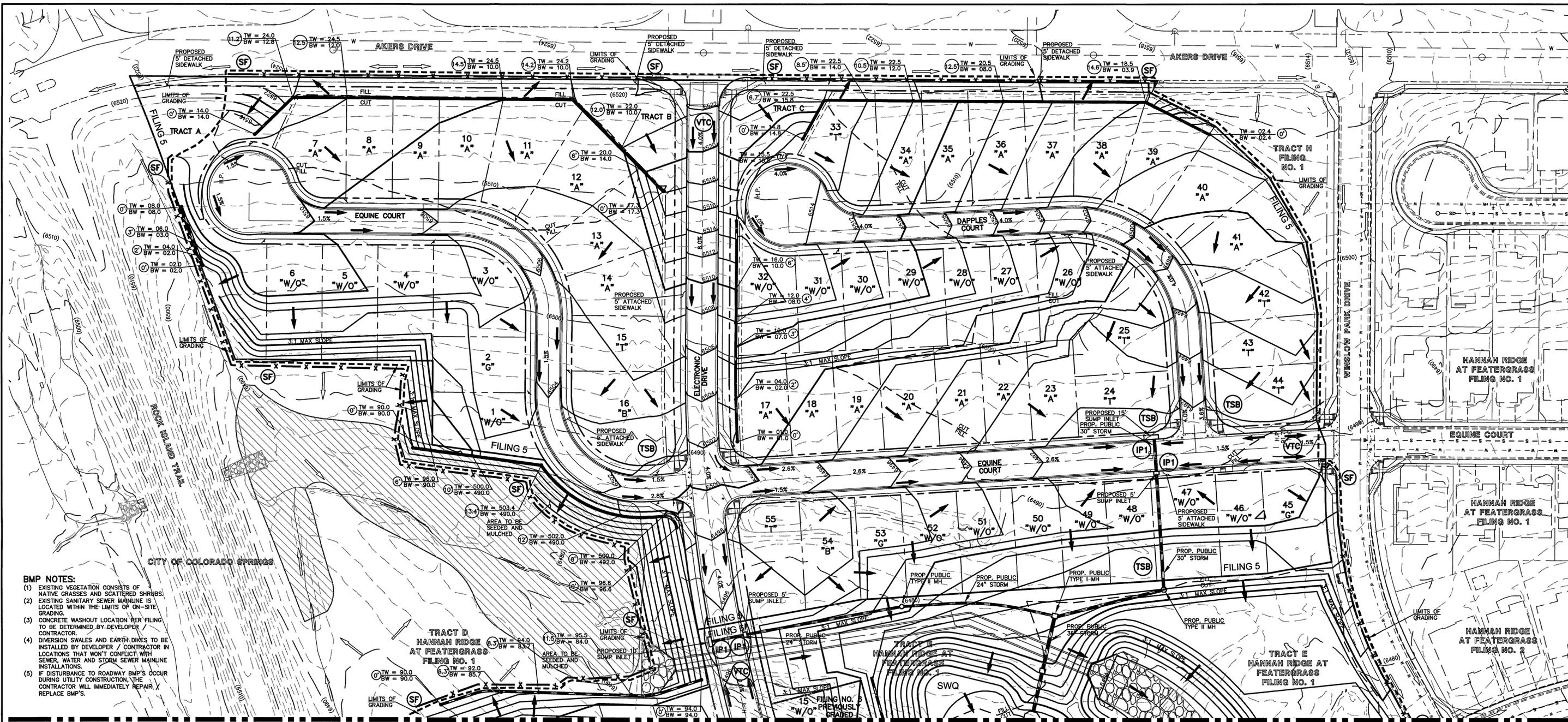
THE CHEROKEE METROPOLITAN DISTRICT RECOGNIZES THE DESIGN PROFESSIONAL OF RECORD AS THE LICENSED ENGINEER HAVING RESPONSIBILITY FOR THE SUBMITTED DESIGN AND THE DISTRICT HAS LIMITED SCOPE OF REVIEW ACCORDING, AS SUCH, THE APPROVAL GRANTED HEREIN IS FOR THE CONSTRUCTION OF THE FACILITIES AS REPRESENTED 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.

CLASSIC CONSULTING ENGINEERS & SURVEYORS logo and contact information. HANNAH RIDGE AT FEATHERGRASS FILING NO. 5 CONSTRUCTION DRAWINGS TITLE SHEET. DESIGNED BY: KRC SCALE: (H) 1"=VARIES SHEET 1 OF 11. DRAWN BY: KC (H) 1"=VARIES SHEET 1 OF 11. CHECKED BY: (V) 1"= NA JOB NO. 1116.05

Table with columns: NO. REVISION, DATE, REVIEW. Includes a note about 48 HOURS BEFORE YOU DIG, CALL UTILITY LOCATORS 811. Also includes a note about the locations of existing underground utilities.

SF-18-038

N:\111605\DRAWINGS\CONSTRUCTION\FILING 5\01-111605-CP-01.dwg, 6/7/2019 11:10:46 AM, 1



- BMP NOTES:**
- EXISTING VEGETATION CONSISTS OF NATIVE GRASSES AND SCATTERED SHRUBS.
 - EXISTING SANITARY SEWER MAINLINE IS LOCATED WITHIN THE LIMITS OF ON-SITE GRADING.
 - CONCRETE WASHOUT LOCATION PER FILING TO BE DETERMINED BY DEVELOPER/CONTRACTOR.
 - DIVERSION SWALES AND EARTH DICES TO BE INSTALLED BY DEVELOPER / CONTRACTOR IN LOCATIONS THAT WON'T CONFLICT WITH SEWER, WATER AND STORM SEWER MAINLINE INSTALLATIONS.
 - IF DISTURBANCE TO ROADWAY BMP'S OCCUR DURING UTILITY CONSTRUCTION, THE CONTRACTOR WILL IMMEDIATELY REPAIR / REPLACE BMP'S.

NOTES:

AT LEAST TEN DAYS PRIOR TO THE ANTICIPATED START OF CONSTRUCTION, FOR PROJECTS THAT WILL DISTURB 1 ACRE OR MORE, THE OWNER OR OPERATOR OF THE CONSTRUCTION ACTIVITY SHALL SUBMIT A PERMIT APPLICATION FOR STORMWATER DISCHARGE TO THE COLORADO DEPARTMENT OF PUBLIC HEALTH AND ENVIRONMENT, WATER QUALITY DIVISION. THE APPLICATION CONTAINS CERTIFICATION OF COMPLETION OF A STORMWATER MANAGEMENT PLAN (SWMP), OF WHICH THIS GRADING AND EROSION CONTROL PLAN MAY BE A PART. FOR INFORMATION OR APPLICATION MATERIALS CONTACT:

COLORADO DEPARTMENT OF PUBLIC HEALTH AND ENVIRONMENT
 WATER QUALITY CONTROL DIVISION
 WQCD - PERMITS
 4300 CHERRY CREEK DRIVE SOUTH
 DENVER, CO 80246-1530
 ATTN: PERMITS UNIT

NO PORTION OF THIS SITE IS LOCATED WITHIN A FLOODPLAIN AS DETERMINED BY THE FLOOD INSURANCE RATE MAPS (F.I.R.M.) MAP NUMBER 08041C0752F AND EFFECTIVE DATE, MARCH 17, 1997.

THE AVERAGE SOIL CONDITION REFLECTS PRING COURSE SANDY LOAM AS DETERMINED BY THE "SOIL SURVEY OF EL PASO COUNTY AREA" PREPARED BY THE U.S. SOIL CONSERVATION SERVICE.

EXISTING VEGETATION CONSISTS OF TALL NATIVE GRASSES AND WEEDS WITH SPORADIC CACTI AND YUCCAS THROUGH-OUT THE SITE.

EMERGENCY OVERFLOW SWALES FOR INLETS IN THE INTERIM UNTIL CURB AND ASPHALT IS INSTALLED WILL BE THE LOTS, FINAL WILL BE TO OVERTOP THE HIGH POINT IN ROADWAY TO THE NEXT AVAILABLE INLET OR TO PROPOSED POND.

STOCKPILE LOCATIONS FOR HOMEBUILDING TO BE ON EACH INDIVIDUAL LOT THAT IS BEING BUILT UPON.

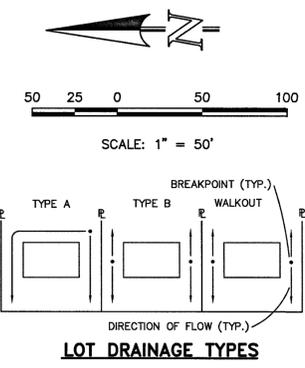
LIMITS OF DISTURBANCE FOR THIS PLAN INCLUDE UTILITY INSTALLATION AND ROADWAY CONSTRUCTION WITHIN THE R.O.W., AND OVERLOT GRADING FOR DEVELOPMENT THEN INDIVIDUAL LOTS FOR HOMEBUILDING ONCE CONSTRUCTION OF THE HOME BEGINS.

GRADING WITHIN THIS PHASE WILL BE FULLY DEVELOPED WITH HOME BUILDING OPERATIONS.

LOCATION OF STORAGE FOR MAINTENANCE EQUIPMENT AND TEMPORARY DISPOSAL AREAS WILL BE ADDED TO THIS PLAN BY SWMP ADMINISTRATOR UPON COORDINATION WITH SELECTED CONTRACTOR.

ALL AREAS ARE TO BE RESEEDD OUTSIDE OF THE FILING NO. 5, 6 AND 7 AREA. RESEED ALL AREAS AS NEEDED TO PREVENT EROSION AND SEDIMENT RUNOFF ONTO CONSTRUCTION ACTIVITIES.

ALL RETAINING WALLS TO BE STACKED BLOCK WALLS. BUILDING PERMIT REQUIRED FOR WALLS 4' OR TALLER.



NOTE:
SIDE LOT LINE SWALES ARE REQUIRED FOR ALL LOTS.

THE PROPOSED CHANNEL IMPROVEMENTS AND CONCRETE BOX CULVERT WILL BE INSTALLED WITHIN THE FILING NO. 5 CDS. THE PROPOSED STORMWATER QUALITY FACILITY WILL BE INSTALLED WITHIN THE FILING NO. 7 CDS. THE FILING NO. 6 CDS DO NOT INCLUDE STORM SEWER IMPROVEMENTS. FILING NO. 5, 6 AND 7 WILL BE OVERLOT GRADED CONCURRENTLY. FILING NO. 7 WILL BE CONSTRUCTED INITIALLY IN 3 SEPARATE PHASES (SWQ FACILITY INSTALLED WITHIN PHASE 1). FILING NO. 6 WILL BE CONSTRUCTED FOLLOWING PHASE 3, FILING NO. 7, FILING NO. 5 WILL BE CONSTRUCTED FOLLOWING FILING NO. 6. THE FILING NO. 7 STORMWATER QUALITY FACILITY WILL BE UTILIZED AS A SEDIMENT TRAP INITIALLY. ONCE THE SITE IS STABILIZED AND HOME BUILDING BEGINS THE STORMWATER QUALITY FACILITY WILL BE FINALIZED.

LOCATION OF STAGING AREAS, STORAGE FOR MAINTENANCE EQUIPMENT, CONCRETE WASHOUT AREAS AND TEMPORARY DISPOSAL AREAS WILL BE ADDED TO THIS PLAN BY SWMP ADMINISTRATOR UPON COORDINATION WITH SELECTED CONTRACTOR AND SHALL BE WITHIN CONSTRUCTION SITE BOUNDARIES AS SHOWN.



LEGEND

- (6770) --- EXISTING CONTOUR
- 6770 --- PROPOSED CONTOUR
- FILING LINE
- BOUNDARY/R.O.W. LINE
- EXISTING FLOW DIRECTION
- PROPOSED FLOW
- "A" --- A LOT
- "B" --- B LOT
- "W/O" --- WALKOUT LOT
- "T" --- TRANSITION LOT
- "G" --- GARDEN LOT
- --- PROPOSED INLET
- HP --- PROPOSED HIGH POINT
- LP --- PROPOSED LOW POINT
- TW = XX.XX / BW = XX.XX --- PROPOSED RETAINING WALL
- (TSB) --- TEMPORARY SEDIMENT BASIN
- (SF) --- SILT FENCE
- (IP) --- INLET PROTECTION
- (VTC) --- VEHICLE TRACKING CONTROL

NOTE:
SEE SHEET 5 FOR LOT TEMPLATES
SEE SHEET 5 FOR EROSION CONTROL DETAILS
EPC 7/15/19 **SF-18-038, 039, 040**

48 HOURS BEFORE YOU DIG,
CALL UTILITY LOCATORS
811
UTILITY NOTIFICATION CENTER OF COLORADO
IT'S THE LAW

THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK. THE CONTRACTOR SHALL BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE CAUSED BY HIS FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.

NO.	REVISION	DATE

REVIEW:
PREPARED UNDER MY DIRECT SUPERVISION FOR AND ON BEHALF OF CLASSIC CONSULTING ENGINEERS & SURVEYORS, LLC

Kyle R. Campbell
KYLE R. CAMPBELL, COLORADO P.E. #29794

CLASSIC
CONSULTING ENGINEERS & SURVEYORS

619 N. Cascade Avenue, Suite 200
Colorado Springs, Colorado 80903

(719) 785-0790
(719) 785-0798 (Fax)

HANNAH RIDGE AT FEATHERGRASS FILING NO. 5, 6 & 7 OVERLOT GRADING AND EROSION CONTROL PLAN			
DESIGNED BY	KRC	SCALE	DATE
DRAWN BY	KC	(H) 1" = 50'	SHEET 2 OF 11
CHECKED BY	(V) 1" = NA	JOB NO.	1116.05

N:\111605\DRAWINGS\CONSTRUCTION\FILING 5_02-111605-03-01.dwg, 6/7/2019 11:11:39 AM, 1:1



- BMP NOTES:**
- (1) EXISTING VEGETATION CONSISTS OF NATIVE GRASSES AND SCATTERED SHRUBS.
 - (2) EXISTING SANITARY SEWER MAINLINE IS LOCATED WITHIN THE LIMITS OF ON-SITE GRADING.
 - (3) CONCRETE WASHOUT LOCATION PER FILING TO BE DETERMINED BY DEVELOPER / CONTRACTOR.
 - (4) DIVERSION SWALES AND EARTH DIKES TO BE INSTALLED BY DEVELOPER / CONTRACTOR IN LOCATIONS THAT WON'T CONFLICT WITH SEWER, WATER AND STORM SEWER MAINLINE INSTALLATIONS.
 - (5) IF DISTURBANCE TO ROADWAY BMP'S OCCUR DURING UTILITY CONSTRUCTION, THE CONTRACTOR WILL IMMEDIATELY REPAIR / REPLACE BMP'S.

NOTES:

AT LEAST TEN DAYS PRIOR TO THE ANTICIPATED START OF CONSTRUCTION, FOR PROJECTS THAT WILL DISTURB 1 ACRE OR MORE, THE OWNER OR OPERATOR OF THE CONSTRUCTION ACTIVITY SHALL SUBMIT A PERMIT APPLICATION FOR STORMWATER DISCHARGE TO THE COLORADO DEPARTMENT OF PUBLIC HEALTH AND ENVIRONMENT, WATER QUALITY DIVISION. THE APPLICATION CONTAINS CERTIFICATION OF COMPLETION OF A STORMWATER MANAGEMENT PLAN (SWMP), OF WHICH THIS GRADING AND EROSION CONTROL PLAN MAY BE A PART. FOR INFORMATION OR APPLICATION MATERIALS CONTACT:

COLORADO DEPARTMENT OF PUBLIC HEALTH AND ENVIRONMENT
 WATER QUALITY CONTROL DIVISION
 WQCD - PERMITS
 4300 CHERRY CREEK DRIVE SOUTH
 DENVER, CO 80246-1530
 ATTN: PERMITS UNIT

NO PORTION OF THIS SITE IS LOCATED WITHIN A FLOODPLAIN AS DETERMINED BY THE FLOOD INSURANCE RATE MAPS (F.I.R.M.) MAP NUMBER 08041C0752F AND EFFECTIVE DATE, MARCH 17, 1997.

THE AVERAGE SOIL CONDITION REFLECTS PRING COURSE SANDY LOAM AS DETERMINED BY THE "SOIL SURVEY OF EL PASO COUNTY AREA" PREPARED BY THE U.S. SOIL CONSERVATION SERVICE.

EXISTING VEGETATION CONSISTS OF TALL NATIVE GRASSES AND WEEDS WITH SPORADIC CACTI AND YUCCAS THROUGH-OUT THE SITE.

EMERGENCY OVERFLOW SWALES FOR INLETS IN THE INTERIM UNTIL CURB AND ASPHALT IS INSTALLED WILL BE THE LOTS, FINAL WILL BE TO OVERTOP THE HIGH POINT IN ROADWAY TO THE NEXT AVAILABLE INLET OR TO PROPOSED POND.

STOCKPILE LOCATIONS FOR HOMEBUILDING TO BE ON EACH INDIVIDUAL LOT THAT IS BEING BUILT UPON.

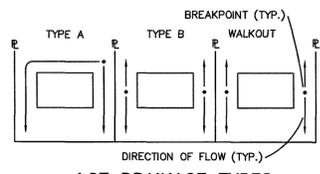
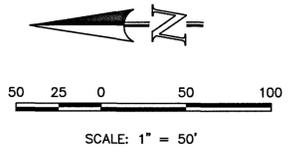
LIMITS OF DISTURBANCE FOR THIS PLAN INCLUDE UTILITY INSTALLATION AND ROADWAY CONSTRUCTION WITHIN THE R.O.W., AND OVERLOT GRADING FOR DEVELOPMENT THEN INDIVIDUAL LOTS FOR HOMEBUILDING ONCE CONSTRUCTION OF THE HOME BEGINS.

GRADING WITHIN THIS PHASE WILL BE FULLY DEVELOPED WITH HOME BUILDING OPERATIONS.

LOCATION OF STORAGE FOR MAINTENANCE EQUIPMENT AND TEMPORARY DISPOSAL AREAS WILL BE ADDED TO THIS PLAN BY SWMP ADMINISTRATOR UPON COORDINATION WITH SELECTED CONTRACTOR.

ALL AREAS ARE TO BE RESEEDED OUTSIDE OF THE FILING NO. 5, 6 AND 7 AREA. RESEED ALL AREAS AS NEEDED TO PREVENT EROSION AND SEDIMENT RUNOFF ONTO CONSTRUCTION ACTIVITIES.

ALL RETAINING WALLS TO BE STACKED BLOCK WALLS. BUILDING PERMIT REQUIRED FOR WALLS 4' OR TALLER.



LOT DRAINAGE TYPES

NOTE:
SIDE LOT LINE SWALES ARE REQUIRED FOR ALL LOTS.

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AS-BUILTS
03/02/2023
(SF-18-038)



LOCATION OF STAGING AREAS, STORAGE FOR MAINTENANCE EQUIPMENT, CONCRETE WASHOUT AREAS AND TEMPORARY DISPOSAL AREAS WILL BE ADDED TO THIS PLAN BY SWMP ADMINISTRATOR UPON COORDINATION WITH SELECTED CONTRACTOR AND SHALL BE WITHIN CONSTRUCTION SITE BOUNDARIES AS SHOWN.

LEGEND

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- (---) PROPOSED RETAINING WALL
- (TSB) TEMPORARY SEDIMENT BASIN
- (SF) SILT FENCE
- (IP) INLET PROTECTION
- (VTC) VEHICLE TRACKING CONTROL
- (SBB) STRAW BALE BARRIER

NOTE:
SEE SHEET 5 FOR LOT TEMPLATES
SEE SHEET 5 FOR EROSION CONTROL DETAILS
EPC 7/15/19 SF-18-038, 039, 040

48 HOURS BEFORE YOU DIG, CALL UTILITY LOCATORS 811 UTILITY NOTIFICATION CENTER OF COLORADO IT'S THE LAW <small>THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK. THE CONTRACTOR SHALL BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE CAUSED BY HIS FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.</small>	NO. REVISION	DATE	REVIEW:

DATE: 01/19/2023

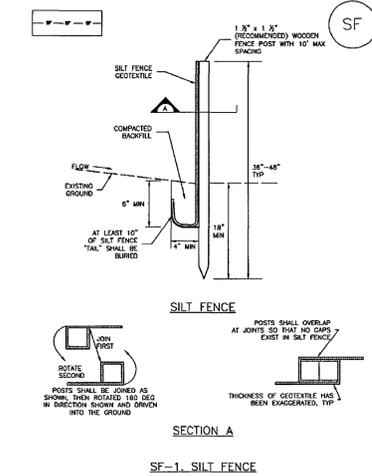
CLASSIC CONSULTING ENGINEERS & SURVEYORS

619 N. Cascade Avenue, Suite 200 Colorado Springs, Colorado 80903 (719)785-0790 (719)785-0798(Fax)

DESIGNED BY	KRC	SCALE	DATE	10/12/18
DRAWN BY	KC	(H) 1" = 50'	SHEET	3 OF 11
CHECKED BY	(V) 1" = NA	JOB NO.	1116.05	

Silt Fence (SF)

SC-1



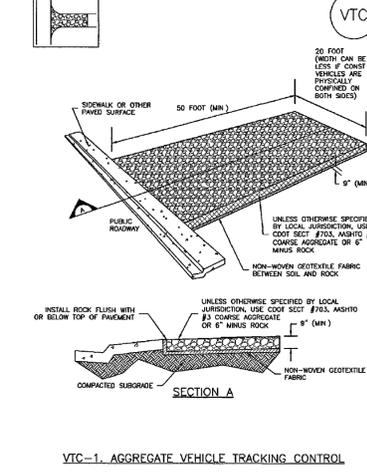
SILT FENCE

SF-1. SILT FENCE

November 2010 Urban Drainage and Flood Control District Urban Storm Drainage Criteria Manual Volume 3 SF-3

Vehicle Tracking Control (VTC)

SM-4

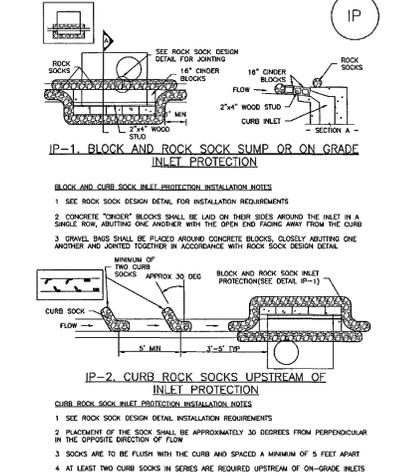


VTC-1. AGGREGATE VEHICLE TRACKING CONTROL

November 2010 Urban Drainage and Flood Control District Urban Storm Drainage Criteria Manual Volume 3 VTC-3

SC-6

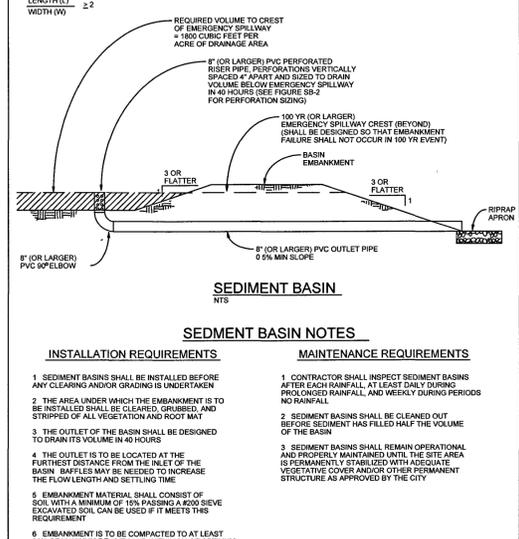
Inlet Protection (IP)



IP-1. BLOCK AND ROCK SOCK SUMP OR ON-GRADE INLET PROTECTION

IP-2. CURB ROCK SOCKS UPSTREAM OF INLET PROTECTION

IP-4 Urban Drainage and Flood Control District Urban Storm Drainage Criteria Manual Volume 3 August 2013



SEDIMENT BASIN

SEDIMENT BASIN NOTES

- INSTALLATION REQUIREMENTS**
- SEDIMENT BASINS SHALL BE INSTALLED BEFORE ANY CLEARING AND/OR GRADING IS UNDERTAKEN.
 - THE AREA UNDER WHICH THE EMBANKMENT IS TO BE INSTALLED SHALL BE CLEARED, GRUBBED, AND STRIPPED OF ALL VEGETATION AND ROOT MAT.
 - THE OUTLET OF THE BASIN SHALL BE DESIGNED TO DRAIN ITS VOLUME IN 40 HOURS.
 - THE OUTLET IS TO BE LOCATED AT THE FURTHEST DISTANCE FROM THE INLET OF THE BASIN. BAPFLES MAY BE NEEDED TO INCREASE THE FLOW LENGTH AND SETTLING TIME.
 - EMBANKMENT MATERIAL SHALL CONSIST OF SOIL WITH A MINIMUM OF 15% PASSING A #200 SIEVE. EXCAVATED SOIL CAN BE USED IF IT MEETS THIS REQUIREMENT.
 - EMBANKMENT IS TO BE COMPACTED TO AT LEAST 90% OF MAXIMUM DENSITY AND WITHIN 2% OF OPTIMUM MOISTURE CONTENT ACCORDING TO ASTM D 698.
 - WHEN A BASIN IS INSTALLED NEAR A RESIDENTIAL AREA FOR SAFETY REASONS, A SIGN SHALL BE POSTED AND THE AREA SECURED WITH A FENCE.
- MAINTENANCE REQUIREMENTS**
- CONTRACTOR SHALL INSPECT SEDIMENT BASINS AFTER EACH RAINFALL AT LEAST ONCE DURING PRAEDICATED RAINFALL AND WEEKLY DURING PERIODS OF NO RAINFALL.
 - SEDIMENT BASINS SHALL BE CLEANED OUT BEFORE SEDIMENT HAS FILLED HALF THE VOLUME OF THE BASIN.
 - SEDIMENT BASINS SHALL REMAIN OPERATIONAL AND PROPERLY MAINTAINED UNTIL THE SITE AREA IS PERMANENTLY STABILIZED WITH ADEQUATE VEGETATIVE COVER AND/OR OTHER PERMANENT STRUCTURE AS APPROVED BY THE CITY.

City of Colorado Springs Stormwater Quality Figure SB-1 Sediment Basin Construction Detail and Maintenance Requirements

Required Area per Row (sq ft)	10	15	20	25	30	35	40	45
1	15.04	7.71	5.10	3.78	2.96	2.41	2.02	1.73
2	7.52	3.86	2.55	1.89	1.48	1.21	1.01	0.87
3	5.01	2.57	1.70	1.26	0.98	0.81	0.67	0.58
4	3.76	1.90	1.27	0.94	0.74	0.61	0.50	0.43
5	3.01	1.54	1.02	0.75	0.59	0.48	0.40	0.35
6	2.50	1.27	0.85	0.62	0.49	0.40	0.33	0.29
7	2.15	1.09	0.72	0.53	0.42	0.34	0.28	0.25
8	1.88	0.94	0.63	0.46	0.36	0.29	0.24	0.21
9	1.66	0.82	0.55	0.40	0.31	0.25	0.21	0.18
10	1.48	0.73	0.49	0.36	0.28	0.23	0.19	0.16
11	1.33	0.66	0.44	0.33	0.26	0.21	0.17	0.15
12	1.20	0.60	0.40	0.30	0.24	0.19	0.16	0.14
13	1.09	0.55	0.37	0.28	0.22	0.18	0.15	0.13
14	1.00	0.51	0.34	0.26	0.20	0.16	0.13	0.11
15	0.92	0.47	0.31	0.24	0.19	0.15	0.12	0.10
16	0.85	0.44	0.29	0.22	0.17	0.14	0.11	0.09
17	0.79	0.41	0.27	0.21	0.16	0.13	0.10	0.08
18	0.74	0.38	0.25	0.19	0.15	0.12	0.09	0.07
19	0.70	0.36	0.24	0.18	0.14	0.11	0.08	0.06
20	0.66	0.34	0.23	0.17	0.13	0.10	0.07	0.05
21	0.63	0.32	0.22	0.16	0.12	0.09	0.06	0.04
22	0.60	0.31	0.21	0.15	0.11	0.08	0.05	0.04
23	0.58	0.29	0.20	0.14	0.10	0.07	0.05	0.04
24	0.56	0.28	0.19	0.13	0.09	0.06	0.04	0.03
25	0.54	0.27	0.18	0.12	0.08	0.05	0.04	0.03
26	0.52	0.26	0.17	0.11	0.07	0.05	0.03	0.02
27	0.50	0.25	0.16	0.10	0.06	0.04	0.03	0.02
28	0.48	0.24	0.15	0.09	0.05	0.03	0.02	0.01
29	0.46	0.23	0.14	0.08	0.04	0.03	0.02	0.01
30	0.45	0.22	0.13	0.07	0.03	0.02	0.01	0.01

TABLE SB-1

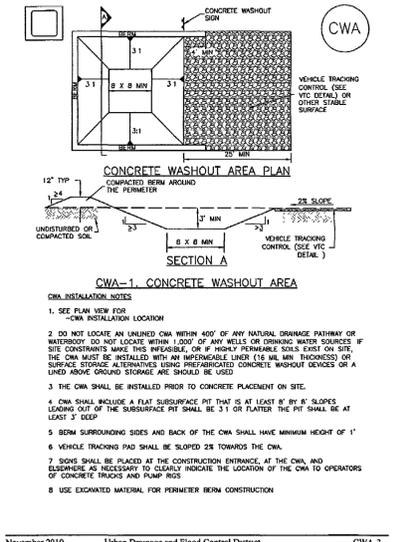
Circular Perforation Sizing	Area per Row (sq ft)		
	n=1	n=2	n=3
1/4"	0.293	0.08	0.10
3/8"	0.313	0.08	0.10
1/2"	0.375	0.11	0.12
3/4"	0.438	0.15	0.16
1"	0.500	0.20	0.20
1 1/8"	0.563	0.25	0.25
1 1/4"	0.625	0.31	0.31
1 3/8"	0.688	0.37	0.37
1 1/2"	0.750	0.44	0.44
1 5/8"	0.813	0.50	0.50
1 3/4"	0.875	0.57	0.57
1 7/8"	0.938	0.64	0.64
2"	1.000	0.71	0.71
2 1/8"	1.063	0.79	0.79
2 1/4"	1.125	0.86	0.86
2 3/8"	1.188	0.93	0.93
2 1/2"	1.250	1.00	1.00
2 5/8"	1.313	1.07	1.07
2 3/4"	1.375	1.14	1.14
2 7/8"	1.438	1.21	1.21
3"	1.500	1.28	1.28
3 1/8"	1.563	1.35	1.35
3 1/4"	1.625	1.42	1.42
3 3/8"	1.688	1.49	1.49
3 1/2"	1.750	1.56	1.56
3 5/8"	1.813	1.63	1.63
3 3/4"	1.875	1.70	1.70
3 7/8"	1.938	1.77	1.77
4"	2.000	1.84	1.84

TABLE SB-2

City of Colorado Springs Stormwater Quality Figure SB-2 Outlet Sizing Application Techniques and Maintenance Requirements

Concrete Washout Area (CWA)

MM-1



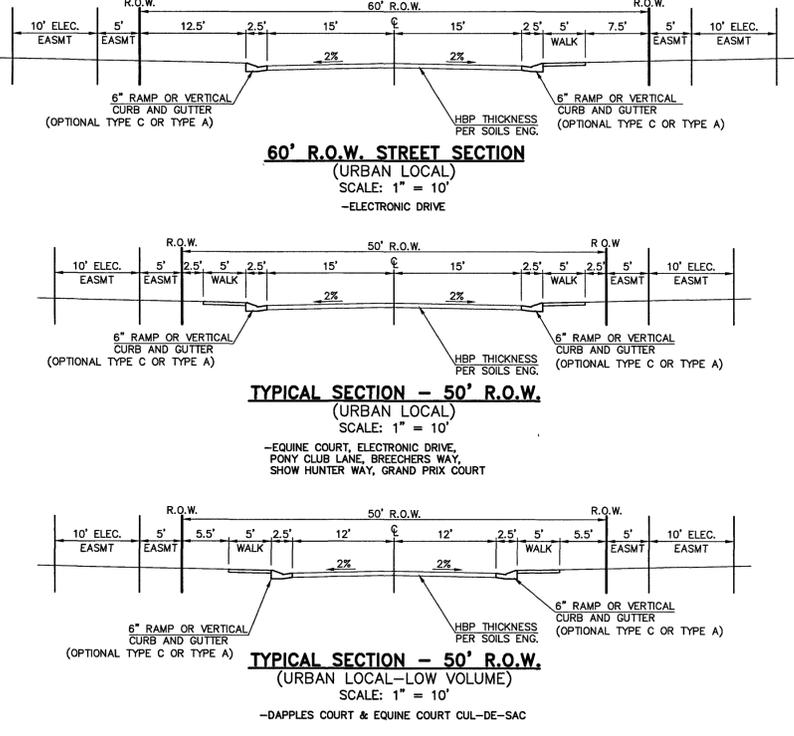
CWA-1. CONCRETE WASHOUT AREA

November 2010 Urban Drainage and Flood Control District Urban Storm Drainage Criteria Manual Volume 3 CWA-3

MM-1 Concrete Washout Area (CWA)

- CWA MAINTENANCE NOTES**
- IMMEDIATELY AFTER WASHING, MAINTAIN THEM IN EFFECTIVE OPERATING CONDITION. MAINTENANCE OF BMPs SHOULD BE PROACTIVE, NOT REACTIVE. INSPECT BMPs AS SOON AS POSSIBLE (AND IMMEDIATELY FOLLOWING A STORM THAT CAUSES SURFACE EROSION, AND PERFORM NECESSARY MAINTENANCE).
 - FREQUENT OBSERVATIONS AND MAINTENANCE ARE NECESSARY TO MAINTAIN BMPs IN EFFECTIVE OPERATING CONDITION. INSPECTIONS AND CORRECTIVE MEASURES SHOULD BE DOCUMENTED THOROUGHLY.
 - WASHED BMPs HAVE FAILED, REPAIR OR REPLACEMENT SHOULD BE INITIATED UPON DISCOVERY OF THE FAILURE.
 - THE CWA SHALL BE REPAIRED, CLEANED, OR ENLARGED AS NECESSARY TO MAINTAIN CAPACITY FOR CONCRETE WASTE. CONCRETE MATERIALS ACCUMULATED IN PITS SHALL BE REMOVED ONCE THE MATERIALS HAVE REACHED A DEPTH OF 2'.
 - CONCRETE WASHOUT WATER, WASTED PIECES OF CONCRETE AND ALL OTHER DEBRIS IN THE SUBBASIN PIT SHALL BE TRANSPORTED FROM THE JOB SITE IN A WATER-TIGHT CONTAINER AND DISPOSED OF PROPERLY.
 - THE CWA SHALL REMAIN IN PLACE UNTIL ALL CONCRETE FOR THE PROJECT IS PLACED.
 - WHEN THE CWA IS REMOVED, COVER THE DISTURBED AREA WITH TOP SOIL, SEED AND MULCH OR OTHERWISE STABILIZED IN A MANNER APPROVED BY THE LOCAL JURISDICTION.
- NOTE: MANY JURISDICTIONS HAVE BMP DETAILS THAT VARY FROM IBCD'S STANDARD DETAILS. COVER WITH LOCAL JURISDICTIONS AS TO WHICH DETAIL SHOULD BE USED WHEN DIFFERENCES ARE NOTED.**

Urban Drainage and Flood Control District Urban Storm Drainage Criteria Manual Volume 3 November 2010



TYPICAL SECTION - 50' R.O.W. (URBAN LOCAL)

TYPICAL SECTION - 50' R.O.W. (URBAN LOCAL-LOW VOLUME)

TYPICAL A LOT

TYPICAL B LOT

TYPICAL WALKOUT LOT (W/O) OR GARDEN (G)

NOTE:
"T" LOTS OR "TRANSITION" LOTS OCCUR IN PLACES WHERE BOTH PROPERTY LINES CANNOT BE GRADED AS THE TYPICAL STANDARD LOT TEMPLATES SHOWN. THESE LOTS WILL STILL BE GRADED TO CREATE POSITIVE DRAINAGE AWAY FROM THE STRUCTURE.

NOTE:
SIDE LOT SWALES WILL BE PROVIDED WHERE APPROPRIATE.

SEEDING GUIDELINES

- SEEDBED PREPARATION**
THE SEEDBED SHOULD BE WELL-SETTLED AND FIRM, BUT BRITTLE ENOUGH THAT THE SEED CAN BE PLACED AT THE SPECIFIED DEPTHS. COMPETITIVE STANDS OF WEEDS THAT ARE PRESENT BEFORE SEEDING MUST BE CONTROLLED BY SHALLOW TILLAGE OR BY APPLICATION OF HERBICIDES. SOILS THAT HAVE BEEN OVER-COMPACTED BY TRAFFIC OR EQUIPMENT, ESPECIALLY WHEN WET, SHOULD BE TILLED TO BREAK UP FOOTING-RESTRICTIVE LAYERS, THAN HARROWED, ROLLED, OR PACKED TO PREPARE THE REQUIRED FIRM SEEDBED.
- FERTILIZER**
FERTILIZER SHOULD BE APPLIED AT A RATE OF 50 POUNDS OF AVAILABLE NITROGEN PER ACRE AND 40 POUNDS OF AVAILABLE PHOSPHATE PER ACRE. THE TIME OF APPLICATION SHOULD BE IMMEDIATELY PRIOR TO SEEDING, AT THE TIME OF SEEDING, OR IMMEDIATELY FOLLOWING SEEDING, DEPENDING ON THE KIND OF FERTILIZER AND TYPE OF EQUIPMENT USED.
- SEEDING**
SEED SHOULD BE PLANTED WITH A GRASS DRILL ON ALL SLOPES OF 3:1 (3:1) OR FLATTER. SEED MAY BE BROADCAST BY HAND, BY MECHANICAL SPREADER, OR BY HYDRAULIC EQUIPMENT ON AREAS THAT ARE SMALL, TOO STEEP, OR NOT ACCESSIBLE FOR SEED DRILL OPERATIONS. SEED PLANTED WITH A DRILL SHOULD BE COVERED WITH SOIL TO A DEPTH OF 1/4 TO 3/4 INCH. SEED PLANTED BY THE BROADCAST METHOD SHALL BE INCORPORATED INTO THE SOIL SURFACE, NOT TO EXCEED A DEPTH OF 3/4 INCH, BY RAKING, HARROWING, OR OTHER PROPER METHOD.
THE TIME OF SEEDING IS FROM OCTOBER 15TH - MAY 31ST. SEED PLANTED IN THE LATE FALL WILL REMAIN DORMANT UNTIL SPRING, WHEN IT WILL GERMINATE.
- MULCHING**
SEEDED AREAS SHOULD BE MULCHED TO CONSERVE MOISTURE; PREVENT SURFACE COMPACTION OR CRUSTING; REDUCE RUNOFF AND EROSION; CONTROL INSECTS; AND HELP ESTABLISH PLANT COVER.
NATIVE HAY OR STRAW SHOULD BE APPLIED AT A RATE OF 4,000 POUNDS PER ACRE AND CRIMPED INTO THE GROUND, ON SLOPES GREATER THAN 3:1, AN AGRONOMY BLANKET SHOULD BE USED.
- SUPPLEMENTAL WATER**
IN LOW RAINFALL AREAS, WHERE WATER IS AVAILABLE AND WHERE RAPID ESTABLISHMENT IS NEEDED, IRRIGATION OF NEW SEEDING SHOULD BE PERFORMED DURING THE FIRST GROWING SEASON. WATER SHOULD BE APPLIED AT APPROXIMATELY ONE WEEK INTERVALS, AT A RATE OF 3/4 TO 1 INCH PER APPLICATION, WHEN RAINFALL IS DEFICIENT FOR PLANT DEVELOPMENT.

EROSION CONTROL CRITERIA:

- EROSION CONTROL MEASURES SHALL BE IMPLEMENTED IN A MANNER THAT WILL PROTECT PROPERTIES AND PUBLIC FACILITIES FROM THE ADVERSE EFFECTS OF EROSION AND SEDIMENTATION AS A RESULT OF CONSTRUCTION AND EARTHWORK ACTIVITIES WITHIN THE PROJECT SITE.
- THE OMISSION FROM OR THE INCLUSION OF UTILITY LOCATIONS ON THE PLANS IS NOT TO BE CONSIDERED AS THE NON-EXISTENCE OF OR A DEFINITE LOCATION OF EXISTING UNDERGROUND UTILITIES.
 - DURING GRADING OPERATIONS, LOCATE AND SET THE STRAW BALE CHECK DAMS AND SILT FENCES AS SHOWN ON THE EROSION CONTROL PLAN. AT THIS TIME RESEED ALL DISTURBED AREAS WITH AN EL PASO COUNTY APPROVED SEED MIX.
 - SEEDING APPLICATION: DRILLED TO A DEPTH OF .25" TO .50" INTO SOIL WHERE POSSIBLE. BROADCAST AND RAKED TO COVER ON STEEPER THAN 3:1 SLOPES WHERE ACCESS IS LIMITED OR UNSAFE FOR EQUIPMENT.
 - MULCHING REQUIREMENT AND APPLICATION: 1.5 TONS PER ACRE NATIVE HAY MECHANICALLY CRIMPED INTO SOIL.
 - THE STRAW BALE CHECK DAMS AND SILT FENCES SHALL BE KEPT IN PLACE AND MAINTAINED UNTIL EROSION AND SEDIMENTATION POTENTIAL IS MITIGATED. REMOVAL OF SILT AND SEDIMENT COLLECTED BY THE STRAW BALES IS REQUIRED ONCE IT REACHES HALF THE HEIGHT OF THE STRAW BALES OR SILT FENCE.
 - DISTURBED SOIL SHALL BE VEGETATED WITHIN 60 DAYS AFTER SUBSTANTIAL FINAL GRADING IS COMPLETE. PROVIDE TEMPORARY VEGETATION TO DISTURBED AREAS THAT WILL HAVE A PERIOD OF EXPOSURE OF 6 MONTHS OR LONGER PRIOR TO FINAL STABILIZATION.
 - ALL FACILITIES, VEGETATION AND OTHER ITEMS REQUIRED BY THE APPROVED FINAL GRADING, EROSION CONTROL AND RECLAMATION PLAN SHALL BE PROPERLY MAINTAINED BY THE OWNERS OF THE PROPERTY. SUCH MAINTENANCE SHALL INCLUDE, BUT NOT BE LIMITED TO KEEPING ALL EROSION CONTROL FACILITIES IN GOOD ORDER AND FUNCTIONAL, REPAIRING ANY EROSION DAMAGE THAT OCCURS, KEEPING ALL VEGETATION HEALTHY AND IN GROWING CONDITION AND REPLACING ANY DEAD VEGETATION AS SOON AS PRACTICABLE.
 - ALL SILT FENCES ARE TO BE REGULARLY INSPECTED AND REPAIRED AS NEEDED.
 - THE CONTRACTOR SHALL PROVIDE VEHICLE TRACKING CONTROL FACILITIES FOR EACH ENTRANCE/EXIT TO THE SITE. THE CONTRACTOR SHALL SUBMIT A PLAN WHICH WILL ASSURE USAGE OF THIS FACILITY BY ALL VEHICLES LEAVING THE SITE.
 - EROSION CONTROL MEASURES SHALL BE CHECKED AFTER EACH STORM EVENT AND REPAIRED WHEN NECESSARY.
 - CONTRACTOR SHALL MAINTAIN ALL TEMPORARY EROSION CONTROL FACILITIES IN GOOD WORKING ORDER UNTIL SUCH TIME AS PERMANENT FACILITIES ARE IN PLACE AND THE CONSTRUCTION MANAGER HAS APPROVED THEIR REMOVAL.
 - ADDITIONAL EROSION CONTROL STRUCTURES MAY BE REQUIRED AT THE TIME OF CONSTRUCTION.
 - THE EROSION CONTROL MEASURES OUTLINED ON THE PLAN ARE THE RESPONSIBILITY OF THE DEVELOPER TO MONITOR AND REPLACE, REGRADE AND REBUILD AS NECESSARY UNTIL VEGETATION IS ESTABLISHED.
 - MAXIMUM ACREAGE OPEN AT ANY GIVEN TIME IS TO BE 30 ACRES.

SCHEDULE OF ANTICIPATED CONSTRUCTION ACTIVITY:

BEGIN CONSTRUCTION UPON APPROVAL	ACTIVITY ALL SITE ROADWAY GRADING AND UTILITY INSTALLATION	COMPLETION 6 MONTHS	EROSION CONTROL ALL SHOWN ON GRADING PLAN

EPC 7/15/19 SF-18-038, 039, 040

SIDEWALK NOTES:
1. INSTALL 5' ATTACHED SIDEWALK ONLY WHERE IDENTIFIED ON THE CONSTRUCTION PLANS.

48 HOURS BEFORE YOU DIG, CALL UTILITY LOCATORS
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NO.	REVISION	DATE

REVIEW:
PREPARED UNDER MY DIRECT SUPERVISION FOR AND ON BEHALF OF CLASSIC CONSULTING ENGINEERS & SURVEYORS, LLC
DATE: 7/15/19
DATE: 7/15/19

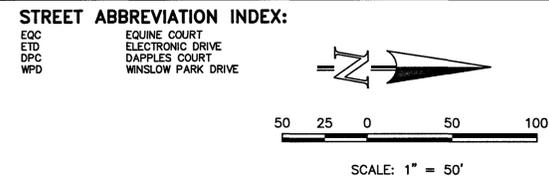
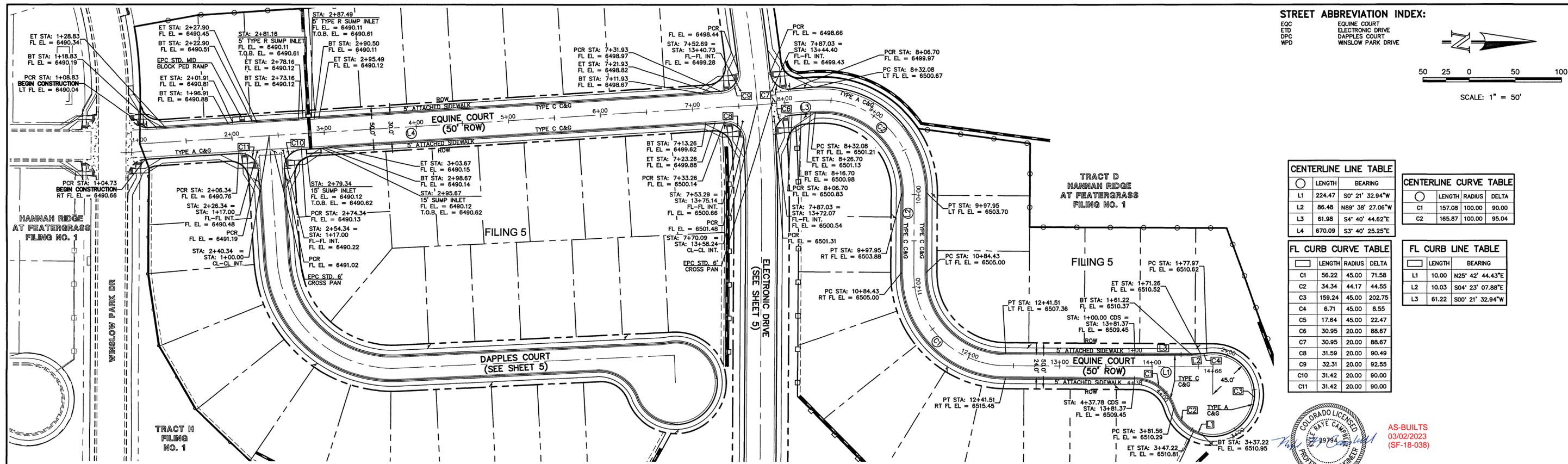
CLASSIC CONSULTING ENGINEERS & SURVEYORS
619 N. Cascade Avenue, Suite 200 Colorado Springs, Colorado 80903
(719)785-0790 (719)785-0799(Fax)

HANNAH RIDGE AT FEATHERGRASS
FILING NO. 5, 6 & 7
OVERLEAF GRADING AND EROSION CONTROL PLAN DETAILS

DESIGNED BY	KRC	SCALE	DATE
10/12/18			

DRAWN BY	KC	(H) 1" = N/A	SHEET 5 OF 11

CHECKED BY	(V) 1" = N/A	JOB NO.	1116.05



CENTERLINE LINE TABLE

LENGTH	BEARING
L1 224.47	S0° 21' 32.94"W
L2 86.48	N89° 38' 27.06"E
L3 61.98	S4° 40' 44.62"E
L4 670.09	S3° 40' 25.25"E

CENTERLINE CURVE TABLE

LENGTH	RADIUS	DELTA
C1 157.08	100.00	90.00
C2 165.87	100.00	95.04

FL CURB CURVE TABLE

LENGTH	RADIUS	DELTA
C1 56.22	45.00	71.58
C2 34.34	44.17	44.55
C3 159.24	45.00	202.75
C4 6.71	45.00	8.55
C5 17.64	45.00	22.47
C6 30.95	20.00	88.67
C7 30.95	20.00	88.67
C8 31.59	20.00	90.49
C9 32.31	20.00	92.55
C10 31.42	20.00	90.00
C11 31.42	20.00	90.00

FL CURB LINE TABLE

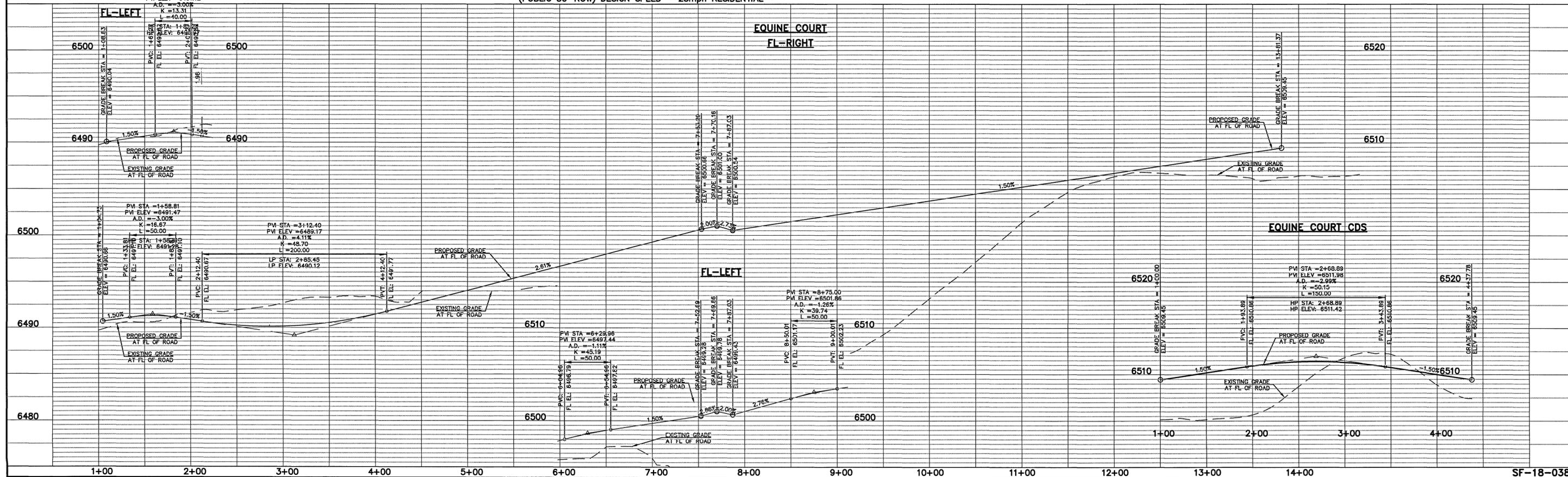
LENGTH	BEARING
L1 10.00	N25° 42' 44.43"E
L2 10.03	S04° 23' 07.88"E
L3 61.22	S00° 21' 32.94"W

PROFESSIONAL ENGINEER

29794

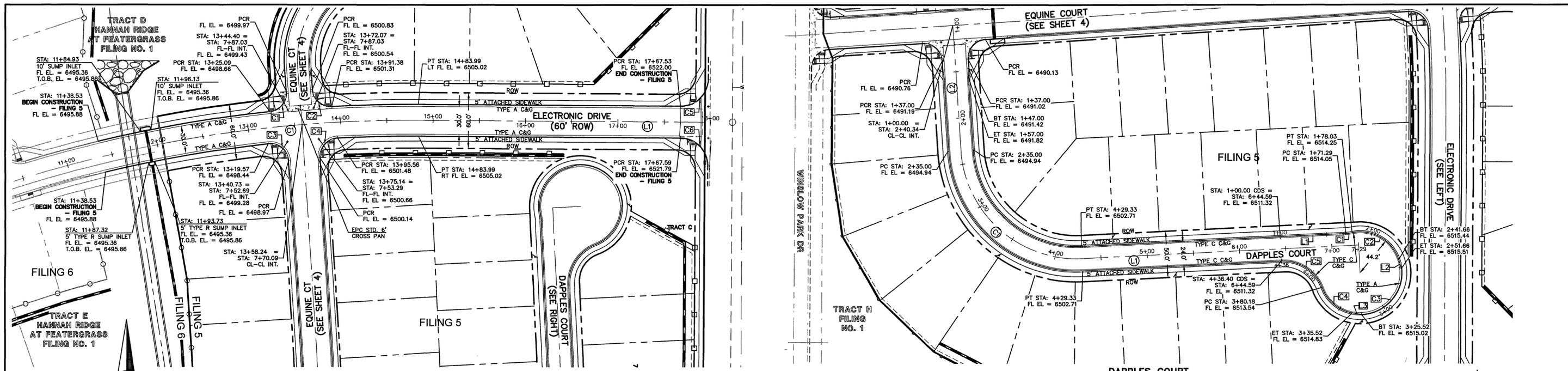
AS-BUILTS
 03/02/2023
 (SF-18-038)

EQUINE COURT
 (PUBLIC 50' ROW) DESIGN SPEED - 25mph RESIDENTIAL



<p>48 HOURS BEFORE YOU DIG, CALL UTILITY LOCATORS</p> <p>811</p> <p>UTILITY NOTIFICATION CENTER OF COLORADO IT'S THE LAW</p> <p>THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK. THE CONTRACTOR SHALL BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE CAUSED BY HIS FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.</p>	<p>NO. REVISION</p> <p>DATE</p>	<p>REVIEW:</p> <p>PREPARED UNDER MY DIRECT SUPERVISION FOR AND ON BEHALF OF CLASSIC CONSULTING ENGINEERS AND SURVEYORS, LLC</p> <p><i>Kyle R. Campbell</i> KYLE R. CAMPBELL, COLORADO P.E. #29794</p>	<p>CLASSIC CONSULTING ENGINEERS & SURVEYORS</p> <p>HANNAH RIDGE AT FEATHERGRASS FILING NO. 5 STREET IMPROVEMENT PLANS EQUINE COURT EPC 7/15/19</p> <p>DESIGNED BY KRC SCALE (H) 1" = 50' DATE 10/12/18 DRAWN BY KC (V) 1" = 5' SHEET 6 OF 11 CHECKED BY (V) 1" = 5' JOB NO. 1116.05</p>
	<p>DATE</p> <p><i>WALG</i></p>	<p>619 N. Cascade Avenue, Suite 200 Colorado Springs, Colorado 80903</p> <p>(719)785-0790 (719)785-0799(Fax)</p>	

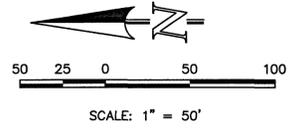
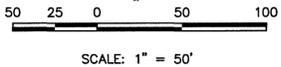
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ELECTRONIC DRIVE
(PUBLIC 60' ROW) DESIGN SPEED - 30mph RESIDENTIAL

DAPPLES COURT
(PUBLIC 50' ROW) DESIGN SPEED - 25mph RESIDENTIAL

STREET ABBREVIATION INDEX:
EQC EQUINE COURT
ETD ELECTRONIC DRIVE
DPC DAPPLES COURT
WPD WINSLOW PARK DRIVE



LENGTH	RADIUS	DELTA
C1	278.47	1430.08 11.16

LENGTH	BEARING
L1	310.08 N89° 38' 27.06"W

LENGTH	RADIUS	DELTA
C1	30.95	20.00 88.67
C2	30.95	20.00 88.67
C3	32.31	20.00 92.55
C4	31.59	20.00 90.49

LENGTH	BEARING
L1	292.07 S2° 44' 58.68"E
L2	135.00 S86° 19' 34.75"W

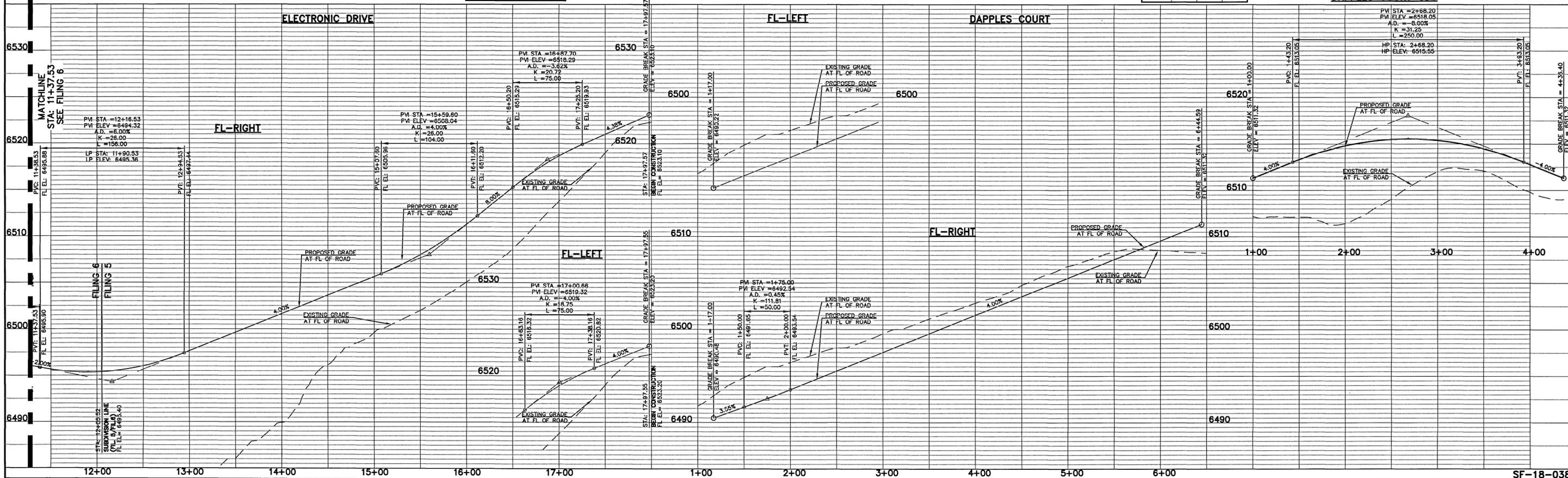
LENGTH	RADIUS	DELTA
C1	194.33	125.00 89.08

LENGTH	RADIUS	DELTA
C1	6.75	45.00 8.59
C2	63.62	44.17 82.53
C3	73.87	45.00 94.05
C4	44.66	44.17 57.93
C5	56.22	45.00 71.58

LENGTH	BEARING
L1	71.29 N02° 44' 58.68"W
L2	10.00 N72° 52' 42.23"E
L3	10.00 S09° 13' 21.15"W



AS-BUILTS
03/02/2023
(SF-18-038)



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NO. REVISION	DATE

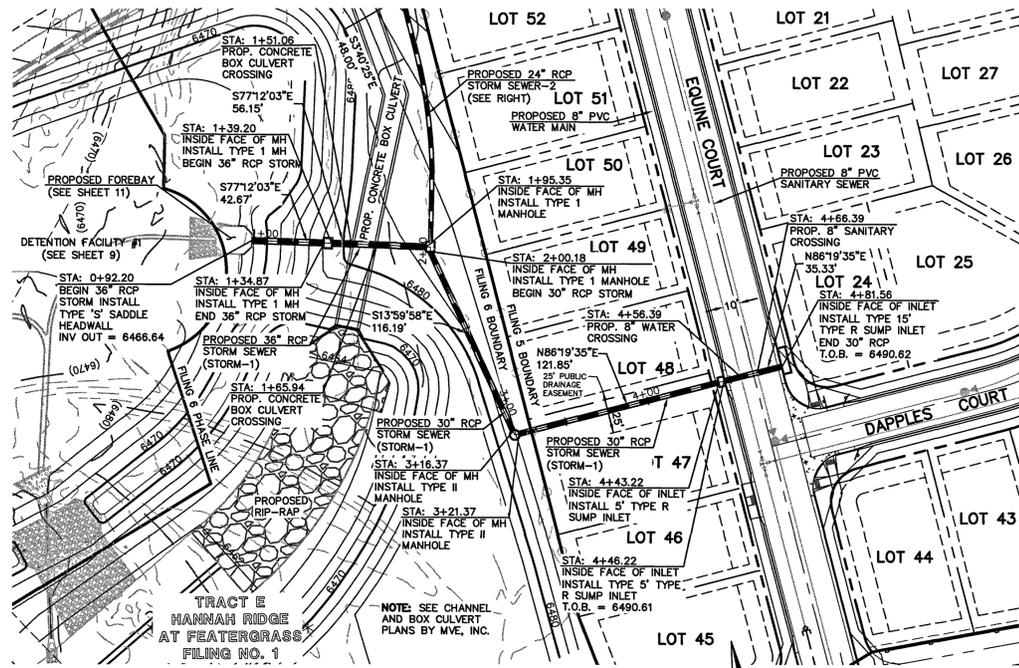
REVIEW:
PREPARED UNDER MY DIRECT SUPERVISION FOR AND ON BEHALF OF
CLASSIC CONSULTING ENGINEERS & SURVEYORS, LLC

Kyle R. Campbell
KYLE R. CAMPBELL, COLORADO LICENSE NO. 29794
DATE: 6/19

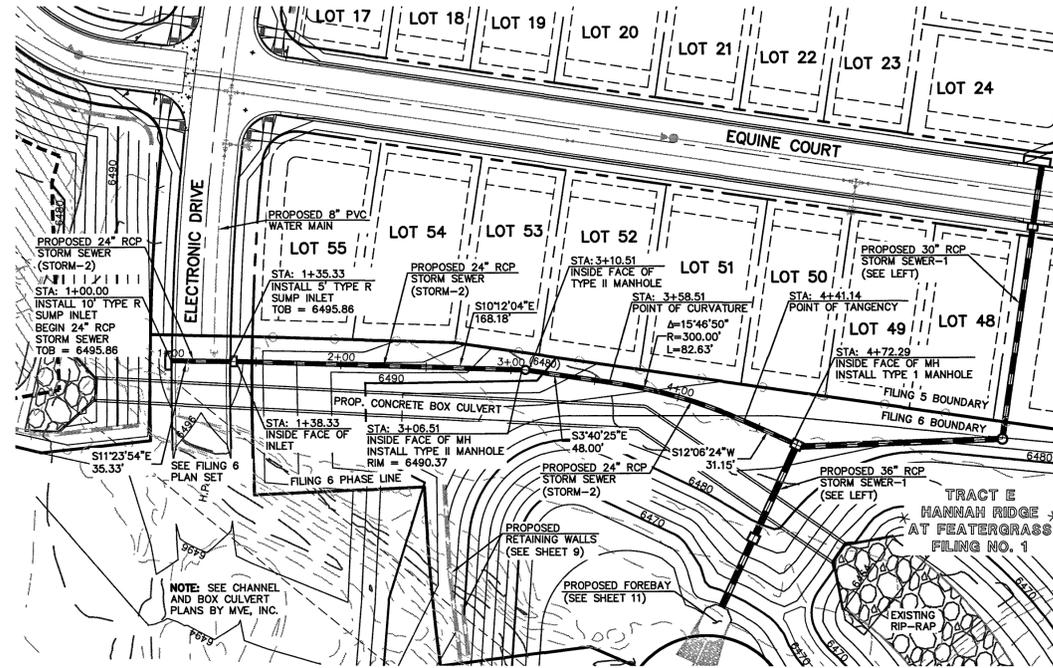
HANNAH RIDGE AT FEATHERGRASS			
FILING NO. 5			
STREET IMPROVEMENT PLANS			
ELECTRONIC DRIVE/DAPPLES COURT			
EPC 7/15/19			
DESIGNED BY	KRC	SCALE	DATE
DRAWN BY	KC	(H) 1" = 50'	SHEET 7 OF 11
CHECKED BY	(V) 1" = NA	JOB NO.	1116.05



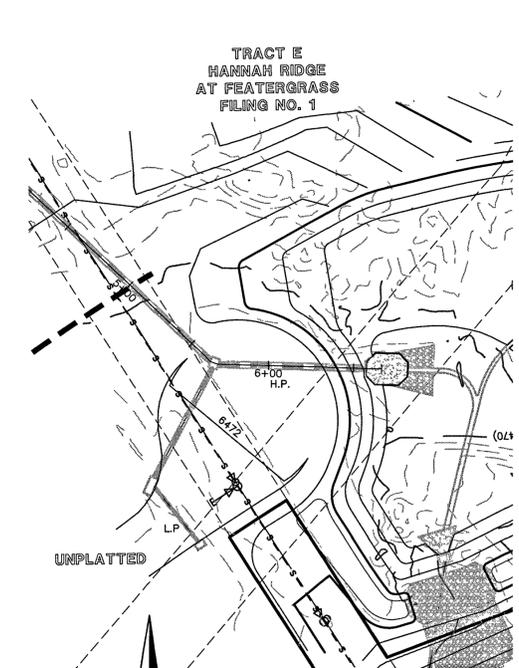
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STORM SEWER RUN 1



STORM SEWER RUN 2

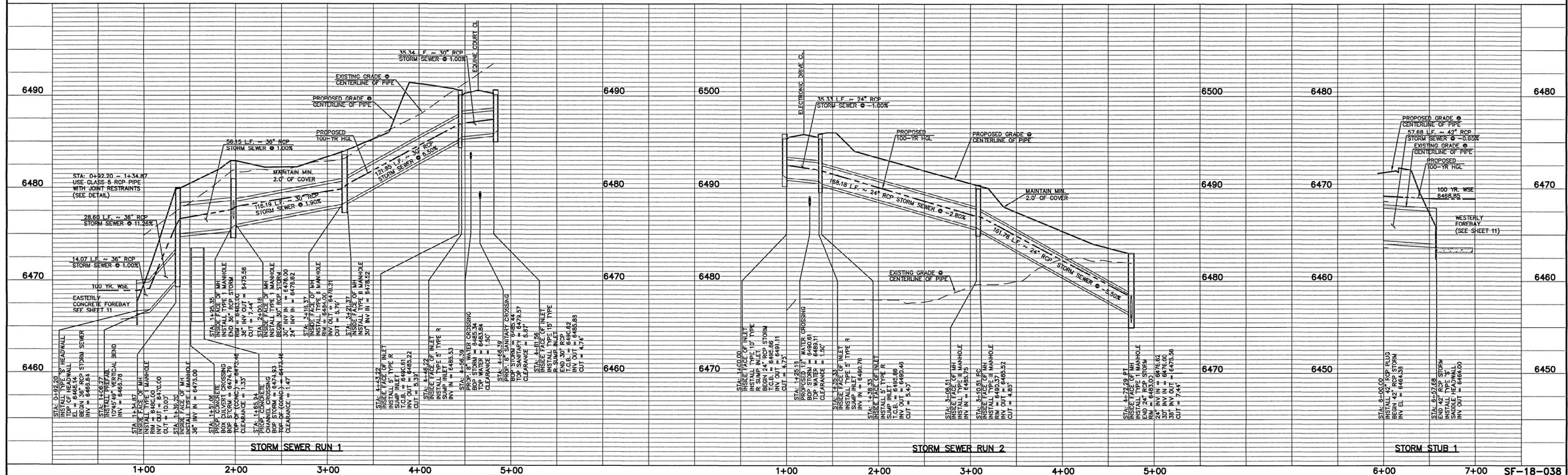


STORM STUB 1

SCALE: 1" = 50' HORIZ.
SCALE: 1" = 5' VERT.



AS-BUILTS
03/02/2023
(SF-18-038)



STORM SEWER RUN 1

STORM SEWER RUN 2

STORM STUB 1

LEGEND	
	PROPOSED FIRE HYDRANT
	PROPOSED WATER MAIN
	PROPOSED SANITARY SEWER MAIN
	PROPOSED STORM SEWER
	PROPOSED STORM INLET
	ROW/BOUNDARY LINE
	EXISTING FIRE HYDRANT
	EXISTING WATER MAIN
	EXISTING SANITARY SEWER MAIN
	EXISTING STORM SEWER
	EXISTING STORM INLET
	EXISTING GAS MAIN
	EXISTING ELECTRIC

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NO.	REVISION	DATE

REVIEW:
PREPARED UNDER MY SUPERVISION FOR AND ON BEHALF OF CLASSIC CONSULTING ENGINEERS AND SURVEYORS, LLC

Walter
WALTER R. CAMPBELL, COLORADO P.E. #29794

Walter
DATE



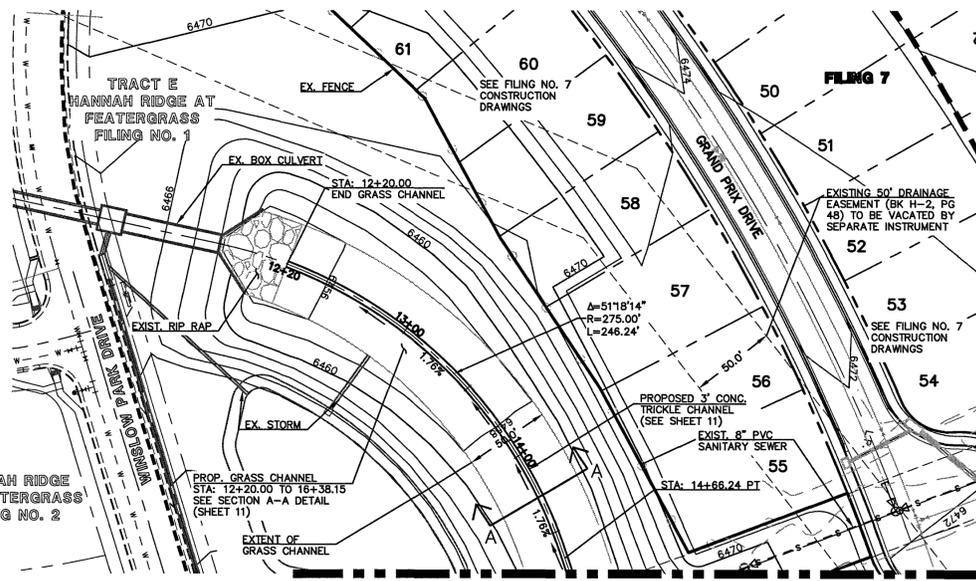
HANNAH RIDGE AT FEATHERGRASS FILING NO. 5 PUBLIC STORM SEWER PLANS			
DESIGNED BY	MAW	SCALE	DATE
DRAWN BY	ESO	(H) 1" = 50'	SHEET 9 OF 11
CHECKED BY	(V) 1" = NA	JOB NO.	1116.05



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TRACT E
HANNAH RIDGE AT
FEATHERGRASS
FILING NO. 1

HANNAH RIDGE
AT FEATHERGRASS
FILING NO. 2

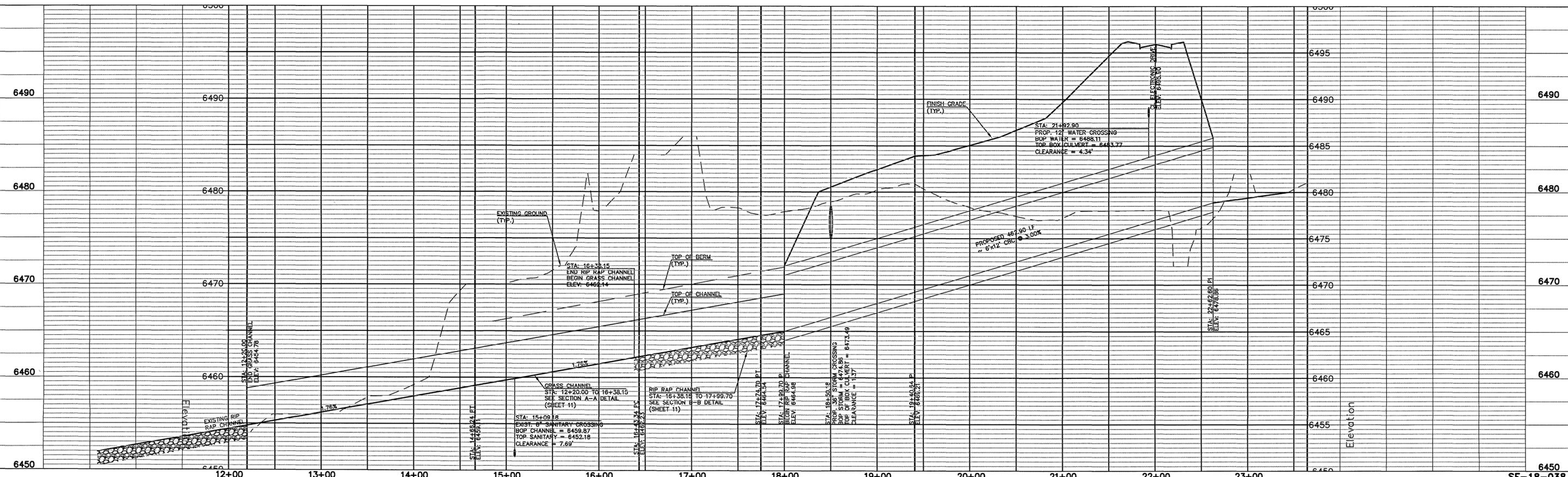
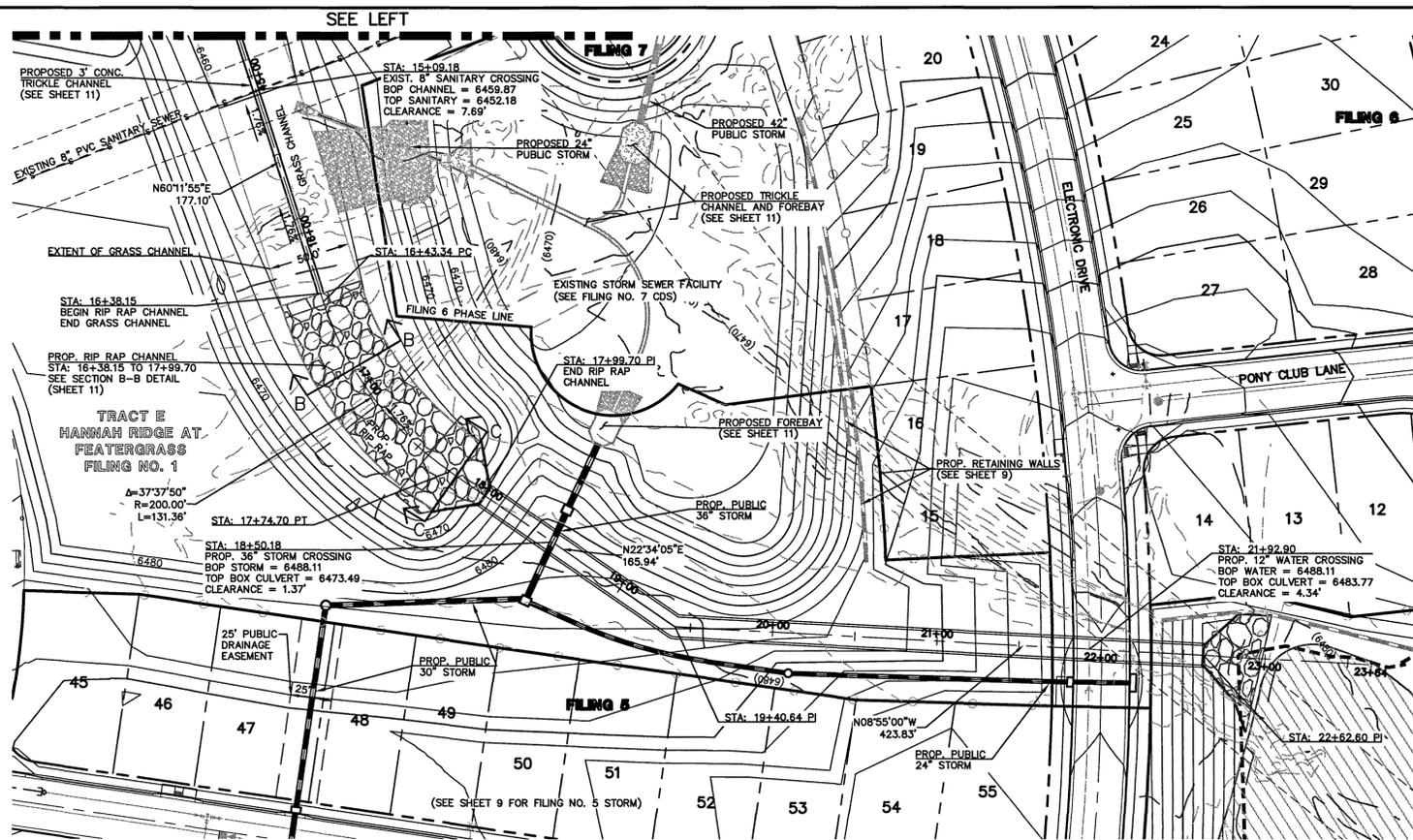


AS-BUILTS
03/02/2023
(SF-18-038)



SCALE: 1" = 50' HORIZ.
SCALE: 1" = 5' VERT.

6"x12' BOX CULVERT W/ GRASS CHANNEL



LEGEND

	PROPOSED FIRE HYDRANT		EXISTING FIRE HYDRANT
	PROPOSED WATER MAIN		EXISTING WATER MAIN
	PROPOSED SANITARY SEWER MAIN		EXISTING SANITARY SEWER MAIN
	PROPOSED STORM SEWER		EXISTING STORM SEWER
	PROPOSED STORM INLET		EXISTING STORM INLET
	ROW/BOUNDARY LINE		EXISTING GAS MAIN
			EXISTING ELECTRIC

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NO. REVISION	DATE

REVIEW:

PREPARED UNDER MY PROFESSIONAL SUPERVISION FOR AND ON BEHALF OF CLASSIC CONSULTING ENGINEERS AND SURVEYORS, LLC

[Signature]
KYLE R. CAMPBELL, COLORADO P.E. #29794

DATE: *10/19*

CLASSIC
CONSULTING
ENGINEERS & SURVEYORS

619 N. Cascade Avenue, Suite 200
Colorado Springs, Colorado 80903
(719)785-0790
(719)785-0799(Fax)

HANNAH RIDGE AT FEATHERGRASS
FILING NO. 5
PROPOSED TRIBUTARY DRAINAGE IMPROVEMENTS
EPC 7/15/19

DESIGNED BY	KRC	SCALE	DATE	10/12/18
DRAWN BY	LDB	(H) 1" = 50'	SHEET	10 OF 11
CHECKED BY	(V) 1" = NA	JOB NO.	1116.05	

SF-18-038

