

N:\117570\DRAWINGS\CONSTRUCTION\GRADING-EROSION\01-117570-TITLE.dwg, 2/22/2022 1:11:24 PM, 1:1

GENERAL CONSTRUCTION NOTES:

1. THE LOCATION OF EXISTING UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY AND MAY NOT INCLUDE ALL UTILITIES. THE EXCAVATION CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK. THE CONTRACTOR AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY HIS FAILURE TO EXACTLY LOCATED AND PRESERVE ANY AND ALL UTILITIES.
2. BEFORE COMMENCING ANY EXCAVATION, CALL 1-800-922-1987 FOR EXISTING UTILITY LOCATIONS.
3. THE CONTRACTOR WILL TAKE THE NECESSARY PRECAUTIONS TO PROTECT EXISTING UTILITIES FROM DAMAGE DUE TO THIS OPERATION. ANY DAMAGE TO THE UTILITIES WILL BE REPAIRED AT THE CONTRACTOR'S EXPENSE, AND ANY SERVICE DISRUPTION WILL BE SETTLED BY THE CONTRACTOR.
4. 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 PLANNING AND COMMUNITY DEVELOPMENT (PCD).
5. ALL STATIONING IS CENTERLINE UNLESS OTHERWISE INDICATED. ALL ELEVATIONS ARE CENTERLINE UNLESS OTHERWISE INDICATED.
6. THE CONTRACTOR SHALL REVEGETATE ALL DISTURBED AREAS AS SOON AS POSSIBLE AND EROSION CONTROL SHALL BE INSTALLED AND MAINTAINED IN A FUNCTIONAL MANNER AT ALL TIMES. DEVELOPER RESPONSIBLE FOR MAINTAINING DISTURBED AREAS UNTIL REVEGETATION IS COMPLETE.
7. ALL DISTURBED PAVEMENT EDGES SHALL BE CUT TO NEAT LINES. REPAIR SHALL CONFORM TO THE EPC ECM APPENDIX K - 1.2C.
8. ADDITIONAL EROSION CONTROL STRUCTURES MAY BE REQUIRED AT THE TIME OF CONSTRUCTION.
9. BUILDING CONTRACTORS WILL BE RESPONSIBLE FOR CONSTRUCTING POSITIVE DRAINAGE AWAY FROM ALL STRUCTURES.
10. ASPHALT THICKNESS AND BASE COURSE THICKNESS (COMPACTED) FOR ROADS SHALL BE PER DESIGN REPORT BY OWNER'S GEOTECHNICAL ENGINEER. OWNER'S GEOTECHNICAL ENGINEER TO BE ON SITE AT TIME OF ROAD CONSTRUCTION TO EVALUATE SOIL CONDITIONS AND DETERMINE IF ADDITIONAL MEASURES ARE NECESSARY TO ASSURE STABILITY OF THE NEW ROADS. PAVEMENT DESIGN SHALL BE APPROVED BY PLANNING AND COMMUNITY DEVELOPMENT PRIOR TO CONSTRUCTION.
11. THE CONTRACTOR SHALL REVEGETATE ALL DISTURBED AREAS WITHIN 21 DAYS OF SUBSTANTIAL GRADING COMPLETION. EROSION CONTROL SHALL BE INSTALLED AND MAINTAINED IN A FUNCTIONAL MANNER AT ALL TIMES. DEVELOPER IS RESPONSIBLE FOR MAINTAINING DISTURBED AREAS UNTIL REVEGETATION IS COMPLETE.
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. LOCATION OF THE CONCRETE WASHOUT, STORAGE FOR MAINTENANCE EQUIPMENT AND TEMPORARY DISPOSAL AREAS WILL BE ADDED TO THIS PLAN BY SWMP ADMINISTRATOR UPON COORDINATION WITH SELECTED CONTRACTOR.

STANDARD NOTES FOR EL PASO COUNTY CONSTRUCTION PLANS:

1. ALL DRAINAGE AND ROADWAY CONSTRUCTION SHALL MEET THE STANDARDS AND SPECIFICATIONS OF THE CITY OF COLORADO SPRINGS/EL PASO COUNTY DRAINAGE CRITERIA MANUAL, VOLUMES 1 AND 2, AND THE EL PASO COUNTY ENGINEERING CRITERIA MANUAL.
2. CONTRACTOR SHALL BE RESPONSIBLE FOR THE NOTIFICATION AND FIELD NOTIFICATION OF ALL EXISTING UTILITIES, WHETHER SHOWN ON THE PLANS OR NOT, BEFORE BEGINNING CONSTRUCTION. LOCATION OF EXISTING UTILITIES SHALL BE VERIFIED BY THE CONTRACTOR PRIOR TO CONSTRUCTION. CALL 811 TO CONTACT THE UTILITY NOTIFICATION CENTER OF COLORADO (UNCC).
3. CONTRACTOR SHALL KEEP A COPY OF THESE APPROVED PLANS, THE GRADING AND EROSION CONTROL PLAN, THE STORMWATER MANAGEMENT PLAN (SWMP), THE SOILS AND GEOTECHNICAL REPORT, AND THE APPROPRIATE DESIGN AND CONSTRUCTION STANDARDS AND SPECIFICATIONS AT THE JOB SITE AT ALL TIMES, INCLUDING THE FOLLOWING:
 - a. EL PASO COUNTY ENGINEERING CRITERIA MANUAL (ECM)
 - b. CITY OF COLORADO SPRINGS/EL PASO COUNTY DRAINAGE CRITERIA MANUAL, VOLUMES 1 AND 2
 - c. COLORADO DEPARTMENT OF TRANSPORTATION (CDOT) STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION
 - d. CDOT M & S STANDARDS
4. NOTWITHSTANDING ANYTHING DEPICTED IN THESE PLANS IN WORDS OR GRAPHIC REPRESENTATION, ALL DESIGN AND CONSTRUCTION RELATED TO ROADS, STORM DRAINAGE AND EROSION CONTROL SHALL CONFORM TO THE STANDARDS AND REQUIREMENTS OF THE MOST RECENT VERSION OF THE RELEVANT ADOPTED EL PASO COUNTY STANDARDS, INCLUDING THE LAND DEVELOPMENT CODE, THE ENGINEERING CRITERIA MANUAL, THE DRAINAGE CRITERIA MANUAL, AND THE DRAINAGE CRITERIA MANUAL VOLUME 2. ANY DEVIATIONS FROM REGULATIONS AND STANDARDS MUST BE REQUESTED, AND APPROVED, IN WRITING. ANY MODIFICATIONS NECESSARY TO MEET CRITERIA AFTER-THE-FACT WILL BE ENTIRELY THE DEVELOPER'S RESPONSIBILITY TO RECTIFY.
5. IT IS THE DESIGN ENGINEER'S RESPONSIBILITY TO ACCURATELY SHOW EXISTING CONDITIONS, BOTH ONSITE AND OFFSITE, ON THE CONSTRUCTION PLANS. ANY MODIFICATIONS NECESSARY DUE TO CONFLICTS, OMISSIONS, OR CHANGED CONDITIONS WILL BE ENTIRELY THE DEVELOPER'S RESPONSIBILITY TO RECTIFY.
6. CONTRACTOR SHALL SCHEDULE A PRE-CONSTRUCTION MEETING WITH EL PASO COUNTY PLANNING AND COMMUNITY DEVELOPMENT - INSPECTIONS, PRIOR TO STARTING CONSTRUCTION.
7. IT IS THE CONTRACTOR'S RESPONSIBILITY TO UNDERSTAND THE REQUIREMENTS OF ALL JURISDICTIONAL AGENCIES AND TO OBTAIN ALL REQUIRED PERMITS, INCLUDING BUT NOT LIMITED TO EL PASO COUNTY EROSION AND STORMWATER QUALITY CONTROL PERMIT (ESQCP), REGIONAL BUILDING FLOODPLAIN DEVELOPMENT PERMIT, U.S. ARMY CORPS OF ENGINEERS-ISSUED 401 AND/OR 404 PERMITS, AND COUNTY AND STATE FUGITIVE DUST PERMITS.
8. CONTRACTOR SHALL NOT DEVIATE FROM THE PLANS WITHOUT FIRST OBTAINING WRITTEN APPROVAL FROM THE DESIGN ENGINEER AND PCD. CONTRACTOR SHALL NOTIFY THE DESIGN ENGINEER IMMEDIATELY UPON DISCOVERY OF ANY ERRORS OR INCONSISTENCIES.
9. ALL STORM DRAIN PIPE SHALL BE CLASS III RCP UNLESS OTHERWISE NOTED AND APPROVED BY PCD.
10. CONTRACTOR SHALL COORDINATE GEOTECHNICAL TESTING PER ECM STANDARDS. PAVEMENT DESIGN SHALL BE APPROVED BY EL PASO COUNTY PCD PRIOR TO PLACEMENT OF CURB AND GUTTER AND PAVEMENT.
11. ALL CONSTRUCTION TRAFFIC MUST ENTER/EXIT THE SITE AT APPROVED CONSTRUCTION ACCESS POINTS.
12. SIGHT VISIBILITY TRIANGLES AS IDENTIFIED IN THE PLANS SHALL BE PROVIDED AT ALL INTERSECTIONS. OBSTRUCTIONS GREATER THAN 18 INCHES ABOVE FLOWLINE ARE NOT ALLOWED WITHIN SIGHT TRIANGLES.
13. SIGNING AND STRIPING SHALL COMPLY WITH EL PASO COUNTY DEPARTMENT OF PUBLIC WORKS AND MUTCD CRITERIA.
14. CONTRACTOR SHALL OBTAIN ANY PERMITS REQUIRED BY EL PASO COUNTY DEPARTMENT OF PUBLIC WORKS, INCLUDING WORK WITHIN THE RIGHT-OF-WAY AND SPECIAL TRANSPORT PERMITS.
15. THE LIMITS OF CONSTRUCTION SHALL REMAIN WITHIN THE PROPERTY LINE UNLESS OTHERWISE NOTED. THE OWNER/DEVELOPER SHALL OBTAIN WRITTEN PERMISSION AND EASEMENTS, WHERE REQUIRED, FROM ADJOINING PROPERTY OWNER(S) PRIOR TO ANY OFF-SITE DISTURBANCE, GRADING, OR CONSTRUCTION.

SIGNING AND STRIPING NOTES:

1. ALL SIGNS AND PAVEMENT MARKINGS SHALL BE IN COMPLIANCE WITH THE CURRENT MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD).
2. REMOVAL OF EXISTING PAVEMENT MARKINGS SHALL BE ACCOMPLISHED BY A METHOD THAT DOES NOT MATERIALLY DAMAGE THE PAVEMENT. THE PAVEMENT MARKINGS SHALL BE REMOVED TO THE EXTENT THAT THEY WILL NOT BE VISIBLE UNDER DAY OR NIGHT CONDITIONS. AT NO TIME WILL IT BE ACCEPTABLE TO PAINT OVER EXISTING PAVEMENT MARKINGS.
3. ANY DEVIATION FROM THE STRIPING AND SIGNING PLAN SHALL BE APPROVED BY EL PASO COUNTY PLANNING AND COMMUNITY DEVELOPMENT.
4. ALL SIGNS SHOWN ON THE SIGNING AND STRIPING PLAN SHALL BE NEW SIGNS. EXISTING SIGNS MAY REMAIN OR BE REUSED IF THEY MEET CURRENT EL PASO COUNTY AND MUTCD STANDARDS.
5. STREET NAME AND REGULATORY STOP SIGNS SHALL BE ON THE SAME POST AT INTERSECTIONS.
6. ALL REMOVED SIGNS SHALL BE DISPOSED OF IN A PROPER MANNER BY THE CONTRACTOR.
7. ALL STREET NAME SIGNS SHALL HAVE "D" SERIES LETTERS, WITH LOCAL ROADWAY SIGNS BEING 4" UPPER-LOWER CASE LETTERING ON 8" BLANK AND NON-LOCAL ROADWAY SIGNS BEING 6" LETTERING, UPPER-LOWER CASE ON 12" BLANK, WITH A WHITE BORDER THAT IS NOT RECESSED. MULTI-LANE ROADWAYS WITH SPEED LIMITS OF 40 MPH OR HIGHER SHALL HAVE 8" UPPER-LOWER CASE LETTERING ON 18" BLANK WITH A WHITE BORDER THAT IS NOT RECESSED. THE WIDTH OF THE NON-RECESSED WHITE BORDERS SHALL MATCH PAGE 255 OF THE 2012 MUTCD "STANDARD HIGHWAY SIGNS."
8. ALL TRAFFIC SIGNS SHALL HAVE A MINIMUM HIGH INTENSITY PRISMATIC GRADE SHEETING.
9. ALL LOCAL RESIDENTIAL STREET SIGNS SHALL BE MOUNTED ON A 1.75" X 1.75" SQUARE TUBE SIGN POST AND STUB POST BASE. FOR OTHER APPLICATIONS, REFER TO THE CDOT STANDARD S-614-8 REGARDING USE OF THE P2 TUBULAR STEEL POST SLIPBASE DESIGN.
10. ALL SIGNS SHALL BE SINGLE SHEET ALUMINUM WITH 0.100" MINIMUM THICKNESS.
11. ALL LIMIT LINES/STOP LINES, CROSSWALK LINES, PAVEMENT LEGENDS, AND ARROWS SHALL BE A MINIMUM 125 MIL THICKNESS PREFORMED THERMOPLASTIC PAVEMENT MARKINGS WITH TAPERED LEADING EDGES PER CDOT STANDARD S-627-1. WORD AND SYMBOL MARKINGS SHALL BE THE NARROW TYPE. STOP BARS SHALL BE 24" IN WIDTH. CROSSWALKS LINES SHALL BE 12" WIDE AND 8' LONG PER CDOT S-627-1.
12. ALL LONGITUDINAL LINES SHALL BE A MINIMUM 15MIL THICKNESS EPOXY PAINT. ALL NON-LOCAL RESIDENTIAL ROADWAYS SHALL INCLUDE BOTH RIGHT AND LEFT EDGE LINE STRIPING AND ANY ADDITIONAL STRIPING AS REQUIRED BY CDOT S-627-1.
13. THE CONTRACTOR SHALL NOTIFY EL PASO COUNTY PLANNING AND COMMUNITY DEVELOPMENT (719) 520-6819 PRIOR TO AND UPON COMPLETION OF SIGNING AND STRIPING.
14. THE CONTRACTOR SHALL OBTAIN A WORK IN THE RIGHT OF WAY PERMIT FROM THE EL PASO COUNTY DEPARTMENT OF PUBLIC WORKS (DPW) PRIOR TO ANY SIGNAGE OR STRIPING WORK WITHIN AN EXISTING EL PASO COUNTY ROADWAY.

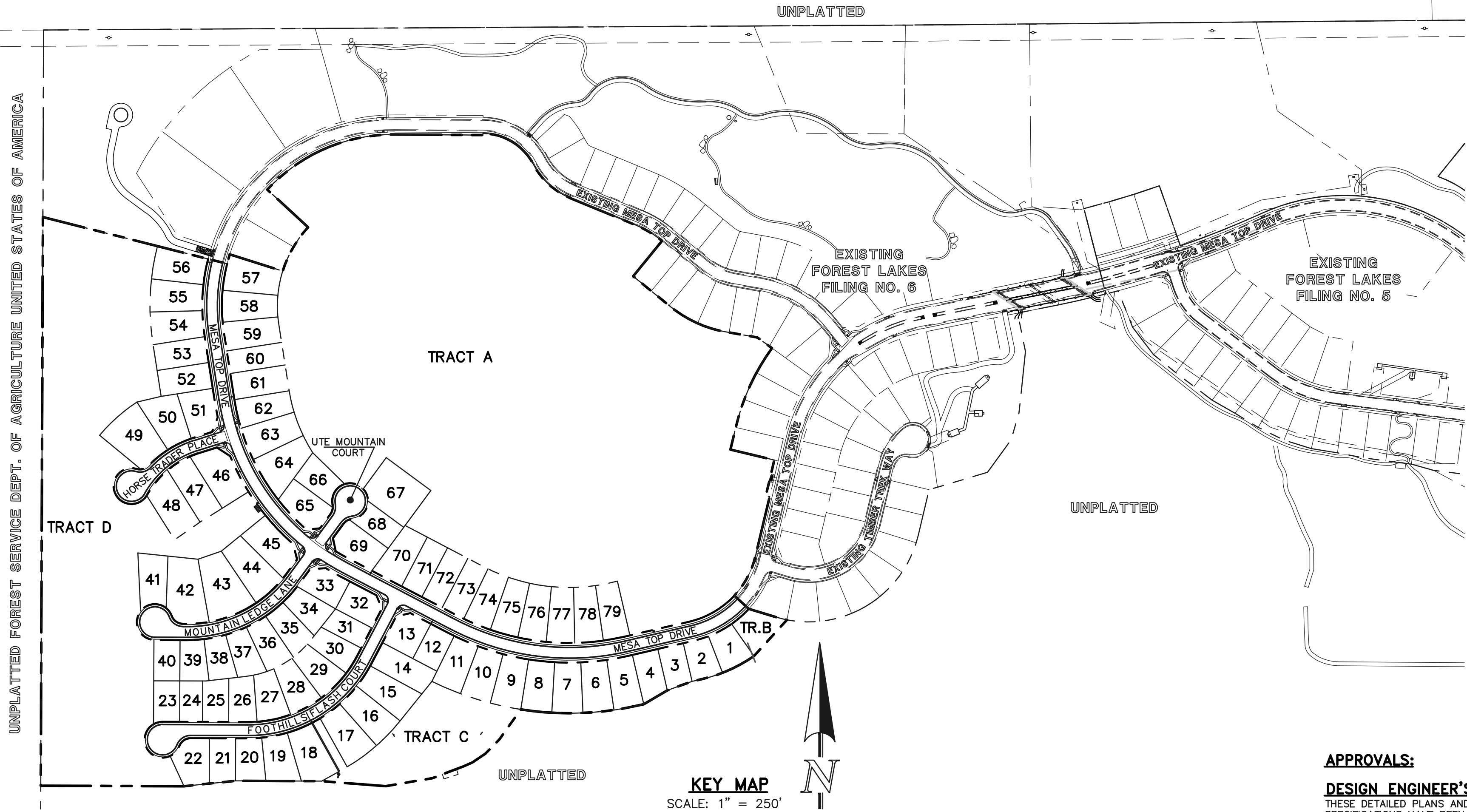
BENCHMARKS:

- A. A 1-1/2" ALUMINUM SURVEYORS CAP STAMPED "CCES LLC PLS 30118" LOCATED AT THE SOUTHWESTERLY CORNER OF FOREST LAKES FILING NO. 6, APPROXIMATELY 572.93 FEET SOUTHERLY FROM THE CENTER QUARTER CORNER OF SECTION 29, TOWNSHIP 11 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN.
ELEV. = 7302.74
- B. A 1-1/2" ALUMINUM SURVEYORS CAP STAMPED "CCES LLC PLS 30118" LOCATED AT THE SOUTHWESTERLY CORNER OF FOREST LAKES FILING NO. 7, APPROXIMATELY 357.21 FEET NORTHERLY FROM THE SOUTH QUARTER CORNER OF SECTION 29, TOWNSHIP 11 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN.
ELEV. = 7216.16

FOREST LAKES FILING NO. 7
COUNTY OF EL PASO, STATE OF COLORADO
CONSTRUCTION PLANS

MAY 2021

(SECTIONS 27 AND 28, TOWNSHIP 11 SOUTH, RANGE 67 WEST)



CONSTRUCTION PLAN: SHEET INDEX

SHEET 1 OF 31	TITLE SHEET
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SHEET 3 OF 31	GRADING AND EROSION CONTROL PLAN
SHEET 4 OF 31	GRADING AND EROSION CONTROL PLAN
SHEET 5 OF 31	GRADING AND EROSION CONTROL PLAN NOTES & DETAIL SHEET
SHEET 6 OF 31	GRADING AND EROSION CONTROL PLAN DETAIL SHEET
SHEET 7 OF 31	GRADING AND EROSION CONTROL PLAN DETAIL SHEET
SHEET 8 OF 31	KEY MAP WITH TYPICAL STREET SECTIONS
SHEET 9 OF 31	STREET IMPROVEMENT PLAN (MESA TOP DRIVE STA: 1+00-15+50)
SHEET 10 OF 31	STREET IMPROVEMENT PLAN (MESA TOP DRIVE STA: 15+50-END)
SHEET 11 OF 31	STREET IMPROVEMENT PLAN (HORSE TRADER PLACE)
SHEET 12 OF 31	STREET IMPROVEMENT PLAN (MOUNTAIN LEDGE LANE/UTE MOUNTAIN COURT)
SHEET 13 OF 31	STREET IMPROVEMENT PLAN (FOOTHILLS FLASH COURT)
SHEET 14 OF 31	PEDESTRIAN RAMP DETAILED GRADING
SHEET 15 OF 31	STREET LIGHT POLE LOCATION PLAN
SHEET 16 OF 31	STORM SEWER PLAN & PROFILE (MAIN A, & MAIN B)
SHEET 17 OF 31	STORM SEWER PLAN & PROFILE (MAIN C)
SHEET 18 OF 31	STORM SEWER PLAN & PROFILE (MAIN D & POND OUTFALL)
SHEET 19 OF 31	STORM SEWER PLAN & PROFILE (MAIN E)
SHEET 20 OF 31	STORM SEWER PLAN & PROFILE (BYPASS SYSTEM STA: 1+00-13+50)
SHEET 21 OF 31	STORM SEWER PLAN & PROFILE (BYPASS SYSTEM STA: 13+50-END)
SHEET 22 OF 31	PRIVATE POND 'A' FULL SPECTRUM DETENTION
SHEET 23 OF 31	POND OUTFALL - 30" IMPACT STRUCTURE & BYPASS MAIN - 48" IMPACT STRUCTURE
SHEET 24 OF 31	MAIN 'A' - 48" IMPACT STRUCTURE & FOREBAY
SHEET 25 OF 31	POND OUTLET BOX - PROFILE VIEW
SHEET 26 OF 31	POND OUTLET BOX AND MICROPOOL DETAILS
SHEET 27 OF 31	POND OUTLET BOX DETAILS
SHEET 28 OF 31	PRIVATE POND 'A' SPILLWAY DETAILS
SHEET 29 OF 31	DETAIL SHEET
SHEET 30 OF 31	DETAIL SHEET
SHEET 31 OF 31	DETAIL SHEET

KEY MAP

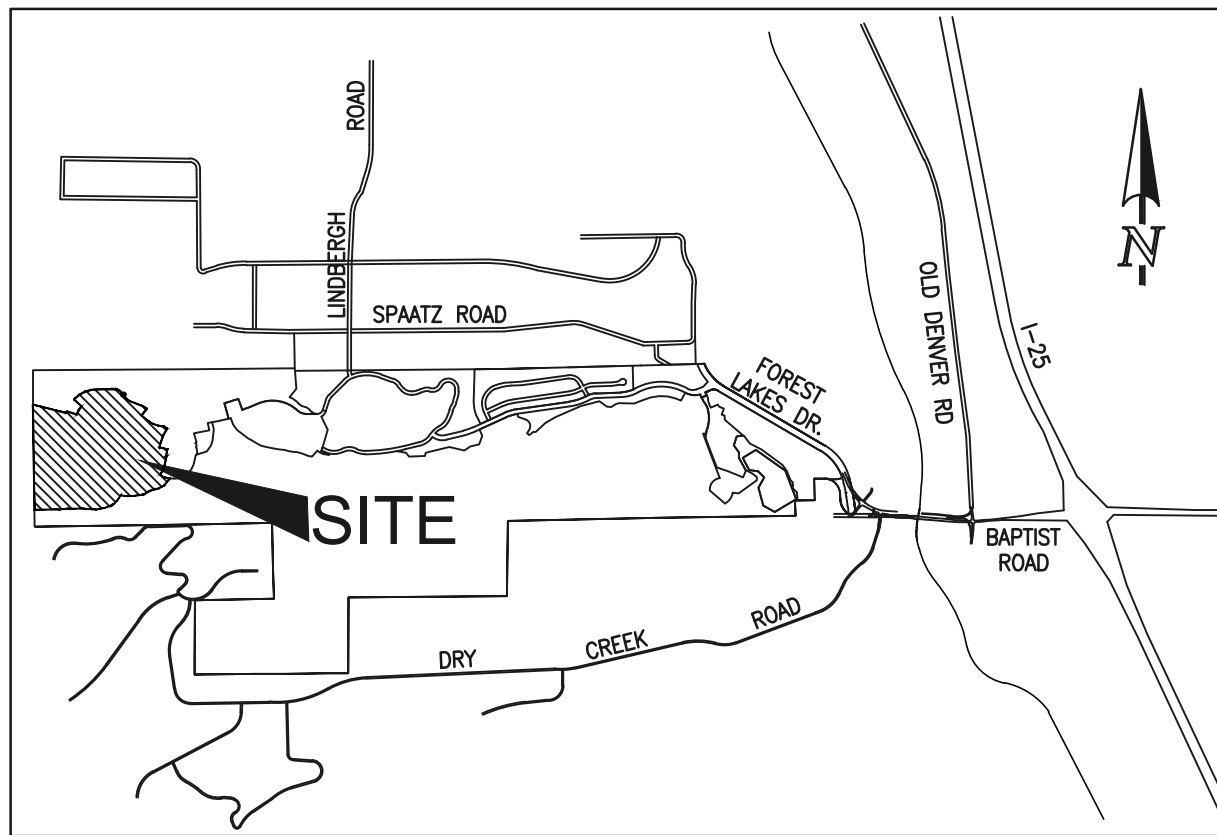
SCALE: 1" = 250'

NOTE:

THIS PROPERTY IS SUBJECT TO THE FINDINGS, SUMMARY AND CONCLUSIONS OF A GEOLOGIC HAZARDS EVALUATION AND PRELIMINARY GEOTECHNICAL INVESTIGATION PREPARED BY CTL/THOMPSON, DATED JULY 18, 2018.

UTILITY CONSTRUCTION PLAN: SHEET INDEX

TITLE SHEET	SHEET 1 OF 11
SANITARY SEWER PLAN - MESA TOP DR. STA: 1+00.00 - 12+50.00	SHEET 2 OF 11
SANITARY SEWER PLAN - MESA TOP DR. STA: 12+50.00 - END	SHEET 3 OF 11
SANITARY SEWER PLAN - HORSE TRADER PL. & MOUNTAIN LEDGE LN.	SHEET 4 OF 11
SANITARY SEWER PLAN - FOOTHILLS FLASH CT. STA: 1+00.00 - END	SHEET 5 OF 11
PUBLIC 8" PVC WATER SYSTEM PLAN	SHEETS 6-9 OF 11
UTILITY SERVICE PLAN	SHEET 10 OF 11
UTILITY SERVICE PLAN/DETAILS	SHEET 11 OF 11



VICINITY MAP
NOT TO SCALE

AGENCIES:

DEVELOPER:	FOREST LAKES RESIDENTIAL DEVELOPMENT, LLC 6385 CORPORATE DRIVE, SUITE 200 COLORADO SPRINGS, CO 80919 MR. JIM BOULTON (719) 592-3259
CIVIL ENGINEER:	CLASSIC CONSULTING ENGINEERS & SURVEYORS 619 N. CASCADE AVENUE, SUITE 200 COLORADO SPRINGS, CO 80903 MR. KYLE R. CAMPBELL, P.E. (719) 785-2800
COUNTY ENGINEERING:	DEVELOPMENT SERVICES DEPARTMENT 2880 INTERNATIONAL CIRCLE COLORADO SPRINGS, CO 80910 MR. GILBERT LaFORCE, (719) 520-7945
WATER & SANITATION DISTRICT:	FOREST LAKES METROPOLITAN DISTRICT 2 N. CASCADE AVENUE, SUITE 1280 COLORADO SPRINGS, CO 80903 MS. ANN NICHOLS, (719) 633-9500
FIRE DISTRICT:	TRI-LAKES MONUMENT FIRE PROTECTION DISTRICT 186 SECOND STREET MONUMENT, COLORADO 80132 (719) 484-0911
GAS COMPANY:	BLACK HILLS ENERGY 18965 BASE CAMP ROAD, A-7 MONUMENT, CO 80132 (888) 890-5554
ELECTRIC COMPANY:	MOUNTAIN VIEW ELECTRIC 11140 E. WOODMEN ROAD FALCON, COLORADO 80831 (719) 495-2283
TELEPHONE COMPANY:	CENTURY LINK COMMUNICATIONS (LOCATORS) (800)-922-1987 A.T.&T. (LOCATORS) (719) 635-3674

APPROVALS:

DESIGN ENGINEER'S STATEMENT:

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

KYLE R. CAMPBELL COLORADO P.E. #29794
FOR AND ON THE BEHALF OF CLASSIC CONSULTING ENGINEERS & SURVEYORS

DATE

OWNER/DEVELOPER'S STATEMENT:

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

JIM BOULTON
DATE

EL PASO COUNTY:

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

FILED IN ACCORDANCE WITH THE REQUIREMENTS OF THE EL PASO COUNTY LAND DEVELOPMENT CODE, DRAINAGE CRITERIA MANUAL, VOLUMES 1 AND 2 AND ENGINEERING CRITERIA MANUAL AS AMENDED.

IN ACCORDANCE WITH 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 DIRECTOR'S DISCRETION.

JENNIFER IRVINE, P.E.
COUNTY ENGINEER / ECM ADMINISTRATOR
DATE

PCD FILE # SF-21-49



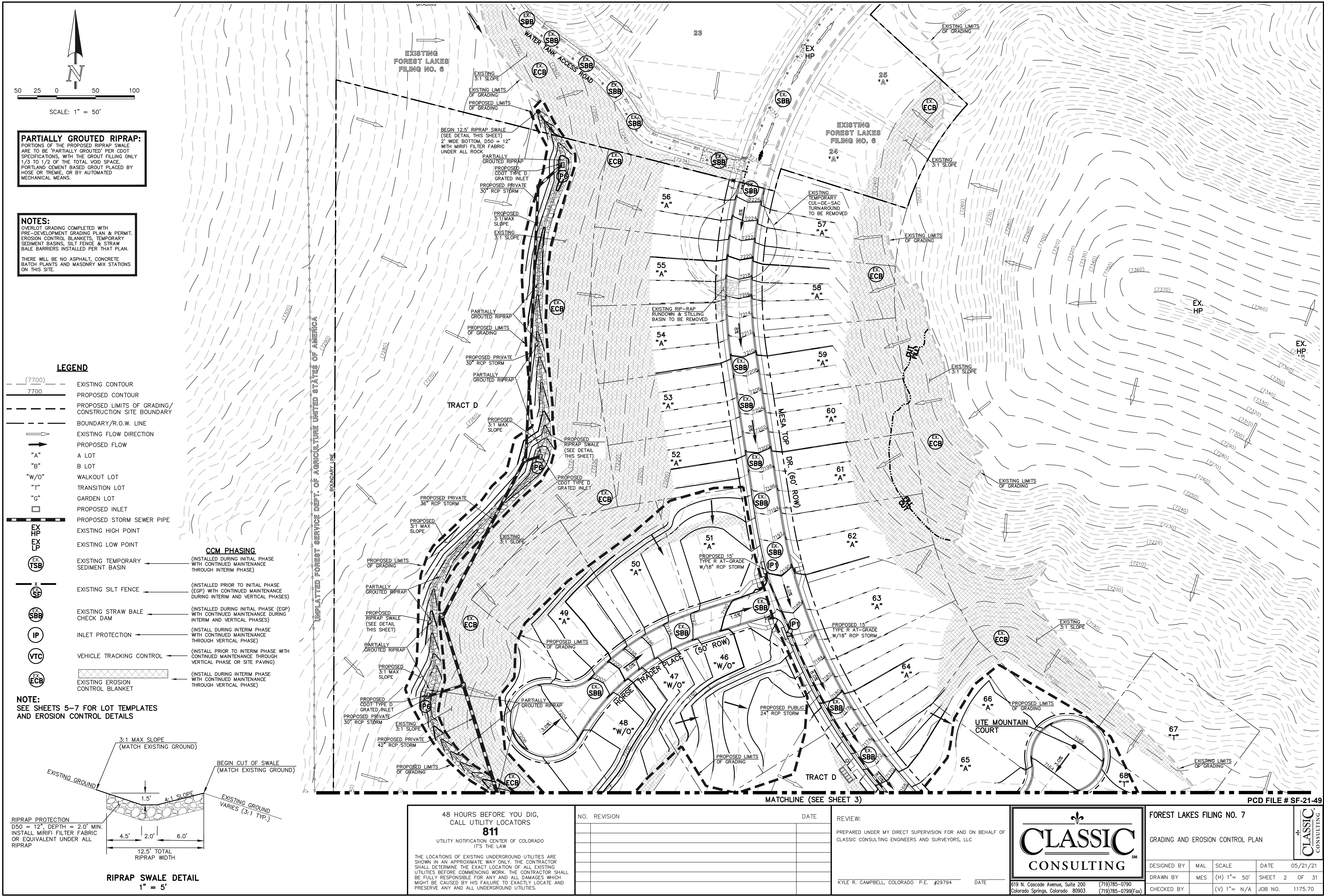
FOREST LAKES FILING NO. 7
CONSTRUCTION PLANS

TITLE SHEET

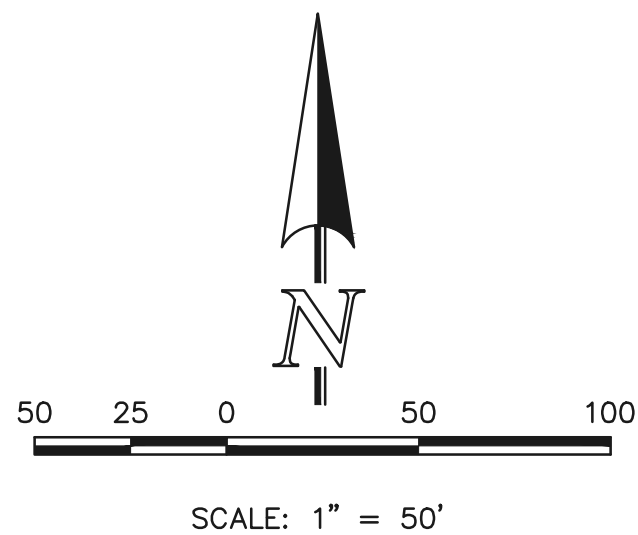
DESIGNED BY	MAL	SCALE	DATE	05/21/21
DRAWN BY	MES	(H) 1"= N/A	SHEET 1 OF 31	
CHECKED BY		(V) 1"= N/A	JOB NO.	1175.70

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

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PARTIALLY GROUDED RIPRAP:
PORTIONS OF THE PROPOSED RIPRAP SWALE ARE TO BE "PARTIALLY GROUDED" PER CDOT SPECIFICATIONS, WITH THE GROUT FILLING ONLY 1/3 TO 1/2 OF THE TOTAL VOID SPACE. PORTLAND CEMENT BASED GROUT PLACED BY HOSE OR TREMIE, OR BY AUTOMATED MECHANICAL MEANS.

LEGEND

- (7700) EXISTING CONTOUR
- 7700 PROPOSED CONTOUR
- - - - - PROPOSED LIMITS OF GRADING/CONSTRUCTION SITE BOUNDARY
- - - - - 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 EXISTING HIGH POINT
- LP EXISTING LOW POINT
- TSB EXISTING TEMPORARY SEDIMENT BASIN
- X SF EXISTING SILT FENCE
- SBB EXISTING STRAW BALE CHECK DAM
- IP INLET PROTECTION
- VTC VEHICLE TRACKING CONTROL
- ECB EXISTING EROSION CONTROL BLANKET

CCM PHASING

- (INSTALLED DURING INITIAL PHASE WITH CONTINUED MAINTENANCE THROUGH INTERIM PHASE)
- (INSTALLED PRIOR TO INITIAL PHASE (EGP) WITH CONTINUED MAINTENANCE DURING INTERIM AND VERTICAL PHASES)
- (INSTALLED DURING INITIAL PHASE (EGP) WITH CONTINUED MAINTENANCE DURING INTERIM AND VERTICAL PHASES)
- (INSTALL DURING INTERIM PHASE WITH CONTINUED MAINTENANCE THROUGH VERTICAL PHASE)
- (INSTALL PRIOR TO INTERIM PHASE WITH CONTINUED MAINTENANCE THROUGH VERTICAL PHASE OR SITE PAVING)
- (INSTALL DURING INTERIM PHASE WITH CONTINUED MAINTENANCE THROUGH VERTICAL PHASE)

NOTES:

OVERLOT GRADING COMPLETED WITH PRE-DEVELOPMENT GRADING PLAN & PERMIT. EROSION CONTROL BLANKETS, TEMPORARY SEDIMENT BASINS, SILT FENCE & STRAW BALE BARRIERS INSTALLED PER THAT PLAN.

THERE WILL BE NO ASPHALT, CONCRETE, BATCH PLANTS AND MASONRY MIX STATIONS ON THIS SITE.

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.

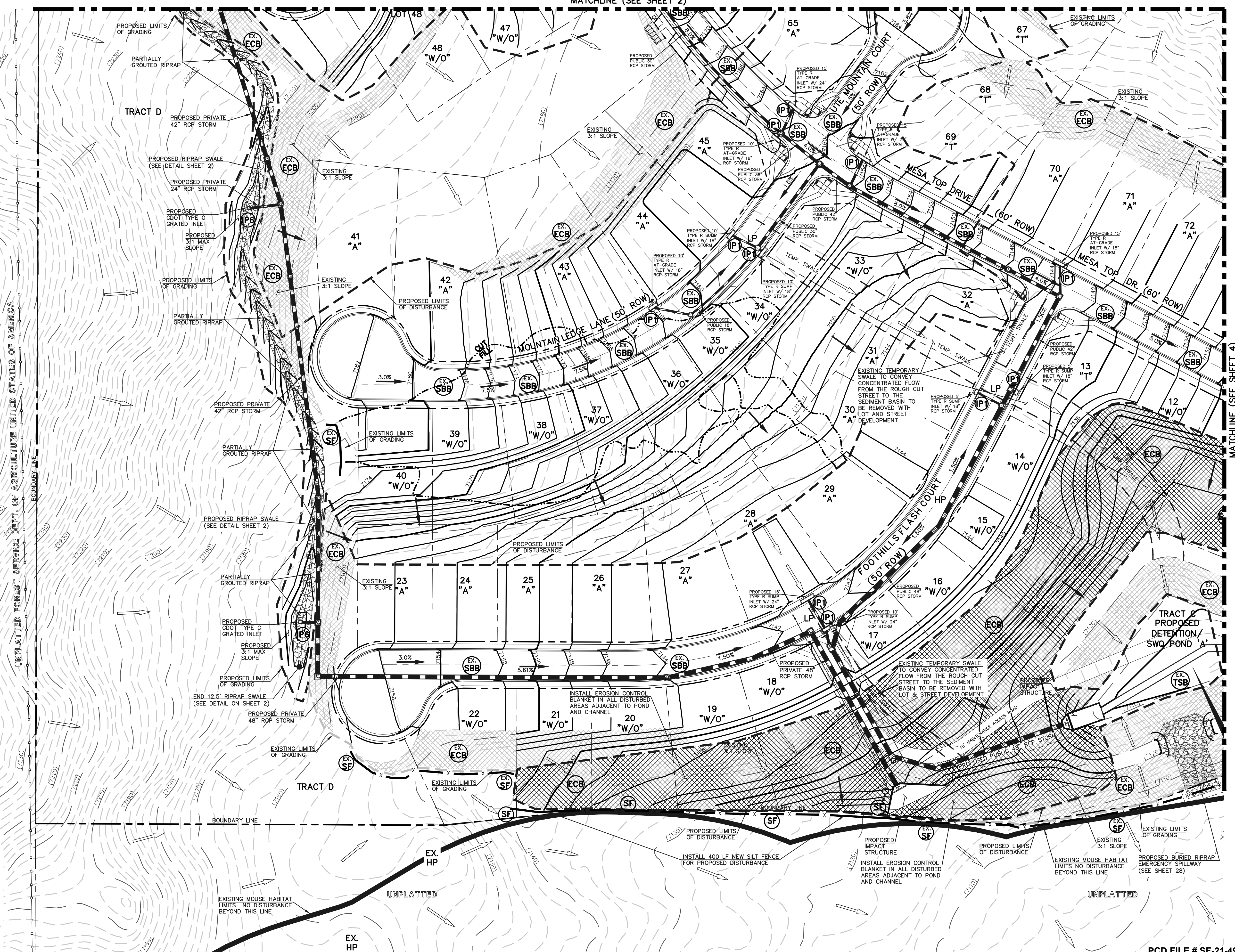
NO.	REVISION	DATE

REVIEW:	DATE
PREPARED UNDER MY DIRECT SUPERVISION FOR AND ON BEHALF OF CLASSIC CONSULTING ENGINEERS AND SURVEYORS, LLC	
KYLE R. CAMPBELL, COLORADO P.E. #29794	DATE

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

FOREST LAKES FILING NO. 7			
GRADING AND EROSION CONTROL PLAN			
DESIGNED BY	MAL	SCALE	DATE 05/21/21
DRAWN BY	MES	(H) 1" = 50'	SHEET 3 OF 31
CHECKED BY	(V) 1" = N/A	JOB NO.	1175.70

CLASSIC CONSULTING



PCD FILE # SF-21-49

EL PASO COUNTY GRADING AND EROSION CONTROL NOTES:

1. STORMWATER DISCHARGES FROM CONSTRUCTION SITES SHALL NOT CAUSE OR THREATEN TO CAUSE POLLUTION, CONTAMINATION, OR DEGRADATION OF STATE WATERS. ALL WORK AND EARTH DISTURBANCE SHALL BE DONE IN A MANNER THAT MINIMIZES POLLUTION OF ANY ON-SITE OR OFF-SITE WATERS, INCLUDING WETLANDS.
2. NOTWITHSTANDING ANYTHING DEPICTED IN THESE PLANS IN WORDS OR GRAPHIC REPRESENTATION, ALL DESIGN AND CONSTRUCTION RELATED TO ROADS, STORM DRAINAGE AND EROSION CONTROL SHALL CONFORM TO THE STANDARDS AND REQUIREMENTS OF THE MOST RECENT VERSION OF THE RELEVANT ADOPTED EL PASO COUNTY STANDARDS, INCLUDING THE LAND DEVELOPMENT CODE, THE ENGINEERING CRITERIA MANUAL, THE DRAINAGE CRITERIA MANUAL, AND THE DRAINAGE CRITERIA MANUAL VOLUME 2. ANY DEVIATIONS FROM REGULATIONS AND STANDARDS MUST BE REQUESTED, AND APPROVED, IN WRITING.
3. 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. MANAGEMENT OF THE SWMP DURING CONSTRUCTION IS THE RESPONSIBILITY OF THE DESIGNATED QUALIFIED STORMWATER MANAGER OR CERTIFIED EROSION CONTROL INSPECTOR. THE SWMP SHALL BE LOCATED ON SITE AT ALL TIMES DURING CONSTRUCTION AND SHALL BE KEPT UP TO DATE WITH WORK PROGRESS AND CHANGES IN THE FIELD.
4. ONCE THE ESQCP IS APPROVED AND A "NOTICE TO PROCEED" HAS BEEN ISSUED, THE CONTRACTOR MAY INSTALL THE INITIAL STAGE EROSION AND SEDIMENT CONTROL MEASURES AS INDICATED ON THE APPROVED GEO. A PRECONSTRUCTION MEETING BETWEEN THE CONTRACTOR, ENGINEER, AND EL PASO COUNTY WILL BE HELD PRIOR TO ANY CONSTRUCTION. IT IS THE RESPONSIBILITY OF THE APPLICANT TO COORDINATE THE MEETING TIME AND PLACE WITH COUNTY STAFF.
5. CONTROL MEASURES MUST BE INSTALLED PRIOR TO COMMENCEMENT OF ACTIVITIES THAT COULD CONTRIBUTE POLLUTANTS TO STORMWATER. CONTROL MEASURES FOR ALL SLOPES, CHANNELS, DITCHES, AND DISTURBED LAND AREAS SHALL BE INSTALLED IMMEDIATELY UPON COMPLETION OF THE DISTURBANCE.
6. ALL TEMPORARY SEDIMENT AND EROSION CONTROL MEASURES SHALL BE MAINTAINED AND REMAIN IN EFFECTIVE OPERATING CONDITION UNTIL PERMANENT SOIL EROSION CONTROL MEASURES ARE IMPLEMENTED AND FINAL STABILIZATION IS ESTABLISHED. ALL PERSONS ENGAGED IN LAND DISTURBANCE ACTIVITIES SHALL ASSESS THE ADEQUACY OF CONTROL MEASURES AT THE SITE AND IDENTIFY IF CHANGES TO THOSE CONTROL MEASURES ARE NEEDED TO ENSURE THE CONTINUED EFFECTIVE PERFORMANCE OF THE CONTROL MEASURES. ALL CHANGES TO TEMPORARY SEDIMENT AND EROSION CONTROL MEASURES MUST BE INCORPORATED INTO THE STORMWATER MANAGEMENT PLAN.
7. TEMPORARY STABILIZATION SHALL BE IMPLEMENTED ON DISTURBED AREAS AND STOCKPILES WHERE GROUND DISTURBING CONSTRUCTION ACTIVITY HAS PERMANENTLY CEASED OR TEMPORARILY CEASED FOR LONGER THAN 14 DAYS.
8. FINAL STABILIZATION MUST BE IMPLEMENTED AT ALL APPLICABLE CONSTRUCTION SITES. FINAL STABILIZATION IS ACHIEVED WHEN: (1) ALL GROUND DISTURBING TO ENTERIES ARE COMPLETE AND ALL DISTURBED AREAS EITHER HAVE A UNIFORM VEGETATIVE COVER WITH INDIVIDUAL PLANT DENSITY OF 70 PERCENT OF PRE-DISTURBANCE LEVELS ESTABLISHED OR EQUIVALENT PERMANENT ALTERNATIVE STABILIZATION METHOD IS IMPLEMENTED. ALL TEMPORARY SEDIMENT AND EROSION CONTROL MEASURES SHALL BE REMOVED UPON FINAL STABILIZATION AND BEFORE PERMIT CLOSURE.
9. ALL PERMANENT STORMWATER MANAGEMENT FACILITIES SHALL BE INSTALLED AS DESIGNED IN THE APPROVED PLANS. ANY PROPOSED CHANGES THAT AFFECT THE FUNCTION OF PERMANENT STORMWATER MANAGEMENT STRUCTURES MUST BE APPROVED BY THE ECM ADMINISTRATOR PRIOR TO IMPLEMENTATION.
10. EARTH DISTURBANCES SHALL BE CONDUCTED IN SUCH A MANNER SO AS TO EFFECTIVELY MINIMIZE ACCELERATED SOIL EROSION AND RESULTING SEDIMENTATION. DISTURBED AREAS SHALL BE COMPLETED, CONSTRUCTED, AND COMPLETED SO THAT THE EXPOSED AREA OF ANY DISTURBED LAND SHALL BE LIMITED TO THE SHORTEST PRACTICAL PERIOD OF TIME. PRE-EXISTING VEGETATION SHALL BE PROTECTED AND MAINTAINED WITHIN 50 HORIZONTAL FEET OF A WATERS OF THE STATE UNLESS SHOWN TO BE INFEASIBLE AND SPECIFICALLY REQUESTED AND APPROVED.
11. COMPACTION OF SOIL MUST BE PREVENTED IN AREAS DESIGNATED FOR INFILTRATION CONTROL MEASURES OR WHERE FINAL STABILIZATION WILL BE ACHIEVED BY VEGETATIVE COVER. AREAS DESIGNATED FOR INFILTRATION CONTROL MEASURES SHALL ALSO BE PROTECTED FROM SEDIMENTATION DURING CONSTRUCTION UNTIL FINAL STABILIZATION IS ACHIEVED. IF COMPACTION PREVENTION IS NOT FEASIBLE DUE TO SITE CONSTRAINTS, ALL AREAS DESIGNATED FOR INFILTRATION AND VEGETATION CONTROL MEASURES MUST BE LOOSENEED PRIOR TO INSTALLATION OF THE CONTROL MEASURE(S).
12. ANY TEMPORARY OR PERMANENT FACILITY DESIGNED AND CONSTRUCTED FOR THE CONVEYANCE OF STORMWATER AROUND, THROUGH, OR FROM THE EARTH DISTURBANCE AREA SHALL BE A STABILIZED CONVEYANCE DESIGNED TO MINIMIZE EROSION AND THE DISCHARGE OF SEDIMENT OFF SITE.
13. CONCRETE WASH WATER SHALL BE CONTAINED AND DISPOSED OF IN ACCORDANCE WITH THE SWMP. NO WASH WATER SHALL BE DISCHARGED TO OR ALLOWED TO ENTER STATE WATERS, INCLUDING ANY SURFACE, OR SUBSURFACE STORM DRAINAGE SYSTEM OR FACILITIES. CONCRETE WASHOUTS SHALL NOT BE LOCATED IN AN AREA WHERE SHALLOW GROUNDWATER MAY BE PRESENT, OR WITHIN 50 FEET OF A SURFACE WATER BODY, CREEK OR STREAM.
14. DURING DEWATERING OPERATIONS OF UNCONTAMINATED GROUND WATER MAY BE DISCHARGED ON SITE, BUT SHALL NOT LEAVE THE SITE IN THE FORM OF SURFACE RUNOFF UNLESS AN APPROVED STATE DEWATERING PERMIT IS IN PLACE.
15. EROSION CONTROL BLANKETING OR OTHER PROTECTIVE COVERING SHALL BE USED ON SLOPES STEEPER THAN 3:1.
16. CONTRACTOR SHALL BE RESPONSIBLE FOR THE REMOVAL OF ALL WASTES FROM THE CONSTRUCTION SITE FOR DISPOSAL IN ACCORDANCE WITH LOCAL AND STATE REGULATORY REQUIREMENTS. NO CONSTRUCTION DEBRIS, TREE CLASH, BUILDING MATERIAL WASTES OR UNUSED BUILDING MATERIALS SHALL BE BURIED, DUMPED OR DISCHARGED AT THE SITE.
17. 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. CONTROL MEASURES MAY BE REQUIRED BY EL PASO COUNTY ENGINEERING IF DEEMED NECESSARY, BASED ON SPECIFIC CONDITIONS AND CIRCUMSTANCES.
18. TRACKING OF SOILS AND CONSTRUCTION DEBRIS OFF-SITE SHALL BE MINIMIZED. MATERIALS TRACKED OFF-SITE SHALL BE CLEANED UP AND PROPERLY DISPOSED OF IMMEDIATELY.
19. THE OWNER/DEVELOPER SHALL BE RESPONSIBLE FOR THE REMOVAL OF ALL CONSTRUCTION DEBRIS, DIRT, TRASH, ROCK, SEDIMENT, SOIL, AND SAND THAT MAY ACCUMULATE IN ROADS, STORM DRAINS AND OTHER DRAINAGE CONVEYANCE SYSTEMS AND STORMWATER APPURTENANCES AS A RESULT OF SITE DEVELOPMENT.
20. 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. ALL MATERIALS STORED ON-SITE SHALL BE STORED IN A NEAT, ORDERLY MANNER, IN THEIR ORIGINAL CONTAINERS, WITH ORIGINAL MANUFACTURER'S LABELS.
21. NO CHEMICAL(S) HAVING THE POTENTIAL TO BE RELEASED IN STORMWATER ARE TO BE STORED OR USED ONSITE UNLESS PERMISSION FOR THE USE OF SUCH CHEMICAL(S) IS GRANTED IN WRITING BY THE ECM ADMINISTRATOR. IN GRANTING APPROVAL FOR THE USE OF SUCH CHEMICAL(S), SPECIAL CONDITIONS AND MONITORING MAY BE REQUIRED.
22. BULK STORAGE OF ALLOWED PETROLEUM PRODUCTS OR OTHER ALLOWED LIQUID CHEMICALS IN EXCESS OF 55 GALLONS SHALL REQUIRE ADEQUATE SECONDARY CONTAINMENT PROTECTION TO CONTAIN ALL SPILLS ONSITE AND TO PREVENT ANY SPILLED MATERIALS FROM ENTERING STATE WATERS, ANY SURFACE OR SUBSURFACE STORM DRAINAGE SYSTEM OR OTHER FACILITIES.
23. NO PERSON SHALL CAUSE THE IMPEDIMENT OF STORMWATER FLOW IN THE CURB AND GUTTER OR DITCH EXCEPT WITH APPROVED SEDIMENT CONTROL MEASURES.
24. OWNER/DEVELOPER AND THEIR AGENTS SHALL COMPLY WITH THE "COLORADO WATER QUALITY CONTROL ACT" (TITLE 25, ARTICLE 8, CRS), AND THE "CLEAN WATER ACT" (33 USC 1344), IN ADDITION TO THE REQUIREMENTS OF THE LAND DEVELOPMENT CODE, DCM VOLUME II AND THE ECM APPENDIX I. ALL APPROPRIATE PERMITS MUST BE OBTAINED BY THE CONTRACTOR PRIOR TO CONSTRUCTION (1041, NPDES, FLOODPLAIN, 404, FUGITIVE DUST, ETC.). IN THE EVENT OF CONFLICTS BETWEEN THESE REQUIREMENTS AND OTHER LAWS, RULES, OR REGULATIONS OF OTHER FEDERAL, STATE, LOCAL, OR COUNTY AGENCIES, THE MOST RESTRICTIVE LAWS, RULES, OR REGULATIONS SHALL APPLY.
25. ALL CONSTRUCTION TRAFFIC MUST ENTER/EXIT THE SITE ONLY AT APPROVED CONSTRUCTION ACCESS POINTS.
26. PRIOR TO CONSTRUCTION THE PERMITTEE SHALL VERIFY THE LOCATION OF EXISTING UTILITIES.
27. A WATER SOURCE SHALL BE AVAILABLE ON SITE DURING EARTHWORK OPERATIONS AND SHALL BE UTILIZED AS REQUIRED TO MINIMIZE DUST FROM EARTHWORK EQUIPMENT AND WIND.
28. THE SOILS REPORT FOR THIS SITE HAS BEEN PREPARED BY ENTECH ENGINEERING, INC. DATED AUGUST 12, 2020 AND SHALL BE CONSIDERED A PART OF THESE PLANS.
29. AT LEAST TEN (10) DAYS PRIOR TO THE ANTICIPATED START OF CONSTRUCTION, FOR PROJECTS THAT WILL DISTURB ONE (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. 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
WOOD - PERMITS
4300 CHERRY CREEK DRIVE SOUTH
DENVER, CO 80246-1530
ATTN: PERMITS UNIT

CONSTRUCTION CONTROL MEASURES NOTES:

1. CONTRACTOR TO DETERMINE AREAS USED FOR STAGING, STORAGE OF MATERIALS, SOILS (STOCKPILES) OR WASTES AND SHALL MARK ON THE SITE SWMP AT ALL TIMES. THE USE OF CONSTRUCTION OFFICE TRAILERS REQUIRES PCD PERMITTING.
2. THE EROSION CONTROL MEASURES SHOWN ON THE APPROVED "FOREST LAKES FILING NO. 5, 6, & 7 PRE-DEVELOPMENT GRADING AND EROSION CONTROL PLAN" SHOW AND CALL-OUT THE 'INITIAL' STAGE OF TEMPORARY CONSTRUCTION CONTROL MEASURES.
3. THE PROPOSED GRADING/EROSION CONTROL PLAN (SHEETS 2-4) SHOW AND CALL-OUT THE 'INTERIM' STAGE OF CONSTRUCTION CONTROL MEASURES.
4. 'FINAL' CONSTRUCTION CONTROL MEASURES ARE STABILIZED/DEVELOPED LOTS, CONSTRUCTED ROADS, RE-SEEDED OPEN SPACE, AND CONSTRUCTED DETENTION PONDS. A PLAN IS NOT NEEDED FOR THE FINAL STAGE.

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.

- 1) 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.
- 2) 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.
- 3) 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.
- 4) MULCHING REQUIREMENT AND APPLICATION: 1.5 TONS PER ACRE NATIVE HAY MECHANICALLY CRIMPED INTO SOIL.
- 5) 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.
- 6) SOIL EROSION CONTROL MEASURES FOR ALL SLOPES, CHANNELS, DITCHES, OR ANY DISTURBED LAND AREA SHALL BE COMPLETED WITHIN TWENTY-ONE (21) CALENDAR DAYS AFTER FINAL GRADING, OR FINAL EARTH DISTURBANCE, HAS BEEN COMPLETED. DISTURBED AREAS AND STOCKPILES WHICH ARE NOT AT FINAL GRADE BUT WILL REMAIN DORMANT FOR LONGER THAN 30 DAYS SHALL ALSO BE MULCHED WITHIN 21 DAYS AFTER INTERIM GRADING. AN AREA THAT IS GOING TO REMAIN IN AN INTERIM STATE FOR MORE THAN 60 DAYS SHALL ALSO BE SEED, ON A CASE-BY-CASE BASIS, THE M54 PERMITTEE MAY ALLOW ANOTHER APPROPRIATE BMP TO BE IN PLACE THAT PREVENTS SEDIMENT FROM LEAVING THE SITE. ALL TEMPORARY SORIL EROSION CONTROL MEASURES AND BMPs SHALL BE MAINTAINED UNTIL PERMANENT SOIL EROSION CONTROL MEASURES ARE IMPLEMENTED.
- 7) 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.
- 8) ALL SILT FENCES ARE TO BE REGULARLY INSPECTED AND REPAIRED AS NEEDED.
- 9) 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.
- 10) EROSION CONTROL MEASURES SHALL BE CHECKED AFTER EACH STORM EVENT AND REPAIRED WHEN NECESSARY.
- 11) 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.
- 12) ADDITIONAL EROSION CONTROL STRUCTURES MAY BE REQUIRED AT THE TIME OF CONSTRUCTION.
- 13) 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.
- 14) MAXIMUM ACREAGE OPEN AT ANY GIVEN TIME IS TO BE 30 ACRES.

SEEDING GUIDELINES:

1. SEEDBED PREPARATION

THE SEEDBED SHOULD BE WELL-SETTLED AND FIRM, BUT FRIABLE 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 ROOTING-RESTRICTIVE LAYERS, THAN HARROWED, ROLLED, OR PACKED TO PREPARE THE REQUIRED FIRM SEEDBED.

2. FERTILIZER

FERTILIZER SHOULD BE APPLIED AT A RATE OF 50 POUNDS OF AVAIL-ABLE 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.

3. SEEDING

SEED SHOULD BE PLANTED WITH A GRASS DRILL ON ALL SLOPES OF 33% (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 PROVEN 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.

4. 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.

5. 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.

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:

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A PORTION OF THE OVERALL FOREST LAKES DEVELOPMENT IS LOCATED WITHIN A FLOODPLAIN AS DETERMINED BY THE FLOOD INSURANCE RATE MAPS (F.I.R.M.) MAP NUMBERS 08041 C0267G, C0266G, C0258G & C0259G EFFECTIVE DATE, DECEMBER 7, 2018. HOWEVER, THERE IS NO PORTION OF FILING 7 DEVELOPMENT WITHIN THE FLOODPLAIN LIMITS.

THE AVERAGE SOIL CONDITION REFLECTS HYDROLOGIC SOIL GROUP "B", MOSTLY JARRE-TECOLOTE COMPLEX AND PEYTON-PRING COMPLEX, AS DETERMINED BY THE "SOIL SURVEY OF EL PASO COUNTY AREA" PREPARED BY THE U.S. SOIL CONSERVATION SERVICE.

EXISTING VEGETATION CONSISTS OF NATIVE GRASSES.

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.

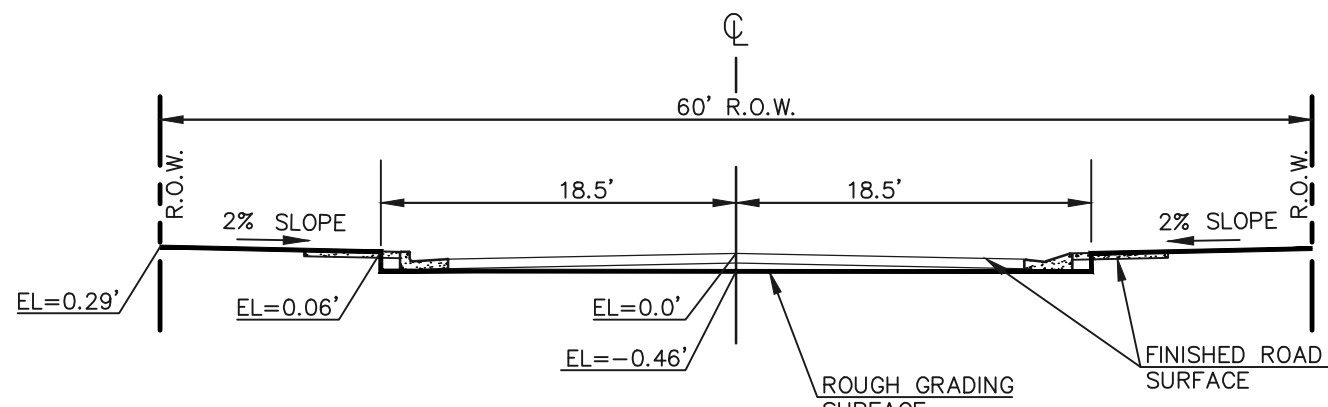
LOCATION OF THE CONCRETE WASHOUT, STORAGE FOR MAINTENANCE EQUIPMENT AND TEMPORARY DISPOSAL AREAS WILL BE ADDED TO THIS PLAN BY SWMP ADMINISTRATOR UPON COORDINATION WITH SELECTED CONTRACTOR.

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

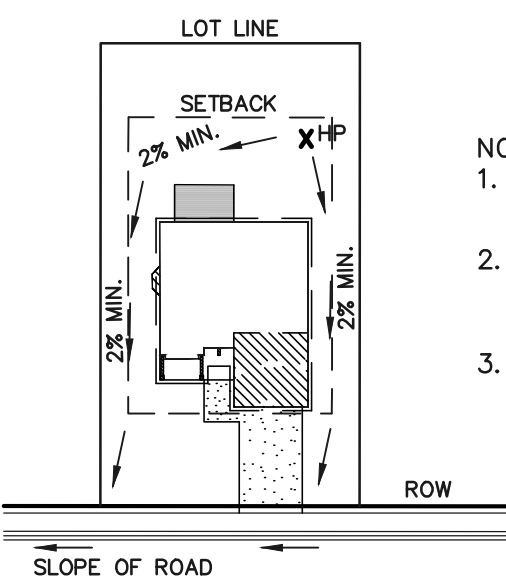
SCHEDULE OF ANTICIPATED CONSTRUCTION ACTIVITY:

1. INSTALL INITIAL BMP'S
2. INSPECTION OF INTIAL BMP'S BY COUNTY STAFF
3. PRECONSTRUCTION MEETING WITH COUNTY STAFF

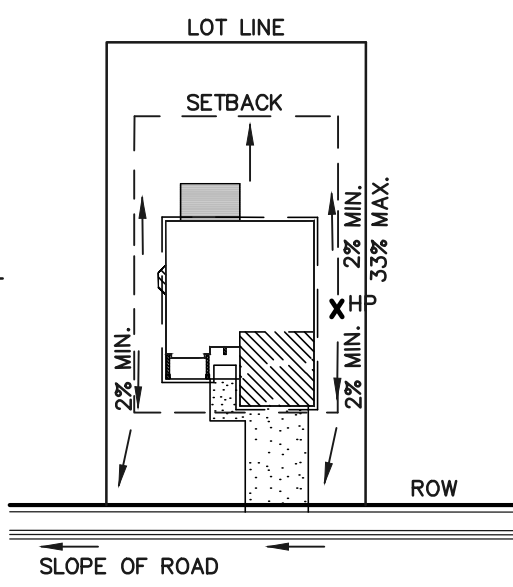
BEGIN CONSTRUCTION	ACTIVITY	COMPLETION	EROSION CONTROL
UPON APPROVAL	ALL SITE ROADWAY GRADING AND UTILITY INSTALLATION	6 MONTHS	ALL SHOWN ON GRADING PLAN



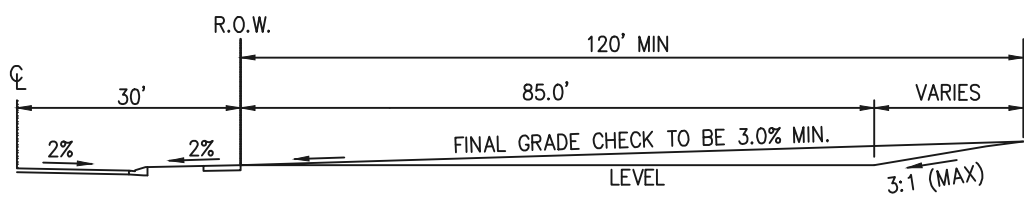
60' R.O.W. TYPICAL STREET SECTION
HOLD-DOWN OVERLOT GRADING IN ROADWAYS
SCALE 1" = 10'



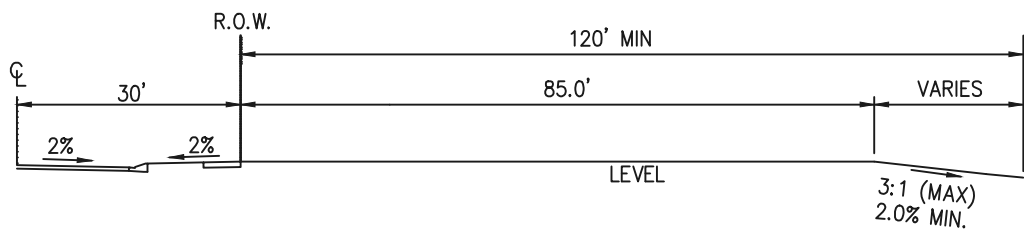
TYPICAL "A" LOT
DRAINAGE PATTERN
N.T.S.



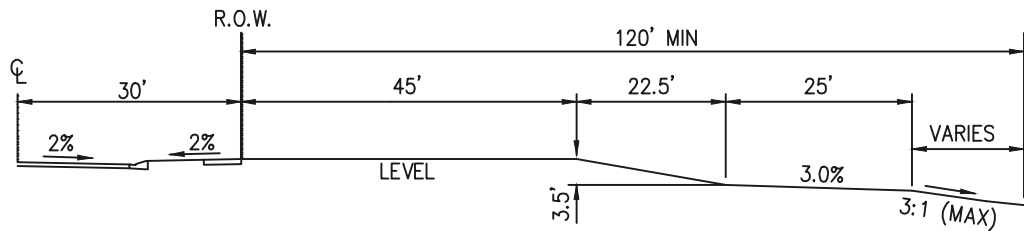
TYPICAL "B", "C," "W/O" LOT
DRAINAGE PATTERN
N.T.S.



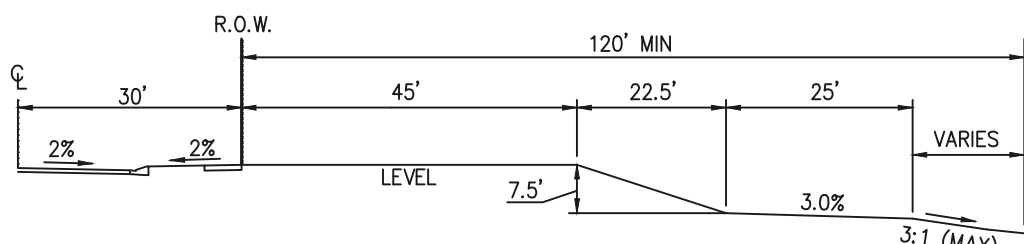
TYPICAL A LOT
NOT TO SCALE



TYPICAL B LOT
NOT TO SCALE



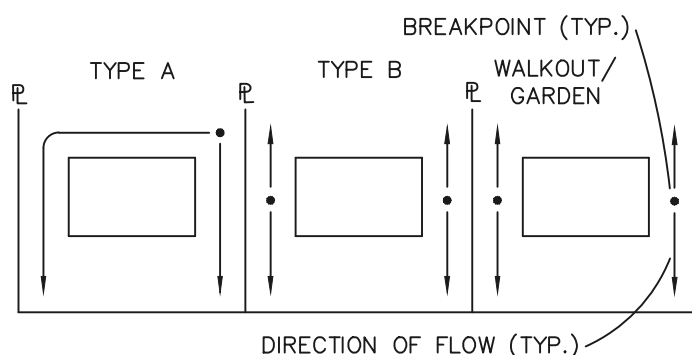
TYPICAL GARDEN (G) LOT
NOT TO SCALE



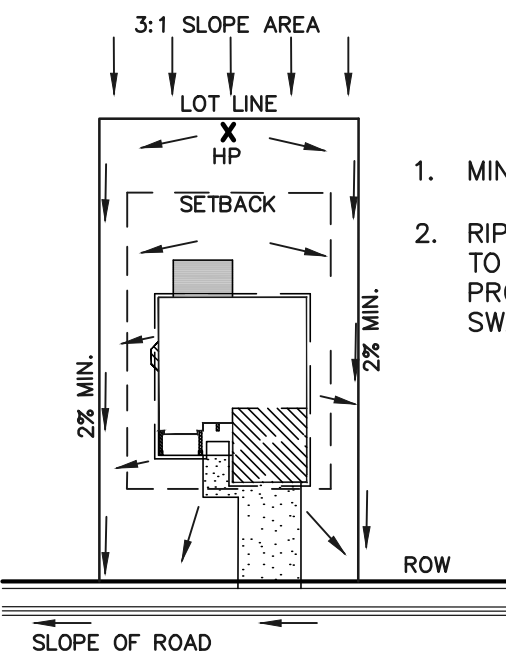
TYPICAL WALKOUT (W/O) LOT
NOT TO SCALE

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.



LOT DRAINAGE TYPES



"A" LOTS
W/SLOPE BEHIND
DRAINAGE PATTERN
N.T.S.

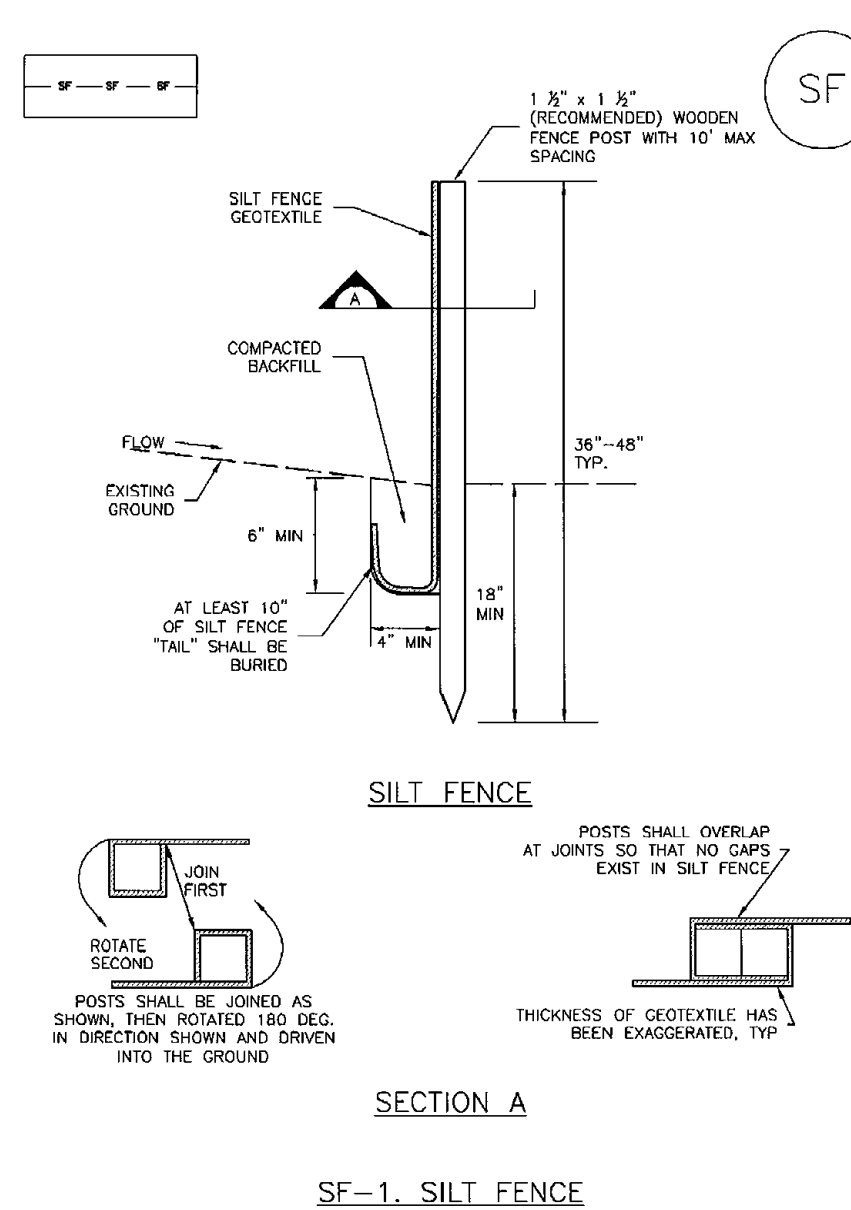
1. MINIMUM LOT WIDTH ALONG SLOPE IS 70'.
2. RIPRAP OR CONCRETE "V" NOTCH SWALES TO BE INSTALLED ALONG SHARED PROPERTY & WITHIN SIDE LOT EASEMENTS. SWALES TO DISCHARGE ONTO ROADWAY.

PCD FILE # SF-21-49

<div>48 HOURS BEFORE YOU DIG, CALL UTILITY LOCATORS</div> <div>811</div> <div>UTILITY NOTIFICATION CENTER OF COLORADO IT'S THE LAW</div> <div>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.</div>	NO. REVISION	DATE	REVIEW:	<div><div>CLASSIC CONSULTING</div><div>619 N. Cascade Avenue, Suite 200 Colorado Springs, Colorado 80903 (719) 785-0790 (719) 785-0799 (Fax)</div></div>	<div>FOREST LAKES FILING NO. 7 CONSTRUCTION PLANS</div> <div>GRADING AND EROSION CONTROL PLAN</div> <div>NOTES & DETAIL SHEET</div> <table><tr><td>DESIGNED BY</td><td>MAL</td><td>SCALE</td><td>DATE</td><td>05/21/21</td></tr><tr><td>DRAWN BY</td><td>MES</td><td>(H) 1"= N/A</td><td>SHEET 5</td><td>OF 31</td></tr><tr><td>CHECKED BY</td><td></td><td>(V) 1"= N/A</td><td>JOB NO.</td><td>1175.70</td></tr></table>	DESIGNED BY	MAL	SCALE	DATE	05/21/21	DRAWN BY	MES	(H) 1"= N/A	SHEET 5	OF 31	CHECKED BY		(V) 1"= N/A	JOB NO.	1175.70
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	CHECKED BY		(V) 1"= N/A			JOB NO.	1175.70													
						PREPARED UNDER MY DIRECT SUPERVISION FOR AND ON BEHALF OF CLASSIC CONSULTING ENGINEERS AND SURVEYORS, LLC														
			KYLE R. CAMPBELL, COLORADO P.E. #29794	DATE																

Silt Fence (SF)

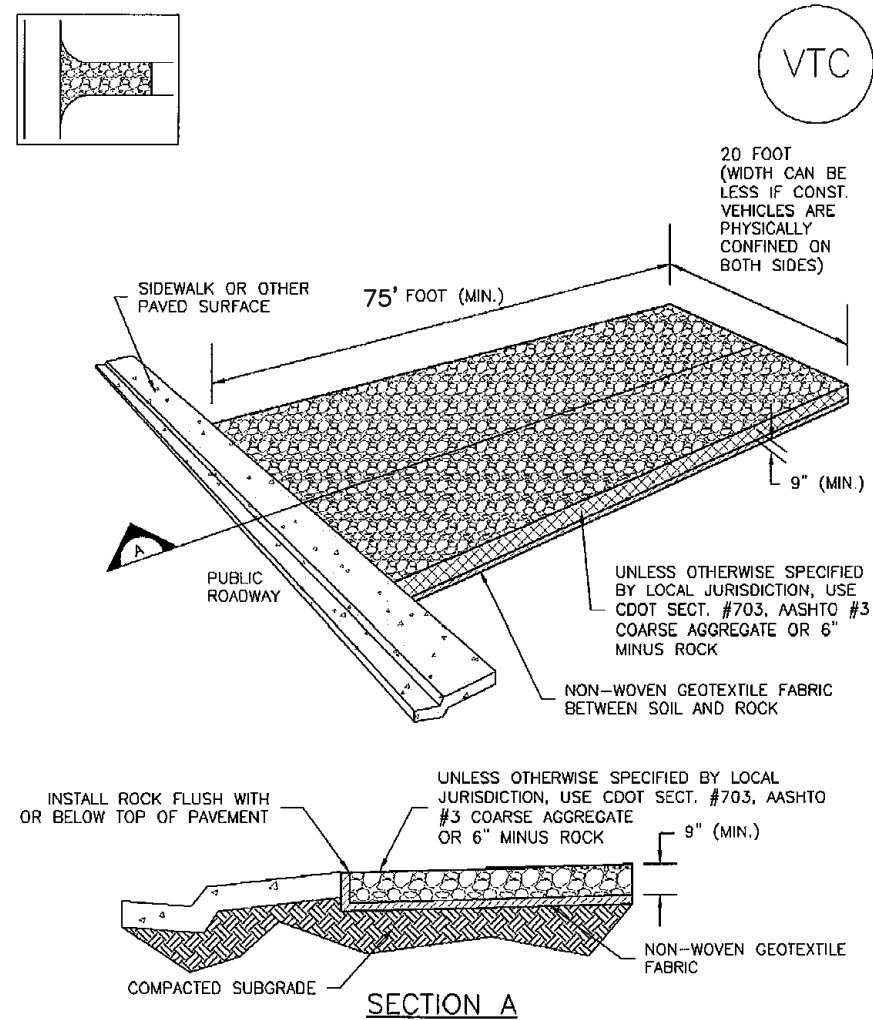
SC-1



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

Vehicle Tracking Control (VTC)

SM-4

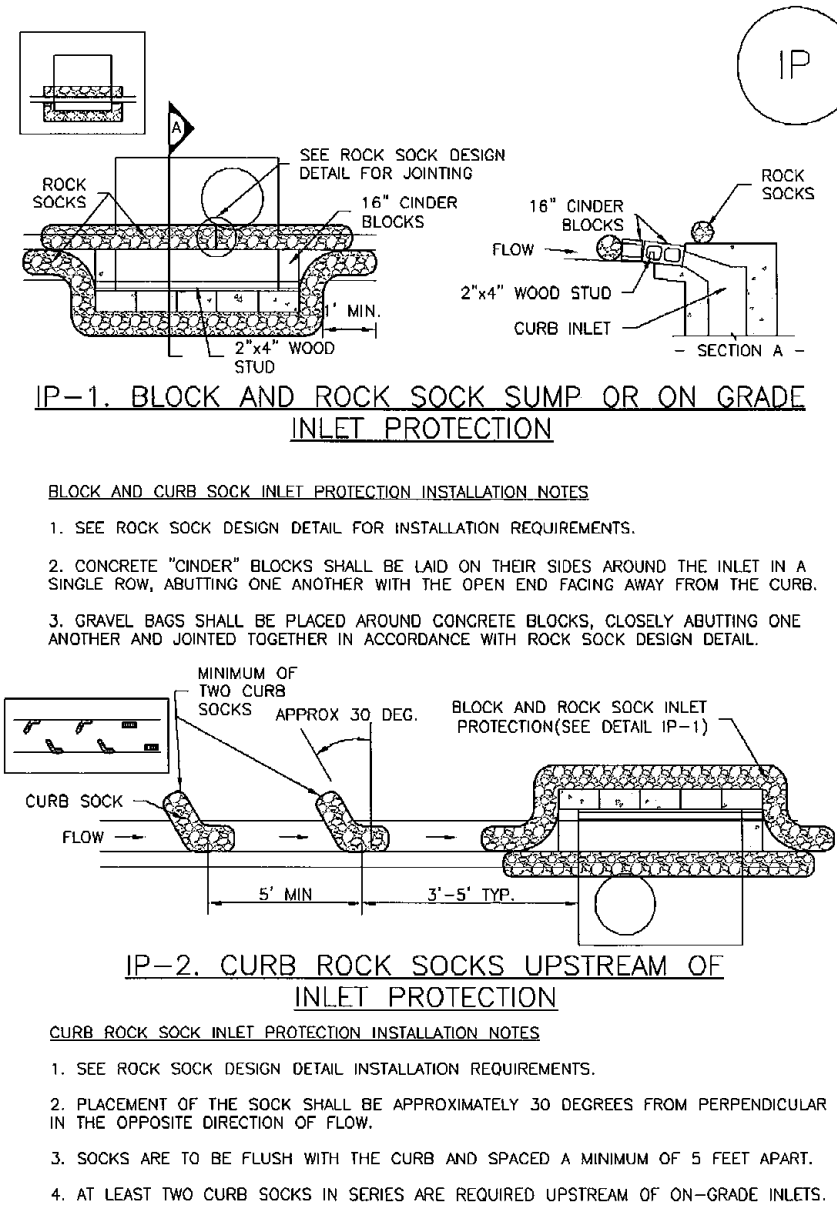


VTC-1. AGGREGATE VEHICLE TRACKING CONTROL

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

SC-6

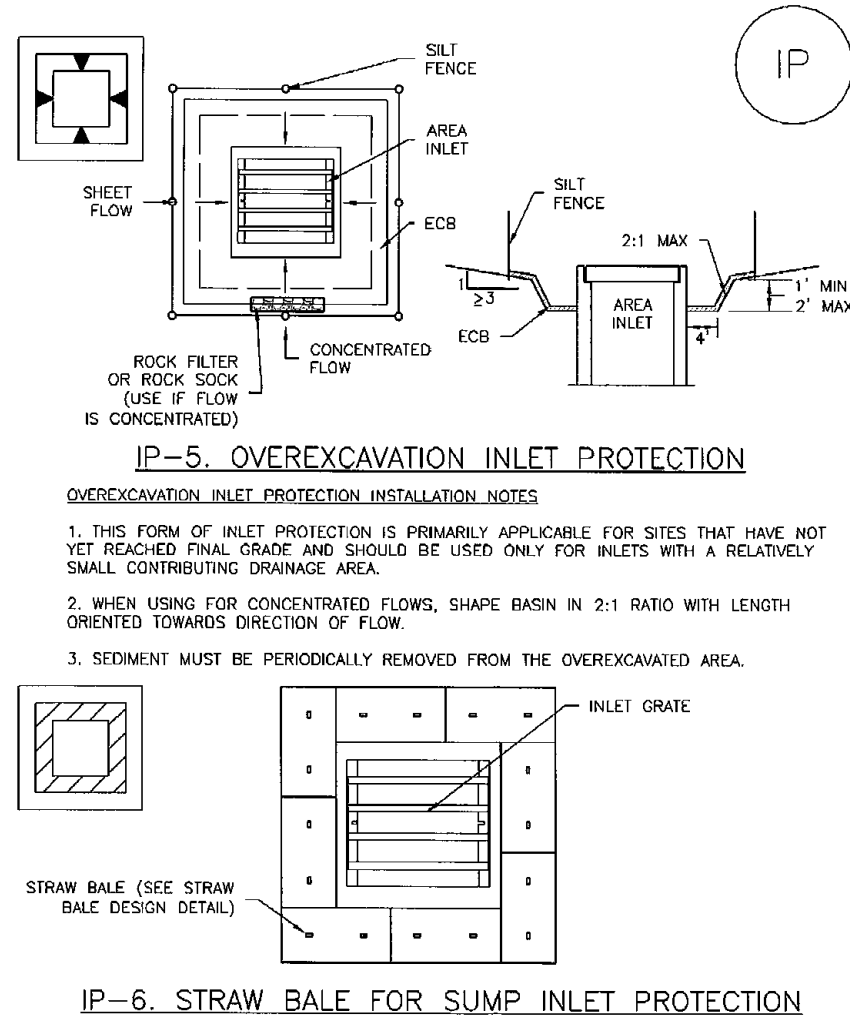
Inlet Protection (IP)



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

SC-6

Inlet Protection (IP)

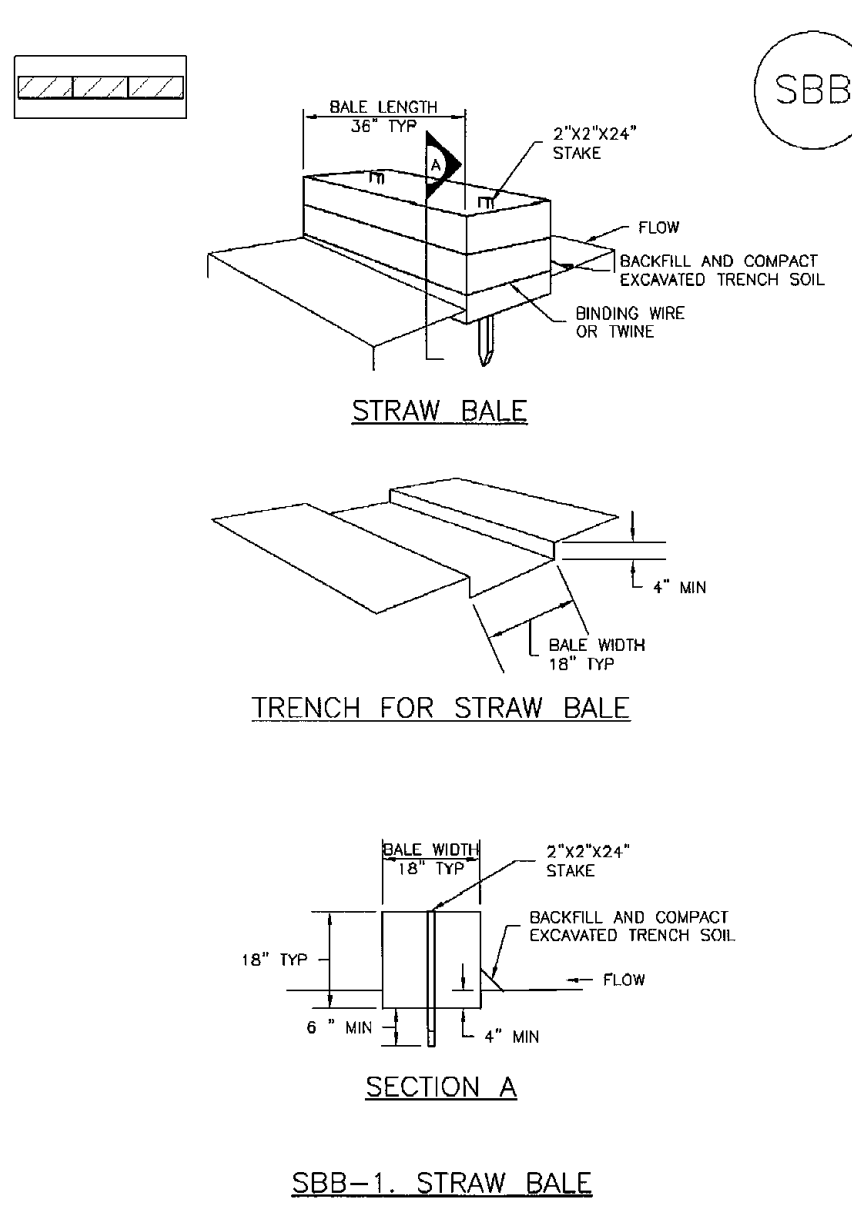


IP-6. STRAW BALE FOR SUMP INLET PROTECTION

IP-6 Urban Drainage and Flood Control District Urban Storm Drainage Criteria Manual Volume 3 August 2013

SC-3

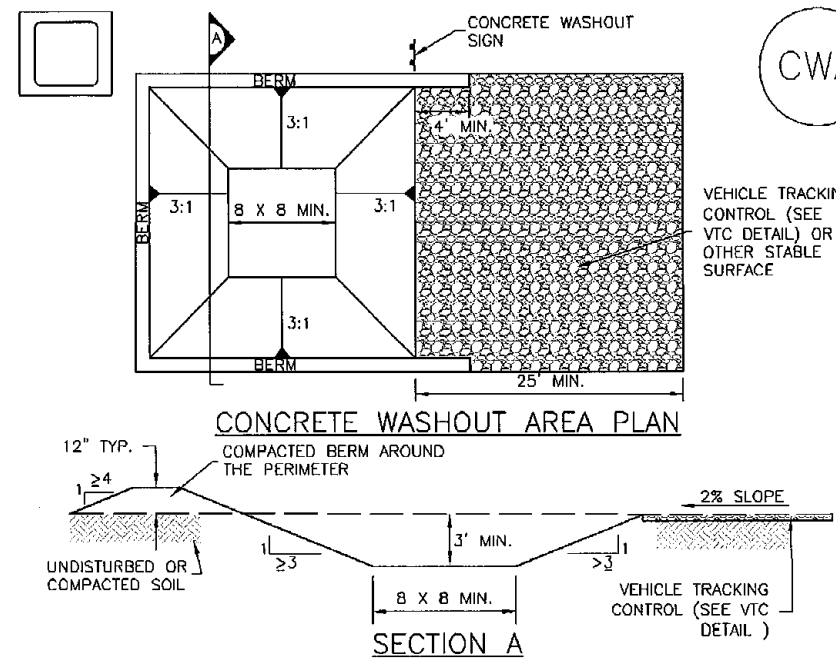
Straw Bale Barrier (SBB)



SBB-2 Urban Drainage and Flood Control District Urban Storm Drainage Criteria Manual Volume 3 November 2010

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

CWA-4 Urban Drainage and Flood Control District Urban Storm Drainage Criteria Manual Volume 3 November 2010

48 HOURS BEFORE YOU DIG,
CALL UTILITY LOCATORS
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UTILITY NOTIFICATION CENTER OF COLORADO
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NO. REVISION

DATE

REVIEW:

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

KYLE R. CAMPBELL, COLORADO P.E. #29794 DATE



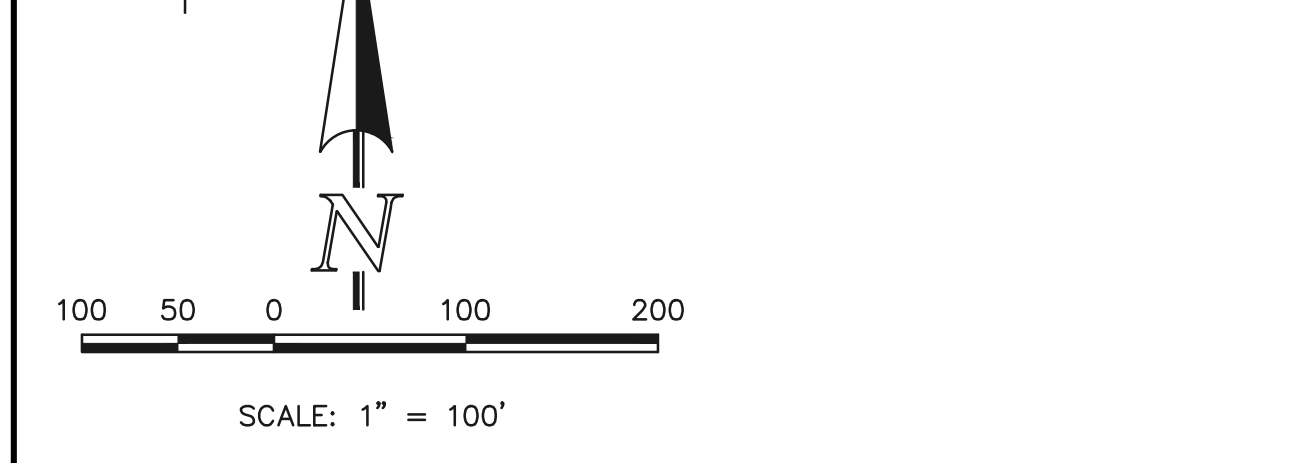
619 N. Cascade Avenue, Suite 200
Colorado Springs, Colorado 80903

(719) 785-0790
(719) 785-0799 (Fax)

FOREST LAKES FILING NO. 7
CONSTRUCTION PLANS
GRADING AND EROSION CONTROL PLAN
EROSION CONTROL DETAILS

DESIGNED BY	MAL	SCALE	DATE	05/21/21
DRAWN BY	MES	(H) 1"= N/A	SHEET	7 OF 31
CHECKED BY		(V) 1"= N/A	JOB NO.	1175.70





ABBREVIATIONS:	
EPC	EL PASO COUNTY
PVC	POLYVINYL CHLORIDE PIPE
R.O.W.	RIGHT-OF-WAY
HMA	HOT MIX ASPHALT
ABC	AGGREGATE BASE COURSE
CONC.	CONCRETE
STA.	STATION
C&G	CURB & GUTTER
MIN.	MINIMUM
FL	FLOWLINE
TYP.	TYPICAL
I.F.O.B.	INSIDE FACE OF BOX

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CALL UTILITY LOCATORS

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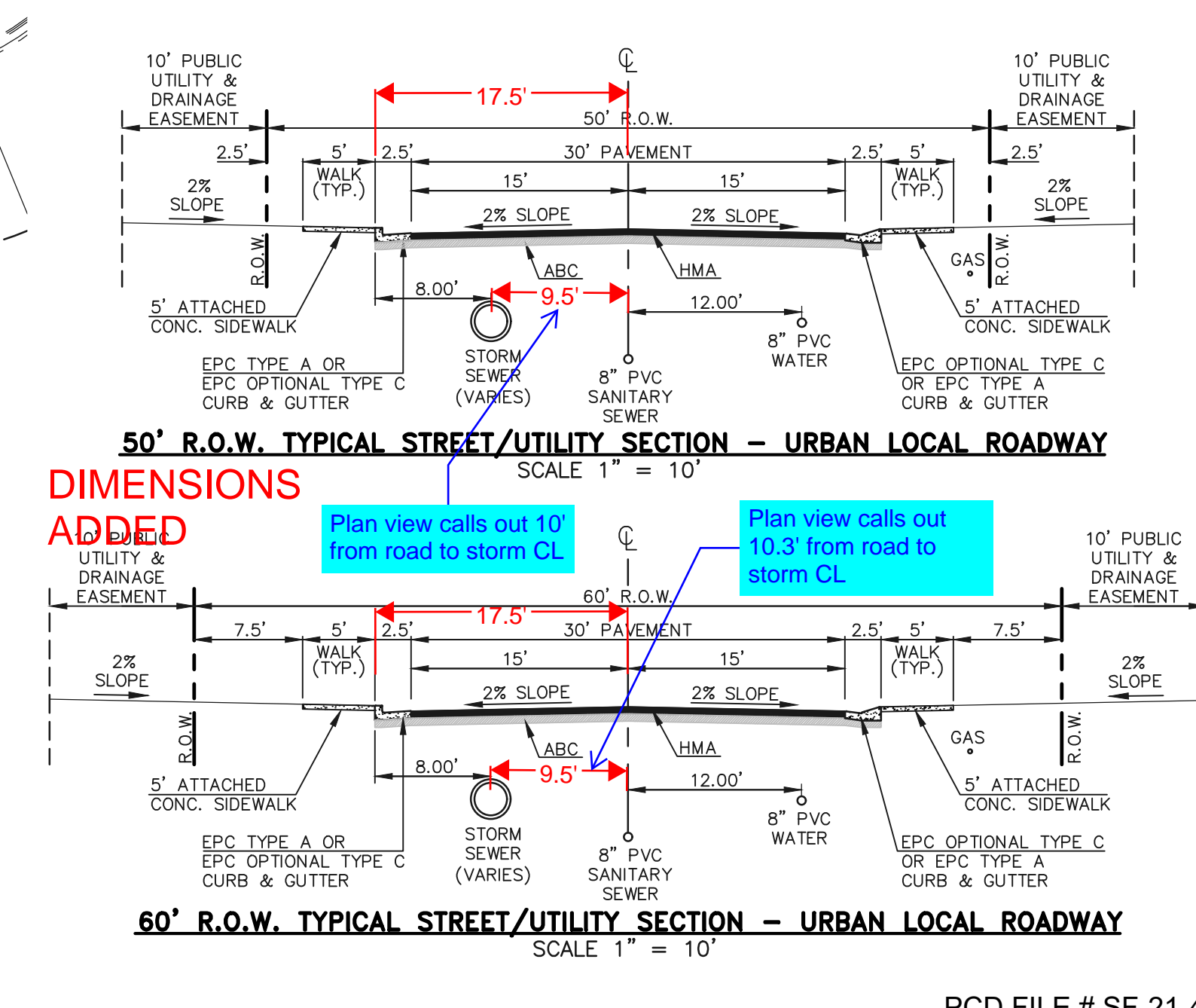
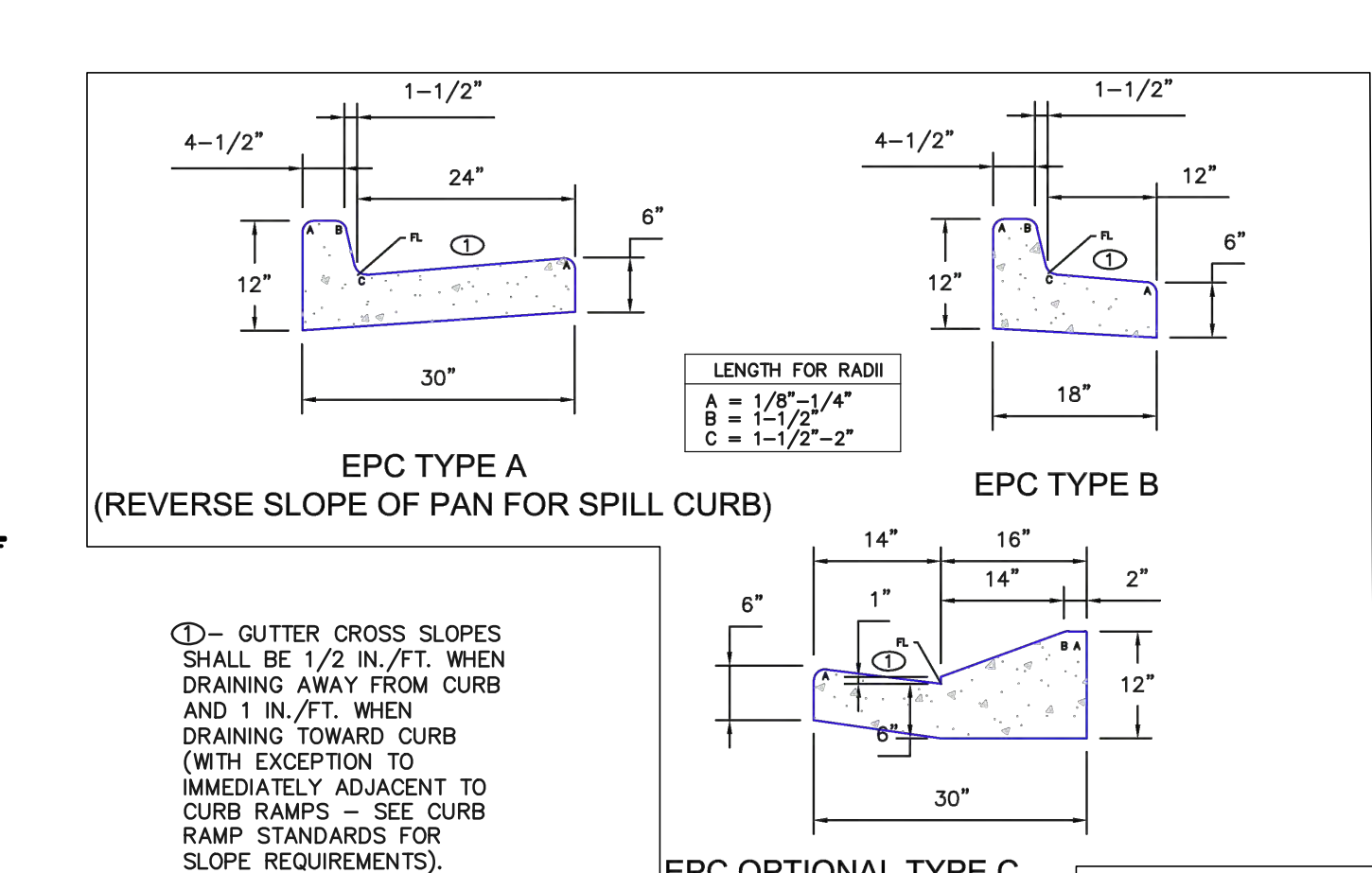
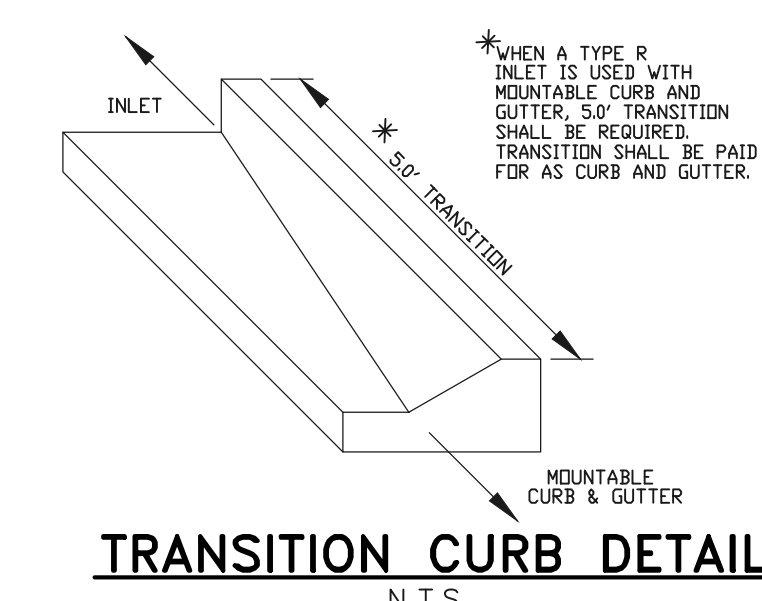
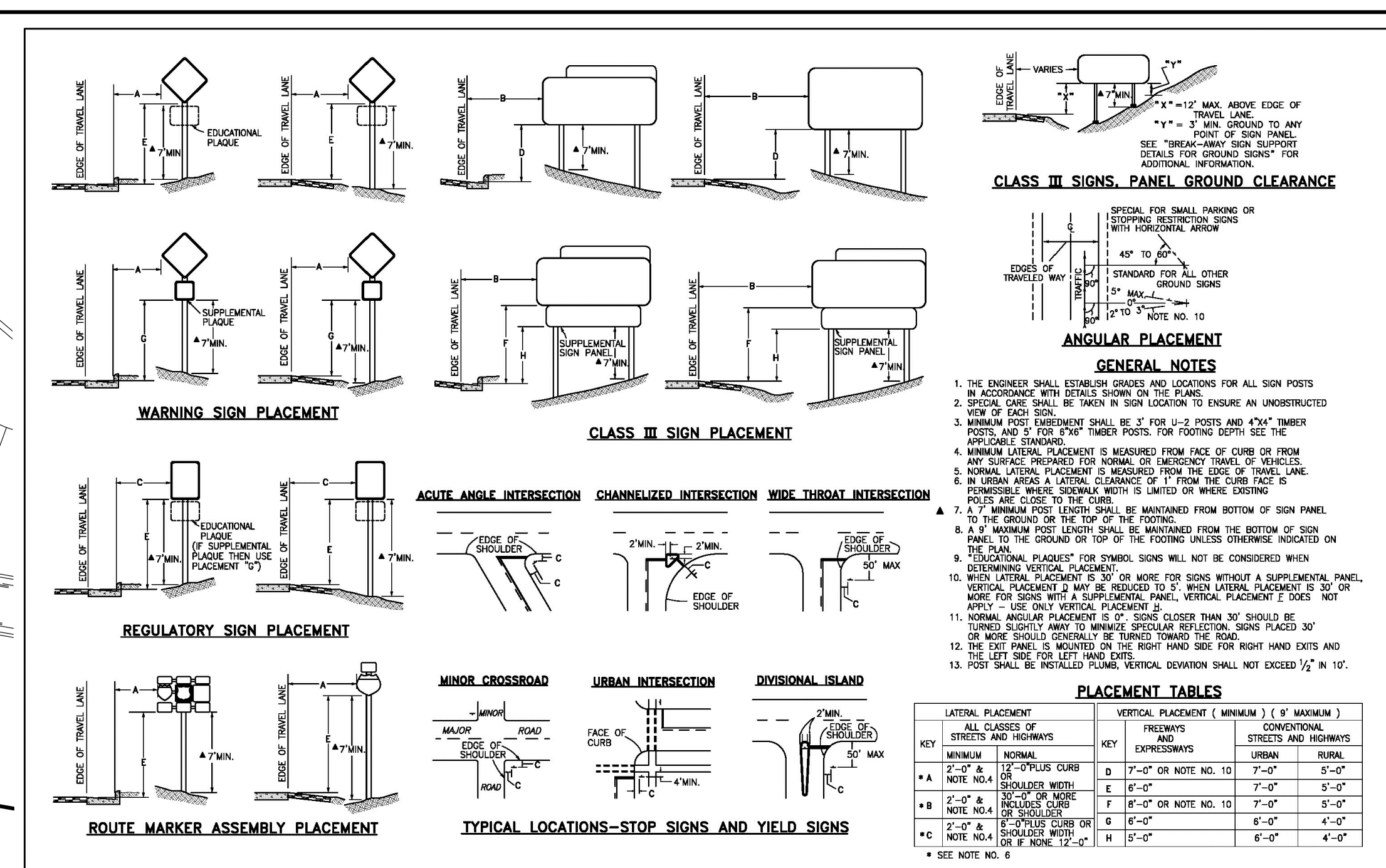
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[illegible]

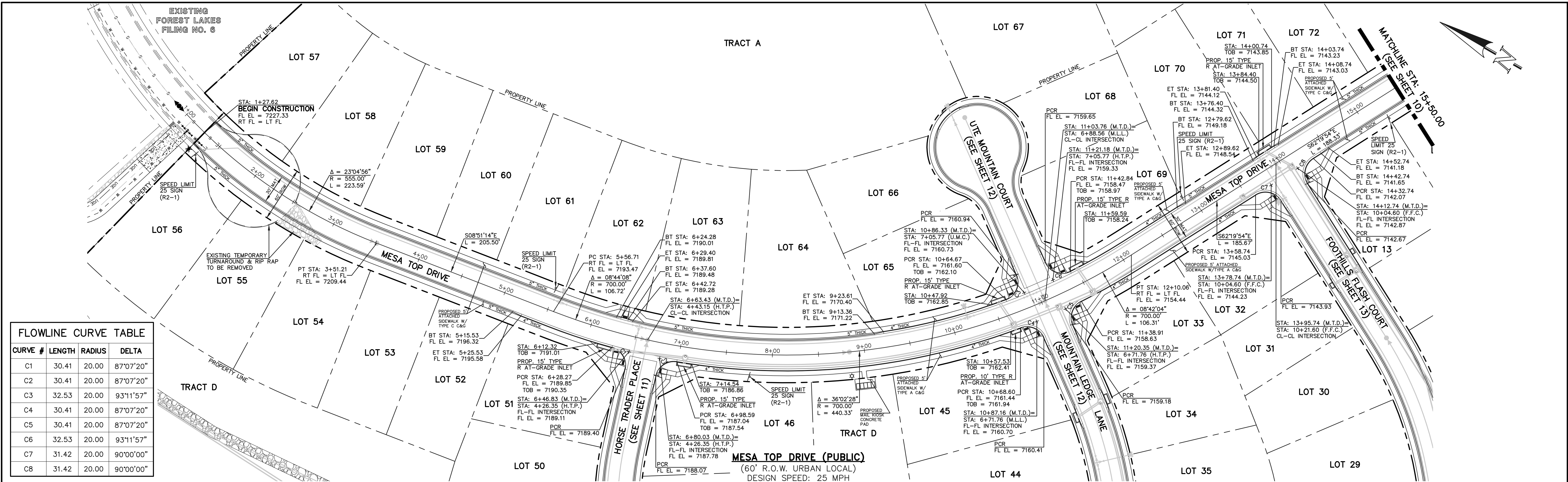
REVIEW:

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

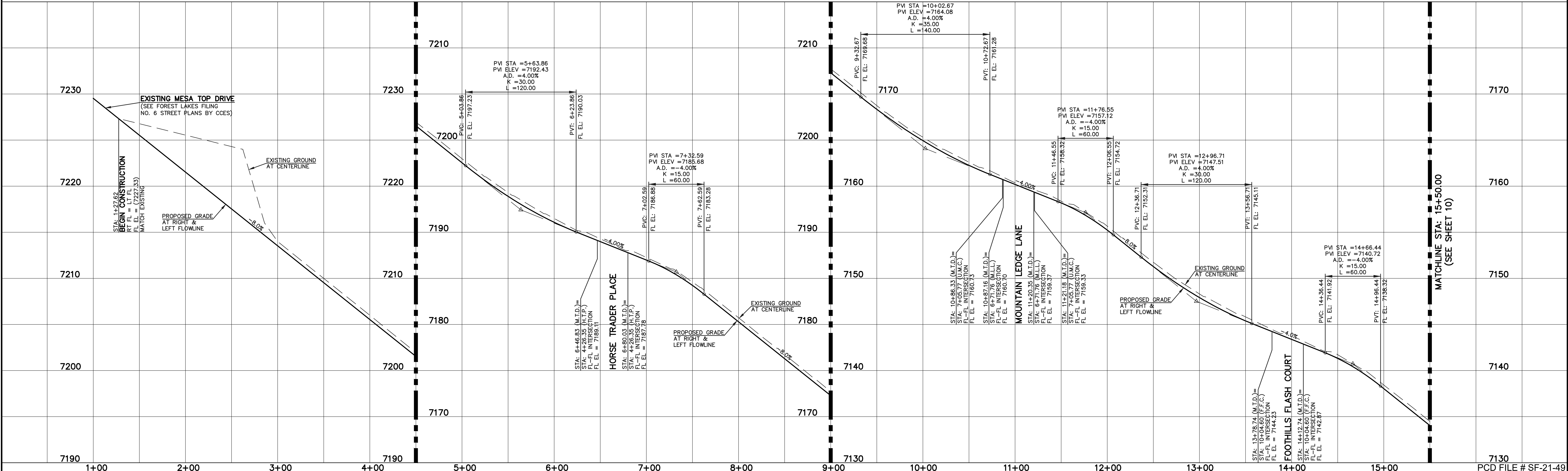
KYLE R. CAMPBELL, COLORADO P.E. #29794 DATE



N:\117570\DRAWINGS\CONSTRUCTION\STREETS\09-117570-SI-02.dwg, 2/1/2022 3:00:35 PM, 1:1



FLOWLINE CURVE TABLE			
CURVE #	LENGTH	RADIUS	DELTA
C1	30.41	20.00	87°07'20"
C2	30.41	20.00	87°07'20"
C3	32.53	20.00	93°11'57"
C4	30.41	20.00	87°07'20"
C5	30.41	20.00	87°07'20"
C6	32.53	20.00	93°11'57"
C7	31.42	20.00	90°00'00"
C8	31.42	20.00	90°00'00"



LEGEND

BOUNDARY LINE ---
ROW LINE ---
LOT LINE ---
CURB & GUTTER ---
PED RAMP ---
LIGHT POLE ---
SIGN ---
TYPE R INLET ---

STREET ABBREVIATION INDEX

M.T.D. MESA TOP DRIVE
H.T.P. HORSE TRADER PLACE
M.L.L. MOUNTAIN LEDGE LANE
U.M.C. UTE MOUNTAIN COURT
F.F.C. FOOTHILLS FLASH COURT

WALK CONSTRUCTION:

4" THICK SIDEWALK ALLOWED ALONG OPEN SPACE TRACTS & 'ESTATE LOT' FRONTAGE. 5" THICK SIDEWALK TYPICAL ALONG RESIDENTIAL LOTS PER EL PASO COUNTY DIRECTION. 6" REQUIRED AT DRIVEWAY CONNECTIONS PER DETAILS SD 2-24 & SD 2-25 ON SHEET 6. WALK NOT INSTALLED AT 6" THICKNESS WILL BE RE-CONSTRUCTED WITH DRIVEWAY PERMIT AND INSTALLATION AS REQUIRED.

48 HOURS BEFORE YOU DIG, CALL UTILITY LOCATORS **811**

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NO. REVISION

DATE

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KYLE R. CAMPBELL, COLORADO P.E. #29794 DATE

CLASSIC CONSULTING

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

FOREST LAKES FILING NO. 7

PUBLIC STREET IMPROVEMENT PLAN

MESA TOP DRIVE

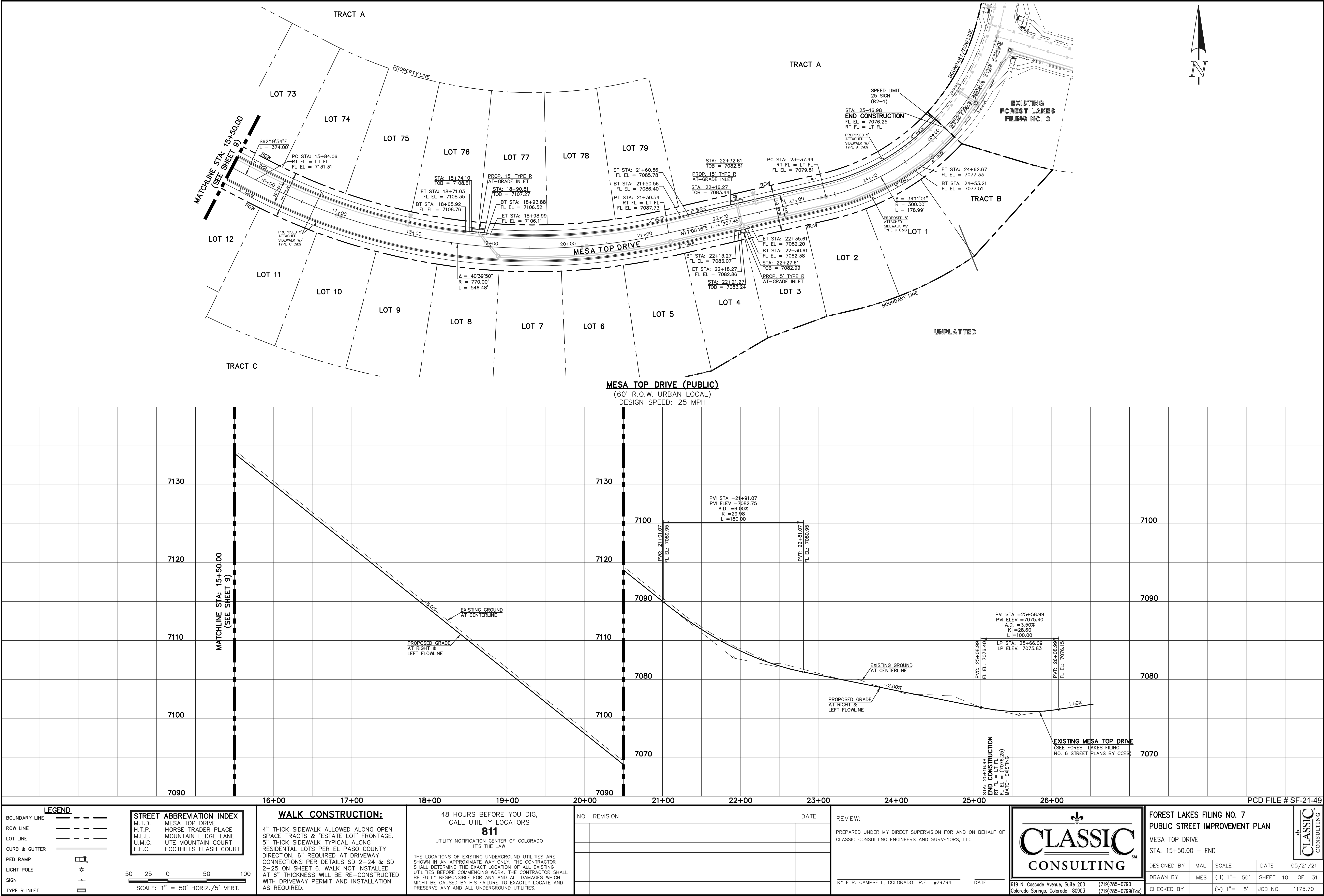
STA: 1+00.00 - 15+50.00

DESIGNED BY MAL SCALE DATE 05/21/21

DRAWN BY MES (H) 1"= 50' SHEET 9 OF 31

CHECKED BY (V) 1"= 5' JOB NO. 1175.70

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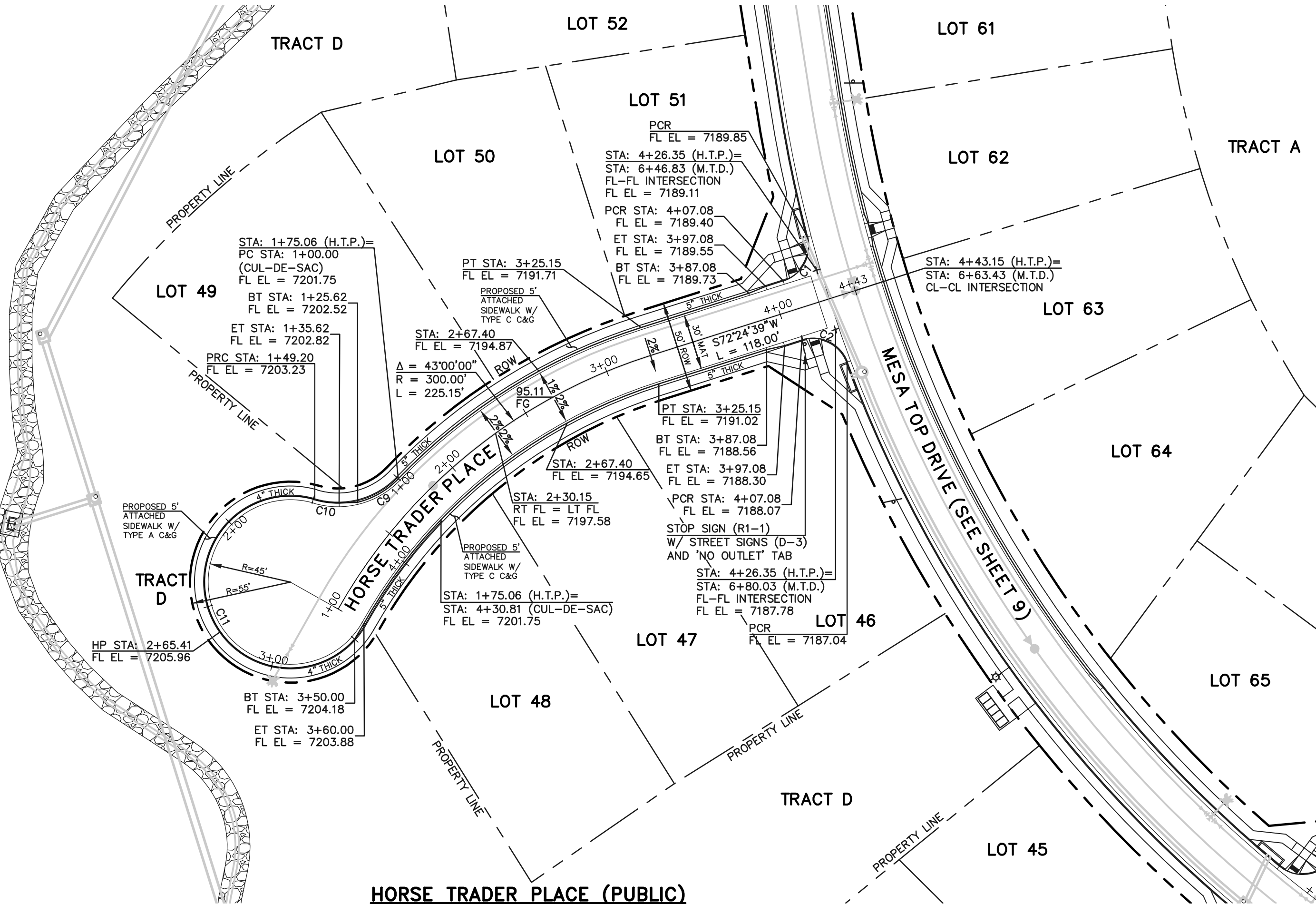
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FLOWLINE CURVE TABLE			
CURVE #	LENGTH	RADIUS	DELTA
C1	30.41	20.00	87°07'20"
C2	30.41	20.00	87°07'20"
C9	26.09	45.83	32°37'16"
C10	13.58	45.00	171°7'24"
C11	200.80	47.00	244°47'21"

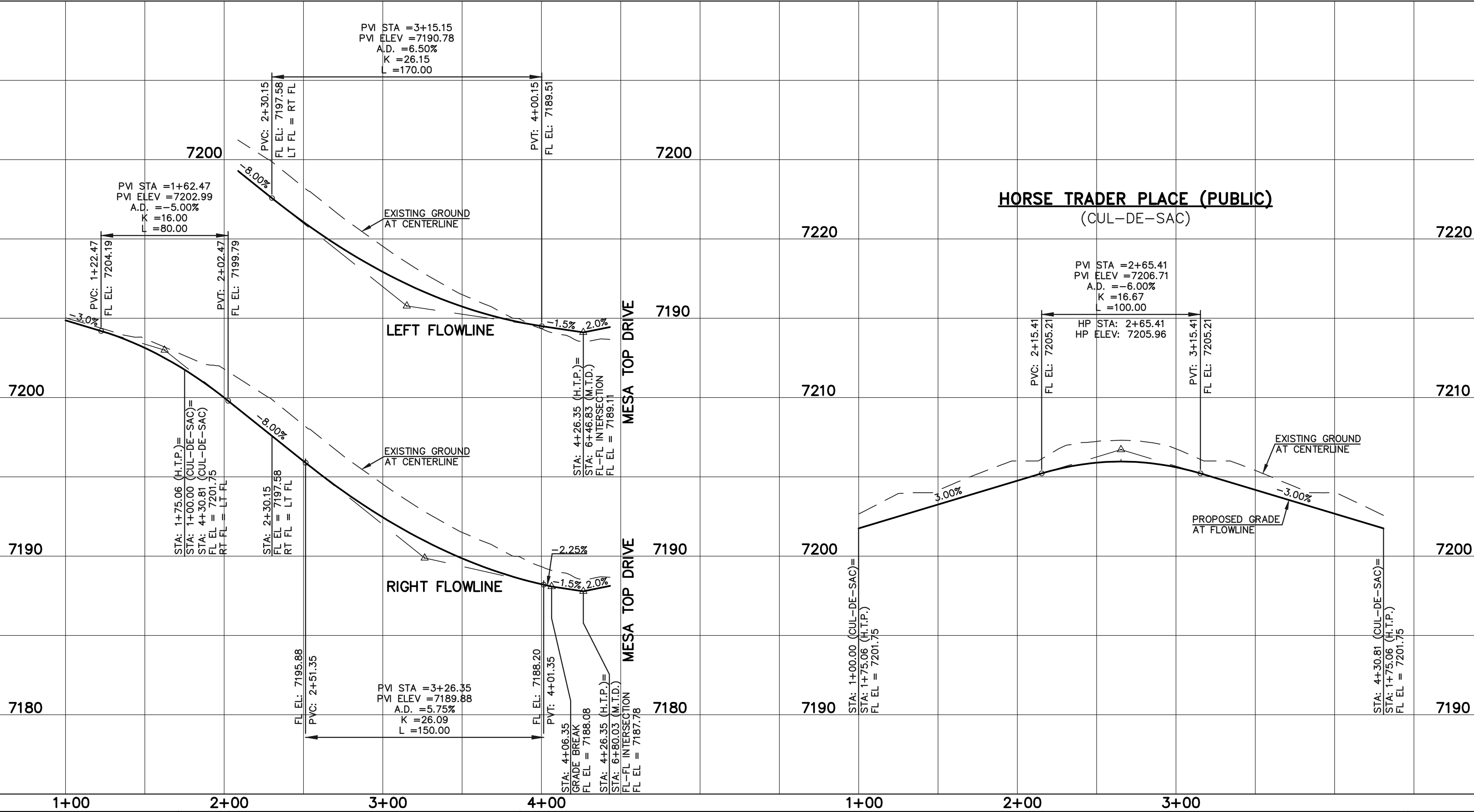
UNPLATTED FOREST SERVICE DEPT. OF AGRICULTURE UNITED STATES OF AMERICA

BOUNDARY LINE

TRACT D



HORSE TRADER PLACE (PUBLIC)
(50' R.O.W. URBAN LOCAL)
DESIGN SPEED: 25 MPH



PCD FILE # SF-21-49

LEGEND	
BOUNDARY LINE	---
ROW LINE	---
LOT LINE	---
CURB & GUTTER	=====
PED RAMP	[Symbol]
LIGHT POLE	[Symbol]
SIGN	[Symbol]
TYPE R INLET	[Symbol]

STREET ABBREVIATION INDEX	
M.T.D.	MESA TOP DRIVE
H.T.P.	HORSE TRADER PLACE
M.L.L.	MOUNTAIN LEDGE LANE
U.M.C.	UTE MOUNTAIN COURT
F.F.C.	FOOTHILLS FLASH COURT

5025050100

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

WALK CONSTRUCTION:

4" THICK SIDEWALK ALLOWED ALONG OPEN SPACE TRACTS & 'ESTATE LOT' FRONTAGE. 5" THICK SIDEWALK TYPICAL ALONG RESIDENTIAL LOTS PER EL PASO COUNTY DIRECTION. 6" REQUIRED AT DRIVEWAY CONNECTIONS PER DETAILS SD 2-24 & SD 2-25 ON SHEET 6. WALK NOT INSTALLED AT 6" THICKNESS WILL BE RE-CONSTRUCTED WITH DRIVEWAY PERMIT AND INSTALLATION AS REQUIRED.

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CLASSIC CONSULTING ENGINEERS AND SURVEYORS, LLC

KYLE R. CAMPBELL, COLORADO P.E. #29794 DATE

CLASSIC
CONSULTINGSM

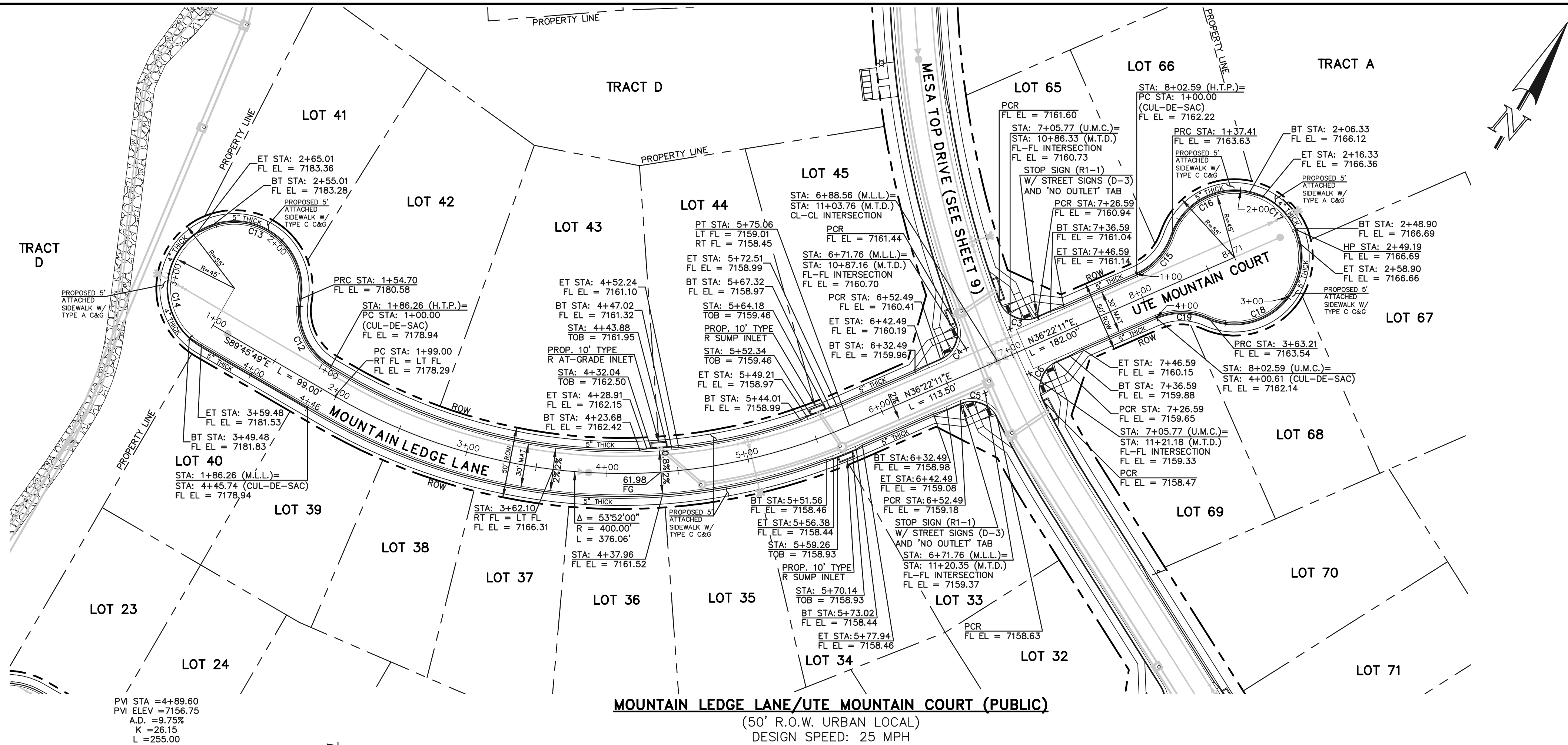
619 N. Cascade Avenue, Suite 200
Colorado Springs, Colorado 80903

(719) 785-0790
(719) 785-0799 (Fax)

FOREST LAKES FILING NO. 7 PUBLIC STREET IMPROVEMENT PLAN HORSE TRADER PLACE			
DESIGNED BY	MAL	SCALE	DATE 05/21/21
DRAWN BY	MES	(H) 1"= 50'	SHEET 11 OF 31
CHECKED BY		(V) 1"= 5'	JOB NO. 1175.70

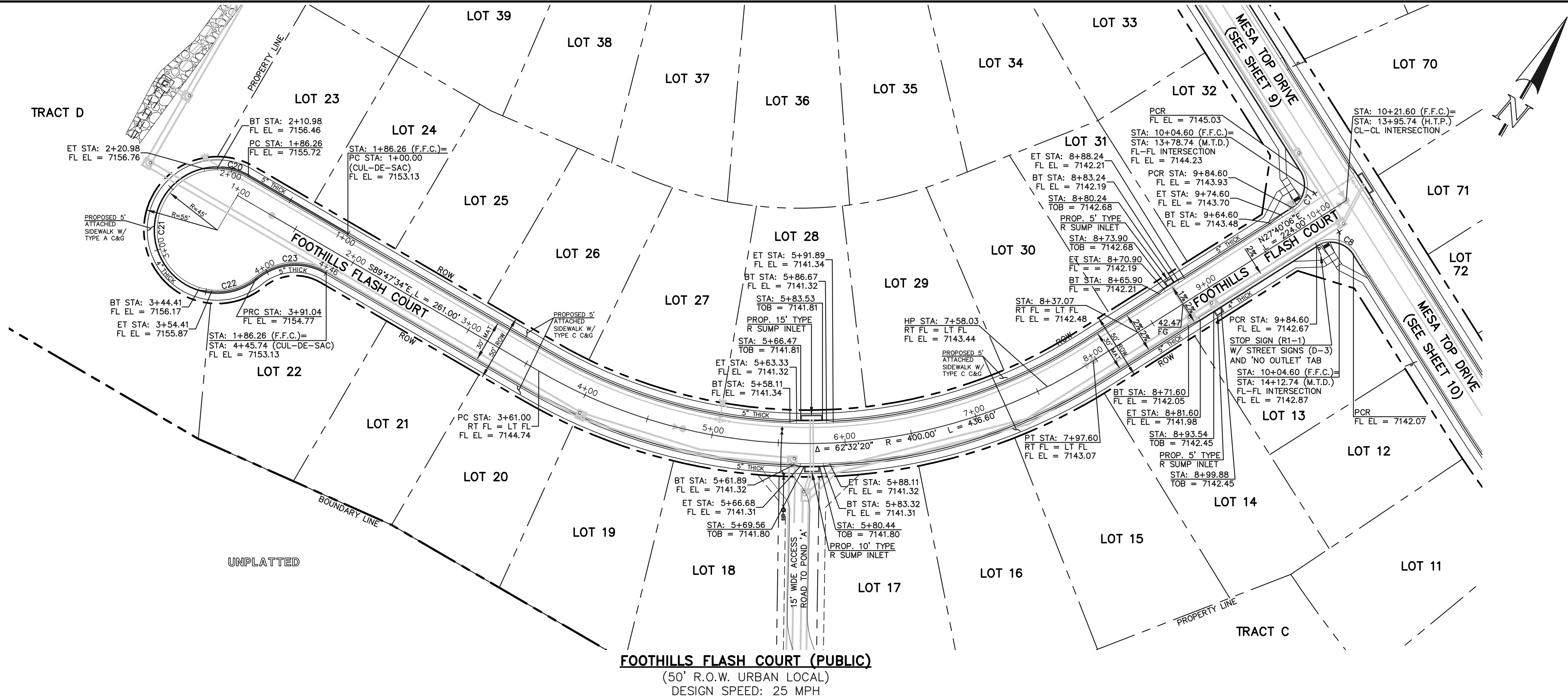


FLOWLINE CURVE TABLE				
CURVE #	LENGTH	RADIUS	DELTA	
C3	32.53	20.00	93°11'57"	
C4	30.41	20.00	87°07'20"	
C5	30.41	20.00	87°07'20"	
C6	32.53	20.00	93°11'57"	
C12	55.71	45.83	69°38'44"	
C13	98.54	46.17	122°17'23"	
C14	84.47	47.00	102°58'29"	
C15	38.10	45.83	47°37'49"	
C16	67.71	46.17	84°01'20"	
C17	32.57	47.00	39°42'09"	
C18	102.46	46.17	127°09'16"	
C19	38.10	45.83	47°37'49"	

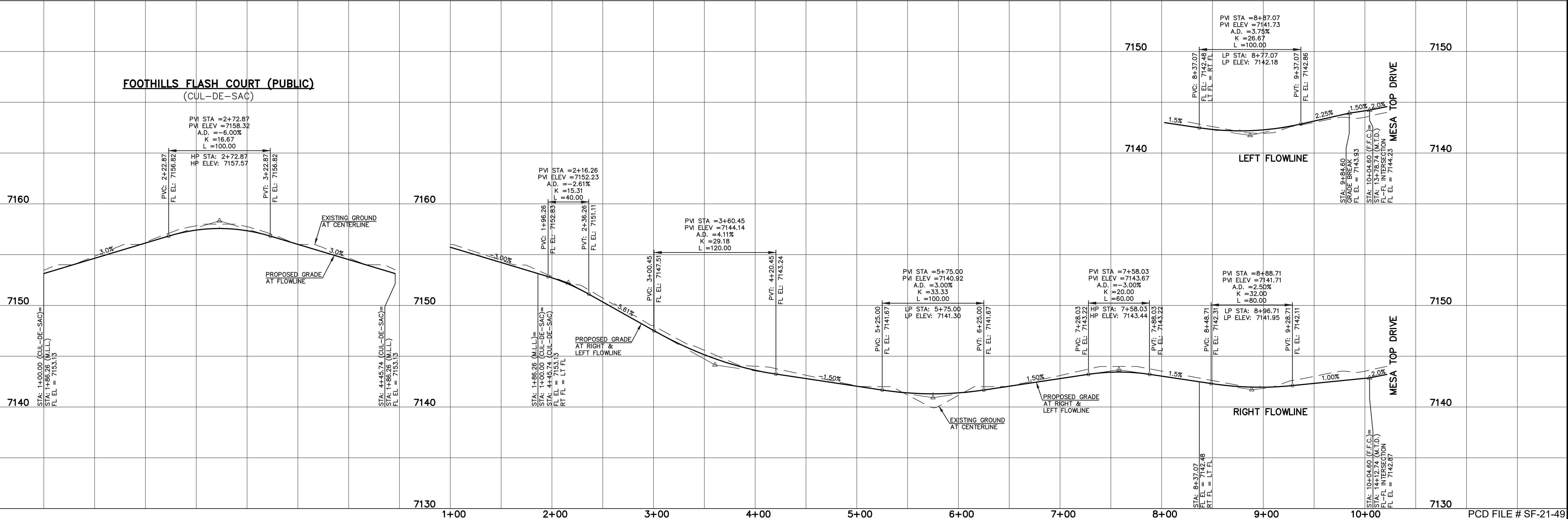


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FLOWLINE CURVE TABLE				
CURVE #	LENGTH	RADIUS	DELTA	
C7	31.42	20.00	90°00'00"	
C8	31.42	20.00	90°00'00"	
C20	24.29	46.17	30°08'46"	
C21	123.42	47.00	150°27'40"	
C22	35.99	46.17	44°39'26"	
C23	55.71	45.83	69°38'44"	

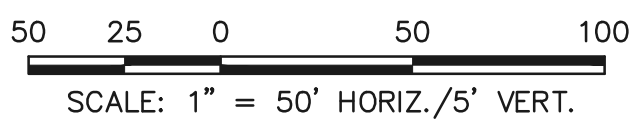


FOOTHILLS FLASH COURT (PUBLIC)
(CUL-DE-SAC)



LEGEND	
BOUNDARY LINE	---
ROW LINE	---
LOT LINE	---
CURB & GUTTER	=====
PED RAMP	▬
LIGHT POLE	☆
SIGN	+
TYPE R INLET	□

STREET ABBREVIATION INDEX	
M.T.D.	MESA TOP DRIVE
H.T.P.	HORSE TRADER PLACE
M.L.L.	MOUNTAIN LEDGE LANE
U.M.C.	UTE MOUNTAIN COURT
F.F.C.	FOOTHILLS FLASH COURT



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NO.	REVISION	DATE

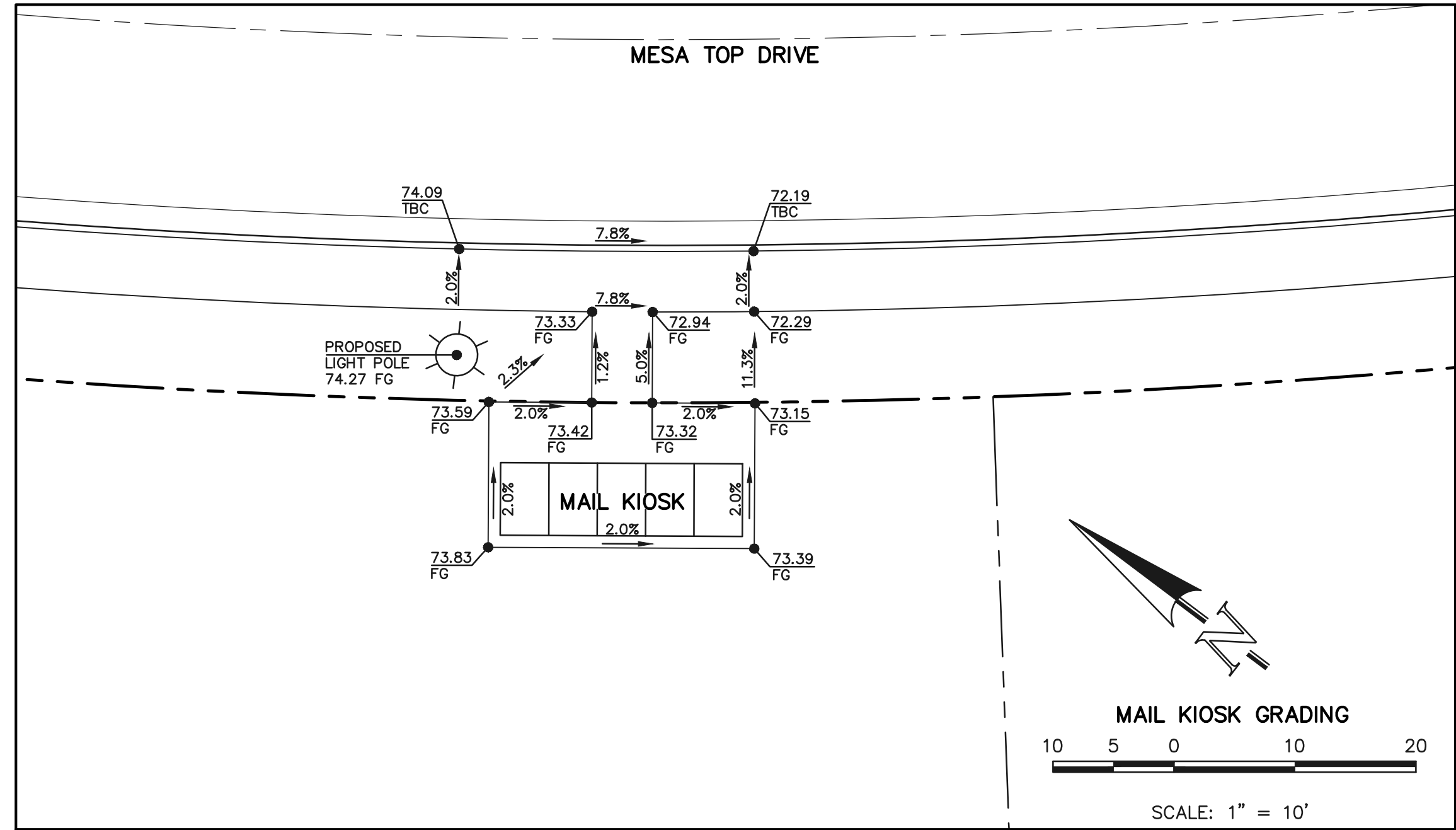
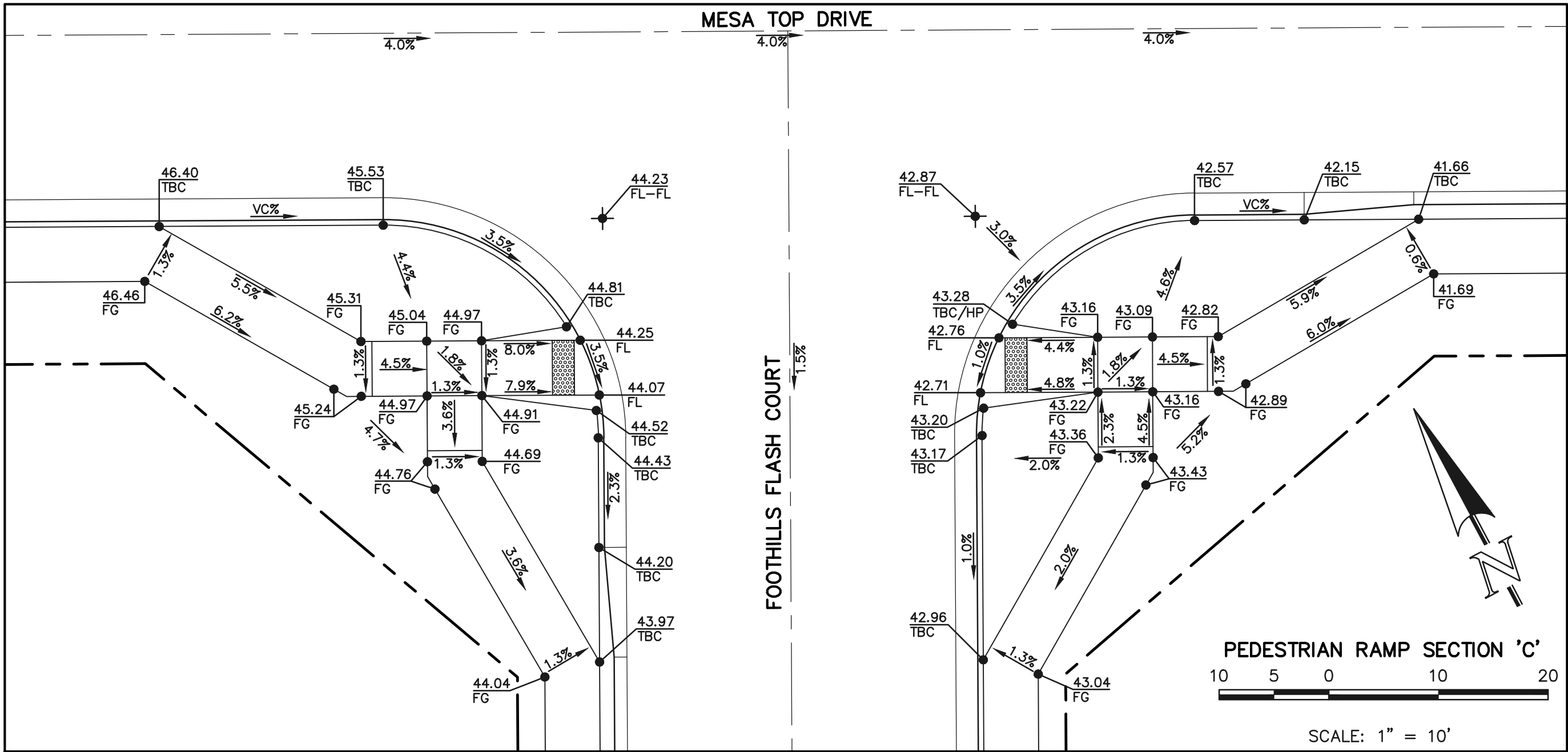
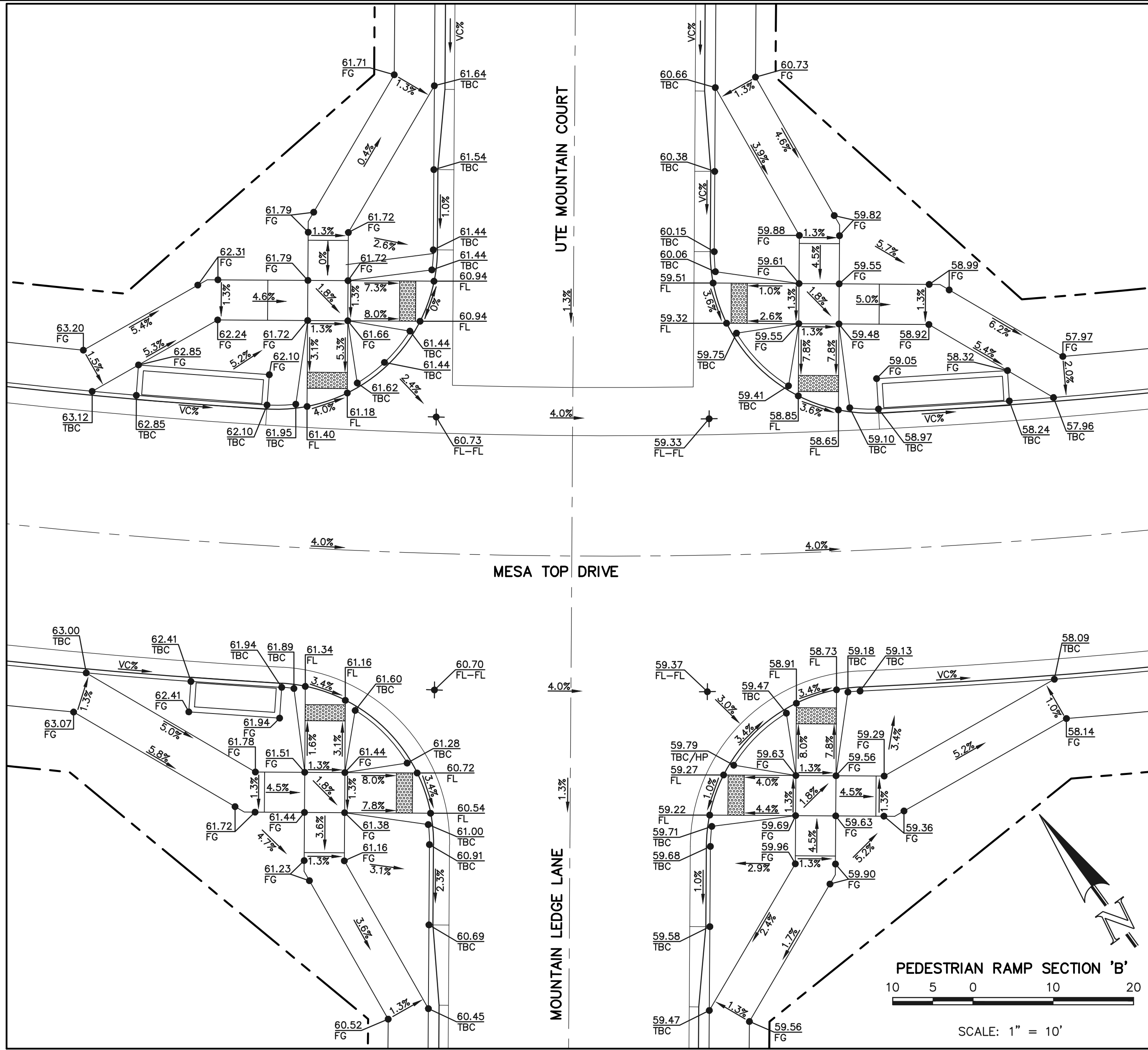
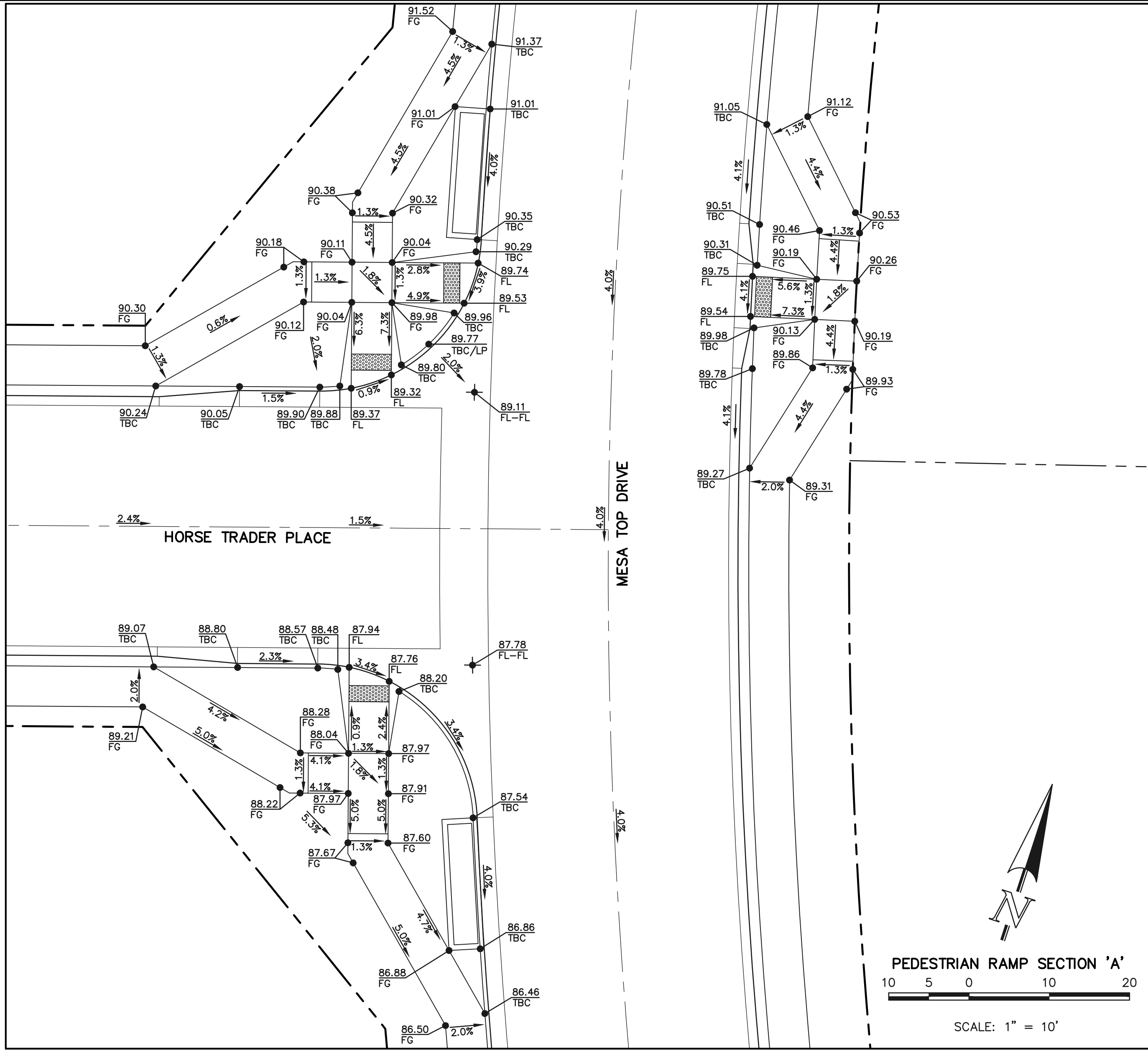
REVIEW:	
PREPARED UNDER MY DIRECT SUPERVISION FOR AND ON BEHALF OF CLASSIC CONSULTING ENGINEERS AND SURVEYORS, LLC	
KYLE R. CAMPBELL, COLORADO P.E. #29794	DATE

CLASSIC CONSULTING

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

(719) 785-0790
(719) 785-0799 (Fax)

FOREST LAKES FILING NO. 7 PUBLIC STREET IMPROVEMENT PLAN FOOTHILLS FLASH COURT			
DESIGNED BY	MAL	SCALE	DATE 05/21/21
DRAWN BY	MES	(H) 1"= 50'	SHEET 13 OF 31
CHECKED BY		(V) 1"= 5'	JOB NO. 1175.70



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KYLE R. CAMPBELL, COLORADO P.E. #29794 DATE

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CONSULTING

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

(719) 785-0790
(719) 785-0799 (Fax)

FOREST LAKES FILING NO. 7
PUBLIC STREET IMPROVEMENT PLAN
PEDESTRIAN RAMP DESIGN

DESIGNED BY	MES	SCALE	DATE	05/21/21
DRAWN BY	MES	(H) 1"= 10'	SHEET 14	OF 31
CHECKED BY		(V) 1"= N/A	JOB NO.	1175.70

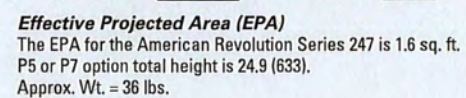


American Revolution LED
Series 247L



MVFA SPEC # 247 L 10 LEDE10 MVOLT 4K R5 AY PCLL

DIMENSIONS



Note: Specifications subject to change without notice.
American Revolution Series 247L LED



American Revolution LED
Series 247L

ORDERING INFORMATION

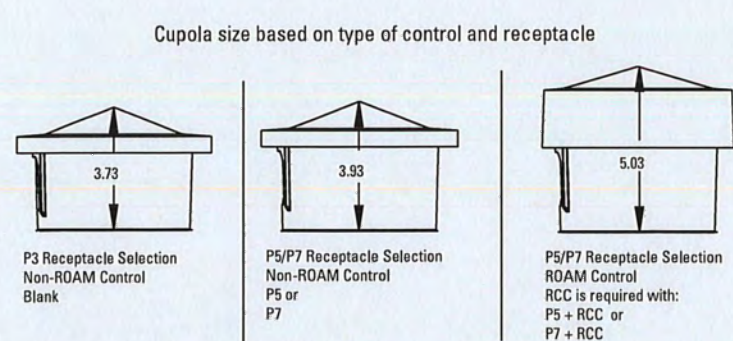
Example: 247L 20LEDE70 MVOLT 4K R3 AY

Series		Performance Package		Voltage		Color Temperature (CCT)	
247L American Revolution LED	20LED10	20 Chips, 1050 mA Driver, 72 input watts		120VOLT	Multi-volt, 120-277V	3K	3000K
	20LED70	20 Chips, 700 mA Driver, 45 input watts		347 347V		4K	4000K
	10LED10	10 Chips, 1050 mA Driver, 38 input watts		480 480V		5K	5000K
	10LED70	10 Chips, 700 mA Driver, 25 input watts					
	10LED53	10 Chips, 525 mA Driver, 18 input watts					
	10LED35	10 Chips, 350 mA Driver, 13 input watts					

[illegible]

Notes:

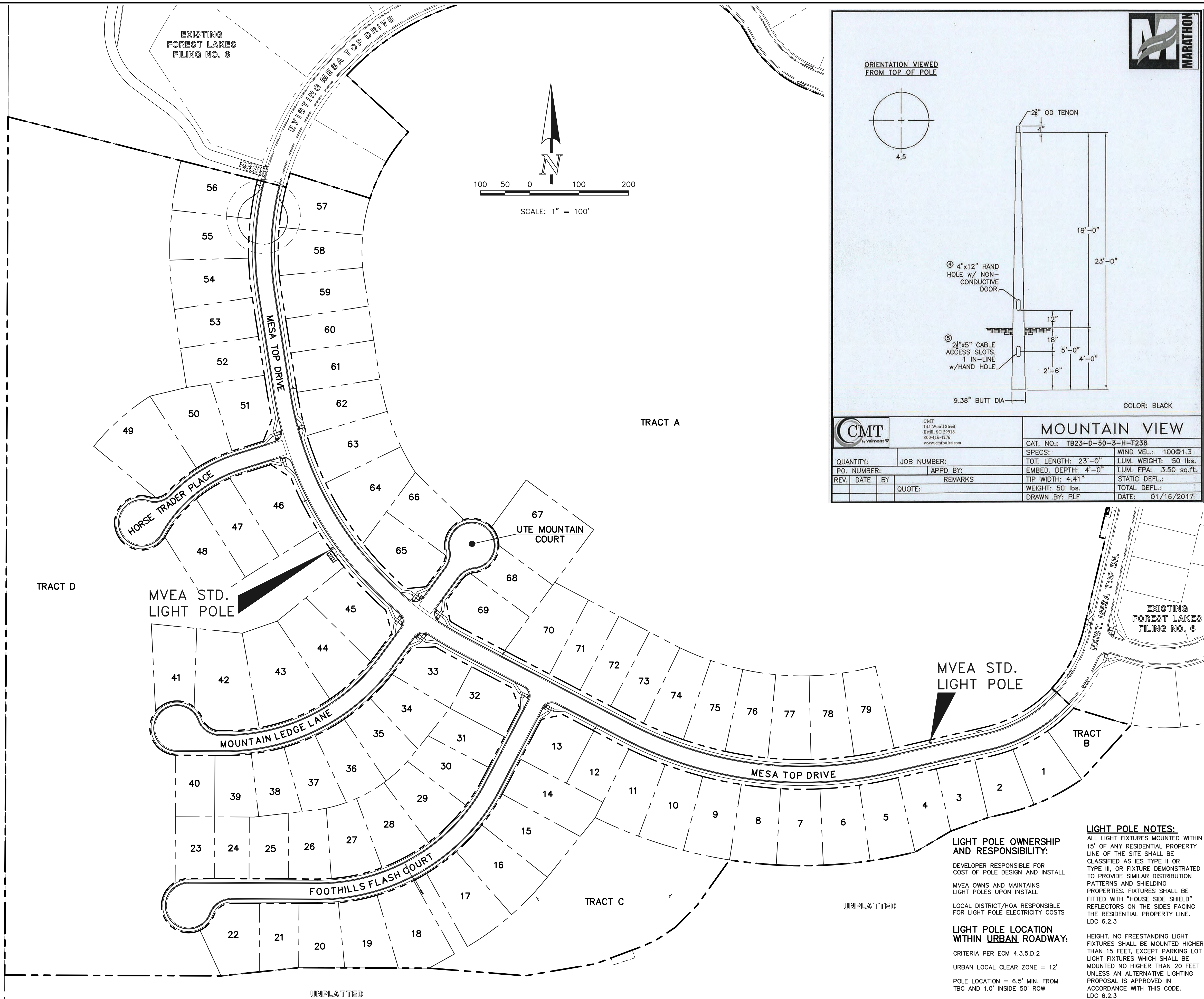
1. Other colors available, please contact factory
2. PC and SH not available with NR option
3. Taller cupola cover (RCC) is required when used with ROAM or other similar wireless monitoring control systems
4. Standard failure mode="Fail On"
5. Photocontrols supplied with ANSI Standard Turn-On levels
6. XL option is required
7. Ships with unit, field installed
8. Required when using ROAM or other similar wireless monitoring control systems



Warranty Five-year limited warranty. Complete warranty terms located at: www.aculitybrands.com/CustomerResources/terms_and_conditions.aspx. Actual performance may differ as a result of end-user environment and application. All values are design or typical values, measured under laboratory conditions at 25 °C. Specifications subject to change without notice.

Please contact your sales representative for the latest product information.

Please contact your sales representative for the latest product information



LIGHT POLE NOTES:
ALL LIGHT FIXTURES MOUNTED WITHIN
15' OF ANY RESIDENTIAL PROPERTY
LINE OF THE SITE SHALL BE
CLASSIFIED AS IES TYPE II OR
TYPE III, OR FIXTURE DEMONSTRATED
TO PROVIDE SIMILAR DISTRIBUTION
PATTERNS AND SHIELDING
PROPERTIES. FIXTURES SHALL BE
FITTED WITH "HOUSE SIDE SHIELD"
REFLECTORS ON THE SIDES FACING
THE RESIDENTIAL PROPERTY LINE.
LDC 6.2.3

LIGHT POLE OWNERSHIP AND RESPONSIBILITY:

DEVELOPER RESPONSIBLE FOR
COST OF POLE DESIGN AND INSTALL

MVEA OWNS AND MAINTAINS
LIGHT POLES UPON INSTALL

LOCAL DISTRICT/HOA RESPONSIBLE
FOR LIGHT POLE ELECTRICITY COSTS

LIGHT POLE LOCATION WITHIN URBAN ROADWAY

CRITERIA PER ECM 4.3.5.D.2

URBAN LOCAL CLEAR ZONE = 12'

POLE LOCATION = 6.5' MIN. FROM
TBC AND 1.0' INSIDE 50' ROW

PCD FILE # SF-21-49

48 HOURS BEFORE YOU DIG,
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NO. REVISION

DATE _____

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

DATE _____



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

FOREST LAKES FILING NO. 7
PUBLIC STREET IMPROVEMENTS

STREET LIGHT POLE LOCATION PLAN

DESIGNED BY	MAL	SCALE	DATE	05/21/21
DRAWN BY	MES	(H) 1" = 100'	SHEET	15 OF 31
CHECKED BY		(V) 1" = N/A	JOB NO.	1175.70



50 25 0 50 100

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

STORM LINE TABLE

Line #	Length	Direction
L1	144.95	S70°51'03"W
L2	45.42	N74°08'57"W
L3	128.05	N29°08'57"W
L4	14.63	N11°41'04"W
L5	35.34	N30°26'46"W
L6	26.97	S15°51'03"W
L7	148.48	S45°51'03"W
L8	142.90	S27°40'06"W
L9	14.64	S27°40'06"W
L10	107.76	S27°40'06"W
L11	31.29	N01°35'11"W
L12	27.05	N62°19'54"W
L13	3.04	N62°19'54"W

NOTES:
ALL STORM FACILITIES WITHIN R.O.W.
ARE PUBLIC, UNLESS OTHERWISE NOTED.

ALL STORM SEWER WITH 100-YR HGL
ABOVE THE TOP OF PIPE SHALL BE
INSTALLED WITH PRESSURE PIPE AND
WATERTIGHT JOINTS WITH A 100-YEAR
SERVICE LIFE.

STORM MANHOLE AND INLET DETAILS
ARE LOCATED ON SHEETS 30-31.

Add note or pipe labels that
storm pipes are Class 3,
except for those with velocity
in excess of 18 fps, and those
shall be Class 4.

NOTE ADDED

REVISED

18" RCP per profile &
HGL sheet. Update

Based on Type I manhole detail,
dimension for 48" RCP needs to
be a minimum of 5'-3". Update
dimension of MH's with 42" rcps.

Not correct. Per detail D-20A Type 1
Manhole, BW dimension for 48"
and smaller pipe is 6'-4", with 8" walls on
each side is a 5.0' min. inside
diameter manhole. All proposed
manholes are correctly sized.

Based on Type I manhole
detail, dimension for 48" RCP
needs to be a minimum of
5'-10". Update dimension of
MH's with 48" rcps.

PUBLIC 48"/24" RCP STORM - 'MAIN A'

PUBLIC 48"/42"/18" RCP STORM - 'MAIN B'

PUBLIC 18" RCP STORM - 'MAIN B LATERAL 1'

PUBLIC 18" RCP STORM - 'MAIN B LATERAL 2'

Manhole rims have been verified.
This manhole is within a landscaped
tract and therefore is 4" higher than
the ground. No change needed.

Manhole lids shown above
ground. Check Rim elevations
on all manholes through storm
sheets.

Profile and report
UD-Sewer are both
verified to match and
are correct.

inv = 7124.24 per
HGL calculation
sheet. Verify correct
invert and coordinate
between HGL sheet
& CD

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

48 HOURS BEFORE YOU DIG,
CALL UTILITY LOCATORS

811

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IT'S THE LAW

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NO. REVISION

DATE

REVIEW:

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

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

DATE



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

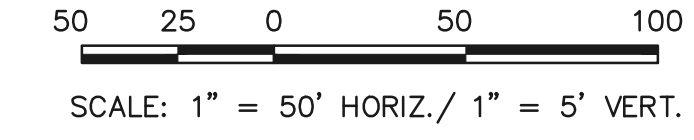
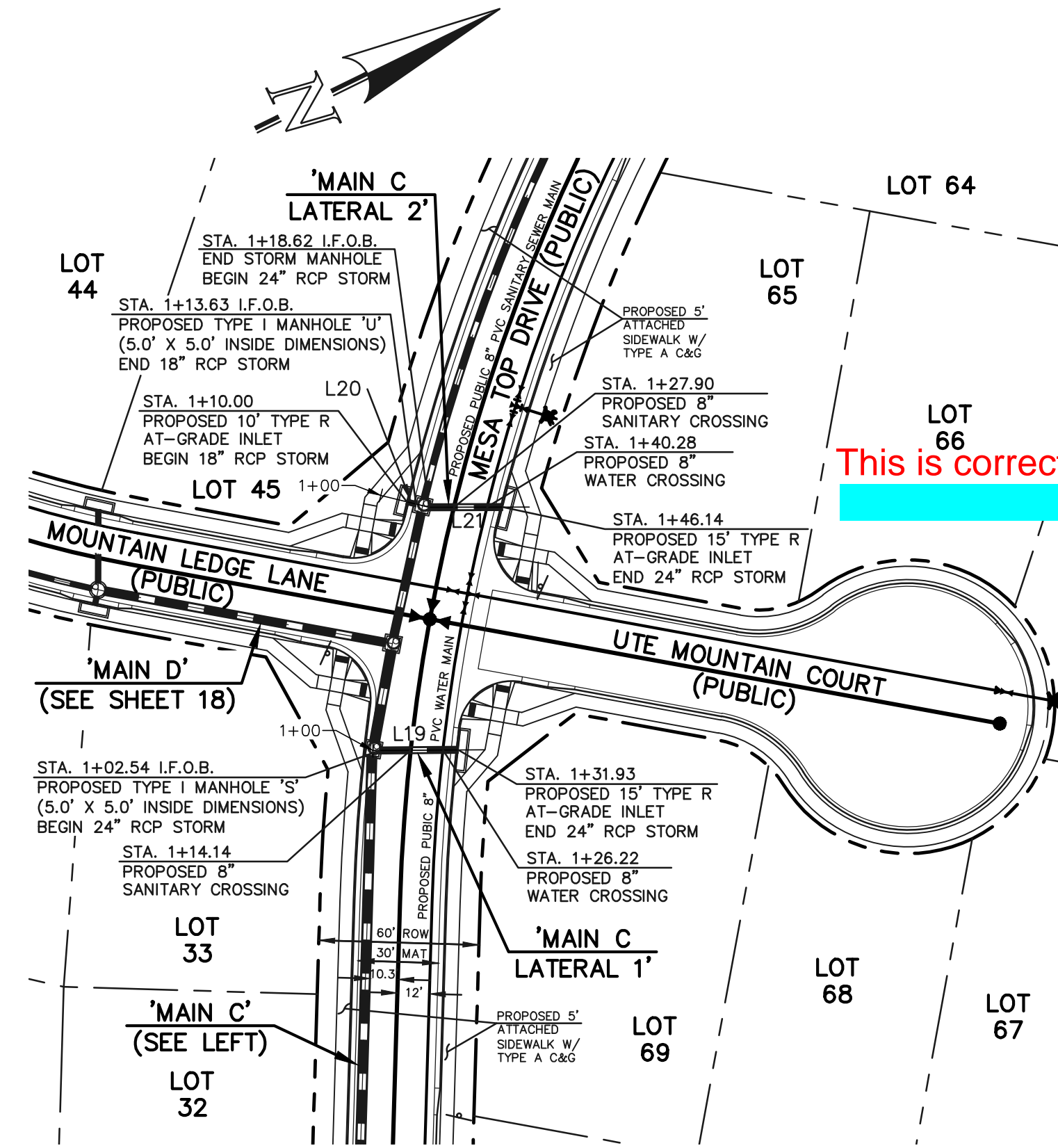
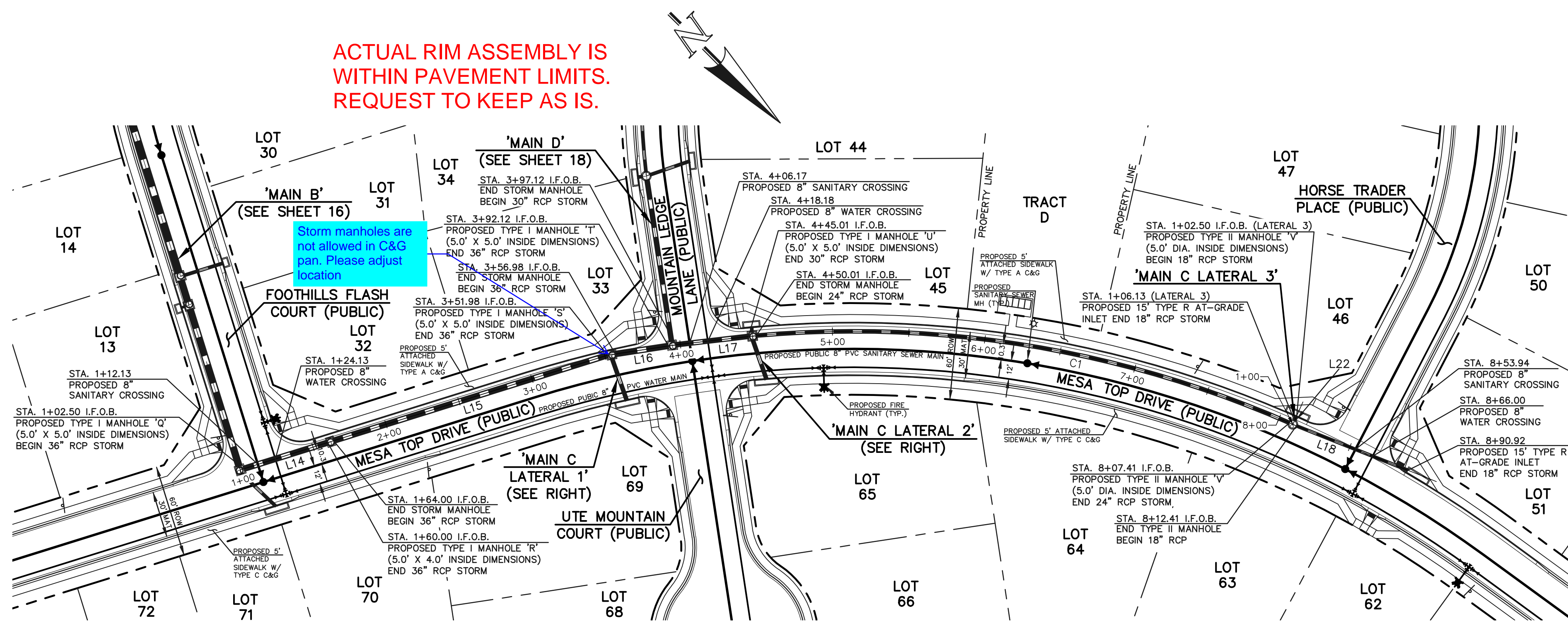
FOREST LAKES FILING NO. 7
CONSTRUCTION PLANS

PUBLIC STORM SEWER PLAN
'MAIN A'/'MAIN B'/'MAIN B LATERALS 1-2'

DESIGNED BY	MAL	SCALE	DATE	06/01/21
DRAWN BY	ME'S	(H) 1"= 50'	SHEET	16 OF 31
CHECKED BY	(V) 1"= 5'	JOB NO.	1175.70	



ACTUAL RIM ASSEMBLY IS
WITHIN PAVEMENT LIMITS.
REQUEST TO KEEP AS IS.



STORM LINE TABLE			
Line #	Length	Direction	
L14	57.50	S62°19'54"E	
L15	187.98	S62°19'54"E	
L16	35.14	S53°37'49"E	
L17	47.89	S51°35'38"E	
L18	78.51	N23°17'29"W	
L19	29.39	N25°34'54"E	
L20	3.63	N39°53'59"E	
L21	27.50	S25°46'02"W	
L22	3.63	N68°52'49"E	

STORM CURVE TABLE			
Curve #	Delta	Length	Radius
C1	28°46'43"	357.39	711.54

NOTES:
ALL STORM FACILITIES WITHIN R.O.W.
ARE PUBLIC, UNLESS OTHERWISE NOTED.

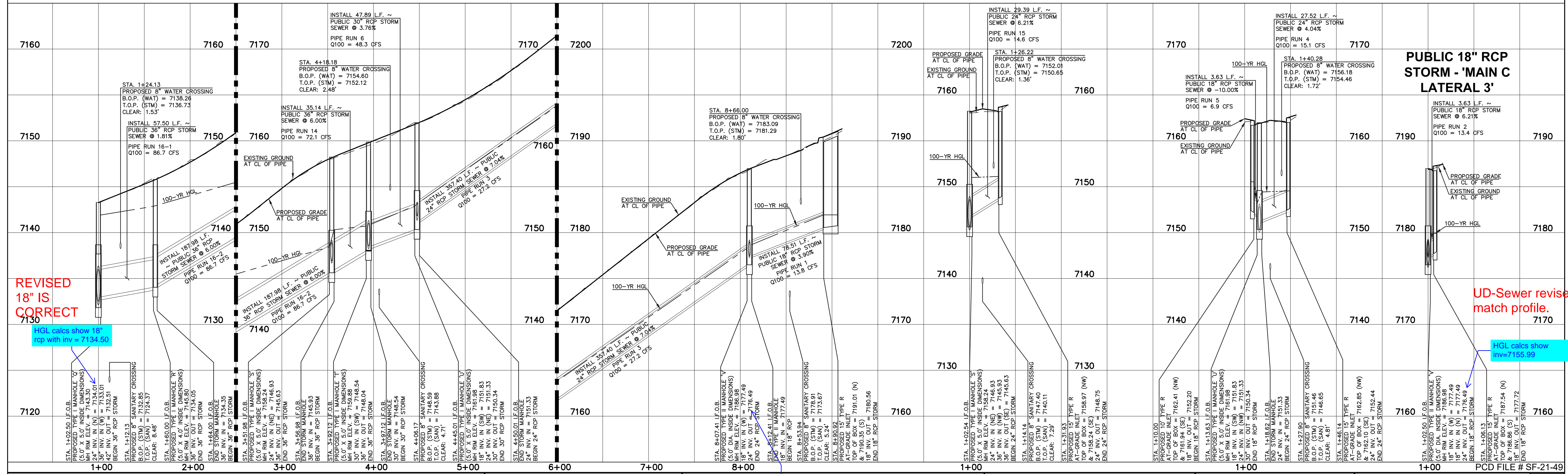
ALL STORM SEWER WITH 100-YR HGL
ABOVE THE TOP OF PIPE SHALL BE
INSTALLED WITH PRESSURE PIPE AND
WATERTIGHT JOINTS WITH A 100-YEAR
SERVICE LIFE.

STORM MANHOLE AND INLET DETAILS
ARE LOCATED ON SHEETS 30-31.

PUBLIC 36"/30"/24"/18" RCP STORM - 'MAIN C'

PUBLIC 24" RCP STORM -
'MAIN C LATERAL 1'

PUBLIC 24"/18" RCP STORM -
'MAIN C LATERAL 2'

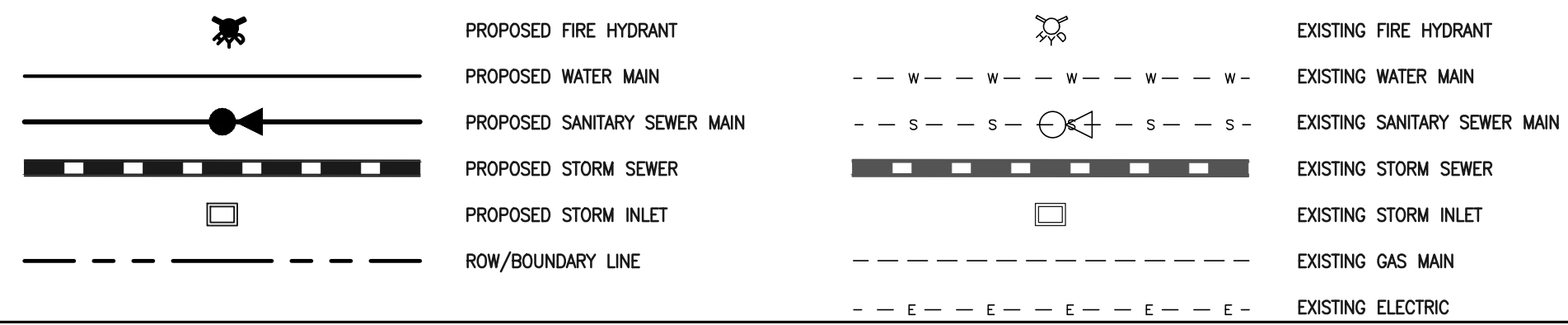


REVISED
18" IS
CORRECT
7130
HGL calcs show 18"
rcp with inv = 7134.50

UD-Sewer revised to
match profile.

HGL calcs show
inv=7155.99

LEGEND



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PRESERVE ANY AND ALL UNDERGROUND UTILITIES.

NO.	REVISION	DATE
1	HGL calcs show inv=7155.99	
2	UD-Sewer revised to match profile.	

REVIEW:

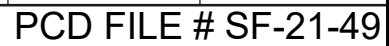
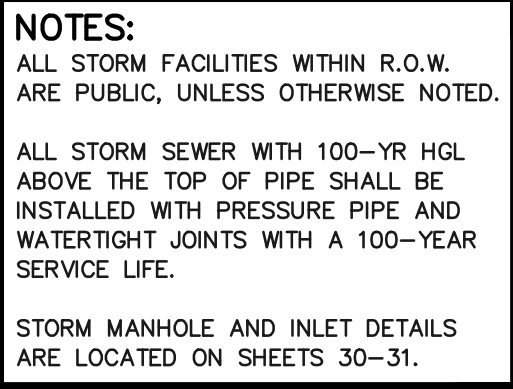
PREPARED UNDER MY DIRECT SUPERVISION FOR AND ON BEHALF OF
CLASSIC CONSULTING ENGINEERS AND SURVEYORS, LLC

KYLE R. CAMPBELL, COLORADO P.E. #29794 DATE




FOREST LAKES FILING NO. 7
CONSTRUCTION PLANS
PUBLIC STORM SEWER PLAN
'MAIN C' / 'MAIN C LATERALS 1-3'

DESIGNED BY MAL SCALE (H) 1" = 50' DATE 06/01/21
DRAWN BY MES (V) 1" = 5' SHEET 17 OF 31
CHECKED BY (V) 1" = 5' JOB NO. 1175.70



EXISTING FIRE HYDRANT
EXISTING WATER MAIN
EXISTING SANITARY SEWER MAIN
EXISTING STORM SEWER
EXISTING STORM INLET
EXISTING GAS MAIN
EXISTING ELECTRIC

NO.	REVISION	DATE

FOREST LAKES FILING NO. 7 CONSTRUCTION PLANS PUBLIC STORM SEWER PLAN 'MAIN D'/MAIN D LATERAL 1'/POND OUTFALL'				
DESIGNED BY:	MAL	SCALE	DATE	
DRAWN BY	MES	(H) 1"= 50'	06/01/21	
CHECKED BY		(V) 1"= 5'	JOB NO.	1175.70

ACTUAL RIM ASSEMBLY IS
WITHIN PAVEMENT LIMITS.
REQUEST TO KEEP AS IS.

Storm manholes are
not allowed in C&G
pan. Please adjust
location

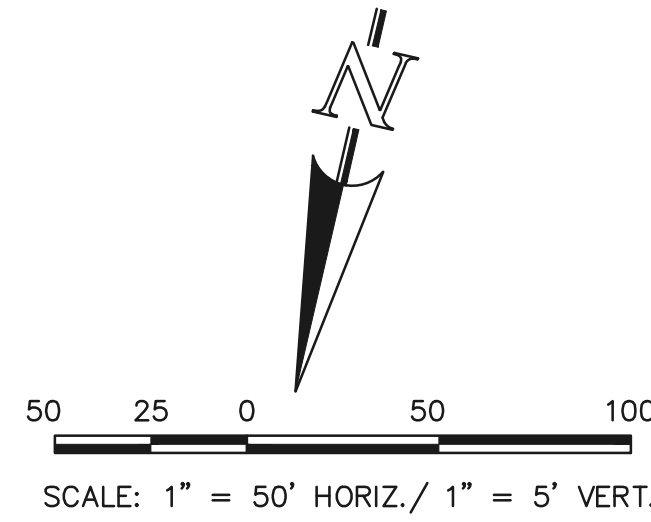
EXISTING
FOREST LAKES
FILING NO. 6

EXISTING FOREST LAKES FILING 6
PUBLIC STORM SEWER SYSTEM.
SEE PREVIOUSLY APPROVED
PLAN BY CLASSIC CONSULTING.

PUBLIC 30"/24" RCP STORM - 'MAIN E'

HGL sheet shows 7.7%.
Coordinate and update between
CD's and HGL sheet accordingly.

REVISED AND UD-SEWER
AND PROFILE MATCH
NOW.



STORM LINE TABLE		
Line #	Length	Direction
L28	20.39	N45°00'16"E
L29	53.80	N55°00'16"E
L30	64.14	N67°00'16"E
L31	139.94	N77°00'16"E
L32	89.40	N77°00'16"E
L33	38.56	S39°32'06"E
L34	3.63	N12°59'44"W
L35	26.71	N12°59'44"W

STORM CURVE TABLE			
Curve #	Delta	Length	Radius
C3	16°03'50"	219.12	781.54

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SERVICE LIFE.

STORM MANHOLE AND INLET DETAILS
ARE LOCATED ON SHEET 30-31.

PUBLIC 24"/18" RCP STORM - 'MAIN E LATERAL 1'

7090

7080

7070

7060

7050

7100

7120

7090

7080

7070

7060

7050

7110

7100

7090

7080

7070

7090

7080

7070

7060

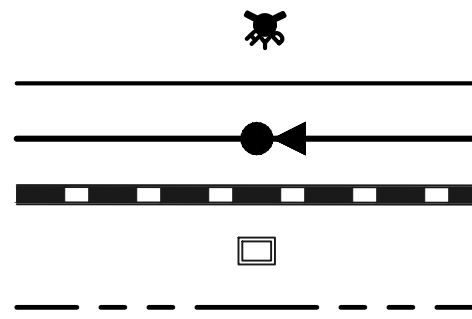
7090

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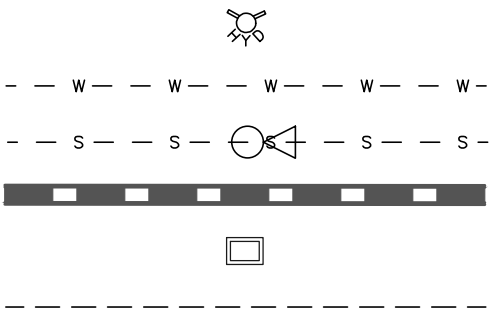
7070

7060

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:

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

DATE



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

(719)785-0790
(719)785-0799(fax)

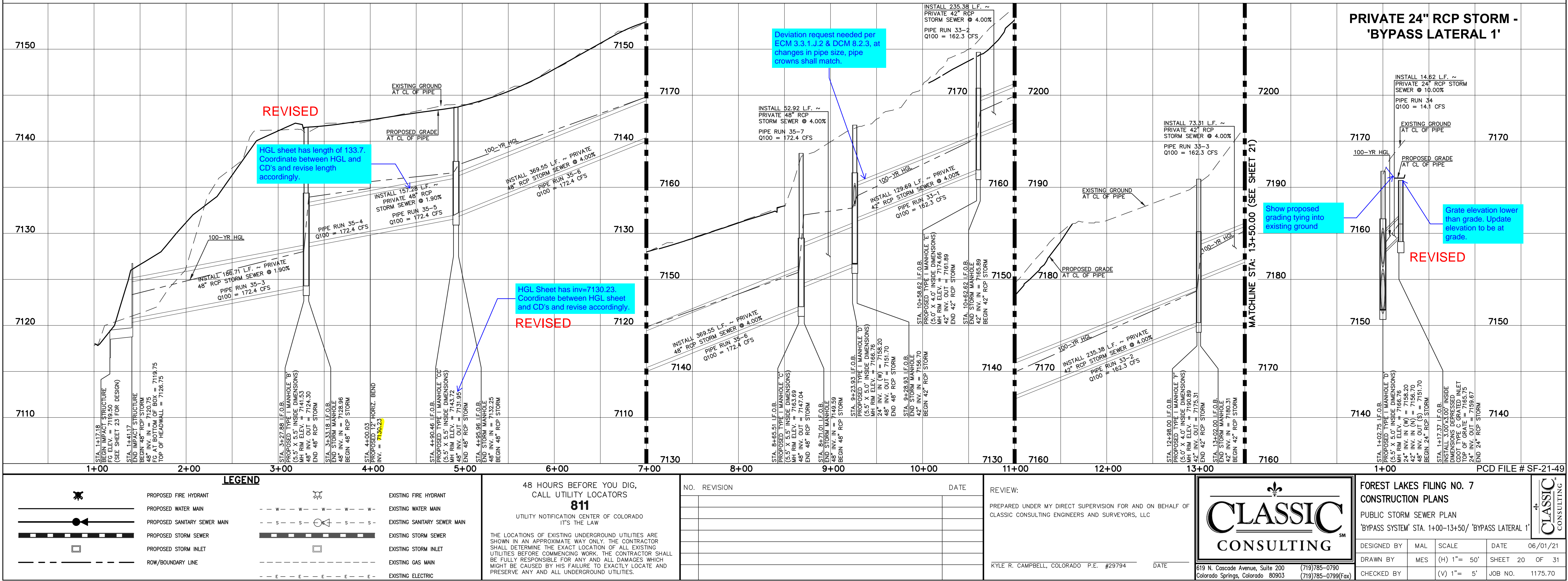
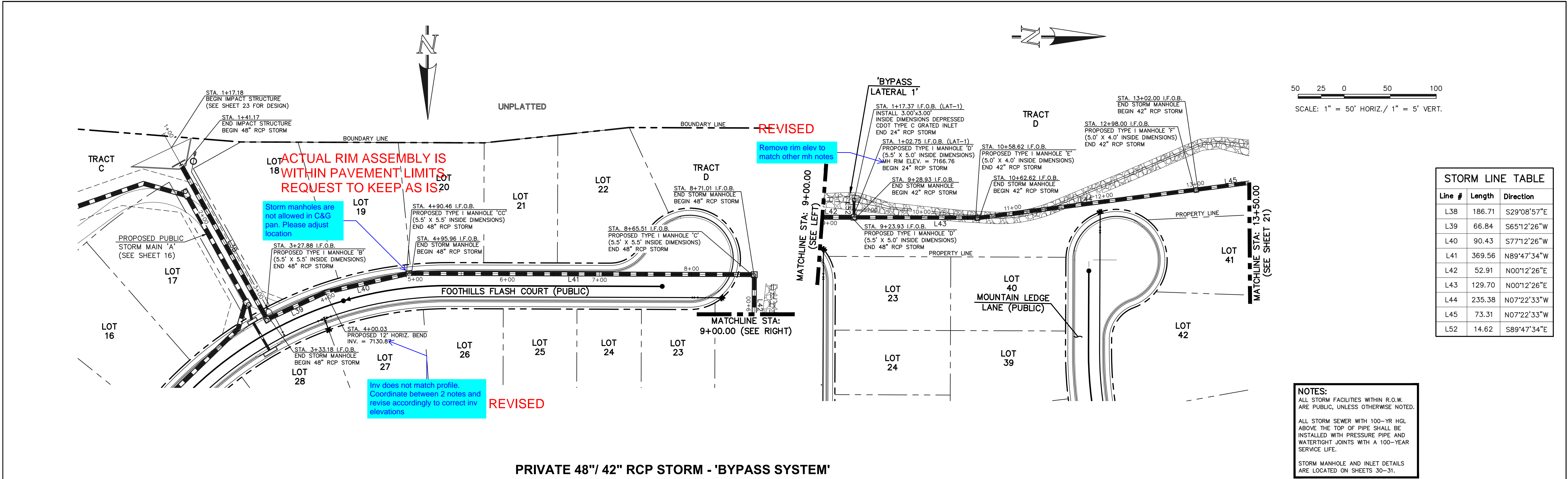
FOREST LAKES FILING NO. 7
CONSTRUCTION PLANS

PUBLIC STORM SEWER PLAN

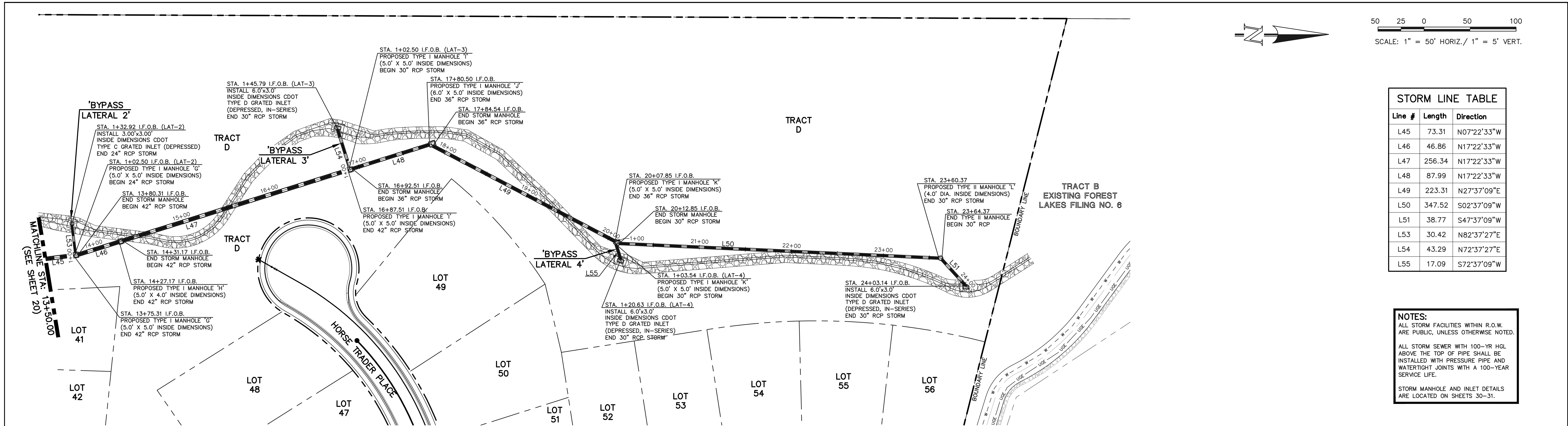
'MAIN E' / 'MAIN E LATERAL 1'

DESIGNED BY	MAL	SCALE	DATE	06/01/21
DRAWN BY	ME'S	(H) 1"= 50'	SHEET	19 OF 31
CHECKED BY	(V) 1"= 5'	JOB NO.	1175.70	

CLASSIC
CONSULTING



N:\17570.DRAWINGS\CONSTRUCT\CONSTRUCTION\STORM\21-17570-STW-07.dwg, 2/6/2022 5:15:34 PM, 1:1



50 25 0 50 100
SCALE: 1" = 50' HORIZ./ 1" = 5' VERT.

STORM LINE TABLE

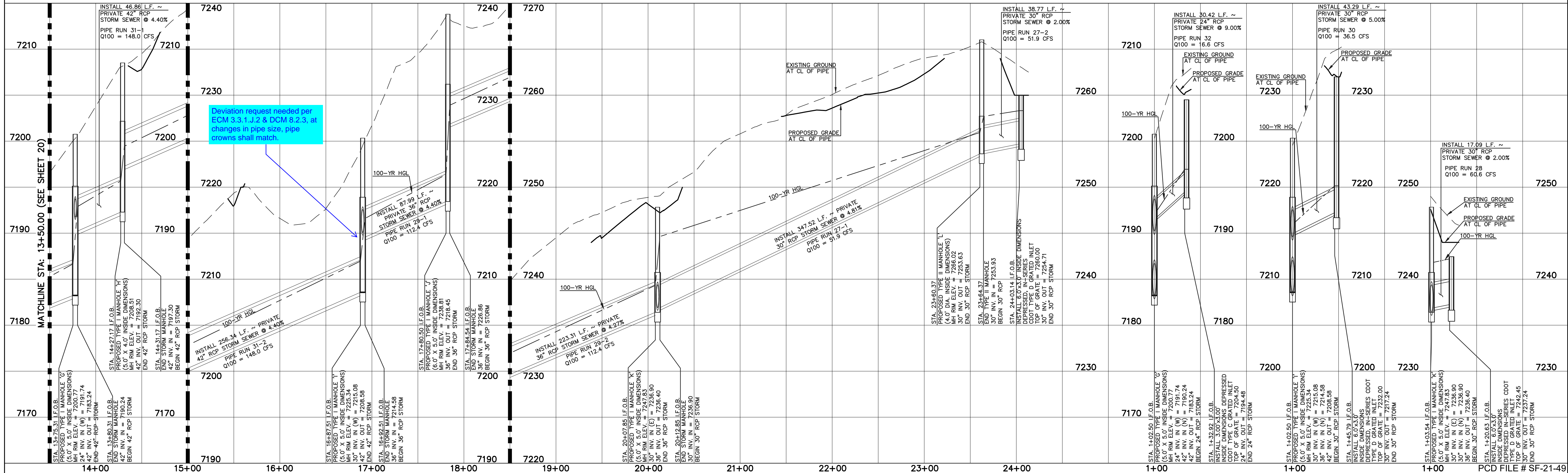
Line #	Length	Direction
L45	73.31	N07°22'33"W
L46	46.86	N17°22'33"W
L47	256.34	N17°22'33"W
L48	87.99	N17°22'33"W
L49	223.31	N27°37'09"E
L50	347.52	S02°37'09"W
L51	38.77	S47°37'09"W
L53	30.42	N82°37'27"E
L54	43.29	N72°37'27"E
L55	17.09	S72°37'09"W

NOTES:
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ARE PUBLIC, UNLESS OTHERWISE NOTED.

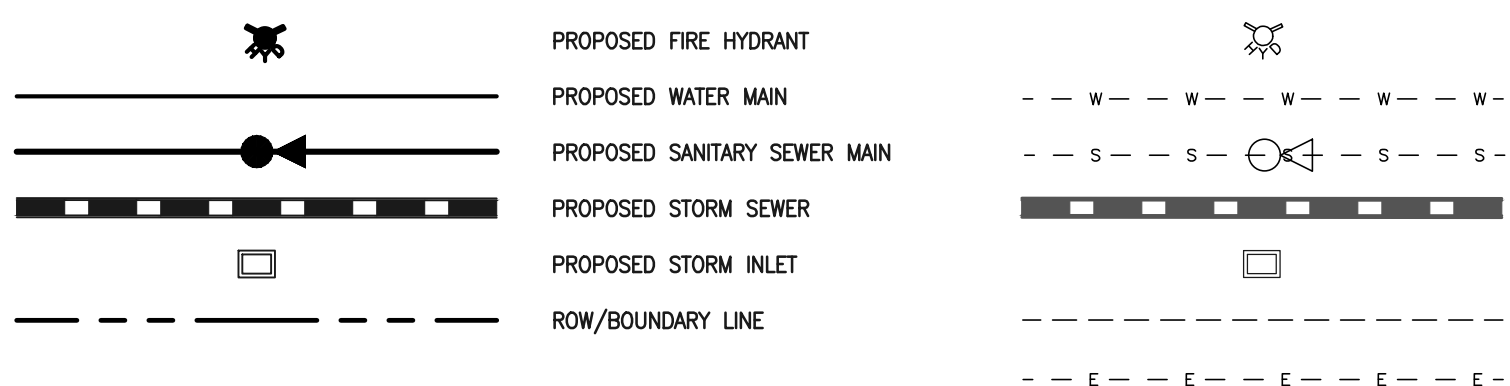
ALL STORM SEWER WITH 100-YR HGL
ABOVE THE TOP OF PIPE SHALL BE
INSTALLED WITH PRESSURE PIPE AND
WATER-TIGHT JOINTS WITH A 100-YEAR
SERVICE LIFE.

STORM MANHOLE AND INLET DETAILS
ARE LOCATED ON SHEETS 30-31.

PRIVATE 42"/ 36"/ 30" RCP STORM - 'BYPASS SYSTEM'



LEGEND



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

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KYLE R. CAMPBELL, COLORADO P.E. #29794 DATE

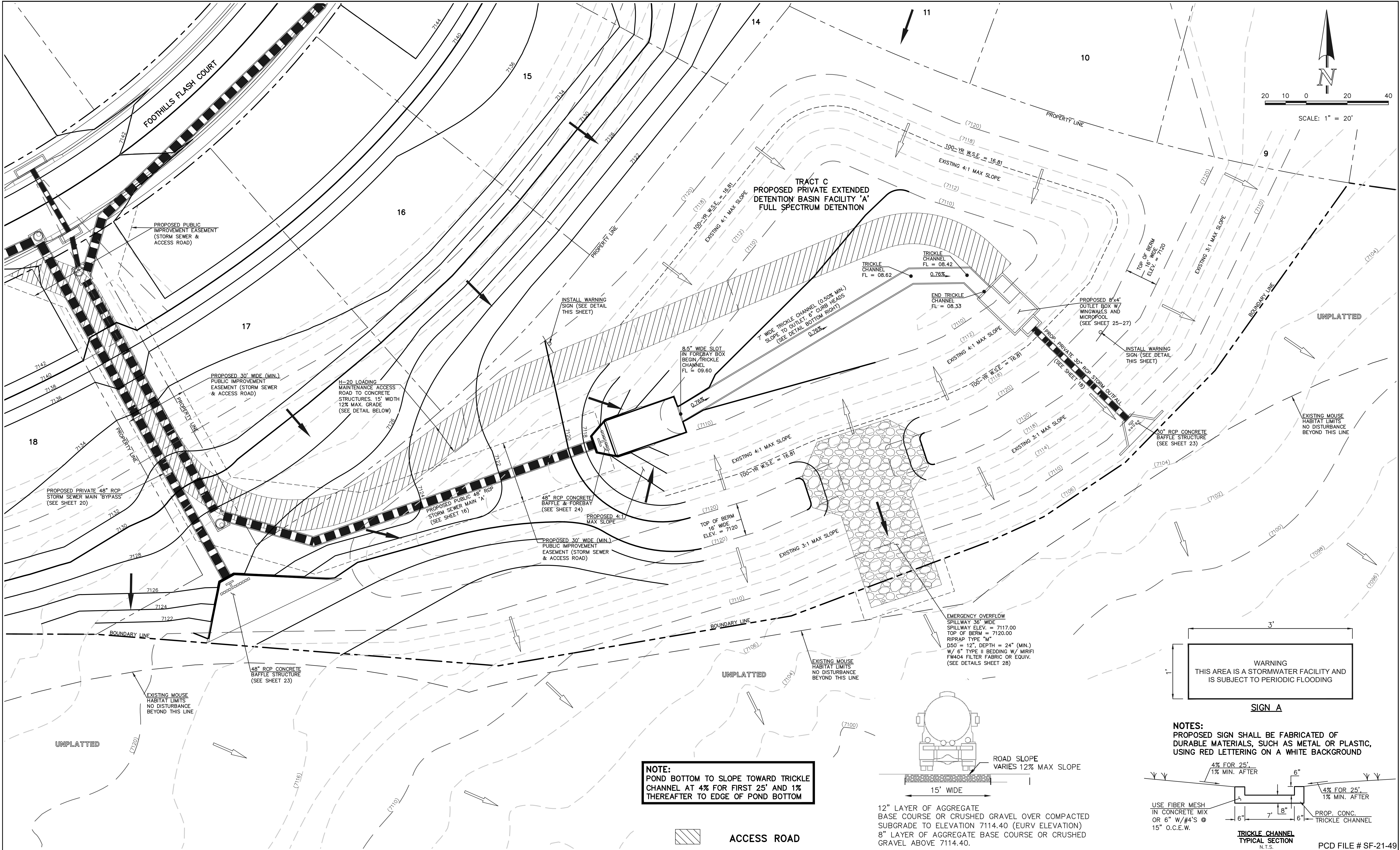


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Colorado Springs, Colorado 80903 (719)785-0799(fax)

FOREST LAKES FILING NO. 7
CONSTRUCTION PLANS
PUBLIC STORM SEWER PLAN
'BYPASS SYSTEM' STA. 13+50-END / 'BYPASS LATERALS 2-4'

DESIGNED BY MAL SCALE (H) 1"= 50' DATE 06/01/21
DRAWN BY ME'S (H) 1"= 50' SHEET 21 OF 31
CHECKED BY (V) 1"= 5' JOB NO. 1175.70





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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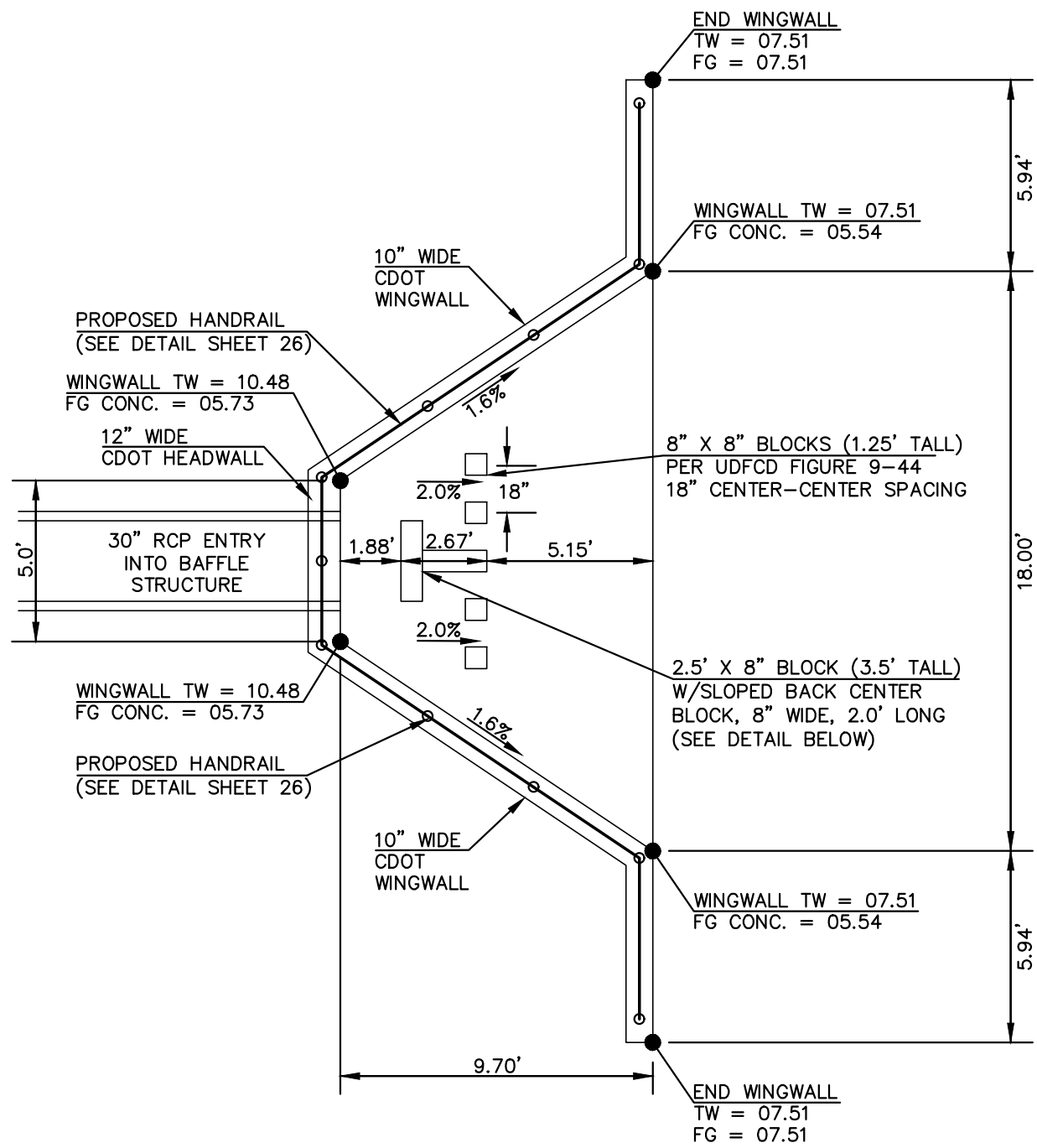
FOREST LAKES FILING NO. 7
CONSTRUCTION PLANS
PRIVATE POND "A"
EDB - FULL SPECTRUM DETENTION

DESIGNED BY	MAL	SCALE	DATE
DRAWN BY	ME'S	(H) 1" = 20'	11/23/21
CHECKED BY	(V) 1" = N/A	SHEET 22 OF 31	JOB NO. 1175.70

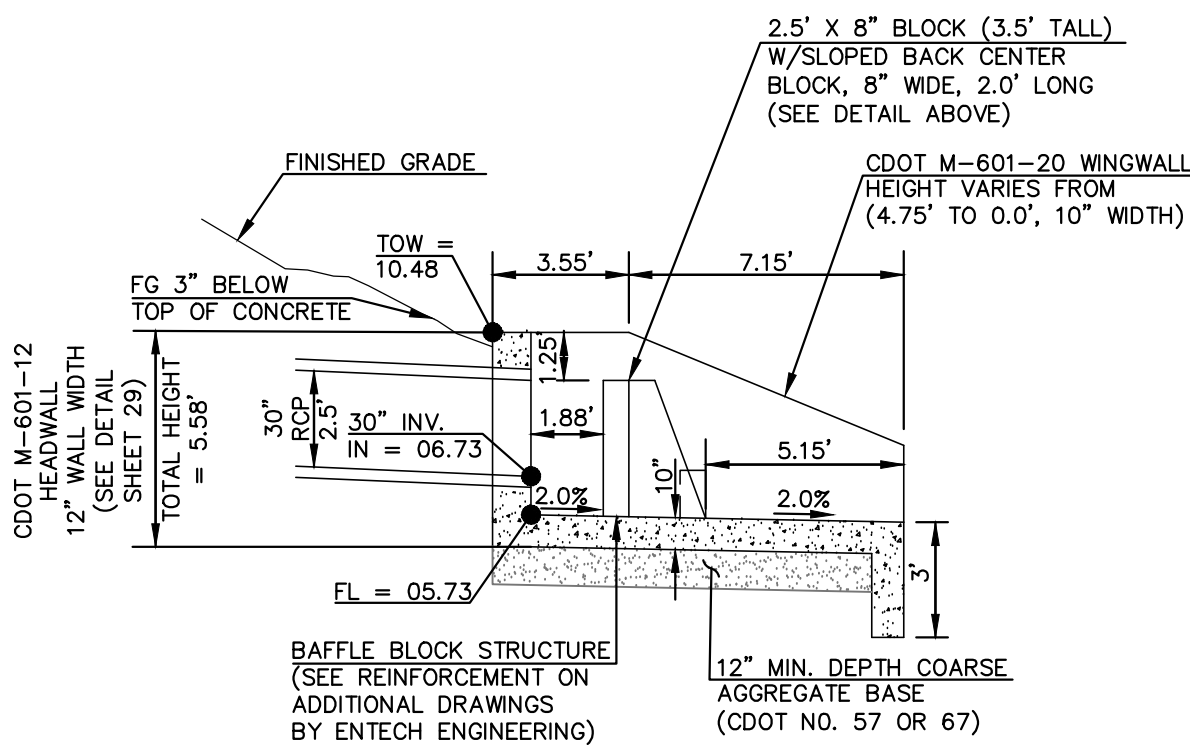
PCD FILE # SF-21-49

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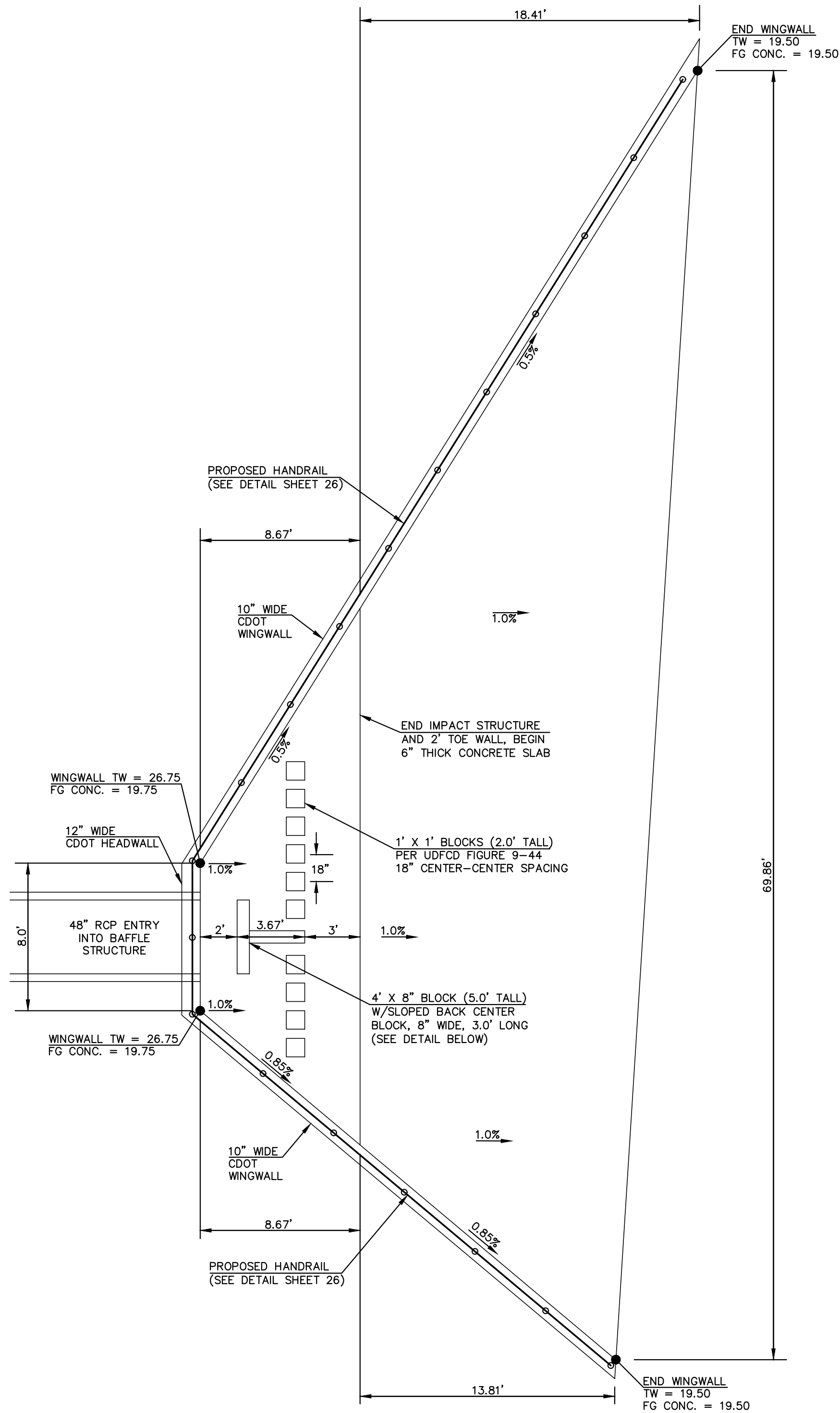
N:\17570\DRAWINGS\CONSTRUCT\CONSTRUCT\17570-57W-09-30m-48m-baffle.dwg, 2/2/2022 5:34:42 PM, 1:1



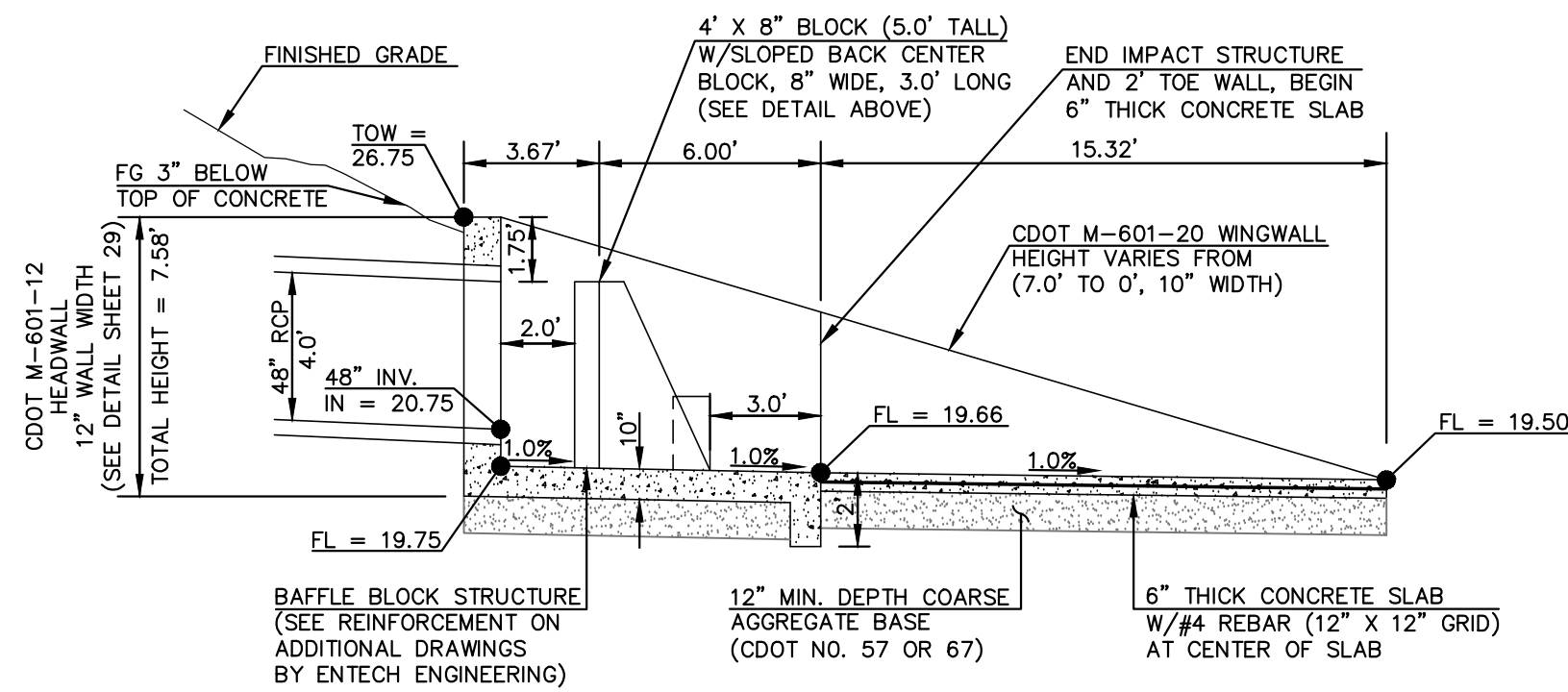
OUTFALL (POND A) 30" RCP BAFFLE STRUCTURE - PLAN VIEW
SCALE 1" = 5'



OUTFALL 30" RCP BAFFLE STRUCTURE - PROFILE VIEW
SCALE 1" = 5'



BYPASS MAIN 48" RCP BAFFLE STRUCTURE - PLAN VIEW
SCALE 1" = 5'



BYPASS MAIN 48" RCP BAFFLE STRUCTURE - PROFILE VIEW
SCALE 1" = 5'

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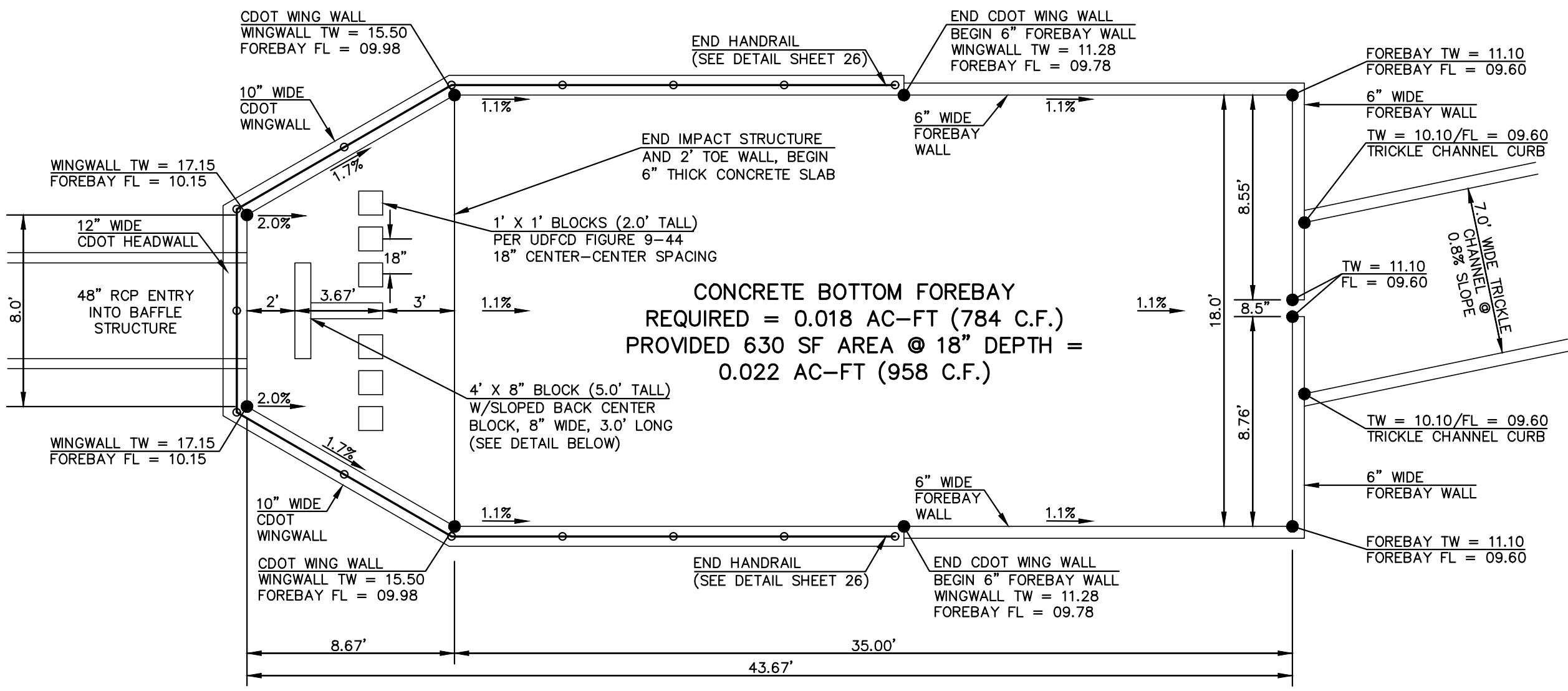
KYLE R. CAMPBELL, COLORADO P.E. #29794 DATE



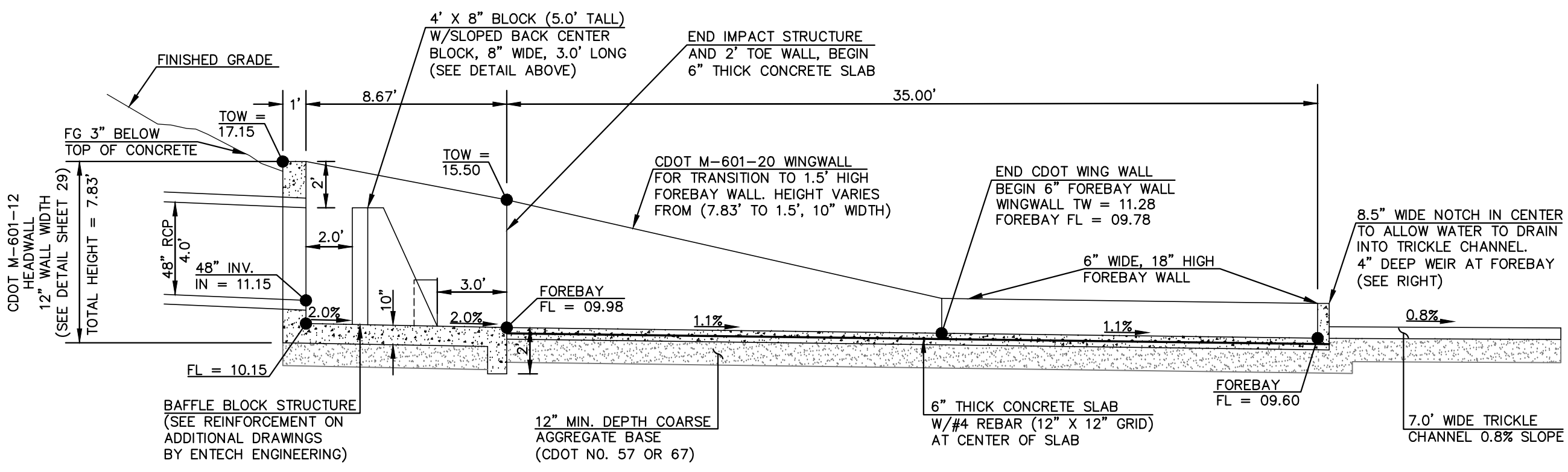
FOREST LAKES FILING NO. 7 CONSTRUCTION PLANS			
OUTFALL L- 30" IMPACT STRUCTURE BYPASS MAIN - 48" IMPACT STRUCTURE			
DESIGNED BY	MAL	SCALE	DATE 11/23/21
DRAWN BY	ME'S	(H) 1"= 5'	SHEET 23 OF 31
CHECKED BY	(V) 1"= N/A	JOB NO.	1175.70

PCD FILE # SF-21-49

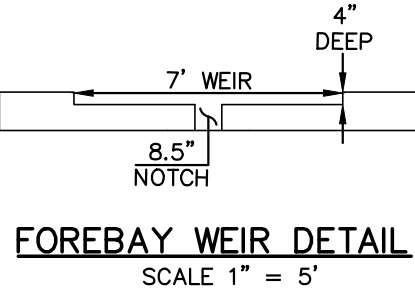
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MAIN 'A' 48" RCP FOREBAY & BAFFLE STRUCTURE - PLAN VIEW
SCALE 1" = 5'



MAIN 'A' 48" RCP FOREBAY & BAFFLE STRUCTURE - PROFILE VIEW
SCALE 1" = 5'



FOREBAY WEIR DETAIL
SCALE 1" = 5'

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CLASSIC CONSULTING

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

(719)785-0790
(719)785-0799(fax)

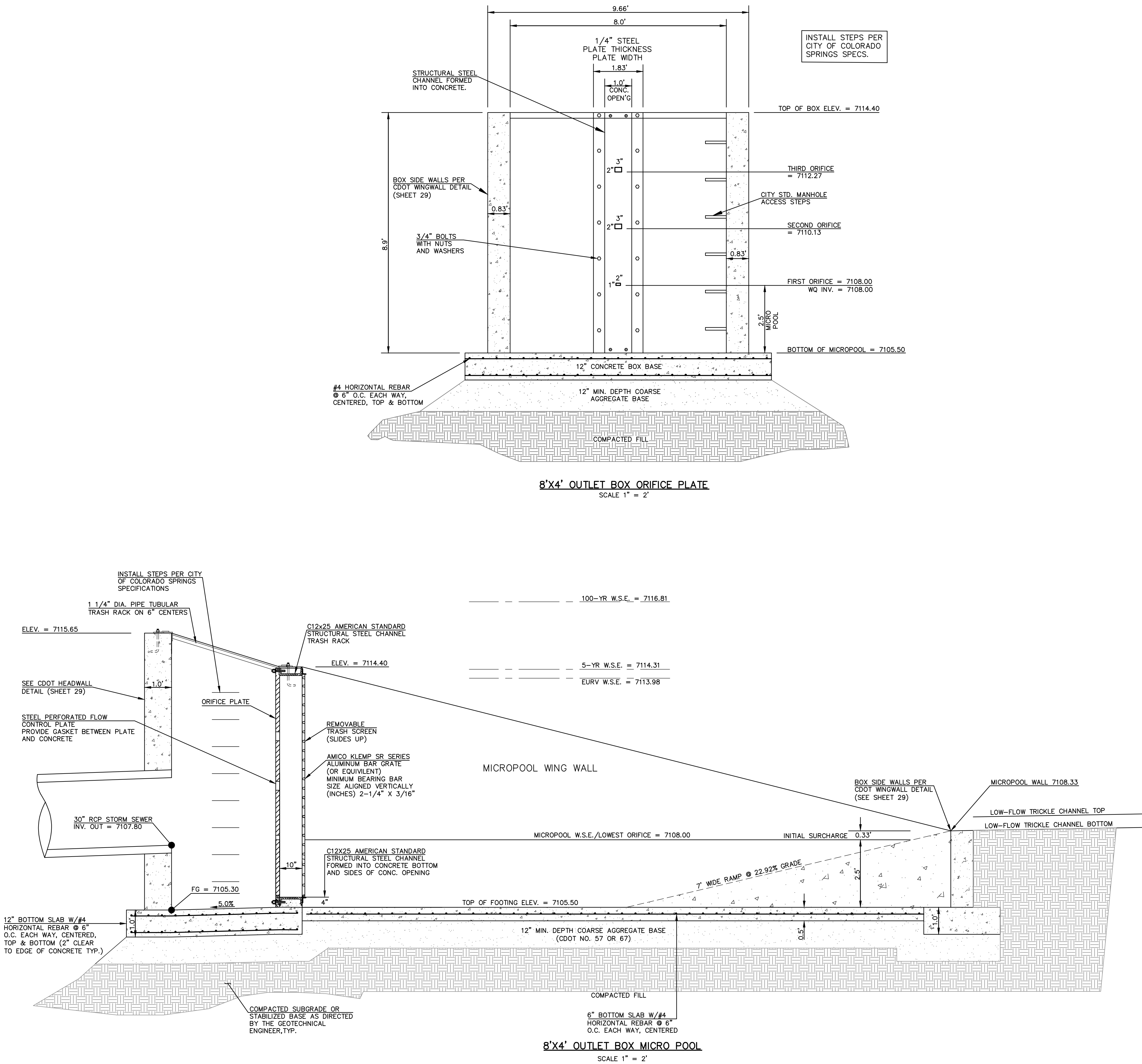
FOREST LAKES FILING NO. 7
CONSTRUCTION PLANS

MAIN 'A' - 48" IMPACT STRUCTURE & FOREBAY

DESIGNED BY	MAL	SCALE	DATE	11/23/21
DRAWN BY	ME'S	(H) 1"= 5'	SHEET	24 OF 31
CHECKED BY	(V) 1"= N/A	JOB NO.	1175.70	

PCD FILE # SF-21-49

N:\117570\DRAWINGS\CONSTRUCTION\STORM\25-117570-S7M-11-outlet structure.dwg, 2/7/2022 9:41:20 AM, 1:1



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FOREST LAKES FILING NO. 7 CONSTRUCTION PLANS				
POND OUTLET BOX - PROFILE VIEW				
DESIGNED BY	MAL	SCALE	DATE	11/23/21
DRAWN BY	ME'S	(H) 1"= 2'	SHEET 25 OF 31	
CHECKED BY	(V) 1"= N/A	JOB NO.	1175.70	

PCD FILE # SF-21-49





- CLASSICSM**
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The diagram shows a road layout with three horizontal lanes. The top lane is a solid black line. The middle lane is a solid black line with a black circle and a black arrow pointing left. The bottom lane is a dashed black line. A black car is positioned in the middle lane, a black truck is positioned in the top lane, and a black pedestrian is positioned in the bottom lane.

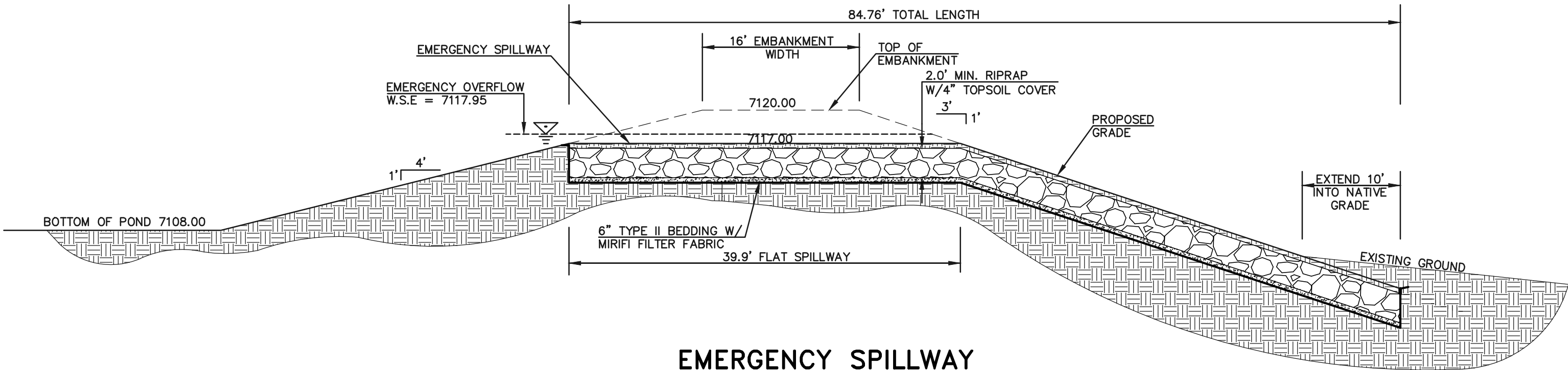
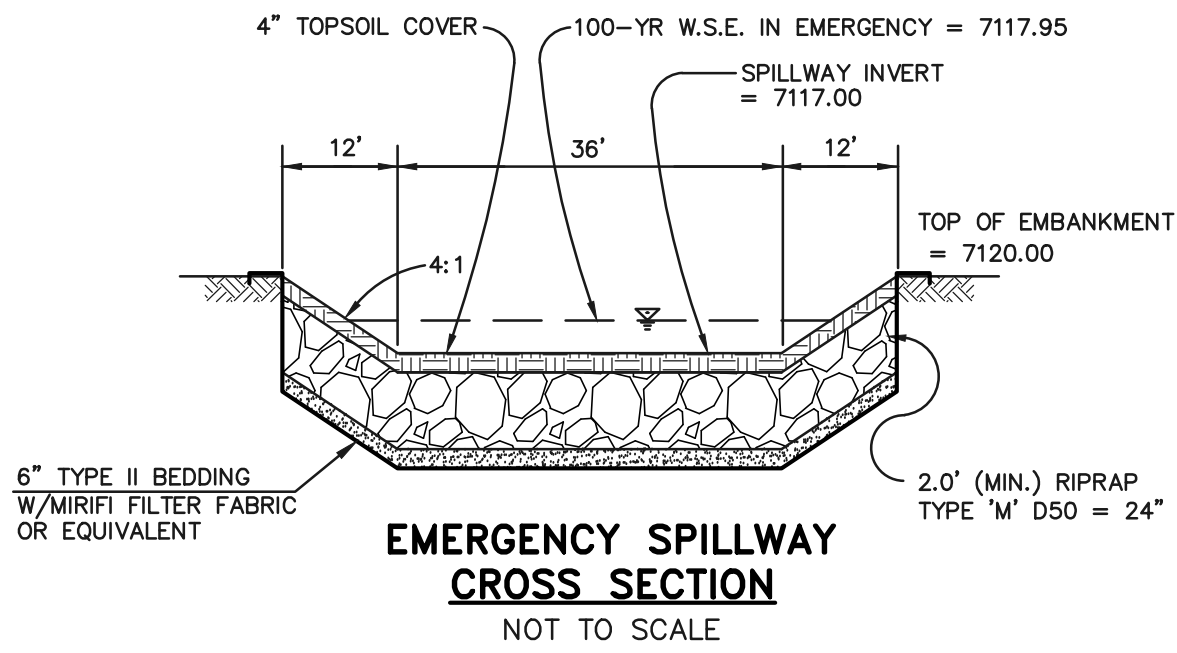
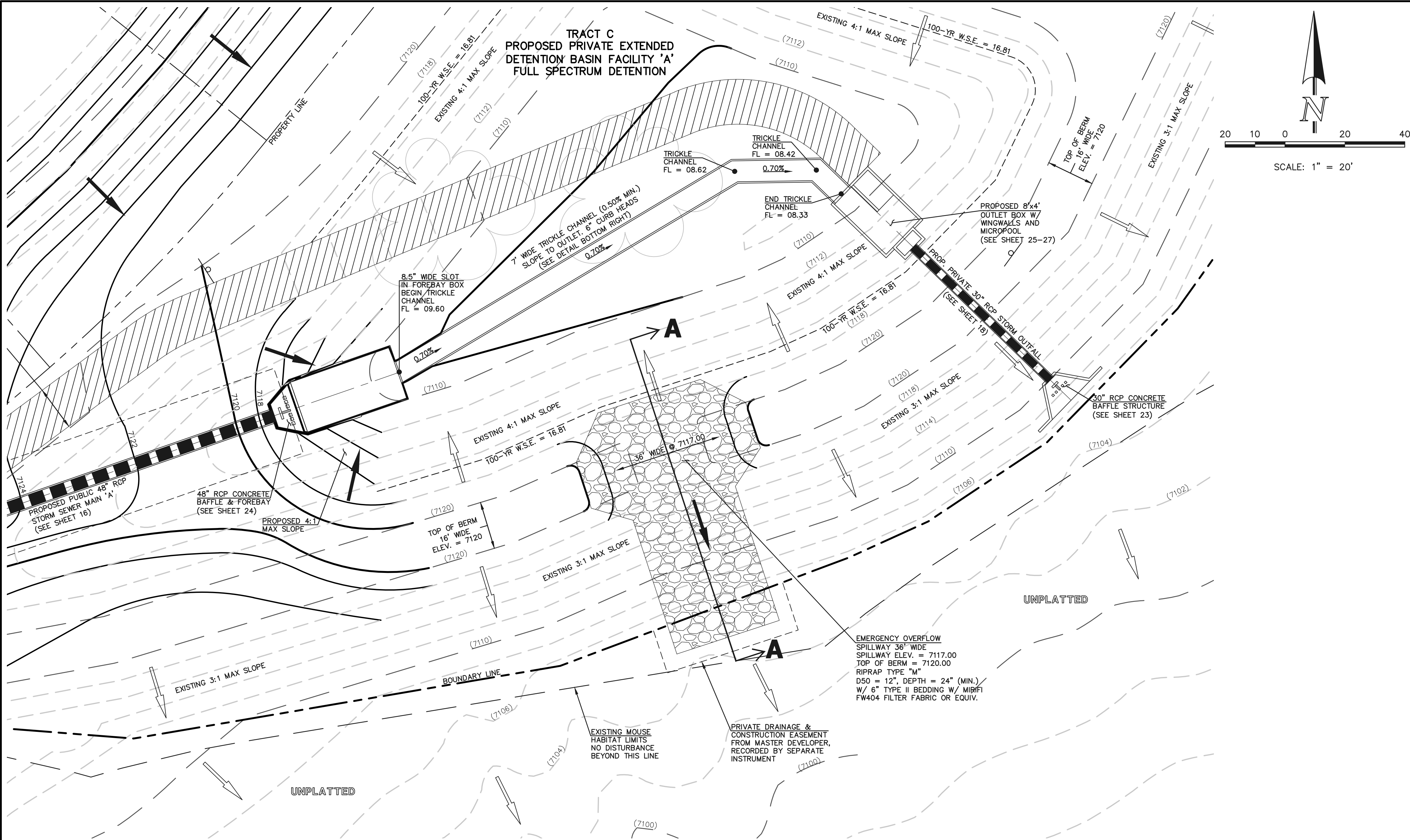
PROPOSED FIRE HYDRANT
PROPOSED WATER MAIN
PROPOSED SANITARY SEW
PROPOSED STORM SEWER
PROPOSED STORM INLET
ROW/BOUNDARY LINE

EXISTING FIRE HYDRANT
EXISTING WATER MAIN
EXISTING SANITARY SEWER MAIN
EXISTING STORM SEWER
EXISTING STORM INLET
EXISTING GAS MAIN
EXISTING ELECTRIC

1. WELD PLATES MAY BE SUBSTITUTED FOR PIPE EMBEDMENT.
2. DESIGN CRITERIA SHALL BE IN ACCORDANCE WITH AASHTO STANDARDS.
3. HANDRAIL DESIGN SHALL BE COMPATIBLE WITH THE DESIGN OF THE WINGWALLS AND HEADWALLS.
4. RAILING POSTS SHALL BE SET TO NORMAL TO GRADE. RAILS SHALL RUN PARALLEL TO THE SLOPES OF TOPS OF THE WALLS.
5. ALL RAILS SHALL HAVE EXPANSION JOINTS SPACED AT 40'-0 MAX. JOINT SHALL BE MADE UP OF ANY SIZE EMBEDMENT OR CHANNEL.
6. HANDRAIL FINISH SHALL BE ONE COAT RED METAL PRIMER AND TWO COATS ENAMEL (RUSTOLEUM OR EQUIVALENT). COLOR SHALL BE APPROVED BY ENGINEER PRIOR TO APPLICATION.



FOREST LAKES FILING NO. 7 CONSTRUCTION PLANS					
OUTLET BOX DETAILS					
DESIGNED BY	MAL	SCALE	DATE		11/23/21
DRAWN BY	MES	(H) 1"= 1'	SHEET	27	OF 31
CHECKED BY	(V) 1"= N/A		JOB NO.	1175.70	



EMERGENCY SPILLWAY
PROFILE AT EMBANKMENT
SECTION A-A
SCALE: 1" = 10'

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NO.	REVISION	DATE

REVIEW:

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CLASSIC CONSULTING ENGINEERS AND SURVEYORS, LLC

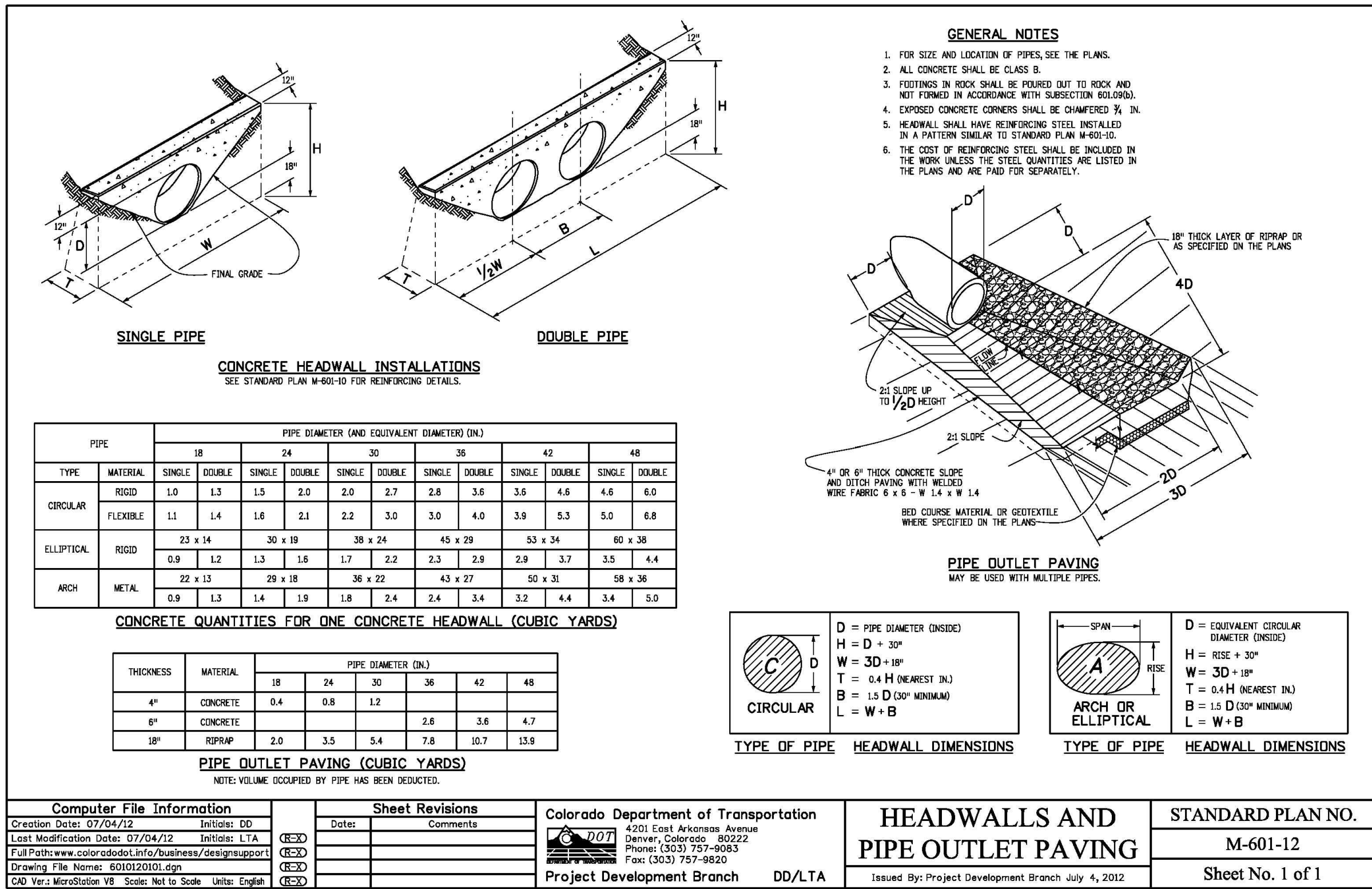
KYLE R. CAMPBELL, COLORADO P.E. #29794 DATE



FOREST LAKES FILING NO. 7 CONSTRUCTION PLANS			
POND SPILLWAY DETAILS			
DESIGNED BY	MAL	SCALE	DATE 11/23/21
DRAWN BY	MES	(H) 1"=VARIES	SHEET 28 OF 31
CHECKED BY		(V) 1"= N/A	JOB NO. 1175.70

PCD FILE # SF-21-49



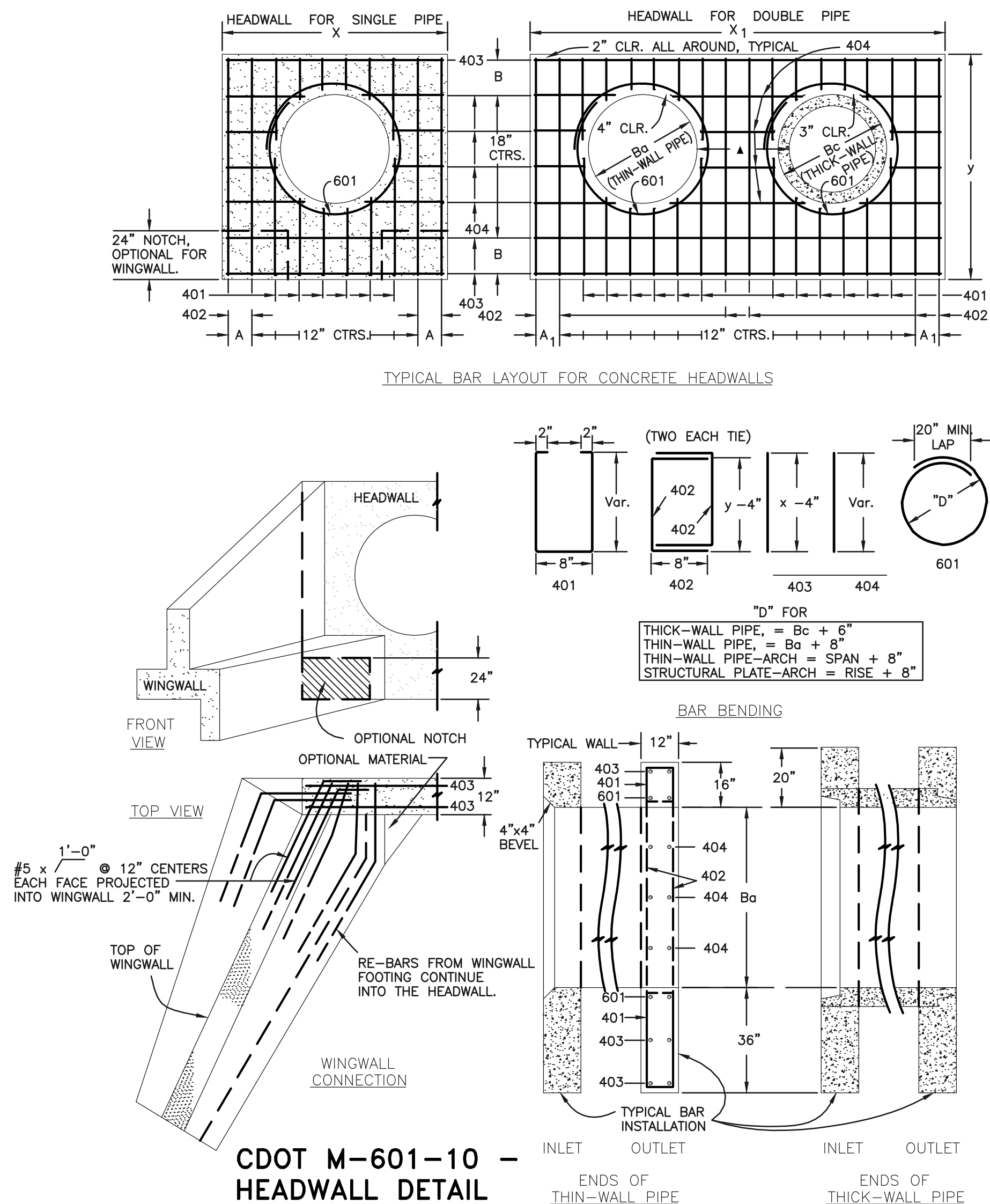


CDOT M-601-12
HEADWALL DETAIL

GENERAL NOTES

1. ALL EXPOSED CONCRETE CORNERS SHALL BE CHAMFERED $\frac{3}{4}$ ".
2. WINGWALL FOOTINGS AND FLOOR OF BOX CULVERT SHALL BE PLACED MONOLITHICALLY.
3. DIMENSIONS "H", "B", "R", "L", "T", "M" AND ANGLES FOR WINGWALLS SHALL BE AS SHOWN ON THE PLANS.
4. REINFORCING STEEL SHALL BE GRADE 60.
5. THE MINIMUM SPLICE LENGTH FOR COMMON BAR SIZES SHALL BE:

BAR	#4	#5	#6
SPLICE LENGTH	1'-3"	1'-7"	2'-0"



DIMENSIONS										QUANTITIES			
Ba	Bc	X	A	X ₁	A ₁	y	B	X ₂		CONCRETE	STEEL		
in.	in.	ft.-in.	in.	ft.-in.	in.	ft.-in.	in.	in.		SGL	DBL	SGL	DBL
										cu.yd.	cu.yd.	lbs.	lbs.
54	65	8-9	8 1/2	15-6	7	9-2	17	20	2.12	3.55	209	304	
60	72	9-6	7	17-0	10	9-8	11	21	2.35	3.99	236	414	
66	79	10-3	11 1/2	18-6	7	10-2	14	22	2.60	4.44	249	453	
72	86	11-0	10	20-0	10	10-8	17	23	2.85	4.91	270	476	
78	93	11-9	8 1/2	21-3	11	11-2	11	24	3.11	5.29	306	527	
84	100	12-6	7	22-6	7	11-8	14	25	3.38	5.68	333	572	
90	107	13-3	11 1/2	23-9	8 1/2	12-2	17	26	3.66	6.08	339	593	
96	114	14-0	10	25-0	10	12-8	11	27	3.94	6.48	379	649	
102	121	14-9	8 1/2	26-3	11 1/2	13-2	14	28	4.24	6.89	400	664	
108	128	15-6	7	27-6	7	13-8	17	29	4.54	7.30	424	707	

HEADWALL FOR THICK - WALL ROUND PIPE

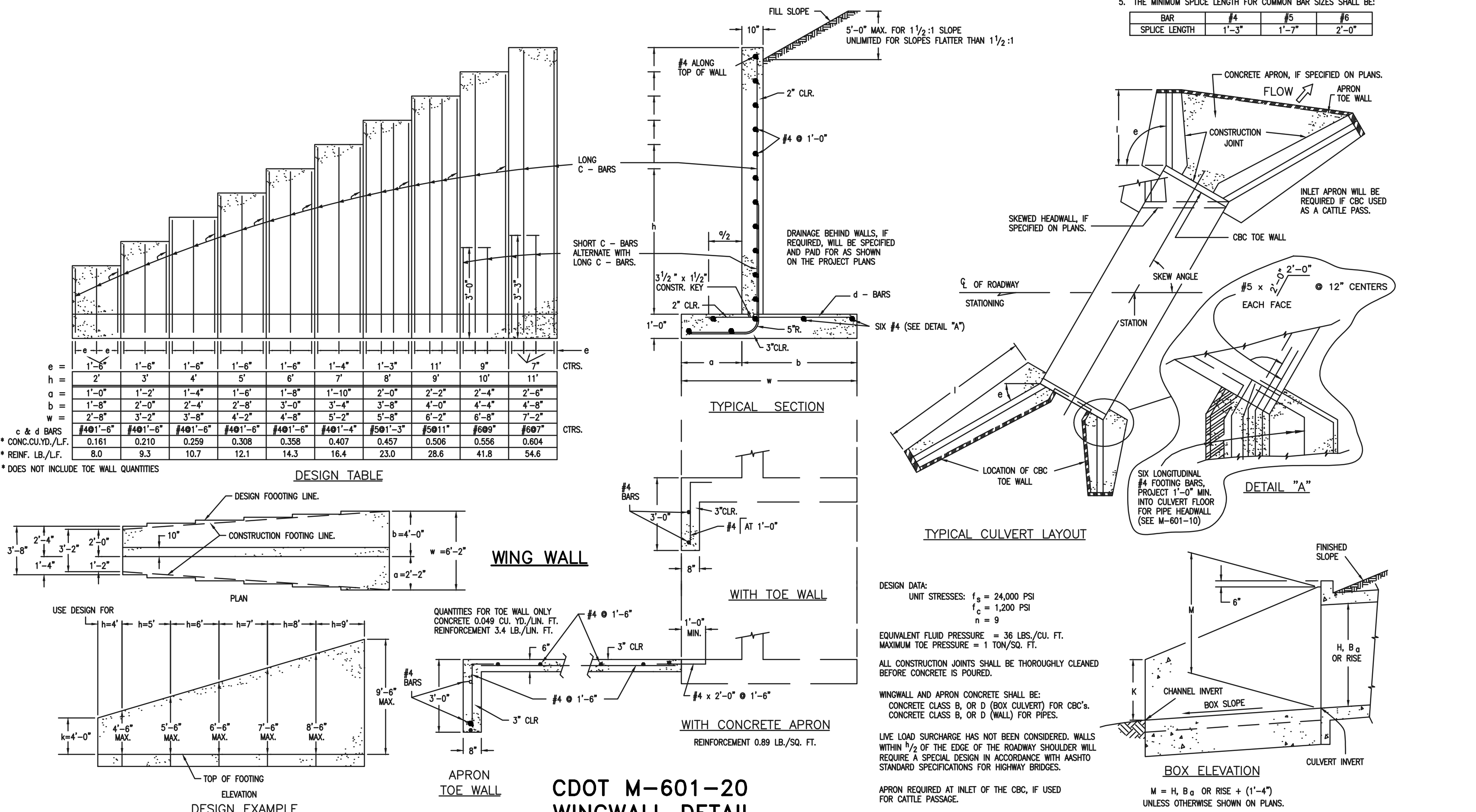
GENERAL NOTES

1. CONCRETE SHALL BE CLASS B.
2. HEADWALL SHALL BE PERPENDICULAR TO THE CULVERT ϕ UNLESS OTHERWISE SHOWN ON THE PLANS. TABULATED DIMENSIONS AND QUANTITIES MUST BE ADJUSTED FOR SKEWED INSTALLATIONS.
3. FOR WINGWALL DETAILS, SEE STANDARD M-601-20.
4. VOLUME OCCUPIED BY PIPE HAS BEEN DEDUCTED FROM STEEL AND CONCRETE QUANTITIES.
5. EXPOSED CONCRETE CORNERS SHALL BE CHAMFERED $\frac{3}{4}$ ".
6. ALL BARS SHALL HAVE A 2" MINIMUM CLEARANCE.

DESIGN TABLE

WING WALL

CDOT M-601-20 WINGWALL DETAIL



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NO.	REVISION	DATE

REVIEW:

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

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

DATE

CLASSIC CONSULTING

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

(719)785-0790
(719)785-0799(fax)

FOREST LAKES FILING NO. 7
CONSTRUCTION PLANS

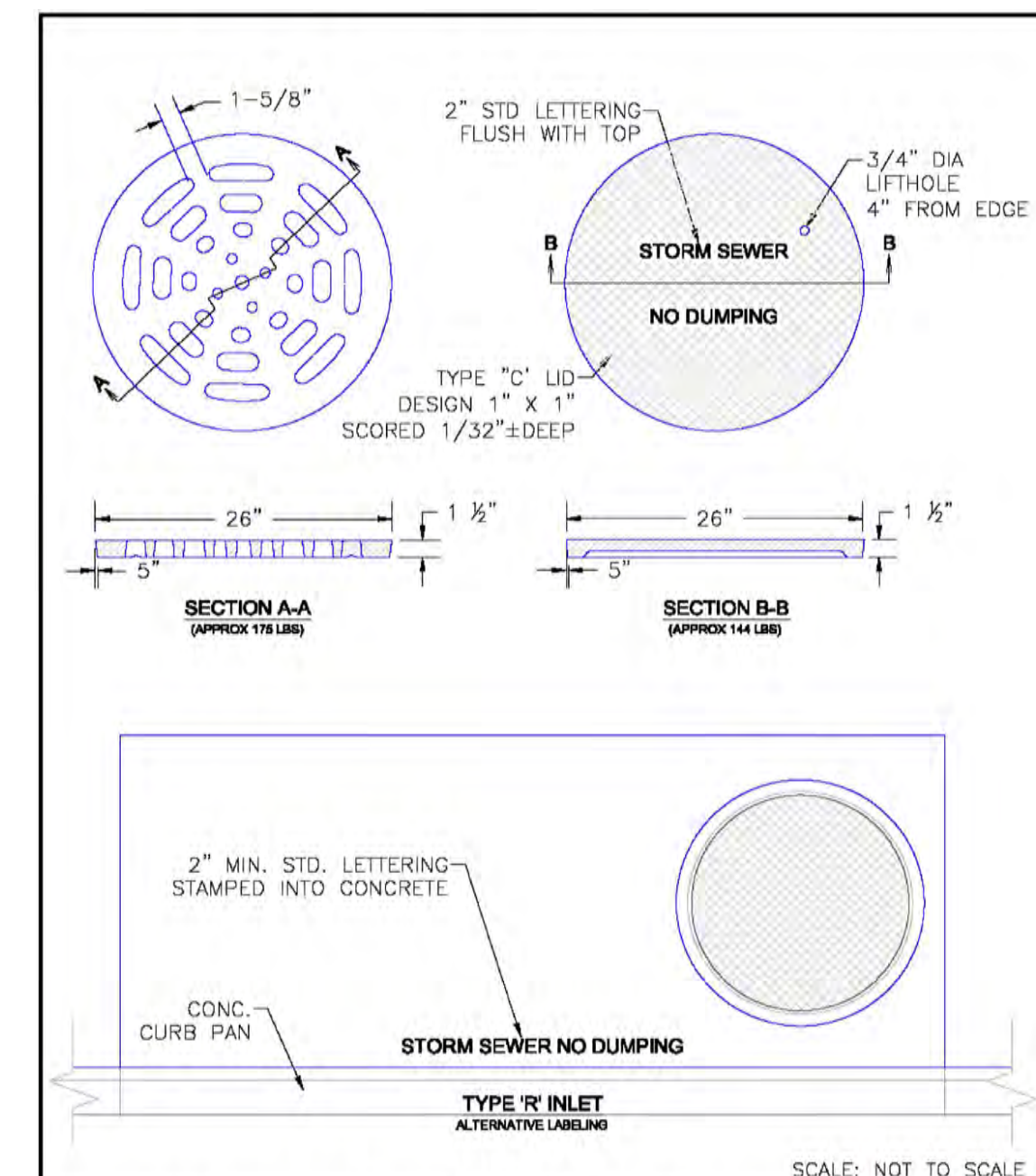
DETAILS SHEET

DESIGNED BY	SCALE	DATE
DRAWN BY	MES	(H) 1"= N/A
CHECKED BY	(V) 1"= N/A	SHEET 29 OF 31
		JOB NO. 1175.70

11/23/21

PCD FILE # SF-21-49

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MARK	DIA. IN.	O.C. SPACING	TYPE	ALL INLETS				INLETS, H ≥ 5'				INLETS, H ≥ 5'			
				L = 4' → 5'		10'		15'		10'		15'			
				NO REQ'D.	LENGTH	NO REQ'D.	LENGTH	NO REQ'D.	LENGTH	NO REQ'D.	LENGTH	NO REQ'D.	LENGTH		
401	1/2"	1"	II	15	*	21	*	26	*	11	*	11	*		
402		1"	II	7	*	13	*	18	*	7	*	7	*		
403		9"	II	*	4'-10"	*	4'-0"	*	4'-0"	*	4'-0"	*	4'-10"		
405		6"	VI	11	6'-10"	21	6'-10"	31	6'-10"	11	6'-10"	11	6'-10"		
406	6"	VIII	7	8'-10"	7	13'-10"	7	18'-10"	7	8'-10"	7	8'-10"			
407	9/2"	9"	II	*	5'-10"	*	10'-10"	*	15'-10"	*	5'-10"	*	5'-10"		
408	12"	II	3	6'-10"	3	11'-0"	3	16'-0"	3	11'-0"	3	16'-0"			
409	8"	II	6	5'-10"	6	10'-10"	6	15'-10"	6	10'-10"	6	15'-10"			
410	1"	VI							3	*	3	*			
411	1"	II							3	5'-2"	3	10'-2"			
412	1"	II							3	2'-9"	3	2'-9"			
413	9"	II							7	10'-10"	7	15'-10"			
501	5/8"	5 1/2"	IV	11	3'-4"	22	3'-4"	33	3'-4"	22	3'-4"	33	3'-4"		
502		5 1/2"	III							11	11'-5"	17	11'-5"		
503		5 1/2"	II	5	3'-6"	16	3'-6"	27	3'-6"	6	3'-6"	6	3'-6"		
504		5 1/2"	IX									5	8'-4"		
601	3/4"	2 1/2"	V	2	8'-10"	2	8'-10"	2	8'-10"	2	8'-10"	4	8'-10"		
8.5				1	5'-10"	1	10'-10"	1	15'-10"	1	10'-10"	1	15'-10"		

* 2BARS, 1 ROD
* 4BARS, 3 RODS
* 6BARS, 5 RODS
* 8BARS, 3 RODS
* 8BARS, 5 RODS

3'-0"	LENGTH			NO. REQ'D REGULAR		NO. REQ'D DROP BOX		L=5'	L=10'	L=15'
	4'-0"	4'-2"	4'-10"	4'-0"	4'-10"	4'-0"	4'-10"			
3'-0"	201	402	410	10	407	3	407	3.2	28.5	7.4
3'-2"	401	1'-6"						3.2	5.3	497
3'-4"	3'-2"	2'-2"		10	7	3.4	305	5.7	528	7.9
4'-0"	3'-8"	2'-8"		12	9	3.7	326	6.0	559	8.4
4'-6"	4'-2"	3'-2"		12	9	3.9	334	6.4	571	8.8
5'-0"	4'-8"	3'-8"		14	11	4.1	354	6.7	602	9.3
5'-6"	5'-2"	4'-2"	3'-5"	16	13	15	6	4.4	375	6.0
6'-0"	5'-8"	4'-8"	3'-11"	16	13	16	6	4.6	382	6.2
6'-6"	6'-2"	5'-2"	4'-5"	18	15	18	8	4.8	402	6.4
7'-0"	6'-8"	5'-8"	4'-11"	20	17	19	10	5.0	423	6.6
7'-6"	7'-2"	6'-2"	5'-5"	20	17	20	10	5.3	430	6.9
8'-0"	7'-8"	6'-8"	5'-11"	22	19	22	12	5.5	451	7.1
8'-6"	8'-2"	7'-2"	6'-5"	24	21	23	14	5.7	471	7.3
9'-0"	8'-8"	7'-8"	6'-11"	24	21	24	16	6.0	479	7.6
9'-6"	9'-2"	8'-2"	7'-5"	26	23	26	16	6.2	499	7.8
10'-0"	9'-8"	8'-8"	7'-11"	28	25	27	18	6.4	520	8.0
10'-6"	10'-2"	9'-2"	8'-5"	28	25	28	18	6.7	527	8.3
11'-0"	10'-8"	9'-8"	8'-11"	30	27	30	20	6.9	547	8.5

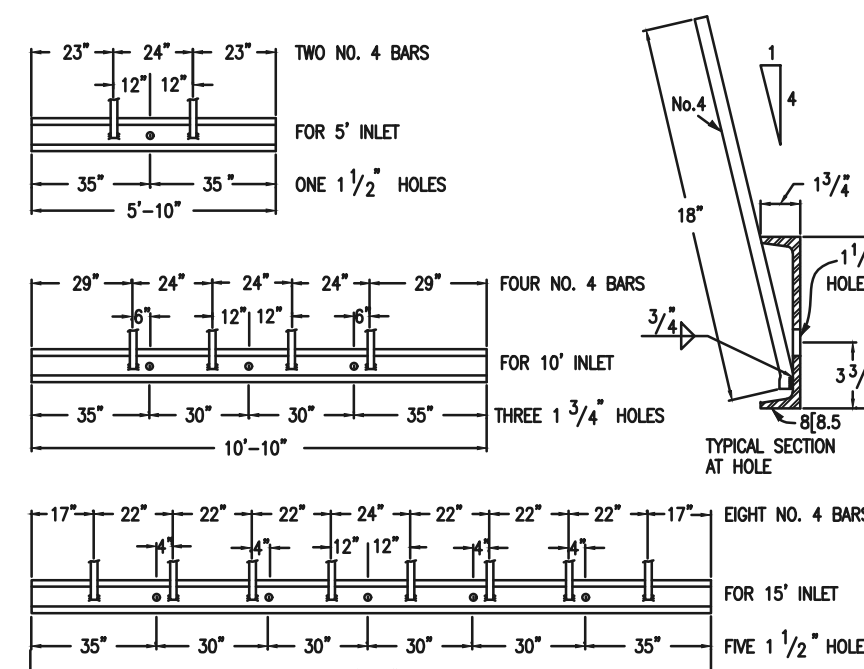
REGULAR INLETS: TOTAL QUANTITIES
NEEDED ARE OUTSIDE OF
THE HEAVY BLACK LINE.
DROP BOX INLETS: TOTAL QUANTI-
TIES NEEDED ARE INSIDE OF THE
HEAVY BLACK LINE

STEEL WEIGHTS DO NOT
INCLUDE STRUCTURAL
STEEL.

CHANNEL LAYOUT DETAILS

GENERAL NOTES

1. ALL CONCRETE SHALL BE CLASS B.
2. CONCRETE WALLS SHALL BE FORMED ON BOTH SIDES AND SHALL BE 8 IN. THICK.
3. INLET STEPS SHALL BE IN ACCORDANCE WITH ASHSTO M 199.
4. CURB FACE SHALL BE GALVANIZED OR GALV. AFTER WELDING.
5. EXPOSED CONCRETE CORNERS SHALL BE CHAMFERED 3/4 IN. CURB AND GUTTER CORNERS SHALL BE FINISHED TO MATCH THE EXISTING CURB AND GUTTER BEYOND THE TRANSITION GUTTER.
6. REINFORCING BARS SHALL BE DEFORMED AND SHALL HAVE A 2 IN. MINIMUM CLEARANCE. ALL REINFORCING BARS SHALL BE SPOKED.
7. DIMENSIONS AND WEIGHTS OF TYPICAL MANHOLE RING AND COVER ARE NOMINAL.
8. MATERIAL FOR MANHOLE RINGS AND COVERS SHALL BE GRAY OR DUCTILE CAST IRON CONFORMING TO 712.06.
9. SNICK PICE ENTRIES INTO THE INLET ARE VARIABLE, THE DIMENSIONS SHOWN ARE TYPICAL. ACTUAL DIMENSIONS AND QUANTITIES FOR CONCRETE AND REINFORCEMENT SHALL BE AS REQUIRED IN THE WORK. QUANTITIES INCLUDE VOLUMES OCCUPIED BY PIPES.
10. STRUCTURAL STEEL SHALL BE GALVANIZED AND SHALL CONFORM TO THE REQUIREMENTS OF 712.06.



9/16/10

DATE APPROVED: _____

André P. Brackin

DESIGNER OF TRANSPORTATION

REVIEW DATE: 9/16/10

STORM

SECTION A-A

SECTION B-B

SECTION C-C & D-D

SECTION A-A REGULAR INLET

SECTION A-A INLET WITH DROP BOX >H>5'

SECTION B-B TYPICAL END VIEW

SECTION C-C & D-D

(DOTTED BARS ARE IN SECTION D-D)

FIGURE 10-10.1

FIGURE 10-10.2

FIGURE 10-10.3

FIGURE 10-10.4

FIGURE 10-10.5

FIGURE 10-10.6

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FIGURE 10-10.11

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FIGURE 10-10.20

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FIGURE 10-10.100

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FIGURE 10-10.217

FIGURE 10-10.218

FIGURE 10-10.219

FIGURE 10-10.220

FIGURE 10-10.221

FIGURE 10-10.22

TE: MANHOLE RING & COVER, STATION
AND OUTFLOW PIPE SHALL BE LO
AT THE SAME END OF THE INLET.

PCD FILE # SF-21-49

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CLASSIC CONSULTING ENGINEERS AND SURVEYORS, LLC

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

DATE _____



FOREST LAKES FILING NO. 7
CONSTRUCTION PLANS

DETAILS SHEET

DESIGNED BY		SCALE	DATE	11/23/21
DRAWN BY	MES	(H) 1" = N/A	SHEET 30	OF 31
CHECKED BY		(V) 1" = N/A	JOB NO.	1175.70

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CONSULTING

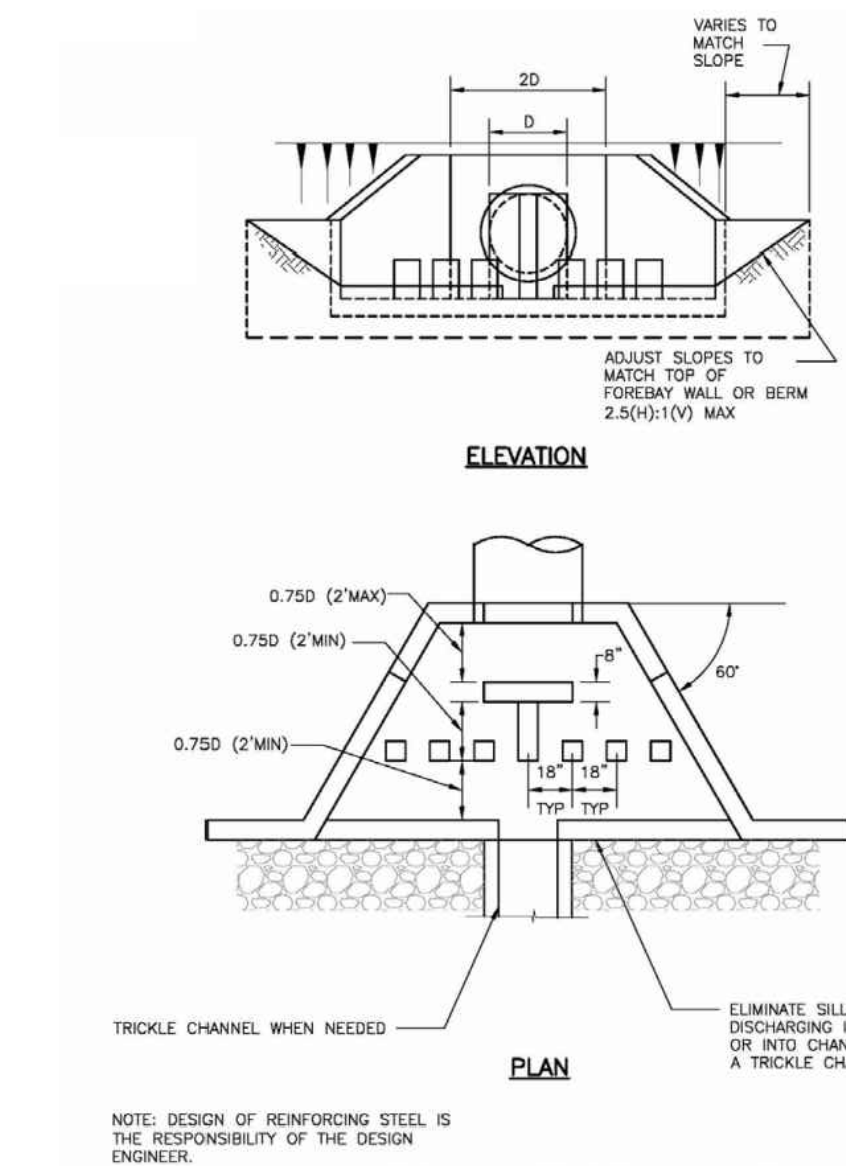
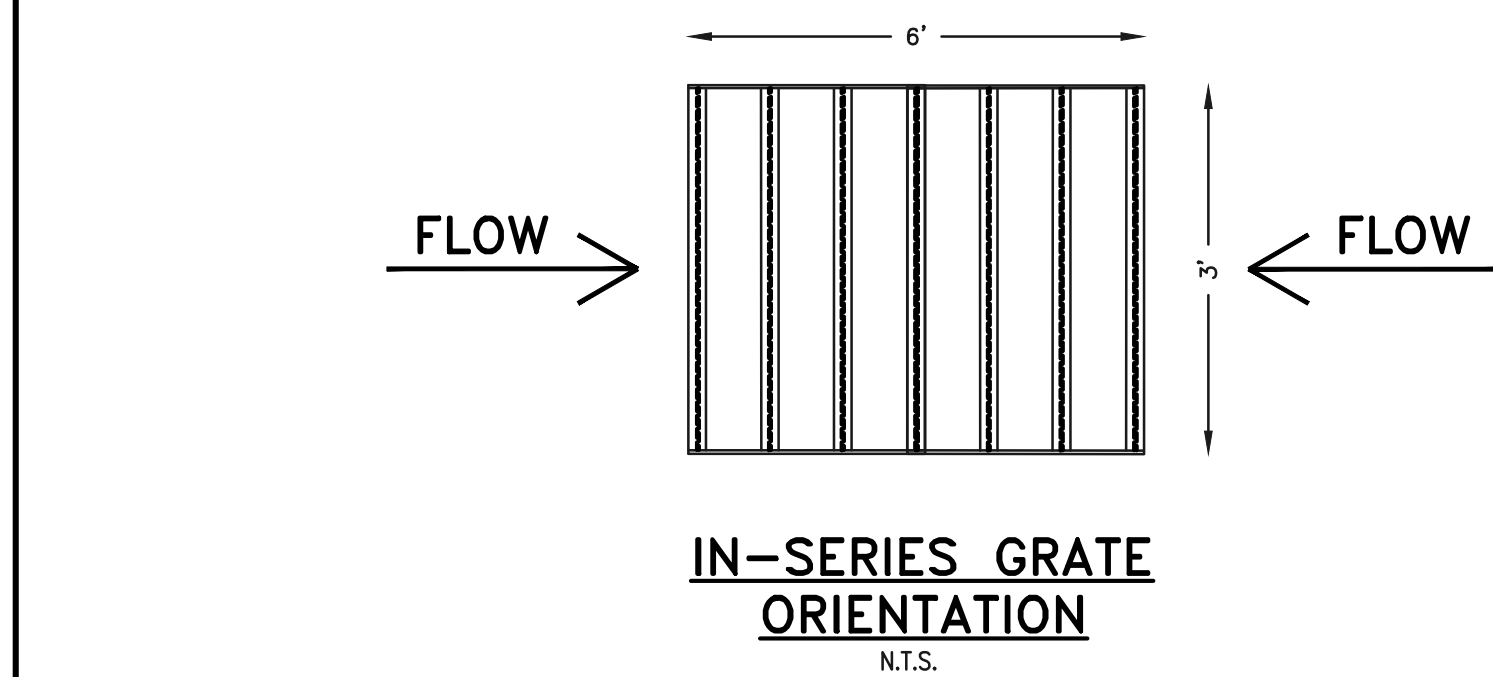
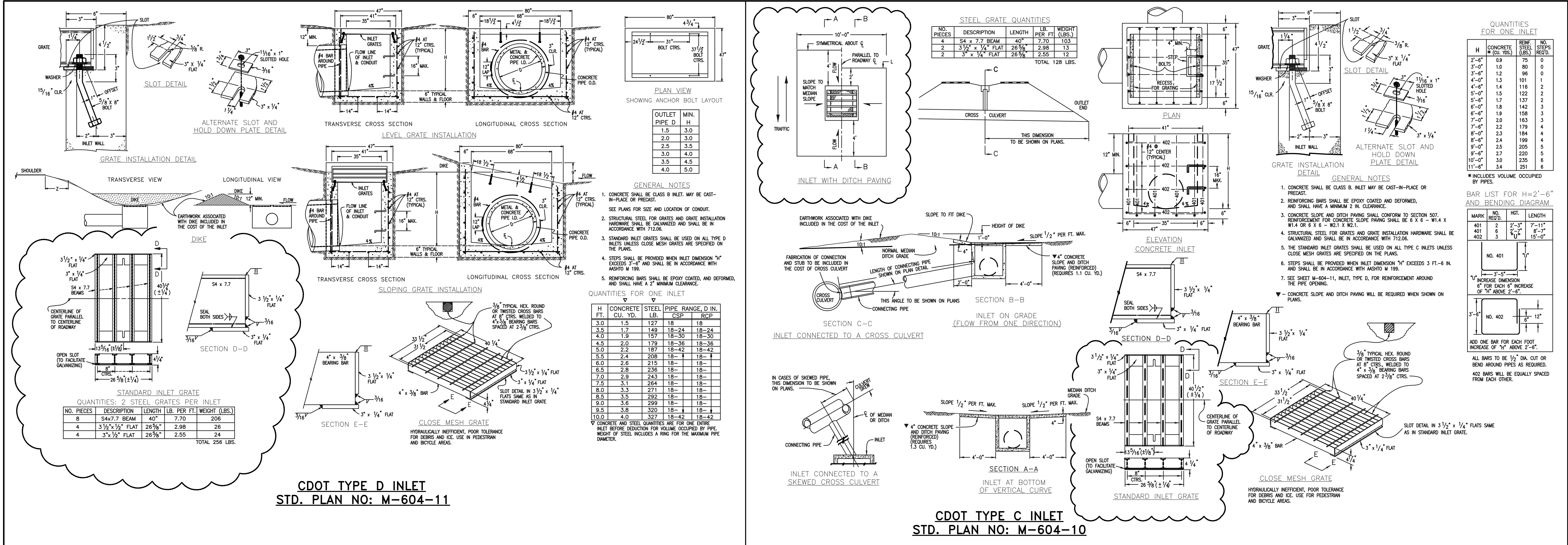


Figure 9-43. Modified impact stilling basin for conduits 18" to 48" in diameter (Part 1 of 2)

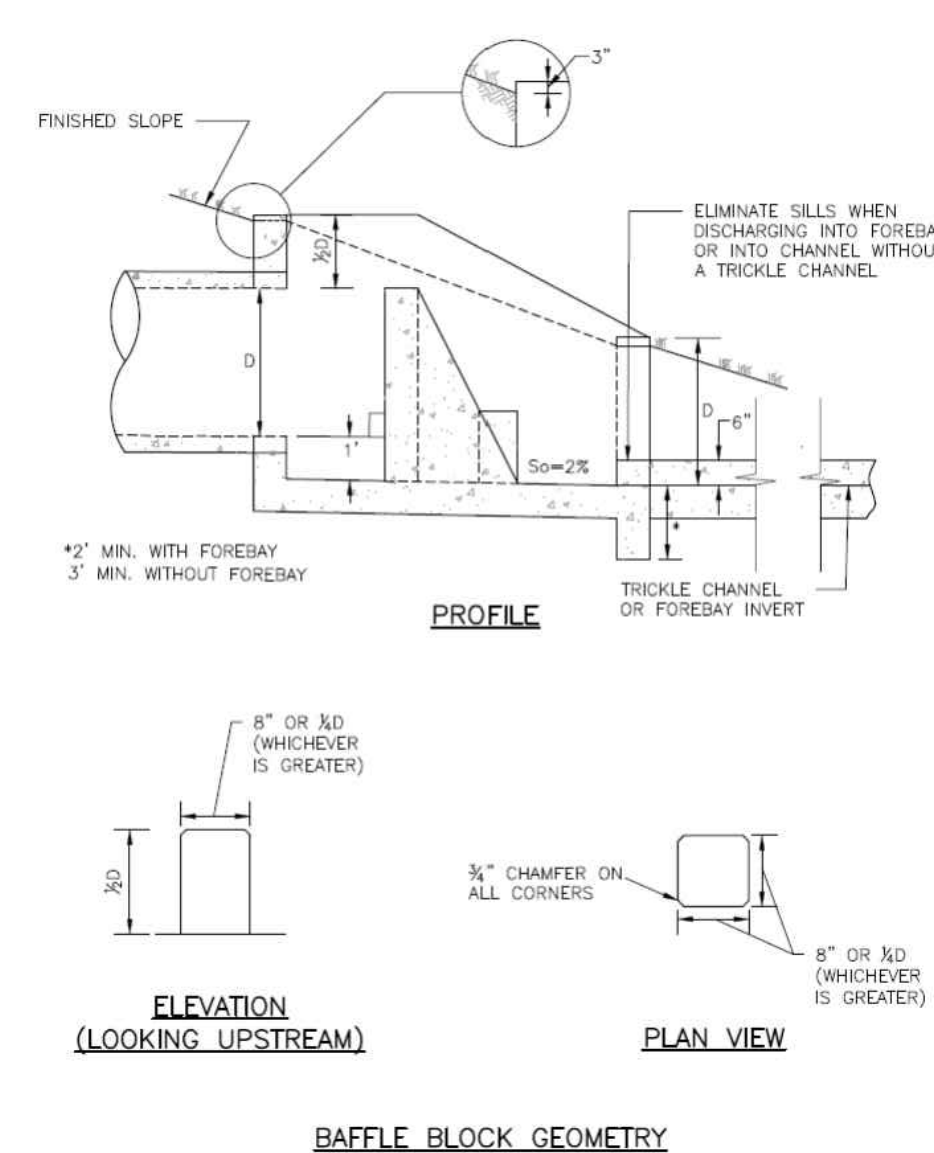


Figure 9-44. Modified impact stilling basin for conduits 18" to 48" in diameter (Part 2 of 2)

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KYLE R. CAMPBELL, COLORADO P.E. #29794 DATE

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Colorado Springs, Colorado 80903

(719)785-0790
(719)785-0799(Fax)

FOREST LAKES FILING NO. 7
CONSTRUCTION PLANS

DETAILS SHEET

DESIGNED BY	SCALE	DATE	11/23/21
DRAWN BY	MES	(H) 1"= N/A	SHEET 31 OF 31
CHECKED BY	(V) 1"= N/A	JOB NO.	1175.60

CLASSIC CONSULTING

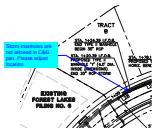
Construction Drawings_V2.pdf Markup Summary

CDurham (32)



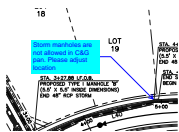
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Page Label: 17
Author: CDurham
Date: 3/10/2022 8:30:10 AM
Status:
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Space:

Storm manholes are not allowed in C&G pan.
Please adjust location



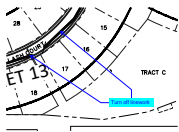
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Page Label: 19
Author: CDurham
Date: 3/10/2022 8:36:41 AM
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Storm manholes are not allowed in C&G pan.
Please adjust location



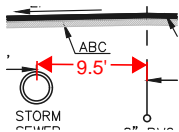
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Page Label: 20
Author: CDurham
Date: 3/10/2022 8:37:27 AM
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Storm manholes are not allowed in C&G pan.
Please adjust location



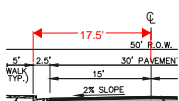
Subject: Callout
Page Label: 8
Author: CDurham
Date: 3/15/2022 5:18:16 PM
Status:
Color: ■
Layer:
Space:

Turn off linework



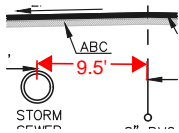
Subject: Dimension
Page Label: 8
Author: CDurham
Date: 3/16/2022 3:11:22 PM
Status:
Color: ■
Layer:
Space:

9.5'



Subject: Dimension
Page Label: 8
Author: CDurham
Date: 3/16/2022 3:12:05 PM
Status:
Color: ■
Layer:
Space:

17.5'



Subject: Dimension

Page Label: 8

Author: CDurham

Date: 3/16/2022 4:47:09 PM

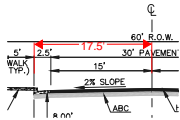
Status:

Color: ■

Layer:

Space:

9.5'



Subject: Dimension

Page Label: 8

Author: CDurham

Date: 3/16/2022 4:47:26 PM

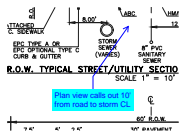
Status:

Color: ■

Layer:

Space:

17.5'



Subject: Callout

Page Label: 8

Author: CDurham

Date: 3/16/2022 4:47:41 PM

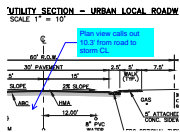
Status:

Color: ■

Layer:

Space:

Plan view calls out 10' from road to storm CL



Subject: Callout

Page Label: 8

Author: CDurham

Date: 3/16/2022 4:48:04 PM

Status:

Color: ■

Layer:

Space:

Plan view calls out 10.3' from road to storm CL



Subject: Text Box

Page Label: 30

Author: CDurham

Date: 3/16/2022 4:50:28 PM

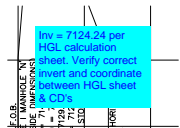
Status:

Color: ■

Layer:

Space:

Include detail for Type II manhole



Subject: Callout

Page Label: 16

Author: CDurham

Date: 3/21/2022 2:12:47 PM

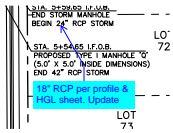
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Layer:

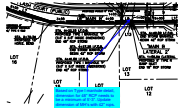
Space:

Inv = 7124.24 per HGL calculation sheet. Verify correct invert and coordinate between HGL sheet & CD's



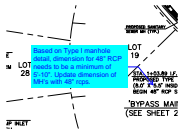
Subject: Callout
Page Label: 16
Author: CDurham
Date: 3/21/2022 2:13:27 PM
Status:
Color: ■
Layer:
Space:

18" RCP per profile & HGL sheet. Update



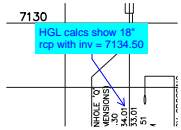
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Page Label: 16
Author: CDurham
Date: 3/21/2022 2:15:52 PM
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Color: ■
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Space:

Based on Type I manhole detail, dimension for 48" RCP needs to be a minimum of 5'-3". Update dimension of MH's with 42" rcps.



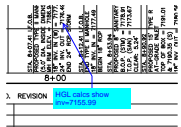
Subject: Callout
Page Label: 16
Author: CDurham
Date: 3/21/2022 2:16:48 PM
Status:
Color: ■
Layer:
Space:

Based on Type I manhole detail, dimension for 48" RCP needs to be a minimum of 5'-10". Update dimension of MH's with 48" rcps.



Subject: Callout
Page Label: 17
Author: CDurham
Date: 3/21/2022 2:18:19 PM
Status:
Color: ■
Layer:
Space:

HGL calcs show 18" rcp with inv = 7134.50



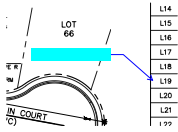
Subject: Callout
Page Label: 17
Author: CDurham
Date: 3/21/2022 2:19:08 PM
Status:
Color: ■
Layer:
Space:

HGL calcs show inv=7155.99

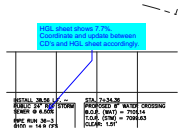


Subject: Callout
Page Label: 17
Author: CDurham
Date: 3/21/2022 2:19:41 PM
Status:
Color: ■
Layer:
Space:

HGL calcs show inv=7155.99

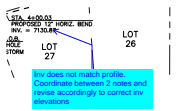


Subject: Callout
Page Label: 17
Author: CDurham
Date: 3/21/2022 2:19:58 PM
Status:
Color: ■
Layer:
Space:



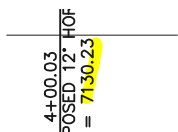
Subject: Callout
Page Label: 19
Author: CDurham
Date: 3/21/2022 2:23:02 PM
Status:
Color: ■
Layer:
Space:

HGL sheet shows 7.7%. Coordinate and update between CD's and HGL sheet accordingly.

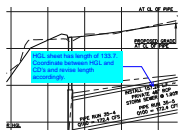


Subject: Callout
Page Label: 20
Author: CDurham
Date: 3/21/2022 2:24:14 PM
Status:
Color: ■
Layer:
Space:

Inv does not match profile. Coordinate between 2 notes and revise accordingly to correct inv elevations

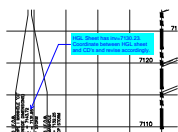


Subject: Highlight
Page Label: 20
Author: CDurham
Date: 3/21/2022 2:24:37 PM
Status:
Color: ■
Layer:
Space:



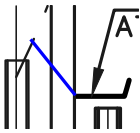
Subject: Callout
Page Label: 20
Author: CDurham
Date: 3/21/2022 2:26:41 PM
Status:
Color: ■
Layer:
Space:

HGL sheet has length of 133.7. Coordinate between HGL and CD's and revise length accordingly.

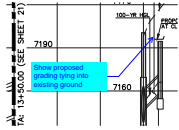


Subject: Callout
Page Label: 20
Author: CDurham
Date: 3/21/2022 2:27:54 PM
Status:
Color: ■
Layer:
Space:

HGL Sheet has inv=7130.23. Coordinate between HGL sheet and CD's and revise accordingly.

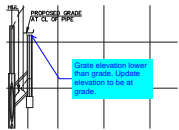


Subject: Line
Page Label: 20
Author: CDurham
Date: 3/21/2022 2:29:02 PM
Status:
Color: ■
Layer:
Space:



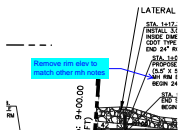
Subject: Callout
Page Label: 20
Author: CDurham
Date: 3/21/2022 2:29:19 PM
Status:
Color: ■
Layer:
Space:

Show proposed grading tying into existing ground



Subject: Callout
Page Label: 20
Author: CDurham
Date: 3/21/2022 2:30:04 PM
Status:
Color: ■
Layer:
Space:

Grate elevation lower than grade. Update elevation to be at grade.



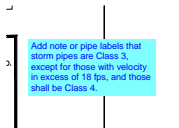
Subject: Callout
Page Label: 20
Author: CDurham
Date: 3/21/2022 2:30:36 PM
Status:
Color: ■
Layer:
Space:

Remove rim elev to match other mh notes



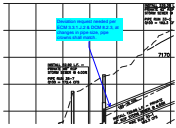
Subject: Callout
Page Label: 16
Author: CDurham
Date: 3/21/2022 2:46:45 PM
Status:
Color: ■
Layer:
Space:

Manhole lids shown above ground. Check Rim elevations on all manholes through storm sheets.



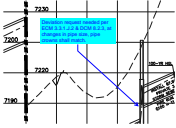
Subject: Text Box
Page Label: 16
Author: CDurham
Date: 3/21/2022 2:48:37 PM
Status:
Color: ■
Layer:
Space:

Add note or pipe labels that storm pipes are Class 3, except for those with velocity in excess of 18 fps, and those shall be Class 4.



Subject: Callout
Page Label: 20
Author: CDurham
Date: 3/24/2022 8:19:18 AM
Status:
Color: ■
Layer:
Space:

Deviation request needed per ECM 3.3.1.J.2 & DCM 8.2.3, at changes in pipe size, pipe crowns shall match.



Subject: Callout
Page Label: 21
Author: CDurham
Date: 3/24/2022 8:19:45 AM
Status:
Color: ■
Layer:
Space:

Deviation request needed per ECM 3.3.1.J.2 & DCM 8.2.3, at changes in pipe size, pipe crowns shall match.