

GENERAL CONSTRUCTION NOTES:

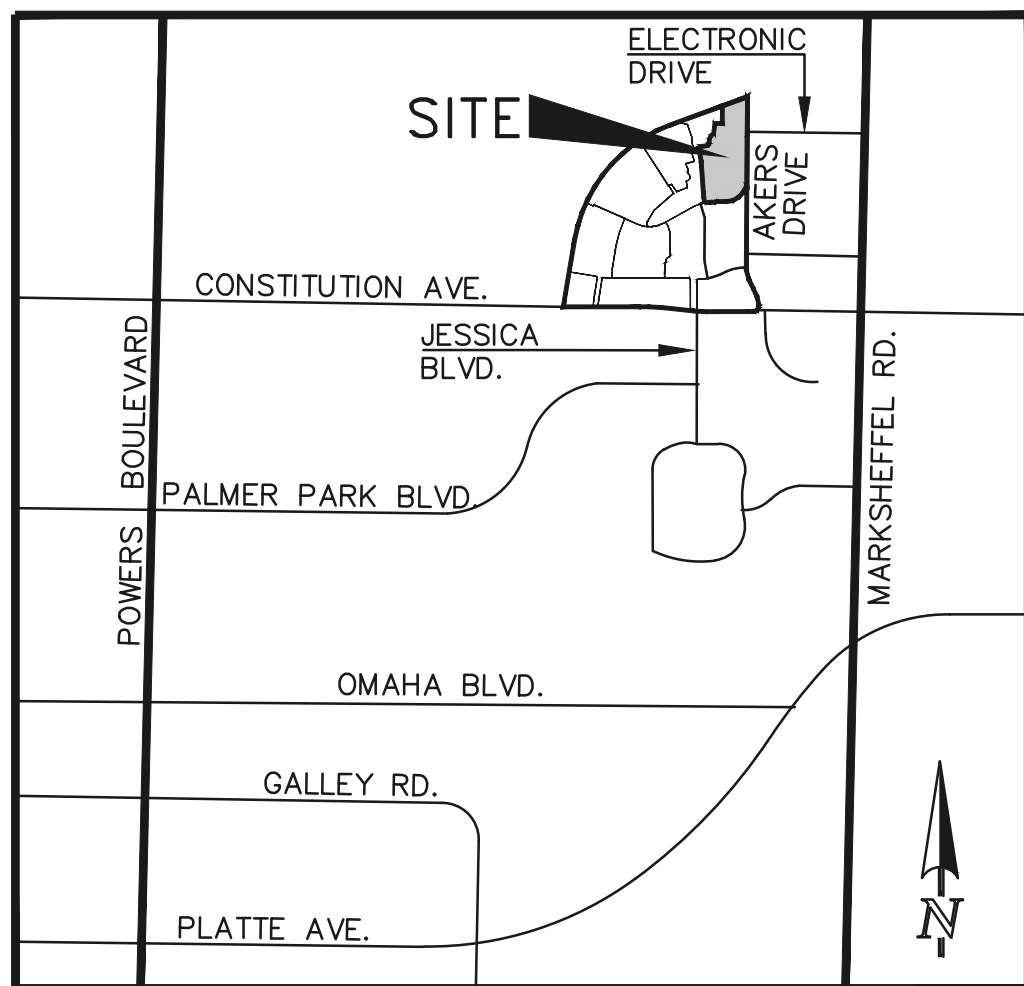
- 1. ALL CONSTRUCTION WITHIN EL PASO COUNTY PUBLIC RIGHT-WAYS SHALL BE IN ACCORDANCE WITH MOST CURRENT STANDARDS AND SPECIFICATIONS OF EL PASO COUNTY.
2. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY THE EXISTENCE AND LOCATION OF ALL UNDERGROUND UTILITIES ALONG THE ROUTE OF THE WORK.
3.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

HANNAH RIDGE AT FEATHERGRASS FILING NO. 5

COUNTY OF EL PASO, STATE OF COLORADO SECTION 32, TOWNSHIP 13 SOUTH, RANGE 65 WEST

CONSTRUCTION PLANS

OCTOBER 2018



VICINITY MAP NOT TO SCALE

SHEET INDEX

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BOX CULVERT AND GRASS CHANNEL DETAILS SHEET 11 OF 11

BENCHMARKS:

- A #5 REBAR LOCATED APPROXIMATELY 170 FEET NORTHEAST OF THE NORTHEASTERLY CORNER OF TRACTS JJ AS PLATTED IN HANNAH RIDGE AT FEATHERGRASS FILING NO. 1, LABELED AS PANEL POINT #11 ELEVATION = 6523.79 (NAVD 1929) (FMS)
A 1 INCH ORANGE PLASTIC CAP STAMPED "13225" LOCATED AT THE SOUTHWESTERLY CORNER OF TRACT AA AS PLATTED IN HANNAH RIDGE AT FEATHERGRASS FILING NO. 1 ELEVATION = 6485.00 (NAVD 1929) (FMS)

BASIS OF BEARINGS:

BEARING REFERRED TO HEREIN ARE BASED ON THE SOUTH LINE OF TRACT FF, HANNAH RIDGE AT FEATHERGRASS FILING NO. 1. ASSUMED TO BEAR N89°59'18"W MONUMENTED AT EACH END W/ NO. 5 REBAR W/ ALUMN CAP MARKED "POLARIS, PLS 27605".

SIGNING AND STRIPING NOTES:

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

EL PASO COUNTY STANDARD CONSTRUCTION NOTES:

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

AGENCIES:

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

APPROVALS:

ENGINEER'S STATEMENT:

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

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

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

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

OWNER/DEVELOPER STATEMENT:

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

DOUGLAS M. STIMPLE DATE
ELITE PROPERTIES OF AMERICA, INC.

EL PASO COUNTY:

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

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

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

FALCON FIRE PROTECTION DISTRICT:

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

FOR AND ON BEHALF OF FALCON FIRE PROTECTION DISTRICT DATE

Approval boxes for Cherokee Metropolitan District Water Plan Design Approval, including fields for APPROVED BY, DATE, and APPROVAL EXPIRES ONE (1) YEAR FROM THE DATE ABOVE AND RESUBMITTAL OF THESE PLANS FOR REVIEW AND APPROVAL IS REQUIRED IF CONSTRUCTION DOES NOT BEGIN DURING THIS PERIOD.

SF-18-038

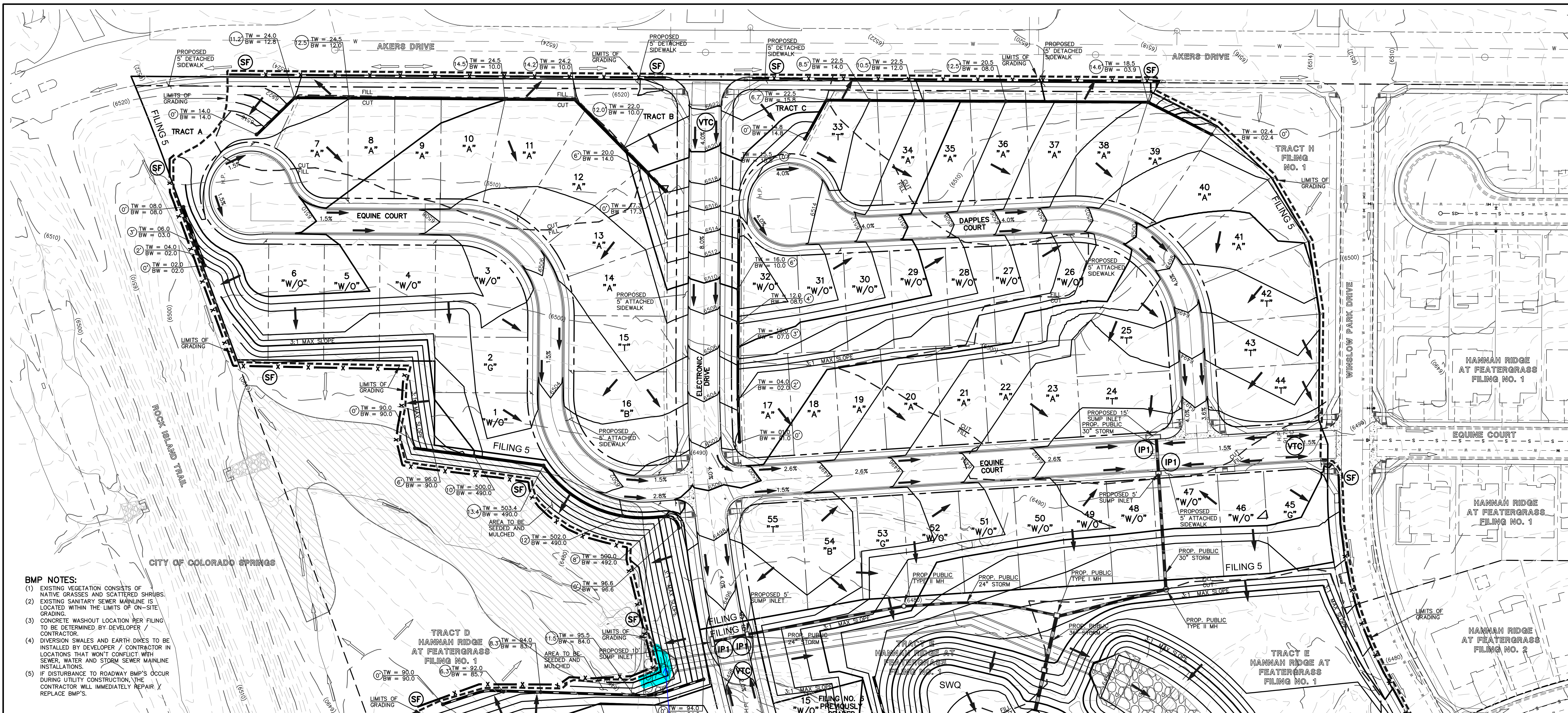
Table with 3 columns: NO. REVISION, DATE, REVIEW. Includes text: 48 HOURS BEFORE YOU DIG, CALL UTILITY LOCATORS 811 UTILITY NOTIFICATION CENTER OF COLORADO IT'S THE LAW. THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK.

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 ENGINEERS & SURVEYORS logo and address: 619 N. Cascade Avenue, Suite 200 Colorado Springs, Colorado 80903 (719)785-0790 (719)785-0799(fax)

Project information table: HANNAH RIDGE AT FEATHERGRASS FILING NO. 5 CONSTRUCTION DRAWINGS TITLE SHEET. DESIGNED BY: KRC SCALE: (H) 1"=VARIES DATE: 10/12/18. DRAWN BY: KC SHEET 1 OF 11. CHECKED BY: (V) 1"= NA JOB NO. 1116.05

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

NOTES:

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

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

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

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

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

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

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

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

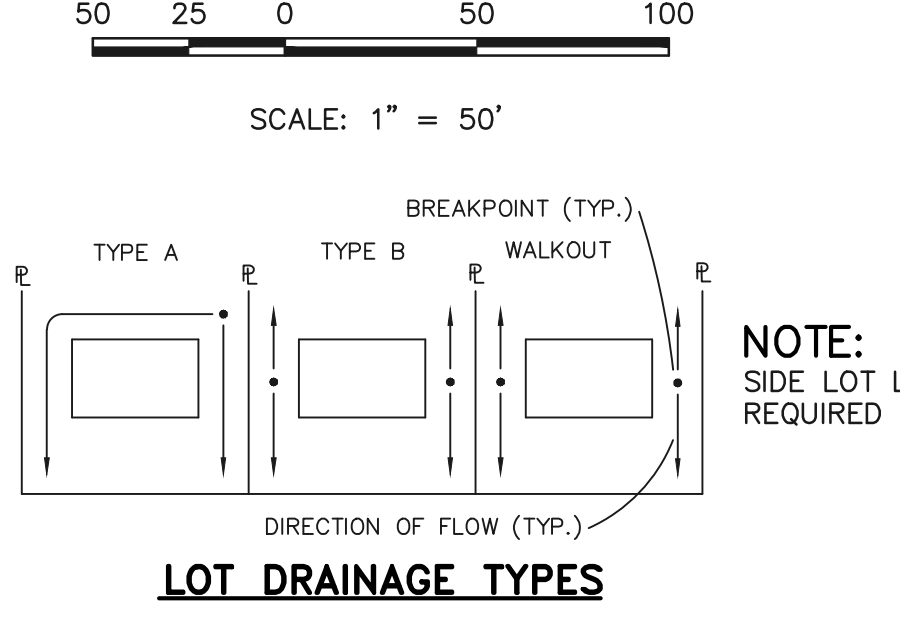
GRADING WITHIN THIS PHASE WILL BE FULLY DEVELOPED WITH HOME BUILDING OPERATIONS.

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

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

ALL RETAINING WALLS TO BE STACKED BLOCK WALLS.

Final grading contours are on top of the box culvert end section and rip rap. This implies that they are buried. Please correct this.



THE PROPOSED CHANNEL IMPROVEMENTS AND CONCRETE BOX CULVERT WILL BE INSTALLED WITHIN THE FILING NO. 5 CDS. THE PROPOSED STORMWATER QUALITY FACILITY WILL BE INSTALLED WITHIN THE FILING NO. 7 CDS. THE FILING NO. 6 CDS DO NOT INCLUDE STORM SEWER IMPROVEMENTS. FILING NO. 5, 6 AND 7 WILL BE OVERLOT GRADED CONCURRENTLY. FILING NO. 7 WILL BE CONSTRUCTED INITIALLY IN 3 SEPARATE PHASES (SWQ FACILITY INSTALLED WITHIN PHASE 1). FILING NO. 6 WILL BE CONSTRUCTED FOLLOWING PHASE 3, FILING NO. 7, FILING NO. 5 WILL BE CONSTRUCTED FOLLOWING FILING NO. 6.

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Please add a note on the cover the GEC plans, SWMP plans etc. Will the SWQ facility be utilized as a sediment trap initially? then later after the site is stabilized and portions of the housing is complete the SWQ facility will be finalized? please clarify. Only one Sediment trap is called out on the FAE?

LEGEND

- (6770) EXISTING CONTOUR
- 6770 PROPOSED CONTOUR
- FILING LINE
- BOUNDARY/R.O.W. LINE
- EXISTING FLOW DIRECTION
- PROPOSED FLOW
- "A" A LOT
- "B" B LOT
- "W/O" WALKOUT LOT
- "T" TRANSITION LOT
- "G" GARDEN LOT
- PROPOSED INLET
- HP PROPOSED HIGH POINT
- LP PROPOSED LOW POINT
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NOTE: SEE SHEET 5 FOR LOT TEMPLATES
SEE SHEET 5 FOR EROSION CONTROL DETAILS
SF-18-038, 039, 040

48 HOURS BEFORE YOU DIG, CALL UTILITY LOCATORS 811 UTILITY NOTIFICATION CENTER OF COLORADO IT'S THE LAW	NO. REVISION	DATE	REVIEW:
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			KYLE R. CAMPBELL, COLORADO P.E. #29794

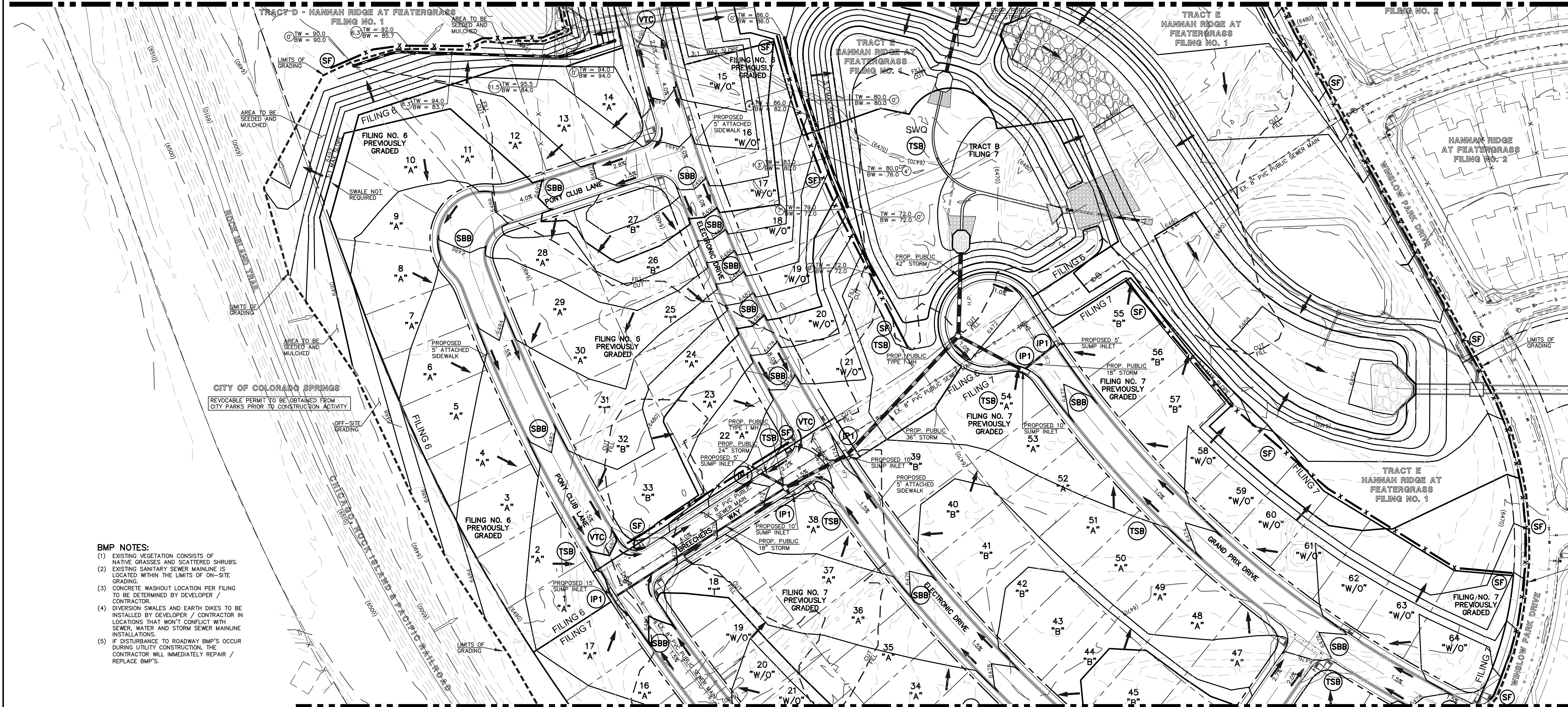
DESIGNED BY	KRC	SCALE	DATE	10/12/18
DRAWN BY	KC	(H) 1" = 50'	SHEET	2 OF 11
CHECKED BY	(V)	1" = NA	JOB NO.	1116.05

CLASSIC CONSULTING ENGINEERS & SURVEYORS

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

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

N:\111605\CONSTRUCT\CONSTRUCTION\111605-03-01.dwg, 2/22/2019 1:25:51 PM, 1:1



- BMP NOTES:**
- (1) EXISTING VEGETATION CONSISTS OF NATIVE GRASSES AND SCATTERED SHRUBS.
 - (2) EXISTING SANITARY SEWER MAINLINE IS LOCATED WITHIN THE LIMITS OF ON-SITE GRADING.
 - (3) CONCRETE WASHOUT LOCATION PER FILING TO BE DETERMINED BY DEVELOPER / CONTRACTOR.
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 - (5) IF DISTURBANCE TO ROADWAY BMP'S OCCUR DURING UTILITY CONSTRUCTION, THE CONTRACTOR WILL IMMEDIATELY REPAIR / REPLACE BMP'S.

NOTES:

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 WATER QUALITY CONTROL DIVISION
 WOOD - PERMITS
 4300 CHERRY CREEK DRIVE SOUTH
 DENVER, CO 80246-1530
 ATTN: PERMITS UNIT

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

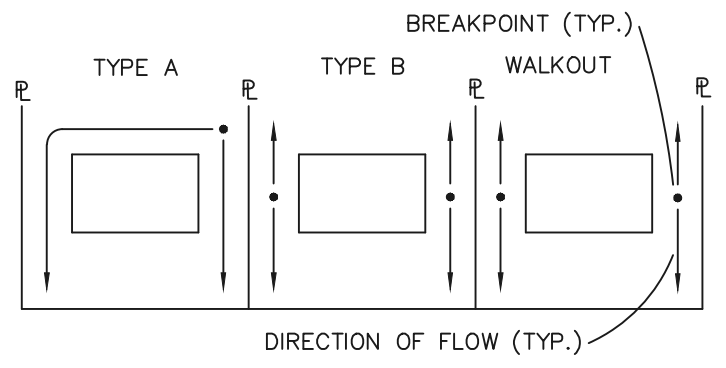
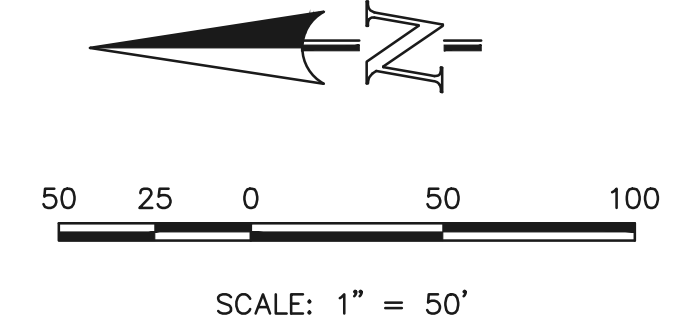
LIMITS OF DISTURBANCE FOR THIS PLAN INCLUDE UTILITY INSTALLATION AND ROADWAY CONSTRUCTION WITHIN THE R.O.W., AND OVERLOT GRADING FOR DEVELOPMENT THEN INDIVIDUAL LOTS FOR HOMEBUILDING ONCE CONSTRUCTION OF THE HOME BEGINS.

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

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

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



LOT DRAINAGE TYPES

NOTE:
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LEGEND

(6770)	EXISTING CONTOUR		PROPOSED RETAINING WALL
6770	PROPOSED CONTOUR		TEMPORARY SEDIMENT BASIN
	FILING LINE		SILT FENCE
	BOUNDARY/R.O.W. LINE		INLET PROTECTION
	EXISTING FLOW DIRECTION		VEHICLE TRACKING CONTROL
	PROPOSED FLOW		STRAW BALE BARRIER
"A"	A LOT		
"B"	B LOT		
"W/O"	WALKOUT LOT		
"T"	TRANSITION LOT		
"G"	GARDEN LOT		
	PROPOSED INLET		
	PROPOSED STORM SEWER PIPE		
HP	PROPOSED HIGH POINT		
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NOTE:
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REVIEW:

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

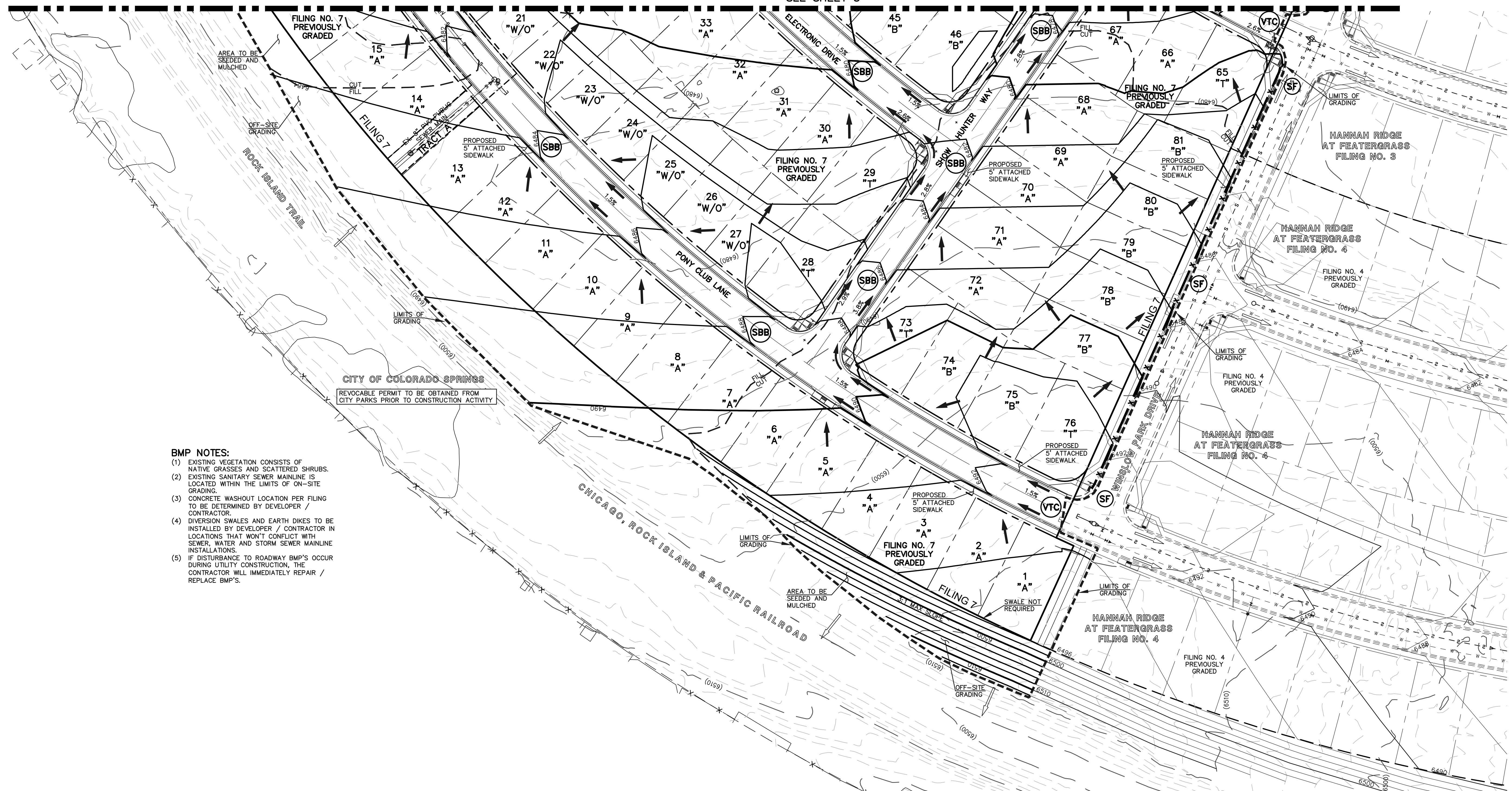
KYLE R. CAMPBELL, COLORADO P.E. #29794 DATE

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

HANNAH RIDGE AT FEATHERGRASS FILING NO. 5, 6 & 7 OVERLOT GRADING AND EROSION CONTROL PLAN			
DESIGNED BY	KRC	SCALE	DATE 10/12/18
DRAWN BY	KC	(H) 1" = 50'	SHEET 3 OF 11
CHECKED BY		(V) 1" = NA	JOB NO. 1116.05





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CITY OF COLORADO SPRINGS
REVOCABLE PERMIT TO BE OBTAINED FROM CITY PARKS PRIOR TO CONSTRUCTION ACTIVITY

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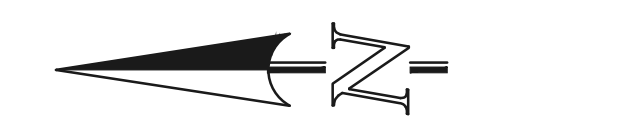
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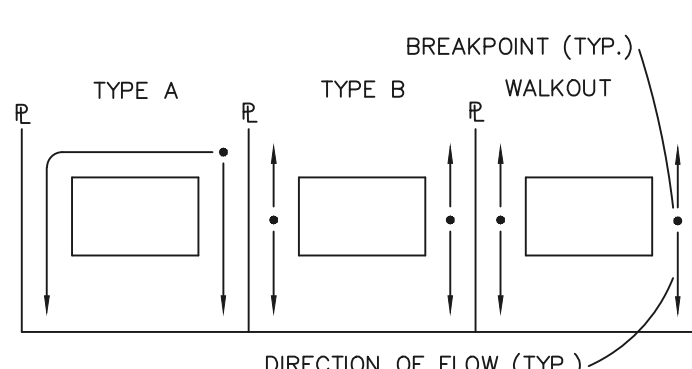
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SCALE: 1" = 50'



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- PROPOSED INLET
- PROPOSED STORM SEWER PIPE
- HP PROPOSED HIGH POINT
- LP PROPOSED LOW POINT
- PROPOSED RETAINING WALL
- (TSB) TEMPORARY SEDIMENT BASIN
- (SF) SILT FENCE
- (IP) INLET PROTECTION
- (VTC) VEHICLE TRACKING CONTROL
- (SBB) STRAW BALE BARRIER

NOTE:
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SEE SHEET 5 FOR EROSION CONTROL DETAILS
SF-18-038, 039, 040

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CLASSIC
CONSULTING ENGINEERS & SURVEYORS

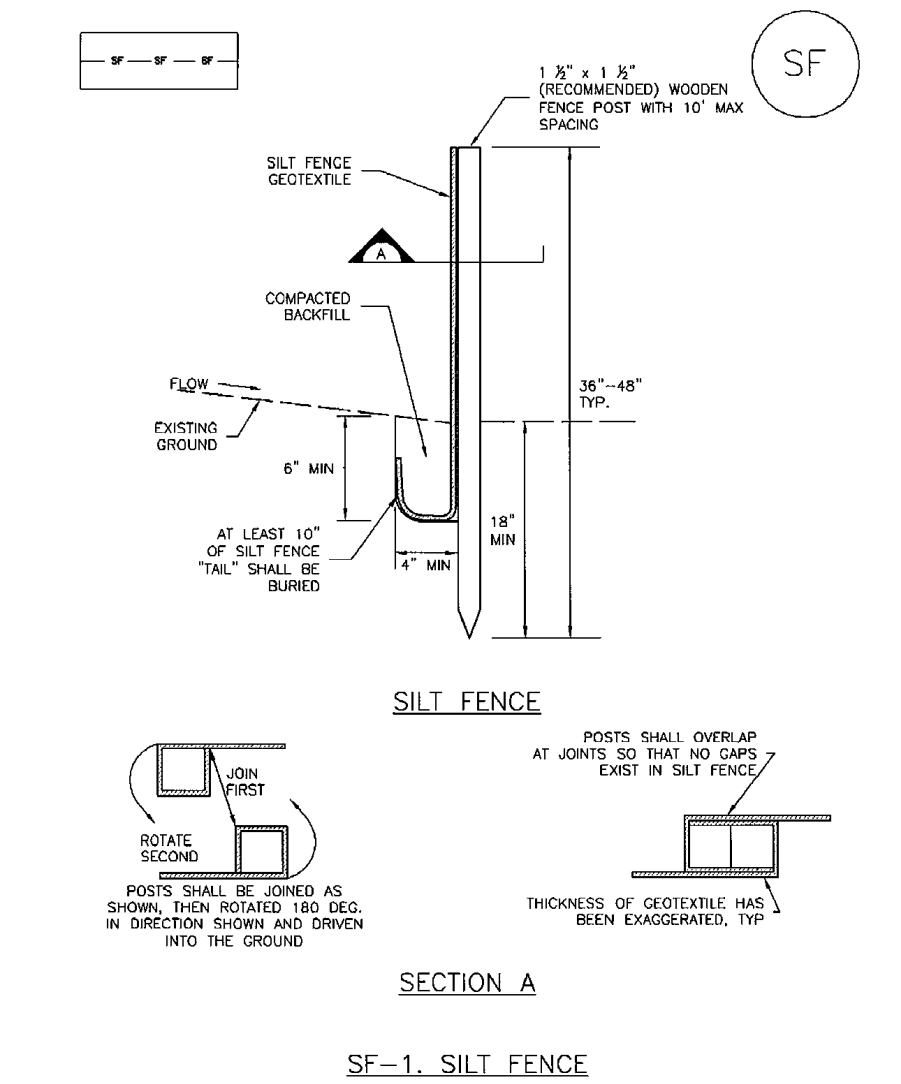
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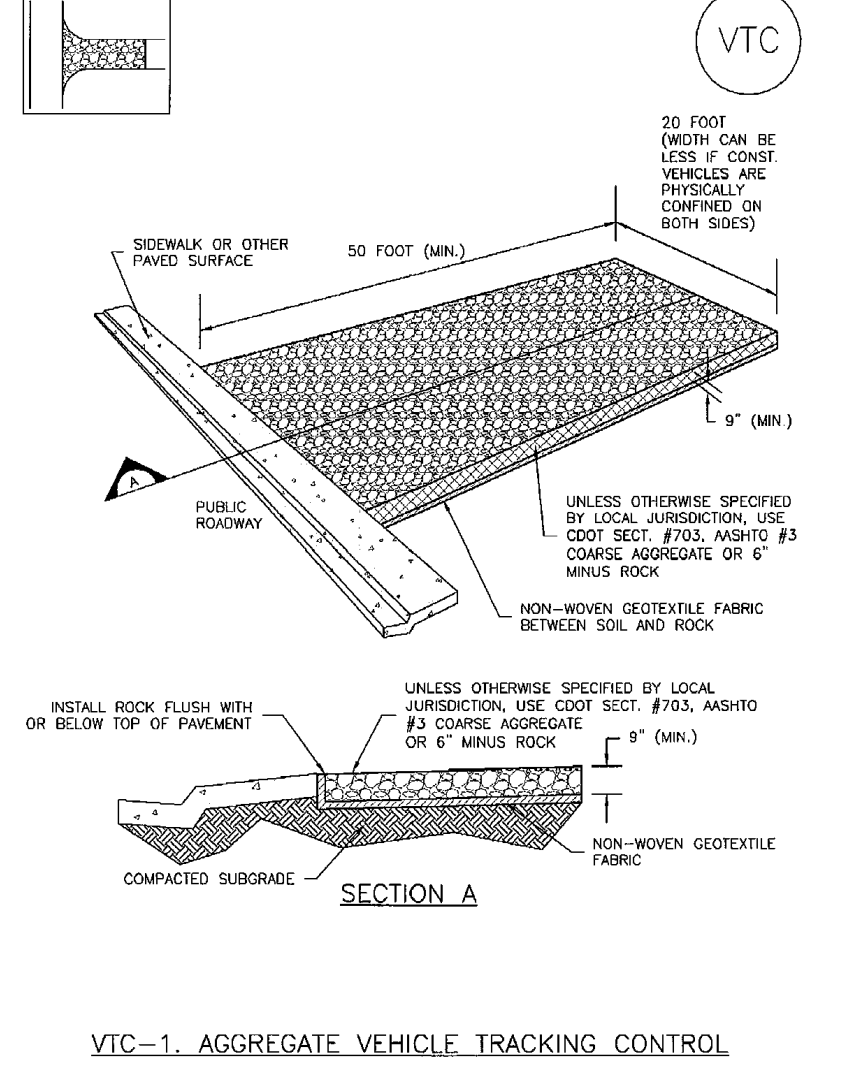
SC-1



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

Vehicle Tracking Control (VTC)

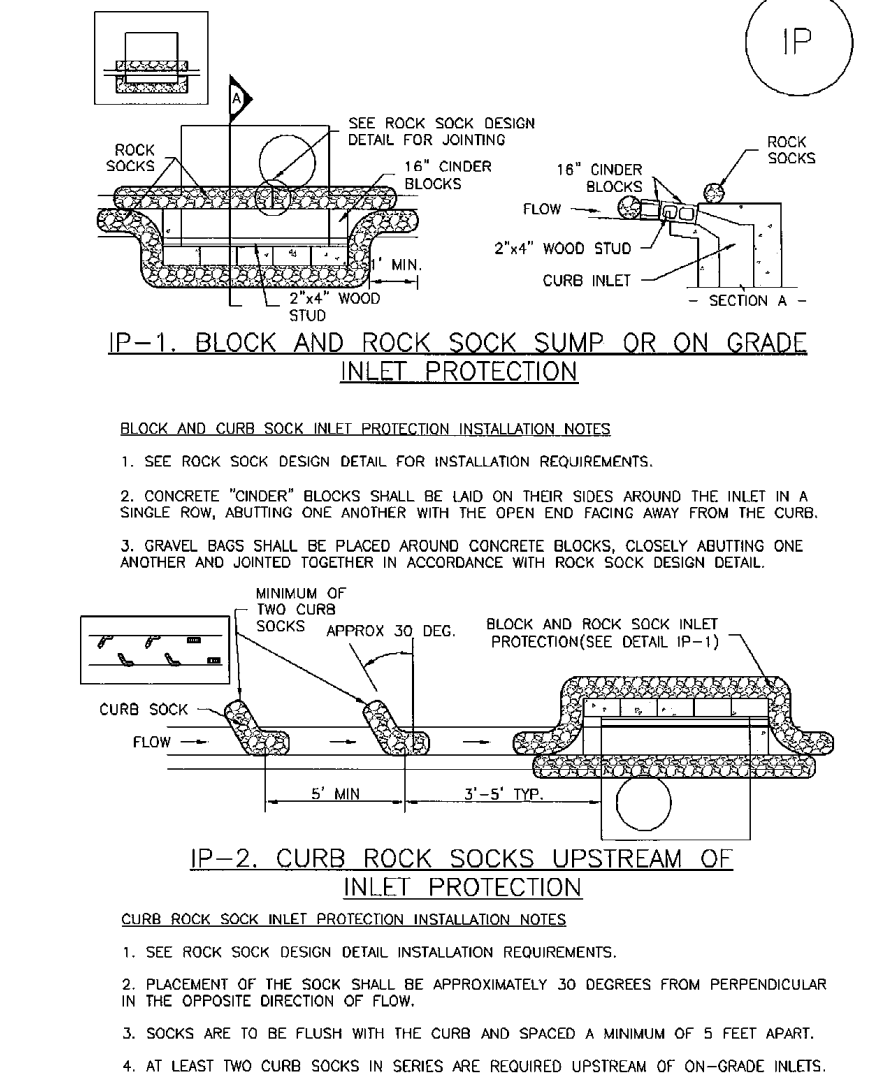
SM-4



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

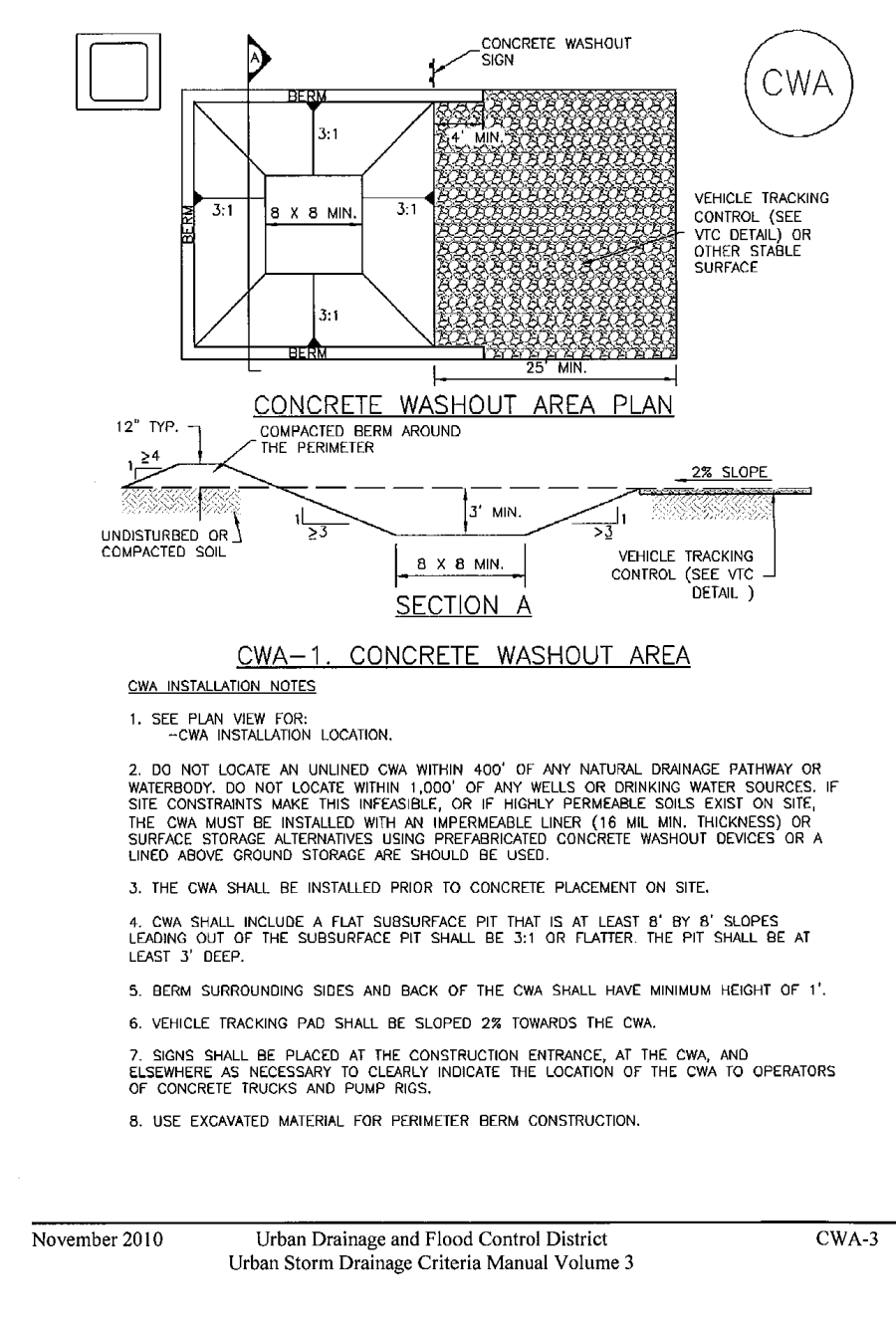
Figure SB-1 Sediment Basin Construction Detail and Maintenance Requirements. Includes basin geometry, sediment basin notes, installation requirements, and maintenance requirements.

Table SB-1: Required Area per Row (in^2) vs Depth of Outlet (ft). A grid showing required area for different outlet depths and flow rates.

Table SB-2: Circular Perforation Sizing. A table with columns for Hole Diameter (in), Area per Row (in^2), and Number of Columns of Perforations.

Figure SB-2 Outlet Sizing Application Techniques and Maintenance Requirements

Concrete Washout Area (CWA) MM-1

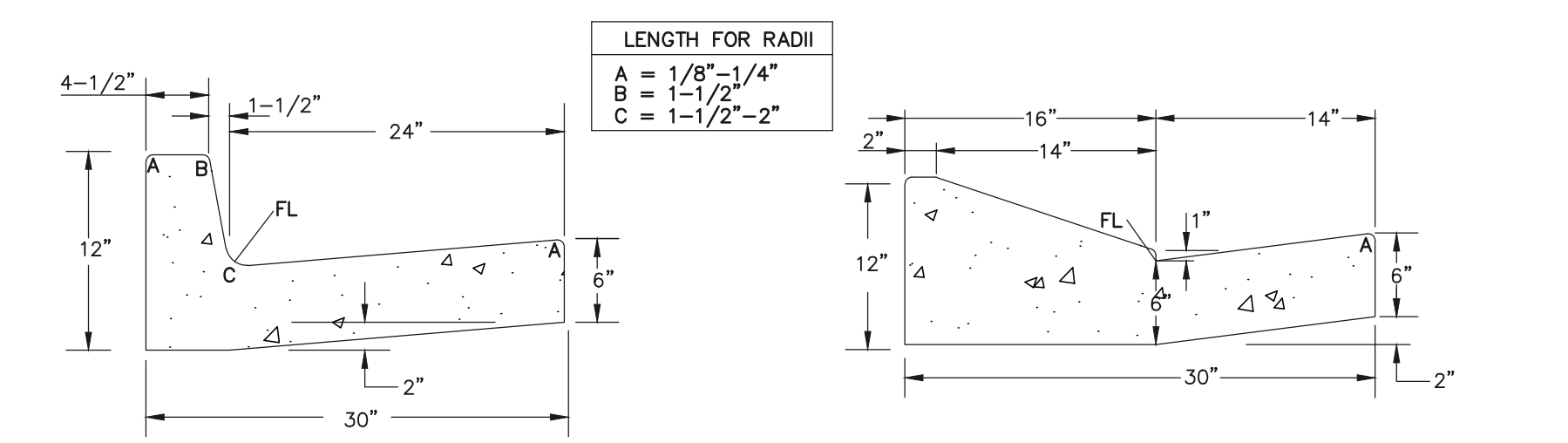
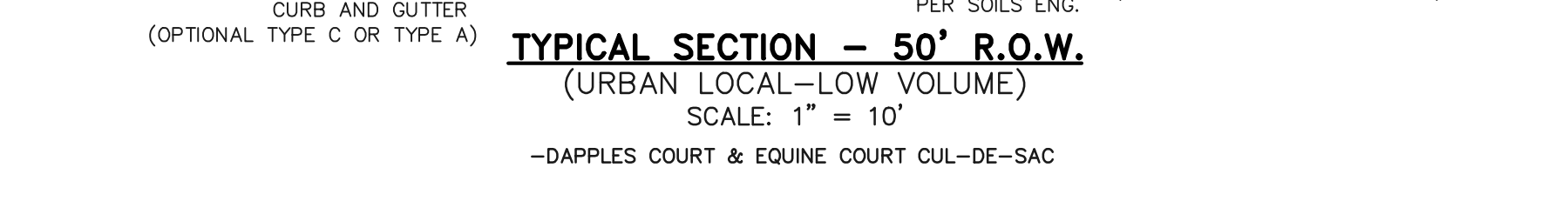
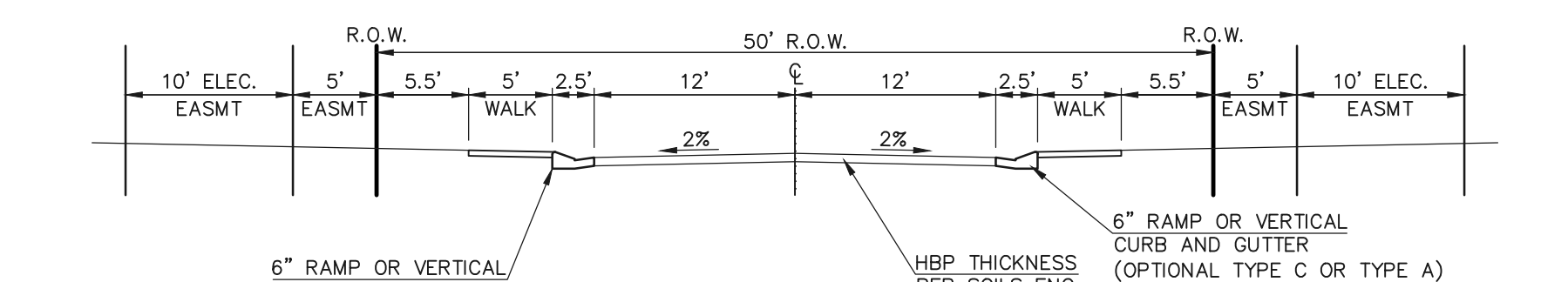
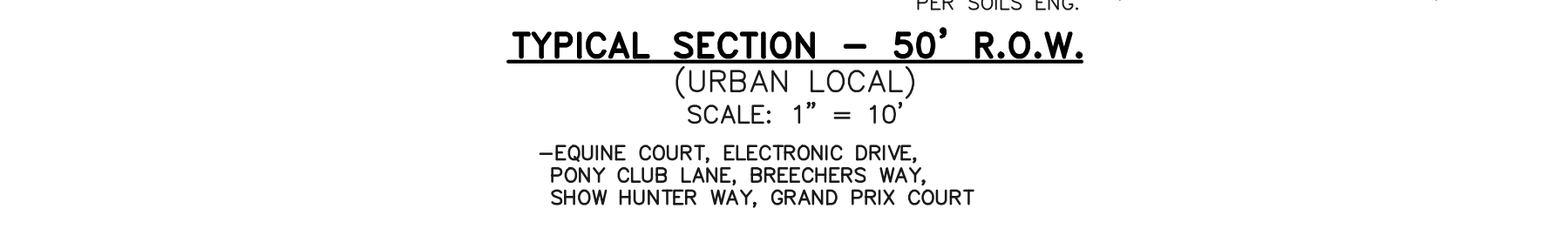
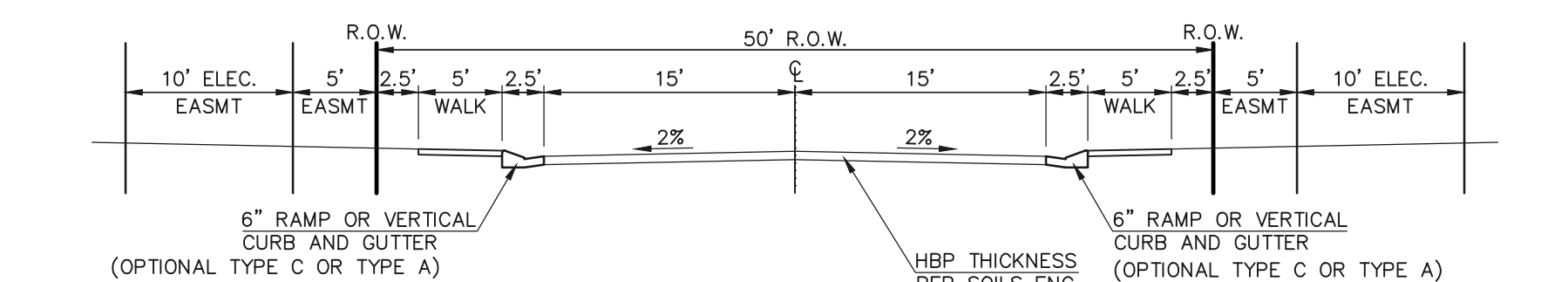
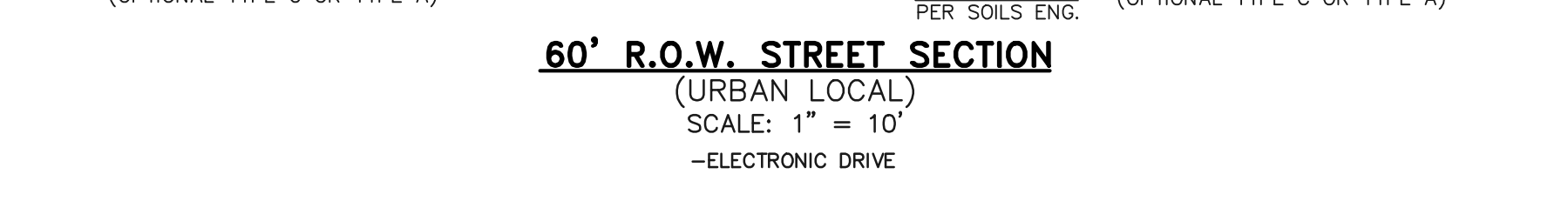
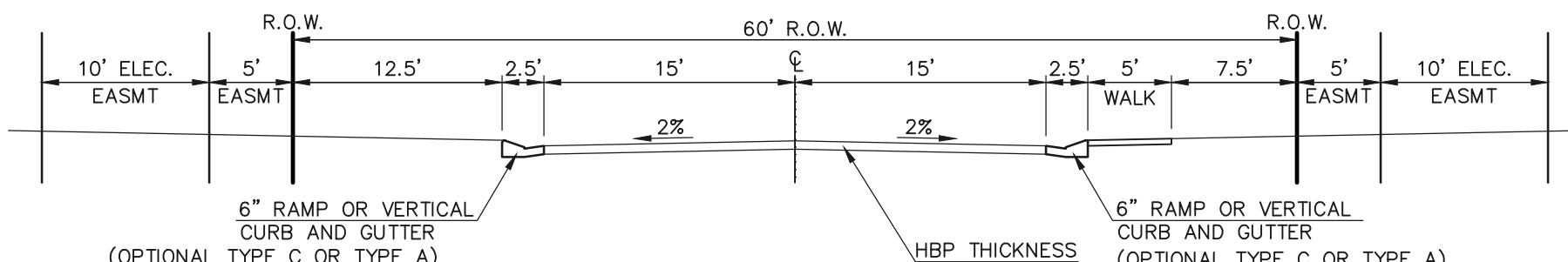


November 2010 Urban Drainage and Flood Control District Urban Storm Drainage Criteria Manual Volume 3 CWA-3

MM-1 Concrete Washout Area (CWA)

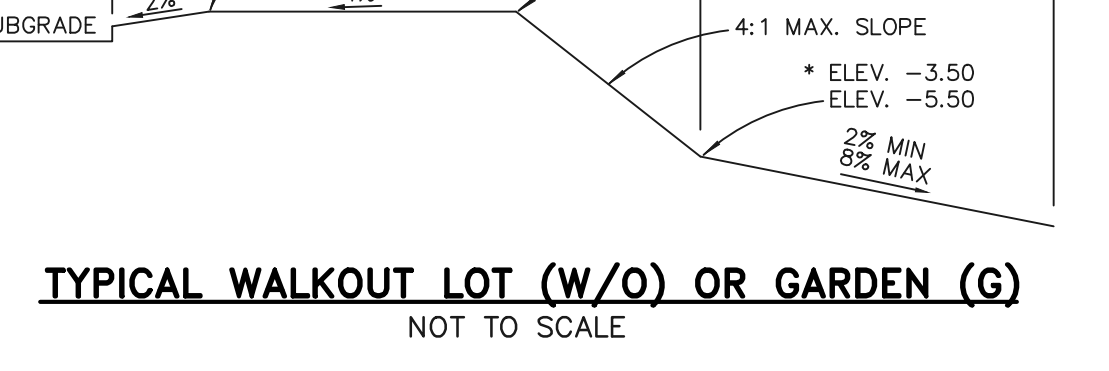
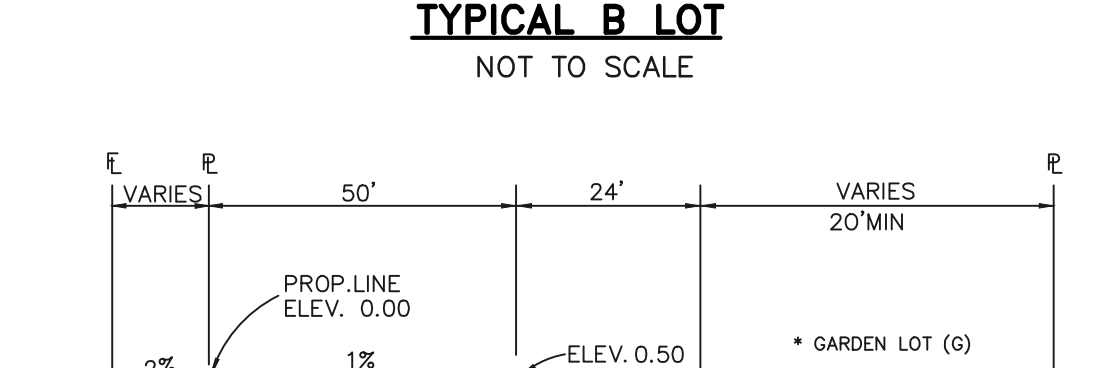
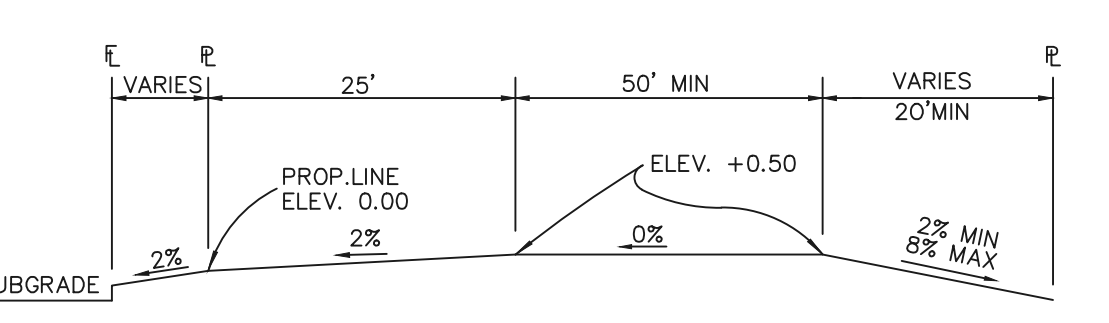
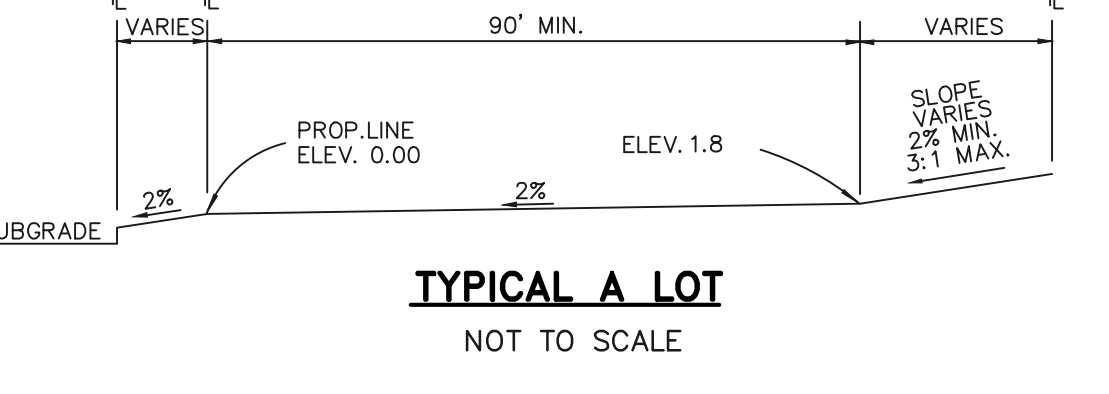
CWA MAINTENANCE NOTES: 1. INSPECT BMPs DAILY... 2. FREQUENT OPERATIONS AND MAINTENANCE ARE NECESSARY TO MAINTAIN BMPs IN EFFECTIVE OPERATING CONDITION...

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



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

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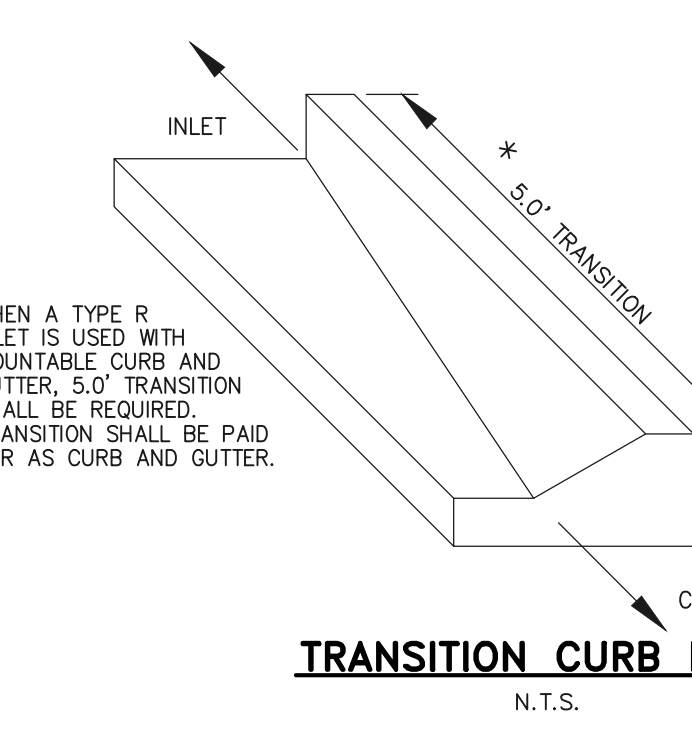


NOTE: "T" LOTS OR "TRANSITION" LOTS OCCUR IN PLACES WHERE BOTH PROPERTY LINES CANNOT BE GRADED AS THE TYPICAL STANDARD LOT TEMPLATES SHOWN. THESE LOTS WILL STILL BE GRADED TO CREATE POSITIVE DRAINAGE AWAY FROM THE STRUCTURE.

NOTE: SIDE LOT SWALES WILL BE PROVIDED WHERE APPROPRIATE.

SEEDING GUIDELINES

- 1. SEEDBED PREPARATION: THE SEEDBED SHOULD BE WELL-SETTLED AND FIRM, BUT FRAGILE... 2. FERTILIZER: FERTILIZER SHOULD BE APPLIED AT A RATE OF 50 POUNDS OF AVAILABLE NITROGEN PER ACRE... 3. SEEDING: SEED SHOULD BE PLANTED WITH A GRASS DRILL ON ALL SLOPES OF 3:1 (3:1) OR FLATTER...



TRANSITION CURB DETAIL N.T.S.

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... 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...

SCHEDULE OF ANTICIPATED CONSTRUCTION ACTIVITY:

Table with columns: BEGIN CONSTRUCTION UPON APPROVAL, ACTIVITY (ALL SITE ROADWAY GRADING AND UTILITY INSTALLATION), COMPLETION (6 MONTHS), EROSION CONTROL (ALL SHOWN ON GRADING PLAN).

SF-18-038, 039, 040

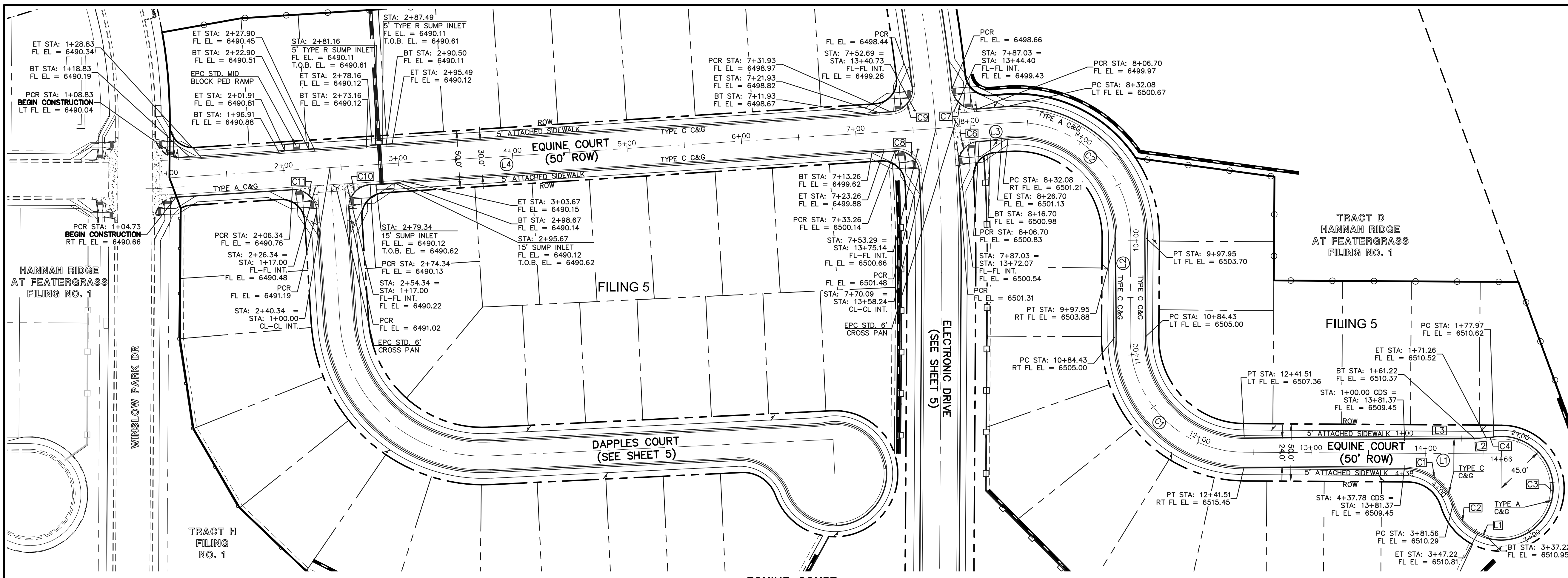
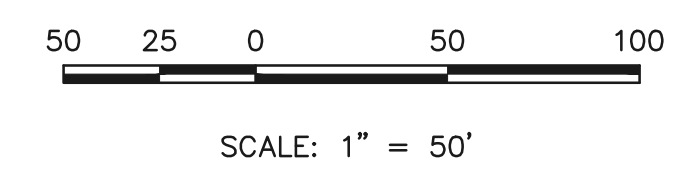
CLASSIC CONSULTING ENGINEERS & SURVEYORS logo and address: 618 N. Cascade Avenue, Suite 200, Colorado Springs, Colorado 80903.

HANNAH RIDGE AT FEATHERGRASS FILING NO. 5, 6 & 7. OVERLAP GRADING AND EROSION CONTROL PLAN DETAILS. DESIGNED BY: KRC, SCALE: (H) 1"= N/A, DATE: 10/12/18.

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

STREET ABBREVIATION INDEX:

EQC EQUINE COURT
 ETD ELECTRONIC DRIVE
 DPC DAPPLES COURT
 WPD WINSLOW PARK DRIVE



CENTERLINE LINE TABLE

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

CENTERLINE CURVE TABLE

LENGTH	RADIUS	DELTA
C1 157.08	100.00	90.00
C2 165.87	100.00	95.04

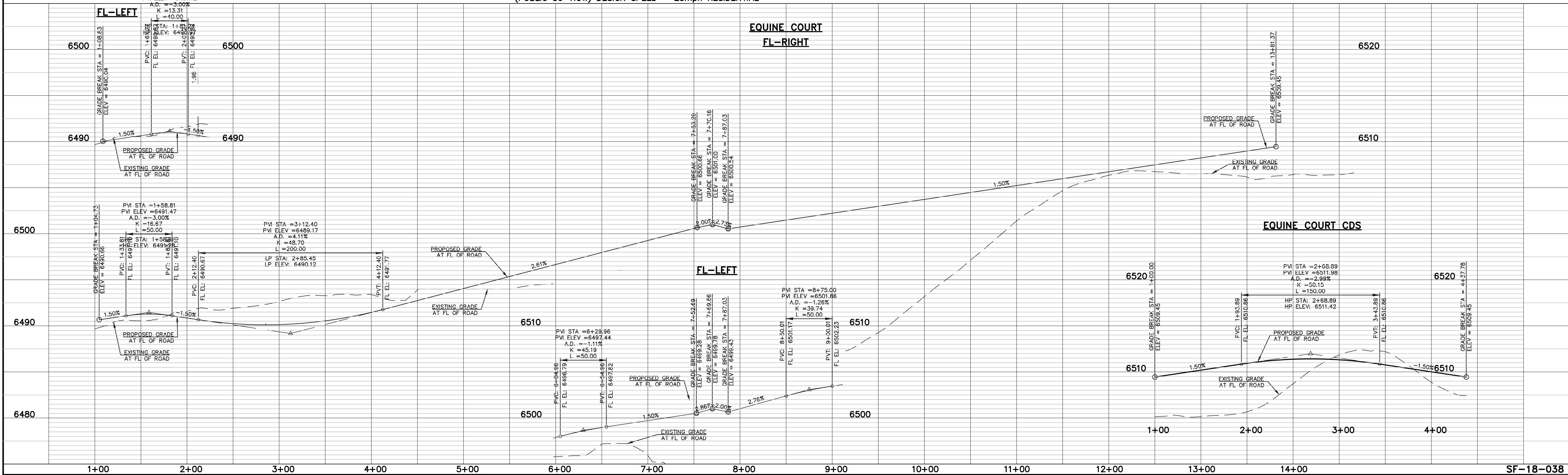
FL CURB CURVE TABLE

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

FL CURB LINE TABLE

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

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



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

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

NO.	REVISION	DATE

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

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

HANNAH RIDGE AT FEATHERGRASS
 FILING NO. 5
 STREET IMPROVEMENT PLANS
 EQUINE COURT

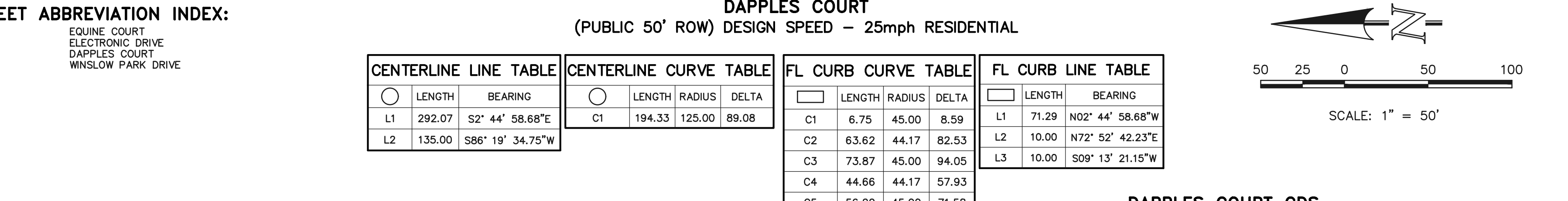
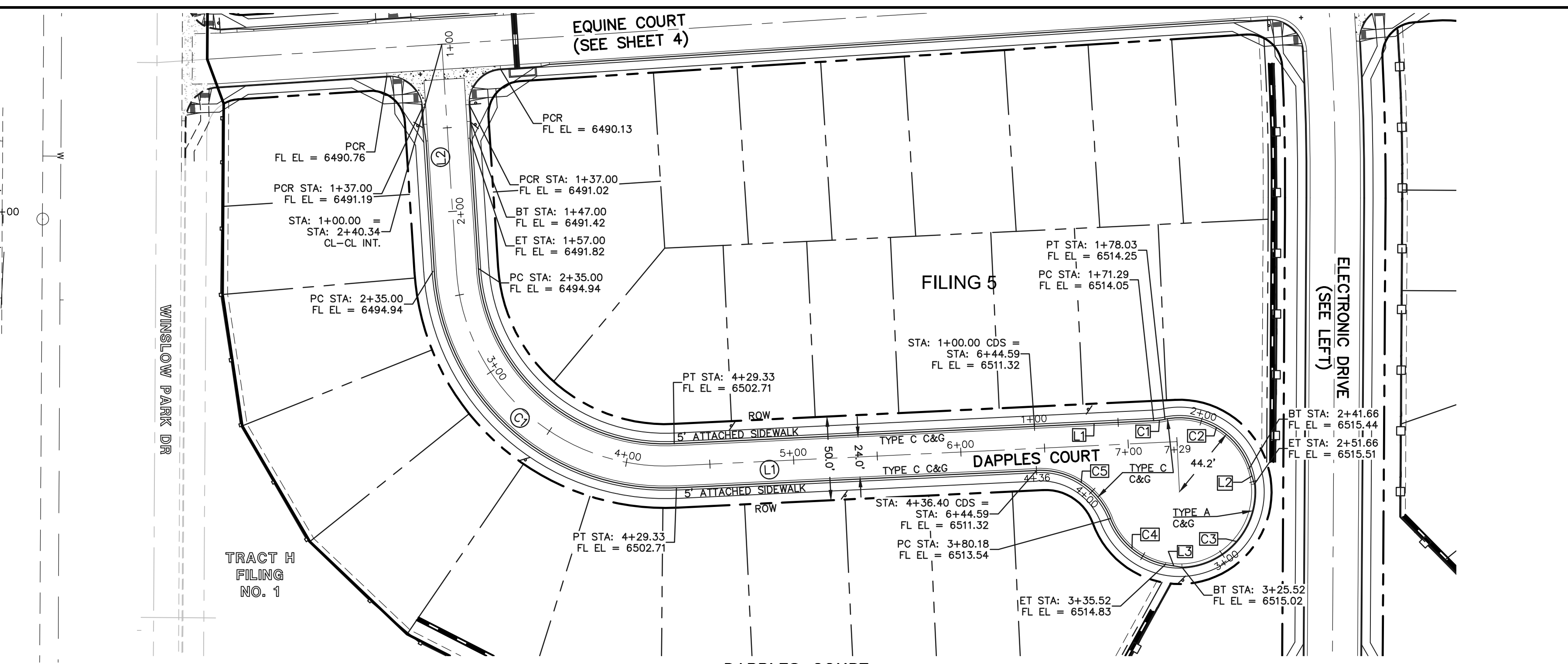
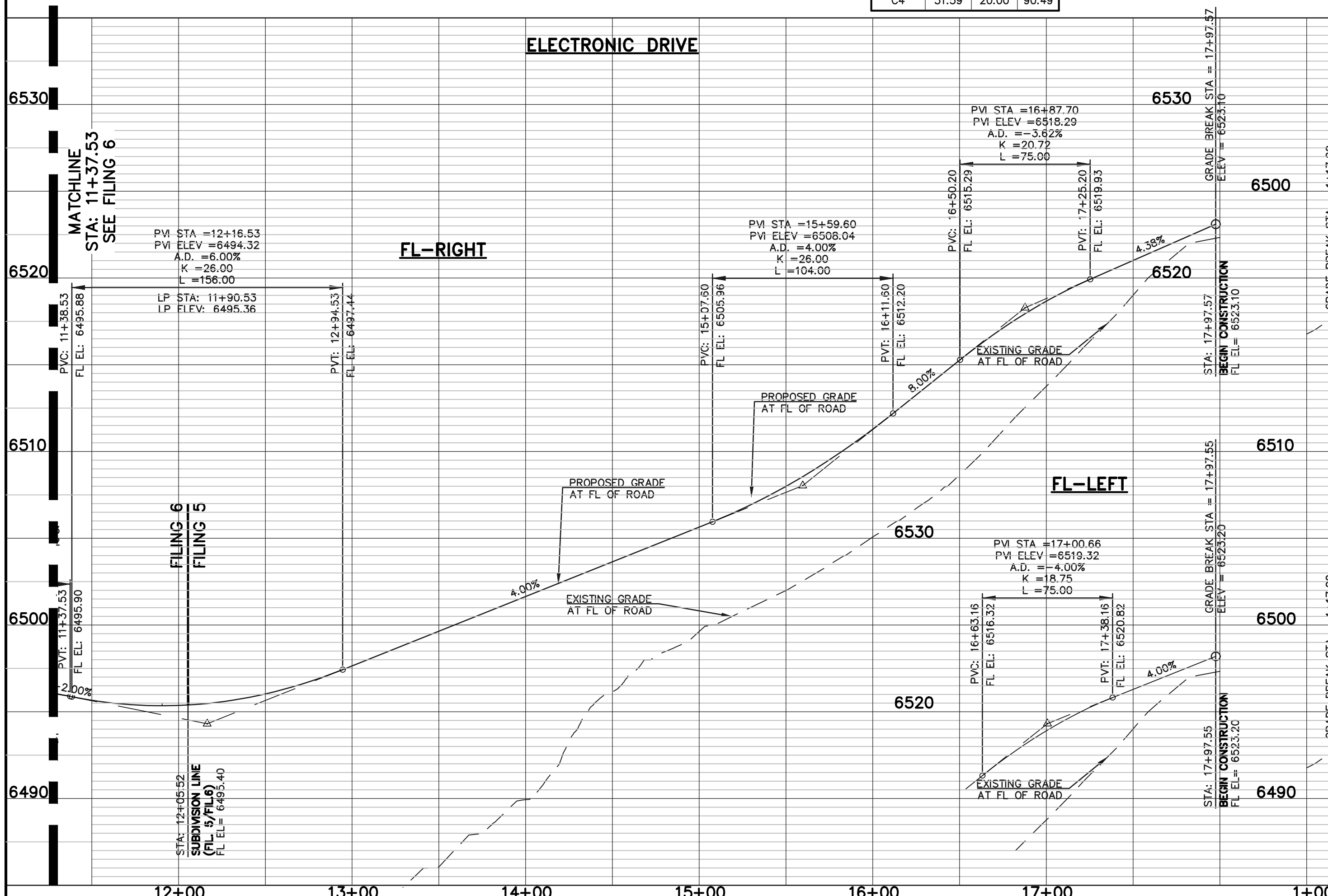
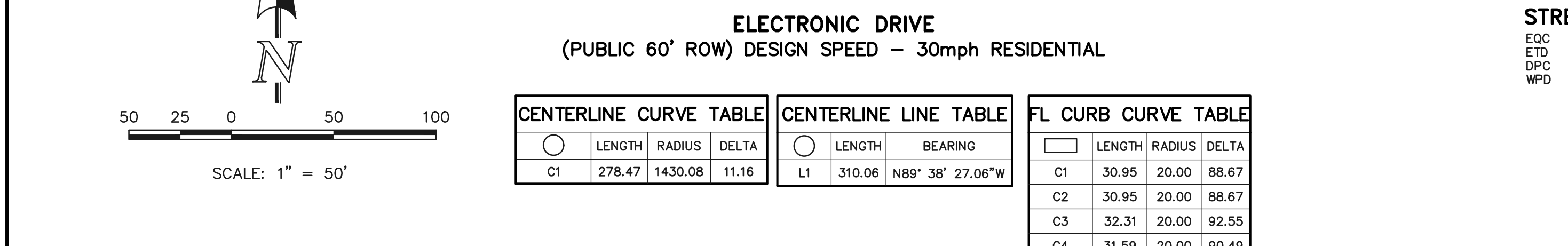
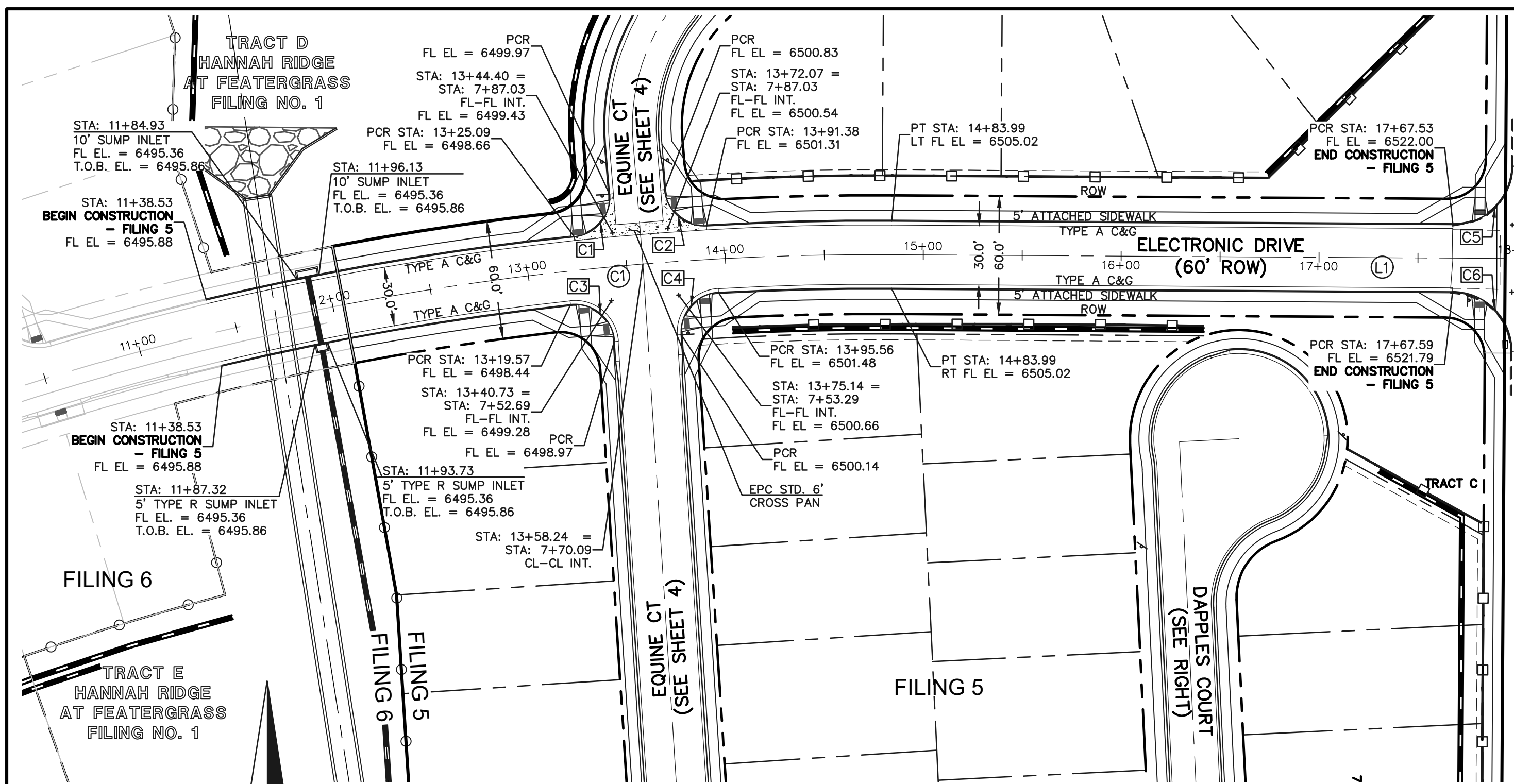
DESIGNED BY: KRC SCALE: DATE: 10/12/18
 DRAWN BY: KC (H) 1" = 50' SHEET 6 OF 11
 CHECKED BY: (V) 1" = 5' JOB NO. 1116.05

CLASSIC
 CONSULTING ENGINEERS & SURVEYORS

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

SF-18-038

N:\111605\DRAWINGS\CONSTRUCTION\FILING 5\06-111605-5-01.dwg, 12/19/2016 2:19:39 PM, 1:1



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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



HANNAH RIDGE AT FEATHERGRASS
FILING NO. 5
STREET IMPROVEMENT PLANS
ELECTRONIC DRIVE/DAPPLES COURT

DESIGNED BY: KRC SCALE: (H) 1" = 50' DATE: 10/12/18
DRAWN BY: KC (V) 1" = NA SHEET 7 OF 11
CHECKED BY: JOB NO.: 1116.05

CENTERLINE CURVE TABLE

LENGTH	RADIUS	DELTA
C1	278.47	1430.08

CENTERLINE LINE TABLE

LENGTH	BEARING
L1	310.06 N89° 38' 27.06"W

FL CURB CURVE TABLE

LENGTH	RADIUS	DELTA
C1	30.95	20.00
C2	30.95	20.00
C3	32.31	20.00
C4	31.59	20.00

CENTERLINE LINE TABLE

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

CENTERLINE CURVE TABLE

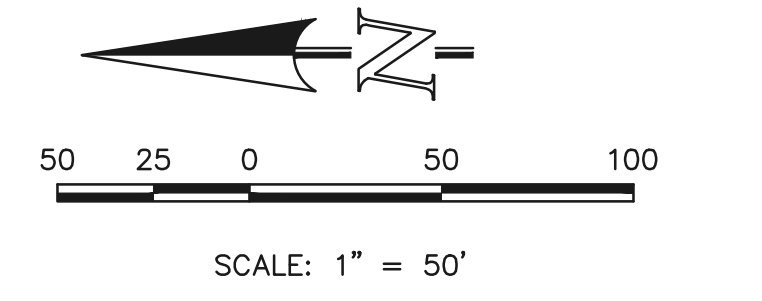
LENGTH	RADIUS	DELTA
C1	194.33	125.00

FL CURB CURVE TABLE

LENGTH	RADIUS	DELTA
C1	6.75	45.00
C2	63.62	44.17
C3	73.87	45.00
C4	44.66	44.17
C5	56.22	45.00

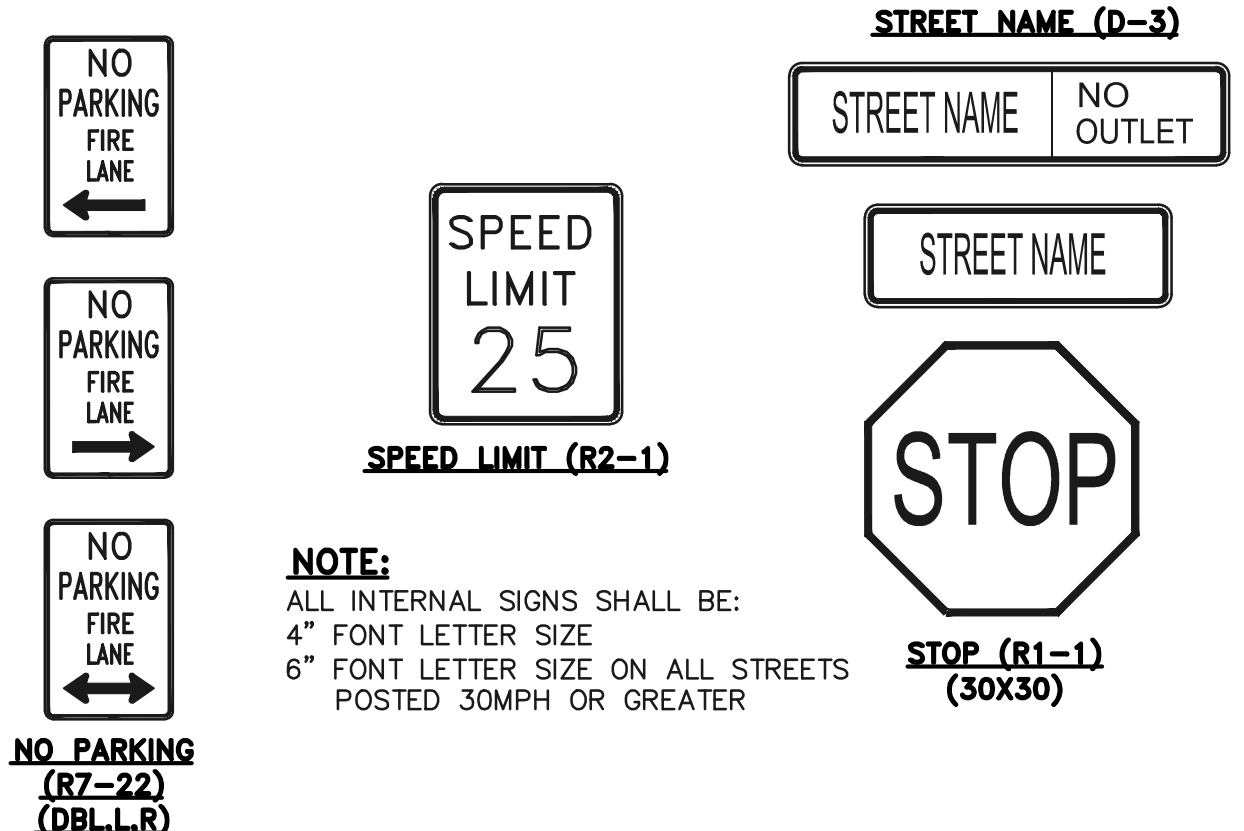
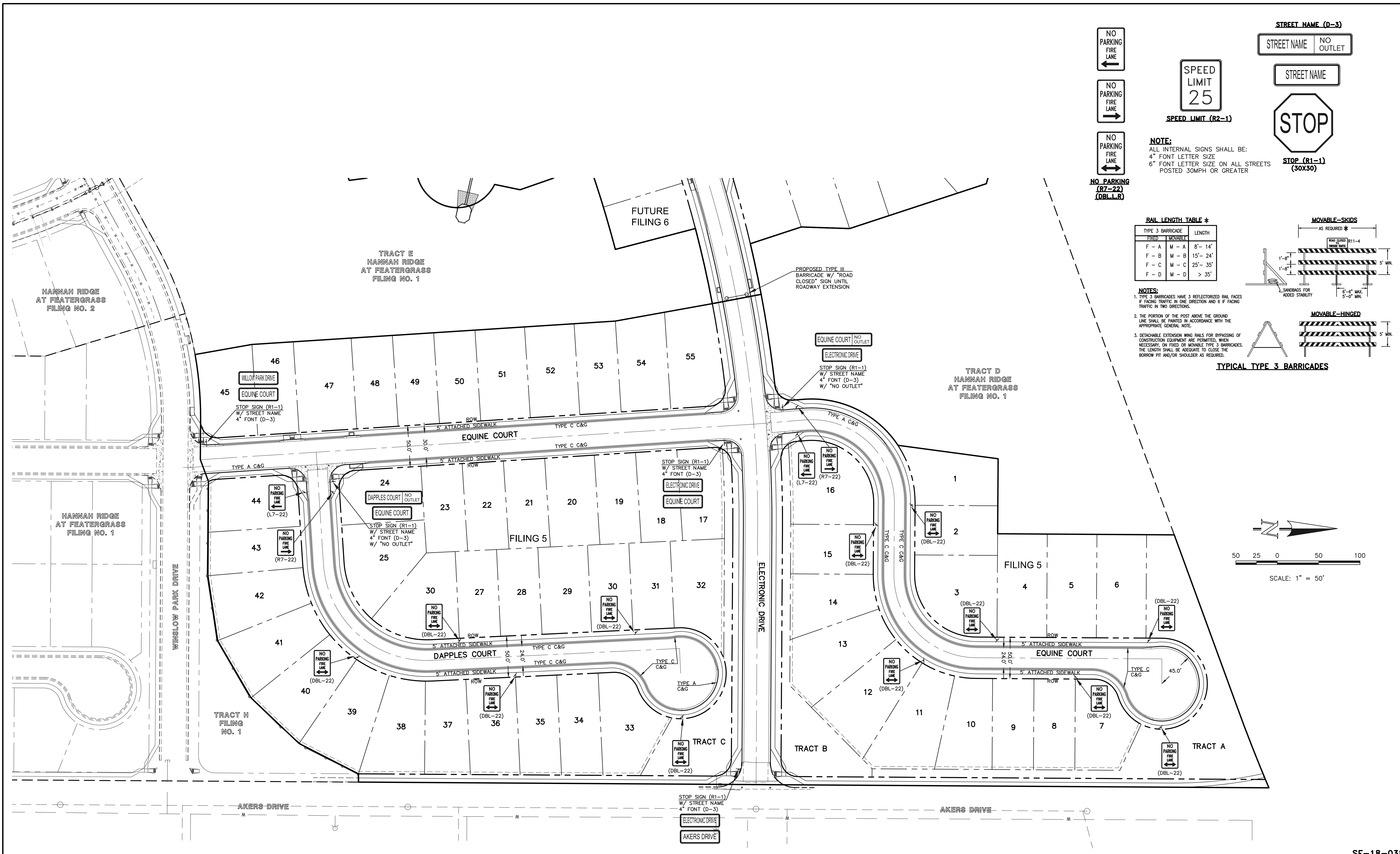
FL CURB LINE TABLE

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



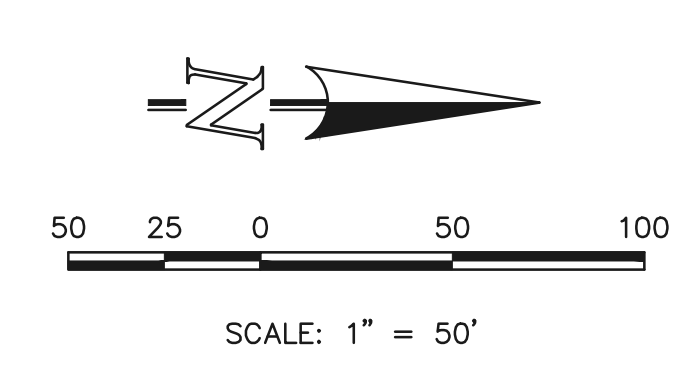
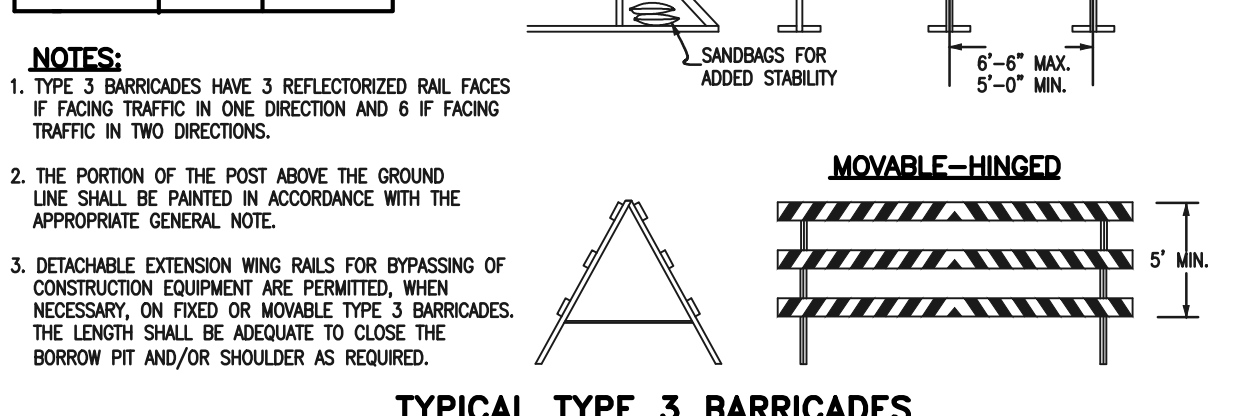
SF-18-038

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RAIL LENGTH TABLE *

TYPE 3 BARRICADE	FIXED	MOVABLE	LENGTH
F - A	M - A	8' - 14'	
F - B	M - B	15' - 24'	
F - C	M - C	25' - 35'	
F - D	M - D	> 35'	



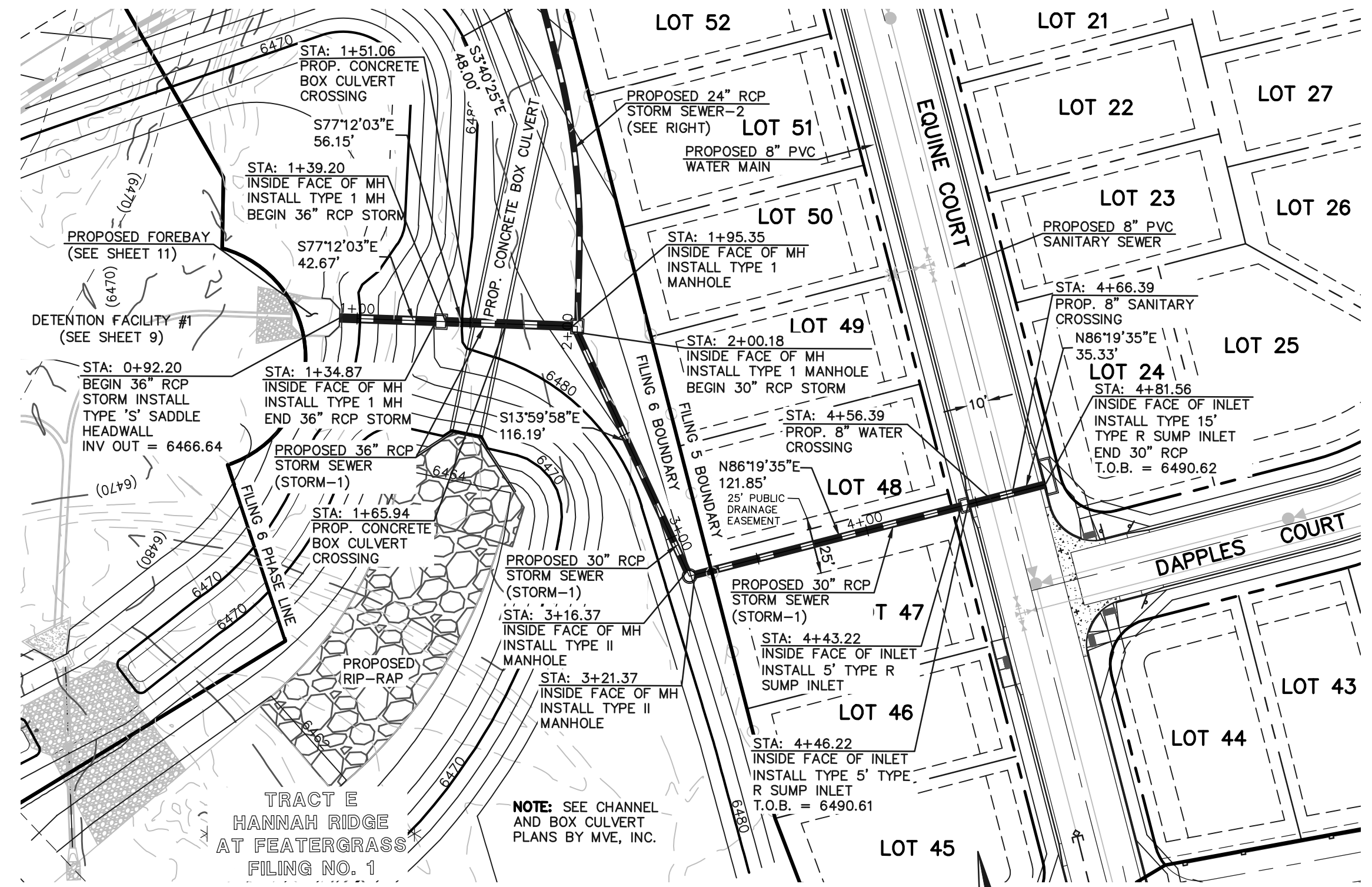
SF-18-038

48 HOURS BEFORE YOU DIG, CALL UTILITY LOCATORS 811 UTILITY NOTIFICATION CENTER OF COLORADO IT'S THE LAW		NO. REVISION	DATE
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.			

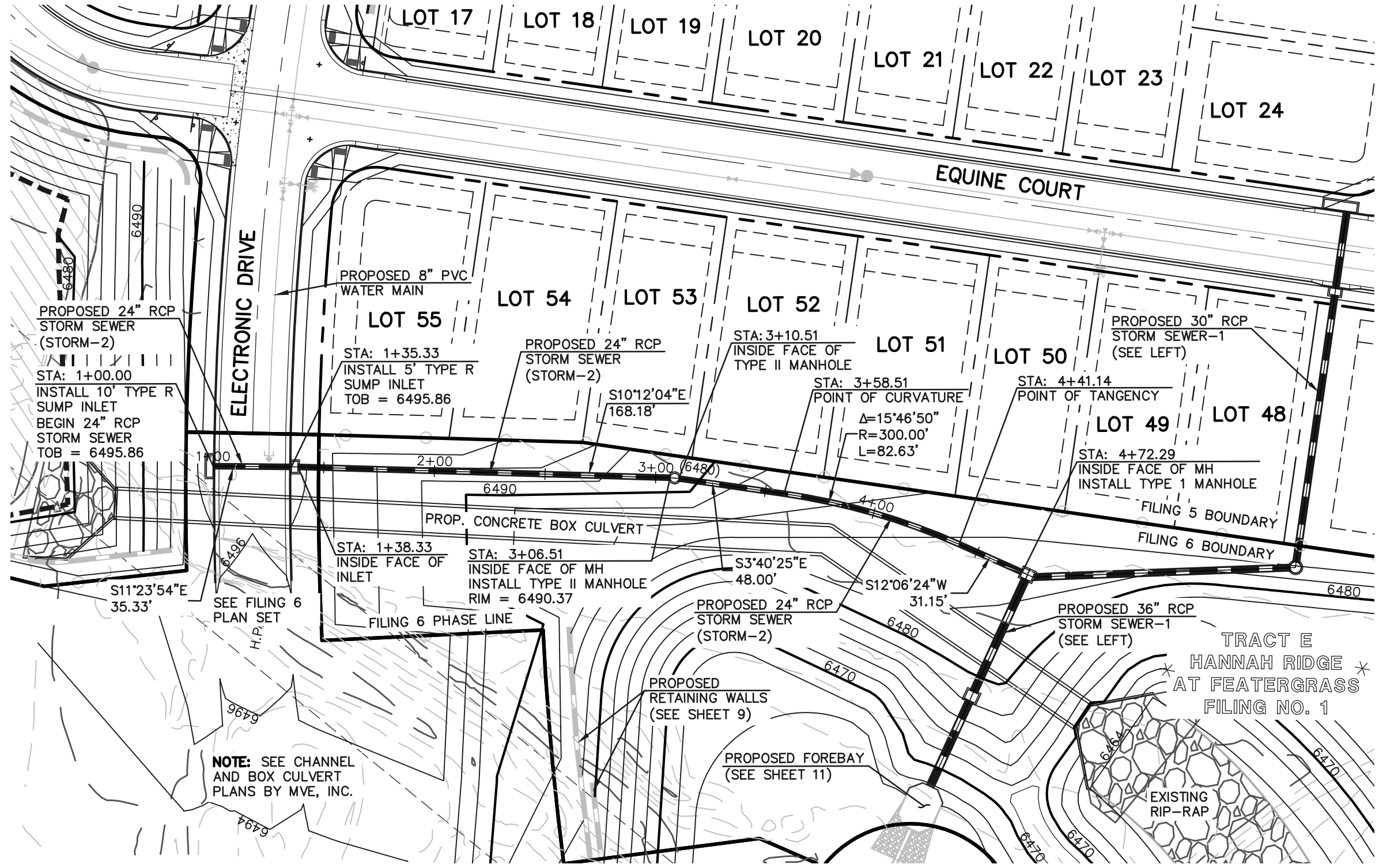
REVIEW:	DATE
PREPARED UNDER MY DIRECT SUPERVISION FOR AND ON BEHALF OF CLASSIC CONSULTING ENGINEERS AND SURVEYORS, LLC	
KYLE R. CAMPBELL, COLORADO P.E. #29794	DATE

HANNAH RIDGE AT FEATHERGRASS FILING NO. 5 STREET IMPROVEMENT SIGNAGE PLAN			
DESIGNED BY	KRC	SCALE	DATE 10/12/18
DRAWN BY	KC	(H) 1" = 50'	SHEET 8 OF 11
CHECKED BY		(V) 1" = N/A	JOB NO. 1116.05

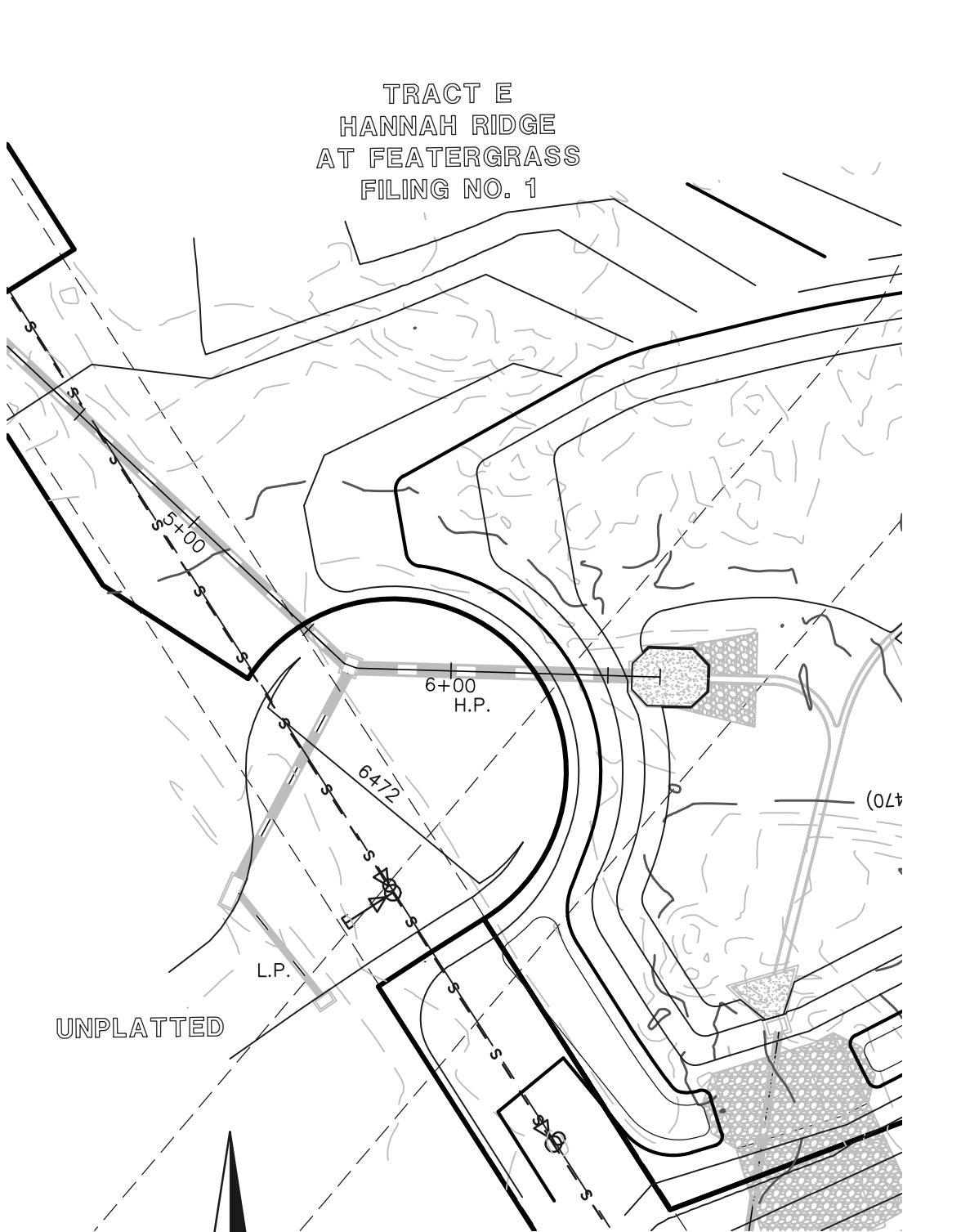
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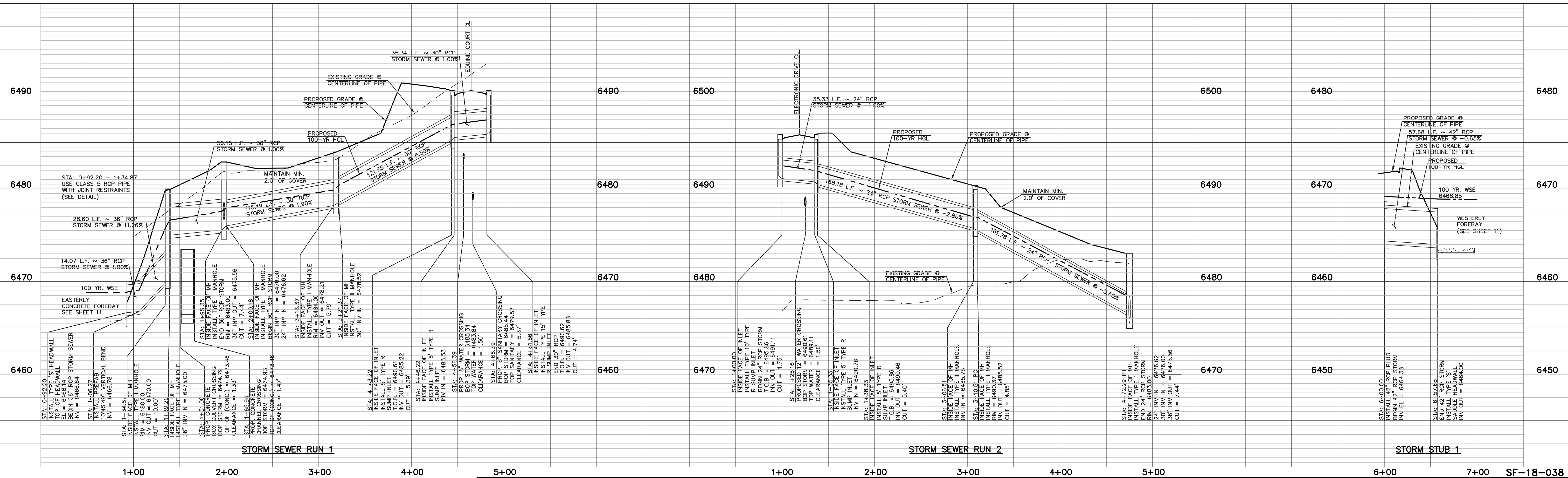
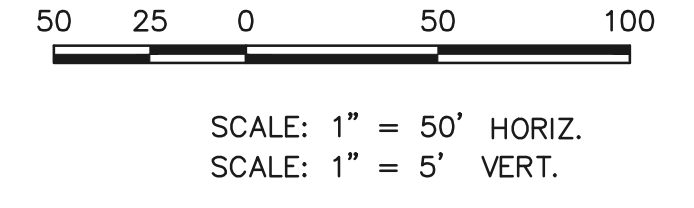
STORM SEWER RUN 1



STORM SEWER RUN 2



STORM STUB 1



LEGEND

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

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NO.	REVISION	DATE

REVIEW:

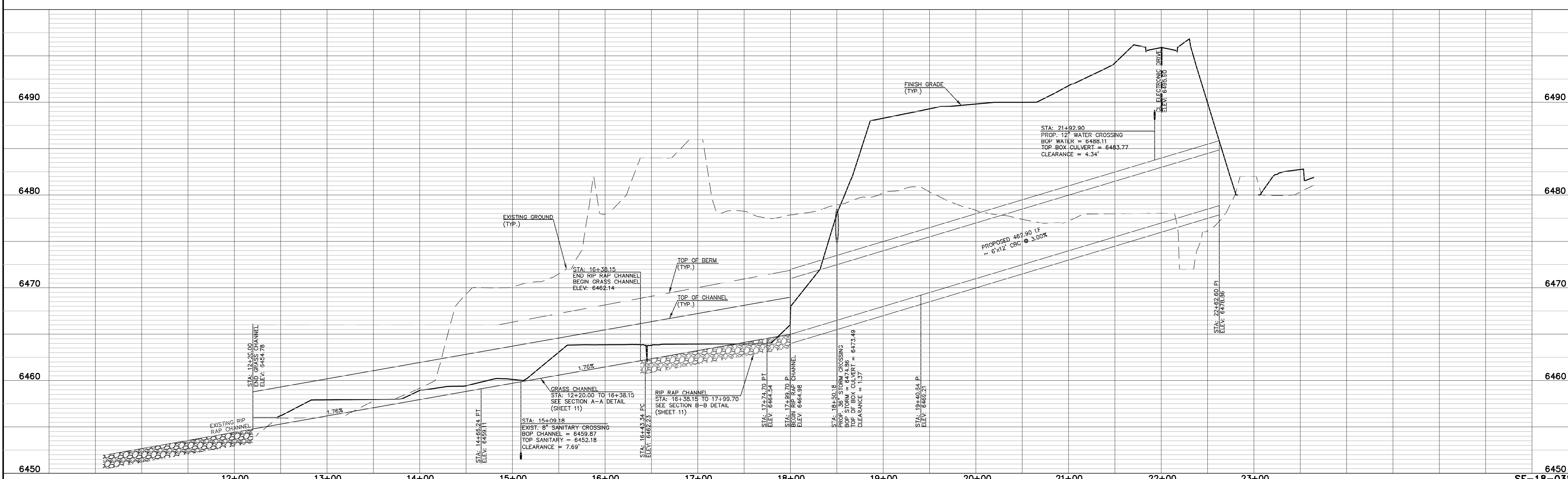
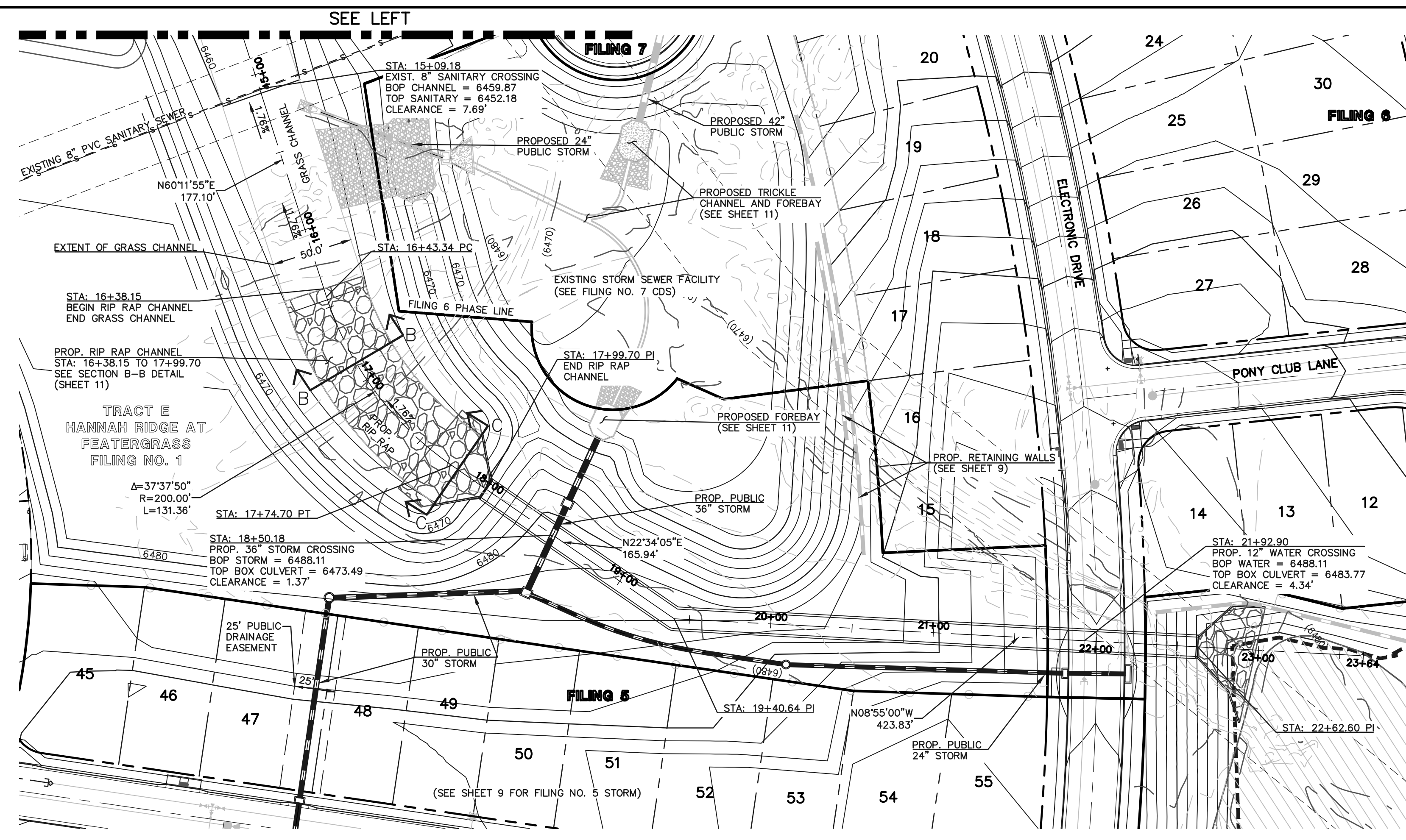
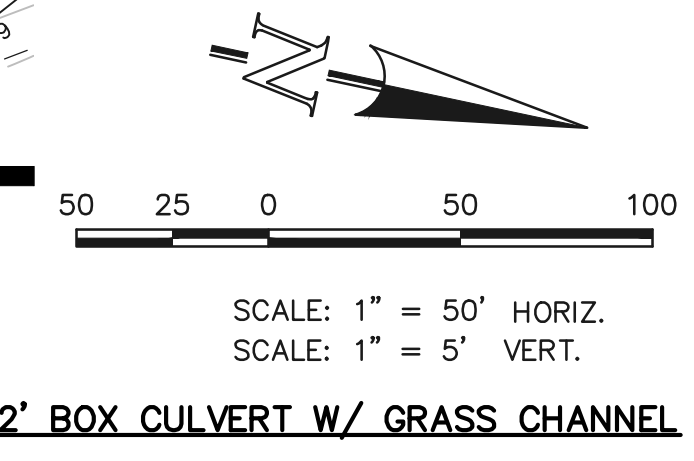
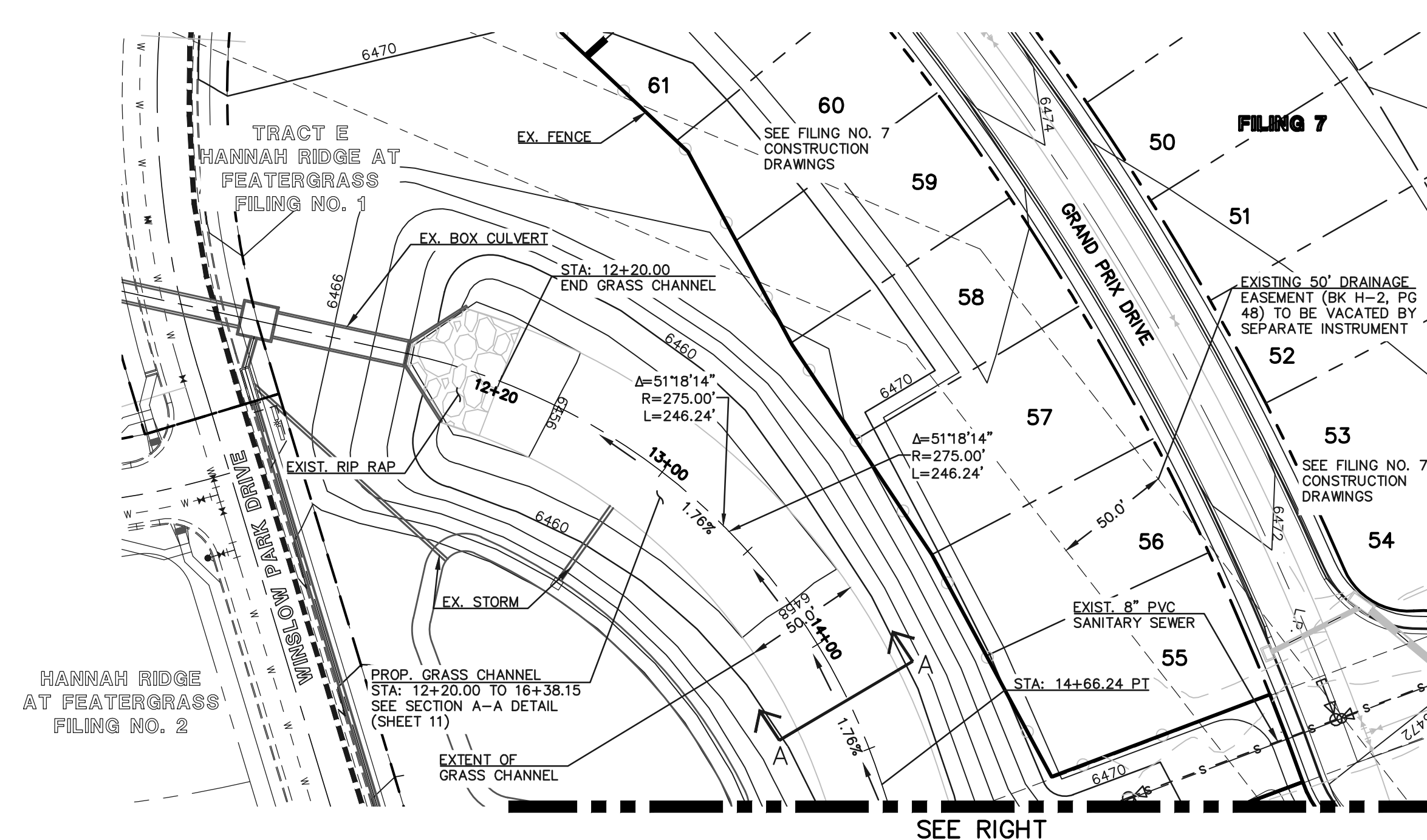
PREPARED UNDER MY DIRECT SUPERVISION FOR AND ON BEHALF OF CLASSIC CONSULTING ENGINEERS AND SURVEYORS, LLC

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

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

HANNAH RIDGE AT FEATHERGRASS FILING NO. 5 PUBLIC STORM SEWER PLANS			
DESIGNED BY	MAW	SCALE	DATE 10/12/18
DRAWN BY	ESO	(H) 1" = 50'	SHEET 9 OF 11
CHECKED BY	(V) 1" = NA	JOB NO.	1116.05

SF-18-038



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,
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NO.	REVISION	DATE

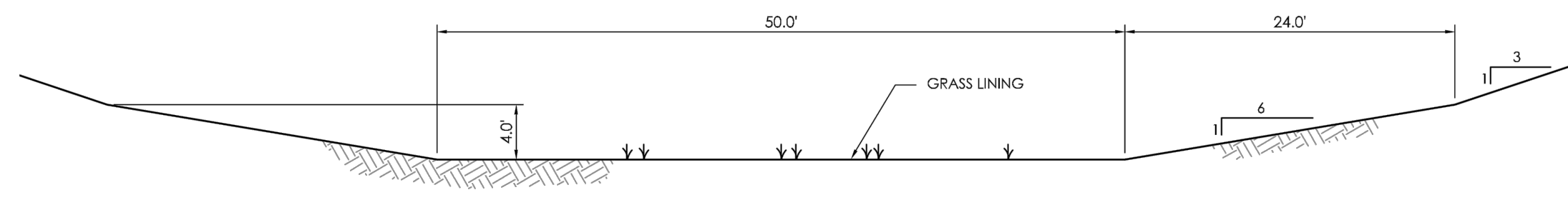
REVIEW:

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

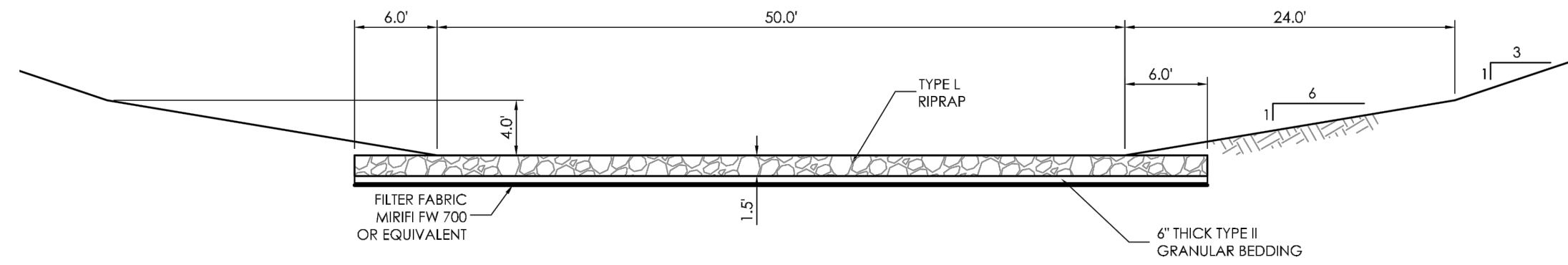
KYLE R. CAMPBELL, COLORADO P.E. #29794

HANNAH RIDGE AT FEATHERGRASS FILING NO. 5 PROPOSED TRIBUTARY DRAINAGE IMPROVEMENTS			
DESIGNED BY	KRC	SCALE	DATE 10/12/18
DRAWN BY	LDB	(H) 1" = 50'	SHEET 10 OF 11
CHECKED BY		(V) 1" = NA	JOB NO. 1116.05

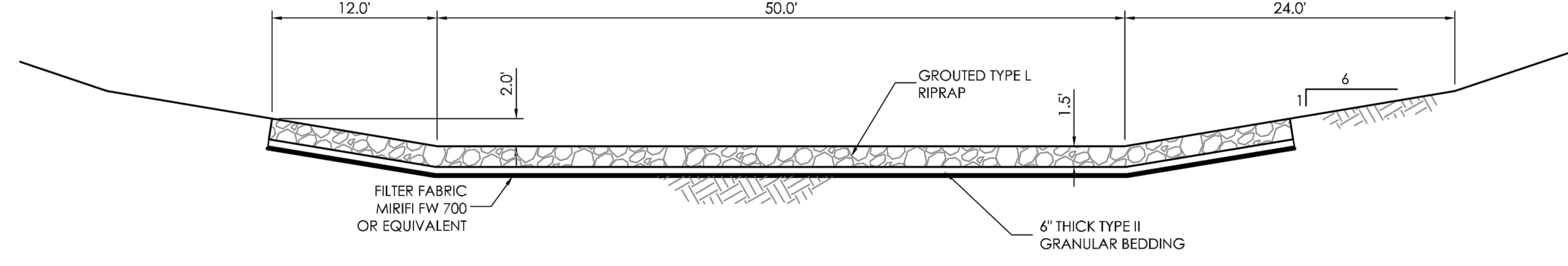
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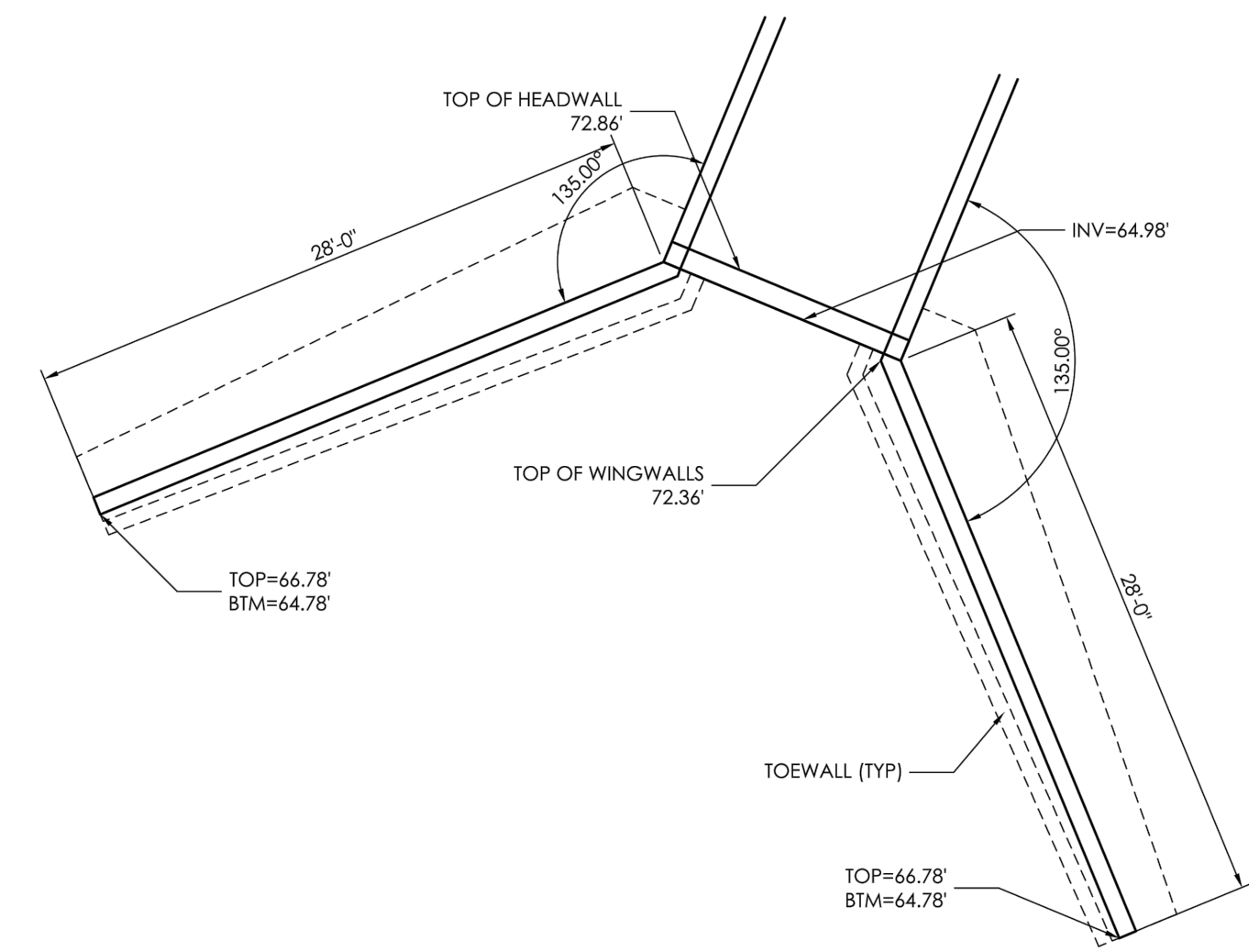
STA 12+20 TO STA 16+40
CHANNEL SECTION A-A
(TYPICAL CHANNEL)
1" = 10'



STA 11+80 TO STA 12+20
STA 16+40 TO STA 17+60
CHANNEL SECTION B-B
(RIP-RAP CHANNEL)
1" = 10'



STA 12+20 TO STA 16+40
CHANNEL SECTION C-C
(GROUTED RIP-RAP CHANNEL)
1" = 10'



DETAIL "B"
(6' X 12' BOX CULVERT & WINGWALLS)
SCALE 1/8" = 1'-0"

HEIGHT (H)	A	B	C	D
R	8'-4"	8'-4"	7'-10.5"	
S	6"	6"	6"	
T(1)	12"	12"	10"	
T(2)	13"	13"	10.5"	
T(3)	15"	15"	12"	
X1				11'-8"
X2				21'-0"
Y	2"	2"	2"	7'-5"
Z	2"	2"	2"	27'-5 1/2"
L	28'-4"	28'-0"	28'-0"	
M	7'-4.5"	7'-4.5"	7'-4.5"	8'-8"
N (MIN)	1'-0"	1'-0"	1'-0"	2'-2"
O (MAX)	2'-0"	2'-0"	2'-0"	2'-2"
P (MIN)	1'-8"	1'-8"	1'-8"	4'-0"
Q (MAX)	3'-8"	3'-5"	3'-8"	4'-0"

GENERAL NOTES

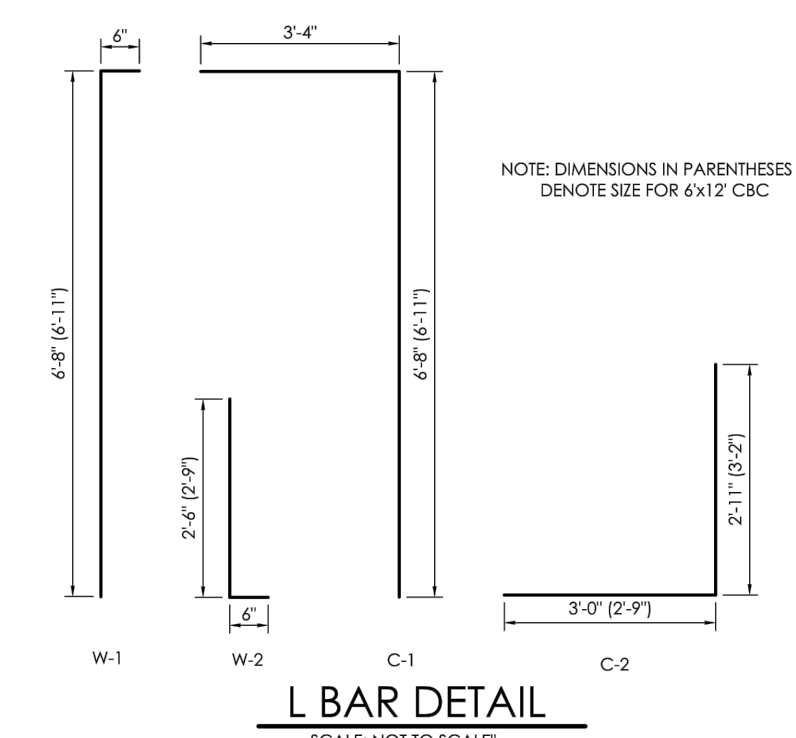
- ALL CONCRETE SHALL BE CLASS D (BOX CULVERT).
- CONSTRUCTION JOINTS ARE NOT SHOWN ON THE PLANS. CONTRACTOR SHALL PROVIDE A PLAN DENOTING LOCATION OF CONTRACTOR'S PROPOSED CONSTRUCTION JOINTS FOR STAGED CONSTRUCTION PRIOR TO THE BEGINNING OF ANY BOX CULVERT FORMING. THE CONSTRUCTION JOINT DETAIL FOR STAGED CONSTRUCTION SHALL BE AS SHOWN IN SECTION C-C AS DEPICTED ON THESE PLANS.
- ALL CONSTRUCTION JOINTS SHALL BE THOROUGHLY CLEANED BEFORE FRESH CONCRETE IS PLACED.
- THE CONTRACTOR SHALL MAINTAIN THE STABILITY OF THE STRUCTURE DURING CONSTRUCTION.
- STRUCTURE EXCAVATION AND BACKFILL SHALL BE IN ACCORDANCE WITH STANDARD.
- BACKFILL SHALL NOT BEGIN UNTIL TOP SOIL HAS REACHED DESIGN STRENGTH = 1%.
- REINFORCING STEEL SHALL BE GRADE 60 - UNCOATED.
- ALL DIMENSIONS ARE PERPENDICULAR TO THE CENTERLINE OF THE BOX.
- ALL TRANSVERSE REINFORCING SHALL BE NORMAL TO THE CENTERLINE OF THE BOX.
- ALL EXPOSED CONCRETE CORNERS SHALL BE CHAMFERED 1/4" IN.
- STANDARD PLANS REFERENCED ARE COLORADO DEPARTMENT OF TRANSPORTATION STANDARD PLANS. THEY ARE M-601-1, M-601-2, M-601-10, M-601-20.
- WINGWALL FOOTINGS AND FLOOR OF BOX CULVERT SHALL BE PLACED MONOLITHICALLY.
- WINGWALL AND APRON CONCRETE SHALL BE CONCRETE CLASS B, OR D (BOX CULVERT) FOR CBCI.
- AN ALTERNATE PRECAST CONCRETE BOX CULVERT MAY BE USED FOR THIS PROJECT IN ACCORDANCE WITH STANDARD PLAN NO. M-603-3 DATED JULY 04, 2006. TAPER SHALL BE HAND FORMED AND CONSTRUCTED ON SITE.

LOAD DATA

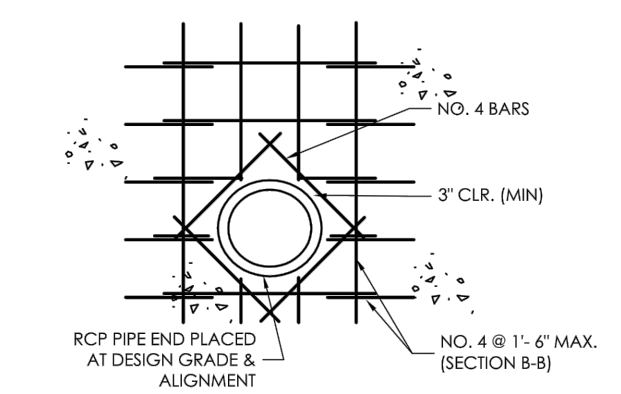
LIVE LOAD = AASHTO HS 20-44 AND ALTERNATE MILITARY LOADING
 DEAD LOAD CASE 1: VERTICAL EARTH LOAD = 120 LBS./CU. FT.
 HORIZONTAL EARTH LOAD = 30 LBS./CU. FT.
 DEAD LOAD CASE 2: VERTICAL EARTH LOAD = 120 LBS./CU. FT.
 HORIZONTAL EARTH LOAD = 60 LBS./CU. FT.
 FUTURE HMA OVERLAY = 48 LBS./SQ. FT. BASED ON 4 IN. THICKNESS
 LIVE LOAD SURCHARGE ON EXTERIOR WALLS = 2 FT. OF EARTH

DESIGN DATA

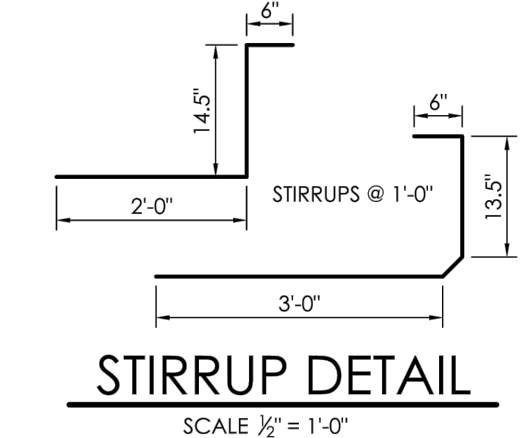
UNIT STRESS: F_c = 24,000 PSI
 F_s = 7,200 PSI
 F_t = 9 PSI
 EQUIVALENT FLUID PRESSURE = 36 LBS./CU. FT.
 MAXIMUM TOE PRESSURE = 1 TON/SQ. FT.



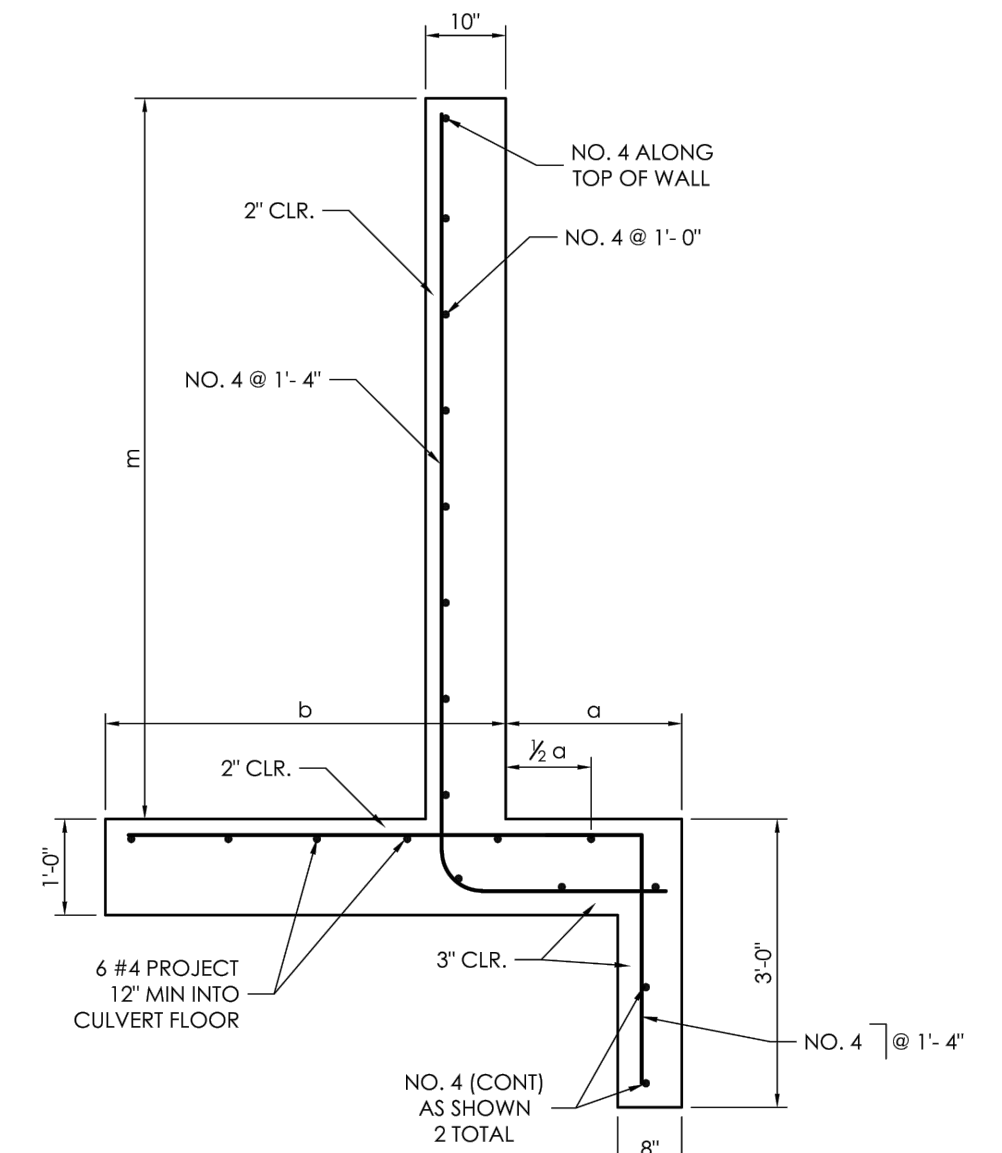
L BAR DETAIL
SCALE: NOT TO SCALE



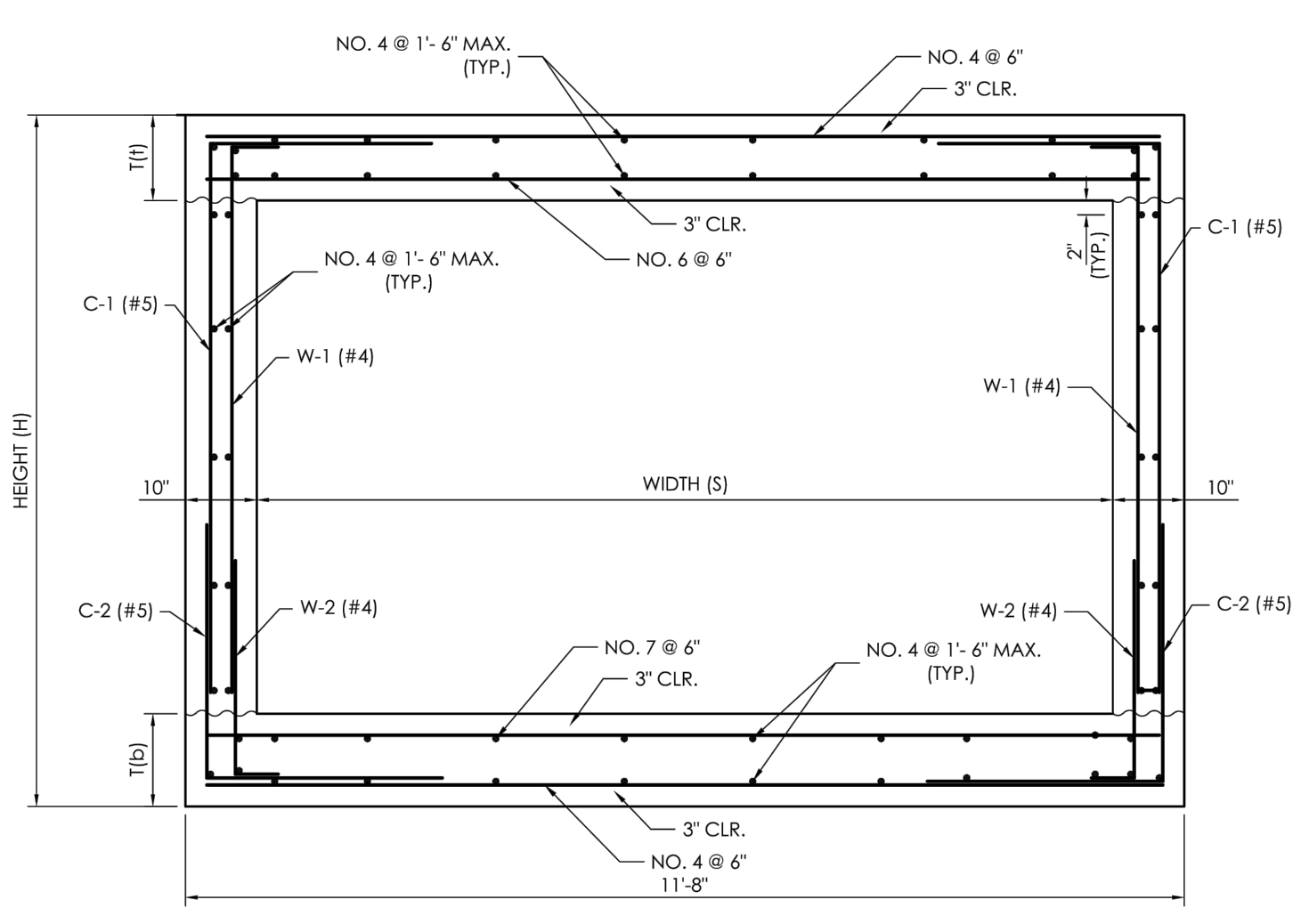
STORM DRAIN TO CBC CONNECTION DETAIL
NOT TO SCALE



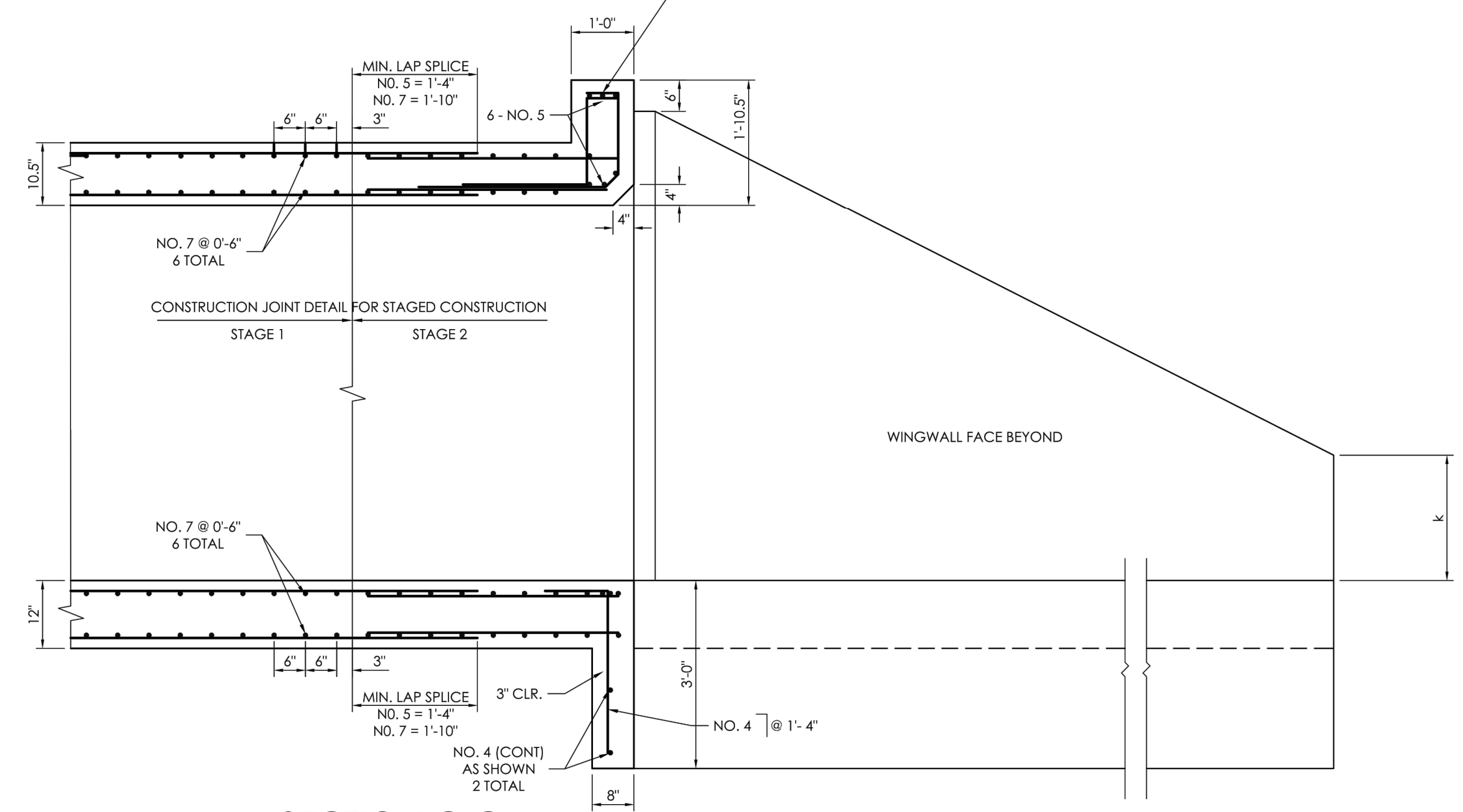
STIRRUP DETAIL
SCALE 1/2" = 1'-0"



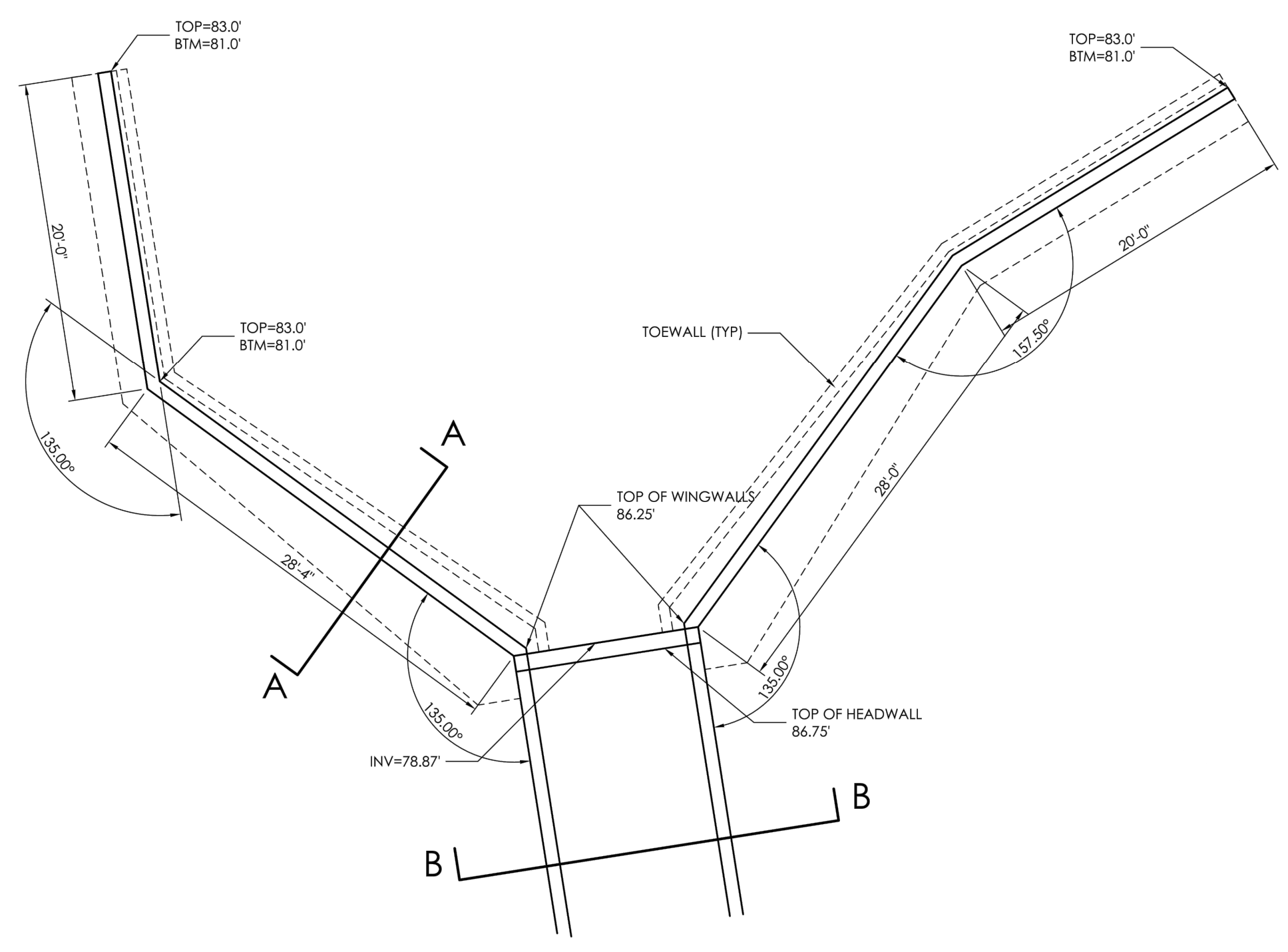
SECTION A-A
SCALE 1/2" = 1'-0"



SECTION B-B
SCALE 1/2" = 1'-0"



SECTION C-C
SCALE 1/2" = 1'-0"



DETAIL "A"
(6' X 12' BOX CULVERT & WINGWALLS)
SCALE 1/8" = 1'-0"

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NO. REVISION	DATE	REVIEW:

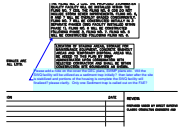
PREPARED UNDER MY DIRECT SUPERVISION FOR AND ON BEHALF OF CLASSIC CONSULTING ENGINEERS AND SURVEYORS, LLC
 KYLE R. CAMPBELL, COLORADO P.E. #29794 DATE

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

HANNAH RIDGE AT FEATHERGRASS
 PHASE NO. 5
 PROPOSED TRIBUTARY DRAINAGE IMPROVEMENTS
 BOX CULVERT AND GRASS CHANNEL DETAILS
 DESIGNED BY: KRC SCALE: DATE: 10/12/18
 DRAWN BY: LDB (H) 1" = 50' SHEET 11 OF 11
 CHECKED BY: (V) 1" = NA JOB NO. 1116.05

Markup Summary

Steve Kuehster (5)



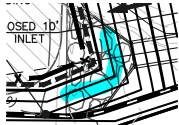
Subject: arrow & box
Page Label: 2
Author: Steve Kuehster
Date: 3/12/2019 1:56:21 PM
Color: ■

Please add a note on the cover the GEC plans, SWMP plans etc. Will the SWQ facility will be utilized as a sediment trap initially? then later after the site is stabilized and portions of the housing is complete the SWQ facility will finalized? please clarify. Only one Sediment trap is called out on the FAE?

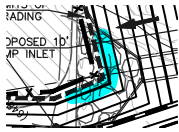
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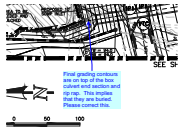
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Subject: arrow & box
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Final grading contours are on top of the box culvert end section and rip rap. This implies that they are buried. Please correct this.