

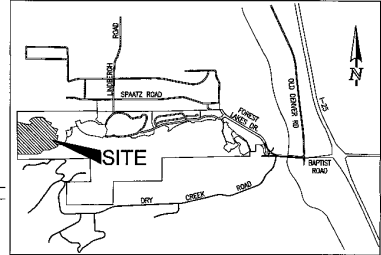
FOREST LAKES FILING NO. 7

COUNTY OF EL PASO, STATE OF COLORADO

CONSTRUCTION PLANS

MAY 2021

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



VICINITY MAP
NOT TO SCALE

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 LOCATE AND PRESERVE ANY AND ALL UTILITIES.
2. BEFORE COMMENCING ANY EXCAVATION, CALL 1-800-422-1887 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 B) 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 CENTRALINE UNLESS OTHERWISE INDICATED. ALL ELEVATIONS ARE CENTRALINE 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 IS 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 - 1.0C.
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 THE 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 'B' GRANULAR BEDDING AND REAR 18IN OR EQUAL MAY BE SUBSTITUTED WHERE TYPE 'L' RIP-RAP WITH REAR 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 APPROVED BY PLANNING AND COMMUNITY DEVELOPMENT PRIOR TO CONSTRUCTION.

STANDARD NOTES FOR EL PASO COUNTY CONSTRUCTION PLANS:

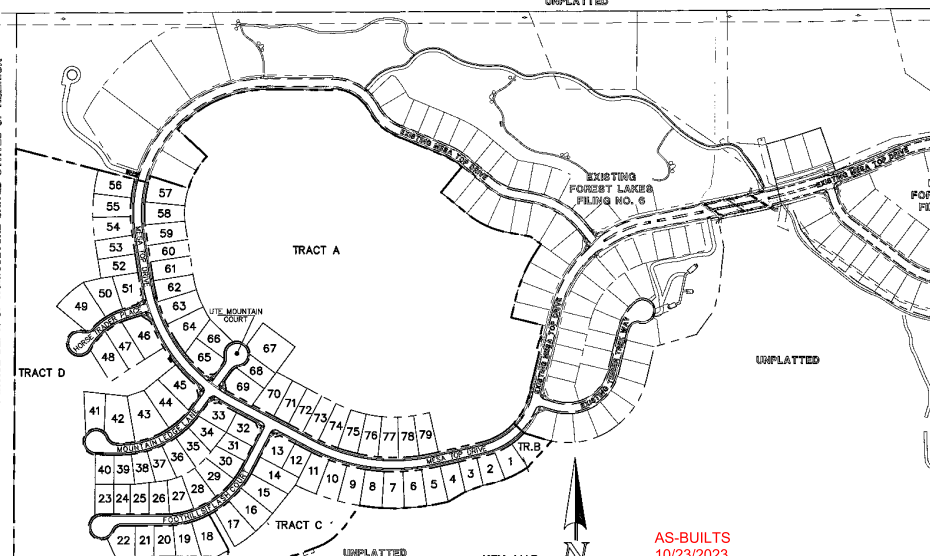
1. ALL DRAINAGE AND ROADWAY CONSTRUCTION SHALL MEET THE STANDARDS AND SPECIFICATIONS OF THE CITY OF COLORADO SPRINGS/EL PASO COUNTY DRAINAGE CRITERIA MANUAL, VOLUMES 1 AND 2, AND THE EL PASO COUNTY ENGINEERING CRITERIA MANUAL.
2. CONTRACTOR SHALL BE RESPONSIBLE FOR THE NOTIFICATION AND FIELD NOTIFICATION 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. NOTHING WITHIN ANYTHING SPECIFIED IN THESE PLANS IN WORDS OR GRAPHIC REPRESENTATION, ALL DESIGN AND CONSTRUCTION RELATED TO HIGHWAY DESIGN, STORM DRAINAGE CONTROL SHALL CONFORM TO THE STATE LAND DEVELOPMENT CODE, THE ENGINEERING CRITERIA MANUAL, THE DRAINAGE CRITERIA MANUAL, THE CITY OF COLORADO SPRINGS/EL PASO COUNTY DRAINAGE CRITERIA MANUAL, AND THE STANDARDS AND SPECIFICATIONS MUST BE REVISITED, 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 ON-SITE AND OFF-SITE, 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 ENGINEERING AND STORMWATER UTILITY CONTROL PERMIT (ESUP), REGIONAL BUILDING FLOODPLAIN DEVELOPMENT PERMIT, U.S. ARMY CORPS OF ENGINEERS-ISSUED 401 AND/OR 404 PERMITS, AND COUNTY AND STATE FLOODING 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 B RCP UNLESS OTHERWISE NOTED AND APPROVED BY PCD.
10. CONTRACTOR SHALL COORDINATE GEOTECHNICAL TESTING PER ECU 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. NIGHT VISIBILITY TRIANGLES AS SPECIFIED IN THE PLANS SHALL BE PROVIDED AT ALL INTERSECTIONS. OBSTRUCTIONS GREATER THAN 18 INCHES ABOVE FLOWLINE ARE NOT ALLOWED WITHIN NIGHT TRIANGLES.
13. SIGNING AND STRIPING SHALL COMPLY WITH EL PASO COUNTY DEPARTMENT OF PUBLIC WORKS AND MUTED 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 CONSTRUCTION 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 BE REUSED IF THEY MEET CURRENT EL PASO COUNTY 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 "O" SERIES LETTERING, WITH LOCAL ROADWAY SIGNS BEING "A" UPPER-LOWER CASE LETTERING ON 8" BLANK AND NON-LOCAL ROADWAY SIGNS BEING "O" SERIES LETTERING, UPPER-LOWER CASE ON 12" BLANK, WITH A WHITE BORDER THAT IS NOT REQUIRED. ALL REGULAR SIGNS OF 40 HIGH OR HIGHER SHALL HAVE "O" UPPER-LOWER CASE LETTERING ON 10" BLANK WITH A WHITE BORDER THAT IS NOT REQUIRED. THE WIDTH OF THE NON-REQUIRED WHITE BORDERS SHALL MATCH PAGE 205 OF THE MUTCD STANDARD HIGHERWAY SIGNING.
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 SIGN POST BASE. FOR OTHER APPLICATIONS, REFER TO THE CDOT STANDARD S-814-B REGARDING USE OF THE P2 TUBULAR STEEL POST SIGN DESIGN.
10. ALL SIGNS SHALL BE SIGNIFIED ALTERNATELY WITH 0.100" MINIMUM THICKNESS.
11. ALL LIMIT LINES FOR LANE, CROSSWALK LINES, DRIVEWAY LINES, AND ARROWS SHALL BE A MINIMUM 1/8" AL THICKNESS DEFORMED THERMOPLASTIC PAVEMENT MARKINGS WITH TAPERED LEADING EDGES PER CDOT STANDARD S-827-1. WORD AND SYMBOL MARKINGS SHALL BE THE MARKING TYPE "A" IN WHITE. CROSSWALK LINES SHALL BE 1/2" WIDE AND 8" LONG PER CDOT S-827-1.
12. ALL LONGITUDINAL LINES SHALL BE A MINIMUM 1/8" THICKNESS DEFORMED THERMOPLASTIC PAVEMENT MARKINGS. ALL NON-LOCAL RESIDENTIAL ROADWAYS SHALL INCLUDE BOTH RIGHT AND LEFT EDGE LINE STRIPING AND ANY ADDITIONAL STRIPING AS REQUIRED BY CDOT S-827-1.
13. THE CONTRACTOR SHALL NOTIFY EL PASO COUNTY PLANNING AND COMMUNITY DEVELOPMENT (719) 580-8889 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 "CCCS LLC PLS 3018" LOCATED AT THE SOUTHWESTERLY CORNER OF FOREST LAKES FILING NO. 8, APPROXIMATELY 572.23 FEET SOUTHERLY FROM THE CENTER QUARTER CORNER OF SECTION 29, TOWNSHIP 11 SOUTH, RANGE 67 WEST, ELEV. = 7022.74
- B. A 1-1/2" ALUMINUM SURVEYORS CAP STAMPED "CCCS LLC PLS 3018" LOCATED AT THE SOUTHWESTERLY CORNER OF FOREST LAKES FILING NO. 7, APPROXIMATELY 307.01 FEET NORTHERLY FROM THE SOUTH QUARTER CORNER OF SECTION 28, TOWNSHIP 11 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN, ELEV. = 7026.16



CONSTRUCTION SHEET INDEX

SHEET 1 OF 31	TITLE SHEET
SHEET 2 OF 31	GRADING AND EROSION CONTROL PLAN
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: 1400-15450)
SHEET 10 OF 31	STREET IMPROVEMENT PLAN (MESA TOP DRIVE STA: 15450-END)
SHEET 11 OF 31	STREET IMPROVEMENT PLAN (HORSE TRADER PLACE)
SHEET 12 OF 31	STREET IMPROVEMENT PLAN (MOUNTAIN LEDGE LANE/ATE MOUNTAIN COURT)
SHEET 13 OF 31	STREET IMPROVEMENT PLAN (FOOTHILLS PLASH COURT)
SHEET 14 OF 31	PEDESTRIAN RAMP DETAILED DRAWING
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: 1400-15350)
SHEET 21 OF 31	STORM SEWER PLAN & PROFILE (BYPASS SYSTEM STA: 15350-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 OUTFALL BOX - PROFILE VIEW
SHEET 26 OF 31	POND OUTFALL BOX AND MEGALOPOL DETAILS
SHEET 27 OF 31	POND OUTFALL 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

AS-BUILTS
10/23/2023
SF-21-149



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: 1400-00 - 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 PLASH CT. STA: 1400-00 - END	SHEET 5 OF 11
PUBLIC #1 PVC WATER SYSTEM PLAN	SHEETS 6-9 OF 11
UTILITY SERVICE PLAN	SHEET 10 OF 11
UTILITY SERVICE PLAN/DETAILS	SHEET 11 OF 11

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 ERRORS OR OMISSIONS CAUSED BY THE NEGLIGENCE OR INCOMPETENCE OF ANY PERSONS WHOSE SERVICES I HAVE EMPLOYED IN THE PREPARATION OF THESE DETAILED PLANS AND SPECIFICATIONS.

Kyle R. Campbell
KYLE R. CAMPBELL, COLORADO LICENSE # 829794
FOR AND ON BEHALF OF CLASSIC CONSULTING ENGINEERS & SURVEYORS

DATE: 03/31/22

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
JIM BOULTON
DATE: 3-31-22

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 EGM SECTION 1.1.2, 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 RE-SUBMITTED FOR APPROVAL, INCLUDING PAVEMENT REVIEW AT THE PLANNING AND COMMUNITY DEVELOPMENT DIRECTOR'S DISCRETION.

APPROVED
Engineering Department
6/12/2022 9:52 AM
DATE

JENNIFER WURDE, P.E.
COUNTY ENGINEER / EGM ADMINISTRATOR
EPC Planning & Community Development Department
PCD FILE # SF-21-149

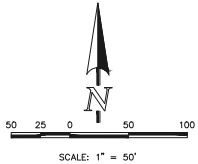
48 HOURS BEFORE YOU DIG, CALL UTILITY LOCATORS	NO. / REVISION	DATE	REVIEW:
811 UTILITY NOTIFICATION CENTER OF COLORADO IT'S THE LAW			PREPARED UNDER THE DIRECT SUPERVISION FOR AND ON BEHALF OF CLASSIC CONSULTING ENGINEERS & SURVEYORS, LLC
			<i>Kyle R. Campbell</i> KYLE R. CAMPBELL, COLORADO LICENSE # 829794 DATE: 03/31/22

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

FOREST LAKES FILING NO. 7
CONSTRUCTION PLANS
TITLE SHEET

CLASSIC CONSULTING

819 N Cascade Avenue, Suite 200
Colorado Springs, Colorado 80903 (719) 580-0190
(719) 580-0198



PARTIALLY GROUDED RIPRAP:
PORTIONS OF THE PROPOSED RIPRAP SHALL BE 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 TRUCK, OR BY AUTOMATED MECHANICAL MEANS.

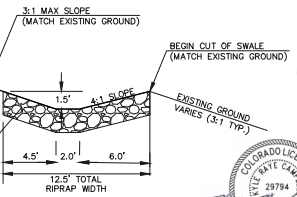
NOTES:
OVERLAP GRADING COMPLETED WITH PRE-DEVELOPMENT GRADING PLAN & PERMIT. EROSION CONTROL, BLANKETS, TEMPORARY SEDIMENT BASINS, SILT FENCE & STRAW BALE BARRIERS INSTALLED PER THAT PLAN.
THERE WILL BE NO ASPHALT, CONCRETE PATCH PLANTS AND MASONRY SIGNS STATIONS ON THIS SITE.

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
- PROPOSED STORM SEWER PIPE
- EX EXISTING HIGH POINT
- EX EXISTING LOW POINT
- TSB EXISTING TEMPORARY SEDIMENT BASIN
- SF EXISTING SILT FENCE
- SBB EXISTING STRAW BALE CHECK DAM
- ECB EXISTING EROSION CONTROL BLANKET
- SF PROPOSED SILT FENCE
- IP INLET PROTECTION
- VTC VEHICLE TRACKING CONTROL
- ECB PROPOSED EROSION CONTROL BLANKET

- CCM PHASING**
- (TSB) (INSTALLED DURING INITIAL PHASE WITH CONTINUED MAINTENANCE THROUGH INTERIM PHASE)
 - (SF) (INSTALLED PRIOR TO INITIAL PHASE (EGP) WITH CONTINUED MAINTENANCE DURING INTERIM AND VERTICAL PHASES)
 - (SBB) (INSTALLED DURING INITIAL PHASE (EGP) WITH CONTINUED MAINTENANCE DURING INTERIM AND VERTICAL PHASES)
 - (ECB) (INSTALLED DURING INTERIM PHASE (EGP) WITH CONTINUED MAINTENANCE THROUGH VERTICAL PHASE)
 - (SF) (INSTALL PRIOR TO INITIAL PHASE WITH CONTINUED MAINTENANCE DURING INTERIM AND VERTICAL PHASES)
 - (IP) (INSTALL DURING INTERIM PHASE WITH CONTINUED MAINTENANCE THROUGH VERTICAL PHASE)
 - (VTC) (INSTALL PRIOR TO INTERIM PHASE WITH CONTINUED MAINTENANCE THROUGH VERTICAL PHASE OR SITE PAVING)
 - (ECB) (INSTALL DURING INTERIM PHASE WITH CONTINUED MAINTENANCE THROUGH VERTICAL PHASE)

NOTE:
SEE SHEETS 5-7 FOR LOT TEMPLATES AND EROSION CONTROL DETAILS



RIPRAP SWALE DETAIL
1" = 5'



AS-BUILTS
10/23/2023
SF-21-49

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

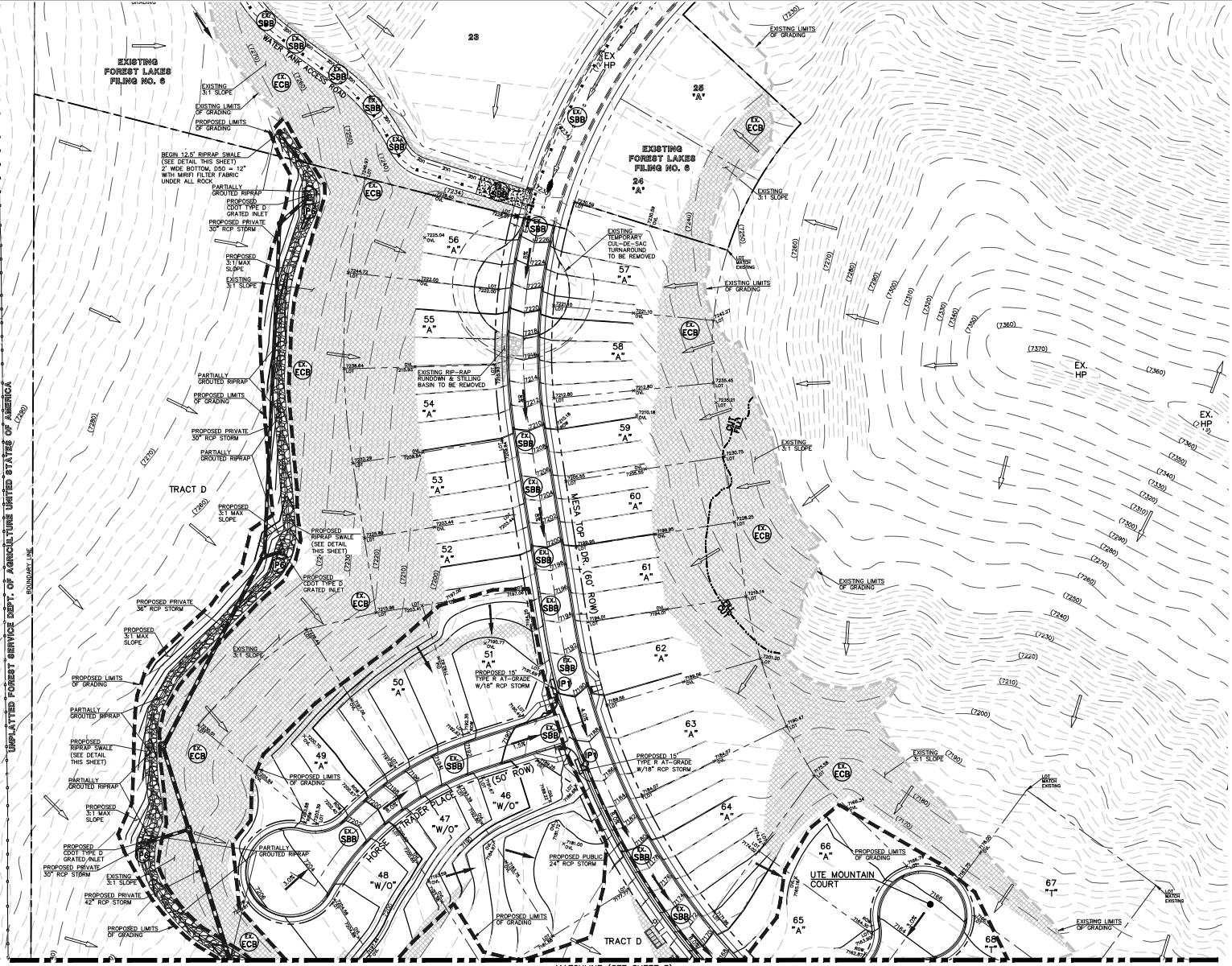
THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK. THE CONTRACTOR SHALL BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE CAUSED BY HIS FAILURE TO EXACTLY LOCATE 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. CHRISTENSEN, LICENSED P.E. #29794
DATE 03/31/22

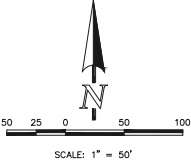


DESIGNED BY	MAL	SCALE	DATE
			05/21/21
DRAWN BY	MES	(H) 1" = 50'	SHEET 2 OF 31
CHECKED BY	(V) 1" = N/A	JOB NO.	1175.70



PCD FILE # SF-21-49

MATCHLINE (SEE SHEET 2)



AS-BUILTS
10/23/2023
SF-21-49



PARTIALLY GROUDED RIPRAP:
POSTINGS OF THE PROPOSED RIPRAP SWALE ARE TO BE "PARTIALLY GROUDED" PER COOT SPECIFICATIONS WITH THE GROUT FILLING ONLY 1/3 TO 1/2 OF THE TOTAL VOID SPACE. PORTLAND CEMENT BASED GROUT PLACED BY HOSE OR TRIME, 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
- PROPOSED STORM SEWER PIPE
- EX --- EXISTING HIGH POINT
- EX --- EXISTING LOW POINT
- CCM PHASING
- EXISTING TEMPORARY SEDIMENT BASIN
- EXISTING SILT FENCE
- EXISTING STRAW BALE CHECK DAM
- EXISTING EROSION CONTROL BLANKET
- PROPOSED SILT FENCE
- INLET PROTECTION
- VEHICLE TRACKING CONTROL
- PROPOSED EROSION CONTROL BLANKET

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 PATCH PLANTS AND MASONRY MIX STATIONS ON THIS SITE.

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

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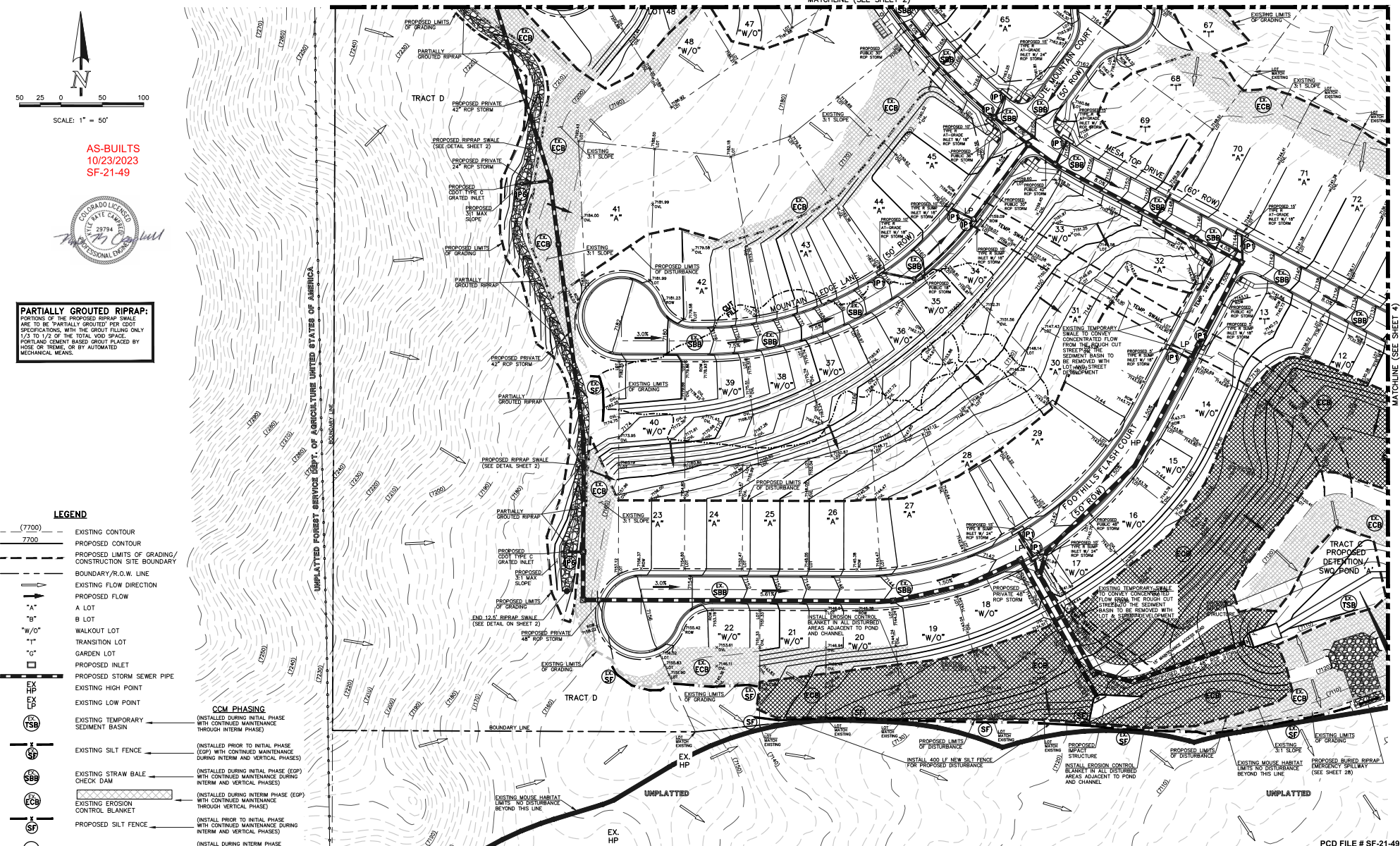
NO.	REVISION	DATE	REVIEW:

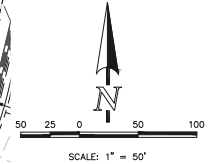
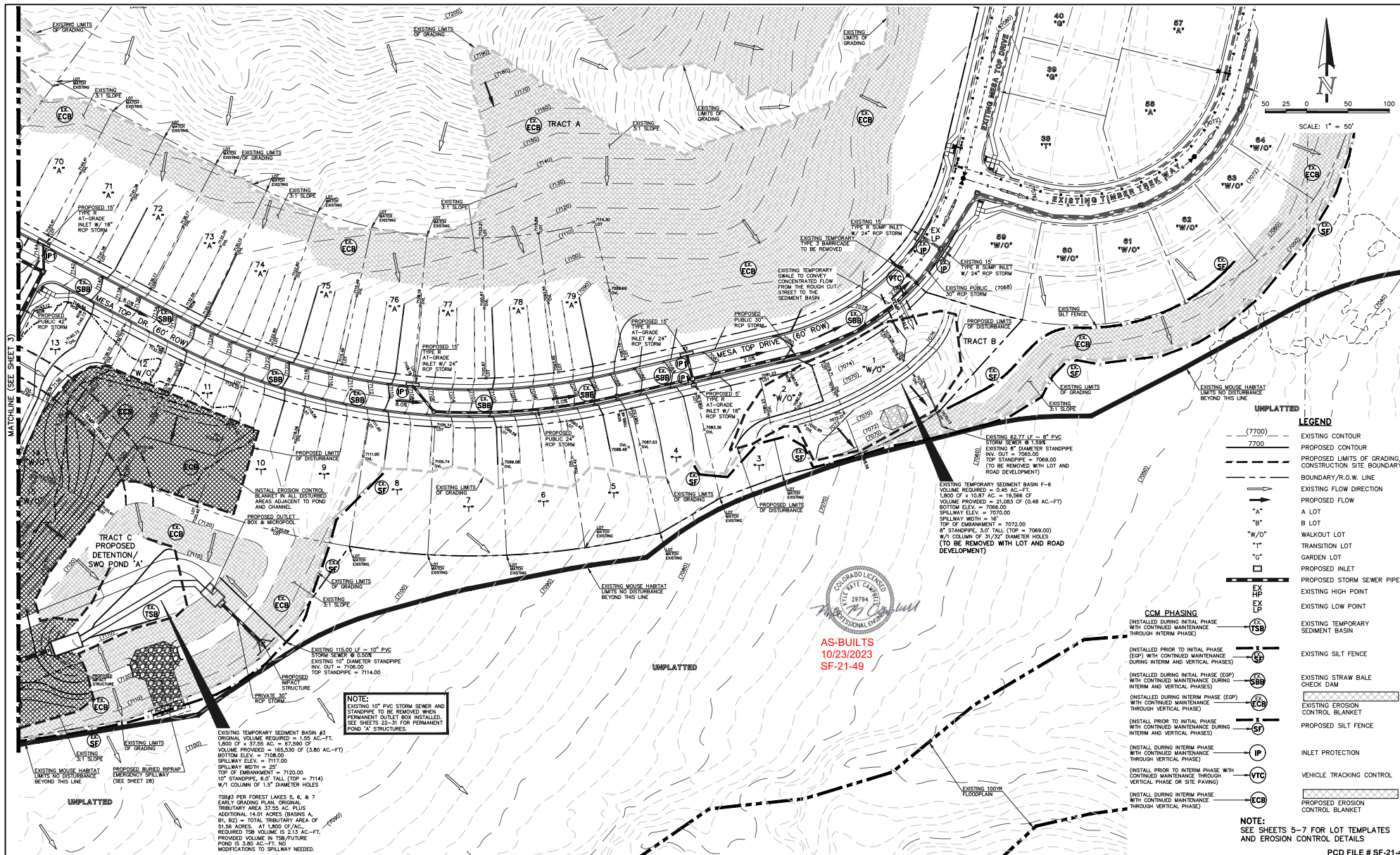
PREPARED UNDER MY DIRECT SUPERVISION FOR AND ON BEHALF OF CLASSIC CONSULTING ENGINEERS AND SURVEYORS, LLC
KYLE R. CHAPMAN, LICENSED P.E. #23794
DATE 03/31/22



FOREST LAKES FLING NO. 7
GRADING AND EROSION CONTROL PLAN
EPC 5/12/2022
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

PCD FILE # SF-21-49





- UNPLATTED**
- 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
 - (IP) PROPOSED INLET
 - (E) EX
 - (H) HP EXISTING HIGH POINT
 - (L) LP EXISTING LOW POINT
 - (TSB) EXISTING TEMPORARY SEDIMENT BASIN
 - (EOP) EXISTING SILT FENCE
 - (SBB) EXISTING STRAW BAILE CHECK DAM
 - (ECB) EXISTING EROSION CONTROL BLANKET
 - (SP) PROPOSED SILT FENCE
 - (IP) INLET PROTECTION
 - (VTC) VEHICLE TRACKING CONTROL
 - (ECB) PROPOSED EROSION CONTROL BLANKET
- CGM PHASING**
- (EOP) (INSTALLED DURING INITIAL PHASE WITH CONTINUED MAINTENANCE THROUGH INTERIM PHASE)
 - (SBB) (INSTALLED DURING INITIAL PHASE (EOP) WITH CONTINUED MAINTENANCE DURING INTERIM AND VERTICAL PHASES)
 - (ECB) (INSTALLED DURING INTERIM PHASE (EOP) WITH CONTINUED MAINTENANCE THROUGH VERTICAL PHASE)
 - (SP) (INSTALL PRIOR TO INITIAL PHASE WITH CONTINUED MAINTENANCE DURING INTERIM AND VERTICAL PHASES)
 - (IP) (INSTALL DURING INTERIM PHASE WITH CONTINUED MAINTENANCE THROUGH VERTICAL PHASE)
 - (VTC) (INSTALL PRIOR TO INTERIM PHASE WITH CONTINUED MAINTENANCE THROUGH VERTICAL PHASE OR SITE PAVING)
 - (ECB) (INSTALL DURING INTERIM PHASE WITH CONTINUED MAINTENANCE THROUGH VERTICAL PHASE)
- NOTE:**
SEE SHEETS 5-7 FOR LOT TEMPLATES AND EROSION CONTROL DETAILS



AS-BUILTS
10/23/2023
SF-21-49

NOTE:
EXISTING 10" PVC STORM SEWER AND STANDPIPE TO BE REMOVED WHEN PERMANENT OUTLET BOX INSTALLED. SEE SHEETS 22-31 FOR PERMANENT POND "A" STRUCTURES.

EXISTING TEMPORARY SEDIMENT BASIN #3 ORIGINAL VOLUME REQUIRED = 1.55 AC.-FT. 1,800 CF @ 37.55 AC. @ 87,000 OF VOLUME PROVIDED = 165,530 CF (3.80 AC.-FT) BOTTOM ELEV. = 7108.00 SPILLWAY WIDTH = 52' TOP OF EMBANKMENT = 7120.00 10" STANDPIPE, 6.0' TALL (TOP = 7114) W/1 COLUMN OF 1.5" DIAMETER HOLES

TSB#3 PER FOREST LAKES 5, 6, & 7 EROSION GRADING PLAN. ORIGINAL TRIBUTARY AREA 37.55 AC. PLUS ADDITIONAL 14.01 ACRES (BASINS A, B1, B2) = TOTAL TRIBUTARY AREA OF 51.56 ACRES. AT 1,800 CF/AC. REQUIRED TSB VOLUME IS 2.13 AC.-FT. PROVIDED VOLUME = 165,530 CF/FUTURE POND IS 3.00 AC.-FT. NO MODIFICATIONS TO SPILLWAY NEEDED.

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

NO. REVISION	DATE	REVIEW:

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

KYLE R. CHRISTENSEN, LICENSED PROFESSIONAL ENGINEER, P.E. #29794

03/31/22



FOREST LAKES FLING NO. 7
GRADING AND EROSION CONTROL PLAN
EPC 5/12/2022

DESIGNED BY MAL SCALE DATE 05/21/21
DRAWN BY MES (H) 1" = 50' SHEET 4 OF 31
CHECKED BY (V) 1" = N/A JOB NO. 1175.70

NOTES:
OVERLOT GRADING COMPLETED WITH PRE-DEVELOPMENT GRADING PLAN & PERMIT. EROSION CONTROL BLANKETS, TEMPORARY SEDIMENT BASINS, SILT FENCES & STRAW BAILE BARRIERS INSTALLED PER THAT PLAN. THERE WILL BE NO ASPHALT, CONCRETE PATCH PLANTS AND MASONRY MIX STATIONS ON THIS SITE.

EL PASO COUNTY GRADING AND EROSION CONTROL NOTES:

- STORMWATER DISCHARGES FROM CONSTRUCTION SITES SHALL NOT CAUSE OR THREATEN TO CAUSE POLLUTION, CONTAMINATION, OR DEGRADATION OF STATE WATERS. ALL WORKING AREAS SHALL BE SITED IN A MANNER THAT MINIMIZES POLLUTION OF ANY ON-SITE OR OFF-SITE WATERS, INCLUDING WELANDS.
- NOTWITHSTANDING ANYTHING DEPICTED IN THESE PLANS IN WORDS OR GRAPHIC REPRESENTATION, ALL DESIGN AND CONSTRUCTION RELATED TO ROADS, STORM DRAINAGE AND EROSION CONTROL SHALL BE IN ACCORDANCE WITH THE REQUIREMENTS OF THE MOST RECENT VERSION OF THE RELEVANT ADOPTED EL PASO COUNTY STANDARDS, INCLUDING THE LAND DEVELOPMENT CODE, THE ENGINEERING CRITERIA MANUAL, VOLUME 1, AND THE DRAINAGE CRITERIA MANUAL, VOLUME 2. ANY DEVIATIONS FROM REGULATIONS AND STANDARDS MUST BE REQUESTED, AND APPROVED, IN WRITING.
- 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.
- 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 DEC. 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.
- 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.
- 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.
- 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.
- FINAL STABILIZATION MUST BE IMPLEMENTED AT ALL APPLICABLE CONSTRUCTION SITES. FINAL STABILIZATION IS ACHIEVED WHEN ALL DISTURBED AREAS ARE COMPLETELY COVERED WITH EITHER A NATIVE VEGETATIVE COVER WITH INDIVIDUAL PLANT DENSITY OF 70 PERCENT OF PRE-EXISTENCE LEVELS ESTABLISHED OR EQUIVALENT PERMANENTLY MAINTAINED VEGETATIVE COVER. ALL TEMPORARY SEDIMENT AND EROSION CONTROL MEASURES SHALL BE REMOVED UPON FINAL STABILIZATION AND BEFORE PERMIT CLOSURE.
- ALL PERMANENT STORMWATER MANAGEMENT FACILITIES SHALL BE INSTALLED AS DESIGNED IN THE APPROVED PLANS. ANY PROPOSED CHANGES THAT AFFECT THE DESIGN OR FUNCTION OF PERMANENT STORMWATER MANAGEMENT STRUCTURES MUST BE APPROVED BY THE ECOM ADMINISTRATION PRIOR TO IMPLEMENTATION.
- EARTH DISTURBANCES SHALL BE CONDUCTED IN SUCH A MANNER SO AS TO EFFECTIVELY MINIMIZE ACCELERATED SOIL EROSION AND RESULTING SEDIMENTATION. ALL DISTURBANCES SHALL BE DESIGNED, CONSTRUCTED, AND COMPLETED SO THAT THE EXPOSED AREA OF ANY DISTURBANCE IS PROTECTED TO THE GREATEST 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 SPECIALLY REQUESTED BY THE OWNER.
- 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 LOGGED PRIOR TO INSTALLATION OF THE CONTROL MEASURES.
- ANY TEMPORARY OR PERMANENT FACILITY DESIGNED AND CONSTRUCTED FOR THE CONVEYANCE OF STORMWATER AROUND, THROUGH, OR FROM THE EARTH'S SURFACE AREA SHALL BE A STABILIZED CONVEYANCE DESIGNED TO MINIMIZE EROSION AND THE DISCHARGE OF SEDIMENT OFF SITE.
- 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 DRAINAGE WATER MAY BE PRESENT, OR WITHIN 50 FEET OF A SURFACE WATER BODY, CREEK OR STREAM.
- 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.
- EROSION CONTROL BLANKETING OR OTHER PROTECTIVE COVERING SHALL BE USED ON SLOPES STEEPER THAN 3:1.
- 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 SLACK, BUILDING MATERIAL WASTES OR UNUSED BUILDING MATERIALS SHALL BE BURIED, DUMPED, OR DISCHARGED AT THE SITE.
- WASTE MATERIALS SHALL NOT BE TEMPORARILY PLACED OR STORED IN THE STREET, ALLEY, OR OTHER PUBLIC WAY UNLESS IN ACCORDANCE WITH AN APPROVED CONSTRUCTION CONTROL MEASURES MAY BE REQUIRED BY EL PASO COUNTY ENGINEERING IF DEMAILED NECESSARY, BASED ON SPECIFIC CONDITIONS AND CIRCUMSTANCES.
- TRACING OF SOILS AND CONSTRUCTION DEBRIS OFF-SITE SHALL BE MINIMIZED. MATERIALS TRACKED OFF-SITE SHALL BE CLEANED UP AND PROPERLY DISPOSED OF IMMEDIATELY.
- 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.
- THE QUANTITY OF MATERIALS STORED ON THE PROJECT SITE SHALL BE LIMITED, AS MUCH AS PRACTICAL, TO THAT QUANTITY REQUIRED TO PROGRESS WORK IN AN ORDERLY MANNER. ALL MATERIALS STORED ON-SITE SHALL BE STORED IN A NEAT, ORDERLY MANNER, WITH ORIGINAL MANUFACTURER'S LABELS.
- NO CHEMICAL(S) HAVING THE POTENTIAL TO BE RELEASED IN STORMWATER ARE TO BE STORED OR USED ON-SITE UNLESS PERMISSION FROM THE ECOM IS GRANTED IN WRITING BY THE ECOM ADMINISTRATION. IN GRANTING APPROVAL FOR THE USE OF SUCH CHEMICAL(S), SPECIAL CONDITIONS AND MONITORING MAY BE REQUIRED.
- 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 ON-SITE AND TO PREVENT ANY SPILLED MATERIALS FROM ENTERING STATE WATERS, ANY SURFACE OR SUBSURFACE STORM DRAINAGE SYSTEM OR OTHER FACILITIES.
- NO PERSON SHALL CAUSE THE IMPEDIMENT OF STORMWATER FLOW IN THE CURB AND GUTTER OR DITCH EXCEPT WITH APPROVED SEDIMENT CONTROL MEASURES.
- OWNER/DEVELOPER AND THEIR AGENTS SHALL COMPLY WITH THE COLORADO WATER QUALITY CONTROL ACT (TITLE 25, ARTICLE 6, CFS), AND THE CLEAN WATER ACT (33 USC 1344), IN ADDITION TO THE REQUIREMENTS OF THE LAND DEVELOPMENT CODE, CDM VOLUME 1 AND THE ECOM APPENDIX 1. ALL APPROPRIATE PERMITS MUST BE OBTAINED BY THE CONTRACTOR PRIOR TO CONSTRUCTION (O&M, HODS, FLOODPLAIN, 404, NEGATIVE 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.
- ALL CONSTRUCTION TRAFFIC MUST ENTER/EXIT THE SITE ONLY AT APPROVED CONSTRUCTION ACCESS POINTS.
- PRIOR TO CONSTRUCTION THE PERMITTEE SHALL VERIFY THE LOCATION OF EXISTING UTILITIES.
- 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.
- THE SOILS REPORT FOR THIS SITE HAS BEEN PREPARED BY INTECH ENGINEERING, INC. DATED AUGUST 12, 2020 AND SHALL BE CONSIDERED A PART OF THESE PLANS.
- AT LEAST TEN (10) DAYS PRIOR TO THE ANTICIPATED START OF CONSTRUCTION, FOR PROJECTS THAT WILL DISTURB ONE (1) ACRE OR MORE OF WATERS OF THE STATE, THE CONTRACTOR SHALL SUBMIT A PERMIT APPLICATION FOR STORMWATER DISCHARGE TO THE COLORADO DEPARTMENT OF PUBLIC HEALTH AND ENVIRONMENT, WATER QUALITY DIVISION. THE APPLICATION FOR THE CERTIFICATION OF COMPLIANCE WITH STORMWATER MANAGEMENT PLAN (SWMP) OF CONSTRUCTION GRADING AND EROSION CONTROL PLAN MAY BE A PART OF 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

EROSION CONTROL CRITERIA:

- EROSION CONTROL MEASURES SHALL BE IMPLEMENTED IN A MANNER THAT WILL PROTECT THE SOILS AND PUBLIC FACILITIES FROM THE ADVERSE EFFECTS OF EROSION AND SEDIMENTATION AS A RESULT OF CONSTRUCTION AND EARTHWORK ACTIVITIES WITHIN THE PROJECT SITE.
- THE GROUND 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 FOR THE PROJECT.
 - DURING GRADING OPERATIONS, LOCATE AND SET THE STRAW BALE CHECK DAMS AND SILT FENCES AS SHOWN ON THE EROSION CONTROL PLAN. AT THIS LOCATION ALL DISTURBED AREAS WITH AN EL PASO COUNTY APPROVED SEED MIX.
 - SEEDING APPLICATION: DRILLED TO A DEPTH OF 25" TO 50" INTO SOIL WHERE POSSIBLE. BROADCAST AND RAKED TO COVER ON STEEPER THAN 3:1 SLOPES WHERE ACCESS IS LIMITED OR UNSAFE FOR EQUIPMENT.
 - MULCHING REQUIREMENT AND APPLICATION: 1.5 TONS PER ACRE NATIVE HAY MECHANICALLY COMBED INTO SOIL.
 - THE STRAW BALE CHECK DAMS AND SILT FENCES SHALL BE KEPT IN PLACE AND MAINTAINED UNTIL EROSION AND SEDIMENTATION POTENTIAL IS MITIGATED. REMOVAL OF SILT AND SEDIMENT COLLECTED BY THE STRAW BALES IS REQUIRED ONCE IT REACHES HALF THE HEIGHT OF THE STRAW BALES OR SILT FENCE.
 - 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 WITHIN SIXTY DAYS UNLESS HAS BEEN COMPLETED, DISTURBED AREAS AND STOCKPILES WHICH ARE NOT AT FINAL GRADE BUT WILL REMAIN DORMANT FOR LONGER THAN 60 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 SEEDING, ON A CASE-BY-CASE BASIS, THE M54 PERMITTEE MAY REQUEST AN APPROVED PERMITS TO BE IN PLACE THAT PREVENTS SEDIMENT FROM LEAVING THE SITE. ALL TEMPORARY SOIL EROSION CONTROL MEASURES AND BULK STOCKPILES MUST BE MAINTAINED UNTIL PERMANENT SOIL EROSION CONTROL MEASURES ARE IMPLEMENTED.
 - ALL FACILITIES, VEGETATION AND OTHER ITEMS REQUIRED BY THE APPROVED FINAL GRADING AND EROSION CONTROL PLAN SHALL BE MAINTAINED AND PROPERLY MAINTAINED BY THE OWNERS OF THE PROPERTY. SUCH MAINTENANCE SHALL BE LIMITED TO THE MAINTENANCE OF ALL EROSION CONTROL FACILITIES IN GOOD ORDER AND FUNCTIONAL, REPAIRING ANY EROSION DAMAGES, KEEPING ALL FACILITIES IN GOOD WORKING ORDER AND IN GROWING CONDITION AND REPLACING ANY DEAD VEGETATION AS SOON AS NEEDED.
 - ALL SILT FENCES ARE TO BE REGULARLY INSPECTED AND REPAIRED AS NEEDED.
 - THE CONTRACTOR SHALL PROVIDE VEHICLE TRACKING CONTROL FACILITIES FOR EACH ENTRANCE/EXIT TO THE SITE. THE TRACKING FACILITY SHALL BE A PLAN WHICH WILL ASSURE USAGE OF THIS FACILITY BY ALL VEHICLES LEAVING THE SITE.
 - EROSION CONTROL MEASURES SHALL BE CHECKED AFTER EACH STORM EVENT AND REPAIRED WHEN NECESSARY.
 - CONTRACTOR SHALL MAINTAIN ALL TEMPORARY EROSION CONTROL FACILITIES THROUGHOUT CONSTRUCTION. EROSION CONTROL MEASURES ARE IN PLACE AND THE CONSTRUCTION MANAGER HAS APPROVED THEIR REMOVAL.
 - ADDITIONAL EROSION CONTROL MEASURES MUST BE REQUIRED AT THE TIME OF CONSTRUCTION.
 - THE EROSION CONTROL STRUCTURES OUTLINED ON THE PLAN ARE THE RESPONSIBILITY OF THE DEVELOPER TO MONITOR AND REPLACE, REGRADE AND REBUILD AS NECESSARY UNTIL VEGETATION IS ESTABLISHED.
 - MAXIMUM ACREAGE OPEN AT ANY GIVEN TIME IS TO BE 30 ACRES.

SEEDING GUIDELINES:

- SEEDING PREPARATION**
THE SEEDBED SHOULD BE LEVELLED AND FIRM, BUT FRAGILE ENOUGH THAT THE SEED CAN BE PLACED AT THE SEEDING DEPTH. THE SEEDBED SHOULD BE PREPARED BY SHALLOW TILLAGE OR BY APPLICATION OF REFINED SEEDING SOILS THAT HAVE BEEN OVERSEED BY THE CONTRACTOR. THE SEEDBED SHOULD BE TILLED TO BREAK UP ROOTING-RESTRICTIVE LAYERS, THAT ARE NARROWED, ROLLED, OR PACKED TO PREPARE THE REQUIRED FIRM SEEDBED.
- FERTILIZER**
FERTILIZER SHOULD BE APPLIED AT A RATE OF 50 POUNDS OF AVAILABLE NITROGEN PER ACRE AND 40 POUNDS OF AVAILABLE PHOSPHATE PER ACRE. THE TIME OF APPLICATION SHOULD BE IMMEDIATELY PRIOR TO SEEDING, AT THE TIME OF SEEDING, OR IMMEDIATELY FOLLOWING SEEDING, DEPENDING ON THE KIND OF FERTILIZER AND TYPE OF EQUIPMENT USED.
- SEEDING**
SEED SHOULD BE PLANTED WITH A GRASS DRILL ON ALL SLOPES OF 3:36 (3:1) OR FLATTER. SEED MAY BE BROADCAST BY HAND, BY MECHANICAL SPREADER, OR BY HYDRALIC EQUIPMENT OR 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.
- MULCHING**
SEEDED AREAS SHOULD BE MULCHED TO CONSERVE MOISTURE, PREVENT SURFACE COMPACTION OR CRUSTING, REDUCE RAINFALL 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 COMBED INTO THE GROUND, OR DISPERSED GREATER THAN 3:1, AN AGRONOMIC MULCH SHOULD BE USED.
- SUPPLEMENTAL WATER**
IF NO RAINFALL OCCURS, WHERE WATER IS AVAILABLE AND WHERE RAPID ESTABLISHMENT IS NEEDED, IRRIGATION OF NEW SEEDING SHOULD BE PERFORMED DURING THE FIRST SEVEN DAYS AFTER SEEDING. WATER SHOULD BE APPLIED AT APPROXIMATELY ONE WEEK INTERVALS, AT A RATE OF 1/4 TO 1/2 INCH PER WEEK FOR ANY AND ALL DAMAGES WHICH MIGHT BE CAUSED BY HIS FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.

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

A PORTION OF THE OVERALL FOREST LAKE'S DEVELOPMENT IS LOCATED WITHIN A FLOODPLAIN AS DETERMINED BY THE FLOOD INSURANCE RATE MAPS (FIRM) MAP NUMBERS 0804 CO0001, CO0002, CO0004 & CO0056 EFFECTIVE DATE, DECEMBER 7, 2018. HOWEVER, THERE IS NO PORTION OF PLANS 7 DEVELOPMENT WITHIN THE FLOODPLAIN LIMITS.

THE AVERAGE SOIL CONDITION REFLECTS HYDROLOGIC SOIL GROUP "G", MOSTLY JARRE-TEOLOCO COMPLEX AND PEYTON-PRONG 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.

EMERGING OVERFLOW SWALES FOR INLET 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.

STOOPPILE LOCATIONS FOR HEMULDERING 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 OVERLAP GRADING FOR DEVELOPMENT THEN INDIVIDUAL LOTS FOR HEMULDERING ONCE CONSTRUCTION OF THE HOME BEGINS.

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

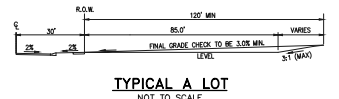
LOCATION OF THE CONCRETE WASHOUT, STORAGE FOR MAINTENANCE EQUIPMENT AND TEMPORARY DISPOSAL AREAS WILL BE ADDED TO THIS PLAN BY SWMP ADMINISTRATOR UPON COORDINATION WITH SELECTED CONTRACTOR.

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.

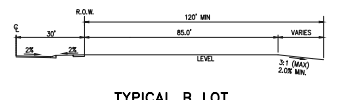
SCHEDULE OF ANTICIPATED CONSTRUCTION ACTIVITY:

- INSTALL INITIAL BMP'S
- INSPECTION OF INITIAL BMP'S BY COUNTY STAFF
- PRECONSTRUCTION MEETING WITH COUNTY STAFF

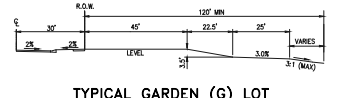
REGION CONSTRUCTION UPON APPROVAL	ACTIVITY	COMPLETION	EROSION CONTROL ALL SHOWN ON GRADING PLAN
	ALL SITE ROADWAY GRADING AND UTILITY INSTALLATION	6 MONTHS	



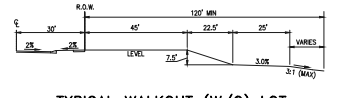
TYPICAL A LOT
NOT TO SCALE



TYPICAL B LOT
NOT TO SCALE



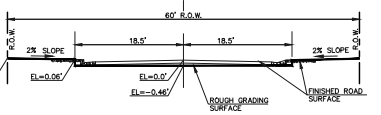
TYPICAL GARDEN (G) LOT
NOT TO SCALE



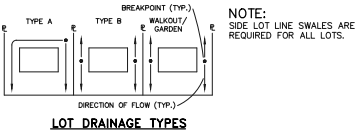
TYPICAL WALKOUT (W/O) LOT
NOT TO SCALE

NOTE:

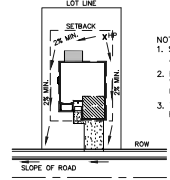
"T" LOTS OR "TRANSITION" LOTS OCCUR IN PLACES WHERE BOTH PROPERTY LINES CANNOT BE GRADED AS THE TYPICAL STANDARD LOT TEMPLATES SHOWN. THESE LOTS WILL STILL BE GRADED TO CREATE POSITIVE DRAINAGE AWAY FROM THE STRUCTURE.



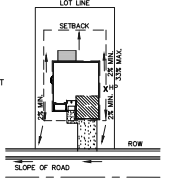
80' R.O.W. TYPICAL STREET SECTION
HOLD-DOWN OVERLAP GRADING IN ROADWAYS
SCALE 1" = 10'



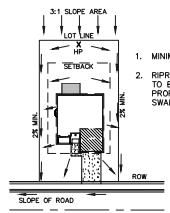
LOT DRAINAGE TYPES



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



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



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

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

CONSTRUCTION CONTROL MEASURES NOTES:

- 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.
- 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.
- THE PROPOSED GRADING/EROSION CONTROL PLAN (SHEETS 2-4) SHOW AND CALL-OUT THE 'INTERIM' STAGE OF CONSTRUCTION CONTROL MEASURES.
- '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.

48 HOURS BEFORE YOU DIG,
CALL UTILITY LOCATORS
811
UTILITY NOTIFICATION CENTER OF COLORADO
ITS 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 K. CHAPMAN, LICENSED PROFESSIONAL ENGINEER, P.E. #29794
DATE 03/31/22

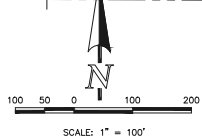
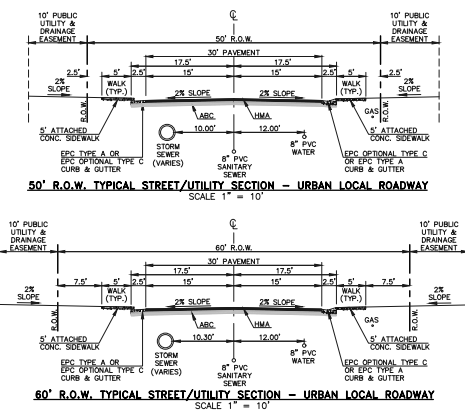
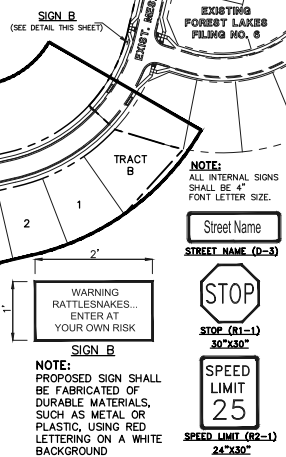
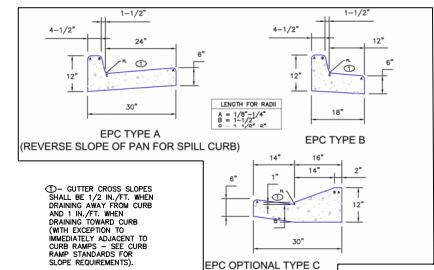
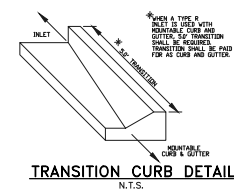
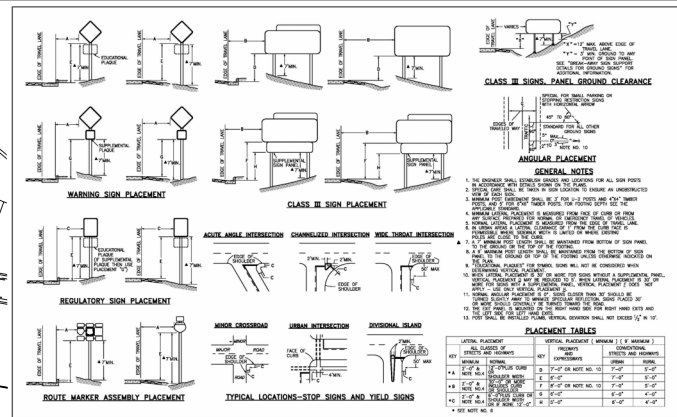
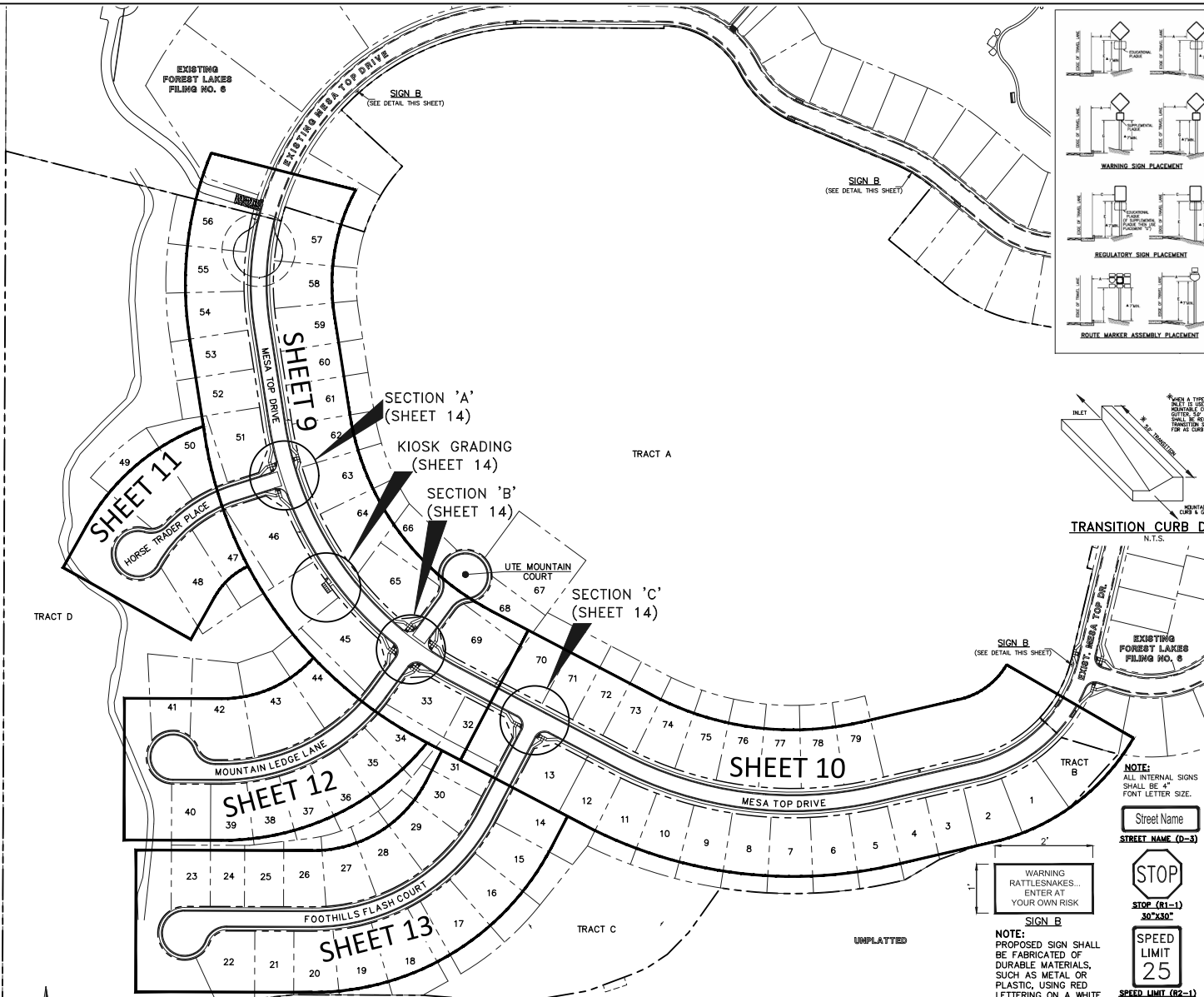
PCD FILE # SF-21-49

CLASSIC CONSULTING

FOREST LAKES FILING NO. 7
CONSTRUCTION PLANS
GRADING AND EROSION CONTROL PLAN
NOTES & DETAIL SHEET EPC 5/12/2022

DESIGNED BY MAL SCALE DATE 05/21/21
DRAWN BY MES (H) 1" = N/A SHEET 5 OF 31
CHECKED BY MES (V) 1" = N/A JOB NO. 1175.70

1819 N. Cascade Avenue, Suite 200 (719) 785-0790
Colorado Springs, Colorado 80903 (719) 785-0796(Toll)



AS-BUILTS
10/23/2023
SF-21-49



ABBREVIATIONS:
EPC EL PASO COUNTY POLYMER CHARGE PIPE
PVC POLYVINYL CHLORIDE
R.O.W. RIGHT-OF-WAY
RMB REINFORCED METAL BASE
AGC AGGREGATE BASE COURSE
CONC. CONCRETE
STL. STATION
CURB & GUTTER
MIN. MINIMUM
FLORING
TYP. TYPICAL
R.F.P.A. RISE FACE OF BOX

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NO. REVISION	DATE	REVIEW:

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

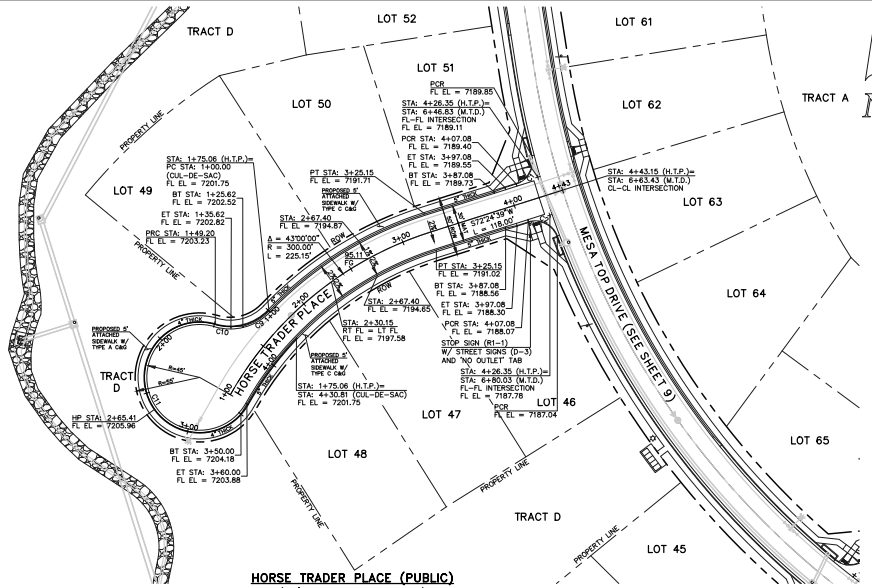
KYLE R. CHAPMAN, LICENSED PROFESSIONAL ENGINEER, P.E. #23794
DATE 03/31/22



FOREST LAKES FILING NO. 7
PUBLIC STREET IMPROVEMENT PLAN
KEY MAP WITH TYPICAL SECTION
EPC 5/12/2022
DESIGNED BY MAL SCALE DATE 05/21/21
DRAWN BY MES (H) 1"=100' SHEET 8 OF 31
CHECKED BY (V) 1"= N/A JOB NO. 1175.70

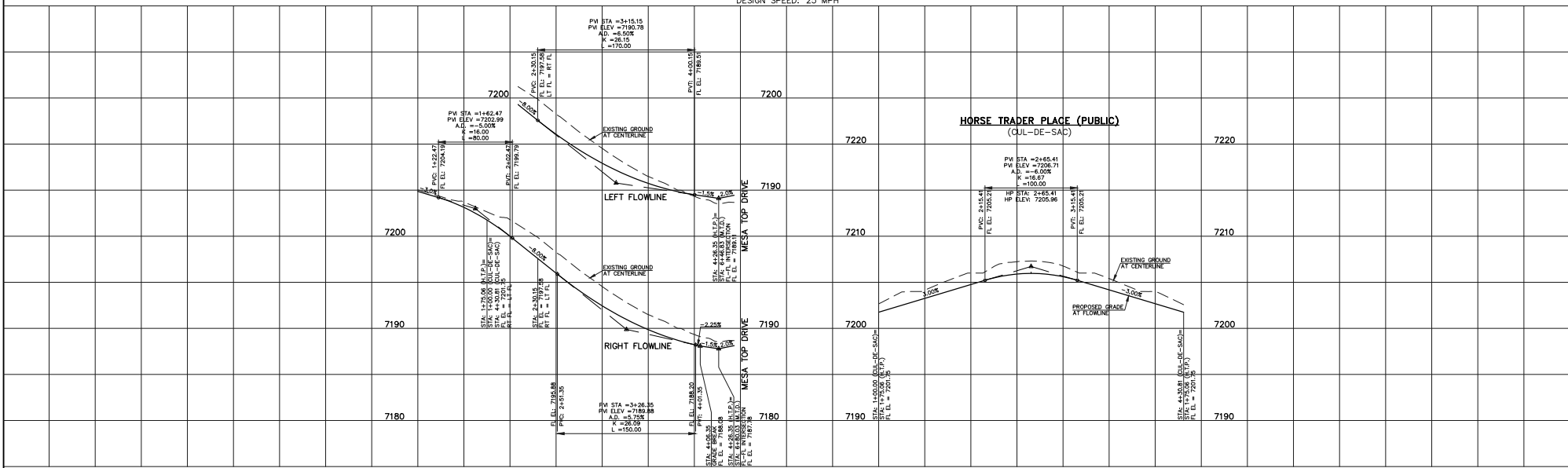
FLOWLINE CURVE TABLE			
CURVE #	LENGTH	RADIUS	DELTA
C1	30.41	20.00	87°07'20"
C2	30.41	20.00	87°07'20"
C9	26.09	45.83	32°37'16"
C10	13.58	45.00	171°7'24"
C11	200.80	47.00	244°47'21"

UNPLATTED FORESTRY SERVICE DIST. OF AGRICULTURE UNITED STATES OF AMERICA



AS-BUILTS
10/23/2023
SF-21-49

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



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 LEISURE LINE 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 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. CHRISTENSEN, LICENSED P.E. #29794	FOREST LAKES FILING NO. 7 PUBLIC STREET IMPROVEMENT PLAN HORSE TRADER PLACE EPC 5/12/2022 DESIGNED BY MAL SCALE DATE 05/21/21 DRAWN BY MES (H) 1" = 50' SHEET 11 OF 31 CHECKED BY (V) 1" = 50' JOB NO. 1175.70

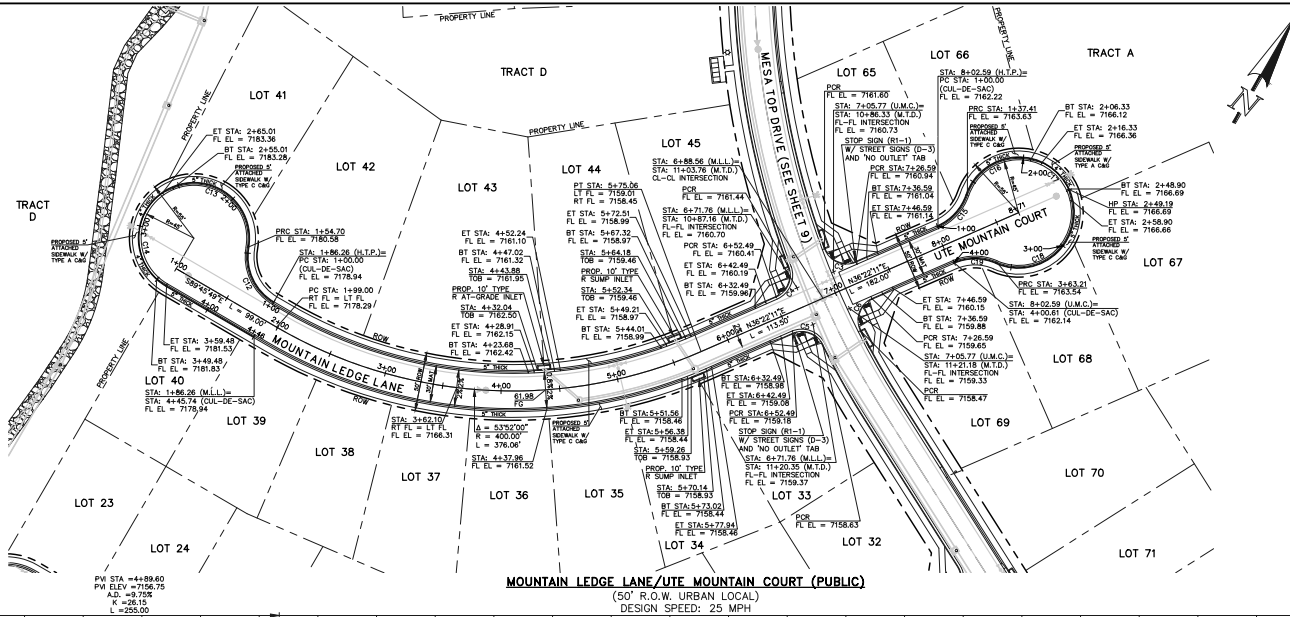
PCD FILE # SF-21-49



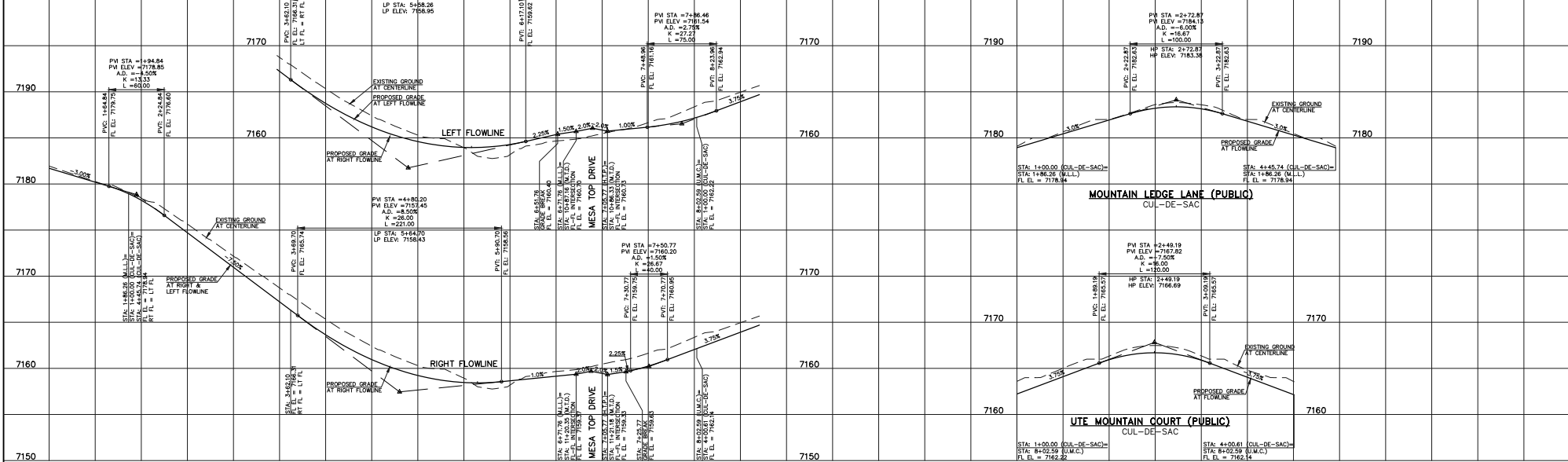
CLASSIC CONSULTING

1819 N. Cascade Avenue, Suite 200 (719) 785-0796 Colorado Springs, Colorado 80903 (719) 785-0796 (fax)

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"

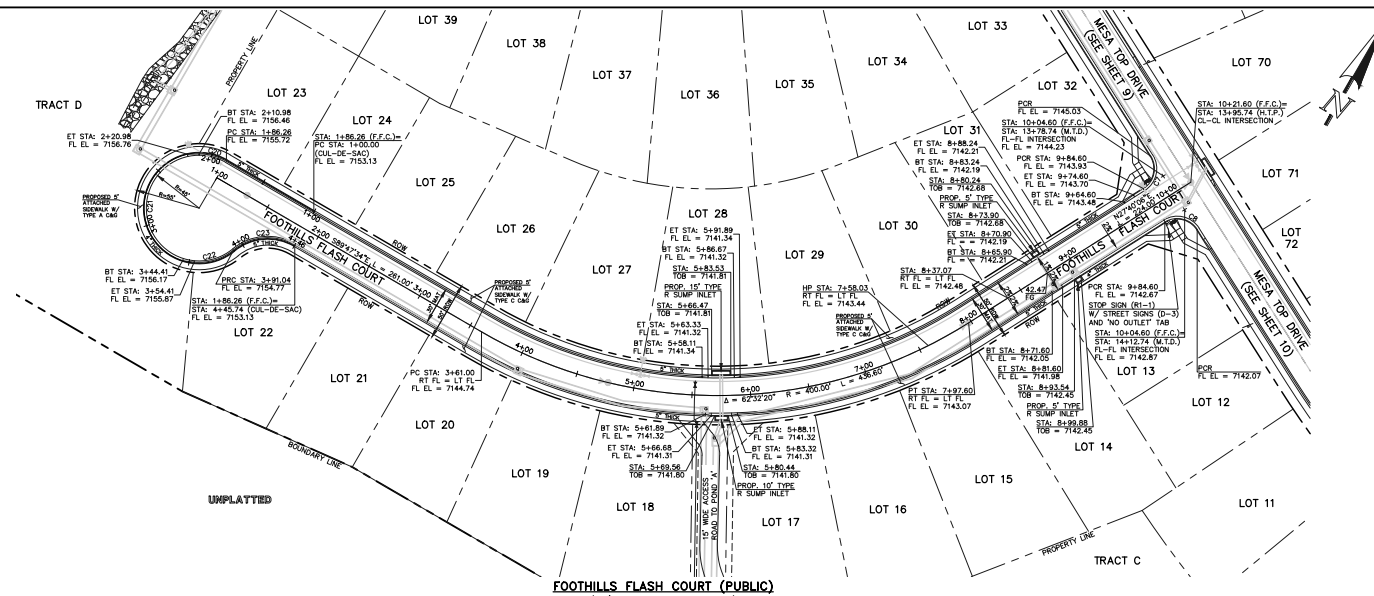


AS-BUILTS
10/23/2023
SF-21-49



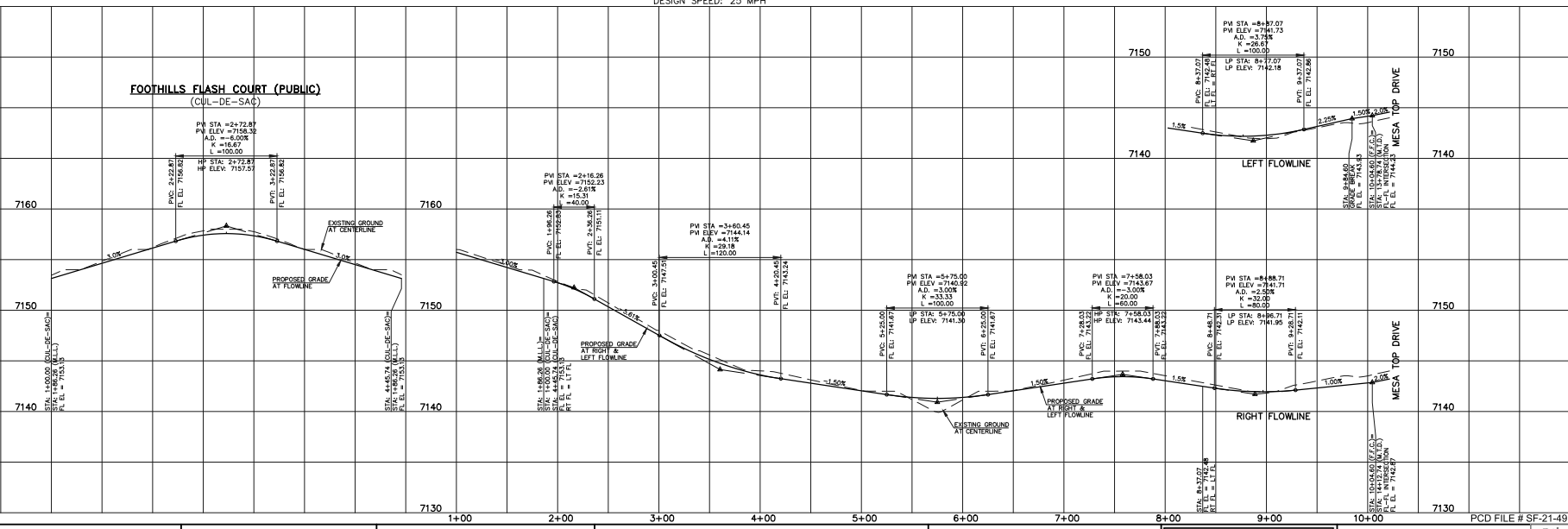
LEGEND BOUNDARY LINE --- ROW LINE --- LOT LINE --- CURB & GUTTER --- PED RAMP [Symbol] LIGHT POLE [Symbol] SIGN [Symbol] TYPE R INLET [Symbol]	STREET ABBREVIATION INDEX M.T.D. MESA TOP DRIVE H.T.P. HORSE TRADER PLACE M.L.L. MOUNTAIN LEDGE LANE U.M.C. UTE MOUNTAIN COURT F.F.C. FOOTHILLS FLASH COURT	WALK CONSTRUCTION: 4" THICK SIDEWALK ALLOWED ALONG OPEN SPACE TRACTS & ESTATE LOT FRONTAGE. 6" 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 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. CHAPMAN, LICENSED P.E. #29794 DATE 03/31/22	CLASSIC CONSULTING FOREST LAKES FILING NO. 7 PUBLIC STREET IMPROVEMENT PLAN MOUNTAIN LEDGE LANE/UTE MOUNTAIN COURT EPC 5/12/2022 DESIGNED BY MAL SCALE DATE 05/21/21 DRAWN BY MES (H) 1" = 50' SHEET 12 OF 31 CHECKED BY (V) 1" = 5' JOB NO. 1175.70
				SCALE: 1" = 50' HORIZ./5' VERT.		PCED FILE # SF-21-49	

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"



AS-BUILTS
10/23/2023
SF-21-49

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



LEGEND

- BOUNDARY LINE
- ROW LINE
- LOT LINE
- CURB & GUTTER
- PEDESTAL
- LIGHT POLE
- SI
- 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 & STATE 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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NO.	REVISION	DATE

PREPARED BY: KYLE K. CHRISTENSEN, P.E. #29794
 REVIEWED BY: [Signature]
 DATE: 03/31/22



FOREST LAKES FILING NO. 7
 PUBLIC STREET IMPROVEMENT PLAN
 FOOTHILLS FLASH COURT

DESIGNED BY: MAL
 DRAWN BY: MES
 CHECKED BY: (V)

SCALE: (H) 1" = 50', (V) 1" = 5'

DATE: 05/21/21
 SHEET 13 OF 31
 JOB NO. 1175.70



American Revolution LED Series 247L

PRODUCT OVERVIEW



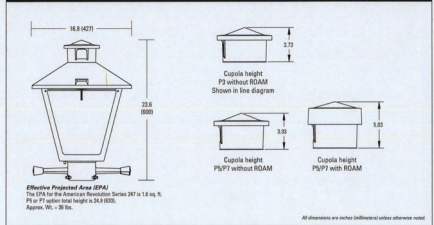
Features:

- Die-cast aluminum housing and hood for long-life performance
- Die-cast trigger latch (TL) and captive thumb screws option available for easy access to internal components
- Optical assembly designed for maximum performance, available in Type II, Type III and Type V
- Receptacle and captive thumb screws precision offset spacers, easy access to electrical and optical area for servicing
- Lighter with three set screws allows secure installation to pole sizes 2-3/8" or 3" O.D.
- Surge protection device (standard) exceeds ANSI C82.41 Category C1 criteria (surge tested at 100/10kA)
- Complies with ANSI C136.2, C136.10, C136.15
- CSA listed and suitable for up to 30°C ambient
- Rated L70, LED life greater than 100,000 hours at 25°C
- Replaces up to 150W HPS light source incandescent models
- LED electronic 0V-10V dimmable driver
- Designlights Consortium (DLC) qualified product. Not all versions of this product may be DLC qualified. Please check the DLC Qualified Products List at www.designlights.org/DLC to confirm which versions are qualified.

Applications:
Streetscapes
Walkways
Parkways
Parks

MVEA spec # 247L 10LEDE10 MVOLT 4K RS AY PCLL

DIMENSIONS



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



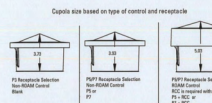
American Revolution LED Series 247L

ORDERING INFORMATION

Example: 247L 20LEDE10 MVOLT 4K RS AY

Series	Performance Package	Voltage	Color Temperature (CCT)
247L American Revolution LED	20 Chips, 1000 mA Driver, 72 input watts 20LEDE10 20 Chips, 1000 mA Driver, 48 input watts 10LEDE10 10 Chips, 1000 mA Driver, 24 input watts 10LEDE15 10 Chips, 1000 mA Driver, 25 input watts 10LEDE20 10 Chips, 1000 mA Driver, 18 input watts 10LEDE25 10 Chips, 1000 mA Driver, 12 input watts	MVOLT Multi-volt, 120-277V 307 307V 480 480V	3K 3000K 4K 4000K 5K 5000K

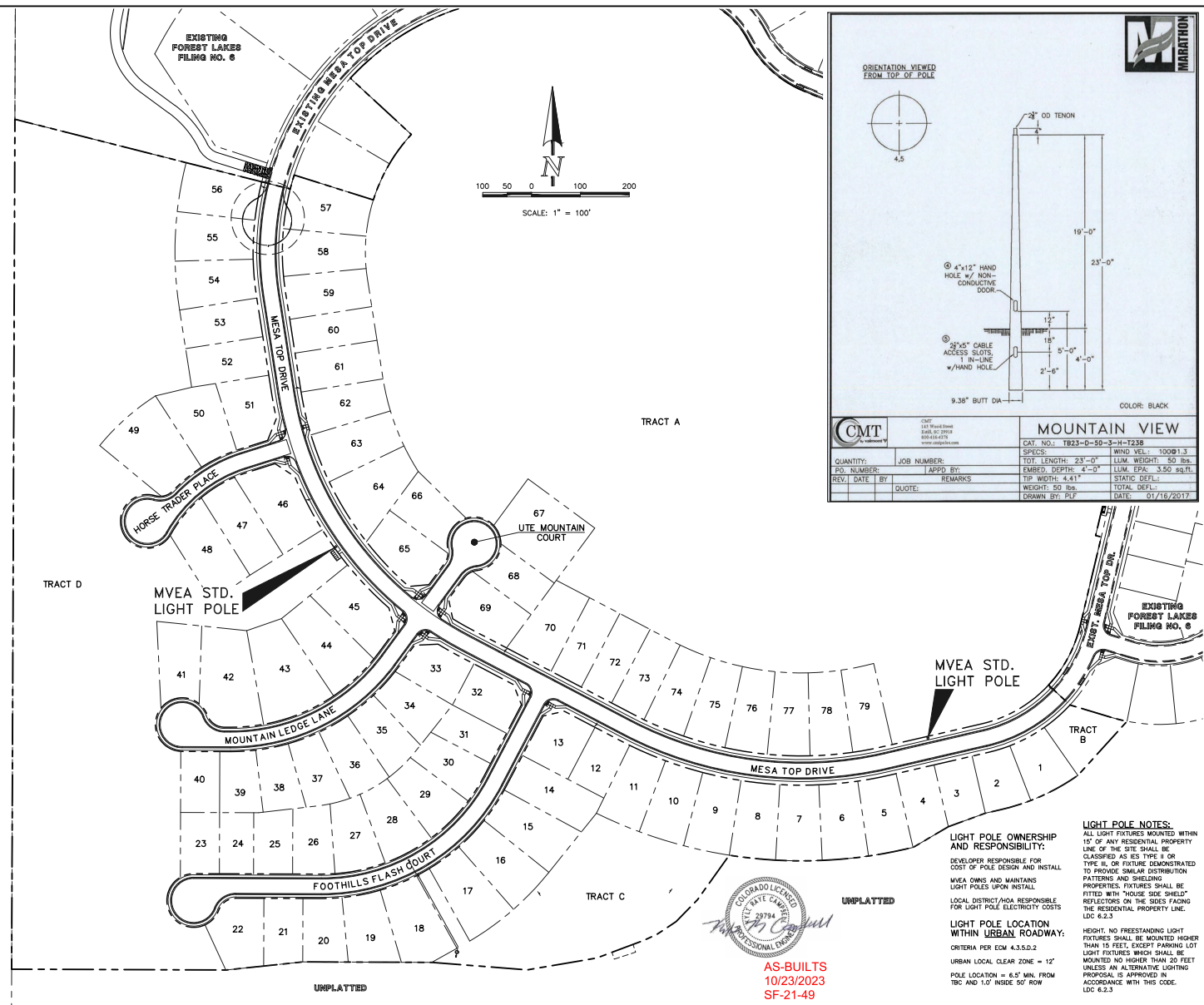
Distribution	Optics	Options	Accessories
R2 Type II R3 Type III R4 Type V	AY Acrylic PY Polycarbonate	Capa ¹ (Standard) CY Gray SW Soft Bronze WH White BK Black	MSB Stainless steel hardware ML MEMA Lubel TL Not CSA Listed TL Tool-less Entry LUB ² Lubel SR Shorting Cap SRM Not CSA Listed Shorting Cap MSB Heavy Size Shield Black MSW Heavy Size Shield White CR Enhanced Corrosion Resistant Finish RCC ³ RCM Dimming Receptacle Capa Cover
		Photoresistant (Standard) N8 ⁴ No Photoresistant Receptacle P1 ⁵ 1-pin MEMA Photoresistant Receptacle (intestible driver included) P7 ⁶ 7-pin MEMA Photoresistant Receptacle (intestible driver included) PCLL 6-pin LED Strip Light Photoresistant PCLL 6-pin LED Strip Light Photoresistant (intestible driver included)	Accessories RMC2 ⁷ RCM Dimming Receptacle Capa Cover



- Notes:**
- Other colors available, please contact factory
 - PC and CR not available with R2 option
 - Taller cupola cover (RCC) is required when used with RCM or other similar wireless monitoring control systems
 - Standard ballast motor "Full On"
 - Photoresistant equipped with ANSI Standard Turn-On levels
 - XL cupola is required
 - Shape with oval field installed
 - Required when using RCM or other similar wireless monitoring control systems

AEL American Electric Lighting
AEL Headquarters, 302 Coleridge Road, Grandville, MI 49431
www.aelamericanelectric.com
© 2017 Acuity Brands Lighting, Inc. All Rights Reserved. 03/21/17

Warning: This is a live electrical circuit. Complete wiring instructions located at www.aelamericanelectric.com/customer-support/tech_specs_and_certifications
This product is not intended for use in wet or damp locations unless otherwise specified and approved by UL.
Specifications subject to change without notice.
Please contact your sales representative for the latest product information.



ORIENTATION VIEWED FROM TOP OF POLE

COLOR: BLACK

CMT		CAT. NO.: TB23-0-50-3-H-T238 SPECS: WIND VELL. 100@1.3 TOT. LENGTH: 23'-0" EMBED. DEPTH: 4'-0" TIP WIDTH: 4.41" WEIGHT: 50 lbs. DRAWN BY: JPL	
QUANTITY:	JOB NUMBER:	APPRO BY:	REMARKS:
REV DATE BY:	DATE: 01/16/2017		

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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
KYLE R. CAMPBELL, LICENSED PROFESSIONAL ENGINEER, P.E. #29794

DATE: 03/21/22

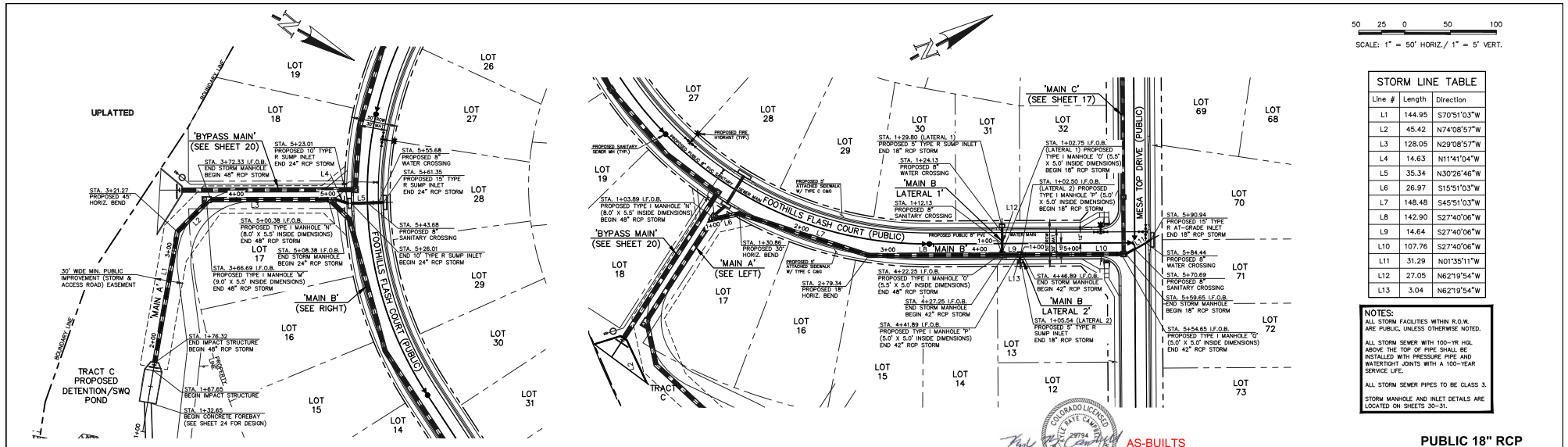
619 N. Cascade Avenue, Suite 200
Colorado Springs, Colorado 80903
(719) 785-0790
(719) 785-0796(Tx)

PCD FILE # SF-21-49

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

CLASSIC CONSULTING

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



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	14.84	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

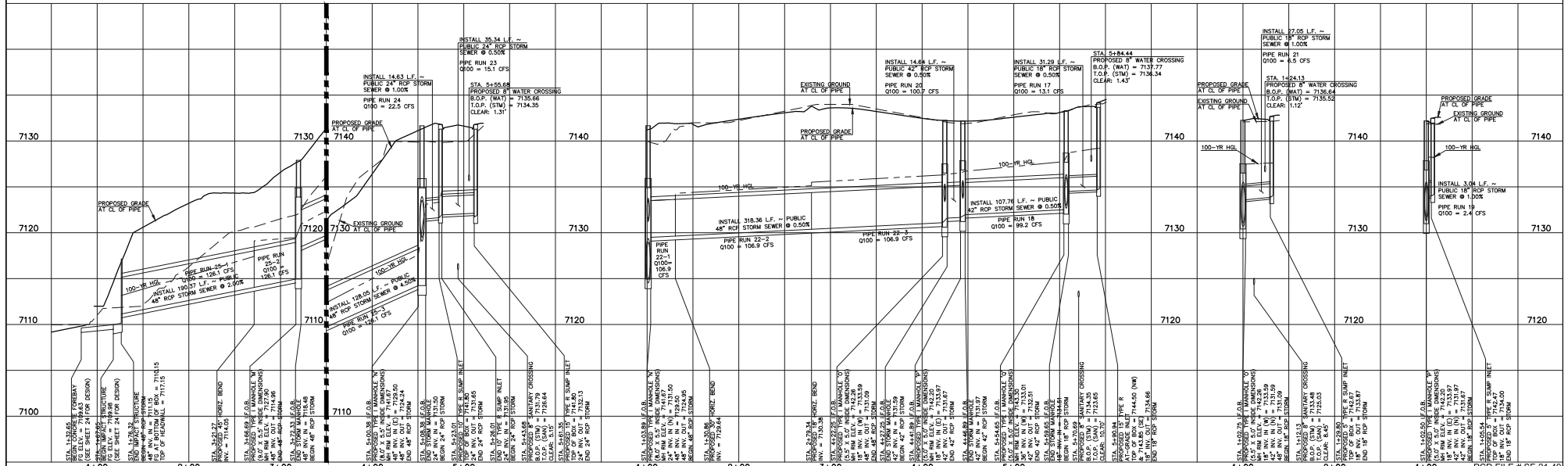
NOTES:
ALL STORM FACILITIES WITHIN R.O.W. ARE PUBLIC, UNLESS OTHERWISE NOTED.
ALL STORM SEWER WITH 100-YR HGL ABOVE THE TOP OF PIPE SHALL BE INSTALLED WITH PRESSURE PIPE AND WATER TIGHT JOINTS WITH A 100-YEAR SERVICE LIFE.
ALL STORM SEWER PIPES TO BE CLASS 3.
STORM MANHOLE AND INLET DETAILS ARE LOCATED ON SHEETS 30-31.

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'



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

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

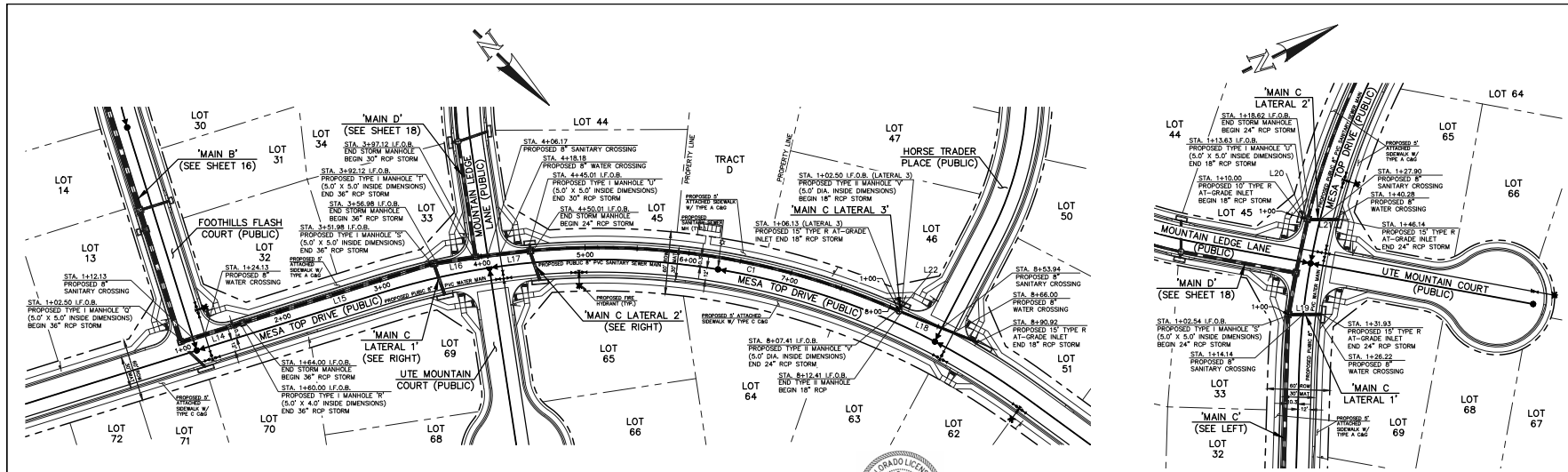
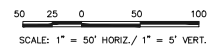
REVIEW: PREPARED UNDER MY DIRECT SUPERVISION FOR AND ON BEHALF OF CLASSIC CONSULTING ENGINEERS AND SURVEYORS, LLC
KYLE R. CARROLL, LICENSED PROFESSIONAL ENGINEER, P.E. #29794
DATE: 03/31/22

FOREST LAKES FILING NO. PC
CONSTRUCTION PLANS
PUBLIC STORM SEWER PLAN
MAN 'A' / MAN 'B' / MAN B LATERALS 1-7
EPC 5/12/2022

CLASSIC CONSULTING

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

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



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	171.54

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 R220 WITH PRESSURE PIPE AND WATERTIGHT JOINTS WITH A 100-YEAR SERVICE LIFE.
 ALL STORM SEWER PIPES TO BE CLASS 3.
 STORM MANHOLE AND INLET DETAILS ARE LOCATED ON SHEETS 30-31.



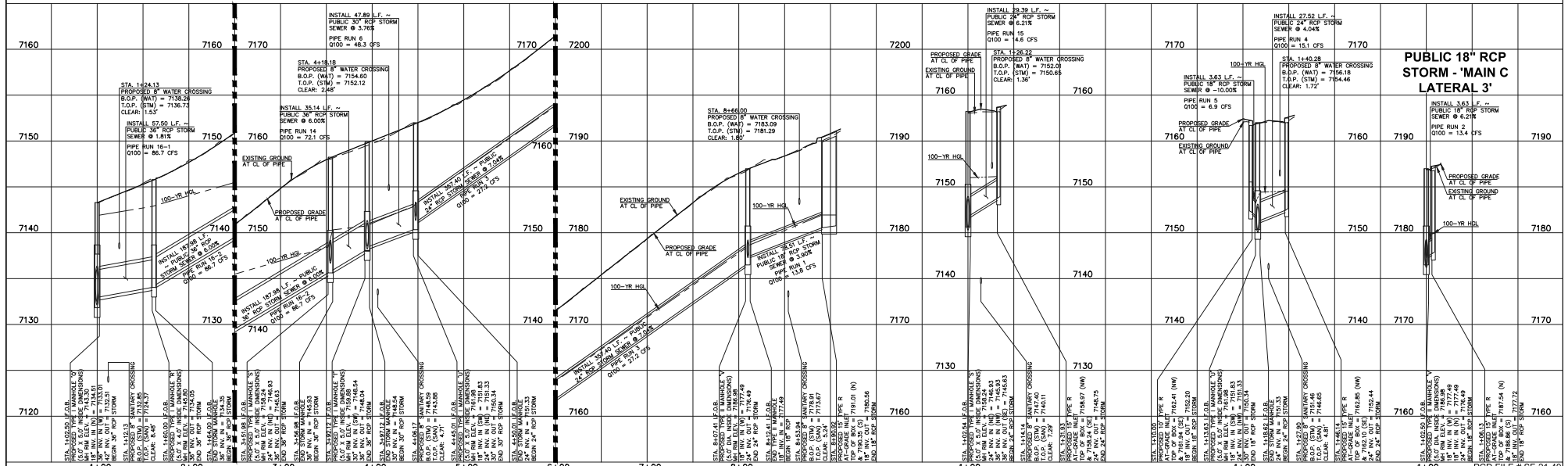
AS-BUILTS
 10/23/2023
 SF-21-49

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'

PUBLIC 18" RCP STORM - 'MAIN C LATERAL 3'



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
	EXISTING GAS MAIN
	EXISTING ELECTRIC

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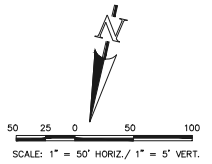
NO. REVISION	DATE

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

 KYLE R. CASPELL, COLORADO, P.E. #29794
 DATE 03/31/22

CLASSIC CONSULTING
 1100 N. Cascade Avenue, Suite 200
 Colorado Springs, Colorado 80903
 (719) 785-0790
 (719) 785-0790(fax)

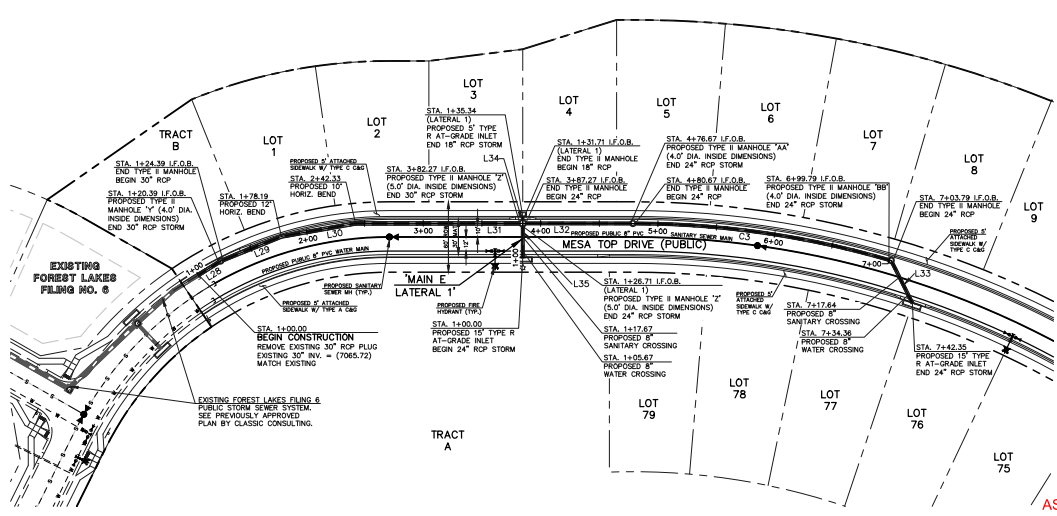
DESIGNED BY	MAL	SCALE	DATE
DRAWN BY	MES	(H) 1" = 50'	06/01/21
CHECKED BY	(V) 1" = 5'	SHEET 17 OF 31	JOB NO. 1175.70



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

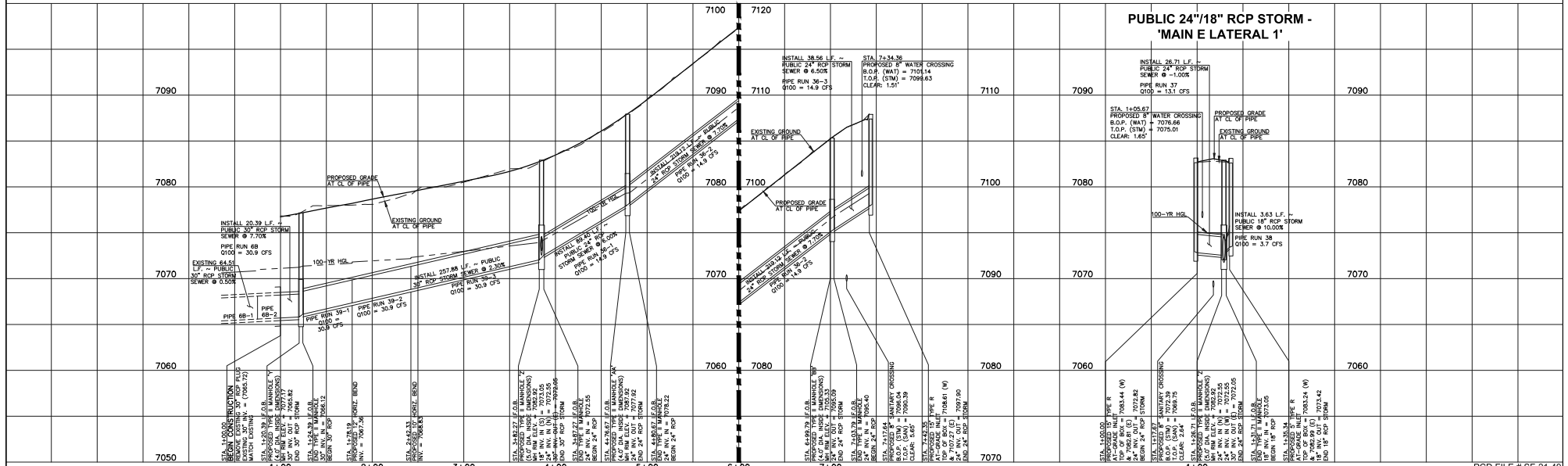
NOTES:
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AS-BUILTS
 10/23/2023
 SF-21-49

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

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



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

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NO. REVISION	DATE

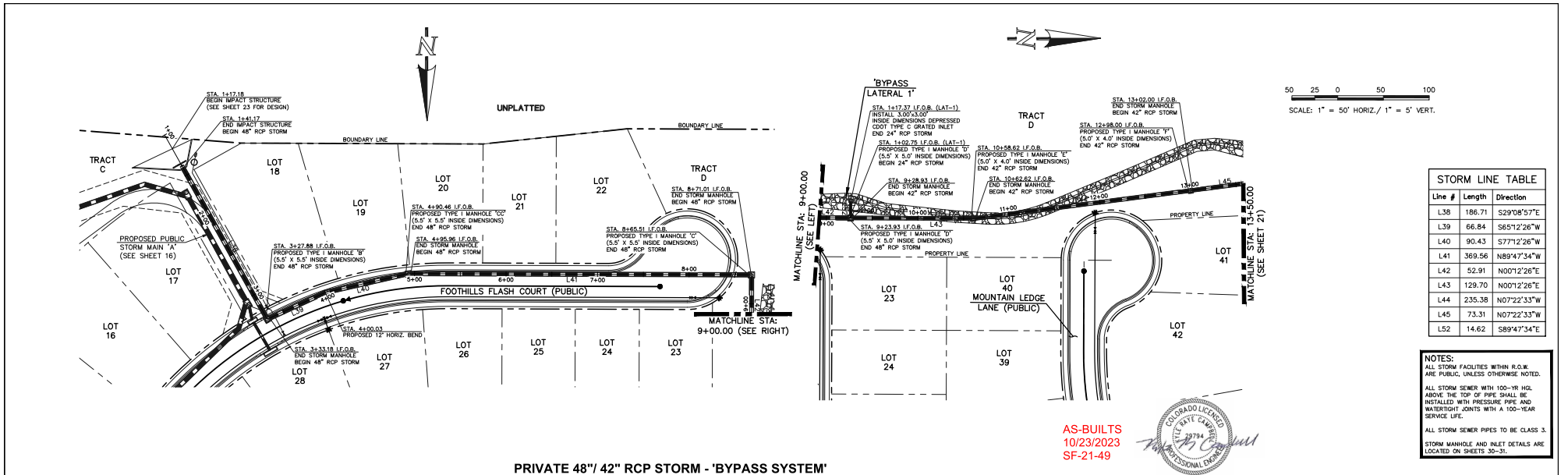
REVIEW:
 PREPARED UNDER MY DIRECT SUPERVISION FOR AND ON BEHALF OF CLASSIC CONSULTING ENGINEERS AND SURVEYORS, LLC
 KYLE R. CAMPBELL, LICENSED PROFESSIONAL ENGINEER, P.E. #29794
 03/31/22
 DATE

FOREST LAKES FILING NO. 7
 CONSTRUCTION PLANS
 PUBLIC STORM SEWER PLAN
 'MAIN E' / 'MAIN E LATERAL 1'
 EPC 5/12/2022

DESIGNED BY	MES	SCALE	DATE
DRAWN BY	MES	(H) 1" = 50'	SHEET 19 OF 31
CHECKED BY	(V) 1" = 5'	JOB NO.	1175.70

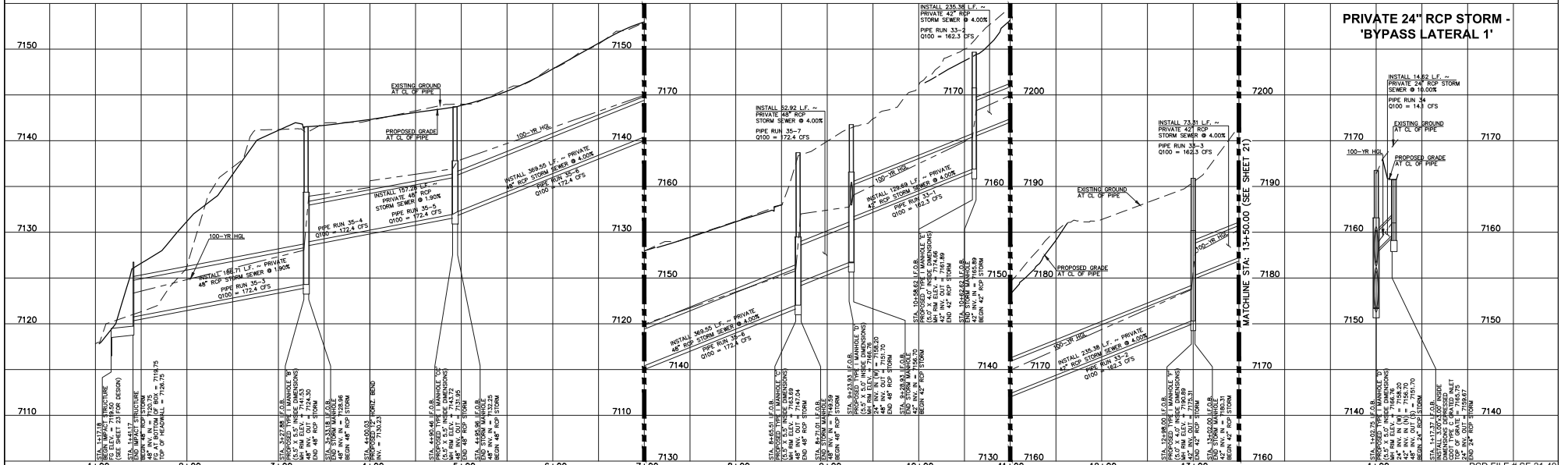
808 N. Cascade Avenue, Suite 200
 Colorado Springs, Colorado 80903
 (719) 765-0790
 (719) 765-0799(fax)

C:\Users\krcampbell\OneDrive\Documents\Projects\2022\1175.70\1175.70-19.dwg, 3/31/2022, 8:41:41 AM, EAC



Line #	Length	Direction
L38	186.71	S29°08'57"E
L39	66.84	S65°12'26"W
L40	90.43	S77°12'26"W
L41	369.56	N89°47'34"W
L42	52.91	N00°12'26"E
L43	129.70	N00°12'26"E
L44	235.38	N07°22'33"W
L45	73.31	N07°22'33"W
L52	14.62	S89°47'34"E

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 STORM MANHOLE AND INLET DETAILS ARE LOCATED ON SHEETS 30-35.



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

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NO.	REVISION	DATE

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

Professional Engineer Seal: KYLE R. CASH, LICENSE #29794, PROFESSIONAL ENGINEER

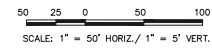
DATE: 03/31/22

DESIGNED BY: MAL SCALE: DATE: 06/01/21
 DRAWN BY: MES (H) 1" = 50' SHEET 20 OF 31
 CHECKED BY: (V) 1" = 5' JOB NO. 1175.70

CLASSIC CONSULTING

FOREST LAKESILING NO. 7
 CONSTRUCTION PLANS
 PUBLIC STORM SEWER PLAN
 'BYPASS SYSTEM' STA. 1+00-13+50 / 'BYPASS LATERAL 1' STA. 13+50-14+50
 EPC 5/12/2022

818 N. Cascade Avenue, Suite 200 (719) 765-0790
 Colorado Springs, Colorado 80903 (719) 765-0799(fax)

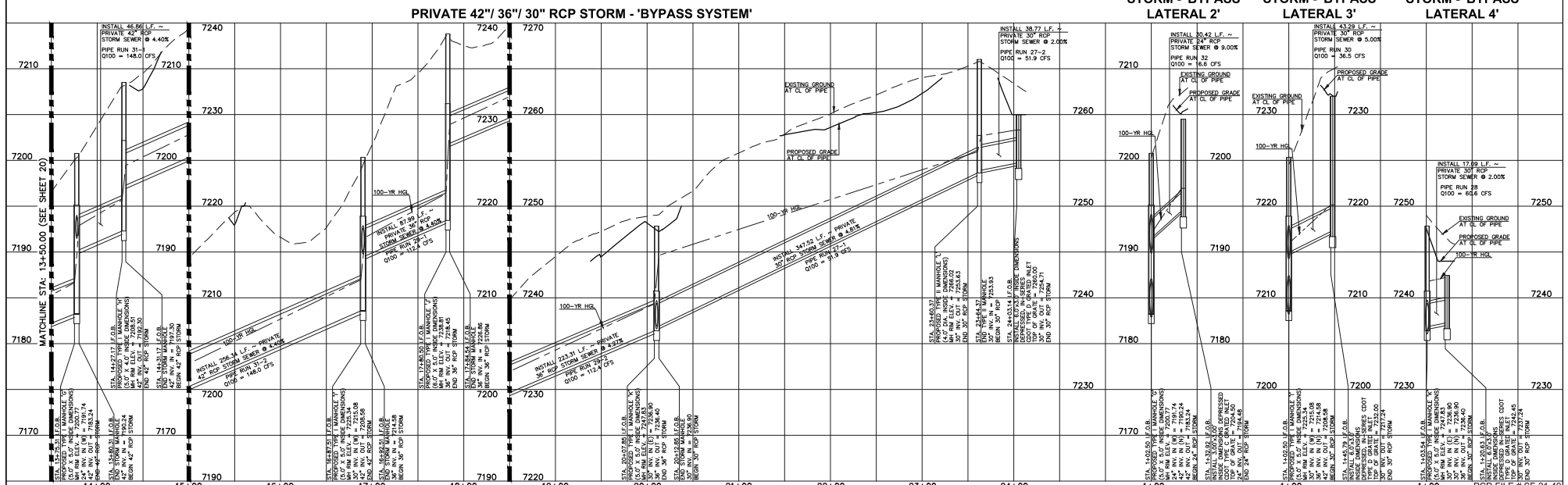
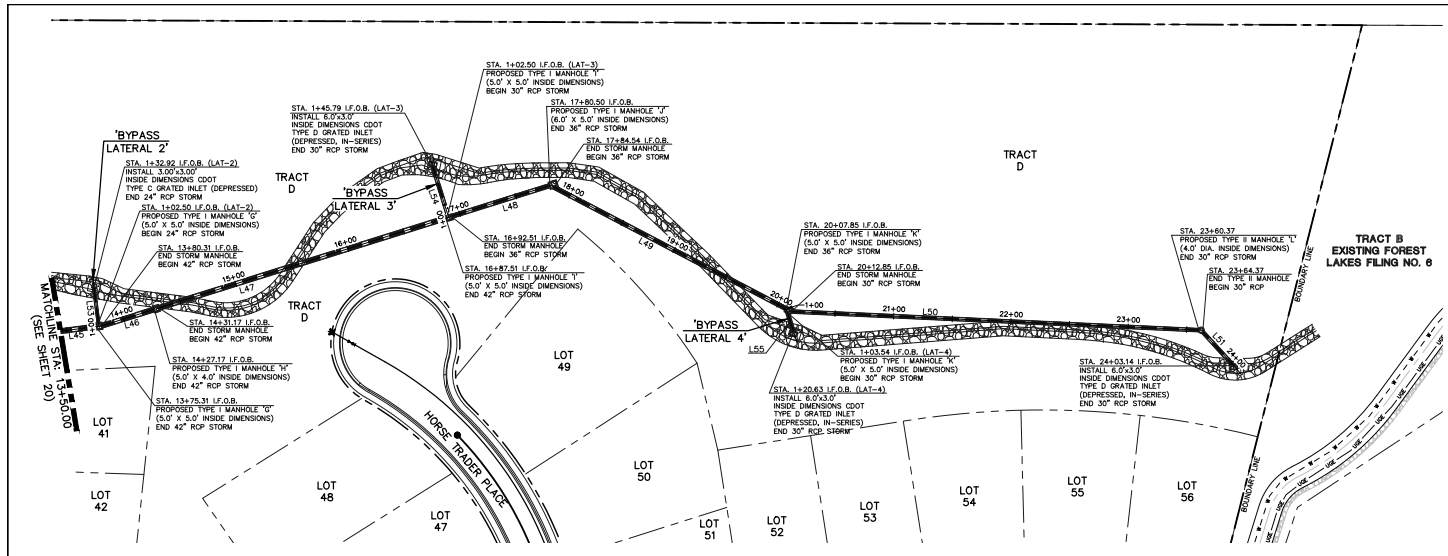


Line #	Length	Direction
L45	73.31	N07°22'33\"W
L46	46.86	N17°22'33\"W
L47	256.34	N17°22'33\"W
L48	87.99	N17°22'33\"W
L49	223.31	N27°37'09\"E
L50	347.52	S02°37'09\"W
L51	38.77	S47°37'09\"W
L53	30.42	N82°37'27\"E
L54	43.29	N72°37'27\"E
L55	17.09	S72°37'09\"W

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AS-BUILTS
 10/23/2023
 SF-21-49



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

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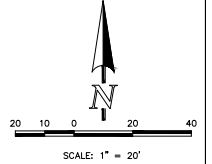
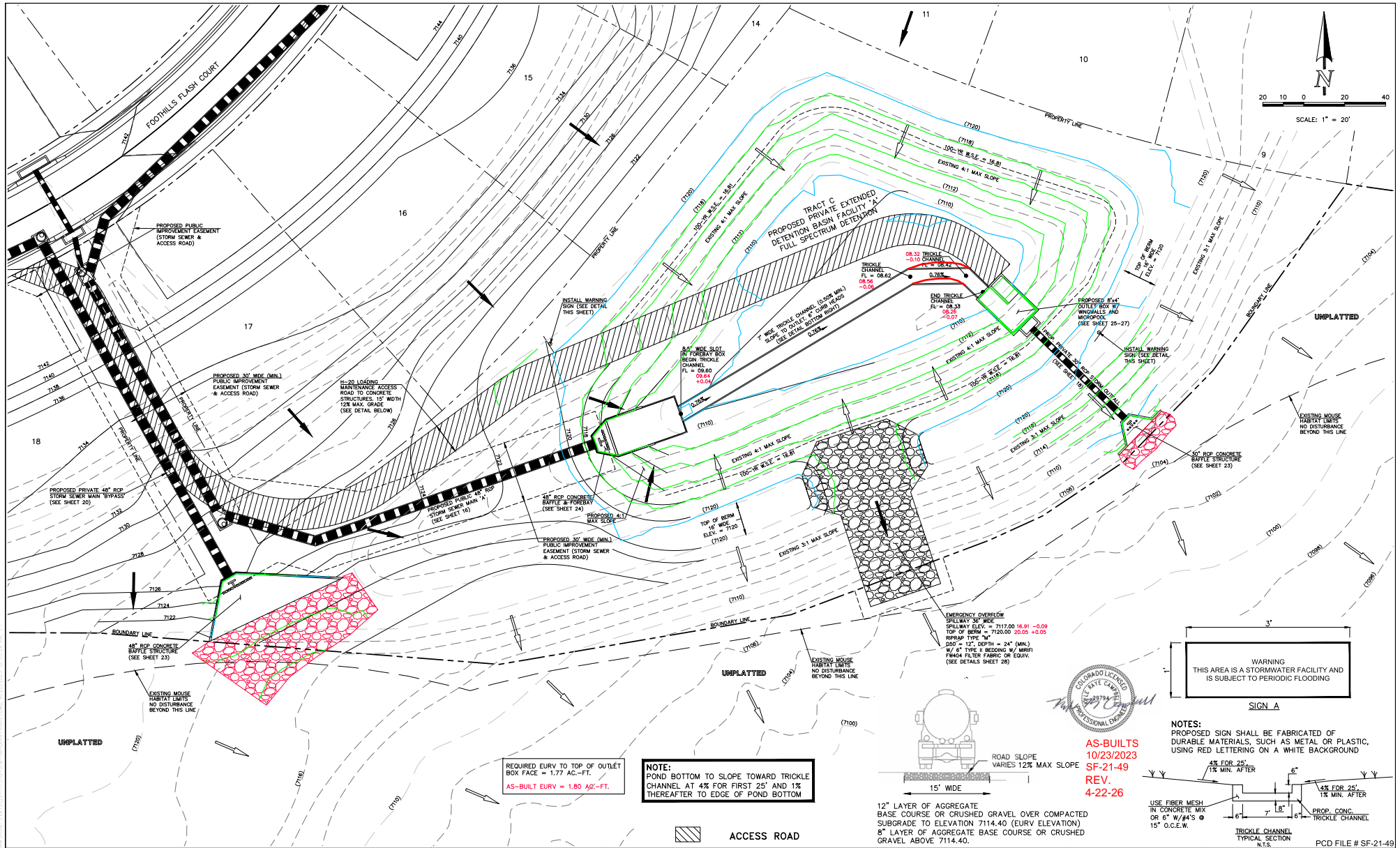
NO. REVISION	DATE	REVIEW:

PREPARED UNDER MY DIRECT SUPERVISION FOR AND ON BEHALF OF CLASSIC CONSULTING ENGINEERS AND SURVEYORS, LLC
 KYLE R. CALDWELL, COLORADO P.E. #29794
 DATE 03/31/22



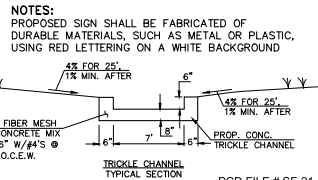
FOREST LAKES FILING NO. 2 CONSTRUCTION PLANS			
DESIGNED BY	MAL	SCALE	DATE
DRAWN BY	MES	(H) 1" = 50'	06/01/21
CHECKED BY	MES	(V) 1" = 5'	SHEET 21 OF 31
			JOB NO. 1175.70



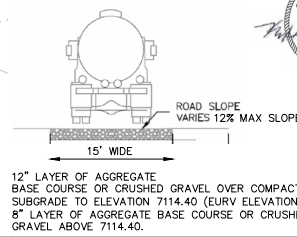


WARNING
THIS AREA IS A STORMWATER FACILITY AND
IS SUBJECT TO PERIODIC FLOODING

SIGN A



AS-BUILTS
10/23/2023
SF-21-49
REV.
4-22-26



NOTE:
POND BOTTOM TO SLOPE TOWARD TRICKLE CHANNEL AT 4% FOR FIRST 25' AND 1% THEREAFTER TO EDGE OF POND BOTTOM

REQUIRED EURYV TO TOP OF OUTLET BOX FACE = 1.77 AC-FT
AS-BUILT EURYV = 1.80 AS2-FT.

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 ELECTRIC

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

03/31/22
DATE

CLASSIC CONSULTING

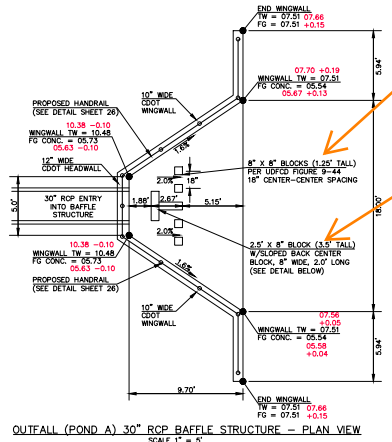
FOREST LAKES FILING NO. 7
CONSTRUCTION PLANS
PRIVATE POND "A"
EDB - FULL SPECTRUM DETENTION

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

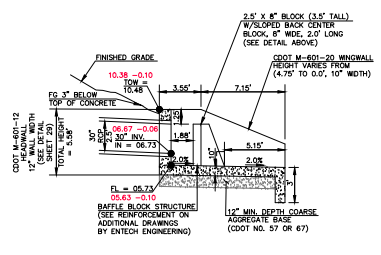
My 2 comments on this sheet have gone unresolved since Review #1.....

Not installed at 1.25' tall. Reflect this field change on these as-builts.

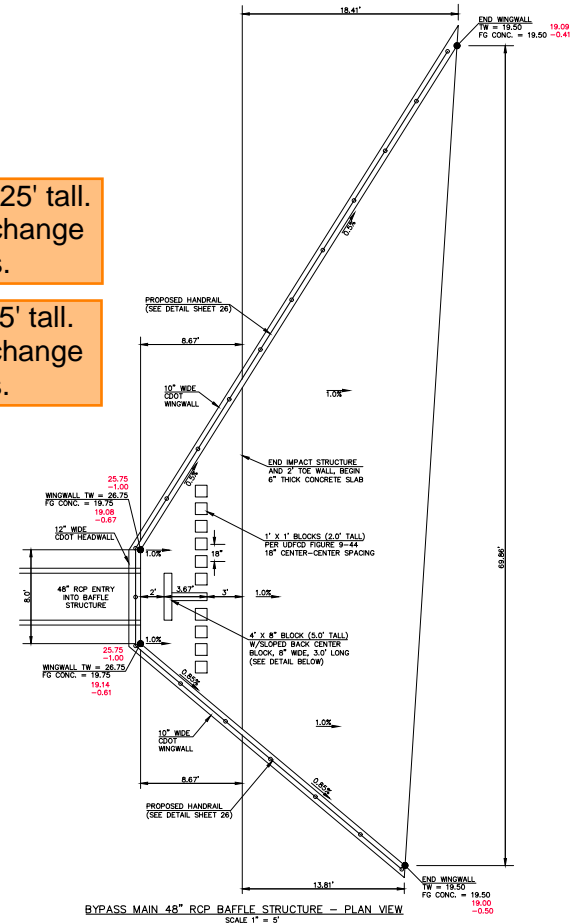
Not installed at 3.5' tall. Reflect this field change on these as-builts.



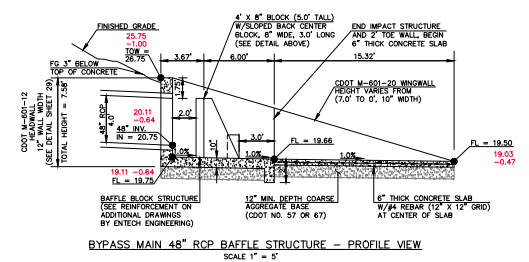
OUTFALL (POND A) 30" RCP BAFFLE STRUCTURE - PLAN VIEW
SCALE 1" = 5'



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



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

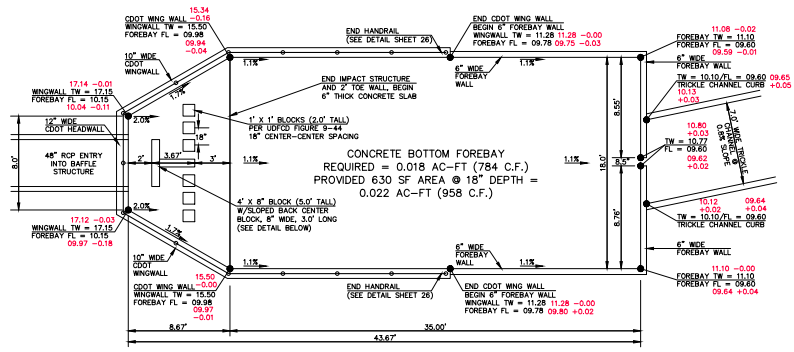


BYPASS MAIN 48" RCP BAFFLE STRUCTURE - PROFILE VIEW
SCALE 1" = 5'

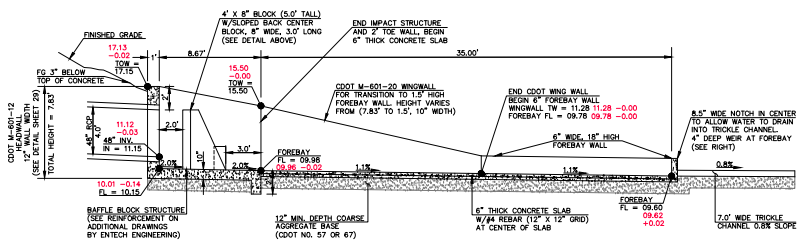


AS-BUILTS
10/23/2023
SF-21-49

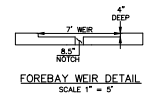
<p>48 HOURS BEFORE YOU DIG, CALL UTILITY LOCATORS</p> <p>811</p> <p>UTILITY NOTIFICATION CENTER OF COLORADO IT'S THE LAW</p> <p>THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK. THE CONTRACTOR SHALL BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE CAUSED BY HIS FAILING TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.</p>	<p>NO. REVISION</p> <table border="1"> <tr><td> </td><td> </td></tr> <tr><td> </td><td> </td></tr> <tr><td> </td><td> </td></tr> <tr><td> </td><td> </td></tr> <tr><td> </td><td> </td></tr> </table>											<p>DATE</p> <table border="1"> <tr><td> </td><td> </td></tr> <tr><td> </td><td> </td></tr> <tr><td> </td><td> </td></tr> <tr><td> </td><td> </td></tr> <tr><td> </td><td> </td></tr> </table>											<p>REVIEW:</p> <p>PREPARED UNDER MY DIRECT SUPERVISION FOR AND ON BEHALF OF CLASSIC CONSULTING ENGINEERS AND SURVEYORS, LLC</p> <p><i>Kyle R. Campbell</i></p> <p>KYLE R. CAMPBELL, COLORADO P.E. #29794</p>	<p>03/31/22</p> <p>DATE</p>	<p>CLASSIC CONSULTING</p>	<p>FOREST LAKES FILING NO. 7 CONSTRUCTION PLANS OUTFALL L- 30" IMPACT STRUCTURE BYPASS MAIN - 48" IMPACT STRUCTURE</p>
<p>DESIGNED BY MAL</p> <p>DRAWN BY MES</p> <p>CHECKED BY (V) 1" = N/A</p>	<p>SCALE (H) 1" = 5'</p> <p>N/A</p>	<p>DATE 11/23/21</p> <p>SHEET 23 OF 31</p> <p>JOB NO. 1175.70</p>	<p>PCD FILE # SF-21-49</p>																							



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'



AS-BUILTS
10/23/2023
SF-21-49

PCD FILE # SF-21-49

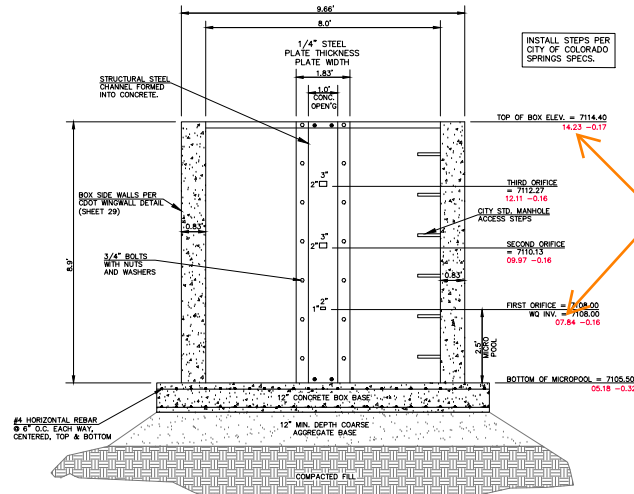
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NO. REVISION	DATE

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KYLE R. CAMPBELL-COLORADO P.E. #29794
03/31/22
DATE

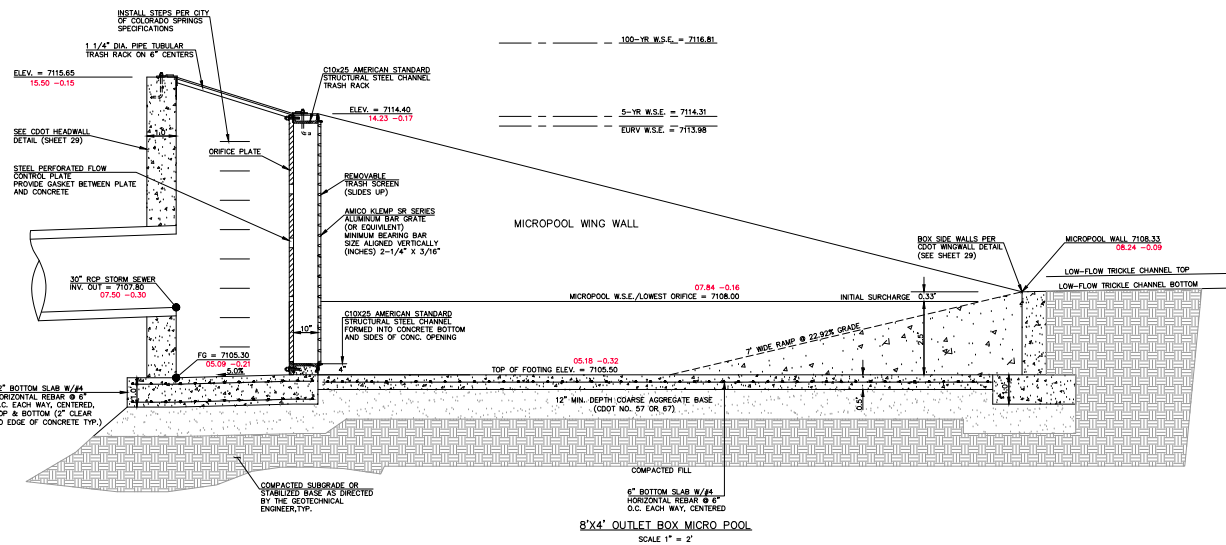


DESIGNED BY	MAL	SCALE	DATE
			11/23/21
DRAWN BY	MES	(H) 1" = 5'	SHEET 24 OF 31
CHECKED BY	(V) 1" = N/A	JOB NO.	1175.70



14.23-7.84 = 6.39 but
as-built calcs still show
6.23

8'x4' OUTLET BOX ORIFICE PLATE
SCALE 1" = 2'



8'x4' OUTLET BOX MICRO POOL
SCALE 1" = 2'



AS-BUILTS
10/23/2023
SF-21-49

PCD FILE # SF-21-49

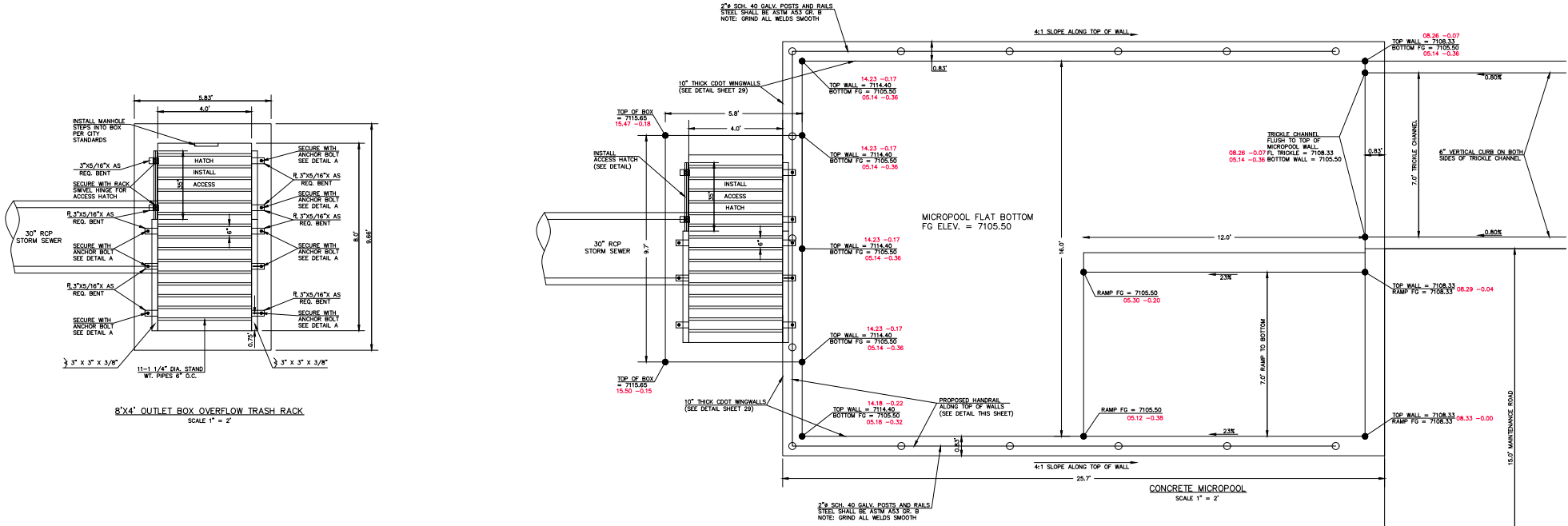
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NO.	REVISION	DATE

REVIEW:
PREPARED UNDER MY DIRECT SUPERVISION FOR AND ON BEHALF OF
CLASSIC CONSULTING ENGINEERS AND SURVEYORS, LLC
KYLE R. CAMPBELL, COLORADO P.E. #29794
03/31/22
DATE

CLASSIC CONSULTING
10/23/2023
FOREST LAKES FILING NO. 7
CONSTRUCTION PLANS
POND OUTLET BOX - PROFILE VIEW
DESIGNED BY: MAL SCALE: DATE: 11/23/21
DRAWN BY: MES (H) 1" = 2' SHEET 25 OF 31
CHECKED BY: (V) 1" = N/A JOB NO. 1175.70

DESIGNED BY	MAL	SCALE	DATE	11/23/21
DRAWN BY	MES	(H) 1" = 2'	SHEET	25 OF 31
CHECKED BY	(V) 1" = N/A	JOB NO.	1175.70	

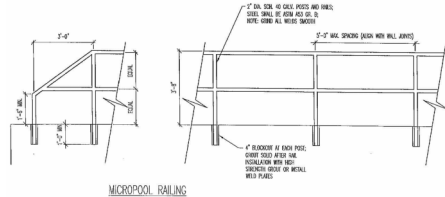


STEEL FABRICATION NOTES:

- FABRICATED STEEL STRUCTURES SHALL BE CONSTRUCTED IN ACCORDANCE WITH AISC AND AWS SPECIFICATIONS.
- THE OUTLET STRUCTURE BARGRATE IS DESIGNED FOR A VERTICAL LOAD OF 300 LBS./SQ. FT.
- ALL STRUCTURAL STEEL SHAPES TO INCLUDE ANGLE, PLATE, AND BAR SHALL MEET ASTM A36 SPECIFICATIONS, F_y = 36 KSI MINIMUM. STRUCTURAL TUBING SHALL MEET ASTM A500 GRADE B SPECIFICATIONS, F_y = 46 KSI MINIMUM. STEEL PIPE SHALL BE STANDARD WEIGHT PIPE ASTM A53 GRADE B, F_y = 35 KSI MINIMUM.
- WELDS NOT INDICATED SHALL BE 1/8" MINIMUM FILLET OR GROOVE, CONTINUOUS SO FAR AS POSSIBLE, CONSIDER VANDALISM LOADS, WELD ACCORDINGLY AT CRITICAL LOCATIONS.
- PRIOR TO PAINTING REMOVE ALL OIL, SCALE, AND SLAG, GRIND OFF BURRS AND SHARP EDGES.
- PAINT WITH ONE SHOP COAT OF ZINC RICH PRIMER AND TWO COATS OF ALUMINUM PAINT, AASHTO M-69.

OVERFLOW TRASH RACKS:

- ALL TRASH RACKS SHALL BE MOUNTED USING STAINLESS STEEL HARDWARE AND PROVIDED WITH HINGED AND LOCKABLE ACCESS PANELS (AS SHOWN)
- TRASH RACKS SHALL BE STAINLESS STEEL, ALUMINUM OR STEEL. STEEL TRASH RACKS SHALL BE HOT DIP GALVANIZED AND MAY BE HOT POWDER COATED AFTER GALVANIZING.
- TRASH RACKS SHALL BE DESIGNED SUCH THAT THE DIAGONAL DIMENSION OF EACH OPENING IS SMALLER THAN THE DIAMETER OF THE OUTLET PIPE.
- STRUCTURAL DESIGN OF THE TRASH RACKS SHALL BE BASED ON FULL HYDROSTATIC HEAD WITH ZERO HEAD DOWNSTREAM OF THE RACK.

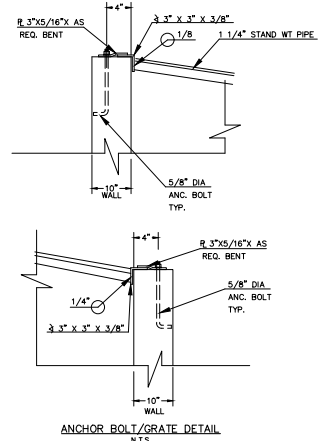


NOTES:

- WELD PLATES MAY BE SUBSTITUTED FOR PIPE EMBEDMENT.
- DESIGN CRITERIA SHALL BE IN ACCORDANCE WITH AASHTO STANDARDS.
- HANDRAIL DESIGN SHALL BE COMPATIBLE WITH THE DESIGN OF THE WINGWALLS AND HEADWALLS.
- RAILING POSTS SHALL BE SET TO NORMAL TO GRADE. RAILS SHALL RUN PARALLEL TO THE SLOPES OF TOPS OF THE WALLS.
- ALL RAILS SHALL HAVE EXPANSION JOINTS SPACED AT 40'-0" MAX. JOINT ENDS SHALL BE FREE OF ANY SHARP EDGES OR CORNERS.
- 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.

INLET/OUTLET BOX RAILING

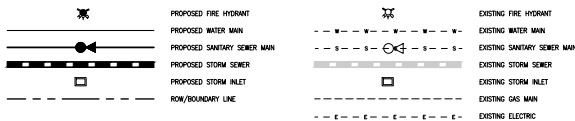
N.T.S.



ANCHOR BOLT/GRATE DETAIL

N.T.S.

LEGEND



48 HOURS BEFORE YOU DIG, CALL UTILITY LOCATORS

811

UTILITY NOTIFICATION CENTER OF COLORADO
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[Signature]

KYLE R. CARROLL - COLORADO P.E. #29794

03/31/22

CLASSIC CONSULTING

19794

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

(719)785-0790
(719)785-0798(fax)

FOREST LAKES FILING NO. 7
CONSTRUCTION PLANS

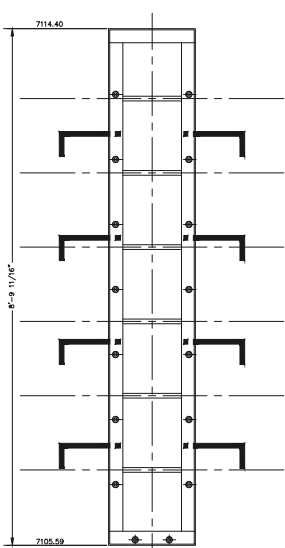
POND OUTLET BOX AND MICRPOOL DETAILS

DESIGNED BY	MAL	SCALE	DATE	11/23/21
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CHECKED BY	(V) 1" = N/A	JOB NO.	1175.70	

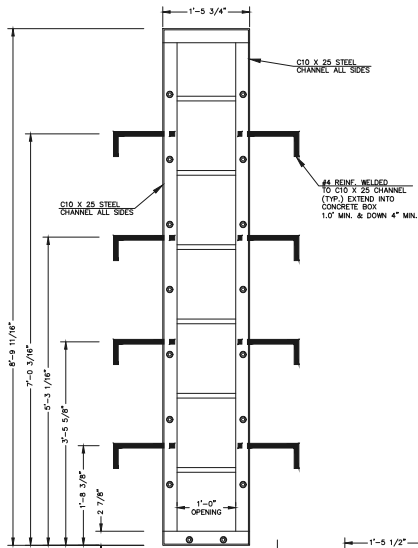
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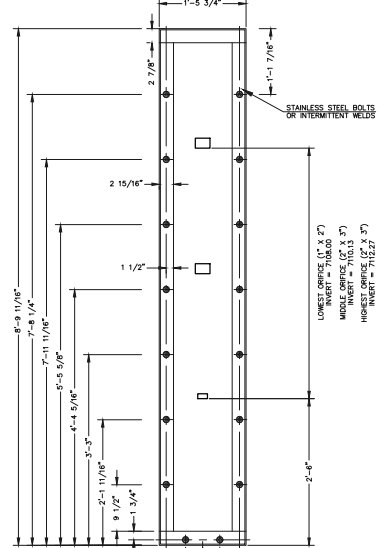
AS-BUILTS
10/23/2023
SF-21-49



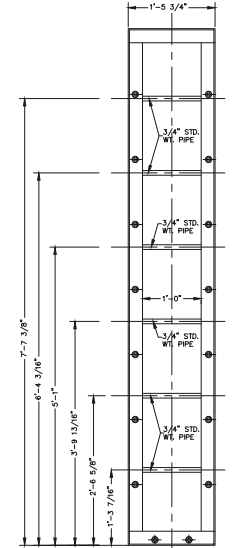
OUTLET CONTROL PLATE AND FRAME
SCALE: 1"=1'



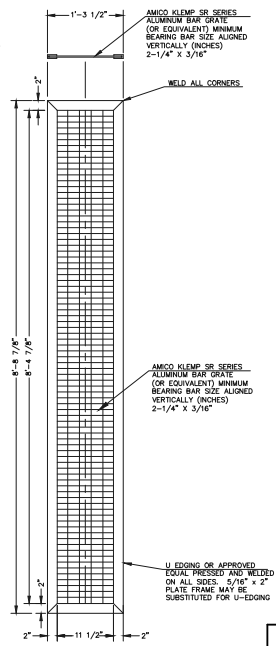
CHANNEL FRAME WITH WALL ANCHORS
SCALE: 1"=1'



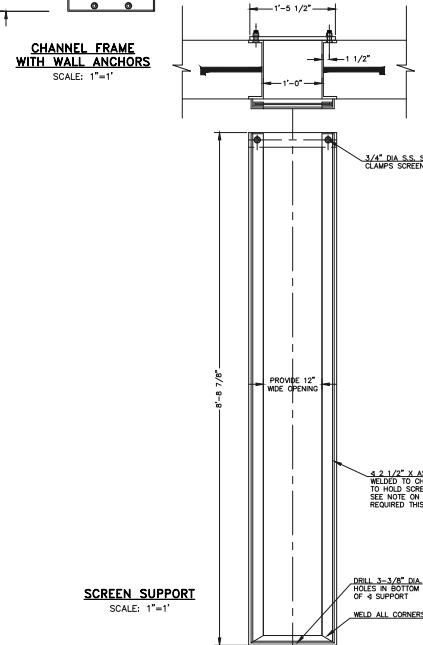
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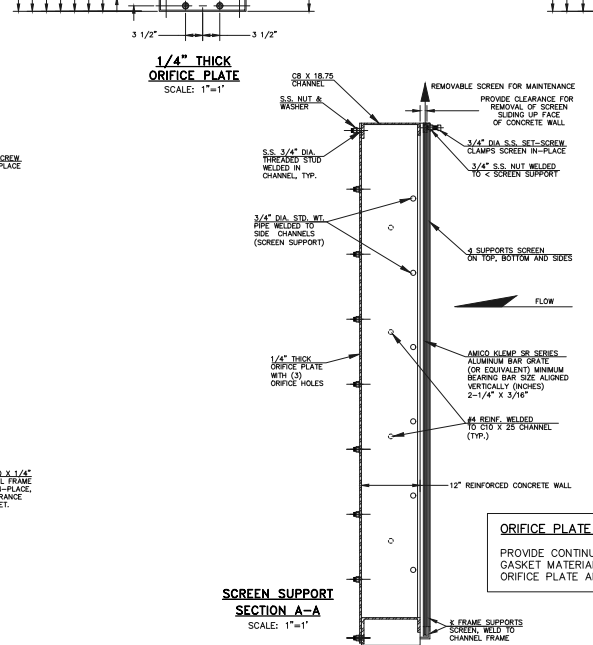
CHANNEL FRAME
SCALE: 1"=1'



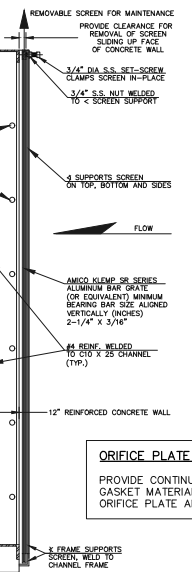
TRASH SCREEN
SCALE: 1"=1'



SCREEN SUPPORT
SCALE: 1"=1'



SCREEN SUPPORT SECTION A-A
SCALE: 1"=1'



ORIFICE PLATE NOTE:
PROVIDE CONTINUOUS NEOPRENE GASKET MATERIAL BETWEEN THE ORIFICE PLATE AND CONCRETE.

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OUTLET BOX DETAILS		EPC 5/12/2022	



AS-BUILTS
10/23/2023
SF-21-49

PCD FILE # SF-21-49

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