GENERAL CONSTRUCTION NOTES:

- THE LOCATION OF EXISTING UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY AND MAY NOT INCLUDE ALL UTILITIES. THE EXCAVATION CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK. THE CONTRACTOR AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY HIS FAILURE TO EXACTLY LOCATED AND PRESERVE ANY AND ALL UTILITIES.
- BEFORE COMMENCING ANY EXCAVATION, CALL 1-800-922-1987 FOR EXISTING UTILITY LOCATIONS.
- 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.
- ALL BACKFILL, SUB-BASE AND/OR BASE COURSE (CLASS 6) MATERIAL SHALL BE COMPACTED TO THE SOILS ENGINEER'S RECOMMENDATIONS, AND APPROVED BY EL PASO COUNTY PLANNING AND COMMUNITY DEVELOPMENT (PCD).
- 5. ALL STATIONING IS CENTERLINE UNLESS OTHERWISE INDICATED. ALL ELEVATIONS ARE CENTERLINE UNLESS OTHERWISE INDICATED.
- . THE CONTRACTOR SHALL REVEGETATE ALL DISTURBED AREAS AS SOON AS POSSIBLE AND EROSION CONTROL SHALL BE INSTALLED AND MAINTAINED IN A FUNCTIONAL MANNER AT ALL TIMES. DEVELOPER RESPONSIBLE FOR MAINTAINING DISTURBED AREAS UNTIL REVEGETATION
- 7. ALL DISTURBED PAVEMENT EDGES SHALL BE CUT TO NEAT LINES. REPAIR SHALL CONFORM TO THE EPC ECM APPENDIX K 1.2C.
- ADDITIONAL EROSION CONTROL STRUCTURES MAY BE REQUIRED AT THE TIME OF CONSTRUCTION.
- 9. BUILDING CONTRACTORS WILL BE RESPONSIBLE FOR CONSTRUCTING POSITIVE DRAINAGE AWAY FROM ALL STRUCTURES.
- 10. ASPHALT THICKNESS AND BASE COURSE THICKNESS (COMPACTED) FOR ROADS SHALL BE PER DESIGN REPORT BY OWNER'S GEOTECHNICAL ENGINEER. OWNER'S GEOTECHNICAL ENGINEER TO BE ON SITE AT TIME OF ROAD CONSTRUCTION TO EVALUATE SOIL CONDITIONS AND DETERMINE IF ADDITIONAL MEASURES ARE NECESSARY TO ASSURE STABILITY OF THE NEW ROADS. PAVEMENT DESIGN SHALL BE APPROVED BY PLANNING AND COMMUNITY DEVELOPMENT PRIOR TO CONSTRUCTION.
- 1. THE CONTRACTOR SHALL REVEGETATE ALL DISTURBED AREAS WITHIN 21 DAYS OF SUBSTANTIAL GRADING COMPLETION. EROSION CONTROL SHALL BE INSTALLED AND MAINTAINED IN A FUNCTIONAL MANNER AT ALL TIMES. DEVELOPER IS RESPONSIBLE FOR MAINTAINING DISTURBED AREAS UNTIL REVEGETATION IS COMPLETE.
- 12. TYPE M RIP-RAP WITH 4" OF TYPE II GRANULAR BEDDING AND MIRAFI 180N OR EQUAL MAY BE SUBSTITUTED WHERE TYPE L RIP-RAP WITH MIRAFI FW 700 OR EQUAL IS SPECIFIED
- 13. ALL MATERIALS AND INSTALLATION PROCEDURES SHALL BE IN COMPLIANCE WITH ANY AND ALL APPLICABLE EL PASO COUNTY STANDARDS.
- 14. LOCATION OF THE CONCRETE WASHOUT, STORAGE FOR MAINTENANCE EQUIPMENT AND TEMPORARY DISPOSAL AREAS WILL BE ADDED TO THIS PLAN BY SWMP ADMINISTRATOR UPON COORDINATION WITH SELECTED CONTRACTOR.

STANDARD NOTES FOR EL PASO COUNTY CONSTRUCTION PLANS:

- 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.
- 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).
- 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
- NOTWITHSTANDING ANYTHING DEPICTED IN THESE PLANS IN WORDS OR GRAPHIC REPRESENTATION, ALL DESIGN AND CONSTRUCTION RELATED TO ROADS, STORM DRAINAGE AND EROSION CONTROL SHALL CONFORM TO THE STANDARDS AND REQUIREMENTS OF THE MOST RECENT VERSION OF THE RELEVANT ADOPTED EL PASO COUNTY STANDARDS, INCLUDING THE LAND DEVELOPMENT CODE, THE ENGINEERING CRITERIA MANUAL, THE DRAINAGE CRITERIA MANUAL, AND THE DRAINAGE CRITERIA MANUAL VOLUME 2. ANY DEVIATIONS FROM REGULATIONS AND STANDARDS MUST BE REQUESTED, AND APPROVED, IN WRITING. ANY MODIFICATIONS NECESSARY TO MEET CRITERIA AFTER-THE-FACT WILL BE ENTIRELY THE DEVELOPER'S RESPONSIBILITY TO RECTIFY.
- IT IS THE DESIGN ENGINEER'S RESPONSIBILITY TO ACCURATELY SHOW EXISTING CONDITIONS, BOTH ONSITE AND OFFSITE, ON THE CONSTRUCTION PLANS. ANY MODIFICATIONS NECESSARY DUE TO CONFLICTS, OMISSIONS, OR CHANGED CONDITIONS WILL BE ENTIRELY THE DEVELOPER'S RESPONSIBILITY TO RECTIFY.
- CONTRACTOR SHALL SCHEDULE A PRE-CONSTRUCTION MEETING WITH EL PASO COUNTY PLANNING AND COMMUNITY DEVELOPMENT -INSPECTIONS, PRIOR TO STARTING CONSTRUCTION.
- IT IS THE CONTRACTOR'S RESPONSIBILITY TO UNDERSTAND THE REQUIREMENTS OF ALL JURISDICTIONAL AGENCIES AND TO OBTAIN ALL REQUIRED PERMITS, INCLUDING BUT NOT LIMITED TO EL PASO COUNTY EROSION AND STORMWATER QUALITY CONTROL PERMIT (ESQCP). REGIONAL BUILDING FLOODPLAIN DEVELOPMENT PERMIT, U.S. ARMY CORPS OF ENGINEERS-ISSUED 401 AND/OR 404 PERMITS, AND COUNTY AND STATE FUGITIVE DUST PERMITS.
- CONTRACTOR SHALL NOT DEVIATE FROM THE PLANS WITHOUT FIRST OBTAINING WRITTEN APPROVAL FROM THE DESIGN ENGINEER AND PCD. CONTRACTOR SHALL NOTIFY THE DESIGN ENGINEER IMMEDIATELY UPON DISCOVERY OF ANY ERRORS OR INCONSISTENCIES.
- 9. ALL STORM DRAIN PIPE SHALL BE CLASS III RCP UNLESS OTHERWISE NOTED AND APPROVED BY PCD.
- 10. CONTRACTOR SHALL COORDINATE GEOTECHNICAL TESTING PER ECM STANDARDS. PAVEMENT DESIGN SHALL BE APPROVED BY EL PASO COUNTY PCD PRIOR TO PLACEMENT OF CURB AND GUTTER AND PAVEMENT.
- 11. ALL CONSTRUCTION TRAFFIC MUST ENTER/EXIT THE SITE AT APPROVED CONSTRUCTION ACCESS POINTS.
- 12. SIGHT VISIBILITY TRIANGLES AS IDENTIFIED IN THE PLANS SHALL BE PROVIDED AT ALL INTERSECTIONS. OBSTRUCTIONS GREATER THAN 18 INCHES ABOVE FLOWLINE ARE NOT ALLOWED WITHIN SIGHT TRIANGLES.
- 13. SIGNING AND STRIPING SHALL COMPLY WITH EL PASO COUNTY DEPARTMENT OF PUBLIC WORKS AND MUTCD CRITERIA.
- 14. CONTRACTOR SHALL OBTAIN ANY PERMITS REQUIRED BY EL PASO COUNTY DEPARTMENT OF PUBLIC WORKS, INCLUDING WORK WITHIN THE
- 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,

SIGNING AND STRIPING NOTES:

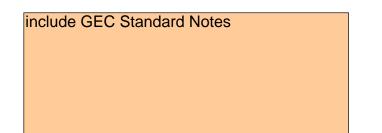
RIGHT-OF-WAY AND SPECIAL TRANSPORT PERMITS.

- ALL SIGNS AND PAVEMENT MARKINGS SHALL BE IN COMPLIANCE WITH THE CURRENT MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES
- 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.
- ANY DEVIATION FROM THE STRIPING AND SIGNING PLAN SHALL BE APPROVED BY EL PASO COUNTY PLANNING AND COMMUNITY
- ALL SIGNS SHOWN ON THE SIGNING AND STRIPING PLAN SHALL BE NEW SIGNS. EXISTING SIGNS MAY REMAIN OR BE REUSED IF THEY MEET CURRENT EL PASO COUNTY AND MUTCD STANDARDS.
- 5. STREET NAME AND REGULATORY STOP SIGNS SHALL BE ON THE SAME POST AT INTERSECTIONS.
- ALL REMOVED SIGNS SHALL BE DISPOSED OF IN A PROPER MANNER BY THE CONTRACTOR.
- ALL STREET NAME SIGNS SHALL HAVE "D" SERIES LETTERS, WITH LOCAL ROADWAY SIGNS BEING 4" UPPER-LOWER CASE LETTERING ON 8' BLANK AND NON-LOCAL ROADWAY SIGNS BEING 6" LETTERING, UPPER-LOWER CASE ON 12" BLANK, WITH A WHITE BORDER THAT IS NOT RECESSED. MULTI-LANE ROADWAYS WITH SPEED LIMITS OF 40 MPH OR HIGHER SHALL HAVE 8" UPPER-LOWER CASE LETTERING ON 18" BLANK WITH A WHITE BORDER THAT IS NOT RECESSED. THE WIDTH OF THE NON-RECESSED WHITE BORDERS SHALL MATCH PAGE 255 OF THE 2012 MUTCD "STANDARD HIGHWAY SIGNS."
- B. ALL TRAFFIC SIGNS SHALL HAVE A MINIMUM HIGH INTENSITY PRISMATIC GRADE SHEETING.
- ALL LOCAL RESIDENTIAL STREET SIGNS SHALL BE MOUNTED ON A 1.75" X 1.75" SQUARE TUBE SIGN POST AND STUB POST BASE. FOR OTHER APPLICATIONS, REFER TO THE CDOT STANDARD S-614-8 REGARDING USE OF THE P2 TUBULAR STEEL POST SLIPBASE DESIGN.
- 10. ALL SIGNS SHALL BE SINGLE SHEET ALUMINUM WITH 0.100" MINIMUM THICKNESS.
- ALL LIMIT LINES/STOP LINES, CROSSWALK LINES, PAVEMENT LEGENDS, AND ARROWS SHALL BE A MINIMUM 125 MIL THICKNESS PREFORMED THERMOPLASTIC PAVEMENT MARKINGS WITH TAPERED LEADING EDGES PER CDOT STANDARD S-627-1. WORD AND SYMBOL MARKINGS SHALL BE THE NARROW TYPE. STOP BARS SHALL BE 24" IN WIDTH. CROSSWALKS LINES SHALL BE 12" WIDE AND 8' LONG PER CDOT S-627-1.
- 12. ALL LONGITUDINAL LINES SHALL BE A MINIMUM 15MIL THICKNESS EPOXY PAINT. ALL NON-LOCAL RESIDENTIAL ROADWAYS SHALL INCLUDE BOTH RIGHT AND LEFT EDGE LINE STRIPING AND ANY ADDITIONAL STRIPING AS REQUIRED BY CDOT S-627-1.
- 13. THE CONTRACTOR SHALL NOTIFY EL PASO COUNTY PLANNING AND COMMUNITY DEVELOPMENT (719) 520-6819 PRIOR TO AND UPON
- 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.

ADA ACCESS NOTE:

THE SUBDIVIDER / DEVELOPER HAS FAMILIARIZED ITSELF WITH CURRENT AMERICANS WITH DISABILITIES ACT (ADA) LAWS AND ACCESSIBILITY STANDARDS AND HAS LAID OUT THE PLAT AND ASSOCIATED GRADING AND CONSTRUCTION PLANS SO THAT ALL SITE ELEMENTS MEET THE APPLICABLE ADA DESIGN STANDARDS AS PUBLISHED BY THE UNITED STATES DEPARTMENT OF JUSTICE. APPROVAL OF THIS PLAT AND ASSOCIATED CONSTRUCTION DOCUMENTS BY EL PASO COUNTY DOES NOT ASSURE COMPLIANCE WITH THE ADA OR ANY REGULATIONS OR GUIDELINES ENACTED OR PROMULGATED UNDER OR WITH THE RESPECT TO SUCH LAWS. IT IS THE RESPONSIBILITY OF THE DEVELOPER / HOME BUILDER TO ENSURE ADA ACCESSIBILITY DURING CONSTRUCTION OF THE PRIVATE SIDEWALKS.

PREAMBLE AT HANNAH RIDGE FILING NO. 3

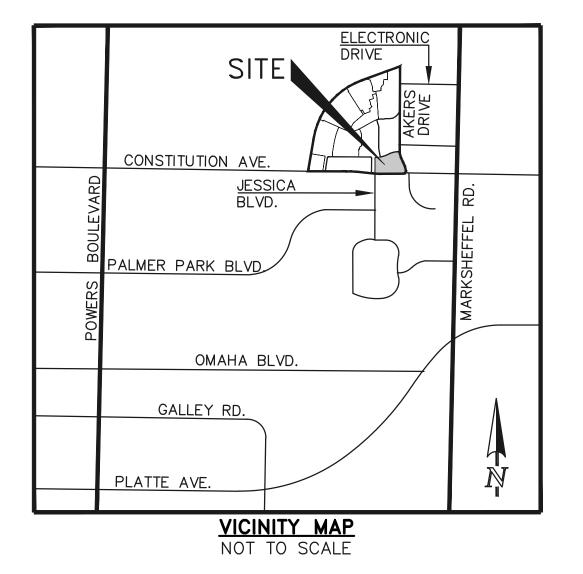


COUNTY OF EL PASO, STATE OF COLORADO

CONSTRUCTION PLANS

DECEMBER 2024

SHEET 1 OF 16



TRACT E

SWQ

PROPOSED

CONSTITUTION AVENUE (120' Public R.O.W.)

PLAT BOOK V-3, PAGE 169

CONSTRUCTION PLAN: SHEET INDEX TITLE SHEET

OVERLOT GRADING PLAN INCLUDING EROSION CONTROL SHEET 2 OF 16 GRADING AND EROSION CONTROL DETAILS SHEET 3 OF 16 GRADING AND EROSION CONTROL DETAILS SHEET 4 OF 16 GRADING AND EROSION CONTROL DETAILS SHEET 5 OF 16 STREET IMPROVEMENT PLAN SHEET 6 OF 16 STREET IMPROVEMENT PLAN SHEET 7 OF 16 STREET IMPROVEMENT SIGNAGE PLAN SHEET 8 OF 16 STREET LIGHT POLE LOCATION PLAN SHEET 9 OF 16 PRIVATE STORM SEWER PLAN & PROFILE SHEET 10 OF 16 PUBLIC DETENTION/SWQ FACILITY GRADING-PROFILE SHEET 11 OF 16 POND INLET DETAILS SHEET 12 OF 16 POND OUTLET BOX DETAILS POND 1 SHEET 13 OF 16 POND OUTLET PLATE DETAILS POND 1 SHEET 14 OF 16 DETENTION POND MISCELLANEOUS DETAILS SHEET 15 OF 16 SHEET 16 OF 16 PUBLIC CHANNEL PLANS

keep GEC sheets and

Plan-Profile sheets all

=====>

together in one

document.

TRACT A

(SEPARATE PLAN SET)

UTILITY PLAN: SHEET INDEX SHEET 1 OF 4 UTILITY PLAN TITLE SHEET

SHEET 2 OF 4 SANITARY SEWER PLAN & PROFILE SHEET 3 OF 4 WATER PLAN INCLUDING SERVICES SHEET 4 OF 4 WATER PLAN DETAIL SHEET

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 ELEVATION = 6523.79

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

BASIS OF BEARINGS:

A PORTION OF THE NORTHERLY RIGHT OF WAY OF CONSTITUTION AVENUE BEING MONUMENTED AT THE FAST FND BY A 4M PLASTIC CAP STAMPED "PLS 13225" AND ON THE WEST END BY A PLASTIC CAP STAMPED "MVE 17665", IS ASSUMED TO BEAR N89°57'07"W, A DISTANCE OF 108.33 FEET.

AGENCIES:

DEVELOPER:

COUNTY ENGINEERING:

FIRE DISTRICT:

ELECTRIC COMPANY:

TELEPHONE COMPANY:

STORMWATER MANAGER:

ELITE PROPERTIES OF AMERICA, INC. 2138 FLYING HORSE CLUB DRIVE COLORADO SPRINGS, CO 80921 MR. JIM BOULTON (719) 592-9333

CIVIL ENGINEER: CLASSIC CONSULTING ENGINEERS & SURVEYORS 619 N. CASCADE AVENUE, SUITE 200 (SWMP PREPARER) COLORADO SPRINGS, CO 80903

> PLANNING AND COMMUNITY DEVELOPMENT 2880 INTERNATIONAL CIRCLE COLORADO SPRINGS, COLORADO 80910

> > MR. JEFF RICE, P.E. (719) 520-7877

MR. KYLE R. CAMPBELL, P.E. (719) 785-0790

WATER & SANITATION DISTRICT: CHEROKEE METRO DISTRICT 6250 PALMER PARK BLVD COLORADO SPRINGS, CO

MR. JEFF MUNGER, P.E. (719) 597-5080

FALCON FIRE PROTECTION DISTRICT 7030 N. MERIDIAN RD. FALCON, COLORADO 80831

CHIEF HARWIG (719) 495-4050 MOUNTAIN VIEW ELECTRIC

P.O. BOX 1600 LIMON, COLORADO 80828 MR. LES ULFERS, (719) 495-2283

CENTURY LINK COMMUNICATIONS 308 E. PIKES PEAK AVENUE COLORADO SPRINGS, COLORADO 80903 MS. MELISSA SPENCER (719) 636-4748

MELISSA.SPENCER@CENTURYLINK.COM **EARTHWORKS CONTRACTOR:** CORNELLA BROTHERS, INC.,

> 3740 SILICA DRIVE COLORADO SPRINGS, COLORADO 80910 MR. MIKE CORNELLA, (719) 390-1122

2138 FLYING HORSE CLUB DRIVE

COLORADO SPRINGS, CO 80921 MR. AUSTIN LENZ (719) 649-7278

ANTICIPATED STARTING AND COMPLETION TIME PERIOD OF SITE GRADING: APRIL 2025 EXPECTED DATE ON WHICH THE FINAL STABILIZATION WILL BE COMPLETED: APRIL 2026 TOTAL AREA OF THE SITE TO BE CLEARED, EXCAVATED OR GRADED: 4.78 ACRES

RECEIVING WATERS: NAME OF RECEIVING WATERS: SAND CREEK

doesnt match ESQCP

DESIGN ENGINEER'S STATEMENT:

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

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

FOR AND ON THE BEHALF OF CLASSIC CONSULTING ENGINEERS & SURVEYORS

OWNER/DEVELOPER STATEMENT:

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

JIM BOULTON, VICE PRESIDENT 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 MANUAL, VOLUMES 1 AND 2 AND ENGINEERING CRITERIA MANUAL AS AMENDED.

IN ACCORDANCE WITH WITH ECM SECTION 1.12, THESE CONSTRUCTION DOCUMENTS WILL BE VALID FOR CONSTRUCTION FOR A PERIOD OF 2 YEARS FROM THE DATE SIGNED BY THE EL PASO COUNTY ENGINEER. IF CONSTRUCTION HAS NOT STARTED WITHIN THOSE 2 YEARS, THE PLANS WILL NEED TO BE RESUBMITTED FOR APPROVAL, INCLUDING PAYMENT OF REVIEW FEES AT THE PLANNING AND COMMUNITY DEVELOPMENT DIRECTOR'S DISCRETION.

JOSHUA PALMER, P.I COUNTY ENGINEER / ECM ADMINISTRATOR

48 HOURS BEFORE YOU DIG, CALL UTILITY LOCATORS 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

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

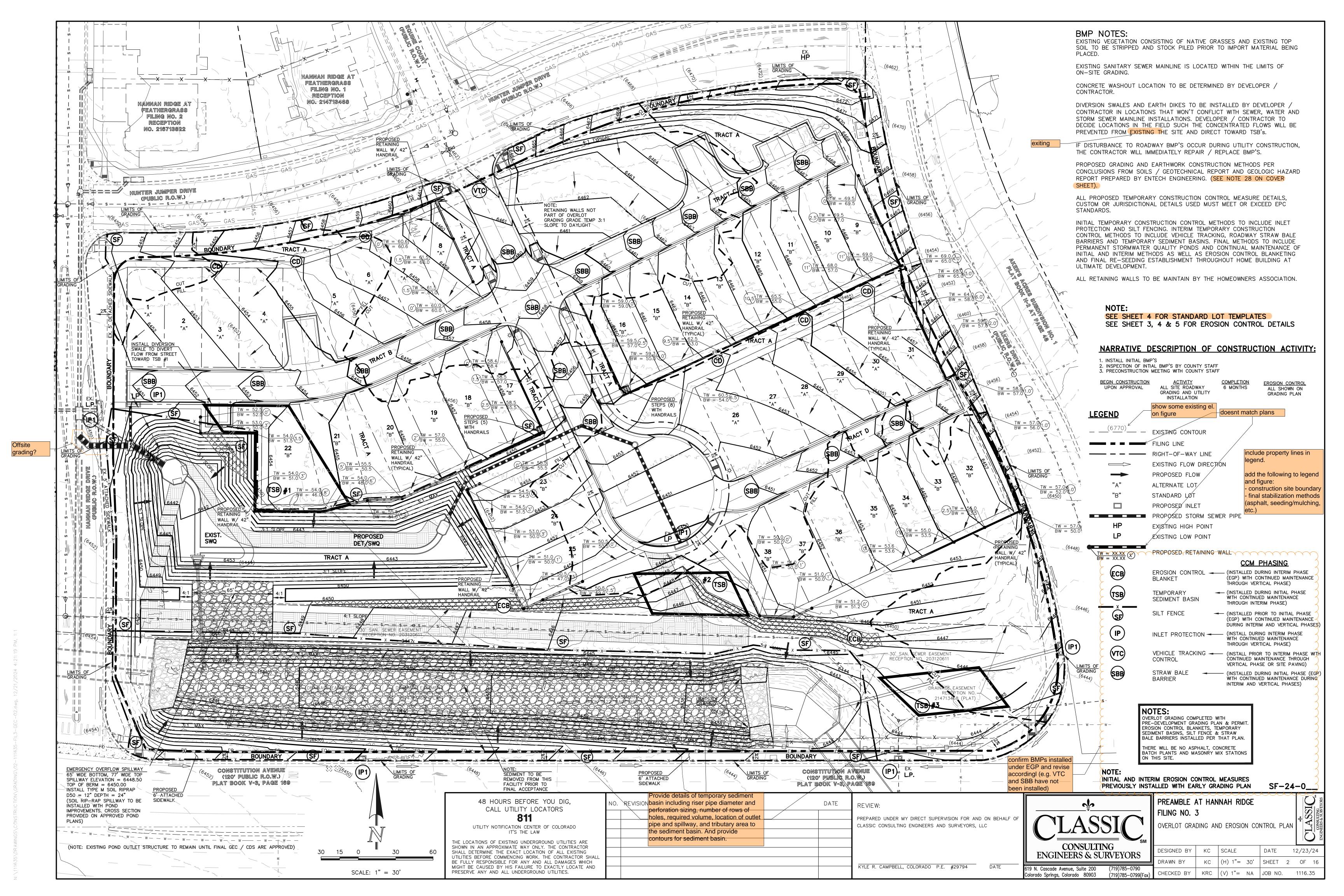
KYLE R. CAMPBELL, COLORADO P.E. #29794

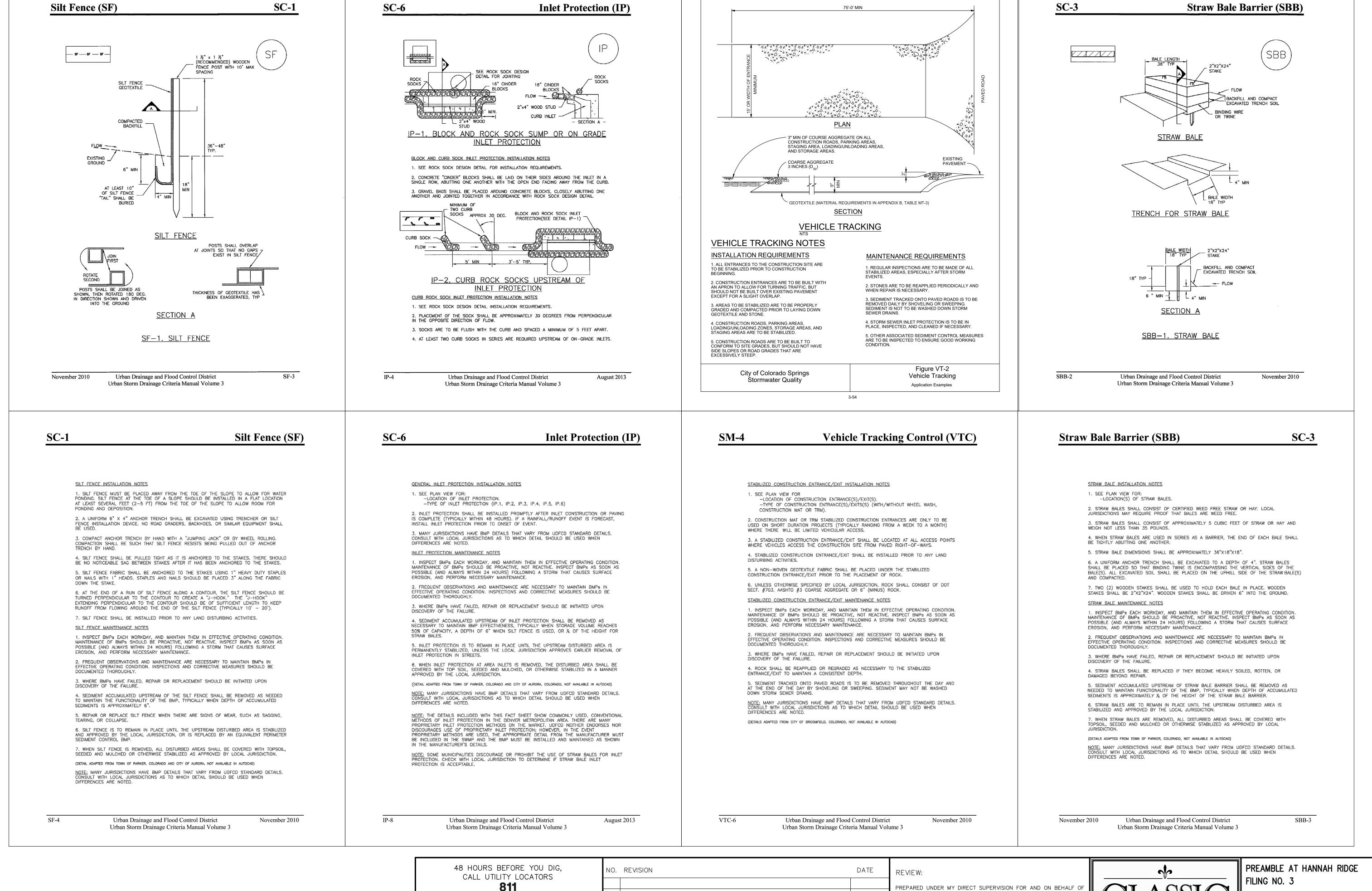
PREAMBLE AT HANNAH RIDGE **CONSULTING** ENGINEERS & SURVEYORS olorado Springs, Colorado 80903

FILING NO. 3 CONSTRUCTION DRAWINGS

DESIGNED BY 12/23/24 KC (H) 1"= 80' | SHEET 1 OF 16

CHECKED BY \mid KRC \mid (V) 1"= NA \mid JOB NO.





UTILITY NOTIFICATION CENTER OF COLORADO
IT'S THE LAW

THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES ARE

SHOWN IN AN APPROXIMATE WAY ONLY. THE CONTRACTOR

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

SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING

PRESERVE ANY AND ALL UNDERGROUND UTILITIES.

N:\111635\DRAWINGS\CONSTRUCTION\GRADING\03-111635-F1L3-GEC-03.4wg. 12/21/2024 4:22:59 PM. 1:1

ROL PLAN

SF-24-0_

CLASSIC CONSULTING ENGINEERS AND SURVEYORS, LLC

CONSULTING
ENGINEERS & SURVEYORS

DESIGNED BY KC SCALE DATE

DRAWN BY KC (H) 1"= N/A SHEET 3

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

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

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

OVERLOT GRADING AND EROSION CONTROL PLAN

DETAILS

DESIGNED BY KC SCALE DATE 12/23/24

DRAWN BY KC (H) 1"= N/A SHEET 3 OF 16

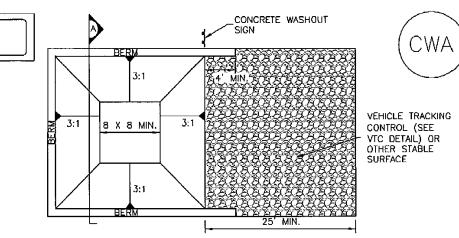
Common Name (Variety)	Scientific Name	Growth Season	Growth Form	Seeds/Lb	Lbs PLS/ Acre Drilled	Lbs PLS/Acre Broadcast or Hydroseeded
Sheep fescue	Festuca ovina	Cool	Bunch	680,000	0.6	1.2
Canby bluegrass	Poa canbyi	Cool	Bunch	926,000	0.5	1.0
Thickspike wheatgrass (Critana)	Elymus lanceolatus	Cool	Bunch	154,000	5.7	11.4
Western wheatgrass (Arriba)	Pascopyrum smithii	Cool	Sod	110,000	7.9	15.8
Blue grama (Hachita)	Chondrosum gracile	Warm	Sod	825,000	1.1	2.2
Switchgrass (Pathfinder)	Panicum virgatum	Warm	Sod/ Brush	389,000	1.0	2.0
Side-oats grama (Butte)	Boutelou curtipendula	Warm	Sod	191,000	2.0	4.0
Annual rye	Lolium multiflorum	Cool	Cover crop	227,000	10.0	20.0
				TOTAL	28.8	<u>57.6</u>
Wildflowers						
Blanket flower	Faillardia aristata			132,000	0.25	0.50
Prairie coneflower	Ratibida columnaris			1,230,000	0.20	0.40
Purple prairie clover	Petalostemum purpurea			210,000	0.20	0.40
Gayfeather	Liatris punctata			138,000	0.06	0.12
Flax	Linum lewisii			293,000	0.20	0.40
Penstemon	Penstemon strictus			592,000	0.20	0.40
Yarrow	Achillea millefolium			2,770,000	0.03	0.06
				TOTAL	1.14	2.28

The seed mixes in Tables 14-9 through 14-12 include recommended wildflowers that can be sown at the same time or after the grass seed mix. Table 14-13 includes a general wildflower seed mix that can be used in sunny locations. This mix includes more drought tolerant, native perennials and can also be sown at the same time as a grass seed mix, or after. When more wildflowers are desired, the mix in Table 14-13 is recommended instead of the species shown in Tables 14-9 through 14-12. Wildflowers are only included for visual quality as directed by the City of Colorado Springs Landscape Code and Policy Manual. Wildflowers are not intended for erosion control.

14-24

City of Colorado Springs Drainage Criteria Manual, Volume 1 May 2014

Concrete Washout Area (CWA)



<u>CONCRETE WASHOUT AREA PLAN</u> COMPACTED BERM AROUND THE PERIMETER __2% SLOPE UNDISTURBED OR $oldsymbol{eta}$ VEHICLE TRACKING CONTROL (SEE VTC -

CWA-1. CONCRETE WASHOUT AREA

CWA INSTALLATION NOTES -CWA INSTALLATION LOCATION.

2. DO NOT LOCATE AN UNLINED CWA WITHIN 400' OF ANY NATURAL DRAINAGE PATHWAY OR WATERBODY. DO NOT LOCATE WITHIN 1,000' OF ANY WELLS OR DRINKING WATER SOURCES. IF SITE CONSTRAINTS MAKE THIS INFEASIBLE, OR IF HIGHLY PERMEABLE SOILS EXIST ON SITE, THE CWA MUST BE INSTALLED WITH AN IMPERMEABLE LINER (16 MIL MIN. THICKNESS) OF SURFACE STORAGE ALTERNATIVES USING PREFABRICATED CONCRETE WASHOUT DEVICES OR A LINEO ABOVE GROUND STORAGE ARE SHOULD BE USED.

3. THE CWA SHALL BE INSTALLED PRIOR TO CONCRETE PLACEMENT ON SITE. 4. CWA SHALL INCLUDE A FLAT SUBSURFACE PIT THAT IS AT LEAST 8' BY 8' SLOPES LEADING OUT OF THE SUBSURFACE PIT SHALL BE 3:1 OR FLATTER. THE PIT SHALL BE AT

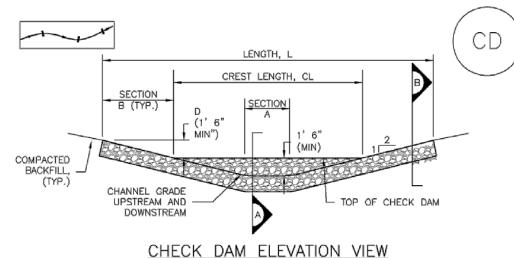
5. BERM SURROUNDING SIDES AND BACK OF THE CWA SHALL HAVE MINIMUM HEIGHT OF 1'. 6. VEHICLE TRACKING PAD SHALL BE SLOPED 2% TOWARDS THE CWA. 7. SIGNS SHALL BE PLACED AT THE CONSTRUCTION ENTRANCE, AT THE CWA, AND

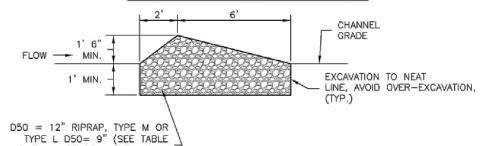
ELSEWHERE AS NECESSARY TO CLEARLY INDICATE THE LOCATION OF THE CWA TO OPERATORS OF CONCRETE TRUCKS AND PUMP RIGS. 8. USE EXCAVATED MATERIAL FOR PERIMETER BERM CONSTRUCTION.

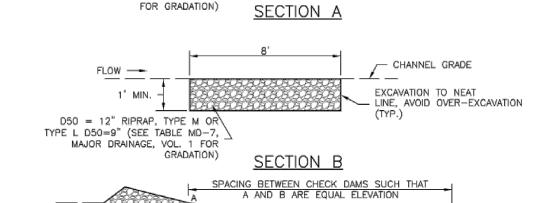
Urban Drainage and Flood Control District Urban Storm Drainage Criteria Manual Volume 3 CWA-3

MM-1

Check Dams (CD) EC-12







CD-1. CHECK DAM

CHANNEL GRADE

Urban Drainage and Flood Control District Urban Storm Drainage Criteria Manual Volume 3 **MM-1**

Concrete Washout Area (CWA)

CWA MAINTENANCE NOTES

1. INSPECT BMPs EACH WORKDAY, AND MAINTAIN THEM IN EFFECTIVE OPERATING CONDITION. MAINTENANCE OF BMPs SHOULD BE PROACTIVE, NOT REACTIVE. INSPECT BMPs AS SOON AS POSSIBLE (AND ALWAYS WITHIN 24 HOURS) FOLLOWING A STORM THAT CAUSES SURFACE EROSION, AND PERFORM NECESSARY MAINTENANCE.

2. FREQUENT OBSERVATIONS AND MAINTENANCE ARE NECESSARY TO MAINTAIN BMPs IN EFFECTIVE OPERATING CONDITION. INSPECTIONS AND CORRECTIVE MEASURES SHOULD BE 3. WHERE BMPs HAVE FAILED, REPAIR OR REPLACEMENT SHOULD BE INITIATED UPON

DISCOVERY OF THE FAILURE. 4. THE CWA SHALL BE REPAIRED, CLEANED, OR ENLARGED AS NECESSARY TO MAINTAIN CAPACITY FOR CONCRETE WASTE. CONCRETE MATERIALS, ACCUMULATED IN PIT, SHALL BE

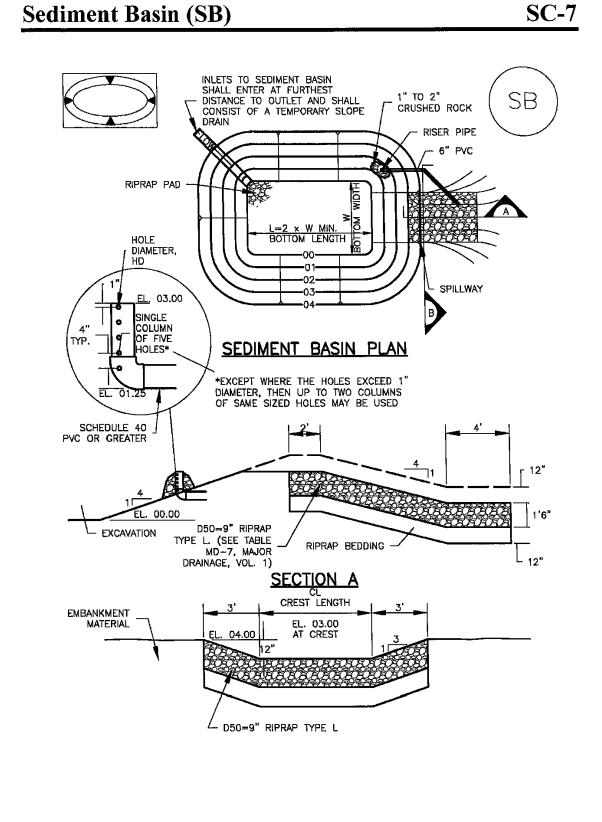
5. CONCRETE WASHOUT WATER, WASTED PIECES OF CONCRETE AND ALL OTHER DEBRIS IN THE SUBSURFACE PIT SHALL BE TRANSPORTED FROM THE JOB SITE IN A WATER-TIGHT CONTAINER AND DISPOSED OF PROPERLY.

6. THE CWA SHALL REMAIN IN PLACE UNTIL ALL CONCRETE FOR THE PROJECT IS PLACED. 7. WHEN THE CWA IS REMOVED, COVER THE DISTURBED AREA WITH TOP SOIL, SEED AND MULCH OR OTHERWISE STABILIZED IN A MANNER APPROVED BY THE LOCAL JURISDICTION. (DETAIL ADAPTED FROM DOUGLAS COUNTY, COLORADO AND THE CITY OF PARKER, COLORADO, NOT AVAILABLE IN AUTOCAD). NOTE: MANY JURISDICTIONS HAVE BMP DETAILS THAT VARY FROM UDFCD STANDARD DETAILS. CONSULT WITH LOCAL JURISDICTIONS AS TO WHICH DETAIL SHOULD BE USED WHEN

CWA-4

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

Sediment Basin (SB)



Urban Drainage and Flood Control District

Urban Storm Drainage Criteria Manual Volume 3

SC-7

August 2013

Sediment Basin (SB)

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TABLE SB-1. SIZING INFORMATION FOR STANDARD SEDIMENT BASIN							
Upstream Drainage Area (rounded to nearest acre), (ac)	Basin Bottom Width (W), (ft)	Spillway Crest Length (CL), (ft)	Hole Diameter (HD), (in)				
1 2 3 4 5 6 7 8 9 10 11 12 13 14	12 ½ 21 28 33 ½ 38 ½ 47 ¼ 51 55 58 ¼ 61 64 67 ½ 70 ½ 73 ¼	2 3 5 6 8 9 11 12 13 15 16 18 19 21 22	932 1 H 6 14 916 2 1/32 2 1/32 2 1/32 2 1/36 3 1/36 1 H 6 1 H 6 1 H 6				

SEDIMENT BASIN INSTALLATION NOTES

 SEE PLAN VIEW FOR:
 -LOCATION OF SEDIMENT BASIN. -TYPE OF BASIN (STANDARD BASIN OR NONSTANDARD BASIN). -FOR STANDARD BASIN, BOTTOM WIDTH W, CREST LENGTH CL, AND HOLE DIAMETER, HD.
-FOR NONSTANDARD BASIN, SEE CONSTRUCTION DRAWINGS FOR DESIGN OF BASIN INCLUDING RISER HEIGHT H. NUMBER OF COLUMNS N, HOLE DIAMETER HD AND PIPE

2. FOR STANDARD BASIN, BOTTOM DIMENSION MAY BE MODIFIED AS LONG AS BOTTOM AREA 3. SEDIMENT BASINS SHALL BE INSTALLED PRIOR TO ANY OTHER LAND-DISTURBING ACTIVITY THAT RELIES ON ON BASINS AS A STORMWATER CONTROL. 4. EMBANKMENT MATERIAL SHALL CONSIST OF SOIL FREE OF DEBRIS, ORGANIC MATERIAL, AND ROCKS OR CONCRETE GREATER THAN 3 INCHES AND SHALL HAVE A MINIMUM OF 15 PERCENT BY WEIGHT PASSING THE NO. 200 SIEVE.

5. EMBANKMENT MATERIAL SHALL BE COMPACTED TO AT LEAST 95 PERCENT OF MAXIMUM DENSITY IN ACCORDANCE WITH ASTM D698.

6. PIPE SCH 40 OR GREATER SHALL BE USED.

7. THE DETAILS SHOWN ON THESE SHEETS PERTAIN TO STANDARD SEDIMENT BASIN(S) FOR DRAINAGE AREAS LESS THAN 15 ACRES. SEE CONSTRUCTION DRAWINGS FOR EMBANKMENT, STORAGE VOLUME, SPILLWAY, OUTLET, AND OUTLET PROTECTION DETAILS FOR ANY SEDIMENT BASIN(S) THAT HAVE BEEN INDIVIDUALLY DESIGNED FOR DRAINAGE AREAS LARGER THAN 15 ACRÉS.

SB-6 Urban Drainage and Flood Control District Urban Storm Drainage Criteria Manual Volume 3 **Sediment Basin (SB)**

SC-7

SEDIMENT BASIN MAINTENANCE NOTES

1. INSPECT BMPs EACH WORKDAY, AND MAINTAIN THEM IN EFFECTIVE OPERATING CONDITION. MAINTENANCE OF BMPs SHOULD BE PROACTIVE, NOT REACTIVE. INSPECT BMPs AS SOON AS POSSIBLE (AND ALWAYS WITHIN 24 HOURS) FOLLOWING A STORM THAT CAUSES SURFACE EROSION, AND PERFORM NECESSARY MAINTENANCE.

2. FREQUENT OBSERVATIONS AND MAINTENANCE ARE NECESSARY TO MAINTAIN BMPs IN EFFECTIVE OPERATING CONDITION. INSPECTIONS AND CORRECTIVE MEASURES SHOULD BE

3. WHERE BMPs HAVE FAILED, REPAIR OR REPLACEMENT SHOULD BE INITIATED UPON DISCOVERY OF THE FAILURE.

4. SEDIMENT ACCUMULATED IN BASIN SHALL BE REMOVED AS NEEDED TO MAINTAIN BMP EFFECTIVENESS, TYPICALLY WHEN SEDIMENT DEPTH REACHES ONE FOOT (I.E., TWO FEET BELOW THE SPILLWAY CREST).

5. SEDIMENT BASINS ARE TO REMAIN IN PLACE UNTIL THE UPSTREAM DISTURBED AREA IS STABILIZED AND GRASS COVER IS ACCEPTED BY THE LOCAL JURISDICTION.

6. WHEN SEDIMENT BASINS ARE REMOVED, ALL DISTURBED AREAS SHALL BE COVERED WITH TOPSOIL, SEEDED AND MULCHED OR OTHERWISE STABILIZED AS APPROVED BY LOCAL JURISDICTION.

(DETAILS ADAPTED FROM DOUGLAS COUNTY, COLORADO)

NOTE: MANY JURISDICTIONS HAVE BMP DETAILS THAT VARY FROM UDFCD STANDARD DETAILS. CONSULT WITH LOCAL JURISDICTIONS AS TO WHICH DETAIL SHOULD BE USED WHEN

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DIFFERENCES ARE NOTED.

SB-7

SF-24-0__

48 HOURS BEFORE YOU DIG, CALL UTILITY LOCATORS

THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH

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

August 2013

CONSULTING ENGINEERS & SURVEYORS 619 N. Cascade Avenue, Suite 200

(719)785-0799(Fax)

Colorado Springs, Colorado 80903

PREAMBLE AT HANNAH RIDGE FILING NO. 3

OVERLOT GRADING AND EROSION CONTROL PLAN

DATE DESIGNED BY KC SCALE KC |(H) 1" = N/A | SHEET 4 OF 16CHECKED BY KRC (V) 1"= N/A JOB NO.

UTILITY NOTIFICATION CENTER OF COLORADO IT'S THE LAW

UTILITIES BEFORE COMMENCING WORK. THE CONTRACTOR SHALL MIGHT BE CAUSED BY HIS FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.

12/23/24

RECP-6

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

- 3" MIN.

WOOD STAKE DETAIL

MIN.

EC-6 Rolled Erosion Control Products (RECP)

EROSION CONTROL BLANKET INSTALLATION NOTES

SEE PLAN VIEW FOR:

 LOCATION OF ECB.

FOR COCONUT AND EXCELSIOR ECBs.

-TYPE OF ECB (STRAW, STRAW-COCONUT, COCONUT, OR EXCELSIOR). -AREA, A, IN SQUARE YARDS OF EACH TYPE OF ECB.

2. 100% NATURAL AND BIODEGRADABLE MATERIALS ARE PREFERRED FOR RECPs, ALTHOUGH SOME JURISDICTIONS MAY ALLOW OTHER MATERIALS IN SOME APPLICATIONS.

3. IN AREAS WHERE ECBs ARE SHOWN ON THE PLANS, THE PERMITTEE SHALL PLACE TOPSOIL AND PERFORM FINAL GRADING, SURFACE PREPARATION, AND SEEDING AND MULCHING. SUBGRADE SHALL BE SMOOTH AND MOIST PRIOR TO ECB INSTALLATION AND THE ECB SHALL BE IN FULL CONTACT WITH SUBGRADE. NO GAPS OR VOIDS SHALL EXIST UNDER THE

4. PERIMETER ANCHOR TRENCH SHALL BE USED ALONG THE OUTSIDE PERIMETER OF ALL BLANKET AREAS.

5. JOINT ANCHOR TRENCH SHALL BE USED TO JOIN ROLLS OF ECBs TOGETHER (LONGITUDINALLY AND TRANSVERSELY) FOR ALL ECBs EXCEPT STRAW WHICH MAY USE AN OVERLAPPING JOINT.

6. INTERMEDIATE ANCHOR TRENCH SHALL BE USED AT SPACING OF ONE-HALF ROLL LENGTH

7. OVERLAPPING JOINT DETAIL SHALL BE USED TO JOIN ROLLS OF ECBs TOGETHER FOR ECBs

8. MATERIAL SPECIFICATIONS OF ECBs SHALL CONFORM TO TABLE ECB-1. 9. ANY AREAS OF SEEDING AND MULCHING DISTURBED IN THE PROCESS OF INSTALLING ECBS

SHALL BE RESEEDED AND MULCHED.

10. DETAILS ON DESIGN PLANS FOR MAJOR DRAINAGEWAY STABILIZATION WILL GOVERN IF DIFFERENT FROM THOSE SHOWN HERE.

TABLE ECB-1. ECB MATERIAL SPECIFICATIONS								
TYPE	COCONUT	STRAW CONTENT	EXCELSIOR CONTENT	RECOMMENDED NETTING**				
STRAW*	-	100%	-	DOUBLE/ NATURAL				
STRAW- COCONUT	30% MIN	70% MAX	-	DOUBLE/ NATURAL				
COCONUT	100%	_	_	DOUBLE/ NATURAL				
EXCELSIOR	-	-	100%	DOUBLE/ NATURAL				

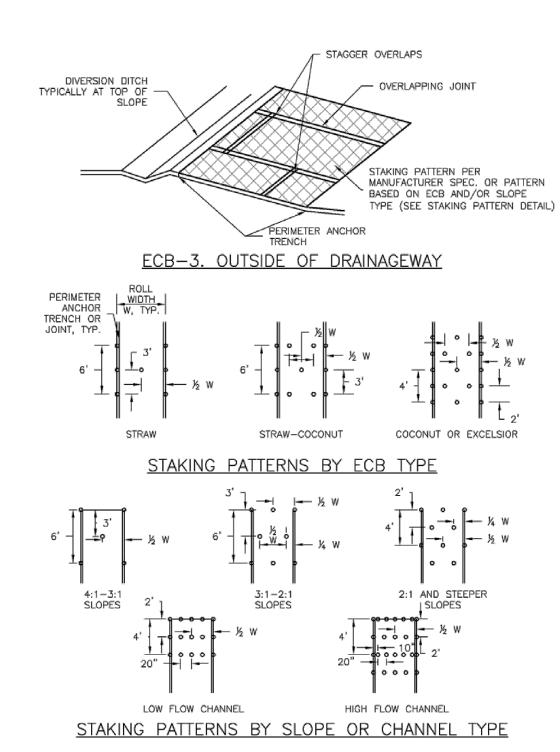
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EC-6

Rolled Erosion Control Products (RECP)

ECB-2. SMALL DITCH OR DRAINAGEWAY

EC-6



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

Rolled Erosion Control Products (RECP)

EROSION CONTROL BLANKET MAINTENANCE NOTES

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2. FREQUENT OBSERVATIONS AND MAINTENANCE ARE NECESSARY TO MAINTAIN BMPs IN EFFECTIVE OPERATING CONDITION. INSPECTIONS AND CORRECTIVE MEASURES SHOULD BE

3. WHERE BMPs HAVE FAILED, REPAIR OR REPLACEMENT SHOULD BE INITIATED UPON

4. ECBs SHALL BE LEFT IN PLACE TO EVENTUALLY BIODEGRADE, UNLESS REQUESTED TO BE REMOVED BY THE LOCAL JURISDICTION.

5. ANY ECB PULLED OUT, TORN, OR OTHERWISE DAMAGED SHALL BE REPAIRED OR REINSTALLED. ANY SUBGRADE AREAS BELOW THE GEOTEXTILE THAT HAVE ERODED TO CREATED A VOID UNDER THE BLANKET, OR THAT REMAIN DEVOID OF GRASS SHALL BE REPAIRED.

NOTE: MANY JURISDICTIONS HAVE BMP DETAILS THAT VARY FROM UDFCD STANDARD DETAILS. CONSULT WITH LOCAL JURISDICTIONS AS TO WHICH DETAIL SHOULD BE USED WHEN DIFFERENCES ARE NOTED.

(DETAILS ADAPTED FROM DOUGLAS COUNTY, COLORADO AND TOWN OF PARKER COLORADO, NOT AVAILABLE IN AUTOCAD)

NO PHASING PLAN PROPOSED FOR THIS PROJECT. GRADING WITHIN THIS PROJECT WILL BE FULLY DEVELOPED FOLLOWING HOME BUILDING OPERATIONS. INITIAL TEMPORARY CONSTRUCTION CONTROL METHODS TO INCLUDE INLET PROTECTION AND SILT FENCING. INTERIM TEMPORARY CONSTRUCTION CONTROL METHODS TO INLCUDE VEHICLE TRACKING, ROADWAY STRAW BALE BARRIERS AND TEMPORARY SEDIMENT BASINS. FINAL METHODS TO INCLUDE PERMANENT STORMWATER QUALITY PONDS AND CONTINUAL MAINTENANCE OF INITIAL AND INTERIM METHODS AS WELL AS EROSION CONTROL BLANKETING AND FINAL RE-SEEDING ESTABLISHMENT THROUGHOUT HOME BUILDING AT ULTIMATE DEVELOPMENT.

THE AVERAGE SOIL CONDITION REFLECTS HYDROLOGIC GROUP A BLAKELAND LOAMY SAND AS DETERMINED BY THE "SOIL SURVEY OF EL PASO COUNTY AREA" PREPARED BY THE SOIL CONSERVATION SERVICE.

NO PORTION OF THIS SITE IS LOCATED WITHIN A FLOODPLAIN AS DETERMINED BY THE FLOOD INSURANCE RATE MAPS (F.I.R.M.) MAP NUMBER 08041C0752G AND 08041C0756G, EFFECTIVE DATE, DECEMBER 7, 2018.

STOCKPILE LOCATION, STORAGE OF MAINTENANCE EQUIPMENT AND TEMPORARY DISPOSAL AREAS (CONCRETE WASHOUT) ARE LOCATED OFF SITE FOR HOMEBUILDING. CONCRETE WASHOUT FOR DEVELOPMENT (CURB AND GUTTER) TO BE TEMPORARILY LOCATED BY CONTRACTOR AND UPDATED ON THIS PLAN. LOCATION OF STAGING AREAS, STORAGE FOR MAINTENANCE EQUIPMENT, TEMPORARY DISPOSAL AREAS AND SPILL PREVENTION AND RESPONSE PLAN PROCEDURES WILL BE ADDED TO THIS PLAN BY SWMP ADMINISTRATOR UPON COORDINATION WITH SELECTED CONTRACTOR AND SHALL BE WITHIN CONSTRUCTION SITE

EXISTING VEGETATION CONSISTS OF TALL NATIVE GRASSES AND WEEDS WITH SPORADIC CACTI AND YUCCAS THROUGH-OUT THE SITE. NEW DISTURBED AREAS TO BE RESEEDED AFTER WORK IS COMPLETED. FINAL VEGETATIVE COVER DENSITY IS TO BE 70% OF PRE-DISTURBED LEVELS.

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 THRU A TRACT TO THE PROPOSED SWQ FACILITIES.

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.

LIMITS OF DISTURBANCE FOR THIS PLAN INCLUDE DETAILED GRADING FOR DEVELOPMENT AND 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.

PROPOSED RETAINING WALLS (IF APPLICABLE) TO BE DESIGNED AND PERMITTED BY OTHERS.

NO STREAMS CROSS THIS PROJECT. NO OFFSITE GRADING PROPOSED WITH THIS PROJECT.

ALL DISTURBED AREAS ARE TO BE RE-SEEDED OUTSIDE OF THE FILING NO. 3 AREA. RESEED ALL AREAS AS NEEDED TO PREVENT EROSION AND SEDIMENT RUNOFF ONTO CONSTRUCTION ACTIVITIES.

"SOIL, GEOLOGY, AND GEOLOGIC HAZARD STUDY MIDTOWN AT HANNAH RIDGE, FILING NO. 3 AKERS DRIVE AND CONSTITUTION AVENUE EL PASO COUNTY, COLORADO" PREPARED BY ENTECH ENGINEERING, INC. AVAILABLE AT THE EL PASO COUNTY PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT.

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RECP-9

REVIEW:

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

FILING NO. 3 OVERLOT GRADING AND EROSION CONTROL PLAN

PREAMBLE AT HANNAH RIDGE

KC SCALE DATE 12/23/24 KC |(H) 1" = N/A | SHEET 5 OF 16

48 HOURS BEFORE YOU DIG, CALL UTILITY LOCATORS

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

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

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

SF-24-0_

DESIGNED BY DRAWN BY CHECKED BY KRC (V) 1"= N/A JOB NO.