

GENERAL CONSTRUCTION NOTES:

- 1. ALL CONSTRUCTION WITHIN EL PASO COUNTY PUBLIC RIGHT-WAYS SHALL BE IN ACCORDANCE WITH MOST CURRENT STANDARDS AND SPECIFICATIONS OF EL PASO COUNTY.
2. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY THE EXISTENCE AND LOCATION OF ALL UNDERGROUND UTILITIES ALONG THE ROUTE OF THE WORK...

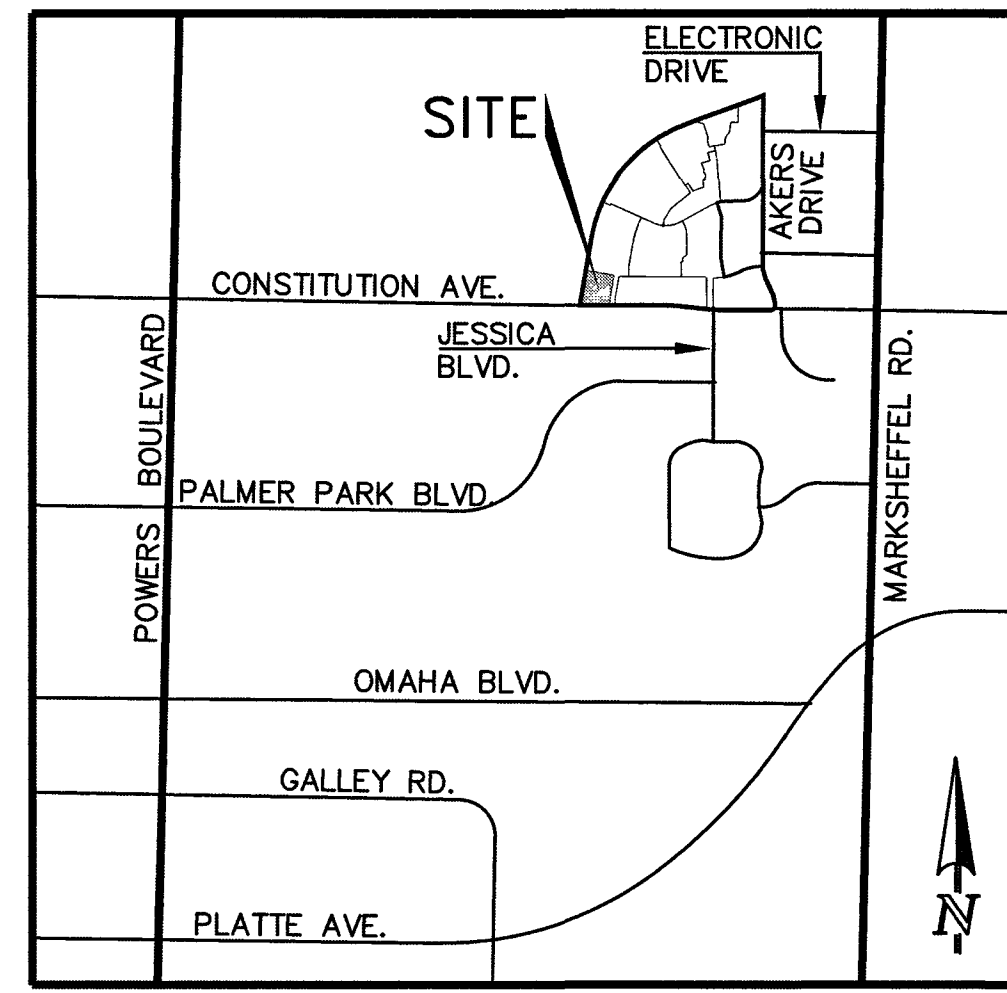
MIDTOWN COLLECTION AT HANNAH RIDGE FILING NO. 2
COUNTY OF EL PASO, STATE OF COLORADO
CONSTRUCTION PLANS

SECTION 32, TOWNSHIP 13 SOUTH, RANGE 65 WEST

AGENCIES:

- DEVELOPER: ELITE PROPERTIES OF AMERICA, INC. 6385 CORPORATE DRIVE, SUITE 200 COLORADO SPRINGS, CO 80919
CIVIL ENGINEER: (SWMP PREPARER) CLASSIC CONSULTING ENGINEERS & SURVEYORS 619 N. CASCADE AVENUE, SUITE 200 COLORADO SPRINGS, CO 80903
COUNTY ENGINEERING: PLANNING AND COMMUNITY DEVELOPMENT 2880 INTERNATIONAL CIRCLE COLORADO SPRINGS, COLORADO 80910

DECEMBER 2019



VICINITY MAP NOT TO SCALE

SHEET INDEX

Table listing sheet numbers and titles: TITLE SHEET, OVERLOT GRADING PLAN INCLUDING EROSION CONTROL, GRADING AND EROSION CONTROL DETAILS, etc.

BENCHMARKS:

- A #5 REBAR LOCATED APPROXIMATELY 170 FEET NORTHEAST OF THE NORTHEASTERLY CORNER OF TRACT JJ AS PLATTED IN HANNAH RIDGE AT FEATHERGRASS FILING NO. 1, LABELED AS PANEL POINT #11 ELEVATION = 6523.79

BASIS OF BEARINGS:

A PORTION OF THE NORTHERLY RIGHT OF WAY OF CONSTITUTION AVENUE BEING MONUMENTED AT THE EAST END 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.

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...

EL PASO COUNTY STANDARD CONSTRUCTION NOTES:

- 1. ALL DRAINAGE AND ROADWAY CONSTRUCTION SHALL MEET THE STANDARDS AND SPECIFICATIONS OF THE CITY OF COLORADO SPRINGS/EL PASO COUNTY DRAINAGE CRITERIA MANUAL, VOLUMES 1 AND 2, AND THE EL PASO COUNTY ENGINEERING CRITERIA MANUAL.
2. CONTRACTOR SHALL BE RESPONSIBLE FOR THE NOTIFICATION AND FIELD NOTIFICATION OF ALL EXISTING UTILITIES, WHETHER SHOWN ON THE PLANS OR NOT...

EL PASO COUNTY GRADING AND EROSION CONTROL NOTES:

- 1. STORMWATER DISCHARGES FROM CONSTRUCTION SITES SHALL NOT CAUSE OR THREATEN TO CAUSE POLLUTION, CONTAMINATION, OR DEGRADATION OF STATE WATERS. ALL WORK AND EARTH DISTURBANCE SHALL BE DONE IN A MANNER THAT MINIMIZES POLLUTION OF ANY ON-SITE OR OFF-SITE WATERS, INCLUDING WETLANDS.
2. NOTWITHSTANDING ANYTHING DEPICTED IN THESE PLANS IN WORDS OR GRAPHIC REPRESENTATION, ALL DESIGN AND CONSTRUCTION RELATED TO ROADS, STORM DRAINAGE AND EROSION CONTROL SHALL CONFORM TO THE STANDARDS AND REQUIREMENTS OF THE MOST RECENT VERSION OF THE RELEVANT ADOPTED EL PASO COUNTY STANDARDS...

TIMING SCHEDULE: ANTICIPATED STARTING AND COMPLETION TIME PERIOD OF SITE GRADING: JANUARY 2020 EXPECTED DATE ON WHICH THE FINAL STABILIZATION WILL BE COMPLETED: JANUARY 2021 AREAS: TOTAL AREA OF THE SITE TO BE CLEARED, EXCAVATED OR GRADED: 3.43 ACRES RECEIVING WATERS: NAME OF RECEIVING WATERS: SAND CREEK DRAINAGE BASIN

APPROVALS: ENGINEER'S STATEMENT: GRADING AND EROSION CONTROL PLANS WITHIN CD'S ENGINEER'S STATEMENT: THESE DETAILED PLANS AND SPECIFICATIONS WERE PREPARED UNDER MY DIRECTION AND SUPERVISION...

Signature of Kyle R. Campbell, dated 1-24-20, for and on 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. Signature of Jim Boulton, dated 1-23-20.

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...

JENNIFER IRVINE, P.E. COUNTY ENGINEER / EGM ADMINISTRATOR DATE SF-19-006

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 ADA ACCESS NOTE: THE SUBDIVIDER / DEVELOPER HAS FAMILIARIZED ITSELF WITH CURRENT AMERICANS WITH DISABILITIES ACT (ADA) LAWS AND ACCESSIBILITY STANDARDS...

Table with 4 columns: NO. REVISION, DATE, REVIEW, and a section for 48 HOURS BEFORE YOU DIG, CALL UTILITY LOCATORS 811. Includes a note about utility locators and a signature of Kyle R. Campbell dated 1-24-20.

Professional seal for Kyle R. Campbell, Civil Engineer, No. 29794, State of Colorado. Includes a signature and date 1-24-20.

Classic Consulting Engineers & Surveyors logo and contact information. Address: 619 N. Cascade Avenue, Suite 200, Colorado Springs, Colorado 80903. Phone: (719) 785-0790. Website: www.classiceng.com. Includes a table for project details: MIDTOWN COLLECTION AT HANNAH RIDGE FILING NO. 2, CONSTRUCTION DRAWINGS, TITLE SHEET, DESIGNED BY KRC, SCALE (H) 1"=VARIES, DATE 03/22/19, DRAWN BY KC, SHEET 1 OF 9, CHECKED BY (V) 1"=NA, JOB NO. 1116.30.

NARRATIVE DESCRIPTION OF CONSTRUCTION ACTIVITY:

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

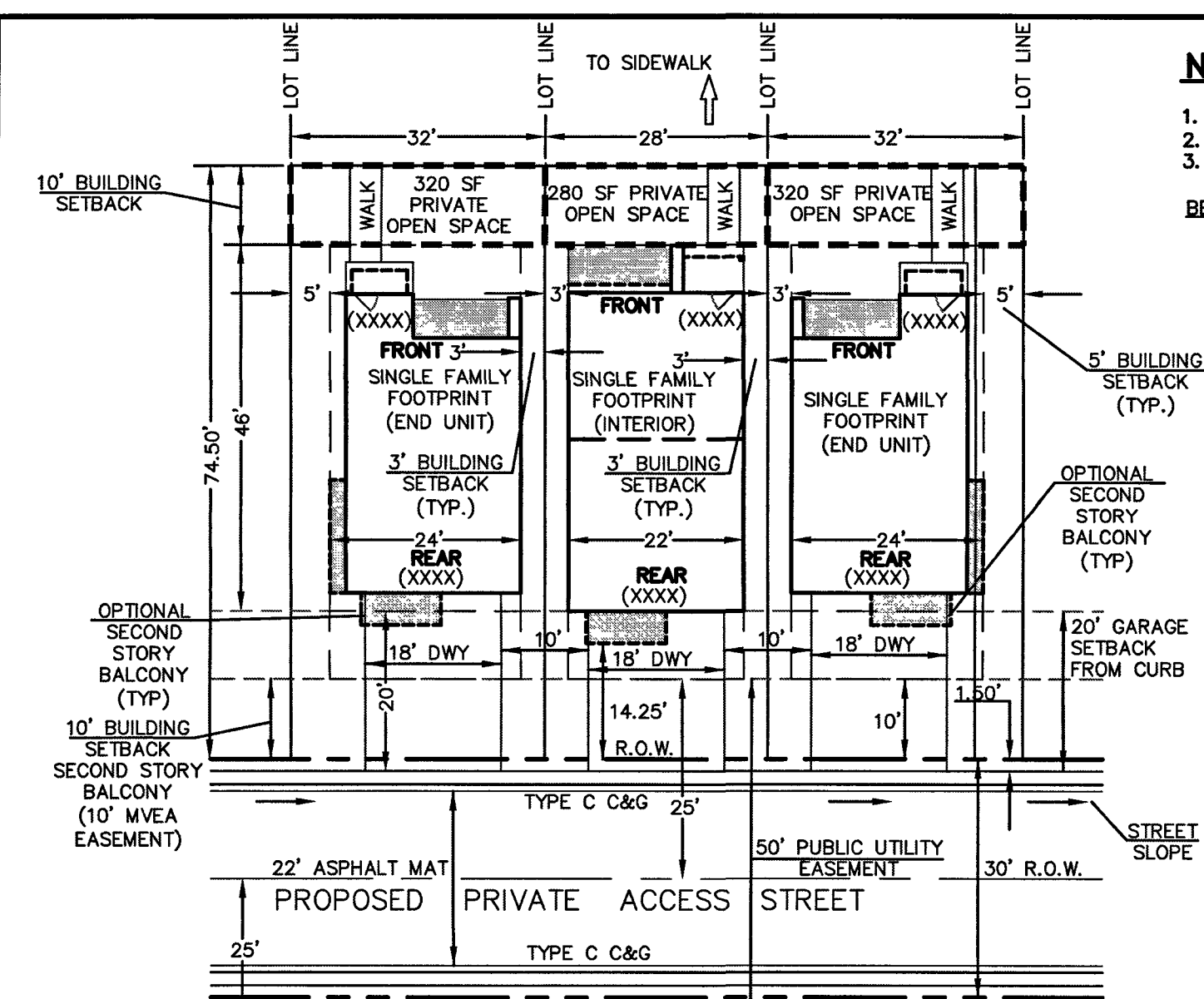
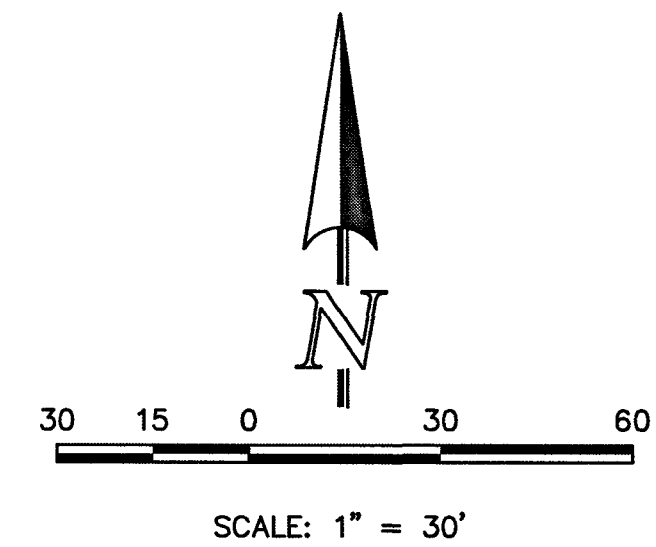
BEGIN CONSTRUCTION UPON APPROVAL	ACTIVITY	COMPLETION	EROSION CONTROL
	ALL SITE ROADWAY GRADING AND UTILITY INSTALLATION	6 MONTHS	ALL SHOWN ON GRADING PLAN

NOTE:
LOCATION OF PRIVATE 5' WIDE SIDEWALKS TO BE DETERMINED BY HOUSE INGRESS/EGRESS CONFIGURATION.

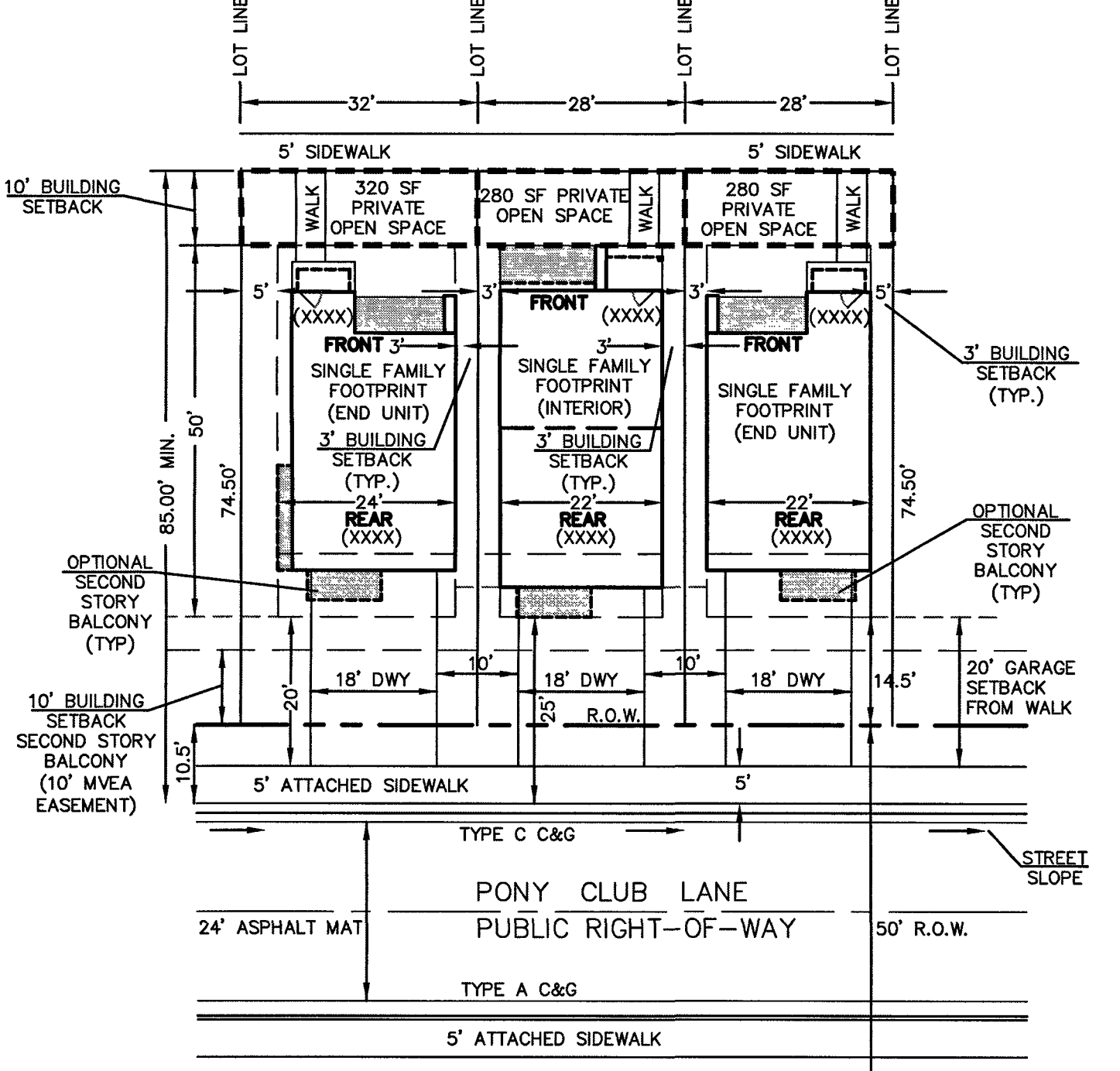
NOTE:
SEE SHEET 4 FOR STANDARD LOT TEMPLATES
SEE SHEET 3, 4 & 5 FOR EROSION CONTROL DETAILS

LEGEND

- (6770) --- EXISTING CONTOUR
- PROPOSED CONTOUR
- FILING LINE
- BOUNDARY/R.O.W. LINE
- EXISTING FLOW DIRECTION
- PROPOSED FLOW
- "STD" --- STANDARD LOT
- "ALT" --- ALTERNATE LOT
- --- PROPOSED INLET
- PROPOSED STORM SEWER PIPE
- HP --- PROPOSED HIGH POINT
- LP --- PROPOSED LOW POINT
- PROPOSED RETAINING WALL
- ECB --- EROSION CONTROL BLANKET
- TSB --- TEMPORARY SEDIMENT BASIN
- SF --- SILT FENCE
- IP --- INLET PROTECTION
- VTC --- VEHICLE TRACKING CONTROL
- SBB --- STRAW BALE BARRIER



TYPICAL LOT
ADDRESS ABOVE GARAGE AND ON FRONT OF HOME
SCALE: 1" = 20'
NOTE: ENSURE DRIVEWAYS DO NOT CONFLICT WITH PED RAMP TRANSITIONS.



TYPICAL LOTS 1-12
ADDRESS ABOVE GARAGE AND ON FRONT OF HOME
SCALE: 1" = 20'
NOTE: ENSURE DRIVEWAYS DO NOT CONFLICT WITH PED RAMP TRANSITIONS.

NOTES:
NO PHASING PLAN PROPOSED FOR THIS PROJECT. GRADING WITHIN THIS PROJECT WILL BE FULLY DEVELOPED FOLLOWING HOME BUILDING OPERATIONS.
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 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 BOUNDARIES AS SHOWN.
EXISTING VEGETATION CONSISTS OF TALL NATIVE GRASSES AND WEEDS WITH SPORADIC CACTI AND YUCCAS THROUGH-OUT THE SITE. NEW DISTURBED AREAS TO BE RESEED 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-SEED OUTSIDE OF THE FILING NO. 1 AREA. RESEED ALL AREAS AS NEEDED TO PREVENT EROSION AND SEDIMENT RUNOFF ONTO CONSTRUCTION ACTIVITIES.
PRELIMINARY SUBSURFACE SOIL INVESTIGATION MIDTOWN AT HANNAH RIDGE TRACTS AA & BB EL PASO COUNTY, COLORADO PREPARED BY ENTECH ENGINEERING, INC. AVAILABLE AT THE EL PASO COUNTY PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT.



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 THE DIRECT SUPERVISION FOR AND ON BEHALF OF CLASSIC CONSULTING ENGINEERS AND SURVEYORS, LLC

29794

DATE: 1-24-20

RALE R. ZAMBELL, COLORADO P.E. #29794

CLASSIC
CONSULTING
ENGINEERS & SURVEYORS

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

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

MIDTOWN COLLECTION AT HANNAH RIDGE
FILING NO. 2
OVERLOT GRADING AND EROSION CONTROL PLAN

DESIGNED BY: KRC
DRAWN BY: KC
CHECKED BY: (V)

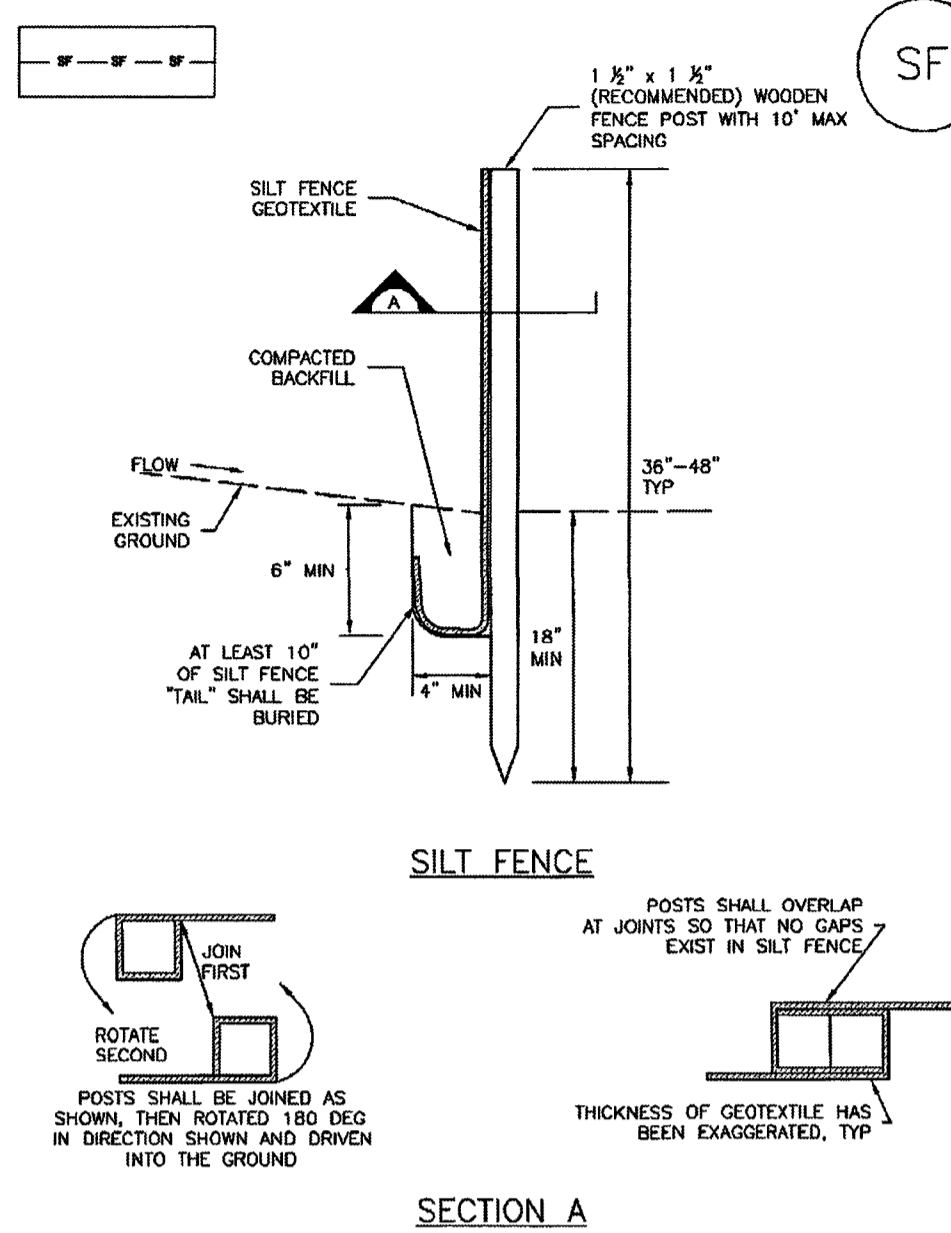
SCALE: (H) 1" = 30'
(V) 1" = NA

DATE: 03/22/19
SHEET: 2 OF 9
JOB NO.: 1116.30

SF-19-006

Silt Fence (SF)

SC-1



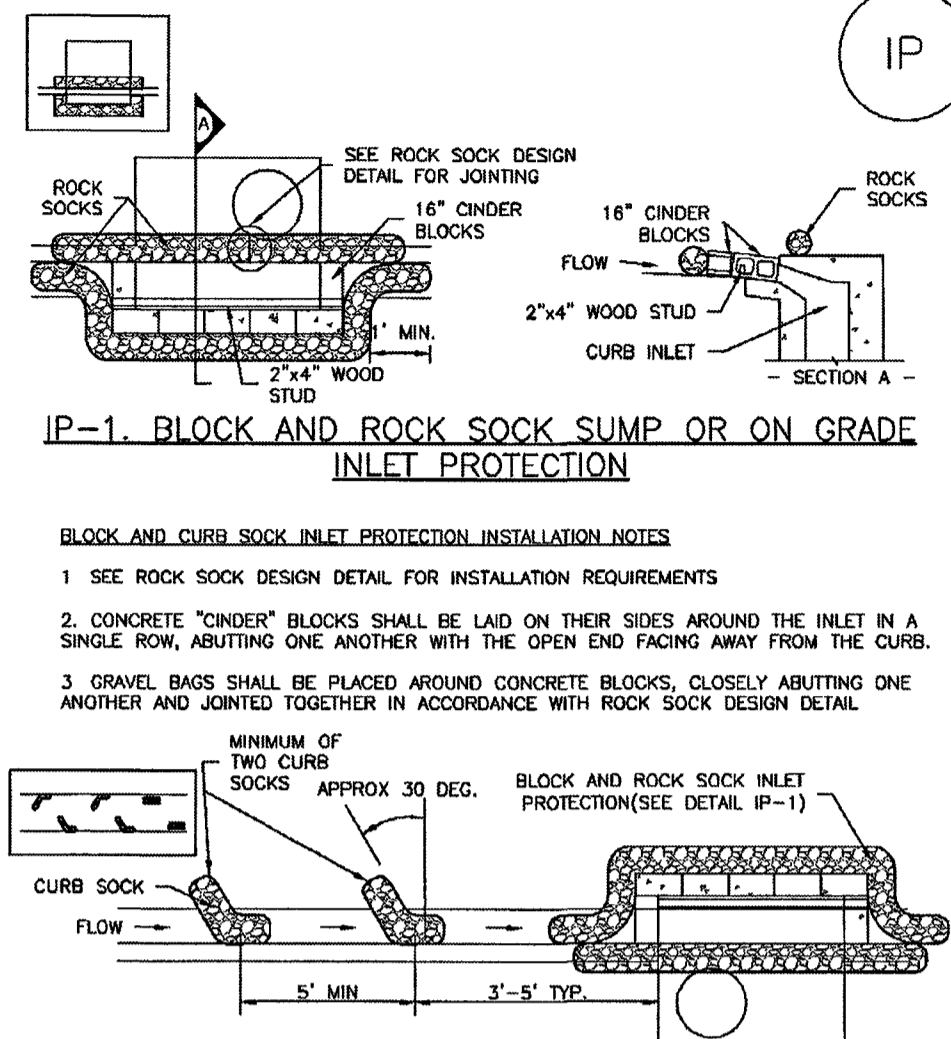
SECTION A

SF-1. SILT FENCE

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

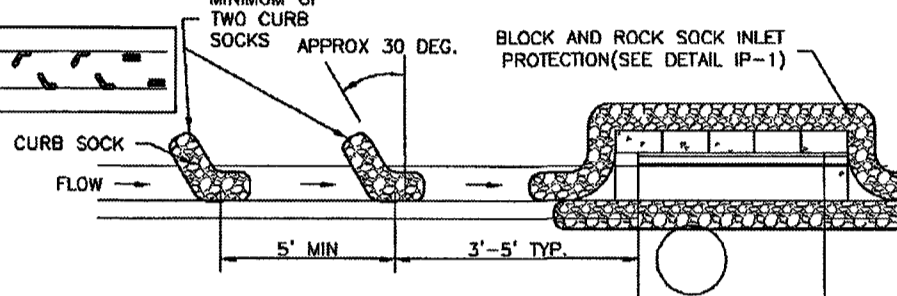
SC-6

Inlet Protection (IP)



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

- BLOCK AND ROCK SOCK INLET PROTECTION INSTALLATION NOTES
1. SEE ROCK SOCK DESIGN DETAIL FOR INSTALLATION REQUIREMENTS.
2. CONCRETE "CINDER" BLOCKS SHALL BE LAID ON THEIR SIDES AROUND THE INLET IN A SINGLE ROW, ABUTTING ONE ANOTHER WITH THE OPEN END FACING AWAY FROM THE CURB.
3. GRAVEL BAGS SHALL BE PLACED AROUND CONCRETE BLOCKS, CLOSELY ABUTTING ONE ANOTHER AND JOINED TOGETHER IN ACCORDANCE WITH ROCK SOCK DESIGN DETAIL.



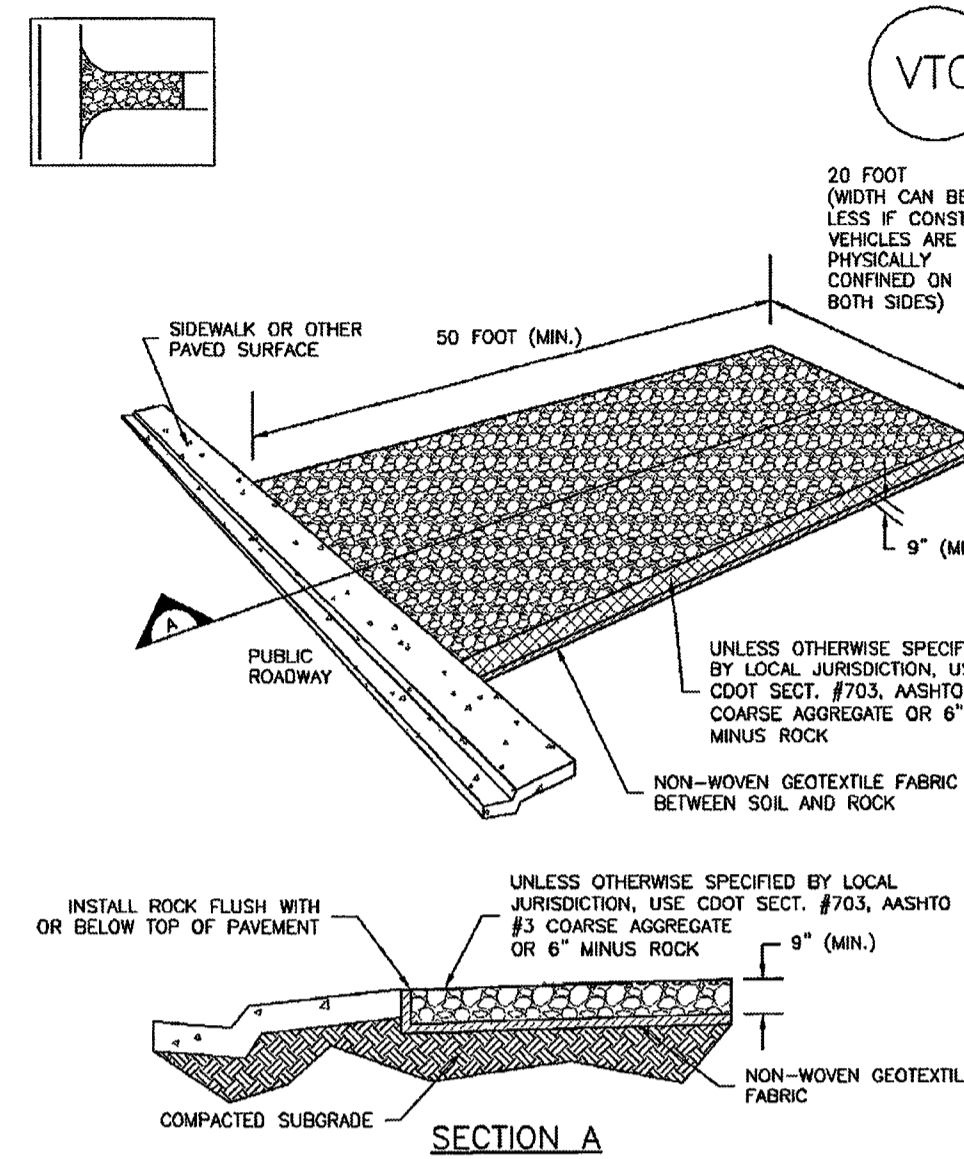
IP-2. CURB ROCK SOCKS UPSTREAM OF INLET PROTECTION

- CURB ROCK SOCK INLET PROTECTION INSTALLATION NOTES
1. SEE ROCK SOCK DESIGN DETAIL INSTALLATION REQUIREMENTS.
2. PLACEMENT OF THE SOCK SHALL BE APPROXIMATELY 30 DEGREES FROM PERPENDICULAR IN THE OPPOSITE DIRECTION OF FLOW.
3. SOCKS ARE TO BE FLUSH WITH THE CURB AND SPACED A MINIMUM OF 5 FEET APART.
4. AT LEAST TWO CURB SOCKS IN SERIES ARE REQUIRED UPSTREAM OF ON-GRADE INLETS.

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

Vehicle Tracking Control (VTC)

SM-4

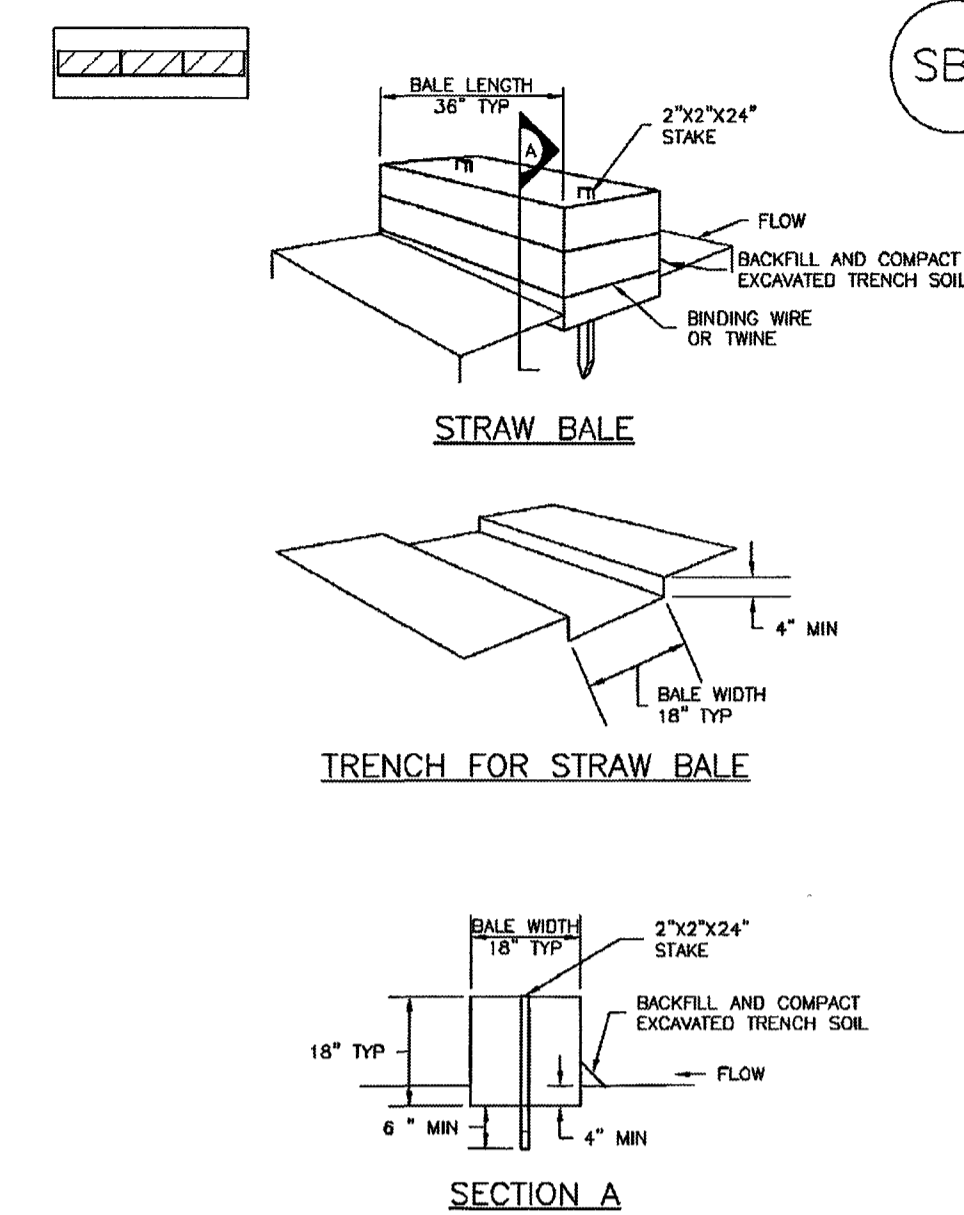


VTC-1. AGGREGATE VEHICLE TRACKING CONTROL

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

SC-3

Straw Bale Barrier (SBB)



SECTION A

SBB-1. STRAW BALE

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

SC-1

Silt Fence (SF)

SILT FENCE INSTALLATION NOTES
1. SILT FENCE MUST BE PLACED AWAY FROM THE TOE OF THE SLOPE TO ALLOW FOR WATER PONDING. SILT FENCE AT THE TOE OF A SLOPE SHOULD BE INSTALLED IN A FLAT LOCATION AT LEAST SEVERAL FEET (2-5 FT) FROM THE TOE OF THE SLOPE TO ALLOW ROOM FOR PONDING AND DEPOSITION.
2. A UNIFORM 6\"/>

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

SC-6

Inlet Protection (IP)

GENERAL INLET PROTECTION INSTALLATION NOTES
1. SEE PLAN VIEW FOR:
- LOCATION OF INLET PROTECTION.
- TYPE OF INLET PROTECTION (IP-1, IP-2, IP-3, IP-4, IP-5, IP-6)
2. INLET PROTECTION SHALL BE INSTALLED PROMPTLY AFTER INLET CONSTRUCTION OR PAVING IS COMPLETE (TYPICALLY WITHIN 48 HOURS). IF A RAINFALL/RUNOFF EVENT IS FORECAST, INSTALL INLET PROTECTION PRIOR TO ONSET OF EVENT.
3. 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.
INLET PROTECTION 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 DOCUMENTED THOROUGHLY.
3. WHERE BMPs HAVE FAILED, REPAIR OR REPLACEMENT SHOULD BE INITIATED UPON DISCOVERY OF THE FAILURE.
4. SEDIMENT ACCUMULATED UPSTREAM OF INLET PROTECTION SHALL BE REMOVED AS NECESSARY TO MAINTAIN BMP EFFECTIVENESS, TYPICALLY WHEN STORAGE VOLUME REACHES 50% OF CAPACITY, A DEPTH OF 6\"/>

IP-8 Urban Drainage and Flood Control District Urban Storm Drainage Criteria Manual Volume 3 August 2013

SM-4

Vehicle Tracking Control (VTC)

STABILIZED CONSTRUCTION ENTRANCE/EXIT INSTALLATION NOTES
1. SEE PLAN VIEW FOR:
- LOCATION OF CONSTRUCTION ENTRANCE(S)/EXIT(S).
- TYPE OF CONSTRUCTION ENTRANCE(S)/EXIT(S) (WITH/WITHOUT WHEEL WASH, CONSTRUCTION MAT OR TRM)
2. CONSTRUCTION MAT OR TRM STABILIZED CONSTRUCTION ENTRANCES ARE ONLY TO BE USED ON SHORT DURATION PROJECTS (TYPICALLY RANGING FROM A WEEK TO A MONTH) WHERE THERE WILL BE LIMITED VEHICULAR ACCESS.
3. A STABILIZED CONSTRUCTION ENTRANCE/EXIT SHALL BE LOCATED AT ALL ACCESS POINTS WHERE VEHICLES ACCESS THE CONSTRUCTION SITE FROM PAVED RIGHT-OF-WAYS.
4. STABILIZED CONSTRUCTION ENTRANCE/EXIT SHALL BE INSTALLED PRIOR TO ANY LAND DISTURBING ACTIVITIES.
5. A NON-WOVEN GEOTEXTILE FABRIC SHALL BE PLACED UNDER THE STABILIZED CONSTRUCTION ENTRANCE/EXIT PRIOR TO THE PLACEMENT OF ROCK.
6. UNLESS OTHERWISE SPECIFIED BY LOCAL JURISDICTION, ROCK SHALL CONSIST OF DOT SECT. #703, MASH TO #3 COARSE AGGREGATE OR 6\"/>

VTC-6 Urban Drainage and Flood Control District Urban Storm Drainage Criteria Manual Volume 3 November 2010

Straw Bale Barrier (SBB)

SC-3

STRAW BALE INSTALLATION NOTES
1. SEE PLAN VIEW FOR:
- LOCATION(S) OF STRAW BALES.
2. STRAW BALES SHALL CONSIST OF CERTIFIED WEED FREE STRAW OR HAY. LOCAL JURISDICTIONS MAY REQUIRE PROOF THAT BALES ARE WEED FREE.
3. STRAW BALES SHALL CONSIST OF APPROXIMATELY 5 CUBIC FEET OF STRAW OR HAY AND WEIGH NOT LESS THAN 35 POUNDS.
4. WHEN STRAW BALES ARE USED IN SERIES AS A BARRIER, THE END OF EACH BALE SHALL BE TIGHTLY ABUTTING ONE ANOTHER.
5. STRAW BALE DIMENSIONS SHALL BE APPROXIMATELY 36\"/>

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

SF-19-006

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Table with columns: NO., REVISION, DATE, REVIEW.

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

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

Table with columns: MIDTOWN COLLECTION AT HANNAH RIDGE, FILING NO. 2, OVERLEAF GRADING AND EROSION CONTROL PLAN DETAILS, DESIGNED BY, DRAWN BY, CHECKED BY, SCALE, DATE, SHEET, JOB NO.

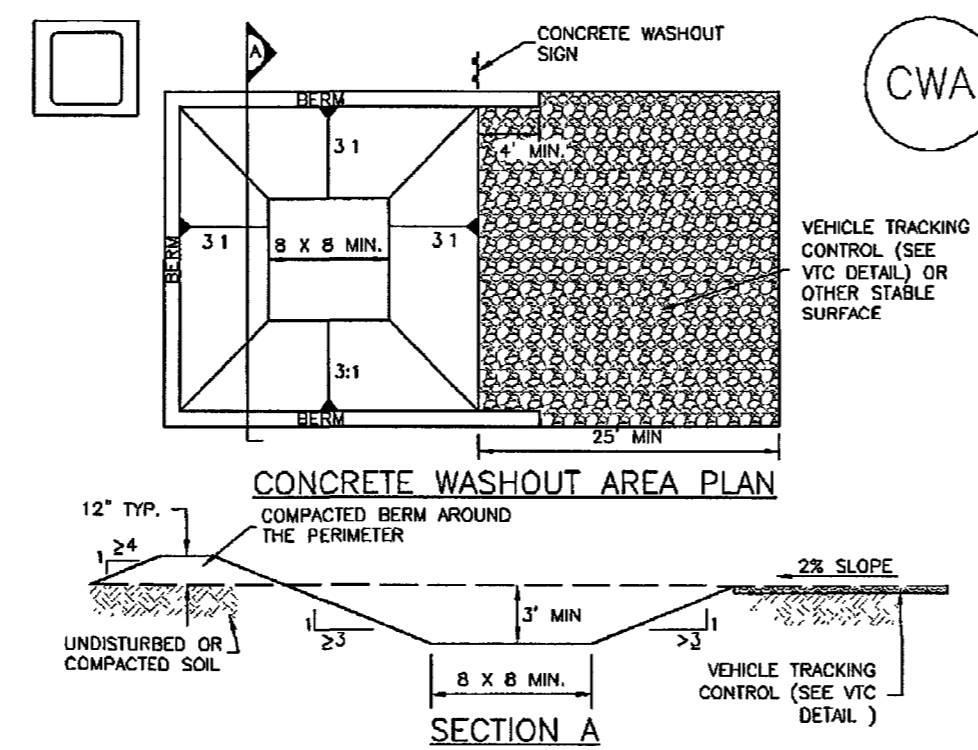
N:\111630\DRAWINGS\CONSTRUCTION\GRADING\AA\03-111630-FL2-OLG-02.dwg, 1/23/2020 3:47:35 PM, 1:1

Table 14-12. Recommended Seed Mix for all other Soils in Upland Areas

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

Concrete Washout Area (CWA) MM-1



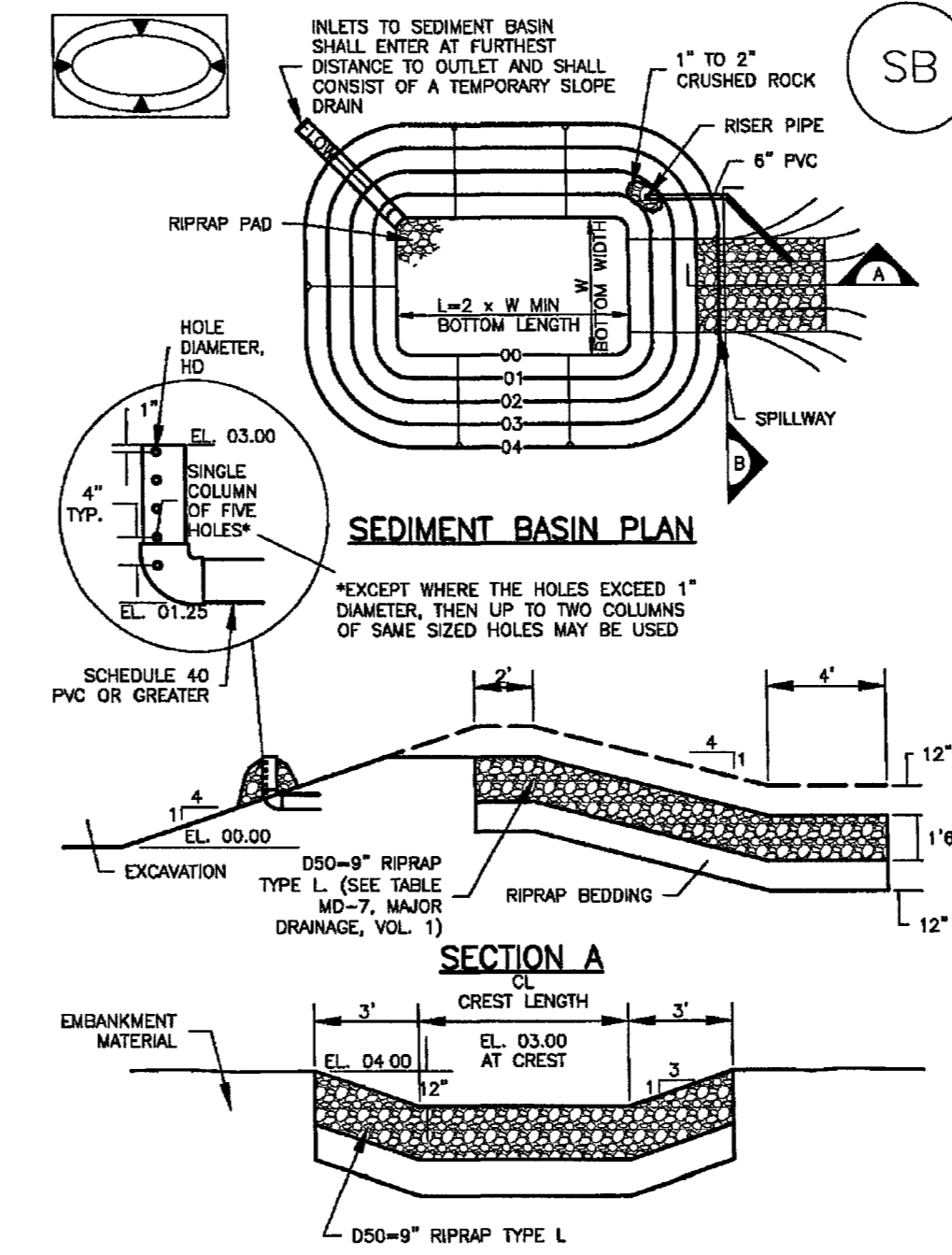
CWA-1. CONCRETE WASHOUT AREA

- CWA INSTALLATION NOTES**
- SEE PLAN VIEW FOR:
 - CWA INSTALLATION LOCATION.
 - 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) OR SURFACE STORAGE ALTERNATIVES USING PREFABRICATED CONCRETE WASHOUT DEVICES OR A LINED ABOVE GROUND STORAGE ARE SHOULD BE USED.
 - THE CWA SHALL BE INSTALLED PRIOR TO CONCRETE PLACEMENT ON SITE.
 - 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 LEAST 3' DEEP.
 - BERM SURROUNDING SIDES AND BACK OF THE CWA SHALL HAVE MINIMUM HEIGHT OF 1'.
 - VEHICLE TRACKING PAD SHALL BE SLOPED 2% TOWARDS THE CWA.
 - 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.
 - USE EXCAVATED MATERIAL FOR PERIMETER BERM CONSTRUCTION.

Concrete Washout Area (CWA) MM-1

- CWA MAINTENANCE NOTES**
- 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.
 - FREQUENT OBSERVATIONS AND MAINTENANCE ARE NECESSARY TO MAINTAIN BMPs IN EFFECTIVE OPERATING CONDITION. INSPECTIONS AND CORRECTIVE MEASURES SHOULD BE DOCUMENTED THOROUGHLY.
 - WHERE BMPs HAVE FAILED, REPAIR OR REPLACEMENT SHOULD BE INITIATED UPON DISCOVERY OF THE FAILURE.
 - THE CWA SHALL BE REPAIRED, CLEANED, OR ENLARGED AS NECESSARY TO MAINTAIN CAPACITY FOR CONCRETE WASTE, CONCRETE MATERIALS, ACCUMULATED IN PIT, SHALL BE REMOVED ONCE THE MATERIALS HAVE REACHED A DEPTH OF 2'.
 - CONCRETE WASHOUT WATER, WASTED PIECES OF CONCRETE AND ALL OTHER DEBRIS IN THE SUBSURFACE PIT SHALL BE TRANSPORTED FROM THE JOB SITE IN A WATER-TIGHT CONTAINER AND DISPOSED OF PROPERLY.
 - THE CWA SHALL REMAIN IN PLACE UNTIL ALL CONCRETE FOR THE PROJECT IS PLACED.
 - WHEN THE CWA IS REMOVED, COVER THE DISTURBED AREA WITH TOP SOIL, SEED AND MULCH OR OTHERWISE STABILIZED IN A MANNER APPROVED BY THE LOCAL JURISDICTION.
- (DETAILS ADAPTED FROM DOUGLAS COUNTY, COLORADO AND THE CITY OF PUEBLO, 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 DIFFERENCES ARE NOTED.

Sediment Basin (SB) SC-7



Sediment Basin (SB) SC-7

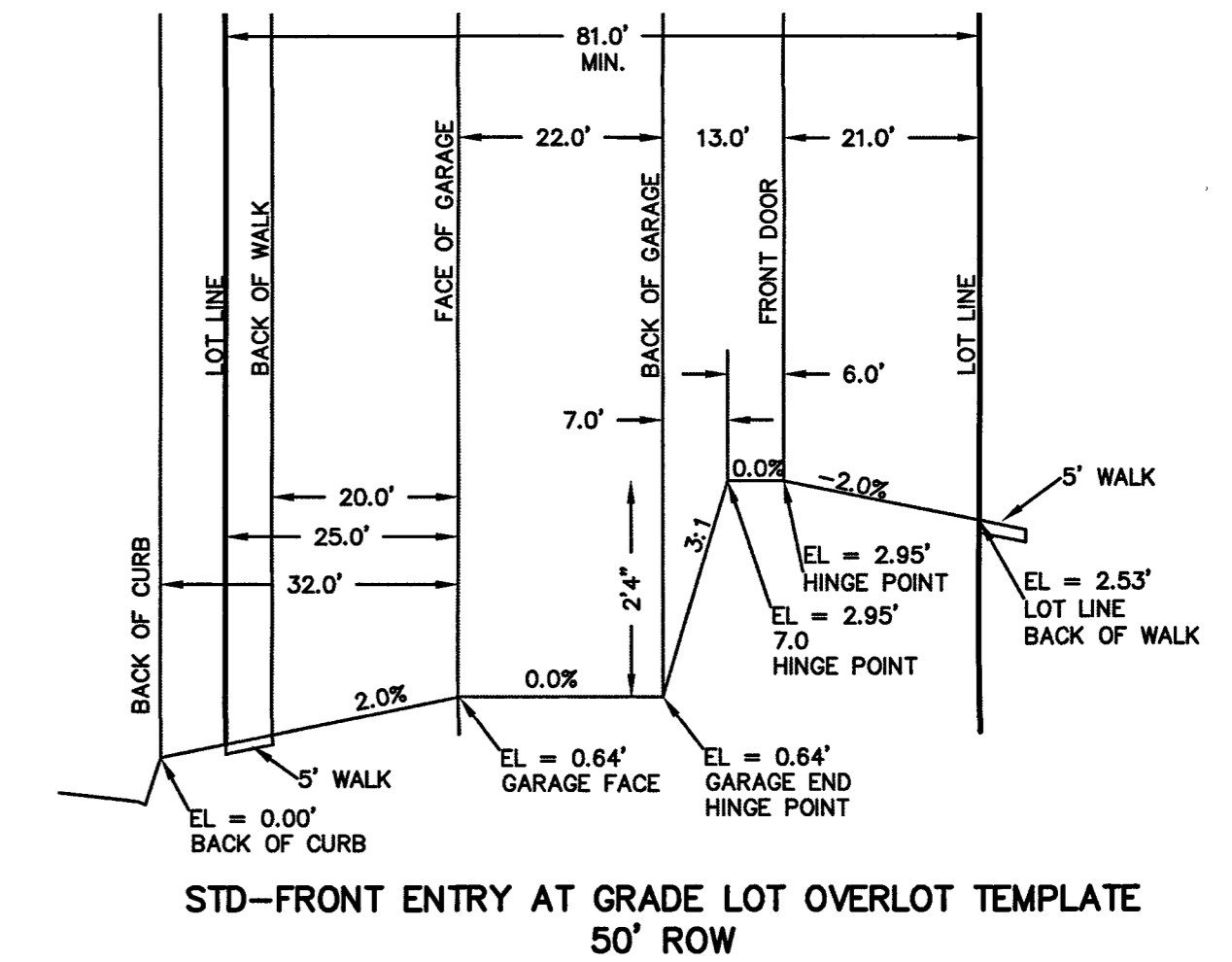
TABLE SB-1. SIZING INFORMATION FOR STANDARD SEDIMENT BASIN

Upstream Drainage Area (rounded to nearest acre), (ac)	Basin Bottom Width (W), (ft)	Spillway Crest Length (CL), (ft)	Hole Diameter (HD), (in)
1	12 1/2	2	9/16
2	21	3	1 1/8
3	28	4	1 1/4
4	33 1/2	5	1 1/2
5	38 1/2	6	1 5/8
6	43	7	1 3/4
7	47 1/2	8	1 7/8
8	51	9	2
9	55	10	2 1/8
10	58 1/2	11	2 1/4
11	61	12	2 3/8
12	64	13	2 1/2
13	67 1/2	14	2 5/8
14	70 1/2	15	2 3/4
15	73 1/2	16	2 7/8

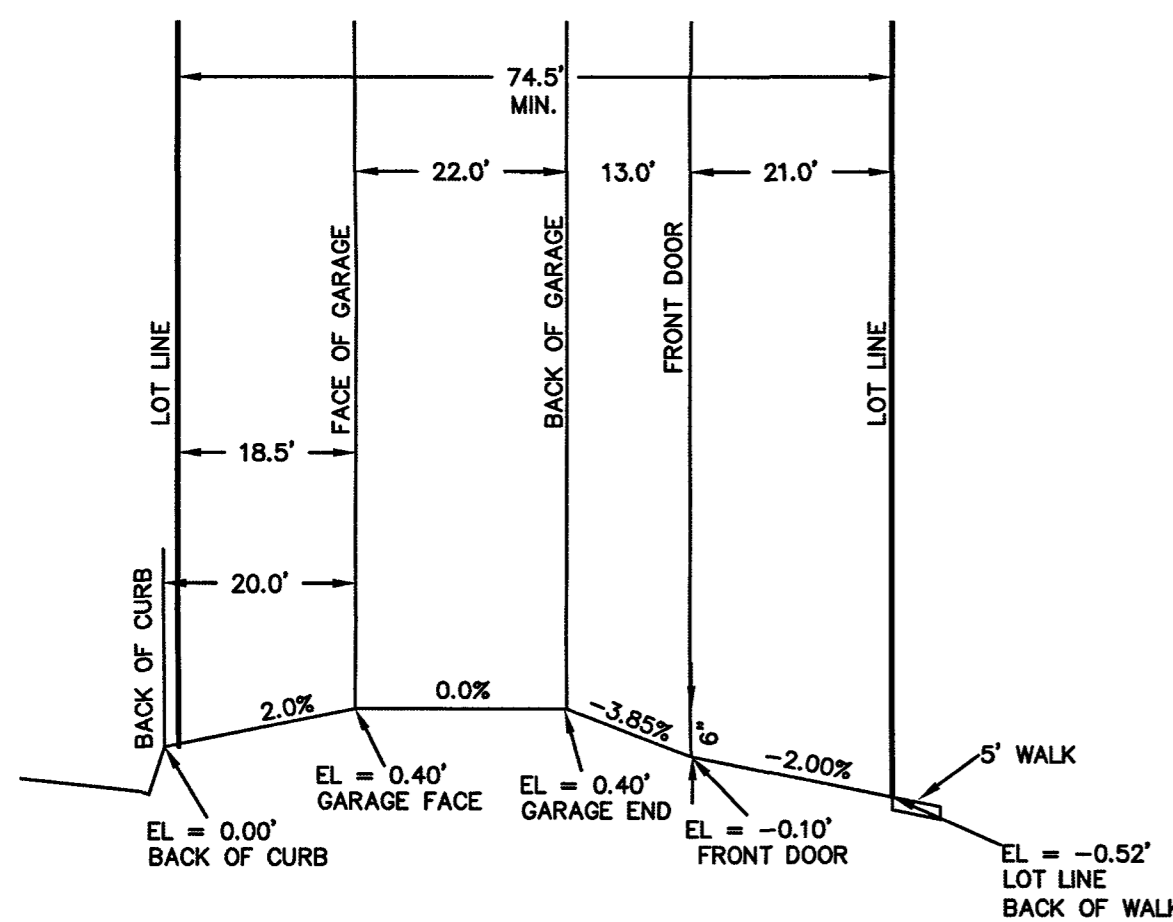
- SEDIMENT BASIN INSTALLATION NOTES**
- SEE PLAN VIEW FOR:
 - LOCATION OF SEDIMENT BASIN.
 - TYPE OF BASIN (STANDARD BASIN OR NONSTANDARD BASIN).
 - FOR STANDARD BASIN, BOTTOM WIDTH W, CREST LENGTH CL AND HOLE DIAMETER, HD.
 - FOR NONSTANDARD BASIN, SEE CONSTRUCTION DRAWINGS FOR DESIGN OF BASIN INCLUDING RISER HEIGHT H, NUMBER OF COLUMNS N, HOLE DIAMETER HD AND PIPE DIAMETER D.
 - FOR STANDARD BASIN, BOTTOM DIMENSION MAY BE MODIFIED AS LONG AS BOTTOM AREA IS NOT REDUCED.
 - SEDIMENT BASINS SHALL BE INSTALLED PRIOR TO ANY OTHER LAND-DISTURBING ACTIVITY THAT RELIES ON ON BASINS AS A STORMWATER CONTROL.
 - 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.
 - EMBANKMENT MATERIAL SHALL BE COMPACTED TO AT LEAST 95 PERCENT OF MAXIMUM DENSITY IN ACCORDANCE WITH ASTM D998.
 - PIPE SCH 40 OR GREATER SHALL BE USED.
 - 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 ACRES.

Sediment Basin (SB) SC-7

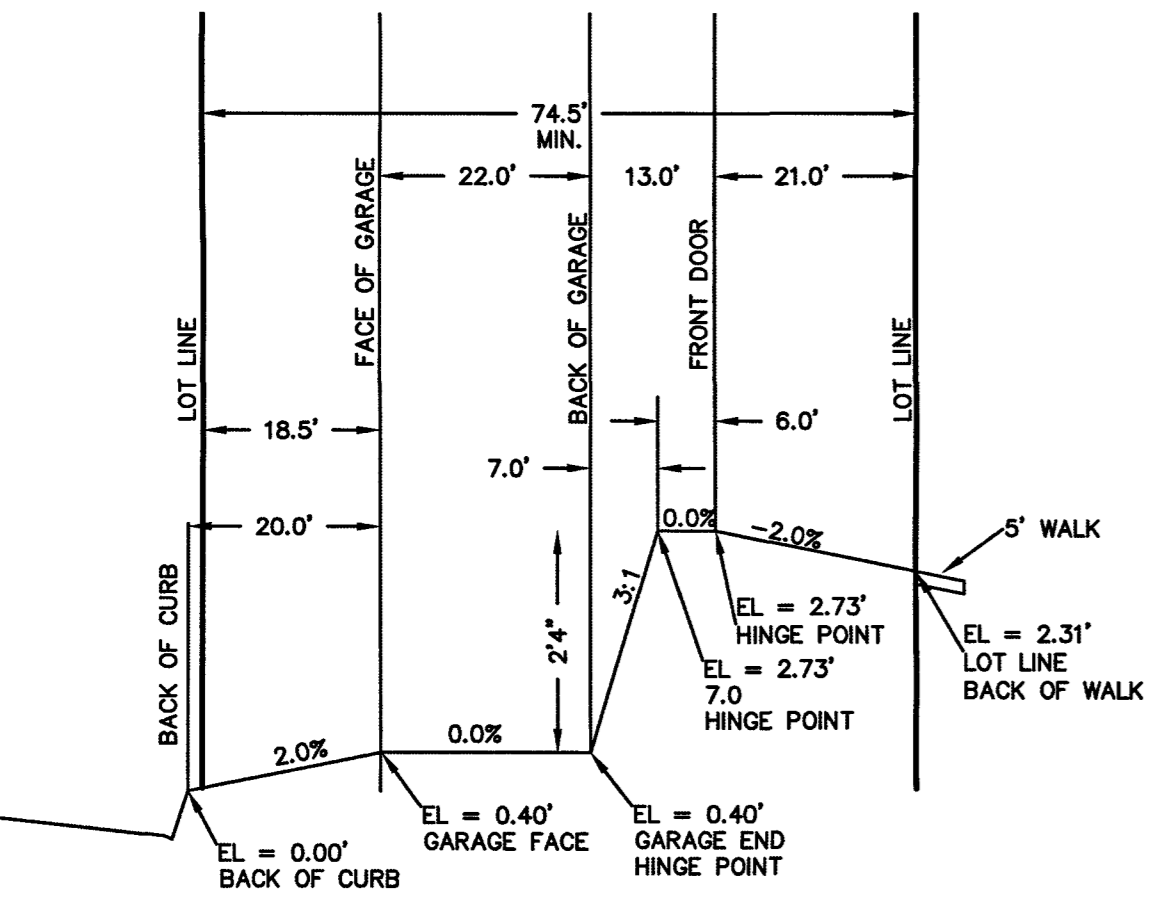
- SEDIMENT BASIN MAINTENANCE NOTES**
- INSPECT BMPs EACH WORKDAY, AND MAINTAIN THEM IN EFFECTIVE OPERATING CONDITION. MAINTENANCE OF BMPs SHOULD BE PROACTIVE, NOT REACTIVE. INSPECT BMPs AS SOON AS POSSIBLE (AND ALWAYS WITHIN 24 HOURS) FOLLOWING A STORM THAT CAUSES SURFACE EROSION, AND PERFORM NECESSARY MAINTENANCE.
 - FREQUENT OBSERVATIONS AND MAINTENANCE ARE NECESSARY TO MAINTAIN BMPs IN EFFECTIVE OPERATING CONDITION. INSPECTIONS AND CORRECTIVE MEASURES SHOULD BE DOCUMENTED THOROUGHLY.
 - WHERE BMPs HAVE FAILED, REPAIR OR REPLACEMENT SHOULD BE INITIATED UPON DISCOVERY OF THE FAILURE.
 - 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).
 - SEDIMENT BASINS ARE TO REMAIN IN PLACE UNTIL THE UPSTREAM DISTURBED AREA IS STABILIZED AND GRASS COVER IS ACCEPTED BY THE LOCAL JURISDICTION.
 - 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 DIFFERENCES ARE NOTED.



STD-FRONT ENTRY AT GRADE LOT OVERLOT TEMPLATE 50' ROW



ALT-FRONT ENTRY ELEVATED ABOVE GRADE



STD-FRONT ENTRY AT GRADE LOT OVERLOT TEMPLATE

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NO.	REVISION	DATE	REVIEW:

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

Kyle R. Campbell
KYLE R. CAMPBELL, COLORADO P.E. #29794
DATE 1/24/20

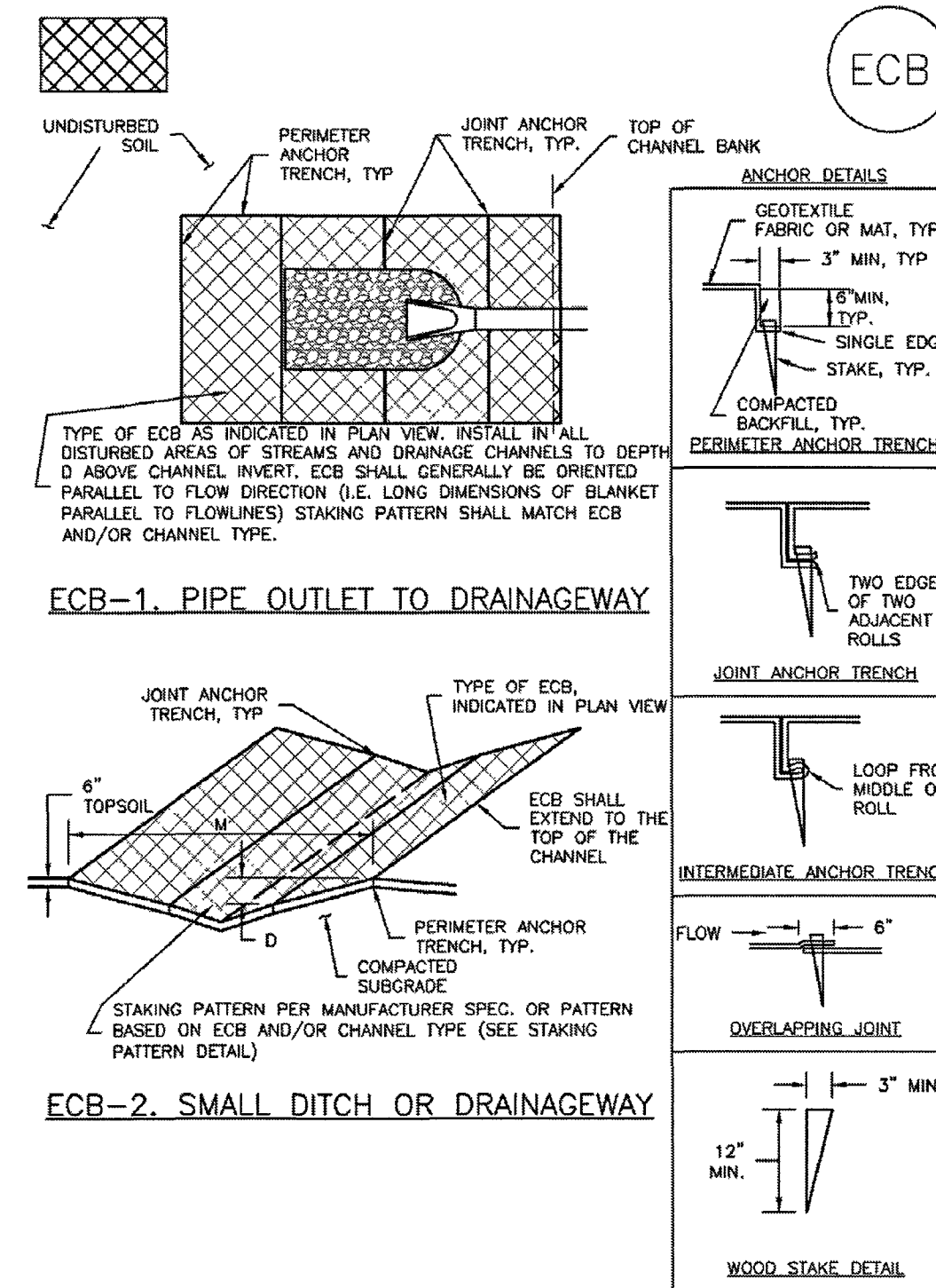
CLASSIC
CONSULTING
ENGINEERS & SURVEYORS

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

MIDTOWN COLLECTION AT HANNAH RIDGE
FILING NO. 2
OVERLOT GRADING AND EROSION CONTROL PLAN
DETAILS

DESIGNED BY	KRC	SCALE	DATE	03/22/19
DRAWN BY	KC	(H) 1" = N/A	SHEET	4 OF 9
CHECKED BY	(V) 1" = N/A	JOB NO.	1116.30	

EC-6 Rolled Erosion Control Products (RECP)



RECP-6 Urban Drainage and Flood Control District Urban Storm Drainage Criteria Manual Volume 3 November 2010

EC-6 Rolled Erosion Control Products (RECP)

EROSION CONTROL BLANKET INSTALLATION NOTES

- SEE PLAN VIEW FOR:
 - LOCATION OF ECB
 - TYPE OF ECB (STRAW, STRAW-COCOONUT, COCONUT, OR EXCELSIOR)
 - AREA, A, IN SQUARE YARDS OF EACH TYPE OF ECB
- 100% NATURAL AND BIODEGRADABLE MATERIALS ARE PREFERRED FOR RECPs, ALTHOUGH SOME JURISDICTIONS MAY ALLOW OTHER MATERIALS IN SOME APPLICATIONS
- IN AREAS WHERE ECBs ARE SHOWN ON THE PLANS, THE PERMITEE SHALL PLACE TOPSOIL AND PERFORM FINAL GRADING, SURFACE PREPARATION, AND SEEDING AND MULCHING SUBGRADE SHALL BE SMOOTH AND MOST PRIOR TO ECB INSTALLATION AND THE ECB SHALL BE IN FULL CONTACT WITH SUBGRADE. NO GAPS OR VOIDS SHALL EXIST UNDER THE BLANKET.
- PERIMETER ANCHOR TRENCH SHALL BE USED ALONG THE OUTSIDE PERIMETER OF ALL BLANKET AREAS
- 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
- INTERMEDIATE ANCHOR TRENCH SHALL BE USED AT SPACING OF ONE-HALF ROLL LENGTH FOR COCONUT AND EXCELSIOR ECBs
- OVERLAPPING JOINT DETAIL SHALL BE USED TO JOIN ROLLS OF ECBs TOGETHER FOR ECBs ON SLOPES
- MATERIAL SPECIFICATIONS OF ECBs SHALL CONFORM TO TABLE ECB-1.
- ANY AREAS OF SEEDING AND MULCHING DISTURBED IN THE PROCESS OF INSTALLING ECBs SHALL BE RESEEDD AND MULCHED.
- DETAILS ON DESIGN PLANS FOR MAJOR DRAINAGEWAY STABILIZATION WILL GOVERN IF DIFFERENT FROM THOSE SHOWN HERE.

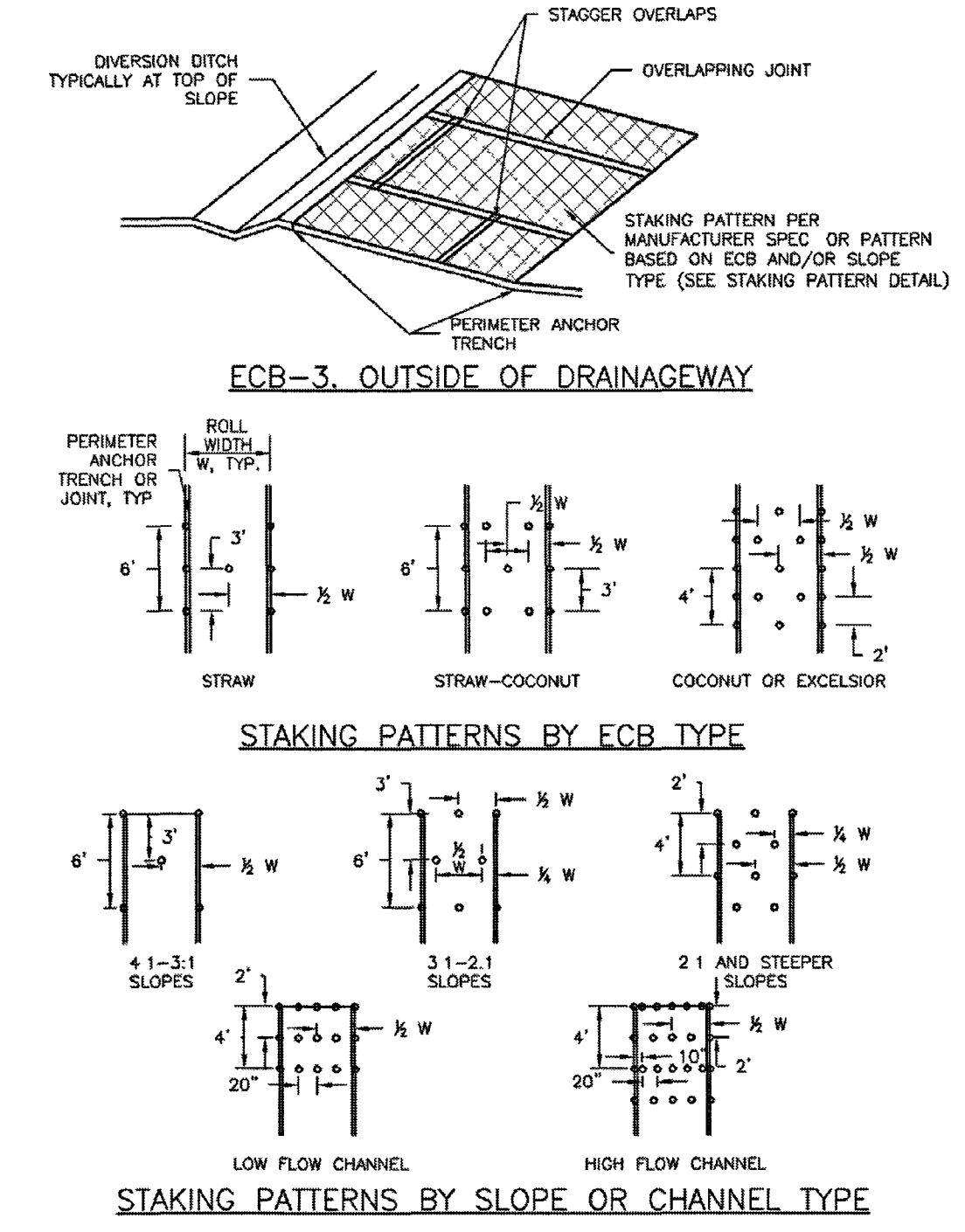
TABLE ECB-1. ECB MATERIAL SPECIFICATIONS

TYPE	COCONUT CONTENT	STRAW CONTENT	EXCELSIOR CONTENT	RECOMMENDED NETTING*
STRAW**	-	100%	-	DOUBLE/NATURAL
STRAW-COCOONUT	30% MIN	70% MAX	-	DOUBLE/NATURAL
COCONUT	100%	-	-	DOUBLE/NATURAL
EXCELSIOR	-	-	100%	DOUBLE/NATURAL

*STRAW NETS MAY ONLY BE USED TOGETHER WITH STRAW AND STRAW-COCOONUT.
**NATURAL NETTING MAY BE ACCEPTABLE IN SOME JURISDICTIONS.

RECP-8 Urban Drainage and Flood Control District Urban Storm Drainage Criteria Manual Volume 3 November 2010

Roller Erosion Control Products (RECP) EC-6



November 2010 Urban Drainage and Flood Control District Urban Storm Drainage Criteria Manual Volume 3 RECP-7

Roller Erosion Control Products (RECP) EC-6

EROSION CONTROL BLANKET MAINTENANCE NOTES

- 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
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 - WHERE BMPs HAVE FAILED, REPAIR OR REPLACEMENT SHOULD BE INITIATED UPON DISCOVERY OF THE FAILURE.
 - ECBs SHALL BE LEFT IN PLACE TO EVENTUALLY BIODEGRADE, UNLESS REQUESTED TO BE REMOVED BY THE LOCAL JURISDICTION.
 - 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, RESEEDD AND MULCHED AND THE ECB REINSTALLED
- NOTE: MANY JURISDICTIONS HAVE BMP DETAILS THAT VARY FROM UDFCO 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)

November 2010 Urban Drainage and Flood Control District Urban Storm Drainage Criteria Manual Volume 3 RECP-9

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NO.	REVISION	DATE

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

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

MIDTOWN COLLECTION AT HANNAH RIDGE FILING NO. 2 OVERLOT GRADING AND EROSION CONTROL PLAN DETAILS

DESIGNED BY: KRC SCALE: DATE: 03/22/19

DRAWN BY: KC (H) 1"= N/A SHEET 5 OF 9

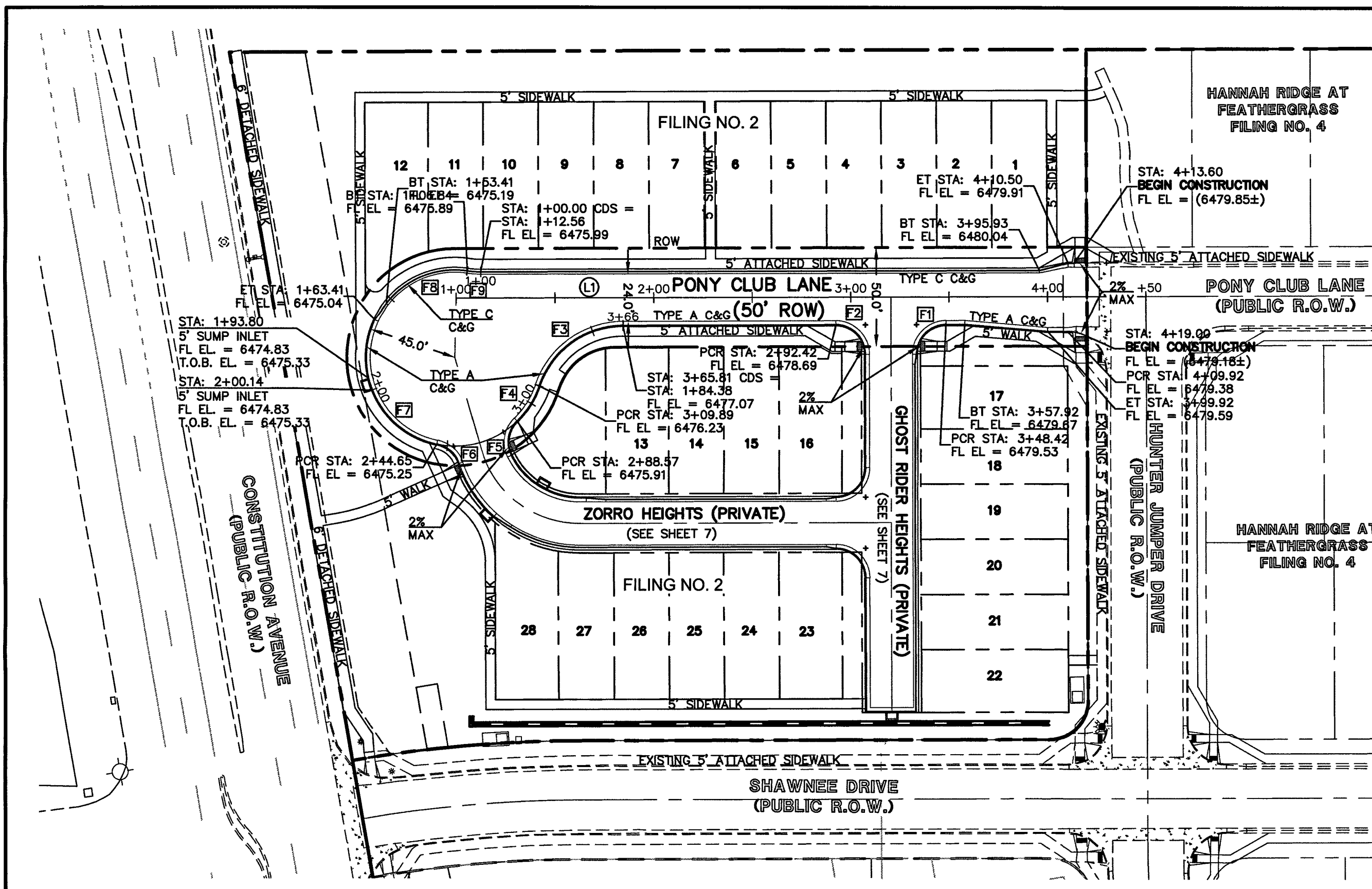
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619 N. Cascade Avenue, Suite 200 (719)785-0790 Colorado Springs, Colorado 80903 (719)785-0799(Fax)

SF-19-006

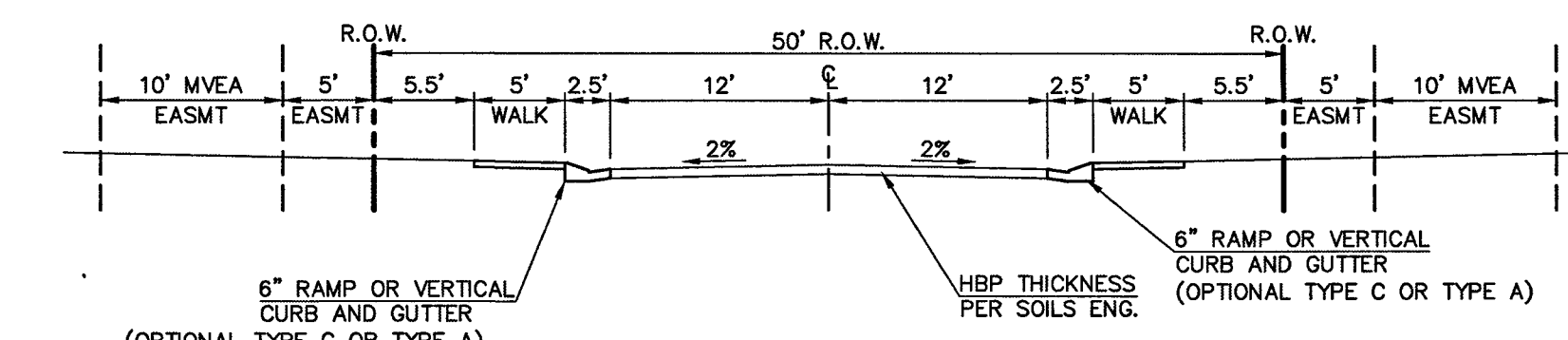
N:\111630\DRAWINGS\CONSTRUCTION\GRADING\AA\05-111630-FI2-0104.dwg, 1/23/2020, 3:48:37 PM, 1:1



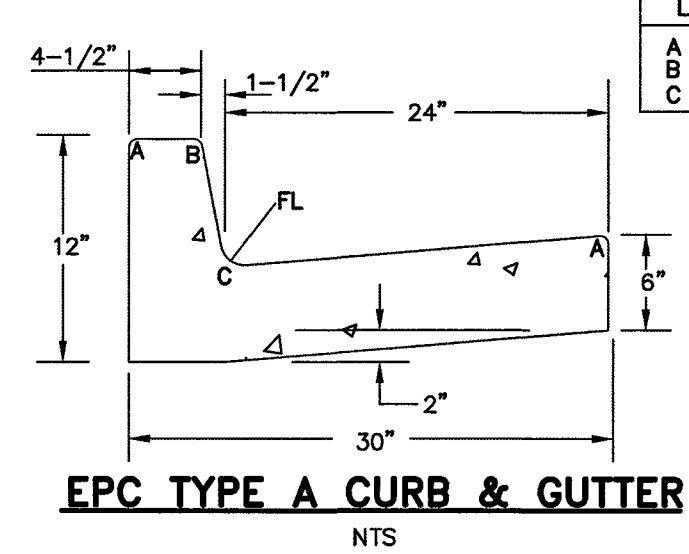
PONY CLUB LANE
(PUBLIC 50' ROW)
DESIGN SPEED - 25mph
URBAN LOCAL - LOW VOLUME

PONY CLUB CDS

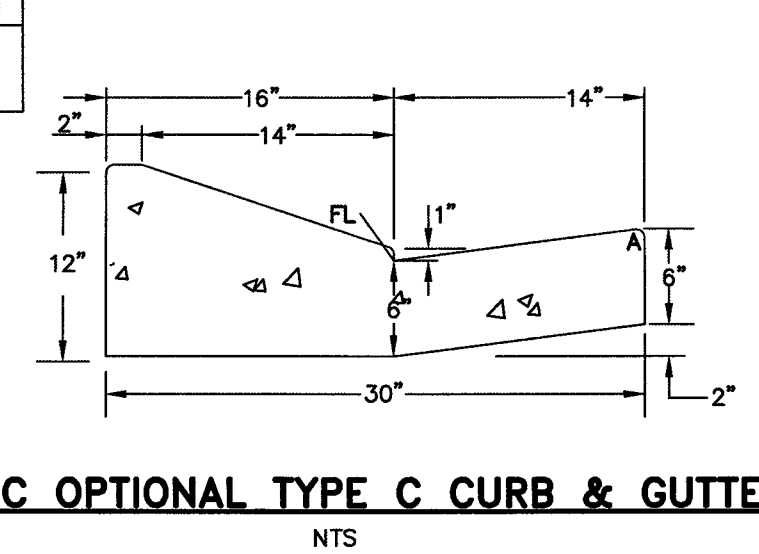
PONY CLUB LANE



TYPICAL SECTION - 50' R.O.W.
(URBAN LOCAL-LOW VOLUME)
SCALE: 1" = 10'
-PONY CLUB LANE CUL-DE-SAC



EPC TYPE A CURB & GUTTER
N.T.S.

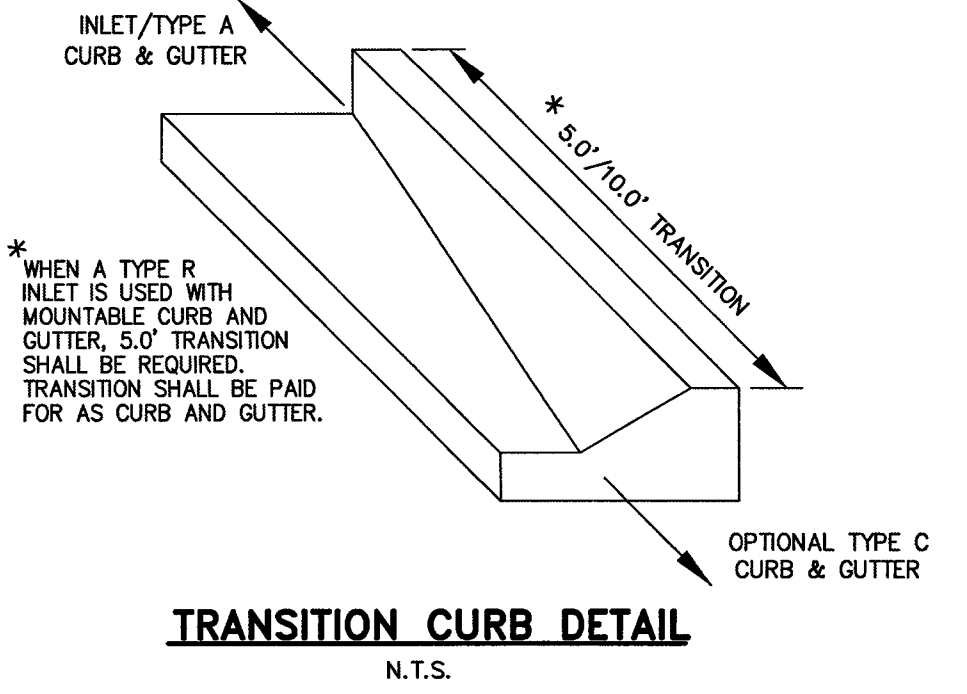


EPC OPTIONAL TYPE C CURB & GUTTER
N.T.S.

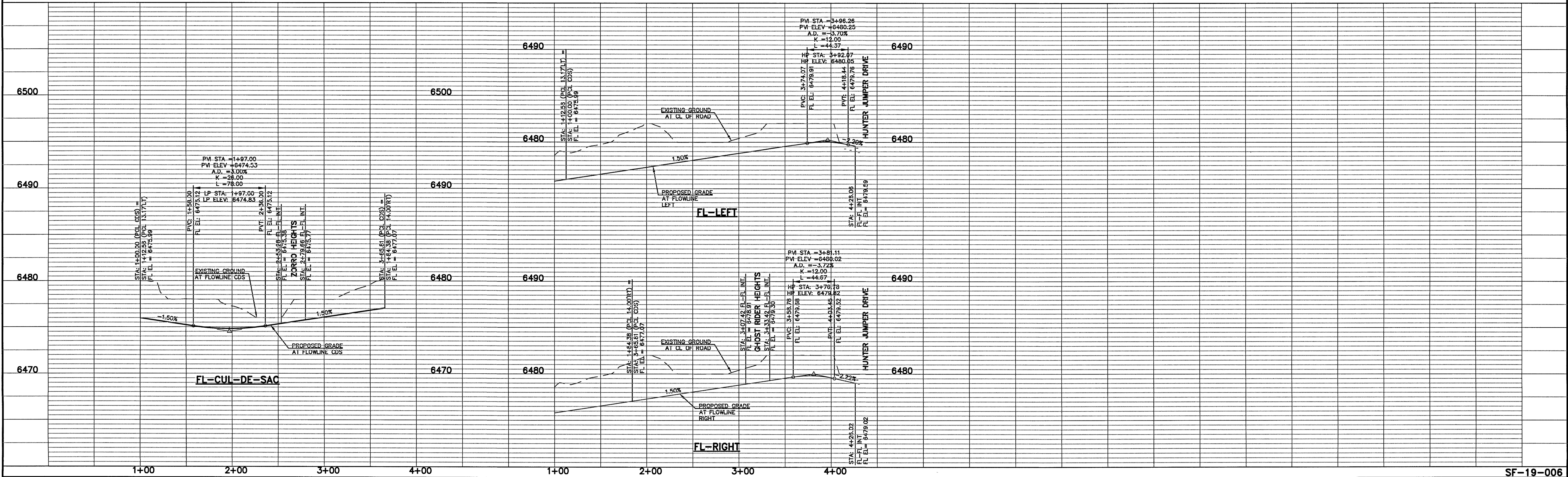
- SIDEWALK NOTES:**
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 - ENSURE THAT ALL PEDESTRIAN ACCESS ROUTES COMPLY WITH THE REQUIREMENTS COMPILED IN CDOT DESIGN GUIDE CHAPTER 12.

STREET ABBREVIATION INDEX:
GRH GHOST RIDER HEIGHTS
ZH ZORRO HEIGHTS
PCL PONY CLUB LANE
HUD HUNTER JUMPER DRIVE

CENTERLINE LINE TABLE			FL CURB CURVE TABLE			
BEARING	DISTANCE	DELTA	RADIUS	LENGTH		
L1	N09°45'59"E	319.92'	F1	90°00'00"	15.00'	23.56'
			F2	90°00'00"	15.00'	23.56'
			F3	71°12'09"	45.00'	55.92'
			F4	27°08'55"	45.00'	21.32'
			F5	72°12'46"	15.00'	18.91'
			F6	59°00'04"	15.00'	15.45'
			F7	103°26'13"	45.00'	81.24'
			F8	60°24'35"	44.17'	46.57'
			F9	08°32'57"	45.83'	6.84'

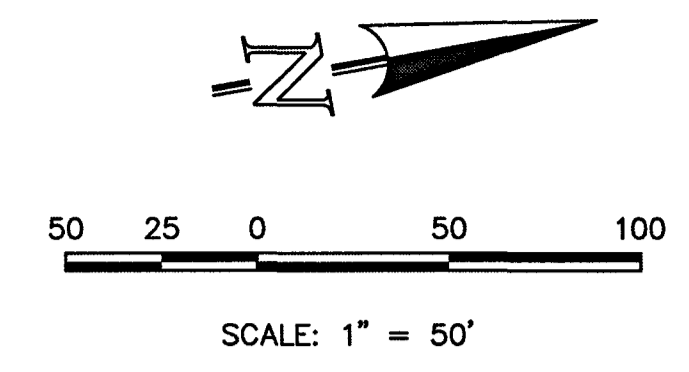
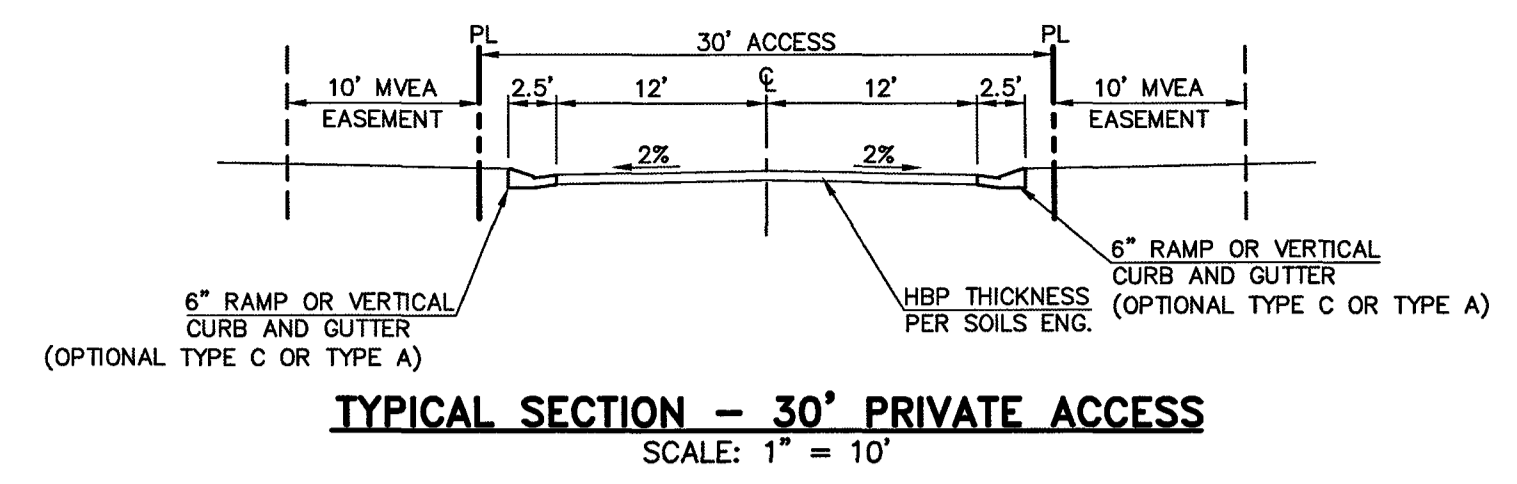
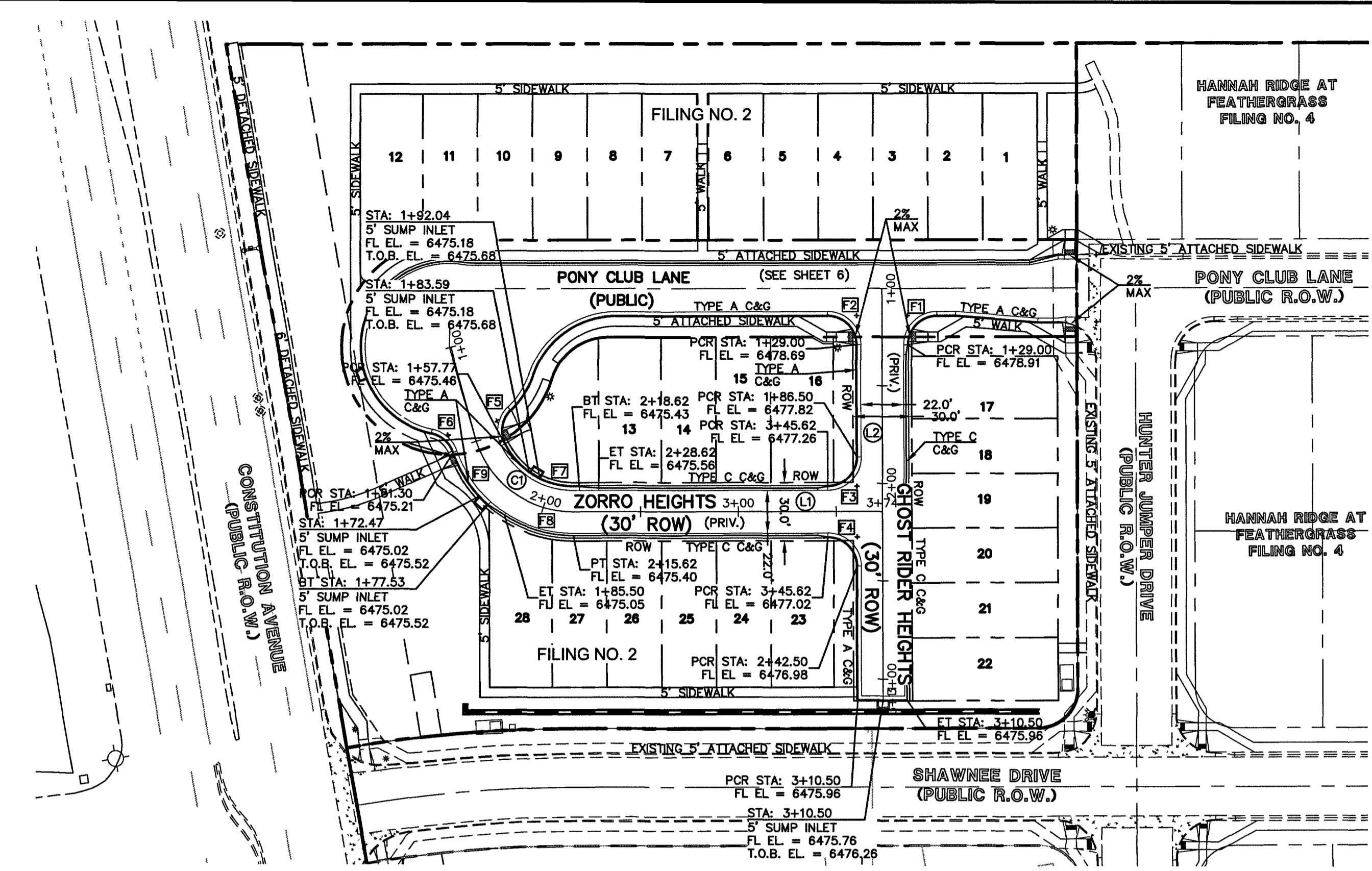


TRANSITION CURB DETAIL
N.T.S.

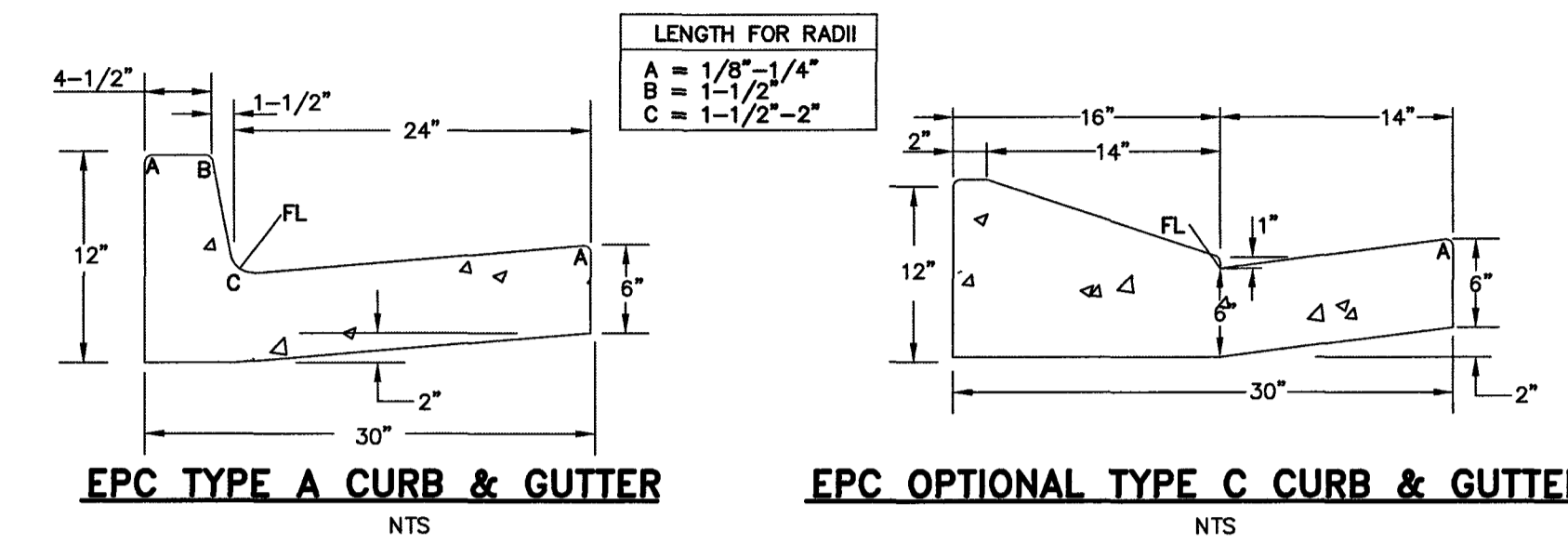


SF-19-006

<p>48 HOURS BEFORE YOU DIG, CALL UTILITY LOCATORS 811 UTILITY NOTIFICATION CENTER OF COLORADO IT'S THE LAW</p> <p>THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK. THE CONTRACTOR SHALL BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE CAUSED BY HIS FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.</p>	<p>NO. REVISION</p> <table border="1"> <tr> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> </tr> </table>					<p>DATE</p>	<p>REVIEW:</p> <p>PREPARED UNDER THE SUPERVISION FOR AND ON BEHALF OF CLASSIC CONSULTING ENGINEERS AND SURVEYORS, LLC</p> <p><i>[Signature]</i> RYLE H. CAMPBELL, COLORADO P.E. #29794</p>	<p>CLASSIC CONSULTING ENGINEERS & SURVEYORS</p> <p>619 N. Cascade Avenue, Suite 200 Colorado Springs, Colorado 80903 (719)785-0790 (719)785-0799(Fax)</p>	<p>MIDTOWN COLLECTION AT HANNAH RIDGE FILING NO. 2 STREET IMPROVEMENT PLANS PONY CLUB LANE</p> <table border="1"> <tr> <td>DESIGNED BY</td> <td>JRH</td> <td>SCALE</td> <td>DATE</td> <td>03/22/19</td> </tr> <tr> <td>DRAWN BY</td> <td>JRH</td> <td>(H) 1" = 50'</td> <td>SHEET</td> <td>6 OF 9</td> </tr> <tr> <td>CHECKED BY</td> <td>(V) 1" = 5'</td> <td>JOB NO.</td> <td colspan="2">1116.30</td> </tr> </table>	DESIGNED BY	JRH	SCALE	DATE	03/22/19	DRAWN BY	JRH	(H) 1" = 50'	SHEET	6 OF 9	CHECKED BY	(V) 1" = 5'	JOB NO.	1116.30	
DESIGNED BY	JRH	SCALE	DATE	03/22/19																				
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<p>DATE: 1/21/20</p>																								

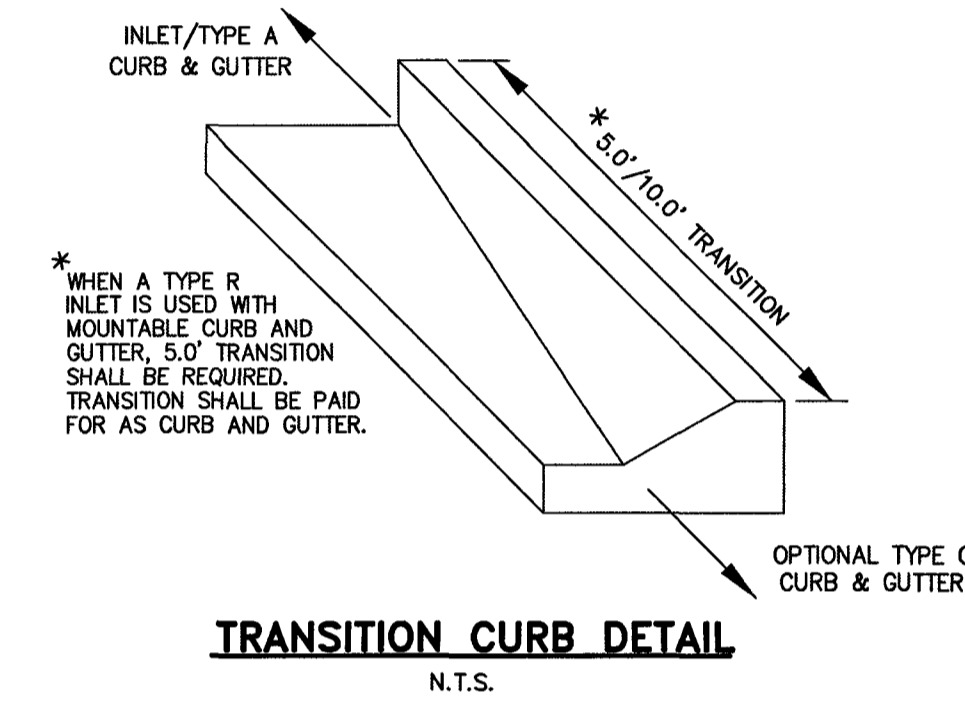


CENTERLINE LINE TABLE			FL CURB CURVE TABLE		
LINE	BEARING	DISTANCE	DELTA	RADIUS	LENGTH
L1	N09°45'59\"/>				



SIDEWALK NOTES:
 1. INSTALL 5' ATTACHED SIDEWALK ONLY WHERE IDENTIFIED ON THE CONSTRUCTION PLANS.
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STREET ABBREVIATION INDEX:
 GRH GHOST RIDER HEIGHTS
 ZH ZORRO HEIGHTS
 PCL PONY CLUB LANE

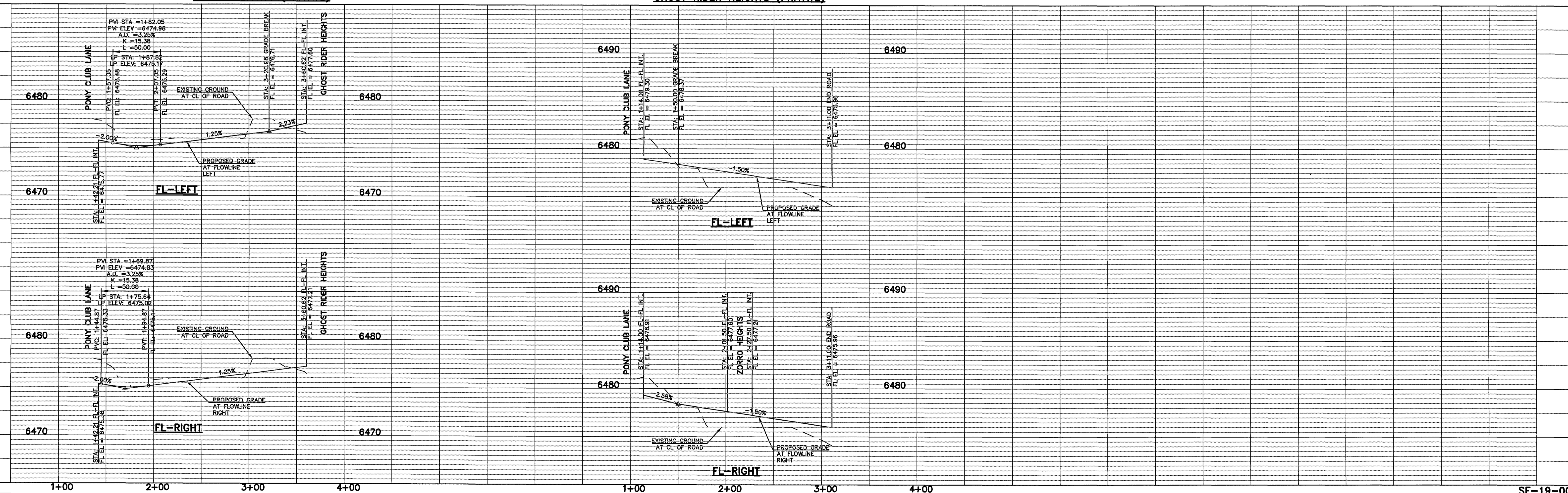


ZORRO HEIGHTS (PRIVATE)
 (PRIVATE 30' ROW)
 DESIGN SPEED - 20mph

GHOST RIDER HEIGHTS (PRIVATE)
 (PRIVATE 30' ROW)
 DESIGN SPEED - 20mph

ZORRO HEIGHTS (PRIVATE)

GHOST RIDER HEIGHTS (PRIVATE)



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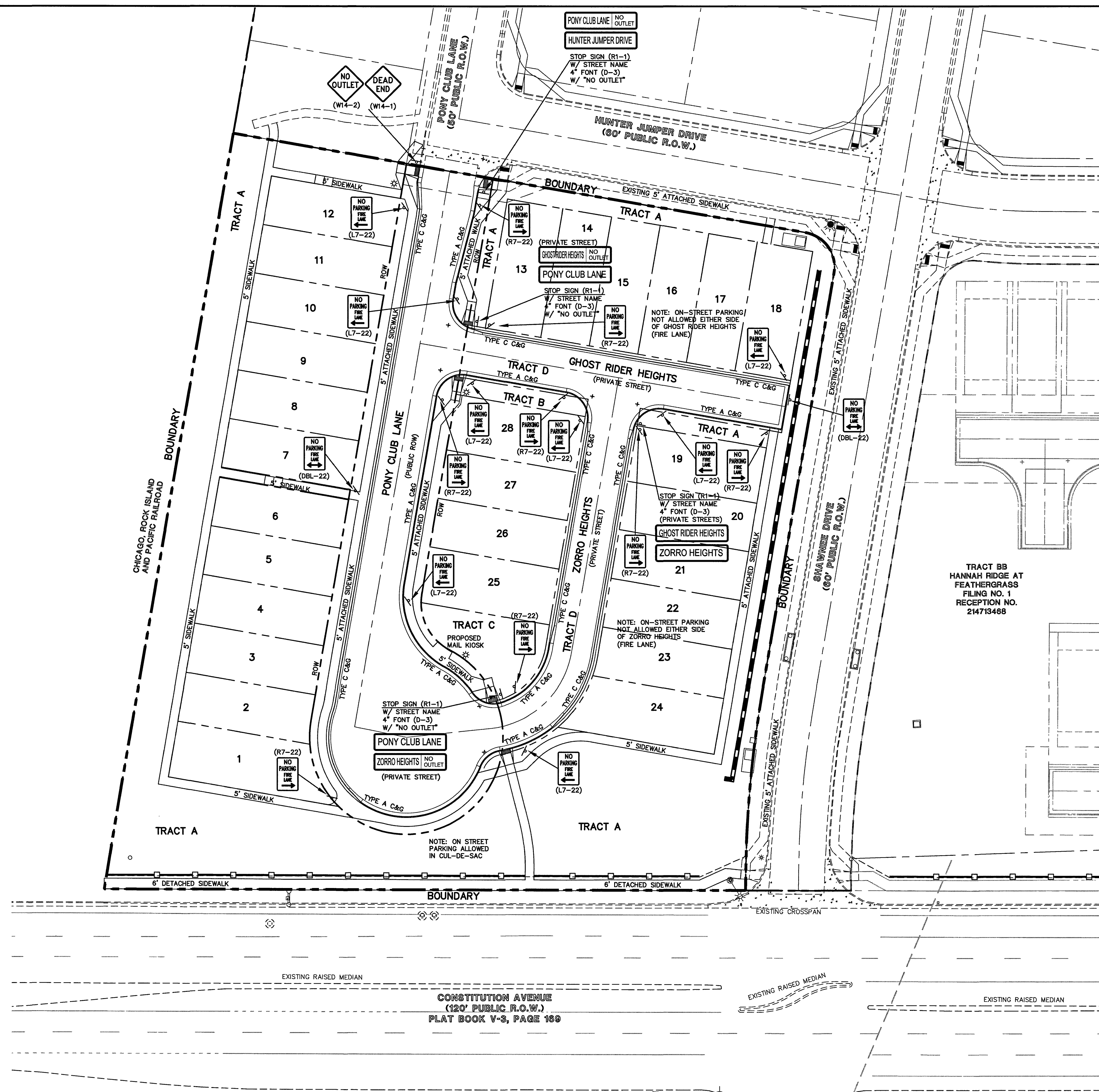
REVIEW:
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 KYLE CAMPBELL, COLORADO P.E. #29794
 DATE: 1-24-20

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

MIDTOWN COLLECTION AT HANNAH RIDGE
 FILING NO. 2
 STREET IMPROVEMENT PLANS
 ZORRO HGHTS (PVT)/GHOST RIDER HGHTS (PVT)

DESIGNED BY	JRH	SCALE	DATE	03/22/19
DRAWN BY	JRH	(H) 1" = 50'	SHEET	7 OF 9
CHECKED BY	(V) 1" = 5'	JOB NO.	1116.30	

SF-19-006



STREET NAME (D-3)
PRIVATE ROAD STREET NAME HGHTS

STREET NAME NO OUTLET

STREET NAME

STOP (R1-1)
(30X30)

SPEED LIMIT 25
SPEED LIMIT (R2-1)

NOTE:
ALL INTERNAL SIGNS SHALL BE:
4" FONT LETTER SIZE
6" FONT LETTER SIZE ON ALL STREETS
POSTED 30MPH OR GREATER

NO PARKING FIRE LANE (L7-22)

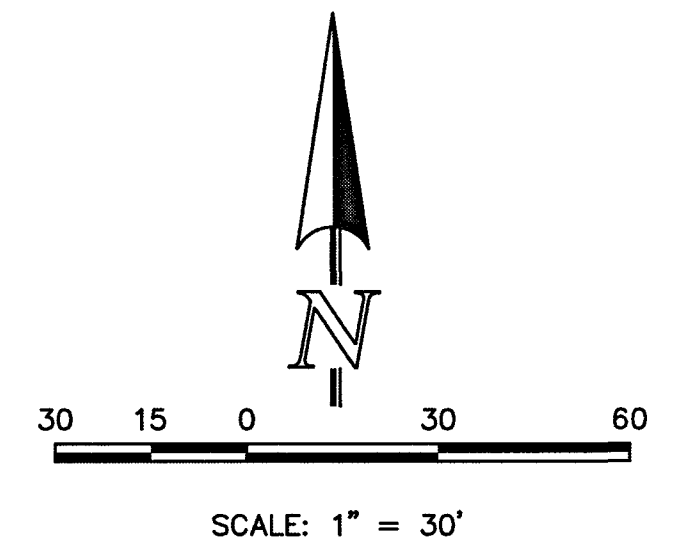
NO PARKING FIRE LANE (R7-22)

NO PARKING FIRE LANE (DBL-LR)

NO PARKING FIRE LANE (DBL-LR)

DEAD END (W14-1)

NO OUTLET (W14-2)



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

DATE: 1-24-20

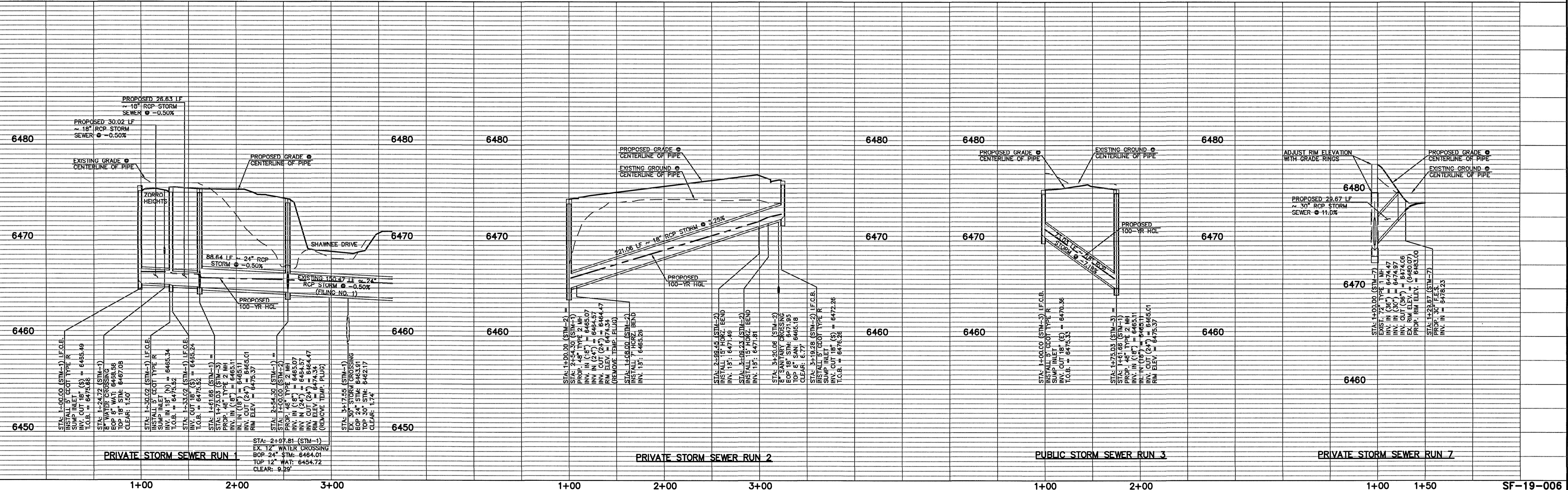
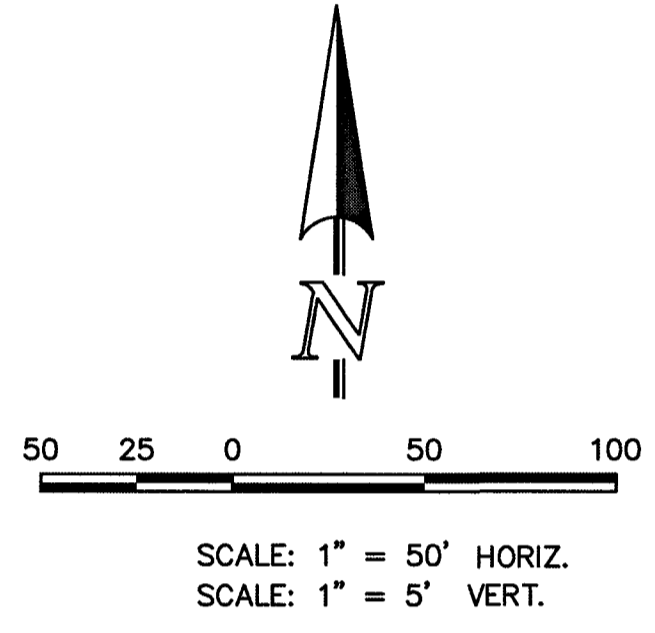
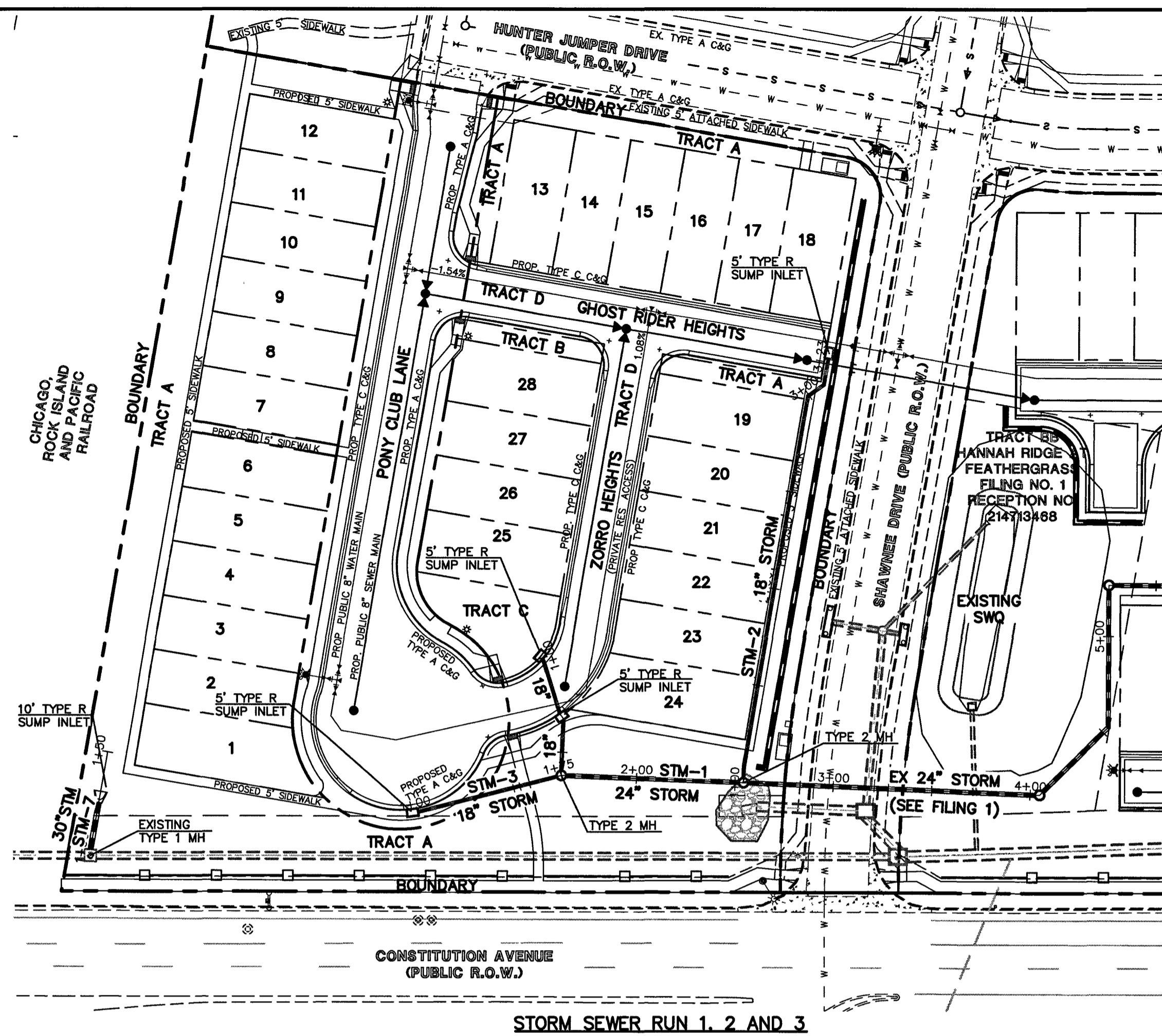
CLASSIC
CONSULTING ENGINEERS & SURVEYORS

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

MIDTOWN COLLECTION AT HANNAH RIDGE
FILING NO. 2
STREET IMPROVEMENT SIGNAGE PLAN

DESIGNED BY	KRC	SCALE	DATE	03/22/19
DRAWN BY	KC	(H) 1" = 30'	SHEET	8 OF 9
CHECKED BY	(V)	1" = N/A	JOB NO.	1116.30

N:\111630\DRAWINGS\CONSTRUCTION\STREET\AA\08-111630-FL2-S-03.dwg, 1/23/2020 3:55:12 PM, 1:1



LEGEND

* (Symbol)	PROPOSED FIRE HYDRANT	*(Symbol)	EXISTING FIRE HYDRANT
— (Symbol)	PROPOSED WATER MAIN	— (Symbol)	EXISTING WATER MAIN
— (Symbol)	PROPOSED SANITARY SEWER MAIN	— (Symbol)	EXISTING SANITARY SEWER MAIN
— (Symbol)	PROPOSED STORM SEWER	— (Symbol)	EXISTING STORM SEWER
— (Symbol)	PROPOSED STORM INLET	— (Symbol)	EXISTING STORM INLET
— (Symbol)	ROW/BOUNDARY LINE	— (Symbol)	EXISTING GAS MAIN
— (Symbol)		— (Symbol)	EXISTING ELECTRIC

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

(Signature)
KYLE R. CAMPBELL
29794
DATE 1/24/20

CLASSIC
CONSULTING ENGINEERS & SURVEYORS

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Colorado Springs, Colorado 80903

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

MIDTOWN COLLECTION AT HANNAH RIDGE
FILING NO. 2
PRIVATE STORM SEWER PLANS

DESIGNED BY	JRH	SCALE	DATE	03/22/19
DRAWN BY	JRH	(H) 1" = 50'	SHEET	9 OF 9
CHECKED BY	(V) 1" = 5'	JOB NO.	1116.30	

N:\111630\DRAWINGS\CONSTRUCTION\STORM\AA\09-111630-FL2-STM-01.dwg, 1/23/2020 3:49:40 PM, 1.1