

GENERAL CONSTRUCTION NOTES:

- 1. ALL CONSTRUCTION WITHIN EL PASO COUNTY PUBLIC RIGHT-WAYS SHALL BE IN ACCORDANCE WITH MOST CURRENT STANDARDS AND SPECIFICATIONS OF EL PASO COUNTY.
2. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY THE EXISTENCE AND LOCATION OF ALL UNDERGROUND UTILITIES ALONG THE ROUTE OF THE WORK.
3. BEFORE COMMENCING ANY EXCAVATION, CALL 811 FOR EXISTING UTILITY LOCATIONS.
4. THE CONTRACTOR WILL TAKE THE NECESSARY PRECAUTIONS TO PROTECT EXISTING UTILITIES FROM DAMAGE DUE TO THIS OPERATION.
5. ADDITIONAL EROSION CONTROL STRUCTURES MAY BE REQUIRED AT THE TIME OF CONSTRUCTION.
6. ALL BACKFILL, SUB-BASE AND/OR BASE COURSE (CLASS B) MATERIAL SHALL BE COMPACTED TO THE SOILS ENGINEER'S RECOMMENDATIONS, AND APPROVED BY EL PASO COUNTY DEVELOPMENT SERVICES ENGINEERING DIVISION.
7. ALL STATIONING IS CENTERLINE UNLESS OTHERWISE INDICATED. ALL ELEVATIONS ARE FLOWLINE UNLESS OTHERWISE INDICATED.
8. ALL DISTURBED PAVEMENT EDGES SHALL BE CUT TO NEAT LINES. REPAIR SHALL CONFORM TO THE EPC ECM APPENDIX K - 1.2C.
9. ALL INTERSECTION ACCESSES TO BE CONSTRUCTED WITH A 25 FOOT SIGHT VISIBILITY TRIANGLES.
10. ALL CULVERT AND STORM DRAIN PIPES SHALL BE SMOOTH INTERIOR CORRUGATED POLYETHYLENE PIPE (HDPE), REINFORCED CONCRETE PIPE (RCP).
11. ASPHALT THICKNESS AND BASE COURSE THICKNESS (COMPACTED) FOR ROADS SHALL BE PER DESIGN REPORT BY OWNER'S GEOTECHNICAL ENGINEER.
12. TYPE M RIP-RAP WITH 4" OF TYPE II GRANULAR BEDDING AND MIRAFI 180N OR EQUAL MAY BE SUBSTITUTED WHERE TYPE L RIP-RAP WITH MIRAFI FW 700 OR EQUAL IS SPECIFIED.
13. ALL MATERIALS AND INSTALLATION PROCEDURES SHALL BE IN COMPLIANCE WITH ANY AND ALL APPLICABLE EL PASO COUNTY STANDARDS.
14. ALL POTABLE WATER MAINS SHALL BE AWWA C900-CLASS 200 (DR14) PVC WITH PUSH-ON SINGLE GASKET TYPE JOINTS AND SHALL MEET THE REQUIREMENTS OF ANSI/NSF 61.
15. ALL WATER MAIN FITTINGS SHALL BE MADE FROM GRAY-IRON OR DUCTILE IRON AND FURNISHED WITH MECHANICAL JOINT ENDS.
16. ALL WATER LINE BENDS, TEES, BLOW-OFFS AND PLUGS AT DEAD-END MAINS SHALL BE PROTECTED FROM THRUST BY USING CONCRETE THRUST BLOCKS AND/OR RODDING AND RESTRAINED PIPE.
17. MAXIMUM DEFLECTION OF 8" & 12" PVC WATER MAIN JOINTS IS 1 DEGREE OR LESS PER THE MANUFACTURERS RECOMMENDATIONS.
18. CONTRACTOR IS RESPONSIBLE FOR PROVIDING DETAILED AS-BUILTS OF ALL WATER MAIN, STORM SEW AND SAN. SEW. MAIN INSTALLATIONS, INCLUDING ACCURATE DISTANCES OF MAIN LINES, VALVES, FITTINGS, MANHOLES AND LOCATIONS OF WATER AND SEWER SERVICES.
19. SANITARY SEWER PIPE AND FITTINGS: PVC 4"-8" ASTM D3034, TYPE PSM, SDR 35; PUSH-ON JOINTS AND MOLDED RUBBER GASKETS MAXIMUM HORIZONTAL DEFLECTION, AFTER INSTALLATION AND BACK FILLING SHALL NOT EXCEED 3% OF THE PIPE DIAMETER.
20. EL PASO COUNTY GRADING AND EROSION CONTROL NOTES:
1. CONSTRUCTION MAY NOT COMMENCE UNTIL A CONSTRUCTION PERMIT IS OBTAINED FROM DEVELOPMENT SERVICES AND A PRECONSTRUCTION CONFERENCE IS HELD WITH DEVELOPMENT SERVICES INSPECTIONS.
2. STORMWATER DISCHARGES FROM CONSTRUCTION SITES SHALL NOT CAUSE OR THREATEN TO CAUSE POLLUTION, CONTAMINATION, OR DEGRADATION OF STATE WATERS.
3. NOTWITHSTANDING ANYTHING DEPICTED IN THESE PLANS IN WORDS OR GRAPHIC REPRESENTATION, ALL DESIGN AND CONSTRUCTION RELATED TO ROADS, STORM DRAINAGE AND EROSION CONTROL SHALL CONFORM TO THE STANDARDS AND REQUIREMENTS OF THE MOST RECENT VERSION OF THE RELEVANT ADOPTED EL PASO COUNTY STANDARDS.
4. A SEPARATE STORMWATER MANAGEMENT PLAN (SWMP) FOR THIS PROJECT SHALL BE COMPLETED AND AN EROSION AND STORMWATER QUALITY CONTROL PERMIT (ESQCP) ISSUED PRIOR TO COMMENCING CONSTRUCTION.
5. ONCE THE ESQCP HAS BEEN ISSUED, THE CONTRACTOR MAY INSTALL THE INITIAL STAGE EROSION AND SEDIMENT CONTROL BMPS AS INDICATED ON THE GEC.
6. SOIL EROSION CONTROL MEASURES FOR ALL SLOPES, CHANNELS, DITCHES, OR ANY DISTURBED LAND AREA SHALL BE COMPLETED WITHIN 21 CALENDAR DAYS AFTER FINAL GRADING OR FINAL EARTH DISTURBANCE HAS BEEN COMPLETED.
7. TEMPORARY SOIL EROSION CONTROL FACILITIES SHALL BE REMOVED AND EARTH DISTURBANCE AREAS GRADED AND STABILIZED WITH PERMANENT SOIL EROSION CONTROL MEASURES PURSUANT TO STANDARDS AND SPECIFICATION PRESCRIBED IN THE DCM VOLUME II AND THE ENGINEERING CRITERIA MANUAL (ECM) APPENDIX I.
8. ALL PERSONS ENGAGED IN EARTH DISTURBANCE SHALL IMPLEMENT AND MAINTAIN ACCEPTABLE SOIL EROSION AND SEDIMENT CONTROL MEASURES INCLUDING BMPS IN CONFORMANCE WITH THE EROSION CONTROL TECHNICAL STANDARDS OF THE DRAINAGE CRITERIA MANUAL (DCM) VOLUME II AND IN ACCORDANCE WITH THE STORMWATER MANAGEMENT PLAN (SWMP).
9. ALL TEMPORARY EROSION CONTROL FACILITIES INCLUDING BMPS AND ALL PERMANENT FACILITIES INTENDED TO CONTROL EROSION OF ANY EARTH DISTURBANCE OPERATIONS SHALL BE INSTALLED AS DEFINED IN THE APPROVED PLANS, THE SWMP AND THE DCM VOLUME II AND MAINTAINED THROUGHOUT THE DURATION OF THE EARTH DISTURBANCE OPERATION.
10. ANY EARTH DISTURBANCE SHALL BE CONDUCTED IN SUCH A MANNER SO AS TO EFFECTIVELY REDUCE ACCELERATED SOIL EROSION AND RESULTING SEDIMENTATION.
11. ANY TEMPORARY OR PERMANENT FACILITY DESIGNED AND CONSTRUCTED FOR THE CONVEYANCE OF STORMWATER AROUND, THROUGH, OR FROM THE EARTH DISTURBANCE AREA SHALL BE DESIGNED TO LIMIT THE DISCHARGE TO A NON-EROSIVE VELOCITY.
12. CONCRETE WASH WATER SHALL BE CONTAINED AND DISPOSED OF IN ACCORDANCE WITH THE SWMP. NO WASH WATER SHALL BE DISCHARGED TO OR ALLOWED TO RUNOFF TO STATE WATERS, INCLUDING ANY SURFACE OR SUBSURFACE STORM DRAINAGE SYSTEM OR FACILITIES.
13. EROSION CONTROL BLANKETING IS TO BE USED ON SLOPES STEEPER THAN 3:1.
14. BUILDING, CONSTRUCTION, EXCAVATION, OR OTHER WASTE MATERIALS SHALL NOT BE TEMPORARILY PLACED OR STORED IN THE STREET, ALLEY, OR OTHER PUBLIC WAY, UNLESS IN ACCORDANCE WITH AN APPROVED TRAFFIC CONTROL PLAN.
15. VEHICLE TRACKING OF SOILS AND CONSTRUCTION DEBRIS OFF-SITE SHALL BE MINIMIZED.
16. CONTRACTOR SHALL BE RESPONSIBLE FOR THE REMOVAL OF ALL WASTES FROM THE CONSTRUCTION SITE FOR DISPOSAL IN ACCORDANCE WITH LOCAL AND STATE REGULATORY REQUIREMENTS.
17. THE OWNER, SITE DEVELOPER, CONTRACTOR, AND/OR THEIR AUTHORIZED AGENTS SHALL BE RESPONSIBLE FOR THE REMOVAL OF ALL CONSTRUCTION DEBRIS, DIRT, TRASH, ROCK, SEDIMENT, AND SAND THAT MAY ACCUMULATE IN THE STORM SEWER OR OTHER DRAINAGE CONVEYANCE SYSTEM AND STORMWATER APPURTENANCES AS A RESULT OF SITE DEVELOPMENT.
18. THE QUANTITY OF MATERIALS STORED ON THE PROJECT SITE SHALL BE LIMITED, AS MUCH AS PRACTICAL, TO THAT QUANTITY REQUIRED TO PERFORM THE WORK IN AN ORDERLY SEQUENCE.
19. NO CHEMICALS ARE TO BE USED BY THE CONTRACTOR, WHICH HAVE THE POTENTIAL TO BE RELEASED IN STORMWATER UNLESS PERMISSION FOR THE USE OF A SPECIFIC CHEMICAL IS GRANTED IN WRITING BY THE ECM ADMINISTRATOR.
20. BULK STORAGE STRUCTURES FOR PETROLEUM PRODUCTS AND OTHER CHEMICALS SHALL HAVE ADEQUATE PROTECTION SO AS TO CONTAIN ALL SPILLS AND PREVENT ANY SPILLED MATERIAL FROM ENTERING STATE WATERS, INCLUDING ANY SURFACE OR SUBSURFACE STORM DRAINAGE SYSTEM OR FACILITIES.
21. NO PERSON SHALL CAUSE THE IMPEDIMENT OF STORMWATER FLOW IN THE FLOW LINE OF THE CURB AND GUTTER OR IN THE DITCHLINE.
22. INDIVIDUALS SHALL COMPLY WITH THE "COLORADO WATER QUALITY CONTROL ACT" (TITLE 25, ARTICLE 8, CRS), AND THE "CLEAN WATER ACT" (ACT 1344), IN ADDITION TO THE REQUIREMENTS INCLUDING IN THE DCM VOLUME II AND THE ECM APPENDIX I.
23. ALL CONSTRUCTION TRAFFIC MUST ENTER/EXIT THE SITE AT APPROVED CONSTRUCTION ACCESS POINTS.
24. PRIOR TO ACTUAL CONSTRUCTION THE PERMITEE SHALL VERIFY THE LOCATION OF EXISTING UTILITIES.
25. A WATER SOURCE SHALL BE AVAILABLE ON SITE DURING EARTHWORK OPERATIONS AND UTILIZED AS REQUIRED TO MINIMIZE DUST FROM EARTHWORK EQUIPMENT AND WIND.
26. THE SOILS REPORT FOR THIS SITE HAS BEEN PREPARED BY RMG ENGINEERS GROUP, TITLED "HILLTOP SUBDIVISION SOILS AND GEOLOGIC REPORT", DATED MARCH 5, 2014, AND SHALL BE CONSIDERED A PART OF THESE PLANS.
27. AT LEAST TEN DAYS PRIOR TO THE ANTICIPATED START OF CONSTRUCTION, FOR PROJECTS THAT WILL DISTURB 1 ACRE OR MORE, THE OWNER OR OPERATOR OF CONSTRUCTION ACTIVITY SHALL SUBMIT A PERMIT APPLICATION FOR STORMWATER DISCHARGE TO THE COLORADO DEPARTMENT OF PUBLIC HEALTH AND ENVIRONMENT, WATER QUALITY DIVISION.
28. COLORADO DEPARTMENT OF PUBLIC HEALTH AND ENVIRONMENT WATER QUALITY CONTROL DIVISION WQCD - PERMITS 4300 CHERRY CREEK DRIVE SOUTH DENVER, CO 80246-1530 ATTN: PERMITS UNIT

MIDTOWN COLLECTION AT HANNAH RIDGE FILING NO. 1

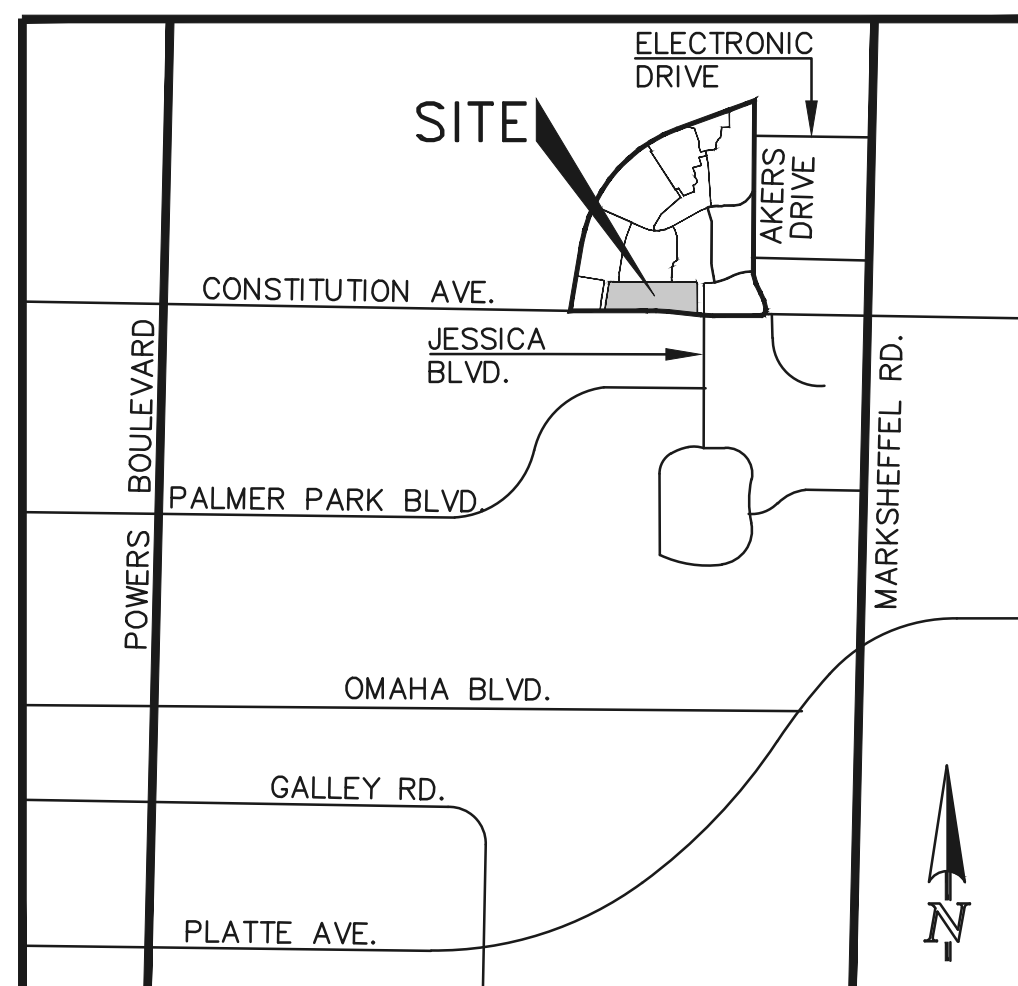
COUNTY OF EL PASO, STATE OF COLORADO SECTION 32, TOWNSHIP 13 SOUTH, RANGE 65 WEST

CONSTRUCTION PLANS

MARCH 2019

AGENCIES:

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



VICINITY MAP NOT TO SCALE

SHEET INDEX

- TITLE SHEET SHEET 1 OF 16
OVERLOT GRADING PLAN INCLUDING EROSION CONTROL SHEET 2 OF 16
OVERLOT GRADING PLAN INCLUDING EROSION CONTROL SHEET 3 OF 16
GRADING AND EROSION CONTROL DETAILS SHEET 4 OF 16
STREET IMPROVEMENT PLAN 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
STORM SEWER PLAN & PROFILE SHEET 9 OF 16
STORM SEWER PLAN & PROFILE SHEET 10 OF 16
PUBLIC DETENTION/SWQ FACILITY GRADING-PROFILE SHEET 11 OF 16
PUBLIC DETENTION/SWQ FACILITY GRADING-PROFILE SHEET 12 OF 16
POND FOREBAY DETAILS SHEET 13 OF 16
POND OUTLET BOX DETAILS SHEET 14 OF 16
POND OUTLET PLATE DETAILS SHEET 15 OF 16
DETENTION POND MISCELLANEOUS DETAILS SHEET 16 OF 16

BENCHMARKS:

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

BASIS OF BEARINGS:

BEARING REFERRED TO HEREIN ARE BASED ON THE SOUTH LINE OF TRACT FF, HANNAH RIDGE AT FEATHERGRASS FILING NO. 1, ASSUMED TO BEAR N89°39'18"W MONUMENTED AT EACH END W/ NO. 5 REBAR W/ ALUMIN CAP MARKED "POLARIS, PLS 27605".

SIGNING AND STRIPING NOTES:

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

EL PASO COUNTY STANDARD CONSTRUCTION NOTES:

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

delete?

different than plat?

APPROVALS:

ENGINEER'S STATEMENT:

DETAILED IMPROVEMENT PLANS AND SPECIFICATIONS ENGINEER'S STATEMENT: THESE DETAILED PLANS AND SPECIFICATIONS WERE PREPARED UNDER MY DIRECTION AND SUPERVISION. SAID PLANS AND SPECIFICATIONS HAVE BEEN PREPARED ACCORDING TO THE CRITERIA ESTABLISHED BY THE COUNTY FOR DETAILED ROADWAY, DRAINAGE, GRADING AND EROSION CONTROL PLANS AND SPECIFICATIONS, AND SAID PLANS AND SPECIFICATIONS ARE IN CONFORMITY WITH APPLICABLE MASTER DRAINAGE PLANS AND MASTER TRANSPORTATION PLANS.

GRADING AND EROSION CONTROL PLAN ENGINEER'S STATEMENT:

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

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

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

OWNER/DEVELOPER STATEMENT:

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

Replace with: 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.

DOUGLAS M. STIMPLE ELITE PROPERTIES OF AMERICA, INC.

EL PASO COUNTY:

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

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

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

FALCON FIRE PROTECTION DISTRICT:

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

FOR AND ON BEHALF OF FALCON FIRE PROTECTION DISTRICT

CHEROKEE METROPOLITAN DISTRICT WATER PLAN APPROVAL

THE CHEROKEE METROPOLITAN DISTRICT RECOGNIZES THE DESIGN PROFESSIONAL OF RECORD AS THE LICENSED ENGINEER HAVING RESPONSIBILITY FOR THE SUBMITTED DESIGN AND THE DISTRICT HAS LIMITED SCOPE OF REVIEW ACCORDING, AS SUCH, THE APPROVAL GRANTED HEREIN IS FOR THE CONSTRUCTION OF THE FACILITIES AS REPRESENTED ON THESE DOCUMENTS.

CHEROKEE METROPOLITAN DISTRICT WASTEWATER PLAN APPROVAL

THE CHEROKEE METROPOLITAN DISTRICT RECOGNIZES THE DESIGN PROFESSIONAL OF RECORD AS THE LICENSED ENGINEER HAVING RESPONSIBILITY FOR THE SUBMITTED DESIGN AND THE DISTRICT HAS LIMITED SCOPE OF REVIEW ACCORDING, AS SUCH, THE APPROVAL GRANTED HEREIN IS FOR THE CONSTRUCTION OF THE FACILITIES AS REPRESENTED ON THESE DOCUMENTS.

APPROVED BY: DATE: APPROVED BY: DATE:

SF-19-007

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.

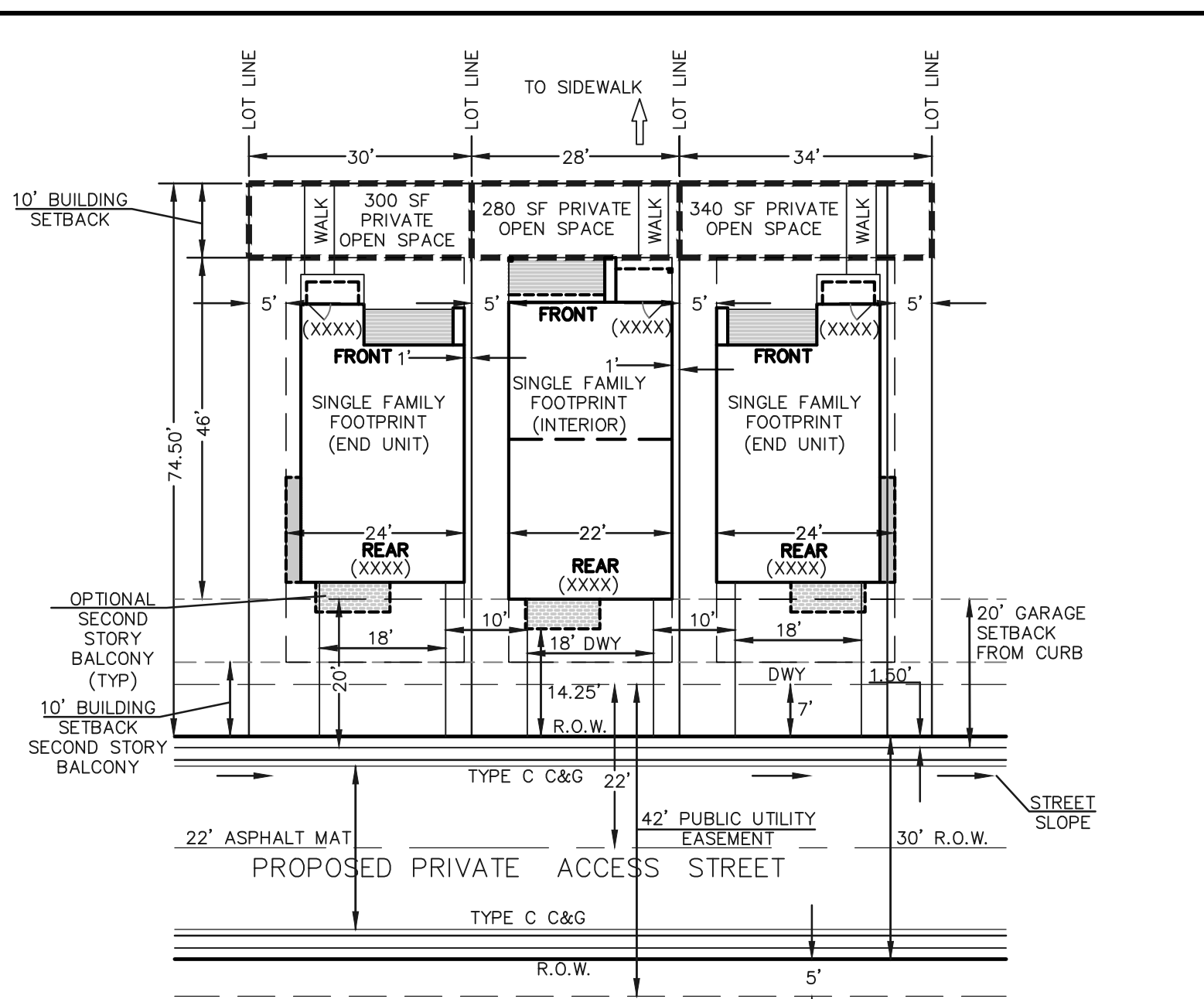
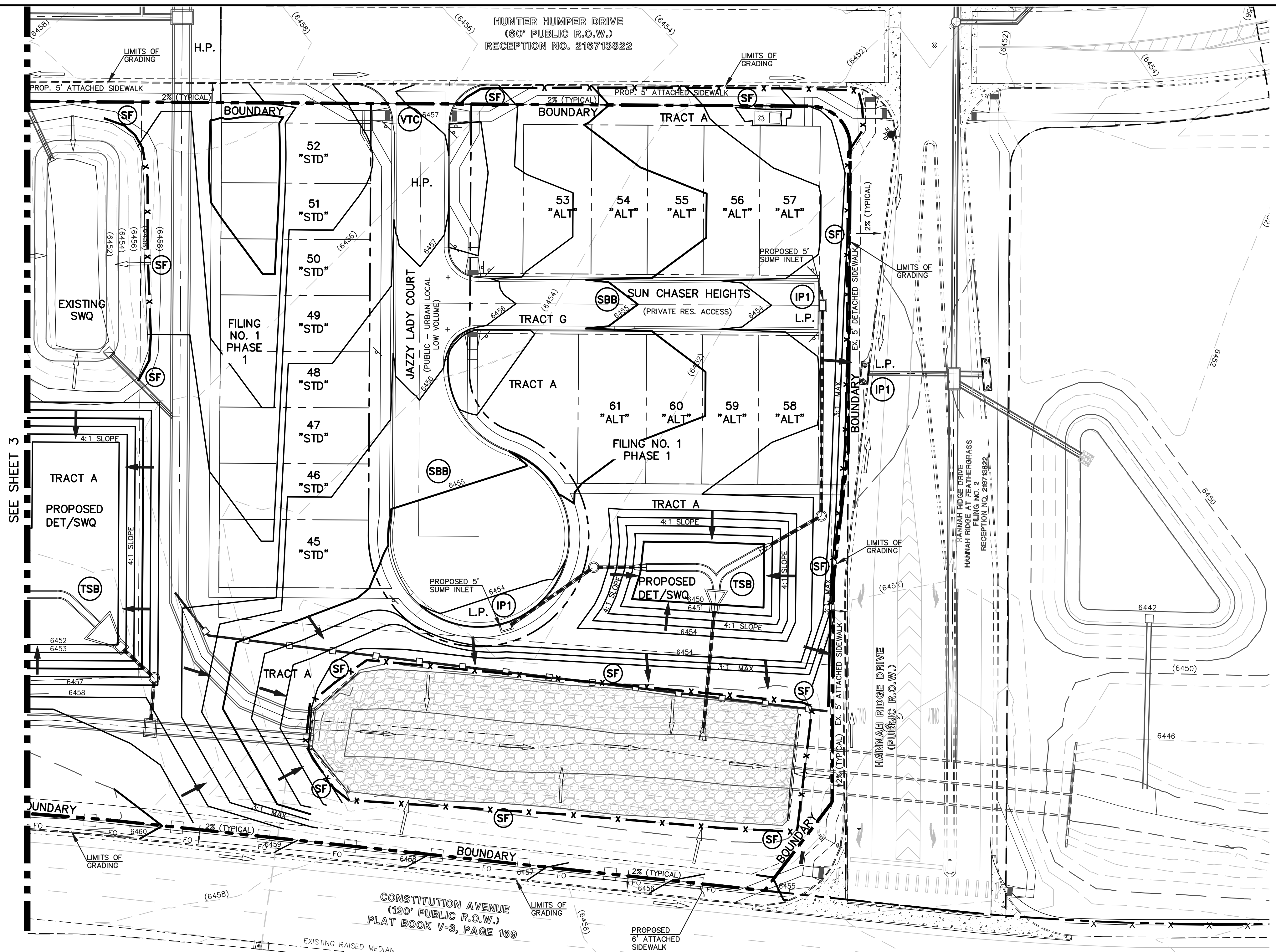
Table with columns: NO. REVISION, DATE, REVIEW: PREPARED UNDER MY DIRECT SUPERVISION FOR AND ON BEHALF OF CLASSIC CONSULTING ENGINEERS AND SURVEYORS, LLC. KYLE R. CAMPBELL, COLORADO P.E. #29794 DATE



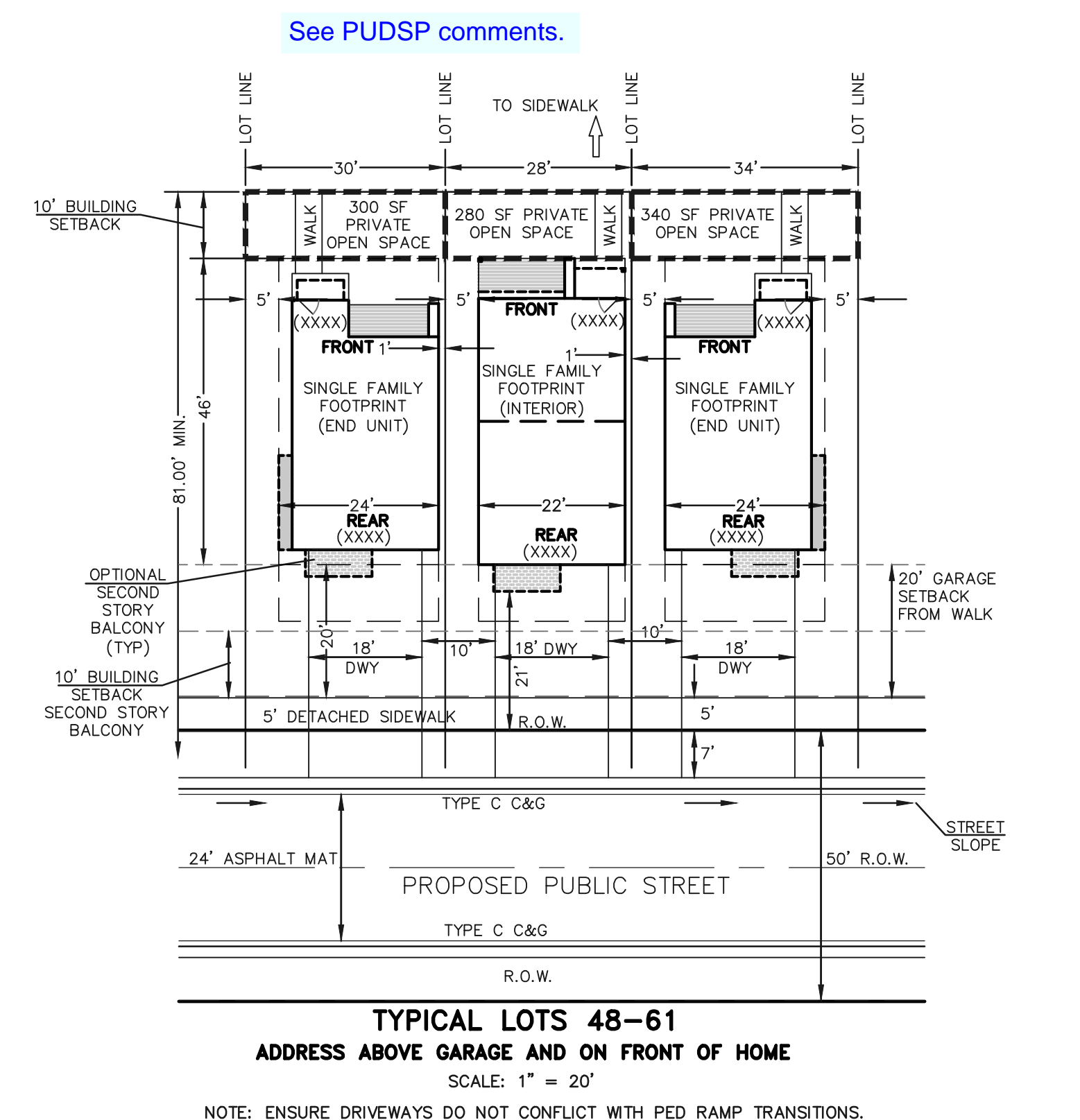
619 N. Cascade Avenue, Suite 200 Colorado Springs, Colorado 80903 (719)785-0790 (719)785-0799(fax)

Table with project information: MIDTOWN COLLECTION AT HANNAH RIDGE FILING NO. 1 CONSTRUCTION DRAWINGS TITLE SHEET. DESIGNED BY: KRC SCALE: (H) 1"= NA DATE: 03/22/19. DRAWN BY: KC (V) 1"= NA SHEET: 1 OF 16. CHECKED BY: JOB NO.: 1116.30





TYPICAL LOT 48-61
 ADDRESS ABOVE GARAGE AND ON FRONT OF HOME
 SCALE: 1" = 20'
 NOTE: ENSURE DRIVEWAYS DO NOT CONFLICT WITH PED RAMP TRANSITIONS.



TYPICAL LOTS 45-47
 ADDRESS ABOVE GARAGE AND ON FRONT OF HOME
 SCALE: 1" = 20'
 NOTE: ENSURE DRIVEWAYS DO NOT CONFLICT WITH PED RAMP TRANSITIONS.

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
 WQCD - PERMITS
 4300 CHERRY CREEK DRIVE SOUTH
 DENVER, CO 80246-1530
 ATTN: PERMITS UNIT

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

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

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

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

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

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

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

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

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

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

provide Limits of Grading lines

LEGEND

- (6770) EXISTING CONTOUR
- 6770 PROPOSED CONTOUR
- FILING LINE
- BOUNDARY/R.O.W. LINE
- EXISTING FLOW DIRECTION
- PROPOSED FLOW
- "A" A LOT
- "B" B LOT
- "W/O" WALKOUT LOT
- "T" TRANSITION LOT
- "G" GARDEN LOT
- PROPOSED INLET
- PROPOSED STORM SEWER PIPE
- HP PROPOSED HIGH POINT
- LP PROPOSED LOW POINT

--- PROPOSED RETAINING WALL
 TW = XXX' X
 BW = XXX' X

(TSB) TEMPORARY SEDIMENT BASIN
 (SF) SILT FENCE
 (IP) INLET PROTECTION
 (VTC) VEHICLE TRACKING CONTROL
 (SBB) STRAW BALE BARRIER

SCALE: 1" = 30'

LOCATION OF STAGING AREAS, STORAGE FOR MAINTENANCE EQUIPMENT, CONCRETE WASHOUT AREAS AND TEMPORARY DISPOSAL AREAS WILL BE ADDED TO THIS PLAN BY SWMP ADMINISTRATOR UPON COORDINATION WITH SELECTED CONTRACTOR AND SHALL BE WITHIN CONSTRUCTION SITE BOUNDARIES AS SHOWN.

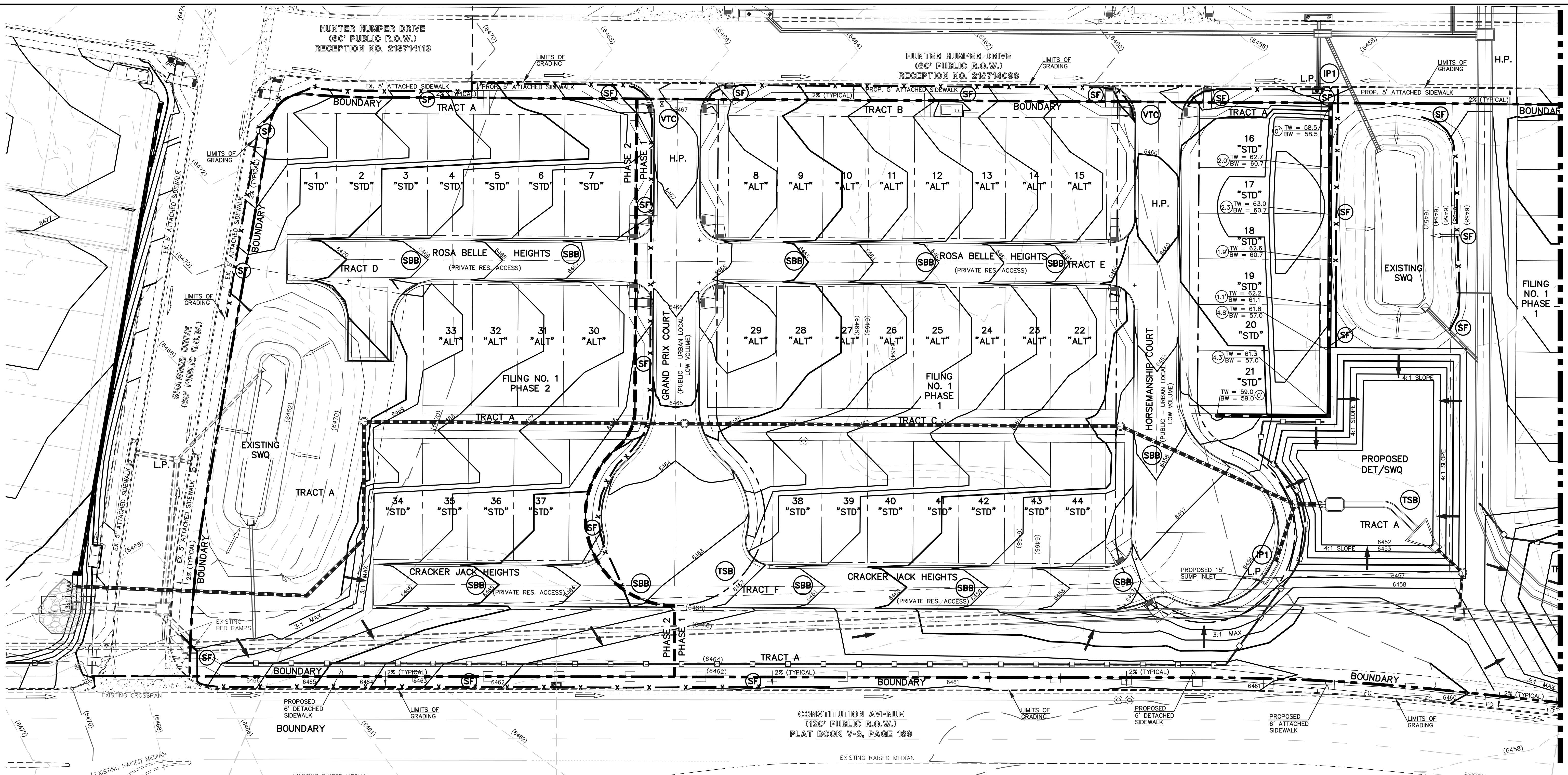
48 HOURS BEFORE YOU DIG, CALL UTILITY LOCATORS	NO. REVISION	DATE	REVIEW:
811 UTILITY NOTIFICATION CENTER OF COLORADO IT'S THE LAW			PREPARED UNDER MY DIRECT SUPERVISION FOR AND ON BEHALF OF CLASSIC CONSULTING ENGINEERS AND SURVEYORS, LLC
THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN 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.			KYLE R. CAMPBELL, COLORADO P.E. #29794

DESIGNED BY	KRC	SCALE	DATE	03/22/19
DRAWN BY	KC	(H) 1" = 30'	SHEET	2 OF 16
CHECKED BY		(V) 1" = NA	JOB NO.	1116.30

CLASSIC CONSULTING ENGINEERS & SURVEYORS

MIDTOWN COLLECTION AT HANNAH RIDGE
 FILING NO. 1
 OVERLOT GRADING AND EROSION CONTROL PLAN

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



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
 WQCD - PERMITS
 4300 CHERRY CREEK DRIVE SOUTH
 DENVER, CO 80246-1530
 ATTN: PERMITS UNIT

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

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

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

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

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

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

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

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

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

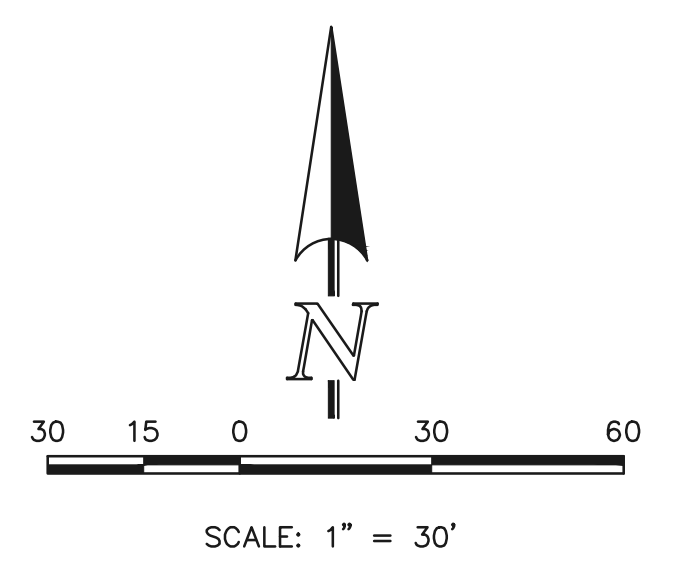
ALL RETAINING WALLS TO BE STACKED BLOCK WALLS. BUILDING PERMIT REQUIRED FOR WALLS 4' OR TALLER.

LEGEND

- (6770) --- EXISTING CONTOUR
- 6770 --- PROPOSED CONTOUR
- FILING LINE
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- TW = XX.XX
BW = XX.XX
- (TSB) TEMPORARY SEDIMENT BASIN
- (SF) SILT FENCE
- (IP) INLET PROTECTION
- (VTC) VEHICLE TRACKING CONTROL
- (SBB) STRAW BALE BARRIER

- PROPOSED RETAINING WALL
- TEMPORARY SEDIMENT BASIN
- SILT FENCE
- INLET PROTECTION
- VEHICLE TRACKING CONTROL
- STRAW BALE BARRIER



LOCATION OF STAGING AREAS, STORAGE FOR MAINTENANCE EQUIPMENT, CONCRETE WASHOUT AREAS AND TEMPORARY DISPOSAL AREAS WILL BE ADDED TO THIS PLAN BY SWMP ADMINISTRATOR UPON COORDINATION WITH SELECTED CONTRACTOR AND SHALL BE WITHIN CONSTRUCTION SITE BOUNDARIES AS SHOWN.

NOTE:
 LOCATION OF PRIVATE 5' WIDE SIDEWALKS TO BE DETERMINED BY HOUSE INGRESS/EGRESS CONFIGURATION.
 SEE SHEET 2 FOR LOT DETAILS

NOTE:
 SEE SHEET 4 FOR STANDARD LOT TEMPLATES
 SEE SHEET 4 FOR EROSION CONTROL DETAILS

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NO.	REVISION	DATE	REVIEW:

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

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

CLASSIC
 CONSULTING ENGINEERS & SURVEYORS

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

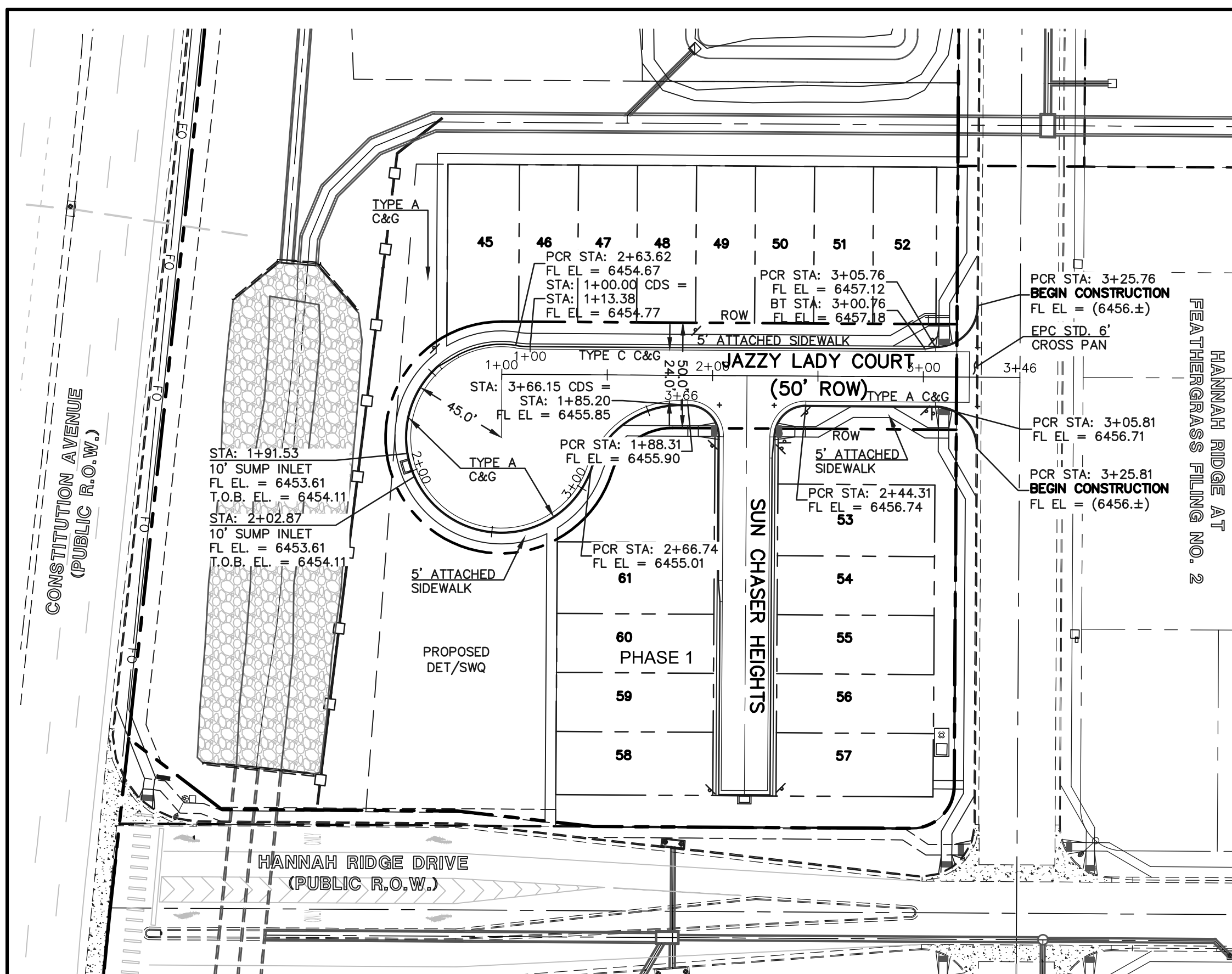
MIDTOWN COLLECTION AT HANNAH RIDGE
FILING NO. 1
OVERLOT GRADING AND EROSION CONTROL PLAN

DESIGNED BY	KRC	SCALE	DATE	03/22/19
DRAWN BY	KC	(H) 1" = 30'	SHEET	3 OF 16
CHECKED BY	(V) 1" = NA	JOB NO.	1116.30	

SF-19

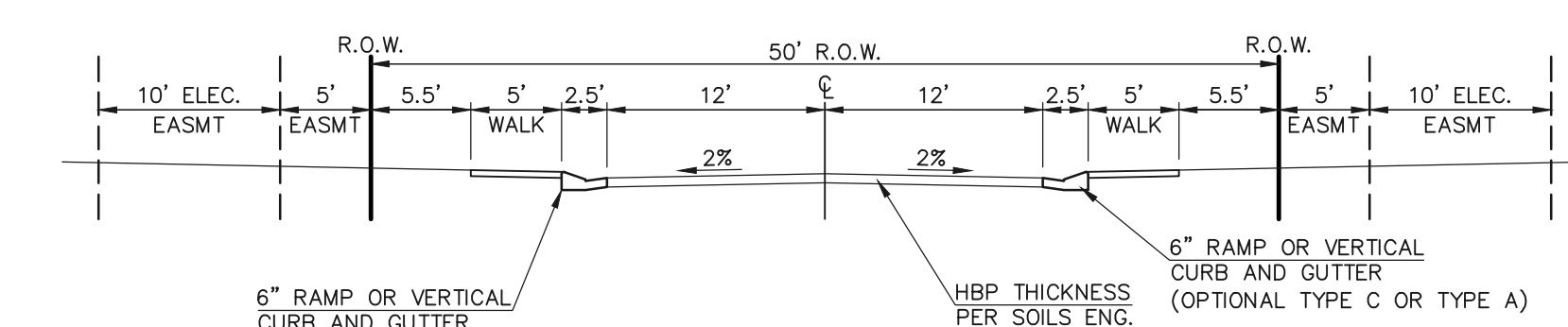
SEE SHEET 2

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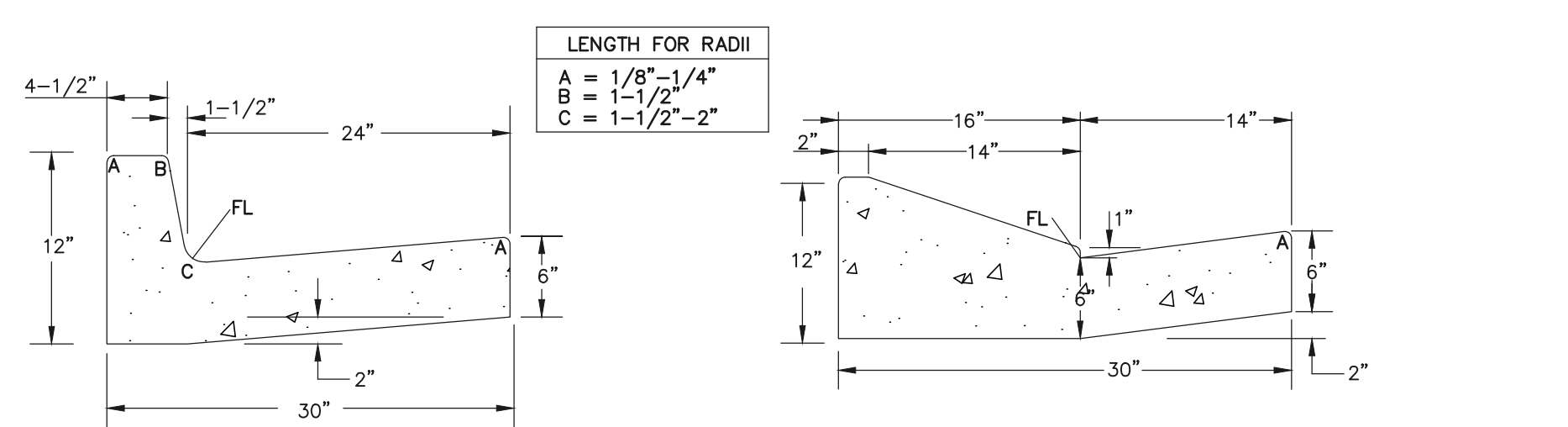


JAZZY LADY COURT
(PUBLIC 50' ROW) DESIGN SPEED - 25mph URBAN LOCAL - LOW VOLUME

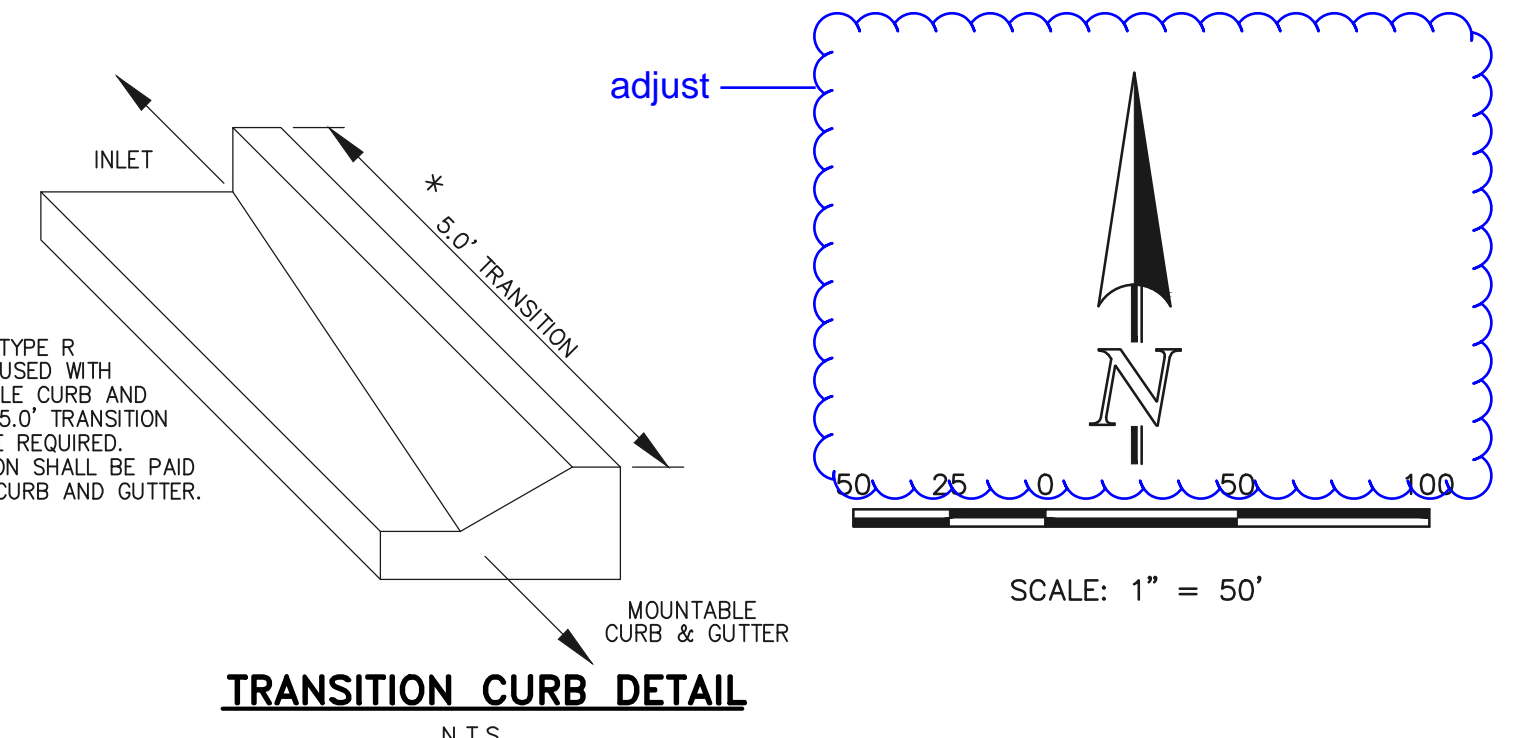
JAZZY LADY COURT CDS



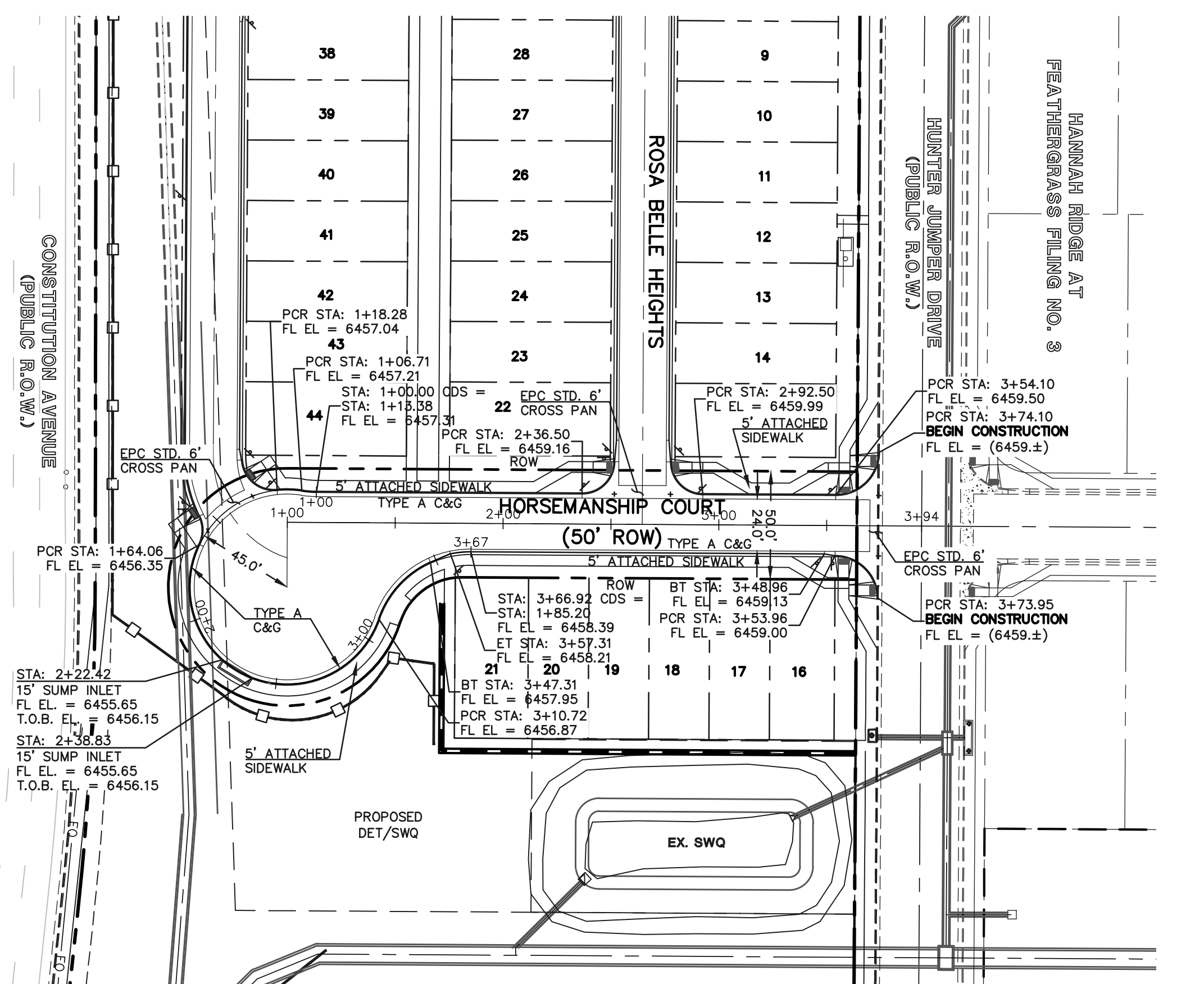
TYPICAL SECTION - 50' R.O.W.
(URBAN LOCAL-LOW VOLUME)
SCALE: 1" = 10'
Public Road



EPC TYPE A CURB & GUTTER DETAIL **EPC OPTIONAL TYPE C CURB & GUTTER DETAIL**

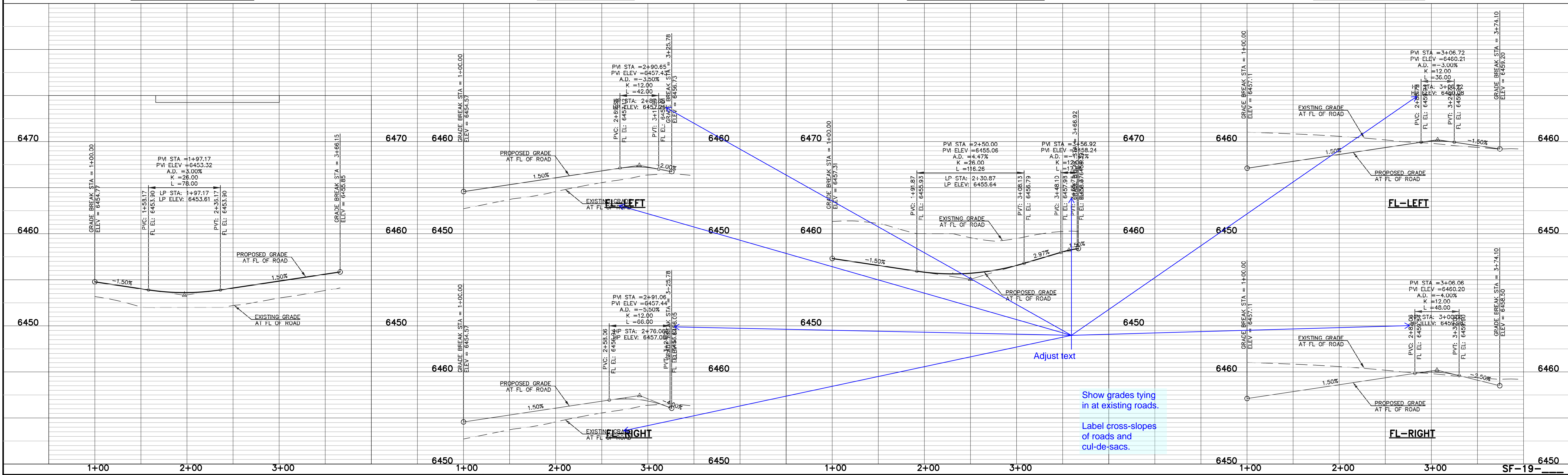


TRANSITION CURB DETAIL
N.T.S.



HORSEMANSHIP COURT
(PUBLIC 50' ROW) DESIGN SPEED - 25mph URBAN LOCAL - LOW VOLUME

HORSEMANSHIP COURT CDS



Adjust text
Show grades tying in at existing roads.
Label cross-slopes of roads and cul-de-sacs.

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

STREET ABBREVIATION INDEX:

- SD SHAWNEE DRIVE
- HJH HUNTER JUMPER DRIVE
- RBH ROSA BELLE HEIGHTS
- GPC GRAND PRX COURT
- HMC HORSEMANSHIP COURT
- SCH SUN CHASER HEIGHTS
- JLC JAZZY LADY COURT
- HRD HANNAH RIDGE DRIVE
- CRH CRACKER JACK HEIGHTS

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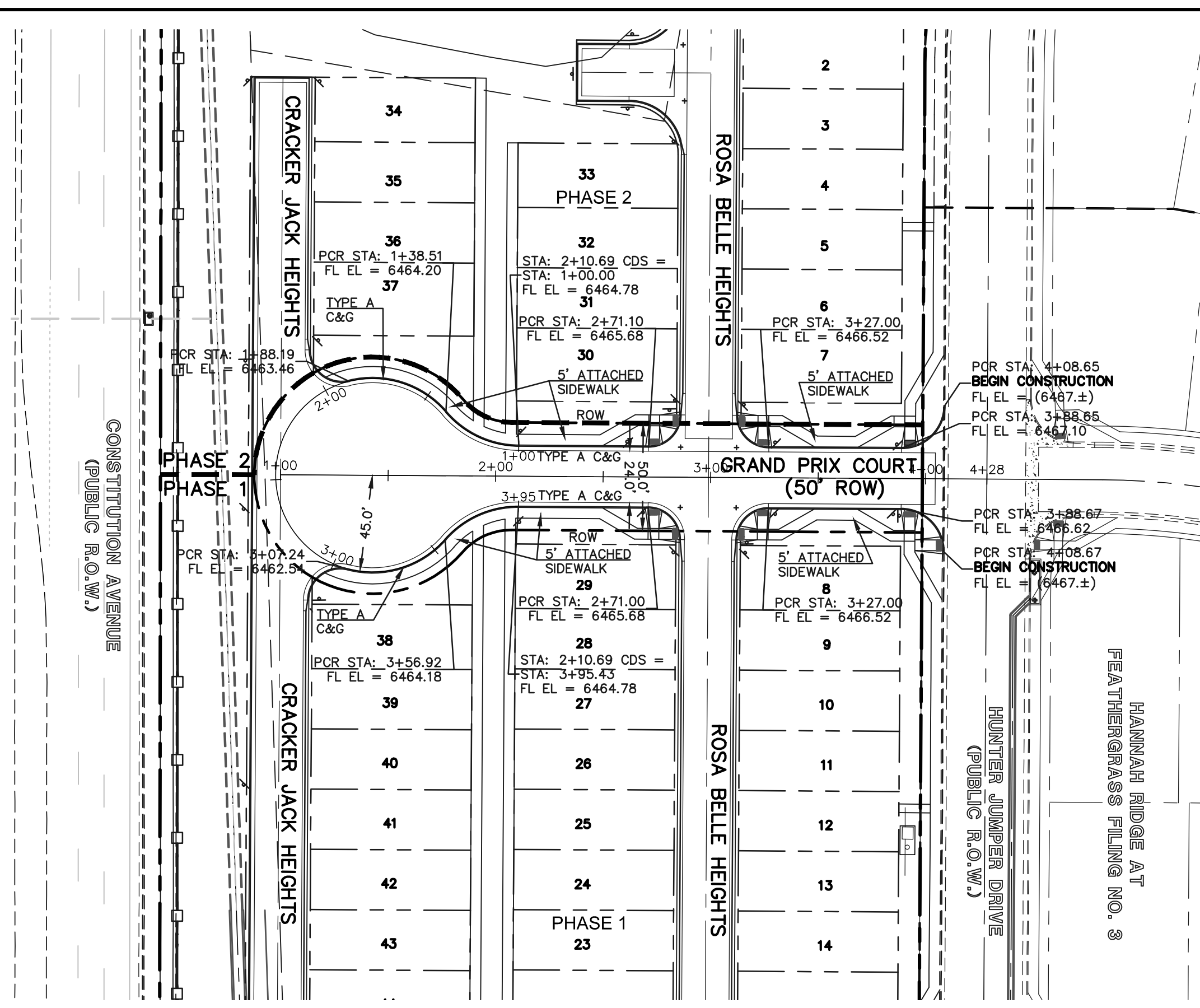
NO.	REVISION	DATE

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

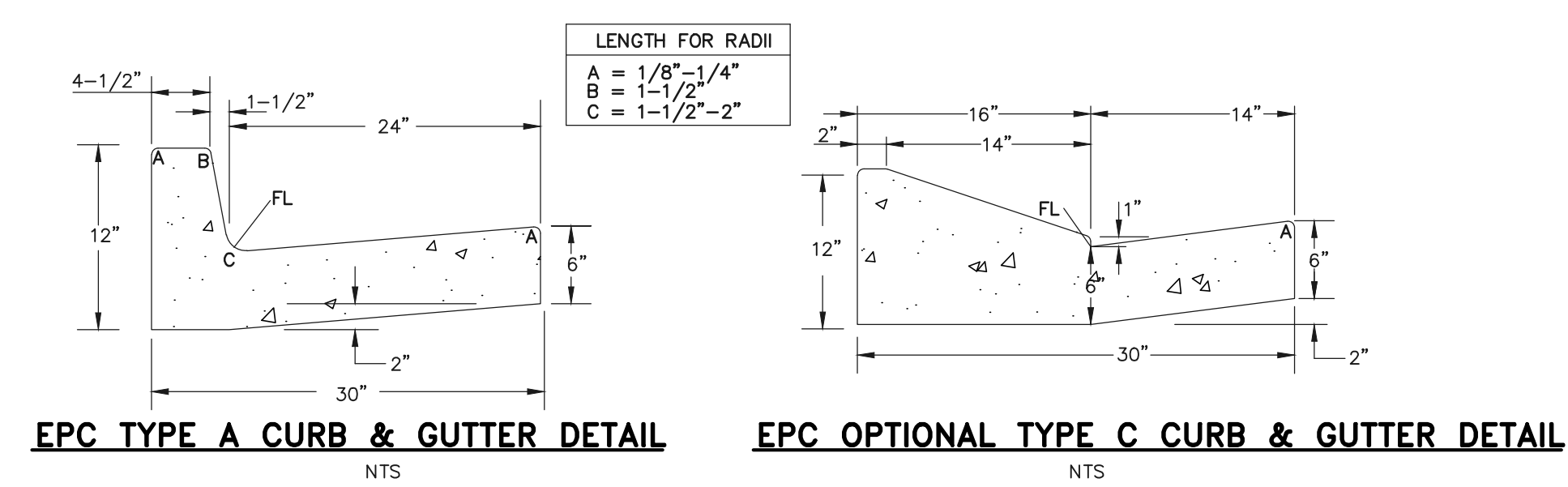
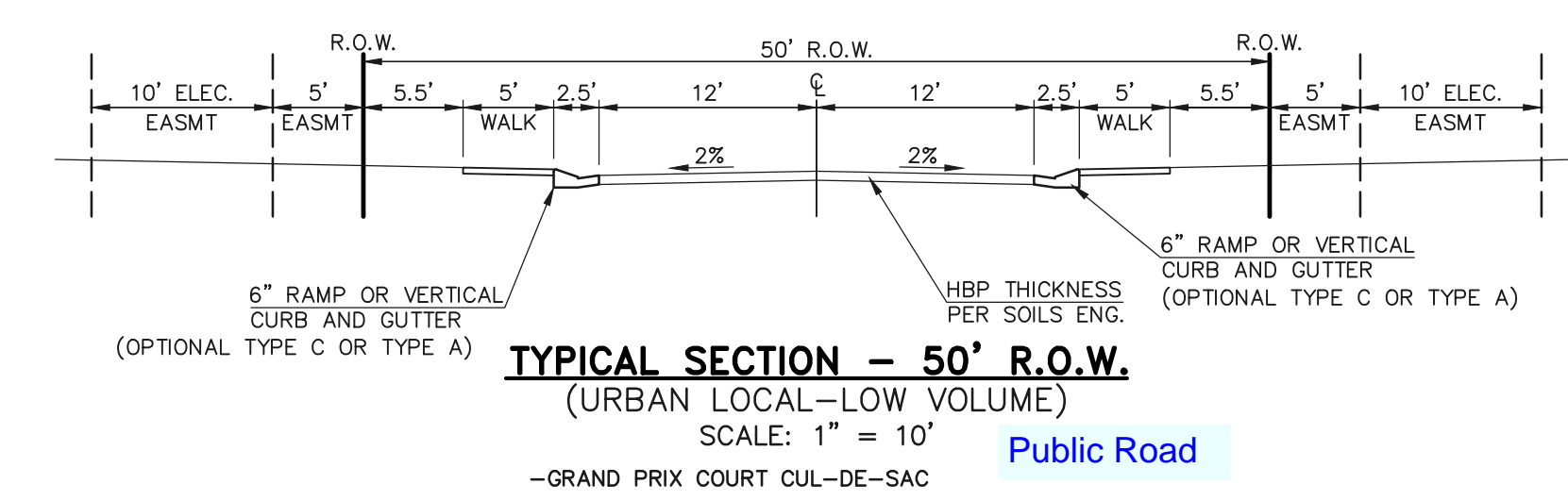
MIDTOWN COLLECTION AT HANNAH RIDGE
FILE NO. 1
STREET IMPROVEMENT PLANS
JAZZY LADY COURT / HORSEMANSHIP COURT

DESIGNED BY	JRH	SCALE	DATE	03/22/19
DRAWN BY	JRH	(H) 1" = 50'	SHEET	5 OF 16
CHECKED BY		(V) 1" = 5'	JOB NO.	1116.30

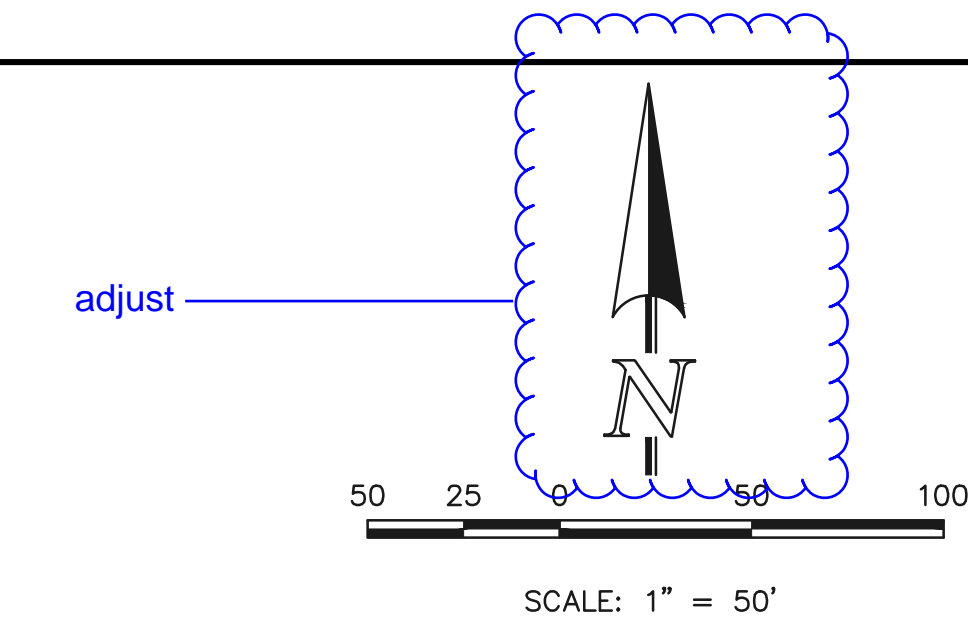
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See sidewalk comments on PUDSP

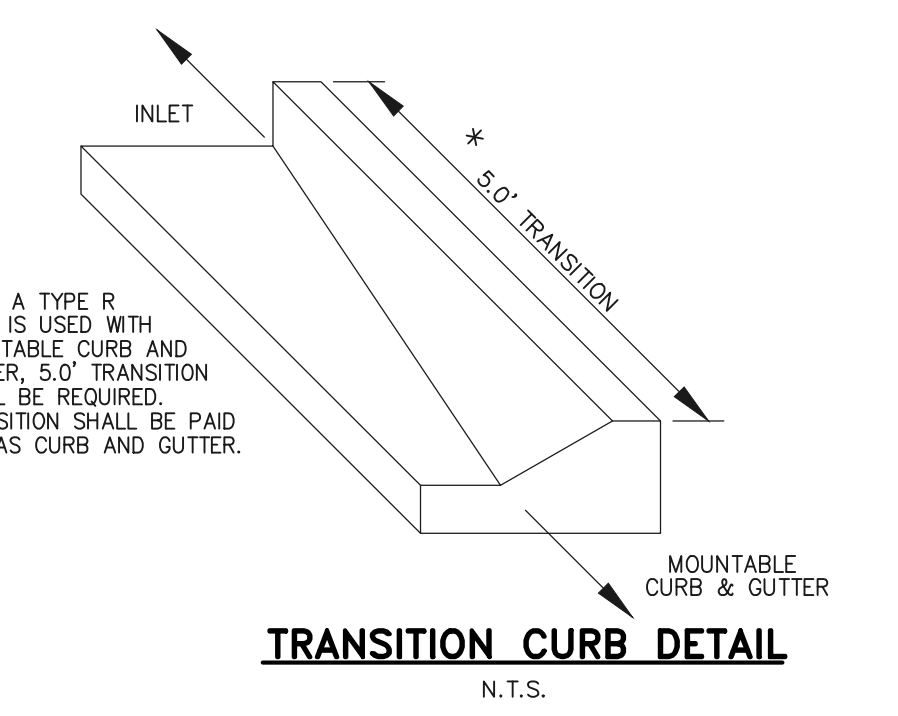


SIDEWALK NOTES:
1. INSTALL 5' ATTACHED SIDEWALK ONLY WHERE IDENTIFIED ON THE CONSTRUCTION PLANS.



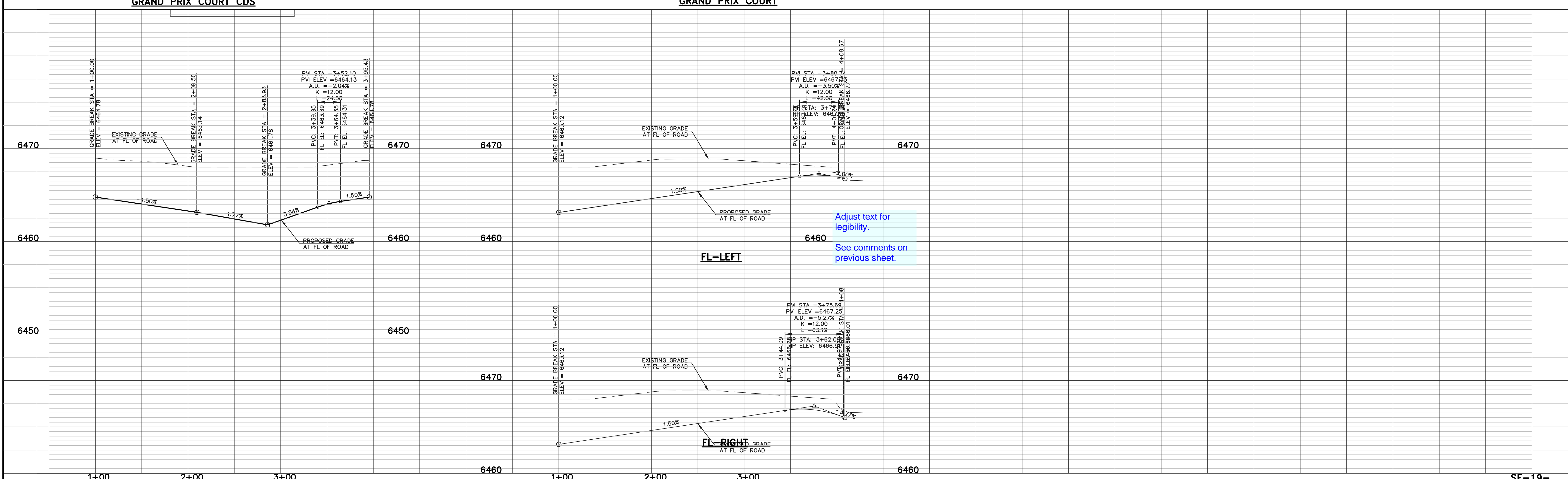
STREET ABBREVIATION INDEX:

SD	SHAWNEE DRIVE
HJH	HUNTER JUMPER DRIVE
RBH	ROSA BELLE HEIGHTS
GPC	GRAND PRIX COURT
HMC	HORSEMANSHIP COURT
SCH	SUN CHASER HEIGHTS
JLC	JAZZY LADY COURT
HRO	HANNAH RIDGE DRIVE
CJH	CRACKER JACK HEIGHTS



GRAND PRIX COURT CDS

GRAND PRIX COURT



Adjust text for legibility.
See comments on previous sheet.

SF-19-

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NO.	REVISION	DATE

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

618 N. Cascade Avenue, Suite 200
Colorado Springs, Colorado 80903
(719) 785-0780
(719) 785-0799 (fax)

MIDTOWN COLLECTION AT HANNAH RIDGE

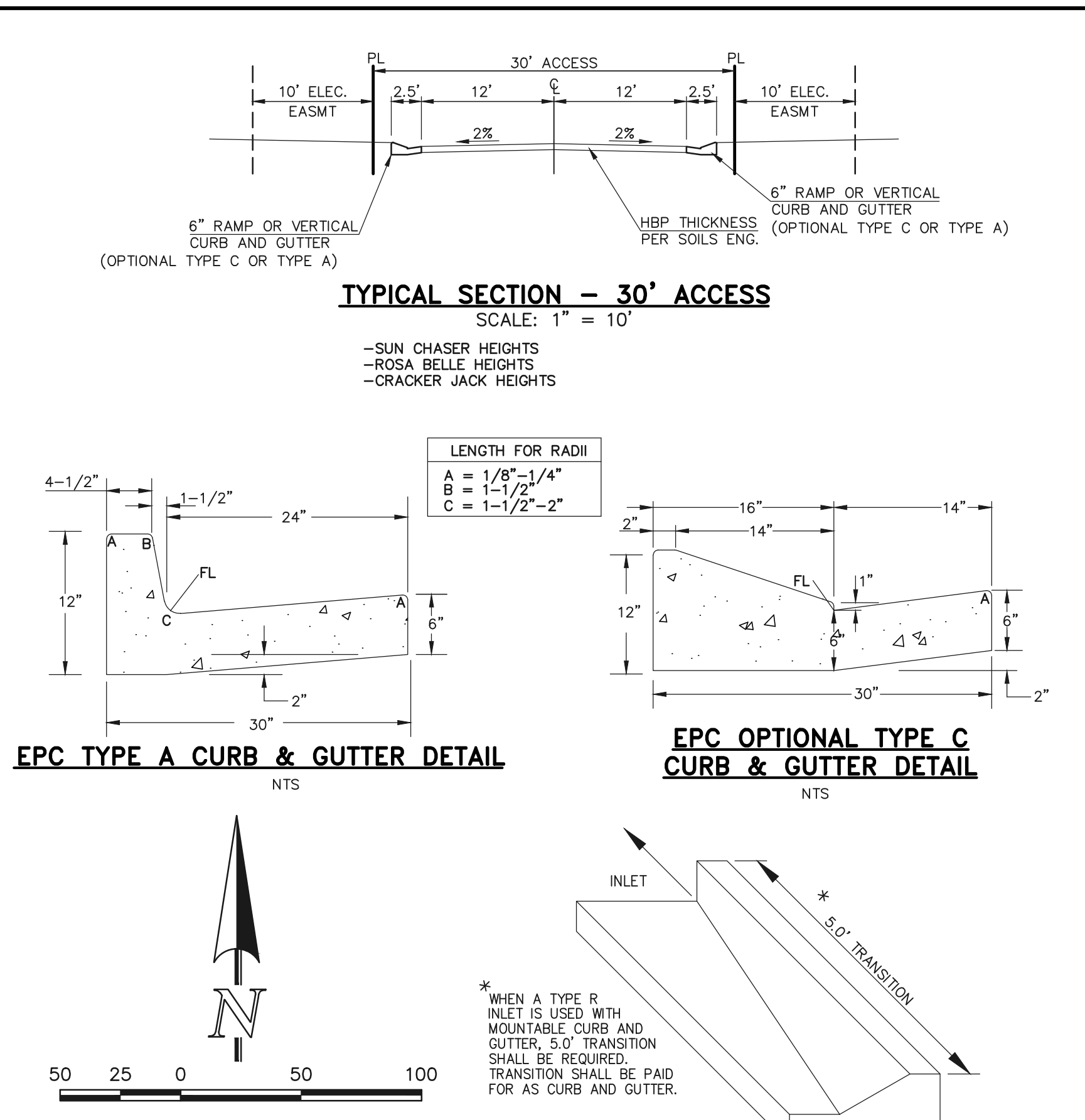
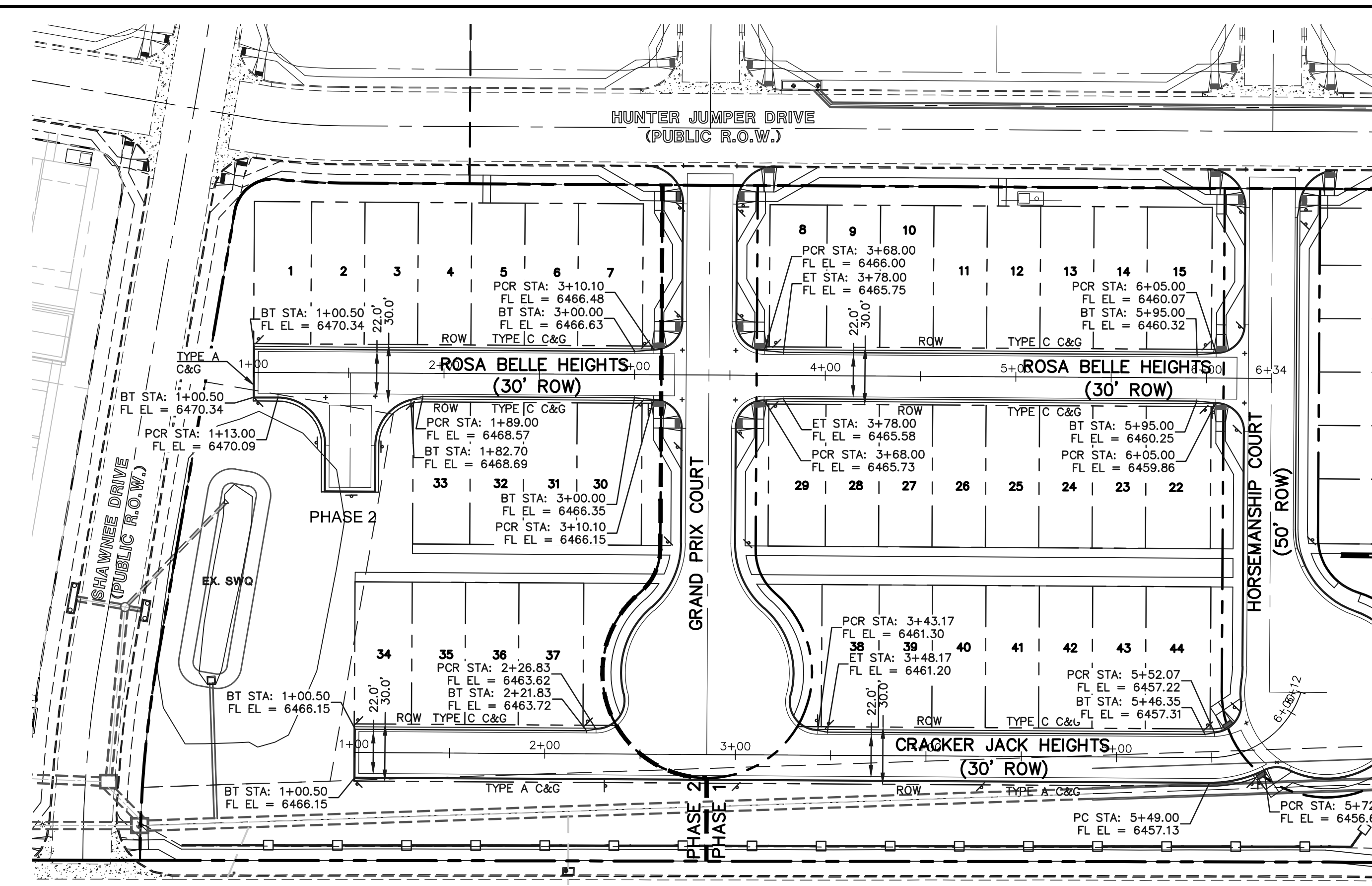
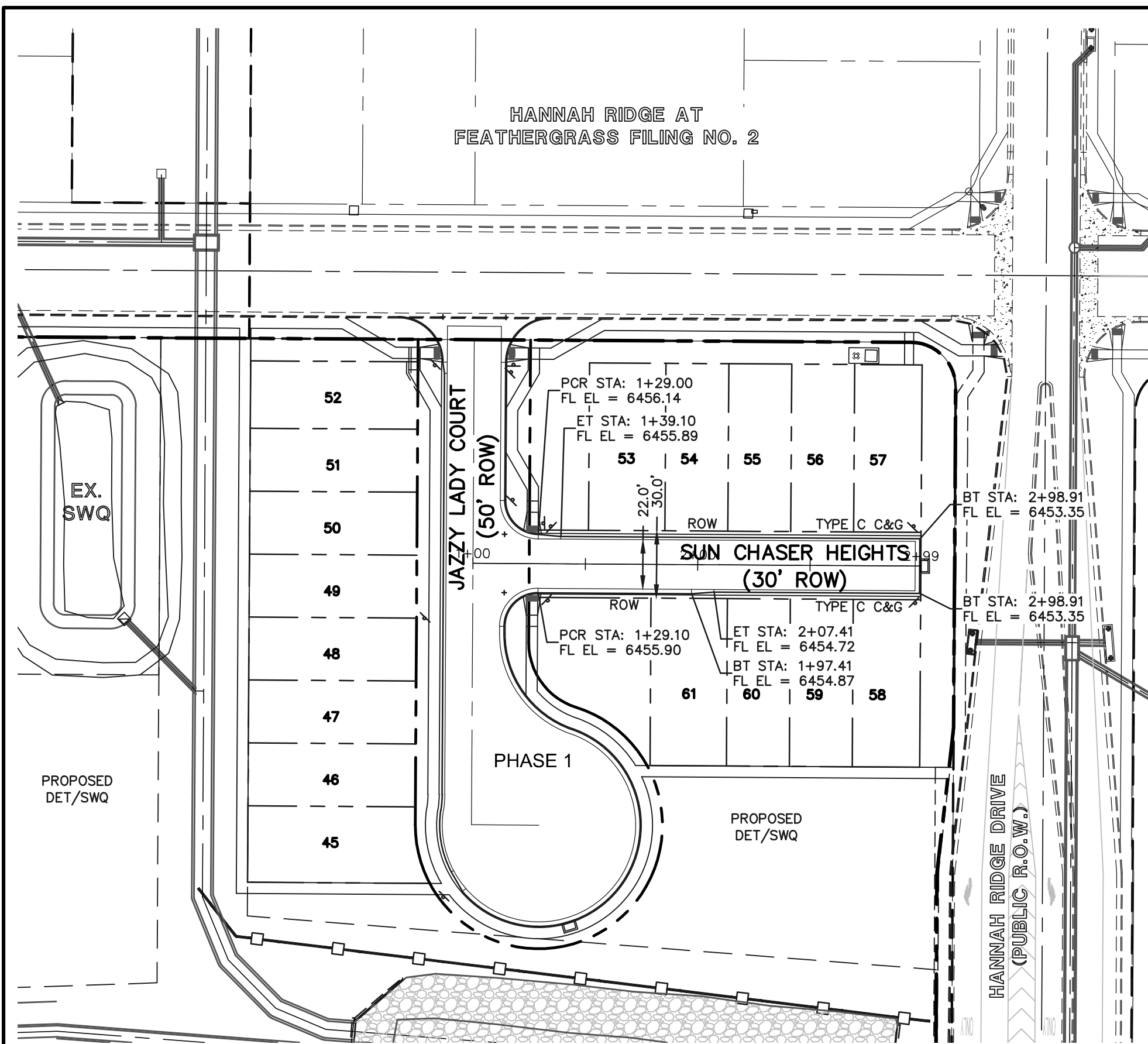
FILING NO. 1

STREET IMPROVEMENT PLANS

GRAND PRIX COURT

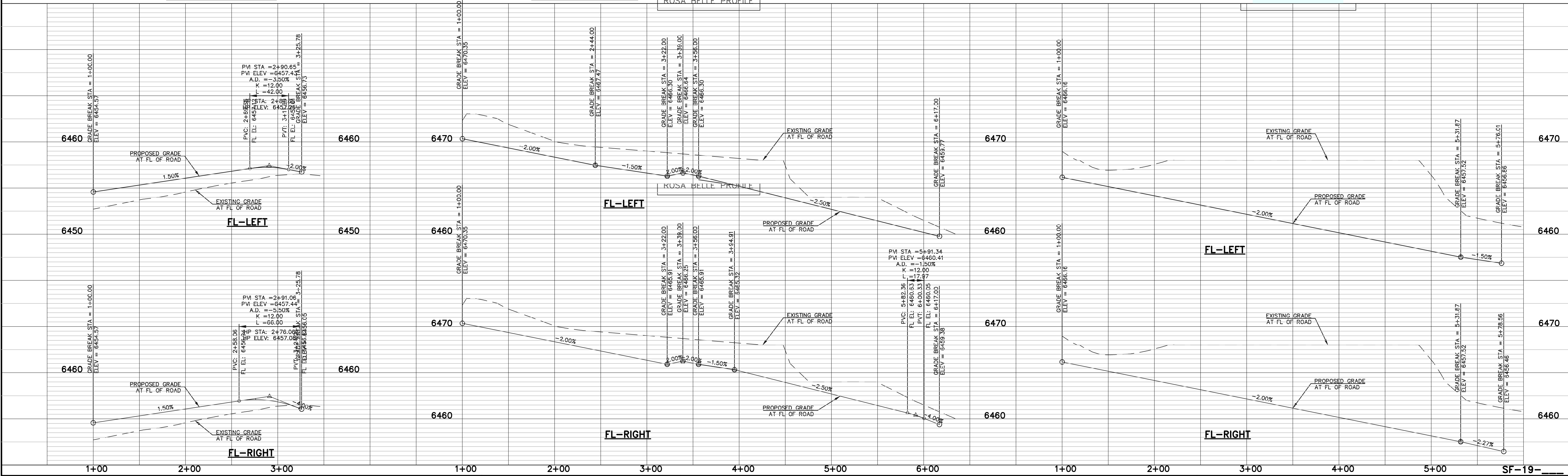
DESIGNED BY	JRH	SCALE	DATE	03/22/19
DRAWN BY	JRH	(H) 1" = 50'	SHEET	6 OF 16
CHECKED BY		(V) 1" = 5'	JOB NO.	1116.30

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SUN CHASER HEIGHTS **ROSA BELLE HEIGHTS** **CRACKER JACK HTS**

Show permanent water quality BMP maintenance roads



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

STREET ABBREVIATION INDEX:

SD	SHAWNEE DRIVE
H/J	HUNTER JUMPER DRIVE
R/H	ROSA BELLE HEIGHTS
G/P	GRAND PRIX COURT
H/M	HORSEMANSHIP COURT
S/C	SUN CHASER HEIGHTS
J/L	JAZZY LADY COURT
H/R	HANNAH RIDGE DRIVE
C/J	CRACKER JACK HEIGHTS

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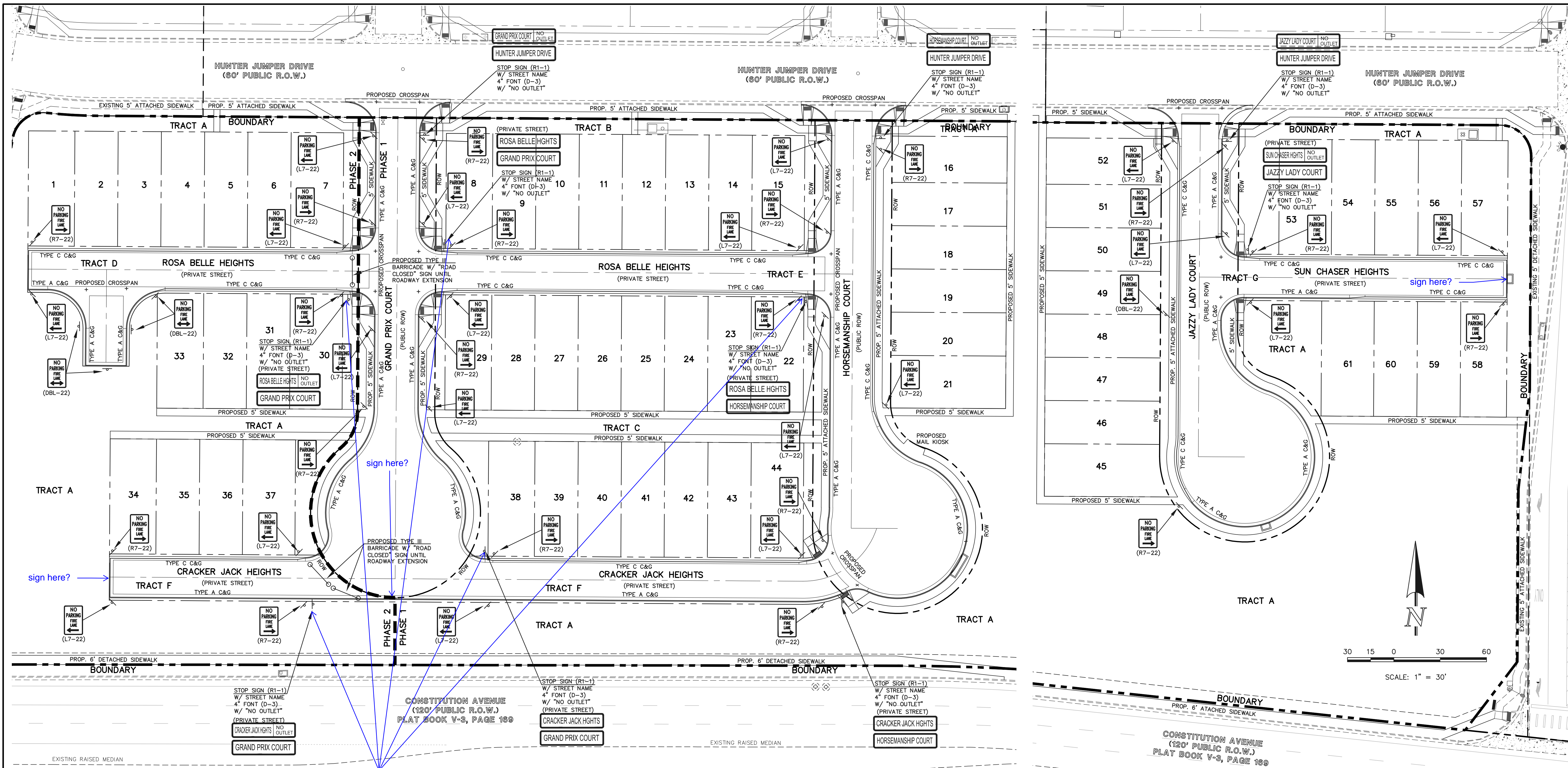
KYLE R. CAMPBELL, COLORADO P.E. #29794 DATE



MIDTOWN COLLECTION AT HANNAH RIDGE
FILE NO. 1
STREET IMPROVEMENT PLANS
SUN CHASER - ROSSA BELLE - CRACKER JACK

DESIGNED BY	JRH	SCALE	DATE	03/22/19
DRAWN BY	JRH	(H) 1" = 50'	SHEET	7 OF 16
CHECKED BY	(V) 1" = 5'	JOB NO.	1116.30	

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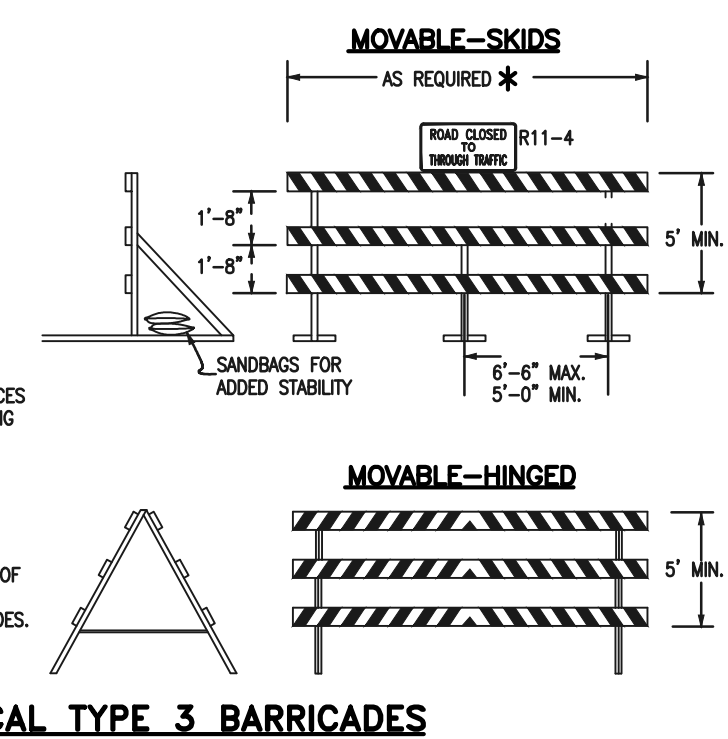


Add "private road" to the road name sign depictions.

PRIVATE ROAD Southmoor Ln

RAIL LENGTH TABLE *

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

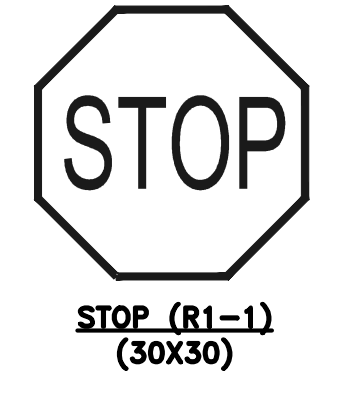


- NOTES:**
- TYPE 3 BARRICADES HAVE 3 REFLECTORIZED RAIL FACES IF FACING TRAFFIC IN ONE DIRECTION AND 6 IF FACING TRAFFIC IN TWO DIRECTIONS.
 - THE PORTION OF THE POST ABOVE THE GROUND LINE SHALL BE PAINTED IN ACCORDANCE WITH THE APPROPRIATE GENERAL NOTE.
 - DETACHABLE EXTENSION WING RAILS FOR BYPASSING OF CONSTRUCTION EQUIPMENT ARE PROVIDED WHEN NECESSARY, ON FIXED OR MOVABLE TYPE 3 BARRICADES. THE LENGTH SHALL BE ADEQUATE TO CLOSE THE BORROW PIT AND/OR SHOULDER AS REQUIRED.

STREET NAME (D-3)

STREET NAME NO OUTLET

STREET NAME



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

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SPEED LIMIT (R2-1)

SPEED LIMIT 25

NO PARKING FIRE LANE (R7-22)

NO PARKING FIRE LANE (DBL-LR)

NO. REVISION	DATE

REVIEW:

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

CLASSIC CONSULTING ENGINEERS & SURVEYORS

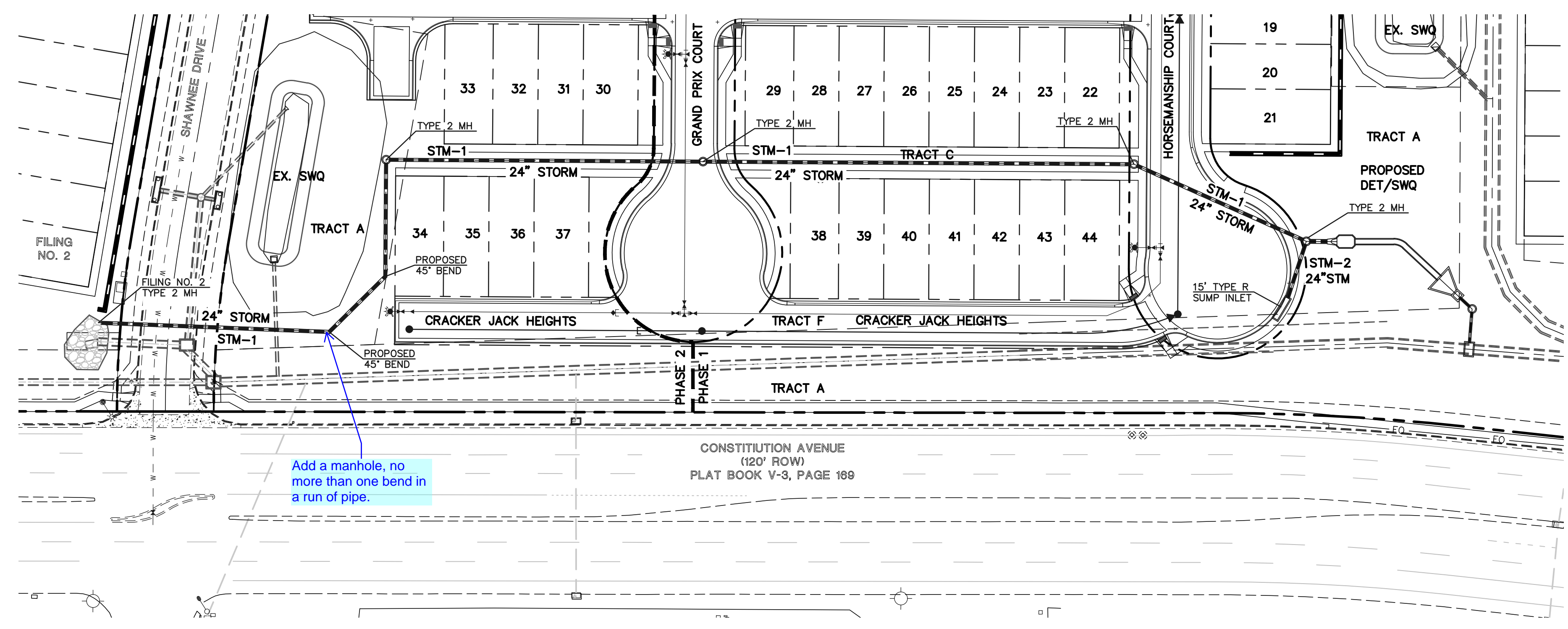
618 N. Cascade Avenue, Suite 200
Colorado Springs, Colorado 80903
(719)785-0790
(719)785-0799(Fax)

MIDTOWN COLLECTION AT HANNAH RIDGE
FILING NO. 1
STREET IMPROVEMENT SIGNAGE PLAN

DESIGNED BY KRC SCALE DATE 03/22/19
DRAWN BY KC (H) 1" = 30' SHEET 8 OF 16
CHECKED BY (V) 1" = N/A JOB NO. 1116.30

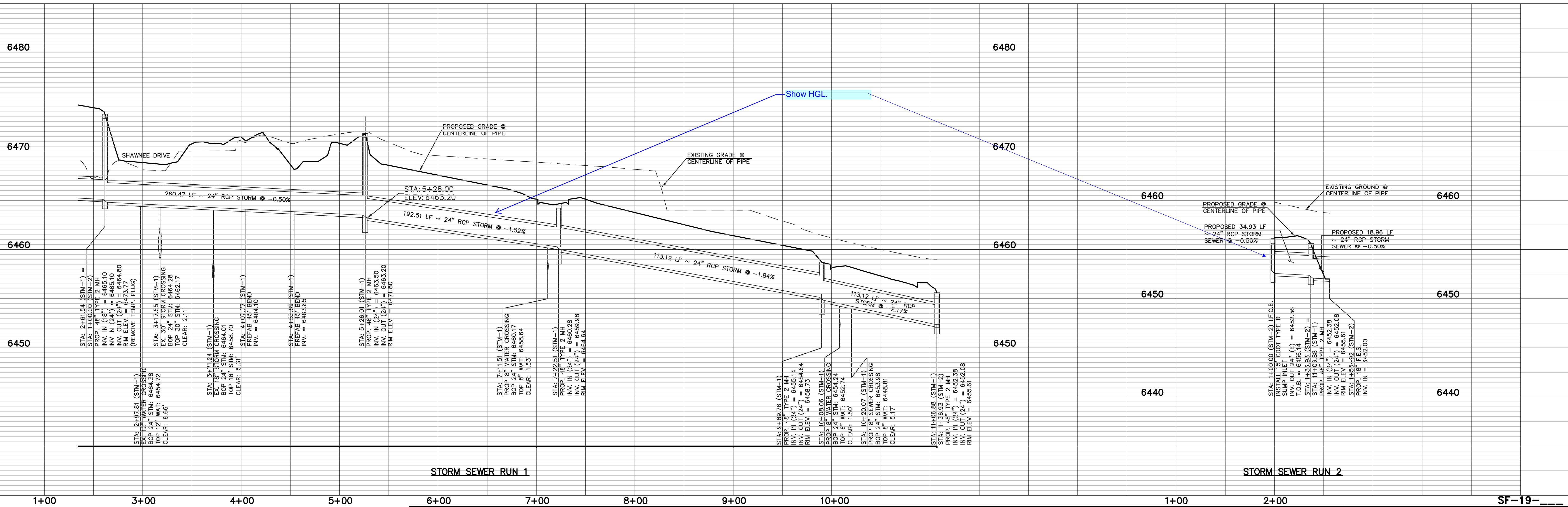
Provide alignment information, distances and bearings or coordinates and label distances to other features.

Add a manhole, no more than one bend in a run of pipe.



STORM SEWER RUN 1 AND 2

Public Storm Sewer



STORM SEWER RUN 1

STORM SEWER RUN 2

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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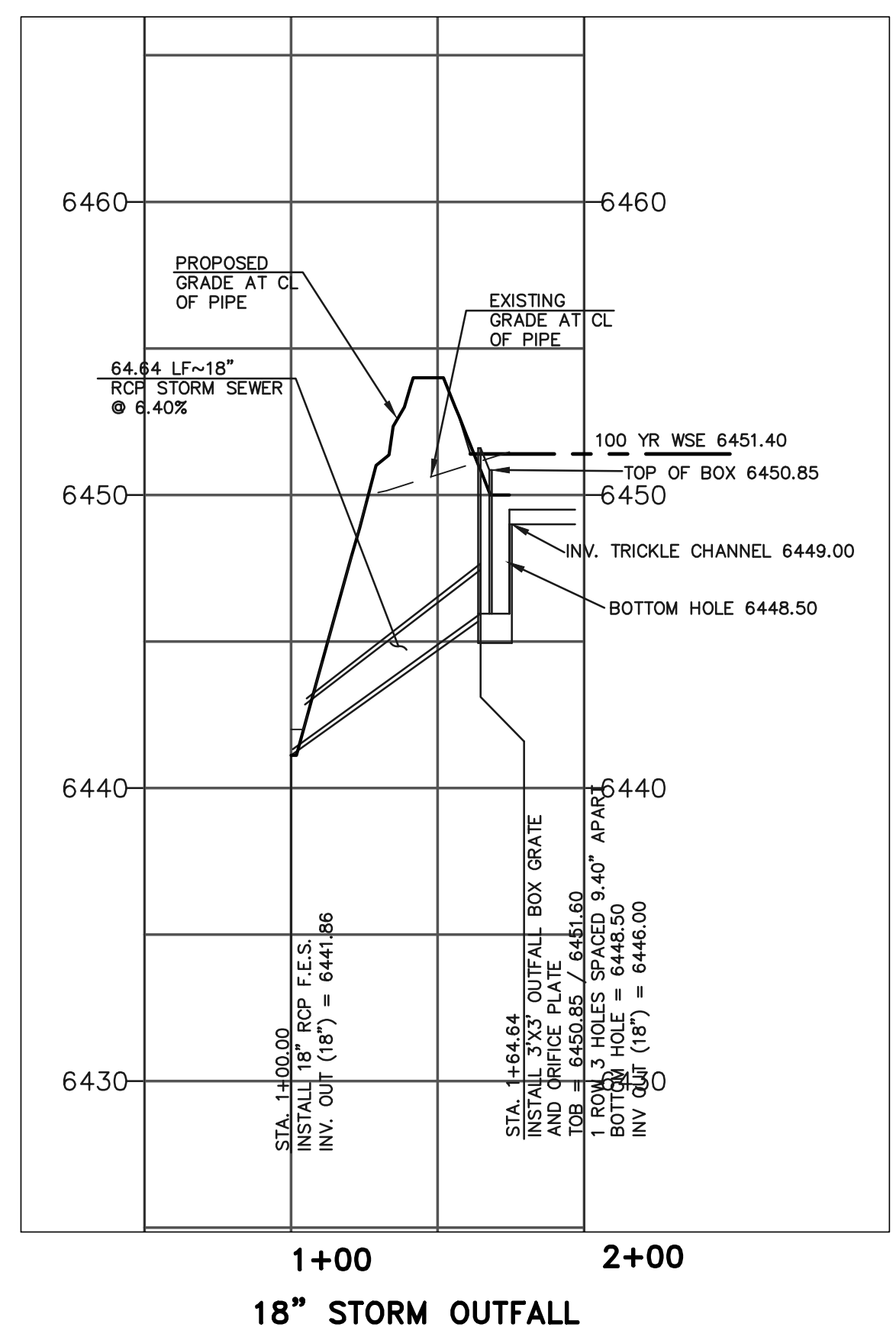
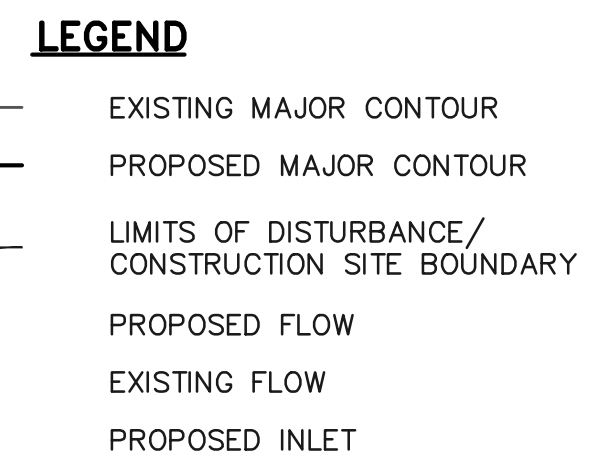
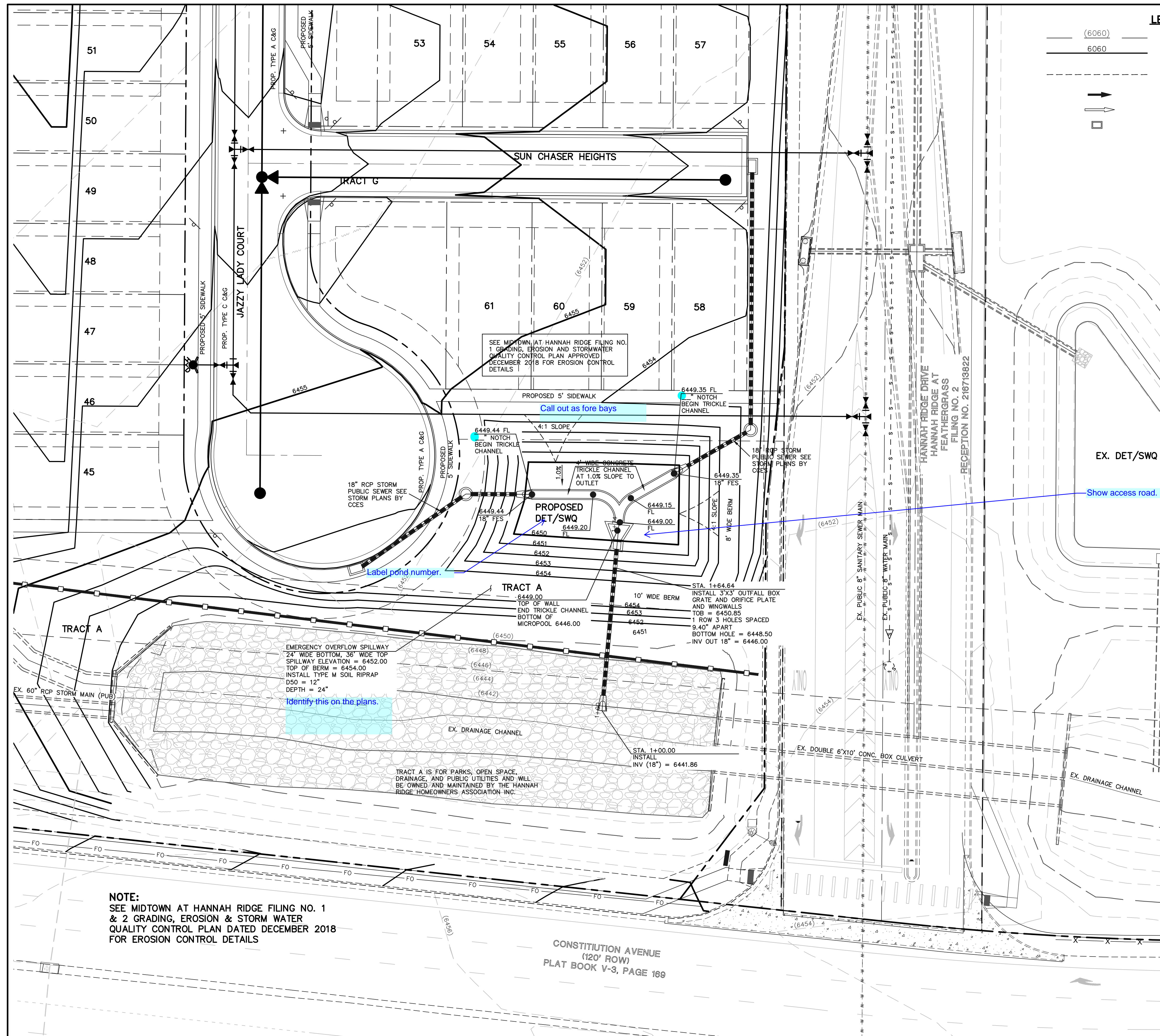
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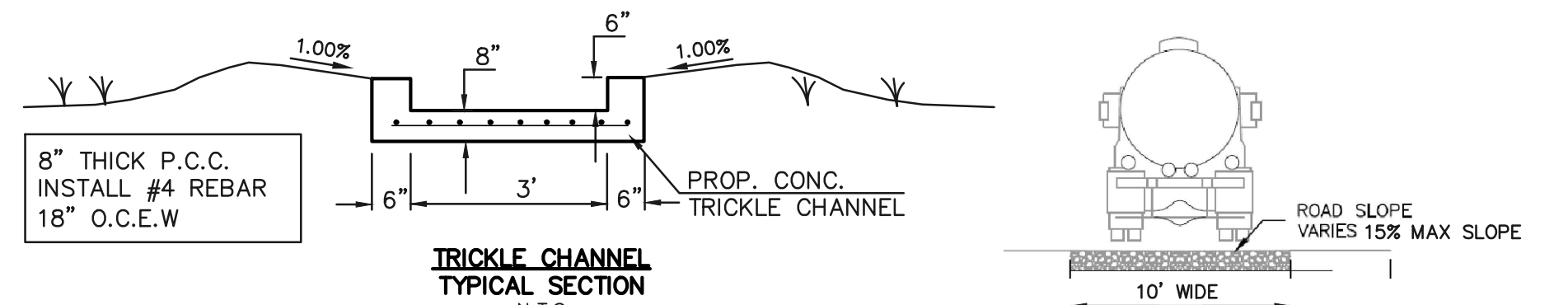
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(719) 785-0799 (fax)

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FILING NO. 1			
PUBLIC STORM SEWER PLANS			
DESIGNED BY	JRH	SCALE	DATE 03/22/19
DRAWN BY	JRH	(H) 1" = 50'	SHEET 9 OF 16
CHECKED BY		(V) 1" = 5'	JOB NO. 1116.30

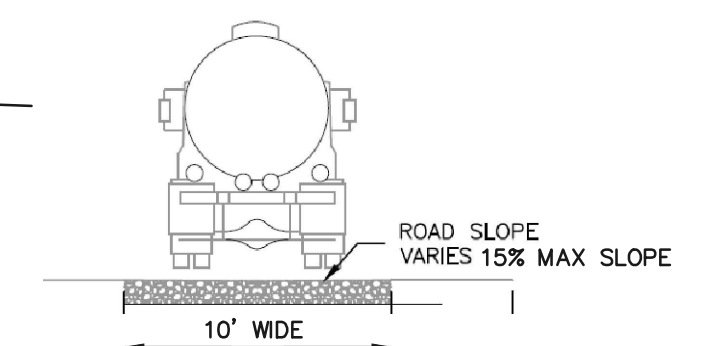
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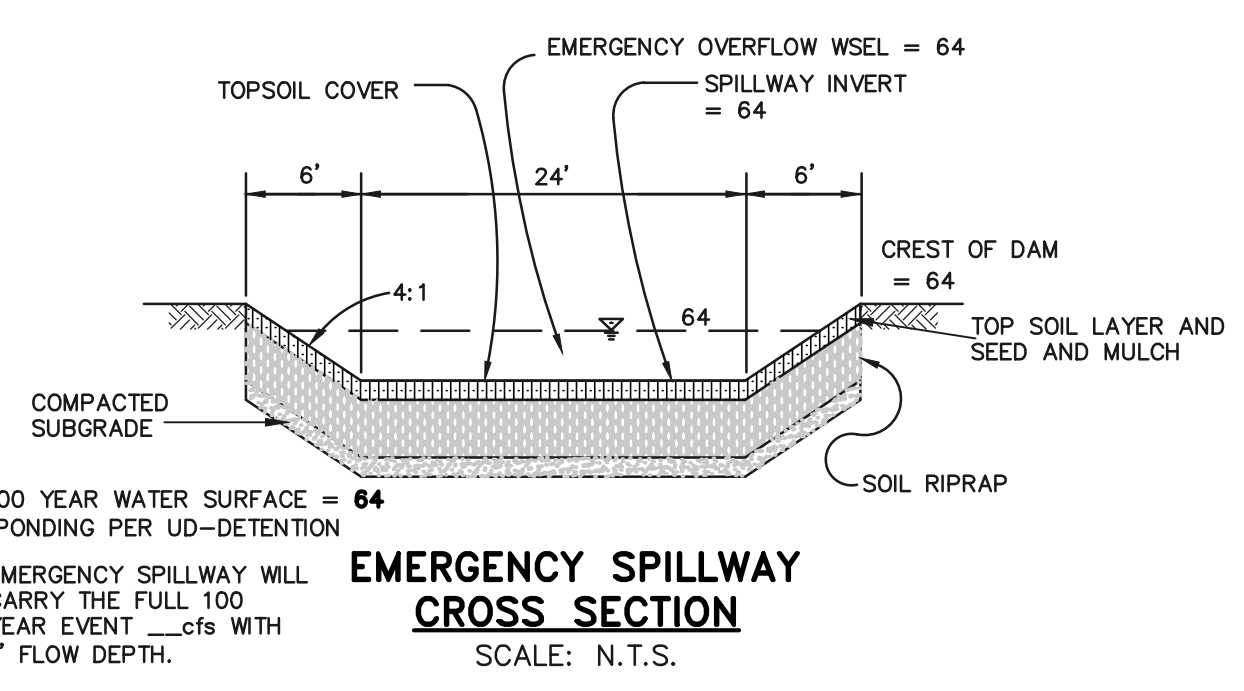
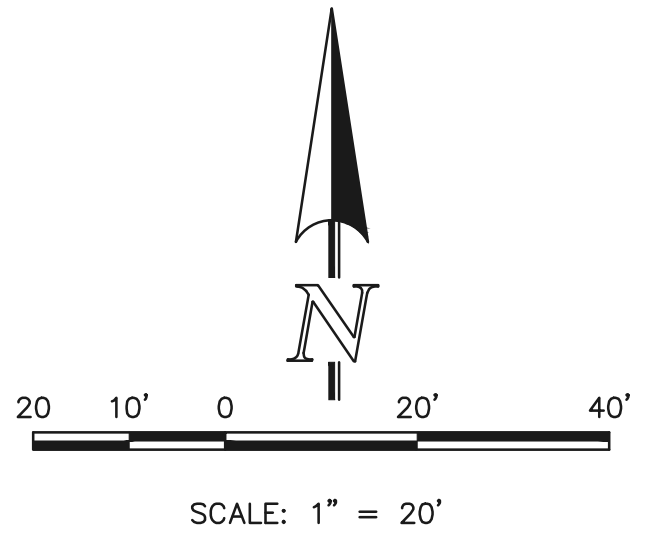
RESEEDING NOTE:
ALL AREAS OF LAND DISTURBANCE ARE TO BE RESEED. REAPPLY SEED & OTHER EROSION CONTROL MEASURES AS NEEDED TO PREVENT EROSION AND SEDIMENT RUNOFF ONTO AND FROM CONSTRUCTION ACTIVITIES.



NOTES:
- POND BOTTOM TO SLOPE TOWARD TRICKLE CHANNEL AT 1%



ACCESS ROAD



EMERGENCY SPILLWAY CROSS SECTION
SCALE: N.T.S.

NOTE:
SEE MIDTOWN AT HANNAH RIDGE FILING NO. 1 & 2 GRADING, EROSION & STORM WATER QUALITY CONTROL PLAN DATED DECEMBER 2018 FOR EROSION CONTROL DETAILS

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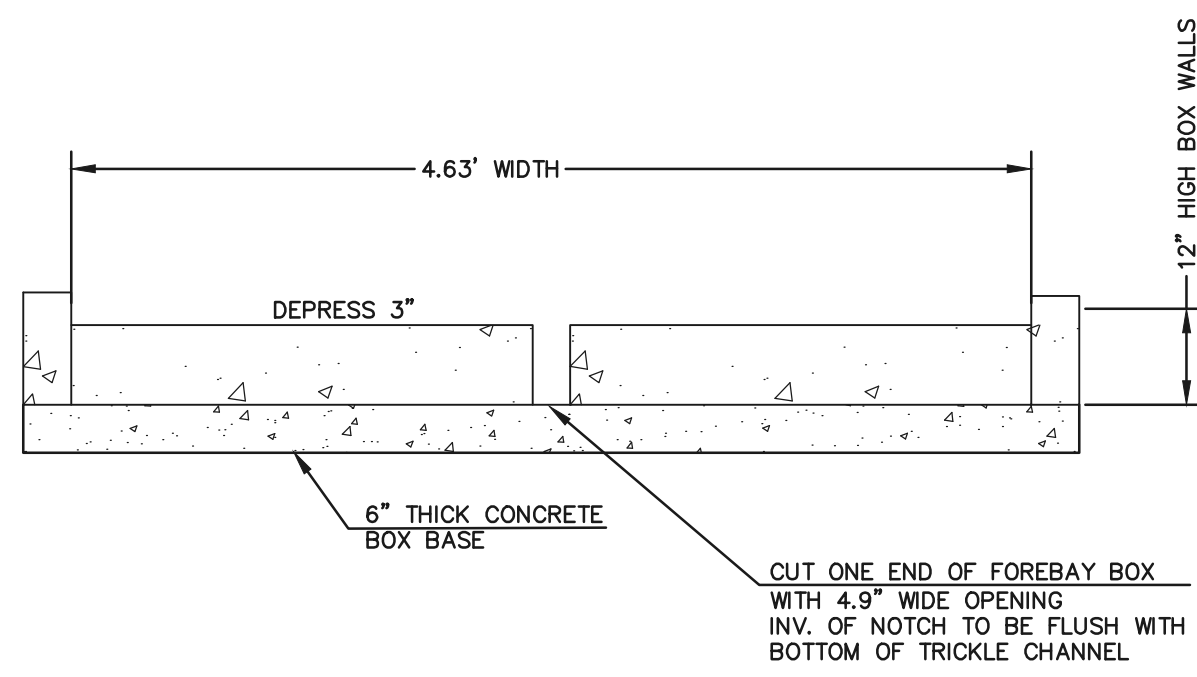
NO.	REVISION	DATE

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

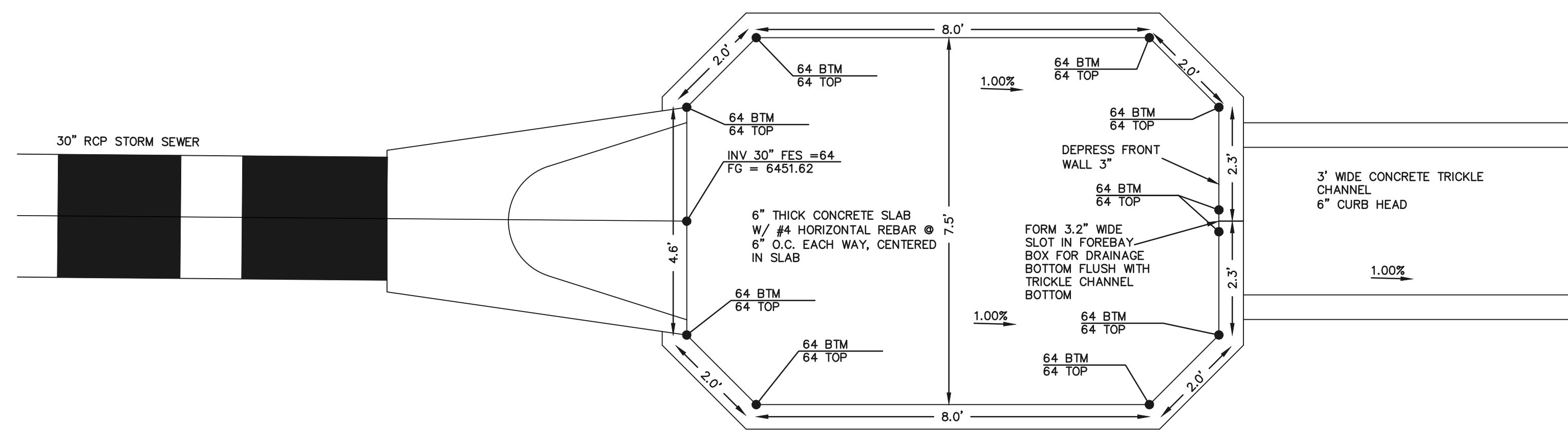
KYLE R. CAMPBELL, COLORADO P.E. #29794 DATE

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

MIDTOWN COLLECTION AT HANNAH RIDGE FILING NO. 1			
PUBLIC EXTENDED DETENTION BASIN GRADING AND OUTLET PROFILE			
DESIGNED BY	JRH	SCALE	DATE 03/22/19
DRAWN BY	JRH	(H) 1" = 50'	SHEET 12 OF 16
CHECKED BY		(V) 1" = 5'	JOB NO. 1116.30



CONCRETE FOREBAY NOTCH
N.T.S



CONCRETE FOREBAY 'A'
SCALE: 1" = 2'

There are two ponds and the need for three forebays, and two outlet structures. Please complete the plans and identify all of these structures.

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NO.	REVISION	DATE

REVIEW:

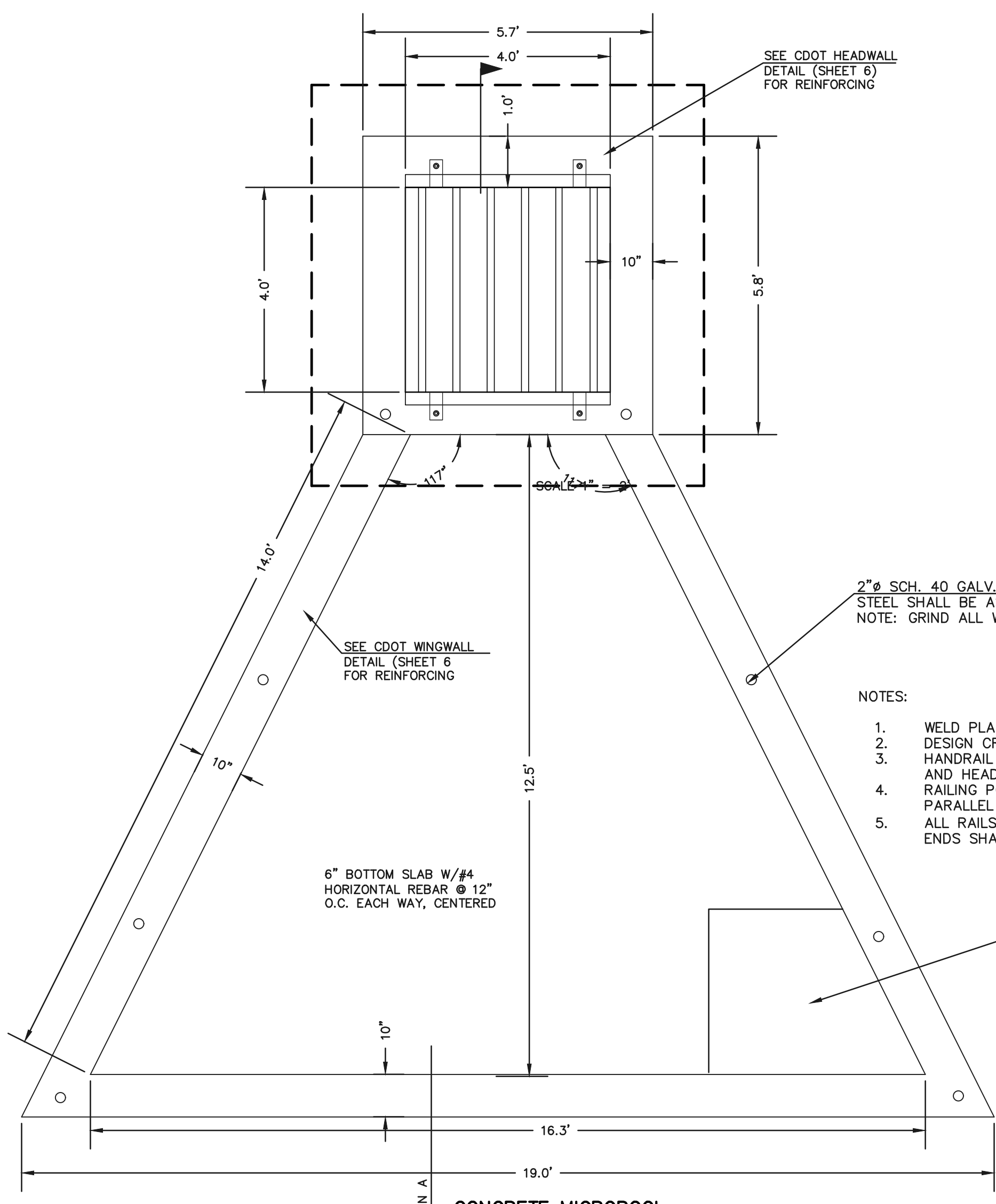
PREPARED UNDER MY DIRECT SUPERVISION FOR AND ON BEHALF OF
CLASSIC CONSULTING ENGINEERS AND SURVEYORS, LLC

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



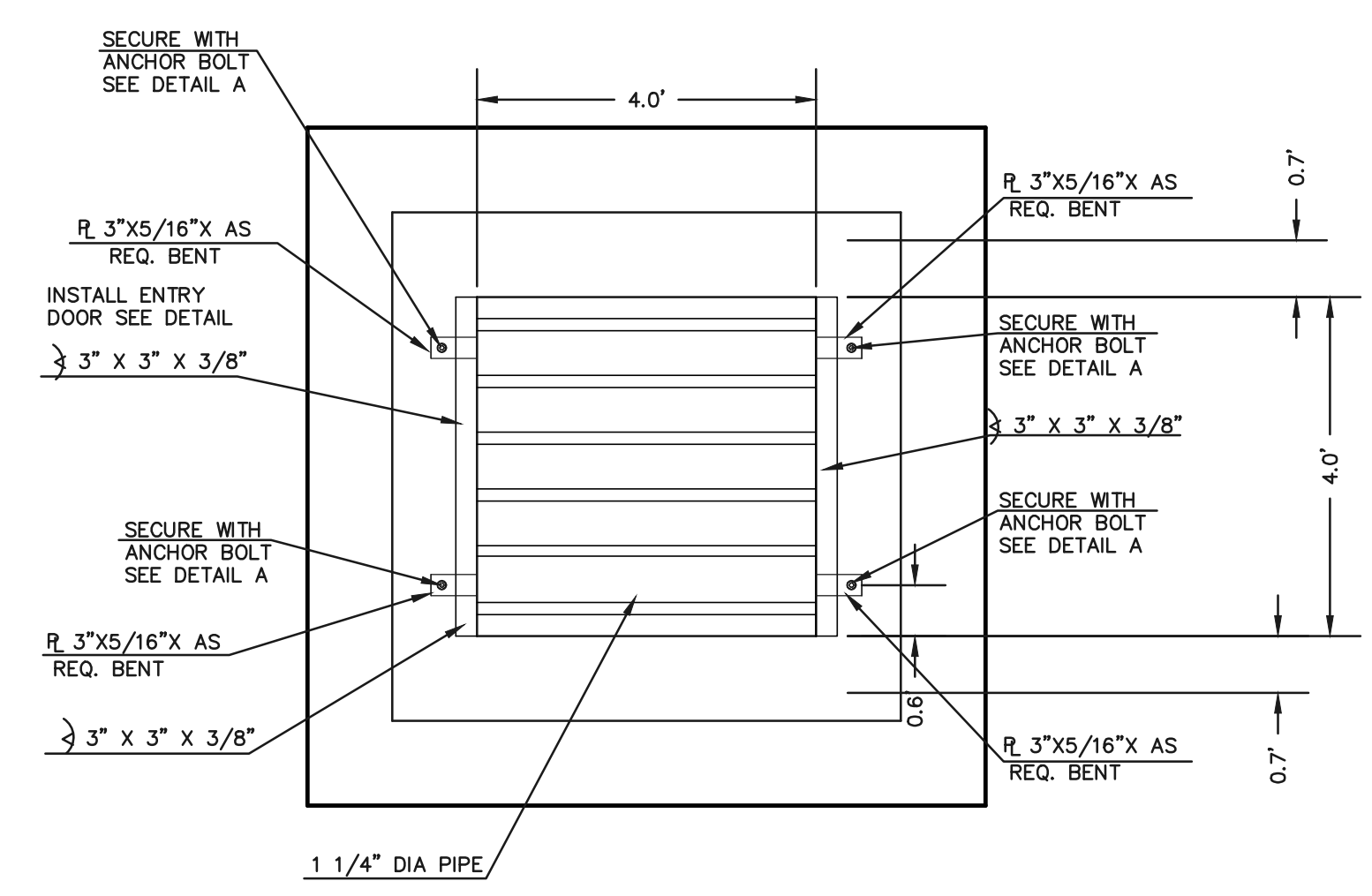
MIDTOWN COLLECTIONS AT HANNAH RIDGE			
FILING NO. 1			
PUBLIC EXTENDED DETENTION BASIN			
FOREBAY DETAIL			
DESIGNED BY	DLG	SCALE	DATE 03/26/16
DRAWN BY	JRH	(H) 1" = 2'	SHEET 13 OF 16
CHECKED BY	(V) 1" = N/A	JOB NO.	1116.30

N:\111630\DRAWINGS\CONSTRUCTION\STORM\BB\13-111630-F11-F010-03.dwg, 3/26/2016 1:21:10 PM, 1:1

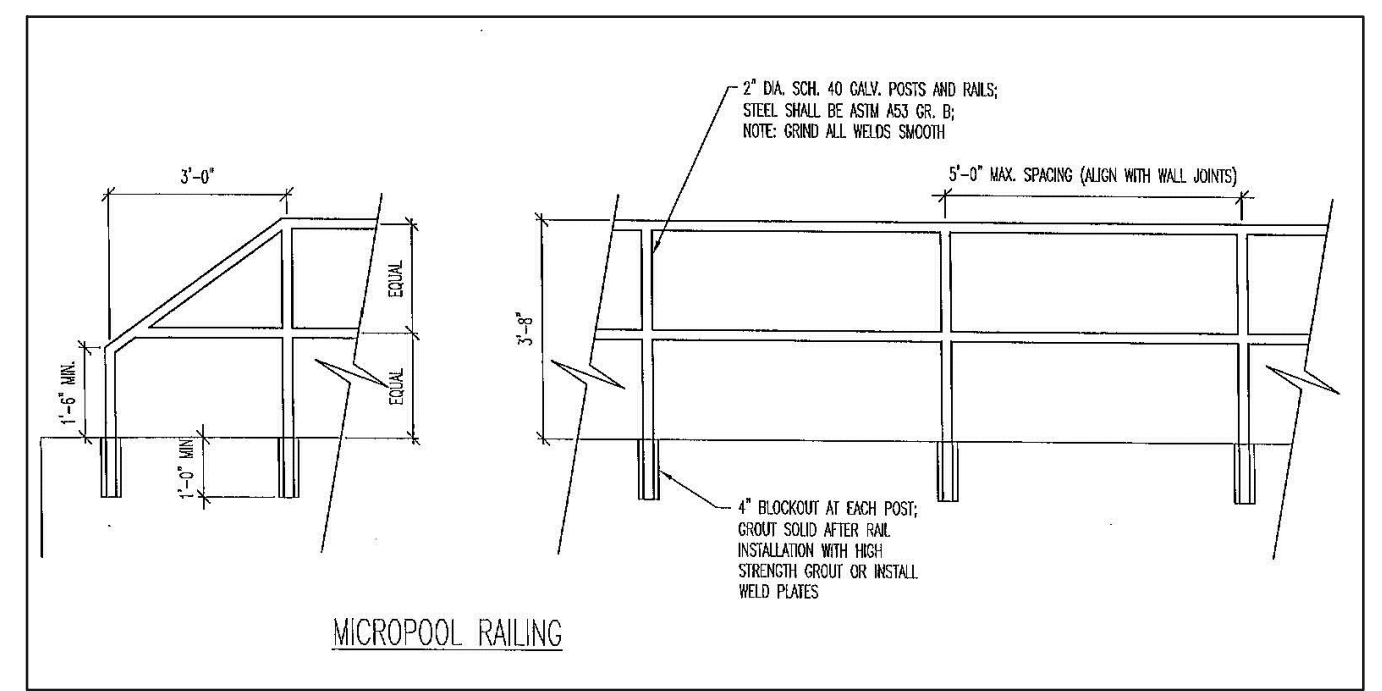


2" SCH. 40 GALV. POSTS AND RAILS
 STEEL SHALL BE ASTM A53 GR. B
 NOTE: GRIND ALL WELDS SMOOTH

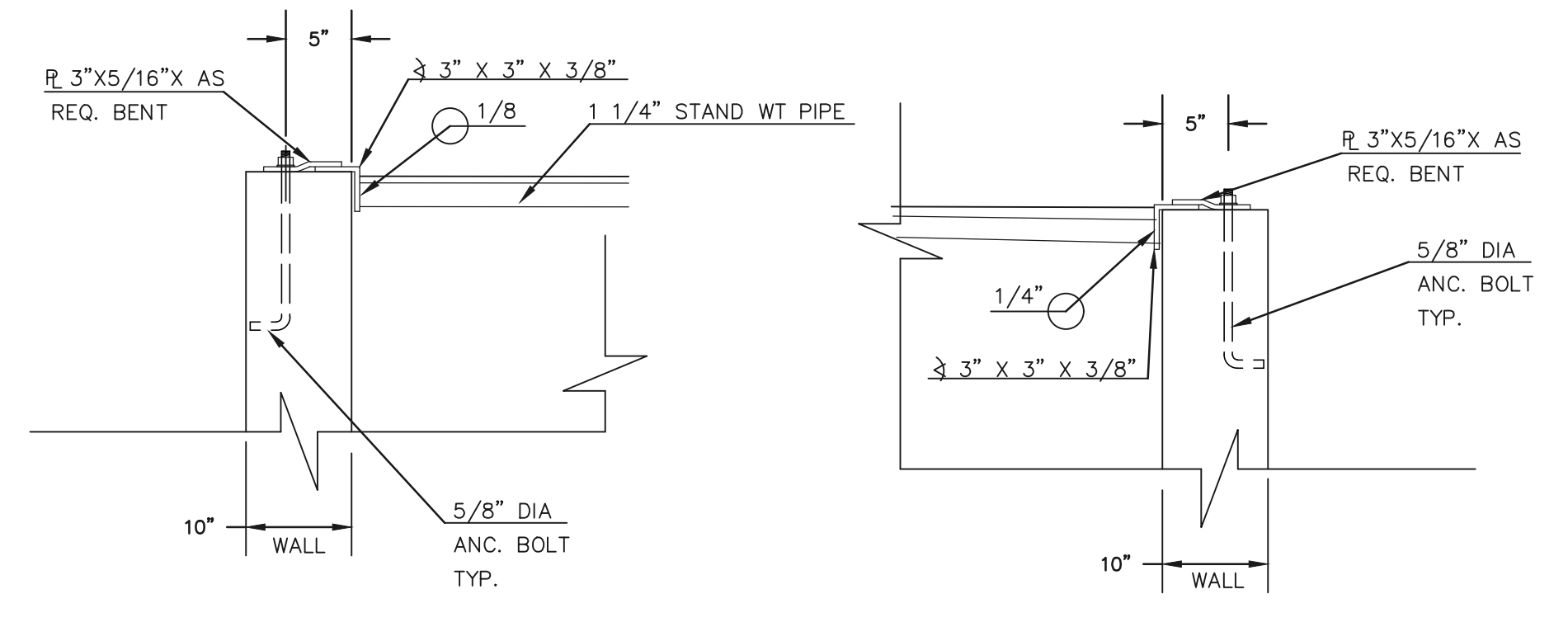
NOTES:
 1. WELD PLATES MAY BE SUBSTITUTED FOR PIPE EMBEDMENT. DESIGN CRITERIA SHALL BE IN ACCORDANCE WITH AASHTO STANDARDS.
 2. HANDRAIL DESIGN SHALL BE COMPATIBLE WITH THE DESIGN OF THE WINGWALLS AND HEADWALLS.
 3. RAILING POSTS SHALL BE SET TO NORMAL TO GRADE. RAILS SHALL RUN PARALLEL TO THE SLOPES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



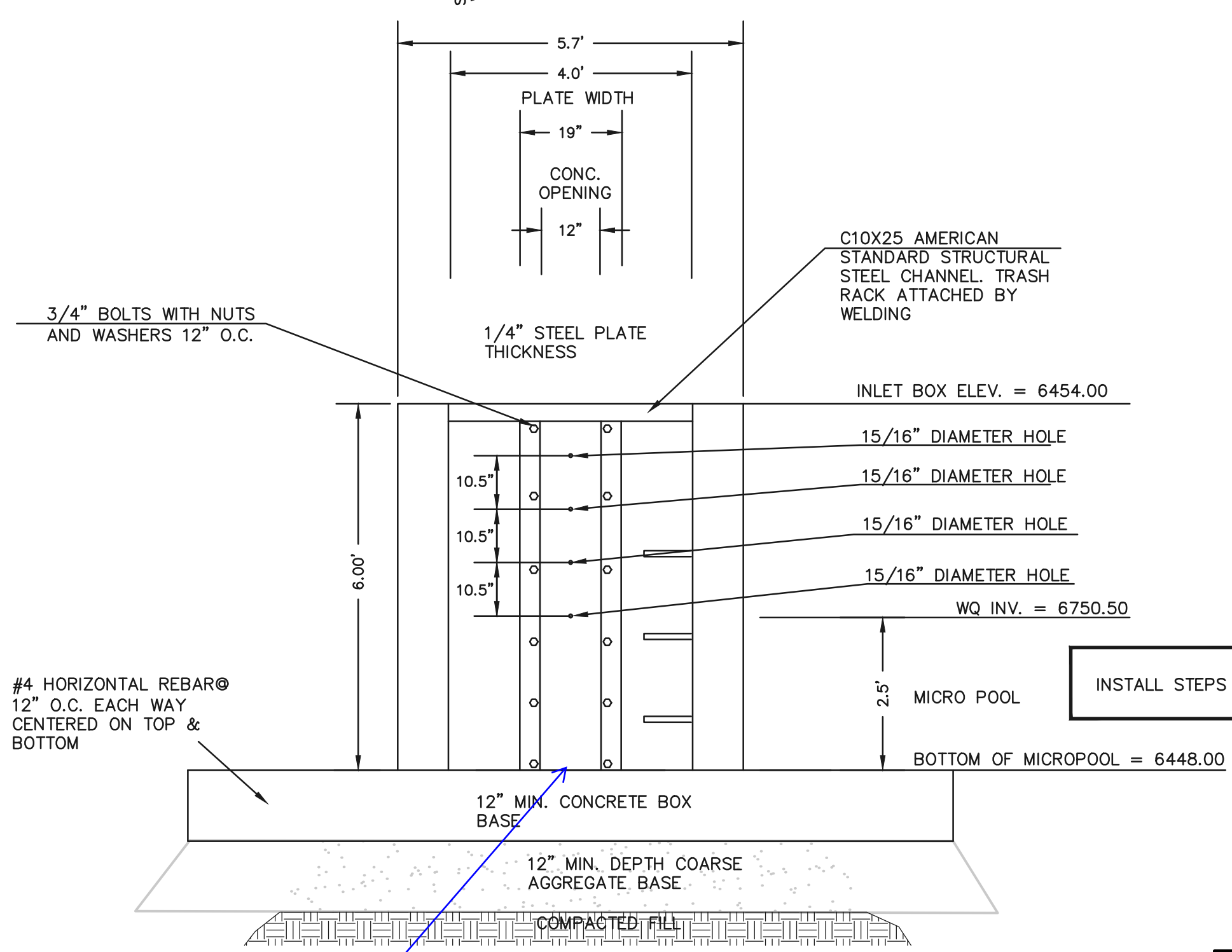
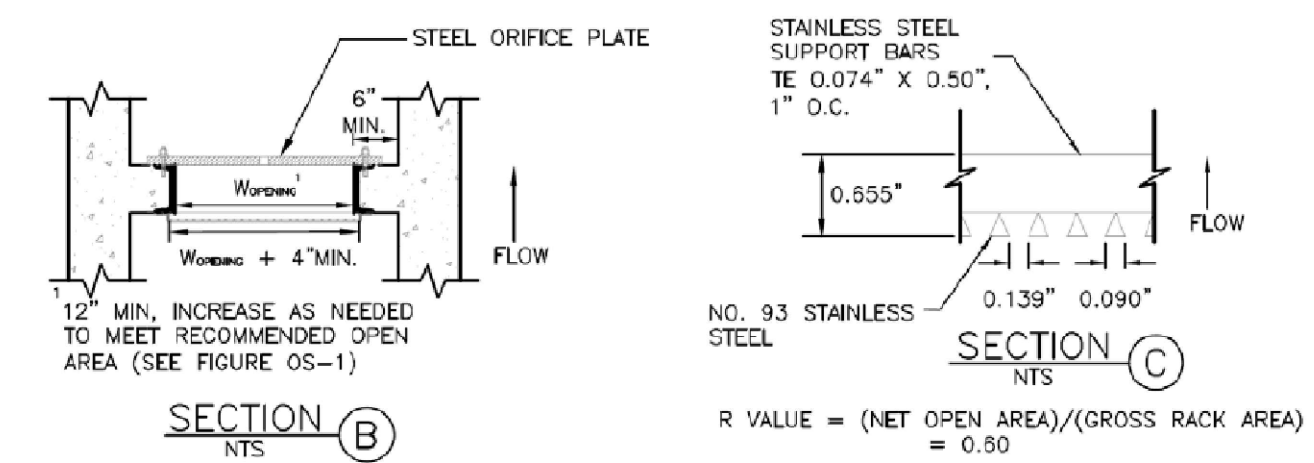
4'X4' OUTLET BOX OVERFLOW TRASH RACK



OUTLET BOX RAILING
 N.T.S.



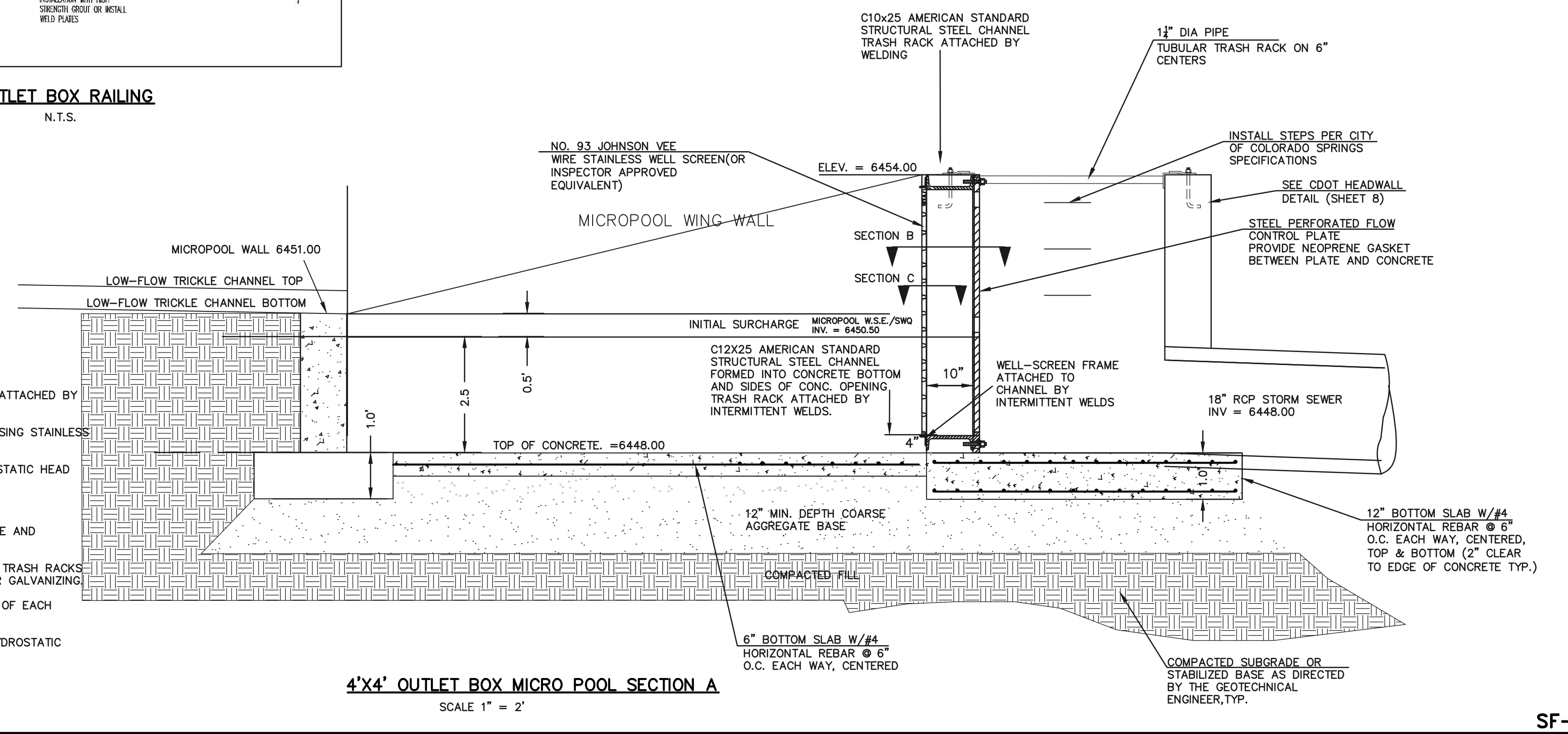
There are two ponds and the need for three forebays, and two outlet structures. Please complete the plans and identify all of these structures.



4'X4' OUTLET BOX ORIFICE PLATE
 SCALE 1" = 2"

One or two bolts (or welding) in middle of plate is recommended to prevent bowing out.

- (ALL MATERIALS PER CITY OF COLORADO SPRINGS SPECIFICATIONS)
- ORIFICE PLATE NOTES:
 1. INSTALL HOLES AS SHOWN ON DETAIL TO RIGHT.
 2. PROVIDE GASKET MATERIAL BETWEEN THE ORIFICE PLATE AND CONCRETE
- EURV AND WQCV TRASH RACKS:
 1. WELL-SCREEN TRASH RACKS SHALL BE STAINLESS STEEL AND SHALL BE ATTACHED BY INTERMITTENT WELDS ALONG THE EDGE OF THE MOUNTING FRAME.
 2. BAR GRATE TRASH RACKS SHALL BE ALUMINUM AND SHALL BE BOLTED USING STAINLESS STEEL HARDWARE.
 3. STRUCTURAL DESIGN OF TRASH RACKS SHALL BE BASED ON FULL HYDROSTATIC HEAD WITH ZERO HEAD DOWNSTREAM OF RACK
- OVERFLOW TRASH RACKS:
 1. ALL TRASH RACKS SHALL BE MOUNTED USING STAINLESS STEEL HARDWARE AND PROVIDED WITH HINGED AND LOCKABLE OR BOLTABLE ACCESS PANELS
 2. 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
 3. TRASH RACKS SHALL BE DESIGNED SUCH THAT THE DIAGONAL DIMENSION OF EACH OPENING IS SMALLER THAN THE DIAMETER OF THE OUTLET PIPE.
 4. STRUCTURAL DESIGN OF THE TRASH RACKS SHALL BE BASED ON FULL HYDROSTATIC HEAD WITH ZERO HEAD DOWNSTREAM OF THE RACK.



4'X4' OUTLET BOX MICRO POOL SECTION A
 SCALE 1" = 2"

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NO.	REVISION	DATE	REVIEW:

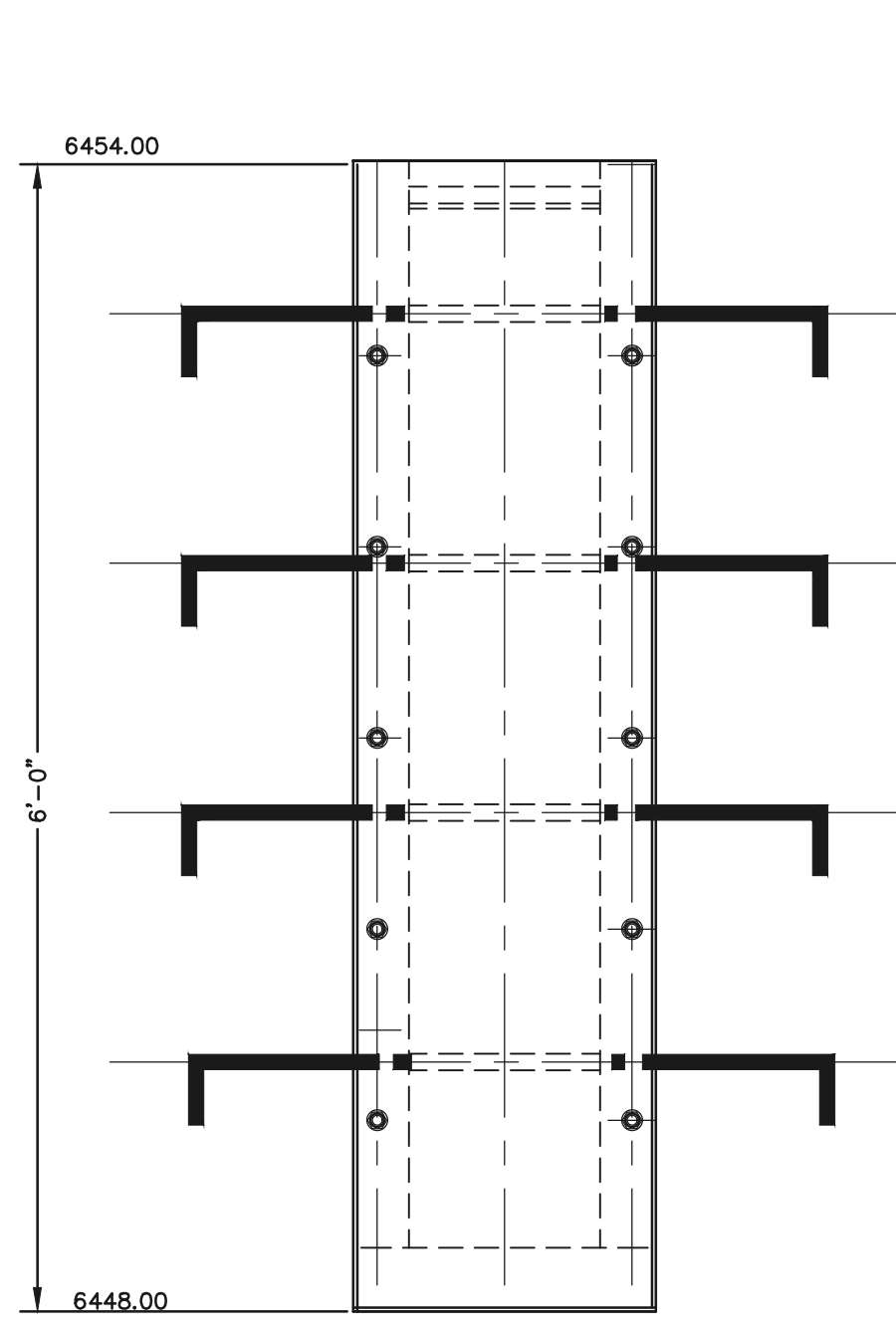
PREPARED UNDER MY DIRECT SUPERVISION FOR AND ON BEHALF OF
 CLASSIC CONSULTING ENGINEERS AND SURVEYORS, LLC

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

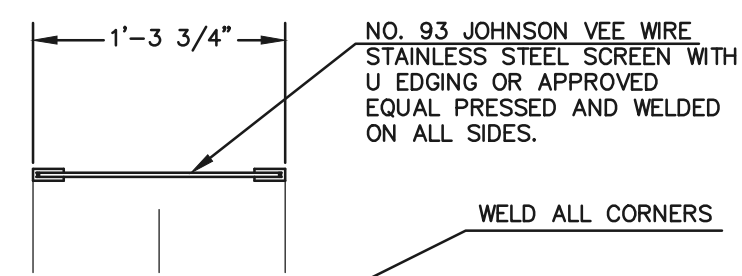


MIDTOWN COLLECTION AT HANNAH RIDGE			
FILING NO. 1			
PUBLIC EXTENDED DETENTION BASIN			
OUTLET BOX DETAILS			
DESIGNED BY	SCALE	DATE	03/26/19
DLG	(H) 1" = N/A	SHEET 14 OF 16	
DRAWN BY	SCALE	JOB NO.	1116.30
DLG	(V) 1" = N/A		
CHECKED BY			

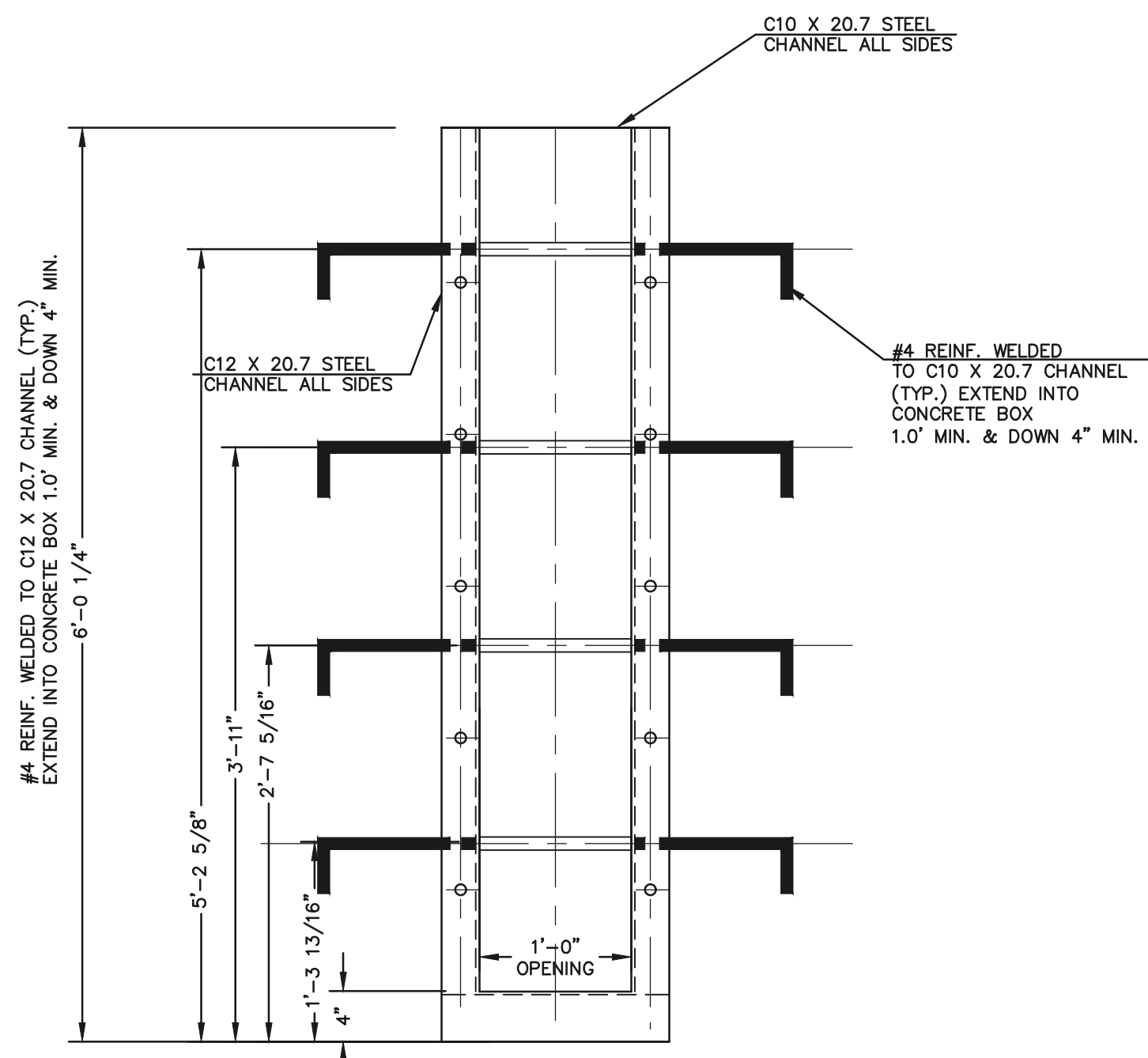
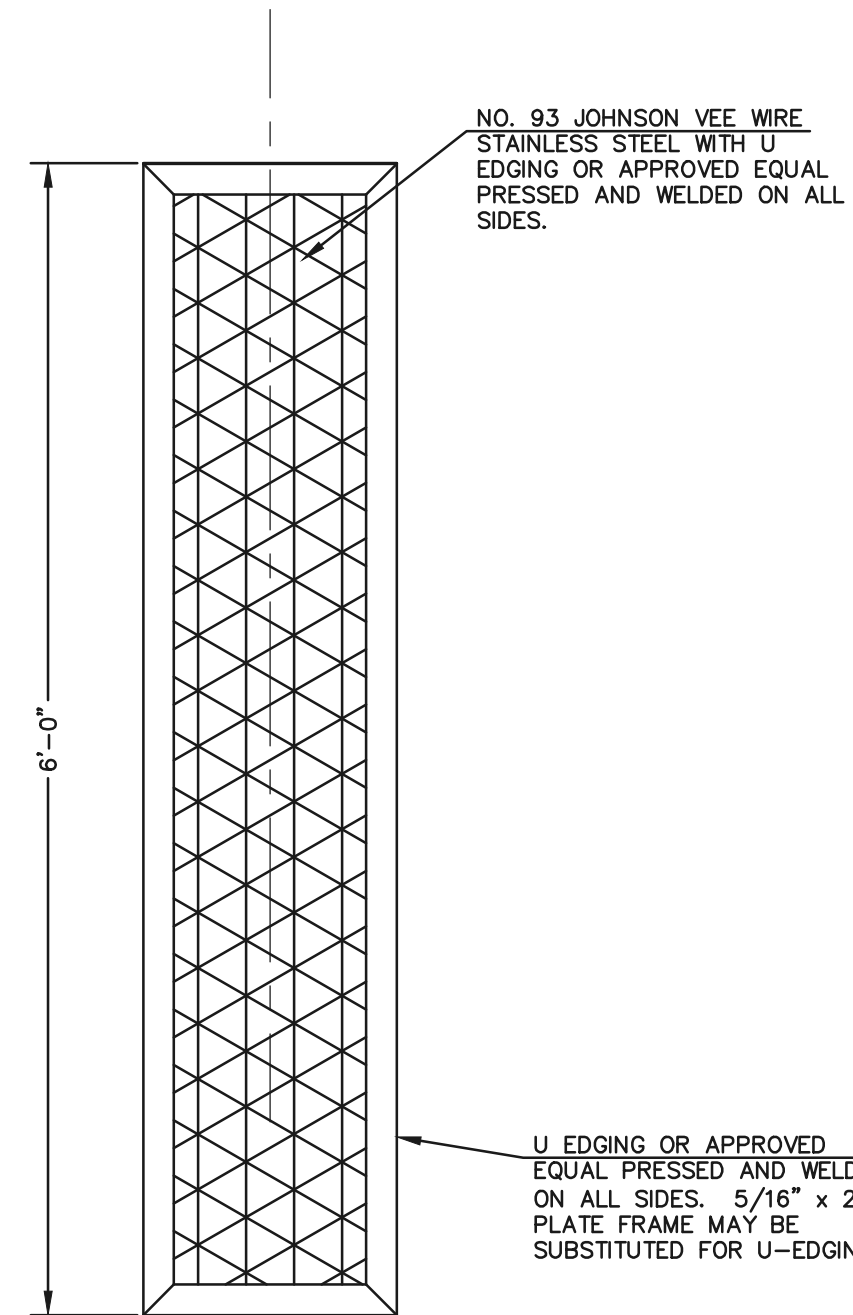
There are two ponds and the need for three forebays, and two outlet structures. Please complete the plans and identify all of these structures.



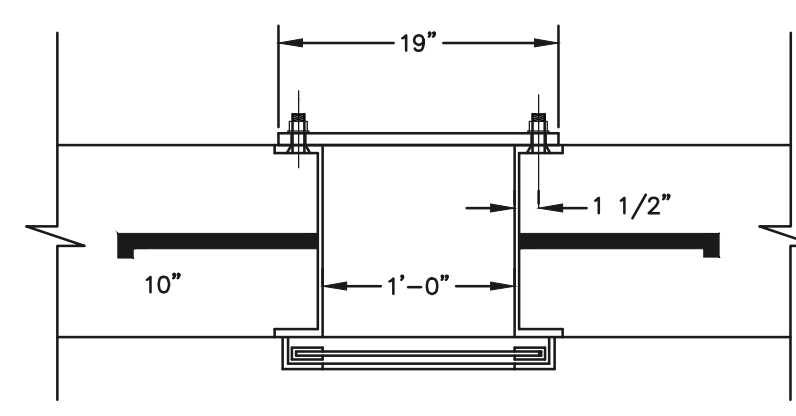
OUTLET CONTROL PLATE AND FRAME
SCALE: 1"=1'



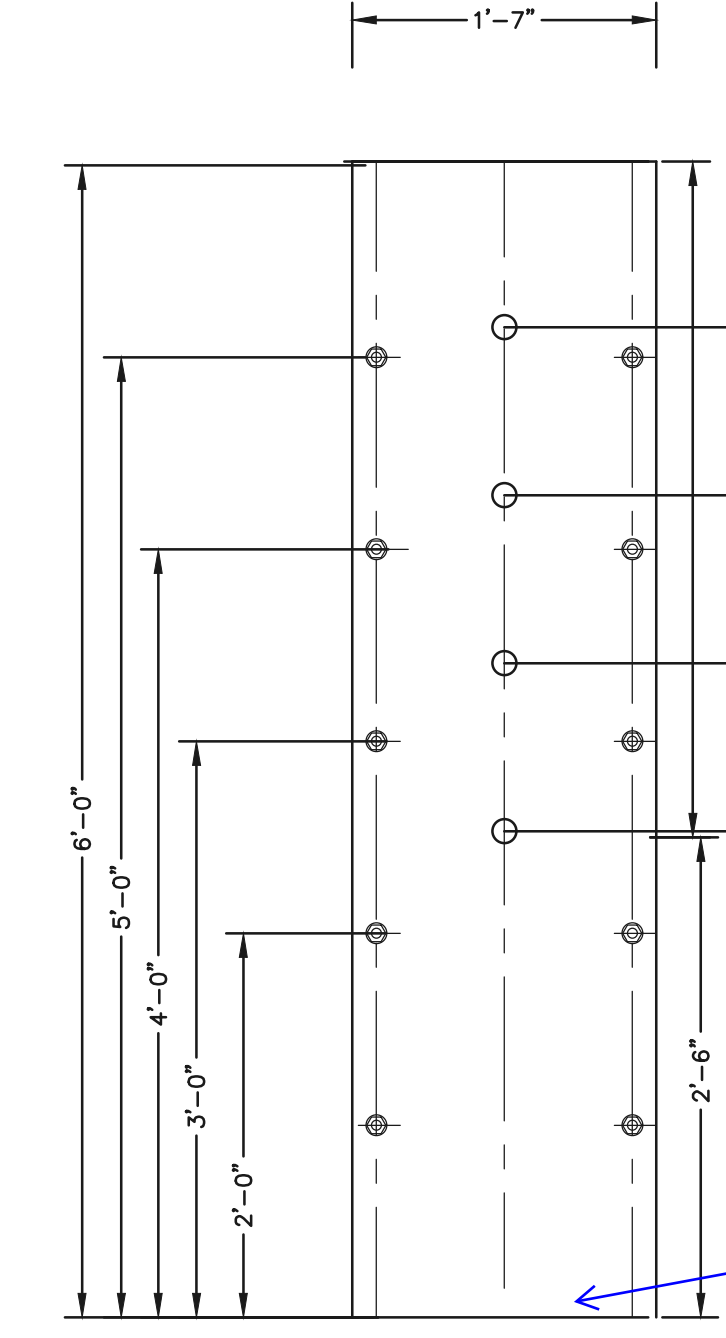
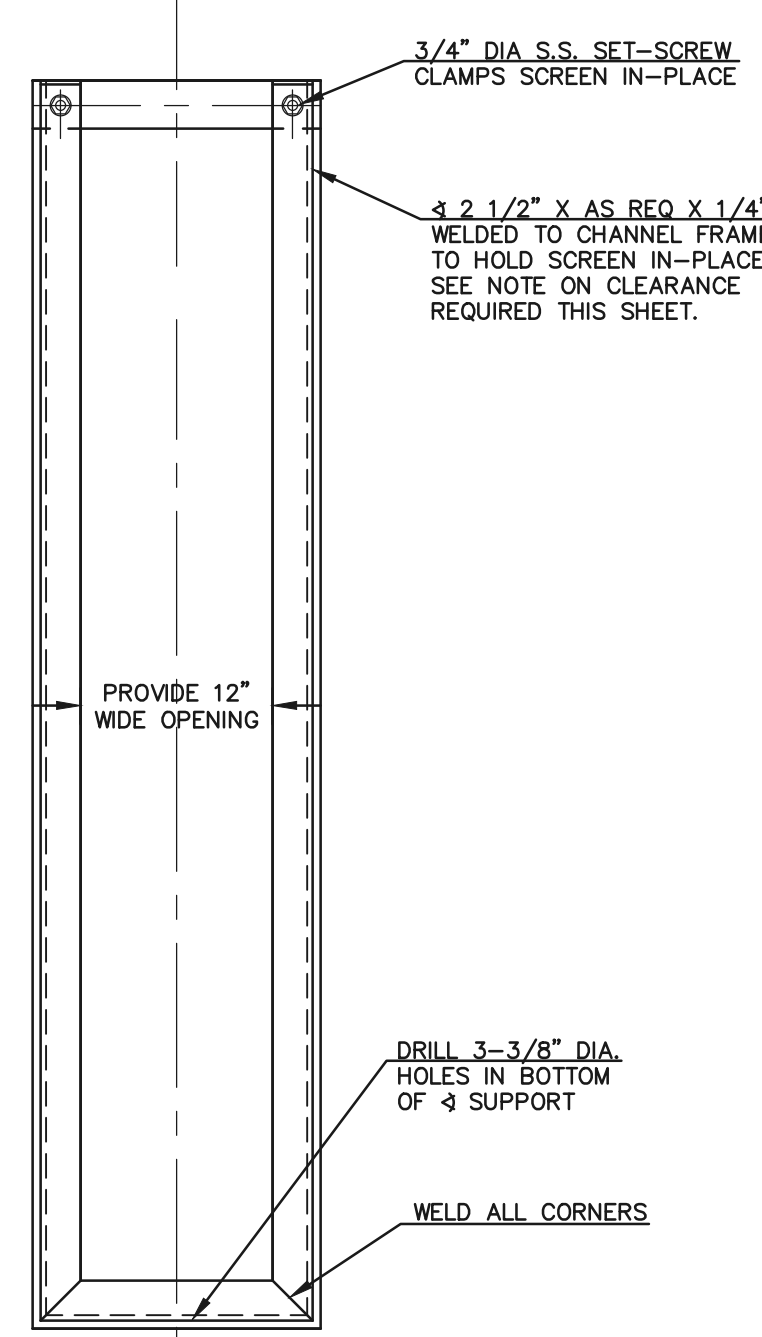
TRASH SCREEN
SCALE: 1"=1'



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



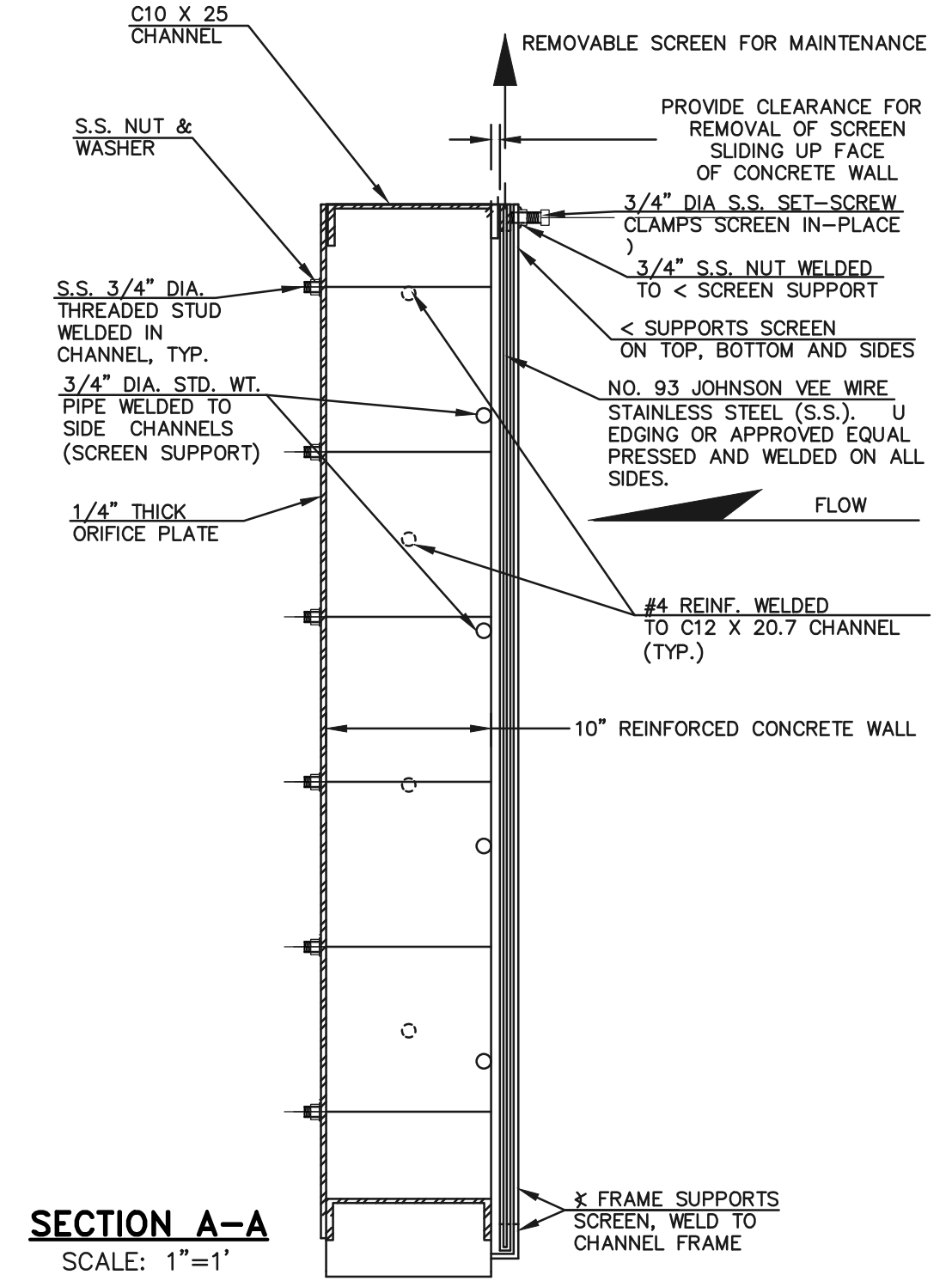
SCREEN SUPPORT
SCALE: 1"=1'



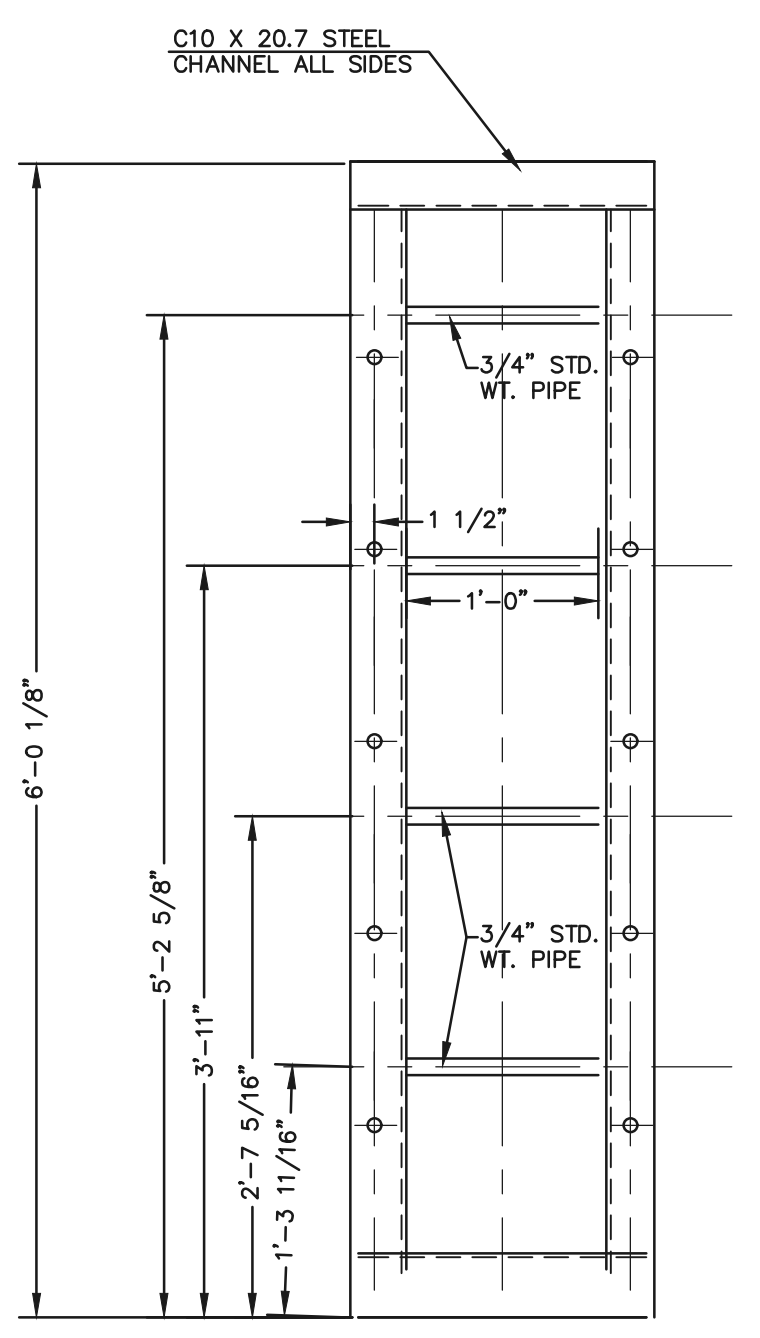
1/4" THICK ORIFICE PLATE
SCALE: 1"=1'

LOWEST ORIFICE (15/16") INVERT = 6450.50
ORIFICE (15/16") INVERT = 6451.37
ORIFICE (15/16") INVERT = 6452.25
ORIFICE (15/16") INVERT = 6453.12

Label bolt pattern on bottom (or welding) see comment on previous page.



SECTION A-A
SCALE: 1"=1'



CHANNEL FRAME
SCALE: 1"=1'

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REVIEW:

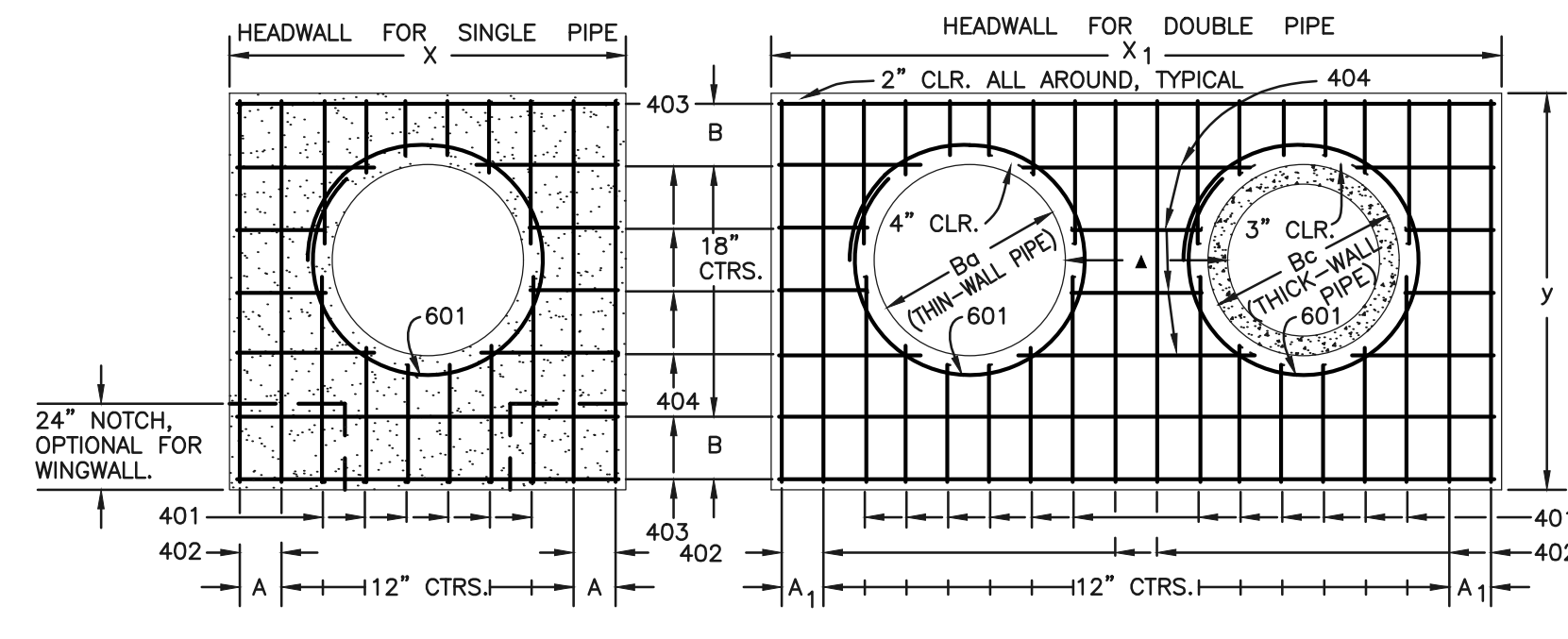
PREPARED UNDER MY DIRECT SUPERVISION FOR AND ON BEHALF OF CLASSIC CONSULTING ENGINEERS AND SURVEYORS, LLC

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

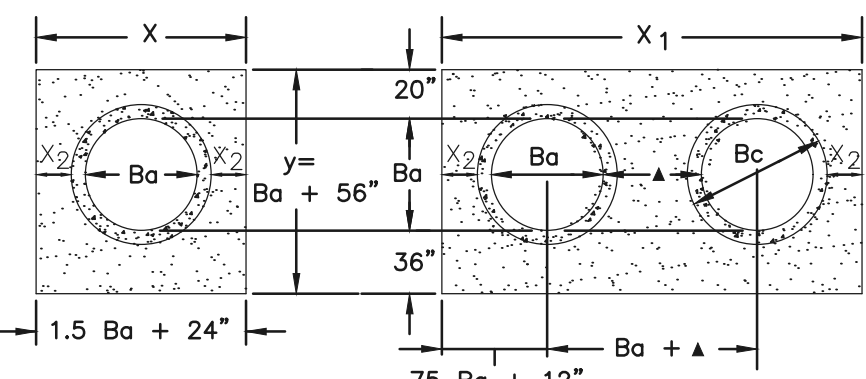
SF-19-

MIDTOWN COLLECTION AT HANNAH RIDGE			
FILING NO. 1			
PUBLIC EXTENDED DETENTION BASIN			
OUTLET PLATE DETAILS			
DESIGNED BY	DLG	SCALE	DATE 03/26/19
DRAWN BY	DLG	(H) 1"= N/A	SHEET 15 OF 16
CHECKED BY		(V) 1"= N/A	JOB NO. 1116.30

N:\111630\DRAWINGS\CONSTRUCTION\STORE\BB\15-111630-FIL-FWD-05.dwg, 3/26/2019 1:22:19 PM, 1:1



TYPICAL BAR LAYOUT FOR CONCRETE HEADWALLS



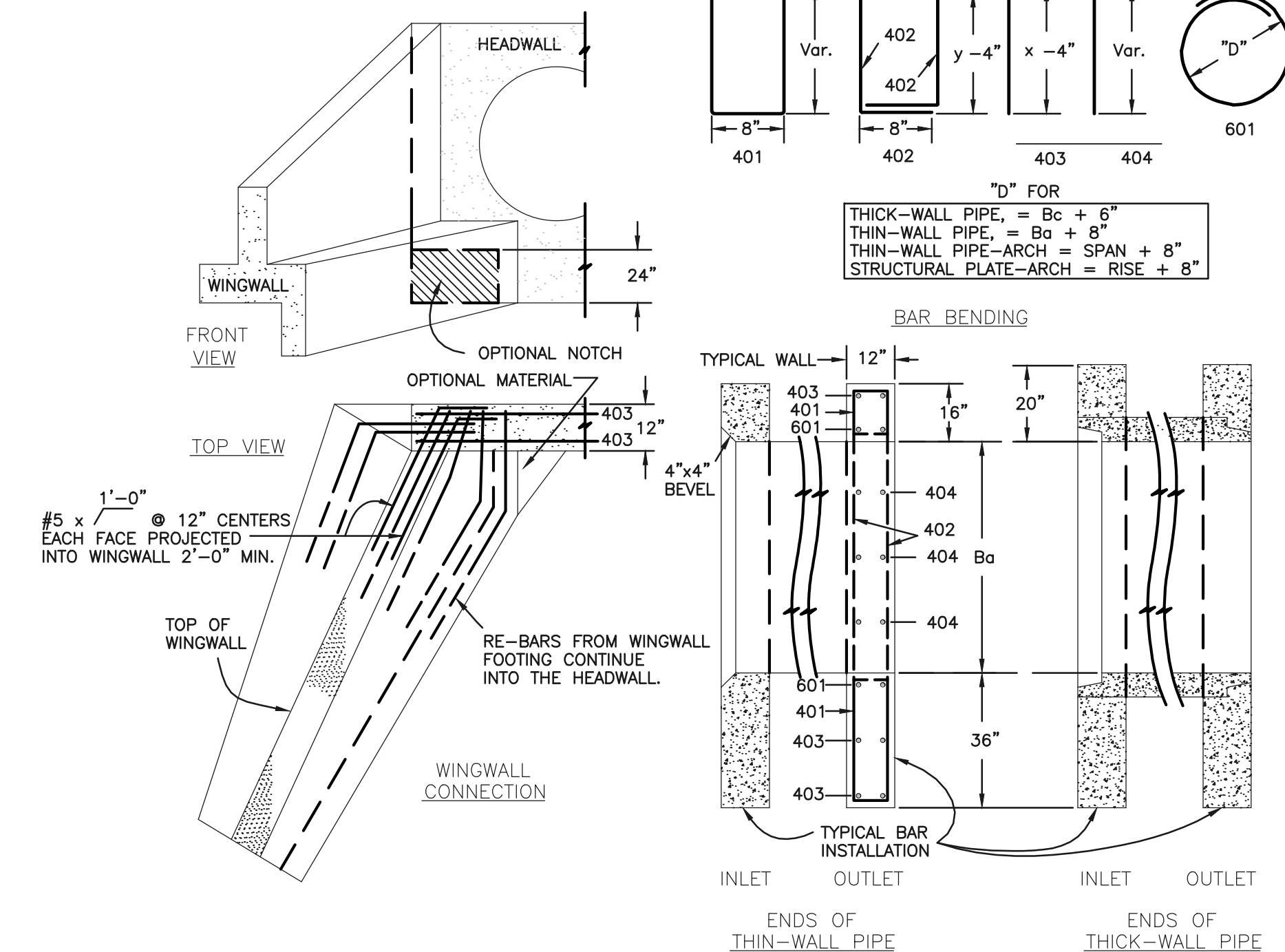
DIMENSIONS		QUANTITIES										
Ba	Bc	CONCRETE	STEEL									
in.	in.	cu. yd.	lbs.									
54	65	8.9	8 1/2	15-6	7	9-2	17	20	2.12	3.55	209	364
60	72	9-6	7	17-0	10	9-8	11	21	2.35	3.99	236	414
66	79	10-3	11 1/2	18-6	7	10-2	14	22	2.60	4.44	249	453
72	86	11-0	10	20-0	10	10-8	17	23	2.85	4.91	270	476
78	93	11-9	8 1/2	21-3	11	11-2	11	24	3.11	5.29	306	527
84	100	12-6	7	22-6	7	11-8	14	25	3.38	5.68	333	572
90	107	13-3	11 1/2	23-9	8 1/2	12-2	17	26	3.66	6.08	335	593
96	114	14-0	10	25-0	10	12-8	11	27	3.94	6.48	379	649
102	121	14-9	8 1/2	26-3	11 1/2	13-2	14	28	4.24	6.89	400	664
108	128	15-6	7	27-6	7	13-8	17	29	4.54	7.30	424	707

HEADWALL FOR THICK - WALL ROUND PIPE

GENERAL NOTES

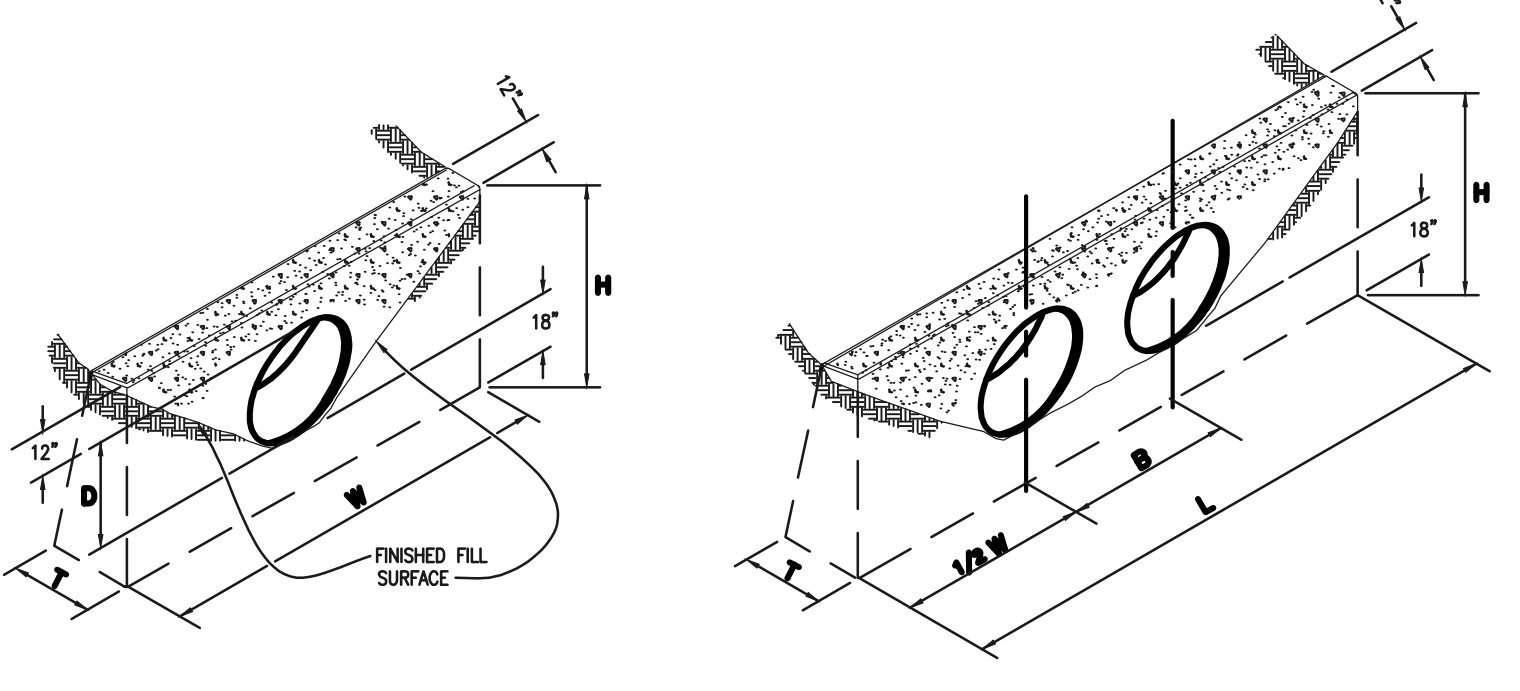
- CONCRETE SHALL BE CLASS B.
 - HEADWALL SHALL BE PERPENDICULAR TO THE CULVERT CENTERLINE UNLESS OTHERWISE SHOWN ON THE PLANS. TABULATED DIMENSIONS AND QUANTITIES MUST BE ADJUSTED FOR SKEWED INSTALLATIONS.
 - FOR WINGWALL DETAILS, SEE STANDARD M-601-20.
 - VOLUME OCCUPIED BY PIPE HAS BEEN DEDUCTED FROM STEEL AND CONCRETE QUANTITIES.
 - EXPOSED CONCRETE CORNERS SHALL BE CHAMFERED 3/4".
 - ALL BARS SHALL HAVE A 2" MINIMUM CLEARANCE.
- ▲ WHEN TWO OR MORE CONDUITS ARE LAID SIDE BY SIDE, THEY SHALL BE PLACED SO THAT THE ADJACENT PIPES WILL BE 1/2 INSIDE DIAMETER OR 1/2 INSIDE SPAN OR 3 FEET APART (INCLUDING WALL THICKNESS) WHICHEVER IS LESS.
- ADD 0.89 x (X OR X1) (LB.) WHEN APRON IS REQUIRED.

CDOT M-601-10 - HEADWALL DETAIL



GENERAL NOTES

- FOR SIZE AND LOCATION OF CULVERTS, SEE PLANS.
- ALL CONCRETE SHALL BE CLASS B.
- FOOTINGS IN ROCK SHALL BE POURED OUT TO ROCK AND NOT FORMED. IN ACCORDANCE WITH SUBSECTION 601.09(B).
- EXPOSED CONCRETE CORNERS SHALL BE CHAMFERED 3/4 IN.
- HEADWALL SHALL HAVE REINFORCING STEEL INSTALLED IN A PATTERN SIMILAR TO STANDARD PLAN M-601-10 (ABOVE).
- COST OF REINFORCING STEEL SHALL BE INCLUDED IN THE WORK UNLESS THE STEEL QUANTITIES ARE LISTED IN THE PLANS.



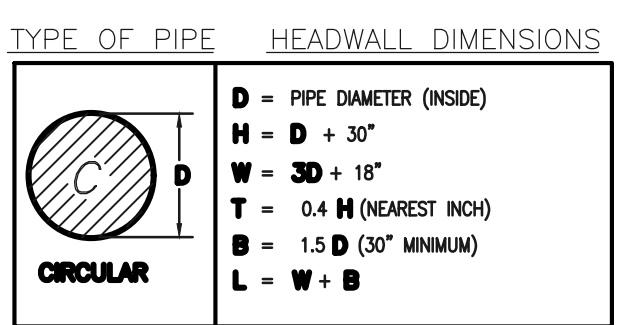
CONCRETE HEADWALL INSTALLATIONS

QUANTITIES FOR ONE CONCRETE HEADWALL (CUBIC YARDS)

PIPE TYPE	MATERIAL	DIAMETER (AND EQUIVALENT DIAMETER) (INCHES)									
		18	24	30	36	42	48	SINGLE	DOUBLE		
CIRCULAR	RCP	1.0	1.3	1.5	2.0	2.0	2.7	2.8	3.6	4.6	6.0
	CMP OR PLASTIC	1.1	1.4	1.6	2.1	2.2	3.0	3.0	4.0	5.3	6.8
ELLIPTICAL	RCP	23 x 14	30 x 19	38 x 24	45 x 29	53 x 34	60 x 38				
	CMP	0.9	1.2	1.3	1.6	1.7	2.2	2.3	2.9	3.7	4.4
ARCH	RCP	22 x 13	29 x 18	36 x 22	43 x 27	50 x 31	58 x 36				
	CMP	0.9	1.3	1.4	1.9	1.8	2.4	2.4	3.2	4.4	5.0

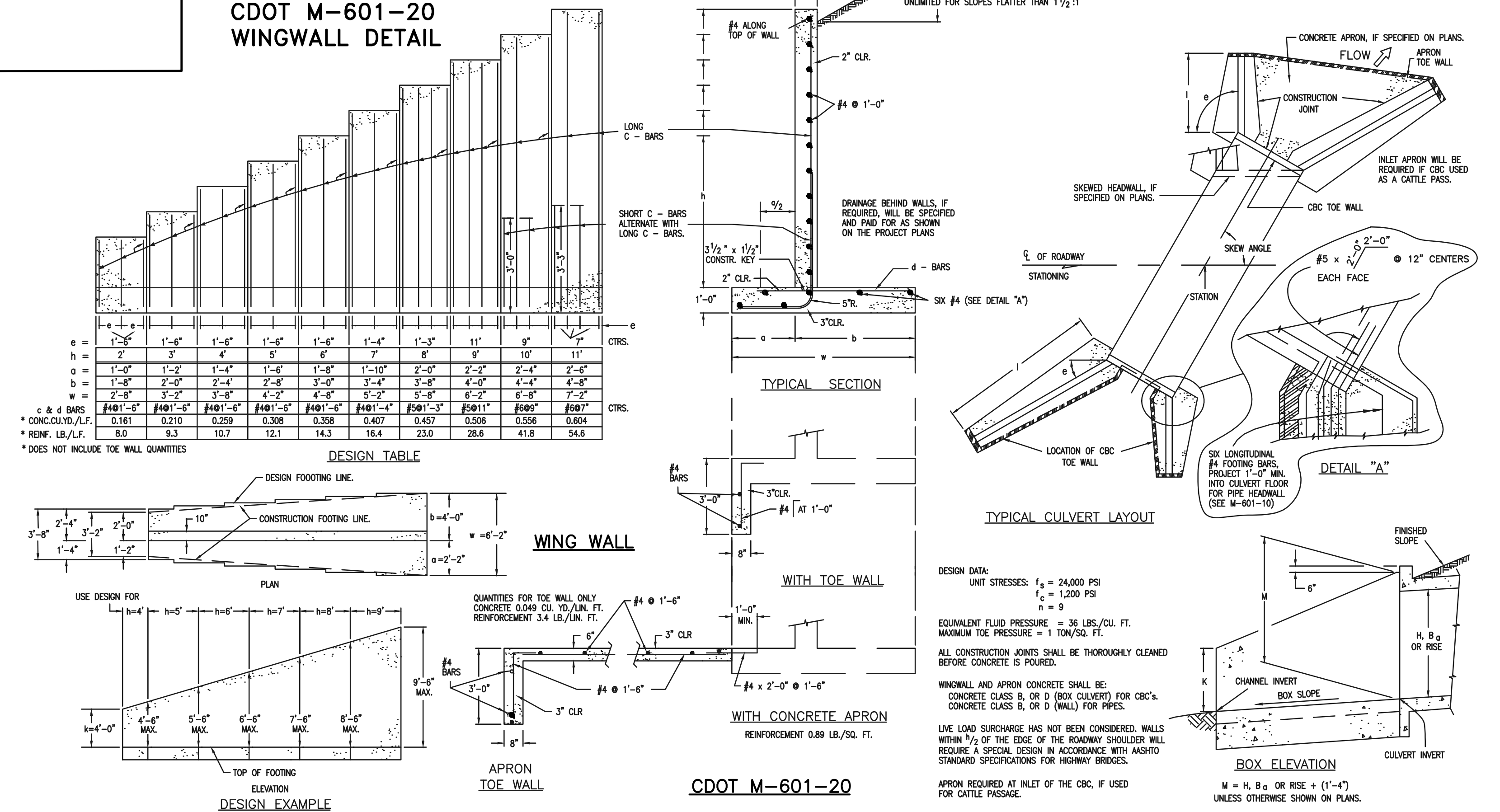
CULVERT OUTLET PAVING (CUBIC YARDS)

THICKNESS	MATERIAL	DIAMETER (INCHES)					
		18	24	30	36	42	48
4"	CONCRETE	0.4	0.8	1.2			
6"	CONCRETE				2.6	3.6	4.7
18"	HPWP	2.0	3.5	5.4	7.8	10.7	13.9



NOTE: VOLUME OCCUPIED BY PIPE HAS BEEN DEDUCTED.

CDOT M-601-20 WINGWALL DETAIL



GENERAL NOTES

- ALL EXPOSED CONCRETE CORNERS SHALL BE CHAMFERED 3/4".
 - WINGWALL FOOTINGS AND FLOOR OF BOX CULVERT SHALL BE PLACED MONOLITHICALLY.
 - DIMENSIONS "H", "Ba", "Bc", "X", "Y", "A", "B", "C" AND ANGLES FOR WINGWALLS SHALL BE AS SHOWN ON THE PLANS.
 - REINFORCING STEEL SHALL BE GRADE 60.
 - THE MINIMUM SPLICE LENGTH FOR COMMON BAR SIZES SHALL BE:
- | BAR | #4 | #5 | #6 |
|---------------|-------|-------|-------|
| SPLICE LENGTH | 1'-3" | 1'-7" | 2'-0" |

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



MIDTOWN COLLECTION AT HANNAH RIDGE
 FILN NO. 1
 PUBLIC EXTENDED DETENTION BASIN
 DETAILS
 DESIGNED BY DLG SCALE DATE 03/26/19
 DRAWN BY DLG (H) 1"= 2' SHEET 16 OF 16
 CHECKED BY (V) 1"= N/A JOB NO. 1116.30