

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. 1

COUNTY OF EL PASO, STATE OF COLORADO

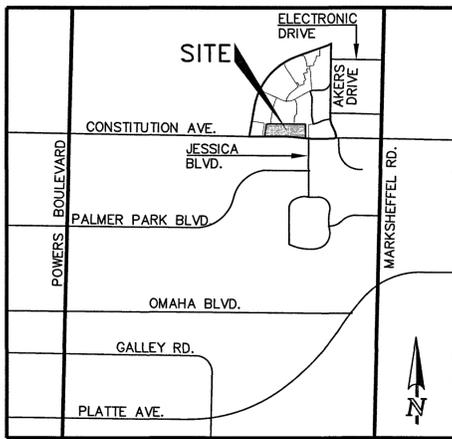
CONSTRUCTION PLANS

SECTION 32, TOWNSHIP 13 SOUTH, RANGE 65 WEST

DECEMBER 2019

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



VICINITY MAP NOT TO SCALE

SHEET INDEX

Table listing sheet numbers and titles such as TITLE SHEET, OVERLOT GRADING PLAN INCLUDING EROSION CONTROL, and various utility and drainage plans.

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 = 6923.75

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.
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.

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

RECEIVING WATERS:

TOTAL AREA OF THE SITE TO BE CLEARED, EXCAVATED OR GRADED: 8.44 ACRES 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. SAID PLANS AND SPECIFICATIONS HAVE BEEN PREPARED ACCORDING TO THE CRITERIA ESTABLISHED BY THE COUNTY FOR DETAILED GRADING, DRAINAGE, GRADING AND EROSION CONTROL PLANS AND SPECIFICATIONS...

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.

EL PASO COUNTY:

COUNTY PLAN REVIEW IS PROVIDED ONLY FOR GENERAL CONFORMANCE WITH COUNTY DESIGN CRITERIA. THE COUNTY IS NOT RESPONSIBLE FOR THE ACCURACY AND ADEQUACY OF THE DESIGN, DIMENSIONS, AND/OR ELEVATIONS WHICH SHALL BE CONFIRMED AT THE JOB SITE. THE COUNTY THROUGH THE APPROVAL OF THIS DOCUMENT ASSUMES NO RESPONSIBILITY FOR COMPLETENESS AND/OR ACCURACY OF THIS DOCUMENT, FILED IN ACCORDANCE WITH THE REQUIREMENTS OF THE EL PASO COUNTY LAND DEVELOPMENT CODE, DRAINAGE CRITERIA MANUAL, VOLUMES 1 & 2, AND ENGINEERING CRITERIA MANUAL, AS AMENDED.

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

CLASSIC CONSULTING ENGINEERS & SURVEYORS logo and contact information.

Approved By: Elizabeth Nijkamp Date: 02/12/2020 El Paso County Planning & Community Development

Table with project details: MIDTOWN COLLECTION AT HANNAH RIDGE, FILING NO. 1, CONSTRUCTION DRAWINGS, TITLE SHEET, DESIGNED BY, DRAWN BY, CHECKED BY, SCALE, DATE, SHEET 1 OF 20, JOB NO. 1116.30

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:

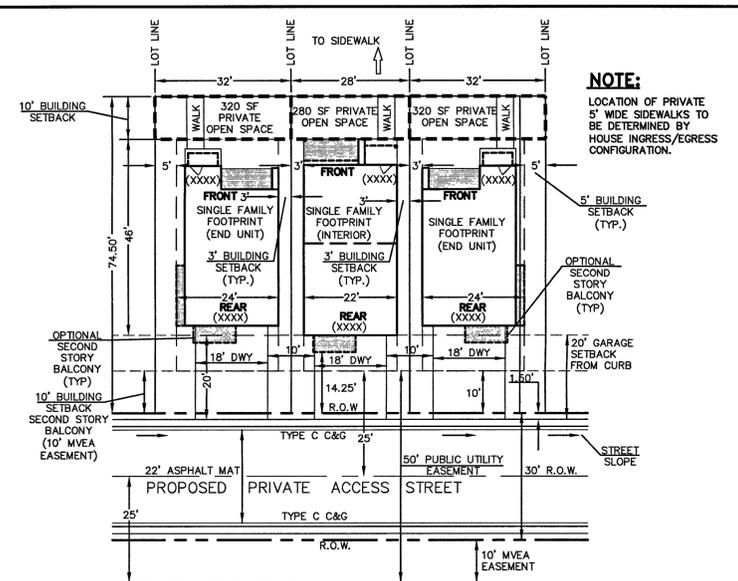
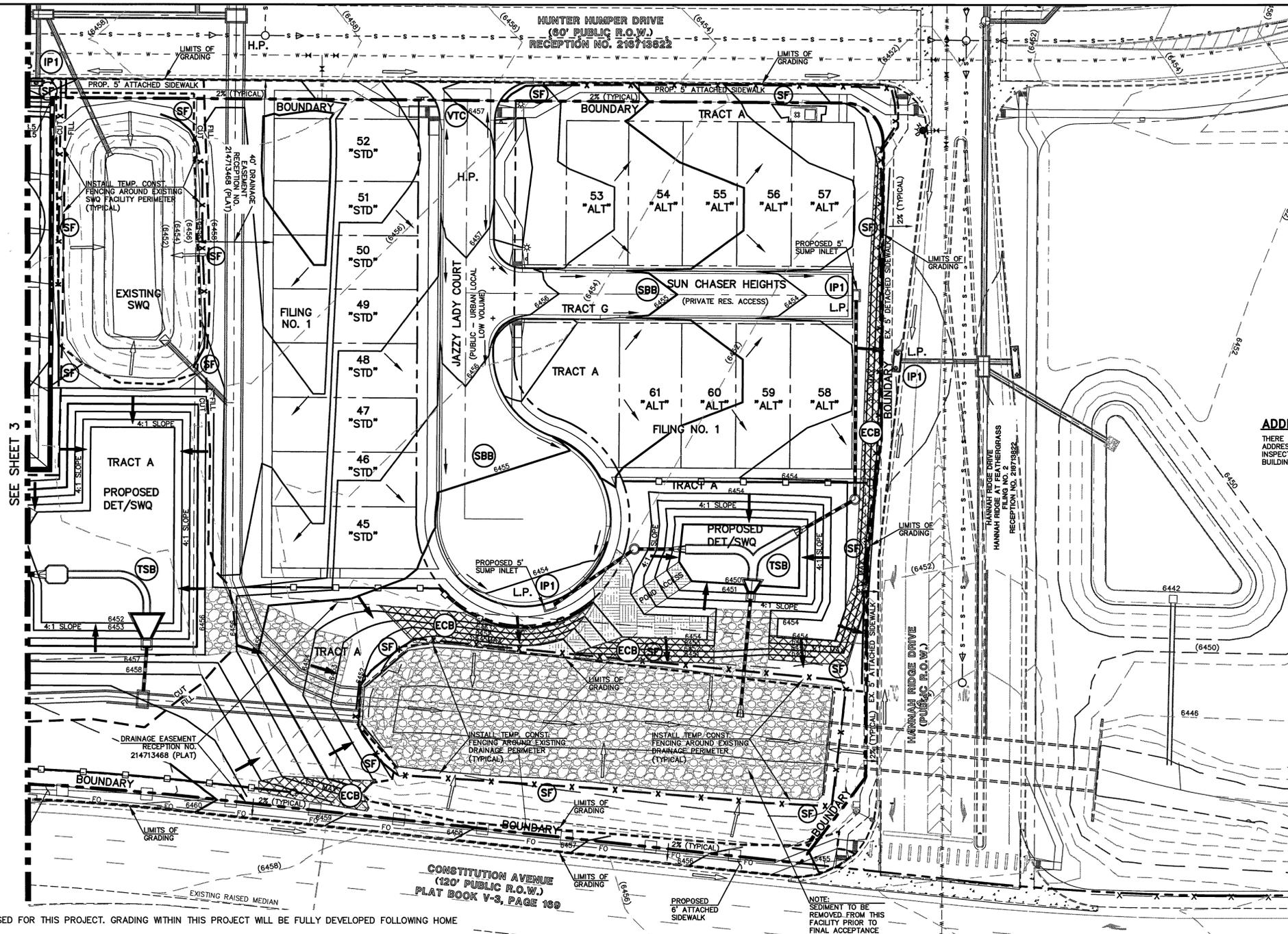
THE SUBDIVIDER / DEVELOPER HAS FAMILIARIZED ITSELF WITH CURRENT AMERICANS WITH DISABILITIES ACT (ADA) LAWS AND ACCESSIBILITY STANDARDS AND HAS LAID OUT THE PLAT AND ASSOCIATED GRADING AND CONSTRUCTION PLANS SO THAT THIS SITE WILL BE ACCESSIBLE TO ALL PERSONS WITH DISABILITIES AS PUBLISHED BY THE UNITED STATES DEPARTMENT OF JUSTICE...

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

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

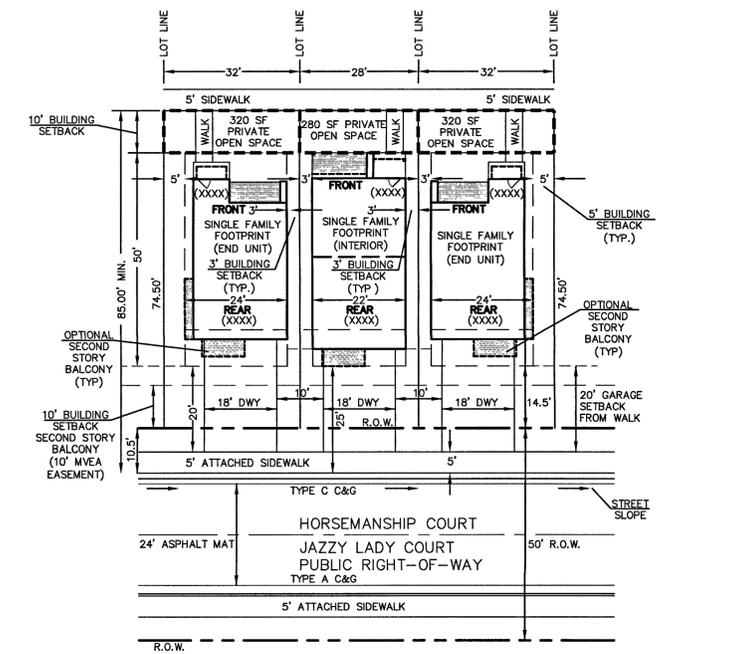
REVIEW: PREPARED UNDER SUPERVISION FOR AND ON BEHALF OF CLASSIC CONSULTING ENGINEERS & SURVEYORS, LLC

N:\111630\DRAWINGS\CONSTRUCTION\GRADING\BB\01-111630-F11-CVR-01.dwg, 1/23/2020 3:08:50 PM, 1:1



ADDRESSING NOTE:
THERE WILL BE UNIQUE ADDRESSING PLACEMENT AT FINAL INSPECTION WITH REGIONAL BUILDING CONSTRUCTION DIVISION.

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 16-21 & 45-52
ADDRESS ABOVE GARAGE AND ON FRONT OF HOME
SCALE: 1" = 20'
NOTE: ENSURE DRIVEWAYS DO NOT CONFLICT WITH PED RAMP TRANSITIONS.

NOTE:
SEE SHEET 5 FOR STANDARD LOT TEMPLATES
SEE SHEET 4, 5 & 6 FOR EROSION CONTROL DETAILS

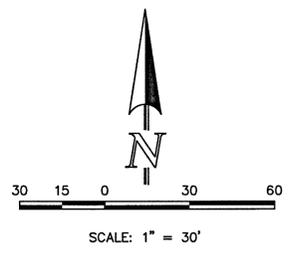
NARRATIVE DESCRIPTION OF CONSTRUCTION ACTIVITY:

BEGIN CONSTRUCTION UPON APPROVAL	ACTIVITY ALL SITE ROADWAY GRADING AND UTILITY INSTALLATION	COMPLETION 6 MONTHS	EROSION CONTROL ALL SHOWN ON GRADING PLAN	EPC 2/12/2020
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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 AND 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.
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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.

LEGEND

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



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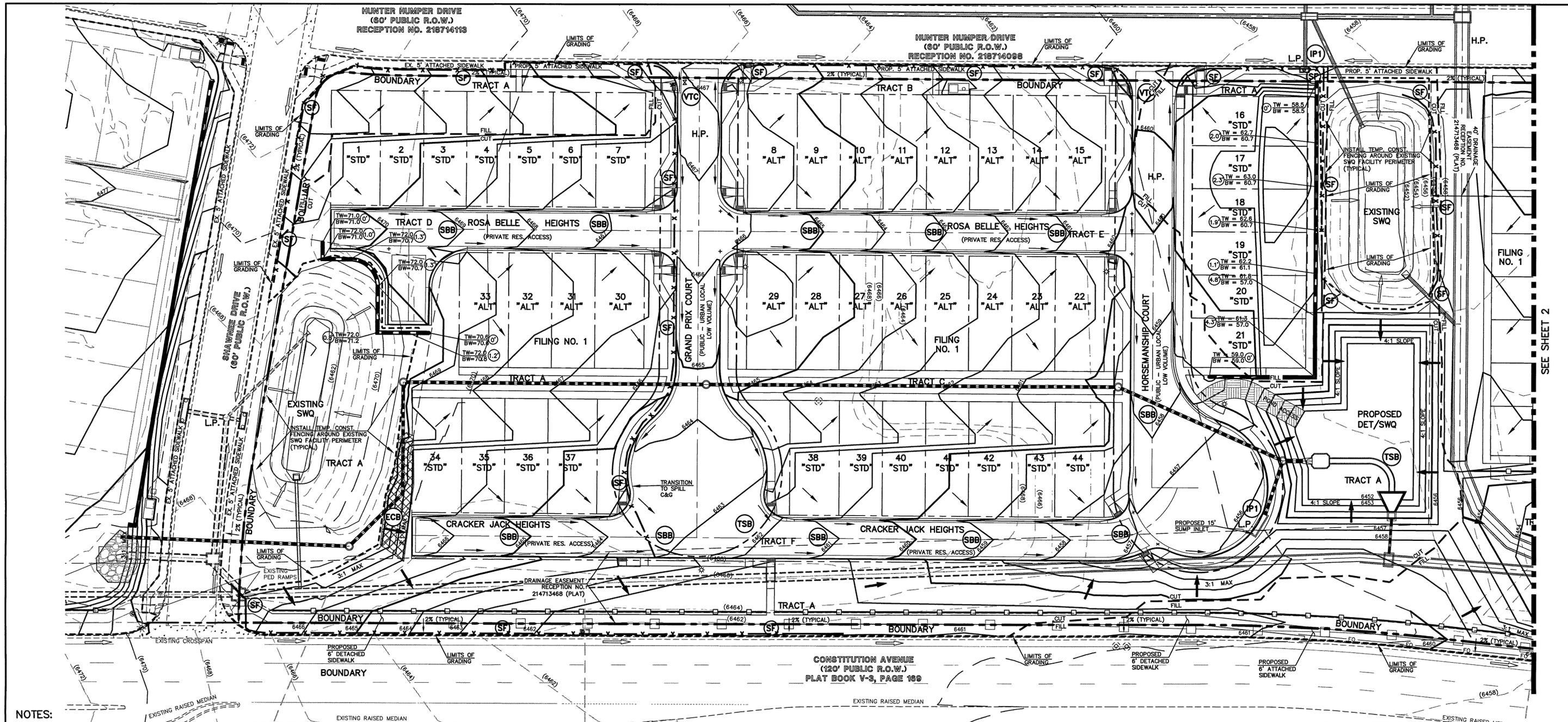
REVIEW:
PREPARED UNDER PROFESSIONAL SUPERVISION FOR AND ON BEHALF OF CLASSIC CONSULTING ENGINEERS AND SURVEYORS, LLC
29794
RYLE R. CAMPBELL, COLORADO P.E. #29794

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. 1
OVERLOT GRADING AND EROSION CONTROL PLAN

DESIGNED BY	KRC	SCALE	DATE	03/22/19
DRAWN BY	KC	(H) 1" = 30'	SHEET	2 OF 20
CHECKED BY	(V) 1" = NA	JOB NO.	1116.30	

SF-19-007



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LEGEND

- (6770) --- EXISTING CONTOUR
- 6770 --- 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

NARRATIVE DESCRIPTION OF CONSTRUCTION ACTIVITY:

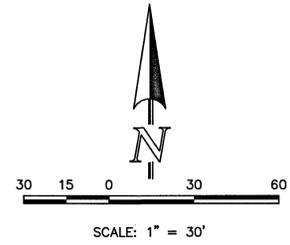
- INSTALL INITIAL BMP'S
 - INSPECTION OF INTIAL BMP'S BY COUNTY STAFF
 - PRECONSTRUCTION MEETING WITH COUNTY STAFF
- | BEGIN CONSTRUCTION UPON APPROVAL | ACTIVITY ALL SITE ROADWAY GRADING AND UTILITY INSTALLATION | COMPLETION 6 MONTHS | EROSION CONTROL ALL SHOWN ON GRADING PLAN |
|----------------------------------|--|---------------------|---|
|----------------------------------|--|---------------------|---|

NOTE:

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

NOTE:

SEE SHEET 5 FOR STANDARD LOT TEMPLATES SEE SHEET 4, 5 & 6 FOR EROSION CONTROL DETAILS



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29794
KYLE R. CAMPBELL, COLORADO LICENSE #29794

DATE: 1/24/20

CLASSIC
CONSULTING ENGINEERS & SURVEYORS

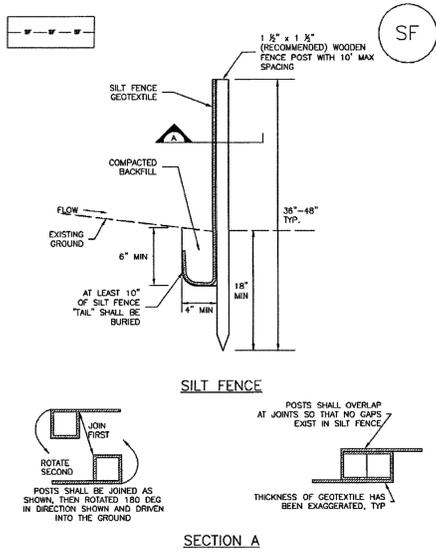
619 N. Cascade Avenue, Suite 200
Colorado Springs, Colorado 80903
(719) 785-0790
(719) 785-0798(Fax)

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 20
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EPC 2/12/2020
SF-19-007

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Silt Fence (SF) SC-1

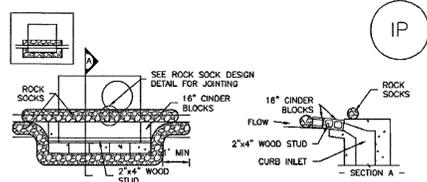


SECTION A

SF-1. SILT FENCE

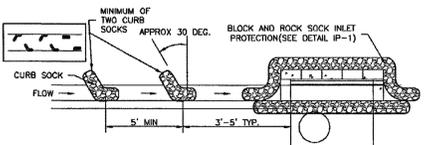
November 2010 Urban Drainage and Flood Control District Urban Storm Drainage Criteria Manual Volume 3 SF-3

Inlet Protection (IP) SC-6



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

- BLOCK AND CURB SOCK INLET PROTECTION INSTALLATION NOTES**
- SEE ROCK SOCK DESIGN DETAIL FOR INSTALLATION REQUIREMENTS.
 - 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.
 - GRAVEL BAGS SHALL BE PLACED AROUND CONCRETE BLOCKS, CLOSELY ABUTTING ONE ANOTHER AND JOINED TOGETHER IN ACCORDANCE WITH ROCK SOCK DESIGN DETAIL.

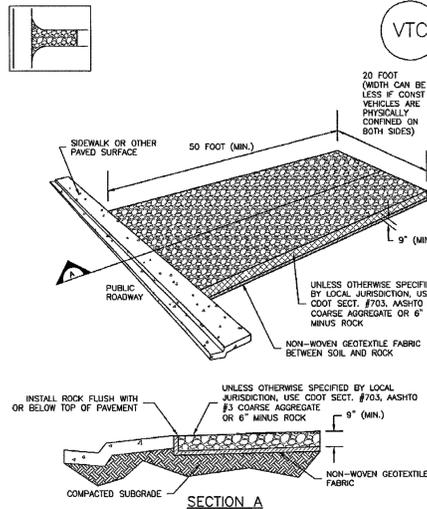


IP-2. CURB ROCK SOCKS UPSTREAM OF INLET PROTECTION

- CURB ROCK SOCK INLET PROTECTION INSTALLATION NOTES**
- SEE ROCK SOCK DESIGN DETAIL INSTALLATION REQUIREMENTS.
 - PLACEMENT OF THE SOCK SHALL BE APPROXIMATELY 30 DEGREES FROM PERPENDICULAR IN THE OPPOSITE DIRECTION OF FLOW.
 - SOCKS ARE TO BE FLUSH WITH THE CURB AND SPACED A MINIMUM OF 5 FEET APART.
 - 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

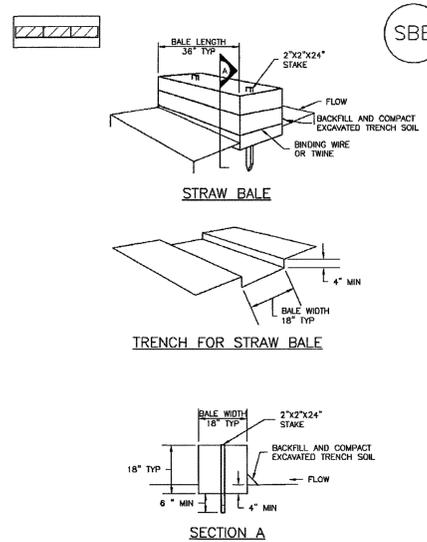
Vehicle Tracking Control (VTC) SM-4



VTC-1. AGGREGATE VEHICLE TRACKING CONTROL

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

Straw Bale Barrier (SBB) SC-3



SECTION A

SBB-1. STRAW BALE

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

Silt Fence (SF) SC-1

SILT FENCE INSTALLATION NOTES

- 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.
- A UNIFORM 6" x 4" ANCHOR TRENCH SHALL BE EXCAVATED USING TRENCHER OR SILT FENCE INSTALLATION DEVICE, NO ROAD GRADERS, BACKHOES, OR SIMILAR EQUIPMENT SHALL BE USED.
- COMPACT ANCHOR TRENCH BY HAND WITH A "JAMMING JACK" OR BY WHEEL ROLLING. COMPACT SHALL BE SUCH THAT SILT FENCE RESISTS BEING PULLED OUT OF ANCHOR TRENCH BY HAND.
- SILT FENCE SHALL BE PULLED TIGHT AS IT IS ANCHORED TO THE STAKES. THERE SHOULD BE NO NOTICEABLE SAG BETWEEN STAKES AFTER IT HAS BEEN ANCHORED TO THE STAKES.
- SILT FENCE FABRIC SHALL BE ANCHORED TO THE STAKES USING 1" HEAVY DUTY STAPLES OR NAILS WITH 1" HEADS. STAPLES AND NAILS SHOULD BE PLACED 3" ALONG THE FABRIC DOWN THE STAKE.
- AT THE END OF A RUN OF SILT FENCE ALONG A CONTOUR, THE SILT FENCE SHOULD BE TURNED PERPENDICULAR TO THE CONTOUR TO CREATE A "J-HOOK." THE "J-HOOK" EXTENDING PERPENDICULAR TO THE CONTOUR SHOULD BE OF SUFFICIENT LENGTH TO KEEP RUNOFF FROM FLOWING AROUND THE END OF THE SILT FENCE (TYPICALLY 10' - 20').
- SILT FENCE SHALL BE INSTALLED PRIOR TO ANY LAND DISTURBING ACTIVITIES.

SILT FENCE 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 UPSTREAM OF THE SILT FENCE SHALL BE REMOVED AS NEEDED TO MAINTAIN THE FUNCTIONALITY OF THE BMP, TYPICALLY WHEN DEPTH OF ACCUMULATED SEDIMENTS IS APPROXIMATELY 6".
- REPAIR OR REPLACE SILT FENCE WHEN THERE ARE SIGNS OF WEAR, SUCH AS SAGGING, TEARING, OR COLLAPSE.
- SILT FENCE IS TO REMAIN IN PLACE UNTIL THE UPSTREAM DISTURBED AREA IS STABILIZED AND APPROVED BY THE LOCAL JURISDICTION, OR IS REPLACED BY AN EQUIVALENT PERIMETER SEDIMENT CONTROL BMP.
- WHEN SILT FENCE IS REMOVED, ALL DISTURBED AREAS SHALL BE COVERED WITH TOPSOIL, SEEDED AND MULCHED OR OTHERWISE STABILIZED AS APPROVED BY LOCAL JURISDICTION.

(DETAIL ADAPTED FROM TOWN OF PARKER, COLORADO AND CITY OF AURORA, 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.

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

Inlet Protection (IP) SC-6

GENERAL INLET PROTECTION INSTALLATION NOTES

- SEE PLAN VIEW FOR:
 - LOCATION OF INLET PROTECTION.
 - TYPE OF INLET PROTECTION (IP-1, IP-2, IP-3, IP-4, IP-5, IP-6)
- 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.
- 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

- 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 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" WHEN SILT FENCE IS USED, OR 1/4 OF THE HEIGHT FOR STRAW BALES.
- INLET PROTECTION IS TO REMAIN IN PLACE UNTIL THE UPSTREAM DISTURBED AREA IS PERMANENTLY STABILIZED, UNLESS THE LOCAL JURISDICTION APPROVES EARLIER REMOVAL OF INLET PROTECTION IN STREETS.
- WHEN INLET PROTECTION AT AREA INLETS IS REMOVED, THE DISTURBED AREA SHALL BE COVERED WITH TOP SOIL, SEEDED AND MULCHED, OR OTHERWISE STABILIZED IN A MANNER APPROVED BY THE LOCAL JURISDICTION.

(DETAIL ADAPTED FROM TOWN OF PARKER, COLORADO AND CITY OF AURORA, 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.

NOTE: THE DETAILS INCLUDED WITH THIS FACT SHEET SHOW COMMONLY USED, CONVENTIONAL METHODS OF INLET PROTECTION IN THE DENVER METROPOLITAN AREA. THERE ARE MANY PROPRIETARY INLET PROTECTION METHODS ON THE MARKET. UDFCD NEITHER ENDORSES NOR DISCOURAGES USE OF PROPRIETARY INLET PROTECTION; HOWEVER, IN THE EVENT PROPRIETARY METHODS ARE USED, THE APPROPRIATE DETAIL FROM THE MANUFACTURER MUST BE INCLUDED IN THE SWMP AND THE BMP MUST BE INSTALLED AND MAINTAINED AS SHOWN IN THE MANUFACTURER'S DETAILS.

NOTE: SOME MUNICIPALITIES DISCOURAGE OR PROHIBIT THE USE OF STRAW BALES FOR INLET PROTECTION. CHECK WITH LOCAL JURISDICTION TO DETERMINE IF STRAW BALE INLET PROTECTION IS ACCEPTABLE.

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

Vehicle Tracking Control (VTC) SM-4

STABILIZED CONSTRUCTION ENTRANCE/EXIT INSTALLATION NOTES

- 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).
- 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.
- A STABILIZED CONSTRUCTION ENTRANCE/EXIT SHALL BE LOCATED AT ALL ACCESS POINTS WHERE VEHICLES ACCESS THE CONSTRUCTION SITE FROM PAVED RIGHT-OF-WAYS.
- STABILIZED CONSTRUCTION ENTRANCE/EXIT SHALL BE INSTALLED PRIOR TO ANY LAND DISTURBING ACTIVITIES.
- A NON-WOVEN GEOTEXTILE FABRIC SHALL BE PLACED UNDER THE STABILIZED CONSTRUCTION ENTRANCE/EXIT PRIOR TO THE PLACEMENT OF ROCK.
- UNLESS OTHERWISE SPECIFIED BY LOCAL JURISDICTION, ROCK SHALL CONSIST OF DOT SECT. #703, AASHTO #3 COARSE AGGREGATE OR 6" (MINUS) ROCK.

STABILIZED CONSTRUCTION ENTRANCE/EXIT 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.
- ROCK SHALL BE REAPPLIED OR REGRADED AS NECESSARY TO THE STABILIZED ENTRANCE/EXIT TO MAINTAIN A CONSISTENT DEPTH.
- SEDIMENT TRACKED ONTO PAVED ROADS IS TO BE REMOVED THROUGHOUT THE DAY AND AT THE END OF THE DAY BY SHOVELING OR SWEEPING. SEDIMENT MAY NOT BE WASHED DOWN STORM SEWER DRAINS.

(DETAILS ADAPTED FROM CITY OF BROOMFIELD, 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.

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

- SEE PLAN VIEW FOR:
 - LOCATION(S) OF STRAW BALES.
- STRAW BALES SHALL CONSIST OF CERTIFIED WEED FREE STRAW OR HAY. LOCAL JURISDICTIONS MAY REQUIRE PROOF THAT BALES ARE WEED FREE.
- STRAW BALES SHALL CONSIST OF APPROXIMATELY 5 CUBIC FEET OF STRAW OR HAY AND WEIGH NOT LESS THAN 35 POUNDS.
- WHEN STRAW BALES ARE USED IN SERIES AS A BARRIER, THE END OF EACH BALE SHALL BE TIGHTLY ABUTTING ONE ANOTHER.
- STRAW BALE DIMENSIONS SHALL BE APPROXIMATELY 36"x18"x18".
- A UNIFORM ANCHOR TRENCH SHALL BE EXCAVATED TO A DEPTH OF 4". STRAW BALES SHALL BE PLACED SO THAT BINDING TWINE IS ENCOMPASSING THE VERTICAL SIDES OF THE BALES(S). ALL EXCAVATED SOIL SHALL BE PLACED ON THE UPHILL SIDE OF THE STRAW BALES(S) AND COMPACTED.
- TWO (2) WOODEN STAKES SHALL BE USED TO HOLD EACH BALE IN PLACE. WOODEN STAKES SHALL BE 2"x2"x24". WOODEN STAKES SHALL BE DRIVEN 6" INTO THE GROUND.

STRAW BALE 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.
- STRAW BALES SHALL BE REPLACED IF THEY BECOME HEAVILY SOILED, ROTTEN, OR DAMAGED BEYOND REPAIR.
- SEDIMENT ACCUMULATED UPSTREAM OF STRAW BALE BARRIER SHALL BE REMOVED AS NEEDED TO MAINTAIN FUNCTIONALITY OF THE BMP, TYPICALLY WHEN DEPTH OF ACCUMULATED SEDIMENTS IS APPROXIMATELY 1/4 OF THE HEIGHT OF THE STRAW BALE BARRIER.
- STRAW BALES ARE TO REMAIN IN PLACE UNTIL THE UPSTREAM DISTURBED AREA IS STABILIZED AND APPROVED BY THE LOCAL JURISDICTION.
- WHEN STRAW BALES ARE REMOVED, ALL DISTURBED AREAS SHALL BE COVERED WITH TOPSOIL, SEEDED AND MULCHED OR OTHERWISE STABILIZED AS APPROVED BY LOCAL JURISDICTION.

(DETAILS ADAPTED FROM TOWN OF PARKER, COLORADO. NOT AVAILABLE IN AUTOCAD)

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

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

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

Kyle R. Campbell 29794
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. 1 OVERLOAD GRADING AND EROSION CONTROL PLAN DETAILS

DESIGNED BY	KRC	SCALE	DATE	03/22/19
DRAWN BY	KC	(H) 1"= N/A	SHEET	4 OF 20
CHECKED BY	(V) 1"= N/A	JOB NO.	1116.30	

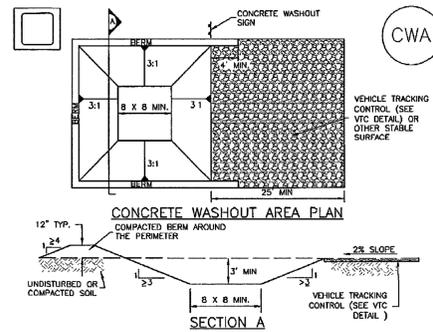
N:\111630\DRAWINGS\CONSTRUCTION\GRADING\BE_04-111630-FLL-OLG-03.dwg, 1/23/2020 3:11:00 PM, 1:1

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
Thickets wheatgrass (Crittana)	<i>Elymus lanceolatus</i>	Cool	Bunch	154,000	5.7	11.4
Western wheatgrass (Arriba)	<i>Fascopyrum 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>Petalostemum 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



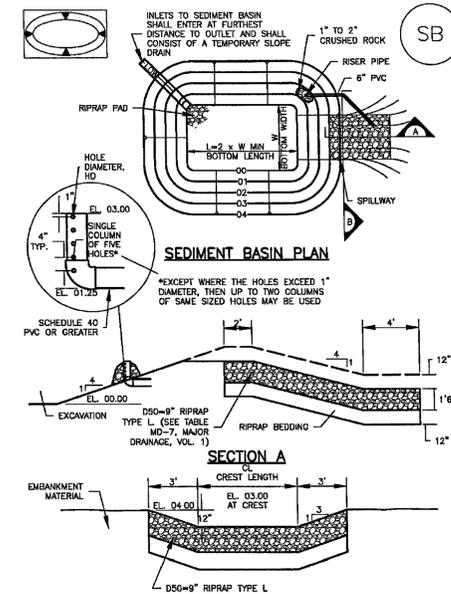
CWA-1. CONCRETE WASHOUT AREA

- 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 (18 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 TRIGS.
 - 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

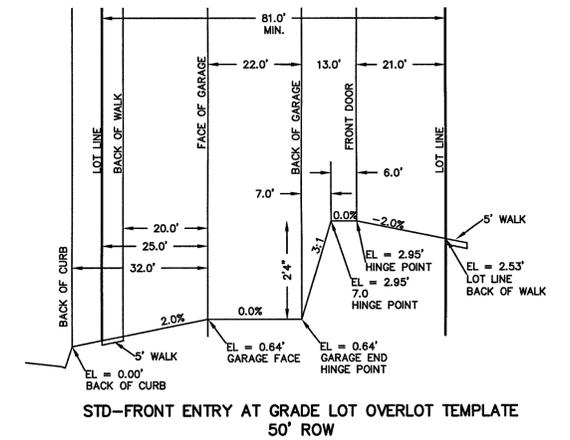
TABLE SB-1. SIZING INFORMATION FOR STANDARD SEDIMENT BASIN

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	3/8
2	21	3	1/2
3	28	4	5/8
4	33 1/2	5	3/4
5	38 1/2	6	7/8
6	43	7	1
7	47 1/2	8	1 1/8
8	51	9	1 1/4
9	55	10	1 3/8
10	58 1/2	11	1 1/2
11	61	12	1 5/8
12	64	13	1 3/4
13	67 1/2	14	1 7/8
14	70 1/2	15	2
15	73 1/2	16	2 1/8

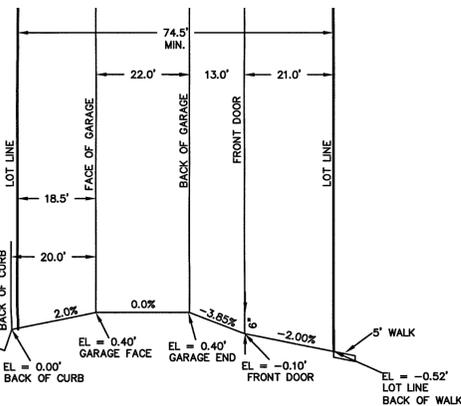
- SEDIMENT BASIN INSTALLATION NOTES**
- SEE PLAN VIEW FOR: -LOCATION OF SEDIMENT BASIN. -TYPE OF BASIN (STANDARD BASIN OR NONSTANDARD BASIN). -FOR STANDARD BASIN, BOTTOM WIDTH W, CREST LENGTH CL AND HOLE DIAMETER, HD. -FOR NONSTANDARD BASIN, SEE CONSTRUCTION DRAWINGS FOR DESIGN OF BASIN INCLUDING RISER 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 D888.
 - 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

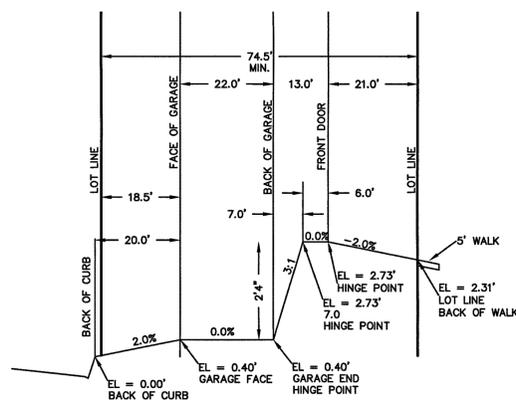
- SEDIMENT BASIN MAINTENANCE NOTES**
- INSPECT BMPs EACH WORKDAY, AND MAINTAIN THEM IN EFFECTIVE OPERATING CONDITION. MAINTENANCE OF BMPs SHOULD BE PROACTIVE, NOT REACTIVE. INSPECT BMPs AS SOON AS POSSIBLE (AND ALWAYS WITHIN 24 HOURS) FOLLOWING A STORM THAT CAUSES SURFACE EROSION, AND PERFORM NECESSARY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

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 & SURVEYORS, LLC

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

CLASSIC
CONSULTING ENGINEERS & SURVEYORS

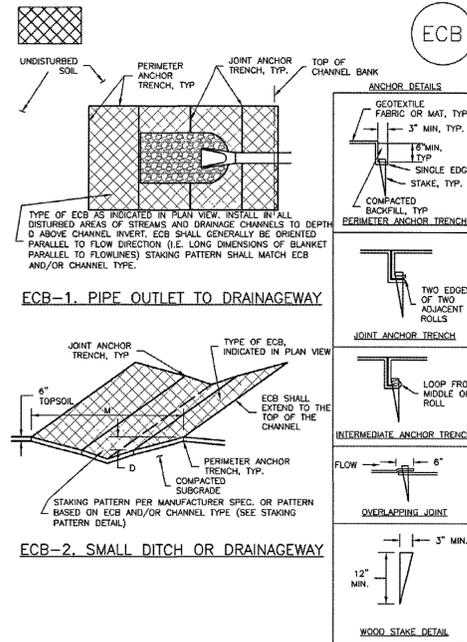
619 N. Cascade Avenue, Suite 200
Colorado Springs, Colorado 80903

(719)785-0790
(719)785-0799(fax)

MIDTOWN COLLECTION AT HANNAH RIDGE
FILING NO. 1
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 19
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

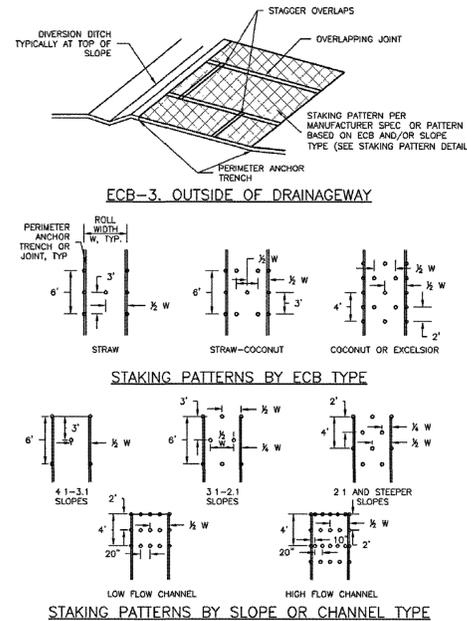
- SEE PLAN VIEW FOR:
 - LOCATION OF ECB.
 - TYPE OF ECB (STRAW, STRAW-COCONUT, COCONUT, OR EXCELSIOR).
 - AREA, A, IN SQUARE YARDS OF EACH TYPE OF ECB.
- 100% NATURAL AND BIODEGRADABLE MATERIALS ARE PREFERRED FOR RECPs, ALTHOUGH SOME JURISDICTIONS MAY ALLOW OTHER MATERIALS IN SOME APPLICATIONS.
- IN AREAS WHERE ECBs ARE SHOWN ON THE PLANS, THE PERMITTEE SHALL PLACE TOPSOIL AND PERFORM FINAL GRADING, SURFACE PREPARATION, AND SEEDING AND MULCHING SUBGRADE SHALL BE SMOOTH AND MOIST PRIOR TO ECB INSTALLATION AND THE ECB SHALL BE IN FULL CONTACT WITH SUBGRADE. NO GAPS OR VOIDS SHALL EXIST UNDER THE 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 RESEDED AND MULCHED.
- DETAILS ON DESIGN PLANS FOR MAJOR DRAINAGEWAY STABILIZATION WILL GOVERN IF DIFFERENT FROM THOSE SHOWN HERE.

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

*STRAW ECBs MAY ONLY BE USED OUTSIDE OF STORM AND DRAINAGE CHANNELS.
**ALTERNATE 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.
 - 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.
 - 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, RESEDED AND MULCHED AND THE ECB REINSTALLED.
- NOTE: MANY JURISDICTIONS HAVE BMP DETAILS THAT VARY FROM UDFCD STANDARD DETAILS. CONSULT WITH LOCAL JURISDICTIONS AS TO WHICH DETAIL SHOULD BE USED WHEN DIFFERENCES ARE NOTED.
- (DETAILS ADAPTED FROM DOUGLAS COUNTY, COLORADO AND TOWN OF PARKER COLORADO, NOT AVAILABLE IN AUTOCAD)

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

EPC 2/12/2020
SF-19-007

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NO.	REVISION	DATE

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

[Signature]
KYLE R. CAMPBELL, 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. 1
OVERLOT GRADING AND EROSION CONTROL PLAN
DETAILS

DESIGNED BY	KRC	SCALE	DATE	03/22/19
DRAWN BY	KC	(H) 1"= N/A	SHEET	6 OF 20
CHECKED BY	(V) 1"= N/A	JOB NO.	1116.30	

CLASSIC CONSULTING ENGINEERS & SURVEYORS

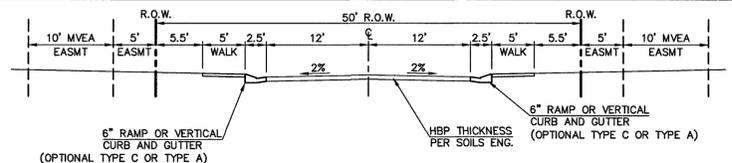
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CENTERLINE LINE TABLE		
LINE	BEARING	DISTANCE
L1	N00°20'42"E	215.81'

FL CURB CURVE TABLE			
LINE	DELTA	RADIUS	LENGTH
F1	89°53'09"	20.00'	31.38'
F2	89°52'26"	20.00'	31.37'
F3	90°00'00"	15.00'	23.56'

F4	90°00'00"	15.00'	23.56'
F5	71°12'09"	45.00'	55.92'
F6	75°30'19"	45.00'	59.30'
F7	25°56'59"	44.17'	20.00'
F8	82°48'39"	45.00'	65.04'

F9	36°59'03"	44.17'	28.51'
F10	08°32'57"	45.83'	6.84'

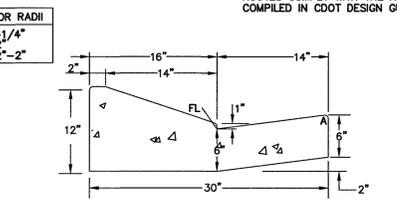
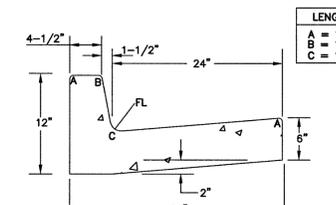
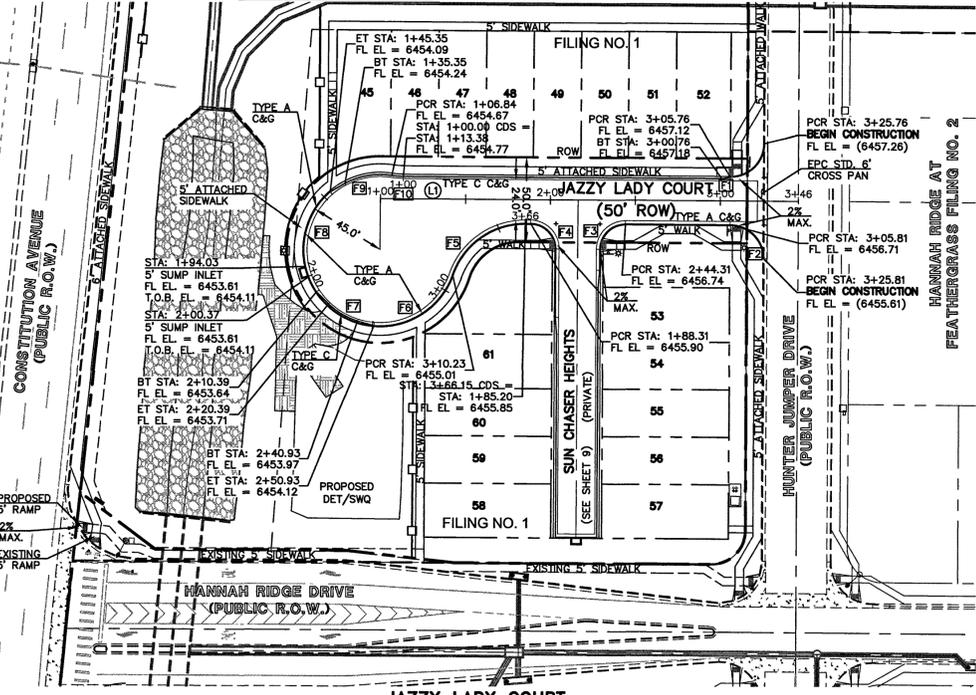


CENTERLINE LINE TABLE		
LINE	BEARING	DISTANCE
L2	N00°20'42"E	284.00'

FL CURB CURVE TABLE			
LINE	DELTA	RADIUS	LENGTH
F11	88°39'46"	20.00'	30.95'
F12	90°01'32"	20.00'	31.42'
F13	90°00'00"	15.00'	23.56'

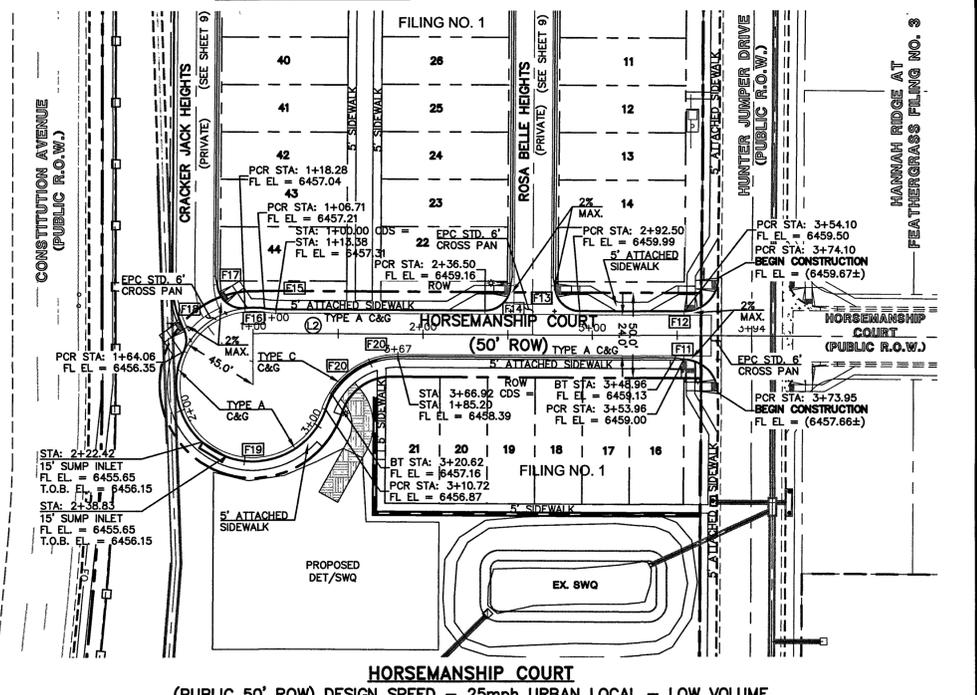
F14	90°00'00"	15.00'	23.56'
F15	08°32'57"	45.00'	6.71'
F16	14°43'43"	45.00'	11.57'
F17	92°39'54"	15.00'	24.28'
F18	52°18'32"	15.00'	13.69'

F19	186°44'21"	45.00'	146.68'
F20	58°36'15"	45.83'	46.88'



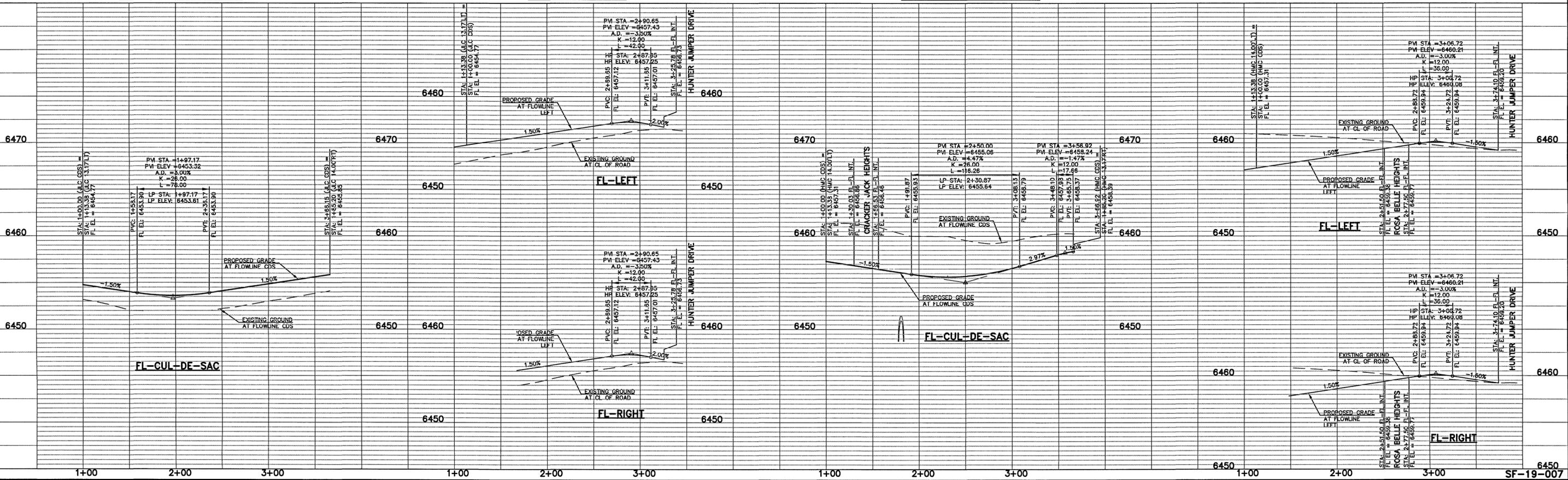
STREET ABBREVIATION INDEX:

- HJD HUNTER JUMPER DRIVE
- RBH ROSA BELLE HEIGHTS
- HMC HORSEMANSHIP COURT
- SCH SUN CHASER HEIGHTS
- JLC JAZZY LADY COURT
- CJH CRACKER JACK HEIGHTS



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

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



STATION	ELEVATION	DESCRIPTION
1+00	6450.00	EXISTING GROUND AT FLOWLINE CDS
2+00	6453.32	PROPOSED GRADE AT FLOWLINE CDS
3+00	6457.43	PROPOSED GRADE AT FLOWLINE CDS

STATION	ELEVATION	DESCRIPTION
1+00	6450.00	EXISTING GROUND AT FLOWLINE CDS
2+00	6453.32	PROPOSED GRADE AT FLOWLINE CDS
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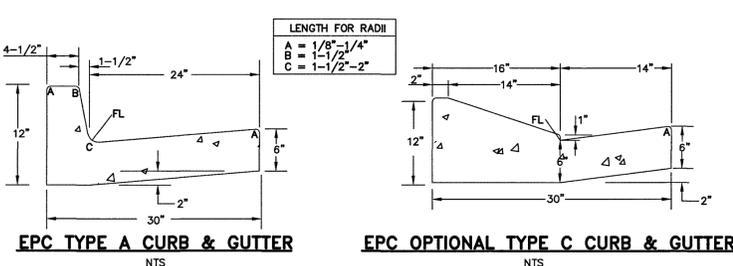
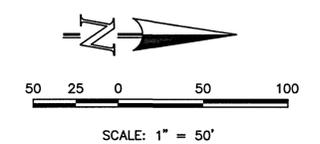
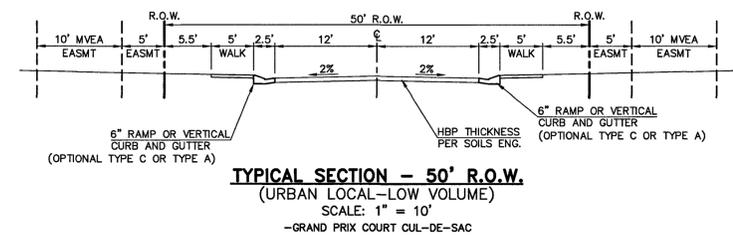
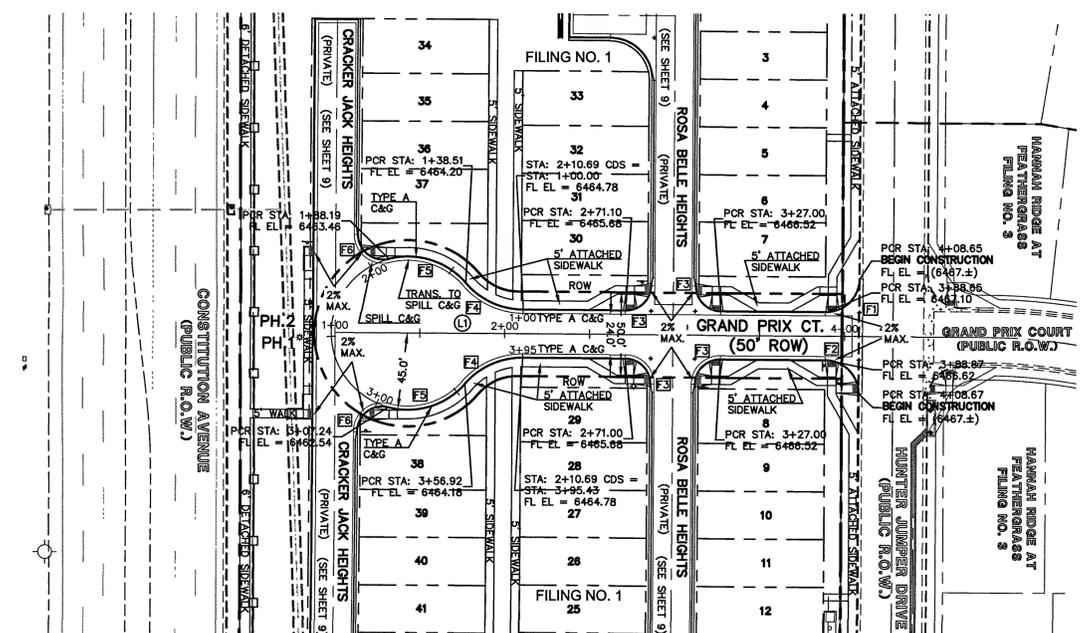
NO.	REVISION	DATE

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MIDTOWN COLLECTION AT HANNAH RIDGE
FILING NO. 1 EPC 2/12/2020
STREET IMPROVEMENT PLANS
JAZZY LADY COURT / HORSEMANSHIP COURT

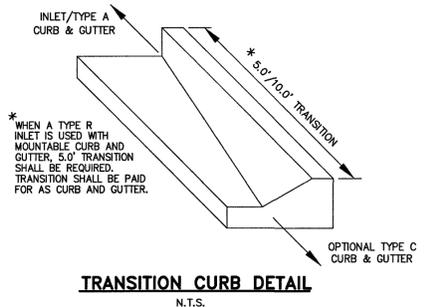
DESIGNED BY JRH SCALE DATE 03/22/19
DRAWN BY JRH (H) 1" = 50' SHEET 7 OF 20
CHECKED BY (V) 1" = 5' JOB NO. 1116.30



CENTERLINE LINE TABLE			FL CURB CURVE TABLE			
BEARING	DISTANCE		DELTA	RADIUS	LENGTH	
L1	N00°20'42\"E	255.77'	F1	90°07'28"	20.00'	31.46'
			F2	89°52'46"	20.00'	31.37'
			F3	90°00'00"	15.00'	23.56'
			F4	49°02'18"	45.00'	38.51'
			F5	63°14'41"	45.00'	49.67'
			F6	104°12'24"	15.00'	27.28'

- SIDEWALK NOTES:**
- INSTALL 5' ATTACHED SIDEWALK ONLY WHERE IDENTIFIED ON THE CONSTRUCTION PLANS.
 - ENSURE THAT ALL PEDESTRIAN ACCESS ROUTES COMPLY WITH THE REQUIREMENTS COMPILED IN CDDT DESIGN GUIDE CHAPTER 12.

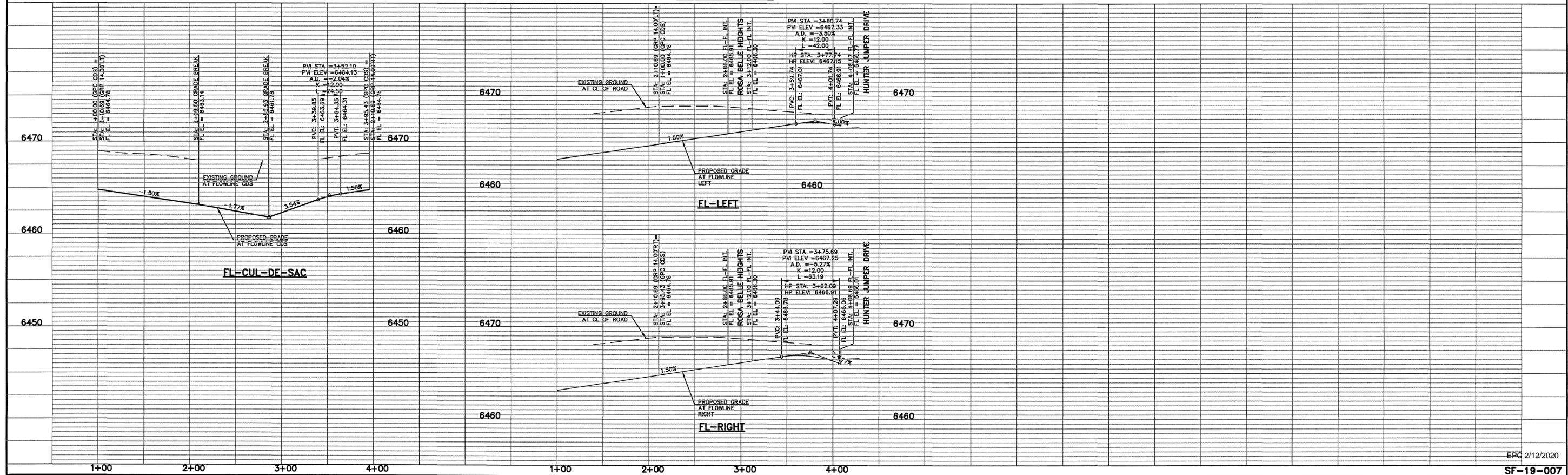
- STREET ABBREVIATION INDEX:**
- HJD HUNTER JUMPER DRIVE
 - RBH ROSA BELLE HEIGHTS
 - OPC GRAND PRIX COURT
 - CJH CRACKER JACK HEIGHTS



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

GRAND PRIX COURT CDS

GRAND PRIX COURT



EPC 2/12/2020
SF-19-007

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229794

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

DATE: 1-24-20

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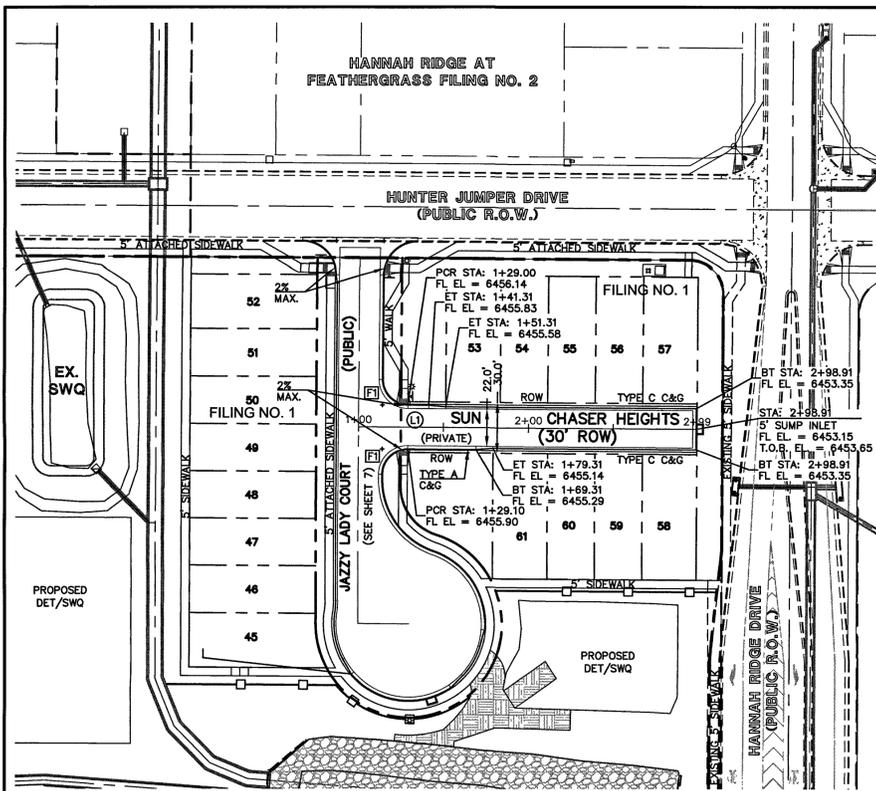
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(719)785-0799(Fax)

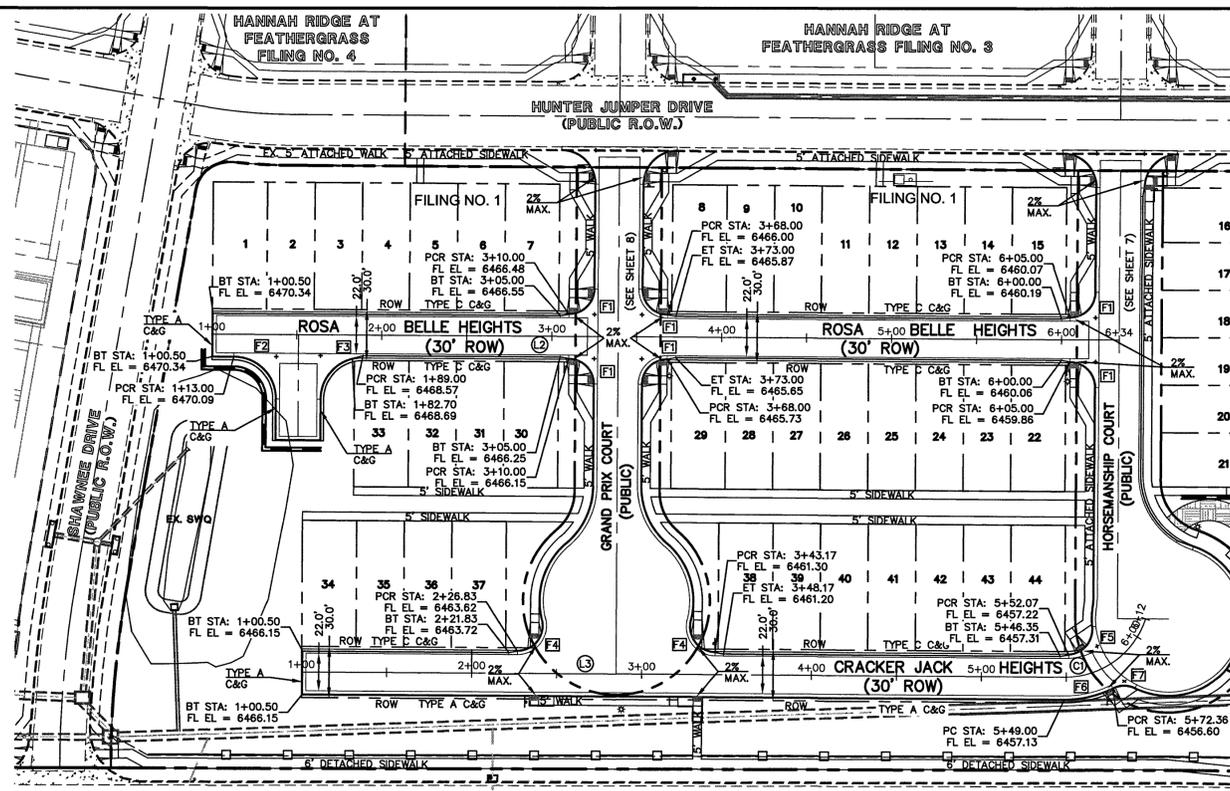
MIDTOWN COLLECTION AT HANNAH RIDGE
FILING NO. 1
STREET IMPROVEMENT PLANS
GRAND PRIX COURT

DESIGNED BY	JRH	SCALE	DATE	03/22/19
DRAWN BY	JRH	(H) 1" = 50'	SHEET	8 OF 20
CHECKED BY		(V) 1" = 5'	JOB NO.	1116.30

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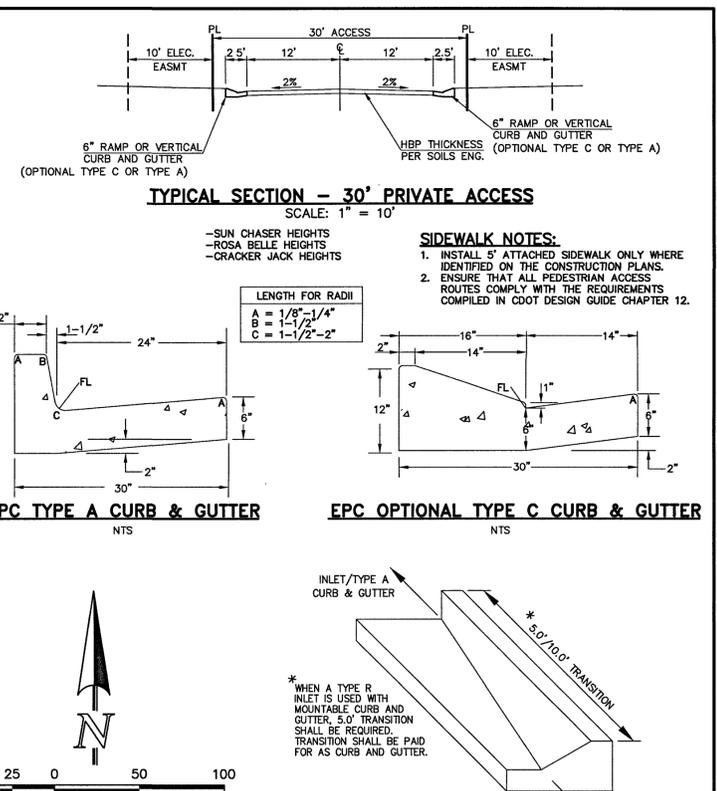


SUN CHASER HEIGHTS
(PRIVATE 30' ROW) DESIGN SPEED - 20mph



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

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

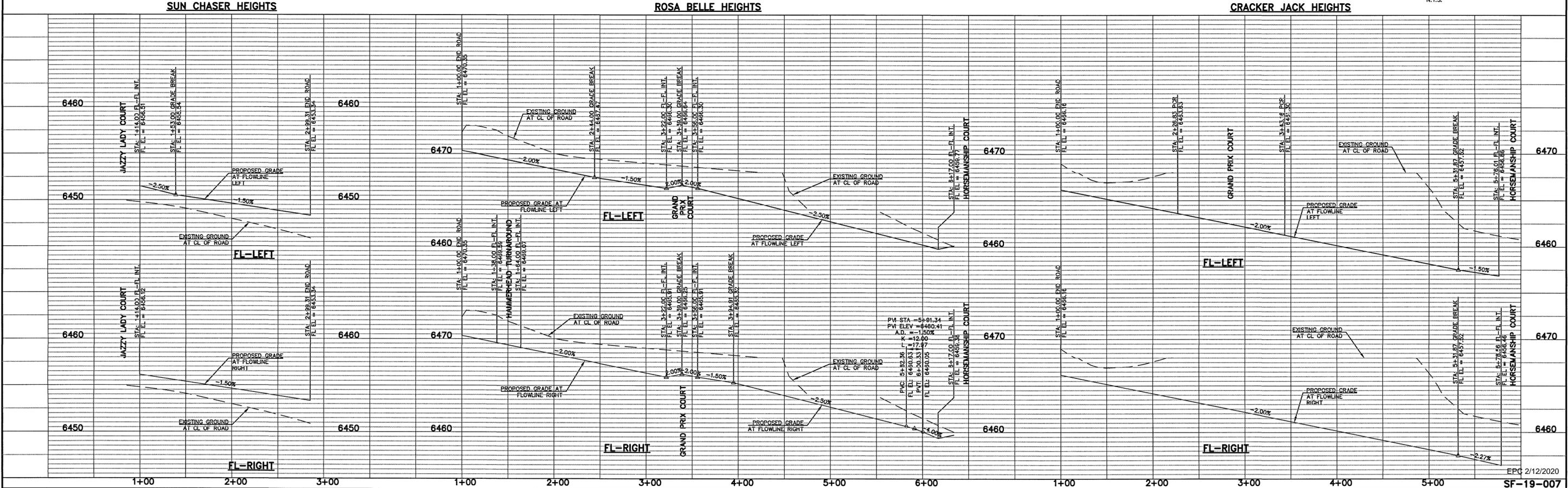


TYPICAL SECTION - 30' PRIVATE ACCESS
SCALE: 1" = 10'

EPC TYPE A CURB & GUTTER
NTS

EPC OPTIONAL TYPE C CURB & GUTTER
NTS

TRANSITION CURB DETAIL
N.T.S.



SUN CHASER HEIGHTS

ROSA BELLE HEIGHTS

CRACKER JACK HEIGHTS

CENTERLINE LINE TABLE			
BEARING	DISTANCE	DELTA	RADIUS
L1	S89°39'18"E	199.31'	
L2	S89°39'18"E	534.00'	
L3	S89°39'18"E	449.00'	

FL CURB CURVE TABLE			
DELTA	RADIUS	LENGTH	
F1	90°00'00"	15.00'	23.56'
F2	90°00'00"	25.00'	39.27'
F3	75°24'27"	25.00'	32.90'
F4	104°12'24"	15.00'	27.28'
F5	92°39'54"	15.00'	24.26'
F6	26°46'20"	63.00'	29.44'
F7	52°18'32"	15.00'	13.69'

CENTERLINE CURVE TABLE	
DELTA	RADIUS
C1	71°56'27"

STREET ABBREVIATION INDEX:
 RBH ROSA BELLE HEIGHTS
 GPC GRAND PRIX COURT
 HMC HORSEMANSHIP COURT
 SCH SUN CHASER HEIGHTS
 JLC JAZZY LADY COURT
 CJK CRACKER JACK HEIGHTS

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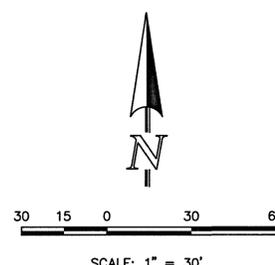
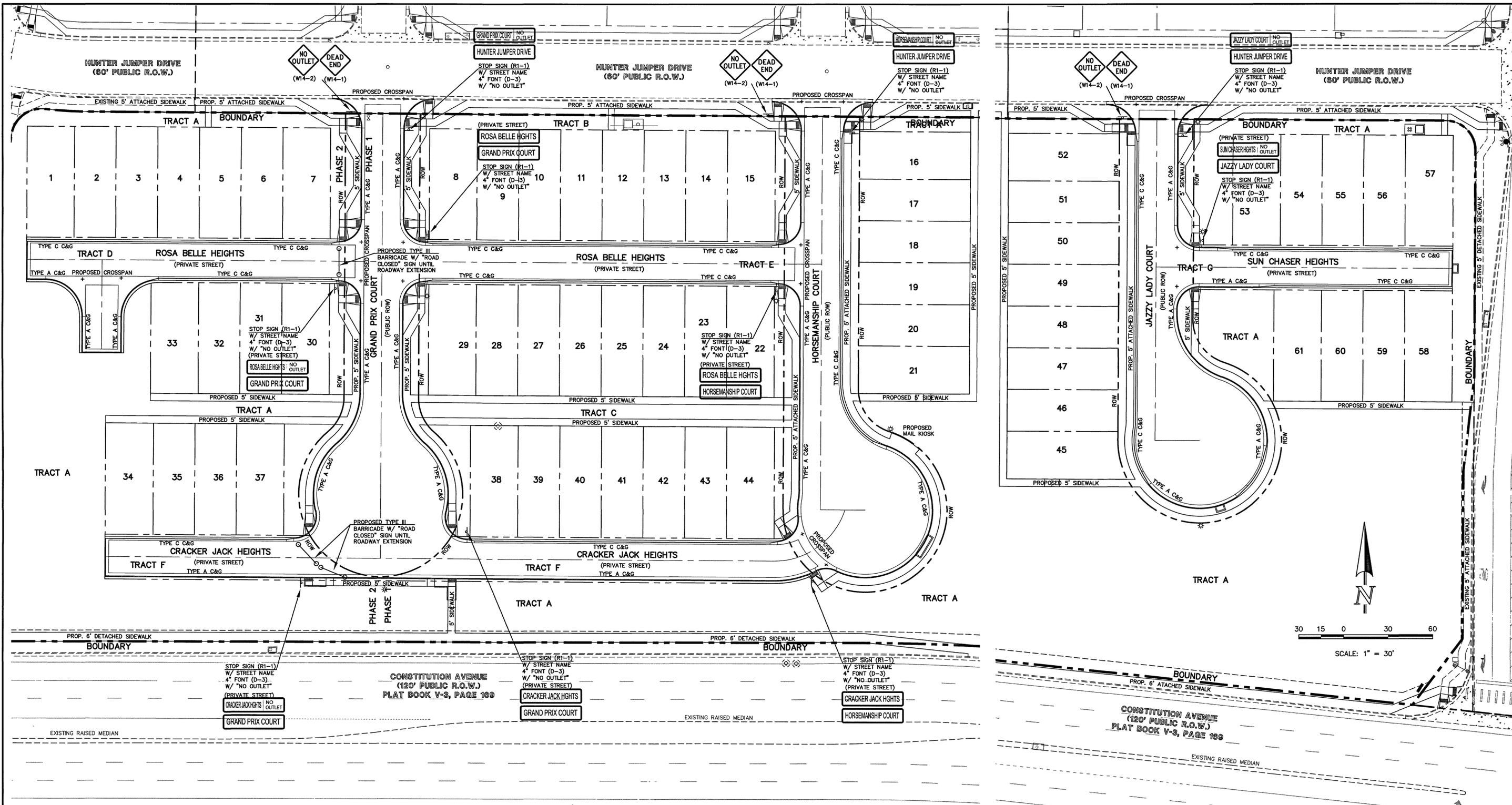
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NO. REVISION DATE REVIEW:
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CLASSIC CONSULTING ENGINEERS & SURVEYORS
 619 N. Cascade Avenue, Suite 200 (719)785-0790
 Colorado Springs, Colorado 80903 (719)785-0798(Fax)

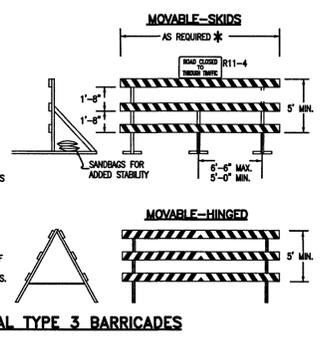
MIDTOWN COLLECTION AT HANNAH RIDGE
 FILING NO. 1
 STREET IMPROVEMENT PLANS
 SUN CHASER - ROSSA BELLE - CRACKER JACK

DESIGNED BY JRH SCALE DATE 03/22/19
 DRAWN BY JRH (H) 1" = 50' SHEET 9 OF 20
 CHECKED BY (V) 1" = 5' JOB NO. 1116.30



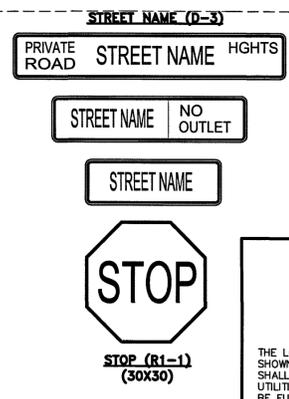
RAIL LENGTH TABLE *

TYPE 3 BARRICADE	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 PERMITTED, WHEN NECESSARY, ON FIXED OR MOVABLE TYPE 3 BARRICADES. THE LENGTH SHALL BE ADEQUATE TO CLOSE THE BORROW PIT AND/OR SHOULDER AS REQUIRED.



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

DATE: 1-24-20

CLASSIC
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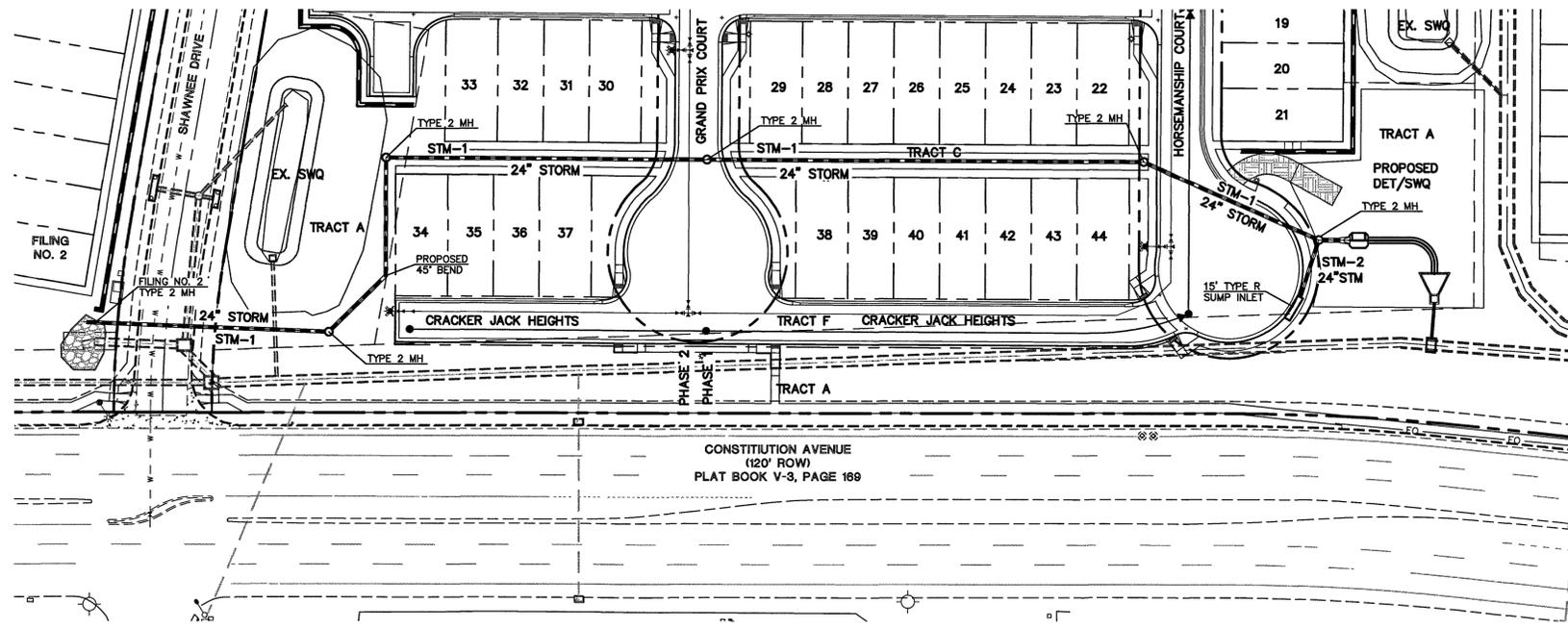
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Colorado Springs, Colorado 80903
(719)785-0790
(719)785-0798(Fax)

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

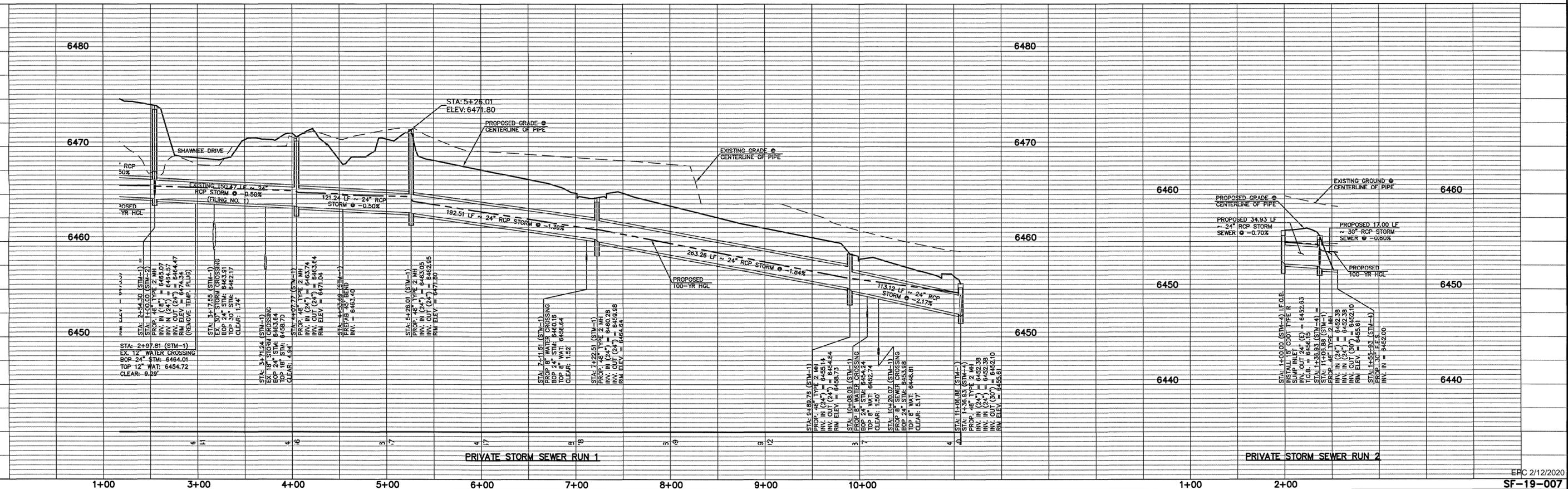
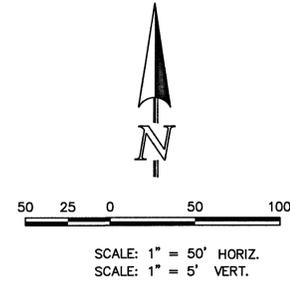
DESIGNED BY	KRC	SCALE	DATE	03/22/19
DRAWN BY	KC	(H) 1" = 30'	SHEET	10 OF 20
CHECKED BY	(V) 1" = N/A	JOB NO.	1116.30	

EPC 2/12/2020
SF-19-007

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PRIVATE STORM SEWER RUN 1 & RUN 2



PRIVATE STORM SEWER RUN 1

PRIVATE STORM SEWER RUN 2

EPC 2/12/2020 SF-19-007

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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REVIEW:

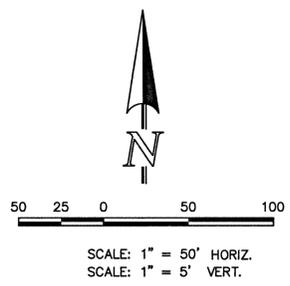
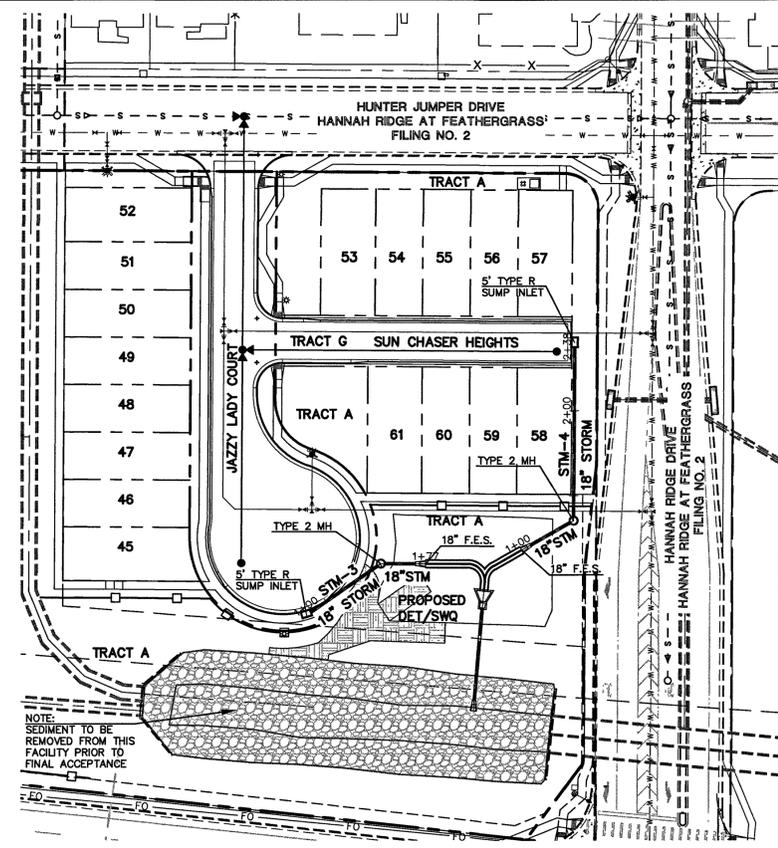
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KYLE R. CAMPBELL, COLORADO P.E. #29794

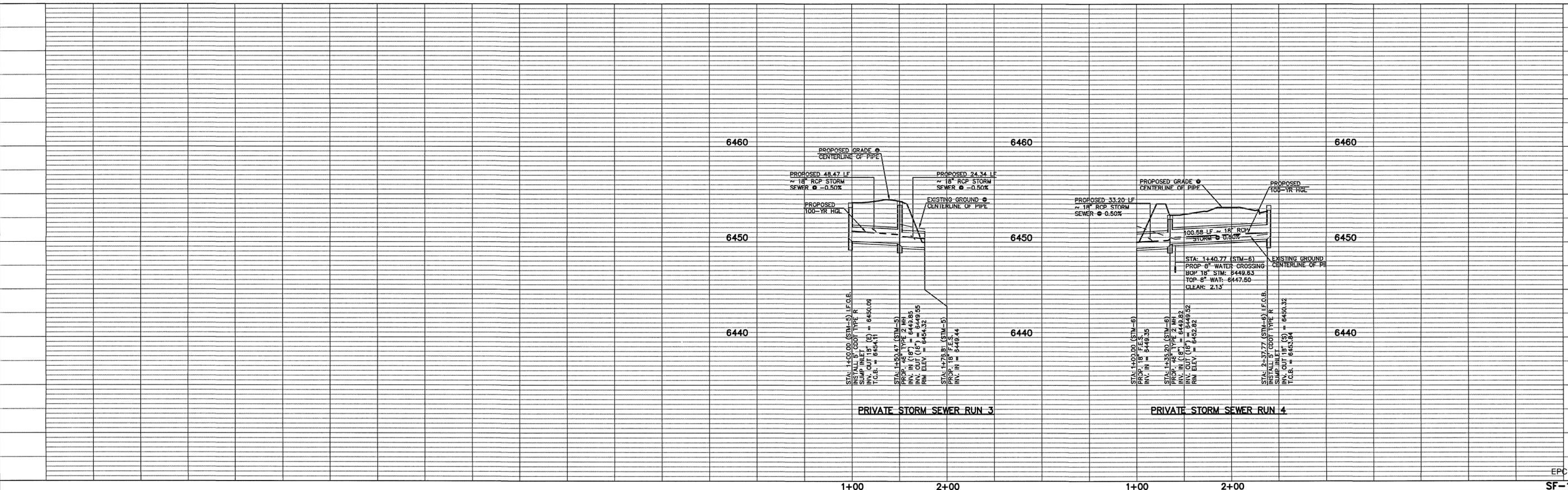
[Signature]
DATE: 1/27/20

MIDTOWN COLLECTION AT HANNAH RIDGE FILING NO. 1 PRIVATE STORM SEWER PLANS			
DESIGNED BY	JRH	SCALE	DATE 03/22/19
DRAWN BY	JRH	(H) 1" = 50'	SHEET 11 OF 20
CHECKED BY	(V) 1" = 5'	JOB NO.	1116.30

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PRIVATE STORM SEWER RUN 3 AND 4



EPC 2/12/2020
SF-19-007

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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REVIEW:

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

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

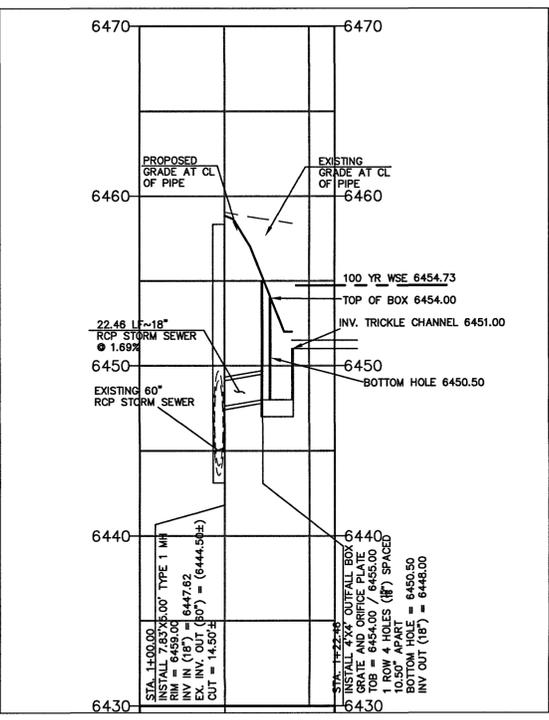
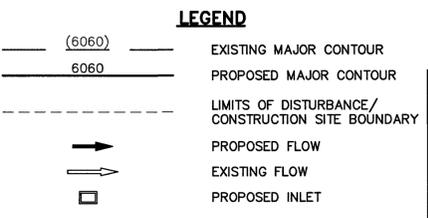
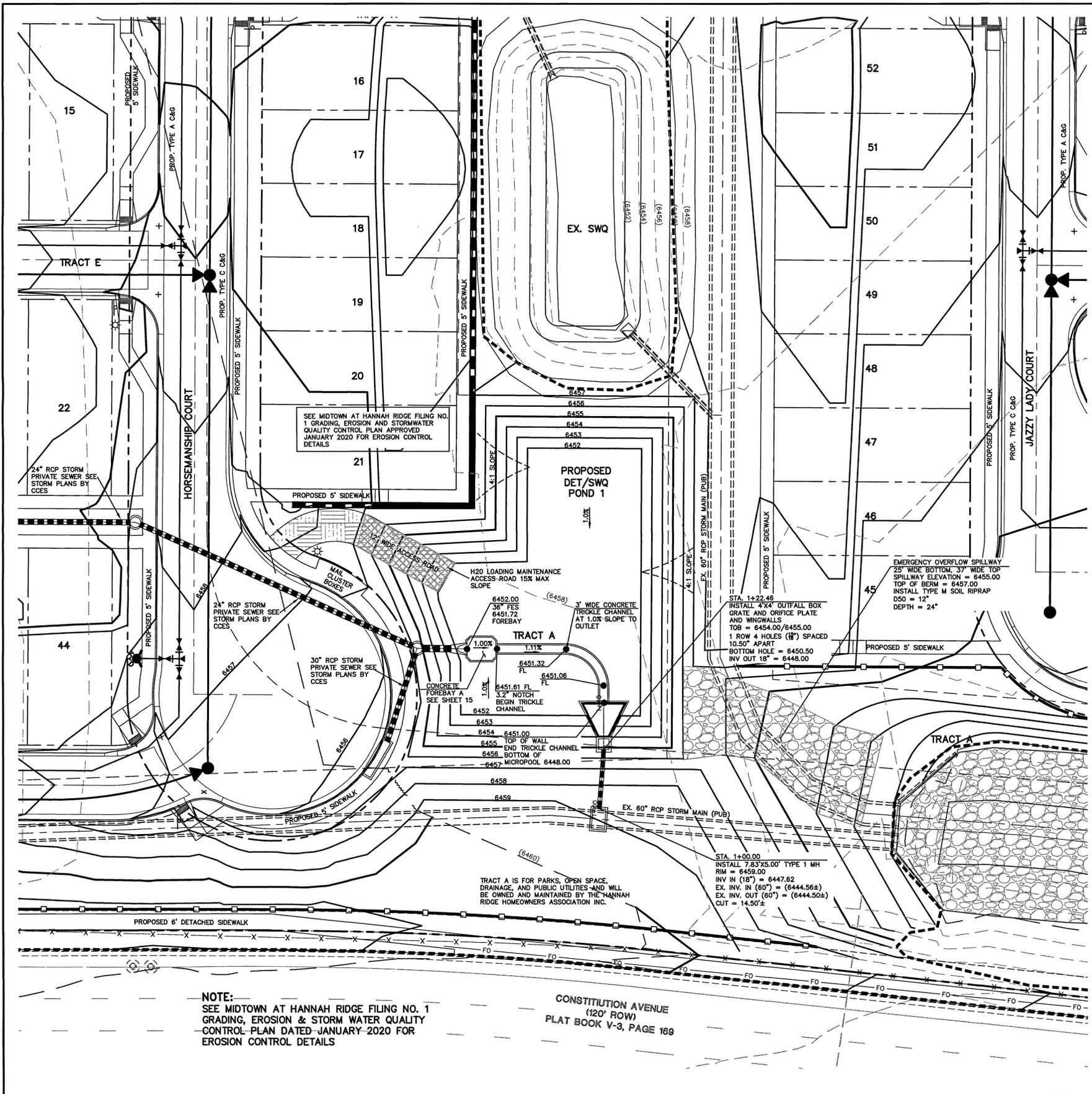
DATE: 1/24/20

CLASSIC
CONSULTING ENGINEERS & SURVEYORS

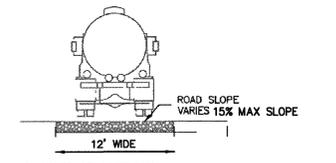
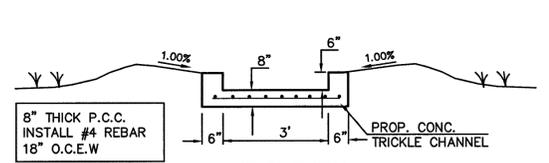
619 N. Cascade Avenue, Suite 200
Colorado Springs, Colorado 80903
(719)785-0790
(719)785-0799(Fax)

MIDTOWN COLLECTION AT HANNAH RIDGE FILING NO. 1 PRIVATE STORM SEWER PLANS			
DESIGNED BY	JRH	SCALE	DATE 03/22/19
DRAWN BY	JRH	(H) 1" = 50'	SHEET 12 OF 20
CHECKED BY	(V) 1" = 5'	JOB NO.	1116.30

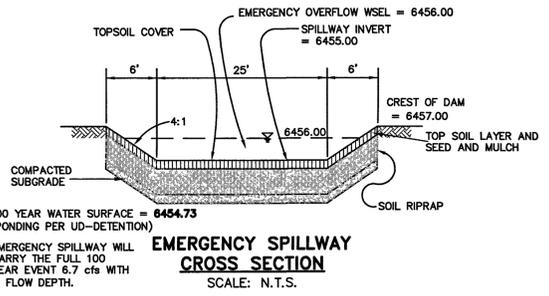
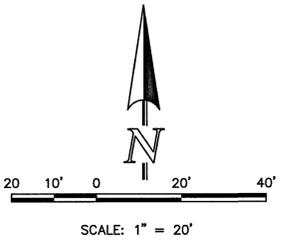
N:\111630\DRAWINGS\CONSTRUCTION\STORM\BB\12-111630-FL-1-STM-02.dwg, 1/23/2020 3:23:55 PM, 1:1



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%



NOTE:
 SEE MIDTOWN AT HANNAH RIDGE FILING NO. 1 GRADING, EROSION & STORM WATER QUALITY CONTROL PLAN DATED JANUARY 2020 FOR EROSION CONTROL DETAILS

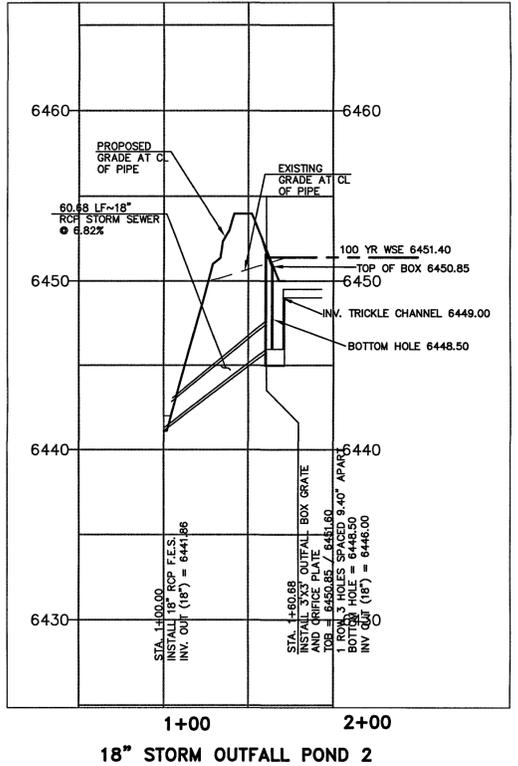
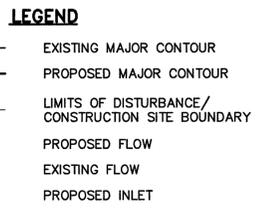
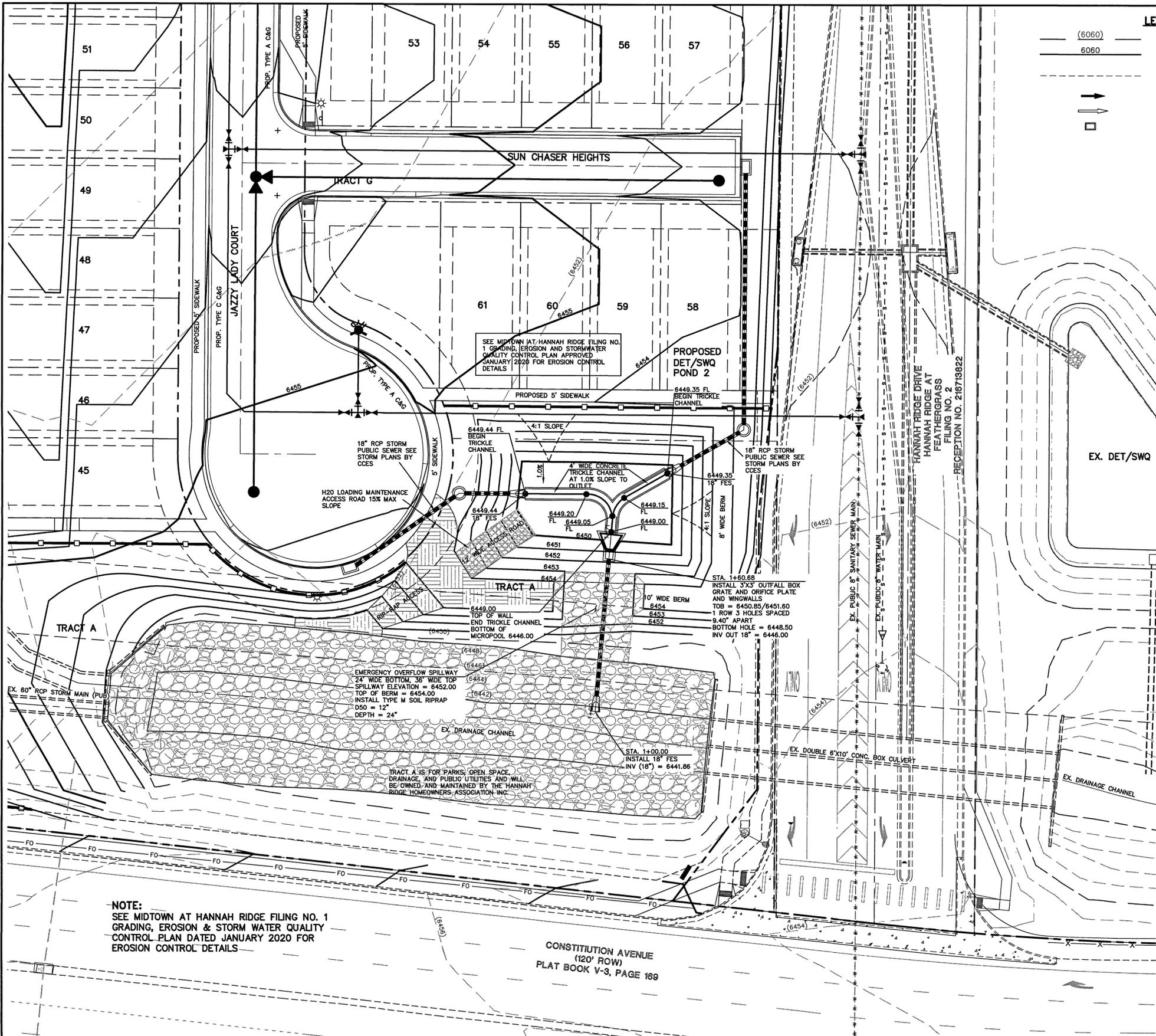
CONSTITUTION AVENUE
 (120' ROW)
 PLAT BOOK V-3, PAGE 189

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:

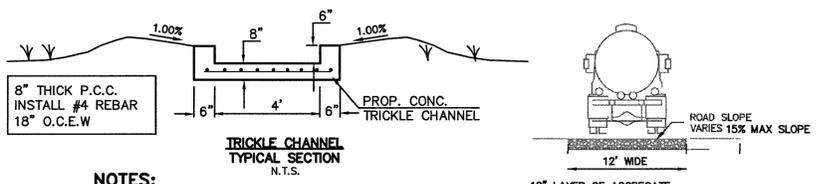
CLASSIC
 CONSULTING ENGINEERS & SURVEYORS
 619 N. Cascade Avenue, Suite 200
 Colorado Springs, Colorado 80903
 (719)785-0790
 (719)785-0799(Fax)

MIDTOWN COLLECTION AT HANNAH RIDGE FILING NO. 1 PUBLIC EXTENDED DETENTION BASIN GRADING AND OUTLET PROFILE POND 1			
DESIGNED BY	JRH	SCALE	DATE
DRAWN BY	JRH	(H) 1" = 50'	SHEET 13 OF 20
CHECKED BY	(V) 1" = 5'	JOB NO.	1116.30

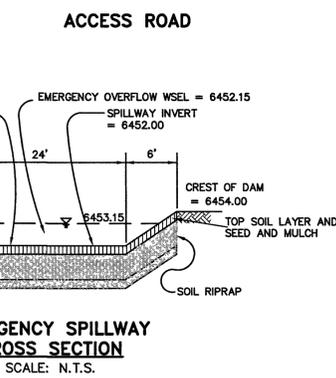
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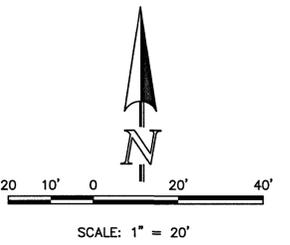
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NOTES:
- POND BOTTOM TO SLOPE TOWARD TRICKLE CHANNEL AT 1%



NOTE:
SEE MIDTOWN AT HANNAH RIDGE FILING NO. 1 GRADING, EROSION & STORM WATER QUALITY CONTROL PLAN DATED JANUARY 2020 FOR EROSION CONTROL DETAILS



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NO.	REVISION	DATE

REVIEW:
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Kyle R. Campbell
KYLE R. CAMPBELL, COLORADO P.E. #29794

DATE: 1-24-20

CLASSIC
CONSULTING ENGINEERS & SURVEYORS

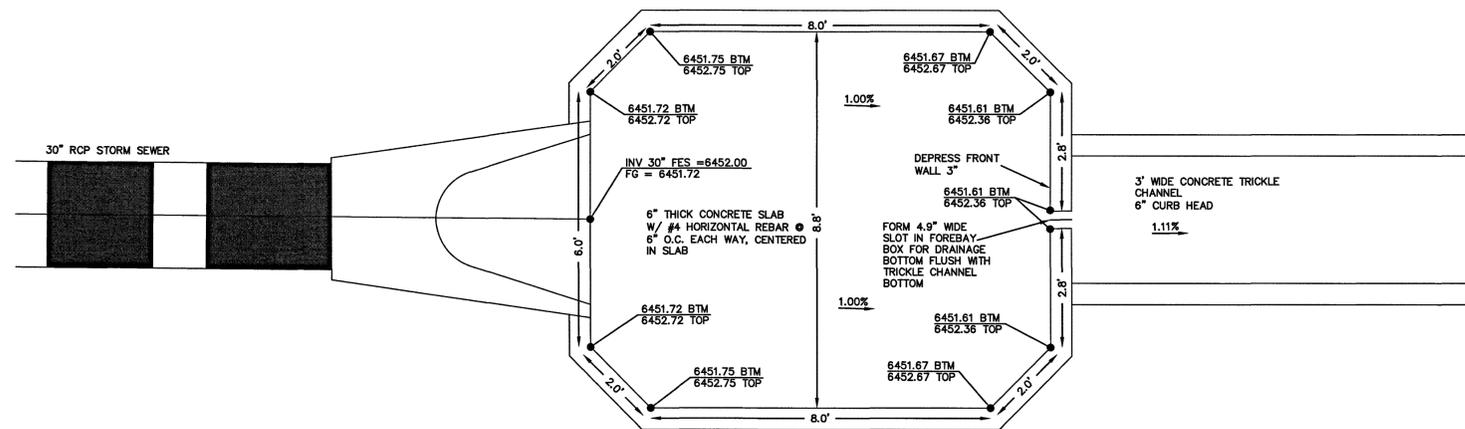
619 N. Cascade Avenue, Suite 200
Colorado Springs, Colorado 80903
(719)785-0790
(719)785-0799(Fax)

EPC 2/12/2020
SF-19-007

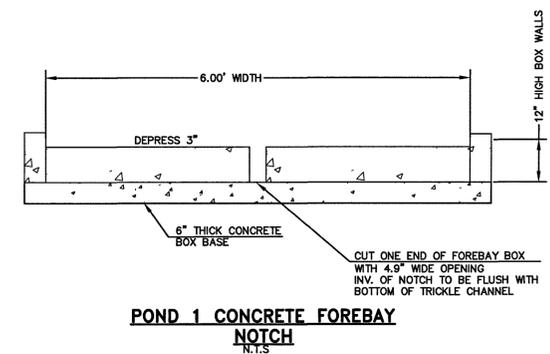
MIDTOWN COLLECTION AT HANNAH RIDGE
FILING NO. 1
PUBLIC EXTENDED DETENTION BASIN
GRADING AND OUTLET PROFILE POND 2

DESIGNED BY	JRH	SCALE	DATE	03/22/19
DRAWN BY	JRH	(H) 1" = 50'	SHEET	14 OF 20
CHECKED BY	(V) 1" = 5'	JOB NO.	1116.30	

N:\111630\DRAWINGS\CONSTRUCTION\STORM\BB\14-111630-FIL-POD-02.dwg, 1/23/2020 3:25:57 PM, 11



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



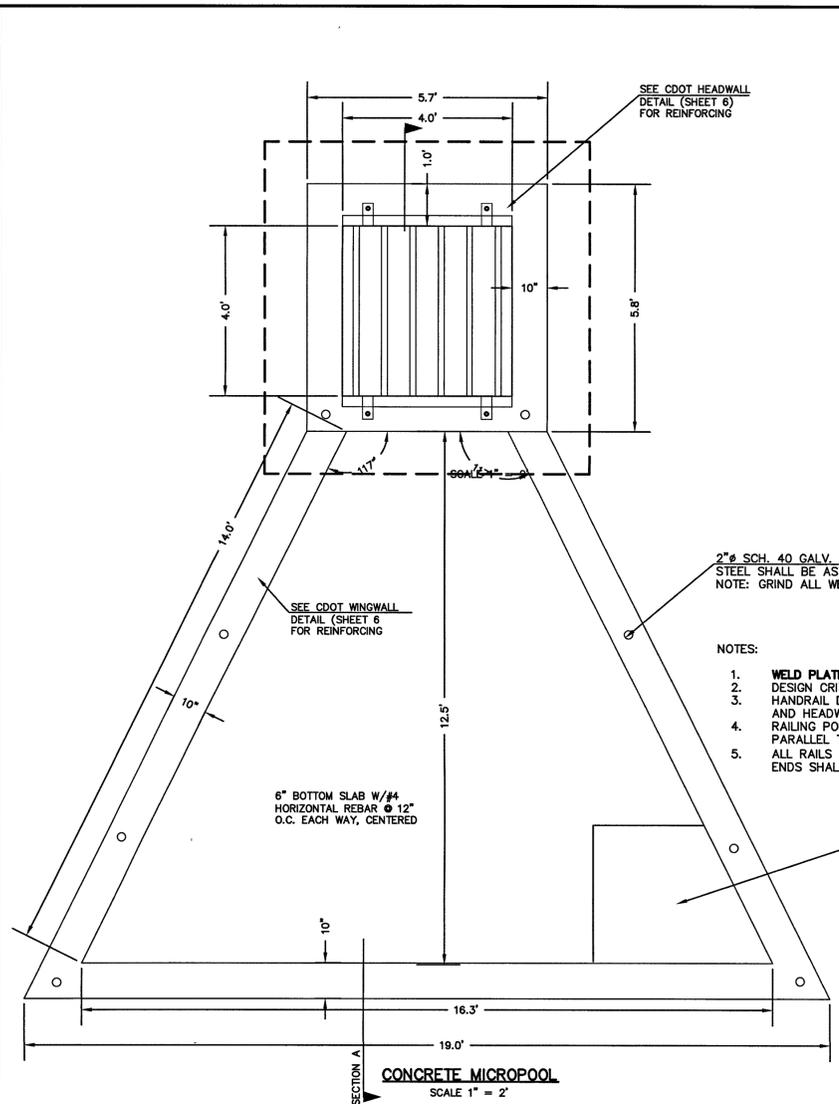
POND 1 CONCRETE FOREBAY NOTCH
N.T.S.

EPC 2/12/2020

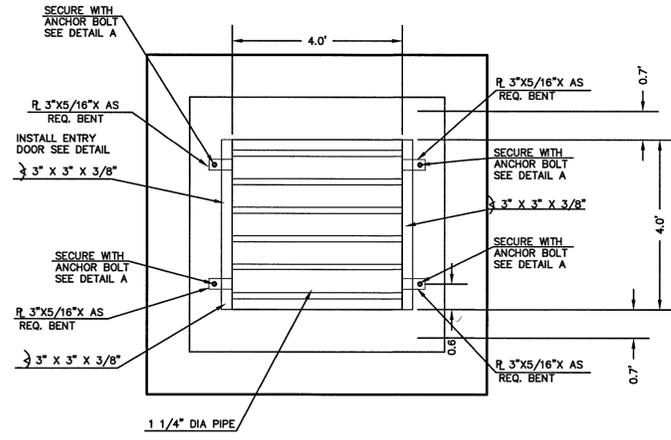
SF-19-007

<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>	NO. REVISION	DATE	REVIEW:	<p>PREPARED UNDER MY DIRECT SUPERVISION FOR AND ON BEHALF OF CLASSIC CONSULTING ENGINEERS AND SURVEYORS, LLC</p> <p>KYLE R. CAMPBELL, COLORADO P.E. #29794</p>	<p>619 N. Cascade Avenue, Suite 200 Colorado Springs, Colorado 80903 (719)785-0790 (719)785-0799(fax)</p>	<p>MIDTOWN COLLECTIONS AT HANNAH RIDGE FILING NO. 1 PUBLIC EXTENDED DETENTION BASIN FOREBAY DETAIL POND 1</p>	
	<p>DESIGNED BY DLG</p> <p>DRAWN BY JRH</p> <p>CHECKED BY (V)</p>	<p>SCALE (H) 1" = 2'</p> <p>SCALE (V) 1" = N/A</p>	<p>DATE 03/26/19</p> <p>SHEET 15 OF 20</p> <p>JOB NO. 1116.30</p>			<p>DATE 1-24-20</p>	

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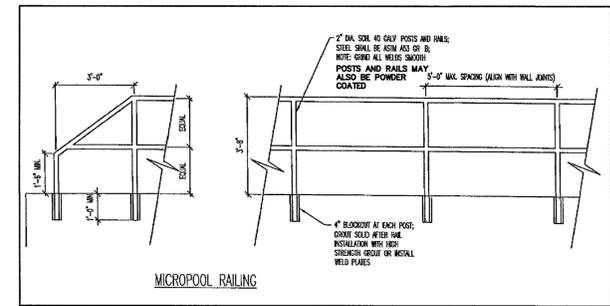


- 2" SCH. 40 GALV. POSTS AND RAILS
STEEL SHALL BE ASTM A53 GR. B
NOTE: GRIND ALL WELDS SMOOTH
- NOTES:
1. WELD PLATES MAY BE SUBSTITUTED FOR PIPE EMBEDMENT. DESIGN CRITERIA SHALL BE IN ACCORDANCE WITH AASHTO STANDARDS.
 2. HANDRAIL DESIGN SHALL BE COMPATIBLE WITH THE DESIGN OF THE WINGWALLS AND HEADWALLS.
 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.

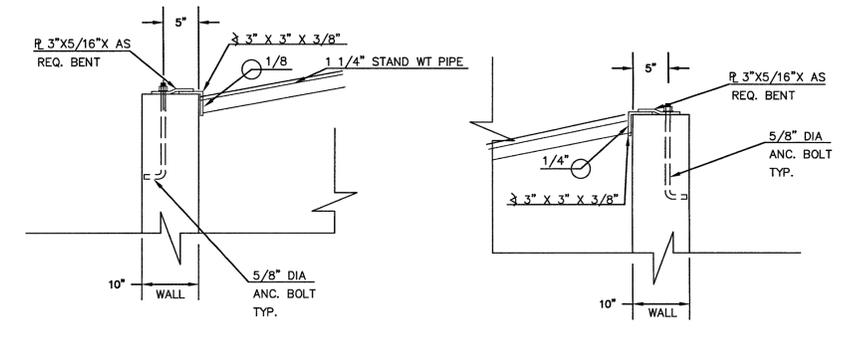


4'x4' OUTLET BOX OVERFLOW TRASH RACK

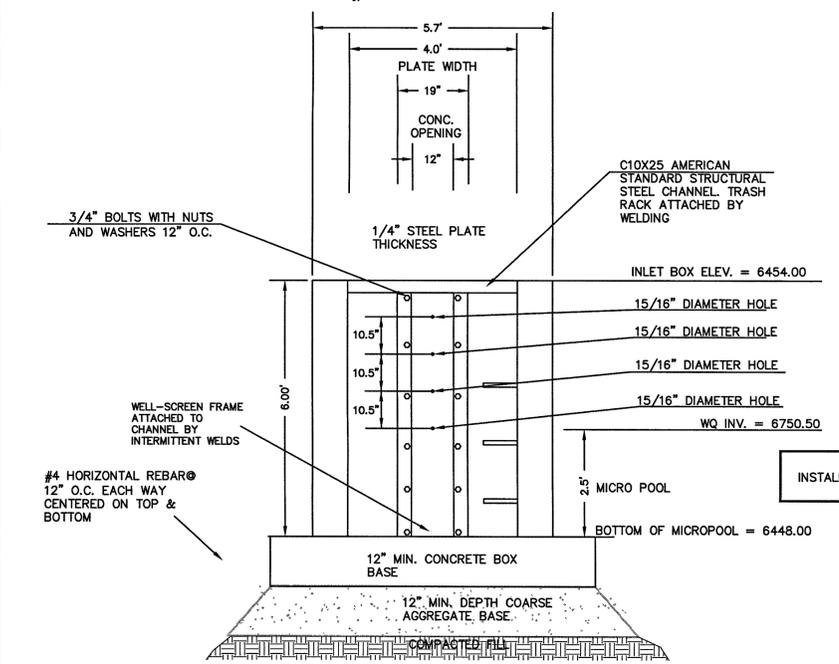
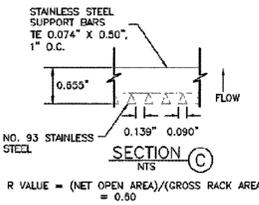
5-YR W.S.E. = 6845.19
2-YR W.S.E. = 6844.98
WQCV YR W.S.E. = 6844.46



OUTLET BOX RAILING
N.T.S.



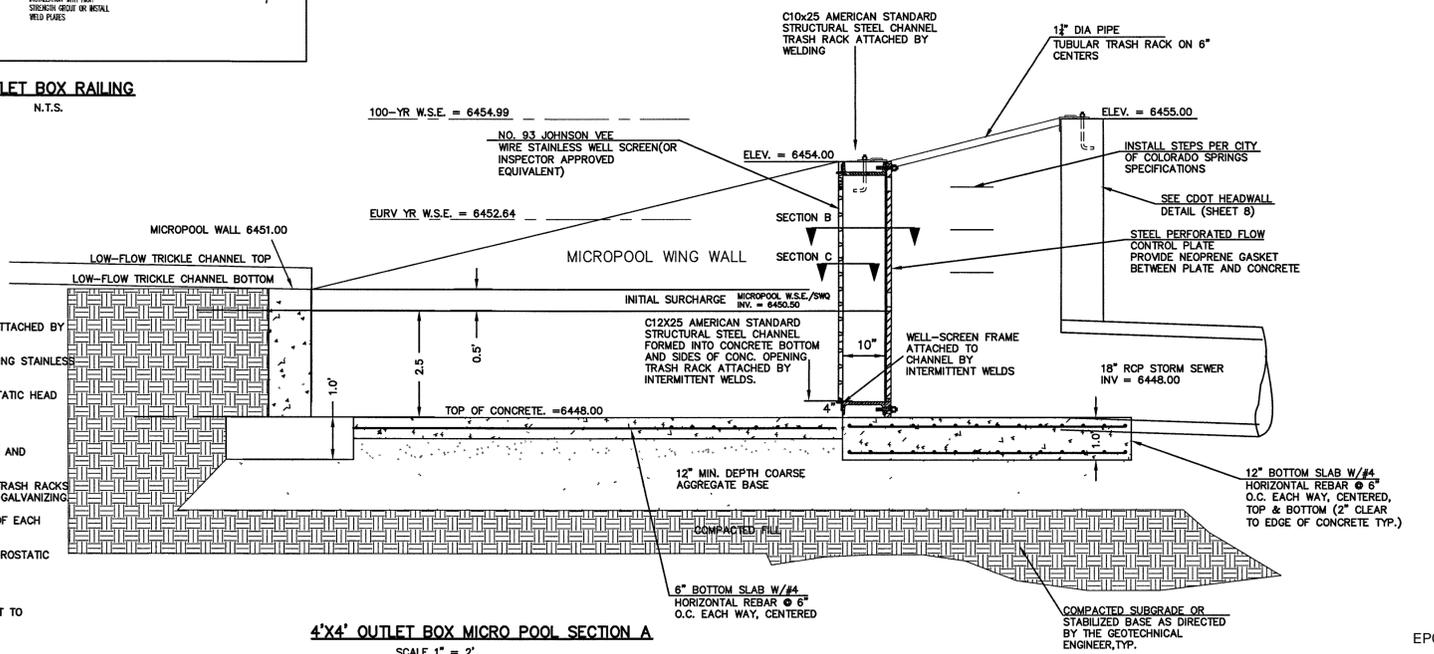
SECTION B
N.T.S.



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

- (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:
3. WELL-SCREEN TRASH RACKS SHALL BE STAINLESS STEEL AND SHALL BE ATTACHED BY INTERMITTENT WELDS ALONG THE EDGE OF THE MOUNTING FRAME.
 4. BAR GRATE TRASH RACKS SHALL BE ALUMINUM AND SHALL BE BOLTED USING STAINLESS STEEL HARDWARE.
 5. 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.

NOTE:
RESTRICTOR PLATE NOT REQUIRED PER UD-DETECTION DESIGN SPREADSHEET TO MATCH 90% OF PREDEVELOPMENT 100 YEAR PEAK RUNOFF RATE
SEE PRELIMINARY/FINAL DRAINAGE REPORT FOR MIDTOWN COLLECTION AT HANNAH RIDGE FILING 1 AND 2 APPENDIX FOR CALCULATIONS.



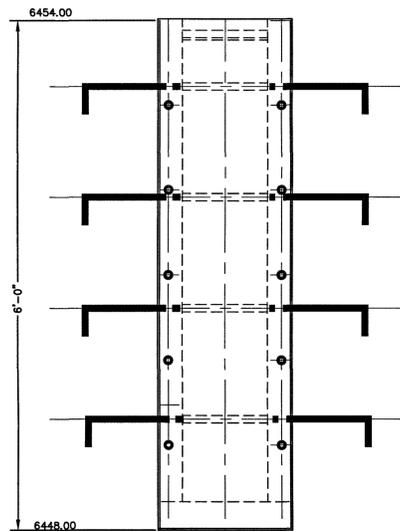
4'x4' OUTLET BOX MICRO POOL SECTION A
SCALE 1" = 2'

48 HOURS BEFORE YOU DIG, CALL UTILITY LOCATORS 811 UTILITY NOTIFICATION CENTER OF COLORADO IT'S THE LAW	NO. REVISION	DATE	REVIEW:
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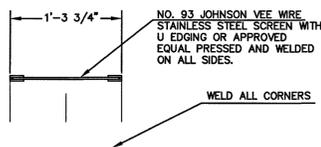
1-27-20
DATE



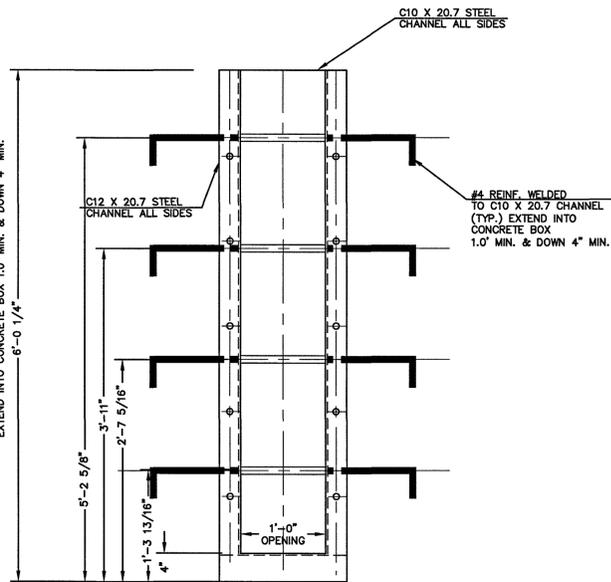
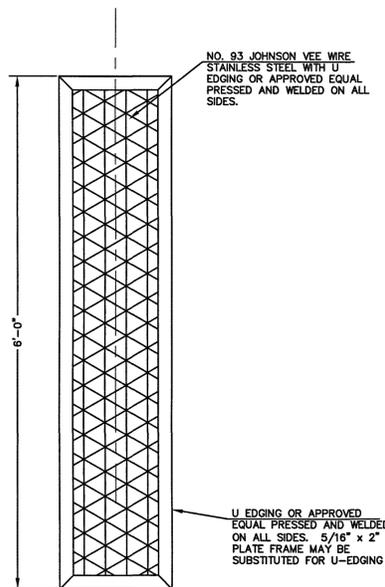
MIDTOWN COLLECTION AT HANNAH RIDGE FILING NO. 1 PUBLIC EXTENDED DETENTION BASIN OUTLET BOX DETAILS POND 1			
DESIGNED BY	DLG	SCALE	DATE 03/26/19
DRAWN BY	DLG	(H) 1" = N/A	SHEET 16 OF 20
CHECKED BY	(V) 1" = N/A	JOB NO.	1116.30



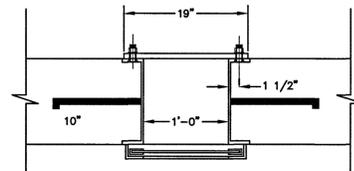
**OUTLET CONTROL
PLATE AND FRAME**
SCALE: 1"=1'



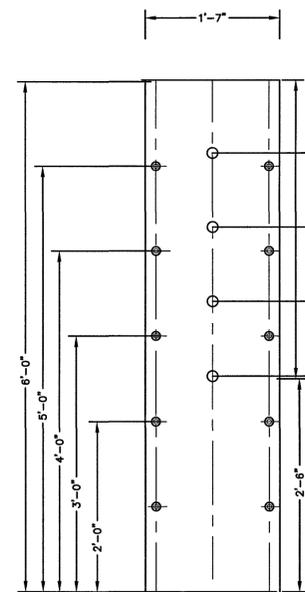
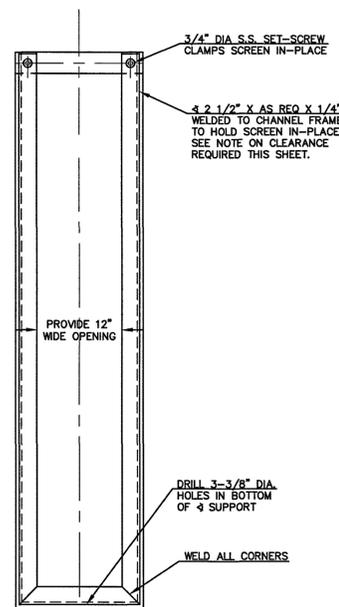
TRASH SCREEN
SCALE: 1"=1'



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

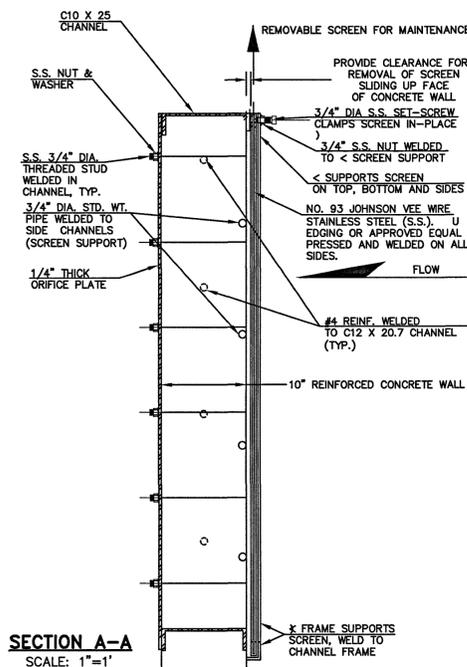


SCREEN SUPPORT
SCALE: 1"=1'

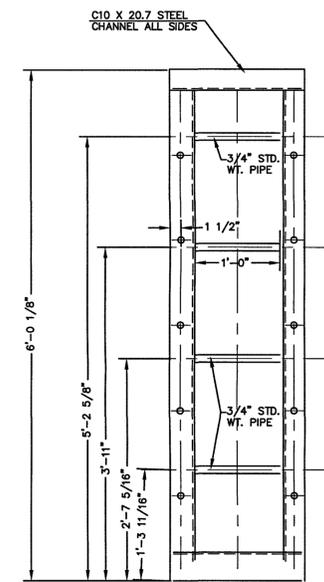


**1/4" THICK
ORIFICE PLATE**
SCALE: 1"=1'

LOWEST ORIFICE (15/16") INVERT = 6450.50
ORIFICE (15/16") INVERT = 6451.37
ORIFICE (15/16") INVERT = 6452.23
ORIFICE (15/16") INVERT = 6453.12



SECTION A-A
SCALE: 1"=1'



CHANNEL FRAME
SCALE: 1"=1'

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NO.	REVISION	DATE

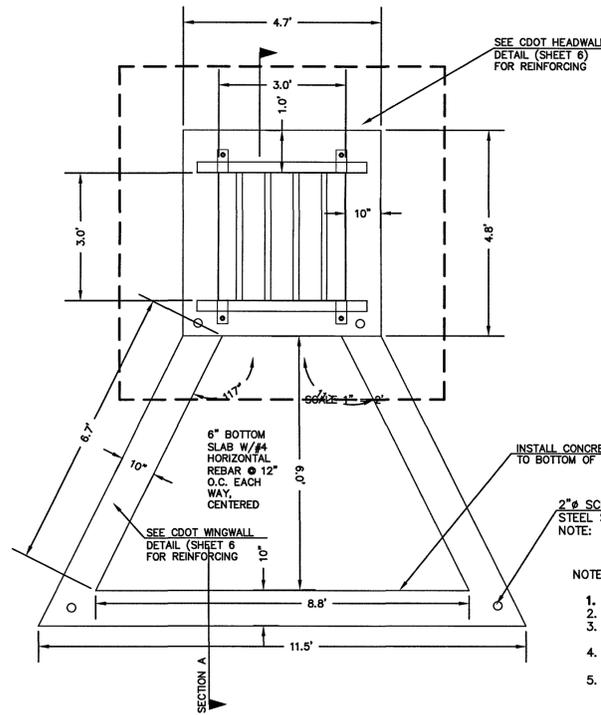
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DATE 1/24/20

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

MIDTOWN COLLECTION AT HANNAH RIDGE FILING NO. 1 PUBLIC EXTENDED DETENTION BASIN OUTLET PLATE DETAILS POND 1			
DESIGNED BY	DLG	SCALE	DATE 03/26/19
DRAWN BY	DLG	(H) 1"= N/A	SHEET 17 OF 20
CHECKED BY	(V) 1"= N/A	JOB NO.	1116.30



N:\11630\DRAWINGS\CONSTRUCTION\STORM\BB\17-111630-FIL-POND-05.dwg, 1/23/2020, 3:27:35 PM, 1:1



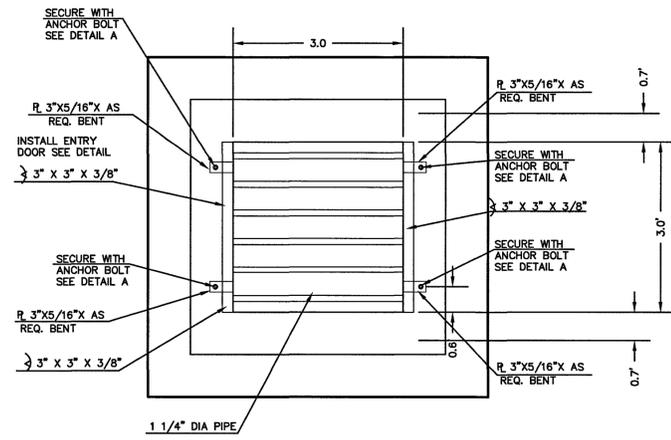
SEE CDOT HEADWALL DETAIL (SHEET 6) FOR REINFORCING

INSTALL CONCRETE STEPS TO BOTTOM OF MICROPOOL

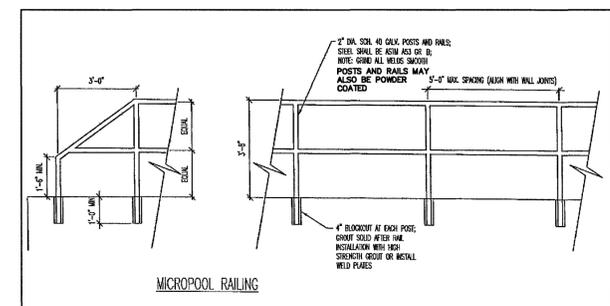
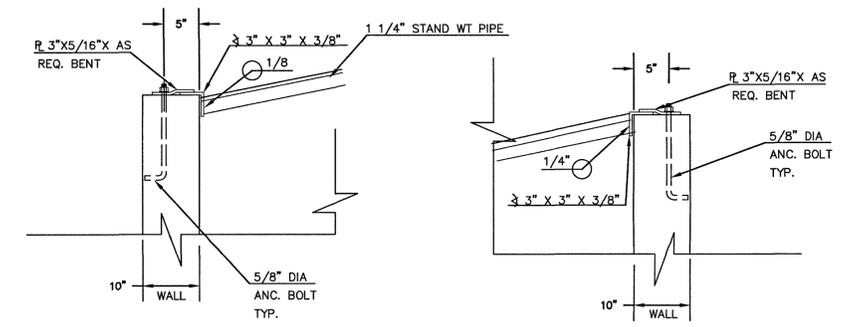
2" SCH. 40 GALV. POSTS AND RAILS STEEL SHALL BE ASTM A53 GR. B NOTE: GRIND ALL WELDS SMOOTH

NOTES:

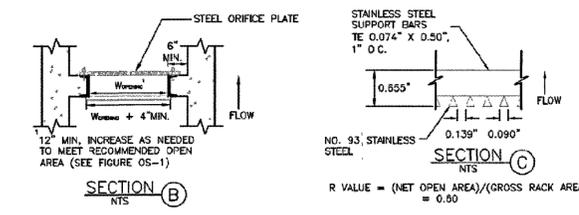
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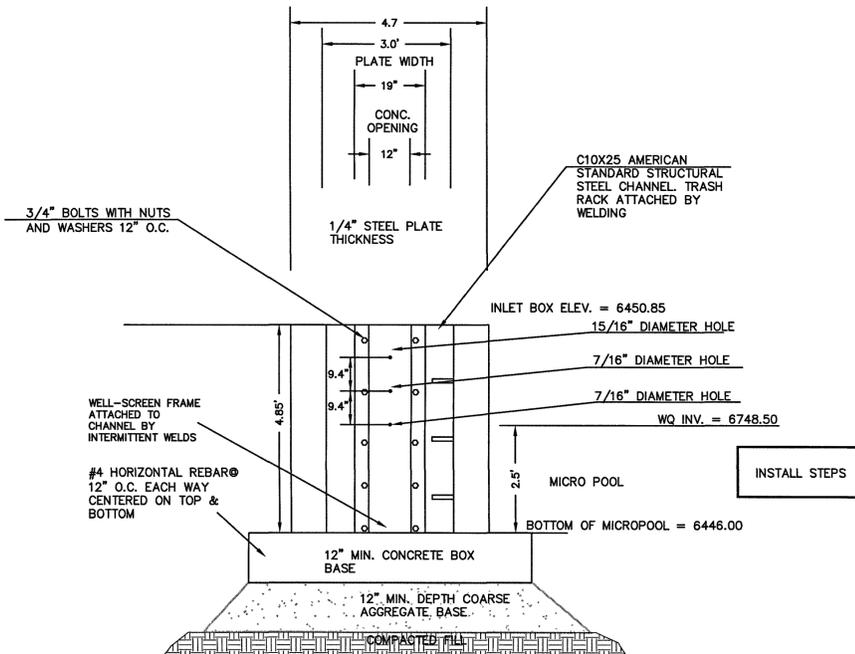
3'x3' OUTLET BOX OVERFLOW TRASH RACK



OUTLET BOX RAILING N.T.S.



CONCRETE MICROPOOL SCALE 1" = 2'



3'x3' OUTLET BOX ORIFICE PLATE SCALE 1" = 2'

(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

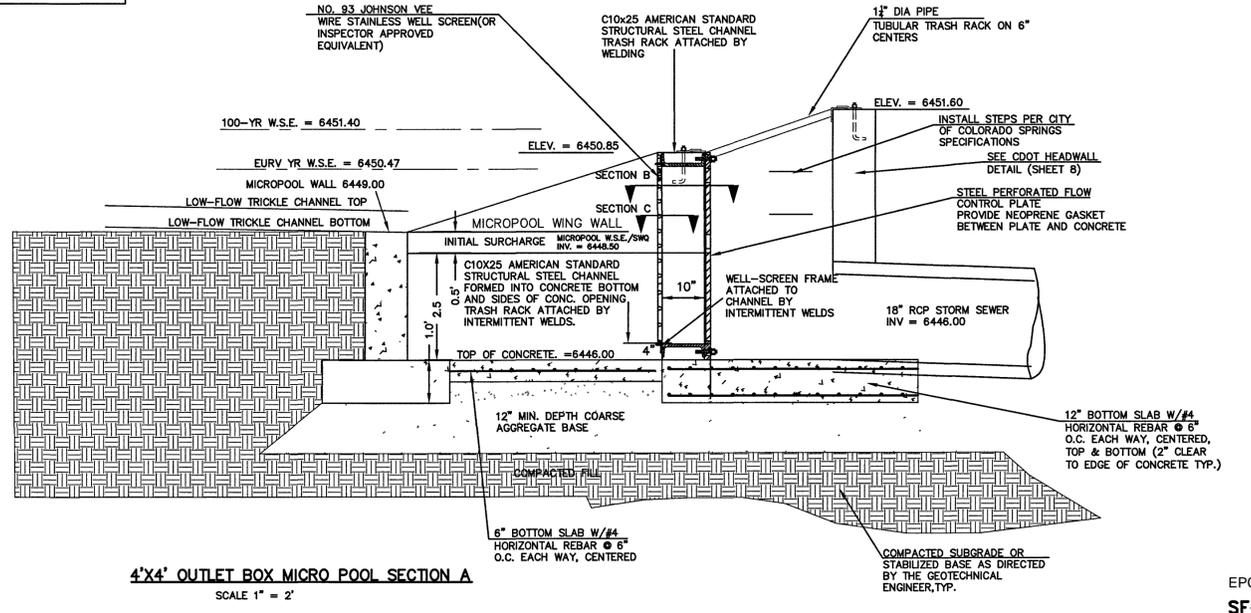
EURV AND WQCV TRASH RACKS:

3. WELL-SCREEN TRASH RACKS SHALL BE STAINLESS STEEL AND SHALL BE ATTACHED BY INTERMITTENT WELDS ALONG THE EDGE OF THE MOUNTING FRAME.
4. BAR GRATE TRASH RACKS SHALL BE ALUMINUM AND SHALL BE BOLTED USING STAINLESS STEEL HARDWARE.
5. STRUCTURAL DESIGN OF TRASH RACKS SHALL BE BASED ON FULL HYDROSTATIC HEAD WITH ZERO HEAD DOWNSTREAM OF RACK

OVERFLOW TRASH RACKS:

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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.

NOTE: RESTRICTOR PLATE NOT REQUIRED PER UD-DETENTION DESIGN SPREADSHEET TO MATCH 90% OF PREDEVELOPMENT 100 YEAR PEAK RUNOFF RATE. SEE PRELIMINARY/FINAL DRAINAGE REPORT FOR MIDTOWN COLLECTION AT HANNAH RIDGE FILING 1 AND 2 APPENDIX FOR CALCULATIONS.



4'x4' OUTLET BOX MICRO POOL SECTION A SCALE 1" = 2'

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29794

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

DATE 1-24-20

CLASSIC CONSULTING

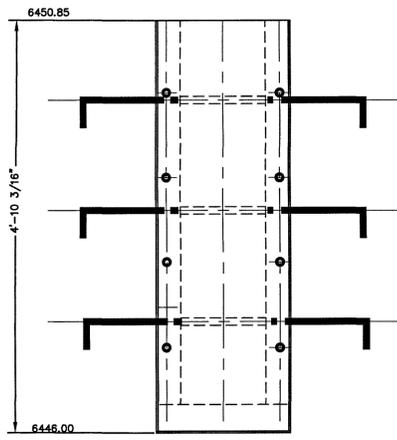
619 N. Cascade Avenue, Suite 200
Colorado Springs, Colorado 80903

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

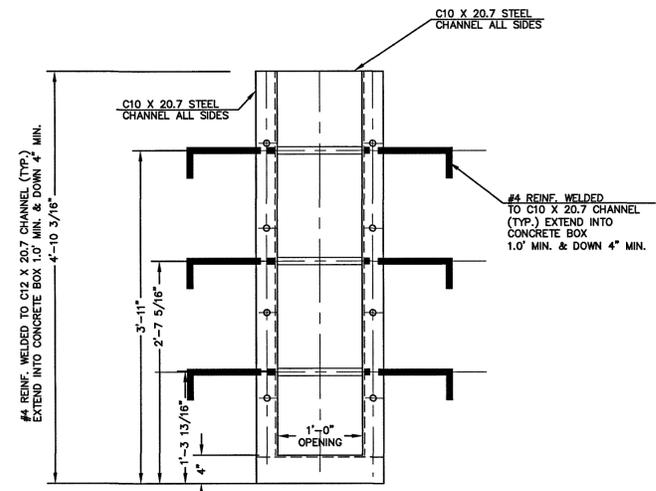
MIDTOWN COLLECTION AT HANNAH RIDGE
FILING NO. 1
PUBLIC EXTENDED DETENTION BASIN
OUTLET BOX DETAILS POND 2

DESIGNED BY DLG SCALE DATE 03/26/19
DRAWN BY DLG (H) 1" = N/A SHEET 18 OF 20
CHECKED BY (V) 1" = N/A JOB NO. 1116.30

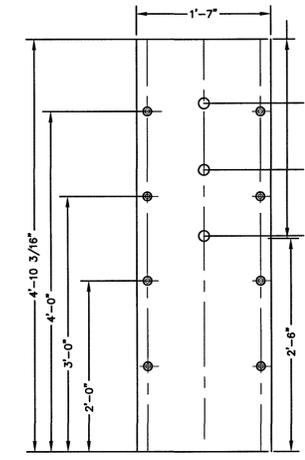
EPC 2/12/2020
SF-19-007



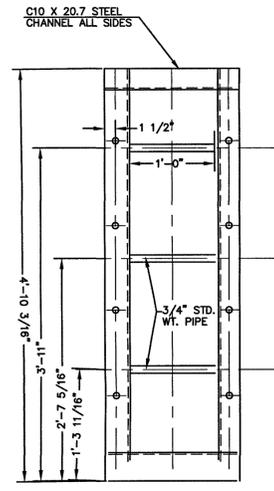
**OUTLET CONTROL
PLATE AND FRAME**
SCALE: 1"=1'



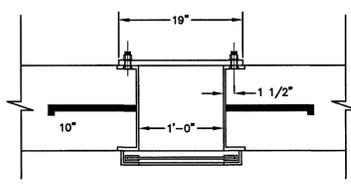
**CHANNEL FRAME
WITH WALL ANCHORS**
SCALE: 1"=1'



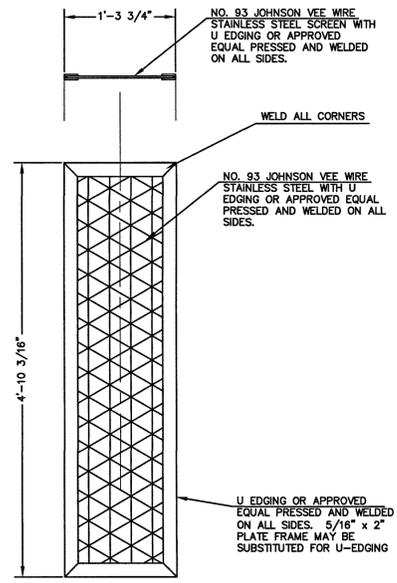
1/4\"/>



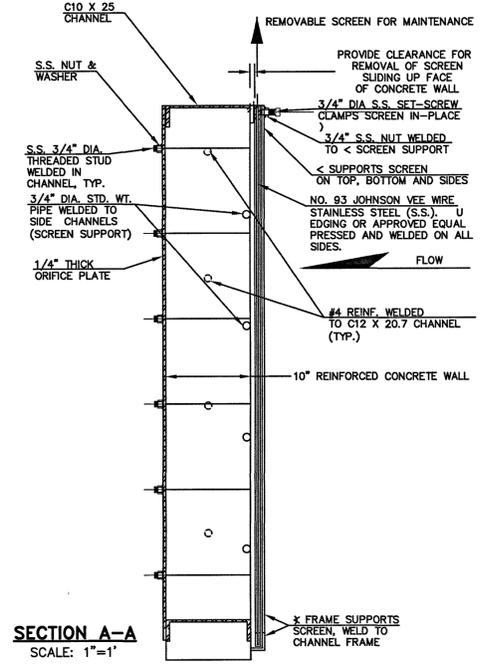
CHANNEL FRAME
SCALE: 1"=1'



SCREEN SUPPORT
SCALE: 1"=1'



TRASH SCREEN
SCALE: 1"=1'



SECTION A-A
SCALE: 1"=1'

<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>	NO. REVISION	DATE	REVIEW:

PREPARED UNDER THE 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

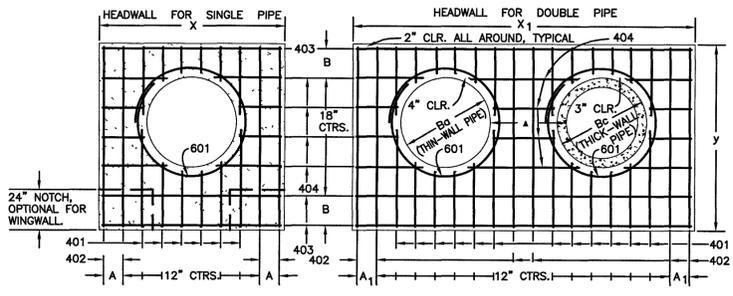
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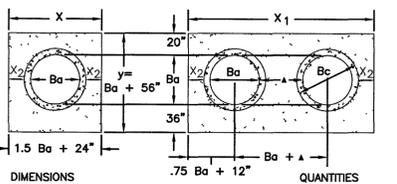
<p>MIDTOWN COLLECTION AT HANNAH RIDGE FILING NO. 1 PUBLIC EXTENDED DETENTION BASIN OUTLET PLATE DETAILS POND 2</p>			
DESIGNED BY	DLG	SCALE	DATE 03/26/19
DRAWN BY	DLG	(H) 1"= N/A	SHEET 19 OF 20
CHECKED BY	(V) 1"= N/A	JOB NO.	1116.30

EPC 2/12/2020
SF-19-007

N:\111630 DRAWINGS\CONSTRUCTION\STORM\BB\19-111630-FIL-POND-07.dwg, 1/23/2020, 3:28:23 PM, 1:1



TYPICAL BAR LAYOUT FOR CONCRETE HEADWALLS



DIMENSIONS

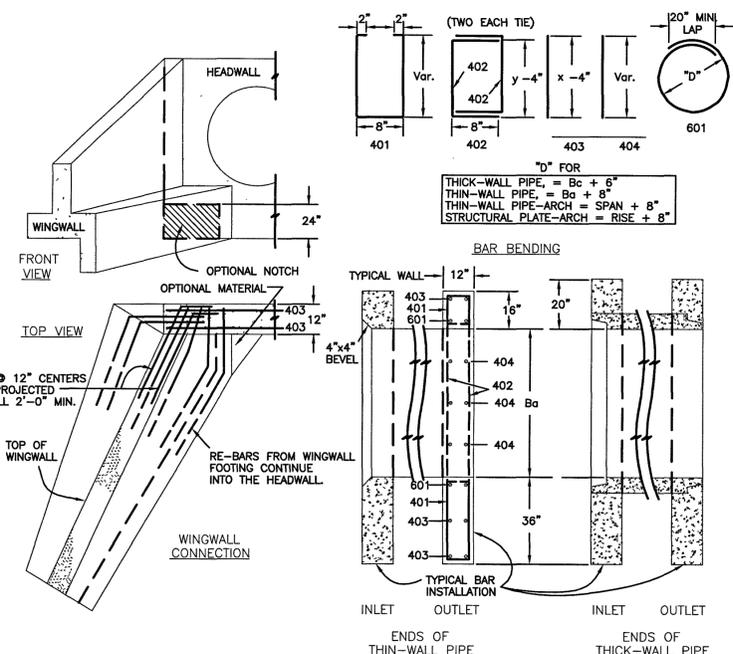
Ba	Bc	X	A	X1	A1	y	B	X2	CONCRETE	STEEL
in.	in.	ft.-in.	in.	ft.-in.	in.	ft.-in.	in.	in.	SQ. FT.	LB.
54	65	8-9	8 1/2	15-6	7	9-2	17	20	2.12	3.55
60	72	9-6	7	17-0	10	9-8	11	21	2.35	3.99
66	79	10-3	11 1/2	18-6	7	10-2	14	22	2.60	4.44
72	86	11-0	10	20-0	10	10-8	17	23	2.85	4.91
78	93	11-9	8 1/2	21-3	11	11-2	11	24	3.11	5.29
84	100	12-6	7	22-6	7	11-8	14	25	3.38	5.68
90	107	13-3	11 1/2	23-9	8 1/2	12-9	17	26	3.66	6.08
96	114	14-0	10	25-0	10	12-8	11	27	3.94	6.48
102	121	14-9	8 1/2	26-3	11 1/2	13-2	14	28	4.24	6.89
108	128	15-6	7	27-6	7	13-8	17	29	4.54	7.30

QUANTITIES

HEADWALL FOR THIN-WALL ROUND PIPE

GENERAL NOTES

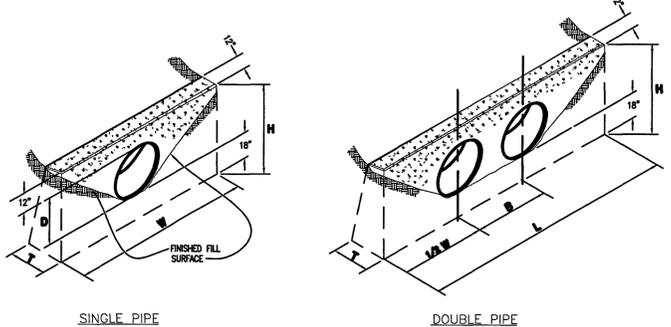
- CONCRETE SHALL BE CLASS B.
- HEADWALL SHALL BE PERPENDICULAR TO THE CULVERT Q UNLESS OTHERWISE SHOWN ON THE PLANS. TABULATED DIMENSIONS AND QUANTITIES MUST BE ADJUSTED FOR SKEWED INSTALLATIONS.
- FOR WINGWALL DETAILS, SEE STANDARD M-601-20.
- VOLUME OCCUPIED BY PIPE HAS BEEN DEDUCTED FROM STEEL AND 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 601.06(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.



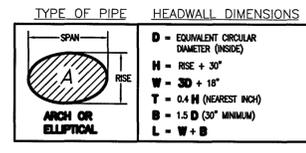
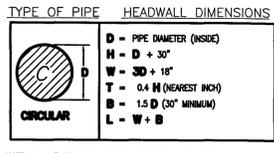
CONCRETE HEADWALL INSTALLATIONS SEE M-601-10 FOR REINFORCING DETAILS.

QUANTITIES FOR ONE CONCRETE HEADWALL (CUBIC YARDS)

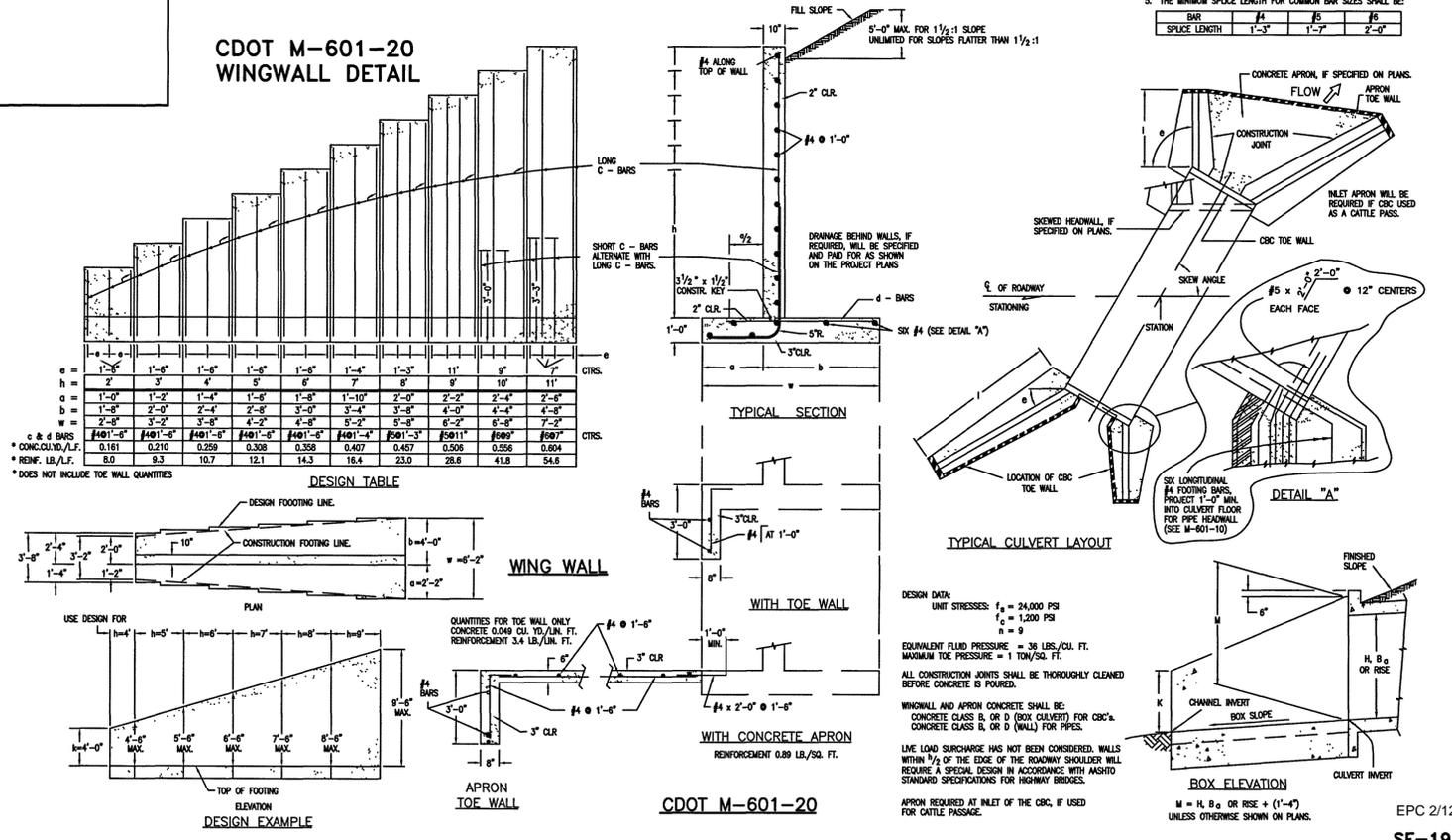
PIPE TYPE	MATERIAL	DIAMETER (AND EQUIVALENT DIAMETER) (INCHES)											
		18	24	30	36	42	48	18	24	30	36		
CIRCULAR	RCP	1.0	1.3	1.5	2.0	2.0	2.7	2.8	3.6	3.6	4.6	4.6	6.0
	CMP OR PLASTIC	1.1	1.4	1.6	2.1	2.2	3.0	3.0	4.0	3.9	5.3	5.0	6.8
ELLIPTICAL	RCP	23 x 14	30 x 19	38 x 24	45 x 29	53 x 34	60 x 38						
	CMP	0.9	1.2	1.3	1.6	1.7	2.2	2.3	2.9	2.9	3.7	3.5	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	3.4	3.2	4.4	3.4	5.0

CULVERT OUTLET PAVING (CUBIC YARDS)

THICKNESS	MATERIAL	18	24	30	36	42	48
4"	CONCRETE	0.4	0.5	1.2			
6"	CONCRETE				2.6	3.6	4.7
16"	RCPMP	2.0	3.5	5.4	7.8	10.7	13.9



CDOT M-601-20 WINGWALL DETAIL



DESIGN TABLE

o	h	b	w	c	d	CONCRETE	STEEL
1'-0"	1'-2"	1'-4"	1'-6"	1'-8"	1'-10"	2'-0"	2'-6"
1'-8"	2'-0"	2'-4"	2'-8"	3'-0"	3'-4"	3'-8"	4'-2"
2'-8"	3'-2"	3'-6"	4'-2"	4'-6"	5'-2"	5'-6"	6'-2"
#401'-6"	#401'-6"	#401'-6"	#401'-6"	#401'-6"	#501'-3"	#501'-3"	#601'-0"
* CONCLYD./L.F.	0.161	0.210	0.259	0.308	0.358	0.407	0.457
* REINF. LB./L.F.	8.0	9.3	10.7	12.1	14.3	16.4	18.4
						23.0	28.6
							41.8
							54.6

GENERAL NOTES

- ALL EXPOSED CONCRETE CORNERS SHALL BE CHAMFERED 3/4".
 - WINGWALL FOOTINGS AND FLOOR OF BOX CULVERT SHALL BE PLACED MONOLITHICALLY.
 - DIMENSIONS "H", "B", "R", "T", "L", "M" AND ANGLES FOR WINGWALLS SHALL BE AS SHOWN ON THE PLANS.
 - REINFORCING STEEL SHALL BE GRADE 60.
 - THE MINIMUM SPICE LENGTH FOR COMMON BAR SIZES SHALL BE:
- | BAR | #4 | #5 | #6 |
|--------------|-------|-------|-------|
| SPICE LENGTH | 1'-3" | 1'-7" | 2'-0" |

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KYLE R. CAMPBELL, COLORADO LICENSE #29794



MIDTOWN COLLECTION AT HANNAH RIDGE
 FLIN NO. 1
 PUBLIC EXTENDED DETENTION BASIN
 DETAILS

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			03/26/19
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