

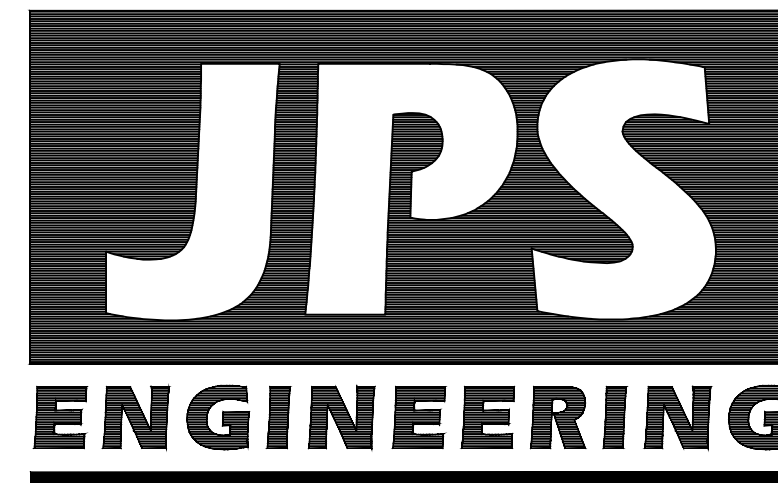
SILVERADO RANCH FILING NO. 2

Construction Drawings El Paso County, Colorado

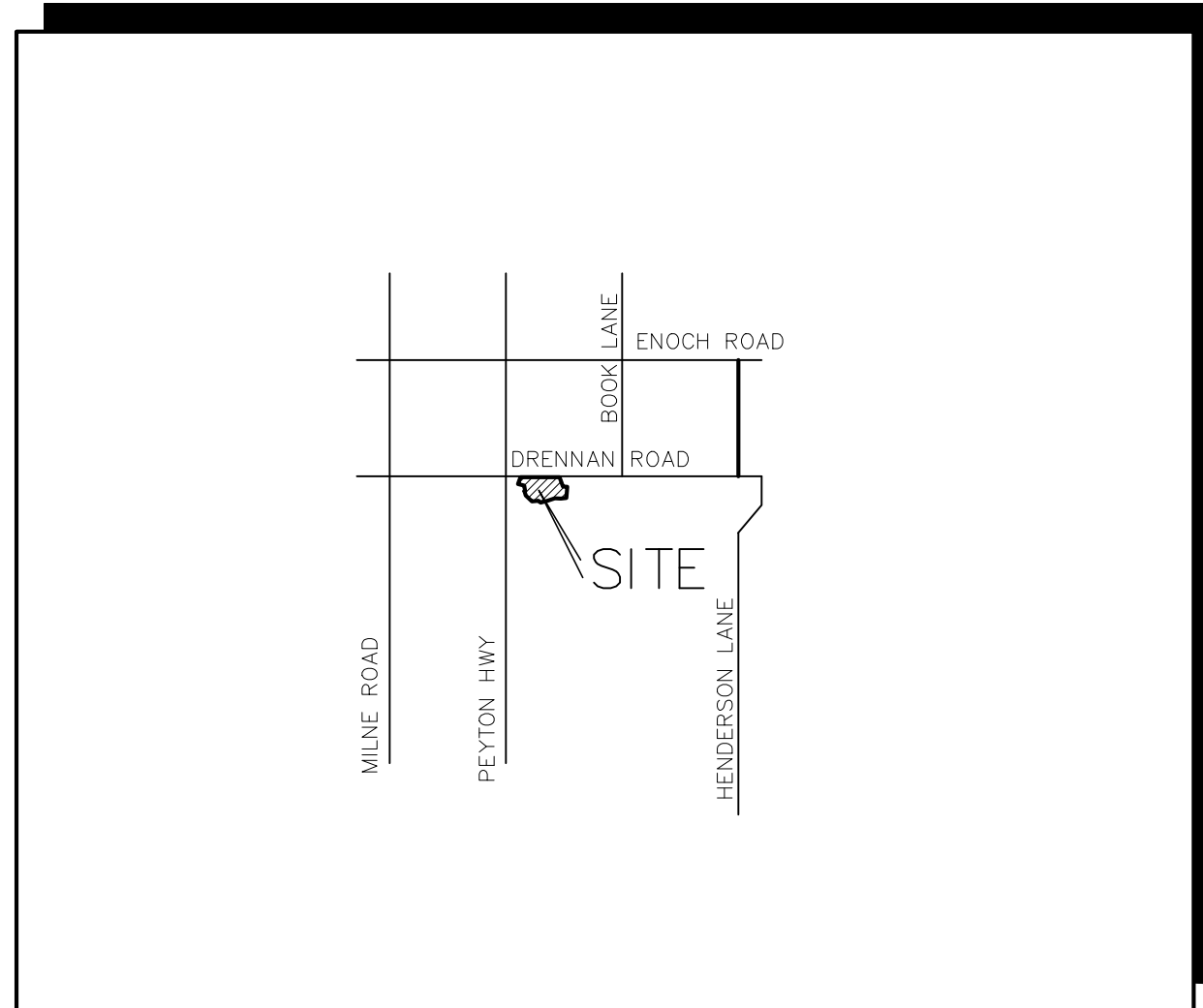
PREPARED FOR:

SILVERADO RANCH, INC.
18911 Cherry Springs Ranch Drive
Monument, Colorado 80132

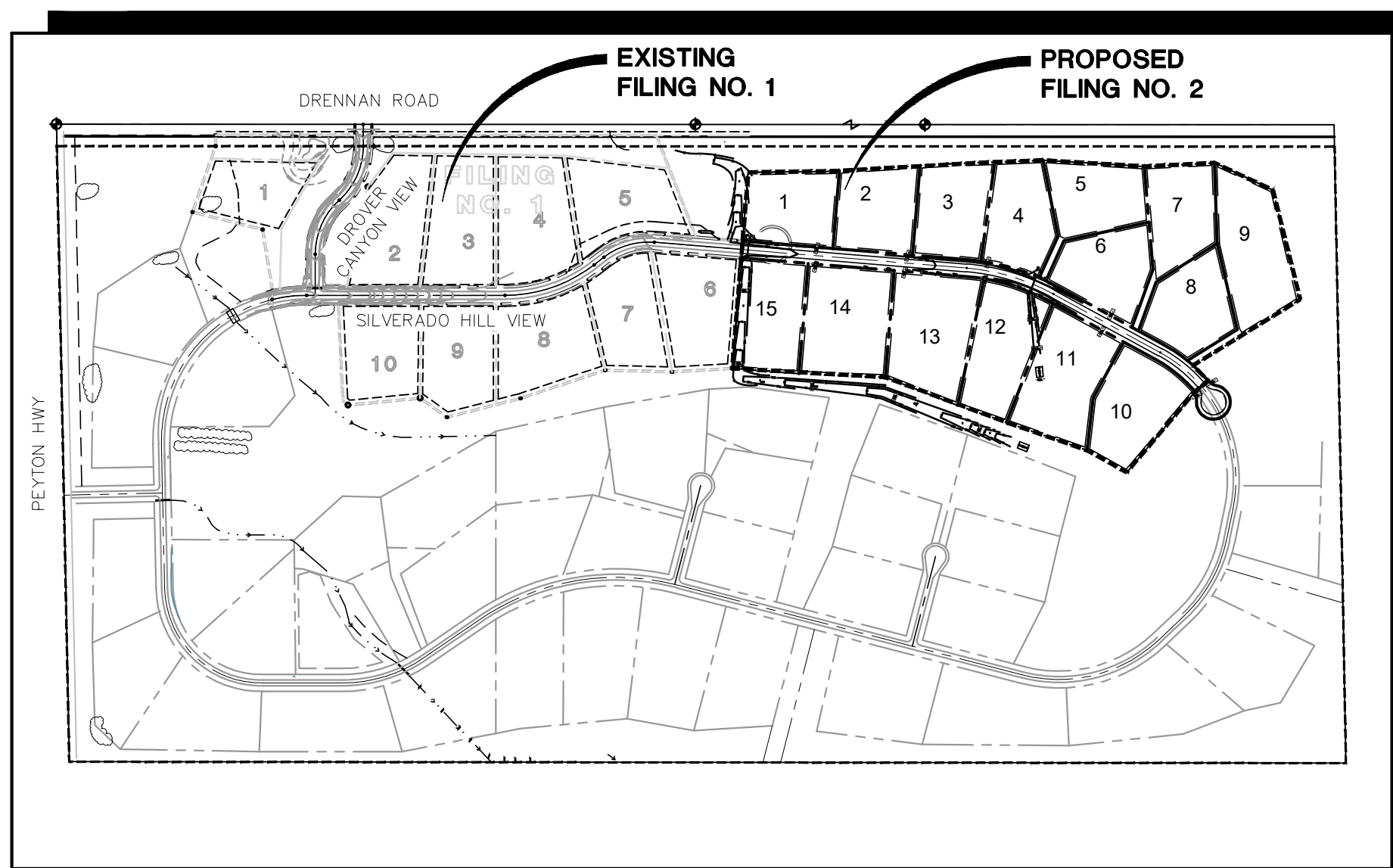
PREPARED BY:



19 East Willamette Avenue
Colorado Springs, Colorado 80903
June, 2024



VICINITY MAP
NOT TO SCALE



SITE MAP
NOT TO SCALE

NOTE: NOTWITHSTANDING ANYTHING DEPICTED IN THESE PLANS IN WORDS OR GRAPHIC REPRESENTATION, ALL DESIGN AND CONSTRUCTION RELATED TO ROADS, STORM DRAINAGE AND EROSION CONTROL SHALL CONFORM TO THE STANDARDS AND REQUIREMENTS OF THE MOST RECENT VERSION OF THE RELEVANT ADOPTED EL PASO COUNTY STANDARDS, INCLUDING THE LAND DEVELOPMENT CODE, THE ENGINEERING CRITERIA MANUAL, THE DRAINAGE CRITERIA MANUAL, AND THE DRAINAGE CRITERIA MANUAL VOLUME 2. ANY DEVIATIONS FROM REGULATIONS AND STANDARDS MUST BE REQUESTED AND APPROVED IN WRITING TO BE ACCEPTABLE.

BASIS OF BEARING:
THE BASIS OF BEARING FOR THIS SUBDIVISION IS THE NORTH LINE OF SECTION 16, S89°58'39"E 5277.00' FROM THE NORTHWEST CORNER SECTION 16 TO THE NORTHEAST CORNER OF SECTION 16.

BENCHMARK:
USGS BRASS CAP 11 AJK 5752
LOCATED IN THE N.W. CORNER OF
THE INTERSECTION OF ELLICOTT
HIGHWAY AND DRENNAN ROAD
ELEV = 5755.00-NAVD 88

AGENCIES/CONTACTS

DEVELOPER: SILVERADO RANCH, INC.
18911 CHERRY SPRINGS RANCH DRIVE
MONUMENT, CO 80132
MR. STAN SEARLE
(719) 481-3735

CIVIL ENGINEER: JPS ENGINEERING, INC.
19 E. WILLAMETTE AVENUE
COLORADO SPRINGS, CO 80903
MR. JOHN P. SCHWAB, P.E.
(719) 477-9429

LOCAL ROADS & DRAINAGE: EL PASO COUNTY PCD
2880 INTERNATIONAL CIRCLE
COLORADO SPRINGS, CO 80910
(719) 520-7877

GAS DEPARTMENT: BLACK HILLS ENERGY
MR. SEBASTIAN SCHWENDER
(719) 359-3176

ELECTRIC DEPARTMENT: MOUNTAIN VIEW ELECTRIC ASSOCIATION
11140 E. WOODMEN ROAD
COLORADO SPRINGS, CO 80908
MR. DAVE WALDNER
(719) 495-2283

TELEPHONE COMPANY: QWEST COMMUNICATIONS
(LOCATORS) (800) 922-1987
A.T. & T.
(LOCATORS) (719) 635-3674

FIRE DEPARTMENT: ELLICOTT FIRE DISTRICT
FIRE MARSHAL
(719) 683-7323

SHEET INDEX

G1	TITLE SHEET
G2	GENERAL NOTES
C1	OVERALL SITE PLAN
TY1	TYPICAL SECTIONS & DETAILS
PP4-F2	SILVERADO HILL VIEW PLAN & PROFILE STA: 40+00 TO 51+00
PP5-F2	SILVERADO HILL VIEW PLAN & PROFILE STA: 51+00 TO 61+24.74

DESIGN ENGINEER'S STATEMENT:

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

JOHN P. SCHWAB, P.E. #29891

DATE

OWNER/DEVELOPER'S STATEMENT:

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

SILVERADO RANCH, INC.
18911 CHERRY SPRINGS RANCH DRIVE
MONUMENT, COLORADO 80132

DATE

EL PASO COUNTY:

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

FILED IN ACCORDANCE WITH THE REQUIREMENTS OF THE EL PASO COUNTY LAND DEVELOPMENT CODE, DRAINAGE CRITERIA MANUAL, VOLUMES 1 AND 2, AND ENGINEERING CRITERIA MANUAL AS AMENDED.

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

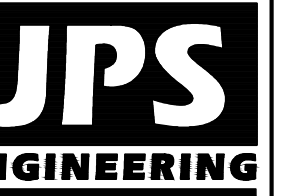
JOSHUA PALMER, P.E.,
COUNTY ENGINEER / ECM ADMINISTRATOR

DATE

PCD File No. SF 246

SILVERADO RANCH FILING NO. 2

TITLE SHEET



19 E. Willamette Ave.
Colorado Springs, CO
80903
PH: 719-477-9429
FAX: 719-471-0766
www.jpsegr.com



CALL UTILITY NOTIFICATION
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CALL 2-BUSINESS DAYS IN ADVANCE
BEFORE YOU DIG, GRADE, OR EXCAVATE
FOR THE MARKING OF UNDERGROUND
MEMBER UTILITIES.

No.	REVISION	BY	DATE
1	FINAL PLAT SUBMITTAL	JPS	01/31/24
2	EPC COMMENTS	JPS	06/07/24

HORZ. SCALE:	NA	DRAWN:	MSP
VERT. SCALE:	NA	DESIGNED:	JPS
SURVEYED:	LWA	CHECKED:	JPS
CREATED:	9/21/22	LAST MODIFIED:	06/07/24
PROJECT NO:	080603	MODIFIED BY:	PV

SHEET:

G1

COUNTY GENERAL NOTES:

- ALL DRAINAGE AND ROADWAY CONSTRUCTION SHALL MEET THE STANDARDS AND SPECIFICATIONS OF THE CITY OF COLORADO SPRINGS/EL PASO COUNTY DRAINAGE CRITERIA MANUAL, VOLUMES 1 AND 2, AND THE EL PASO COUNTY ENGINEERING CRITERIA MANUAL.
- CONTRACTOR SHALL BE RESPONSIBLE FOR THE NOTIFICATION AND FIELD NOTIFICATION OF ALL EXISTING UTILITIES, WHETHER SHOWN ON THE PLANS OR NOT, BEFORE BEGINNING CONSTRUCTION. LOCATION OF EXISTING UTILITIES SHALL BE VERIFIED BY THE CONTRACTOR PRIOR TO CONSTRUCTION. CALL 811 TO CONTACT THE UTILITY NOTIFICATION CENTER OF COLORADO (UNCC).
- CONTRACTOR SHALL KEEP A COPY OF THESE APPROVED PLANS, THE GRADING AND EROSION CONTROL PLAN, THE STORMWATER MANAGEMENT PLAN (SWMP), THE SOILS AND GEOTECHNICAL REPORT, AND THE APPROPRIATE DESIGN AND CONSTRUCTION STANDARDS AND SPECIFICATIONS AT THE JOB SITE AT ALL TIMES, INCLUDING THE FOLLOWING:
 - EL PASO COUNTY ENGINEERING CRITERIA MANUAL (ECM)
 - CITY OF COLORADO SPRINGS/EL PASO COUNTY DRAINAGE CRITERIA MANUAL, VOLUMES 1 AND 2
 - COLORADO DEPARTMENT OF TRANSPORTATION (CDPW) STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION
 - CDPW M & S STANDARDS
- NOTWITHSTANDING ANYTHING DEPICTED IN THESE PLANS IN WORDS OR GRAPHIC REPRESENTATION, ALL DESIGN AND CONSTRUCTION RELATED TO ROADS, STORM DRAINAGE AND EROSION CONTROL SHALL CONFORM TO THE STANDARDS AND REQUIREMENTS OF THE MOST RECENT VERSION OF THE RELEVANT ADOPTED EL PASO COUNTY STANDARDS, INCLUDING THE LAND DEVELOPMENT CODE, ENGINEERING CRITERIA MANUAL, THE DRAINAGE CRITERIA MANUAL, AND THE DRAINAGE CRITERIA MANUAL VOLUME 2. ANY DEVIATIONS FROM REGULATIONS AND STANDARDS MUST BE REQUESTED, AND APPROVED, IN WRITING. ANY MODIFICATIONS NECESSARY TO MEET CRITERIA AFTER-THE-FACT WILL BE ENTIRELY THE DEVELOPER'S RESPONSIBILITY TO RECTIFY.
- IT IS THE DESIGN ENGINEER'S RESPONSIBILITY TO ACCURATELY SHOW EXISTING CONDITIONS, BOTH ONSITE AND OFFSITE, ON THE CONSTRUCTION PLANS. ANY MODIFICATIONS NECESSARY DUE TO CONFLICTS, OMISSIONS, OR CHANGED CONDITIONS WILL BE ENTIRELY THE DEVELOPER'S RESPONSIBILITY TO RECTIFY.
- CONTRACTOR SHALL SCHEDULE A PRE-CONSTRUCTION MEETING WITH EL PASO COUNTY DPW-DEVELOPMENT SERVICE - INSPECTIONS, PRIOR TO STARTING CONSTRUCTION.
- IT IS THE CONTRACTOR'S RESPONSIBILITY TO UNDERSTAND THE REQUIREMENTS OF ALL JURISDICTIONAL AGENCIES AND TO OBTAIN ALL REQUIRED PERMITS, INCLUDING BUT NOT LIMITED TO EL PASO COUNTY EROSION AND STORMWATER QUALITY CONTROL PERMIT (ESQCP), REGIONAL BUILDING FLOODPLAIN DEVELOPMENT PERMIT, U.S. ARMY CORPS OF ENGINEERS-ISSUED 401 AND/OR 404 PERMITS, AND COUNTY AND STATE FUGITIVE DUST PERMITS.
- CONTRACTOR SHALL NOT DEVIATE FROM THE PLANS WITHOUT FIRST OBTAINING WRITTEN APPROVAL FROM THE DESIGN ENGINEER AND DPW. CONTRACTOR SHALL NOTIFY THE DESIGN ENGINEER IMMEDIATELY UPON DISCOVERY OF ANY ERRORS OR INCONSISTENCIES.
- ALL STORM DRAIN PIPE SHALL BE CLASS III RCP WITH CLASS B BEDDING UNLESS OTHERWISE NOTED AND APPROVED BY DPW.
- CONTRACTOR SHALL COORDINATE GEOTECHNICAL TESTING PER ECM STANDARDS. PAVEMENT DESIGN SHALL BE APPROVED BY EL PASO COUNTY DPW PRIOR TO PLACEMENT OF CURB AND GUTTER AND PAVEMENT.
- ALL CONSTRUCTION TRAFFIC MUST ENTER/EXIT THE SITE AT APPROVED CONSTRUCTION ACCESS POINTS.
- SIGHT VISIBILITY TRIANGLES AS IDENTIFIED IN THE PLANS SHALL BE PROVIDED AT ALL INTERSECTIONS. OBSTRUCTIONS GREATER THAN 18 INCHES ABOVE FLOWLINE ARE NOT ALLOWED WITHIN SIGHT TRIANGLES.
- SIGNING AND STRIPING SHALL COMPLY WITH EL PASO COUNTY DPW AND MUTCD CRITERIA.
- CONTRACTOR SHALL OBTAIN ANY PERMITS REQUIRED BY EL PASO COUNTY DPW, INCLUDING WORK WITHIN THE RIGHT-OF-WAY AND SPECIAL TRANSPORT PERMITS.
- THE LIMITS OF CONSTRUCTION SHALL REMAIN WITHIN THE PROPERTY LINE UNLESS OTHERWISE NOTED. THE OWNER/DEVELOPER SHALL OBTAIN WRITTEN PERMISSION AND EASEMENTS, WHERE REQUIRED, FROM ADJOINING PROPERTY OWNER(S) PRIOR TO ANY OFF-SITE DISTURBANCE, GRADING, OR CONSTRUCTION.

PROJECT GENERAL NOTES:

- EXISTING CONTOUR DATA PROVIDED BY OWNER CONSISTS OF AERIAL TOPOGRAPHIC SURVEY DATA PROVIDED BY OWNER. JPS ENGINEERING TAKES NO RESPONSIBILITY FOR THE ACCURACY OF EXISTING TOPOGRAPHIC MAPPING.
- STATIONING IS AT CENTERLINE UNLESS OTHERWISE NOTED. ALL ELEVATIONS ARE AT EDGE OF ASPHALT (EOA) UNLESS OTHERWISE NOTED. ALL DIMENSIONS ARE FROM EDGE OF ASPHALT TO EDGE OF ASPHALT UNLESS OTHERWISE NOTED.
- PROPOSED CONTOURS SHOWN ARE TO FINISHED GRADE.
- LENGTHS SHOWN FOR STORM SEWER PIPES ARE TO CENTER OF MANHOLE.
- CONTRACTOR SHALL REMOVE AND DISPOSE OF ALL EXISTING STRUCTURES, DEBRIS, WASTE AND OTHER UNSUITABLE FILL MATERIAL FOUND WITHIN THE LIMITS OF EXCAVATION.
- MATCH INTO EXISTING GRADES AT 3:1 MAX CUT AND FILL SLOPES.
- REVEGETATION OF ALL DISTURBED AREAS SHALL BE DONE WITH SPECIFIED SEED MIX WITHIN 60 DAYS AFTER FINE GRADING IS COMPLETE.
- EROSION CONTROL SHALL CONSIST OF SILT FENCE AND OTHER CONTROL MEASURES AS SHOWN ON THE DRAWING, AND TOPSOIL WITH GRASS SEED, WHICH WILL BE WATERED UNTIL VEGETATION HAS BEEN RE-ESTABLISHED.
- THE EROSION CONTROL MEASURES OUTLINED ON THIS PLAN ARE THE RESPONSIBILITY OF THE DEVELOPER TO MONITOR AND REPLACE, REGRADE, AND REBUILD AS NECESSARY UNTIL VEGETATION IS RE-ESTABLISHED.
- EROSION CONTROL MEASURES SHALL BE IMPLEMENTED IN A MANNER THAT WILL PROTECT ADJACENT PROPERTIES AND PUBLIC FACILITIES FROM THE ADVERSE EFFECTS OF EROSION AND SEDIMENTATION AS A RESULT OF CONSTRUCTION AND EARTHWORK ACTIVITIES WITHIN THE PROJECT SITE.
- ADDITIONAL EROSION CONTROL MEASURES MAY BE REQUIRED AS DETERMINED BY SITE CONDITIONS.
- THE CONTRACTOR WILL TAKE THE NECESSARY PRECAUTIONS TO PROTECT EXISTING UTILITIES FROM DAMAGE DUE TO THIS OPERATION. ANY DAMAGE TO THE UTILITIES WILL BE REPAIRED AT THE CONTRACTOR'S EXPENSE, AND ANY SERVICE DISRUPTION WILL BE SETTLED BY THE CONTRACTOR.
- ALL BACKFILL, SUB-BASE, AND/OR BASE COURSE MATERIAL SHALL BE COMPACTED PER EL PASO COUNTY AND CDPW STANDARDS AND SPECIFICATIONS.
- ALL FINISHED GRADES SHALL HAVE A MINIMUM 1.0% SLOPE TO PROVIDE POSITIVE DRAINAGE.
- WHERE PROPOSED SLOPES CONFLICT WITH PROPOSED SPOT ELEVATIONS, SPOT ELEVATIONS SHALL GOVERN.
- CONTRACTOR SHALL OBTAIN ALL REQUIRED PERMITS PRIOR TO BEGINNING WORK.

DESIGN DATA

ROAD CLASSIFICATION:	RURAL LOCAL RESIDENTIAL
DESIGN SPEED:	30 MPH
POSTED SPEED:	30 MPH
ROADWAY WIDTH:	32' EOG-EOG
MIN. HORIZONTAL RADIUS:	300'
MIN. GRADE:	1.0%
MAX. GRADE:	8.0%
MIN. K-VALUE (CREST):	19
MIN. K-VALUE (SAG):	37

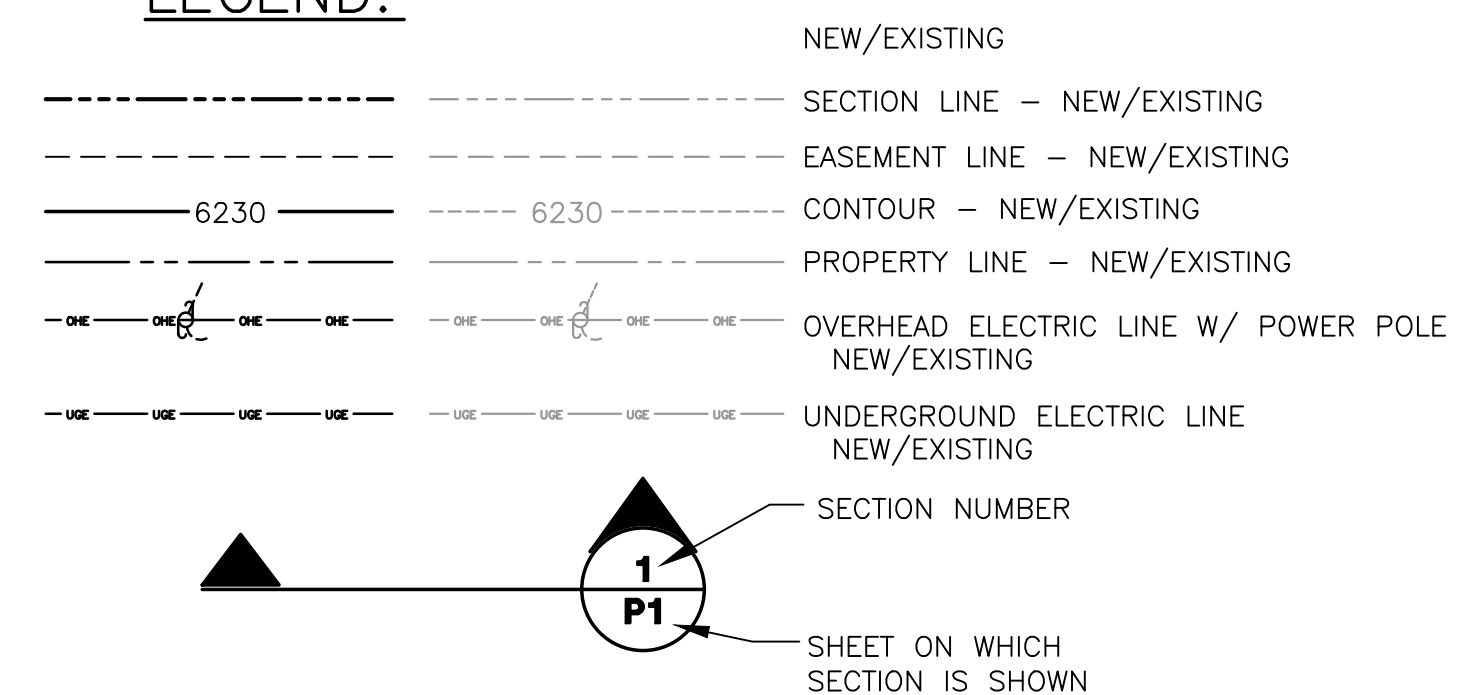
GENERAL DRAINAGE NOTES:

- FINAL LOT AND HOME SITE GRADING IS THE SOLE RESPONSIBILITY OF THE INDIVIDUAL LOT OWNERS AND BUILDERS.
- BUILDERS SHALL PROVIDE POSITIVE DRAINAGE AWAY FROM STRUCTURES AND ACCOUNT FOR POTENTIAL CROSS-LOT DRAINAGE IMPACTS WITHIN EACH LOT.
- BUILDERS AND PROPERTY OWNERS SHALL IMPLEMENT & MAINTAIN EROSION CONTROL BEST MANAGEMENT PRACTICES FOR PROTECTION OF DOWNSTREAM PROPERTIES AND FACILITIES INCLUDING PROTECTION OF EXISTING GRASS BUFFER STRIPS ALONG THE DOWNSTREAM PROPERTY BOUNDARIES.

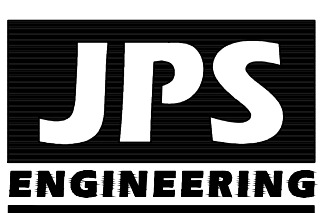
COUNTY SIGNING AND STRIPING NOTES:

- ALL SIGNS AND PAVEMENT MARKINGS SHALL BE IN COMPLIANCE WITH THE CURRENT MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD).
- REMOVAL OF EXISTING PAVEMENT MARKINGS SHALL BE ACCOMPLISHED BY A METHOD THAT DOES NOT MATERIALLY DAMAGE THE PAVEMENT. THE PAVEMENT MARKINGS SHALL BE REMOVED TO THE EXTENT THAT THEY WILL NOT BE VISIBLE UNDER DAY OR NIGHT CONDITIONS. AT NO TIME WILL IT BE ACCEPTABLE TO PAINT OVER EXISTING PAVEMENT MARKINGS.
- ANY DEVIATION FROM THE STRIPING AND SIGNING PLAN SHALL BE APPROVED BY EL PASO COUNTY PLANNING & COMMUNITY DEVELOPMENT DEPARTMENT.
- ALL SIGNS SHOWN ON THE SIGNING AND STRIPING PLAN SHALL BE NEW SIGNS. EXISTING SIGNS MAY REMAIN OR BE REUSED IF THEY MEET CURRENT EL PASO COUNTY AND MUTCD STANDARDS.
- STREET NAME AND REGULATORY STOP SIGNS SHALL BE ON THE SAME POST AT INTERSECTIONS.
- ALL REMOVED SIGNS SHALL BE DISPOSED OF IN A PROPER MANNER BY THE CONTRACTOR.
- ALL STREET NAME SIGNS SHALL HAVE "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.
- ALL TRAFFIC SIGNS SHALL HAVE A MINIMUM HIGH INTENSITY PRISMATIC GRADE SHEETING.
- ALL LOCAL RESIDENTIAL STREET SIGNS SHALL BE MOUNTED ON A 1.75" X 1.75" SQUARE TUBE SIGN POST AND STUB POST BASE. FOR OTHER APPLICATIONS, REFER TO THE CDPW STANDARD S-614-8 REGARDING USE OF THE P2 TUBULAR STEEL POST SLIPBASE DESIGN.
- ALL SIGNS SHALL BE SINGLE SHEET ALUMINUM WITH 0.100" MINIMUM THICKNESS.
- ALL LIMIT LINES/STOP LINES, CROSSWALK LINES, PAVEMENT LEGENDS, AND ARROWS SHALL BE A MINIMUM 125 MIL THICKNESS PREFORMED THERMOPLASTIC PAVEMENT MARKINGS WITH TAPERED LEADING EDGES PER CDPW STANDARD S-627-1. WORD AND SYMBOL MARKINGS SHALL BE THE NARROW TYPE. STOP BARS SHALL BE 24" IN WIDTH. CROSSWALKS LINES SHALL BE 12" WIDE AND 8' LONG PER CDPW S-627-1.
- ALL LONGITUDINAL LINES SHALL BE A MINIMUM 15MIL THICKNESS EPOXY PAINT. ALL NON-LOCAL RESIDENTIAL ROADWAYS SHALL INCLUDE BOTH RIGHT AND LEFT EDGE LINE STRIPING AND ANY ADDITIONAL STRIPING AS REQUIRED BY CDPW S-627-1.
- THE CONTRACTOR SHALL NOTIFY EL PASO COUNTY PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT (719) 520-6819 PRIOR TO AND UPON COMPLETION OF SIGNING AND STRIPING.
- THE CONTRACTOR SHALL OBTAIN A WORK IN THE RIGHT OF WAY PERMIT FROM THE EL PASO COUNTY DEPARTMENT OF PUBLIC WORKS PRIOR TO ANY SIGNAGE OR STRIPING WORK WITHIN AN EXISTING EL PASO COUNTY ROADWAY.

LEGEND:



SILVERADO RANCH FILING NO. 2



19 E. Willamette Ave.
Colorado Springs, CO 80903
PH: 719-477-9429
FAX: 719-471-0766
www.jpsegr.com



CALL UTILITY NOTIFICATION CENTER OF COLORADO
1-800-922-1987
CALL OR VISIT US IN ADVANCE BEFORE YOU DIG, GRADE, OR EXCAVATE FOR THE MARKING OF UNDERGROUND MEMBER UTILITIES.

No.	REVISION	BY	DATE
1	FINAL PLAT SUBMITTAL	JPS	04/03/24

GENERAL NOTES AND LEGEND

HORZ. SCALE: AS SHOWN	DRAWN: PV
VERT. SCALE: AS SHOWN	DESIGNED: JPS
SURVEYED: LWA	CHECKED: JPS
CREATED: 11/28/16	LAST MODIFIED: 05/23/24
PROJECT NO: 080603	MODIFIED BY: PV

SHEET: **G2**



CALL UTILITY NOTIFICATION
CENTER OF COLORADO
1-800-922-1987
CALL 2-BUSINESS DAYS IN ADVANCE
BEFORE YOU DIG, GRADE, OR EXCAVATE
FOR THE MARKING OF UNDERGROUND
MEMBER UTILITIES.

No.	REVISION	DATE
A	FINAL PLAT SUBMITTAL	JPS 02/01/24
B	EPC COMMENTS	JPS 06/07/24

**OVERALL SITE
PLAN**

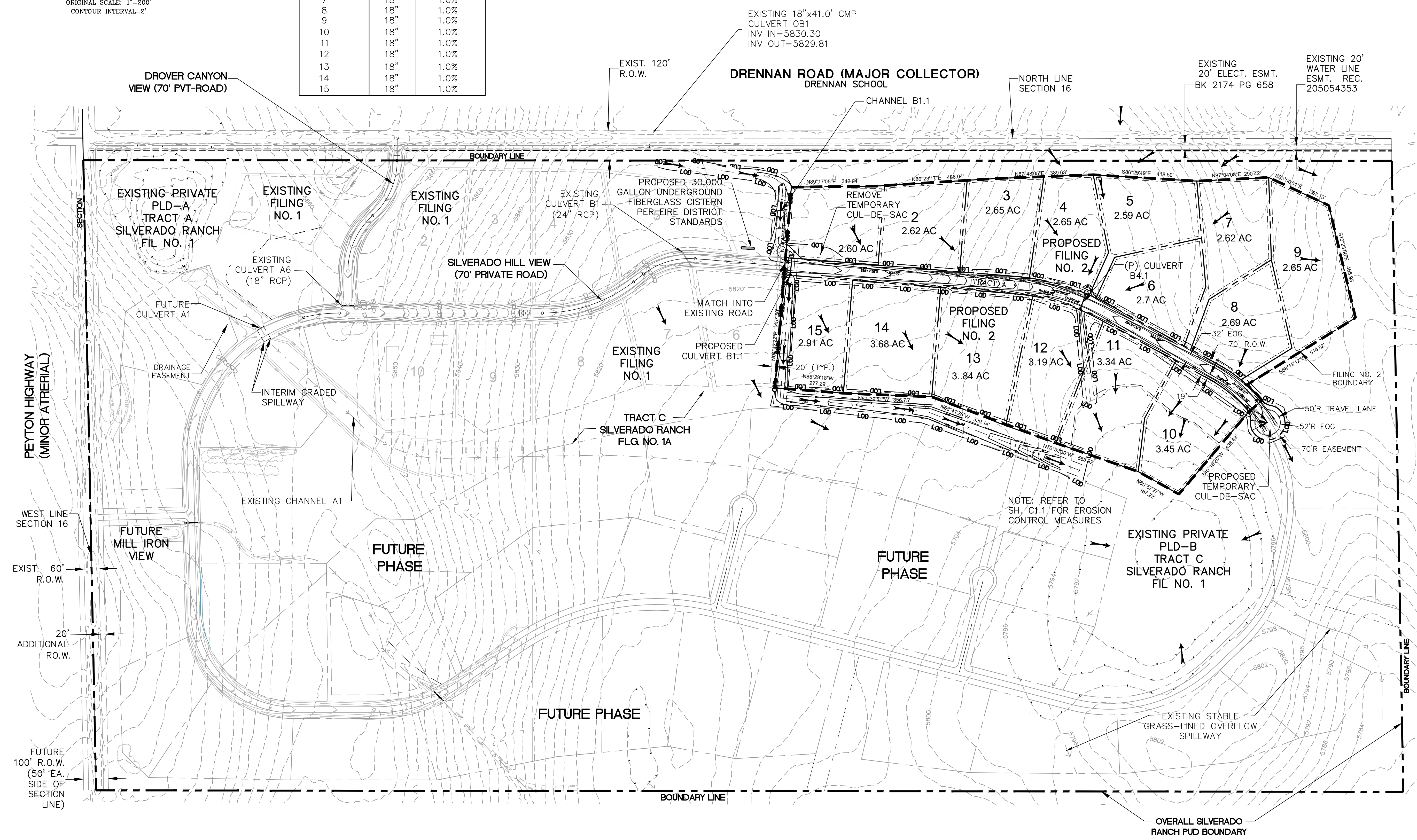
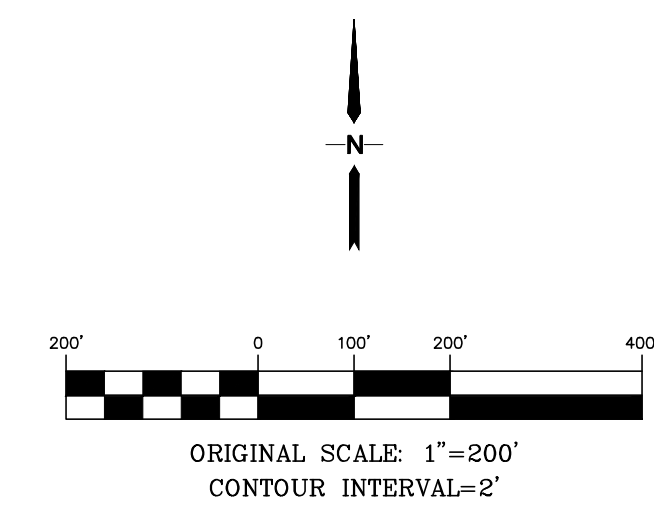
SILVERADO RANCH FILING NO. 2

HORIZ. SCALE:	1"=200'	DRAWN:	MSP
VERT. SCALE:	N/A	DESIGNED:	JPS
SURVEYED:	LWA	CHECKED:	JPS
CREATED:	9/21/22	LAST MODIFIED:	06/07/24
PROJECT NO.:	080603	MODIFIED BY:	PV
SHEET:			



DRIVEWAY CULVERT TABLE

LOT NO.	SIZE (DIA.)	MIN. SLOPE
1	18"	1.0%
2	18"	1.0%
3	18"	1.0%
4	18"	1.0%
5	18"	1.0%
6	18"	1.0%
7	18"	1.0%
8	18"	1.0%
9	18"	1.0%
10	18"	1.0%
11	18"	1.0%
12	18"	1.0%
13	18"	1.0%
14	18"	1.0%
15	18"	1.0%



PEYTON HIGHWAY
(MINOR ATHERIAL)

WEST LINE
SECTION 16

EXIST. 60'
R.O.W.

20'
ADDITIONAL
R.O.W.

FUTURE
100' R.O.W.
(50' EA.
SIDE OF
SECTION
LINE)

DROVER CANYON
VIEW (70' PVT-ROAD)

EXISTING PRIVATE
PLD-A
TRACT A
SILVERADO RANCH
FIL NO. 1

EXISTING FILING
NO. 1

SILVERADO HILL VIEW
(70' PRIVATE ROAD)

EXISTING CULVERT B1
(24" RCP)

EXISTING FILING
NO. 1

TRACT C
SILVERADO RANCH
FLG. NO. 1A

FUTURE
PHASE

FUTURE
PHASE

FUTURE
PHASE

EXISTING PRIVATE
PLD-B
TRACT C
SILVERADO RANCH
FIL NO. 1

EXISTING STABLE
GRASS-LINED OVERFLOW
SPILLWAY

OVERALL SILVERADO
RANCH PUD BOUNDARY

EXISTING 18"x41.0' CMP
CULVERT 0B1
INV IN=5830.30
INV OUT=5829.81

DRENNAN ROAD (MAJOR COLLECTOR)
DRENNAN SCHOOL

CHANNEL B1.1

NORTH LINE
SECTION 16

EXISTING 20' ELECT. ESMT.
BK 2174 PG 658

EXISTING 20'
WATER LINE
ESMT. REC.
205054353

EXIST. 120'
R.O.W.

PROPOSED 30,000
GALLON UNDERGROUND
FIBERGLASS CISTERN
PER FIRE DISTRICT
STANDARDS

REMOVE
TEMPORARY
CUL-DE-SAC 2

PROPOSED FILING
NO. 2

(P) CULVERT
B4.1

PROPOSED FILING
NO. 2

PROPOSED FILING
NO. 2

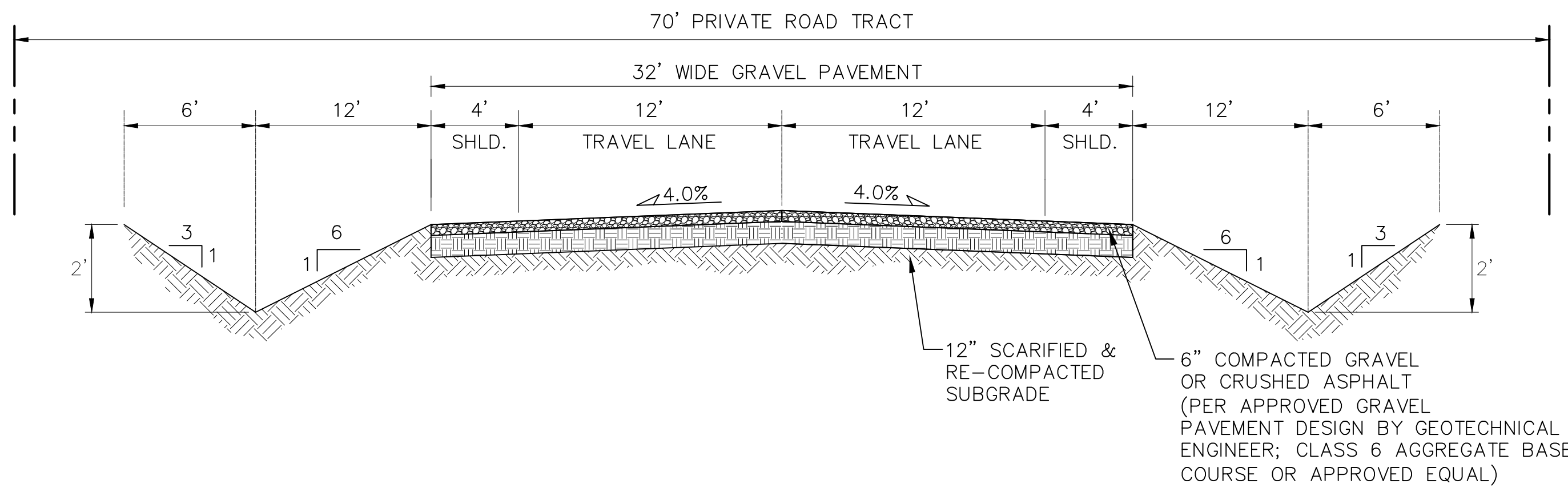
PROPOSED
TEMPORARY
CUL-DE-SAC

NOTE: REFER TO
SH. C1.1 FOR EROSION
CONTROL MEASURES

50'R TRAVEL LANE
52'R EOG
70'R EASEMENT

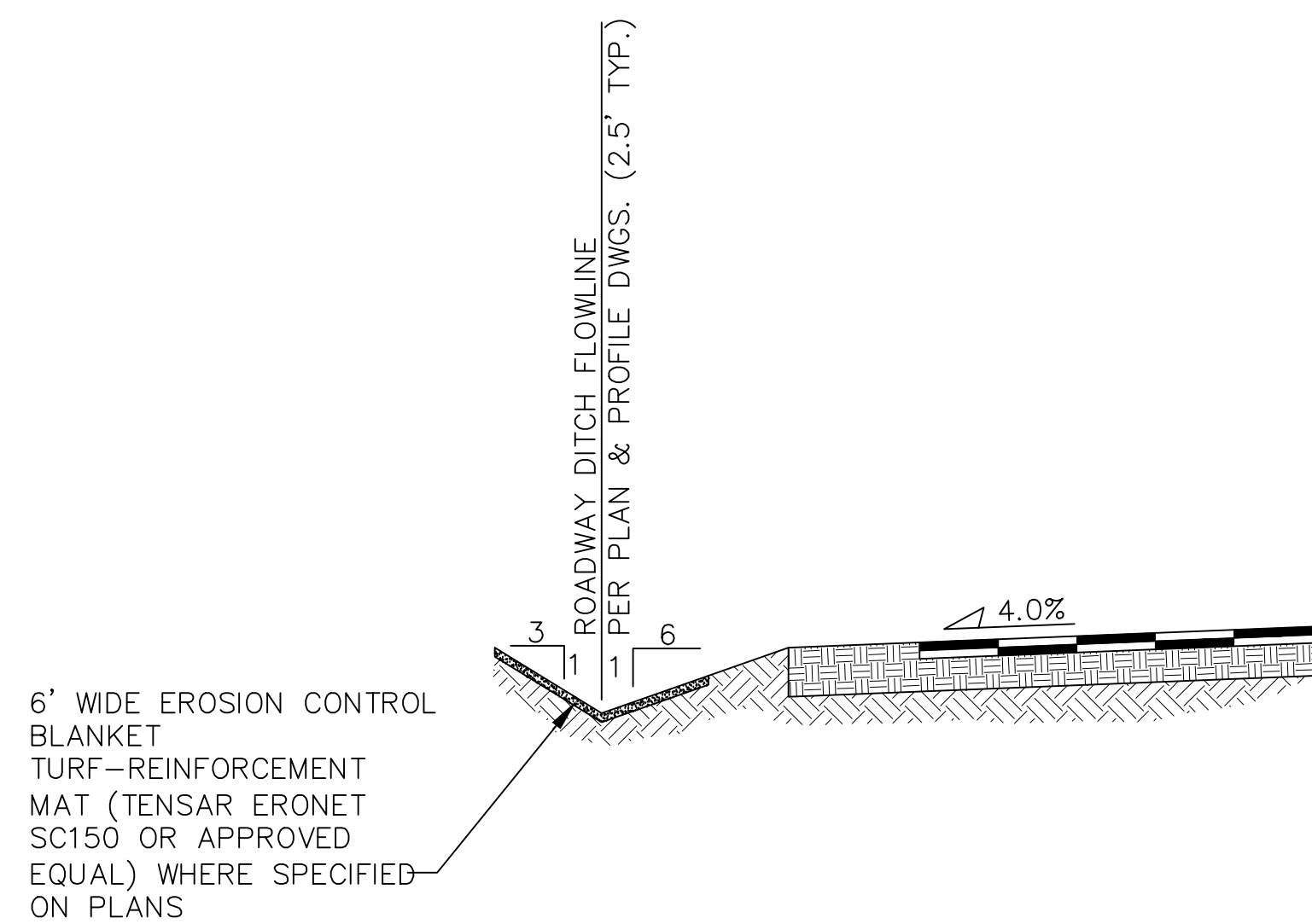
BOUNDARY LINE

BOUNDARY LINE

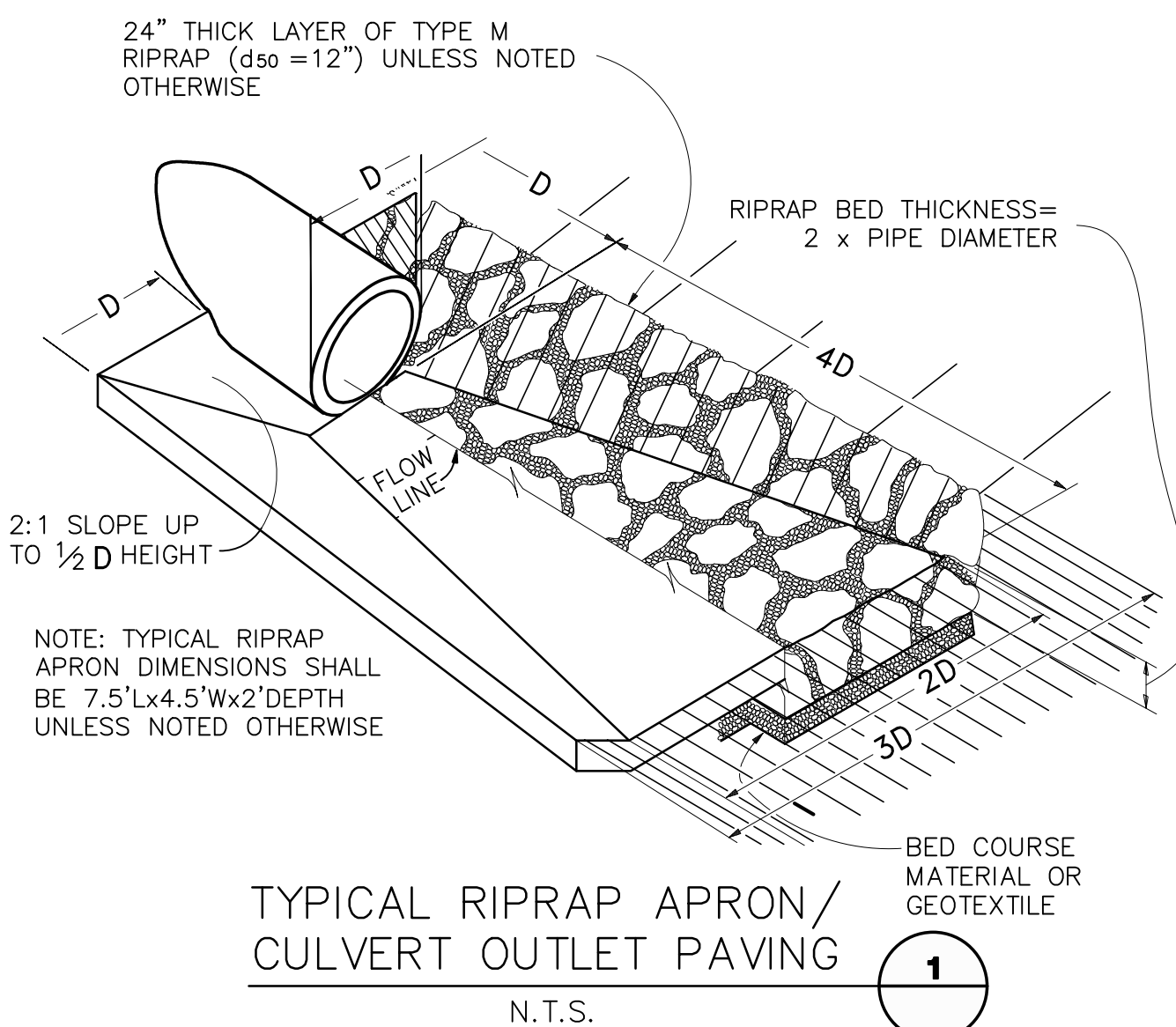


TYPICAL RURAL GRAVEL LOCAL ROADWAY SECTION (PRIVATE) (A)

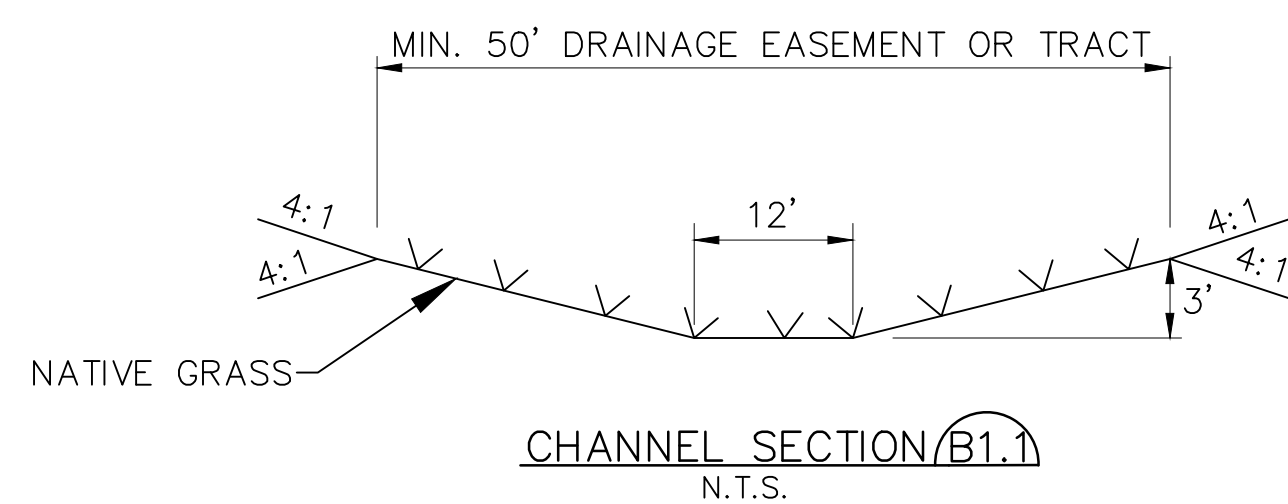
SCALE: 1"=5'H
1"=2.5'V



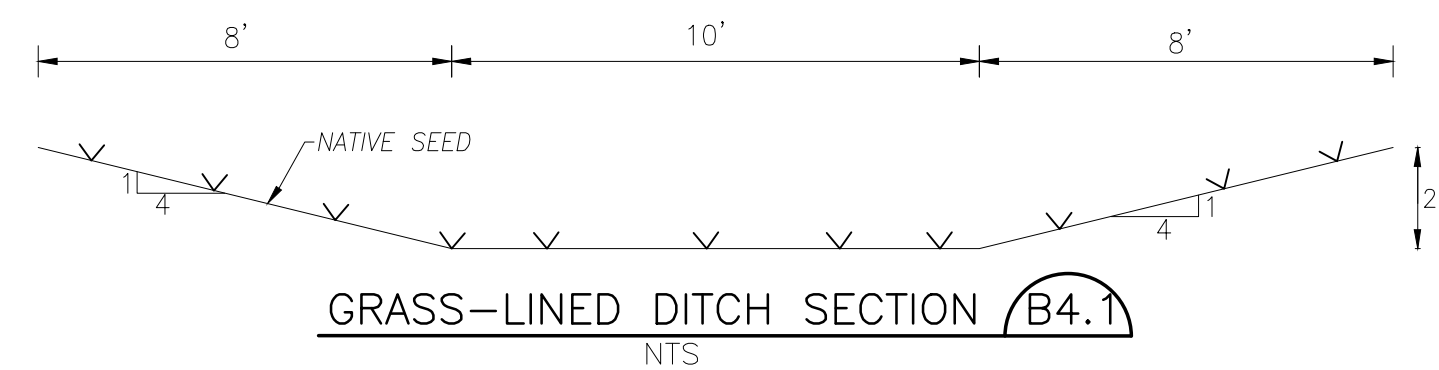
TYPICAL DITCH SECTION WITH EROSION CONTROL BLANKET LINING (B)
SCALE: NTS



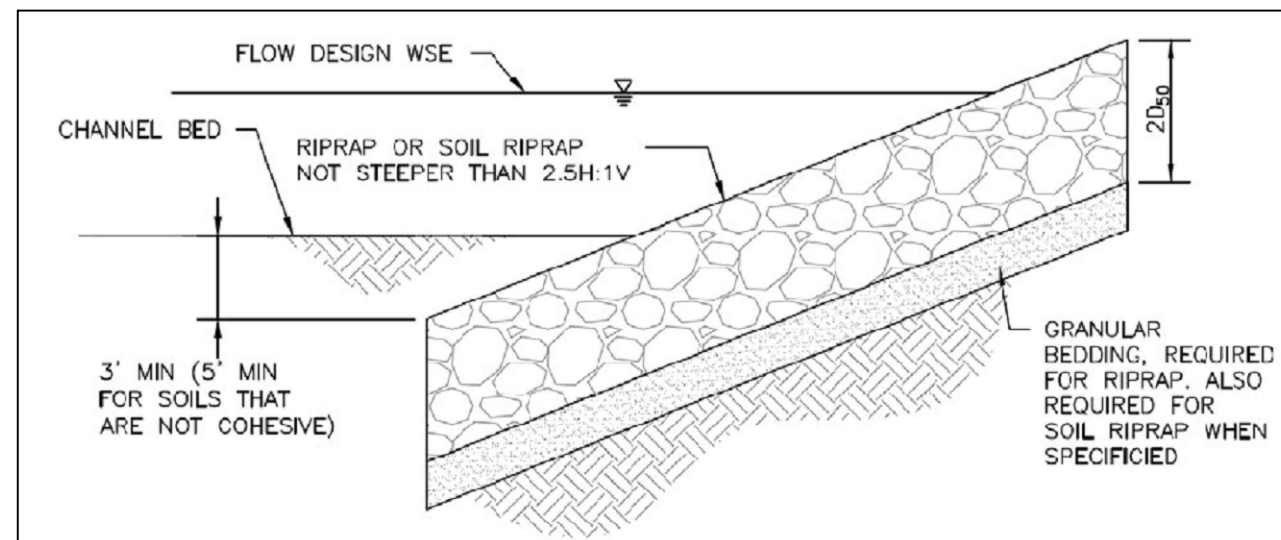
TYPICAL RIPRAP APRON/CULVERT OUTLET PAVING (1)
N.T.S.



CHANNEL SECTION (B1.1)
N.T.S.



GRASS-LINED DITCH SECTION (B4.1)
N.T.S.



RIPRAP DESIGNATION	% SMALLER THAN GIVEN SIZE BY WEIGHT	NTRMFO/ATF ROCK DIMENSION (IN. ES)	D ₅₀ * (INCHES)
TYPE VL	70 - 100	12	6
	50 - 70	9	
	35 - 50 2 - 10	6 2	
TYPE L	70 - 100	15	9
	50 - 70	12	
	35 - 50 2 - 10	9 3	
TYPE M	70 - 100	21	12
	50 - 70	18	
	35 - 50 2 - 10	12 4	
TYPE H	70 - 100	30	18
	50 - 70	24	
	35 - 50 2 - 10	18 6	

*D₅₀ = MEAN ROCK SIZE

Figure 8-34. Riprap and soil riprap placement and gradation (part 1 of 3)

SOIL RIPRAP NOTES:

- ELEVATION TOLERANCES FOR THE SOIL RIPRAP SHALL BE 0.10 FEET. THICKNESS OF SOIL RIPRAP SHALL BE NO LESS THAN THICKNESS SHOWN AND NO MORE THAN 2-INCHES GREATER THAN THE THICKNESS SHOWN.
- WHERE "SOIL RIPRAP" IS DESIGNATED ON THE CONTRACT DRAWINGS, RIPRAP VOIDS ARE TO BE FILLED WITH NATIVE SOIL. THE RIPRAP SHALL BE PRE-MIXED WITH THE NATIVE SOIL AT THE FOLLOWING PROPORTIONS BY VOLUME: 65 PERCENT RIPRAP AND 35 PERCENT SOIL. THE SOIL USED FOR MIXING SHALL BE NATIVE TOPSOIL AND SHALL HAVE A MINIMUM FINES CONTENT OF 15 PERCENT. THE SOIL RIPRAP SHALL BE INSTALLED IN A MANNER THAT RESULTS IN A DENSE, INTERLOCKED LAYER OF RIPRAP WITH RIPRAP VOIDS FILLED COMPLETELY WITH SOIL. SEGREGATION OF MATERIALS SHALL BE AVOIDED AND IN NO CASE SHALL THE COMBINED MATERIAL CONSIST PRIMARILY OF SOIL. THE DENSITY AND INTERLOCKING NATURE OF RIPRAP IN THE MIXED MATERIAL SHALL ESSENTIALLY BE THE SAME AS IF THE RIPRAP WAS PLACED WITHOUT SOIL.
- WHERE SPECIFIED (TYPICALLY AS "BURIED SOIL RIPRAP"), A SURFACE LAYER OF TOPSOIL SHALL BE PLACED OVER THE SOIL RIPRAP ACCORDING TO THE THICKNESS SPECIFIED ON THE CONTRACT DRAWINGS. THE TOPSOIL SURFACE LAYER SHALL BE COMPACTED TO APPROXIMATELY 85% OF MAXIMUM DENSITY AND WITHIN TWO PERCENTAGE POINTS OF OPTIMUM MOISTURE IN ACCORDANCE WITH ASTM D698. TOPSOIL SHALL BE ADDED TO ANY AREAS THAT SETTLE.
- ALL SOIL RIPRAP THAT IS BURIED WITH TOPSOIL SHALL BE REVIEWED AND APPROVED BY THE ENGINEER PRIOR TO ANY TOPSOIL PLACEMENT.

U.S. STANDARD SIEVE SIZE	GRADATION FOR GRANULAR BEDDING	
	PERCENT PASSING BY WEIGHT	
3 INCHES	-	90 - 100
1 1/2 INCHES	-	-
3/4 INCHES	-	20 - 90
3/8 INCHES	100	-
#4	95 - 100	0 - 20
#16	45 - 80	-
#50	10 - 30	-
#100	2 - 10	-
#200	0 - 2	0 - 3

RIPRAP BEDDING

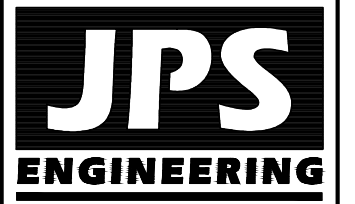
RIPRAP DESIGNATION	THICKNESS REQUIREMENTS FOR GRANULAR BEDDING		
	MINIMUM BEDDING THICKNESS (INCHES)		
	FINE-GRAINED SOILS ¹		COARSE-GRAINED SOILS ²
	TYPE I (LOWER LAYER)	TYPE II (UPPER LAYER)	TYPE II
VL (D ₅₀ = 6 IN)	4	4	6
L (D ₅₀ = 9 IN)	4	4	6
M (D ₅₀ = 12 IN)	4	4	6
H (D ₅₀ = 18 IN)	4	6	8
VH (D ₅₀ = 24 IN)	4	6	8

- NOTES:
1. MAY SUBSTITUTE ONE 12-INCH LAYER OF TYPE II BEDDING. THE SUBSTITUTION OF ONE LAYER OF TYPE II BEDDING SHALL NOT BE PERMITTED AT DROP STRUCTURES. THE USE OF A COMBINATION OF FILTER FABRIC AND TYPE II BEDDING AT DROP STRUCTURES IS ACCEPTABLE.
2. FIFTY PERCENT OR MORE BY WEIGHT RETAINED ON THE #40 SIEVE.

Figure 8-34. Riprap and soil riprap placement and gradation (part 3 of 3)

RIPRAP DETAILS (D)

REFER TO GENERAL NOTES ON CD SH. G2



19 E. Willamette Ave.
Colorado Springs, CO
80903
PH: 719-477-9429
FAX: 719-471-0766
www.jpsegr.com



CALL UTILITY NOTIFICATION CENTER OF COLORADO
1-800-922-1987
CALL 2-BUSINESS DAYS IN ADVANCE BEFORE YOU DIG, GRADE, OR EXCAVATE FOR THE HAZARDOUS UNDERGROUND MEMBER UTILITIES.

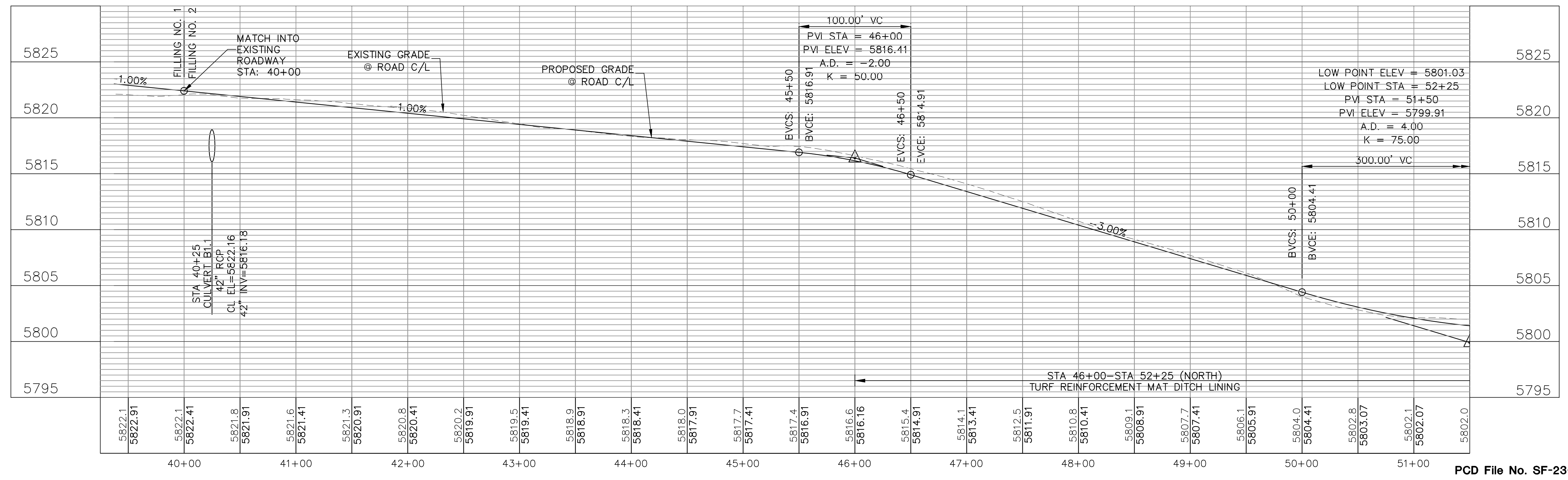
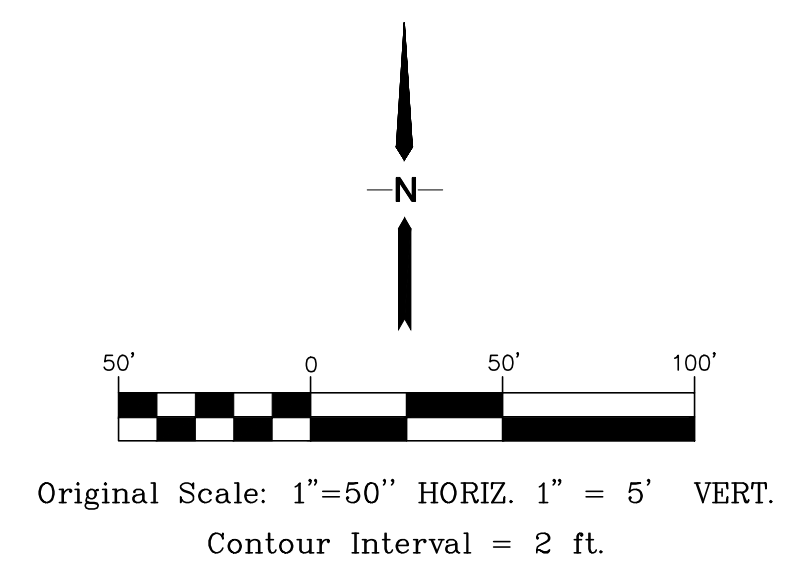
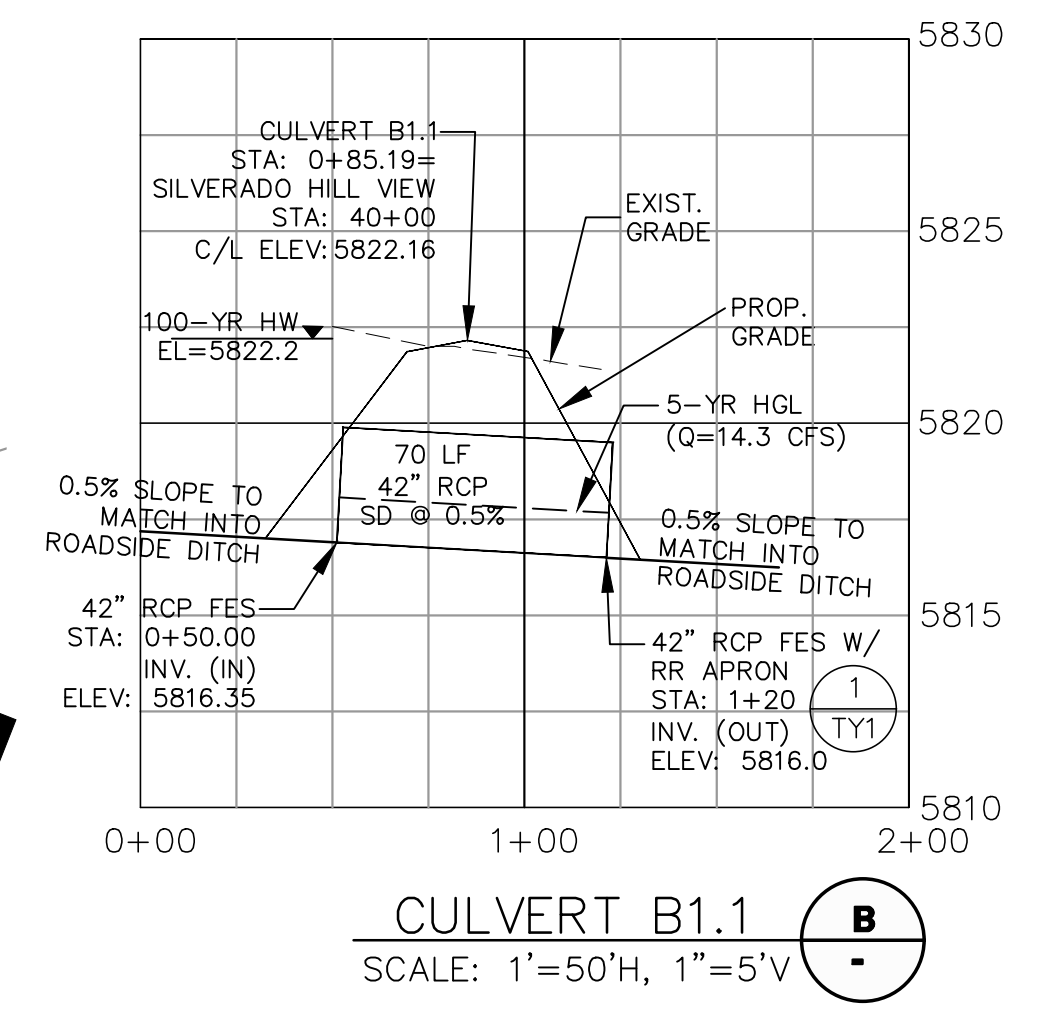
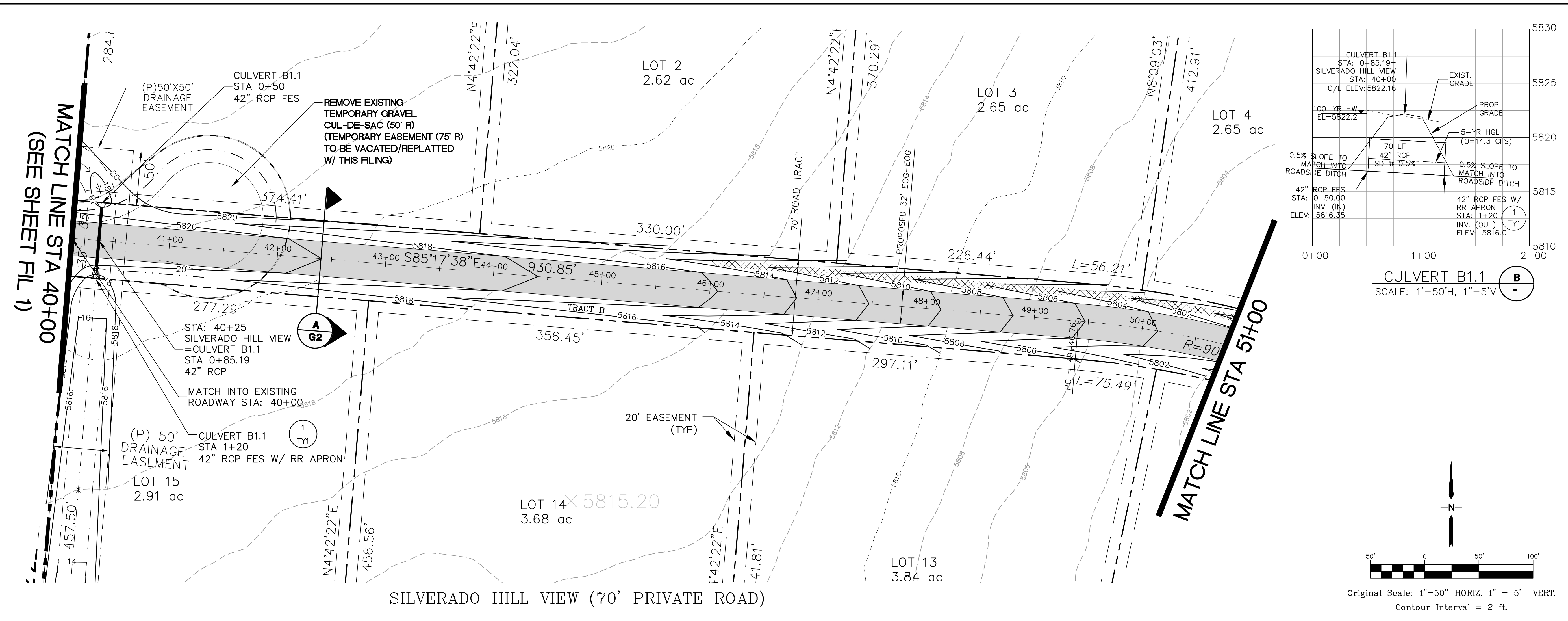
SILVERADO RANCH FILING NO. 2

TYPICAL SECTIONS AND DETAILS

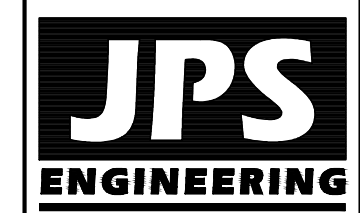
NO.	REVISION	DATE	BY
1	FINAL PLAT SUBMITTAL	01/31/24	JPS
2	FINAL PLAT SUBMITTAL	05/23/24	JPS

HORIZ. SCALE: AS SHOWN	DRAWN: PV
VERT. SCALE: AS SHOWN	DESIGNED: JPS
SURVEYED: LWA	CHECKED: JPS
CREATED: 9/16/20	LAST MODIFIED: 05/23/24
PROJECT NO: 180603	MODIFIED BY: PV

SHEET: TY1



SILVERADO RANCH FILING NO. 2



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 BEFORE ANY EXCAVATION
 FOR THE MARKING OF UNDERGROUND MEMBER UTILITIES.

No.	REVISION	BY	DATE

SILVERADO HILL VIEW NORTH
PLAN AND PROFILE
STA: 40+00 TO 51+00

HORIZ. SCALE: 1"=50'	DRAWN: MSP
VERT. SCALE: 1"=5'V	DESIGNED: JPS
SURVEYED: LWA	CHECKED: JPS
CREATED: 9/21/22	LAST MODIFIED: 06/07/24
PROJECT NO: 080603	MODIFIED BY: PV

SHEET: **PP4-F2**

