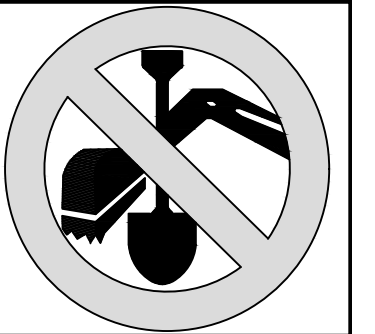


CALL UTILITY NOTIFICATION  
CENTER OF COLORADO  
1-800-922-1987  
CALL 2-BUSINESS DAYS IN ADVANCE  
BEFORE YOU DIG, GRADE, OR EXCAVATE  
FOR THE MARKING OF UNDERGROUND  
MEMBER UTILITIES.



# SETTLERS RANCH

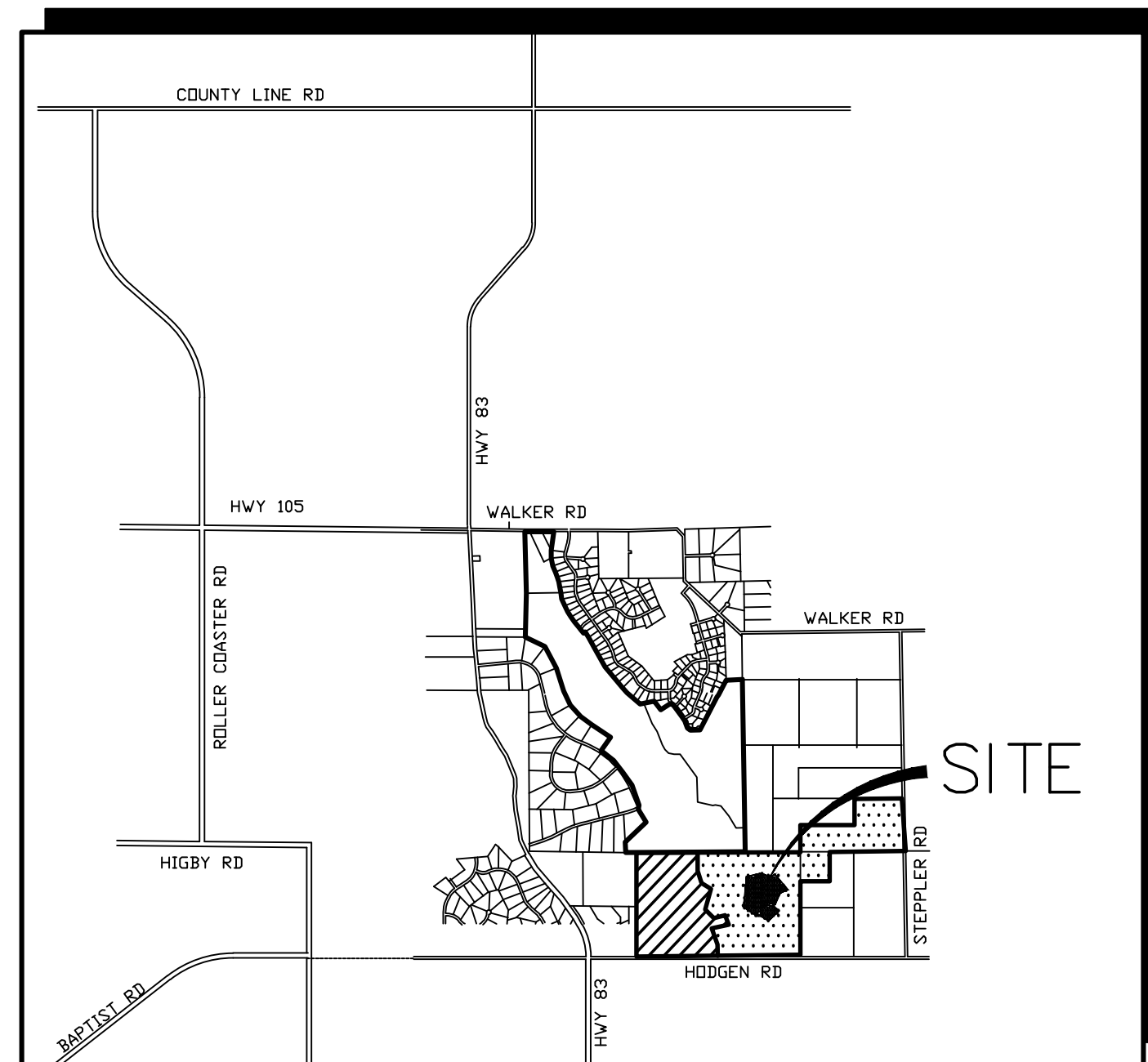
## Filing No. 2C

# Construction Drawings

## El Paso County, Colorado

### SHEET INDEX

G1C	TITLE SHEET/VICINITY MAP/LOCATION MAP
PH1C	PHASING PLAN
C1C	OVERALL SITE PLAN & GENERAL NOTES
C1.01C	MASTER GRADING PLAN/SHEET INDEX & SIGNING PLAN
C1.02C	EROSION CONTROL NOTES & DETAILS
C1.12C	GRADING & EROSION CONTROL PLAN
TY1C	TYPICAL SECTIONS & DETAILS
PP2C	SETTLERS RANCH RD. PLAN & PROFILE
PP3C	SETTLERS RANCH RD. PLAN & PROFILE
PP4C	SETTLERS RANCH RD. PLAN & PROFILE

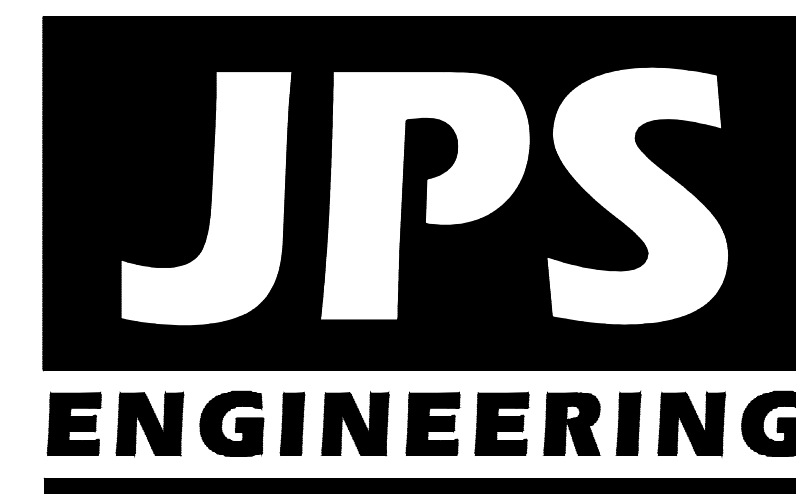


VICINITY MAP  
NOT TO SCALE

PREPARED FOR:

**Hodgen Settlers Ranch, LLC**  
P.O. Box 1488  
Monument, CO 80132

PREPARED BY:



19 East Willamette Avenue  
Colorado Springs, Colorado 80903  
JUNE, 2018

ENGINEER:

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.

HODGEN SETTLERS RANCH, LLC  
P.O. BOX 1488  
MONUMENT, COLORADO 80132

DATE

EL PASO COUNTY:

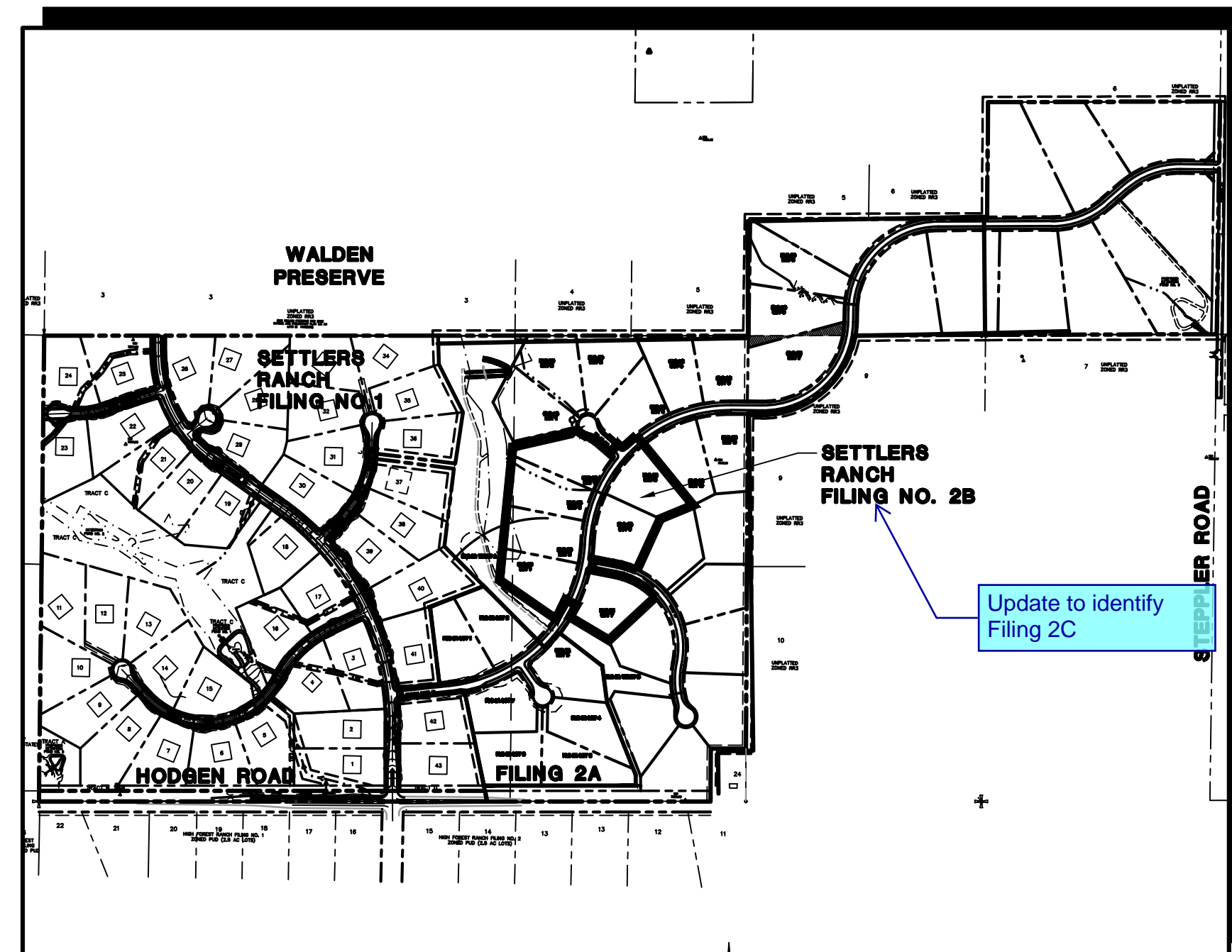
COUNTY PLAN REVIEW IS PROVIDED ONLY FOR GENERAL CONFORMANCE WITH COUNTY DESIGN CRITERIA. THE COUNTY IS NOT RESPONSIBLE FOR THE ACCURACY AND ADEQUACY OF THE DESIGN, DIMENSIONS, AND/OR ELEVATIONS WHICH SHALL BE CONFIRMED AT THE JOB SITE. THE COUNTY THROUGH THE APPROVAL OF THIS DOCUMENT ASSUMES NO RESPONSIBILITY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

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

DATE

Update to include the following as a 3rd paragraph:  
In accordance with ECM Section 1.12, these construction documents will be valid for construction for a period of 2 years from the date signed by the El Paso County Engineer. If construction has not started within those 2 years, the plans will need to be resubmitted for approval, including payment of review fees at the Planning and Community Development Directors discretion.



SITE MAP  
NOT TO SCALE

PCD

### AGENCIES/CONTACTS

DEVELOPER:	HODGEN SETTLERS RANCH, LLC P.O. BOX 1488 MONUMENT, CO 80132 MR. MARK DAVIS (719)481-9435	GAS DEPARTMENT:	BLACK HILLS ENERGY MS. CHERYL PETERSON (719)393-6625
CIVIL ENGINEER:	JPS ENGINEERING, INC. 19 E. WILLAMETTE AVENUE COLORADO SPRINGS, CO 80903 MR. JOHN P. SCHWAB, P.E. (719)477-9429	ELECTRIC DEPARTMENT:	MOUNTAIN VIEW ELECTRIC ASSOCIATION 11140 E. WOODMEN ROAD COLORADO SPRINGS, CO 80908 MR. DAVE WALDNER (719)495-2283
LOCAL ROADS & DRAINAGE	EL PASO COUNTY DSD 2880 INTERNATIONAL CIRCLE COLORADO SPRINGS, CO 80910	TELEPHONE COMPANY:	QWEST COMMUNICATIONS (LOCATORS) (800)922-1987  A.T. & T. (LOCATORS) (719)635-3674
STATE HIGHWAY	COLORADO DEPARTMENT OF TRANSPORTATION REGION 2 905 N. ERIE AVE. PUEBLO, CO 81002 MS. VALERIE SWORD (719)546-5707	FIRE DEPARTMENT:	TRI-LAKES MONUMENT FIRE RESCUE AUTHORITY (719)266-3382

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.

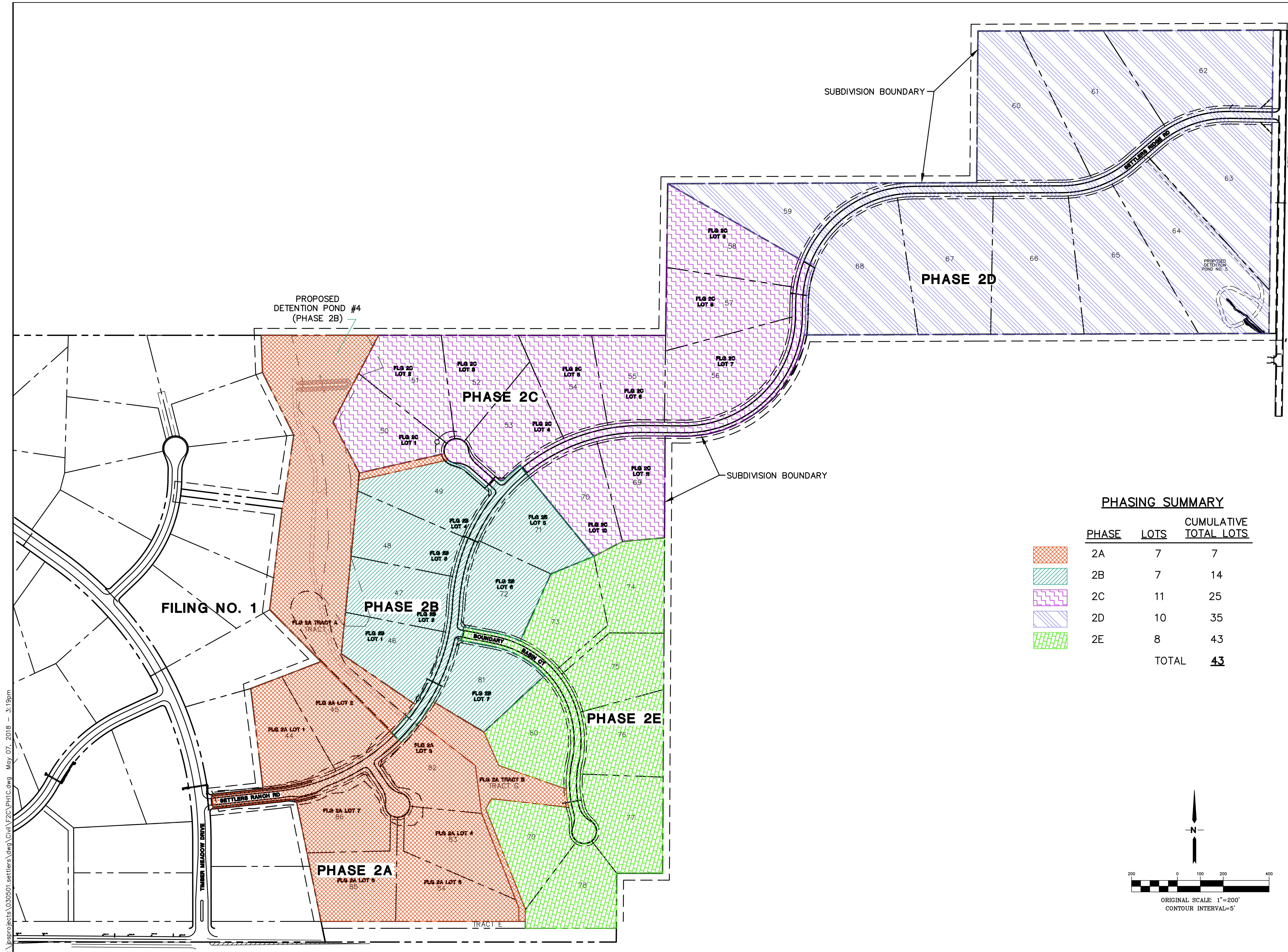
BASIS OF BEARING:  
ALL BEARINGS USED ON THIS PLAT ARE BASED ON AN ASSUMED BEARING OF N90°00'00"E BETWEEN A 3" GALVANIZED STEEL CAP (ILLEGIBLE) AT THE SOUTHWEST CORNER OF SECTION 23, TOWNSHIP 11 SOUTH, RANGE 66 WEST OF THE 6TH P.M.; AND A 3" GALVANIZED STEEL CAP (ILLEGIBLE) AT THE SOUTHEAST CORNER OF SAID SECTION 23.

BENCHMARK:  
TEMPORARY BENCHMARK, PANEL POINT #109 FROM AERIAL TOPOGRAPHY SURVEY PROVIDED BY MVE. ELEV.=7577.66 (SEE SHEET C1)

SHEET **G1C**  
JPS PN# 030501

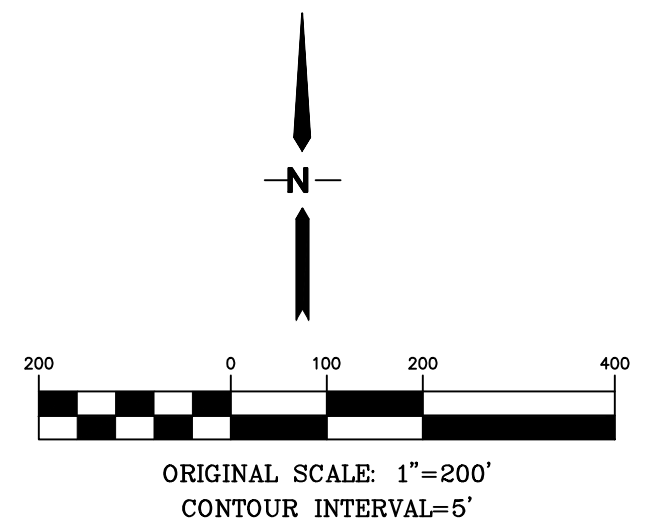
Add "PCD File No. SF-18-018"



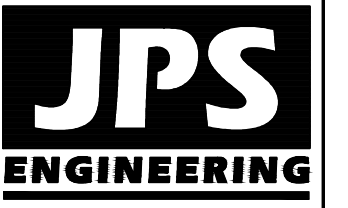


**PHASING SUMMARY**

PHASE	LOTS	CUMULATIVE TOTAL LOTS
2A	7	7
2B	7	14
2C	11	25
2D	10	35
2E	8	43
TOTAL		<b>43</b>



# SETTLERS RANCH - FILING NO. 2C



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Colorado Springs, CO  
80903  
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CALL BEFORE YOU DIG. IN ADVANCE  
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FOR THE MARKING OF UNDERGROUND  
MEMBER UTILITIES.

NO.	REVISION	DATE	BY
1	PHASE 2A PLAT SUBMITTAL	5/17/13	JPS
2	EL PASO COUNTY COMMENTS	7/19/13	JPS
3	PH 2B PLAT SUBMITTAL	6/22/15	JPS
4	EL PASO COUNTY COMMENTS	9/19/15	JPS
5	FLG-2C PLAT SUBMITTAL	5/07/18	JPS

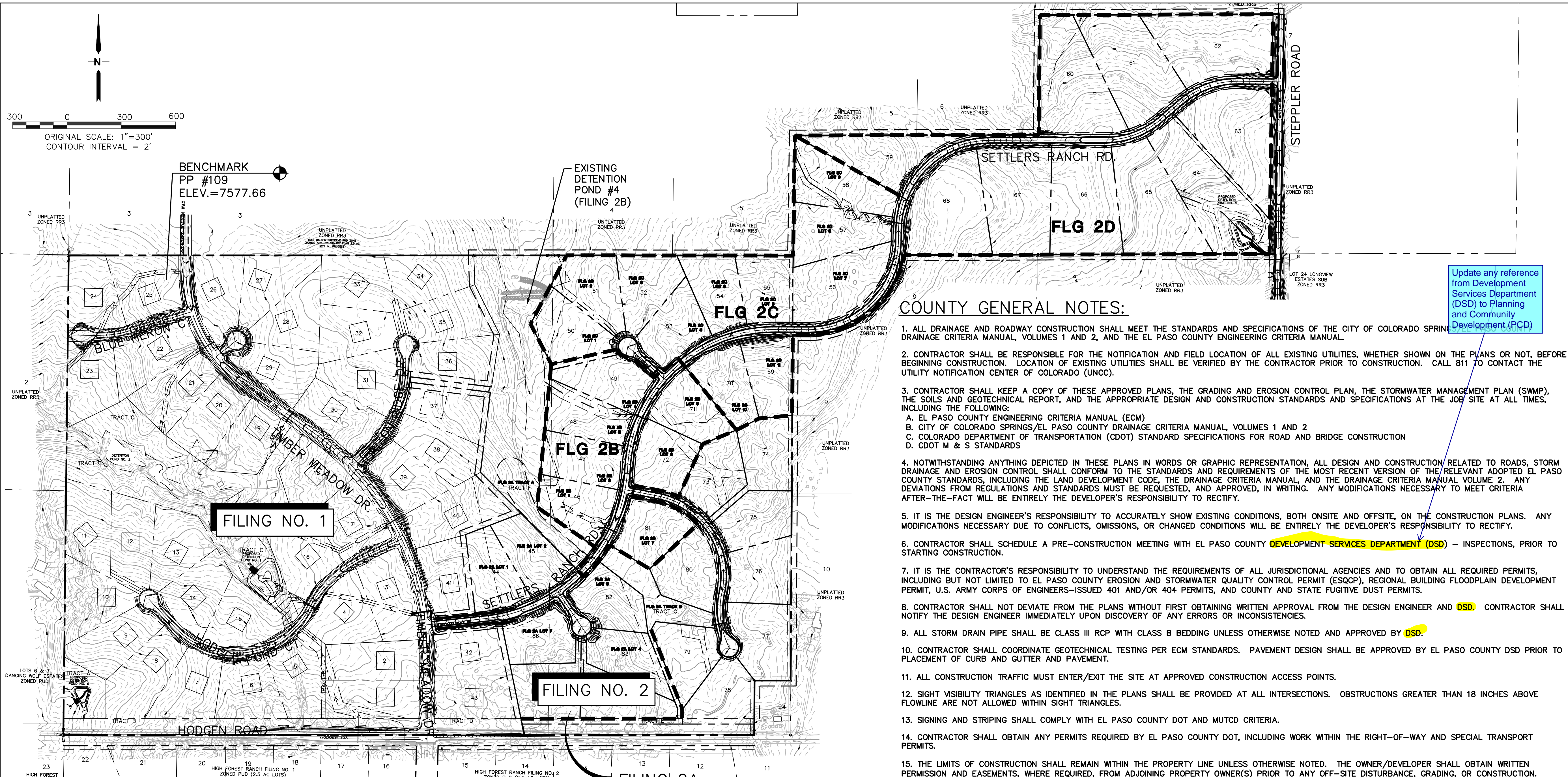
## PHASING PLAN

HORIZ. SCALE: 1"=200'	DRAWN: MJP
VERT. SCALE: N/A	DESIGNED: JPS
SURVEYED: RAMPART	CHECKED: JPS
CREATED: 4/05/18	LAST MODIFIED: 5/07/18
PROJECT NO: 030501	MODIFIED BY: BJJ

SHEET: **PH1C**

J:\esprojects\030501\settlers\dwg\Civil\F2C.PH1C.dwg May 07, 2018 -- 3:19pm





**LEGEND:**

---	NEW/EXISTING
---	SECTION LINE - NEW/EXISTING
---	EASEMENT LINE - NEW/EXISTING
6230 --- 6230	CONTOUR - NEW/EXISTING
---	PROPERTY LINE - NEW/EXISTING
---	FENCE - NEW/EXISTING
OHE --- OHE	OVERHEAD ELECTRIC LINE W/ POWER POLE NEW/EXISTING
UGE --- UGE	UNDERGROUND ELECTRIC LINE NEW/EXISTING
UGE --- UGE	UNDERGROUND ELECTRIC - NEW/EXISTING
TEL --- TEL	TELEPHONE - NEW/EXISTING
GAS --- GAS	GAS - NEW/EXISTING
WT --- WT	WATER - NEW/EXISTING
▲	SECTION NUMBER
▲	SHEET ON WHICH SECTION IS SHOWN

**DESIGN DATA**

ROAD CLASSIFICATION:	RURAL LOCAL RESIDENTIAL
DESIGN SPEED:	30 MPH
POSTED SPEED:	25 MPH
ROADWAY WIDTH (PAVED):	28' EOA-EOA
MIN. HORIZONTAL RADIUS:	300'
MIN. GRADE:	1.0%
MAX. GRADE:	8.0%
MIN. K-VALUE (CREST):	19
MIN. K-VALUE (SAG):	37

**COUNTY GENERAL NOTES:**

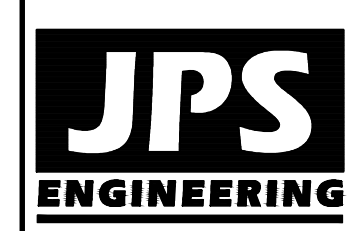
- ALL DRAINAGE AND ROADWAY CONSTRUCTION SHALL MEET THE STANDARDS AND SPECIFICATIONS OF THE CITY OF COLORADO SPRING DRAINAGE CRITERIA MANUAL, VOLUMES 1 AND 2, AND THE EL PASO COUNTY ENGINEERING CRITERIA MANUAL.
- CONTRACTOR SHALL BE RESPONSIBLE FOR THE NOTIFICATION AND FIELD LOCATION OF ALL EXISTING UTILITIES, 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 (CDOT) STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION
  - CDOT 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, 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 DEVELOPMENT SERVICES DEPARTMENT (DSD) - 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 DSD. 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 DSD.
- CONTRACTOR SHALL COORDINATE GEOTECHNICAL TESTING PER ECM STANDARDS. PAVEMENT DESIGN SHALL BE APPROVED BY EL PASO COUNTY DSD 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 DOT AND MUTCD CRITERIA.
- CONTRACTOR SHALL OBTAIN ANY PERMITS REQUIRED BY EL PASO COUNTY DOT, 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 HAY BALES AS SHOWN ON THE DRAWING, AND TOPSOIL WITH GRASS SEED, WHICH WILL BE WATERED UNTIL VEGETATION HAS BEEN REESTABLISHED.
- 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 REESTABLISHED.
- 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 CDOT STANDARDS AND SPECIFICATIONS.
- ALL FINISHED GRADES SHALL HAVE A MINIMUM 1.0% SLOPE TO PROVIDE POSITIVE DRAINAGE.
- IN CASE OF CONFLICT BETWEEN PROPOSED SLOPES AND PROPOSED SPOT ELEVATIONS, SPOT ELEVATIONS SHALL GOVERN.
- CONTRACTOR SHALL OBTAIN ALL REQUIRED PERMITS PRIOR TO BEGINNING WORK.

Update any reference from Development Services Department (DSD) to Planning and Community Development (PCD)

**SETTLERS RANCH - FILING NO. 2C**



19 E. Willamette Ave.  
Colorado Springs, CO  
80903  
PH: 719-477-9429  
FAX: 719-471-0766  
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1-800-922-1987  
CALL 811 TO LOCATE UTILITIES BEFORE YOU DIG, GRADE, OR EXCAVATE FOR THE MARKING OF UNDERGROUND MEMBER UTILITIES.

NO.	REVISION	DATE
1	PHASE 2A PLAT SUBMITTAL	5/17/13
2	EPC COMMENTS	7/19/13
3	PH 2B PLAT SUBMITTAL	6/22/15
4	COUNTY COMMENTS	9/19/15
5	FIL-2C PLAT SUBMITTAL	5/07/18

**OVERALL SITE PLAN & GENERAL NOTES**

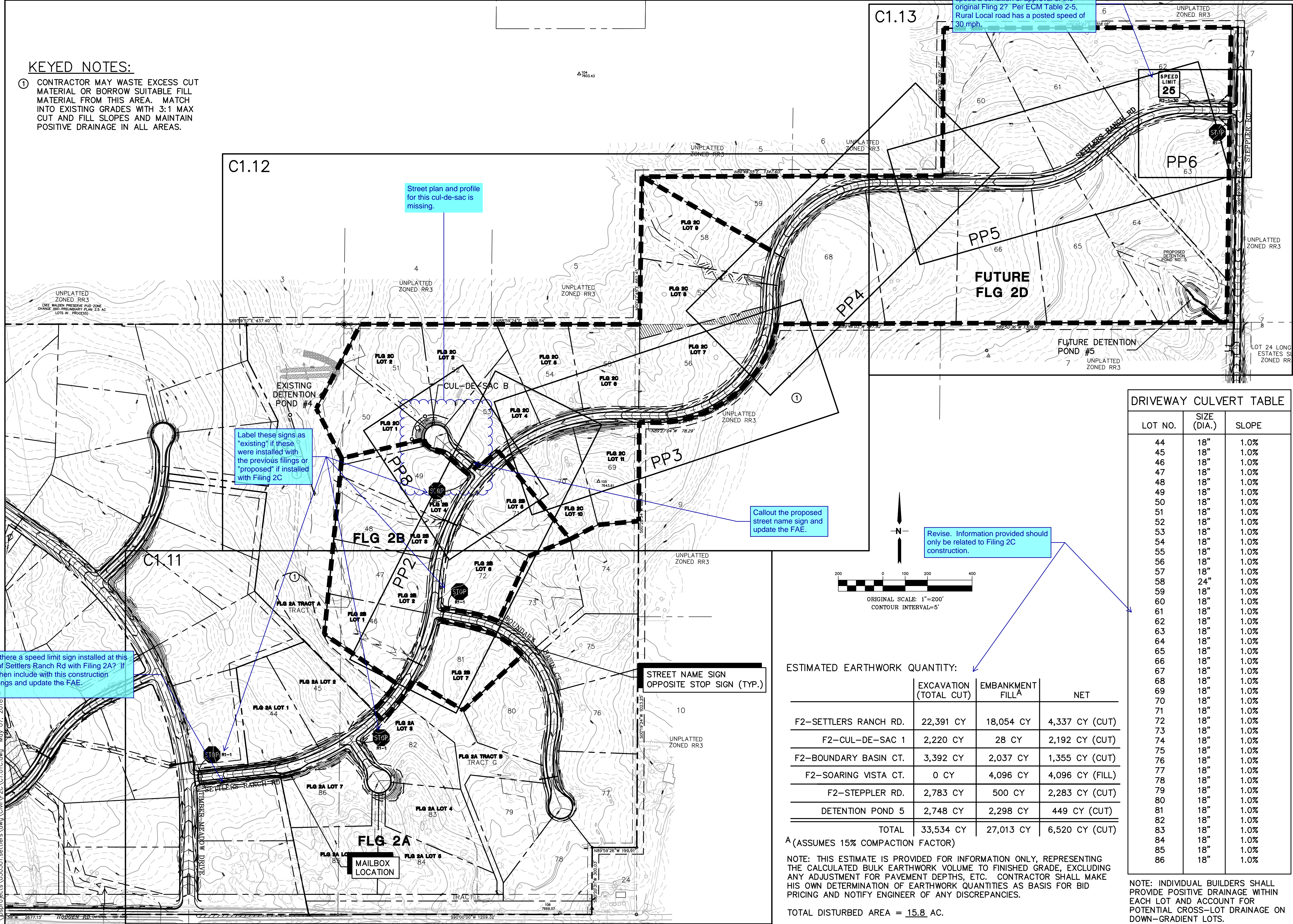
HORZ. SCALE: 1"=500'	DRAWN: MJP
VERT. SCALE: N/A	DESIGNED: JPS
SURVEYED: RAMPART	CHECKED: JPS
CREATED: 6/18/15	LAST MODIFIED: 5/07/18
PROJECT NO: 030501	MODIFIED BY: BJJ
SHEET:	<b>C1C</b>

J:\projects\030501\settlers\_ranch\F2C\C1C.dwg May 07, 2018 - 3:25pm



**KEYED NOTES:**

- ① CONTRACTOR MAY WASTE EXCESS CUT MATERIAL OR BORROW SUITABLE FILL MATERIAL FROM THIS AREA. MATCH INTO EXISTING GRADES WITH 3:1 MAX CUT AND FILL SLOPES AND MAINTAIN POSITIVE DRAINAGE IN ALL AREAS.



**DRIVEWAY CULVERT TABLE**

LOT NO.	SIZE (DIA.)	SLOPE
44	18"	1.0%
45	18"	1.0%
46	18"	1.0%
47	18"	1.0%
48	18"	1.0%
49	18"	1.0%
50	18"	1.0%
51	18"	1.0%
52	18"	1.0%
53	18"	1.0%
54	18"	1.0%
55	18"	1.0%
56	18"	1.0%
57	18"	1.0%
58	24"	1.0%
59	18"	1.0%
60	18"	1.0%
61	18"	1.0%
62	18"	1.0%
63	18"	1.0%
64	18"	1.0%
65	18"	1.0%
66	18"	1.0%
67	18"	1.0%
68	18"	1.0%
69	18"	1.0%
70	18"	1.0%
71	18"	1.0%
72	18"	1.0%
73	18"	1.0%
74	18"	1.0%
75	18"	1.0%
76	18"	1.0%
77	18"	1.0%
78	18"	1.0%
79	18"	1.0%
80	18"	1.0%
81	18"	1.0%
82	18"	1.0%
83	18"	1.0%
84	18"	1.0%
85	18"	1.0%
86	18"	1.0%

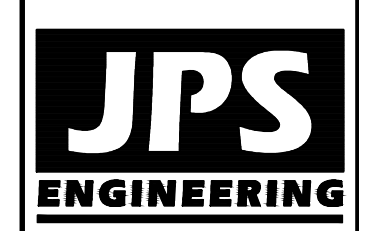
**ESTIMATED EARTHWORK QUANTITY:**

	EXCAVATION (TOTAL CUT)	EMBANKMENT FILL <sup>A</sup>	NET
F2-SETTLERS RANCH RD.	22,391 CY	18,054 CY	4,337 CY (CUT)
F2-CUL-DE-SAC 1	2,220 CY	28 CY	2,192 CY (CUT)
F2-BOUNDARY BASIN CT.	3,392 CY	2,037 CY	1,355 CY (CUT)
F2-SOARING VISTA CT.	0 CY	4,096 CY	4,096 CY (FILL)
F2-STEPLER RD.	2,783 CY	500 CY	2,283 CY (CUT)
DETENTION POND 5	2,748 CY	2,298 CY	449 CY (CUT)
<b>TOTAL</b>	<b>33,534 CY</b>	<b>27,013 CY</b>	<b>6,520 CY (CUT)</b>

<sup>A</sup>(ASSUMES 15% COMPACTION FACTOR)  
 NOTE: THIS ESTIMATE IS PROVIDED FOR INFORMATION ONLY, REPRESENTING THE CALCULATED BULK EARTHWORK VOLUME TO FINISHED GRADE, EXCLUDING ANY ADJUSTMENT FOR PAVEMENT DEPTHS, ETC. CONTRACTOR SHALL MAKE HIS OWN DETERMINATION OF EARTHWORK QUANTITIES AS BASIS FOR BID PRICING AND NOTIFY ENGINEER OF ANY DISCREPANCIES.

TOTAL DISTURBED AREA = 15.8 AC.

**SETTLERS RANCH - FILING NO. 2C**



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NO.	REVISION	DATE	BY
1	PHASE 1 PLAT SUBMITTAL	5/17/13	JPS
2	EPC COMMENTS	7/19/13	JPS
3	PH 2B PLAT SUBMITTAL	6/25/15	JPS
4	COUNTY COMMENTS	9/19/15	JPS
5	FLG-2C PLAT SUBMITTAL	5/07/18	JPS

**MASTER GRADING PLAN/  
 SHEET INDEX & SIGNING PLAN**

HORZ. SCALE:	1"=200'	DRAWN:	MJP
VERT. SCALE:	N/A	DESIGNED:	JPS
SURVEYED:	N/A	CHECKED:	JPS
CREATED:	4/05/18	LAST MODIFIED:	5/07/18
PROJECT NO:	030501	MODIFIED BY:	BJJ

**SHEET: C1.01C**

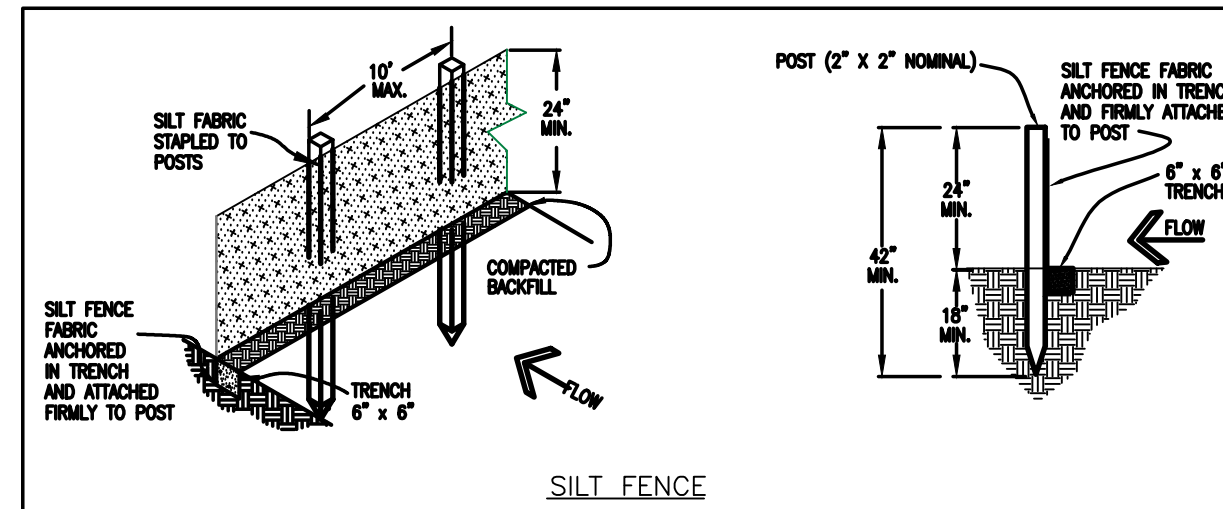


# Standard Notes for El Paso County Grading and Erosion Control Plans

Revised 7/07/10

- Construction may not commence until a Construction Permit is obtained from Development Services and a Preconstruction Conference is held with **Development Services** inspectors.
- 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.
- 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 to regulations and standards must be requested, and approved, in writing.
- A separate Stormwater Management Plan (SMWP) for this project shall be completed and an Erosion and Stormwater Quality Control Permit (ESQCP) issued prior to commencing construction. During construction the SWMP is the responsibility of the designated Stormwater Manager, shall be located on site at all times and shall be kept up to date with work progress and changes in the field.
- Once the ESQCP has been issued, the contractor may install the initial stage erosion and sediment control BMPs as indicated on the GEC. A preconstruction meeting between the contractor, engineer, and El Paso County will be held prior to any construction. It is the responsibility of the applicant to coordinate the meeting time and place with County **ESD** inspectors staff.
- Soil erosion control measures for all slopes, channels, ditches, or any disturbed land area shall be completed within 21 calendar days after final grading, or final earth disturbance, has been completed. Disturbed areas and stockpiles which are not at final grade but will remain dormant for longer than 30 days shall also be mulched within 21 days after interim grading. An area that is going to remain in an interim state for more than 60 days shall also be seeded. All temporary soil erosion control measures and BMPs shall be maintained until permanent soil erosion control measures are implemented and established.
- Temporary soil erosion control facilities shall be removed and earth disturbance areas graded and stabilized with permanent soil erosion control measures pursuant to standards and specification prescribed in the DCM Volume II and the Engineering Criteria Manual (ECM) appendix I.
- All persons engaged in earth disturbance shall implement and maintain acceptable soil erosion and sediment control measures including BMPs in conformance with the erosion control technical standards of the Drainage Criteria Manual (DCM) Volume II and in accordance with the Stormwater Management Plan (SWMP).
- All temporary erosion control facilities including BMPs and all permanent facilities intended to control erosion of any earth disturbance operations, shall be installed as defined in the approved plans, the SWMP and the DCM Volume II and maintained throughout the duration of the earth disturbance operation.
- Any earth disturbance shall be conducted in such a manner so as to effectively reduce accelerated soil erosion and resulting sedimentation. All disturbances shall be designed, constructed, and completed so that the exposed area of any disturbed land shall be limited to the shortest practical period of time.
- Any temporary or permanent facility designed and constructed for the conveyance of stormwater around, through, or from the earth disturbance area shall be designed to limit the discharge to a non-erosive velocity.
- Concrete wash water shall be contained and disposed of in accordance with the SWMP. No wash water shall be discharged to or allowed to runoff to State Waters, including any surface or subsurface storm drainage system or facilities.
- Erosion control blanketing is to be used on slopes steeper than 3:1.
- Building, construction, excavation, or other waste materials shall not be temporarily placed or stored in the street, alley, or other public way, unless in accordance with an approved Traffic Control Plan. BMPs may be required by El Paso County Engineering if deemed necessary, based on specific conditions and circumstances.
- Vehicle tracking of soils and construction debris off-site shall be minimized. Materials tracked offsite shall be cleaned up and properly disposed of immediately.
- Contractor shall be responsible for the removal of all wastes from the construction site for disposal in accordance with local and State regulatory requirements. No construction debris, tree slash, building material wastes or unused building materials shall be buried, dumped, or discharged at the site.
- The owner, site developer, contractor, and/or their authorized agents shall be responsible for the removal of all construction debris, dirt, trash, rock, sediment, and sand that may accumulate in the storm sewer or other drainage conveyance system and stormwater appurtenances as a result of site development.
- The quantity of materials stored on the project site shall be limited, as much as practical, to that quantity required to perform the work in an orderly sequence. All materials stored on-site shall be stored in a neat, orderly manner, in their original containers, with original manufacturer's labels.
- No chemicals are to be used by the contractor, which have the potential to be released in stormwater unless permission for the use of a specific chemical is granted in writing by the ECM Administrator. In granting the use of such chemicals, special conditions and monitoring may be required.
- Bulk storage structures for petroleum products and other chemicals shall have adequate protection so as to contain all spills and prevent any spilled material from entering State Waters, including any surface or subsurface storm drainage system or facilities.
- No person shall cause the impediment of stormwater flow in the flow line of the curb and gutter or in the ditchline.
- Individuals shall comply with the "Colorado Water Quality Control Act" (Title 25, Article 8, CRS), and the "Clean Water Act" (33 USC 1344), in addition to the requirements included in the DCM Volume II and the ECM Appendix I. All appropriate permits must be obtained by the contractor prior to construction (NPDES, Floodplain, 404, fugitive dust, etc.). In the event of conflicts between these requirements and laws, rules, or regulations of other Federal, State, or County agencies, the more restrictive laws, rules, or regulations shall apply.
- All construction traffic must enter/exit the site at approved construction access points.
- Prior to actual construction the permittee shall verify the location of existing utilities.
- A water source shall be available on site during earthwork operations and utilized as required to minimize dust from earthwork equipment and wind.
- The preliminary soils report for this site prepared by Himmelreich & Assoc., dated 1/24/05 shall be considered a part of these plans.
- At least ten days prior to the anticipated start of construction, for projects that will disturb 1 acre or more, the owner or operator of construction activity shall submit a permit application for stormwater discharge to the Colorado Department of Public Health and Environment, Water Quality Division. The application contains certification of completion of a stormwater management plan (SWMP), of which this grading and erosion control plan may be a part. For information or application materials contact:

Colorado Department of Public Health and Environment  
Water Quality Control Division  
WQCD - Permits  
4300 Cherry Creek Drive South  
Denver, CO 80246-1530  
Attn: Permits Unit



### SILT FENCE NOTES

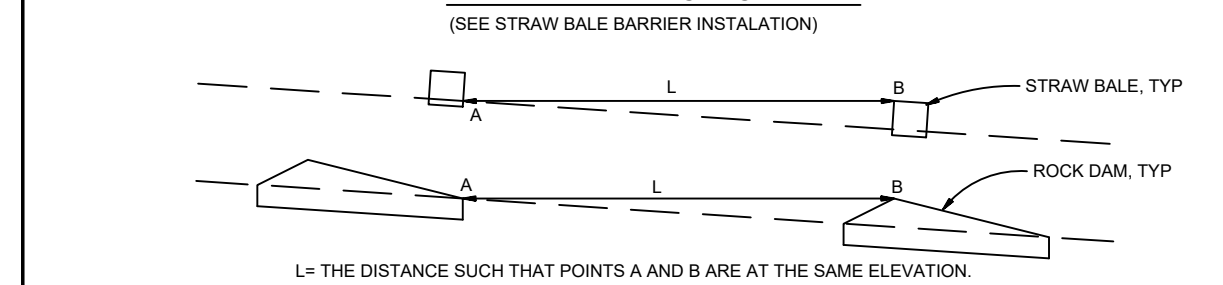
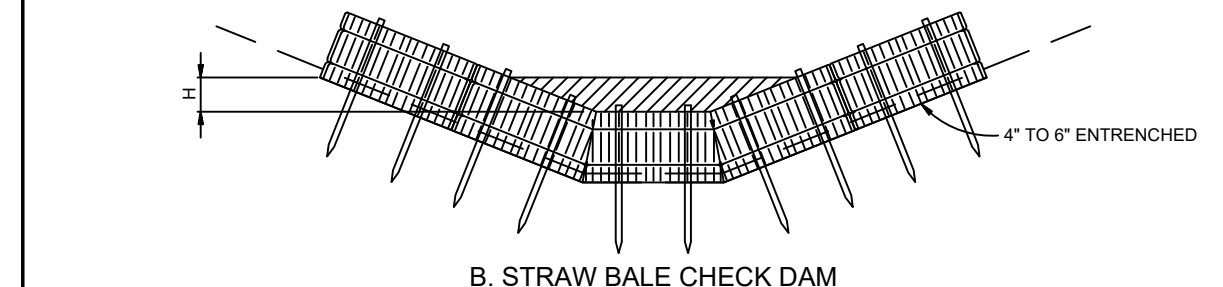
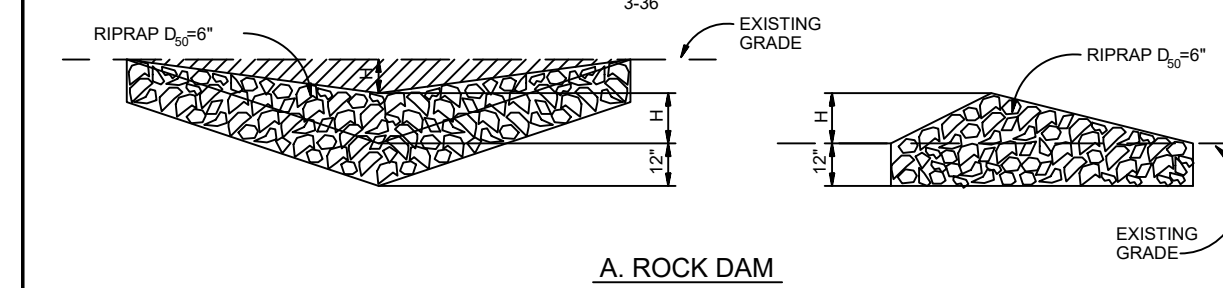
#### INSTALLATION REQUIREMENTS

- SILT FENCES SHALL BE INSTALLED PRIOR TO ANY LAND DISTURBING ACTIVITIES.
- WHEN JOINTS ARE NECESSARY, SILT FENCE GEOTEXTILE SHALL BE SPLICED TOGETHER ONLY AT SUPPORT POST AND SECURELY SEALED.
- METAL POSTS SHALL BE "STUDDED TEE" OR "U" TYPE WITH MINIMUM WEIGHT OF 135 POUNDS PER LINEAR FOOT. WOOD POSTS SHALL HAVE A MINIMUM DIAMETER OR CROSS SECTION DIMENSION OF 2 INCHES.
- THE FILTER MATERIAL SHALL BE FASTENED SECURELY TO METAL OR WOOD POSTS USING WIRE TIES, OR TO WOOD POSTS WITH 3/4" LONG #8 HEAVY-DUTY STAPLES. THE SILT FENCE GEOTEXTILE SHALL NOT BE STAPLED TO EXISTING TREES.
- WHILE NOT REQUIRED, WIRE MESH FENCE MAY BE USED TO SUPPORT THE GEOTEXTILE. WIRE FENCE SHALL BE FASTENED SECURELY TO THE UPSLOPE SIDE OF THE POSTS USING HEAVY-DUTY WIRE STAPLES AT LEAST 34" LONG, THE WIRES OR HOG RINGS. THE WIRE SHALL EXTEND INTO THE TRENCH A MINIMUM OF 6" AND SHALL NOT EXTEND MORE THAN 3" ABOVE THE ORIGINAL GROUND SURFACE.

#### MAINTENANCE REQUIREMENTS

- CONTRACTOR SHALL INSPECT SILT FENCES IMMEDIATELY AFTER EACH RAINFALL AT LEAST DAILY DURING PROLONGED RAINFALL AND WEEKLY DURING PERIODS OF NO RAINFALL. DAMAGED, COLLAPSED, UNENTRENCHED OR INEFFECTIVE SILT FENCES SHALL BE PROMPTLY REPAIRED OR REPLACED.
- SEDIMENT SHALL BE REMOVED FROM BEHIND SILT FENCE WHEN IT ACCUMULATES TO HALF THE EXPOSED GEOTEXTILE HEIGHT.
- SILT FENCES SHALL BE REMOVED WHEN ADEQUATE VEGETATIVE COVER IS ATTAINED AS APPROVED BY THE COUNTY.

City of Colorado Springs Stormwater Quality Figure SF-2 Silt Fence Construction Detail and Maintenance Requirements



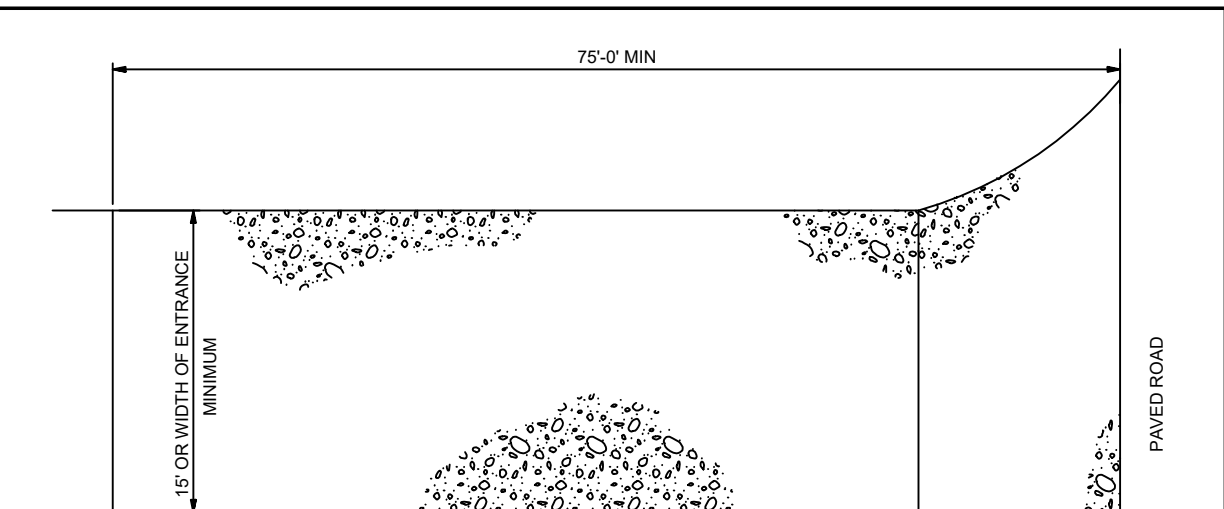
#### MAINTENANCE REQUIREMENTS

- REGULAR INSPECTIONS ARE TO BE MADE OF ALL CHECK DAMS, ESPECIALLY AFTER STORM EVENTS.
- REPLACE STONE AS NECESSARY TO MAINTAIN THE CORRECT HEIGHT OF THE DAM.
- ACCUMULATED SEDIMENT AND DEBRIS IS TO BE REMOVED FROM BEHIND THE DAMS AFTER EACH STORM OR WHEN 1/2 OF THE ORIGINAL HEIGHT OF THE DAM IS REACHED.
- WHEN CHECK DAMS ARE REMOVED THE CHANNEL LINING OR VEGETATION IS TO BE RESTORED.

#### INSTALLATION REQUIREMENTS

- STRAW BALES USED AS CHECK DAMS ARE TO MEET THE REQUIREMENTS STATED IN FIGURE SBB-2.
- THE "H" DIMENSION SHALL BE SELECTED TO PROVIDE WEIR FLOW CONVEYANCE FOR 2-YEAR FLOW OR GREATER.

City of Colorado Springs Stormwater Quality Figure CD-1 Check Dam Construction Detail and Maintenance Requirements



### VEHICLE TRACKING

#### INSTALLATION REQUIREMENTS

- ALL ENTRIES TO THE CONSTRUCTION SITE ARE TO BE STABILIZED PRIOR TO CONSTRUCTION BEGINNING.
- CONSTRUCTION ENTRIES ARE TO BE BUILT WITH AN AMPION TO ALLOW FOR TURNING TRAFFIC, BUT SHOULD NOT BE BUILT OVER EXISTING PAVEMENT EXCEPT FOR A SLIGHT OVERLAP.
- AREAS TO BE STABILIZED ARE TO BE PROPERLY GRADED AND COMPACTED PRIOR TO LAYING DOWN GEOTEXTILE AND STONE.
- CONSTRUCTION ROADS, PARKING AREAS, LOADING/UNLOADING ZONES, STORAGE AREAS, AND STAGING AREAS ARE TO BE STABILIZED.
- CONSTRUCTION ROADS ARE TO BE BUILT TO CONFORM TO SITE GRADES, BUT SHOULD NOT HAVE SIDE SLOPES OR ROAD GRADES THAT ARE EXCESSIVELY STEEP.

#### MAINTENANCE REQUIREMENTS

- REGULAR INSPECTIONS ARE TO BE MADE OF ALL STABILIZED AREAS, ESPECIALLY AFTER STORM EVENTS.
- STONES ARE TO BE REAPPLIED PERIODICALLY AND WHEN REPAIR IS NECESSARY.
- SEDIMENT TRACKED ONTO PAVED ROADS IS TO BE REMOVED DAILY BY SHOVELING OR SWEEPING. SEDIMENT IS NOT TO BE WASHED DOWN STORM SEWER DRAINS.
- STORM SEWER INLET PROTECTION IS TO BE IN PLACE, INSPECTED, AND CLEANED IF NECESSARY.
- OTHER ASSOCIATED SEDIMENT CONTROL MEASURES ARE TO BE INSPECTED TO ENSURE GOOD WORKING CONDITION.

City of Colorado Springs Stormwater Quality Figure VT-2 Vehicle Tracking Application Examples

GRASS	VARIETY	AMOUNT IN PLS LBS. PER ACRE
CRESTED WHEAT GRASS	EPHRAIM OR HYCREST	4.0 LBS.
PERENNIAL RYE	LINN	2.0 LBS.
WESTERN WHEATGRASS	SARTON	3.0 LBS.
SMOOTH BROME GRASS	LINCOLN OR MANCHAR	5.0 LBS.
SIDECOATS GRAMA	EPHRAIM	2.5 LBS.
TOTAL:		16.5 LBS.

SEEDING & FERTILIZER APPLICATION: DRILL SEED OR HYDRO-SEED PER CDOT SPEC. SECTION 212.

MULCHING APPLICATION: CONFORM TO CDOT SPEC-SECTION 213.

### SEDIMENT CONTROL MAINTENANCE PROGRAM:

PERIODIC SITE INSPECTIONS	FREQUENCY
RE-VEGETATION OF EXPOSED SOILS	BI-WEEKLY <sup>1</sup>
SEDIMENT REMOVAL FROM BMP'S	MONTHLY <sup>2</sup>
REMOVAL OF BMP'S	AFTER STABILIZATION ACHIEVED

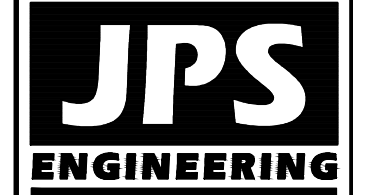
<sup>1</sup> AND AFTER ANY PRECIPITATION OR SNOW MELT EVENT THAT CAUSES SURFACE EROSION.

<sup>2</sup> ACCUMULATED SEDIMENT AND DEBRIS SHALL BE REMOVED WHEN THE SEDIMENT LEVEL REACHES ONE HALF THE HEIGHT OF THE BMP OR AT ANY TIME THAT SEDIMENT OR DEBRIS ADVERSELY IMPACTS THE FUNCTION OF THE BMP.

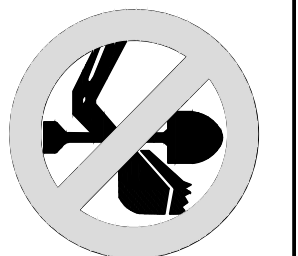
### ESTIMATED TIME SCHEDULE:

INSTALL BMP'S	JULY, 2018
ROADWAY GRADING	JULY, 2018
SEEDING & MULCHING	MAY, 2019
STABILIZATION	AUGUST, 2020

NOTE: NOTWITHSTANDING ANY DETAILS, NOTES OR PLANS SHOWN ON THESE DRAWINGS, ALL EROSION CONTROL DESIGNS AND INSTALLATIONS SHALL CONFORM TO EL PASO COUNTY STANDARDS AND POLICIES UNLESS OTHERWISE APPROVED IN WRITING.



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CALL UTILITY NOTIFICATION CENTER OF COLORADO  
1-800-922-1987  
CALL BEFORE YOU DIG. IN ORDER TO AVOID DAMAGE TO UNDERGROUND MEMBER UTILITIES.

NO.	REVISION	DATE
1	PHASE 2A PLAT SUBMITTAL	5/17/13
2	EPC COMMENTS	7/19/13
3	PH 2B PLAT SUBMITTAL	6/22/15
4	COUNTY COMMENTS	9/30/15
5	FLG-2C PLAT SUBMITTAL	5/07/18

EROSION CONTROL NOTES & DETAILS

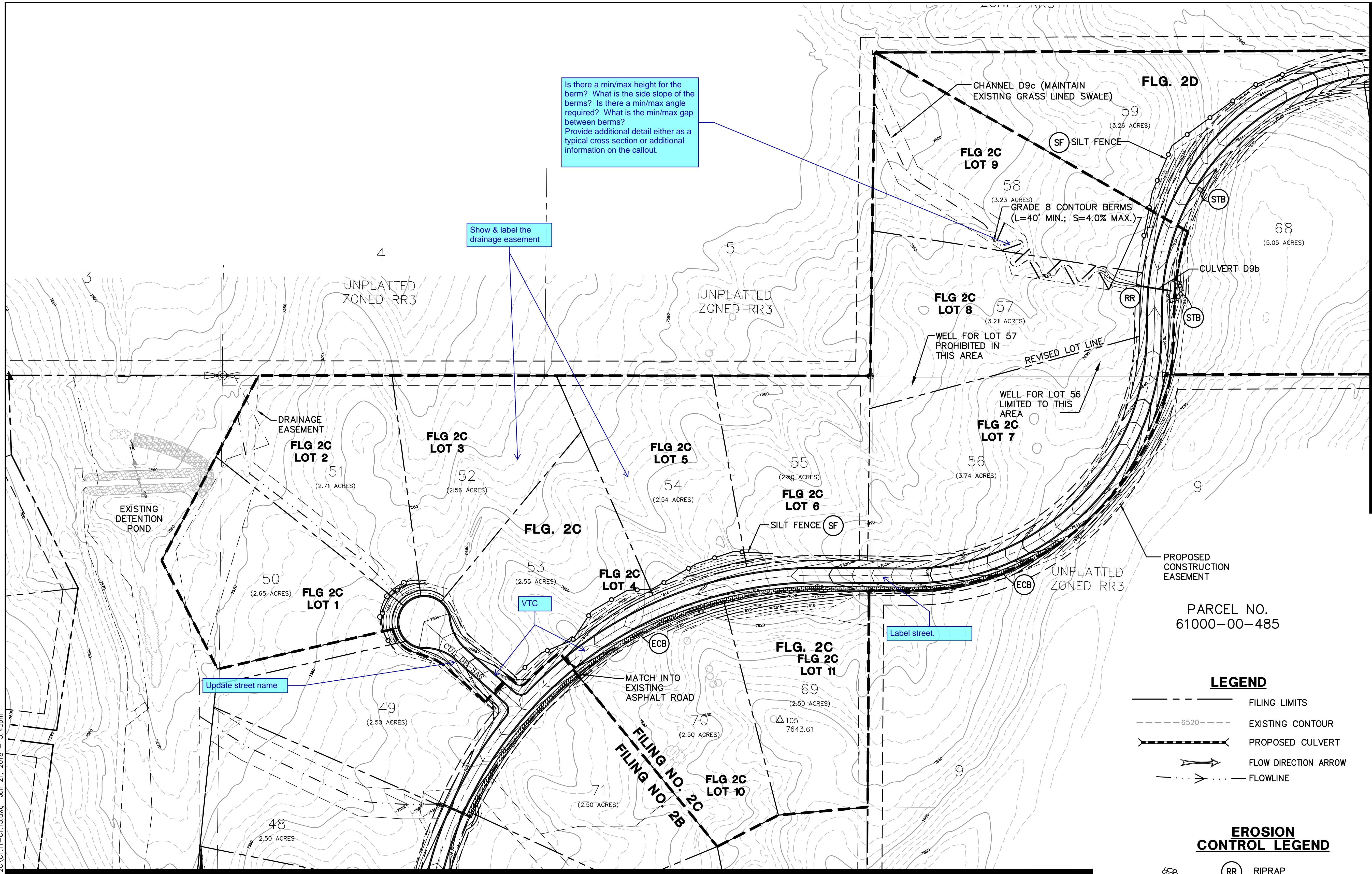
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CREATED: 4/05/18	LAST MODIFIED: 5/07/18
PROJECT NO: 030501	MODIFIED BY: BJJ

SHEET: C1.02C

remove the word 'preliminary'



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Is there a min/max height for the berm? What is the side slope of the berms? Is there a min/max angle required? What is the min/max gap between berms? Provide additional detail either as a typical cross section or additional information on the callout.

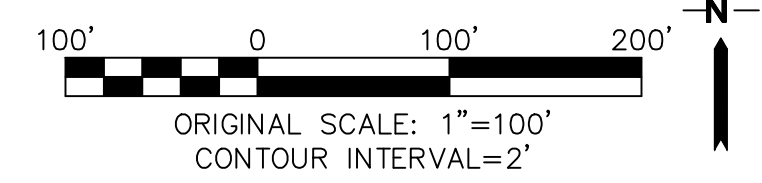
Show & label the drainage easement

Update street name

Remove match line reference or update the reference to identify the construction drawings for filing 2B

MATCH LINE - SEE SHEET C1.13C

SETTLERS RANCH - FILING NO. 2C



MATCH LINE - SEE SHEET C1.11C

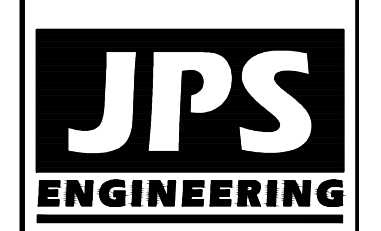
PARCEL NO.  
61000-00-485

**LEGEND**

- FILING LIMITS
- - - - - 6520 --- EXISTING CONTOUR
- PROPOSED CULVERT
- FLOW DIRECTION ARROW
- FLOWLINE

**EROSION CONTROL LEGEND**

- RR RIPRAP
- SF SILT FENCE
- STB STRAW BALE CHECK DAM
- VTC VEHICLE TRACKING PAD
- SB SEDIMENT BASIN
- ECB EROSION CONTROL BLANKET (TURF REINFORCEMENT BLANKET; TENSAR SC150 OR EQUAL)



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CALL BEFORE YOU DIG. IN ADVANCE OF ANY EXCAVATION, BEFORE YOU DIG, GRADE, OR EXCAVATE FOR THE MARKING OF UNDERGROUND MEMBER UTILITIES.

No.	REVISION	DATE	BY
1	PH 2B PLAT SUBMITTAL	6/22/15	JPS
2	COUNTY COMMENTS	9/30/15	JPS
3	COUNTY COMMENTS	11/21/15	JPS
4	COUNTY COMMENTS	2/09/16	JPS
5	FLG-2C PLAT SUBMITTAL	6/21/18	JPS

GRADING & EROSION CONTROL PLAN (CENTER)

HORZ. SCALE: 1"=100'	DRAWN: MJP
VERT. SCALE: N/A	DESIGNED: JPS
SURVEYED: RAMPART	CHECKED: JPS
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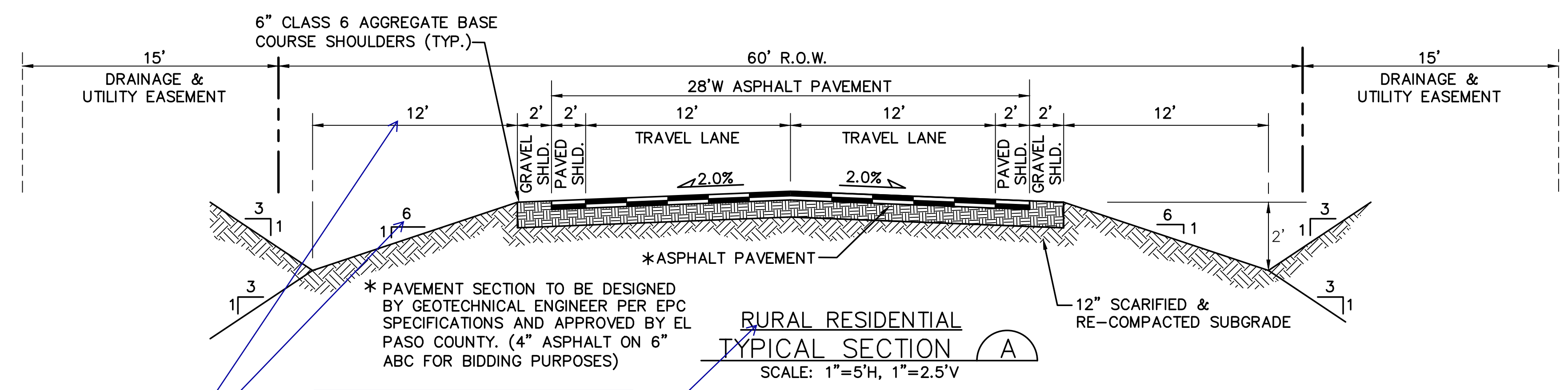


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CENTER OF COLORADO  
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CALL BEFORE YOU DIG. IN ARIZONA  
BEFORE YOU DIG, GRADE, OR EXCAVATE  
FOR THE MARKING OF UNDERGROUND  
MEMBER UTILITIES.

NO.	REVISION	BY	DATE
A	PHASE 2A PLAT SUBMITTAL	JPS	5/17/13
A	EPC COMMENTS	JPS	7/19/13
A	PH 2B PLAT SUBMITTAL	JPS	6/22/15
A	EL PASO COUNTY COMMENTS	JPS	9/30/15
A	FIG-2C PLAT SUBMITTAL	JPS	4/05/18

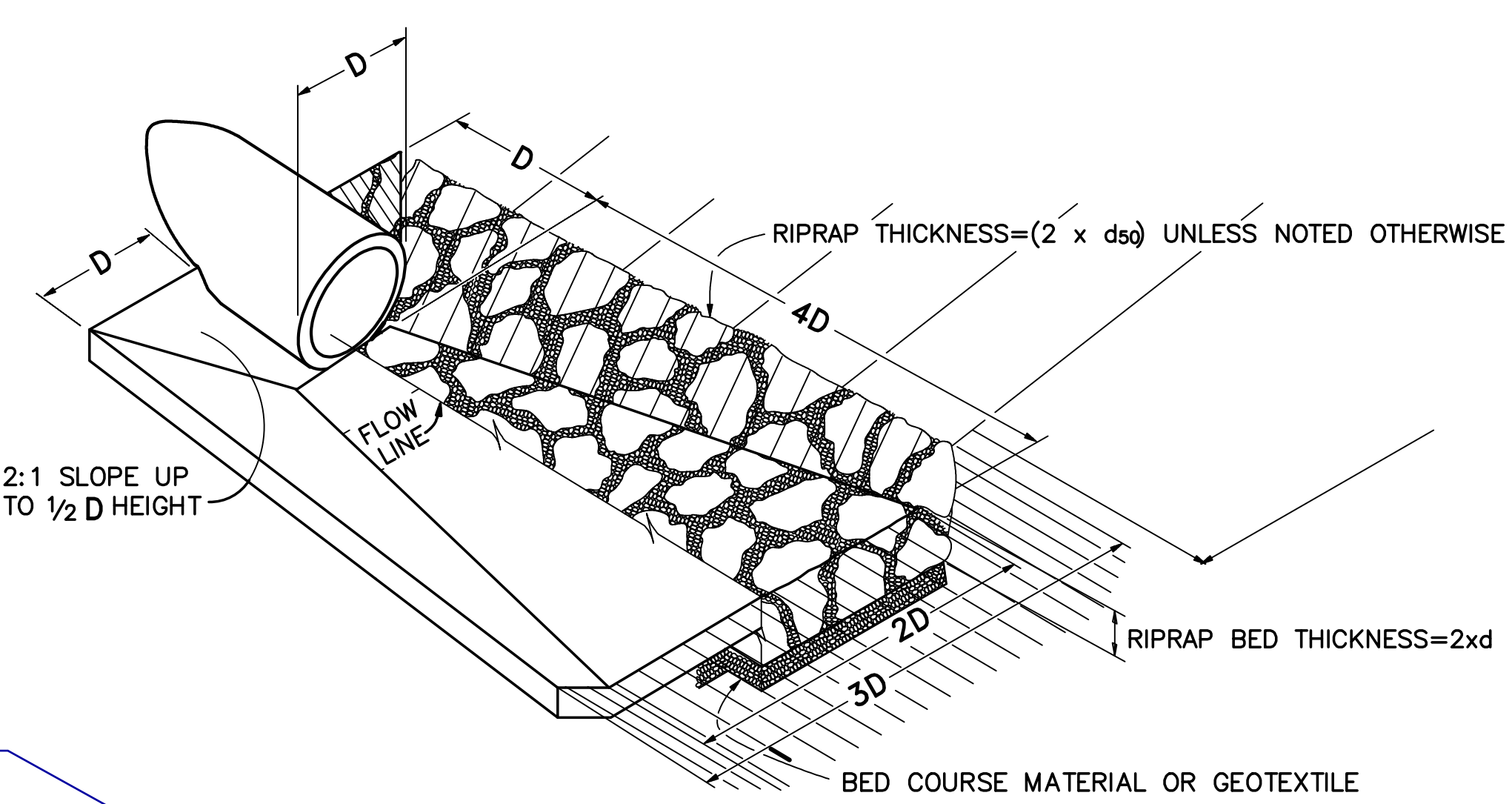
# SETTLERS RANCH - FILING NO. 2C

## TYPICAL SECTIONS AND DETAILS



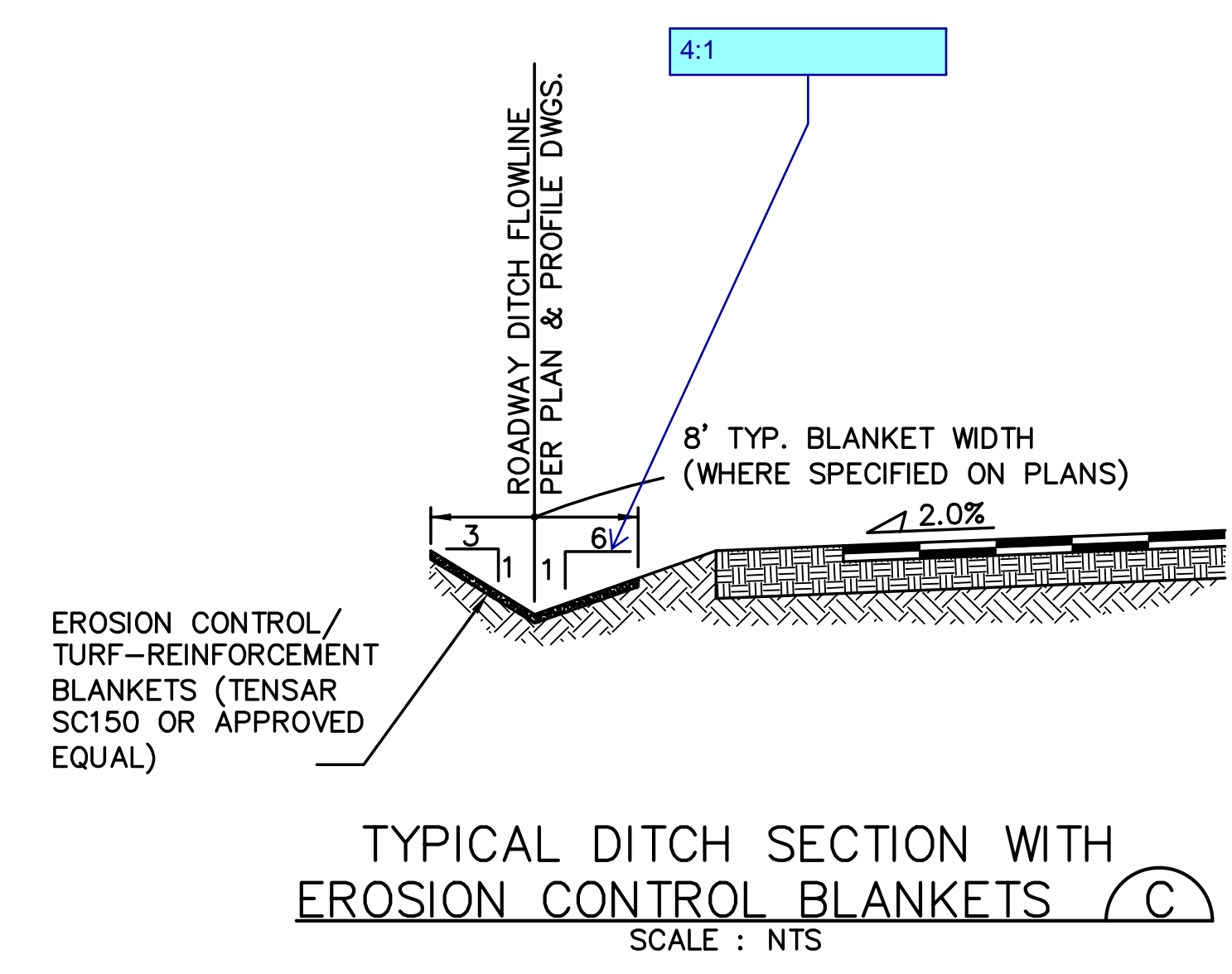
Rural Local has a 4:1 slope, 10' from the gravel shoulder. Revise or submit a deviation request.

Change to match the EPC standard roadway classification. "Rural Local Roadway" and note the roads this cross section applies to.



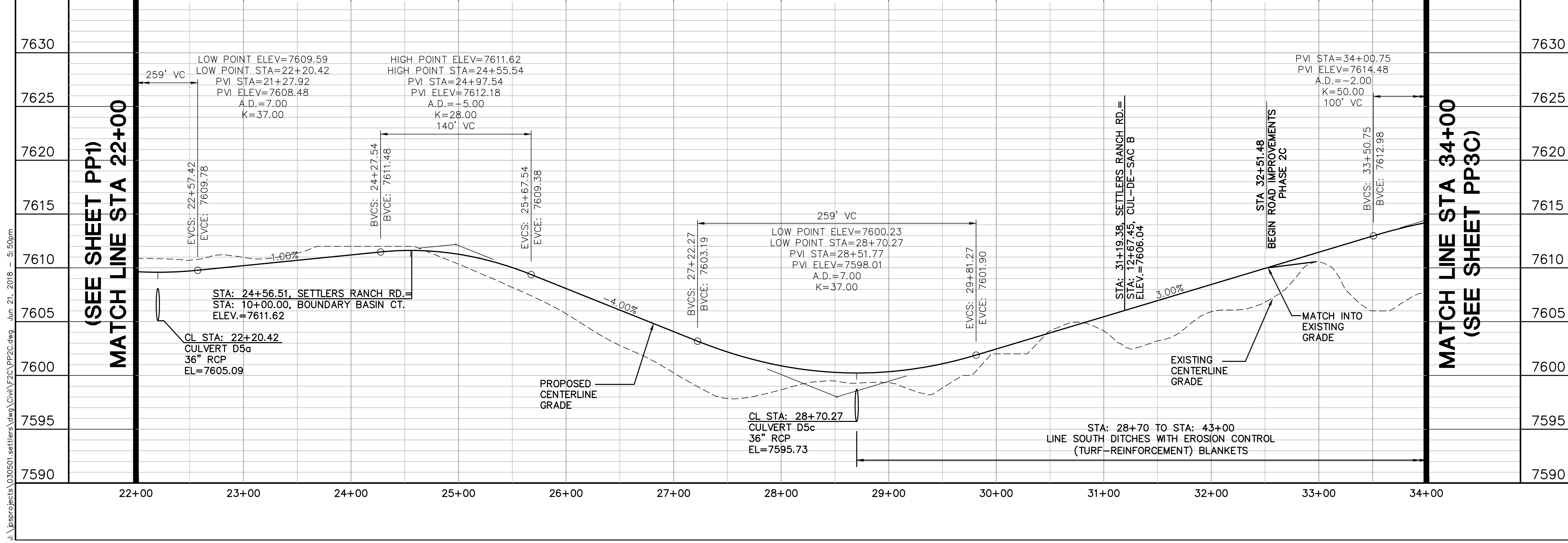
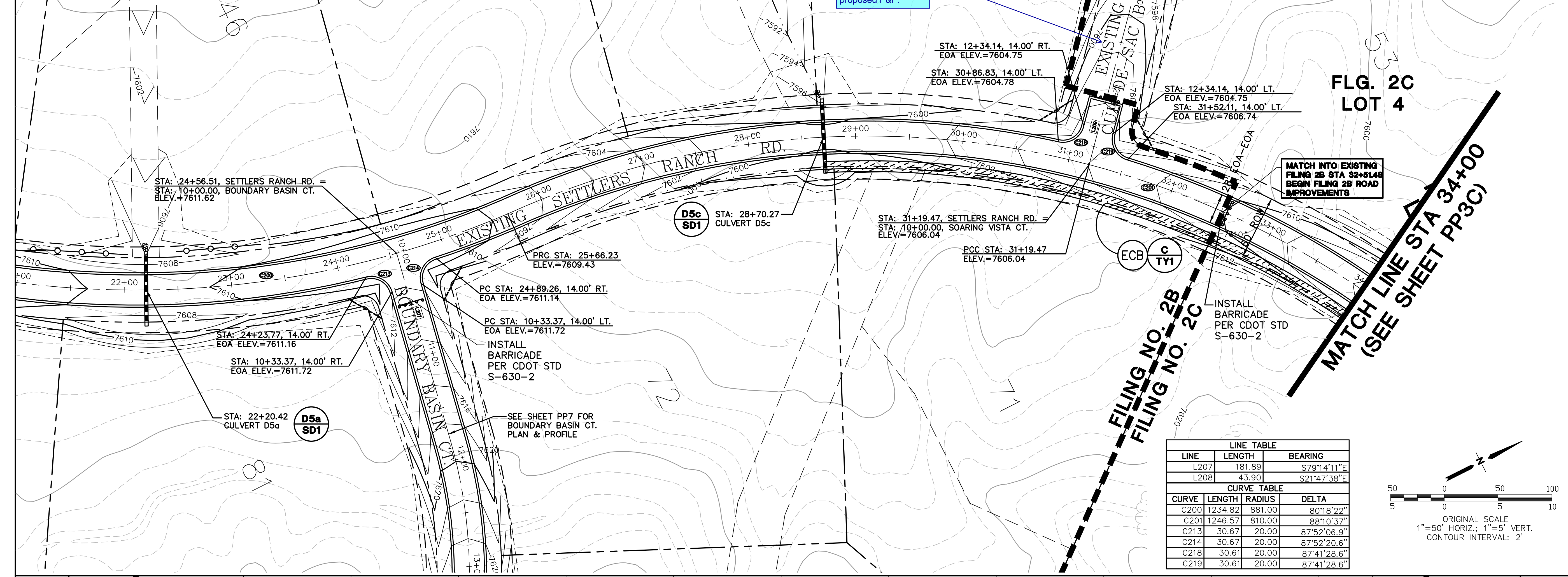
Update the table with requirements for Culvert D9b.

CULVERT	CULVERT SIZE	RR SIZE (d <sub>50</sub> )	RIPRAP APRON DIMENSIONS
D5a	36"	TYPE M (12")	15'Lx9"Wx2'T
D5c	36"	TYPE H (18")	15'Lx9"Wx3'T
POND #4 OUTLET	36"	TYPE H (18")	15'Lx9"Wx3'T

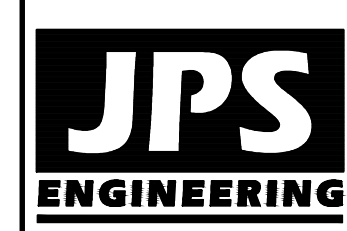


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VERT. SCALE: AS SHOWN	DESIGNED: JPS
SURVEYED:	CHECKED: JPS
CREATED: 4/05/18	LAST MODIFIED: 4/05/18
PROJECT NO: 030501	MODIFIED BY: BJJ
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BY	DATE	REVISION
JPS	5/17/13	PHASE 2A PLAT SUBMITTAL
JPS	7/19/13	EPC COMMENTS
JPS	6/22/15	PH 2B PLAT SUBMITTAL
JPS	9/30/15	COUNTY COMMENTS
JPS	6/21/18	FLG-2C PLAT SUBMITTAL

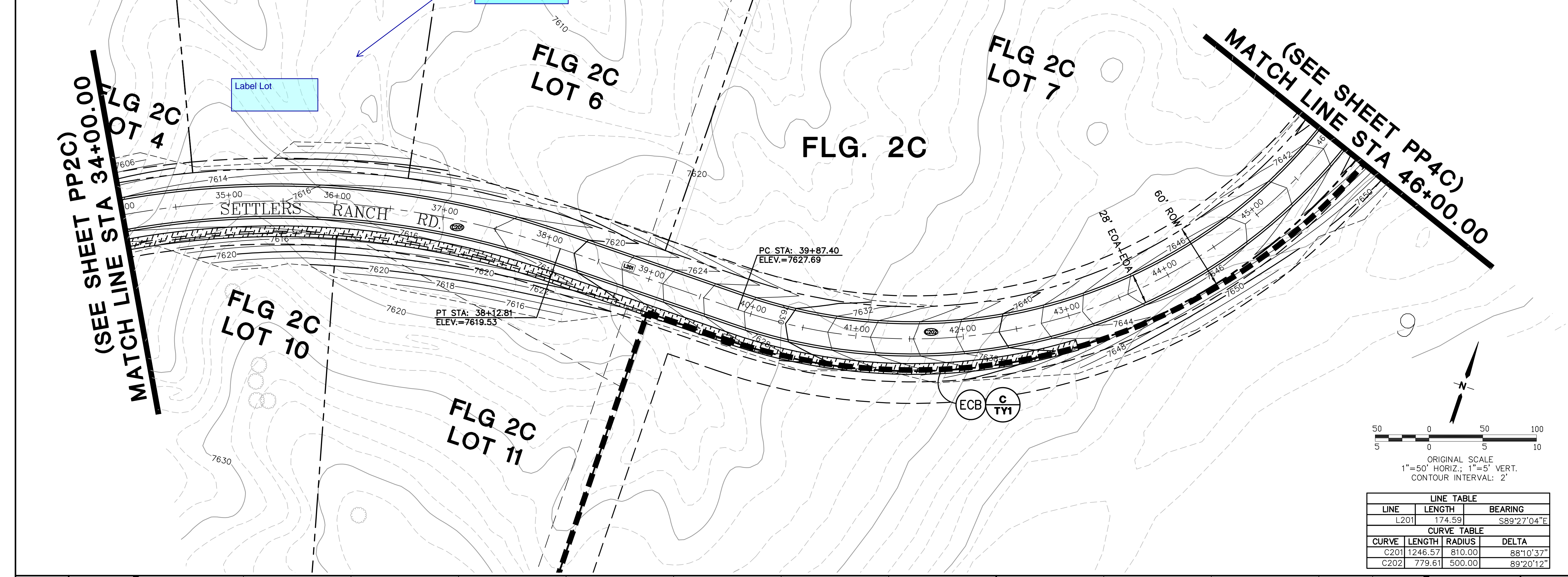
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PLAN & PROFILE  
(STA: 22+00 TO STA: 34+00.00)

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VERT. SCALE: 1"=5'	DESIGNED: JPS
SURVEYED: RAMPART	CHECKED: JPS
CREATED: 4/05/18	LAST MODIFIED: 6/21/18
PROJECT NO: 030501	MODIFIED BY: BJJ

SHEET: PP2C

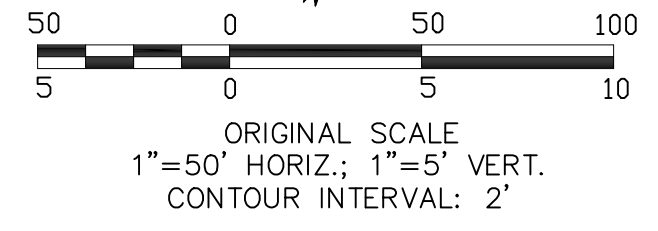
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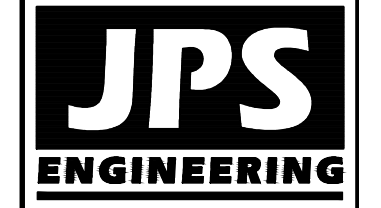


Show and label all proposed drainage and slope easements identified in the plat.

Label Lot



LINE TABLE			
LINE	LENGTH	BEARING	
L201	174.59	S89°27'04\"E	
CURVE TABLE			
CURVE	LENGTH	RADIUS	DELTA
C201	1246.57	810.00	88°10'37\"
C202	779.61	500.00	89°20'12\"



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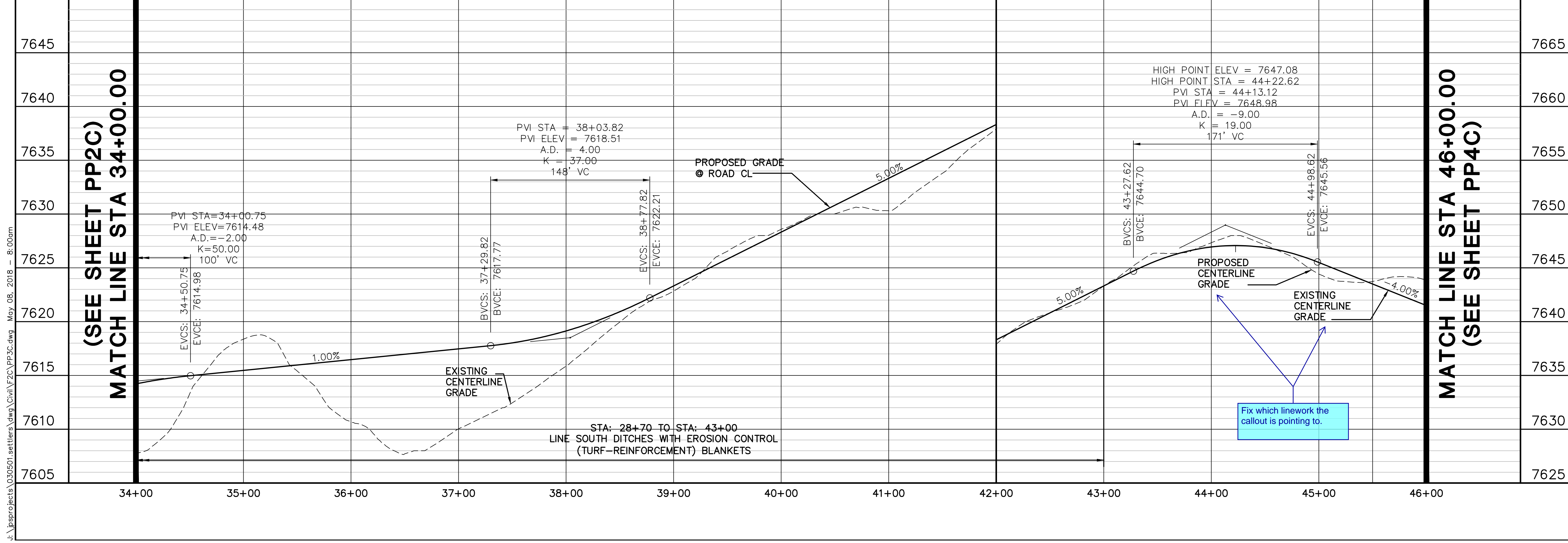


CALL UTILITY NOTIFICATION CENTER OF COLORADO  
1-800-922-1987  
CALL BEFORE YOU DIG. IN ANY AREA BEFORE YOU DIG, GRADE, OR EXCAVATE FOR THE MARKINGS OF UNDERGROUND MEMBER UTILITIES.

NO.	REVISION	DATE	BY
1	FINAL PLAT SUBMITTAL	8/31/06	JPS
2	COUNTY COMMENTS	12/29/06	JPS
3	COUNTY COMMENTS	7/31/07	JPS
4	FLG-2C PLAT SUBMITTAL	5/08/18	JPS

# SETTLERS RANCH - FILING NO. 2C

SETTLERS RANCH RD.  
PLAN & PROFILE  
(STA: 22+00 TO STA: 46+00)



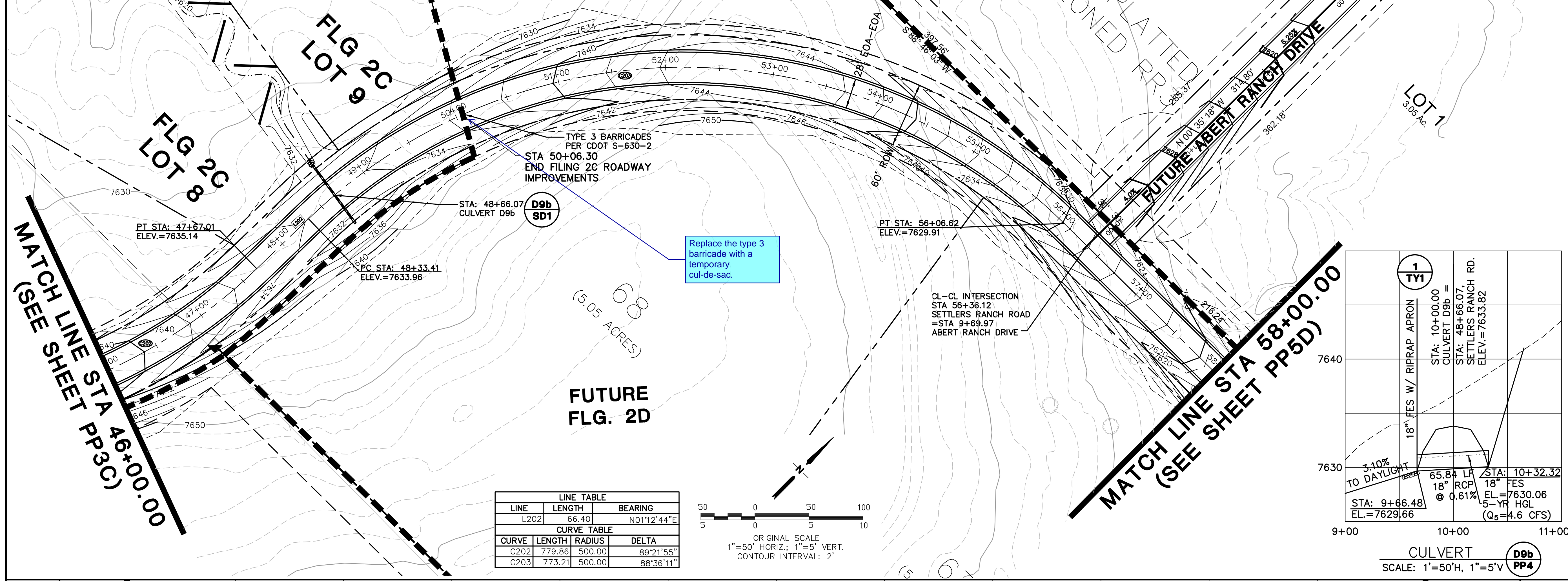
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PROJECT NO: 030501	MODIFIED BY: BJJ

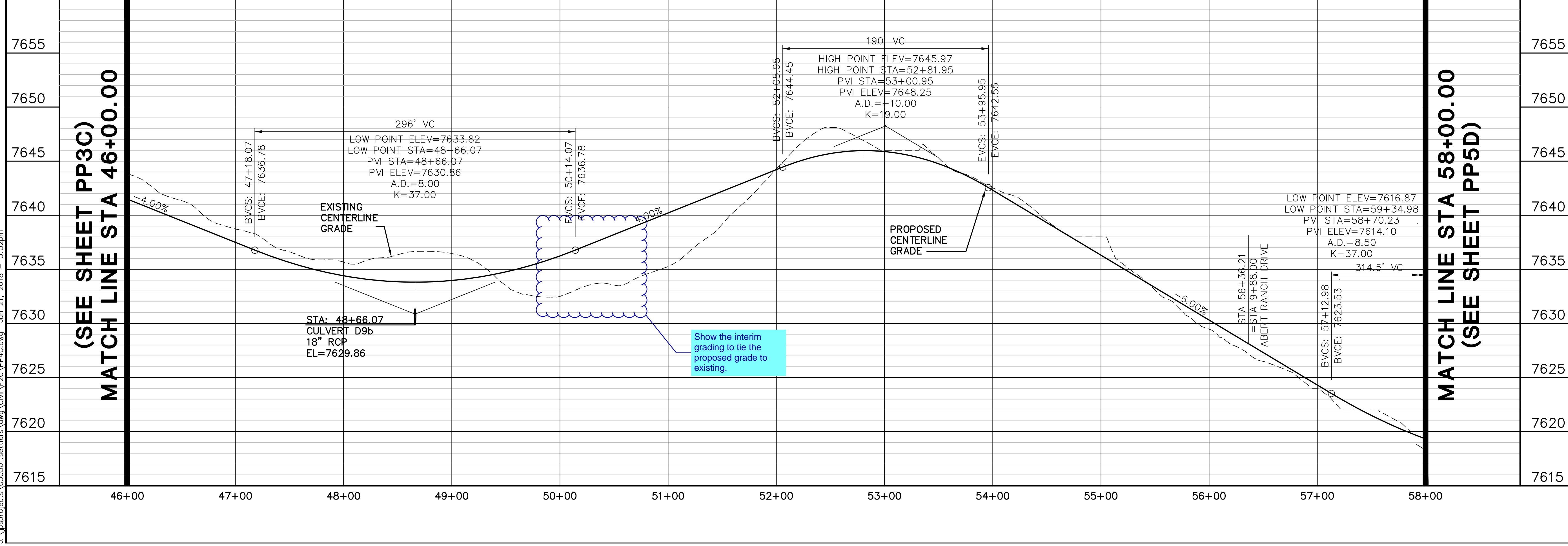
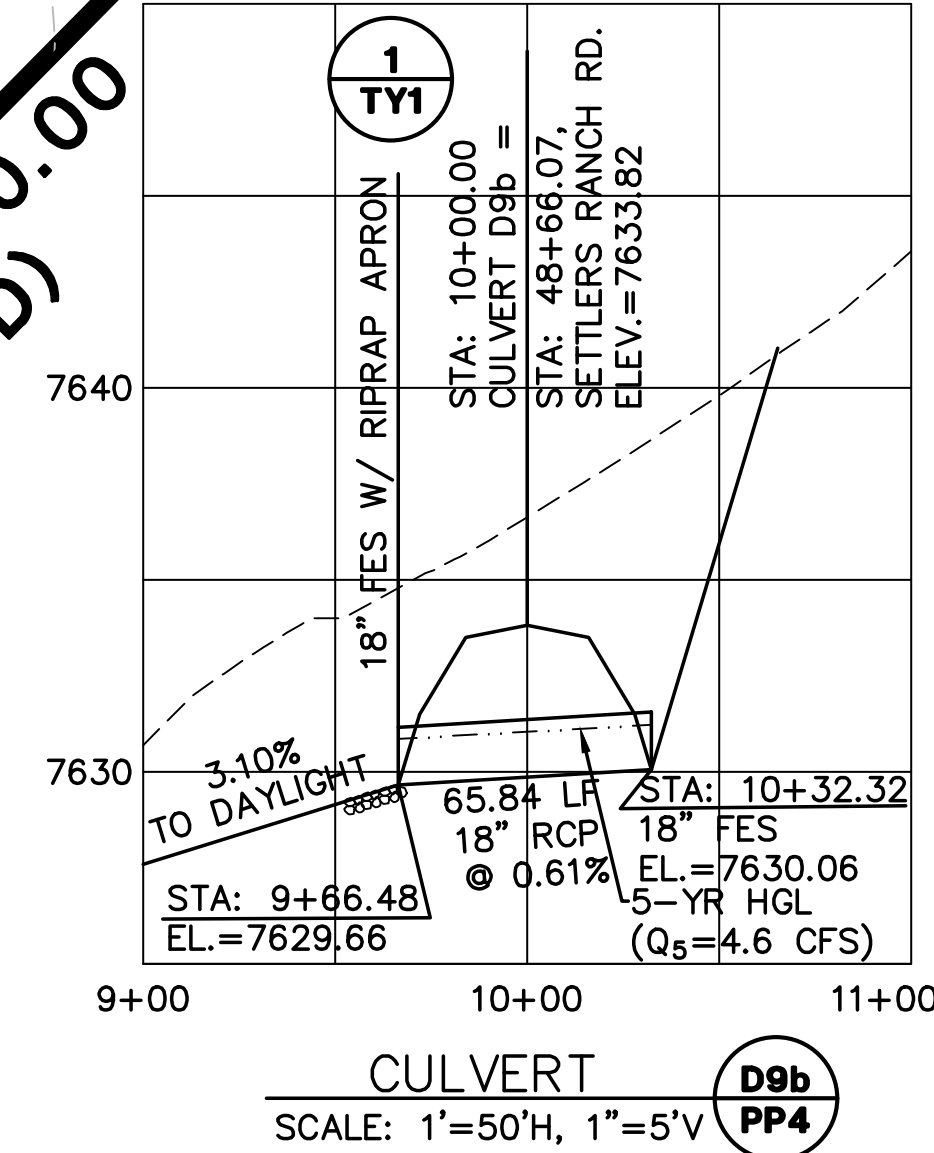
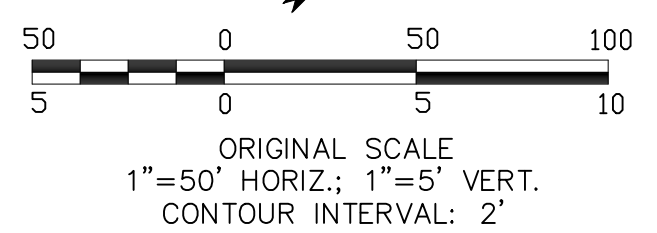
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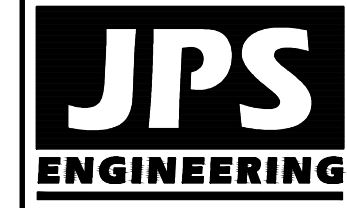




LINE TABLE			
LINE	LENGTH	BEARING	
L202	66.40	N01°12'44"E	
CURVE TABLE			
CURVE	LENGTH	RADIUS	DELTA
C202	779.86	500.00	89°21'55"
C203	773.21	500.00	88°36'11"



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1-800-922-1987  
CALL COLORADO 800-922-1987 BEFORE YOU DIG, GRADE, OR EXCAVATE FOR THE MARKING OF UNDERGROUND MEMBER UTILITIES.

NO.	REVISION	DATE	BY
1	FINAL PLAT SUBMITTAL	8/31/06	JPS
2	COUNTY COMMENTS	12/29/06	JPS
3	COUNTY COMMENTS	7/31/07	JPS
4	FLG-2C PLAT SUBMITTAL	6/21/18	JPS

SETTLERS RANCH ROAD  
PLAN & PROFILE  
(STA: 46+00 TO STA: 58+00)

HORIZ. SCALE: 1"=50'	DRAWN: RMD
VERT. SCALE: 1"=5'	DESIGNED: JPS
SURVEYED: MVE	CHECKED: JPS
CREATED: 4/05/18	LAST MODIFIED: 6/21/18
PROJECT NO: 030501	MODIFIED BY: BJJ
SHEET: PP4C	

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