

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.



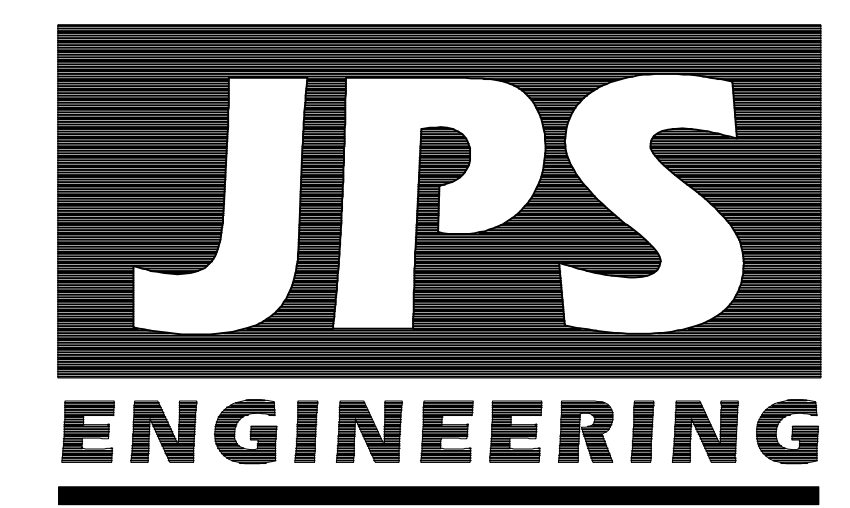
ABERT RANCH SUBDIVISION

Construction Drawings El Paso County, Colorado

PREPARED FOR:

BF Ranch Trust 2015
4510 Ford Drive
Colorado Springs, CO 80908

PREPARED BY:

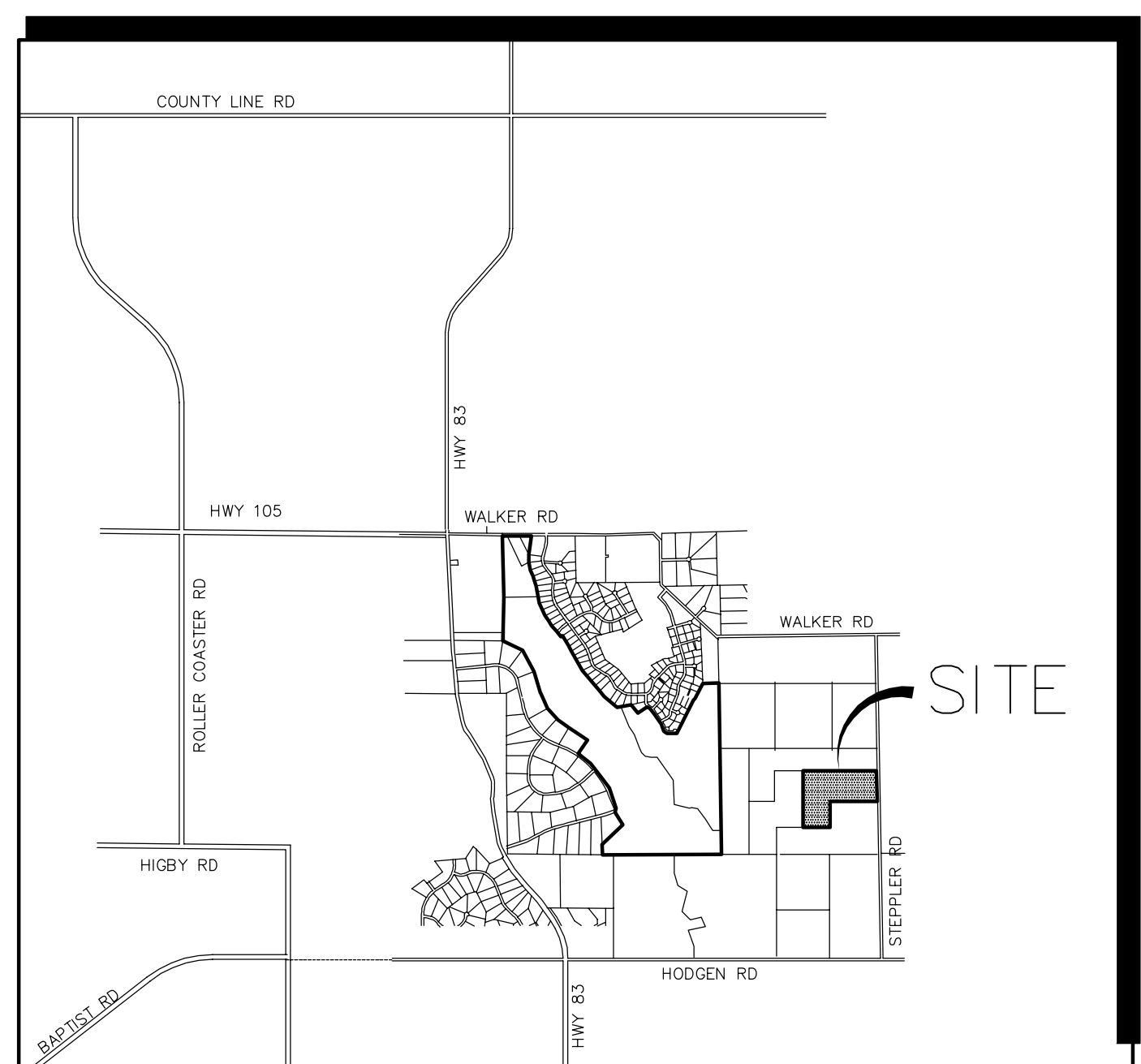


19 East Willamette Avenue
Colorado Springs, Colorado 80903

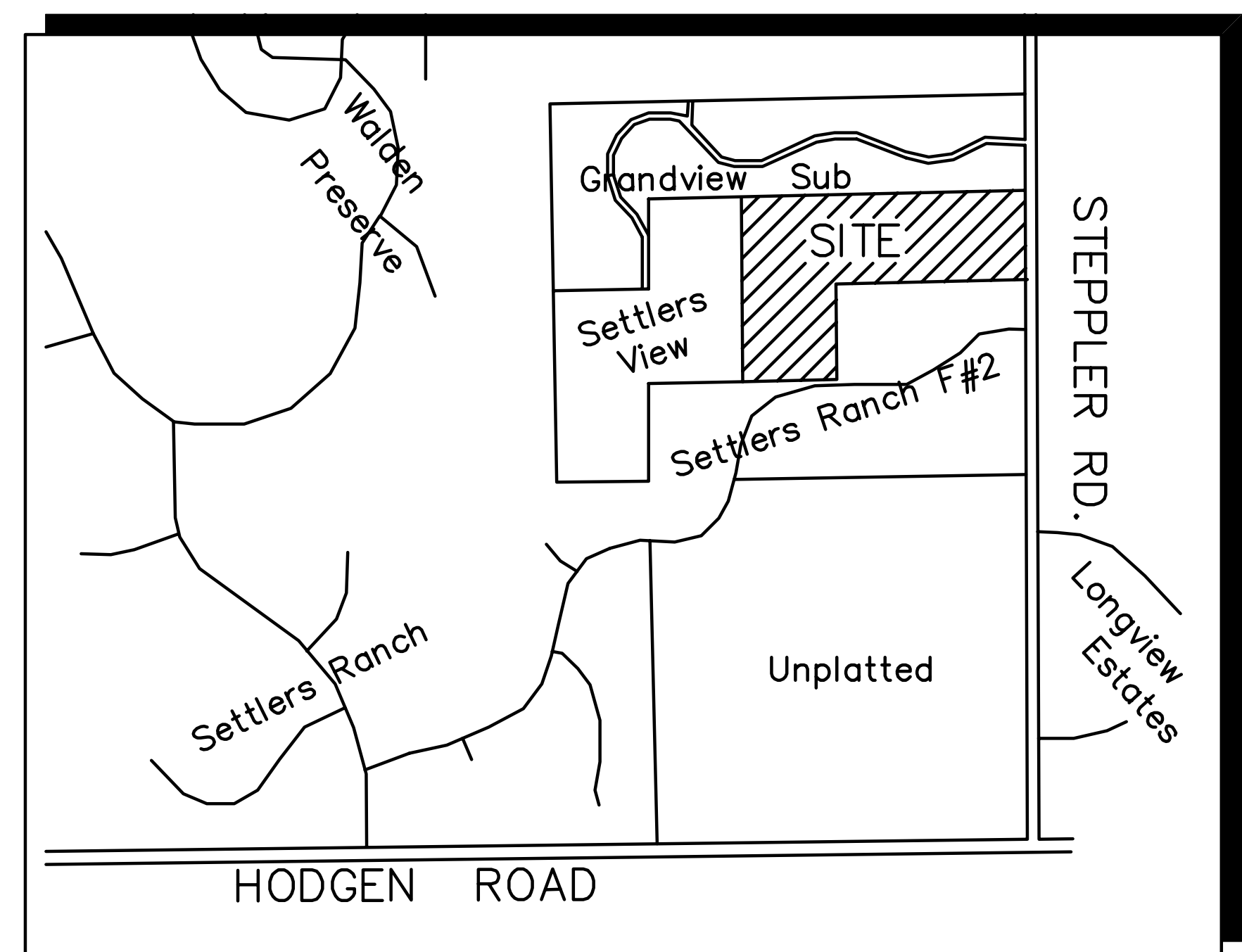
February, 2019

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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 BEARINGS:
THE WEST LINE OF THE NE 1/4 OF THE SE 1/4 OF THE NE 1/4 OF SECTION 23, T11S, R66W OF THE 6TH P.M. IS ASSUMED TO BEAR N 00 DEGREES 09 MINUTES 10 SECONDS WEST.

BENCHMARK:
THE MONUMENT AT THE SOUTHWEST PROPERTY CORNER, HAVING AN ASSUMED ELEVATION OF 7650.0 DATUM IS NAVD '88.

AGENCIES/CONTACTS

DEVELOPER:	BF RANCH TRUST 2015 MR. ERIC LEFFLER, TRUSTEE 4510 FORD DRIVE COLORADO SPRINGS, CO 80908 (719) 640-7511	GAS DEPARTMENT:	BLACK HILLS ENERGY MR. SEBASTIAN SCHWENDER (719) 359-3716
PLANNER/ SURVEYOR:	JEROME W. HANNIGAN & ASSOCIATES, INC. 19360 SPRING VALLEY ROAD MONUMENT, CO 80132 (719) 481-8292	ELECTRIC DEPARTMENT:	MOUNTAIN VIEW ELECTRIC ASSOCIATION 11140 E. WOODMEN ROAD COLORADO SPRINGS, CO 80908 MR. DAVE WALDNER (719) 495-2283
CIVIL ENGINEER:	JPS ENGINEERING, INC. 19 E. WILLAMETTE AVENUE COLORADO SPRINGS, CO 80903 MR. JOHN P. SCHWAB, P.E. (719) 477-9429	TELEPHONE COMPANY:	QWEST COMMUNICATIONS (LOCATORS) (800) 922-1987
LOCAL ROADS & DRAINAGE:	EL PASO COUNTY PCD 2880 INTERNATIONAL CIRCLE COLORADO SPRINGS, CO 80910 MR. GILBERT LAFORCE, P.E. (719) 520-7945	FIRE DEPARTMENT:	TRI-LAKES MONUMENT FIRE PROTECTION DISTRICT (719) 484-0911

Daniel Torres, P.E.
(719) 520-6305

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.

BF RANCH TRUST 2015 _____ DATE
MR. ERIC LEFFLER, TRUSTEE
4510 FORD DRIVE
COLORADO SPRINGS, COLORADO 80908

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.

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.

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., _____ DATE
COUNTY ENGINEER / ECM ADMINISTRATOR

SF1911

SHEET **G1**
PCD File No. SF-19-XXX

C:\Civil3D\2018_projects\111604.abert-ranch\Civil\G1.dwg Feb 19, 2019 - 4:11pm

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 (CDOT) STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION
 - CDOT M & S STANDARDS
- NOT WITH STANDING 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 PLANNING AND COMMUNITY DEVELOPMENT (PCD) - 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 PCD. 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 PCD.
- CONTRACTOR SHALL COORDINATE GEOTECHNICAL TESTING PER ECM STANDARDS. PAVEMENT DESIGN SHALL BE APPROVED BY EL PASO COUNTY PCD 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.

Revise Development Services to Planning and Community Development.

Please revise to DPW

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 DEVELOPMENT SERVICES.
- 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 "D" SERIES LETTERS, WITH LOCAL ROADWAY SIGNS BEING 4" UPPER-LOWER CASE LETTERING ON 8" BLANK AND NON-LOCAL ROADWAY SIGNS BEING 6" LETTERING, UPPER-LOWER CASE ON 12" BLANK, WITH A WHITE BORDER THAT IS NOT RECESSED. MULTI-LANE ROADWAYS WITH SPEED LIMITS OF 40 MPH OR HIGHER SHALL HAVE 8" UPPER-LOWER CASE LETTERING ON 18" BLANK WITH A WHITE BORDER THAT IS NOT RECESSED. THE WIDTH OF THE NON-RECESSED WHITE BORDERS SHALL MATCH PAGE 255 OF THE 2012 MUTCD "STANDARD HIGHWAY SIGNS".
- 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 CDOT STANDARD S-614-B 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 CDOT 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 CDOT 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 CDOT S-627-1.
- THE CONTRACTOR SHALL NOTIFY EL PASO COUNTY PLANNING AND COMMUNITY DEVELOPMENT SERVICES (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 TRANSPORTATION PRIOR TO ANY SIGNAGE OR STRIPING WORK WITHIN AN EXISTING EL PASO COUNTY ROADWAY.

Revise Department of Transportation to Department of Public Works (DPW)

PROJECT GENERAL NOTES:

- EXISTING CONTOUR DATA PROVIDED BY OWNER CONSISTS OF AERIAL TOPOGRAPHIC SURVEY DATA PROVIDED BY LWA LAND SURVEYING. 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.
- WHERE PROPOSED SLOPES CONFLICT WITH PROPOSED SPOT ELEVATIONS, SPOT ELEVATIONS SHALL GOVERN.
- CONTRACTOR SHALL OBTAIN ALL REQUIRED PERMITS PRIOR TO BEGINNING WORK.
- ELECTRONIC FILE OF SITE DRAWING IS AVAILABLE FROM ENGINEER FOR CONSTRUCTION STAKING PURPOSES.

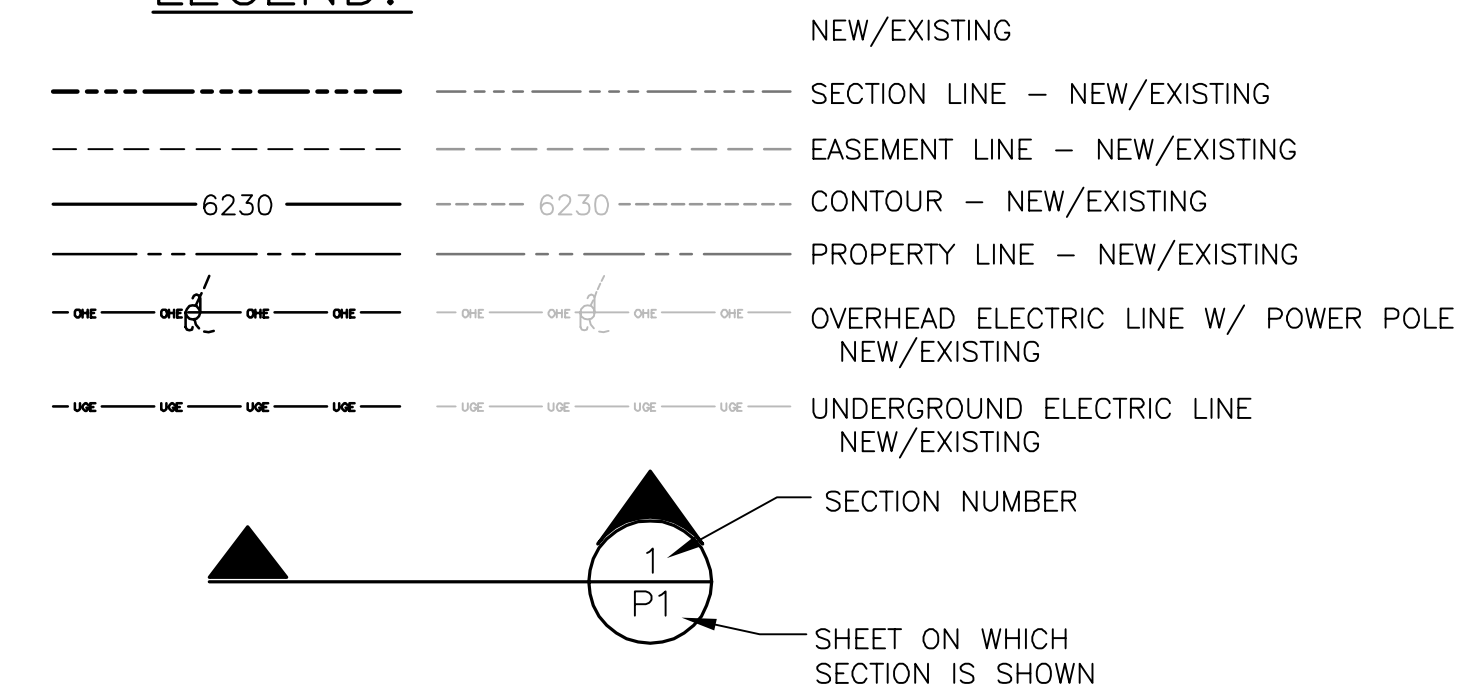
DESIGN DATA

ROAD CLASSIFICATION:	RURAL LOCAL RESIDENTIAL
DESIGN SPEED:	30 MPH
POSTED SPEED:	30 MPH
ROADWAY WIDTH (GRAVEL):	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

GENERAL DRAINAGE NOTES:

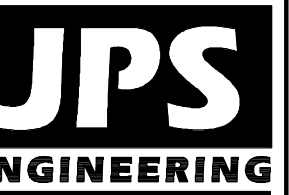
- FINAL LOT AND HOME SITE GRADING IS THE RESPONSIBILITY OF THE INDIVIDUAL LOT OWNERS AND BUILDERS.
- INDIVIDUAL BUILDERS SHALL PROVIDE POSITIVE DRAINAGE AWAY FROM STRUCTURES AND ACCOUNT FOR POTENTIAL CROSS-LOT DRAINAGE IMPACTS WITHIN EACH LOT.
- BUILDERS AND PROPERTY OWNERS SHALL IMPLEMENT & MAINTAIN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

LEGEND:



ABERT RANCH SUBDIVISION

GENERAL NOTES & LEGEND



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



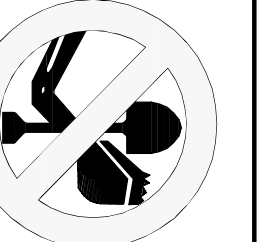
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1-800-922-1987
CALL 2-BUSINESS DAYS IN ADVANCE BEFORE COMMENCING ANY WORK FOR THE BENEVOLENCE OF UNDERGROUND MEMBER UTILITIES.

No.	REVISION	BY	DATE
1	EPC SUBMITTAL	JPS	2/19/19

HORIZ. SCALE:	N/A	DRAWN:	MSP
VERT. SCALE:	N/A	DESIGNED:	JPS
SURVEYED:	N/A	CHECKED:	JPS
CREATED:	12/1/18	LAST MODIFIED:	2/19/19
PROJECT NO:	081104	MODIFIED BY:	MSP

G2

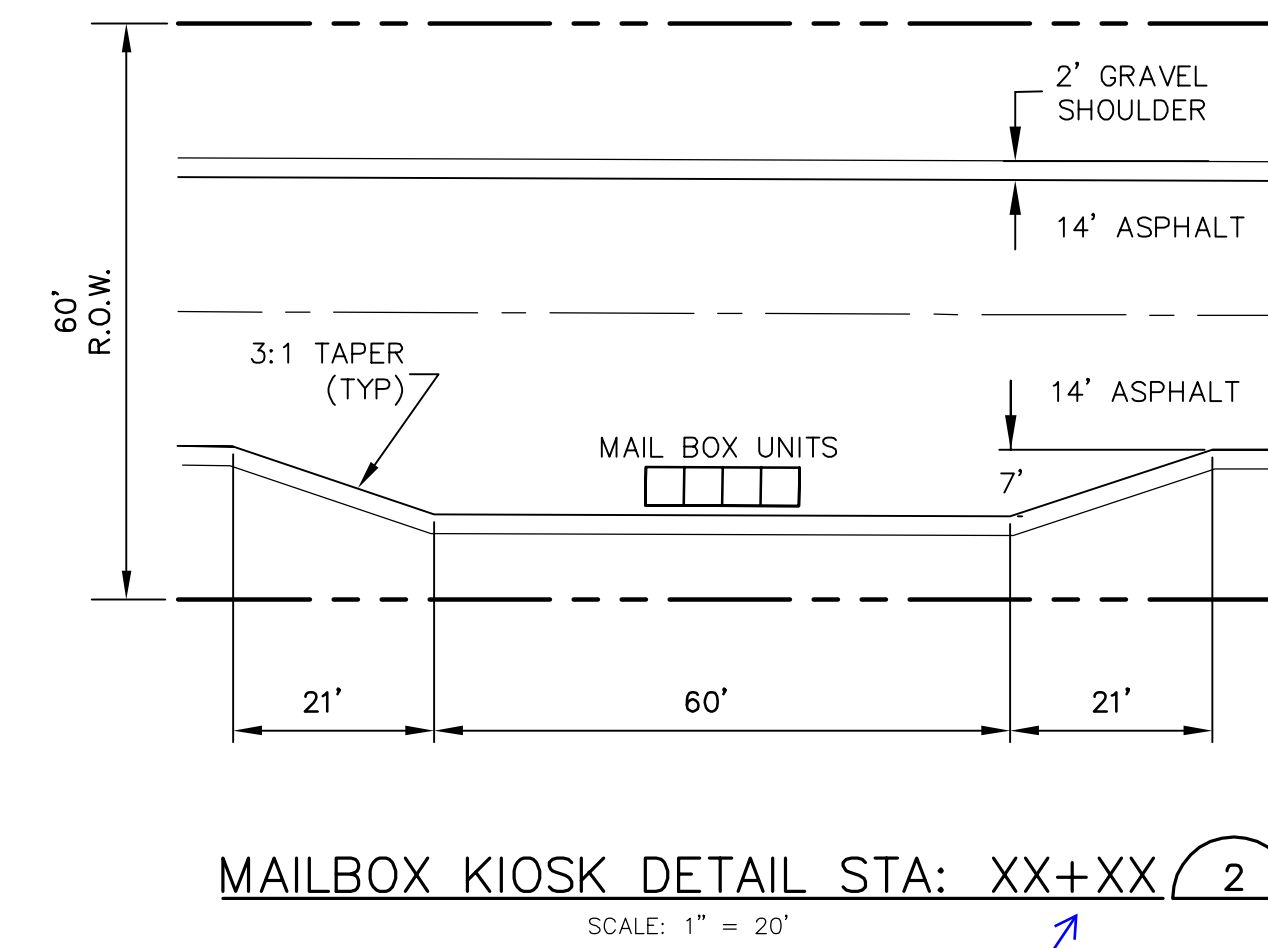
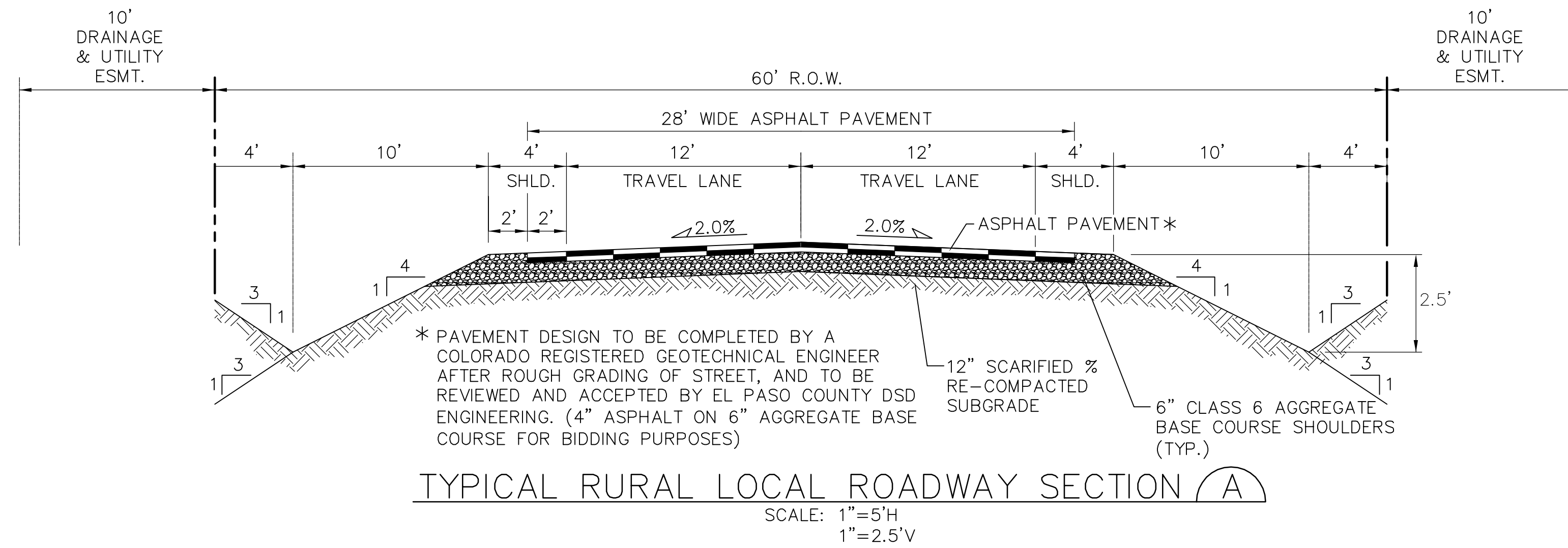
PCD File No. SF-19-XXX



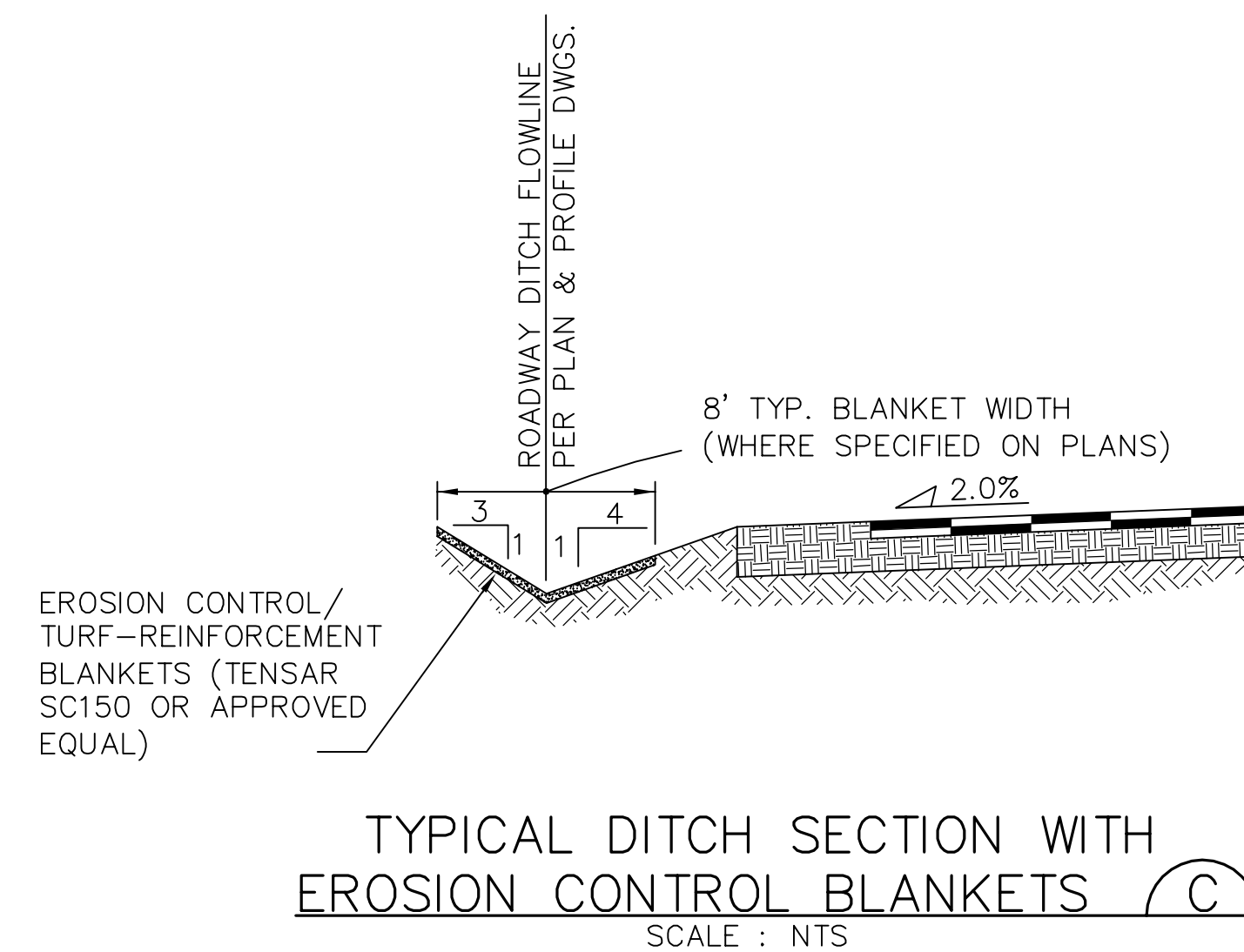
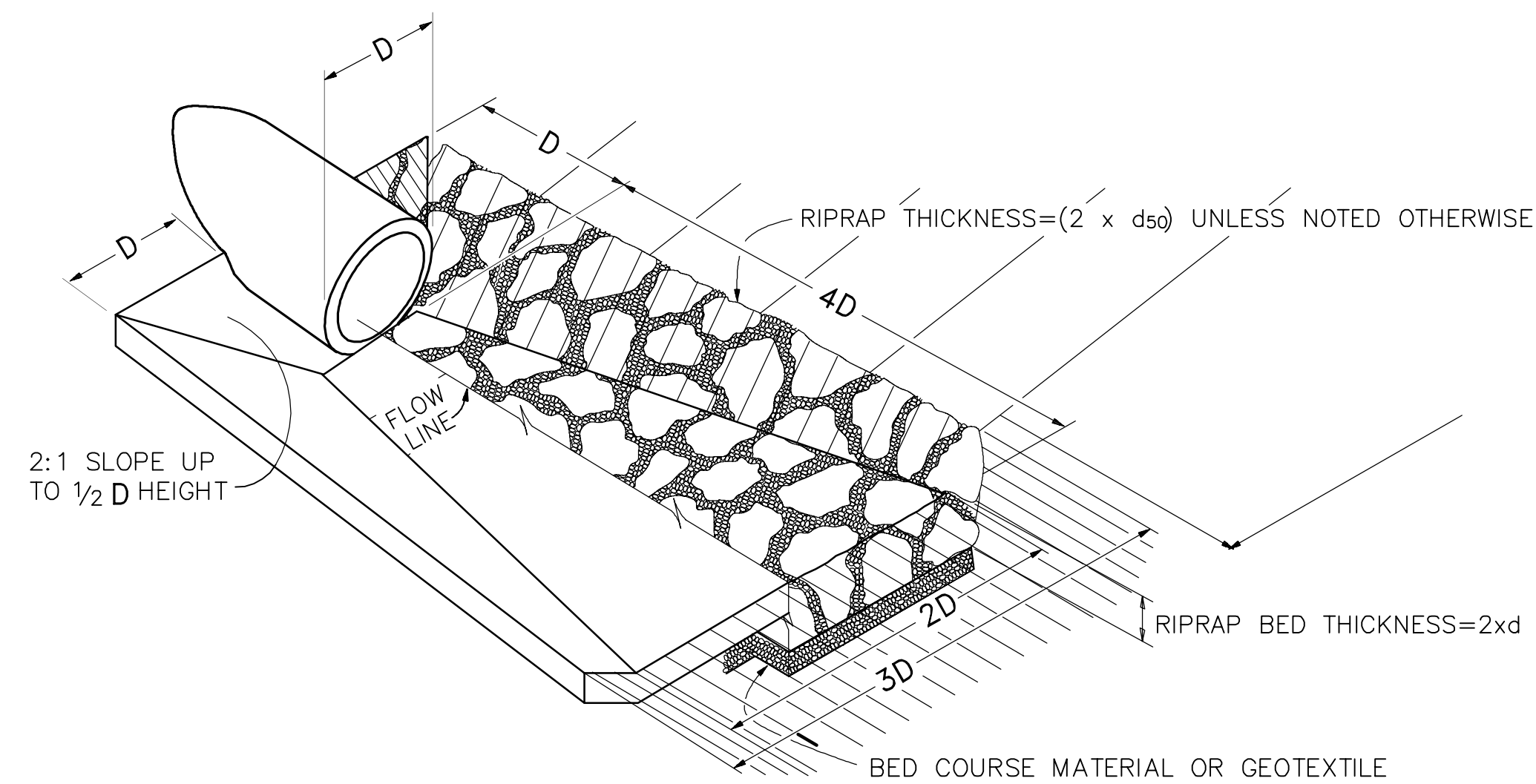
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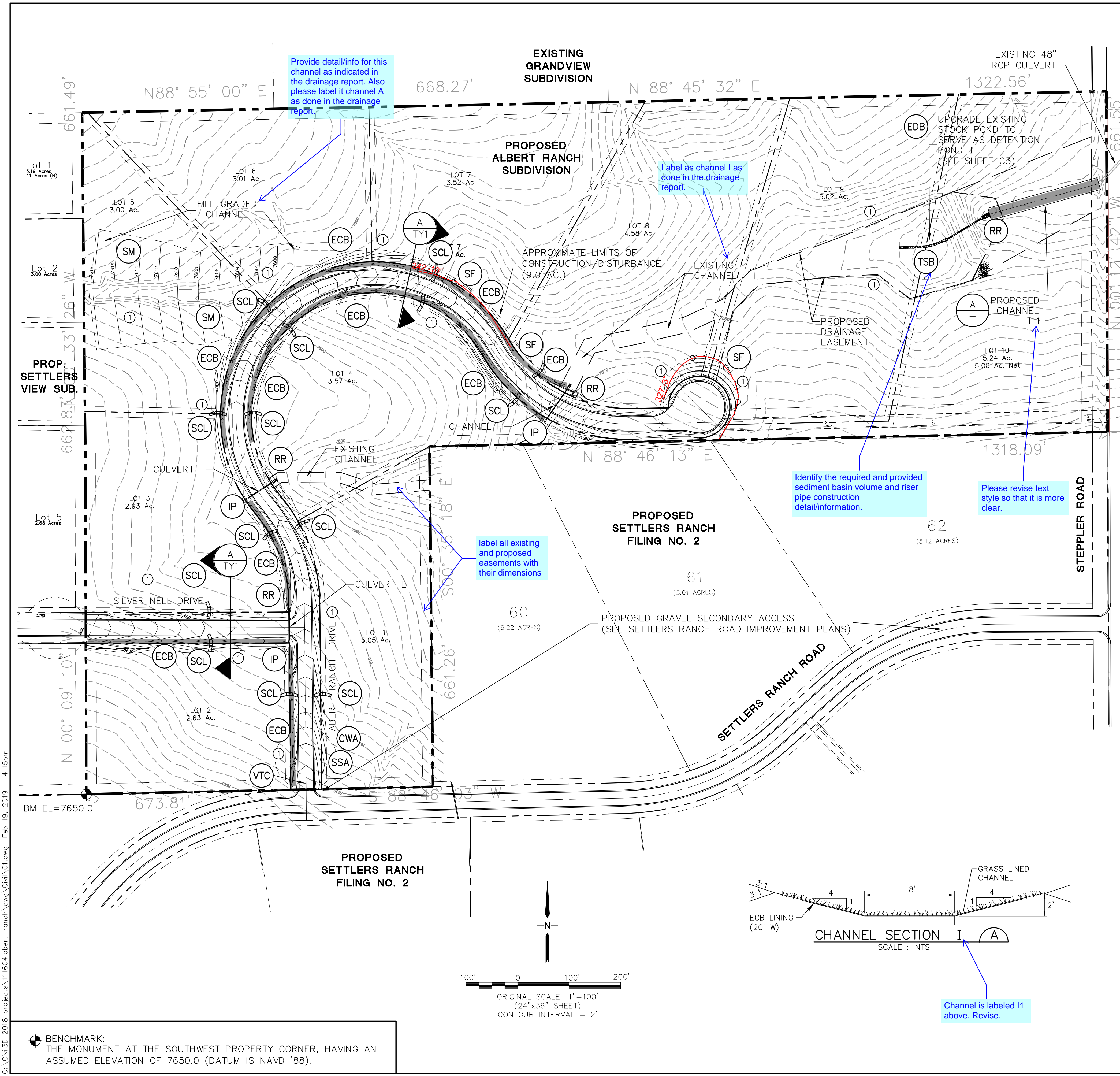
TYPICAL SECTIONS AND DETAILS



Please locate this on the plans



HORIZ. SCALE:	AS SHOWN	DRAWN:	BJJ
VERT. SCALE:	AS SHOWN	DESIGNED:	JPS
SURVEYED:	HANNIGAN	CHECKED:	JPS
CREATED:	11/23/16	LAST MODIFIED:	2/19/19
PROJECT NO.:	111603	MODIFIED BY:	MSP
SHEET:			



ESTIMATED EARTHWORK QUANTITY:
 UNCLASSIFIED EXCAVATION (TOTAL CUT) = 11,718 CY
 * EMBANKMENT FILL = 15,902 CY
 NET (FILL) = 4,184 CY
 *(ASSUMES 15% COMPACTION FACTOR)

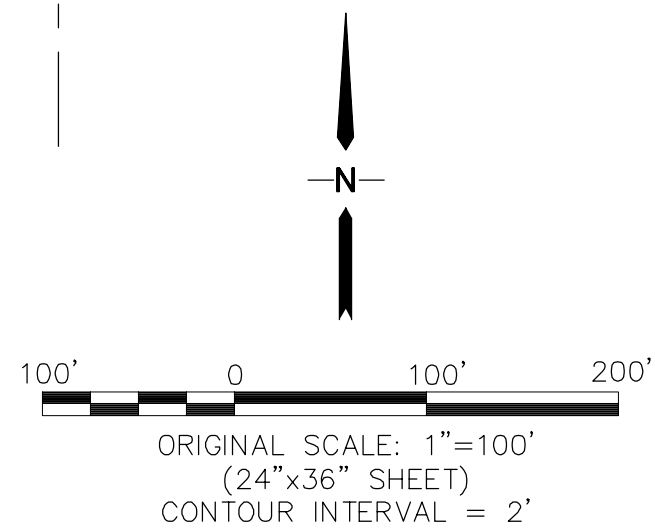
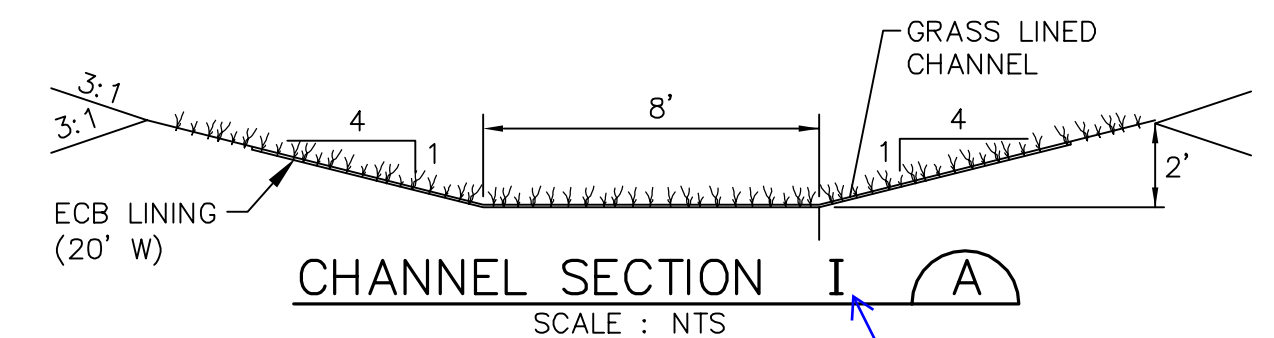
NOTE: THIS ESTIMATE IS PROVIDED FOR INFORMATION ONLY, REPRESENTING THE CALCULATED BULK EARTHWORK VOLUME TO FINISHED GRADE, EXCLUDING ANY ADJUSTMENT FOR PAVEMENT DEPTHS, ETC. CONTRACTOR SHALL MAKE HIS OWN DETERMINATION OF EARTHWORK QUANTITIES AS BASIS FOR BID PRICING AND NOTIFY ENGINEER OF ANY DISCREPANCIES.

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.

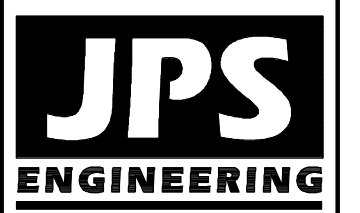
NOTES:
 EXISTING VEGETATION CONSISTS OF NATIVE GRASSES.

BMP PHASING
 INITIAL BMP'S
 • INSTALL VTC
 • INSTALL SILT FENCE
 • TEMPORARY SEDIMENT BASIN
 INTERIM BMP'S
 • STRAW BALE CHECK DAMS
 FINAL BMP'S
 • RIPRAP APRONS
 • SEEDING

- LEGEND
- BOUNDARY LINES
 - - - - - EXISTING CONTOUR
 - 82.0 PROPOSED SPOT ELEVATION (FLOWLINE)
 - 82.0 EXISTING SPOT ELEVATION (FLOWLINE)
 - > DRAINAGE CHANNEL
 - > PROPOSED FLOW DIRECTION ARROW
 - PROPOSED CULVERT W/ FLARED END SECTIONS
 - IP INLET PROTECTION
 - RR RIPRAP
 - VTC VEHICLE TRACKING CONTROL PAD
 - STB OR SCL STRAW BALE BARRIER @ 300' SPACING
 - SF SILT FENCE
 - SM SEED AND MULCH
 - ECB EROSION CONTROL BLANKET DITCH LINING (SC 150 OR EQUAL)
 - TSB TEMPORARY SEDIMENT BASIN (DURING CONSTRUCTION)
 - CWA CONCRETE WASHOUT AREA
 - SSA STABILIZED STAGING AREA
 - LIMITS OF CONSTRUCTION
 - EDB EXTENDED DETENTION BASIN



BENCHMARK:
 THE MONUMENT AT THE SOUTHWEST PROPERTY CORNER, HAVING AN ASSUMED ELEVATION OF 7650.0 (DATUM IS NAVD '88).



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 Colorado Springs, CO 80903
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NO.	REVISION	DATE
	EPC SUBMITTAL	2/19/19

ABERT RANCH SUBDIVISION
 SITE GRADING & EROSION CONTROL PLAN

HORZ. SCALE: 1"=100'	DRAWN: MSP
VERT. SCALE: 1"=100'	DESIGNED: JPS
SURVEYED: HANNIGAN	CHECKED: JPS
CREATED: 11/23/18	LAST MODIFIED: 2/19/19
PROJECT NO: 110604	MODIFIED BY: MSP

SHEET: C1

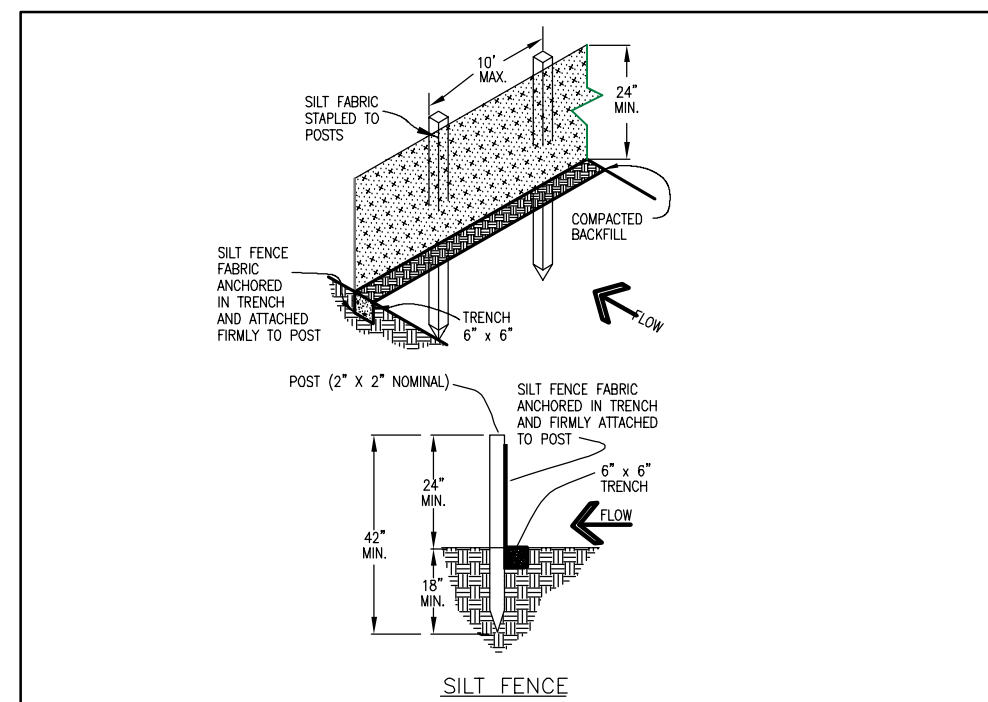
Standard Notes for El Paso County Grading and Erosion Control Plans

Revised 7/07/10

- Construction may not commence until a Construction Permit is obtained from Planning and Community Development Department and a Preconstruction Conference is held with Planning and Community Development 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 PCD inspections 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. BMP's 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 soils report for this site 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

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.



SILT FENCE NOTES

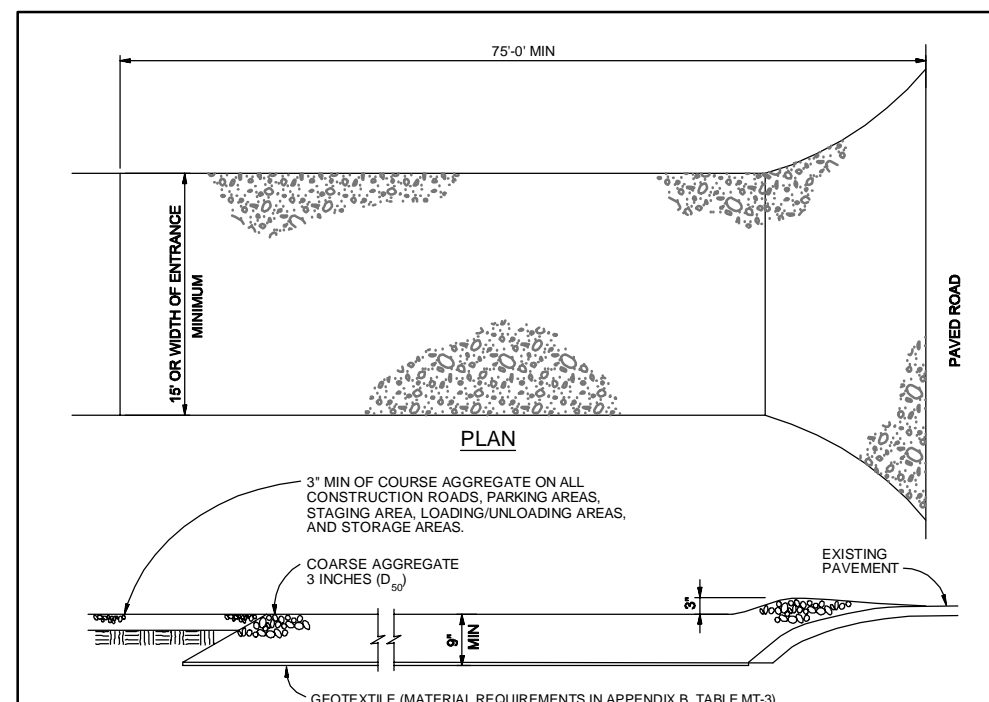
INSTALLATION REQUIREMENTS

- SILT FENCES SHALL BE INSTALLED PRIOR TO ANY LAND DISTURBING ACTIVITIES.
- WHEN JOINTS ARE NECESSARY, SILT FENCE GEOTEXTILE SHALL BE SPUN TOGETHER ONLY AT SUPPORT POSTS AND SECURELY SEALED.
- METAL POSTS SHALL BE "STUDDED TEE" OR "U" TYPE WITH MINIMUM HEIGHT OF 1.5 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 5/16" LONG #9 HEAVY-DUTY STAPLES. THE SILT FENCE GEOTEXTILE SHALL NOT BE STAPLED.
- WHILE NOT REQUIRED, WIRE MESH FENCE MAY BE USED TO SUPPORT THE GEOTEXTILE. WIRE SHALL BE FASTENED TO THE POSTS USING HEAVY-DUTY WIRE STAPLES AT LEAST 3/4" LONG. THE WIRE OR HOOD RINGS, THE WIRE SHALL NOT EXTEND MORE THAN 5" 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, UNINTENDED 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 CITY.

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



VEHICLE TRACKING NOTES

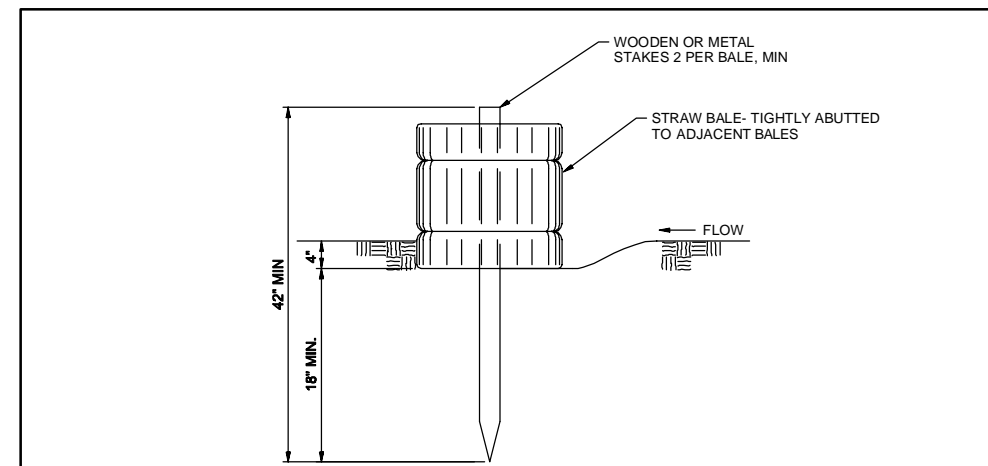
INSTALLATION REQUIREMENTS

- ALL ENTRANCES TO THE CONSTRUCTION SITE ARE TO BE STABILIZED PRIOR TO CONSTRUCTION BEGINNING.
- CONSTRUCTION ENTRANCES ARE TO BE BUILT WITH AN APRON 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 REPLACED PERIODICALLY AND WHEN REPAIR IS NECESSARY.
- SEDIMENT TRACKED ONTO PAVED ROADS IS TO BE REMOVED DAILY BY SHOVELING OR SWEeping. THE 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



STRAW BALE BARRIER NOTES

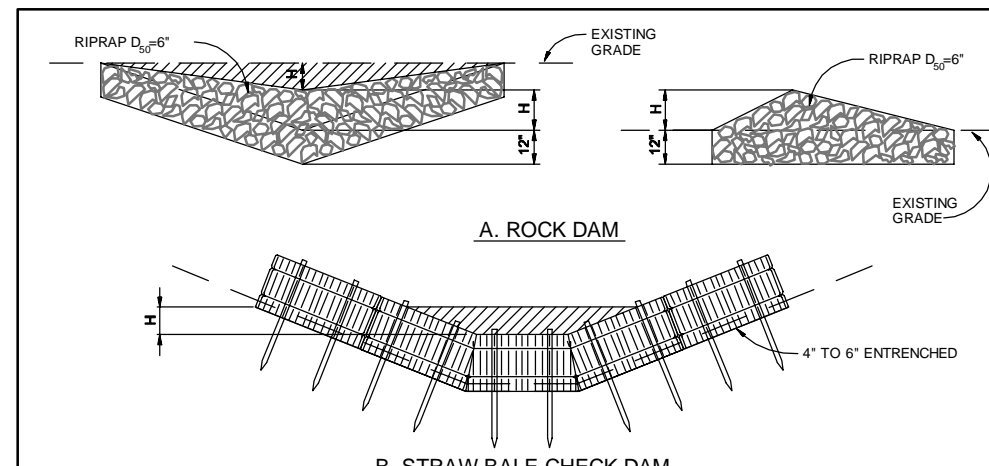
INSTALLATION REQUIREMENTS

- STRAW BALE BARRIERS SHALL BE INSTALLED PRIOR TO ANY LAND DISTURBING ACTIVITIES.
- BALES SHALL CONSIST OF APPROXIMATELY 3 CUBIC FEET OF CERTIFIED WEED FREE HAY OR STRAW AND NOT LESS THAN 35 POUNDS.
- BALES ARE TO BE PLACED IN A SINGLE ROW WITH THE END OF THE BALES TIGHTLY ABUTTING ONE ANOTHER.
- EACH BALE IS TO BE SECURELY ANCHORED WITH AT LEAST TWO STAKES AND THE FIRST STAKE IS TO BE GIVEN TOWARD THE PREVIOUSLY Laid BALE TO FORCE THE BALES TOGETHER.
- STAKES ARE TO BE A MINIMUM OF 42 INCHES LONG. METAL STAKES SHALL BE STANDARD "T" OR "U" TYPE WITH MINIMUM HEIGHT OF 1.5 POUNDS PER LINEAR FOOT. WOOD STAKES SHALL HAVE A MINIMUM DIAMETER OR CROSS SECTION DIMENSION OF 2 INCHES.
- BALES ARE TO BE BOUND WITH EITHER WIRE OR STRING AND ORIENTED SUCH THAT THE ENDINGS ARE AROUND THE SIDES AND NOT ALONG THE TOPS AND BOTTOMS OF THE BALE.
- GAPS BETWEEN BALES ARE TO BE CHINKED (FILLED BY WEAVING) WITH STRAW OR THE SAME MATERIAL OF THE BALE.
- END BALES ARE TO EXTEND UPSLOPE SO THE SHARPED POINTS CANNOT FLOW AROUND THE ENDS OF THE BARRIER.

MAINTENANCE REQUIREMENTS

- CONTRACTOR SHALL INSPECT STRAW BALE BARRIERS IMMEDIATELY AFTER EACH RAINFALL AT LEAST DAILY DURING PROLONGED RAINFALL AND WEEKLY DURING PERIODS OF NO RAINFALL.
- DAMAGED OR INEFFECTIVE BARRIERS SHALL BE PROMPTLY REPAIRED, REPLACING BALES IF NECESSARY, AND UNANCHORED BALES NEED TO BE REPAIRED WITH COMPACTED BACKFILL MATERIAL.
- SEDIMENT SHALL BE REMOVED FROM BEHIND STRAW BALE BARRIERS WHEN IT ACCUMULATES TO APPROXIMATELY 1/2 THE HEIGHT OF THE BARRIER.
- STRAW BALE BARRIERS SHALL BE REMOVED WHEN ADEQUATE VEGETATIVE COVER IS ATTAINED AS APPROVED BY THE CITY.

City of Colorado Springs Stormwater Quality
 Figure SBB-2 Straw Bale Barrier
 Construction Detail and Maintenance Requirements



CHECK DAM NOTES

INSTALLATION REQUIREMENTS

- STRAW BALES USED AS CHECK DAMS ARE TO MEET THE REQUIREMENTS STATED IN FIGURE SBB-2.
- THE 18" DIMENSION SHALL BE SELECTED TO PROVIDE NEAR FLOW CONVEYANCE FOR 2-YEAR FLOW OR GREATER.

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.

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

Provide details for BMP's shown on the GEC plan:
 Temporary sediment basin, concrete washout area, stabilized staging area, and inlet protection

SEEDING MIX:

GRASS	VARIETY	AMOUNT IN PLS	LBS. PER ACRE
CRESTED WHEAT GRASS	EPHRAIM OR HYCREST	4.0	LBS.
PERENIAL RYE	LINN	2.0	LBS.
WESTERN WHEATGRASS	SARTON	3.0	LBS.
SMOOTH BROME GRASS	LINCOLN OR MANCHAR	5.0	LBS.
SIDEOATS 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:

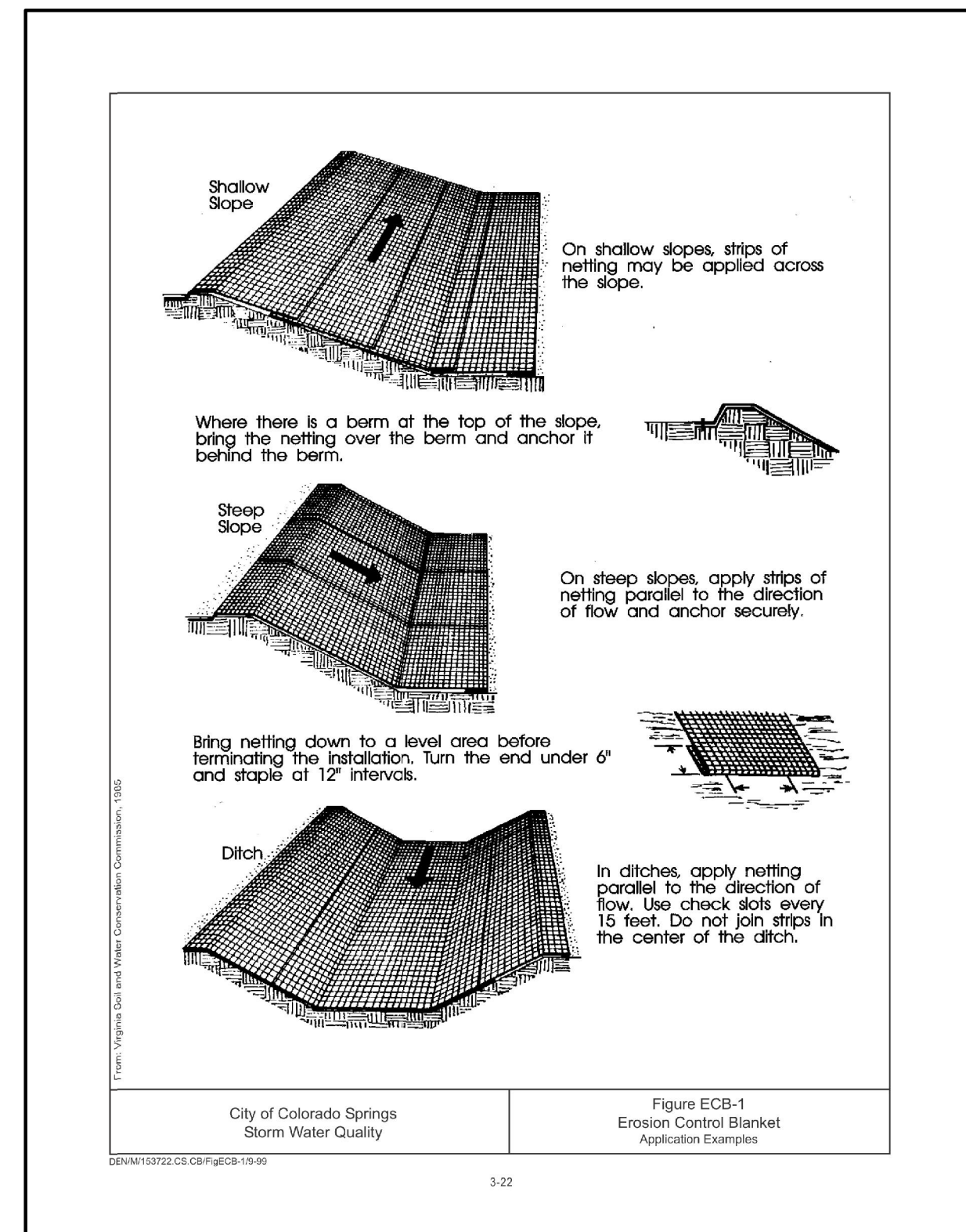
FREQUENCY

PERIODIC SITE INSPECTIONS BI-WEEKLY
 RE-VEGETATION OF EXPOSED SOILS WITHIN 21 DAYS OF GRADING
 SEDIMENT REMOVAL FROM BMP'S MONTHLY
 REMOVAL OF BMP'S AFTER STABILIZATION ACHIEVED

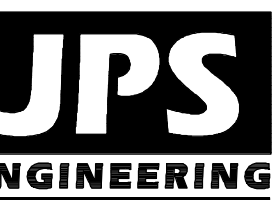
1 AND AFTER ANY PRECIPITATION OR SNOW MELT EVENT THAT CAUSES SURFACE EROSION.
 2 ACCUMULATED SEDIMENT AND DEBRIS SHALL BE REMOVED WHEN THE SEDIMENT LEVEL REACHES ONE HALF THE HEIGHT OF THE BMP OR AT ANY TIME THAT SEDIMENT OR DEBRIS ADVERSELY IMPACTS THE FUNCTION OF THE BMP.

ESTIMATED TIME SCHEDULE:

INSTALL BMP'S APRIL 2019
 ROADWAY GRADING APRIL 2019
 SEEDING & MULCHING AUGUST 2019
 STABILIZATION AUGUST 2020



City of Colorado Springs Stormwater Quality
 Figure ECB-1 Erosion Control Blanket Application Examples



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 WORKING ON ANY UTILITY FOR THE MARKING OF UNDERGROUND MEMBER UTILITIES.

NO.	REVISION	BY	DATE
1	EPC SUBMITTAL	JPS	2/19/19

ABERT RANCH SUBDIVISION

EROSION CONTROL NOTES & DETAILS

HORIZ. SCALE: N/A	DRAWN: MSP
VERT. SCALE: N/A	DESIGNED: JPS
SURVEYED: HANNIGAN	CHECKED: JPS
CREATED: 11/26/18	LAST MODIFIED: 2/19/19
PROJECT NO: 111604	MODIFIED BY: MSP

SHEET: C2



CALL UTILITY NOTIFICATION
CENTER OF COLORADO
1-800-922-1987
CALL 2-BUSINESS DAYS IN ADVANCE
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MEMBER UTILITIES.

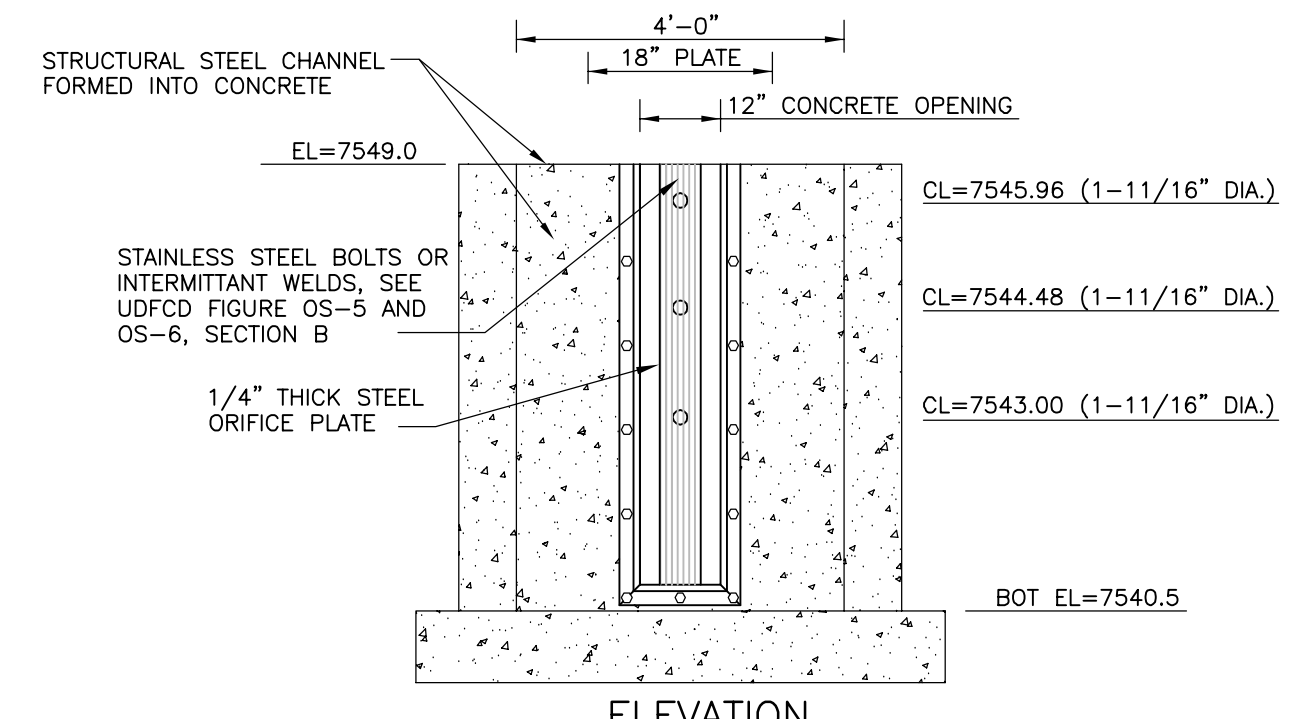
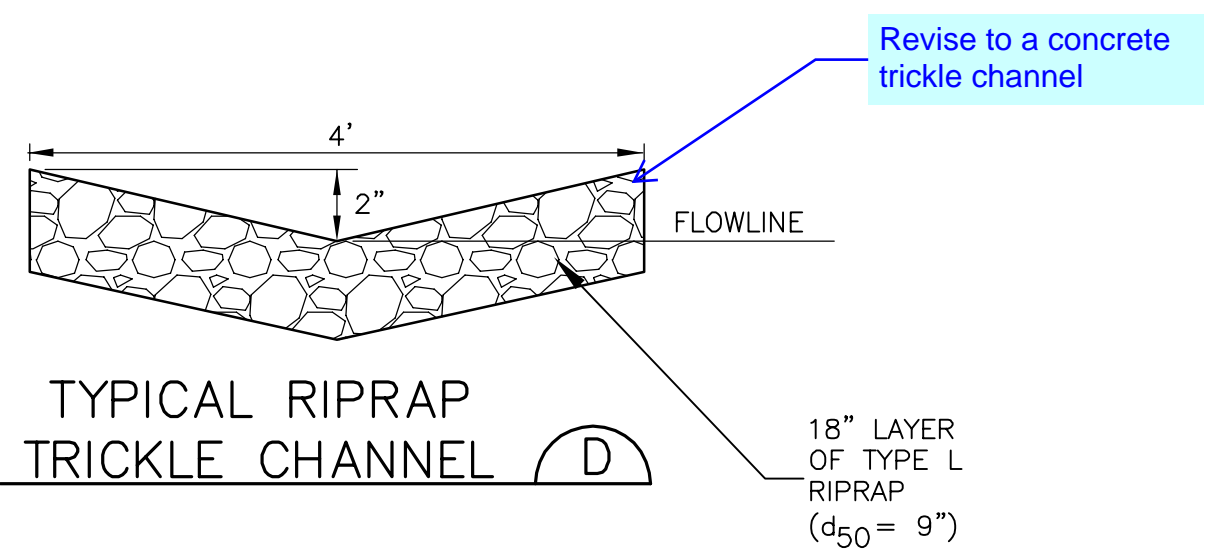
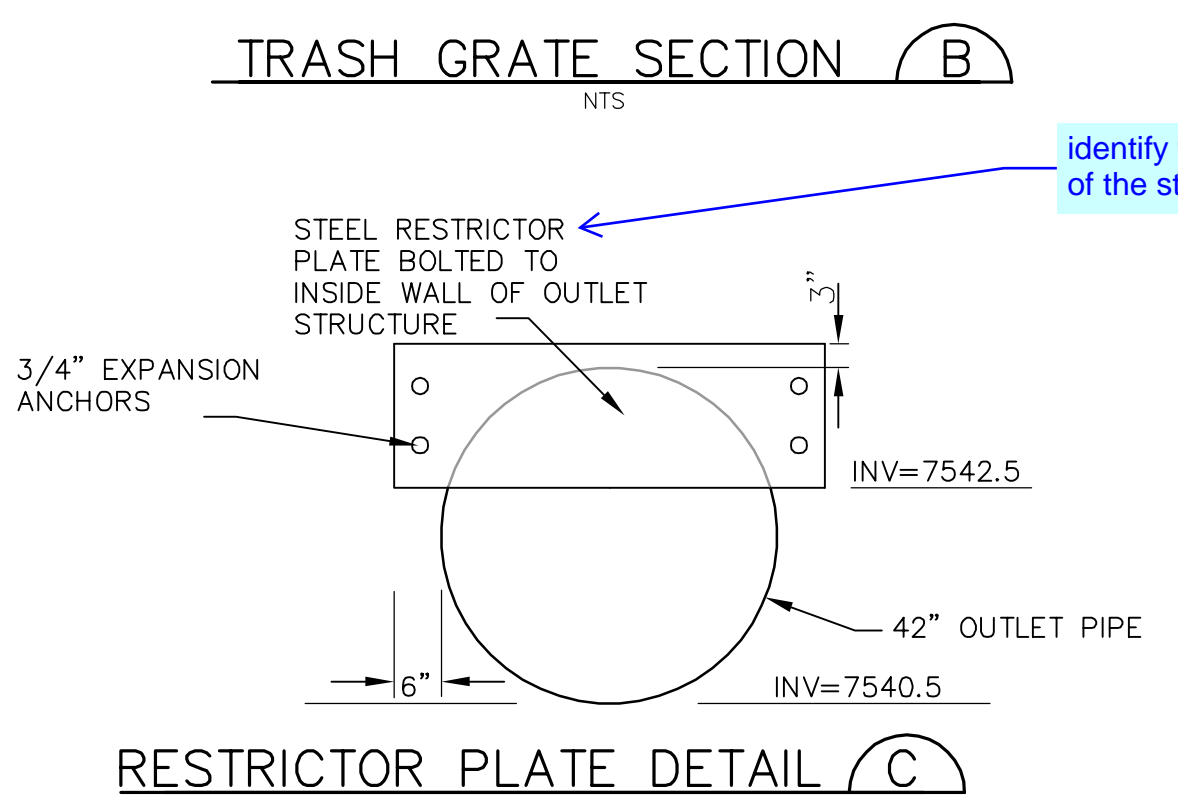
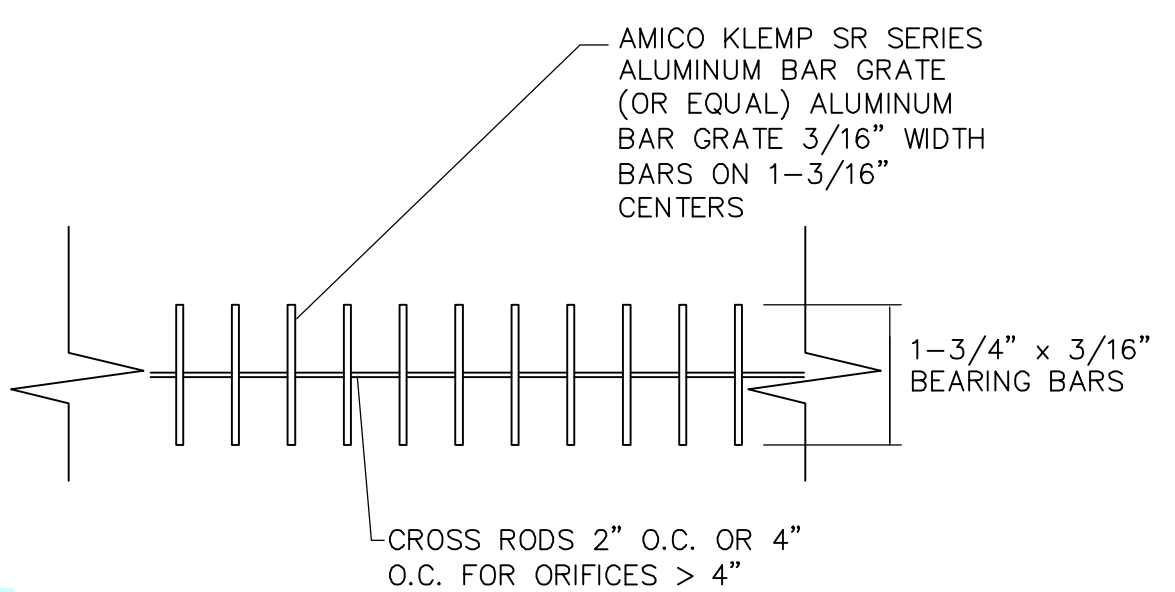
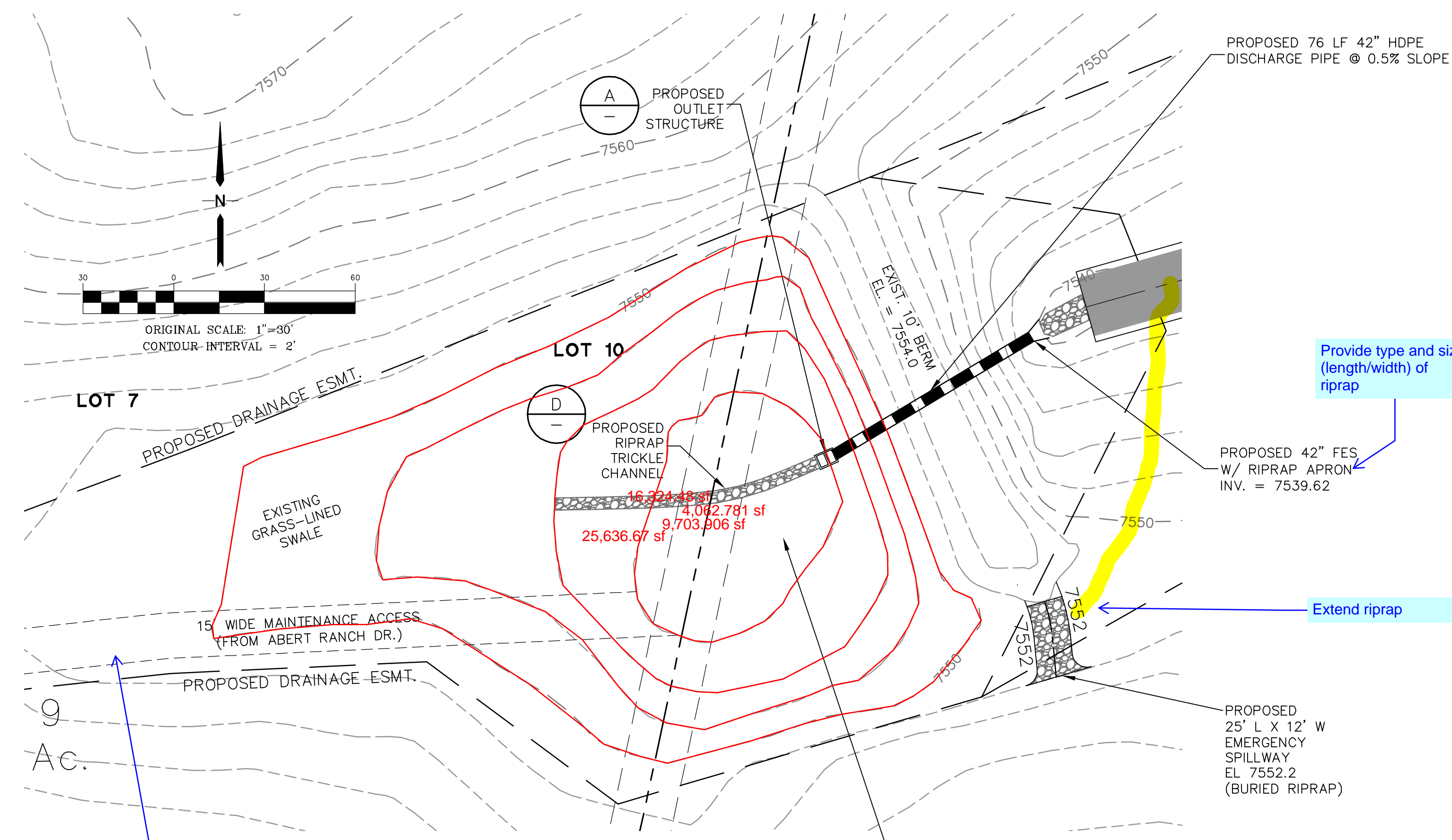
NO.	REVISION	DATE
1	EPC SUBMITTAL	2/19/19

ABERT RANCH SUBDIVISION

DETENTION POND I PLAN & DETAILS

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VERT. SCALE:	N/A	DESIGNED:	JPS
SURVEYED:	HANNIGAN	CHECKED:	JPS
CREATED:	11/28/18	LAST MODIFIED:	2/19/19
PROJECT NO.:	111604	MODIFIED BY:	MSP

SHEET: **C3**



- ORIFICE PLATE NOTES:
- MINIMIZE THE NUMBER OF COLUMNS.
 - PROVIDE GASKET MATERIAL BETWEEN THE ORIFICE PLATE AND CONCRETE.
 - BOLT PLATE TO CONCRETE 12" MAX. ON CENTER.
- EURV AND WQCV TRASH RACKS:
- WELL-SCREEN TRASH RACKS (FOR CIRCULAR ORIFICES) SHALL BE STAINLESS STEEL AND SHALL BE ATTACHED BY INTERMITTENT WELDS ALONG THE EDGE OF THE MOUNTING FRAME.
 - STRUCTURAL DESIGN OF TRASH RACKS SHALL BE BASED ON FULL HYDROSTATIC HEAD WITH ZERO HEAD DOWNSTREAM OF THE RACK.
- OVERFLOW TRASH RACKS:
- ALL TRASH RACKS SHALL BE MOUNTED USING STAINLESS STEEL HARDWARE AND PROVIDED WITH HINGED AND LOCKABLE OR BOLTABLE ACCESS PANELS.
 - 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.
 - TRASH RACKS SHALL BE DESIGNED SUCH THAT THE DIAGONAL DIMENSION OF EACH OPENING IS SMALLER THAN THE DIAMETER OF THE OUTLET PIPE.
 - STRUCTURAL DESIGN OF TRASH RACKS SHALL BE BASED ON FULL HYDROSTATIC HEAD WITH ZERO HEAD DOWNSTREAM OF THE RACK.

identify the surface type for the maintenance access ramp.

Does not match the calculation. The UD detention identifies a 10' x 10' box. Revise accordingly

Fix typo.

1 foot freeboard is required above the spillway design depth. Based on the UD-Detention you have less than a foot of freeboard.

Spillway is below 100 yr. See comment on drainage report

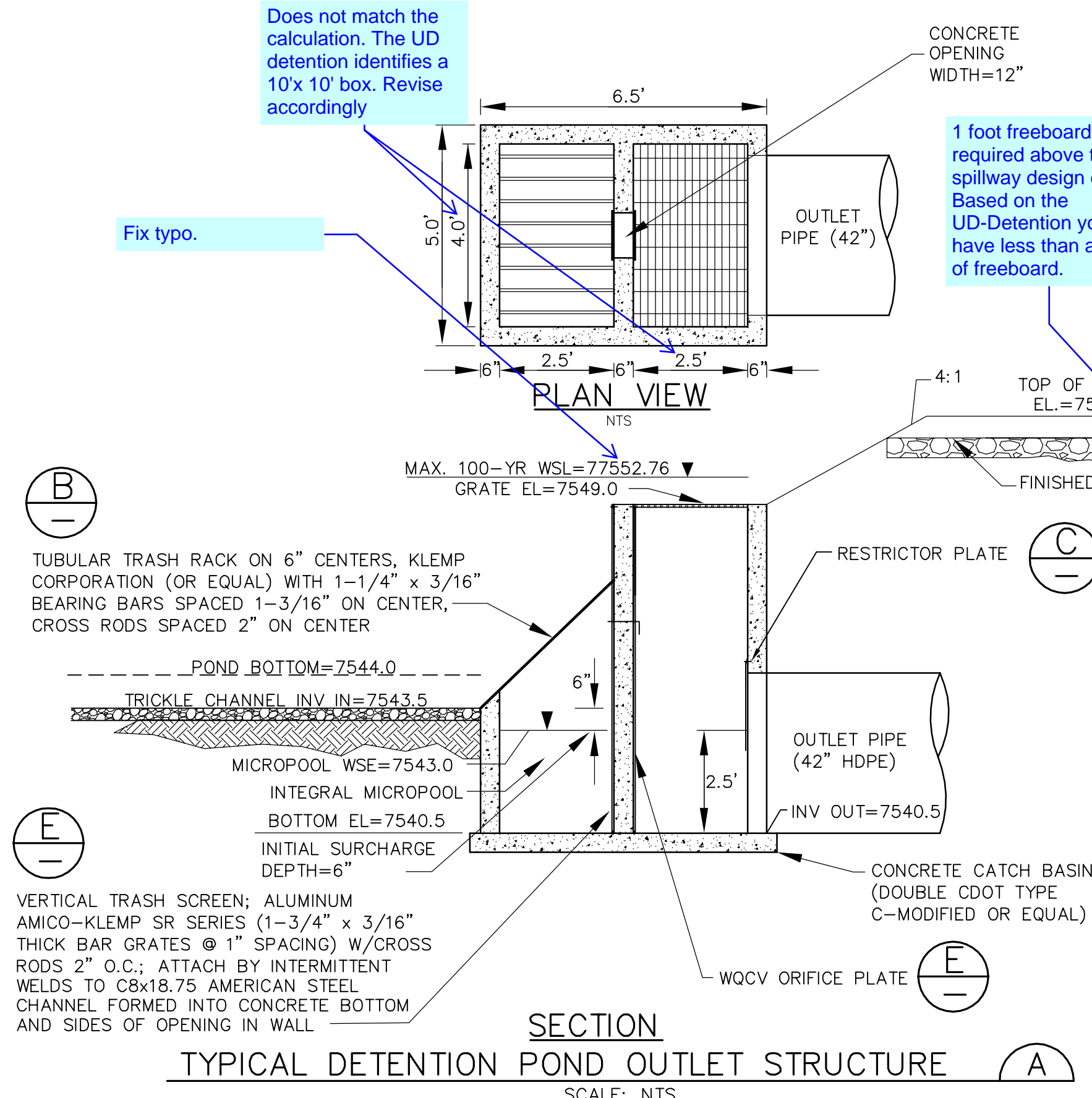
provide x-section detail of spillway.

Provide type and size (length/width) of riprap

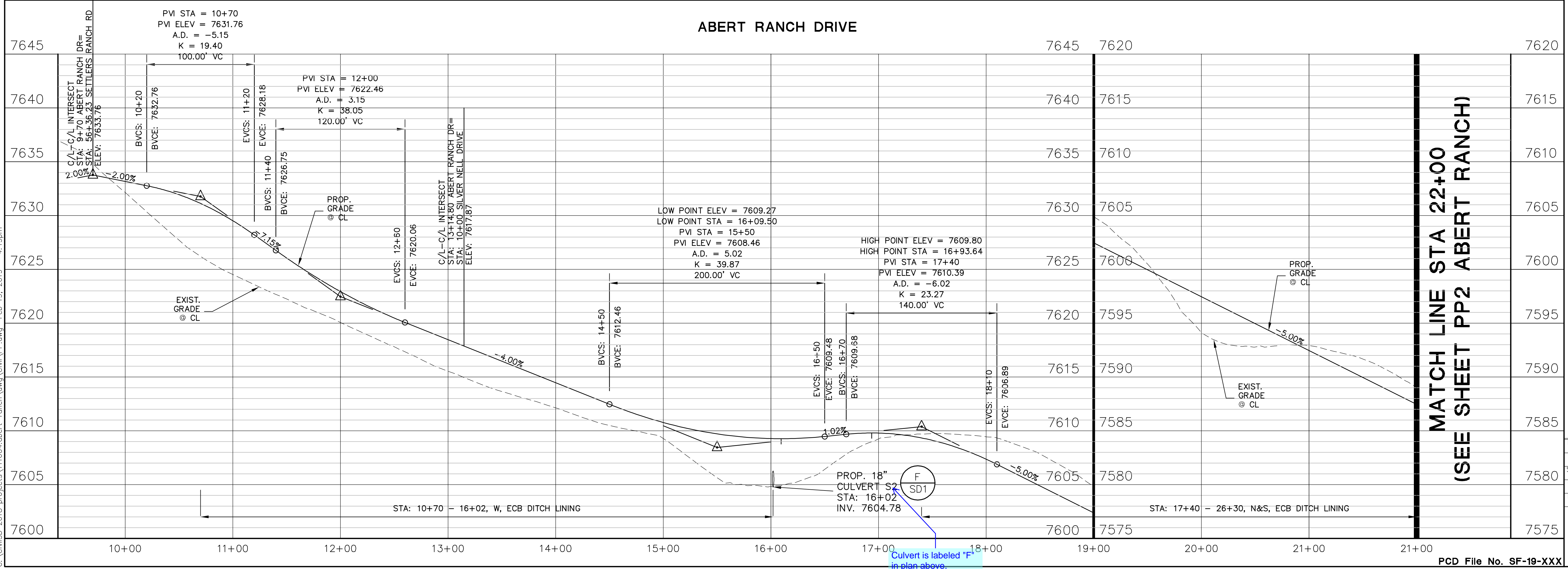
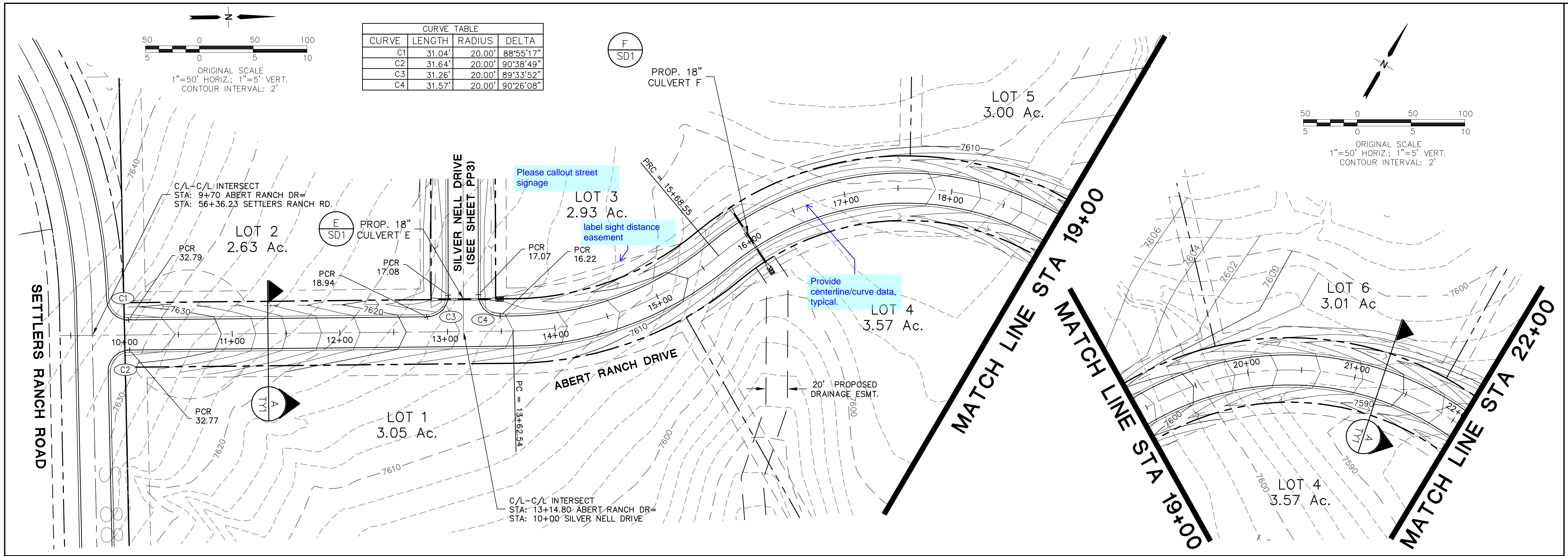
Extend riprap

Identify the thickness of the steel plate

Revise to a concrete trickle channel



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JPS ENGINEERING
 19 E. Willamette Ave.
 Colorado Springs, CO 80903
 PH: 719-477-9429
 FAX: 719-471-0766
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**ABERT RANCH DRIVE
 PLAN & PROFILE**

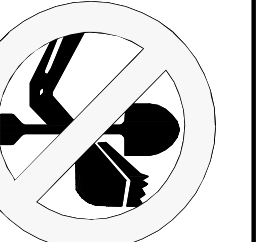
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 PROJECT NO: 111604
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DRAWN: MSP
 DESIGNED: JPS
 CHECKED: JPS
 LAST MODIFIED: 2/19/19
 MODIFIED BY: MSP

PP1

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PCD File No. SF-19-XXX



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BEFORE YOU MARK OR UNDERGROUND
FOR THE MARKING OF UTILITIES.

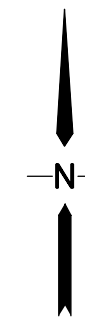
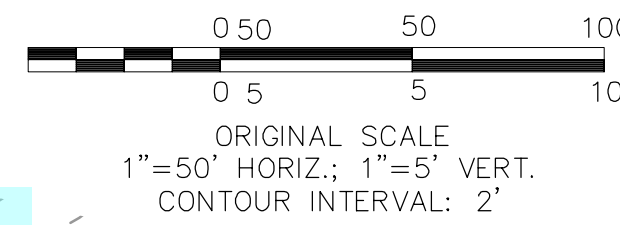
No.	REVISION	BY	DATE
1	EPC SUBMITTAL	JPS	2/19/19

**ABERT RANCH DRIVE
PLAN & PROFILE**

ABERT RANCH SUBDIVISION

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VERT. SCALE: 1"=5'	DESIGNED: JPS
SURVEYED: HANNIGAN	CHECKED: JPS
CREATED: 12/2/18	LAST MODIFIED: 2/19/19
PROJECT NO: 111604	MODIFIED BY: MSP

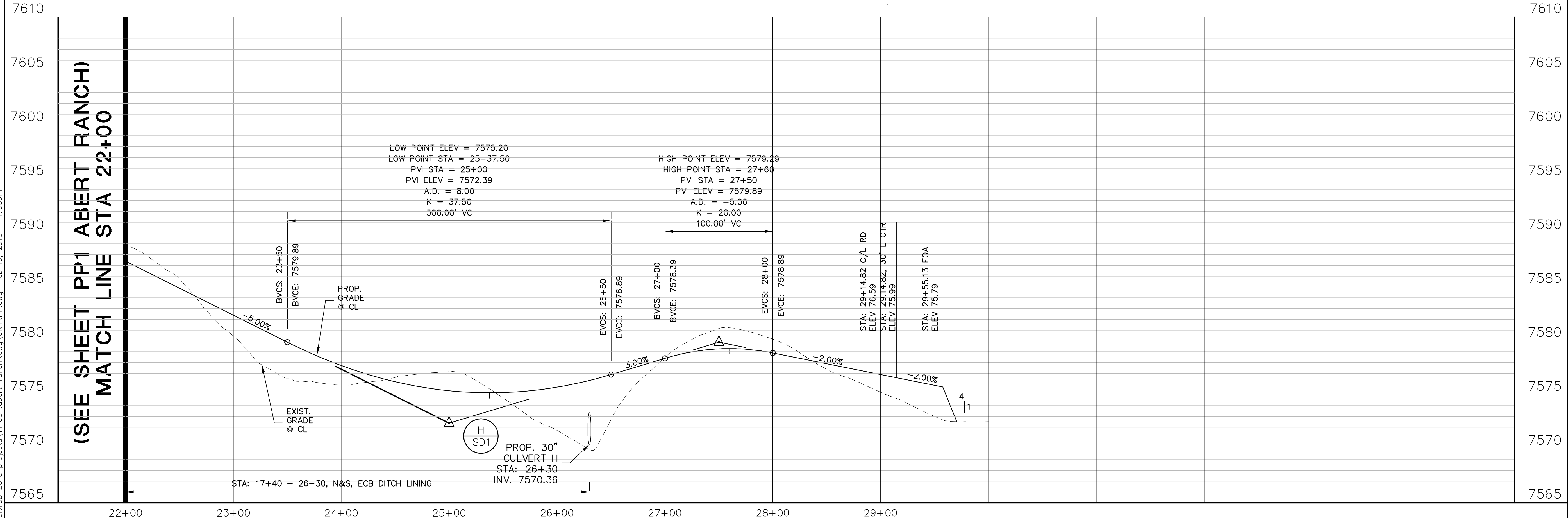
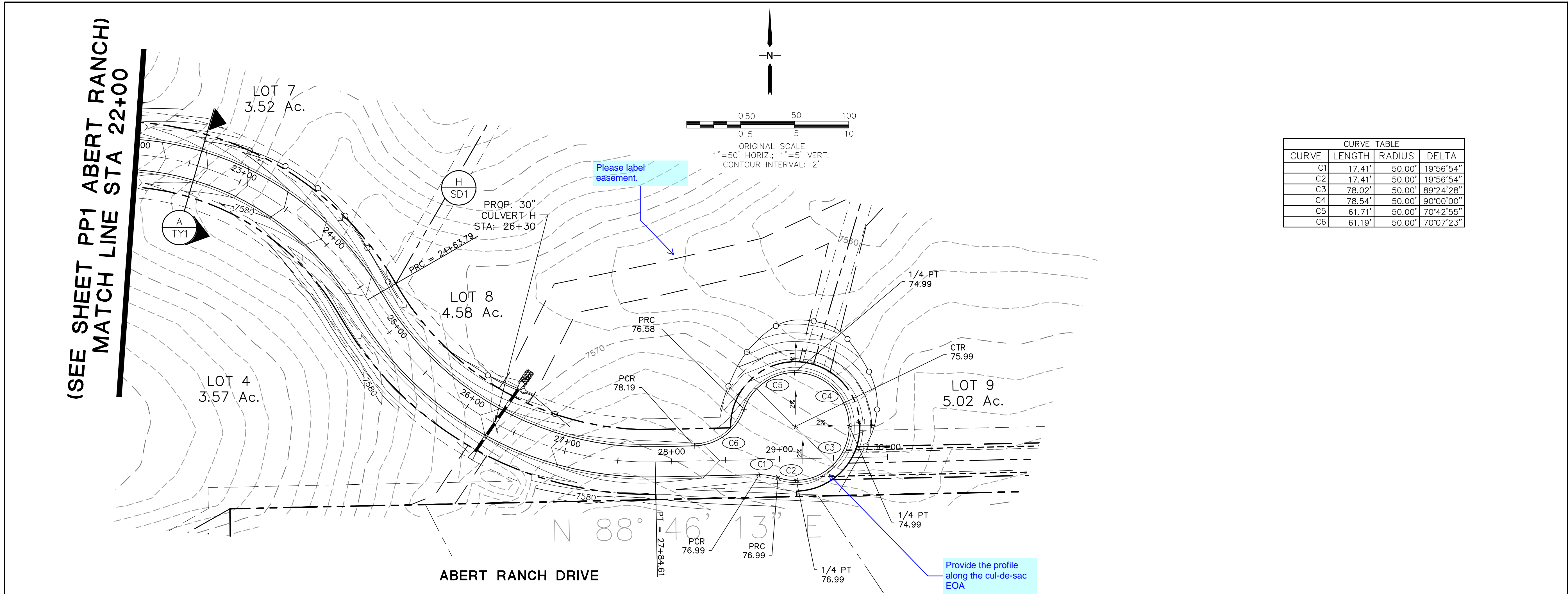
CURVE TABLE			
CURVE	LENGTH	RADIUS	DELTA
C1	17.41'	50.00'	19°56'54"
C2	17.41'	50.00'	19°56'54"
C3	78.02'	50.00'	89°24'28"
C4	78.54'	50.00'	90°00'00"
C5	61.71'	50.00'	70°42'55"
C6	61.19'	50.00'	70°07'23"



(SEE SHEET PP1 ABERT RANCH)
MATCH LINE STA 22+00

Please label easement.

Provide the profile along the cul-de-sac EOA





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

No.	REVISION	BY	DATE
1	EPC SUBMITTAL	JPS	2/19/19

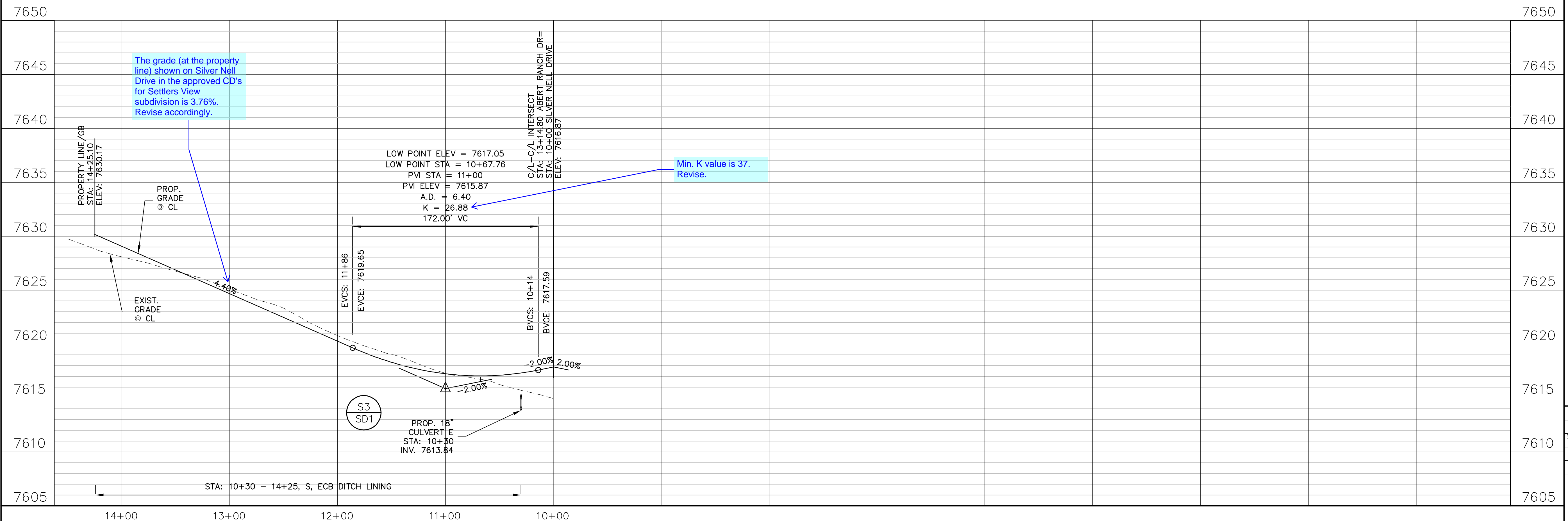
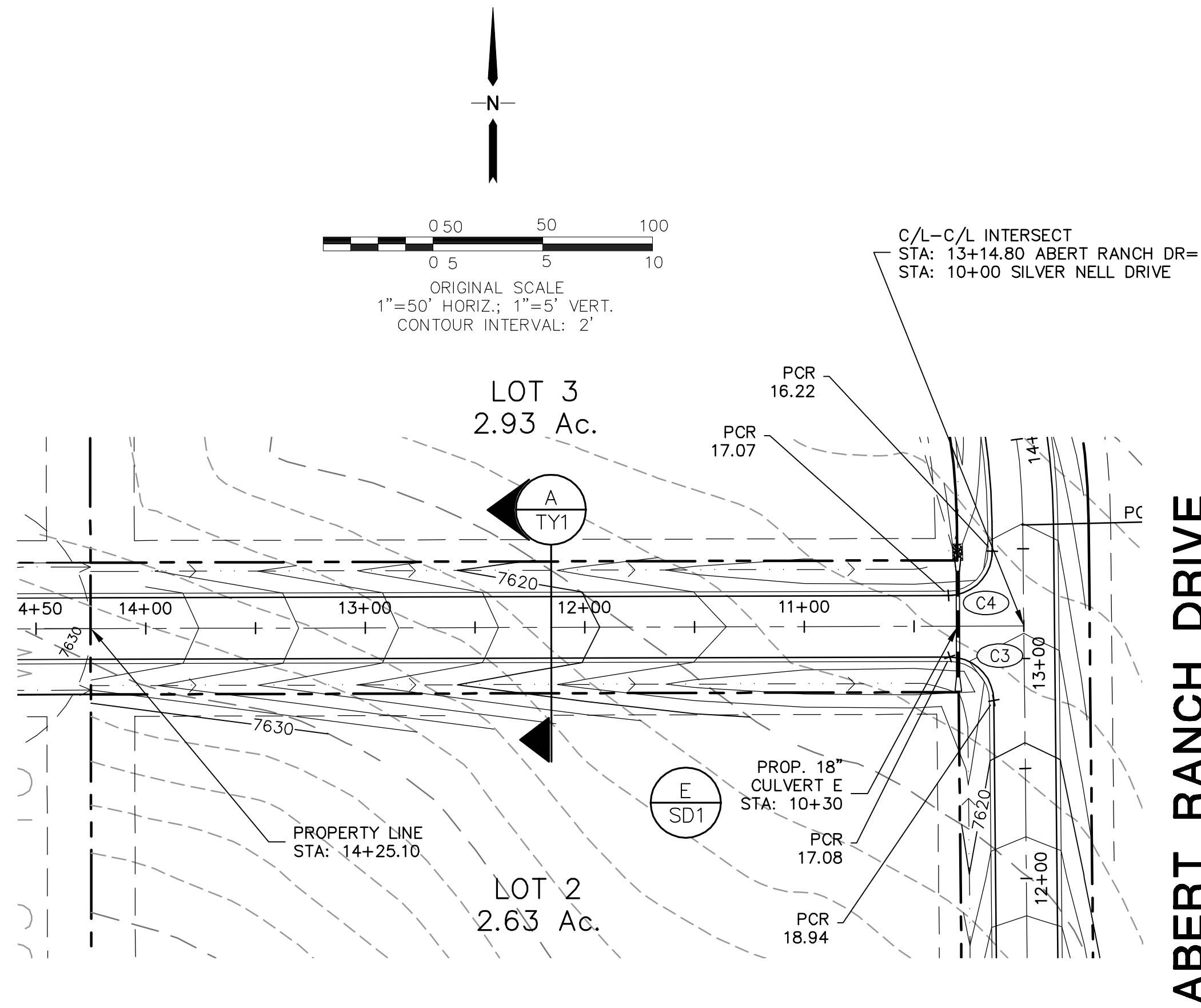
ABERT RANCH SUBDIVISION

SILVER NELL DRIVE PLAN & PROFILE

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VERT. SCALE: 1"=5'	DESIGNED: JPS
SURVEYED: HANNIGAN	CHECKED: JPS
CREATED: 12/2/18	LAST MODIFIED: 2/19/19
PROJECT NO: 111604	MODIFIED BY: MSP

PP3

CURVE	LENGTH	RADIUS	DELTA
C3	31.26'	20.00'	89°33'52"
C4	31.57'	20.00'	90°26'08"





CALL UTILITY NOTIFICATION
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1-800-922-1987
CALL 2-BUSINESS DAYS IN ADVANCE
BEFORE YOU DIG TO AVOID
DAMAGE TO UNDERGROUND
MEMBER UTILITIES.

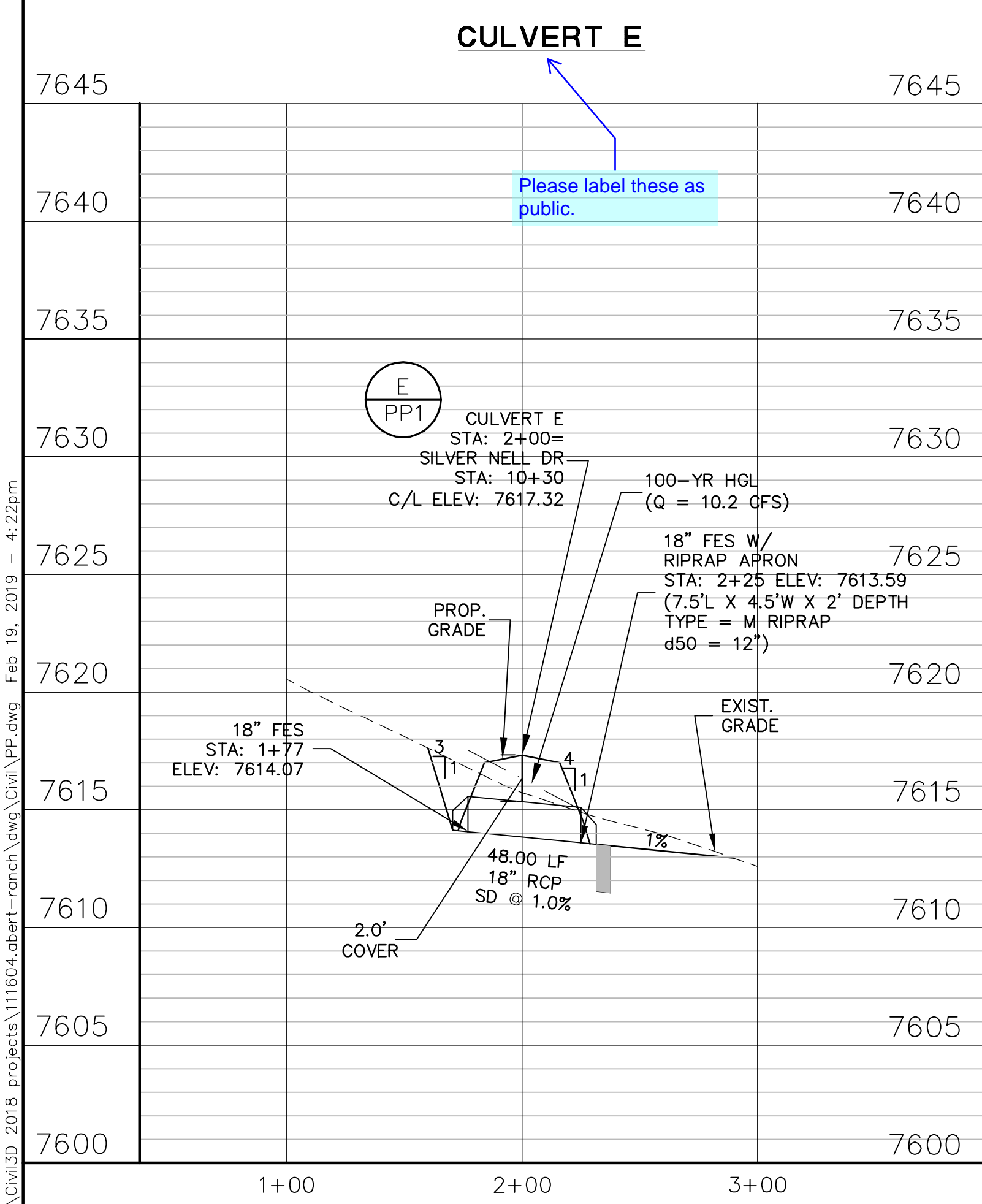
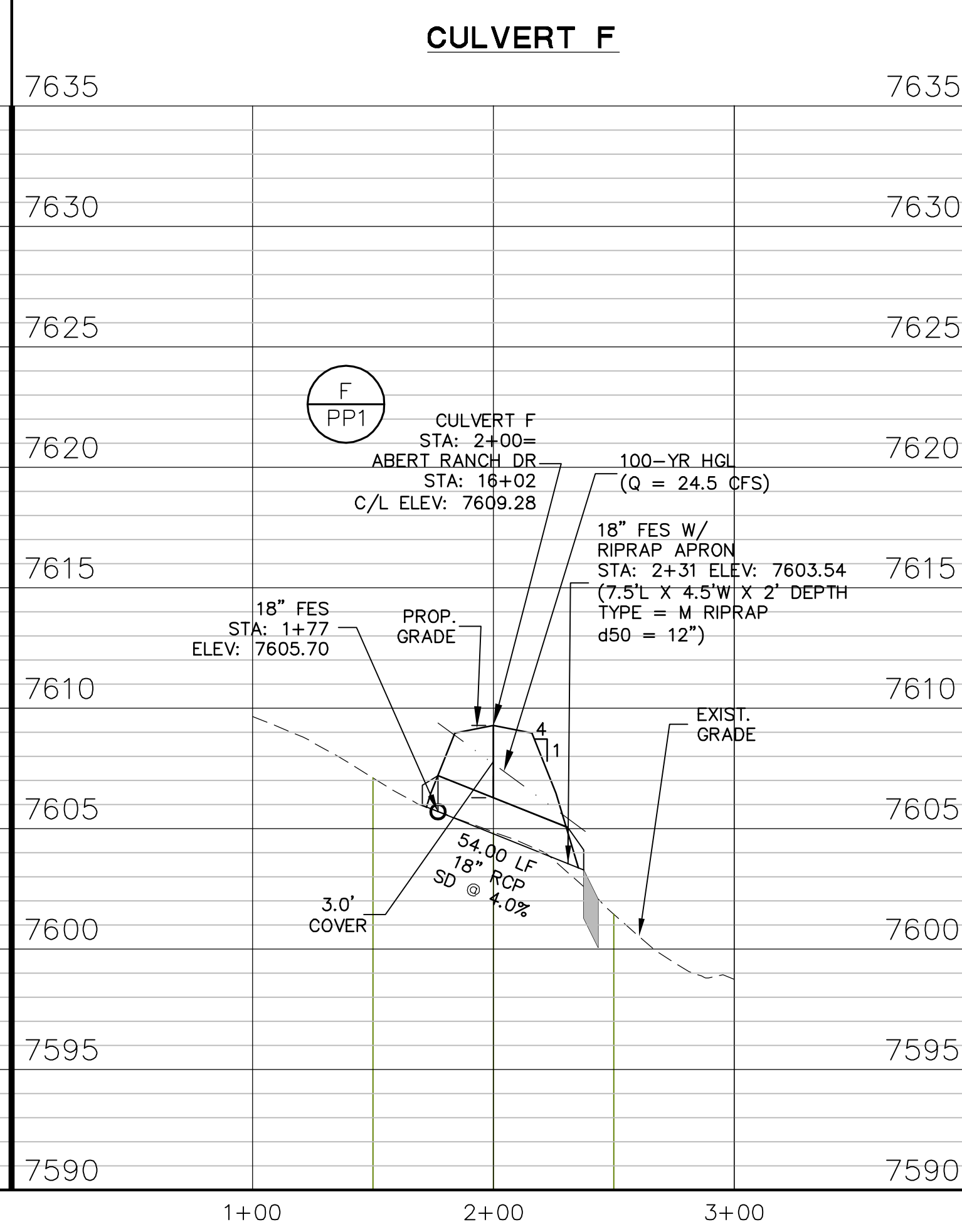
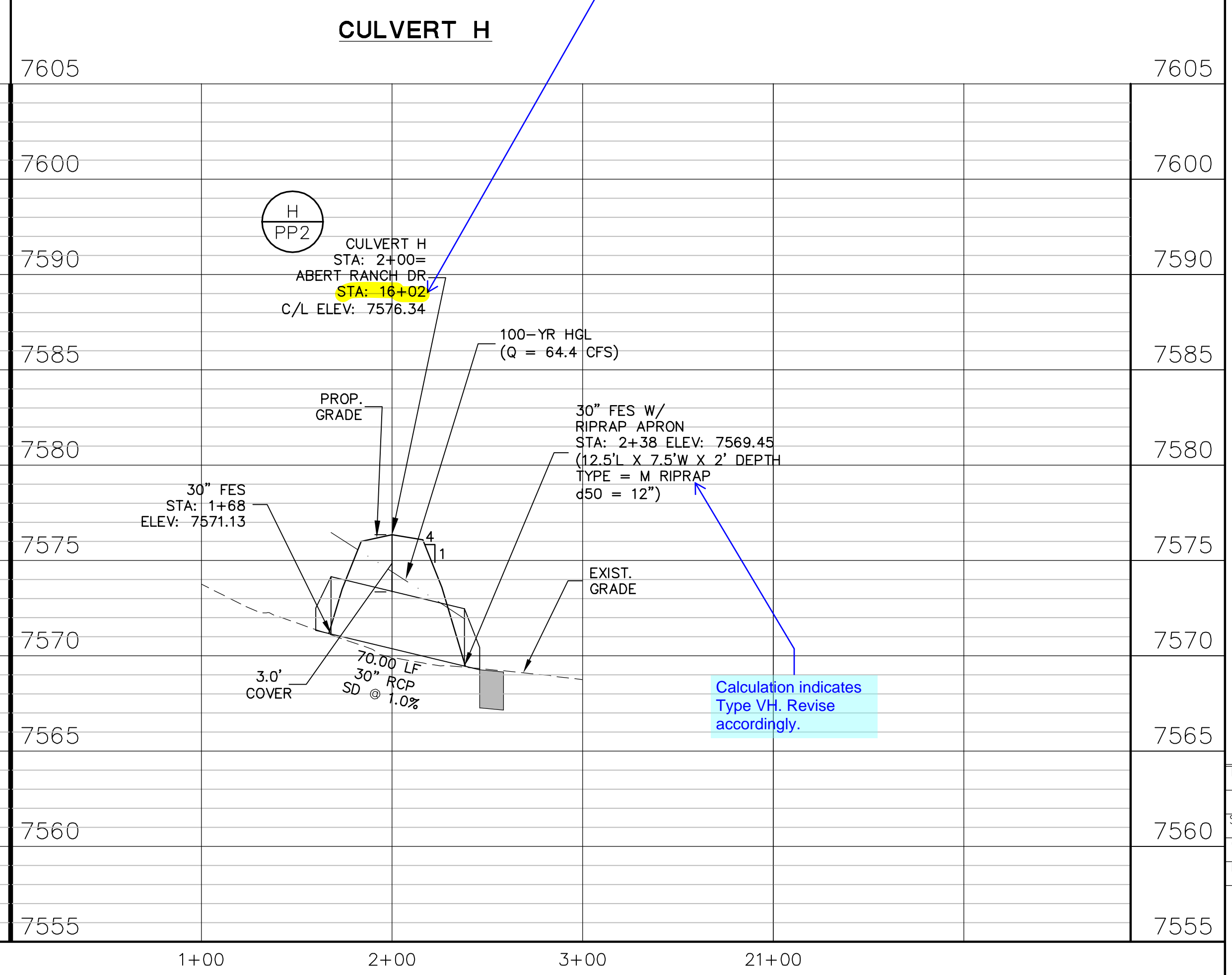
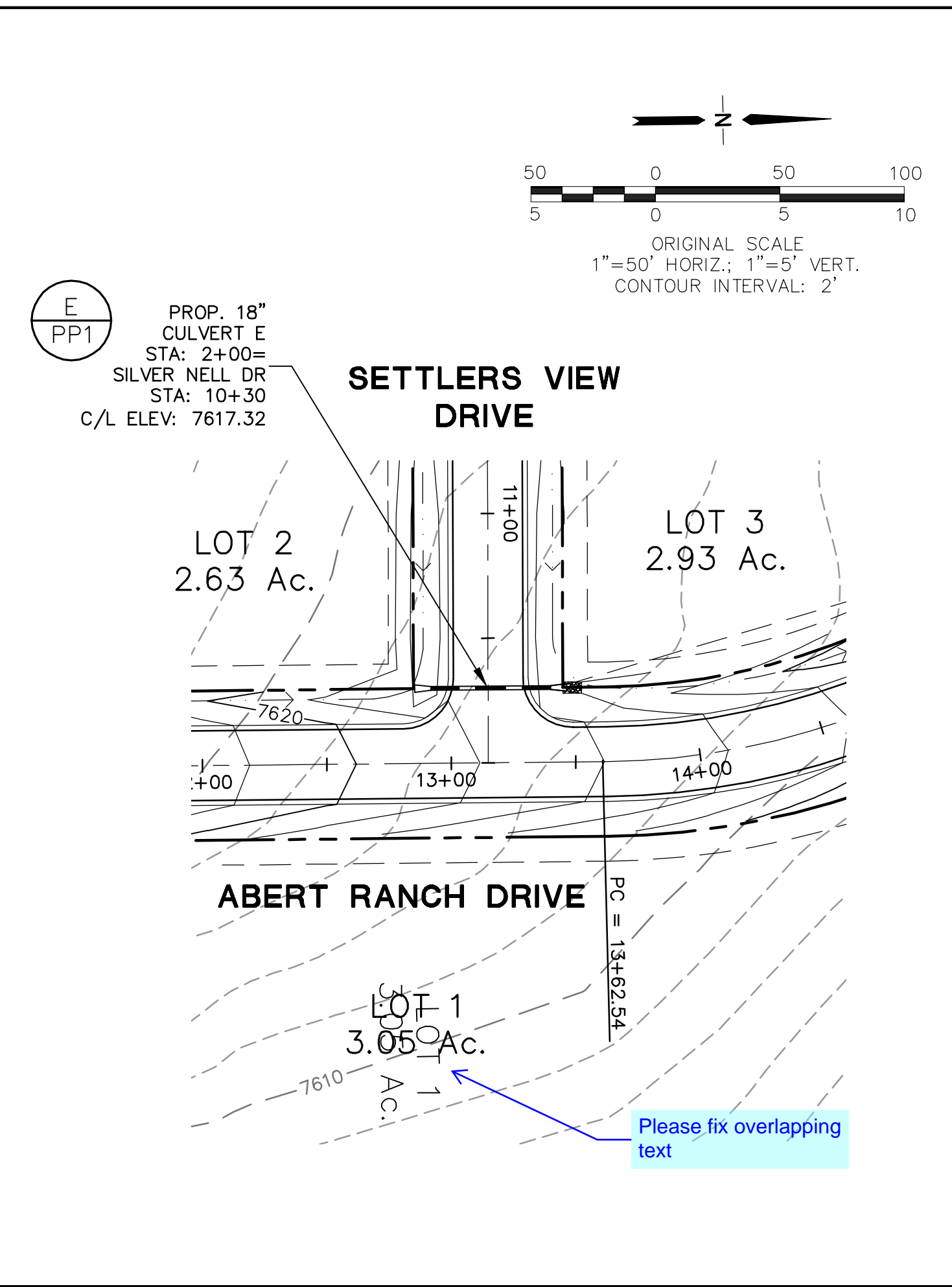
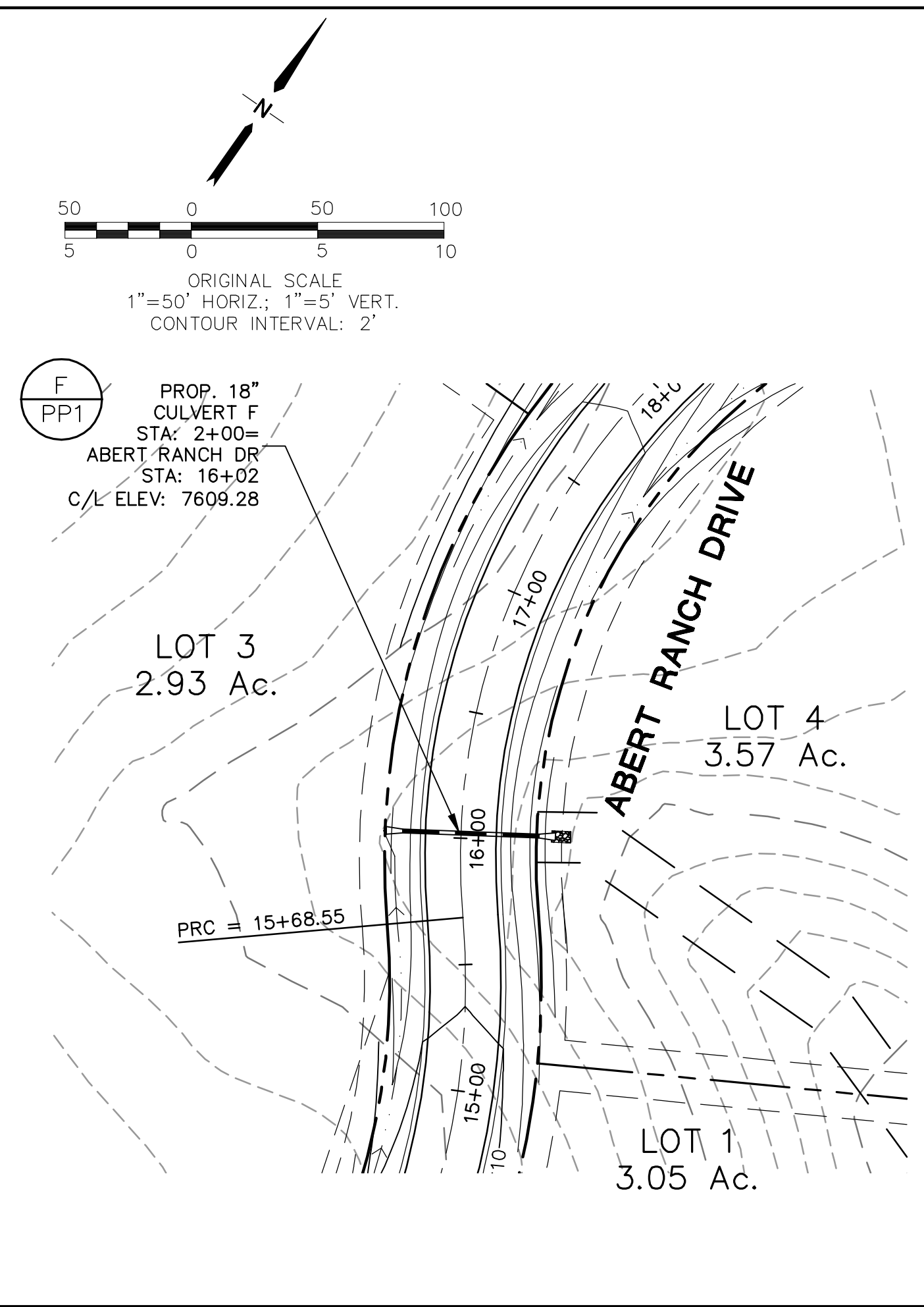
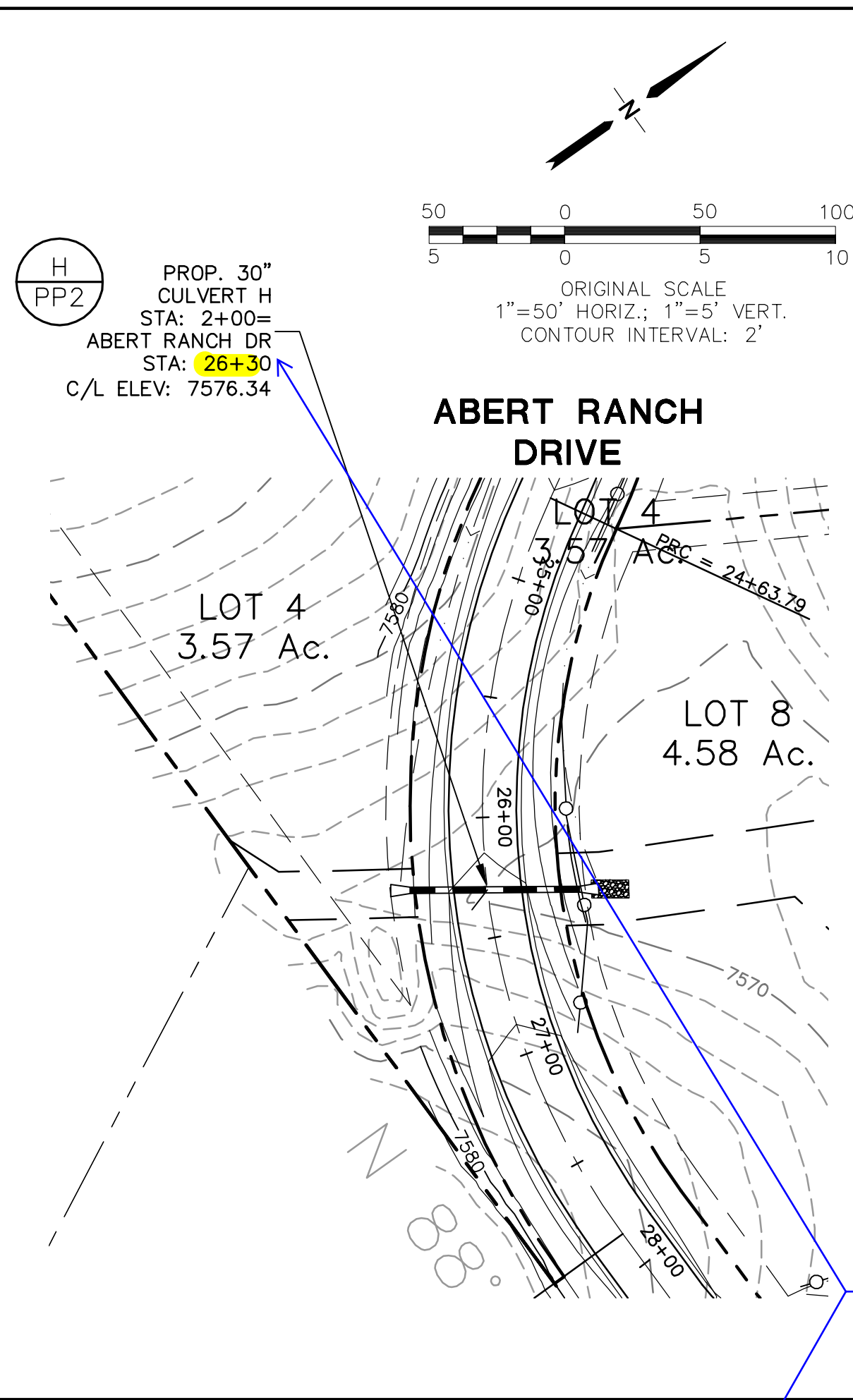
NO.	REVISION	DATE
1	EPC SUBMITTAL	2/19/19

ABERT RANCH SUBDIVISION

STORM CULVERT PLAN & PROFILES

HORIZ. SCALE: 1"=50'	DRAWN: MSP
VERT. SCALE: 1"=5'	DESIGNED: JPS
SURVEYED: HANNIGAN	CHECKED: JPS
CREATED: 12/2/18	LAST MODIFIED: 2/19/19
PROJECT NO: 111604	MODIFIED BY: MSP

SD1



C:\civild\2018_projects\111604.abert-ranch\dwg\Civil\PP.dwg Feb 19, 2019 4:22pm

Markup Summary

Daniel Torres (49)

4. MATERIAL DAMAGE TO THE PAVEMENT SHALL NOT BE REPAIRED UNLESS IT IS MATERIALLY DAMAGE THE PAVEMENT WILL NOT BE VISIBLE UNDER EXISTING PAVEMENT MARKINGS.
3. ANY DEVIATION FROM THE DEVELOPMENT SERVICES.
4. ALL SIGNS SHOWN ON THE OR BE REUSED IF THEY MEET
5. STREET NAME AND REGULATIONS

Subject: Highlight
Page Label: 2
Author: Daniel Torres
Date: 6/10/2019 1:24:47 PM
Color: ■

BEFORE BEGINNING CONSTRUCTION OF COLORADO (UNCC).
THE SOILS AND GEOTECHNICAL
Revise Development Services to Planning and Community Development.
FOR DRAINAGE AND EROSION INCLUDING THE LAND DEVELOPMENT TESTED, AND APPROVED, IN

Subject: Callout
Page Label: 2
Author: Daniel Torres
Date: 6/10/2019 1:24:50 PM
Color: ■

Revise Development Services to Planning and Community Development.

BE TO AND UPON COMPLETION OF SIGNING AND STRIPING THE CONTRACTOR SHALL OBTAIN A WORK IN THE RIGHT OF WAY FROM THE DEPARTMENT OF TRANSPORTATION PRIOR TO ANY GRADING OR CONSTRUCTION.
Revise Department of Transportation to Department of Public Works (DPW)

Subject: Callout
Page Label: 2
Author: Daniel Torres
Date: 6/10/2019 1:27:16 PM
Color: ■

Revise Department of Transportation to Department of Public Works (DPW)

PASO COUNTY DISTRICT AND MUTED CRITERIA.
REPAIRED BY EL PASO COUNTY DISTRICT INCLUDING WORK WITHIN 15 FEET OF THE PROPERTY LINE UNLESS OTHERWISE NOTED. PRIOR TO ANY OFF-SITE DISTURBANCE, GRADING, OR CONSTRUCTION.
Please refer to DPW

Subject: Callout
Page Label: 2
Author: Daniel Torres
Date: 6/10/2019 1:27:36 PM
Color: ■

Please revise to DPW

Y DOT A

Subject: Highlight
Page Label: 2
Author: Daniel Torres
Date: 6/10/2019 1:27:40 PM
Color: ■

Y DOT, ||

Subject: Highlight
Page Label: 2
Author: Daniel Torres
Date: 6/10/2019 1:27:41 PM
Color: ■

12. ALL LONGITUDINAL LINES SHALL BE A MINIMUM OF 1/2" WIDE AND SHALL BE PAINTED OR PLACED. THE CONTRACTOR SHALL INCLUDE BOTH RIGHT AND LEFT SIDE MARKINGS AS REQUIRED BY CDOT §402-1.
13. THE CONTRACTOR SHALL NOTIFY EL PASO COUNTY DISTRICT PRIOR TO AND UPON COMPLETION OF ALL WORK.
14. THE CONTRACTOR SHALL OBTAIN A WORK IN THE RIGHT OF WAY FROM THE DEPARTMENT OF TRANSPORTATION PRIOR TO ANY GRADING OR CONSTRUCTION.

Subject: Highlight
Page Label: 2
Author: Daniel Torres
Date: 6/10/2019 1:27:49 PM
Color: ■

UNIVERSITY OF COLORADO
3429
UNIVERSITY PARK
NATIONAL CIRCLE
SPRING, CO 80910
LAPORE, P.E.
7945
Daniel Torres, P.E.
(719) 520-6305

Subject: Callout
Page Label: 1
Author: Daniel Torres
Date: 6/10/2019 11:54:55 AM
Color: ■

Daniel Torres, P.E.
(719) 520-6305

UNIVERSITY OF COLORADO
3429
UNIVERSITY PARK
NATIONAL CIRCLE
SPRING, CO 80910
LAPORE, P.E.
7945
Daniel Torres, P.E.
(719) 520-6305

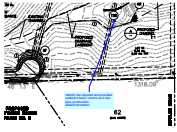
Subject: Callout
Page Label: 1
Author: Daniel Torres
Date: 6/10/2019 11:56:58 AM
Color: ■

SF1911

Please provide BMP details on the GEC plan. Please include sediment basin, concrete washout area, stabilized staging area, and inlet protection.

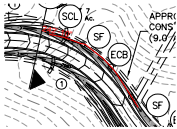
Subject: Text Box
Page Label: 5
Author: Daniel Torres
Date: 6/10/2019 3:29:05 PM
Color: ■

Provide details for BMP's shown on the GEC plan: Temporary sediment basin, concrete washout area, stabilized staging area, and inlet protection



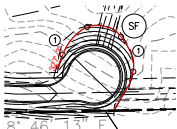
Subject: Callout
Page Label: 4
Author: Daniel Torres
Date: 6/10/2019 3:30:24 PM
Color: ■

Identify the required and provided sediment basin volume and riser pipe construction detail/information.



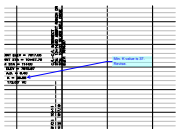
Subject: Perimeter Measurement
Page Label: 4
Author: Daniel Torres
Date: 6/10/2019 4:54:28 PM
Color: ■

242'-10"



Subject: Perimeter Measurement
Page Label: 4
Author: Daniel Torres
Date: 6/10/2019 4:55:25 PM
Color: ■

327'-3"



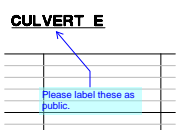
Subject: Callout
Page Label: 9
Author: Daniel Torres
Date: 6/11/2019 1:39:50 PM
Color: ■

Min. K value is 37. Revise.



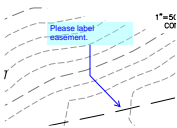
Subject: Callout
Page Label: 10
Author: Daniel Torres
Date: 6/11/2019 1:52:05 PM
Color: ■

Please fix overlapping text



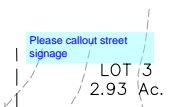
Subject: Callout
Page Label: 10
Author: Daniel Torres
Date: 6/11/2019 1:55:46 PM
Color: ■

Please label these as public.



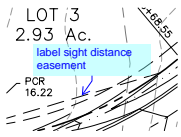
Subject: Callout
Page Label: 8
Author: Daniel Torres
Date: 6/11/2019 11:25:19 AM
Color: ■

Please label easement.



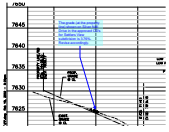
Subject: Text Box
Page Label: 7
Author: Daniel Torres
Date: 6/11/2019 11:42:10 AM
Color: ■

Please callout street signage



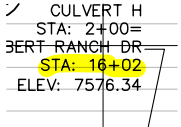
Subject: Callout
Page Label: 7
Author: Daniel Torres
Date: 6/11/2019 12:47:32 PM
Color: ■

label sight distance easement

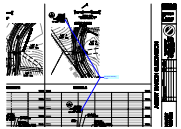


Subject: Callout
Page Label: 9
Author: Daniel Torres
Date: 6/11/2019 2:21:33 PM
Color: ■

The grade (at the property line) shown on Silver Nell Drive in the approved CD's for Settlers View subdivision is 3.76%. Revise accordingly.

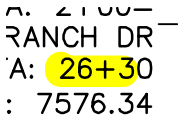


Subject: Highlight
Page Label: 10
Author: Daniel Torres
Date: 6/11/2019 2:30:30 PM
Color: ■

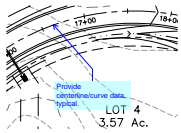


Subject: Callout
Page Label: 10
Author: Daniel Torres
Date: 6/11/2019 2:30:50 PM
Color: ■

Revise so that they match

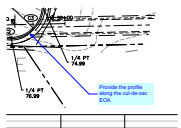


Subject: Highlight
Page Label: 10
Author: Daniel Torres
Date: 6/11/2019 2:30:55 PM
Color: ■



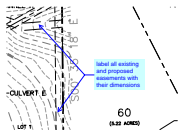
Subject: Callout
Page Label: 7
Author: Daniel Torres
Date: 6/11/2019 3:51:50 PM
Color: ■

Provide centerline/curve data, typical.



Subject: Callout
Page Label: 8
Author: Daniel Torres
Date: 6/11/2019 3:53:33 PM
Color: ■

Provide the profile along the cul-de-sac EOA



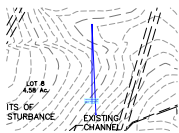
Subject: Callout
Page Label: 4
Author: Daniel Torres
Date: 6/11/2019 6:14:17 PM
Color: ■

label all existing and proposed easements with their dimensions



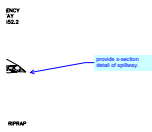
Subject: Callout
Page Label: 4
Author: Daniel Torres
Date: 6/11/2019 6:17:58 PM
Color: ■

Please revise text style so that it is more clear.



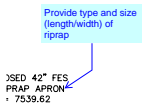
Subject: Callout
Page Label: 4
Author: Daniel Torres
Date: 6/11/2019 6:19:02 PM
Color: ■

Label as channel I as done in the drainage report.



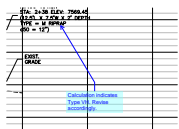
Subject: Callout
Page Label: 6
Author: Daniel Torres
Date: 6/12/2019 1:01:52 PM
Color: ■

provide x-section detail of spillway.



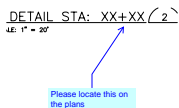
Subject: Callout
Page Label: 6
Author: Daniel Torres
Date: 6/12/2019 1:03:02 PM
Color: ■

Provide type and size (length/width) of riprap



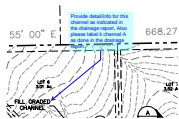
Subject: Callout
Page Label: 10
Author: Daniel Torres
Date: 6/12/2019 1:13:07 PM
Color: ■

Calculation indicates Type VH. Revise accordingly.



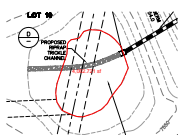
Subject: Callout
Page Label: 3
Author: Daniel Torres
Date: 6/12/2019 11:27:01 AM
Color: ■

Please locate this on the plans



Subject: Callout
Page Label: 4
Author: Daniel Torres
Date: 6/12/2019 11:27:58 AM
Color: ■

Provide detail/info for this channel as indicated in the drainage report. Also please label it channel A as done in the drainage report.



Subject: Area Measurement
Page Label: 6
Author: Daniel Torres
Date: 6/12/2019 11:32:18 AM
Color: ■

4,062.781 sf



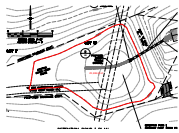
Subject: Area Measurement
Page Label: 6
Author: Daniel Torres
Date: 6/12/2019 11:33:01 AM
Color: ■

9,703.906 sf



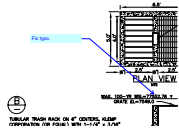
Subject: Area Measurement
Page Label: 6
Author: Daniel Torres
Date: 6/12/2019 11:33:54 AM
Color: ■

16,324.48 sf



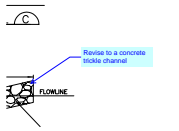
Subject: Area Measurement
Page Label: 6
Author: Daniel Torres
Date: 6/12/2019 11:35:10 AM
Color: ■

25,636.67 sf



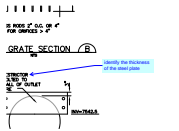
Subject: Callout
Page Label: 6
Author: Daniel Torres
Date: 6/12/2019 11:48:43 AM
Color: ■

Fix typo.



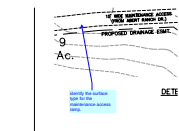
Subject: Callout
Page Label: 6
Author: Daniel Torres
Date: 6/12/2019 12:56:45 PM
Color: ■

Revise to a concrete trickle channel



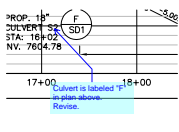
Subject: Callout
Page Label: 6
Author: Daniel Torres
Date: 6/12/2019 12:57:02 PM
Color: ■

identify the thickness of the steel plate



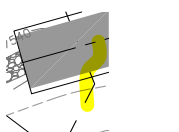
Subject: Callout
Page Label: 6
Author: Daniel Torres
Date: 6/12/2019 12:58:20 PM
Color: ■

identify the surface type for the maintenance access ramp.



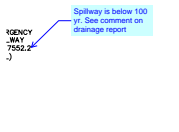
Subject: Callout
Page Label: 7
Author: Daniel Torres
Date: 6/12/2019 2:03:12 PM
Color: ■

Culvert is labeled "F" in plan above. Revise.



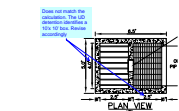
Subject: Highlight
Page Label: 6
Author: Daniel Torres
Date: 6/12/2019 2:48:43 PM
Color: ■

Spillway is below 100 yr. See comment on drainage report

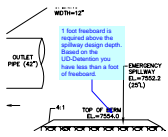


Subject: Callout
Page Label: 6
Author: Daniel Torres
Date: 6/12/2019 2:51:05 PM
Color: ■

Does not match the calculation. The UD detention identifies a 10'x 10' box. Revise accordingly

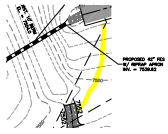


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Page Label: 6
Author: Daniel Torres
Date: 6/12/2019 2:53:40 PM
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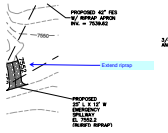


Subject: Callout
Page Label: 6
Author: Daniel Torres
Date: 6/12/2019 2:57:09 PM
Color: ■

1 foot freeboard is required above the spillway design depth. Based on the UD-Detention you have less than a foot of freeboard.

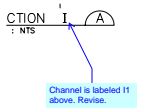


Subject: Highlight
Page Label: 6
Author: Daniel Torres
Date: 6/12/2019 4:48:20 PM
Color: ■



Subject: Callout
Page Label: 6
Author: Daniel Torres
Date: 6/12/2019 4:48:23 PM
Color: ■

Extend riprap



Subject: Callout
Page Label: 4
Author: Daniel Torres
Date: 6/12/2019 9:07:09 AM
Color: ■

Channel is labeled I1 above. Revise.