

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.



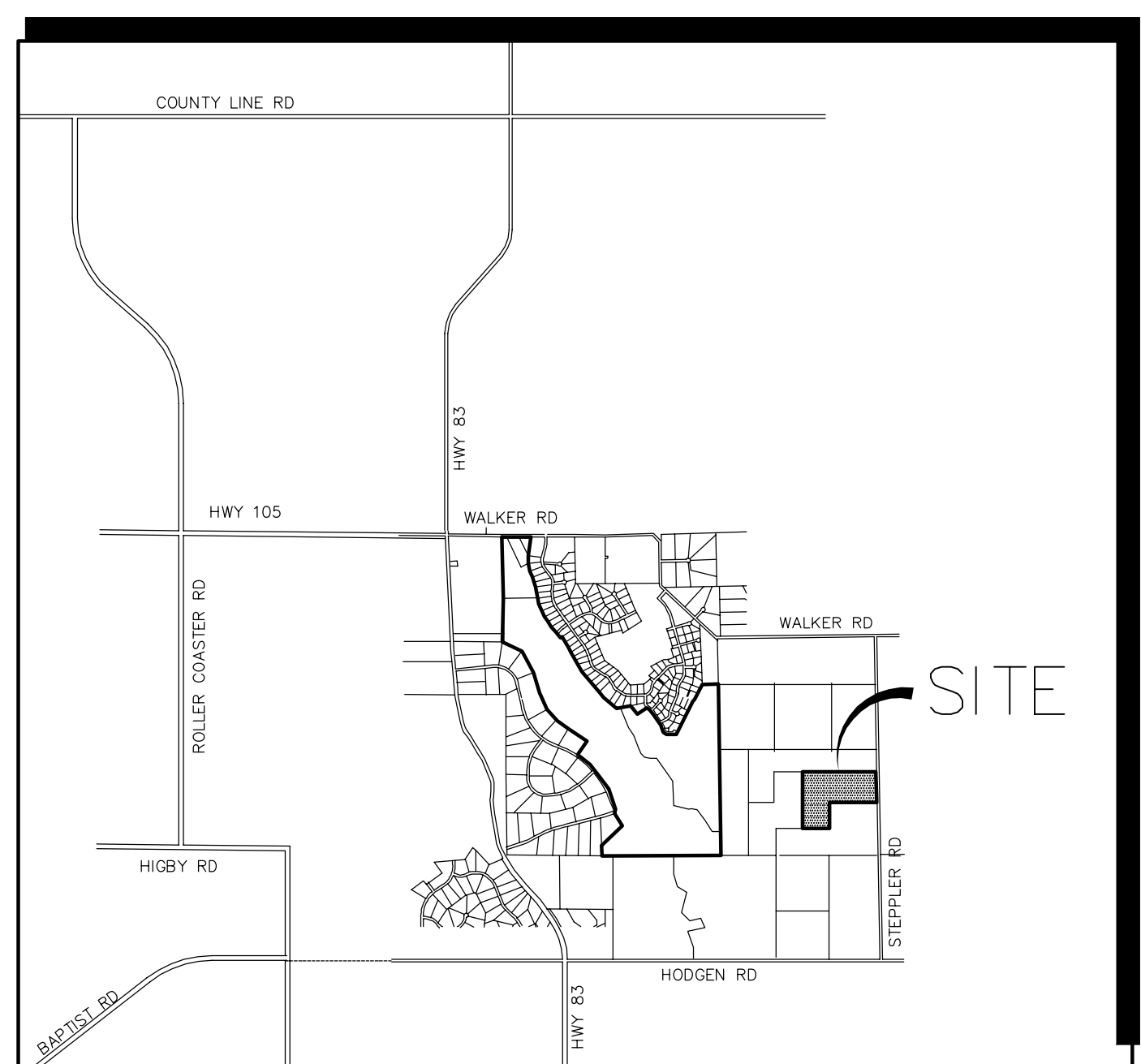
# ABERT RANCH SUBDIVISION

## Construction Drawings

### El Paso County, Colorado

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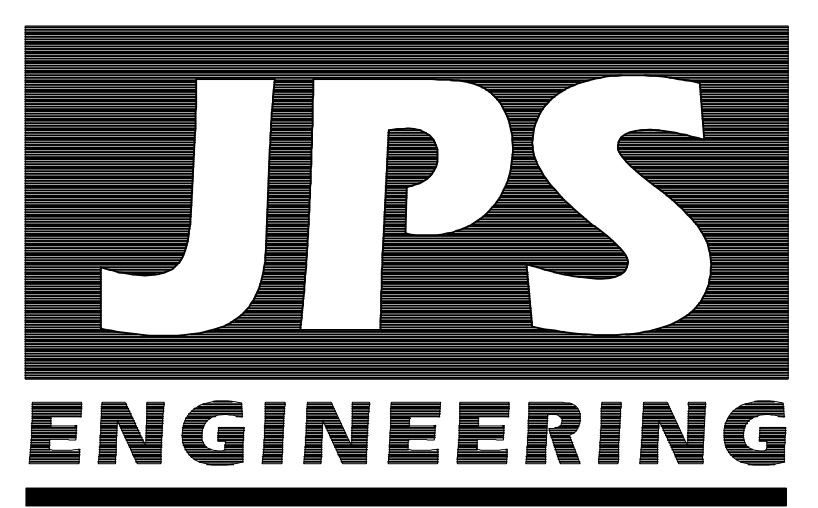


VICINITY MAP  
NOT TO SCALE

PREPARED FOR:

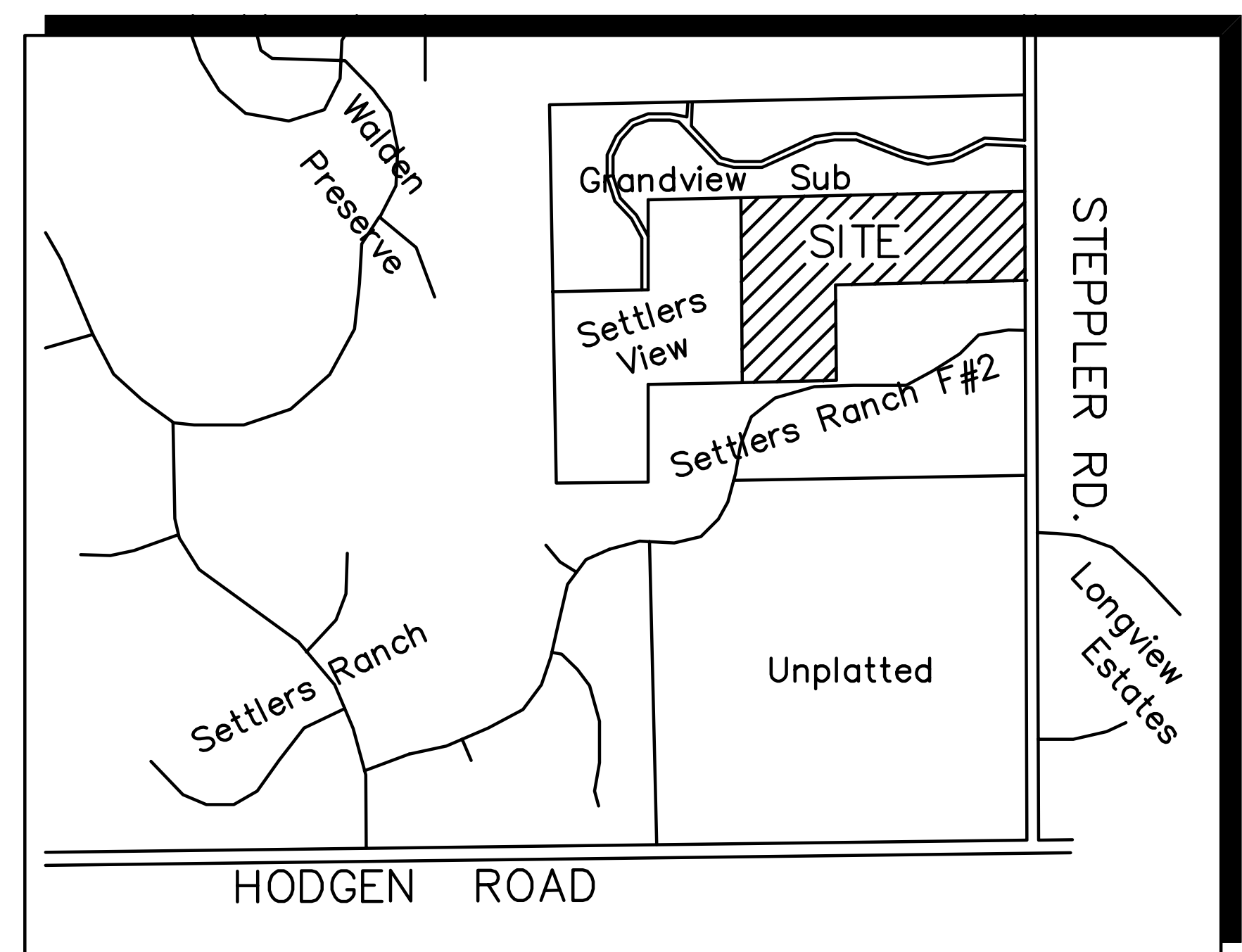
**BF Ranch Trust 2015**  
4510 Ford Drive  
Colorado Springs, CO 80908

PREPARED BY:



19 East Willamette Avenue  
Colorado Springs, Colorado 80903

November, 2019



SITE MAP  
NOT TO SCALE

#### 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. DANIEL TORRES, P.E. (719) 520-6305	FIRE DEPARTMENT:	TRI-LAKES MONUMENT FIRE PROTECTION DISTRICT (719) 484-0911

#### 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

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.

G:\Civil3D\2018\_projects\111604\_abert-ranch\Civil\G1.dwg Nov 18, 2019 12:16pm

**COUNTY GENERAL NOTES:**

- ALL DRAINAGE AND ROADWAY CONSTRUCTION SHALL MEET THE STANDARDS AND SPECIFICATIONS OF THE CITY OF COLORADO SPRINGS/EL PASO COUNTY DRAINAGE CRITERIA MANUAL, VOLUMES 1 AND 2, AND THE EL PASO COUNTY ENGINEERING CRITERIA MANUAL.
- CONTRACTOR SHALL BE RESPONSIBLE FOR THE NOTIFICATION AND FIELD NOTIFICATION OF ALL EXISTING UTILITIES, WHETHER SHOWN ON THE PLANS OR NOT, BEFORE BEGINNING CONSTRUCTION. LOCATION OF EXISTING UTILITIES SHALL BE VERIFIED BY THE CONTRACTOR PRIOR TO CONSTRUCTION. CALL 811 TO CONTACT THE UTILITY NOTIFICATION CENTER OF COLORADO (UNCC).
- CONTRACTOR SHALL KEEP A COPY OF THESE APPROVED PLANS, THE GRADING AND EROSION CONTROL PLAN, THE STORMWATER MANAGEMENT PLAN (SWMP), THE SOILS AND GEOTECHNICAL REPORT, AND THE APPROPRIATE DESIGN AND CONSTRUCTION STANDARDS AND SPECIFICATIONS AT THE JOB SITE AT ALL TIMES, INCLUDING THE FOLLOWING:
  - EL PASO COUNTY ENGINEERING CRITERIA MANUAL (ECM)
  - CITY OF COLORADO SPRINGS/EL PASO COUNTY DRAINAGE CRITERIA MANUAL, VOLUMES 1 AND 2
  - COLORADO DEPARTMENT OF TRANSPORTATION (CDPW) STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION
  - CDPW M & S STANDARDS
- 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 DPW AND MUTCD CRITERIA.
- CONTRACTOR SHALL OBTAIN ANY PERMITS REQUIRED BY EL PASO COUNTY DPW, INCLUDING WORK WITHIN THE RIGHT-OF-WAY AND SPECIAL TRANSPORT PERMITS.
- THE LIMITS OF CONSTRUCTION SHALL REMAIN WITHIN THE PROPERTY LINE UNLESS OTHERWISE NOTED. THE OWNER/DEVELOPER SHALL OBTAIN WRITTEN PERMISSION AND EASEMENTS, WHERE REQUIRED, FROM ADJOINING PROPERTY OWNER(S) PRIOR TO ANY OFF-SITE DISTURBANCE, GRADING, OR CONSTRUCTION.

**PROJECT GENERAL NOTES:**

- EXISTING CONTOUR DATA PROVIDED BY OWNER CONSISTS OF AERIAL TOPOGRAPHIC SURVEY DATA PROVIDED BY 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 CDPW STANDARDS AND SPECIFICATIONS.
- ALL FINISHED GRADES SHALL HAVE A MINIMUM 1.0% SLOPE TO PROVIDE POSITIVE DRAINAGE.
- WHERE PROPOSED SLOPES CONFLICT WITH PROPOSED SPOT ELEVATIONS, SPOT ELEVATIONS SHALL GOVERN.
- CONTRACTOR SHALL OBTAIN ALL REQUIRED PERMITS PRIOR TO BEGINNING WORK.
- 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

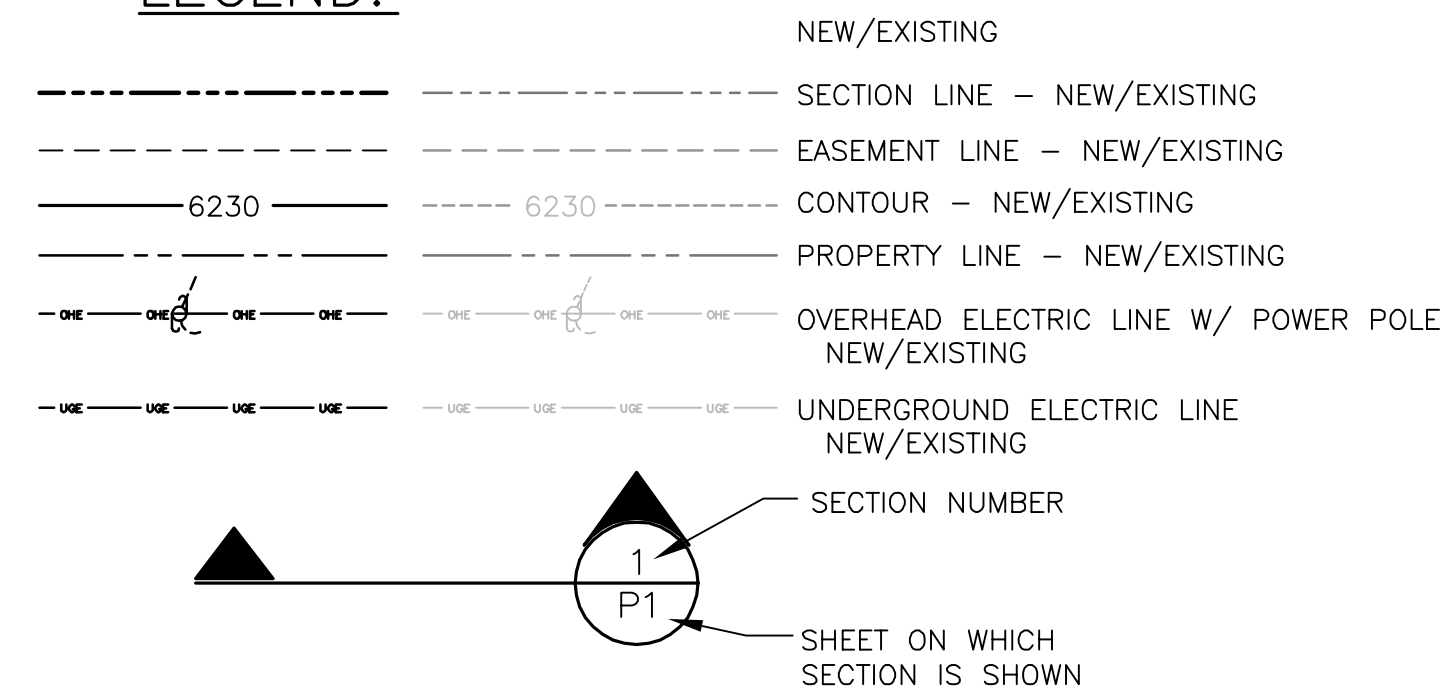
**GENERAL DRAINAGE NOTES:**

- 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.

**COUNTY SIGNING AND STRIPING NOTES:**

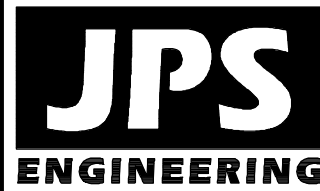
- ALL SIGNS AND PAVEMENT MARKINGS SHALL BE IN COMPLIANCE WITH THE CURRENT MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD).
- REMOVAL OF EXISTING PAVEMENT MARKINGS SHALL BE ACCOMPLISHED BY A METHOD THAT DOES NOT MATERIALLY DAMAGE THE PAVEMENT. THE PAVEMENT MARKINGS SHALL BE REMOVED TO THE EXTENT THAT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

**LEGEND:**



**ABERT RANCH SUBDIVISION**

**GENERAL NOTES & LEGEND**



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  
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No.	REVISION	BY	DATE
1	EPC SUBMITTAL	JPS	2/19/19
2	EPC COMMENTS	JPS	10/31/19
3	EPC COMMENTS	JPS	11/17/19

HORIZ. SCALE:	N/A	DRAWN:	MSP
VERT. SCALE:	N/A	DESIGNED:	JPS
SURVEYED:	N/A	CHECKED:	JPS
CREATED:	12/1/18	LAST MODIFIED:	10/31/19
PROJECT NO:	081104	MODIFIED BY:	MSP

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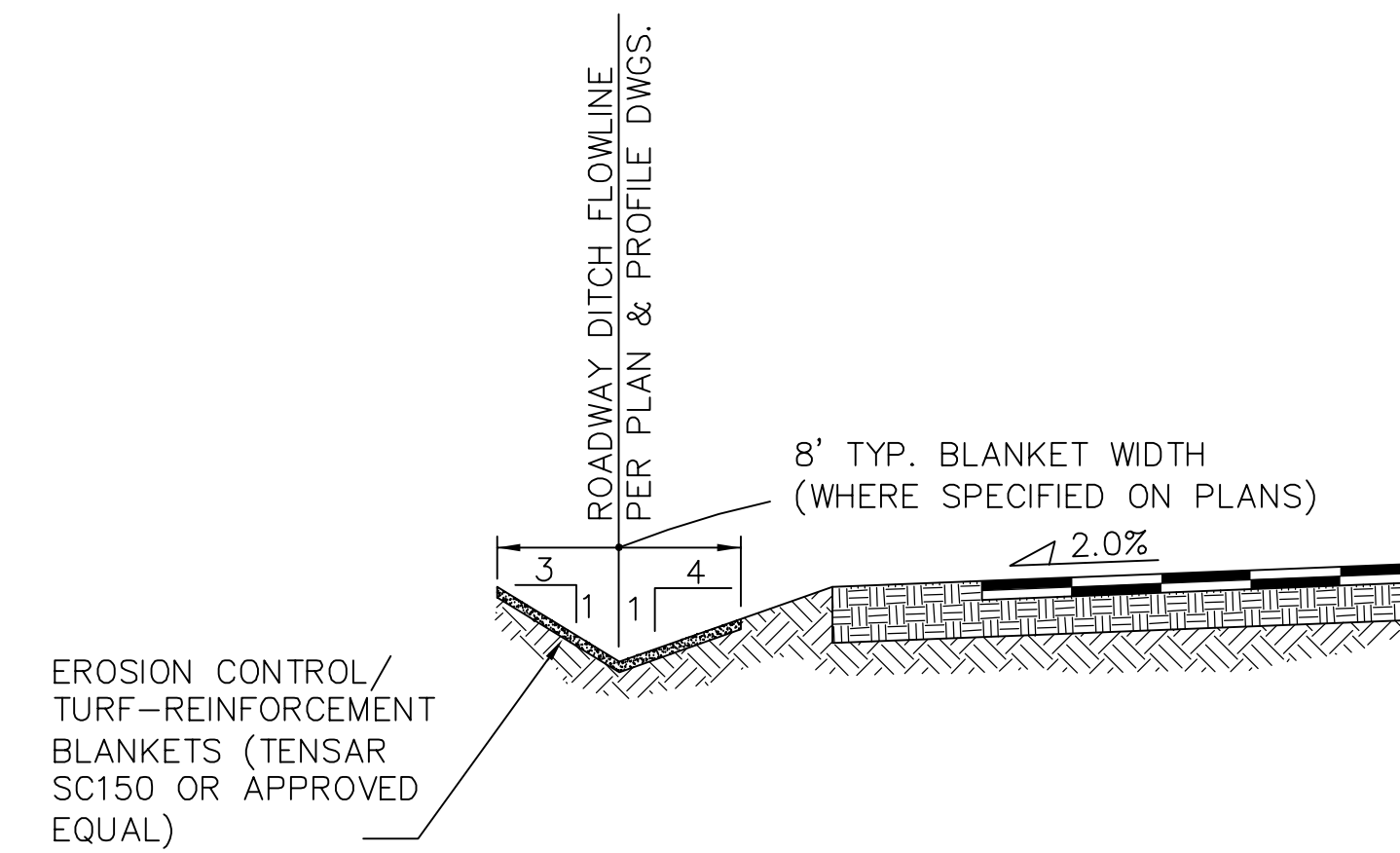
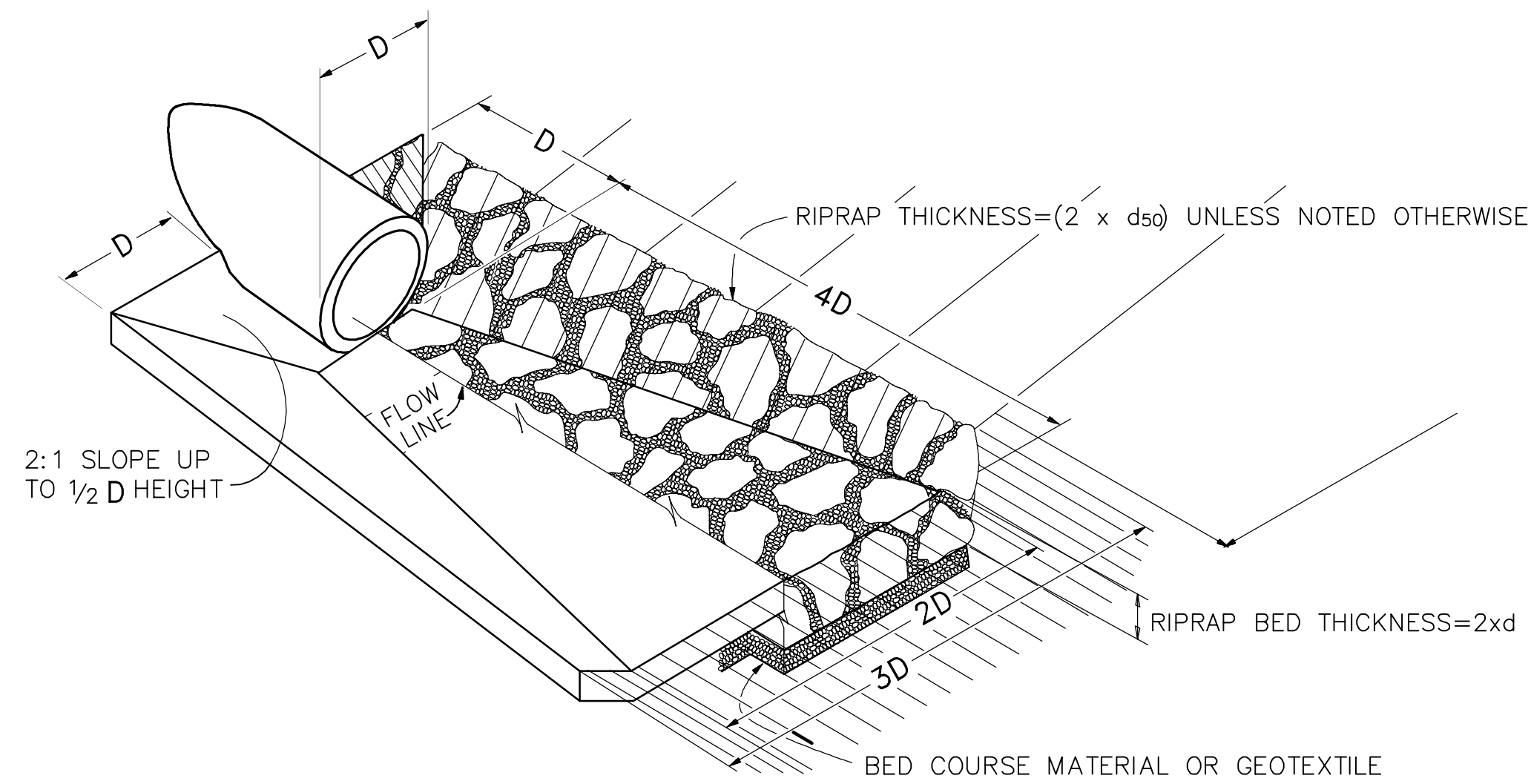
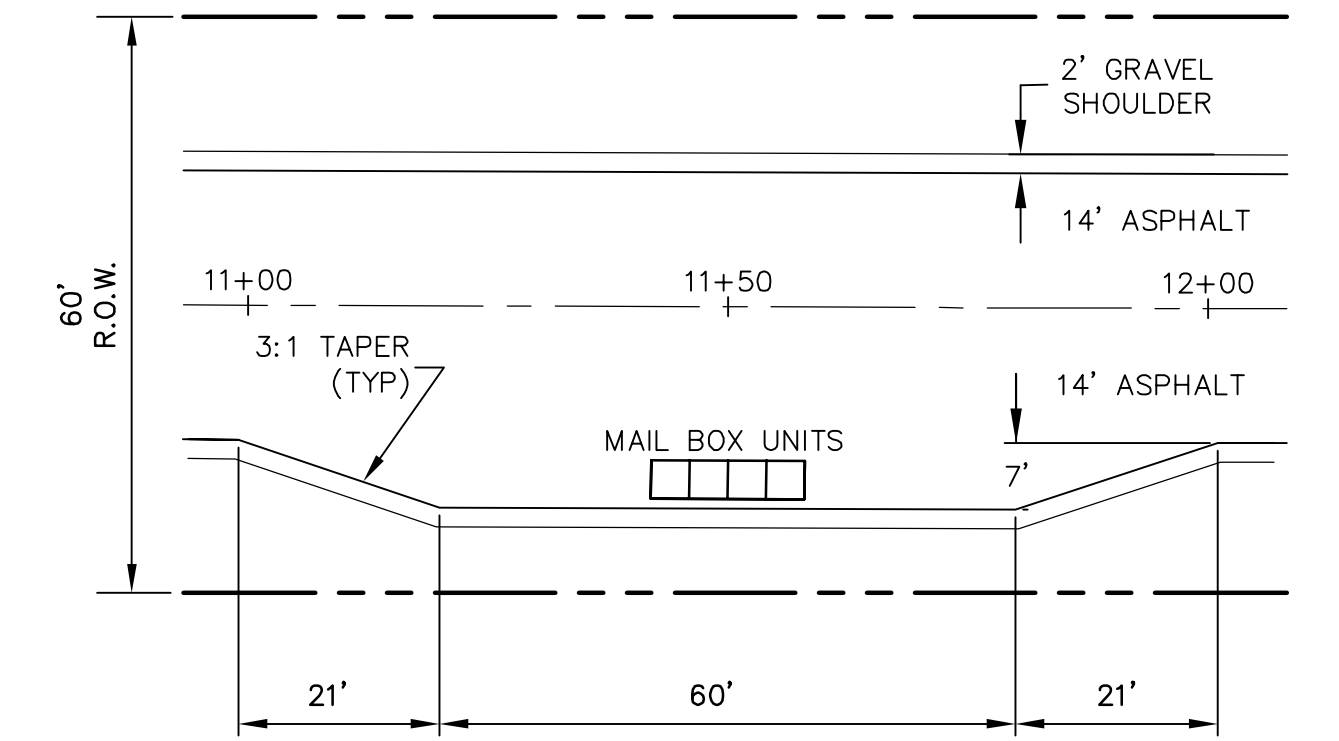
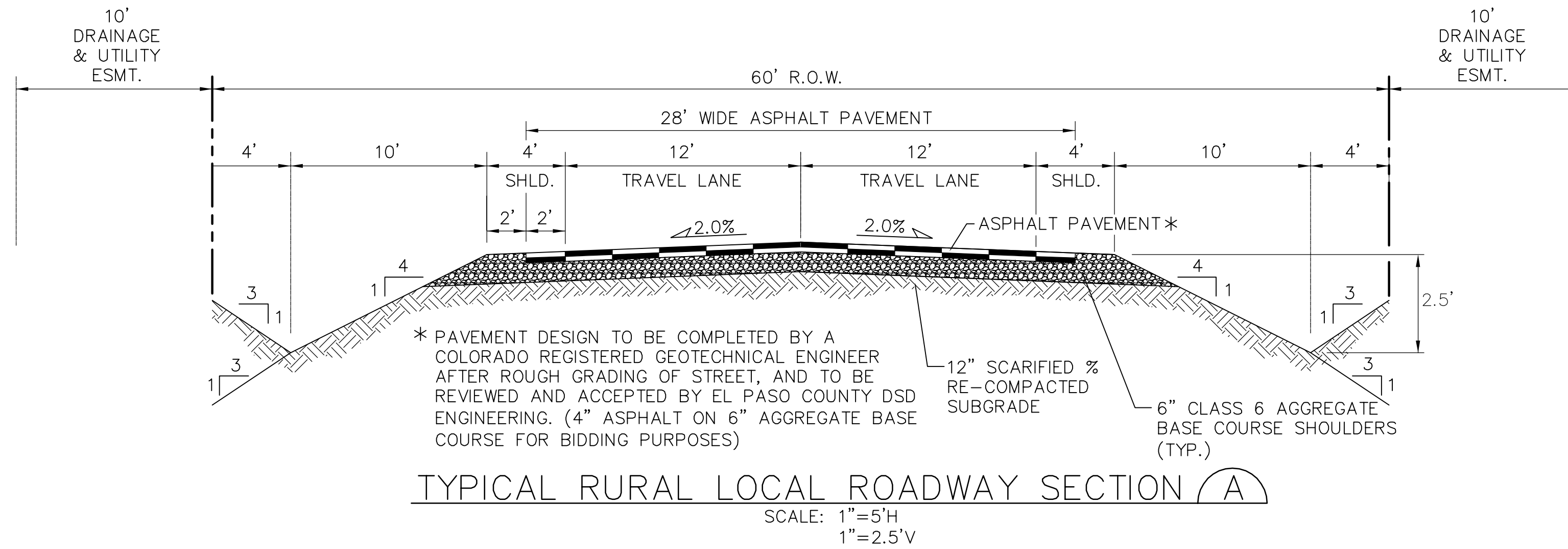
**G2**



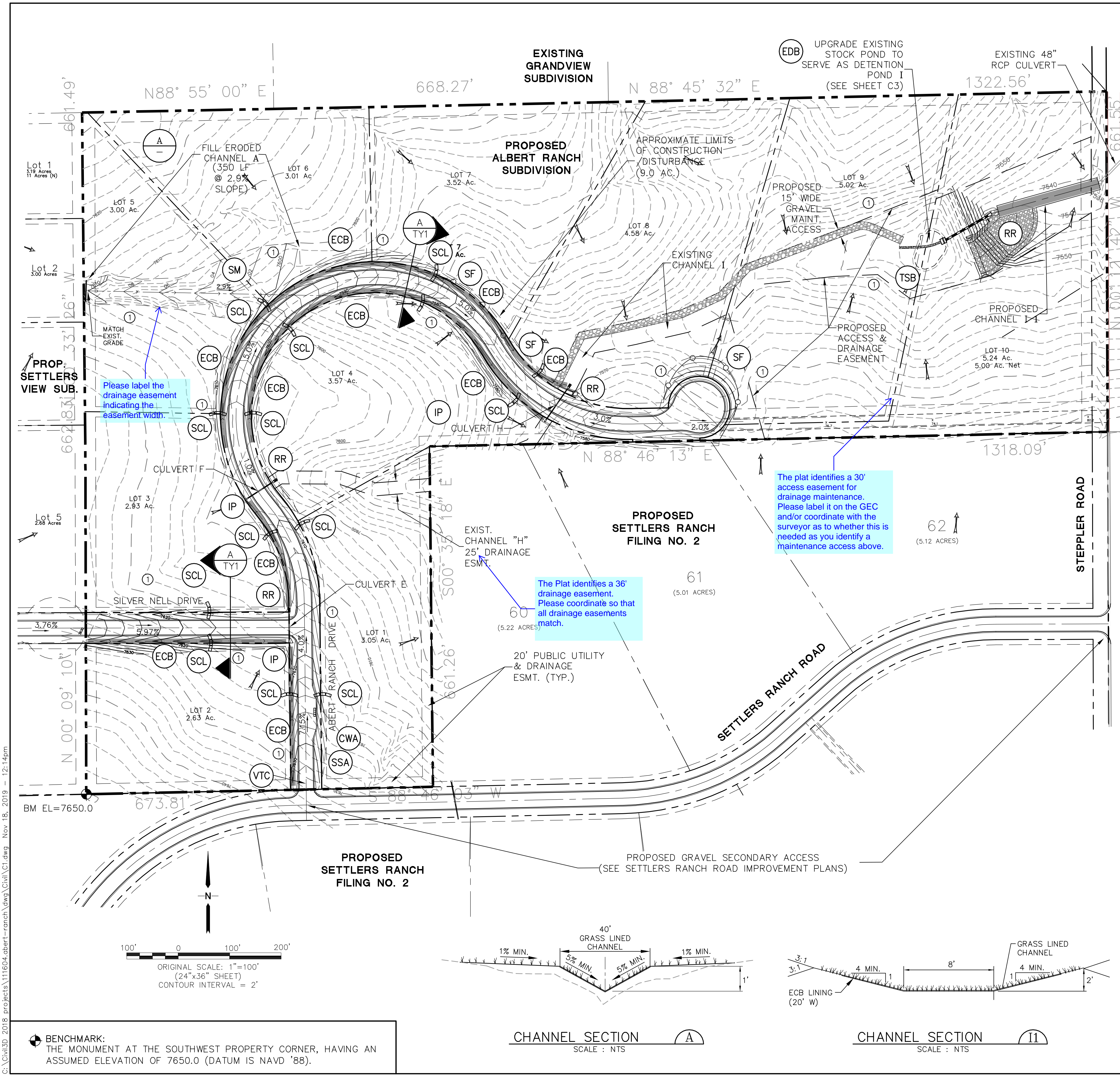
CALL UTILITY NOTIFICATION  
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1-800-922-1987  
CALL 2-BUSINESS DAYS IN ADVANCE  
BEFORE DIGGING, GRADING, OR EXCAVATING  
FOR THE MEMBER UTILITIES.

# ABERT RANCH SUBDIVISION

## TYPICAL SECTIONS AND DETAILS



HORIZ. SCALE:	AS SHOWN	DRAWN:	BJJ
VERT. SCALE:	AS SHOWN	DESIGNED:	JPS
SURVEYED:	HANNIGAN	CHECKED:	JPS
CREATED:	11/23/16	LAST MODIFIED:	11/17/19
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)

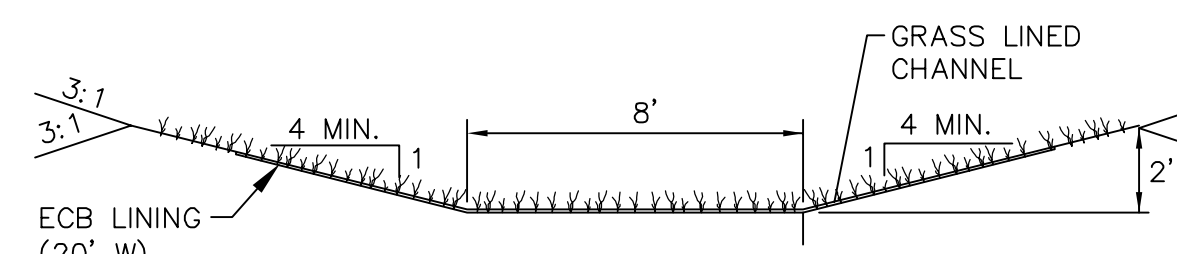
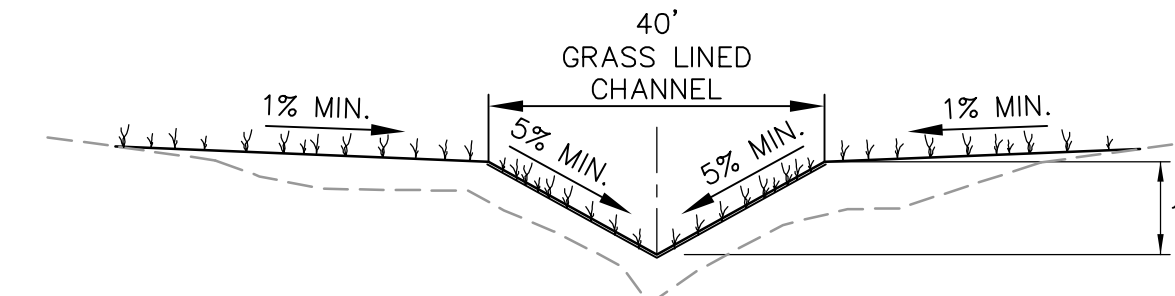
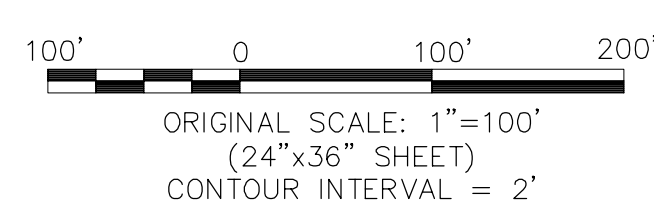
**NOTE:** THIS ESTIMATE IS PROVIDED FOR INFORMATION ONLY, REPRESENTING THE CALCULATED BULK EARTHWORK VOLUME TO FINISHED GRADE, EXCLUDING ANY ADJUSTMENT FOR PAVEMENT DEPTHS, ETC. CONTRACTOR SHALL MAKE HIS OWN DETERMINATION OF EARTHWORK QUANTITIES AS BASIS FOR BID PRICING AND NOTIFY ENGINEER OF ANY DISCREPANCIES.

**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



**CHANNEL SECTION A**  
SCALE : NTS

**CHANNEL SECTION 11**  
SCALE : NTS

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

**JPS ENGINEERING**  
 19 E. Willamette Ave.  
 Colorado Springs, CO 80903  
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NO.	REVISION	DATE	BY
1	EPC SUBMITTAL	5/31/19	JPS
2	COUNTY COMMENTS	8/27/19	JPS
3	EPC COMMENTS	11/18/19	JPS

**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: 11/18/19
PROJECT NO: 110604	MODIFIED BY: MSP

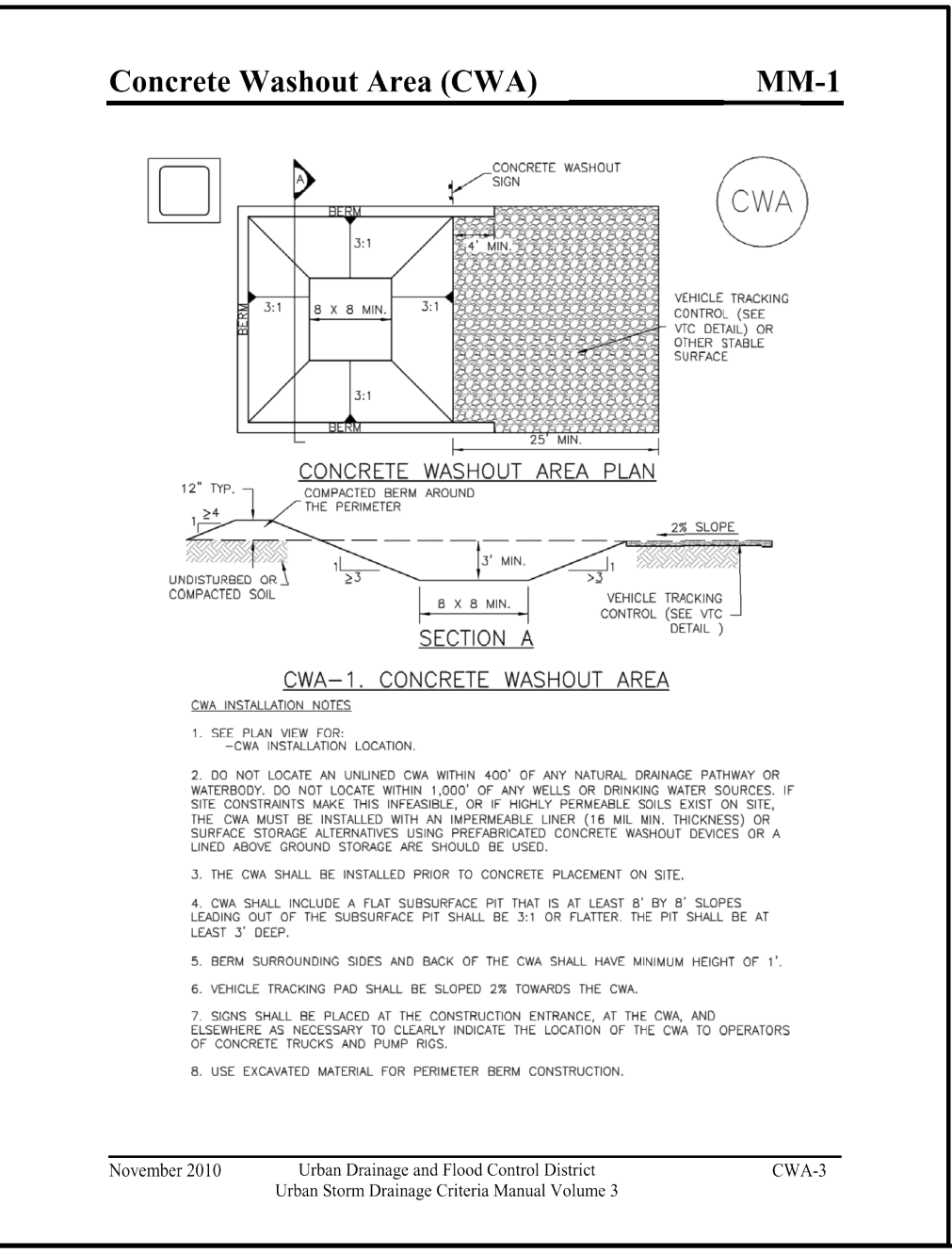
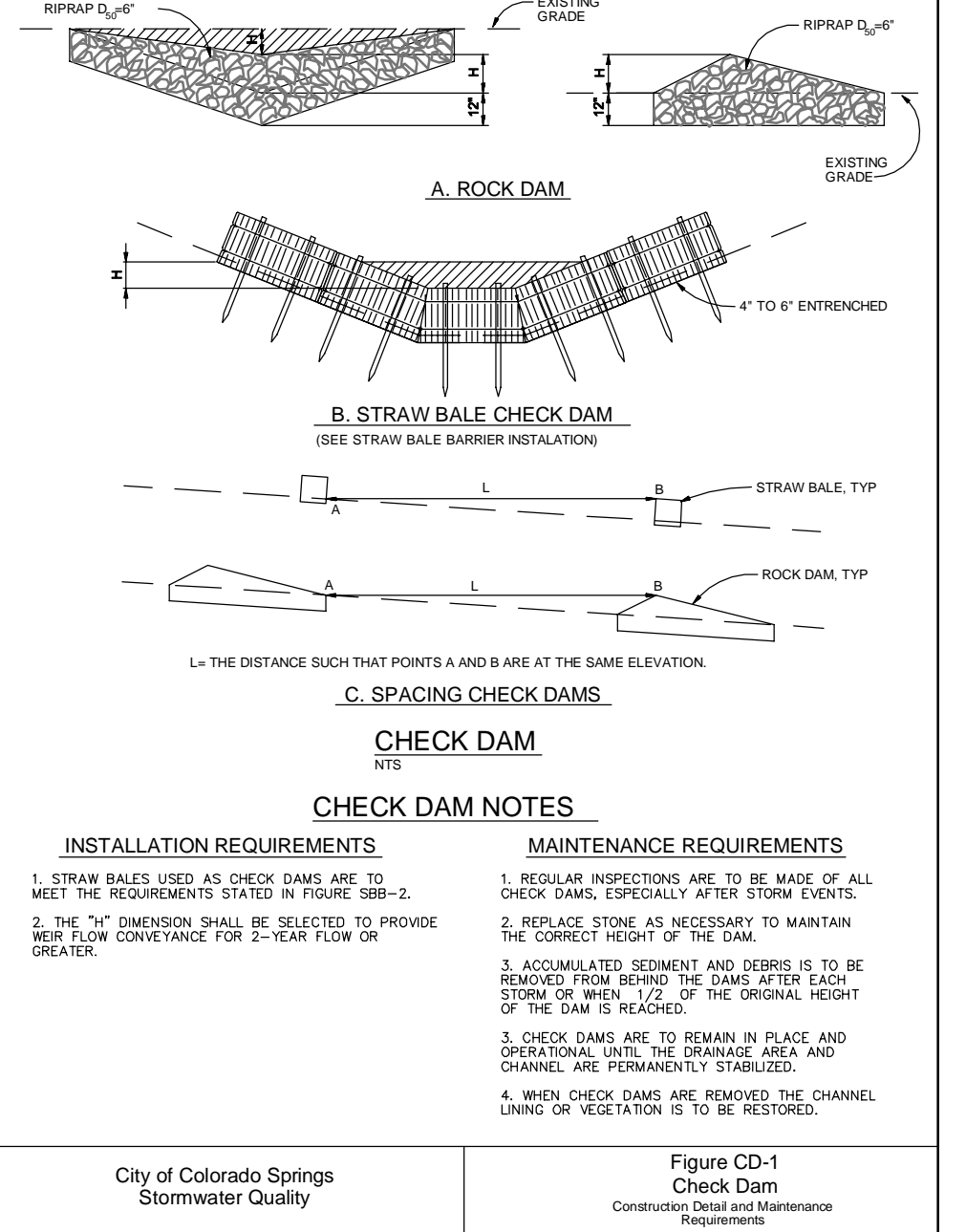
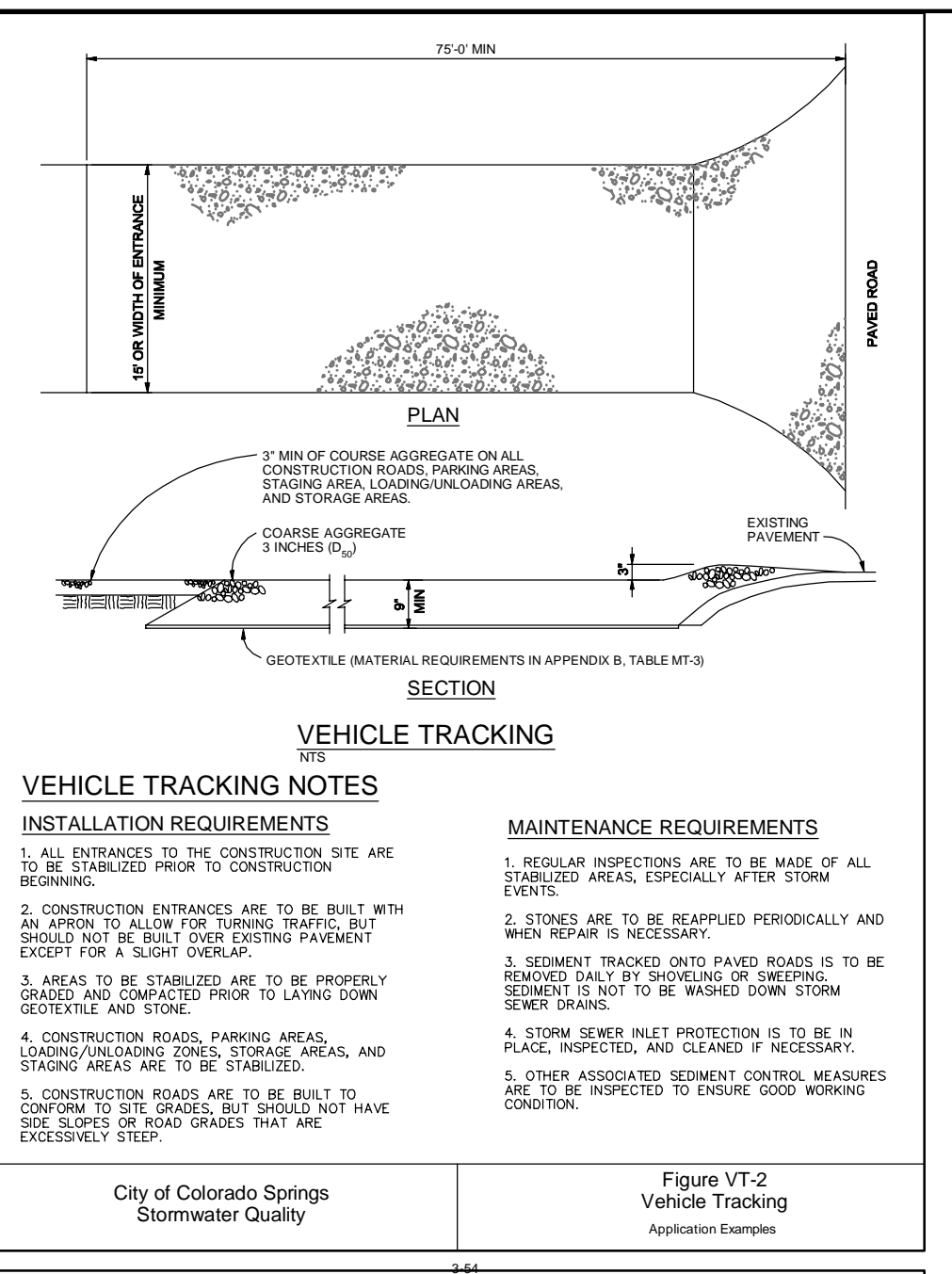
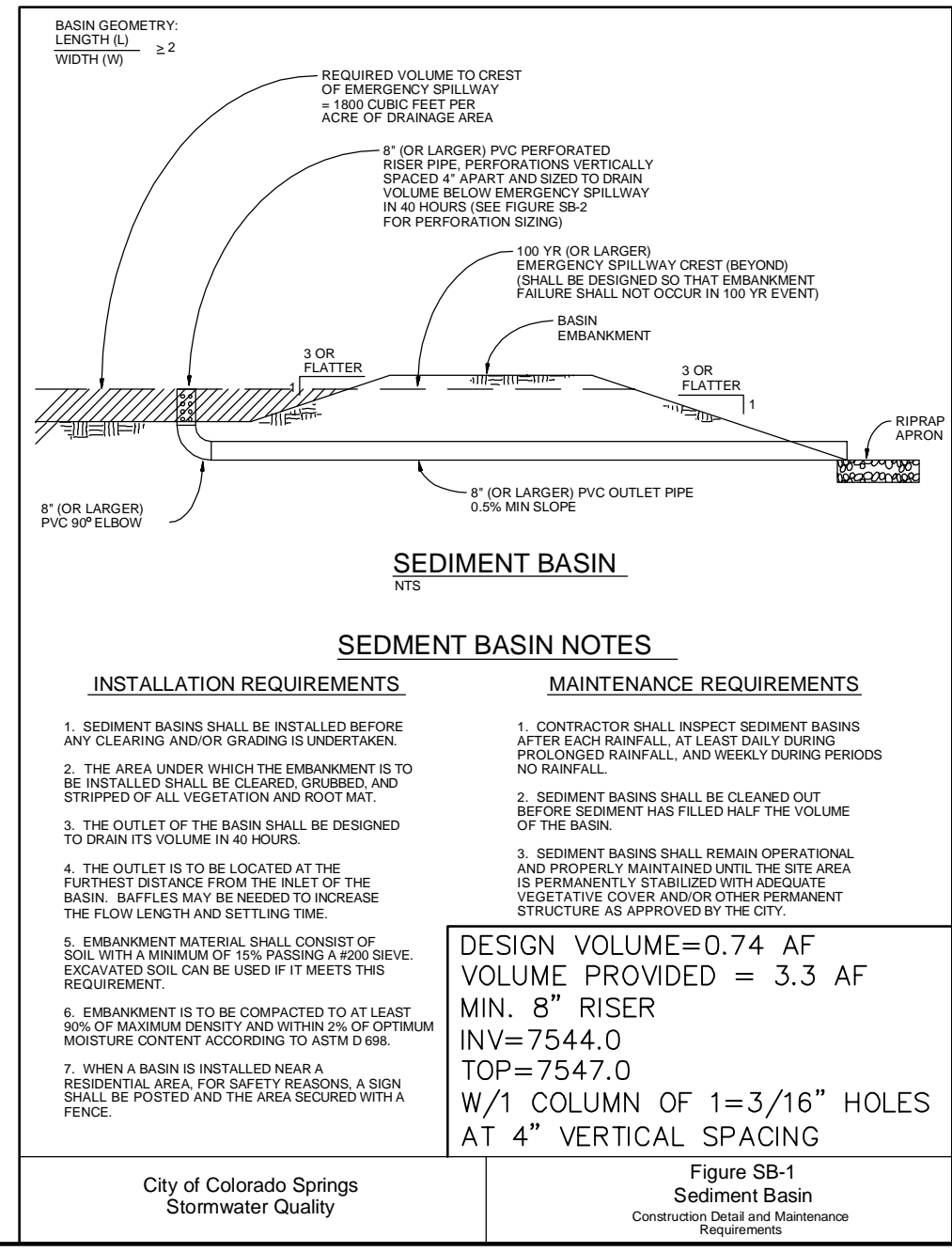
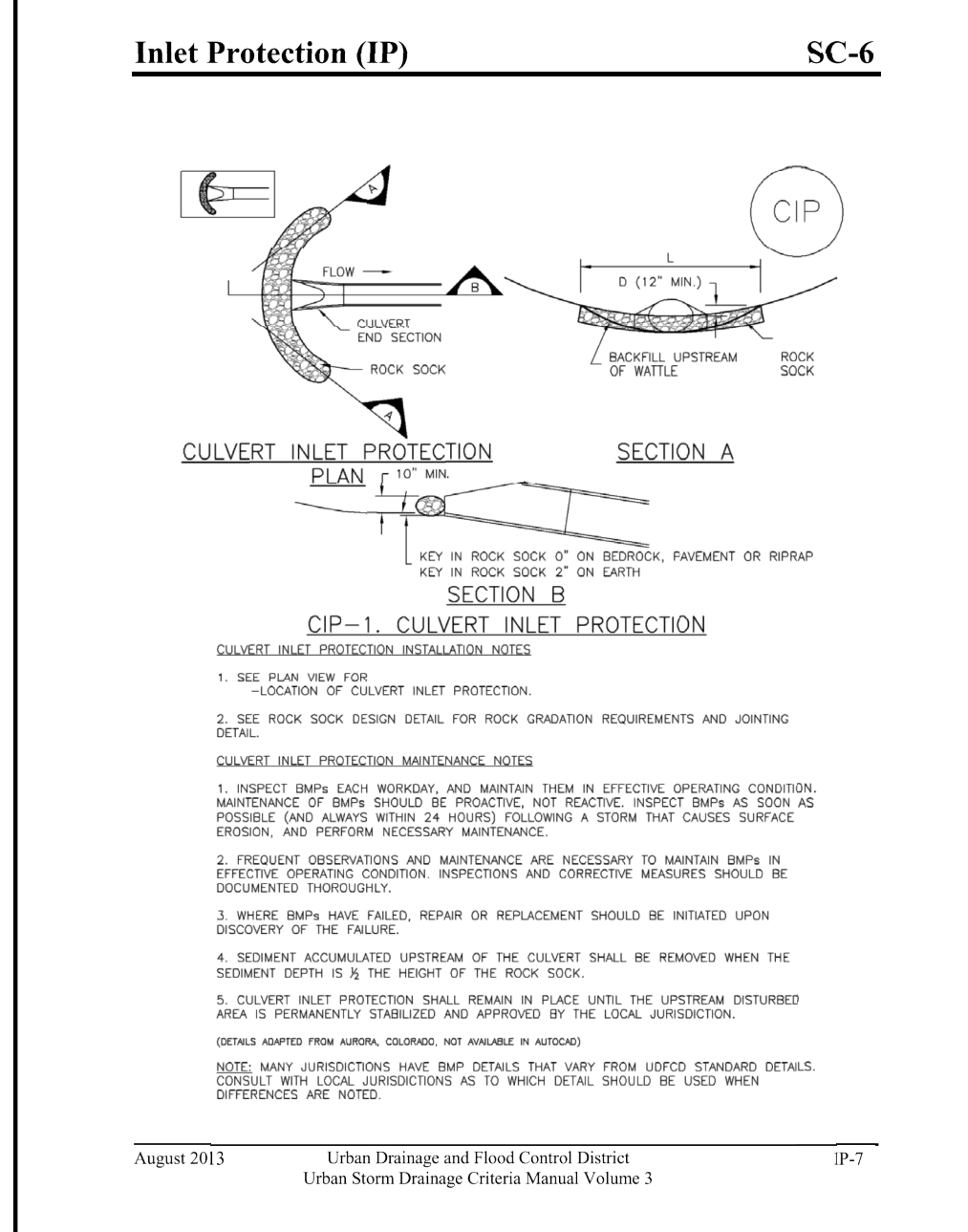
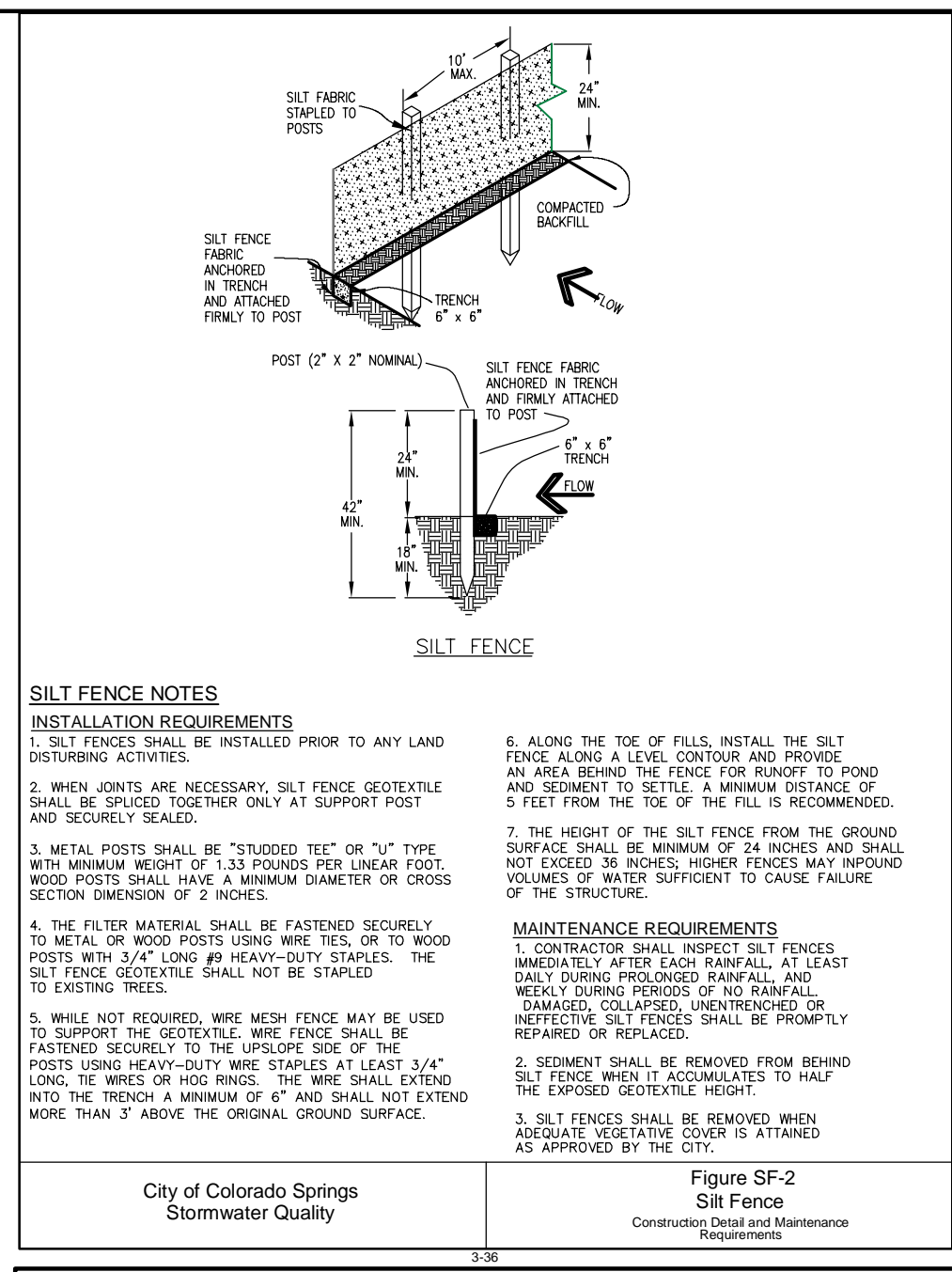
SHEET: **C1**

**STANDARD NOTES FOR EL PASO COUNTY GRADING AND EROSION CONTROL PLANS:**

- REVISED 7/02/19
- 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 FROM 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. MANAGEMENT OF THE SMWP DURING CONSTRUCTION IS THE RESPONSIBILITY OF THE DESIGNATED QUALIFIED STORMWATER MANAGER OR CERTIFIED EROSION CONTROL INSPECTOR. THE SMWP SHALL BE LOCATED ON SITE AT ALL TIMES DURING CONSTRUCTION AND SHALL BE KEPT UP TO DATE WITH WORK PROGRESS AND CHANGES IN THE FIELD.
  - ONCE THE ESQCP IS APPROVED AND A NOTICE TO PROCEED HAS BEEN ISSUED, THE CONTRACTOR MAY INSTALL THE INITIAL STAGE EROSION AND SEDIMENT CONTROL MEASURES AS INDICATED ON THE APPROVED DEC. 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 STAFF.
  - CONTROL MEASURES MUST BE INSTALLED PRIOR TO COMMENCEMENT OF ACTIVITIES THAT COULD CONTRIBUTE POLLUTANTS TO STORMWATER. CONTROL MEASURES FOR ALL SLOPES, CHANNELS, DITCHES, AND DISTURBED LAND AREAS SHALL BE INSTALLED IMMEDIATELY UPON COMPLETION OF THE DISTURBANCE.
  - ALL TEMPORARY SEDIMENT AND EROSION CONTROL MEASURES SHALL BE MAINTAINED AND REMAIN IN EFFECTIVE OPERATING CONDITION UNTIL PERMANENT SOIL EROSION CONTROL MEASURES ARE IMPLEMENTED AND FINAL STABILIZATION IS ESTABLISHED. ALL PERSONS ENGAGED IN LAND DISTURBANCE ACTIVITIES SHALL ASSESS THE ADEQUACY OF CONTROL MEASURES AT THE SITE AND IDENTIFY IF CHANGES TO THOSE CONTROL MEASURES ARE NEEDED TO ENSURE THE CONTINUED EFFECTIVE PERFORMANCE OF THE CONTROL MEASURES. ALL CHANGES TO TEMPORARY SEDIMENT AND EROSION CONTROL MEASURES MUST BE INCORPORATED INTO THE STORMWATER MANAGEMENT PLAN.
  - TEMPORARY STABILIZATION SHALL BE IMPLEMENTED ON DISTURBED AREAS AND STOCKPILES WHERE GROUND DISTURBING CONSTRUCTION ACTIVITY HAS PERMANENTLY CEASED OR TEMPORARILY CEASED FOR LONGER THAN 14 DAYS.
  - FINAL STABILIZATION MUST BE IMPLEMENTED AT ALL APPLICABLE CONSTRUCTION SITES. FINAL STABILIZATION IS ACHIEVED WHEN ALL GROUND DISTURBING ACTIVITIES ARE COMPLETE AND ALL DISTURBED AREAS EITHER HAVE A UNIFORM VEGETATIVE COVER WITH INDIVIDUAL PLANT DENSITY OF 70 PERCENT OF PRE-DISTURBANCE LEVELS ESTABLISHED OR EQUIVALENT PERMANENT ALTERNATIVE STABILIZATION METHOD IS IMPLEMENTED. ALL TEMPORARY SEDIMENT AND EROSION CONTROL MEASURES SHALL BE REMOVED UPON FINAL STABILIZATION AND BEFORE PERMIT CLOSURE.
  - ALL PERMANENT STORMWATER MANAGEMENT FACILITIES SHALL BE INSTALLED AS DESIGNED IN THE APPROVED PLANS. ANY PROPOSED CHANGES THAT AFFECT THE DESIGN OR FUNCTION OF PERMANENT STORMWATER MANAGEMENT STRUCTURES MUST BE APPROVED BY THE ECM ADMINISTRATOR PRIOR TO IMPLEMENTATION.
  - EARTH DISTURBANCES SHALL BE CONDUCTED IN SUCH A MANNER SO AS TO EFFECTIVELY MINIMIZE 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. PRE-EXISTING VEGETATION SHALL BE PROTECTED AND MAINTAINED WITHIN 50 HORIZONTAL FEET OF A WATERS OF THE STATE UNLESS SHOWN TO BE INFEASIBLE AND SPECIFICALLY REQUESTED AND APPROVED.
  - COMPACTION OF SOIL MUST BE PREVENTED IN AREAS DESIGNATED FOR INFILTRATION CONTROL MEASURES OR WHERE FINAL STABILIZATION WILL BE ACHIEVED BY VEGETATIVE COVER. AREAS DESIGNATED FOR INFILTRATION CONTROL MEASURES SHALL ALSO BE PROTECTED FROM SEDIMENTATION DURING CONSTRUCTION UNTIL FINAL STABILIZATION IS ACHIEVED. IF COMPACTION PREVENTION IS NOT FEASIBLE DUE TO SITE CONSTRAINTS, ALL AREAS DESIGNATED FOR INFILTRATION AND VEGETATION CONTROL MEASURES MUST BE LOOSENED PRIOR TO INSTALLATION OF THE CONTROL MEASURE(S).
  - ANY TEMPORARY OR PERMANENT FACILITY DESIGNED AND CONSTRUCTED FOR THE CONVEYANCE OF STORMWATER AROUND, THROUGH, OR FROM THE EARTH DISTURBANCE AREA SHALL BE A STABILIZED CONVEYANCE DESIGNED TO MINIMIZE EROSION AND THE DISCHARGE OF SEDIMENT OFF SITE.
  - CONCRETE WASH WATER SHALL BE CONTAINED AND DISPOSED OF IN ACCORDANCE WITH THE SMWP. NO WASH WATER SHALL BE DISCHARGED TO OR ALLOWED TO ENTER STATE WATERS, INCLUDING ANY SURFACE OR SUBSURFACE STORM DRAINAGE SYSTEM OR FACILITIES. CONCRETE WASHOUTS SHALL NOT BE LOCATED IN AN AREA WHERE SHALLOW GROUNDWATER MAY BE PRESENT, OR WITHIN 50 FEET OF A SURFACE WATER BODY, CREEK OR STREAM.
  - DURING DEWATERING OPERATIONS OF UNCONTAMINATED GROUND WATER MAY BE DISCHARGED ON SITE, BUT SHALL NOT LEAVE THE SITE IN THE FORM OF SURFACE RUNOFF UNLESS AN APPROVED STATE DEWATERING PERMIT IS IN PLACE.
  - EROSION CONTROL BLANKETING OR OTHER PROTECTIVE COVERING SHALL BE USED ON SLOPES STEEPER THAN 3:1.
  - 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.
  - 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. CONTROL MEASURES MAY BE REQUIRED BY EL PASO COUNTY ENGINEERING IF DEEMED NECESSARY, BASED ON SPECIFIC CONDITIONS AND CIRCUMSTANCES.
  - TRACKING OF SOILS AND CONSTRUCTION DEBRIS OFF-SITE SHALL BE MINIMIZED. MATERIALS TRACKED OFF-SITE SHALL BE CLEANED UP AND PROPERLY DISPOSED OF IMMEDIATELY.
  - THE OWNER/DEVELOPER SHALL BE RESPONSIBLE FOR THE REMOVAL OF ALL CONSTRUCTION DEBRIS, DIRT, TRASH, ROCK, SEDIMENT, SOIL, AND SAND THAT MAY ACCUMULATE IN ROADS, STORM DRAINS AND OTHER DRAINAGE CONVEYANCE SYSTEMS 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 CHEMICAL(S) HAVING THE POTENTIAL TO BE RELEASED IN STORMWATER ARE TO BE STORED OR USED ONSITE UNLESS PERMISSION FOR THE USE OF SUCH CHEMICAL(S) IS GRANTED IN WRITING BY THE ECM ADMINISTRATOR. IN GRANTING APPROVAL FOR THE USE OF SUCH CHEMICAL(S), SPECIAL CONDITIONS AND MONITORING MAY BE REQUIRED.
  - BULK STORAGE OF ALLOWED PETROLEUM PRODUCTS OR OTHER ALLOWED LIQUID CHEMICALS IN EXCESS OF 55 GALLONS SHALL REQUIRE ADEQUATE SECONDARY CONTAINMENT PROTECTION TO CONTAIN ALL SPILLS ONSITE AND TO PREVENT ANY SPILLED MATERIALS FROM ENTERING STATE WATERS, ANY SURFACE OR SUBSURFACE STORM DRAINAGE SYSTEM OR OTHER FACILITIES.
  - NO PERSON SHALL CAUSE THE IMPEDIMENT OF STORMWATER FLOW IN THE CURB AND GUTTER OR DITCH EXCEPT WITH APPROVED SEDIMENT CONTROL MEASURES.
  - OWNER/DEVELOPER AND THEIR AGENTS 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 OF THE LAND DEVELOPMENT CODE, DCM VOLUME II AND THE ECM APPENDIX I. ALL APPROPRIATE PERMITS MUST BE OBTAINED BY THE CONTRACTOR PRIOR TO CONSTRUCTION (1041, NPDES, FLOODPLAIN, 404, FUGITIVE DUST, ETC.). IN THE EVENT OF CONFLICTS BETWEEN THESE REQUIREMENTS AND OTHER LAWS, RULES, OR REGULATIONS OF OTHER FEDERAL, STATE, LOCAL, OR COUNTY AGENCIES, THE MOST RESTRICTIVE LAWS, RULES, OR REGULATIONS SHALL APPLY.
  - ALL CONSTRUCTION TRAFFIC MUST ENTER/EXIT THE SITE ONLY AT APPROVED CONSTRUCTION ACCESS POINTS.
  - PRIOR TO CONSTRUCTION THE PERMITTEE SHALL VERIFY THE LOCATION OF EXISTING UTILITIES.
  - A WATER SOURCE SHALL BE AVAILABLE ON SITE DURING EARTHWORK OPERATIONS AND SHALL BE 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 (10) DAYS PRIOR TO THE ANTICIPATED START OF CONSTRUCTION, FOR PROJECTS THAT WILL DISTURB ONE (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 (SMWP), 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.



**SEEDING MIX:**

GRASS	VARIETY	AMOUNT IN 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:**

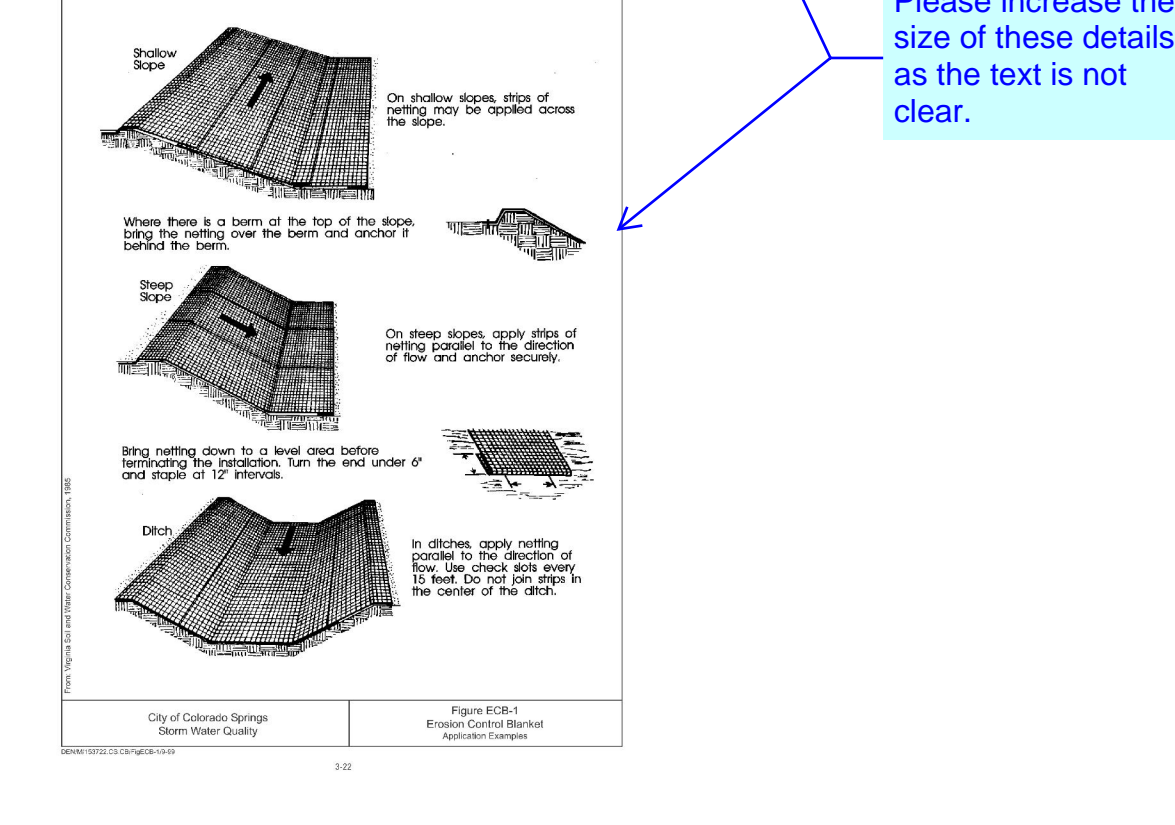
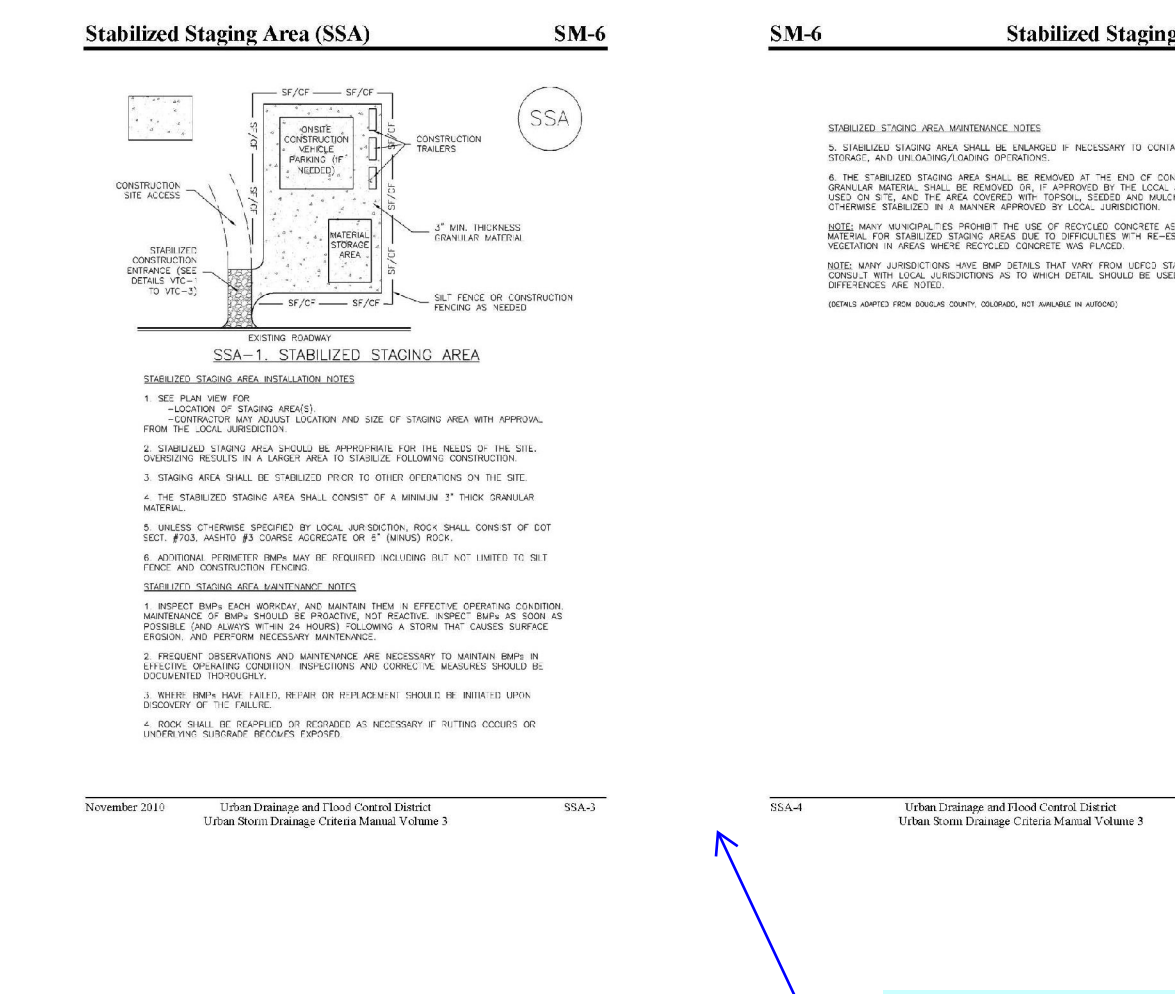
**FREQUENCY**

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

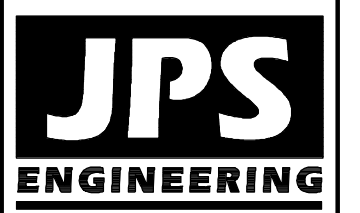
1 AND AFTER ANY PRECIPITATION OR SNOW MELT EVENT THAT CAUSES SURFACE EROSION.  
2 ACCUMULATED SEDIMENT AND DEBRIS SHALL BE REMOVED WHEN THE SEDIMENT LEVEL REACHES ONE HALF THE HEIGHT OF THE BMP OR AT ANY TIME THAT SEDIMENT OR DEBRIS ADVERSELY IMPACTS THE FUNCTION OF THE BMP.

**ESTIMATED TIME SCHEDULE:**

ACTIVITY	DATE
INSTALL BMP'S	APRIL 2020
ROADWAY GRADING	APRIL 2020
SEEDING & MULCHING	AUGUST 2020
STABILIZATION	AUGUST 2021



Please increase the size of these details as the text is not clear.



19 E. Willamette Ave.  
Colorado Springs, CO  
80903  
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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 UNDERGROUND  
MEMBER UTILITIES.

NO.	REVISION	DATE
1	EPC SUBMITTAL	2/19/19
2	EPC COMMENTS	10/31/19
3	EPC COMMENTS	11/18/19

**EROSION CONTROL NOTES & DETAILS**

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

**C2**

PCD File No. SF1911

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1-800-922-1987  
CALL 2-BUSINESS DAYS IN ADVANCE  
BEFORE YOU DIG. CONCRETE  
FOR THE MARKING OF UNDERGROUND  
MEMBER UTILITIES.

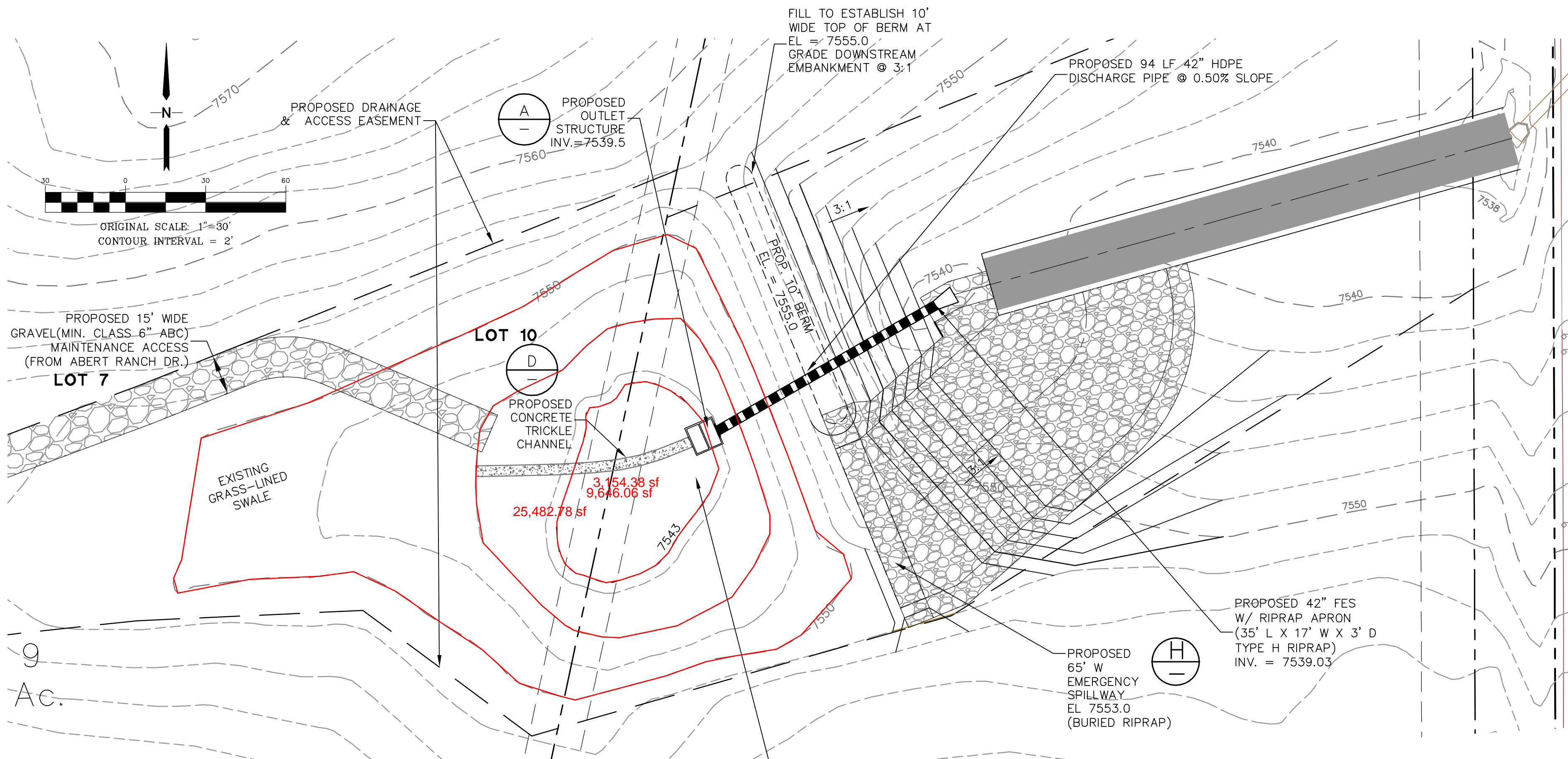
NO.	REVISION	DATE	BY
1	EPC SUBMITTAL	2/19/19	JPS
2	COUNTY COMMENTS	11/18/19	JPS

**DETENTION POND I  
PLAN & DETAILS**

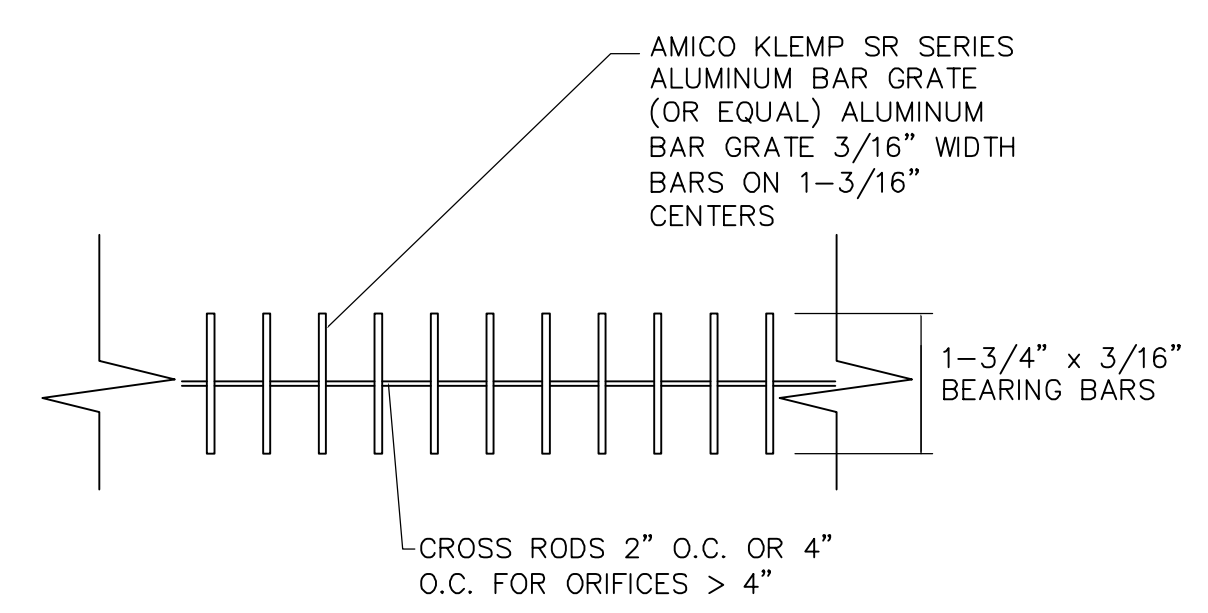
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PROJECT NO.:	111604	MODIFIED BY:	MSP

SHEET: **C3**

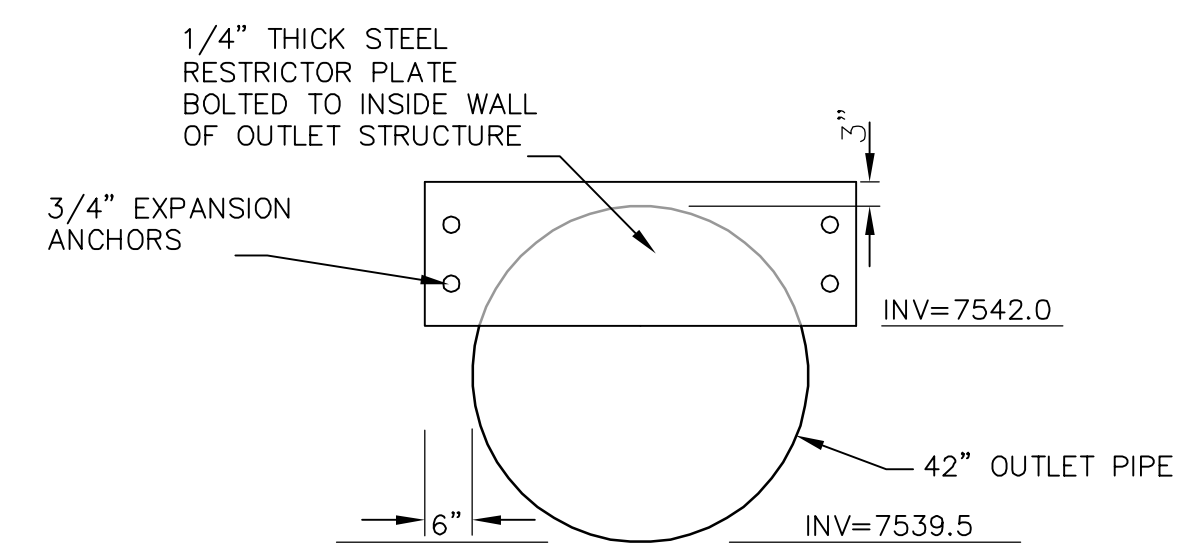
**ABERT RANCH SUBDIVISION**



**DETENTION POND I PLAN**  
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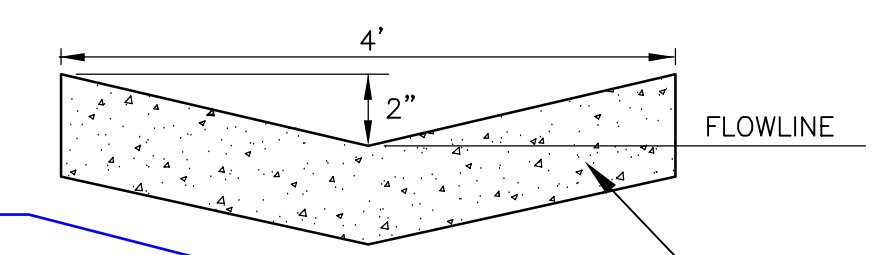


**TRASH GRATE SECTION (B)**  
NTS



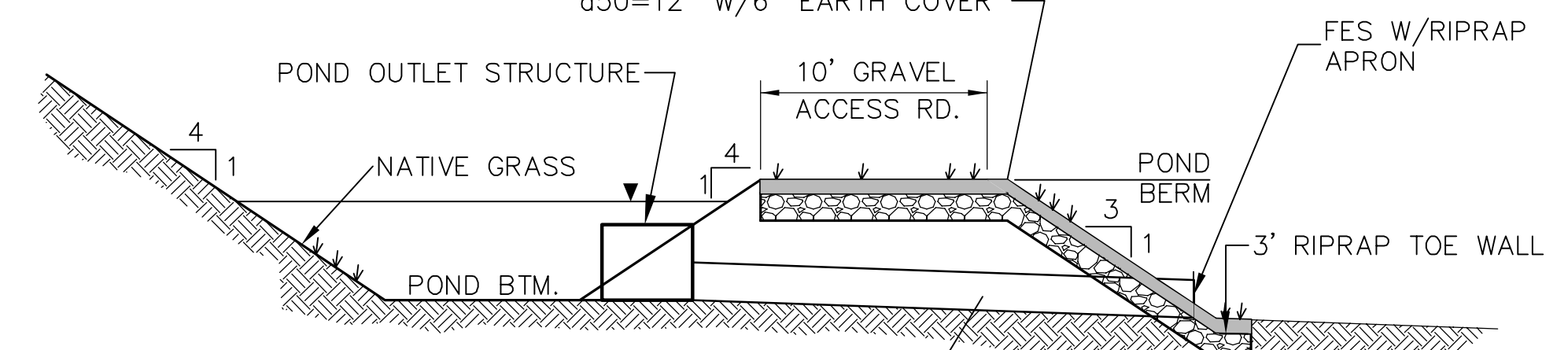
**RESTRICTOR PLATE DETAIL (C)**  
NTS

Please update the text to indicate concrete

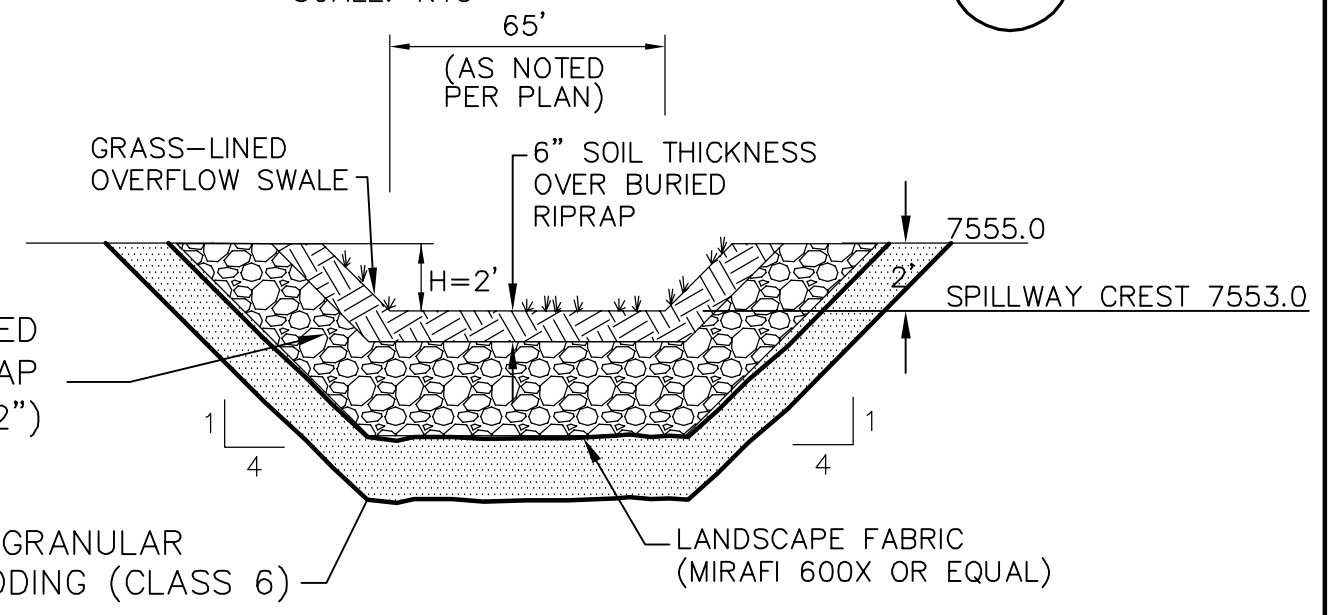


**TYPICAL RIPRAP TRICKLE CHANNEL (D)**  
NTS

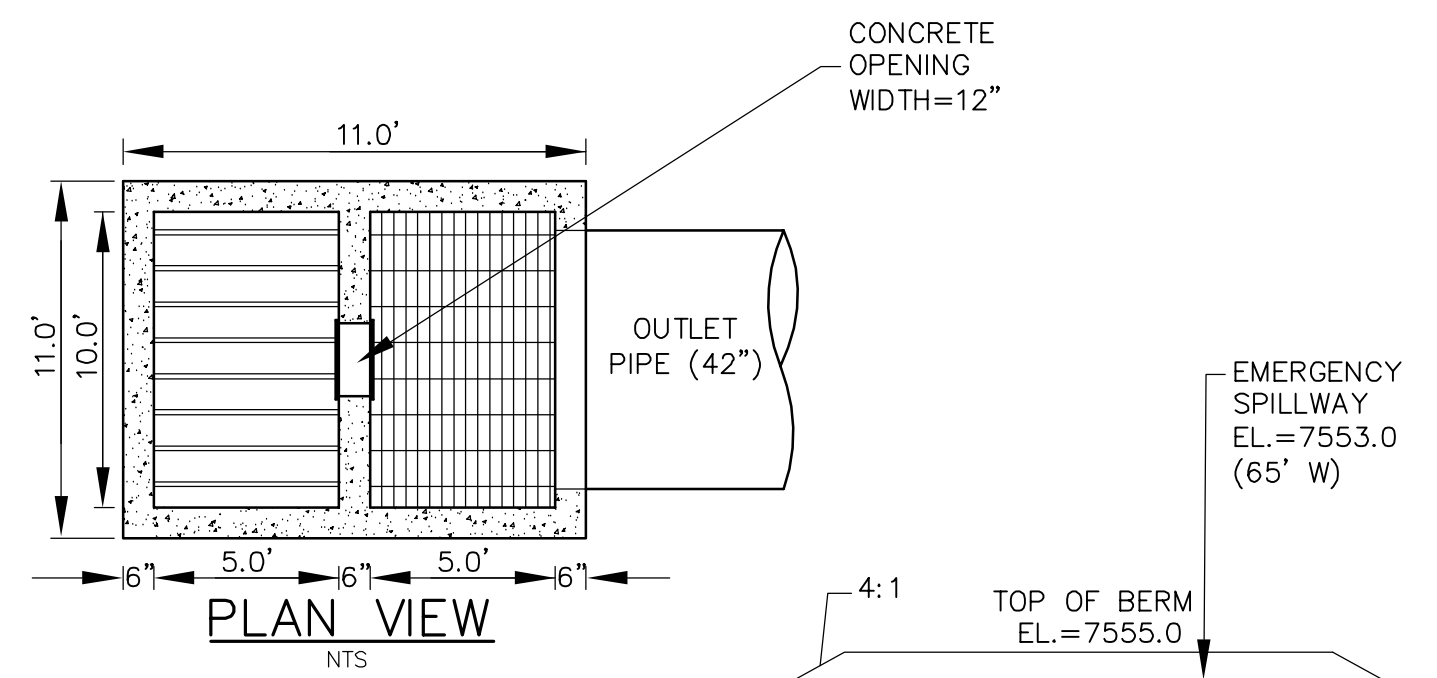
SPILLWAY CREST W=65' (INSTALL BURIED RIPRAP ON DOWNSTREAM FACE), 24" LAYER d50=12" W/6" EARTH COVER



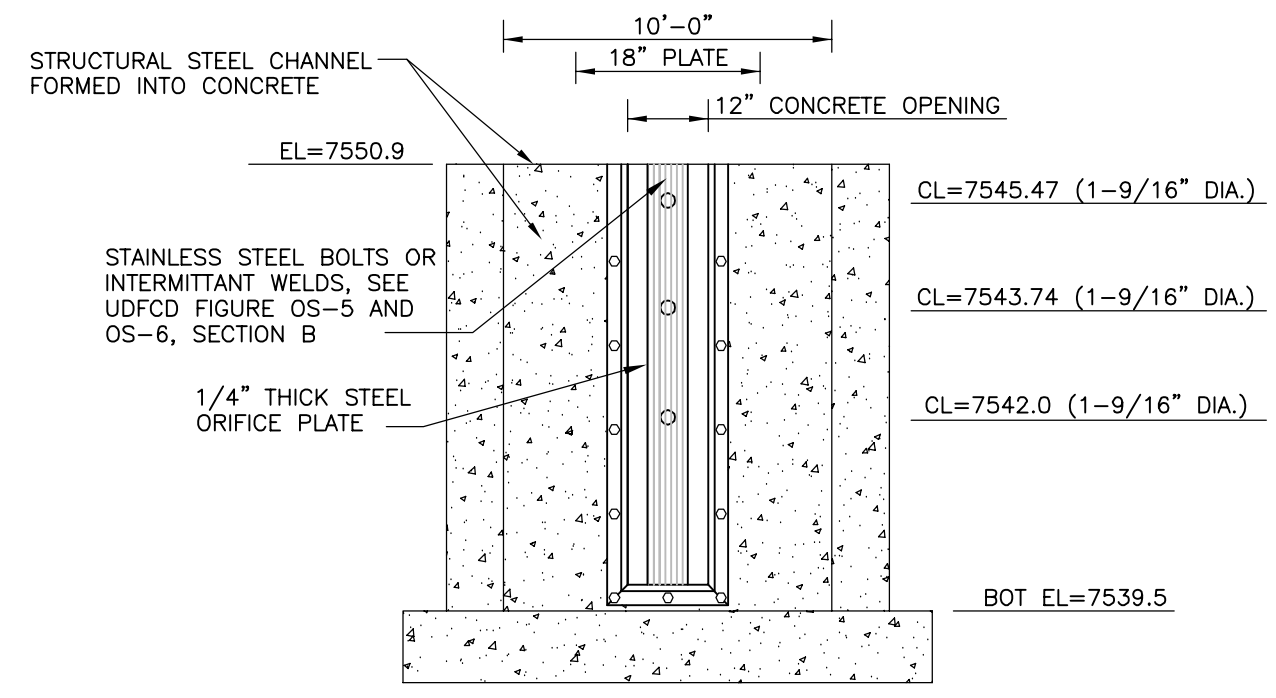
**TYPICAL SECTION DETENTION POND I (G)**  
SCALE: NTS



**PROPOSED SPILLWAY DETAIL (H)**  
SCALE: NTS



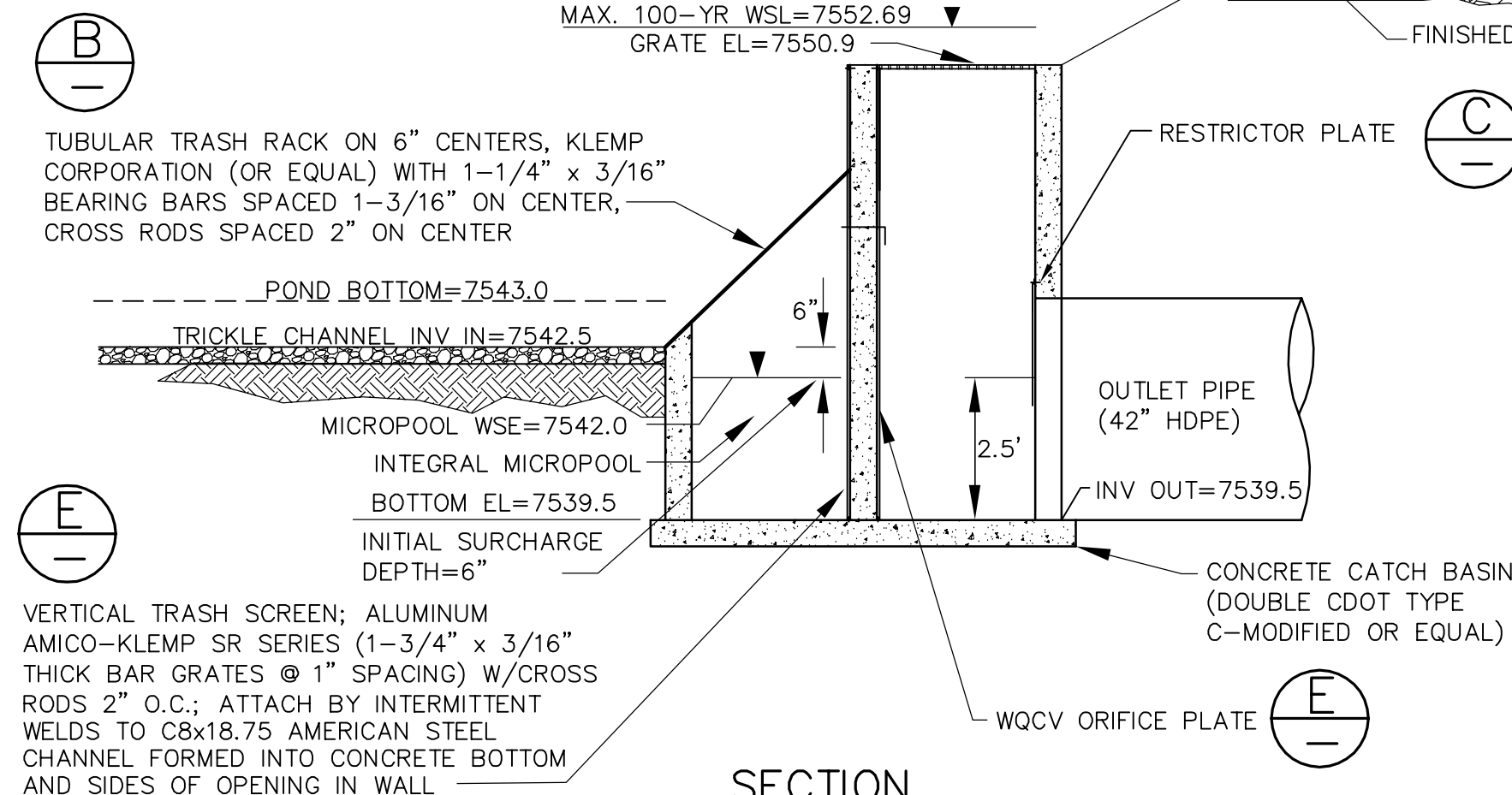
**PLAN VIEW**  
NTS



**ELEVATION**

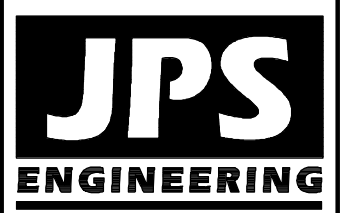
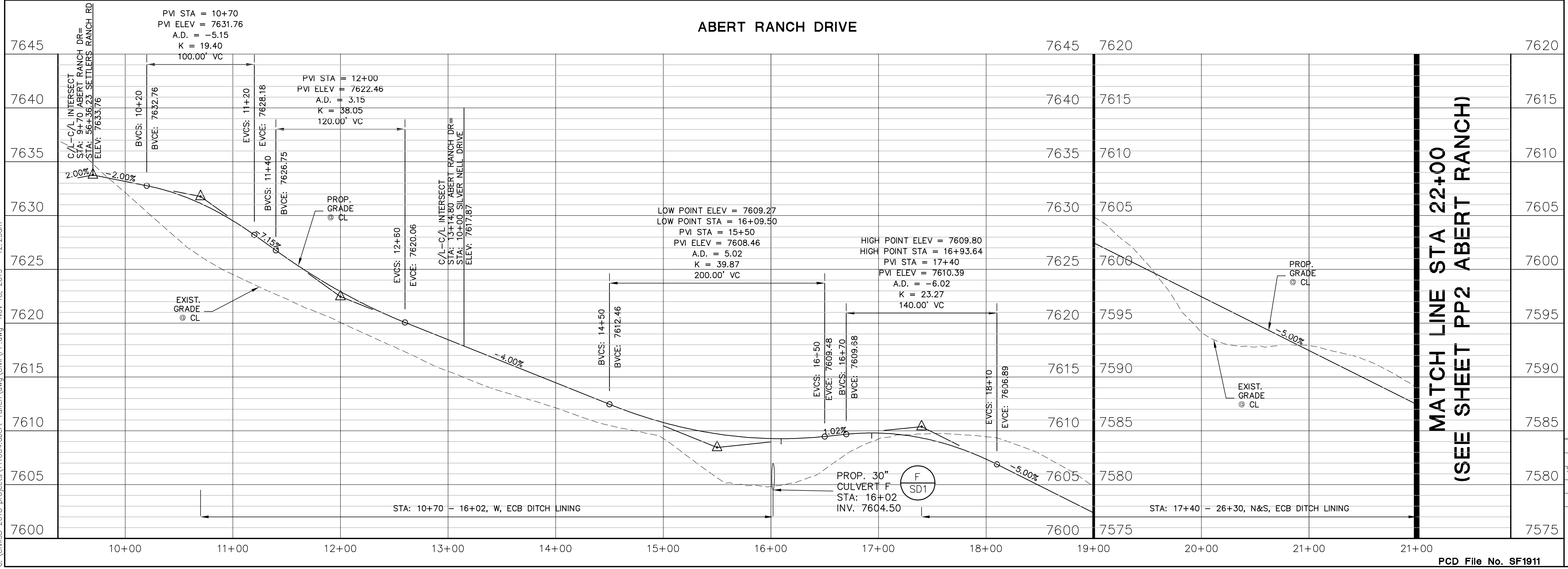
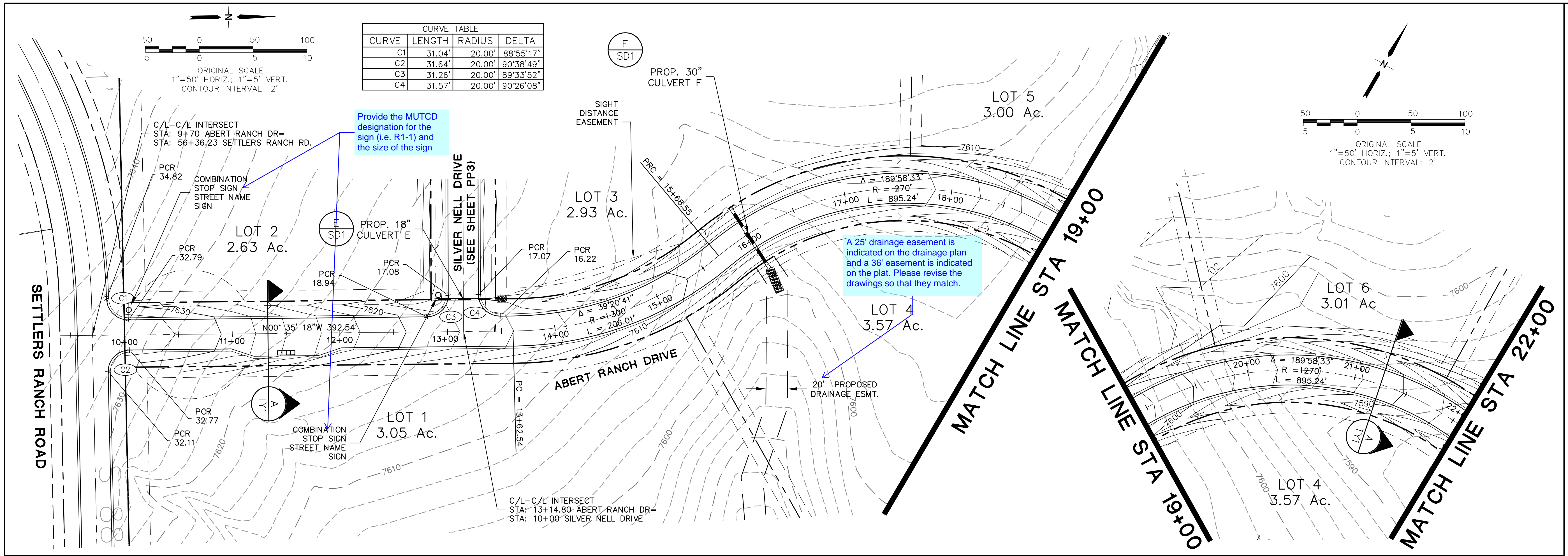
- ORIFICE PLATE NOTES:**
1. MINIMIZE THE NUMBER OF COLUMNS.
  2. PROVIDE GASKET MATERIAL BETWEEN THE ORIFICE PLATE AND CONCRETE.
  3. BOLT PLATE TO CONCRETE 12" MAX. ON CENTER.
- EURV AND WQCV TRASH RACKS:**
1. WELL-SCREEN TRASH RACKS (FOR CIRCULAR ORIFICES) SHALL BE STAINLESS STEEL AND SHALL BE ATTACHED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

**ORIFICE PLATE AND TRASH RACK DETAILS AND NOTES (E)**  
NTS



**TYPICAL DETENTION POND OUTLET STRUCTURE (A)**  
SCALE: NTS

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1-800-922-1987  
CALL 2-BUSINESS DAYS IN ADVANCE BEFORE MARKING OF UNDERGROUND MEMBER UTILITIES.

NO.	REVISION	BY	DATE
1	EPC SUBMITTAL	JPS	9/29/19
2	EPC COMMENTS	JPS	10/31/19
3	EPC COMMENTS	JPS	11/18/19

**ABERT RANCH DRIVE  
PLAN & PROFILE**

HORIZ. SCALE: 1"=50'	DRAWN: MSP
VERT. SCALE: 1"=5'	DESIGNED: JPS
SURVEYED: HANNIGAN	CHECKED: JPS
CREATED: 12/2/18	LAST MODIFIED: 11/17/19
PROJECT NO: 111604	MODIFIED BY: MSP

**PP1**

**ABERT RANCH SUBDIVISION**



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

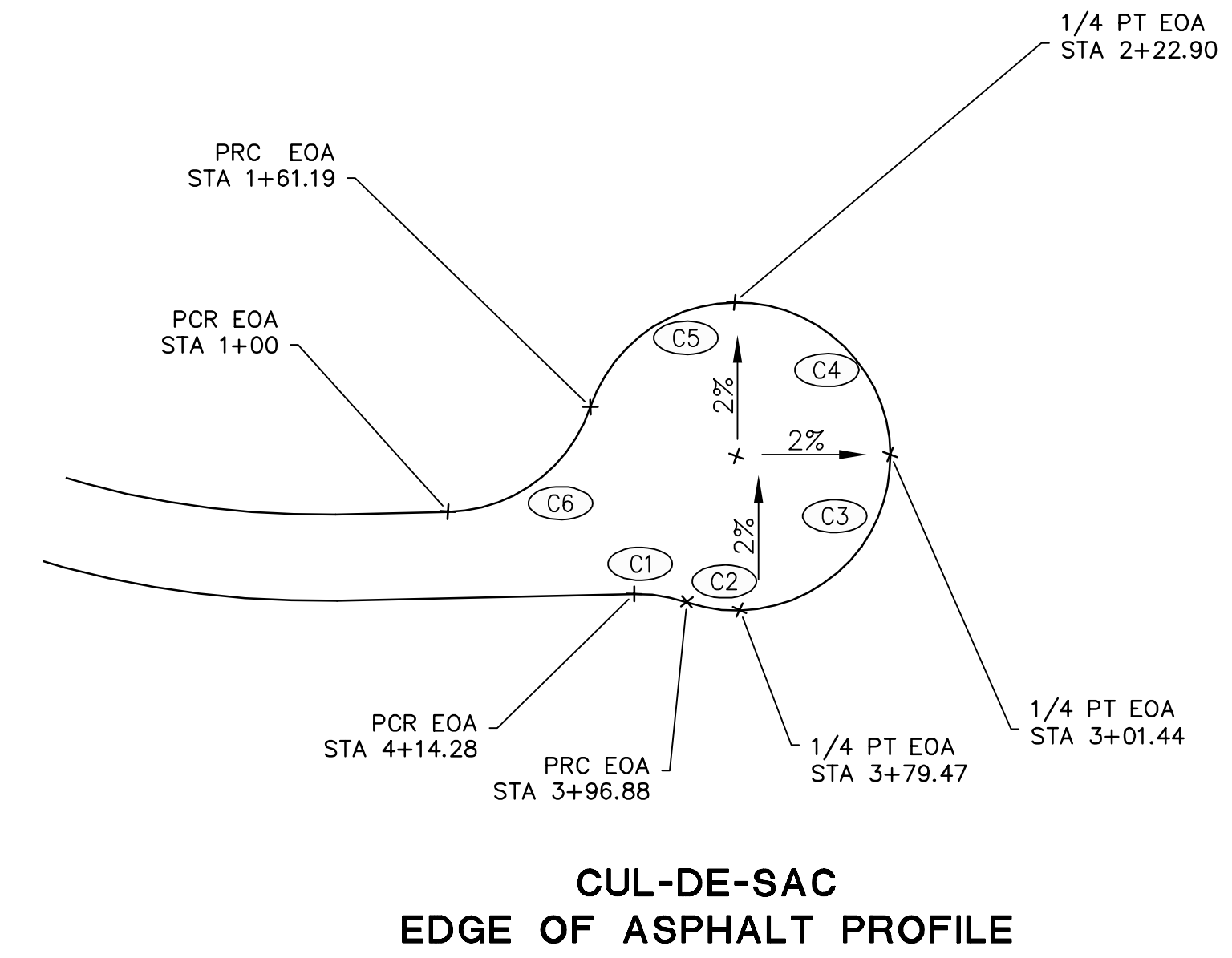
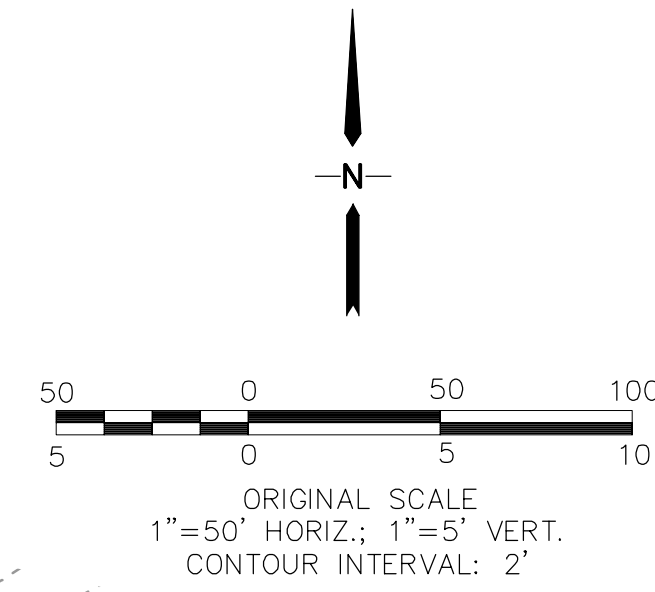
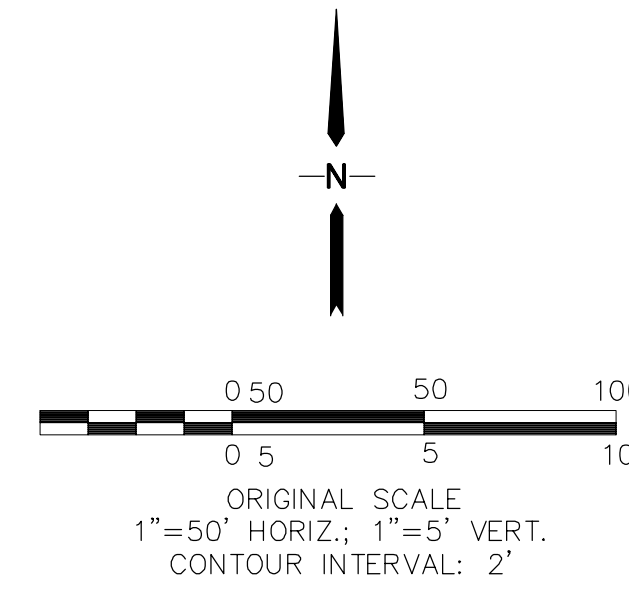
No.	REVISION	BY	DATE
1	EPC SUBMITTAL	JPS	9/29/19
2	EPC COMMENTS	JPS	10/31/19
3	EPC COMMENTS	JPS	11/18/19

**ABERT RANCH DRIVE  
PLAN & PROFILE**

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VERT. SCALE: 1"=5'	DESIGNED: JPS
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PROJECT NO: 111604	MODIFIED BY: MSP

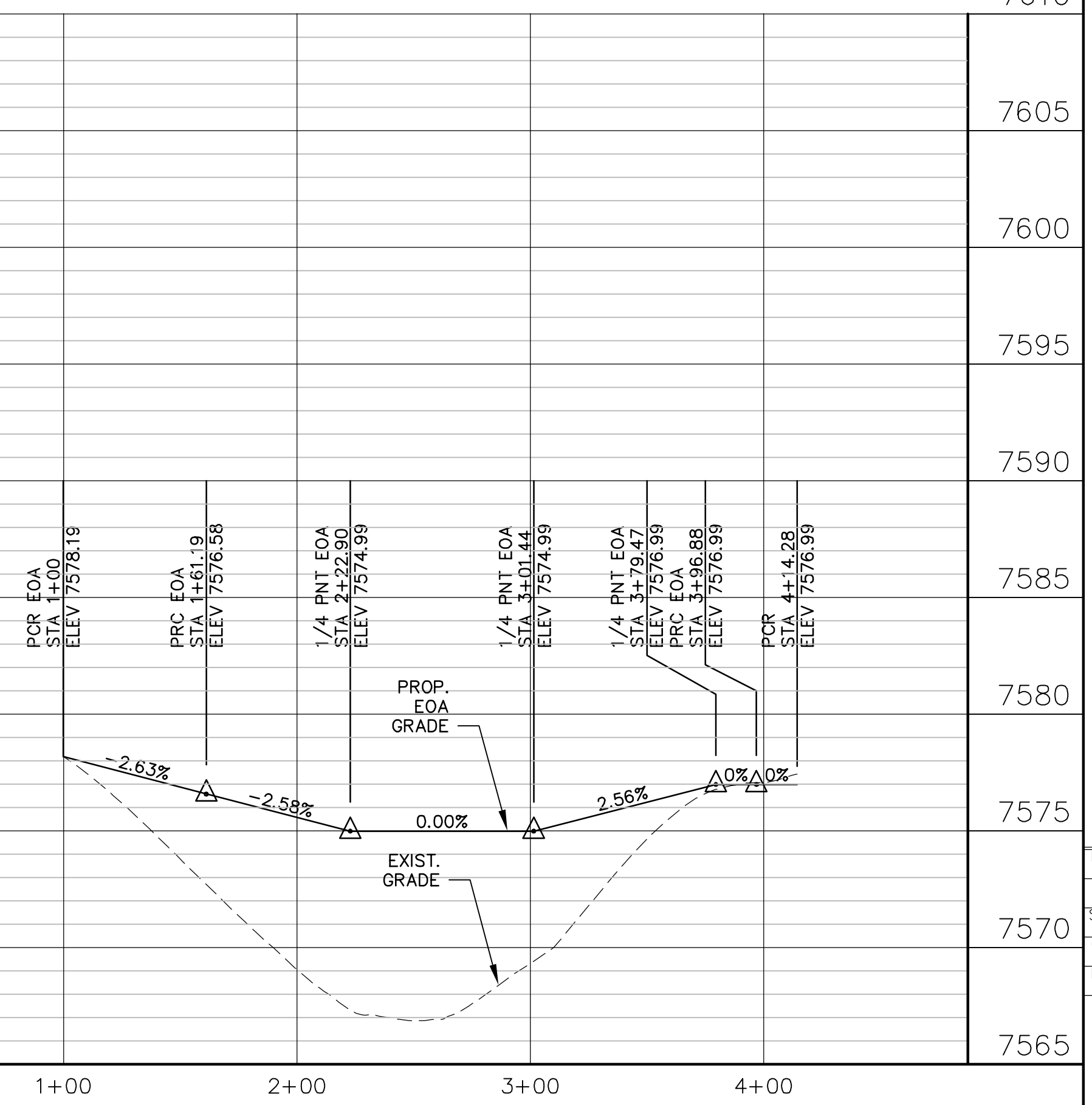
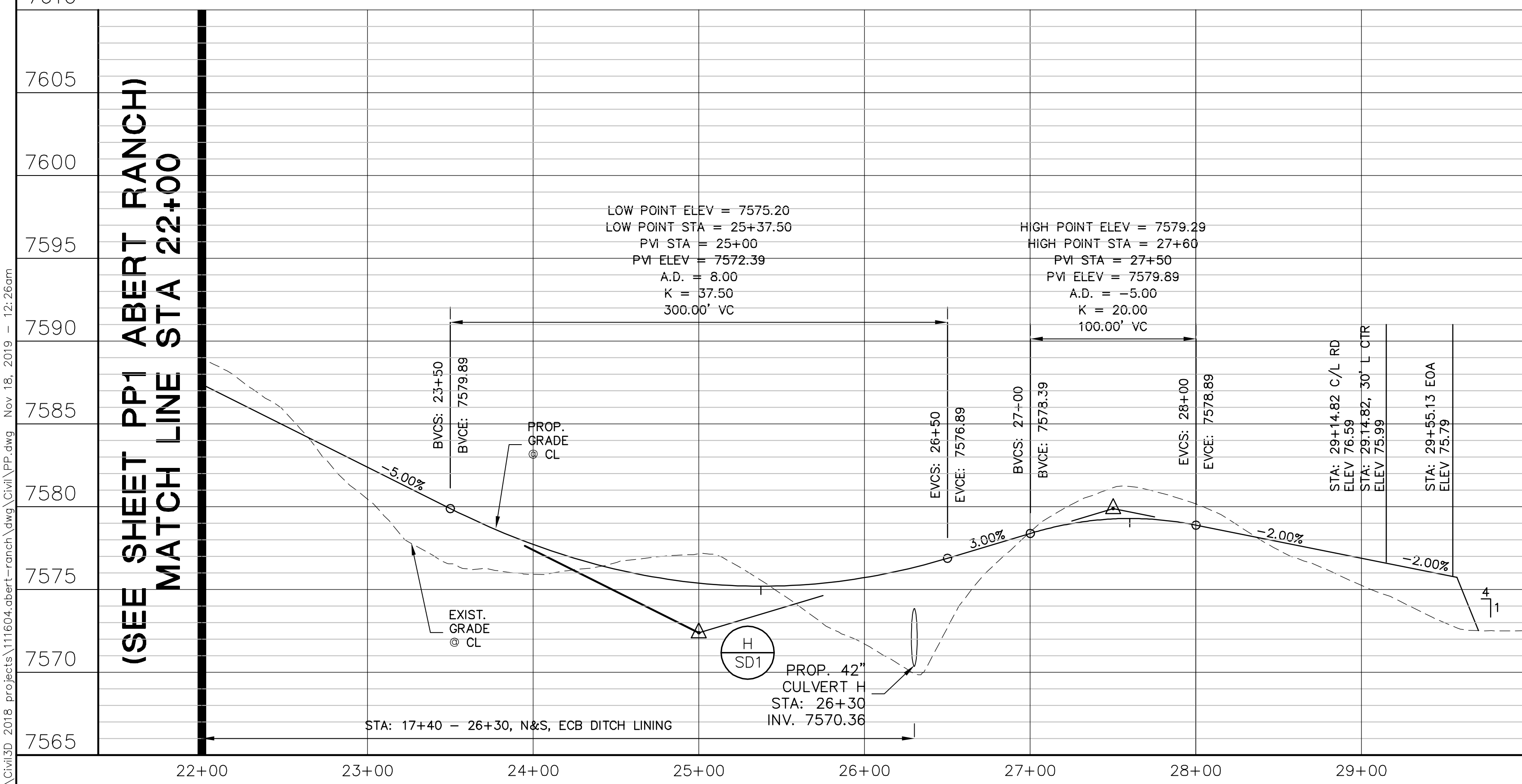
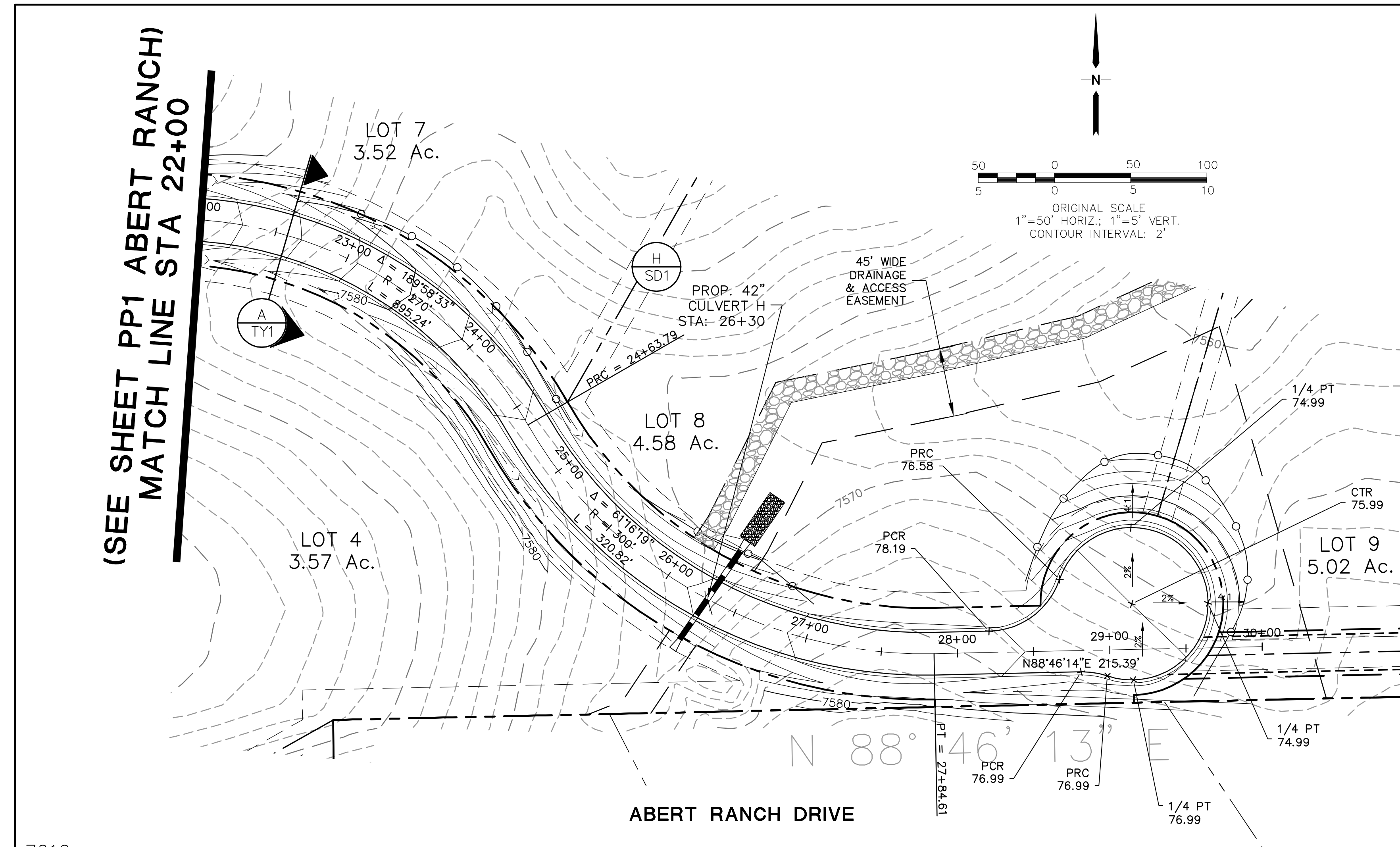
**ABERT RANCH SUBDIVISION**

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"



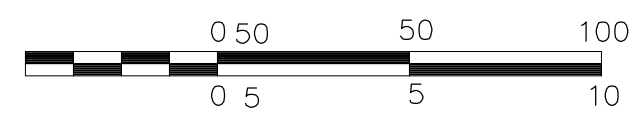
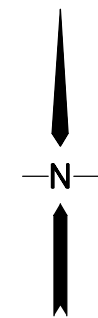
(SEE SHEET PP1 ABERT RANCH)  
MATCH LINE STA 22+00

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



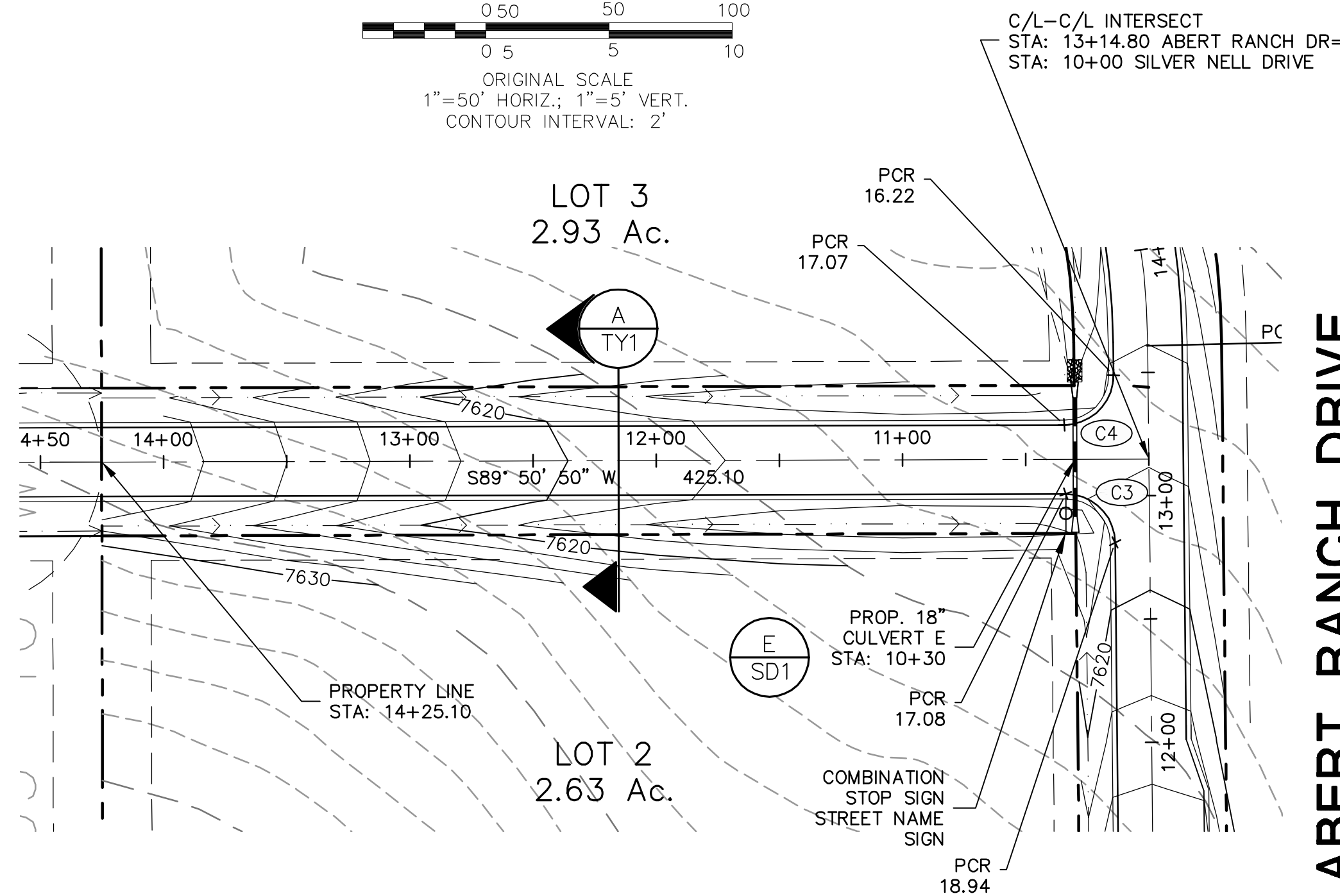
C:\civild\2018\_projects\111604.abert-ranch\dwg\Civil\PP.dwg Nov. 18, 2019 12:26pm





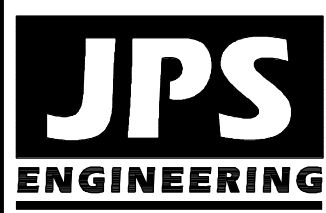
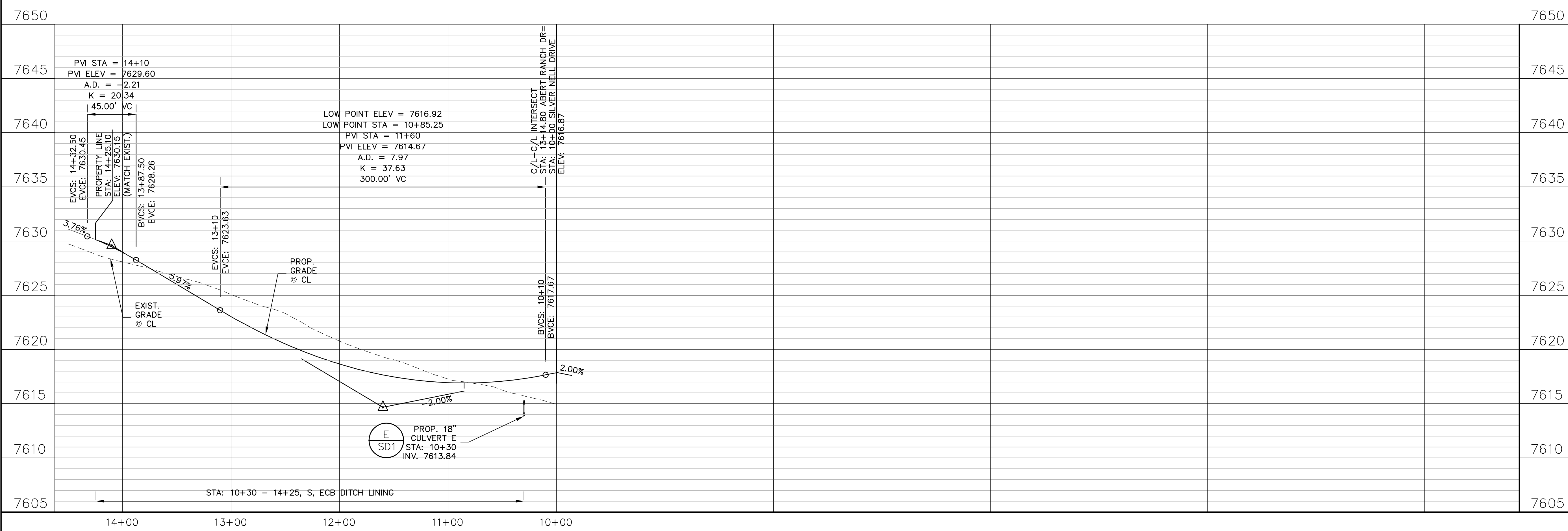
ORIGINAL SCALE  
1"=50' HORIZ.; 1"=5' VERT.  
CONTOUR INTERVAL: 2'

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



**ABERT RANCH DRIVE  
(SEE SHEET PP1)**

**SILVER NELL DRIVE**



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



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

**ABERT RANCH SUBDIVISION**

No.	REVISION	BY	DATE
1	EPC SUBMITTAL	JPS	9/29/19
2	EPC COMMENTS	JPS	10/31/19
3	EPC COMMENTS	JPS	11/18/19

**SILVER NELL DRIVE  
PLAN & PROFILE**

HORIZ. SCALE: 1"=50'	DRAWN: MSP
VERT. SCALE: 1"=5'	DESIGNED: JPS
SURVEYED: HANNIGAN	CHECKED: JPS
CREATED: 12/2/18	LAST MODIFIED: 11/17/19
PROJECT NO: 111604	MODIFIED BY: MSP

**PP3**

C:\civild\2018\_projects\111604.abert-ranch\dwg\Civil\PP.dwg Nov 18, 2019 12:27pm



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

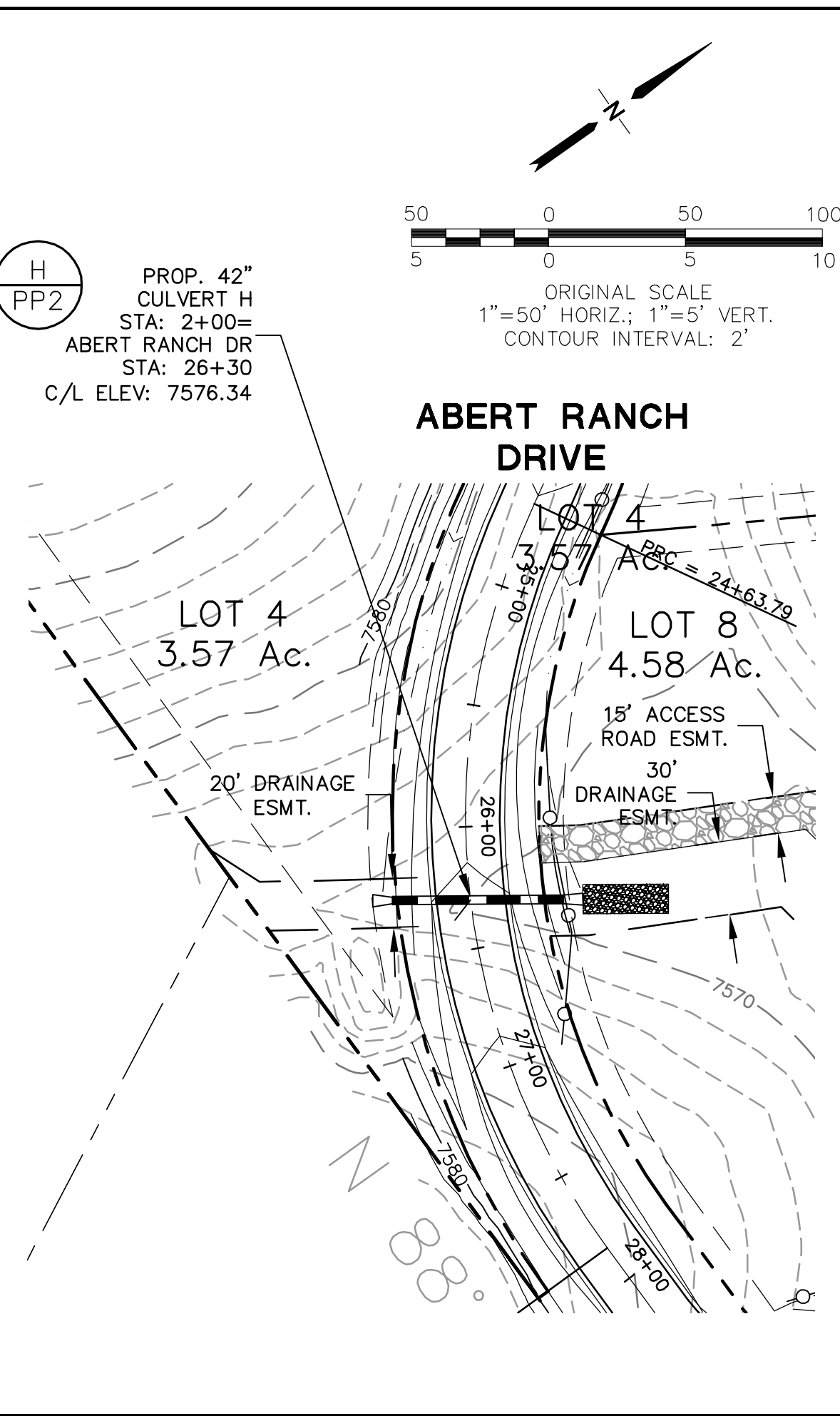
NO.	REVISION	BY	DATE
1	EPC SUBMITTAL	JPS	9/29/19
2	EPC COMMENTS	JPS	10/31/19
3	EPC COMMENTS	JPS	11/18/19

**ABERT RANCH SUBDIVISION**

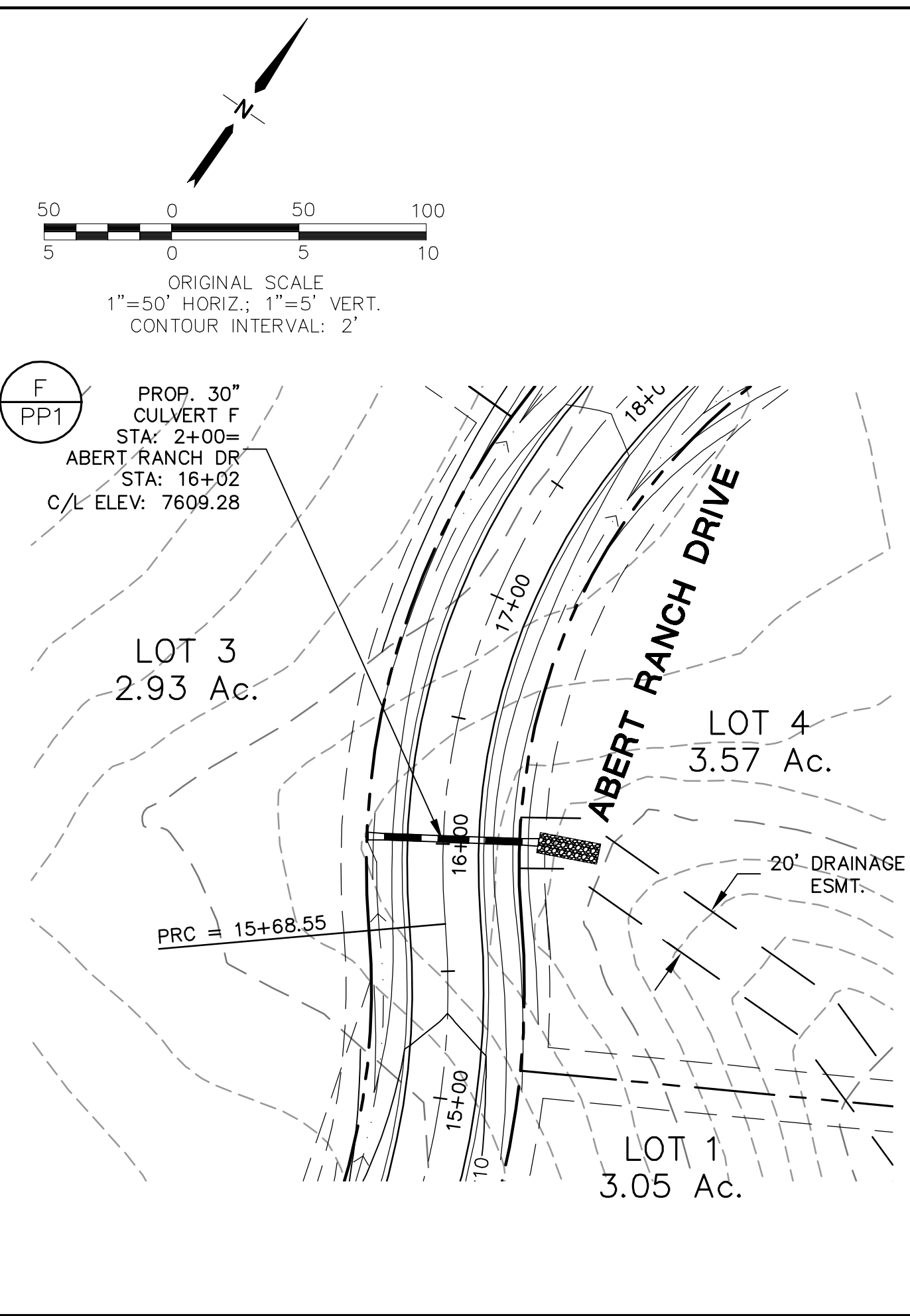
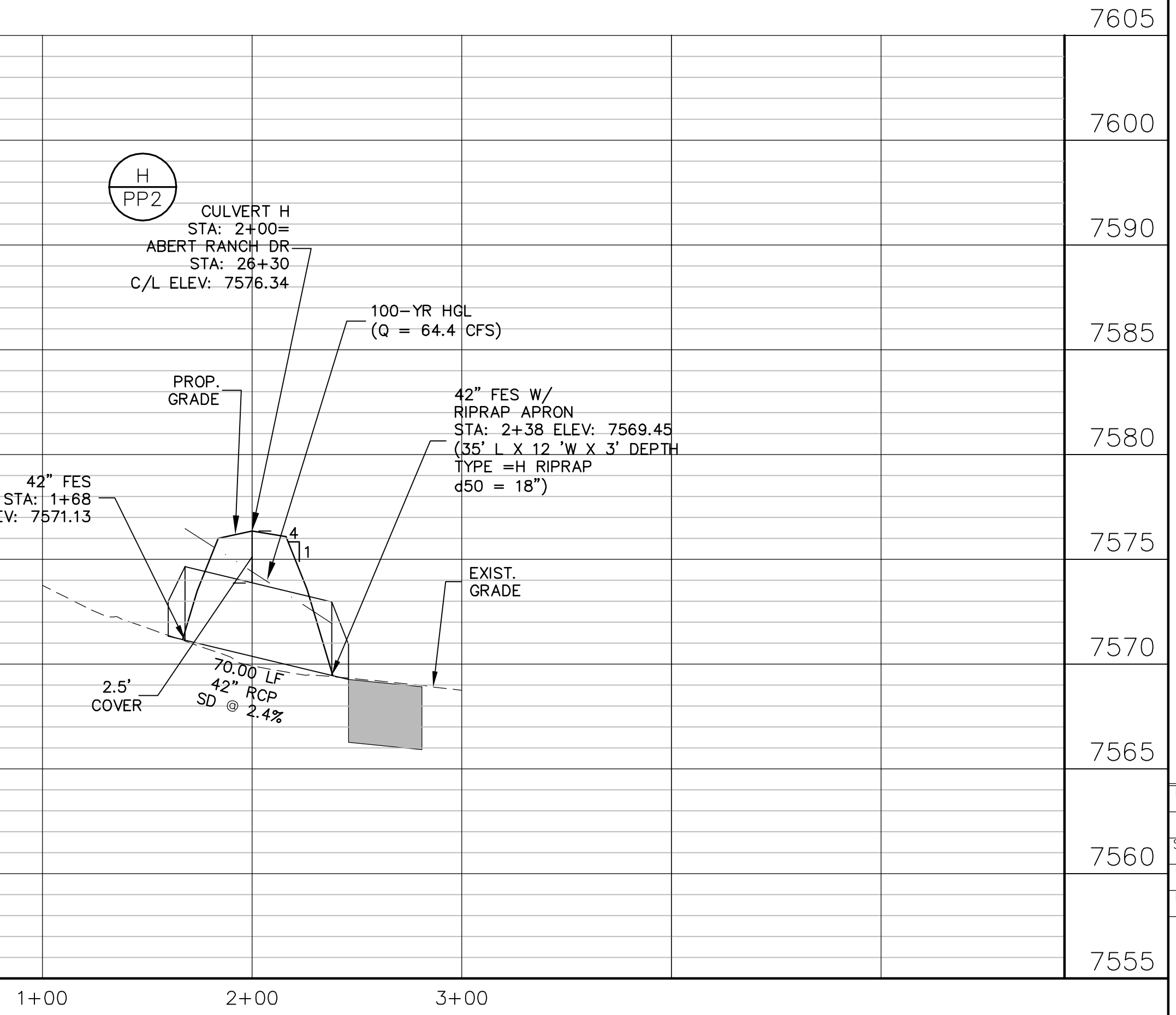
**STORM CULVERT  
PLAN & PROFILES**

HORIZ. SCALE: 1"=50'	DRAWN: MSP
VERT. SCALE: 1"=5'	DESIGNED: JPS
SURVEYED: HANNIGAN	CHECKED: JPS
CREATED: 12/2/18	LAST MODIFIED: 11/18/19
PROJECT NO: 111604	MODIFIED BY: MSP

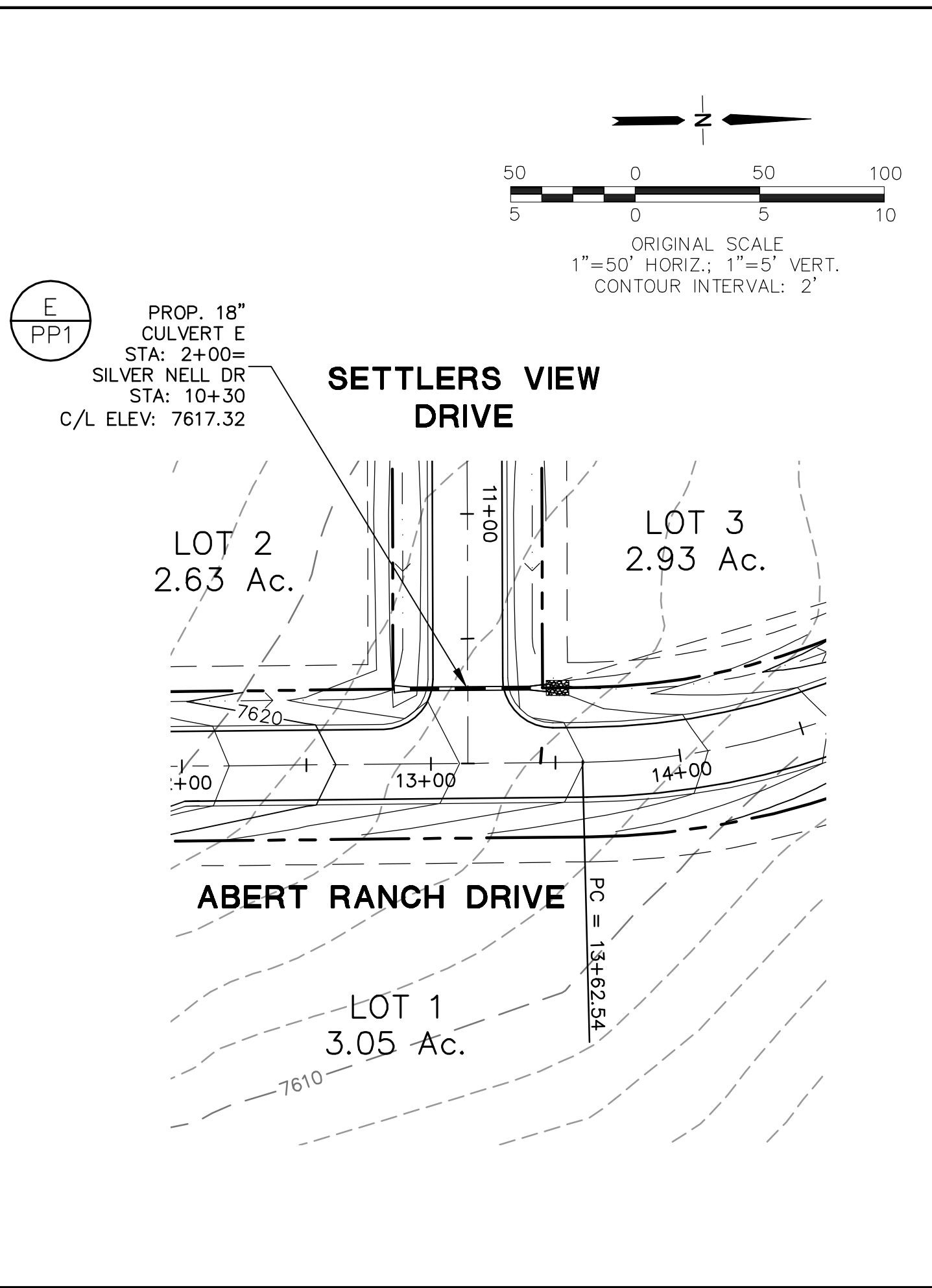
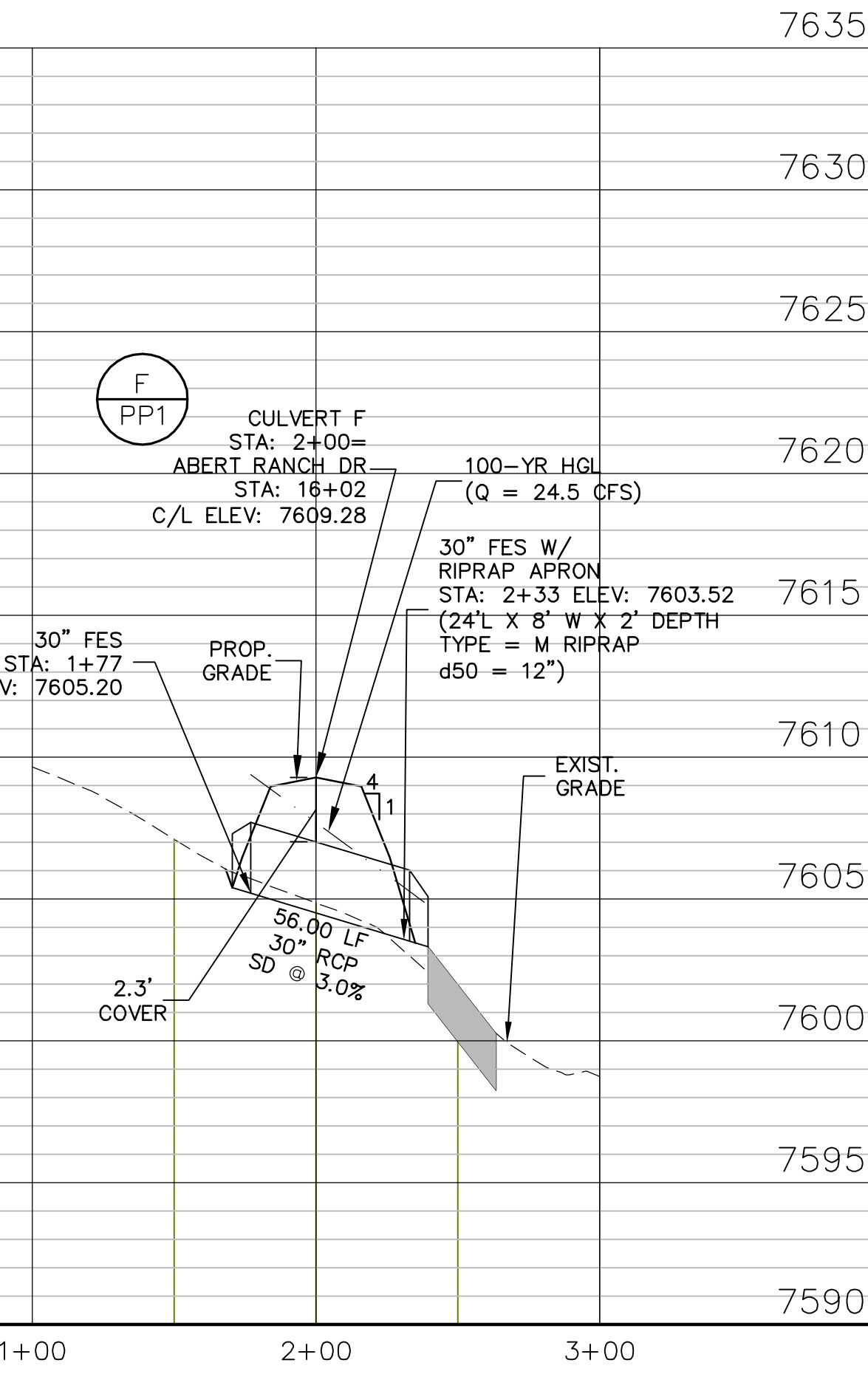
**SD1**



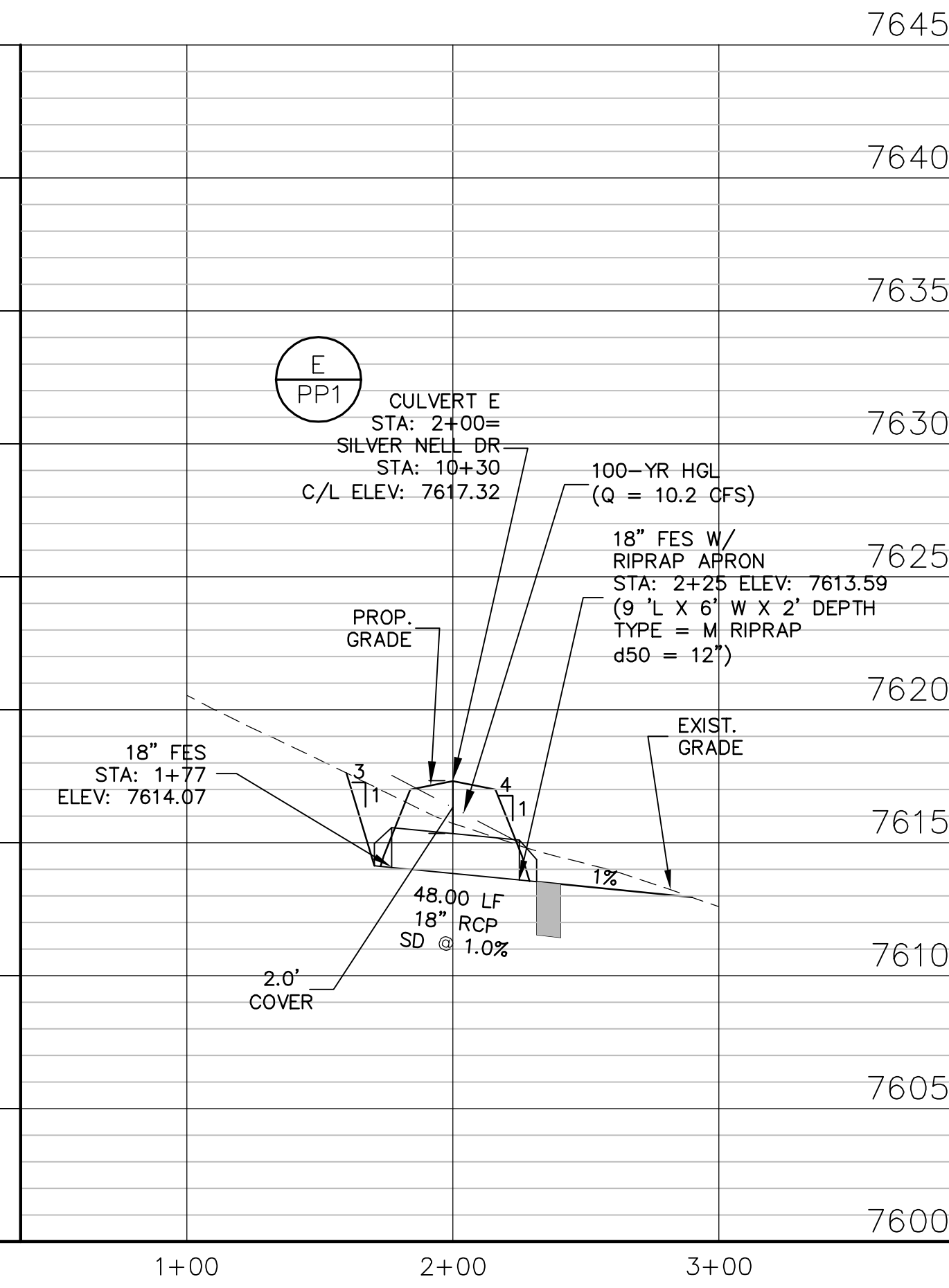
**CULVERT H (PUBLIC)**



**CULVERT F (PUBLIC)**

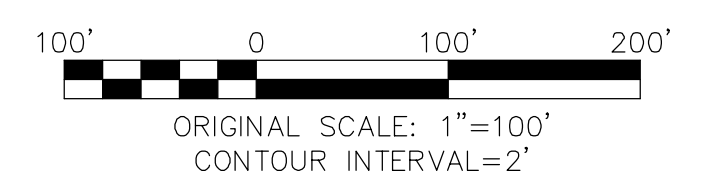
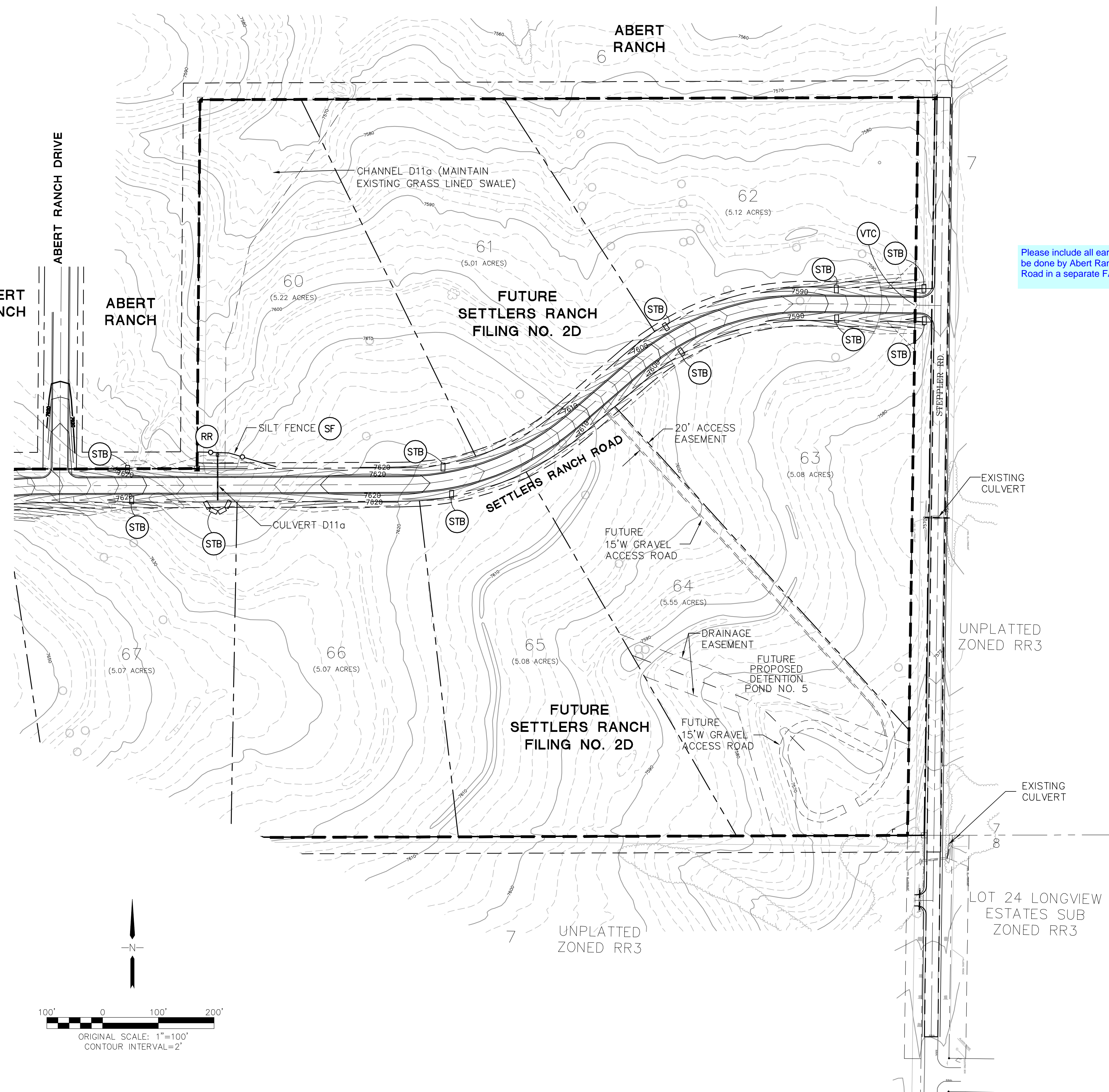


**CULVERT E (PUBLIC)**



C:\civild\2018\_projects\111604.abert-ranch\dwg\Civil\PP.dwg Nov 18, 2019 12:28pm

C:\Civil3D\2018\_projects\030501.settlers\dwg\Civil\F2D\C1.13.dwg Nov 18, 2019 - 12:40pm



BENCHMARK: MONUMENT AT SW CORNER OF ABERT RANCH SUBDIVISION  
 BM EL (SETTLERS RANCH DATUM) = 7642.52 (DATUM UNKNOWN)  
 BM EL (ABERT RANCH DATUM) = 7650.04 (DATUM NAVD 88)  
 BM CONVERSION = 7.52 FT

SETTLERS RANCH FILING NO. 2D  
 SETTLERS RANCH ROAD IMPROVEMENTS  
 SHEET INDEX

SH C1.13 GRADING & EROSION CONTROL PLAN(EAST)  
 SH. PP4D SETTLERS RANCH ROAD PLAN & PROFILE  
 SH. PP5D SETTLERS RANCH ROAD PLAN & PROFILE  
 SH. PP6D SETTLERS RANCH ROAD PLAN & PROFILE

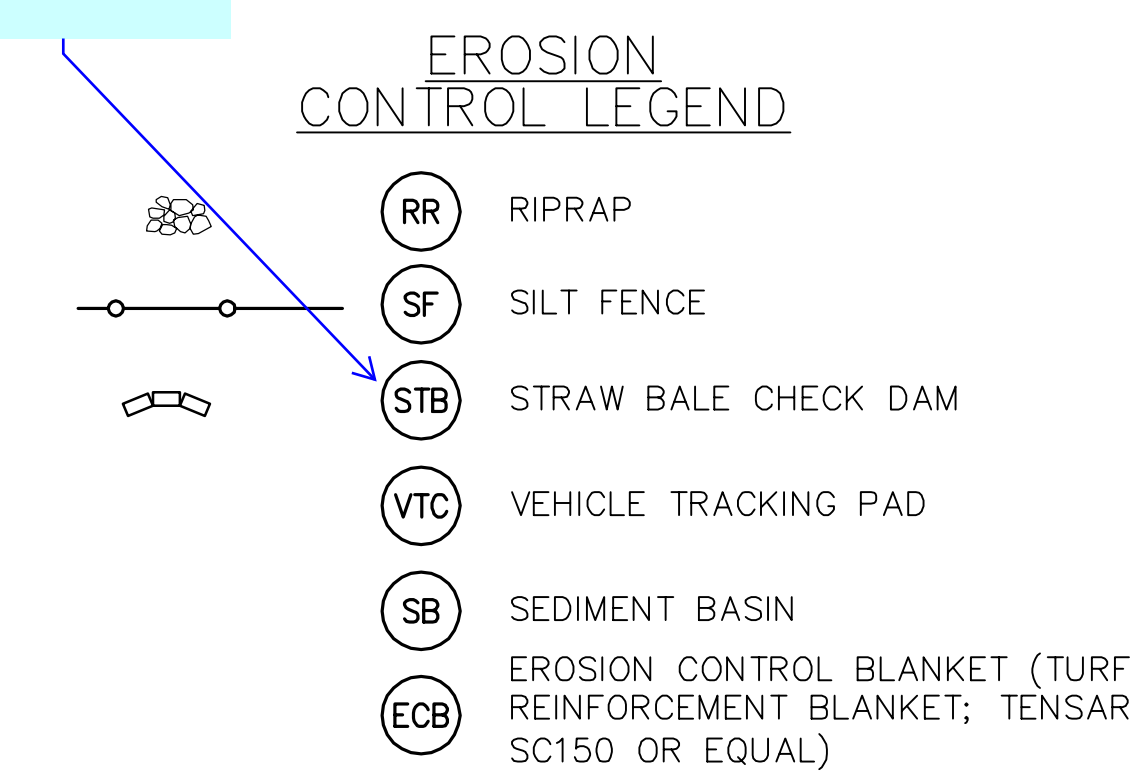
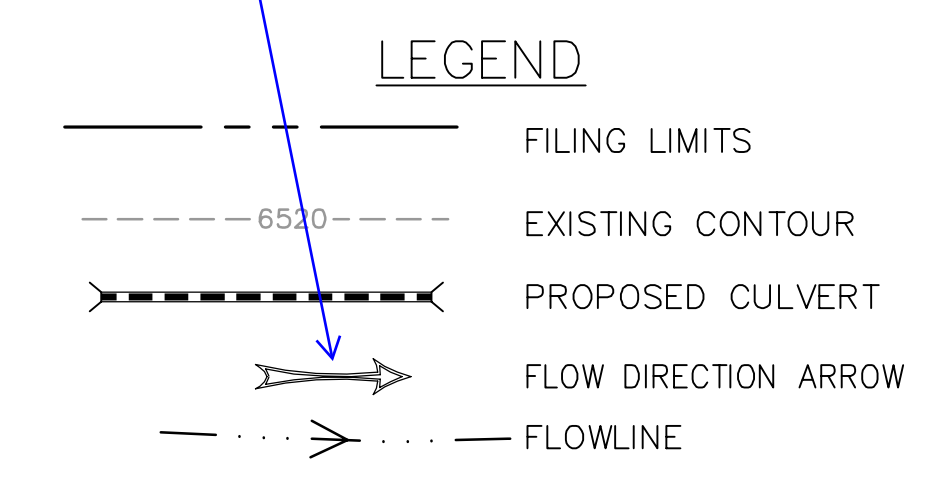
Please include all earthwork, BMPs, etc. to be done by Abert Ranch for Settlers Ranch Road in a separate FAE form.

Please revise the title so that it does not include Settlers Ranch Filing 2D as this is offsite grading/erosion control that Abert Ranch will perform. The information shown on this plan should be only what Abert Ranch will be responsible for constructing.

Please revise the title as this is road improvements to be done by Abert Ranch.

Please show on the plan

Please include BMP detail.



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

**GRADING & EROSION CONTROL PLAN (EAST)**

**JPS ENGINEERING**

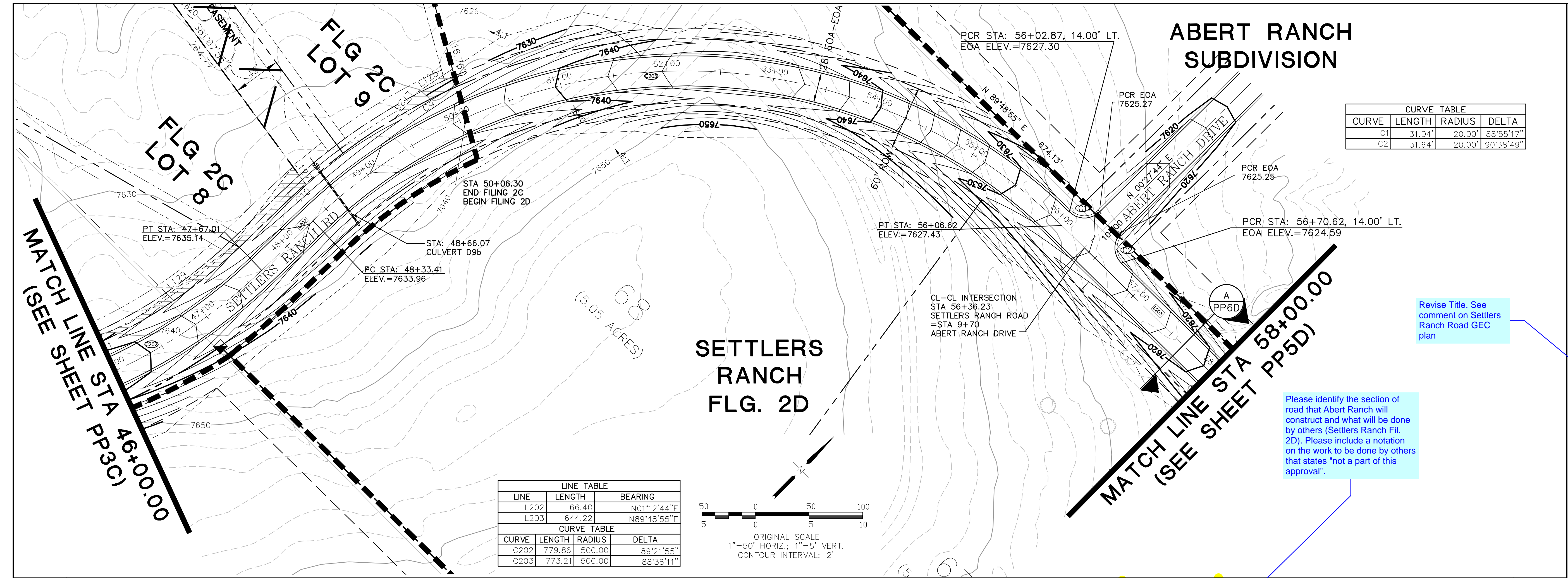
19 E. Willamette Ave.  
 Colorado Springs, CO 80903  
 PH: 719-477-9429  
 FAX: 719-471-0766

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

No.	REVISION	BY	DATE
1	EPC COMMENTS	JPS	7/19/13
2	PH 2B PLAT SUBMITTAL	JPS	6/22/15
3	COUNTY COMMENTS	JPS	9/19/15
4	FLG-2C PLAT SUBMITTAL	JPS	4/05/18
5	FLG-2D PLAT SUBMITTAL	JPS	10/4/19

HORIZ. SCALE: 1"=100'	DRAWN: MJP
VERT. SCALE: N/A	DESIGNED: JPS
SURVEYED: RAMPART	CHECKED: JPS
CREATED: 4/5/18	LAST MODIFIED: 10/2/19
PROJECT NO: 030501	MODIFIED BY: MSP

**SHEET: C1.13**



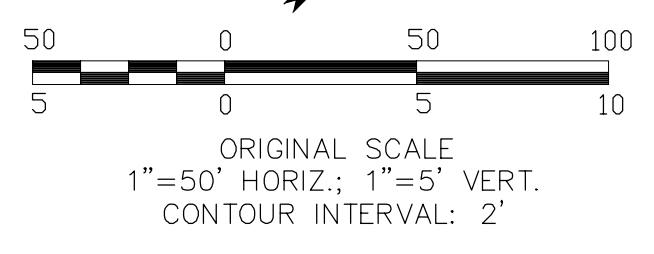
**ABERT RANCH  
SUBDIVISION**

CURVE TABLE			
CURVE	LENGTH	RADIUS	DELTA
C1	31.04'	20.00'	88°55'17"
C2	31.64'	20.00'	90°38'49"

LINE TABLE		
LINE	LENGTH	BEARING
L202	66.40	N01°12'44"E
L203	644.22	N89°48'55"E

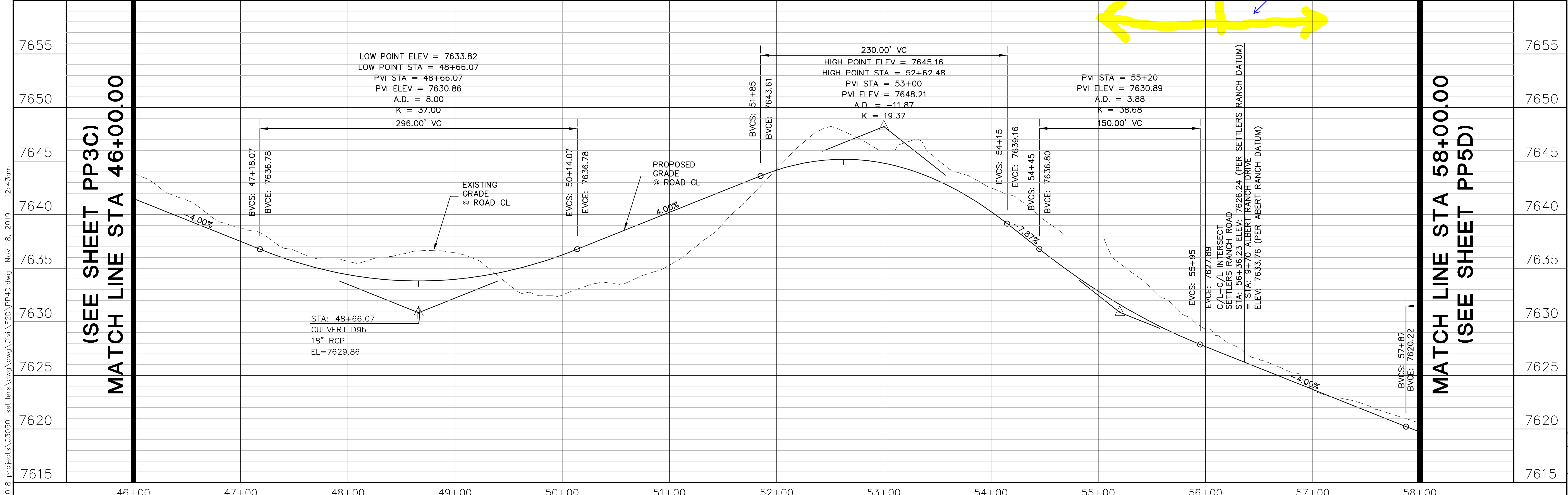
  

CURVE TABLE			
CURVE	LENGTH	RADIUS	DELTA
C202	779.86	500.00	89°21'55"
C203	773.21	500.00	88°36'11"



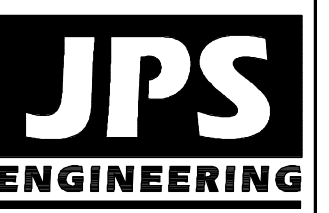
Please identify the section of road that Abert Ranch will construct and what will be done by others (Settlers Ranch Fil. 2D). Please include a notation on the work to be done by others that states "not a part of this approval".

Revise Title. See comment on Settlers Ranch Road GEC plan

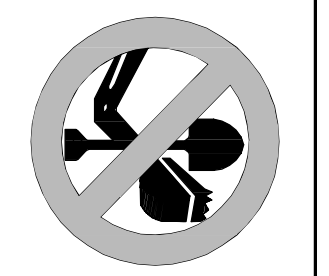


BENCHMARK: MONUMENT AT SW CORNER OF ABERT RANCH SUBDIVISION  
 BM EL (SETTLERS RANCH DATUM) = 7642.52 (DATUM UNKNOWN)  
 BM EL (ABERT RANCH DATUM) = 7650.04 (DATUM NAVD 88)  
 BM CONVERSION = 7.52 FT

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



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



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

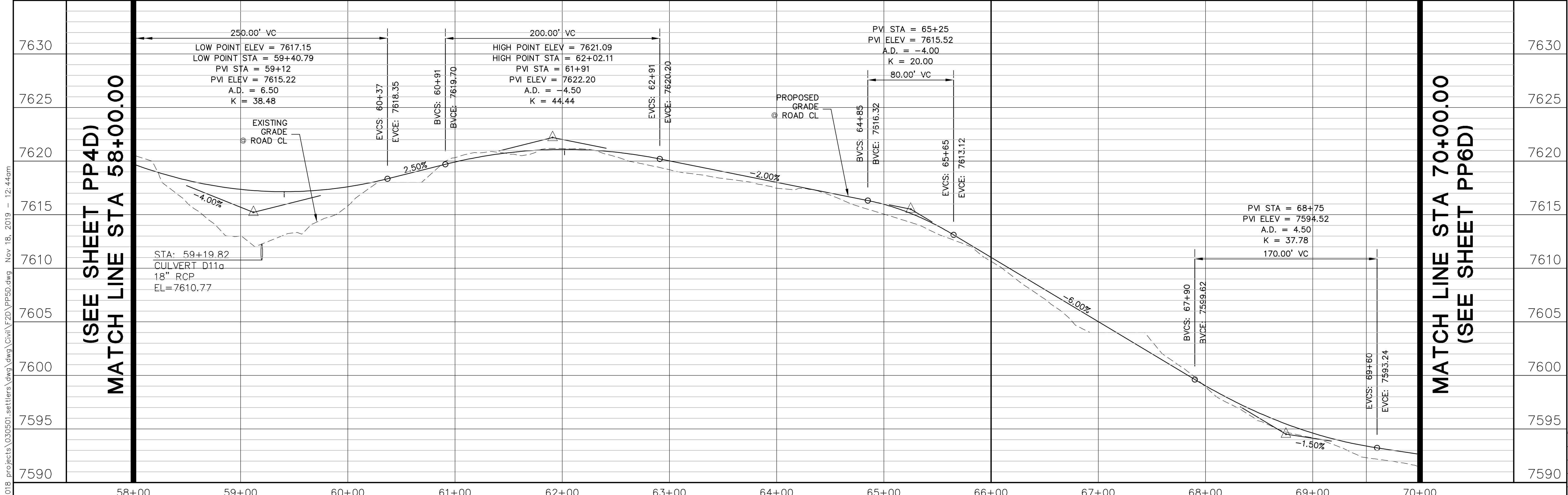
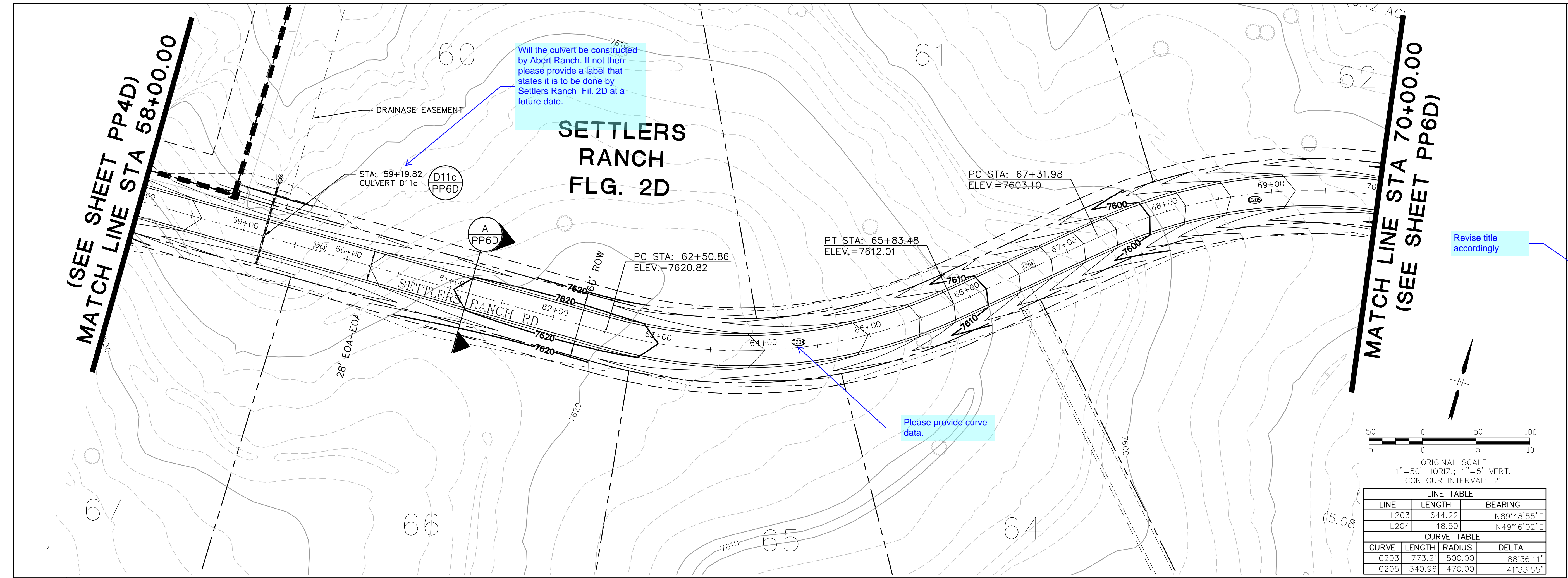
NO.	REVISION	BY	DATE
B	COUNTY COMMENTS	JPS	12/29/06
C	COUNTY COMMENTS	JPS	7/31/07
D	FLG-2C PLAT SUBMITTAL	JPS	6/21/18
E	COUNTY COMMENTS	JPS	2/27/19
F	ABERT RANCH INTERSECTION	JPS	10/4/19

**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: 10/2/19
PROJECT NO: 030501	MODIFIED BY: MSP

**PP4D**

C:\Civil3D\2018\projects\030501\settlers\dwg\F2D\PP4D.dwg Nov 18, 2019 - 12:43am



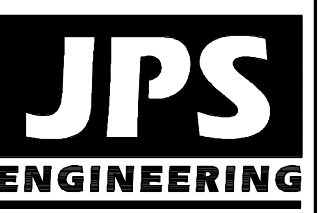
BENCHMARK: MONUMENT AT SW CORNER OF ABERT RANCH SUBDIVISION  
 BM EL (SETTLERS RANCH DATUM) = 7642.52 (DATUM UNKNOWN)  
 BM EL (ABERT RANCH DATUM) = 7650.04 (DATUM NAVD 88)  
 BM CONVERSION = 7.52 FT

50 0 50 100  
5 0 5 10

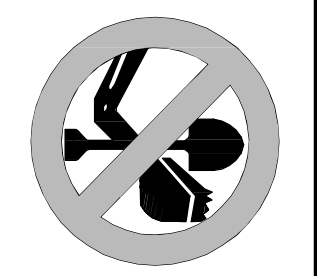
ORIGINAL SCALE  
 1"=50' HORIZ.; 1"=5' VERT.  
 CONTOUR INTERVAL: 2'

LINE TABLE			
LINE	LENGTH	BEARING	
L203	644.22	N89°48'55"E	
L204	148.50	N49°16'02"E	

CURVE TABLE			
CURVE	LENGTH	RADIUS	DELTA
C203	773.21	500.00	88°36'11"
C205	340.96	470.00	41°33'55"



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



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

BY	DATE
JPS	8/31/06
JPS	12/29/06
JPS	7/31/07
JPS	10/4/19

NO.	REVISION
A	FINAL PLAT SUBMITTAL
B	COUNTY COMMENTS
C	COUNTY COMMENTS
D	FLC-2D SUBMITTAL

SETTLERS RANCH RD.  
 PLAN & PROFILE  
 (STA: 58+00 TO STA: 70+00)

SETTLERS RANCH - FILING NO. 2D

HORIZ. SCALE:	1"=50'	DRAWN:	RMD
VERT. SCALE:	1"=5'	DESIGNED:	JPS
SURVEYED:	MVE	CHECKED:	JPS
CREATED:	4/05/18	LAST MODIFIED:	10/2/19
PROJECT NO:	030501	MODIFIED BY:	MSP

SHEET: PP5D

C:\Civil3D\2018\projects\030501\settlers\dwg\civil\F2D\PP5D.dwg Nov 18, 2019 - 12:44am



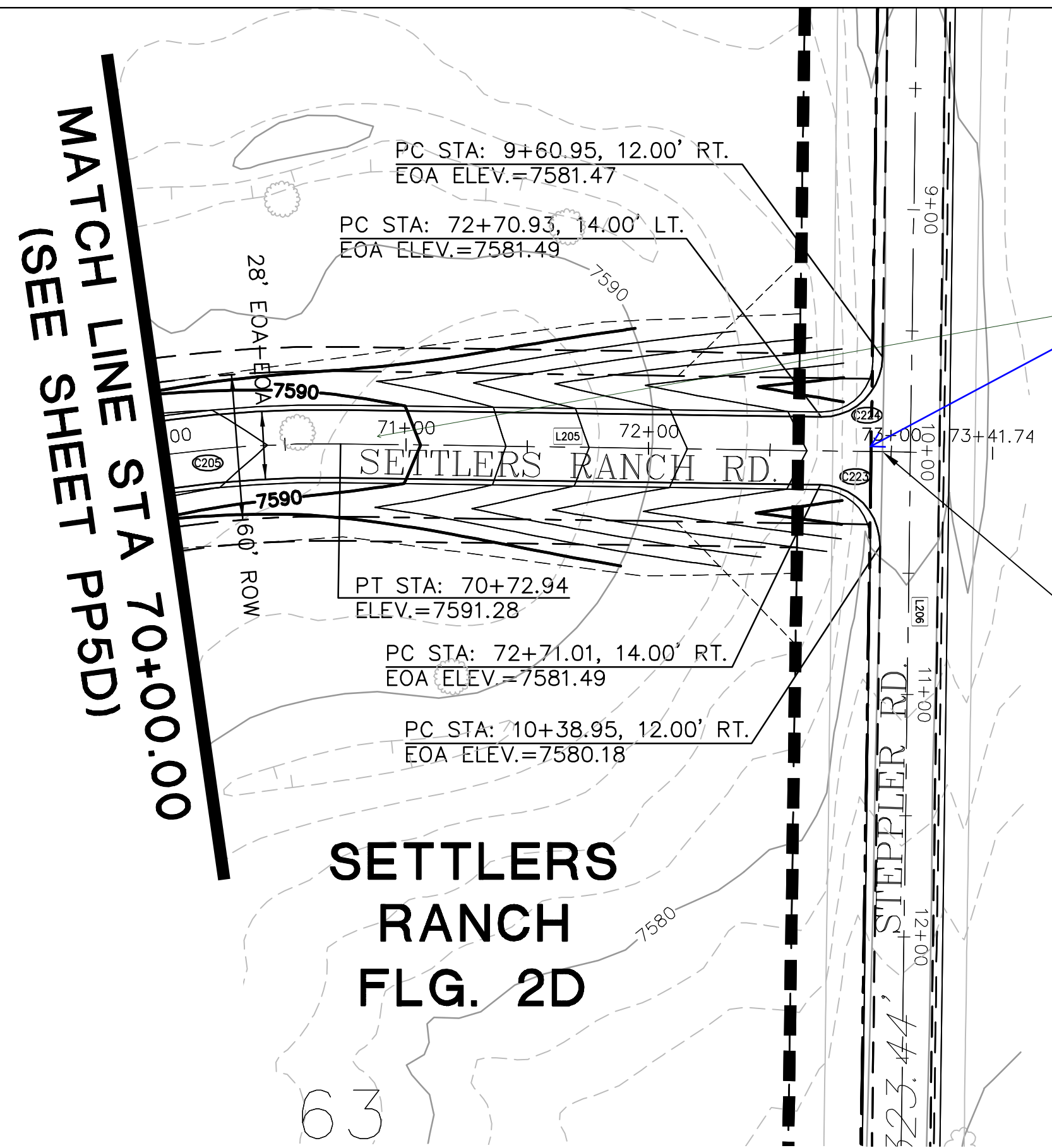
CALL UTILITY NOTIFICATION  
CENTER OF COLORADO  
1-800-922-1987  
CALL 2-BUSINESS DAYS IN ADVANCE  
BEFORE YOU DIG, GRADE, OR EXCAVATE  
FOR THE MARKING OF UNDERGROUND  
MEMBER UTILITIES.

NO.	REVISION	DATE	BY
1	COUNTY COMMENTS	7/31/07	JPS
2	PHASE 1 PLAT SUBMITTAL	5/17/13	JPS
3	EPC COMMENTS	7/19/13	JPS
4	CDS RADIUS ADJUST W/DATA	1/07/14	JPS
5	FLG-2D SUBMITTAL	10/4/19	JPS

**SETTLERS RANCH RD. &  
PLAN & PROFILE  
(STA: 70+00 TO STA: 73+00)**

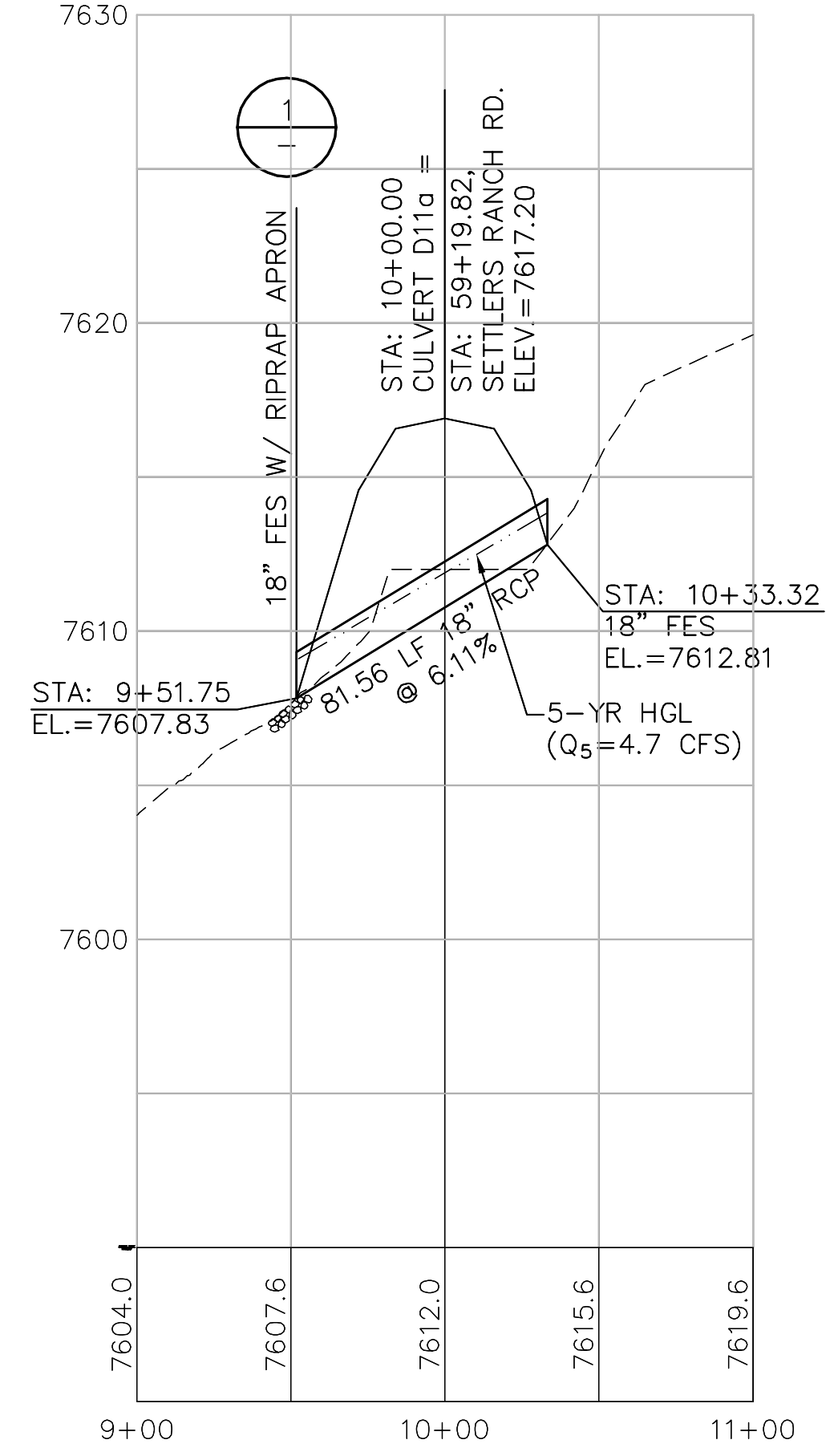
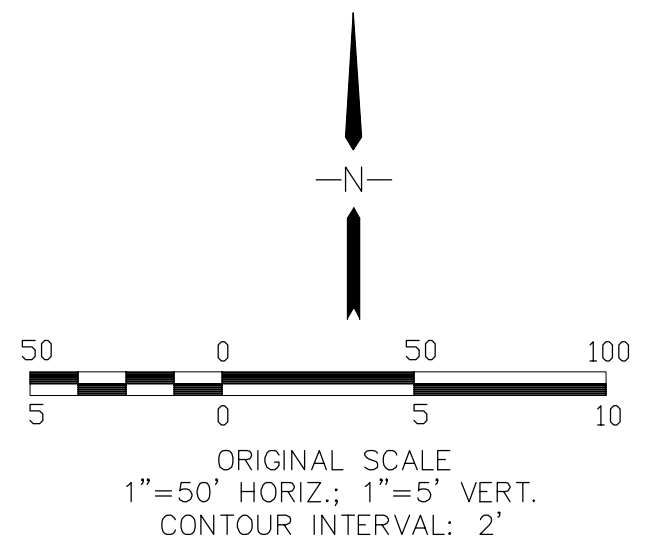
**SETTLERS RANCH - FILING NO. 2D**

LINE TABLE			
LINE	LENGTH	BEARING	
L205	235.03	S89°10'03"E	
CURVE TABLE			
CURVE	LENGTH	RADIUS	DELTA
C223	39.24	25.00	89°56'28.6"
C224	39.30	25.00	90°03'31.3"

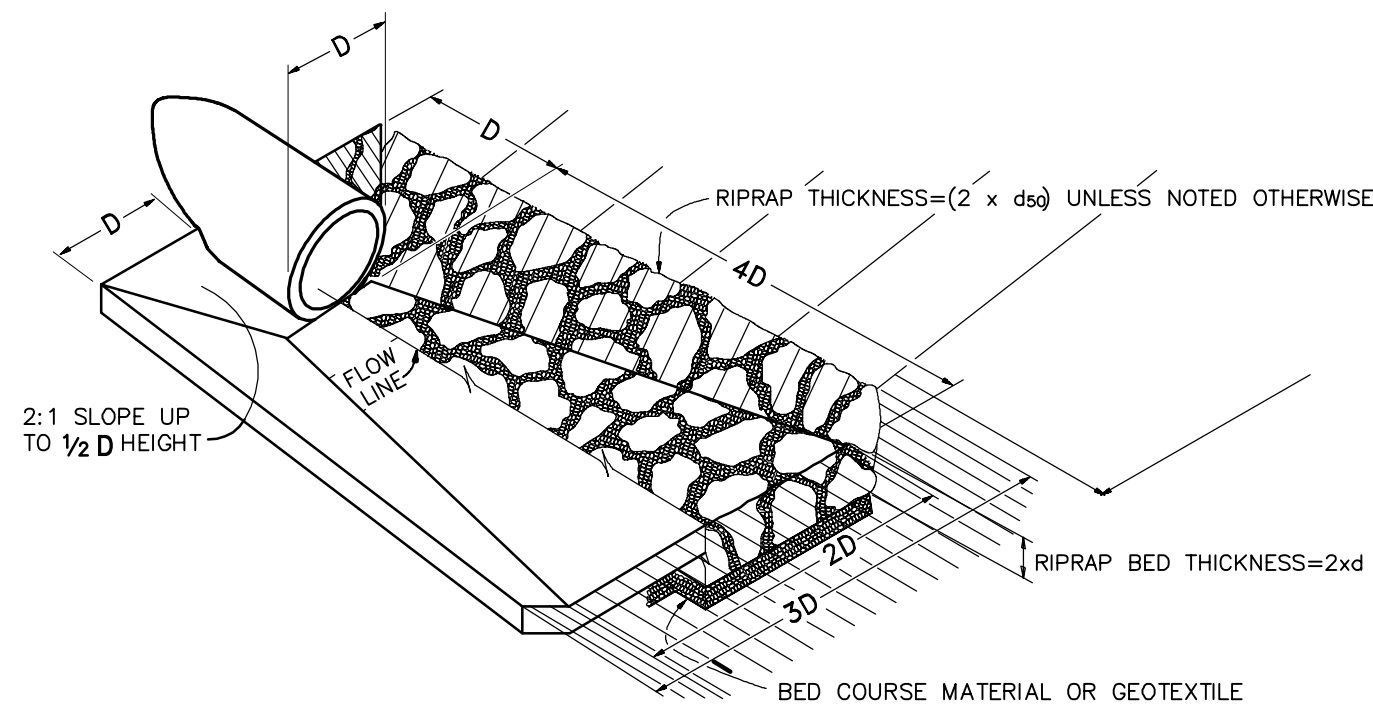


put this off site work  
in separate FAE so  
its easier to address  
collateral in future  
please

Please identify how  
traffic will be  
controlled at this  
emergency access to  
keep the public from  
using this access.



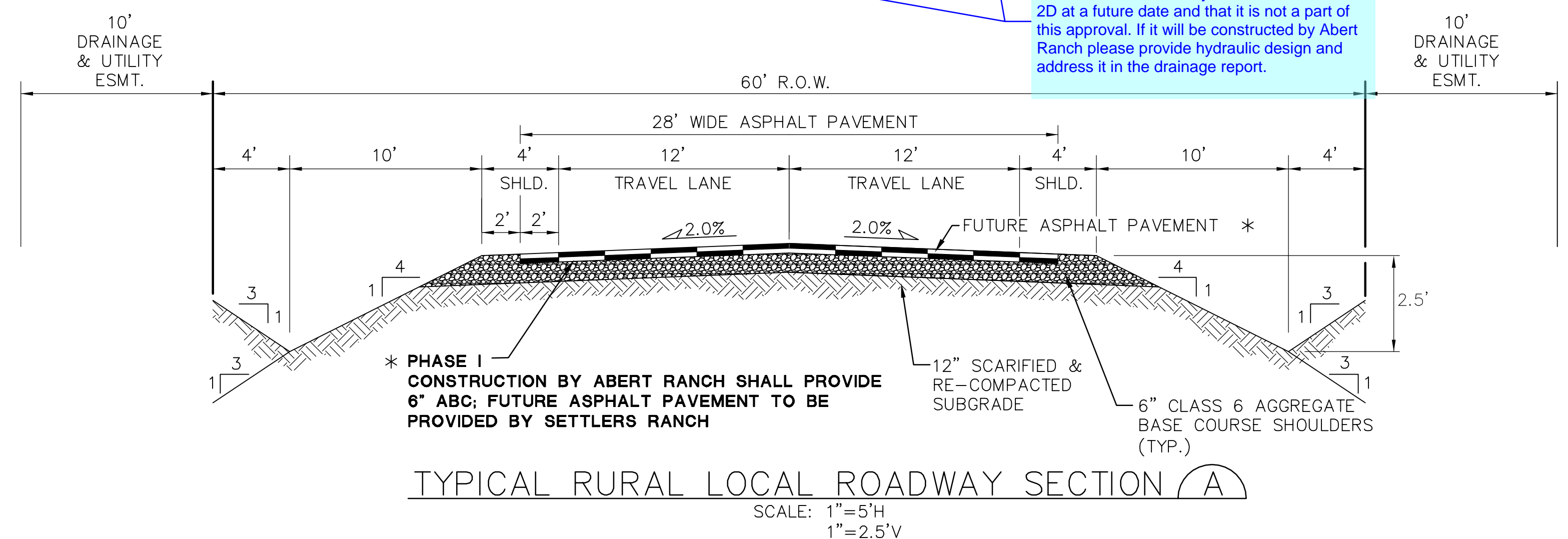
Revise title  
accordingly.



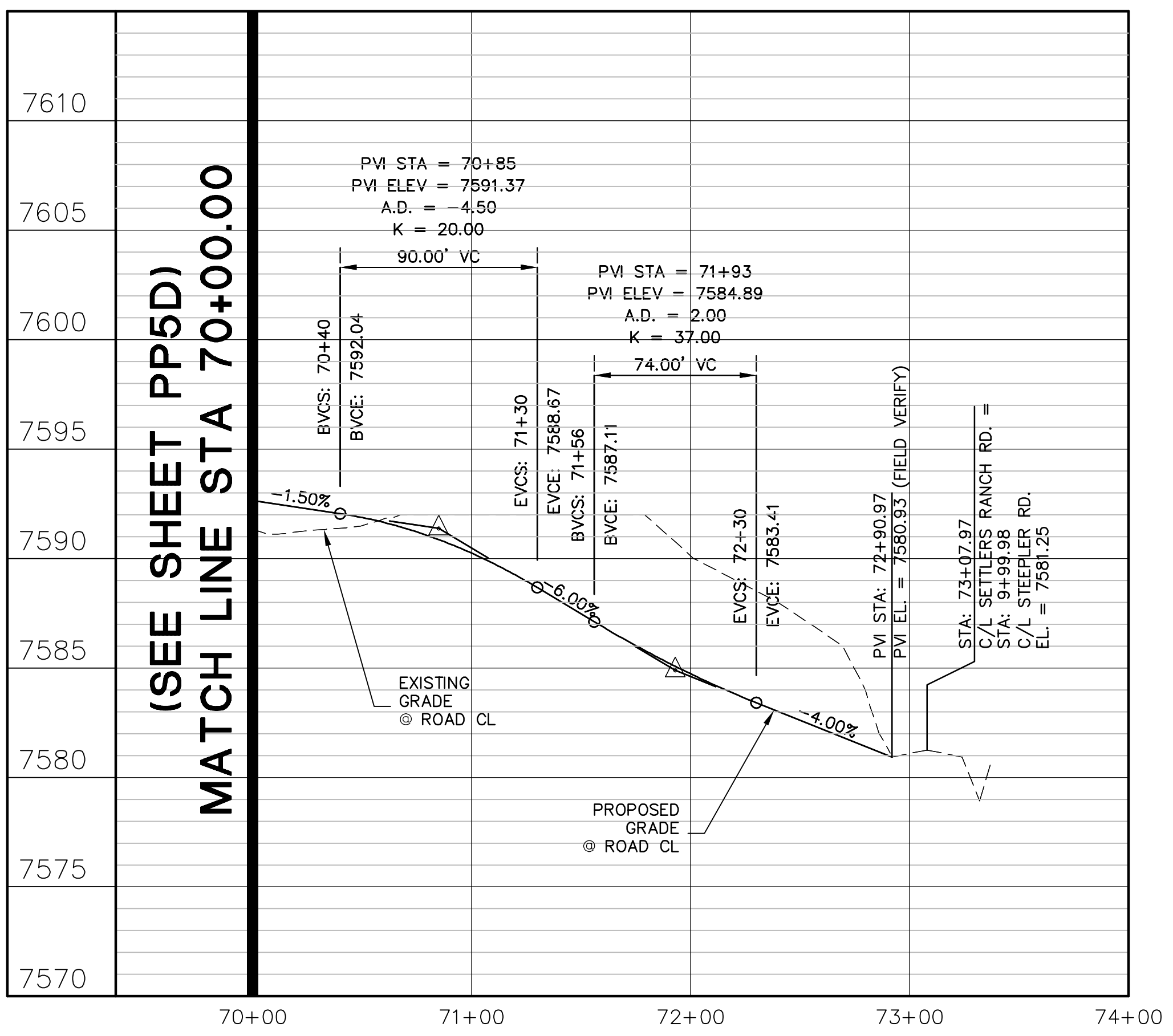
TYPICAL RIPRAP APRON/  
CULVERT OUTLET PAVING (1)  
NOT TO SCALE

CULVERT (D11a)  
SCALE: 1"=50'H, 1"=5'V  
PP5D

Will the culvert be constructed by Abert Ranch? If not then please provide a label that states it is to be done by Settlers Ranch Fil. 2D at a future date and that it is not a part of this approval. If it will be constructed by Abert Ranch please provide hydraulic design and address it in the drainage report.



\* PAVEMENT DESIGN TO BE COMPLETED BY A COLORADO REGISTERED GEOTECHNICAL ENGINEER AFTER ROUGH GRADING OF STREET, AND TO BE REVIEWED AND ACCEPTED BY EL PASO COUNTY DSD ENGINEERING. (4" ASPHALT ON 6" AGGREGATE BASE COURSE FOR BIDDING PURPOSES)



SETTLERS RANCH RD.

C:\Civil3D\2018\projects\030501\settlers\dwg\Civil\F2D\PP6D.dwg Nov 18, 2019 - 12:45am

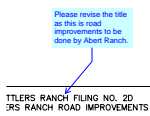
BENCHMARK: MONUMENT AT SW CORNER OF ABERT RANCH SUBDIVISION  
BM EL (SETTLERS RANCH DATUM) = 7642.52 (DATUM UNKNOWN)  
BM EL (ABERT RANCH DATUM) = 7650.04 (DATUM NAVD 88)  
BM CONVERSION = 7.52 FT

HORIZ. SCALE: 1"=50'	DRAWN: RMD
VERT. SCALE: 1"=5'	DESIGNED: JPS
SURVEYED: MVE	CHECKED: JPS
CREATED: 4/05/18	LAST MODIFIED: 10/2/19
PROJECT NO: 030501	MODIFIED BY: MSP

SHEET: PP6D

# CDS V\_2 redlines.pdf Markup Summary

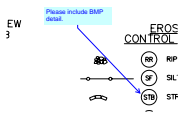
12/10/2019 1:01:30 PM (1)



**Subject:** Callout  
**Page Label:** 11  
**Author:** Daniel Torres  
**Date:** 12/10/2019 1:01:30 PM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**

Please revise the title as this is road improvements to be done by Abert Ranch.

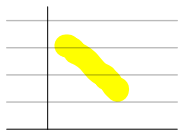
12/10/2019 1:04:02 PM (1)



**Subject:** Callout  
**Page Label:** 11  
**Author:** Daniel Torres  
**Date:** 12/10/2019 1:04:02 PM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**

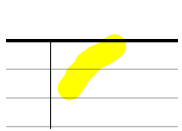
Please include BMP detail.

12/10/2019 1:13:23 PM (1)



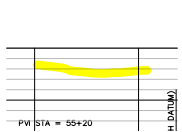
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**Page Label:** 12  
**Author:** Daniel Torres  
**Date:** 12/10/2019 1:13:23 PM  
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**Layer:**  
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12/10/2019 1:13:24 PM (1)



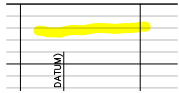
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**Page Label:** 12  
**Author:** Daniel Torres  
**Date:** 12/10/2019 1:13:24 PM  
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12/10/2019 1:13:41 PM (1)



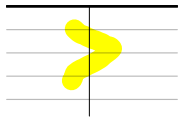
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**Page Label:** 12  
**Author:** Daniel Torres  
**Date:** 12/10/2019 1:13:41 PM  
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**Layer:**  
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12/10/2019 1:14:00 PM (1)



**Subject:** Highlight  
**Page Label:** 12  
**Author:** Daniel Torres  
**Date:** 12/10/2019 1:14:00 PM  
**Status:**  
**Color:**   
**Layer:**  
**Space:**


12/10/2019 1:14:03 PM (1)



**Subject:** Highlight  
**Page Label:** 12  
**Author:** Daniel Torres  
**Date:** 12/10/2019 1:14:03 PM  
**Status:**  
**Color:**   
**Layer:**  
**Space:**

12/10/2019 1:14:11 PM (1)




**Subject:** Highlight  
**Page Label:** 12  
**Author:** Daniel Torres  
**Date:** 12/10/2019 1:14:11 PM  
**Status:**  
**Color:**   
**Layer:**  
**Space:**

12/10/2019 1:15:33 PM (1)

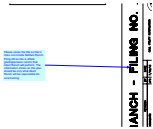


**FILING NO**


**Subject:** Callout  
**Page Label:** 12  
**Author:** Daniel Torres  
**Date:** 12/10/2019 1:15:33 PM  
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**Layer:**  
**Space:**

Revise Title. See comment on Settlers Ranch Road GEC plan

12/10/2019 1:15:45 PM (1)

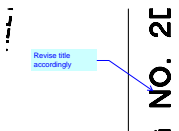


**FILING NO**


**Subject:** Callout  
**Page Label:** 11  
**Author:** Daniel Torres  
**Date:** 12/10/2019 1:15:45 PM  
**Status:**  
**Color:**   
**Layer:**  
**Space:**

Please revise the title so that it does not include Settlers Ranch Filing 2D as this is offsite grading/erosion control that Abert Ranch will perform. The information shown on this plan should be only what Abert Ranch will be responsible for constructing.

12/10/2019 1:20:02 PM (1)



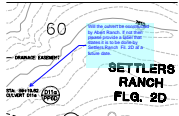
**NO. 2E**

**Subject:** Callout  
**Page Label:** 13  
**Author:** Daniel Torres  
**Date:** 12/10/2019 1:20:02 PM  
**Status:**  
**Color:**   
**Layer:**  
**Space:**

Revise title accordingly



12/10/2019 1:23:33 PM (1)



**Subject:** Callout  
**Page Label:** 13  
**Author:** Daniel Torres  
**Date:** 12/10/2019 1:23:33 PM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**

Will the culvert be constructed by Abert Ranch. If not then please provide a label that states it is to be done by Settlers Ranch Fil. 2D at a future date.

12/10/2019 1:24:14 PM (1)



**Subject:** Callout  
**Page Label:** 13  
**Author:** Daniel Torres  
**Date:** 12/10/2019 1:24:14 PM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**

Please provide curve data.

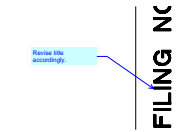
12/10/2019 1:30:12 PM (1)



**Subject:** Callout  
**Page Label:** 12  
**Author:** Daniel Torres  
**Date:** 12/10/2019 1:30:12 PM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**

Please identify the section of road that Abert Ranch will construct and what will be done by others (Settlers Ranch Fil. 2D). Please include a notation on the work to be done by others that states "not a part of this approval".

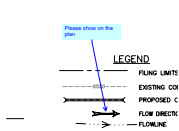
12/10/2019 1:31:06 PM (1)



**Subject:** Callout  
**Page Label:** 14  
**Author:** Daniel Torres  
**Date:** 12/10/2019 1:31:06 PM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**

Revise title accordingly.

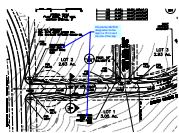
12/10/2019 1:33:21 PM (1)



**Subject:** Callout  
**Page Label:** 11  
**Author:** Daniel Torres  
**Date:** 12/10/2019 1:33:21 PM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**

Please show on the plan

12/10/2019 10:18:56 AM (1)



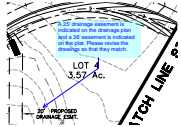
**Subject:** Callout  
**Page Label:** 7  
**Author:** Daniel Torres  
**Date:** 12/10/2019 10:18:56 AM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**

Provide the MUTCD designation for the sign (i.e. R1-1) and the size of the sign

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12/10/2019 10:28:04 AM (1)

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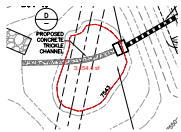
**Subject:** Callout  
**Page Label:** 7  
**Author:** Daniel Torres  
**Date:** 12/10/2019 10:28:04 AM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**

A 25' drainage easement is indicated on the drainage plan and a 36' easement is indicated on the plat. Please revise the drawings so that they match.

---

12/10/2019 11:06:27 AM (1)

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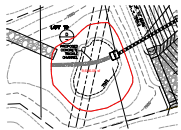
**Subject:** Area Measurement  
**Page Label:** 6  
**Author:** Daniel Torres  
**Date:** 12/10/2019 11:06:27 AM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**

3,154.38 sf

---

12/10/2019 11:07:18 AM (1)

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**Subject:** Area Measurement  
**Page Label:** 6  
**Author:** Daniel Torres  
**Date:** 12/10/2019 11:07:18 AM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**

9,646.06 sf

---

12/10/2019 11:08:04 AM (1)

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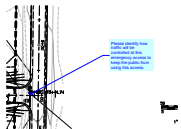
**Subject:** Area Measurement  
**Page Label:** 6  
**Author:** Daniel Torres  
**Date:** 12/10/2019 11:08:04 AM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**

25,482.78 sf

---

12/10/2019 2:32:01 PM (1)

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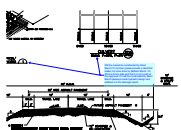
**Subject:** Callout  
**Page Label:** 14  
**Author:** Daniel Torres  
**Date:** 12/10/2019 2:32:01 PM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**

Please identify how traffic will be controlled at this emergency access to keep the public from using this access.

---

12/10/2019 2:33:31 PM (1)

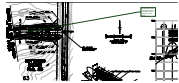
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**Subject:** Callout  
**Page Label:** 14  
**Author:** Daniel Torres  
**Date:** 12/10/2019 2:33:31 PM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**

Will the culvert be constructed by Abert Ranch? If not then please provide a label that states it is to be done by Settlers Ranch Fil. 2D at a future date and that it is not a part of this approval. If it will be constructed by Abert Ranch please provide hydraulic design and address it in the drainage report.

12/10/2019 3:49:11 PM (1)



**Subject:** Callout  
**Page Label:** 14  
**Author:** dsdparsons  
**Date:** 12/10/2019 3:49:11 PM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**

put this off site work in separate FAE so its easier to address collateral in future please

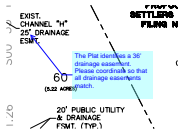
12/10/2019 3:49:32 PM (1)



**Subject:** Text Box  
**Page Label:** 11  
**Author:** Daniel Torres  
**Date:** 12/10/2019 3:49:32 PM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**

Please include all earthwork, BMPs, etc. to be done by Abert Ranch for Settlers Ranch Road in a separate FAE form.

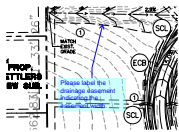
12/9/2019 4:41:36 PM (1)



**Subject:** Callout  
**Page Label:** 4  
**Author:** Daniel Torres  
**Date:** 12/9/2019 4:41:36 PM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**

The Plat identifies a 36' drainage easement. Please coordinate so that all drainage easements match.

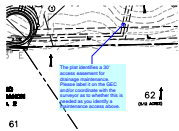
12/9/2019 4:46:11 PM (1)



**Subject:** Callout  
**Page Label:** 4  
**Author:** Daniel Torres  
**Date:** 12/9/2019 4:46:11 PM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**

Please label the drainage easement indicating the easement width.

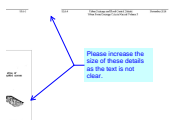
12/9/2019 4:54:46 PM (1)



**Subject:** Callout  
**Page Label:** 4  
**Author:** Daniel Torres  
**Date:** 12/9/2019 4:54:46 PM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**

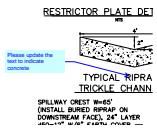
The plat identifies a 30' access easement for drainage maintenance. Please label it on the GEC and/or coordinate with the surveyor as to whether this is needed as you identify a maintenance access above.

12/9/2019 5:59:21 PM (1)



**Subject:** Callout  
**Page Label:** 5  
**Author:** Daniel Torres  
**Date:** 12/9/2019 5:59:21 PM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**

Please increase the size of these details as the text is not clear.



**Subject:** Callout  
**Page Label:** 6  
**Author:** Daniel Torres  
**Date:** 12/9/2019 6:01:09 PM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**

Please update the text to indicate concrete