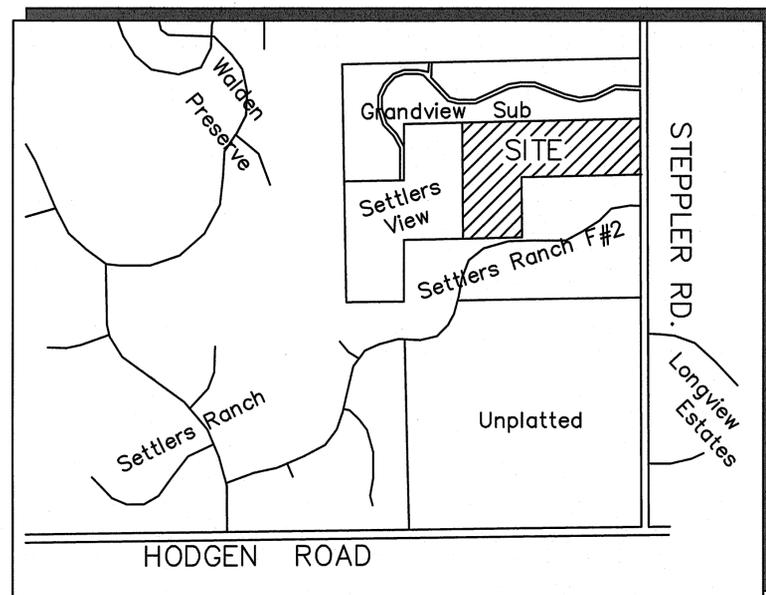


VICINITY MAP  
NOT TO SCALE



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.

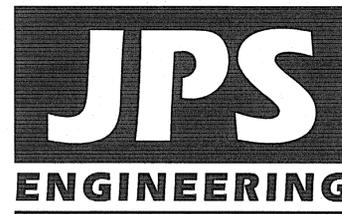
# ABERT RANCH SUBDIVISION

## 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

APRIL, 2020

### 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

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.



### SHEET INDEX

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### 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 MY NEGLIGENCE, ACTS, ERRORS OR OMISSIONS ON MY PART IN PREPARATION OF THESE DETAILED PLANS AND SPECIFICATIONS.

*John P. Schwab*  
JOHN P. SCHWAB, P.E. #29891  
DATE: 5/14/20

#### 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.

*Eric Leffler*  
BF RANCH TRUST 2015  
MR. ERIC LEFFLER, TRUSTEE  
4510 FORD DRIVE  
COLORADO SPRINGS, COLORADO 80908  
DATE: 5/14/20

#### 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.,  
COUNTY ENGINEER / ECM ADMINISTRATOR



SHEET **G1**

PCD File No. SF1911

**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

\*270' HORIZONTAL RADIUS WITH APPROVED PRELIMINARY DEVELOPMENT PLAN.

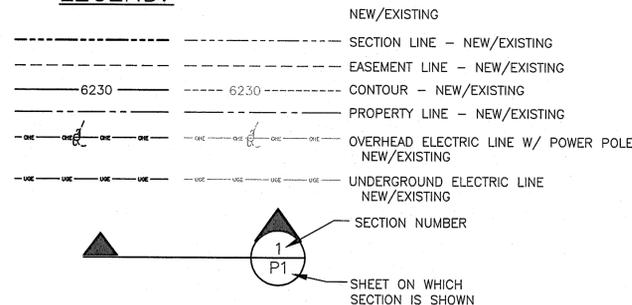
**GENERAL DRAINAGE NOTES:**

- 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.

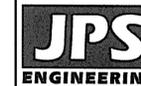
**LEGEND:**



PCD File No. SF1911

**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

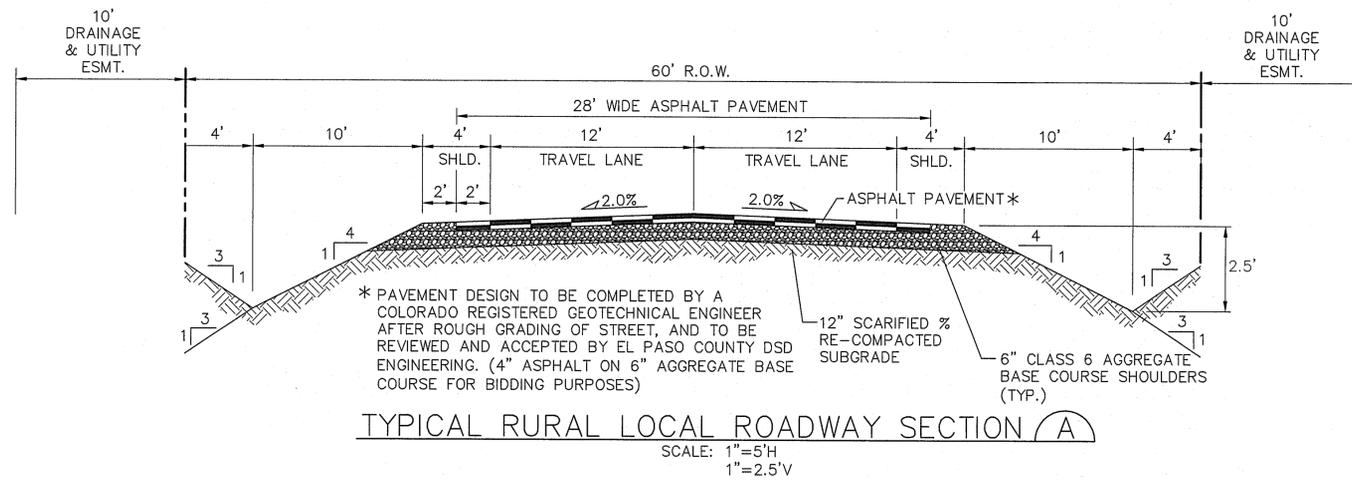


CALL UTILITY NOTIFICATION CENTER OF COLORADO  
1-800-922-1987  
2-BUSINESS DAYS IN ADVANCE  
CALL 811 TO REPORT FOR THE MARKING OF UNDERGROUND MEMBER UTILITIES.

No.	REVISION	DATE	BY
1	EPC SUBMITTAL	2/19/19	JPS
2	EPC COMMENTS	10/31/19	JPS
3	EPC COMMENTS	11/17/19	JPS
4	EPC COMMENTS	2/25/20	JPS

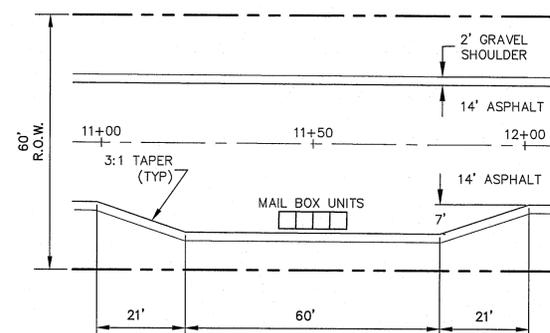
HORIZ. SCALE:	N/A	DRAWN:	MSP
VERT. SCALE:	N/A	DESIGNED:	JPS
SURVEYED:	N/A	CHECKED:	JPS
CREATED:	12/1/18	LAST MODIFIED:	4/13/20
PROJECT NO:	081104	MODIFIED BY:	MSP
SHEET:	G2		

C:\gwork\2018\_projects\111604\_abert-ranch\dwg\Civil\TY1.dwg Apr 15, 2020 - 12:43pm



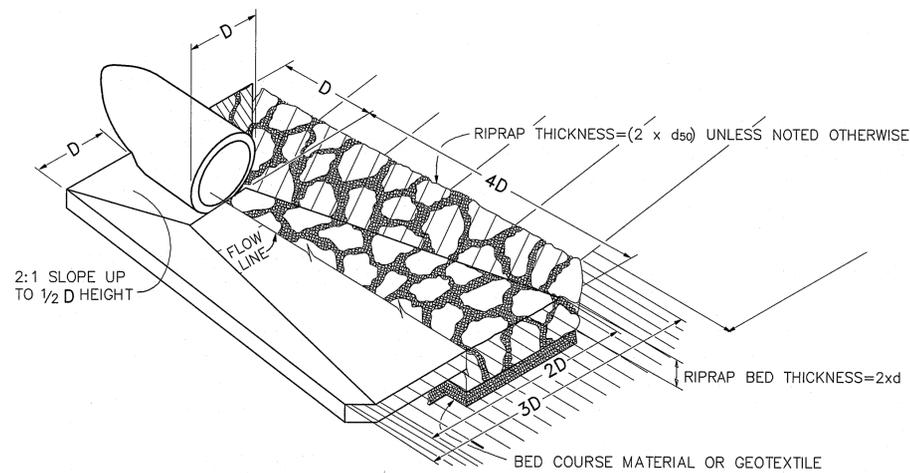
TYPICAL RURAL LOCAL ROADWAY SECTION (A)

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



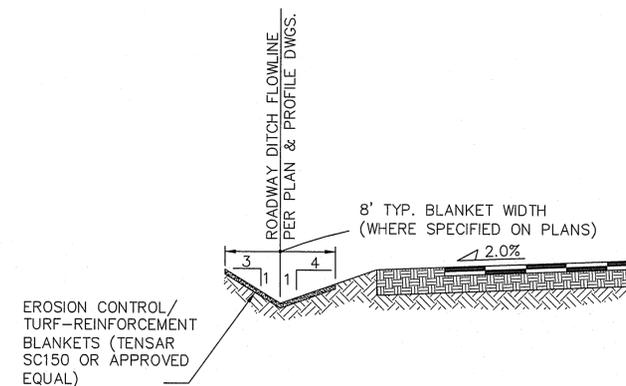
MAILBOX KIOSK DETAIL (STA: 11+50 CENTERED) (2)

SCALE: 1" = 20'



TYPICAL RIPRAP APRON/  
CULVERT OUTLET PAVING (1)

NOT TO SCALE



TYPICAL DITCH SECTION WITH  
EROSION CONTROL BLANKETS (C)

SCALE : NTS



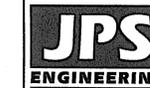
HORIZ. SCALE:	AS SHOWN	DRAWN:	BJJ
VERT. SCALE:	AS SHOWN	DESIGNED:	JPS
SURVEYED:	HANNIGAN	CHECKED:	JPS
CREATED:	11/23/16	LAST MODIFIED:	4/13/20
PROJECT NO.:	111603	MODIFIED BY:	MSP
SHEET:	TY1		

PCD File No. SF1911

EPC 6/9/2020

ABERT RANCH SUBDIVISION

TYPICAL SECTIONS  
AND DETAILS

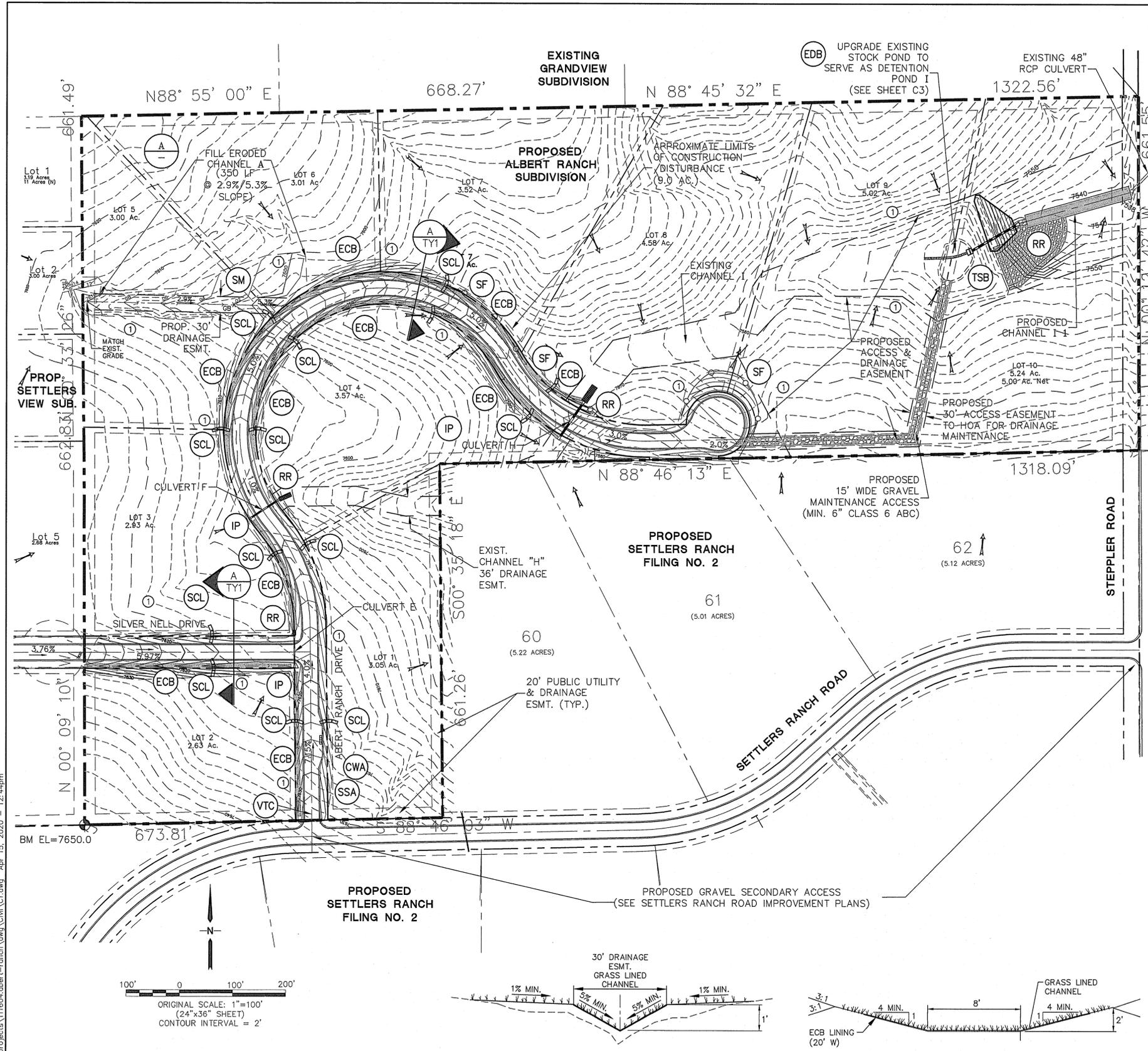


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No.	REVISION	BY	DATE
1	EPC SUBMITTAL	JPS	2/19/19
2	EPC COMMENTS	JPS	10/31/19
3	EPC COMMENTS	JPS	11/18/19
4	EPC COMMENTS	JPS	2/25/20



ESTIMATED EARTHWORK QUANTITY:  
 UNCLASSIFIED EXCAVATION (TOTAL CUT) = 11,718 CY  
 \* EMBANKMENT FILL = 16,229 CY  
 NET (FILL) = 4,511 CY  
 \* (ASSUMES 15% COMPACTION FACTOR)

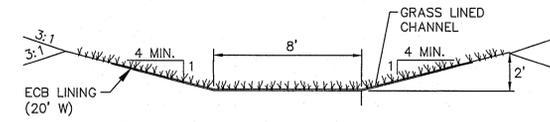
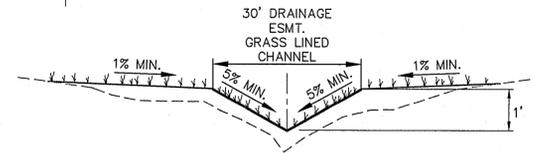
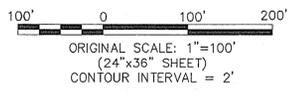
NOTE: THIS ESTIMATE IS PROVIDED FOR INFORMATION ONLY, REPRESENTING THE CALCULATED BULK EARTHWORK VOLUME TO FINISHED GRADE, EXCLUDING ANY ADJUSTMENT FOR PAVEMENT DEPTHS, ETC. CONTRACTOR SHALL MAKE HIS OWN DETERMINATION OF EARTHWORK QUANTITIES AS BASIS FOR BID PRICING AND NOTIFY ENGINEER OF ANY DISCREPANCIES.

**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
  - 6520 --- EXISTING CONTOUR
  - x 82.0 PROPOSED SPOT ELEVATION (FLOWLINE)
  - x 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



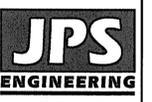
CHANNEL SECTION A SCALE: NTS

CHANNEL SECTION I1 SCALE: NTS

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

**ABERT RANCH SUBDIVISION**

**SITE GRADING & EROSION CONTROL PLAN**



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 YOU DIG, GRADE, OR EXCAVATE FOR THE MARKING OF UNDERGROUND MEMBER UTILITIES.

NO.	DATE	REVISION
1	5/31/19	EPC SUBMITTAL
2	8/27/19	COUNTY COMMENTS
3	11/18/19	EPC COMMENTS
4	2/25/20	EPC COMMENTS

HORIZ. SCALE: 1"=100'	DRAWN: MSP
VERT. SCALE: 1"=10'	DESIGNED: JPS
SURVEYED: HANNIGAN	CHECKED: JPS
CREATED: 11/23/18	LAST MODIFIED: 4/13/20
PROJECT NO. 110604	MODIFIED BY: MSP



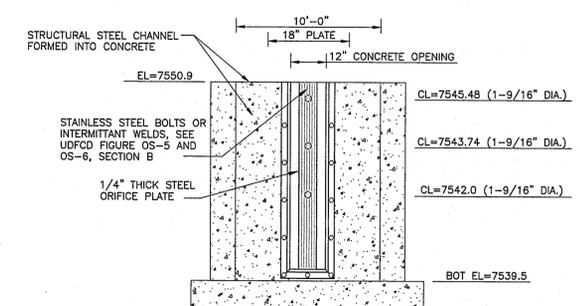
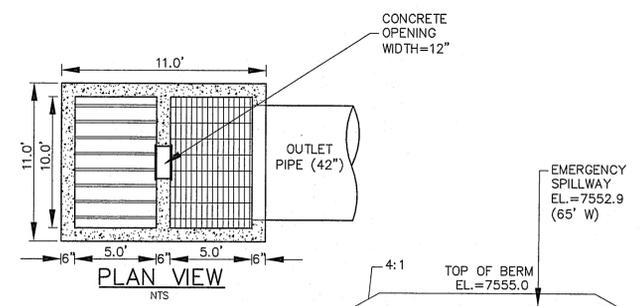
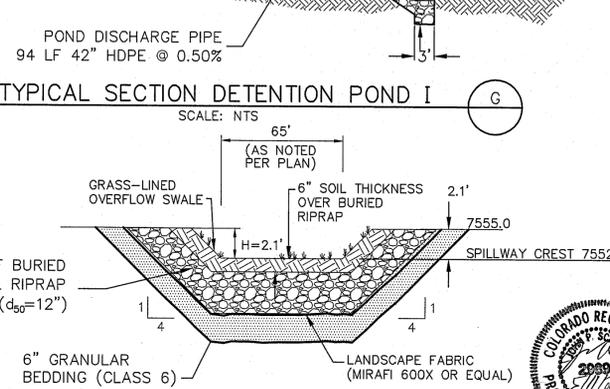
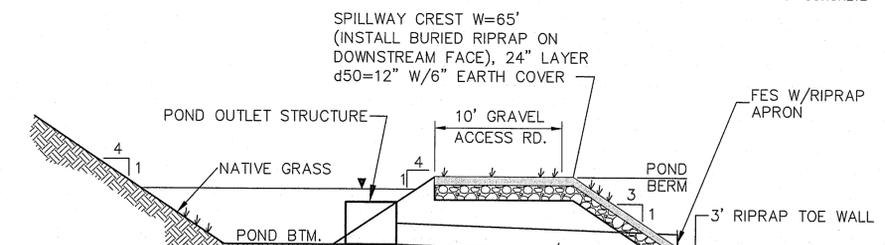
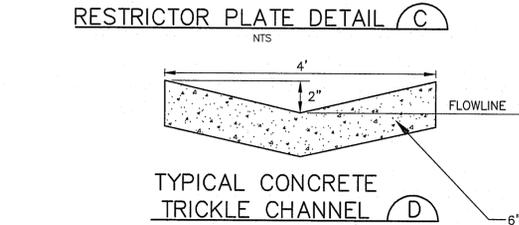
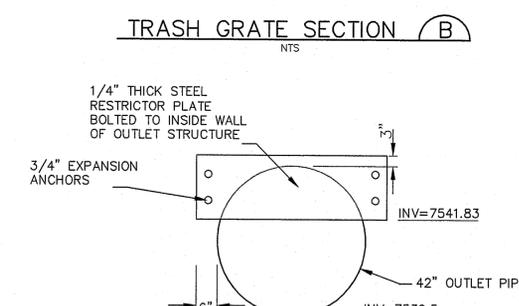
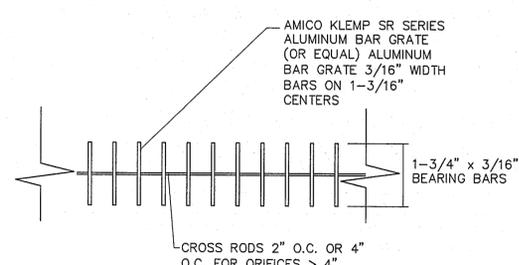
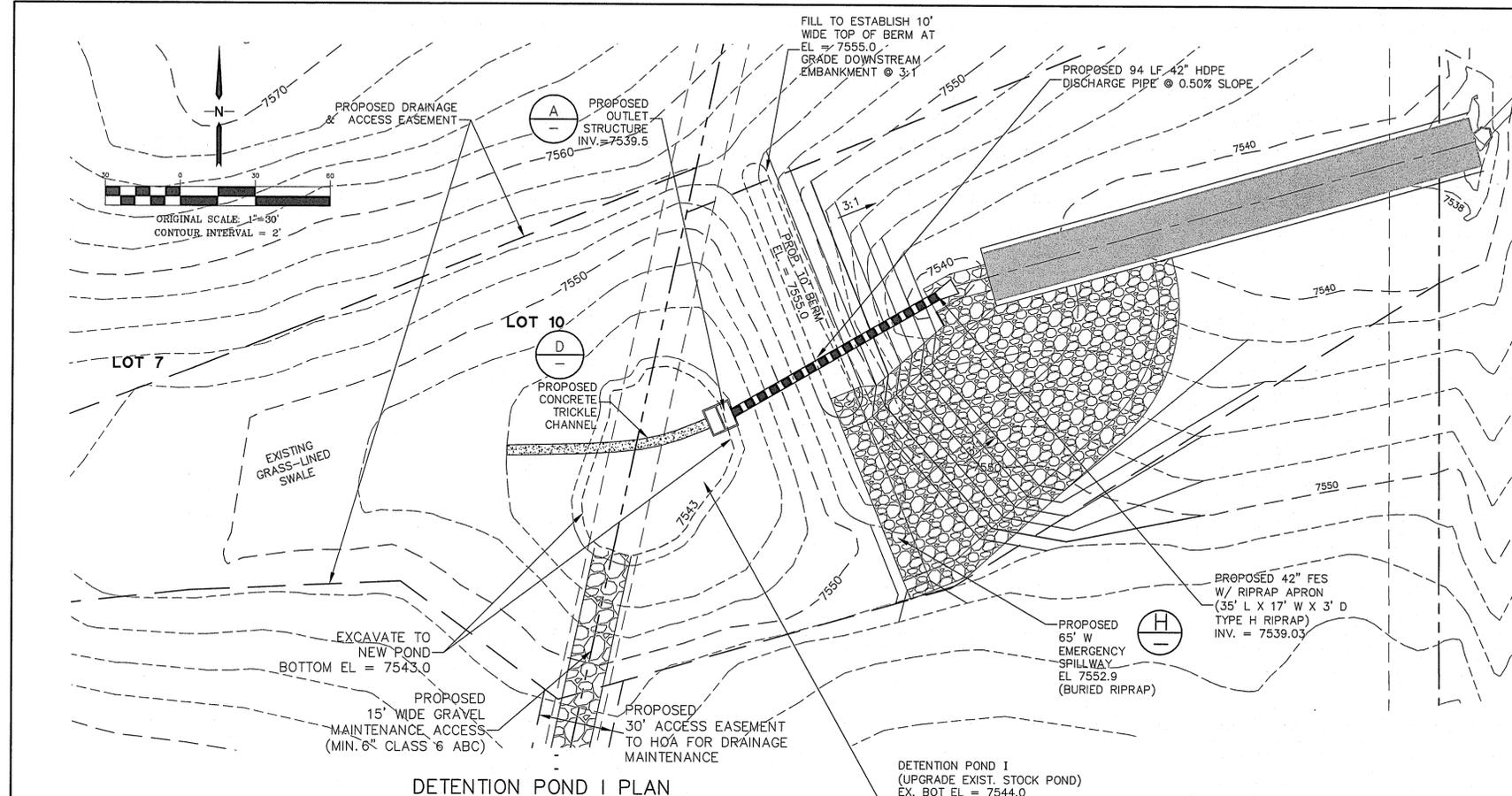
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PCD FILE NO. SF1911

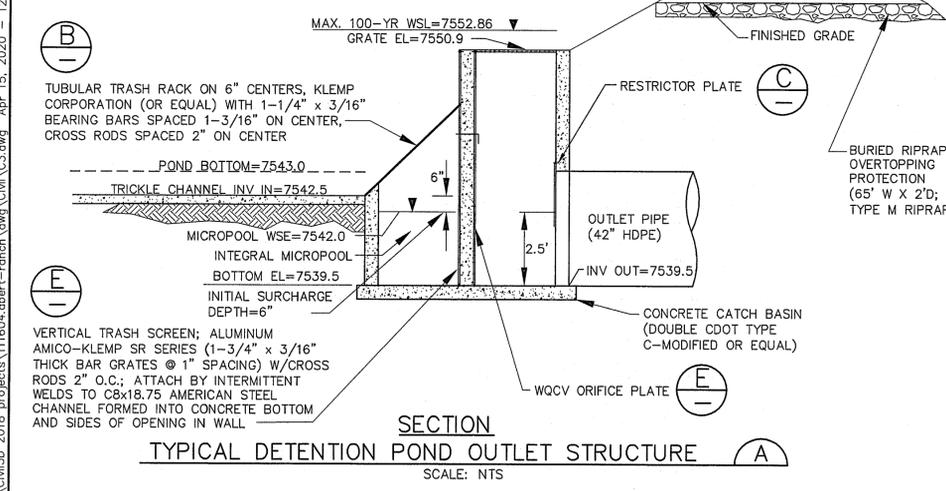
EPC 6/9/2020

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- 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 WOCV 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.



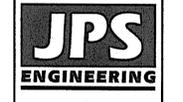
- TUBULAR TRASH RACK ON 6" CENTERS, KLEMP CORPORATION (OR EQUAL) WITH 1-1/4" x 3/16" BEARING BARS SPACED 1-3/16" ON CENTER, CROSS RODS SPACED 2" ON CENTER**
- RESTRICTOR PLATE (DOUBLE CDOT TYPE C-MODIFIED OR EQUAL)**
- BURIED RIPRAP OVERTOPPING PROTECTION (65' W X 2'D; TYPE M RIPRAP)**
- OUTLET PIPE (42" HDPE)**
- CONCRETE CATCH BASIN (DOUBLE CDOT TYPE C-MODIFIED OR EQUAL)**
- WOCV ORIFICE PLATE**
- VERTICAL TRASH SCREEN; ALUMINUM AMICO-KLEMP SR SERIES (1-3/4" x 3/16" THICK BAR GRATES @ 1" SPACING) W/CROSS RODS 2" O.C.; ATTACH BY INTERMITTENT WELDS TO C8x18.75 AMERICAN STEEL CHANNEL FORMED INTO CONCRETE BOTTOM AND SIDES OF OPENING IN WALL**

**ORIFICE PLATE AND TRASH RACK DETAILS AND NOTES E**

**PROPOSED SPILLWAY DETAIL H**

**ABERT RANCH SUBDIVISION**

**DETENTION POND I PLAN & DETAILS**



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  
FOR ALL GAS, WATER, ELECTRIC, AND CABLE BEFORE YOU DIG OR EXCAVATE FOR THE MARKING OF UNDERGROUND MEMBER UTILITIES.

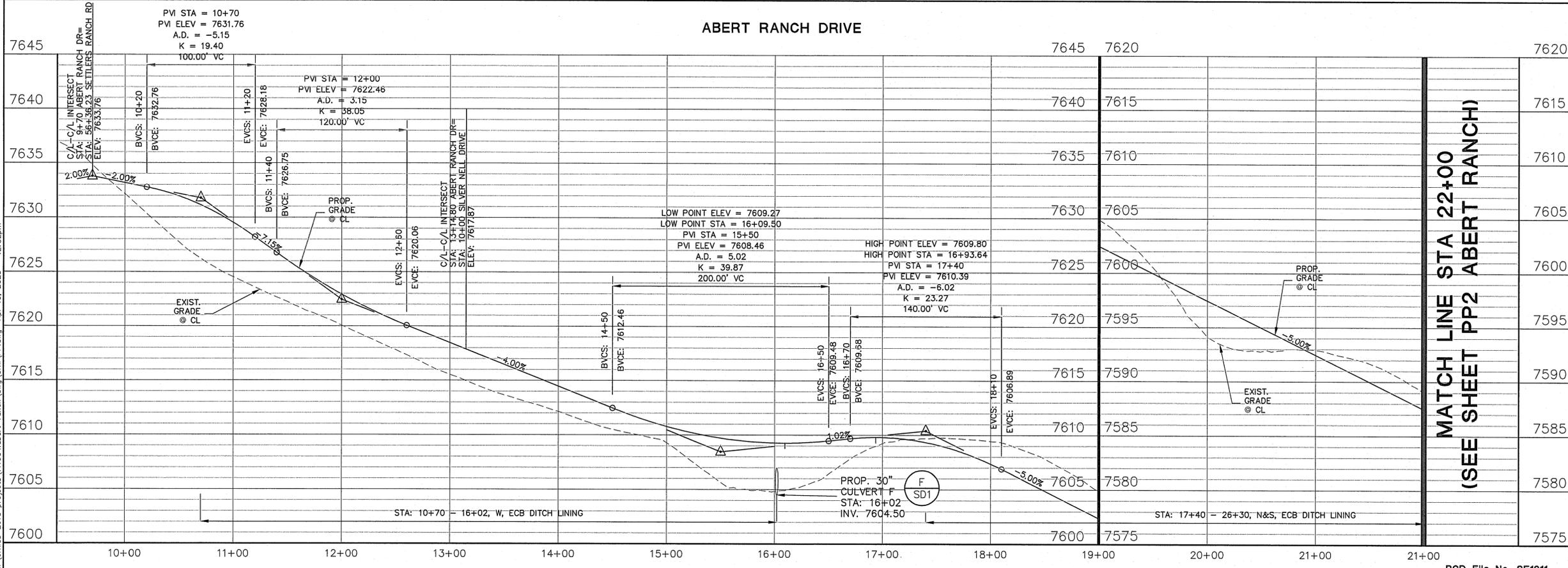
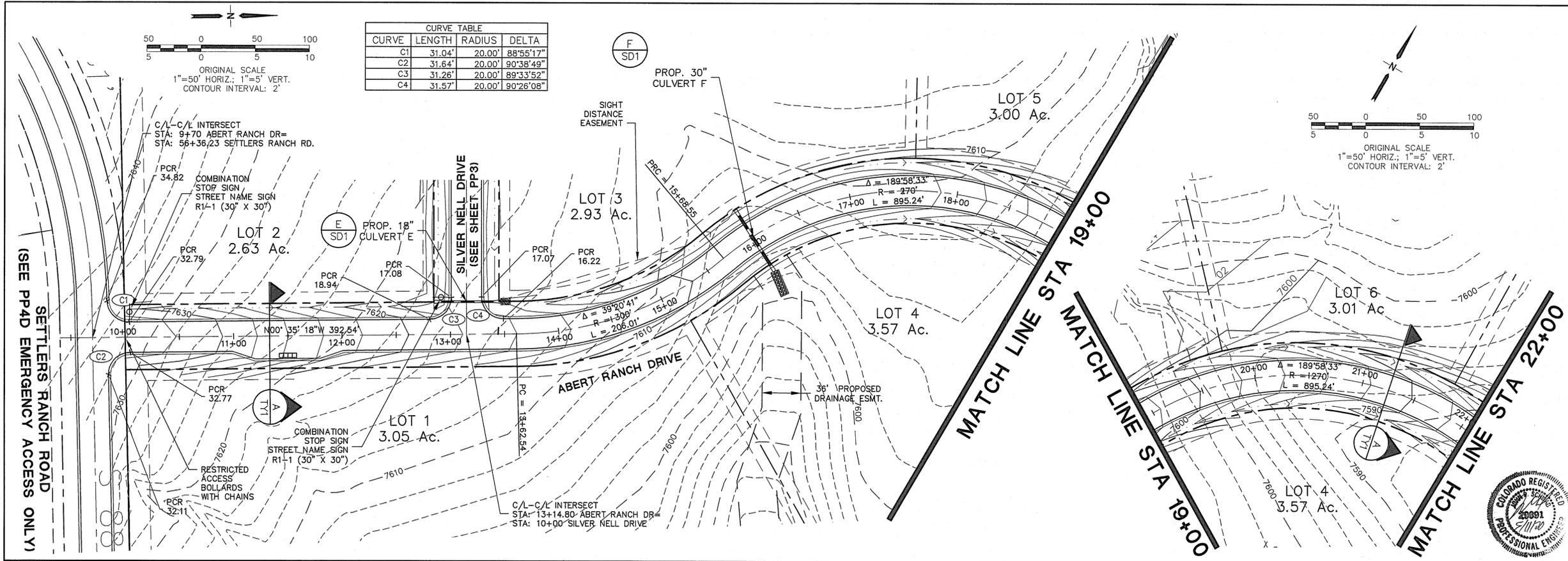
NO.	REVISION	DATE	BY
1	EPC SUBMITTAL	2/19/19	JPS
2	COUNTY COMMENTS	11/18/19	JPS
3	COUNTY COMMENTS	2/25/20	JPS
4	COUNTY COMMENTS	4/15/20	JPS



HORIZ. SCALE: AS SHOWN	DRAWN: MSP
VERT. SCALE: N/A	DESIGNED: JPS
SURVEYED: HANNIGAN	CHECKED: JPS
CREATED: 11/28/18	LAST MODIFIED: 4/13/20
PROJECT NO: 111604	MODIFIED BY: MSP

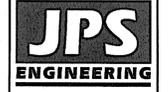
**SHEET: C3**

PCD FILE NO. SF1911



**ABERT RANCH SUBDIVISION**

**ABERT RANCH DRIVE  
PLAN & PROFILE**



19 E. Willamette Ave.  
Colorado Springs, CO  
80903  
PH: 719-477-9429  
FAX: 719-471-0766  
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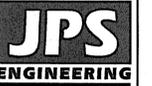
CALL UTILITY NOTIFICATION  
CENTER OF COLORADO  
1-800-922-1987  
CALL 2-BUSINESS DAYS IN ADVANCE  
BEFORE YOU DIG, GRADE, OR EXCAVATE  
FOR THE MARKING OF UNDERGROUND  
MEMBER UTILITIES.

NO.	REVISION	DATE	BY
1	EPC SUBMITTAL	9/29/19	JPS
2	EPC COMMENTS	10/31/19	JPS
3	EPC COMMENTS	11/15/19	JPS
4	EPC COMMENTS	2/25/20	JPS
5	EPC COMMENTS	4/15/20	JPS

HORIZ. SCALE: 1"=50'	DRAWN: MSP
VERT. SCALE: 1"=5'	DESIGNED: JPS
SURVEYED: HANNIGAN	CHECKED: JPS
CREATED: 12/2/18	LAST MODIFIED: 4/13/20
PROJECT NO: 111604	MODIFIED BY: MSP
SHEET:	

**PP1**

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19 E. Wilamette Ave.  
 Colorado Springs, CO  
 80903  
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CALL UTILITY NOTIFICATION  
 CENTER OF COLORADO  
 1-800-922-1987  
 CALL 2-BUSINESS DAYS IN ADVANCE  
 BEFORE THE MARKING OF UNDERGROUND  
 MEMBER UTILITIES.

NO.	REVISION	DATE	BY
1	EPC SUBMITTAL	9/29/19	JPS
2	EPC COMMENTS	10/31/19	JPS
3	EPC COMMENTS	11/18/19	JPS
4	EPC COMMENTS	2/25/20	JPS

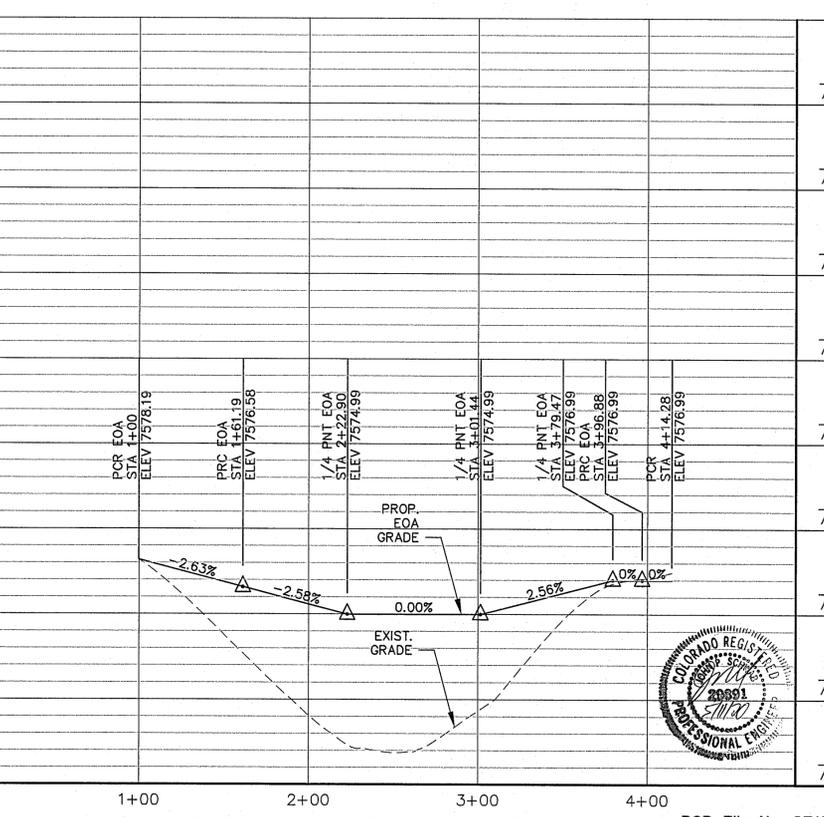
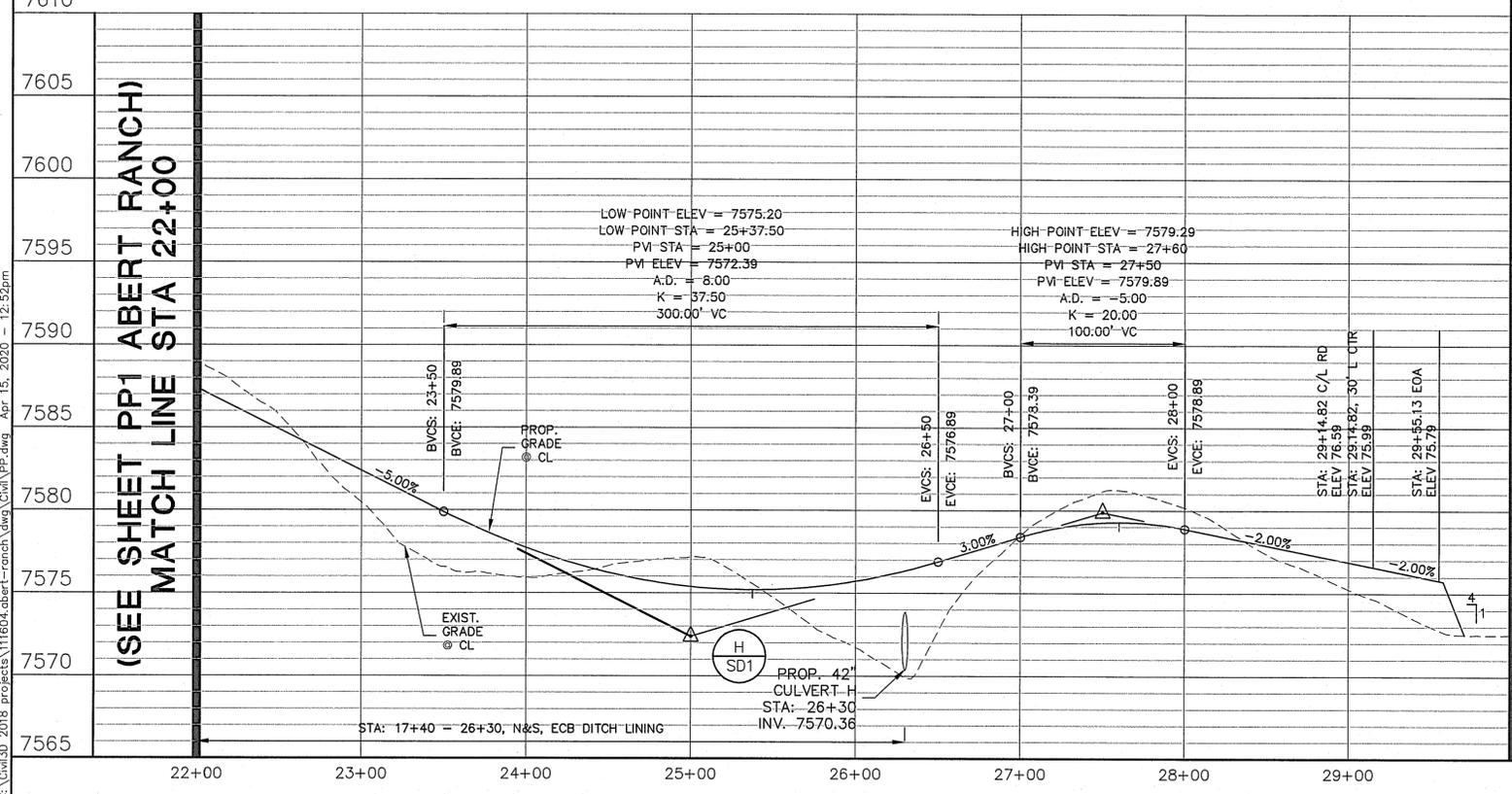
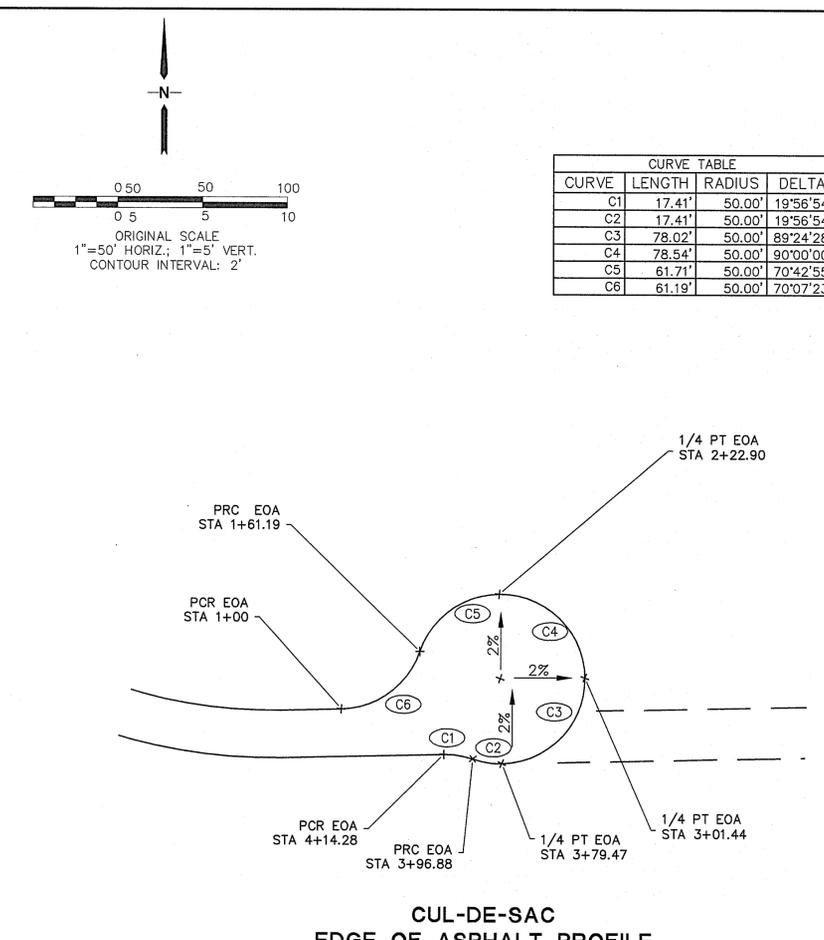
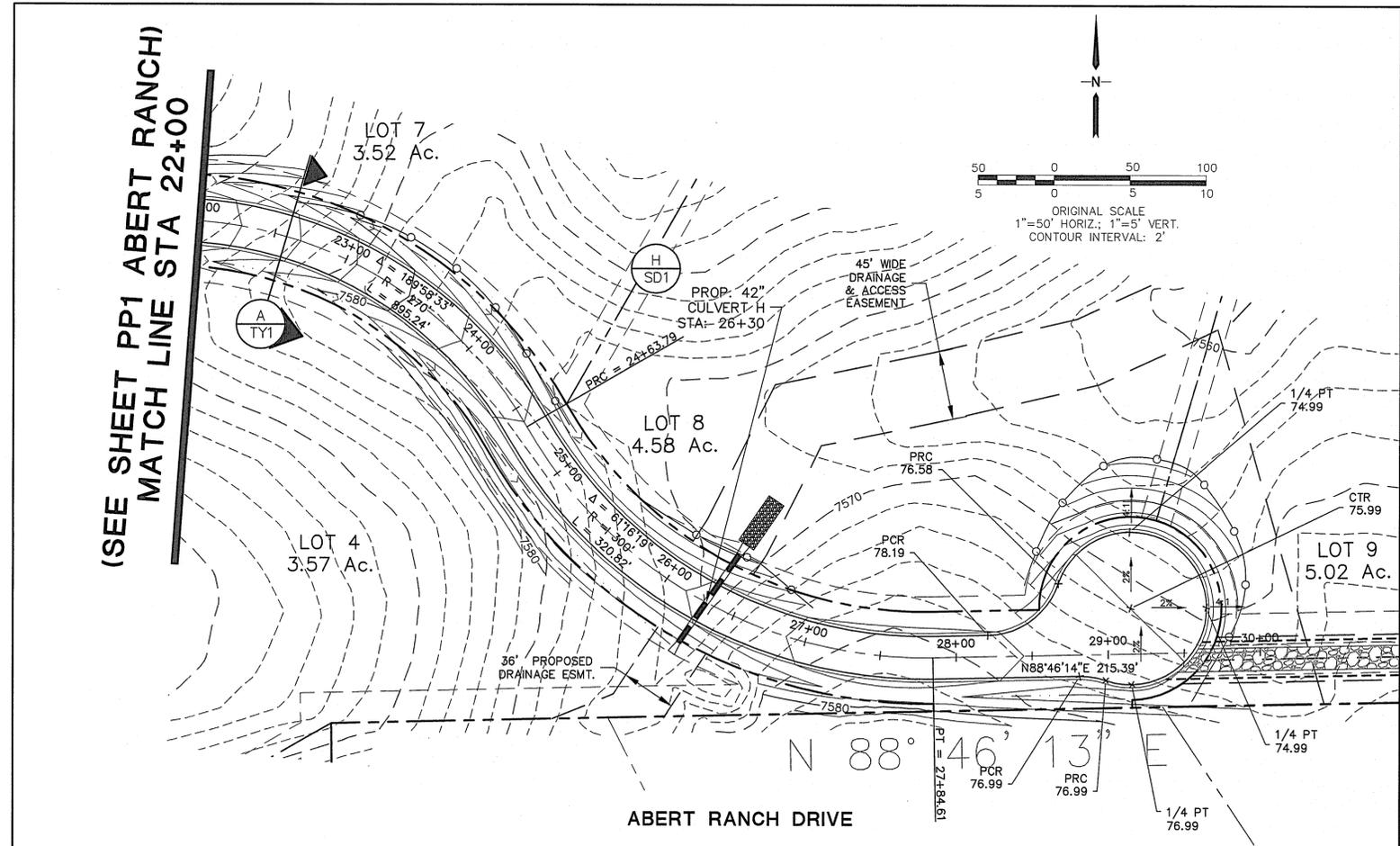
# ABERT RANCH DRIVE PLAN & PROFILE

## ABERT RANCH SUBDIVISION

HORIZ. SCALE: 1"=50'	DRAWN: MSP
VERT. SCALE: 1"=5'	DESIGNED: JPS
SURVEYED: HANNIGAN	CHECKED: JPS
CREATED: 12/2/18	LAST MODIFIED: 4/13/20
PROJECT NO: 111604	MODIFIED BY: MSP

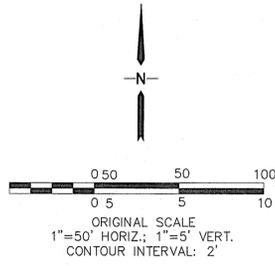
PP2

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"

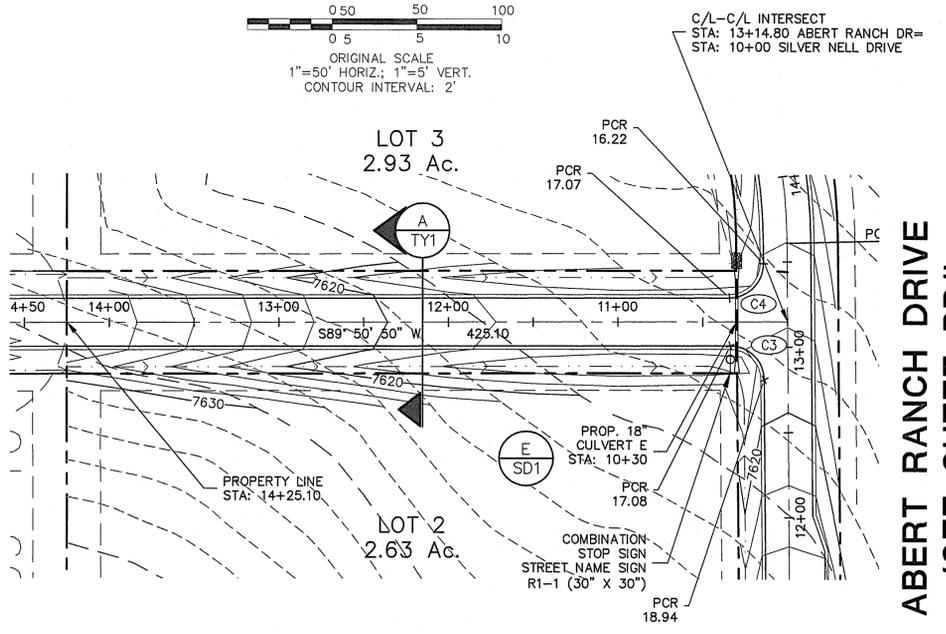


PCD File No. SF1911

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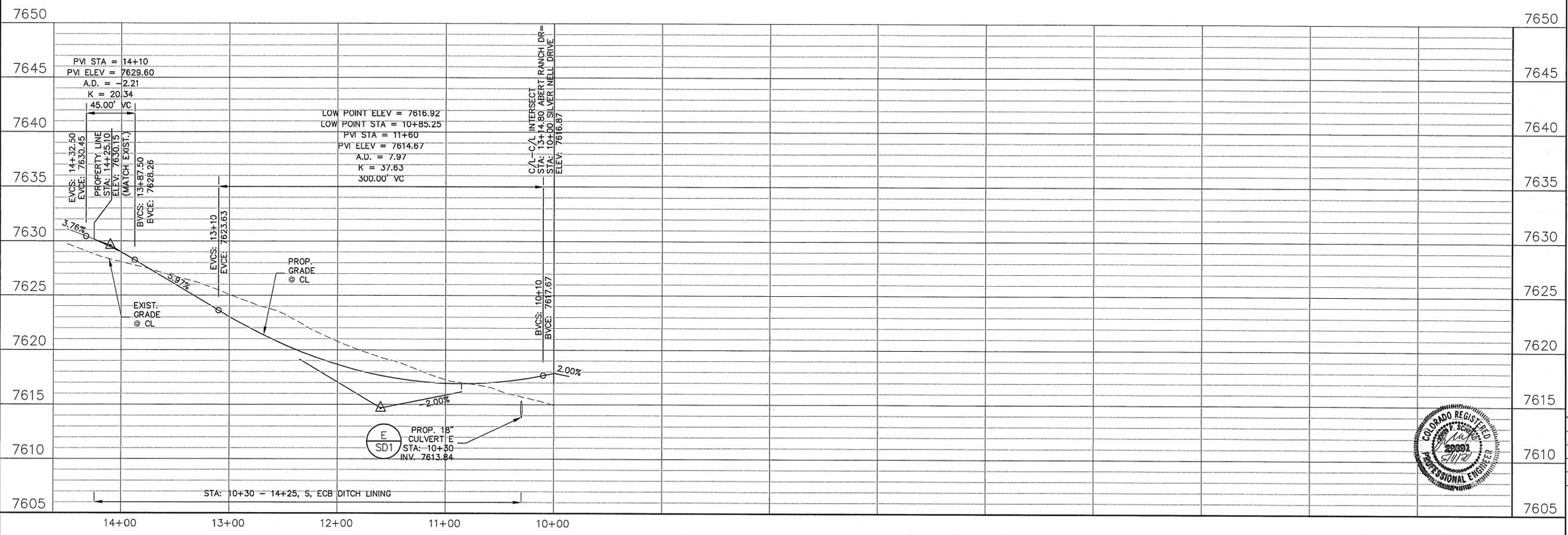


CURVE TABLE			
CURVE	LENGTH	RADIUS	DELTA
C3	31.26'	20.00'	89°33'52"
C4	31.57'	20.00'	90°26'08"



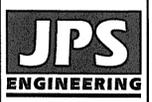
**ABERT RANCH DRIVE  
(SEE SHEET PP1)**

**SILVER NELL DRIVE**



**ABERT RANCH SUBDIVISION**

**SILVER NELL DRIVE  
PLAN & PROFILE**



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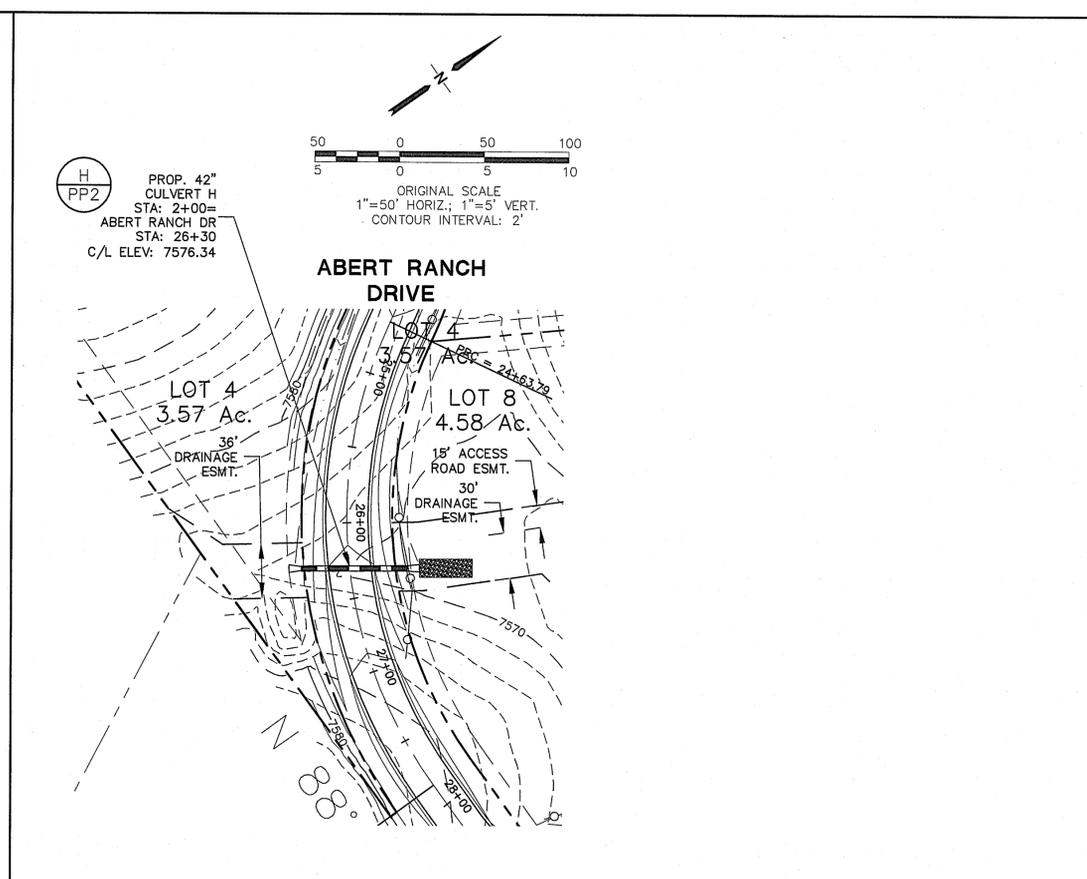
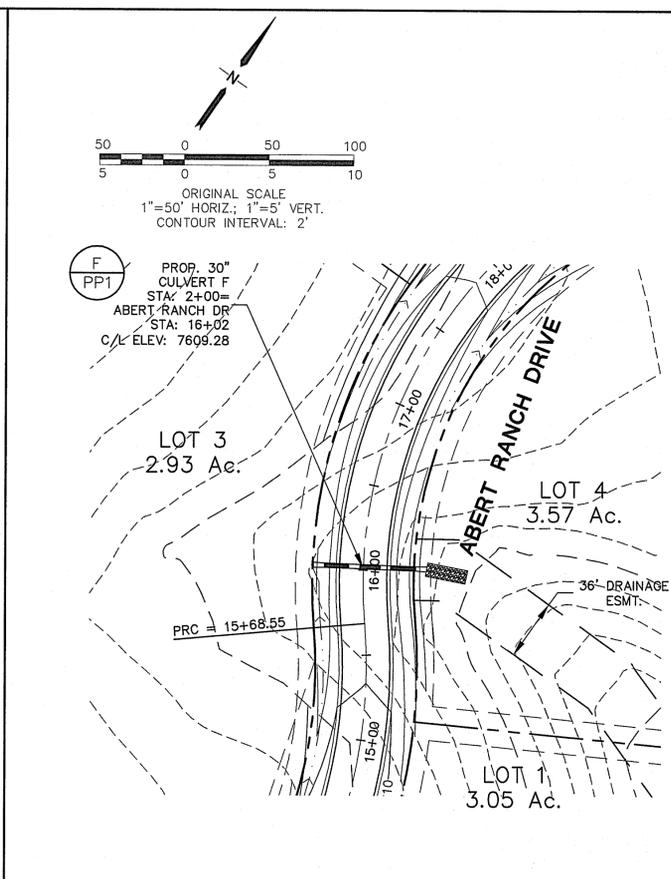
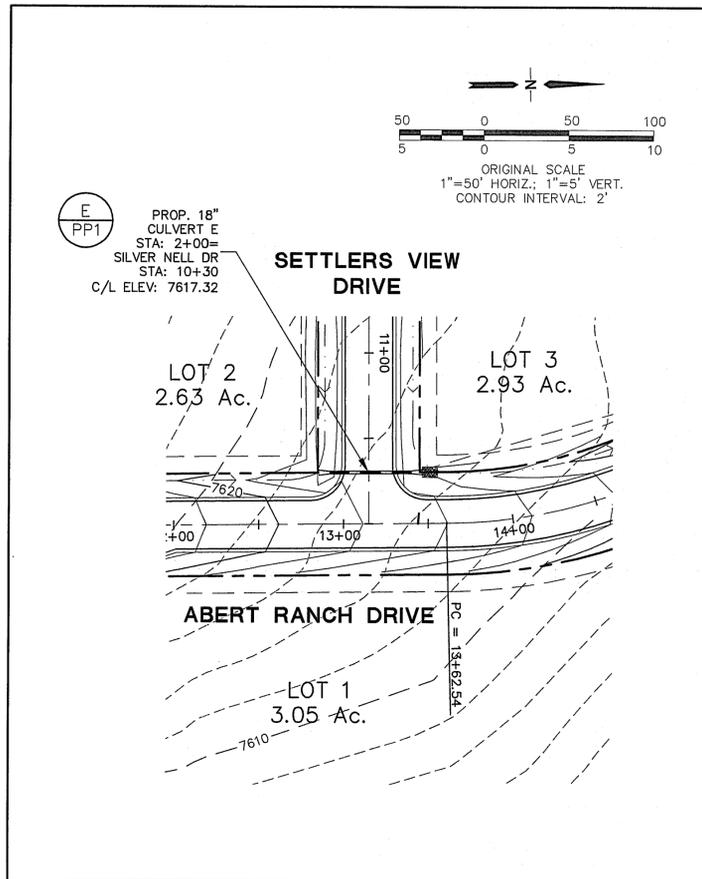
CALL UTILITY NOTIFICATION  
CENTER OF COLORADO  
1-800-922-1987  
CALL 2-BUSINESS DAYS IN ADVANCE  
FOR THE MARKING OF UNDERGROUND  
MEMBER UTILITIES.

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
4	EPC COMMENTS	JPS	2/25/20

HORIZ. SCALE: 1"=50'  
VERT. SCALE: 1"=5'  
DRAWN: MSP  
DESIGNED: JPS  
SURVEYED: HANNIGAN  
CHECKED: JPS  
CREATED: 12/2/18  
LAST MODIFIED: 1/13/20  
PROJECT NO: 111604  
MODIFIED BY: MSP  
SHEET:

**PP3**

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CULVERT E (PUBLIC)		CULVERT F (PUBLIC)		CULVERT H (PUBLIC)	
Station	Elevation	Station	Elevation	Station	Elevation
7645		7635		7605	
7640		7630		7600	
7635		7625		7590	
7630		7620		7585	
7625		7615		7580	
7620		7610		7575	
7615		7605		7570	
7610		7600		7565	
7605		7595		7560	
7600		7590		7555	

# ABERT RANCH SUBDIVISION

## STORM CULVERT PLAN & PROFILES

**JPS ENGINEERING**

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Colorado Springs, CO 80903

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FAX: 719-471-0766  
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CALL UTILITY NOTIFICATION CENTER OF COLORADO  
1-800-922-1987

15 BUSINESS DAYS IN ADVANCE BEFORE THE MARKING OF UNDERGROUND MEMBER UTILITIES.

REVISION	DATE
BY JPS	9/29/19
BY JPS	10/31/19
BY JPS	11/18/19
BY JPS	2/25/20

HORIZ. SCALE: 1"=50'

VERT. SCALE: 1"=5'

SURVEYED: HANNIGAN

CREATED: 12/2/18

PROJECT NO: 111604

SHEET:

DRAWN: MSP

DESIGNED: JPS

CHECKED: JPS

LAST MODIFIED: 1/13/20

MODIFIED BY: MSP

**SD1**

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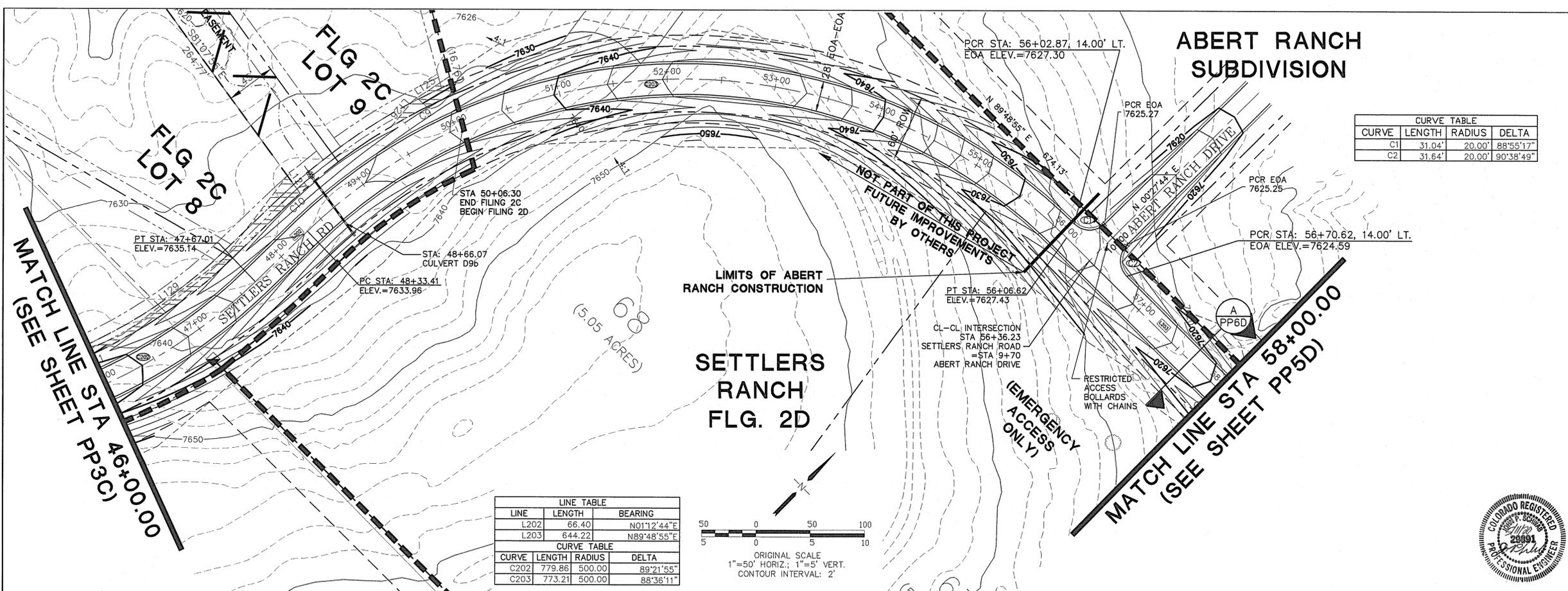


PCD File No. SF1911

EPC 6/9/2020



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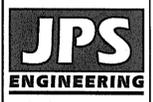


LINE TABLE		
LINE	LENGTH	BEARING
L202	66.40	N01°12'44"E
L203	644.22	N89°48'55"E

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

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

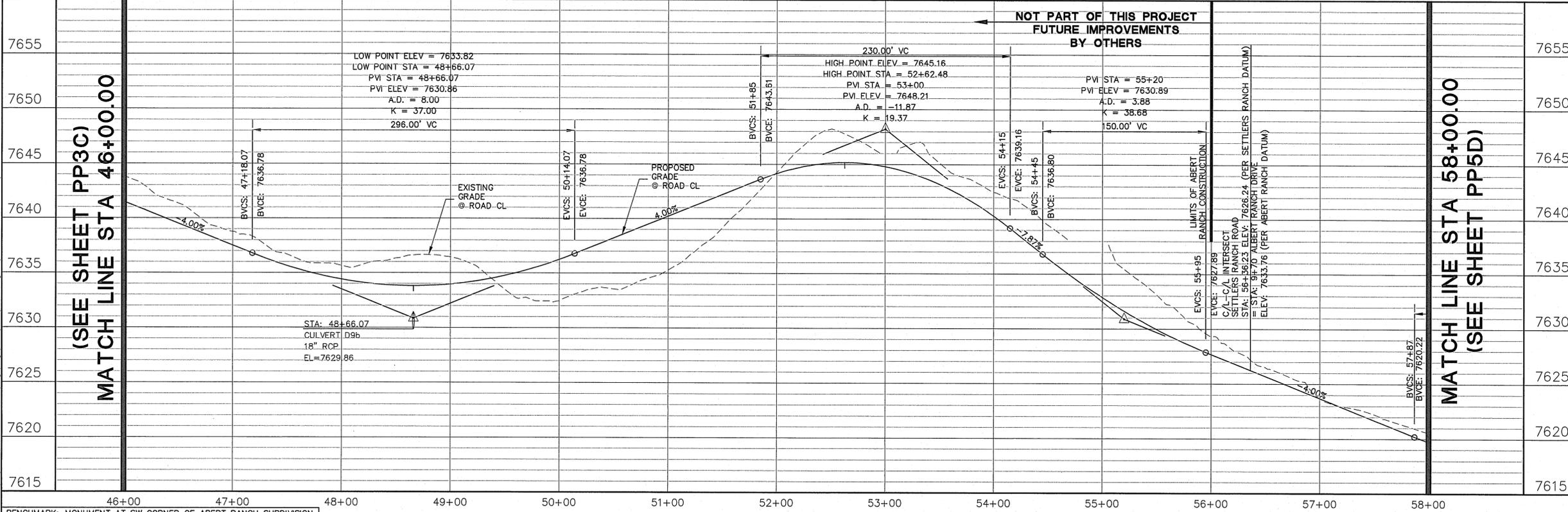


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CENTER OF COLORADO  
1-800-922-1987  
CALL 2-BUSINESS DAYS IN ADVANCE  
BEFORE YOU DIG, GRADE, OR EXCAVATE  
FOR THE MEMBER UTILITIES.

BY	DATE	REVISION
JPS	7/31/07	COUNTY COMMENTS
JPS	6/21/18	FLG-2C PLAT SUBMITTAL
JPS	2/27/19	COUNTY COMMENTS
JPS	10/4/19	ABERT RANCH INTERSECTION
JPS	2/25/20	COUNTY COMMENTS



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

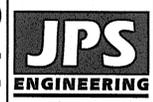
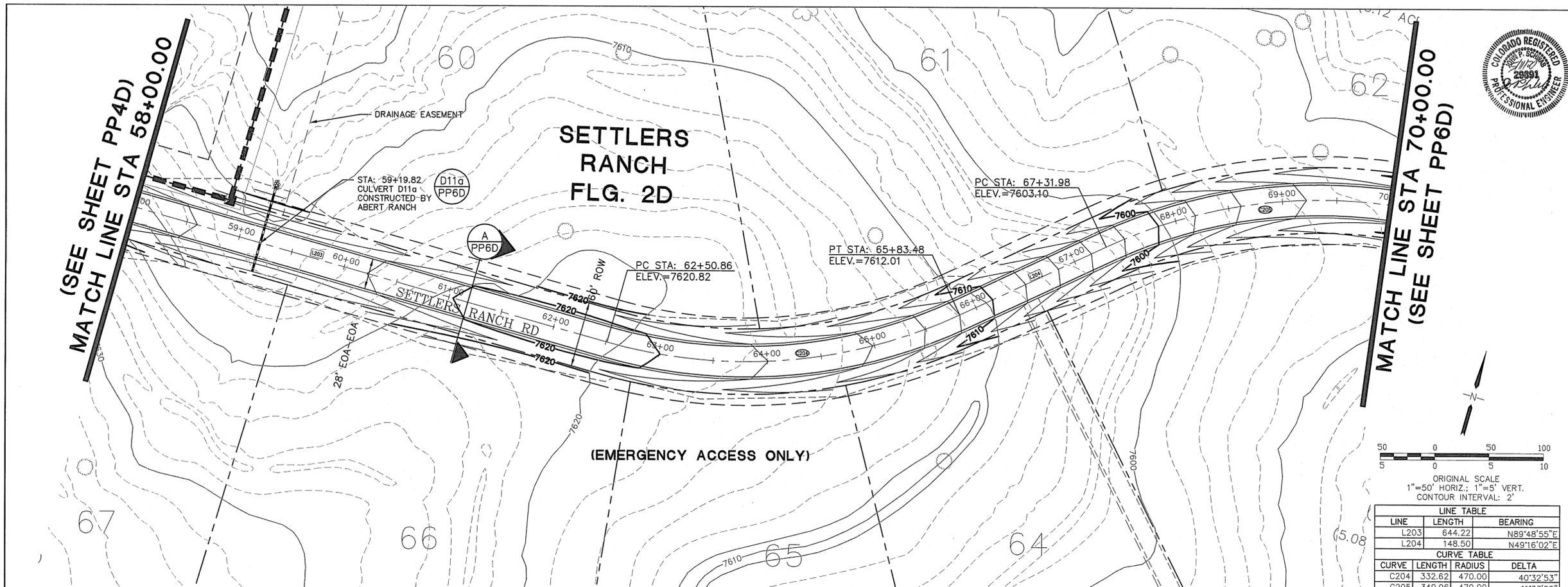
HORIZ. SCALE: 1"=50'	DRAWN: RMD
VERT. SCALE: 1"=5'	DESIGNED: JPS
SURVEYED: MVE	CHECKED: JPS
CREATED: 4/05/18	LAST MODIFIED: 2/25/20
PROJECT NO: 030501	MODIFIED BY: MSP

SHEET: **PP4D**

**ABERT RANCH SUBDIVISION  
OFF-SITE SETTLERS RANCH ROAD IMPROVEMENTS**

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

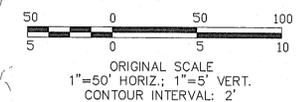
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80903  
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FAX: 719-471-0766  
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CALL UTILITY NOTIFICATION  
CENTER OF COLORADO  
1-800-922-1987  
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FOR THE MARKING OF UNDERGROUND  
MEMBER UTILITIES.

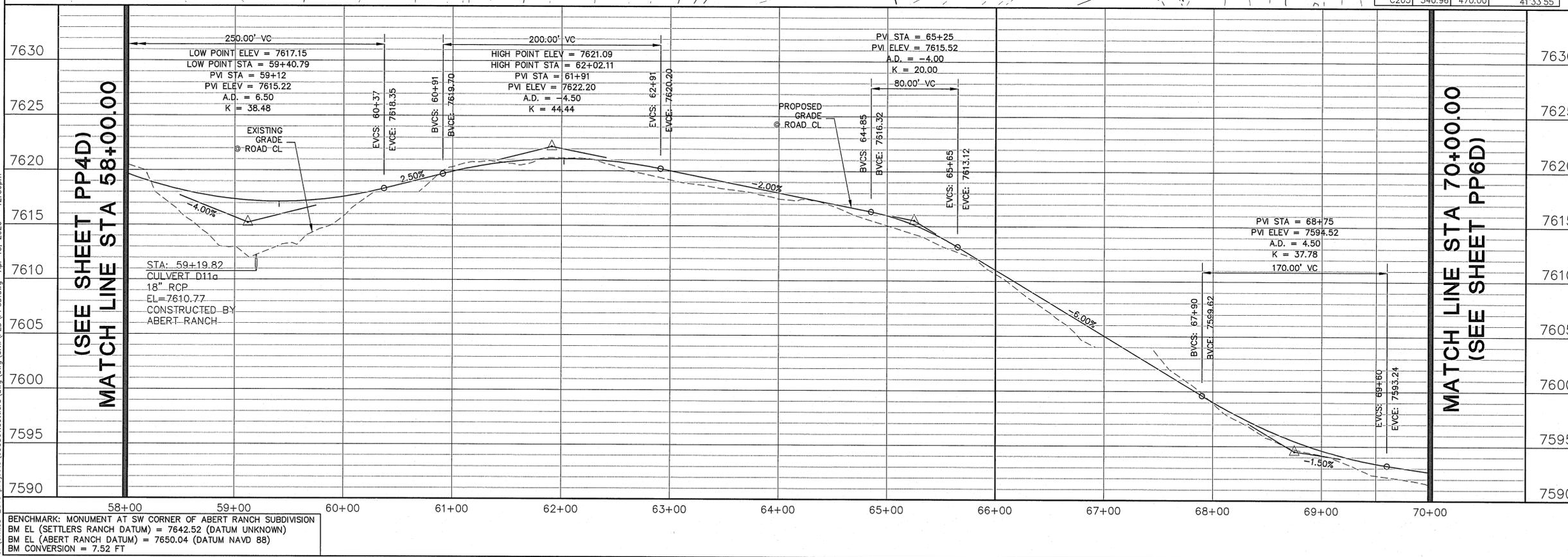


LINE TABLE		
LINE	LENGTH	BEARING
L203	644.22	N89°48'55\"E
L204	148.50	N49°16'02\"E

CURVE TABLE			
CURVE	LENGTH	RADIUS	DELTA
C204	332.62	470.00	40°32'53\"
C205	340.96	470.00	41°33'55\"

NO.	REVISION	DATE	BY
1	FINAL PLAT SUBMITTAL	8/31/06	JPS
2	COUNTY COMMENTS	12/29/06	JPS
3	COUNTY COMMENTS	7/31/07	JPS
4	FLG-2D SUBMITTAL	10/4/19	JPS
5	COUNTY COMMENTS	2/25/20	JPS



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

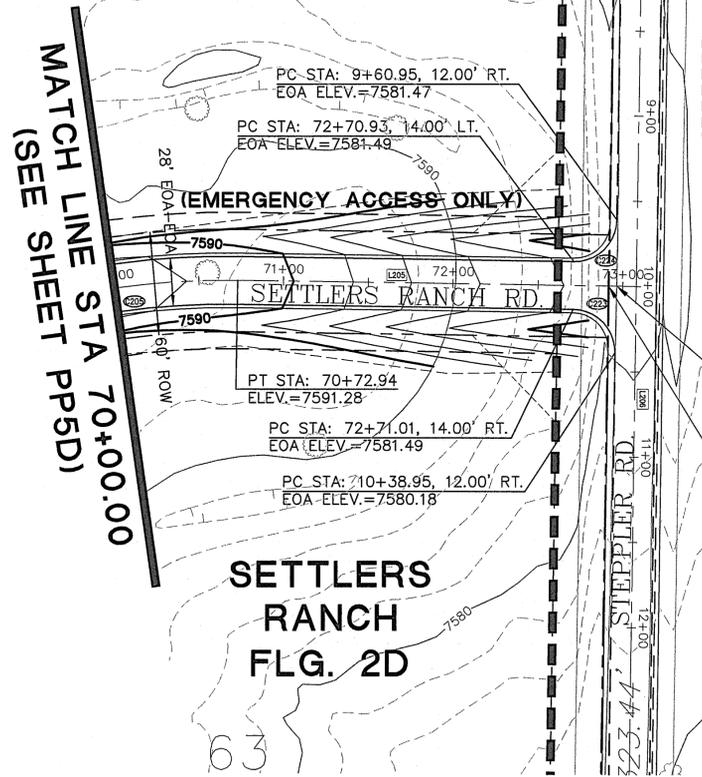
HORIZ. SCALE: 1"=50'	DRAWN: RMD
VERT. SCALE: 1"=5'	DESIGNED: JPS
SURVEYED: MVE	CHECKED: JPS
CREATED: 4/05/18	LAST MODIFIED: 2/25/20
PROJECT NO: 030501	MODIFIED BY: MSP

SHEET: **PP5D**

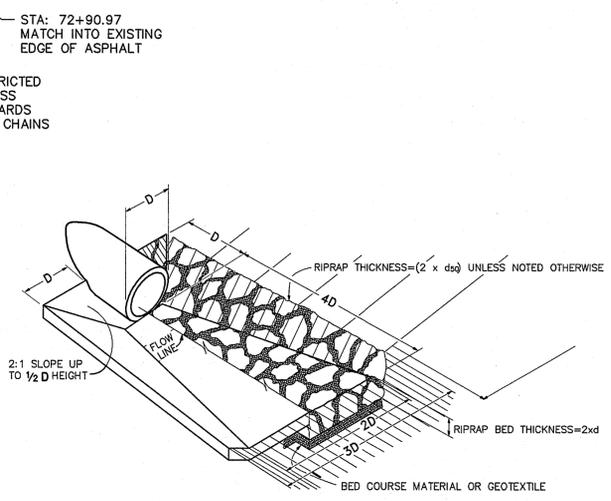
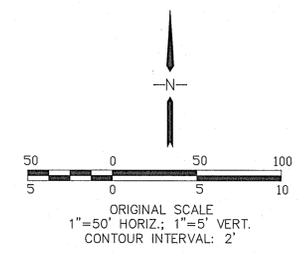
**ABERT RANCH SUBDIVISION  
OFF-SITE SETTLERS RANCH ROAD IMPROVEMENTS**

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

C:\Civil3D\2018\_projects\030501\_settlers\dwg\Civil3D\PP6D.dwg Apr 15, 2020 - 1:00pm

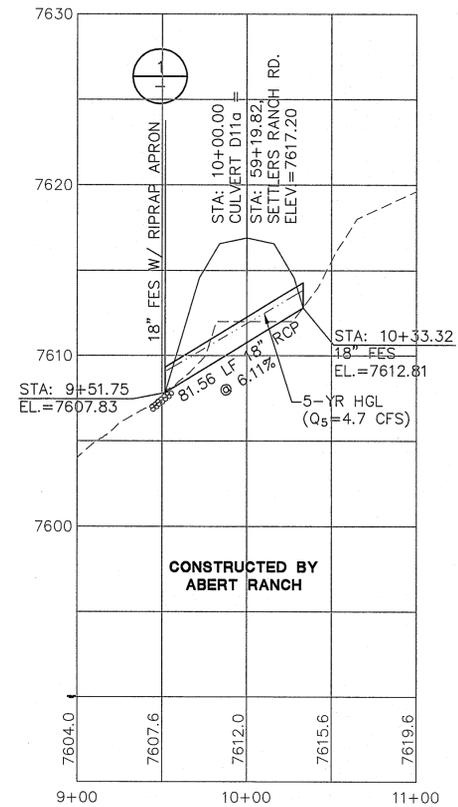


NOTE: SEE WATER QUALITY NOTES ON SH. C1.13

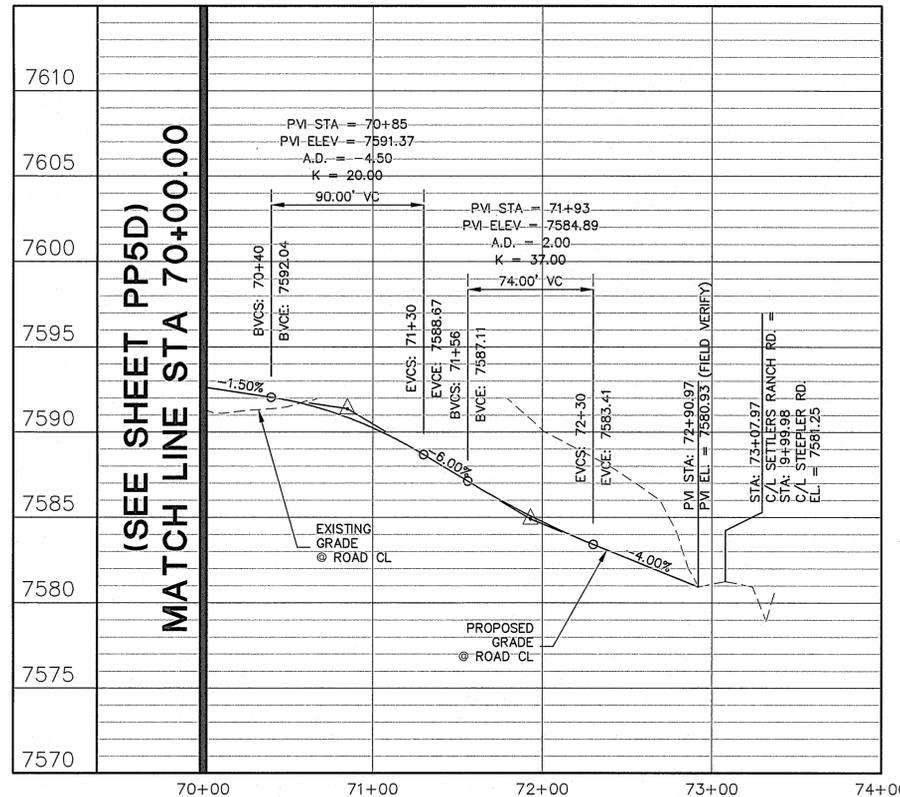


TYPICAL RIPRAP APRON/  
CULVERT OUTLET PAVING (1)  
NOT TO SCALE

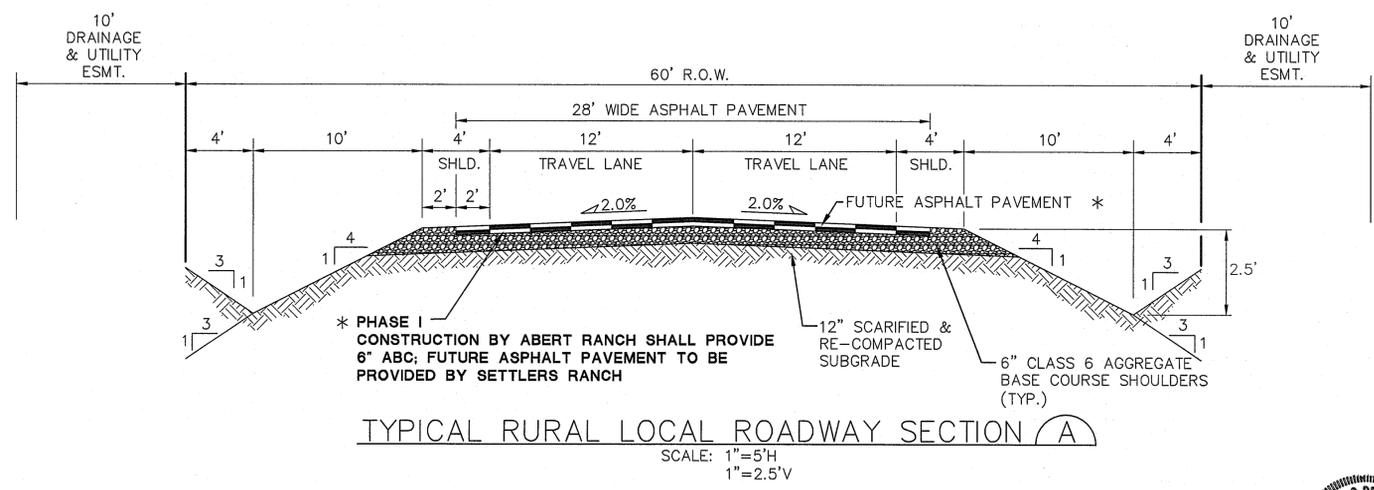
LINE TABLE			
LINE	LENGTH	BEARING	
L205	235.03	S89°10'03"E	
CURVE TABLE			
CURVE	LENGTH	RADIUS	DELTA
C223	39.24	25.00	89°56'28.6"
C224	39.30	25.00	90°03'31.3"



CULVERT (D11a) (PP5D)  
SCALE: 1"=50'H, 1"=5'V  
CULVERT TO BE CONSTRUCTED BY ABERT RANCH  
(HYDRAULIC DESIGN PREVIOUSLY APPROVED IN FINAL DRAINAGE REPORT FOR SETTLERS RANCH FILING NO. 2)



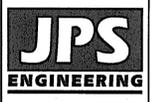
SETTLERS RANCH RD.



\* 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)



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



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

No.	REVISION	BY	DATE
1	PHASE 1 PLAT SUBMITTAL	JPS	5/17/13
2	EPC COMMENTS	JPS	7/19/13
3	CDS RADIUS ADJUST W/DATA	JPS	1/07/14
4	FLG-2D SUBMITTAL	JPS	10/4/19
5	ABERT RANCH CONNECTION	JPS	4/15/20

ABERT RANCH SUBDIVISION  
OFF-SITE SETTLERS RANCH ROAD IMPROVEMENTS

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

HORIZ. SCALE: 1"=50'	DRAWN: RMD
VERT. SCALE: 1"=5'	DESIGNED: JPS
SURVEYED: MVE	CHECKED: JPS
CREATED: 4/05/18	LAST MODIFIED: 4/13/20
PROJECT NO: 030501	MODIFIED BY: MSP

SHEET: PP6D