

# THE RESERVE AT CORRAL BLUFFS SUBDIVISION

## Construction Drawings

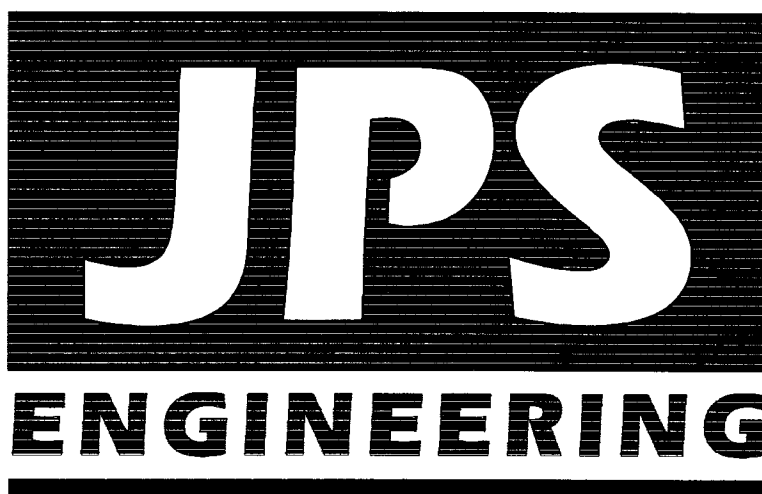
### El Paso County, Colorado

PREPARED FOR:

Corral Ranch Development Company

6 South Tejon Street, Suite 515  
Colorado Springs, CO 80903

PREPARED BY:



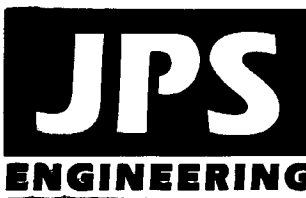
19 East Willamette Avenue  
Colorado Springs, Colorado 80903

OCTOBER 2013

RECEIVED

OCT 28 2013

EPC DEVELOPMENT SERVICES



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.

#### SHEET INDEX

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#### 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 ANY LIABILITY CAUSED BY ANY NEGLIGENT 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 10/28/13

#### 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.

*Jake Kunstle*  
JAKE KUNSTLE, MANAGER  
CORRAL RANCH DEVELOPMENT COMPANY  
6 SOUTH TEJON STREET, SUITE 515  
COLORADO SPRINGS, COLORADO 80903  
DATE 10-28-13

#### EL PASO COUNTY:

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

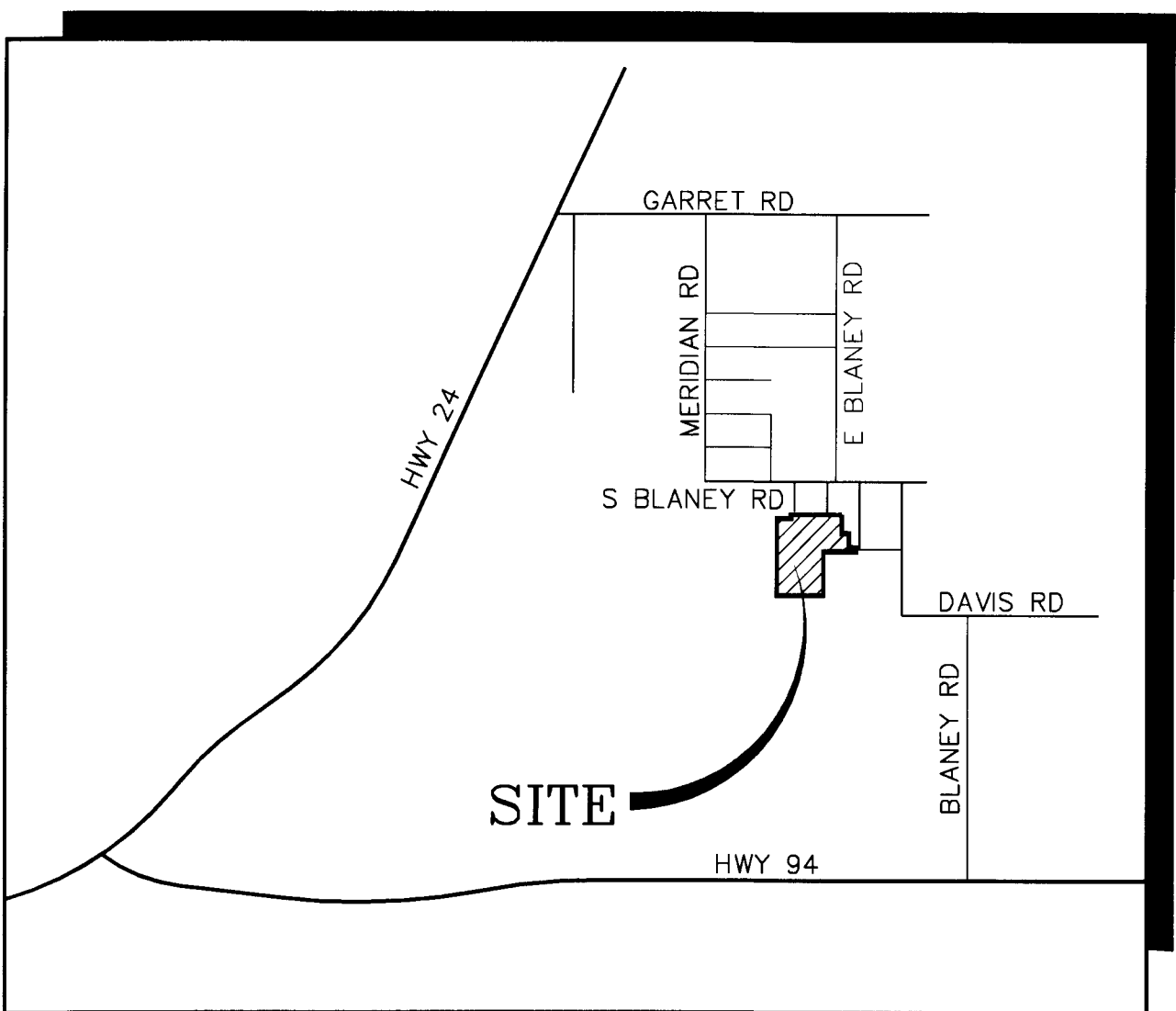
FILED IN ACCORDANCE WITH THE REQUIREMENTS OF THE EL PASO COUNTY LAND DEVELOPMENT CODE, DRAINAGE CRITERIA MANUAL, AND ENGINEERING CRITERIA MANUAL AS AMENDED.

*Andre P. Brackin*  
ANDRE P. BRACKIN, P.E.,  
COUNTY ENGINEER / ECM ADMINISTRATOR  
DATE 10-31-13

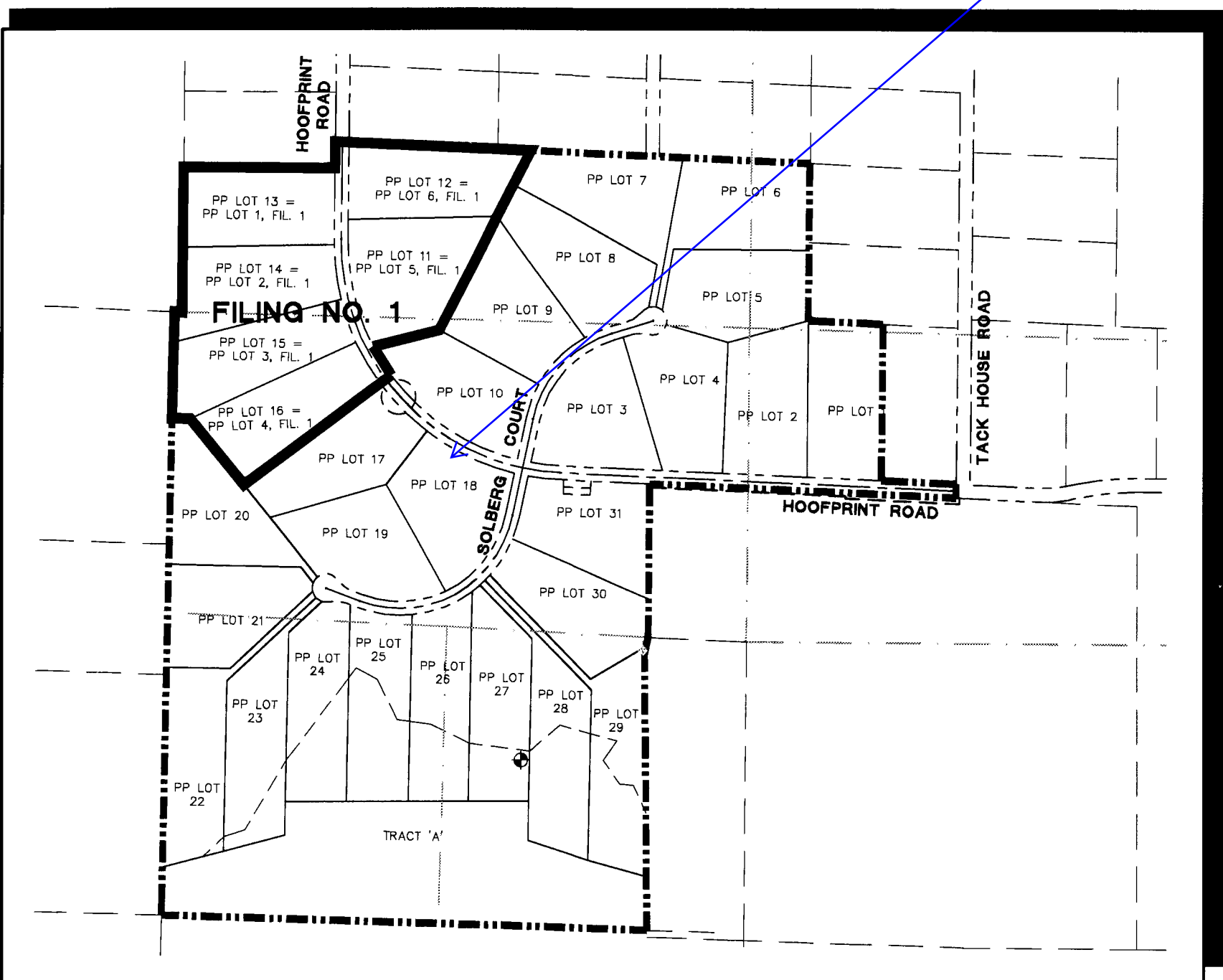
THE RESERVE AT CORRAL BLUFFS SUBDIVISION

TITLE SHEET

HORIZ. SCALE:	NA	DRAWN:	MSP
VERT. SCALE:	NA	DESIGNED:	JPS
SURVEYED:	NA	CHECKED:	JPS
CREATED:	3/17/12	LAST MODIFIED:	10/21/13
PROJECT NO:	081104	MODIFIED BY:	MSP
SHEET:	G1		



VICINITY MAP  
NOT TO SCALE



SITE MAP  
NOT TO SCALE

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

BASIS OF BEARING:  
THE BASIS OF BEARINGS FOR THIS SURVEY IS THE SOUTH LINE OF LOT 1, BLOCK 3, CORRAL RANCHES SUBDIVISION FILING NO. 3, S89°30'43"E, 660.00 FEET. THE DIRECTION IS BASED ON THE RECORDED PLAT AND THE LINE IS MONUMENTED AS SHOWN.

◆ BENCHMARK:  
NATIONAL GEODETIC SURVEY  
CONTROL MONUMENT "CORRAL  
BLUFFS" FIRST ORDER CONTROL  
POINT TO BE PRESERVED

#### AGENCIES/CONTACTS

DEVELOPER:	CORRAL RANCH DEVELOPMENT COMPANY 6 SOUTH TEJON STREET, SUITE 515 COLORADO SPRINGS, CO 80903 MR. JAKE KUNSTLE (719) 964-5941	GAS DEPARTMENT:	BLACK HILLS ENERGY 11140 E. WOODMEN ROAD COLORADO SPRINGS, CO 80908 MR. GEORGE PETERSON (719) 393-6625
CIVIL ENGINEER:	JPS ENGINEERING, INC. 19 E. WILLAMETTE AVENUE COLORADO SPRINGS, CO 80903 MR. JOHN P. SCHWAB, P.E. (719) 477-9429	ELECTRIC DEPARTMENT:	MOUNTAIN VIEW ELECTRIC ASSOCIATION 11140 E. WOODMEN ROAD COLORADO SPRINGS, CO 80908 MR. DAVE WALDNER (719) 495-2283
LOCAL ROADS & DRAINAGE:	EL PASO COUNTY DSD 2880 INTERNATIONAL CIRCLE COLORADO SPRINGS, CO 80910 MR. RICH HARVEY, P.E. (719) 520-6842	TELEPHONE COMPANY:	QWEST COMMUNICATIONS (LOCATORS) (800) 922-1987
		FIRE DEPARTMENT:	FALCON FIRE DISTRICT FIRE MARSHAL (719) 495-4050

Revise to Gilbert  
LaForce, P.E.  
520-7945

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

Update to Jennifer Irvine, P.E.

Add PCD File No. SF-18-010

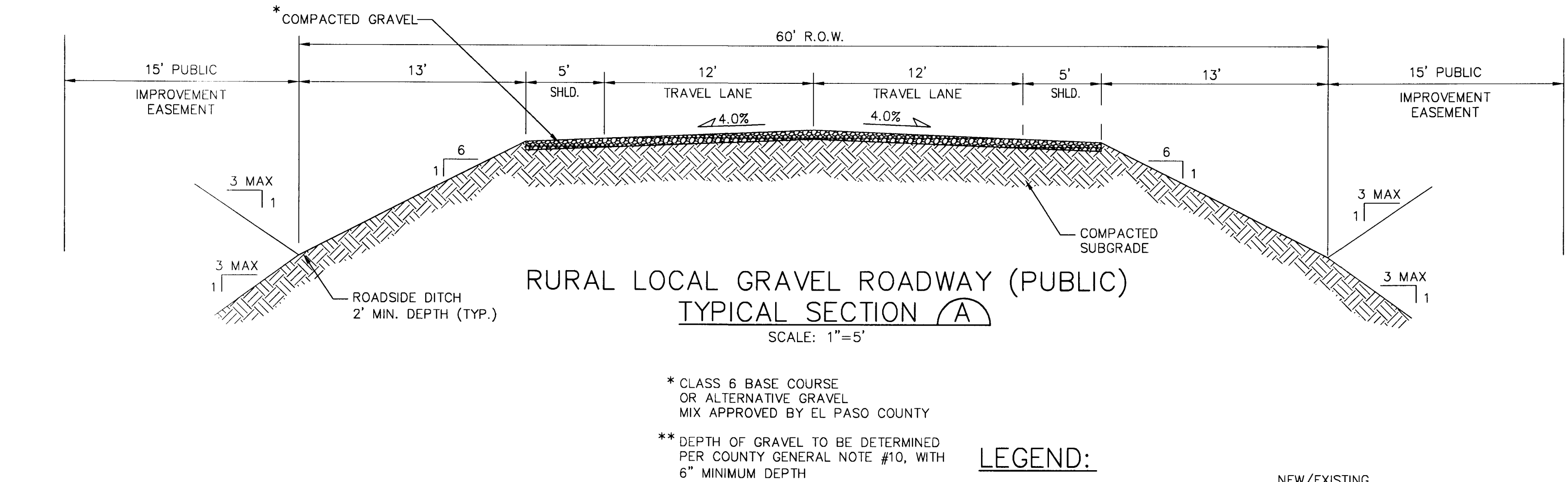


COUNTY GENERAL NOTES:

1. 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.
2. 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).
3. 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:
  - A. EL PASO COUNTY ENGINEERING CRITERIA MANUAL (ECM)
  - B. CITY OF COLORADO SPRINGS/EL PASO COUNTY DRAINAGE CRITERIA MANUAL, VOLUMES 1 AND 2
  - C. COLORADO DEPARTMENT OF TRANSPORTATION (CDOT) STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION
  - D. CDOT M & S STANDARDS
4. 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.
5. 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.
6. CONTRACTOR SHALL SCHEDULE A PRE-CONSTRUCTION MEETING WITH EL PASO COUNTY DEVELOPMENT SERVICES DEPARTMENT (DSD) – INSPECTIONS, PRIOR TO STARTING CONSTRUCTION.
7. 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.
8. CONTRACTOR SHALL NOT DEVIATE FROM THE PLANS WITHOUT FIRST OBTAINING WRITTEN APPROVAL FROM THE DESIGN ENGINEER AND DSD. CONTRACTOR SHALL NOTIFY THE DESIGN ENGINEER IMMEDIATELY UPON DISCOVERY OF ANY ERRORS OR INCONSISTENCIES.
9. ALL STORM DRAIN PIPE SHALL BE CLASS III RCP WITH CLASS B BEDDING UNLESS OTHERWISE NOTED AND APPROVED BY DSD.
10. CONTRACTOR SHALL COORDINATE GEOTECHNICAL TESTING PER ECM STANDARDS. PAVEMENT DESIGN SHALL BE APPROVED BY EL PASO COUNTY DSD PRIOR TO PLACEMENT OF CURB AND GUTTER AND PAVEMENT.
11. ALL CONSTRUCTION TRAFFIC MUST ENTER/EXIT THE SITE AT APPROVED CONSTRUCTION ACCESS POINTS.
12. 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.
13. SIGNING AND STRIPING SHALL COMPLY WITH EL PASO COUNTY DOT AND MUTCD CRITERIA.
14. CONTRACTOR SHALL OBTAIN ANY PERMITS REQUIRED BY EL PASO COUNTY DOT, INCLUDING WORK WITHIN THE RIGHT-OF-WAY AND SPECIAL TRANSPORT PERMITS.
15. 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:

1. 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.
2. 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.
3. PROPOSED CONTOURS SHOWN ARE TO FINISHED GRADE.
4. LENGTHS SHOWN FOR STORM SEWER PIPES ARE TO CENTER OF MANHOLE.
5. CONTRACTOR SHALL REMOVE AND DISPOSE OF ALL EXISTING STRUCTURES, DEBRIS, WASTE AND OTHER UNSUITABLE FILL MATERIAL FOUND WITHIN THE LIMITS OF EXCAVATION.
6. MATCH INTO EXISTING GRADES AT 3:1 MAX CUT AND FILL SLOPES.
7. REVEGETATION OF ALL DISTURBED AREAS SHALL BE DONE WITH SPECIFIED SEED MIX WITHIN 60 DAYS AFTER FINE GRADING IS COMPLETE.
8. 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.
9. 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.
10. 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.
11. ADDITIONAL EROSION CONTROL MEASURES MAY BE REQUIRED AS DETERMINED BY SITE CONDITIONS.
12. 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.
13. ALL BACKFILL, SUB-BASE, AND/OR BASE COURSE MATERIAL SHALL BE COMPACTED PER EL PASO COUNTY AND CDOT STANDARDS AND SPECIFICATIONS.
14. ALL FINISHED GRADES SHALL HAVE A MINIMUM 1.0% SLOPE TO PROVIDE POSITIVE DRAINAGE.
15. WHERE PROPOSED SLOPES CONFLICT WITH PROPOSED SPOT ELEVATIONS, SPOT ELEVATIONS SHALL GOVERN.
16. CONTRACTOR SHALL OBTAIN ALL REQUIRED PERMITS PRIOR TO BEGINNING WORK.
17. 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):	34' EOG-EOG
MIN. HORIZONTAL RADIUS:	300'
MIN. GRADE:	1.0%
MAX. GRADE:	8.0%
MIN. K-VALUE (CREST):	19
MIN. K-VALUE (SAG):	37

GENERAL DRAINAGE NOTES:

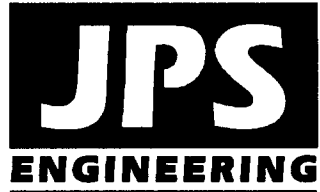
1. INDIVIDUAL BUILDERS SHALL PROVIDE POSITIVE DRAINAGE AWAY FROM STRUCTURES AND ACCOUNT FOR POTENTIAL CROSS-LOT DRAINAGE IMPACTS WITHIN EACH LOT.
2. BUILDERS AND PROPERTY OWNERS SHALL IMPLEMENT & MAINTAIN EROSION CONTROL BEST MANAGEMENT PRACTICES FOR PROTECTION OF DOWNSTREAM PROPERTIES AND FACILITIES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

COUNTY SIGNING AND STRIPING NOTES:

1. ALL SIGNS AND PAVEMENT MARKINGS SHALL BE IN COMPLIANCE WITH THE CURRENT MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD).
2. 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.
3. ANY DEVIATION FROM THE STRIPING AND SIGNING PLAN SHALL BE APPROVED BY EL PASO COUNTY DEVELOPMENT SERVICES.
4. 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.
5. STREET NAME AND REGULATORY STOP SIGNS SHALL BE ON THE SAME POST AT INTERSECTIONS.
6. ALL REMOVED SIGNS SHALL BE DISPOSED OF IN A PROPER MANNER BY THE CONTRACTOR.
7. ALL STREET NAME SIGNS SHALL HAVE "C" SERIES LETTERS, WITH LOCAL ROADWAY SIGNS BEING 4" UPPER-LOWER CASE LETTERING ON 8" BLANK AND COLLECTOR ROADWAY SIGNS BEING 6" LETTERING, UPPER-LOWER CASE ON 12" BLANK, WITH ½" WHITE BORDER THAT IS NOT RECESSED.
8. ALL TRAFFIC SIGNS SHALL HAVE A MINIMUM HIGH INTENSITY PRISMATIC GRADE SHEETING.
9. ALL LOCAL RESIDENTIAL STREET SIGNS SHALL BE MOUNTED ON A 1.75" X 1.75" SQUARE TUBE SIGN POST AND STUB POST BASE. FOR OTHER APPLICATIONS, REFER TO THE CDOT STANDARD S-614-8 REGARDING USE OF THE P2 TUBULAR STEEL POST SLIPBASE DESIGN.
10. ALL SIGNS SHALL BE SINGLE SHEET ALUMINUM WITH 0.100" MINIMUM THICKNESS.
11. ALL LIMIT LINES/STOP LINES, CROSSWALK LINES, PAVEMENT LEGENDS, AND ARROWS SHALL BE A MINIMUM 125 MIL THICKNESS PREFORMED THERMOPLASTIC PAVEMENT MARKINGS WITH TAPERED LEADING EDGES PER CDOT STANDARD S-627-1. WORD AND SYMBOL MARKINGS SHALL BE THE NARROW TYPE. STOP BARS SHALL BE 24" IN WIDTH. CROSSWALKS LINES SHALL BE 12" WIDE AND 8' LONG PER CDOT S-627-1.
12. ALL LONGITUDINAL LINES SHALL BE A MINIMUM 15MIL THICKNESS EPOXY PAINT. ALL NON-LOCAL RESIDENTIAL ROADWAYS SHALL INCLUDE BOTH RIGHT AND LEFT EDGE LINE STRIPING AND ANY ADDITIONAL STRIPING AS REQUIRED BY CDOT S-627-1.
13. THE CONTRACTOR SHALL NOTIFY EL PASO COUNTY DEVELOPMENT SERVICES (719) 520-6819 PRIOR TO AND UPON COMPLETION OF SIGNING AND STRIPING.
14. THE CONTRACTOR SHALL OBTAIN A WORK IN THE RIGHT OF WAY PERMIT FROM THE EL PASO COUNTY DEPARTMENT OF TRANSPORTATION PRIOR TO ANY SIGNAGE OR STRIPING WORK WITHIN AN EXISTING EL PASO COUNTY ROADWAY.

THE RESERVE AT CORRAL BLUFFS SUBDIVISION

GENERAL NOTES & TYPICAL SECTION



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

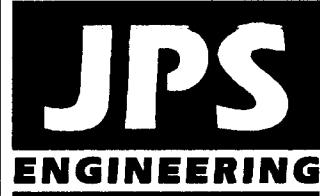
No.	REVISION	BY	DATE
1	COUNTY SUBMITTAL	JPS	3/8/13
2	COUNTY SUBMITTAL	JPS	7/31/13
3	COUNTY SUBMITTAL	JPS	10/21/13

HORIZ. SCALE:	N/A	DRAWN:	MSP
VERT. SCALE:	N/A	DESIGNED:	JPS
SURVEYED:	LWA	CHECKED:	JPS
CREATED:	01/30/12	LAST MODIFIED:	10/21/13
PROJECT NO:	081104	MODIFIED BY:	MSP

G2



Identify Filing 2. FAE should match.



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

Update for Filing 2

# THE RESERVE AT CORRAL BLUFFS SUBDIVISION

## GRADING AND EROSION CONTROL PLAN

HORIZ. SCALE: 1" = 200'	DRAWN: MSP
VERT. SCALE: N/A	DESIGNED: JPS
SURVEYED: LWA	CHECKED: JPS
CREATED: 02/20/12	LAST MODIFIED: 10/21/13
PROJECT NO: 081104	MODIFIED BY: MSP
SHEET:	

C1

### GENERAL DRAINAGE NOTES:

- 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.

### ESTIMATED EARTHWORK QUANTITY:

UNCLASSIFIED EXCAVATION (TOTAL CUT) = 23,221 CY  
EMBANKMENT FILL = 6,194 CY

NET (CUT) = 17,027 CY

\*(ASSUMES 15% COMPACTION FACTOR)

NOTE: THIS ESTIMATE IS PROVIDED FOR INFORMATION ONLY, REPRESENTING THE CALCULATED BULK EARTHWORK VOLUME NOT INCLUDING ANY ADJUSTMENTS FOR PAVEMENT DEPTHS. 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.

### BMP PHASING

#### INITIAL BMP'S

- INSTALL VTC
- INSTALL SILT FENCE

#### INTERIM BMP'S

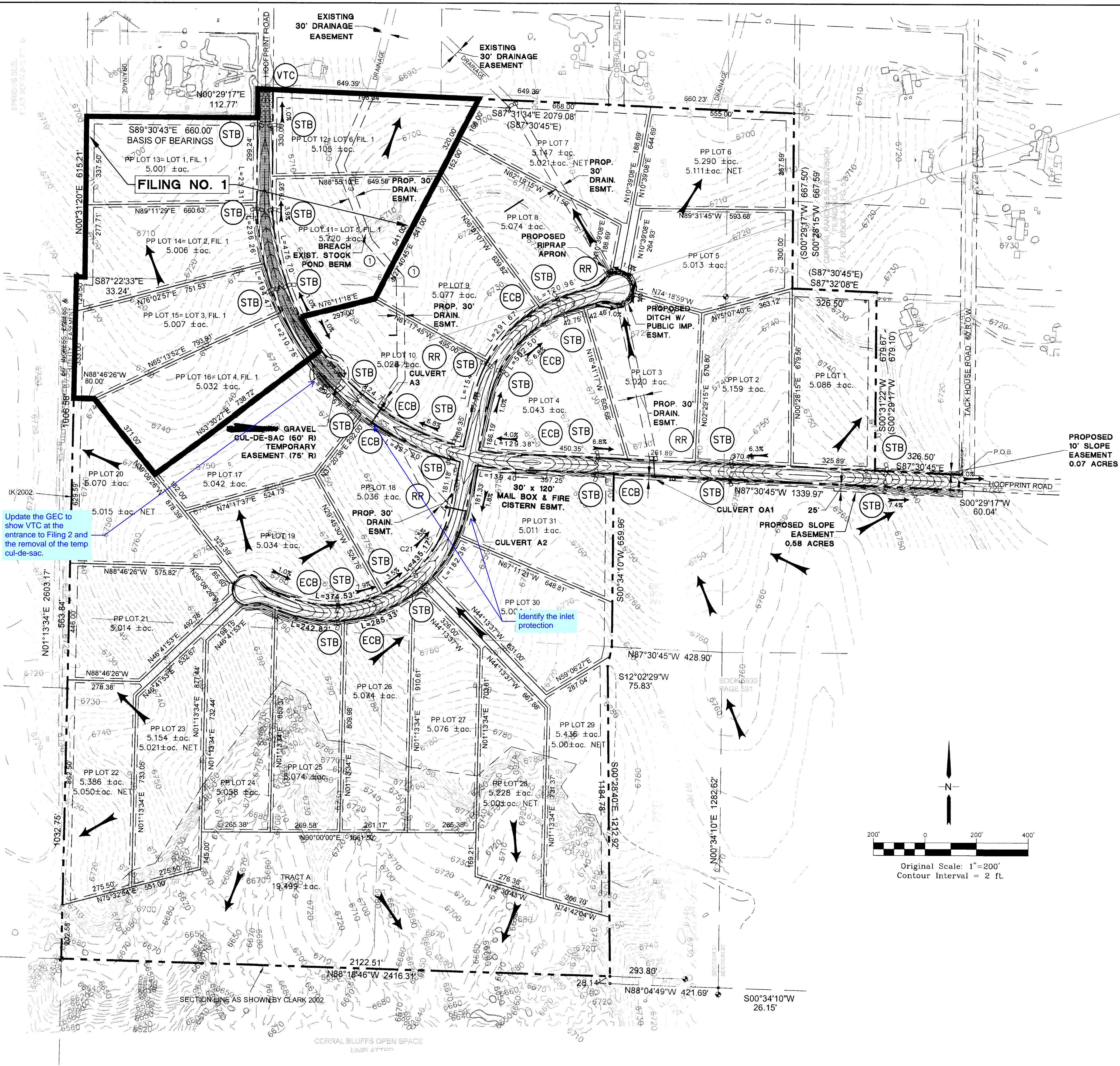
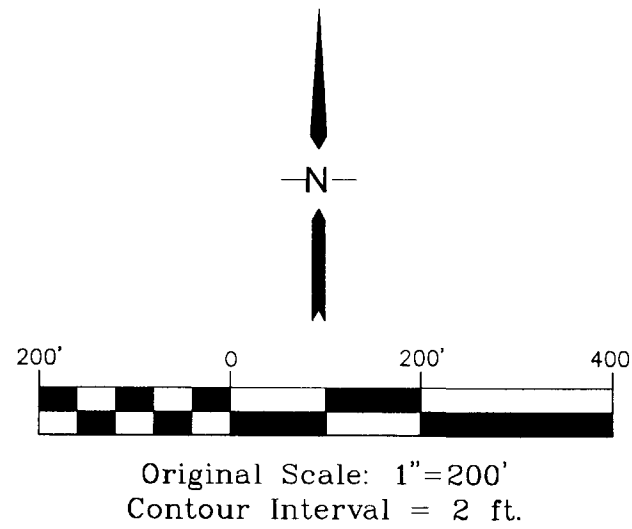
- STRAW BALE CHECK DAMS

#### FINAL BMP'S

- RIPRAP APRONS
- SEEDING

### LEGEND

---	FILING LIMITS
---	DRAINAGE BASIN BOUNDARY
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
RR	RIPRAP
VTC	VEHICLE TRACKING CONTROL PAD
STB	STRAW BALE BARRIER @ 300' SPACING
SF	SILT FENCE
SB	STRAW BALES
TM	TEMPORARY SEED AND MULCH ON DISTURBED SLOPES
ECB	EROSION CONTROL BLANKET DITCH LINING (NAG C350 OR EQUAL)



Update the GEC to show VTC at the entrance to Filing 2 and the removal of the temp cul-de-sac.

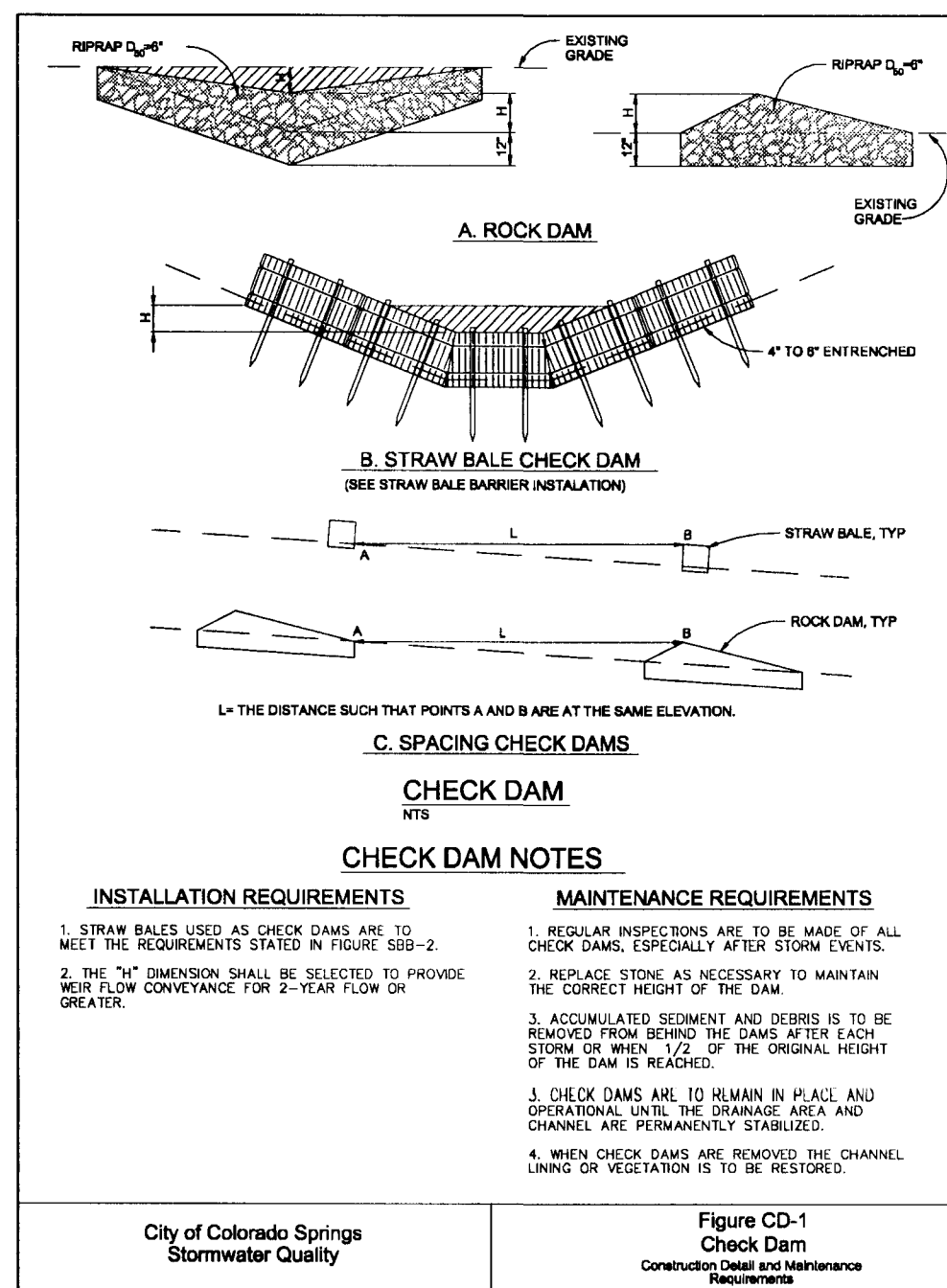
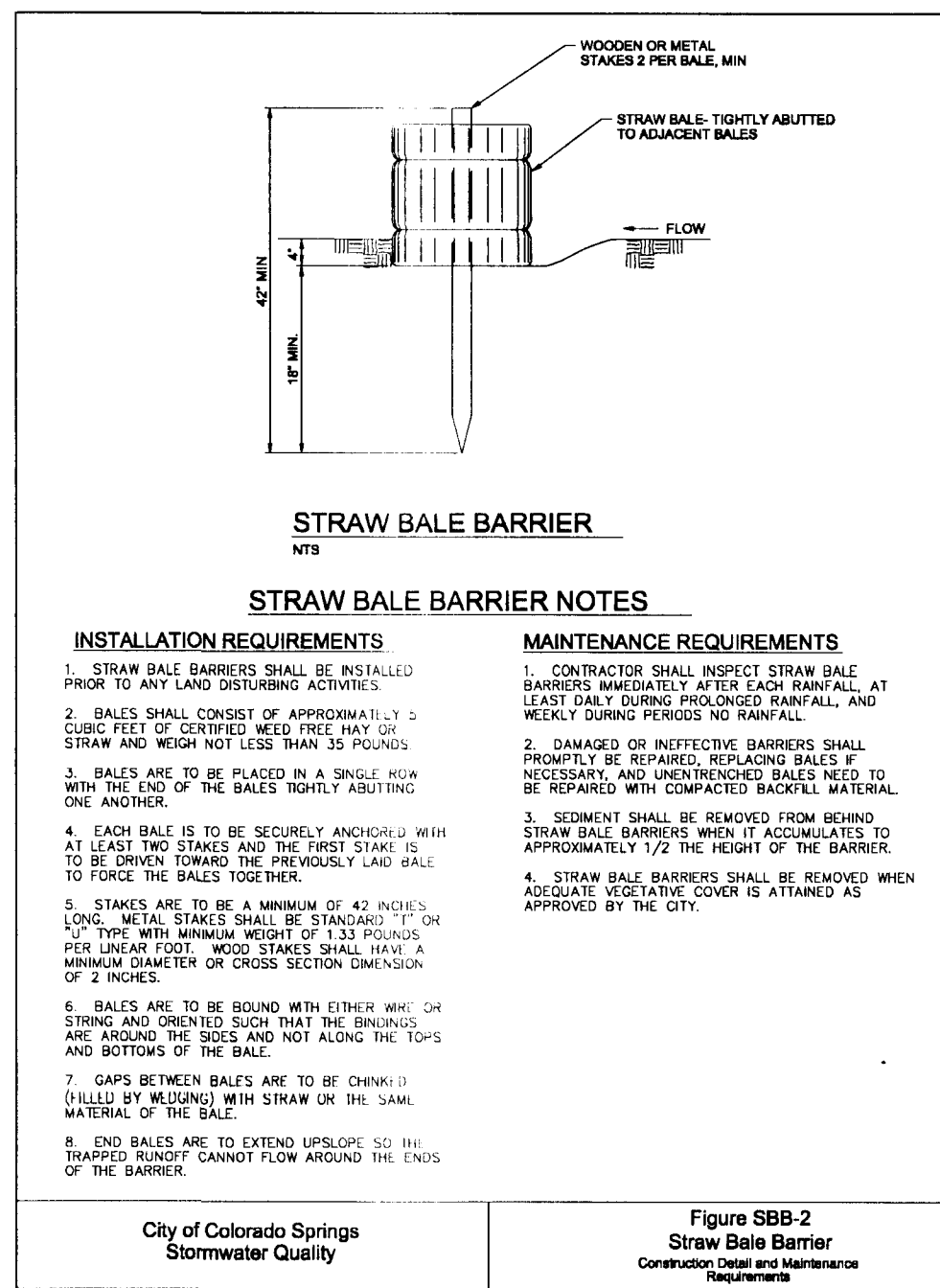
Identify the inlet protection

PROPOSED 10' SLOPE EASEMENT 0.07 ACRES



## Revised 7/07/10

- 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



<u>GRASS</u>	<u>VARIETY</u>	<u>LBS. PER ACRE</u>
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.
SIDEOTS GRAMA	EPHRAIM	2.5 LBS.
TOTAL:		16.5 LBS.

MULCHING APPLICATION: CONFORM TO CDOT  
SPEC-SECTION 213.

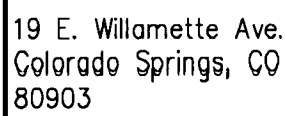
FREQUENCY

1 AND AFTER ANY PRECIPITATION OR SNOW MELT EVENT THAT CAUSES SURFACE EROSION.

ESTIMATED TIME SCHEDULE:

JANUARY, 2014  
JANUARY, 2014  
AUGUST, 2014  
OCTOBER 2015

**EROSION CONTROL  
NOTES & DETAILS**



19 E. Willamette Ave.  
Colorado Springs, CO  
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PH: 719-477-9429  
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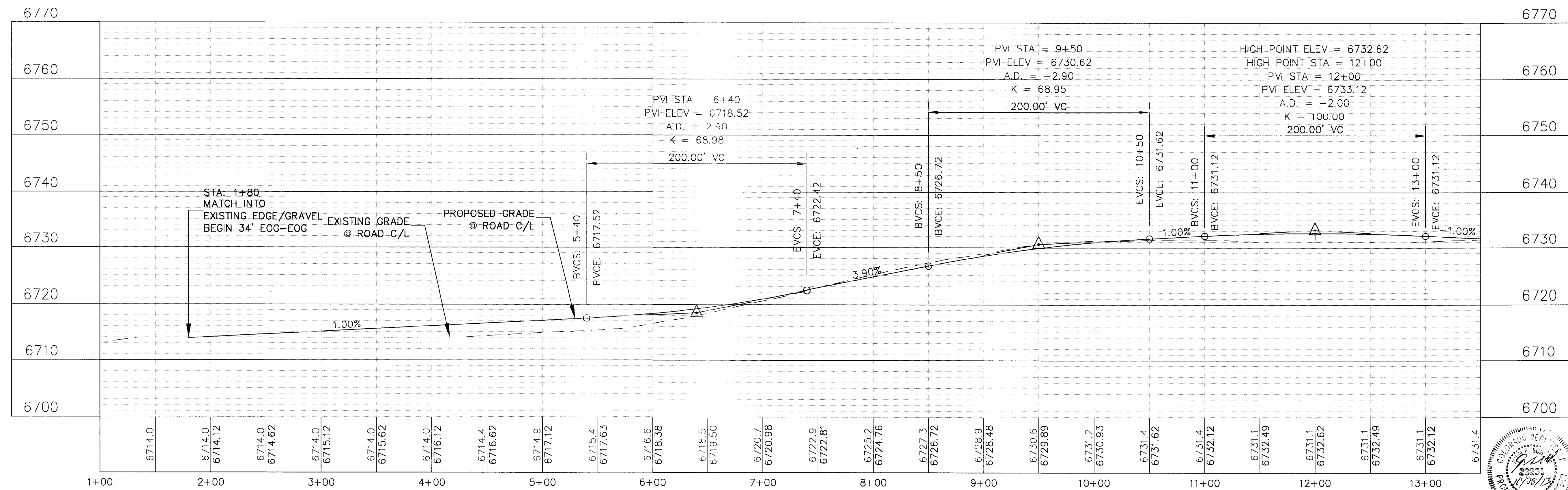
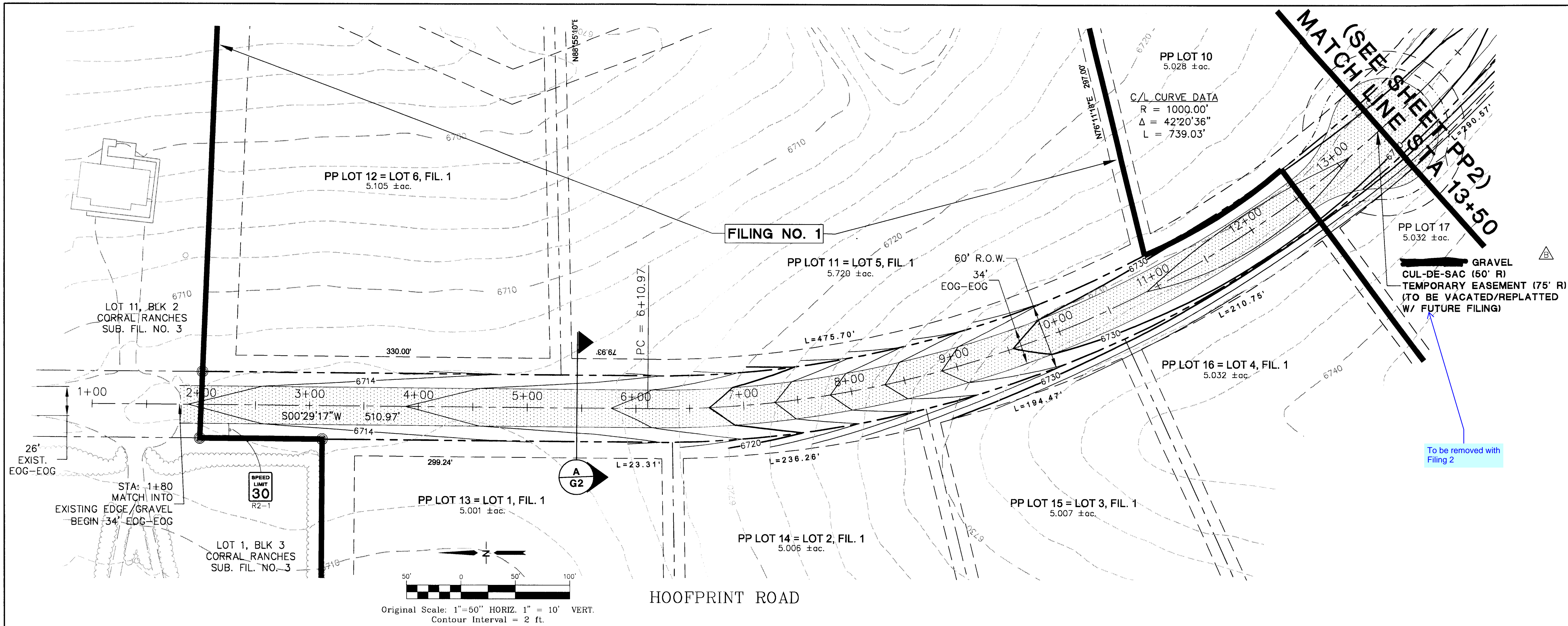
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<u>B</u>	COUNTY SUBMITTAL	JPS	7/31/13
<u>C</u>	COUNTY SUBMITTAL	JPS	10/21/13

HORIZ. SCALE:	N/A	DRAWN:	BJJ/MSP
VERT. SCALE:	N/A	DESIGNED:	JPS
SURVEYED:	LWA	CHECKED:	JPS
CREATED:	3/1/13	LAST MODIFIED:	10/21/13
PROJECT NO:	081104	MODIFIED BY:	MSP
SHEET:			

C2

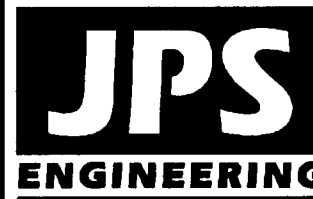


C:\Menu Projects\2004\081104-corral-bluffs\dwg\Construction\PP1.dwg Oct 23, 2013 - 9:53pm



# THE RESERVE AT CORRAL BLUFFS SUBDIVISION

## HOOFPRINT ROAD PLAN AND PROFILE STA: 1+00 TO 13+50



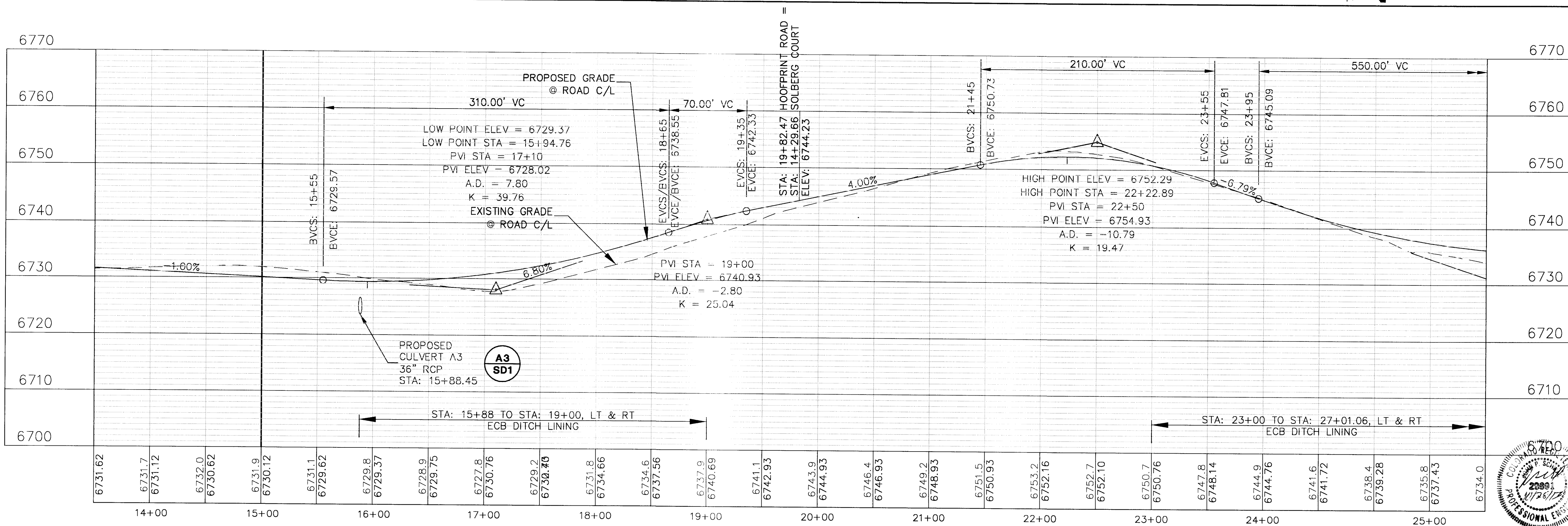
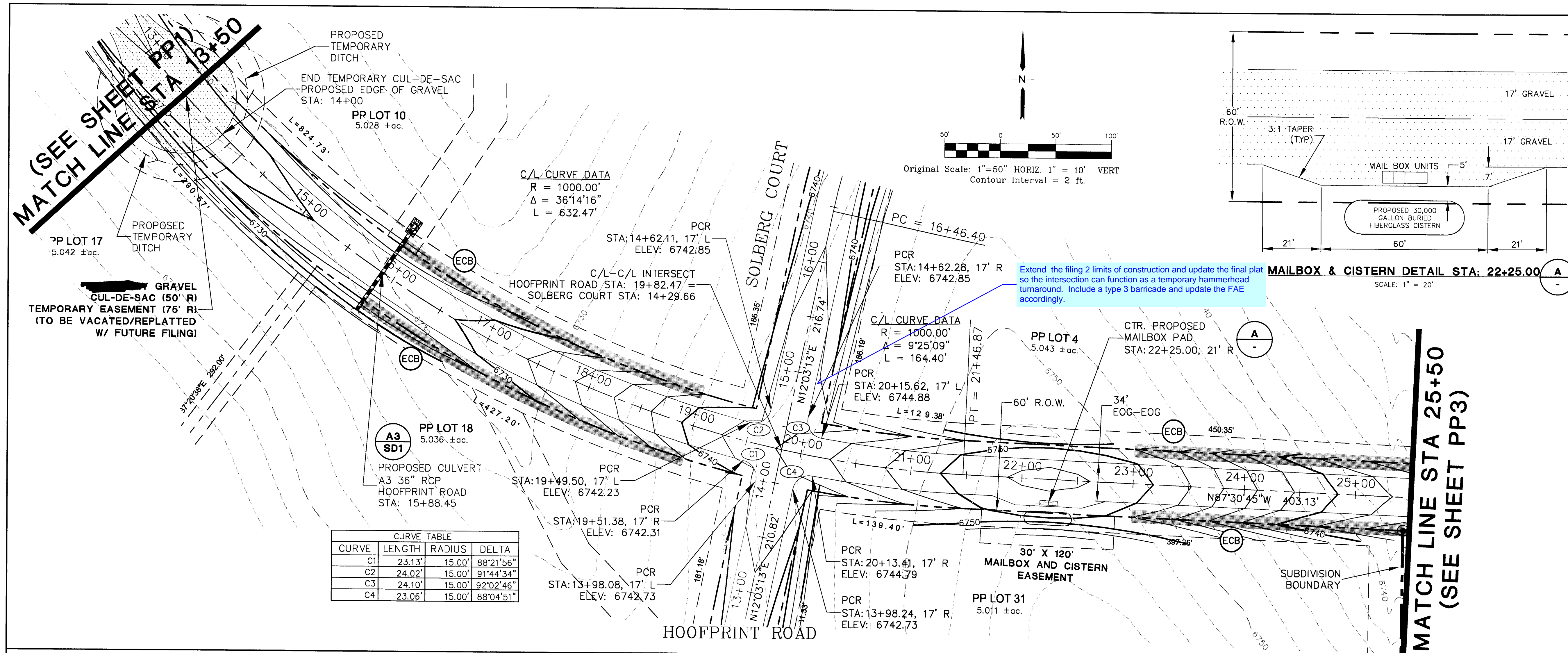
19 E. Willamette Ave.  
Colorado Springs, CO  
80903  
PH: 719-477-9429  
FAX: 719-471-0766  
www.jpsengr.com

No.	REVISION	BY	DATE
1	COUNTY SUBMITTAL	JPS	3/8/13
2	COUNTY COMMENTS	JPS	7/31/13
3	COUNTY COMMENTS	JPS	10/21/13

HORIZ. SCALE: 1" = 50'	DRAWN: MSP
VERT. SCALE: 1" = 10'	DESIGNED: JPS
SURVEYED: LWA	CHECKED: JPS
CREATED: 01/30/12	LAST MODIFIED: 10/21/13
PROJECT NO: 081104	MODIFIED BY: MSP

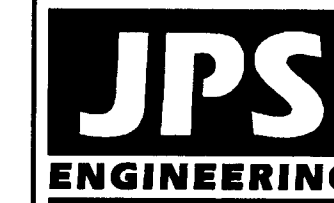
PP1





THE RESERVE AT CORRAL BLUFFS SUBDIVISION

**HOOFPRINT ROAD  
PLAN AND PROFILE  
STA: 13+50 TO 25+00**



19 E. Willamette Ave.  
Colorado Springs, CO  
80903  
PH: 719-477-9429  
FAX: 719-471-0766  
[www.jpsegr.com](http://www.jpsegr.com)

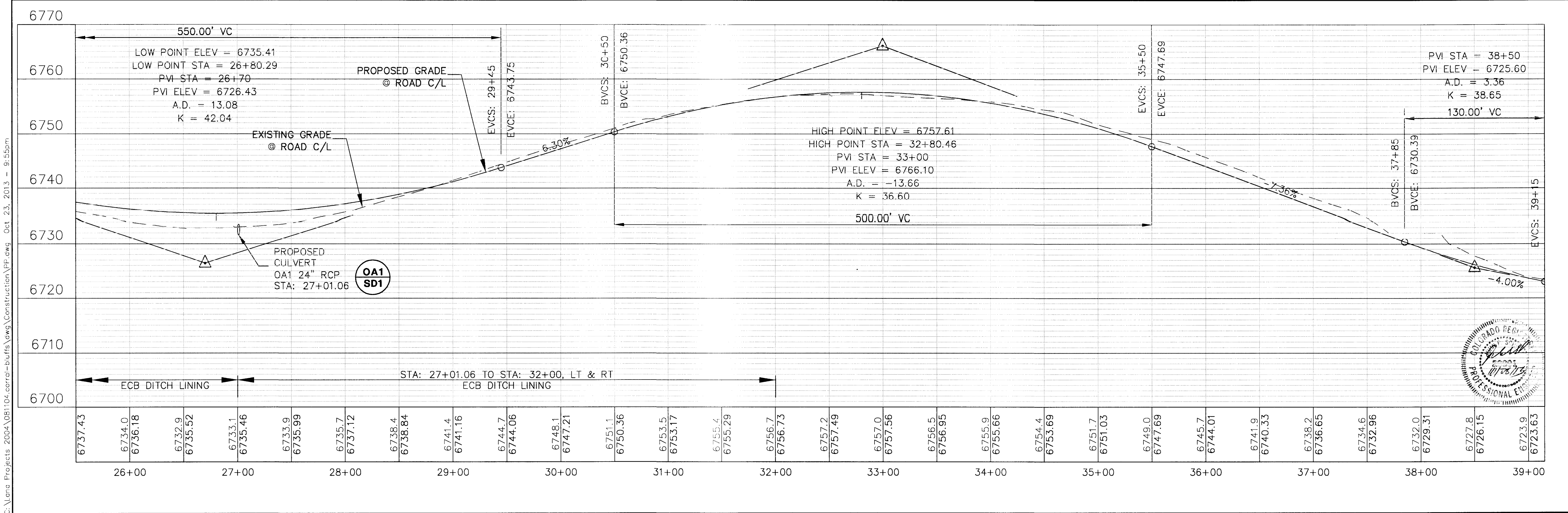
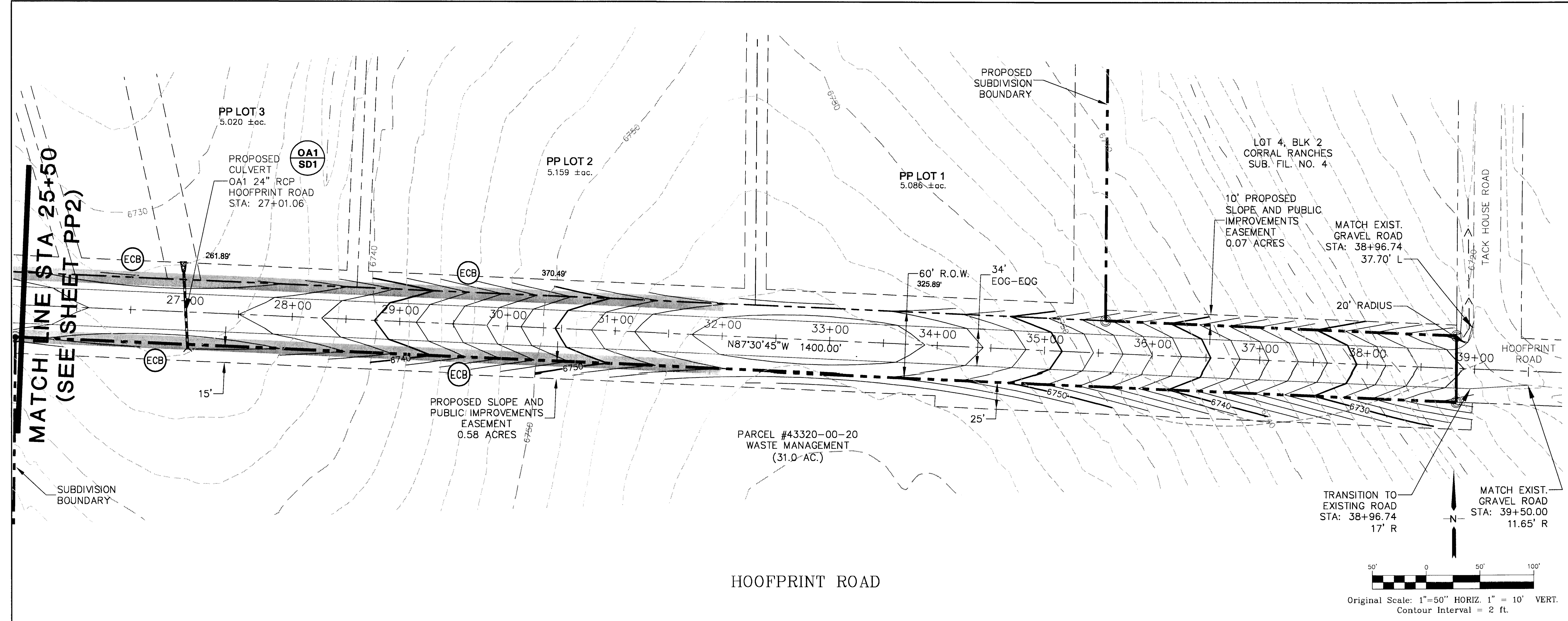
No.	REVISION	BY	DATE
A	COUNTY SUBMITTAL	JPS	3/8/13
B	COUNTY COMMENTS	JPS	7/31/13
C	COUNTY COMMENTS	JPS	10/21/13

HORIZ. SCALE: 1" = 50'	DRAWN: MSP
VERT. SCALE: 1" = 10'	DESIGNED: JPS
SURVEYED: LWA	CHECKED: JPS
CREATED: 01/30/12	LAST MODIFIED: 10/21/13
PROJECT NO: 081104	MODIFIED BY: MSP
SHEET:	

# PP2



C:\Users\Projects\2004\08104\corral-bluffs\Drawings\Construction\VP.dwg Oct 23, 2013 - 9:55pm



# THE RESERVE AT CORRAL BLUFFS SUBDIVISION

## HOOFPRINT ROAD PLAN AND PROFILE STA: 25+50 TO 39+00

REVISION	BY	DATE
COUNTY SUBMITTAL	JPS	3/8/13
COUNTY COMMENTS	JPS	7/31/13
COUNTY COMMENTS	JPS	10/21/13

No.	1	2	3
BY	JPS	JPS	JPS
DATE	3/8/13	7/31/13	10/21/13

HORZ. SCALE: 1" = 50'

VERT. SCALE: 1" = 10'

SURVEYED: LWA

CREATED: 01/30/12

PROJECT NO: 081104

SHEET: PP3

DRAWN: MSP

DESIGNED: JPS

CHECKED: JPS

LAST MODIFIED: 10/21/13

MODIFIED BY: MSP

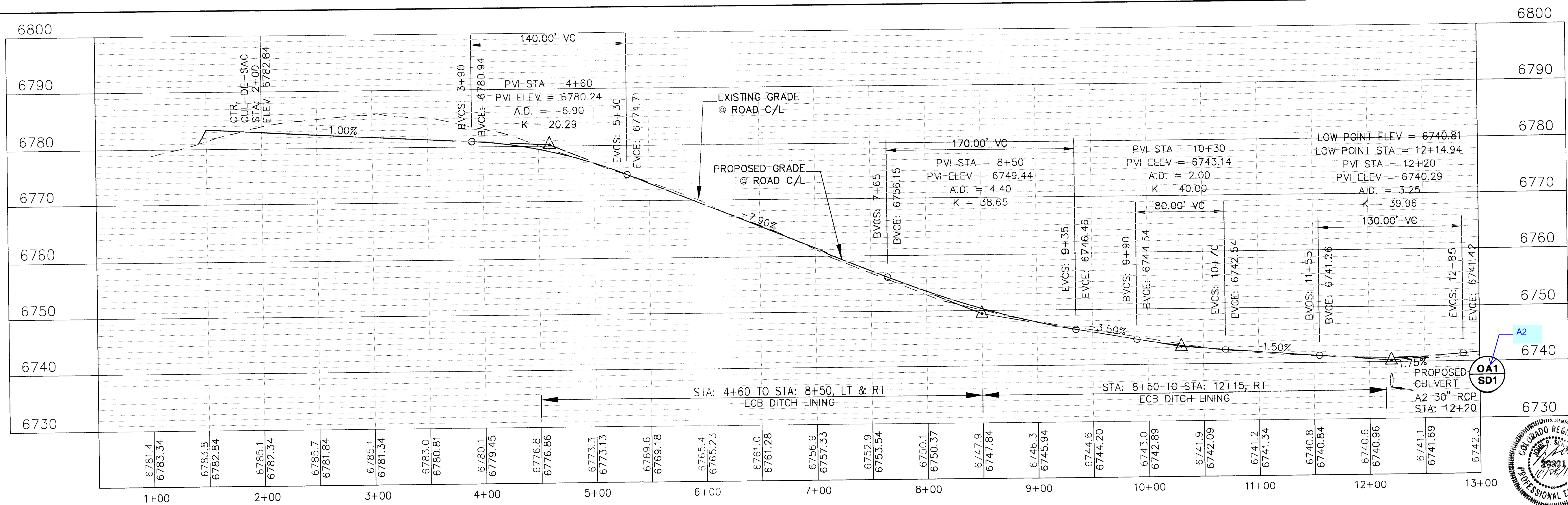
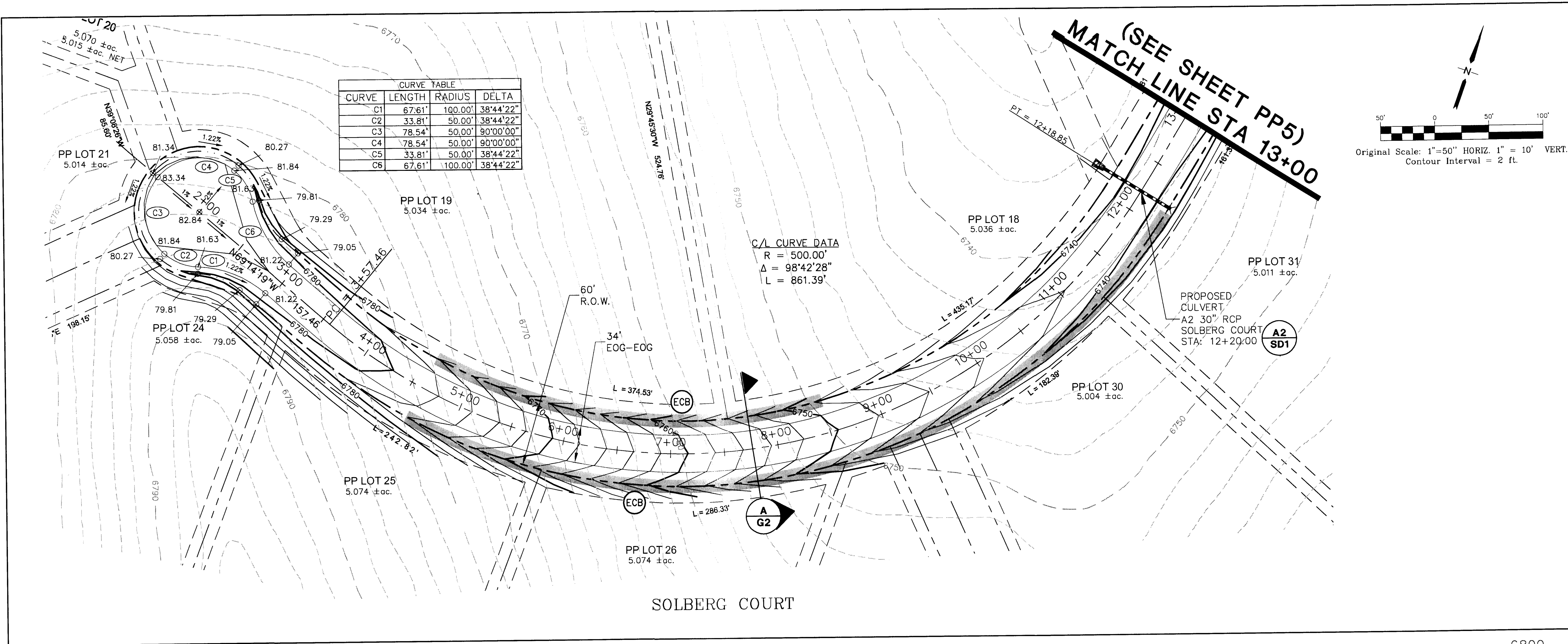
**JPS**  
ENGINEERING

19 E. Willamette Ave.  
Colorado Springs, CO 80903

PH: 719-477-9429  
FAX: 719-471-0766  
www.jpsengr.com

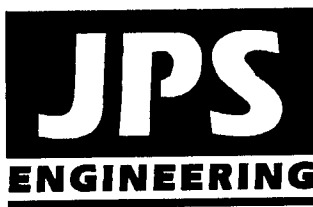


C:\Land Projects\2004\081104\corral-bluffs\Construction\Plan.dwg, Oct 23, 2013 - 9:55pm



# THE RESERVE AT CORRAL BLUFFS SUBDIVISION

## SOLBERG COURT PLAN AND PROFILE STA: 1+50 TO 13+00



19 E. Willamette Ave.  
Colorado Springs, CO  
80903  
PH: 719-477-9429  
FAX: 719-471-0766  
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No.	REVISION	BY	DATE
1	COUNTY SUBMITTAL	JPS	3/8/13
2	COUNTY COMMENTS	JPS	7/31/13
3	COUNTY COMMENTS	JPS	10/21/13

HORIZ. SCALE: 1" = 50'  
VERT. SCALE: 1" = 10'  
SURVEYED: LWA  
CREATED: 01/30/12  
PROJECT NO: 081104

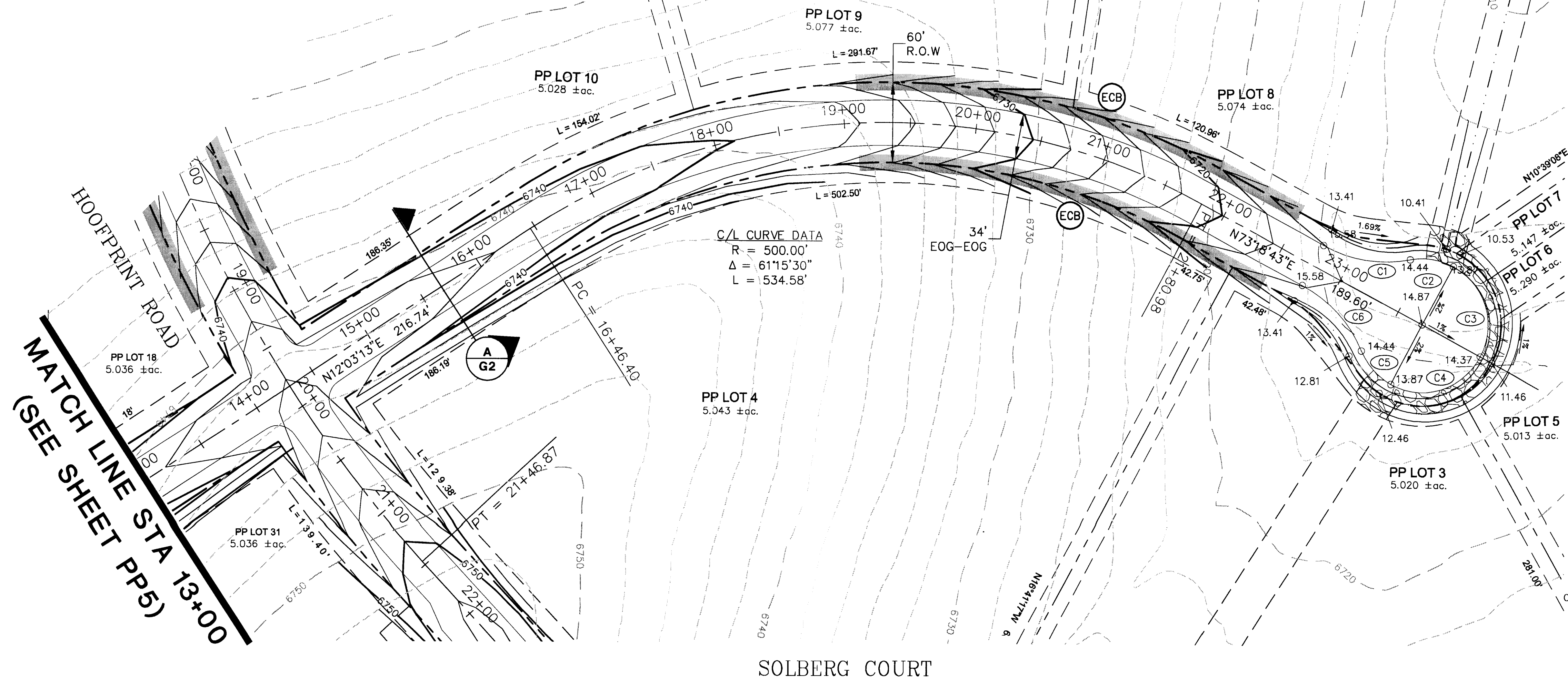
DRAWN: MSP  
DESIGNED: JPS  
CHECKED: JPS  
LAST MODIFIED: 10/21/13  
MODIFIED BY: MSP

SHEET: PP4

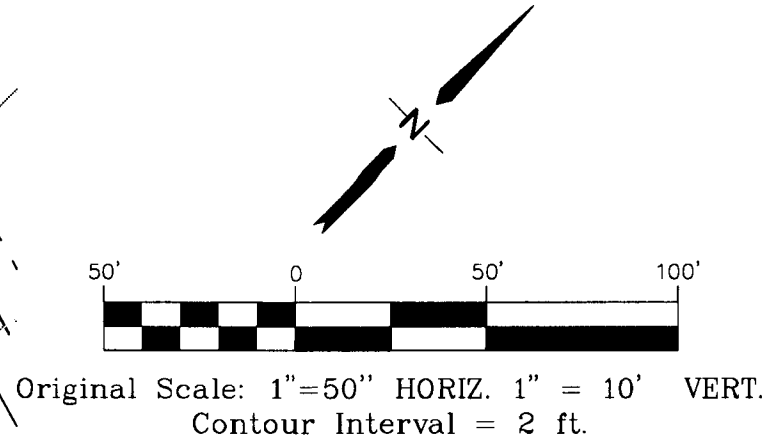


C:\Users\Projects\2004\081104\corral-bluffs\Construction\PP5.dwg Oct 23, 2013 9:56pm

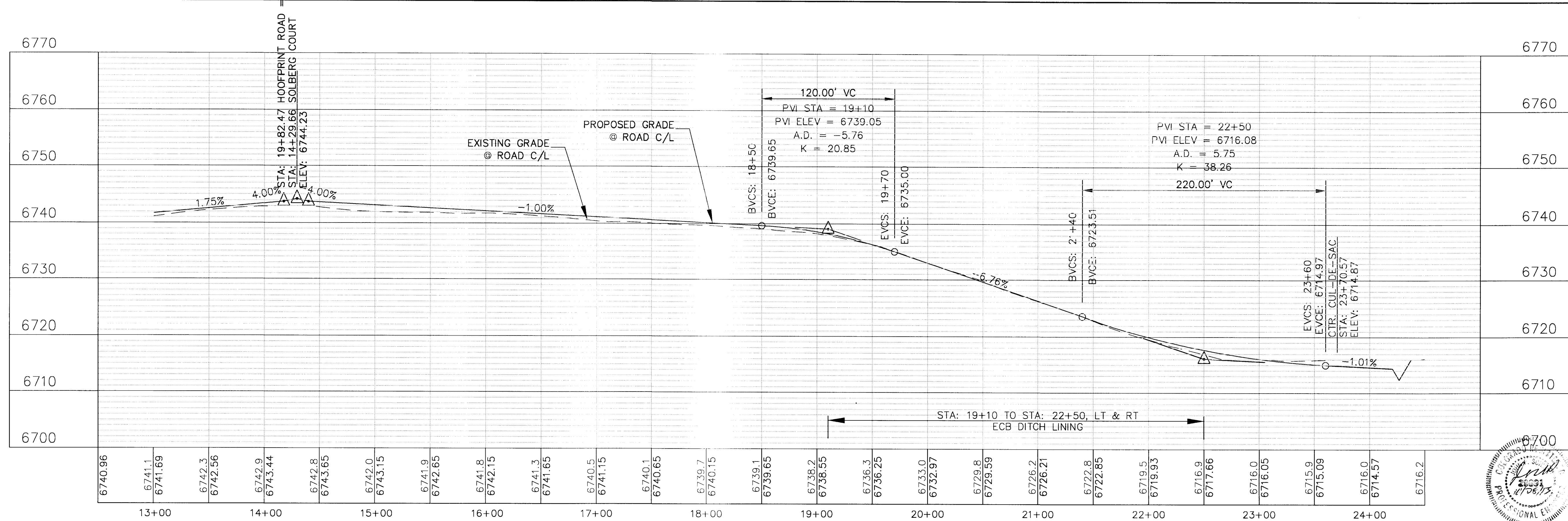
HOOFPRINT ROAD  
MATCH LINE STA 13+00  
(SEE SHEET PP5)



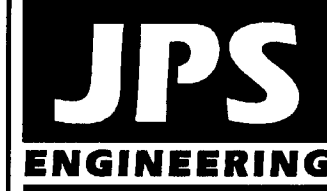
CURVE TABLE			
CURVE	LENGTH	RADIUS	DELTA
C1	67.61'	100.00'	38°44'22"
C2	33.81'	50.00'	38°44'22"
C3	78.54'	50.00'	90°00'00"
C4	78.54'	50.00'	90°00'00"
C5	33.81'	50.00'	38°44'22"
C6	67.61'	100.00'	38°44'22"



SOLBERG COURT



THE RESERVE AT CORRAL BLUFFS SUBDIVISION



19 E. Willamette Ave.  
Colorado Springs, CO  
80903  
PH: 719-477-9429  
FAX: 719-471-0766  
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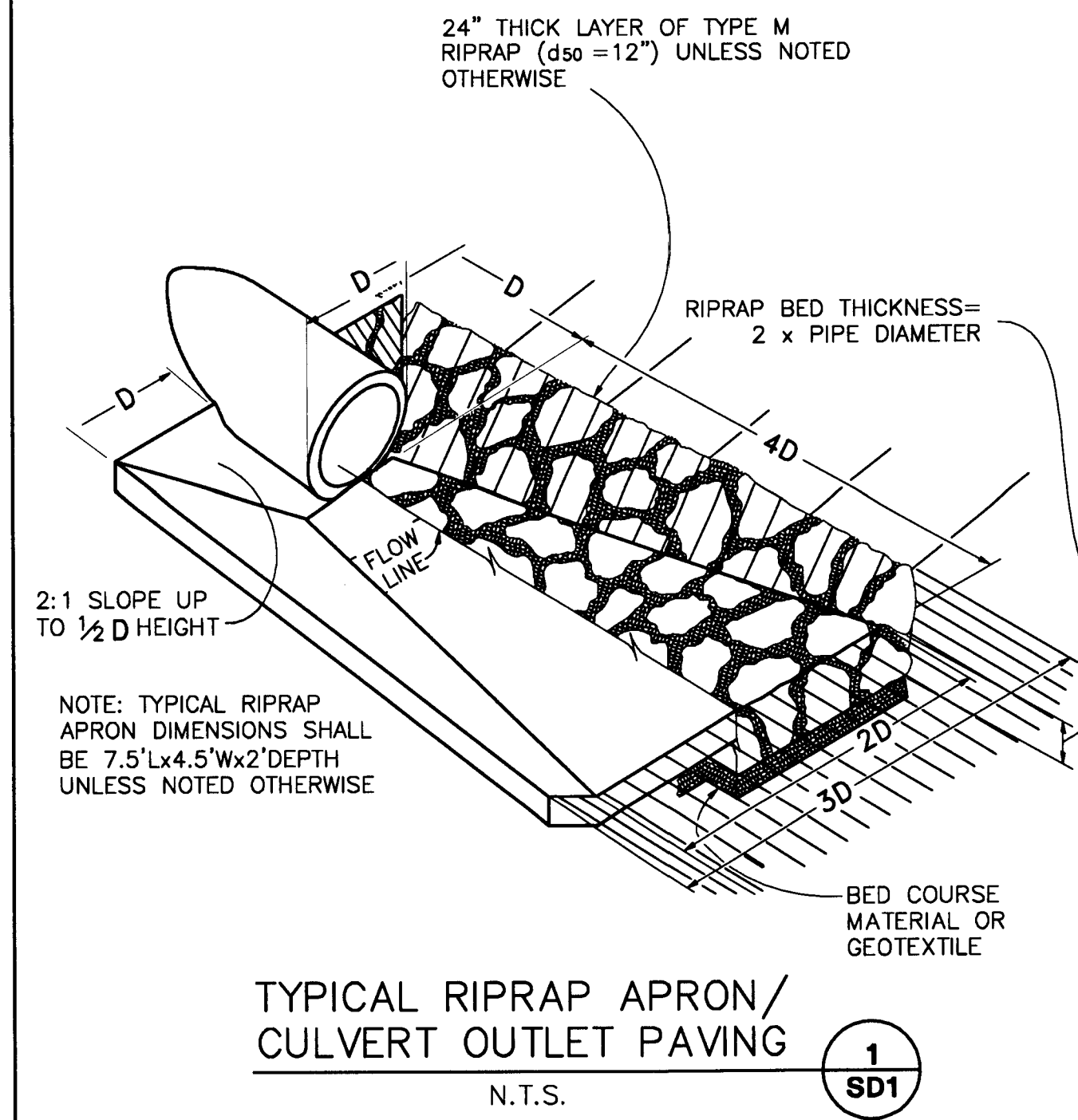
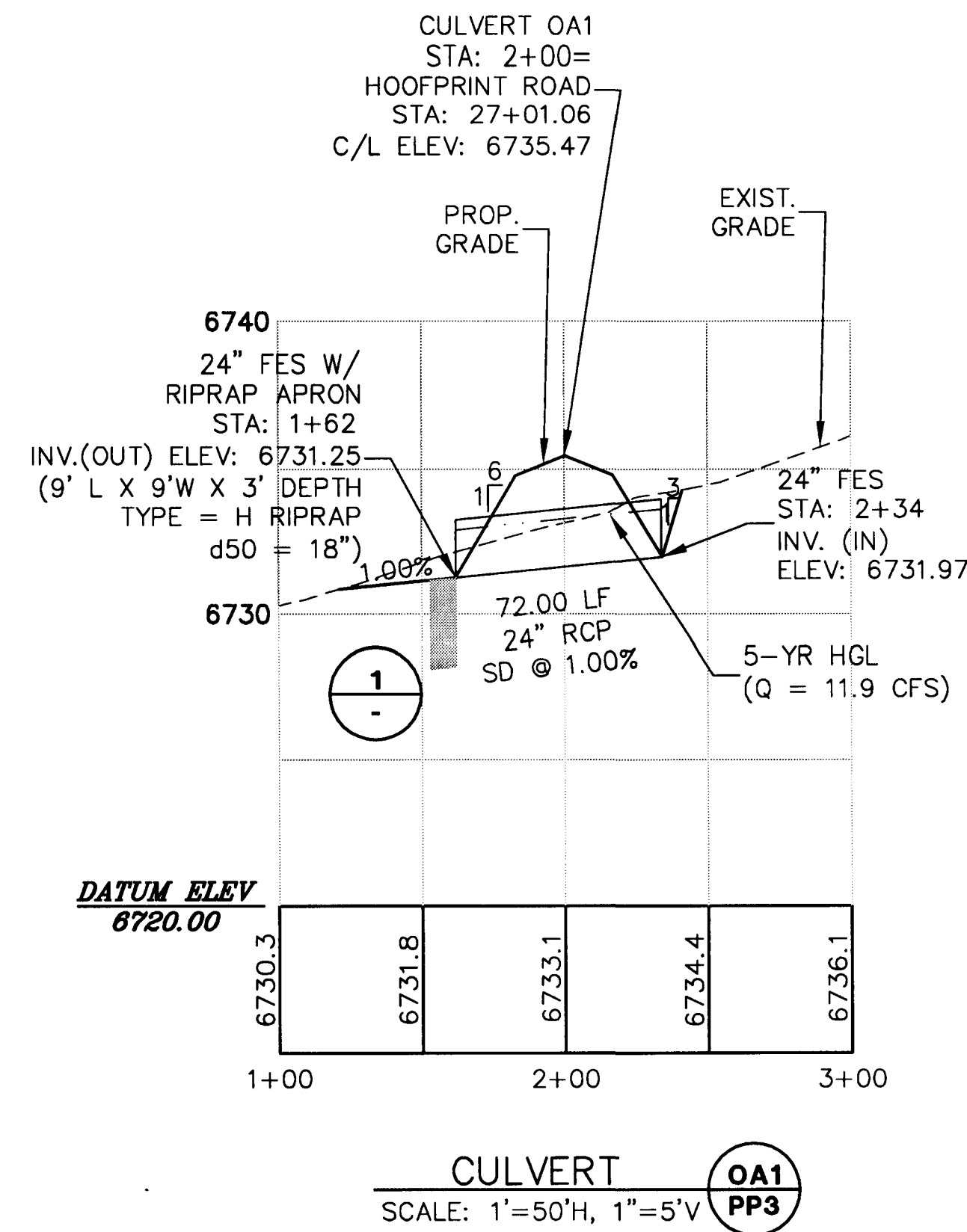
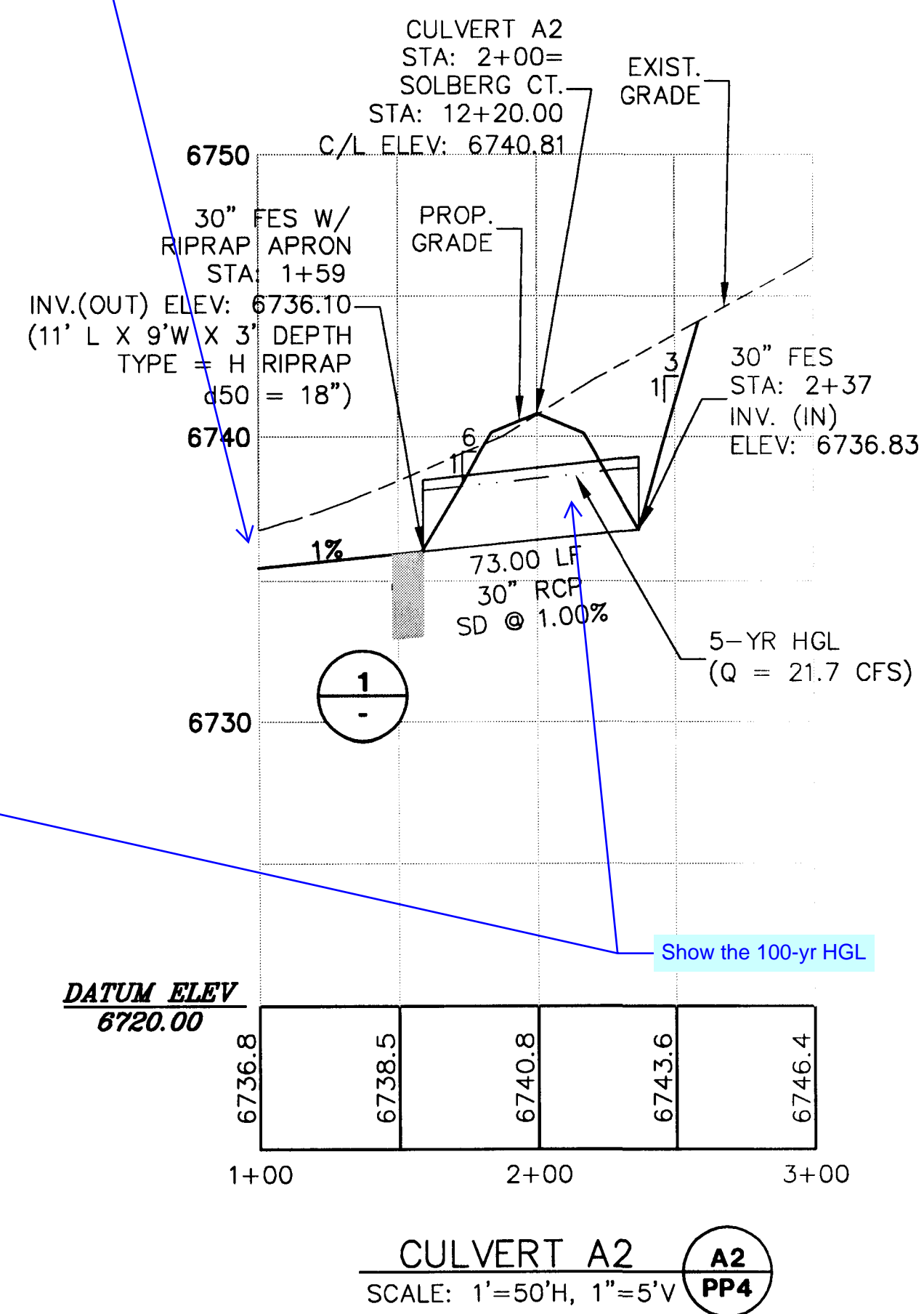
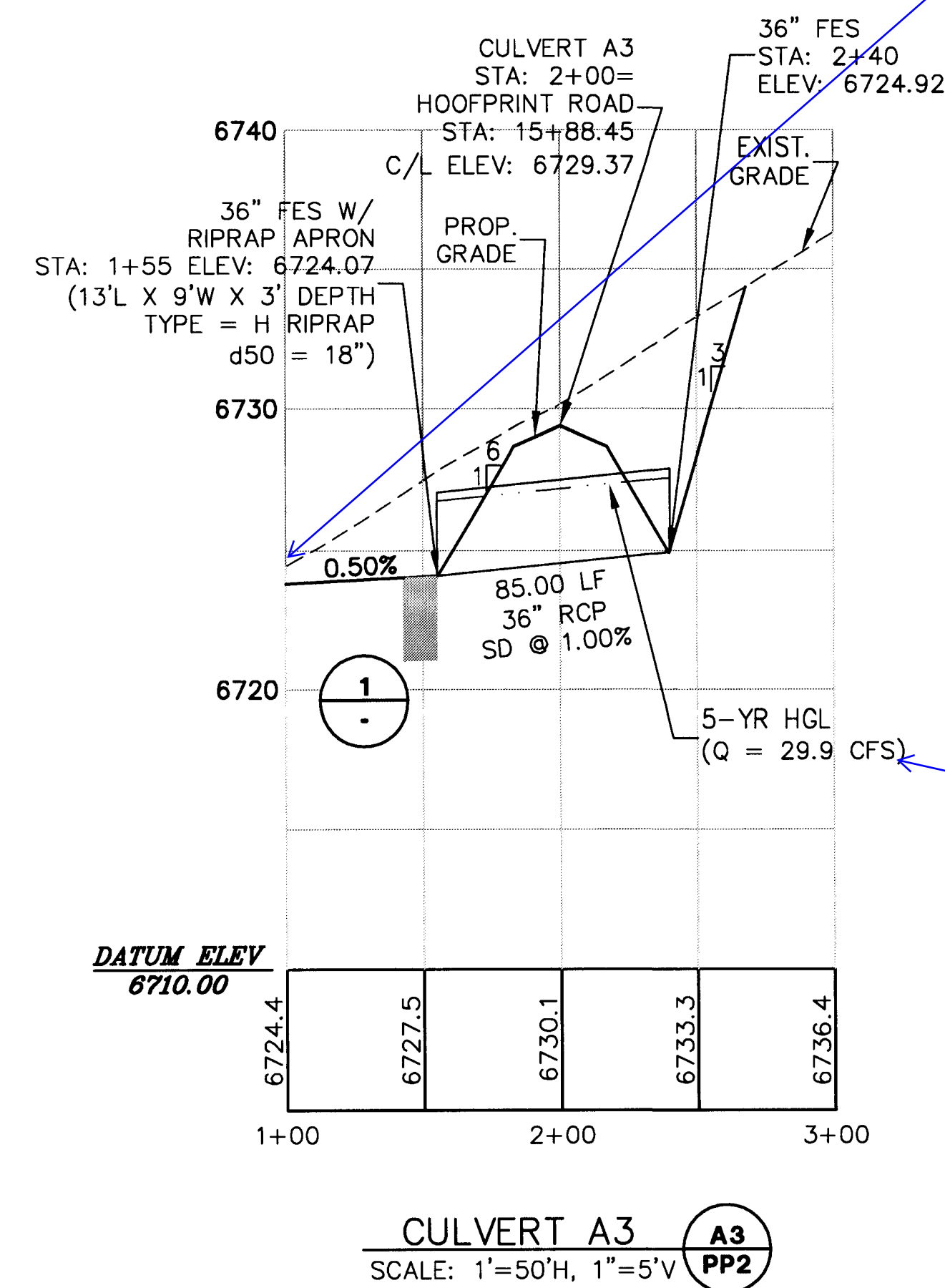
REVISION		DATE
BY	JPS	3/8/13
REVISION	COUNTY SUBMITTAL	
BY	JPS	7/31/13
REVISION	COUNTY COMMENTS	
BY	JPS	10/21/13
REVISION	COUNTY COMMENTS	

SOLBERG COURT  
PLAN AND PROFILE  
STA: 13+00 TO 24+50

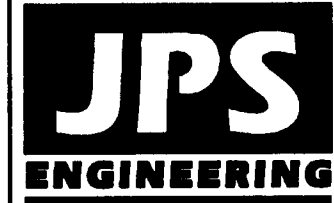
HORIZ. SCALE: 1" = 50'	DRAWN: MSP
VERT. SCALE: 1" = 10'	DESIGNED: JPS
SURVEYED: LWA	CHECKED: JPS
CREATED: 01/30/12	LAST MODIFIED: 10/21/13
PROJECT NO: 081104	MODIFIED BY: MSP
SHEET:	

PP5





# THE RESERVE AT CORRAL BLUFFS SUBDIVISION



19 E. Willamette Ave.  
Colorado Springs, CO  
80903

PH: 719-477-9429  
FAX: 719-471-0766

No.	REVISION	BY	DATE
A	COUNTY SUBMITTAL	JPS	3/8/13
B	COUNTY COMMENTS	JPS	7/31/13
C	COUNTY SUBMITTAL	JPS	10/21/13

# CULVERT PROFILES

HORIZ. SCALE: 1" = 50'	DRAWN: MSP
VERT. SCALE: 1" = 5'	DESIGNED: JPS
SURVEYED: LWA	CHECKED: JPS
CREATED: 02/20/12	LAST MODIFIED: 10/21/13
PROJECT NO: 081104	MODIFIED BY: MSP
SHEET:	
SD1	





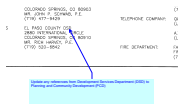
# Markup Summary

dsdlaforce (16)



**Subject:** Callout  
**Page Label:** 1  
**Lock:** Unlocked  
**Status:**  
**Checkmark:** Unchecked  
**Author:** dsdlaforce  
**Date:** 4/30/2018 9:21:24 AM  
**Color:** ■

Revise to Gilbert LaForce, P.E.  
520-7945



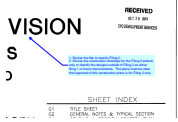
**Subject:** Callout  
**Page Label:** 1  
**Lock:** Unlocked  
**Status:**  
**Checkmark:** Unchecked  
**Author:** dsdlaforce  
**Date:** 4/30/2018 9:25:42 AM  
**Color:** ■

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



**Subject:** Callout  
**Page Label:** 1  
**Lock:** Unlocked  
**Status:**  
**Checkmark:** Unchecked  
**Author:** dsdlaforce  
**Date:** 4/30/2018 9:19:46 AM  
**Color:** ■

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



**Subject:** Callout  
**Page Label:** 1  
**Lock:** Unlocked  
**Status:**  
**Checkmark:** Unchecked  
**Author:** dsdlaforce  
**Date:** 4/30/2018 9:18:28 AM  
**Color:** ■

1. Revise the title to specify Filing 2.  
2. Revise the construction drawings for the Filing 2 extents only or identify the designs outside of Filing 2 as either filing 1 or future improvements. The plans must be clear that approval of this construction plans is for Filing 2 only.



**Subject:** Callout  
**Page Label:** 1  
**Lock:** Unlocked  
**Status:**  
**Checkmark:** Unchecked  
**Author:** dsdlaforce  
**Date:** 4/30/2018 9:20:22 AM  
**Color:** ■

Update to Jennifer Irvine, P.E.



**Subject:** Text Box  
**Page Label:** 1  
**Lock:** Unlocked  
**Status:**  
**Checkmark:** Unchecked  
**Author:** dsdlaforce  
**Date:** 4/30/2018 1:25:18 PM  
**Color:** ■

Add PCD File No. SF-18-010





**Subject:** Callout  
**Page Label:** 1  
**Lock:** Unlocked  
**Status:**  
**Checkmark:** Unchecked  
**Author:** dsdlaforce  
**Date:** 4/30/2018 9:21:57 AM  
**Color:** ■

Update for Filing 2



**Subject:** Callout  
**Page Label:** 3  
**Lock:** Unlocked  
**Status:**  
**Checkmark:** Unchecked  
**Author:** dsdlaforce  
**Date:** 4/30/2018 9:48:33 AM  
**Color:** ■

Update for Filing 2



**Subject:** Callout  
**Page Label:** 3  
**Lock:** Unlocked  
**Status:**  
**Checkmark:** Unchecked  
**Author:** dsdlaforce  
**Date:** 4/30/2018 9:50:05 AM  
**Color:** ■

Identify the inlet protection



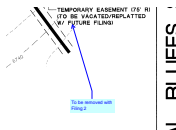
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**Page Label:** 3  
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**Status:**  
**Checkmark:** Unchecked  
**Author:** dsdlaforce  
**Date:** 4/30/2018 9:47:43 AM  
**Color:** ■

Update the GEC to show VTC at the entrance to Filing 2 and the removal of the temp cul-de-sac.



**Subject:** Callout  
**Page Label:** 4  
**Lock:** Unlocked  
**Status:**  
**Checkmark:** Unchecked  
**Author:** dsdlaforce  
**Date:** 4/30/2018 9:50:54 AM  
**Color:** ■

Update schedule



**Subject:** Callout  
**Page Label:** 5  
**Lock:** Unlocked  
**Status:**  
**Checkmark:** Unchecked  
**Author:** dsdlaforce  
**Date:** 4/30/2018 9:51:38 AM  
**Color:** ■

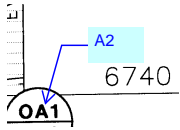
To be removed with Filing 2





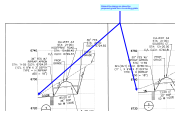
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**Page Label:** 6  
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**Status:**  
**Checkmark:** Unchecked  
**Author:** dsdlaforce  
**Date:** 4/30/2018 3:01:13 PM  
**Color:** ■

Extend the filing 2 limits of construction and update the final plat so the intersection can function as a temporary hammerhead turnaround. Include a type 3 barricade and update the FAE accordingly.



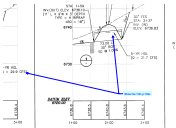
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**Author:** dsdlaforce  
**Date:** 4/30/2018 2:29:19 PM  
**Color:** ■

A2



**Subject:** Callout  
**Page Label:** 10  
**Lock:** Unlocked  
**Status:**  
**Checkmark:** Unchecked  
**Author:** dsdlaforce  
**Date:** 4/30/2018 10:13:57 AM  
**Color:** ■

Extend the design so show the proposed grade tie-in to existing grade.



**Subject:** Callout  
**Page Label:** 10  
**Lock:** Unlocked  
**Status:**  
**Checkmark:** Unchecked  
**Author:** dsdlaforce  
**Date:** 4/30/2018 10:14:25 AM  
**Color:** ■

Show the 100-yr HGL

---

dsdparsons (1)

---



**Subject:** Callout  
**Page Label:** 3  
**Lock:** Unlocked  
**Status:**  
**Checkmark:** Unchecked  
**Author:** dsdparsons  
**Date:** 4/26/2018 4:17:21 PM  
**Color:** ■

Identify Filing 2. FAE should match.