

THE RESERVE AT CORRAL BLUFFS SUBDIVISION

Construction Drawings

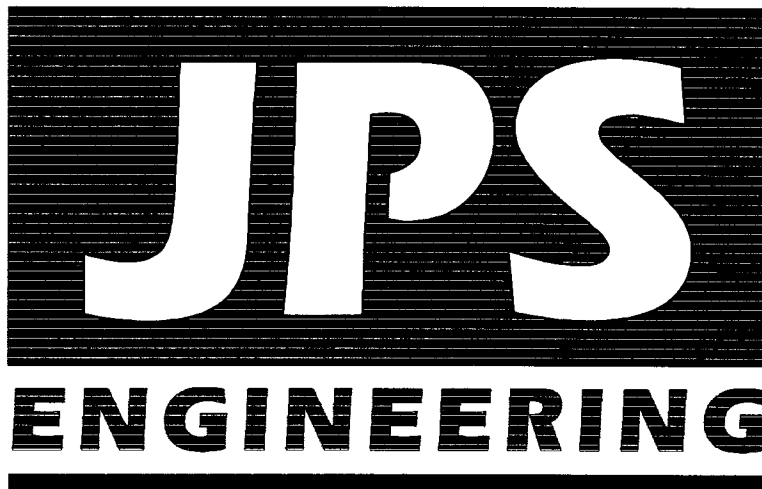
El Paso County, Colorado

PREPARED FOR:

Corral Ranch Development Company

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

PREPARED BY:



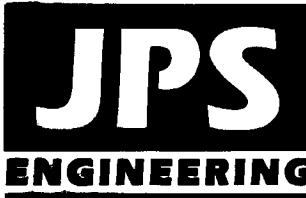
19 East Willamette Avenue
Colorado Springs, Colorado 80903

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

G1	TITLE SHEET
G2	GENERAL NOTES & TYPICAL SECTION
C1	GRADING & EROSION CONTROL PLAN
C2	EROSION CONTROL NOTES & DETAILS
PP1	HOOFPRINT ROAD PLAN & PROFILE STA: 1+00 TO 13+50
PP2	HOOFPRINT ROAD PLAN & PROFILE STA: 13+50 TO 25+50
PP3	HOOFPRINT ROAD PLAN & PROFILE STA: 25+50 TO 39+00
PP4	SOLBERG COURT PLAN & PROFILE STA: 1+50 TO 13+00
PP5	SOLBERG COURT PLAN & PROFILE STA: 13+00 TO 24+50
SD1	CULVERT PROFILES

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.

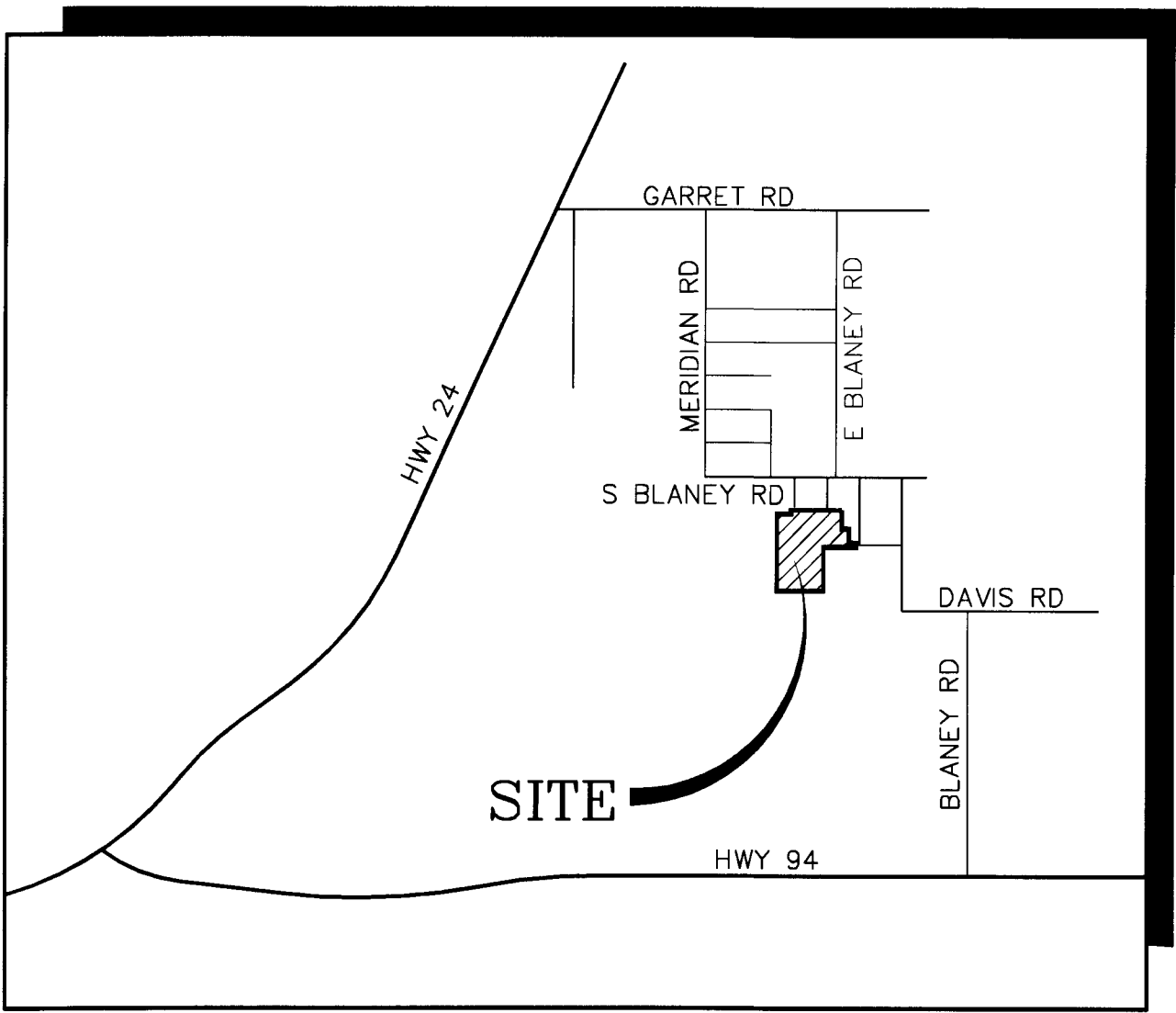
FILED IN ACCORDANCE WITH THE REQUIREMENTS OF THE EL PASO COUNTY LAND DEVELOPMENT CODE, DRAINAGE CRITERIA MANUAL, AND ENGINEERING CRITERIA MANUAL AS AMENDED.

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

THE RESERVE AT CORRAL BLUFFS SUBDIVISION

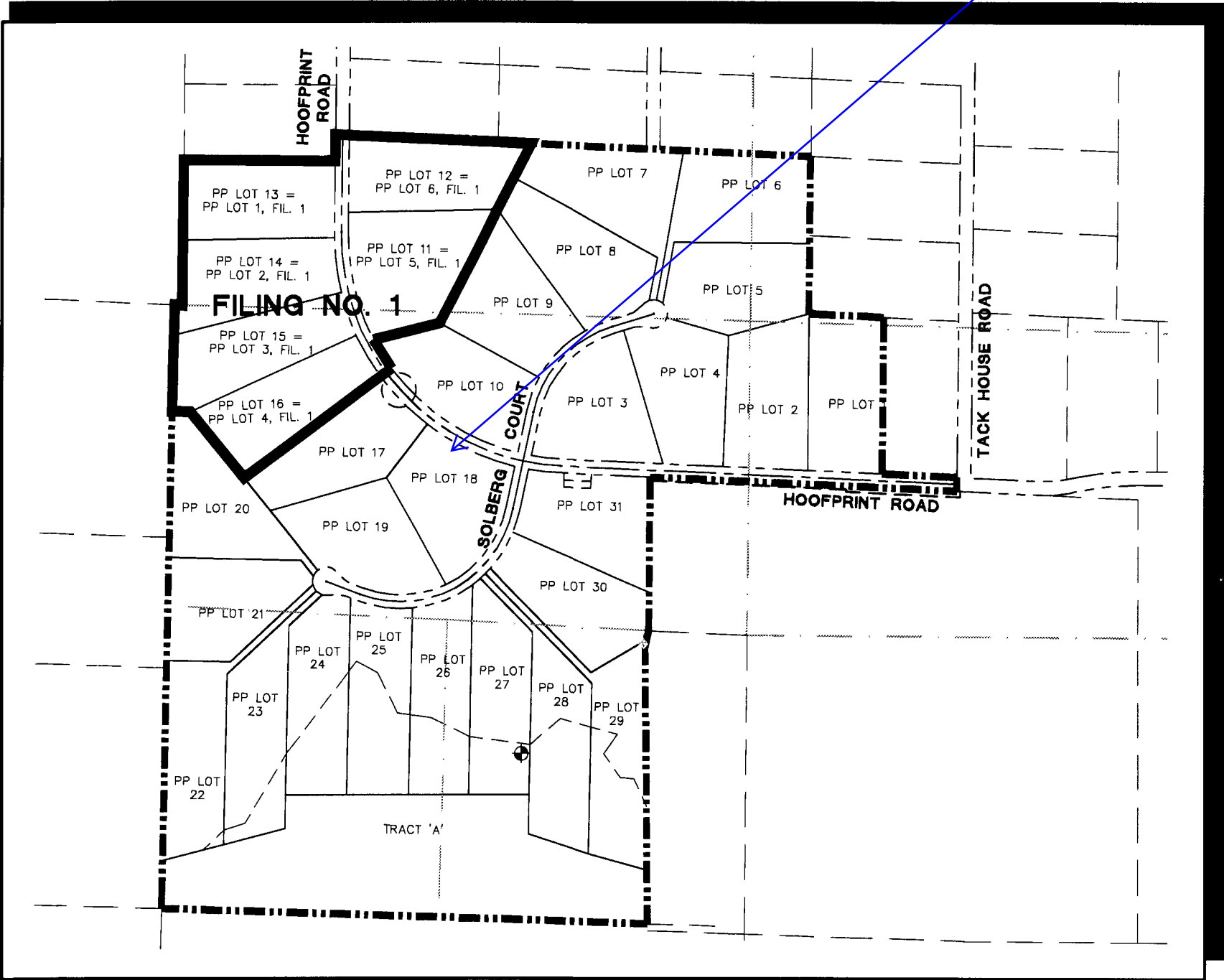
TITLE SHEET

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
		A.T. & T. (LOCATORS) (719) 635-3674	
		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:

- ALL DRAINAGE AND ROADWAY CONSTRUCTION SHALL MEET THE STANDARDS AND SPECIFICATIONS OF THE CITY OF COLORADO SPRINGS/EL PASO COUNTY DRAINAGE CRITERIA MANUAL, VOLUMES 1 AND 2, AND THE EL PASO COUNTY ENGINEERING CRITERIA MANUAL.
- CONTRACTOR SHALL BE RESPONSIBLE FOR THE NOTIFICATION AND FIELD NOTIFICATION OF ALL EXISTING UTILITIES, WHETHER SHOWN ON THE PLANS OR NOT, BEFORE BEGINNING CONSTRUCTION. LOCATION OF EXISTING UTILITIES SHALL BE VERIFIED BY THE CONTRACTOR PRIOR TO CONSTRUCTION. CALL 811 TO CONTACT THE UTILITY NOTIFICATION CENTER OF COLORADO (UNCC).
- CONTRACTOR SHALL KEEP A COPY OF THESE APPROVED PLANS, THE GRADING AND EROSION CONTROL PLAN, THE STORMWATER MANAGEMENT PLAN (SWMP), THE SOILS AND GEOTECHNICAL REPORT, AND THE APPROPRIATE DESIGN AND CONSTRUCTION STANDARDS AND SPECIFICATIONS AT THE JOB SITE AT ALL TIMES, INCLUDING THE FOLLOWING:
 - EL PASO COUNTY ENGINEERING CRITERIA MANUAL (ECM)
 - CITY OF COLORADO SPRINGS/EL PASO COUNTY DRAINAGE CRITERIA MANUAL, VOLUMES 1 AND 2
 - COLORADO DEPARTMENT OF TRANSPORTATION (CDOT) STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION
 - CDOT M & S STANDARDS
- NOT WITH STANDING ANYTHING DEPICTED IN THESE PLANS IN WORDS OR GRAPHIC REPRESENTATION, ALL DESIGN AND CONSTRUCTION RELATED TO ROADS, STORM DRAINAGE AND EROSION CONTROL SHALL CONFORM TO THE STANDARDS AND REQUIREMENTS OF THE MOST RECENT VERSION OF THE RELEVANT ADOPTED EL PASO COUNTY STANDARDS, INCLUDING THE LAND DEVELOPMENT CODE, THE DRAINAGE CRITERIA MANUAL, AND THE DRAINAGE CRITERIA MANUAL VOLUME 2. ANY DEVIATIONS FROM REGULATIONS AND STANDARDS MUST BE REQUESTED, AND APPROVED, IN WRITING. ANY MODIFICATIONS NECESSARY TO MEET CRITERIA AFTER-THE-FACT WILL BE ENTIRELY THE DEVELOPER'S RESPONSIBILITY TO RECTIFY.
- IT IS THE DESIGN ENGINEER'S RESPONSIBILITY TO ACCURATELY SHOW EXISTING CONDITIONS, BOTH ONSITE AND OFFSITE, ON THE CONSTRUCTION PLANS. ANY MODIFICATIONS NECESSARY DUE TO CONFLICTS, OMISSIONS, OR CHANGED CONDITIONS WILL BE ENTIRELY THE DEVELOPER'S RESPONSIBILITY TO RECTIFY.
- CONTRACTOR SHALL SCHEDULE A PRE-CONSTRUCTION MEETING WITH EL PASO COUNTY DEVELOPMENT SERVICES DEPARTMENT (DSD) – INSPECTIONS, PRIOR TO STARTING CONSTRUCTION.
- IT IS THE CONTRACTOR'S RESPONSIBILITY TO UNDERSTAND THE REQUIREMENTS OF ALL JURISDICTIONAL AGENCIES AND TO OBTAIN ALL REQUIRED PERMITS, INCLUDING BUT NOT LIMITED TO EL PASO COUNTY EROSION AND STORMWATER QUALITY CONTROL PERMIT (ESQCP), REGIONAL BUILDING FLOODPLAIN DEVELOPMENT PERMIT, U.S. ARMY CORPS OF ENGINEERS-ISSUED 401 AND/OR 404 PERMITS, AND COUNTY AND STATE FUGITIVE DUST PERMITS.
- CONTRACTOR SHALL NOT DEVIATE FROM THE PLANS WITHOUT FIRST OBTAINING WRITTEN APPROVAL FROM THE DESIGN ENGINEER AND DSD. CONTRACTOR SHALL NOTIFY THE DESIGN ENGINEER IMMEDIATELY UPON DISCOVERY OF ANY ERRORS OR INCONSISTENCIES.
- ALL STORM DRAIN PIPE SHALL BE CLASS III RCP WITH CLASS B BEDDING UNLESS OTHERWISE NOTED AND APPROVED BY DSD.
- CONTRACTOR SHALL COORDINATE GEOTECHNICAL TESTING PER ECM STANDARDS. PAVEMENT DESIGN SHALL BE APPROVED BY EL PASO COUNTY DSD PRIOR TO PLACEMENT OF CURB AND GUTTER AND PAVEMENT.
- ALL CONSTRUCTION TRAFFIC MUST ENTER/EXIT THE SITE AT APPROVED CONSTRUCTION ACCESS POINTS.
- SIGHT VISIBILITY TRIANGLES AS IDENTIFIED IN THE PLANS SHALL BE PROVIDED AT ALL INTERSECTIONS. OBSTRUCTIONS GREATER THAN 18 INCHES ABOVE FLOWLINE ARE NOT ALLOWED WITHIN SIGHT TRIANGLES.
- SIGNING AND STRIPING SHALL COMPLY WITH EL PASO COUNTY DOT AND MUTCD CRITERIA.
- CONTRACTOR SHALL OBTAIN ANY PERMITS REQUIRED BY EL PASO COUNTY DOT, INCLUDING WORK WITHIN THE RIGHT-OF-WAY AND SPECIAL TRANSPORT PERMITS.
- THE LIMITS OF CONSTRUCTION SHALL REMAIN WITHIN THE PROPERTY LINE UNLESS OTHERWISE NOTED. THE OWNER/DEVELOPER SHALL OBTAIN WRITTEN PERMISSION AND EASEMENTS, WHERE REQUIRED, FROM ADJOINING PROPERTY OWNER(S) PRIOR TO ANY OFF-SITE DISTURBANCE, GRADING, OR CONSTRUCTION.

PROJECT GENERAL NOTES:

- EXISTING CONTOUR DATA PROVIDED BY OWNER CONSISTS OF AERIAL TOPOGRAPHIC SURVEY DATA PROVIDED BY LWA LAND SURVEYING. JPS ENGINEERING TAKES NO RESPONSIBILITY FOR THE ACCURACY OF EXISTING TOPOGRAPHIC MAPPING.
- STATIONING IS AT CENTERLINE UNLESS OTHERWISE NOTED. ALL ELEVATIONS ARE AT EDGE OF ASPHALT (EOA) UNLESS OTHERWISE NOTED. ALL DIMENSIONS ARE FROM EDGE OF ASPHALT TO EDGE OF ASPHALT UNLESS OTHERWISE NOTED.
- PROPOSED CONTOURS SHOWN ARE TO FINISHED GRADE.
- LENGTHS SHOWN FOR STORM SEWER PIPES ARE TO CENTER OF MANHOLE.
- CONTRACTOR SHALL REMOVE AND DISPOSE OF ALL EXISTING STRUCTURES, DEBRIS, WASTE AND OTHER UNSUITABLE FILL MATERIAL FOUND WITHIN THE LIMITS OF EXCAVATION.
- MATCH INTO EXISTING GRADES AT 3:1 MAX CUT AND FILL SLOPES.
- REVEGETATION OF ALL DISTURBED AREAS SHALL BE DONE WITH SPECIFIED SEED MIX WITHIN 60 DAYS AFTER FINE GRADING IS COMPLETE.
- EROSION CONTROL SHALL CONSIST OF SILT FENCE AND HAY BALES AS SHOWN ON THE DRAWING, AND TOPSOIL WITH GRASS SEED, WHICH WILL BE WATERED UNTIL VEGETATION HAS BEEN REESTABLISHED.
- THE EROSION CONTROL MEASURES OUTLINED ON THIS PLAN ARE THE RESPONSIBILITY OF THE DEVELOPER TO MONITOR AND REPLACE, REGRADE, AND REBUILD AS NECESSARY UNTIL VEGETATION IS REESTABLISHED.
- EROSION CONTROL MEASURES SHALL BE IMPLEMENTED IN A MANNER THAT WILL PROTECT ADJACENT PROPERTIES AND PUBLIC FACILITIES FROM THE ADVERSE EFFECTS OF EROSION AND SEDIMENTATION AS A RESULT OF CONSTRUCTION AND EARTHWORK ACTIVITIES WITHIN THE PROJECT SITE.
- ADDITIONAL EROSION CONTROL MEASURES MAY BE REQUIRED AS DETERMINED BY SITE CONDITIONS.
- THE CONTRACTOR WILL TAKE THE NECESSARY PRECAUTIONS TO PROTECT EXISTING UTILITIES FROM DAMAGE DUE TO THIS OPERATION. ANY DAMAGE TO THE UTILITIES WILL BE REPAIRED AT THE CONTRACTOR'S EXPENSE, AND ANY SERVICE DISRUPTION WILL BE SETTLED BY THE CONTRACTOR.
- ALL BACKFILL, SUB-BASE, AND/OR BASE COURSE MATERIAL SHALL BE COMPACTED PER EL PASO COUNTY AND CDOT STANDARDS AND SPECIFICATIONS.
- ALL FINISHED GRADES SHALL HAVE A MINIMUM 1.0% SLOPE TO PROVIDE POSITIVE DRAINAGE.
- WHERE PROPOSED SLOPES CONFLICT WITH PROPOSED SPOT ELEVATIONS, SPOT ELEVATIONS SHALL GOVERN.
- CONTRACTOR SHALL OBTAIN ALL REQUIRED PERMITS PRIOR TO BEGINNING WORK.
- ELECTRONIC FILE OF SITE DRAWING IS AVAILABLE FROM ENGINEER FOR CONSTRUCTION STAKING PURPOSES.

DESIGN DATA

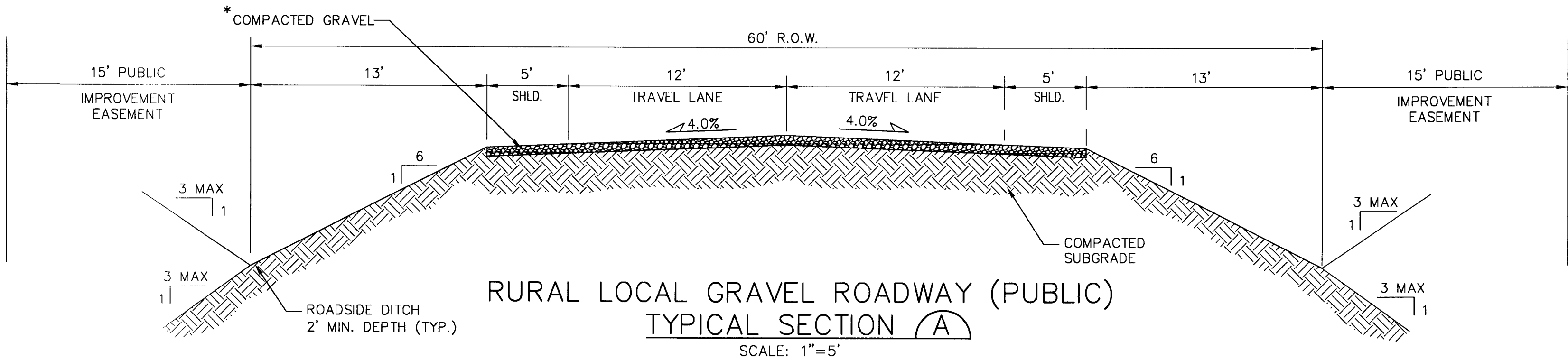
ROAD CLASSIFICATION:	RURAL LOCAL RESIDENTIAL
DESIGN SPEED:	30 MPH
POSTED SPEED:	30 MPH
ROADWAY WIDTH (GRAVEL):	34' EOG-EOG
MIN. HORIZONTAL RADIUS:	300'
MIN. GRADE:	1.0%
MAX. GRADE:	8.0%
MIN. K-VALUE (CREST):	19
MIN. K-VALUE (SAG):	37

GENERAL DRAINAGE NOTES:

- 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:

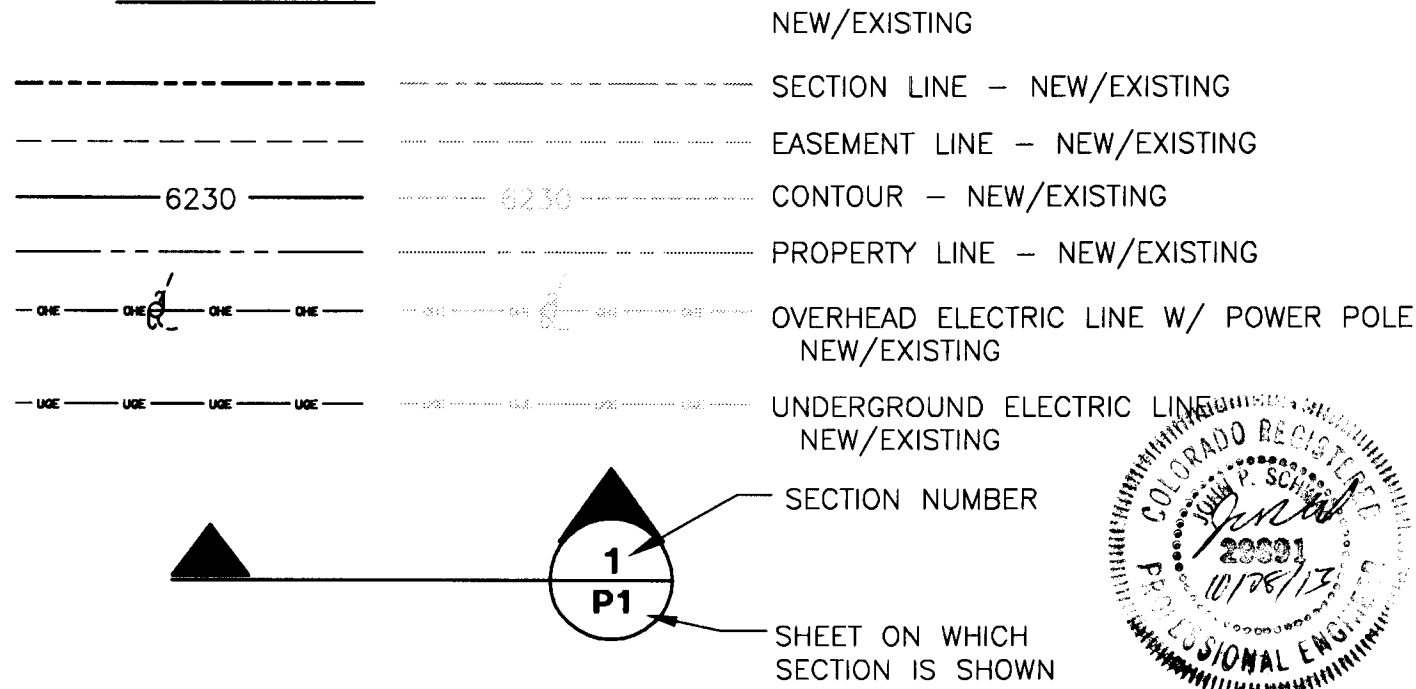
- ALL SIGNS AND PAVEMENT MARKINGS SHALL BE IN COMPLIANCE WITH THE CURRENT MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD).
- REMOVAL OF EXISTING PAVEMENT MARKINGS SHALL BE ACCOMPLISHED BY A METHOD THAT DOES NOT MATERIALLY DAMAGE THE PAVEMENT. THE PAVEMENT MARKINGS SHALL BE REMOVED TO THE EXTENT THAT 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 DEVELOPMENT SERVICES.
- ALL SIGNS SHOWN ON THE SIGNING AND STRIPING PLAN SHALL BE NEW SIGNS. EXISTING SIGNS MAY REMAIN OR BE REUSED IF THEY MEET CURRENT EL PASO COUNTY AND MUTCD STANDARDS.
- STREET NAME AND REGULATORY STOP SIGNS SHALL BE ON THE SAME POST AT INTERSECTIONS.
- ALL REMOVED SIGNS SHALL BE DISPOSED OF IN A PROPER MANNER BY THE CONTRACTOR.
- ALL STREET NAME SIGNS SHALL HAVE "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.
- ALL TRAFFIC SIGNS SHALL HAVE A MINIMUM HIGH INTENSITY PRISMATIC GRADE SHEETING.
- ALL LOCAL RESIDENTIAL STREET SIGNS SHALL BE MOUNTED ON A 1.75" X 1.75" SQUARE TUBE SIGN POST AND STUB POST BASE. FOR OTHER APPLICATIONS, REFER TO THE CDOT STANDARD S-614-8 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 CDOT STANDARD S-627-1. WORD AND SYMBOL MARKINGS SHALL BE THE NARROW TYPE. STOP BARS SHALL BE 24" IN WIDTH. CROSSWALKS LINES SHALL BE 12" WIDE AND 8' LONG PER CDOT S-627-1.
- ALL LONGITUDINAL LINES SHALL BE A MINIMUM 15MIL THICKNESS EPOXY PAINT. ALL NON-LOCAL RESIDENTIAL ROADWAYS SHALL INCLUDE BOTH RIGHT AND LEFT EDGE LINE STRIPING AND ANY ADDITIONAL STRIPING AS REQUIRED BY CDOT S-627-1.
- THE CONTRACTOR SHALL NOTIFY EL PASO COUNTY DEVELOPMENT SERVICES (719) 520-6819 PRIOR TO AND UPON COMPLETION OF SIGNING AND STRIPING.
- THE CONTRACTOR SHALL OBTAIN A WORK IN THE RIGHT OF WAY PERMIT FROM THE EL PASO COUNTY DEPARTMENT OF TRANSPORTATION PRIOR TO ANY SIGNAGE OR STRIPING WORK WITHIN AN EXISTING EL PASO COUNTY ROADWAY.



* CLASS 6 BASE COURSE
OR ALTERNATIVE GRAVEL
MIX APPROVED BY EL PASO COUNTY

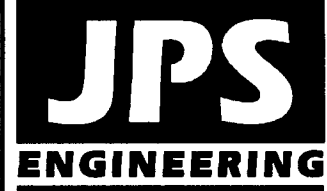
** DEPTH OF GRAVEL TO BE DETERMINED
PER COUNTY GENERAL NOTE #10, WITH
6" MINIMUM DEPTH

LEGEND:



THE RESERVE AT CORRAL BLUFFS SUBDIVISION

GENERAL NOTES & TYPICAL SECTION



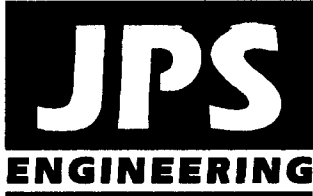
19 E. Willamette Ave.
Colorado Springs, CO
80903
PH: 719-477-9429
FAX: 719-471-0766
www.jpsengr.com

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.jpsengr.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:

- 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

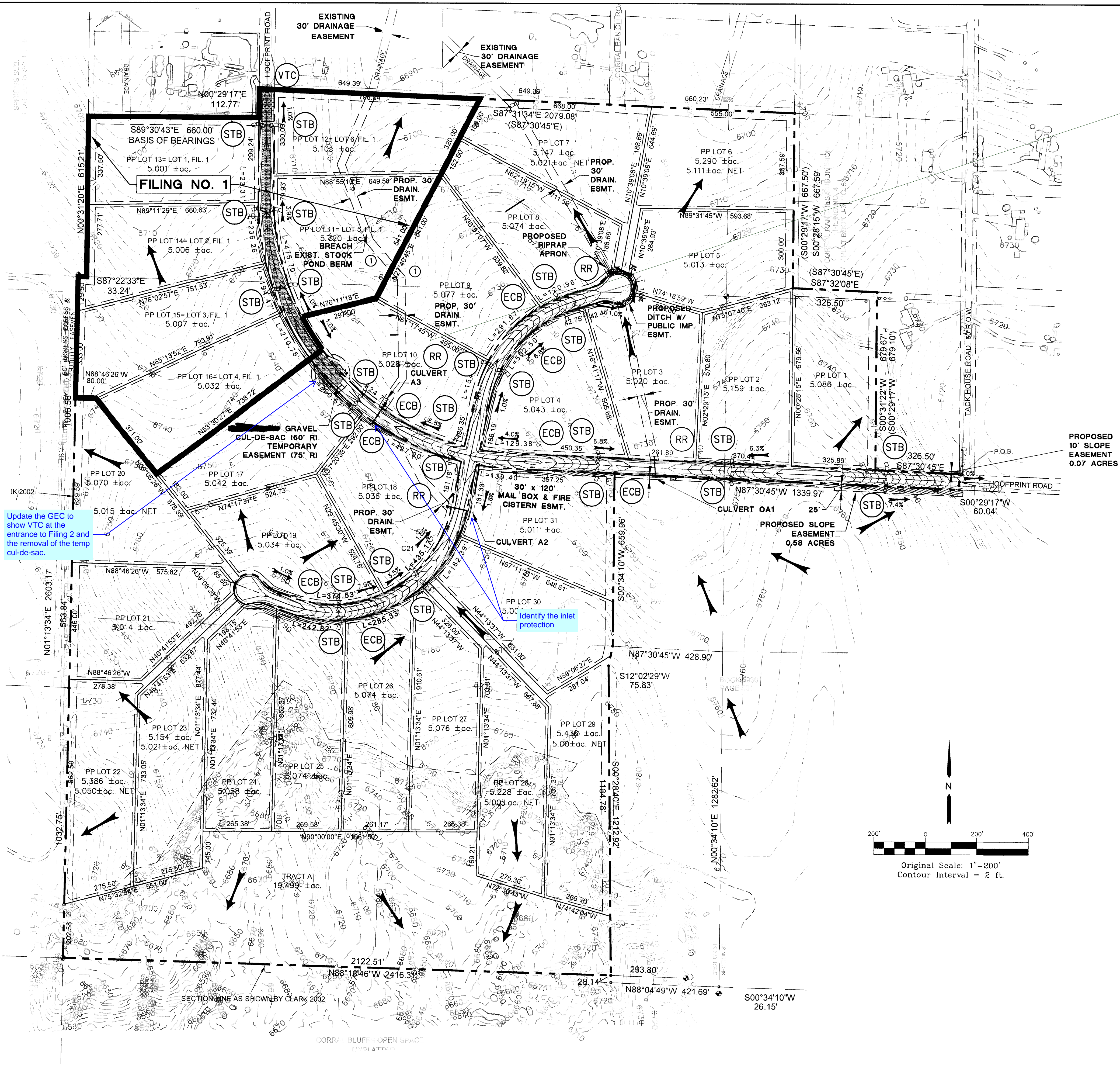
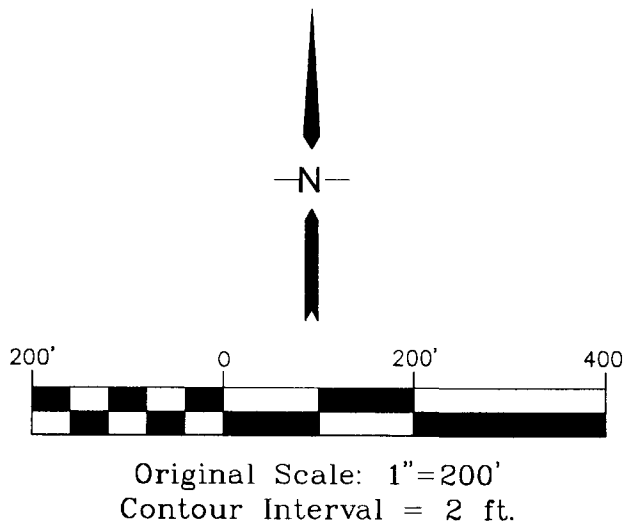
- STRAW BALE CHECK DAMS

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
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

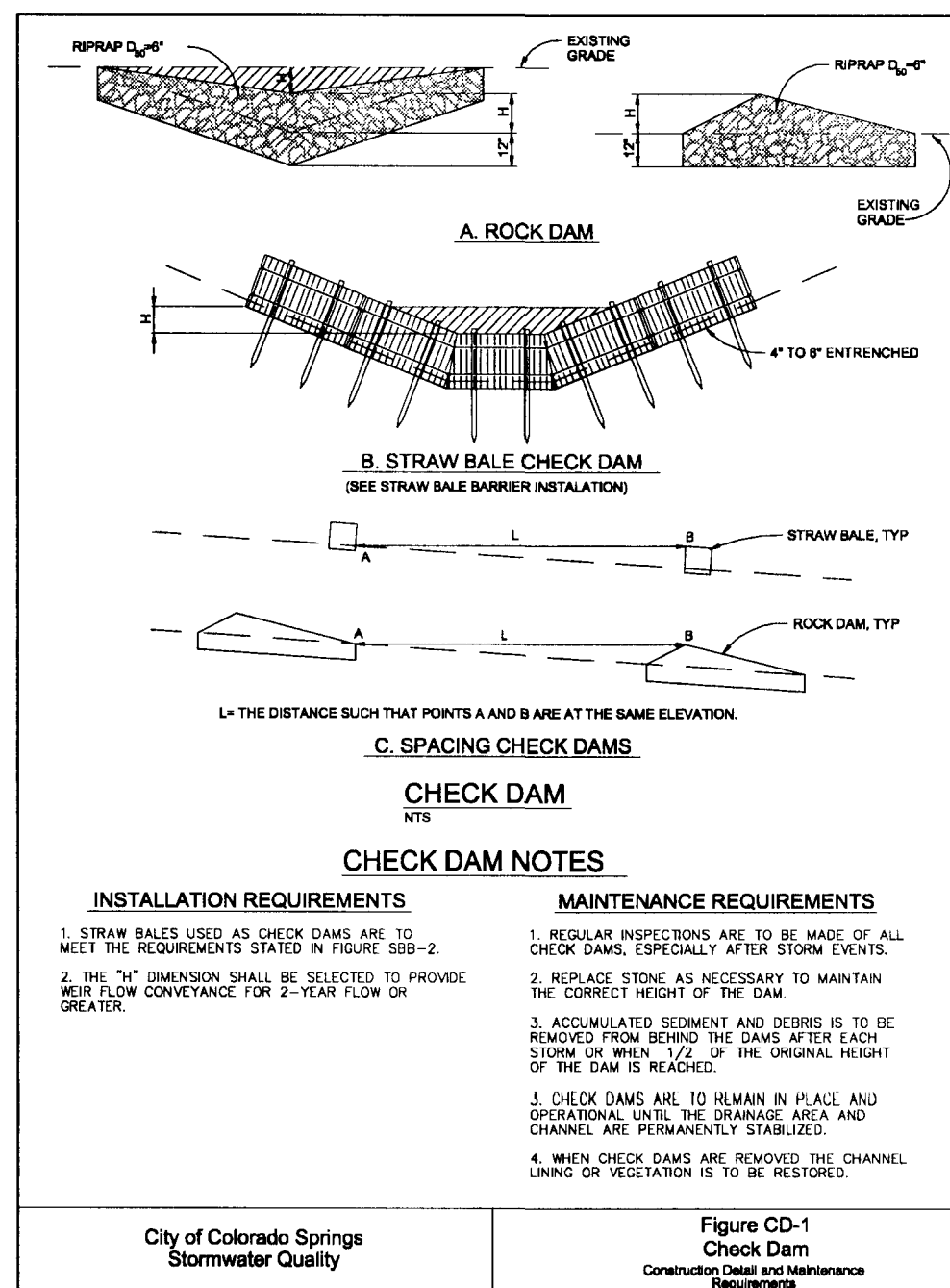
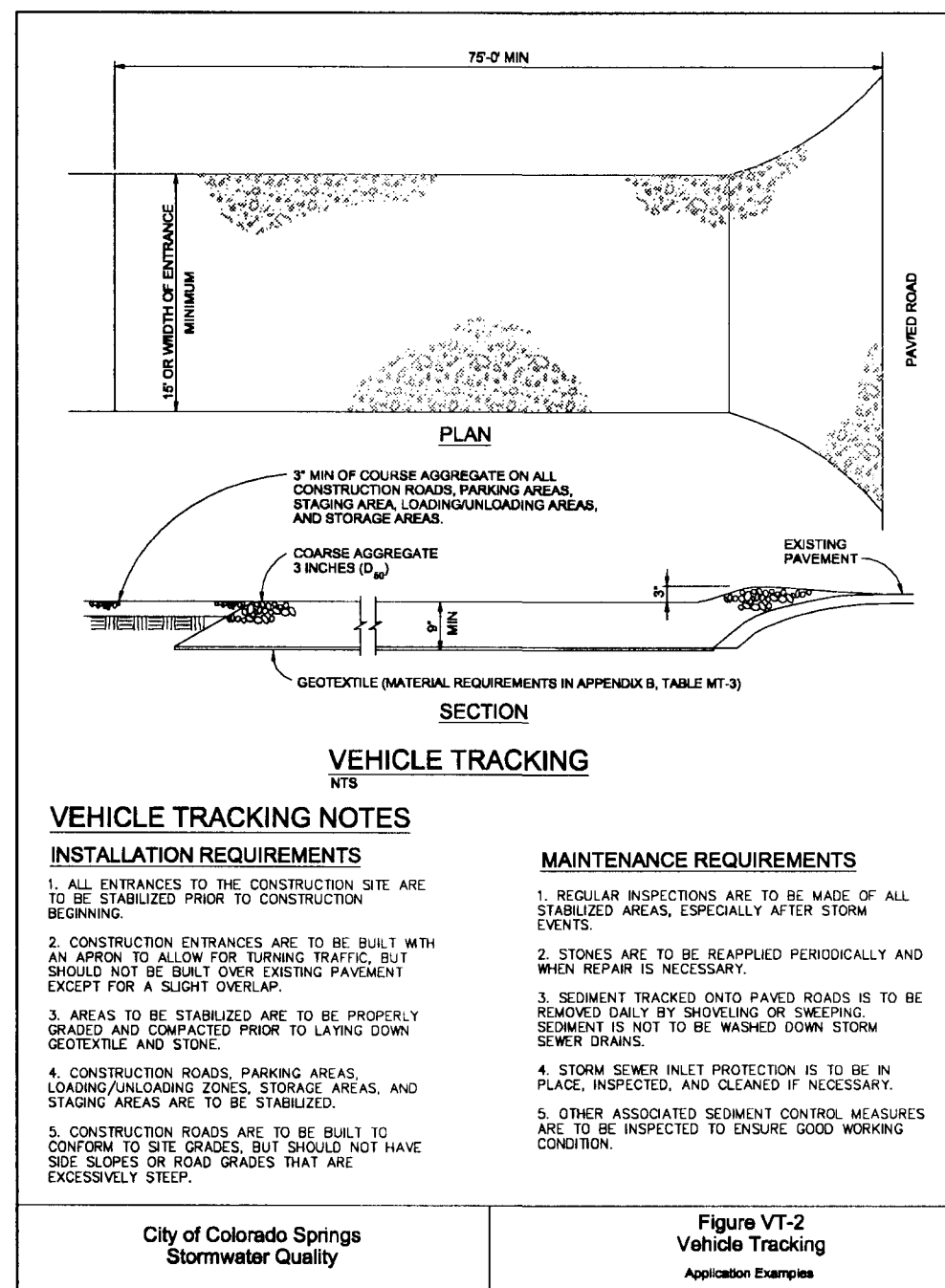
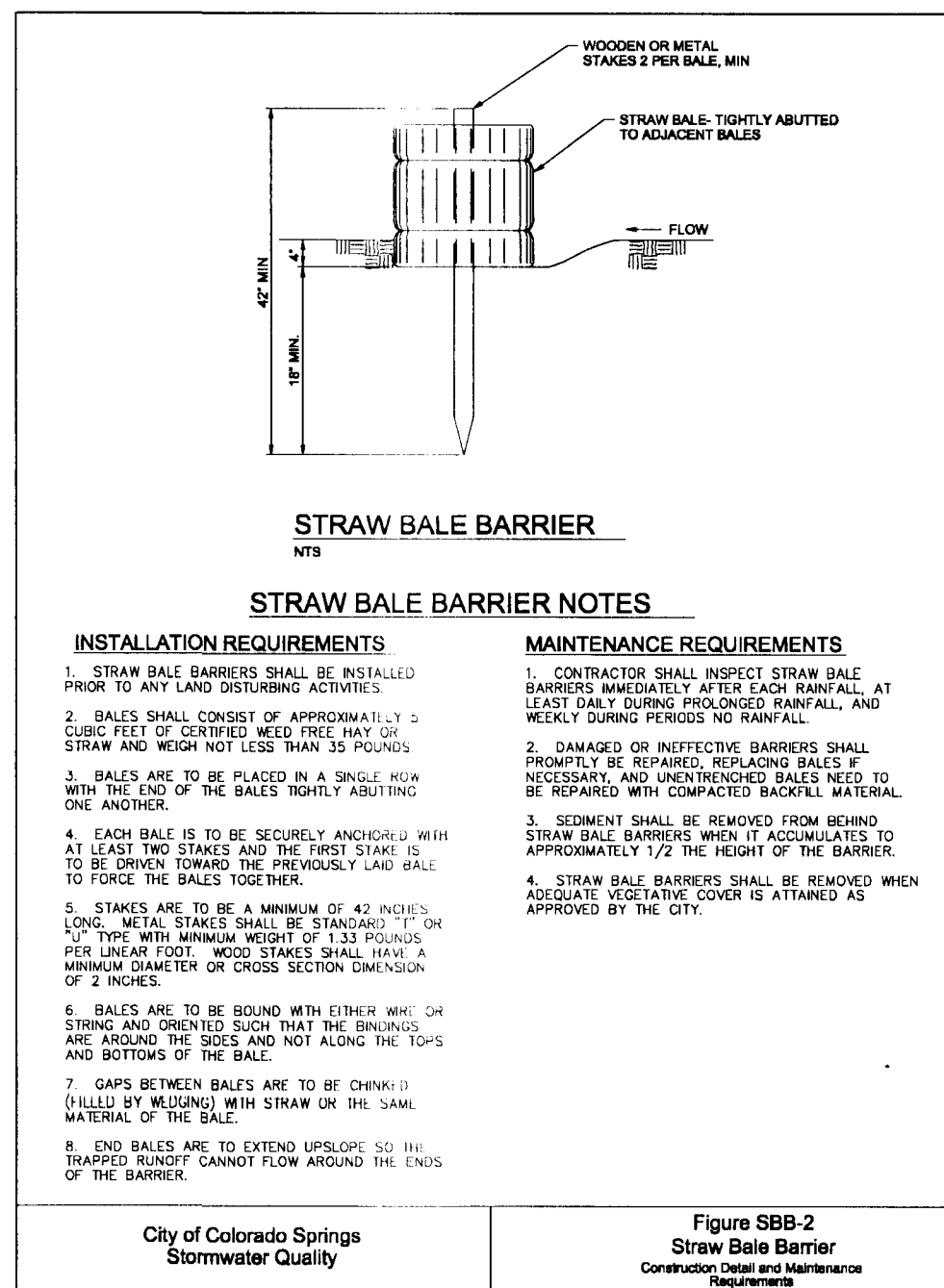
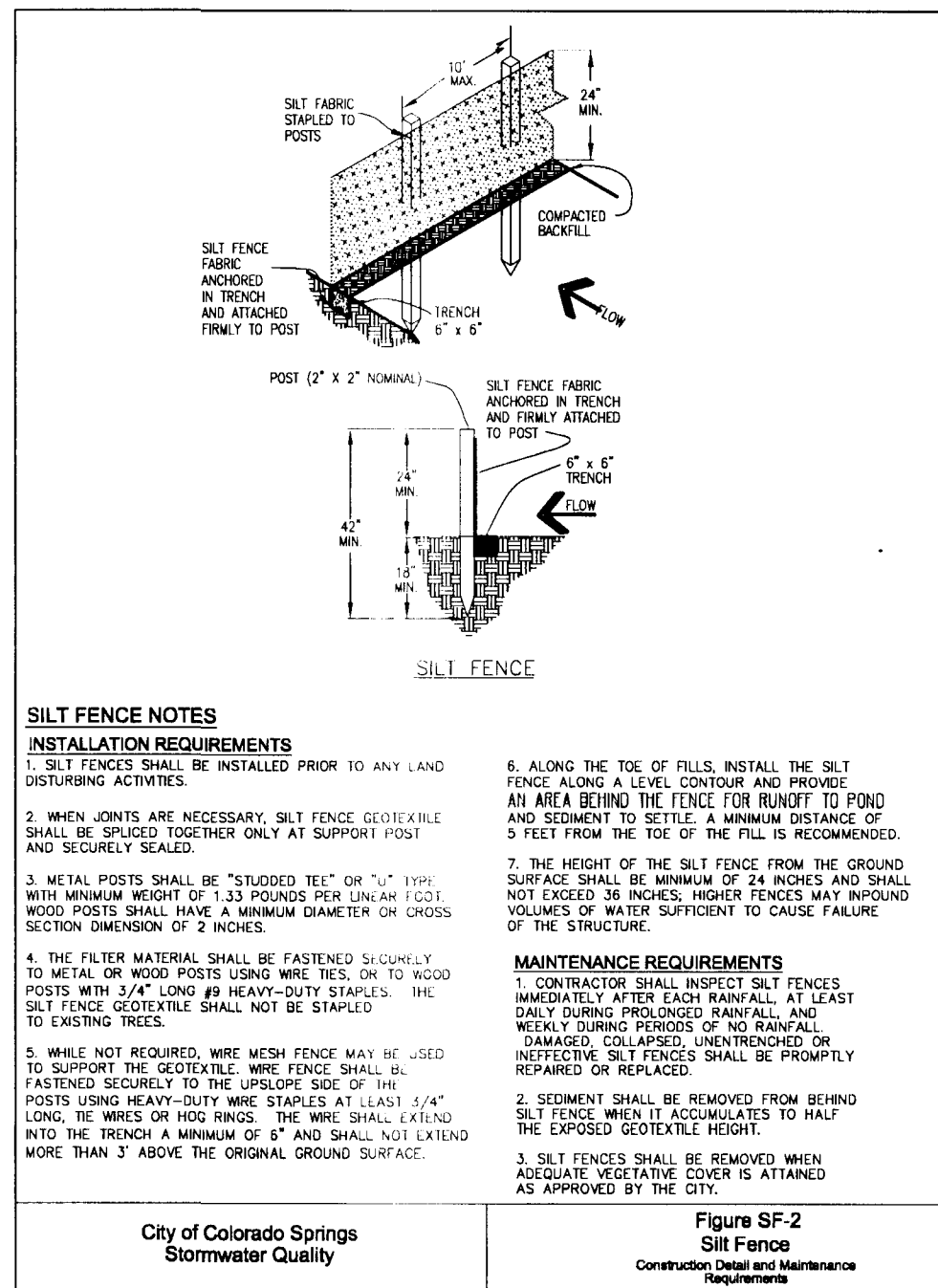
PROPOSED 10' SLOPE EASEMENT 0.07 ACRES

Revised 7/07/10

1. Construction may not commence until a Construction Permit is obtained from Development Services and a Reclamation Conference is held with Construction Services Inspectors.
2. 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.
3. Notwithstanding anything depicted in these plans in words or graphic representation, all design and construction related to roads, storm drainage and erosion control shall conform to the standards and requirements of the most recent version of the relevant adopted El Paso County standards, including the Land Development Code, the Engineering Criteria Manual, the Drainage Criteria Manual, and the Drainage Criteria Manual Volume 2. Any deviations to regulations and standards must be requested, and approved, in writing.
4. A separate Stormwater Management Plan (SMWP) for this project shall be completed and an Erosion and Stormwater Quality Control Permit (ESQCP) issued prior to commencing construction. During construction the SMWP is the responsibility of the designated Stormwater Manager, shall be located on site at all times and shall be kept up to date with work progress and changes in the field.
5. Once the ESQCP has been issued, the contractor may install the initial stage erosion and sediment control BMPs as indicated on the GEC. A preconstruction meeting between the contractor, engineer, and El Paso County will be held prior to any construction. It is the responsibility of the applicant to coordinate the meeting time and place with County DSD inspections staff.
6. Soil erosion control measures for all slopes, channels, ditches, or any disturbed land area shall be completed within 21 calendar days after final grading, or final earth disturbance, has been completed. Disturbed areas and stockpiles which are not at final grade but will remain dormant for longer than 30 days shall also be mulched within 21 days after interim grading. An area that is going to remain in an interim state for more than 60 days shall also be seeded. All temporary soil erosion control measures and BMPs shall be maintained until permanent soil erosion control measures are implemented and established.
7. Temporary soil erosion control facilities shall be removed and earth disturbance areas graded and stabilized with permanent soil erosion control measures pursuant to standards and specification prescribed in the DCM Volume II and the Engineering Criteria Manual (ECM) appendix I.
8. All persons engaged in earth disturbance shall implement and maintain acceptable soil erosion and sediment control measures including BMPs in conformance with the erosion control technical standards of the Drainage Criteria Manual (DCM) Volume II and in accordance with the Stormwater Management Plan (SWMP).
9. All temporary erosion control facilities including BMPs and all permanent facilities intended to control erosion of any earth disturbance operations, shall be installed as defined in the approved plans, the SWMP and the DCM Volume II and maintained throughout the duration of the earth disturbance operation.
10. Any earth disturbance shall be conducted in such a manner so as to effectively reduce accelerated soil erosion and resulting sedimentation. All disturbances shall be designed, constructed, and completed so that the exposed area of any disturbed land shall be limited to the shortest practical period of time.
11. Any temporary or permanent facility designed and constructed for the conveyance of stormwater around, through, or from the earth disturbance area shall be designed to limit the discharge to a non-erosive velocity.
12. Concrete wash water shall be contained and disposed of in accordance with the SWMP. No wash water shall be discharged to or allowed to runoff to State Waters, including any surface or subsurface storm drainage system or facilities.
13. Erosion control blanketing is to be used on slopes steeper than 3:1.
14. Building, construction, excavation, or other waste materials shall not be temporarily placed or stored in the street, alley, or other public way, unless in accordance with an approved Traffic Control Plan. BMP's may be required by El Paso County Engineering if deemed necessary, based on specific conditions and circumstances.
15. Vehicle tracking of soils and construction debris off-site shall be minimized. Materials tracked offsite shall be cleaned up and properly disposed of immediately.
16. 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.
17. The owner, site developer, contractor, and/or their authorized agents shall be responsible for the removal of all construction debris, dirt, trash, rock, sediment, and sand that may accumulate in the storm sewer or other drainage conveyance system and stormwater appurtenances as a result of site development.
18. 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.
19. No chemicals are to be used by the contractor, which have the potential to be released in stormwater unless permission for the use of a specific chemical is granted in writing by the ECM Administrator. In granting the use of such chemicals, special conditions and monitoring may be required.
20. Bulk storage structures for petroleum products and other chemicals shall have adequate protection so as to contain all spills and prevent any spilled material from entering State Waters, including any surface or subsurface storm drainage system or facilities.
21. No person shall cause the impediment of stormwater flow in the flow line of the curb and gutter or in the ditchline.
22. Individuals shall comply with the "Colorado Water Quality Control Act" (Title 25, Article 8, CRS), and the "Clean Water Act" (33 USC 1344), in addition to the requirements included in the DCM Volume II and the ECM Appendix I. All appropriate permits must be obtained by the contractor prior to construction (NPDES, Floodplain, 404, fugitive dust, etc.). In the event of conflicts between these requirements and laws, rules, or regulations of other Federal, State, or County agencies, the more restrictive laws, rules, or regulations shall apply.
23. All construction traffic must enter/exit the site at approved construction access points.
24. Prior to actual construction the permittee shall verify the location of existing utilities.
25. A water source shall be available on site during earthwork operations and utilized as required to minimize dust from earthwork equipment and windblown dust.
26. The soils report for this site shall be considered a part of these plans.

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.



<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.

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

MULCHING APPLICATION: CONFORM TO CDOT
SPEC-SECTION 213.

PERIODIC SITE INSPECTIONS	BI-WEEKLY ¹
RE-VEGETATION OF EXPOSED SOILS	WITHIN 21 DAYS OF GRADING
SEDIMENT REMOVAL FROM BMP'S	MONTHLY ²
REMOVAL OF BMP'S	AFTER STABILIZATION ACHIEVED

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


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

ESTIMATED TIME SCHEDULE:

INSTALL BMP'S
ROADWAY GRADING
SEEDING & MULCHING
STABILIZATION

JANUARY, 2014
JANUARY, 2014
AUGUST, 2014
OCTOBER 2015

Update schedule



JPS
ENGINEERING

19 E. Willamette Ave.
Colorado Springs, CO
80903

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

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

THE RESERVE AT CORRAL BLUFFS SUBDIVISION

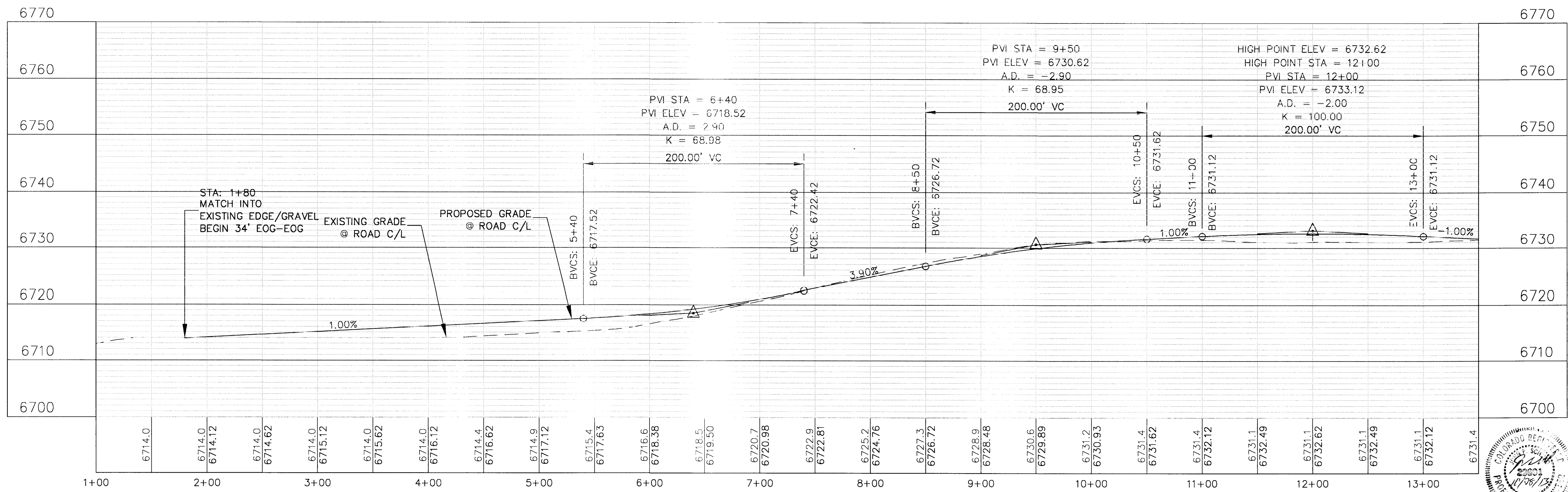
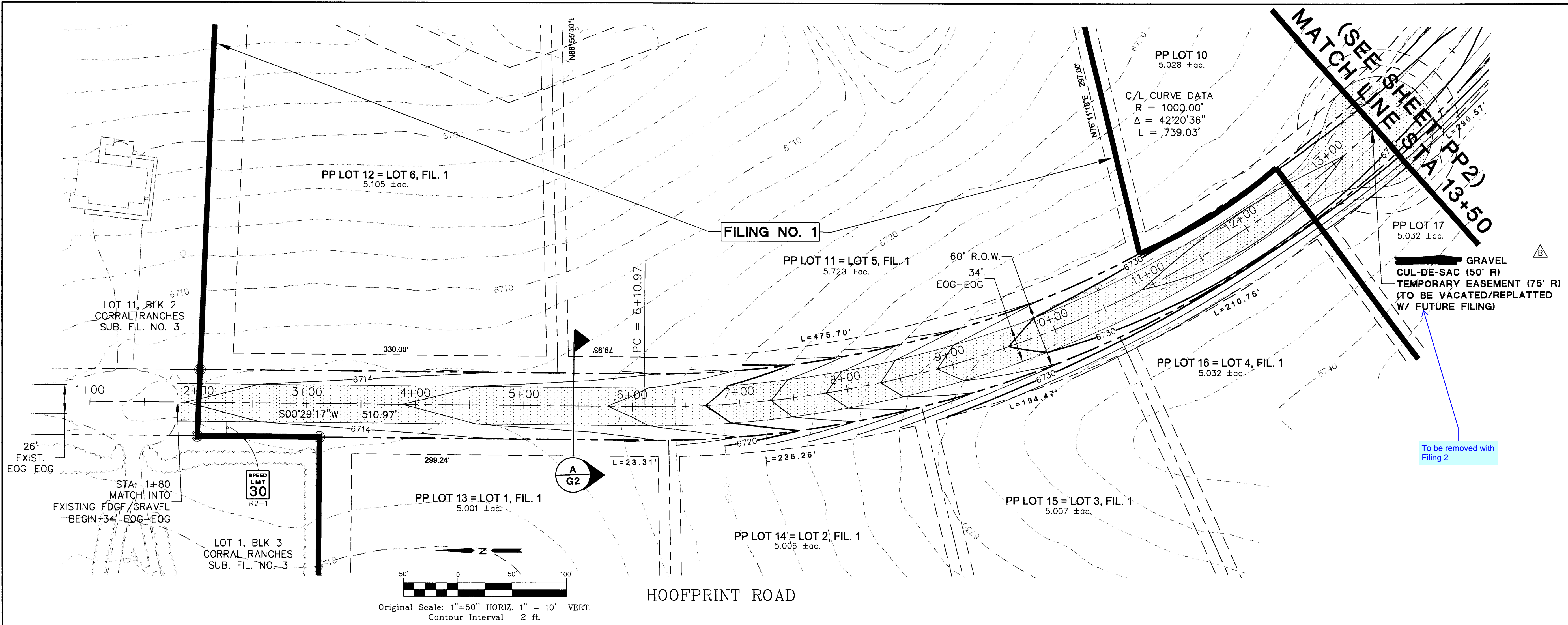
EROSION CONTROL NOTES & DETAILS

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

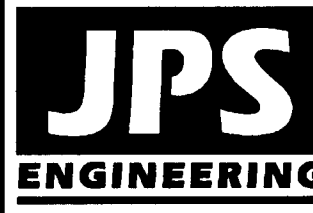


C:\Menu Projects\2004\081104-corral-bluffs\dwg\Construction\PP1.dwg Oct 23, 2013 - 9:53pm



THE RESERVE AT CORRAL BLUFFS SUBDIVISION

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



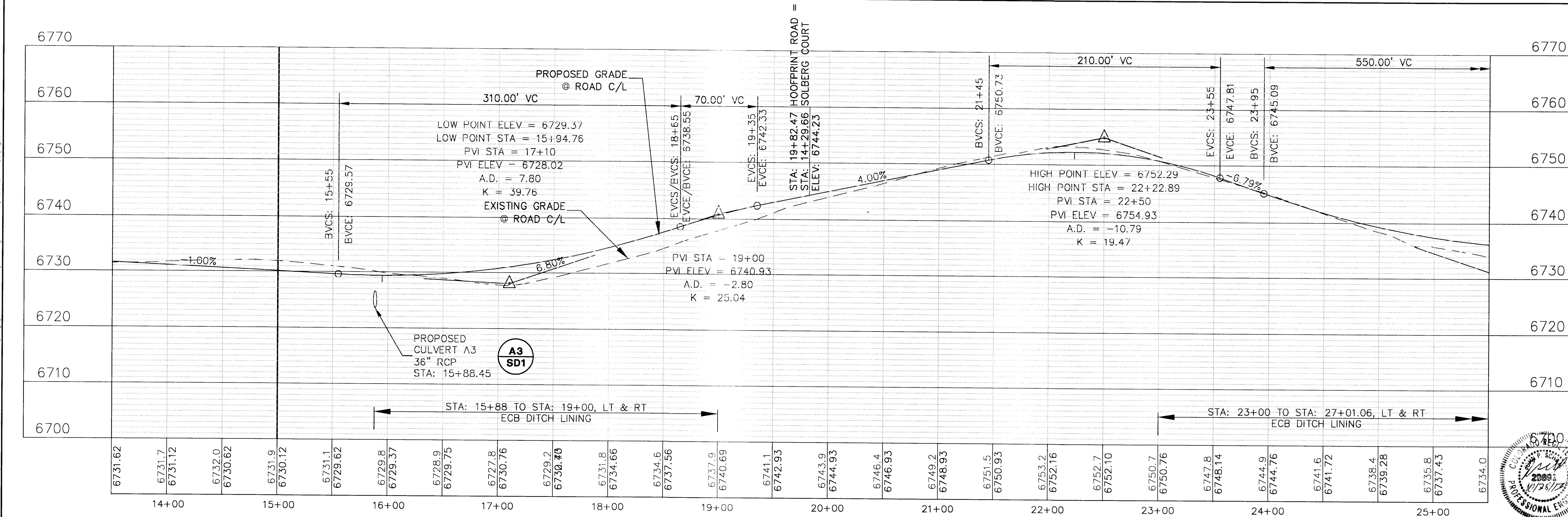
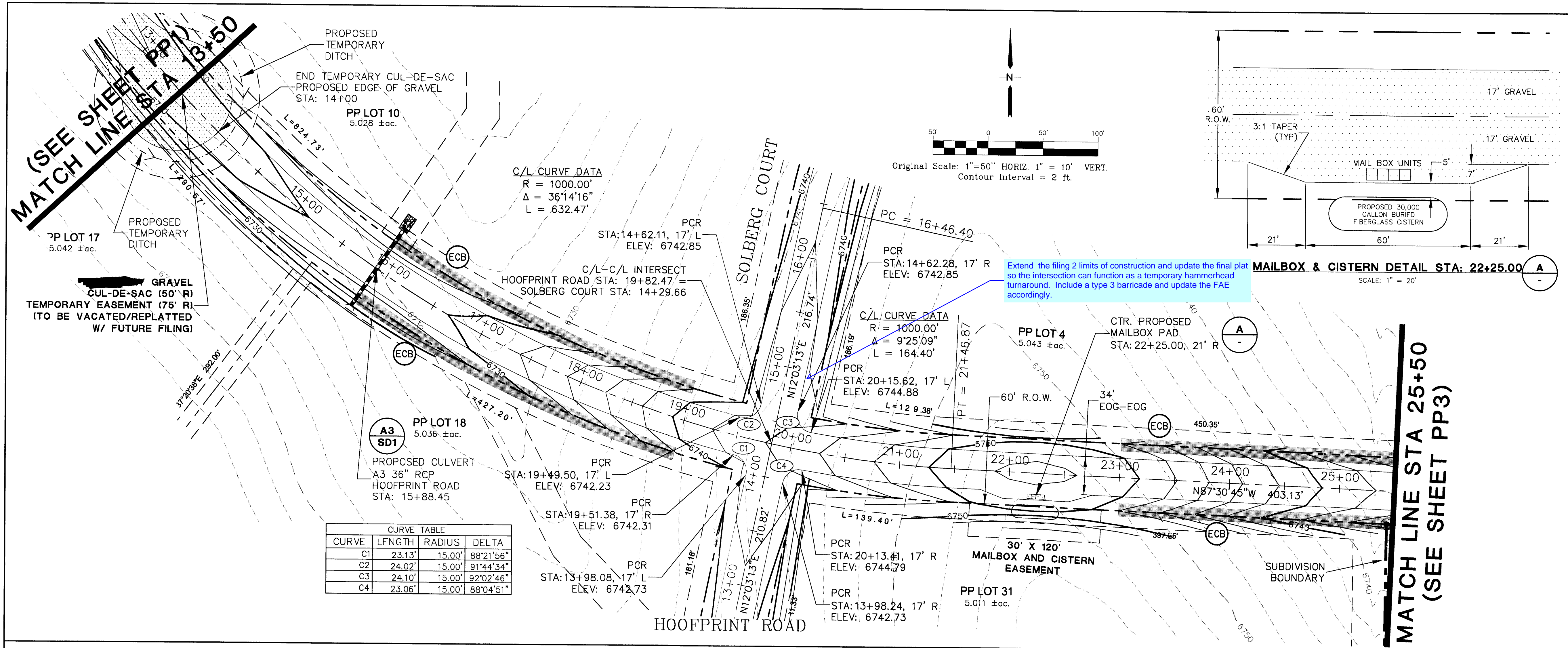
19 E. Willamette Ave.
Colorado Springs, CO
80903
PH: 719-477-9429
FAX: 719-471-0766
www.jpsengr.com

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
SHEET:	

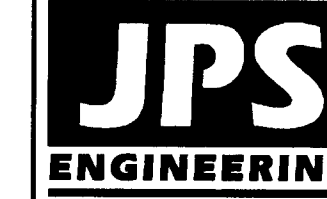
PP1

G:_cave Projects\2004\08104\corral-bluffs\dwg\Construction\PP.dwg Oct 23, 2013 - 9:54pm



THE RESERVE AT CORRAL BLUFFS SUBDIVISION

HOOFPRIENT ROAD PLAN AND PROFILE STA: 13+50 TO 25+50

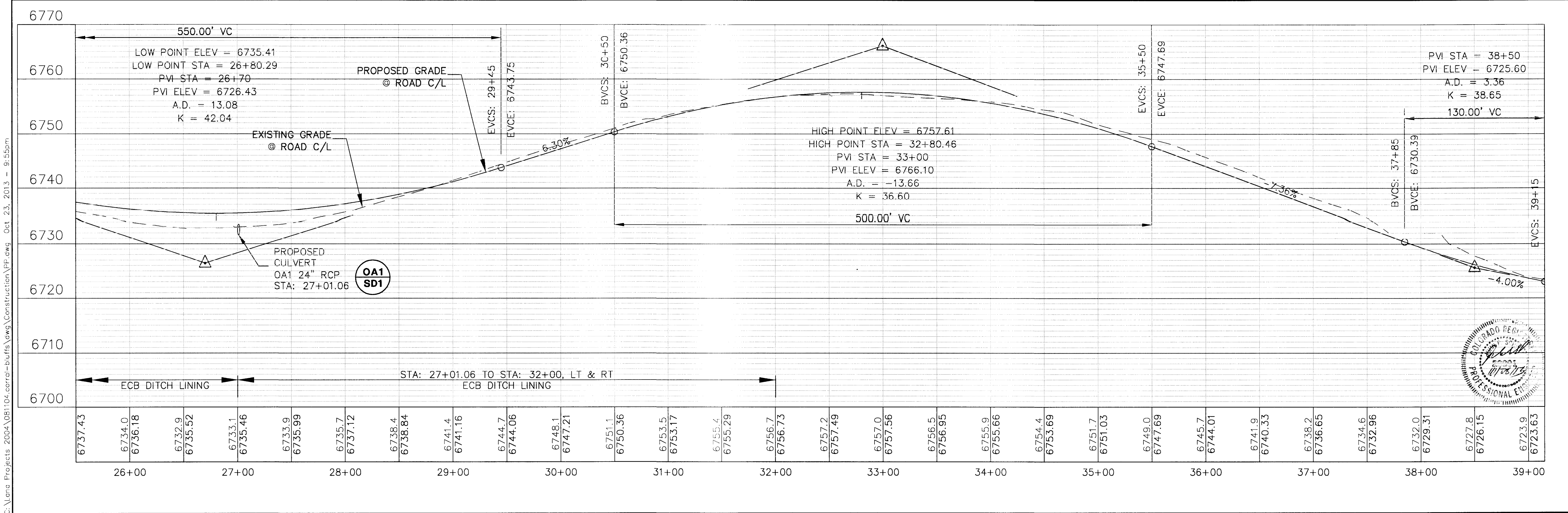
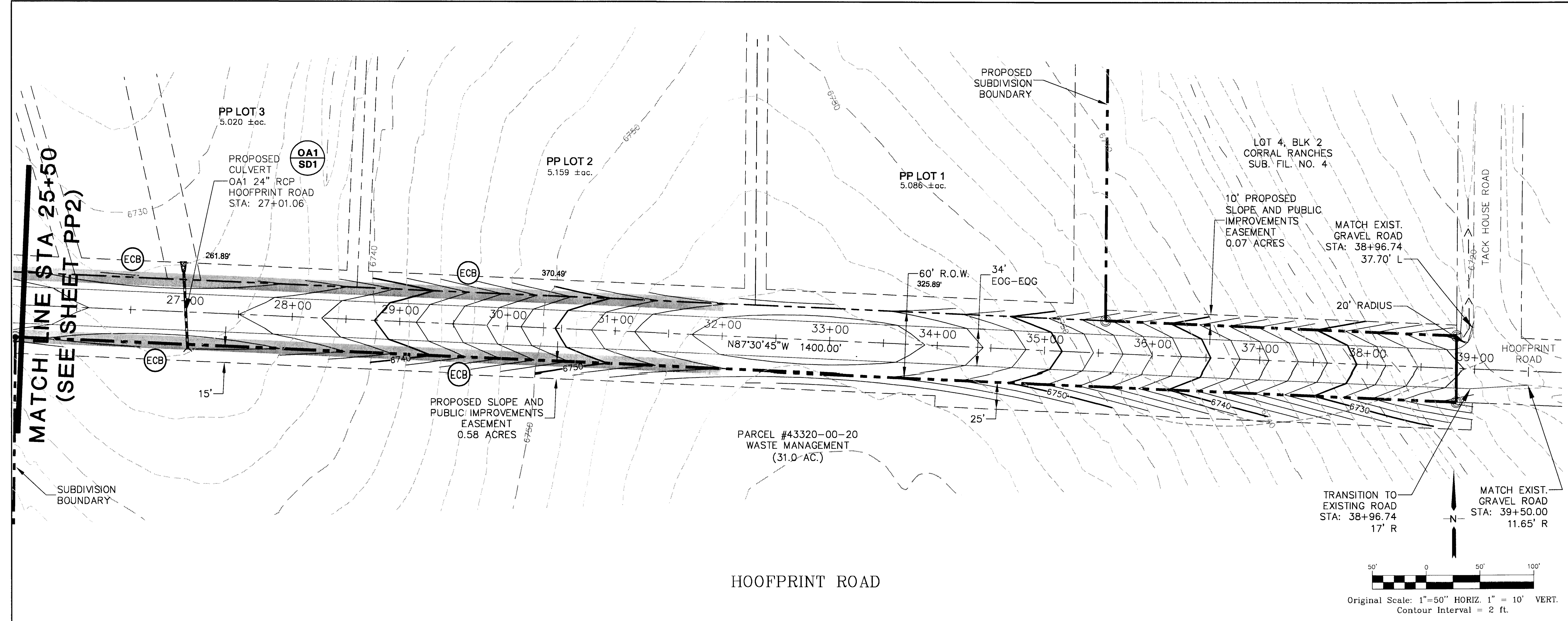


19 E. Willamette Ave.
Colorado Springs, CO
80903
PH: 719-477-9429
FAX: 719-471-0766
www.jpsengr.com

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

PP2



THE RESERVE AT CORRAL BLUFFS SUBDIVISION

HOOFPRINT ROAD

PLAN AND PROFILE

STA: 25+50 TO 39+00

PP3

JPS ENGINEERING

19 E. Willamette Ave.
Colorado Springs, CO 80903

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

REVISION	BY	DATE
1	JPS	3/8/13
2	JPS	7/31/13
3	JPS	10/21/13

HOOFPRINT ROAD

STA: 25+50 TO 39+00

PP3

HORZ. SCALE: 1"=50'

VERT. SCALE: 1"=10'

DRAWN: MSP

DESIGNED: JPS

SURVEYED: LWA

CHECKED: JPS

CREATED: 01/30/12

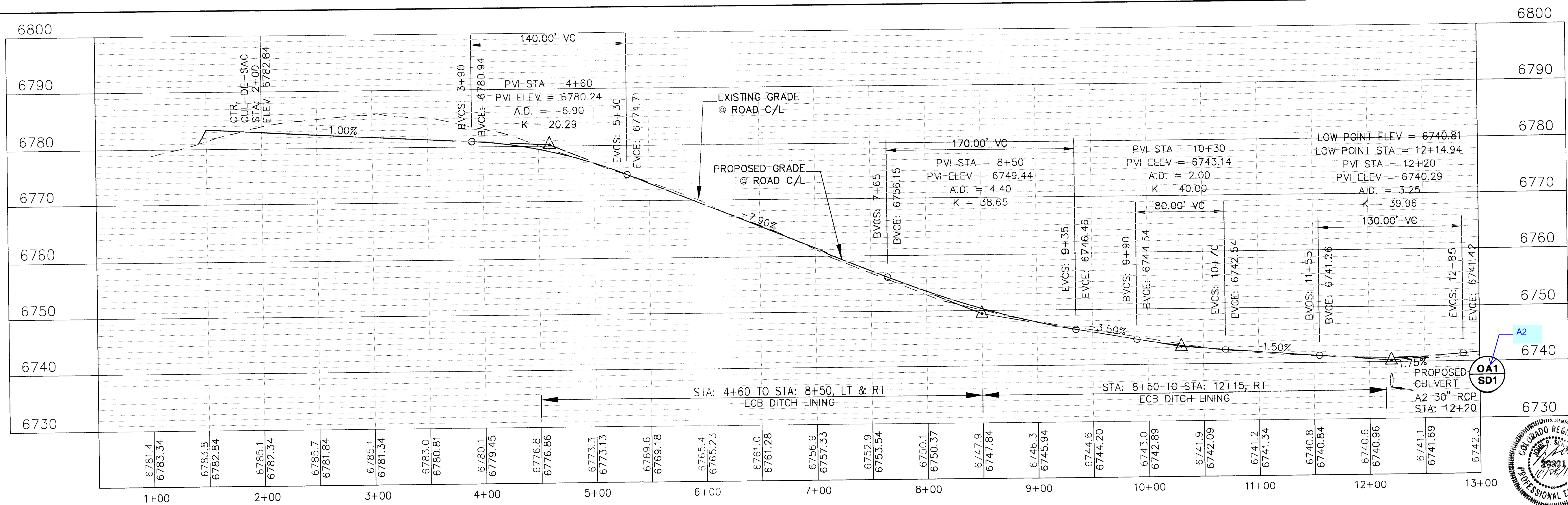
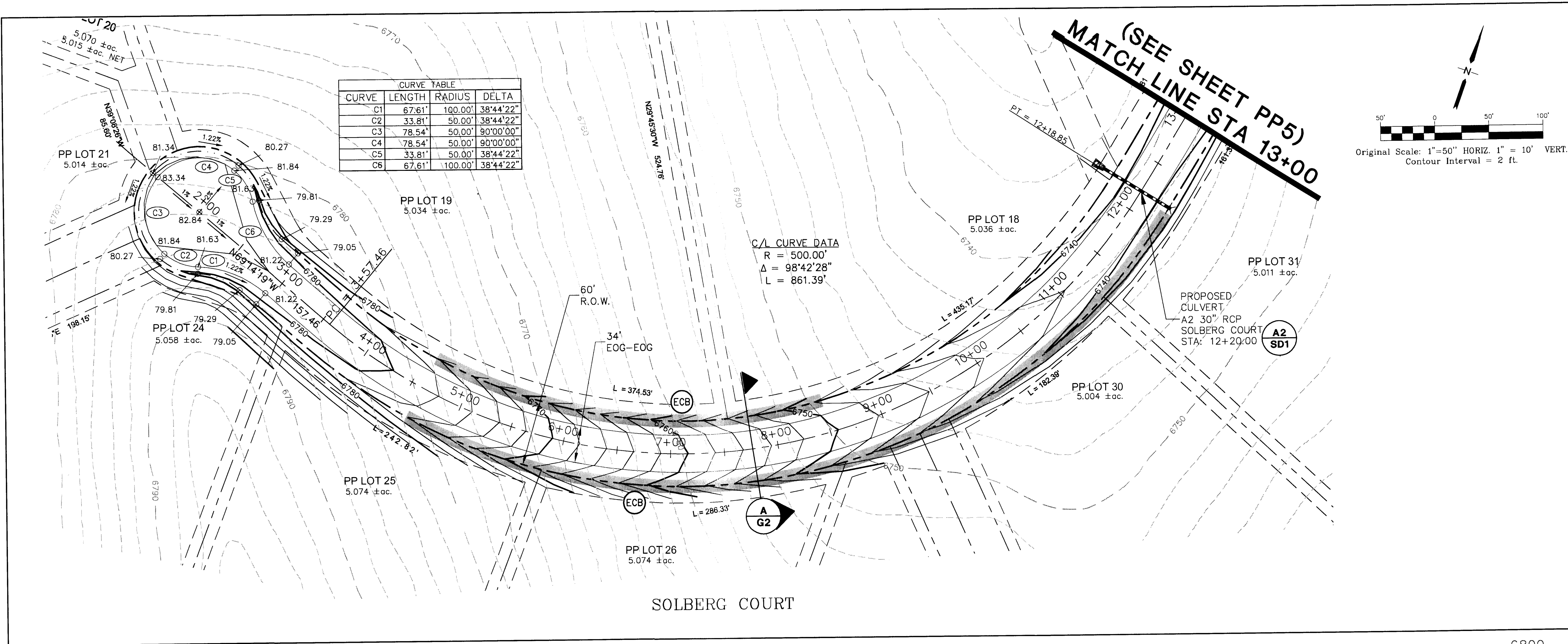
LAST MODIFIED: 10/21/13

PROJECT NO: 081104

MODIFIED BY: MSP

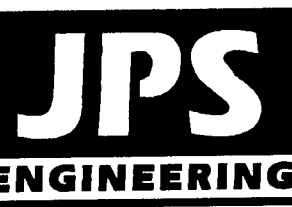
SHEET:

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
www.jpsengr.com

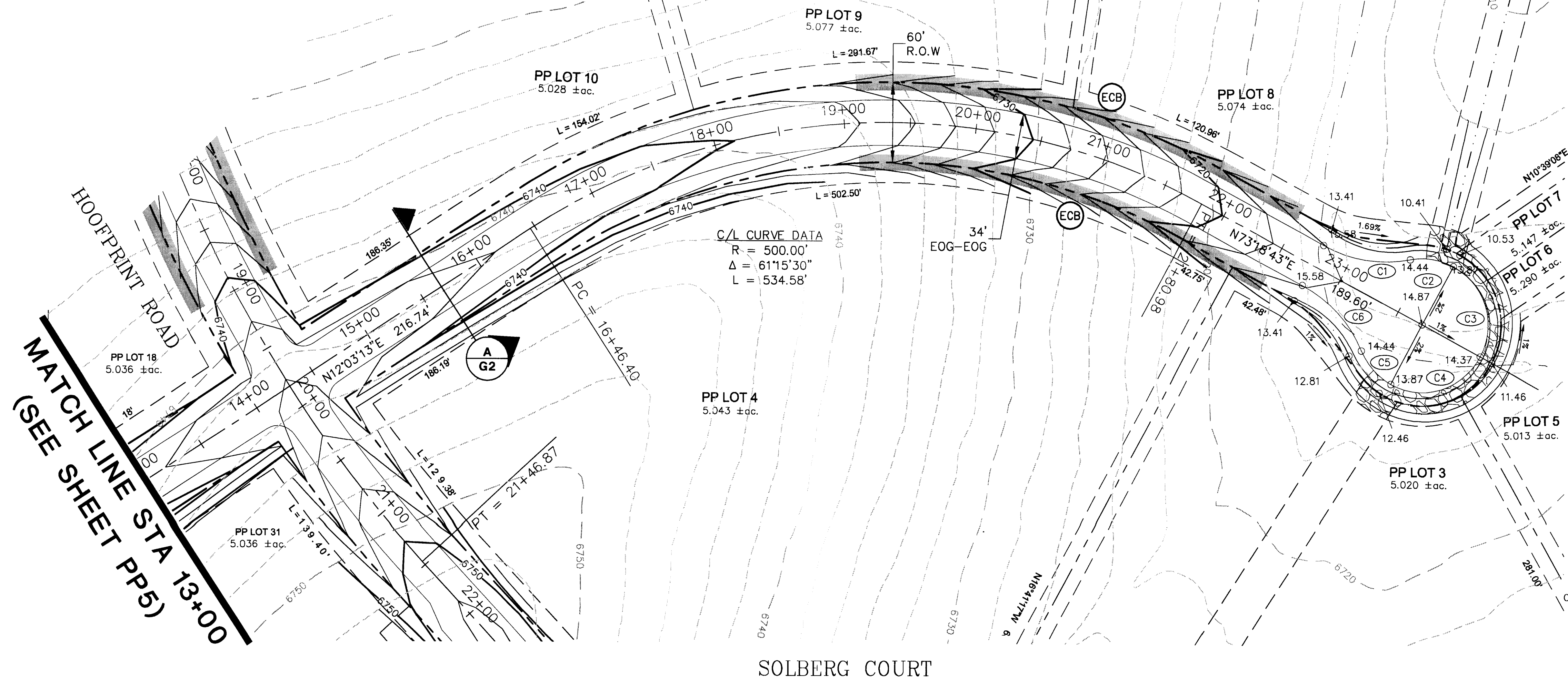
No.	REVISION	BY	DATE
1	COUNTY SUBMITTAL	JPS	3/8/13
2	COUNTY COMMENTS	JPS	7/31/13
3	COUNTY COMMENTS	JPS	10/21/13

HORIZ. SCALE: 1" = 50'
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

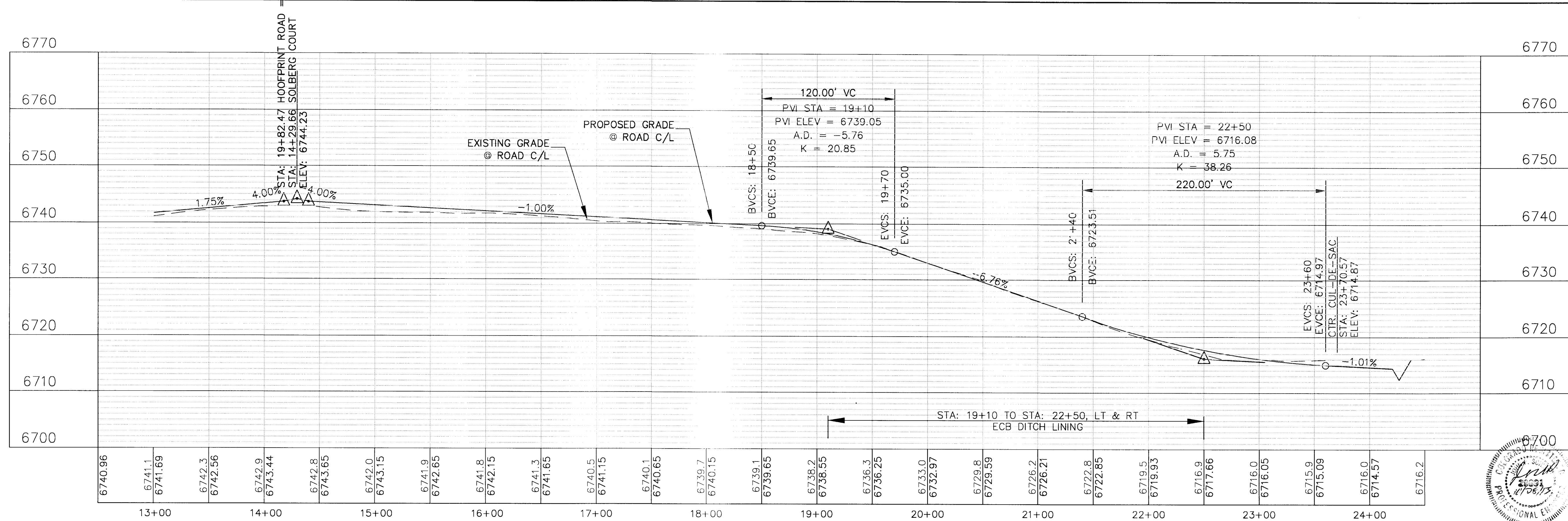
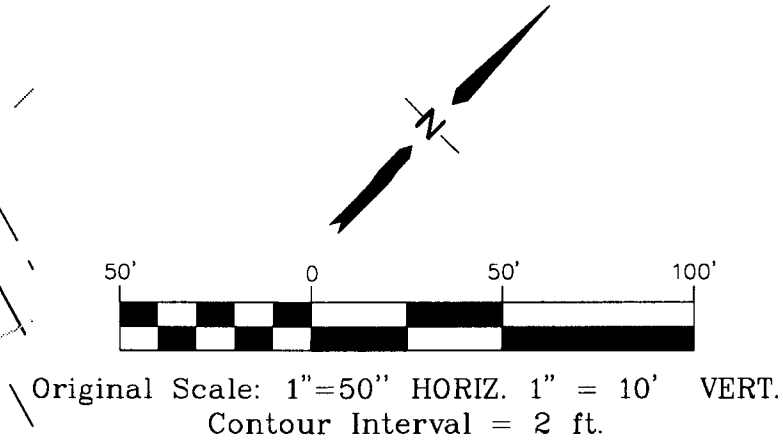
G:\Users\Projects\2004\081104\corral-bluffs\Construction\PP5.dwg Oct 23, 2013 9:56pm

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

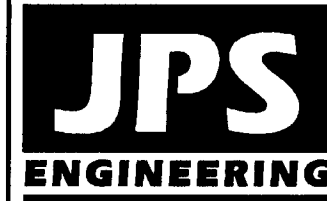


CURVE TABLE			
CURVE	LENGTH	RADIUS	DELTA
C1	67.61'	100.00'	38°44'22"
C2	33.81'	50.00'	38°44'22"
C3	78.54'	50.00'	90°00'00"
C4	78.54'	50.00'	90°00'00"
C5	33.81'	50.00'	38°44'22"
C6	67.61'	100.00'	38°44'22"

C/L CURVE DATA
R = 500.00'
Δ = 61°15'30"
L = 534.58'



THE RESERVE AT CORRAL BLUFFS SUBDIVISION



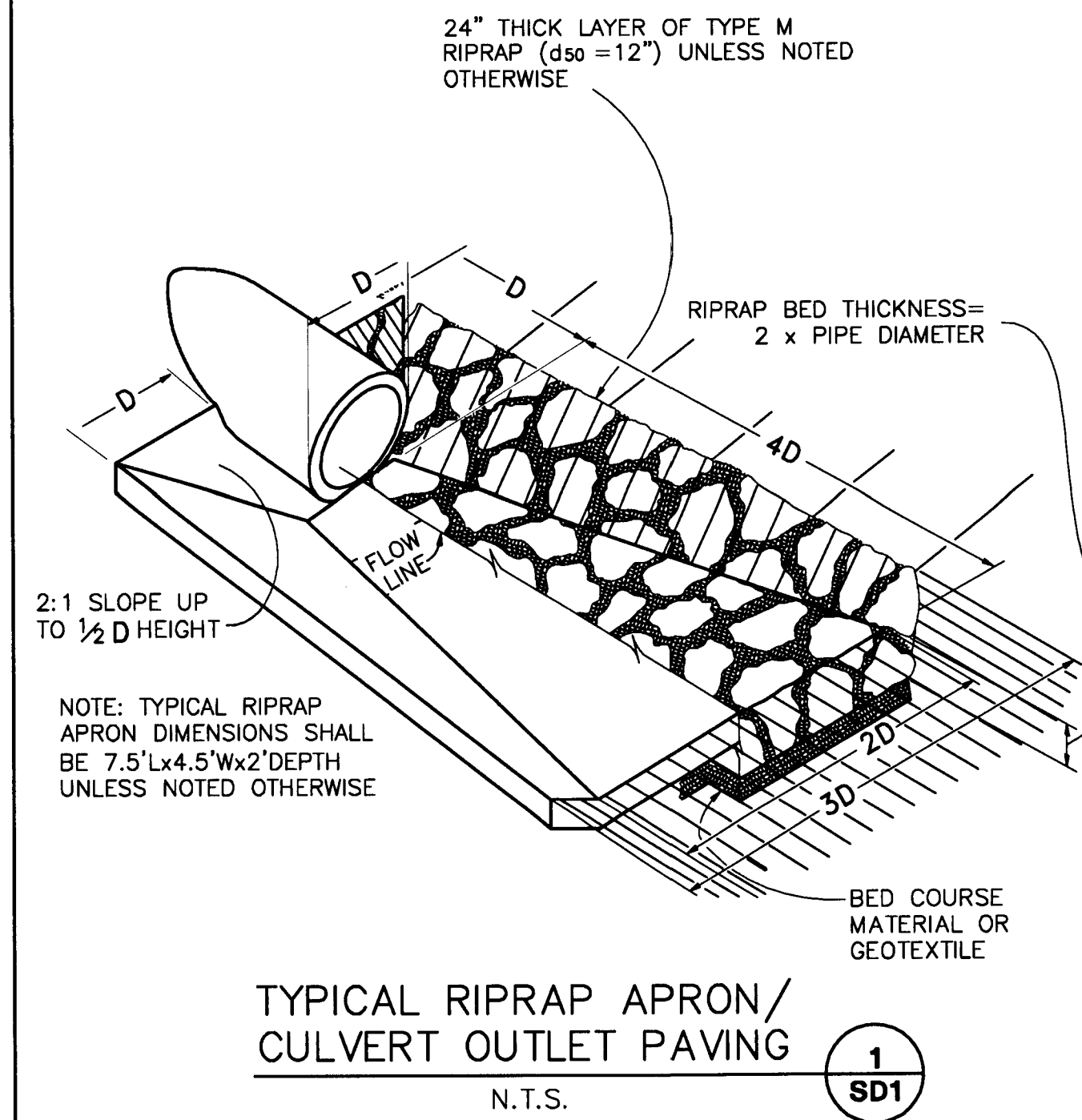
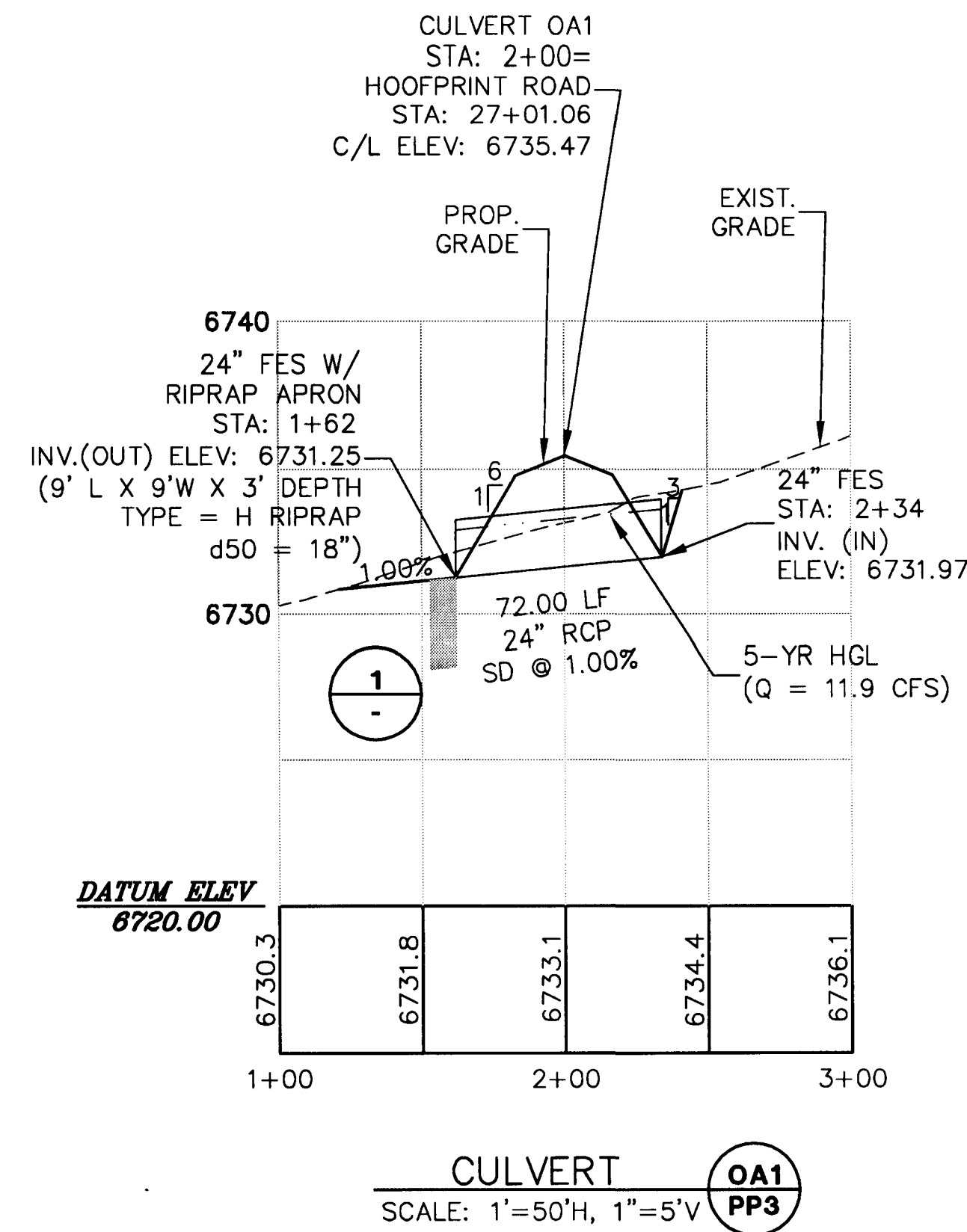
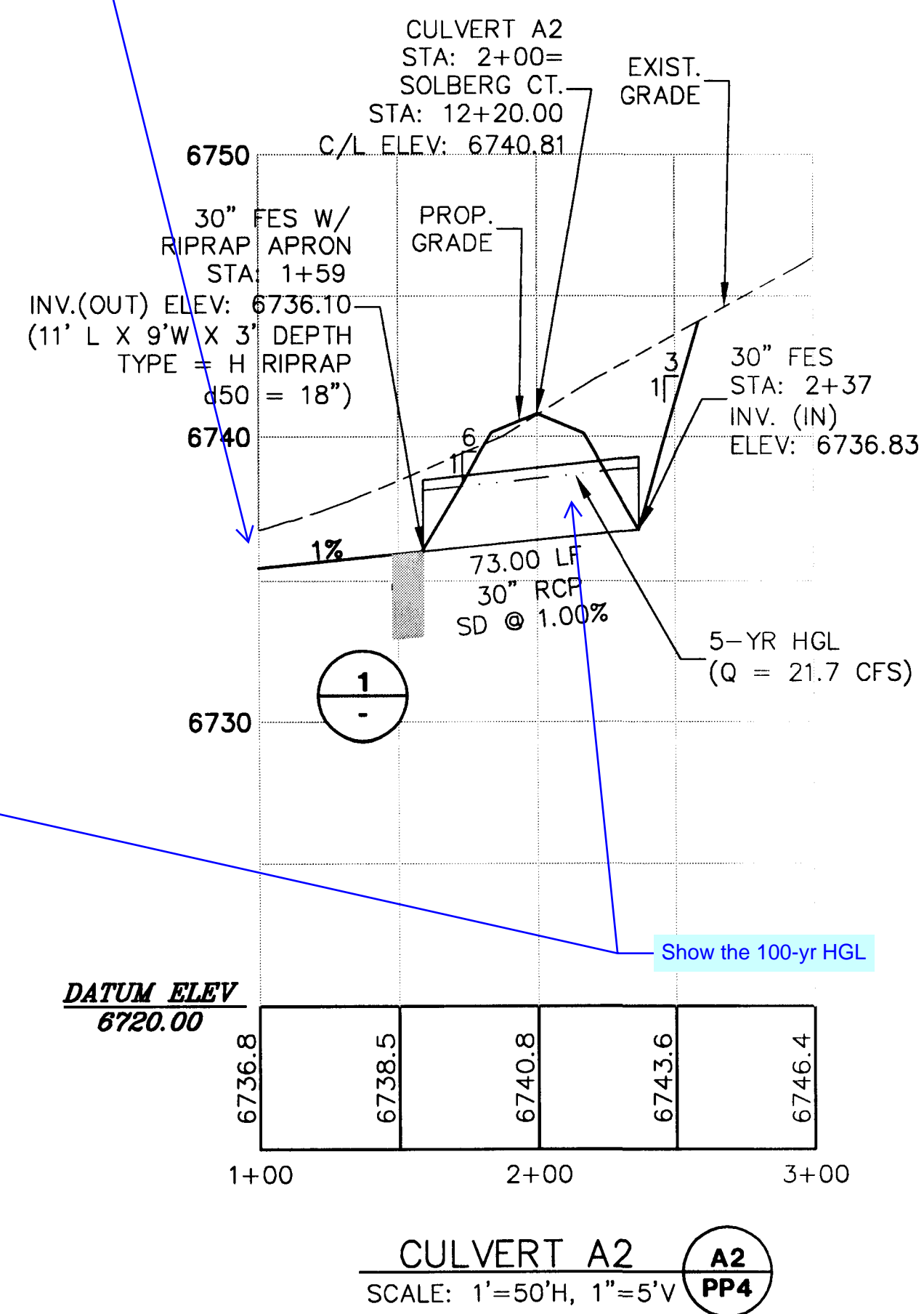
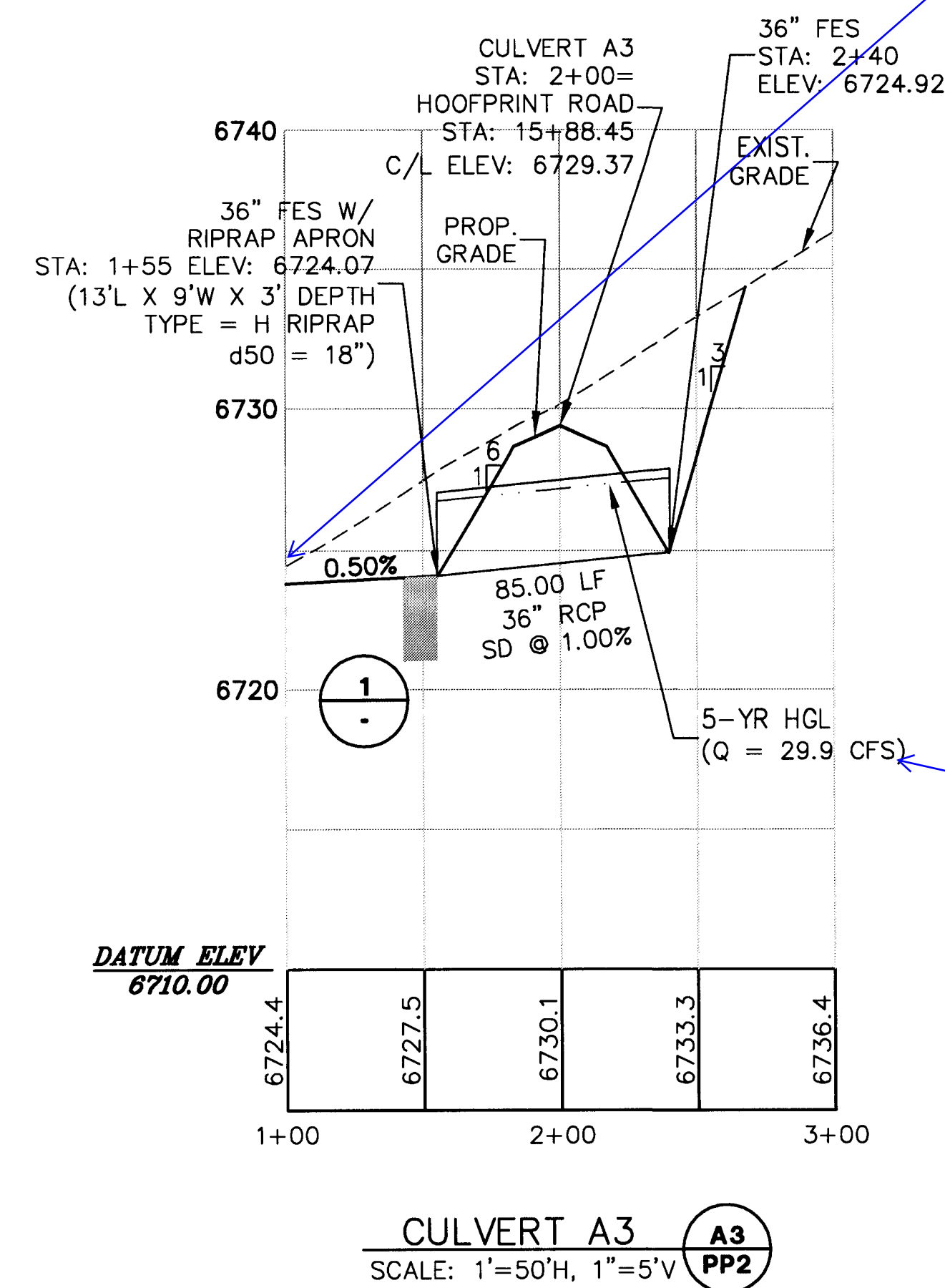
19 E. Willamette Ave.
Colorado Springs, CO
80903
PH: 719-477-9429
FAX: 719-471-0766
www.jpsegr.com

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

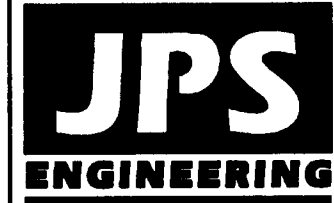
SOLBERG COURT
PLAN AND PROFILE
STA: 13+00 TO 24+50

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
<u>A</u>	COUNTY SUBMITTAL	JPS	3/8/13
<u>B</u>	COUNTY COMMENTS	JPS	7/31/13
<u>C</u>	COUNTY SUBMITTAL	JPS	10/21/13

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



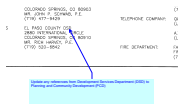
Markup Summary

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



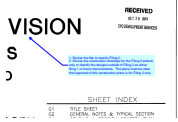
Subject: Callout
Page Label: 1
Lock: Unlocked
Status:
Checkmark: Unchecked
Author: dsdlaforce
Date: 4/30/2018 9:25:42 AM
Color: ■

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.



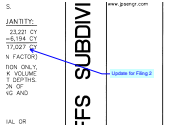
Subject: Text Box
Page Label: 1
Lock: Unlocked
Status:
Checkmark: Unchecked
Author: dsdlaforce
Date: 4/30/2018 1:25:18 PM
Color: ■

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



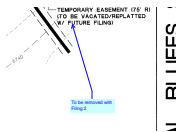
Subject: Callout
Page Label: 3
Lock: Unlocked
Status:
Checkmark: Unchecked
Author: dsdlaforce
Date: 4/30/2018 9:47:43 AM
Color: ■

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



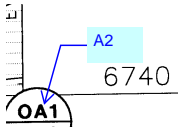
Subject: Callout
Page Label: 5
Lock: Unlocked
Status:
Checkmark: Unchecked
Author: dsdlaforce
Date: 4/30/2018 9:51:38 AM
Color: ■

To be removed with Filing 2



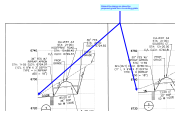
Subject: Callout
Page Label: 6
Lock: Unlocked
Status:
Checkmark: Unchecked
Author: dsdlaforce
Date: 4/30/2018 3:01:13 PM
Color: ■

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.



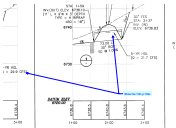
Subject: Callout
Page Label: 8
Lock: Unlocked
Status:
Checkmark: Unchecked
Author: dsdlaforce
Date: 4/30/2018 2:29:19 PM
Color: ■

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.