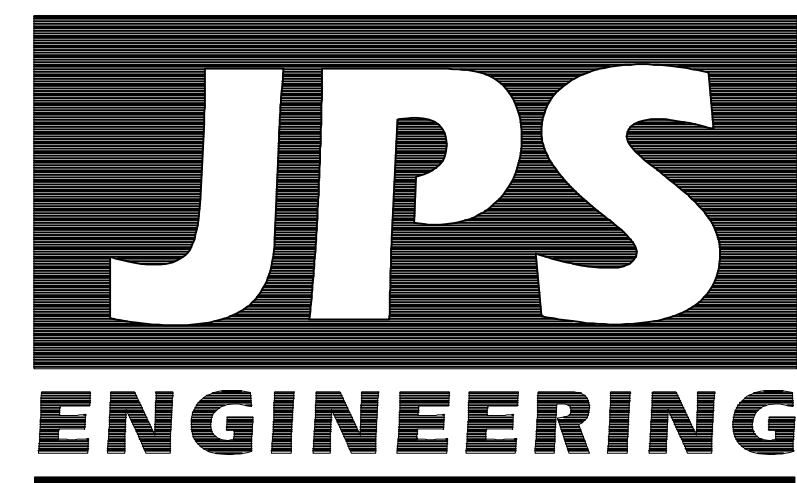


SILVERADO RANCH FILING NO. 1 Construction Drawings El Paso County, Colorado

PREPARED FOR:

SILVERADO RANCH, INC.
18911 CHERRY SPRINGS RANCH DRIVE
MONUMENT, COLORADO 80132

PREPARED BY:



19 East Willamette Avenue
Colorado Springs, Colorado 80903
MARCH 2018

Add:
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.

AGENCIES/CONTACTS

DEVELOPER: SILVERADO RANCH, INC.
MR. STAN SEARLE
18911 CHERRY SPRINGS RANCH DRIVE
MONUMENT, CO 80132
(719) 481-3735

CIVIL ENGINEER: JPS ENGINEERING, INC.
19 E. WILLAMETTE AVENUE
COLORADO SPRINGS, CO 80903
MR. JOHN P. SCHWAB, P.E.
(719) 477-9429

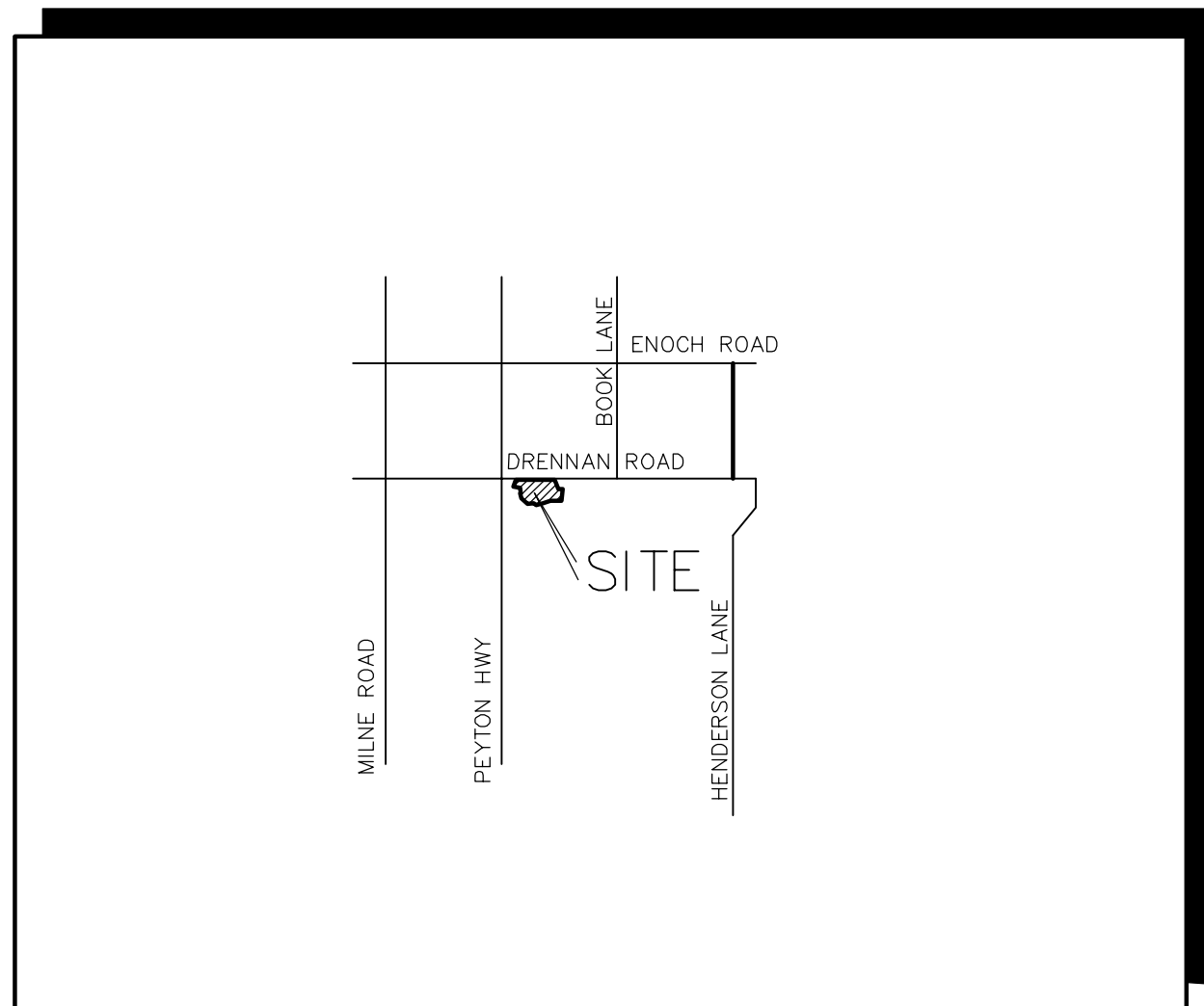
LOCAL ROADS & DRAINAGE: EL PASO COUNTY PCD
2880 INTERNATIONAL CIRCLE
COLORADO SPRINGS, CO 80910
MR. JEFF RICE, P.E.
(719) 520-7877

GAS DEPARTMENT: BLACK HILLS ENERGY
MR. SEBASTIAN SCHWENDER
(719) 359-3176

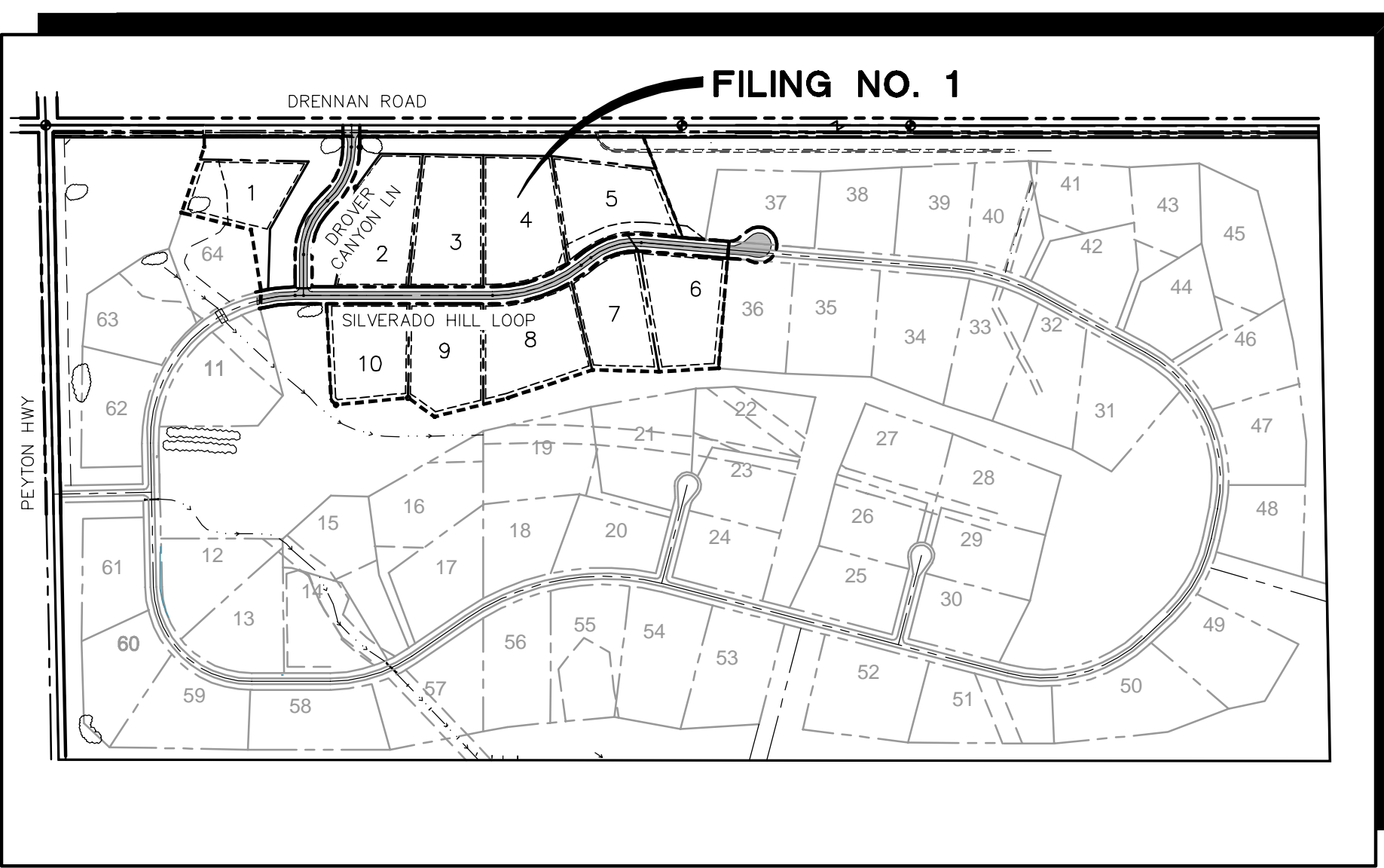
ELECTRIC DEPARTMENT: MOUNTAIN VIEW ELECTRIC ASSOCIATION
11140 E. WOODMEN ROAD
COLORADO SPRINGS, CO 80908
MR. DAVE WALDNER
(719) 495-2283

TELEPHONE COMPANY: QWEST COMMUNICATIONS
(LOCATORS) (800) 922-1987

FIRE DEPARTMENT: ELLICOTT FIRE DISTRICT
FIRE MARSHAL
(719) 683-7323



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 BEARING FOR THIS SUBDIVISION IS THE NORTH LINE OF SECTION 16, S89°58'39"E 5277.00' FROM THE NORTHWEST CORNER SECTION 16 TO THE NORTHEAST CORNER OF SECTION 16.

BENCHMARK:
USGS BRASS CAP 11 AJK 5752
LOCATED IN THE N.W. CORNER OF
THE INTERSECTION OF ELLICOTT
HIGHWAY AND DRENNAN ROAD
ELEV = 5755.00-NAVD 88

SHEET INDEX

G1	TITLE SHEET
G2	GENERAL NOTES & TYPICAL SECTION
C1	MASTER GRADING PLAN
C1.1	GRADING & EROSION CONTROL PLAN
C2	EROSION CONTROL NOTES & DETAILS
PP1	DROVER CANYON LANE PLAN & PROFILE STA: 10+00 TO 17+62.47
PP2	SILVERADO HILL LOOP PLAN & PROFILE STA: 20+00 TO 31+50
PP3	SILVERADO HILL LOOP PLAN & PROFILE STA: 31+50 TO 40+00

DESIGN ENGINEER'S STATEMENT:

THESE DETAILED PLANS AND SPECIFICATIONS WERE PREPARED UNDER MY DIRECTION AND SUPERVISION. SAID PLANS AND SPECIFICATIONS HAVE BEEN PREPARED ACCORDING TO THE CRITERIA ESTABLISHED BY THE COUNTY FOR DETAILED ROADWAY, DRAINAGE, GRADING AND EROSION CONTROL PLANS AND SPECIFICATIONS, AND SAID PLANS AND SPECIFICATIONS ARE IN CONFORMITY WITH APPLICABLE MASTER DRAINAGE PLANS AND MASTER TRANSPORTATION PLANS. SAID PLANS AND SPECIFICATIONS MEET THE PURPOSES FOR WHICH THE PARTICULAR ROADWAY AND DRAINAGE FACILITIES ARE DESIGNED AND ARE CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. I ACCEPT RESPONSIBILITY FOR LIABILITY CAUSED BY NEGLIGENT ACTS, ERRORS OR OMISSIONS ON MY PART IN PREPARATION OF THESE DETAILED PLANS AND SPECIFICATIONS.

JOHN P. SCHWAB, P.E. #29891 _____ DATE _____

OWNER/DEVELOPER'S STATEMENT:

I, THE OWNER/DEVELOPER HAVE READ AND WILL COMPLY WITH ALL OF THE REQUIREMENTS SPECIFIED IN THESE DETAILED PLANS AND SPECIFICATIONS.

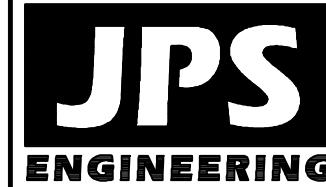
MR. STAN SEARLE _____ DATE _____
SILVERADO RANCH, INC.
18911 CHERRY SPRINGS RANCH DRIVE
MONUMENT, COLORADO 80132

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.

JENNIFER IRVINE, P.E., _____ DATE _____
COUNTY ENGINEER / ECM ADMINISTRATOR



19 E. Willamette Ave.
Colorado Springs, CO
80903

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



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

BY	DATE
JPS	6/13/17
JPS	8/16/17
JPS	10/17/17
JPS	11/29/17
JPS	3/30/2018

NO.	REVISION
1	COUNTY COMMENTS
2	COUNTY COMMENTS
3	COUNTY COMMENTS
4	COUNTY COMMENTS
5	COUNTY SUBMITTAL

SILVERADO RANCH FILING NO. 1

TITLE SHEET

HORIZ. SCALE:	NA	DRAWN:	MSP
VERT. SCALE:	NA	DESIGNED:	JPS
SURVEYED:	LWA	CHECKED:	JPS
CREATED:	11/28/16	LAST MODIFIED:	4/2/18
PROJECT NO:	080603	MODIFIED BY:	MSP

G1

COUNTY GENERAL NOTES:

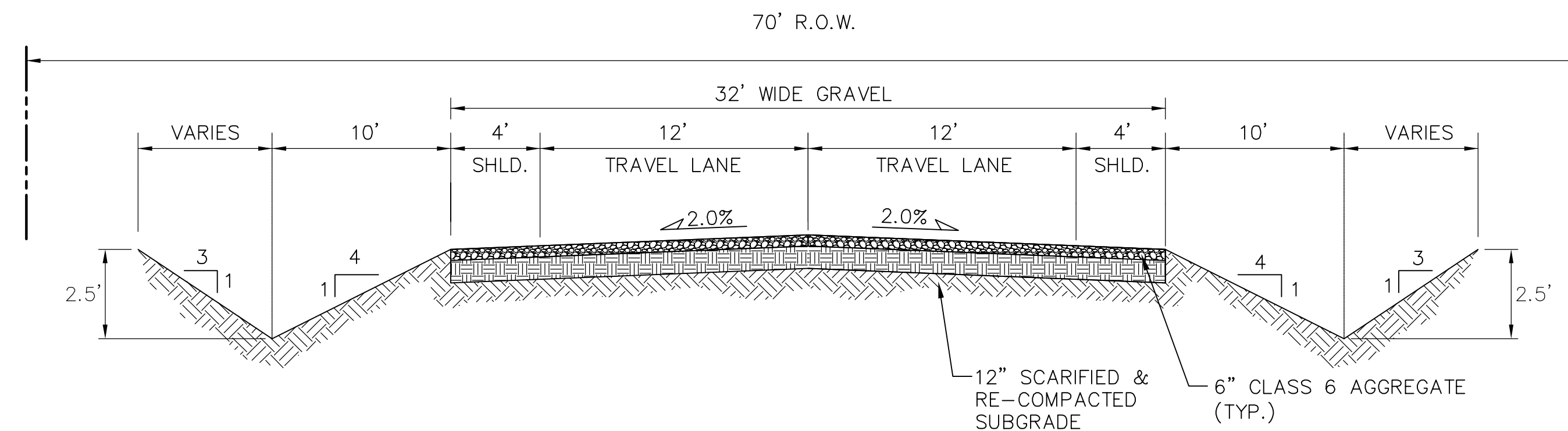
- ALL DRAINAGE AND ROADWAY CONSTRUCTION SHALL MEET THE STANDARDS AND SPECIFICATIONS OF THE CITY OF COLORADO SPRINGS/EL PASO COUNTY DRAINAGE CRITERIA MANUAL, VOLUMES 1 AND 2, AND THE EL PASO COUNTY ENGINEERING CRITERIA MANUAL.
- CONTRACTOR SHALL BE RESPONSIBLE FOR THE NOTIFICATION AND FIELD NOTIFICATION 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 & COMMUNITY DEVELOPMENT DEPARTMENT (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 OWNER. 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.

DESIGN DATA

ROAD CLASSIFICATION:	RURAL LOCAL RESIDENTIAL
DESIGN SPEED:	30 MPH
POSTED SPEED:	30 MPH
ROADWAY WIDTH:	32' EOG-EOG
MIN. HORIZONTAL RADIUS:	300'
MIN. GRADE:	1.0%
MAX. GRADE:	8.0%
MIN. K-VALUE (CREST):	19
MIN. K-VALUE (SAG):	37

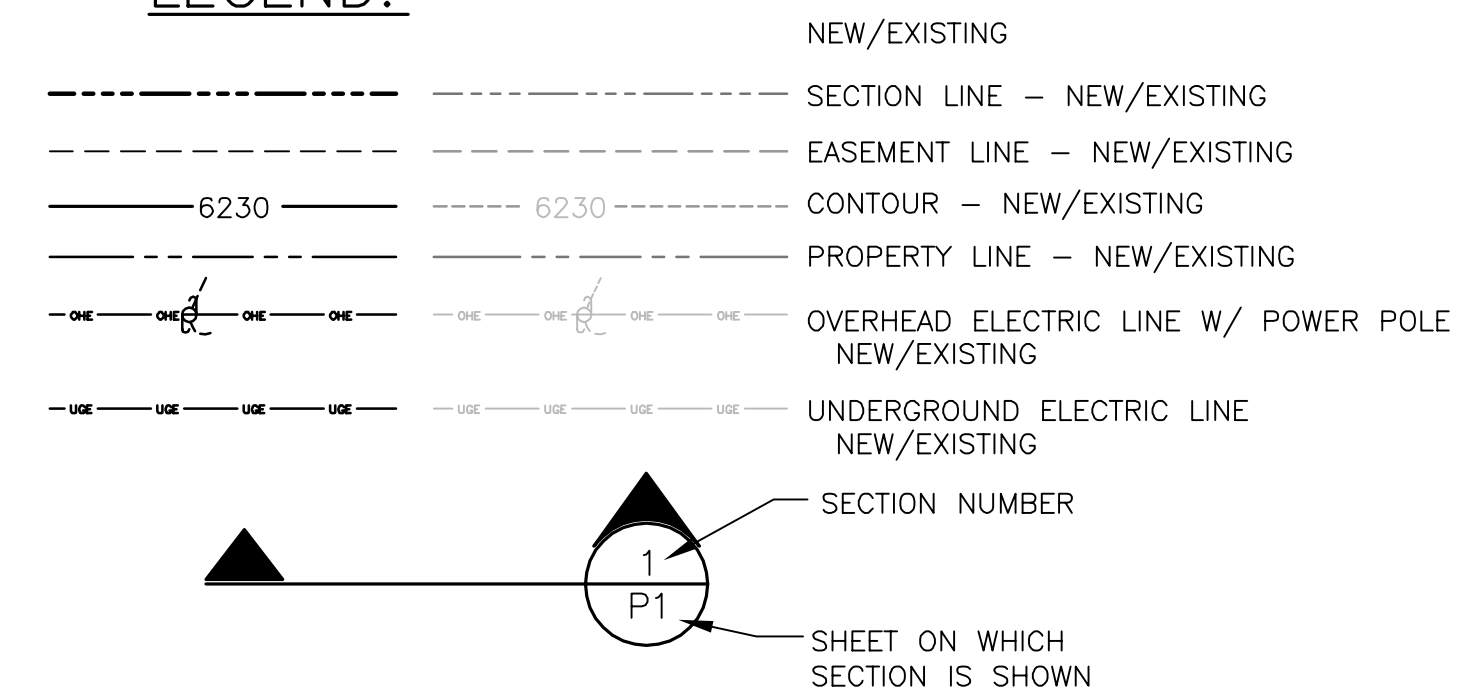


NOTE:
 FILING NO. 1 ROADWAYS SHALL BE CONSTRUCTED AS GRAVEL ROADS. FUTURE FILINGS WILL REQUIRE ASPHALT PAVING PER EPC STANDARDS.

TYPICAL RURAL LOCAL ROADWAY SECTION (A)

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

LEGEND:

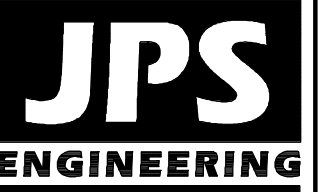


GENERAL DRAINAGE NOTES:

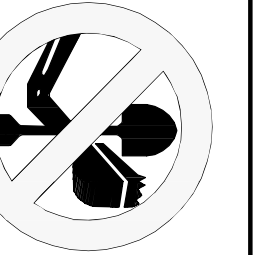
- FINAL LOT AND HOME SITE GRADING IS THE RESPONSIBILITY OF THE INDIVIDUAL LOT OWNERS AND BUILDERS.
- BUILDERS SHALL PROVIDE POSITIVE DRAINAGE AWAY FROM STRUCTURES AND ACCOUNT FOR POTENTIAL CROSS-LOT DRAINAGE IMPACTS WITHIN EACH LOT.
- BUILDERS AND PROPERTY OWNERS SHALL IMPLEMENT & MAINTAIN EROSION CONTROL 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 & COMMUNITY DEVELOPMENT DEPARTMENT.
- 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 1/2" 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 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 DEVELOPMENT DEPARTMENT (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.



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 MARKING OF UNDERGROUND MEMBER UTILITIES.

NO.	REVISION	BY	DATE
1	COUNTY SUBMITTAL	JPS	3/8/17
2	COUNTY COMMENTS	JPS	6/13/17
3	COUNTY COMMENTS	JPS	8/16/17
4	COUNTY COMMENTS	JPS	10/17/17
5	COUNTY SUBMITTAL	JPS	3/30/2018

GENERAL NOTES AND TYPICAL SECTION

HORIZ. SCALE:	AS SHOWN	DRAWN:	MSP
VERT. SCALE:	AS SHOWN	DESIGNED:	JPS
SURVEYED:	LWA	CHECKED:	JPS
CREATED:	11/28/16	LAST MODIFIED:	4/2/18
PROJECT NO:	080603	MODIFIED BY:	MSP

SHEET: **G2**

SILVERADO RANCH FILING NO. 1

KEYED NOTES:

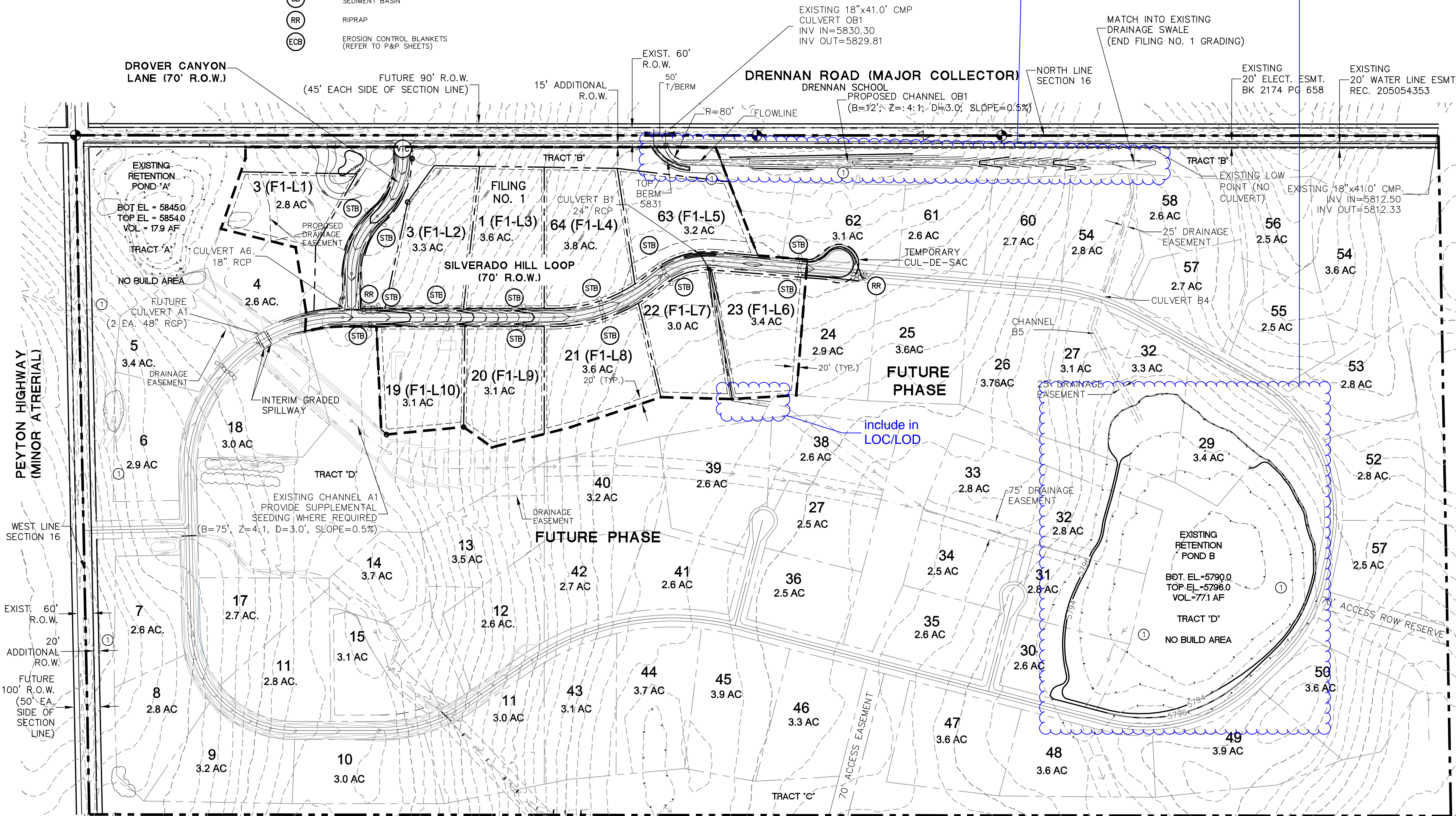
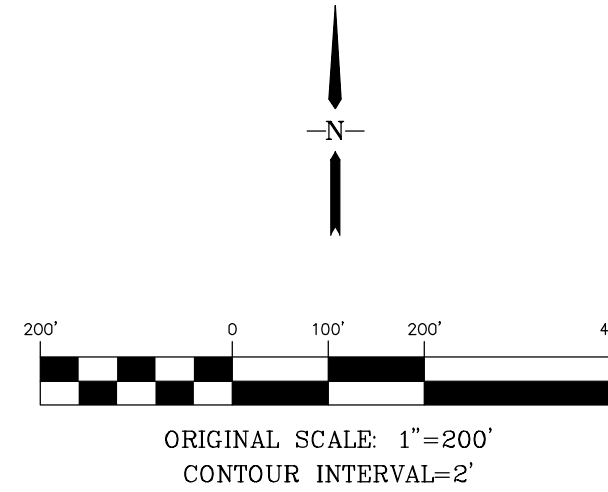
① CONTRACTOR MAY WASTE EXCESS CUT MATERIAL OR BORROW SUITABLE FILL MATERIAL FROM THIS AREA. MATCH INTO EXISTING GRADES WITH 3:1 MAX CUT AND FILL SLOPES AND MAINTAIN POSITIVE DRAINAGE IN ALL AREAS. INSTALL SILT FENCE & RESEED ALL DISTURBED AREAS.

NOTE: INDIVIDUAL BUILDERS SHALL PROVIDE POSITIVE DRAINAGE WITHIN EACH LOT AND ACCOUNT FOR POTENTIAL CROSS-LOT DRAINAGE ON DOWN-GRADE LOTS.

EROSION CONTROL LEGEND:

- SILT FENCE
- STRAW BALES
- RIPRAP
- EXISTING CONTOURS
- PROPOSED CONTOURS
- PROPOSED SPOT ELEVATION (FLOWLINE)
- SILT FENCE
- VEHICLE TRACKING PAD (6" LAYER OF 1-1/2" ROCK)
- TEMPORARY SEED AND MULCH ON DISTURBED SLOPES
- STRAW BALE CHECK DAMS AT 300' SPACING UNLESS NOTED OTHERWISE
- SEDIMENT BASIN
- RIPRAP
- EROSION CONTROL BLANKETS (REFER TO P&P SHEETS)

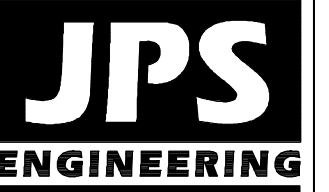
Provide limits of construction, limits of disturbance



include in LOC/LOD

If the pond is being expanded with Filing 1, include in LOC and LOD.

SILVERADO RANCH FILING NO. 1



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Colorado Springs, CO 80903
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FAX: 719-471-0766



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NO.	REVISION	DATE	BY
1	COUNTY SUBMITTAL	3/8/17	JPS
2	COUNTY COMMENTS	6/13/17	JPS
3	COUNTY COMMENTS	8/16/17	JPS
4	COUNTY COMMENTS	10/16/17	JPS
5	COUNTY SUBMITTAL	3/30/18	JPS

MASTER GRADING PLAN

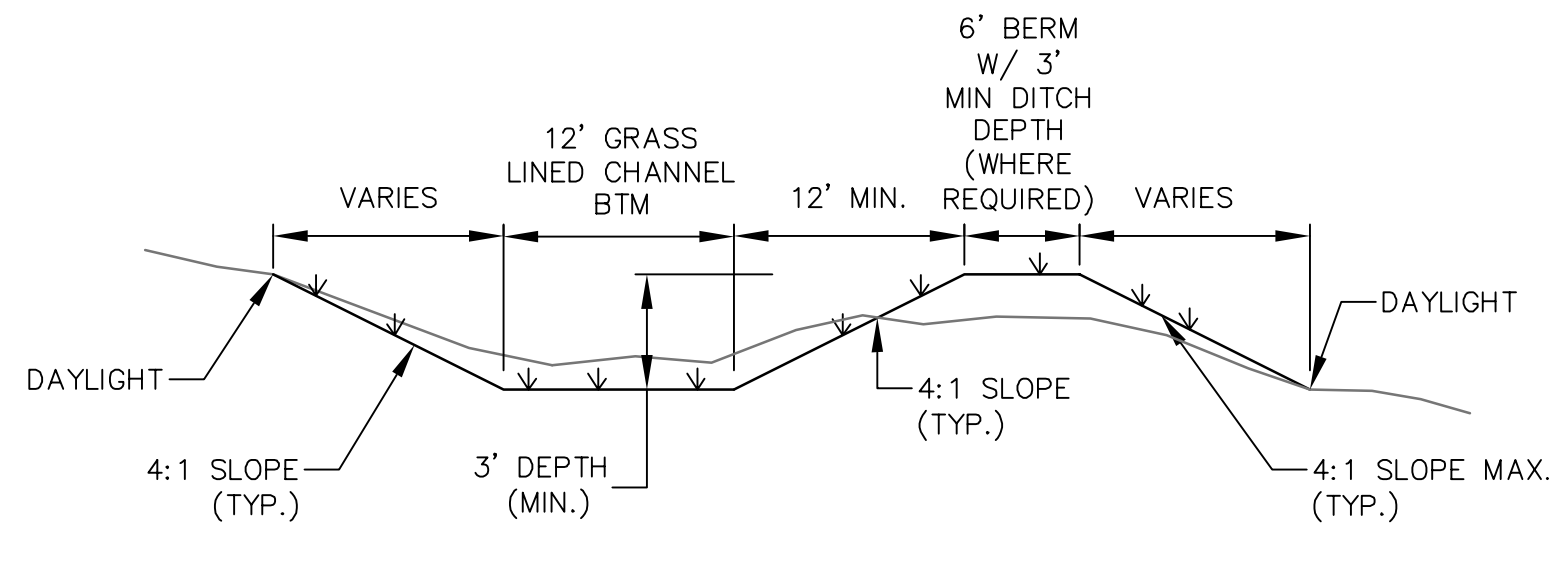
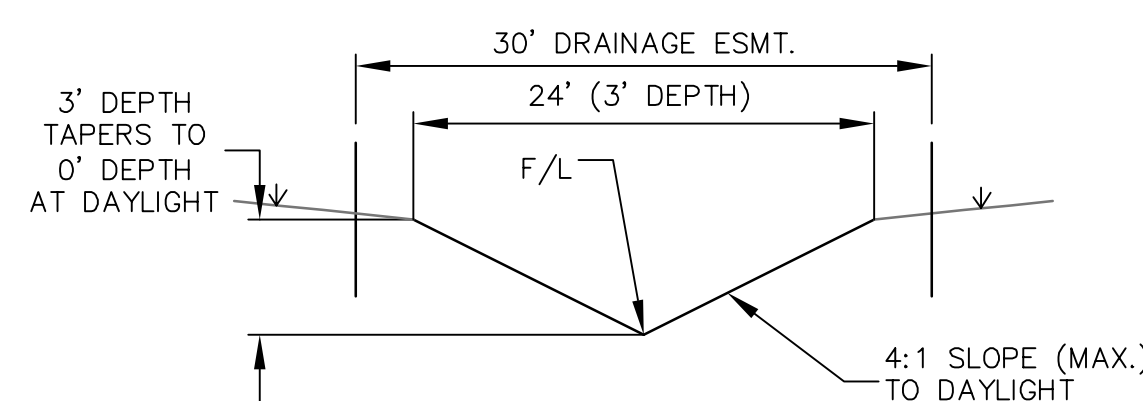
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VERT. SCALE: N/A	DESIGNED: JPS
SURVEYED: LWA	CHECKED: JPS
CREATED: 11/28/16	LAST MODIFIED: 4/2/18
PROJECT NO: 080603	MODIFIED BY: MSP
SHEET:	



C:\Users\jps\OneDrive\Documents\080603\Silverado-master-grading-plan.dwg Apr 02, 2018 - 1:51pm

LEGEND

- FILING LIMITS
- LIMITS OF DISTURBANCE
- 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
- VC VEHICLE TRACKING CONTROL PAD
- STB STRAW BALE BARRIER @ 300' SPACING
- SF SILT FENCE
- CIP CULVERT INLET PROTECTION
- SM SEED AND MULCH ON DISTURBED AREAS

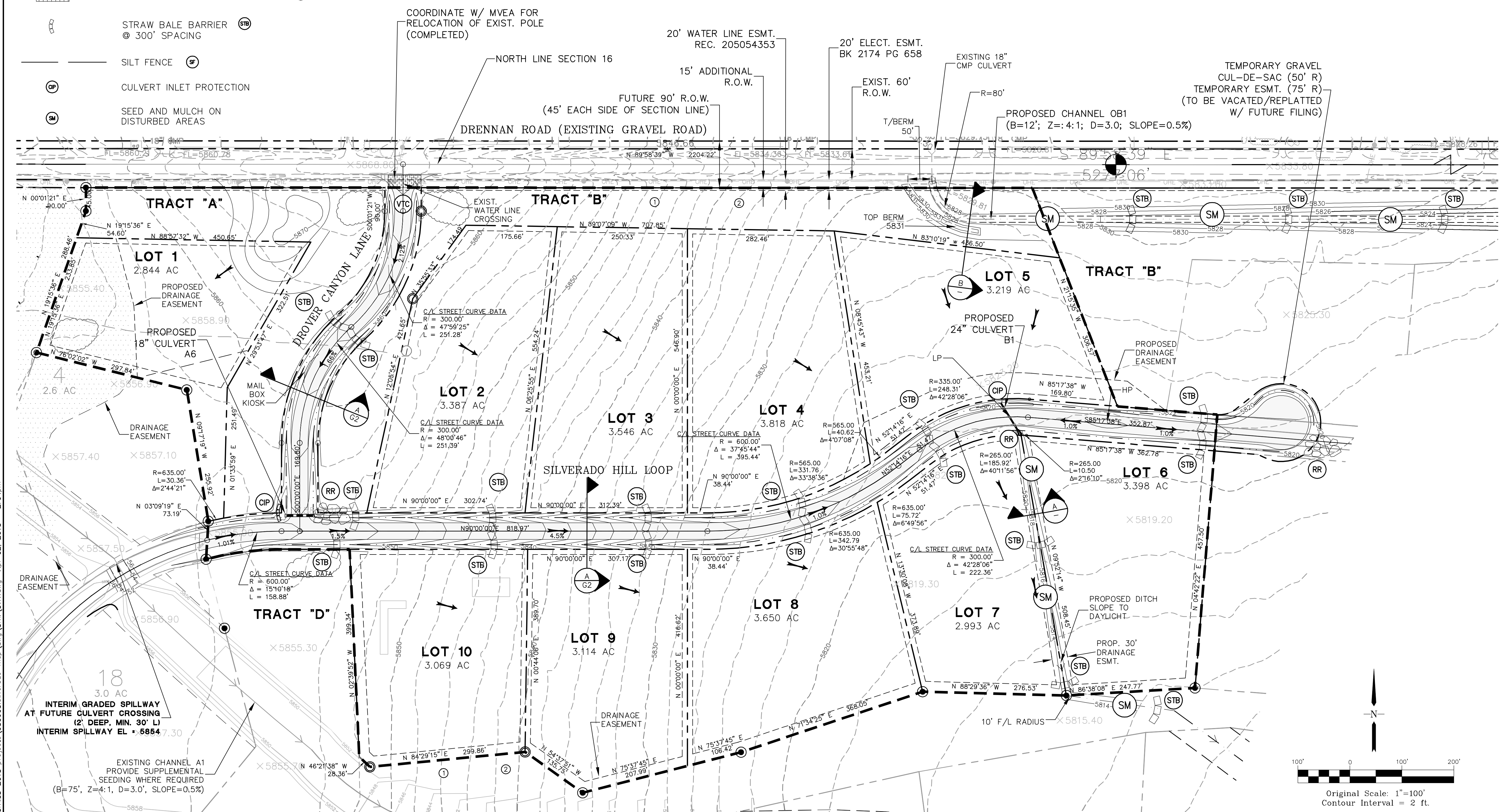


KEYED NOTES:

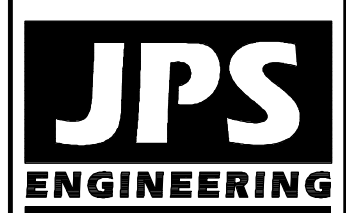
- ① CONTRACTOR MAY WASTE EXCESS CUT MATERIAL OR BORROW SUITABLE FILL MATERIAL FROM THIS AREA. MATCH INTO EXISTING GRADES WITH 3:1 MAX CUT AND FILL SLOPES AND MAINTAIN POSITIVE DRAINAGE IN ALL AREAS.
- ② TOPSOIL STOCKPILE AREA

BMP PHASING

- INITIAL BMP'S
 - INSTALL VTC
 - INSTALL SILT FENCE
- INTERIM BMP'S
 - STRAW BALE CHECK DAMS
- FINAL BMP'S
 - RIPRAP APRONS
 - SEEDING



SILVERADO RANCH FILING NO. 1



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NO.	REVISION	DATE	BY
A	COUNTY COMMENTS	6/13/17	JPS
B	COUNTY COMMENTS	8/16/17	JPS
C	COUNTY COMMENTS	10/17/17	JPS
D	COUNTY COMMENTS	11/29/17	JPS
E	COUNTY SUBMITTAL	3/30/18	JPS

GRADING AND EROSION CONTROL PLAN

HORZ. SCALE: 1"=100'	DRAWN: MSP
VERT. SCALE: 1"=5'	DESIGNED: JPS
SURVEYED: LWA	CHECKED: JPS
CREATED: 11/28/16	LAST MODIFIED: 4/2/18
PROJECT NO: 080603	MODIFIED BY: MSP
SHEET:	

C1.1

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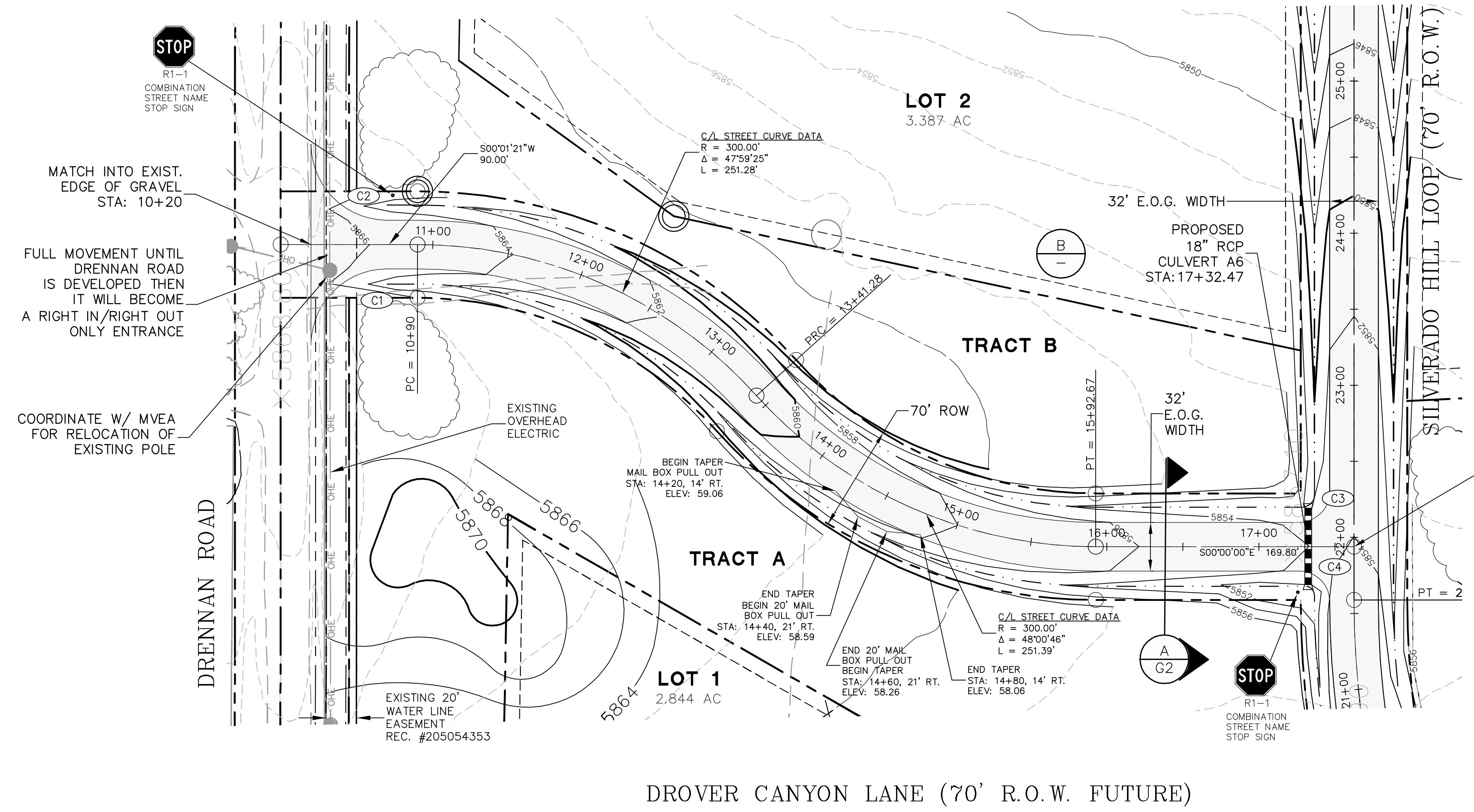
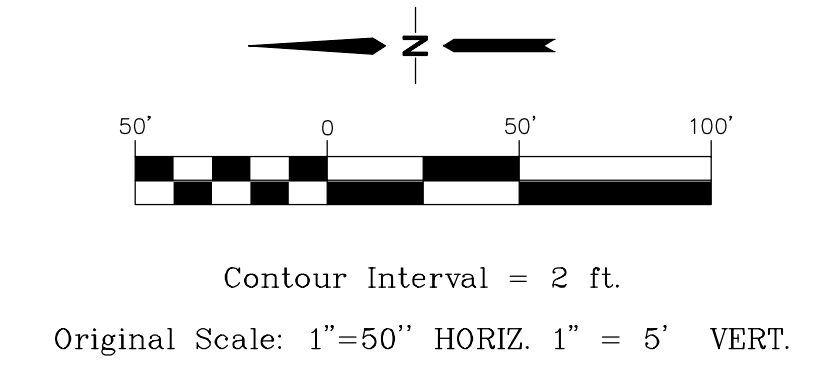
CALL UTILITY NOTIFICATION
CENTER OF COLORADO
1-800-922-1987
CALL 2-BUSINESS DAYS IN ADVANCE
BEFORE YOU DIG, GRADE, OR EXCAVATE
FOR THE MARKING OF UNDERGROUND
MEMBER UTILITIES.

NO.	REVISION	BY	DATE
1	COUNTY SUBMITTAL	JPS	3/8/17
2	COUNTY COMMENTS	JPS	6/13/17
3	COUNTY COMMENTS	JPS	8/16/17
4	COUNTY COMMENTS	JPS	10/17/17
5	COUNTY SUBMITTAL	JPS	3/30/18

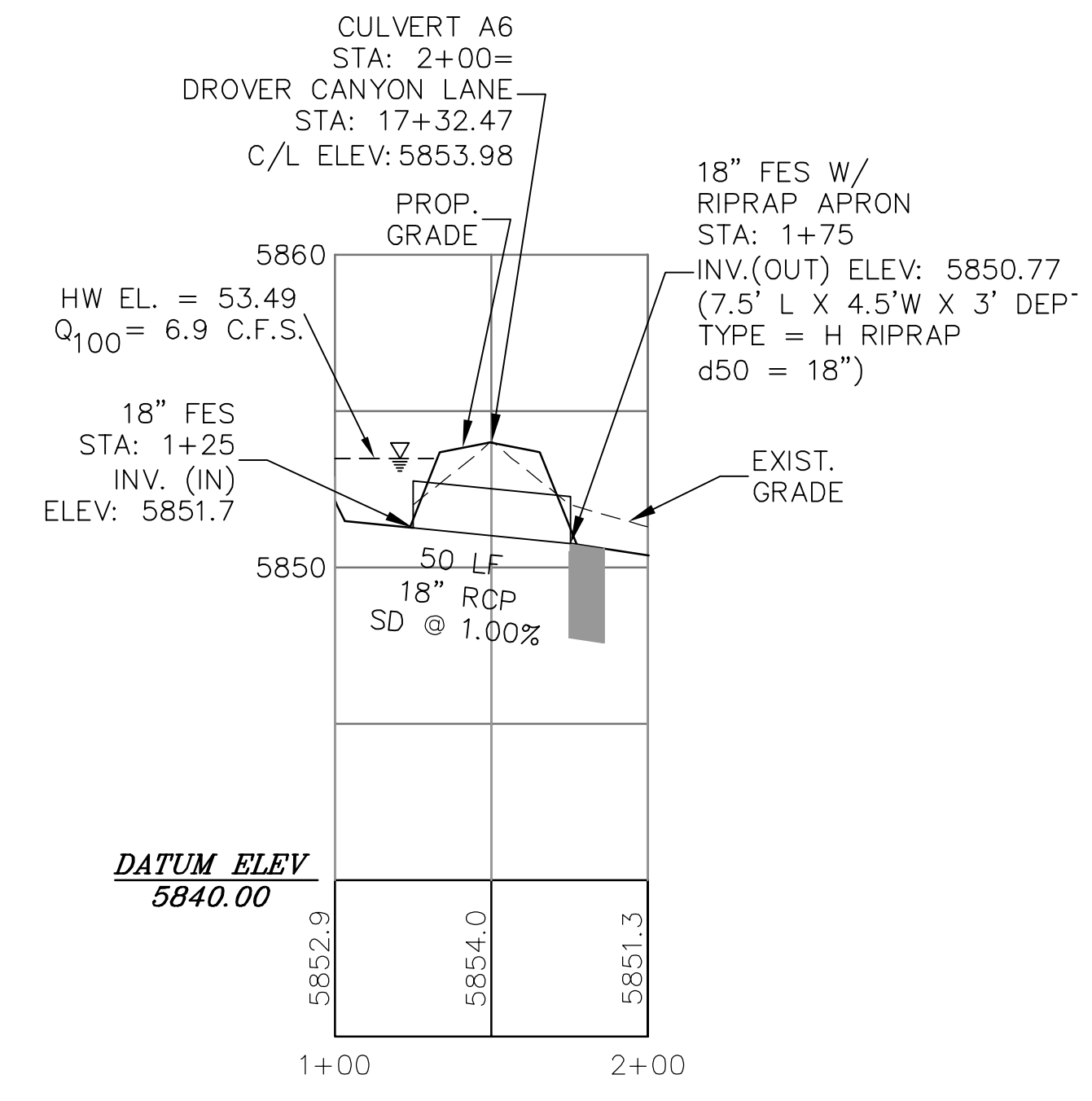
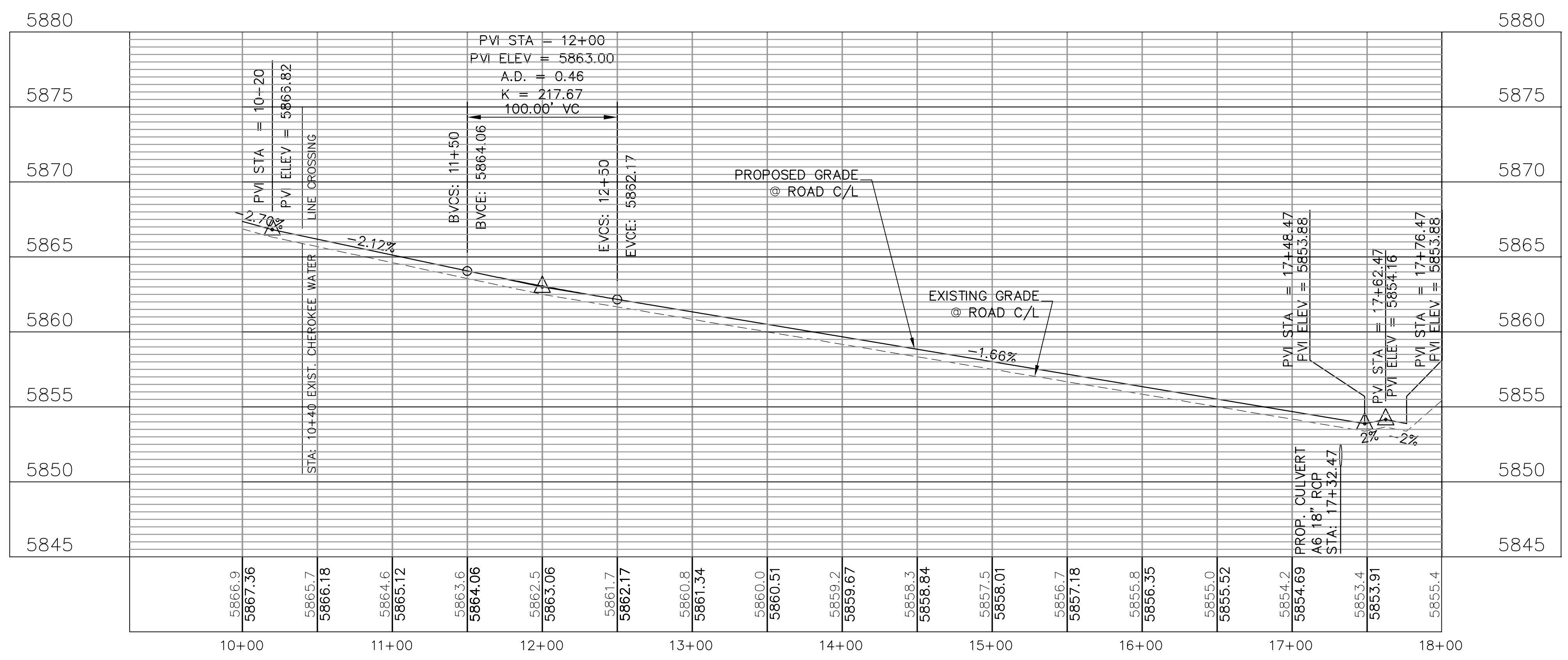
SILVERADO RANCH FILING NO. 1

DROVER CANYON LANE PLAN AND PROFILE STA: 10+00 TO 17+62.47

HORIZ. SCALE: 1"=50'	DRAWN: MSP
VERT. SCALE: 1"=5'	DESIGNED: JPS
SURVEYED: LWA	CHECKED: JPS
CREATED: 11/28/16	LAST MODIFIED: 4/2/18
PROJECT NO: 080603	MODIFIED BY: MSP
SHEET:	PP1

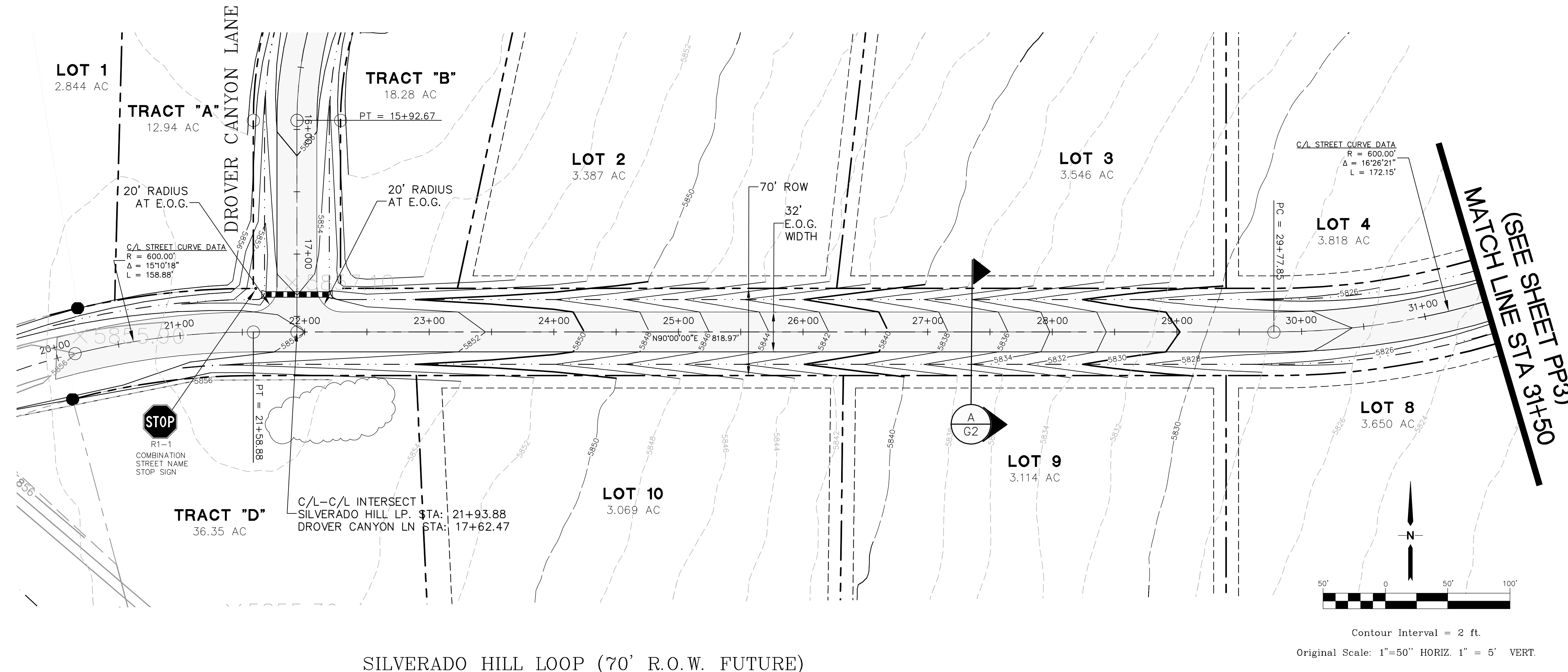


CURVE	LENGTH	RADIUS	DELTA
C1	78.54'	50.00'	90°00'00"
C2	78.54'	50.00'	90°00'00"
C3	31.42'	20.00'	90°00'00"
C4	28.27'	20.00'	89°58'34"

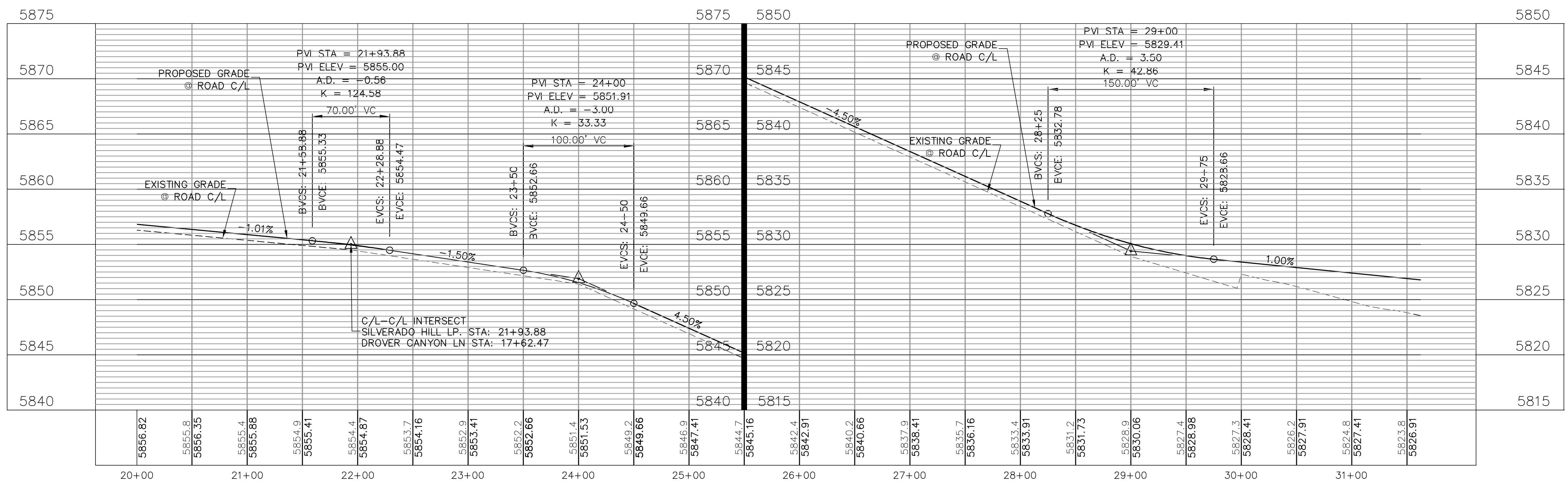


CULVERT A6
SCALE: 1"=50'H, 1"=5'V

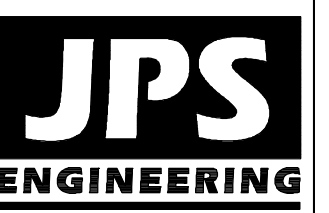
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SILVERADO HILL LOOP (70' R.O.W. FUTURE)



SILVERADO RANCH FILING NO. 1



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



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

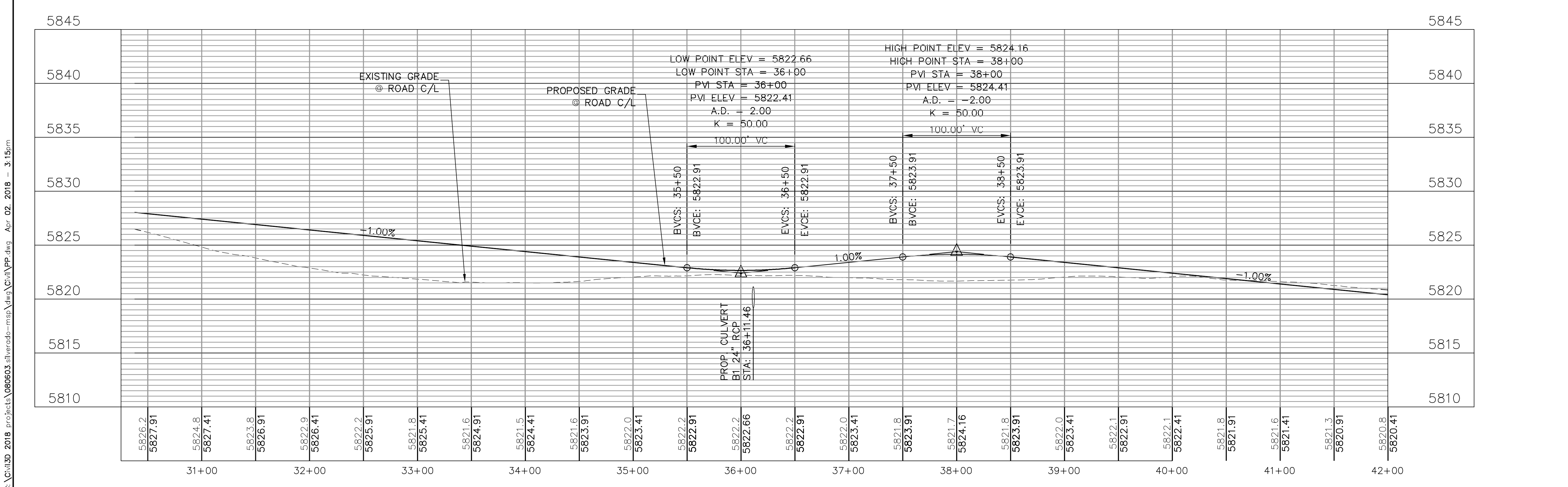
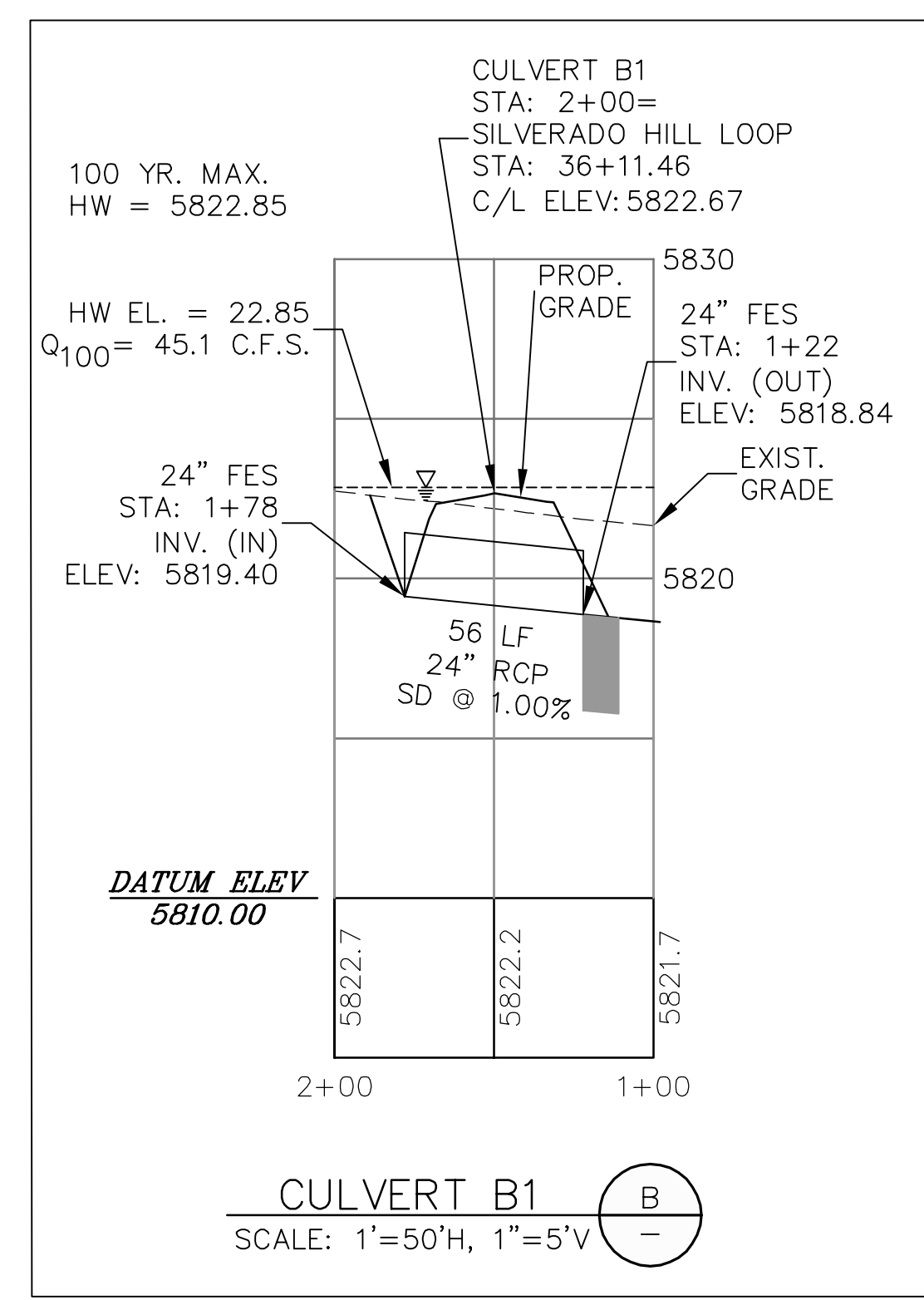
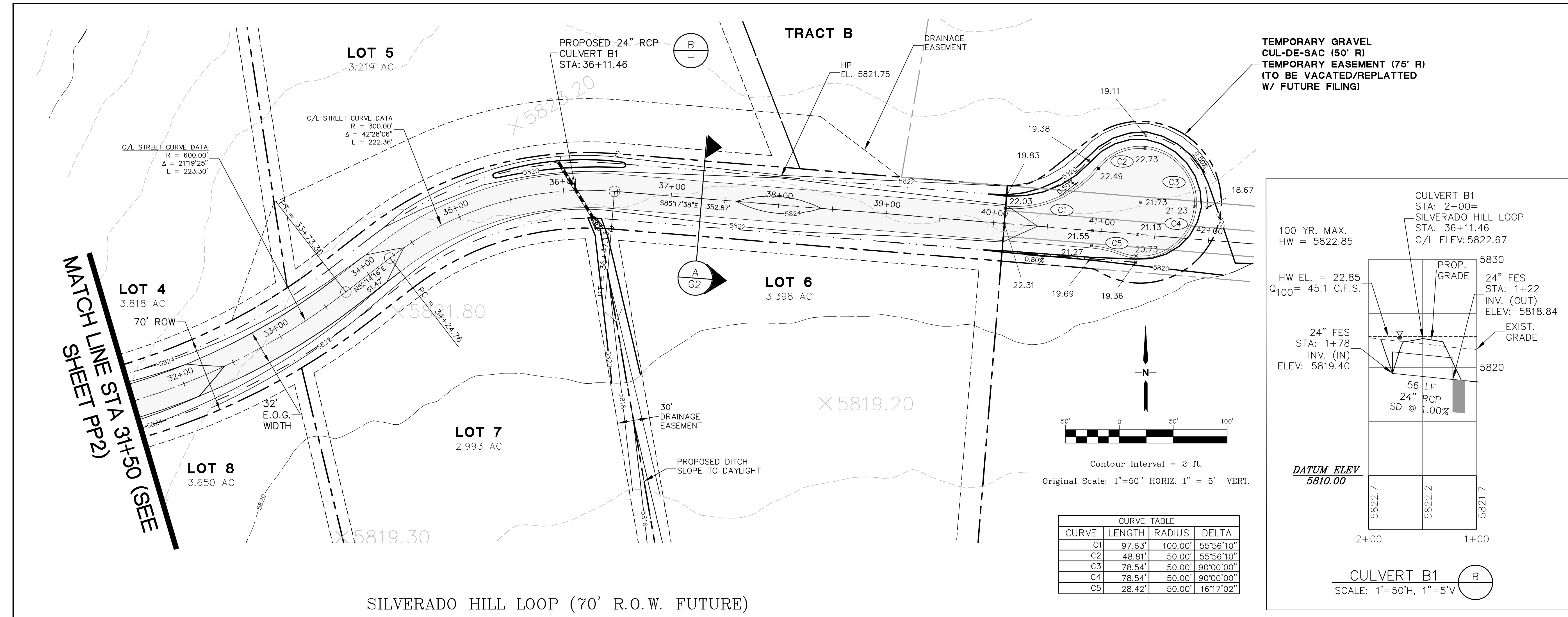
NO.	REVISION	BY	DATE
1	COUNTY SUBMITTAL	JPS	3/8/17
2	COUNTY COMMENTS	JPS	6/13/17
3	COUNTY COMMENTS	JPS	8/16/17
4	COUNTY COMMENTS	JPS	10/17/17
5	COUNTY SUBMITTAL	JPS	3/30/18

SILVERADO HILL LOOP NORTH
PLAN AND PROFILE
STA :20+00 TO 31+50

HORIZ. SCALE: 1"=50'	DRAWN: MSP
VERT. SCALE: 1"=5'	DESIGNED: JPS
SURVEYED: LWA	CHECKED: JPS
CREATED: 11/28/16	LAST MODIFIED: 4/2/18
PROJECT NO: 080603	MODIFIED BY: MSP

PP2

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SILVERADO RANCH FILING NO. 1

JPS ENGINEERING

19 E. Willamette Ave.
Colorado Springs, CO 80903

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

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

No.	REVISION	BY	DATE
1	COUNTY COMMENTS	JPS	6/13/17
2	COUNTY COMMENTS	JPS	8/16/17
3	COUNTY COMMENTS	JPS	10/17/17
4	COUNTY SUBMITTAL	JPS	13/29/18

SILVERADO HILL LOOP NORTH PLAN AND PROFILE STA: 31+50 TO 40+00

HORIZ. SCALE: 1"=50'
VERT. SCALE: 1"=5'

DRAWN: MSP
DESIGNED: JPS
CHECKED: JPS
LWA
LAST MODIFIED: 4/2/18
PROJECT NO: 080603
MODIFIED BY: MSP

SHEET: **PP3**

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