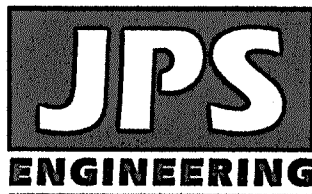
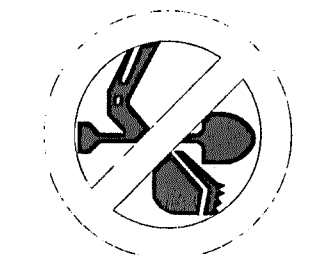


Not For Construction



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Colorado Springs, CO
80903
PH: 719-477-9429
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MEMBER UTILITIES.

ROLLIN RIDGE ESTATES - FILING NO. 1

GEC PLAN
TITLE SHEET

HORIZ. SCALE:	HS	DRAWN:	BJJ
VERT. SCALE:	VS	DESIGNED:	JPS
SURVEYED:	RAMPART	CHECKED:	JPS
CREATED:	8/13/19	LAST MODIFIED:	3/4/22
PROJECT NO:	081702	MODIFIED BY:	BJJ
SHEET:	G1		

ENGINEERING RECORD DRAWINGS

John P. Schwab Date: 9/14/26
JOHN P. SCHWAB, PE# 29891
FOR AND ON BEHALF OF JPS ENGINEERING, INC.

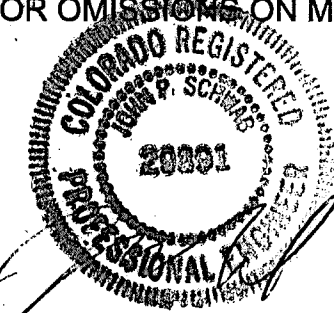
GEC PLAN SHEET INDEX

G1	TITLE SHEET
G2	GENERAL NOTES & LEGEND
C1.1	SITE GRADING & EROSION CONTROL PLAN
C1.2	NORTHEAST SITE GRADING & EROSION CONTROL PLAN
C2.1	EROSION CONTROL NOTES
C2.2	EROSION CONTROL DETAILS
C3.1	DETENTION POND A PLAN & DETAILS
C3.2	DETENTION POND B PLAN & DETAILS

ENGINEER:

DESIGN ENGINEER'S STATEMENT:

THIS GRADING AND EROSION CONTROL PLAN WAS PREPARED UNDER MY DIRECTION AND SUPERVISION AND IS CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. SAID PLAN HAS BEEN PREPARED ACCORDING TO THE CRITERIA ESTABLISHED BY THE COUNTY FOR GRADING AND EROSION CONTROL PLANS. I ACCEPT RESPONSIBILITY FOR LIABILITY CAUSED BY NEGLIGENT ACTS, ERRORS OR OMISSIONS ON MY PART IN PREPARING THIS PLAN.



JOHN P. SCHWAB, P.E. #29891

3/7/22
DATE

OWNER/DEVELOPER'S STATEMENT:

I, THE OWNER/DEVELOPER HAVE READ AND WILL COMPLY WITH THE REQUIREMENTS OF THE GRADING AND EROSION CONTROL PLAN.

Carl Turse

3-7-2022
DATE

TC&C LLC
17572 COLONIAL PARK 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, VOLUMES 1 AND 2, AND ENGINEERING CRITERIA MANUAL AS AMENDED.

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, THEY WILL NEED TO BE RESUBMITTED FOR APPROVAL, INCLUDING PAYMENT OF REVIEW FEES AT THE PLANNING AND COMMUNITY DEVELOPMENT DIRECTOR'S DISCRETION.

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

APPROVED
Engineering Department
8/13/19 PM
JPS
EPC Planning & Community
Development Department

DATE

PCD FILE NO. SF-19-022
PCD FILE NO. SF-21-043

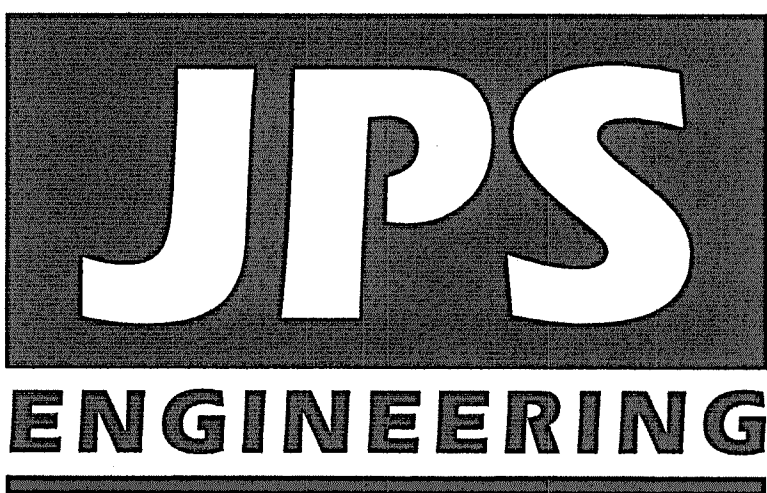
ROLLIN RIDGE Filing No. 1 Grading & Erosion Control Plans El Paso County, Colorado

PREPARED FOR:

TC&C LLC

17572 Colonial Park Drive
Monument, CO 80132

PREPARED BY:



PREPARED BY:

19 East Willamette Avenue
Colorado Springs, Colorado 80903

March, 2022

AGENCIES/CONTACTS

DEVELOPER:	TC&C LLC 17572 COLONIAL PARK DRIVE MONUMENT, CO 80132 MR. CARL TURSE (719) 651-4013	GAS DEPARTMENT:	BLACK HILLS ENERGY MR. SEBASTIAN SCHWENDER (719)399-3176
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 PCO 2880 INTERNATIONAL CIRCLE COLORADO SPRINGS, CO 80910 (719) 520-6300	TELEPHONE COMPANY:	CENTURY LINK COMMUNICATIONS (LOCATORS) (800)922-1987 A.T. & T. (LOCATORS) (719)635-3674
STATE HIGHWAY	COLORADO DEPARTMENT OF TRANSPORTATION REGION 2 5615 WILLS BLVD. PUEBLO, CO 81008 MS. VALERIE SWORD (719)546-5407		

BASIS OF BEARING:

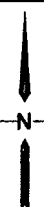
BEGINNING AT THE SOUTHWEST CORNER OF PARCEL 3, AS DESCRIBED IN DEED RECORDED UNDER SAID RECEPTION NO. 217125842, SAID POINT ALSO BEING THE SOUTHEAST CORNER OF THAT TRACT OF LAND AS DESCRIBED IN DEED RECORDED UNDER RECEPTION NO. 200156068 OF SAID COUNTY RECORDS, AS MONUMENTED BY A 5/8" REBAR (NO CAP), FROM WHICH THE NORTHWEST CORNER OF SAID PARCEL 3, SAID POINT ALSO BEING THE SOUTHWEST CORNER OF THAT RIGHT-OF-WAY PARCEL AS DESCRIBED IN DEED RECORDED UNDER RECEPTION NO. 206076668 OF SAID COUNTY RECORDS, AS MONUMENTED BY A 5/8" REBAR WITH ORANGE CAP STAMPED "PLS 32439" BEARS N00°06'39"W (S00°06'40"E PER THAT DEED RECORDED UNDER SAID RECEPTION NO. 217125842), A DISTANCE OF 1262.77 FEET (1262.73 FEET OF RECORD)

BENCHMARK:

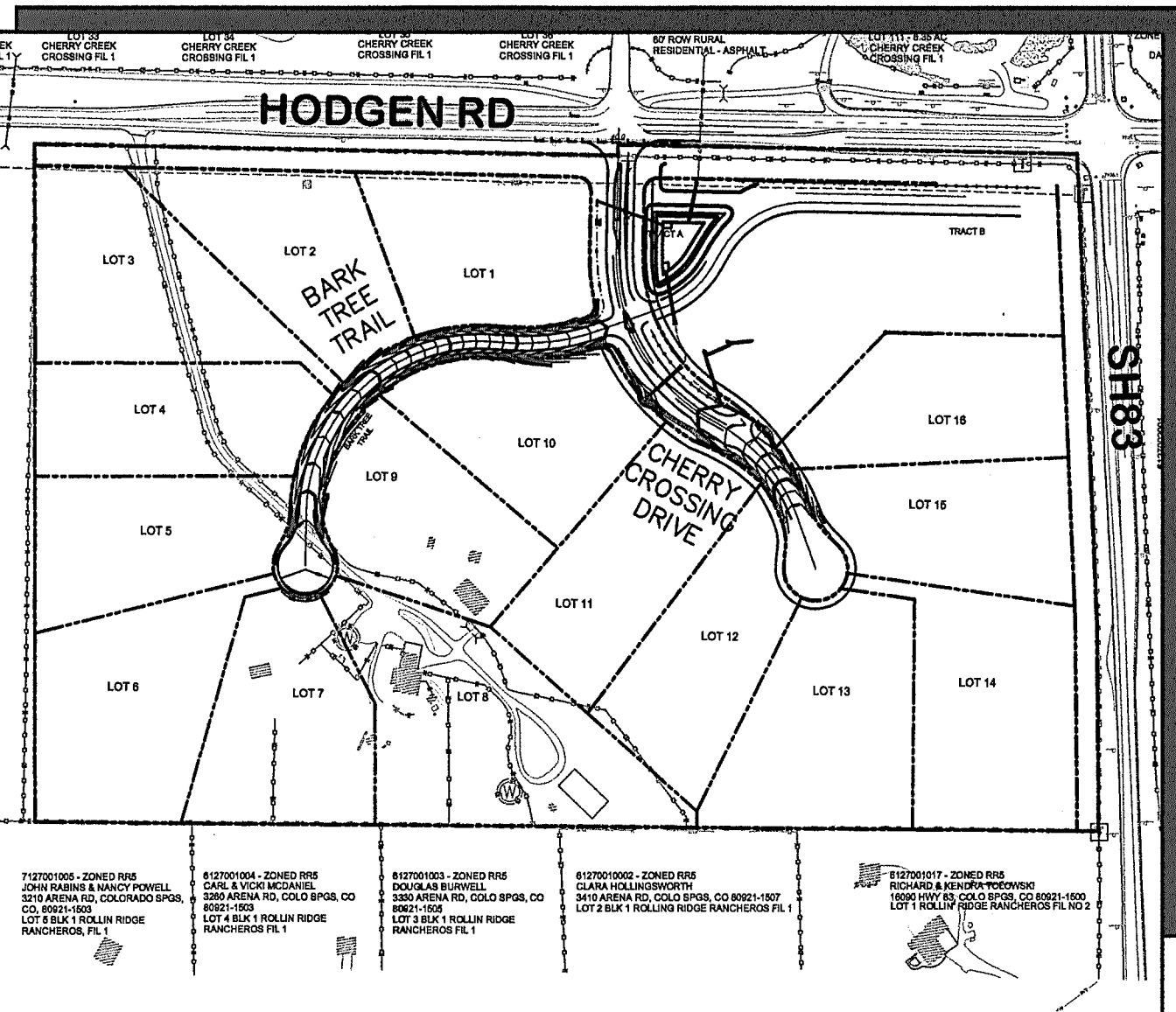
SURVEY CONTROL POINTS AS SHOWN.
ALL ELEVATION BASED UPON NGS DESIGNATION "4 BB RESET"
ELEVATION = 7570.80 (NAVD 88 VERTICAL DATUM)

VICINITY MAP

NOT TO SCALE

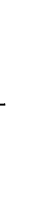


HODGEN RD



SITE MAP

NOT TO SCALE



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 LOCATION 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. 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 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 PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT (PCD) – 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 PCD.
10. 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.
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 DEPARTMENT OF PUBLIC WORKS (DPW) AND MUTCD CRITERIA.
14. CONTRACTOR SHALL OBTAIN ANY PERMITS REQUIRED BY EL PASO DEPARTMENT OF PUBLIC WORKS (DPW), 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 CONSISTS OF AERIAL TOPOGRAPHIC SURVEY DATA PROVIDED BY OWNER. 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 BMP'S 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 RE-ESTABLISHED.
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. IN CASE OF CONFLICT BETWEEN PROPOSED SLOPES AND PROPOSED SPOT ELEVATIONS, SPOT ELEVATIONS SHALL GOVERN.
16. CONTRACTOR SHALL OBTAIN ALL REQUIRED PERMITS PRIOR TO BEGINNING WORK.

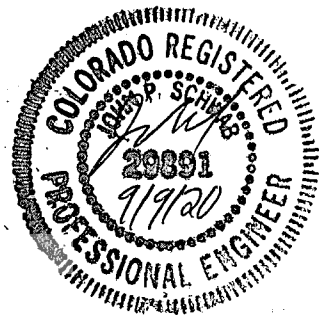
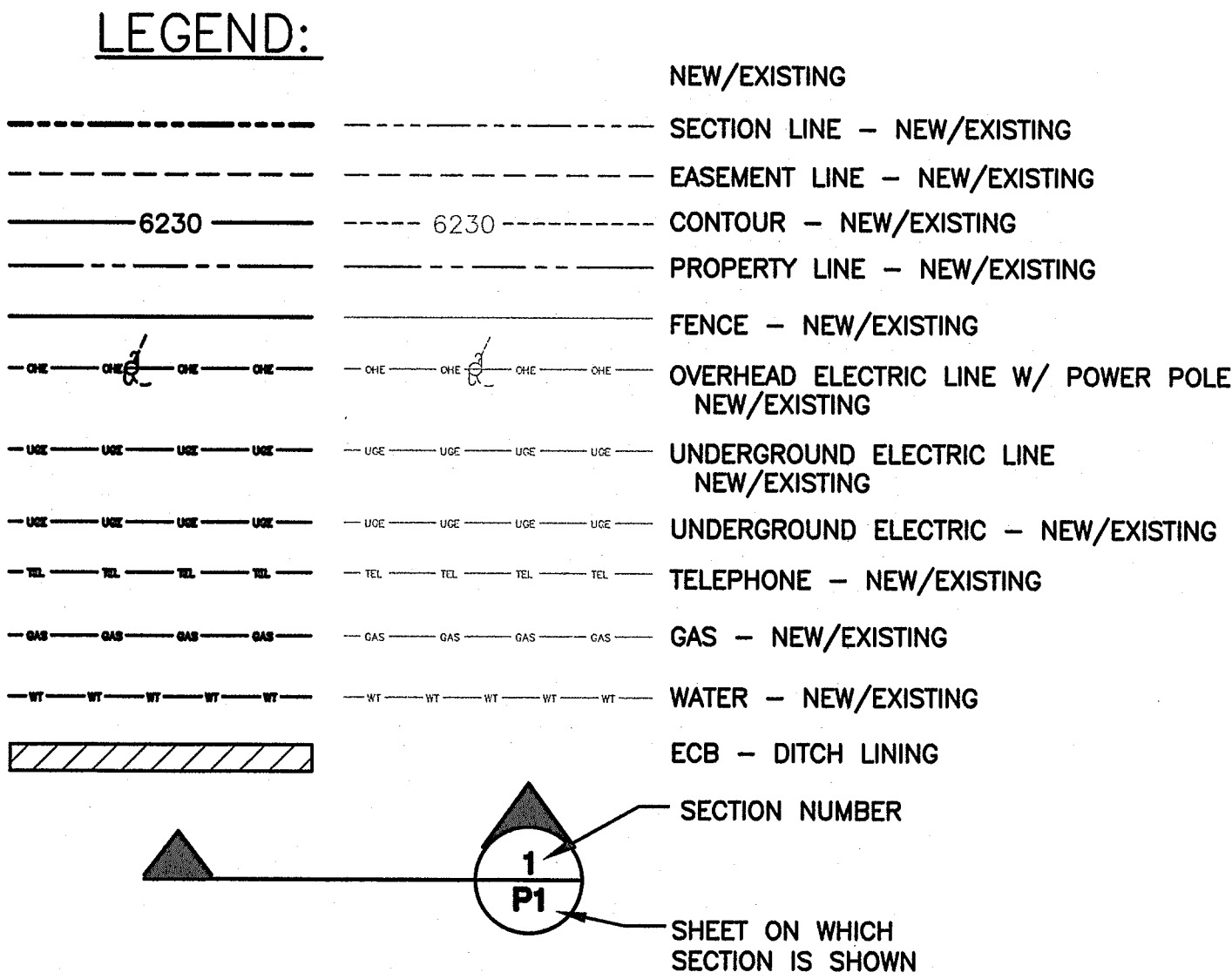
GENERAL DRAINAGE & GRADING NOTES:

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.
3. GRADING AND DRAINAGE WITHIN LOTS IS THE RESPONSIBILITY OF THE INDIVIDUAL BUILDERS AND PROPERTY OWNERS.
4. FINAL GRADING TO COMPLY WITH H.U.D. STANDARDS CONTAINED IN SECTION 310 AND 602 OF THE MINIMUM PROPERTY STANDARDS (MPS) 4900.1. HANDBOOK 4140.3 CHG (DATA SHEET 79g), IF APPLICABLE, AND ALL LEGAL STANDARDS.

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 PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT (PCD).
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 "D" SERIES LETTERS, WITH LOCAL ROADWAY SIGNS BEING 4" UPPER-LOWER CASE LETTERING ON 8" BLANK AND NON-LOCAL ROADWAY SIGNS BEING 6" LETTERING, UPPER-LOWER CASE ON 12" BLANK, WITH WHITE BORDER THAT IS NOT RECESSED. MULTI-LANE ROADWAYS WITH SPEED LIMITS OF 40 MPH OR HIGHER SHALL HAVE 8" UPPER-LOWER CASE LETTERING ON 18" BLANK WITH A WHITE BORDER THAT IS NOT RECESSED. THE WIDTH OF THE NON-RECESSED WHITE BORDERS SHALL MATCH PAGE 255 OF THE 2012 MUTCD "STANDARD HIGHWAY SIGNS".
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 PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT (PCD) (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 PUBLIC WORKS PRIOR TO ANY SIGNAGE OR STRIPING WORK WITHIN AN EXISTING EL PASO COUNTY ROADWAY.

ENGINEERING RECORD DRAWINGS
John P. Schwab Date: 9/14/26
JOHN P. SCHWAB, PE# 29891
FOR AND ON BEHALF OF JPS ENGINEERING, INC.

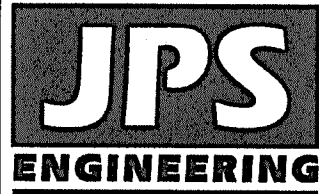


EPC 5/10/2022
EPC 10/20/2020

PCD FILE NO. SF-19-022

ROLLIN RIDGE - FILING NO. 1

GENERAL NOTES
& LEGEND



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



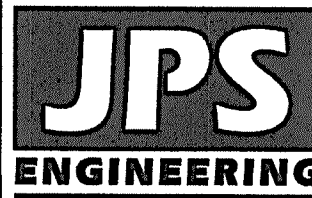
CALL UTILITY NOTIFICATION
CENTER OF COLORADO
1-800-922-1987
CALL 2-BUSINESS DAYS IN ADVANCE
BEFORE ANY EXCAVATION
FOR THE MARKING OF UNDERGROUND
MEMBER UTILITIES.

No.	REVISION	DATE
1	FINAL PLAT SUBMITTAL	10/21/19
2	COUNTY COMMENTS	2/28/20

HORZ. SCALE:	HS	DRAWN:	BUJ
VERT. SCALE:	VS	DESIGNED:	JPS
SURVEYED:	RAMPART	CHECKED:	JPS
CREATED:	8/29/19	LAST MODIFIED:	2/28/20
PROJECT NO:	081702	MODIFIED BY:	JPS

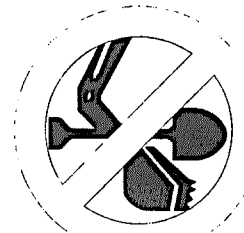
SHEET:

G2



19 E. Willamette Ave.
Colorado Springs, CO
80903

PH: 719-477-9429
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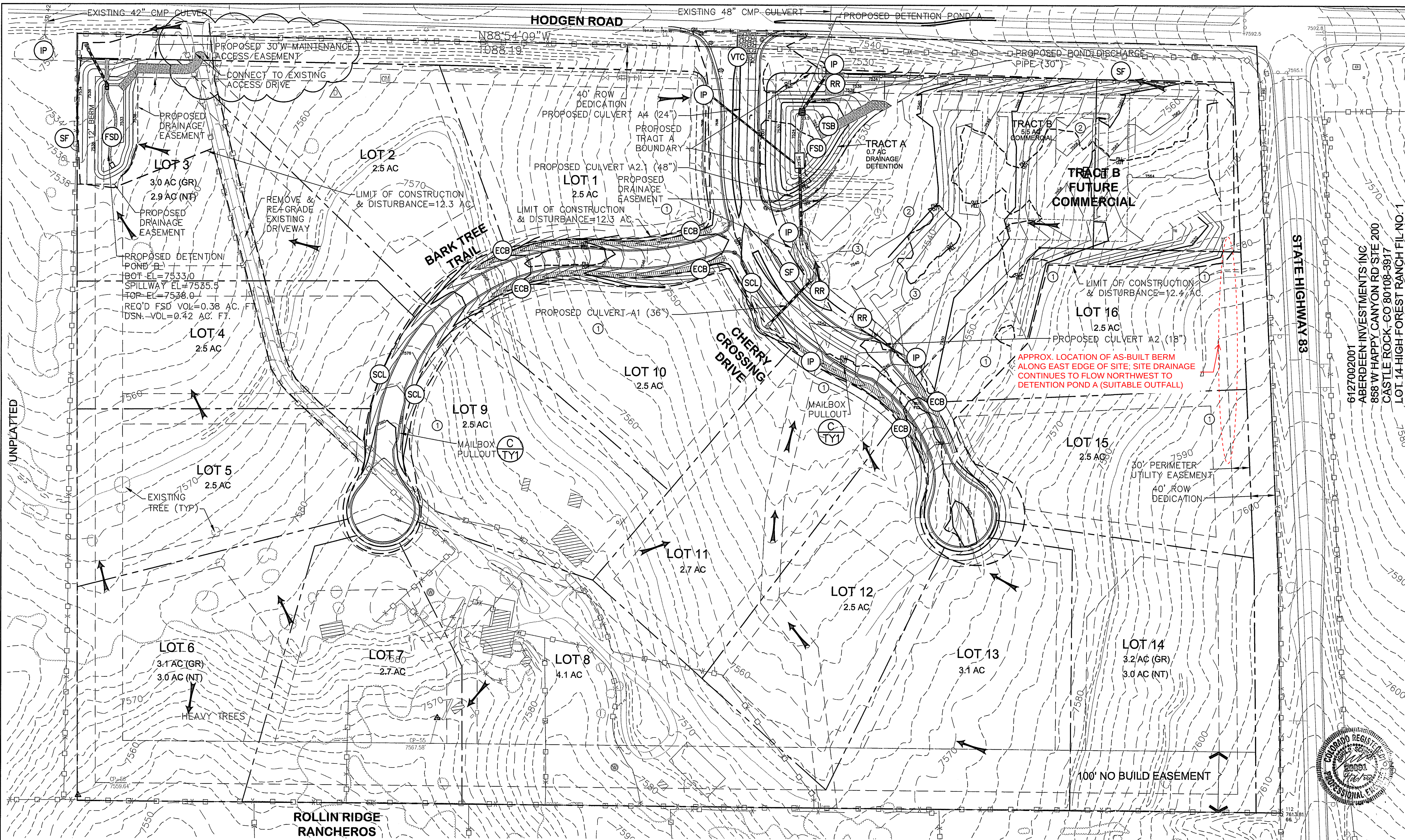
CALL UTILITY NOTIFICATION
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CALL 2-BUSINESS DAYS IN ADVANCE
BEFORE YOU DIG, GRADE, OR EXCAVATE
FOR THE UNDERGROUND
MEMBER UTILITIES

No.	REVISION	DATE	BY
1	FINAL PLAT SUBMITTAL	10/25/19	JPS
2	COUNTY COMMENTS	2/28/20	JPS
3	COUNTY COMMENTS	5/13/20	JPS
4	POND B ACCESS REVISION	4/26/22	JPS

SITE GRADING & EROSION
CONTROL PLAN

ROLLIN RIDGE - FILING NO. 1

HORIZ. SCALE: 1"=80'	DRAWN: BJJ
VERT. SCALE: N/A	DESIGNED: JPS
SURVEYED: RAMPART	CHECKED: JPS
CREATED: 9/12/17	LAST MODIFIED: 4/26/22
PROJECT NO: 081702	MODIFIED BY: BJJ
SHEET:	C1.1



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. ANY PERMANENT BERMS SHALL BE REVIEWED AND APPROVED BY EL PASO COUNTY.
- TOPSOIL STOCKPILE AREA
- CONTRACTOR STAGING/EQUIPMENT STORAGE AREA

ESTIMATED EARTHWORK QUANTITY:
UNCLASSIFIED EXCAVATION (TOTAL CUT) = 14,461 CY
* EMBANKMENT FILL = 29,188 CY
NET (FILL) = 14,727 CY
* (ASSUMES 15% COMPACTION FACTOR)

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

EROSION CONTROL:

- RR RIPRAP
- VTC VEHICLE TRACKING PAD
- SF SILT FENCE
- FSD FULL-SPECTRUM DETENTION BASIN
- SCL SEDIMENT CONTROL LOG
- ECB EROSION CONTROL BLANKET
- IP INLET PROTECTION
- TSB TEMPORARY SEDIMENT BASIN

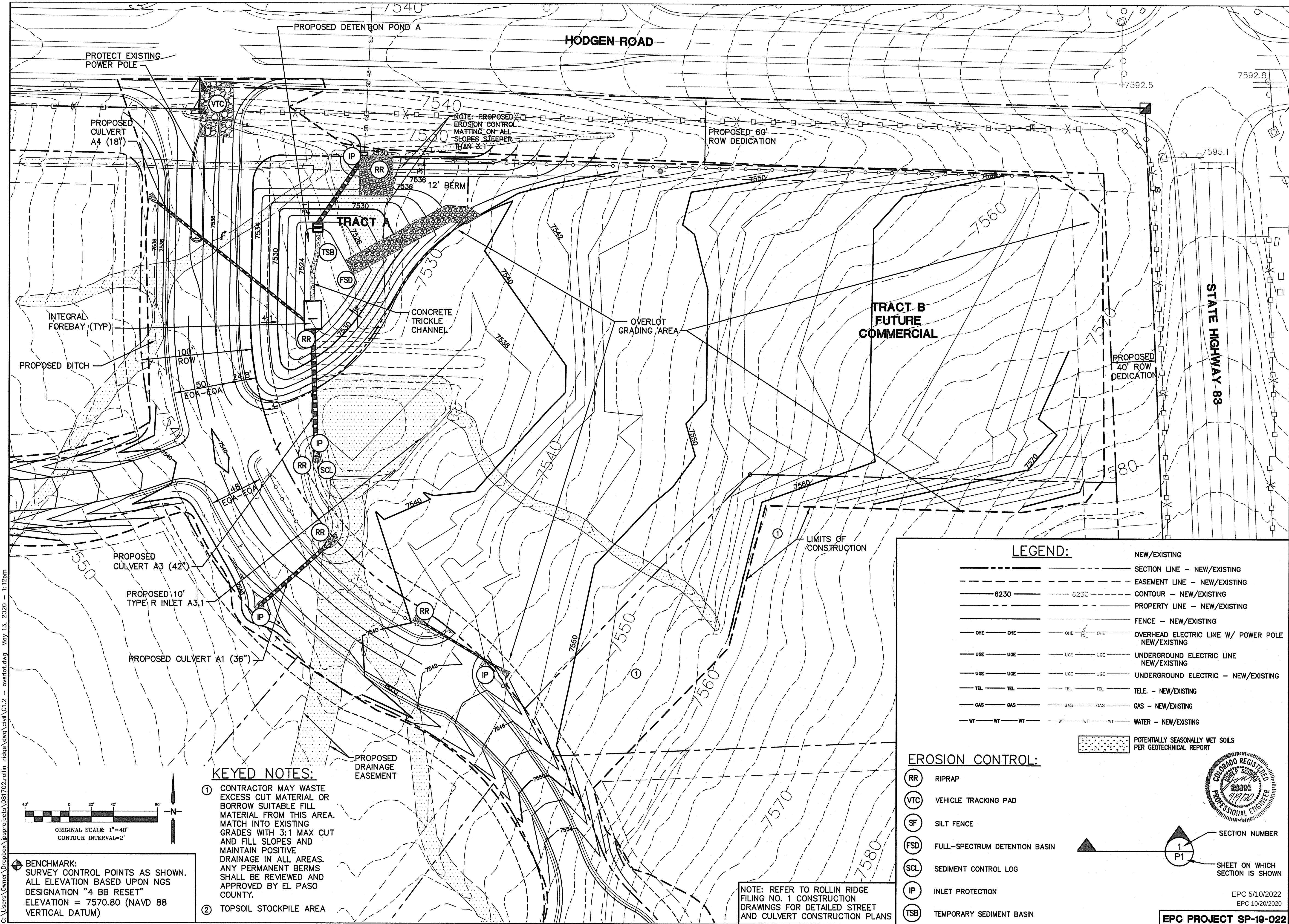
LEGEND:

- NEW/EXISTING
- SECTION LINE - NEW/EXISTING
- EASEMENT LINE - NEW/EXISTING
- CONTOUR - NEW/EXISTING
- PROPERTY LINE - NEW/EXISTING
- FENCE - NEW/EXISTING
- OVERHEAD ELECTRIC LINE W/ POWER POLE NEW/EXISTING
- UGE UNDERGROUND ELECTRIC LINE NEW/EXISTING
- UGE UNDERGROUND ELECTRIC - NEW/EXISTING
- TEL TELE - NEW/EXISTING
- GAS GAS - NEW/EXISTING
- WT WATER - NEW/EXISTING
- SECTION NUMBER
- SHEET ON WHICH SECTION IS SHOWN

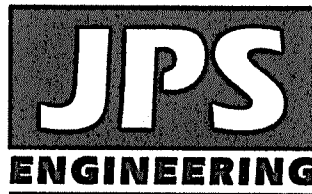
EPC 5/10/2022

PCD FILE NO. SF-19-022
PCD FILE NO. SF-21-043

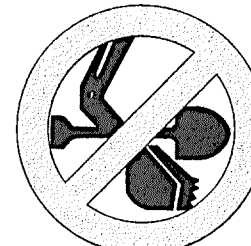
BENCHMARK:
SURVEY CONTROL POINTS AS SHOWN.
ALL ELEVATION BASED UPON NGS
DESIGNATION "4 BB RESET"
ELEVATION = 7570.80 (NAVD 88
VERTICAL DATUM)



ROLLIN RIDGE - FILING NO. 1



19 E. Willamette Ave.
Colorado Springs, CO
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No.	REVISION	DATE	BY
1	COUNTY COMMENTS	8/30/18	JPS
2	COUNTY COMMENTS	10/19/18	JPS
3	COUNTY COMMENTS	8/28/19	JPS
4	COUNTY COMMENTS	2/28/20	JPS
5	COUNTY COMMENTS	5/13/20	JPS

NORTHEAST SITE OVERLOT
GRADING PLAN

HORZ. SCALE: 1"=40'	DRAWN: BJJ
VERT. SCALE: N/A	DESIGNED: JPS
SURVEYED: RAMPART	CHECKED: JPS
CREATED: 4/27/18	LAST MODIFIED: 7/3/20
PROJECT NO: 081702	MODIFIED BY: BJJ
SHEET:	

C1.2

G:\Users\Owner\Desktop\projects\081702-rollin-ridge\dwg\civil\C2.1.dwg May 13, 2020 - 2:01pm

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

REVISED 7/02/19

1. 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.
2. 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.
3. A SEPARATE STORMWATER MANAGEMENT PLAN (SWMP) FOR THIS PROJECT SHALL BE COMPLETED AND AN EROSION AND STORMWATER QUALITY CONTROL PERMIT (ESQCP) ISSUED PRIOR TO COMMENCING CONSTRUCTION. MANAGEMENT OF THE SWMP DURING CONSTRUCTION IS THE RESPONSIBILITY OF THE DESIGNATED QUALIFIED STORMWATER MANAGER OR CERTIFIED EROSION CONTROL INSPECTOR. THE SWMP SHALL BE LOCATED ON SITE AT ALL TIMES DURING CONSTRUCTION AND SHALL BE KEPT UP TO DATE WITH WORK PROGRESS AND CHANGES IN THE FIELD.
4. ONCE THE ESQCP IS APPROVED AND A "NOTICE TO PROCEED" HAS BEEN ISSUED, THE CONTRACTOR MAY INSTALL THE INITIAL STAGE EROSION AND SEDIMENT CONTROL MEASURES AS INDICATED ON THE APPROVED 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 STAFF.
5. CONTROL MEASURES MUST BE INSTALLED PRIOR TO COMMENCEMENT OF ACTIVITIES THAT COULD CONTRIBUTE POLLUTANTS TO STORMWATER. CONTROL MEASURES FOR ALL SLOPES, CHANNELS, DITCHES, AND DISTURBED LAND AREAS SHALL BE INSTALLED IMMEDIATELY UPON COMPLETION OF THE DISTURBANCE.
6. ALL TEMPORARY SEDIMENT AND EROSION CONTROL MEASURES SHALL BE MAINTAINED AND REMAIN IN EFFECTIVE OPERATING CONDITION UNTIL PERMANENT SOIL EROSION CONTROL MEASURES ARE IMPLEMENTED AND FINAL STABILIZATION IS ESTABLISHED. ALL PERSONS ENGAGED IN LAND DISTURBANCE ACTIVITIES SHALL ASSESS THE ADEQUACY OF CONTROL MEASURES AT THE SITE AND IDENTIFY IF CHANGES TO THOSE CONTROL MEASURES ARE NEEDED TO ENSURE THE CONTINUED EFFECTIVE PERFORMANCE OF THE CONTROL MEASURES. ALL CHANGES TO TEMPORARY SEDIMENT AND EROSION CONTROL MEASURES MUST BE INCORPORATED INTO THE STORMWATER MANAGEMENT PLAN.
7. TEMPORARY STABILIZATION SHALL BE IMPLEMENTED ON DISTURBED AREAS AND STOCKPILES WHERE GROUND DISTURBING CONSTRUCTION ACTIVITY HAS PERMANENTLY CEASED OR TEMPORARILY CEASED FOR LONGER THAN 14 DAYS.
8. FINAL STABILIZATION MUST BE IMPLEMENTED AT ALL APPLICABLE CONSTRUCTION SITES. FINAL STABILIZATION IS ACHIEVED WHEN ALL GROUND DISTURBING ACTIVITIES ARE COMPLETE AND ALL DISTURBED AREAS EITHER HAVE A UNIFORM VEGETATIVE COVER WITH INDIVIDUAL PLANT DENSITY OF 70 PERCENT OF PRE-DISTURBANCE LEVELS ESTABLISHED OR EQUIVALENT PERMANENT ALTERNATIVE STABILIZATION METHOD IS IMPLEMENTED. ALL TEMPORARY SEDIMENT AND EROSION CONTROL MEASURES SHALL BE REMOVED UPON FINAL STABILIZATION AND BEFORE PERMIT CLOSURE.
9. ALL PERMANENT STORMWATER MANAGEMENT FACILITIES SHALL BE INSTALLED AS DESIGNED IN THE APPROVED PLANS. ANY PROPOSED CHANGES THAT AFFECT THE DESIGN OR FUNCTION OF PERMANENT STORMWATER MANAGEMENT STRUCTURES MUST BE APPROVED BY THE ECM ADMINISTRATOR PRIOR TO IMPLEMENTATION.
10. EARTH DISTURBANCES SHALL BE CONDUCTED IN SUCH A MANNER SO AS TO EFFECTIVELY MINIMIZE ACCELERATED SOIL EROSION AND RESULTING SEDIMENTATION. ALL DISTURBANCES SHALL BE DESIGNED, CONSTRUCTED, AND COMPLETED SO THAT THE EXPOSED AREA OF ANY DISTURBED LAND SHALL BE LIMITED TO THE SHORTEST PRACTICAL PERIOD OF TIME. PRE-EXISTING VEGETATION SHALL BE PROTECTED AND MAINTAINED WITHIN 50 HORIZONTAL FEET OF A WATERS OF THE STATE UNLESS SHOWN TO BE INFEASIBLE AND SPECIFICALLY REQUESTED AND APPROVED.
11. COMPACTION OF SOIL MUST BE PREVENTED IN AREAS DESIGNATED FOR INFILTRATION CONTROL MEASURES OR WHERE FINAL STABILIZATION WILL BE ACHIEVED BY VEGETATIVE COVER. AREAS DESIGNATED FOR INFILTRATION CONTROL MEASURES SHALL ALSO BE PROTECTED FROM SEDIMENTATION DURING CONSTRUCTION UNTIL FINAL STABILIZATION IS ACHIEVED. IF COMPACTION PREVENTION IS NOT FEASIBLE DUE TO SITE CONSTRAINTS, ALL AREAS DESIGNATED FOR INFILTRATION AND VEGETATION CONTROL MEASURES MUST BE LOOSENEED PRIOR TO INSTALLATION OF THE CONTROL MEASURE(S).
12. ANY TEMPORARY OR PERMANENT FACILITY DESIGNED AND CONSTRUCTED FOR THE CONVEYANCE OF STORMWATER AROUND, THROUGH, OR FROM THE EARTH DISTURBANCE AREA SHALL BE A STABILIZED CONVEYANCE DESIGNED TO MINIMIZE EROSION AND THE DISCHARGE OF SEDIMENT OFF SITE.
13. CONCRETE WASH WATER SHALL BE CONTAINED AND DISPOSED OF IN ACCORDANCE WITH THE SWMP. NO WASH WATER SHALL BE DISCHARGED TO OR ALLOWED TO ENTER STATE WATERS, INCLUDING ANY SURFACE OR SUBSURFACE STORM DRAINAGE SYSTEM OR FACILITIES. CONCRETE WASHOUTS SHALL NOT BE LOCATED IN AN AREA WHERE SHALLOW GROUNDWATER MAY BE PRESENT, OR WITHIN 50 FEET OF A SURFACE WATER BODY, CREEK OR STREAM.
14. DURING DEWATERING OPERATIONS OF UNCONTAMINATED GROUND WATER MAY BE DISCHARGED ON SITE, BUT SHALL NOT LEAVE THE SITE IN THE FORM OF SURFACE RUNOFF UNLESS AN APPROVED STATE DEWATERING PERMIT IS IN PLACE.
15. EROSION CONTROL BLANKETING OR OTHER PROTECTIVE COVERING SHALL BE USED ON SLOPES STEEPER THAN 3:1.
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. WASTE MATERIALS SHALL NOT BE TEMPORARILY PLACED OR STORED IN THE STREET, ALLEY, OR OTHER PUBLIC WAY, UNLESS IN ACCORDANCE WITH AN APPROVED TRAFFIC CONTROL PLAN. CONTROL MEASURES MAY BE REQUIRED BY EL PASO COUNTY ENGINEERING IF DEEMED NECESSARY, BASED ON SPECIFIC CONDITIONS AND CIRCUMSTANCES.
18. TRACKING OF SOILS AND CONSTRUCTION DEBRIS OFF-SITE SHALL BE MINIMIZED. MATERIALS TRACKED OFF-SITE SHALL BE CLEANED UP AND PROPERLY DISPOSED OF IMMEDIATELY.
19. THE OWNER/DEVELOPER SHALL BE RESPONSIBLE FOR THE REMOVAL OF ALL CONSTRUCTION DEBRIS, DIRT, TRASH, ROCK, SEDIMENT, SOIL, AND SAND THAT MAY ACCUMULATE IN ROADS, STORM DRAINS AND OTHER DRAINAGE CONVEYANCE SYSTEMS AND STORMWATER APPURTENANCES AS A RESULT OF SITE DEVELOPMENT.
20. 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.
21. NO CHEMICAL(S) HAVING THE POTENTIAL TO BE RELEASED IN STORMWATER ARE TO BE STORED OR USED ONSITE UNLESS PERMISSION FOR THE USE OF SUCH CHEMICAL(S) IS GRANTED IN WRITING BY THE ECM ADMINISTRATOR. IN GRANTING APPROVAL FOR THE USE OF SUCH CHEMICAL(S), SPECIAL CONDITIONS AND MONITORING MAY BE REQUIRED.
22. BULK STORAGE OF ALLOWED PETROLEUM PRODUCTS OR OTHER ALLOWED LIQUID CHEMICALS IN EXCESS OF 55 GALLONS SHALL REQUIRE ADEQUATE SECONDARY CONTAINMENT PROTECTION TO CONTAIN ALL SPILLS ONSITE AND TO PREVENT ANY SPILLED MATERIALS FROM ENTERING STATE WATERS, ANY SURFACE OR SUBSURFACE STORM DRAINAGE SYSTEM OR OTHER FACILITIES.
23. NO PERSON SHALL CAUSE THE IMPEDIMENT OF STORMWATER FLOW IN THE CURB AND GUTTER OR DITCH EXCEPT WITH APPROVED SEDIMENT CONTROL MEASURES.
24. OWNER/DEVELOPER AND THEIR AGENTS SHALL COMPLY WITH THE "COLORADO WATER QUALITY CONTROL ACT"(TITLE 25, ARTICLE 8, CRS), AND THE "CLEAN WATER ACT"(33 USC 1344), IN ADDITION TO THE REQUIREMENTS OF THE LAND DEVELOPMENT CODE, DCM VOLUME II AND THE ECM APPENDIX I. ALL APPROPRIATE PERMITS MUST BE OBTAINED BY THE CONTRACTOR PRIOR TO CONSTRUCTION (1041, NPDES, FLOODPLAIN, 404, FUGITIVE DUST, ETC.). IN THE EVENT OF CONFLICTS BETWEEN THESE REQUIREMENTS AND OTHER LAWS, RULES, OR REGULATIONS OF OTHER FEDERAL, STATE, LOCAL, OR COUNTY AGENCIES, THE MOST RESTRICTIVE LAWS, RULES, OR REGULATIONS SHALL APPLY.
25. ALL CONSTRUCTION TRAFFIC MUST ENTER/EXIT THE SITE ONLY AT APPROVED CONSTRUCTION ACCESS POINTS.
26. PRIOR TO CONSTRUCTION THE PERMITTEE SHALL VERIFY THE LOCATION OF EXISTING UTILITIES.
27. A WATER SOURCE SHALL BE AVAILABLE ON SITE DURING EARTHWORK OPERATIONS AND SHALL BE UTILIZED AS REQUIRED TO MINIMIZE DUST FROM EARTHWORK EQUIPMENT AND WIND.
28. THE SOILS REPORT FOR THIS SITE SHALL BE CONSIDERED A PART OF THESE PLANS.
29. AT LEAST TEN (10) DAYS PRIOR TO THE ANTICIPATED START OF CONSTRUCTION, FOR PROJECTS THAT WILL DISTURB ONE (1) ACRE OR MORE, THE OWNER OR OPERATOR OF CONSTRUCTION ACTIVITY SHALL SUBMIT A PERMIT APPLICATION FOR STORMWATER DISCHARGE TO THE COLORADO DEPARTMENT OF PUBLIC HEALTH AND ENVIRONMENT, WATER QUALITY DIVISION. THE APPLICATION CONTAINS CERTIFICATION OF COMPLETION OF A STORMWATER MANAGEMENT PLAN (SWMP), OF WHICH THIS GRADING AND EROSION CONTROL PLAN MAY BE A PART. FOR INFORMATION OR APPLICATION MATERIALS CONTACT:

COLORADO DEPARTMENT OF PUBLIC HEALTH AND ENVIRONMENT
WATER QUALITY CONTROL DIVISION
WQCD - PERMITS
4300 CHERRY CREEK DRIVE SOUTH
DENVER, CO 80246-1530 ATTN:
PERMITS UNIT

SEEDING MIX:

GRASS	VARIETY	AMOUNT IN PLS LBS. PER ACRE
CRESTED WHEAT GRASS	EPHRAIM OR HYCREST	4.0 LBS.
PERENIAL RYE	LINN	2.0 LBS.
WESTERN WHEATGRASS	SARTON	3.0 LBS.
SMOOTH BROME GRASS	LINCOLN OR MANCHAR	5.0 LBS.
SIDE OATS GRAMA	EPHRAIM	2.5 LBS.
TOTAL:		16.5 LBS.

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

MULCHING APPLICATION: CONFORM TO CDOT
SPEC-SECTION 213.

SEDIMENT CONTROL MAINTENANCE PROGRAM:

FREQUENCY
PERIODIC SITE INSPECTIONS BI-WEEKLY¹
RE-VEGETATION OF EXPOSED SOILS WITHIN 21 DAYS OF GRADING.
SEDIMENT REMOVAL FROM BMP'S MONTHLY²
REMOVAL OF BMP'S AFTER STABILIZATION ACHIEVED
AND AFTER ANY PRECIPITATION OR SNOW MELT EVENT THAT
CAUSES SURFACE EROSION.

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	JUNE, 2020
TEMPORARY SEDIMENT BASIN	JUNE, 2020
ROADWAY GRADING	JUNE, 2020
SEEDING & MULCHING	MAY, 2021
STABILIZATION	SEPTEMBER, 2022

CONTROL MEASURE/BMP PHASING PLAN:

INITIAL CONTROL MEASURES:

- VTC AT SITE ACCESS
- SILT FENCE ALONG DOWNSTREAM
GRADING LIMITS
- TEMPORARY SEDIMENT BASIN

INTERIM CONTROL MEASURES:

- STRAW BALES/SCL CHECK DAMS

FINAL CONTROL MEASURES:

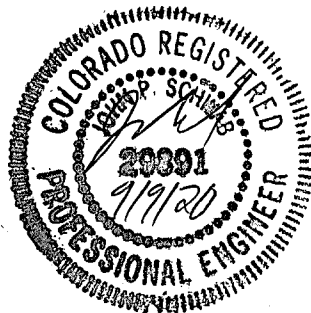
- RIPRAP APRONS
- PERMANENT DETENTION AND
WATER QUALITY FACILITIES
- SEEDING AND LANDSCAPING

NOTE: NO DEDICATED ASPHALT/CONCRETE
BATCH PLANTS ARE PROPOSED

NON-STRUCTURAL CONTROL MEASURES:

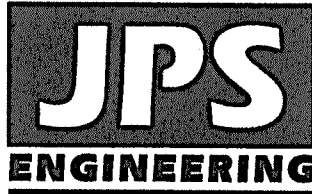
CONTROL MEASURES:

- PROPER HOUSEKEEPING MEASURES
- PROPER SPILL CONTAINMENT PROCEDURES



EPC 5/10/2022
EPC 10/20/2020

PCD FILE NO. SF-19-022



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PERMANENT UTILITIES.

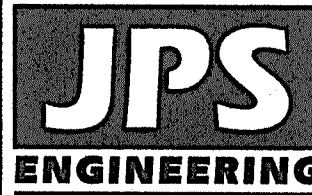
ROLLIN RIDGE - FILING NO. 1

EROSION CONTROL
NOTES

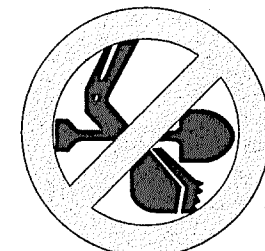
HORZ. SCALE:	N/A	DRAWN:	BJJ
VERT. SCALE:	N/A	DESIGNED:	JPS
SURVEYED:	RAMPART	CHECKED:	JPS
CREATED:	8/29/19	LAST MODIFIED:	5/13/20
PROJECT NO:	081702	MODIFIED BY:	BJJ

SHEET:

C2.1



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Colorado Springs, CO
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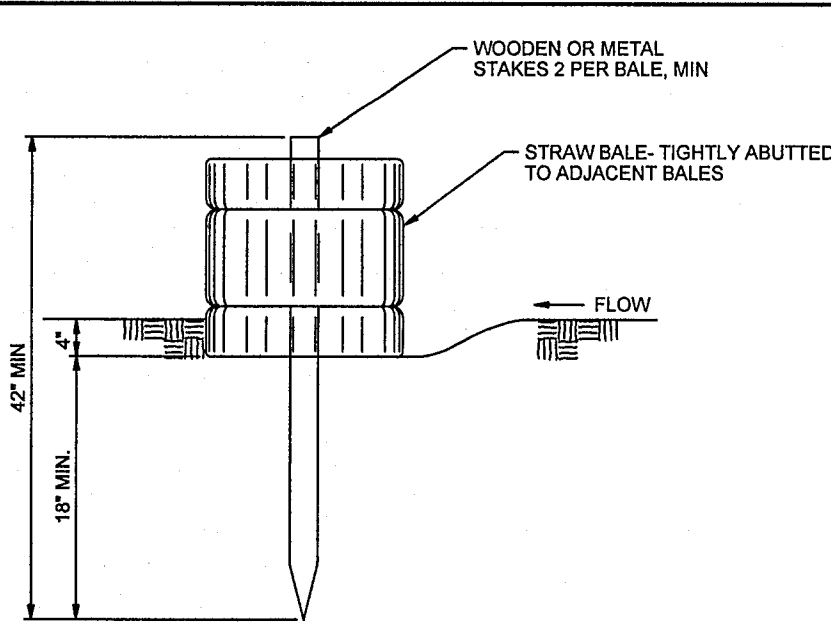
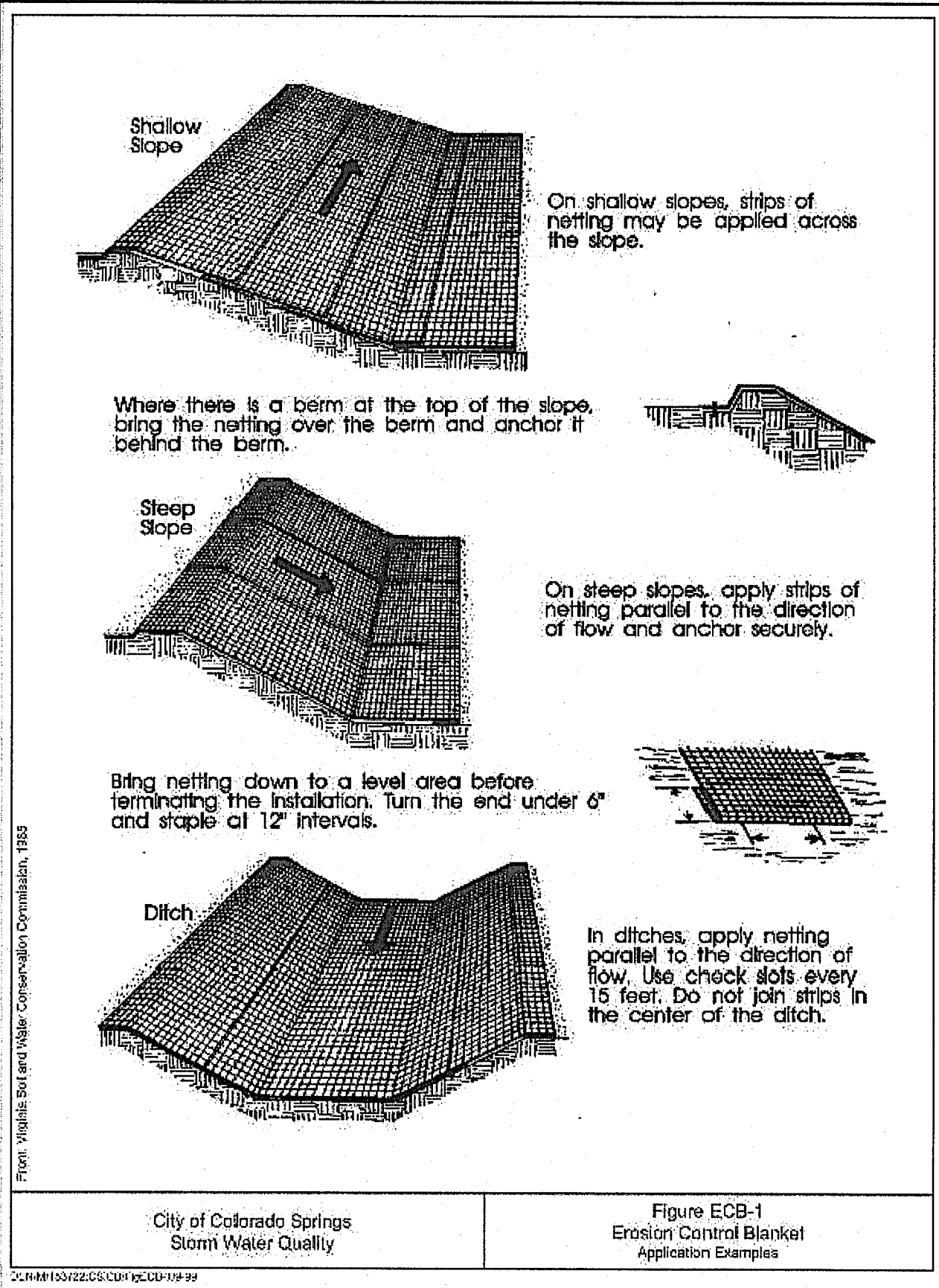
NO.	REVISION	DATE	BY
1	FINAL PLAT SUBMITTAL	10/25/19	JPS
2	COUNTY COMMENTS	2/28/20	JPS
3	COUNTY COMMENTS	5/13/20	JPS

EROSION CONTROL
DETAILS

ROLLIN RIDGE - FILING NO. 1

HORIZ. SCALE: N/A
VERT. SCALE: N/A
SURVEYED: RAMPART
CREATED: 8/29/19
PROJECT NO: 081702
SHEET: C2.2

DRAWN: BJJ
DESIGNED: JPS
CHECKED: JPS
LAST MODIFIED: 5/13/20
MODIFIED BY: BJJ



STRAW BALE BARRIER

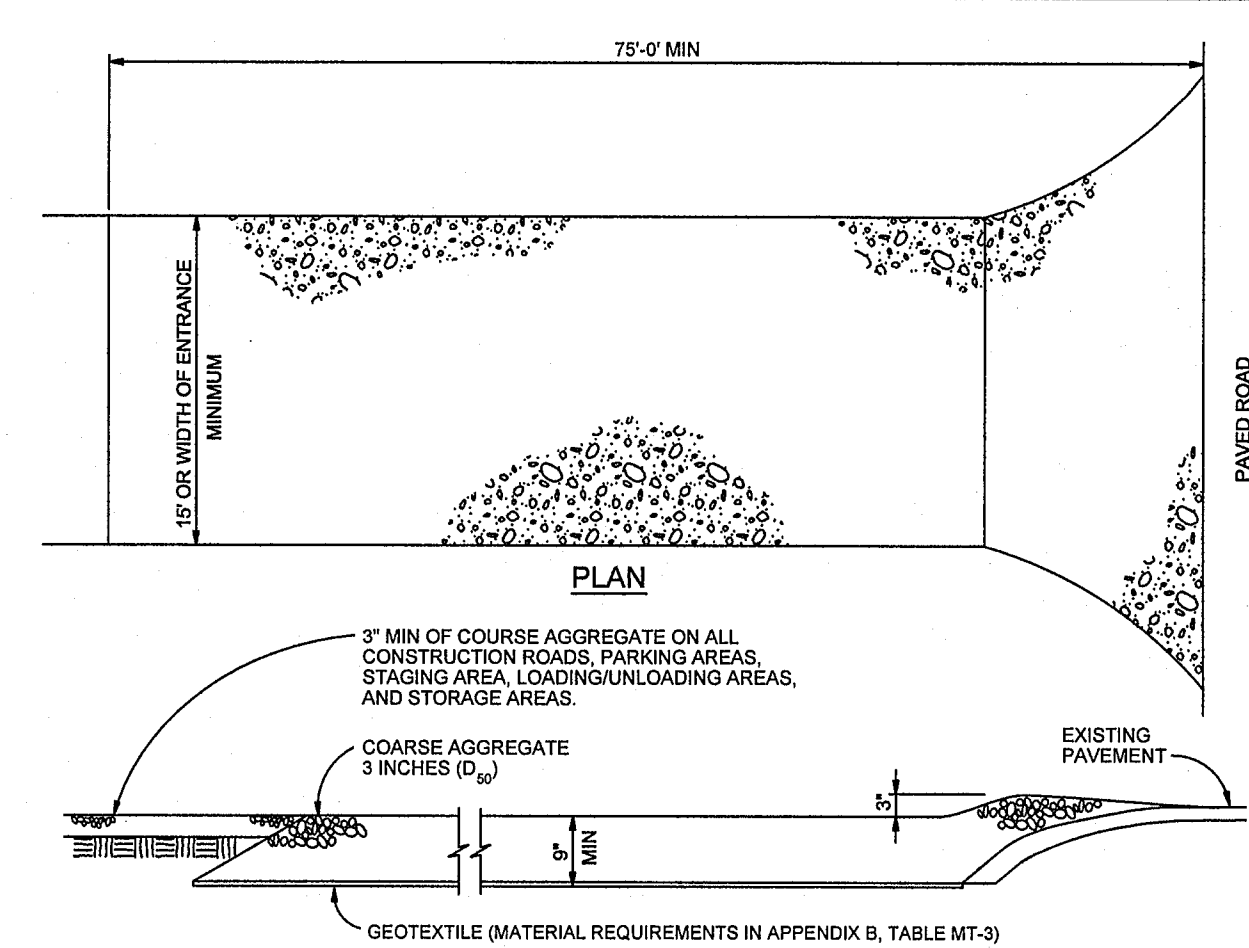
STRAW BALE BARRIER NOTES

- INSTALLATION REQUIREMENTS**

 - STRAW BALE BARRIERS SHALL BE INSTALLED PRIOR TO ANY LAND DISTURBING ACTIVITIES.
 - BALES SHALL CONSIST OF APPROXIMATELY 5 CUBIC FEET OF CERTIFIED WEED FREE HAY OR STRAW AND WEIGH NOT LESS THAN 35 POUNDS.
 - BALES ARE TO BE PLACED IN A SINGLE ROW WITH THE END OF THE BALES TIGHTLY ABUTTING ONE ANOTHER.
 - EACH BALE IS TO BE SECURELY ANCHORED WITH AT LEAST TWO STAKES AND THE FIRST STAKE IS TO BE DRIVEN TOWARD THE PREVIOUSLY LAID BALE TO FORCE THE BALES TOGETHER.
 - STAKES ARE TO BE A MINIMUM OF 42 INCHES LONG. METAL STAKES SHALL BE STANDARD T1 OR T2 TYPE WITH MINIMUM WEIGHT OF 1.33 POUNDS PER LINEAR FOOT. WOOD STAKES SHALL HAVE A MINIMUM DIAMETER OR CROSS SECTION DIMENSION OF 2 INCHES.
 - BALES ARE TO BE BOUND WITH EITHER WIRE OR STRING AND ORIENTED SUCH THAT THE ENDINGS ARE AROUND THE SIDES AND NOT ALONG THE TOPS AND BOTTOMS OF THE BALE.
 - GAPS BETWEEN BALES ARE TO BE CHINKED (FILLED BY WEDGING) WITH STRAW OR THE SAME MATERIAL OF THE BALE.
 - END BALES ARE TO EXTEND UPSLOPE SO THE TRAPPED RUNOFF CANNOT FLOW AROUND THE ENDS OF THE BARRIER.
- MAINTENANCE REQUIREMENTS**

 - CONTRACTOR SHALL INSPECT STRAW BALE BARRIERS IMMEDIATELY AFTER EACH RAINFALL, AT LEAST DAILY DURING PROLONGED RAINFALL, AND WEEKLY DURING PERIODS OF NO RAINFALL.
 - DAMAGED OR INEFFECTIVE BARRIERS SHALL PROMPTLY BE REPAIRED, REPLACING BALES IF NECESSARY, AND UNREINFORCED BALES NEED TO BE REPAIRED WITH COMPACTED BACKFILL MATERIAL.
 - SEDIMENT SHALL BE REMOVED FROM BEHIND STRAW BALE BARRIERS WHEN IT ACCUMULATES TO APPROXIMATELY 1/2 THE HEIGHT OF THE BARRIER.
 - STRAW BALE BARRIERS SHALL BE REMOVED WHEN ADEQUATE VEGETATIVE COVER IS ATTAINED AS APPROVED BY THE CITY.

City of Colorado Springs
Stormwater Quality
Figure SBB-2
Straw Bale Barrier
Construction Detail and Maintenance Requirements



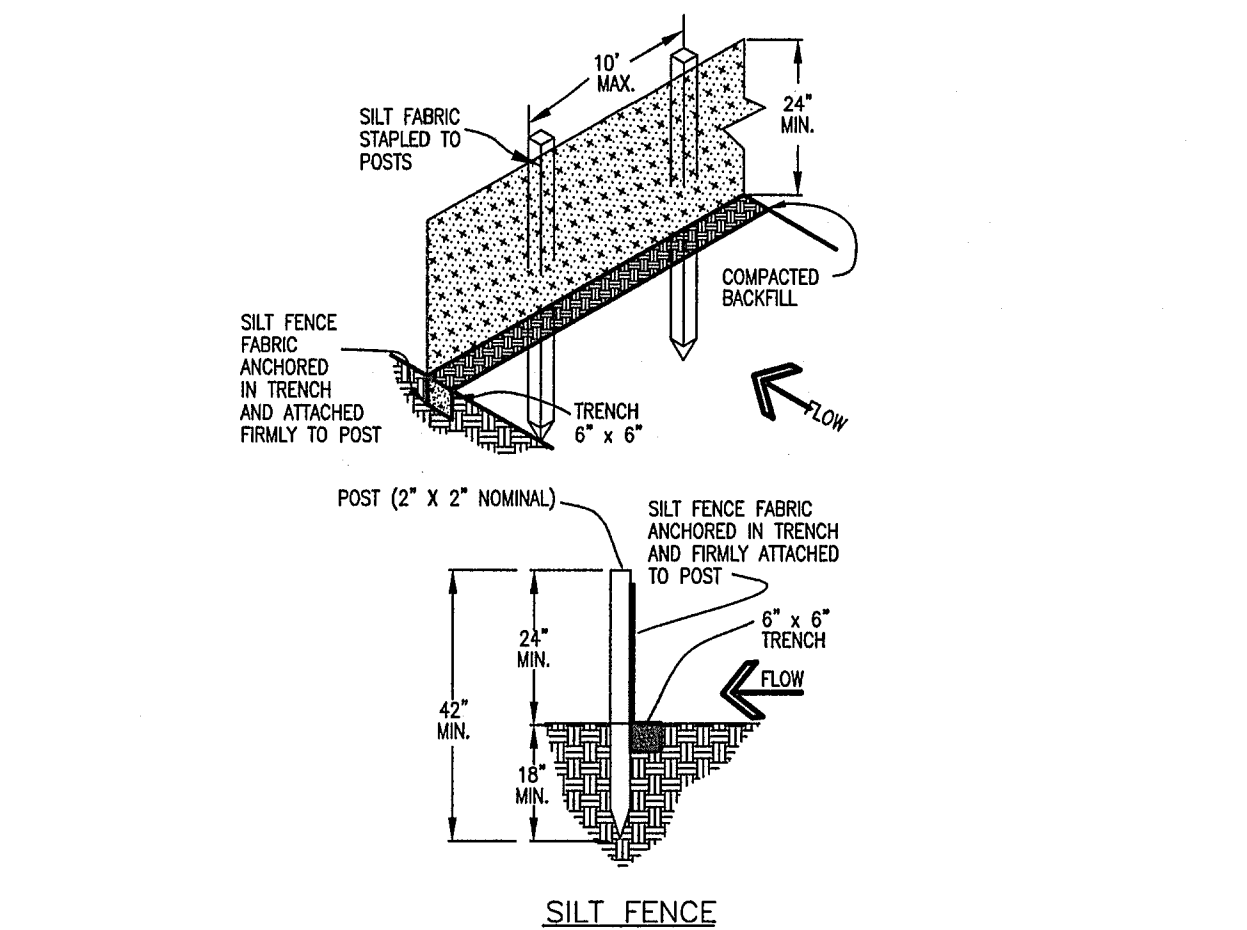
VEHICLE TRACKING

- INSTALLATION REQUIREMENTS**

 - ALL ENTRANCES TO THE CONSTRUCTION SITE ARE TO BE STABILIZED PRIOR TO CONSTRUCTION BEGINNING.
 - CONSTRUCTION ENTRANCES ARE TO BE BUILT WITH AN APRON TO ALLOW FOR TURNING TRAFFIC, BUT SHOULD NOT BE BUILT OVER EXISTING PAVEMENT EXCEPT FOR A SLIGHT OVERLAP.
 - AREAS TO BE STABILIZED ARE TO BE PROPERLY GRADED AND COMPACTED PRIOR TO LAYING DOWN GEOTEXTILE AND STONE.
 - CONSTRUCTION ROADS, PARKING AREAS, LOADING/UNLOADING ZONES, STORAGE AREAS, AND STAGING AREAS ARE TO BE STABILIZED.
 - CONSTRUCTION ROADS ARE TO BE BUILT TO CONFORM TO SITE GRADES, BUT SHOULD NOT HAVE SIDE SLOPES OR ROAD GRADES THAT ARE EXCESSIVELY STEEP.
- MAINTENANCE REQUIREMENTS**

 - REGULAR INSPECTIONS ARE TO BE MADE OF ALL STABILIZED AREAS, ESPECIALLY AFTER STORM EVENTS.
 - STONES ARE TO BE REAPPLIED PERIODICALLY AND WHEN REPAIR IS NECESSARY.
 - SEDIMENT TRACKED ONTO PAVED ROADS IS TO BE REMOVED DAILY BY SHOVELING OR SWEEPING. SEDIMENT IS NOT TO BE WASHED DOWN STORM SEWER DRAINS.
 - STORM SEWER INLET PROTECTION IS TO BE IN PLACE, INSPECTED, AND CLEANED IF NECESSARY.
 - OTHER ASSOCIATED SEDIMENT CONTROL MEASURES ARE TO BE INSPECTED TO ENSURE GOOD WORKING CONDITION.

City of Colorado Springs
Stormwater Quality
Figure VT-2
Vehicle Tracking
Application Examples



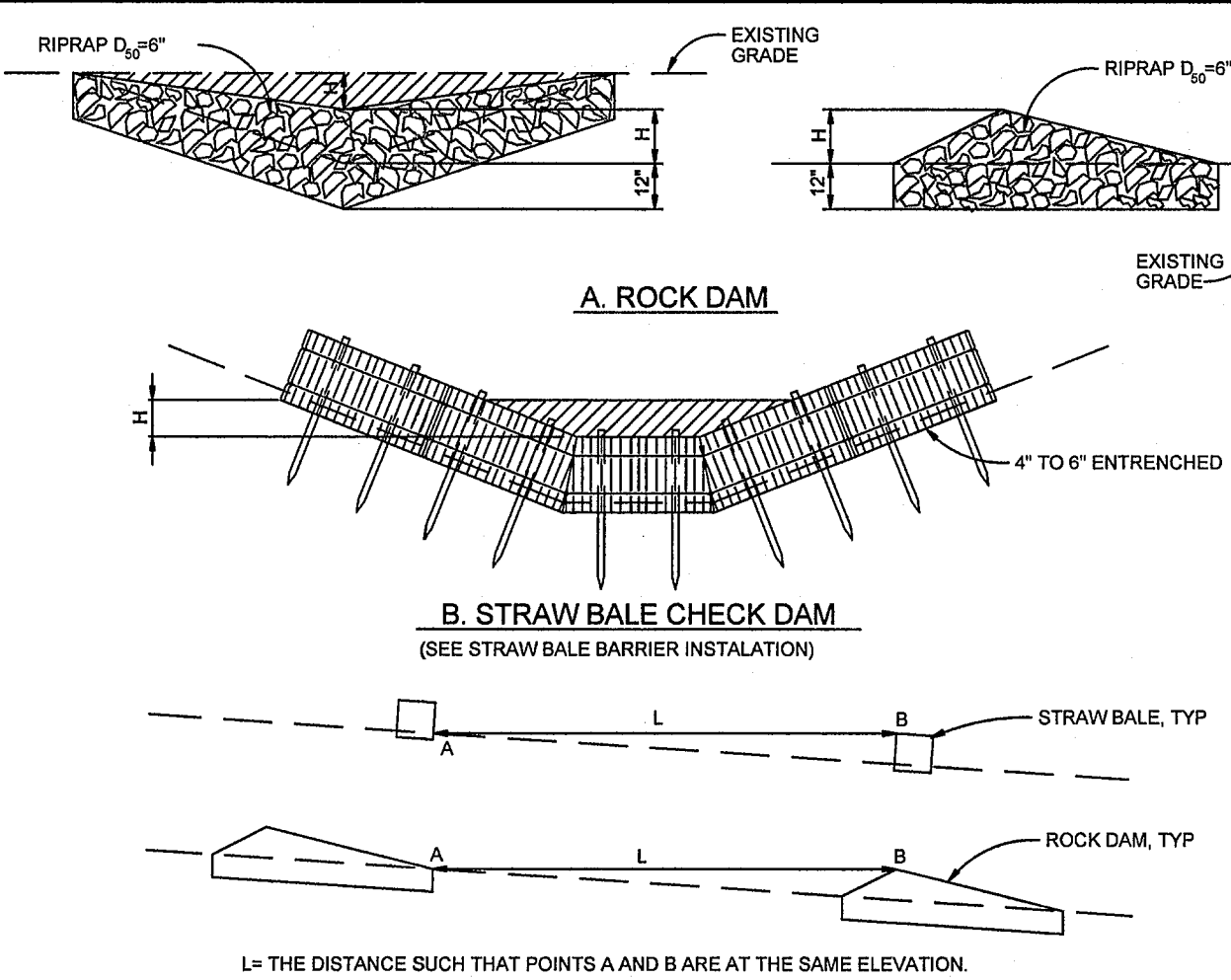
SILT FENCE

- INSTALLATION REQUIREMENTS**

 - SILT FENCES SHALL BE INSTALLED PRIOR TO ANY LAND DISTURBING ACTIVITIES.
 - WHEN JOINTS ARE NECESSARY, SILT FENCE GEOTEXTILE SHALL BE SPUNCE TOGETHER ONLY AT SUPPORT POST AND SECURELY SEALED.
 - METAL POSTS SHALL BE "STUDDED TEE" OR "I" TYPE WITH MINIMUM WEIGHT OF 1.33 POUNDS PER LINEAR FOOT. WOOD POSTS SHALL HAVE A MINIMUM DIAMETER OR CROSS SECTION DIMENSION OF 2 INCHES.
 - THE FILTER MATERIAL SHALL BE FASTENED SECURELY TO METAL OR WOOD POSTS USING WIRE TIES, OR TO WOOD POSTS WITH 3/4" LONG #8 HEAVY-DUTY STAPLES. THE SILT FENCE GEOTEXTILE SHALL NOT BE STAPLED TO EXISTING TREES.
 - WHILE NOT REQUIRED, WIRE MESH FENCE MAY BE USED TO SUPPORT THE GEOTEXTILE. WIRE FENCE SHALL BE FASTENED SECURELY TO THE UPSLOPE SIDE OF THE POSTS USING HEAVY-DUTY WIRE STAPLES AT LEAST 3/4" LONG, TIE WIRES OR HO3 RINGS. THE WIRE SHALL EXTEND INTO THE TRENCH A MINIMUM OF 6" AND SHALL NOT EXTEND MORE THAN 3' ABOVE THE ORIGINAL GROUND SURFACE.
 - SILT FENCES SHALL BE REMOVED WHEN ADEQUATE VEGETATIVE COVER IS ATTAINED AS APPROVED BY THE CITY.
- MAINTENANCE REQUIREMENTS**

 - CONTRACTOR SHALL INSPECT SILT FENCES IMMEDIATELY AFTER EACH RAINFALL, AT LEAST DAILY DURING PROLONGED RAINFALL, AND WEEKLY DURING PERIODS OF NO RAINFALL. DAMAGED, COLLAPSED, UNREINFORCED OR INEFFECTIVE SILT FENCES SHALL BE PROMPTLY REPAIRED OR REPLACED.
 - SEDIMENT SHALL BE REMOVED FROM BEHIND SILT FENCE WHEN IT ACCUMULATES TO HALF THE EXPOSED GEOTEXTILE HEIGHT.
 - SILT FENCES SHALL BE REMOVED WHEN ADEQUATE VEGETATIVE COVER IS ATTAINED AS APPROVED BY THE CITY.

City of Colorado Springs
Stormwater Quality
Figure SF-2
Silt Fence
Construction Detail and Maintenance Requirements



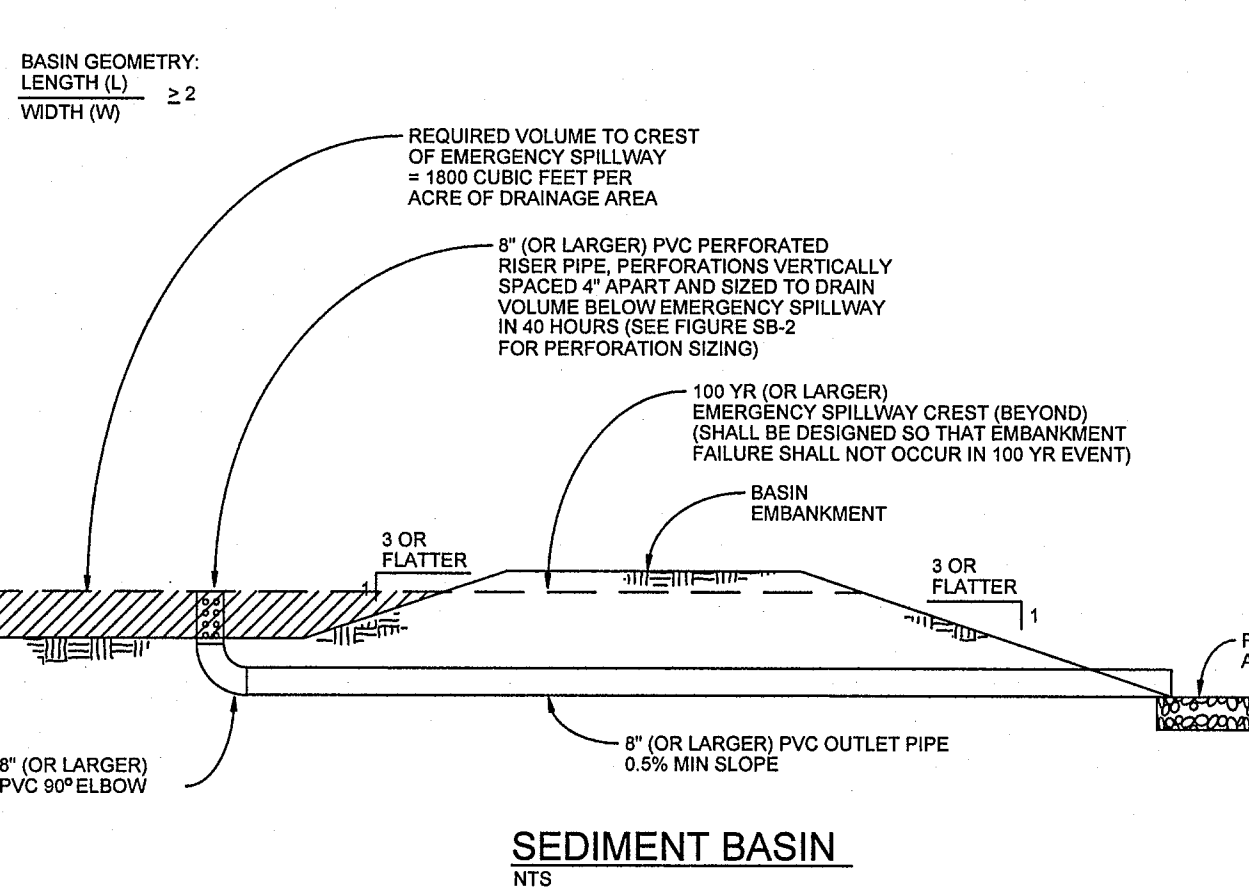
CHECK DAM

- INSTALLATION REQUIREMENTS**

 - STRAW BALES USED AS CHECK DAMS ARE TO MEET THE REQUIREMENTS STATED IN FIGURE SBB-2.
 - THE "H" DIMENSION SHALL BE SELECTED TO PROVIDE NEAR FLOW CONVEYANCE FOR 2-YEAR FLOW OR GREATER.
- MAINTENANCE REQUIREMENTS**

 - REGULAR INSPECTIONS ARE TO BE MADE OF ALL CHECK DAMS, ESPECIALLY AFTER STORM EVENTS.
 - REPLACE STONE AS NECESSARY TO MAINTAIN THE CORRECT HEIGHT OF THE DAM.
 - ACCUMULATED SEDIMENT AND DEBRIS IS TO BE REMOVED FROM BEHIND THE DAMS AFTER EACH STORM OR WHEN 1/2 OF THE ORIGINAL HEIGHT OF THE DAM IS REACHED.
 - CHECK DAMS ARE TO REMAIN IN PLACE AND OPERATIONAL UNTIL THE DRAINAGE AREA AND CHANNEL ARE PERMANENTLY STABILIZED.
 - WHEN CHECK DAMS ARE REMOVED THE CHANNEL LINING OR VEGETATION IS TO BE RESTORED.

City of Colorado Springs
Stormwater Quality
Figure CD-1
Check Dam
Construction Detail and Maintenance Requirements



SEDIMENT BASIN

- INSTALLATION REQUIREMENTS**

 - SEDIMENT BASINS SHALL BE INSTALLED BEFORE ANY CLEARING AND/OR GRADING IS UNDERTAKEN.
 - THE AREA UNDER WHICH THE EMBANKMENT IS TO BE INSTALLED SHALL BE CLEARED, GRUBBED, AND STRIPPED OF ALL VEGETATION AND ROOT MAT.
 - THE OUTLET OF THE BASIN SHALL BE DESIGNED TO DRAIN ITS VOLUME IN 40 HOURS.
 - THE OUTLET IS TO BE LOCATED AT THE FURTHEST DISTANCE FROM THE INLET OF THE BASIN. BAFFLES MAY BE NEEDED TO INCREASE THE FLOW LENGTH AND SETTLING TIME.
 - EMBANKMENT MATERIAL SHALL CONSIST OF SOIL WITH A MINIMUM OF 15% PASSING A #200 SIEVE. EXCAVATED SOIL CAN BE USED IF IT MEETS THIS REQUIREMENT.
 - EMBANKMENT IS TO BE COMPACTED TO AT LEAST 90% OF MAXIMUM DENSITY AND WITHIN 2% OF OPTIMUM MOISTURE CONTENT ACCORDING TO ASTM D 698.
 - WHEN A BASIN IS INSTALLED NEAR A RESIDENTIAL AREA, FOR SAFETY REASONS, A SIGN SHALL BE POSTED AND THE AREA SECURED WITH A FENCE.
- MAINTENANCE REQUIREMENTS**

 - CONTRACTOR SHALL INSPECT SEDIMENT BASINS AFTER EACH RAINFALL, AT LEAST DAILY DURING PROLONGED RAINFALL, AND WEEKLY DURING PERIODS OF NO RAINFALL.
 - SEDIMENT BASINS SHALL BE CLEANED OUT BEFORE SEDIMENT HAS FILLED HALF THE VOLUME OF THE BASIN.
 - SEDIMENT BASINS SHALL REMAIN OPERATIONAL AND PROPERLY MAINTAINED UNTIL THE SITE AREA IS PERMANENTLY STABILIZED WITH ADEQUATE VEGETATIVE COVER AND/OR OTHER PERMANENT STRUCTURE AS APPROVED BY THE CITY.

City of Colorado Springs
Stormwater Quality
Figure SB-1
Sediment Basin
Construction Detail and Maintenance Requirements

Required Area per Flow (sq ft)	Depth at Outlet (ft)							
	1.0	1.5	2.0	2.5	3.0	3.5	4.0	4.5
2	16.04	7.71	5.10	3.76	2.85	2.41	2.02	1.73
1	7.52	3.89	2.55	1.88	1.48	1.21	1.01	0.87
0.8	4.51	2.31	1.53	1.13	0.89	0.72	0.61	0.52
0.6	3.01	1.54	1.02	0.75	0.59	0.48	0.40	0.35
0.4	1.92	0.97	0.61	0.39	0.30	0.24	0.20	0.17
0.3	1.37	0.69	0.44	0.28	0.21	0.17	0.14	0.12
0.2	0.98	0.49	0.31	0.19	0.15	0.12	0.10	0.09
0.15	0.73	0.38	0.24	0.15	0.11	0.09	0.07	0.06
0.1	0.50	0.26	0.16	0.10	0.08	0.06	0.05	0.04
0.08	0.39	0.20	0.12	0.08	0.06	0.05	0.04	0.03
0.06	0.30	0.16	0.10	0.06	0.05	0.04	0.03	0.02
0.04	0.21	0.11	0.07	0.04	0.03	0.02	0.02	0.02
0.03	0.16	0.08	0.05	0.03	0.02	0.02	0.02	0.02
0.02	0.11	0.06	0.04	0.02	0.02	0.01	0.01	0.01

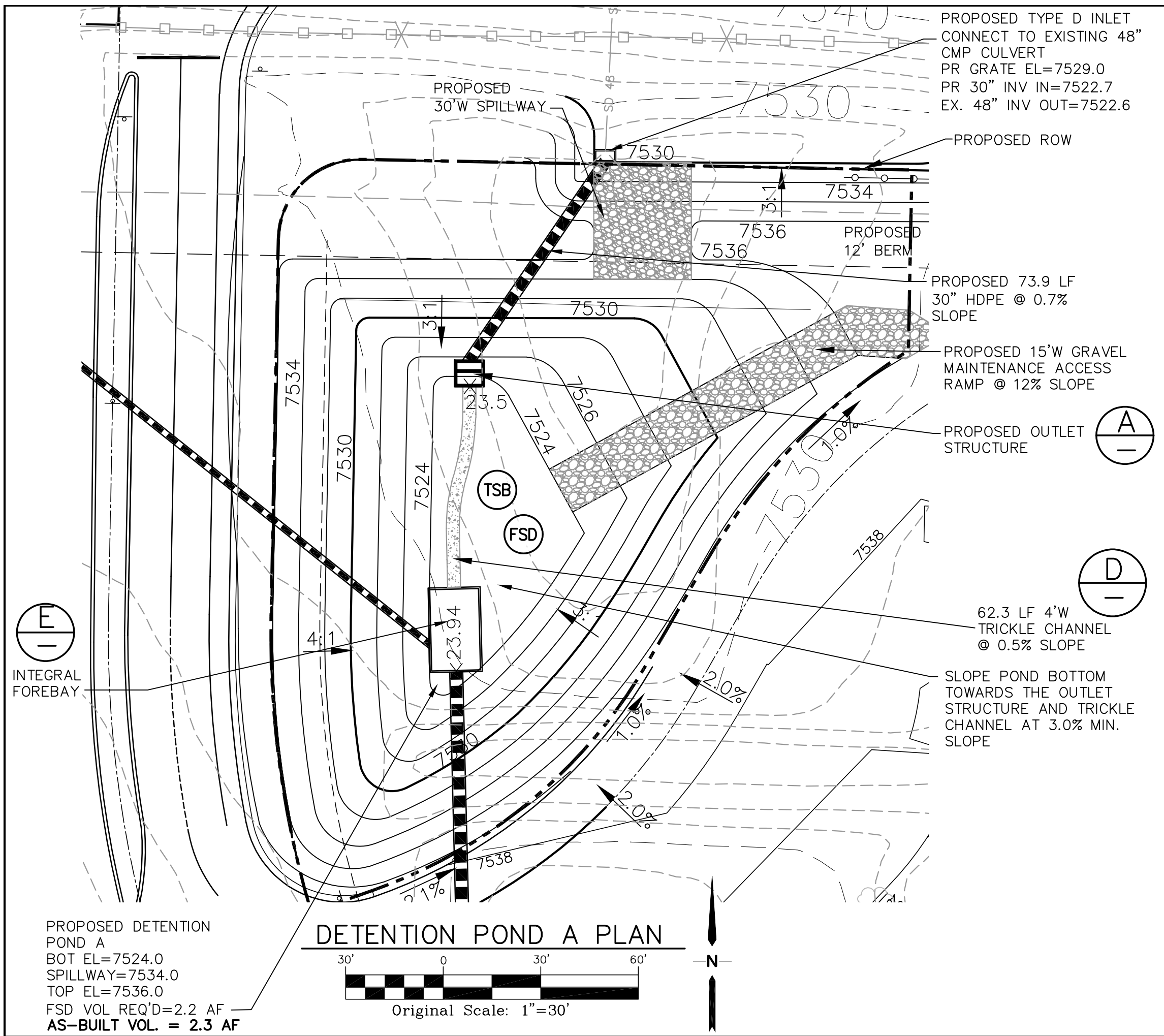
TABLE SB-1

Circular Perforation Sizing		Area per Flow (sq ft)	
Flow Diameter (in)	Flow Diameter (in)	n=1	n=2
1/4	0.250	0.09	0.10
5/16	0.313	0.09	0.10
3/8	0.375	0.11	0.12
7/16	0.438	0.15	0.16
1/2	0.500	0.20	0.21
9/16	0.563	0.26	0.27
5/8	0.625	0.31	0.32
11/16	0.688	0.37	0.38
3/4	0.750	0.44	0.45
7/8	0.875	0.60	0.61
1	1.000	0.79	0.80
1 1/8	1.125	0.98	1.00
1 1/4	1.250	1.23	1.25
1 3/8	1.375	1.48	1.50
1 1/2	1.500	1.77	1.80
1 5/8	1.625	2.07	2.10
1 3/4	1.750	2.41	2.44
1 7/8	1.875	2.78	2.82
2	2.000	3.14	3.18

TABLE SB-2

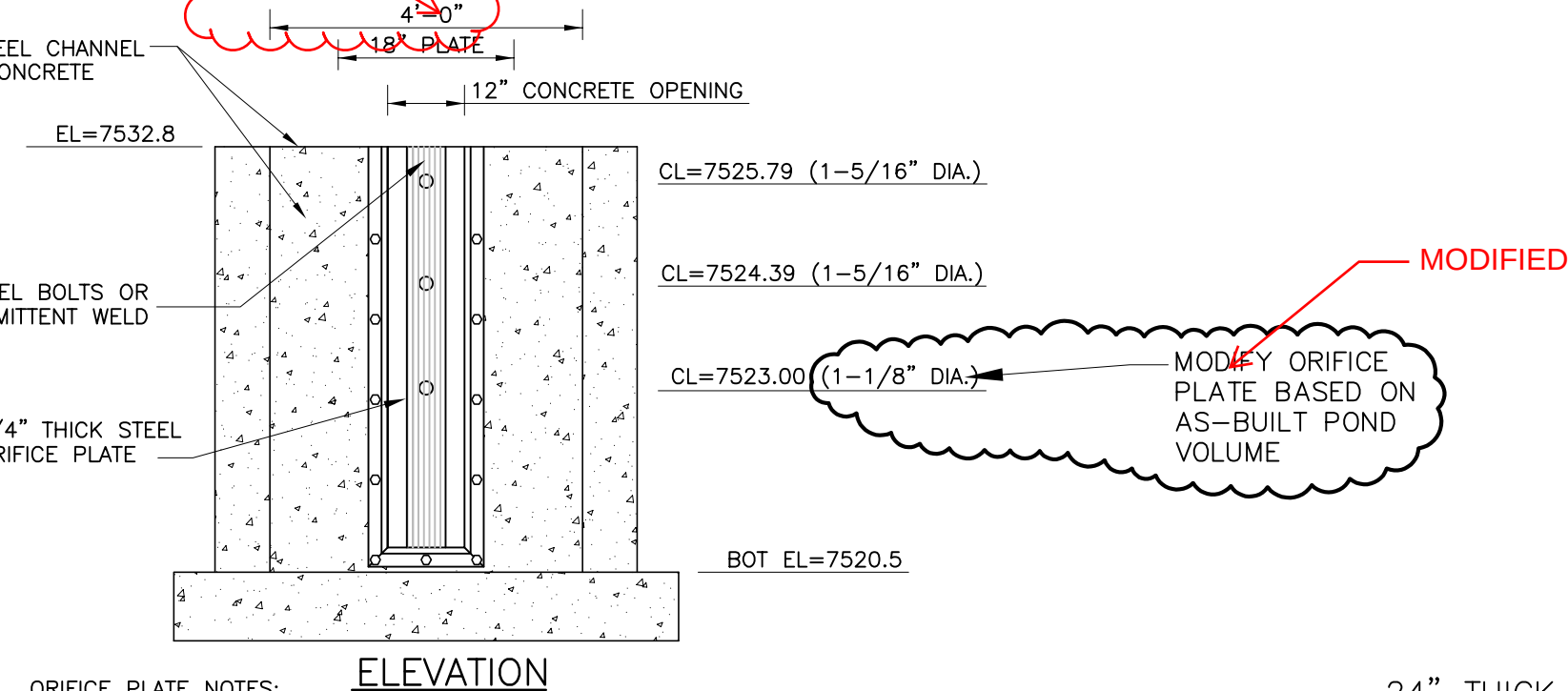
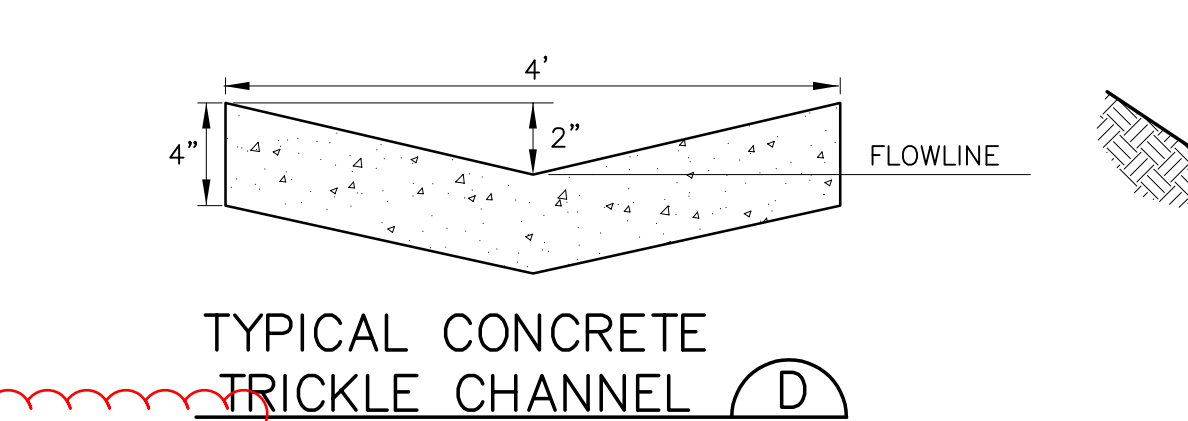
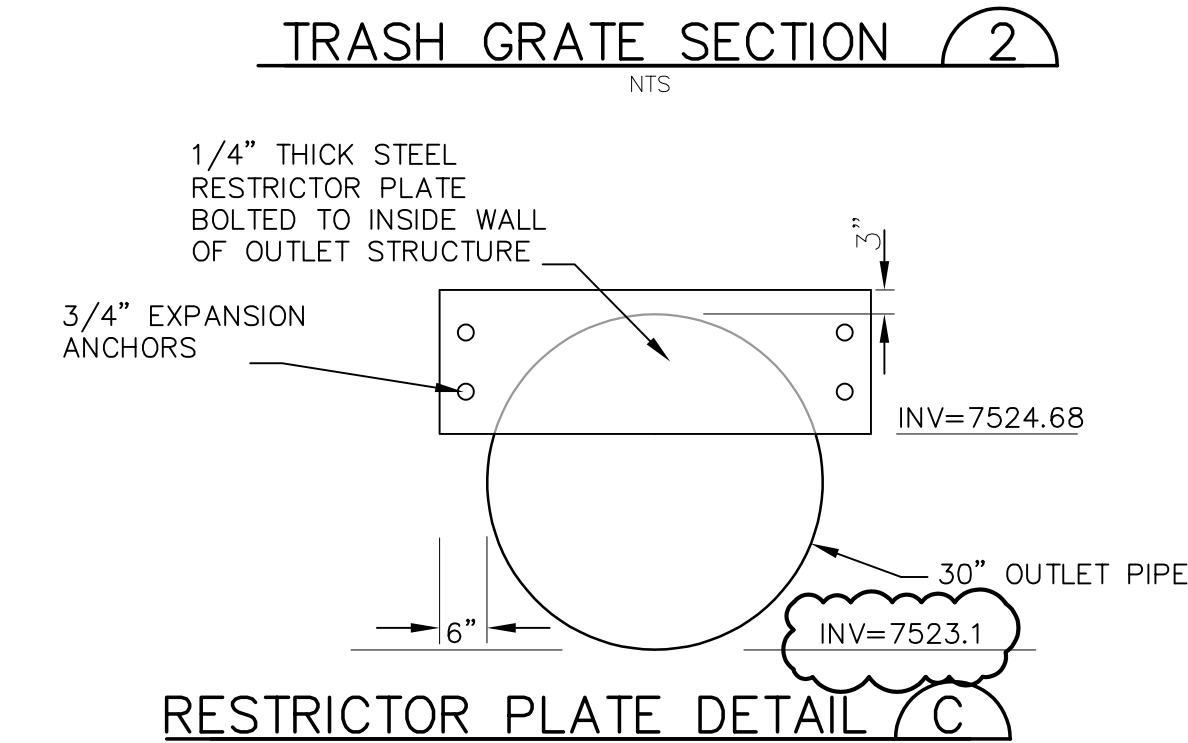
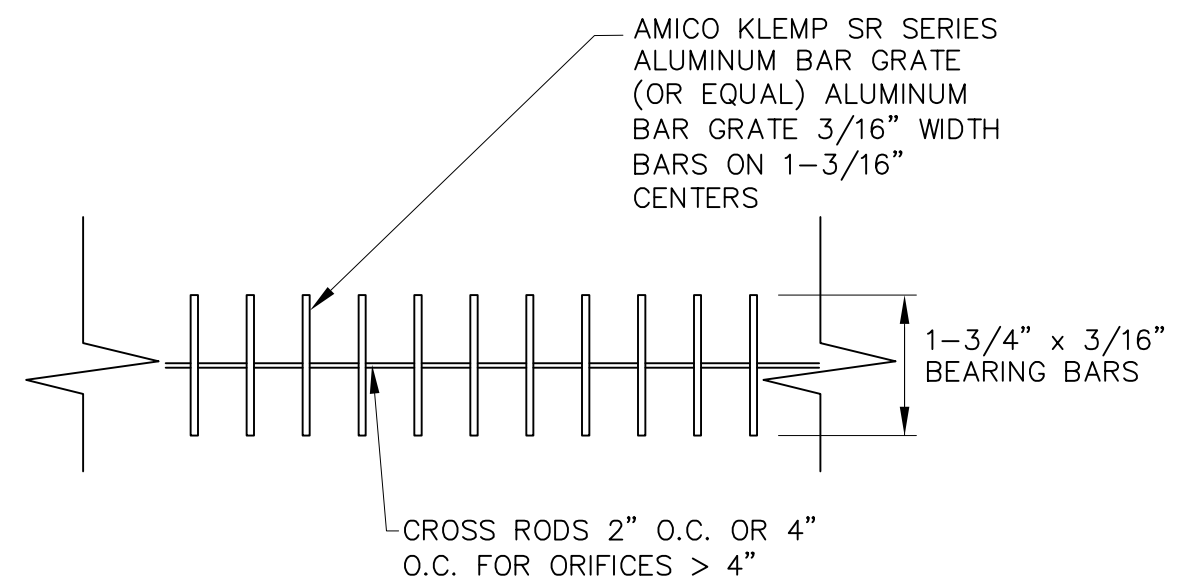
City of Colorado Springs
Stormwater Quality
Figure SB-2
Outlet Sizing
Application Techniques and Maintenance Requirements

NOTE: SEE TSB DEIGN PARAMETERS
TABULATED ON SH. C3.1 - C3.2



TEMPORARY SEDIMENT BASIN DESIGN DATA – POND A						
BASIN	DRAINAGE AREA (AC)	REQUIRED VOLUME (AF)	D (FT)	HD* (IN)	# COLUMNS	# ROWS
A	54.6	2.3	4.5	7/8"	3	13

* PERFORATIONS AT 4" VERTICAL SPACING



ORIFICE PLATE NOTES:

1. PROVIDE GASKET MATERIAL BETWEEN THE ORIFICE PLATE AND CONCRETE.
2. BOLT PLATE TO CONCRETE 12" MAX. ON CENTER.

EURY AND WQCV TRASH RACKS:

1. WELL-SCREEN TRASH RACKS (FOR CIRCULAR ORIFICES) SHALL BE STAINLESS STEEL AND SHALL BE ATTACHED BY INTERMITTENT WELDS ALONG THE EDGE OF THE MOUNTING FRAME.

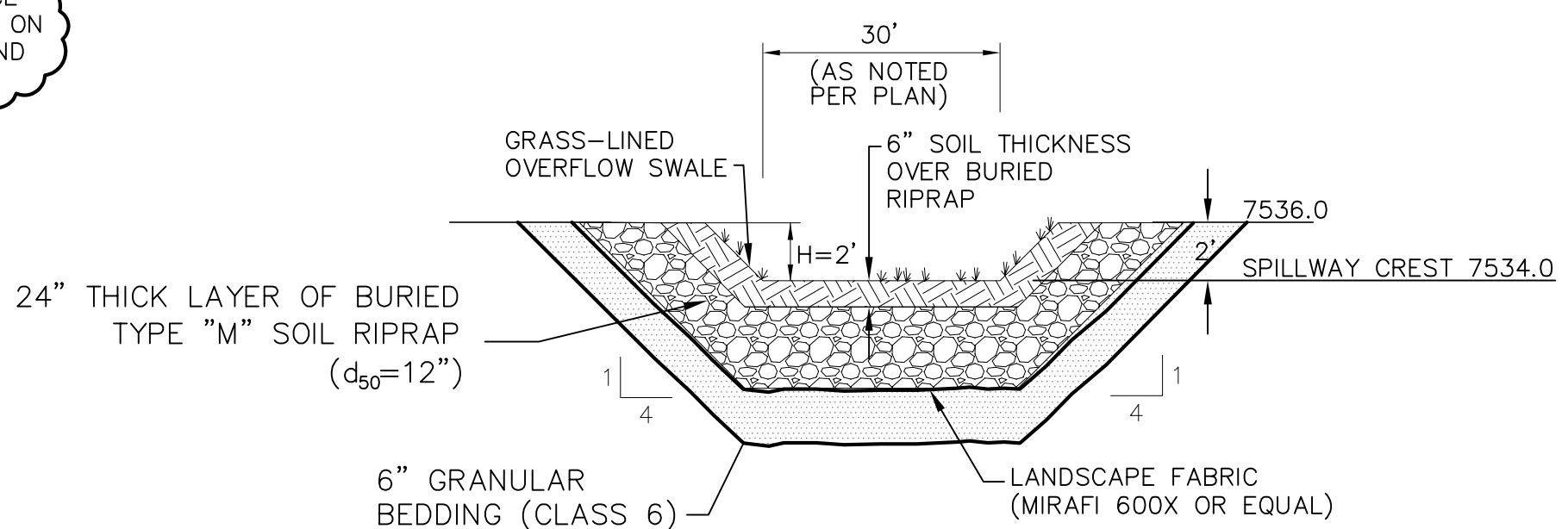
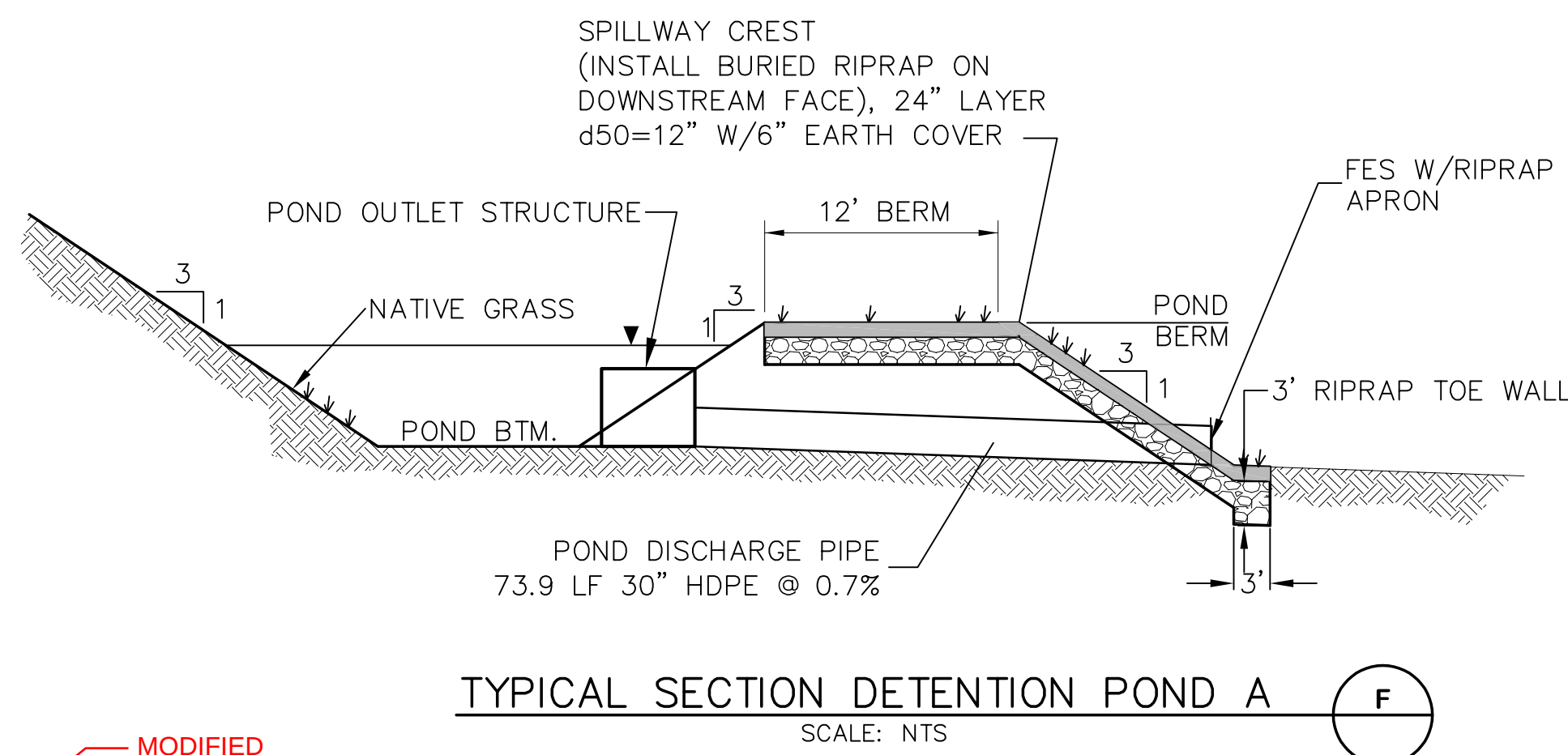
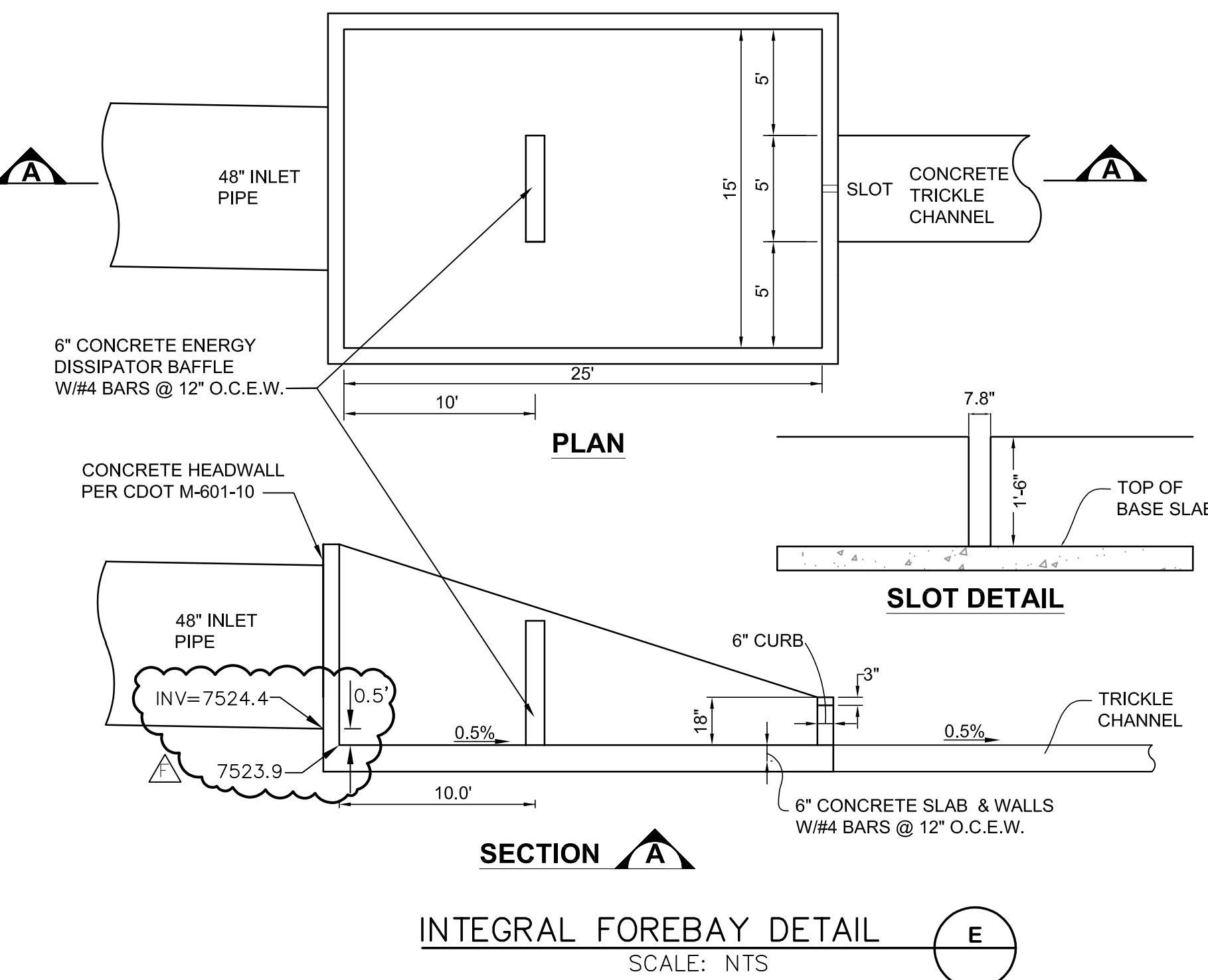
OVERFLOW TRASH RACKS:

1. ALL TRASH RACKS SHALL BE MOUNTED USING STAINLESS STEEL HARDWARE AND PROVIDED WITH HINGED AND LOCKABLE OR BOLTABLE ACCESS PANELS.
2. TRASH RACKS SHALL BE STAINLESS STEEL, ALUMINUM, OR STEEL. STEEL TRASH RACKS SHALL BE HOT DIP GALVANIZED AND MAY BE HOT POWDER COATED AFTER GALVANIZING.

NOTE: ORIFICE PLATE WILL NEED TO BE REPLACED FOR FUTURE COMMERCIAL DEVELOPMENT PHASE (PER DRAINAGE REPORT)

ORIFICE PLATE AND TRASH RACK
DETAILS AND NOTES (B)

NTS



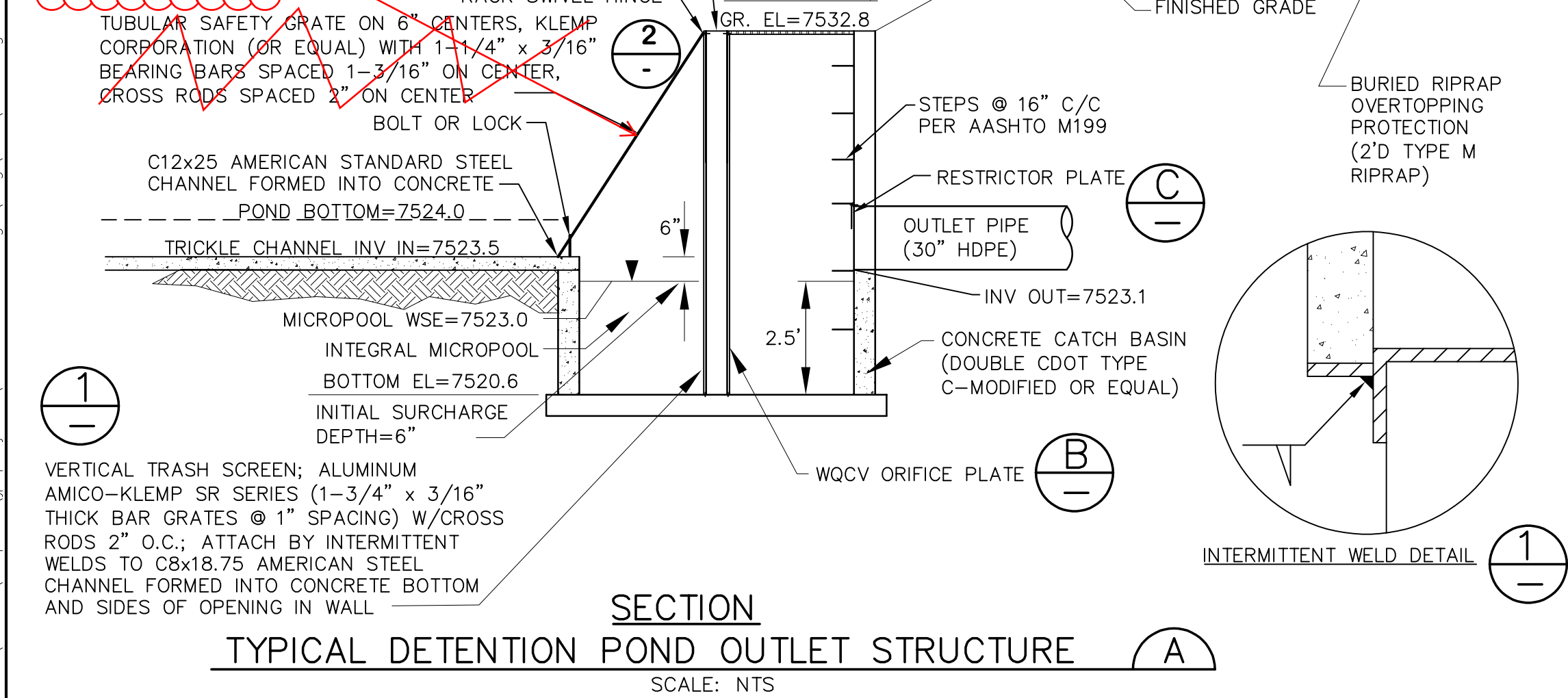
RIPRAP NOTES:

1. RIPRAP SHALL HAVE A MINIMUM SPECIFIC GRAVITY OF 2.6.
2. RIPRAP GRADATION SHALL CONFORM TO TABLE 10-7 AND 10-8 OF THE EPC DRAINAGE CRITERIA MANUAL.
3. CONTRACTOR SHALL SUBMIT RIPRAP GRADATION TO ENGINEER FOR APPROVAL PRIOR TO DELIVERY.

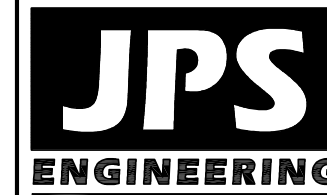
C:\Users\Owner\Dropbox\psprojects\081702\rollin-ridge\dwg\c3.1.dwg Mar. 02, 2023 - 10:17am

NOTE: OWNER ACCEPTS ANY ADDITIONAL MAINTENANCE REQUIRED FOR INSTALLED DIAMOND SCREEN TRASH RACKS

DIAMOND SCREEN TRASH RACK



VERTICAL TRASH SCREEN; ALUMINUM AMICO-KLEMP SR SERIES (1-3/4" x 3/16" THICK BAR GRATES @ 1" SPACING) W/CROSS RODS 2" O.C.; ATTACH BY INTERMITTENT WELDS TO C8x18.75 AMERICAN STEEL CHANNEL FORMED INTO CONCRETE BOTTOM AND SIDES OF OPENING IN WALL



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FOR THE MARKING OF UNDERGROUND
MEMBER UTILITIES.

No.	BY	DATE	REVISION	
			NO.	DESCRIPTION
1	JPS	5/13/20	1	COUNTY COMMENTS
2	JPS	7/16/20	2	COUNTY COMMENTS
3	JPS	9/08/20	3	COUNTY COMMENTS
4	JPS	8/26/22	4	AS-BUILT POND VOLUME NOTED
5	JPS	2/28/23	5	ORIFICE PLATE REV

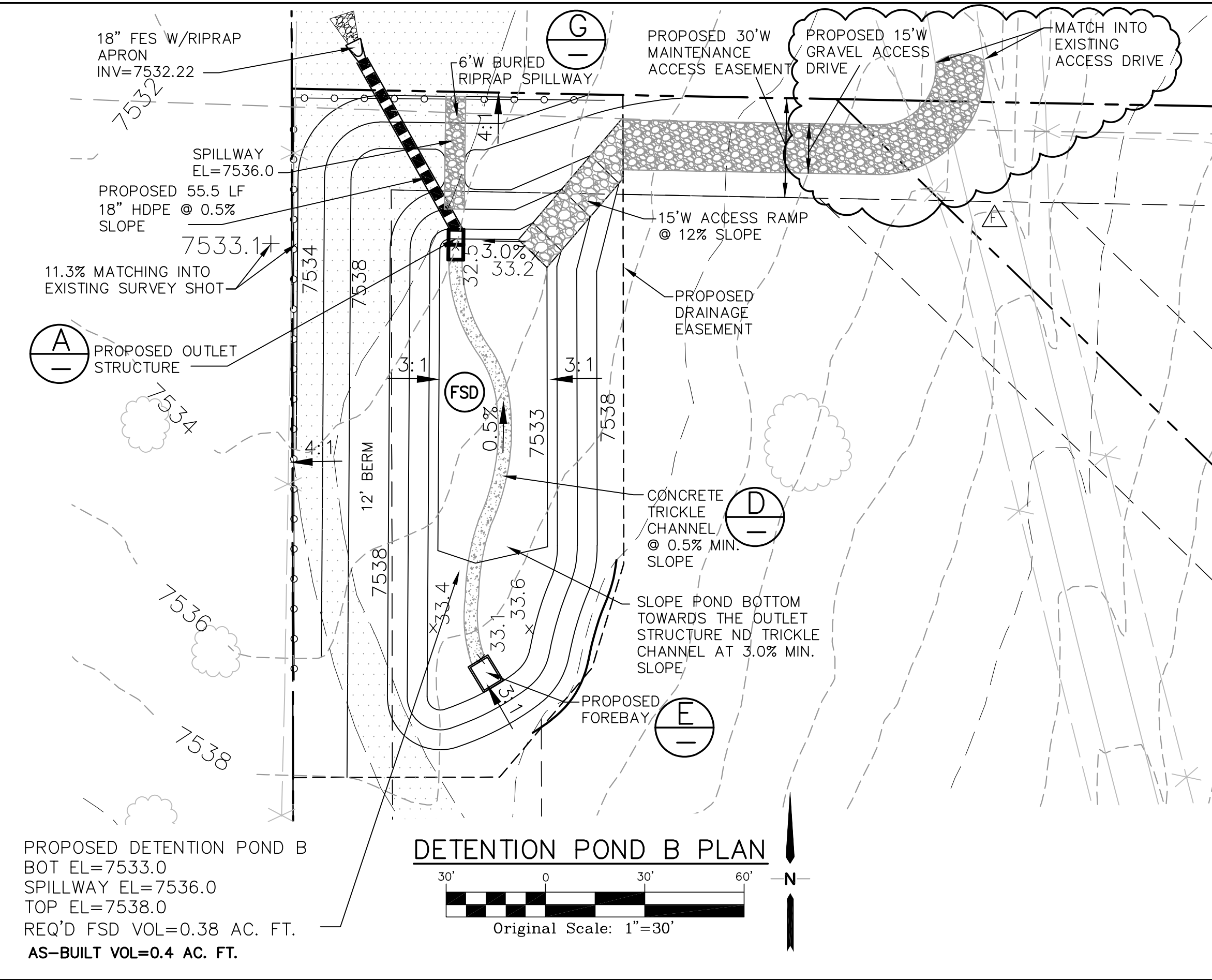
DETENTION POND A
PLAN & DETAILS

HORZ. SCALE:	N/A	DRAWN:	BJJ
VERT. SCALE:	N/A	DESIGNED:	JPS
SURVEYED:	RAMPART	CHECKED:	JPS
CREATED:	7/02/19	LAST MODIFIED:	2/28/23
PROJECT NO:	081702	MODIFIED BY:	BJJ

SHEET:

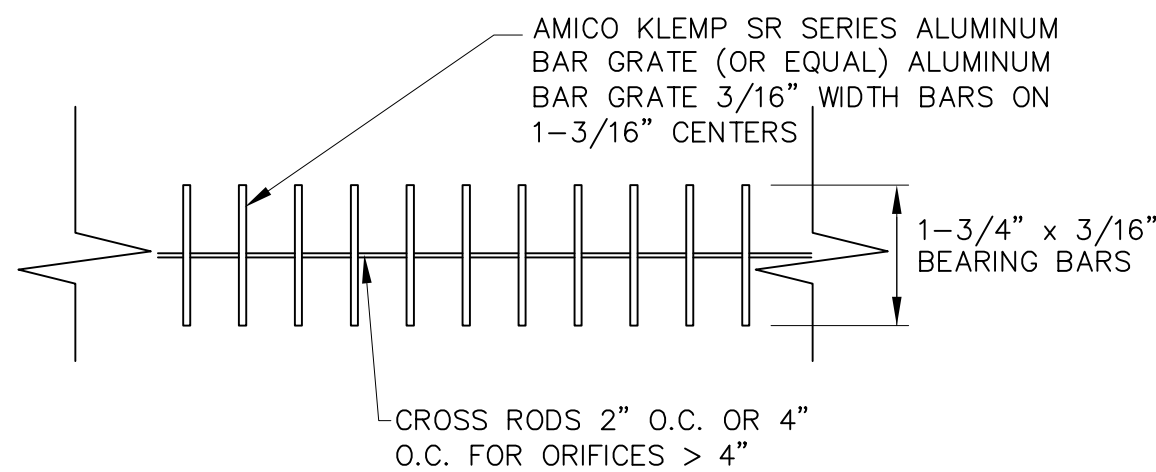
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PCD File No. SF-19-022

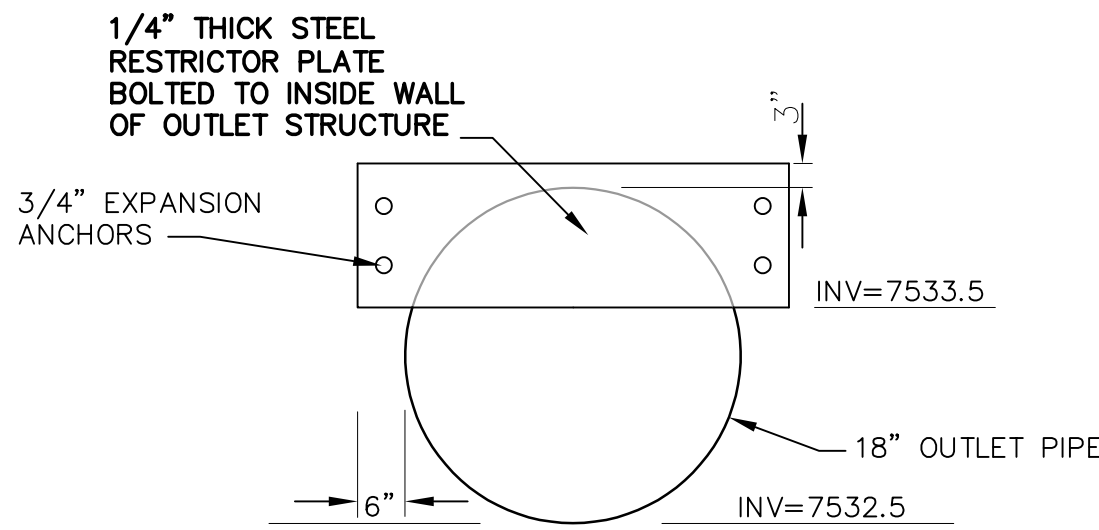


TEMPORARY SEDIMENT BASIN DESIGN DATA – POND B						
BASIN	DRAINAGE AREA (AC)	REQUIRED VOLUME (AF)	D (FT)	HD* (IN)	# COLUMNS	# ROWS
B	11.8	0.5	3	5/8"	3	9

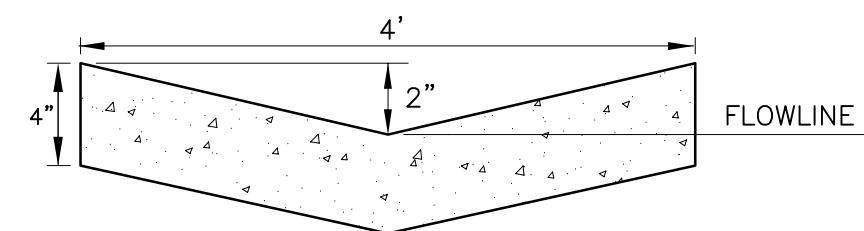
* PERFORATIONS AT 4" VERTICAL SPACING



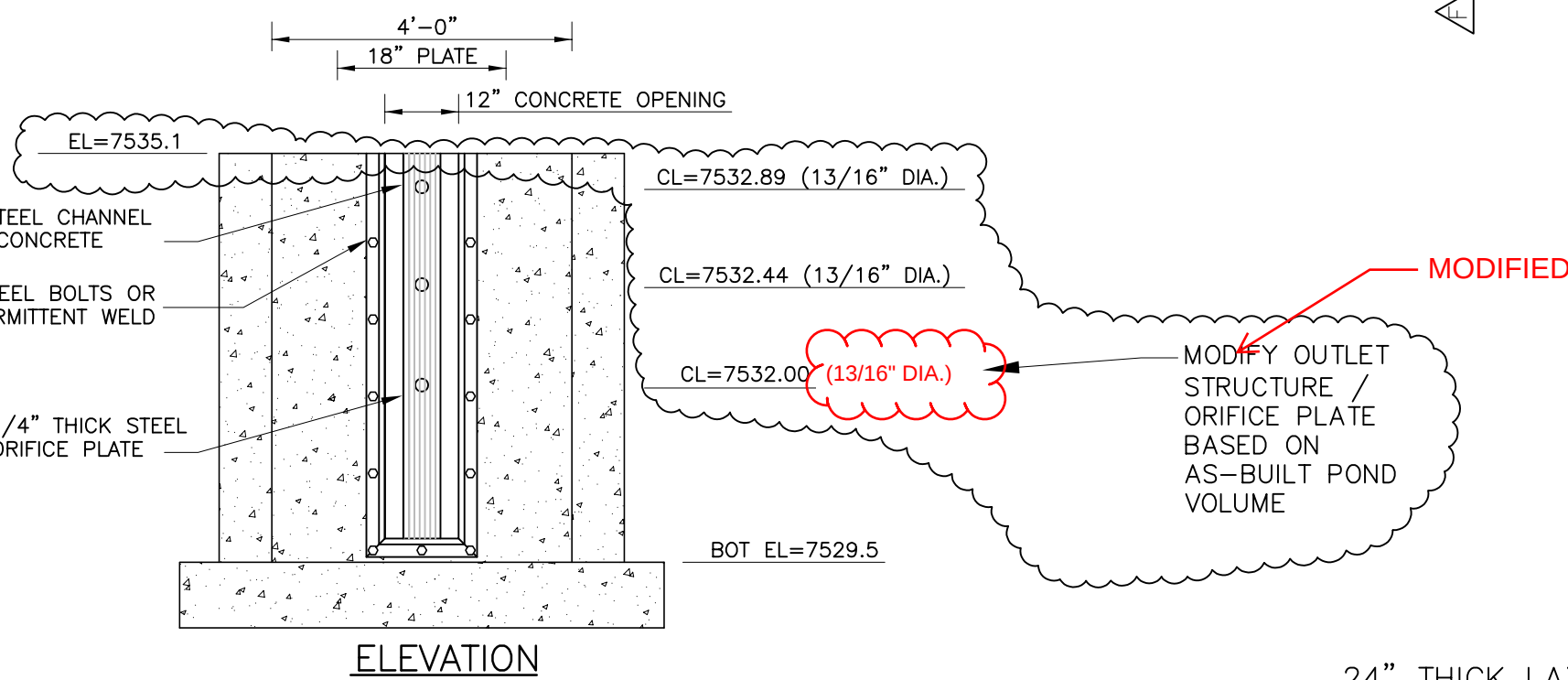
TRASH GRATE SECTION (2)
NTS



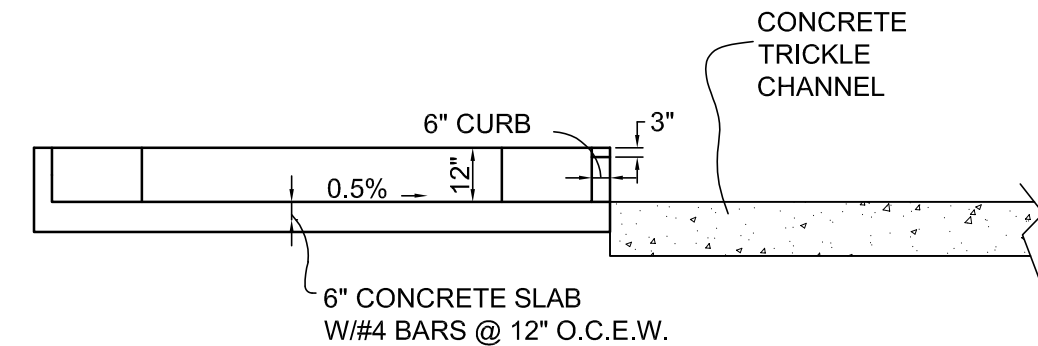
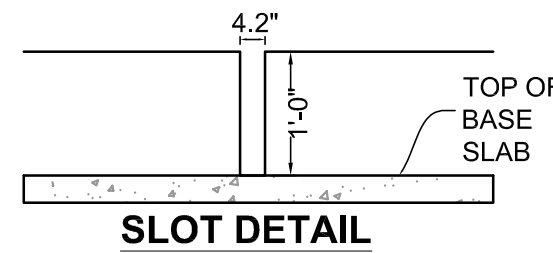
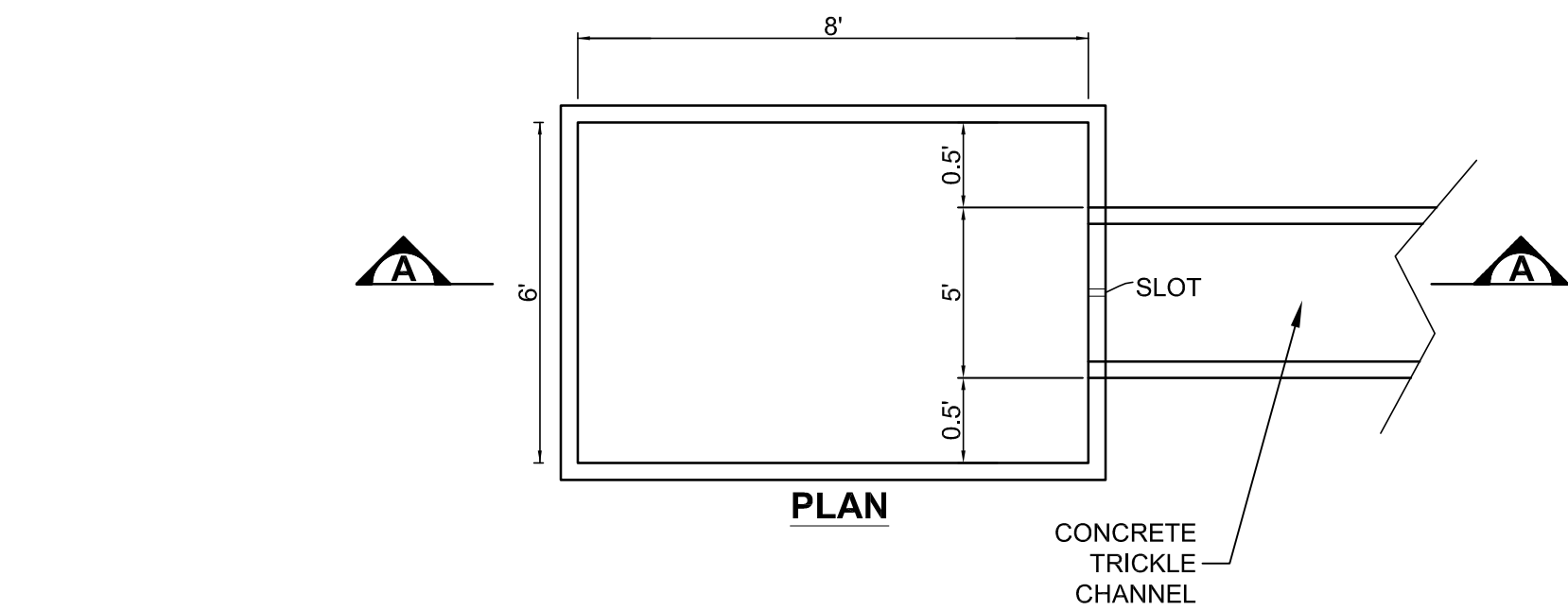
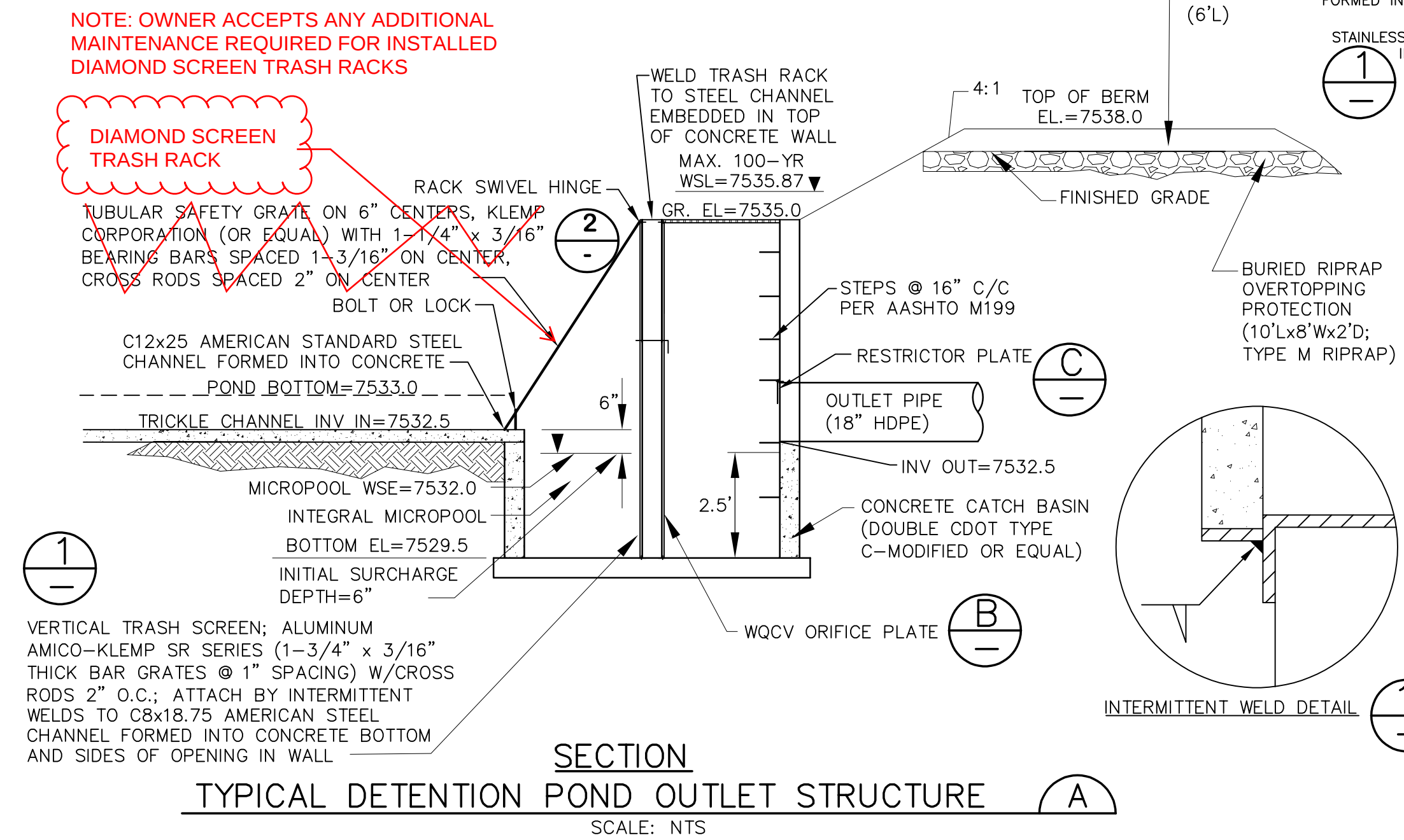
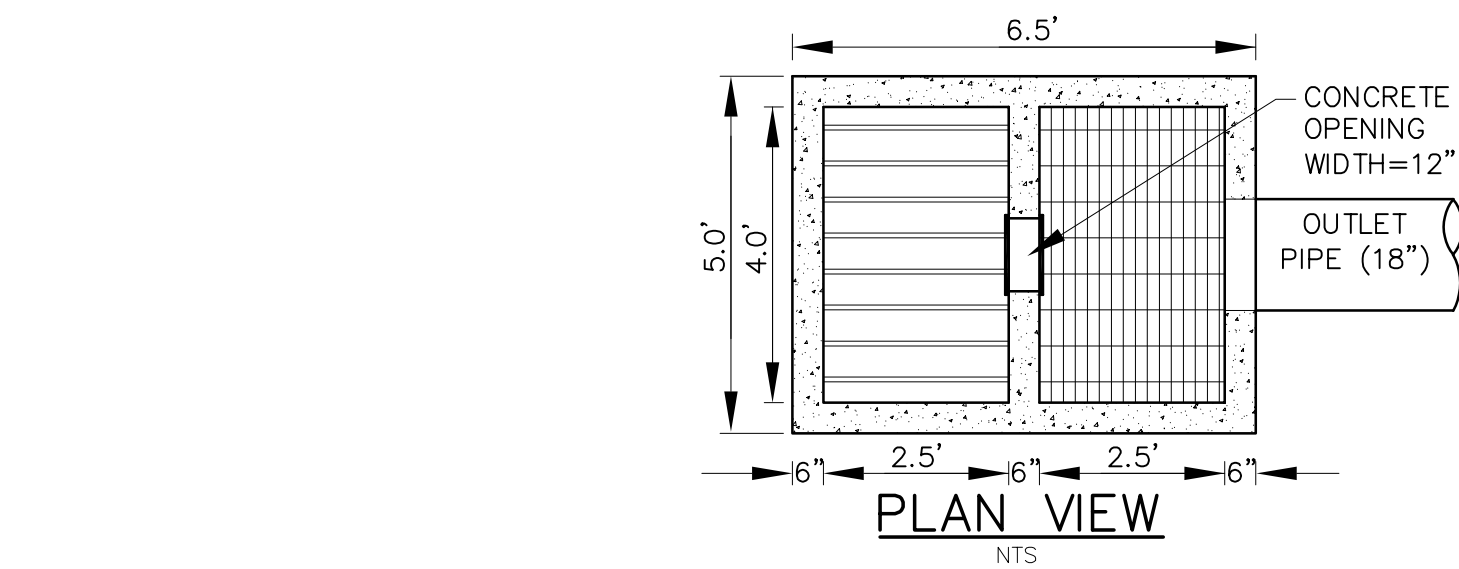
RESTRICTOR PLATE DETAIL (C)
NTS



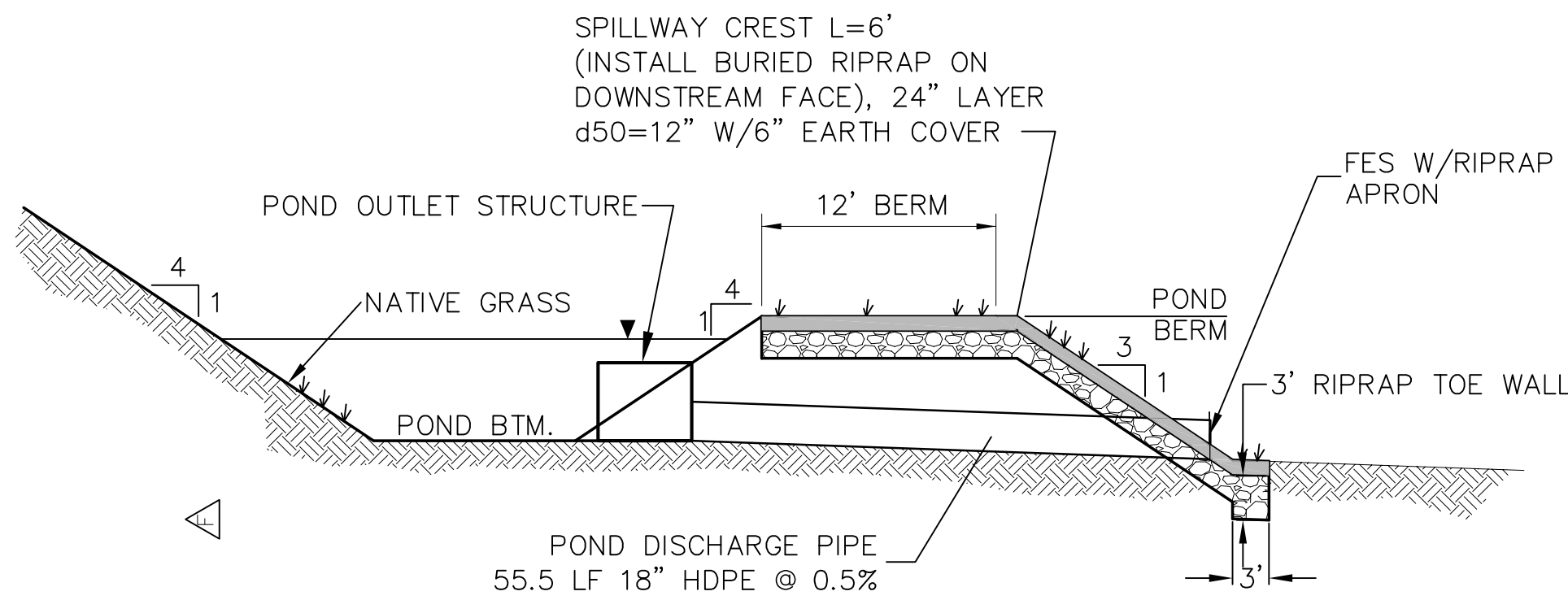
TYPICAL CONCRETE
TRICKLE CHANNEL (D)



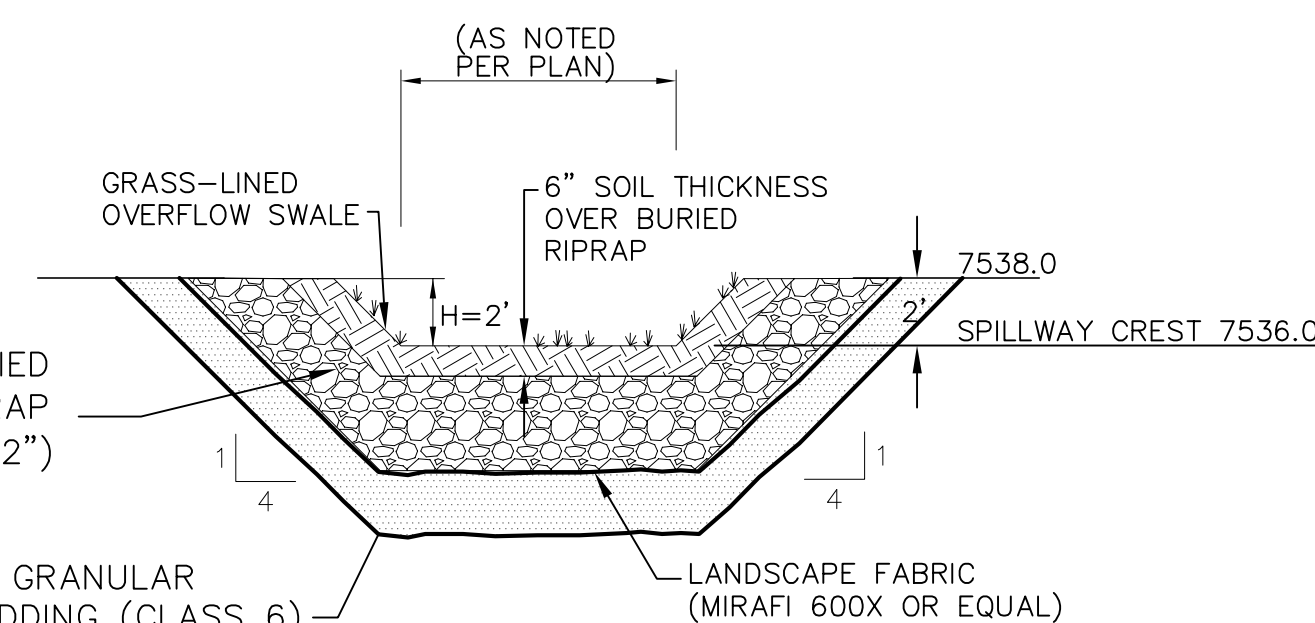
ORIFICE PLATE AND TRASH RACK
DETAILS AND NOTES (B)
NTS



SECTION (A)
INTEGRAL FOREBAY DETAIL (E)
SCALE: NTS

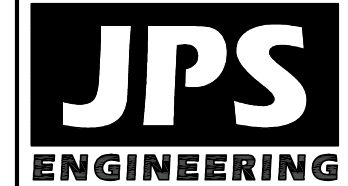


TYPICAL SECTION DETENTION POND S3 (F)
SCALE: NTS



- RIPRAP NOTES:
- RIPRAP SHALL HAVE A MINIMUM SPECIFIC GRAVITY OF 2.6.
 - RIPRAP GRADATION SHALL CONFORM TO TABLE 10-7 AND 10-8 OF THE EPC DRAINAGE CRITERIA MANUAL.
 - CONTRACTOR SHALL SUBMIT RIPRAP GRADATION TO ENGINEER FOR APPROVAL PRIOR TO DELIVERY.

PROPOSED SPILLWAY DETAIL (G)
SCALE: NTS



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FOR THE MARKING OF UNDERGROUND
MEMBER UTILITIES.

DATE	BY	REVISION
7/16/20	JPS	COUNTY COMMENTS
9/08/20	JPS	COUNTY COMMENTS
4/26/22	JPS	POND B ACCESS REVISION
2/28/23	JPS	AS-BUILT POND / OUTLET REV

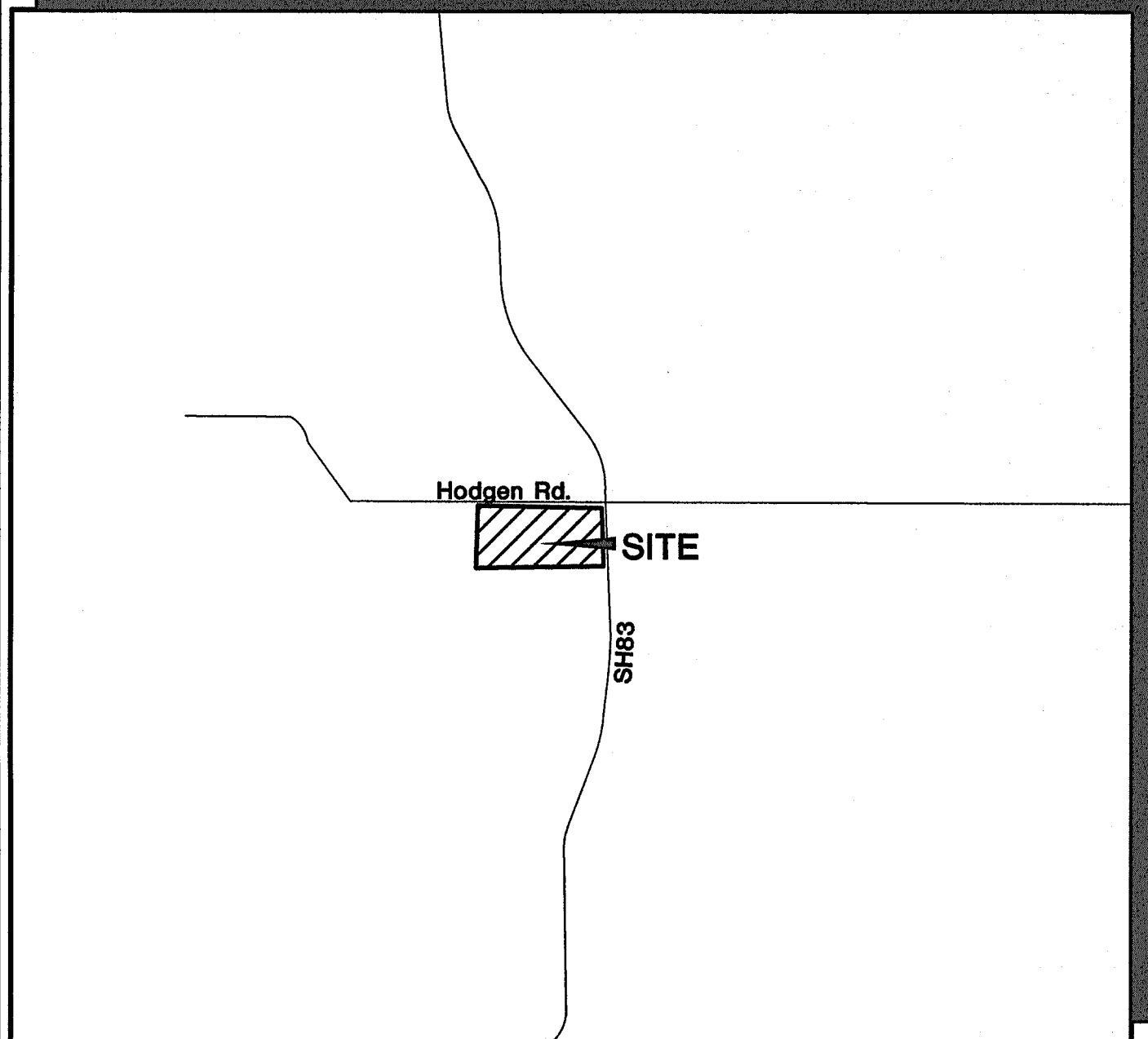
DETENTION POND B
PLAN & DETAILS

HORZ. SCALE: N/A	DRAWN: BJJ
VERT. SCALE: N/A	DESIGNED: JPS
SURVEYED: RAMPART	CHECKED: JPS
CREATED: 7/02/19	LAST MODIFIED: 2/28/23
PROJECT NO: 081702	MODIFIED BY: BJJ

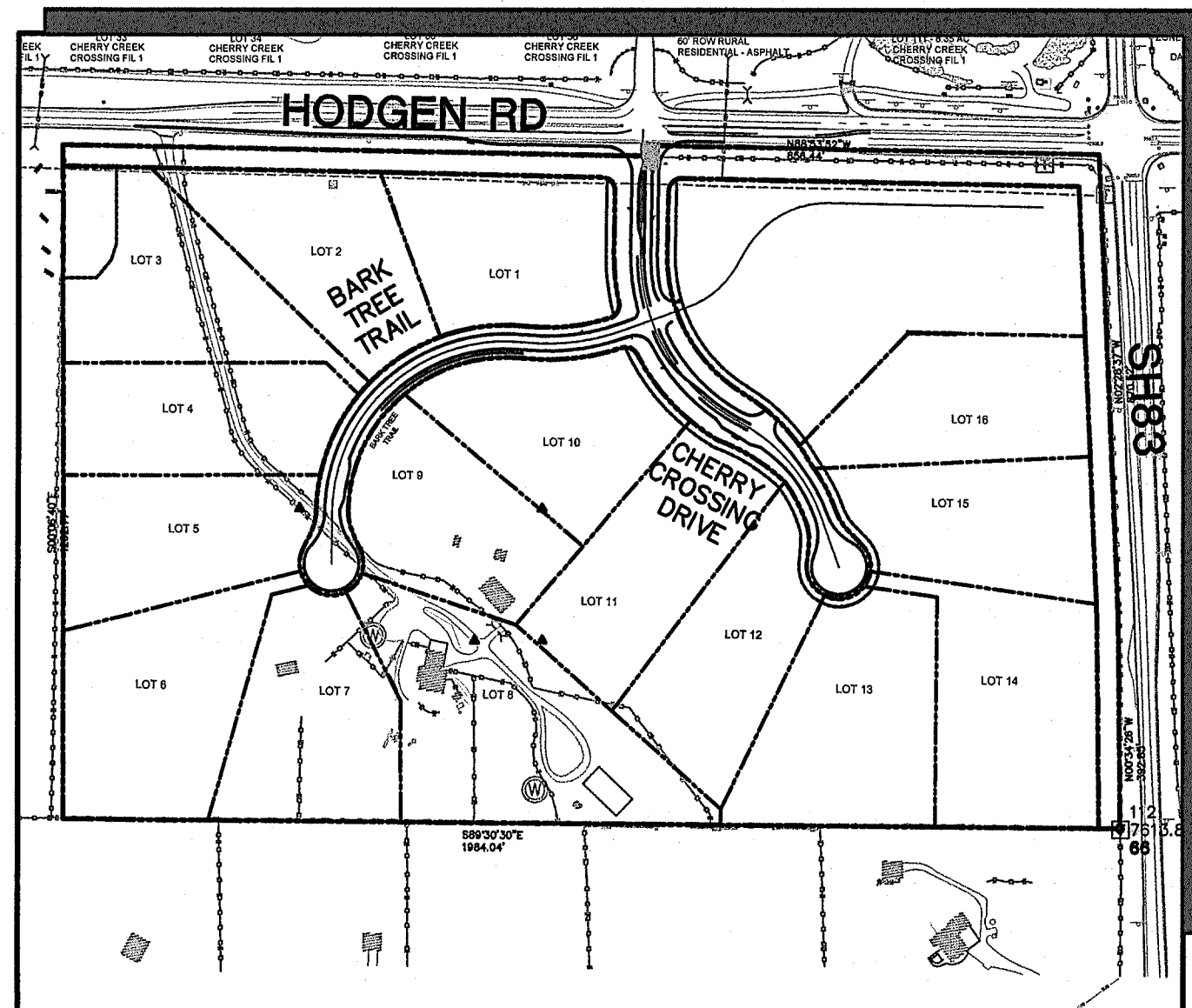
SHEET: C3.2

PCD File No. SF-19-022
PCD File No. SF-21-043

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VICINITY MAP
NOT TO SCALE



SITE MAP
NOT TO SCALE

BASIS OF BEARING:

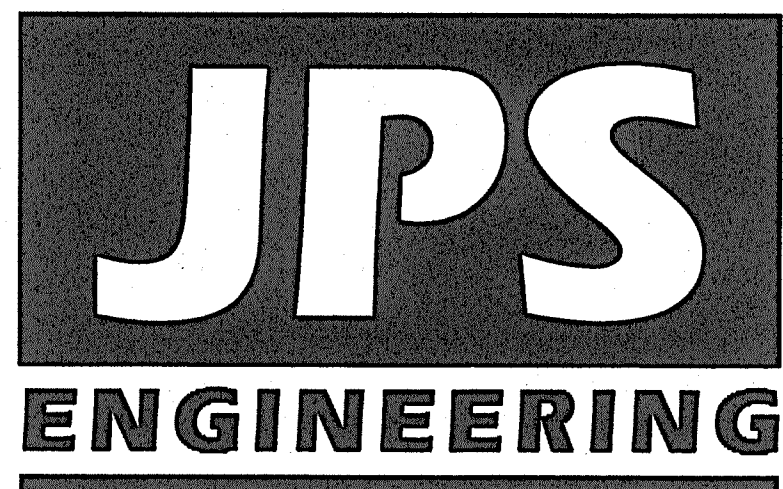
BEGINNING AT THE SOUTHWEST CORNER OF PARCEL 3, AS DESCRIBED IN DEED RECORDED UNDER SAID RECEPTION NO. 217125842, SAID POINT ALSO BEING THE SOUTHEAST CORNER OF THAT TRACT OF LAND AS DESCRIBED IN DEED RECORDED UNDER RECEPTION NO. 200156068 OF SAID COUNTY RECORDS, AS MONUMENTED BY A 5/8" REBAR (NO CAP), FROM WHICH THE NORTHWEST CORNER OF SAID PARCEL 3, SAID POINT ALSO BEING THE SOUTHWEST CORNER OF THAT RIGHT-OF-WAY PARCEL AS DESCRIBED IN DEED RECORDED UNDER RECEPTION NO. 206076668 OF SAID COUNTY RECORDS, AS MONUMENTED BY A 5/8" REBAR WITH ORANGE CAP STAMPED "PLS 32439" BEARS N00°06'39"W (S00°06'40"E PER THAT DEED RECORDED UNDER SAID RECEPTION NO. 217125842), A DISTANCE OF 1262.77 FEET (1262.73 FEET OF RECORD)

BENCHMARK:
SURVEY CONTROL POINTS AS SHOWN.
ALL ELEVATION BASED UPON NGS DESIGNATION "4 BB RESET"
ELEVATION = 7570.80 (NAVD 88 VERTICAL DATUM)

ROLLIN RIDGE Filing No. 1 Construction Drawings El Paso County, Colorado

PREPARED FOR:
TC&C LLC
17572 Colonial Park Drive
Monument, CO 80132

PREPARED BY:



PREPARED BY:
19 East Willamette Avenue
Colorado Springs, Colorado 80903
September, 2020

AGENCIES/CONTACTS

DEVELOPER:	TC&C LLC 17572 COLONIAL PARK DRIVE MONUMENT, CO 80132 MR. CARL TURSE (719) 651-4013	GAS DEPARTMENT:	BLACK HILLS ENERGY MR. SEBASTIAN SCHWENDER (719) 399-3176
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 PCD 2880 INTERNATIONAL CIRCLE COLORADO SPRINGS, CO 80910 (719) 520-6300	TELEPHONE COMPANY:	CENTURY LINK COMMUNICATIONS (LOCATORS) (800) 922-1987 A.T. & T. (LOCATORS) (719) 635-3674
STATE HIGHWAY	COLORADO DEPARTMENT OF TRANSPORTATION REGION 2 5615 WILLS BLVD. PUEBLO, CO 81008 MS. VALERIE SWORD (719) 546-5407		

ENGINEERING RECORD DRAWINGS

John P. Schwab Date: 9/14/26
JOHN P. SCHWAB, PE# 29891
FOR AND ON BEHALF OF JPS ENGINEERING, INC.

SHEET INDEX

G1	TITLE SHEET
G2	GENERAL NOTES & LEGEND
TY1	TYPICAL SECTIONS & DETAILS
TY2	TYPICAL SECTIONS & DETAILS
PP1	CHERRY CROSSING DRIVE PLAN & PROFILE
PP2	BARK TREE TRAIL PLAN & PROFILE
SD1	STORM DRAIN PLAN & PROFILES

NOTE: REFER TO SIGNING AND STRIPING PLAN BY LSC

ENGINEER:

DESIGN ENGINEER'S STATEMENT:

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

JOHN P. SCHWAB, P.E. #29891

9/19/20
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.

TC&C LLC
17572 COLONIAL PARK 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, VOLUMES 1 AND 2, AND ENGINEERING CRITERIA MANUAL AS AMENDED.

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, THEY WILL NEED TO BE RESUBMITTED FOR APPROVAL, INCLUDING PAYMENT OF REVIEW FEES AT THE PLANNING AND COMMUNITY DEVELOPMENT DIRECTOR'S DISCRETION.

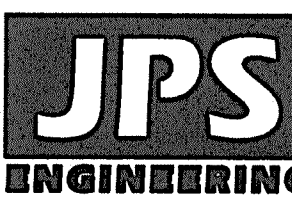
JENNIFER IRVINE, P.E.
COUNTY ENGINEER / ECM ADMINISTRATOR

DATE

PCD FILE NO. SF-19-022

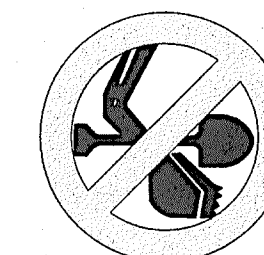
ROLLIN RIDGE - FILING NO. 1

TITLE SHEET



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1-800-922-1987
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BEFORE ANY EXCAVATION TO
LOCATE AND MARK THE
FOR THE MEMBER UTILITIES.

No.	REVISION	DATE
1	FINAL PLAT SUBMITTAL	10/21/19
2	COUNTY COMMENTS	2/28/20
3	COUNTY COMMENTS	5/13/20
4	COUNTY COMMENTS	7/16/20
5	COUNTY COMMENTS	9/08/20

HORZ. SCALE:	HS	DRAWN:	BJJ
VERT. SCALE:	VS	DESIGNED:	JPS
SURVEYED:	RAMPART	CHECKED:	JPS
CREATED:	8/13/19	LAST MODIFIED:	9/08/20
PROJECT NO:	081702	MODIFIED BY:	BJJ

SHEET:

G1

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 LOCATION 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. 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 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 PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT (PCD) – 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 PCD.
10. 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.
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 DEPARTMENT OF PUBLIC WORKS (DPW) AND MUTCD CRITERIA.
14. CONTRACTOR SHALL OBTAIN ANY PERMITS REQUIRED BY EL PASO DEPARTMENT OF PUBLIC WORKS (DPW), 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.

1. EXISTING CONTOUR DATA CONSISTS OF AERIAL TOPOGRAPHIC SURVEY DATA PROVIDED BY OWNER. 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 BMP'S 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 RE-ESTABLISHED.
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. IN CASE OF CONFLICT BETWEEN PROPOSED SLOPES AND PROPOSED SPOT ELEVATIONS, SPOT ELEVATIONS SHALL GOVERN.
16. CONTRACTOR SHALL OBTAIN ALL REQUIRED PERMITS PRIOR TO BEGINNING WORK.

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 PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT (PCD).
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 "D" SERIES LETTERS, WITH LOCAL ROADWAY SIGNS BEING 4" UPPER-LOWER CASE LETTERING ON 8" BLANK AND NON-LOCAL ROADWAY SIGNS BEING 6" LETTERING, UPPER-LOWER CASE ON 12" BLANK, WITH WHITE BORDER THAT IS NOT RECESSED. MULTI-LANE ROADWAYS WITH SPEED LIMITS OF 40 MPH OR HIGHER SHALL HAVE 8" UPPER-LOWER CASE LETTERING ON 18" BLANK WITH A WHITE BORDER THAT IS NOT RECESSED. THE WIDTH OF THE NON-RECESSED WHITE BORDERS SHALL MATCH PAGE 255 OF THE 2012 MUTCD "STANDARD HIGHWAY SIGNS".
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 T2 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" II 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 PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT (PCD) (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 PUBLIC WORKS PRIOR TO ANY SIGNAGE OR STRIPING WORK WITHIN AN EXISTING EL PASO COUNTY ROADWAY.

Diagram illustrating various symbols used in surveying and engineering drawings:

- SECTION LINE — NEW/EXISTING
- EASEMENT LINE — NEW/EXISTING
- CONTOUR — NEW/EXISTING
- PROPERTY LINE — NEW/EXISTING
- FENCE — NEW/EXISTING
- OVERHEAD ELECTRIC LINE W/ POWER POLE NEW/EXISTING
- UNDERGROUND ELECTRIC LINE NEW/EXISTING
- UNDERGROUND ELECTRIC — NEW/EXISTING
- TELEPHONE — NEW/EXISTING
- GAS — NEW/EXISTING
- WATER — NEW/EXISTING
- ECB — DITCH LINING
- SECTION NUMBER
- SHEET ON WHICH SECTION IS SHOWN

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.
3. GRADING AND DRAINAGE WITHIN LOTS IS THE RESPONSIBILITY OF THE INDIVIDUAL BUILDERS AND PROPERTY OWNERS.
4. FINAL GRADING TO COMPLY WITH H.U.D. STANDARDS CONTAINED IN SECTION 310 AND 602 OF THE MINIMUM PROPERTY STANDARDS (MPS) 4900.1. HANDBOOK 4140.3 CHG (DATA SHEET 79g), IF APPLICABLE, AND ALL LEGAL STANDARDS.



PCD FILE NO. SF-19-022

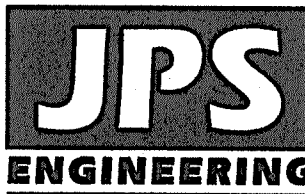
ROLLIN RIDGE - FILING NO. 1

GENERAL NOTES & LEGEND

HORZ. SCALE:	HS	DRAWN:	BJJ
VERT. SCALE:	VS	DESIGNED:	JPS
SURVEYED:	RAMPART	CHECKED:	JPS
CREATED:	8/29/19	LAST MODIFIED:	2/28/20
PROJECT NO:	081702	MODIFIED BY:	JPS

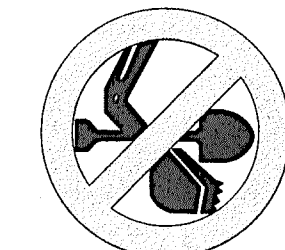
SHEET:

G2



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No.	REVISION	BY	DATE
<u>A</u>	FINAL PLAT SUBMITTAL	JPS	10/21/19
<u>B</u>	COUNTY COMMENTS	JPS	2/28/20

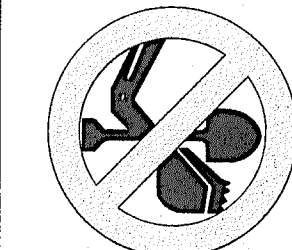
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ENGINEERING

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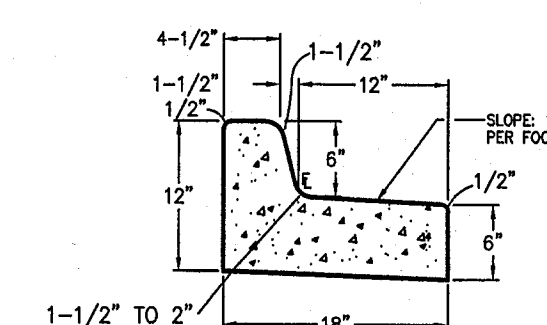
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No.	REVISION	BY	DATE
<u>A</u>	FINAL PLAT SUBMITTAL	JPS	10/21/19
<u>B</u>	COUNTY COMMENTS	JPS	2/28/20
<u>C</u>	COUNTY COMMENTS	JPS	5/13/20

TYPICAL SECTIONS AND DETAILS

HORZ. SCALE:	1"=5'	DRAWN:	BJJ
VERT. SCALE:	AS SHOWN	DESIGNED:	JPS
SURVEYED:	RAMPART	CHECKED:	JPS
CREATED:	8/29/17	LAST MODIFIED:	5/13/20
PROJECT NO:	081702	MODIFIED BY:	BJJ

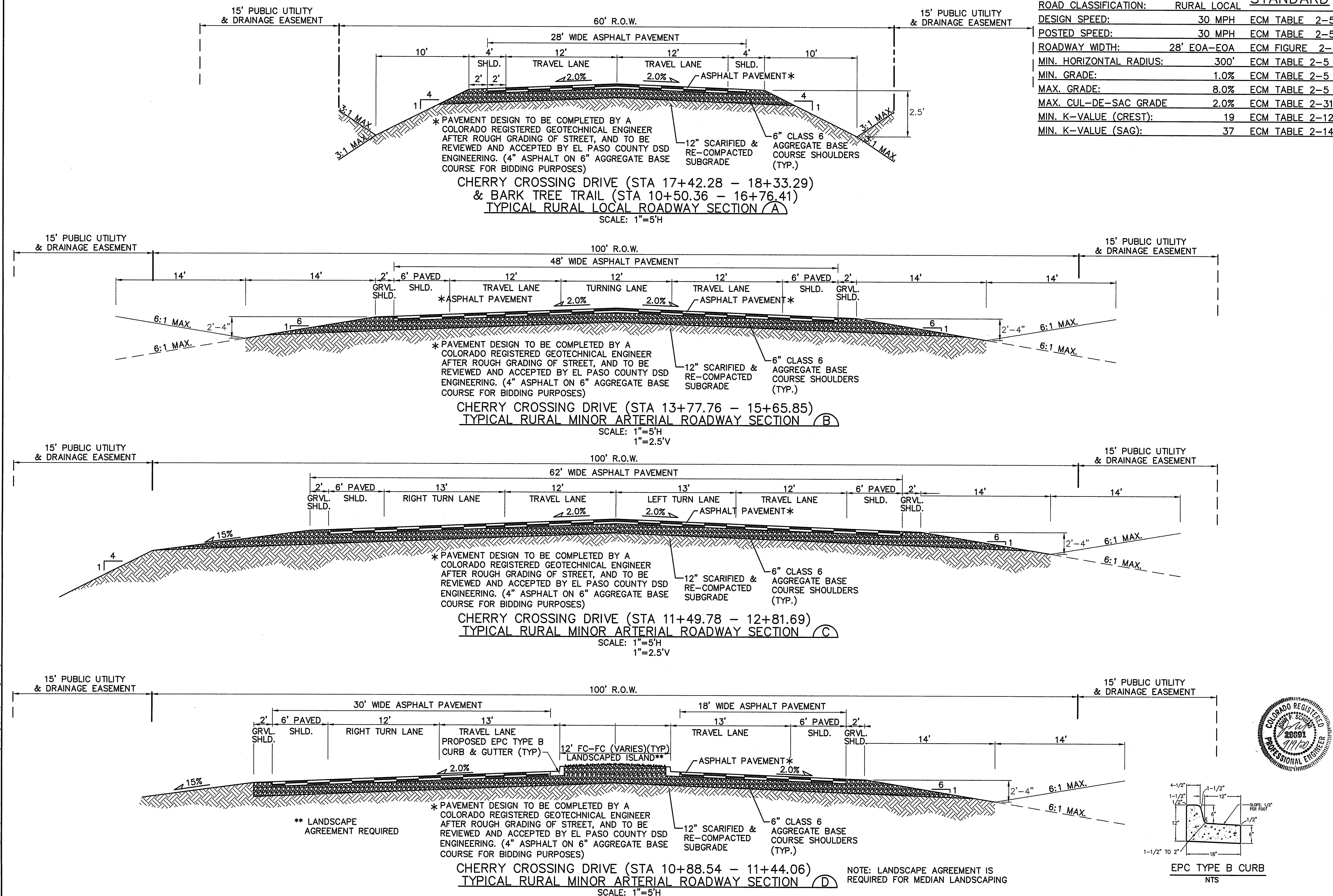
SHEET: TY1



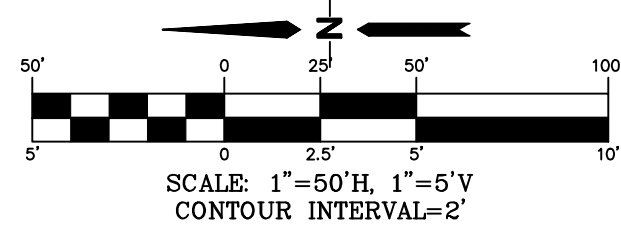
EPC TYPE B CURB

EPC 10/20/2020

PCD FILE NO. SF-19-022



C:\Users\Owner\Dropbox\psprojects\081702.rollin-ridge\dwg\civil\TV1.dwg May 13, 2020 -- 9:39am



LINE TABLE		
LINE	LENGTH	BEARING
L1	148.43	N01°05'45"E

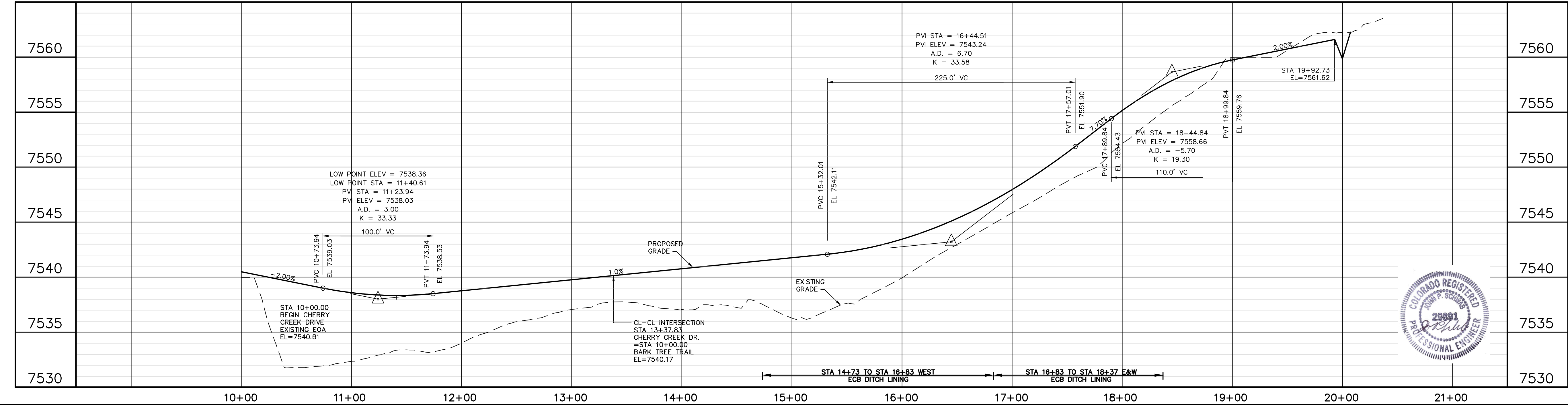
CURVE TABLE			
CURVE	LENGTH	RADIUS	DELTA
C1	22.43	15.00	85°40'08"
C2	51.06	35.00	83°35'14"
C3	24.98	15.00	95°25'50"
C4	51.62	31.00	95°23'59"
C5	65.24	319.00	11°43'04"
C6	47.94	110.00	24°58'21"
C7	78.54	50.00	89°58'08"
C8	12.66	40.00	18°08'24"
C9	26.04	60.00	24°51'51"
C10	120.90	315.00	21°59'24"

RI-1
STOP
36"x36"
COMBINATION STOP SIGN
& STREET NAME SIGN

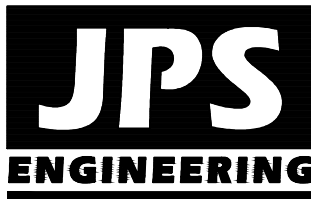
CHERRY CROSSING DRIVE
STA 13+00.00
HODGEN ROAD
=STA 9+75.92
CHERRY CROSSING DRIVE
STA 10+00.00
CHERRY CROSSING DRIVE

PLOWABLE MEDIAN
NOSE PER EPC
DETAIL SD_2-22
MATCH INTO
EXISTING EOA

REFER TO SIGNING &
STRIPING PLANS BY LSC



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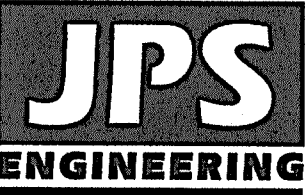


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BY	DATE	REVISION
JPS	5/13/20	COUNTY COMMENTS
JPS	7/17/20	COUNTY COMMENTS
JPS	9/08/20	COUNTY COMMENTS
JPS	3/26/21	PROFILE REVISION
JPS	6/29/21	SW RADIUS AT HODGEN REVISION

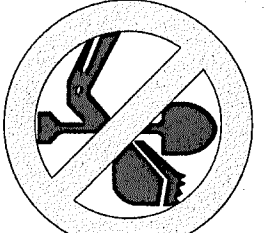
CHERRY CROSSING DRIVE PLAN & PROFILE

HORZ. SCALE: 1"=50'
VERT. SCALE: 1"=5'
DESIGNED: BJJ
CHECKED: JPS
PROJECT NO: 081702
LAST MODIFIED: 6/28/21
MODIFIED BY:
SHEET: PP1



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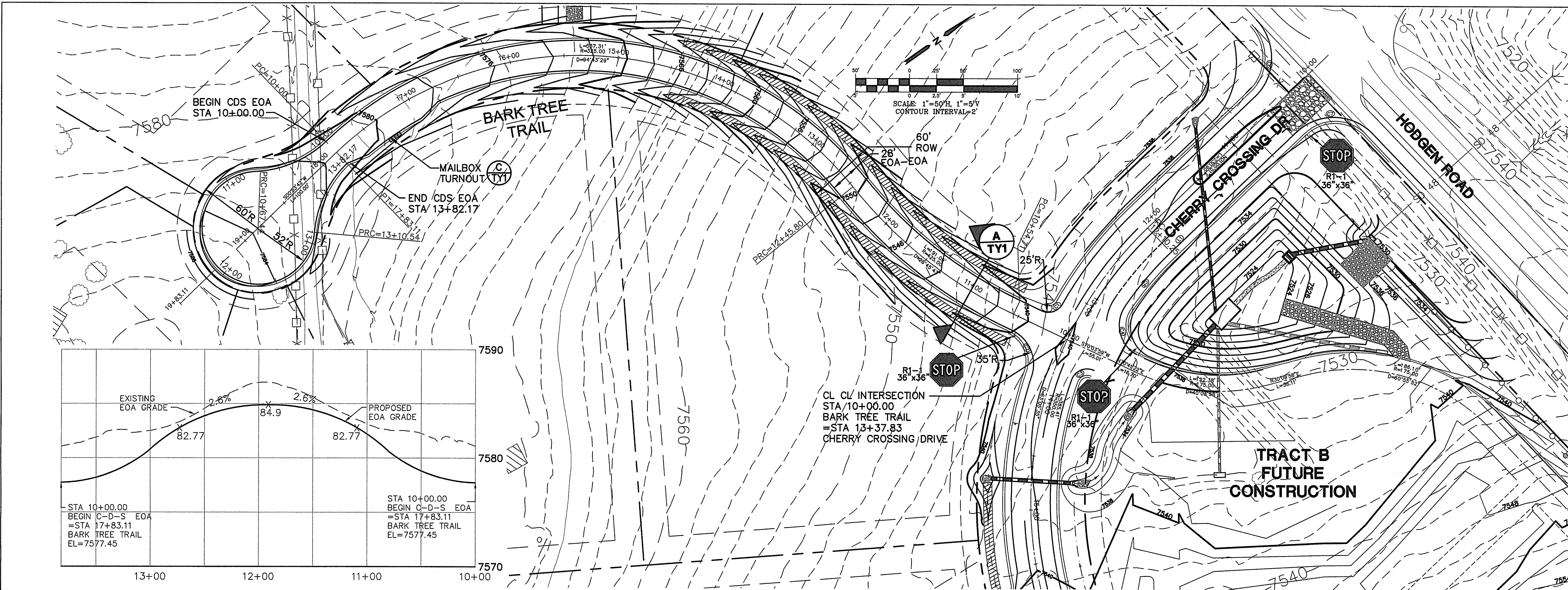
ROLLIN RIDGE - FILING NO. 1

BARK TREE TRAIL
PLAN & PROFILE

HORZ. SCALE: 1"=50'
VERT. SCALE: 1"=5'
SURVEYED: RAMPART
CREATED: 10/05/17
PROJECT NO: 081702
DRAWN: BJJ
DESIGNED: JPS
CHECKED: JPS
LAST MODIFIED: 5/13/20
MODIFIED BY:

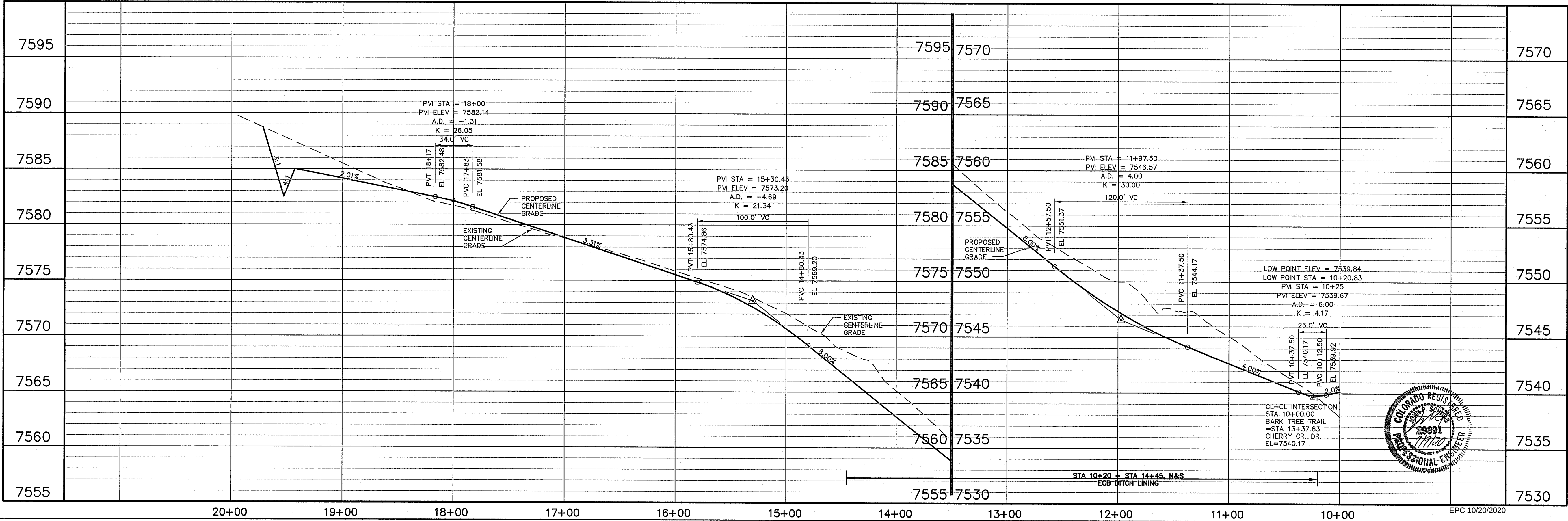
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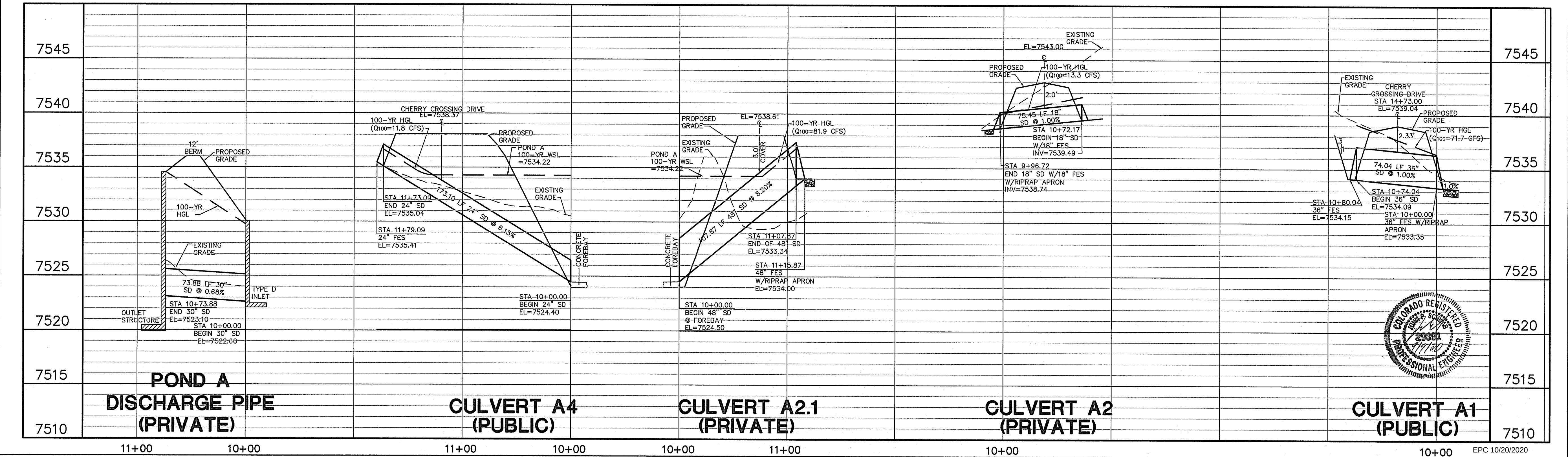
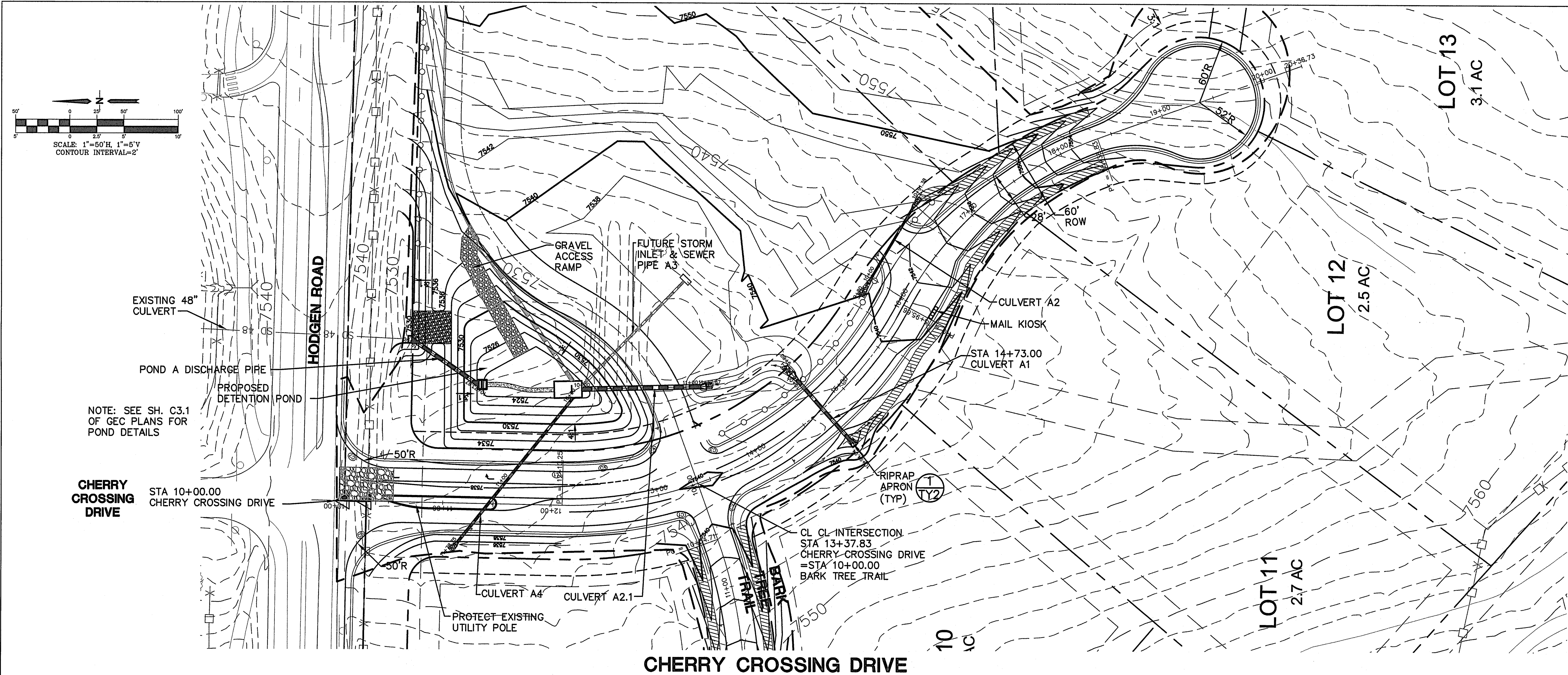
PP2



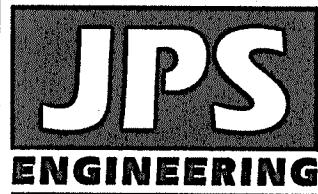
BARK TREE TRAIL C-D-S

BARK TREE TRAIL

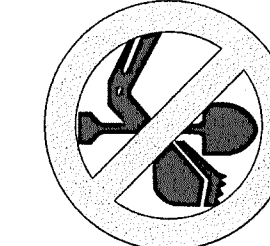




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No.	REVISION	DATE	BY
1	FILING PLAT SUBMITTAL	10/21/19	JPS
2	COUNTY COMMENTS	2/28/20	JPS
3	COUNTY COMMENTS	5/13/20	JPS

STORM DRAIN CULVERT
PLAN & PROFILE

HORZ. SCALE: 1"=50'
VERT. SCALE: 1"=5'
SURVEYED: RAMPART
CREATED: 8/19/19
PROJECT NO: 081702
DRAWN: BJJ
DESIGNED: JPS
CHECKED: JPS
LAST MODIFIED: 8/13/20
MODIFIED BY:

SHEET: SD1

INDEX OF SHEETS

- 1 TITLE SHEET
- 2 GENERAL NOTES
- 3 TRAFFIC TABULATIONS
- 4 SIGNAGE AND PAVEMENT MARKINGS PLAN (HODGEN ROAD)
- 5 SIGNAGE AND PAVEMENT MARKINGS PLAN (CHERRY CROSSING DRIVE, PART 1)
- 6 SIGNAGE AND PAVEMENT MARKINGS PLAN (CHERRY CROSSING DRIVE, PART 2)

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, VOLUMES 1 AND 2, AND ENGINEERING CRITERIA MANUAL AS AMENDED.

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.

APPROVED
Engineering Department

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

10/20/2020 2:14:53 PM
dsdnijkamp
EPC Planning & Community
Development Department

LIST OF AGENCIES (STAKEHOLDER) WITH ADDRESSES & POINTS OF CONTACT

APPLICANT: TC&C, LLC
17572 COLONIAL PARK DRIVE, MONUMENT, CO 80132; PHONE: 719-651-4013

CIVIL ENGINEER: JPS ENGINEERING, INC.
19 E. WILLAMETTE AVE, COLORADO SPRINGS, CO 8090; PHONE: 719-477-9429

TRAFFIC ENGINEER: LSC TRANSPORTATION CONSULTANTS, INC.
2504 E. PIKES PEAK AVE., SUITE 304, COLORADO SPRINGS, CO 80909; PHONE: 719-633-2898

LOCAL ROADS AND DRAINAGE: EL PASO COUNTY PCD
2880 INTERNATIONAL CIRCLE, COLORADO SPRINGS, CO 80910; PHONE: 719-520-6300

STATE HIGHWAY: COLORADO DEPARTMENT OF TRANSPORTATION, REGION 2 [VALERIE SWORD]
5615 WILLIS BLVD, PUEBLO, CO; PHONE: 719-546-5407

UTILITY COMPANY (ELECTRIC): MOUNTAIN VIEW ELECTRIC
11140 E. WOODMEN ROAD, COLORADO SPRINGS, CO 80908; PHONE: 719-495-2283

UTILITY COMPANY (TELEPHONE): CENTURY LINK COMMUNICATIONS
LOCATORS PHONE: 800-922-1987

UTILITY COMPANY (TELEPHONE): AT&T
LOCATORS PHONE: 719-635-3674

UTILITY COMPANY (GAS): BLACK HILLS ENERGY [SEBASTIAN SCHWENDER]
PHONE: 719-399-3176

Note: Please refer to approved deviations per the preliminary plan (SP181), Several elements of this design are based on the approved deviations.

COLORADO
DEPARTMENT OF TRANSPORTATION

M&S STANDARDS PLANS LIST

JULY 04, 2012
REVISED ON MAY 03, 2019

NEW OR REVISED STANDARD PLAN SHEETS
APPLICABLE TO THIS PROJECT, INDICATED BY A
MARKET BOX , WILL BE ATTACHED TO THE PLANS

ALL OF THE M&S STANDARD PLANS, AS SUPPLEMENTED
AND REVISED, APPLY TO THIS PROJECT WHEN USED BY
DESIGNATED PAY ITEM OR SUBSIDIARY ITEM

PLAN #	NEW OR REVISED	S STANDARD TITLE	PAGE #
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S-612-1		GROUND SIGN PLACEMENT (2 SHEETS) [REVISED ON DECEMBER 12, 2014]	458-459
S-612-2		CLASS I SIGNS [REVISED ON JUNE 24, 2016]	460
S-612-3		CLASS II SIGNS	461
S-612-4		CLASS III SIGNS (3 SHEETS) [REVISED ON DECEMBER 17, 2014]	462-464
S-612-5		BREAK-AWAY SIGN SUPPORT DETAILS FOR GROUND SIGNS (2 SHEETS) [REVISED ON FEBRUARY 8, 2017]	465-466
S-612-6		CONCRETE FOOTINGS AND SIGN ISLANDS FOR CLASS III SIGNS (2 SHEETS) [REVISED ON SEPTEMBER 16, 2013]	467-468
S-612-8		TUBULAR STEEL SIGN SUPPORT DETAILS (7 SHEETS) [REVISED ON APRIL 12, 2018]	469-473
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S-614-60		DYNAMIC SIGN MONOTUBE STRUCTURES (14 SHEETS) [REVISED ON JUNE 17, 2016]	220-233
S-627-1		PAVEMENT MARKINGS (8 SHEETS) [REVISED ON FEBRUARY 08, 2017]	234-238
S-630-1		TRAFFIC CONTROLS FOR HIGHWAY CONSTRUCTION (24 SHEETS) [REVISED ON JUNE 23, 2016]	239-258
S-630-2		BARRICADES, DRUMS, CONCRETE BARRIERS (TEMP), AND VERTICAL PANELS [REVISED ON JUNE 23, 2016]	259
S-630-3		FLASHING BEACON (PORTABLE) DETAILS	260
S-630-4		STEEL SIGN SUPPORT (TEMPORARY INSTALLATION DETAILS (2 SHEETS)	261-262
S-630-5		PORTABLE RUMBLE STRIPS (TEMPORARY) (2 SHEETS) [REVISED ON AUGUST 13, 2015]	263-264
S-630-6		EMERGENCY PULL-OFF AREA (TEMPORARY)	265
S-630-7		ROLLING ROADBLOCKS FOR TRAFFIC CONTROL (3 SHEETS)	266-268

DESIGN ENGINEER'S SIGNATURE AND STAMP:

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.



JEFFREY C. HODSDON, P.E. #31684

08/28/2020

DATE

OWNER/DEVELOPER'S STATEMENT:

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

CARL TURSE

DATE



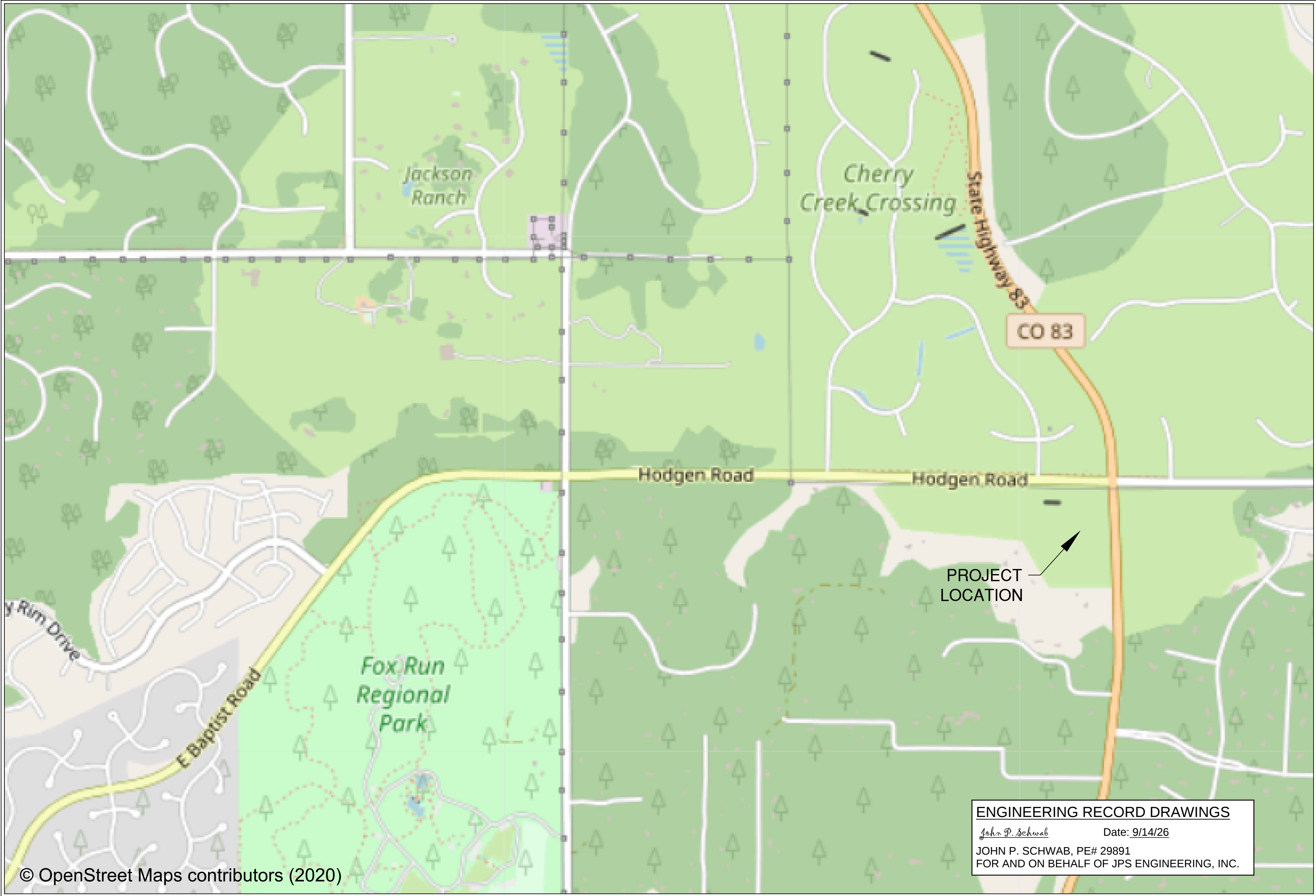
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Pavement Marking and Sign Plan for Construction
Hodgen Road/Cherry Crossing Drive
Rollin' Ridge Filing 1

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SCALE	N/A
DRAWN BY	JAB
JOB #	194950
DWG	Construction drawings.dwg

SHEET: 1 OF 6



ENGINEERING RECORD DRAWINGS

John P. Schwab Date: 9/14/26
JOHN P. SCHWAB, PE# 29891
FOR AND ON BEHALF OF JPS ENGINEERING, INC.

GENERAL NOTES

PROJECT DESCRIPTION

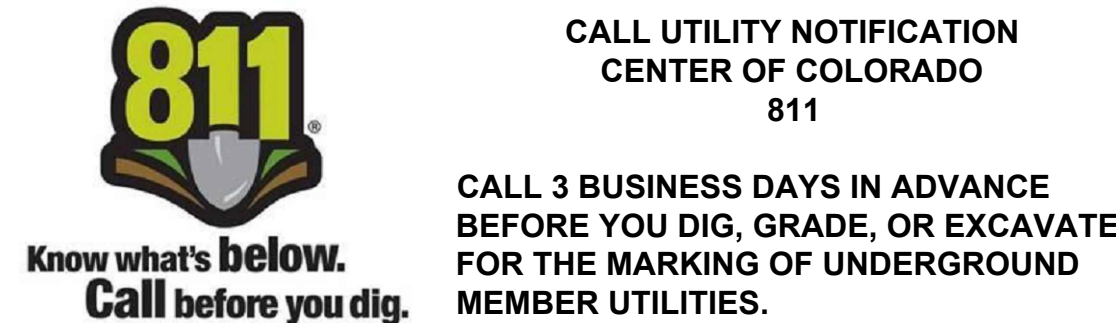
- SIGNING AND MARKING AT HODGEN ROAD AND CHERRY CROSSING DRIVE.

GENERAL NOTES

- PLEASE REFER TO GENERAL NOTES FROM JPS ENGINEERING PLAN ENTITLED "GENERAL NOTES & LEGEND (SHEET 2)" AND DATED 02/28/2020. THIS SET IS INTENDED TO ACCOMPANY THAT CONSTRUCTION PLAN SET.

UTILITIES

- THE CONTRACTOR SHALL FIELD-VERIFY THE LOCATION OF ALL EXISTING UTILITIES AND SUBSURFACE ITEMS IN THE WORK AREA PRIOR TO COMMENCING WORK. THE CONTRACTOR SHALL NOTIFY ALL AFFECTED UTILITIES AT LEAST TWO BUSINESS DAYS, NOT INCLUDING THE ACTUAL DAY OF NOTICE, PRIOR TO COMMENCING WORK. THE CONTRACTOR SHALL CONTACT UNCC AT 811 OR (800)922-1987 TO HAVE LOCATIONS OF UNCC REGISTERED LINES MARKED BY MEMBER COMPANIES. ALL OTHER UNDERGROUND UTILITIES SHALL BE LOCATED BY CONTACTING THE RESPECTIVE OWNER.
- IF UNDERGROUND UTILITIES ARE EXPOSED DURING CONSTRUCTION, THE CONTRACTOR SHALL NOTIFY THE OWNER OF THE FACILITY TO ALLOW THE INSPECTION OF THE FACILITY FOR DAMAGE. ANY EXISTING UTILITY LINES THAT ARE DAMAGED BY THE CONTRACTOR SHALL BE REMOVED AND REPLACED AT THE CONTRACTOR'S EXPENSE. THIS EXPENSE SHALL BE CONSIDERED INCIDENTAL TO THE PROJECT AND NO SEPARATE PAYMENT SHALL BE MADE.
- UTILITY LINES AS SHOWN IN THE PLAN SHEETS ARE PLOTTED FROM THE BEST AVAILABLE INFORMATION. THE CONTRACTOR'S ATTENTION IS DIRECTED TO SUBSECTION 185.11 OF THE STANDARD SPECIFICATIONS CONCERNING UTILITIES. THE CONTRACTOR SHALL COMPLY WITH ARTICLE 1.5 OF TITLE 9, C.R.S. (EXCAVATION REQUIREMENTS) WHEN EXCAVATING OR GRADING IS PLANNED IN THE AREA OF UNDERGROUND UTILITIES.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR ACQUIRING ALL APPLICABLE PERMITS AND COORDINATING WITH THE LOCAL UTILITY COMPANIES.



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 "D" SERIES LETTERS, WITH LOCAL ROADWAY SIGNS BEING 4" UPPER-LOWER CASE LETTERING ON 8" BLANK AND NON-LOCAL ROADWAY SIGNS BEING 6" LETTERING, UPPER-LOWER CASE ON 12" BLANK, WITH A WHITE BORDER THAT IS NOT RECESSED. MULTI-LANE ROADWAYS WITH SPEED LIMITS OF 40 MPH OR HIGHER SHALL HAVE 8" UPPER-LOWER CASE LETTERING ON 18" BLANK WITH A WHITE BORDER THAT IS NOT RECESSED. THE WIDTH OF THE NON-RECESSED WHITE BORDERS SHALL MATCH PAGE 255 OF THE 2012 MUTCD "STANDARD HIGHWAY SIGNS"
- ALL TRAFFIC SIGNS SHALL HAVE A MINIMUM HIGH INTENSITY PRISMATIC GRADE SHEETING.
- ALL LOCAL RESIDENTIAL STREET SIGNS SHALL BE MOUNTED ON A 1.75" X 1.75" SQUARE TUBE SIGN POST AND STUB POST BASE. FOR OTHER APPLICATIONS, REFER TO THE CDOT STANDARD S-614-8 REGARDING USE OF THE P2 TUBULAR STEEL POST SLIPBASE DESIGN.

BASIS OF BEARING

BEGINNING AT THE SOUTHWEST CORNER OF PARCEL 3, AS DESCRIBED IN DEED RECORDED UNDER SAID RECEPTION NO. 217125842, SAID POINT ALSO BEING THE SOUTHEAST CORNER OF THAT TRACT OF LAND AS DESCRIBED IN DEED RECORDED UNDER RECEPTION NO. 200156068 OF SAID COUNTY RECORDS, AS MONUMENTED BY A 5/8" REBAR (NO CAP), FROM WHICH THE NORTHWEST CORNER OF SAID PARCEL 3, SAID POINT ALSO BEING THE SOUTHWEST CORNER OF THAT RIGHT-OF-WAY PARCEL AS DESCRIBED IN DEED RECORDED UNDER RECEPTION NO. 206076668 OF SAID COUNTY RECORDS, AS MONUMENTED BY A 5/8" REBAR WITH ORANGE CAP STAMPED "PLS 32439" BEARS N00°06'39"W (S00°06'40"E PER THAT DEED RECORDED UNDER SAID RECEPTION NO. 217125842), A DISTANCE OF 1262.77 FEET (1262.73 FEET OF RECORD)

BENCHMARK

- SURVEY CONTROL POINTS AS SHOWN
- ALL ELEVATION BASED UPON NGS DESIGNATION "4 BB RESET"
- ELEVATION = 7570.80 (NAVD 88 VERTICAL DATUM)

- 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 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 PUBLIC WORKS DEPARTMENT PRIOR TO ANY SIGNAGE OR STRIPING WORK WITHIN AN EXISTING EL PASO COUNTY ROADWAY.

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 LOCATION 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, VOL. 1 & 2
 - COLORADO DEPARTMENT OF TRANSPORTATION (CDOT) STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION
 - CDOT M & S STANDARDS

- 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 DRAINAGE CRITERIA MANUAL, AND THE DRAINAGE CRITERIA MANUAL VOLUME 2. ANY DEVIATIONS FROM REGULATIONS AND STANDARDS MUST BE REQUESTED, AND APPROVED, IN WRITING. ANY MODIFICATIONS NECESSARY TO MEET CRITERIA AFTER-THE-FACT WILL BE ENTIRELY THE DEVELOPER'S RESPONSIBILITY TO RECTIFY.

- IT IS THE DESIGN ENGINEER'S RESPONSIBILITY TO ACCURATELY SHOW EXISTING CONDITIONS, BOTH ONSITE AND OFFSITE, ON THE CONSTRUCTION PLANS. ANY MODIFICATIONS NECESSARY DUE TO CONFLICTS, OMISSIONS, OR CHANGED CONDITIONS WILL BE ENTIRELY THE DEVELOPER'S RESPONSIBILITY TO RECTIFY.

- CONTRACTOR SHALL SCHEDULE A PRE-CONSTRUCTION MEETING WITH EL PASO COUNTY PLANNING AND COMMUNITY DEVELOPMENT 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 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 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.

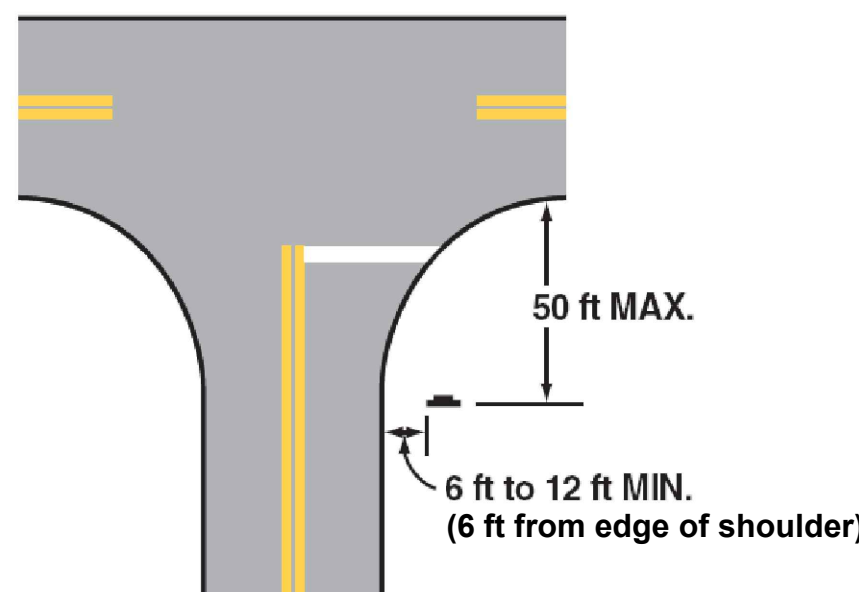
- SIGNING AND STRIPING SHALL COMPLY WITH EL PASO DEPARTMENT OF PUBLIC WORKS (DPW) AND MUTCD CRITERIA.

- CONTRACTOR SHALL OBTAIN ANY PERMITS REQUIRED BY EL PASO DEPARTMENT OF PUBLIC WORKS (DPW), INCLUDING WORK WITHIN THE RIGHT-OF-WAY AND SPECIAL TRANSPORT PERMITS.

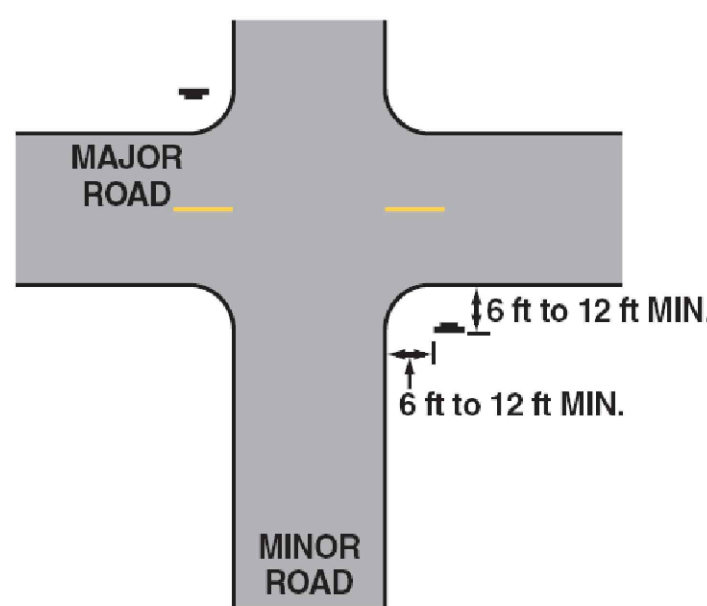
- THE LIMITS OF CONSTRUCTION SHALL REMAIN WITHIN THE PROPERTY LINE UNLESS OTHERWISE NOTED. THE OWNER/DEVELOPER SHALL OBTAIN WRITTEN PERMISSION AND EASEMENTS, WHERE REQUIRED, FROM ADJOINING PROPERTY OWNER(S) PRIOR TO ANY OFF-SITE DISTURBANCE, GRADING, OR CONSTRUCTION.

LATERAL LOCATIONS OF STOP SIGN INSTALLATIONS

- THE STOP SIGN AT HODGEN ROAD/CHERRY CROSSING DRIVE SHALL BE INSTALLED PER SPECIFICATIONS IN MUTCD FIGURE 2A-3(F), AS SHOWN BELOW:

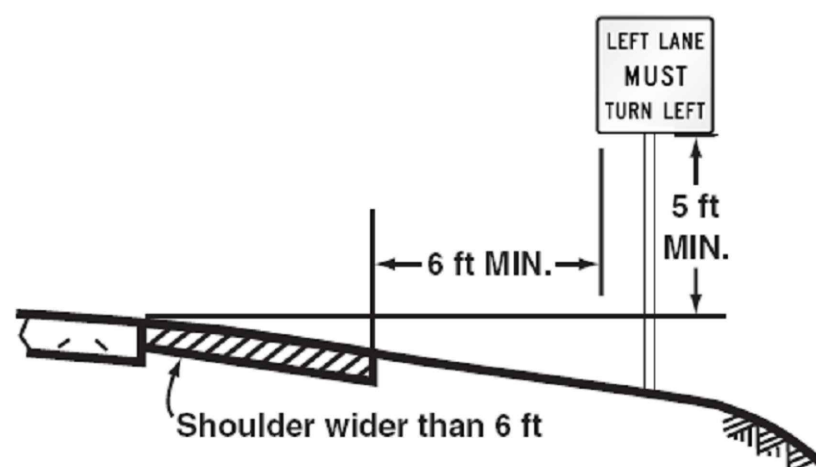


- THE STOP SIGN AT CHERRY CROSSING DRIVE/PRAYER TREE TRAIL SHALL BE INSTALLED PER SPECIFICATIONS IN MUTCD FIGURE 2A-3(C), AS SHOWN BELOW:

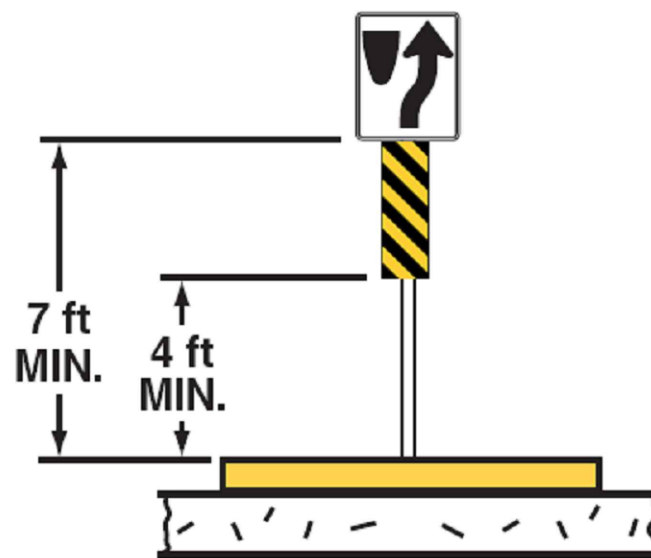


LATERAL LOCATIONS OF ROADSIDE SIGN INSTALLATIONS

- THE REMOUNTING OF THE EXISTING RE-7L (LEFT LANE MUST TURN LEFT) SIGNS ON HODGEN ROAD SHALL BE RELOCATED TO THE SOUTH OF THE NEW EDGE OF PAVEMENT AND SHOULDER PER SPECIFICATIONS IN MUTCD FIGURE 2A-2(B), AS SHOWN BELOW:

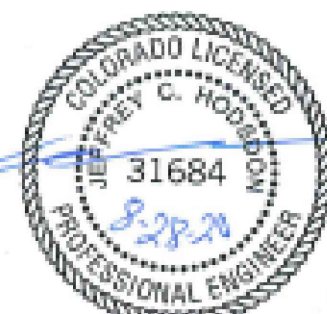


- THE MOUNTING POST AT CHERRY CROSSING DRIVE/PRAYER TREE TRAIL SHALL BE INSTALLED PER SPECIFICATIONS IN MUTCD FIGURE 2A-2(F), AS SHOWN BELOW:



ENGINEERING RECORD DRAWINGS

John P. Schwab Date: 9/14/26
JOHN P. SCHWAB, PE# 29891
FOR AND ON BEHALF OF JPS ENGINEERING, INC.



EPC 10/20/2020

General Notes Pavement Marking and Sign Plan for Construction Rollin' Ridge Filing 1



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Response to comments	07/21/2020
Response to comments	08/28/2020

DATE	05/26/2020
SCALE	N/A
DRAWN BY	JAB
JOB #	194950
DWG	Construction drawings.dwg

SHEET: 2 OF 6

Tabulation of Signs										
Sign Number	Direction	Station	Location	Sign	Panel Size	Backgroud	Legend	202-00810	614-00011	614-01503
					W x H	Color		Removals	Square Ft	Poles
1	NB	10+43	Shoulder	R1-1	36" x 36"	Red	STOP	0	9.0 SF	1
2	NB	10+58	Median	R4-7	30" x 24"	White	Keep right (symbol)	0	7.5 SF	1
3	NB	10+58	Median	OM3-L	36" x 12"	Black	Left side object marker	0	3.0 SF	0
4	NB	11+44	Median	R4-7	30" x 24"	White	Keep right (symbol)	0	7.5 SF	1
5	NB	11+44	Median	OM3-L	36" x 12"	Black	Left side object marker	0	3.0 SF	0
6	EB	13+60	Shoulder	R1-1	36" x 36"	Red	STOP	0	9.0 SF	1
7	WB	13+38	Roadway	R11-2	48" x 30"	White	ROAD CLOSED	0	10.0 SF	2
8	EB	10+43	Shoulder	Street Name	12" x 24"	Green	Hodgen Rd	0	2.0 SF	1
9	NB	10+43	Shoulder	Street Name	18" x 36"	Green	Cherry Crossing Dr	0	4.5 SF	1
10	EB	13+60	Shoulder	Street Name	12" x 24"	Green	Cherry Crossing Dr	0	2.0 SF	1
11	SB	13+60	Shoulder	Street Name	18" x 36"	Green	Prayer Tree Trail	0	4.5 SF	1
12	SB	16+39	Roadway	R11-2	48" x 30"	White	ROAD CLOSED	0	10.0 SF	2
202-00810 -- Removal of ground sign										
614-00011 -- Sign panel (Class I)										
614-01503 -- Steel sign support (2-inch round, post and socket)										

Tabulation of Epoxy Pavement Markings					
Station		Modified Epoxy Pavement Marking			
		White Solid (4")	White Solid (8")	White Dashed (8")	Double Yellow (4")
From	To	LF	LF	LF	LF
Hodgen Road					
13+51	15+98				279.51
13+51	17+26				760.96
Cherry Crossing Drive					
10+00	13+10	344.92			
10+00	13+22	355.50			
10+39	11+44		104.38		
11+44	13+10				218.93
12+13	13+10		98.77		
12+13	12+81			67.69	
12+58	13+06		40.34		
11+39	13+10				335.12
13+68	14+38		70.00		
13+68	16+17				244.40
15+10	16+17		107.00		
16+72	17+50				141.14
-	-	1661.28			
Total (LF)		2361.7	420.49	67.69	1980.06
Total (SF)		787.23	280.33	45.13	660.02
Total (Gallons)		10	4	1	9

Tabulation of Construction Traffic Control and Removal Items			
Item #	Contract Item Description	Unit	Plan Quantity
202-00250	Removal of Pavement Marking	SF	786.93
630-00000	Flagging	Hour	500
630-00007	Traffic Control Inspection	Day	50
630-00012	Traffic Control Management	Day	125
630-00016	Traffic Control (Special) LS	LS	1
630-80355	Portable Message Sign Panel	Each	2

Tabulation of Thermoplastic Pavement Markings					
Station	Roadway	Direction	Pre-Formed Thermoplastic Pavement Marking (Word-Symbol) (627-30405)		Pre-Formed Thermoplastic Pavement Marking (Stop Line) (627-30410)
			Left Arrow	Right Arrow	Stop Line
			Each	Each	LF
			1	1	
12+37	Hodgen	WB	1		
13+60	Hodgen	WB	1	1	
15+94	Hodgen	WB	1		
16+15	Hodgen	WB		1	
10+54	Cherry Crossing	NB		1	
10+39	Cherry Crossing	NB			25
11+39	Cherry Crossing	NB		1	
13+37	Cherry Crossing	EB			25
Total			3	4	50
Square-Footage Multiplier			16.1	16.1	2.0
Square-Footage			48.3	64.4	52.0
627-30405 TOTAL (SF)			112.7		-
627-30410 TOTAL (SF)			-		52.0

ENGINEERING RECORD DRAWINGS

John P. Schwab Date: 9/14/26
JOHN P. SCHWAB, PE# 29891
FOR AND ON BEHALF OF JPS ENGINEERING, INC.



1" = 30'



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Traffic Tabulations
Pavement Marking and Sign Plan for Construction
Rollin' Ridge Filing 1

REVISIONS	DATE
Response to comments	06/16/2020
Response to comments	07/21/2020
Response to comments	08/28/2020
DATE	08/28/2020
SCALE	N/A
DRAWN BY	JAB
JOB #	194950
DWG	Construction drawings.dwg

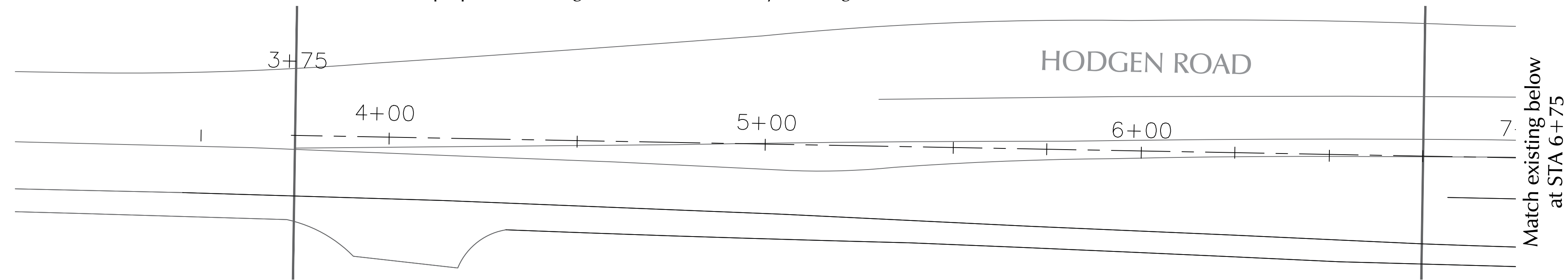


SHEET: 3 OF 6

0' 10' 20' 30' 40'

0'' 0.5'' 1'' 1.5'' 2''

Scale = 1'' : 20'



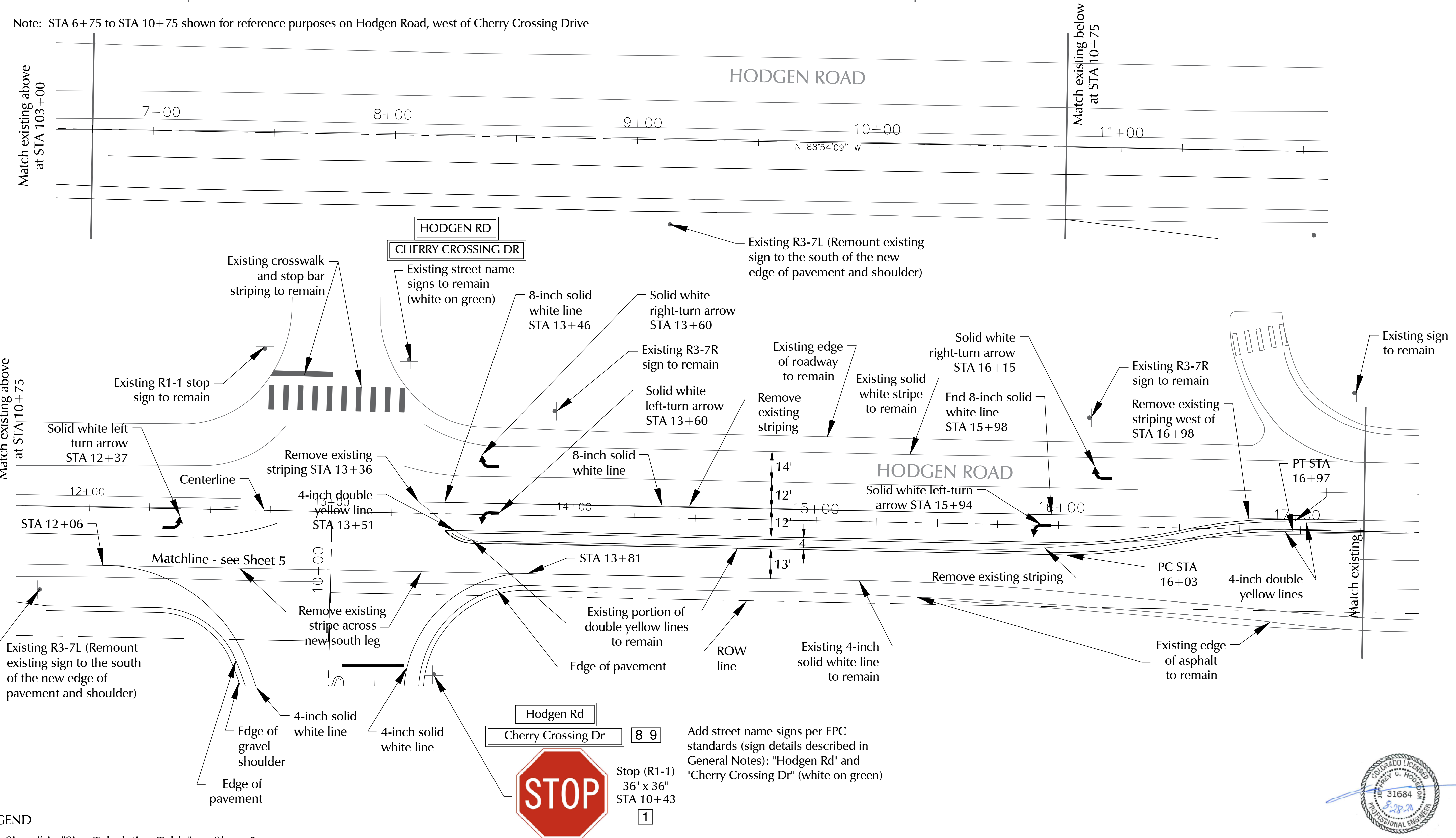
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Pavement Marking and Sign Plan for Construction

Rollin' Ridge Filing 1

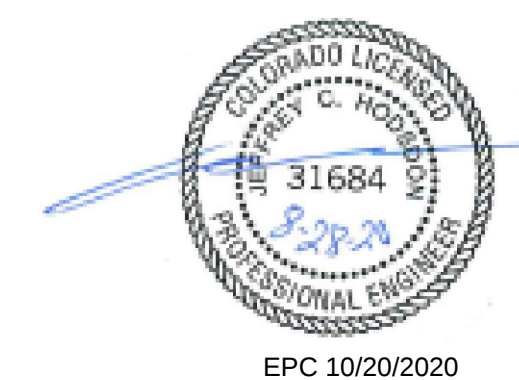
Hodgen Road

REVISIONS	DATE
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Response to comments	08/28/2020
DATE	08/28/2020
SCALE	1" = 20'
DRAWN BY	JAB
JOB #	194950
DWG	Construction drawings.dwg

SHEET: 4 OF 6

LEGEND

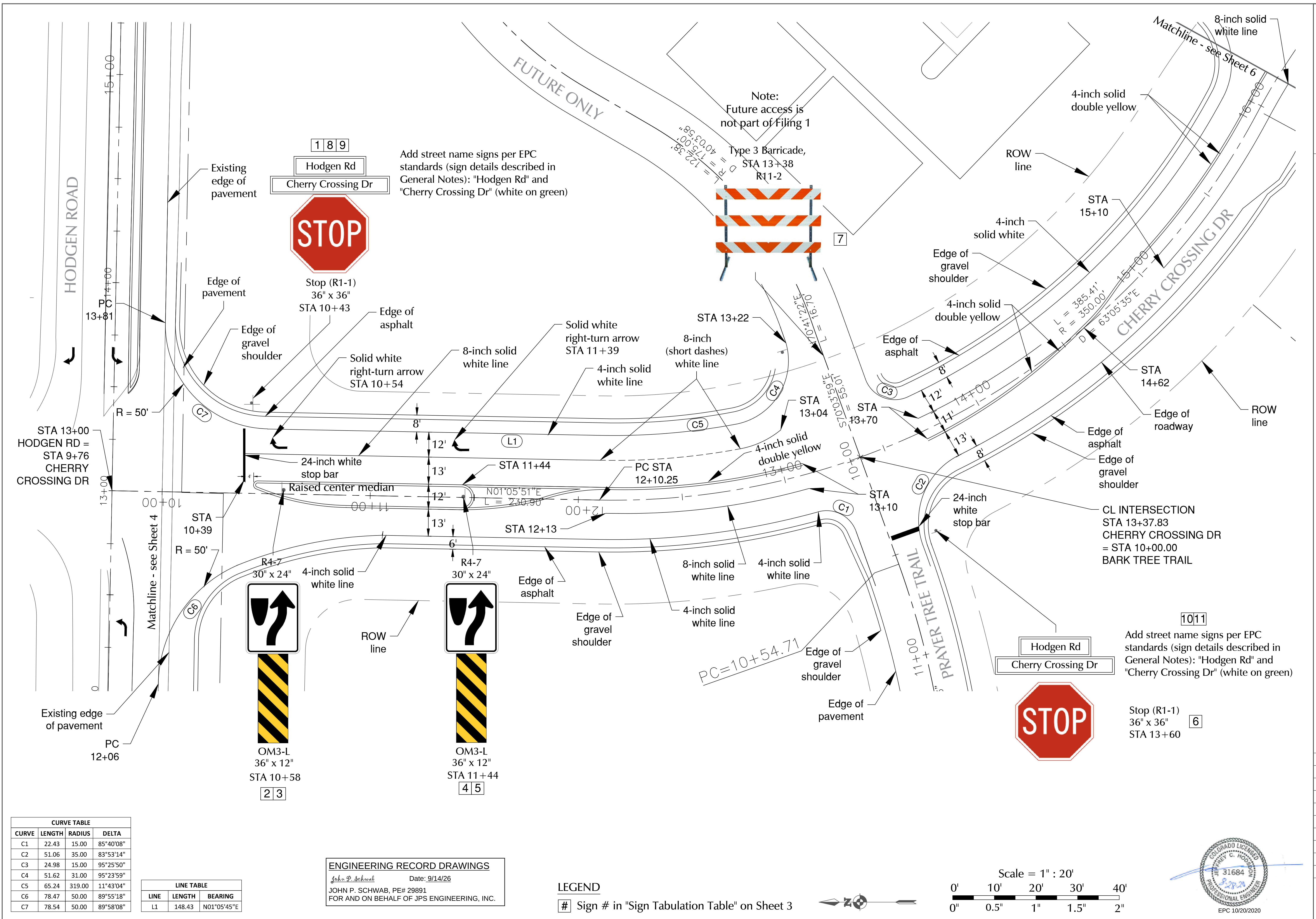
Sign # in "Sign Tabulation Table" on Sheet 3

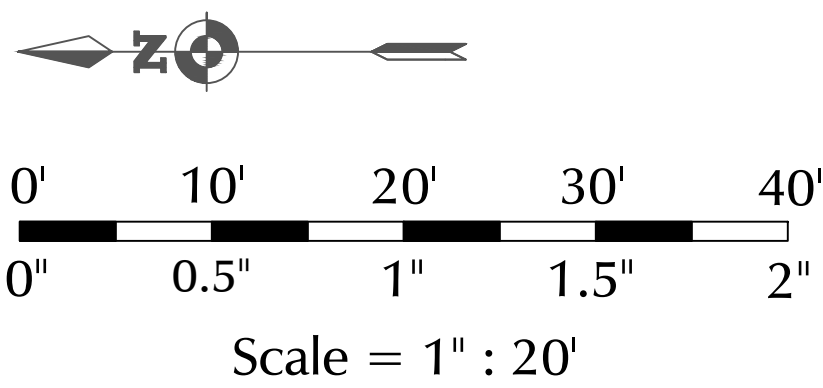


Pavement Marking and Sign Plan for Construction
Rollin' Ridge Filing 1
Cherry Crossing Drive (Part 1 of 2)

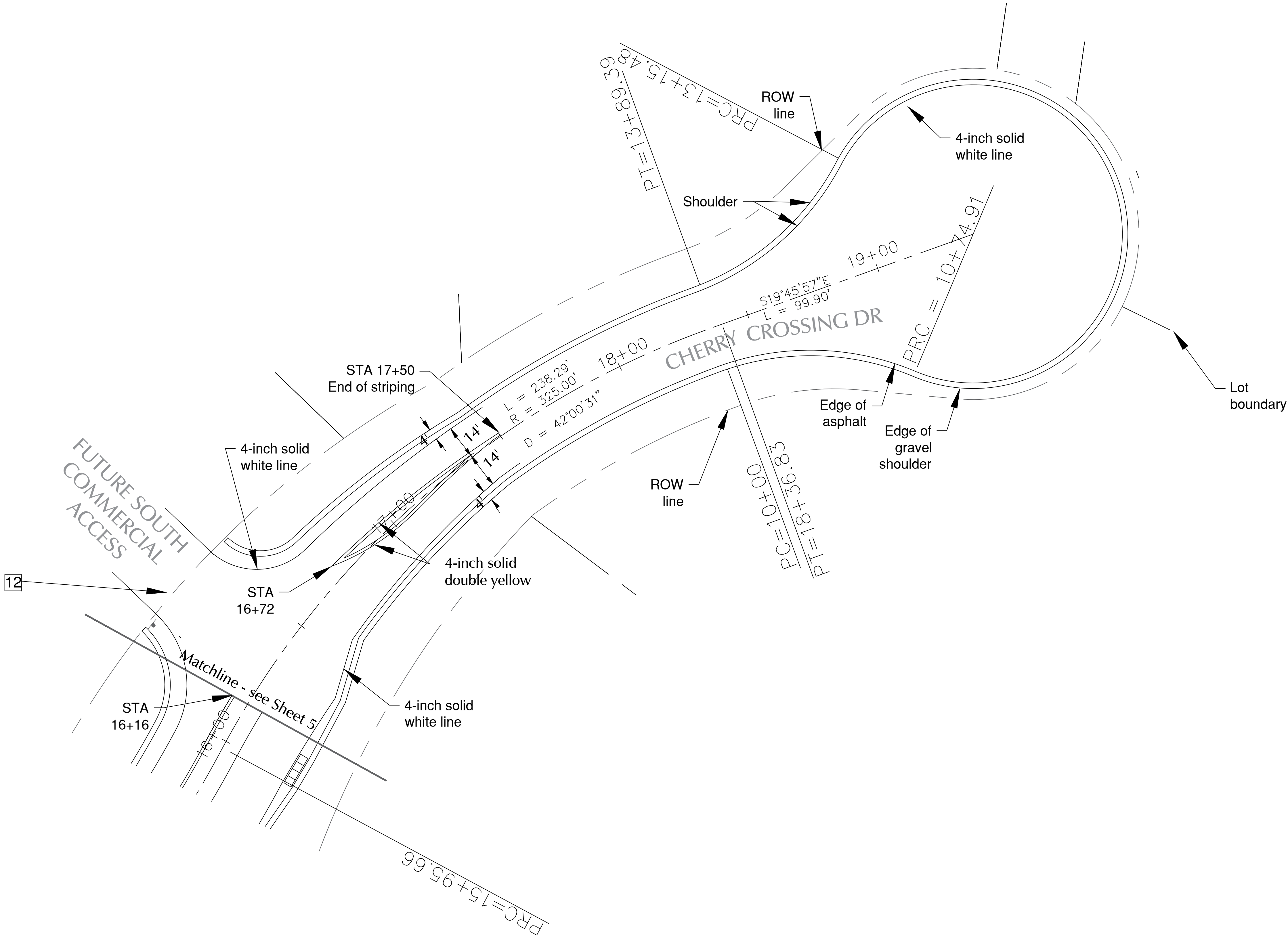
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Response to comments	08/28/2020
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SHEET: 5 of 6



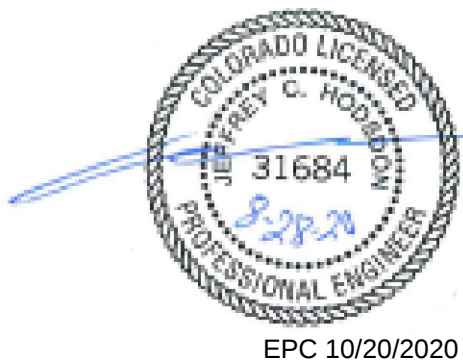


Pavement Marking and Sign Plan for Construction
Rollin' Ridge Filing 1
Cherry Crossing Drive (Part 2 of 2)



LEGEND

Sign # in "Sign Tabulation Table" on Sheet 3



EPC 10/20/2020

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SHEET: 6 OF 6