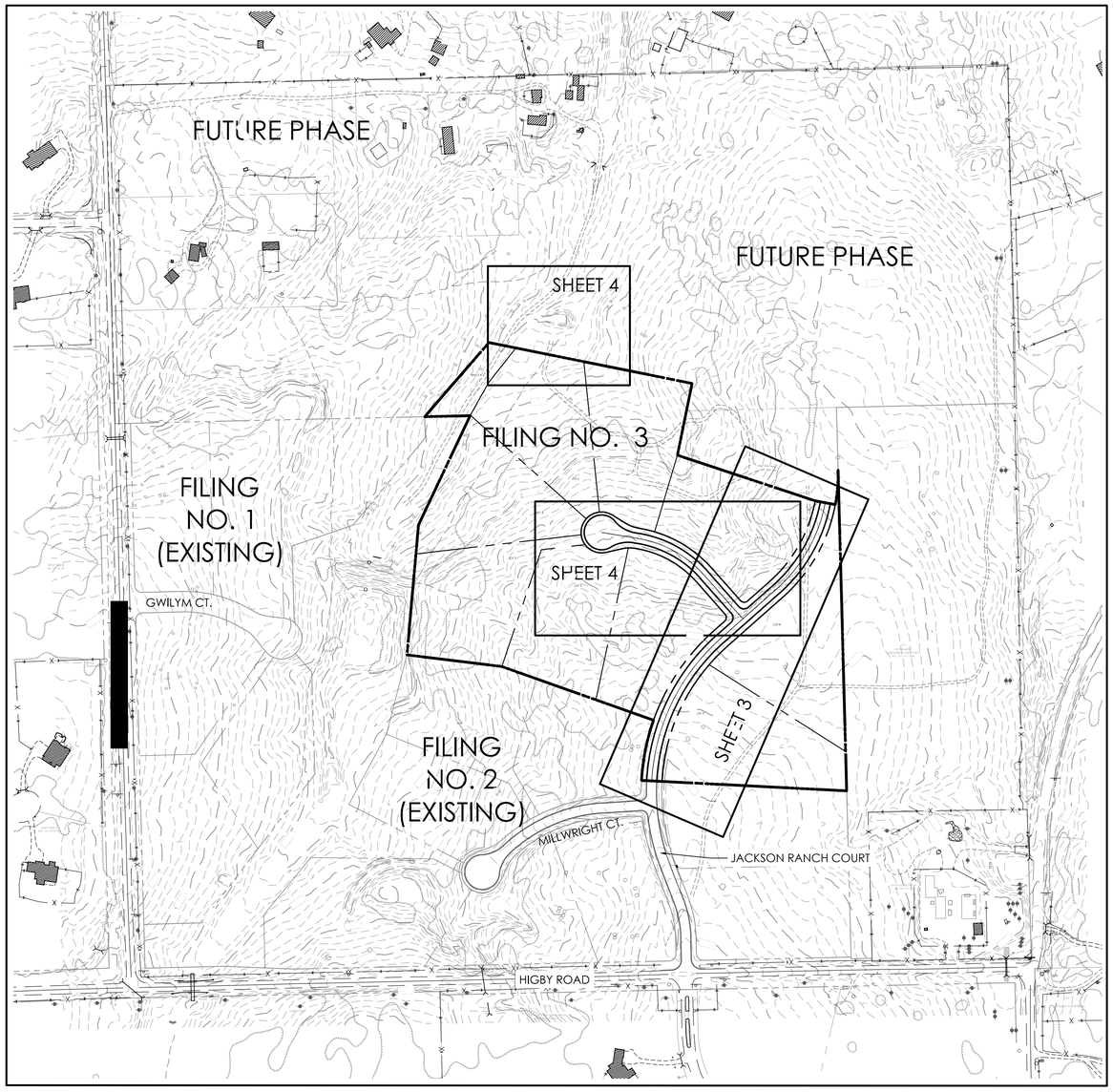
CONSTRUCTION PLANS
for
JACKSON RANCH FILING NO. 3
SECTION 21, TOWNSHIP 11 SOUTH, RANGE 66 WEST OF THE 6TH P.M., EL PASO COUNTY, COLORADO



SITE MAP
SCALE 1" = 200'

ABBREVIATIONS

EL	ELEVATION	ROW	RIGHT-OF-WAY
PC	POINT OF CURVATURE	R	RADIUS
PI	POINT OF INTERSECTION	T	TANGENT
PT	POINT OF TANGENCY	L	LENGTH
PCR	POINT OF CURVE RETURN	LF	LINEAR FEET
PRC	POINT OF REVERSE CURVATURE	CL	CENTERLINE
PVC	POINT OF VERTICAL CURVATURE	X.XX' R	DIMENSION RIGHT OF CL
PVI	POINT OF VERTICAL INTERSECTION	X.XX' L	DIMENSION LEFT OF CL
PVT	POINT OF VERTICAL TANGENCY	PL	PROPERTY LINE
GB	GRADE BREAK	PVRC	POINT OF VERT REVERSE CURVATURE
CSP	CORRUGATED STEEL PIPE		
RCP	REINFORCED CONCRETE PIPE	VC	VERTICAL CURVE
CBC	CONCRETE BOX CULVERT	AP	ANGLE POINT
TBC	TOP BACK CURB	STA	STATION
TC	TOP OF CURB	INV	INVERT
BT	BEGIN TAPER	RG	RAIN GARDEN
ET	END TAPER	SFB	SAND FILTER BASIN
EC	EDGE OF CONCRETE		

LEGEND

EXISTING

- BOUNDARY LINE
- ADJACENT BOUNDARY LINE
- ADJACENT LOT LINE
- EASEMENT LINE
- INDEX CONTOUR (6030)
- INTERMEDIATE CONTOUR (6028)
- TEST HOLE LOCATION
- CURB AND GUTTER
- SIGN
- FENCE
- LIGHT POLE
- MANHOLE
- UTILITY POLE
- MISC OBJECT
- PILE
- CULVERT
- ROCK
- MAILBOX
- TREE
- RIPRAP
- POLE-ANCHOR

PROPOSED

- BOUNDARY LINE
- LOT LINE
- EASEMENT LINE
- CENTER LINE
- INDEX CONTOUR (6030)
- INTERMEDIATE CONTOUR
- SLOPE / GRADE (4:1, 2.6%)
- SPOT ELEVATION (35.0)

SHEET INDEX

PLAN SET SHEET NO.	SHEET TITLE	MVE DRAWING NO.
C1.0 (1 OF 5)	COVER SHEET	61044-CON-CS
C1.1 (2 OF 5)	NOTES / CONSTRUCTION DETAILS	61044-CON-GN
C1.2 (3 OF 5)	PLAN / PROFILE	61044-CON-PP1
C1.3 (4 OF 5)	PLAN / PROFILE	61044-CON-PP2
C1.4 (5 OF 5)	EROSION CONTROL PLAN	61044-CON-EC

COMPANIES AND AGENCIES

OWNER/DEVELOPER
FOUR GATES LAND DEVELOPMENT LLC
17435 ROLLER COASTER ROAD
MONUMENT, CO 80132
(719) 488-9329

ENGINEER
M.V.E., INC.
1903 LELARAY STREET, STE 200
COLORADO SPRINGS, CO 80909
(719) 635-5736

STREETS AND RIGHTS-OF-WAY
PUBLIC SERVICES DEPARTMENT - TRANSPORTATION DIV.
3275 AKERS DRIVE
COLORADO SPRINGS, CO 80922
(719) 520-6460

ELECTRIC
MOUNTAIN VIEW ELECTRIC ASSOCIATION
11140 EAST WOODMEN ROAD
FALCON, CO 80831
(719) 495-2283

TELEPHONE
CENTURYLINK
555 TECH CENTER DRIVE SUITE 110
COLORADO SPRINGS, CO 80919
866.301.9889

Add EPC Planning & Community Development Department.

Add "PCD Project No. SF-17-017"

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

MARLENE D. BROWN — DATE
MANAGER, FOUR GATES LAND DEVELOPMENT LLC

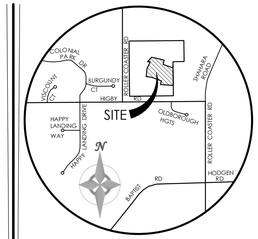
DESIGN ENGINEER'S STATEMENT:
THESE DETAILED PLANS AND SPECIFICATIONS WERE PREPARED UNDER MY DIRECTION AND SUPERVISION. SAID PLANS AND SPECIFICATIONS HAVE BEEN PREPARED ACCORDING TO THE CRITERIA ESTABLISHED BY THE COUNTY FOR DETAILED ROADWAY, DRAINAGE, GRADING AND EROSION CONTROL PLANS AND SPECIFICATIONS,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

DAVID R. GORMAN, P.E. — COLORADO NO. 31672 — DATE
FOR AND ON BEHALF OF M.V.E., INC.

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

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

JENNIER IRVINE, P.E. — DATE
COUNTY ENGINEER / ECM ADMINISTRATOR



VICINITY MAP
NOT TO SCALE

BENCHMARK
THE BENCHMARK FOR THESE PLANS IS THE TOP OF PANEL POINT "SW", LOCATED NORTHWEST OF ROLLER COASTER ROAD & HIGBY ROAD. ELEVATION = 7461.14' (NAVD88).

BASIS OF BEARINGS: THE SOUTH LINE OF THE NW QUARTER OF SEC 21, T 11 S, R 66 W OF THE 6TH P.M., EL PASO COUNTY, COLORADO, S88°46'41"W, A DISTANCE OF 2639.80 FEET & MONUMENTED BY A 2 ½" DIA. ALUMINUM CAP LS #23890 ON THE EAST & A 2 ½" DIA. ALUMINUM CAP LS # 9853 ON THE WEST

50 0 100 200 400
1" = 200' 1:2,400

MVE, INC.
ENGINEERS, SURVEYORS
1903 lelaray street, suite 200 colorado springs, co 80909 719.635.5736

REVISIONS

DESIGNED BY CCC
DRAWN BY TJW
CHECKED BY
AS-BUILTS BY
CHECKED BY

JACKSON RANCH FILING NO. 3

COVER SHEET

C1.0

MVE PROJECT 61044
MVE DRAWING CON-CS

APRIL 17, 2017
SHEET 1 OF 5

GENERAL NOTES

1. ALL NEW CONSTRUCTION IS TO CONFORM TO THE SPECIFICATIONS OF EL PASO COUNTY.

2. UNDERGROUND FACILITIES, STRUCTURES AND UTILITIES HAVE BEEN DRAWN FROM AVAILABLE RECORDS AND/OR SURFACE EVIDENCE. THE LOCATION OF ALL UTILITIES MAY NOT BE SHOWN OR MAY NOT HAVE BEEN LOCATED. BELOW GROUND LOCATIONS HAVE NOT BEEN PERFORMED. THEREFORE, THE RELATIONSHIP BETWEEN PROPOSED WORK AND EXISTING FACILITIES, STRUCTURES AND UTILITIES MUST BE CONSIDERED APPROXIMATE. CONTRACTOR SHALL BE RESPONSIBLE FOR CONTACTING ALL SUBSURFACE UTILITY OWNERS PRIOR TO BEGINNING WORK TO DETERMINE LOCATION OF UTILITY FACILITIES. ALL UTILITIES SHALL BE LOCATED PRIOR TO ANY EARTH WORK OR DIGGING (1-800-922-1987). THE CONTRACTOR SHALL BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MAY BE OCCASIONED BY THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UTILITIES.

3. EXISTING CONDITIONS SHALL BE VERIFIED BY THE GENERAL CONTRACTOR. DISCREPANCIES ARE TO BE REPORTED TO THE ENGINEER PRIOR TO CONSTRUCTION.

4. SOIL PREPARATION, SEEDING, AND MULCHING FOR AN ESTIMATED 3.3 ACRES WILL BE REQUIRED ON ALL DISTURBED AREAS NOT SURFACED. THE FOLLOWING TYPES AND RATES SHALL BE USED:

GRASS	VARIETY	AMOUNT IN PLS lbs. PER AC
SIDEOATS GRAMA	EL RENO	3.0 lbs.
WESTERN WHEATGRASS	BARTON	2.5 lbs.
SLENDER WHEAT GRASS	NATIVE	2.0 lbs.
LITTLE BLUESTEM	PASTURA	2.0 lbs.
SAND DROPSEED	NATIVE	0.5 lbs.
SWITCH GRASS	NEBRASKA 28	3.0 lbs.
WEEPING LOVE GRASS	MORPHA	1.0 lbs.
	TOTAL	14.0 lbs.

5. SEEDING APPLICATION: DRILLED TO A DEPTH OF .25" TO .50" INTO SOIL WHERE POSSIBLE. BROADCAST AND RAKED TO COVER ON STEEPER THAN 3:1 SLOPES WHERE ACCESS IS LIMITED OR UNSAFE FOR EQUIPMENT.

6. MULCHING REQUIREMENT AND APPLICATION: 2.0 TONS PER ACRE NATIVE HAY MECHANICALLY CRIMPED INTO SOIL.

7. ALL STORM DRAIN SHALL BE REINFORCED CONCRETE PIPE. ALL CULVERTS SHALL BE PLACED COMPLETE WITH FLARED END SECTIONS. ALL STORM DRAIN FITTINGS AND BENDS SHALL BE PRE-CAST. STORM DRAIN PIPE MAY ALSO BE CORRUGATED METAL OR HDPE, PLACED IN ACCORDANCE WITH EL PASO COUNTY SPECIFICATIONS.

8. CONTRACTOR WILL BE RESPONSIBLE FOR SCHEDULING A PRE-CONSTRUCTION MEETING HELD PRIOR TO CONSTRUCTION WITH EPC-DSD, ENGINEER, AND CONTRACTOR IN ATTENDANCE.

9. CONTRACTOR IS RESPONSIBLE FOR ALL OF HIS OPERATIONS ON THE SITE. CONTRACTOR SHALL OBSERVE ALL SAFETY AND OSHA REGULATIONS DURING CONSTRUCTION OPERATIONS. TRENCH WIDTHS AND SLOPE ANGLES SHALL BE DETERMINED BY THE CONTRACTOR IN THE FIELD AND ACCORDING TO SAFETY AND OSHA REGULATIONS.

10. ALL NECESSARY PERMITS, SUCH AS SWMP, FUGITIVE DUST, ACCESS, C.O.E. 404, ESQCP PERMIT, ETC. SHALL BE OBTAINED PRIOR TO CONSTRUCTION.

STANDARD EL PASO COUNTY GRADING & EROSION CONTROL PLAN NOTES

1. CONSTRUCTION MAY NOT COMMENCE UNTIL A CONSTRUCTION PERMIT IS OBTAINED FROM DEVELOPMENT SERVICES ADN A PRECONSTRUCTION CONFERENCE IS HELD WITH DEVELOPMENT SERVICES INSPECTIONS.

2. STORMWATER DISCHARGES FROM CONSTRUCTION SITES SHALL NOT CAUSE OR THREATEN TO CAUSE POLLUTION, CONTAMINATION, OR DEGRADATION OF STATE WATERS. ALL WORK AND EARTH DISTURBANCE SHALL BE DONE IN A MANNER THAT MINIMIZES POLLUTION OF ANY ON-SITE OR OFF SITE WATERS, INCLUDING WETLANDS.

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

4. A SEPARATE STORMWATER MANAGEMENT PLAN (SMWP) FOR THIS PROJECT SHALL BE COMPLETED AND AN EROSION AND STORMWATER QUALITY CONTROL PERMIT (ESQCP) ISSUED PRIOR TO COMMENCING CONSTRUCTION. DURING CONSTRUCTION THE SWMP IS THE RESPONSIBILITY OF THE DESIGNATED STORMWATER MANAGER, SHALL BE LOCATED ON SITE AT ALL TIMES AND SHALL BE KEPT UP TO DATE WITH WORK PROGRESS AND CHANGES IN THE FIELD.

5. ONCE THE ESQCP HAS BEEN ISSUED, THE CONTRACTOR MAY INSTALL THE INITIAL STAGE EROSION AND SEDIMENT CONTROL BMPS AS INDICATED ON THE GEC. A PRECONSTRUCTION MEETING BETWEEN THE CONTRACTOR, ENGINEER, AND EL PASO COUNTY WILL BE HELD PRIOR TO ANY CONSTRUCTION. IT IS THE RESPONSIBILITY OF THE APPLICANT TO COORDINATE THE MEETING TIME AND PLACE WITH COUNTY DSD INSPECTIONS STAFF.

6. SOIL EROSION CONTROL MEASURES FOR ALL SLOPES, CHANNELS, DITCHES, OR ANY DISTURBED LAND AREA SHALL BE COMPLETED WITHIN 21 CALENDAR DAYS AFTER FINAL GRADING, OR FINAL EARTH DISTURBANCE, HAS BEEN COMPLETED. DISTURBED AREAS AND STOCKPILES WHICH ARE NOT AT FINAL GRADE BUT WILL REMAIN DORMANT FOR LONGER THAN 30 DAYS SHALL ALSO BE MULCHED WITHIN 21 DAYS AFTER INTERIM GRADING. AN AREA THAT IS GOING TO REMAIN IN AN INTERIM STATE FOR MORE THAN 60 DAYS SHALL ALSO BE SEEDED. ALL TEMPORARY SOIL EROSION CONTROL MEASURES AND BMPS SHALL BE MAINTAINED UNTIL PERMANENT SOIL EROSION CONTROL MEASURES ARE IMPLEMENTED AND ESTABLISHED.

7. TEMPORARY SOIL EROSION CONTROL FACILITIES SHALL BE REMOVED AND EARTH DISTURBANCE AREAS GRADED AND STABILIZED WITH PERMANENT SOIL EROSION CONTROL MEASURES PURSUANT TO STANDARDS AND SPECIFICATION PRESCRIBED IN THE DCM VOLUME II AND THE ENGINEERING CRITERIA MANUAL (ECM) APPENDIX I.

8. ALL PERSONS ENGAGED IN EARTH DISTURBANCE SHALL IMPLEMENT AND MAINTAIN ACCEPTABLE SOIL EROSION AND SEDIMENT CONTROL MEASURES INCLUDING BMPS IN CONFORMANCE WITH THE EROSION CONTROL TECHNICAL STANDARDS OF THE DRAINAGE CRITERIA MANUAL (DCM) VOLUME II AND IN ACCORDANCE WITH THE STORMWATER MANAGEMENT PLAN (SWMP).

9. ALL TEMPORARY EROSION CONTROL FACILITIES INCLUDING BMPS AND ALL PERMANENT FACILITIES INTENDED TO CONTROL EROSION OF ANY EARTH DISTURBANCE OPERATIONS, SHALL BE INSTALLED AS DEFINED IN THE APPROVED PLANS, THE SWMP AND THE DCM VOLUME II AND MAINTAINED THROUGHOUT THE DURATION OF THE EARTH DISTURBANCE OPERATION.

10. ANY EARTH DISTURBANCE SHALL BE CONDUCTED IN SUCH A MANNER SO AS TO EFFECTIVELY REDUCE ACCELERATED SOIL EROSION AND RESULTING SEDIMENTATION. ALL DISTURBANCES SHALL BE DESIGNED, CONSTRUCTED, AND COMPLETED SO THAT THE EXPOSED AREA OF ANY DISTURBED LAND SHALL BE LIMITED TO THE SHORTEST PRACTICAL PERIOD OF TIME.

11. ANY TEMPORARY OR PERMANENT FACILITY DESIGNED AND CONSTRUCTED FOR THE CONVEYANCE OF STORMWATER AROUND, THROUGH, OR FROM THE EARTH DISTURBANCE AREA SHALL BE DESIGNED TO LIMIT THE DISCHARGE TO A NON-EROSIVE VELOCITY.

12. CONCRETE WASH WATER SHALL BE CONTAINED AND DISPOSED OF IN ACCORDANCE WITH THE SWMP. NO WASH WATER SHALL BE DISCHARGED TO OR ALLOWED TO RUNOFF TO STATE WATERS, INCLUDING ANY SURFACE OR SUBSURFACE STORM DRAINAGE SYSTEM OR FACILITIES.

13. EROSION CONTROL BLANKETING SHALL BE USED ON SLOPES STEEPER THAN 3:1.

14. BUILDING, CONSTRUCTION, EXCAVATION, OR OTHER WASTE MATERIALS SHALL NOT BE TEMPORARILY PLACED OR STORED IN THE STREET, ALLEY, OR OTHER PUBLIC WAY, UNLESS IN ACCORDANCE WITH AN APPROVED TRAFFIC CONTROL PLAN. BMP'S MAY BE REQUIRED BY EL PASO COUNTY ENGINEERING IF DEEMED NECESSARY, BASED ON SPECIFIC CONDITIONS AND CIRCUMSTANCES.

15. VEHICLE TRACKING OF SOILS AND CONSTRUCTION DEBRIS OFF-SITE SHALL BE MINIMIZED. MATERIALS TRACKED OFFSITE SHALL BE CLEANED UP AND PROPERLY DISPOSED OF IMMEDIATELY.

16. CONTRACTOR SHALL BE RESPONSIBLE FOR THE REMOVAL OF ALL WASTES FROM THE CONSTRUCTION SITE FOR DISPOSAL IN ACCORDANCE WITH LOCAL AND STATE REGULATORY REQUIREMENTS. NO CONSTRUCTION DEBRIS, TREE SLASH, BUILDING MATERIAL WASTES OR UNUSED BUILDING MATERIALS SHALL BE BURIED, DUMPED, OR DISCHARGED AT THE SITE.

17. THE OWNER, SITE DEVELOPER, CONTRACTOR, AND/OR THEIR AUTHORIZED AGENTS SHALL BE RESPONSIBLE FOR THE REMOVAL OF ALL CONSTRUCTION DEBRIS, DIRT, TRASH, ROCK, SEDIMENT, AND SAND THAT MAY ACCUMULATE IN THE STORM SEWER OR OTHER DRAINAGE CONVEYANCE SYSTEM AND STORMWATER APPURTENANCES AS A RESULT OF SITE DEVELOPMENT.

18. THE QUANTITY OF MATERIALS STORED ON THE PROJECT SITE SHALL BE LIMITED, AS MUCH AS PRACTICAL, TO THAT QUANTITY REQUIRED TO PERFORM THE WORK IN AN ORDERLY SEQUENCE. ALL MATERIALS STORED ON-SITE SHALL BE STORED IN A NEAT, ORDERLY MANNER, IN THEIR ORIGINAL CONTAINERS, WITH ORIGINAL MANUFACTURER'S LABELS.

19. NO CHEMICALS ARE TO BE USED BY THE CONTRACTOR, WHICH HAVE THE POTENTIAL TO BE RELEASED IN STORMWATER UNLESS PERMISSION FOR THE USE OF A SPECIFIC CHEMICAL IS GRANTED IN WRITING BY THE ECM ADMINISTRATOR. IN GRANTING THE USE OF SUCH CHEMICALS, SPECIAL CONDITIONS AND MONITORING MAY BE REQUIRED.

20. BULK STORAGE STRUCTURES FOR PETROLEUM PRODUCTS AND OTHER CHEMICALS SHALL HAVE ADEQUATE PROTECTION SO AS TO CONTAIN ALL SPILLS AND PREVENT ANY SPILLED MATERIAL FROM ENTERING STATE WATERS, INCLUDING ANY SURFACE OR SUBSURFACE STORM DRAINAGE SYSTEM OR FACILITIES.

21. NO PERSON SHALL CAUSE THE IMPEDIMENT OF STORMWATER FLOW IN THE FLOW LINE OF THE CURB AND GUTTER OR IN THE DITCHLINE.

22. INDIVIDUALS SHALL COMPLY WITH THE "COLORADO WATER QUALITY CONTROL ACT" (TITLE 25, ARTICLE 8, CRS), AND THE "CLEAN WATER ACT" (33 USC 1344), IN ADDITION TO THE REQUIREMENTS INCLUDED IN THE DCM VOLUME II AND THE ECM APPENDIX I. ALL APPROPRIATE PERMITS MUST BE OBTAINED BY THE CONTRACTOR PRIOR TO CONSTRUCTION (NPDES, FLOODPLAIN, 404, FUGITIVE DUST, ETC.). IN THE EVENT OF CONFLICTS BETWEEN THESE REQUIREMENTS AND LAWS, RULES, OR REGULATIONS OF OTHER FEDERAL, STATE, OR COUNTY AGENCIES, THE MORE RESTRICTIVE LAWS, RULES, OR REGULATIONS SHALL APPLY.

23. ALL CONSTRUCTION TRAFFIC MUST ENTER/EXIT THE SITE AT APPROVED CONSTRUCTION ACCESS POINTS.

24. PRIOR TO ACTUAL CONSTRUCTION THE PERMITTEE SHALL VERIFY THE LOCATION OF EXISTING UTILITIES.

25. A WATER SOURCE SHALL BE AVAILABLE ON SITE DURING EARTHWORK OPERATIONS AND UTILIZED AS REQUIRED TO MINIMIZE DUST FROM EARTHWORK EQUIPMENT AND WIND.

26. THE SOILS REPORT FOR THIS SITE HAS BEEN PREPARED BY ENTECH ENGINEERING, INC. AND SHALL BE CONSIDERED A PART OF THESE PLANS.

27. AT LEAST TEN DAYS PRIOR TO THE ANTICIPATED START OF CONSTRUCTION, FOR PROJECTS THAT WILL DISTURB 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

STANDARD EL PASO COUNTY CONSTRUCTION PLAN NOTES

1. ALL DRAINAGE AND ROADWAY CONSTRUCTION SHALL MEET THE STANDARDS AND SPECIFICATIONS OF THE CITY OF COLORADO SPRINGS/EL PASO COUNTY DRAINAGE CRITERIA MANUAL, VOLUMES 1 AND 2, AND THE EL PASO COUNTY ENGINEERING CRITERIA MANUAL.

2. CONTRACTOR SHALL BE RESPONSIBLE FOR THE NOTIFICATION AND FIELD NOTIFICATION OF ALL EXISTING UTILITIES, WHETHER SHOWN ON THE PLANS OR NOT, BEFORE BEGINNING CONSTRUCTION. LOCATION OF EXISTING UTILITIES SHALL BE VERIFIED BY THE CONTRACTOR PRIOR TO CONSTRUCTION. CALL 811 TO CONTACT THE UTILITY NOTIFICATION CENTER OF COLORADO (UNCC).

3. CONTRACTOR SHALL KEEP A COPY OF THESE APPROVED PLANS, THE GRADING AND EROSION CONTROL PLAN, THE STORMWATER MANAGEMENT PLAN (SWMP), THE SOILS AND GEOTECHNICAL REPORT, AND THE APPROPRIATE DESIGN AND CONSTRUCTION STANDARDS AND SPECIFICATIONS AT THE JOB SITE AT ALL TIMES, INCLUDING THE FOLLOWING:
   a. EL PASO COUNTY ENGINEERING CRITERIA MANUAL (ECM)
   b. CITY OF COLORADO SPRINGS/EL PASO COUNTY DRAINAGE CRITERIA MANUAL, VOLUMES 1 AND 2
   c. COLORADO DEPARTMENT OF TRANSPORTATION (CDOT) STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION
   d. CDOT M & S STANDARDS

4. 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. ANY MODIFICATIONS NECESSARY TO MEET CRITERIA AFTER-THE-FACT WILL BE ENTIRELY THE DEVELOPER'S RESPONSIBILITY TO RECTIFY.

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

6. CONTRACTOR SHALL SCHEDULE A PRE-CONSTRUCTION MEETING WITH EL PASO COUNTY DEVELOPMENT SERVICES DEPARTMENT (DSD) - INSPECTIONS, PRIOR TO STARTING CONSTRUCTION.

7. IT IS THE CONTRACTOR'S RESPONSIBILITY TO UNDERSTAND THE REQUIREMENTS OF ALL JURISDICTIONAL AGENCIES AND TO OBTAIN ALL REQUIRED PERMITS, INCLUDING BUT NOT LIMITED TO EL PASO COUNTY EROSION AND STORMWATER QUALITY CONTROL PERMIT (ESQCP), REGIONAL BUILDING FLOODPLAIN DEVELOPMENT PERMIT, U.S. ARMY CORPS OF ENGINEERS-ISSUED 401 AND/OR 404 PERMITS, AND COUNTY AND STATE FUGITIVE DUST PERMITS.

8. CONTRACTOR SHALL NOT DEVIATE FROM THE PLANS WITHOUT FIRST OBTAINING WRITTEN APPROVAL FROM THE DESIGN ENGINEER AND DSD. CONTRACTOR SHALL NOTIFY THE DESIGN ENGINEER IMMEDIATELY UPON DISCOVERY OF ANY ERRORS OR INCONSISTENCIES.

9. ALL STORM DRAIN PIPE SHALL BE CLASS III RCP UNLESS OTHERWISE NOTED AND APPROVED BY DSD.

10. CONTRACTOR SHALL COORDINATE GEOTECHNICAL TESTING PER ECM STANDARDS. PAVEMENT DESIGN SHALL BE APPROVED BY EL PASO COUNTY DSD PRIOR TO PLACEMENT OF CURB AND GUTTER AND PAVEMENT.

11. ALL CONSTRUCTION TRAFFIC MUST ENTER/EXIT THE SITE AT APPROVED CONSTRUCTION ACCESS POINTS.

12. SIGHT VISIBILITY TRIANGLES AS IDENTIFIED IN THE PLANS SHALL BE PROVIDED AT ALL INTERSECTIONS. OBSTRUCTIONS GREATER THAN 18 INCHES ABOVE FLOWLINE ARE NOT ALLOWED WITHIN SIGHT TRIANGLES.

13. SIGNING AND STRIPING SHALL COMPLY WITH EL PASO COUNTY DOT AND MUTCD CRITERIA. [IF APPLICABLE, ADDITIONAL SIGNING AND STRIPING NOTES WILL BE PROVIDED.]

14. CONTRACTOR SHALL OBTAIN ANY PERMITS REQUIRED BY EL PASO COUNTY DOT, INCLUDING WORK WITHIN THE RIGHT-OF-WAY AND SPECIAL TRANSPORT PERMITS.

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

STANDARD EL PASO COUNTY SIGNING AND STRIPING NOTES

1. ALL SIGNS AND PAVEMENT MARKINGS SHALL BE IN COMPLIANCE WITH THE CURRENT MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD).

2. REMOVAL OF EXISTING PAVEMENT MARKINGS SHALL BE ACCOMPLISHED BY A METHOD THAT DOES NOT MATERIALLY DAMAGE THE PAVEMENT. THE PAVEMENT MARKINGS SHALL BE REMOVED TO THE EXTENT THAT THEY WILL NOT BE VISIBLE UNDER DAY OR NIGHT CONDITIONS. AT NO TIME WILL IT BE ACCEPTABLE TO PAINT OVER EXISTING PAVEMENT MARKINGS.

3. ANY DEVIATION FROM THE STRIPING AND SIGNING PLAN SHALL BE APPROVED BY EL PASO COUNTY DEVELOPMENT SERVICES.

4. ALL SIGNS SHOWN ON THE SIGNING AND STRIPING PLAN SHALL BE NEW SIGNS. EXISTING SIGNS MAY REMAIN OR BE REUSED IF THEY MEET CURRENT EL PASO COUNTY AND MUTCD STANDARDS.

5. STREET NAME AND REGULATORY STOP SIGNS SHALL BE ON THE SAME POST AT INTERSECTIONS.

6. ALL REMOVED SIGNS SHALL BE DISPOSED OF IN A PROPER MANNER BY THE CONTRACTOR.

7. ALL STREET NAME SIGNS SHALL HAVE "C" SERIES LETTERS, WITH LOCAL ROADWAY SIGNS BEING 4" UPPER-LOWER CASE LETTERING ON 8" BLANK AND COLLECTOR ROADWAY SIGNS BEING 6" LETTERING, UPPER-LOWER CASE ON 12" BLANK, WITH ½" WHITE BORDER THAT IS NOT RECESSED

8. ALL TRAFFIC SIGNS SHALL HAVE A MINIMUM HIGH INTENSITY PRISMATIC GRADE SHEETING.

9. ALL LOCAL RESIDENTIAL STREET SIGNS SHALL BE MOUNTED ON A 1.75" X 1.75" SQUARE TUBE SIGN POST AND STUB POST BASE. FOR OTHER APPLICATIONS, REFER TO THE CDOT STANDARD S-614-8 REGARDING USE OF THE P2 TUBULAR STEEL POST SLIPBASE DESIGN.

10. ALL SIGNS SHALL BE SINGLE SHEET ALUMINUM WITH 0.100" MINIMUM THICKNESS.

11. ALL LIMIT LINES/STOP LINES, CROSSWALK LINES, PAVEMENT LEGENDS, AND ARROWS SHALL BE A MINIMUM 125 MIL THICKNESS PREFORMED THERMOPLASTIC PAVEMENT MARKINGS WITH TAPERED LEADING EDGES PER CDOT STANDARD S-627-1. WORD AND SYMBOL MARKINGS SHALL BE THE NARROW TYPE. STOP BARS SHALL BE 24" IN WIDTH. CROSSWALKS LINES SHALL BE 12" WIDE AND 8' LONG PER CDOT S-627-1.

12. ALL LONGITUDINAL LINES SHALL BE A MINIMUM 15MIL THICKNESS EPOXY PAINT. ALL NON-LOCAL RESIDENTIAL ROADWAYS SHALL INCLUDE BOTH RIGHT AND LEFT EDGE LINE STRIPING AND ANY ADDITIONAL STRIPING AS REQUIRED BY CDOT S-627-1.

13. THE CONTRACTOR SHALL NOTIFY EL PASO COUNTY DEVELOPMENT SERVICES (719) 520-6819 PRIOR TO AND UPON COMPLETION OF SIGNING AND STRIPING.

14. THE CONTRACTOR SHALL OBTAIN A WORK IN THE RIGHT OF WAY PERMIT FROM THE EL PASO COUNTY DEPARTMENT OF TRANSPORTATION PRIOR TO ANY SIGNAGE OR STRIPING WORK WITHIN AN EXISTING EL PASO COUNTY ROADWAY.

TOPOGRAPHIC SURVEY NOTES

1.) THE EXISTING TOPOGRAPHIC BASE MAPPING WAS PREPARED BY LANDMARK MAPPING, LTD. INC. USING AERIAL PHOTOGRAPHIC DATA GATHERED ON JUNE 25, 2015.

2.) ALL EXISTING UTILITIES SHOWN ON THIS SURVEY ARE FROM SURFACE EVIDENCE AND/OR FROM MAPS OBTAINED FROM UTILITY PROVIDERS. THE LOCATION OF UTILITIES AS SHOWN ARE APPROXIMATE. ALL UTILITIES MAY NOT BE SHOWN OR MAY NOT HAVE BEEN LOCATED. UNDERGROUND UTILITY LOCATIONS WERE NOT PERFORMED.

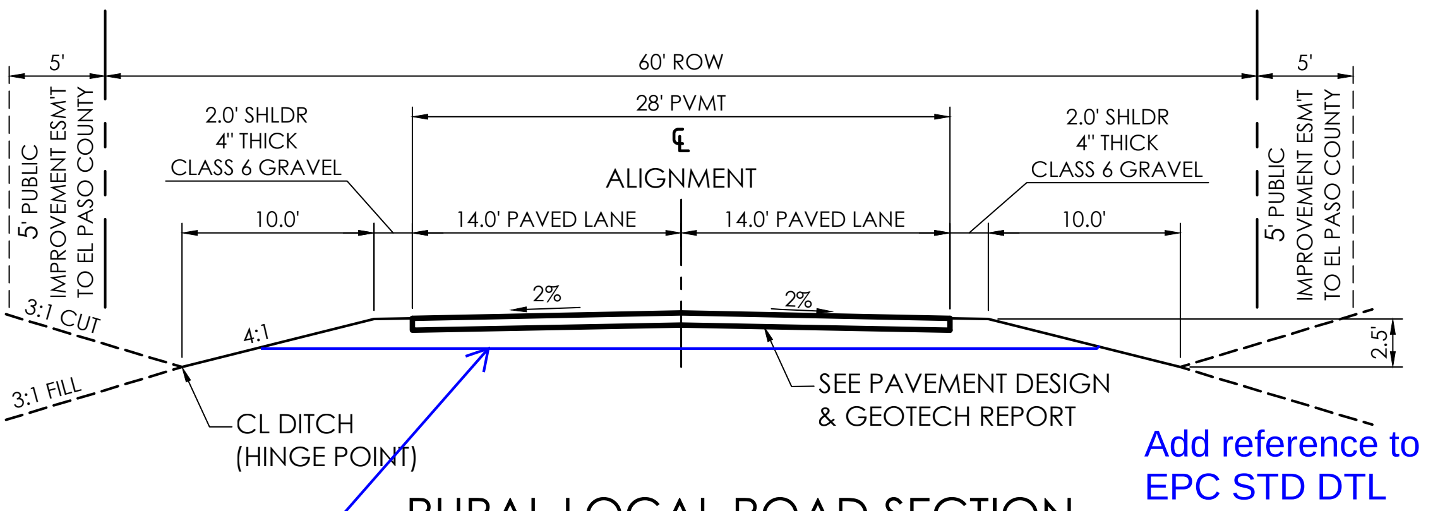
PROJECT CONTROL:

BASIS OF BEARINGS: THE SOUTH LINE OF THE NORTHWEST QUARTER OF SECTION 21, TOWNSHIP 11 SOUTH, RANGE 66 WEST OF THE 6TH P.M., EL PASO COUNTY, COLORADO, S88°46'41"W A DISTANCE OF 2639.80 FEET AND MONUMENTED BY A 2 ½" DIAMETER ALUMINUM CAP LS #23890 ON THE EAST AND A 2 ½" DIAMETER ALUMINUM CAP LS # 9853 ON THE WEST

EAST MONUMENT:	WEST MONUMENT:
NORTHING: 5056.29'	NORTHING: 5000.00'
EASTING: 7639.19'	EASTING: 5000.00'

BENCHMARK: THE BENCHMARK FOR THESE PLANS IS THE TOP OF PANEL POINT "SW", LOCATED NORTHWEST OF ROLLER COASTER ROAD & HIGBY ROAD. NORTHING: 5061.61', EASTING: 4958.09', ELEVATION = 7461.14' (NAVD88).

CALL BEFORE YOU DIG...
1-800-922-1987
48 HOURS BEFORE YOU DIG, CALL UTILITY LOCATORS FOR LOCATING AND MARKING GAS, ELECTRIC, WATER AND WASTEWATER

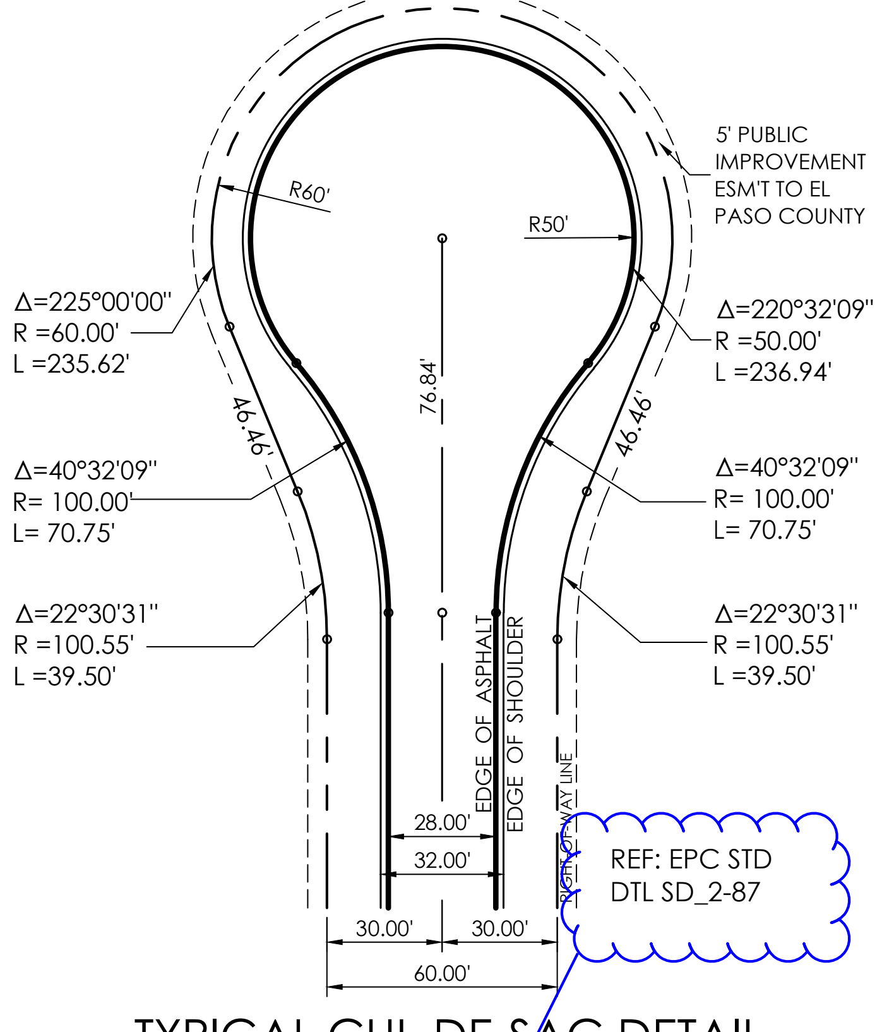


RURAL LOCAL ROAD SECTION

SCALE: 1" = 10'

Add reference to EPC STD DTL SD_2-11

Show aggregate base course.



REF: EPC STD DTL SD_2-87

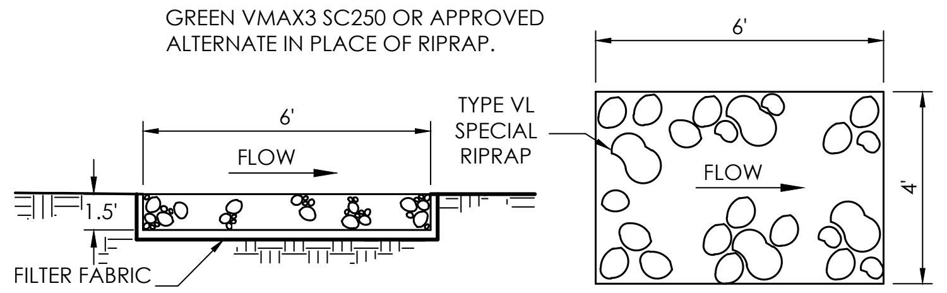
TYPICAL CUL-DE-SAC DETAIL

SCALE 1" = 50'

Revise to SD_2-76

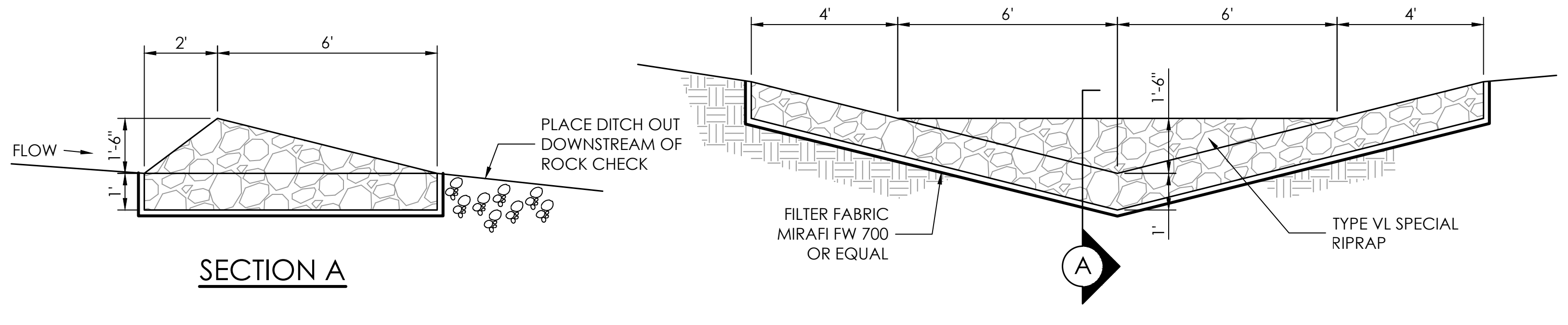
RIP-RAP GRADATION TABLE	
% SMALLER BY WEIGHT	TYPE VL SPECIAL INTER.ROCK DIM.(INCHES)
70 - 100	$d_{100} = 8$
50 - 70	$d_{70} = 6$
35 - 50	$d_{50} = 3$
2 - 10	$d_{10} = 2$

NOTES:
1. FIELD FIT DITCH OUTS AS DIRECTED BY ENGINEER OF RECORD.
2. ALTERNATE TREATMENT IS INSTALLATION OF NORTH AMERICAN GREEN VMAX3 SC250 OR APPROVED ALTERNATE IN PLACE OF RIPRAP.



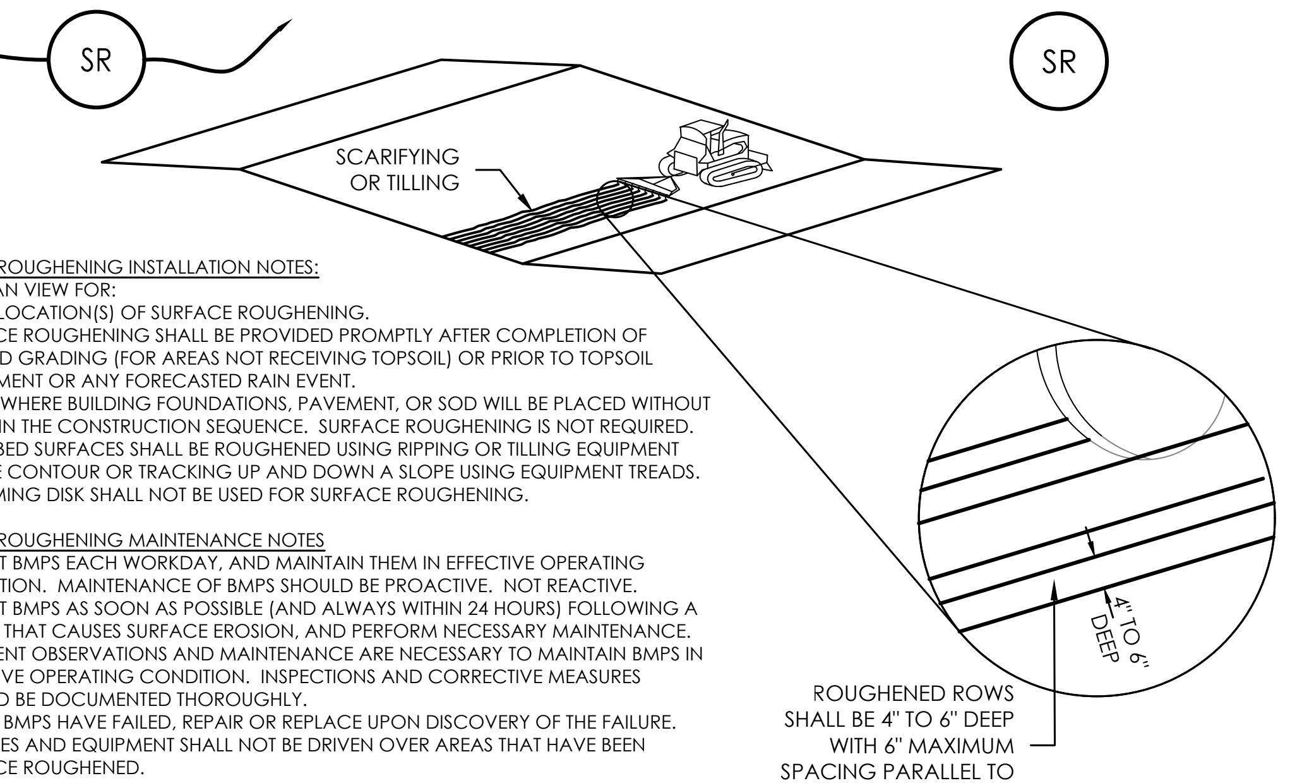
RIPRAP AT DITCH OUT DETAIL

NTS



ROCK CHECK DETAIL

NTS



ROUGHENED ROWS SHALL BE 4" TO 6" DEEP WITH 6" MAXIMUM SPACING PARALLEL TO CONTOURS

SURFACE ROUGHENING INSTALLATION NOTES:
1. SEE PLAN VIEW FOR:
   —LOCATION(S) OF SURFACE ROUGHENING.
2. SURFACE ROUGHENING SHALL BE PROVIDED PROMPTLY AFTER COMPLETION OF FINISHED GRADING (FOR AREAS NOT RECEIVING TOPSOIL) OR PRIOR TO TOPSOIL PLACEMENT OR ANY FORECASTED RAIN EVENT.
3. AREAS WHERE BUILDING FOUNDATIONS, PAVEMENT, OR SOD WILL BE PLACED WITHOUT DELAY IN THE CONSTRUCTION SEQUENCE. SURFACE ROUGHENING IS NOT REQUIRED.
4. DISTURBED SURFACES SHALL BE ROUGHENED USING RIPPING OR TILLING EQUIPMENT ON THE CONTOUR OR TRACKING UP AND DOWN A SLOPE USING EQUIPMENT TREADS.
5. A FARMING DISK SHALL NOT BE USED FOR SURFACE ROUGHENING.

SURFACE ROUGHENING MAINTENANCE NOTES
1. INSPECT BMPS EACH WORKDAY, AND MAINTAIN THEM IN EFFECTIVE OPERATING CONDITION. MAINTENANCE OF BMPS SHOULD BE PROACTIVE. NOT REACTIVE. INSPECT BMPS AS SOON AS POSSIBLE (AND ALWAYS WITHIN 24 HOURS) FOLLOWING A STORM THAT CAUSES SURFACE EROSION, AND PERFORM NECESSARY MAINTENANCE.
2. FREQUENT OBSERVATIONS AND MAINTENANCE ARE NECESSARY TO MAINTAIN BMPS IN EFFECTIVE OPERATING CONDITION. INSPECTIONS AND CORRECTIVE MEASURES SHOULD BE DOCUMENTED THOROUGHLY.
3. WHERE BMPS HAVE FAILED, REPAIR OR REPLACE UPON DISCOVERY OF THE FAILURE.
4. VEHICLES AND EQUIPMENT SHALL NOT BE DRIVEN OVER AREAS THAT HAVE BEEN SURFACE ROUGHENED.
5. IN NON-TURF GRASS FINISHED AREAS. SEEDING AND MULCHING SHALL TAKE PLACE DIRECTLY OVER SURFACE ROUGHENED AREAS WITHOUT FIRST SMOOTHING OUT THE SURFACE.
6. IN AREAS NOT SEEDED AND MULCHED AFTER SURFACE ROUGHENING. SURFACES SHALL BE RE—ROUGHENED AS NECESSARY TO MAINTAIN GROOVE DEPTH AND SMOOTH OVER RILL EROSION.

SR-2. SURFACE ROUGHENING

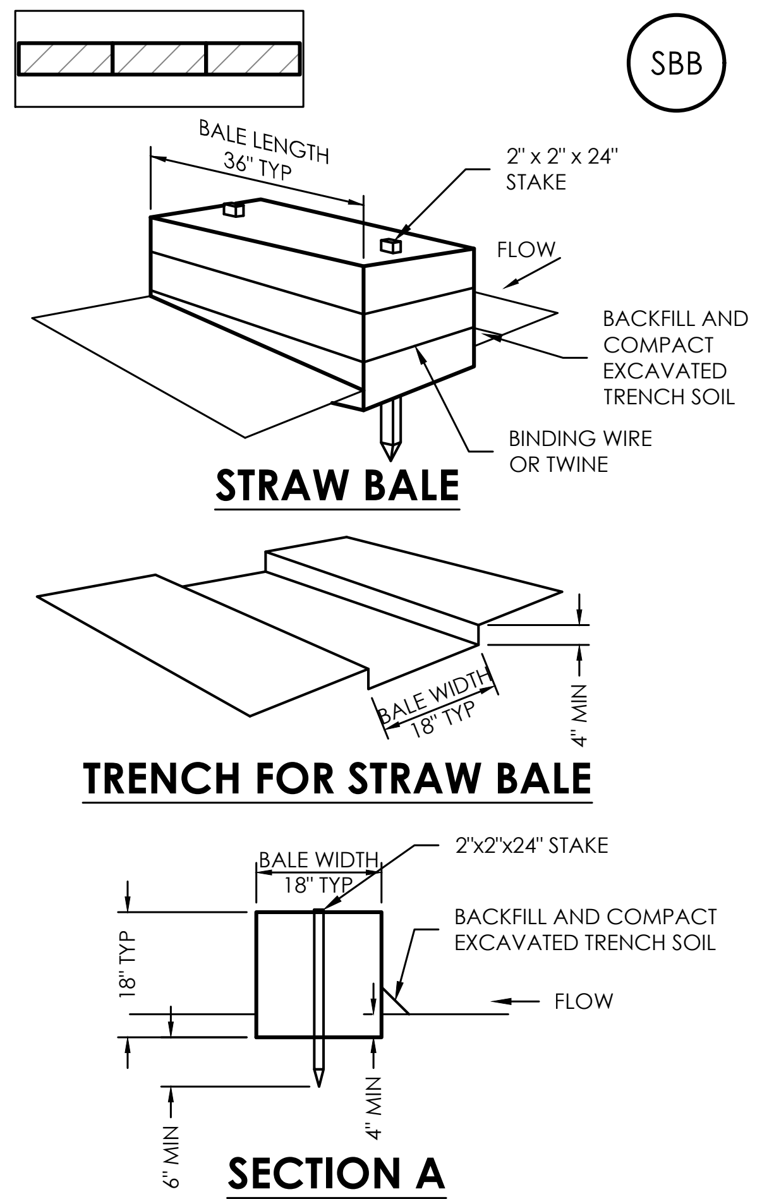
FOR LOW SLOPES (LESS THAN 3:1)

DP

PERMANENT DITCH PROTECTION SHALL BE NORTH AMERICAN GREEN VMAX3 SC250 OR APPROVED ALTERNATE INSTALLED IN ACCORDANCE WITH MANUFACTURE'S SPECIFICATIONS. SEE MANUFACTURE'S INSTRUCTIONS FOR INSTALLATION REQUIREMENTS.

PERMANENT DITCH PROTECTION

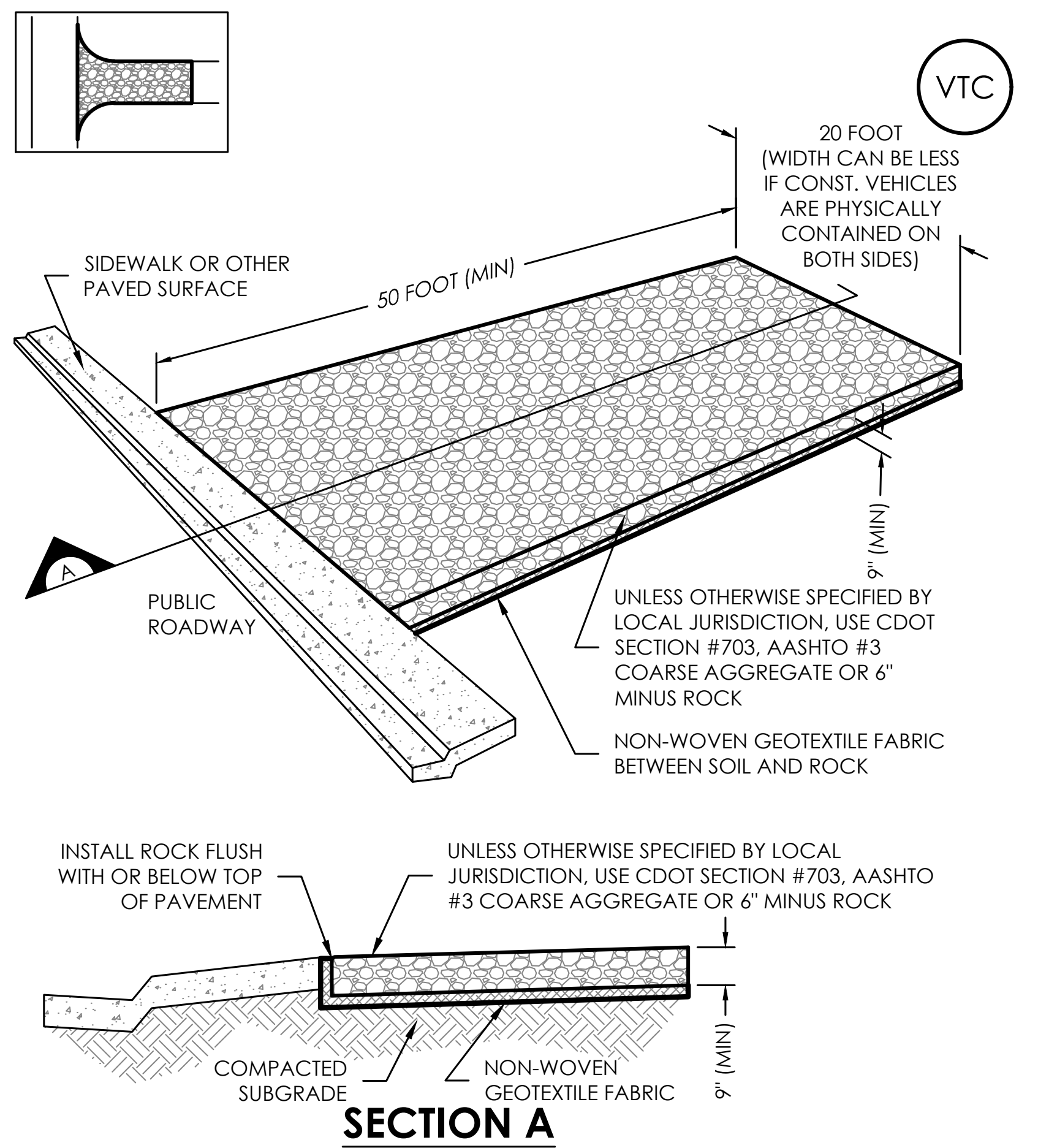
FOR LOW SLOPES (LESS THAN 3:1)



SBB-1. STRAW BALE

STRAW BALE INSTALLATION NOTES:
1. SEE PLAN VIEW FOR:
   —LOCATION(S) OF STRAW BALES.
2. STRAW BALES SHALL CONSIST OF CERTIFIED WEED FREE STRAW OR HAY. LOCAL JURISDICTIONS MAY REQUIRE PROOF THAT BALES ARE WEED FREE.
3. STRAW BALES SHALL CONSIST OF APPROXIMATELY 5 CUBIC FEET OF STRAW OR HAY AND WEIGH NOT LESS THAN 35 POUNDS.
4. WHEN STRAW BALES ARE USED IN SERIES AS A BARRIER, THE END OF EACH BALE SHALL BE TIGHTLY ABUTTING ONE ANOTHER.
5. STRAW BALE DIMENSIONS SHALL BE APPROXIMATELY 36"x18"x18".
6. A UNIFORM ANCHOR TRENCH SHALL BE EXCAVATED TO A DEPTH OF 4". STRAW BALES SHALL BE PLACED SO THAT BINDING TWINE IS ENCOMPASSING THE VERTICAL SIDES OF THE BALE(S). ALL EXCAVATED SOIL SHALL BE PLACED ON THE UPHILL SIDE OF THE STRAW BALE(S) AND COMPACTED.
7. TWO (2) WOODEN STAKES SHALL BE USED TO HOLD EACH BALE IN PLACE. WOODEN STAKES SHALL BE 2"x2"x24". WOODEN STAKES SHALL BE DRIVEN 6" INTO THE GROUND.

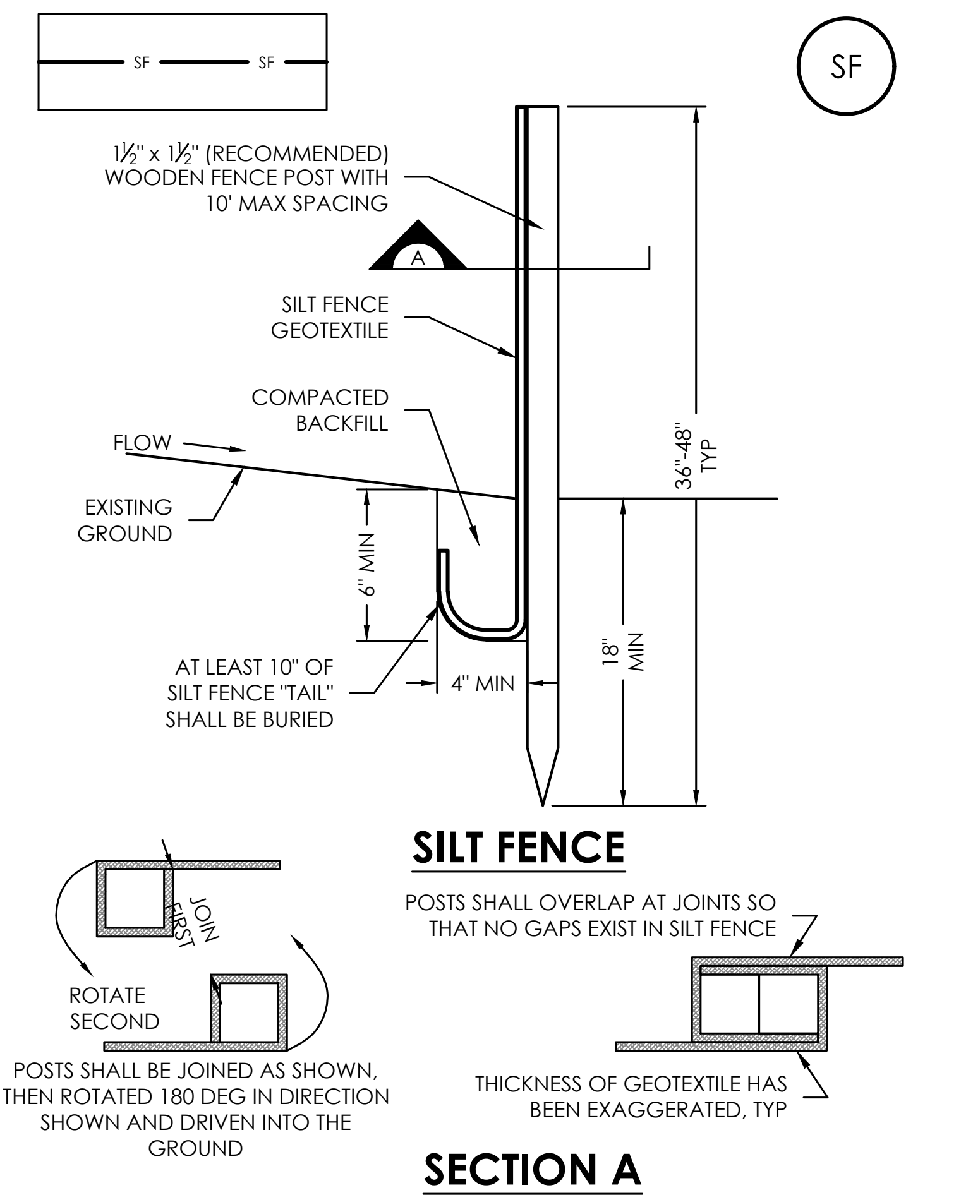
STRAW BALE MAINTENANCE NOTES
1. INSPECT BMPS EACH WORKDAY, AND MAINTAIN THEM IN EFFECTIVE OPERATING CONDITION. MAINTENANCE OF BMPs SHOULD BE PROACTIVE, NOT REACTIVE. INSPECT BMPs AS SOON AS POSSIBLE (AND ALWAYS WITHIN 24 HOURS) FOLLOWING A STORM THAT CAUSES SURFACE EROSION. AND PERFORM NECESSARY MAINTENANCE.
2. FREQUENT OBSERVATIONS AND MAINTENANCE ARE NECESSARY TO MAINTAIN BMPS IN EFFECTIVE OPERATING CONDITION. INSPECTIONS AND CORRECTIVE MEASURES SHOULD BE DOCUMENTED THOROUGHLY.
3. WHERE BMPS HAVE FAILED. REPAIR OR REPLACEMENT SHOULD BE INITIATED UPON DISCOVERY OF THE FAILURE.
4. STRAW BALES SHALL BE REPLACED IF THEY BECOME HEAVILY SOILED, ROTTEN, OR DAMAGED BEYOND REPAIR.
5. SEDIMENT ACCUMULATED UPSTREAM OF STRAW BALE BARRIER SHALL BE REMOVED AS NEEDED TO MAINTAIN FUNCTIONALITY OF THE BMP. TYPICALLY WHEN DEPTH OF ACCUMULATED SEDIMENTS IS APPROXIMATELY ¼ OF THE HEIGHT OF THE STRAW BALE BARRIER.
6. STRAW BALES ARE TO REMAIN IN PLACE UNTIL THE UPSTREAM DISTURBED AREA IS STABILIZED AND APPROVED BY THE LOCAL JURISDICTION.
7. WHEN STRAW BALES ARE REMOVED, ALL DISTURBED AREAS SHALL BE COVERED WITH TOPSOIL, SEEDED AND MULCHED OR OTHERWISE STABILIZED AS APPROVED BY LOCAL JURISDICTION.



VTC-1. AGGREGATE VEHICLE TRACKING CONTROL

STABILIZED CONSTRUCTION ENTRANCE/EXIT INSTALLATION NOTES
1. SEE PLAN VIEW FOR
   —LOCATION OF CONSTRUCTION ENTRANCE(S)/EXIT(S).
   —TYPE OF CONSTRUCTION ENTRANCE(S)/EXITS(S) (WITH/WITHOUT WHEEL WASH, CONSTRUCTION MAT OR TRM).
2. CONSTRUCTION MAT OR TRM STABILIZED CONSTRUCTION ENTRANCES ARE ONLY TO BE USED ON SHORT DURATION PROJECTS (TYPICALLY RANGING FROM A WEEK TO A MONTH) WHERE THERE WILL BE LIMITED VEHICULAR ACCESS.
3. A STABILIZED CONSTRUCTION ENTRANCE/EXIT SHALL BE LOCATED AT ALL ACCESS POINTS WHERE VEHICLES ACCESS THE CONSTRUCTION SITE FROM PAVED RIGHT-OF-WAYS.
4. STABILIZED CONSTRUCTION ENTRANCE/EXIT SHALL BE INSTALLED PRIOR TO ANY LAND DISTURBING ACTIVITIES.
5. A NON—WOVEN GEOTEXTILE FABRIC SHALL BE PLACED UNDER THE STABILIZED CONSTRUCTION ENTRANCE/EXIT PRIOR TO THE PLACEMENT OF ROCK.
6. UNLESS OTHERWISE SPECIFIED BY LOCAL JURISDICTION. ROCK SHALL CONSIST OF DOT SECT. #703, AASHTO #3 COARSE AGGREGATE OR 6" (MINUS) ROCK.

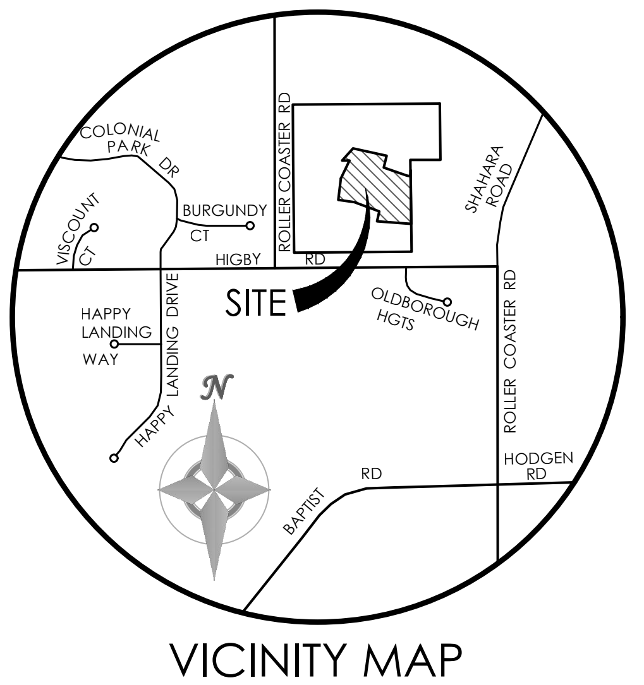
STABILIZED CONSTRUCTION ENTRANCE EXIT MAINTENANCE NOTES
1. INSPECT BMPS EACH WORKDAY, AND MAINTAIN THEM IN EFFECTIVE OPERATING CONDITION. MAINTENANCE OF BMPS SHOULD BE PROACTIVE, NOT REACTIVE. INSPECT BMPS AS SOON AS POSSIBLE (AND ALWAYS WITHIN 24 HOURS) FOLLOWING A STORM THAT CAUSES SURFACE EROSION, AND PERFORM NECESSARY MAINTENANCE.
2. FREQUENT OBSERVATIONS AND MAINTENANCE ARE NECESSARY TO MAINTAIN BMPS IN EFFECTIVE OPERATING CONDITION. INSPECTIONS AND CORRECTIVE MEASURES SHOULD BE DOCUMENTED THOROUGHLY.
3. WHERE BMPS HAVE FAILED, REPAIR OR REPLACEMENT SHOULD BE INITIATED UPON DISCOVERY OF THE FAILURE.
4. ROCK SHALL BE REAPPLIED OR REGRADED AS NECESSARY TO THE STABILIZED ENTRANCE/EXIT TO MAINTAIN A CONSISTENT DEPTH.
5. SEDIMENT TRACKED ONTO PAVED ROADS IS TO BE REMOVED THROUGHOUT THE DAY AND AT THE END OF THE DAY BY SHOVELING OR SWEEPING. SEDIMENT MAY NOT BE WASHED DOWN STORM SEWER DRAINS.



SF-1. SILT FENCE

SILT FENCE INSTALLATION NOTES:
1. SILT FENCE MUST BE PLACED AWAY FROM THE TOE OF THE SLOPE TO ALLOW FOR WATER PONDING. SILT FENCE AT THE TOE OF A SLOPE SHOULD BE INSTALLED IN A FLAT LOCATION AT LEAST SEVERAL FEET (2-5 FT) FROM THE TOE OF THE SLOPE TO ALLOW ROOM FOR PONDING AND DEPOSITION.
2. A UNIFORM 6" X 4" ANCHOR TRENCH SHALL BE EXCAVATED USING TRENCHER OR SILT FENCE INSTALLATION DEVICE. NO ROAD GRADERS. BACKHOES. OR SIMILAR EOUIPMENT SHALL BE USED.
3. COMPACT ANCHOR TRENCH BY HAND WITH A "JUMPING JACK" OR BY WHEEL ROLLING. COMPACTION SHALL BE SUCH THAT SILT FENCE RESISTS BEING PULLED OUT OF ANCHOR TRENCH BY HAND.
4. SILT FENCE SHALL BE PULLED TIGHT AS IT IS ANCHORED TO THE STAKES. THERE SHOULD BE NO NOTICEABLE SAG BETWEEN STAKES AFTER IT HAS BEEN ANCHORED TO THE STAKES.
5. SILT FENCE FABRIC SHALL BE ANCHORED TO THE STAKES USING I" HEAVY DUTY STAPLES OR NAILS WITH 1" HEADS. STAPLES AND NAILS SHOULD BE PLACED 3" ALONG THE FABRIC DOWN THE STAKE.
6. AT THE END OF A RUN OF SILT FENCE ALONG A CONTOUR, THE SILT FENCE SHOULD BE TURNED PERPENDICULAR TO THE CONTOUR TO CREATE A "J—HOOK." THE "J—HOOK" EXTENDING PERPENDICULAR TO THE CONTOUR SHOULD BE OF SUFFICIENT LENGTH TO KEEP RUNOFF FROM FLOWING AROUND THE END OF THE SILT FENCE (TYPICALLY 10' - 20').
7. SILT FENCE SHALL BE INSTALLED PRIOR TO ANY LAND DISTURBING ACTIVITIES.

SILT FENCE MAINTENANCE NOTES
1. INSPECT BMPS EACH WORKDAY, AND MAINTAIN THEM IN EFFECTIVE OPERATING CONDITION. MAINTENANCE OF BMPS SHOULD BE PROACTIVE, NOT REACTIVE. INSPECT BMPS AS SOON AS POSSIBLE (AND ALWAYS WITHIN 24 HOURS) FOLLOWING A STORM THAT CAUSES SURFACE EROSION, AND PERFORM NECESSARY MAINTENANCE.
2. FREQUENT OBSERVATIONS AND MAINTENANCE ARE NECESSARY TO MAINTAIN BMPS IN EFFECTIVE OPERATING CONDITION. INSPECTIONS AND CORRECTIVE MEASURES SHOULD BE DOCUMENTED THOROUGHLY.
3. WHERE BMPS HAVE FAILED, REPAIR OR REPLACEMENT SHOULD BE INITIATED UPON DISCOVERY OF THE FAILURE.
4. SEDIMENT ACCUMULATED UPSTREAM OF THE SILT FENCE SHALL BE REMOVED AS NEEDED TO MAINTAIN THE FUNCTIONALITY OF THE BMP, TYPICALLY WHEN DEPTH OF ACCUMULATED SEDIMENTS IS APPROXIMATELY 6".
5. REPAIR OR REPLACE SILT FENCE WHEN THERE ARE SIGNS OF WEAR, SUCH AS SAGGING, TEARING, OR COLLAPSE.
6. SILT FENCE IS TO REMAIN IN PLACE UNTIL THE UPSTREAM DISTURBED AREA IS STABILIZED AND APPROVED BY THE LOCAL JURISDICTION, OR IS REPLACED BY AN EQUIVALENT PERIMETER SEDIMENT CONTROL BMP.
7. WHEN SILT FENCE IS REMOVED. ALL DISTURBED AREAS SHALL BE COVERED WITH TOPSOIL, SEEDED AND MULCHED OR OTHERWISE STABILIZED AS APPROVED BY LOCAL JURISDICTION.



VICINITY MAP

NOT TO SCALE

BENCHMARK

THE BENCHMARK FOR THESE PLANS IS THE TOP OF PANEL POINT "SW", LOCATED NORTHWEST OF ROLLER COASTER ROAD & HIGBY ROAD. ELEVATION = 7461.14' (NAVD88).

BASIS OF BEARINGS

THE SOUTH LINE OF THE NORTHWEST QUARTER OF SECTION 21, TOWNSHIP 11 SOUTH, RANGE 66 WEST OF THE 6TH P.M., EL PASO COUNTY, COLORADO, S88º46'41"W A DISTANCE OF 2639.80 FEET AND MONUMENTED BY A 2 ½" DIAMETER ALUMINUM CAP LS #23890 ON THE EAST AND A 2 ½" DIAMETER ALUMINUM CAP LS # 9853 ON THE WEST

MVE, INC.
ENGINEERS, SURVEYORS
1903 lelaray street, suite 200 colorado springs co 80909 719.635.5736

REVISIONS

DESIGNED BY CCC
DRAWN BY TJW
CHECKED BY
AS-BUILTS BY
CHECKED BY

JACKSON RANCH
FILING NO. 3

GENERAL NOTES
AND DETAILS

C1.1

MVE PROJECT 61044
MVE DRAWING CON-GN

APRIL 17, 2017
SHEET 2 OF 5

JACKSON RANCH COURT
CENTERLINE DATA:

BEGIN PHASE 2 (FIL. 3)
STA-6+88.00
N: 5034.75'
E: 6629.34'

① L=473.72' Δ=45°14'14" R=600.00'

PT - STA-11+61.72
N: 6023.09'
E: 6728.86'

② N 48°30'54" E 86.82

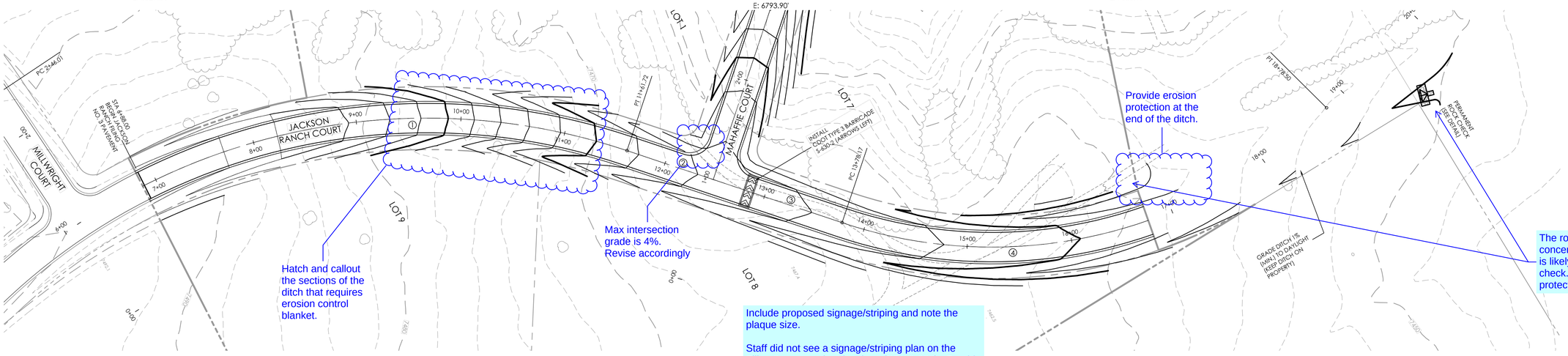
CL MAHAFFIE COURT:
STA 1+00.00
CL JACKSON RANCH COURT:
STA-12+48.54
N: 6080.60'
E: 6793.90'

③ N 48°30'54" E 129.63

PC - STA-13+78.17
N: 6166.67'
E: 6891.00'

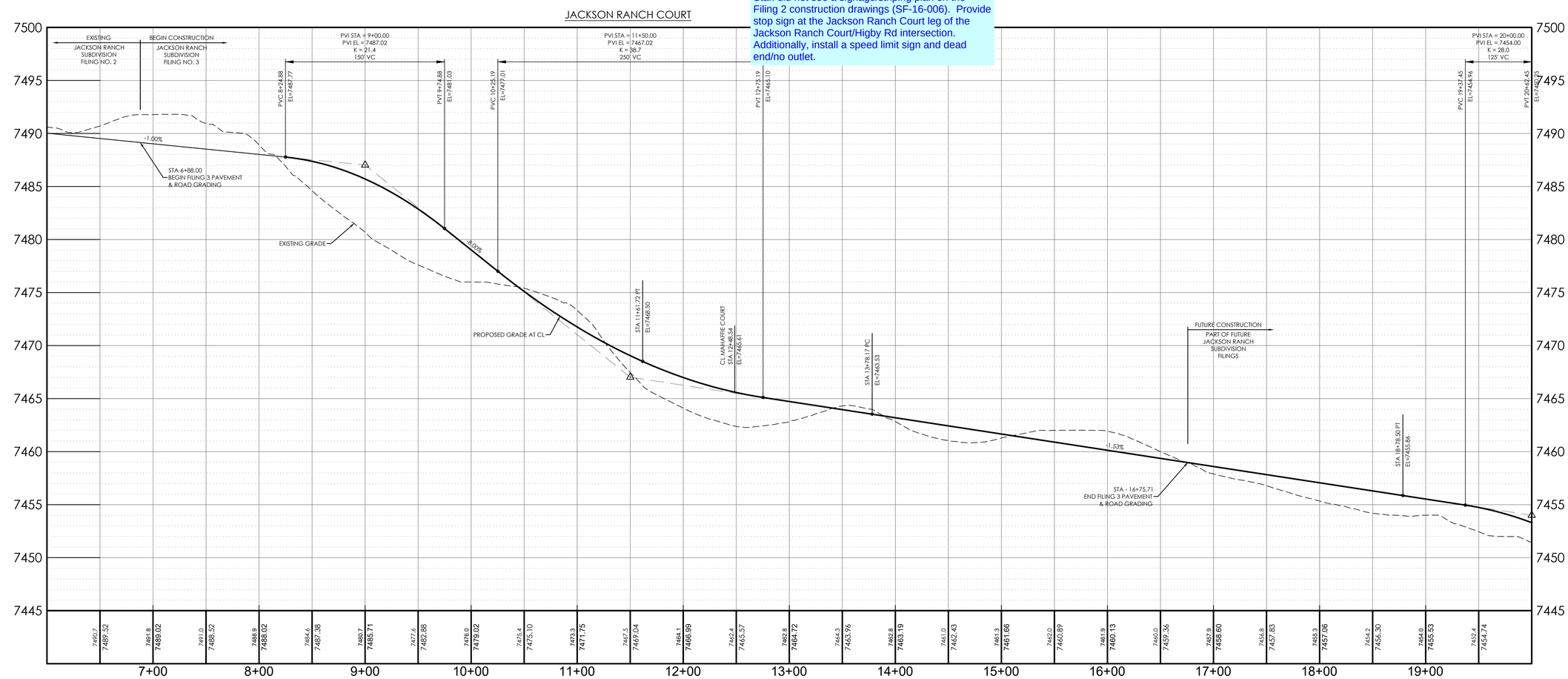
④ L=297154 Δ=37°53'03" R=450.00'

END PHASE 2 (FIL. 3)
STA-16+75.71
N: 6420.56'
E: 7035.19'



Include proposed signage/striping and note the plaque size.

Staff did not see a signage/striping plan on the Filing 2 construction drawings (SF-16-006). Provide stop sign at the Jackson Ranch Court leg of the Jackson Ranch Court/Higby Rd intersection. Additionally, install a speed limit sign and dead end/no outlet.



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DESIGN DATA:

SIDEWALKS: WIDTH N/A

LOCATION: Attached ☐ Detached ☐

DESIGN SPEED 30 MPH

CURB TYPE: A☐ B☐ C☐ ☐ ☐

ROW WIDTH: 60' FL-FL 28'

STREET TYPE: RURAL LOCAL

PAVEMENT:

TYPE: HMA ☐ PCC ☐

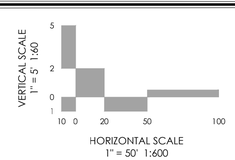
THICKNESS:

COMPOSITE SECTION:

HMA BASE

SUBGRADE STABILIZATION:

CHEMICAL TYPE MECHANICAL THICKNESS



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REVISIONS

MVE PROJECT **61044**
MVE DRAWING **-CON-PP1**

APRIL 17, 2017

DESIGNED BY CCC
DRAWN BY TJW
CHECKED BY
AS-BUILTS BY
CHECKED BY

JACKSON RANCH COURT
FROM STA 6+88.00
TO STA 12+48.54
JACKSON RANCH FILING NO. 3

C1.2

SHEET 3 OF 5

MAHAFFIE COURT
CENTERLINE DATA:

RP CUL-DE-SAC BULB
STA-6+05.08
N: 6333.63'
E: 6380.11'

③
N 80°38'31" W
108.10

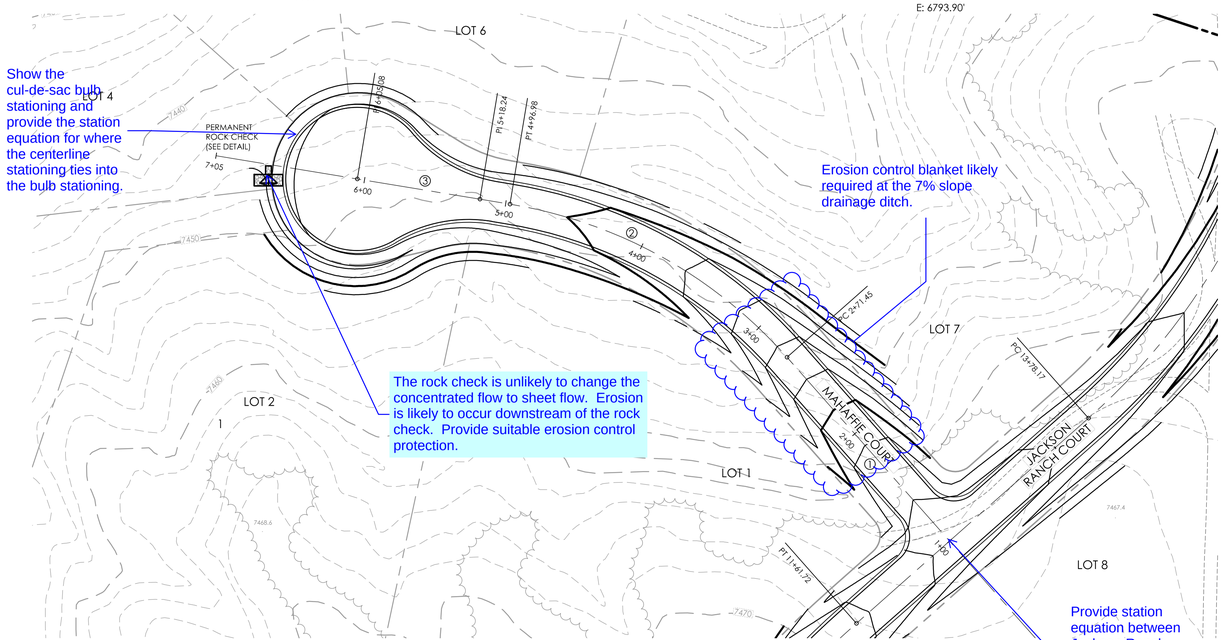
PT = STA-4+96.98
N: 6316.05'
E: 6486.77'

②
L=225.53
Δ=39°09'24"
R=330.00'

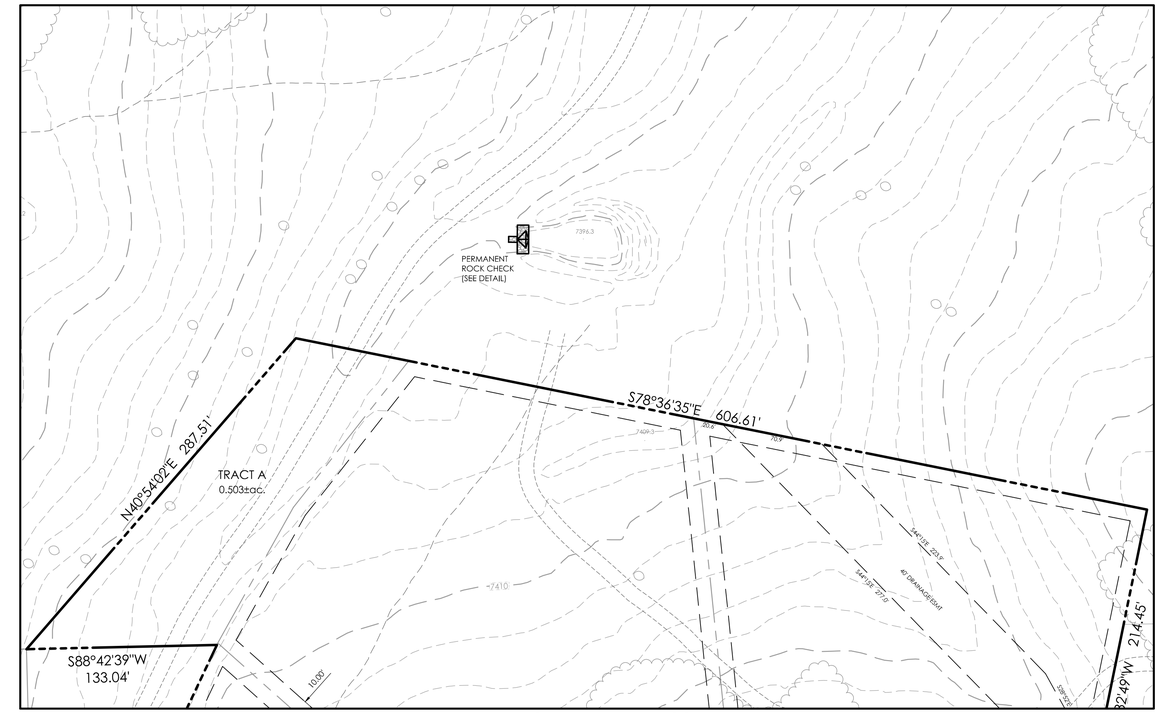
PC = STA-2+71.45
N: 6209.04'
E: 6680.33'

①
N 41°29'06" W
171.45

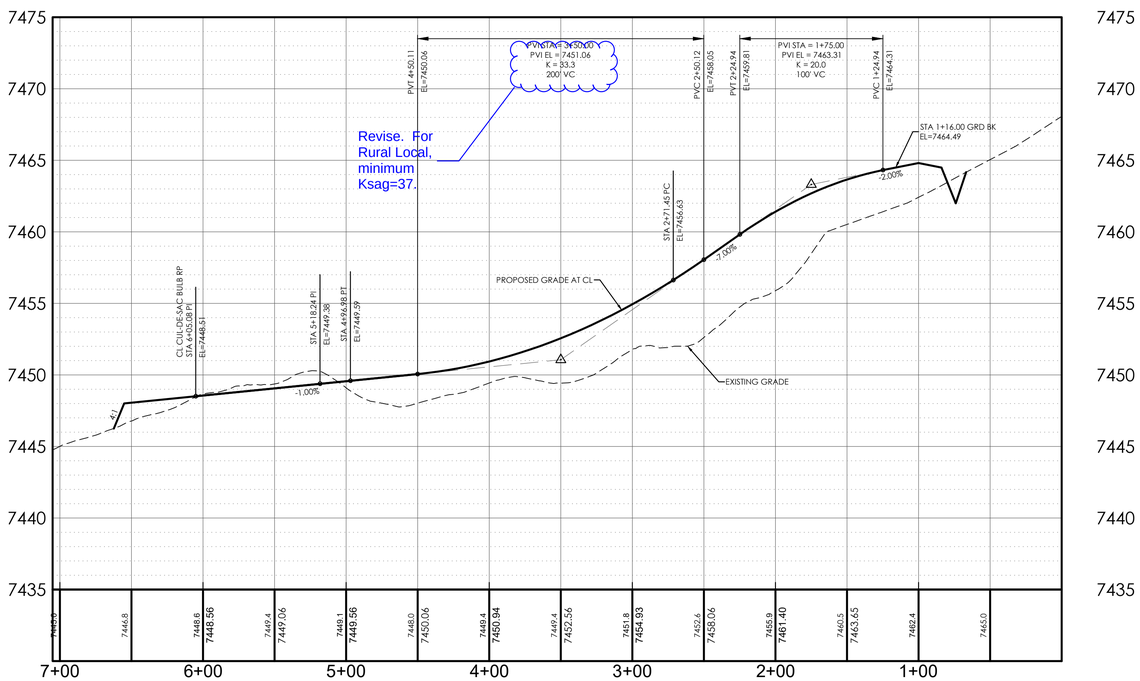
CL MAHAFFIE COURT:
STA 1+00.00
CL JACKSON RANCH COURT:
STA-12+48.54
N: 6080.60'
E: 6793.90'



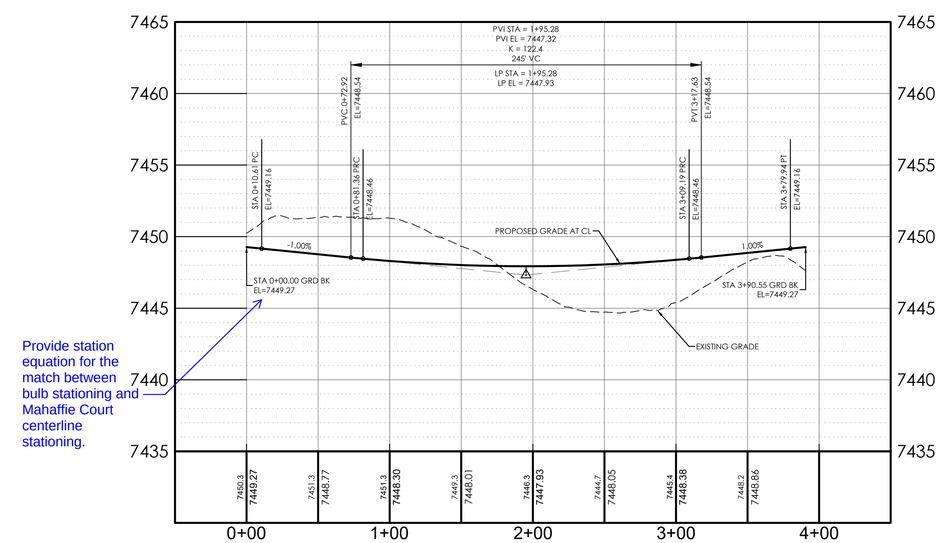
MAHAFFIE COURT



ADDITIONAL PERMANENT ROCK CHECK LOCATION DETAIL



MAHAFFIE COURT -
CUL-DE-SAC BULB PROFILE



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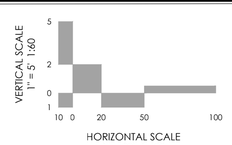
DESIGN DATA:

SIDEWALKS: WIDTH N/A
LOCATION: Attached ☐ Detached ☐
DESIGN SPEED 30 MPH
CURB TYPE: A☐ B☐ C☐ ☐ ☐
ROW WIDTH: 60' FL-FL 28'
STREET TYPE: RURAL LOCAL

PAVEMENT:
TYPE: HMA ☐ PCC ☐
THICKNESS:
COMPOSITE SECTION:
HMA BASE
SUBGRADE STABILIZATION:
CHEMICAL TYPE MECHANICAL THICKNESS



N

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REVISIONS

MVE PROJECT 61044
MVE DRAWING -CON-PP2

APRIL 17, 2017

DESIGNED BY CCC
DRAWN BY TJW
CHECKED BY
AS-BUILTS BY
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SHEET 4 OF 5

EROSION CONTROL NOTES

1. ALL DISTURBED AREAS SHALL BE REVEGETATED. SEE GENERAL NOTES FOR SEED MIX AND APPLICATION NOTES.

2. RIP-RAP APRONS WILL BE PLACED AT ALL CULVERT OUTLETS. (SEE DETAILS FOR RIP-RAP APRONS ON THIS SHEET.)

3. HAY BALES WILL BE PLACED UPSTREAM OF CULVERTS IN NEW ROADSIDE DITCHES AS DETERMINED IN THE FIELD BY THE ENGINEER.

4. ALL PERSONS ENGAGED IN EARTH DISTURBANCE SHALL IMPLEMENT AND MAINTAIN ACCEPTABLE SOIL EROSION AND SEDIMENT CONTROL MEASURES INCLUDING BMPs IN CONFORMANCE WITH THIS EROSION CONTROL PLAN AND THE BMP DETAILS SHOWN ON THIS PLAN.

5. THE INSTALLATION OF THE FIRST LEVEL OF TEMPORARY EROSION CONTROL FACILITIES AND BMPs SHALL BE INSTALLED PRIOR TO ANY EARTH DISTURBANCE OPERATIONS TAKING PLACE.

6. CONTRACTOR SHALL PROVIDE APPROPRIATE EROSION CONTROL MEASURES DURING EARTHWORK OPERATIONS TO CONTROL EROSION AND SEDIMENT TRANSFER TO ADJACENT PROPERTIES. EROSION CONTROL MEASURES ARE NOT LIMITED TO THOSE NOTED ON THIS PLAN.

7. SEDIMENT (MUD AND DIRT) TRANSPORTED ONTO A PUBLIC ROAD, REGARDLESS OF THE SIZE OF THE SITE, SHALL BE CLEANED AT THE END OF EACH DAY.

HYDROLOGIC SOIL GROUP

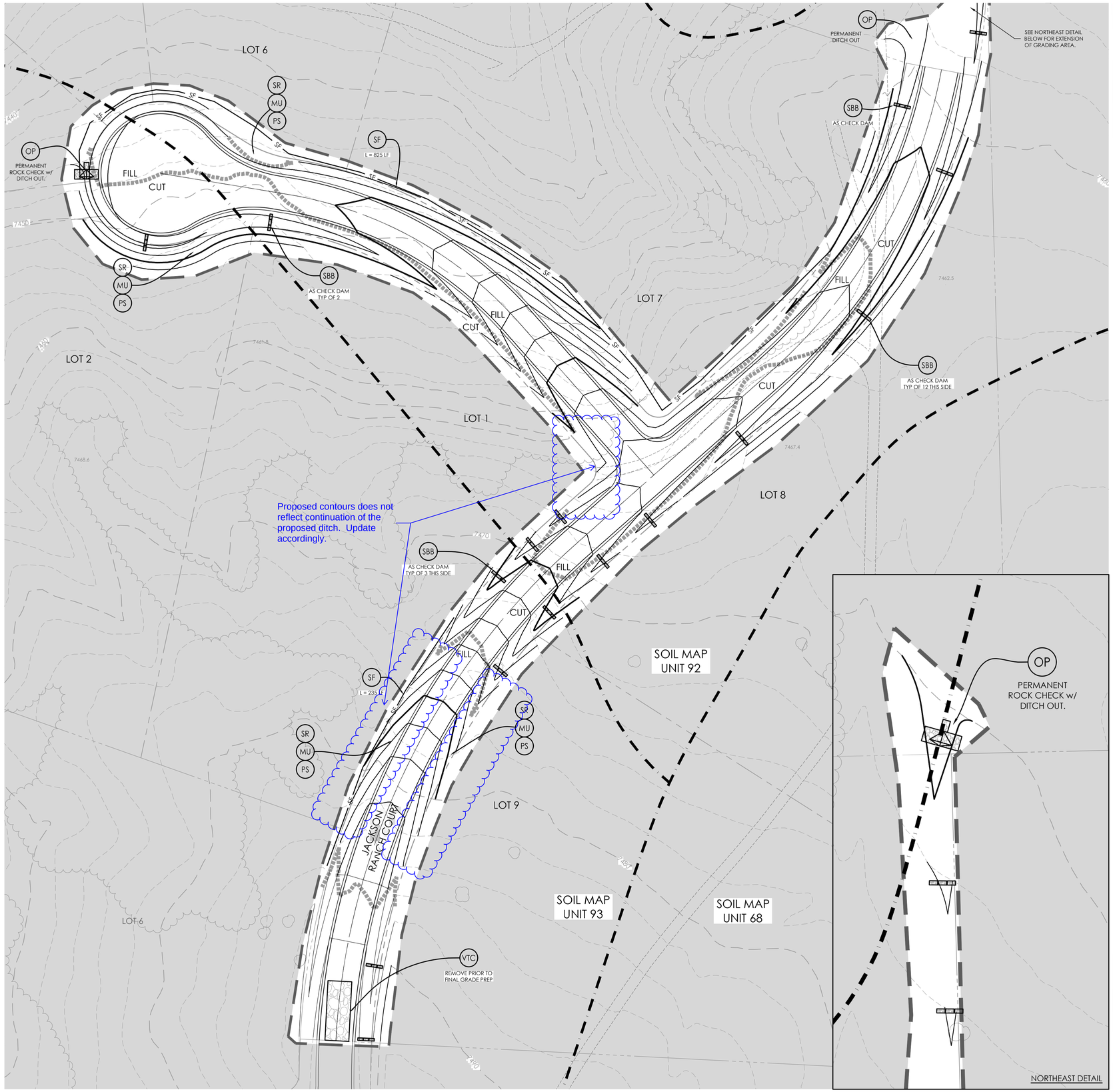
MAP UNIT NUMBER	DESCRIPTION
92	TOMAH-CROWFOOT LOAMY, HYDROLOGIC SOIL GROUP B, SLIGHT TO MODERATE HAZARD OF EROSION
93	TOMAH-CROWFOOT COMPLEX HYDROLOGIC SOIL GROUP B, MODERATE HAZARD OF EROSION

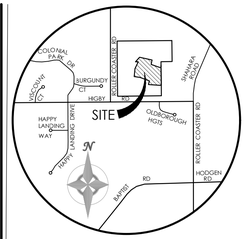
EROSION CONTROL DATA

TIMING	
ANTICIPATED START & COMPLETION TIME PERIOD OF SITE GRADING	AUGUST, 2017 TO JANUARY, 2018
EXPTECTED DATE ON WHICH FINAL STABILIZATION WILL BE COMPLETED	NOVEMBER, 2018
AREAS	
TOTAL AREA OF SITE	31.8 ACRES
AREA OF THE SITE TO BE CLEARED, EXCAVATED OR GRADED	3.0 ACRES
RECEIVING WATERS	
NAME OF RECEIVING WATERS	CHERRY CREEK
SOIL DATA	
PRIMARY SOIL DESCRIPTION	SEE TABLE
PERMEABILITY	MODERATELY RAPID
SURFACE RUNOFF	SLOW TO MEDIUM
HAZARD OF EROSION	SLIGHT TO MODERATE
HYDROLOGIC SOIL GROUP	B
EXISTING PERCENT IMPERVIOUS	0%
DEVELOPED PERCENT IMPERVIOUS	-
LOCATION	
LATITUDE	39.08160°
LONGITUDE	-104.78865°

BMP LEGEND

MAP SYMBOL	KEY	DESCRIPTION
	CWA	CONCRETE WASHOUT AREA
SF	SF	SILT FENCE
SCL	SCL	SEDIMENT CONTROL LOG
	SBB	STRAW BALE BARRIER
	RS	ROCK SOCK
	ECB DP	EROSION CONTROL BLANKET/PERMANENT DITCH PROTECTION
	VTC	VEHICLE TRACKING CONTROL
SW	SW	STREET SWEEPING
	IP	INLET PROTECTION
OP	OP	PERMENANT OUTLET PROTECTION (SEE CONSTRUCTION PLANS)
	SSA	STABILIZED STAGING AREA
MU	MU	MULCHING
SR	SR	SURFACE ROUGHENING
PS	PS	PERMANENT SEEDING
		LIMITS OF CONSTRUCTION SITE BOUNDARIES
CUT FILL		LIMITS OF CUT/FILL
93 68		LIMITS OF SOIL TYPE





VICINITY MAP

NOT TO SCALE

BENCHMARK

THE BENCHMARK FOR THESE PLANS IS THE TOP OF PANEL POINT "SW", LOCATED NORTHWEST OF ROLLER COASTER ROAD & HIGBY ROAD. ELEVATION = 7461.14' (NAVD88).

BASIS OF BEARINGS: THE SOUTH LINE OF THE NW QUARTER OF SEC 21, T 11 S, R 66 W OF THE 6TH P.M., EL PASO COUNTY, COLORADO, S88°46'41"W, A DISTANCE OF 2639.80 FEET & MONUMENTED BY A 2 ½" DIA. ALUMINUM CAP LS #23890 ON THE EAST & A 2 ½" DIA. ALUMINUM CAP LS # 9853 ON THE WEST

10 0 20 40 80

1" = 40' 1:480

MVE, INC.
ENGINEERS · SURVEYORS
1903 lelaray street, suite 200 colorado springs, co 80909 719.635.5736

REVISIONS
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DRAWN BY
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JACKSON RANCH FILING NO. 3

EROSION CONTROL PLAN

C1.4

MVE PROJECT **61044**
MVE DRAWING **CON-EC**

APRIL 17, 2017
SHEET 5 OF 5

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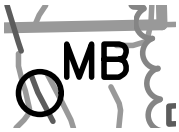

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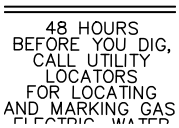

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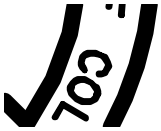

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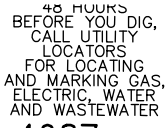

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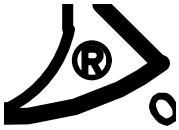

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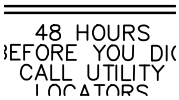

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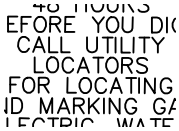

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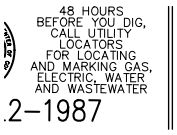

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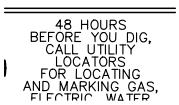

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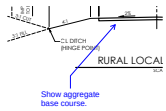

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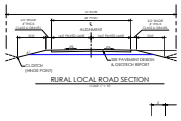

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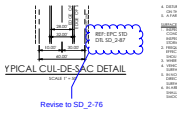

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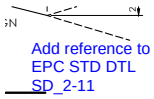

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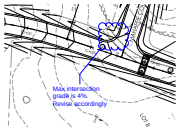
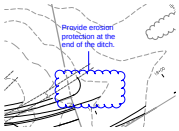
Lock: Unlocked
Status:
Checkmark: Unchecked
Author: dsdlaforce
Date: 6/12/2017 3:45:20 PM
Color:

Add reference to EPC STD DTL SD_2-11



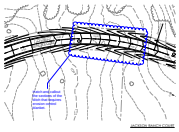
Subject: Cloud+
Page Label: [3] 61044-CON-PP1-C1.2
Lock: Unlocked
Status:
Checkmark: Unchecked
Author: dsdlaforce
Date: 6/12/2017 4:48:16 PM
Color:

Max intersection grade is 4%. Revise accordingly



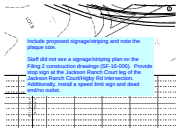
Subject: Cloud+
Page Label: [3] 61044-CON-PP1-C1.2
Lock: Unlocked
Status:
Checkmark: Unchecked
Author: dsdlaforce
Date: 6/12/2017 4:50:31 PM
Color:

Provide erosion protection at the end of the ditch.



Subject: Cloud+
Page Label: [3] 61044-CON-PP1-C1.2
Lock: Unlocked
Status:
Checkmark: Unchecked
Author: dsdlaforce
Date: 6/12/2017 4:35:57 PM
Color:

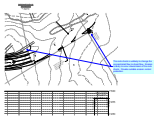
Hatch and callout the sections of the ditch that requires erosion control blanket.



Subject: Text Box
Page Label: [3] 61044-CON-PP1-C1.2
Lock: Unlocked
Status:
Checkmark: Unchecked
Author: dsdlaforce
Date: 6/14/2017 1:11:06 PM
Color:

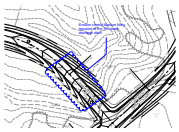
Include proposed signage/striping and note the plaque size.

Staff did not see a signage/striping plan on the Filing 2 construction drawings (SF-16-006). Provide stop sign at the Jackson Ranch Court leg of the Jackson Ranch Court/Higby Rd intersection. Additionally, install a speed limit sign and dead end/no outlet.



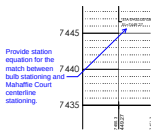
Subject: Callout
Page Label: [3] 61044-CON-PP1-C1.2
Lock: Unlocked
Status:
Checkmark: Unchecked
Author: dsdlaforce
Date: 6/12/2017 3:34:54 PM
Color:

The rock check is unlikely to change the concentrated flow to sheet flow. Erosion is likely to occur downstream of the rock check. Provide suitable erosion control protection.



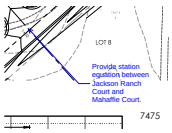
Subject: Cloud+
Page Label: [4] 61044-CON-PP2-C1.3
Lock: Unlocked
Status:
Checkmark: Unchecked
Author: dsdlaforce
Date: 6/12/2017 5:05:02 PM
Color:

Erosion control blanket likely required at the 7% slope drainage ditch.



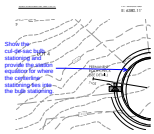
Subject: Callout
Page Label: [4] 61044-CON-PP2-C1.3
Lock: Unlocked
Status:
Checkmark: Unchecked
Author: dsdlaforce
Date: 6/12/2017 4:54:08 PM
Color:

Provide station equation for the match between bulb stationing and Mahaffie Court centerline stationing.



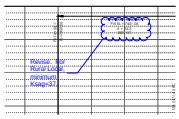
Subject: Callout
Page Label: [4] 61044-CON-PP2-C1.3
Lock: Unlocked
Status:
Checkmark: Unchecked
Author: dsdlaforce
Date: 6/12/2017 4:56:01 PM
Color:

Provide station equation between Jackson Ranch Court and Mahaffie Court.



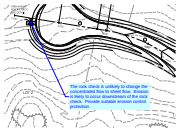
Subject: Callout
Page Label: [4] 61044-CON-PP2-C1.3
Lock: Unlocked
Status:
Checkmark: Unchecked
Author: dsdlaforce
Date: 6/14/2017 11:05:20 AM
Color:

Show the cul-de-sac bulb stationing and provide the station equation for where the centerline stationing ties into the bulb stationing.



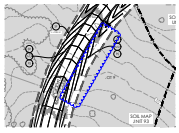
Subject: Cloud+
Page Label: [4] 61044-CON-PP2-C1.3
Lock: Unlocked
Status:
Checkmark: Unchecked
Author: dsdlaforce
Date: 6/12/2017 4:42:44 PM
Color:

Revise. For Rural Local, minimum Ksag=37.

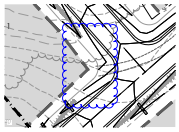


Subject: Callout
Page Label: [4] 61044-CON-PP2-C1.3
Lock: Unlocked
Status:
Checkmark: Unchecked
Author: dsdlaforce
Date: 6/12/2017 3:34:19 PM
Color:

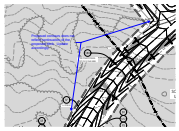
The rock check is unlikely to change the concentrated flow to sheet flow. Erosion is likely to occur downstream of the rock check. Provide suitable erosion control protection.



Subject: Cloud
Page Label: [5] 61044-CON-EC-C1.4
Lock: Unlocked
Status:
Checkmark: Unchecked
Author: dsdlaforce
Date: 6/13/2017 11:34:50 AM
Color:

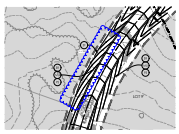


Subject: Cloud
Page Label: [5] 61044-CON-EC-C1.4
Lock: Unlocked
Status:
Checkmark: Unchecked
Author: dsdlaforce
Date: 6/13/2017 11:34:17 AM
Color:



Subject: Callout
Page Label: [5] 61044-CON-EC-C1.4
Lock: Unlocked
Status:
Checkmark: Unchecked
Author: dsdlaforce
Date: 6/13/2017 11:35:55 AM
Color:

Proposed contours does not reflect continuation of the proposed ditch. Update accordingly.



Subject: Cloud
Page Label: [5] 61044-CON-EC-C1.4
Lock: Unlocked
Status:
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Author: dsdlaforce
Date: 6/13/2017 11:34:35 AM
Color: