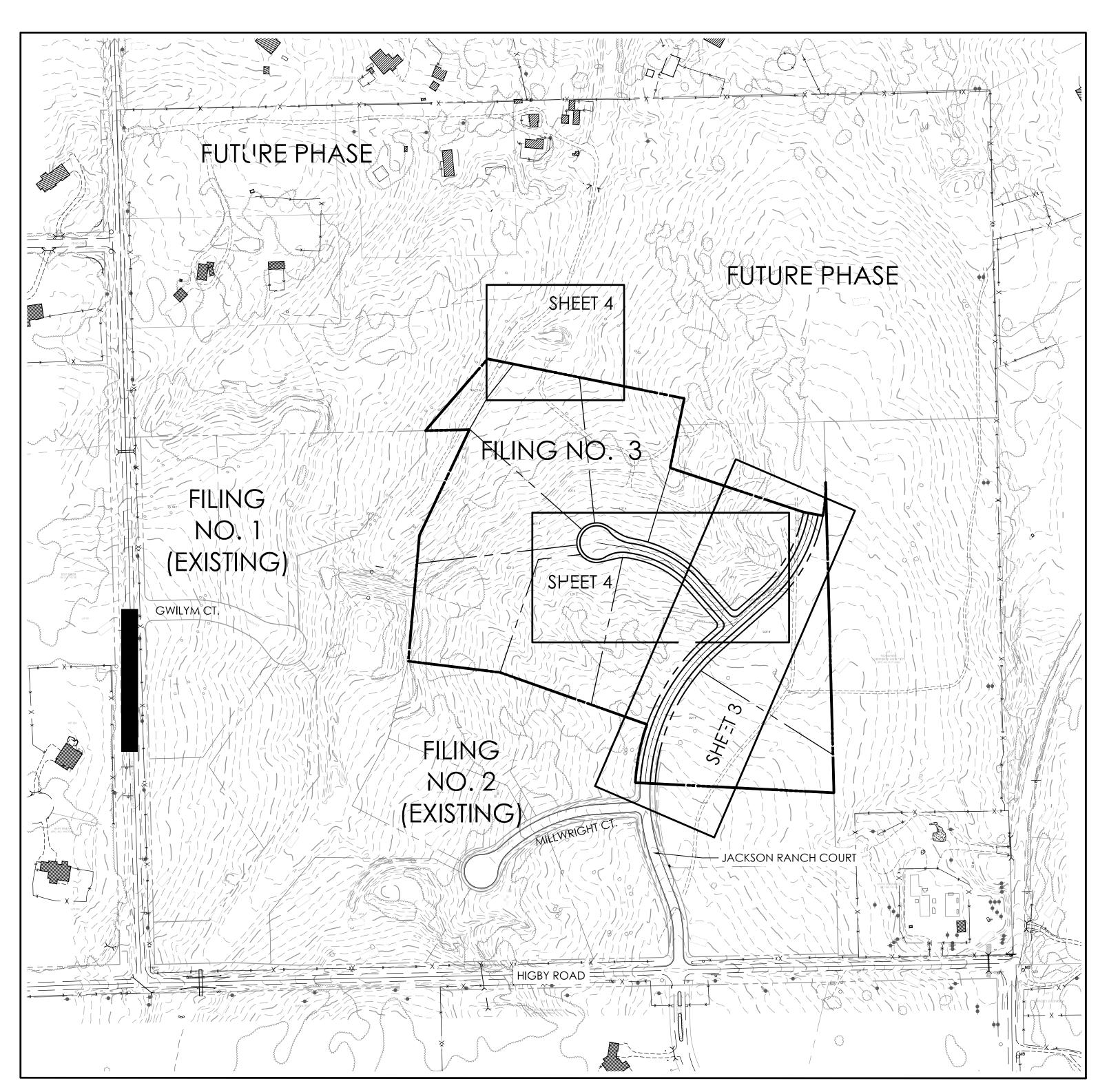
JACKSON RANCH FILING NO. 3

SECTION 21, TOWNSHIP 11 SOUTH, RANGE 66 WEST OF THE 6TH P.M., EL PASO COUNTY, COLORADO





ABBREVIATIONS

ΞL	ELEVATION	ROW	RIGHT-OF-WAY
PC	POINT OF CURVATURE	R	RADIUS
기	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 C
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
CSP	CORRUGATED STEEL PIPE		CURVATURE
RCP	REINFORCED CONCRETE PIPE	VC	VERTICAL CURVE
CBC	CONCRETE BOX CULVERT	AP	ANGLE POINT
ГВС	TOP BACK CURB	STA	STATION
ГC	TOP OF CURB	INV	INVERT
3T	BEGIN TAPER	RG	RAIN GARDEN
ĒΤ	END TAPER	SFB	SAND FILTER BASIN
EC	EDGE OF CONCRETE		

LEGEND

<u>EXISTING</u>		PROPOSED
BOUNDARY LINE		BOUNDAR
ADJACENT BOUNDARY LINE		LOT LINE .
ADJACENT LOT LINE		EASEMENT
EASEMENT LINE		CENTER LIN
INDEX CONTOUR — —	- 6030 — —	INDEX CO
INTERMEDIATE CONTOUR	- 6028	INTERMEDI
TEST HOLE LOCATION	•	SLOPE / G
CURB AND GUTTER		SPOT ELEV
SIGN		
FENCE	X	
LIGHT POLE	*	
MANHOLE	O ^{MH}	
UTILITY POLE	-	
MISC OBJECT	0	
PILE		
CULVERT	\rightarrow	
ROCK	®	
MAILBOX	OMB	
TREE	\(\rightarrow\)	
RIPRAP		

2		<u>PROPOSED</u>	
ARY LINE		BOUNDARY LINE	. —
ENT BOUNDARY LINE		LOT LINE	. — — —
ENT LOT LINE		EASEMENT LINE	
NT LINE		CENTER LINE	
CONTOUR	- - 6030 -	INDEX CONTOUR	6030
EDIATE CONTOUR	— - 6028 — — -	INTERMEDIATE CONTOUR	
LE LOCATION	�	SLOPE / GRADE	4:1 2.6
ND GUTTER		SPOT ELEVATION	. 35.0
	x		
OLE	- \$ -		
DLE	○ ^{MH}		
OLE	-		
BJECT	0		
	<u>~</u>		

SHEET INDEX

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	N SET ET 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

OWNERS STATEMENT

POLE-ANCHOR

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

MARLENE D. BROWN
MANAGER, FOUR GATES LAND DEVELOPMENT LL

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.			

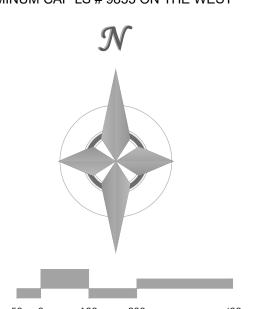
EL PASO COUNTY:

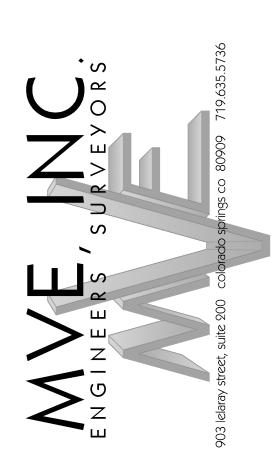
COUNTY PLAN REVIEW IS PROVIDED ONLY FOR GENERAL CONFORMANCE WITH COUNTY DESIGN CRITERIA. THE COUNTY IS NOT RESPONSIBLE FOR THE ACCURACY AND ADEQUACY OF THE DESIGN, DIMENSIONS, AND/OR ELEVATIONS WHICH SHALL BE CONFIRMED AT THE JOB SITE. THE COUNTY THROUGH THE APPROVAL OF THIS DOCUMENT ASSUMES NO RESPONSIBILITY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

LS #23890 ON THE EAST & A 2 1/2" DIA.





REVISIONS

	GNED BY	
DRA	wn by	TJW
CHE	CKED BY	
AS-BI	UILTS BY	

CHECKED BY _____

JACKSON RANCH FILING NO. 3 **COVER SHEET**

MVE DRAWING CON-CS

APRIL 17, 2017 SHEET 1 OF 5

- 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 /	<u>AMOUNT IN</u>	PLS Ibs. 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	8	3.0 lbs.			
WEEPING LOVE GRASS	MORPHA		1.0 lbs.			
		TOTAL	14.0 lbs.			
STANDARD EL PA	ASO COUI	NTY GRA	ADING & ER	osion cc	NTROL P	LAN NOT

REQUESTED, AND APPROVED, IN WRITING.

MANAGEMENT PLAN (SWMP)

NON-EROSIVE VELOCITY.

DRAINAGE SYSTEM OR FACILITIES.

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

SHALL BE CLEANED UP AND PROPERLY DISPOSED OF IMMEDIATELY.

SURFACE OR SUBSURFACE STORM DRAINAGE SYSTEM OR FACILITIES.

WATER QUALITY CONTROL DIVISION, WQCD - PERMITS

4300 CHERRY CREEK DRIVE SOUTH

ATTN: PERMITS UNIT

DUST FROM EARTHWORK EQUIPMENT AND WIND.

MEETING TIME AND PLACE WITH COUNTY DSD INSPECTIONS STAFF

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.

7. ALL STORM DRAIN SHALL BE REINFORCED

CONCRETE PIPE. ALL CULVERTS SHALL BE PLACED

DRAIN FITTINGS AND BENDS SHALL BE PRE-CAST.

8. CONTRACTOR WILL BE RESPONSIBLE FOR

AND CONTRACTOR IN ATTENDANCE.

SAFETY AND OSHA REGULATIONS.

1. CONSTRUCTION MAY NOT COMMENCE UNTIL A CONSTRUCTION PERMIT IS OBTAINED FROM DEVELOPMENT SERVICES ADN

CONTAMINATION, OR DEGRADATION OF STATE WATERS. ALL WORK AND EARTH DISTURBANCE SHALL BE DONE IN A

3. NOTWITHSTANDING ANYTHING DEPICTED IN THESE PLANS IN WORDS OR GRAPHIC REPRESENTATION, ALL DESIGN AND

AND REQUIREMENTS OF THE MOST RECENT VERSION OF THE RELEVANT ADOPTED FLIPASO COUNTY STANDARDS.

STORMWATER QUALITY CONTROL PERMIT (ESQCP) ISSUED PRIOR TO COMMENCING CONSTRUCTION. DURING

SITE AT ALL TIMES AND SHALL BE KEPT UP TO DATE WITH WORK PROGRESS AND CHANGES IN THE FIELD.

CONSTRUCTION RELATED TO ROADS, STORM DRAINAGE AND EROSION CONTROL SHALL CONFORM TO THE 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

4. A SEPARATE STORMWATER MANAGEMENT PLAN (SMWP) FOR THIS PROJECT SHALL BE COMPLETED AND AN EROSION AND

CONSTRUCTION THE SWMP IS THE RESPONSIBILITY OF THE DESIGNATED STORMWATER MANAGER, SHALL BE LOCATED ON

5. ONCE THE ESQCP HAS BEEN ISSUED, THE CONTRACTOR MAY INSTALL THE INITIAL STAGE EROSION AND SEDIMENT CONTROL

6. SOIL EROSION CONTROL MEASURES FOR ALL SLOPES, CHANNELS, DITCHES, OR ANY DISTURBED LAND AREA SHALL BE

AND BMPS SHALL BE MAINTAINED UNTIL PERMANENT SOIL EROSION CONTROL MEASURES ARE IMPLEMENTED AND

7. TEMPORARY SOIL EROSION CONTROL FACILITIES SHALL BE REMOVED AND EARTH DISTURBANCE AREAS GRADED AND

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

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

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

12. CONCRETE WASH WATER SHALL BE CONTAINED AND DISPOSED OF IN ACCORDANCE WITH THE SWMP. NO WASH WATER

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.

15. VEHICLE TRACKING OF SOILS AND CONSTRUCTION DEBRIS OFF-SITE SHALL BE MINIMIZED. MATERIALS TRACKED OFFSITE

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

NEAT, ORDERLY MANNER, IN THEIR ORIGINAL CONTAINERS, WITH ORIGINAL MANUFACTURER'S LABELS.

GRANTING THE USE OF SUCH CHEMICALS, SPECIAL CONDITIONS AND MONITORING MAY BE REQUIRED.

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.

BMP'S MAY BE REQUIRED BY EL PASO COUNTY ENGINEERING IF DEEMED NECESSARY, BASED ON SPECIFIC CONDITIONS

16. CONTRACTOR SHALL BE RESPONSIBLE FOR THE REMOVAL OF ALL WASTES FROM THE CONSTRUCTION SITE FOR DISPOSAL IN

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

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

19. NO CHEMICALS ARE TO BE USED BY THE CONTRACTOR, WHICH HAVE THE POTENTIAL TO BE RELEASED IN STORMWATER

AS TO CONTAIN ALL SPILLS AND PREVENT ANY SPILLED MATERIAL FROM ENTERING STATE WATERS, INCLUDING ANY

UNLESS PERMISSION FOR THE USE OF A SPECIFIC CHEMICAL IS GRANTED IN WRITING BY THE ECM ADMINISTRATOR. IN

20. BULK STORAGE STRUCTURES FOR PETROLEUM PRODUCTS AND OTHER CHEMICALS SHALL HAVE ADEQUATE PROTECTION SO

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

"CLEAN WATER ACT" (33 USC 1344), IN ADDITION TO THE REQUIREMENTS INCLUDED IN THE DCM VOLUME II AND THE ECM

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

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

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

27. AT LEAST TEN DAYS PRIOR TO THE ANTICIPATED START OF CONSTRUCTION, FOR PROJECTS THAT WILL DISTURB 1 ACRE OR

DISCHARGE TO THE COLORADO DEPARTMENT OF PUBLIC HEALTH AND ENVIRONMENT, WATER QUALITY DIVISION. THE

THIS GRADING AND EROSION CONTROL PLAN MAY BE A PART. FOR INFORMATION OR APPLICATION MATERIALS

MORE, THE OWNER OR OPERATOR OF CONSTRUCTION ACTIVITY SHALL SUBMIT A PERMIT APPLICATION FOR STORMWATER

APPLICATION CONTAINS CERTIFICATION OF COMPLETION OF A STORMWATER MANAGEMENT PLAN (SWMP), OF WHICH

22. INDIVIDUALS SHALL COMPLY WITH THE "COLORADO WATER QUALITY CONTROL ACT" (TITLE 25, ARTICLE 8, CRS), AND THE

APPENDIX I. ALL APPROPRIATE PERMITS MUST BE OBTAINED BY THE CONTRACTOR PRIOR TO CONSTRUCTION (NPDES,

ACCORDANCE WITH LOCAL AND STATE REGULATORY REQUIREMENTS. NO CONSTRUCTION DEBRIS, TREE SLASH, BUILDING

SHALL BE DISCHARGED TO OR ALLOWED TO RUNOFF TO STATE WATERS, INCLUDING ANY SURFACE OR SUBSURFACE STORM

EROSION AND RESULTING SEDIMENTATION. ALL DISTURBANCES SHALL BE DESIGNED, CONSTRUCTED, AND COMPLETED SO

PRESCRIBED IN THE DCM VOLUME II AND THE ENGINEERING CRITERIA MANUAL (ECM) APPENDIX I

STABILIZED WITH PERMANENT SOIL EROSION CONTROL MEASURES PURSUANT TO STANDARDS AND SPECIFICATION

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

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

2. STORMWATER DISCHARGES FROM CONSTRUCTION SITES SHALL NOT CAUSE OR THREATEN TO CAUSE POLLUTION,

MANNER THAT MINIMIZES POLLUTION OF ANY ON-SITE OR OFF SITE WATERS, INCLUDING WETLANDS.

A PRECONSTRUCTION CONFERENCE IS HELD WITH DEVELOPMENT SERVICES INSPECTIONS.

BE OBTAINED PRIOR TO CONSTRUCTION.

COUNTY SPECIFICATIONS

COMPLETE WITH FLARED END SECTIONS. ALL STORM

STORM DRAIN PIPE MAY ALSO BE CORRUGATED METAL

OR HDPE, PLACED IN ACCORDANCE WITH EL PASO

SCHEDULING A PRE-CONSTRUCTION MEETING HELD

PRIOR TO CONSTRUCTION WITH EPC-DSD, ENGINEER,

OBSERVE ALL SAFETY AND OSHA REGULATIONS DURING

10. ALL NECESSARY PERMITS, SUCH AS SWMP, FUGITIVE

DUST, ACCESS, C.O.E. 404, ESQCP PERMIT, ETC. SHALL

CONSTRUCTION OPERATIONS. TRENCH WIDTHS AND

CONTRACTOR IN THE FIELD AND ACCORDING TO

9. CONTRACTOR IS RESPONSIBLE FOR ALL OF HIS

OPERATIONS ON THE SITE. CONTRACTOR SHALL

SLOPE ANGLES SHALL BE DETERMINED BY THE

2. CONTRACTOR SHALL BE RESPONSIBLE FOR THE NOTIFICATION AND FIELD NOTIFICATION OF ALL EXISTING UTILITIES, 6. MULCHING REQUIREMENT AND APPLICATION: 2.0 WHETHER SHOWN ON THE PLANS OR NOT, BEFORE BEGINNING CONSTRUCTION. LOCATION OF EXISTING UTILITIES TONS PER ACRE NATIVE HAY MECHANICALLY CRIMPED SHALL BE VERIFIED BY THE CONTRACTOR PRIOR TO CONSTRUCTION. CALL 811 TO CONTACT THE UTILITY INTO SOIL.

COUNTY ENGINEERING CRITERIA MANUAL

NOTIFICATION CENTER OF COLORADO (UNCC). 3. CONTRACTOR SHALL KEEP A COPY OF THESE APPROVED PLANS, THE GRADING AND EROSION CONTROL PLAN, THE

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

STANDARD EL PASO COUNTY CONSTRUCTION PLAN NOTES

- 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 a. EL PASO COUNTY ENGINEERING CRITERIA MANUAL (ECM)
- b. CITY OF COLORADO SPRINGS/FL PASO COUNTY DRAINAGE CRITERIA MANUAL, VOLUMES 1 AND 2 c. COLORADO DEPARTMENT OF TRANSPORTATION (CDOT) STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE 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,
- 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

ADDITIONAL SIGNING AND STRIPING NOTES WILL BE PROVIDED.]

- 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
- 3. ANY DEVIATION FROM THE STRIPING AND SIGNING PLAN SHALL BE APPROVED BY EL PASO COUNTY DEVELOPMENT
- 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" X QUARE 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
- 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

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 VEST 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 NORTHING: 5056.29 EASTING: 7639.19

WEST MONUMENT NORTHING: 5000.00 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).



28' PVMT 2.0' SHLDR 2.0' SHLDR 4" THICK 4" THICK CLASS 6 GRAVE CLASS 6 GRAVEL **ALIGNMENT** 14.0' PAVED LANE 14.0' PAVED LANE SEE PAVEMENT DESIGN & GEOTECH REPORT

RURAL LOCAL ROAD SECTION

5' PUBLIC

IMPROVEMENT

PASO COUNTY

Δ=220°32'09'

-R = 50.00'

L =236.94

Δ=40°32'09"

– R= 100.00'

Δ=22°30'31

-R = 100.55'

L = 39.50'

REF: EPC STD

DTL SD_2-87

SBB

BACKFILL AND

COMPACT

EXCAVATED

TRENCH SOII

2" x 2" x 24"

BINDING WIRE

BACKFILL AND COMPACT

EXCAVATED TRENCH SOIL

OR TWINE

TYPICAL CUL-DE-SAC DETAIL

STRAW BALE

TRENCH FOR STRAW BALE

L= 70.75'

ESM'T TO EL

(HINGE POINT)

Δ=225°00'00"

R =60.00' —

L =235.62'

Δ=40°32'09'

R= 100.00^L

L= 70.75'

Δ=22°30'31'

R = 100.55'

L =39.50'

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

FILTER FABRIC

MIRAFI FW 700 -OR EQUAL

ROUGHENED ROW

SHALL BE 4" TO 6" DEEP

SPACING PARALLEL TO

WITH 6" MAXIMUM .

CONTOURS

PLACE DITCH OU

— DOWNSTREAM OF

ROCK CHECK

SR-2. SURFACE ROUGHENING

FOR LOW SLOPES (LESS THAN 3:1)

SECTION A

SURFACE ROUGHENING INSTALLATION NOTES:

PLACEMENT OR ANY FORECASTED RAIN EVENT.

SHOULD BE DOCUMENTED THOROUGHLY.

SURFACE ROUGHENED.

SMOOTH OVER RILL EROSION.

-LOCATION(S) OF SURFACE ROUGHENING

5. A FARMING DISK SHALL NOT BE USED FOR SURFACE ROUGHENING

2. SURFACE ROUGHENING SHALL BE PROVIDED PROMPTLY AFTER COMPLETION OF

FINISHED GRADING (FOR AREAS NOT RECEIVING TOPSOIL) OR PRIOR TO TOPSOIL

3. AREAS WHERE BUILDING FOUNDATIONS, PAVEMENT, OR SOD WILL BE PLACED WITHOU

4. DISTURBED SURFACES SHALL BE ROUGHENED USING RIPPING OR TILLING EQUIPMENT

INSPECT BMPS EACH WORKDAY, AND MAINTAIN THEM IN EFFECTIVE OPERATING

CONDITION. MAINTENANCE OF BMPS SHOULD BE PROACTIVE. NOT REACTIVE.

DELAY IN THE CONSTRUCTION SEQUENCE. SURFACE ROUGHENING IS NOT REQUIRED.

ON THE CONTOUR OR TRACKING UP AND DOWN A SLOPE USING EQUIPMENT TREADS.

NSPECT 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 FFFFCTIVE OPERATING CONDITION. INSPECTIONS AND CORRECTIVE MEASURES

3. WHERE BMPS HAVE FAILED, REPAIR OR REPLACE UPON DISCOVERY OF THE FAILURE.

5. IN NON-TURF GRASS FINISHED AREAS. SEEDING AND MULCHING SHALL TAKE PLACE

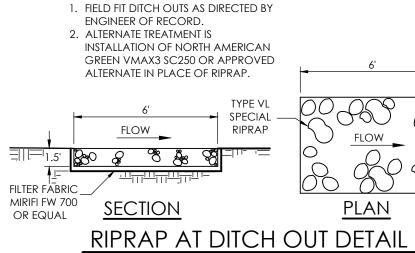
6. IN AREAS NOT SEEDED AND MULCHED AFTER SURFACE ROUGHENING. SURFACES

SHALL BE RE—ROUGHENED AS NECESSARY TO MAINTAIN GROOVE DEPTH AND

DIRECTLY OVER SURFACE ROUGHENED AREAS WITHOUT FIRST SMOOTHING OUT THE

4. VEHICLES AND EQUIPMENT SHALL NOT BE DRIVEN OVER AREAS THAT HAVE BEEN

SCARIFYING



ROCK CHECK DETAIL

TYPE VL SPECIAL

PERMANENT DITCH PROTECTION SHALL BE NORTH

MANUFACTURE'S INSTRUCTIONS FOR INSTALLATION

SF

AMERICAN GREEN VMAX3 SC250 OR APPROVED

ALTERNATE INSTALLED IN ACCORDANCE WITH

MANUFACTURE'S SPECIFICATIONS. SEE

PERMANENT DITCH PROTECTION

FOR LOW SLOPES (LESS THAN 3:1)

REQUIREMENTS.

1½" x 1½" (RECOMMENDED)

AT LEAST 10" OF

SILT FENCE "TAIL"

SHALL BE BURIED

10' MAX SPACING

SILT FENCE

GEOTEXTILE

BACKFILL

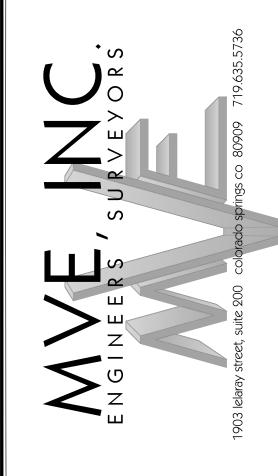
COMPACTED

WOODEN FENCE POST WITH

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, 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 1/2" DIAMETER ALUMINUM CAP LS # 9853 ON THE WEST



REVISIONS

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

JACKSON RANCH FILING NO. 3

GENERAL NOTES

APRIL 17, 2017

SECTION A **SBB-1. STRAW BALE**

BALE WIDTH 2"X2"X24" STAKE

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
- 3. STRAW BALES SHALL CONSIST OF APPROXIMATELY 5 CUBIC FEET OF STRAW OR HAY AND WEIGH NOT LESS THAN 35 POUNDS
- 5. STRAW BALE DIMENSIONS SHALL BE APPROXIMATELY 36"x18"x18" 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 7. TWO (2) WOODEN STAKES SHALL BE USED TO HOLD EACH BALE IN PLACE. WOODEN STAKES
- . 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
- 2. FREQUENT OBSERVATIONS AND MAINTENANCE ARE NECESSARY TO MAINTAIN BMPS IN EFFECTIVE OPERATING CONDITION. INSPECTIONS AND CORRECTIVE MEASURES SHOULD BE DOCUMENTED THOROUGHLY.
- 4. STRAW BALES SHALL BE REPLACED IF THEY BECOME HEAVILY SOILED, ROTTEN, OR DAMAGED BEYOND REPAIR.
- AND APPROVED BY THE LOCAL JURISDICTION

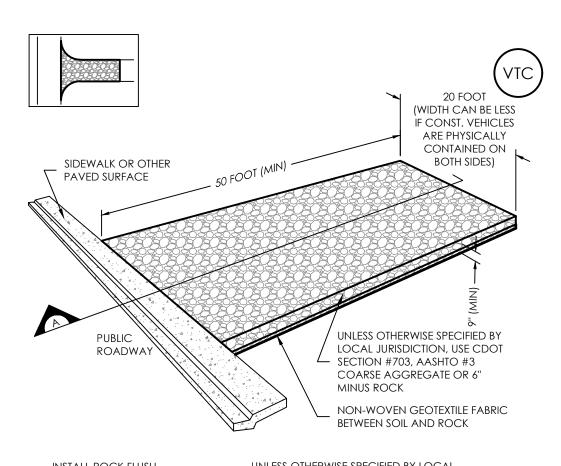
MAY REQUIRE PROOF THAT BALES ARE WEED FREE.

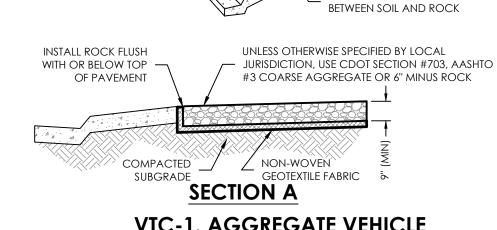
- 4. WHEN STRAW BALES ARE USED IN SERIES AS A BARRIER, THE END OF EACH BALE SHALL BE TIGHTLY ABUTTING ONE ANOTHER.
- SHALL BE 2"x2"x24". WOODEN STAKES SHALL BE DRIVEN 6" INTO THE GROUND.
- EROSION. AND PERFORM NECESSARY MAINTENANCE.
- 3. WHERE BMPS HAVE FAILED. REPAIR OR REPLACEMENT SHOULD BE INITIATED UPON DISCOVERY
- 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 M. OF THE HEIGHT OF THE STRAW BALE BARRIER 6. STRAW BALES ARE TO REMAIN IN PLACE UNTIL THE UPSTREAM DISTURBED AREA IS STABILIZED
- 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.

NON-WOVEŃ COMPACTE GEOTEXTILE FABRIC 5 SUBGRADE SECTION A TRACKING CONTROL STABILIZED CONSTRUCTION ENTRANCE/EXIT INSTALLATION NOTES

-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

- 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
- CONSTRUCTION ENTRANCE/EXIT PRIOR TO THE PLACEMENT OF ROCK. 6. UNLESS OTHERWISE SPECIFIED BY LOCAL JURISDICTION. ROCK SHALL CONSIS OF DOT SECT. #703, AASHTO #3 COARSE AGGREGATE OR 6" (MINUS) ROCK.
- 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.
- UPON DISCOVERY OF THE FAILURE 4. ROCK SHALL BE REAPPLIED OR REGRADED AS NECESSARY TO THE STABILIZED
- ENTRANCE/EXIT TO MAINTAIN A CONSISTENT DEPTH. DAY AND AT THE END OF THE DAY BY SHOVELING OR SWEEPING. SEDIMENT MAY NOT BE WASHED DOWN STORM SEWER DRAINS.





VTC-1. AGGREGATE VEHICLE

- ONLY TO BE USED ON SHORT DURATION PROJECTS (TYPICALLY RANGING FROM A WEEK TO A MONTH) WHERE THERE WILL BE LIMITED VEHICULAR ACCESS.
- LAND DISTURBING ACTIVITIES. 5. A NON—WOVEN GEOTEXTILE FABRIC SHALL BE PLACED UNDER THE STABILIZED
- TABILIZED CONSTRUCTION ENTRANCE EXIT MAINTENANCE NOTES
 INSPECT BMPS EACH WORKDAY, AND MAINTAIN THEM IN EFFECTIVE OPERATING
- 3. WHERE BMPS HAVE FAILED, REPAIR OR REPLACEMENT SHOULD BE INITIATED
- 5. SEDIMENT TRACKED ONTO PAVED ROADS IS TO BE REMOVED THROUGHOUT THE



EXISTING

GROUND

SILT FENCE INSTALLATION NOTES:

I. 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

SILT FENCE

SECTION A

POSTS SHALL OVERLAP AT JOINTS SO

THAT NO GAPS EXIST IN SILT FENCE

THICKNESS OF GEOTEXTILE HAS

BEEN EXAGGERATED, TYP

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.

ILT FENCE MAINTENANCE NOTES

INSPECT BMPS EACH WORKDAY, AND MAINTAIN THEM IN EFFECTIVE OPERATING CONDITION. MAINTENANCE OF RMPS SHOULD BE PROACTIVE NOT REACTIVE INSPECT RMPS 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

3. WHERE BMPS HAVE FAILED, REPAIR OR REPLACEMENT SHOULD BE INITIATED UPON DISCOVERY OF THE 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".

MULCHED OR OTHERWISE STABILIZED AS APPROVED BY LOCAL JURISDICTION

5. REPAIR OR REPLACE SILT FENCE WHEN THERE ARE SIGNS OF WEAR, SUCH AS SAGGING, TEARING, OR A SILT FENCE IS TO REMAIN IN PLACE LINTIL THE LIPSTREAM DISTLIBBED 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

MVE DRAWING CON-GN

SHEET 2 OF 5



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, 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 1/2" DIAMETER ALUMINUM CAP LS # 9853 ON THE WEST

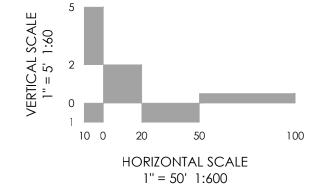
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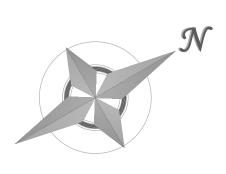
STREET TYPE: RURAL LOCAL

SUBGRADE STABILIZATION:

CHEMICAL MECHANICAL

TYPE _____ THICKNESS _____

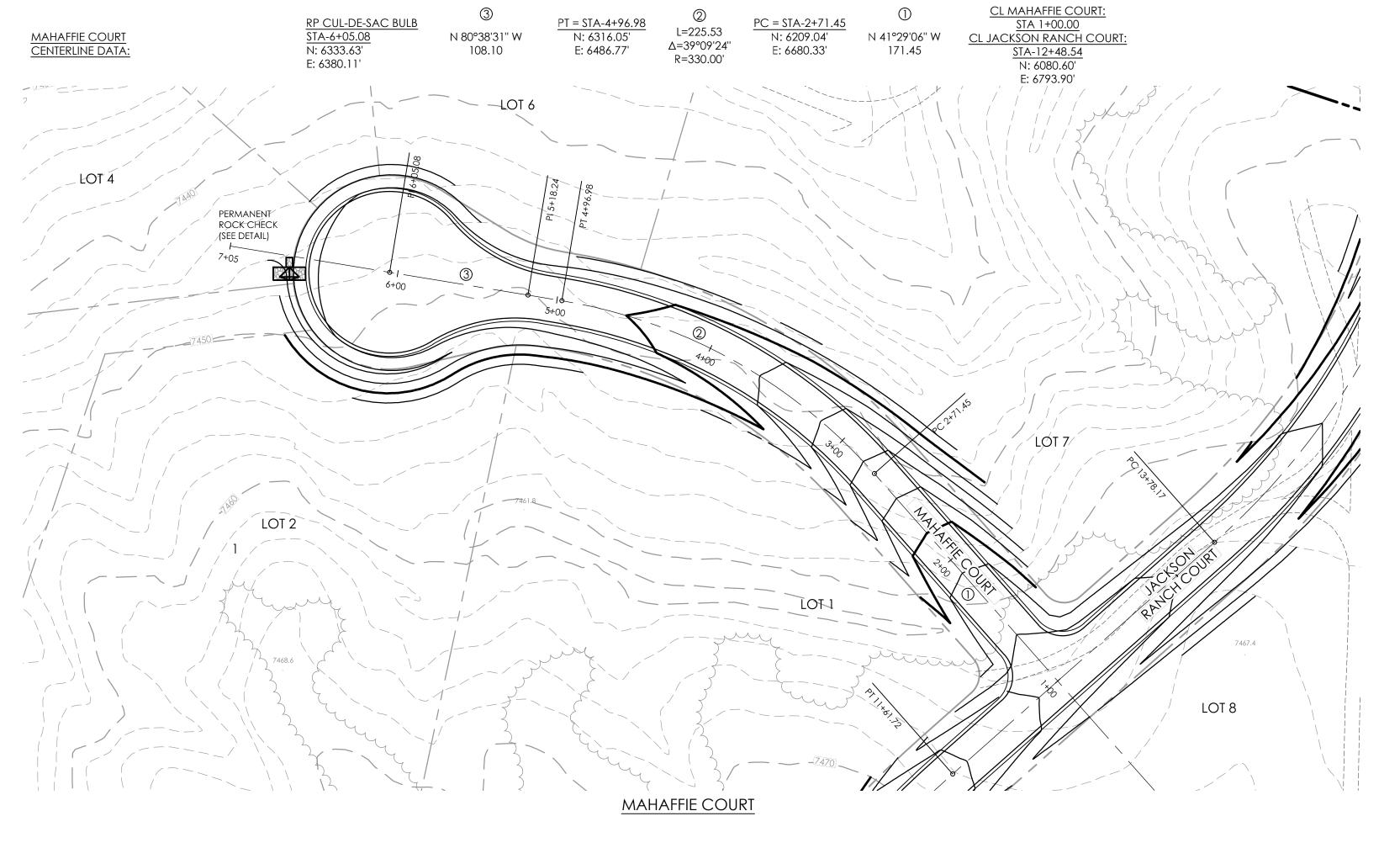


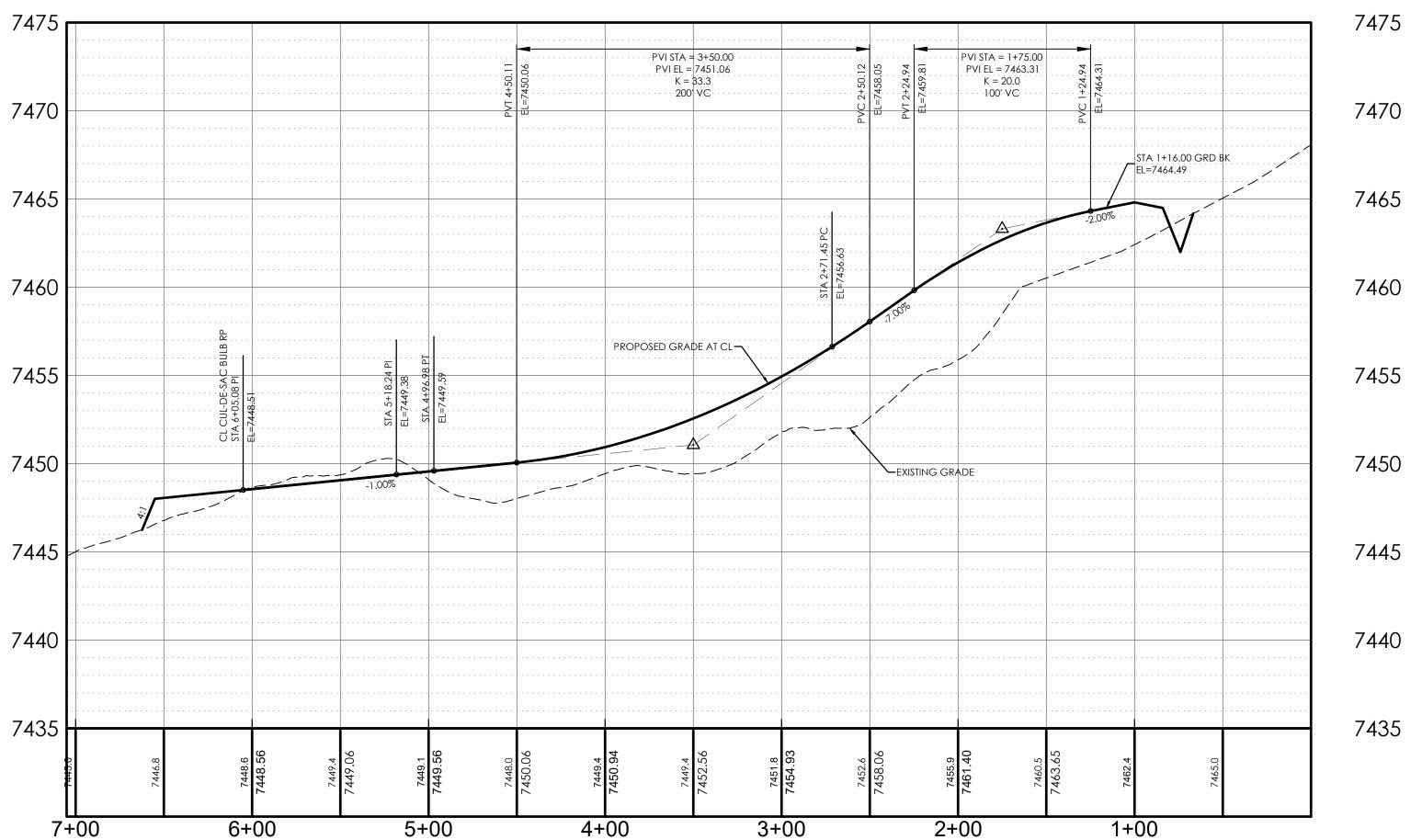


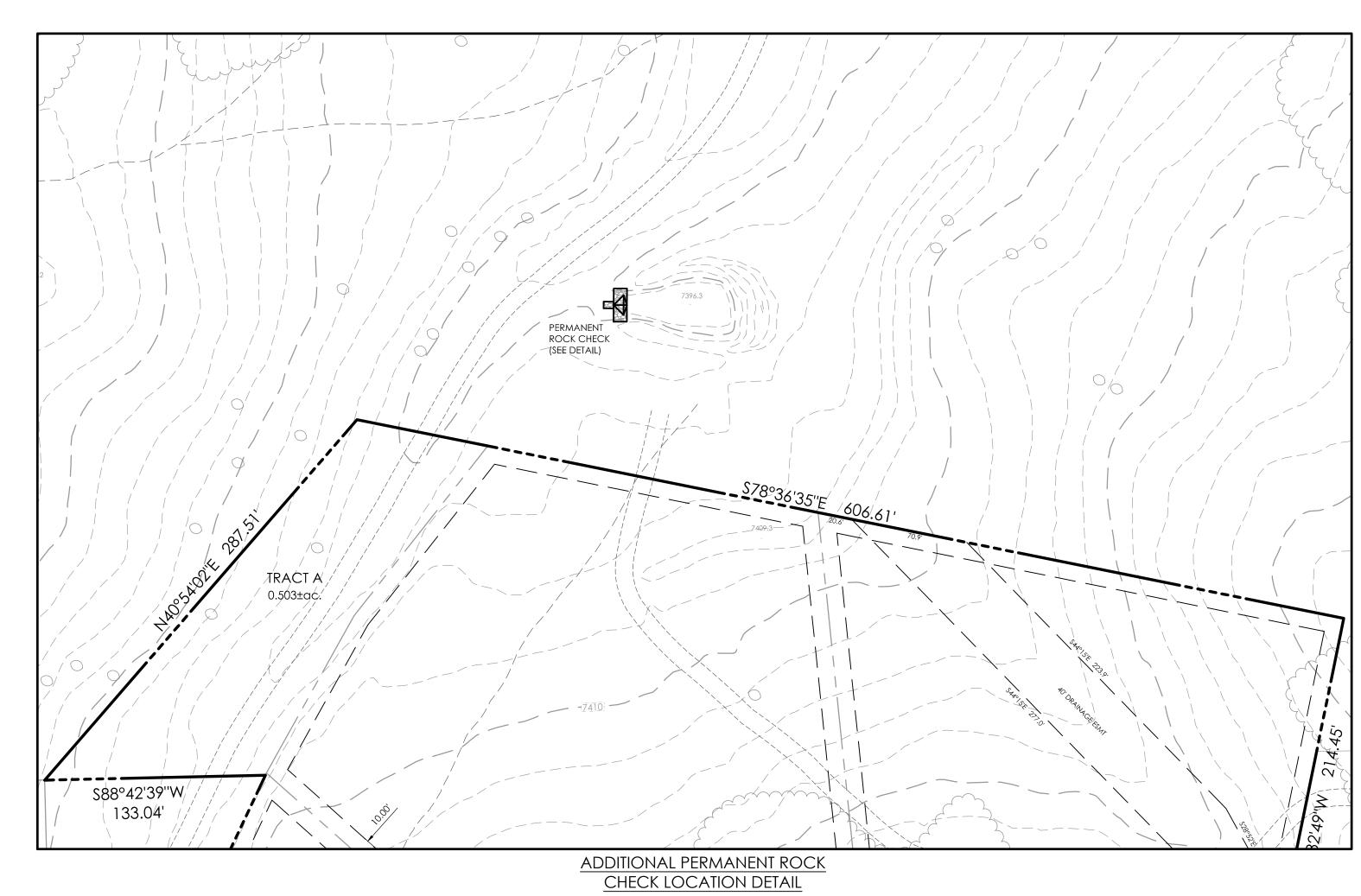


DESIGNED BY CCC DRAWN BY TJW CHECKED BY ____ AS-BUILTS BY CHECKED BY _____ JACKSON RANCH COURT FROM STA 6+88.00 TO STA 12+48.54

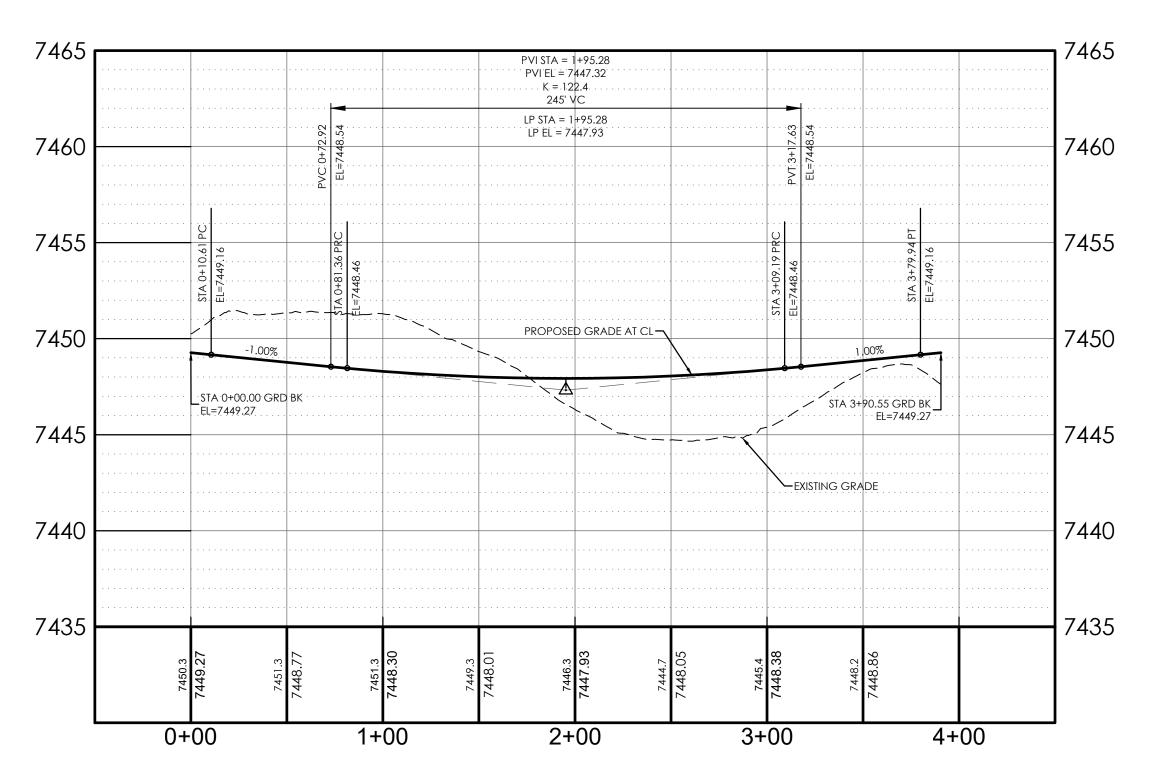
JACKSON RANCH FILING NO. 3 SHEET 3 OF 5











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).

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DESIGN DATA: PAVEMENT: SIDEWALKS: WIDTH N/A TYPE: HMA 📗 PCC 🗌 LOCATION: Attached Detached Detached COMPOSITE SECTION: CURB TYPE: A B C C

STREET TYPE: RURAL LOCAL

SUBGRADE STABILIZATION:

TYPE _____ THICKNESS _____

HORIZONTAL SCALE 1" = 50' 1:600





REVISIONS

MVE PROJECT MVE DRAWING

61044 -CON-PP2

APRIL 17, 2017

CHECKED BY _____

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

MAHAFFIE COURT FROM STA 1+00.00

TO STA 6+05.08 JACKSON RANCH FILING NO. 3

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

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.

PRIOR TO ANY EARTH DISTURBANCE OPERATIONS TAKING PLACE.

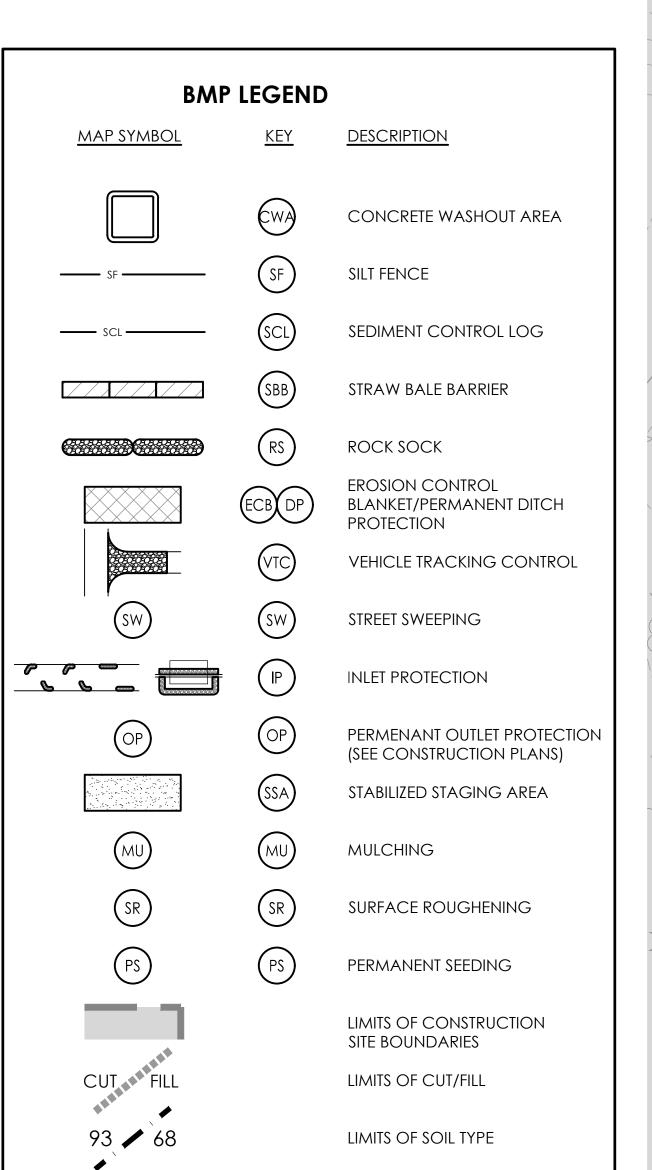
6. CONTRACTOR SHALL PROVIDE APPROPRIATE EROSION CONTROL MEASURES DURING EARTHWORK OPERATIONS TO CONTROL EROSION AND SEDIMENT TRANSFER TO ADJACENT PROPERTIES. EROSION CONTROL MEASURES ARE NOT

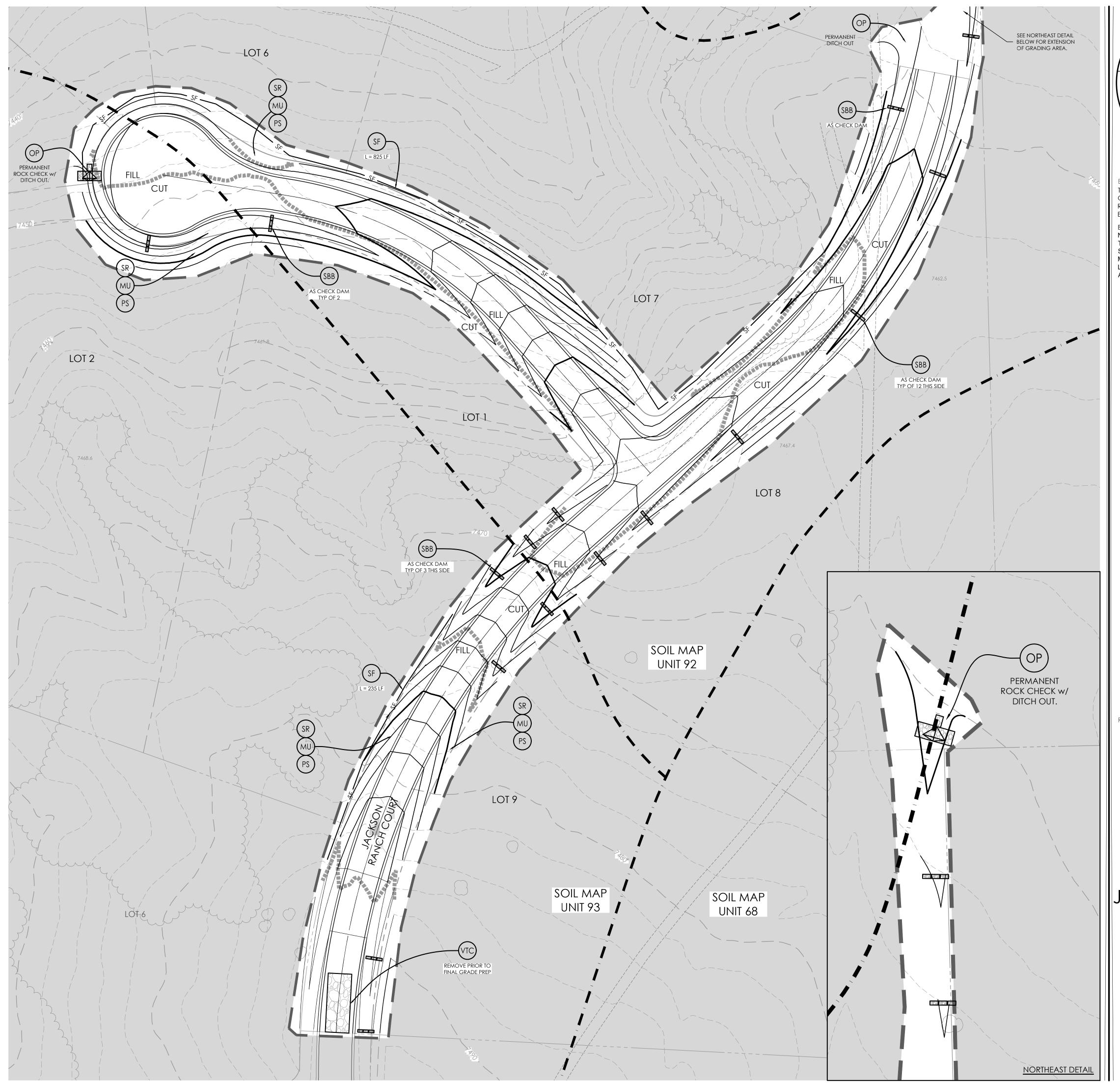
LIMITED TO THOSE NOTED ON THIS PLAN.

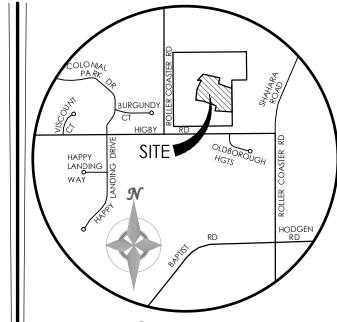
7. SEDIMENT (MUD AND DIRT) TRANSPORTED ONTO A PUBLIC ROAD, REGARDLESS OF THE SIZE OF THE SITE, SHALL BE CLEANED AT THE END OF EACH DAY.

HYDROL	HYDROLOGIC SOIL GROUP		
MAP UNIT 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 PERMEABILITY	SEE TABLE MODERATELY RAPID			
SURFACE RUNOFF	SLOW TO MEDIUM			
HAZARD OF EROSION	SLIGHT TO MODERATE			
HYDROLOGIC SOIL GROUP	В			
EXISTING PERCENT IMPERVIOUS	0%			
DEVELOPED PERCENT IMPERVIOUS	-			
LOCATION				
LATITUDE	39.08160°			
LONGITUDE	-104.78865°			



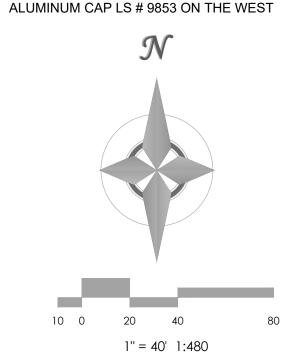


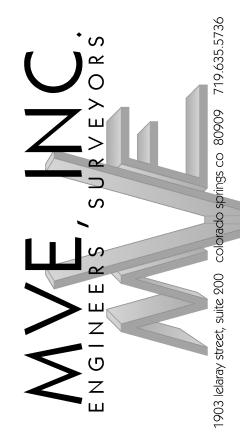


VICINITY MAP

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.





REVISIONS

DESIGNED BY CCC DRAWN BY CHECKED BY _____

AS-BUILTS BY CHECKED BY

JACKSON RANCH FILING NO. 3

EROSION CONTROL PLAN

MVE PROJECT 61044

MVE DRAWING CON-EC

APRIL 17, 2017 SHEET 5 OF 5

Markup Summary

dsdlaforce (1)		
Stranger's Strang Sense (final summans are incorporated in the Sense Sense) per	Subject: Text Box Page Label: [1] 61044-CON-CS-C1.0 Lock: Unlocked Status: Checkmark: Unchecked Author: dsdlaforce Date: 6/14/2017 10:38:42 AM Color:	Grading and Erosion Control Plan comments are incorporated in the Construction Drawings pdf.
AutoCAD SHX	Text (72)	
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