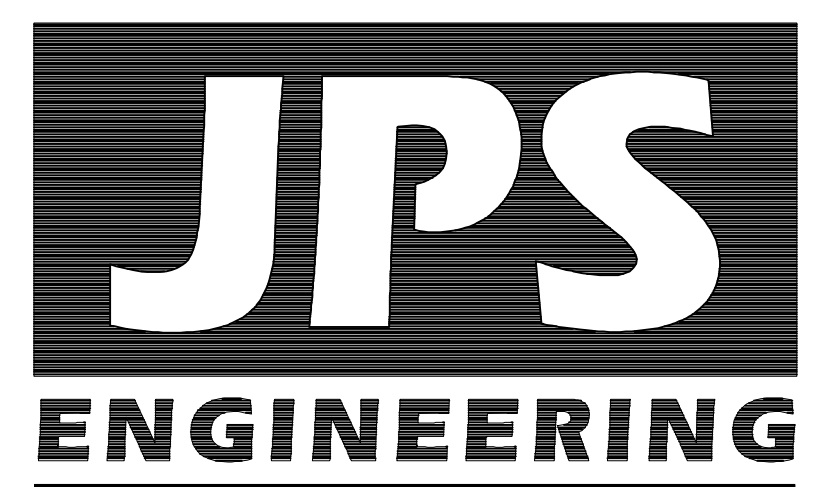


# THE RESERVE AT CORRAL BLUFFS SUBDIVISION FILING NO. 3 Construction Drawings El Paso County, Colorado

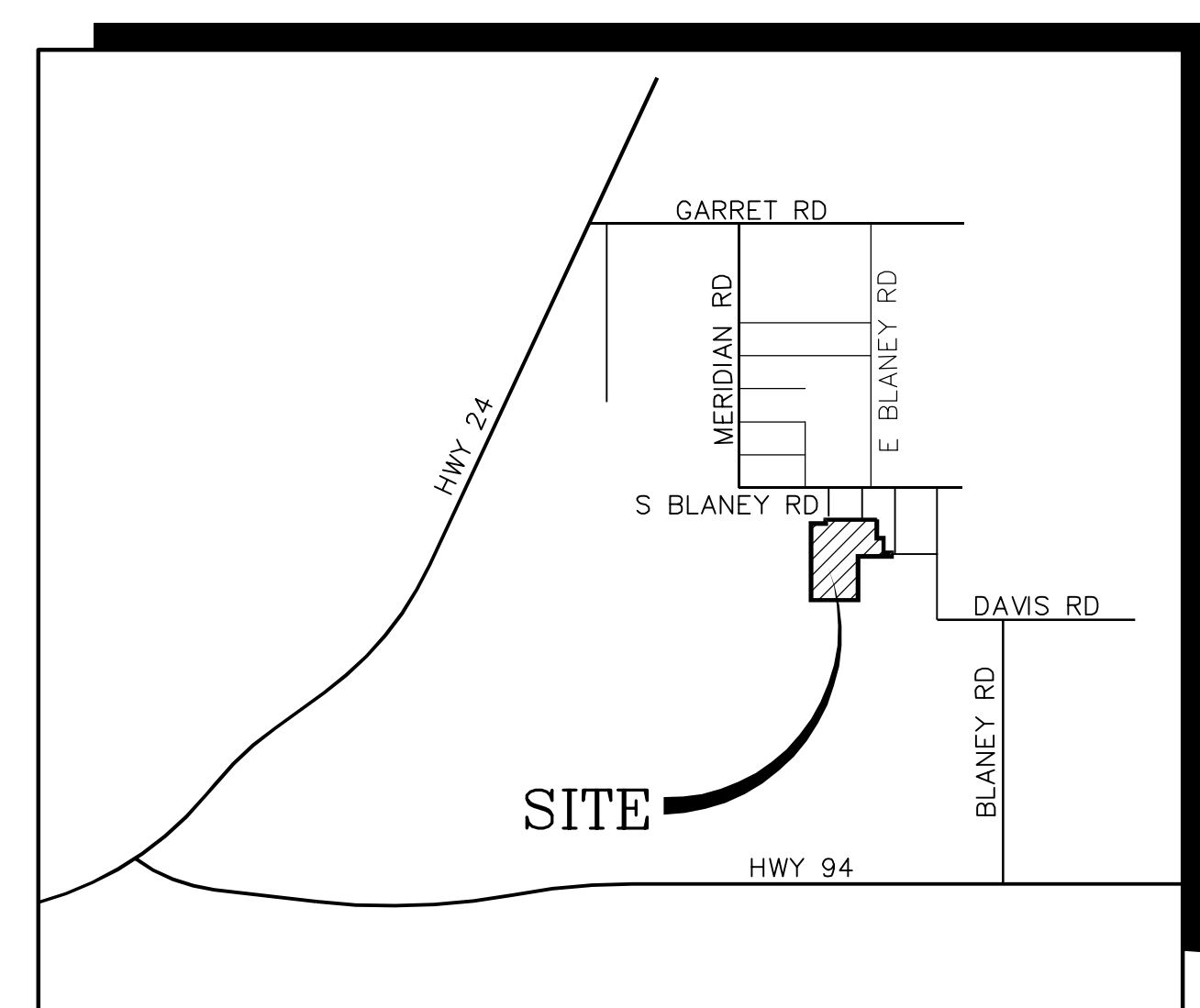
PREPARED FOR:

**Corral Ranch Development Company**  
6 South Tejon Street, Suite 515  
Colorado Springs, CO 80903

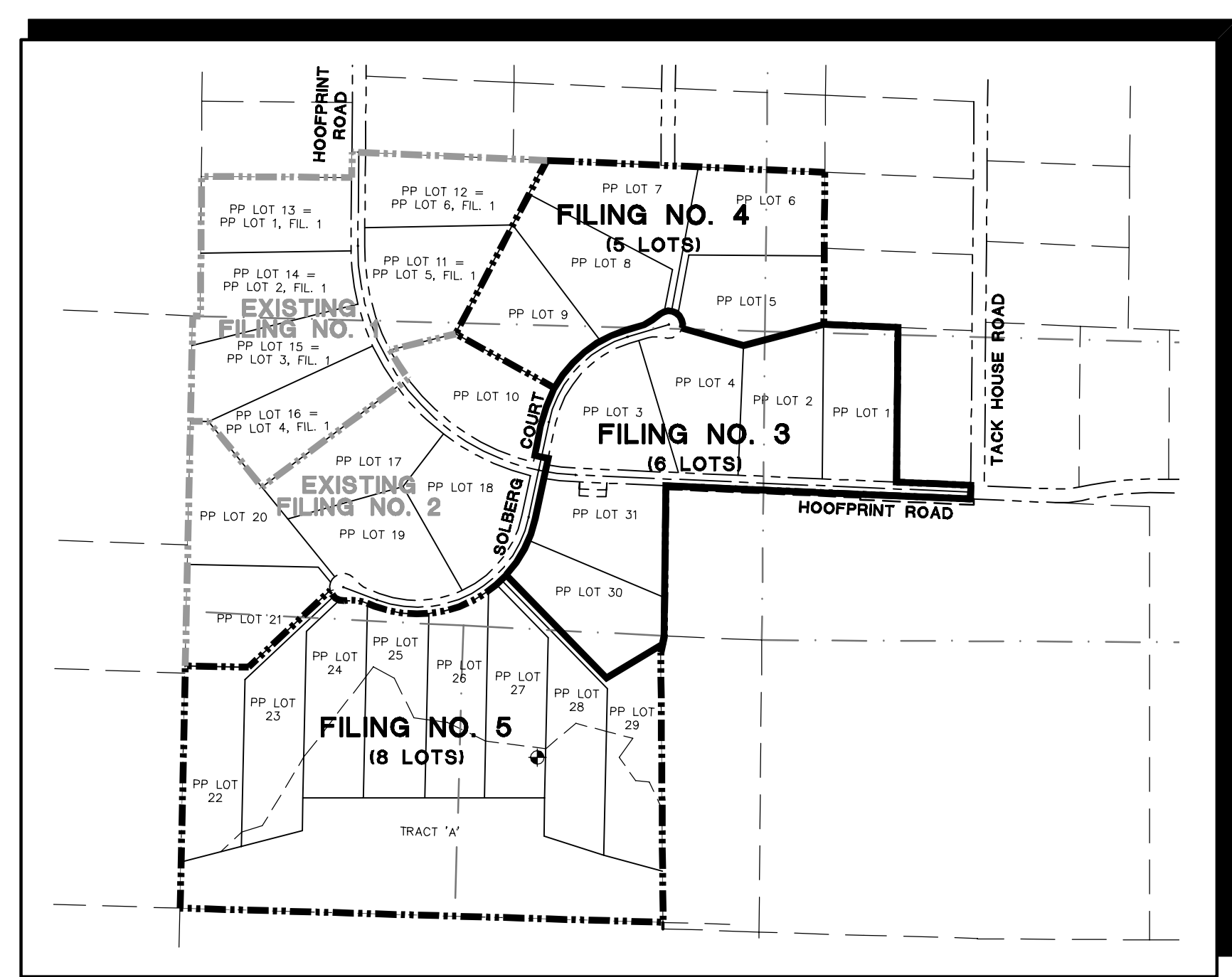
PREPARED BY:



19 East Willamette Avenue  
Colorado Springs, Colorado 80903  
DECEMBER 2019



VICINITY MAP  
NOT TO SCALE



SITE MAP  
NOT TO SCALE

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

**BASIS OF BEARING:**  
THE BASIS OF BEARINGS FOR THIS SURVEY IS THE SOUTH LINE OF LOT 1, BLOCK 3, CORRAL RANCHES SUBDIVISION FILING NO. 3, S89°30'43"E, 660.00 FEET. THE DIRECTION IS BASED ON THE RECORDED PLAT AND THE LINE IS MONUMENTED AS SHOWN.

➤ **BENCHMARK:**  
NATIONAL GEODETIC SURVEY CONTROL MONUMENT "CORRAL BLUFFS" FIRST ORDER CONTROL POINT TO BE PRESERVED

**AGENCIES/CONTACTS**

<b>DEVELOPER:</b>	CORRAL RANCH DEVELOPMENT COMPANY 6 SOUTH TEJON STREET, SUITE 515 COLORADO SPRINGS, CO 80903 MR. JAKE KUNSTLE (719) 964-5941	<b>GAS DEPARTMENT:</b>	BLACK HILLS ENERGY MR. GEORGE PETERSON (719) 393-6625
<b>CIVIL ENGINEER:</b>	JPS ENGINEERING, INC. 19 E. WILLAMETTE AVENUE COLORADO SPRINGS, CO 80903 MR. JOHN P. SCHWAB, P.E. (719) 477-9429	<b>ELECTRIC DEPARTMENT:</b>	MOUNTAIN VIEW ELECTRIC ASSOCIATION 11140 E. WOODMEN ROAD COLORADO SPRINGS, CO 80908 MR. DAVE WALDNER (719) 495-2283
<b>LOCAL ROADS &amp; DRAINAGE:</b>	EL PASO COUNTY PCD 2880 INTERNATIONAL CIRCLE COLORADO SPRINGS, CO 80910 MR. GILBERT LAFORCE, P.E. (719) 520-7945	<b>TELEPHONE COMPANY:</b>	QWEST COMMUNICATIONS (LOCATORS) (800) 922-1987  A.T. & T. (LOCATORS) (719) 635-3674
		<b>FIRE DEPARTMENT:</b>	FALCON FIRE DISTRICT FIRE MARSHAL (719) 495-4050

**SHEET INDEX**

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

**DESIGN ENGINEER'S STATEMENT:**

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

JOHN P. SCHWAB, P.E. #29891 \_\_\_\_\_ DATE \_\_\_\_\_

**OWNER/DEVELOPER'S STATEMENT:**

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

JAKE KUNSTLE, MANAGER \_\_\_\_\_ DATE \_\_\_\_\_  
CORRAL RANCH DEVELOPMENT COMPANY  
6 SOUTH TEJON STREET, SUITE 515  
COLORADO SPRINGS, COLORADO 80903

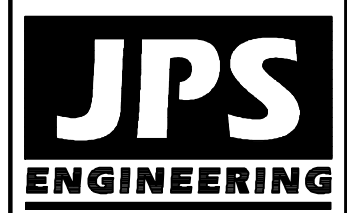
**EL PASO COUNTY:**

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.

IN ACCORDANCE WITH ECM SECTION 1.12, THESE CONSTRUCTION DOCUMENTS WILL BE VALID FOR CONSTRUCTION FOR A PERIOD OF 2 YEARS FROM THE DATE SIGNED BY THE EL PASO COUNTY ENGINEER. IF CONSTRUCTION HAS NOT STARTED WITHIN THOSE 2 YEARS, THE PLANS WILL NEED TO BE RESUBMITTED FOR APPROVAL, INCLUDING PAYMENT OF REVIEW FEES AT THE PLANNING AND COMMUNITY DEVELOPMENT DIRECTORS DISCRETION.

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

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



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



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

NO.	REVISION	BY	DATE
1	COUNTY COMMENTS	JPS	7/31/13
2	COUNTY COMMENTS	JPS	10/21/13
3	FILING NO. 2	JPS	5/30/18
4	COUNTY COMMENTS	JPS	6/25/18
5	FILING NO. 3 SUBMITTAL	JPS	12/19/19

TITLE SHEET

THE RESERVE AT CORRAL BLUFFS SUBDIVISION FIL NO. 3

HORIZ. SCALE:	NA	DRAWN:	MSP
VERT. SCALE:	NA	DESIGNED:	JPS
SURVEYED:	LWA	CHECKED:	JPS
CREATED:	3/17/12	LAST MODIFIED:	12/19/19
PROJECT NO:	081104	MODIFIED BY:	MSP
SHEET:	G1		

PCD File No. SF-19-XXX

**COUNTY GENERAL NOTES:**

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

Revise to DPW

Department of Public Works

Department

**PROJECT GENERAL NOTES:**

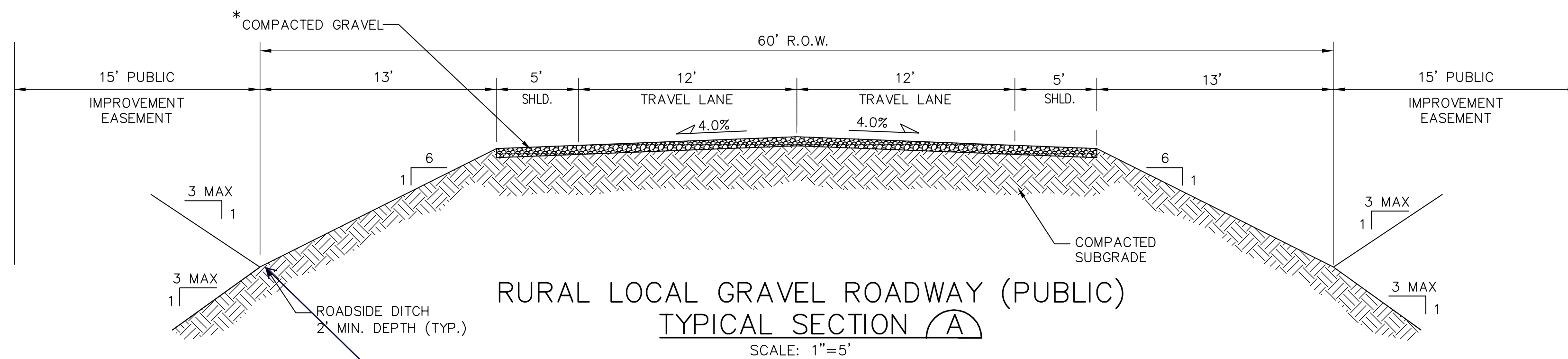
- EXISTING CONTOUR DATA PROVIDED BY OWNER CONSISTS OF AERIAL TOPOGRAPHIC SURVEY DATA PROVIDED BY LWA LAND SURVEYING. JPS ENGINEERING TAKES NO RESPONSIBILITY FOR THE ACCURACY OF EXISTING TOPOGRAPHIC MAPPING.
- STATIONING IS AT CENTERLINE UNLESS OTHERWISE NOTED. ALL ELEVATIONS ARE AT EDGE OF ASPHALT (EOA)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

**DESIGN DATA**

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

**GENERAL DRAINAGE NOTES:**

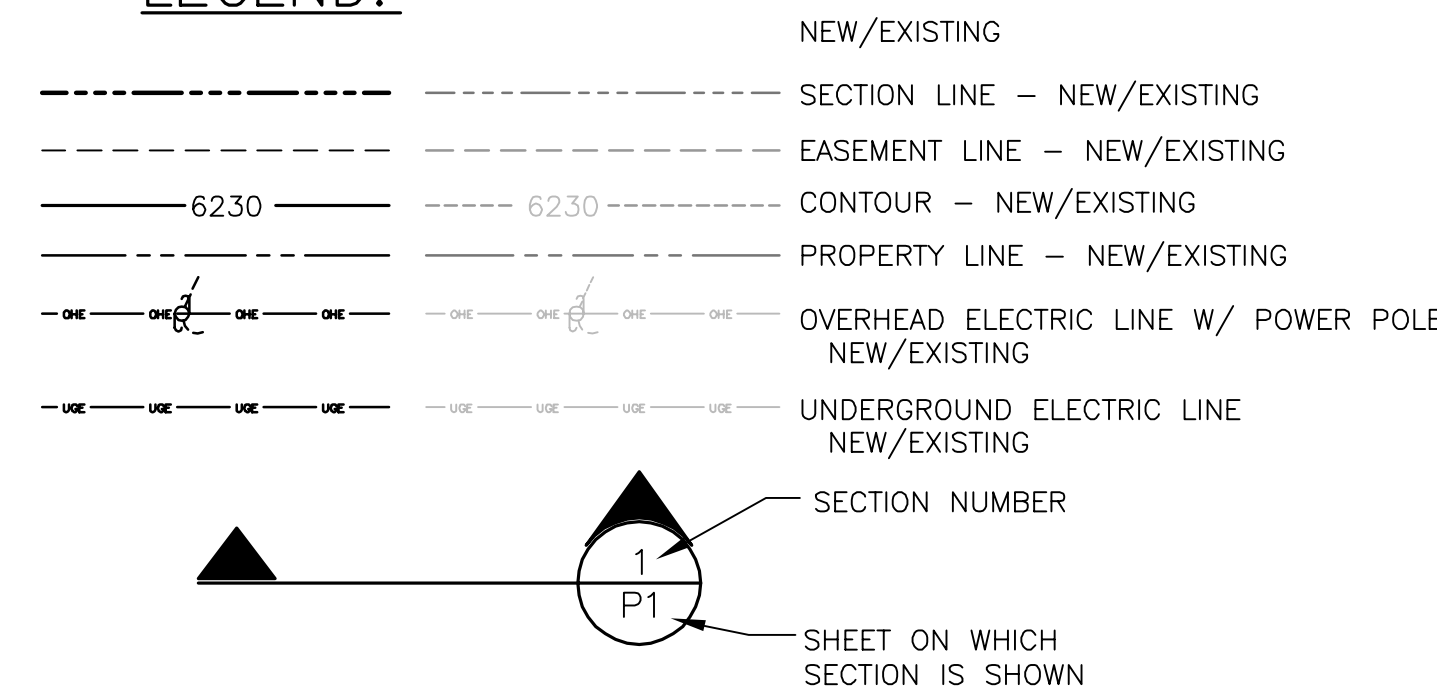
- INDIVIDUAL BUILDERS SHALL PROVIDE POSITIVE DRAINAGE AWAY FROM STRUCTURES AND ACCOUNT FOR POTENTIAL CROSS-LOT DRAINAGE IMPACTS WITHIN EACH LOT.
- BUILDERS AND PROPERTY OWNERS SHALL IMPLEMENT & MAINTAIN EROSION CONTROL BEST MANAGEMENT PRACTICES FOR PROTECTION OF DOWNSTREAM PROPERTIES AND FACILITIES INCLUDING PROTECTION OF EXISTING GRASS BUFFER STRIPS ALONG THE DOWNSTREAM PROPERTY BOUNDARIES.



Revise road grading. Flow line of ditch is 12' from shoulder per ECM detail SD\_2-10

- \* CLASS 6 BASE COURSE OR ALTERNATIVE GRAVEL MIX APPROVED BY EL PASO COUNTY
- \*\* DEPTH OF GRAVEL TO BE DETERMINED PER COUNTY GENERAL NOTE #10, WITH 6" MINIMUM DEPTH

**LEGEND:**



**COUNTY SIGNING AND STRIPING NOTES:**

- ALL SIGNS AND PAVEMENT MARKINGS SHALL BE IN COMPLIANCE WITH THE CURRENT MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD).
- REMOVAL OF EXISTING PAVEMENT MARKINGS SHALL BE ACCOMPLISHED BY A METHOD THAT DOES NOT MATERIALLY DAMAGE THE PAVEMENT. THE PAVEMENT MARKINGS SHALL BE REMOVED TO THE EXTENT THAT THEY WILL NOT BE VISIBLE UNDER DAY OR NIGHT CONDITIONS. AT NO TIME WILL IT BE ACCEPTABLE TO PAINT OVER EXISTING PAVEMENT MARKINGS.
- ANY DEVIATION FROM THE STRIPING AND SIGNING PLAN SHALL BE APPROVED BY EL PASO COUNTY DEVELOPMENT SERVICES.
- ALL SIGNS SHOWN ON THE SIGNING AND STRIPING PLAN SHALL BE NEW SIGNS. EXISTING SIGNS MAY REMAIN OR BE REUSED IF THEY MEET CURRENT EL PASO COUNTY AND MUTCD STANDARDS.
- STREET NAME AND REGULATORY STOP SIGNS SHALL BE ON THE SAME POST AT INTERSECTIONS.
- ALL REMOVED SIGNS SHALL BE DISPOSED OF IN A PROPER MANNER BY THE CONTRACTOR.
- ALL STREET NAME SIGNS SHALL HAVE "D" SERIES LETTERS, WITH LOCAL ROADWAY SIGNS BEING 4" UPPER-LOWER CASE LETTERING ON 8" BLANK AND NON-LOCAL ROADWAY SIGNS BEING 6" LETTERING, UPPER-LOWER CASE ON 12" BLANK, WITH A WHITE BORDER THAT IS NOT RECESSED. MULTI-LANE ROADWAYS WITH SPEED LIMITS OF 40 MPH OR HIGHER SHALL HAVE 8" UPPER-LOWER CASE LETTERING ON 18" BLANK WITH A WHITE BORDER THAT IS NOT RECESSED. THE WIDTH OF THE NON-RECESSED WHITE BORDERS SHALL MATCH PAGE 255 OF THE 2012 MUTCD "STANDARD HIGHWAY SIGNS".
- ALL TRAFFIC SIGNS SHALL HAVE A MINIMUM HIGH INTENSITY PRISMATIC GRADE SHEETING.
- ALL LOCAL RESIDENTIAL STREET SIGNS SHALL BE MOUNTED ON A 1.75" X 1.75" SQUARE TUBE SIGN POST AND STUB POST BASE. FOR OTHER APPLICATIONS, REFER TO THE CDOT STANDARD S-614-8 REGARDING USE OF THE P2 TUBULAR STEEL POST SLIPBASE DESIGN.
- ALL SIGNS SHALL BE SINGLE SHEET ALUMINUM WITH 0.100" MINIMUM THICKNESS.
- ALL LIMIT LINES/STOP LINES, CROSSWALK LINES, PAVEMENT LEGENDS, AND ARROWS SHALL BE A MINIMUM 125 MIL THICKNESS PREFORMED THERMOPLASTIC PAVEMENT MARKINGS WITH TAPERED LEADING EDGES PER CDOT STANDARD S-627-1. WORD AND SYMBOL MARKINGS SHALL BE THE NARROW TYPE. STOP BARS SHALL BE 24" IN WIDTH. CROSSWALKS LINES SHALL BE 12" WIDE AND 8' LONG PER CDOT S-627-1.
- ALL LONGITUDINAL LINES SHALL BE A MINIMUM 15MIL THICKNESS EPOXY PAINT. ALL NON-LOCAL RESIDENTIAL ROADWAYS SHALL INCLUDE BOTH RIGHT AND LEFT EDGE LINE STRIPING AND ANY ADDITIONAL STRIPING AS REQUIRED BY CDOT S-627-1.
- THE CONTRACTOR SHALL NOTIFY EL PASO COUNTY PLANNING AND COMMUNITY DEVELOPMENT SERVICES (719) 520-6819 PRIOR TO AND UPON COMPLETION OF SIGNING AND STRIPING.
- THE CONTRACTOR SHALL OBTAIN A WORK IN THE RIGHT OF WAY PERMIT FROM THE EL PASO COUNTY DEPARTMENT OF TRANSPORTATION PRIOR TO ANY SIGNAGE OR STRIPING WORK WITHIN AN EXISTING EL PASO COUNTY ROADWAY.

Revise Development Services to Planning and Community Development Department

**THE RESERVE AT CORRAL BLUFFS SUBDIVISION FIL. NO. 3**

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

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

NO.	REVISION	DATE	BY
1	COUNTY SUBMITTAL	7/31/13	JPS
2	COUNTY SUBMITTAL	10/21/13	JPS
3	FILING NO. 2	5/30/18	JPS
4	COUNTY COMMENTS	6/25/18	JPS
5	FILING NO. 3 SUBMITTAL	12/19/19	JPS

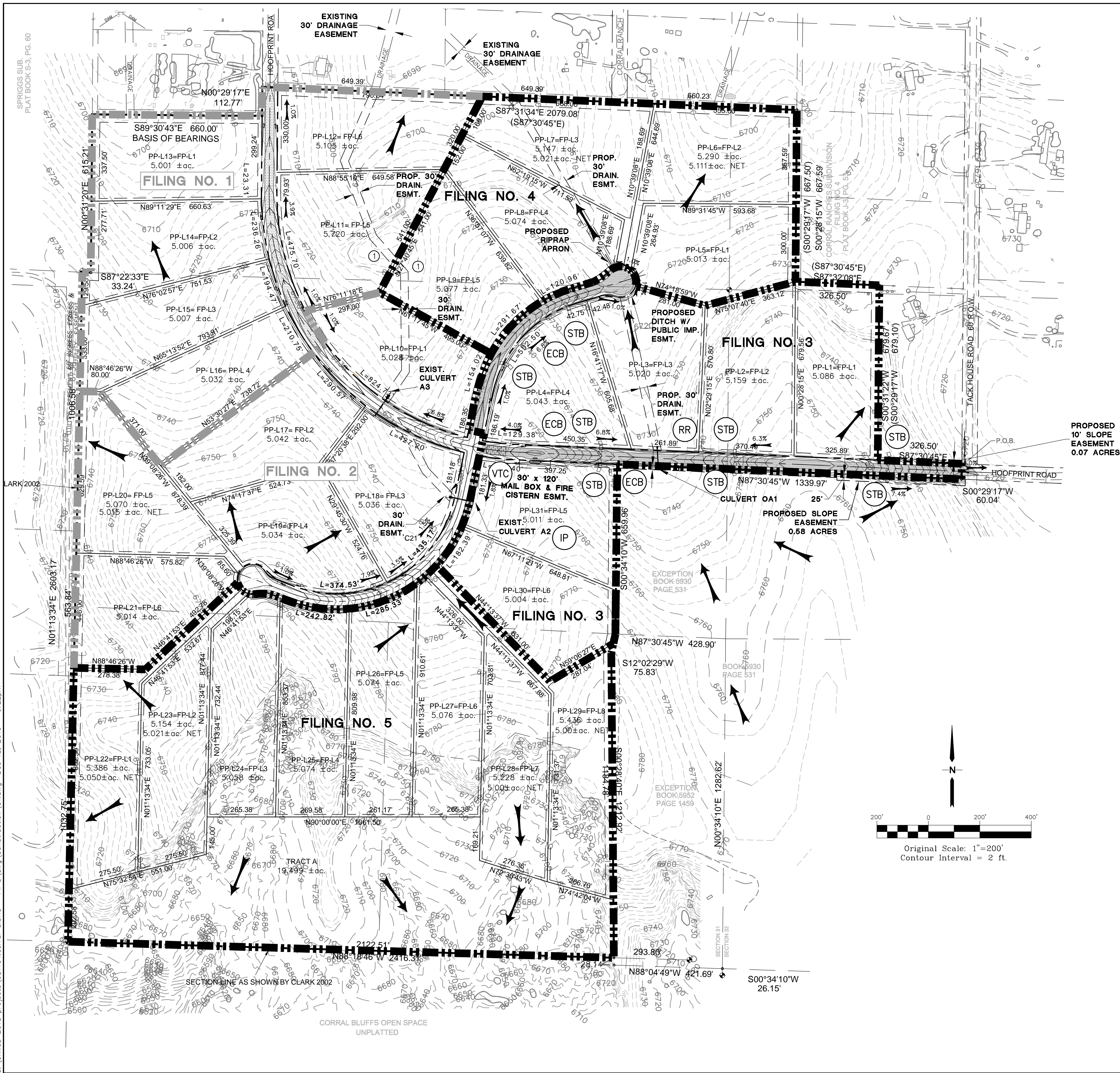
**GENERAL NOTES & TYPICAL SECTION**

HORIZ. SCALE:	N/A	DRAWN:	MSP
VERT. SCALE:	N/A	DESIGNED:	JPS
SURVEYED:	LWA	CHECKED:	JPS
CREATED:	01/30/12	LAST MODIFIED:	12/19/19
PROJECT NO:	081104	MODIFIED BY:	MSP
SHEET:			

**G2**

PCD File No. SF-19-XXX

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**GENERAL DRAINAGE NOTES:**

- INDIVIDUAL BUILDERS SHALL PROVIDE POSITIVE DRAINAGE AWAY FROM STRUCTURES AND ACCOUNT FOR POTENTIAL CROSS-LOT DRAINAGE IMPACTS WITHIN EACH LOT.
- BUILDERS AND PROPERTY OWNERS SHALL IMPLEMENT & MAINTAIN EROSION CONTROL BEST MANAGEMENT PRACTICES FOR PROTECTION OF DOWNSTREAM PROPERTIES AND FACILITIES INCLUDING PROTECTION OF EXISTING GRASS BUFFER STRIPS ALONG THE DOWNSTREAM PROPERTY BOUNDARIES.

**ESTIMATED EARTHWORK QUANTITY:**

UNCLASSIFIED EXCAVATION (TOTAL CUT) = 14,039 CY  
 EMBANKMENT FILL = 2,643 CY  
 NET (CUT) = 11,396 CY

\*(ASSUMES 15% COMPACTION FACTOR)

NOTE: THIS ESTIMATE IS PROVIDED FOR INFORMATION ONLY, REPRESENTING THE CALCULATED BULK EARTHWORK VOLUME NOT INCLUDING ANY ADJUSTMENTS FOR PAVEMENT DEPTHS. CONTRACTOR SHALL MAKE HIS OWN DETERMINATION OF EARTHWORK QUANTITIES AS BASIS FOR BID PRICING AND NOTIFY ENGINEER OF ANY DISCREPANCIES.

**KEYED NOTES:**

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

**BMP PHASING**

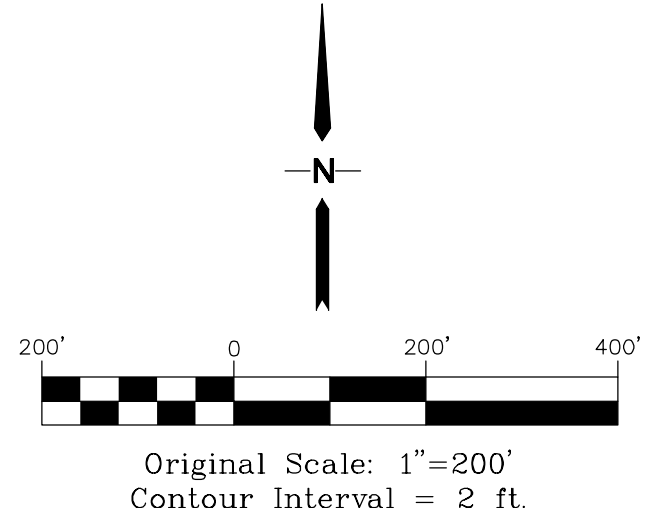
- INITIAL BMP'S**
- INSTALL VTC
  - INSTALL SILT FENCE
- INTERIM BMP'S**
- STRAW BALE CHECK DAMS
- FINAL BMP'S**
- RIPRAP APRONS
  - SEEDING

PROPOSED 10' SLOPE EASEMENT 0.07 ACRES

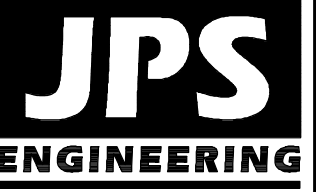
PROPOSED SLOPE EASEMENT 0.68 ACRES

**LEGEND**

- BOUNDARY LINES
- DRAINAGE BASIN BOUNDARY
- EXISTING CONTOUR
- PROPOSED SPOT ELEVATION (FLOWLINE)
- EXISTING SPOT ELEVATION (FLOWLINE)
- DRAINAGE CHANNEL
- PROPOSED FLOW DIRECTION ARROW
- PROPOSED CULVERT W/ FLARED END SECTIONS
- INLET PROTECTION (IP)
- RIPRAP (RR)
- VEHICLE TRACKING CONTROL PAD (VTC)
- STRAW BALE BARRIER @ 300' SPACING (STB)
- SILT FENCE (SF)
- STRAW BALES
- TEMPORARY SEED AND MULCH ON DISTURBED SLOPES (TM)
- EROSION CONTROL BLANKET DITCH LINING (NAG C350 OR EQUAL) (ECB)



**THE RESERVE AT CORRAL BLUFFS SUBDIVISION FIL. NO. 3**



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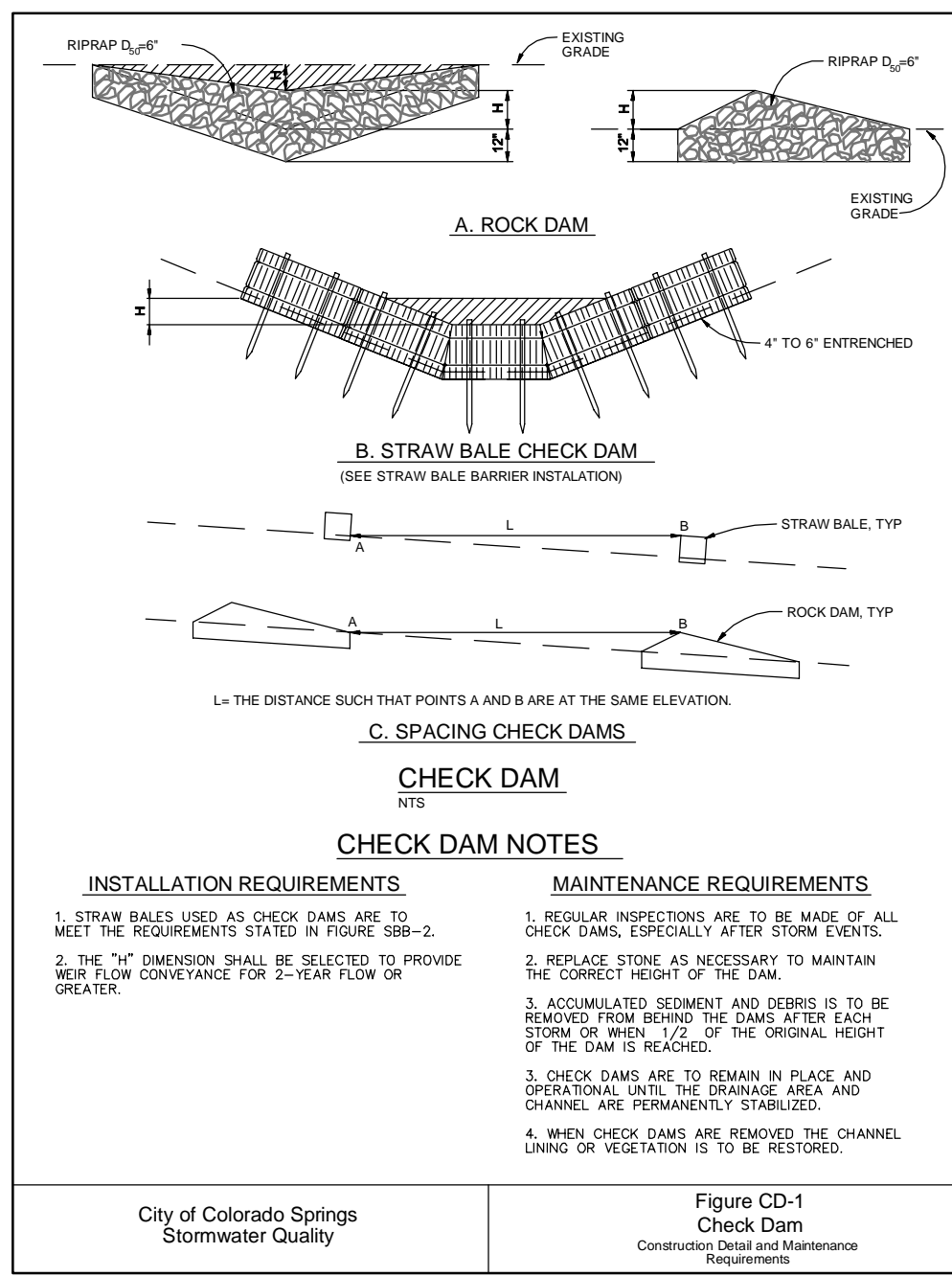
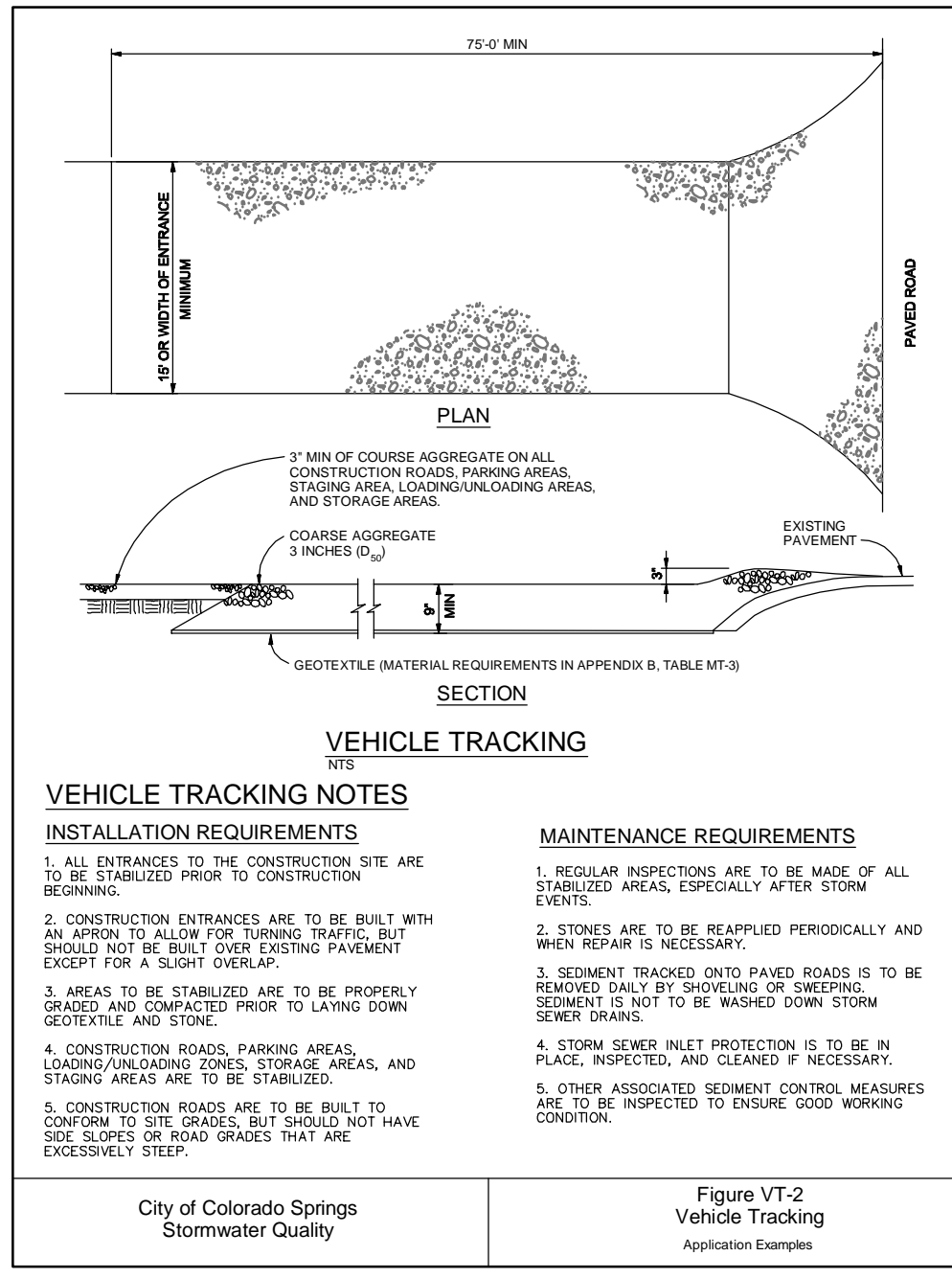
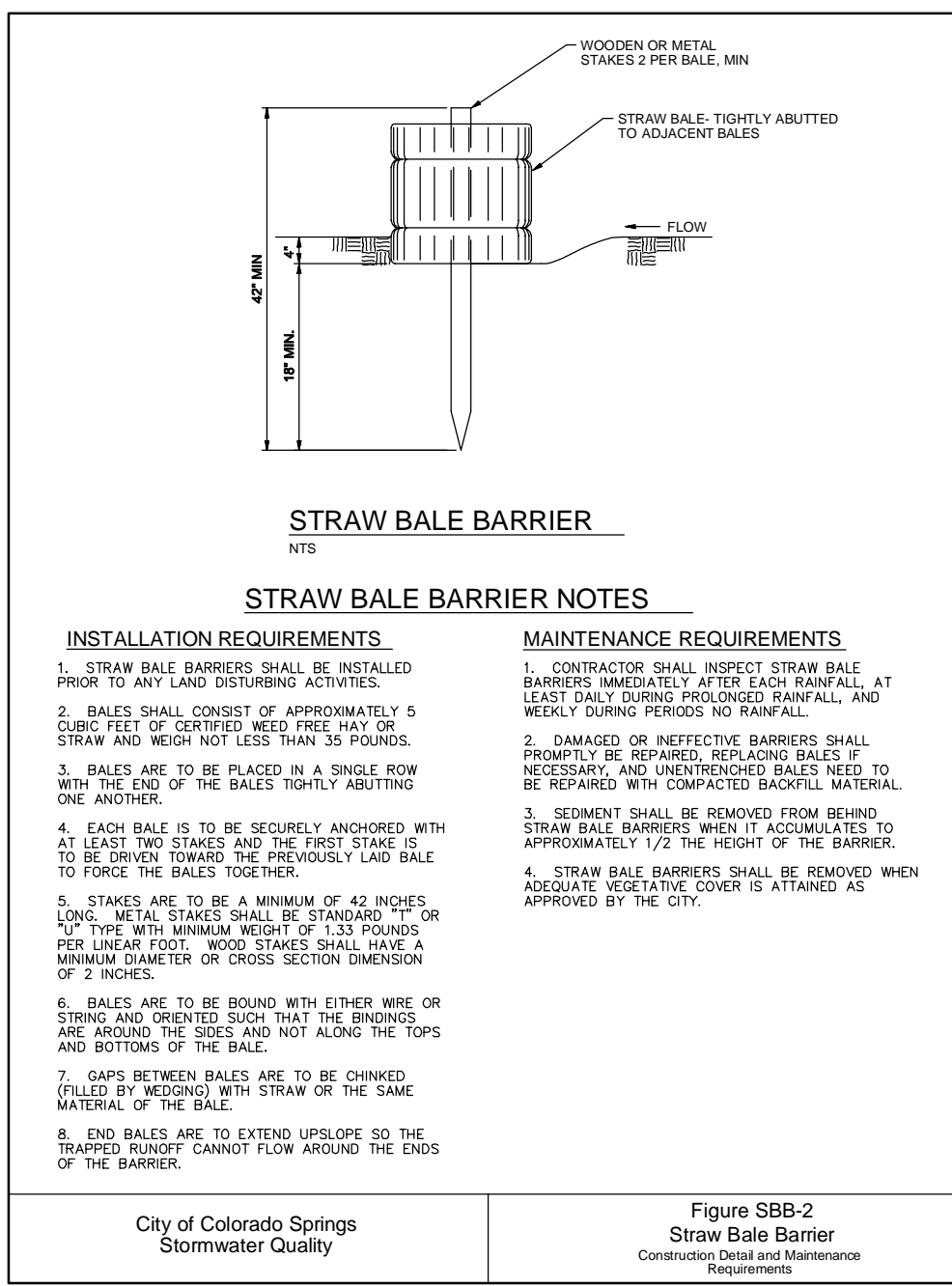
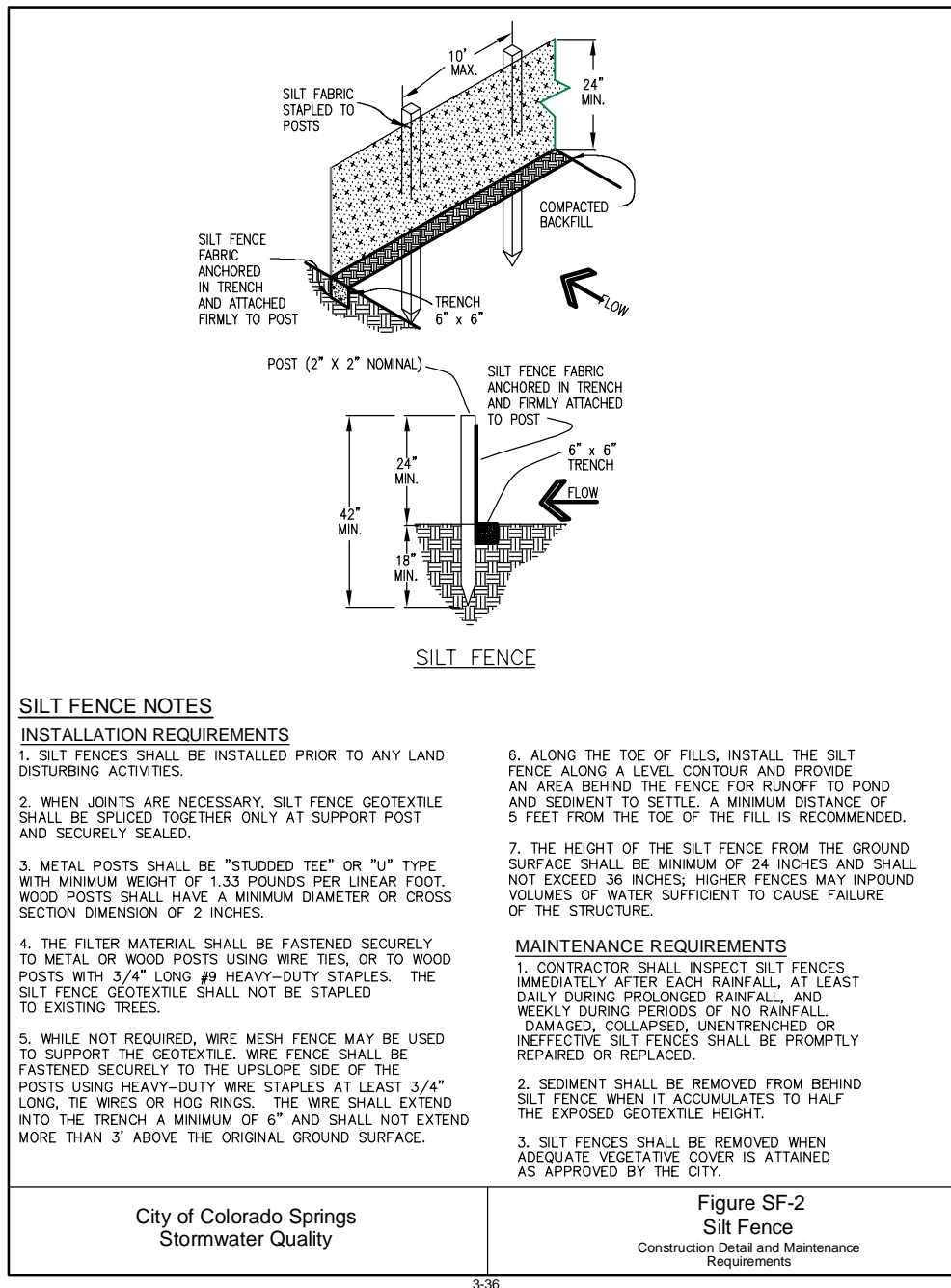
No.	REVISION	BY	DATE
1	COUNTY SUBMITTAL	JPS	3/8/13
2	COUNTY COMMENTS	JPS	7/31/13
3	COUNTY COMMENTS	JPS	10/21/13
4	FILING NO. 2	JPS	5/30/18
5	FILING NO. 3 SUBMITTAL	JPS	12/19/19

**GRADING AND EROSION CONTROL PLAN**

HORIZ. SCALE: 1"=200'	DRAWN: MSP
VERT. SCALE: N/A	DESIGNED: JPS
SURVEYED: LWA	CHECKED: JPS
CREATED: 02/20/12	LAST MODIFIED: 12/19/19
PROJECT NO: 081104	MODIFIED BY: MSP

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

- REVISION 7/02/19
1. STORMWATER DISCHARGES FROM CONSTRUCTION SITES SHALL NOT CAUSE OR THREATEN TO CAUSE POLLUTION, CONTAMINATION, OR DEGRADATION OF STATE WATERS...
2. NOTWITHSTANDING ANYTHING DEPICTED IN THESE PLANS IN WORDS OR GRAPHIC REPRESENTATION, ALL DESIGN AND CONSTRUCTION RELATED TO ROADS, STORM DRAINAGE AND EROSION CONTROL SHALL CONFORM TO THE STANDARDS AND REQUIREMENTS OF THE MOST RECENT VERSION OF THE RELEVANT ADOPTED EL PASO COUNTY STANDARDS...
3. 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...
4. ONCE THE ESQCP IS APPROVED AND A NOTICE TO PROCEED HAS BEEN ISSUED, THE CONTRACTOR MAY INSTALL THE INITIAL STAGE EROSION AND SEDIMENT CONTROL MEASURES AS INDICATED ON THE APPROVED GEC...
5. CONTROL MEASURES MUST BE INSTALLED PRIOR TO COMMENCEMENT OF ACTIVITIES THAT COULD CONTRIBUTE POLLUTANTS TO STORMWATER...
6. ALL TEMPORARY SEDIMENT AND EROSION CONTROL MEASURES SHALL BE MAINTAINED AND REMAIN IN EFFECTIVE OPERATING CONDITION UNTIL PERMANENT SOIL EROSION CONTROL MEASURES ARE IMPLEMENTED AND FINAL STABILIZATION IS ESTABLISHED...
7. TEMPORARY STABILIZATION SHALL BE IMPLEMENTED ON DISTURBED AREAS AND STOCKPILES WHERE GROUND DISTURBING CONSTRUCTION ACTIVITY HAS PERMANENTLY CEASED OR TEMPORARILY CEASED FOR LONGER THAN 14 DAYS...
8. FINAL STABILIZATION MUST BE IMPLEMENTED AT ALL APPLICABLE CONSTRUCTION SITES. FINAL STABILIZATION IS ACHIEVED WHEN ALL GROUND DISTURBING ACTIVITIES ARE COMPLETE AND ALL DISTURBED AREAS EITHER HAVE A UNIFORM VEGETATIVE COVER WITH INDIVIDUAL PLANT DENSITY OF 70 PERCENT OF PRE-DISTURBANCE LEVELS ESTABLISHED OR EQUIVALENT PERMANENT ALTERNATIVE STABILIZATION METHOD IS IMPLEMENTED...
9. ALL PERMANENT STORMWATER MANAGEMENT FACILITIES SHALL BE INSTALLED AS DESIGNED IN THE APPROVED PLANS...
10. EARTH DISTURBANCES SHALL BE CONDUCTED IN SUCH A MANNER SO AS TO EFFECTIVELY MINIMIZE ACCELERATED SOIL EROSION AND RESULTING SEDIMENTATION...
11. COMPACTION OF SOIL MUST BE PREVENTED IN AREAS DESIGNATED FOR INFILTRATION CONTROL MEASURES...
12. ANY TEMPORARY OR PERMANENT FACILITY DESIGNED AND CONSTRUCTED FOR THE CONVEYANCE OF STORMWATER AROUND, THROUGH, OR FROM THE EARTH DISTURBANCE AREA SHALL BE A STABILIZED CONVEYANCE DESIGNED TO MINIMIZE EROSION AND THE DISCHARGE OF SEDIMENT OFF SITE...
13. CONCRETE WASH WATER SHALL BE CONTAINED AND DISPOSED OF IN ACCORDANCE WITH THE SWMP...
14. DURING DEWATERING OPERATIONS OF UNCONTAMINATED GROUND WATER MAY BE DISCHARGED ON SITE, BUT SHALL NOT LEAVE THE SITE IN THE FORM OF SURFACE RUNOFF UNLESS AN APPROVED STATE DEWATERING PERMIT IS IN PLACE...
15. EROSION CONTROL BLANKETING OR OTHER PROTECTIVE COVERING SHALL BE USED ON SLOPES STEEPER THAN 3:1...
16. CONTRACTOR SHALL BE RESPONSIBLE FOR THE REMOVAL OF ALL WASTES FROM THE CONSTRUCTION SITE FOR DISPOSAL IN ACCORDANCE WITH LOCAL AND STATE REGULATORY REQUIREMENTS...
17. WASTE MATERIALS SHALL NOT BE TEMPORARILY PLACED OR STORED IN THE STREET, ALLEY, OR OTHER PUBLIC WAY...
18. TRACKING OF SOILS AND CONSTRUCTION DEBRIS OFF-SITE SHALL BE MINIMIZED...
19. THE OWNER/DEVELOPER SHALL BE RESPONSIBLE FOR THE REMOVAL OF ALL CONSTRUCTION DEBRIS, DIRT, TRASH, ROCK, SEDIMENT, SOIL, AND SAND THAT MAY ACCUMULATE IN ROADS, STORM DRAINS AND OTHER DRAINAGE CONVEYANCE SYSTEMS...
20. THE QUANTITY OF MATERIALS STORED ON THE PROJECT SITE SHALL BE LIMITED, AS MUCH AS PRACTICAL, TO THAT QUANTITY REQUIRED TO PERFORM THE WORK IN AN ORDERLY SEQUENCE...
21. NO CHEMICAL(S) HAVING THE POTENTIAL TO BE RELEASED IN STORMWATER ARE TO BE STORED OR USED ONSITE UNLESS PERMISSION FOR THE USE OF SUCH CHEMICAL(S) IS GRANTED IN WRITING BY THE ECM ADMINISTRATOR...
22. BULK STORAGE OF ALLOWED PETROLEUM PRODUCTS OR OTHER ALLOWED LIQUID CHEMICALS IN EXCESS OF 55 GALLONS SHALL REQUIRE ADEQUATE SECONDARY CONTAINMENT PROTECTION...
23. NO PERSON SHALL CAUSE THE IMPEDIMENT OF STORMWATER FLOW IN THE CURB AND GUTTER OR DITCH EXCEPT WITH APPROVED SEDIMENT CONTROL MEASURES...
24. OWNER/DEVELOPER AND THEIR AGENTS SHALL COMPLY WITH THE COLORADO WATER QUALITY CONTROL ACT (TITLE 25, ARTICLE 8, CRS), AND THE 'CLEAN WATER ACT' (33 USC 1344), IN ADDITION TO THE REQUIREMENTS OF THE LAND DEVELOPMENT CODE, DCM VOLUME II AND THE ECM APPENDIX I...
25. ALL CONSTRUCTION TRAFFIC MUST ENTER/EXIT THE SITE ONLY AT APPROVED CONSTRUCTION ACCESS POINTS...
26. PRIOR TO CONSTRUCTION THE PERMITTEE SHALL VERIFY THE LOCATION OF EXISTING UTILITIES...
27. A WATER SOURCE SHALL BE AVAILABLE ON SITE DURING EARTHWORK OPERATIONS AND SHALL BE UTILIZED AS REQUIRED TO MINIMIZE DUST FROM EARTHWORK EQUIPMENT AND WIND...
28. THE SOILS REPORT FOR THIS SITE SHALL BE CONSIDERED A PART OF THESE PLANS...
29. AT LEAST TEN (10) DAYS PRIOR TO THE ANTICIPATED START OF CONSTRUCTION, FOR PROJECTS THAT WILL DISTURB ONE (1) ACRE OR MORE, THE OWNER OR OPERATOR OF CONSTRUCTION ACTIVITY SHALL SUBMIT A PERMIT APPLICATION FOR STORMWATER DISCHARGE TO THE COLORADO DEPARTMENT OF PUBLIC HEALTH AND ENVIRONMENT, WATER QUALITY DIVISION...
30. THE APPLICATION CONTAINS CERTIFICATION OF COMPLETION OF A STORMWATER MANAGEMENT PLAN (SMWP), OF WHICH THIS GRADING AND EROSION CONTROL PLAN MAY BE A PART. FOR INFORMATION OR APPLICATION MATERIALS CONTACT:



SEEDING MIX: TABLE with columns for GRASS, VARIETY, and AMOUNT IN PLS LBS. PER ACRE. Includes rows for Crested Wheat Grass, Perennial Rye, Western Wheatgrass, Smooth Brome Grass, and Sideoats Grama.

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

MULCHING APPLICATION: CONFORM TO CDOT SPEC-SECTION 213.

SEDIMENT CONTROL MAINTENANCE PROGRAM: FREQUENCY BI-WEEKLY RE-VEGETATION OF EXPOSED SOILS WITHIN 21 DAYS OF GRADING. SEDIMENT REMOVAL FROM BMP'S MONTHLY. REMOVAL OF BMP'S AFTER STABILIZATION ACHIEVED.

1 AND AFTER ANY PRECIPITATION OR SNOW MELT EVENT THAT CAUSES SURFACE EROSION. 2 ACCUMULATED SEDIMENT AND DEBRIS SHALL BE REMOVED WHEN THE SEDIMENT LEVEL REACHES ONE HALF THE HEIGHT OF THE BMP OR AT ANY TIME THAT SEDIMENT OR DEBRIS ADVERSELY IMPACTS THE FUNCTION OF THE BMP.

ESTIMATED TIME SCHEDULE: TABLE with columns for Activity (INSTALL BMP'S, ROADWAY GRADING, SEEDING & MULCHING, STABILIZATION) and Date (APRIL 2020, APRIL 2020, SEPTEMBER 2020, AUGUST 2021).

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

NOTE: NOTWITHSTANDING ANY DETAILS, NOTES OR PLANS SHOWN ON THESE DRAWINGS, ALL EROSION CONTROL DESIGNS AND INSTALLATIONS SHALL CONFORM TO EL PASO COUNTY STANDARDS AND POLICIES UNLESS OTHERWISE APPROVED IN WRITING.

THE RESERVE AT CORRAL BLUFFS SUBDIVISION FIL. NO. 3

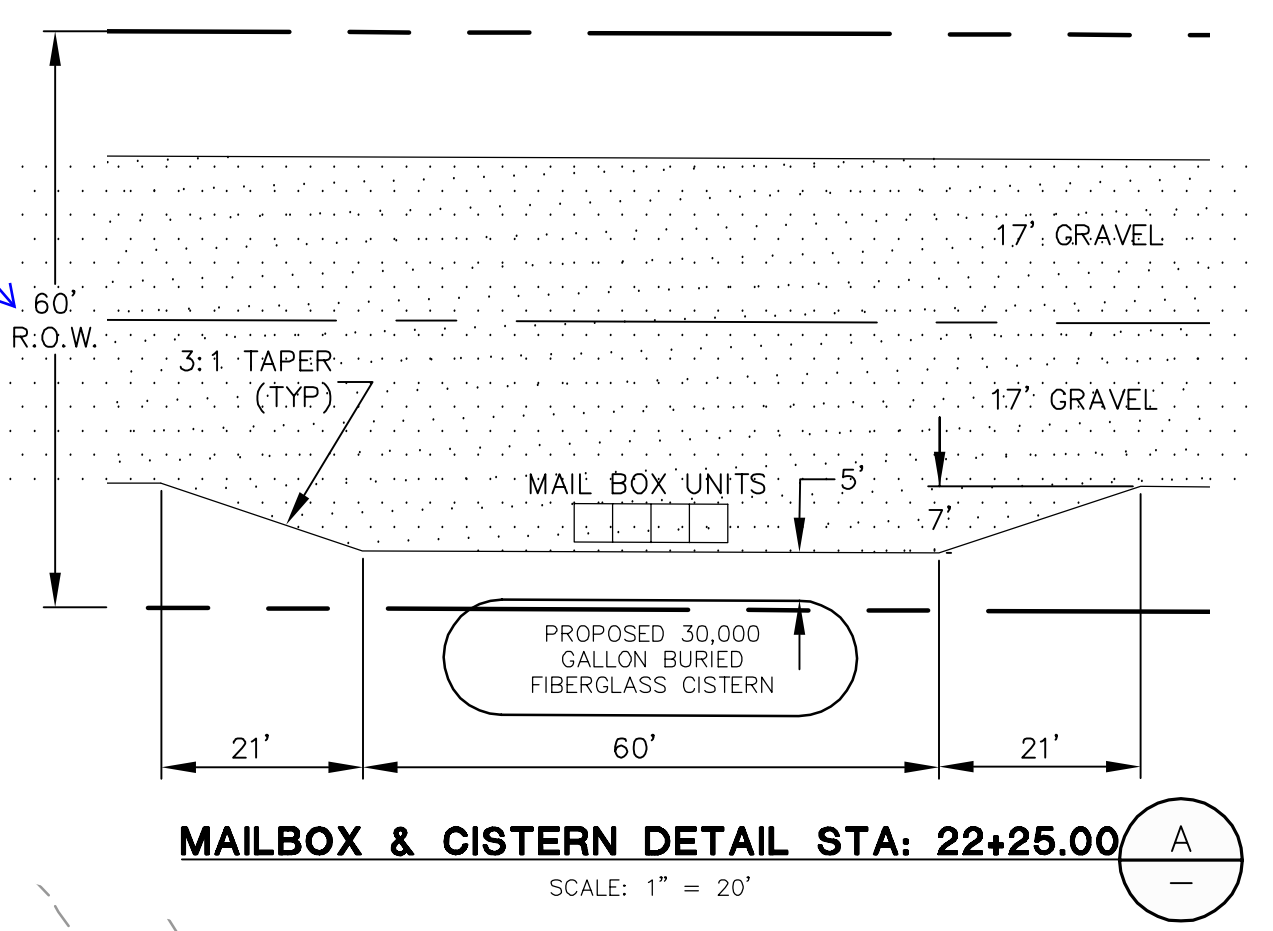
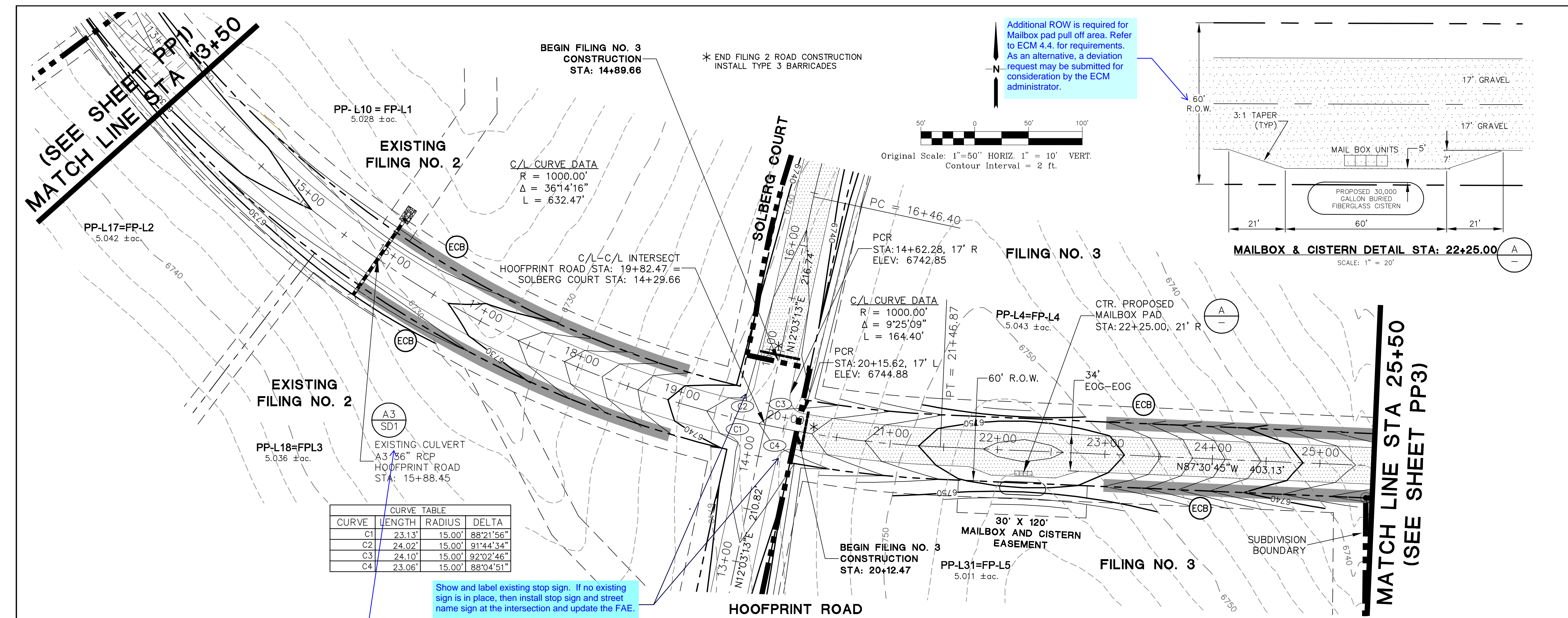
JPS ENGINEERING logo and contact information: 19 E. Willamette Ave. Colorado Springs, CO 80903. PH: 719-477-9429 FAX: 719-471-0766 www.jpsengr.com

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

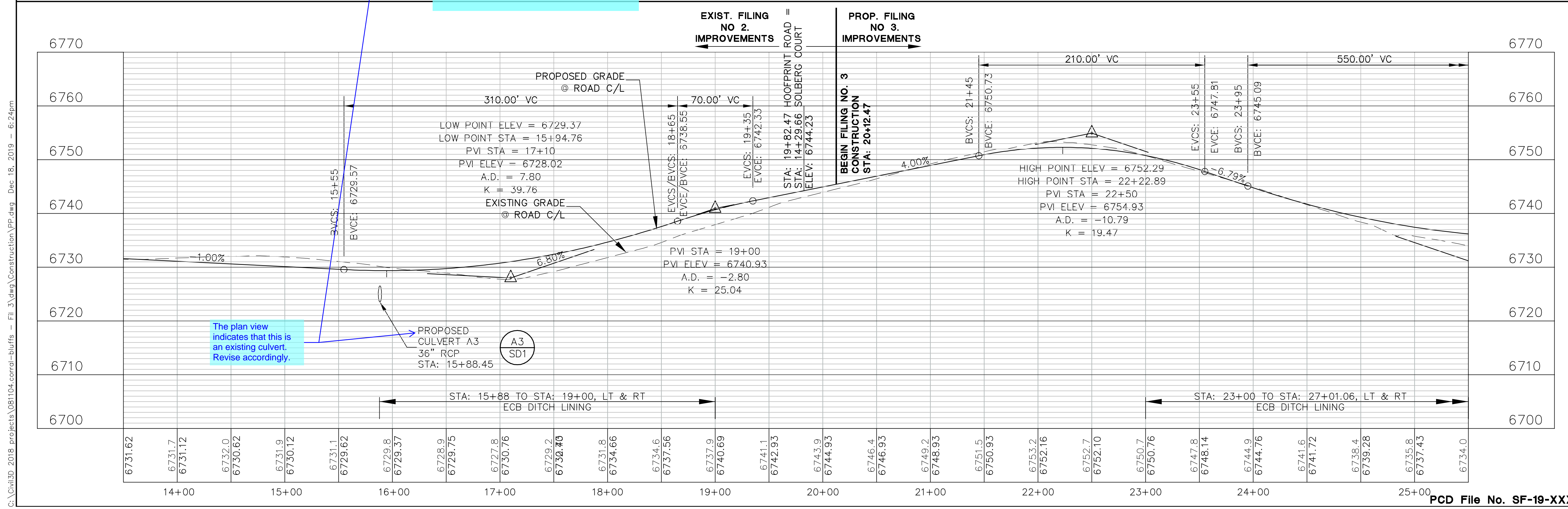
REVISION table with columns for No., Date, and Description. Includes entries for County Submittal and Filing No. 2 and 3.

EROSION CONTROL NOTES & DETAILS

Project metadata table including HORIZ. SCALE, VERT. SCALE, SURVEYED, CREATED, PROJECT NO., SHEET, DRAWN, DESIGNED, CHECKED, LAST MODIFIED, and MODIFIED BY.



Show and label existing stop sign. If no existing sign is in place, then install stop sign and street name sign at the intersection and update the FAE.



The plan view indicates that this is an existing culvert. Revise accordingly.

**THE RESERVE AT CORRAL BLUFFS SUBDIVISION FIL. NO. 3**

**JPS ENGINEERING**

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

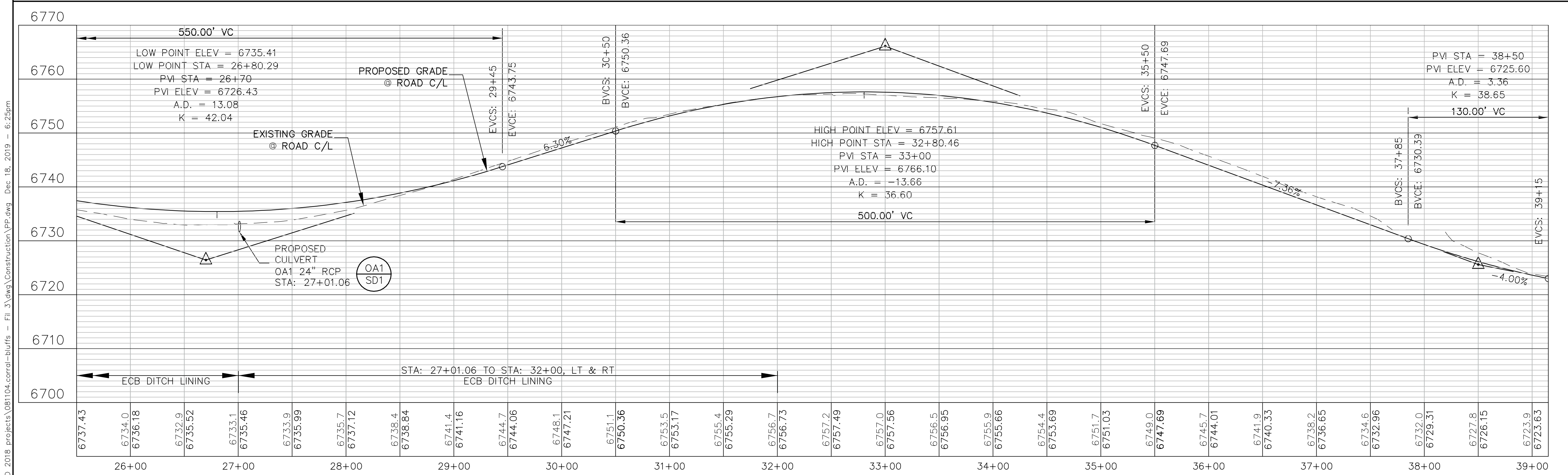
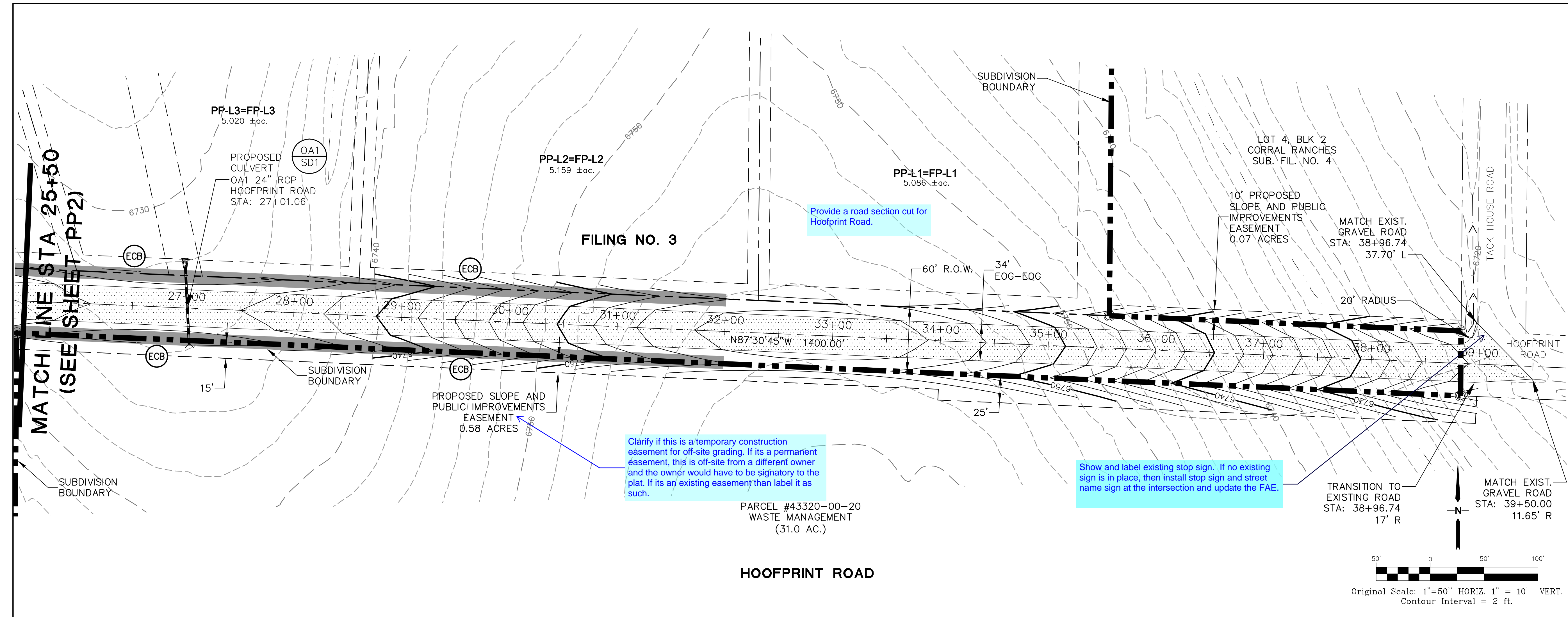
CALL UTILITY NOTIFICATION CENTER OF COLORADO  
**1-800-922-1987**  
CALL 2-BUSINESS DAYS IN ADVANCE BEFORE YOU DIG, GRADE, OR EXCAVATE FOR THE MARKING OF UNDERGROUND MEMBER UTILITIES.

No.	REVISION	BY	DATE
1	COUNTY SUBMITTAL	JPS	3/8/13
2	COUNTY COMMENTS	JPS	7/31/13
3	COUNTY COMMENTS	JPS	10/21/13
4	FILING NO. 2	JPS	5/30/18
5	FILING NO. 3 SUBMITTAL	JPS	12/19/19

**HOOFPRINT ROAD  
PLAN AND PROFILE  
STA: 13+50 TO 25+50**

HORZ. SCALE: 1" = 50'  
VERT. SCALE: 1" = 10'  
DESIGNED: MSP  
CHECKED: JPS  
SURVEYED: LWA  
LAST MODIFIED: 12/19/19  
CREATED: 01/30/12  
PROJECT NO: 081104  
MODIFIED BY: MSP  
SHEET: **PP2**  
DRAWN: MSP  
DESIGNED: JPS  
CHECKED: JPS  
LAST MODIFIED: 12/19/19  
MODIFIED BY: MSP

G:\Civil3D 2018 projects\081104\corral-bluffs - Fil 3\dwg\Construction\PP.dwg Dec 18, 2019 - 6:24pm



**THE RESERVE AT CORRAL BLUFFS SUBDIVISION FIL. NO. 3**

**JPS ENGINEERING**

19 E. Willamette Ave.  
Colorado Springs, CO 80903

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

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

No.	REVISION	BY	DATE
1	COUNTY SUBMITTAL	JPS	3/8/13
2	COUNTY COMMENTS	JPS	7/31/13
3	COUNTY COMMENTS	JPS	10/21/13
4	FILING NO. 3 SUBMITTAL	JPS	12/19/19

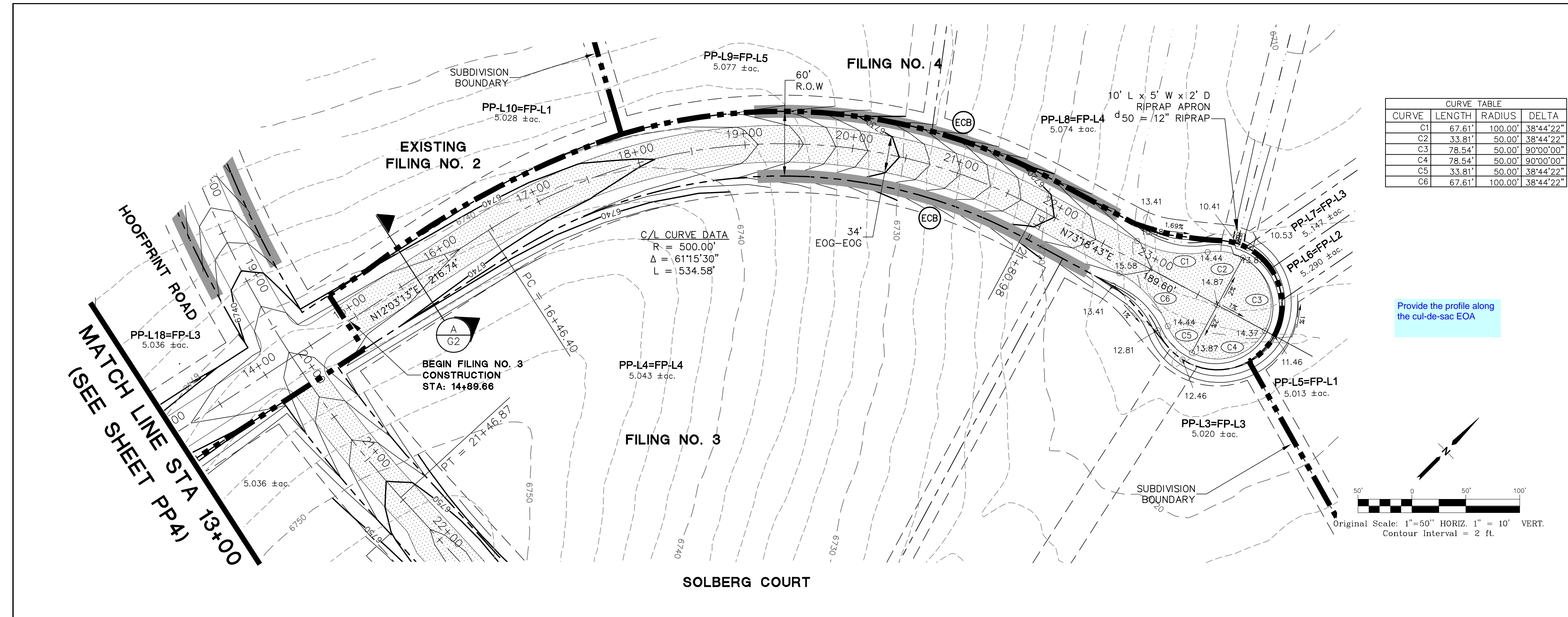
**HOOFPRINT ROAD PLAN AND PROFILE STA: 25+50 TO 39+00**

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VERT. SCALE: 1"=10'  
SURVEYED: LWA  
CREATED: 01/30/12  
PROJECT NO: 081104  
SHEET:

DRAWN: MSP  
DESIGNED: JPS  
CHECKED: JPS  
LAST MODIFIED: 12/19/19  
MODIFIED BY: MSP

**PP3**

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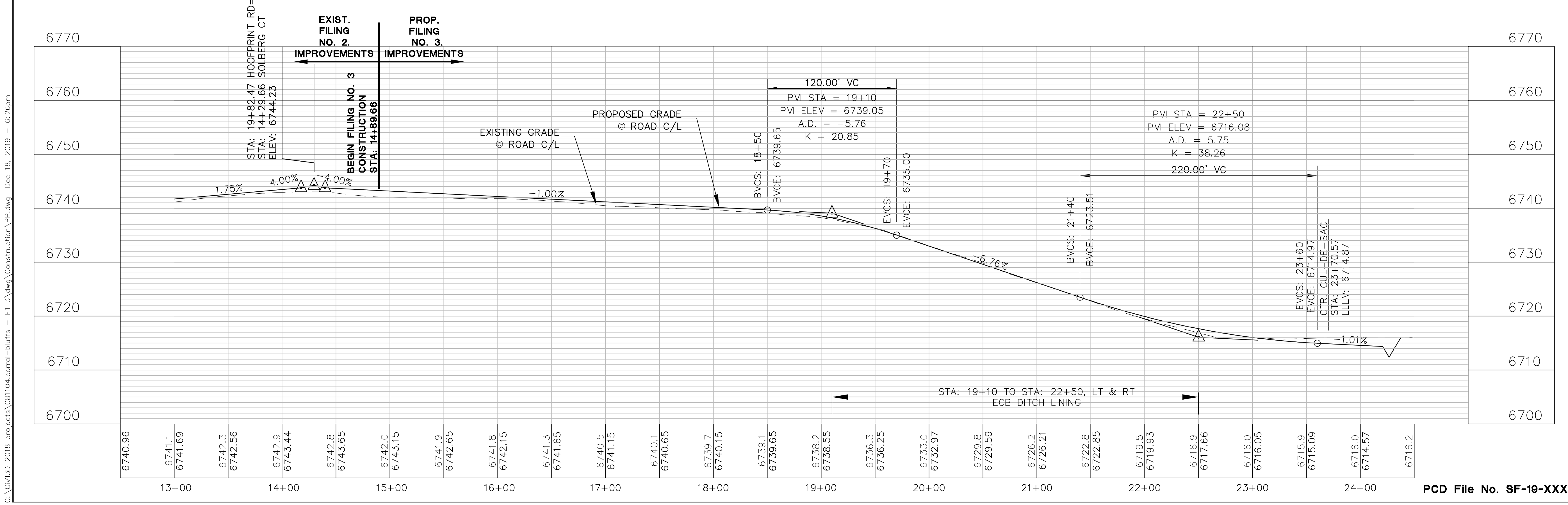
**THE RESERVE AT CORRAL BLUFFS SUBDIVISION FIL. NO. 3**

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

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

NO.	REVISION	BY	DATE
1	COUNTY SUBMITTAL	JPS	3/8/13
2	COUNTY COMMENTS	JPS	7/31/13
3	COUNTY COMMENTS	JPS	10/21/13
4	FILING NO. 2	JPS	5/30/18
5	FILING NO. 3 SUBMITTAL	JPS	12/19/19

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



**HORIZ. SCALE: 1" = 50'**  
**VERT. SCALE: 1" = 10'**  
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**CREATED: 01/30/12**  
**PROJECT NO: 081104**  
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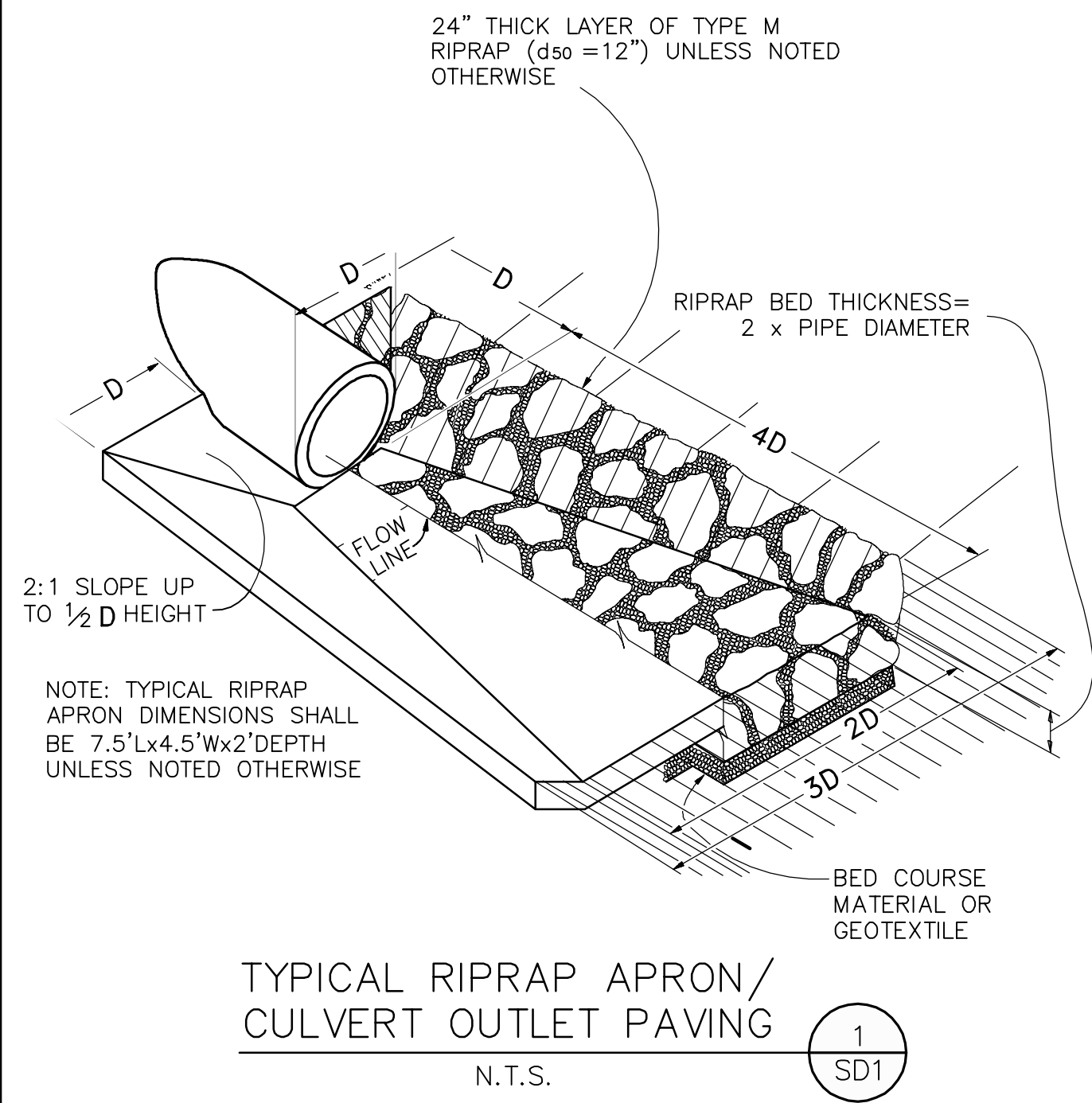
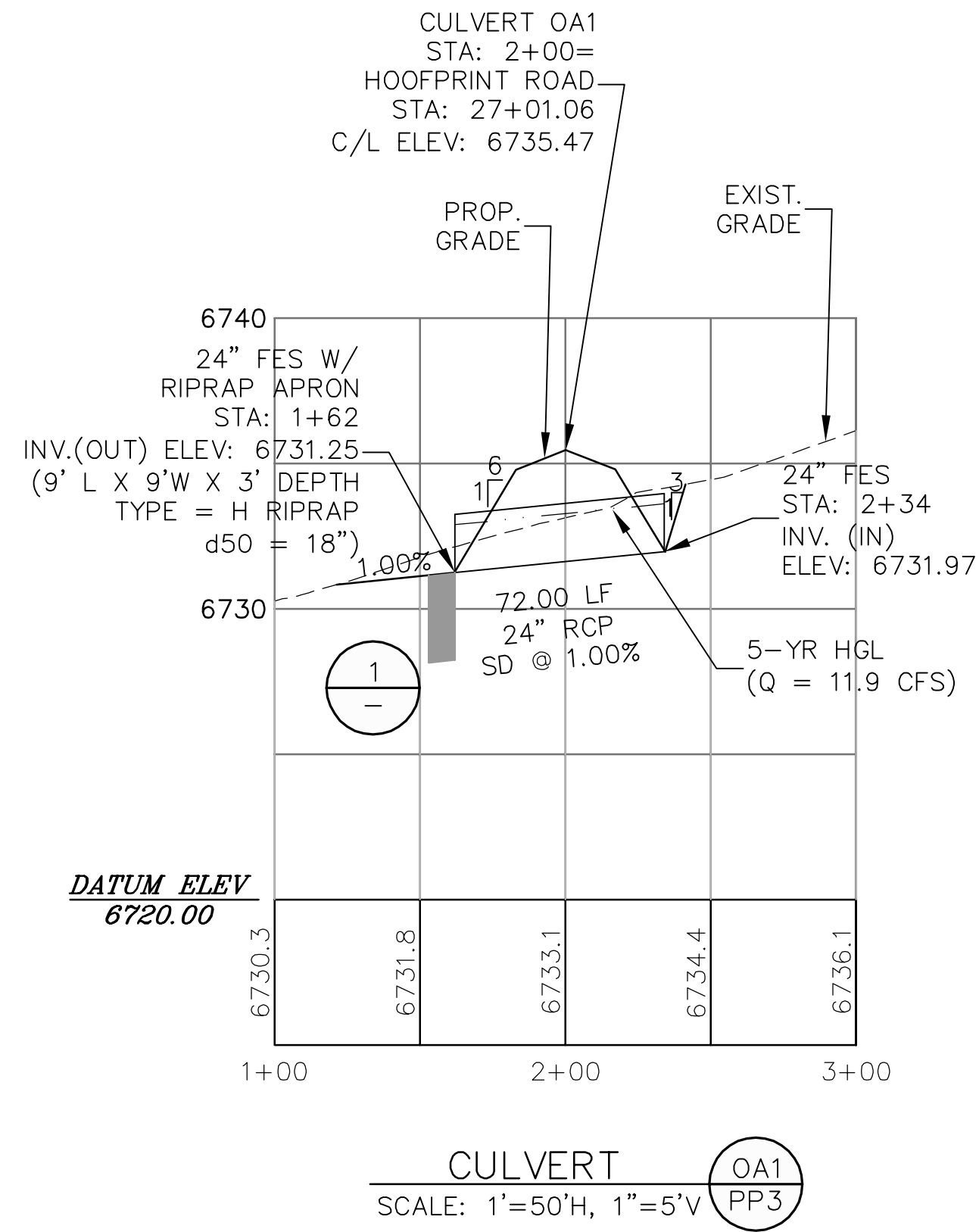
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**MODIFIED BY: MSP**

**PP5**

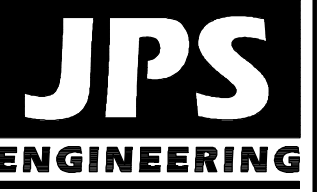
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**FILING NO. 3**



**THE RESERVE AT CORRAL BLUFFS SUBDIVISION FIL. NO. 3**



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



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

No.	REVISION	BY	DATE
1	COUNTY SUBMITTAL	JPS	3/8/13
2	COUNTY COMMENTS	JPS	7/31/13
3	COUNTY SUBMITTAL	JPS	10/21/13
4	FILING NO. 2	JPS	5/30/18
5	FILING NO. 3 SUBMITTAL	JPS	12/19/19

**CULVERT  
PROFILES**

HORIZ. SCALE: 1" = 50'	DRAWN: MSP
VERT. SCALE: 1" = 5'	DESIGNED: JPS
SURVEYED: LWA	CHECKED: JPS
CREATED: 02/20/12	LAST MODIFIED: 12/19/19
PROJECT NO: 081104	MODIFIED BY: MSP

SHEET: **SD1**



# Construction Drawings\_V1.pdf Markup Summary

## Callout (11)

THE CALLOUT SHOULD BE PLACED WITHIN THE DRAWING AREA OR IMMEDIATELY ADJACENT TO THE CALLOUT LINE. THE CALLOUT SHOULD BE PLACED WITHIN THE DRAWING AREA OR IMMEDIATELY ADJACENT TO THE CALLOUT LINE. THE CALLOUT SHOULD BE PLACED WITHIN THE DRAWING AREA OR IMMEDIATELY ADJACENT TO THE CALLOUT LINE.

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**Page Label:** 2  
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**Author:** Daniel Torres  
**Date:** 4/20/2020 8:32:37 AM  
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Revise to DPW

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**Author:** Daniel Torres  
**Date:** 4/20/2020 8:32:37 AM  
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SF20-7

THE CALLOUT SHOULD BE PLACED WITHIN THE DRAWING AREA OR IMMEDIATELY ADJACENT TO THE CALLOUT LINE. THE CALLOUT SHOULD BE PLACED WITHIN THE DRAWING AREA OR IMMEDIATELY ADJACENT TO THE CALLOUT LINE. THE CALLOUT SHOULD BE PLACED WITHIN THE DRAWING AREA OR IMMEDIATELY ADJACENT TO THE CALLOUT LINE.

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**Author:** Daniel Torres  
**Date:** 4/20/2020 8:32:40 AM  
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Revise Development Services to Planning and  
Community Development Department

DEVELOPMENT SERVICES (719)  
IN THE EL PASO COUNTY  
THAN AN EXISTING EL PASO

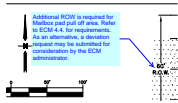
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Department

CONTRACTOR SHALL OBTAIN A WORK IN  
ENT OF TRANSPORTATION PRIOR TO ANY  
ROADWAY.

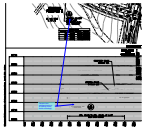
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Department of Public Works



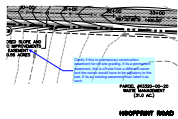
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**Date:** 4/20/2020 8:32:45 AM  
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Additional ROW is required for Mailbox pad pull off area. Refer to ECM 4.4. for requirements. As an alternative, a deviation request may be submitted for consideration by the ECM administrator.



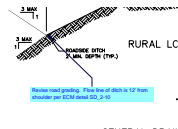
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The plan view indicates that this is an existing culvert. Revise accordingly.



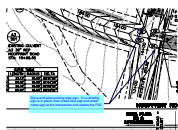
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Clarify if this is a temporary construction easement for off-site grading. If its a permanent easement, this is off-site from a different owner and the owner would have to be signatory to the plat. If its an existing easement than label it as such.



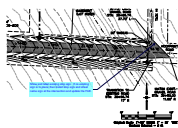
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Revise road grading. Flow line of ditch is 12' from shoulder per ECM detail SD\_2-10



**Subject:** Callout  
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**Date:** 4/20/2020 8:32:57 AM  
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Show and label existing stop sign. If no existing sign is in place, then install stop sign and street name sign at the intersection and update the FAE.



**Subject:** Callout  
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**Date:** 4/20/2020 8:33:02 AM  
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Show and label existing stop sign. If no existing sign is in place, then install stop sign and street name sign at the intersection and update the FAE.

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Highlight (5)


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TY DOT A

**Subject:** Highlight  
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TY DOT, II

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**Author:** Daniel Torres  
**Date:** 4/20/2020 8:32:40 AM  
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MATERIALLY DAMAGE THE P  
WILL NOT BE VISIBLE UNDER  
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3. ANY DEVIATION FROM TH  
DEVELOPMENT SERVICES.  
4. ALL SIGNS SHOWN ON TI  
OR BE REUSED IF THEY MEI  
5. STREET NAME AND REGU

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NT SERVICES (7

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**Author:** Daniel Torres  
**Date:** 4/20/2020 8:32:43 AM  
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12. ALL LONGITUDINAL LINES SHALL BE A  
ROADWAYS SHALL INCLUDE BOTH RIGHT A  
REQUIRED BY DOT S-427-1.  
13. THE CONTRACTOR SHALL NOTIFY ELP  
520-6819 PRIOR TO AND UPON COMPLET  
14. THE CONTRACTOR SHALL OBTAIN A #  
DEPARTMENT OF TRANSPORTATION PRIOR  
COUNTY ROADWAY.

**Subject:** Highlight  
**Page Label:** 2  
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**Date:** 4/20/2020 8:32:45 AM  
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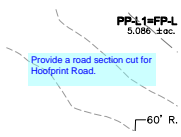
Text Box (2)

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Provide the profile along  
the cul-de-sac EOA

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**Page Label:** 7  
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**Date:** 4/20/2020 8:32:56 AM  
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Provide the profile along the cul-de-sac EOA



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**Color:** ■  
**Layer:**  
**Space:**

Provide a road section cut for Hoofprint Road.