

# TANNER RANCH FILING NO. 1 SITE CONSTRUCTION DRAWINGS

EL PASO COUNTY, COLORADO

**BENCHMARKS:**

- NO. 4 REBAR LOCATED APPROXIMATELY 75 LF WEST OF THE NORTHWEST PROPERTY CORNER. (EL=6259.54)
- NO. 4 REBAR LOCATED APPROXIMATELY 10 LF SOUTHWEST OF THE NORTHEAST PROPERTY CORNER. (EL=6222.24)

**GENERAL CONSTRUCTION NOTES:**

- ALL MATERIALS AND WORKMANSHIP SHALL BE IN COMPLIANCE WITH THE EL PASO COUNTY ENGINEERING CRITERIA MANUAL.
- THE CONTRACTOR SHALL VERIFY THE LOCATION OF ALL EXISTING UTILITIES PRIOR TO ACTUAL CONSTRUCTION. ALL EXISTING UTILITIES SHOWN ARE BASED ON INFORMATION OF RECORD. THE CONTRACTOR IS RESPONSIBLE TO TAKE PRECAUTIONARY MEASURES TO PROTECT THE EXISTING UTILITIES SHOWN HEREON AND ANY OTHER EXISTING UTILITIES NOT OF RECORD OR NOT SHOWN ON THESE PLANS AND AGREES TO ACCEPT FULL RESPONSIBILITY FOR FAILURE TO LOCATE AND PRESERVE ANY AND ALL EXISTING UTILITIES.
- THE HORIZONTAL AND VERTICAL LOCATION OF EXISTING IMPROVEMENTS TO BE MET BY THE PROPOSED IMPROVEMENTS SHOWN ON THESE PLANS SHALL BE CONFIRMED BY FIELD MEASUREMENTS PRIOR TO CONSTRUCTION. ANY SIGNIFICANT DISCREPANCIES FOUND BETWEEN THIS PLAN SET AND ACTUAL FIELD CONDITIONS SHALL BE IMMEDIATELY REPORTED TO THE ENGINEER OF RECORD FOR APPROPRIATE ACTION.
- THE CONTRACTOR IS ADVISED THAT ALL EXISTING CONDITIONS OUTSIDE THE AREA OF WORK SHALL BE PROTECTED, IF DAMAGE OCCURS DURING CONSTRUCTION, IT WILL BE REPLACED IN THE ORIGINAL EXISTING CONDITION AT THE CONTRACTOR'S EXPENSE.
- ALL DISTURBED PAVEMENT EDGES WILL BE CUT TO NEAT LINES. THE THICKNESS OF ANY REPLACED ASPHALT AND BASE COURSE SHALL EQUAL OR EXCEED THE EXISTING THICKNESS.
- WHEN ABUTTING NEW PAVEMENT TO EXISTING, OR TO REMOVE ANY BROKEN OR CRACKED PAVEMENT, SAWCUT EXISTING PAVEMENT TO A STRAIGHT EDGE AND AT A RIGHT ANGLE, OR AS APPROVED BY THE DISTRICT INSPECTOR.
- FINAL GRADES OF PAVING SHALL PROVIDE POSITIVE DRAINAGE. STANDING WATER POCKETS OR PONDING SHALL NOT BE ACCEPTABLE.
- WHERE REMOVAL OF EXISTING CURB, GUTTER, SIDEWALK, OR PAVEMENT IS REQUIRED, THE CONTRACTOR SHALL SAWCUT AND/OR REMOVE TO THE NEAREST JOINT. CURB, GUTTER, AND SIDEWALK SHOWN AS EXISTING ON THESE PLANS IS NOT TO BE REMOVED UNLESS OTHERWISE NOTED. IF ANY OF THE EXISTING CURB, GUTTER, OR SIDEWALK IS DAMAGED BY THE CONTRACTOR, THEN IT SHALL BE REPLACED AT THE CONTRACTOR'S EXPENSE.
- CONTRACTOR SHALL PROVIDE TRAFFIC CONTROL AND ROUTING DURING CONSTRUCTION, IF REQUIRED. TWO-WAY TRAFFIC SHALL BE MAINTAINED THROUGH THE WORK AREA AT ALL TIMES.
- ALL DISTURBED AREAS THAT ARE TO REMAIN UNCOVERED FOR A PERIOD GREATER THAN 2 MONTHS SHALL BE RESEDED AND WATERED UNTIL STABLE VEGETATION IS ESTABLISHED.

**GRADING NOTES:**

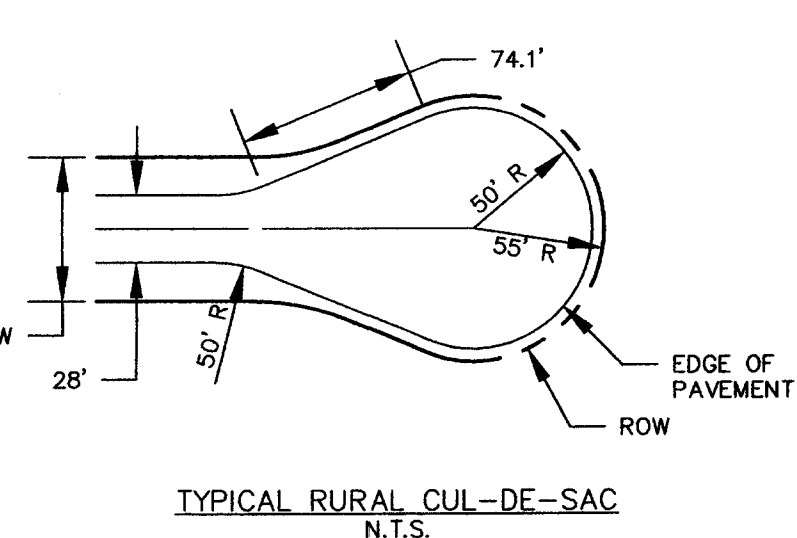
- GRADING BASED ON INTERPOLATION OF EXISTING 2' CONTOUR DATA. IF EXISTING ELEVATIONS OR LOCATIONS OF MATCH EXISTING IMPROVEMENTS ARE FOUND TO BE DIFFERENT THAN WHAT IS SHOWN ON THIS PLAN, THEN THE ENGINEER SHALL BE NOTIFIED IMMEDIATELY FOR CORRECTION.
- AT LEAST 10 DAYS PRIOR TO THE ANTICIPATED START OF CONSTRUCTION, FOR PROJECTS THAT WILL DISTURB 1 ACRE OR MORE, THE OWNER OR OPERATOR OF THE CONSTRUCTION ACTIVITY SHALL SUBMIT A PERMIT APPLICATION FOR STORMWATER DISCHARGE TO THE COLORADO DEPARTMENT OF PUBLIC HEALTH AND ENVIRONMENT, WATER QUALITY CONTROL 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  
WOOD PERMITS  
4300 CHERRY CREEK DRIVE SOUTH  
DENVER, CO 80246-1530  
ATTN: PERMITS UNIT
- THE SWMP PERMIT REPORT HAS BEEN PREPARED SEPARATE FROM THIS PLAN SET, HOWEVER THE GRADING AND EROSION CONTROL PORTIONS OF THIS PLAN SET ARE CONSIDERED PART OF THE SWMP PERMIT REPORT. THE CONTRACTOR SHALL OBTAIN A COPY OF THE SWMP PERMIT REPORT AND KEEP IT AT THE JOB SITE THROUGHOUT CONSTRUCTION.

**EROSION CONTROL CRITERIA:**

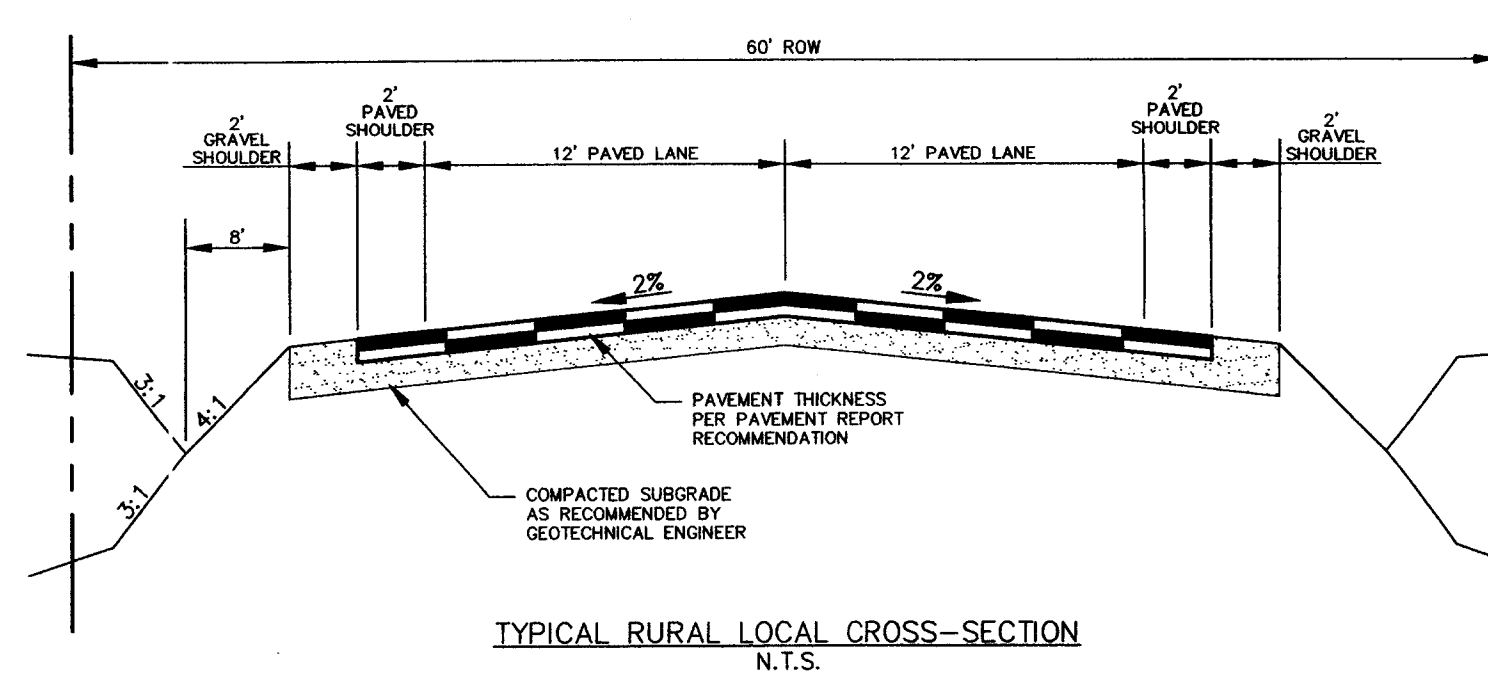
EROSION CONTROL MEASURES SHALL BE IMPLEMENTED IN A MANNER THAT WILL PROTECT PROPERTIES AND PUBLIC FACILITIES FROM THE ADVERSE EFFECTS OF EROSION AND SEDIMENTATION AS A RESULT OF CONSTRUCTION AND EARTHWORK ACTIVITIES WITHIN THE PROJECT SITE.

- PRIOR TO START OF GRADING OPERATIONS, LOCATE AND SET THE SILT FENCES AS SHOWN ON THE EROSION CONTROL PLAN. AT THIS TIME, RESEED ALL DISTURBED AREAS WITH AN APPROVED SEED MIX.
- THE SILT FENCES SHALL BE KEPT IN PLACE AND MAINTAINED UNTIL EROSION AND SEDIMENTATION POTENTIAL IS MITIGATED. REMOVAL OF SILT AND SEDIMENTATION, REMOVAL OF SILT AND SEDIMENTATION, 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 BMP'S SHALL BE MAINTAINED UNTIL PERMANENT SOIL EROSION CONTROL MEASURES ARE IMPLEMENTED.

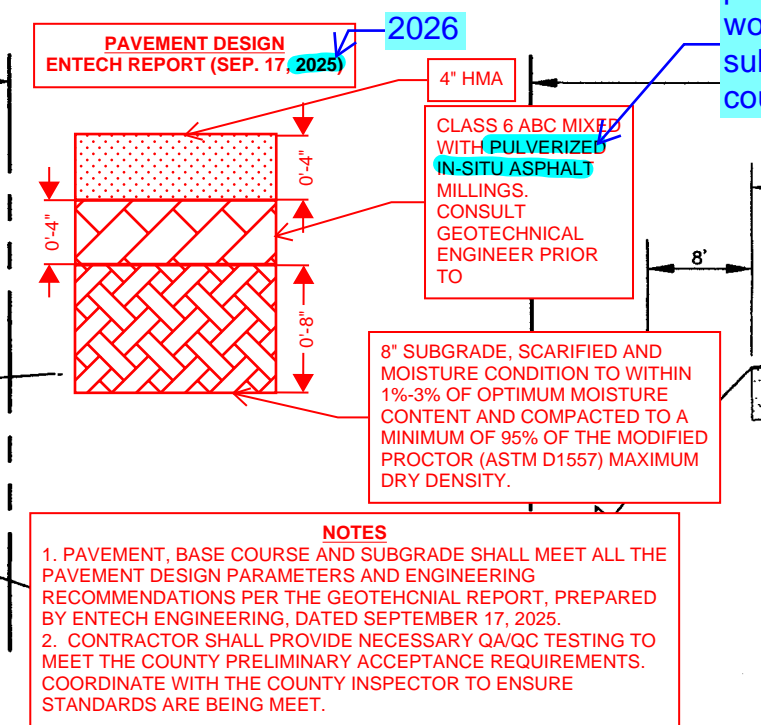
SOIL EROSION CONTROL MEASURES FOR ALL SLOPES, CHANNELS, DITCHES, OR ANY DISTURBED LAND AREA SHALL BE COMPLETED WITHIN TWENTY-ONE (21) CALENDAR DAYS AFTER FINAL GRADING, OR FINAL EARTH DISTURBANCE, HAS BEEN COMPLETED. DISTURBED AREAS AND STOCKPILES WHICH ARE NOT AT FINAL GRADE BUT WILL REMAIN DORMANT 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 BMP'S SHALL BE MAINTAINED UNTIL PERMANENT SOIL EROSION CONTROL MEASURES ARE IMPLEMENTED.



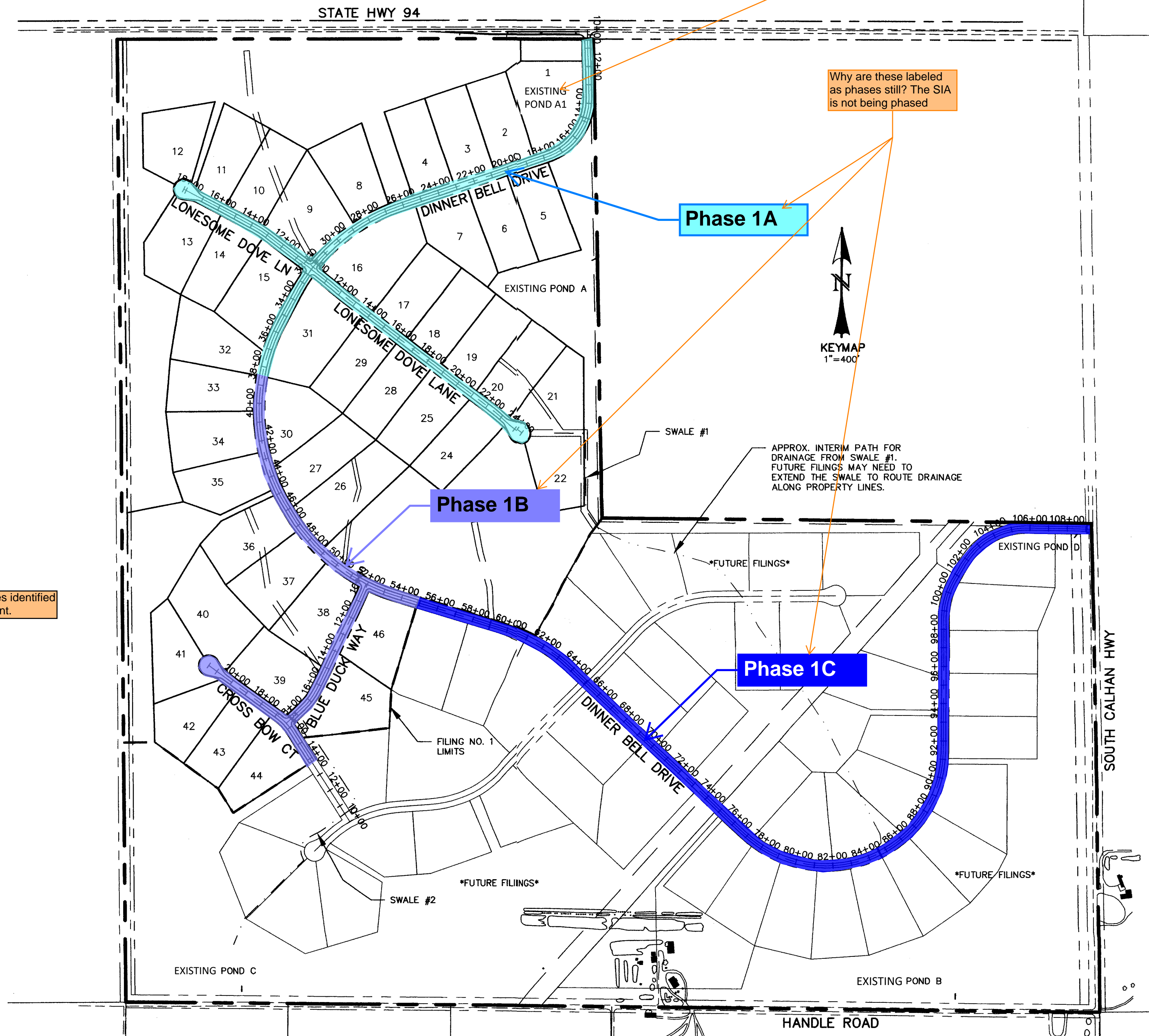
TYPICAL RURAL CUL-DE-SAC  
N.T.S.



TYPICAL RURAL LOCAL CROSS-SECTION  
N.T.S.



TYPICAL TEMPORARY GRAVEL RURAL LOCAL CROSS-SECTION  
N.T.S.



Pond A1 does not appear to be in these plans, does this need to be removed? Is Pond A needed?

Why are these labeled as phases still? The SIA is not being phased

Add stamp for all sheets with changes identified as '2026 Revisions' - typical comment.

pulverized millings would be in the subgrade not the base course

El Paso County:  
County plan review is provided only for general conformance with County Design Criteria. The County is not responsible for the accuracy and adequacy of the design, dimensions, and/or elevations which shall be confirmed at the job site. The County through the approval of this document assumes no responsibility for completeness and/or accuracy of this document.  
Filed in accordance with the requirements of the El Paso County Land Development Code, Drainage Criteria Manual, Volumes 1 and 2, and Engineering Criteria Manual as amended.  
In accordance with ECM Section 1.12, these construction documents will be valid for construction for a period of 2 years from the date signed by the El Paso County Engineer. If construction has not started within those 2 years, the plans will need to be resubmitted for approval, including payment of review fees at the Planning and Community Development Directors discretion.  
Joshua J. Palmer  
County Engineer / ECM Administrator  
Date

**GOVERNING AGENCIES:**  
EL PASO COUNTY (INTERNAL ROADWAYS)  
COLORADO DEPARTMENT OF TRANSPORTATION (HWY 94)  
**DETAILED DRAINAGE CONSTRUCTION PLANS AND SPECIFICATIONS ENGINEER'S STATEMENT:**  
THESE DETAILED PLANS AND SPECIFICATIONS WERE PREPARED UNDER MY DIRECTION AND SUPERVISION. SAID DETAILED PLANS AND SPECIFICATIONS HAVE BEEN PREPARED ACCORDING TO THE CRITERIA ESTABLISHED BY THE CITY/COUNTY FOR DETAILED DRAINAGE PLANS AND SPECIFICATIONS, AND SAID DETAILED PLANS AND SPECIFICATIONS ARE IN CONFORMITY WITH THE MASTER PLAN OF THE DRAINAGE BASIN. SAID DETAILED PLANS AND SPECIFICATIONS MEET THE PURPOSES WHICH THE PARTICULAR DRAINAGE FACILITY(S) IS DESIGNED. I ACCEPT RESPONSIBILITY FOR ANY LIABILITY CAUSED BY ANY NEGLIGENT ACTS, ERROR OR OMISSIONS MADE OR OBTAINED IN PREPARATION OF THE DETAILED PLANS AND SPECIFICATIONS.  
CHAD D. KUBZEK, COLORADO PE #35751  
7-18-05  
DATE

**EL PASO COUNTY APPROVAL:**  
"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 THE COMPLETENESS AND/OR ACCURACY OF THIS DOCUMENT."  
7-29-05  
DATE

**OWNER STATEMENT:**  
THE OWNER WILL COMPLY WITH THE REQUIREMENTS OF THE EROSION CONTROL PLAN.  
7/18/05  
DATE

**EROSION CONTROL COST OPINION:**  
1. 2,900 LF SILT FENCE @ \$3.00/LF \$ 8,700  
2. 120 STRAW BALES @ \$4.00/BALE \$ 480  
3. 1 VEHICLE TRACKING CONTROL PAD @ \$500/EA \$ 500  
25% MAINTENANCE AND REPLACEMENT \$ 9,680  
TOTAL \$ 2,420  
\$ 12,100

WESTWORKS ENGINEERING, LLC CANNOT AND DOES NOT GUARANTEE THAT THE CONSTRUCTION COSTS WILL NOT VARY FROM THESE OPINIONS OR PROBABLE CONSTRUCTION COSTS. THESE OPINIONS REPRESENT OUR BEST JUDGEMENT AS A DESIGN PROFESSIONAL FAMILIAR WITH THE CONSTRUCTION INDUSTRY AND IN THIS DEVELOPMENT.  
**SHEET INDEX:**  
1 OF 17 TITLE SHEET  
2 OF 17 STREET PLAN (DINNER BELL DR. STA 10+00 - 25+00)  
3 OF 17 STREET PLAN (DINNER BELL DR. STA 25+00 - 39+00)  
4 OF 17 STREET PLAN (DINNER BELL DR. STA 39+00 - 53+00)  
5 OF 17 STREET PLAN (DINNER BELL DR. STA 53+00 - 67+00)  
6 OF 17 STREET PLAN (DINNER BELL DR. STA 67+00 - 82+00)  
7 OF 17 STREET PLAN (DINNER BELL DR. STA 82+00 - 97+00)  
8 OF 17 STREET PLAN (DINNER BELL DR. STA 97+00 - END)  
9 OF 17 STREET PLAN (LONESOME DOVE LN. STA 10+00 - END)  
10 OF 17 STREET PLAN (LONESOME DOVE LN. STA 10+00 - END)  
11 OF 17 STREET PLAN (BLUE DUCK WAY STA 10+00 - END)  
12 OF 17 STREET PLAN (CROSS BOW CT. STA 13+80.63 - END)  
13 OF 17 GRADING & EROSION CONTROL PLAN (POND A & SWALE #1)  
14 OF 17 GRADING & EROSION CONTROL PLAN (SWALE #2)  
15 OF 17 GRADING & EROSION CONTROL PLAN (POND C)  
16 OF 17 GRADING & EROSION CONTROL PLAN (POND B & POND D)  
17 OF 17 DETAIL SHEET

REV.	DESCRIPTION	DATE	REVIEW:
1.	PER EL PASO COUNTY D.S.D. ENGINEERING COMMENTS	6/16/05	STREET DESIGN: _____ DATE _____
2.	PER EL PASO COUNTY D.S.D. ENGINEERING COMMENTS	7/18/05	ROUGH CUT REVIEW _____ DATE _____
			FINAL REVIEW _____ DATE _____
			DRAINAGE DESIGN: _____ DATE _____

DESIGN DATA:
SIDEWALKS: WIDTH: _____ ASPHALT THICKNESS: _____
LOCATION: <input type="checkbox"/> Attached <input type="checkbox"/> Detached
AC Surface _____
AC Base _____
CURB TYPE: <input type="checkbox"/> 1 <input type="checkbox"/> 2 <input type="checkbox"/> 3
R/W WIDTH: _____ F/C-F/C _____
STREET TYPE: _____ HVEEM _____ Class 2 _____

PREPARED FOR:
HIGH PLAINS LAND & CATTLE, LLC
9 RIDGE ROAD
COLORADO SPRINGS, CO 80904
(719) 475-0517

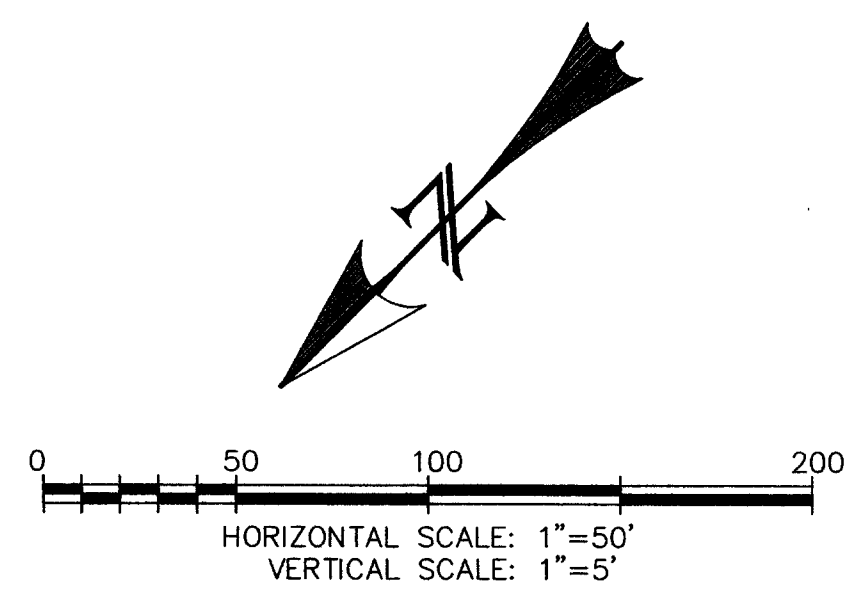
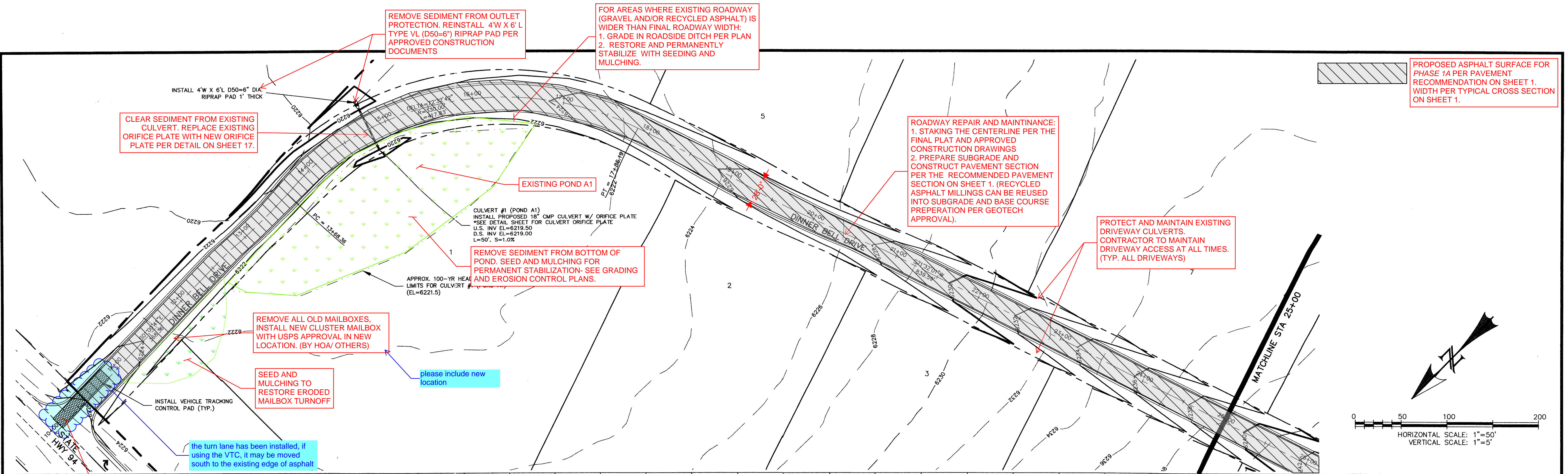
PREPARED UNDER MY DIRECT SUPERVISION FOR AND BEHALF OF:
WESTWORKS ENGINEERING, LLC
CHAD D. KUBZEK, COLORADO PE #35751
7-18-05
DATE

TANNER RANCH FILING NO. 1
TITLE SHEET
943 OSAGE AVENUE MANitou SPRINGS, CO 80829 (719) 685-1670

DRAWN BY:	SCALE:	DATE:
GDK	1"=400'	7/18/05
JOB NUMBER:	SHEET:	
90330	1 OF 17	

Tanner Ranch Fil #2

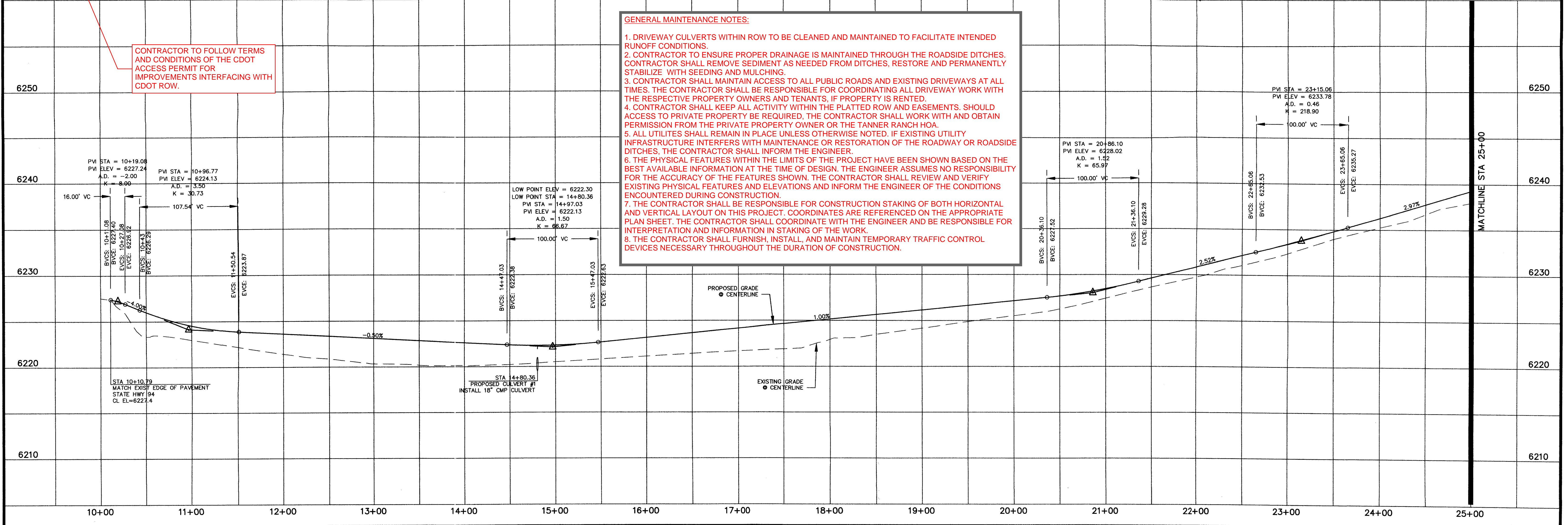
Tanner Ranch Fil #2



CONTRACTOR TO FOLLOW TERMS AND CONDITIONS OF THE CDOT ACCESS PERMIT FOR IMPROVEMENTS INTERFACING WITH CDOT ROW.

**GENERAL MAINTENANCE NOTES:**

1. DRIVEWAY CULVERTS WITHIN ROW TO BE CLEANED AND MAINTAINED TO FACILITATE INTENDED RUNOFF CONDITIONS.
2. CONTRACTOR TO ENSURE PROPER DRAINAGE IS MAINTAINED THROUGH THE ROADSIDE DITCHES. CONTRACTOR SHALL REMOVE SEDIMENT AS NEEDED FROM DITCHES, RESTORE AND PERMANENTLY STABILIZE WITH SEEDING AND MULCHING.
3. CONTRACTOR SHALL MAINTAIN ACCESS TO ALL PUBLIC ROADS AND EXISTING DRIVEWAYS AT ALL TIMES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING ALL DRIVEWAY WORK WITH THE RESPECTIVE PROPERTY OWNERS AND TENANTS, IF PROPERTY IS RENTED.
4. CONTRACTOR SHALL KEEP ALL ACTIVITY WITHIN THE PLATTED ROW AND EASEMENTS. SHOULD ACCESS TO PRIVATE PROPERTY BE REQUIRED, THE CONTRACTOR SHALL WORK WITH AND OBTAIN PERMISSION FROM THE PRIVATE PROPERTY OWNER OR THE TANNER RANCH HOA.
5. ALL UTILITIES SHALL REMAIN IN PLACE UNLESS OTHERWISE NOTED. IF EXISTING UTILITY INFRASTRUCTURE INTERFERS WITH MAINTENANCE OR RESTORATION OF THE ROADWAY OR ROADSIDE DITCHES, THE CONTRACTOR SHALL INFORM THE ENGINEER.
6. THE PHYSICAL FEATURES WITHIN THE LIMITS OF THE PROJECT HAVE BEEN SHOWN BASED ON THE BEST AVAILABLE INFORMATION AT THE TIME OF DESIGN. THE ENGINEER ASSUMES NO RESPONSIBILITY FOR THE ACCURACY OF THE FEATURES SHOWN. THE CONTRACTOR SHALL REVIEW AND VERIFY EXISTING PHYSICAL FEATURES AND ELEVATIONS AND INFORM THE ENGINEER OF THE CONDITIONS ENCOUNTERED DURING CONSTRUCTION.
7. THE CONTRACTOR SHALL BE RESPONSIBLE FOR CONSTRUCTION STAKING OF BOTH HORIZONTAL AND VERTICAL LAYOUT ON THIS PROJECT. COORDINATES ARE REFERENCED ON THE APPROPRIATE PLAN SHEET. THE CONTRACTOR SHALL COORDINATE WITH THE ENGINEER AND BE RESPONSIBLE FOR INTERPRETATION AND INFORMATION IN STAKING OF THE WORK.
8. THE CONTRACTOR SHALL FURNISH, INSTALL, AND MAINTAIN TEMPORARY TRAFFIC CONTROL DEVICES NECESSARY THROUGHOUT THE DURATION OF CONSTRUCTION.



REV.	DESCRIPTION	DATE
1.	PER EL PASO COUNTY D.S.D. ENGINEERING COMMENTS	6/16/05

REVIEW:	
STREET DESIGN:	DATE
ROUGH CUT REVIEW	DATE
FINAL REVIEW	DATE
DRAINAGE DESIGN:	DATE

DESIGN DATA:	
SIDEWALKS: WIDTH: <u>N/A</u>	ASPHALT THICKNESS: <u>AC Surface</u>
LOCATION: <input type="checkbox"/> Attached <input type="checkbox"/> Detached	AC Base
CURB TYPE: <input type="checkbox"/> 1 <input type="checkbox"/> 2 <input type="checkbox"/> 3	AGG. BASE THICKNESS: <u>Class 5</u>
R/W WIDTH: <u>60'</u> EOP-EOP <u>28'</u>	Class 5
STREET TYPE: <u>BURIAL LOCAL</u> HVEEM	Class 2

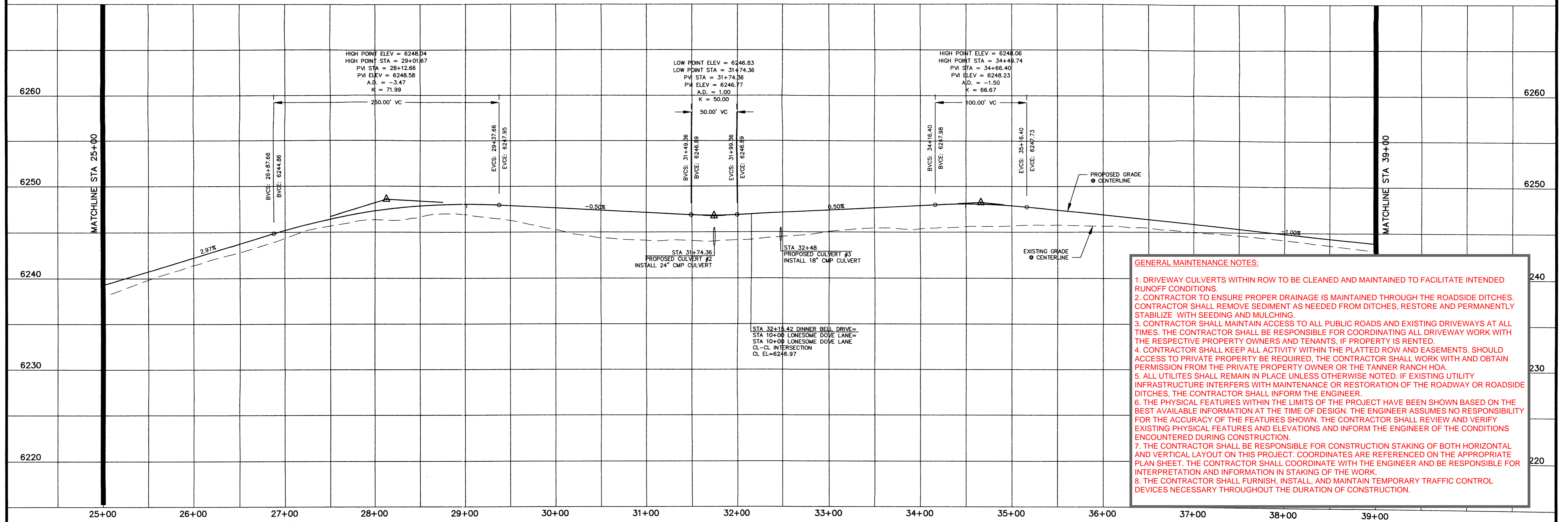
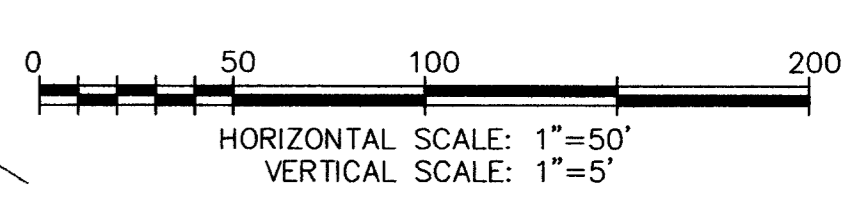
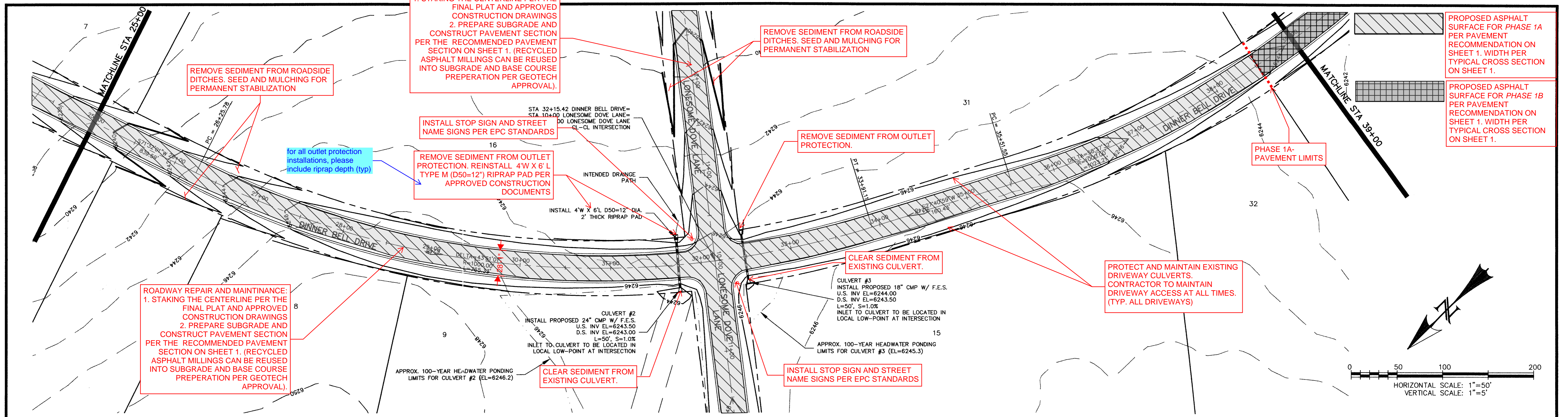
PREPARED FOR:  
**HIGH PLAINS LAND & CATTLE, LLC**  
9 RIDGE ROAD  
COLORADO SPRINGS, CO 80904  
(719) 475-0517

PREPARED UNDER THE DIRECT SUPERVISION FOR AND BEHALF OF  
WESTWORKS ENGINEERING, INC.  
CHAD D. KUZBICKI, COLORADO PE #35751  
DATE: 7/19/05



**TANNER RANCH**  
**STREET IMPROVEMENT PLAN**  
**DINNER BELL DRIVE**

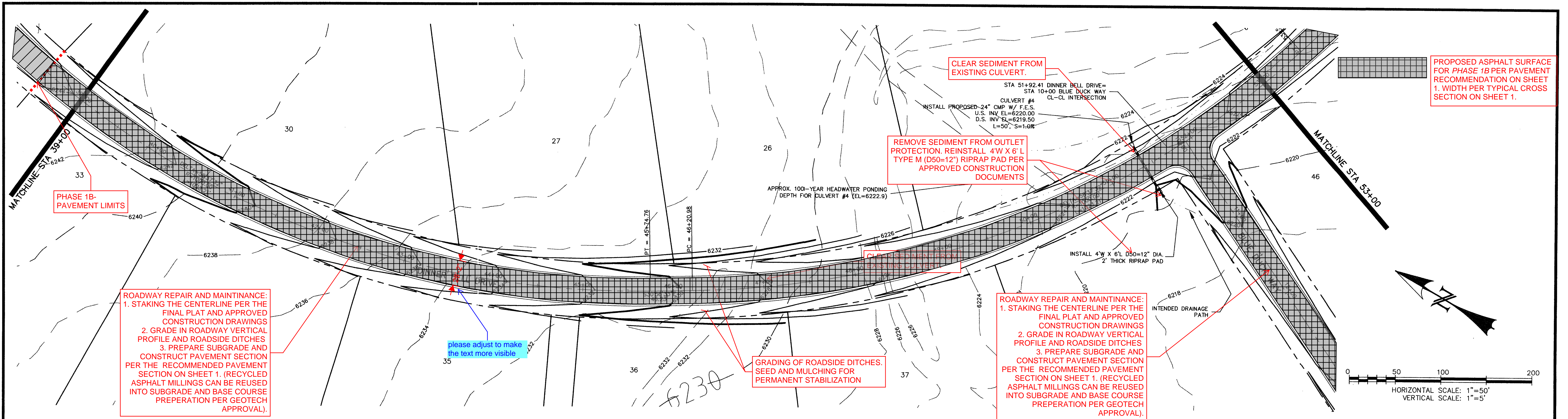
DRAWN BY: <u>CDK</u>	DATE: <u>6/17/05</u>
SCALE: <u>1"=50'</u>	JOB NUMBER: <u>90330</u>
SHEET: <u>2 OF 17</u>	



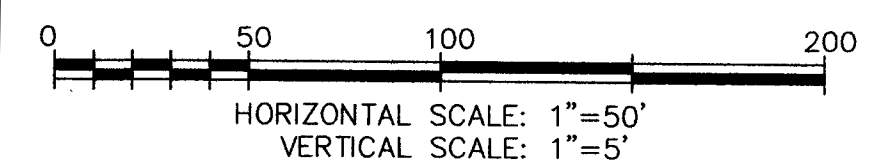
**GENERAL MAINTENANCE NOTES:**

1. DRIVEWAY CULVERTS WITHIN ROW TO BE CLEANED AND MAINTAINED TO FACILITATE INTENDED RUNOFF CONDITIONS.
2. CONTRACTOR TO ENSURE PROPER DRAINAGE IS MAINTAINED THROUGH THE ROADSIDE DITCHES. CONTRACTOR SHALL REMOVE SEDIMENT AS NEEDED FROM DITCHES, RESTORE AND PERMANENTLY STABILIZE WITH SEEDING AND MULCHING.
3. CONTRACTOR SHALL MAINTAIN ACCESS TO ALL PUBLIC ROADS AND EXISTING DRIVEWAYS AT ALL TIMES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING ALL DRIVEWAY WORK WITH THE RESPECTIVE PROPERTY OWNERS AND TENANTS, IF PROPERTY IS RENTED.
4. CONTRACTOR SHALL KEEP ALL ACTIVITY WITHIN THE PLATTED ROW AND EASEMENTS. SHOULD ACCESS TO PRIVATE PROPERTY BE REQUIRED, THE CONTRACTOR SHALL WORK WITH AND OBTAIN PERMISSION FROM THE PRIVATE PROPERTY OWNER OR THE TANNER RANCH HOA.
5. ALL UTILITIES SHALL REMAIN IN PLACE UNLESS OTHERWISE NOTED. IF EXISTING UTILITY INFRASTRUCTURE INTERFERES WITH MAINTENANCE OR RESTORATION OF THE ROADWAY OR ROADSIDE DITCHES, THE CONTRACTOR SHALL INFORM THE ENGINEER.
6. THE PHYSICAL FEATURES WITHIN THE LIMITS OF THE PROJECT HAVE BEEN SHOWN BASED ON THE BEST AVAILABLE INFORMATION AT THE TIME OF DESIGN. THE ENGINEER ASSUMES NO RESPONSIBILITY FOR THE ACCURACY OF THE FEATURES SHOWN. THE CONTRACTOR SHALL REVIEW AND VERIFY EXISTING PHYSICAL FEATURES AND ELEVATIONS AND INFORM THE ENGINEER OF THE CONDITIONS ENCOUNTERED DURING CONSTRUCTION.
7. THE CONTRACTOR SHALL BE RESPONSIBLE FOR CONSTRUCTION STAKING OF BOTH HORIZONTAL AND VERTICAL LAYOUT ON THIS PROJECT. COORDINATES ARE REFERENCED ON THE APPROPRIATE PLAN SHEET. THE CONTRACTOR SHALL COORDINATE WITH THE ENGINEER AND BE RESPONSIBLE FOR INTERPRETATION AND INFORMATION IN STAKING OF THE WORK.
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REV.	DESCRIPTION	DATE	REVIEW:	DESIGN DATA:	PREPARED FOR:	PREPARED BY:	DATE	SCALE:	DATE:	JOB NUMBER	SHEET
1.	PER EL PASO COUNTY D.S.D. ENGINEERING COMMENTS	6/16/05	STREET DESIGN: ROUGH CUT REVIEW _____ DATE _____ FINAL REVIEW _____ DATE _____ DRAINAGE DESIGN: _____ DATE _____	SIDEWALKS: WIDTH: <input type="checkbox"/> N/A <input type="checkbox"/> 4' <input type="checkbox"/> 5' <input type="checkbox"/> 6' <input type="checkbox"/> 8' <input type="checkbox"/> 10' LOCATION: <input type="checkbox"/> Attached <input type="checkbox"/> Detached CURB TYPE: <input type="checkbox"/> 1 <input type="checkbox"/> 2 <input type="checkbox"/> 3 R/W WIDTH: 60' EOP-EOP 28' STREET TYPE: RURAL LOCAL HVEEM Class 2	ASPHALT THICKNESS: AC Surface _____ AC Base _____ AGG. BASE THICKNESS: Class 5 _____ Class 6 _____ Class 2 _____	HIGH PLAINS LAND & CATTLE, LLC 9 RIDGE ROAD COLORADO SPRINGS, CO 80904 (719) 475-0517	CHAD D. KUZBERG REGISTERED PROFESSIONAL ENGINEER NO. 35751 WESTWORKS ENGINEERING 943 OSAGE AVENUE MANitou SPRINGS, CO 80829 (719) 585-1670	1"=50'	6/17/05	90330	3 OF 17

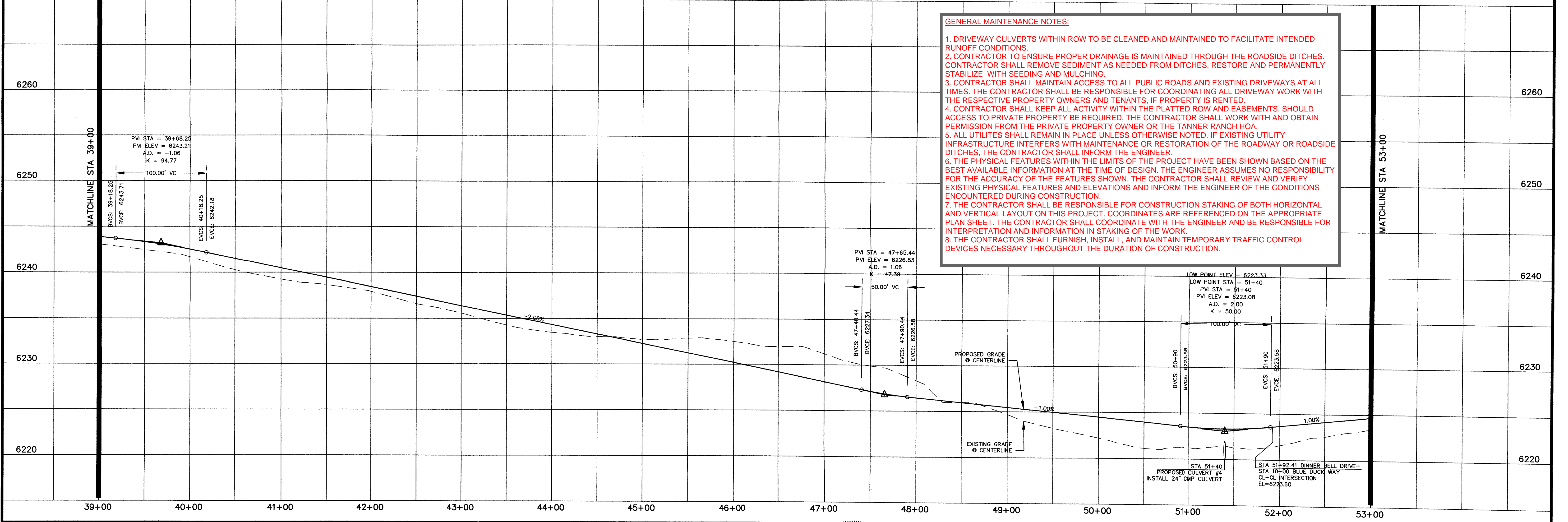


PROPOSED ASPHALT SURFACE FOR PHASE 1B PER PAVEMENT RECOMMENDATION ON SHEET 1. WIDTH PER TYPICAL CROSS SECTION ON SHEET 1.

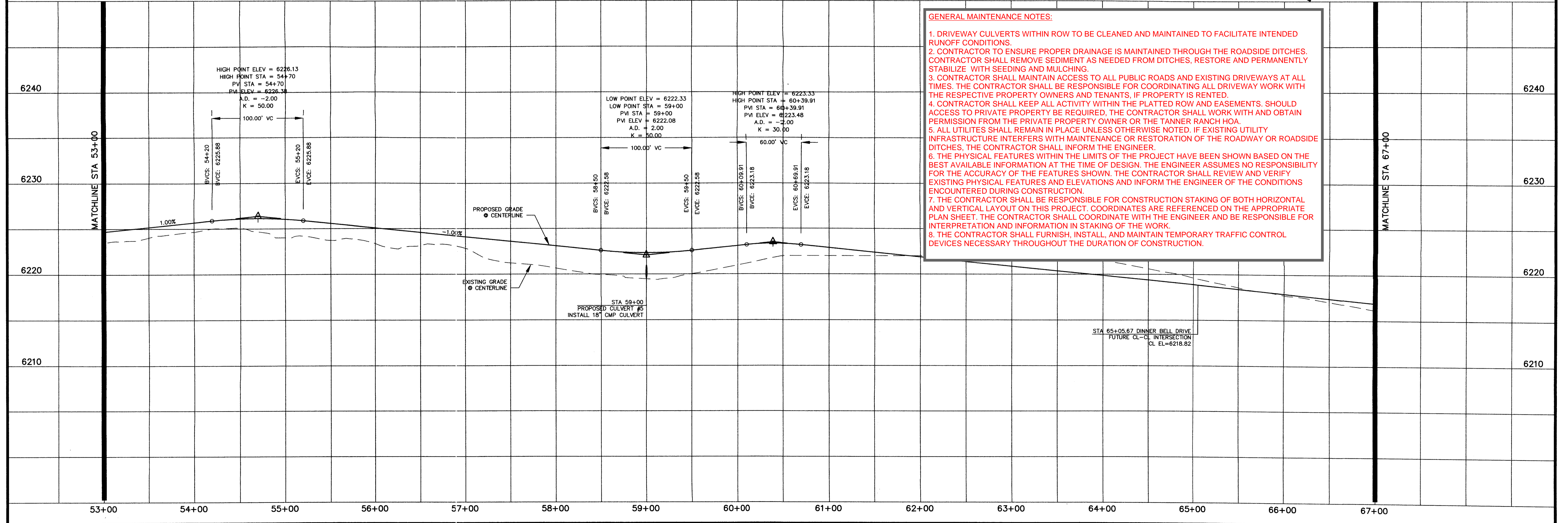
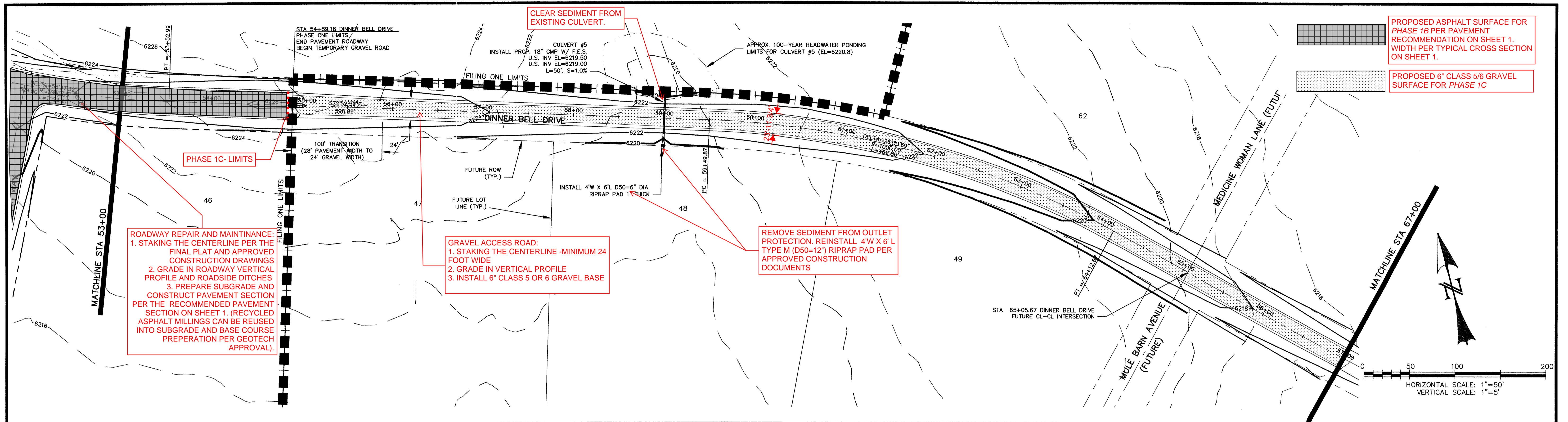


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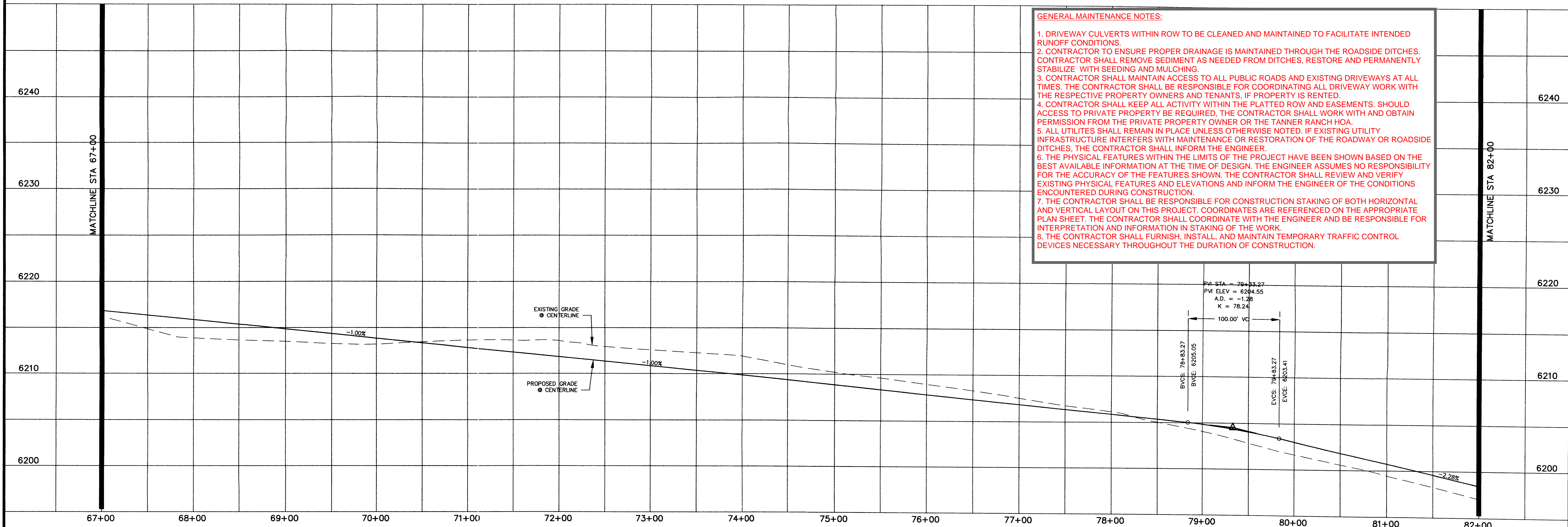
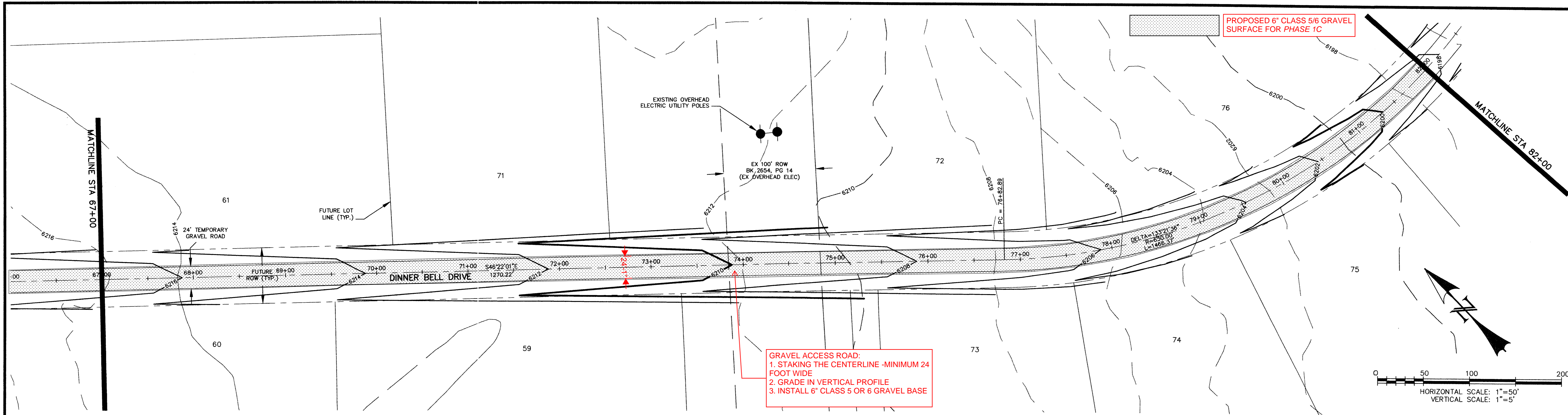
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REV.	DESCRIPTION	DATE	REVIEW:	DESIGN DATA:	PREPARED FOR:	PREPARED UNDER THE DIRECT SUPERVISION FOR AND BEHALF OF:	PROJECT INFORMATION	DRAWN BY:	SCALE:	DATE:	
1.	PER EL PASO COUNTY D.S.D. ENGINEERING COMMENTS	6/16/05	STREET DESIGN: _____ DATE _____ ROUGH CUT REVIEW _____ DATE _____ FINAL REVIEW _____ DATE _____ DRAINAGE DESIGN: _____ DATE _____	SIDEWALKS: WIDTH: N/A LOCATION: <input type="checkbox"/> Attached <input type="checkbox"/> Detached CURB TYPE: <input type="checkbox"/> 1 <input type="checkbox"/> 2 <input type="checkbox"/> 3 R/W WIDTH: 60' EOP-EOP 28' STREET TYPE: RURAL LOCAL HVEEM	ASPHALT THICKNESS: AC Surface _____ AC Base _____ AGG. BASE THICKNESS: Class 6 _____ Class 5 _____ Class 2 _____	HIGH PLAINS LAND & CATTLE, LLC 9 RIDGE ROAD COLORADO SPRINGS, CO 80904 (719) 475-0517	WESTWORKS ENGINEERING 35751 CHAD D. KUZBERG COLORADO PE #35751	TANNER RANCH STREET IMPROVEMENT PLAN DINNER BELL DRIVE	CDK	1"=50'	6/17/05
								JOB NUMBER	SHEET		
								90330	4 OF 17		



REV.	DESCRIPTION	DATE	REVIEW:	DESIGN DATA:	PREPARED FOR:	PREPARED UNDER MY DIRECT SUPERVISION FOR AND BEHALF OF:	TANNER RANCH	
1.	PER EL PASO COUNTY D.S.D. ENGINEERING COMMENTS	6/16/05	STREET DESIGN: ROUGH CUT REVIEW _____ DATE _____ FINAL REVIEW _____ DATE _____ DRAINAGE DESIGN: _____ DATE _____	SIDEWALKS: WIDTH: N/A LOCATION: <input type="checkbox"/> Attached <input type="checkbox"/> Detached CURB TYPE: <input type="checkbox"/> 1 <input type="checkbox"/> 2 <input type="checkbox"/> 3 R/W WIDTH: 60' EOP-EOP 28" STREET TYPE: RURAL LOCAL HVEEM _____	HIGH PLAINS LAND & CATTLE, LLC 9 RIDGE ROAD COLORADO SPRINGS, CO 80904 (719) 475-0517	WESTWORKS ENGINEERING, LLC CHAD D. KOZBEN, PE #35751	SCALE: 1"=50'	DRAWN BY: CDK DATE: 6/17/05
							JOB NUMBER: 90330	SHEET: 5 OF 17



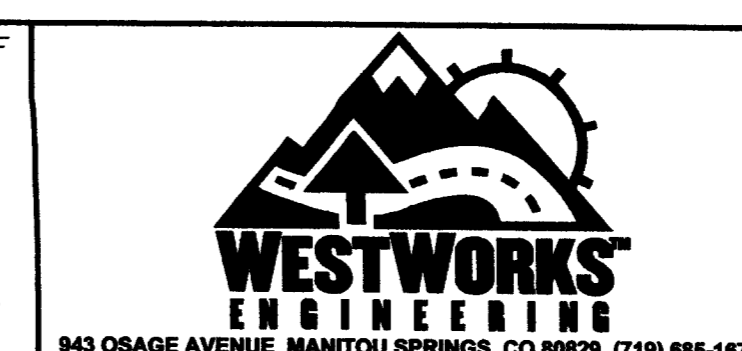
REV.	DESCRIPTION	DATE
1.	PER EL PASO COUNTY D.S.D. ENGINEERING COMMENTS	6/16/05

REVIEW:	
STREET DESIGN:	DATE _____
ROUGH CUT REVIEW	DATE _____
FINAL REVIEW	DATE _____
DRAINAGE DESIGN:	DATE _____

DESIGN DATA:	
SIDEWALKS: WIDTH: <input type="checkbox"/> N/A	ASPHALT THICKNESS:
LOCATION: <input type="checkbox"/> Attached	AC Surface _____
<input type="checkbox"/> Detached	AC Base _____
CURB TYPE: <input type="checkbox"/> 1 <input type="checkbox"/> 2 <input type="checkbox"/> 3	AGG. BASE THICKNESS:
R/W WIDTH: 80' EOP-EOP 24'	Class 6 _____
STREET TYPE: RURAL LOCAL HVEEM	Class 5 _____
	Class 2 _____

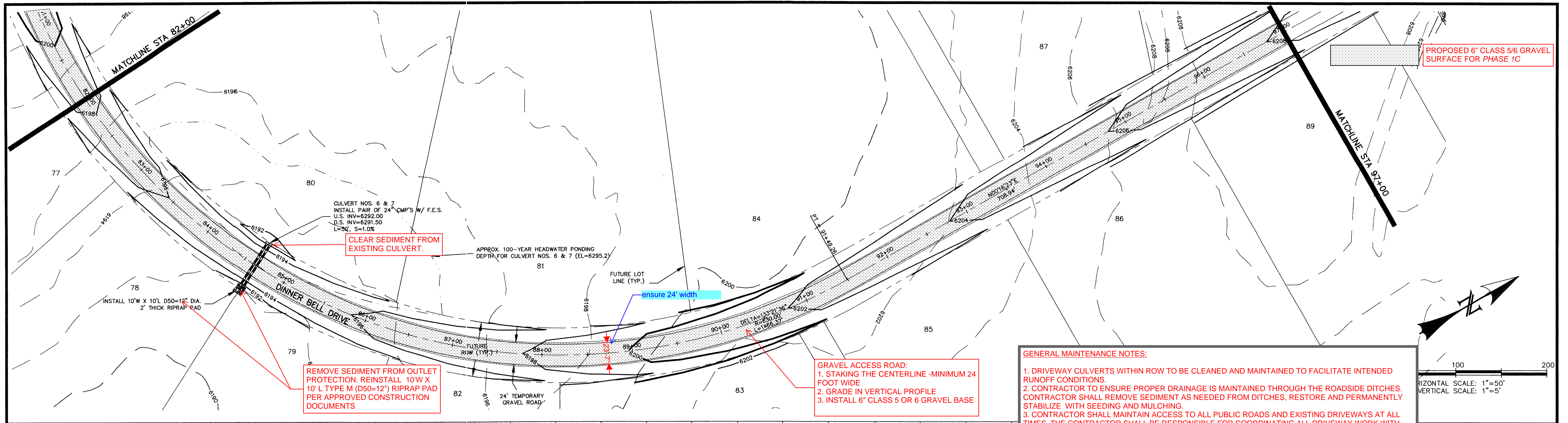
PREPARED FOR:  
**HIGH PLAINS LAND & CATTLE, LLC**  
 9 RIDGE ROAD  
 COLORADO SPRINGS, CO 80904  
 (719) 475-0517

PREPARED UNDER MY DIRECT SUPERVISION FOR AND BEHALF OF  
 WESTWORKS ENGINEERING, LLC  
 CHAD D. JENSEN, COLORADO PE #35751  
 DATE: 6/17/05



**TANNER RANCH**  
**STREET IMPROVEMENT PLAN**  
**DINNER BELL DRIVE**

DRAWN BY: CDK	DATE: 6/17/05
SCALE: 1"=50'	JOB NUMBER: 90330
SHEET: 6 OF 17	



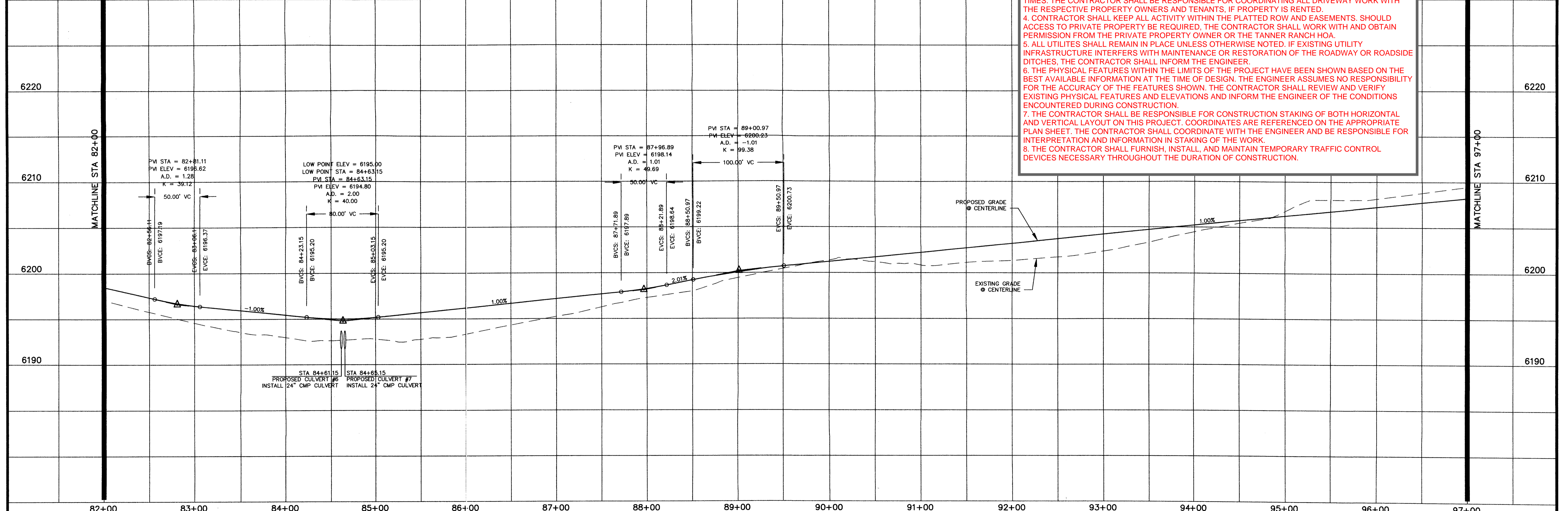
CLEAR SEDIMENT FROM EXISTING CULVERT.

REMOVE SEDIMENT FROM OUTLET PROTECTION. REINSTALL 10' X 10' L TYPE M (D50=12") RIPRAP PAD PER APPROVED CONSTRUCTION DOCUMENTS

GRAVEL ACCESS ROAD:  
 1. STAKING THE CENTERLINE - MINIMUM 24 FOOT WIDE  
 2. GRADE IN VERTICAL PROFILE  
 3. INSTALL 6" CLASS 5 OR 6 GRAVEL BASE

**GENERAL MAINTENANCE NOTES:**

- DRIVEWAY CULVERTS WITHIN ROW TO BE CLEANED AND MAINTAINED TO FACILITATE INTENDED RUNOFF CONDITIONS.
- CONTRACTOR TO ENSURE PROPER DRAINAGE IS MAINTAINED THROUGH THE ROADSIDE DITCHES. CONTRACTOR SHALL REMOVE SEDIMENT AS NEEDED FROM DITCHES, RESTORE AND PERMANENTLY STABILIZE WITH SEEDING AND MULCHING.
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- THE PHYSICAL FEATURES WITHIN THE LIMITS OF THE PROJECT HAVE BEEN SHOWN BASED ON THE BEST AVAILABLE INFORMATION AT THE TIME OF DESIGN. THE ENGINEER ASSUMES NO RESPONSIBILITY FOR THE ACCURACY OF THE FEATURES SHOWN. THE CONTRACTOR SHALL REVIEW AND VERIFY EXISTING PHYSICAL FEATURES AND ELEVATIONS AND INFORM THE ENGINEER OF THE CONDITIONS ENCOUNTERED DURING CONSTRUCTION.
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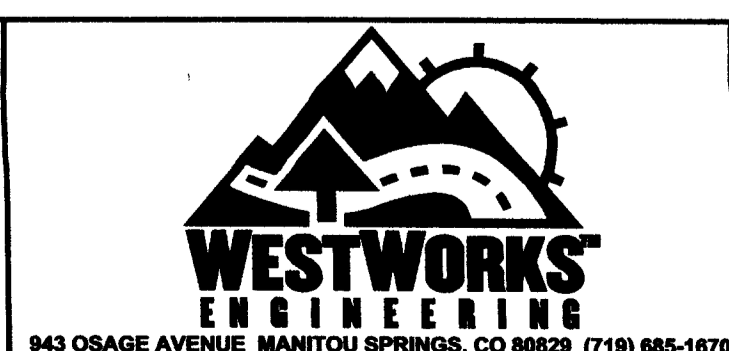
REV.	DESCRIPTION	DATE
1.	PER EL PASO COUNTY D.S.D. ENGINEERING COMMENTS	6/16/05

REVIEW:	
STREET DESIGN:	DATE _____
ROUGH CUT REVIEW:	DATE _____
FINAL REVIEW:	DATE _____
DRAINAGE DESIGN:	DATE _____

DESIGN DATA:	
SIDEWALKS: WIDTH: <u>N/A</u>	ASPHALT THICKNESS:
LOCATION: <input type="checkbox"/> Attached <input type="checkbox"/> Detached	AC Surface _____
	AC Base _____
CURB TYPE: <input type="checkbox"/> 1 <input type="checkbox"/> 2 <input type="checkbox"/> 3	AGG. BASE THICKNESS:
R/W WIDTH: <u>60'</u> EOP-EOP <u>24'</u>	Class 6 _____
STREET TYPE: <u>RURAL LOCAL</u> HVEEM _____	Class 5 _____
	Class 2 _____

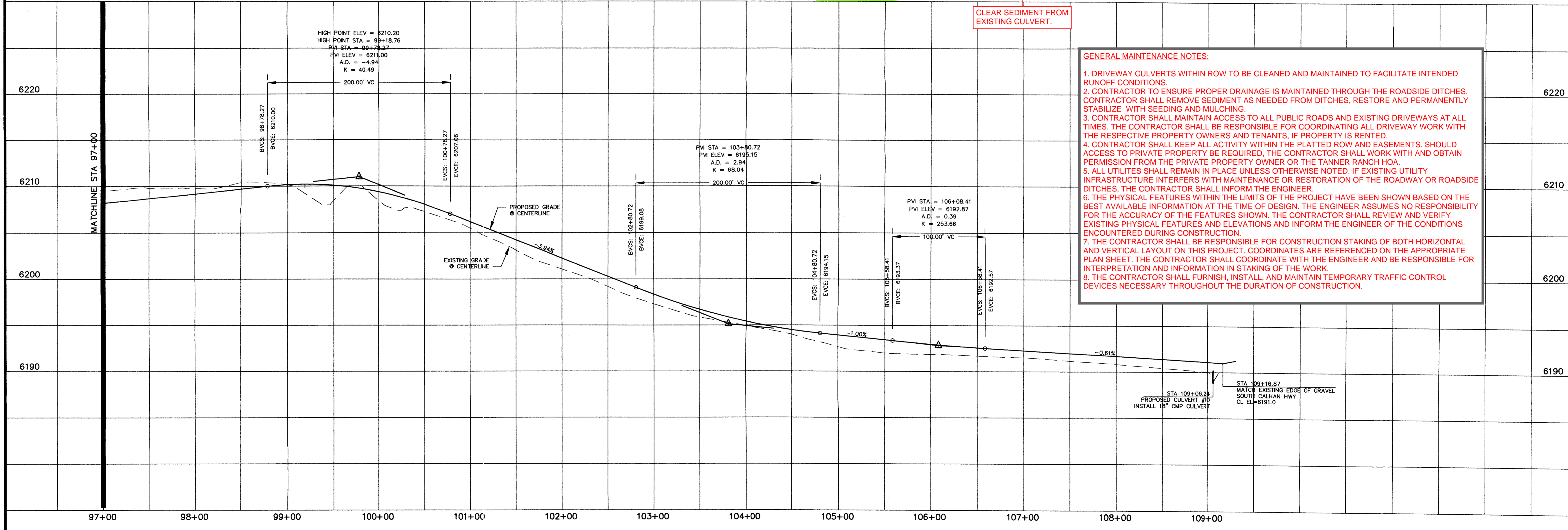
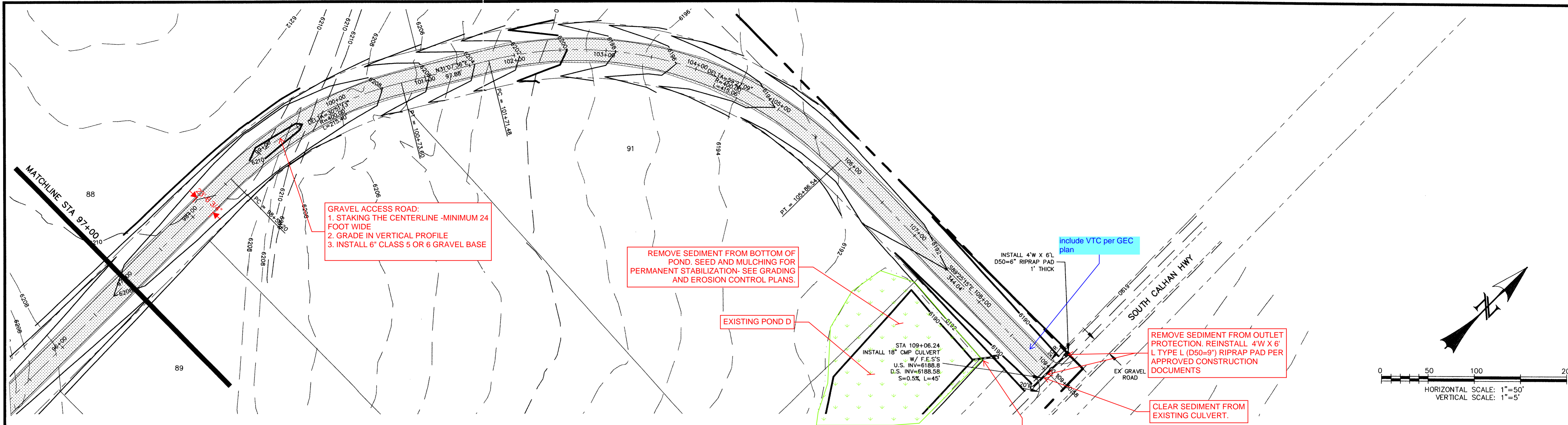
PREPARED FOR:  
**HIGH PLAINS LAND & CATTLE, LLC**  
 9 RIDGE ROAD  
 COLORADO SPRINGS, CO 80904  
 (719) 475-0517

PREPARED UNDER MY DIRECT SUPERVISION FOR AND BEHALF OF  
**WESTWORKS ENGINEERING, LLC**  
 CHAD D. KUHN, PE #35751  
 DATE: \_\_\_\_\_



**TANNER RANCH**  
**STREET IMPROVEMENT PLAN**  
**DINNER BELL DRIVE**

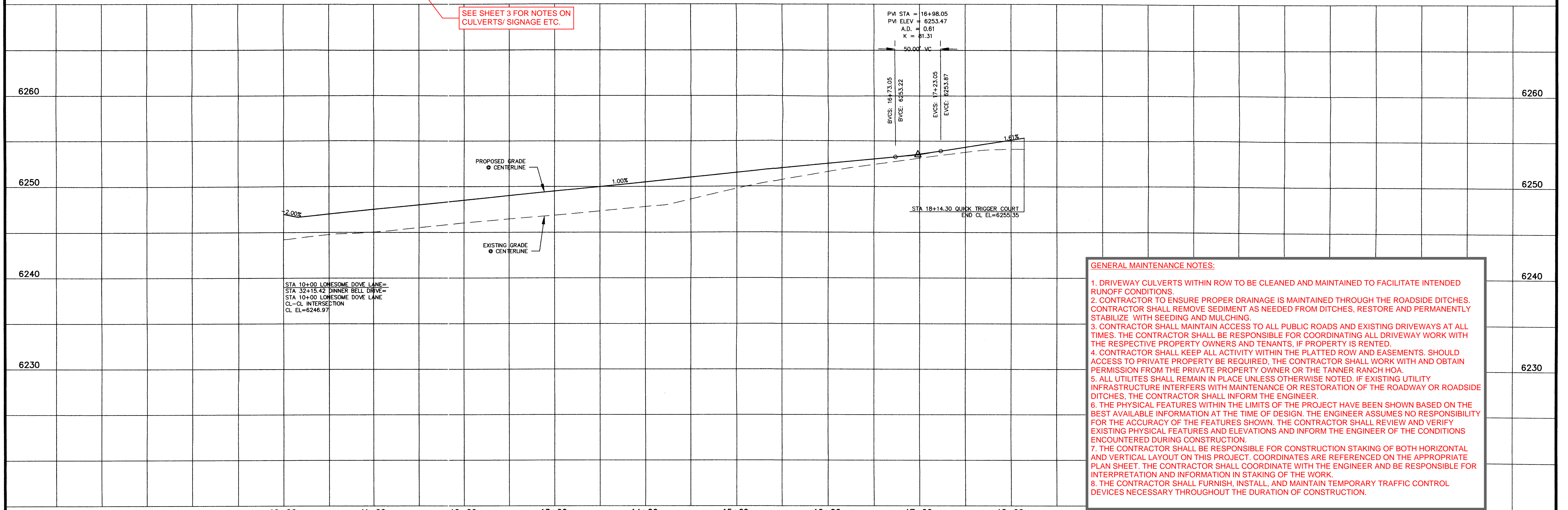
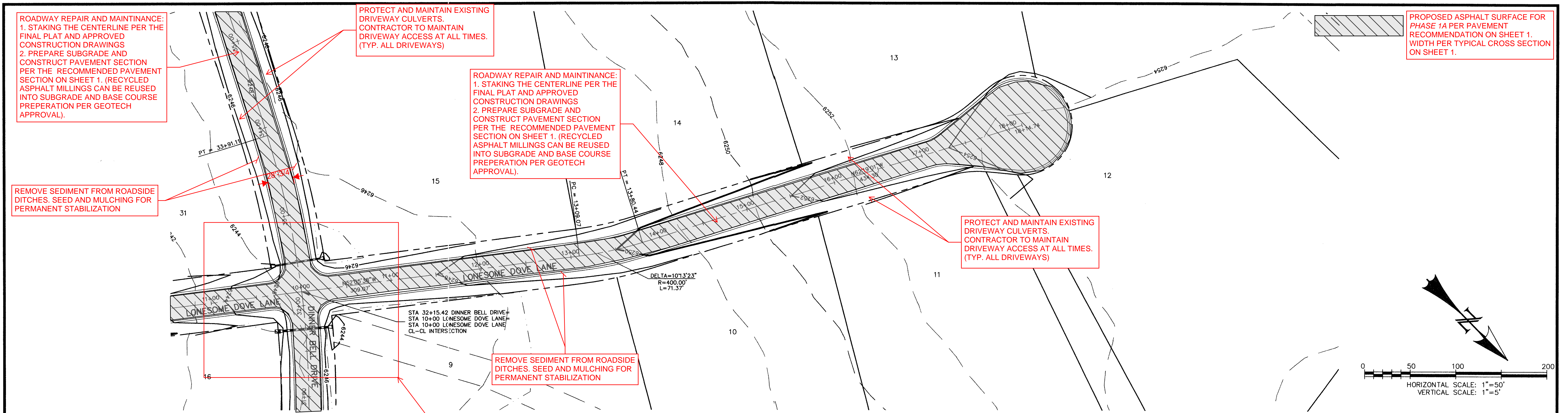
DRAWN BY: CDK	DATE: 6/17/05
SCALE: 1"=50'	SHEET
JOB NUMBER: 90330	7 OF 17



**GENERAL MAINTENANCE NOTES:**

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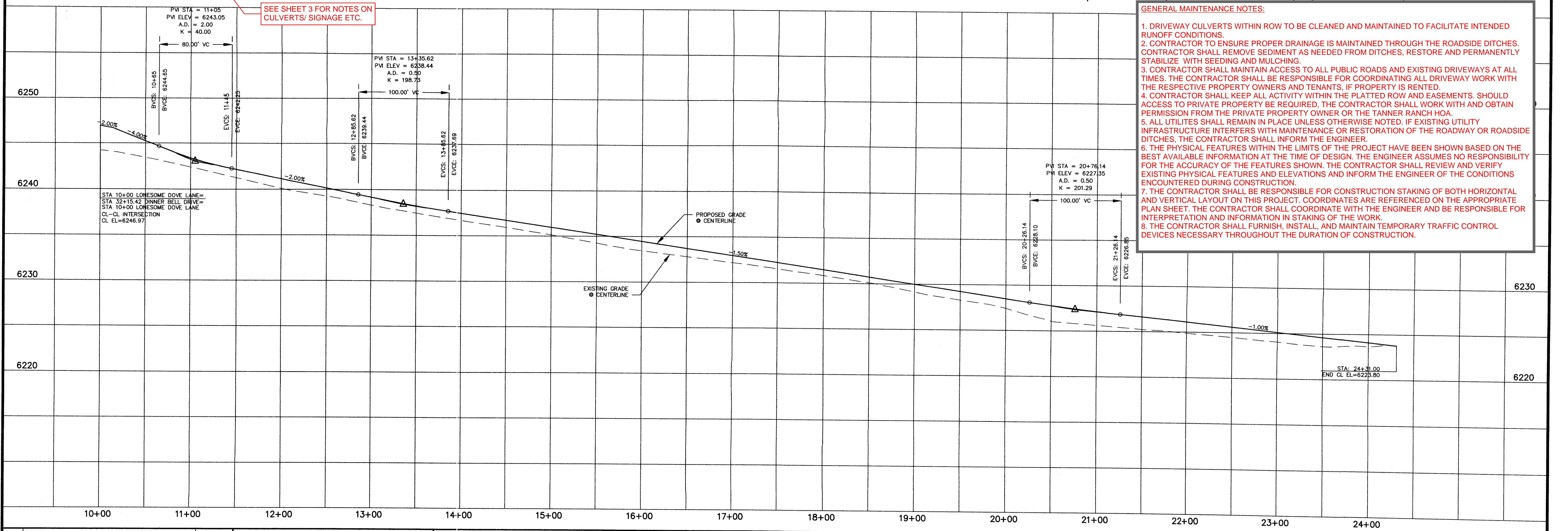
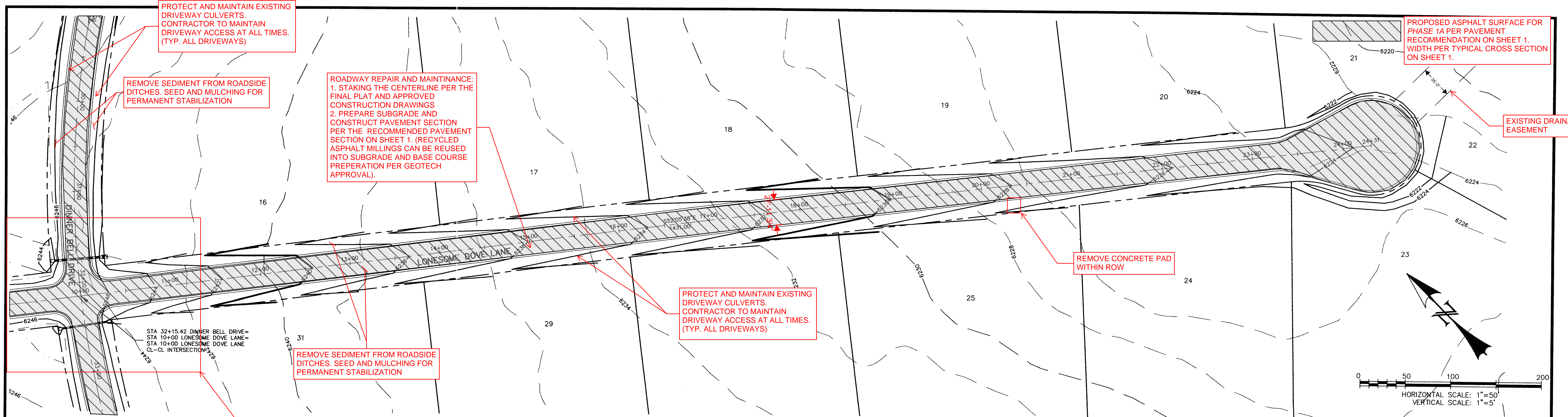
REV.	DESCRIPTION	DATE	REVIEW:	DESIGN DATA:	PREPARED FOR:	PREPARED UNDER MY DIRECT SUPERVISION FOR AND BEHALF OF:	TANNER RANCH	DRAWN BY:	
1.	PER EL PASO COUNTY D.S.D. ENGINEERING COMMENTS	6/16/05	STREET DESIGN: _____ DATE _____ ROUGH CUT REVIEW _____ DATE _____ FINAL REVIEW _____ DATE _____ DRAINAGE DESIGN: _____ DATE _____	SIDEWALKS: WIDTH: N/A LOCATION: <input type="checkbox"/> Attached <input type="checkbox"/> Detached CURB TYPE: <input type="checkbox"/> 1 <input type="checkbox"/> 2 <input type="checkbox"/> 3 R/W WIDTH: 60' EOP-EOP 24' STREET TYPE: RURAL LOCAL HVEEM	ASPHALT THICKNESS: AC Surface _____ AC Base _____ AGG. BASE THICKNESS: Class 6 _____ Class 5 _____ Class 2 _____	HIGH PLAINS LAND & CATTLE, LLC 9 RIDGE ROAD COLORADO SPRINGS, CO 80904 (719) 475-0517	WESTWORKS ENGINEERING 943 OSAGE AVENUE MANitou SPRINGS, CO 80820 (719) 885-1670	CDK	
							STREET IMPROVEMENT PLAN DINNER BELL DRIVE	SCALE: 1"=50'	DATE: 6/17/05
								JOB NUMBER	SHEET
							90330	8 OF 17	



**GENERAL MAINTENANCE NOTES:**

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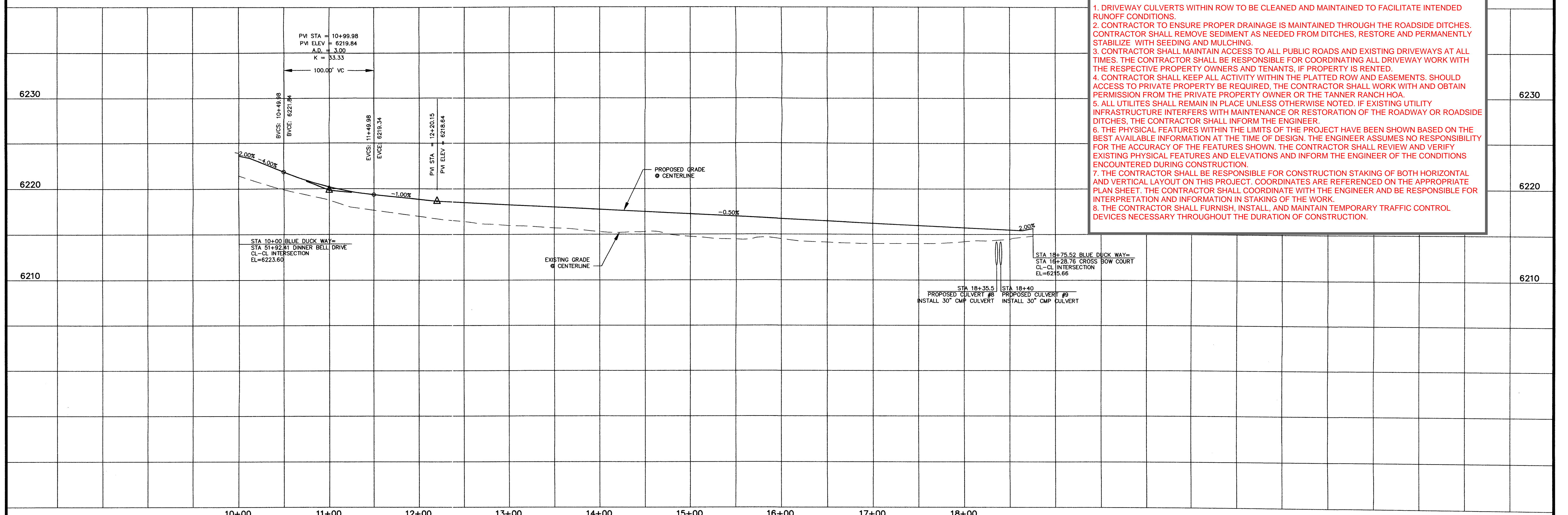
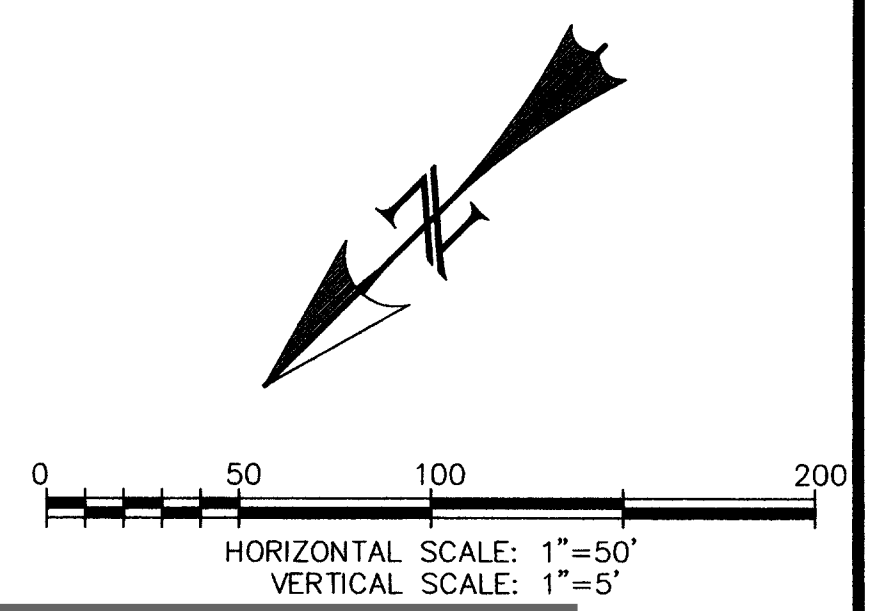
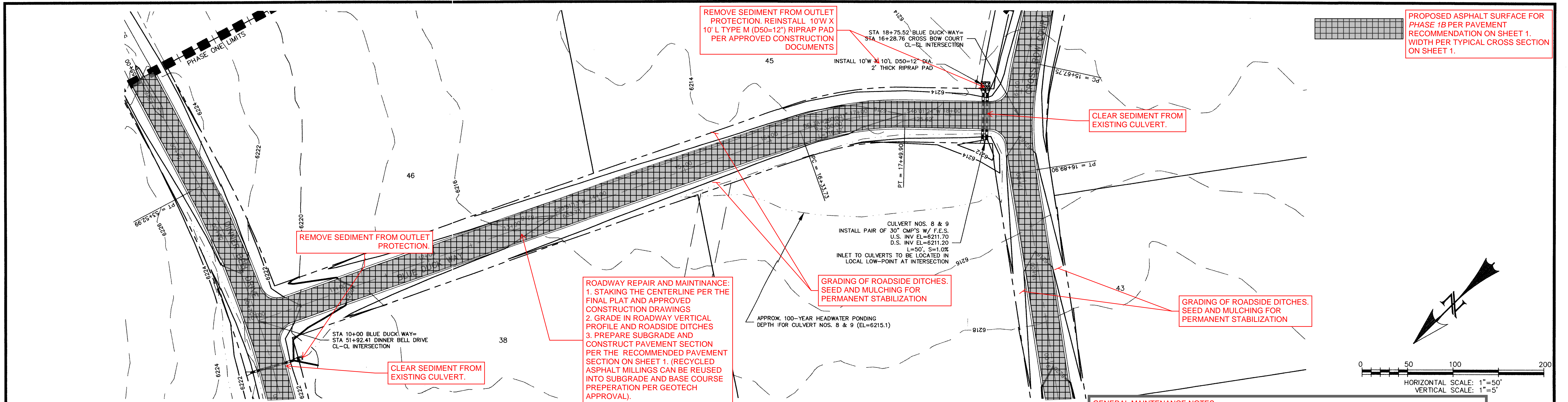
REV.	DESCRIPTION	DATE	REVIEW:	DESIGN DATA:	PREPARED FOR:	PREPARED UNDER MY DIRECT SUPERVISION FOR AND BEHALF OF:	TANNER RANGH	DRAWN BY: CDK
1.	PER EL PASO COUNTY D.S.D. ENGINEERING COMMENTS	6/16/05	STREET DESIGN: ROUGH CUT REVIEW _____ DATE _____ FINAL REVIEW _____ DATE _____ DRAINAGE DESIGN: _____ DATE _____	SIDEWALKS: WIDTH: <u>N/A</u> LOCATION: <input type="checkbox"/> Attached <input type="checkbox"/> Detached CURB TYPE: <input type="checkbox"/> 1 <input type="checkbox"/> 2 <input type="checkbox"/> 3 R/W WIDTH: <u>60'</u> EOP-EOP <u>28'</u> STREET TYPE: <u>RURAL LOCAL</u> HVEEM _____ Class _____	ASPHALT THICKNESS: AC Surface _____ AC Base _____ AGG. BASE THICKNESS: Class 6 _____ Class 5 _____ Class 2 _____	HIGH PLAINS LAND & CATTLE, LLC 9 RIDGE ROAD COLORADO SPRINGS, CO 80904 (719) 475-0517	WESTWORKS ENGINEERING CHAD D. [Signature] COLORADO PE #35751 DATE: 7/18/05	SCALE: 1"=50' DATE: 6/17/05 JOB NUMBER SHEET 90330 9 OF 17



**GENERAL MAINTENANCE NOTES:**

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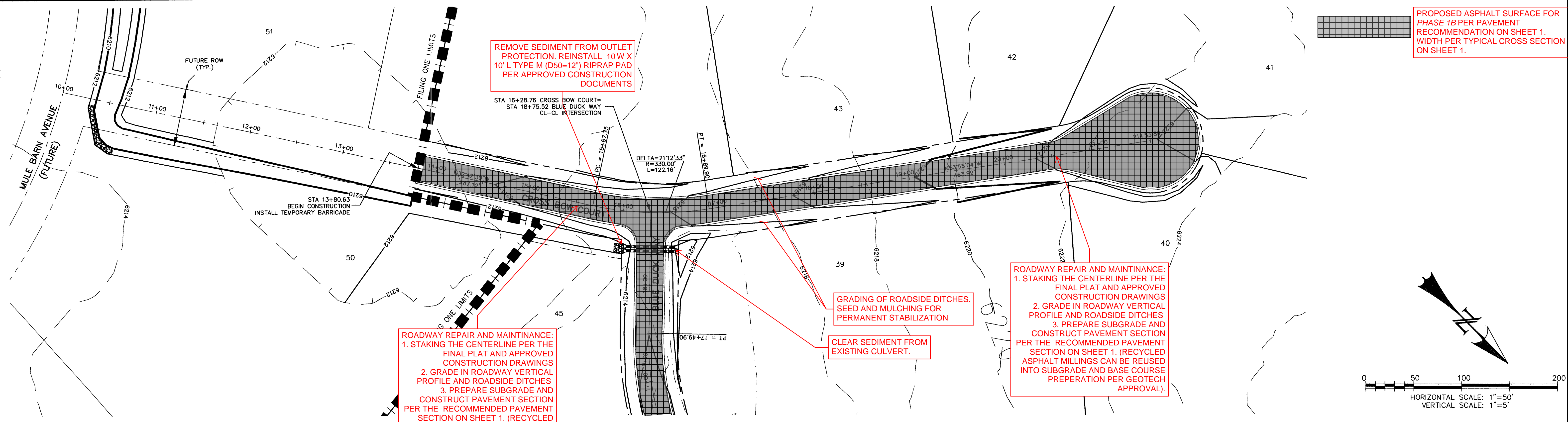
REV.	DESCRIPTION	DATE	REVIEW:	DESIGN DATA:	PREPARED FOR:	PREPARED UNDER MY DIRECT SUPERVISION FOR AND BEHALF OF:	WESTWORKS ENGINEERING	TANNER RANCH	DRAWN BY:
1.	PER EL PASO COUNTY D.S.D. ENGINEERING COMMENTS	6/16/05	STREET DESIGN: _____ DATE _____ ROUGH CUT REVIEW: _____ DATE _____ FINAL REVIEW: _____ DATE _____ DRAINAGE DESIGN: _____ DATE _____	SIDEWALKS: WIDTH: <u>N/A</u> LOCATION: <input type="checkbox"/> Attached <input type="checkbox"/> Detached CURB TYPE: <input type="checkbox"/> 1 <input type="checkbox"/> 2 <input type="checkbox"/> 3 R/W WIDTH: <u>60'</u> EOP-EOP <u>28'</u> STREET TYPE: <u>BURIAL LOCAL</u> HVEEM _____ ASPHALT THICKNESS: AC Surface _____ AC Base _____ AGG. BASE THICKNESS: Class 6 _____ Class 5 _____ Class 2 _____	HIGH PLAINS LAND & CATTLE, LLC 9 RIDGE ROAD COLORADO SPRINGS, CO 80904 (719) 475-0517	WESTWORKS ENGINEERING, LLC CHAD D. KOSBEK, COLORADO PE #35751 DATE: 6/16/05		TANNER RANCH	CDK
								SCALE: 1"=50'	DATE: 6/17/05
								JOB NUMBER: 90330	SHEET: 10 OF 17



**GENERAL MAINTENANCE NOTES:**

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REV.	DESCRIPTION	DATE	REVIEW:	DESIGN DATA:	PREPARED FOR:	PREPARED UNDER MY DIRECT SUPERVISION FOR AND BEHALF OF:	WESTWORKS ENGINEERING	TANNER RANCH	DRAWN BY:	SCALE:	DATE:	JOB NUMBER	SHEET
1.	PER EL PASO COUNTY D.S.D. ENGINEERING COMMENTS	6/16/05	STREET DESIGN: ROUGH CUT REVIEW _____ DATE _____ FINAL REVIEW _____ DATE _____ DRAINAGE DESIGN: _____ DATE _____	SID. WALKS: WIDTH: <u>N/A</u> LOCATION: <input type="checkbox"/> Attached <input type="checkbox"/> Detached CULVERT TYPE: <input type="checkbox"/> 1 <input type="checkbox"/> 2 <input type="checkbox"/> 3 R/W WIDTH: <u>60'</u> EOP-EOP <u>28'</u> STREET TYPE: <u>RURAL LOCAL</u> HVEEM _____ Class _____	AC Surface _____ AC Base _____ AGG. BASE THICKNESS: Class 6 _____ Class 5 _____ Class 2 _____	HIGH PLAINS LAND & CATTLE, LLC 9 RIDGE ROAD COLORADO SPRINGS, CO 80904 (719) 475-0517	WESTWORKS ENGINEERING, LLC CHAD D. ZIEGLER, REGISTERED PROFESSIONAL ENGINEER NO. 35751 DATE: 6/16/05 PE #35751	WESTWORKS ENGINEERING 943 OSAGE AVENUE, MANitou SPRINGS, CO 80829 (719) 585-1670	CDK	1"=50'	6/17/05	90330	11 OF 17



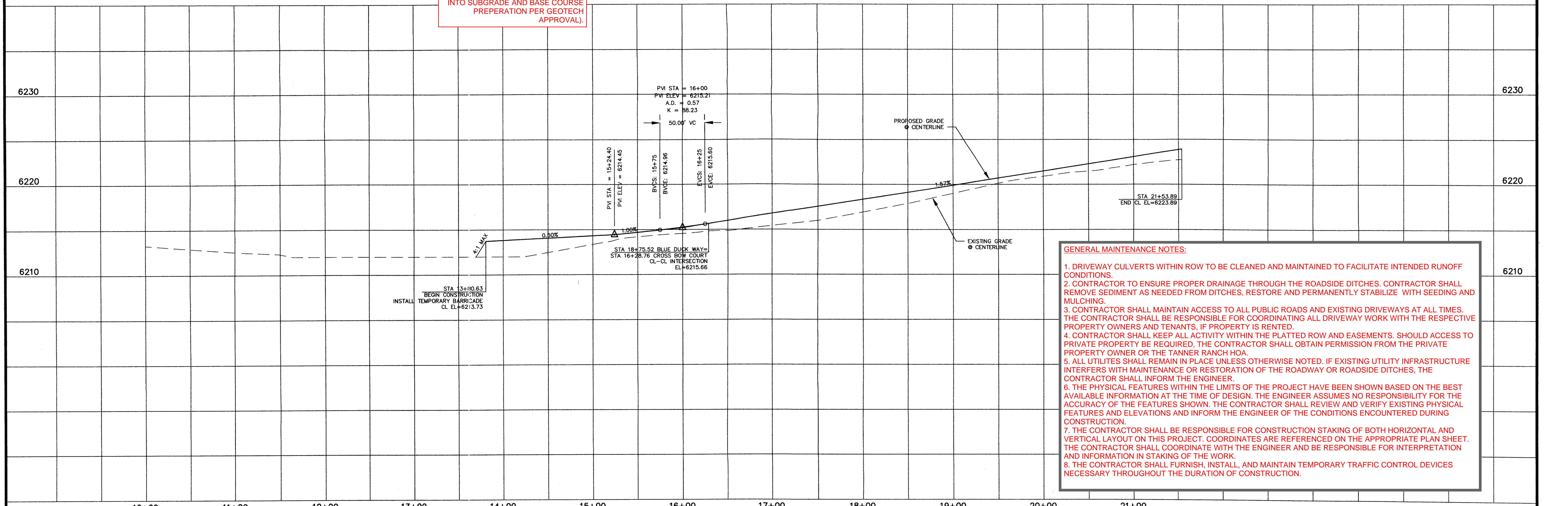
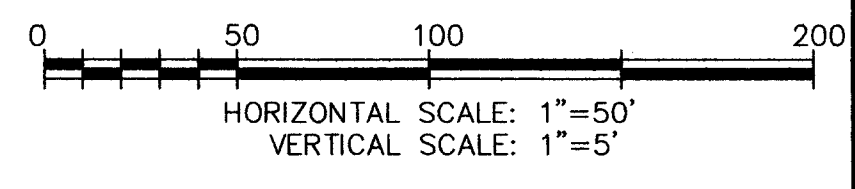
PROPOSED ASPHALT SURFACE FOR PHASE 1B PER PAVEMENT RECOMMENDATION ON SHEET 1. WIDTH PER TYPICAL CROSS SECTION ON SHEET 1.

**ROADWAY REPAIR AND MAINTINANCE:**  
 1. STAKING THE CENTERLINE PER THE FINAL PLAT AND APPROVED CONSTRUCTION DRAWINGS  
 2. GRADE IN ROADWAY VERTICAL PROFILE AND ROADSIDE DITCHES  
 3. PREPARE SUBGRADE AND CONSTRUCT PAVEMENT SECTION PER THE RECOMMENDED PAVEMENT SECTION ON SHEET 1. (RECYCLED ASPHALT MILLINGS CAN BE REUSED INTO SUBGRADE AND BASE COURSE PREPERATION PER GEOTECH APPROVAL).

GRADING OF ROADSIDE DITCHES, SEED AND MULCHING FOR PERMANENT STABILIZATION

CLEAR SEDIMENT FROM EXISTING CULVERT.

**ROADWAY REPAIR AND MAINTINANCE:**  
 1. STAKING THE CENTERLINE PER THE FINAL PLAT AND APPROVED CONSTRUCTION DRAWINGS  
 2. GRADE IN ROADWAY VERTICAL PROFILE AND ROADSIDE DITCHES  
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1. DRIVEWAY CULVERTS WITHIN ROW TO BE CLEANED AND MAINTAINED TO FACILITATE INTENDED RUNOFF CONDITIONS.
2. CONTRACTOR TO ENSURE PROPER DRAINAGE THROUGH THE ROADSIDE DITCHES. CONTRACTOR SHALL REMOVE SEDIMENT AS NEEDED FROM DITCHES, RESTORE AND PERMANENTLY STABILIZE WITH SEEDING AND MULCHING.
3. CONTRACTOR SHALL MAINTAIN ACCESS TO ALL PUBLIC ROADS AND EXISTING DRIVEWAYS AT ALL TIMES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING ALL DRIVEWAY WORK WITH THE RESPECTIVE PROPERTY OWNERS AND TENANTS, IF PROPERTY IS RENTED.
4. CONTRACTOR SHALL KEEP ALL ACTIVITY WITHIN THE PLATTED ROW AND EASEMENTS. SHOULD ACCESS TO PRIVATE PROPERTY BE REQUIRED, THE CONTRACTOR SHALL OBTAIN PERMISSION FROM THE PRIVATE PROPERTY OWNER OR THE TANNER RANCH HOA.
5. ALL UTILITIES SHALL REMAIN IN PLACE UNLESS OTHERWISE NOTED. IF EXISTING UTILITY INFRASTRUCTURE INTERFERES WITH MAINTENANCE OR RESTORATION OF THE ROADWAY OR ROADSIDE DITCHES, THE CONTRACTOR SHALL INFORM THE ENGINEER.
6. THE PHYSICAL FEATURES WITHIN THE LIMITS OF THE PROJECT HAVE BEEN SHOWN BASED ON THE BEST AVAILABLE INFORMATION AT THE TIME OF DESIGN. THE ENGINEER ASSUMES NO RESPONSIBILITY FOR THE ACCURACY OF THE FEATURES SHOWN. THE CONTRACTOR SHALL REVIEW AND VERIFY EXISTING PHYSICAL FEATURES AND ELEVATIONS AND INFORM THE ENGINEER OF THE CONDITIONS ENCOUNTERED DURING CONSTRUCTION.
7. THE CONTRACTOR SHALL BE RESPONSIBLE FOR CONSTRUCTION STAKING OF BOTH HORIZONTAL AND VERTICAL LAYOUT ON THIS PROJECT. COORDINATES ARE REFERENCED ON THE APPROPRIATE PLAN SHEET. THE CONTRACTOR SHALL COORDINATE WITH THE ENGINEER AND BE RESPONSIBLE FOR INTERPRETATION AND INFORMATION IN STAKING OF THE WORK.
8. THE CONTRACTOR SHALL FURNISH, INSTALL, AND MAINTAIN TEMPORARY TRAFFIC CONTROL DEVICES NECESSARY THROUGHOUT THE DURATION OF CONSTRUCTION.

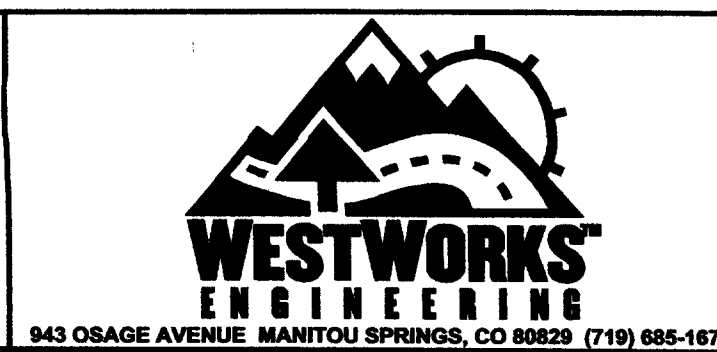
REV.	DESCRIPTION	DATE
1.	PER EL PASO COUNTY D.S.D. ENGINEERING COMMENTS	6/16/05

**REVIEW:**  
 STREET DESIGN: \_\_\_\_\_ DATE \_\_\_\_\_  
 ROUGH CUT REVIEW: \_\_\_\_\_ DATE \_\_\_\_\_  
 FINAL REVIEW: \_\_\_\_\_ DATE \_\_\_\_\_  
 DRAINAGE DESIGN: \_\_\_\_\_ DATE \_\_\_\_\_

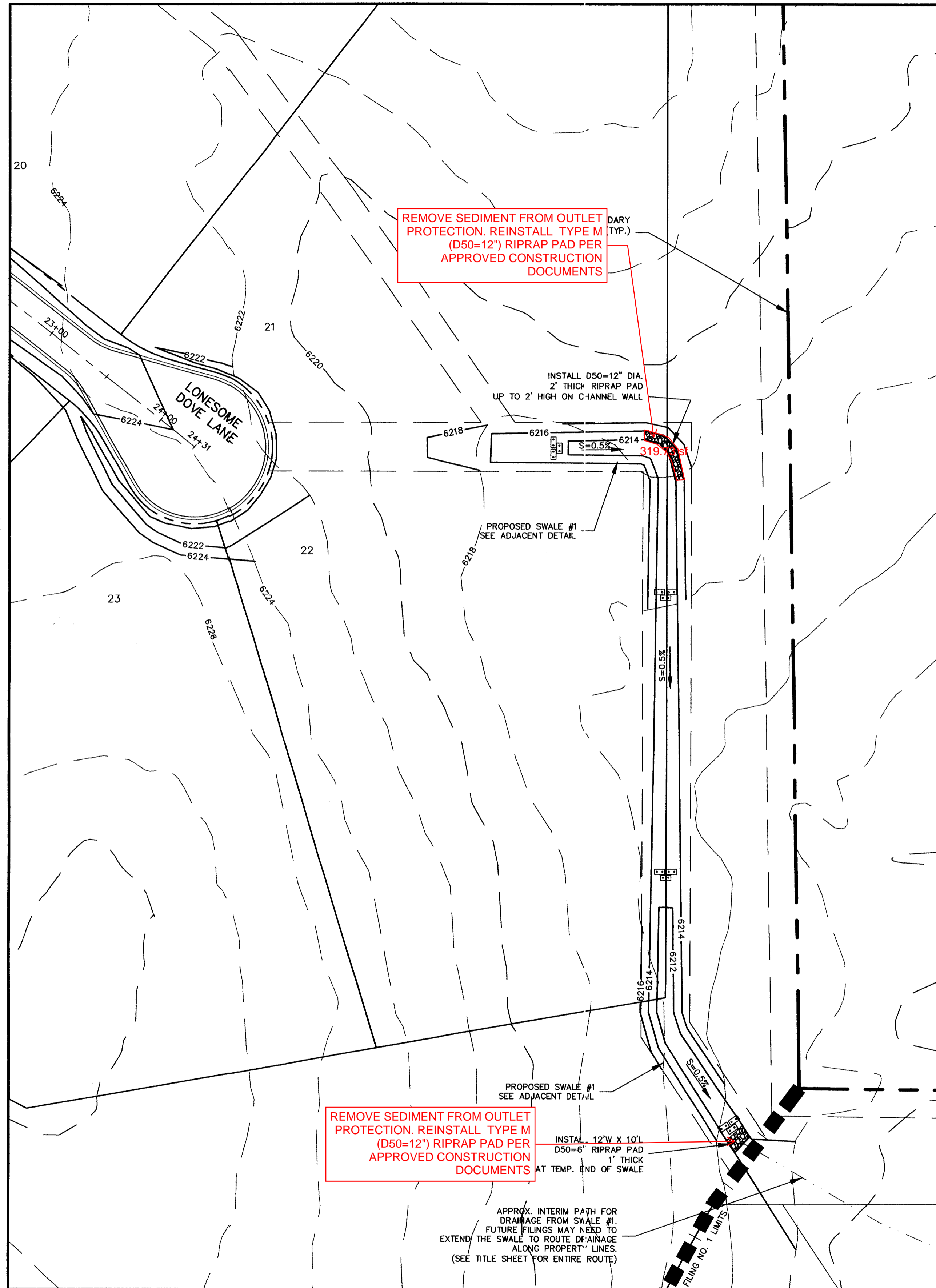
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 LOCATION:  Attached  Detached  
 CURB TYPE:  1  2  3  
 R/W WIDTH: 60' EOP-EOP 28'  
 STREET TYPE: RURAL LOCAL HVEEM

**ASPHALT THICKNESS:**  
 AC Surface \_\_\_\_\_  
 AC Base \_\_\_\_\_  
**AGG. BASE THICKNESS:**  
 Class 6 \_\_\_\_\_  
 Class 5 \_\_\_\_\_  
 Class 2 \_\_\_\_\_

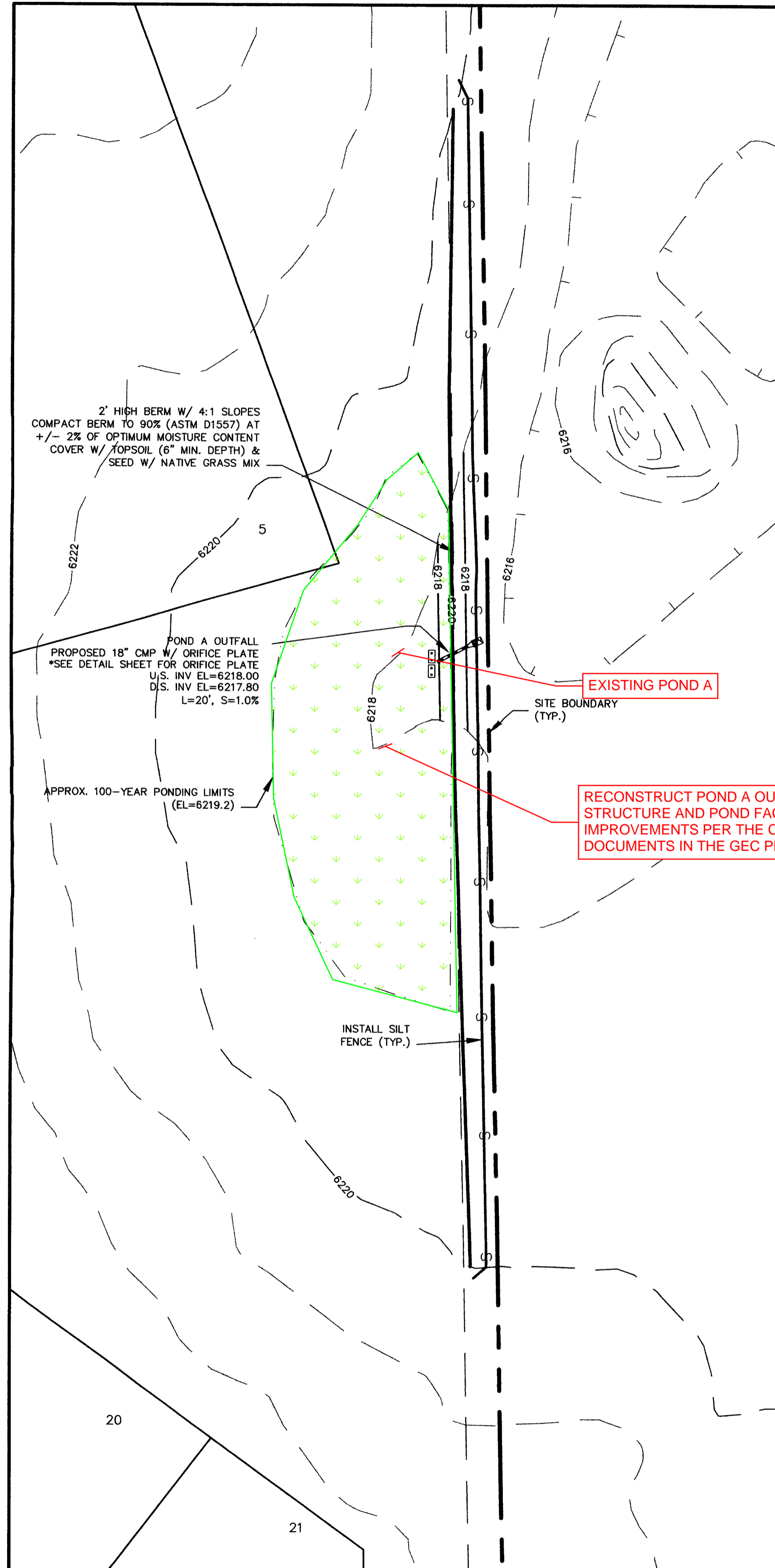
PREPARED FOR:  
**HIGH PLAINS LAND & CATTLE, LLC**  
 9 RIDGE ROAD  
 COLORADO SPRINGS, CO 80904  
 (719) 475-0517  
 PREPARED UNDER THE DIRECT SUPERVISION FOR AND BEHALF OF:  
**WESTWORKS ENGINEERING**  
 CHAD D. KUZBEK PE #35751  
 DATE: 6/13/05



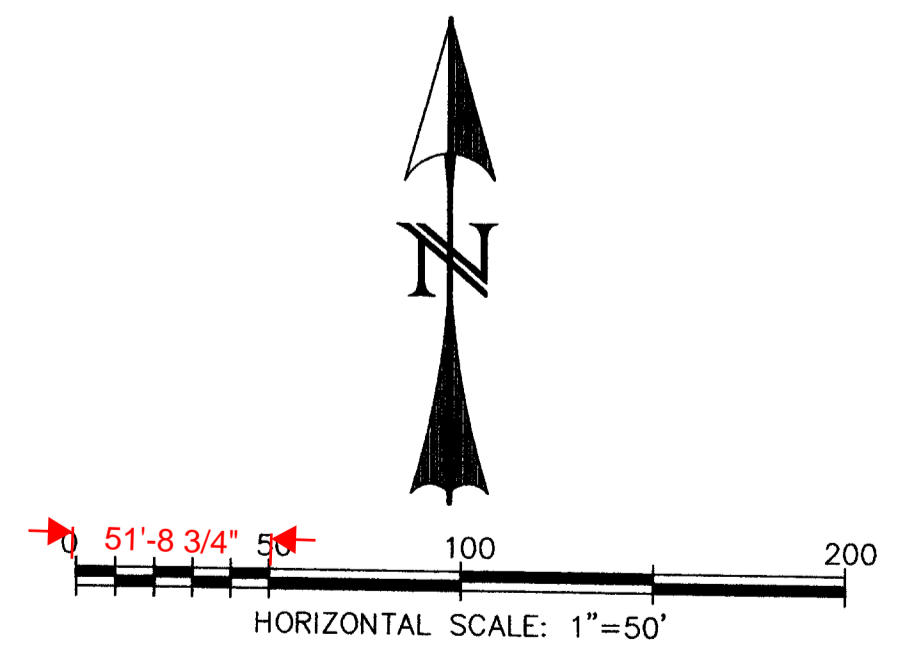
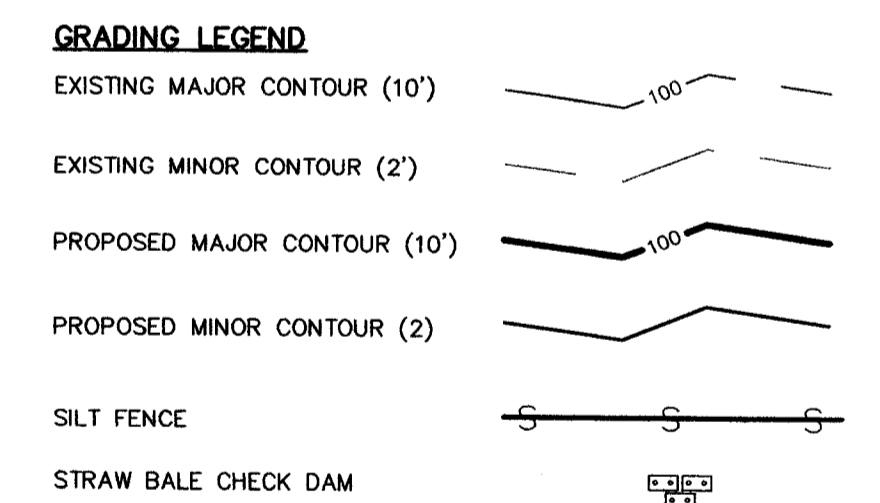
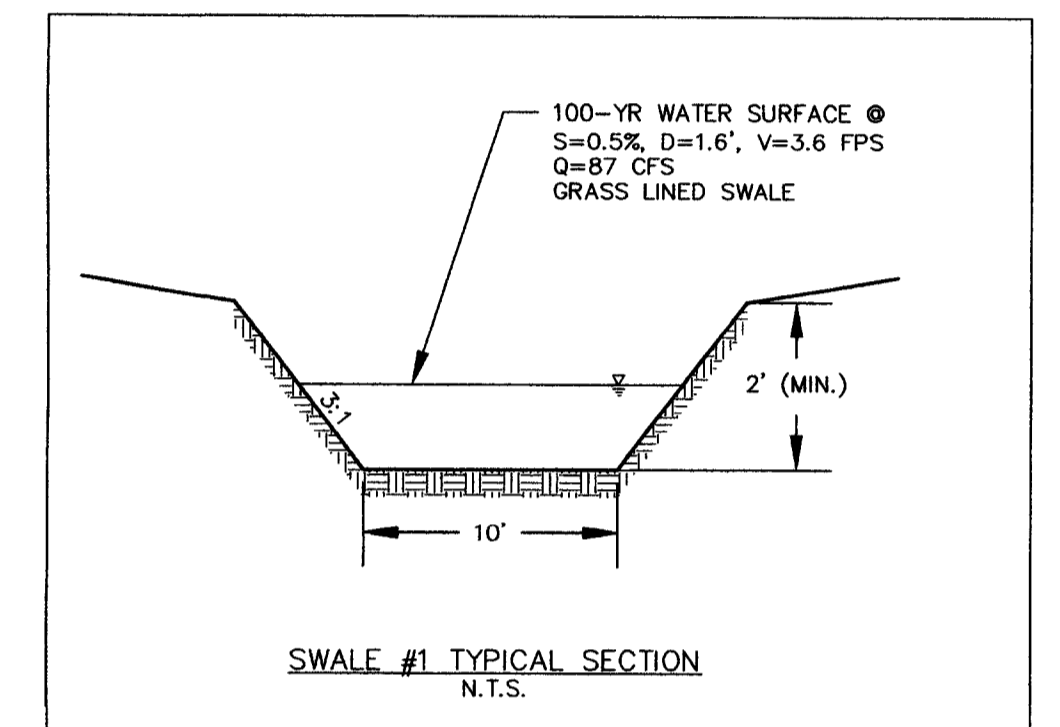
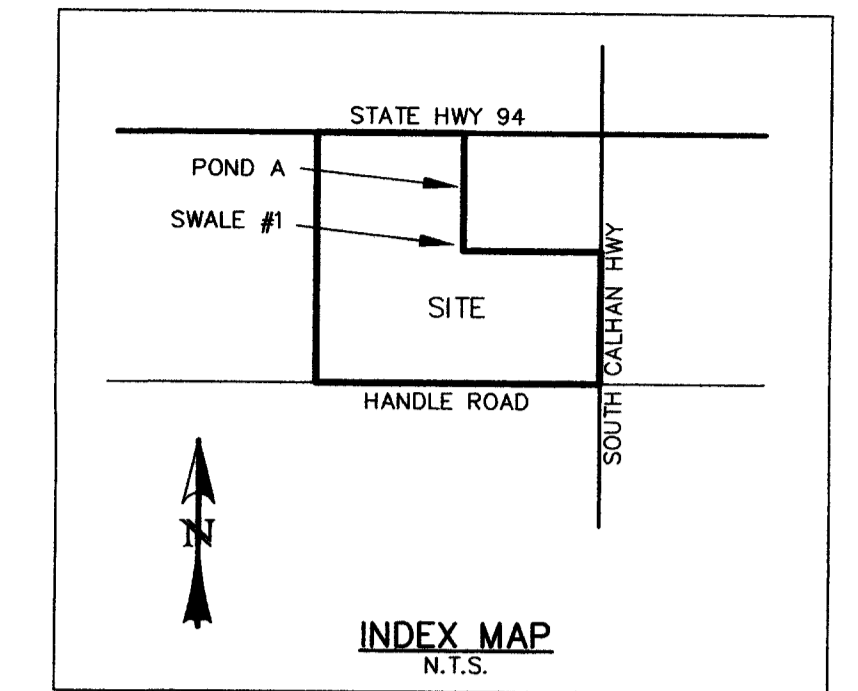
**TANNER RANCH**  
**STREET IMPROVEMENT PLAN**  
**CROSS BOW COURT**  
 DRAWN BY: CDK  
 SCALE: 1"=50'  
 JOB NUMBER: 90330  
 DATE: 6/17/05  
 SHEET: 12 OF 17



SWALE #1



POND A



REV.	DESCRIPTION	DATE
1.	PER EL PASO COUNTY D.S.D. ENGINEERING COMMENTS	6/16/05

REVIEW:	
STREET DESIGN:	DATE _____
ROUGH CUT REVIEW	DATE _____
FINAL REVIEW	DATE _____
DRAINAGE DESIGN:	DATE _____

DESIGN DATA:	
SIDEWALKS: WIDTH: <u>N/A</u>	ASPHALT THICKNESS:
LOCATION: <input type="checkbox"/> Attached	AC Surface _____
<input type="checkbox"/> Detached	AC Base _____
CURB TYPE: <input type="checkbox"/> 1 <input type="checkbox"/> 2 <input type="checkbox"/> 3	AGG. BASE THICKNESS:
R/W WIDTH: <u>60'</u> EOP-EOP <u>28'</u>	Class 6 _____
STREET TYPE: <u>RURAL LOCAL</u> HVEEM _____	Class 5 _____
	Class 2 _____

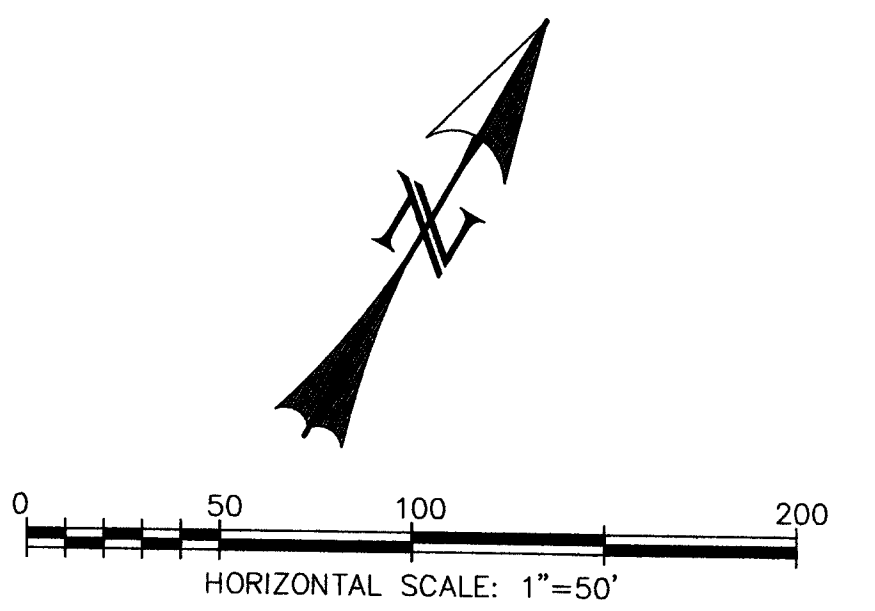
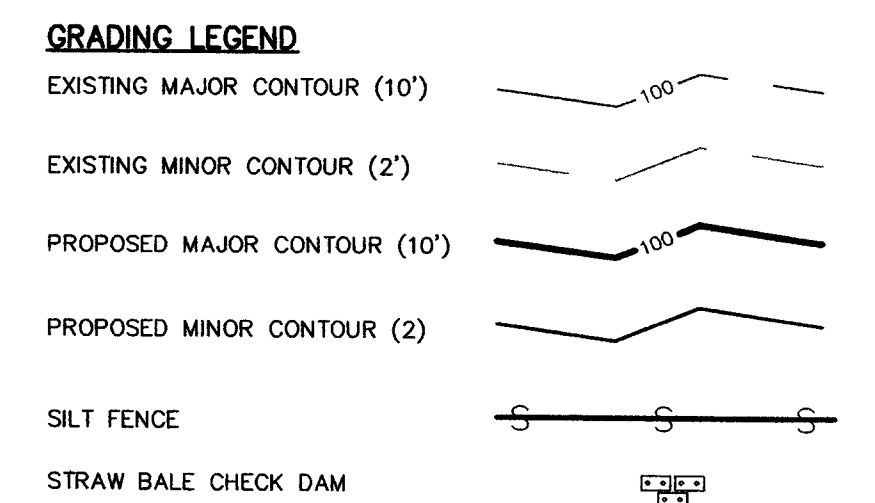
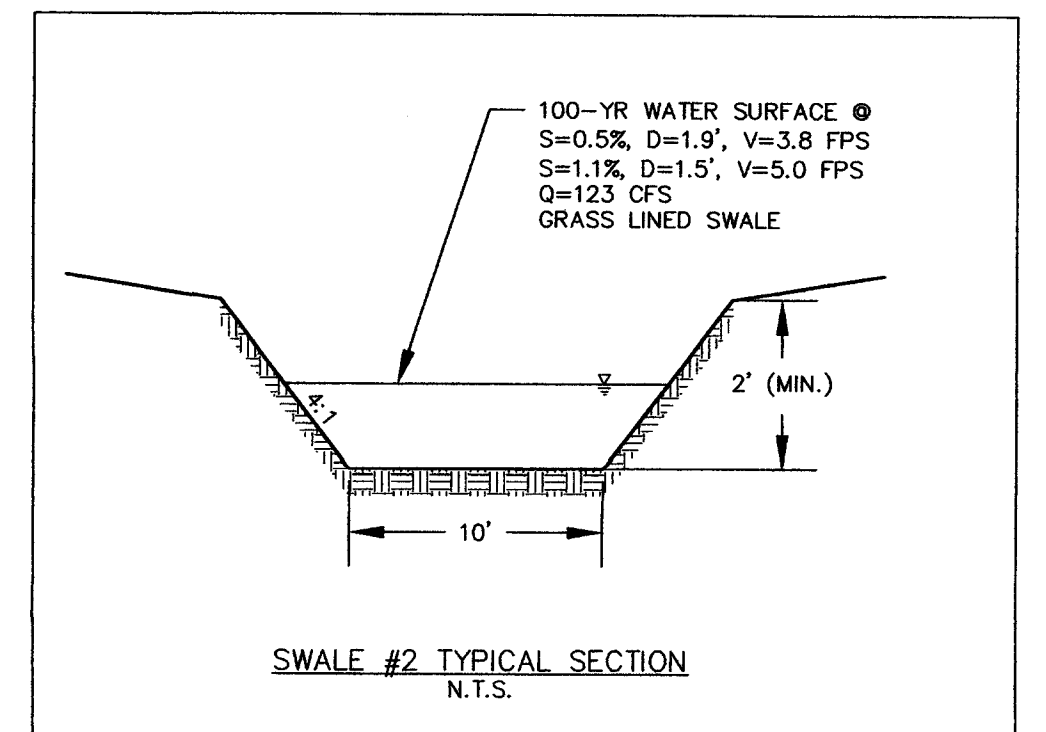
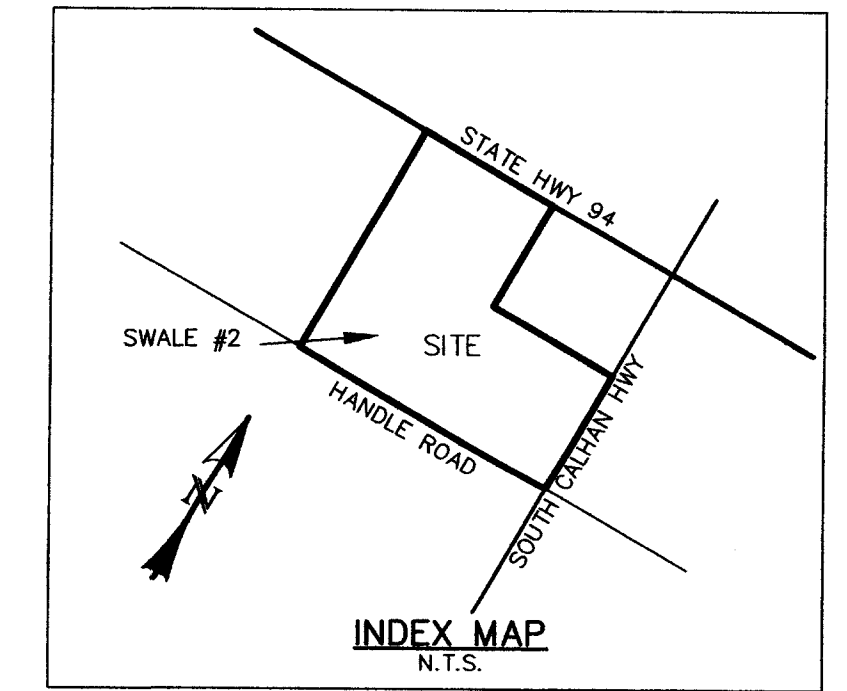
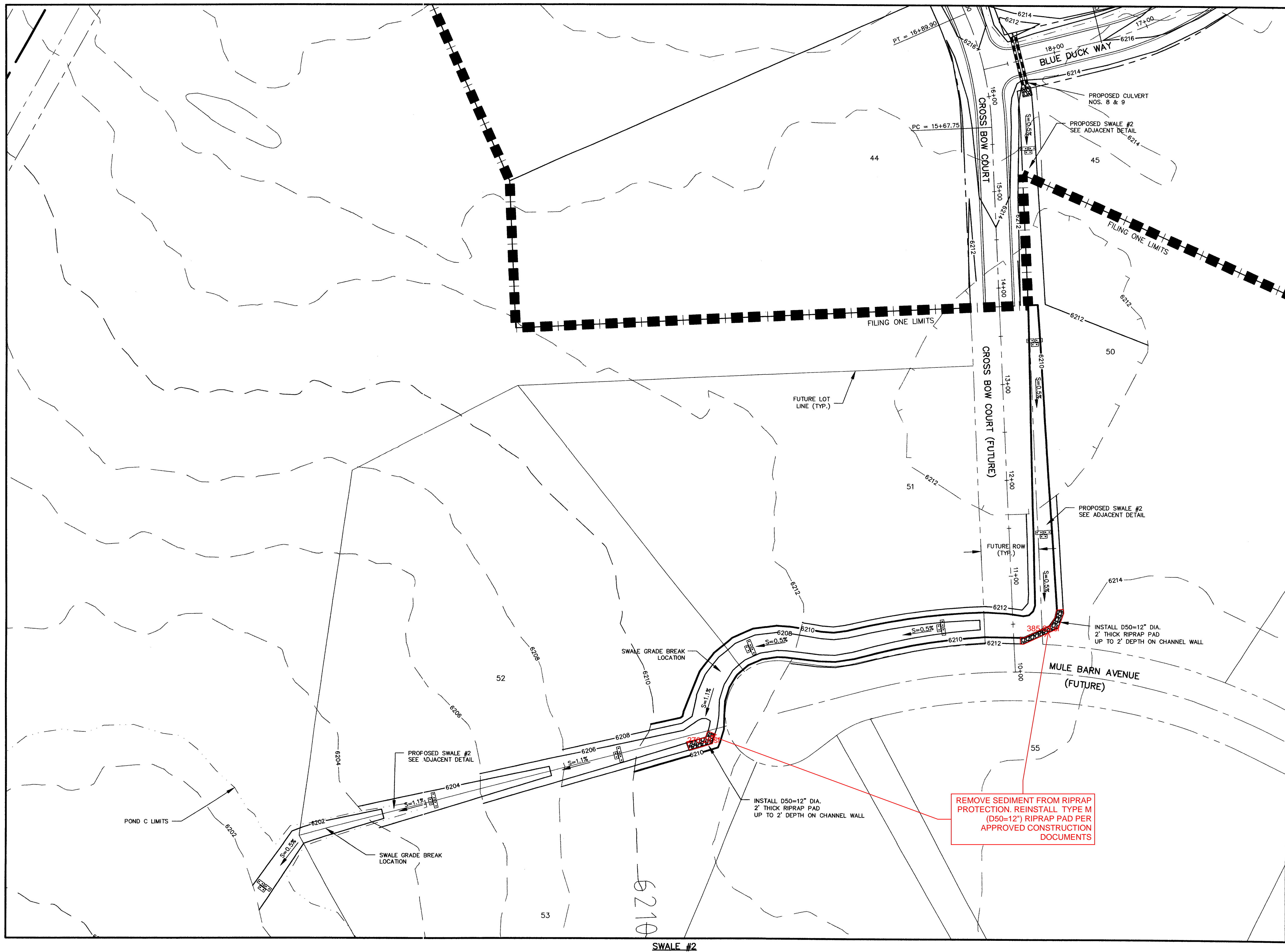
PREPARED FOR:  
**HIGH PLAINS LAND & CATTLE, LLC**  
 9 RIDGE ROAD  
 COLORADO SPRINGS, CO 80904  
 (719) 475-0517

PREPARED UNDER MY DIRECT SUPERVISION FOR AND BEHALF OF  
**WESTWORKS ENGINEERING, LLC**  
 CHAD D. KUZEK, REGISTERED PROFESSIONAL ENGINEER  
 NO. 38751  
 COLORADO LICENSE #38751  
 DATE: 6/16/05



**TANNER RANCH**  
**GRADING & EROSION CONTROL PLAN**

DRAWN BY: <b>COK</b>	DATE: <b>6/17/05</b>
SCALE: <b>1"=50'</b>	JOB NUMBER: <b>90330</b>
	SHEET: <b>13 OF 17</b>



REV.	DESCRIPTION	DATE
1.	PER EL PASO COUNTY D.S.D. ENGINEERING COMMENTS	6/16/05

REVIEW:	
STREET DESIGN:	DATE
ROUGH CUT REVIEW	DATE
FINAL REVIEW	DATE
DRAINAGE DESIGN:	DATE

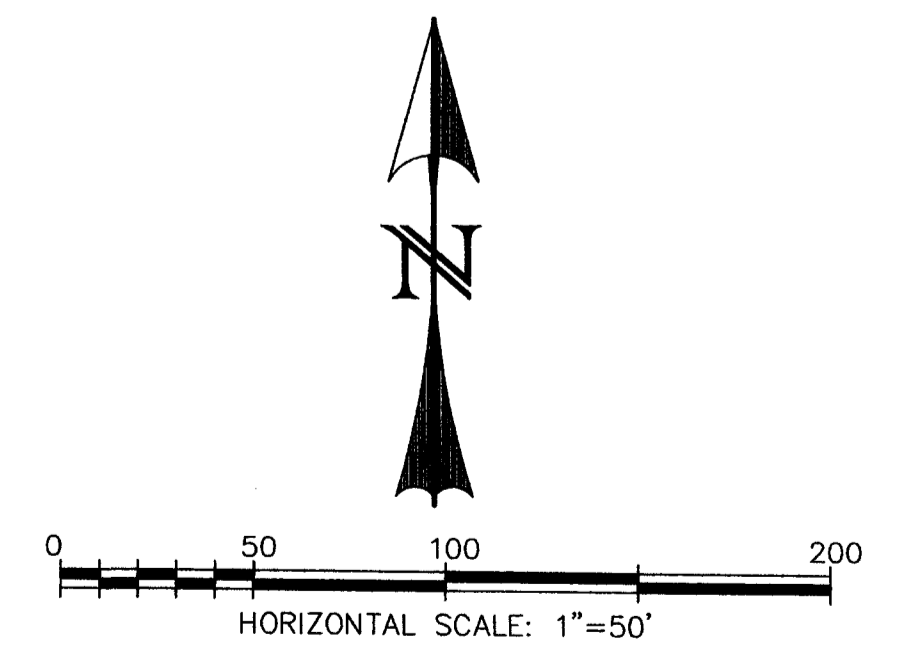
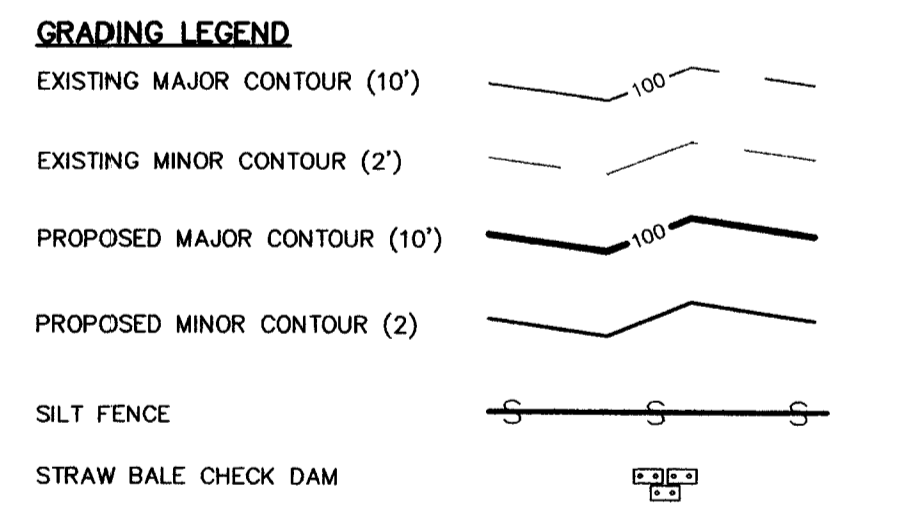
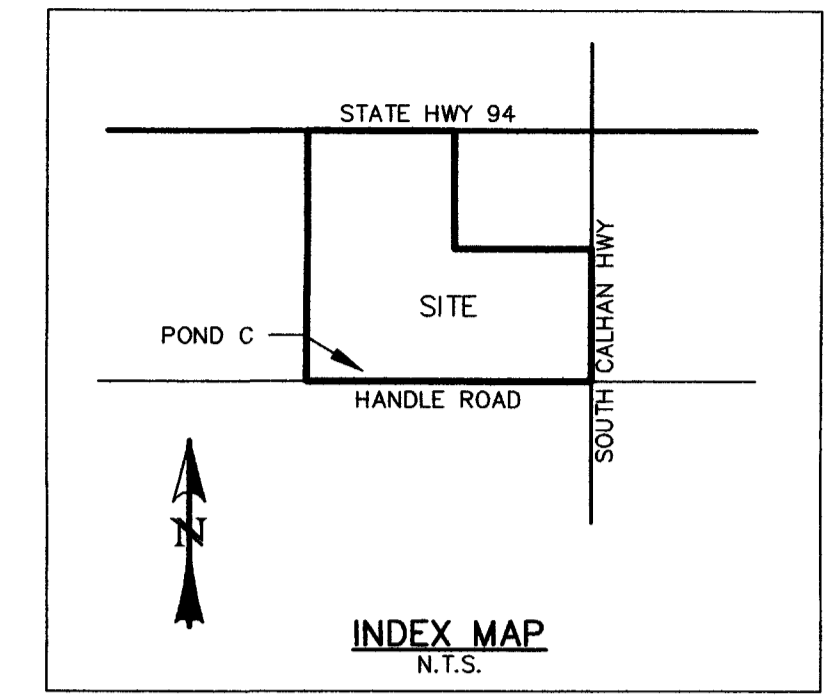
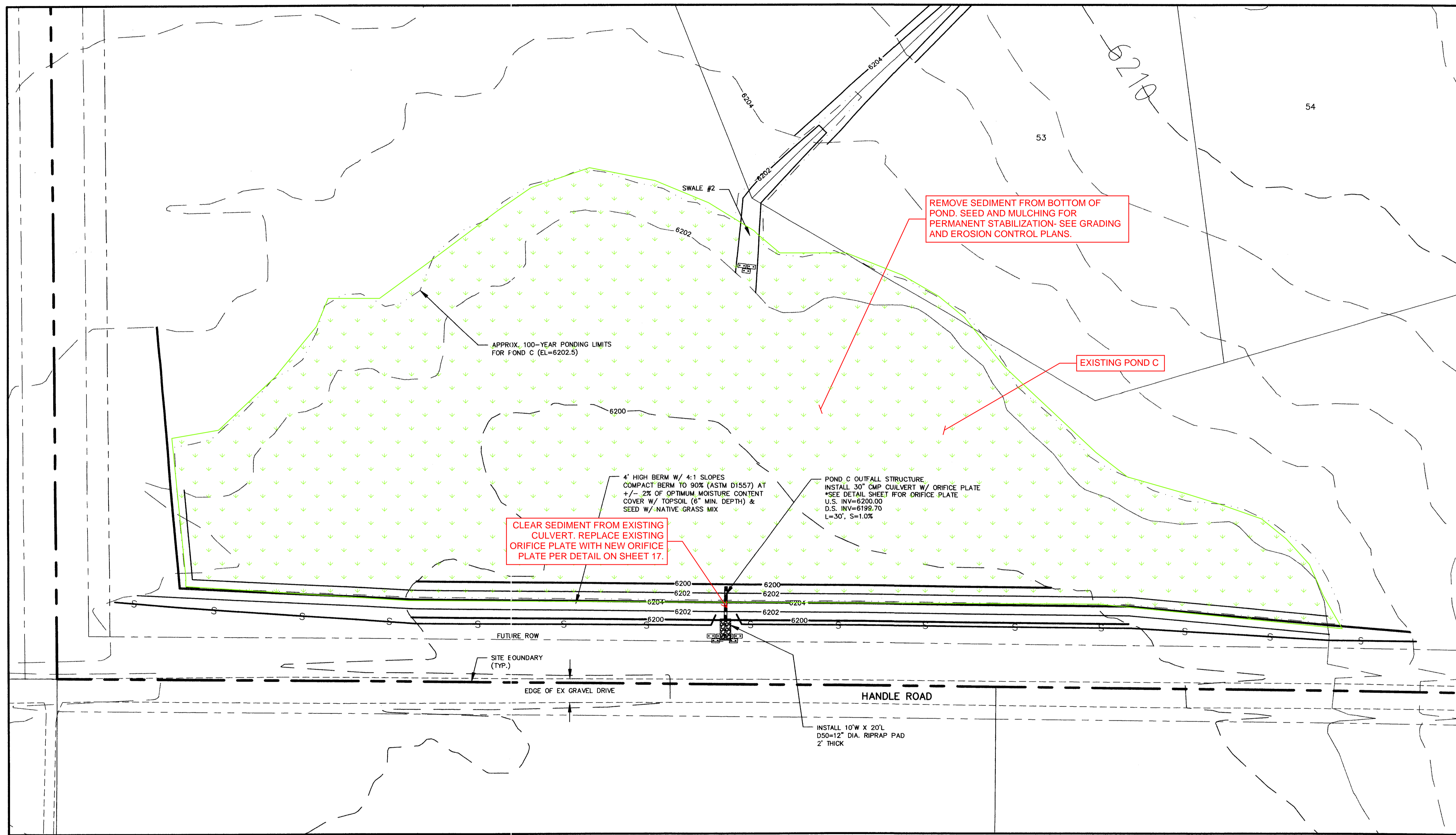
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LOCATION: <input type="checkbox"/> Attached	AC Surface
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CURB TYPE: <input type="checkbox"/> 1 <input type="checkbox"/> 2 <input type="checkbox"/> 3	AGG. BASE THICKNESS:
R/W WIDTH: <u>60'</u> EOP-EOP <u>28'</u>	Class 6
STREET TYPE: <u>RURAL LOCAL</u> HVEEM	Class 5
	Class 2

PREPARED FOR:  
**HIGH PLAINS LAND & CATTLE, LLC**  
 9 RIDGE ROAD  
 COLORADO SPRINGS, CO 80904  
 (719) 475-0517

PREPARED UNDER MY DIRECT SUPERVISION FOR AND BEHALF OF  
**WESTWORKS ENGINEERING, LLC**  
  
 CHAD D. KUZBEK, COLORADO PE #35751  
 DATE: 7/18/05

**WESTWORKS ENGINEERING**  
 943 OSAGE AVENUE, MANitou SPRINGS, CO 80829 (719) 685-1670

TANNER RANCH	
GRADING & EROSION CONTROL PLAN	DATE: <u>3/17/05</u>
DRAWN BY: <u>CDK</u>	SHEET
SCALE: <u>1"=50'</u>	14 OF 17
JOB NUMBER: <u>90330</u>	



REV.	DESCRIPTION	DATE
1.	PER EL PASO COUNTY D.S.D. ENGINEERING COMMENTS	6/16/05

**REVIEW:**

STREET DESIGN: \_\_\_\_\_ DATE \_\_\_\_\_

ROUGH CUT REVIEW \_\_\_\_\_ DATE \_\_\_\_\_

FINAL REVIEW \_\_\_\_\_ DATE \_\_\_\_\_

DRAINAGE DESIGN: \_\_\_\_\_ DATE \_\_\_\_\_

**DESIGN DATA:**

SIDEWALKS: WIDTH:  N/A  AC Surface  AC Base

LOCATION:  Attached  Detached

CURB TYPE:  1  2  3

R/W WIDTH: 60' EOP-EOP 28'

STREET TYPE: RURAL LOCAL HVEEM

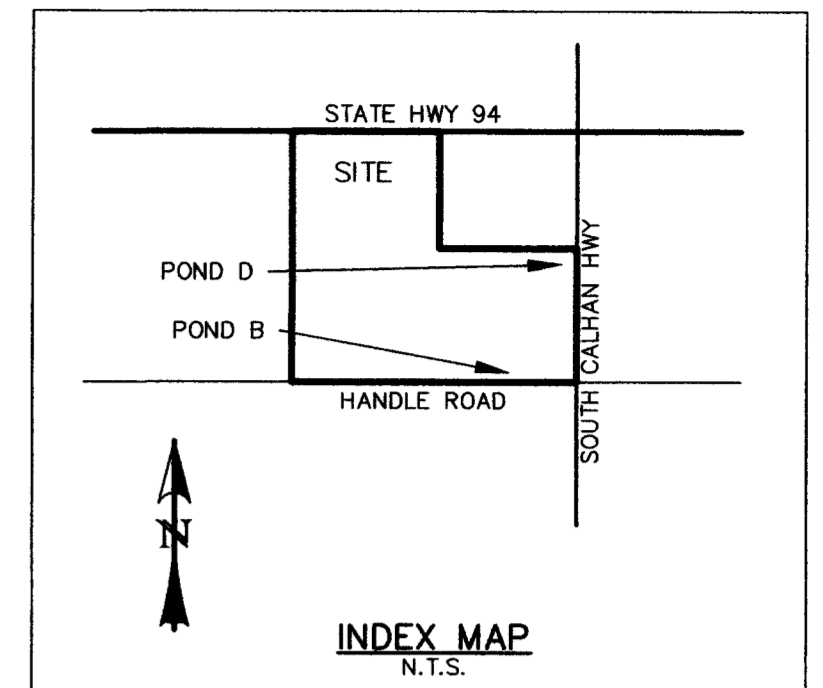
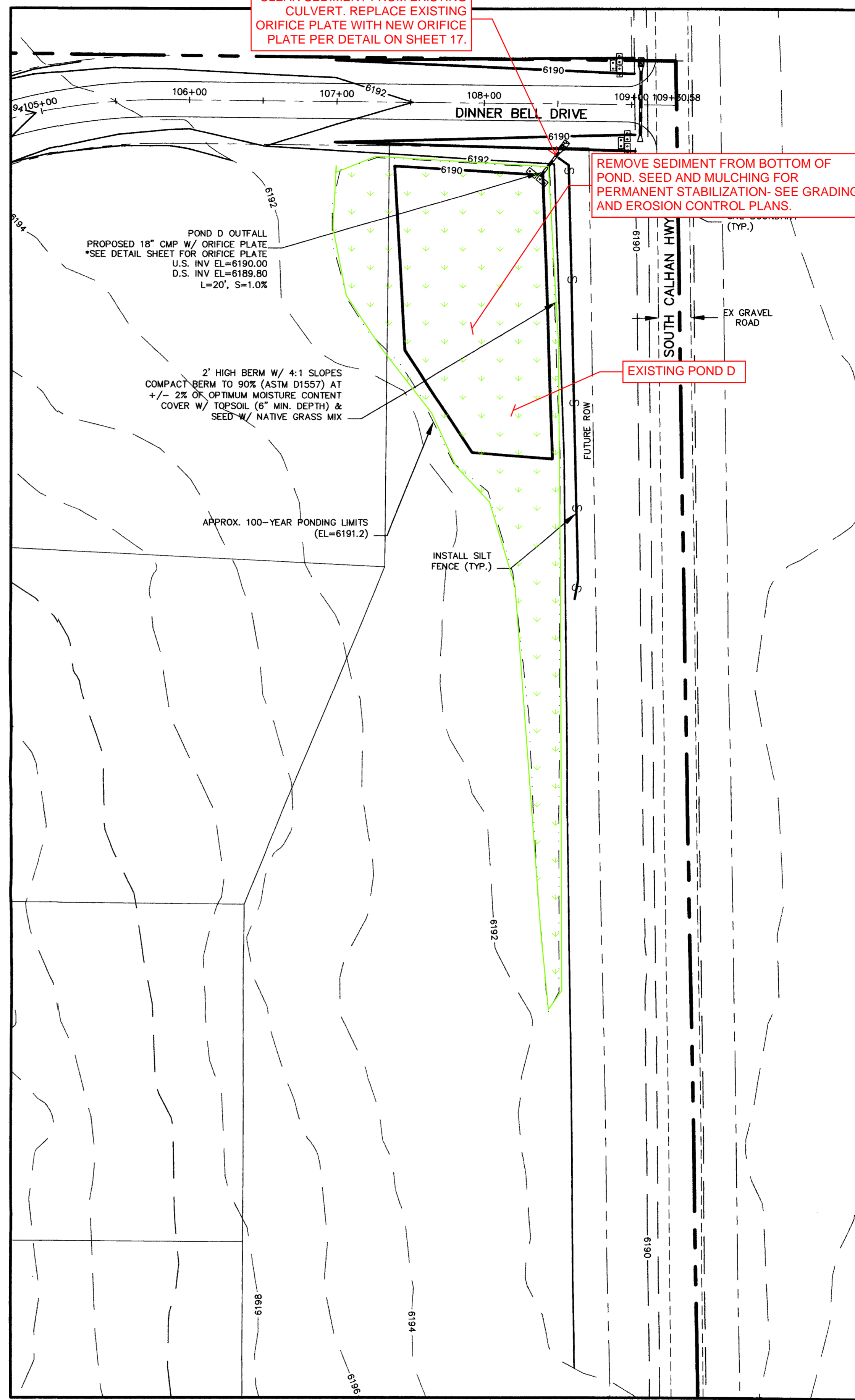
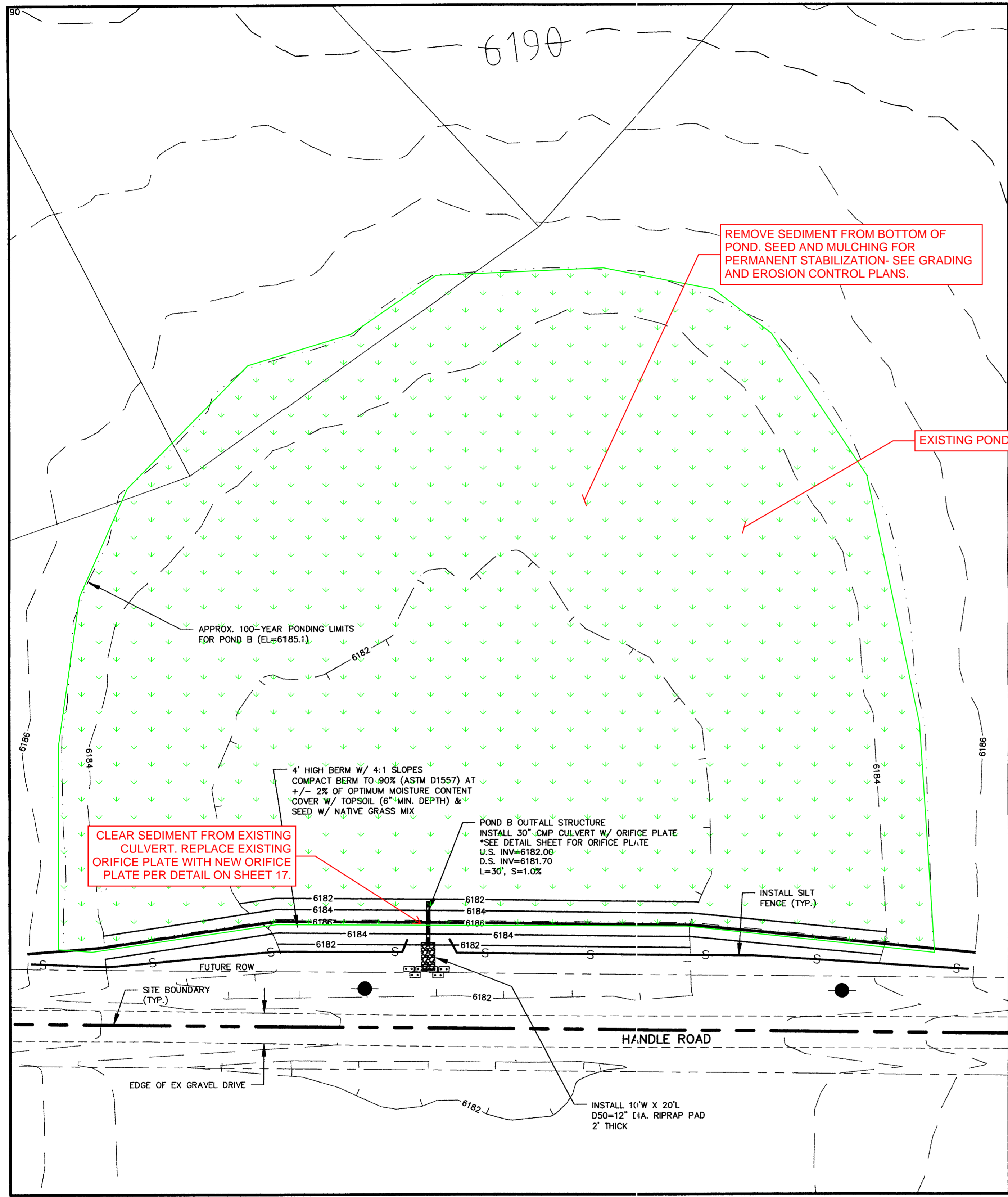
AGG. BASE THICKNESS: Class 6 \_\_\_\_\_ Class 5 \_\_\_\_\_ Class 2 \_\_\_\_\_

PREPARED FOR:  
**HIGH PLAINS LAND & CATTLE, LLC**  
9 RIDGE ROAD  
COLORADO SPRINGS, CO 80904  
(719) 475-0517

PREPARED UNDER MY DIRECT SUPERVISION FOR AND BEHALF OF  
WESTWORKS ENGINEERING, LLC  
CHAD D. KUZBICKI, REGISTERED PROFESSIONAL ENGINEER  
#35751  
DATE: 6/17/05

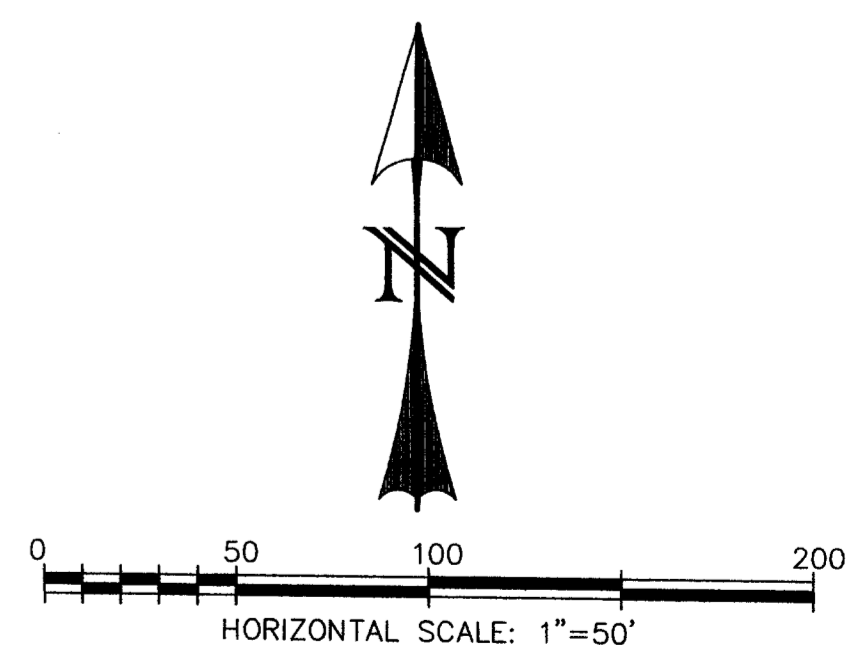


<b>TANNER RANCH</b>		DRAWN BY: CDK
<b>GRADING &amp; EROSION CONTROL PLAN</b>		SCALE: 1"=50' DATE: 6/17/05
JOB NUMBER: 90330	SHEET: 15 OF 17	



**GRADING LEGEND**

EXISTING MAJOR CONTOUR (10')	
EXISTING MINOR CONTOUR (2')	
PROPOSED MAJOR CONTOUR (10')	
PROPOSED MINOR CONTOUR (2')	
SILT FENCE	
STRAW BALE CHECK DAM	



REV.	DESCRIPTION	DATE
1.	PER EL PASO COUNTY D.S.D. ENGINEERING COMMENTS	6/16/05

**REVIEW:**

STREET DESIGN:	DATE
ROUGH CUT REVIEW	DATE
FINAL REVIEW	DATE
DRAINAGE DESIGN:	DATE

**DESIGN DATA:**

SIDEWALKS: WIDTH: N/A	ASPHALT THICKNESS: AC Surface
LOCATION: <input type="checkbox"/> Attached <input type="checkbox"/> Detached	AC Base
CURB TYPE: <input type="checkbox"/> 1 <input type="checkbox"/> 2 <input type="checkbox"/> 3	AGG. BASE THICKNESS: Class 6
R/W WIDTH: 60' EOP-EOP 28'	Class 5
STREET TYPE: RURAL LOCAL HVEEM	Class 2

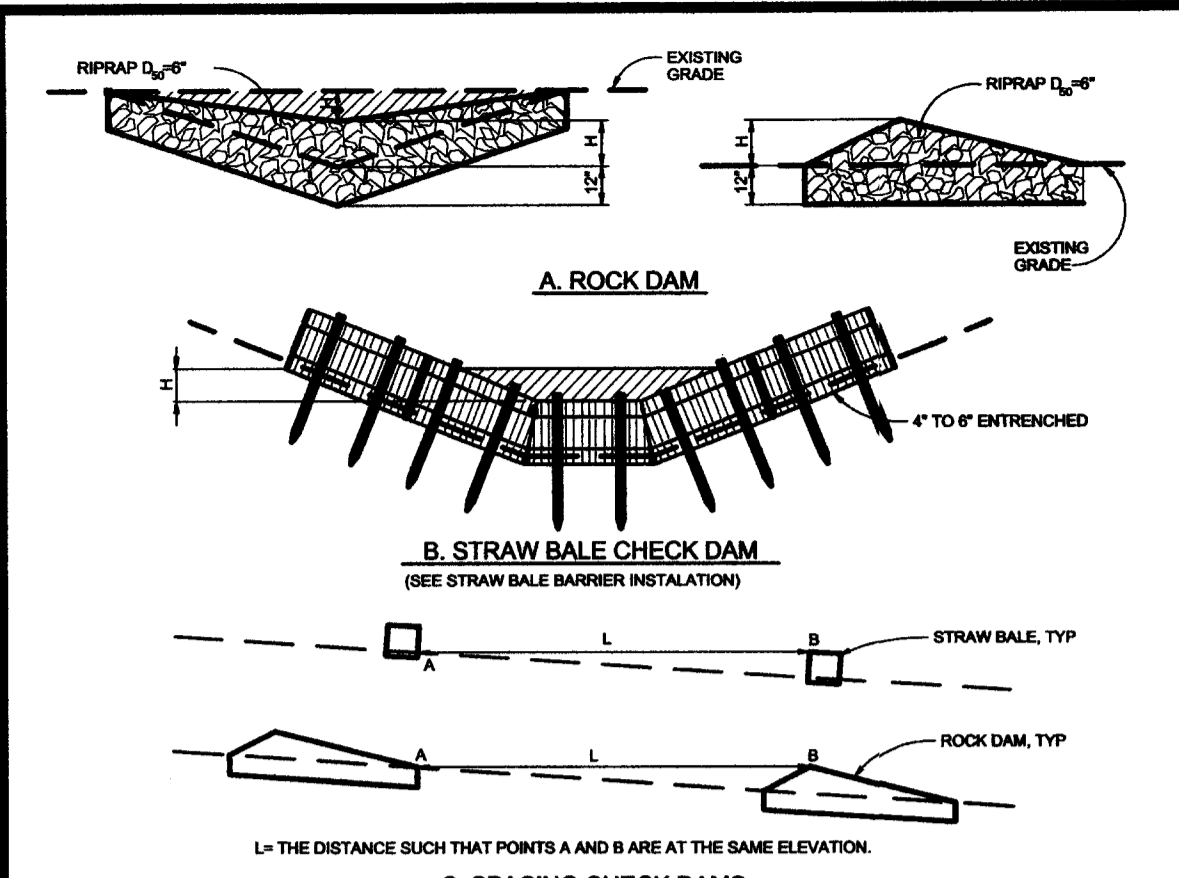
PREPARED FOR:  
**HIGH PLAINS LAND & CATTLE, LLC**  
 9 RIDGE ROAD  
 COLORADO SPRINGS, CO 80904  
 (719) 475-0517

PREPARED UNDER MY DIRECT SUPERVISION FOR AND BEHALF OF  
**WESTWORKS ENGINEERING, LLC**  
 COLORADO REGISTERED ENGINEER  
 CHAD KUBBEK, COLORADO PE #35751  
 DATE: 6/16/05



**TANNER RANCH**  
**GRADING & EROSION CONTROL PLAN**

DRAWN BY: CDK	DATE: 6/17/05
SCALE: 1"=50'	SHEET
JOB NUMBER: 90330	16 OF 17



**City of Colorado Springs Stormwater Quality Figure CD-1 Check Dam**

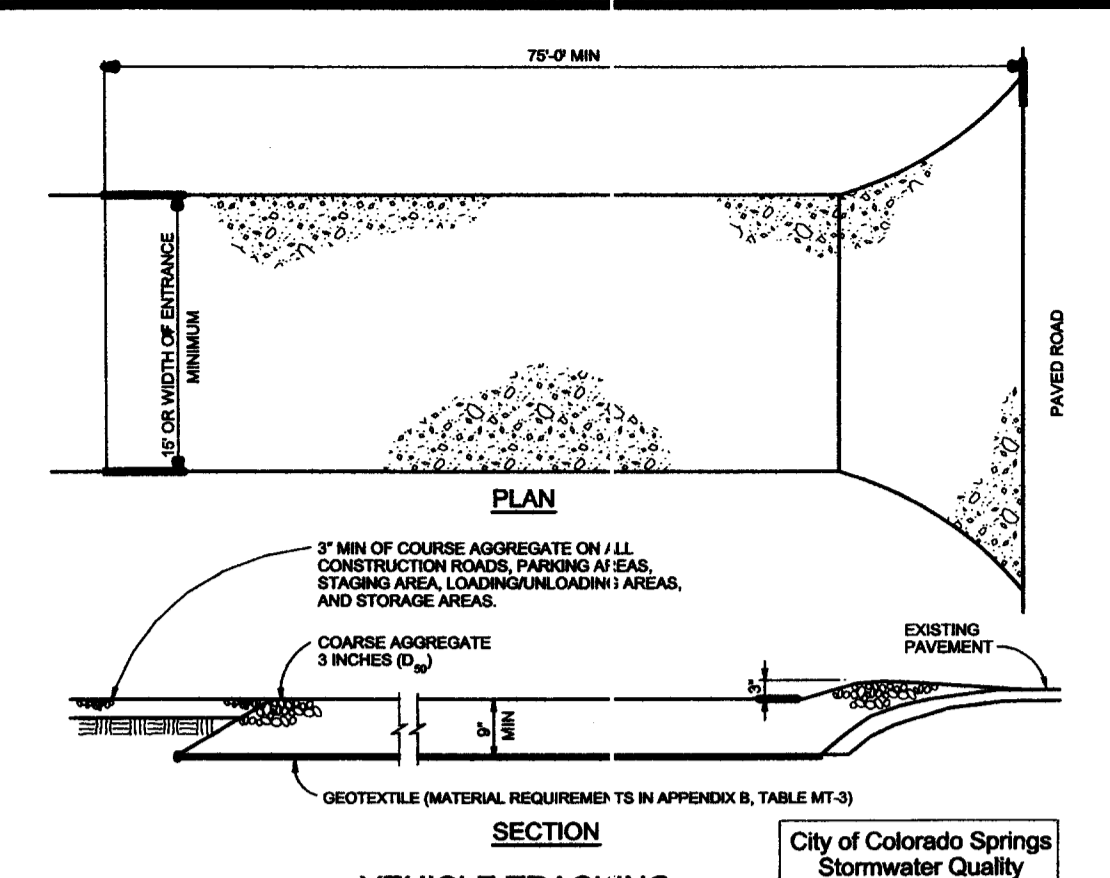
**CHECK DAM NOTES**

**INSTALLATION REQUIREMENTS**

- STRAW BALES USED AS CHECK DAMS ARE TO MEET THE REQUIREMENTS STATED IN FIGURE SBB-2.
- THE 1/2" DIMENSION SHALL BE SELECTED TO PROVIDE WEIR FLOW CONVEYANCE FOR 2-YEAR FLOW OR GREATER.

**MAINTENANCE REQUIREMENTS**

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



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

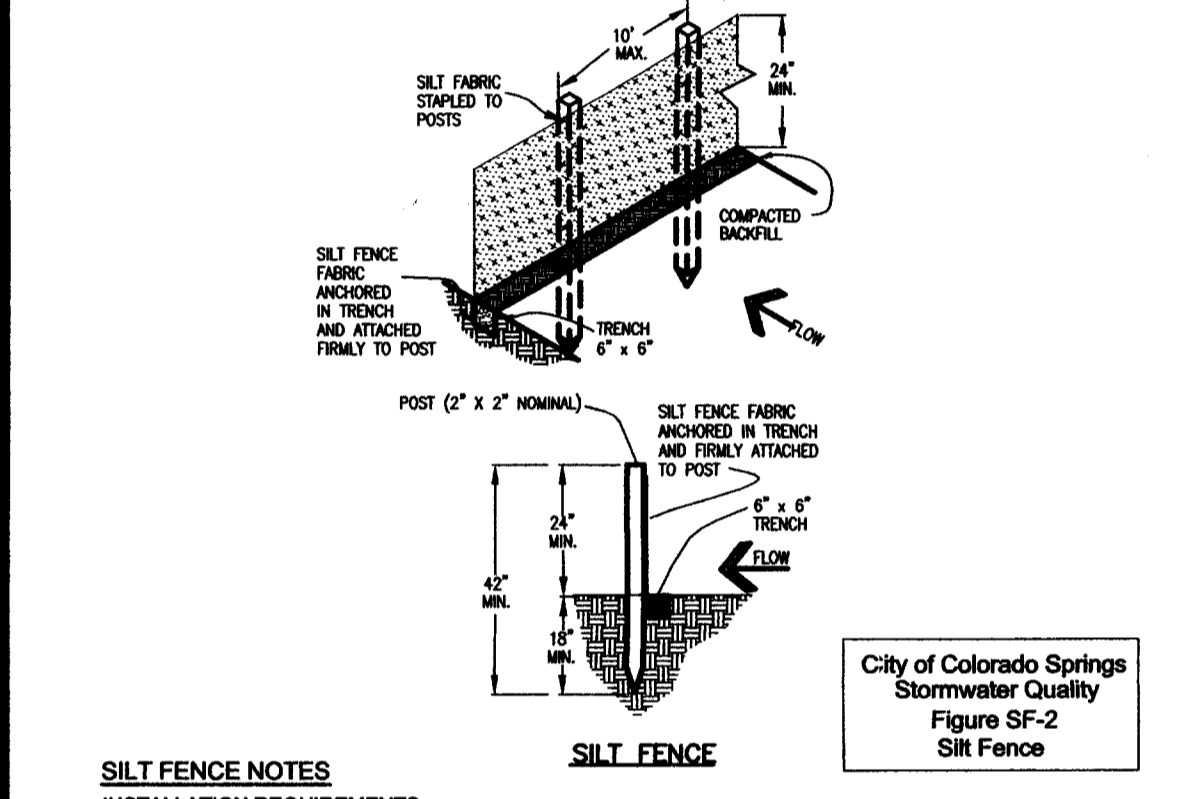
**VEHICLE TRACKING NOTES**

**INSTALLATION REQUIREMENTS**

- ALL ENTRANCES TO THE CONSTRUCTION SITE ARE TO BE STABILIZED PRIOR TO CONSTRUCTION BEGINNING.
- CONSTRUCTION ENTRANCES ARE TO BE BUILT WITH AN APPROX 1/2" ALLOW FOR TURNING TRAFFIC, BUT SHALL NOT BE BUILT OVER EXISTING PAVEMENT EXCEPT FOR A SLIGHT OVERLAP.
- AREAS TO BE STABILIZED ARE TO BE PROPERLY GRADED AND COMPACTED PRIOR TO LAYING DOWN GEOTEXTILE AND STONE.
- CONSTRUCTION ROADS, PARKING AREAS, LOADING/UNLOADING ZONES, STORAGE AREAS, AND STAGING AREAS ARE TO BE STABILIZED.
- CONSTRUCTION HOLES ARE TO BE BUILT TO CONFORM TO SITE GRADERS, BUT SHOULD NOT HAVE SIDE SLOPES OR ROAD GRADERS THAT ARE EXCESSIVELY STEEP.

**MAINTENANCE REQUIREMENTS**

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



**City of Colorado Springs Stormwater Quality Figure SF-2 Silt Fence**

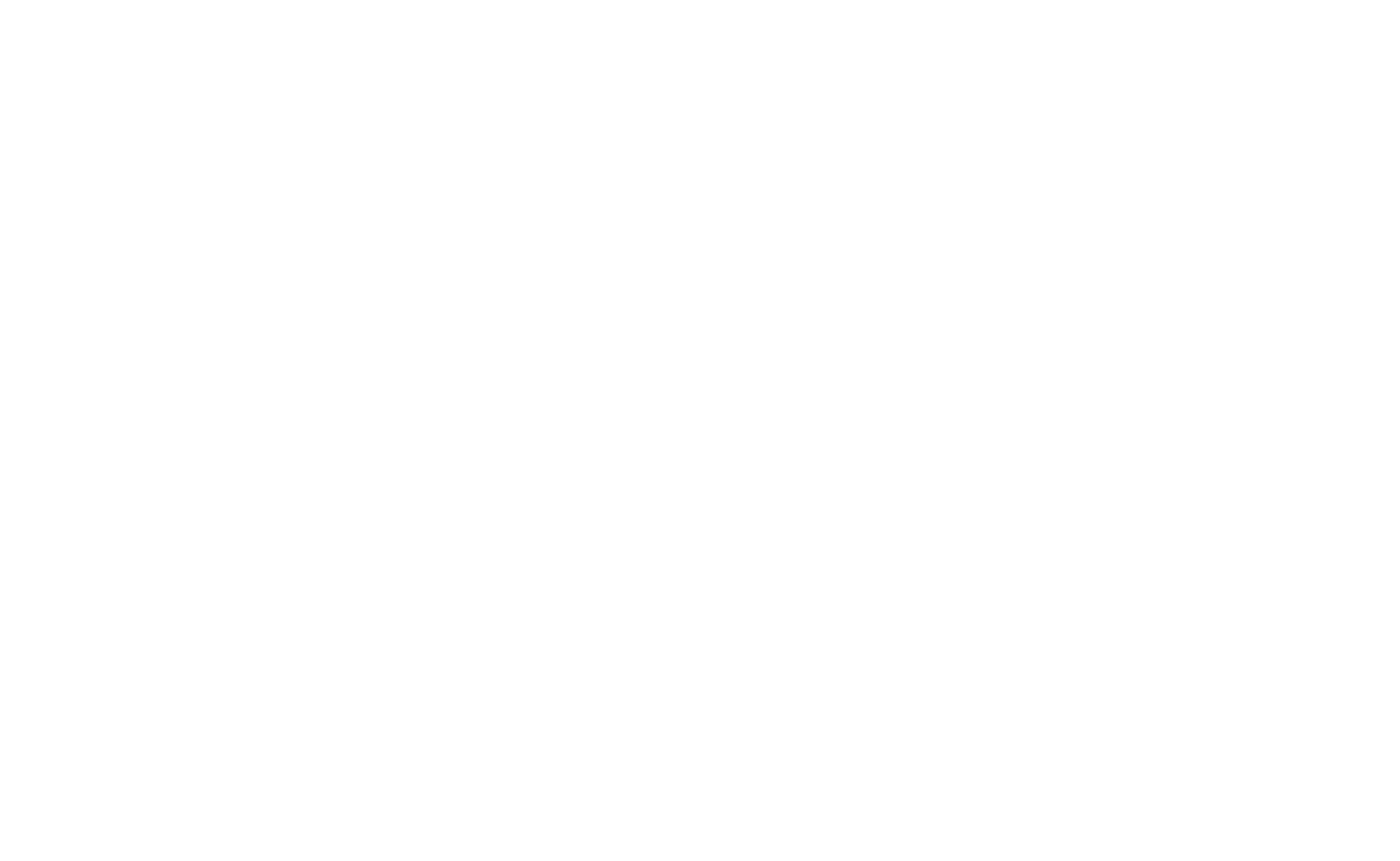
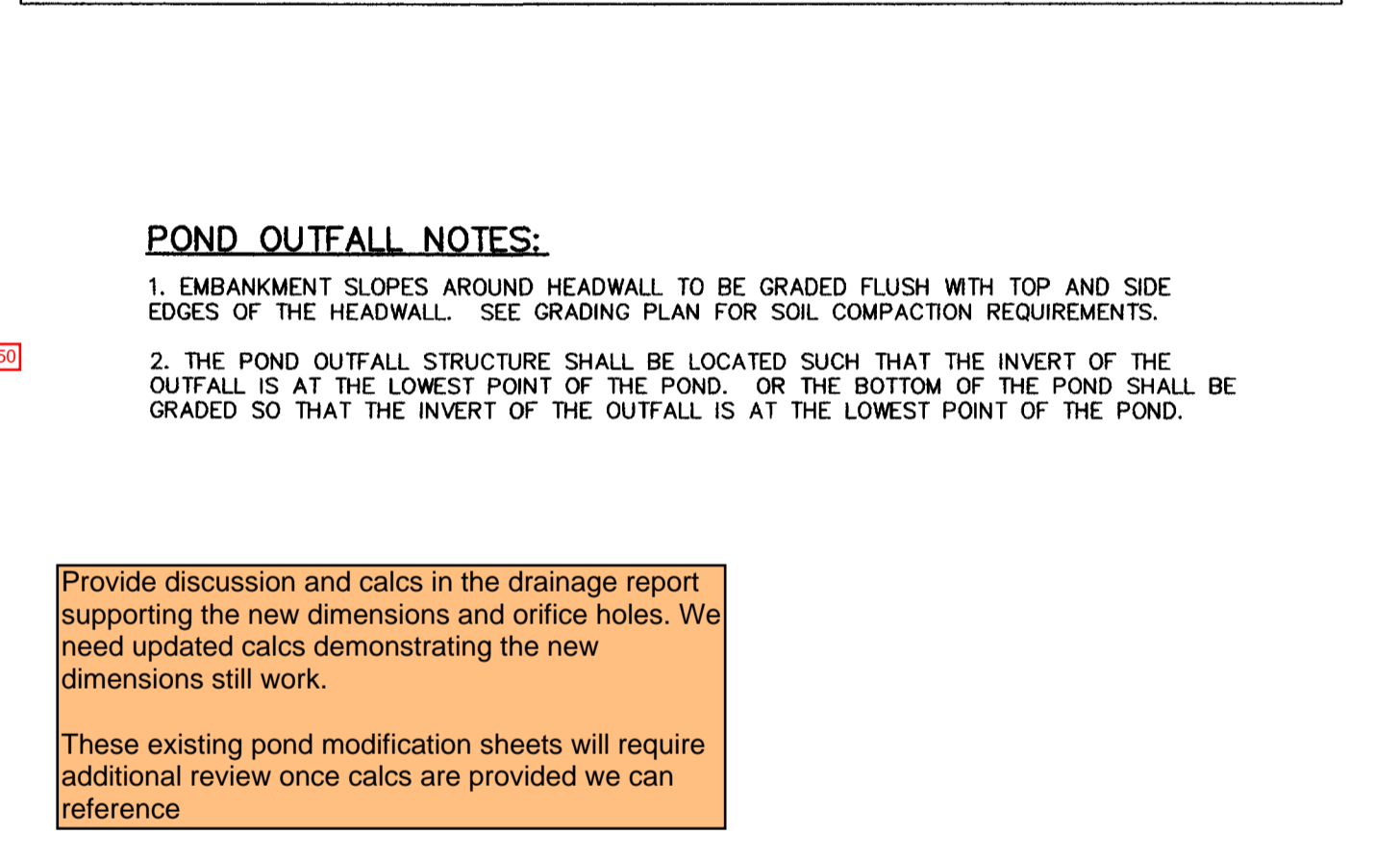
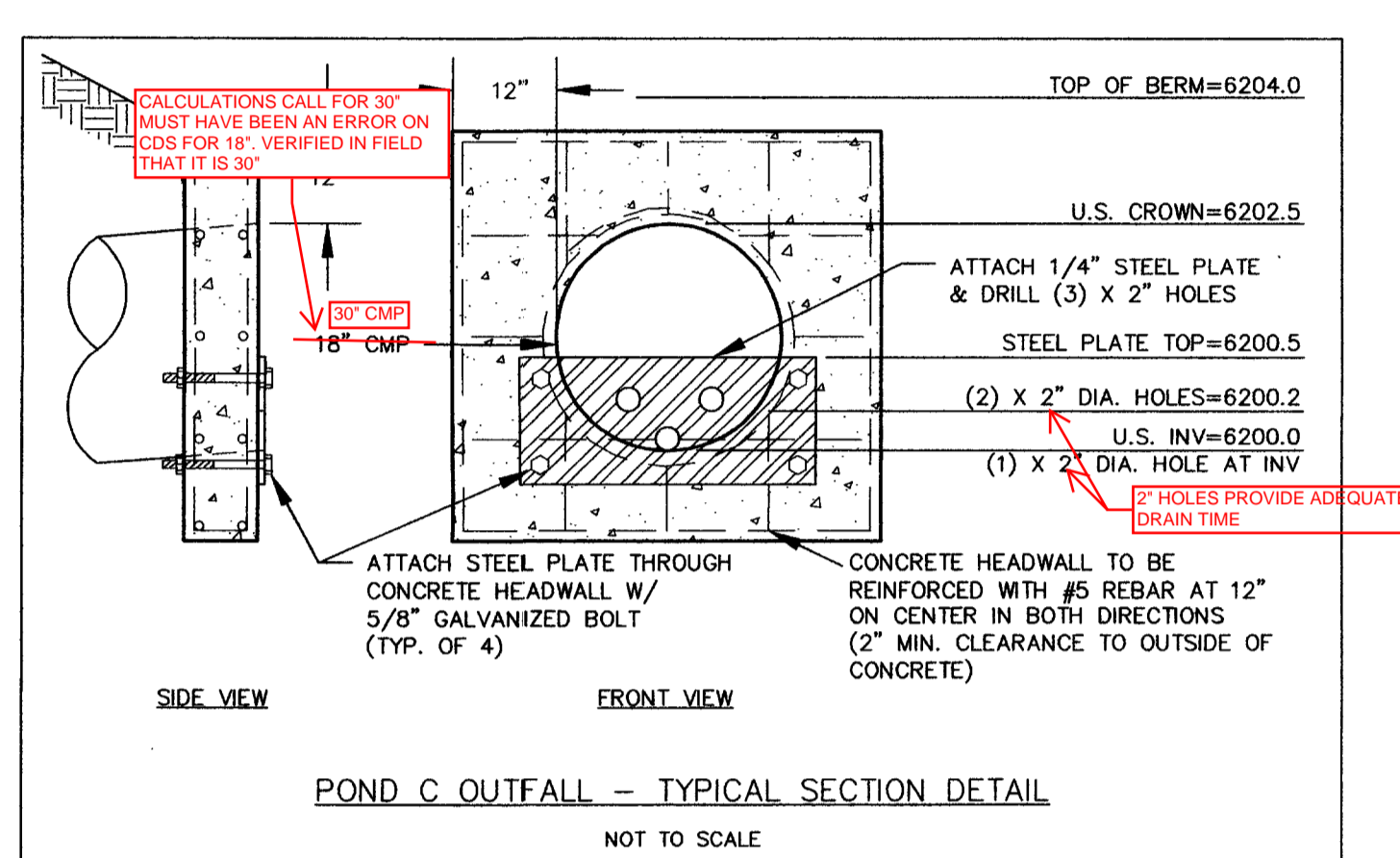
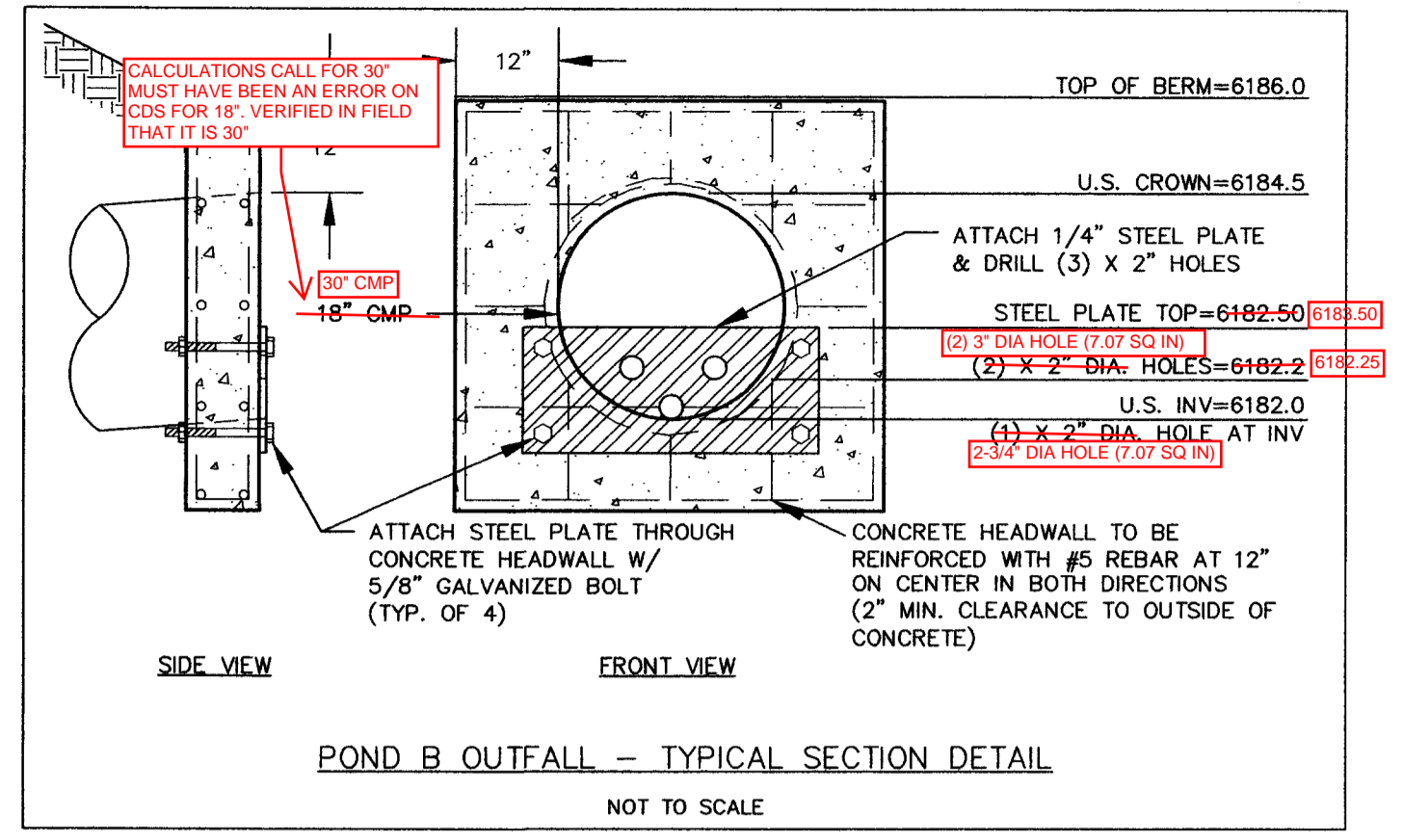
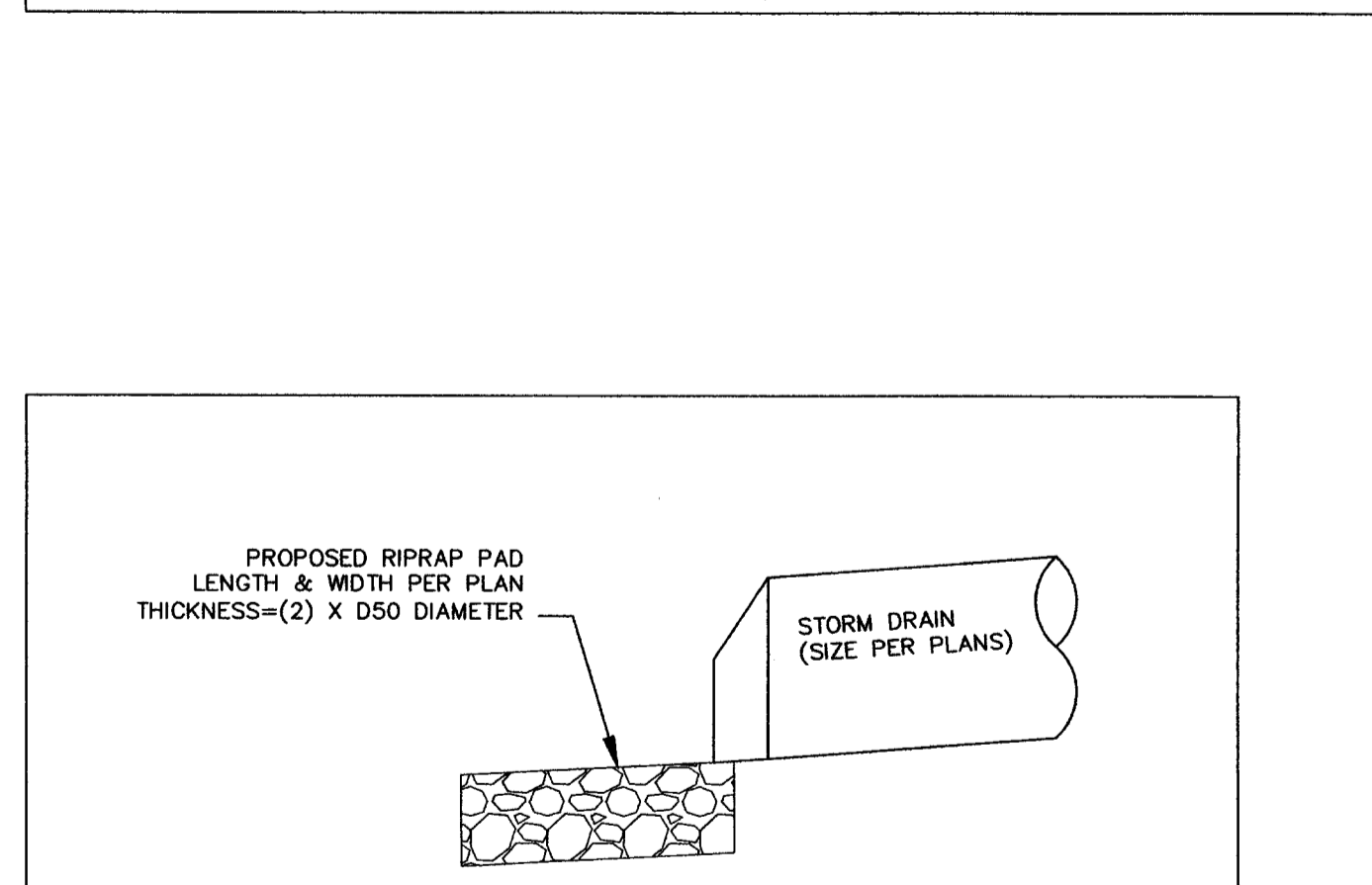
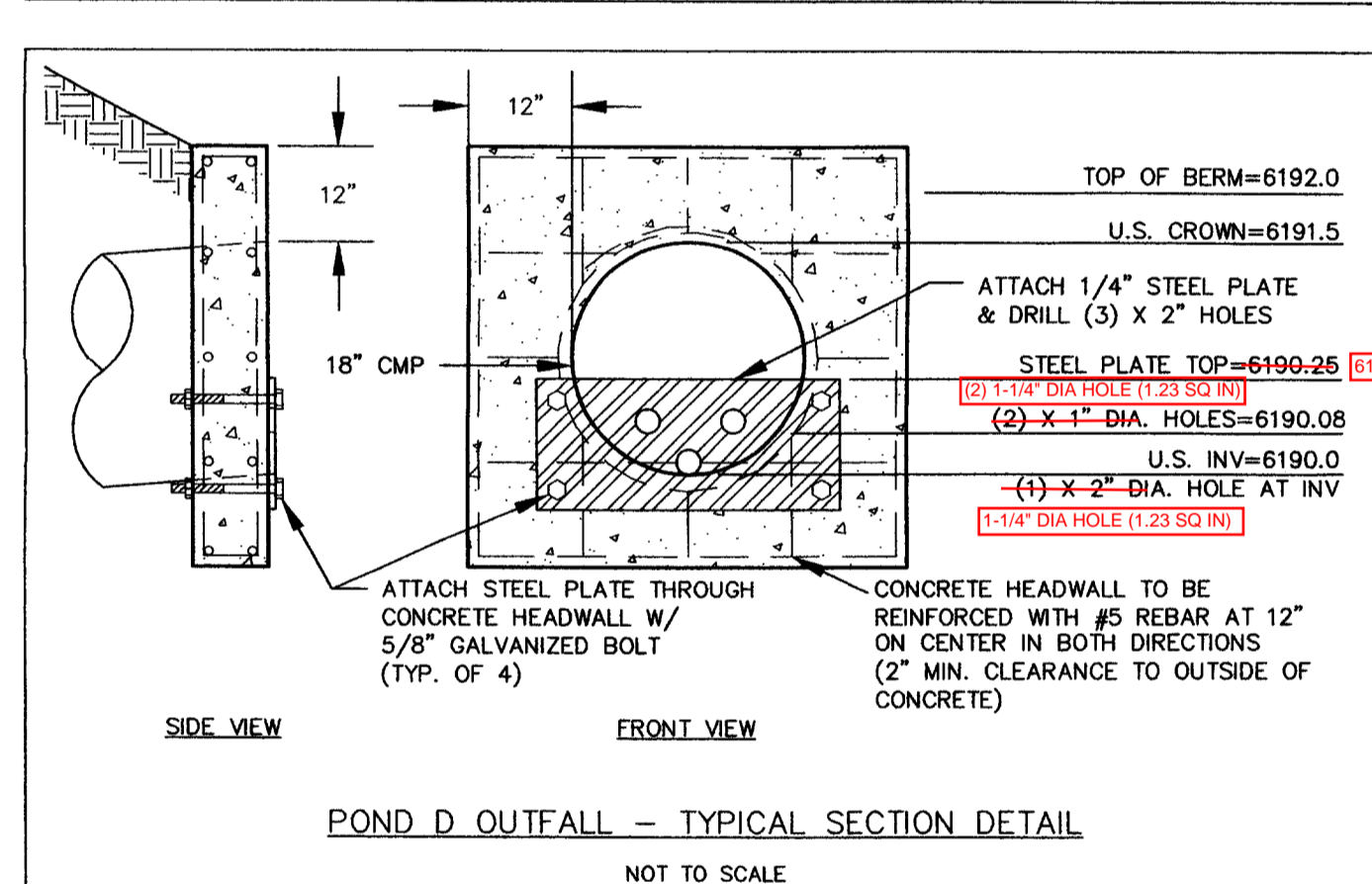
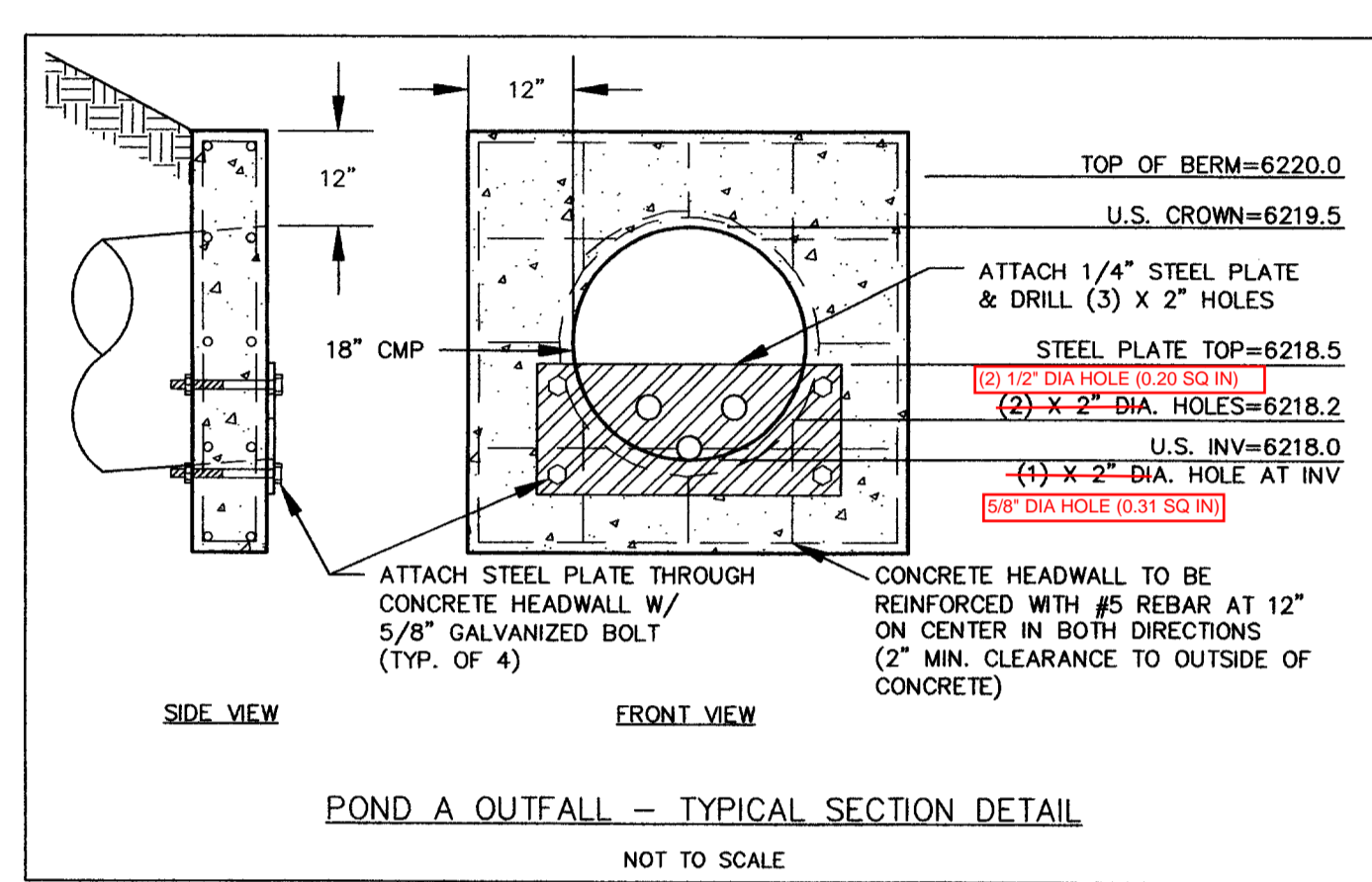
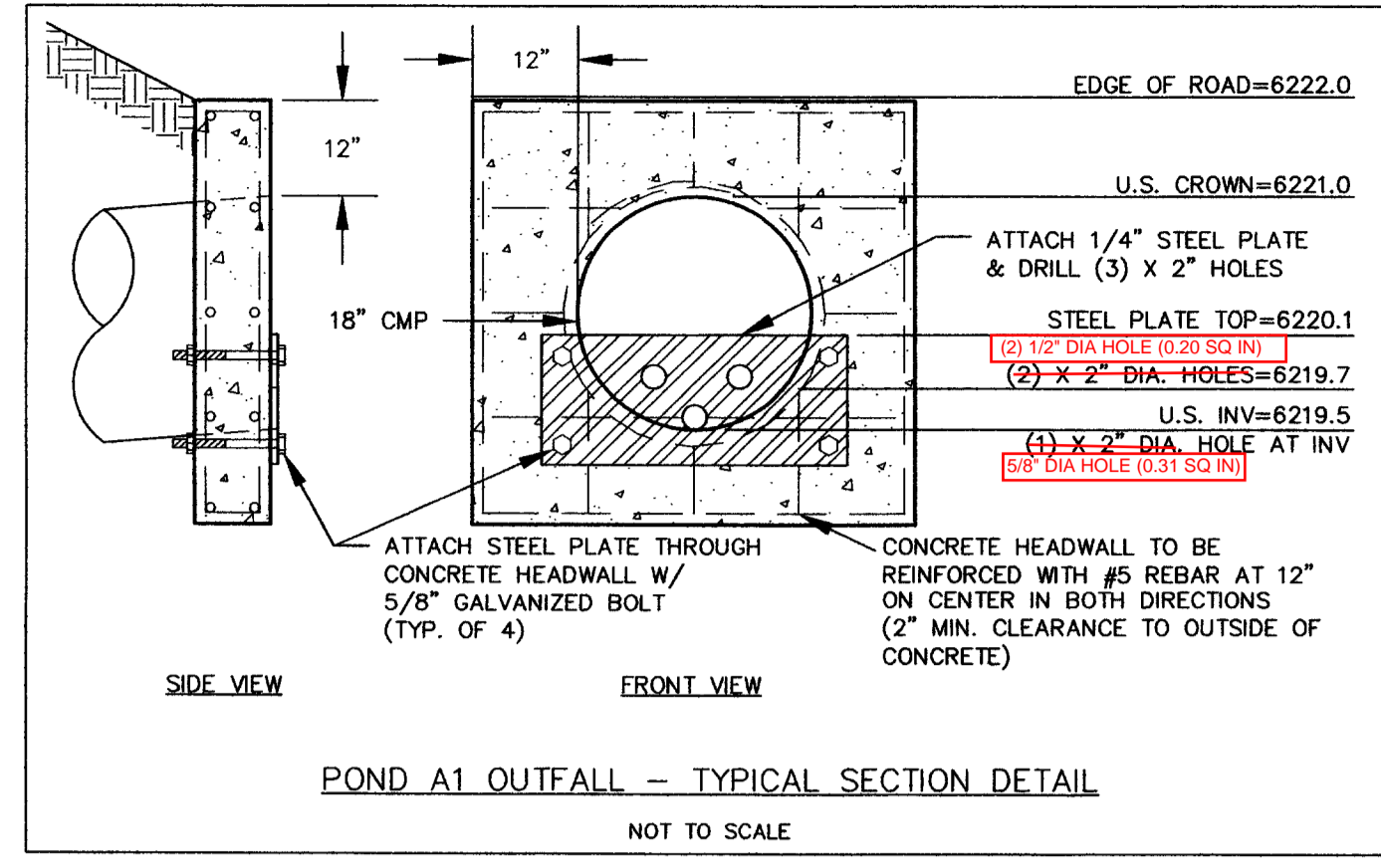
**SILT FENCE NOTES**

**INSTALLATION REQUIREMENTS**

- SILT FENCES SHALL BE INSTALLED PRIOR TO ANY LAND DISTURBING ACTIVITIES.
- WHEN JOINTS ARE NECESSARY, SILT FENCE GEOTEXTILE SHALL BE SPICED TOGETHER ONLY AT SUPPORT POST AND SECURELY SEALED.
- METAL POSTS SHALL BE "STUDDED TIE" OR 1/2" TYPE WITH MINIMUM HEIGHT OF 1.25 FEET PER LINEAR FOOT. WOOD POSTS SHALL HAVE A MINIMUM DIAMETER OR CROSS SECTION DIMENSION OF 3 INCHES.
- THE FILTER MATERIAL SHALL BE FASTENED SECURELY TO METAL OR WOOD POSTS USING WIRE TIES, OR TO WOOD POSTS USING HEAVY DUTY WIRE STAPLES. THE SILT FENCE GEOTEXTILE SHALL NOT BE STAPLED TO EXISTING TREES.
- WHERE NOT REQUIRED, WIRE MESH FENCES MAY BE USED TO SUPPORT THE GEOTEXTILE. WIRE FENCE SHALL BE FASTENED SECURELY TO THE UPSLOPE SIDE OF THE POSTS USING HEAVY DUTY WIRE STAPLES AT LEAST 36" LONG. THE WIRES OR HOOD RINGS, THE WIRE SHALL EXTEND INTO THE TRENCH A MINIMUM OF 2" AND SHALL NOT EXTEND MORE THAN 3" ABOVE THE ORIGINAL GROUND SURFACE.
- ALONG THE TOE OF FILLS, INSTALL THE SILT FENCE ALONG A LEVEL CONTOUR AND PROVIDE AN AREA BEHIND THE FENCE FOR RUNOFF TO POND AND SEDIMENT TO SETTLE. A MINIMUM DISTANCE OF 5 FEET FROM THE TOE OF THE FILL IS RECOMMENDED.
- THE HEIGHT OF THE SILT FENCE FROM THE GROUND SURFACE SHALL BE MINIMUM OF 24 INCHES AND SHALL NOT EXCEED 36 INCHES. HIGHER FENCES MAY IMPOUND VOLUMES OF WATER SUFFICIENT TO CAUSE FAILURE OF THE STRUCTURE.

**MAINTENANCE REQUIREMENTS**

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

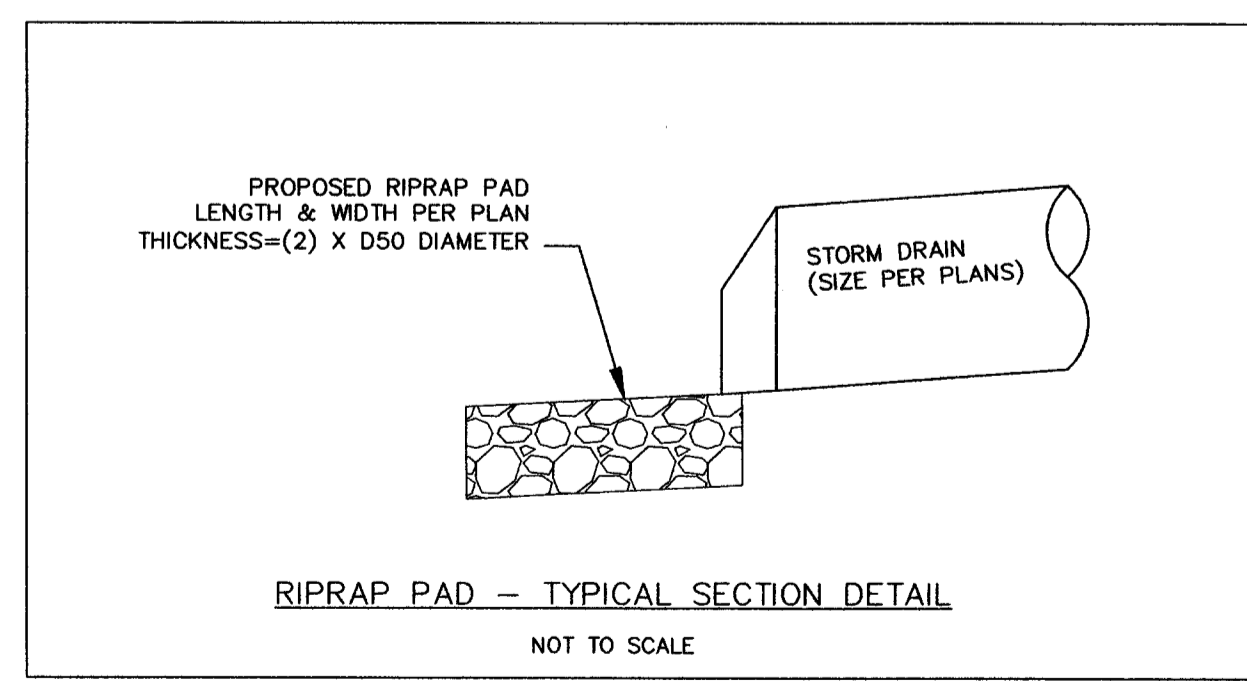


**POND OUTFALL NOTES:**

- EMBANKMENT SLOPES AROUND HEADWALL TO BE GRADED FLUSH WITH TOP AND SIDE EDGES OF THE HEADWALL. SEE GRADING PLAN FOR SOIL COMPACTION REQUIREMENTS.
- THE POND OUTFALL STRUCTURE SHALL BE LOCATED SUCH THAT THE INVERT OF THE OUTFALL IS AT THE LOWEST POINT OF THE POND, OR THE BOTTOM OF THE POND SHALL BE GRADED SO THAT THE INVERT OF THE OUTFALL IS AT THE LOWEST POINT OF THE POND.

Provide discussion and calcs in the drainage report supporting the new dimensions and orifice holes. We need updated calcs demonstrating the new dimensions still work.

These existing pond modification sheets will require additional review once calcs are provided we can reference



REV.	DESCRIPTION	DATE
1.	PER EL PASO COUNTY D.S.D. ENGINEERING COMMENTS	6/16/05
2.	PER EL PASO COUNTY D.S.D. ENGINEERING COMMENTS	7/18/05

**REVIEW:**

STREET DESIGN: \_\_\_\_\_ DATE \_\_\_\_\_

ROUGH CUT REVIEW: \_\_\_\_\_ DATE \_\_\_\_\_

FINAL REVIEW: \_\_\_\_\_ DATE \_\_\_\_\_

DRAINAGE DESIGN: \_\_\_\_\_ DATE \_\_\_\_\_

**DESIGN DATA:**

SIDEWALKS: WIDTH: \_\_\_\_\_

LOCATION:  Attached  Detached

ASPHALT THICKNESS: AC Surface \_\_\_\_\_ AC Base \_\_\_\_\_

AGG. BASE THICKNESS: Class 6 \_\_\_\_\_ Class 5 \_\_\_\_\_ Class 2 \_\_\_\_\_

CURB TYPE:  1  2  3

H/W WIDTH: \_\_\_\_\_ EOP-EOP \_\_\_\_\_

STREET TYPE: \_\_\_\_\_ HVEEM \_\_\_\_\_

PREPARED FOR:  
**HIGH PLAINS LAND & CATTLE, LLC**

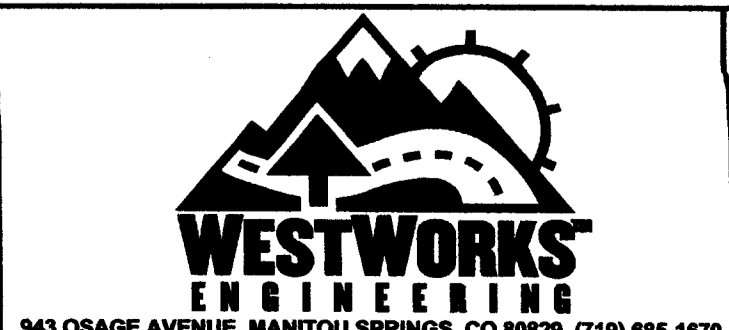
9 RIDGE ROAD  
COLORADO SPRINGS, CO 80904  
(719) 475-0517

PREPARED UNDER THE DIRECT SUPERVISION FOR AND BEHALF OF  
WESTWORKS ENGINEERING, INC.

35751

CHAD D. KUZEMAK, PE #35751

DATE: 7/18/05



<b>TANNER RANCH</b>		DRAWN BY: CDK	DATE: 7/18/05
<b>DETAIL SHEET</b>		SCALE: 1"=50'	SHEET
		JOB NUMBER: 90330	17 OF 17