

TANNER RANCH FILING NO. 1

SITE CONSTRUCTION DRAWINGS

EL PASO COUNTY, COLORADO

BENCHMARKS:

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

GENERAL CONSTRUCTION NOTES:

1. ALL MATERIALS AND WORKMANSHIP SHALL BE IN COMPLIANCE WITH THE EL PASO COUNTY ENGINEERING CRITERIA MANUAL.
2. 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.
3. 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.
4. 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.
5. 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.
6. 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.
7. FINAL GRADES OF PAVING SHALL PROVIDE POSITIVE DRAINAGE. STANDING WATER POCKETS OR PONDING SHALL NOT BE ACCEPTABLE.
8. 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.
9. CONTRACTOR SHALL PROVIDE TRAFFIC CONTROL AND ROUTING DURING CONSTRUCTION, IF REQUIRED. TWO-WAY TRAFFIC SHALL BE MAINTAINED THROUGH THE WORK AREA AT ALL TIMES.
10. ALL DISTURBED AREAS THAT ARE TO REMAIN UNCOVERED FOR A PERIOD GREATER THAN 2 MONTHS SHALL BE RESEED AND WATERED UNTIL STABLE VEGETATION IS ESTABLISHED.

GRADING NOTES:

1. 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.
2. 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
3. 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.

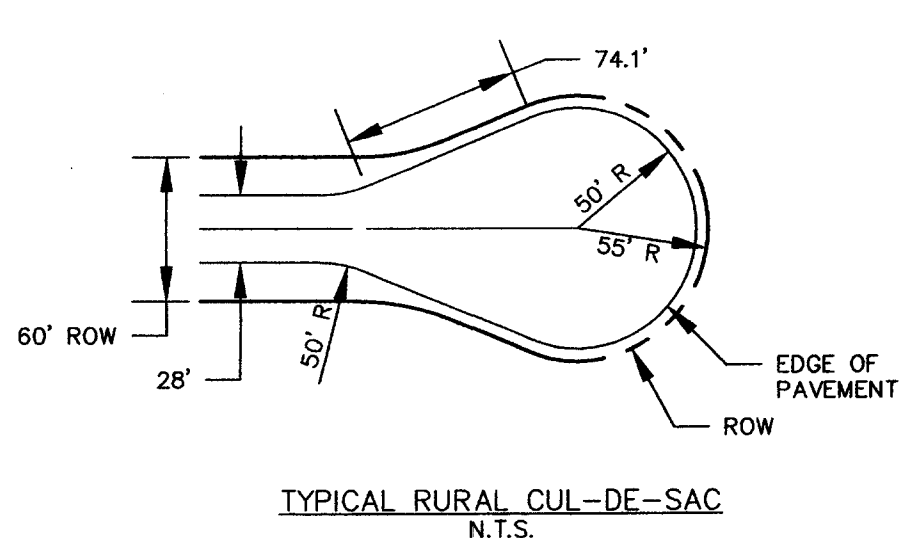
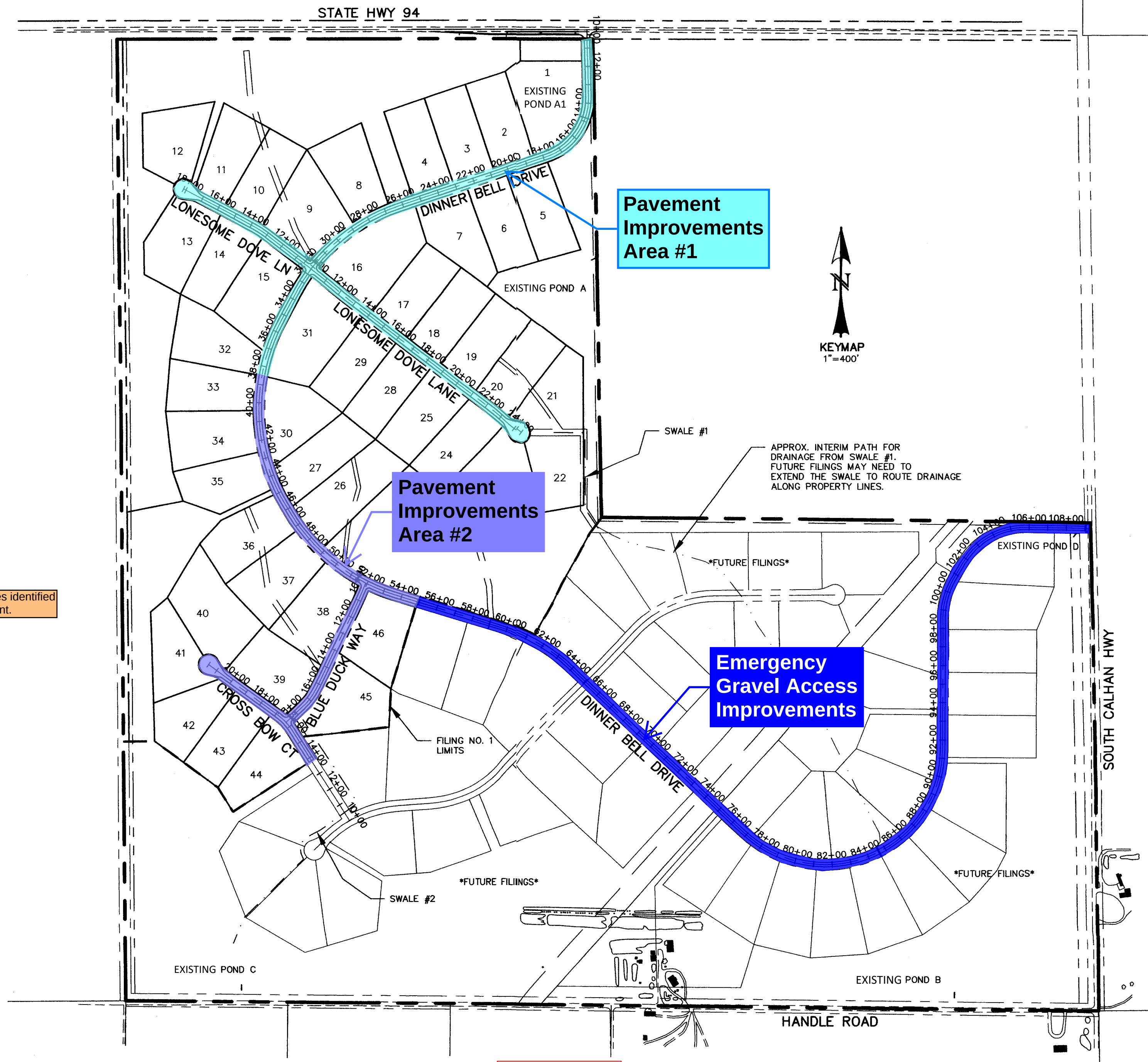
EROSION CONTROL CRITERIA:

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.

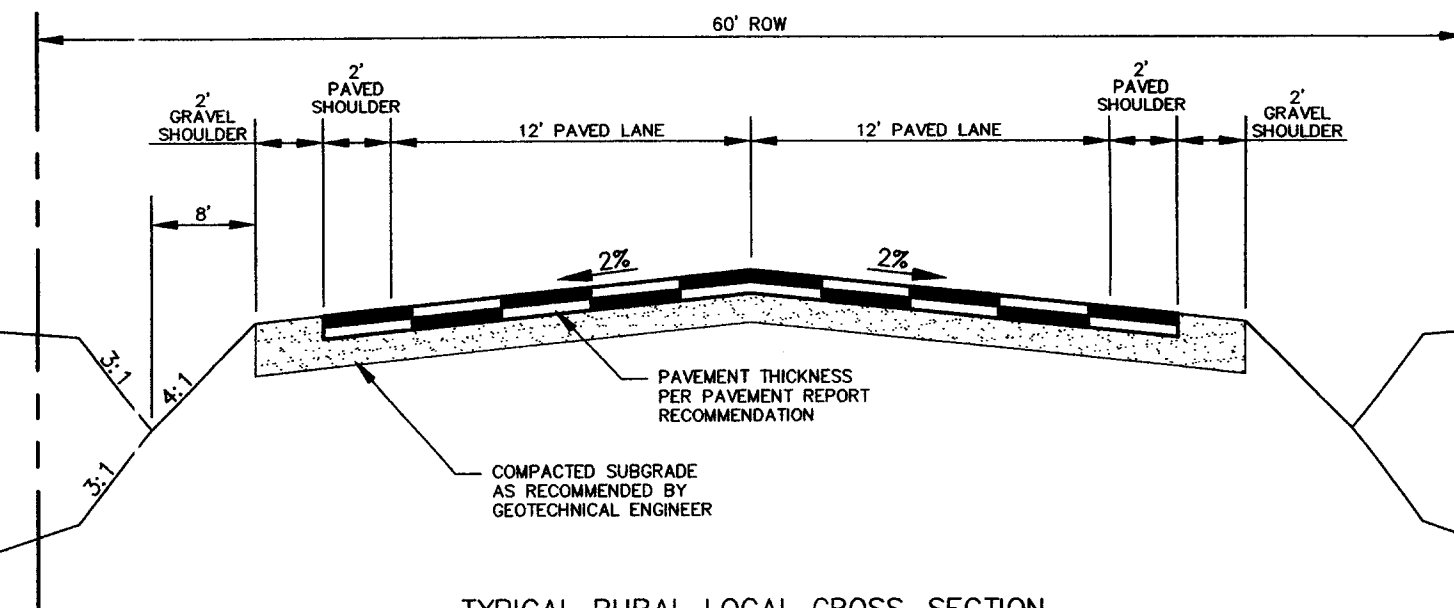
1. PRIOR TO START OF GRADING OPERATIONS, LOCATE AND SET THE SILT FENCES AS SHOWN ON THE EROSION CONTROL PLAN. AT THIS TIME, RESEED ALL DISTURBED AREAS WITH AN APPROVED SEED MIX.
2. THE SILT FENCES SHALL BE KEPT IN PLACE AND MAINTAINED UNTIL EROSION AND SEDIMENTATION POTENTIAL IS MITIGATED. REMOVAL OF SILT AND SEDIMENT COLLECTED BY THE SILT FENCES IS REQUIRED ONCE IT REACHES HALF THE HEIGHT OF THE SILT FENCES.
3. EROSION CONTROL DEVICES SHOULD BE CHECKED AFTER EVERY STORM. REPAIRS OR REPLACEMENT SHOULD BE MADE AS NECESSARY TO MAINTAIN PROPER PROTECTION.

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 RESEED. ALL TEMPORARY SOIL EROSION CONTROL MEASURES AND BMP'S SHALL BE MAINTAINED UNTIL PERMANENT SOIL EROSION CONTROL MEASURES ARE IMPLEMENTED.

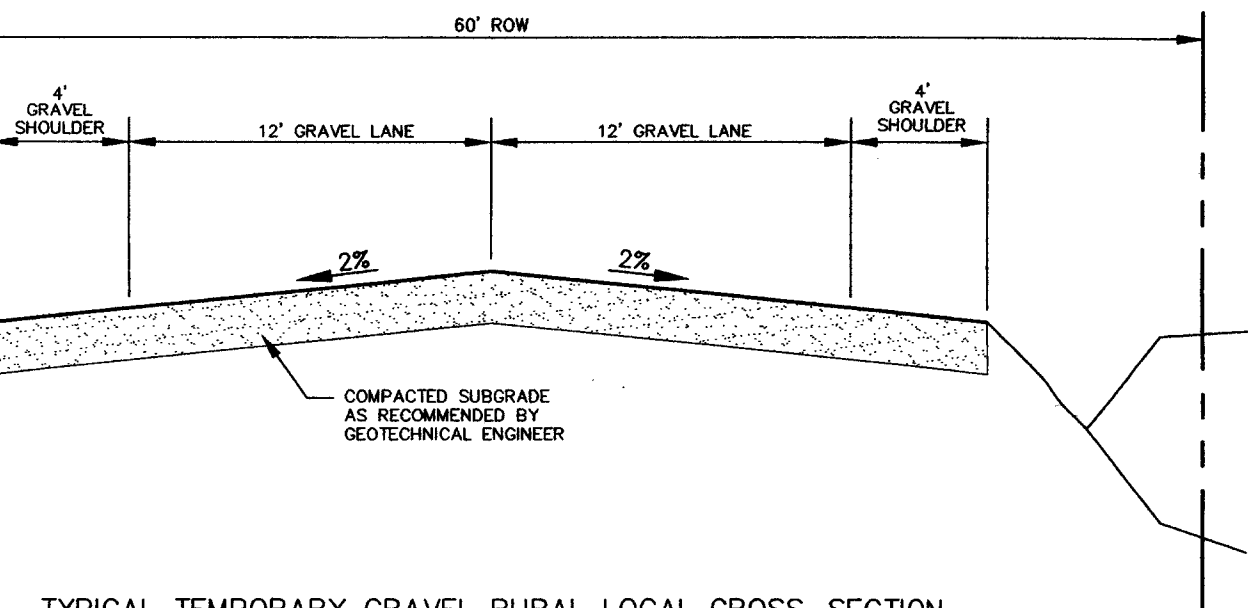
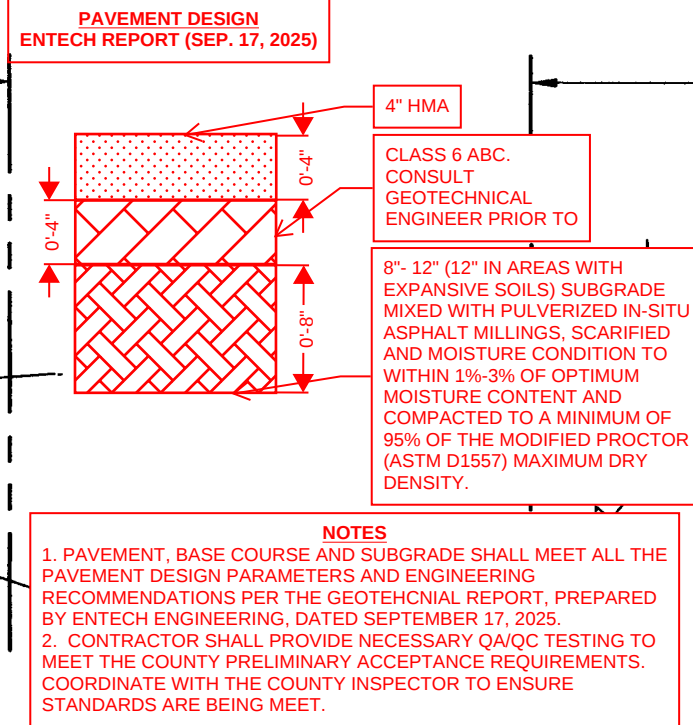
Add stamp for all sheets with changes identified as "2026 Revisions" - typical comment.



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.

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 IN MY PART IN PREPARATION OF THE DETAILED PLANS AND SPECIFICATIONS.

CHAD D. KUZBEK, 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.

Joshua J. Palmer
COUNTY ENGINEER/DIRECTOR
7-29-05
DATE

OWNER STATEMENT:

THE OWNER WILL COMPLY WITH THE REQUIREMENTS OF THE EROSION CONTROL PLAN.

James J. Matthews, Manager
FOR TANNER RANCH, LLC
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
	\$ 9,680
25% MAINTENANCE AND REPLACEMENT	\$ 2,420
TOTAL	\$ 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 JUDGMENT AS A DESIGN PROFESSIONAL FAMILIAR WITH THE CONSTRUCTION INDUSTRY AND IN THIS DEVELOPMENT.

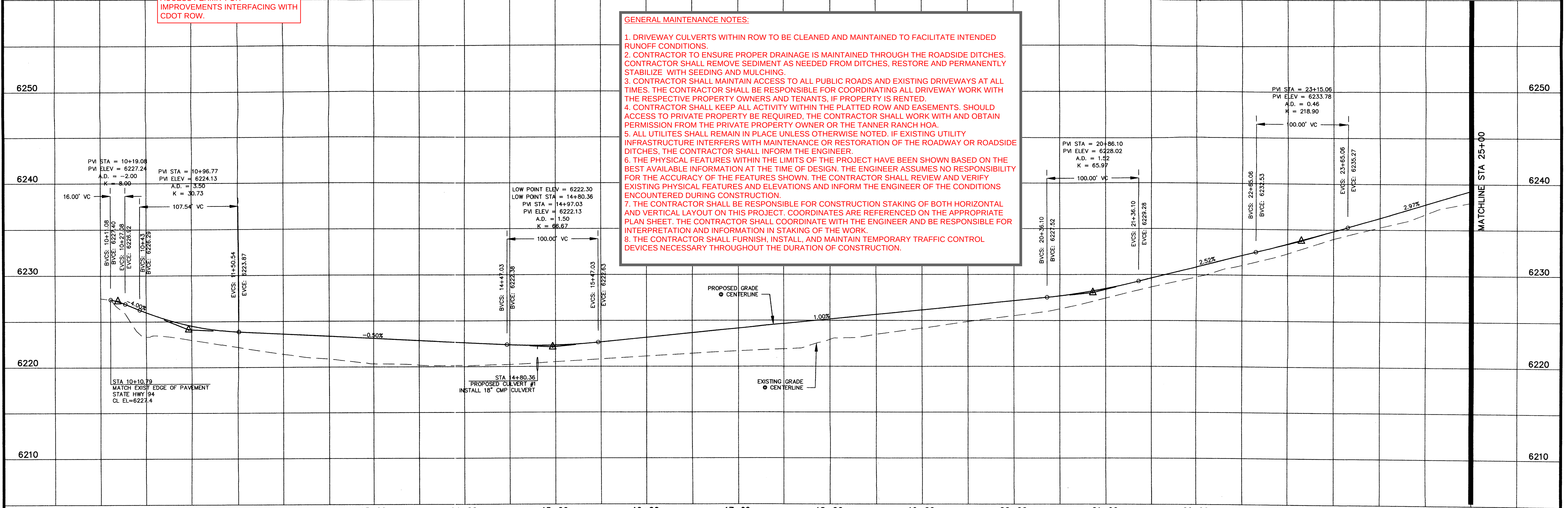
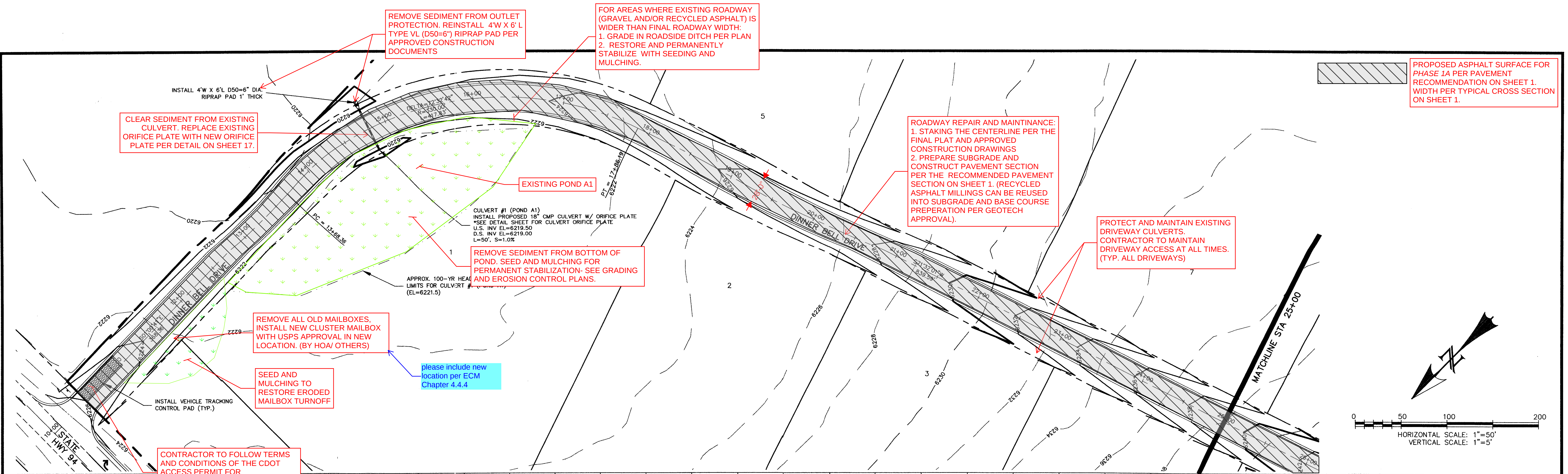
SHEET INDEX:

- 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 (BLUE DUCK WAY STA 10+00 - END)
- 11 OF 17 STREET PLAN (CROSS BOW CT. STA 13+80.63 - END)
- 12 OF 17 GRADING & EROSION CONTROL PLAN (POND A & SWALE #1)
- 13 OF 17 GRADING & EROSION CONTROL PLAN (SWALE #2)
- 14 OF 17 GRADING & EROSION CONTROL PLAN (POND B)
- 15 OF 17 GRADING & EROSION CONTROL PLAN (POND C)
- 16 OF 17 GRADING & EROSION CONTROL PLAN (POND D)
- 17 OF 17 DETAIL SHEET

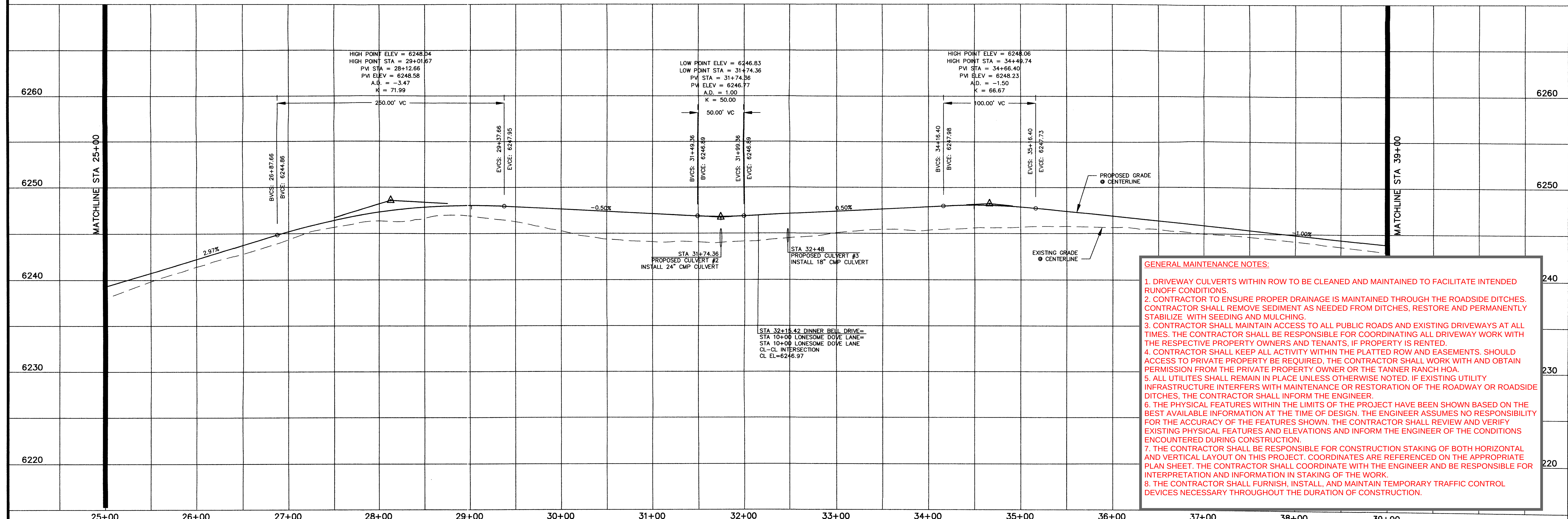
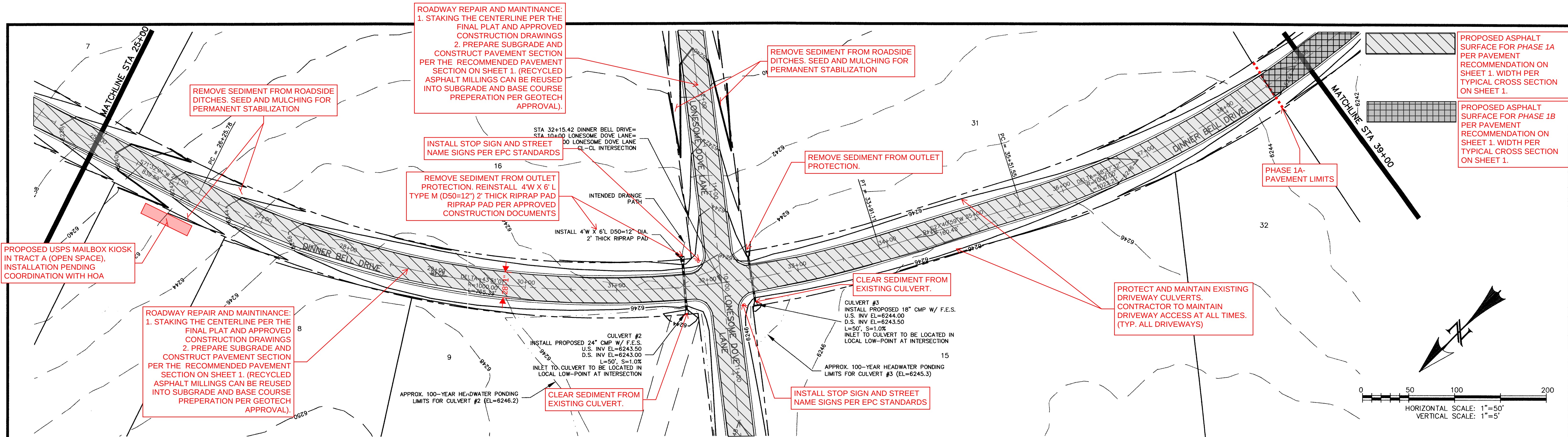
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1.	PER EL PASO COUNTY D.S.D. ENGINEERING COMMENTS	6/16/05	STREET DESIGN:	SIDEWALKS: WIDTH: _____ LOCATION: ☐ Attached ☐ Detached	ASPHALT THICKNESS: AC Surface _____ AC Base _____	HIGH PLAINS LAND & CATTLE, LLC		 CHAD D. COOK, COLORADO PE #35751 DATE: <u>7-18-05</u>	SCALE: 1"=400'	DATE: 7/18/05
2.	PER EL PASO COUNTY D.S.D. ENGINEERING COMMENTS	7/18/05	ROUGH OUT REVIEW _____ DATE _____	CURB TYPE: ☐ 1 ☐ 2 ☐ 3 R/W WIDTH: _____ F/C-F/C _____	AGG. BASE THICKNESS: Class 6 _____ Class 5 _____ Class 2 _____	9 RIDGE ROAD COLORADO SPRINGS, CO 80904 (719) 475-0517			JOB NUMBER	SHEET
			FINAL REVIEW _____ DATE _____	STREET TYPE: _____ HVEEM _____					90330	1 OF 17
			DRAINAGE DESIGN: _____ DATE _____							

Tanner Ranch Fil #2

Tanner Ranch Fil #2



REV.	DESCRIPTION	DATE	REVIEW:	DESIGN DATA:	PREPARED FOR:	PREPARED UNDER DIRECT SUPERVISION FOR AND BEHALF OF:	TANNER RANCH	
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: ☐ Attached ☐ Detached CUR 3 TYPE: ☐ 1 ☐ 2 ☐ 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 5 _____ Class 2 _____	HIGH PLAINS LAND & CATTLE, LLC 9 RIDGE ROAD COLORADO SPRINGS, CO 80904 (719) 475-0517	CHAD D. KUZBICKI, COLORADO PE #35751 DATE: 7/18/05	SCALE: 1"=50' JOB NUMBER: 90330 SHEET: 2 OF 17	

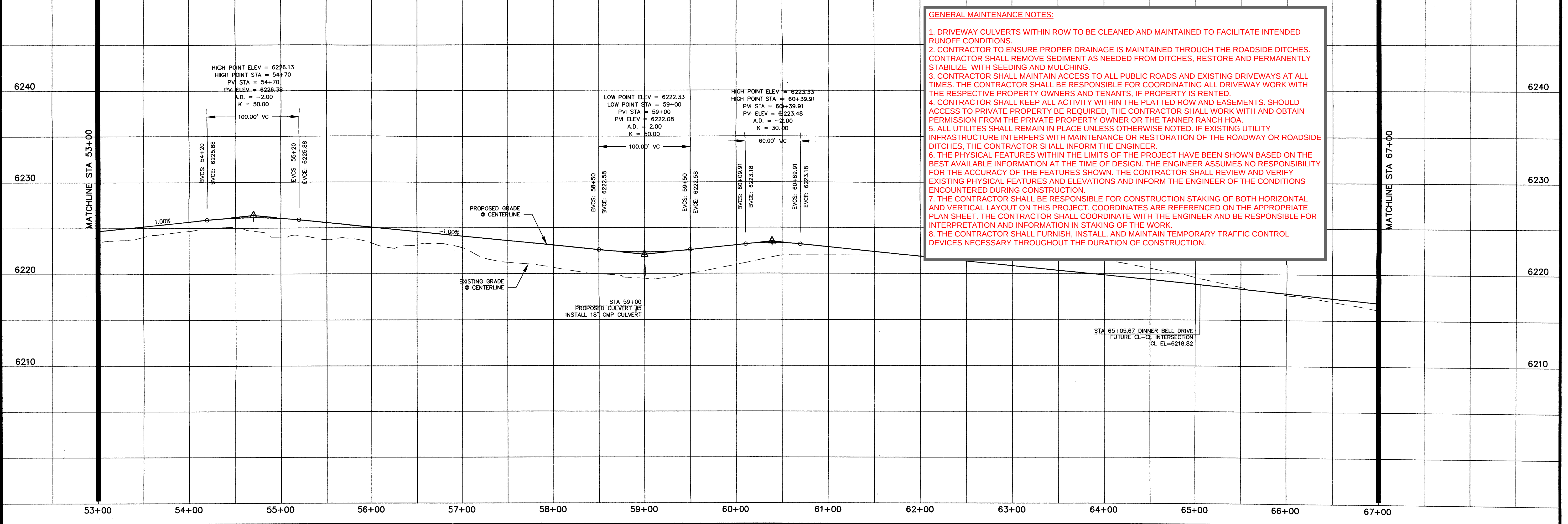
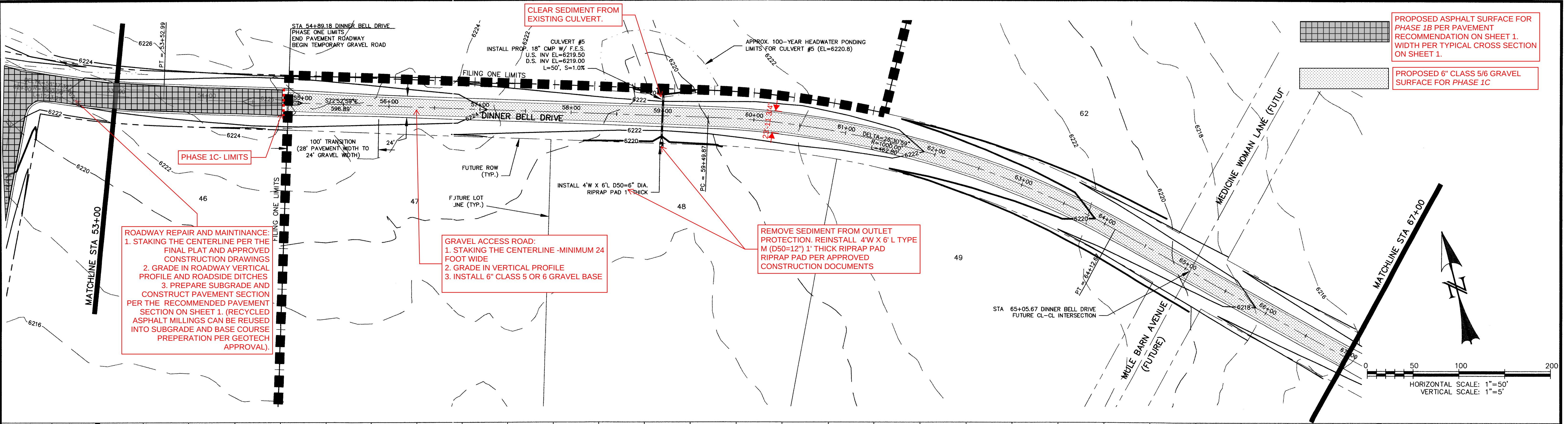


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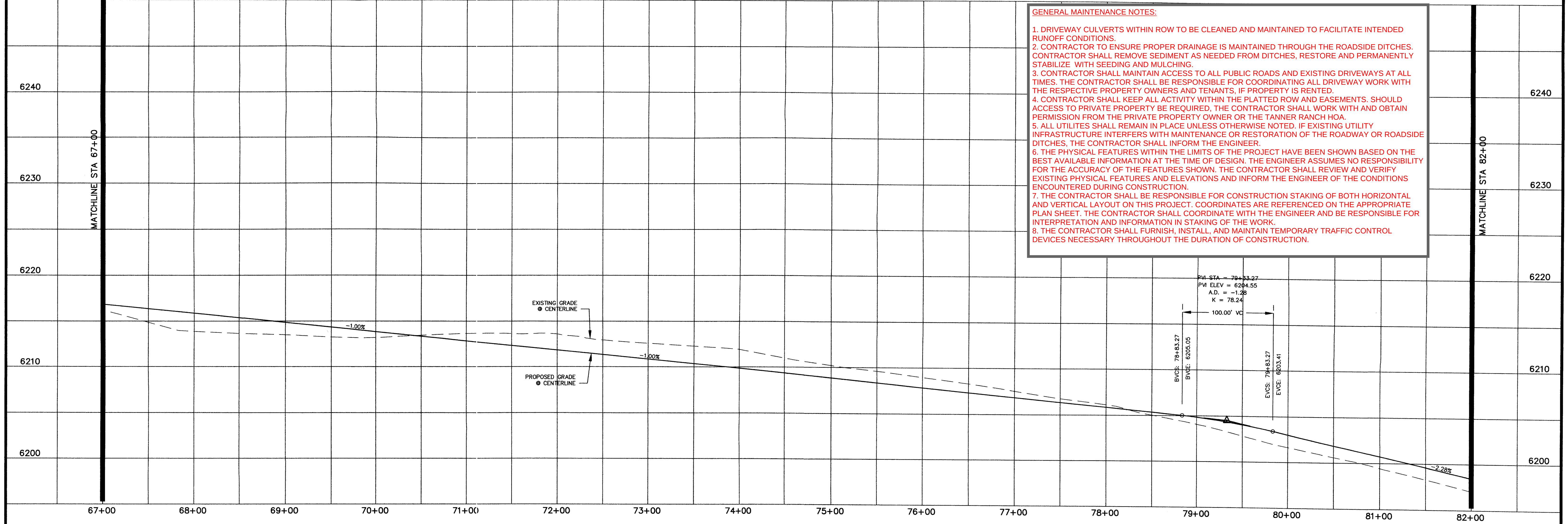
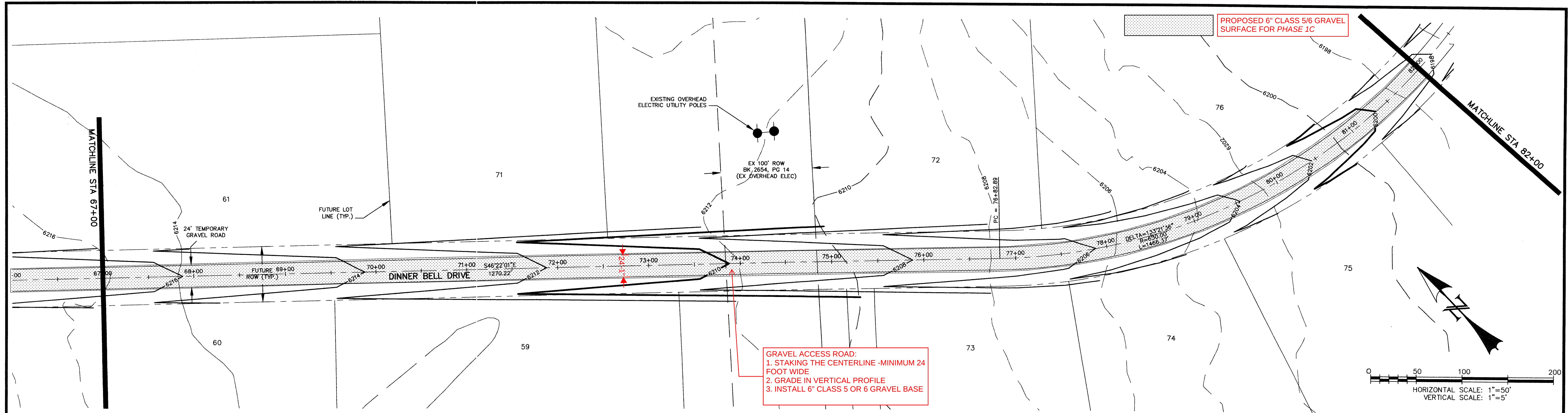
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DRAINAGE DESIGN: _____ DATE _____	ASPHALT THICKNESS: AC Surface _____ AC Base _____
	AGG. BASE THICKNESS: Class 6 _____ Class 5 _____ Class 2 _____

PREPARED FOR: HIGH PLAINS LAND & CATTLE, LLC 9 RIDGE ROAD COLORADO SPRINGS, CO 80904 (719) 475-0517	PREPARED BY: CHAD D. KUZBERG REGISTERED PROFESSIONAL ENGINEER NO. 35751 STATE OF COLORADO DATE: <u>6/16/05</u>
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	TANNER RANCH STREET IMPROVEMENT PLAN DINNER BELL DRIVE	DRAWN BY: <u>CDK</u> SCALE: 1"=50' JOB NUMBER: <u>90330</u>	DATE: 6/17/05 SHEET: 3 OF 17
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REV. 1. PER EL PASO COUNTY D.S.D. ENGINEERING COMMENTS DATE: 6/16/05		REVIEW: STREET DESIGN: _____ DATE _____ FINAL REVIEW: _____ DATE _____ DRAINAGE DESIGN: _____ DATE _____		DESIGN DATA: SIDEWALKS: WIDTH: N/A 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 MY DIRECT SUPERVISION FOR AND BEHALF OF: WESTWORKS ENGINEERING, LLC CHAD D. KOZBERG, P.E. #35751 DATE: 7/19/05		 WESTWORKS ENGINEERING 943 OSAGE AVENUE MANitou SPRINGS, CO 80829 (719) 585-1670		TANNER RANCH STREET IMPROVEMENT PLAN DINNER BELL DRIVE		DRAWN BY: CDK SCALE: 1"=50' DATE: 6/17/05 JOB NUMBER: 90330 SHEET: 5 OF 17	
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REV.	DESCRIPTION	DATE
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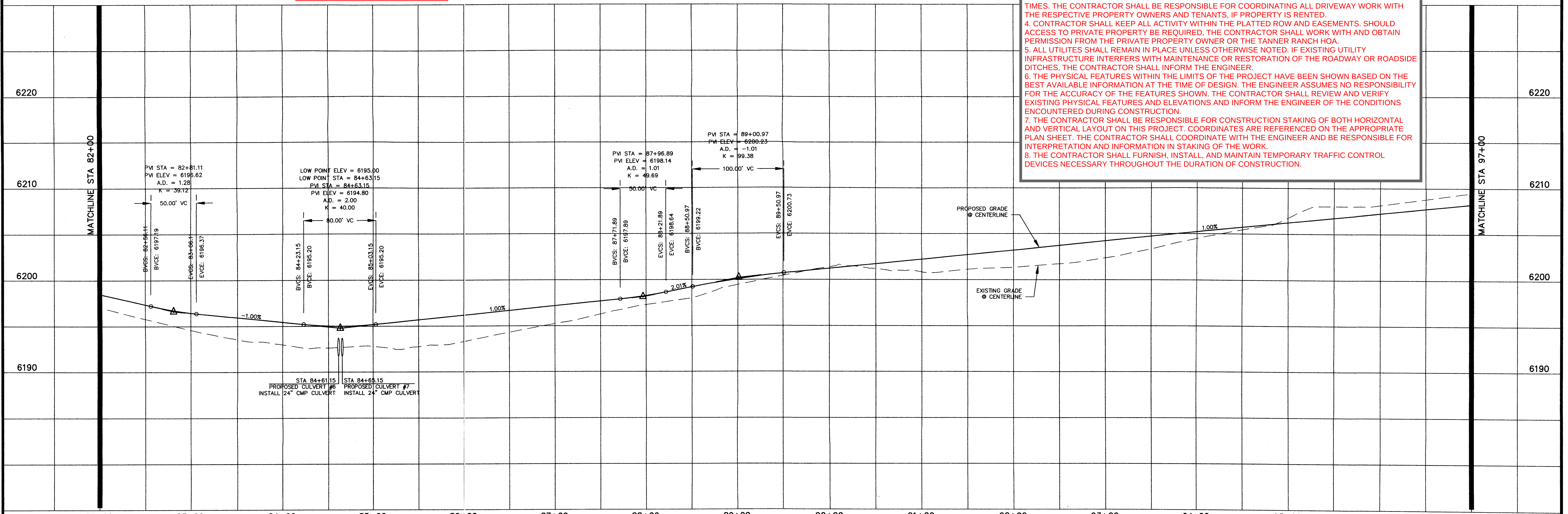
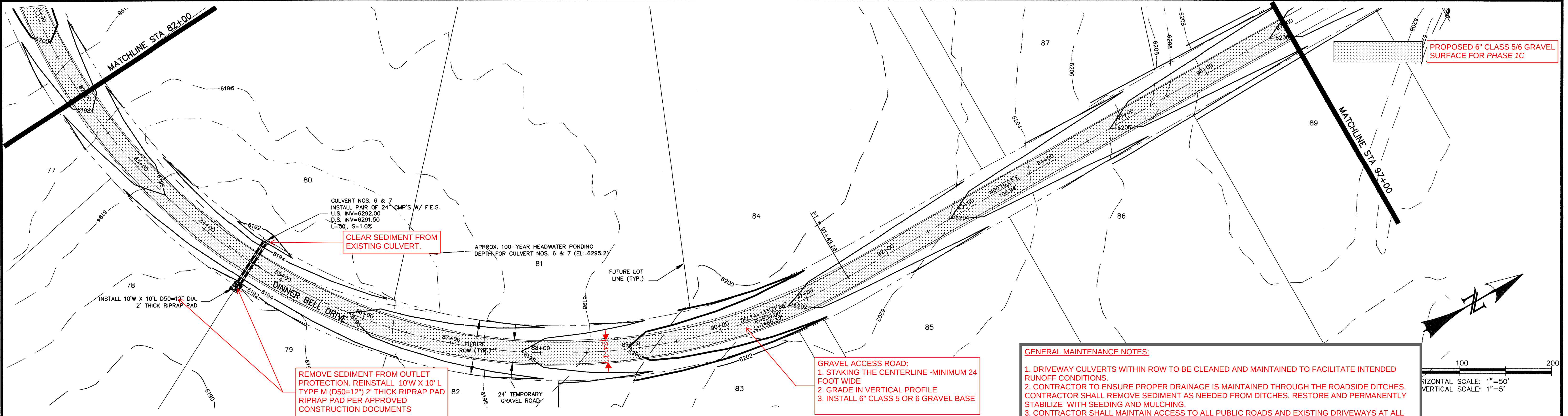
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ROUGH CUT REVIEW: _____ DATE _____	ASPHALT THICKNESS: _____
FINAL REVIEW: _____ DATE _____	AC Surface _____
DRAINAGE DESIGN: _____ DATE _____	AC Base _____

PREPARED FOR:	PREPARED UNDER MY DIRECT SUPERVISION FOR AND BEHALF OF:
HIGH PLAINS LAND & CATTLE, LLC	WESTWORKS ENGINEERING, LLC
9 RIDGE ROAD COLORADO SPRINGS, CO 80904 (719) 475-0517	CHAD D. KUEBEL, COLORADO PE #35751

DATE: 7/18/05	DATE: 6/17/05
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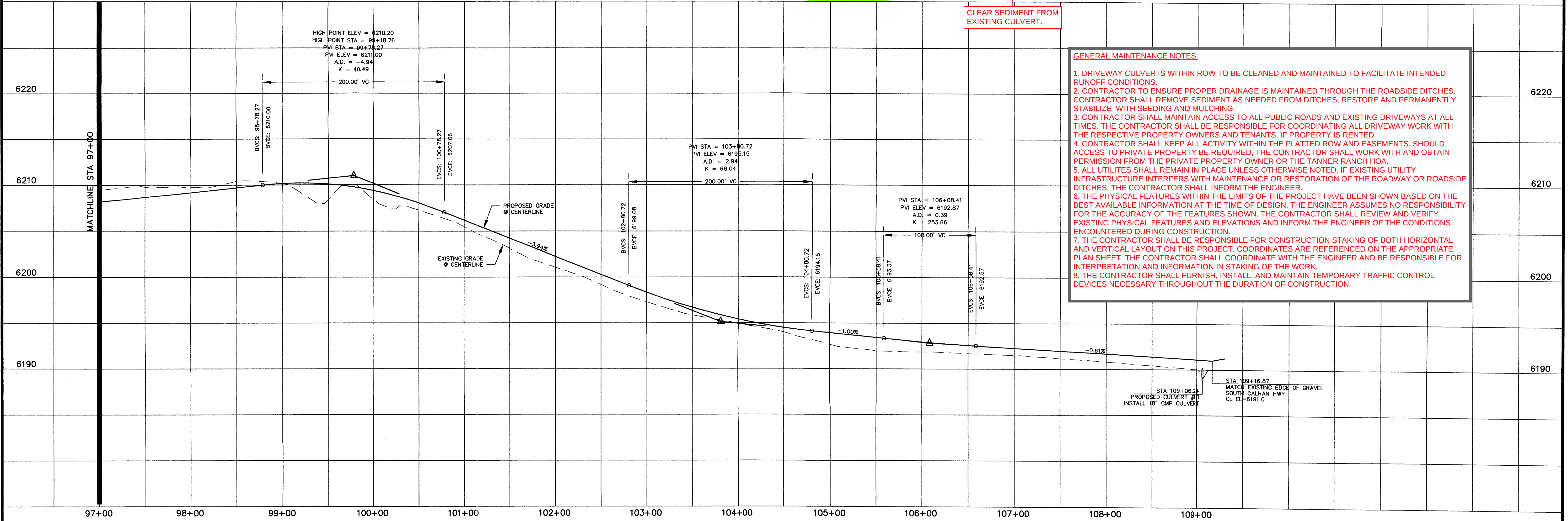
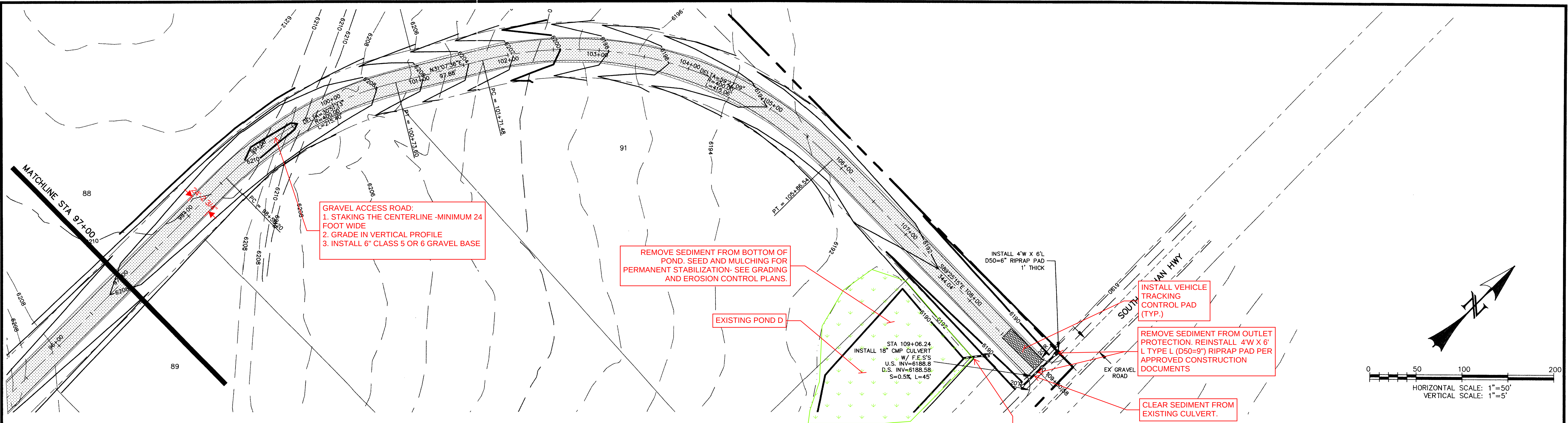
WESTWORKS ENGINEERING	TANNER RANCH
943 OSAGE AVENUE MANitou SPRINGS, CO 80829 (719) 885-1870	STREET IMPROVEMENT PLAN DINNER BELL DRIVE

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



REV.		DESCRIPTION		DATE		REVIEW:		DESIGN DATA:		PREPARED FOR:		PREPARED UNDER 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:		SIDEWALKS: WIDTH: <u>N/A</u>		HIGH PLAINS LAND & CATTLE, LLC		WESTWORKS ENGINEERING, LLC		CDK		DATE: 6/17/05	
						ROUGH CUT REVIEW		LOCATION: ☐ Attached ☐ Detached		9 RIDGE ROAD		CHAD D. KUTNER, P.E. #35751				JOB NUMBER	
						FINAL REVIEW				COLORADO SPRINGS, CO 80904		7/16/05				SHEET	
						DRAINAGE DESIGN:		CURB TYPE: ☐ 1 ☐ 2 ☐ 3		(719) 475-0517						90330	
								R/W WIDTH: <u>60'</u> EOP-EOP <u>24'</u>								7 OF 17	
								STREET TYPE: <u>RURAL LOCAL</u> HVEEM <u>Class 2</u>									

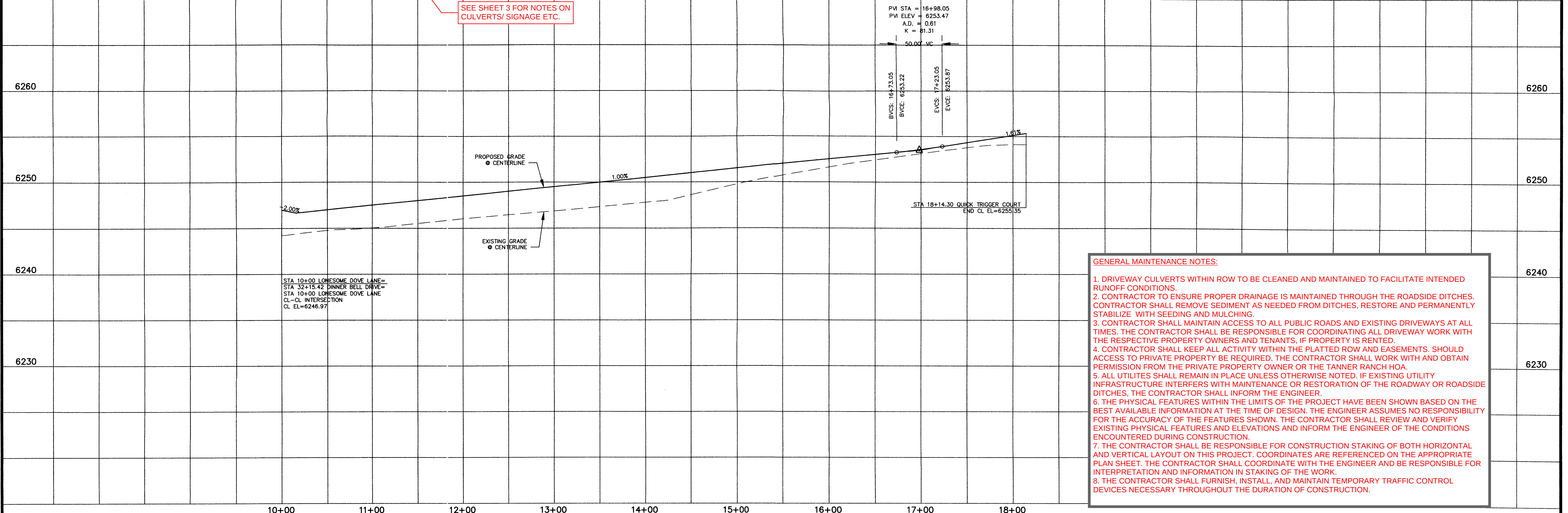
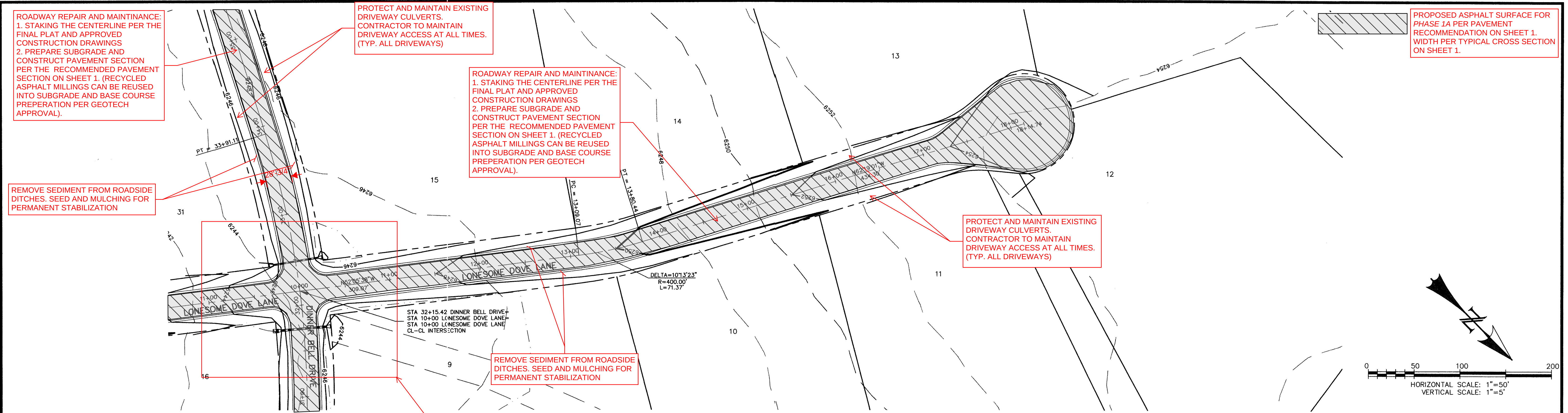
WESTWORKS ENGINEERING
843 OSAGE AVENUE MANitou SPRINGS, CO 80829 (719) 685-1670



GENERAL MAINTENANCE NOTES:

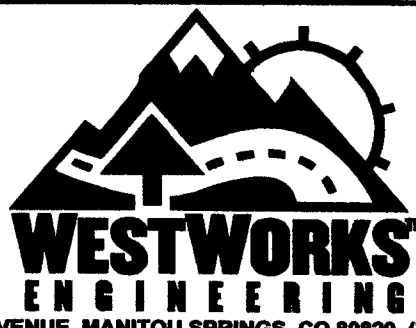
1. DRIVEWAY CULVERTS WITHIN ROW TO BE CLEANED AND MAINTAINED TO FACILITATE INTENDED RUNOFF CONDITIONS.
2. CONTRACTOR TO ENSURE PROPER DRAINAGE IS MAINTAINED THROUGH THE ROADSIDE DITCHES. CONTRACTOR SHALL REMOVE SEDIMENT AS NEEDED FROM DITCHES, RESTORE AND PERMANENTLY STABILIZE WITH SEEDING AND MULCHING.
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.

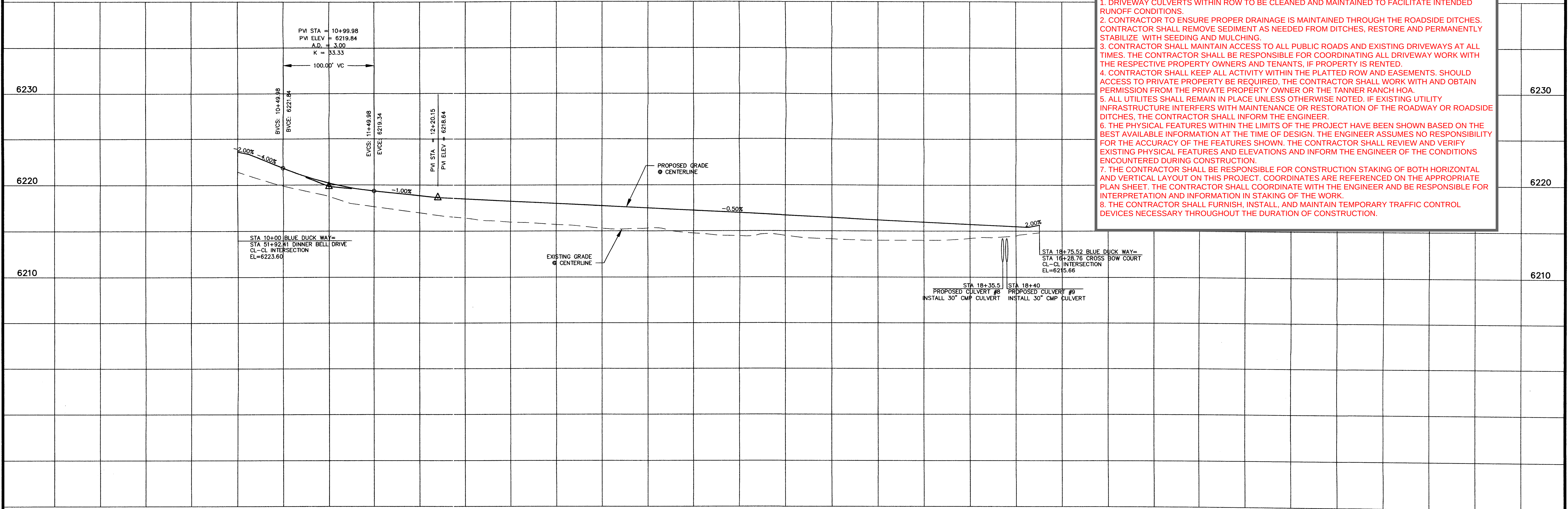
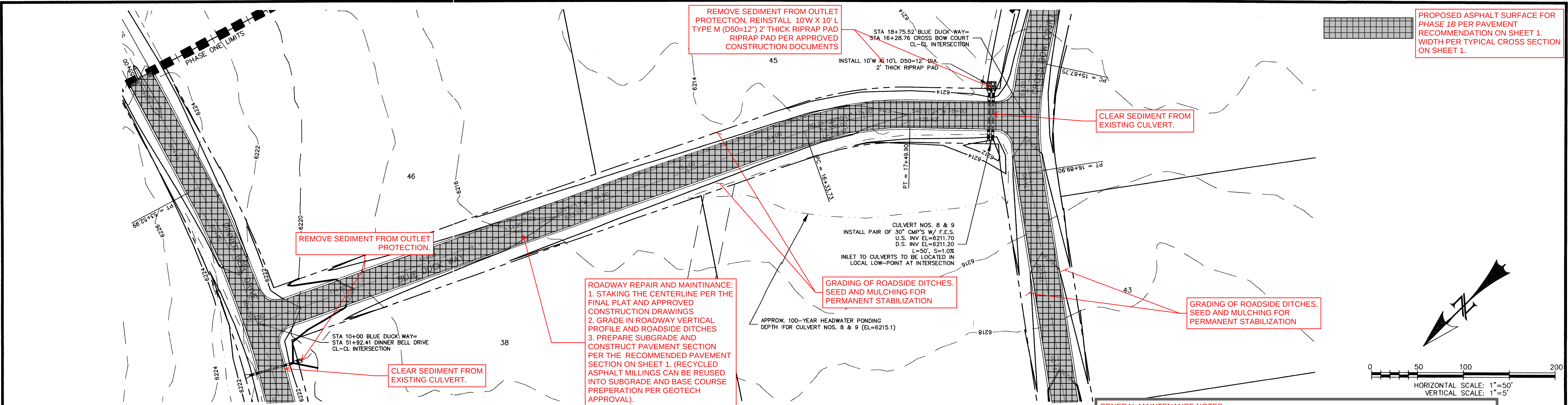
REV.	DESCRIPTION	DATE	REVIEW:	DESIGN DATA:	PREPARED FOR:	PREPARED UNDER MY DIRECT SUPERVISION FOR AND BEHALF OF:		TANNER RANCH	DRAWN BY:	CDK	
1.	PER EL PASO COUNTY D.S.D. ENGINEERING COMMENTS	6/16/05	STREET DESIGN: _____ DATE _____ ROUGH CUT REVIEW _____ DATE _____ FINAL REVIEW _____ DATE _____ DRAINAGE DESIGN: _____ DATE _____	SIDEWALKS: WIDTH: <u>N/A</u> LOCATION: ☐ Attached ☐ Detached CURB TYPE: ☐ 1 ☐ 2 ☐ 3 R/W WIDTH: <u>60'</u> EOP-EOP <u>24'</u> STREET TYPE: <u>RURAL 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			CHAD D. KUZBICKI, COLORADO PE #35751 DATE: <u>6/18/05</u>	SCALE: 1"=50'	DATE: 6/17/05
STREET IMPROVEMENT PLAN DINNER BELL DRIVE								JOB NUMBER	90330	SHEET	8 OF 17



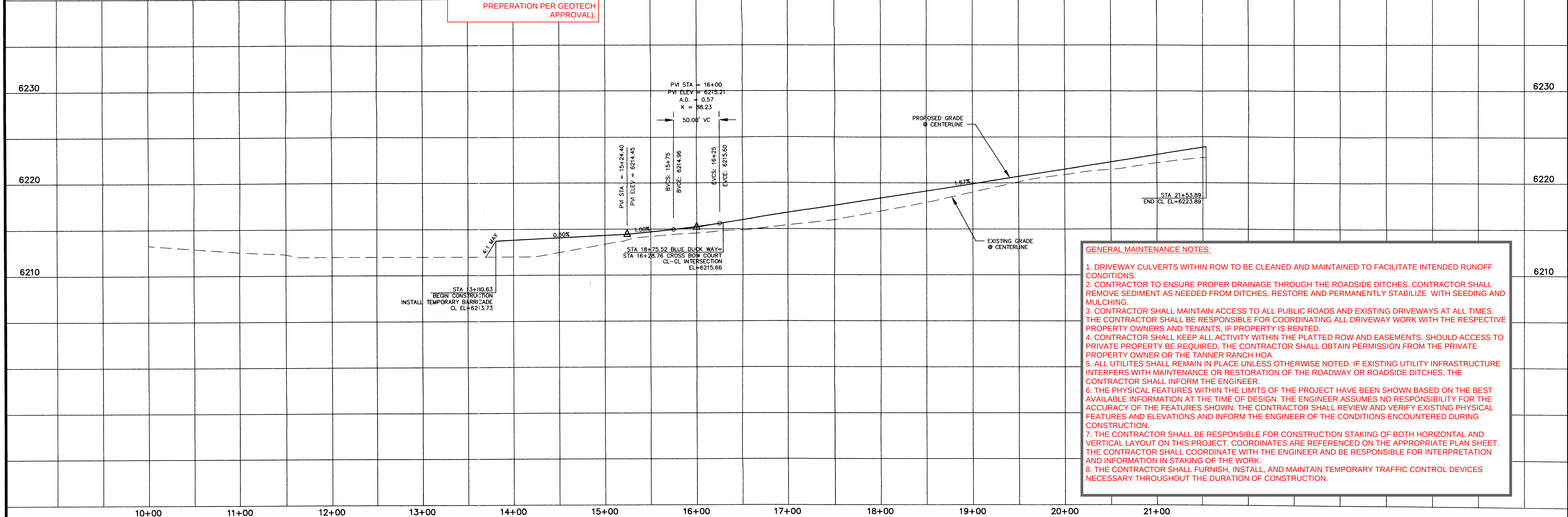
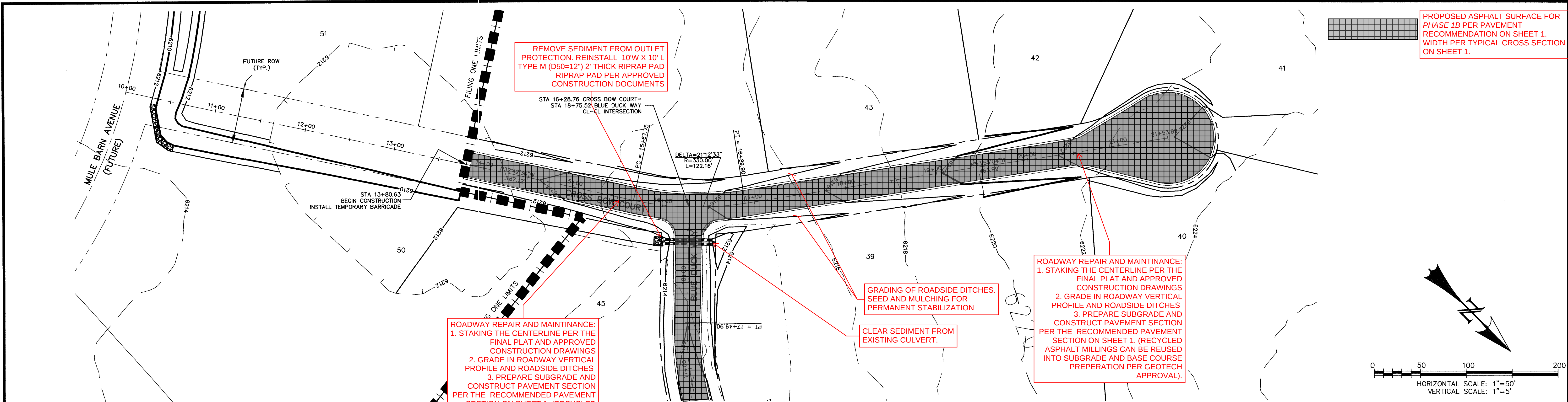
GENERAL MAINTENANCE NOTES:

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.

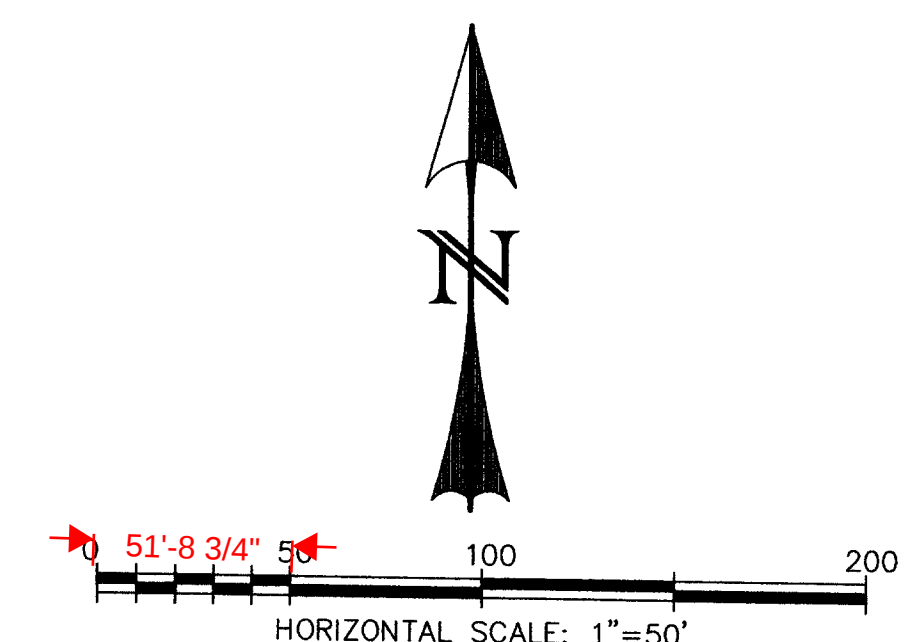
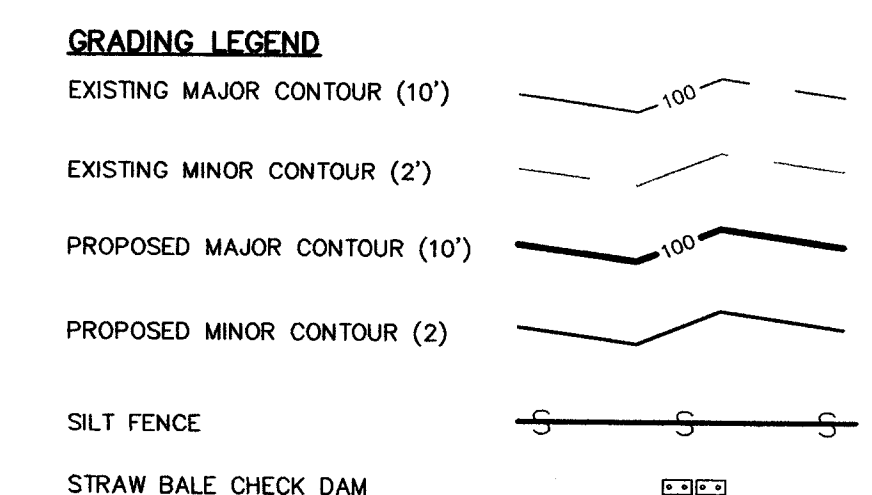
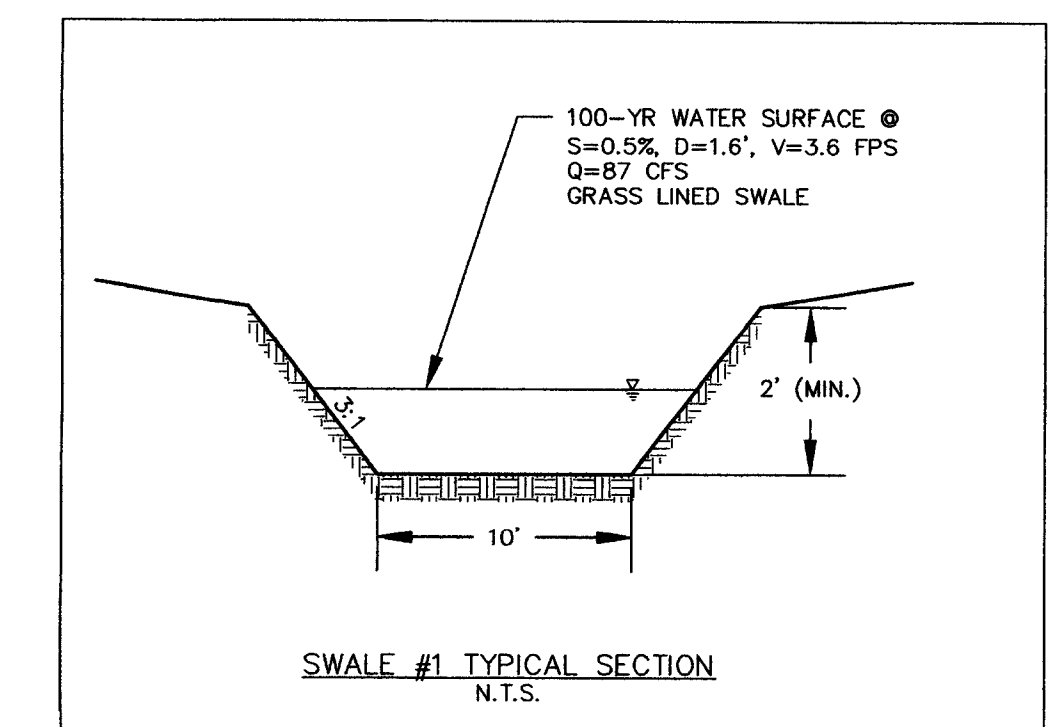
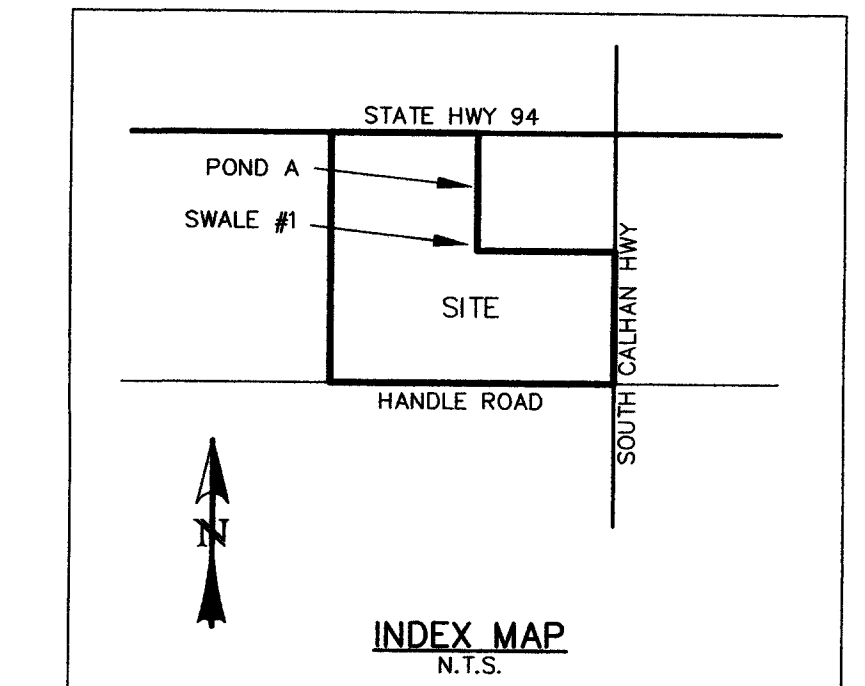
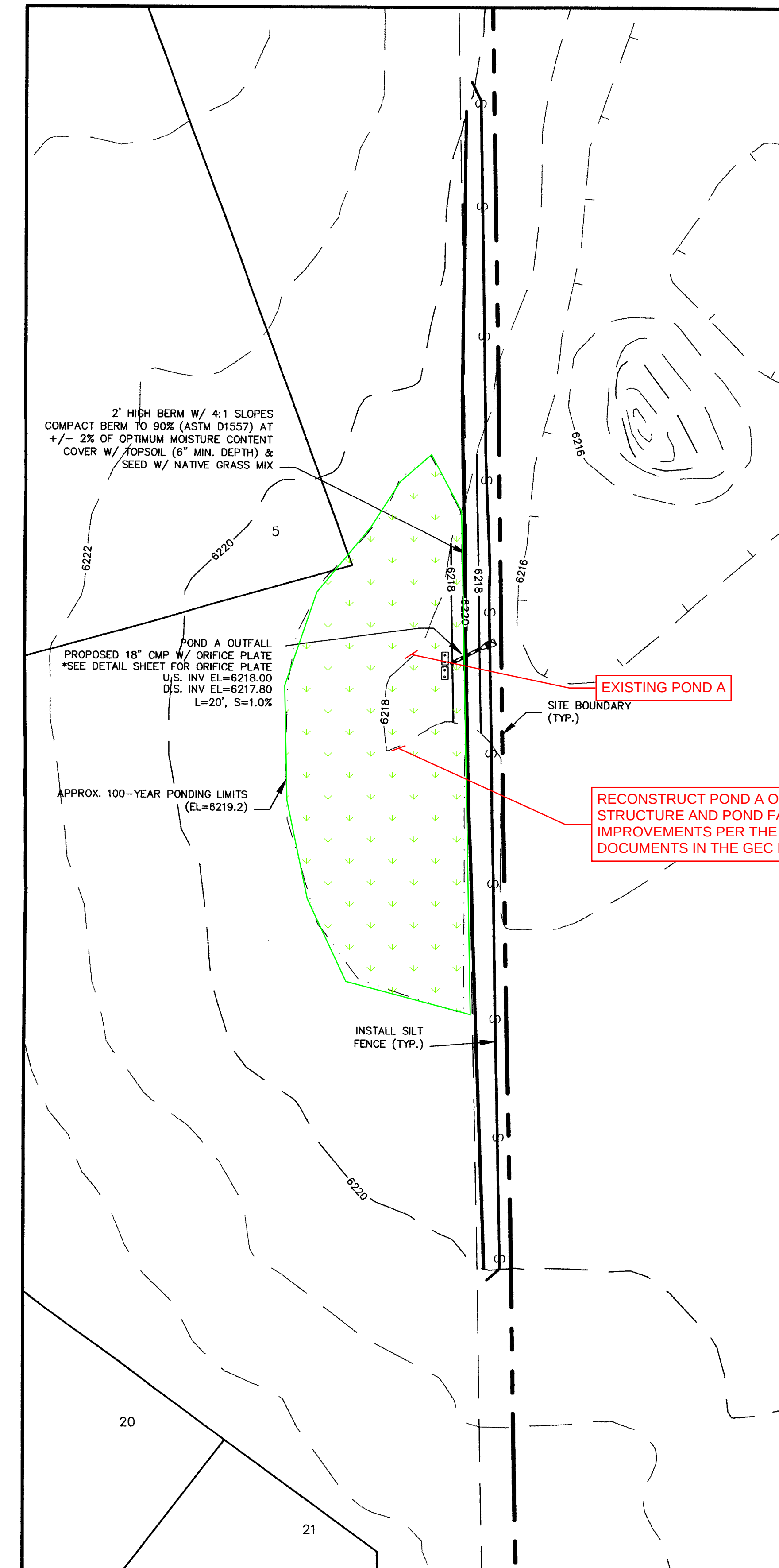
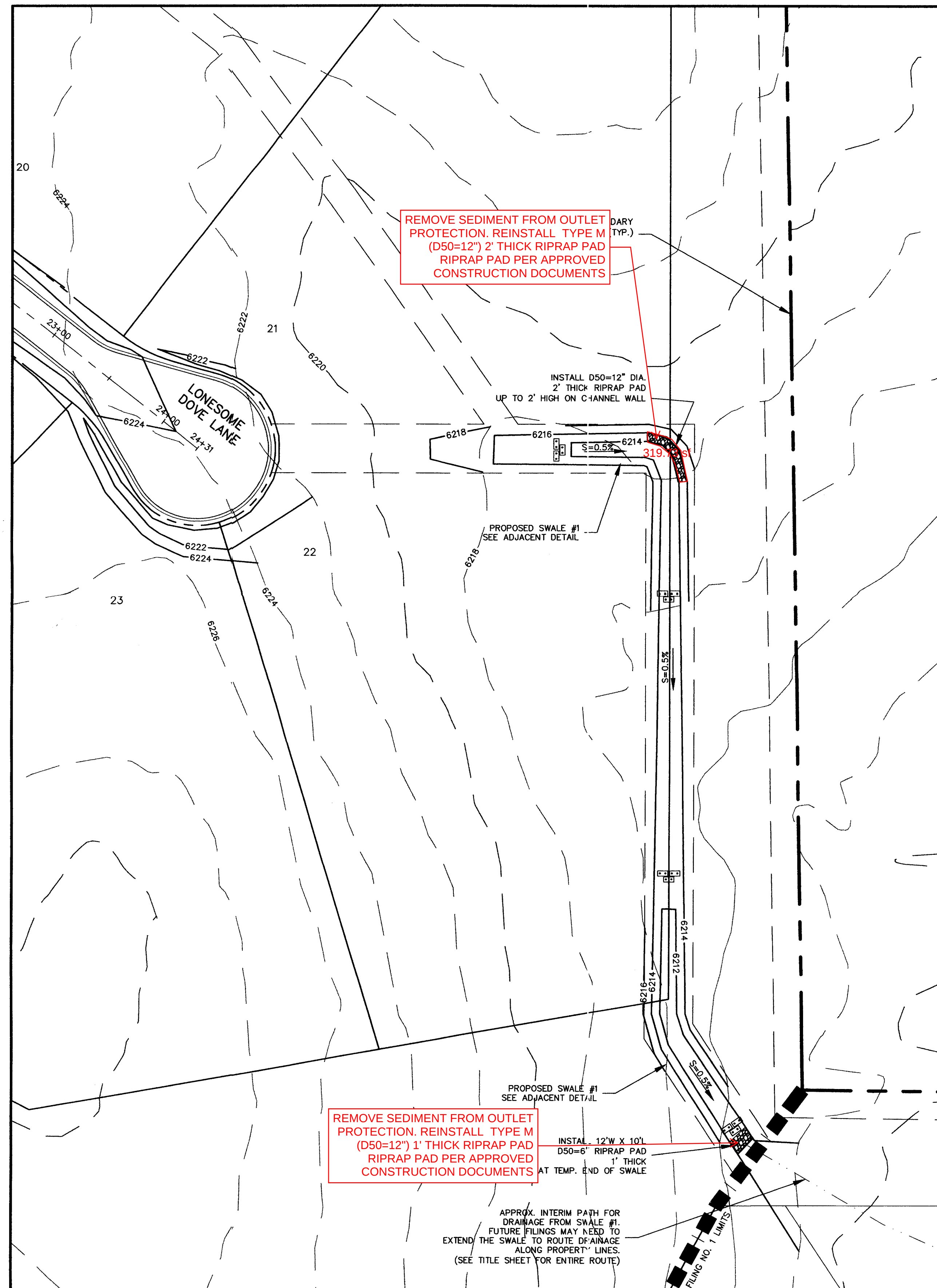
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1.	PER EL PASO COUNTY D.S.D. ENGINEERING COMMENTS	6/16/05	STREET DESIGN: _____ DATE _____ ROUGH CUT REVIEW _____ DATE _____ FINAL REVIEW _____ DATE _____ DRAINAGE DESIGN: _____ DATE _____	SIDEWALKS: WIDTH: N/A LOCATION: ☐ Attached ☐ Detached CURB TYPE: ☐ 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 _____	HIGH PLAINS LAND & CATILE, LLC 9 RIDGE ROAD COLORADO SPRINGS, CO 80904 (719) 475-0517	CHAD D. [Signature] COLORADO PE #35751 DATE 7/19/05					



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								JOB NUMBER	SHEET
								90330	11 OF 17



REV.		DESCRIPTION		DATE	
1.	PER EL PASO COUNTY D.S.D. ENGINEERING COMMENTS			6/16/05	
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FINAL REVIEW: _____ DATE _____		CURB TYPE: ☐ 1 ☐ 2 ☐ 3			
DRAINAGE DESIGN: _____ DATE _____		R/W WIDTH: 60' EOP-EOP 28'			
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		PREPARED FOR: HIGH PLAINS LAND & CATTLE, LLC			
		9 RIDGE ROAD COLORADO SPRINGS, CO 80904 (719) 475-0517			
		PREPARED UNDER THE CLOSEST SUPERVISION FOR AND BEHALF OF WESTWORKS ENGINEERING, INC.			
		CHAD D. KUZBEK PE #35751			
		DATE: 7/13/05			
		843 OSAGE AVENUE, MANitou SPRINGS, CO 80829 (719) 585-1670			
		TANNER RANCH			
		STREET IMPROVEMENT PLAN CROSS BOW COURT			
		DRAWN BY: CDK			
		SCALE: 1"=50'			
		DATE: 6/17/05			
		JOB NUMBER: 90330			
		SHEET: 12 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 _____
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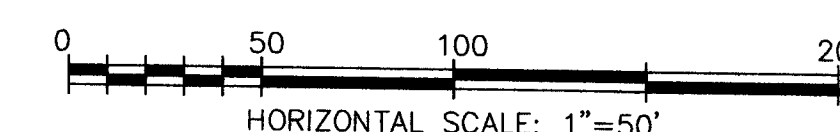
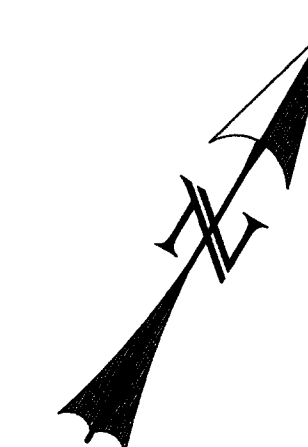
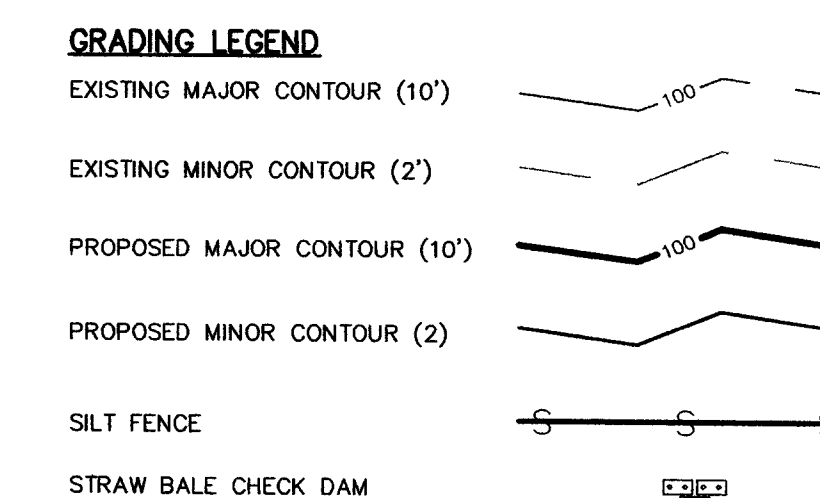
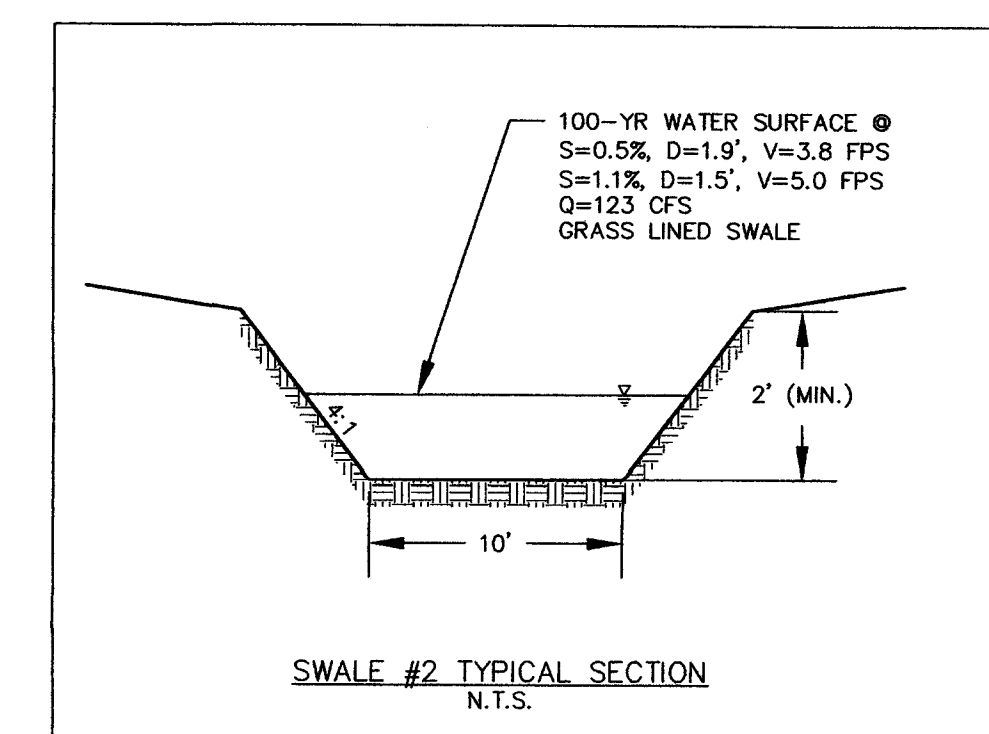
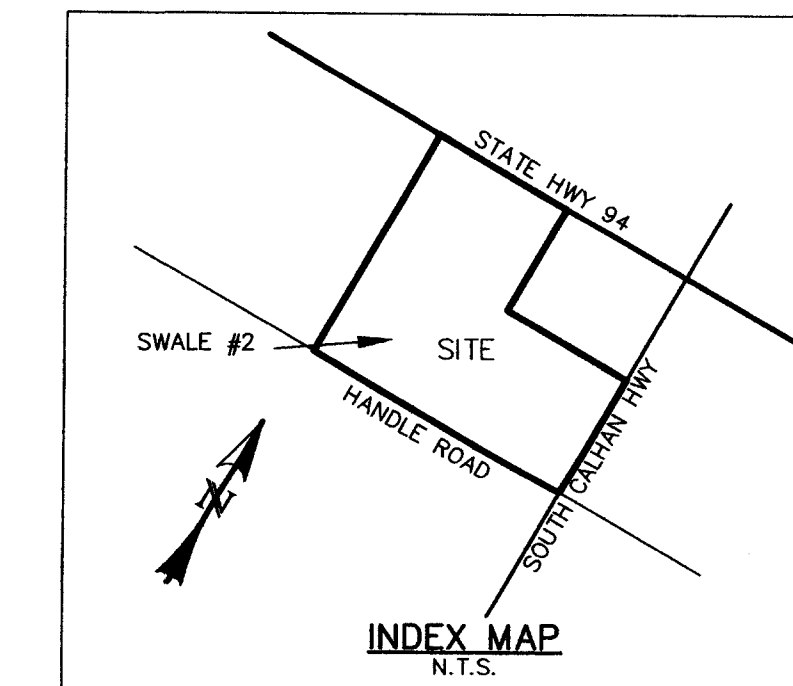
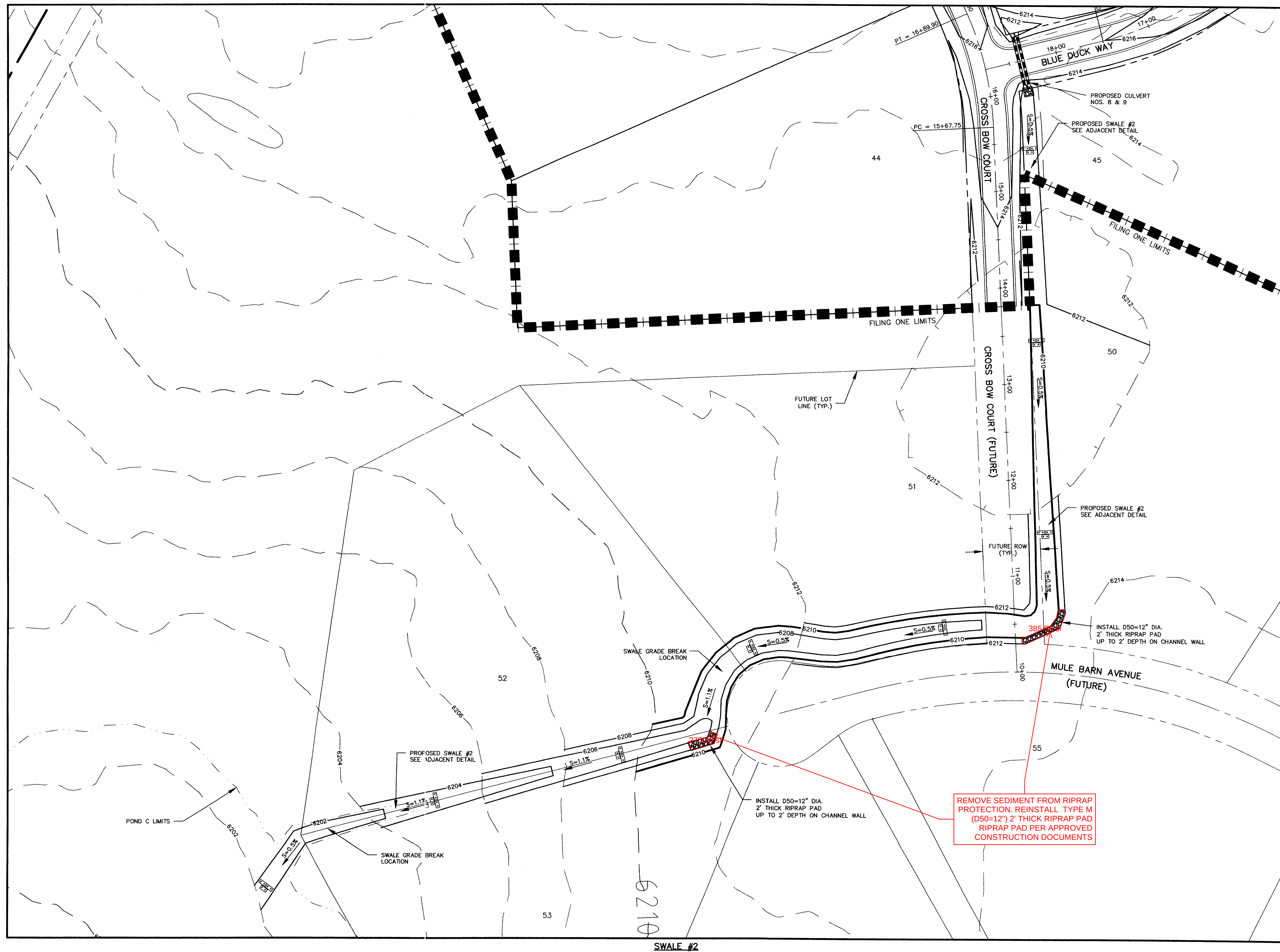
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AC Surface _____
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Class 6 _____
Class 5 _____
Class 2 _____
CURB TYPE: ☐ 1 ☐ 2 ☐ 3
R/W WIDTH: <u>60'</u> EOP-EOP <u>28'</u>
STREET TYPE: <u>RURAL LOCAL</u> HVEEM _____

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

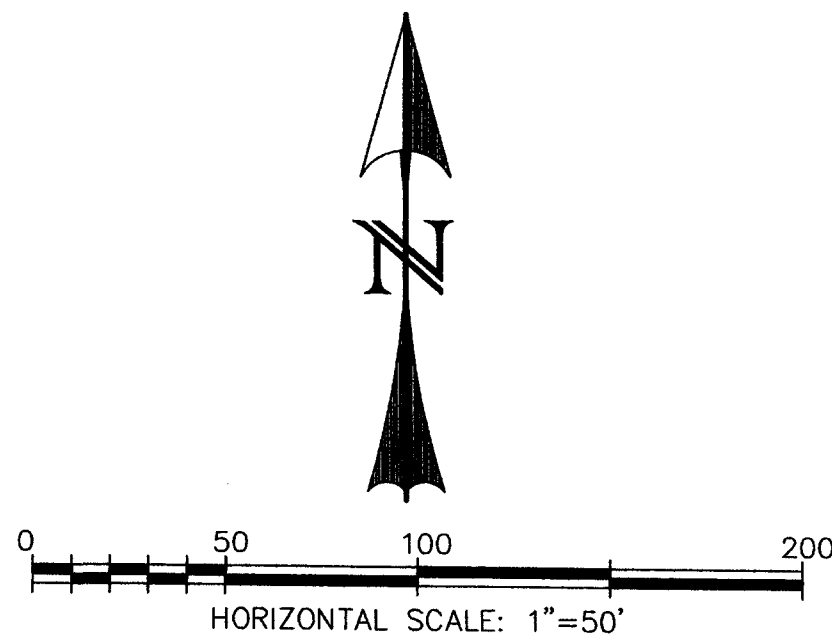
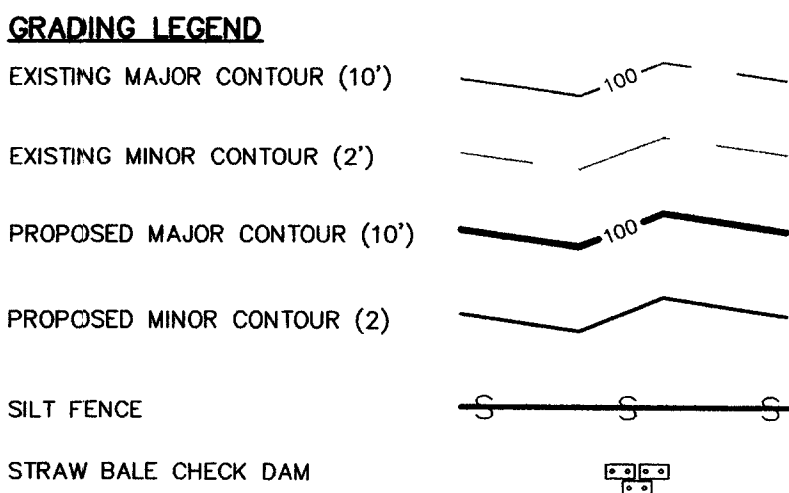
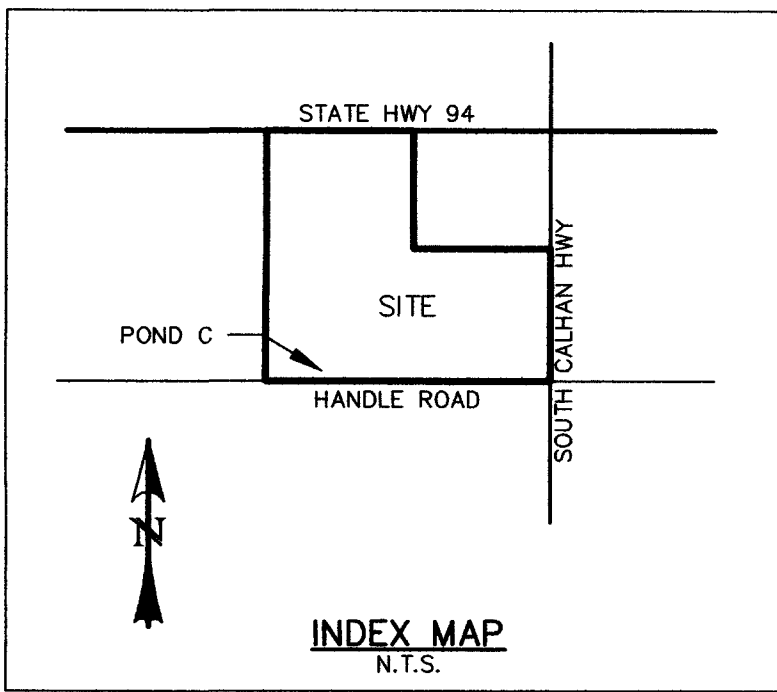
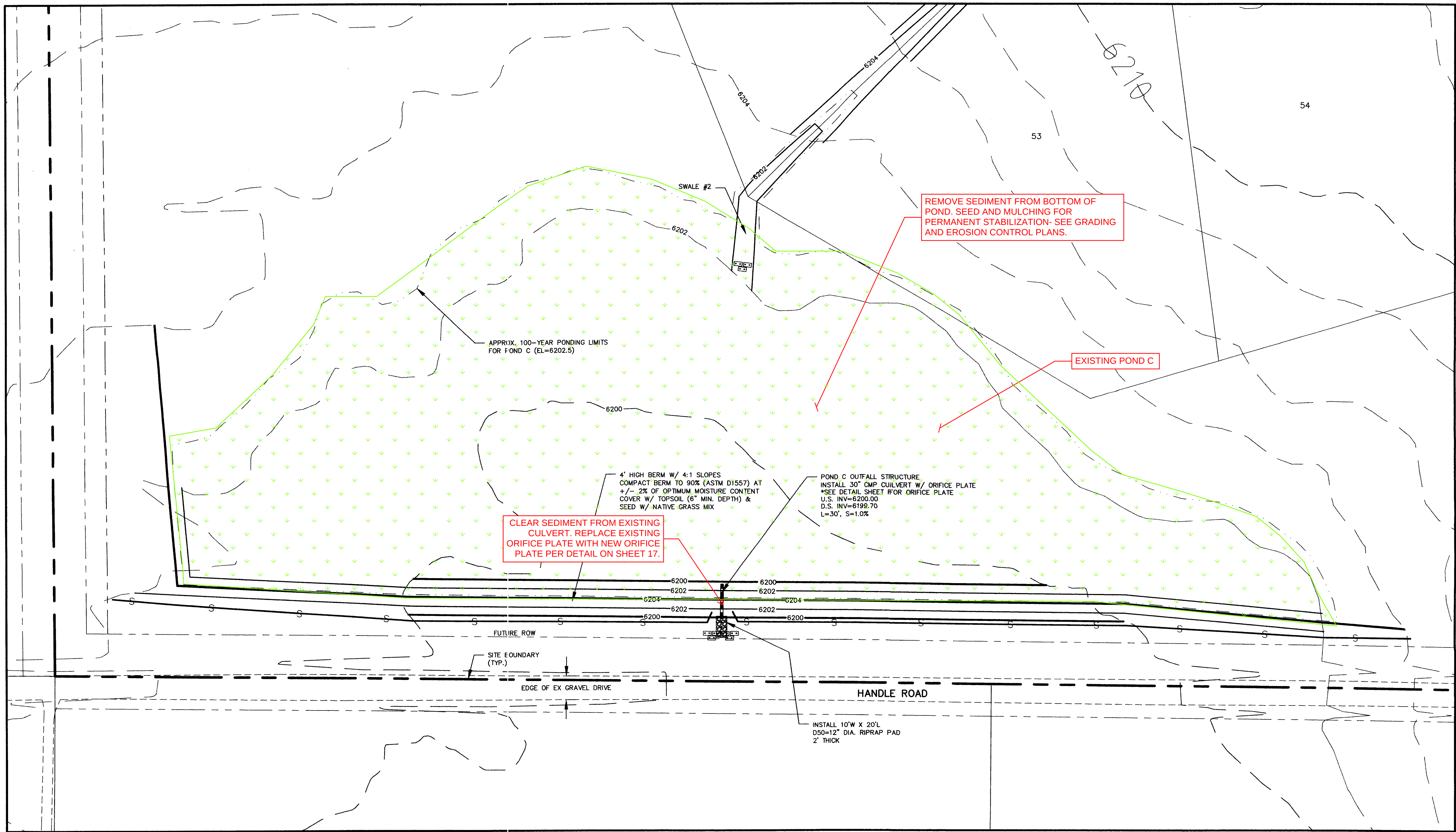
PREPARED UNDER MY DIRECT SUPERVISION FOR AND BEHALF OF
WESTWORKS ENGINEERING, LLC
CHAD D. KUZEK, COLORADO REGISTERED PROFESSIONAL ENGINEER #35751
DATE <u>7/16/05</u>

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

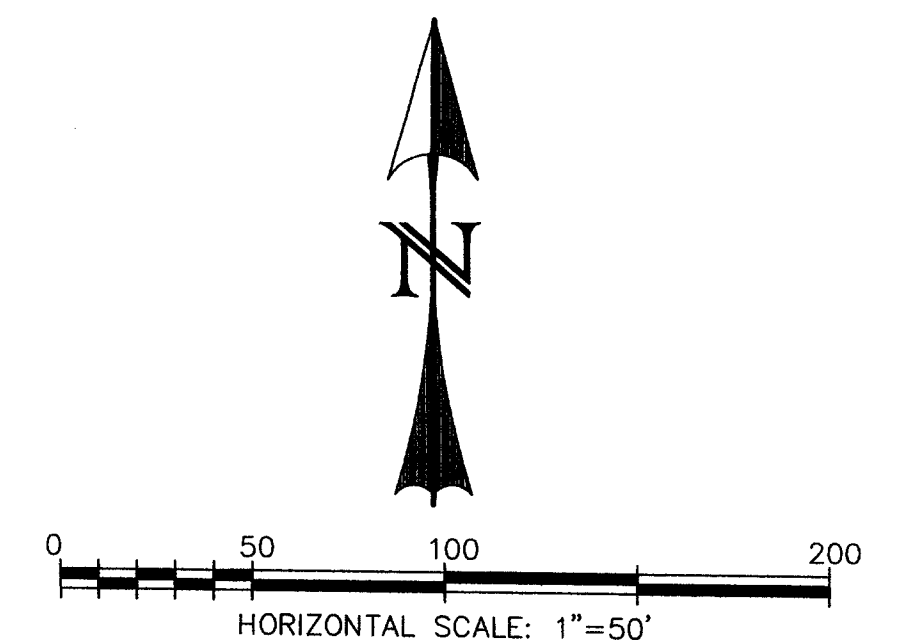
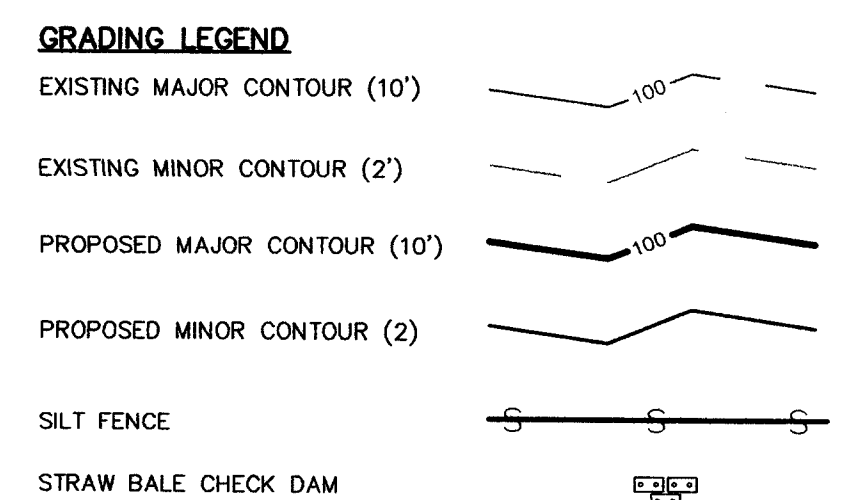
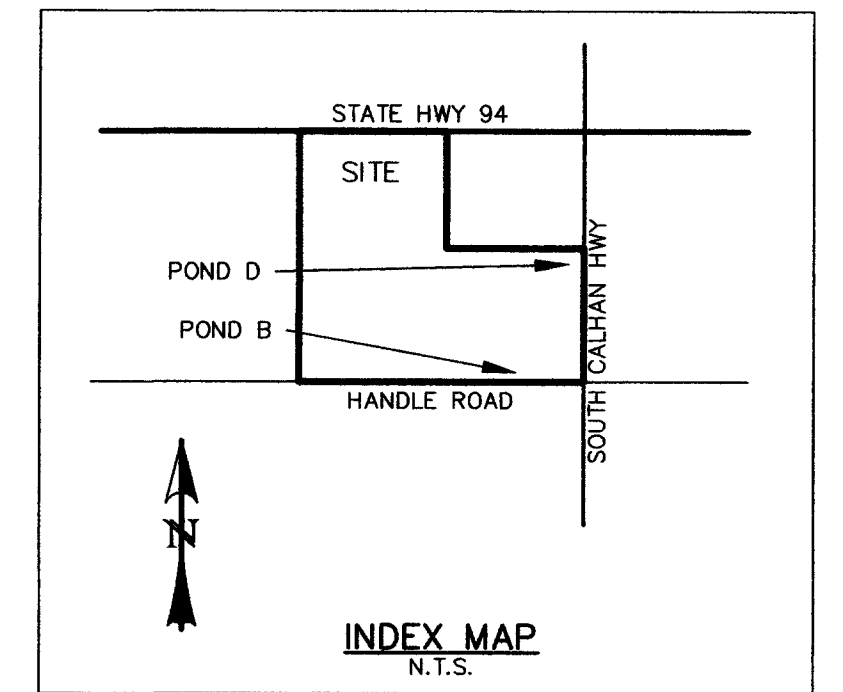
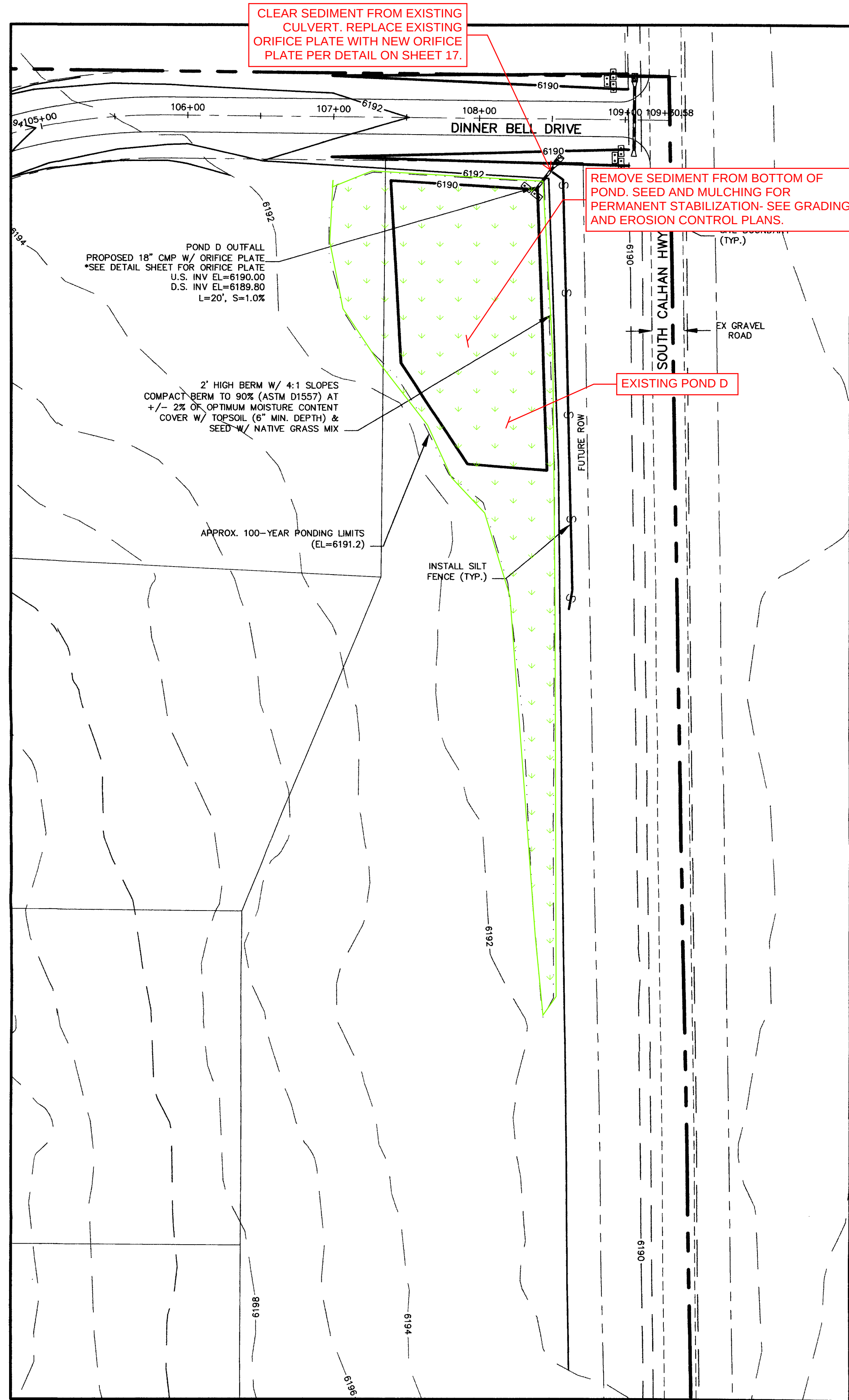
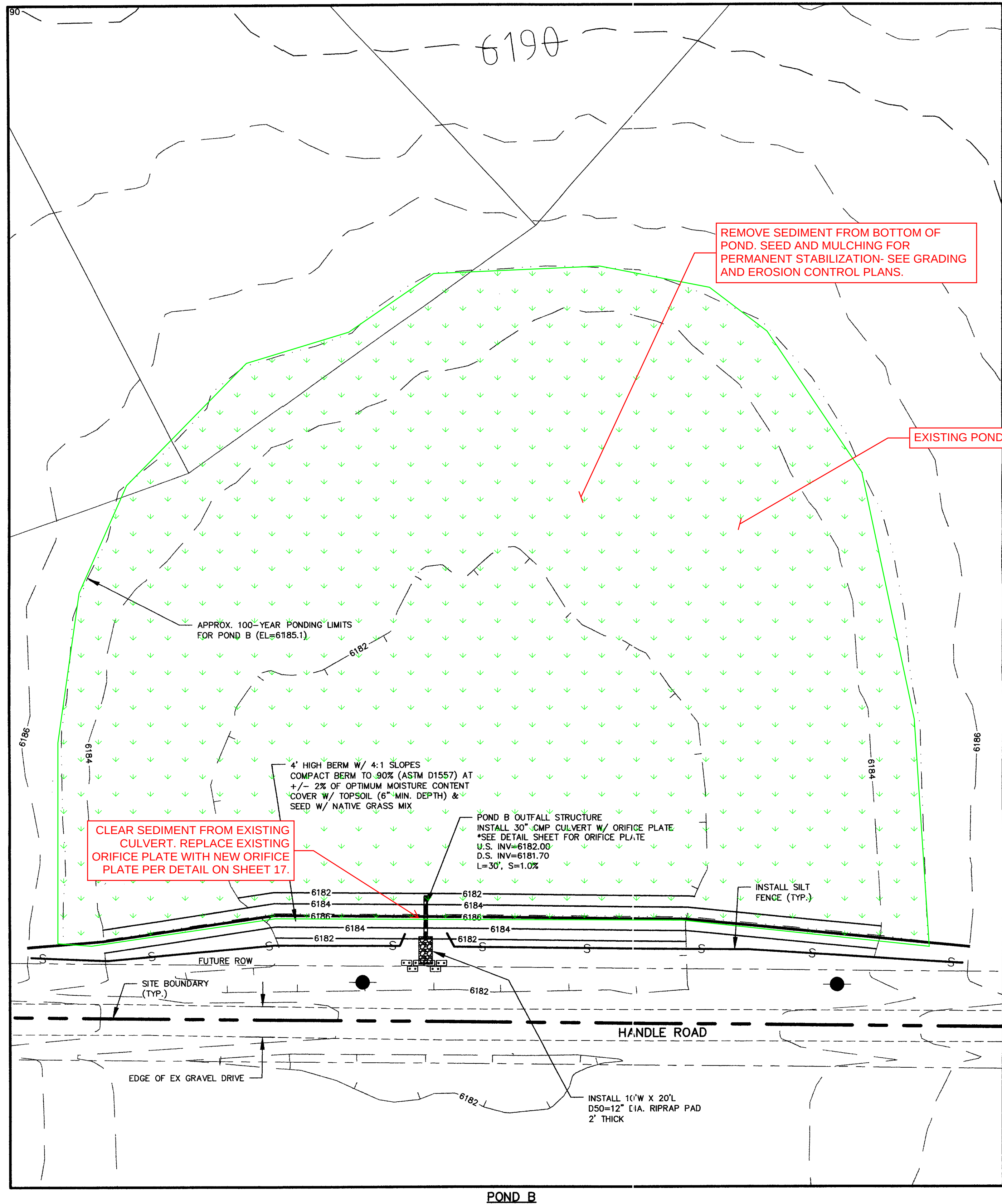
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GRADING & EROSION CONTROL PLAN	SCALE: <u>1"=50'</u>	JOB NUMBER: <u>90330</u>
		SHEET: <u>13 OF 17</u>



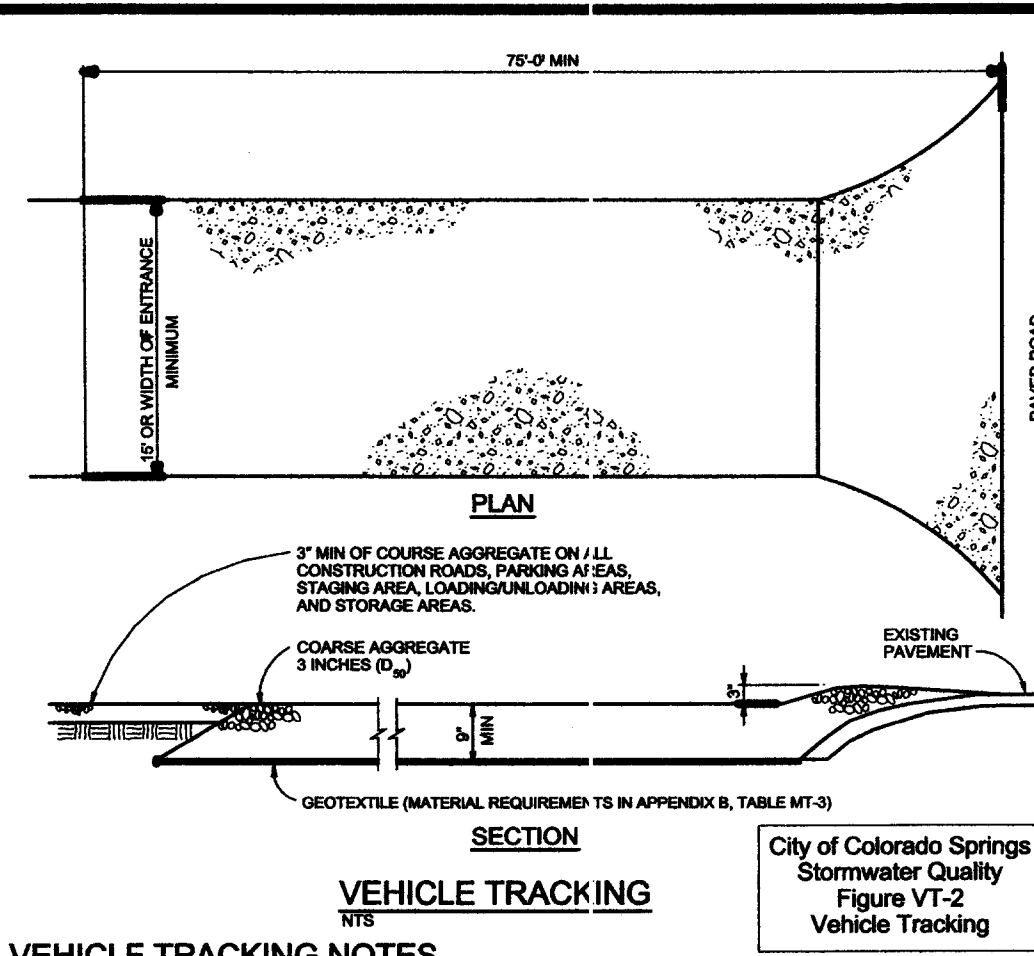
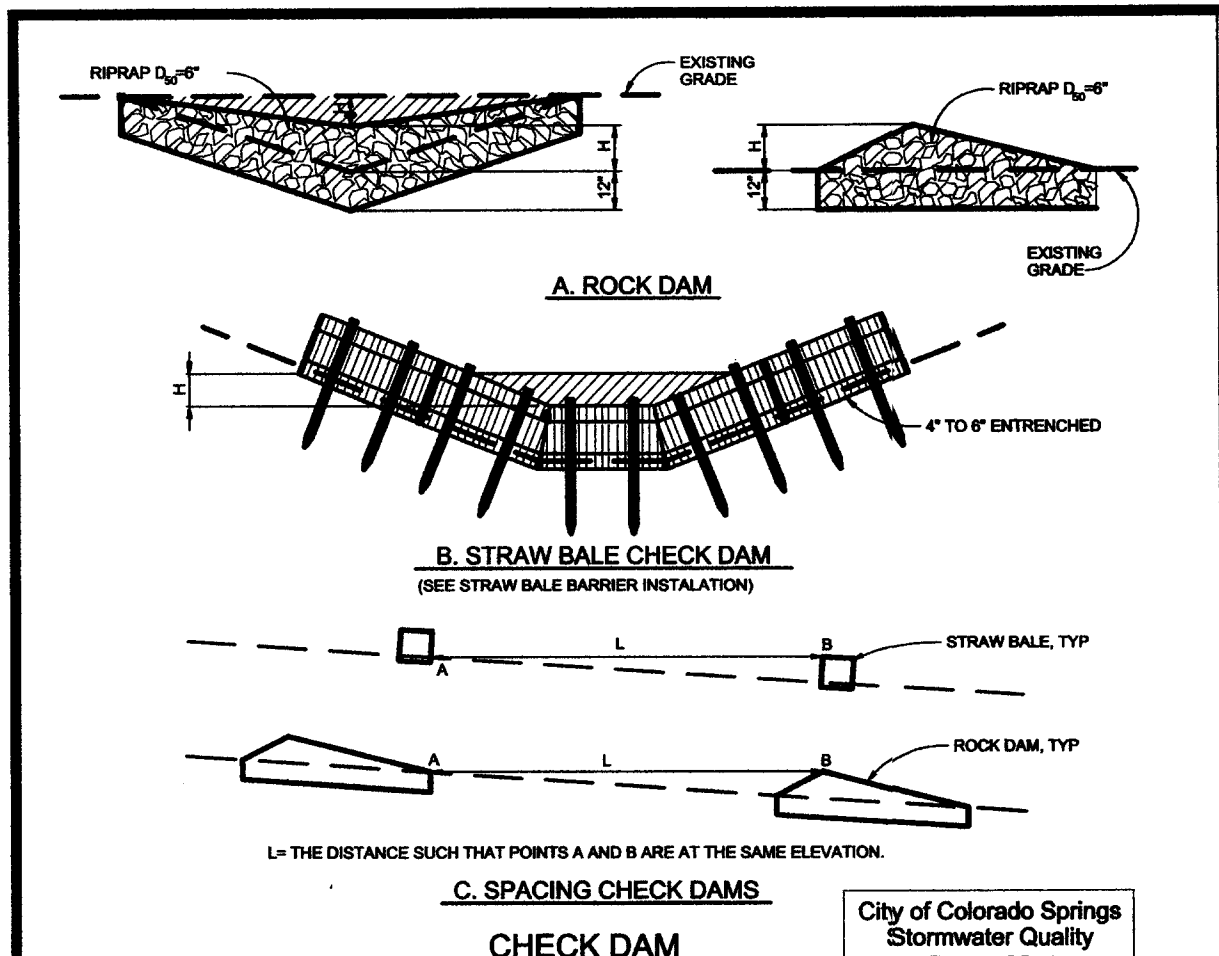
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									90330		14 OF 17



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GRADING & EROSION CONTROL PLAN								JOB NUMBER	90330
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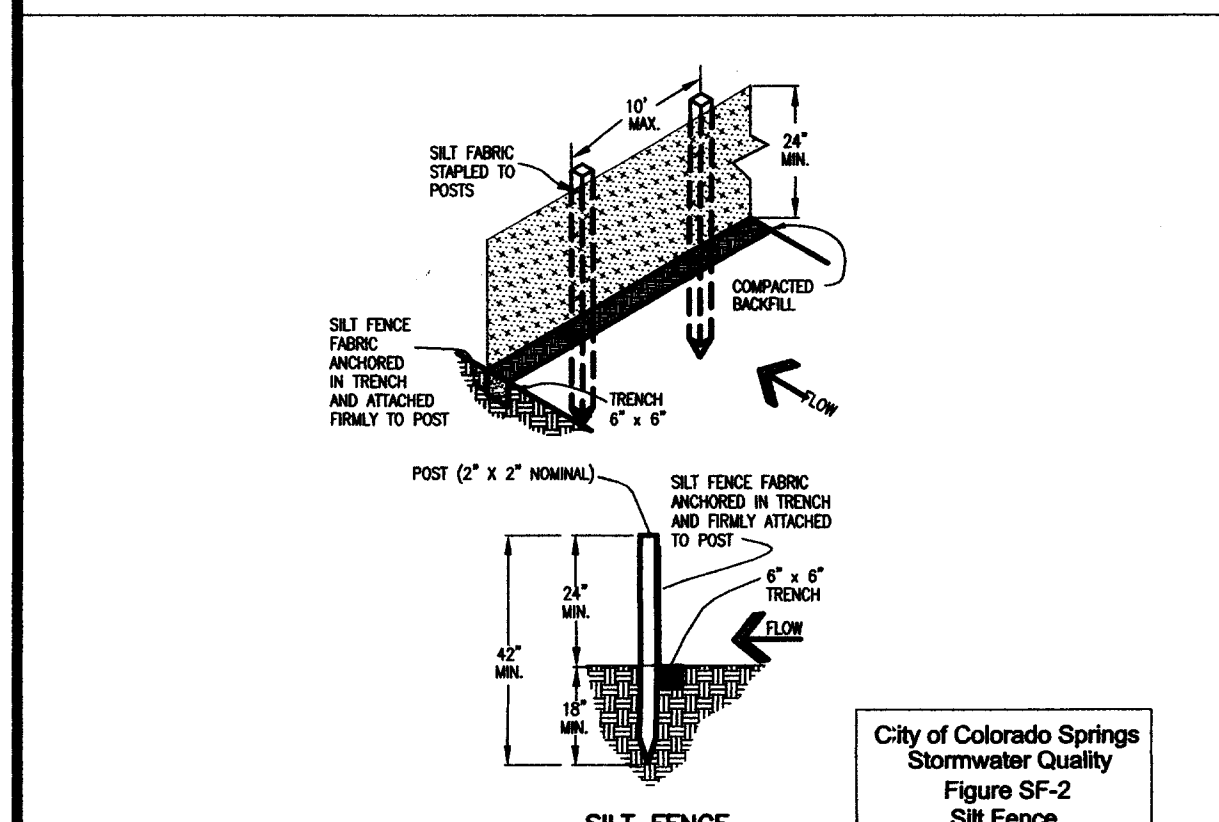


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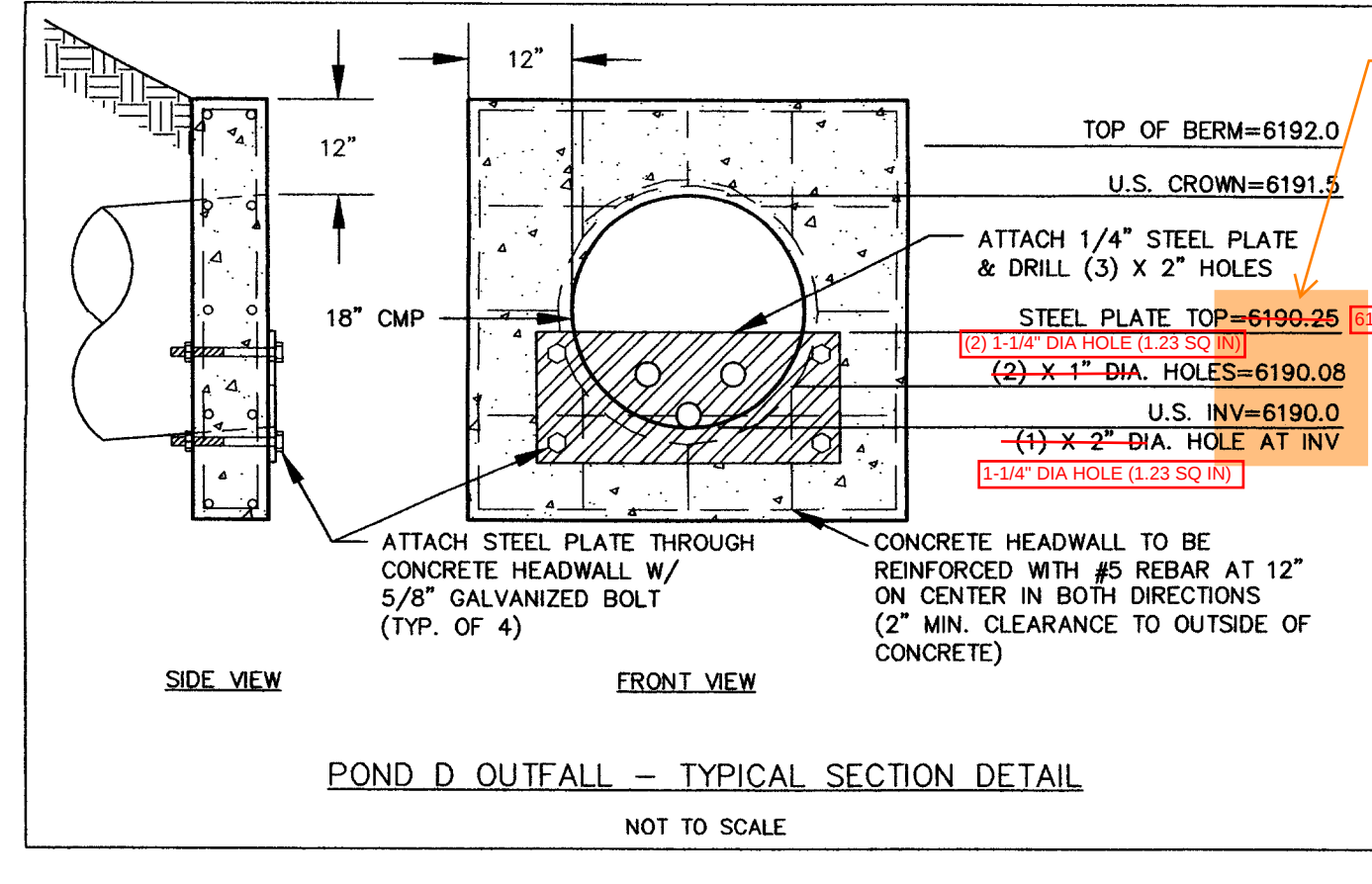
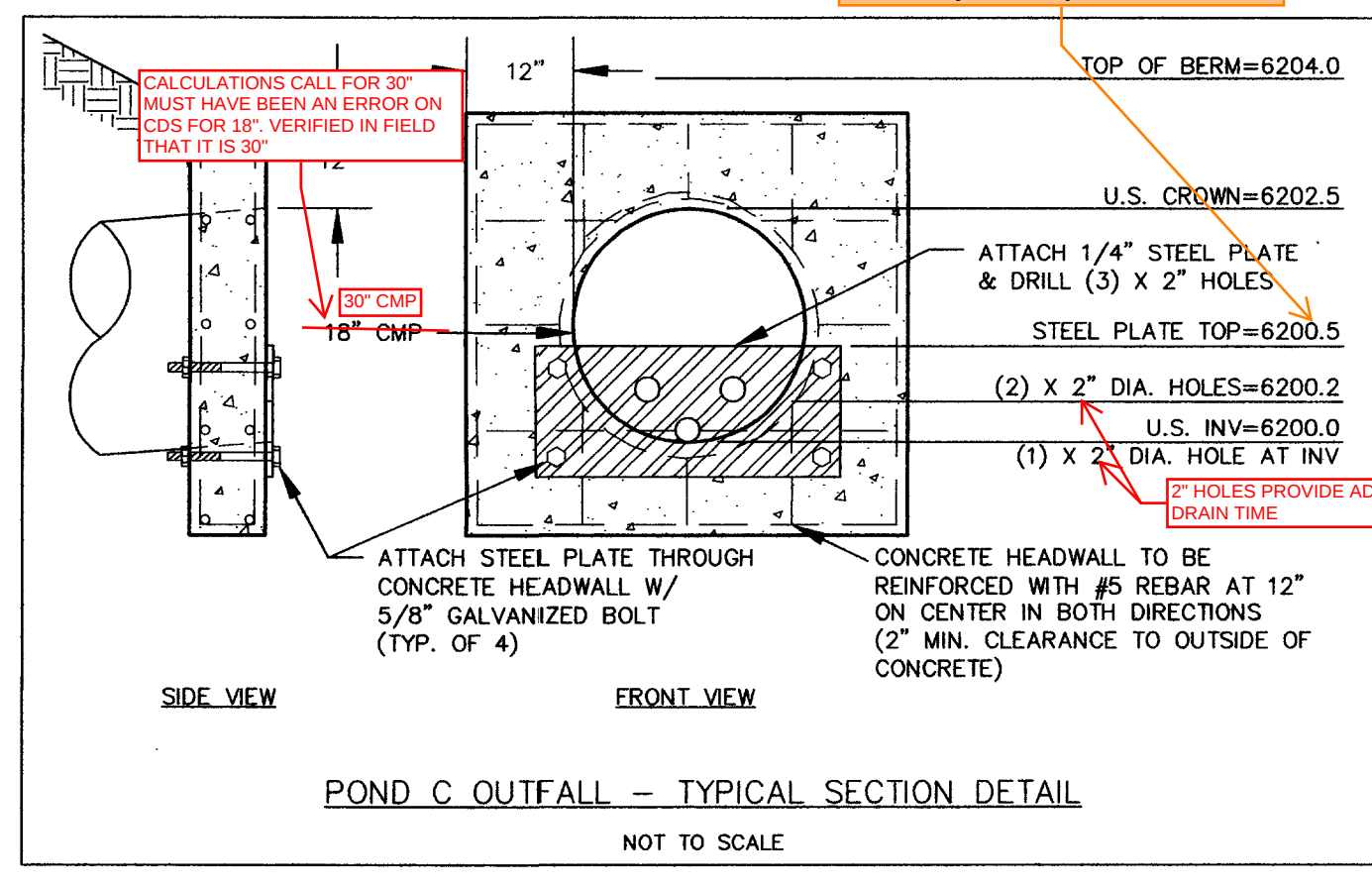
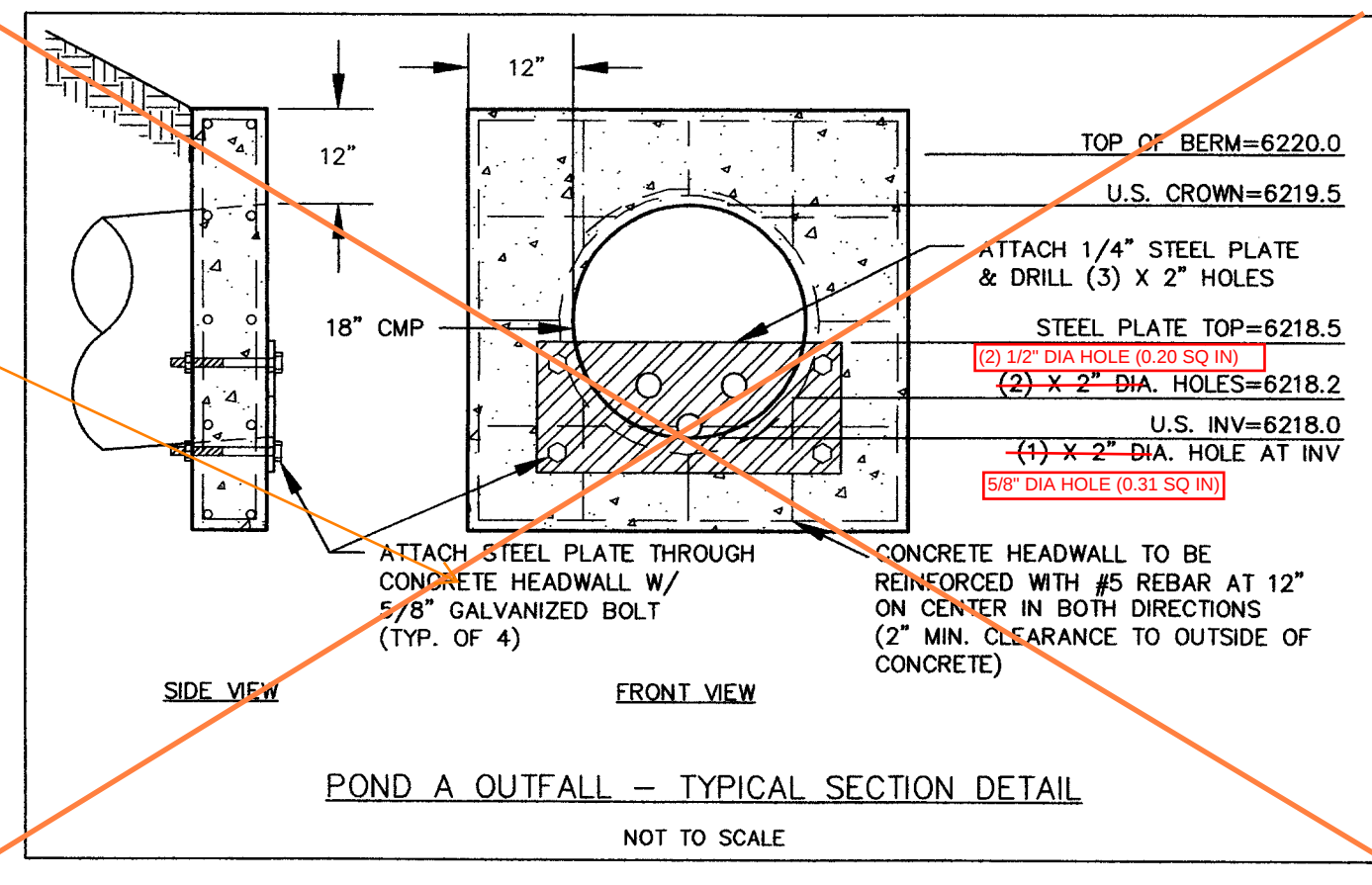
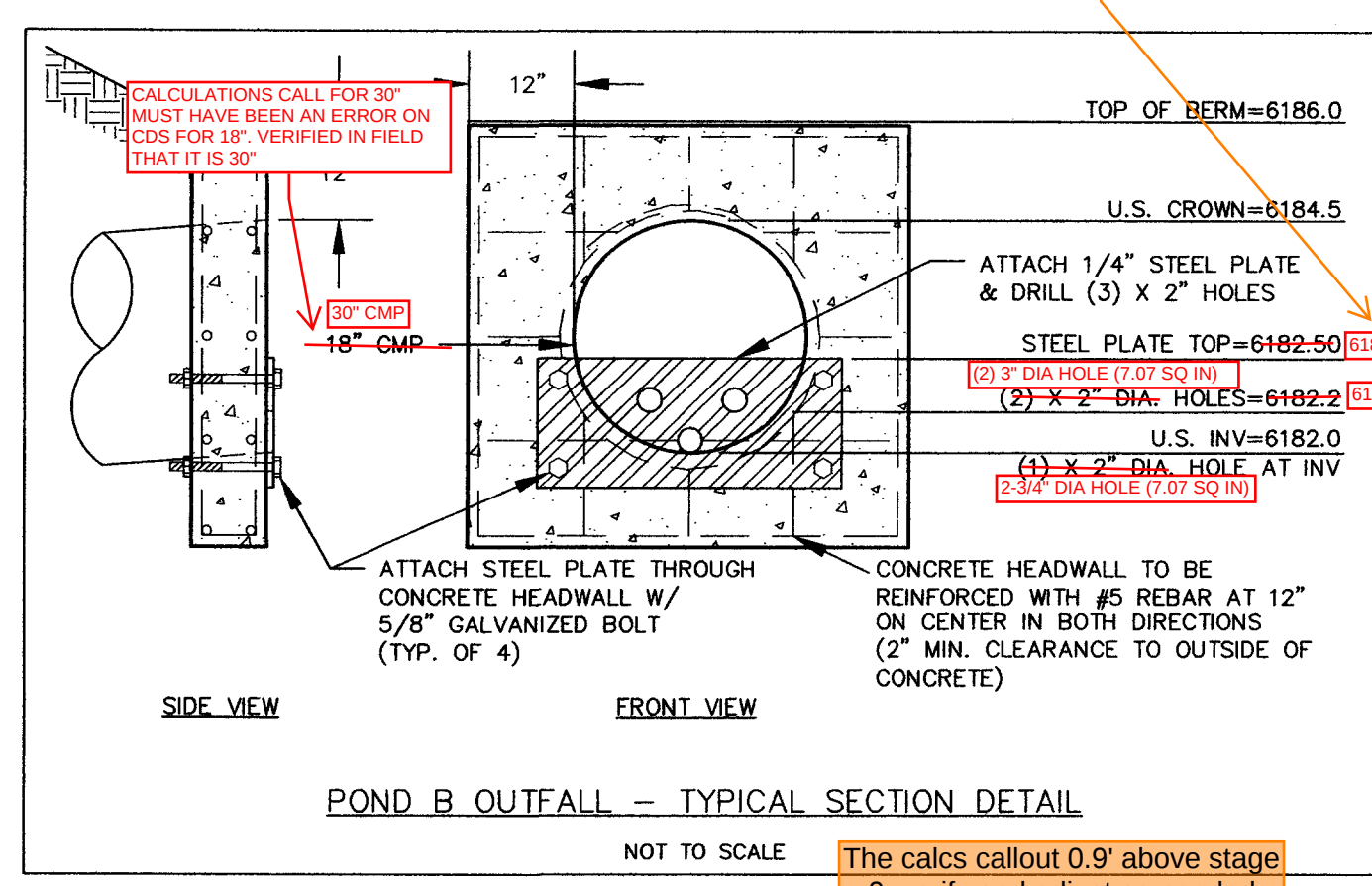
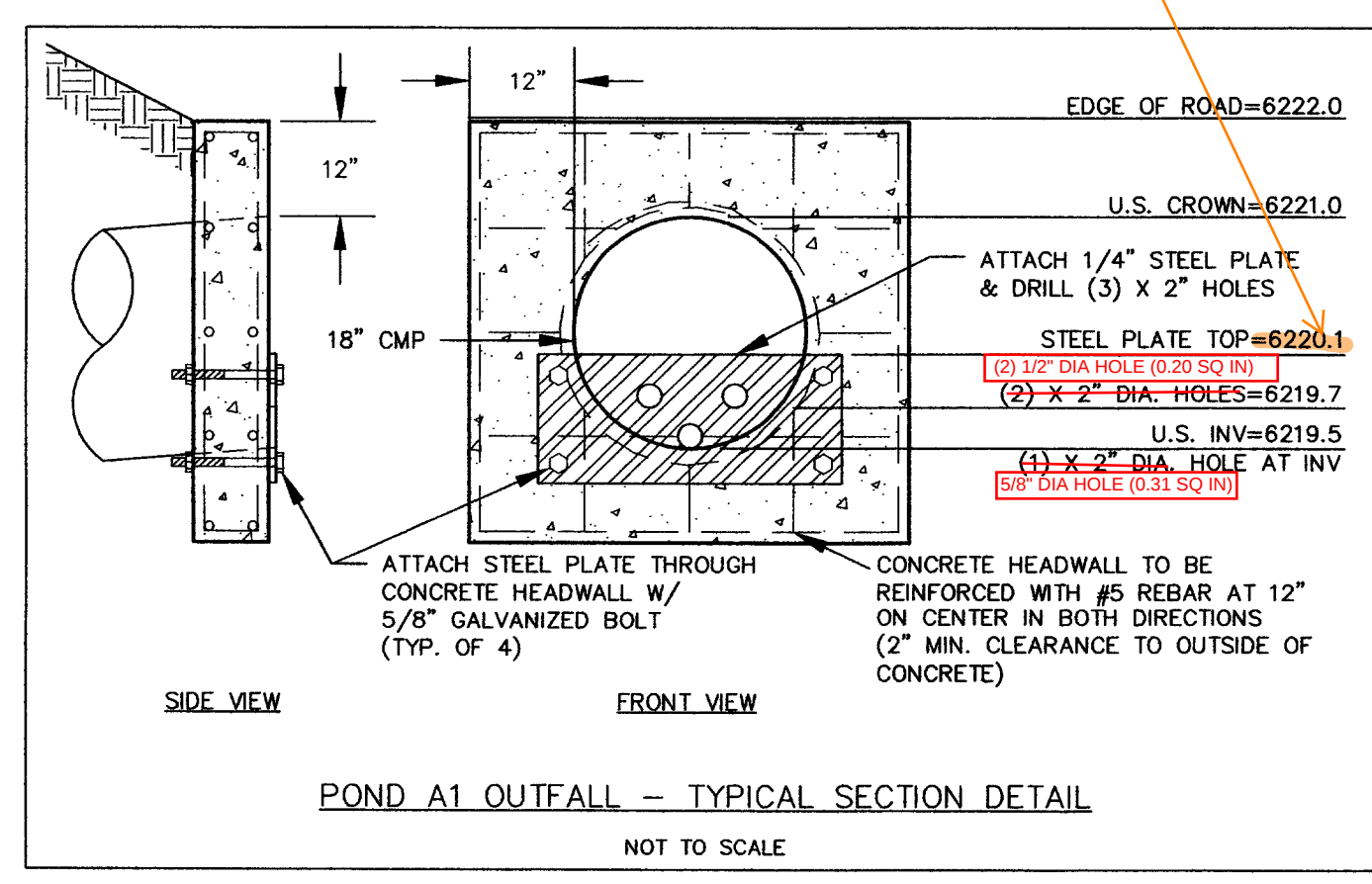


- VEHICLE TRACKING NOTES**
- INSTALLATION REQUIREMENTS**
1. ALL ENTRANCES TO THE CONSTRUCTION SITE ARE TO BE STABILIZED PRIOR TO CONSTRUCTION BEGINNING.
 2. CONSTRUCTION ENTRANCES ARE TO BE BUILT WITH AN APRON TO ALLOW FOR TURNING TRAFFIC, BUT SHOULD NOT BE BUILT OVER EXISTING PAVEMENT EXCEPT FOR A SLIGHT OVERLAP.
 3. AREAS TO BE STABILIZED ARE TO BE PROPERLY GRADED AND COMPACTED PRIOR TO LAYING DOWN GEOTEXTILE AND STONE.
 4. CONSTRUCTION ROADS, PARKING AREAS, LOADING/UNLOADING ZONES, STORAGE AREAS, AND STAGING AREAS ARE TO BE STABILIZED.
 5. CONSTRUCTION ROADS ARE TO BE BUILT TO CONFORM TO SITE GRADES, BUT SHOULD NOT HAVE SIDE SLOPES OR ROAD GRADES THAT ARE EXCESSIVELY STEEP.
- MAINTENANCE REQUIREMENTS**
1. REGULAR INSPECTIONS ARE TO BE MADE OF ALL STABILIZED AREAS, ESPECIALLY AFTER STORM EVENTS.
 2. STONES ARE TO BE REAPPLIED PERIODICALLY AND WHEN REPAIR IS NECESSARY.
 3. SEDIMENT TRACKED ONTO PAVED ROADS IS TO BE REMOVED DAILY BY SHOVELING OR SWEEPING. SEDIMENT IS NOT TO BE WASHED DOWN STORM SEWER DRAINS.
 4. STORM SEWER INLET PROTECTION IS TO BE IN PLACE, INSPECTED, AND CLEANED IF NECESSARY.
 5. OTHER ASSOCIATED SEDIMENT CONTROL MEASURES ARE TO BE IMPLEMENTED TO ENSURE GOOD WORKING CONDITION.

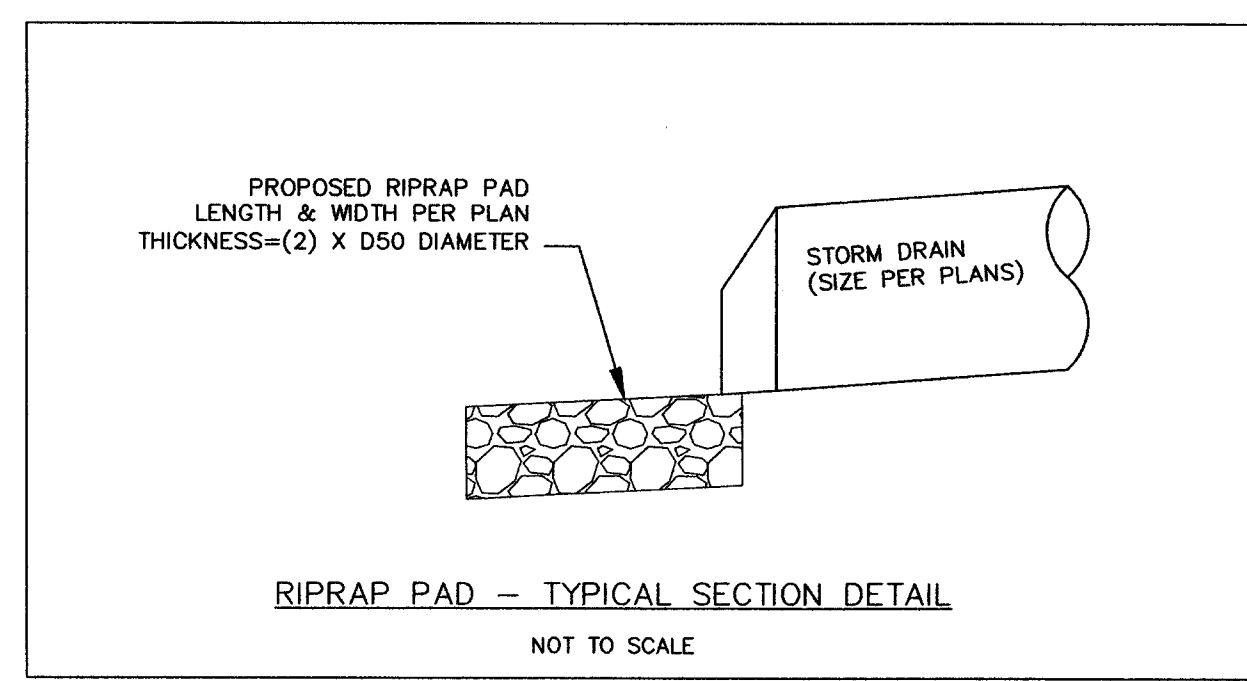
- CHECK DAM NOTES**
- INSTALLATION REQUIREMENTS**
1. STRAW BALES USED AS CHECK DAMS ARE TO MEET THE REQUIREMENTS STATED IN FIGURE SBB-2.
 2. THE 1/2" DIMENSION SHALL BE SELECTED TO PROVIDE WEIR FLOW CONVEYANCE FOR 5-YEAR FLOOD OR GREATER.
- MAINTENANCE REQUIREMENTS**
1. REGULAR INSPECTIONS ARE TO BE MADE OF ALL CHECK DAMS, ESPECIALLY AFTER STORM EVENTS.
 2. REPLACE STONE AS NECESSARY TO MAINTAIN THE CORRECT HEIGHT OF THE DAM.
 3. ACCUMULATED SEDIMENT AND DEBRIS IS TO BE REMOVED FROM BEHIND THE DAMS AFTER EACH STORM OR WHEN 12" OF THE ORIGINAL HEIGHT OF THE DAM IS REACHED.
 4. CHECK DAMS ARE TO REMAIN IN PLACE AND OPERATIONAL UNTIL THE DRAINAGE AREA AND CHANNEL ARE PERMANENTLY STABILIZED.
 5. WHEN CHECK DAMS ARE REMOVED THE CHANNEL LINING OR VEGETATION IS TO BE RESTORED.



- SILT FENCE NOTES**
- INSTALLATION REQUIREMENTS**
1. SILT FENCES SHALL BE INSTALLED PRIOR TO ANY LAND DISTURBING ACTIVITIES.
 2. WHEN JOINTS ARE NECESSARY, SILT FENCE GEOTEXTILE SHALL BE SPICED TOGETHER ONLY AT SUPPORT POST AND SECURELY SEALED.
 3. METAL POSTS SHALL BE "RIGIDIZED" TEST OR 1/2" TYPE WITH MINIMUM WEIGHT OF 1.30 POUNDS PER LINEAR FOOT. WOOD POSTS SHALL HAVE A MINIMUM DIAMETER OR CROSS SECTION DIMENSION OF 3 INCHES.
 4. THE FILTER MATERIAL SHALL BE FASTENED SECURELY TO METAL OR WOOD POSTS USING WIRE TIES, OR TO WOOD POSTS WITH 3/4" LONG #9 HEAVY-DUTY STAPLES. THE SILT FENCE GEOTEXTILE SHALL NOT BE STAPLED TO EXISTING TREES.
 5. WIRE NOT REQUIRED. WIRE MESH FENCE MAY BE USED TO SUPPORT THE GEOTEXTILE. WIRE FENCE SHALL BE FASTENED SECURELY TO THE UPSLOPE SIDE OF THE POSTS USING HEAVY-DUTY WIRE STAPLES AT LEAST 36" LONG. THE WIRES OR HOG RINGS. THE WIRE SHALL EXTEND INTO THE TRENCH A MINIMUM OF 7" AND SHALL NOT EXTEND MORE THAN 3" ABOVE THE ORIGINAL GROUND SURFACE.
 6. 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.
 7. 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 INCUR VOLUMES OF WATER SUFFICIENT TO CAUSE FAILURE OF THE STRUCTURE.
- MAINTENANCE REQUIREMENTS**
1. CONTRACTOR SHALL INSPECT SILT FENCES IMMEDIATELY AFTER EACH RAINFALL. AT LEAST DAILY DURING PROLONGED RAINFALL, AND WEEKLY DURING PERIODS OF NO RAINFALL. DAMAGED, COLLAPSED, UNINTENDED OR INEFFECTIVE SILT FENCES SHALL BE PROMPTLY REPAIRED OR REPLACED.
 2. SEDIMENT SHALL BE REMOVED FROM BEHIND SILT FENCE WHEN IT ACCUMULATES TO HALF THE EXPOSED GEOTEXTILE HEIGHT.
 3. SILT FENCES SHALL BE REMOVED WHEN ABSOLUTE NECESSARY. RESTORATIVE COVER IS ATTAINED AS APPROVED BY THE CITY.



- POND OUTFALL NOTES:**
1. EMBANKMENT SLOPES AROUND HEADWALL TO BE GRADED FLUSH WITH TOP AND SIDE EDGES OF THE HEADWALL. SEE GRADING PLAN FOR SOIL COMPACTION REQUIREMENTS.
 2. 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.



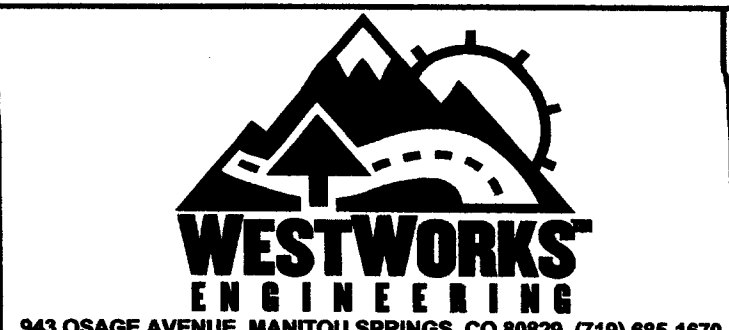
REV.	DESCRIPTION	DATE
1.	PER EL PASO COUNTY D.S.D. ENGINEERING COMMENTS	6/16/05
2.	PER EL PASO COUNTY D.S.D. ENGINEERING COMMENTS	7/18/05

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

DESIGN DATA:	ASPHALT THICKNESS:
SIDEWALKS: WIDTH:	AC Surface
LOCATION: ☐ Attached ☐ Detached	AC Base
CURB TYPE: ☐ 1 ☐ 2 ☐ 3	AGG. BASE THICKNESS:
F/W WIDTH: EOP-EOP	Class 6
STREET TYPE: HVEEM	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. KUZMA, PE #35751
DATE: 7/18/05



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