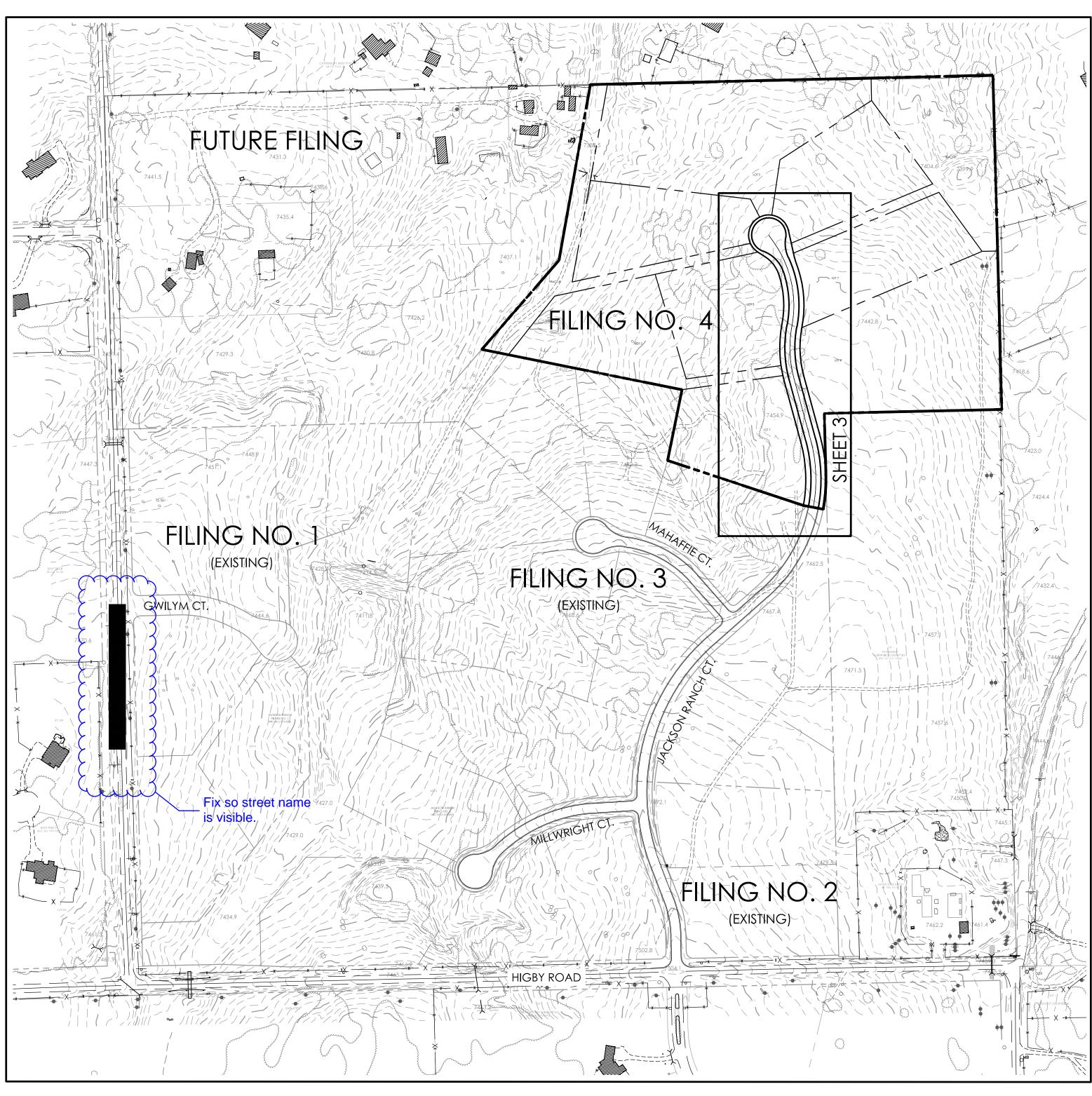
CONSTRUCTION PLANS tor JACKSON RANCH FILING NO. 4 SECTION 21, TOWNSHIP 11 SOUTH, RANGE 66 WEST OF THE 6TH P.M., EL PASO COUNTY, COLORADO





SITE MAP SCALE 1" = 200'

Add EPC Planning & Community Development Department.

ABBREVIATIONS

ET

EC

-	ELEVATION	ROW
2	POINT OF CURVATURE	R
	POINT OF INTERSECTION	Т
	POINT OF TANGENCY	L
CR	POINT OF CURVE RETURN	LF
RC	POINT OF REVERSE CURVATURE	CL
/C	POINT OF VERTICAL CURVATURE	X.XX' R
/	POINT OF VERTICAL INTERSECTION	X.XX' L
∕T	POINT OF VERTICAL TANGENCY	PL
В	GRADE BREAK	PVRC
SP	CORRUGATED STEEL PIPE	
СР	REINFORCED CONCRETE PIPE	VC
BC	CONCRETE BOX CULVERT	AP
BC	TOP BACK CURB	STA
2	TOP OF CURB	INV
-	BEGIN TAPER	RG
	END TAPER	SFB

EDGE OF CONCRETE

TANGENT LENGTH LINEAR FEET CENTERLINEXX' R DIMENSION RIGHT OF CL .XX' L DIMENSION LEFT OF CL PROPERTY LINE RC POINT OF VERT REVERSE CURVATURE VERTICAL CURVE ANGLE POINT station INVERT RAIN GARDEN SAND FILTER BASIN

RIGHT-OF-WAY

radius

LEGE
<u>EXISTING</u>
BOUNDAR
ADJACEN
ADJACEN
EASEMENT
INDEX CO
INTERMEDI
TEST HOLE
CURB AND
SIGN
FENCE
LIGHT POL
MANHOLE
UTILITY POI
MISC OBJE
PILE
CULVERT.
ROCK

SHEET INDEX

	N SET ET NO.	SHEET TITLE	MVE DRAWING NO.
C1.0	(1 OF 4)	COVER SHEET	61073-CON-CS
C1.1	(2 OF 4)	NOTES / CONSTRUCTION DETAILS	61073-CON-GN
C1.2	(3 OF 4)	PLAN / PROFILE	61073-CON-PP1
C1.3	(4 OF 4)	EROSION CONTROL PLAN	61073-CON-EC

COMPANIES AND AGENCIES

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

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

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

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

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

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

Add "PCD Project No. SF-17-016'

END

EXISTING	
BOUNDARY LINE	
ADJACENT BOUNDARY LINE	
	— — 6030 — —
	6028
TEST HOLE LOCATION	\bullet
CURB AND GUTTER	
SIGN	0
FENCE	X
LIGHT POLE	-\$-
MANHOLE	OMH
	-
MISC OBJECT	0
PILE	
CULVERT	$\rightarrow \rightarrow \rightarrow$
ROCK	®
MAILBOX	OMB
TREE	\$
RIPRAP	
POLE-ANCHOR	\odot

PROPOSED

TROFOSED	
EASEMENT LINE	
	6030
INTERMEDIATE CONTOUR	
INTERMEDIATE CONTOUR SLOPE / GRADE	4:1 2.6%

OWNERS STATEMENT

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

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

DESIGN ENGINEER'S STATEMENT:

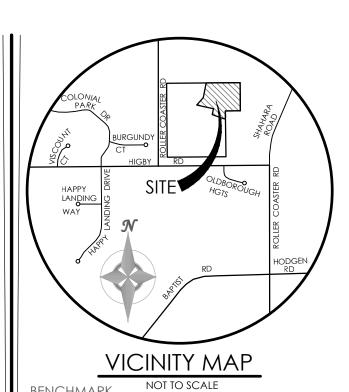
THESE DETAILED PLANS AND SPECIFICATIONS WERE PREPARED UNDER MY DIRECTION AND SUPERVISION. SAID PLANS AND SPECIFICATIONS HAVE BEEN PREPARED ACCORDING TO THE CRITERIA ESTABLISHED BY THE COUNTY FOR DETAILED ROADWAY, DRAINAGE, GRADING AND EROSION CONTROL PLANS AND SPECIFICATIONS, AND SAID PLANS AND SPECIFICATIONS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

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

EL PASO COUNTY:

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

DATE



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

BASIS OF BEARINGS: THE SOUTH LINE OF TH NW QUARTER OF SEC 21, T 11 S, R 66 W OF THE 6TH P.M., EL PASO COUNTY, COLORADO S88°46'41"W, A DISTANCE OF 2639.80 FEET 8 MONUMENTED BY A 2 1/2" DIA. ALUMINUM CA LS #23890 ON THE EAST & A 2 1/2" DIA. ALUMINUM CAP LS # 9853 ON THE WES



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

JACKSON RANCH FILING NO. 4 COVER SHEET

> .0 MVE PROJECT 61073 MVE DRAWING CON-CS

> > **APRIL 17, 2017** SHEET 1 OF 4

GENERAL NOTES

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

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

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

4. SOIL PREPARATION, SEEDING, AND MULCHING FOR AN ESTIMATED 3.3 ACRES WILL BE REQUIRED ON ALL DISTURBED AREAS

NOT SURFACED. THE FOLLOWING TYPES AND RATES SHALL BE USED:

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

STANDARD EL PASO COUNTY GRADING & EROSION CONTROL PLAN NOTES

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

5. SEEDING APPLICATION: DRILLED TO A DEPTH OF .25"

RAKED TO COVER ON STEEPER THAN 3:1 SLOPES WHERE

TO .50" INTO SOIL WHERE POSSIBLE. BROADCAST AND

6. MULCHING REQUIREMENT AND APPLICATION: 2.0

TONS PER ACRE NATIVE HAY MECHANICALLY CRIMPED

ACCESS IS LIMITED OR UNSAFE FOR EQUIPMENT.

7. ALL STORM DRAIN SHALL BE REINFORCED

CONCRETE PIPE. ALL CULVERTS SHALL BE PLACED

DRAIN FITTINGS AND BENDS SHALL BE PRE-CAST.

8. CONTRACTOR WILL BE RESPONSIBLE FOR

AND CONTRACTOR IN ATTENDANCE.

SAFETY AND OSHA REGULATIONS.

BE OBTAINED PRIOR TO CONSTRUCTION.

COMPLETE WITH FLARED END SECTIONS. ALL STORM

STORM DRAIN PIPE MAY ALSO BE CORRUGATED METAL

OR HDPE, PLACED IN ACCORDANCE WITH EL PASO

SCHEDULING A PRE-CONSTRUCTION MEETING HELD

PRIOR TO CONSTRUCTION WITH EPC-DSD, ENGINEER,

OBSERVE ALL SAFETY AND OSHA REGULATIONS DURING

10. ALL NECESSARY PERMITS, SUCH AS SWMP, FUGITIVE

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

CONSTRUCTION OPERATIONS. TRENCH WIDTHS AND

CONTRACTOR IN THE FIELD AND ACCORDING TO

9. CONTRACTOR IS RESPONSIBLE FOR ALL OF HIS

OPERATIONS ON THE SITE. CONTRACTOR SHALL

SLOPE ANGLES SHALL BE DETERMINED BY THE

INTO SOIL.

COUNTY SPECIFICATIONS

- 2. STORMWATER DISCHARGES FROM CONSTRUCTION SITES SHALL NOT CAUSE OR THREATEN TO CAUSE POLLUTION, CONTAMINATION, OR DEGRADATION OF STATE WATERS. ALL WORK AND EARTH DISTURBANCE SHALL BE DONE IN A MANNER THAT MINIMIZES POLLUTION OF ANY ON-SITE OR OFF SITE WATERS, INCLUDING WETLANDS.
- 3. NOTWITHSTANDING ANYTHING DEPICTED IN THESE PLANS IN WORDS OR GRAPHIC REPRESENTATION, ALL DESIGN AND CONSTRUCTION RELATED TO ROADS, STORM DRAINAGE AND EROSION CONTROL SHALL CONFORM TO THE STANDARDS AND REQUIREMENTS OF THE MOST RECENT VERSION OF THE RELEVANT ADOPTED EL PASO COUNTY STANDARDS. INCLUDING THE LAND DEVELOPMENT CODE, THE ENGINEERING CRITERIA MANUAL, THE DRAINAGE CRITERIA MANUAL, AND THE DRAINAGE CRITERIA MANUAL VOLUME 2. ANY DEVIATIONS FROM REGULATIONS AND STANDARDS MUST BE REQUESTED, AND APPROVED, IN WRITING.
- 4. A SEPARATE STORMWATER MANAGEMENT PLAN (SMWP) FOR THIS PROJECT SHALL BE COMPLETED AND AN EROSION AND STORMWATER QUALITY CONTROL PERMIT (ESQCP) ISSUED PRIOR TO COMMENCING CONSTRUCTION. DURING CONSTRUCTION THE SWMP IS THE RESPONSIBILITY OF THE DESIGNATED STORMWATER MANAGER, SHALL BE LOCATED ON SITE AT ALL TIMES AND SHALL BE KEPT UP TO DATE WITH WORK PROGRESS AND CHANGES IN THE FIELD.
- 5. ONCE THE ESQCP HAS BEEN ISSUED, THE CONTRACTOR MAY INSTALL THE INITIAL STAGE EROSION AND SEDIMENT CONTROL BMPS AS INDICATED ON THE GEC. A PRECONSTRUCTION MEETING BETWEEN THE CONTRACTOR, ENGINEER, AND EL PASO COUNTY WILL BE HELD PRIOR TO ANY CONSTRUCTION. IT IS THE RESPONSIBILITY OF THE APPLICANT TO COORDINATE THE MEETING TIME AND PLACE WITH COUNTY DSD INSPECTIONS STAFF.
- 6. SOIL EROSION CONTROL MEASURES FOR ALL SLOPES, CHANNELS, DITCHES, OR ANY DISTURBED LAND AREA SHALL BE COMPLETED WITHIN 21 CALENDAR DAYS AFTER FINAL GRADING, OR FINAL EARTH DISTURBANCE, HAS BEEN COMPLETED DISTURBED AREAS AND STOCKPILES WHICH ARE NOT AT FINAL GRADE BUT WILL REMAIN DORMANT FOR LONGER THAN 30 DAYS SHALL ALSO BE MULCHED WITHIN 21 DAYS AFTER INTERIM GRADING. AN AREA THAT IS GOING TO REMAIN IN AN INTERIM STATE FOR MORE THAN 60 DAYS SHALL ALSO BE SEEDED. ALL TEMPORARY SOIL EROSION CONTROL MEASURES AND BMPS SHALL BE MAINTAINED UNTIL PERMANENT SOIL EROSION CONTROL MEASURES ARE IMPLEMENTED AND ESTABLISHED.
- 7. TEMPORARY SOIL EROSION CONTROL FACILITIES SHALL BE REMOVED AND EARTH DISTURBANCE AREAS GRADED AND STABILIZED WITH PERMANENT SOIL FROSION CONTROL MEASURES PURSUANT TO STANDARDS AND SPECIFICATION PRESCRIBED IN THE DCM VOLUME II AND THE ENGINEERING CRITERIA MANUAL (ECM) APPENDIX I.
- 8. ALL PERSONS ENGAGED IN EARTH DISTURBANCE SHALL IMPLEMENT AND MAINTAIN ACCEPTABLE SOIL EROSION AND SEDIMENT CONTROL MEASURES INCLUDING BMPS IN CONFORMANCE WITH THE EROSION CONTROL TECHNICAL Standards of the drainage criteria manual (dcm) Volume II and in accordance with the stormwater MANAGEMENT PLAN (SWMP)
- 9. ALL TEMPORARY EROSION CONTROL FACILITIES INCLUDING BMPS AND ALL PERMANENT FACILITIES INTENDED TO CONTROL EROSION OF ANY EARTH DISTURBANCE OPERATIONS, SHALL BE INSTALLED AS DEFINED IN THE APPROVED PLANS, THE SWMP AND THE DCM VOLUME II AND MAINTAINED THROUGHOUT THE DURATION OF THE EARTH DISTURBANCE OPERATION. 10. ANY EARTH DISTURBANCE SHALL BE CONDUCTED IN SUCH A MANNER SO AS TO EFFECTIVELY REDUCE ACCELERATED SOIL
- EROSION AND RESULTING SEDIMENTATION. ALL DISTURBANCES SHALL BE DESIGNED, CONSTRUCTED, AND COMPLETED SO THAT THE EXPOSED AREA OF ANY DISTURBED LAND SHALL BE LIMITED TO THE SHORTEST PRACTICAL PERIOD OF TIME.
- 11. ANY TEMPORARY OR PERMANENT FACILITY DESIGNED AND CONSTRUCTED FOR THE CONVEYANCE OF STORMWATER AROUND, THROUGH, OR FROM THE EARTH DISTURBANCE AREA SHALL BE DESIGNED TO LIMIT THE DISCHARGE TO A NON-EROSIVE VELOCITY.
- 12. CONCRETE WASH WATER SHALL BE CONTAINED AND DISPOSED OF IN ACCORDANCE WITH THE SWMP. NO WASH WATER SHALL BE DISCHARGED TO OR ALLOWED TO RUNOFF TO STATE WATERS, INCLUDING ANY SURFACE OR SUBSURFACE STORM DRAINAGE SYSTEM OR FACILITIES.
- 14. BUILDING, CONSTRUCTION, EXCAVATION, OR OTHER WASTE MATERIALS SHALL NOT BE TEMPORARILY PLACED OR STORED IN THE STREET, ALLEY, OR OTHER PUBLIC WAY, UNLESS IN ACCORDANCE WITH AN APPROVED TRAFFIC CONTROL PLAN. BMP'S MAY BE REQUIRED BY EL PASO COUNTY ENGINEERING IF DEEMED NECESSARY, BASED ON SPECIFIC CONDITIONS AND CIRCUMSTANCES

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

- 15. VEHICLE TRACKING OF SOILS AND CONSTRUCTION DEBRIS OFF-SITE SHALL BE MINIMIZED. MATERIALS TRACKED OFFSITE SHALL BE CLEANED UP AND PROPERLY DISPOSED OF IMMEDIATELY.
- 16. CONTRACTOR SHALL BE RESPONSIBLE FOR THE REMOVAL OF ALL WASTES FROM THE CONSTRUCTION SITE FOR DISPOSAL IN ACCORDANCE WITH LOCAL AND STATE REGULATORY REQUIREMENTS. NO CONSTRUCTION DEBRIS, TREE SLASH, BUILDING MATERIAL WASTES OR UNUSED BUILDING MATERIALS SHALL BE BURIED, DUMPED, OR DISCHARGED AT THE SITE.
- 17. THE OWNER, SITE DEVELOPER, CONTRACTOR, AND/OR THEIR AUTHORIZED AGENTS SHALL BE RESPONSIBLE FOR THE REMOVAL OF ALL CONSTRUCTION DEBRIS, DIRT, TRASH, ROCK, SEDIMENT, AND SAND THAT MAY ACCUMULATE IN THE STORM SEWER OR OTHER DRAINAGE CONVEYANCE SYSTEM AND STORMWATER APPURTENANCES AS A RESULT OF SITE DEVELOPMENT.
- 18. THE QUANTITY OF MATERIALS STORED ON THE PROJECT SITE SHALL BE LIMITED, AS MUCH AS PRACTICAL, TO THAT QUANTITY REQUIRED TO PERFORM THE WORK IN AN ORDERLY SEQUENCE. ALL MATERIALS STORED ON-SITE SHALL BE STORED IN A NEAT, ORDERLY MANNER, IN THEIR ORIGINAL CONTAINERS, WITH ORIGINAL MANUFACTURER'S LABELS.
- 19. NO CHEMICALS ARE TO BE USED BY THE CONTRACTOR, WHICH HAVE THE POTENTIAL TO BE RELEASED IN STORMWATER UNLESS PERMISSION FOR THE USE OF A SPECIFIC CHEMICAL IS GRANTED IN WRITING BY THE ECM ADMINISTRATOR. IN GRANTING THE USE OF SUCH CHEMICALS, SPECIAL CONDITIONS AND MONITORING MAY BE REQUIRED.
- 20. BULK STORAGE STRUCTURES FOR PETROLEUM PRODUCTS AND OTHER CHEMICALS SHALL HAVE ADEQUATE PROTECTION SO AS TO CONTAIN ALL SPILLS AND PREVENT ANY SPILLED MATERIAL FROM ENTERING STATE WATERS, INCLUDING ANY SURFACE OR SUBSURFACE STORM DRAINAGE SYSTEM OR FACILITIES.
- 21. NO PERSON SHALL CAUSE THE IMPEDIMENT OF STORMWATER FLOW IN THE FLOW LINE OF THE CURB AND GUTTER OR IN THE DITCHLINE.
- 22. INDIVIDUALS SHALL COMPLY WITH THE "COLORADO WATER QUALITY CONTROL ACT" (TITLE 25, ARTICLE 8, CRS), AND THE "CLEAN WATER ACT" (33 USC 1344). IN ADDITION TO THE REQUIREMENTS INCLUDED IN THE DOM VOLUME II AND THE FOM APPENDIX I. ALL APPROPRIATE PERMITS MUST BE OBTAINED BY THE CONTRACTOR PRIOR TO CONSTRUCTION (NPDES, FLOODPLAIN, 404, FUGITIVE DUST, ETC.). IN THE EVENT OF CONFLICTS BETWEEN THESE REQUIREMENTS AND LAWS, RULES, OR REGULATIONS OF OTHER FEDERAL, STATE, OR COUNTY AGENCIES, THE MORE RESTRICTIVE LAWS, RULES, OR REGULATIONS SHALL APPLY.
- 23. ALL CONSTRUCTION TRAFFIC MUST ENTER/EXIT THE SITE AT APPROVED CONSTRUCTION ACCESS POINTS.
- 24. PRIOR TO ACTUAL CONSTRUCTION THE PERMITTEE SHALL VERIFY THE LOCATION OF EXISTING UTILITIES.
- 25. A WATER SOURCE SHALL BE AVAILABLE ON SITE DURING EARTHWORK OPERATIONS AND UTILIZED AS REQUIRED TO MINIMIZE DUST FROM EARTHWORK EQUIPMENT AND WIND.
- 26. THE SOILS REPORT FOR THIS SITE HAS BEEN PREPARED BY ENTECH ENGINEERING, INC. AND SHALL BE CONSIDERED A PART OF THESE PLANS.
- 27. AT LEAST TEN DAYS PRIOR TO THE ANTICIPATED START OF CONSTRUCTION, FOR PROJECTS THAT WILL DISTURB 1 ACRE OR MORE THE OWNER OR OPERATOR OF CONSTRUCTION ACTIVITY SHALL SUBMIT A PERMIT APPLICATION FOR STORMWATER DISCHARGE TO THE COLORADO DEPARTMENT OF PUBLIC HEALTH AND ENVIRONMENT, WATER QUALITY DIVISION. THE APPLICATION CONTAINS CERTIFICATION OF COMPLETION OF A STORMWATER MANAGEMENT PLAN (SWMP), OF WHICH THIS GRADING AND EROSION CONTROL PLAN MAY BE A PART. FOR INFORMATION OR APPLICATION MATERIALS CONTACT

STANDARD EL PASO COUNTY CONSTRUCTION PLAN NOTES

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

STANDARD EL PASO COUNTY SIGNING AND STRIPING NOTES

- 1. ALL SIGNS AND PAVEMENT MARKINGS SHALL BE IN COMPLIANCE WITH THE CURRENT MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD).
- 2. REMOVAL OF EXISTING PAVEMENT MARKINGS SHALL BE ACCOMPLISHED BY A METHOD THAT DOES NOT MATERIALLY DAMAGE THE PAVEMENT. THE PAVEMENT MARKINGS SHALL BE REMOVED TO THE EXTENT THAT THEY WILL NOT BE VISIBLE UNDER DAY OR NIGHT CONDITIONS. AT NO TIME WILL IT BE ACCEPTABLE TO PAINT OVER EXISTING PAVEMENT MARKINGS.
- 3. ANY DEVIATION FROM THE STRIPING AND SIGNING PLAN SHALL BE APPROVED BY EL PASO COUNTY DEVELOPMENT SERVICES.
- BE REUSED IF THEY MEET CURRENT EL PASO COUNTY AND MUTCD STANDARDS.
- 5. STREET NAME AND REGULATORY STOP SIGNS SHALL BE ON THE SAME POST AT INTERSECTIONS.
- 7. ALL STREET NAME SIGNS SHALL HAVE "C" SERIES LETTERS, WITH LOCAL ROADWAY SIGNS BEING 4" UPPER-LOWER CASE LETTERING ON 8" BLANK AND COLLECTOR ROADWAY SIGNS BEING 6" LETTERING, UPPER-LOWER CASE ON 12" BLANK, WITH 1/2" WHITE BORDER THAT IS NOT RECESSED
- 8. ALL TRAFFIC SIGNS SHALL HAVE A MINIMUM HIGH INTENSITY PRISMATIC GRADE SHEETING.
- 9. ALL LOCAL RESIDENTIAL STREET SIGNS SHALL BE MOUNTED ON A 1.75" X 1.75" SQUARE TUBE SIGN POST AND STUB POST BASE. FOR OTHER APPLICATIONS, REFER TO THE CDOT STANDARD S-614-8 REGARDING USE OF THE P2 TUBULAR STEEL POST SLIPBASE DESIGN.
- 10. ALL SIGNS SHALL BE SINGLE SHEET ALUMINUM WITH 0.100" MINIMUM THICKNESS. 11. ALL LIMIT LINES/STOP LINES, CROSSWALK LINES, PAVEMENT LEGENDS, AND ARROWS SHALL BE A MINIMUM 125 MIL
- THICKNESS PREFORMED THERMOPLASTIC PAVEMENT MARKINGS WITH TAPERED LEADING EDGES PER CDOT STANDARD S-627-1. WORD AND SYMBOL MARKINGS SHALL BE THE NARROW TYPE. STOP BARS SHALL BE 24" IN WIDTH. CROSSWALKS LINES SHALL BE 12" WIDE AND 8' LONG PER CDOT S-627-1
- 12. ALL LONGITUDINAL LINES SHALL BE A MINIMUM 15MIL THICKNESS EPOXY PAINT. ALL NON-LOCAL RESIDENTIAL ROADWAYS SHALL INCLUDE BOTH RIGHT AND LEFT EDGE LINE STRIPING AND ANY ADDITIONAL STRIPING AS REQUIRED BY COOT S-627-1
- 13. THE CONTRACTOR SHALL NOTIFY EL PASO COUNTY DEVELOPMENT SERVICES (719) 520-6819 PRIOR TO AND UPON COMPLETION OF SIGNING AND STRIPING.
- 14. THE CONTRACTOR SHALL OBTAIN A WORK IN THE RIGHT OF WAY PERMIT FROM THE EL PASO COUNTY DEPARTMENT OF TRANSPORTATION PRIOR TO ANY SIGNAGE OR STRIPING WORK WITHIN AN EXISTING EL PASO COUNTY ROADWAY

TOPOGRAPHIC SURVEY NOTES

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

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

PROJECT CONTROL:

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

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

COASTER ROAD & HIGBY ROAD. NORTHING: 5061.61', EASTING: 4958.09', ELEVATION = 7461.14' (NAVD88).



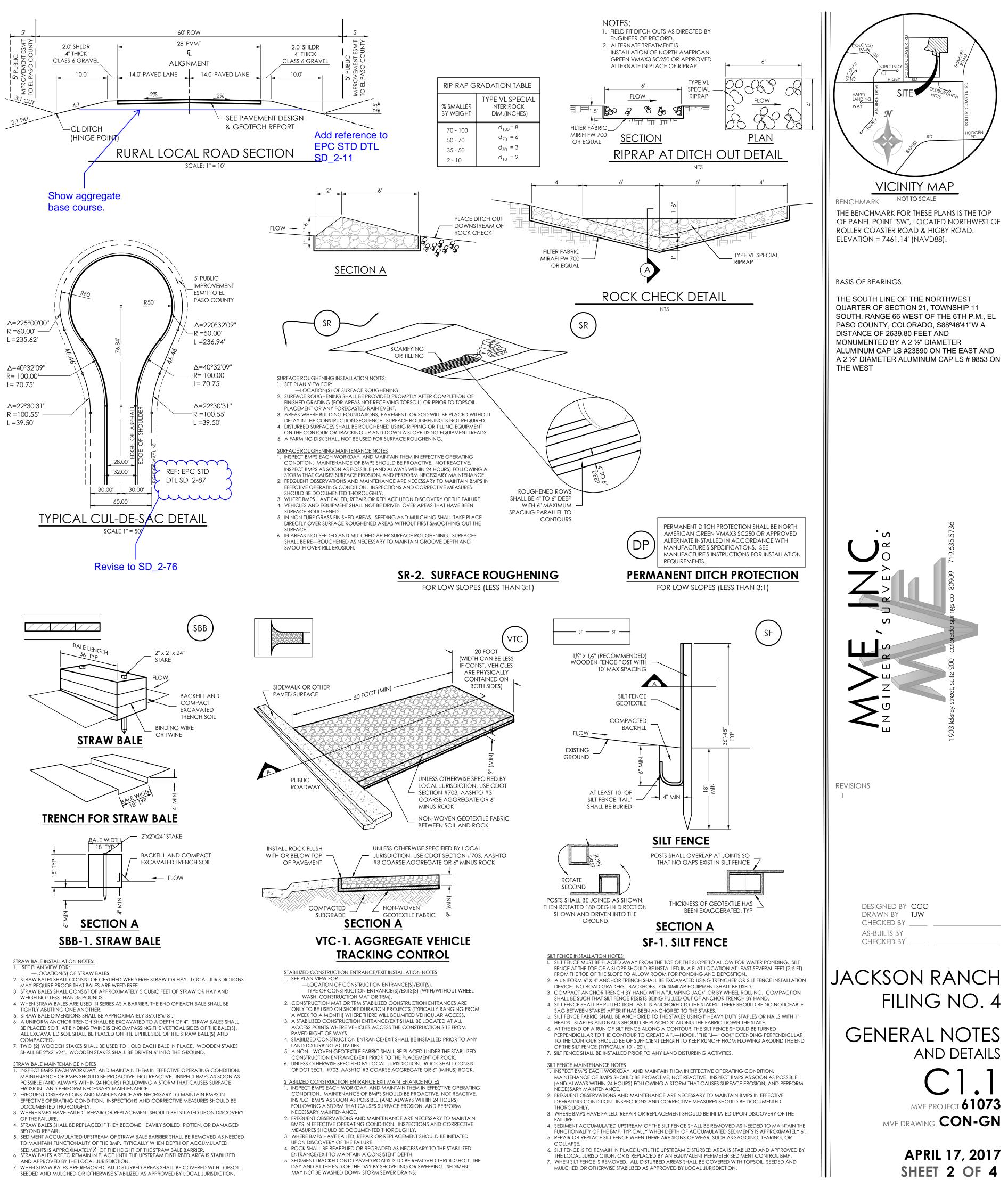
4. NOTWITHSTANDING ANYTHING DEPICTED IN THESE PLANS IN WORDS OR GRAPHIC REPRESENTATION, ALL DESIGN

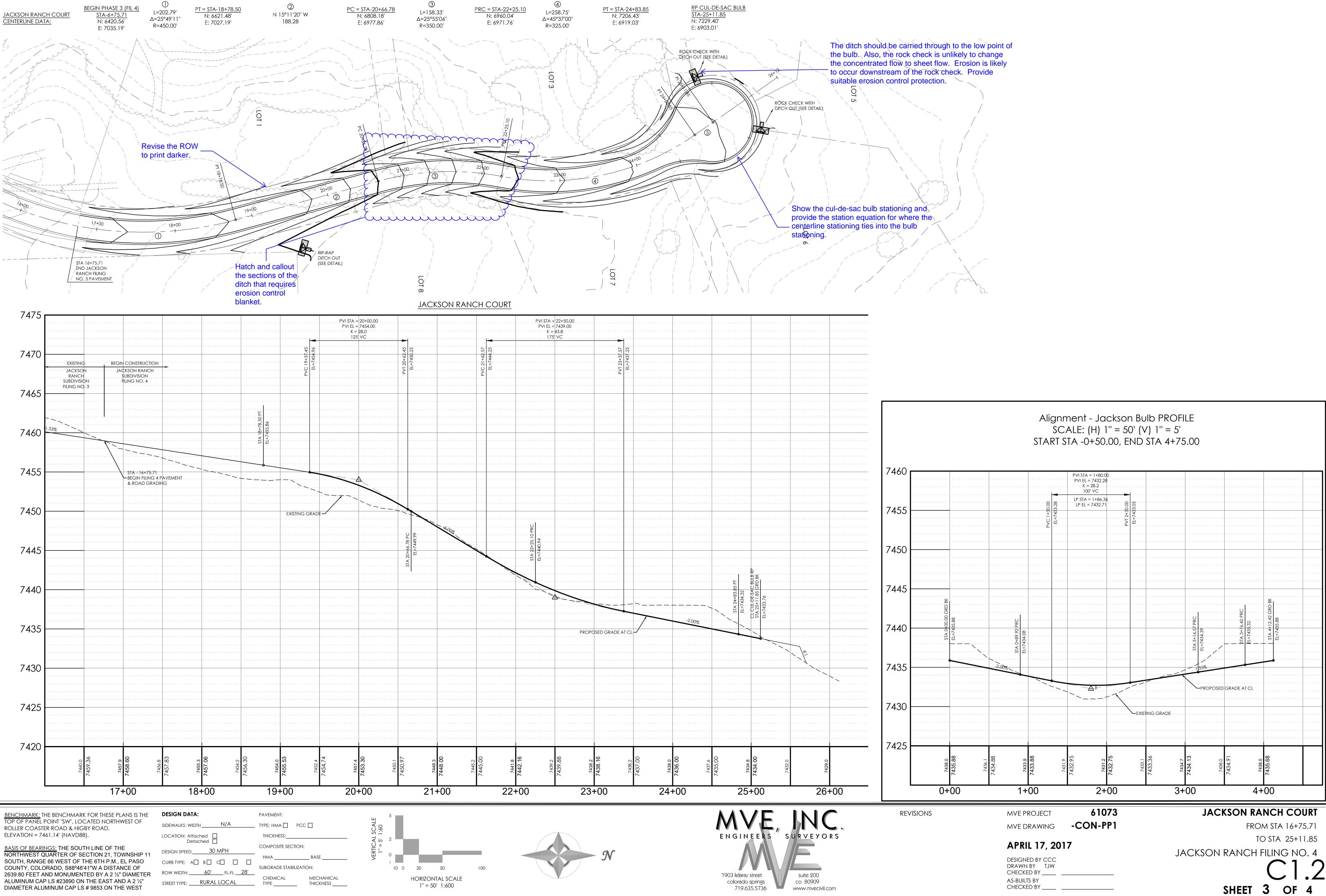
9. ALL STORM DRAIN PIPE SHALL BE CLASS III RCP UNLESS OTHERWISE NOTED AND APPROVED BY DSD.

4. ALL SIGNS SHOWN ON THE SIGNING AND STRIPING PLAN SHALL BE NEW SIGNS. EXISTING SIGNS MAY REMAIN OR

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

BENCHMARK: THE BENCHMARK FOR THESE PLANS IS THE TOP OF PANEL POINT "SW", LOCATED NORTHWEST OF ROLLER

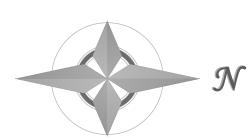




DIAMETER ALUMINUM CAP LS # 9853 ON THE WEST

TYPE _____ THICKNESS _____







EROSION CONTROL NOTES

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

 RIP-RAP APRONS WILL BE PLACED AT ALL CULVERT OUTLETS. (SEE DETAILS FOR RIP-RAP APRONS ON THIS SHEET.)
 HAY BALES WILL BE PLACED UPSTREAM OF CULVERTS IN NEW ROADSIDE DITCHES AS DETERMINED IN THE FIELD BY THE ENGINEER.

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

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

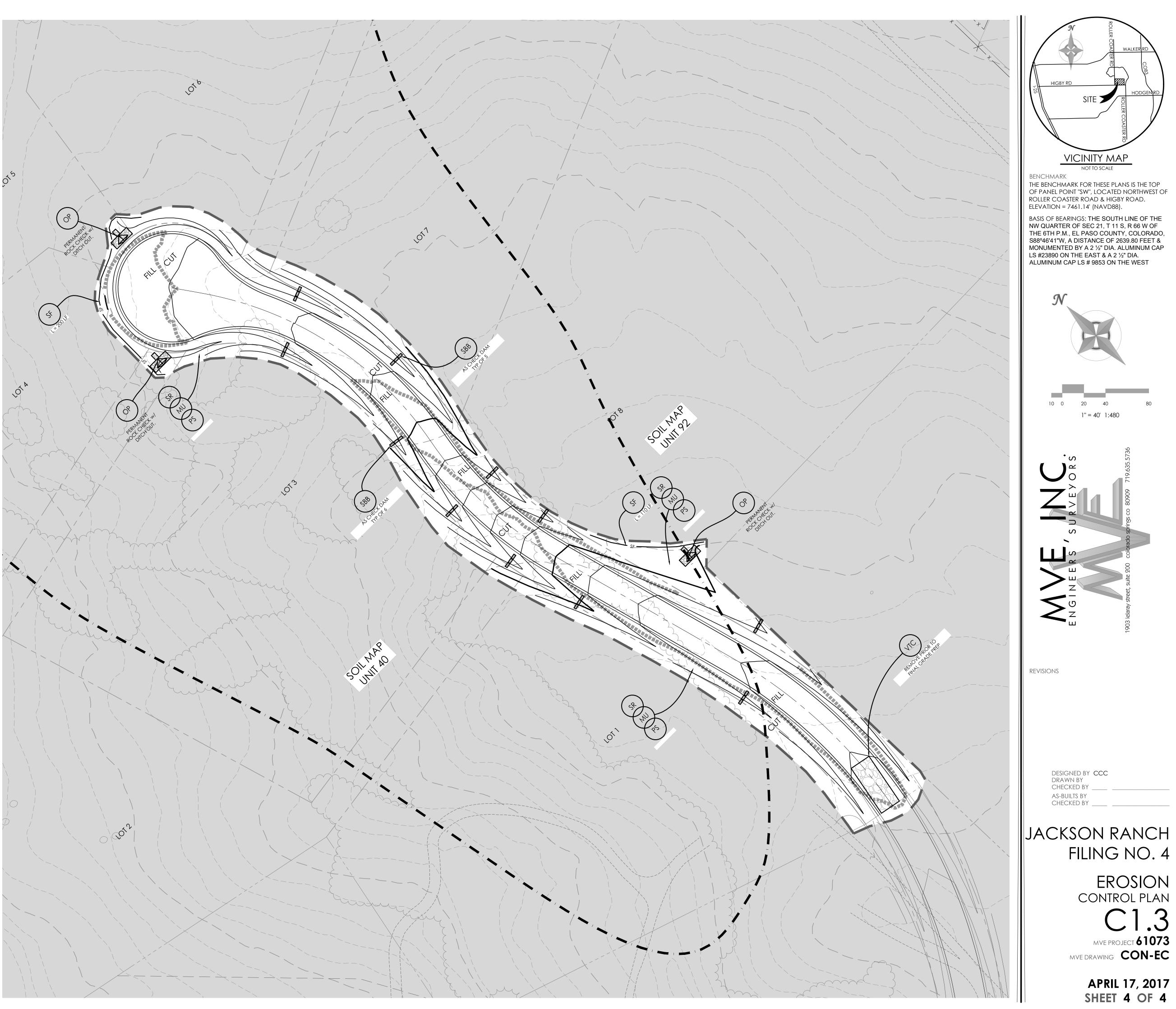
6. CONTRACTOR SHALL PROVIDE APPROPRIATE EROSION CONTROL MEASURES DURING EARTHWORK OPERATIONS TO CONTROL EROSION AND SEDIMENT TRANSFER TO ADJACENT PROPERTIES. EROSION CONTROL MEASURES ARE NOT LIMITED TO THOSE NOTED ON THIS PLAN.

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

HYDROLOGIC SOIL GROUP		
MAP UNIT NUMBER	DESCRIPTION	
40	KETTLE GRAVELLY LOAM, HYDROLOGIC SOIL GROUP B, SLIGHT TO MODERATE HAZARD OF EROSION	
92	TOMAH-CROWFOOT COMPLEX HYDROLOGIC SOIL GROUP B, MODERATE HAZARD OF EROSION	

EROSION CONTROL DATA			
TIMING			
ANTICIPATED START & COMPLETION TIME PERIOD OF SITE GRADING EXPTECTED DATE ON	JANUARY, 2018 TO July, 2018		
WHICH FINAL STABILIZATION WILL BE COMPLETED	NOVEMBER, 2018		
AREAS			
TOTAL AREA OF SITE	26.2 ACRES		
AREA OF THE SITE TO BE CLEARED, EXCAVATED OR GRADED	3.0 ACRES		
RECEIVING WATERS			
NAME OF RECEIVING WATERS	CHERRY CREEK		
SOIL DATA			
PRIMARY SOIL DESCRIPTION	SEE TABLE		
PERMEABILITY	MODERATELY RAPID TO RAPID		
SURFACE RUNOFF	SLOW		
HAZARD OF EROSION	SLIGHT TO MODERATE		
HYDROLOGIC SOIL GROUP	В		
EXISTING PERCENT IMPERVIOUS	0%		
DEVELOPED PERCENT IMPERVIOUS	-		
LOCATION			
LATITUDE	39.08350 °		
LONGITUDE	-104.78778 °		

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



Markup Summary

dsdlaforce (11)		
LETTUDE Character Consumer Con	Subject: Callout Page Label: [1] 61073-CON-CS-C1.0 Lock: Unlocked Status: Checkmark: Unchecked Author: dsdlaforce Date: 6/14/2017 10:47:38 AM Color:	Add EPC Planning & Community Development Department.
Add 'PCD Project	Subject: Callout Page Label: [1] 61073-CON-CS-C1.0 Lock: Unlocked Status: Checkmark: Unchecked Author: dsdlaforce Date: 6/14/2017 10:47:20 AM Color:	Add "PCD Project No. SF-17-016"
PUIS NO. IT	Subject: Cloud+ Page Label: [1] 61073-CON-CS-C1.0 Lock: Unlocked Status: Checkmark: Unchecked Author: dsdlaforce Date: 6/19/2017 4:56:12 PM Color:	Fix so street name is visible.
Add reference to EPC STD DTL SD_2-11	Subject: Text Box Page Label: [2] 61073-CON-GN-C1.1 Lock: Unlocked Status: Checkmark: Unchecked Author: dsdlaforce Date: 6/14/2017 11:00:27 AM Color:	Add reference to EPC STD DTL SD_2-11
	Subject: PolyLine Page Label: [2] 61073-CON-GN-C1.1 Lock: Unlocked Status: Checkmark: Unchecked Author: dsdlaforce Date: 6/14/2017 11:00:27 AM Color:	
Show appropries	Subject: Callout Page Label: [2] 61073-CON-GN-C1.1 Lock: Unlocked Status: Checkmark: Unchecked Author: dsdlaforce Date: 6/14/2017 11:00:27 AM Color:	Show aggregate base course.

PICAL CUL-DE S/C DETAL Revise to SD, 2/76	Subject: Cloud+ Page Label: [2] 61073-CON-GN-C1.1 Lock: Unlocked Status: Checkmark: Unchecked Author: dsdlaforce Date: 6/14/2017 11:00:27 AM Color:	Revise to SD_2-76
	Subject: Cloud+ Page Label: [3] 61073-CON-PP1-C1.2 Lock: Unlocked Status: Checkmark: Unchecked Author: dsdlaforce Date: 6/14/2017 11:02:07 AM Color:	Hatch and callout the sections of the ditch that requires erosion control blanket.
	Subject: Callout Page Label: [3] 61073-CON-PP1-C1.2 Lock: Unlocked Status: Checkmark: Unchecked Author: dsdlaforce Date: 6/14/2017 11:09:08 AM Color:	Show the cul-de-sac bulb stationing and provide the station equation for where the centerline stationing ties into the bulb stationing.
	Subject: Callout Page Label: [3] 61073-CON-PP1-C1.2 Lock: Unlocked Status: Checkmark: Unchecked Author: dsdlaforce Date: 6/14/2017 11:08:59 AM Color:	The ditch should be carried through to the low point of the bulb. Also, the rock check is unlikely to change the concentrated flow to sheet flow. Erosion is likely to occur downstream of the rock check. Provide suitable erosion control protection.
Bruse the ROW the protocol	Subject: Callout Page Label: [3] 61073-CON-PP1-C1.2 Lock: Unlocked Status: Checkmark: Unchecked Author: dsdlaforce Date: 6/19/2017 5:00:58 PM Color:	Revise the ROW to print darker.

AutoCAD SHX Text (107)



Subject: Page Label: [1] 61073-CON-CS-C1.0 Lock: Unlocked Status: Checkmark: Unchecked Author: AutoCAD SHX Text Date: Color:

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DESCRIPTION PERMEABILITY SURFACE RUNOFF HAZARD OF EROSION HYDROLOGIC SOIL GR	Subject: Page Label: [4] 61073-CON-EC-C1.2 Lock: Unlocked Status: Checkmark: Unchecked Author: AutoCAD SHX Text Date: Color:	SURFACE RUNOFF

COMPLETED AREAS TOTAL AREA OF SITE AREA OF THE SITE TO B CLEARED, EXCAVATED OF GRADED	Subject: Page Label: [4] 61073-CON-EC-C1.2 Lock: Unlocked Status: Checkmark: Unchecked Author: AutoCAD SHX Text Date: Color:	TOTAL AREA OF SITE
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HITROLVAL SAL ARADE B. SUGHT TO MODERATE HAZARD OF ERSIGN TOMAH-CROMFOOT COMAH-CROMFOOT SOL, CROUP HD, MODERATE HAZARD OF EROSION	Subject: Page Label: [4] 61073-CON-EC-C1.2 Lock: Unlocked Status: Checkmark: Unchecked Author: AutoCAD SHX Text Date: Color:	TOMAH-CROWFOOT COMPLEX HYDROLOGIC SOIL GROUP B, MODERATE HAZARD OF EROSION
GRADED RECEIVING WATERS NAME OF RECEIVING WATERS SOIL DATA PRIMARY SOIL PRIMARY SOIL	Subject: Page Label: [4] 61073-CON-EC-C1.2 Lock: Unlocked Status: Checkmark: Unchecked Author: AutoCAD SHX Text Date: Color:	NAME OF RECEIVING WATERS
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SOIL DATA PRIMARY SOIL DESCRIPTION PERMEABILITY	Subject: Page Label: [4] 61073-CON-EC-C1.2 Lock: Unlocked Status: Checkmark: Unchecked Author: AutoCAD SHX Text Date: Color:	PRIMARY SOIL DESCRIPTION
EROSION CONTROL DAT, TIMING ANTICPATED STAFT & CONFERICATION EXPECTED DATE ON WHICH FINAL STABILIZATION WILL BE COMPLETED	Subject: Page Label: [4] 61073-CON-EC-C1.2 Lock: Unlocked Status: Checkmark: Unchecked Author: AutoCAD SHX Text Date: Color:	ANTICIPATED START & COMPLETION TIME PERIOD OF SITE GRADING

92	Subject: Page Label: [4] 61073-CON-EC-C1.2 Lock: Unlocked Status: Checkmark: Unchecked Author: AutoCAD SHX Text Date: Color:	92
3.0 ACRES	Subject: Page Label: [4] 61073-CON-EC-C1.2 Lock: Unlocked Status: Checkmark: Unchecked Author: AutoCAD SHX Text Date: Color:	3.0 ACRES
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HYDROLOGIC SOIL GROUP EXISTING PERCENT IMPERVOUS DEVELOPED PERCENT IMPERVOUS LOCATION LATITUDE	Subject: Page Label: [4] 61073-CON-EC-C1.2 Lock: Unlocked Status: Checkmark: Unchecked Author: AutoCAD SHX Text Date: Color:	DEVELOPED PERCENT IMPERVIOUS
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