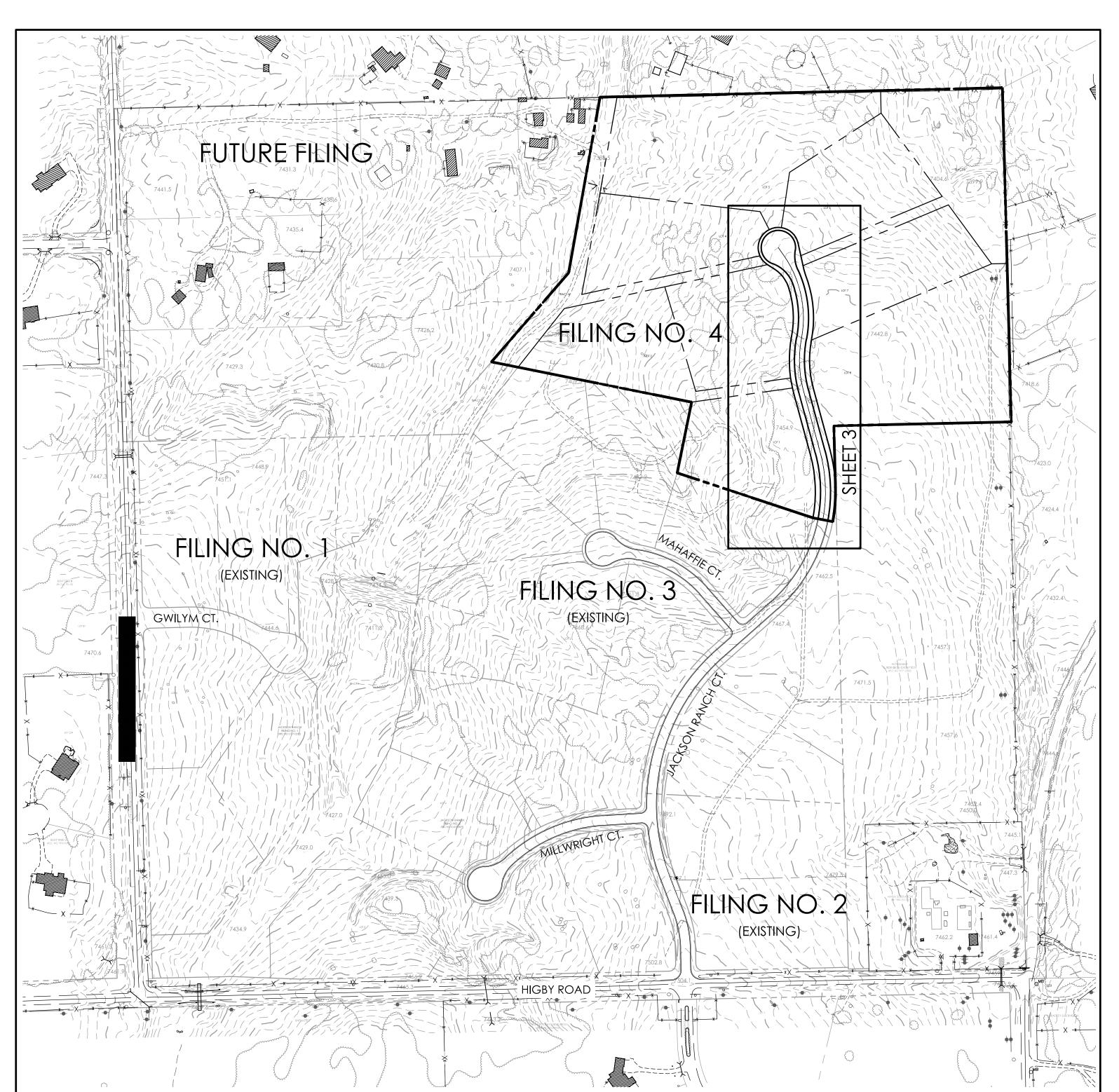
CONSTRUCTION PLANS

JACKSON RANCH FILING NO. 4

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

Grading and Erosion Control Plan comments are incorporated in the Construction Drawings pdf.





EL	ELEVATION	ROW	RIGHT-OF-WAY
PC	POINT OF CURVATURE	R	RADIUS
PI	POINT OF INTERSECTION	T	TANGENT
PT	POINT OF TANGENCY	L	LENGTH
PCR	POINT OF CURVE RETURN	LF	LINEAR FEET
PRC	POINT OF REVERSE CURVATURE	CL	CENTERLINE
PVC	POINT OF VERTICAL CURVATURE	X.XX' R	DIMENSION RIGHT OF C
PVI	POINT OF VERTICAL INTERSECTION	X.XX' L	DIMENSION LEFT OF CL
PVT	POINT OF VERTICAL TANGENCY	PL	PROPERTY LINE
GB	GRADE BREAK	PVRC	POINT OF VERT REVERSE
CSP	CORRUGATED STEEL PIPE		CURVATURE
RCP	REINFORCED CONCRETE PIPE	VC	VERTICAL CURVE
CBC	CONCRETE BOX CULVERT	AP	ANGLE POINT
TBC	TOP BACK CURB	STA	STATION
TC	TOP OF CURB	INV	INVERT
BT	BEGIN TAPER	RG	RAIN GARDEN
ET	END TAPER	SFB	SAND FILTER BASIN
EC	EDGE OF CONCRETE		

LEGEND

<u>EXISTING</u>	
BOUNDARY LINE	
ADJACENT BOUNDARY LINE	
ADJACENT LOT LINE	
EASEMENT LINE	
INDEX CONTOUR	— 6030 — —
INTERMEDIATE CONTOUR	— - 6028 — — — —
TEST HOLE LOCATION	lack
CURB AND GUTTER	
SIGN	
FENCE	X
LIGHT POLE	*
MANHOLE	○ ^{MH}
UTILITY POLE	
MISC OBJECT	0
PILE	
CULVERT	>
ROCK	®
MAILBOX	\circ^{MB}
TREE	\otimes
RIPRAP	
POLE-ANCHOR	\circ

	PROPOSED	
_	BOUNDARY LINE	
	LOT LINE	_
_	EASEMENT LINE — — — — — —	
_	CENTER LINE — — — — —	
_	INDEX CONTOUR 6030	
_	INTERMEDIATE CONTOUR	_
	4.1 0.407	

SHEET INDEX

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

COMPANIES AND AGENCIES

OWNER/DEVELOPER

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

ENGINEER M.V.E., INC.

1903 LELARAY STREET, STE 200 COLORADO SPRINGS, CO 80909 (719) 635-5736

STREETS AND RIGHTS-OF-WAY PUBLIC SERVICES DEPARTMENT - TRANSPORTATION DIV. 3275 AKERS DRIVE

COLORADO SPRINGS, CO 80922 (719) 520-6460

ELECTRIC

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

TELEPHONE CENTURYLINK

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

OWNERS STATEMENT

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

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

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

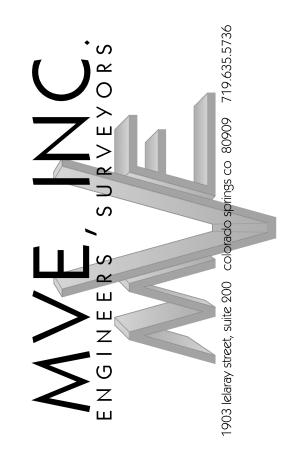
EL PASO COUNTY:

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.

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

JENNIFER IRVINE, P.E. COUNTY ENGINEER / ECM ADMINISTRATOR





REVISIONS

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

CHECKED BY

JACKSON RANCH FILING NO. 4 COVER SHEET

MVE DRAWING CON-CS

APRIL 17, 2017 SHEET 1 OF 4



ANY AND ALL UTILITIES.

- 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.

DRAIN FITTINGS AND BENDS SHALL BE PRE-CAST. CONTRACTOR SHALL BE RESPONSIBLE FOR CONTACTING ALL STORM DRAIN PIPE MAY ALSO BE CORRUGATED METAL SUBSURFACE UTILITY OWNERS PRIOR TO BEGINNING WORK TO OR HDPE, PLACED IN ACCORDANCE WITH EL PASO DETERMINE LOCATION OF UTILITY FACILITIES. ALL UTILITIES SHALL BE COUNTY SPECIFICATIONS LOCATED PRIOR TO ANY EARTH WORK OR DIGGING 8. CONTRACTOR WILL BE RESPONSIBLE FOR (1-800-922-1987). THE CONTRACTOR SHALL BE FULLY RESPONSIBLE SCHEDULING A PRE-CONSTRUCTION MEETING HELD FOR ANY AND ALL DAMAGES WHICH MAY BE OCCASIONED BY PRIOR TO CONSTRUCTION WITH EPC-DSD, ENGINEER. THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE AND CONTRACTOR IN ATTENDANCE.

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	11 TNUOMA	NPLS 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 2	8	3.0 lbs.		
WEEPING LOVE GRASS	MORPHA		1.0 lbs.		
		TOTAL	14.0 lbs.		
STANDARD EL PA	ASO COU	NTY GR	ADING & ERC	OSION CON	ITROL PLA

REQUESTED, AND APPROVED, IN WRITING.

MANAGEMENT PLAN (SWMP).

NON-EROSIVE VELOCITY.

DRAINAGE SYSTEM OR FACILITIES.

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

SHALL BE CLEANED UP AND PROPERLY DISPOSED OF IMMEDIATELY.

SURFACE OR SUBSURFACE STORM DRAINAGE SYSTEM OR FACILITIES.

DUST FROM EARTHWORK EQUIPMENT AND WIND.

MEETING TIME AND PLACE WITH COUNTY DSD INSPECTIONS STAFF.

5. SEEDING APPLICATION: DRILLED TO A DEPTH OF .25" TO .50" INTO SOIL WHERE POSSIBLE. BROADCAST AND RAKED TO COVER ON STEEPER THAN 3:1 SLOPES WHERE

7. ALL STORM DRAIN SHALL BE REINFORCED

CONCRETE PIPE. ALL CULVERTS SHALL BE PLACED

9. CONTRACTOR IS RESPONSIBLE FOR ALL OF HIS

OPERATIONS ON THE SITE. CONTRACTOR SHALL

SLOPE ANGLES SHALL BE DETERMINED BY THE

SAFETY AND OSHA REGULATIONS.

BE OBTAINED PRIOR TO CONSTRUCTION.

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

COMPLETE WITH FLARED END SECTIONS. ALL STORM

INTO SOIL.

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

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

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

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

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

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

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

INCLUDING THE LAND DEVELOPMENT CODE, THE ENGINEERING CRITERIA MANUAL, THE DRAINAGE CRITERIA MANUAL,

AND THE DRAINAGE CRITERIA MANUAL VOLUME 2. ANY DEVIATIONS FROM REGULATIONS AND STANDARDS MUST BE

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

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

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

BMPS AS INDICATED ON THE GEC. A PRECONSTRUCTION MEETING BETWEEN THE CONTRACTOR, ENGINEER, AND EL PASO

COUNTY WILL BE HELD PRIOR TO ANY CONSTRUCTION. IT IS THE RESPONSIBILITY OF THE APPLICANT TO COORDINATE THE

COMPLETED WITHIN 21 CALENDAR DAYS AFTER FINAL GRADING, OR FINAL FARTH 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

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

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

8. ALL PERSONS ENGAGED IN EARTH DISTURBANCE SHALL IMPLEMENT AND MAINTAIN ACCEPTABLE SOIL EROSION AND

SEDIMENT CONTROL MEASURES INCLUDING BMPS IN CONFORMANCE WITH THE EROSION CONTROL TECHNICAL STANDARDS OF THE DRAINAGE CRITERIA MANUAL (DCM) VOLUME II AND IN ACCORDANCE WITH THE STORMWATER

9. ALL TEMPORARY EROSION CONTROL FACILITIES INCLUDING BMPS AND ALL PERMANENT FACILITIES INTENDED TO CONTROL EROSION OF ANY EARTH DISTURBANCE OPERATIONS, SHALL BE INSTALLED AS DEFINED IN THE APPROVED PLANS, THE SWMP

AND THE DCM VOLUME II AND MAINTAINED THROUGHOUT THE DURATION OF THE EARTH DISTURBANCE OPERATION.

10. ANY EARTH DISTURBANCE SHALL BE CONDUCTED IN SUCH A MANNER SO AS TO EFFECTIVELY REDUCE ACCELERATED SOIL

THAT THE EXPOSED AREA OF ANY DISTURBED LAND SHALL BE LIMITED TO THE SHORTEST PRACTICAL PERIOD OF TIME.

11. ANY TEMPORARY OR PERMANENT FACILITY DESIGNED AND CONSTRUCTED FOR THE CONVEYANCE OF STORMWATER

AROUND, THROUGH, OR FROM THE EARTH DISTURBANCE AREA SHALL BE DESIGNED TO LIMIT THE DISCHARGE TO A

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

14. BUILDING, CONSTRUCTION, EXCAVATION, OR OTHER WASTE MATERIALS SHALL NOT BE TEMPORARILY PLACED OR STORED

IN THE STREET, ALLEY, OR OTHER PUBLIC WAY, UNLESS IN ACCORDANCE WITH AN APPROVED TRAFFIC CONTROL PLAN.

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

MATERIAL WASTES OR UNUSED BUILDING MATERIALS SHALL BE BURIED, DUMPED, OR DISCHARGED AT THE SITE.

17. THE OWNER, SITE DEVELOPER, CONTRACTOR, AND/OR THEIR AUTHORIZED AGENTS SHALL BE RESPONSIBLE FOR THE

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

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

23. ALL CONSTRUCTION TRAFFIC MUST ENTER/EXIT THE SITE AT APPROVED CONSTRUCTION ACCESS POINTS.

24. PRIOR TO ACTUAL CONSTRUCTION THE PERMITTEE SHALL VERIFY THE LOCATION OF EXISTING UTILITIES.

COLORADO DEPARTMENT OF PUBLIC HEALTH AND ENVIRONMENT

WATER QUALITY CONTROL DIVISION, WQCD - PERMITS

4300 CHERRY CREEK DRIVE SOUTH

ATTN: PERMITS UNIT

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

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

REMOVAL OF ALL CONSTRUCTION DEBRIS, DIRT, TRASH, ROCK, SEDIMENT, AND SAND THAT MAY ACCUMULATE IN THE

STORM SEWER OR OTHER DRAINAGE CONVEYANCE SYSTEM AND STORMWATER APPURTENANCES AS A RESULT OF SITE

18. THE QUANTITY OF MATERIALS STORED ON THE PROJECT SITE SHALL BE LIMITED, AS MUCH AS PRACTICAL, TO THAT QUANTITY

REQUIRED TO PERFORM THE WORK IN AN ORDERLY SEQUENCE. ALL MATERIALS STORED ON-SITE SHALL BE STORED IN A

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

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

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

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

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

"CLEAN WATER ACT" (33 USC 1344). IN ADDITION TO THE REQUIREMENTS INCLUDED IN THE DCM VOLUME ILAND THE FCM

FLOODPLAIN, 404, FUGITIVE DUST, ETC.). IN THE EVENT OF CONFLICTS BETWEEN THESE REQUIREMENTS AND LAWS, RULES, OR

REGULATIONS OF OTHER FEDERAL, STATE, OR COUNTY AGENCIES, THE MORE RESTRICTIVE LAWS, RULES, OR REGULATIONS

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

A PRECONSTRUCTION CONFERENCE IS HELD WITH DEVELOPMENT SERVICES INSPECTIONS.

- COUNTY ENGINEERING CRITERIA MANUAL ACCESS IS LIMITED OR UNSAFE FOR EQUIPMENT. 2. CONTRACTOR SHALL BE RESPONSIBLE FOR THE NOTIFICATION AND FIELD NOTIFICATION OF ALL EXISTING UTILITIES, 6. MULCHING REQUIREMENT AND APPLICATION: 2.0 WHETHER SHOWN ON THE PLANS OR NOT, BEFORE BEGINNING CONSTRUCTION. LOCATION OF EXISTING UTILITIES TONS PER ACRE NATIVE HAY MECHANICALLY CRIMPED
 - SHALL BE VERIFIED BY THE CONTRACTOR PRIOR TO CONSTRUCTION. CALL 811 TO CONTACT THE UTILITY 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

STANDARD EL PASO COUNTY CONSTRUCTION PLAN NOTES

DESIGN AND CONSTRUCTION STANDARDS AND SPECIFICATIONS AT THE JOB SITE AT ALL TIMES, INCLUDING THE a. EL PASO COUNTY ENGINEERING CRITERIA MANUAL (ECM)

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

- 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
- 4. NOTWITHSTANDING ANYTHING DEPICTED IN THESE PLANS IN WORDS OR GRAPHIC REPRESENTATION, ALL DESIGN AND CONSTRUCTION RELATED TO ROADS, STORM DRAINAGE AND EROSION CONTROL SHALL CONFORM TO THE STANDARDS AND REQUIREMENTS OF THE MOST RECENT VERSION OF THE RELEVANT ADOPTED EL PASO COUNTY STANDARDS, INCLUDING THE LAND DEVELOPMENT CODE, THE ENGINEERING CRITERIA MANUAL, THE DRAINAGE CRITERIA MANUAL, AND THE DRAINAGE CRITERIA MANUAL VOLUME 2. ANY DEVIATIONS FROM REGULATIONS AND STANDARDS MUST BE REQUESTED, AND APPROVED, IN WRITING. ANY MODIFICATIONS NECESSARY TO MEET CRITERIA AFTER-THE-FACT WILL BE ENTIRELY THE DEVELOPER'S RESPONSIBILITY TO RECTIFY.
- 5. IT IS THE DESIGN ENGINEER'S RESPONSIBILITY TO ACCURATELY SHOW EXISTING CONDITIONS, BOTH ONSITE AND OFFSITE, ON THE CONSTRUCTION PLANS. ANY MODIFICATIONS NECESSARY DUE TO CONFLICTS, OMISSIONS, OR CHANGED CONDITIONS WILL BE ENTIRELY THE DEVELOPER'S RESPONSIBILITY TO RECTIFY.
- 6. CONTRACTOR SHALL SCHEDULE A PRE-CONSTRUCTION MEETING WITH EL PASO COUNTY DEVELOPMENT SERVICES
- 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.

DEPARTMENT (DSD) - INSPECTIONS, PRIOR TO STARTING CONSTRUCTION.

ADDITIONAL SIGNING AND STRIPING NOTES WILL BE PROVIDED.]

- 8. CONTRACTOR SHALL NOT DEVIATE FROM THE PLANS WITHOUT FIRST OBTAINING WRITTEN APPROVAL FROM THE DESIGN ENGINEER AND DSD. CONTRACTOR SHALL NOTIFY THE DESIGN ENGINEER IMMEDIATELY UPON DISCOVERY OF ANY ERRORS OR INCONSISTENCIES.
- 9. ALL STORM DRAIN PIPE SHALL BE CLASS III RCP UNLESS OTHERWISE NOTED AND APPROVED BY DSD.
- 10. CONTRACTOR SHALL COORDINATE GEOTECHNICAL TESTING PER ECM STANDARDS. PAVEMENT DESIGN SHALL BE APPROVED BY EL PASO COUNTY DSD PRIOR TO PLACEMENT OF CURB AND GUTTER AND PAVEMENT.
- 11. ALL CONSTRUCTION TRAFFIC MUST ENTER/EXIT THE SITE AT APPROVED CONSTRUCTION ACCESS POINTS.
- GREATER THAN 18 INCHES ABOVE FLOWLINE ARE NOT ALLOWED WITHIN SIGHT TRIANGLES. 13. SIGNING AND STRIPING SHALL COMPLY WITH EL PASO COUNTY DOT AND MUTCD CRITERIA. [IF APPLICABLE,
- 14. CONTRACTOR SHALL OBTAIN ANY PERMITS REQUIRED BY EL PASO COUNTY DOT, INCLUDING WORK WITHIN THE RIGHT-OF-WAY AND SPECIAL TRANSPORT PERMITS.
- 15. THE LIMITS OF CONSTRUCTION SHALL REMAIN WITHIN THE PROPERTY LINE UNLESS OTHERWISE NOTED. THE OWNER/DEVELOPER SHALL OBTAIN WRITTEN PERMISSION AND EASEMENTS, WHERE REQUIRED, FROM ADJOINING PROPERTY OWNER(S) PRIOR TO ANY OFF-SITE DISTURBANCE, GRADING, OR CONSTRUCTION.

STANDARD EL PASO COUNTY SIGNING AND STRIPING NOTES

- 1. ALL SIGNS AND PAVEMENT MARKINGS SHALL BE IN COMPLIANCE WITH THE CURRENT MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD).
- 2. REMOVAL OF EXISTING PAVEMENT MARKINGS SHALL BE ACCOMPLISHED BY A METHOD THAT DOES NOT MATERIALLY DAMAGE THE PAVEMENT. THE PAVEMENT MARKINGS SHALL BE REMOVED TO THE EXTENT THAT THEY WILL NOT BE VISIBLE UNDER DAY OR NIGHT CONDITIONS. AT NO TIME WILL IT BE ACCEPTABLE TO PAINT OVER
- 3. ANY DEVIATION FROM THE STRIPING AND SIGNING PLAN SHALL BE APPROVED BY EL PASO COUNTY DEVELOPMENT
- 4. ALL SIGNS SHOWN ON THE SIGNING AND STRIPING PLAN SHALL BE NEW SIGNS. EXISTING SIGNS MAY REMAIN OR BE REUSED IF THEY MEET CURRENT EL PASO COUNTY AND MUTCD STANDARDS.
- 5. STREET NAME AND REGULATORY STOP SIGNS SHALL BE ON THE SAME POST AT INTERSECTIONS.
- 6. ALL REMOVED SIGNS SHALL BE DISPOSED OF IN A PROPER MANNER BY THE CONTRACTOR.
- 7. ALL STREET NAME SIGNS SHALL HAVE "C" SERIES LETTERS, WITH LOCAL ROADWAY SIGNS BEING 4" UPPER-LOWER CASE LETTERING ON 8" BLANK AND COLLECTOR ROADWAY SIGNS BEING 6" LETTERING, UPPER-LOWER CASE ON 12" BLANK, WITH ½" WHITE BORDER THAT IS NOT RECESSED
- 8. ALL TRAFFIC SIGNS SHALL HAVE A MINIMUM HIGH INTENSITY PRISMATIC GRADE SHEETING.
- 9. ALL LOCAL RESIDENTIAL STREET SIGNS SHALL BE MOUNTED ON A 1.75" X 1.75" 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
- 13. THE CONTRACTOR SHALL NOTIFY EL PASO COUNTY DEVELOPMENT SERVICES (719) 520-6819 PRIOR TO AND UPON COMPLETION OF SIGNING AND STRIPING.
- 14. THE CONTRACTOR SHALL OBTAIN A WORK IN THE RIGHT OF WAY PERMIT FROM THE EL PASO COUNTY DEPARTMENT OF TRANSPORTATION PRIOR TO ANY SIGNAGE OR STRIPING WORK WITHIN AN EXISTING EL PASO

TOPOGRAPHIC SURVEY NOTES

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

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

PROJECT CONTROL:

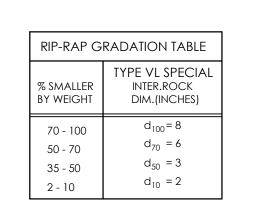
BASIS OF BEARINGS: THE SOUTH LINE OF THE NORTHWEST QUARTER OF SECTION 21, TOWNSHIP 11 SOUTH, RANGE 66 WEST OF THE 6TH P.M., EL PASO COUNTY, COLORADO, S88°46'41"W A DISTANCE OF 2639.80 FEET AND MONUMENTED BY A 2 ½" DIAMETER ALUMINUM CAP LS #23890 ON THE EAST AND A 2 ½" DIAMETER ALUMINUM CAP LS # 9853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

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

BENCHMARK: THE BENCHMARK FOR THESE PLANS IS THE TOP OF PANEL POINT "SW", LOCATED NORTHWEST OF ROLLER COASTER ROAD & HIGBY ROAD. NORTHING: 5061.61', EASTING: 4958.09', ELEVATION = 7461.14' (NAVD88).



2.0' SHLDR 2.0' SHLDR 4" THICK 4" THICK CLASS 6 GRAVE CLASS 6 GRAVEI **ALIGNMENT** 14.0' PAVED LANE 14.0' PAVED LANE



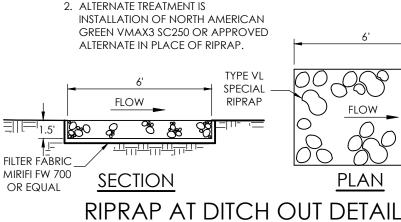
PLACE DITCH OUT

FILTER FABRIC

MIRAFI FW 700 -OR EQUAL

DOWNSTREAM OF

ROCK CHECK



1. FIELD FIT DITCH OUTS AS DIRECTED BY

ENGINEER OF RECORD.

TYPE VL SPECIAL

PERMANENT DITCH PROTECTION SHALL BE NORTH

AMERICAN GREEN VMAX3 SC250 OR APPROVED

MANUFACTURE'S INSTRUCTIONS FOR INSTALLATION

SF

ALTERNATE INSTALLED IN ACCORDANCE WITH

MANUFACTURE'S SPECIFICATIONS. SEE

PERMANENT DITCH PROTECTION

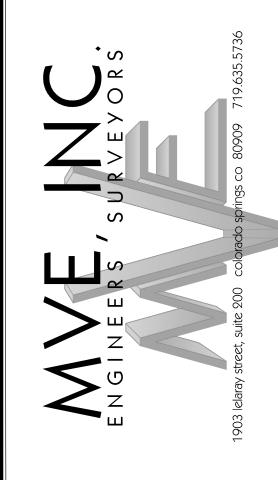
FOR LOW SLOPES (LESS THAN 3:1)

REQUIREMENTS.

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

BASIS OF BEARINGS

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REVISIONS

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

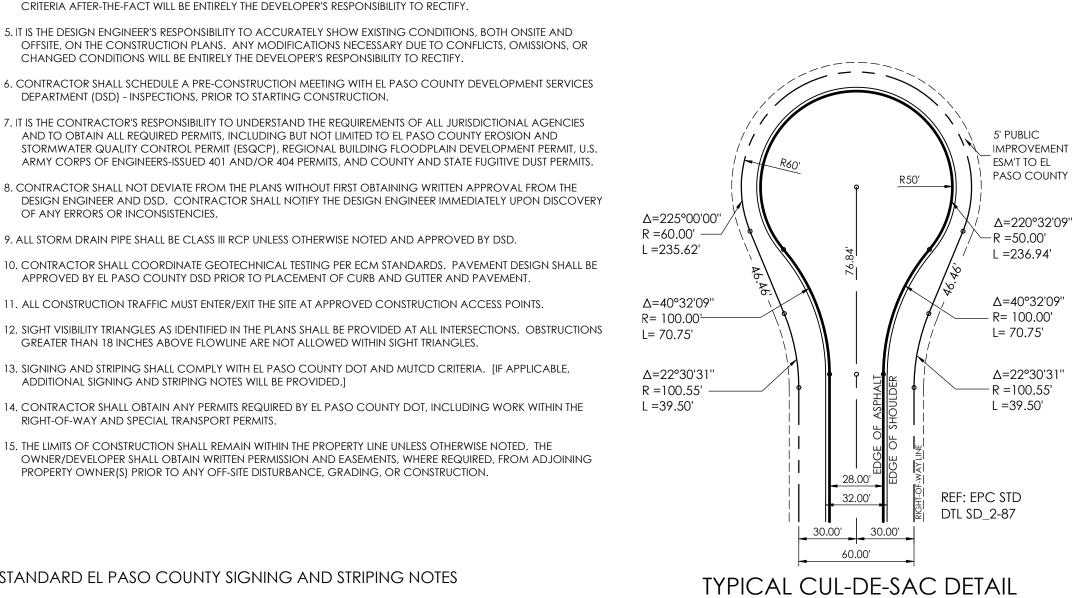
JACKSON RANCH FILING NO. 4

GENERAL NOTES

MVE DRAWING CON-GN

APRIL 17, 2017 SHEET 2 OF 4

SEE PAVEMENT DESIGN & GEOTECH REPORT (HINGE POINT) RURAL LOCAL ROAD SECTION

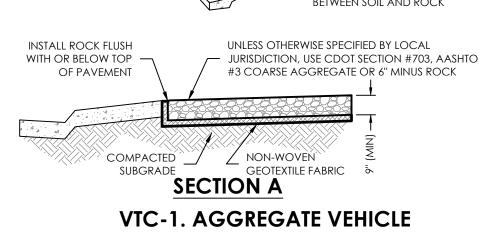


ROCK CHECK DETAIL CARIFYING SURFACE ROUGHENING INSTALLATION NOTES:

1. SEE PLAN VIEW FOR: -LOCATION(S) OF SURFACE ROUGHENING 2. SURFACE ROUGHENING SHALL BE PROVIDED PROMPTLY AFTER COMPLETION OF FINISHED GRADING (FOR AREAS NOT RECEIVING TOPSOIL) OR PRIOR TO TOPSOIL PLACEMENT OR ANY FORECASTED RAIN EVENT. 3. AREAS WHERE BUILDING FOUNDATIONS, PAVEMENT, OR SOD WILL BE PLACED WITHOUT DELAY IN THE CONSTRUCTION SEQUENCE. SURFACE ROUGHENING IS NOT REQUIRED. 4. DISTURBED SURFACES SHALL BE ROUGHENED USING RIPPING OR TILLING EQUIPMENT ON THE CONTOUR OR TRACKING UP AND DOWN A SLOPE USING EQUIPMENT TREADS. 5. A FARMING DISK SHALL NOT BE USED FOR SURFACE ROUGHENING. INSPECT BMPS EACH WORKDAY, AND MAINTAIN THEM IN EFFECTIVE OPERATING CONDITION. MAINTENANCE OF BMPS SHOULD BE PROACTIVE. NOT REACTIVE. INSPECT BMPS AS SOON AS POSSIBLE (AND ALWAYS WITHIN 24 HOURS) FOLLOWING A STORM THAT CAUSES SURFACE EROSION, AND PERFORM NECESSARY MAINTENANCE. 2. FREQUENT OBSERVATIONS AND MAINTENANCE ARE NECESSARY TO MAINTAIN BMPS IN EFFECTIVE OPERATING CONDITION. INSPECTIONS AND CORRECTIVE MEASURES ROUGHENED ROWS SHOULD BE DOCUMENTED THOROUGHLY. SHALL BE 4" TO 6" DEEP 3. WHERE BMPS HAVE FAILED, REPAIR OR REPLACE UPON DISCOVERY OF THE FAILURE. 4. VEHICLES AND EQUIPMENT SHALL NOT BE DRIVEN OVER AREAS THAT HAVE BEEN SURFACE ROUGHENED SPACING PARALLEL TO 5. IN NON-TURF GRASS FINISHED AREAS. SEEDING AND MULCHING SHALL TAKE PLACE CONTOURS DIRECTLY OVER SURFACE ROUGHENED AREAS WITHOUT FIRST SMOOTHING OUT THE 6. IN AREAS NOT SEEDED AND MULCHED AFTER SURFACE ROUGHENING. SURFACES SHALL BE RE—ROUGHENED AS NECESSARY TO MAINTAIN GROOVE DEPTH AND SMOOTH OVER RILL EROSION. SR-2. SURFACE ROUGHENING

FOR LOW SLOPES (LESS THAN 3:1)

20 FOOT (WIDTH CAN BE LESS IF CONST. VEHICLES ARE PHYSICALLY CONTAINED ON SIDEWALK OR OTHER BOTH SIDES) PAVED SURFACE NLESS OTHERWISE SPECIFIED BY **PUBLIC** LOCAL JURISDICTION, USE CDOT ROADWAY SECTION #703, AASHTO #3 COARSE AGGREGATE OR 6" MINUS ROCK NON-WOVEN GEOTEXTILE FABRIC BETWEEN SOIL AND ROCK



TRACKING CONTROL

STABILIZED CONSTRUCTION ENTRANCE/EXIT INSTALLATION NOTES -LOCATION OF CONSTRUCTION ENTRANCE(S)/EXIT(S)

ONLY TO BE USED ON SHORT DURATION PROJECTS (TYPICALLY RANGING FROM A WEEK TO A MONTH) WHERE THERE WILL BE LIMITED VEHICULAR ACCESS. 3. A STABILIZED CONSTRUCTION ENTRANCE/EXIT SHALL BE LOCATED AT ALL ACCESS POINTS WHERE VEHICLES ACCESS THE CONSTRUCTION SITE FROM

LAND DISTURBING ACTIVITIES. CONSTRUCTION ENTRANCE/EXIT PRIOR TO THE PLACEMENT OF ROCK.

FOLLOWING A STORM THAT CAUSES SURFACE EROSION, AND PERFORM NECESSARY MAINTENANCE. . FREQUENT OBSERVATIONS AND MAINTENANCE ARE NECESSARY TO MAINTAIN RMPS IN EFFECTIVE OPERATING CONDITION. INSPECTIONS AND CORRECTIVE MEASURES SHOULD BE DOCUMENTED THOROUGHLY.

UPON DISCOVERY OF THE FAILURE. 4. ROCK SHALL BE REAPPLIED OR REGRADED AS NECESSARY TO THE STABILIZED ENTRANCE/EXIT TO MAINTAIN A CONSISTENT DEPTH.

—TYPE OF CONSTRUCTION ENTRANCE(S)/EXITS(S) (WITH/WITHOUT WHEEL WASH, CONSTRUCTION MAT OR TRM). 2. CONSTRUCTION MAT OR TRM STABILIZED CONSTRUCTION ENTRANCES ARE

> PAVED RIGHT-OF-WAYS. 4. STABILIZED CONSTRUCTION ENTRANCE/EXIT SHALL BE INSTALLED PRIOR TO ANY 5. A NON—WOVEN GEOTEXTILE FABRIC SHALL BE PLACED UNDER THE STABILIZED

> 6. UNLESS OTHERWISE SPECIFIED BY LOCAL JURISDICTION. ROCK SHALL CONSIS

TABILIZED CONSTRUCTION ENTRANCE EXIT MAINTENANCE NOTES

. INSPECT BMPS EACH WORKDAY, AND MAINTAIN THEM IN EFFECTIVE OPERATING CONDITION. MAINTENANCE OF BMPS SHOULD BE PROACTIVE, NOT REACTIVE. INSPECT BMPS AS SOON AS POSSIBLE (AND ALWAYS WITHIN 24 HOURS)

3. WHERE BMPS HAVE FAILED, REPAIR OR REPLACEMENT SHOULD BE INITIATED

5. SEDIMENT TRACKED ONTO PAVED ROADS IS TO BE REMOVED THROUGHOUT THE DAY AND AT THE END OF THE DAY BY SHOVELING OR SWEEPING. SEDIMENT MAY NOT BE WASHED DOWN STORM SEWER DRAINS.

DOCUMENTED THOROUGHLY. BEYOND REPAIR. SEDIMENTS IS APPROXIMATELY IV. OF THE HEIGHT OF THE STRAW BALF BARRIER AND APPROVED BY THE LOCAL JURISDICTION

BACKFILL AND COMPACT **EXCAVATED** TRENCH SOII BINDING WIRE OR TWINE STRAW BALE TRENCH FOR STRAW BALE 2"x2"x24" STAKE BACKFILL AND COMPACT **EXCAVATED TRENCH SOIL** SECTION A **SBB-1. STRAW BALE**

STRAW BALE INSTALLATION NOTES: 1. SEE PLAN VIEW FOR: -LOCATION(S) OF STRAW BALES.

4. WHEN STRAW BALES ARE USED IN SERIES AS A BARRIER, THE END OF EACH BALE SHALL BE TIGHTLY ABUTTING ONE ANOTHER. 5. STRAW BALE DIMENSIONS SHALL BE APPROXIMATELY 36"x18"x18". 6. A UNIFORM ANCHOR TRENCH SHALL BE EXCAVATED TO A DEPTH OF 4". STRAW BALES SHALI

ALL EXCAVATED SOIL SHALL BE PLACED ON THE UPHILL SIDE OF THE STRAW BALE(S) AND 7. TWO (2) WOODEN STAKES SHALL BE USED TO HOLD EACH BALE IN PLACE. WOODEN STAKES SHALL BE 2"x2"x24". WOODEN STAKES SHALL BE DRIVEN 6" INTO THE GROUND.

. INSPECT BMPS EACH WORKDAY, AND MAINTAIN THEM IN EFFECTIVE OPERATING CONDITION.

EFFECTIVE OPERATING CONDITION. INSPECTIONS AND CORRECTIVE MEASURES SHOULD BE 3. WHERE BMPS HAVE FAILED. REPAIR OR REPLACEMENT SHOULD BE INITIATED UPON DISCOVERY

5. SEDIMENT ACCUMULATED UPSTREAM OF STRAW BALE BARRIER SHALL BE REMOVED AS NEEDED TO MAINTAIN FUNCTIONALITY OF THE BMP. TYPICALLY WHEN DEPTH OF ACCUMULATED

7. WHEN STRAW BALES ARE REMOVED, ALL DISTURBED AREAS SHALL BE COVERED WITH TOPSOIL SEEDED AND MULCHED OR OTHERWISE STABILIZED AS APPROVED BY LOCAL JURISDICTION.

SBB

2" x 2" x 24"

2. STRAW BALES SHALL CONSIST OF CERTIFIED WEED FREE STRAW OR HAY. LOCAL JURISDICTIONS MAY REQUIRE PROOF THAT BALES ARE WEED FREE. 3. STRAW BALES SHALL CONSIST OF APPROXIMATELY 5 CUBIC FEET OF STRAW OR HAY AND

WEIGH NOT LESS THAN 35 POUNDS.

BE PLACED SO THAT BINDING TWINE IS ENCOMPASSING THE VERTICAL SIDES OF THE BALE(S).

MAINTENANCE OF BMPs SHOULD BE PROACTIVE, NOT REACTIVE. INSPECT BMPs AS SOON AS POSSIBLE (AND ALWAYS WITHIN 24 HOURS) FOLLOWING A STORM THAT CAUSES SURFACE EROSION. AND PERFORM NECESSARY MAINTENANCE. 2. FREQUENT OBSERVATIONS AND MAINTENANCE ARE NECESSARY TO MAINTAIN BMPS IN

4. STRAW BALES SHALL BE REPLACED IF THEY BECOME HEAVILY SOILED, ROTTEN, OR DAMAGED

6. STRAW BALES ARE TO REMAIN IN PLACE UNTIL THE UPSTREAM DISTURBED AREA IS STABILIZED

OF DOT SECT. #703, AASHTO #3 COARSE AGGREGATE OR 6" (MINUS) ROCK.

POSTS SHALL BE JOINED AS SHOWN THICKNESS OF GEOTEXTILE HAS THEN ROTATED 180 DEG IN DIRECTION BEEN EXAGGERATED, TYP SHOWN AND DRIVEN INTO THE **SECTION A** SF-1. SILT FENCE

 $\frac{1}{2}$ " x $\frac{1}{2}$ " (RECOMMENDED)

AT LEAST 10" OF

SILT FENCE "TAIL"

SHALL BE BURIED

10' MAX SPACING

SILT FENCE

GEOTEXTILE

BACKFILL

COMPACTED

WOODEN FENCE POST WITH

EXISTING

GROUND

ROTATE

SECOND

NECESSARY MAINTENANCE.

<u>SILT FENCE INSTALLATION NOTES:</u>

I. SILT FENCE MUST BE PLACED AWAY FROM THE TOE OF THE SLOPE TO ALLOW FOR WATER PONDING. SILT FENCE AT THE TOE OF A SLOPE SHOULD BE INSTALLED IN A FLAT LOCATION AT LEAST SEVERAL FEET (2-5 FT) FROM THE TOE OF THE SLOPE TO ALLOW ROOM FOR PONDING AND DEPOSITION 2. A UNIFORM 6" X 4" ANCHOR TRENCH SHALL BE EXCAVATED USING TRENCHER OR SILT FENCE INSTALLATION DEVICE. NO ROAD GRADERS. BACKHOES. OR SIMILAR EOUIPMENT SHALL BE USED. 3. COMPACT ANCHOR TRENCH BY HAND WITH A "JUMPING JACK" OR BY WHEEL ROLLING. COMPACTION SHALL BE SUCH THAT SILT FENCE RESISTS BEING PULLED OUT OF ANCHOR TRENCH BY HAND. 4. SILT FENCE SHALL BE PULLED TIGHT AS IT IS ANCHORED TO THE STAKES. THERE SHOULD BE NO NOTICEABLE

SILT FENCE

POSTS SHALL OVERLAP AT JOINTS SO

THAT NO GAPS EXIST IN SILT FENCE

SAG BETWEEN STAKES AFTER IT HAS BEEN ANCHORED TO THE STAKES. 5. SILT FENCE FABRIC SHALL BE ANCHORED TO THE STAKES USING I" HEAVY DUTY STAPLES OR NAILS WITH 1" HEADS. STAPLES AND NAILS SHOULD BE PLACED 3" ALONG THE FABRIC DOWN THE STAKE. 6. AT THE END OF A RUN OF SILT FENCE ALONG A CONTOUR, THE SILT FENCE SHOULD BE TURNED PERPENDICULAR TO THE CONTOUR TO CREATE A "J—HOOK," THE "J—HOOK" EXTENDING PERPENDICULAR TO THE CONTOUR SHOULD BE OF SUFFICIENT LENGTH TO KEEP RUNOFF FROM FLOWING AROUND THE END OF THE SILT FENCE (TYPICALLY 10' - 20').

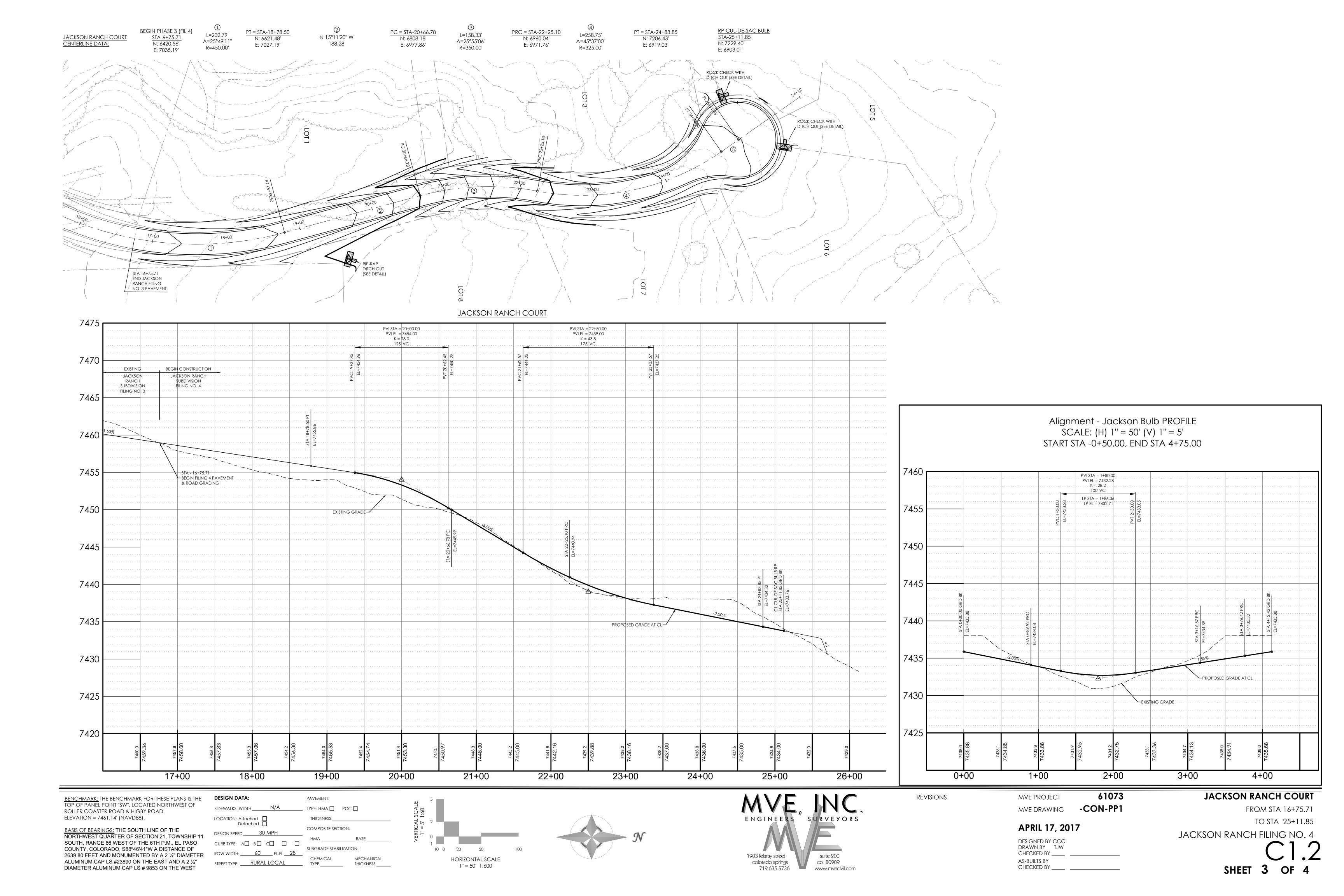
7. SILT FENCE SHALL BE INSTALLED PRIOR TO ANY LAND DISTURBING ACTIVITIES. ILT FENCE MAINTENANCE NOTES

INSPECT BMPS EACH WORKDAY, AND MAINTAIN THEM IN EFFECTIVE OPERATING CONDITION. MAINTENANCE OF BMPS SHOULD BE PROACTIVE NOT REACTIVE INSPECT BMPS AS SOON AS POSSIBLE (AND ALWAYS WITHIN 24 HOURS) FOLLOWING A STORM THAT CAUSES SURFACE EROSION, AND PERFORM

2. FREQUENT OBSERVATIONS AND MAINTENANCE ARE NECESSARY TO MAINTAIN BMPS IN EFFECTIVE OPERATING CONDITION. INSPECTIONS AND CORRECTIVE MEASURES SHOULD BE DOCUMENTED 3. WHERE BMPS HAVE FAILED, REPAIR OR REPLACEMENT SHOULD BE INITIATED UPON DISCOVERY OF THE

4. SEDIMENT ACCUMULATED UPSTREAM OF THE SILT FENCE SHALL BE REMOVED AS NEEDED TO MAINTAIN THE FUNCTIONALITY OF THE BMP, TYPICALLY WHEN DEPTH OF ACCUMULATED SEDIMENTS IS APPROXIMATELY 6" 5. REPAIR OR REPLACE SILT FENCE WHEN THERE ARE SIGNS OF WEAR, SUCH AS SAGGING, TEARING, OR

A SULT FENCE IS TO REMAIN IN PLACE LINTIL THE LIPSTREAM DISTLIBRED AREA IS STABILIZED AND APPROVED BY THE LOCAL JURISDICTION, OR IS REPLACED BY AN EQUIVALENT PERIMETER SEDIMENT CONTROL BMP. 7. WHEN SILT FENCE IS REMOVED. ALL DISTURBED AREAS SHALL BE COVERED WITH TOPSOIL, SEEDED AND MULCHED OR OTHERWISE STABILIZED AS APPROVED BY LOCAL JURISDICTION



EROSION CONTROL NOTES

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

2. RIP-RAP APRONS WILL BE PLACED AT ALL CULVERT OUTLETS. (SEE DETAILS FOR RIP-RAP APRONS ON THIS SHEET.)

3. HAY BALES WILL BE PLACED UPSTREAM OF CULVERTS IN NEW ROADSIDE DITCHES AS DETERMINED IN THE FIELD BY THE 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.

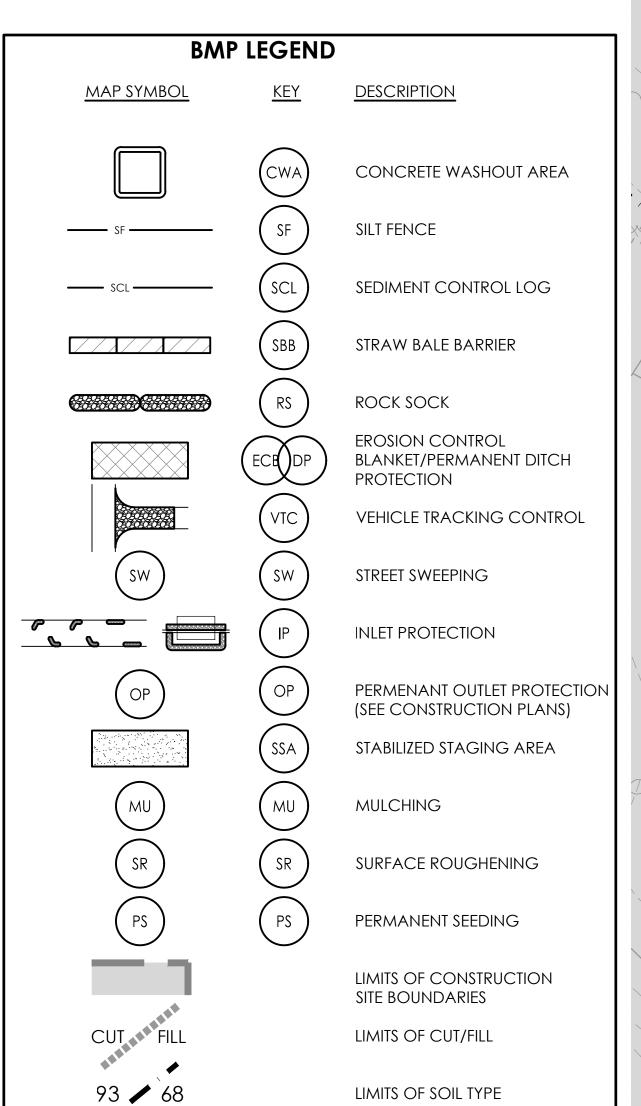
5. THE INSTALLATION OF THE FIRST LEVEL OF TEMPORARY EROSION CONTROL FACILITIES AND BMPs SHALL BE INSTALLED PRIOR TO ANY EARTH DISTURBANCE OPERATIONS TAKING PLACE.

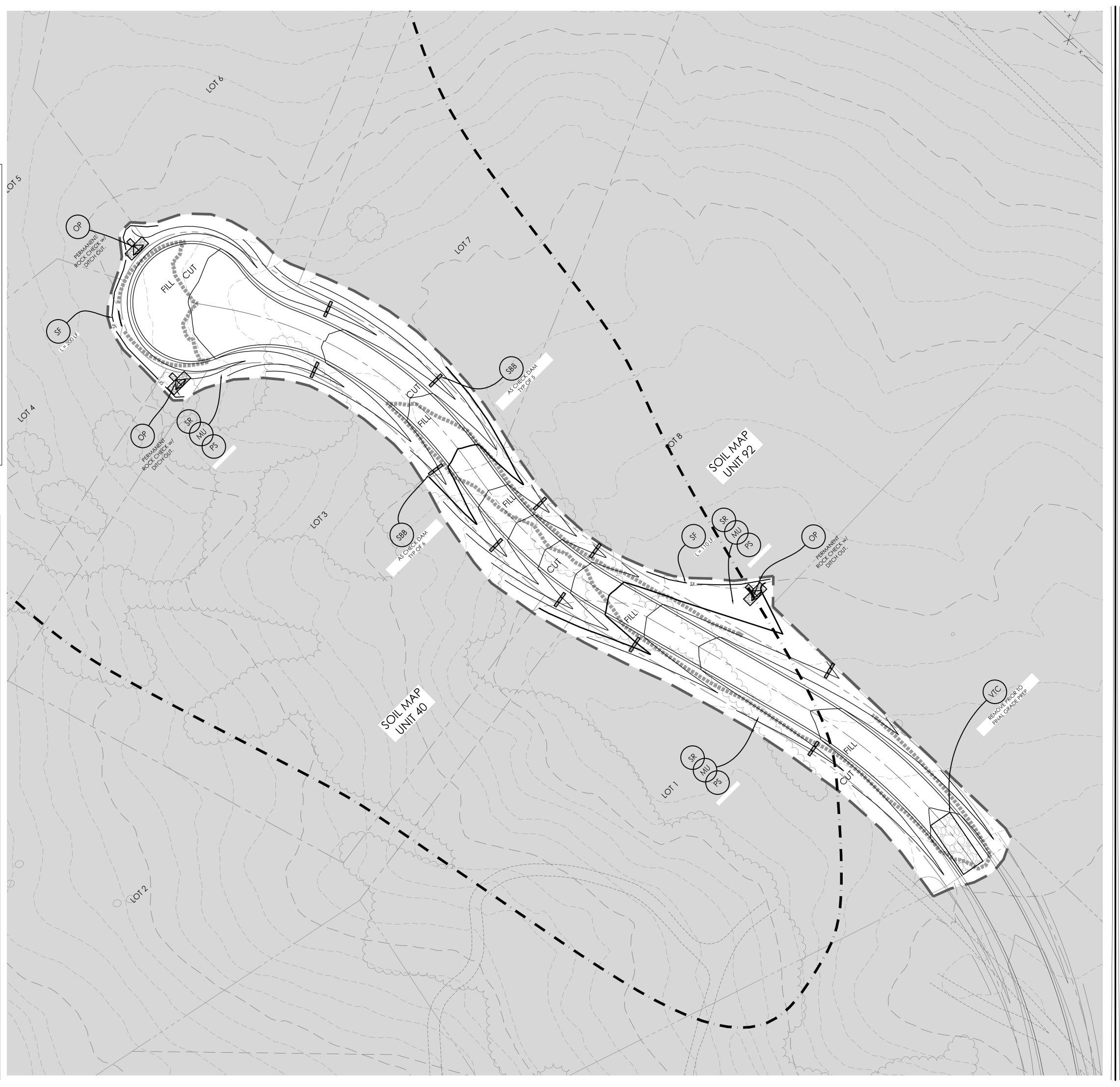
6. CONTRACTOR SHALL PROVIDE APPROPRIATE EROSION CONTROL MEASURES DURING EARTHWORK OPERATIONS TO CONTROL EROSION AND SEDIMENT TRANSFER TO ADJACENT PROPERTIES. EROSION CONTROL MEASURES ARE NOT LIMITED TO THOSE NOTED ON THIS PLAN.

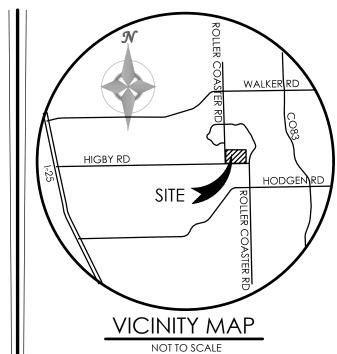
7. SEDIMENT (MUD AND DIRT) TRANSPORTED ONTO A PUBLIC ROAD, REGARDLESS OF THE SIZE OF THE SITE, SHALL BE CLEANED AT THE END OF EACH DAY.

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 DA	ΓΑ
TIMING	
ANTICIPATED START & COMPLETION TIME PERIOD OF SITE GRADING EXPTECTED DATE ON	JANUARY, 2018 July, 2018
WHICH FINAL STABILIZATION WILL BE COMPLETED	NOVEMBER, 201
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 RAP 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°

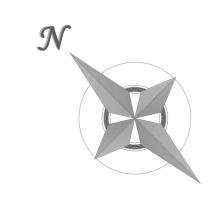


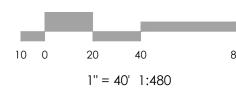


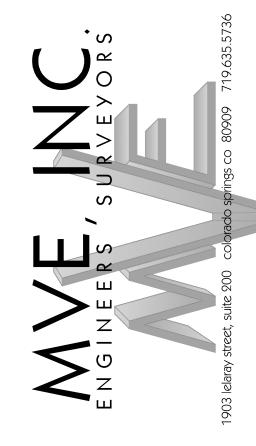


BENCHMARK
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REVISIONS

DESIGNED BY CCC DRAWN BY CHECKED BY _____

AS-BUILTS BY

CHECKED BY

JACKSON RANCH FILING NO. 4

EROSION CONTROL PLAN

MVE PROJECT 61073

MVE DRAWING CON-EC

APRIL 17, 2017 SHEET 4 OF 4

Markup Summary

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## HOURS BEFORE YOU DIG, CALL THINTY FOR CHICAGO AND MARKING GAS, ELECTRIC, WATER AND WASTEWATER .2—1987	Subject: Page Label: [2] 61073-CON-GN-C1.1 Lock: Unlocked Status: Checkmark: Unchecked Author: AutoCAD SHX Text Date: Color:	AND MARKING GAS,
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HOURS BEFORE YOU DIG, CALL UTILITY LOCATORS FOR LOCATING AND MARKING GAS, ELECTRIC, WATER AND WASTEWATER	Subject: Page Label: [2] 61073-CON-GN-C1.1 Lock: Unlocked Status: Checkmark: Unchecked Author: AutoCAD SHX Text Date: Color:	FOR LOCATING
CATION	Subject: Page Label: [2] 61073-CON-GN-C1.1 Lock: Unlocked Status: Checkmark: Unchecked Author: AutoCAD SHX Text Date: Color:	I
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48 HOURS BEFORE YOU DIG, CALL UTILITY LOCATORS FOR LOCATING AND MARKING GAS	Subject: Page Label: [2] 61073-CON-GN-C1.1 Lock: Unlocked Status: Checkmark: Unchecked Author: AutoCAD SHX Text Date: Color:	CALL UTILITY
39.08350° -104.78778°	Subject: Page Label: [4] 61073-CON-EC-C1.2 Lock: Unlocked Status: Checkmark: Unchecked Author: AutoCAD SHX Text Date: Color:	-104.78778°
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
SLOW SLIGHT TO MODERATE B	Subject: Page Label: [4] 61073-CON-EC-C1.2 Lock: Unlocked Status: Checkmark: Unchecked Author: AutoCAD SHX Text Date: Color:	SLIGHT TO MODERATE
В	Subject: Page Label: [4] 61073-CON-EC-C1.2 Lock: Unlocked Status: Checkmark: Unchecked Author: AutoCAD SHX Text Date: Color:	В
AREAS TOTAL AREA OF SITE AREA OF THE SITE TO BE CLEARED, EXCAVATED OR GRADED RECEIVING WATERS NAME OF RECEIVING WATERS	Subject: Page Label: [4] 61073-CON-EC-C1.2 Lock: Unlocked Status: Checkmark: Unchecked Author: AutoCAD SHX Text Date: Color:	AREA OF THE SITE TO BE CLEARED, EXCAVATED OR GRADED

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92	Subject: Page Label: [4] 61073-CON-EC-C1.2 Lock: Unlocked Status: Checkmark: Unchecked Author: AutoCAD SHX Text Date: Color:	92
HIDROGUNG SUL SEVERY B, SLICHT TO GLOGREATE HAZARO OF EROSION TOMAH-CROWFOOT COMPLEX HYDROCOGC BHAZARD OF EROSION 1	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
ANTICIPATED START & COMPLETION TIME PERIOD OF SITE GRADING EXPTECTED 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:	EXPTECTED DATE ON WHICH FINAL STABILIZATION WILL BE COMPLETED
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I ANGITUDE	Status: Checkmark: Unchecked Author: AutoCAD SHX Text Date: Color:	
DESCRIPTION KETTLE GRAVELLY LOAM, HYDROLOGIC SOIL CROUP B, SLIGHT TO MODERATE HAZARD OF EROSION TOMAH—CROWFOOT COMPLEX HYDROLOGIC COMPLEX HYDROL	Subject: Page Label: [4] 61073-CON-EC-C1.2 Lock: Unlocked Status: Checkmark: Unchecked Author: AutoCAD SHX Text Date: Color:	KETTLE GRAVELLY LOAM, HYDROLOGIC SOIL GROUP B, SLIGHT TO MODERATE HAZARD OF EROSION
CHERRY CREEK	Subject: Page Label: [4] 61073-CON-EC-C1.2 Lock: Unlocked Status: Checkmark: Unchecked Author: AutoCAD SHX Text Date: Color:	CHERRY CREEK
EROSION CONTROL DAT, TIMING ANTICIPATED START & COMPLETION TIME PERIOD EXPERCISE 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
DESCRIPTION	Subject: Page Label: [4] 61073-CON-EC-C1.2 Lock: Unlocked Status: Checkmark: Unchecked Author: AutoCAD SHX Text Date: Color:	DESCRIPTION

26.2 ACRES	Subject: Page Label: [4] 61073-CON-EC-C1.2 Lock: Unlocked Status: Checkmark: Unchecked Author: AutoCAD SHX Text Date: Color:	26.2 ACRES
SURFACE RUNOFF HAZARD OF EROSION HYDROLOGIC SOIL GROUP EXISTING PERCENT IMPERVIOUS DEVELOPED PERCENT IMPERVIOUS	Subject: Page Label: [4] 61073-CON-EC-C1.2 Lock: Unlocked Status: Checkmark: Unchecked Author: AutoCAD SHX Text Date: Color:	HYDROLOGIC SOIL GROUP
BMID TO RICE NOTIO ON PIS F.AM. 7. EDMANT MAD AND CHRI TRANSCORPED ONTO A PICTURE OF TAXABLE OF TA	Subject: Page Label: [4] 61073-CON-EC-C1.2 Lock: Unlocked Status: Checkmark: Unchecked Author: AutoCAD SHX Text Date: Color:	HYDROLOGIC SOIL GROUP
PRIMARY SOIL DESCRIPTION PERMEABILITY SURFACE RUNOF	Subject: Page Label: [4] 61073-CON-EC-C1.2 Lock: Unlocked Status: Checkmark: Unchecked Author: AutoCAD SHX Text Date: Color:	PERMEABILITY
LATITUDE LONGITUDE	Subject: Page Label: [4] 61073-CON-EC-C1.2 Lock: Unlocked Status: Checkmark: Unchecked Author: AutoCAD SHX Text Date: Color:	LONGITUDE
HYDROLOGIC SOIL GROUP EXISTING PERCENT IMPERVIOUS DEVELOPED PERCENT IMPERVIOUS 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

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
SLOW	Subject: Page Label: [4] 61073-CON-EC-C1.2 Lock: Unlocked Status: Checkmark: Unchecked Author: AutoCAD SHX Text Date: Color:	SLOW
39.08350° -104.78778°	Subject: Page Label: [4] 61073-CON-EC-C1.2 Lock: Unlocked Status: Checkmark: Unchecked Author: AutoCAD SHX Text Date: Color:	39.08350°
HAZARD OF EROSION HYDROLOGIC SOIL GRC EXISTING PERCENT IMPERVIOUS DEVELOPED PERCENT IMPERVIOUS	Subject: Page Label: [4] 61073-CON-EC-C1.2 Lock: Unlocked Status: Checkmark: Unchecked Author: AutoCAD SHX Text Date: Color:	EXISTING PERCENT IMPERVIOUS
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PERMEABILITY SURFACE RUNOFF HAZARD OF EROSION HYDROLOGIC SOIL GROUP EXISTING PERCENT IMPERVIOUS	Subject: Page Label: [4] 61073-CON-EC-C1.2 Lock: Unlocked Status: Checkmark: Unchecked Author: AutoCAD SHX Text Date: Color:	HAZARD OF EROSION

RADED RECEIVING WATERS NAME OF RECEIVING WATERS SOIL DATA 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
MAP UNIT NUMBER	Subject: Page Label: [4] 61073-CON-EC-C1.2 Lock: Unlocked Status: Checkmark: Unchecked Author: AutoCAD SHX Text Date: Color:	MAP UNIT NUMBER
COMPLETED AREAS TOTAL AREA OF SITE AREA OF THE SITE TO BE CLEARED, EXCAVATED OR 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
JANUARY, 2018 TO July, 2018 NOVEMBER, 2018	Subject: Page Label: [4] 61073-CON-EC-C1.2 Lock: Unlocked Status: Checkmark: Unchecked Author: AutoCAD SHX Text Date: Color:	JANUARY, 2018 TO July, 2018
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July, 2018 NOVEMBER, 2018	Subject: Page Label: [4] 61073-CON-EC-C1.2 Lock: Unlocked Status: Checkmark: Unchecked Author: AutoCAD SHX Text Date: Color:	NOVEMBER, 2018