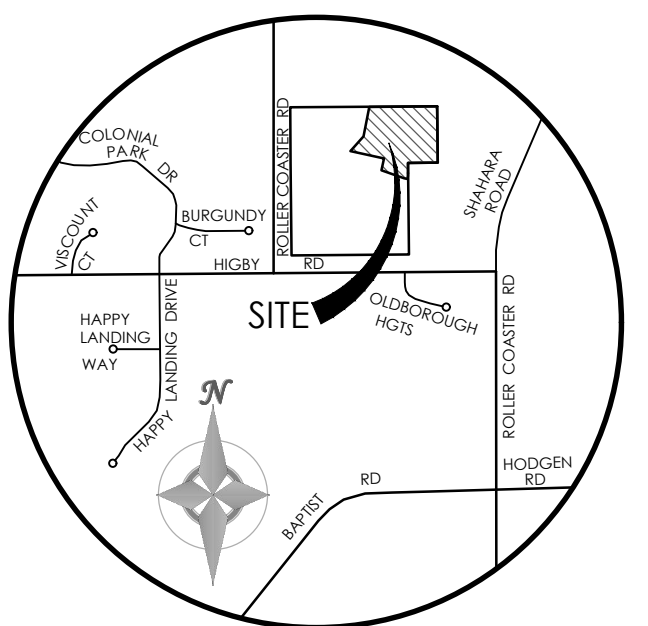


CONSTRUCTION PLANS for JACKSON RANCH FILING NO. 4

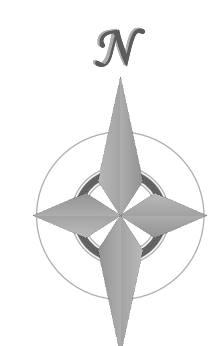
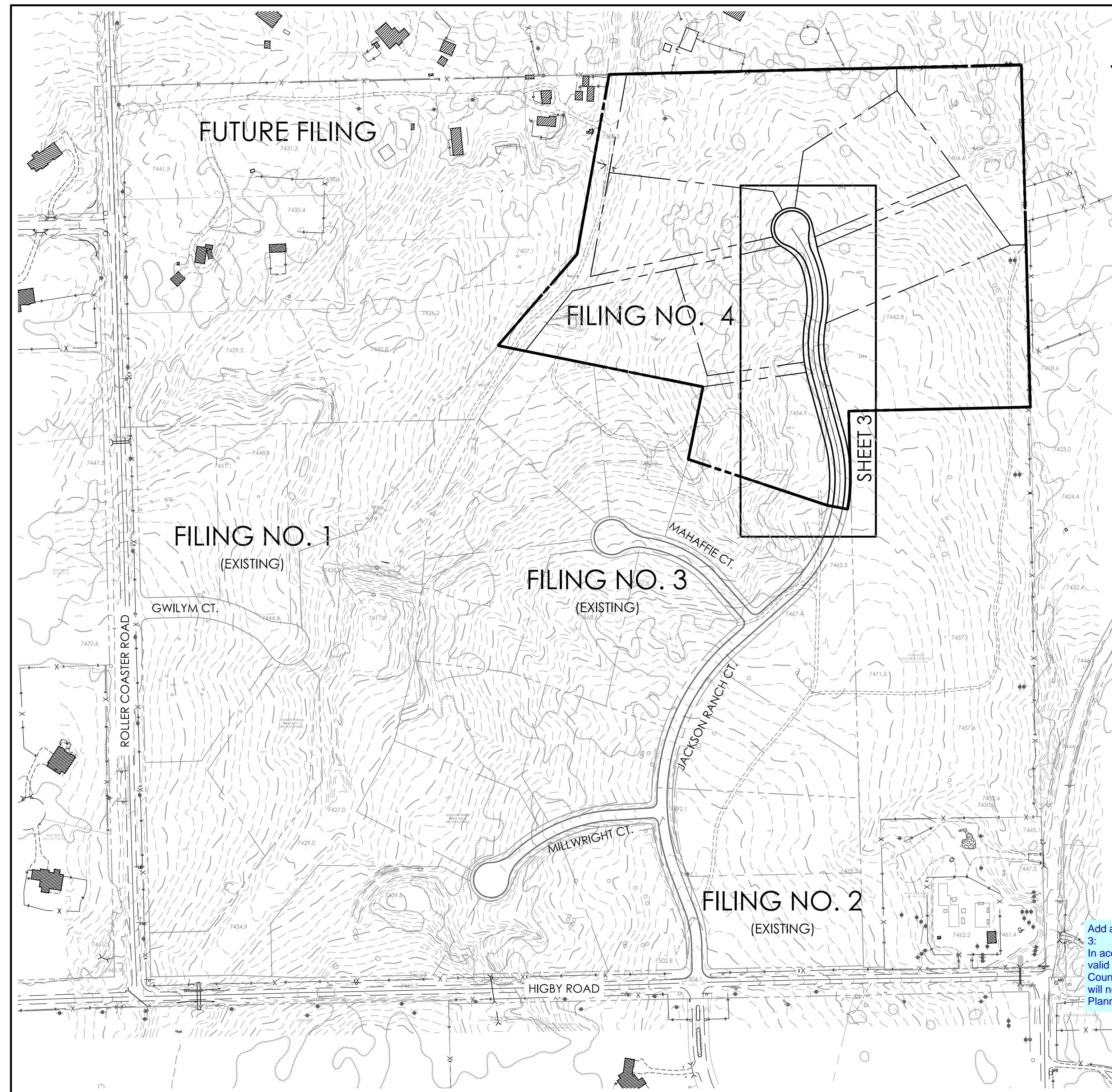
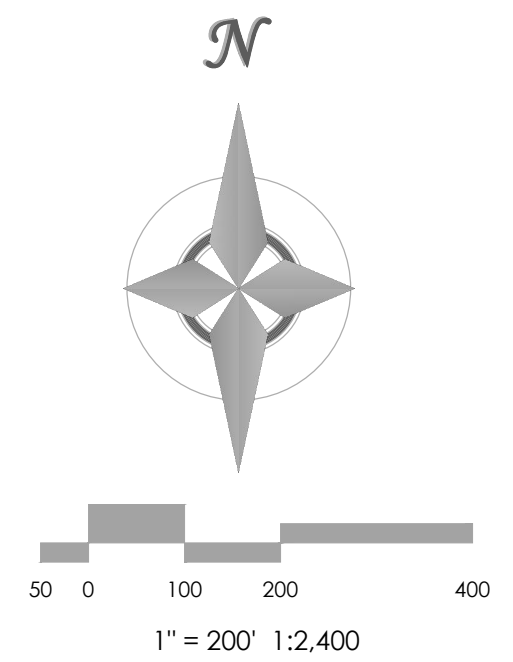
SECTION 21, TOWNSHIP 11 SOUTH, RANGE 66 WEST OF THE 6TH P.M., EL PASO COUNTY, COLORADO



VICINITY MAP
NOT TO SCALE

BENCHMARK: 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: THE SOUTH LINE OF THE 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 & MONUMENTED BY A 2 1/2" DIA. ALUMINUM CAP LS #23890 ON THE EAST & A 2 1/2" DIA. ALUMINUM CAP LS # 9853 ON THE WEST



SITE MAP
SCALE 1" = 200'

ABBREVIATIONS

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 CL
PVI	POINT OF VERTICAL INTERSECTION	X,XX' L	DIMENSION LEFT OF CL
PVT	POINT OF VERTICAL TANGENCY	FL	PROPERTY LINE
GB	GRADE BREAK	PVRC	POINT OF VERT REVERSE CURVATURE
CSP	CORRUGATED STEEL PIPE	VC	VERTICAL CURVE
RCP	REINFORCED CONCRETE PIPE	AP	ANGLE POINT
CBC	CONCRETE BOX CULVERT	STA	STATION
TBC	TOP BACK CURB	INV	INVERT
TC	TOP OF CURB	RG	RAIN GARDEN
BT	BEGIN TAPER	SFB	SAND FILTER BASIN
ET	END TAPER		
EC	EDGE OF CONCRETE		

LEGEND

EXISTING	PROPOSED
BOUNDARY LINE	BOUNDARY LINE
ADJACENT BOUNDARY LINE	ADJACENT BOUNDARY LINE
ADJACENT LOT LINE	ADJACENT LOT LINE
EASEMENT LINE	EASEMENT LINE
INDEX CONTOUR	INDEX CONTOUR
INTERMEDIATE CONTOUR	INTERMEDIATE CONTOUR
TEST HOLE LOCATION	TEST HOLE LOCATION
CURB AND GUTTER	CURB AND GUTTER
SIGN	SIGN
FENCE	FENCE
LIGHT POLE	LIGHT POLE
MANHOLE	MANHOLE
UTILITY POLE	UTILITY POLE
MISC OBJECT	MISC OBJECT
PILE	PILE
CULVERT	CULVERT
ROCK	ROCK
MAILBOX	MAILBOX
TREE	TREE
RIPRAP	RIPRAP
POLE-ANCHOR	POLE-ANCHOR

SHEET INDEX

PLAN SET SHEET 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

EL PASO COUNTY PLANNING
EPC PLANNING AND COMMUNITY DEVELOPMENT
2880 INTERNATIONAL CIRCLE, SUITE 110
COLORADO SPRINGS, CO 80910
(719) 520-6300

STREETS AND RIGHTS-OF-WAY

Add as a 3rd paragraph in the signature block. Similar comment applies to Filing 3:
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.

TELEPHONE

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

NATURAL GAS

BLACK HILLS ENERGY
18965 BASE CAMP RD, A-7
MONUMENT, CO 80132
719.488.0739

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.
FOR AND ON BEHALF OF M.V.E., INC.

COLORADO NO. 31672

DATE

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

DATE

REVISIONS

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

JACKSON RANCH
FILING NO. 4
COVER SHEET

C1.0
MVE PROJECT 61073
MVE DRAWING CON-CS

OCTOBER 17, 2017
SHEET 1 OF 4

PCD PROJ. NO. SF-17-016

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.
3. CONTRACTOR SHALL BE RESPONSIBLE FOR CONTACTING ALL SUBSURFACE UTILITY OWNERS PRIOR TO BEGINNING WORK...

Table with columns: GRASS, VARIETY, AMOUNT IN PLS lbs. PER AC. Rows include: SIDEGRASS 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 DROPSOED, 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 AND A PRECONSTRUCTION CONFERENCE IS HELD WITH DEVELOPMENT SERVICES INSPECTIONS.
2. STORMWATER DISCHARGES FROM CONSTRUCTION SITES SHALL NOT CAUSE OR THREATEN TO CAUSE POLLUTION, CONTAMINATION, OR DEGRADATION OF STATE WATERS...
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...

- 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 DCM VOLUME II AND THE ECM APPENDIX L...
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
DENVER, CO 80244-1520
ATM: PERMITS UNIT

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.
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...

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.
3. ANY DEVIATION FROM THE STRIPING AND SIGNING PLAN SHALL BE APPROVED BY EL PASO COUNTY DEVELOPMENT SERVICES.
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.

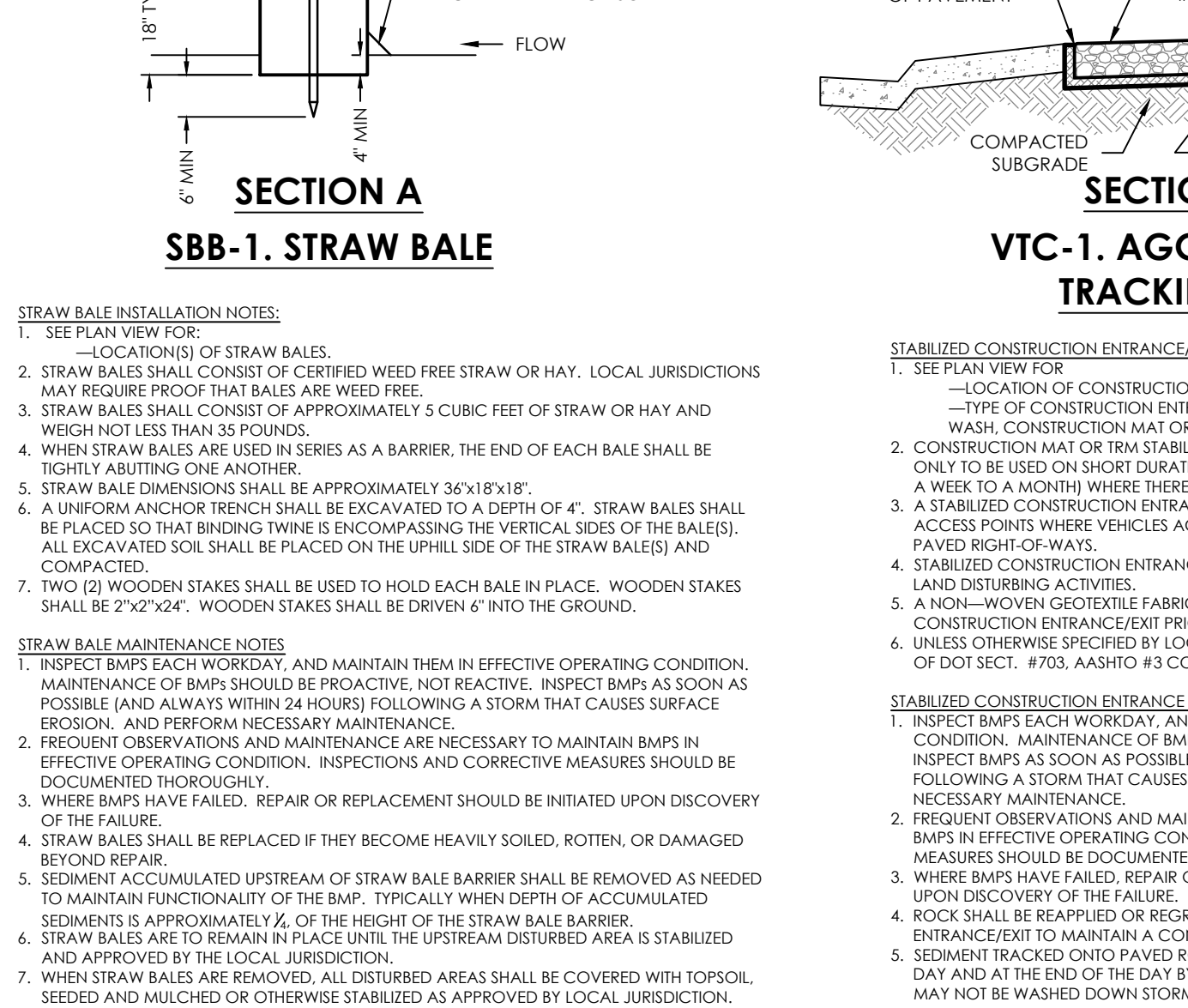
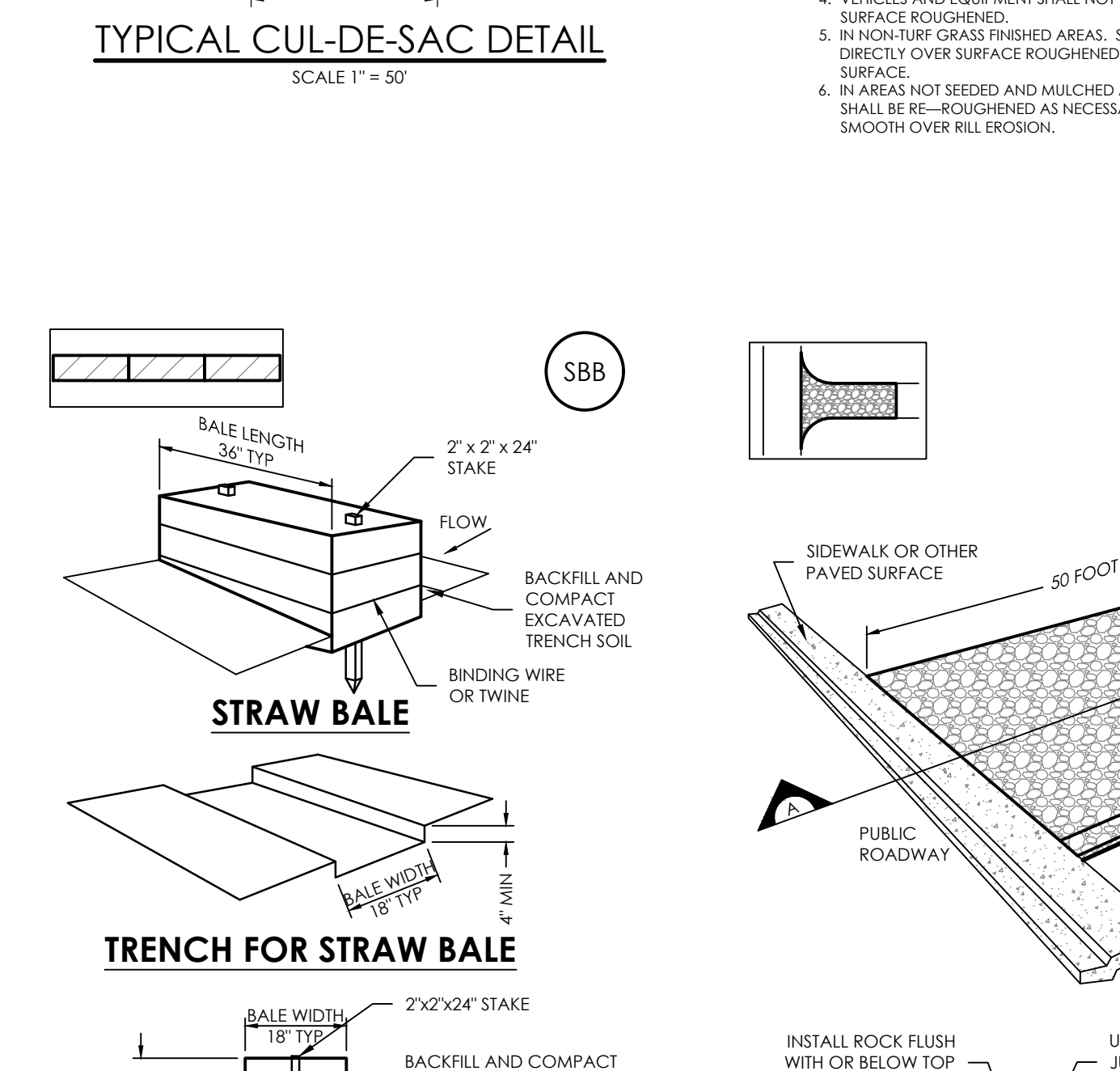
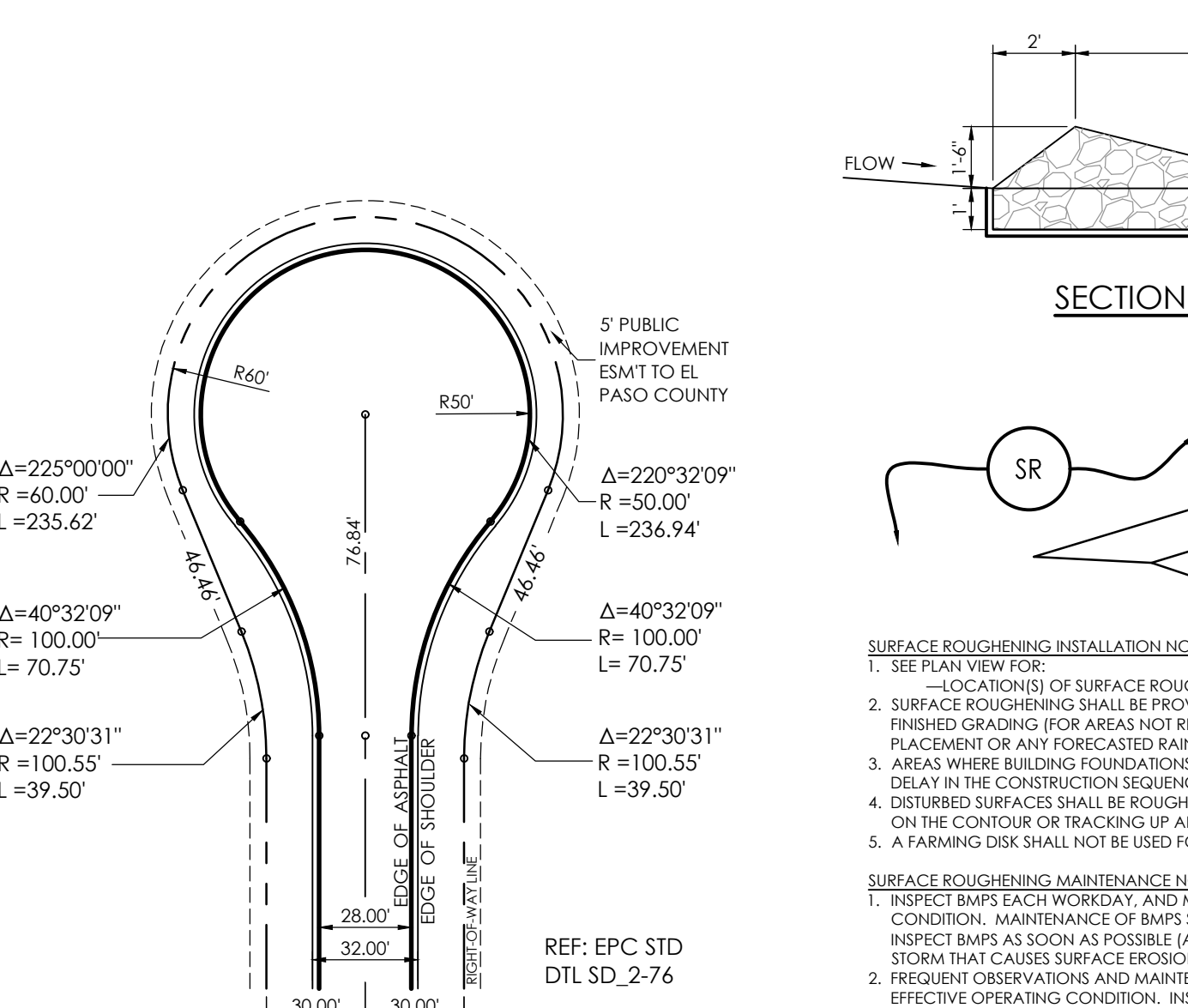
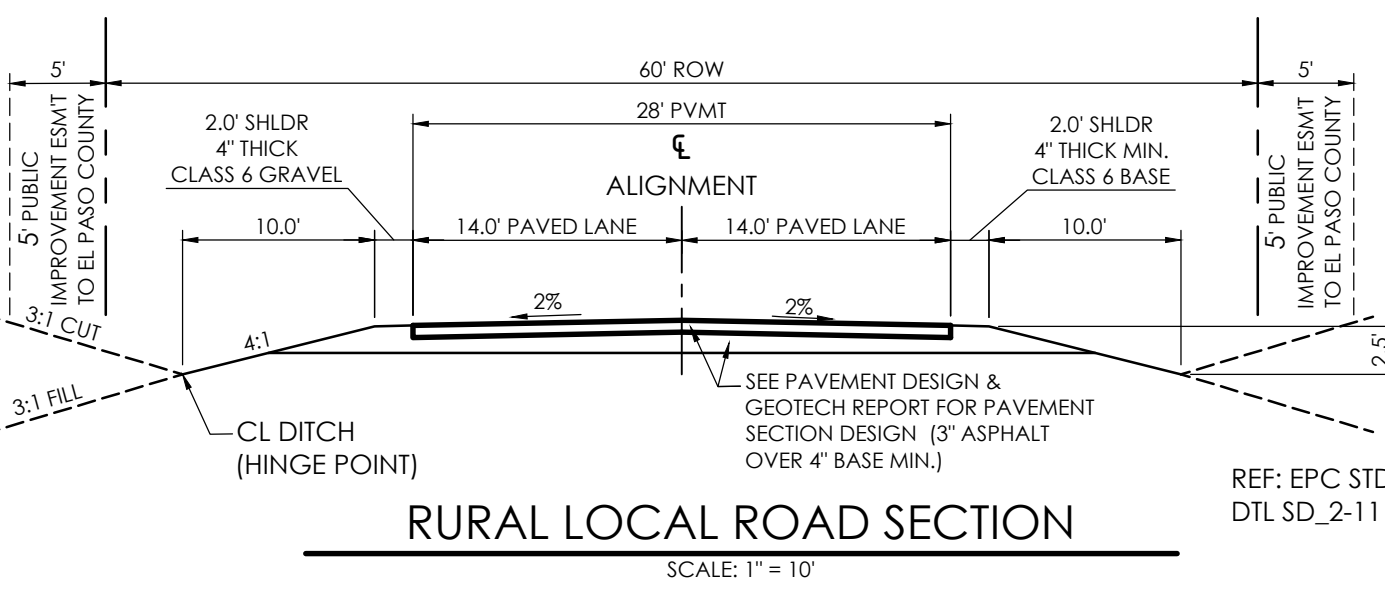
TOPOGRAPHIC SURVEY NOTES

- 1] THE EXISTING TOPOGRAPHIC BASE MAPPING WAS PREPARED BY LANDMARK MAPPING, LTD. INC. USING AERIAL PHOTOGRAPHIC DATA GATHERED ON JUNE 25, 2013.
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 DETECTED. UNDERGROUND UTILITY LOCATIONS WERE NOT PERFORMED.

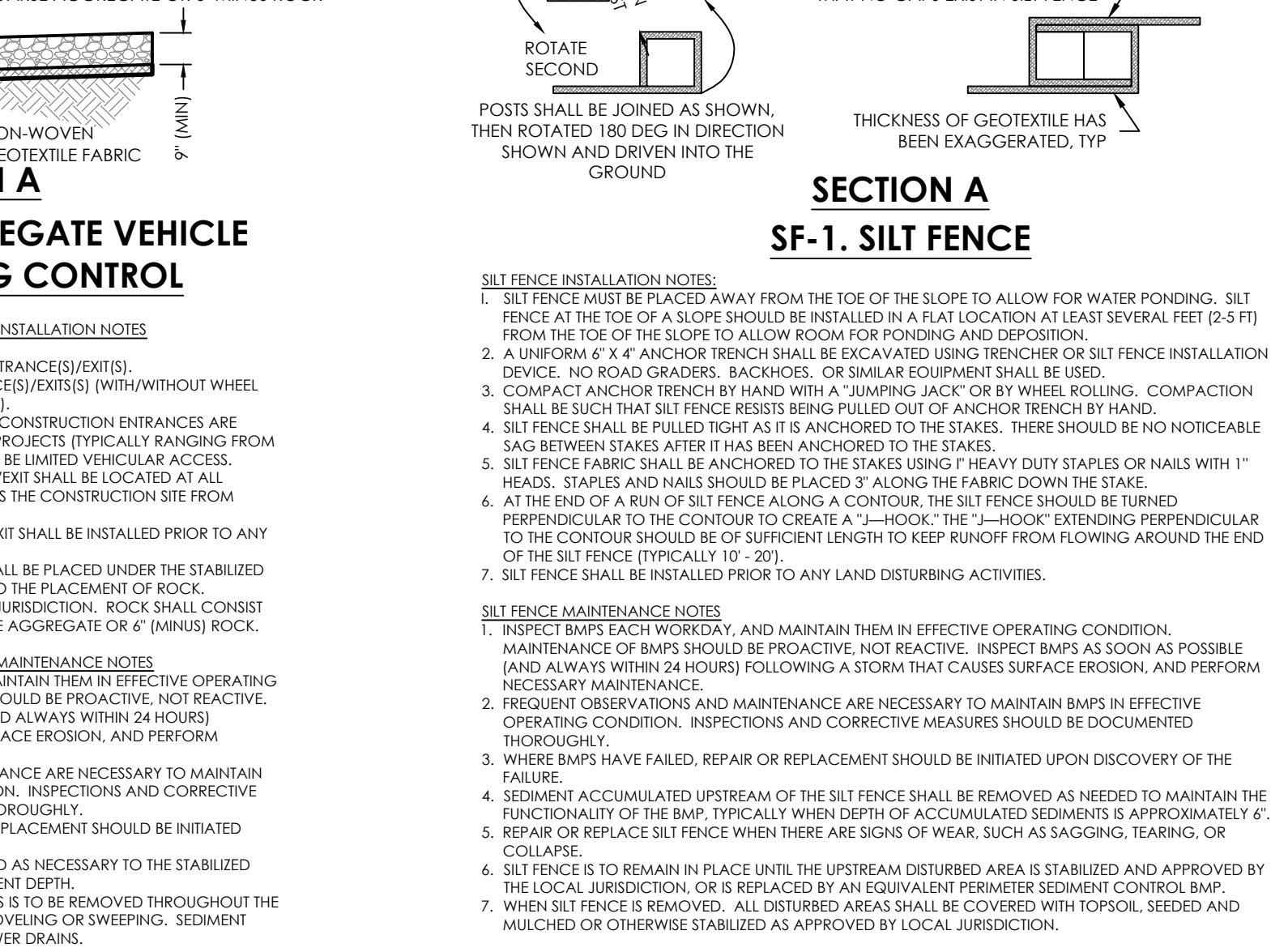
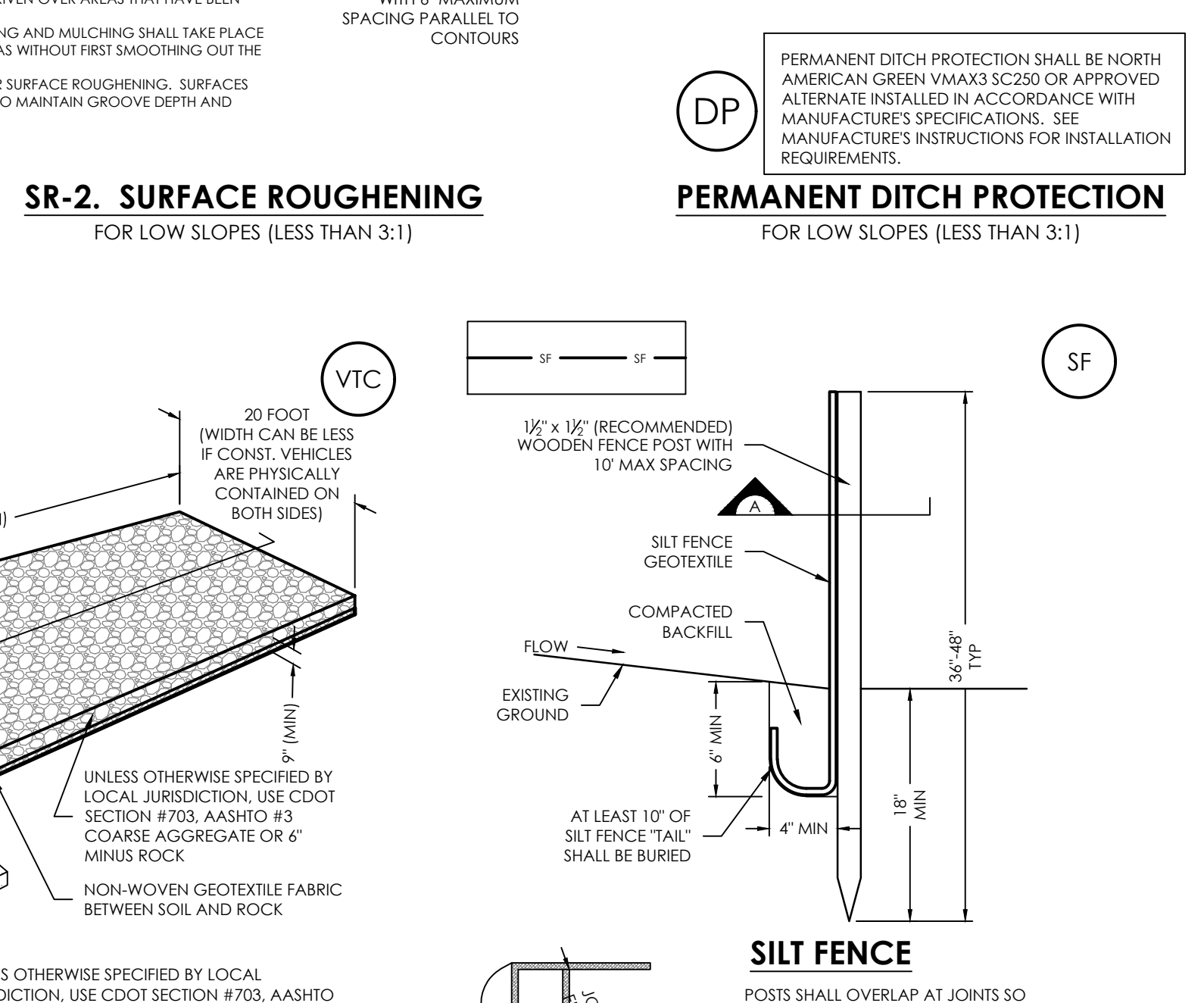
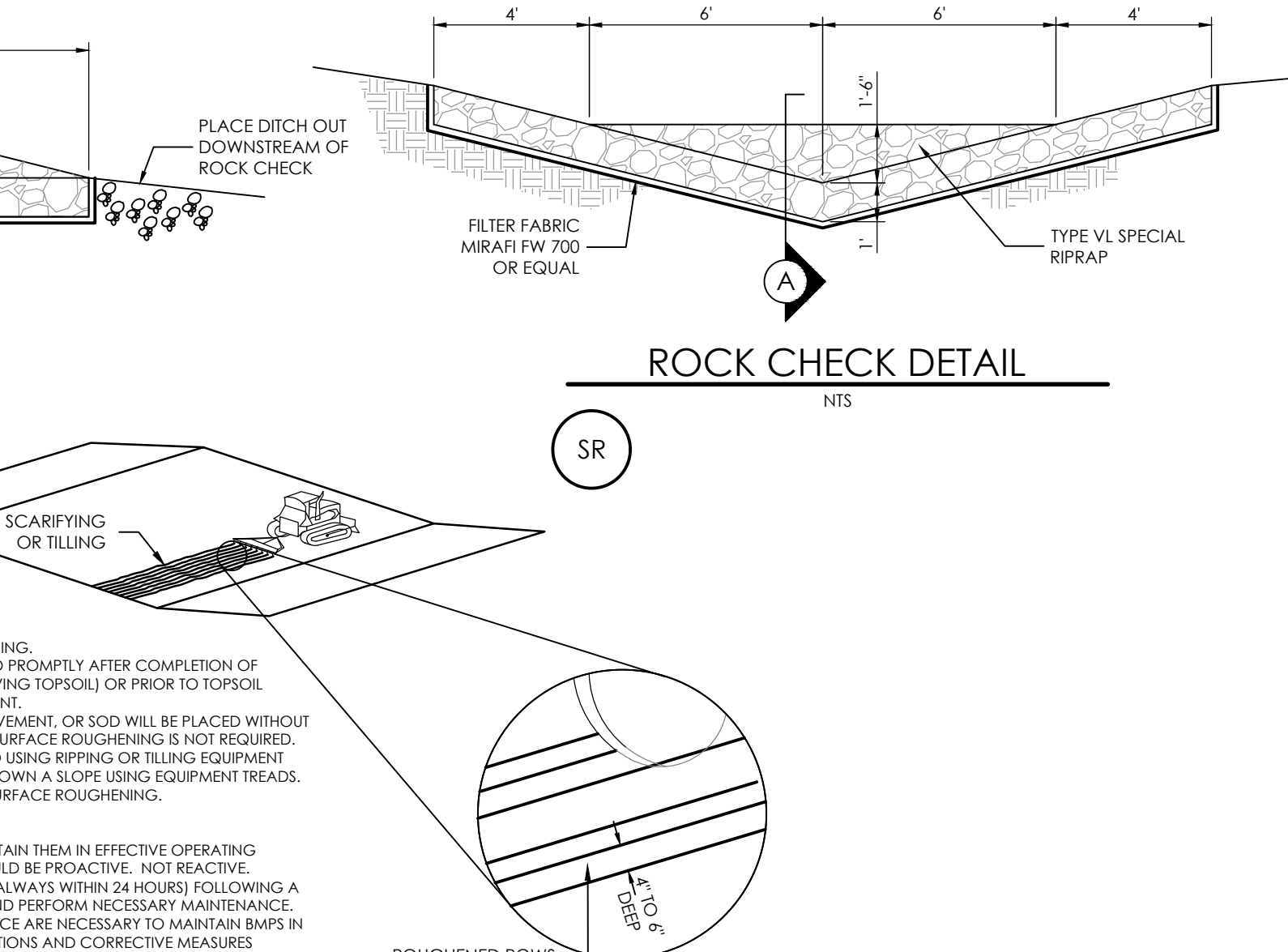
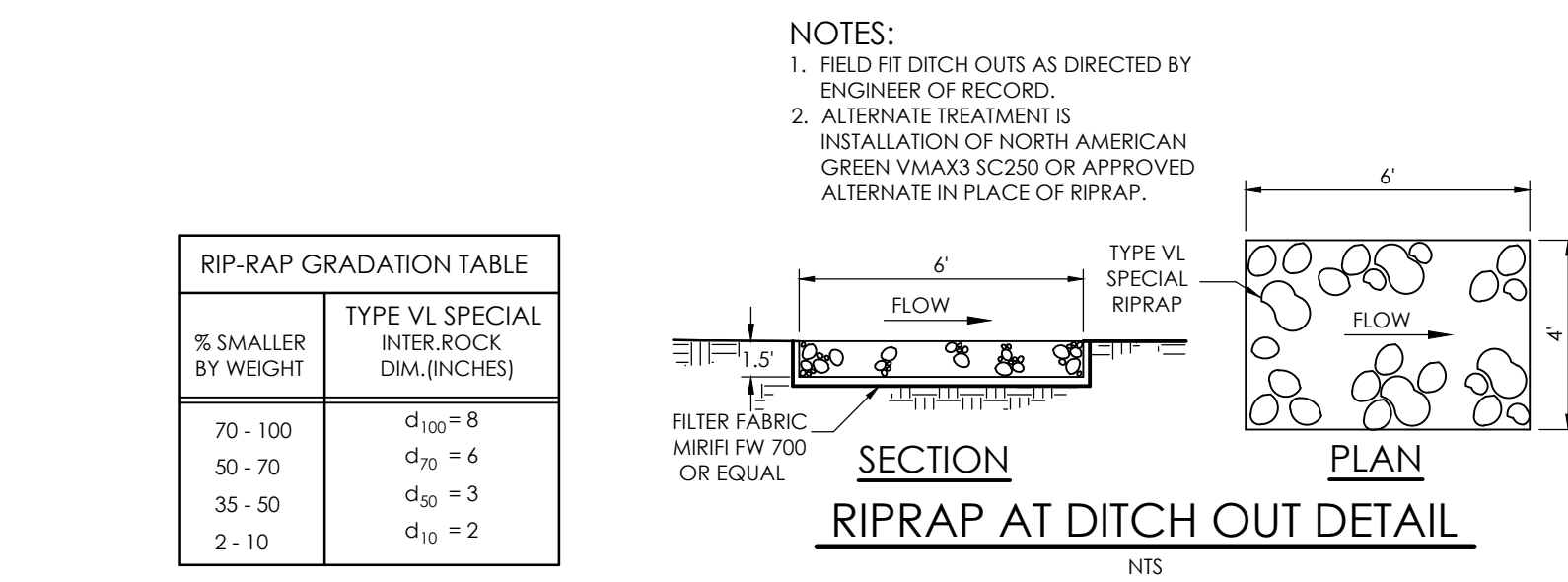
PROJECT CONTROL:

- 1] THE EXISTING TOPOGRAPHIC BASE MAPPING WAS PREPARED BY LANDMARK MAPPING, LTD. INC. USING AERIAL PHOTOGRAPHIC DATA GATHERED ON JUNE 25, 2013.
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3] 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 1/2" DIAMETER ALUMINUM CAP LS #23890 ON THE EAST AND A 2 1/2" DIAMETER ALUMINUM CAP LS # 9853 ON THE WEST.

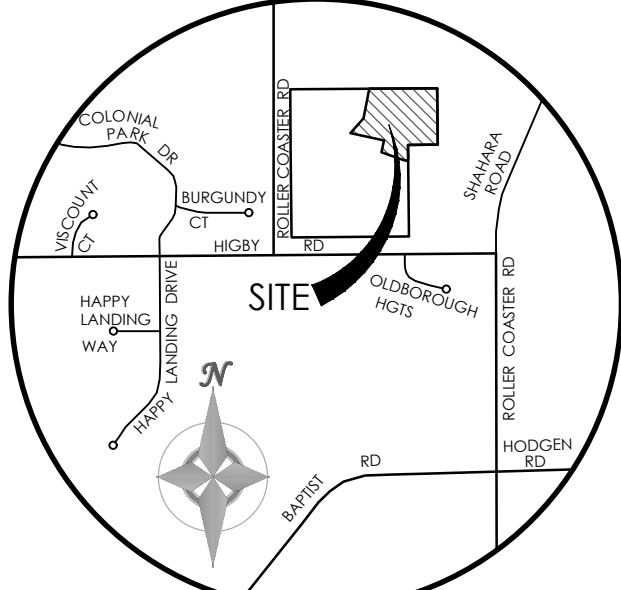
CALL BEFORE YOU DIG... 1-800-922-1987
48 HOURS BEFORE YOU DIG, LOCATORS FOR FIRE, GAS, ELECTRIC, WATER



SECTION A SBB-1. STRAW BALE
SECTION A VTC-1. AGGREGATE VEHICLE TRACKING CONTROL



SECTION A SF-1. SILT FENCE
SECTION A SFF-1. SILT FENCE

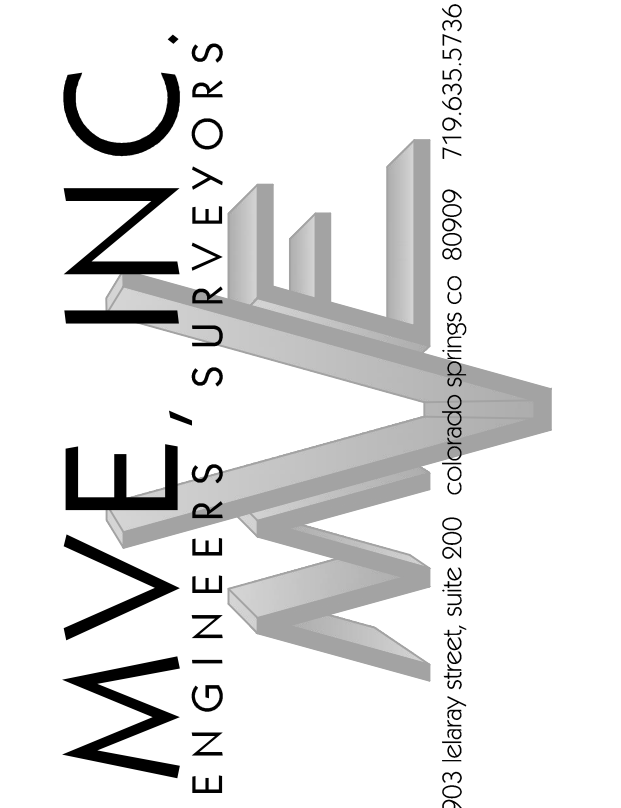


VICINITY MAP
NOT TO SCALE
BENCHMARK
THE BENCHMARK FOR THESE PLANS IS THE TOP OF PANEL POINT 'SW', LOCATED NORTHWEST OF ROLLER COASTER ROAD & HIGBY ROAD. ELEVATION = 7461.14' (NAVD88).

BASIS OF BEARINGS
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 1/2" DIAMETER ALUMINUM CAP LS #23890 ON THE EAST AND A 2 1/2" DIAMETER ALUMINUM CAP LS # 9853 ON THE WEST

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

JACKSON RANCH
FILING NO. 4
GENERAL NOTES
AND DETAILS



1903 delany street, suite 200 colorado springs, co 80909 719.635.5736

REVISIONS
1

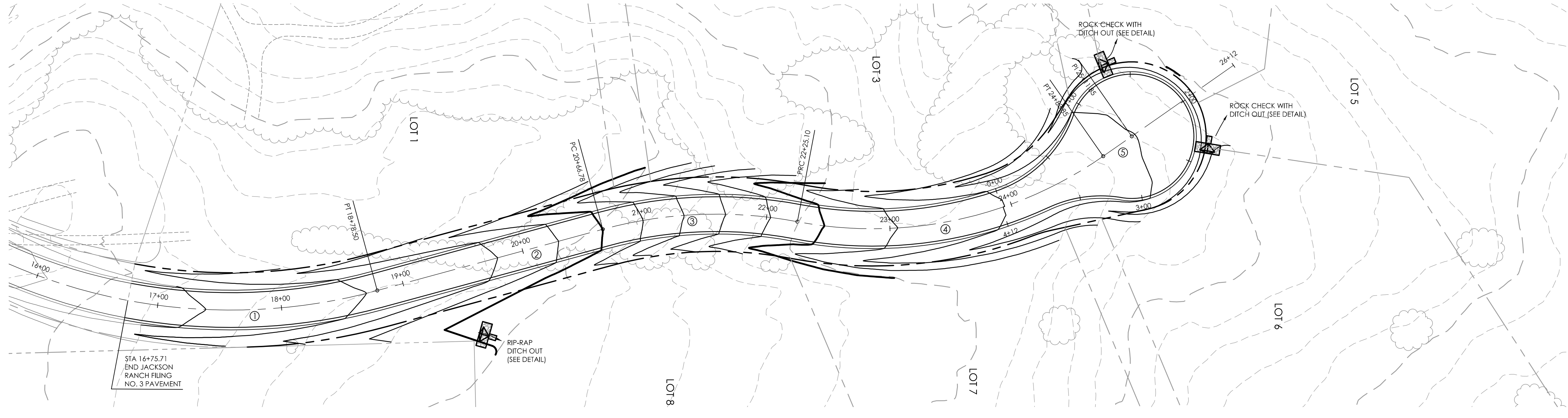


SILT FENCE INSTALLATION NOTES:
1. SILT FENCE MUST BE PLACED UPRAMP FROM THE TOE OF THE SLOPE TO ALLOW FOR WATER PONDING. SILT FENCE AT THE TOE OF A SLOPE SHOULD BE INSTALLED AT A FLAT LOCATION AT LEAST SEVERAL FEET (2-5 FT) FROM THE TOE OF THE SLOPE TO ALLOW ROOM FOR PONDING AND DEPOSITION.
2. A UNIFORM 6" x 4" ANCHOR TRENCH SHALL BE EXCAVATED USING TRENCHER OR SILT FENCE INSTALLATION DEVICE. NO ROAD GRADERS, BACKHOES, OR SIMILAR EQUIPMENT 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 SAG BETWEEN STAKES AFTER IT HAS BEEN ANCHORED TO THE STAKES.
5. SILT FENCE FABRIC SHALL BE ANCHORED TO THE STAKES USING THE "U" SHOOK 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').
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" SHOOK. THE "J" SHOOK 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.

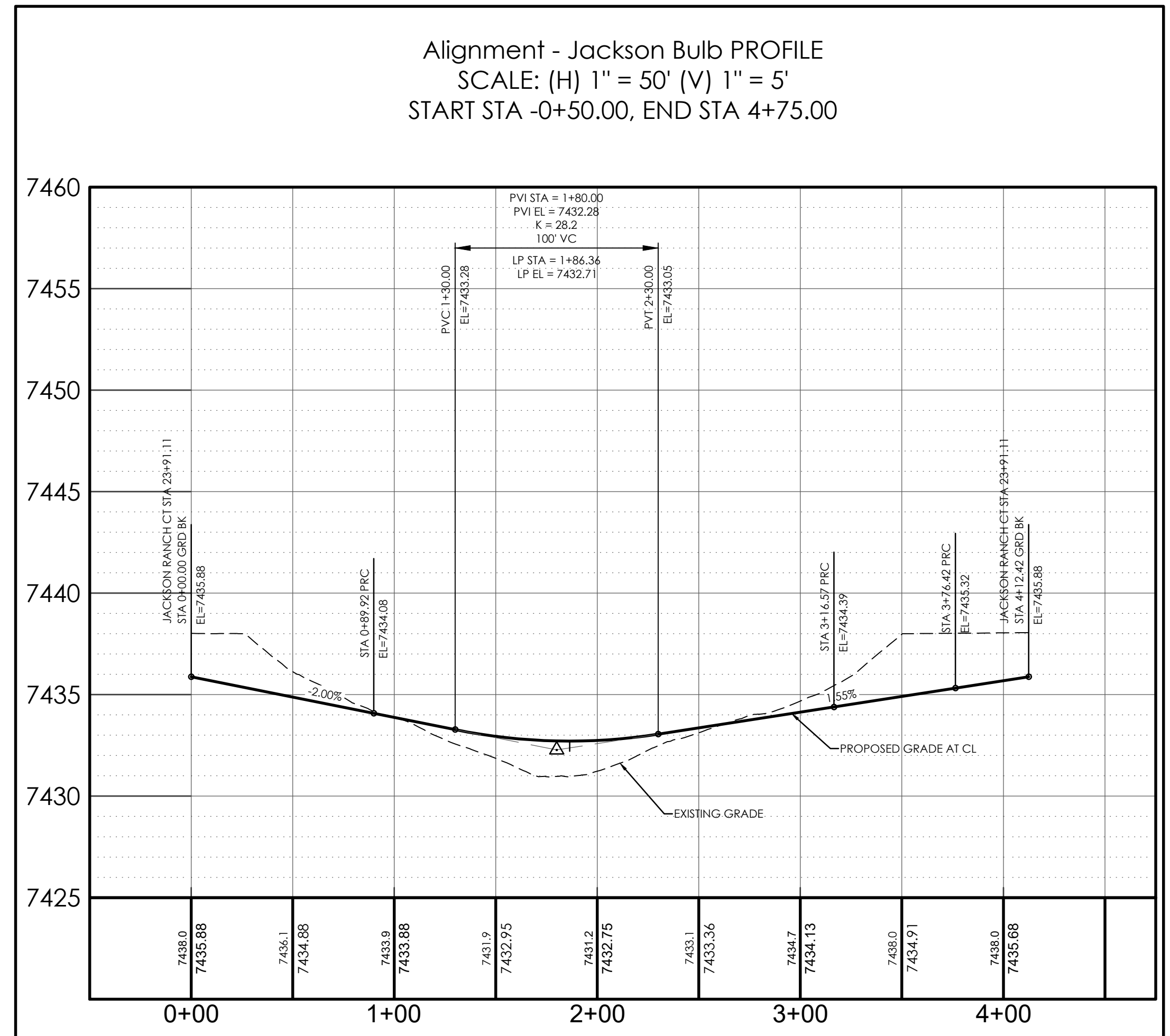
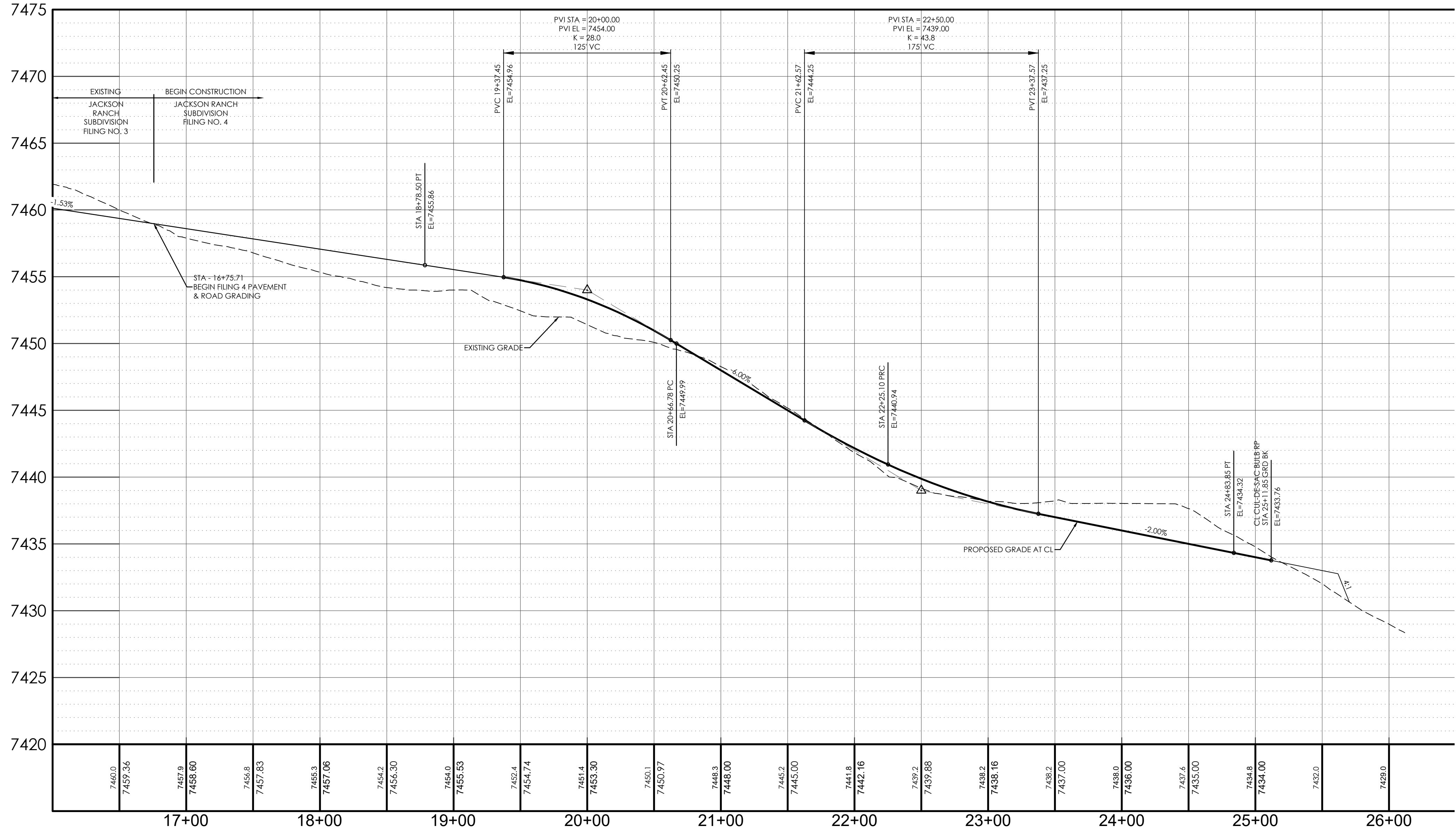
OCTOBER 17, 2017
SHEET 2 OF 4

JACKSON RANCH COURT CENTERLINE DATA:

① BEGIN PHASE 3 (FIL 4) STA-6+75.71 N: 6420.56 E: 7035.19	② PT = STA-18+78.50 N: 6621.48 E: 7027.19	③ PC = STA-20+66.78 N: 6808.18 E: 6977.86	④ PRC = STA-22+25.10 N: 6960.04 E: 6971.76	⑤ L=258.75' Δ=45°37'00" R=325.00'	⑥ PT = STA-24+83.85 N: 7206.43 E: 6919.03	RP CUL-DE-SAC BULB STA-25+11.85 N: 7229.40 E: 6903.01'
---	--	--	---	--	--	---



JACKSON RANCH COURT



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

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DESIGN DATA:

SIDEWALKS: WIDTH: N/A

LOCATION: Attached Detached

DESIGN SPEED: 30 MPH

CURB TYPE: A B C D

ROW WIDTH: 60' FL-FL 28'

STREET TYPE: RURAL LOCAL

PAVEMENT:

TYPE: HMA PCC

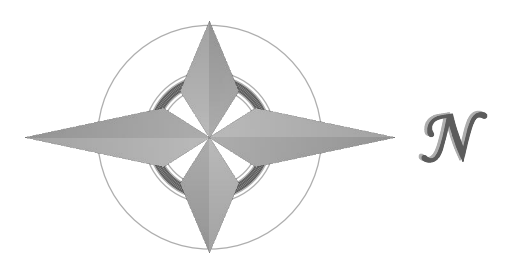
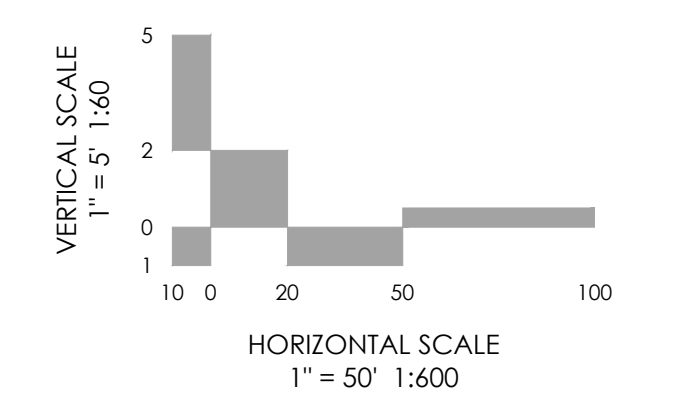
THICKNESS: _____

COMPOSITE SECTION: _____

HMA _____ BASE _____

SUBGRADE STABILIZATION: _____

CHEMICAL TYPE _____ MECHANICAL THICKNESS _____



MVE, INC.
ENGINEERS SURVEYORS

1903 Irelary street
colorado springs
719.635.5736

suite 200
co 80909
www.mvecivil.com

REVISIONS

MVE PROJECT **61073**

MVE DRAWING **-CON-PP1**

OCTOBER 17, 2017

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

JACKSON RANCH COURT
FROM STA 16+75.71
TO STA 25+11.85
JACKSON RANCH FILING NO. 4

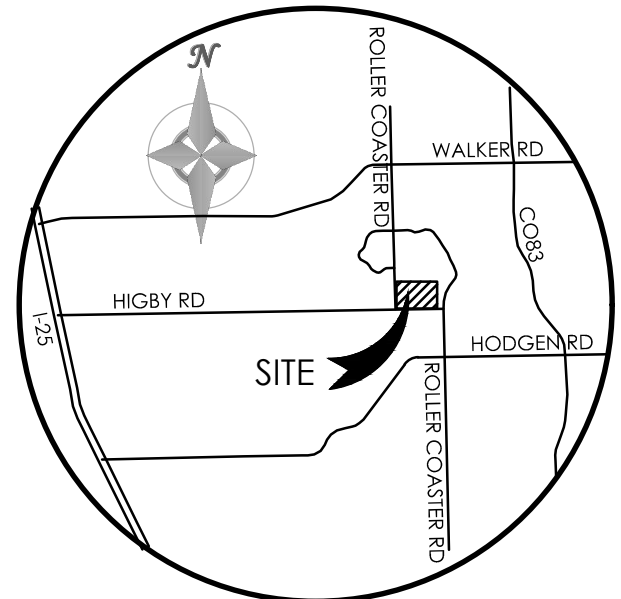
C1.2
SHEET 3 OF 4

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		EROSION CONTROL DATA	
MAP UNIT NUMBER	DESCRIPTION	TIMING	
40	KETTLE GRAVELLY LOAM, HYDROLOGIC SOIL GROUP B, SLIGHT TO MODERATE HAZARD OF EROSION	ANTICIPATED START & COMPLETION TIME PERIOD OF SITE GRADING	JANUARY, 2018 TO July, 2018
92	TOMAH-CROWFOOT COMPLEX HYDROLOGIC SOIL GROUP B, MODERATE HAZARD OF EROSION	EXPECTED DATE ON 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	B
		EXISTING PERCENT IMPERVIOUS	0%
		DEVELOPED PERCENT IMPERVIOUS	-
		LOCATION	
		LATITUDE	39.08350°
		LONGITUDE	-104.78778°

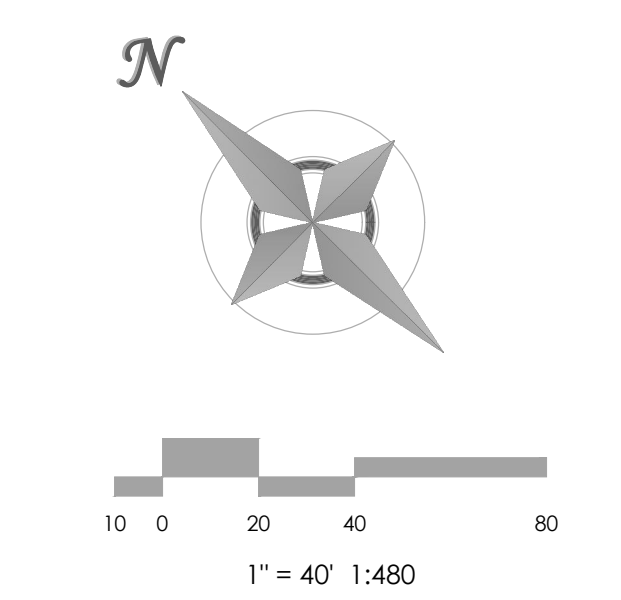
MAP SYMBOL	KEY	DESCRIPTION
	CWA	CONCRETE WASHOUT AREA
	SF	SILT FENCE
	SCL	SEDIMENT CONTROL LOG
	SBB	STRAW BALE BARRIER
	RS	ROCK SOCK
	ECB/DP	EROSION CONTROL BLANKET/PERMANENT DITCH PROTECTION
	VTC	VEHICLE TRACKING CONTROL
	SW	STREET SWEEPING
	IP	INLET PROTECTION
	OP	PERMANENT OUTLET PROTECTION (SEE CONSTRUCTION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



VICINITY MAP
NOT TO SCALE

BENCHMARK
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: THE SOUTH LINE OF THE 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 & MONUMENTED BY A 2 1/2" DIA. ALUMINUM CAP LS #23890 ON THE EAST & A 2 1/2" DIA. ALUMINUM CAP LS # 9853 ON THE WEST



MVE, INC.
ENGINEERS, SURVEYORS

1903 Bellway Street, Suite 200 Colorado Springs, CO 80909 719.635.5736

REVISIONS

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

JACKSON RANCH
FILING NO. 4

EROSION CONTROL PLAN
C1.3

MVE PROJECT **61073**
MVE DRAWING **CON-EC**

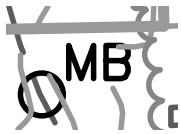
OCTOBER 17, 2017
SHEET 4 OF 4

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48 HOURS
BEFORE YOU DIG,
CALL UTILITY
LOCATORS
FOR LOCATING
AND MARKING GAS,
ELECTRIC, WATER
AND WASTEWATER

2-1987

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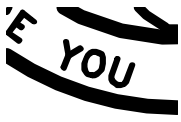
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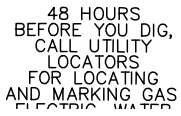
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CALL UTILITY
LOCATORS
FOR LOCATING
AND MARKING GAS,
ELECTRIC, WATER
AND WASTEWATER
2-1987

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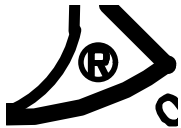
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CALL UTILITY
LOCATORS
FOR LOCATING
AND MARKING GAS,
ELECTRIC, WATER
AND WASTEWATER
2-1987

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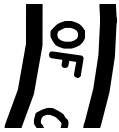
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48 HOURS
BEFORE YOU DIG,
CALL UTILITY
LOCATORS
FOR LOCATING
AND MARKING GAS,
ELECTRIC, WATER
AND WASTEWATER

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48 HOURS
BEFORE YOU DIG,
CALL UTILITY
LOCATORS
FOR LOCATING
AND MARKING GAS,
ELECTRIC, WATER

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BEFORE YOU DIG,

48 HOURS
BEFORE YOU DIG,
CALL UTILITY
LOCATORS

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48 HOURS

48 HOURS
BEFORE YOU DIG,
CALL UTILITY
LOCATORS

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BEFORE YOU DIG,
CALL UTILITY
LOCATORS

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48 HOURS
BEFORE YOU DIG,
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LOCATORS
FOR LOCATING
AND MARKING GAS,
ELECTRIC, WATER

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LOCATORS

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BEFORE YOU DIG,
CALL UTILITY
LOCATORS

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DESCRIPTION

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ANTICIPATED START &
COMPLETION TIME PERIOD
OF SITE GRADING
EXPECTED DATE ON
WHICH FINAL
STABILIZATION WILL BE
COMPLETED

AREAS

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DESCRIPTION
PERMEABILITY
SURFACE RUNOFF
HAZARD OF EROSION
HYDROLOGIC SOIL GR

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HYDROLOGIC SOIL GROUP
EXISTING PERCENT
IMPERVIOUS
DEVELOPED PERCENT
IMPERVIOUS
LOCATION
LATITUDE

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NOVEMBER, 2018

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SOIL DATA
PRIMARY SOIL
DESCRIPTION
PERMEABILITY

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DESCRIPTION
KETTLE GRAVELLY LOAM, HYDROLOGIC SOIL GROUP B, SLIGHT TO MODERATE HAZARD OF EROSION
TOMAH-CROWFOOT COMPLEX HYDROLOGIC SOIL GROUP B, SLIGHT TO MODERATE HAZARD OF EROSION

Subject: KETTLE GRAVELLY LOAM, HYDROLOGIC SOIL GROUP B, SLIGHT TO MODERATE HAZARD OF EROSION
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PRIMARY SOIL DESCRIPTION
 PERMEABILITY
 SURFACE RUNOFF

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AREAS
TOTAL AREA OF SITE
AREA OF THE SITE TO BE CLEARED, EXCAVATED OR GRADED
RECEIVING WATERS
NAME OF RECEIVING WATERS

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CHERRY CREEK

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LOCATION

LATITUDE

LONGITUDE

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LATITUDE

SURFACE RUNOFF
HAZARD OF EROSION
HYDROLOGIC SOIL GROUP
EXISTING PERCENT
IMPERVIOUS
DEVELOPED PERCENT
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HYDROLOGIC SOIL GROUP

LATITUDE

LONGITUDE

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LONGITUDE

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SLOW

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MAP UNIT
NUMBER

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MAP UNIT NUMBER

EROSION CONTROL DATA

TIMING
ANTICIPATED START & COMPLETION TIME PERIOD OF SITE GRADING
EXPECTED DATE ON WHICH FINAL STABILIZATION WILL BE COMPLETED

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ANTICIPATED START & COMPLETION TIME PERIOD OF SITE GRADING

LIMITED TO THOSE NOTED ON THIS PLAN.
7. SEDIMENT (MUD AND DIRT) TRANSPORTED OFF-SITE & CLEARED AT THE END OF EACH DAY.

HYDROLOGIC SOIL GROUP	
MAP UNIT NUMBER	DESCRIPTION

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HYDROLOGIC SOIL GROUP

SLOW
SLIGHT TO MODERATE
B

Subject:
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SLIGHT TO MODERATE

3.0 ACRES

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3.0 ACRES

RECEIVING WATERS
NAME OF RECEIVING WATERS
SOIL DATA
PRIMARY SOIL DESCRIPTION

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NAME OF RECEIVING WATERS

"HYDROLOGIC SOIL GROUP B, SLIGHT TO MODERATE HAZARD OF EROSION"
TOMAH-CROWFOOT COMPLEX HYDROLOGIC SOIL GROUP B, MODERATE HAZARD OF EROSION

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TOMAH-CROWFOOT COMPLEX HYDROLOGIC SOIL GROUP B, MODERATE HAZARD OF EROSION

JANUARY, 2018 TO
July, 2018

NOVEMBER, 2018

Subject:
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Author: AutoCAD SHX Text
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Color:

JANUARY, 2018 TO July, 2018

HAZARD OF EROSION
HYDROLOGIC SOIL GRC
EXISTING PERCENT
IMPERVIOUS
DEVELOPED PERCENT
IMPERVIOUS

LOCATION

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EXISTING PERCENT IMPERVIOUS

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PERMEABILITY
SURFACE RUNOFF
HAZARD OF EROSION
HYDROLOGIC SOIL GROUP
EXISTING PERCENT
IMPERVIOUS

Subject:
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HAZARD OF EROSION

COMPLETED

AREAS

TOTAL AREA OF SITE
AREA OF THE SITE TO BE
CLEARED, EXCAVATED OR
GRADED

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TOTAL AREA OF SITE

dsdlaforce (1)



Subject: Callout
Page Label: [1] 61073-CON-CS-C1.0
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Add as a 3rd paragraph in the signature block. Similar comment applies to Filing 3: 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.