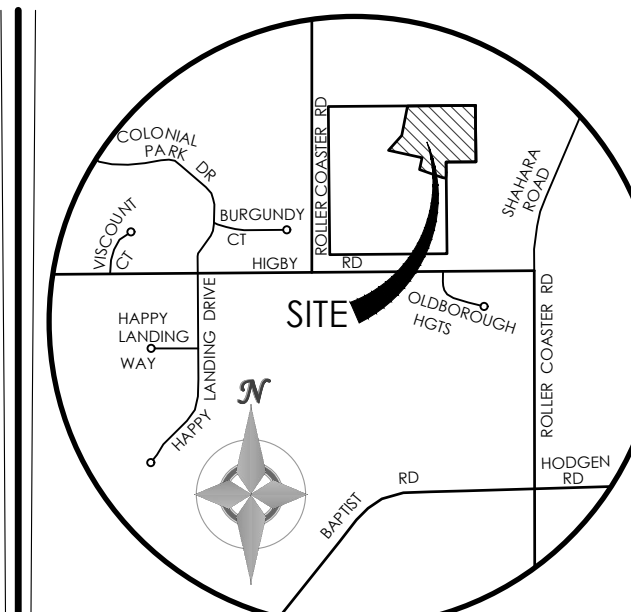


CONSTRUCTION PLANS for JACKSON RANCH FILING NO. 4

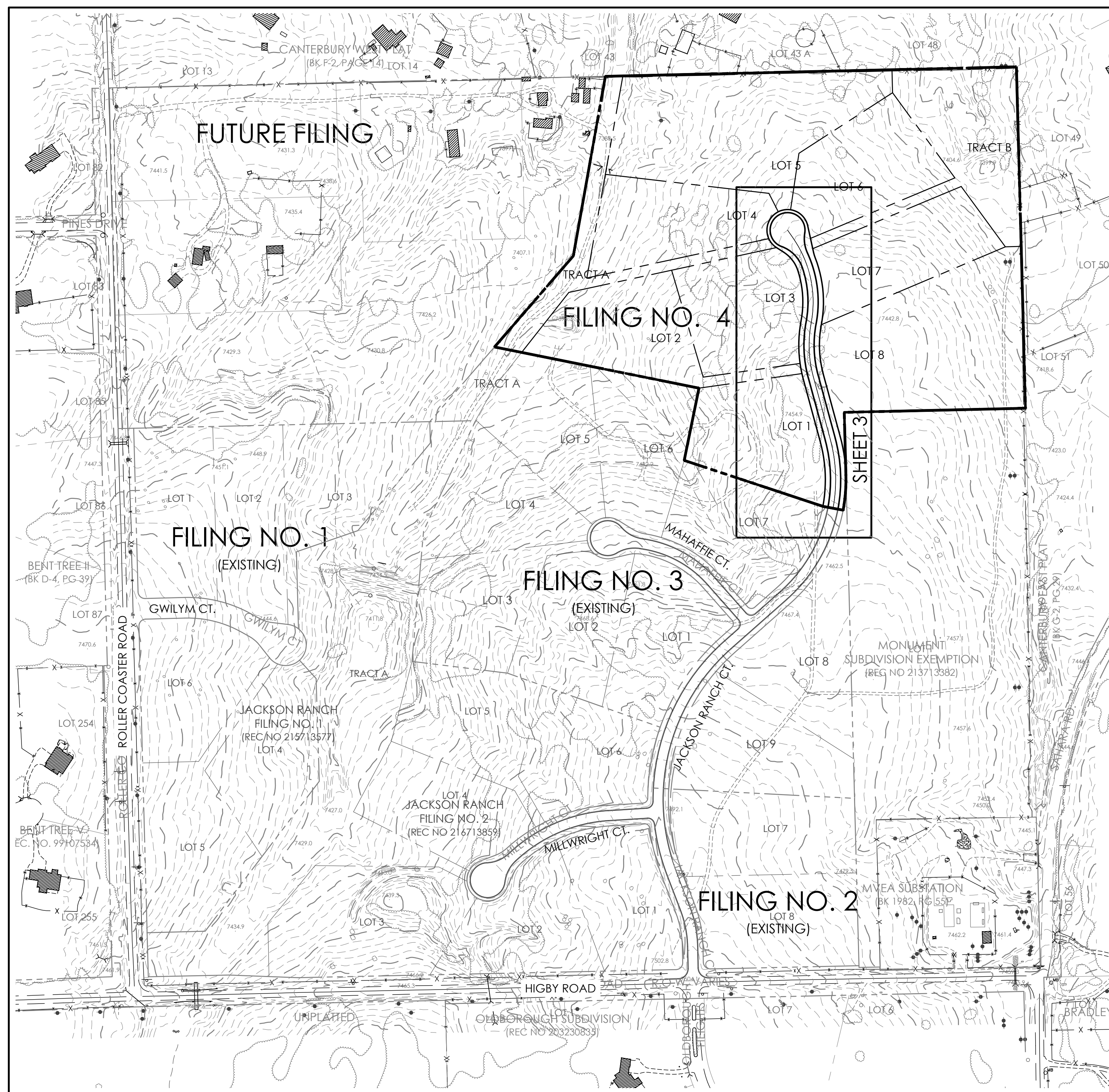
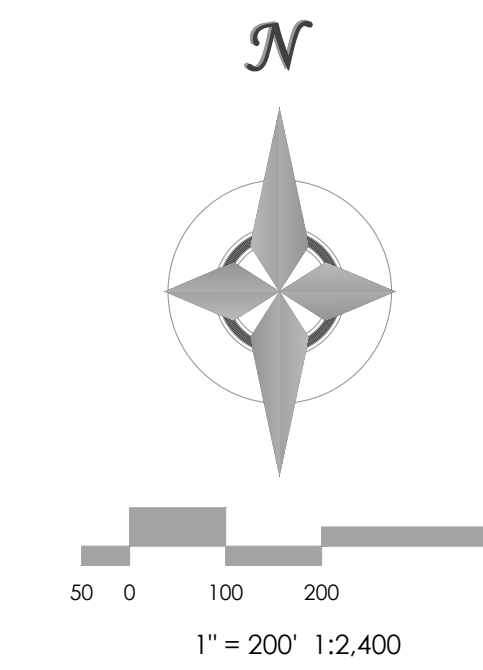
SECTION 21, TOWNSHIP 11 SOUTH, RANGE 66 WEST OF THE 6TH P.M., EL PASO
COUNTY, COLORADO



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' (NAVDB88).

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



N
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
FRC	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	PL	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

BOUNDARY LINE	-----	PROPOSED	-----
ADJACENT BOUNDARY LINE	-----	LOT LINE	-----
ADJACENT LOT LINE	-----	EASEMENT LINE	-----
EASEMENT LINE	-----	CENTER LINE	-----
INDEX CONTOUR	----- 6030	INDEX CONTOUR	----- 6030
INTERMEDIATE CONTOUR	----- 6028	INTERMEDIATE CONTOUR	-----
TEST HOLE LOCATION	+	SLOPE / GRADE	4:1 2.6%
CURB AND GUTTER	=====	SPOT ELEVATION	35.0
SIGN	○		
FENCE	—x—x—		
LIGHT POLE	○		
MANHOLE	⊕		
UTILITY POLE	○		
MISC OBJECT	○		
PILE	○		
CULVERT	— — — —		
ROCK	⊕		
MAILBOX	⊕		
TREE	○		
RIPRAP	⊕		
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

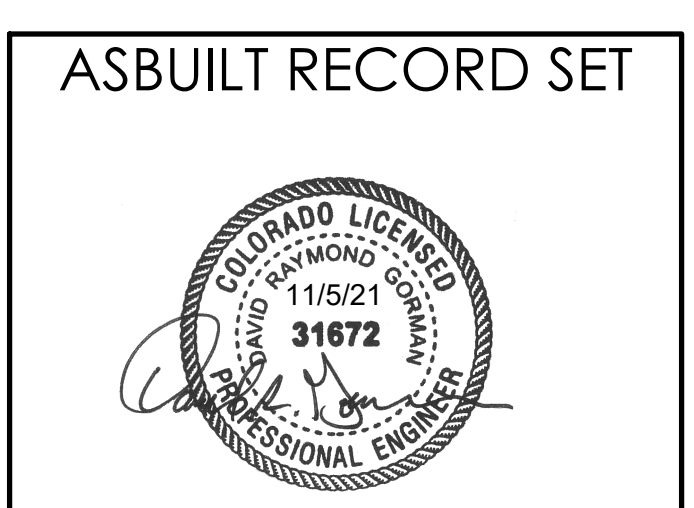
EL PASO COUNTY PLANNING
EPC PLANNING AND COMMUNITY DEVELOPMENT
2880 INTERNATIONAL CIRCLE, SUITE 110
COLORADO SPRINGS, CO 80910
(719) 520-6300

STREETS AND RIGHTS-OF-WAY
EPC DEPARTMENT OF PUBLIC WORKS
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

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 J. BROWN _____ DATE _____
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

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

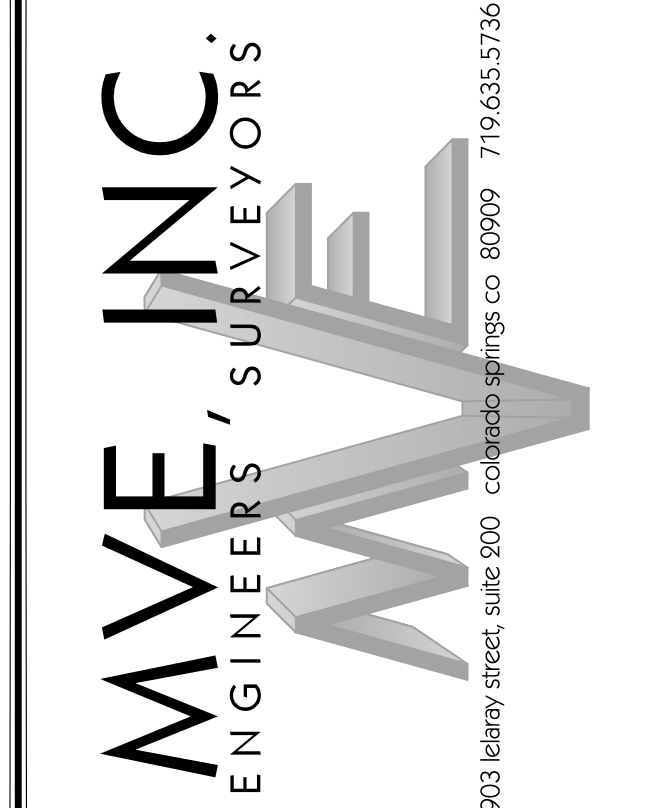
EL PASO COUNTY:

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.

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.

JENNIFER IRVINE, P.E. _____ DATE _____
COUNTY ENGINEER / ECM ADMINISTRATOR PCD PROJ. NO. SF-17-016



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

**JACKSON RANCH
FILING NO. 4
COVER SHEET**

C1.0
MVE PROJECT #1073
MVE DRAWING #CON-CS

**December 16, 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...
3. EXISTING CONDITIONS SHALL BE VERIFIED BY THE GENERAL CONTRACTOR...
4. SOIL PREPARATION, SEEDING, AND MULCHING FOR AN ESTIMATED 3.3 ACRES WILL BE REQUIRED ON ALL DISTURBED AREAS NOT SURFACED...

Table with 4 columns: GRASS, VARIETY, AMOUNT IN PLS LBS PER AC. Rows include Sideoats Gramma, Western Wheatgrass, Slender Wheatgrass, Little Bluestem, Sand Dropseed, Switch Grass, Weeping Love Grass.

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...
4. A SEPARATE STORMWATER MANAGEMENT PLAN (SWMP) FOR THIS PROJECT SHALL BE COMPLETED AND AN EROSION AND STORMWATER QUALITY CONTROL PERMIT (ESQCP) ISSUED PRIOR TO COMMENCING CONSTRUCTION...

- 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...
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 COLLECTION SYSTEM AND STORMWATER APPEARANCES AS A RESULT OF SITE DEVELOPMENT...

COLORADO DEPARTMENT OF PUBLIC HEALTH AND ENVIRONMENT
WATER QUALITY CONTROL DIVISION, WQCD - PERMITS
4300 CHERRY CREEK DRIVE SOUTH
DRIVER, CO 80846-1530
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...
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...

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...
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, 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 1/2" DIAMETER ALUMINUM CAP LS #23890 ON THE EAST AND A 2 1/2" DIAMETER ALUMINUM CAP LS # 9853 ON THE WEST

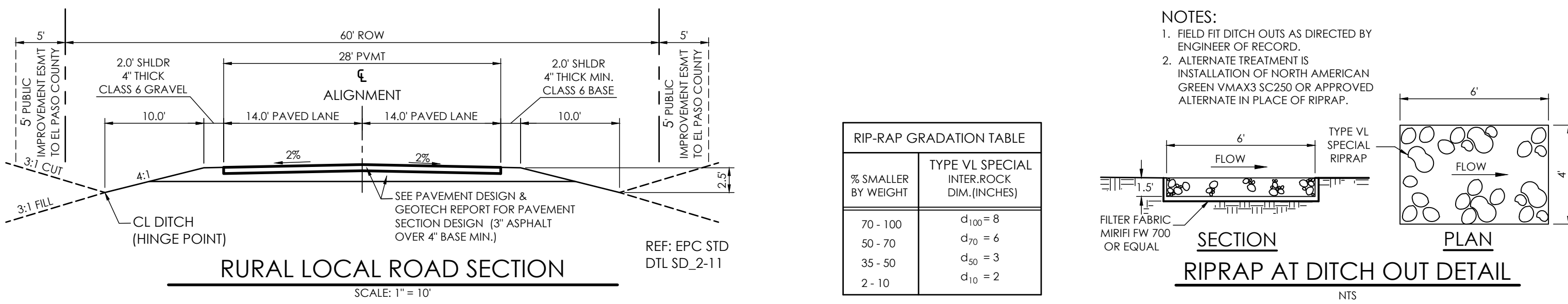
EAST MONUMENT: NORTHINGS: 8956.29' EASTING: 7639.19'

WEST MONUMENT: NORTHINGS: 9000.00' EASTING: 8000.00'

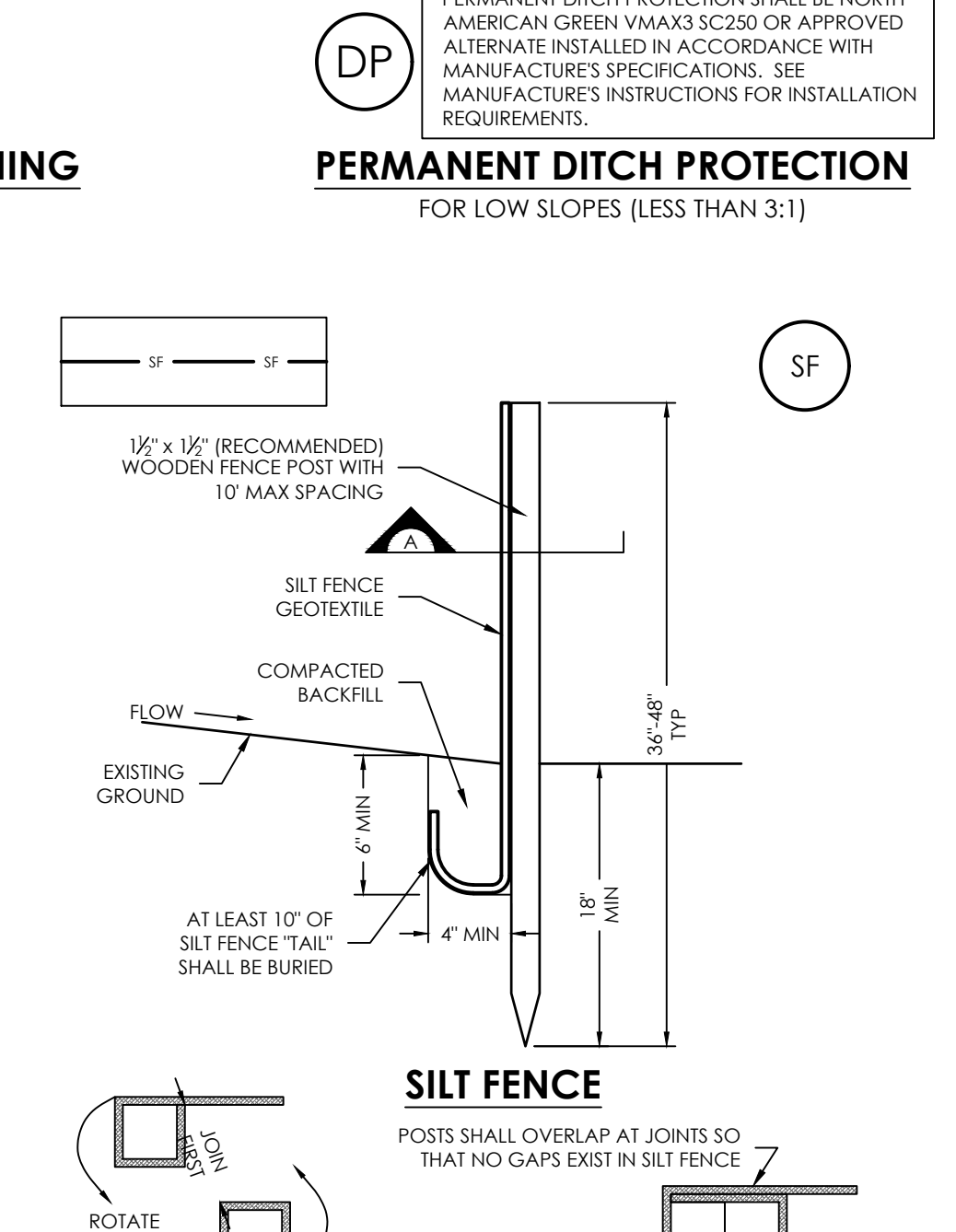
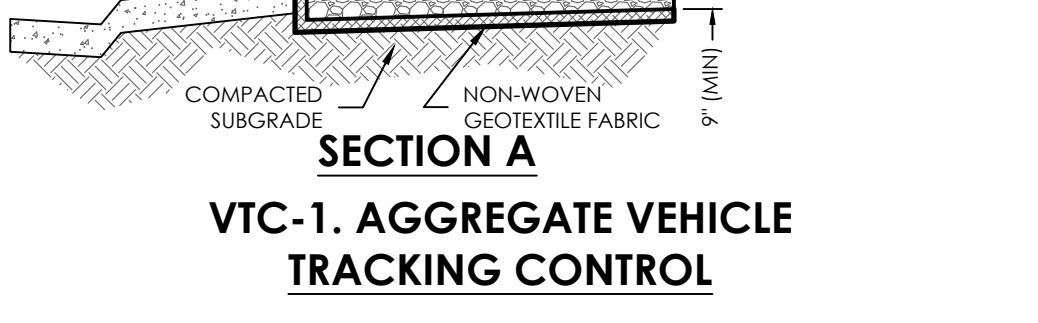
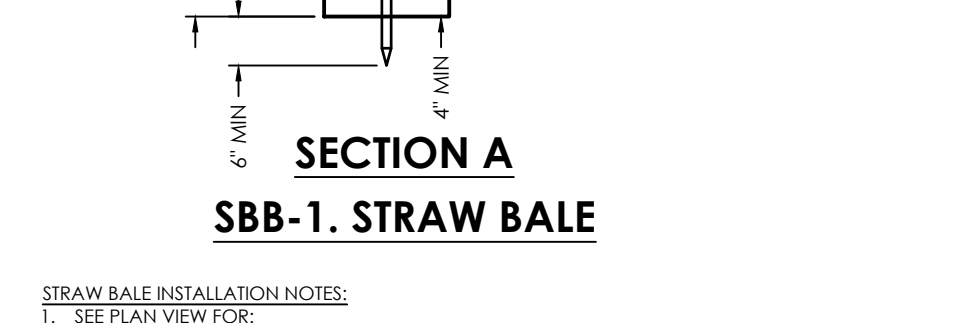
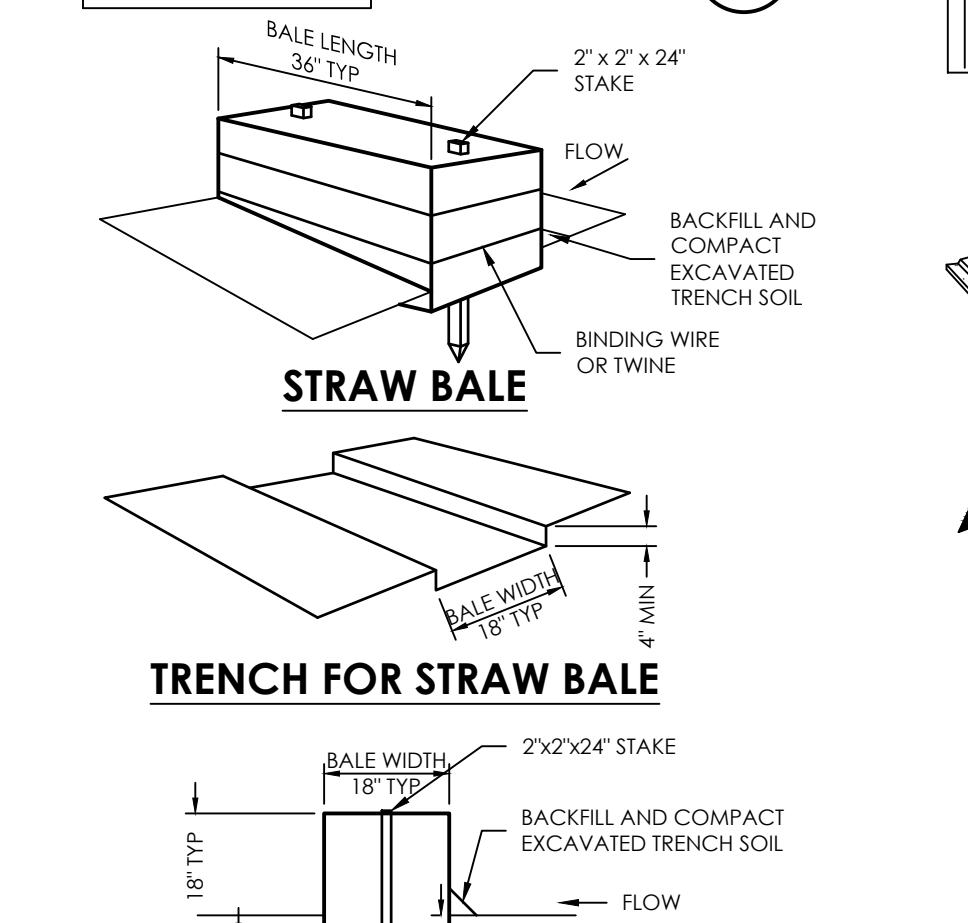
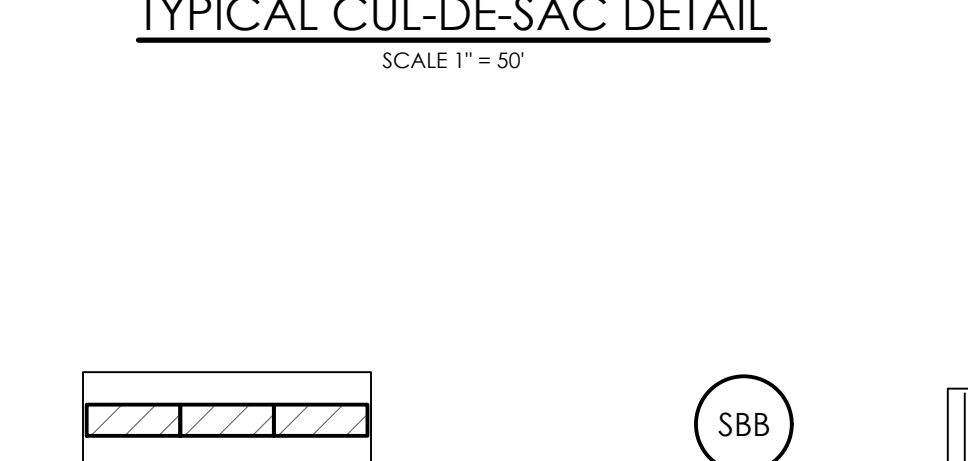
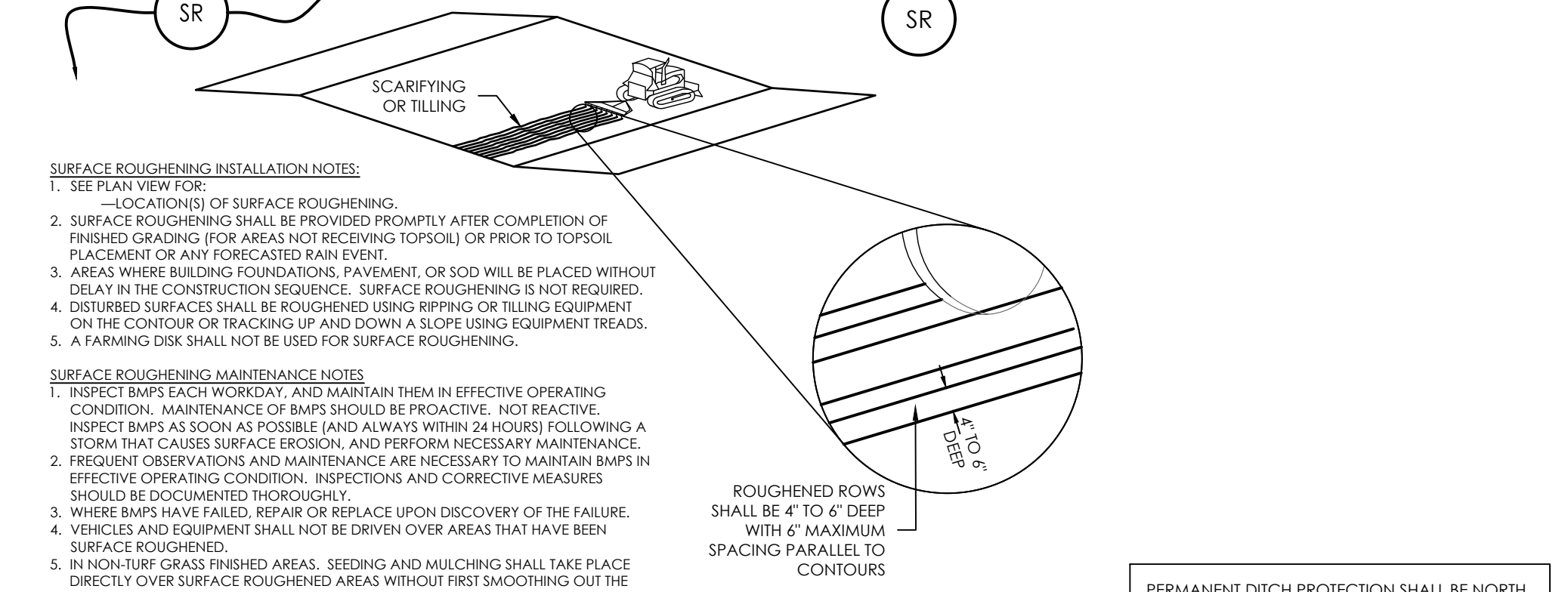
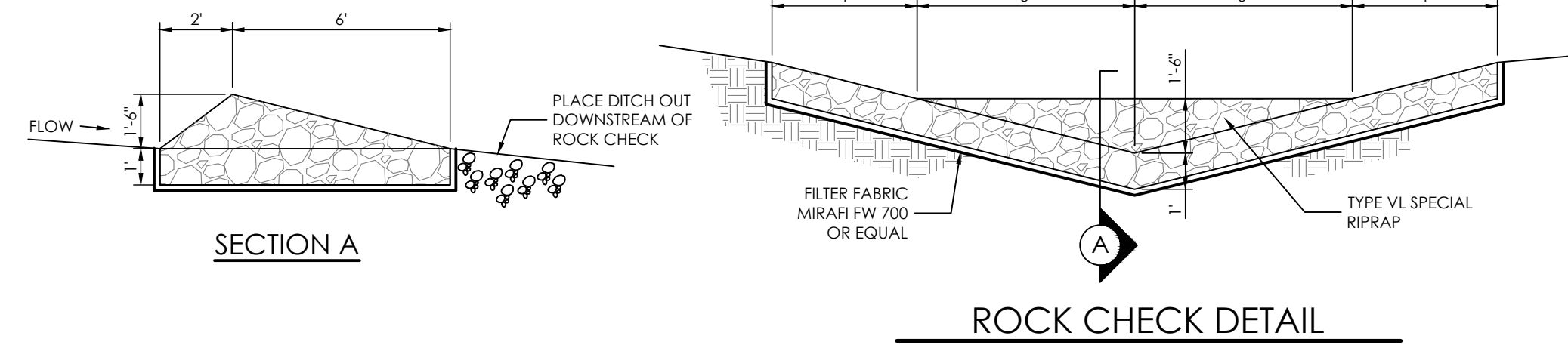
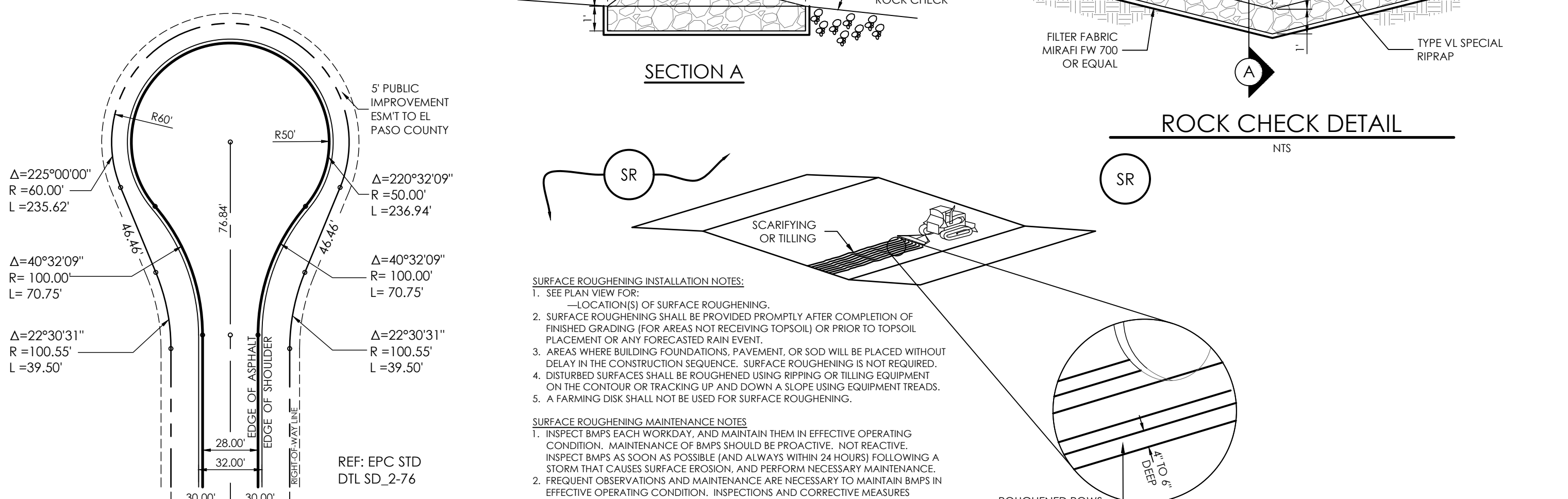
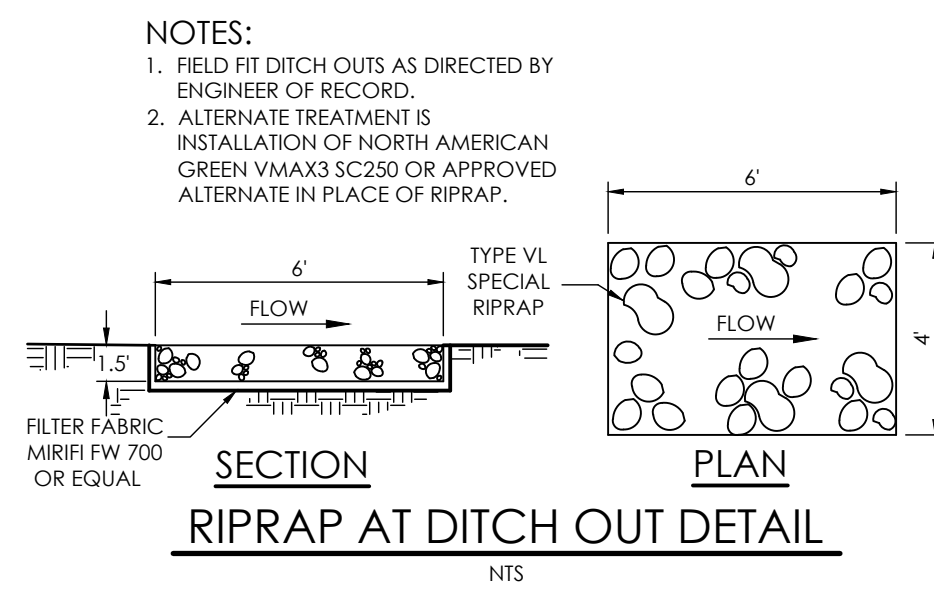
BENCHMARK: THE BENCHMARK FOR THESE PLANS IS THE TOP OF PANEL POINT 'SW', LOCATED NORTHWEST OF ROLLER COASTER ROAD & HIGBY ROAD, NORTHING: 5061.61', EASTING: 4958.09', ELEVATION = 7461.14' (NAVDB8).

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

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.



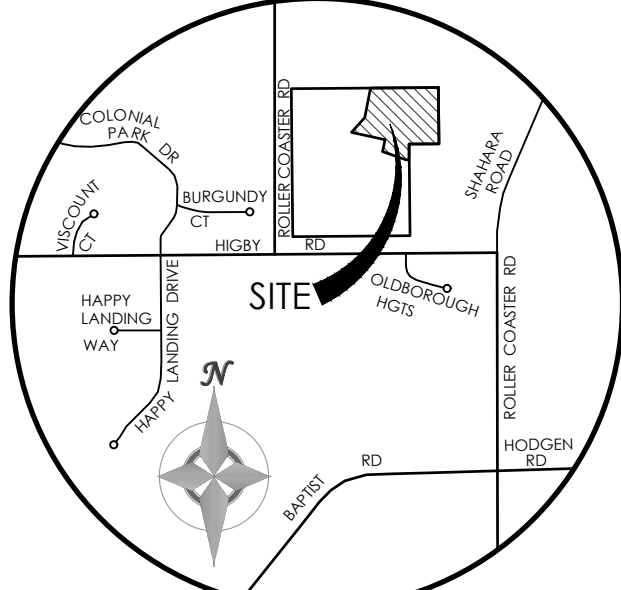
RIP-RAP GRADATION TABLE
TYPE VL SPECIAL INTER ROCK DIM. (INCHES)
d100 = 8
d75 = 6
d50 = 3
d25 = 2



- STRAW BALE INSTALLATION NOTES:
1. SEE PLAN VIEW FOR LOCATIONS OF STRAW BALES.
2. STRAW BALES SHALL CONSIST OF CERTIFIED WHEED FREE STRAW OR HAY. LOCAL JURISDICTIONS MAY REQUIRE PROOF THAT BALES ARE WHEED FREE.
3. STRAW BALES SHALL CONSIST OF APPROXIMATELY 5 CUBIC FEET OF STRAW OR HAY AND WEIGH NOT LESS THAN 35 POUNDS.
4. WHEN STRAW BALES USED IN SERIES AS A BARRIER, THE END OF EACH BALE SHALL BE TIGHTLY BUTTING 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 SHALL BE SINGLED SO THAT BINDING TWINE IS ENCOMPASSING THE VERTICAL SIDES OF THE BALES. ALL EXCAVATED SOIL SHALL BE PLACED ON THE UPDRILL SIDE OF THE STRAW BALES AND COMPACTED.
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" TO THE GROUND.

- STABILIZED CONSTRUCTION ENTRANCE/EXIT INSTALLATION NOTES:
1. SEE PLAN VIEW FOR LOCATIONS OF CONSTRUCTION ENTRANCE/EXIT(S).
2. TYPE OF CONSTRUCTION ENTRANCE/EXIT(S) WITH/WITHOUT WHEEL WASH (WHICH SHALL BE NOT LESS THAN 15 FEET LONG).
3. CONSTRUCTION MAT OR TRM STABILIZED CONSTRUCTION ENTRANCES ARE ONLY TO BE USED ON SHORT DURATION PROJECTS (TYPICALLY RANGING FROM A WEEKS TO A MONTH) WHERE THERE WILL BE LIMITED VEHICLE ACCESS.
4. STABILIZED CONSTRUCTION ENTRANCE/EXIT SHALL BE LOCATED AT ALL ACCESS POINTS WHERE VEHICLES ACCESS THE CONSTRUCTION SITE FROM LOCAL JURISDICTION.
5. A NON-WOVEN GEOTEXTILE FABRIC SHALL BE PLACED UNDER THE STABILIZED CONSTRUCTION ENTRANCE/EXIT PRIOR TO THE PLACEMENT OF ROCK.
6. UNLESS OTHERWISE SPECIFIED BY LOCAL JURISDICTION, ROCK SHALL CONSIST OF DOT SECT. #703, AASHTO #3 COARSE AGGREGATE OR 6" MINUS ROCK.

- SILT FENCE INSTALLATION NOTES:
1. 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 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 FILLED RIGHT 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 '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.



BENCHMARK: THE BENCHMARK FOR THESE PLANS IS THE TOP OF PANEL POINT 'SW', LOCATED NORTHWEST OF ROLLER COASTER ROAD & HIGBY ROAD, ELEVATION = 7461.14' (NAVDB8).

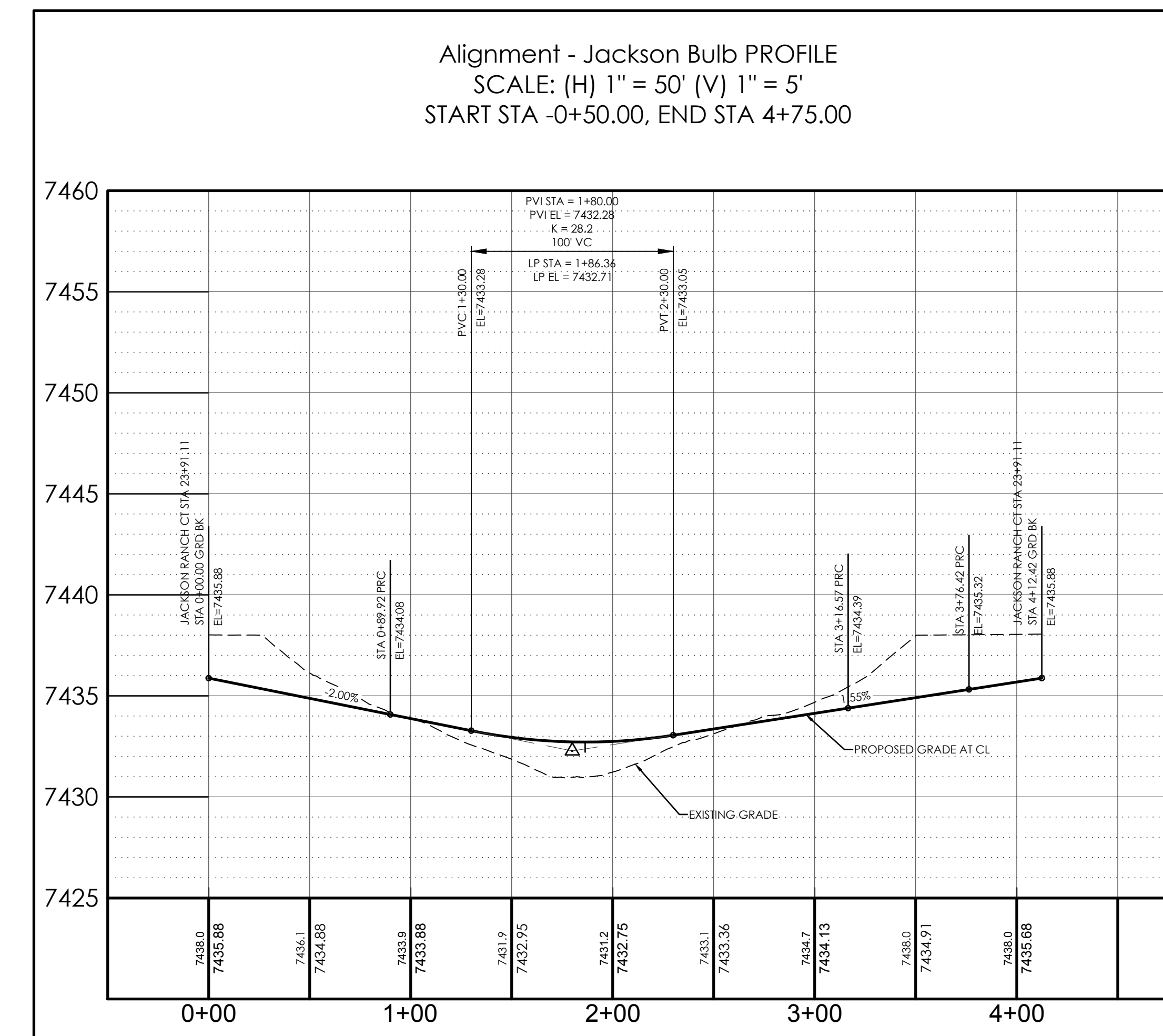
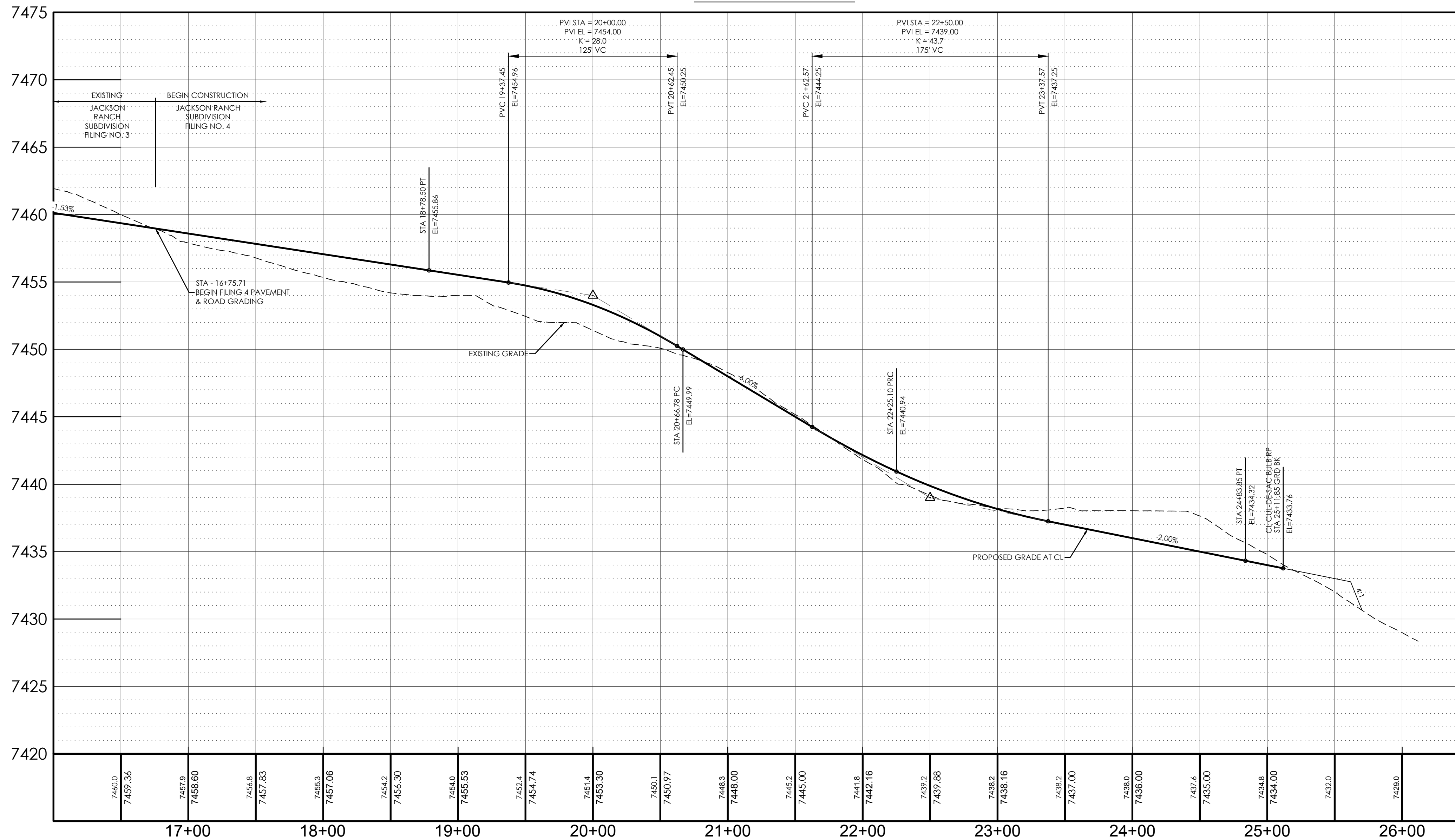
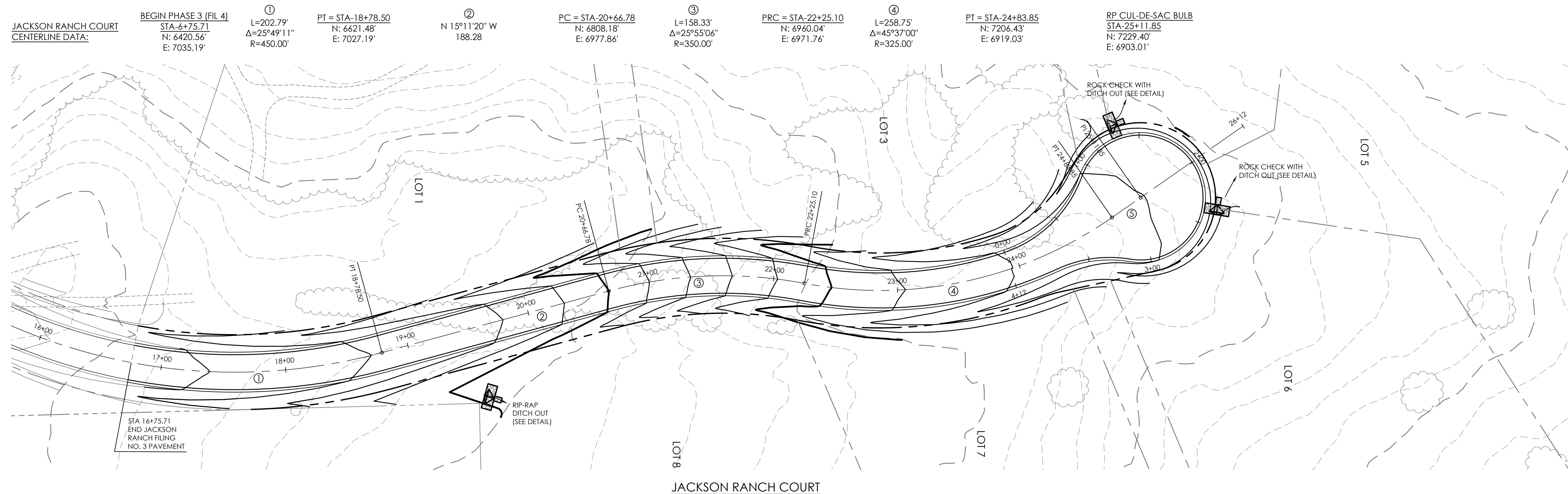
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MVE PROJECT #1073 CON-GN
MVE DRAWING

MVE INC. ENGINEERS & SURVEYORS
1903 kelley street, suite 200 colorado springs co 80909 719.635.5736

ASBUILT RECORD SET
REVISIONS
DESIGNED BY CCC
DRAWN BY TJW
CHECKED BY AS-BUILTS BY CHECKED BY

JACKSON RANCH FILING NO. 4
GENERAL NOTES AND DETAILS
C1.1
MVE PROJECT #1073 CON-GN
December 16, 2017
SHEET 2 OF 4



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

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

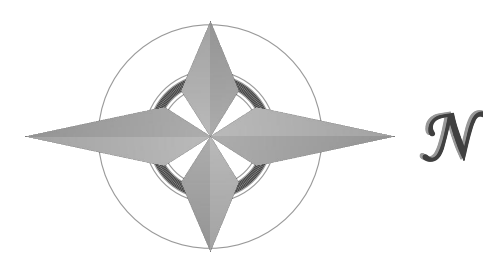
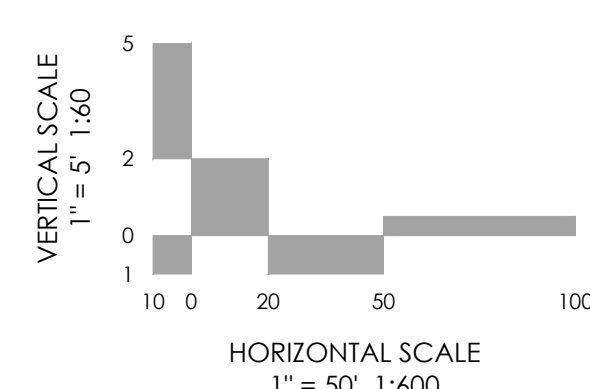
THICKNESS: _____

COMPOSITE SECTION:

HMA _____ BASE _____

SUBGRADE STABILIZATION:

CHEMICAL TYPE _____ MECHANICAL THICKNESS _____



MVE, INC.
ENGINEERS SURVEYORS

1903 Irlary street
colorado springs
719.635.5736

suite 200
co 80909
www.mvecivil.com

REVISIONS

MVE PROJECT **61073**
MVE DRAWING **-CON-PP1**

December 16, 2017

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

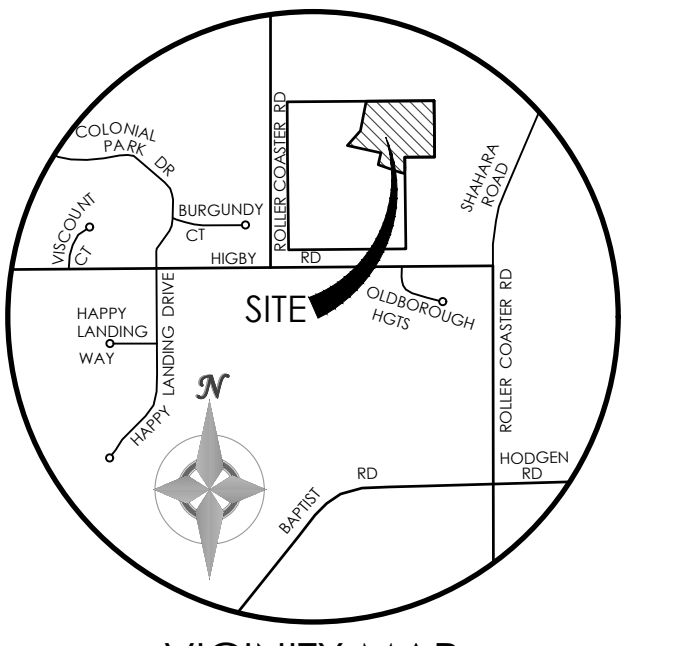
1. ALL DISTURBED AREAS SHALL BE REVEGETATED. SEE GENERAL NOTES FOR SEED MIX AND APPLICATION NOTES.
2. RIP-RAP APRONS WILL BE PLACED AT ALL CULVERT OUTLETS. (SEE DETAILS FOR RIP-RAP APRONS ON THIS SHEET.)
3. HAY BALES WILL BE PLACED UPSTREAM OF CULVERTS IN NEW ROADSIDE DITCHES AS DETERMINED IN THE FIELD 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 EXPECTED DATE ON WHICH FINAL STABILIZATION WILL BE COMPLETED	JANUARY, 2018 TO JULY, 2018 NOVEMBER, 2018
92	TOMAH-CROWFOOT COMPLEX HYDROLOGIC SOIL GROUP B, MODERATE HAZARD OF EROSION	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
	VIC	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

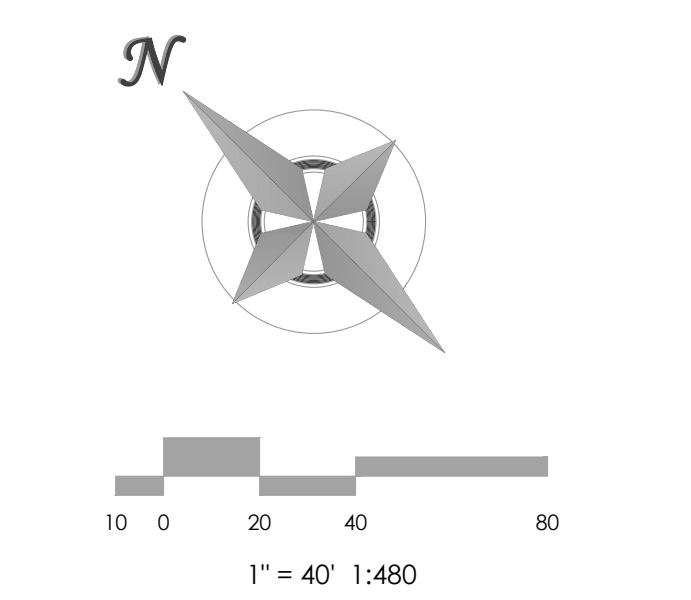


ASBUILT RECORD SET



VICINITY MAP
 BENCHMARK: NOT TO SCALE
 THE BENCHMARK FOR THESE PLANS IS THE TOP OF PANEL POINT "SW", LOCATED NORTHWEST OF ROLLER COASTER ROAD & HIGBY ROAD. ELEVATION = 7461.14' (NAVDS88).

BASIS OF BEARINGS: THE SOUTH LINE OF THE NW QUARTER OF SEC 21, T 11 S, R 86 W OF THE 8TH 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 kelley street, suite 200 colorado springs, co. 80909 719.635.5736

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

December 16, 2017
SHEET 4 OF 4