

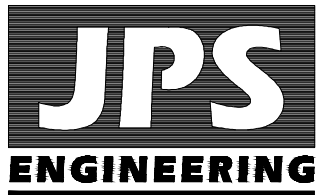
# SETTLERS RANCH

## Filing No. 3

### Grading & Erosion Control Plans

#### El Paso County, Colorado

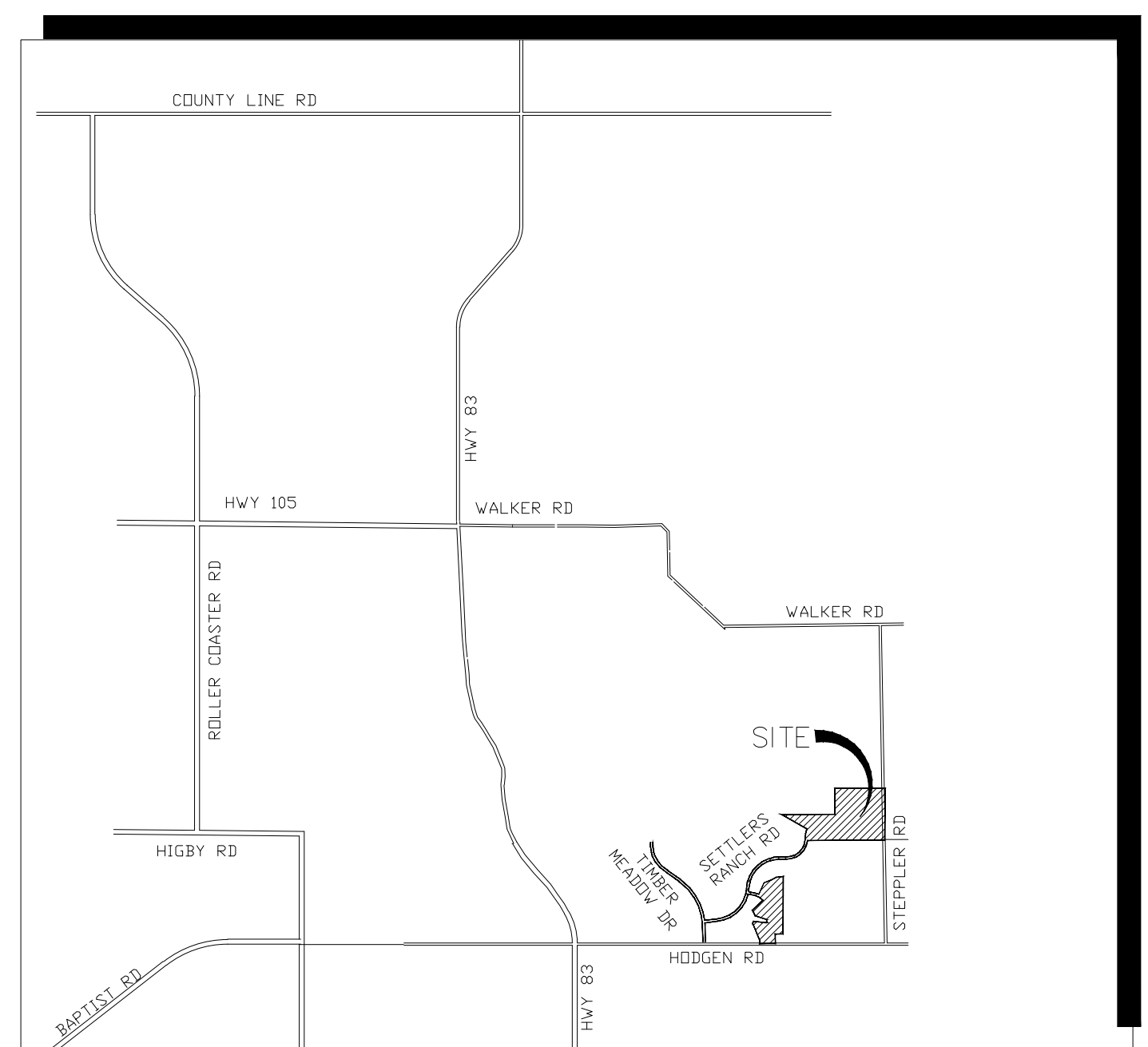
CALL UTILITY NOTIFICATION  
CENTER OF COLORADO  
1-800-922-1987  
CALL 2-BUSINESS DAYS IN ADVANCE  
BEFORE YOU DIG, GRADE, OR EXCAVATE  
FOR THE MARKING OF UNDERGROUND  
MEMBER UTILITIES.



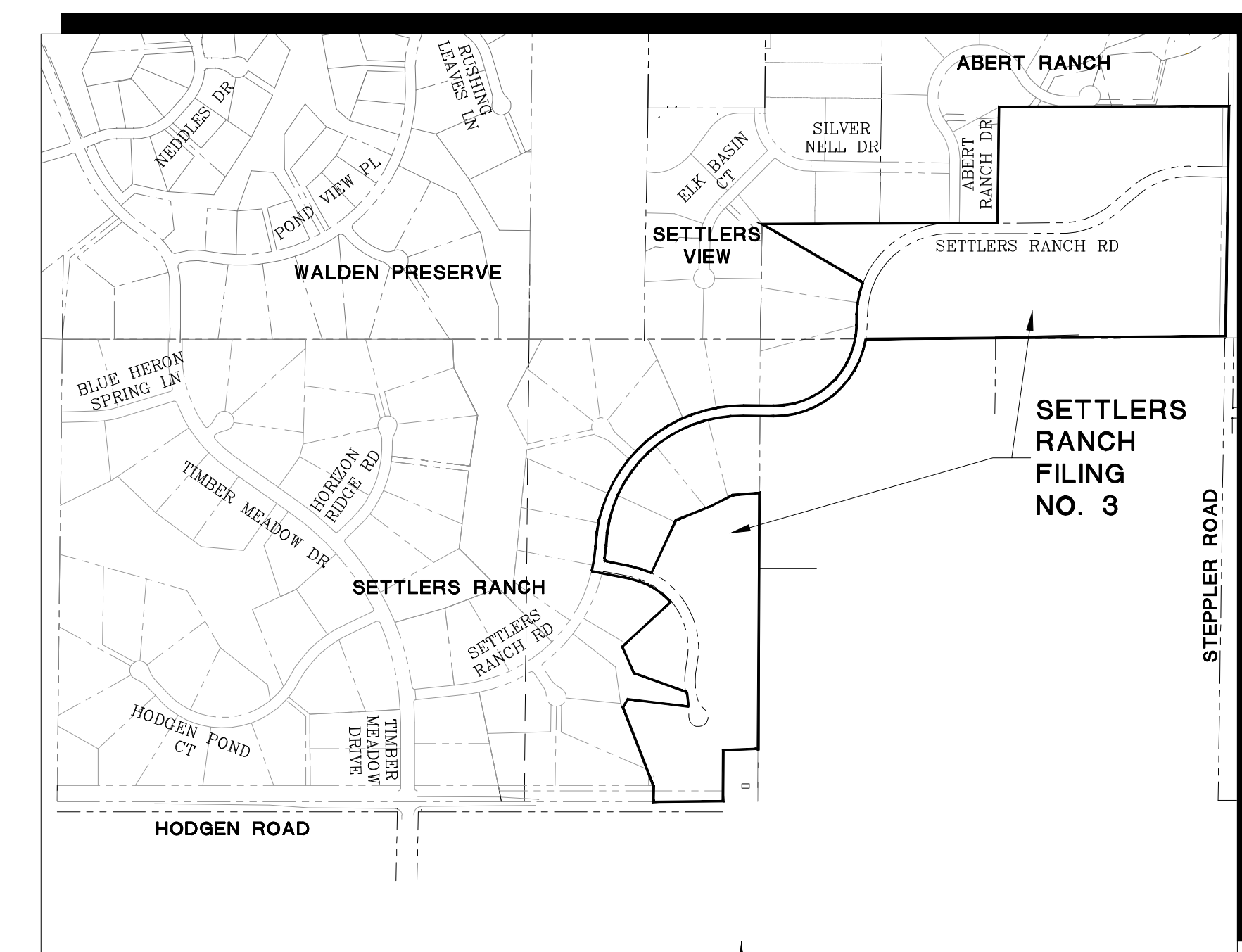
19 E. Willamette Ave.  
Colorado Springs, CO  
80903  
PH: 719-477-9429  
FAX: 719-471-0766  
www.jpsegr.com



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VICINITY MAP  
NOT TO SCALE

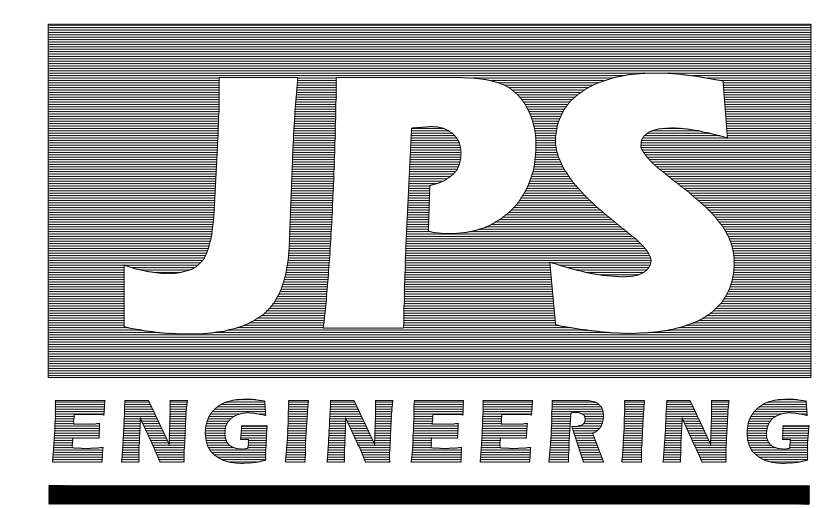


SITE MAP  
NOT TO SCALE

PREPARED FOR:

**Hodgen Settlers Ranch, LLC**  
P.O. Box 1488  
Monument, CO 80132

PREPARED BY:



19 East Willamette Avenue  
Colorado Springs, Colorado 80903  
APRIL, 2024

SHEET INDEX

C0.1-F3	GEC TITLE SHEET
G2-F3	GENERAL NOTES
TY1-F3	TYPICAL SECTION & DETAILS
C1.1-F3	SITE GRADING & EROSION CONTROL PLAN
C1.2-F3	WEST SITE GRADING & EROSION CONTROL PLAN
C1.3-F3	EAST SITE GRADING & EROSION CONTROL PLAN
C2.0-F3	LOT GRADING NOTES & DETAILS
C2.1-F3	GRADING & EROSION CONTROL NOTES
C2.2-F3	EROSION CONTROL DETAILS
C3.1-F3	DETENTION POND #5 PLAN
C3.2-F3	DETENTION POND #5 DETAILS

ENGINEER:

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 LIABILITY CAUSED BY NEGLIGENT ACTS, ERRORS OR OMISSIONS ON MY PART IN PREPARATION OF THESE DETAILED PLANS AND SPECIFICATIONS.

JOHN P. SCHWAB, P.E. #29891 \_\_\_\_\_ DATE

OWNER/DEVELOPER'S STATEMENT:

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

HODGEN SETTLERS RANCH, LLC \_\_\_\_\_ DATE  
P.O. BOX 1488  
MONUMENT, COLORADO 80132

EL PASO COUNTY:

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

FILED IN ACCORDANCE WITH THE REQUIREMENTS OF THE EL PASO COUNTY LAND DEVELOPMENT CODE, DRAINAGE CRITERIA MANUAL, VOLUMES 1 AND 2, AND ENGINEERING CRITERIA MANUAL AS AMENDED.

IN ACCORDANCE WITH ECM SECTION 1.12, THESE CONSTRUCTION DOCUMENTS WILL BE VALID FOR CONSTRUCTION FOR A PERIOD OF 2 YEARS. IF CONSTRUCTION HAS NOT STARTED WITHIN THOSE 2 YEARS, THEY WILL NEED TO BE RESUBMITTED FOR APPROVAL, INCLUDING PAYMENT OF REVIEW FEES AT THE PLANNING AND COMMUNITY DEVELOPMENT DIRECTOR'S DISCRETION.

JOSHUA PALMER, P.E. \_\_\_\_\_ DATE  
COUNTY ENGINEER / ECM ADMINISTRATOR

AGENCIES/CONTACTS

DEVELOPER:	HODGEN SETTLERS RANCH, LLC P.O. BOX 1488 MONUMENT, CO 80132 MR. MARK DAVIS (719)338-3116	GAS DEPARTMENT:	BLACK HILLS ENERGY 11140 E. WOODMEN ROAD COLORADO SPRINGS, CO 80908 (719)393-6625
CIVIL ENGINEER:	JPS ENGINEERING, INC. 19 E. WILLAMETTE AVENUE COLORADO SPRINGS, CO 80903 MR. JOHN P. SCHWAB, P.E. (719)477-9429	ELECTRIC DEPARTMENT:	MOUNTAIN VIEW ELECTRIC ASSOCIATION 11140 E. WOODMEN ROAD COLORADO SPRINGS, CO 80908 (719)495-2283
LOCAL ROADS & DRAINAGE	EL PASO COUNTY DSD 2880 INTERNATIONAL CIRCLE COLORADO SPRINGS, CO 80910 (719) 477-9429	TELEPHONE COMPANY:	QWEST COMMUNICATIONS (LOCATORS) (800)922-1987  A.T. & T. (LOCATORS) (719)635-3674
STATE HIGHWAY	COLORADO DEPARTMENT OF TRANSPORTATION REGION 2 905 N. ERIE AVE. PUEBLO, CO 81002 (719)546-5707	FIRE DEPARTMENT:	TRI-LAKES MONUMENT FIRE RESCUE AUTHORITY (719)266-3382

NOTE: NOT WITHSTANDING 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 TO BE ACCEPTABLE.

BASIS OF BEARING:  
ALL BEARINGS USED ON THIS PLAT ARE BASED ON AN ASSUMED BEARING OF N90°00'00"E BETWEEN A 3" GALVANIZED STEEL CAP (ILLEGIBLE) AT THE SOUTHWEST CORNER OF SECTION 23, TOWNSHIP 11 SOUTH, RANGE 66 WEST OF THE 6TH P.M.; AND A 3" GALVANIZED STEEL CAP (ILLEGIBLE) AT THE SOUTHEAST CORNER OF SAID SECTION 23.

BENCHMARK:  
TEMPORARY BENCHMARK, PANEL POINT #109 FROM AERIAL TOPOGRAPHY SURVEY PROVIDED BY MVE. ELEV.=7577.66 (SEE SHEET C1)

SETTLERS RANCH FILING NO. 3

TITLE SHEET

No.	REVISION	BY	DATE
/A	FILING NO. 3 PLAT SUBMITTAL	JPS	4/8/24

HORZ. SCALE: 1"=50'	DRAWN: RMD
VERT. SCALE: 1"=5'	DESIGNED: JPS
SURVEYED: RAMPART	CHECKED: JPS
CREATED: 4/05/18	LAST MODIFIED: 4/8/24
PROJECT NO: 030501	MODIFIED BY: MSP
SHEET:	



COUNTY GENERAL NOTES:

- 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.
- CONTRACTOR SHALL BE RESPONSIBLE FOR THE NOTIFICATION AND FIELD NOTIFICATION OF ALL EXISTING UTILITIES, WHETHER SHOWN ON THE PLANS OR NOT, BEFORE BEGINNING CONSTRUCTION. LOCATION OF EXISTING UTILITIES SHALL BE VERIFIED BY THE CONTRACTOR PRIOR TO CONSTRUCTION. CALL 811 TO CONTACT THE UTILITY NOTIFICATION CENTER OF COLORADO (UNCC).
- CONTRACTOR SHALL KEEP A COPY OF THESE APPROVED PLANS, THE GRADING AND EROSION CONTROL PLAN, THE STORMWATER MANAGEMENT PLAN (SWMP), THE SOILS AND GEOTECHNICAL REPORT, AND THE APPROPRIATE DESIGN AND CONSTRUCTION STANDARDS AND SPECIFICATIONS AT THE JOB SITE AT ALL TIMES, INCLUDING THE FOLLOWING:
  - EL PASO COUNTY ENGINEERING CRITERIA MANUAL (ECM)
  - CITY OF COLORADO SPRINGS/EL PASO COUNTY DRAINAGE CRITERIA MANUAL, VOLUMES 1 AND 2
  - COLORADO DEPARTMENT OF TRANSPORTATION (CDOT) STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION
  - CDOT M & S STANDARDS
- 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 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.
- 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.
- CONTRACTOR SHALL SCHEDULE A PRE-CONSTRUCTION MEETING WITH EL PASO COUNTY DEVELOPMENT SERVICES DEPARTMENT (DSD) – INSPECTIONS, PRIOR TO STARTING CONSTRUCTION.
- 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.
- 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.
- ALL STORM DRAIN PIPE SHALL BE CLASS III RCP WITH CLASS B BEDDING UNLESS OTHERWISE NOTED AND APPROVED BY DSD.
- 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.
- ALL CONSTRUCTION TRAFFIC MUST ENTER/EXIT THE SITE AT APPROVED CONSTRUCTION ACCESS POINTS.
- SIGHT VISIBILITY TRIANGLES AS IDENTIFIED IN THE PLANS SHALL BE PROVIDED AT ALL INTERSECTIONS. OBSTRUCTIONS GREATER THAN 18 INCHES ABOVE FLOWLINE ARE NOT ALLOWED WITHIN SIGHT TRIANGLES.
- SIGNING AND STRIPING SHALL COMPLY WITH EL PASO COUNTY DOT AND MUTCD CRITERIA.
- CONTRACTOR SHALL OBTAIN ANY PERMITS REQUIRED BY EL PASO COUNTY DOT, INCLUDING WORK WITHIN THE RIGHT-OF-WAY AND SPECIAL TRANSPORT PERMITS.
- 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.

PROJECT GENERAL NOTES:

- EXISTING CONTOUR DATA CONSISTS OF AERIAL TOPOGRAPHIC SURVEY DATA PROVIDED BY OWNER'S SURVEYOR. JPS ENGINEERING TAKES NO RESPONSIBILITY FOR THE ACCURACY OF EXISTING TOPOGRAPHIC MAPPING.
- STATIONING IS AT CENTERLINE UNLESS OTHERWISE NOTED. ALL ELEVATIONS ARE AT EDGE OF ASPHALT (EOA) UNLESS OTHERWISE NOTED. ALL DIMENSIONS ARE FROM EDGE OF ASPHALT TO EDGE OF ASPHALT UNLESS OTHERWISE NOTED.
- PROPOSED CONTOURS SHOWN ARE TO FINISHED GRADE.
- LENGTHS SHOWN FOR STORM SEWER PIPES ARE TO CENTER OF MANHOLE.
- CONTRACTOR SHALL REMOVE AND DISPOSE OF ALL EXISTING STRUCTURES, DEBRIS, WASTE AND OTHER UNSUITABLE FILL MATERIAL FOUND WITHIN THE LIMITS OF EXCAVATION.
- MATCH INTO EXISTING GRADES AT 3:1 MAX CUT AND FILL SLOPES.
- REVEGETATION OF ALL DISTURBED AREAS SHALL BE DONE WITH SPECIFIED SEED MIX WITHIN 60 DAYS AFTER FINE GRADING IS COMPLETE.
- EROSION CONTROL SHALL CONSIST OF SILT FENCE AND CONTROL MEASURES AS SHOWN ON THE DRAWING, AND TOPSOIL WITH GRASS SEED, WHICH WILL BE WATERED UNTIL VEGETATION HAS BEEN REESTABLISHED.
- THE EROSION CONTROL MEASURES OUTLINED ON THIS PLAN ARE THE RESPONSIBILITY OF THE DEVELOPER TO MONITOR AND REPLACE, REGRADE, AND REBUILD AS NECESSARY UNTIL VEGETATION IS REESTABLISHED.
- EROSION CONTROL MEASURES SHALL BE IMPLEMENTED IN A MANNER THAT WILL PROTECT ADJACENT PROPERTIES AND PUBLIC FACILITIES FROM THE ADVERSE EFFECTS OF EROSION AND SEDIMENTATION AS A RESULT OF CONSTRUCTION AND EARTHWORK ACTIVITIES WITHIN THE PROJECT SITE.
- ADDITIONAL EROSION CONTROL MEASURES MAY BE REQUIRED AS DETERMINED BY SITE CONDITIONS.
- THE CONTRACTOR WILL TAKE THE NECESSARY PRECAUTIONS TO PROTECT EXISTING UTILITIES FROM DAMAGE DUE TO THIS OPERATION. ANY DAMAGE TO THE UTILITIES WILL BE REPAIRED AT THE CONTRACTOR'S EXPENSE, AND ANY SERVICE DISRUPTION WILL BE SETTLED BY THE CONTRACTOR.
- ALL BACKFILL, SUB-BASE, AND/OR BASE COURSE MATERIAL SHALL BE COMPACTED PER EL PASO COUNTY AND CDOT STANDARDS AND SPECIFICATIONS.
- ALL FINISHED GRADES SHALL HAVE A MINIMUM 1.0% SLOPE TO PROVIDE POSITIVE DRAINAGE.
- WHERE PROPOSED SLOPES CONFLICT WITH PROPOSED SPOT ELEVATIONS, SPOT ELEVATIONS SHALL GOVERN.
- CONTRACTOR SHALL OBTAIN ALL REQUIRED PERMITS PRIOR TO BEGINNING WORK.

DESIGN DATA

ROAD CLASSIFICATION:	RURAL LOCAL RESIDENTIAL
DESIGN SPEED:	30 MPH
POSTED SPEED:	30 MPH
ROADWAY WIDTH:	28' EOA-EOA
MIN. HORIZONTAL RADIUS:	300'
MIN. GRADE:	1.0%
MAX. GRADE:	8.0%
MIN. K-VALUE (CREST):	19
MIN. K-VALUE (SAG):	37

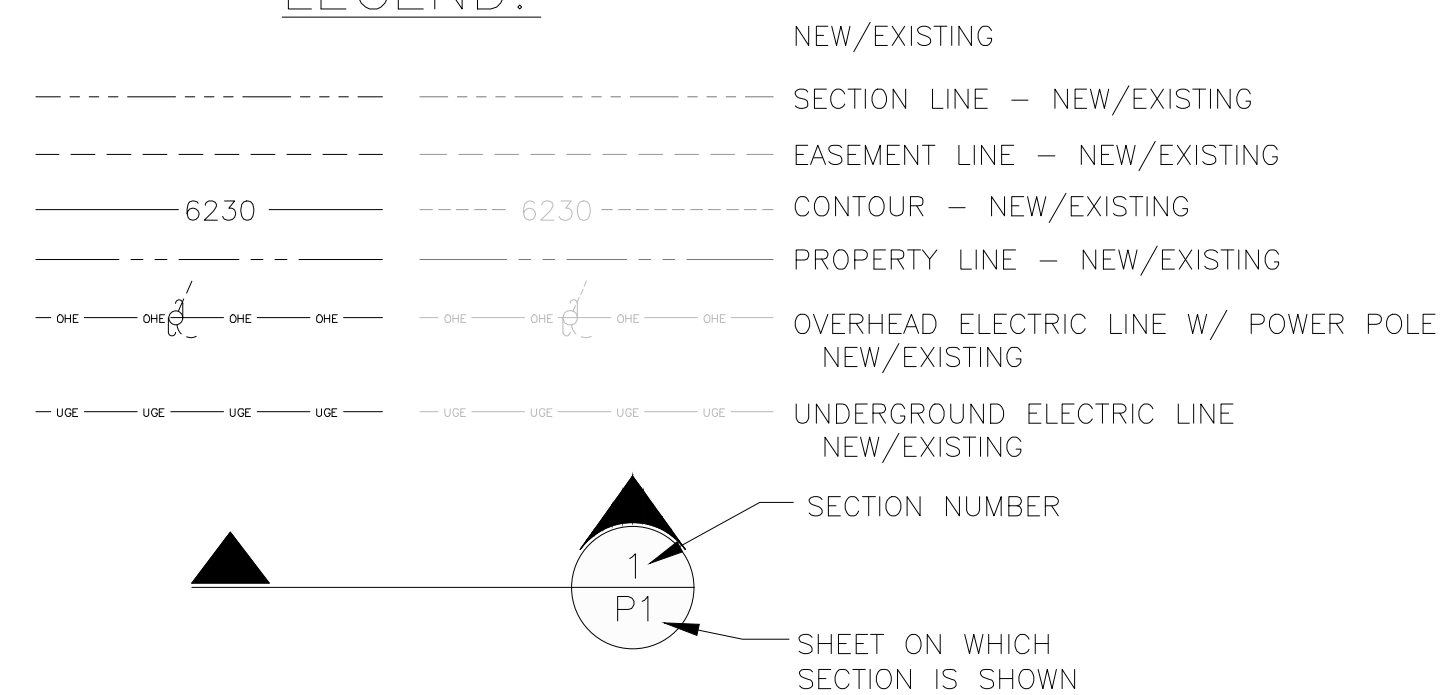
GENERAL DRAINAGE NOTES:

- INDIVIDUAL BUILDERS SHALL PROVIDE POSITIVE DRAINAGE AWAY FROM STRUCTURES AND ACCOUNT FOR POTENTIAL CROSS-LOT DRAINAGE IMPACTS WITHIN EACH LOT.
- BUILDERS AND PROPERTY OWNERS SHALL IMPLEMENT & MAINTAIN EROSION CONTROL BEST MANAGEMENT PRACTICES FOR PROTECTION OF DOWNSTREAM PROPERTIES AND FACILITIES INCLUDING PROTECTION OF EXISTING GRASS BUFFER STRIPS ALONG THE DOWNSTREAM PROPERTY BOUNDARIES.

COUNTY SIGNING AND STRIPING NOTES:

- ALL SIGNS AND PAVEMENT MARKINGS SHALL BE IN COMPLIANCE WITH THE CURRENT MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD).
- REMOVAL OF EXISTING PAVEMENT MARKINGS SHALL BE ACCOMPLISHED BY A METHOD THAT DOES NOT MATERIALLY DAMAGE THE PAVEMENT. THE PAVEMENT MARKINGS SHALL BE REMOVED TO THE EXTENT THAT THEY WILL NOT BE VISIBLE UNDER DAY OR NIGHT CONDITIONS. AT NO TIME WILL IT BE ACCEPTABLE TO PAINT OVER EXISTING PAVEMENT MARKINGS.
- ANY DEVIATION FROM THE STRIPING AND SIGNING PLAN SHALL BE APPROVED BY EL PASO COUNTY DEVELOPMENT SERVICES.
- 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.
- STREET NAME AND REGULATORY STOP SIGNS SHALL BE ON THE SAME POST AT INTERSECTIONS.
- ALL REMOVED SIGNS SHALL BE DISPOSED OF IN A PROPER MANNER BY THE CONTRACTOR.
- 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.
- ALL TRAFFIC SIGNS SHALL HAVE A MINIMUM HIGH INTENSITY PRISMATIC GRADE SHEETING.
- 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.
- ALL SIGNS SHALL BE SINGLE SHEET ALUMINUM WITH 0.100" MINIMUM THICKNESS.
- 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.
- ALL LONGITUDINAL LINES SHALL BE A MINIMUM 15MIL THICKNESS EPOXY PAINT. ALL NON-LOCAL RESIDENTIAL ROADWAYS SHALL INCLUDE BOTH RIGHT AND LEFT EDGE LINE STRIPING AND ANY ADDITIONAL STRIPING AS REQUIRED BY CDOT S-627-1.
- THE CONTRACTOR SHALL NOTIFY EL PASO COUNTY DEVELOPMENT SERVICES (719) 520-6819 PRIOR TO AND UPON COMPLETION OF SIGNING AND STRIPING.
- THE CONTRACTOR SHALL OBTAIN A WORK IN THE RIGHT OF WAY PERMIT FROM THE EL PASO COUNTY DEPARTMENT OF TRANSPORTATION PRIOR TO ANY SIGNAGE OR STRIPING WORK WITHIN AN EXISTING EL PASO COUNTY ROADWAY.

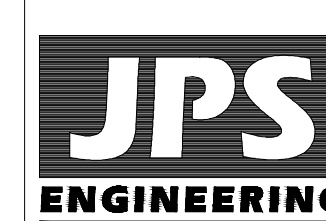
LEGEND:



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**SETTLERS RANCH FILING NO. 3**

**GENERAL NOTES**



19 E. Willamette Ave.  
Colorado Springs, CO  
80903

PH: 719-477-9429  
FAX: 719-471-0766  
www.jpsegr.com



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No.	REVISION	BY	DATE
1	FILING NO. 3 PLAT SUBMITTAL	JPS	4/1/24

HORZ. SCALE:	N/A	DRAWN:	MSP
VERT. SCALE:	N/A	DESIGNED:	JPS
SURVEYED:		CHECKED:	JPS
CREATED:	2/26/23	LAST MODIFIED:	4/1/24
PROJECT NO:	030501	MODIFIED BY:	MSP

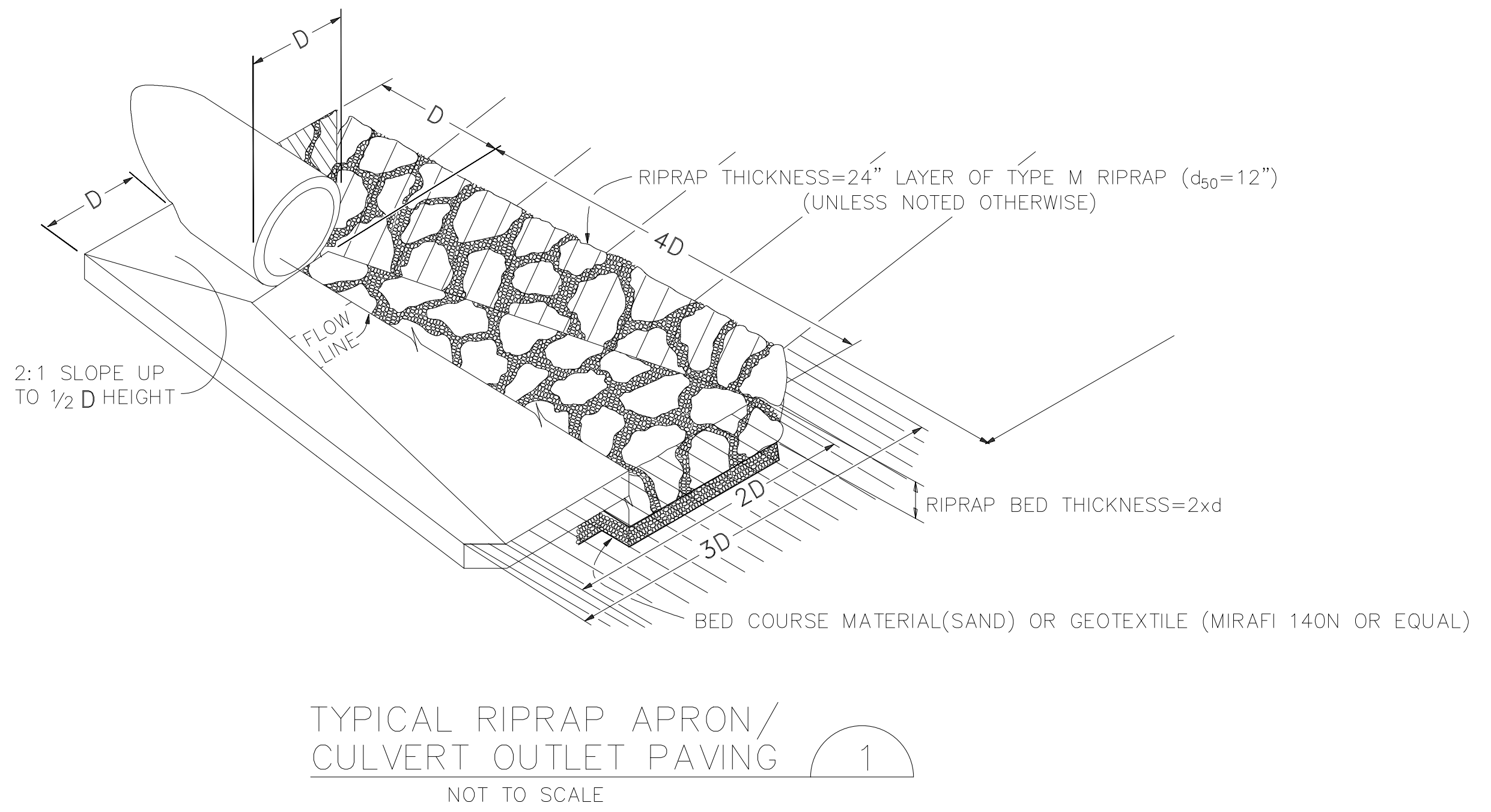
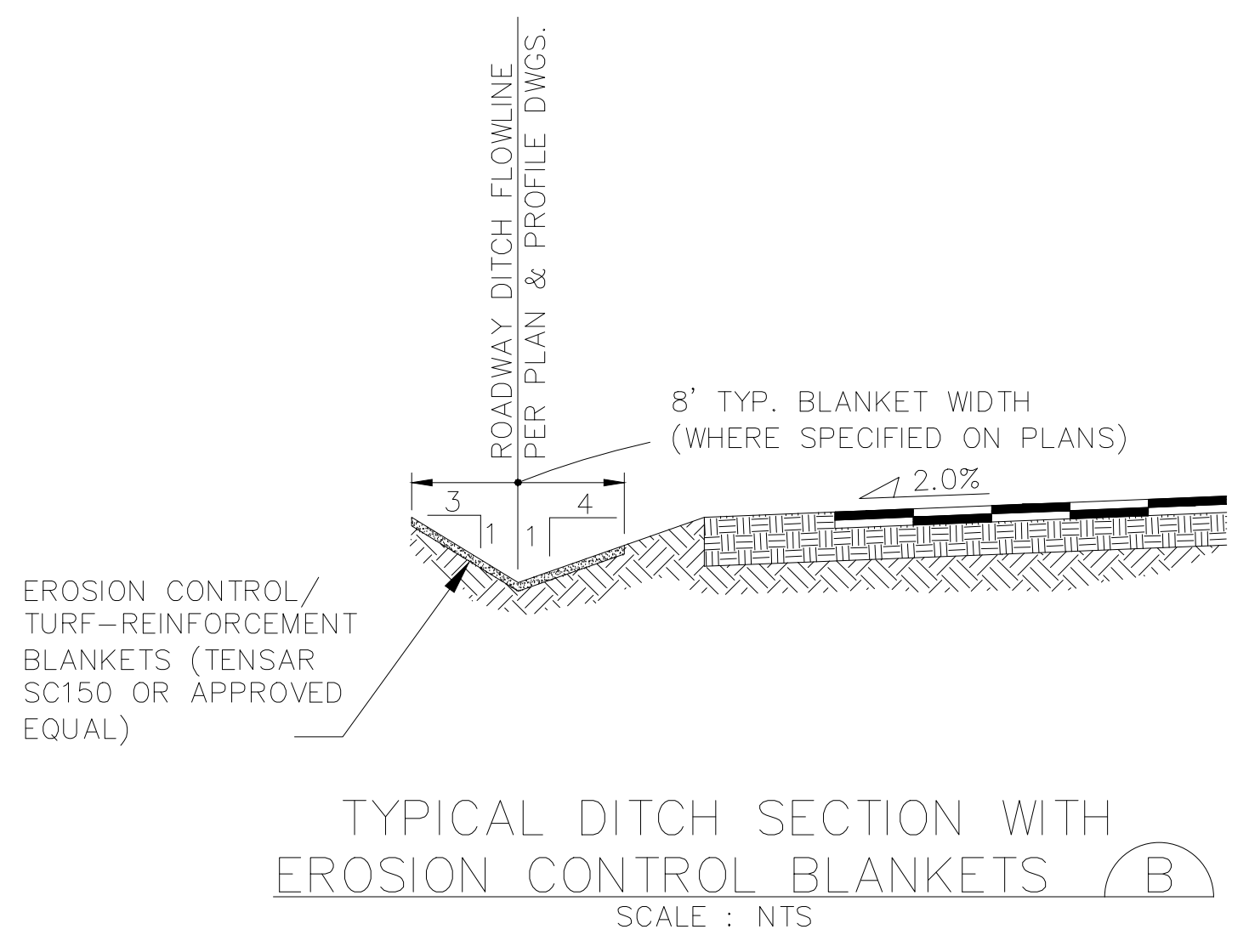
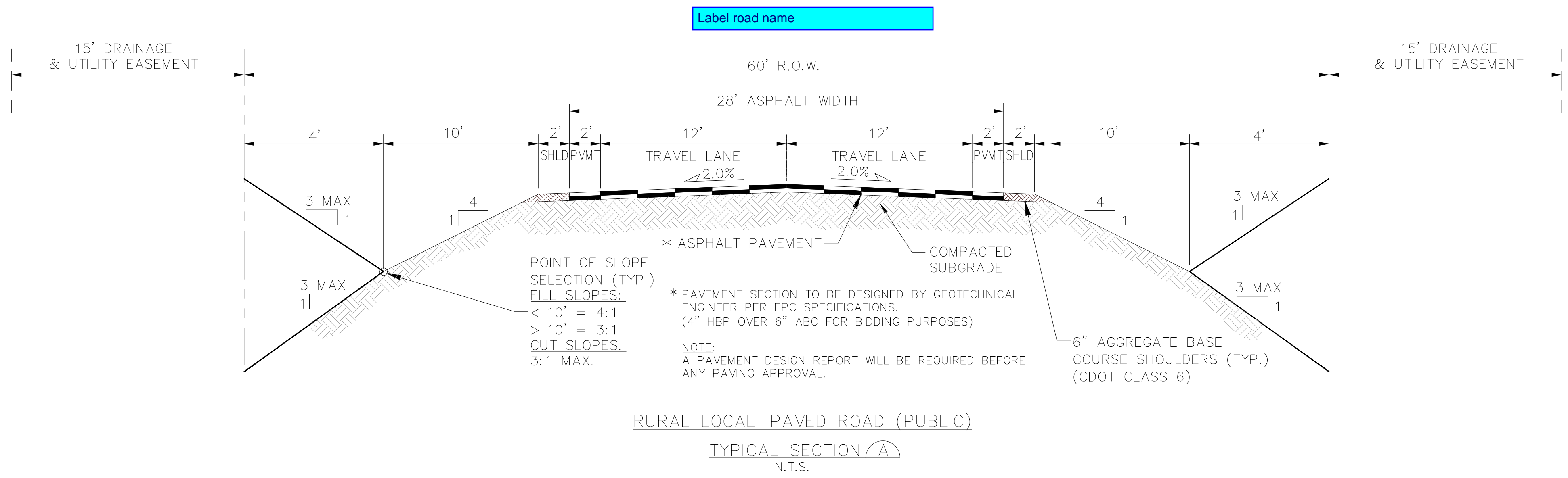
**G2-F3**



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**SETTLERS RANCH FILING NO. 3**

**TYPICAL SECTION AND DETAILS**



C:\Users\Michael\Dropbox\jpsprojects\030501.settlers\F3\dwg\Civil\F3\TY1.dwg Apr. 01, 2024 - 11:40am

HORZ. SCALE:	AS SHOWN	DRAWN:	BJJ
VERT. SCALE:	AS SHOWN	DESIGNED:	JPS
SURVEYED:	RAMPART	CHECKED:	JPS
CREATED:	11/23/16	LAST MODIFIED:	4/1/24
PROJECT NO:	111603	MODIFIED BY:	MSP





CALL UTILITY NOTIFICATION  
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1-800-922-1987  
CALL 2 BUSINESS DAYS IN ADVANCE  
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FOR THE MARKING OF UNDERGROUND  
MEMBER UTILITIES.

DATE	4/1/24
BY	JPS

REVISION	PLAT SUBMITTAL
NO. 1	FILED NO. 3

NO.	DATE
1	4/1/24

NO.	DATE
1	4/1/24

NO.	DATE
1	4/1/24

NO.	DATE
1	4/1/24

NO.	DATE
1	4/1/24

NO.	DATE
1	4/1/24

NO.	DATE
1	4/1/24

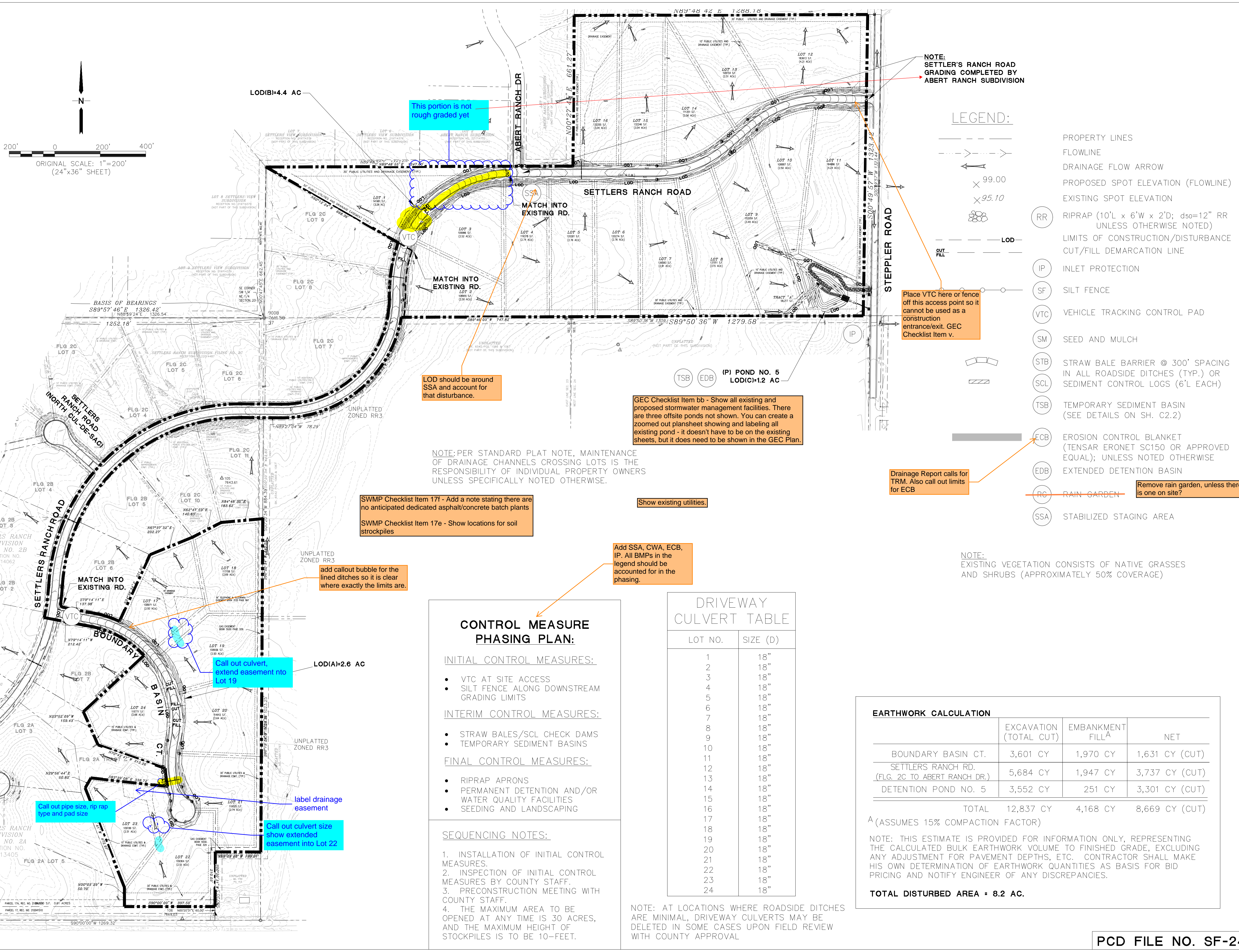
NO.	DATE
1	4/1/24

NO.	DATE
1	4/1/24

**C1.1-F3**

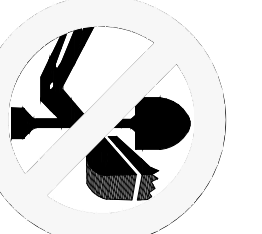
# SETTLERS RANCH FILING NO. 3

## SITE GRADING & EROSION CONTROL PLAN



C:\Users\Michael\Dropbox\projects\030501\settlers F3.dwg\Civil\F3\C1.1-GEC.dwg Apr 01, 2024 1:43pm





CALL UTILITY NOTIFICATION  
CENTER OF COLORADO  
1-800-922-1987  
CALL 2 BUSINESS DAYS IN ADVANCE  
BEFORE YOU DIG, GRADE, OR EXCAVATE  
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NO.	REVISION	BY	DATE
1	FILED NO. 3 PLAT SUBMITTAL	JPS	4/1/24

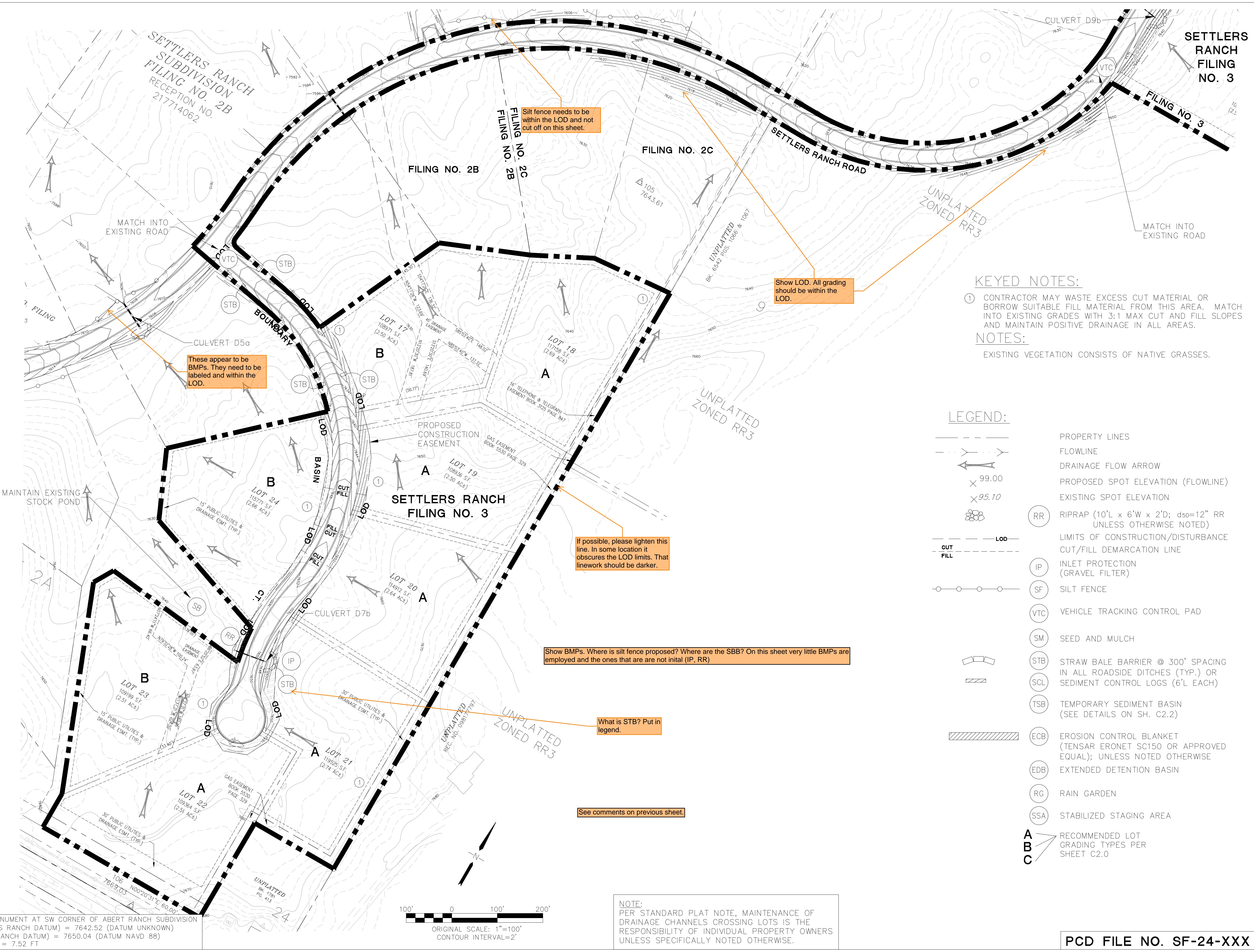
**WEST SITE GRADING &  
EROSION CONTROL PLAN**

**SETTLERS RANCH FILING NO. 3**

HORIZ. SCALE: 1"=100'	DRAWN: MJP
VERT. SCALE: N/A	DESIGNED: JPS
SURVEYED: RAMPART	CHECKED: JPS
CREATED: 4/5/18	LAST MODIFIED: 4/1/24
PROJECT NO: 030501	MODIFIED BY: MSP
SHEET:	

PCD FILE NO. SF-24-XXX

**C1.2-F3**



**KEYED NOTES:**  
 ① CONTRACTOR MAY WASTE EXCESS CUT MATERIAL OR BORROW SUITABLE FILL MATERIAL FROM THIS AREA. MATCH INTO EXISTING GRADES WITH 3:1 MAX CUT AND FILL SLOPES AND MAINTAIN POSITIVE DRAINAGE IN ALL AREAS.  
**NOTES:**  
 EXISTING VEGETATION CONSISTS OF NATIVE GRASSES.

**LEGEND:**

- PROPERTY LINES
- FLOWLINE
- DRAINAGE FLOW ARROW
- PROPOSED SPOT ELEVATION (FLOWLINE)
- EXISTING SPOT ELEVATION
- RIPRAP (10'L x 6'W x 2'D; d50=12" RR UNLESS OTHERWISE NOTED)
- LIMITS OF CONSTRUCTION/DISTURBANCE
- CUT/FILL DEMARCATION LINE
- INLET PROTECTION (GRAVEL FILTER)
- SILT FENCE
- VEHICLE TRACKING CONTROL PAD
- SEED AND MULCH
- STRAW BALE BARRIER @ 300' SPACING IN ALL ROADSIDE DITCHES (TYP.) OR SEDIMENT CONTROL LOGS (6'L EACH)
- SEDIMENT CONTROL LOGS (6'L EACH)
- TEMPORARY SEDIMENT BASIN (SEE DETAILS ON SH. C2.2)
- EROSION CONTROL BLANKET (TENSAR ERONET SC150 OR APPROVED EQUAL); UNLESS NOTED OTHERWISE
- EXTENDED DETENTION BASIN
- RAIN GARDEN
- STABILIZED STAGING AREA
- RECOMMENDED LOT GRADING TYPES PER SHEET C2.0

These appear to be BMPs. They need to be labeled and within the LOD.

Silt fence needs to be within the LOD and not cut off on this sheet.

Show LOD. All grading should be within the LOD.

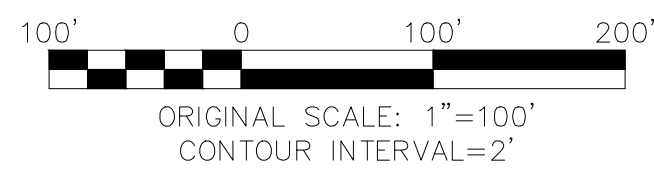
If possible, please lighten this line. In some location it obscures the LOD limits. That linework should be darker.

Show BMPs. Where is silt fence proposed? Where are the SBB? On this sheet very little BMPs are employed and the ones that are are not initial (IP, RR)

What is STB? Put in legend.

See comments on previous sheet.

NOTE:  
 PER STANDARD PLAT NOTE, MAINTENANCE OF DRAINAGE CHANNELS CROSSING LOTS IS THE RESPONSIBILITY OF INDIVIDUAL PROPERTY OWNERS UNLESS SPECIFICALLY NOTED OTHERWISE.



C:\Users\Michael\Dropbox\jpsprojects\030501\settlers\F3\dwg\Civil\F3\C1.2-C1.3-GC.dwg Apr 01, 2024 - 1:52pm

BENCHMARK: MONUMENT AT SW CORNER OF ABERT RANCH SUBDIVISION  
 BM EL (SETTLERS RANCH DATUM) = 7642.52 (DATUM UNKNOWN)  
 BM EL (ABERT RANCH DATUM) = 7650.04 (DATUM NAVD 88)  
 BM CONVERSION = 7.52 FT

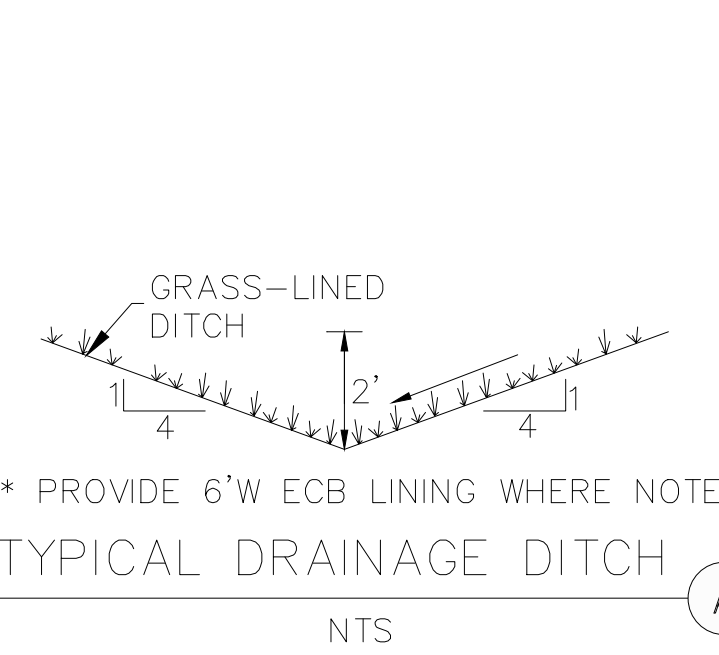


**LEGEND:**

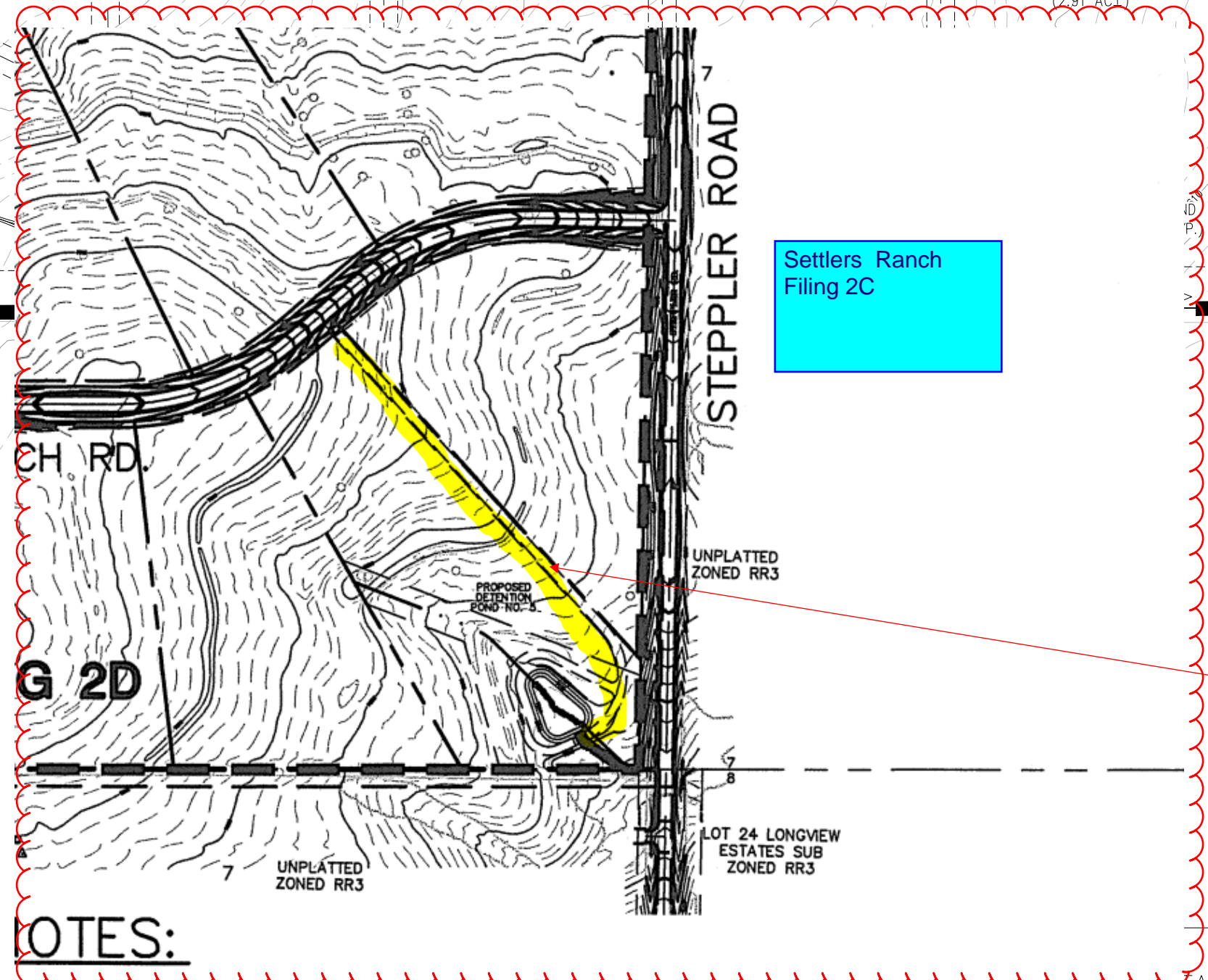
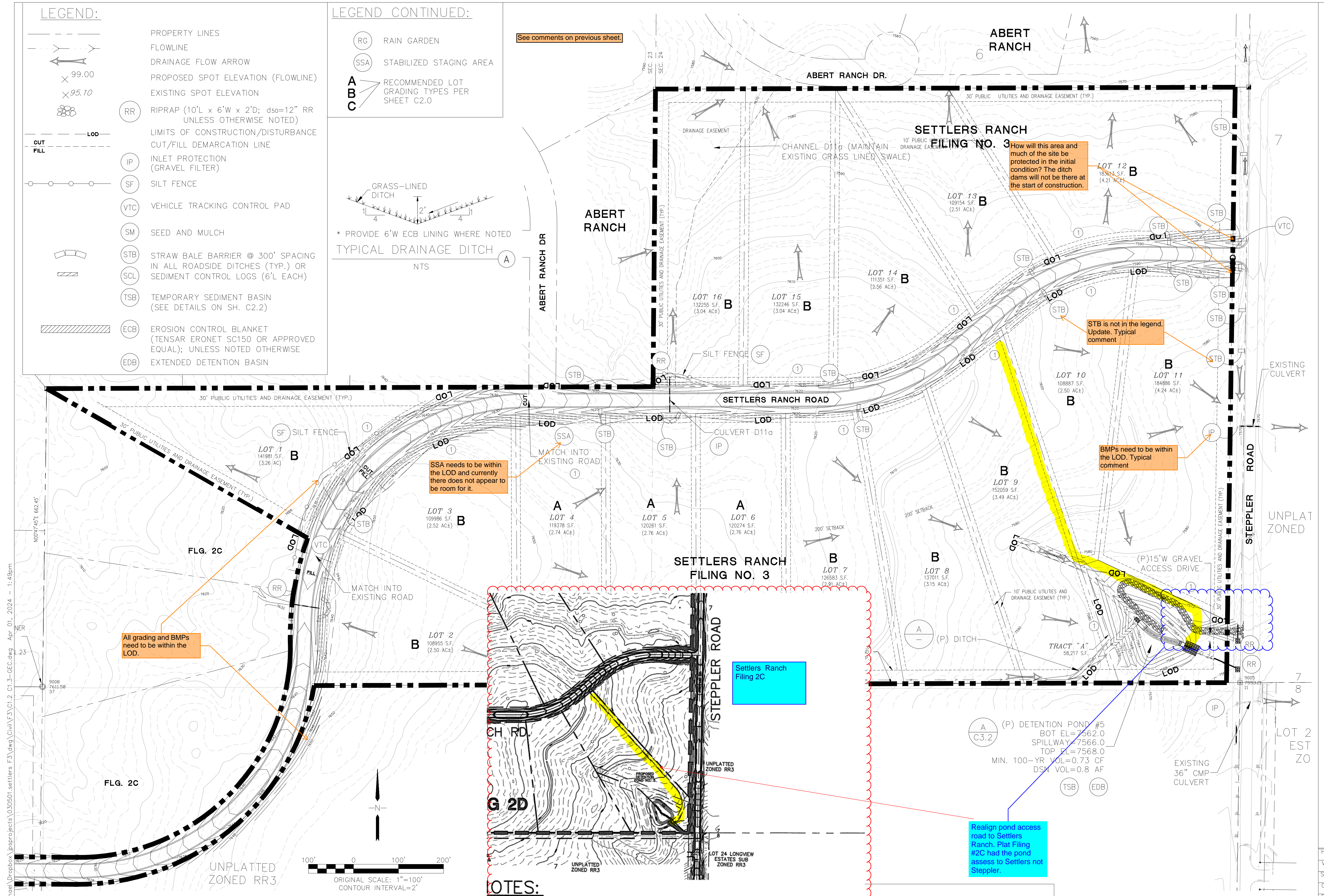
- PROPERTY LINES
- FLOWLINE
- DRAINAGE FLOW ARROW
- 99.00 PROPOSED SPOT ELEVATION (FLOWLINE)
- 95.10 EXISTING SPOT ELEVATION
- RR RIPRAP (10'L x 6'W x 2'D; d50=12" RR UNLESS OTHERWISE NOTED)
- LOD LIMITS OF CONSTRUCTION/DISTURBANCE
- CUT/FILL CUT/FILL DEMARCATION LINE
- IP INLET PROTECTION (GRAVEL FILTER)
- SF SILT FENCE
- VTC VEHICLE TRACKING CONTROL PAD
- SM SEED AND MULCH
- STB STRAW BALE BARRIER @ 300' SPACING IN ALL ROADSIDE DITCHES (TYP.) OR SEDIMENT CONTROL LOGS (6'L EACH)
- SCL SEDIMENT CONTROL LOGS (6'L EACH)
- TSB TEMPORARY SEDIMENT BASIN (SEE DETAILS ON SH. C2.2)
- ECB EROSION CONTROL BLANKET (TENSAR ERONET SC150 OR APPROVED EQUAL); UNLESS NOTED OTHERWISE
- EDB EXTENDED DETENTION BASIN

**LEGEND CONTINUED:**

- RG RAIN GARDEN
- SSA STABILIZED STAGING AREA
- A B C RECOMMENDED LOT GRADING TYPES PER SHEET C2.0



See comments on previous sheet.



**NOTES:**

STANDARD PLAT NOTE, MAINTENANCE OF DRAINAGE CHANNELS CROSSING LOTS IS THE RESPONSIBILITY OF INDIVIDUAL PROPERTY OWNERS UNLESS SPECIFICALLY NOTED OTHERWISE.

How will this area and much of the site be protected in the initial condition? The ditch dams will not be there at the start of construction.

STB is not in the legend. Update. Typical comment

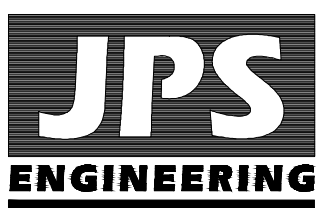
BMPs need to be within the LOD. Typical comment

All grading and BMPs need to be within the LOD.

SSA needs to be within the LOD and currently there does not appear to be room for it.

Realign pond access road to Settlers Ranch. Plat Filing #2C had the pond access to Settlers not Stepler.

(P) DETENTION POND #5  
 BOT EL= 7562.0  
 SPILLWAY= 7566.0  
 TOP EL= 7568.0  
 MIN. 100-YR VOL=0.73 CF  
 DSN VOL=0.8 AF



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No.	REVISION	BY	DATE
1	FILING NO. 3 PLAT SUBMITTAL	JPS	4/1/24

**SETTLERS RANCH FILING NO. 3**

**EAST SITE GRADING & EROSION CONTROL PLAN**

HORZ. SCALE: 1"=100'	DRAWN: MJP
VERT. SCALE: N/A	DESIGNED: JPS
SURVEYED: RAMPART	CHECKED: JPS
CREATED: 4/5/18	LAST MODIFIED: 4/1/24
PROJECT NO: 030501	MODIFIED BY: MSP
SHEET:	

PCD FILE NO. SF-24-XXX

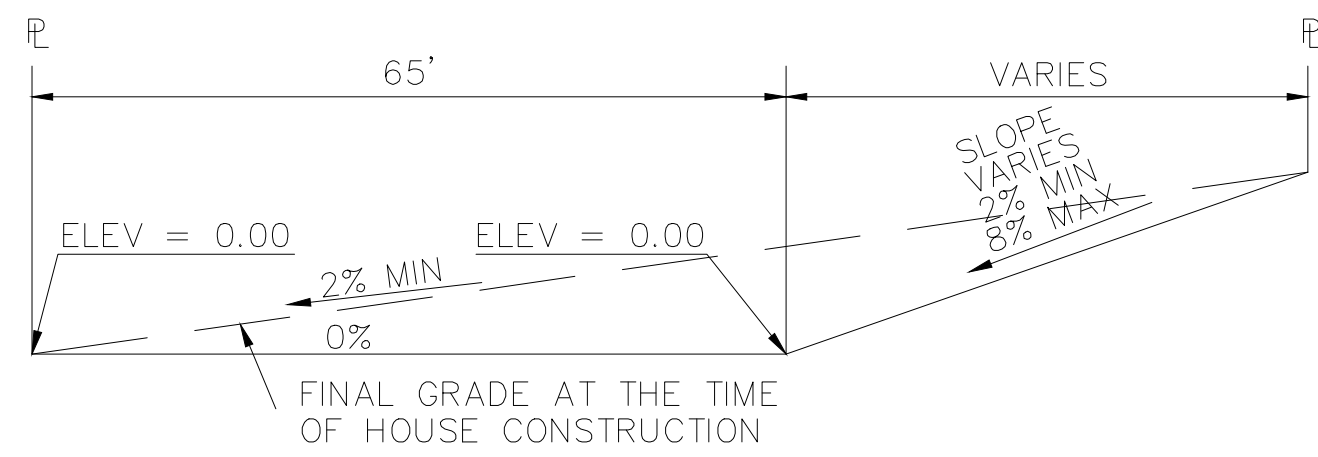
**C1.3-F3**

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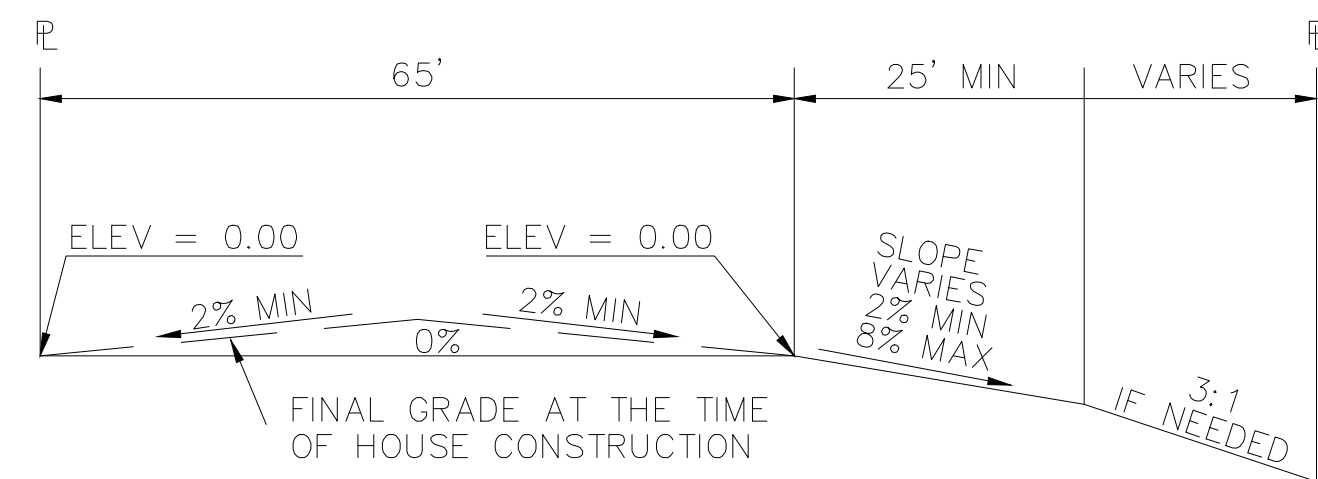
BENCHMARK: MONUMENT AT SW CORNER OF ABERT RANCH SUBDIVISION  
 BM EL (SETTLERS RANCH DATUM) = 7642.52 (DATUM UNKNOWN)  
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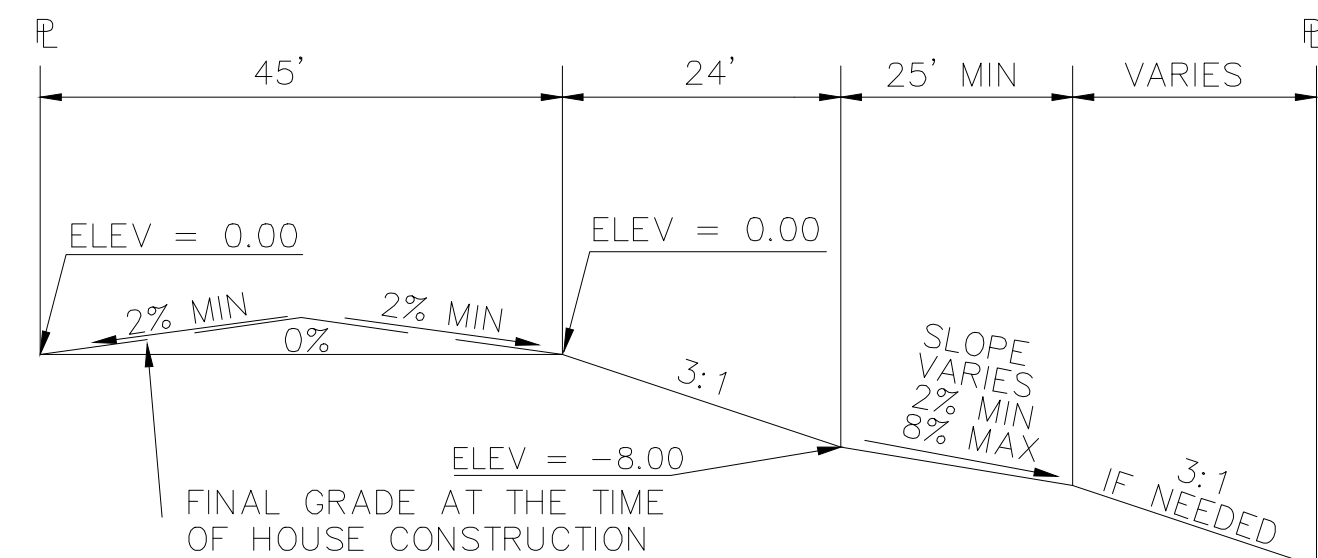
C:\Users\Michael\Dropbox\jpsprojects\030501.settlers\F3\dwg\Civil\F3\C2.0\_6EC.dwg Apr 01, 2024 - 1:55pm



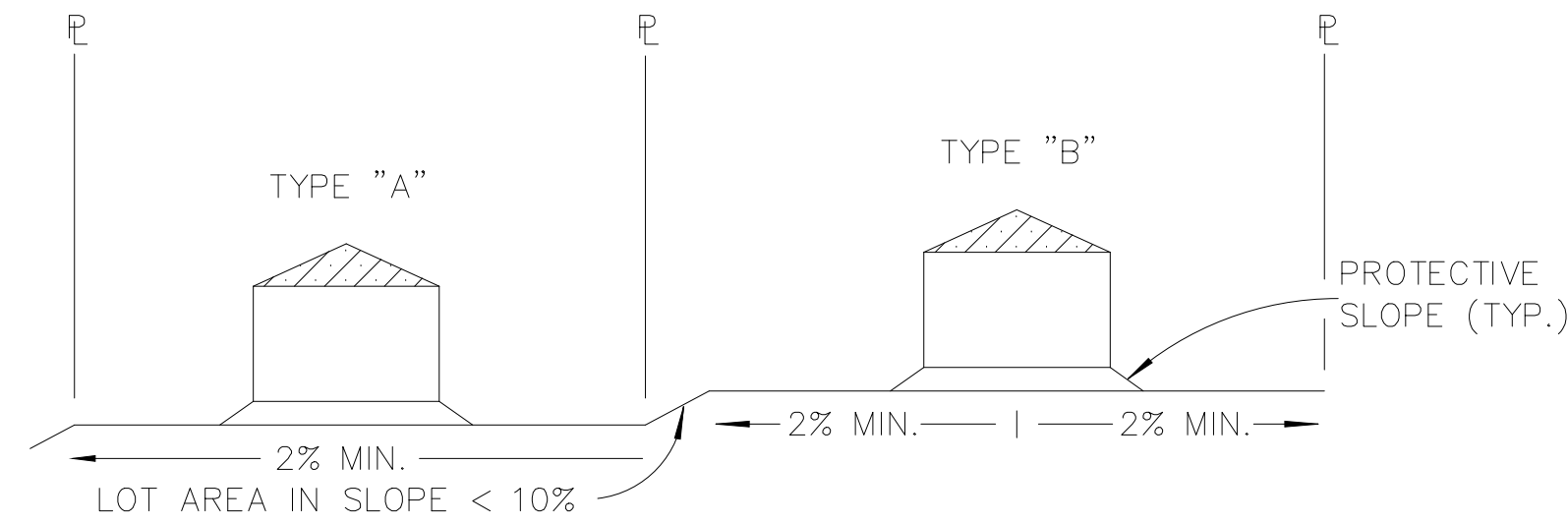
TYPICAL "A" LOT  
SCALE: 1"=20'



TYPICAL "B" LOT  
SCALE: 1"=20'

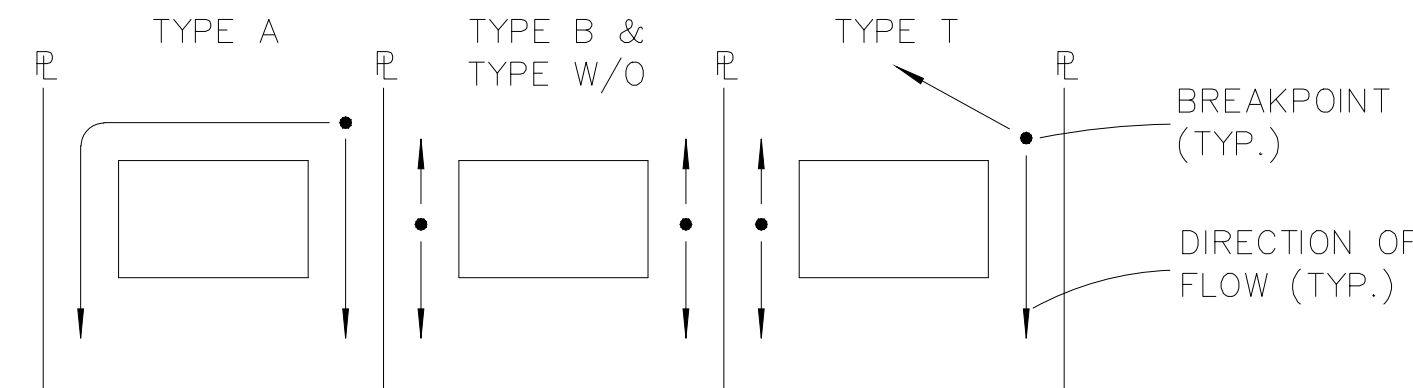


TYPICAL "WALK-OUT" LOT - "C" LOT  
SCALE: 1"=20'

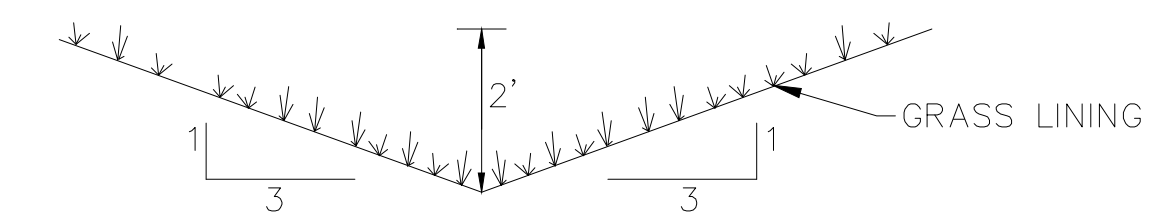


TYPICAL LOT SECTION DETAIL  
N.T.S.

NOTE:  
FINAL GRADING TO COMPLY WITH H.U.D. STANDARDS CONTAINED IN SECTION 310 AND 602 OF THE MINIMUM PROPERTY STANDARDS (MPS) 4900.1, HANDBOOK 4140.3 CHG (DATA SHEET 79g), IF APPLICABLE, AND ALL LEGAL STANDARDS.

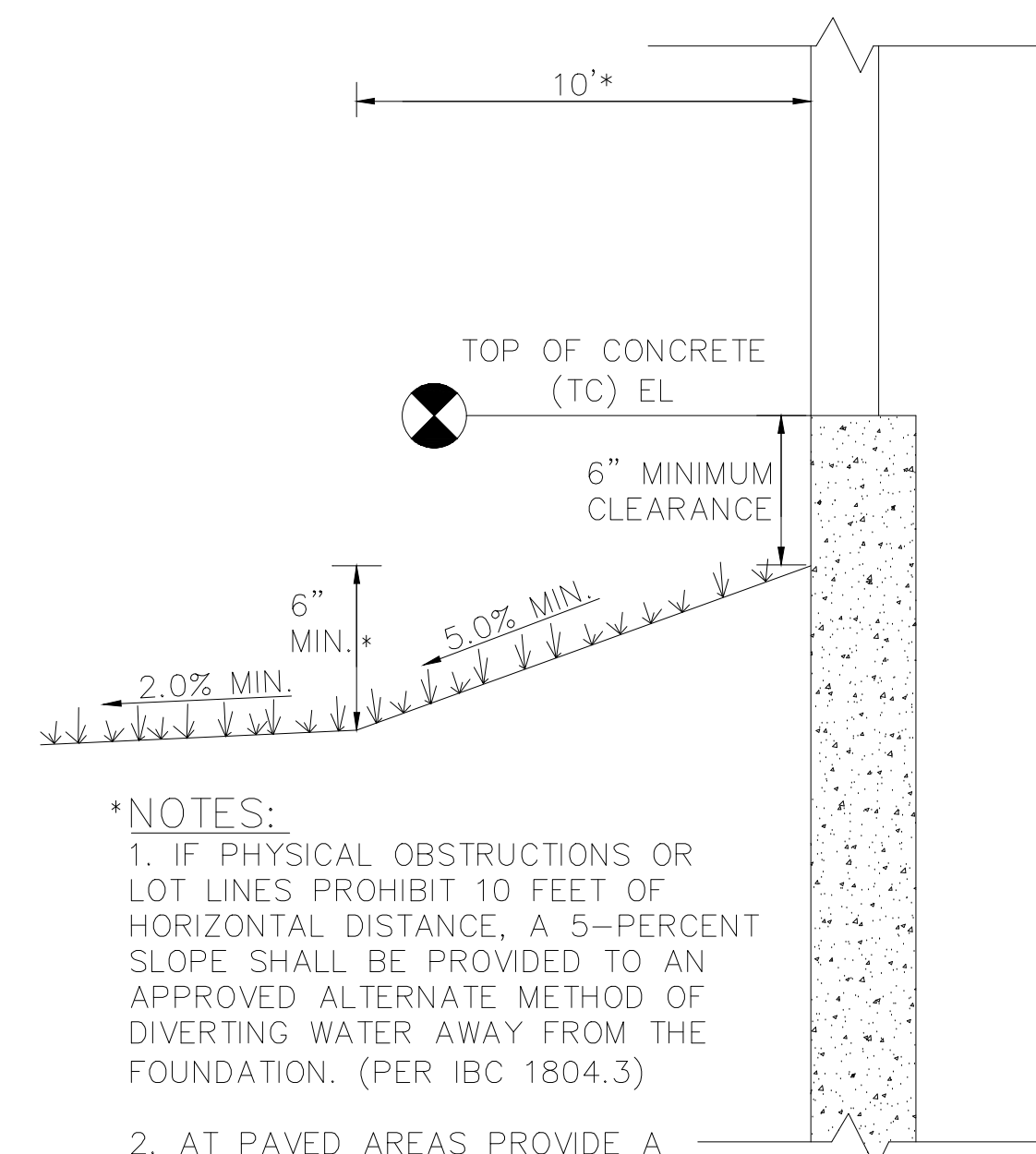


LOT DRAINAGE TYPES  
N.T.S.



TYPICAL SIDE/REAR LOT SWALE (A)  
N.T.S.

NOTE: BUILDERS AND OWNERS SHALL MAINTAIN PROPER PROTECTIVE SLOPES & SIDE/REAR LOT SWALES DURING AND AFTER HOME CONSTRUCTION.

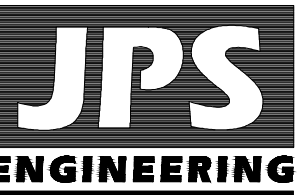


\*NOTES:  
1. IF PHYSICAL OBSTRUCTIONS OR LOT LINES PROHIBIT 10 FEET OF HORIZONTAL DISTANCE, A 5-PERCENT SLOPE SHALL BE PROVIDED TO AN APPROVED ALTERNATE METHOD OF DIVERTING WATER AWAY FROM THE FOUNDATION. (PER IBC 1804.3)  
2. AT PAVED AREAS PROVIDE A MINIMUM 2.0% SLOPE AWAY FROM THE BUILDING FOR THE FIRST 10 FEET OF HORIZONTAL DISTANCE.

TYPICAL BUILDING DRAINAGE DETAIL (B)  
N.T.S.

OVERLOT GRADING NOTE:  
WHILE SIGNIFICANT OVERLOT GRADING IS NOT PLANNED AS PART OF THIS SUBDIVISION DEVELOPMENT, SELECTED LOTS MAY BE GRADED TO ASSIST IN BALANCING EARTHWORK ON SITE.

- NOTES:
- LOT GRADING & DRAINAGE IS THE SOLE RESPONSIBILITY OF THE INDIVIDUAL LOT BUILDERS & OWNERS.
  - INDIVIDUAL BUILDERS SHALL PROVIDE POSITIVE DRAINAGE WITHIN EACH LOT AND ACCOUNT FOR POTENTIAL CROSS-LOT DRAINAGE ON DOWNGRADIENT LOTS.
  - FINAL GRADING TO COMPLY WITH H.U.D. STANDARDS CONTAINED IN SECTION 310 AND 602 OF THE MINIMUM PROPERTY STANDARDS (MPS) 4900.1, HANDBOOK 4140.3 CHG (DATA SHEET 79g), IF APPLICABLE, AND ALL LEGAL STANDARDS.



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No.	REVISION	BY	DATE
1/A	FILING NO. 3 PLAT SUBMITTAL	JPS	4/1/24

LOT GRADING  
NOTES & DETAILS

SETTLERS RANCH FILING NO. 3

HORZ. SCALE: 1"=100'	DRAWN: MJP
VERT. SCALE: N/A	DESIGNED: JPS
SURVEYED: RAMPART	CHECKED: JPS
CREATED: 4/5/18	LAST MODIFIED: 4/1/24
PROJECT NO: 030501	MODIFIED BY: MSP

SHEET: C2.0-F3



**STANDARD NOTES FOR EL PASO COUNTY GRADING AND EROSION CONTROL PLANS:**

REVISED 7/02/19

- STORMWATER DISCHARGES FROM CONSTRUCTION SITES SHALL NOT CAUSE OR THREATEN TO CAUSE POLLUTION, CONTAMINATION, OR DEGRADATION OF STATE WATERS. ALL WORK AND EARTH DISTURBANCE SHALL BE DONE IN A MANNER THAT MINIMIZES POLLUTION OF ANY ON-SITE OR OFF-SITE WATERS, INCLUDING WETLANDS.
- 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.
- A SEPARATE STORMWATER MANAGEMENT PLAN (SMWP) FOR THIS PROJECT SHALL BE COMPLETED AND AN EROSION AND STORMWATER QUALITY CONTROL PERMIT (ESQCP) ISSUED PRIOR TO COMMENCING CONSTRUCTION. MANAGEMENT OF THE SWMP DURING CONSTRUCTION IS THE RESPONSIBILITY OF THE DESIGNATED QUALIFIED STORMWATER MANAGER OR CERTIFIED EROSION CONTROL INSPECTOR. THE SWMP SHALL BE LOCATED ON SITE AT ALL TIMES DURING CONSTRUCTION AND SHALL BE KEPT UP TO DATE WITH WORK PROGRESS AND CHANGES IN THE FIELD.
- ONCE THE ESQCP IS APPROVED AND A "NOTICE TO PROCEED" HAS BEEN ISSUED, THE CONTRACTOR MAY INSTALL THE INITIAL STAGE EROSION AND SEDIMENT CONTROL MEASURES AS INDICATED ON THE APPROVED GEC. A PRECONSTRUCTION MEETING BETWEEN THE CONTRACTOR, ENGINEER, AND EL PASO COUNTY WILL BE HELD PRIOR TO ANY CONSTRUCTION. IT IS THE RESPONSIBILITY OF THE APPLICANT TO COORDINATE THE MEETING TIME AND PLACE WITH COUNTY STAFF.
- CONTROL MEASURES MUST BE INSTALLED PRIOR TO COMMENCEMENT OF ACTIVITIES THAT COULD CONTRIBUTE POLLUTANTS TO STORMWATER. CONTROL MEASURES FOR ALL SLOPES, CHANNELS, DITCHES, AND DISTURBED LAND AREAS SHALL BE INSTALLED IMMEDIATELY UPON COMPLETION OF THE DISTURBANCE.
- ALL TEMPORARY SEDIMENT AND EROSION CONTROL MEASURES SHALL BE MAINTAINED AND REMAIN IN EFFECTIVE OPERATING CONDITION UNTIL PERMANENT SOIL EROSION CONTROL MEASURES ARE IMPLEMENTED AND FINAL STABILIZATION IS ESTABLISHED. ALL PERSONS ENGAGED IN LAND DISTURBANCE ACTIVITIES SHALL ASSESS THE ADEQUACY OF CONTROL MEASURES AT THE SITE AND IDENTIFY IF CHANGES TO THOSE CONTROL MEASURES ARE NEEDED TO ENSURE THE CONTINUED EFFECTIVE PERFORMANCE OF THE CONTROL MEASURES. ALL CHANGES TO TEMPORARY SEDIMENT AND EROSION CONTROL MEASURES MUST BE INCORPORATED INTO THE STORMWATER MANAGEMENT PLAN.
- TEMPORARY STABILIZATION SHALL BE IMPLEMENTED ON DISTURBED AREAS AND STOCKPILES WHERE GROUND DISTURBING CONSTRUCTION ACTIVITY HAS PERMANENTLY CEASED OR TEMPORARILY CEASED FOR LONGER THAN 14 DAYS.
- FINAL STABILIZATION MUST BE IMPLEMENTED AT ALL APPLICABLE CONSTRUCTION SITES. FINAL STABILIZATION IS ACHIEVED WHEN ALL GROUND DISTURBING ACTIVITIES ARE COMPLETE AND ALL DISTURBED AREAS EITHER HAVE A UNIFORM VEGETATIVE COVER WITH INDIVIDUAL PLANT DENSITY OF 70 PERCENT OF PRE-DISTURBANCE LEVELS ESTABLISHED OR EQUIVALENT PERMANENT ALTERNATIVE STABILIZATION METHOD IS IMPLEMENTED. ALL TEMPORARY SEDIMENT AND EROSION CONTROL MEASURES SHALL BE REMOVED UPON FINAL STABILIZATION AND BEFORE PERMIT CLOSURE.
- ALL PERMANENT STORMWATER MANAGEMENT FACILITIES SHALL BE INSTALLED AS DESIGNED IN THE APPROVED PLANS. ANY PROPOSED CHANGES THAT AFFECT THE DESIGN OR FUNCTION OF PERMANENT STORMWATER MANAGEMENT STRUCTURES MUST BE APPROVED BY THE ECM ADMINISTRATOR PRIOR TO IMPLEMENTATION.
- EARTH DISTURBANCES SHALL BE CONDUCTED IN SUCH A MANNER SO AS TO EFFECTIVELY MINIMIZE ACCELERATED SOIL EROSION AND RESULTING SEDIMENTATION. ALL DISTURBANCES SHALL BE DESIGNED, CONSTRUCTED, AND COMPLETED SO THAT THE EXPOSED AREA OF ANY DISTURBED LAND SHALL BE LIMITED TO THE SHORTEST PRACTICAL PERIOD OF TIME. PRE-EXISTING VEGETATION SHALL BE PROTECTED AND MAINTAINED WITHIN 50 HORIZONTAL FEET OF A WATERS OF THE STATE UNLESS SHOWN TO BE INFEASIBLE AND SPECIFICALLY REQUESTED AND APPROVED.
- COMPACTION OF SOIL MUST BE PREVENTED IN AREAS DESIGNATED FOR INFILTRATION CONTROL MEASURES OR WHERE FINAL STABILIZATION WILL BE ACHIEVED BY VEGETATIVE COVER. AREAS DESIGNATED FOR INFILTRATION CONTROL MEASURES SHALL ALSO BE PROTECTED FROM SEDIMENTATION DURING CONSTRUCTION UNTIL FINAL STABILIZATION IS ACHIEVED. IF COMPACTION PREVENTION IS NOT FEASIBLE DUE TO SITE CONSTRAINTS, ALL AREAS DESIGNATED FOR INFILTRATION AND VEGETATION CONTROL MEASURES MUST BE LOOSENEED PRIOR TO INSTALLATION OF THE CONTROL MEASURE(S).
- ANY TEMPORARY OR PERMANENT FACILITY DESIGNED AND CONSTRUCTED FOR THE CONVEYANCE OF STORMWATER AROUND, THROUGH, OR FROM THE EARTH DISTURBANCE AREA SHALL BE A STABILIZED CONVEYANCE DESIGNED TO MINIMIZE EROSION AND THE DISCHARGE OF SEDIMENT OFF SITE.
- CONCRETE WASH WATER SHALL BE CONTAINED AND DISPOSED OF IN ACCORDANCE WITH THE SWMP. NO WASH WATER SHALL BE DISCHARGED TO OR ALLOWED TO ENTER STATE WATERS, INCLUDING ANY SURFACE OR SUBSURFACE STORM DRAINAGE SYSTEM OR FACILITIES. CONCRETE WASHOUTS SHALL NOT BE LOCATED IN AN AREA WHERE SHALLOW GROUNDWATER MAY BE PRESENT, OR WITHIN 50 FEET OF A SURFACE WATER BODY, CREEK OR STREAM.
- DURING DEWATERING OPERATIONS OF UNCONTAMINATED GROUND WATER MAY BE DISCHARGED ON SITE, BUT SHALL NOT LEAVE THE SITE IN THE FORM OF SURFACE RUNOFF UNLESS AN APPROVED STATE DEWATERING PERMIT IS IN PLACE.
- EROSION CONTROL BLANKETING OR OTHER PROTECTIVE COVERING SHALL BE USED ON SLOPES STEEPER THAN 3:1.
- CONTRACTOR SHALL BE RESPONSIBLE FOR THE REMOVAL OF ALL WASTES FROM THE CONSTRUCTION SITE FOR DISPOSAL IN ACCORDANCE WITH LOCAL AND STATE REGULATORY REQUIREMENTS. NO CONSTRUCTION DEBRIS, TREE SLASH, BUILDING MATERIAL WASTES OR UNUSED BUILDING MATERIALS SHALL BE BURIED, DUMPED, OR DISCHARGED AT THE SITE.
- 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. CONTROL MEASURES MAY BE REQUIRED BY EL PASO COUNTY ENGINEERING IF DEEMED NECESSARY, BASED ON SPECIFIC CONDITIONS AND CIRCUMSTANCES.
- TRACKING OF SOILS AND CONSTRUCTION DEBRIS OFF-SITE SHALL BE MINIMIZED. MATERIALS TRACKED OFF-SITE SHALL BE CLEANED UP AND PROPERLY DISPOSED OF IMMEDIATELY.
- THE OWNER/DEVELOPER SHALL BE RESPONSIBLE FOR THE REMOVAL OF ALL CONSTRUCTION DEBRIS, DIRT, TRASH, ROCK, SEDIMENT, SOIL, AND SAND THAT MAY ACCUMULATE IN ROADS, STORM DRAINS AND OTHER DRAINAGE CONVEYANCE SYSTEMS AND STORMWATER APPURTENANCES AS A RESULT OF SITE DEVELOPMENT.
- THE QUANTITY OF MATERIALS STORED ON THE PROJECT SITE SHALL BE LIMITED, AS MUCH AS PRACTICAL, TO THAT QUANTITY REQUIRED TO PERFORM THE WORK IN AN ORDERLY SEQUENCE. ALL MATERIALS STORED ON-SITE SHALL BE STORED IN A NEAT, ORDERLY MANNER, IN THEIR ORIGINAL CONTAINERS, WITH ORIGINAL MANUFACTURER'S LABELS.
- NO CHEMICAL(S) HAVING THE POTENTIAL TO BE RELEASED IN STORMWATER ARE TO BE STORED OR USED ONSITE UNLESS PERMISSION FOR THE USE OF SUCH CHEMICAL(S) IS GRANTED IN WRITING BY THE ECM ADMINISTRATOR. IN GRANTING APPROVAL FOR THE USE OF SUCH CHEMICAL(S), SPECIAL CONDITIONS AND MONITORING MAY BE REQUIRED.
- BULK STORAGE OF ALLOWED PETROLEUM PRODUCTS OR OTHER ALLOWED LIQUID CHEMICALS IN EXCESS OF 55 GALLONS SHALL REQUIRE ADEQUATE SECONDARY CONTAINMENT PROTECTION TO CONTAIN ALL SPILLS ONSITE AND TO PREVENT ANY SPILLED MATERIALS FROM ENTERING STATE WATERS, ANY SURFACE OR SUBSURFACE STORM DRAINAGE SYSTEM OR OTHER FACILITIES.
- NO PERSON SHALL CAUSE THE IMPEDIMENT OF STORMWATER FLOW IN THE CURB AND GUTTER OR DITCH EXCEPT WITH APPROVED SEDIMENT CONTROL MEASURES.
- OWNER/DEVELOPER AND THEIR AGENTS 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 OF THE LAND DEVELOPMENT CODE, DCM VOLUME II AND THE ECM APPENDIX I. ALL APPROPRIATE PERMITS MUST BE OBTAINED BY THE CONTRACTOR PRIOR TO CONSTRUCTION (1041, NPDES, FLOODPLAIN, 404, FUGITIVE DUST, ETC.). IN THE EVENT OF CONFLICTS BETWEEN THESE REQUIREMENTS AND OTHER LAWS, RULES, OR REGULATIONS OF OTHER FEDERAL, STATE, LOCAL, OR COUNTY AGENCIES, THE MOST RESTRICTIVE LAWS, RULES, OR REGULATIONS SHALL APPLY.
- ALL CONSTRUCTION TRAFFIC MUST ENTER/EXIT THE SITE ONLY AT APPROVED CONSTRUCTION ACCESS POINTS.
- PRIOR TO CONSTRUCTION THE PERMITTEE SHALL VERIFY THE LOCATION OF EXISTING UTILITIES.
- A WATER SOURCE SHALL BE AVAILABLE ON SITE DURING EARTHWORK OPERATIONS AND SHALL BE UTILIZED AS REQUIRED TO MINIMIZE DUST FROM EARTHWORK EQUIPMENT AND WIND.
- THE SOILS REPORT FOR THIS SITE HAS BEEN PREPARED BY FRONT RANGE GEOTECHNICAL DATED FEBRUARY 2004 AND SHALL BE CONSIDERED A PART OF THESE PLANS.
- AT LEAST TEN (10) DAYS PRIOR TO THE ANTICIPATED START OF CONSTRUCTION, FOR PROJECTS THAT WILL DISTURB ONE (1) ACRE OR MORE, THE OWNER OR OPERATOR OF CONSTRUCTION ACTIVITY SHALL SUBMIT A PERMIT APPLICATION FOR STORMWATER DISCHARGE TO THE COLORADO DEPARTMENT OF PUBLIC HEALTH AND ENVIRONMENT, WATER QUALITY DIVISION. THE APPLICATION CONTAINS CERTIFICATION OF COMPLETION OF A STORMWATER MANAGEMENT PLAN (SWMP), OF WHICH THIS GRADING AND EROSION CONTROL PLAN MAY BE A PART. FOR INFORMATION OR APPLICATION MATERIALS CONTACT:

COLORADO DEPARTMENT OF PUBLIC HEALTH AND ENVIRONMENT  
 WATER QUALITY CONTROL DIVISION  
 WQCD - PERMITS  
 4300 CHERRY CREEK DRIVE SOUTH  
 DENVER, CO 80246-1530  
 ATTN: PERMITS UNIT

Update report author and date

SEEDING MIX:

GRASS	VARIETY	AMOUNT IN PLS LBS. PER ACRE
CRESTED WHEAT GRASS	EPHRAIM OR HYCREST	4.0 LBS.
PERENIAL RYE	LINN	2.0 LBS.
WESTERN WHEATGRASS	SARTON	3.0 LBS.
SMOOTH BROME GRASS	LINCOLN OR MANCHAR	5.0 LBS.
SIDEOATS GRAMA	EPHRAIM	2.5 LBS.
TOTAL:		16.5 LBS.

SEEDING & FERTILIZER APPLICATION: DRILL SEED OR HYDRO-SEED PER CDOT SPEC. SECTION 212.

MULCHING APPLICATION: CONFORM TO CDOT SPEC-SECTION 213.

ESTIMATED TIME SCHEDULE:

INSTALL BMP'S	AUGUST, 2024
GRADING START	AUGUST, 2024
GRADING COMPLETION	AUGUST, 2024
SEEDING & MULCHING	AUGUST, 2025
STABILIZATION	NOVEMBER, 2026

SEDIMENT CONTROL MAINTENANCE PROGRAM:

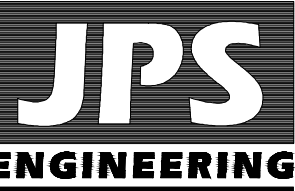
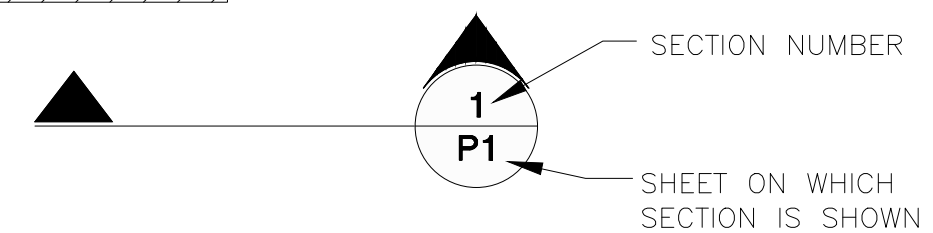
	FREQUENCY 1
PERIODIC SITE INSPECTIONS	BI-WEEKLY
RE-VEGETATION OF EXPOSED SOILS	WITHIN 21 DAYS OF GRADING <sup>2</sup>
SEDIMENT REMOVAL FROM BMP'S	MONTHLY
REMOVAL OF BMP'S	AFTER STABILIZATION ACHIEVED

<sup>1</sup> AND AFTER ANY PRECIPITATION OR SNOW MELT EVENT THAT CAUSES SURFACE EROSION.

<sup>2</sup> ACCUMULATED SEDIMENT AND DEBRIS SHALL BE REMOVED WHEN THE SEDIMENT LEVEL REACHES ONE HALF THE HEIGHT OF THE BMP OR AT ANY TIME THAT SEDIMENT OR DEBRIS ADVERSELY IMPACTS THE FUNCTION OF THE BMP.

LEGEND:

NEW	EXISTING	
---	---	SECTION LINE
---	---	EASEMENT LINE
---6230---	---6230---	CONTOUR
---	---	PROPERTY
○-○-○-○	○-○-○-○	FENCE
— OHE — OHE —	— OHE — OHE —	OVERHEAD ELECTRIC LINE W/ POWER POLE
— UGE — UGE —	— UGE — UGE —	UNDERGROUND ELECTRIC LINE
— UGE — UGE —	— UGE — UGE —	UNDERGROUND ELECTRIC
— TEL — TEL —	— TEL — TEL —	TELEPHONE
— GAS — GAS —	— GAS — GAS —	GAS
— WT — WT —	— WT — WT —	WATER
▨		ECB - DITCH LINING



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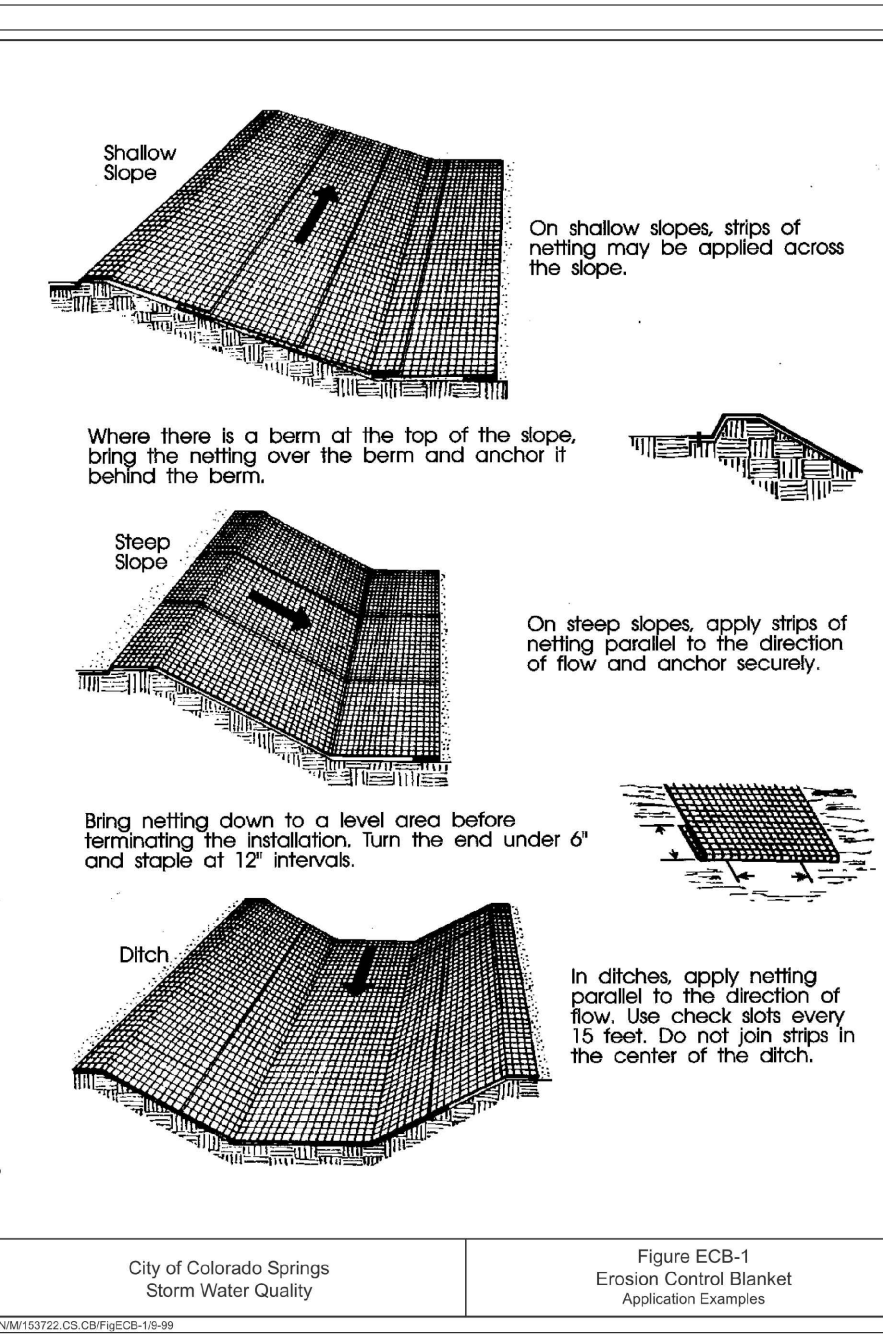
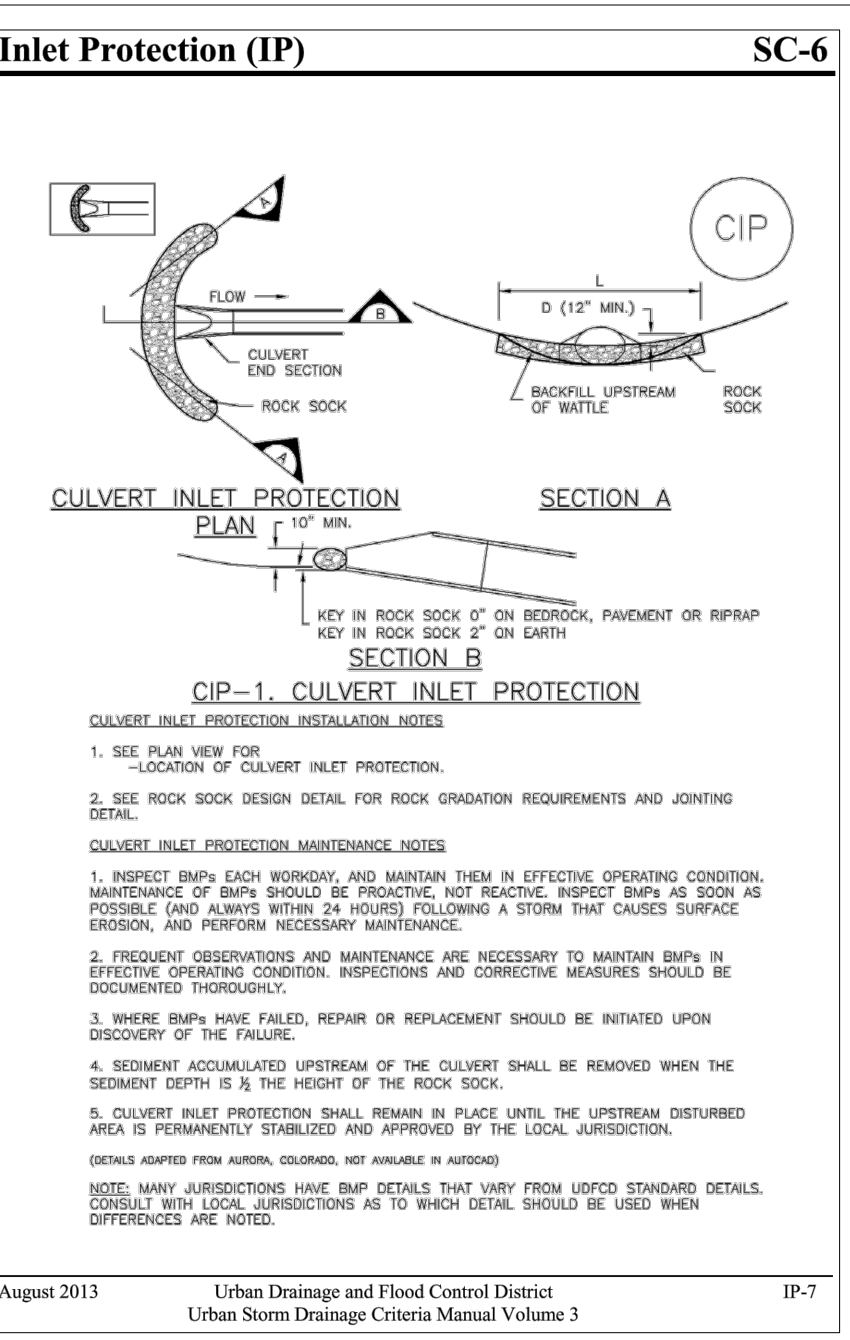
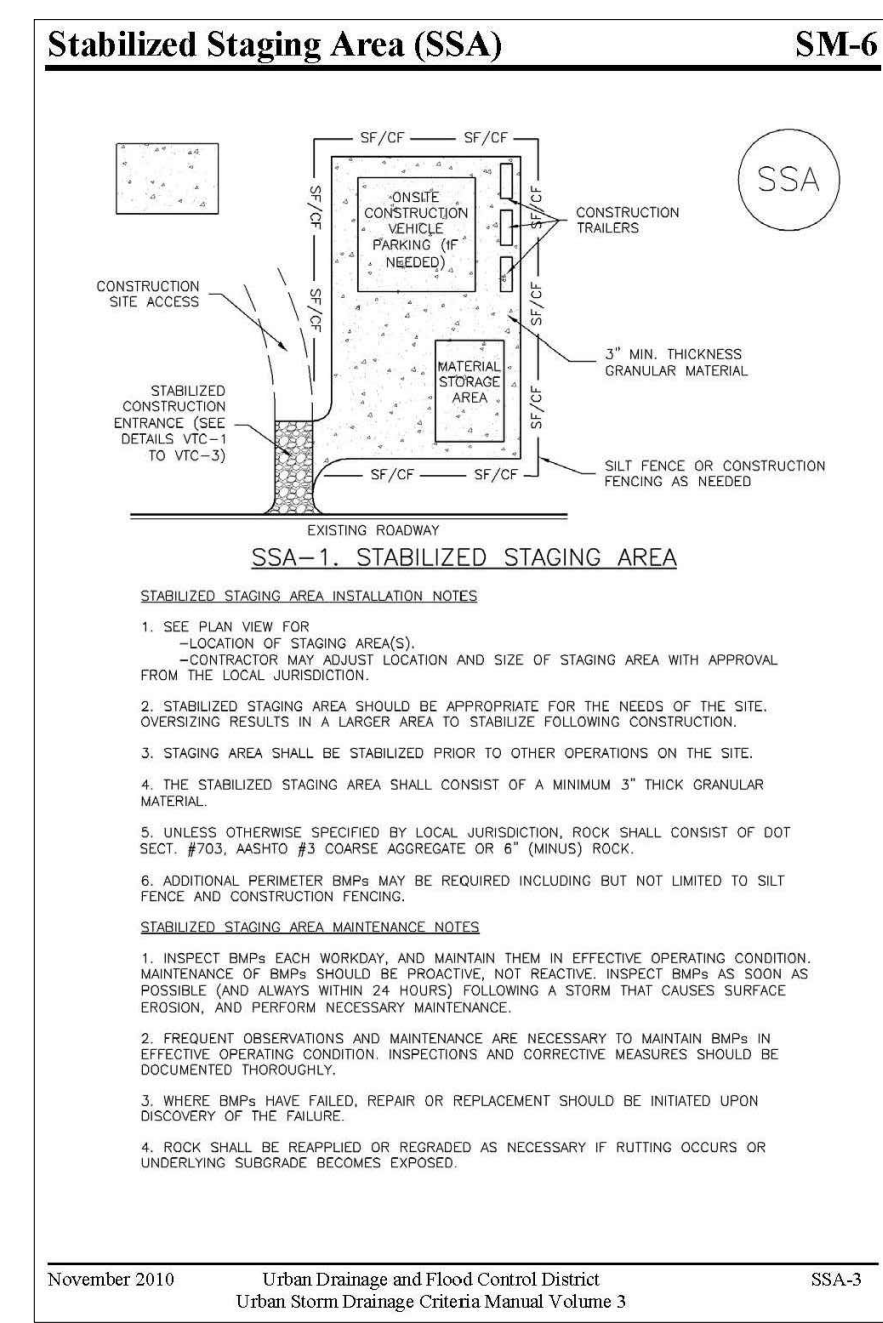
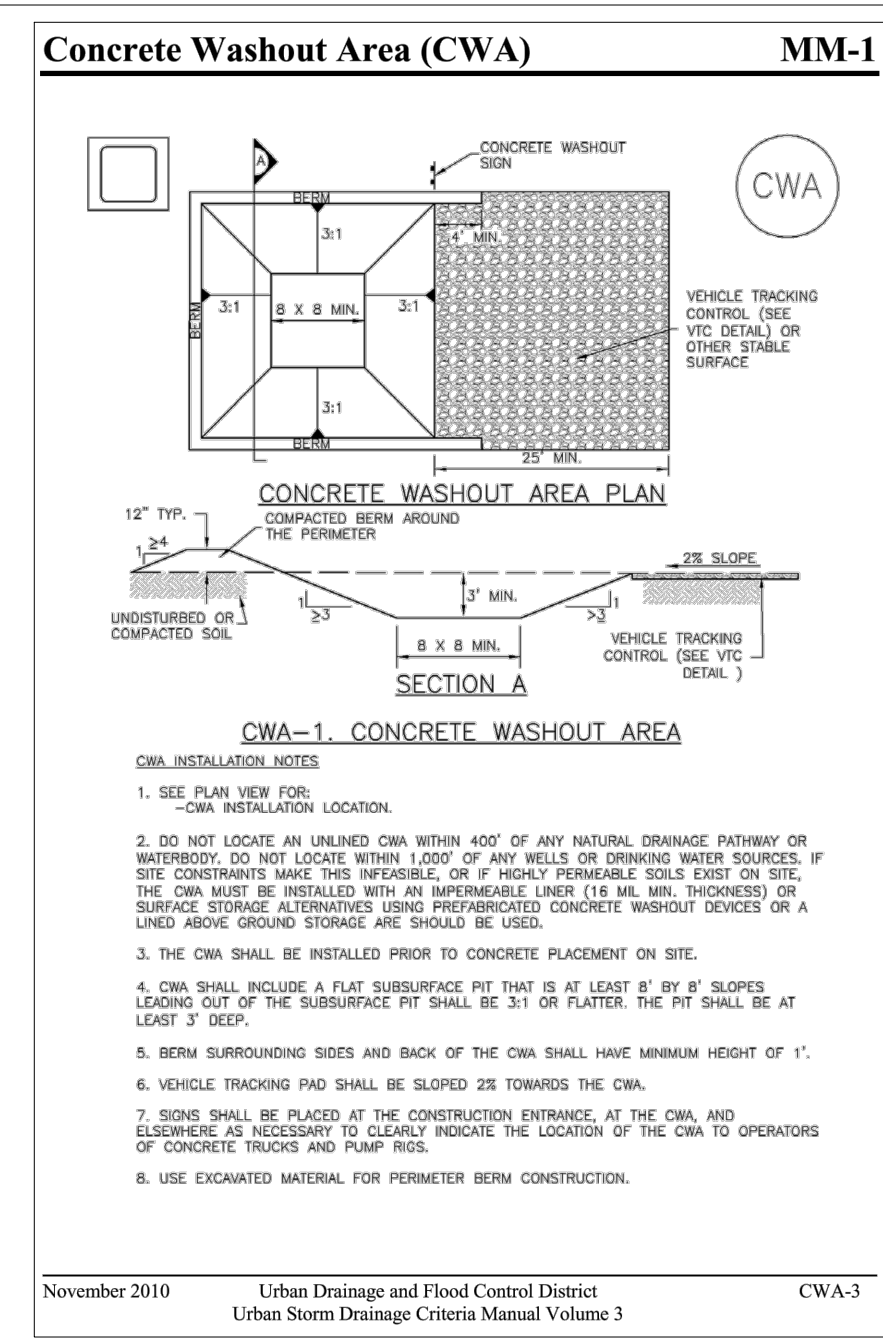
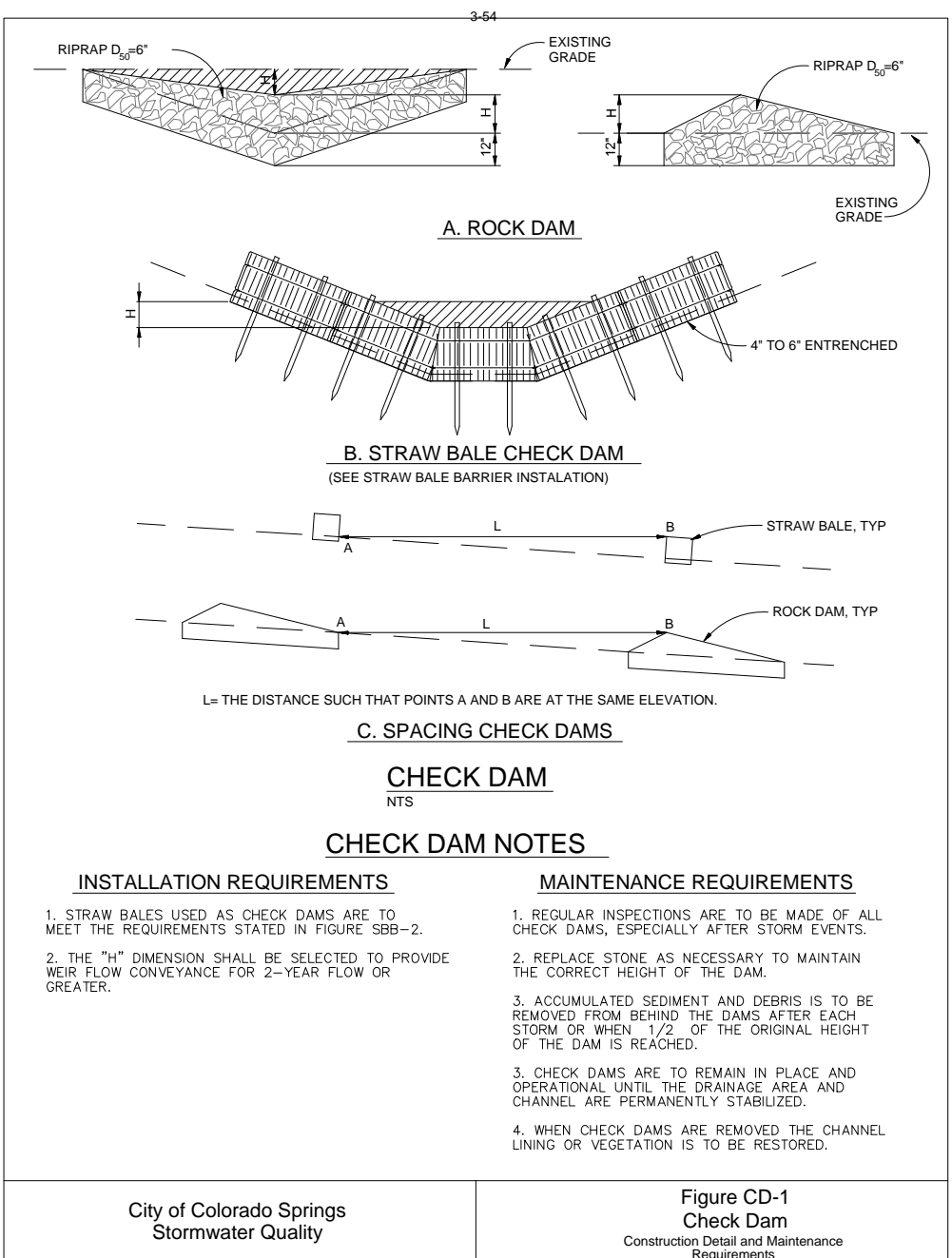
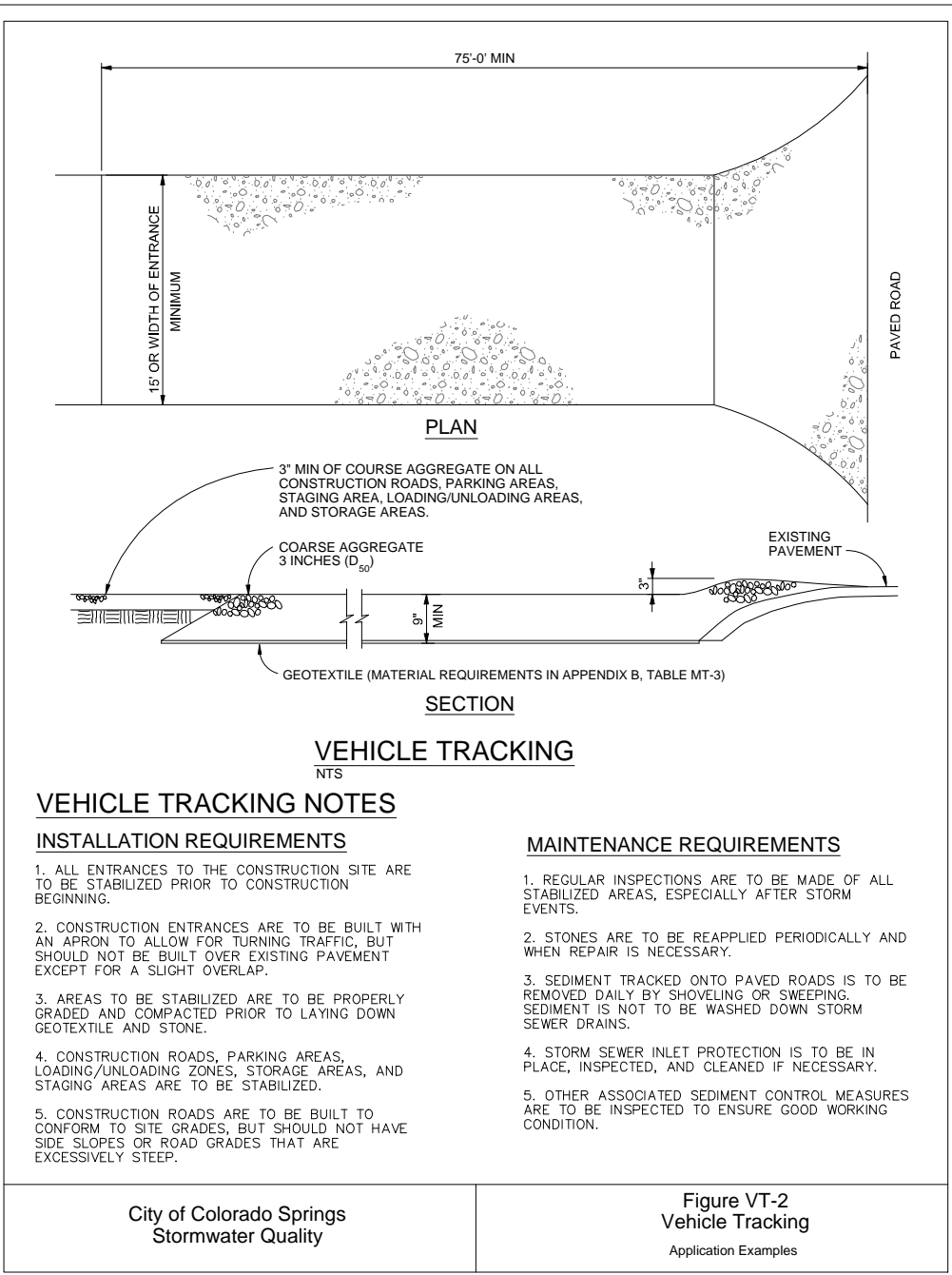
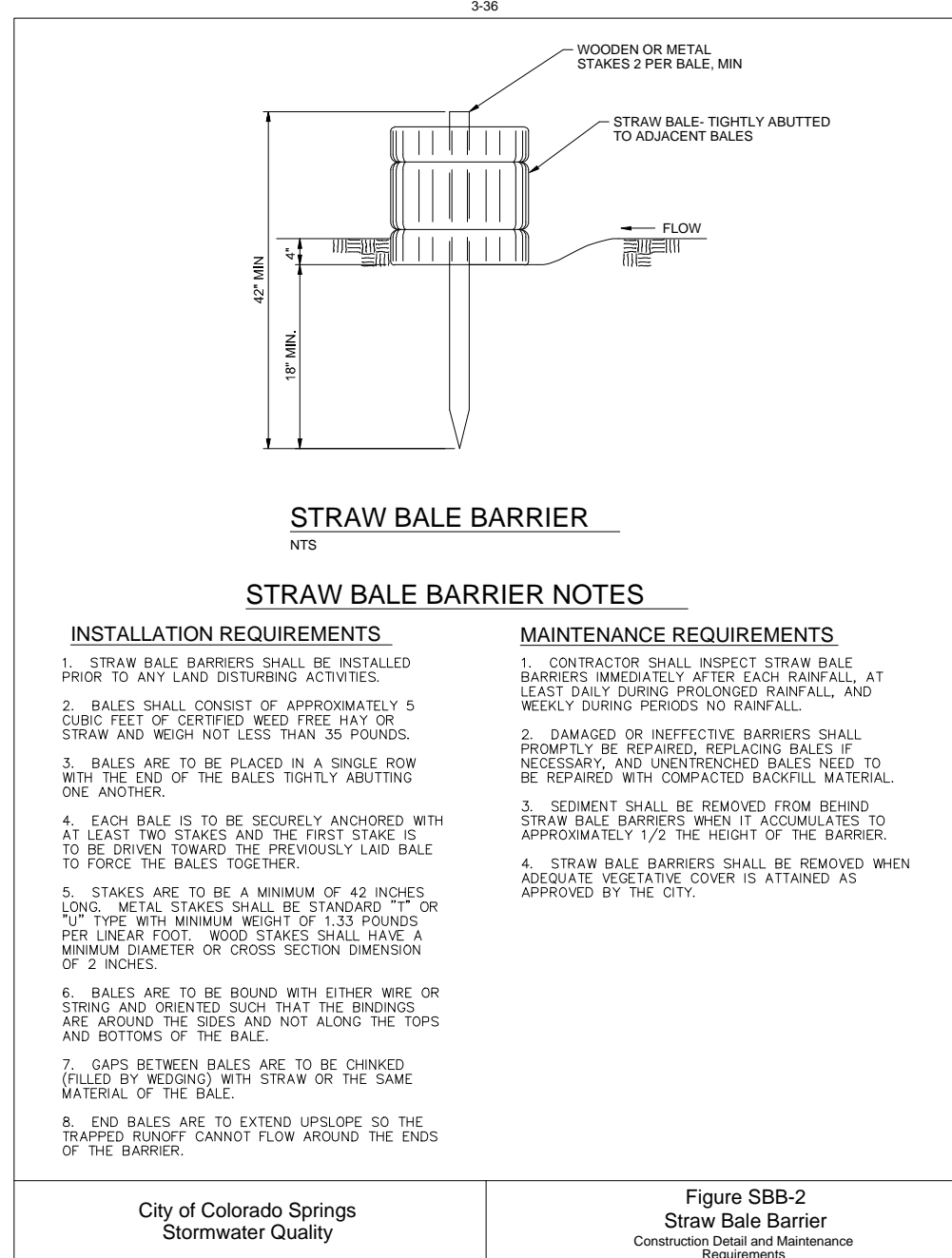
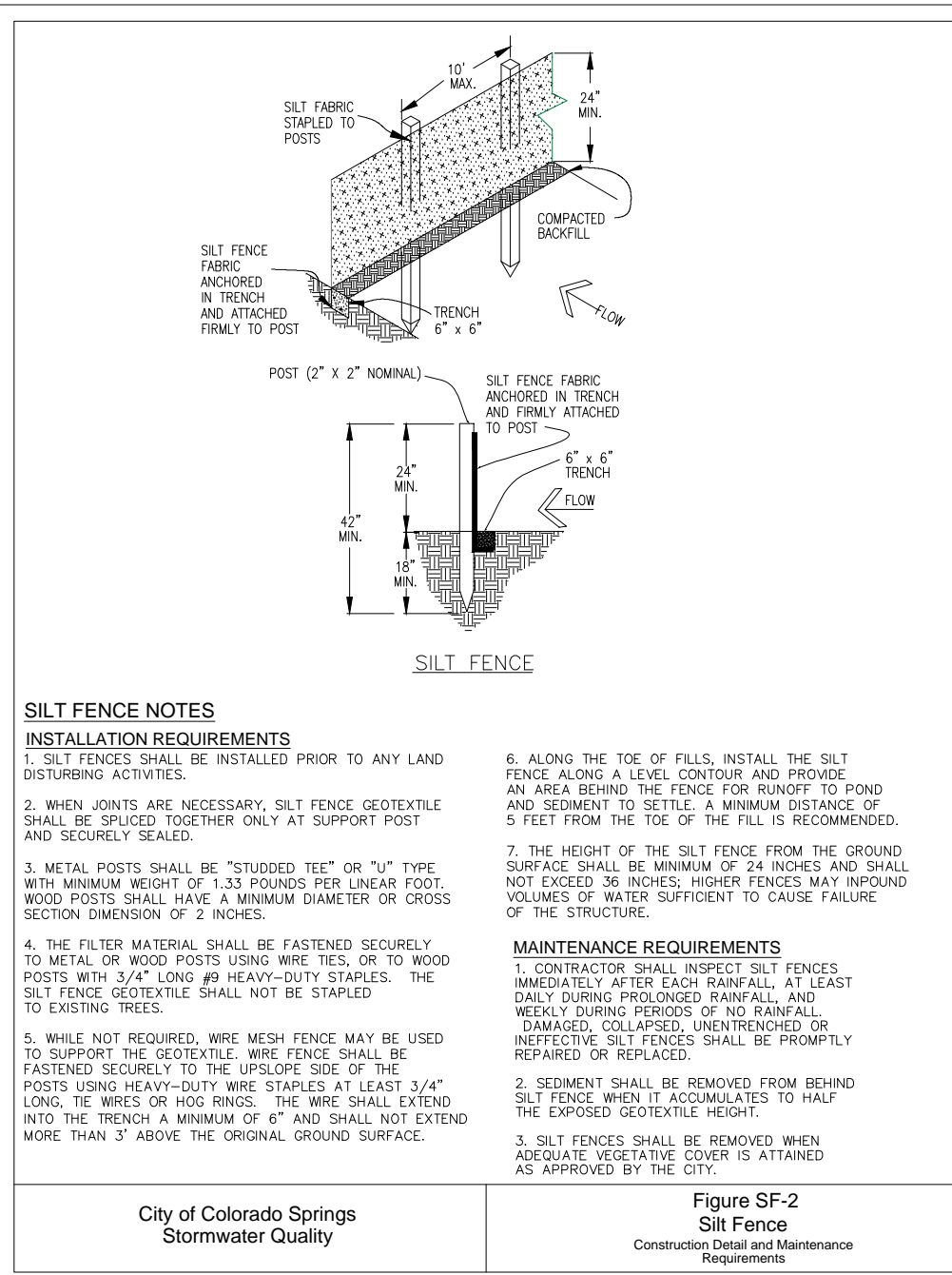
**SETTLERS RANCH FILING NO. 3**

**GRADING & EROSION CONTROL NOTES**

HORZ. SCALE:	NTS	DRAWN:	MSP
VERT. SCALE:	N/A	DESIGNED:	JPS
SURVEYED:	RAMPART	CHECKED:	JPS
CREATED:	10/9/23	LAST MODIFIED:	4/1/24
PROJECT NO:	030501	MODIFIED BY:	MSP

**C2.1-F3**





SWMP Checklist Item 20, GEC Checklist Item z - Provide all temp details. Provide details for seeding and mulching, sediment control logs, and temporary sediment basins.

SETTLERS RANCH FILING NO. 3

EROSION CONTROL DETAILS

**JPS ENGINEERING**

19 E. Willamette Ave.  
Colorado Springs, CO 80903

PH: 719-477-9429  
FAX: 719-471-0766  
www.jpsegr.com

CALL UTILITY NOTIFICATION CENTER OF COLORADO

1-800-922-1987

CALL 2-BUSINESS DAYS IN ADVANCE BEFORE YOU DIG, GRADE, OR EXCAVATE FOR THE MARKING OF UNDERGROUND MEMBER UTILITIES.

No.	REVISION	BY	DATE
1	EPC SUBMITTAL	JPS	4/1/24

HORIZ. SCALE:	N/A	DRAWN:	MSP
VERT. SCALE:	N/A	DESIGNED:	JPS
SURVEYED:	RAMPART	CHECKED:	JPS
CREATED:	2/26/23	LAST MODIFIED:	4/1/24
PROJECT NO:	030501	MODIFIED BY:	MSP

SHEET: C2.2-F3



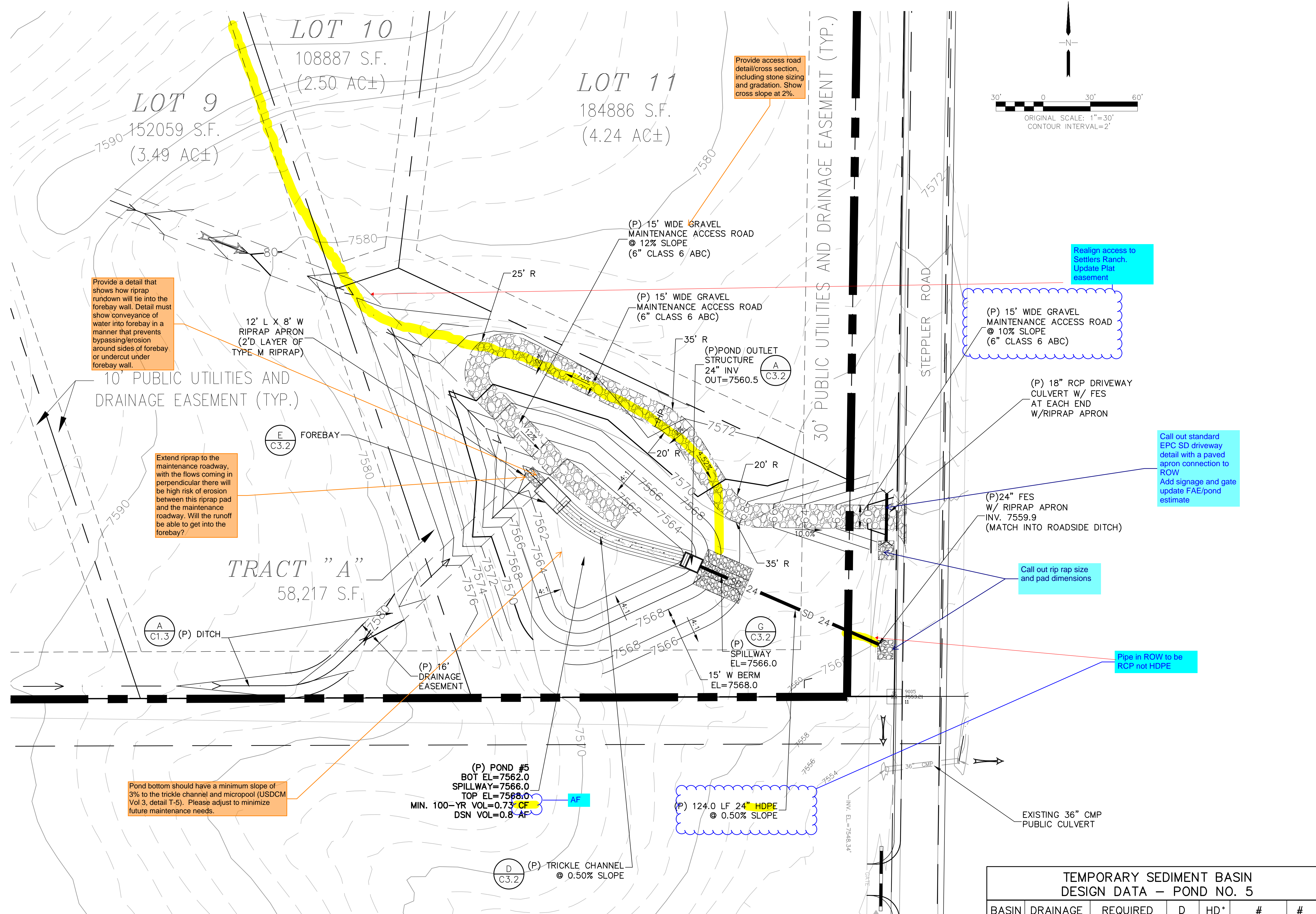
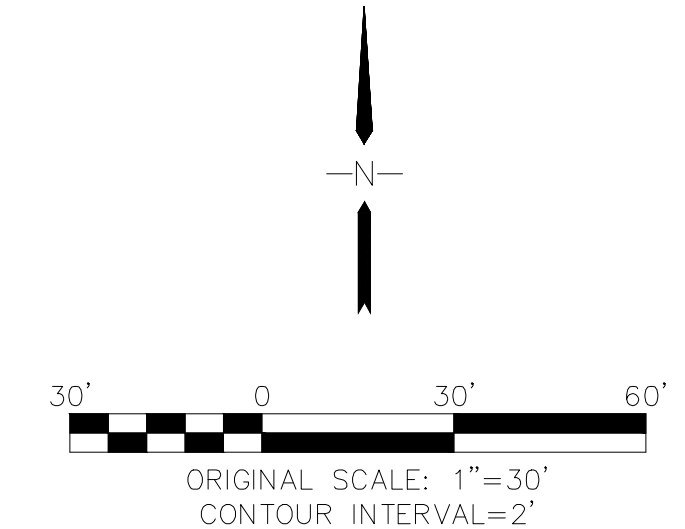


CALL UTILITY NOTIFICATION CENTER OF COLORADO 1-800-922-1987  
CALL ALL UTILITIES IN ADVANCE BEFORE YOU DISGRADE OR EXCAVATE FOR THE MARKING OF UNDERGROUND MEMBER UTILITIES.

NO.	REVISION	BY	DATE
1	FILED NO. 3 PLAT SUBMITTAL	JPS	4/19/24

**DETENTION POND #5 PLAN**

**SETTLERS RANCH FILING NO. 3**



Provide a detail that shows how riprap rundown will tie into the forebay wall. Detail must show conveyance of water into forebay in a manner that prevents bypassing/erosion around sides of forebay or undercut under forebay wall.

Extend riprap to the maintenance roadway, with the flows coming in perpendicular there will be high risk of erosion between this riprap pad and the maintenance roadway. Will the runoff be able to get into the forebay?

Pond bottom should have a minimum slope of 3% to the trickle channel and micropool (USDCM Vol 3, detail T-5). Please adjust to minimize future maintenance needs.

Provide access road detail/cross section, including stone sizing and gradation. Show cross slope at 2%.

Realign access to Settlers Ranch. Update Plat easement

Call out standard EPC SD driveway detail with a paved apron connection to ROW. Add signage and gate update FAE/pond estimate

Call out rip rap size and pad dimensions

Pipe in ROW to be RCP not HDPE

BASIN	DRAINAGE AREA (AC)	REQUIRED VOLUME (AF)	D (FT)	HD* (IN)	# COLUMNS	# ROWS
#5	18.9	0.8	4.0	1"	1	12

\* PERFORATIONS AT 4" VERTICAL SPACING

**DETENTION POND #5 PLAN**

ORIGINAL SCALE: 1"=30' (24"x36" SHEET)  
CONTOUR INTERVAL=2'

BENCHMARK: MONUMENT AT SW CORNER OF ABERT RANCH SUBDIVISION  
BM EL (SETTLERS RANCH DATUM) = 7642.52 (DATUM UNKNOWN)  
BM EL (ABERT RANCH DATUM) = 7650.04 (DATUM NAVD 88)  
BM CONVERSION = 7.52 FT

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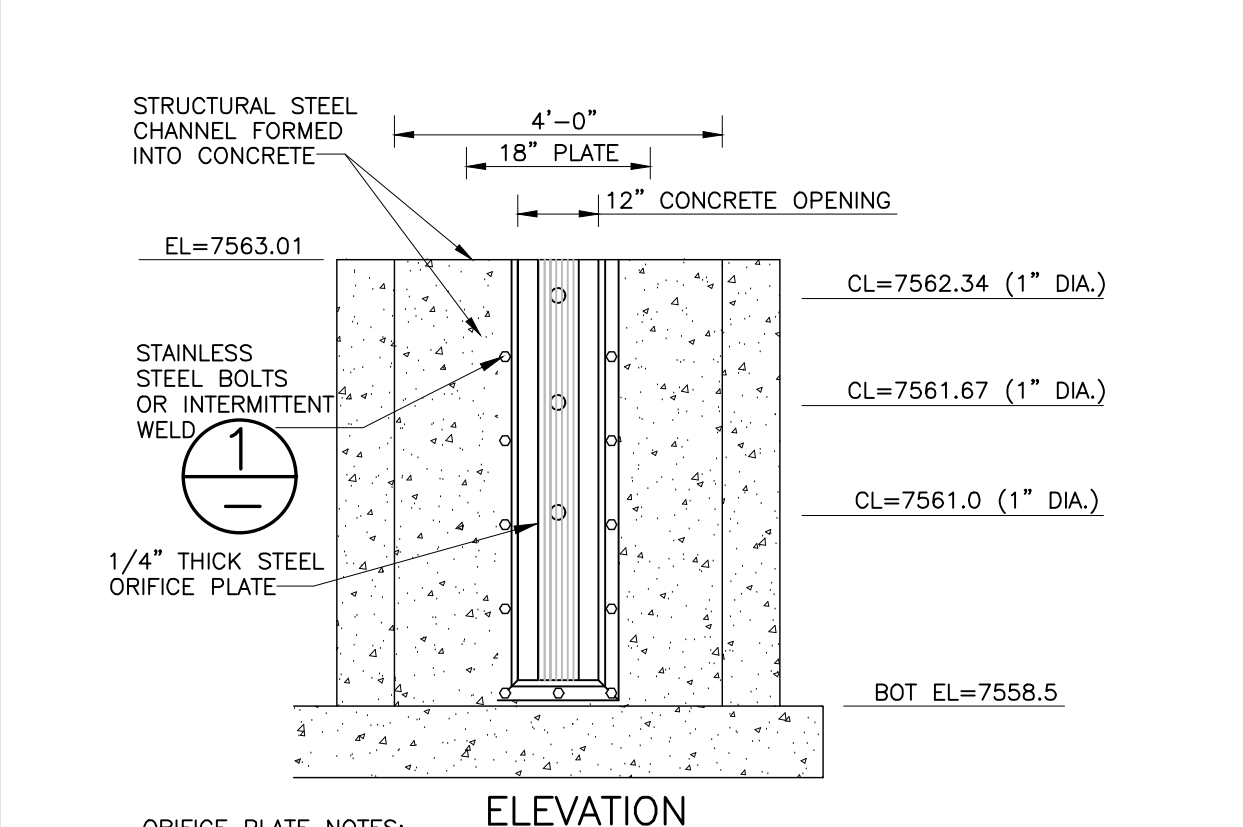
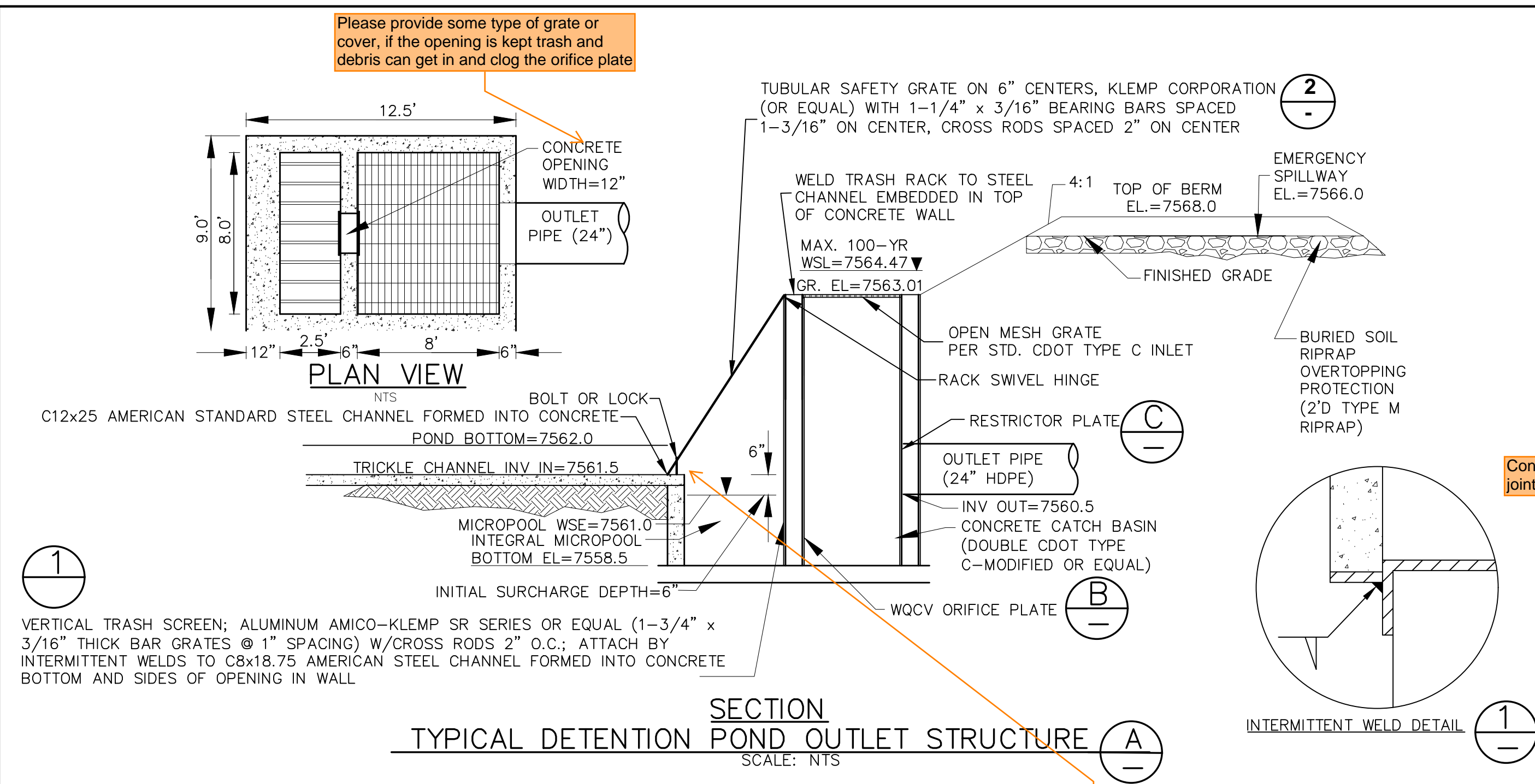




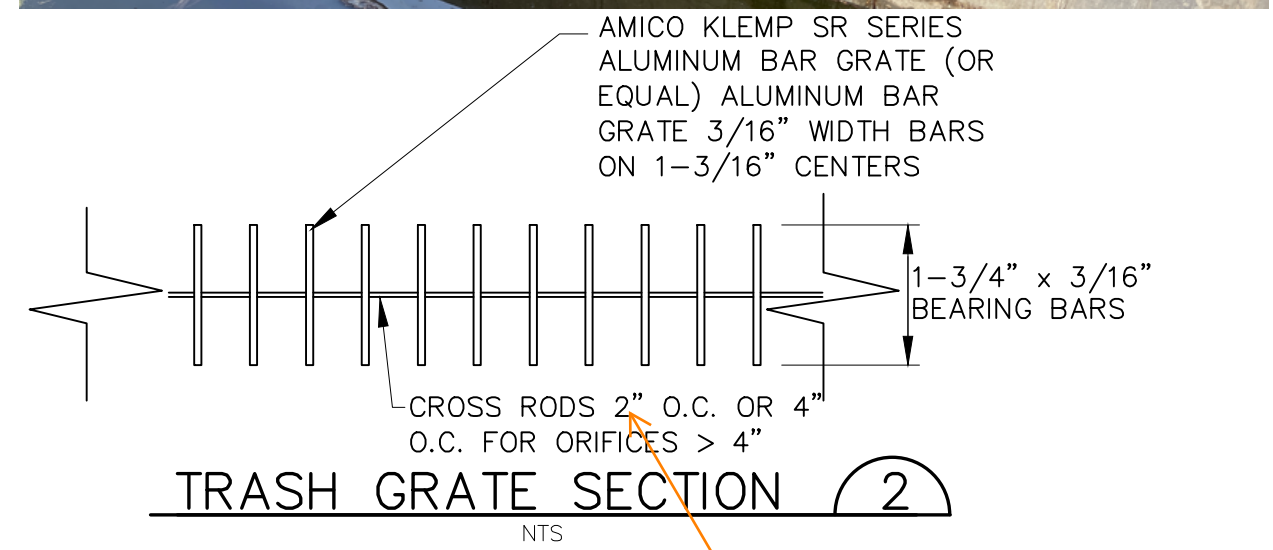
NO.	REVISION	BY	DATE
1	PLAT SUBMITTAL	JPS	4/19/24

**SETTLERS RANCH FILING NO. 3**  
**DETENTION POND #5**  
**DETAILS**

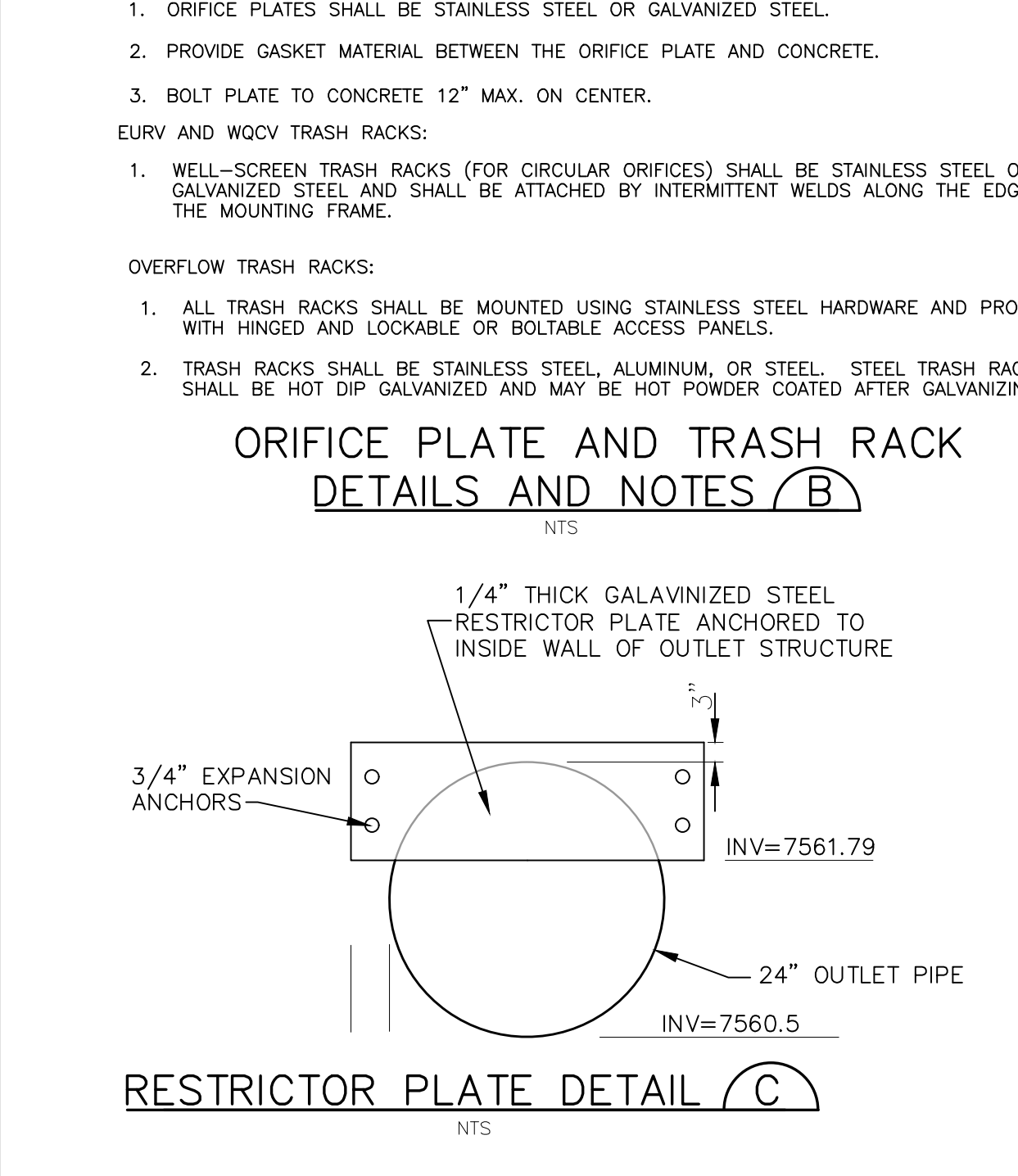
HORIZ. SCALE:	AS SHOWN	DRAWN:	MJP
VERT. SCALE:	N/A	DESIGNED:	JPS
SURVEYED:	RAMPART	CHECKED:	JPS
CREATED:	10/9/23	LAST MODIFIED:	4/19/24
PROJECT NO.:	030501	MODIFIED BY:	MSP



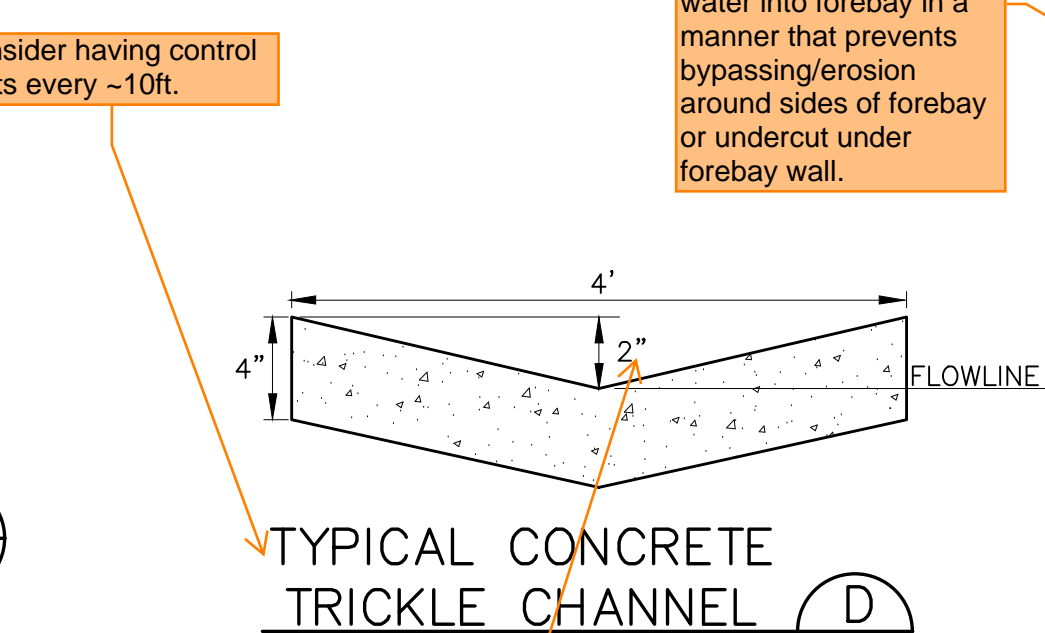
Provide detail on how the triangular trickle channel and outlet structure interface will work in the field. We have seen some issues in the field with constructibility of this design. How will the pond bottom grading work if it is 6" above the outlet structure concrete? Consider the challenges of the constructibility and provide additional details showing how the interface/grading will work. Also consider a rectangular trickle channel for ease of construction and maintenance. See below snippet of some field issues we have seen with a similar detail.



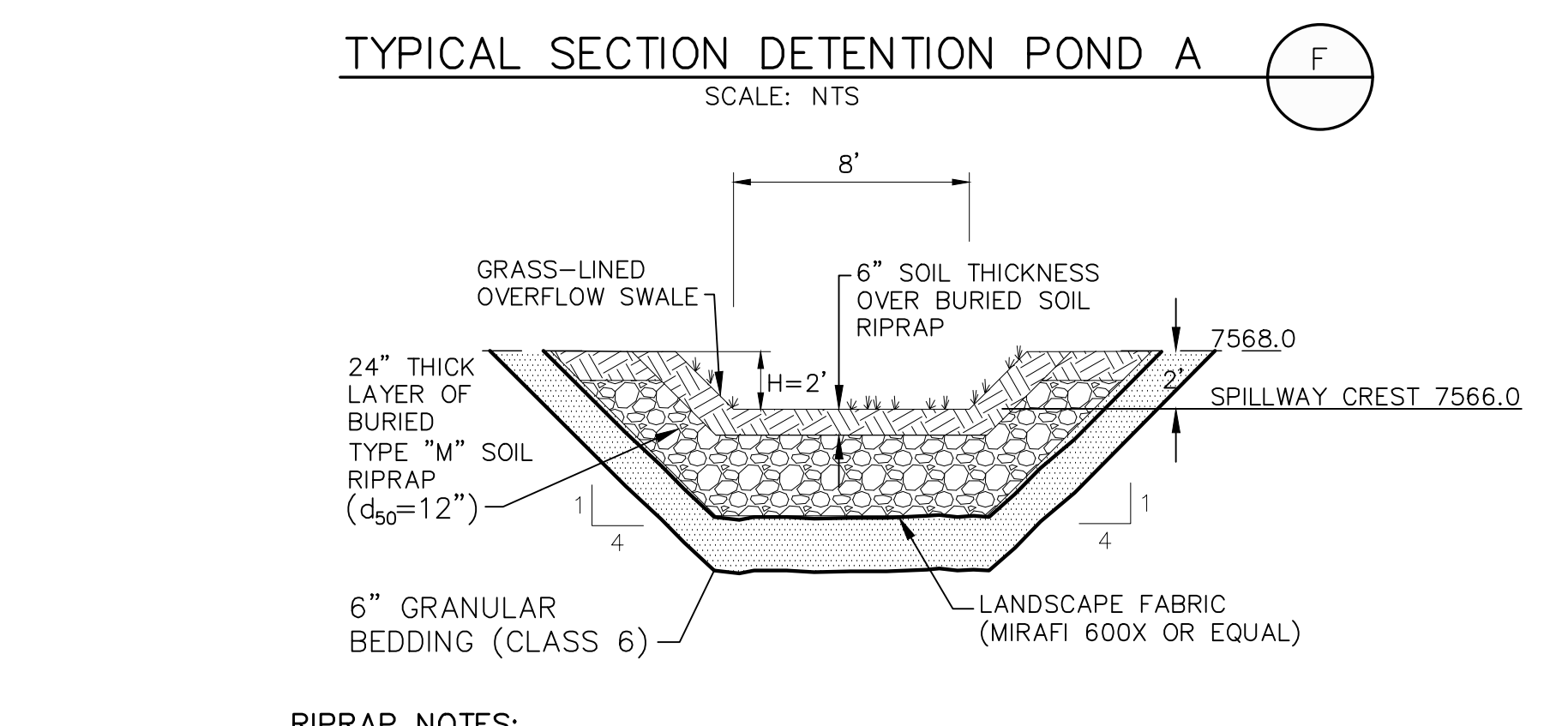
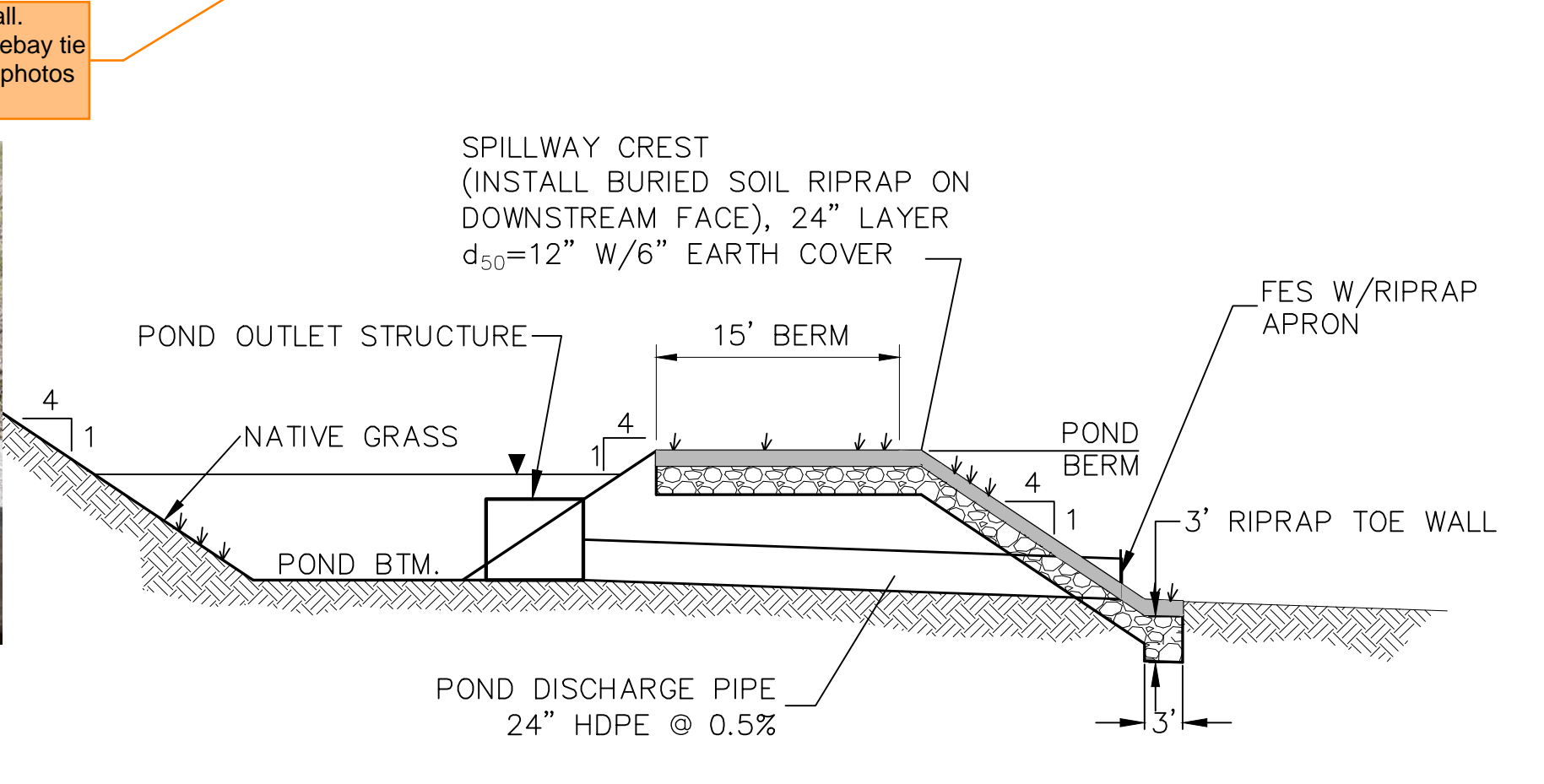
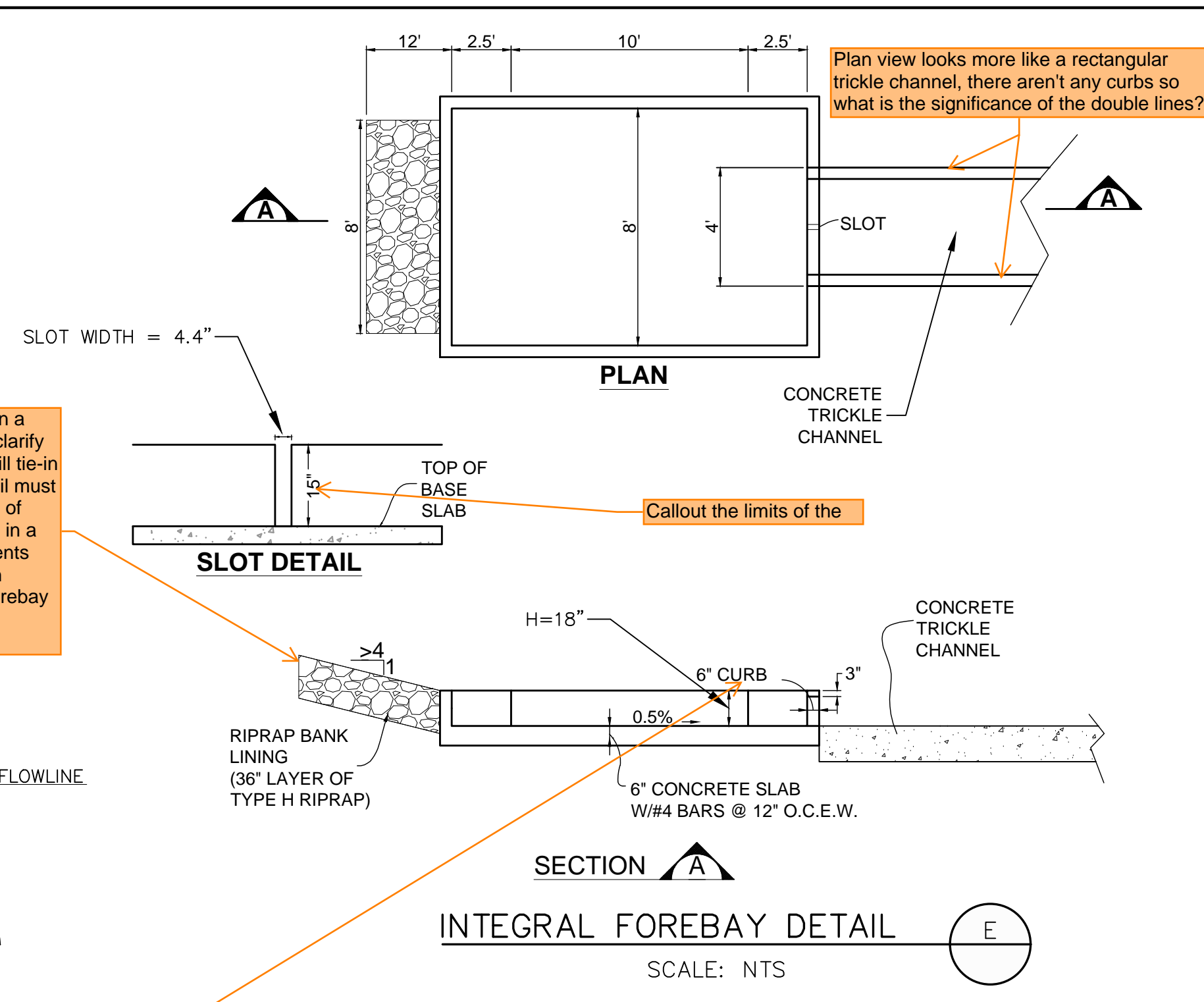
Proposed orifice holes are 1". The smallest dimension of the trash rack openings should be less than the smallest dimension orifice. Use Johnson stainless steel well screen with #93 VEE wire (Figure 6-a), or equivalent (per EPC DCMv2, Chap 4.3 and MHFD Detail T-12)



BENCHMARK: MONUMENT AT SW CORNER OF ABERT RANCH SUBDIVISION  
BM EL (SETTLERS RANCH DATUM) = 7642.52 (DATUM UNKNOWN)  
BM EL (ABERT RANCH DATUM) = 7650.04 (DATUM NAVD 88)  
BM CONVERSION = 7.52 FT



The forebay is 6" deep. This 2" deep trickle channel seems very small. Provide clear detail on how the pond bottom, trickle channel, and forebay tie together. See similar comments on the micropool and see below for photos of improper installation in the field of a similar design.



- RIPRAP NOTES:**
- RIPRAP SHALL HAVE A MINIMUM SPECIFIC GRAVITY OF 2.6.
  - RIPRAP GRADATION SHALL CONFORM TO TABLE 10-7 AND 10-8 OF THE EPC DRAINAGE CRITERIA MANUAL.
  - CONTRACTOR SHALL SUBMIT RIPRAP GRADATION TO ENGINEER FOR APPROVAL PRIOR TO DELIVERY.

**PROPOSED SPILLWAY DETAIL A (G)**  
SCALE: NTS

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