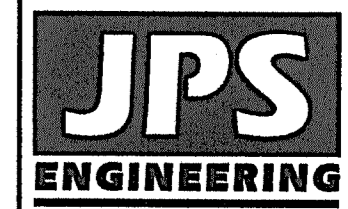
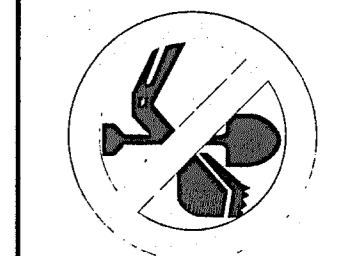


CALL UTILITY NOTIFICATION
CENTER OF COLORADO
1-800-922-1987
CALL 2-BUSINESS DAYS IN ADVANCE
BEFORE YOU DIG, GRADE, OR EXCAVATE
FOR THE MARKING OF UNDERGROUND
MEMBER UTILITIES.



19 E. Willamette Ave.
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80903
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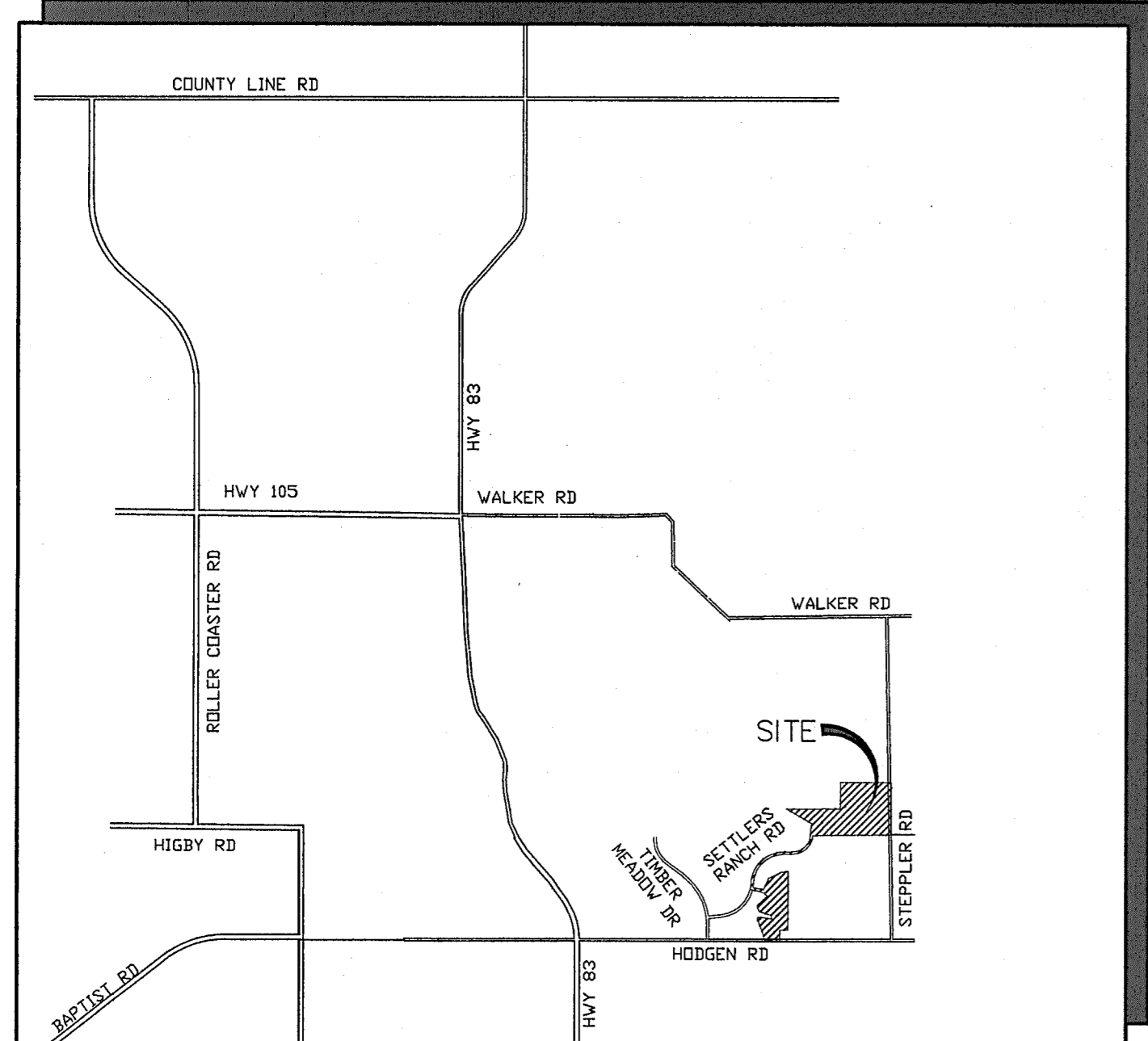
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SETTLERS RANCH

Filing No. 3

Grading & Erosion Control Plans

El Paso County, Colorado

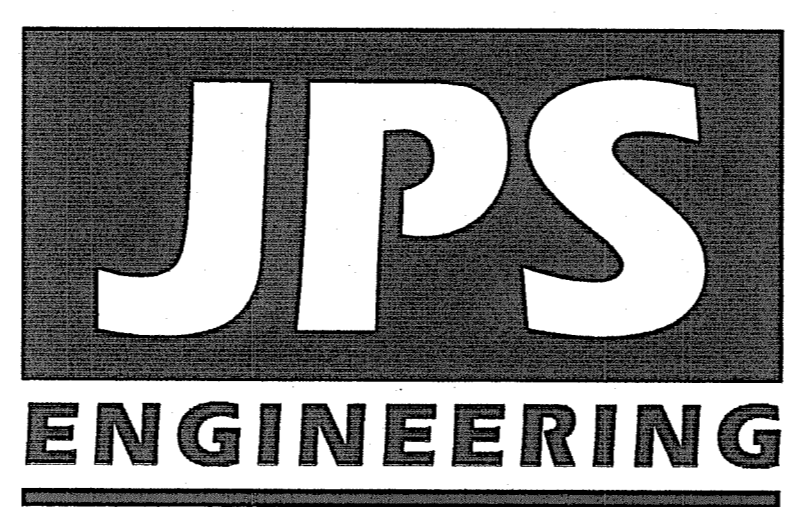


VICINITY MAP
NOT TO SCALE

PREPARED FOR:

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

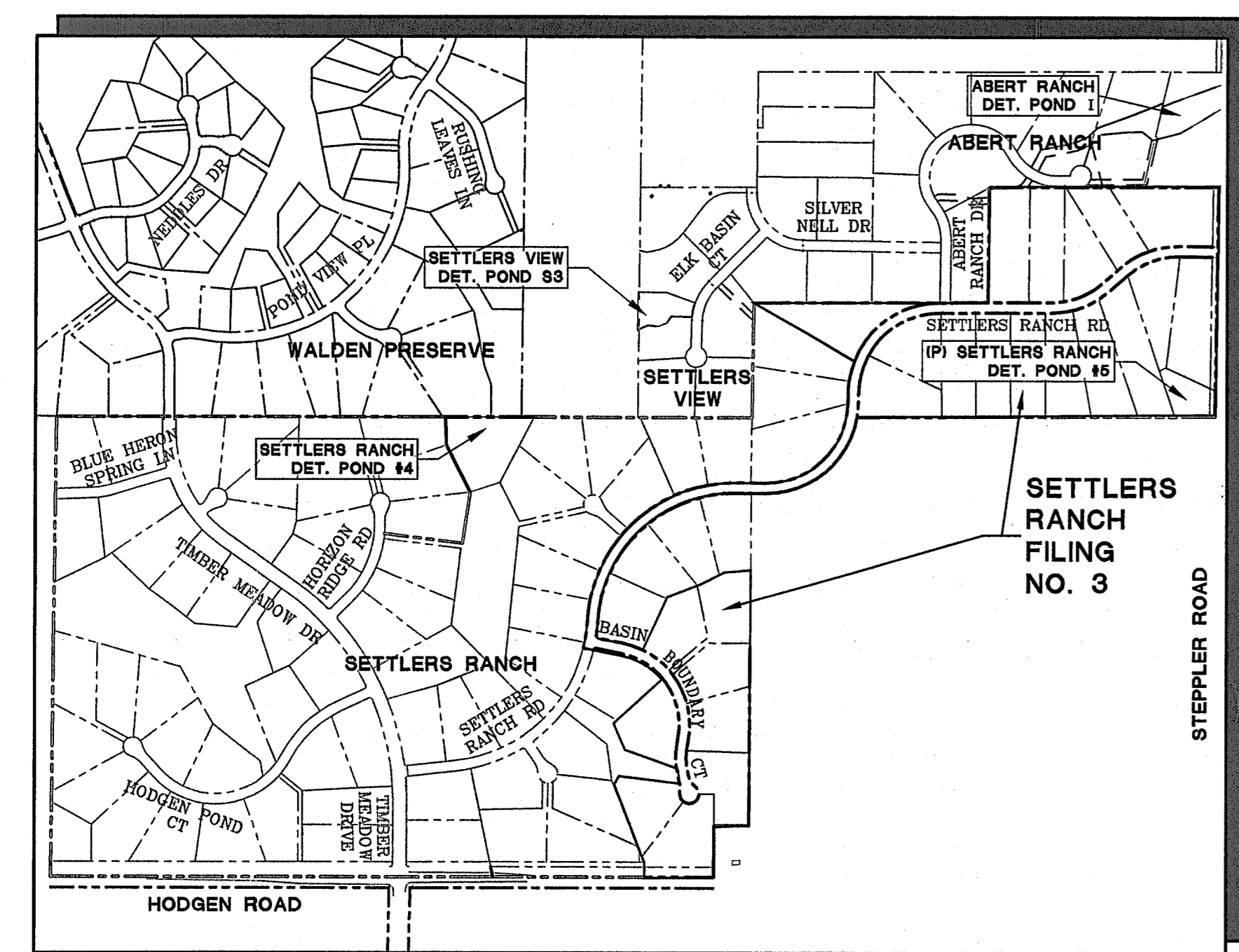
PREPARED BY:



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

SHEET INDEX

CO.1-F3	GEC TITLE SHEET
G2-F3	GENERAL NOTES
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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



SITE MAP
NOT TO SCALE

ENGINEER:

ENGINEER'S STATEMENT:

THIS GRADING AND EROSION CONTROL PLAN WAS PREPARED UNDER MY DIRECTION AND SUPERVISION AND ARE CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. SAID PLANS HAVE BEEN PREPARED ACCORDING TO THE CRITERIA ESTABLISHED BY THE COUNTY FOR ANY GRADING AND EROSION CONTROL PLANS. I ACCEPT RESPONSIBILITY FOR LIABILITY CAUSED BY NEGLIGENT ACTS, ERRORS OR OMISSIONS ON MY PART IN PREPARING THIS PLAN.

John P. Schwab 7/23/24
JOHN P. SCHWAB, P.E. #29891 DATE

OWNER/DEVELOPER'S STATEMENT:

I, THE OWNER/DEVELOPER HAVE READ AND WILL COMPLY WITH THE REQUIREMENTS OF THE GRADING AND EROSION CONTROL PLAN.

7/21/24
HODGEN SETTLERS RANCH, LLC
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 (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

HORIZ. SCALE:	AS SHOWN	DRAWN:	RMD
VERT. SCALE:	AS SHOWN	DESIGNED:	JPS
SURVEYED:	RAMPART	CHECKED:	JPS
CREATED:	4/05/18	LAST MODIFIED:	7/22/24
PROJECT NO.:	030501	MODIFIED BY:	MSP
SHEET:			

PCD FILE NO. SF-249

C0.1-F3

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.
- THERE ARE NO ANTICIPATED DEDICATED ASPHALT/CONCRETE BATCH PLANTS.

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

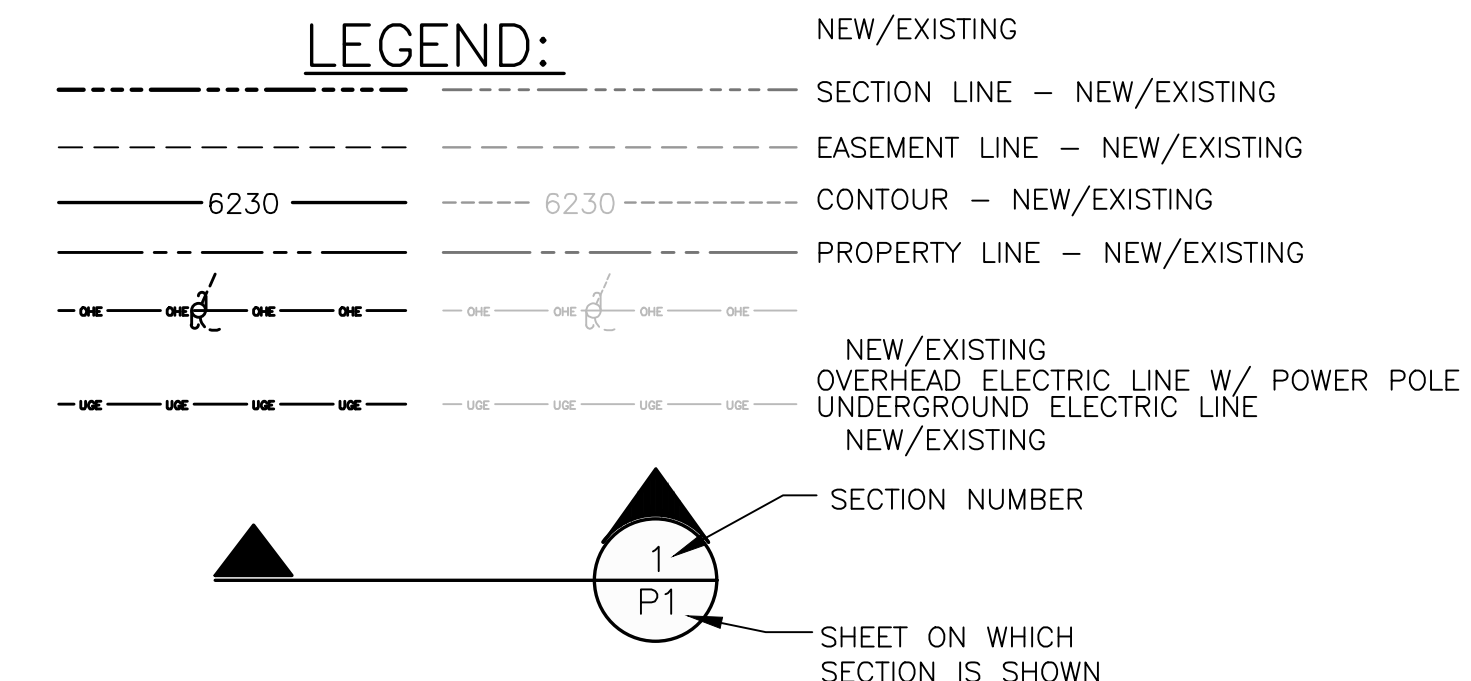
GENERAL DRAINAGE NOTES:

- 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:

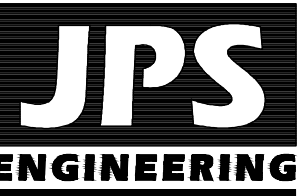
- ALL SIGNS AND PAVEMENT MARKINGS SHALL BE IN COMPLIANCE WITH THE CURRENT MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD).
- REMOVAL OF EXISTING PAVEMENT MARKINGS SHALL BE ACCOMPLISHED BY A METHOD THAT DOES NOT MATERIALLY DAMAGE THE PAVEMENT. THE PAVEMENT MARKINGS SHALL BE REMOVED TO THE EXTENT THAT 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 1/2" 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:



SETTLERS RANCH FILING NO. 3

GENERAL NOTES



19 E. Willamette Ave.
 Colorado Springs, CO 80903
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 FAX: 719-471-0766
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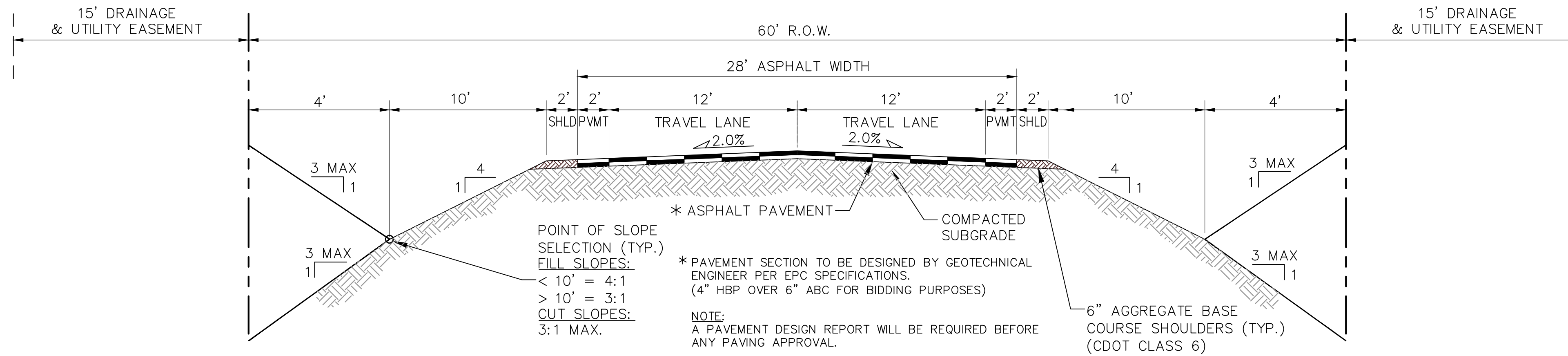
CALL UTILITY NOTIFICATION CENTER OF COLORADO
1-800-922-1987
 CALL 24 HOURS A DAY IN ADVANCE BEFORE YOU DIG, GRADE, OR EXCAVATE FOR THE MARKING OF UNDERGROUND MEMBER UTILITIES.

No.	REVISION	BY	DATE

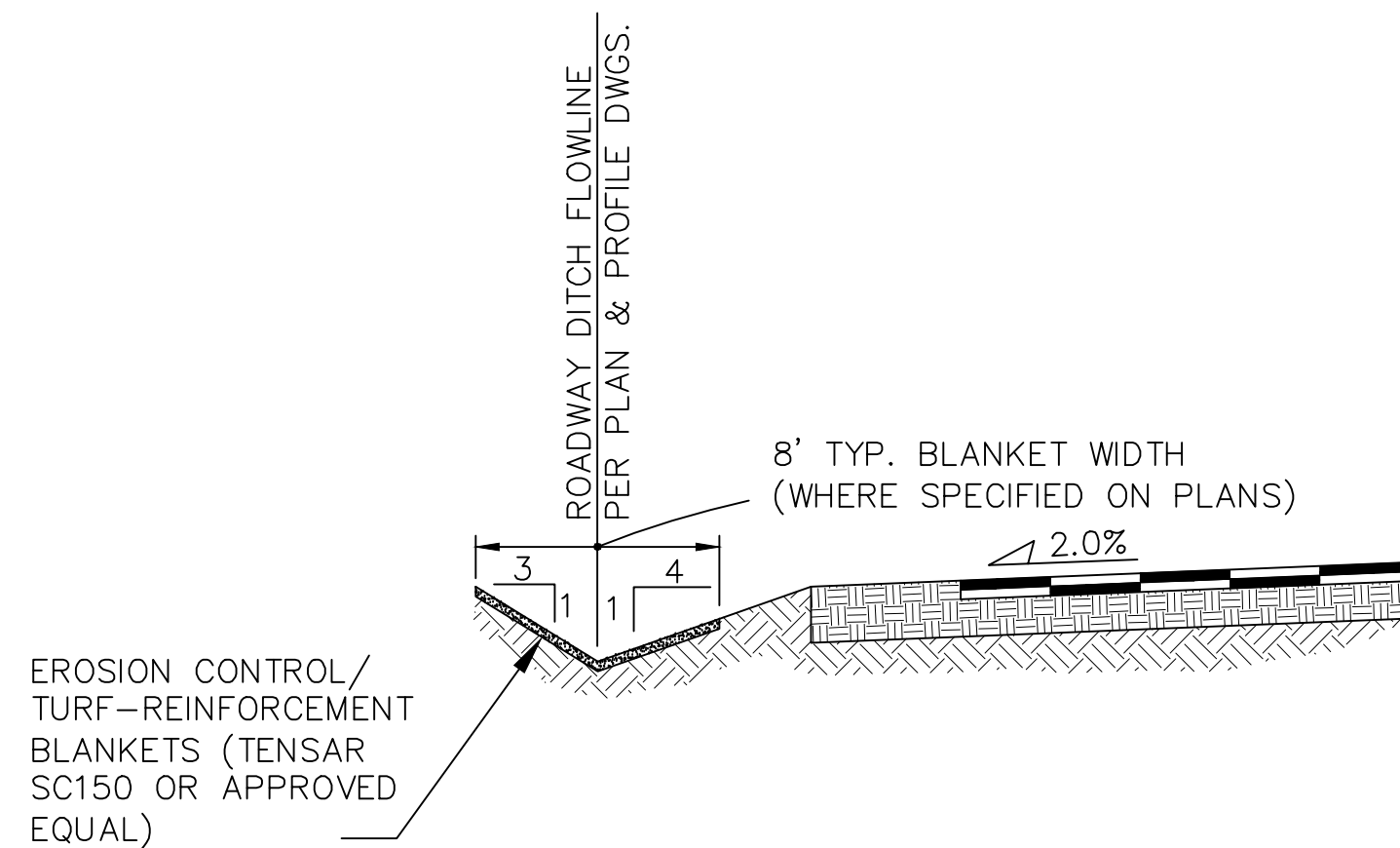
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CREATED:	2/26/23	LAST MODIFIED:	7/17/24
PROJECT NO:	030501	MODIFIED BY:	MSP
SHEET:			

PCD FILE NO. SF-249

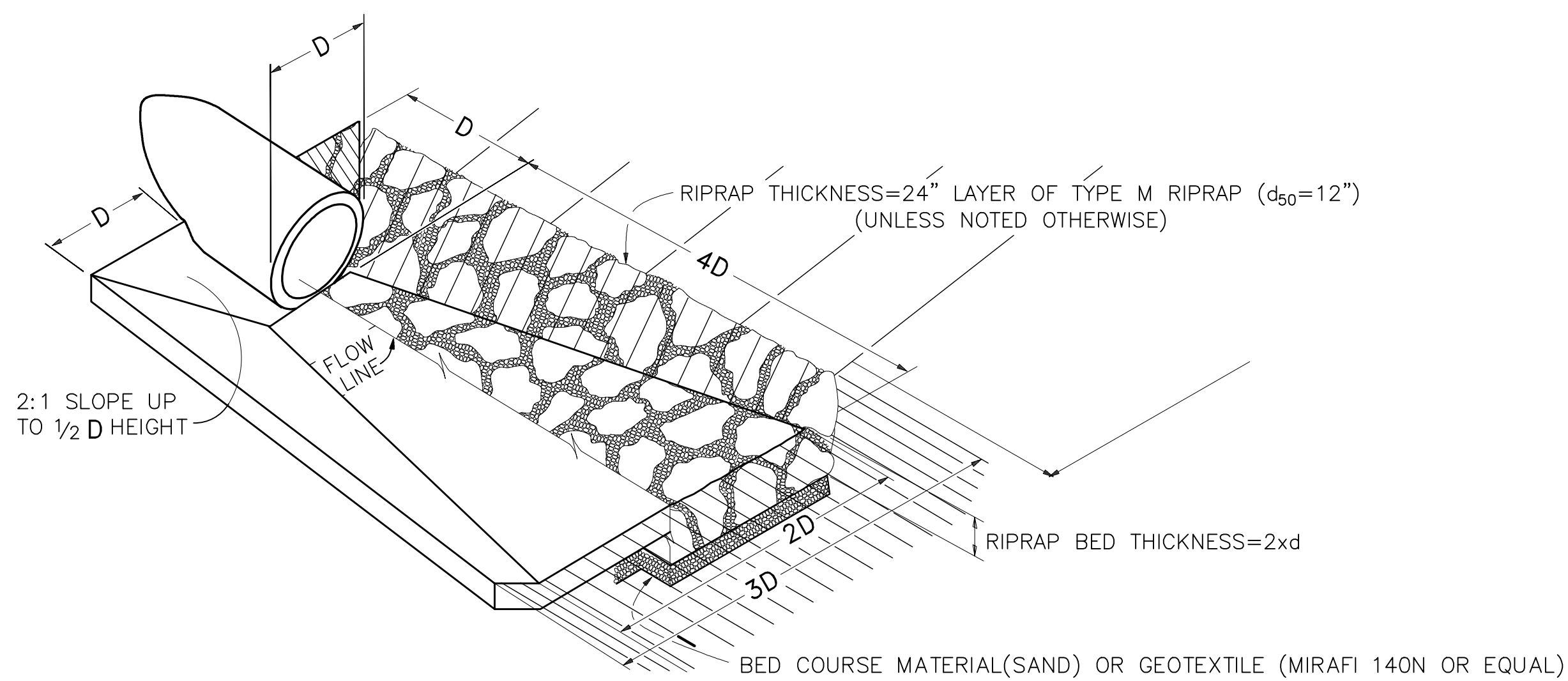
G2-F3



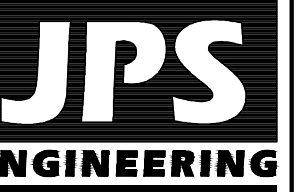
RURAL LOCAL-PAVED ROAD (PUBLIC)
SETTLERS RANCH RD/BOUNDARY BASIN CT
TYPICAL SECTION (A)
 N.T.S.



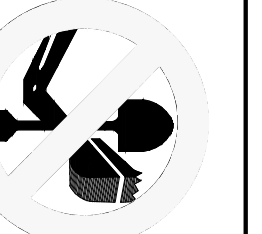
TYPICAL DITCH SECTION WITH EROSION CONTROL BLANKETS (B)
 SCALE : NTS



TYPICAL RIPRAP APRON/CULVERT OUTLET PAVING (1)
 NOT TO SCALE



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 Colorado Springs, CO 80903
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CALL UTILITY NOTIFICATION CENTER OF COLORADO
 1-800-922-1987
 CALL 2-BUSINESS DAYS IN ADVANCE BEFORE YOU DIG, GRADE, OR EXCAVATE FOR THE MISSING UTILITIES MEMBER UTILITIES.

SETTLERS RANCH FILING NO. 3

No.	REVISION	BY	DATE

TYPICAL SECTION AND DETAILS



HORIZ. SCALE: AS SHOWN	DRAWN: BJJ
VERT. SCALE: AS SHOWN	DESIGNED: JPS
SURVEYED: RAMPART	CHECKED: JPS
CREATED: 11/23/16	LAST MODIFIED: 7/17/24
PROJECT NO: 111603	MODIFIED BY: MSP
SHEET:	

C:\Users\Michael\Dropbox\jpsprojects\030501.settlers\F3\dwg\Civil\F3\TY1.dwg Jul 17, 2024 - 4:46pm



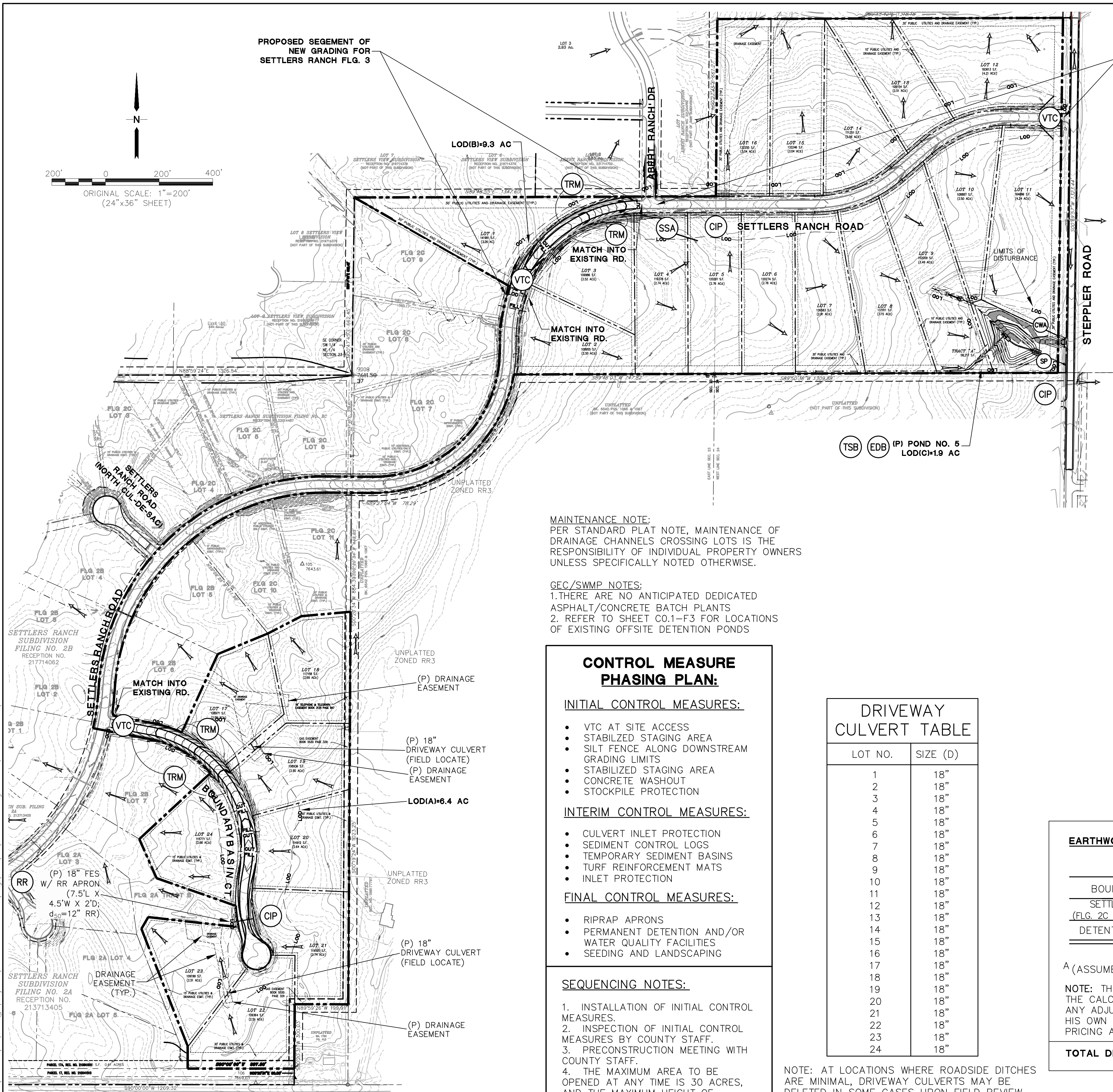
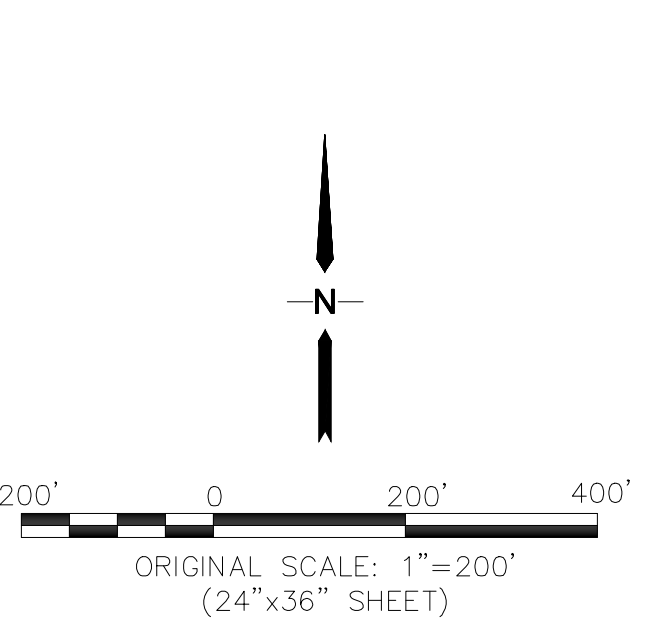
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NO.	REVISION	BY	DATE

**SITE GRADING & EROSION
CONTROL PLAN**



SETTLERS RANCH FILING NO. 3



NOTE:
SETTLER'S RANCH ROAD
GRADING COMPLETED BY
ABERT RANCH SUBDIVISION
(FINAL GRADING & PAVING
TO BE COMPLETED BY
SETTLERS RANCH FLG. 3

LEGEND:

- PROPERTY LINES
- - - FLOWLINE
- DRAINAGE FLOW ARROW
- RR RIPRAP (10'L x 6'W x 2'D; d₅₀=12" RR UNLESS OTHERWISE NOTED)
- LOD LIMITS OF CONSTRUCTION/DISTURBANCE
- CIP CULVER INLET PROTECTION
- SF SILT FENCE
- VTC VEHICLE TRACKING CONTROL PAD
- SM SEED AND MULCH
- SCL SEDIMENT CONTROL LOGS (6'L EACH) @ 300' SPACING IN ALL ROADSIDE DITCHES (TYP.)
- TSB TEMPORARY SEDIMENT BASIN (SEE DETAILS ON SH. C2.2)
- TRM TURF REINFORCEMENT MATS
- EDB EXTENDED DETENTION BASIN
- SSA STABILIZED STAGING AREA
- CWA CONCRETE WASHOUT
- SP STOCKPILE PROTECTION

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

GEC/SWMP NOTES:
1. THERE ARE NO ANTICIPATED DEDICATED ASPHALT/CONCRETE BATCH PLANTS
2. REFER TO SHEET C0.1-F3 FOR LOCATIONS OF EXISTING OFFSITE DETENTION PONDS

NOTE:
EXISTING VEGETATION CONSISTS OF NATIVE GRASSES AND SHRUBS (APPROXIMATELY 50% COVERAGE)

SWMP states 70%

CONTROL MEASURE PHASING PLAN:

INITIAL CONTROL MEASURES:

- VTC AT SITE ACCESS
- STABILIZED STAGING AREA
- SILT FENCE ALONG DOWNSTREAM GRADING LIMITS
- STABILIZED STAGING AREA
- CONCRETE WASHOUT
- STOCKPILE PROTECTION

INTERIM CONTROL MEASURES:

- CULVERT INLET PROTECTION
- SEDIMENT CONTROL LOGS
- TEMPORARY SEDIMENT BASINS
- TURF REINFORCEMENT MATS
- INLET PROTECTION

FINAL CONTROL MEASURES:

- RIPRAP APRONS
- PERMANENT DETENTION AND/OR WATER QUALITY FACILITIES
- SEEDING AND LANDSCAPING

SEQUENCING NOTES:

1. INSTALLATION OF INITIAL CONTROL MEASURES.
2. INSPECTION OF INITIAL CONTROL MEASURES BY COUNTY STAFF.
3. PRECONSTRUCTION MEETING WITH COUNTY STAFF.
4. THE MAXIMUM AREA TO BE OPENED AT ANY TIME IS 30 ACRES, AND THE MAXIMUM HEIGHT OF STOCKPILES IS TO BE 10-FEET.

DRIVEWAY CULVERT TABLE

LOT NO.	SIZE (D)
1	18"
2	18"
3	18"
4	18"
5	18"
6	18"
7	18"
8	18"
9	18"
10	18"
11	18"
12	18"
13	18"
14	18"
15	18"
16	18"
17	18"
18	18"
19	18"
20	18"
21	18"
22	18"
23	18"
24	18"

NOTE: AT LOCATIONS WHERE ROADSIDE DITCHES ARE MINIMAL, DRIVEWAY CULVERTS MAY BE DELETED IN SOME CASES UPON FIELD REVIEW WITH COUNTY APPROVAL

EARTHWORK CALCULATION

	EXCAVATION (TOTAL CUT)	EMBANKMENT FILL ^A	NET
BOUNDARY BASIN CT.	3,601 CY	1,970 CY	1,631 CY (CUT)
SETTLERS RANCH RD. (FLG. 2C TO ABERT RANCH DR.)	5,684 CY	1,947 CY	3,737 CY (CUT)
DETENTION POND NO. 5	3,552 CY	251 CY	3,301 CY (CUT)
TOTAL	12,837 CY	4,168 CY	8,669 CY (CUT)

^A (ASSUMES 15% COMPACTION FACTOR)

NOTE: THIS ESTIMATE IS PROVIDED FOR INFORMATION ONLY, REPRESENTING THE CALCULATED BULK EARTHWORK VOLUME TO FINISHED GRADE, EXCLUDING ANY ADJUSTMENT FOR PAVEMENT DEPTHS, ETC. CONTRACTOR SHALL MAKE HIS OWN DETERMINATION OF EARTHWORK QUANTITIES AS BASIS FOR BID PRICING AND NOTIFY ENGINEER OF ANY DISCREPANCIES.

TOTAL DISTURBED AREA = 17.6 AC.

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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 UNDERGROUND
MEMBER UTILITIES.

NO.	REVISION	BY	DATE

**WEST SITE GRADING &
EROSION CONTROL PLAN**

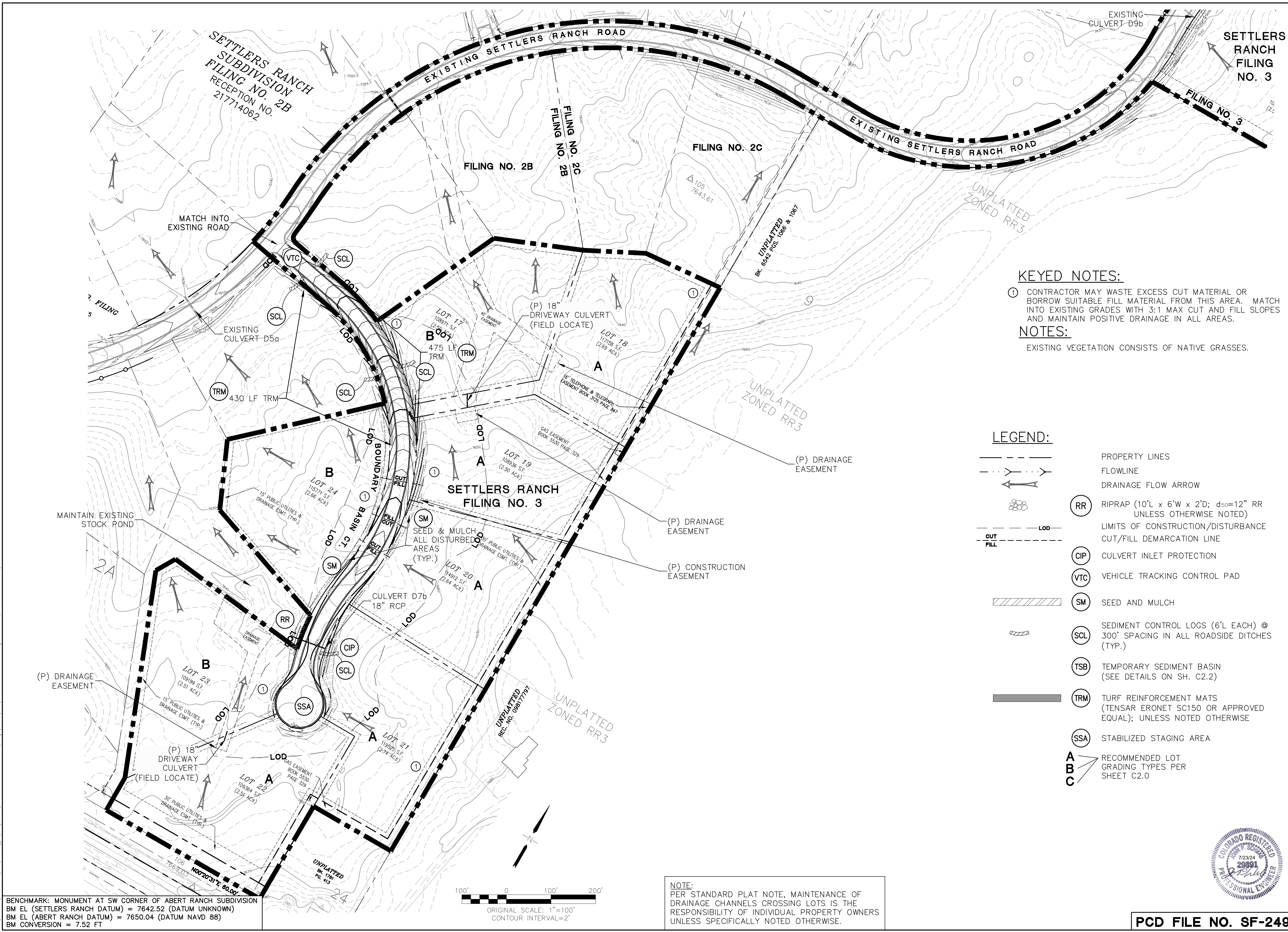
SETTLERS RANCH FILING NO. 3



HORZ. SCALE: 1"=100'	DRAWN: MJP
VERT. SCALE: N/A	DESIGNED: JPS
SURVEYED: RAMPART	CHECKED: JPS
CREATED: 4/5/18	LAST MODIFIED: 7/22/24
PROJECT NO: 030501	MODIFIED BY: MSP
SHEET:	

PCD FILE NO. SF-249

C1.2-F3

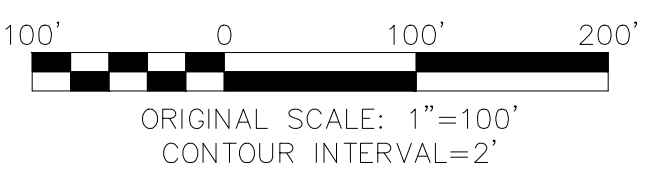


KEYED NOTES:
 ① CONTRACTOR MAY WASTE EXCESS CUT MATERIAL OR BORROW SUITABLE FILL MATERIAL FROM THIS AREA. MATCH INTO EXISTING GRADES WITH 3:1 MAX CUT AND FILL SLOPES AND MAINTAIN POSITIVE DRAINAGE IN ALL AREAS.
NOTES:
 EXISTING VEGETATION CONSISTS OF NATIVE GRASSES.

LEGEND:

- PROPERTY LINES
- FLOWLINE
- DRAINAGE FLOW ARROW
- RIPRAP (10'L x 6'W x 2'D; d₅₀=12" RR UNLESS OTHERWISE NOTED)
- LIMITS OF CONSTRUCTION/DISTURBANCE CUT/FILL DEMARCATION LINE
- CULVERT INLET PROTECTION
- VEHICLE TRACKING CONTROL PAD
- SEED AND MULCH
- SEDIMENT CONTROL LOGS (6'L EACH) @ 300' SPACING IN ALL ROADSIDE DITCHES (TYP.)
- TEMPORARY SEDIMENT BASIN (SEE DETAILS ON SH. C2.2)
- TURF REINFORCEMENT MATS (TENSAR ERONET SC150 OR APPROVED EQUAL); UNLESS NOTED OTHERWISE
- STABILIZED STAGING AREA
- RECOMMENDED LOT GRADING TYPES PER SHEET C2.0

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



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

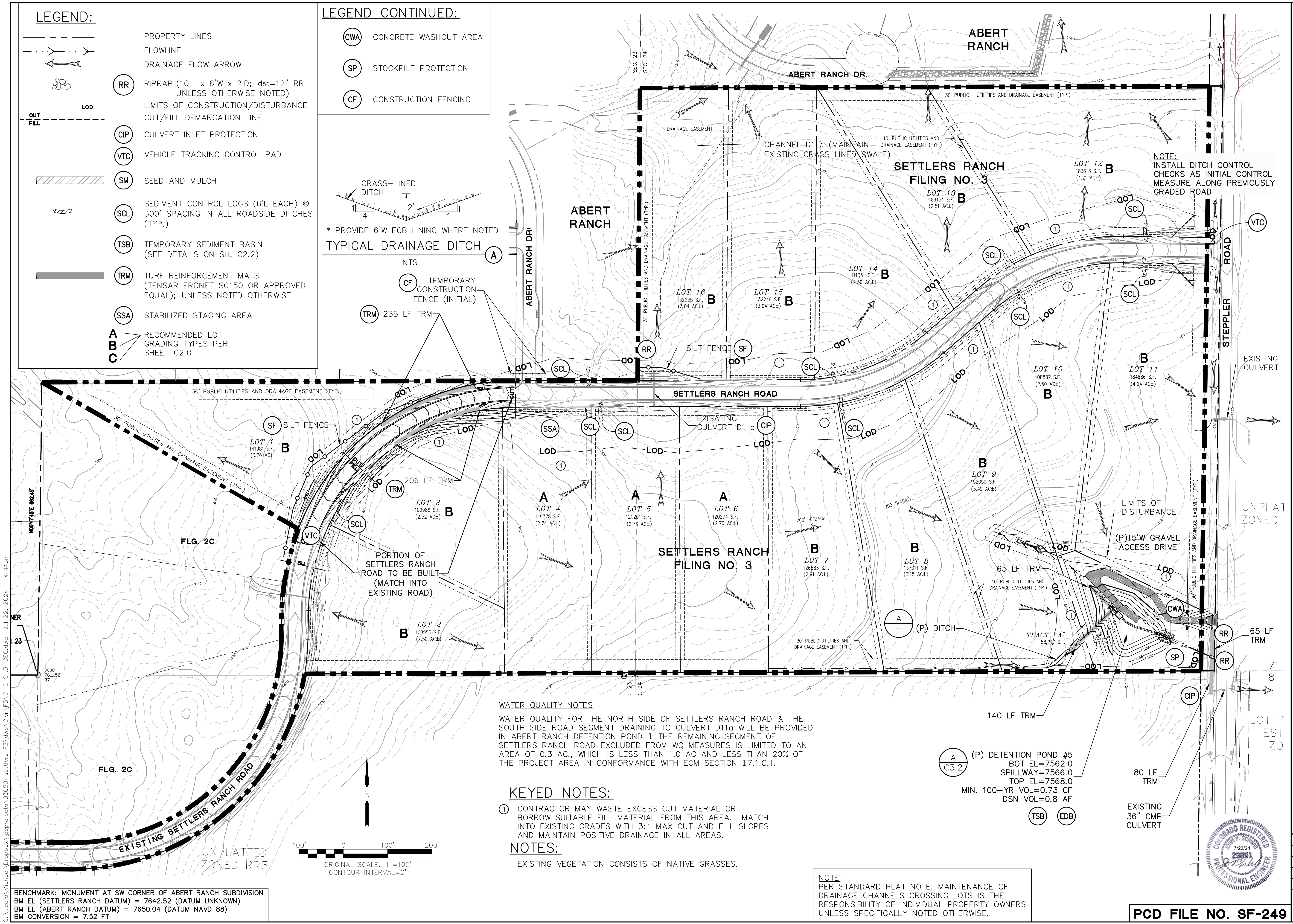
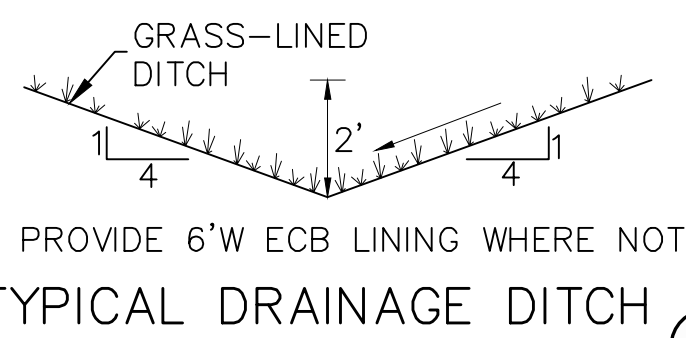
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LEGEND:

- PROPERTY LINES
- - - FLOWLINE
- DRAINAGE FLOW ARROW
- ⊙ (RR) RIPRAP (10'L x 6'W x 2'D; d₅₀=12" RR UNLESS OTHERWISE NOTED)
- LOD --- LIMITS OF CONSTRUCTION/DISTURBANCE
- - - CUT/FILL DEMARCATION LINE
- ⊙ (CIP) CULVERT INLET PROTECTION
- ⊙ (VTC) VEHICLE TRACKING CONTROL PAD
- ▨ SM SEED AND MULCH
- ⊙ (SCL) SEDIMENT CONTROL LOGS (6'L EACH) @ 300' SPACING IN ALL ROADSIDE DITCHES (TYP.)
- ⊙ (TSB) TEMPORARY SEDIMENT BASIN (SEE DETAILS ON SH. C2.2)
- ⊙ (TRM) TURF REINFORCEMENT MATS (TENSAR ERONET SC150 OR APPROVED EQUAL); UNLESS NOTED OTHERWISE
- ⊙ (SSA) STABILIZED STAGING AREA
- A, B, C RECOMMENDED LOT GRADING TYPES PER SHEET C2.0

LEGEND CONTINUED:

- ⊙ (CWA) CONCRETE WASHOUT AREA
- ⊙ (SP) STOCKPILE PROTECTION
- ⊙ (CF) CONSTRUCTION FENCING

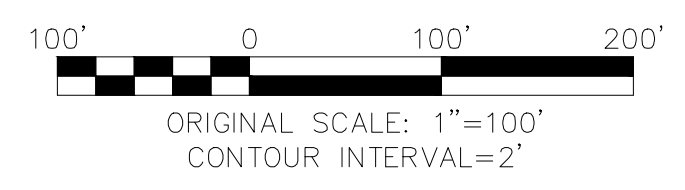


WATER QUALITY NOTES
 WATER QUALITY FOR THE NORTH SIDE OF SETTLERS RANCH ROAD & THE SOUTH SIDE ROAD SEGMENT DRAINING TO CULVERT D11a WILL BE PROVIDED IN ABERT RANCH DETENTION POND I. THE REMAINING SEGMENT OF SETTLERS RANCH ROAD EXCLUDED FROM WQ MEASURES IS LIMITED TO AN AREA OF 0.3 AC., WHICH IS LESS THAN 1.0 AC AND LESS THAN 20% OF THE PROJECT AREA IN CONFORMANCE WITH ECM SECTION I7.1.C.1.

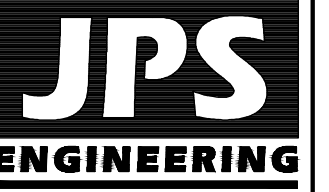
- KEYED NOTES:**
- ① CONTRACTOR MAY WASTE EXCESS CUT MATERIAL OR BORROW SUITABLE FILL MATERIAL FROM THIS AREA. MATCH INTO EXISTING GRADES WITH 3:1 MAX CUT AND FILL SLOPES AND MAINTAIN POSITIVE DRAINAGE IN ALL AREAS.
- NOTES:**
 EXISTING VEGETATION CONSISTS OF NATIVE GRASSES.

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

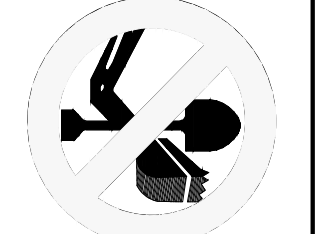
BENCHMARK: MONUMENT AT SW CORNER OF ABERT RANCH SUBDIVISION
 BM EL (SETTLERS RANCH DATUM) = 7642.52 (DATUM UNKNOWN)
 BM EL (ABERT RANCH DATUM) = 7650.04 (DATUM NAVD 88)
 BM CONVERSION = 7.52 FT



SETTLERS RANCH FILING NO. 3



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



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 UTILITIES MEMBER UTILITIES.

NO.	REVISION	BY	DATE

EAST SITE GRADING & EROSION CONTROL PLAN

HORIZ. SCALE: 1"=100'	DRAWN: MJP
VERT. SCALE: N/A	DESIGNED: JPS
SURVEYED: RAMPART	CHECKED: JPS
CREATED: 4/5/18	LAST MODIFIED: 7/22/24
PROJECT NO: 030501	MODIFIED BY: MSP



PCD FILE NO. SF-249

C1.3-F3

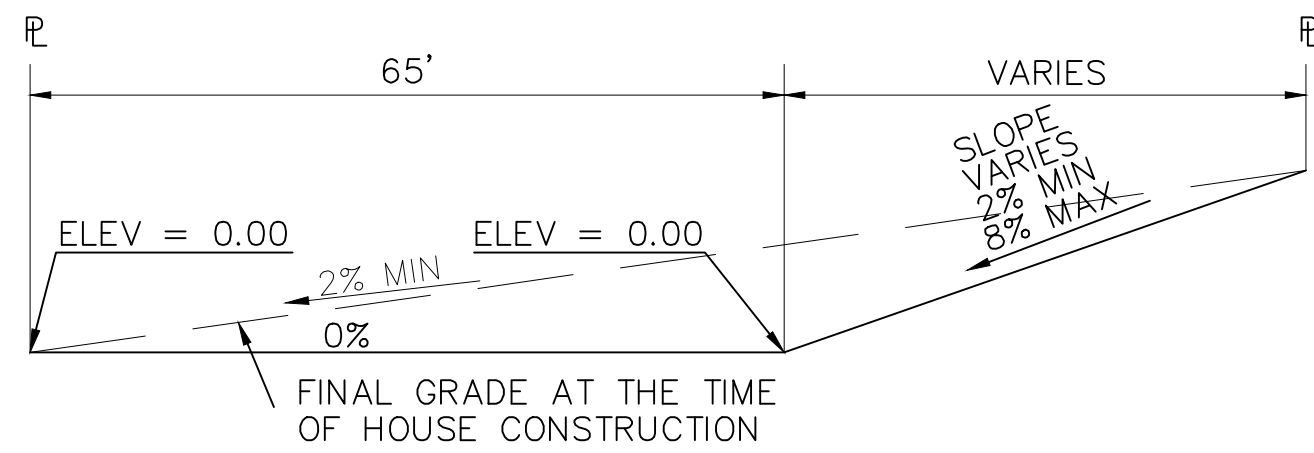


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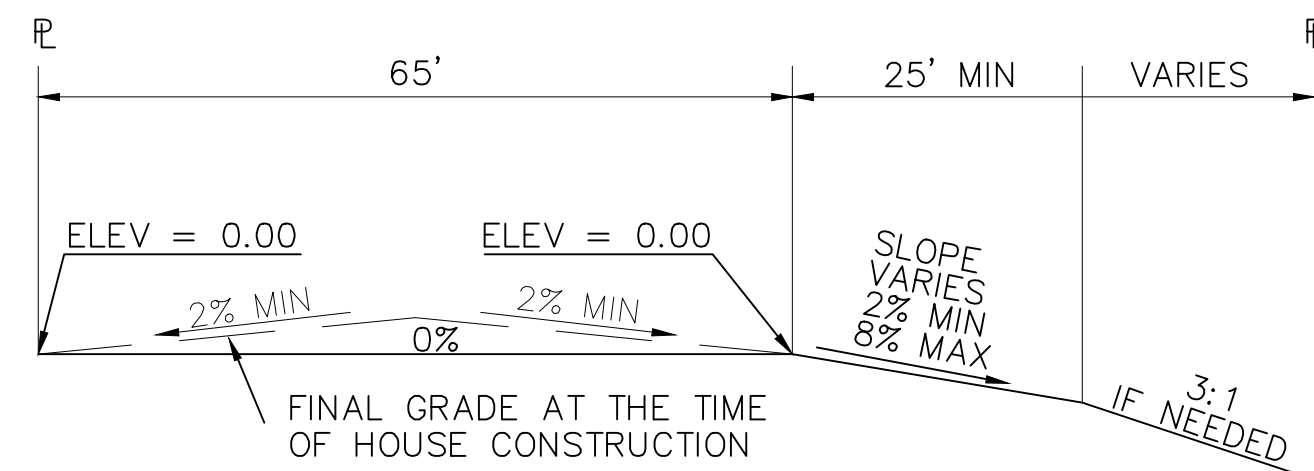
No.	REVISION	BY	DATE

**LOT GRADING
NOTES & DETAILS**

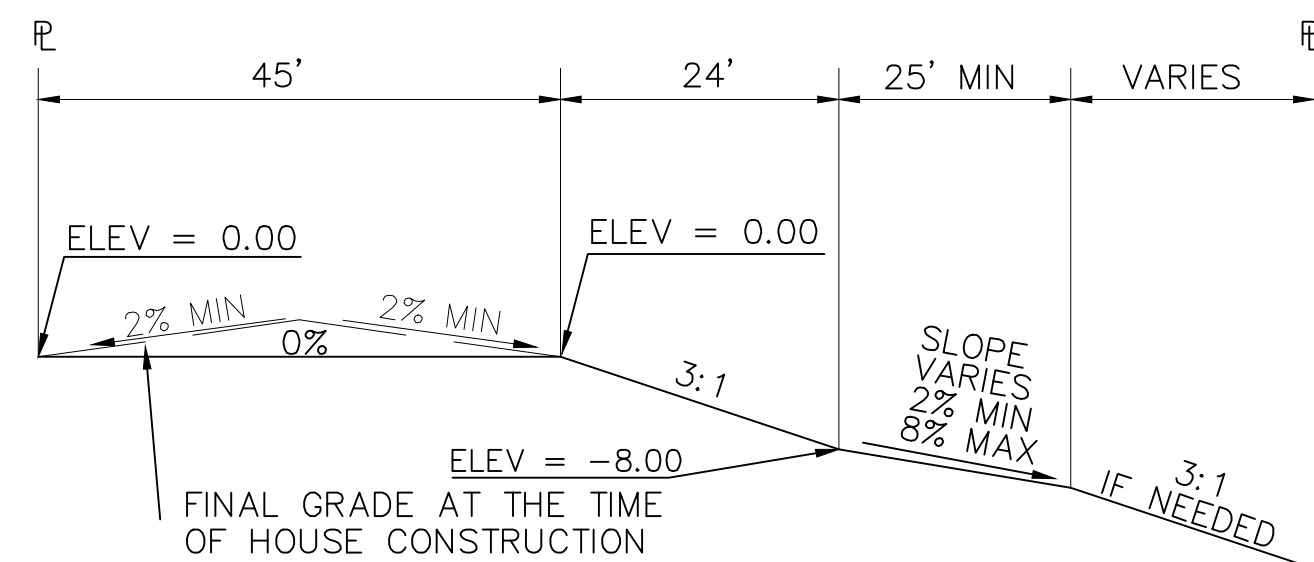
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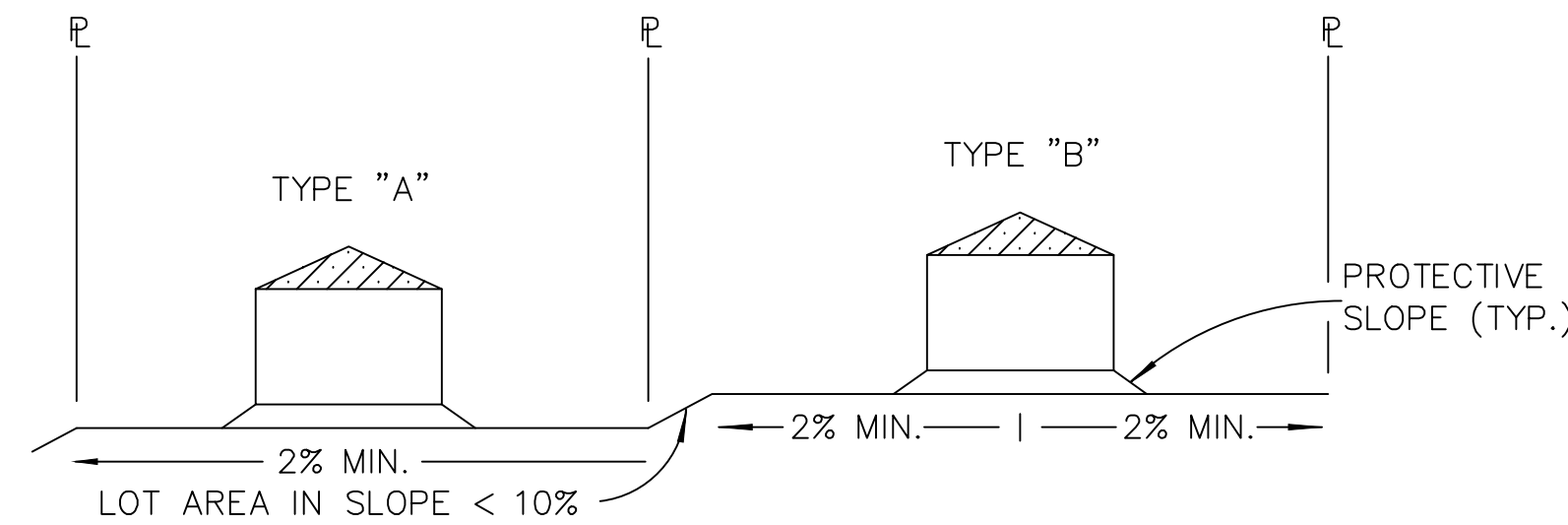
TYPICAL "A" LOT
SCALE: 1"=20'



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

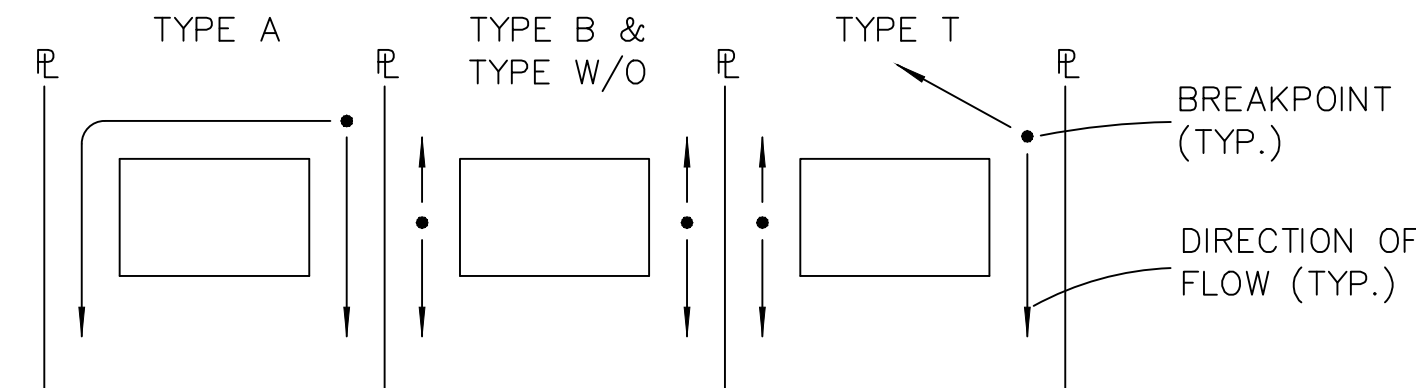


TYPICAL "WALK-OUT" LOT - "C" LOT
SCALE: 1"=20'

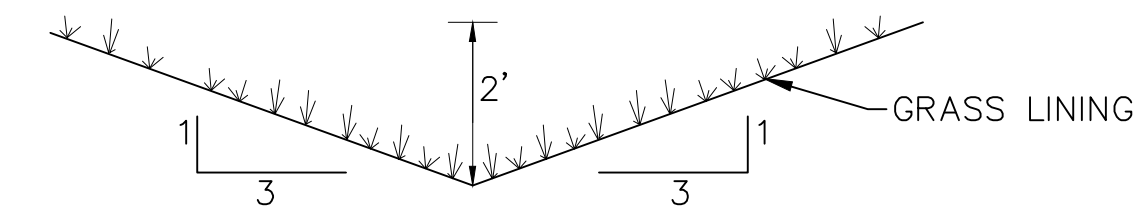


TYPICAL LOT SECTION DETAIL
N.T.S.

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.

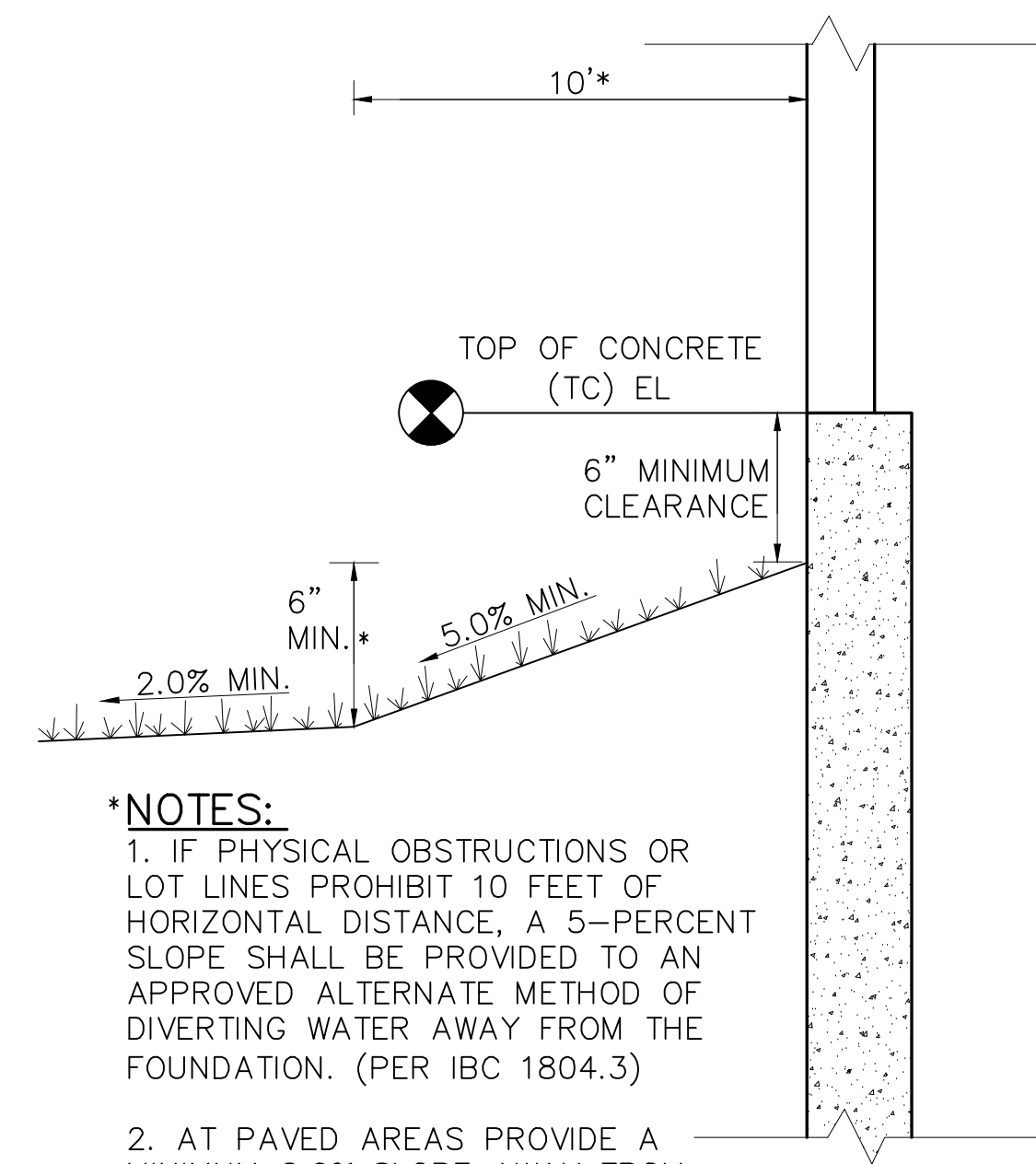


LOT DRAINAGE TYPES
N.T.S.



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.

NOTES:
1. LOT GRADING & DRAINAGE IS THE SOLE RESPONSIBILITY OF THE INDIVIDUAL LOT BUILDERS & OWNERS.
2. INDIVIDUAL BUILDERS SHALL PROVIDE POSITIVE DRAINAGE WITHIN EACH LOT AND ACCOUNT FOR POTENTIAL CROSS-LOT DRAINAGE ON DOWNGRADIENT LOTS.
3. 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.

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.



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VERT. SCALE: N/A	DESIGNED: JPS
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PROJECT NO: 030501	MODIFIED BY: MSP
SHEET:	

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 ENTECH ENGINEERING, INC. DATED JUNE 28, 2023 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

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	JANUARY, 2025
GRADING START	JANUARY, 2025
GRADING COMPLETION	AUGUST, 2025
SEEDING & MULCHING	AUGUST, 2025
STABILIZATION	NOVEMBER, 2026

SEDIMENT CONTROL MAINTENANCE PROGRAM:

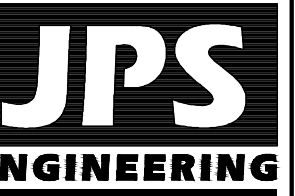
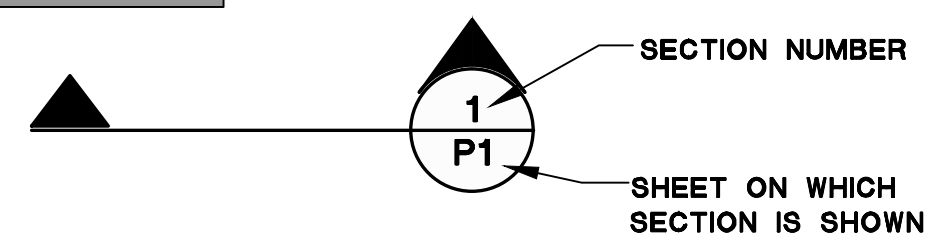
	FREQUENCY 1
PERIODIC SITE INSPECTIONS	BI-WEEKLY
RE-VEGETATION OF EXPOSED SOILS	WITHIN 21 DAYS OF GRADING 2
SEDIMENT REMOVAL FROM BMP'S	MONTHLY
REMOVAL OF BMP'S	AFTER STABILIZATION ACHIEVED

1 AND AFTER ANY PRECIPITATION OR SNOW MELT EVENT THAT CAUSES SURFACE EROSION.

2 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
---	---	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
■		TRM-TURF REINFORCEMENT MAT



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 UTILITIES.
 REGISTER UTILITIES.

SETTLERS RANCH FILING NO. 3

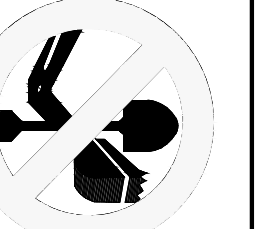
GRADING & EROSION CONTROL NOTES



HORZ. SCALE: NTS	DRAWN: MSP
VERT. SCALE: N/A	DESIGNED: JPS
SURVEYED: RAMPART	CHECKED: JPS
CREATED: 10/9/23	LAST MODIFIED: 7/21/24
PROJECT NO: 030501	MODIFIED BY: MSP
SHEET:	

PCD FILE NO. SF-249

C2.1-F3

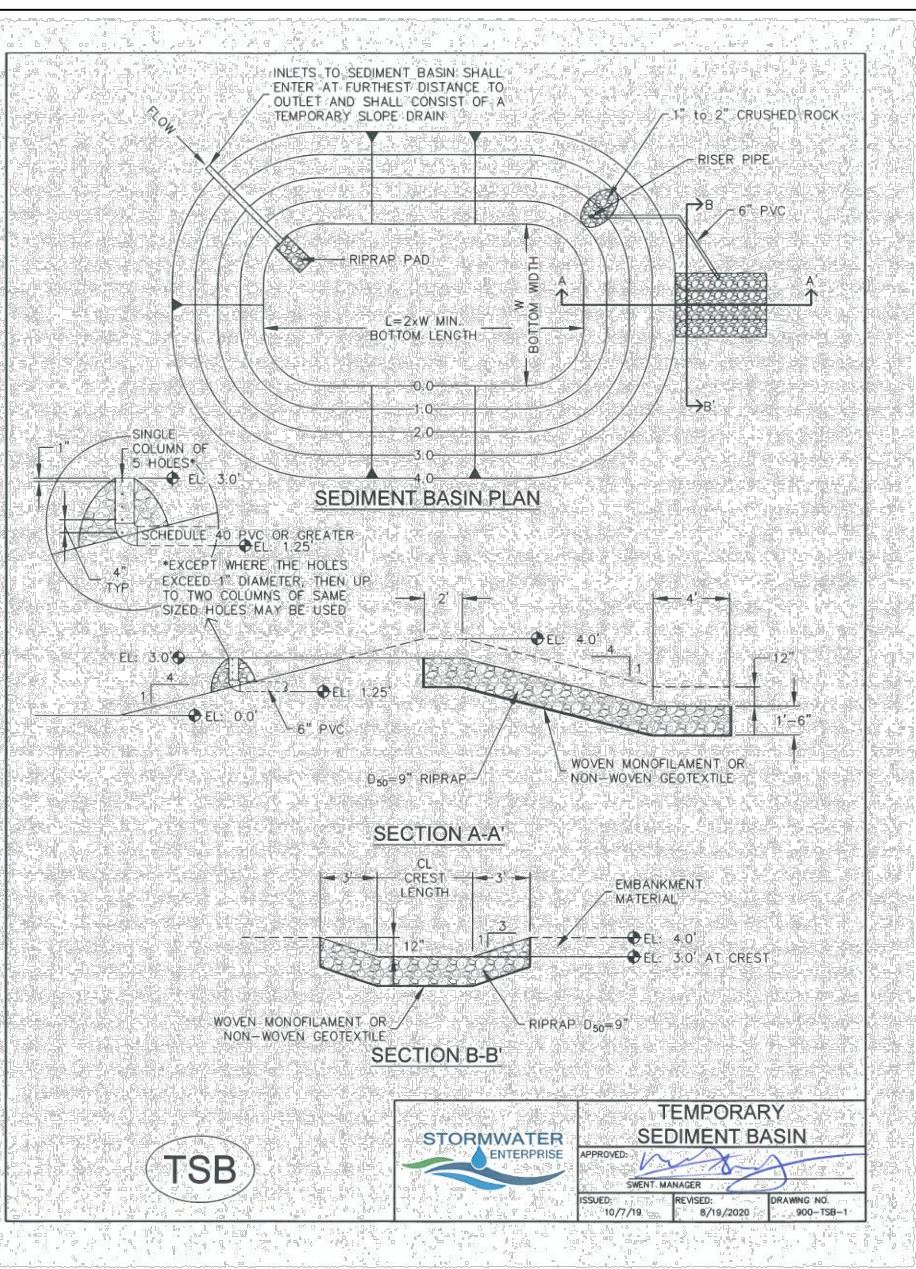
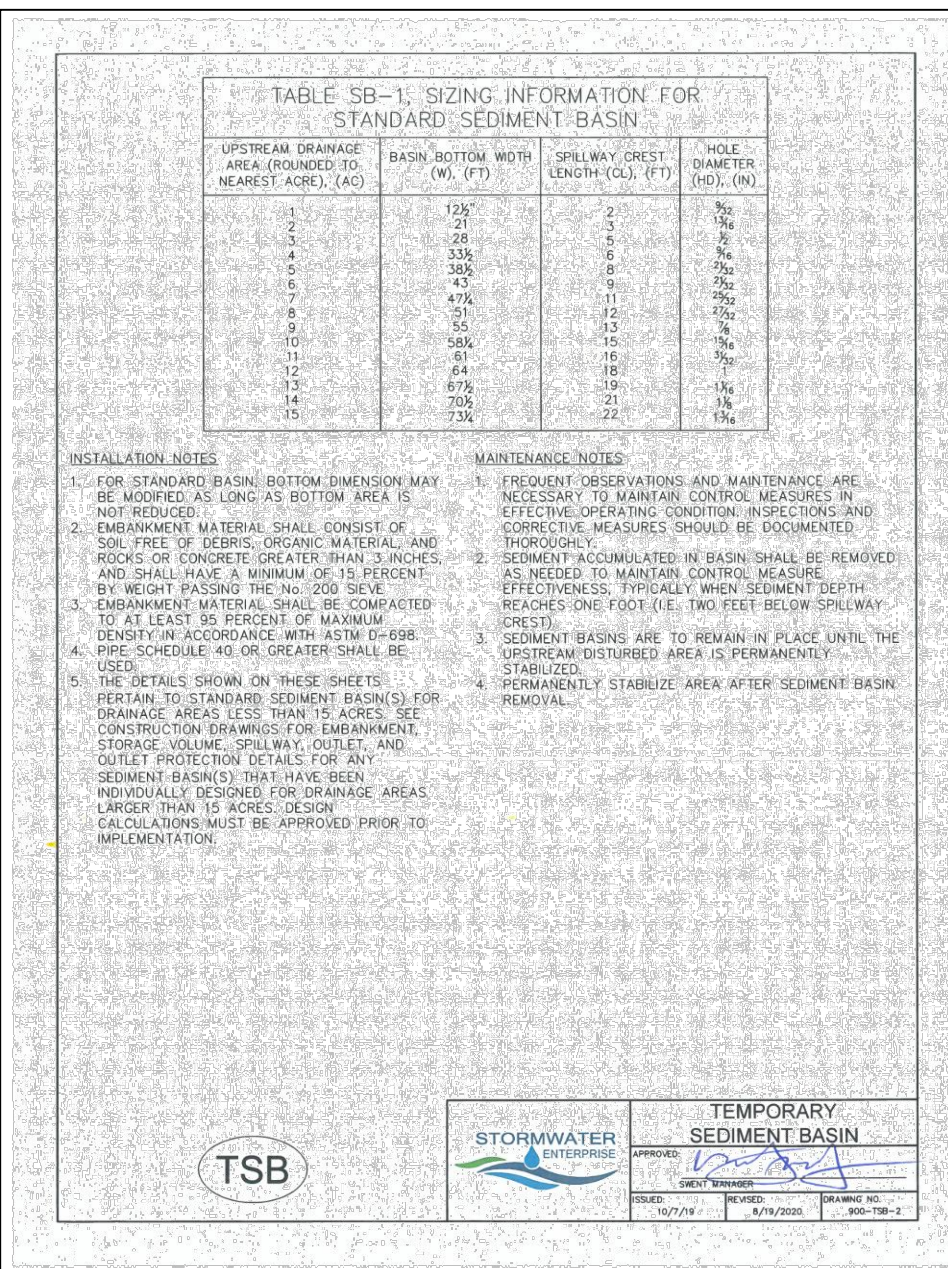
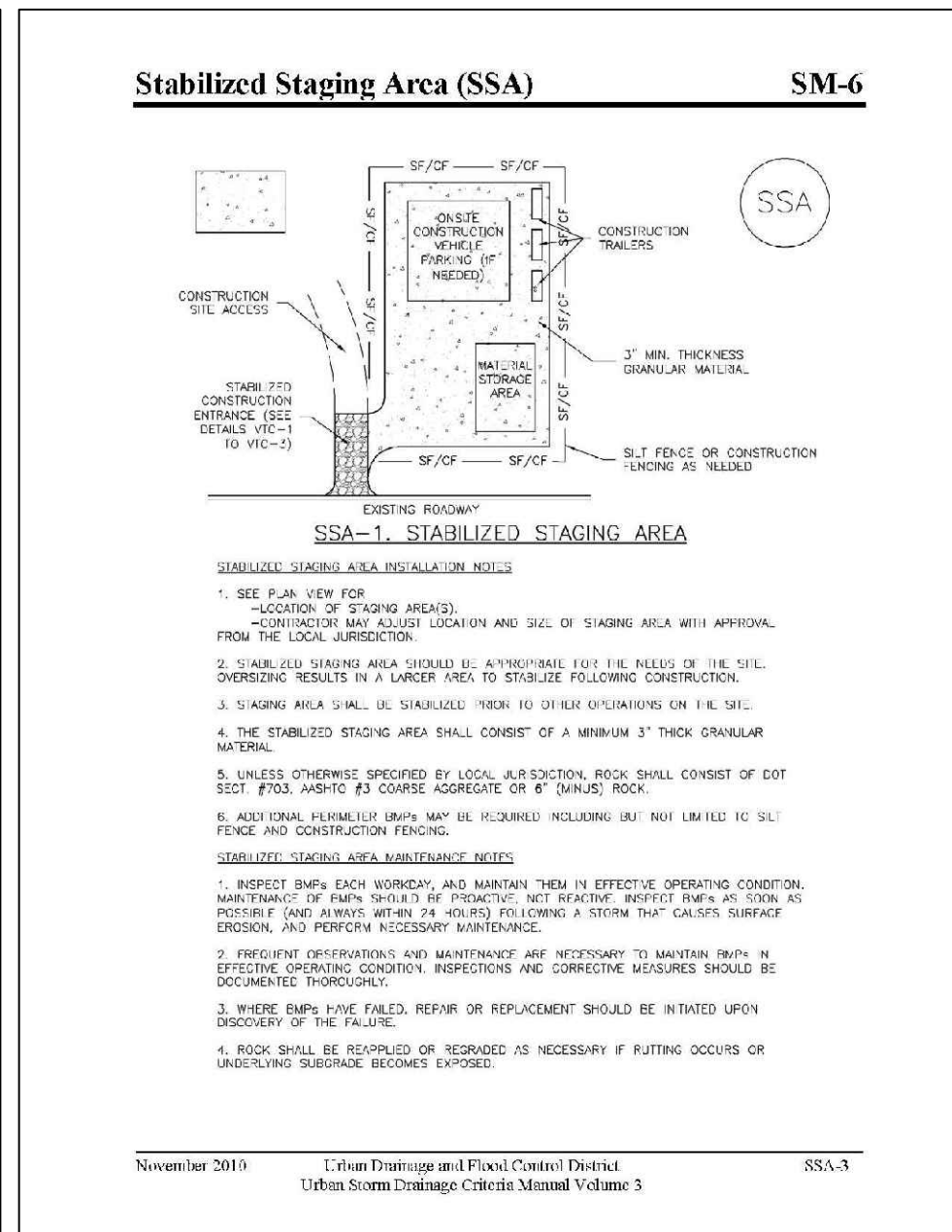
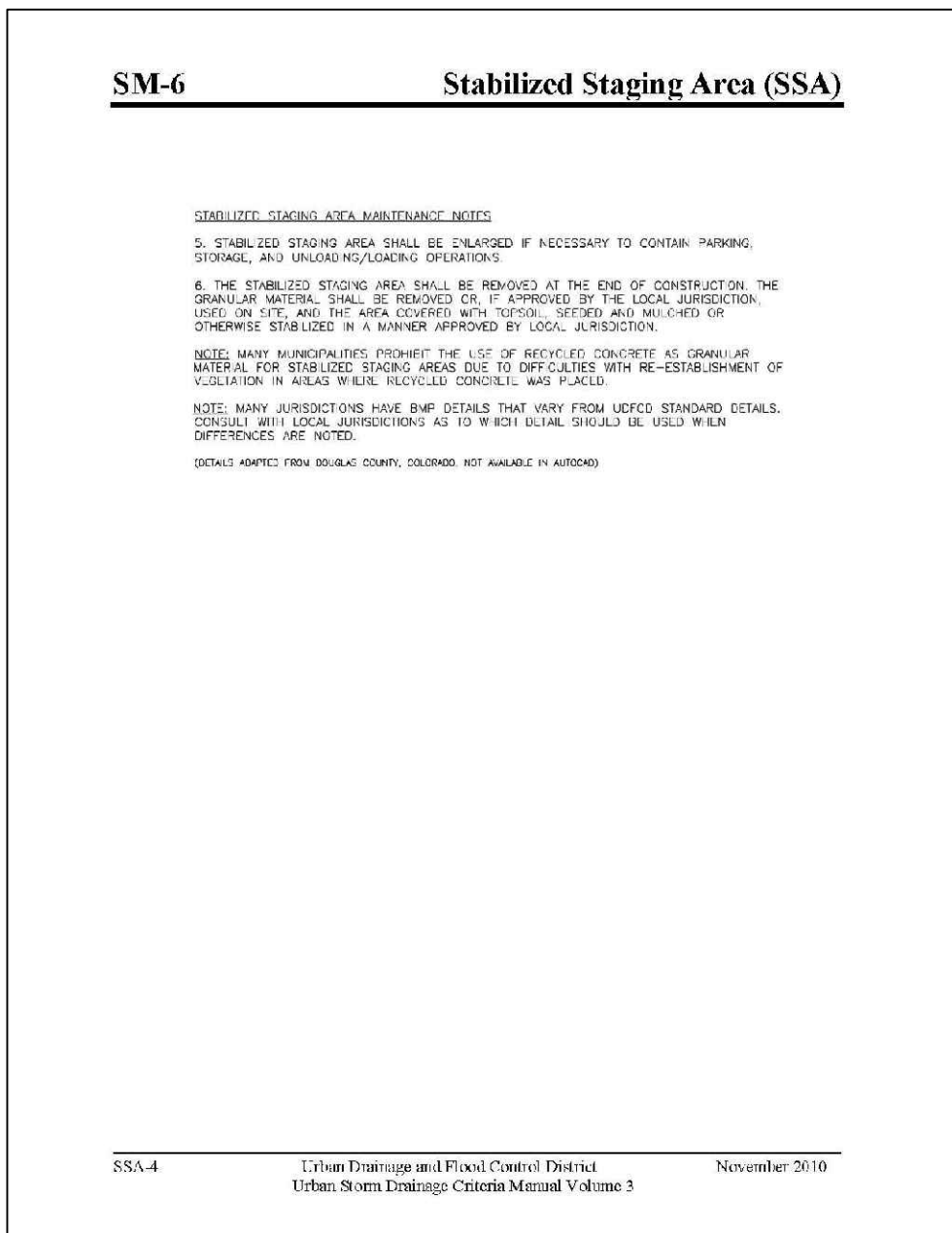
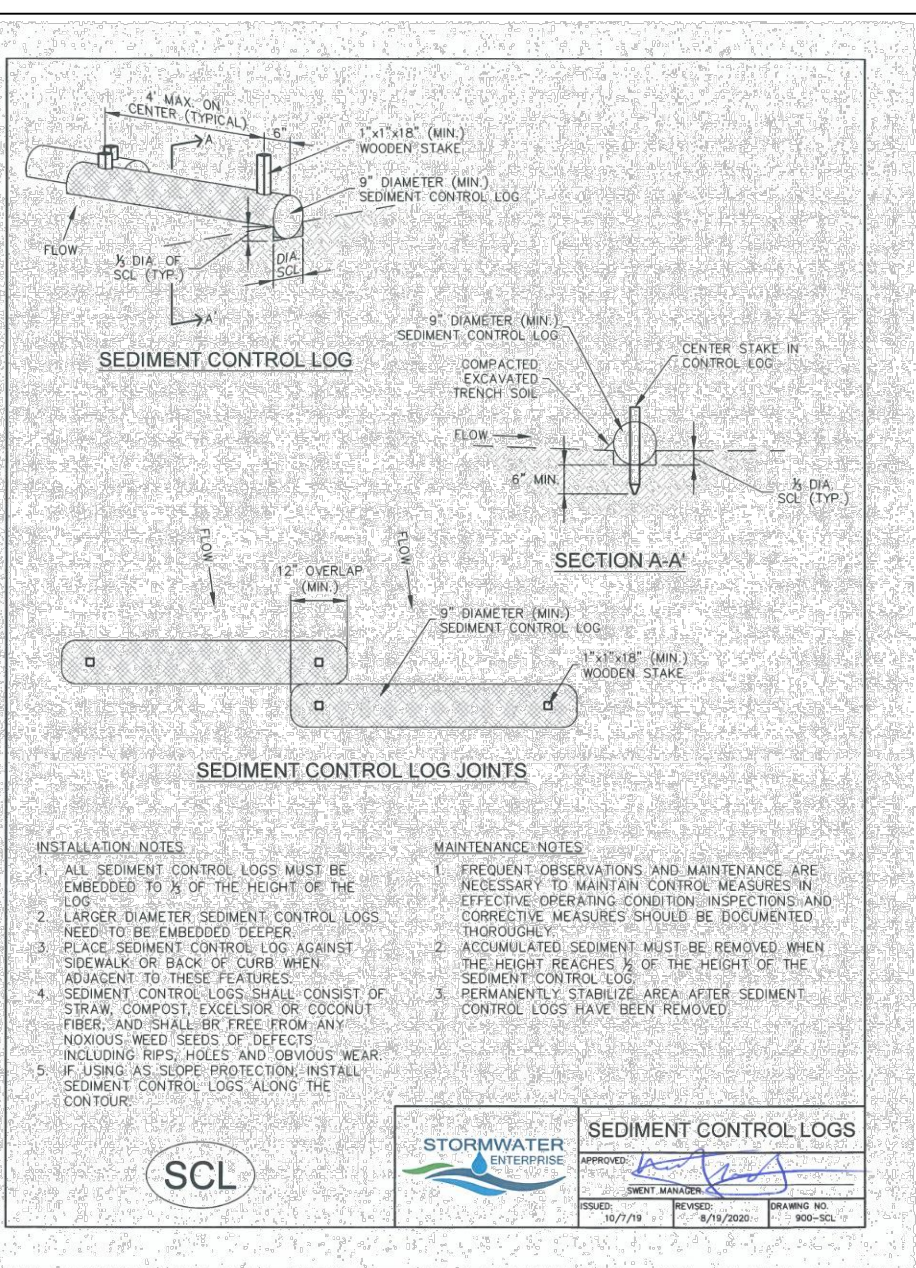
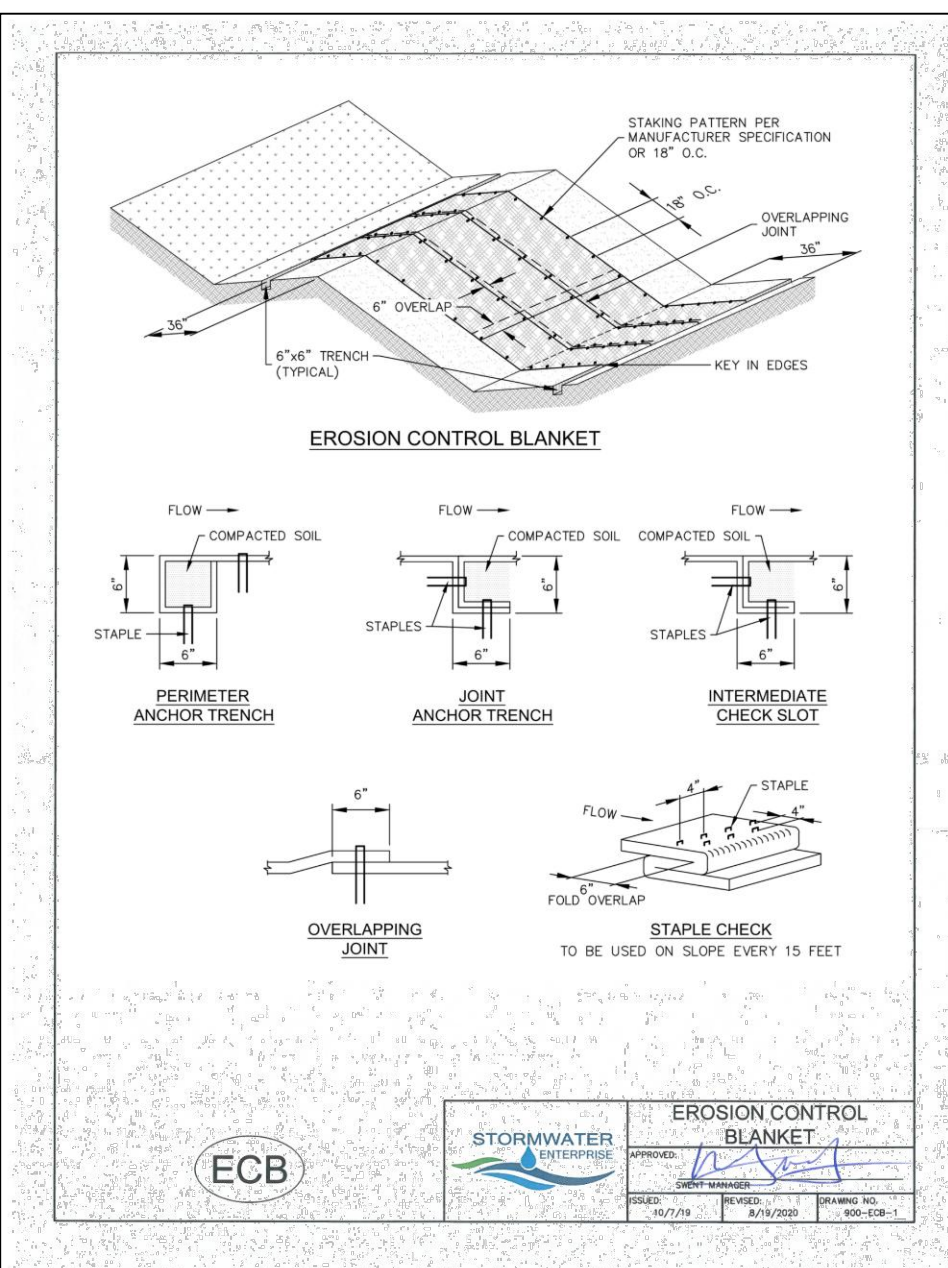
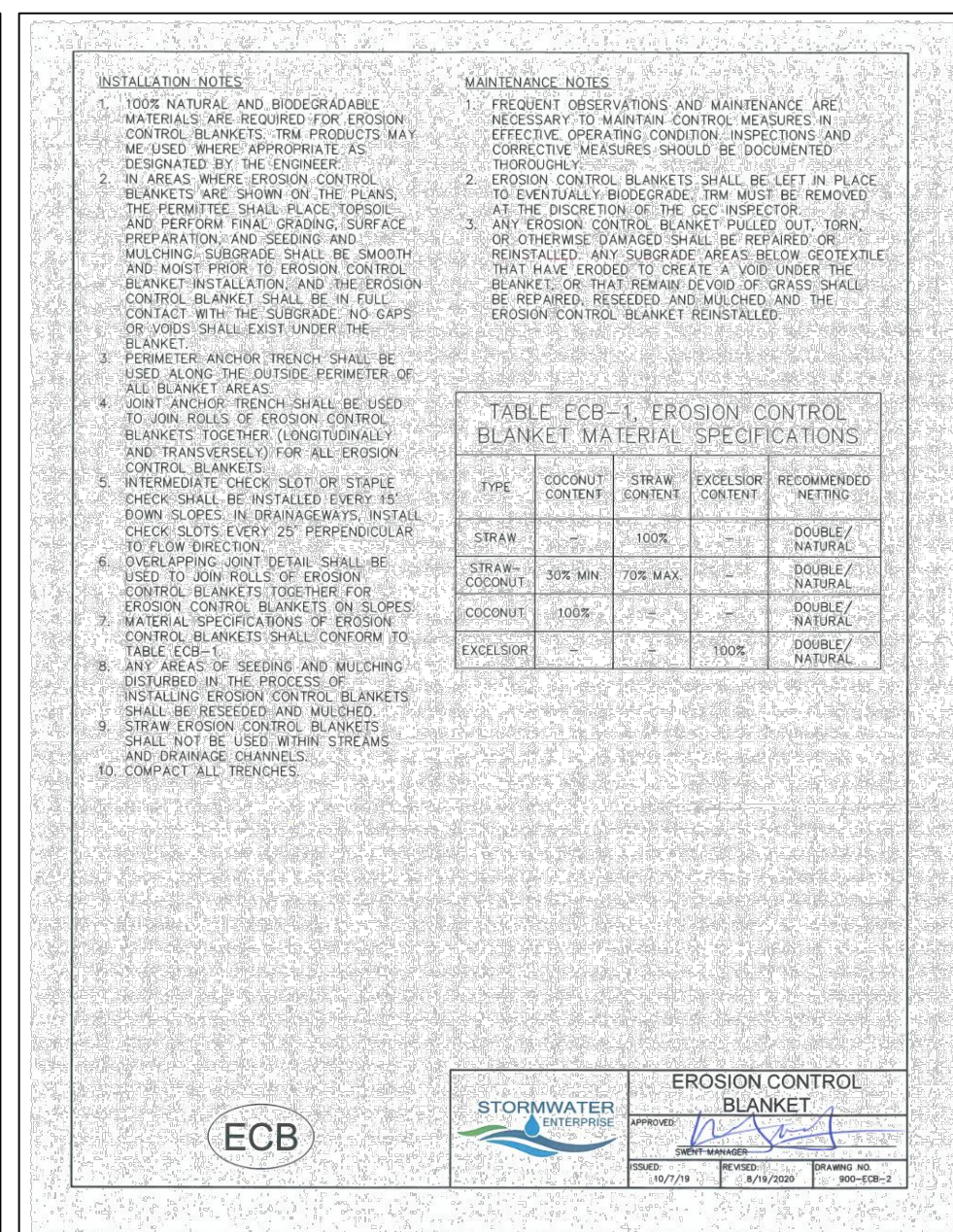
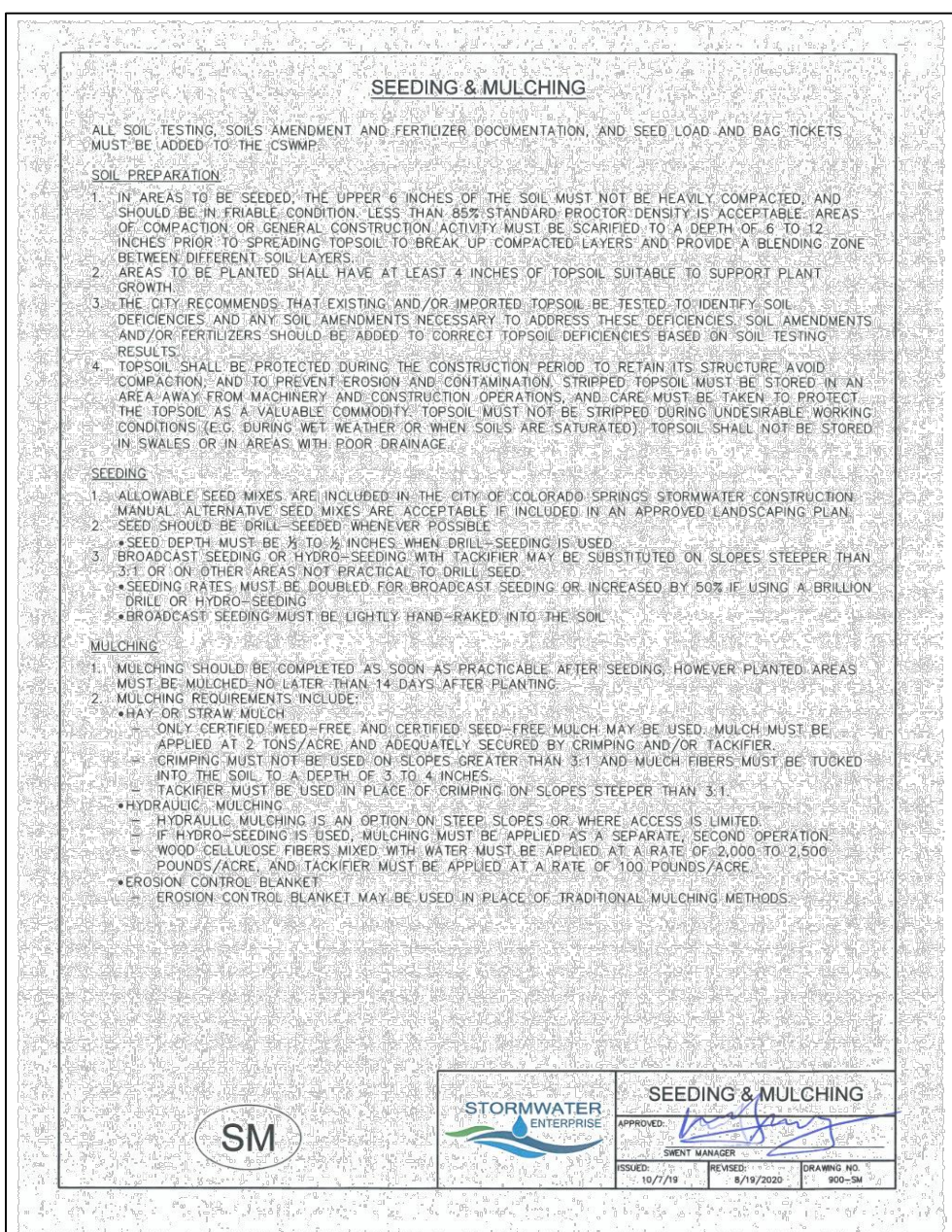
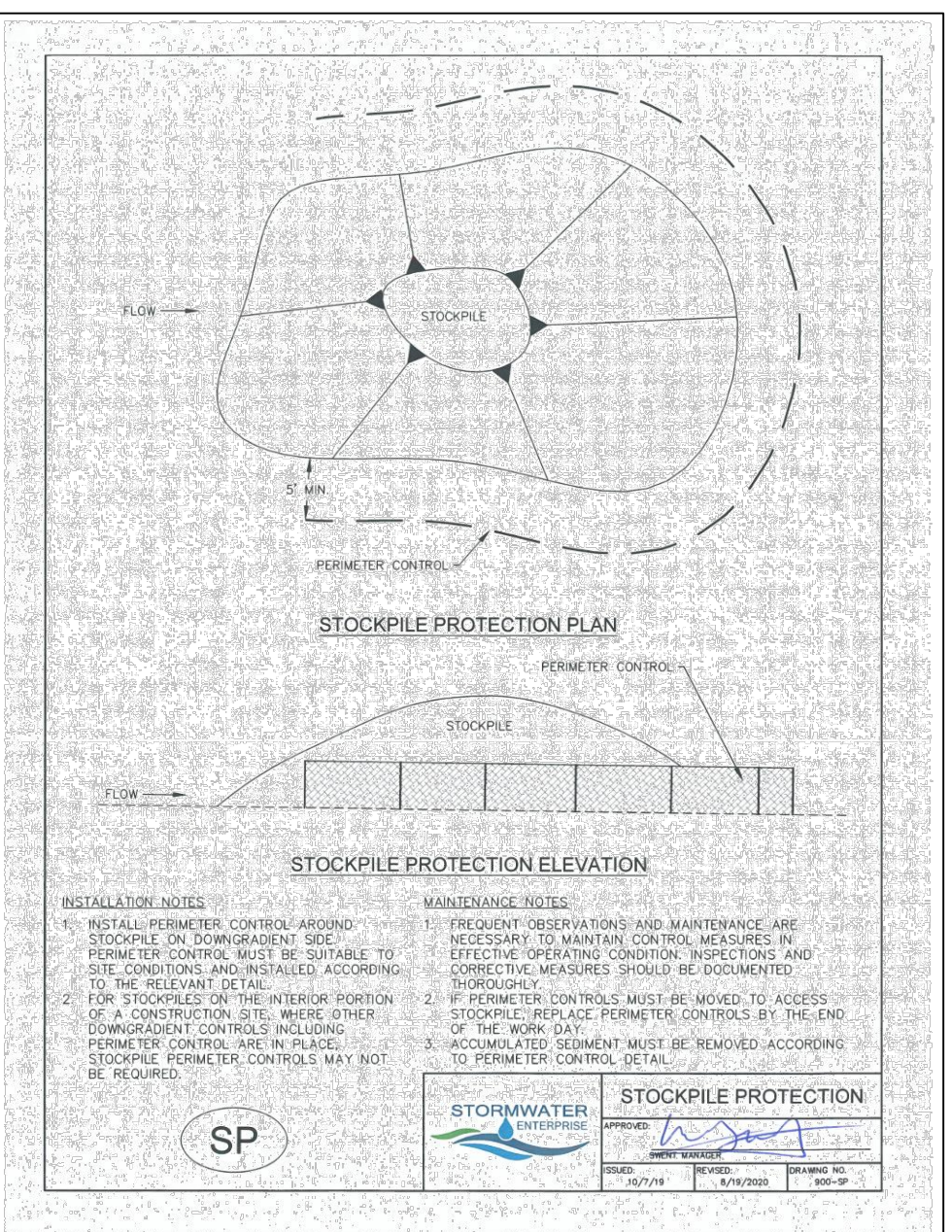
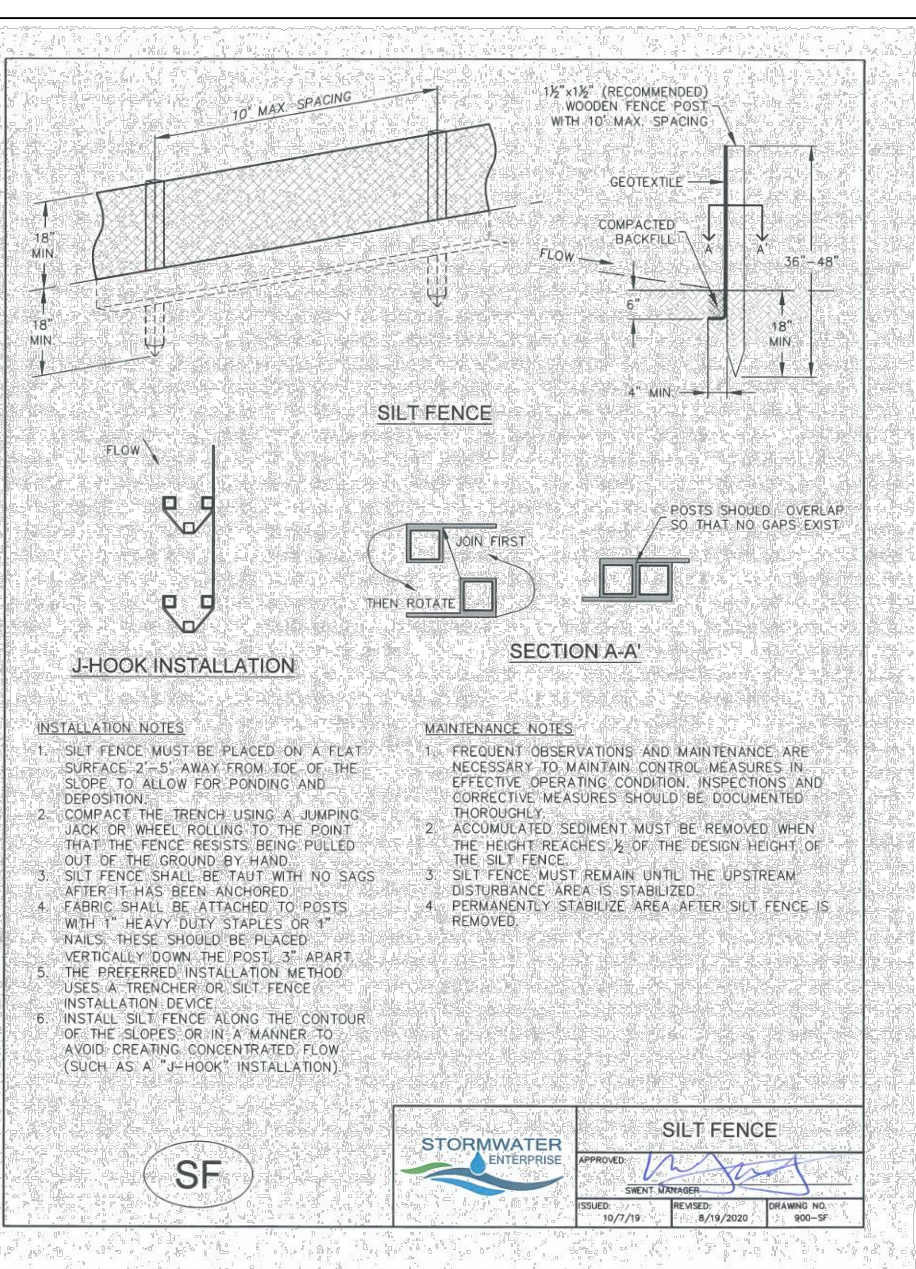
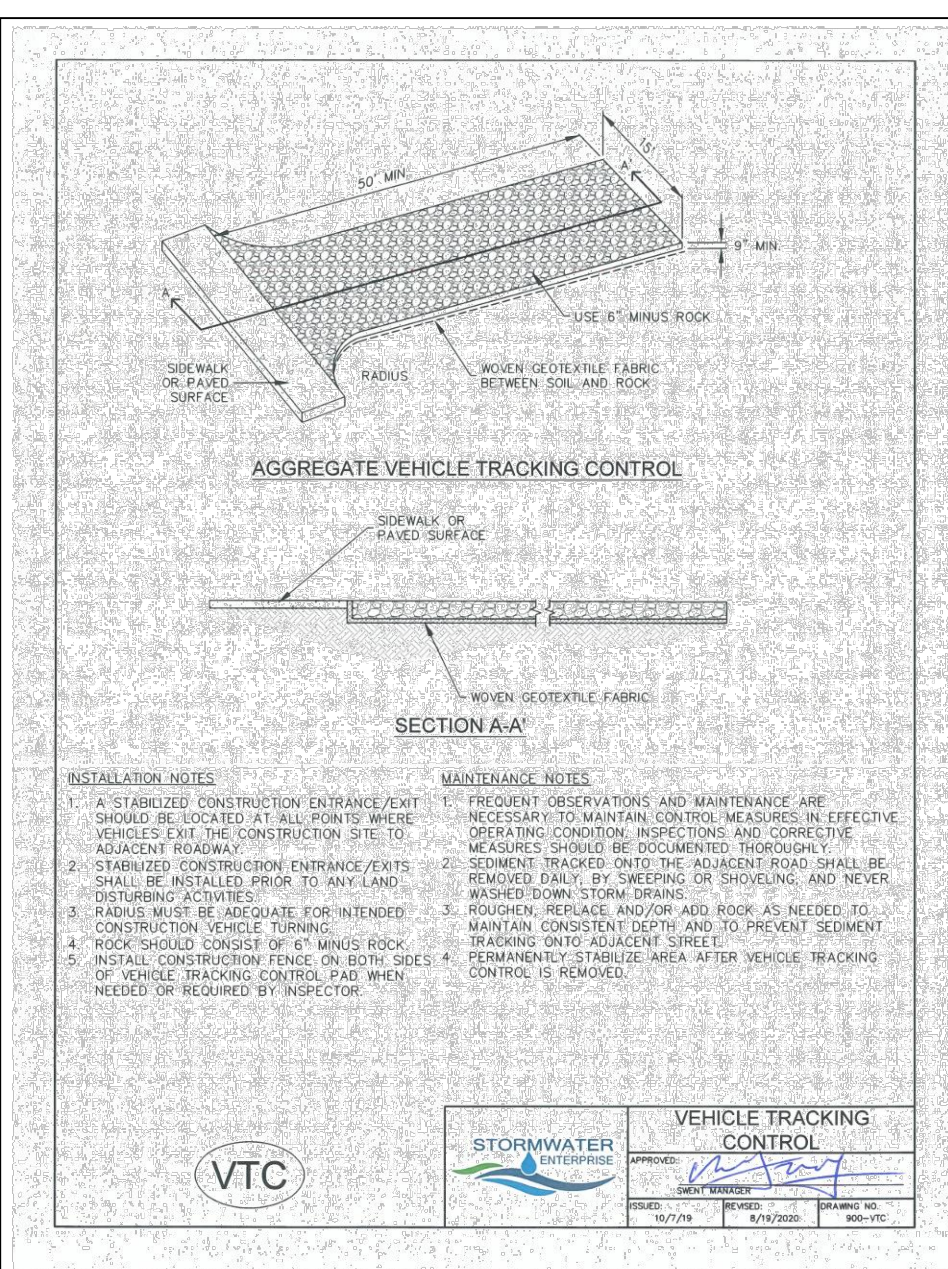
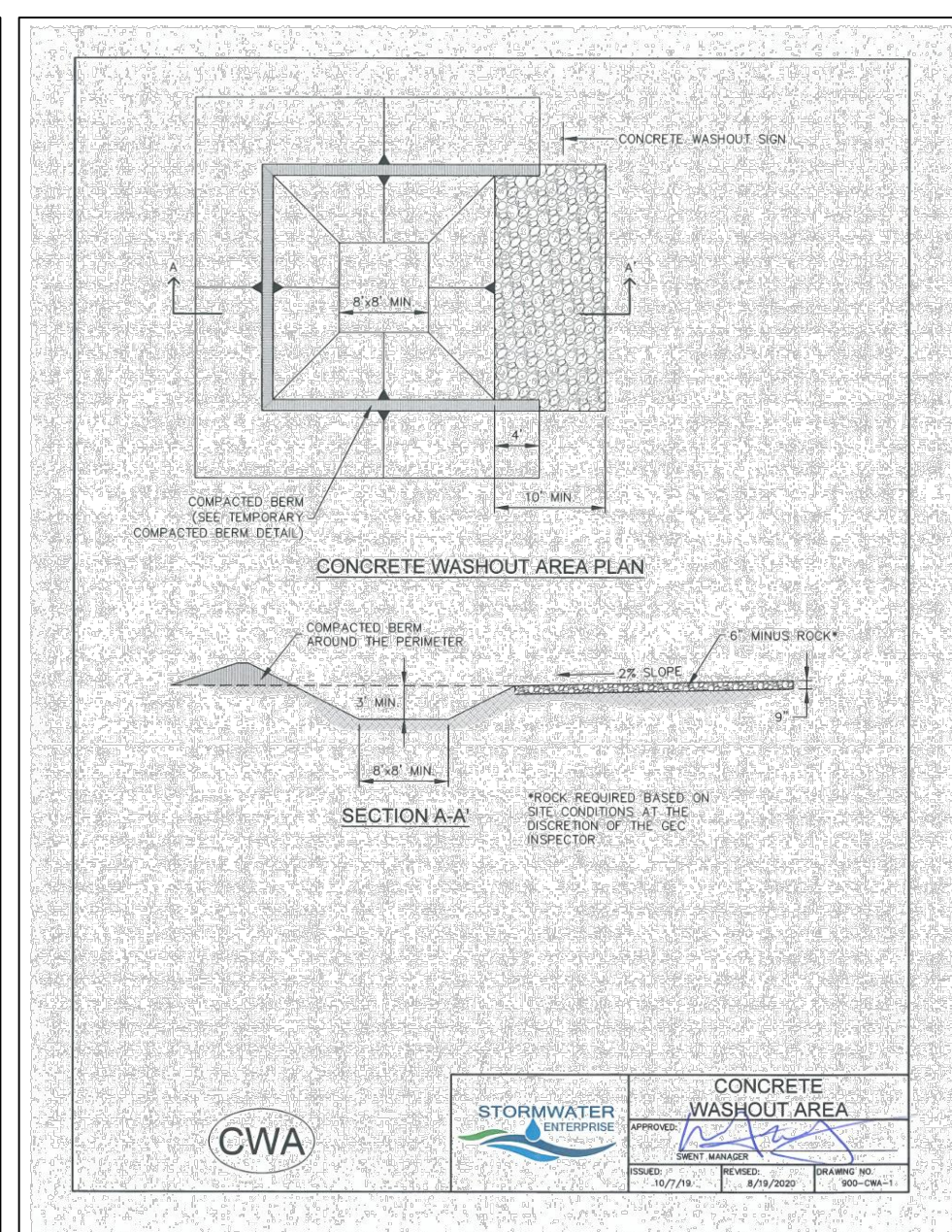
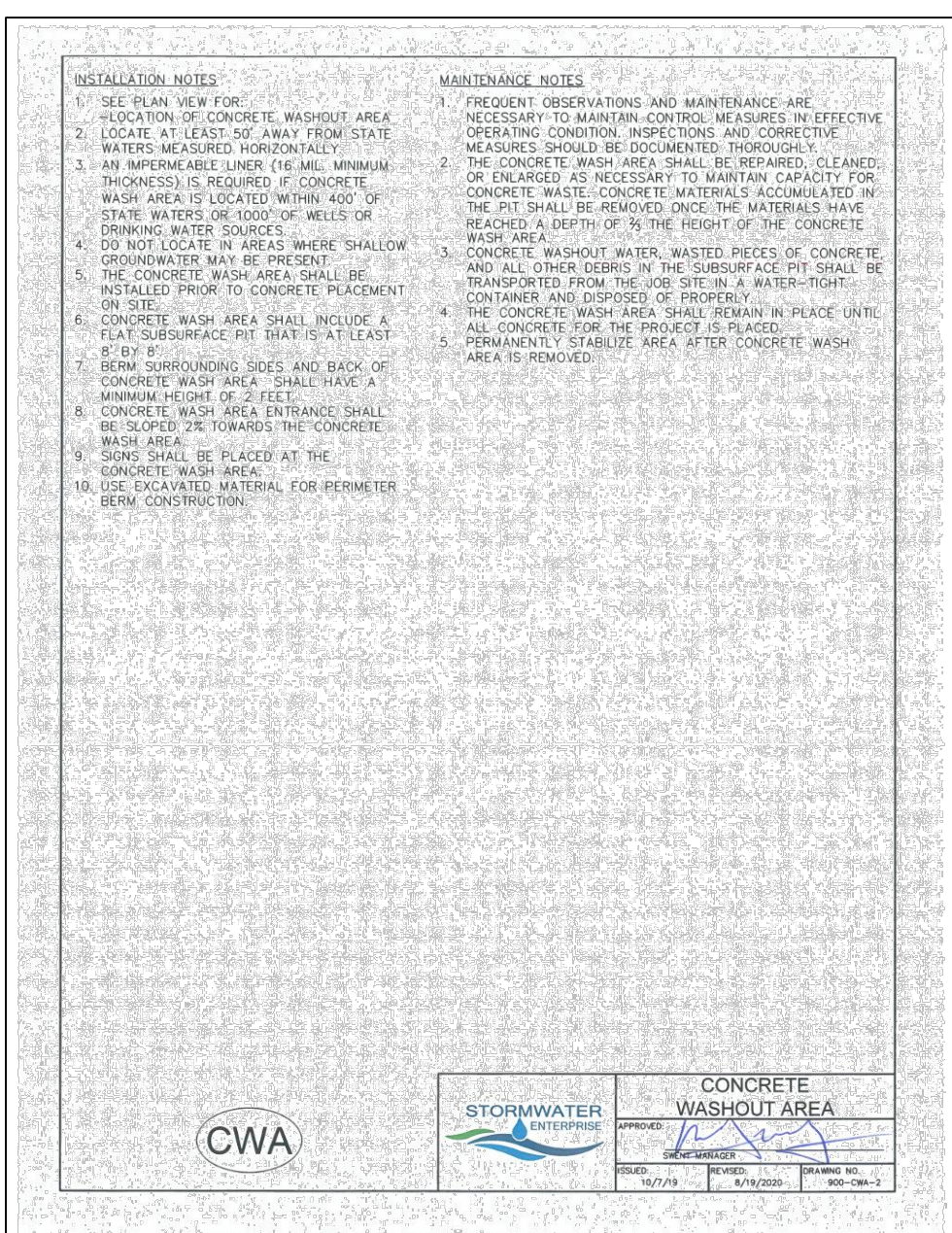
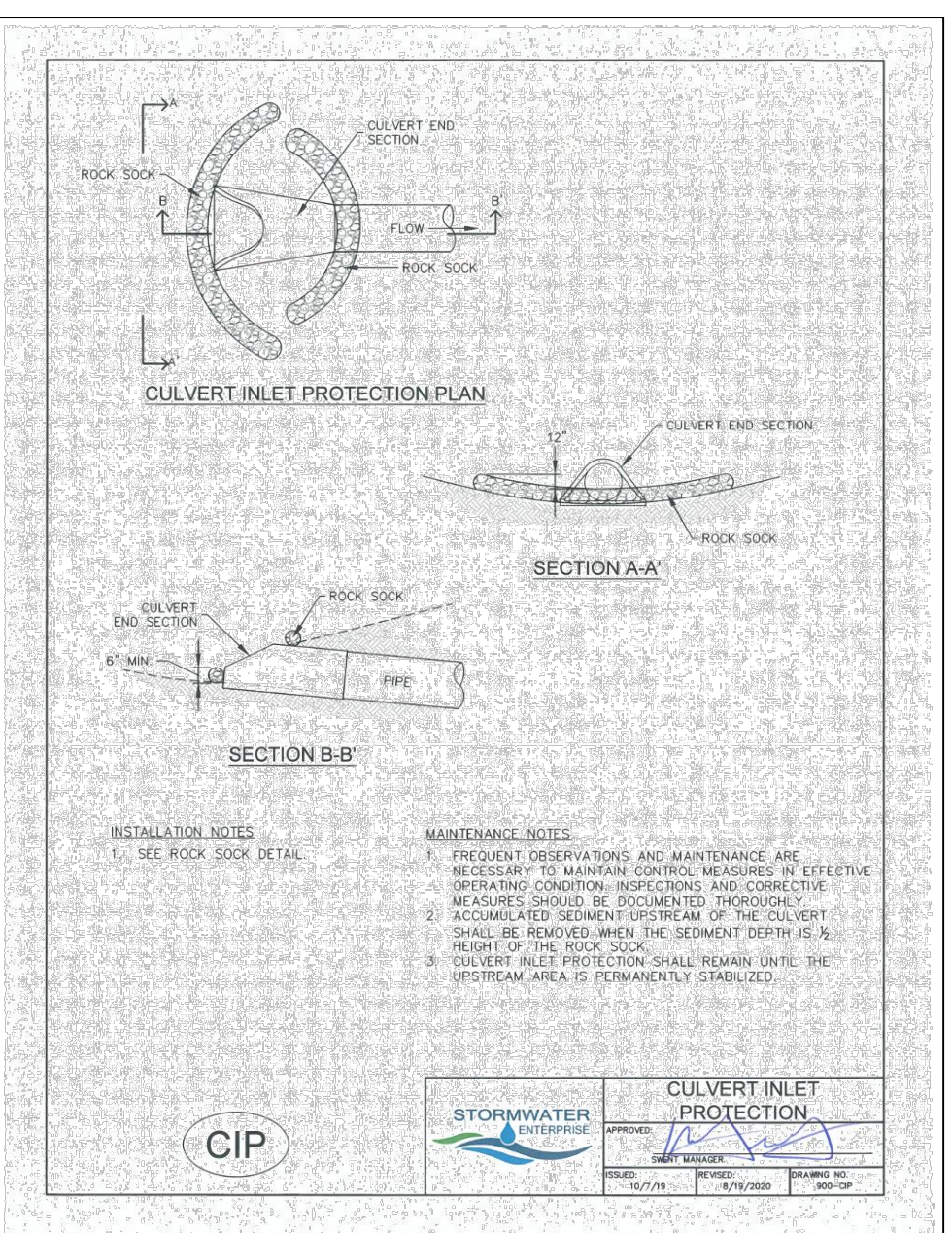


CALL UTILITY NOTIFICATION
CENTER OF COLORADO
1-800-922-1987
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BEFORE YOU DIG, GRADE, OR EXCAVATE
FOR THE MEMBER UTILITIES.

NO.	REVISION	BY	DATE

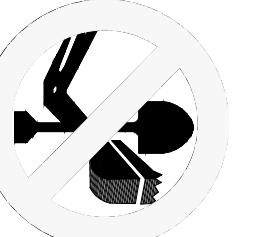
**EROSION CONTROL
DETAILS**

SETTLERS RANCH FILING NO. 3



HORIZ. SCALE:	N/A	DRAWN:	MSP
VERT. SCALE:	N/A	DESIGNED:	JPS
SURVEYED:	RAMPART	CHECKED:	JPS
CREATED:	2/26/23	LAST MODIFIED:	7/17/24
PROJECT NO.:	030501	MODIFIED BY:	MSP

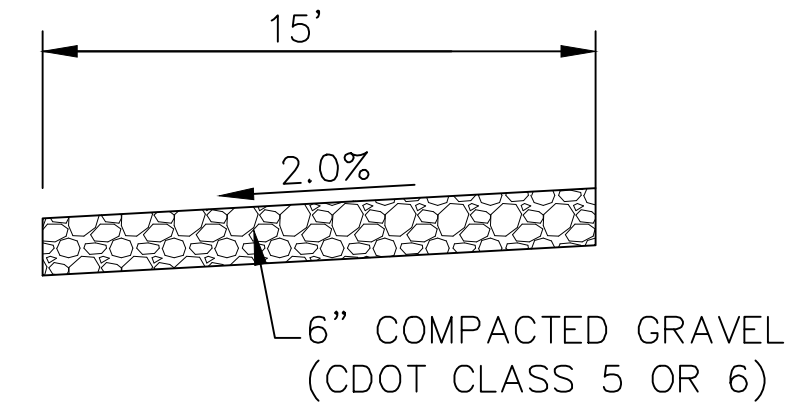
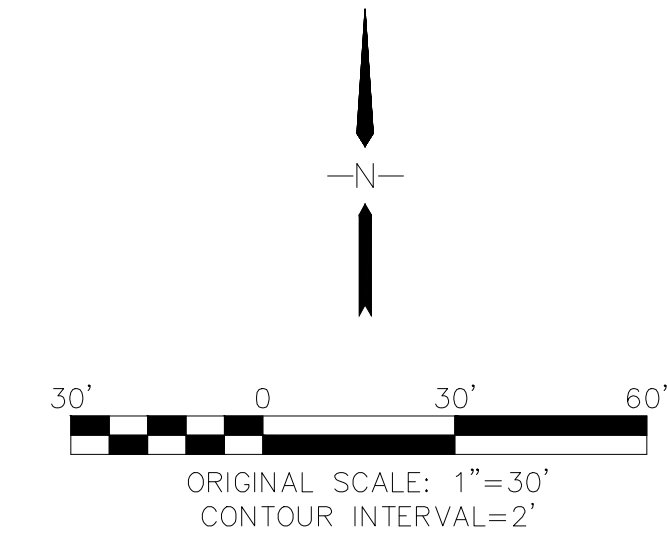
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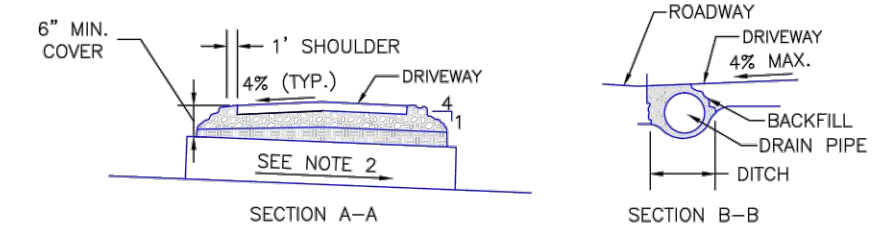
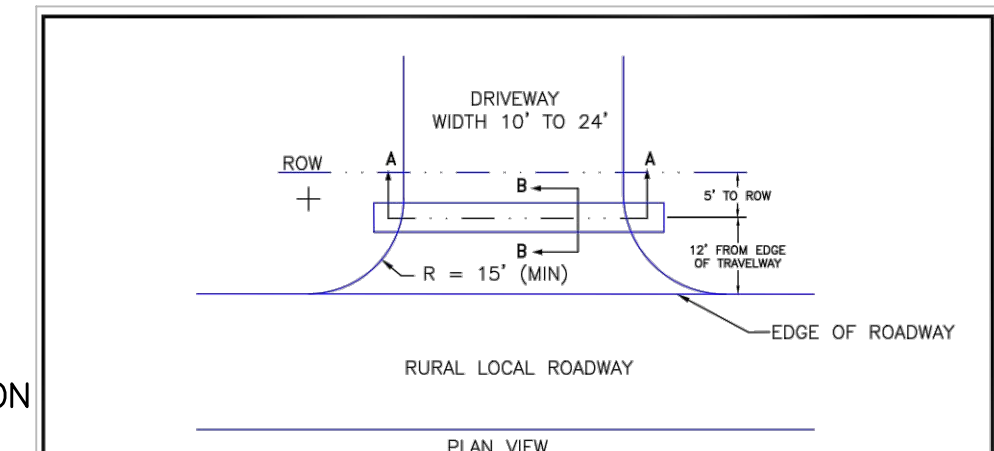
CALL UTILITY NOTIFICATION
CENTER OF COLORADO
1-800-922-1987
CALL 2-BUSINESS DAYS IN ADVANCE
BEFORE YOU DIG, GRADE, OR EXCAVATE
FOR THE MARKING OF UNDERGROUND
MEMBER UTILITIES.

NO.	REVISION	BY	DATE

SETTLERS RANCH FILING NO. 3
DETENTION POND #5
PLAN



ACCESS DRIVE/RAMP (A) NOT TO SCALE



- NOTES
1. SURFACE TREATMENT OF DRIVEWAY TO MATCH SURFACE TREATMENT OF ROAD WITHIN THE ROW.
 2. DRAIN PIPE TO BE 18" DIAMETER CMP MINIMUM.
 3. PIPE SLOPE TO BE CONSISTENT WITH FLOWLINE OF DITCH, MINIMUM OF 1% PREFERRED.
 4. ALL DRIVEWAYS SHALL HAVE A 4 PERCENT CROWN.
 5. WHEN SLOPING TOWARDS ROAD, DRIVEWAYS SHALL HAVE A MAXIMUM GRADE OF 4 PERCENT FOR A MINIMUM OF 20 FEET WHERE THE SITE ALLOWS.
- SCALE: NOT TO SCALE

DATE: 8/11/11	PROJECT: Driveway Access on Rural Local Roadway	FILE NO.: SD_3-14
DRAWN BY: André P. Brackin	DATE: 12/8/15	SCALE: SD_3-14

- (P) 15' WIDE GRAVEL MAINTENANCE ACCESS ROAD @ 10% SLOPE (6" CLASS 6 ABC)
- (P) 30 LF 18" RCP DRIVEWAY CULVERT W/ FES AT EACH END W/RIPRAP APRON
- ASPHALT DRIVEWAY/APRON WITHIN ROW PER EPC DETAIL SD_3-14

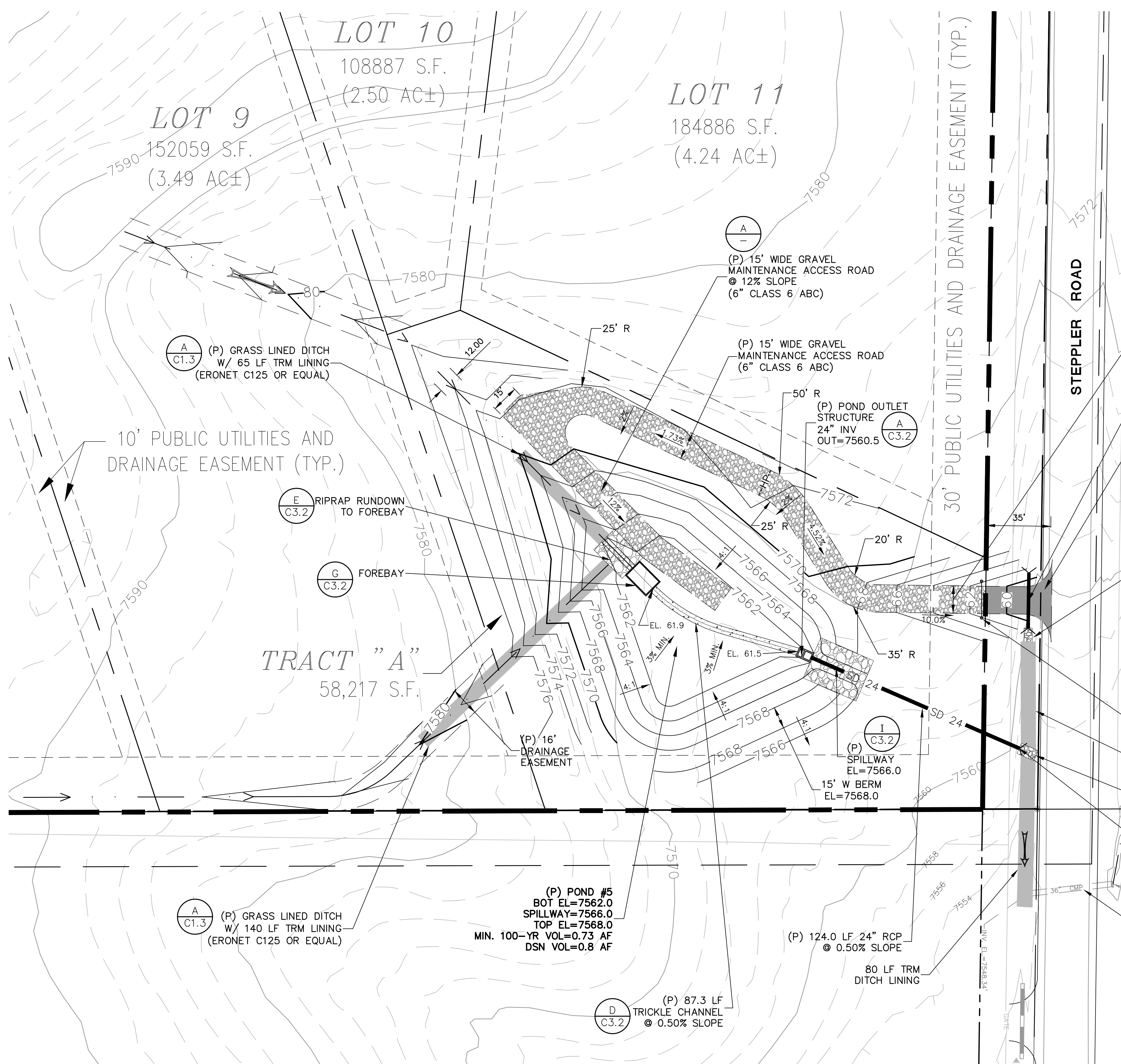
- (P) 7.5'L X 4.5'W X 2'D RIPRAP APRON (D₅₀=12" RR)

- (P) CHAIN GATE W/ PADLOCK MOUNTED TO 4" STEEL BOLLARDS WITH CONCRETE POSTS ON EACH SIDE
- 65 LF TRM DITCH LINING
- (P) 10'L X 6'W X 2'D RIPRAP APRON (D₅₀=12" RR)
- (P) 24" RCP W/ FES W/ RIPRAP APRON INV. 7559.9 (MATCH INTO ROAD SIDE DITCH)

EXISTING 36" CMP PUBLIC CULVERT

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

C:\Users\Michael\Dropbox\jpsprojects\030501settlers\F3\dwg\Civil\F3\C3.1-GEC.dwg Jul 22, 2024 - 3:34pm



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MEMBER UTILITIES.

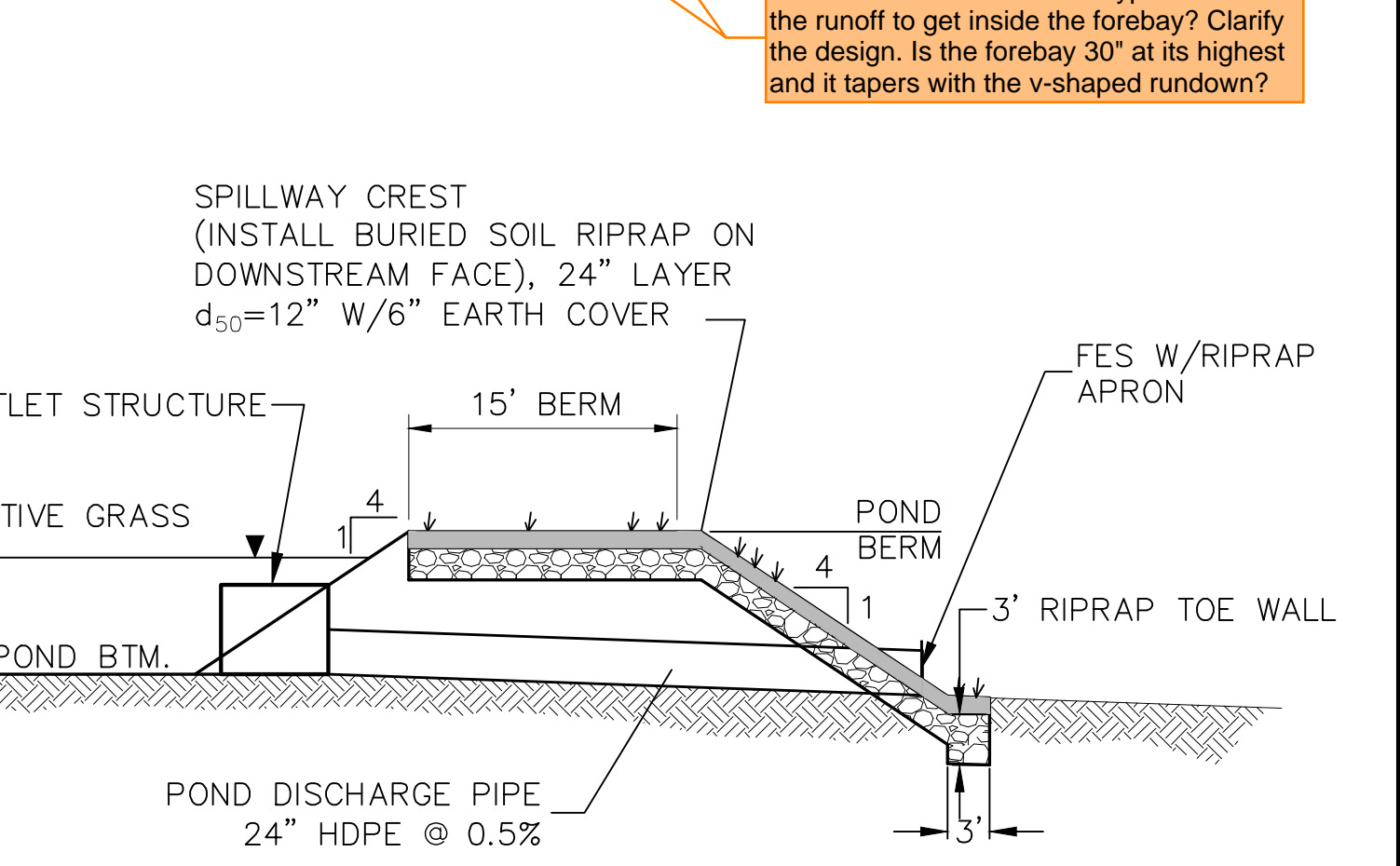
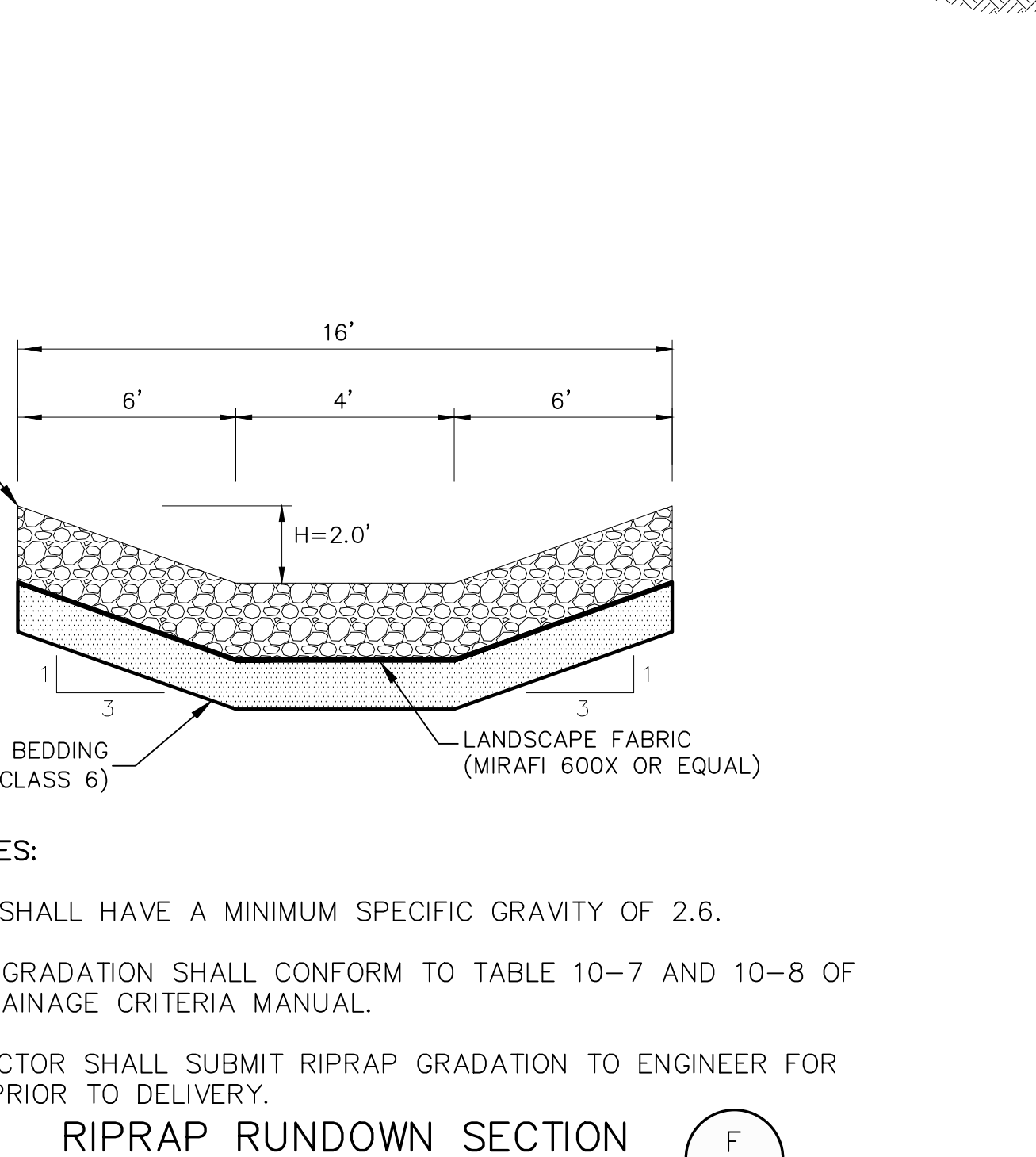
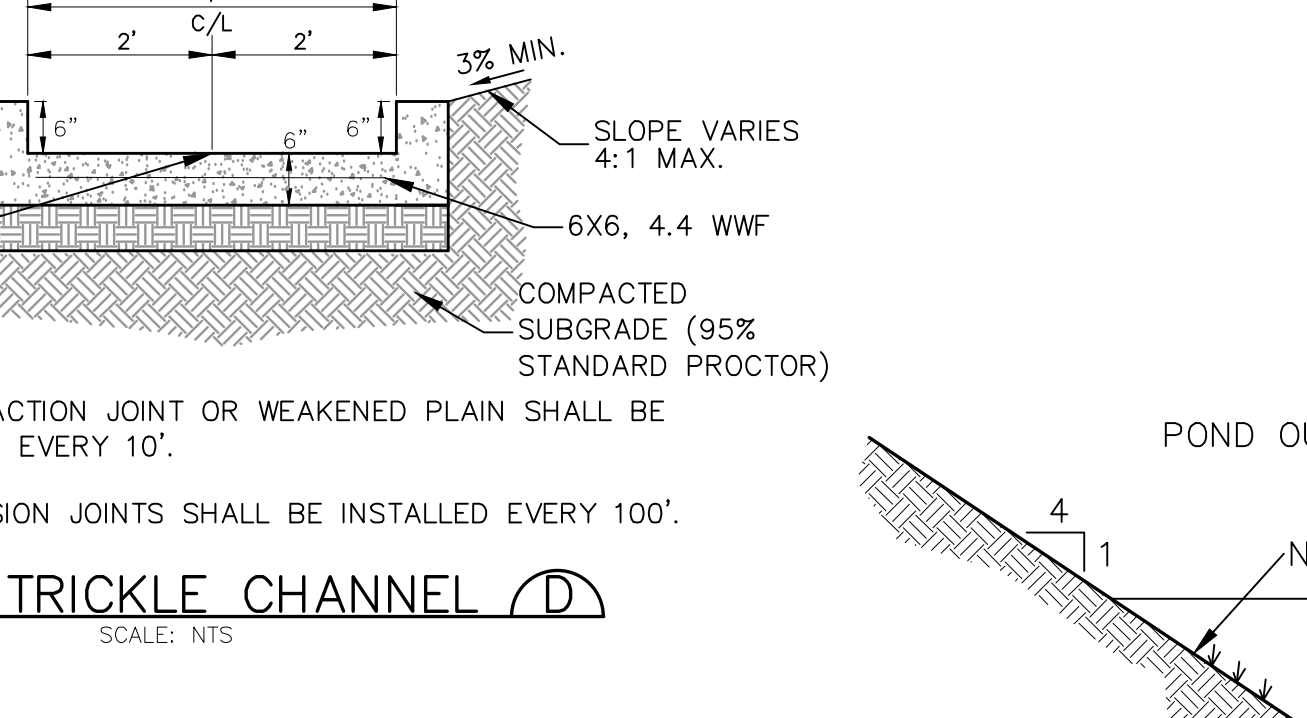
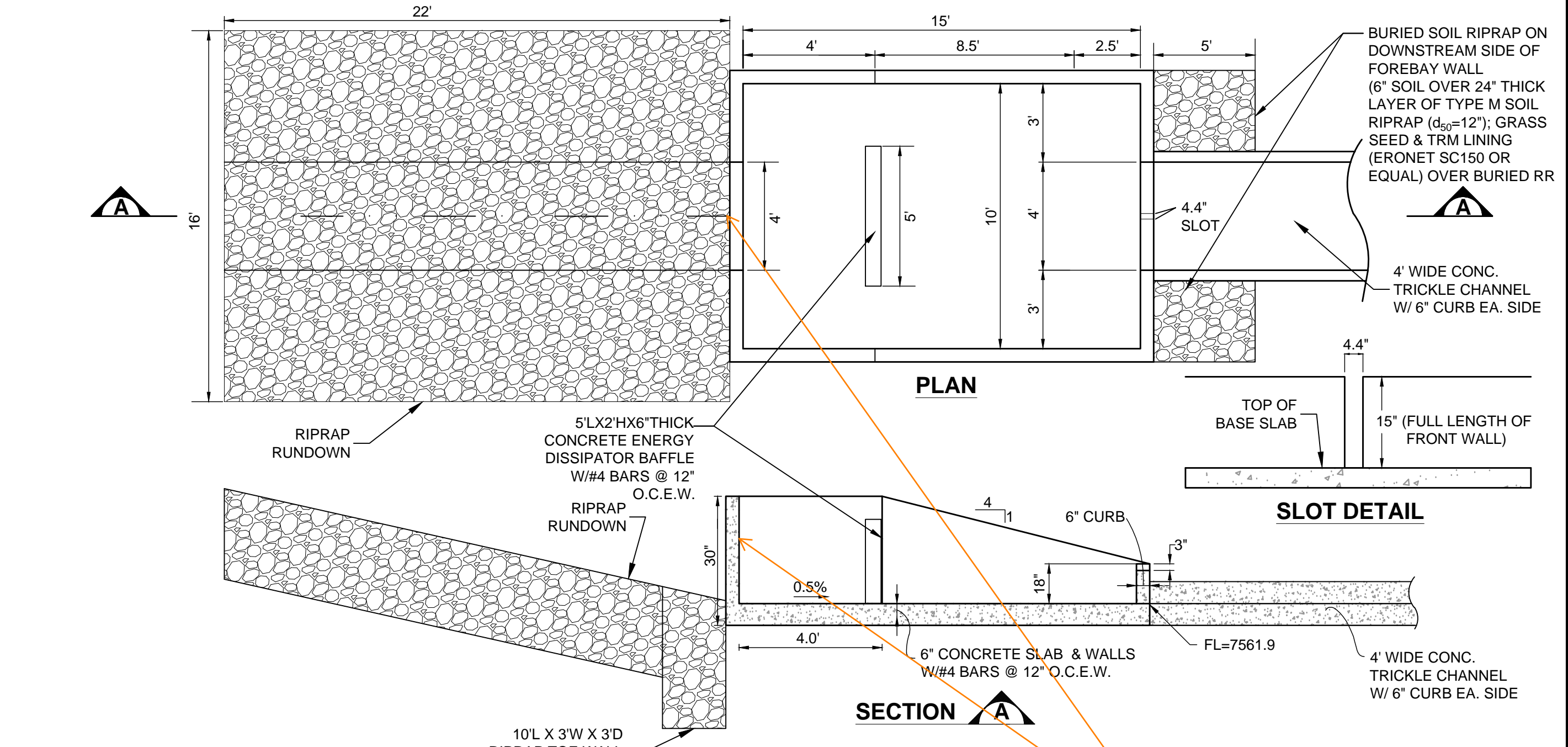
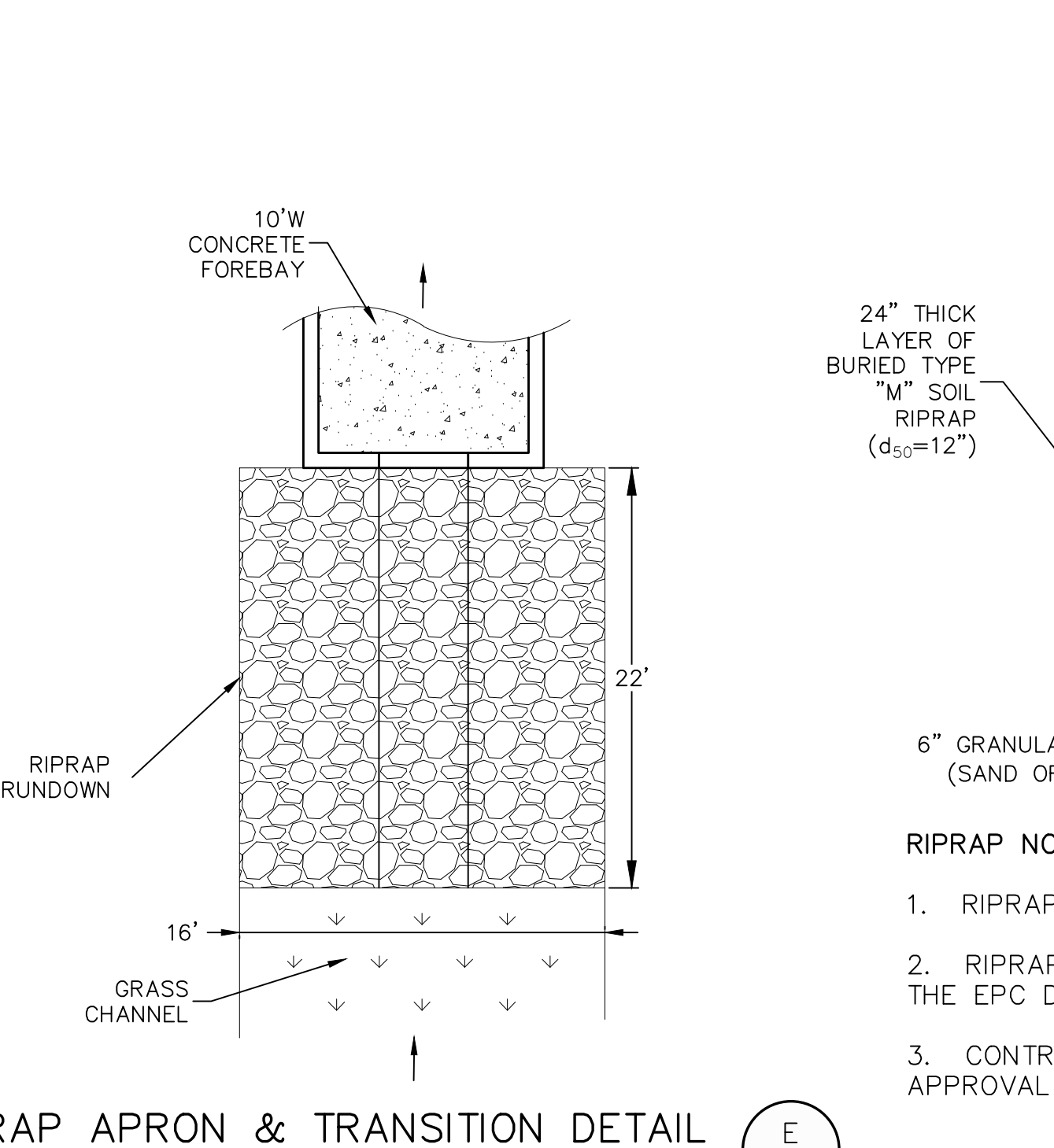
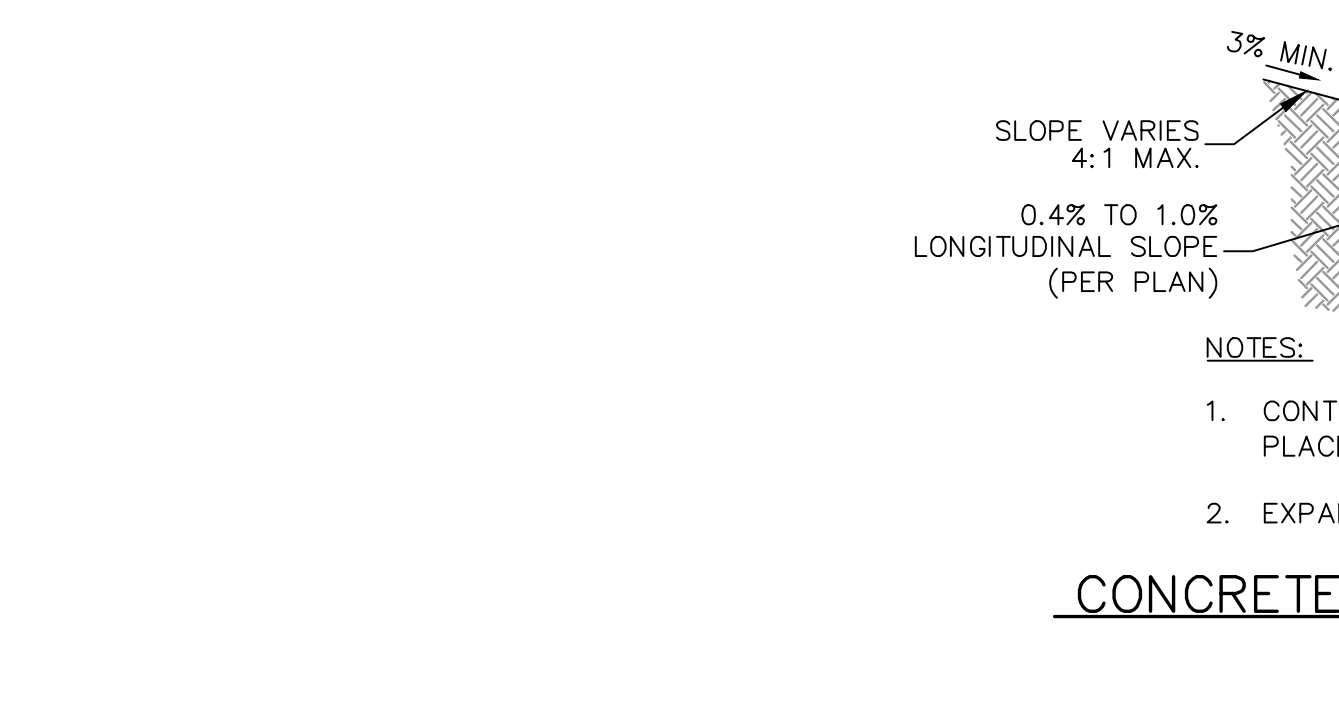
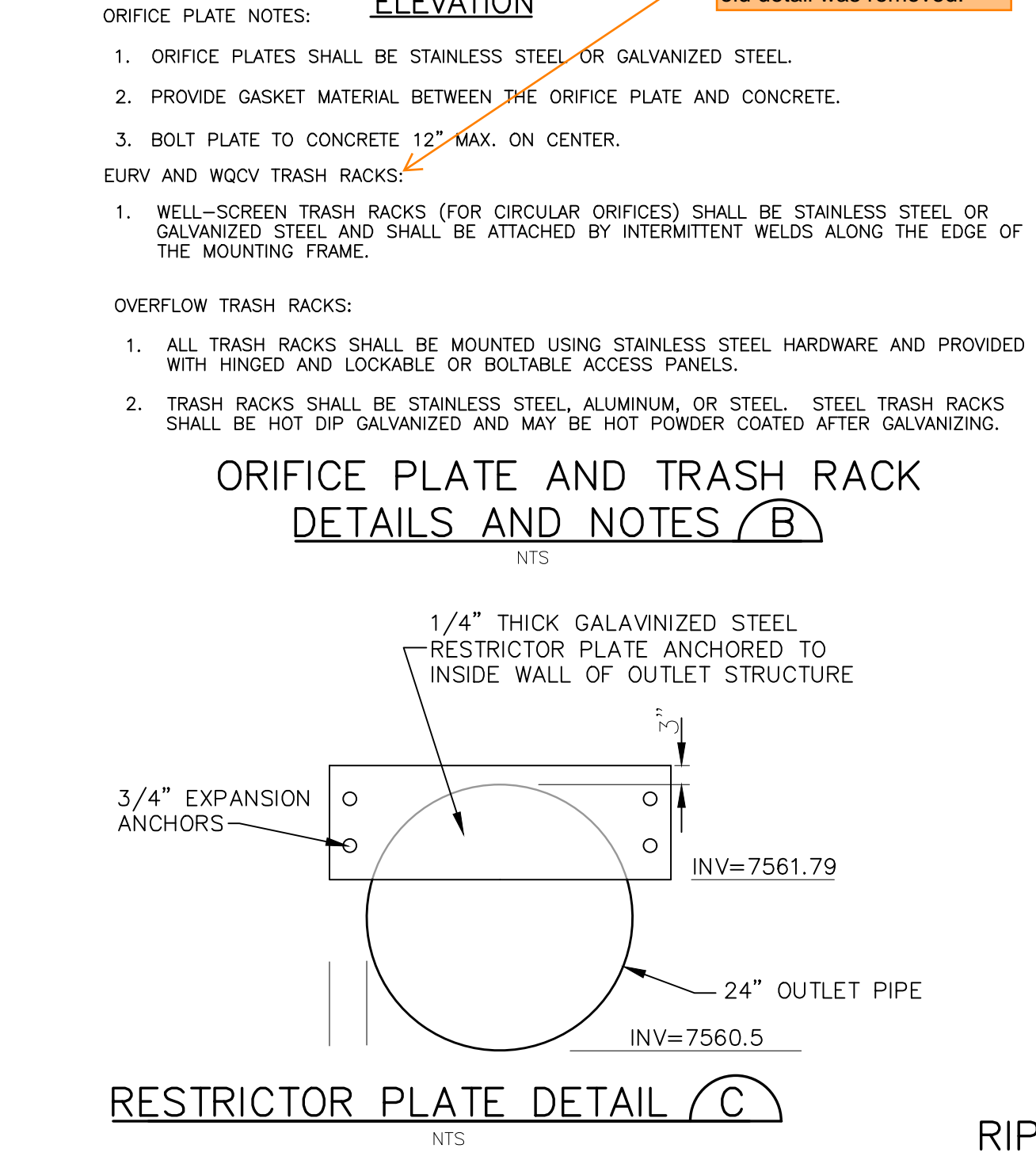
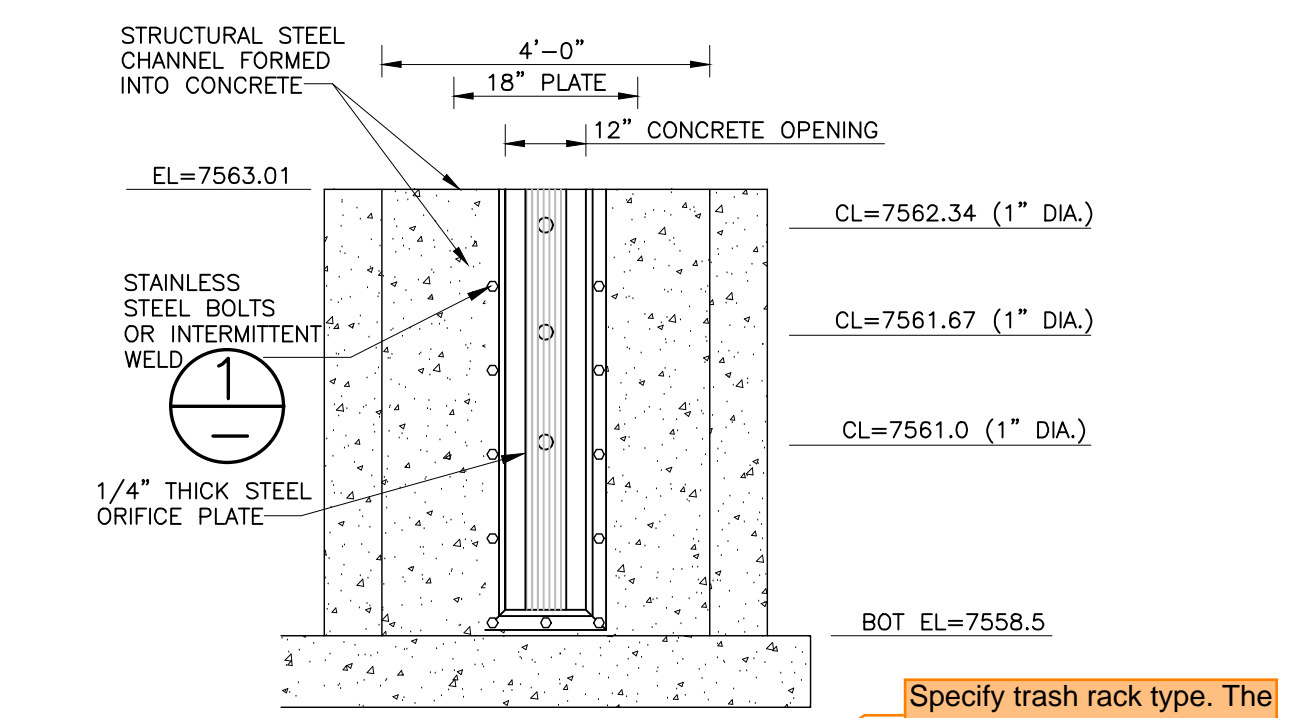
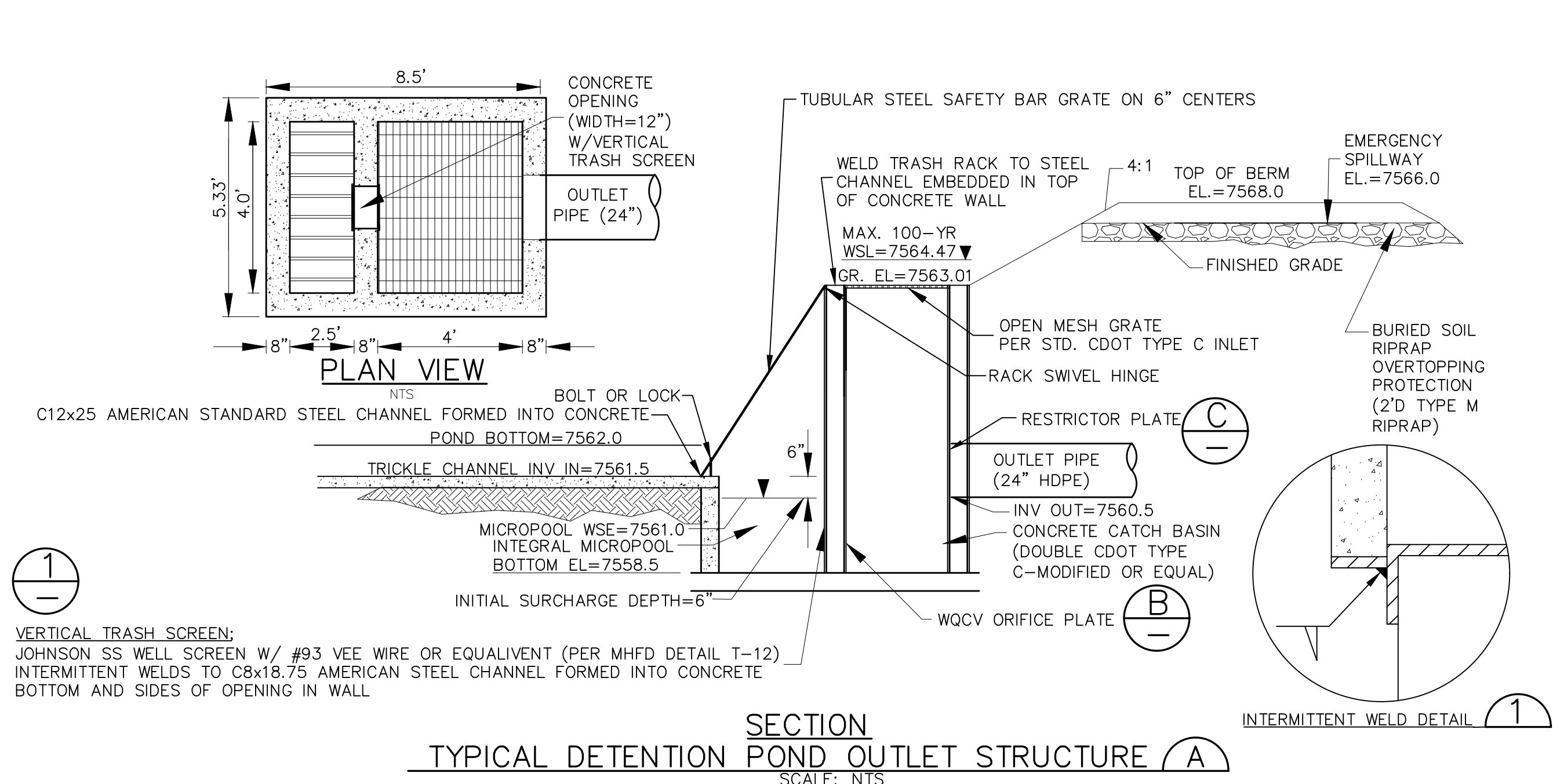
NO.	REVISION	BY	DATE

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: 7/21/24
PROJECT NO: 030501	MODIFIED BY: MSP

C3.2-F3



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

C:\Users\Michael\Dropbox\jpsprojects\030501\settlers\F3\dwg\Civil\F3_C3.2-GE.dwg Jul 21, 2024 - 6:56pm

V2_Grading & Erosion Control Plan comments.pdf Markup Summary

Mikayla Hartford (4)



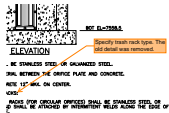
Subject: Stamp - Stormwater Comment Legend
Page Label: 1
Author: Mikayla Hartford
Date: 8/12/2024 3:04:52 PM
Status:
Color: ■
Layer:
Space:

VEGETATION CONSISTS OF
JBS (APPROXIMATELY 50%)

SWMP states 70%

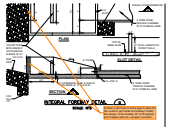
Subject: SW - Textbox with Arrow
Page Label: [1] C1.1-GEC
Author: Mikayla Hartford
Date: 8/12/2024 8:12:16 AM
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Layer:
Space:

SWMP states 70%



Subject: SW - Textbox with Arrow
Page Label: [1] C3.2-GEC
Author: Mikayla Hartford
Date: 8/12/2024 11:42:54 AM
Status:
Color: ■
Layer:
Space:

Specify trash rack type. The old detail was removed.



Subject: SW - Textbox with Arrow
Page Label: [1] C3.2-GEC
Author: Mikayla Hartford
Date: 8/12/2024 11:52:21 AM
Status:
Color: ■
Layer:
Space:

Is there a slot here of some type to allow for the runoff to get inside the forebay? Clarify the design. Is the forebay 30" at its highest and it tapers with the v-shaped rundown?